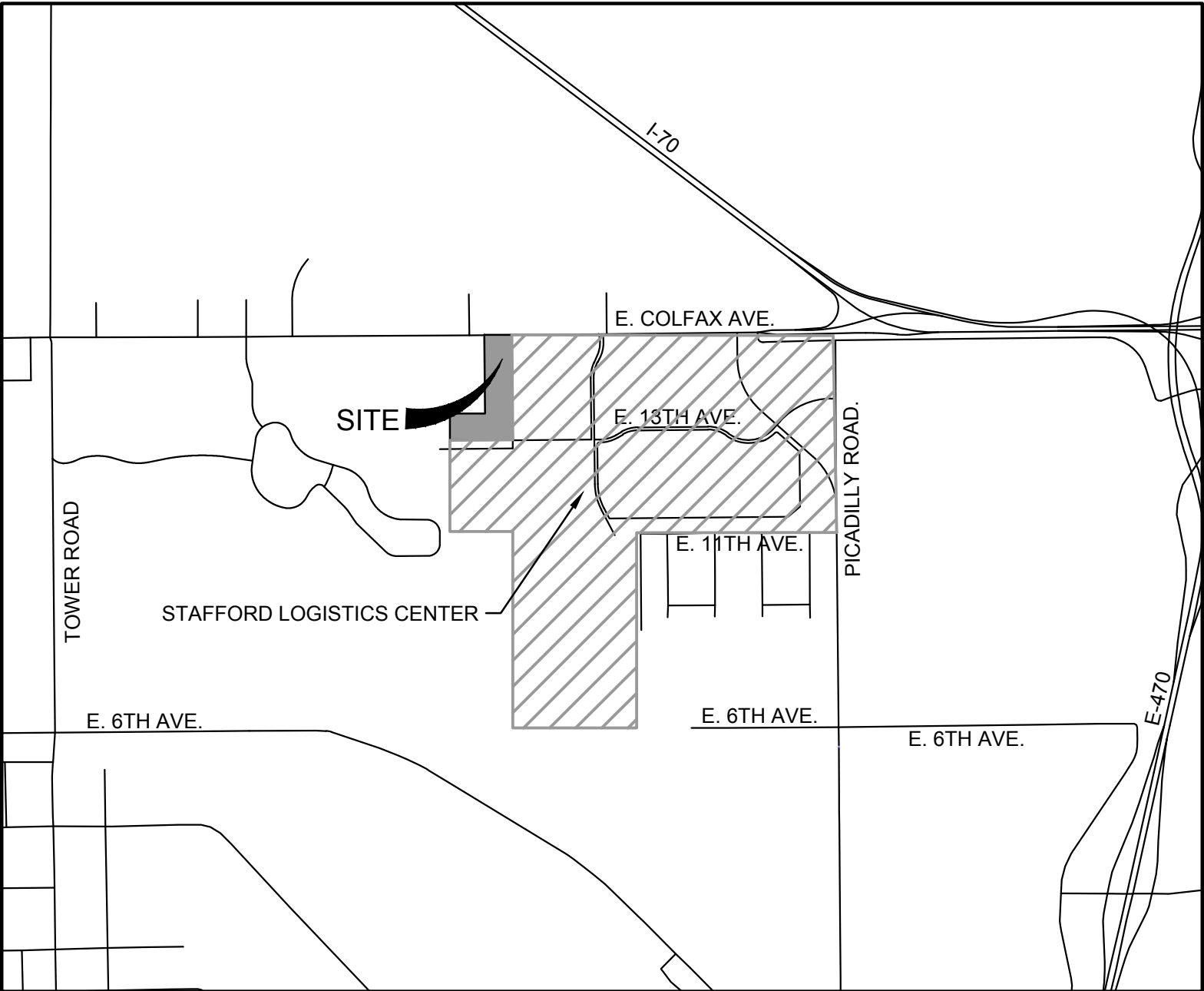


STAFFORD LOGISTICS CENTER - TRAILER PARK

SITE PLAN

BEING A PART OF THE NORTHWEST QUARTER OF SECTION 2, TOWNSHIP 4 SOUTH, RANGE 66 WEST OF THE SIXTH PRINCIPAL MERIDIAN, CITY OF AURORA, COUNTY OF ARAPAHOE, STATE OF COLORADO



VICINITY MAP

1" = 2000'

DATA BLOCK - STAFFORD LOGISTICS CENTER SUBDIVISION FILING NO. 5

2015 IBC OCCUPANCY CLASSIFICATION	N/A
BUILDING CONSTRUCTION TYPE	N/A
LAND AREA WITHIN PROPERTY LIMITS: LOT 1, BLOCK 1 LOT 2, BLOCK 1	266,127 S.F. (6.11 AC.) 524,650 S.F. (12.04 AC.)
GROSS FLOOR AREA	N/A
NUMBER OF BUILDINGS	ZERO
NUMBER OF STORIES	ZERO
BUILDING HEIGHT	N/A
TOTAL BUILDING COVERAGE	N/A
HARD SURFACE COVERAGE	152,936 S.F. (3.51 AC) 19.34%
LANDSCAPE COVERAGE	637,845 S.F. (14.64 AC) 80.66%
PRESENT ZONING CLASSIFICATION PARKING SPACES REQUIRED = N/A	I1 - BUSINESS/TECH DISTRICT
PARKING SPACES PROVIDED	104 TRUCK/TRAILER PARKING
BICYCLE PARKING REQUIRED	N/A
BICYCLE PARKING PROVIDED	N/A
ACCESSIBLE SPACES REQUIRED	N/A
ACCESSIBLE SPACES PROVIDED	N/A
PROPOSED DOCK DOORS	N/A
ALLOWABLE SIGNAGE AREA	N/A
PROPOSED TOTAL SIGNAGE AREA	N/A
PROPOSED NUMBER OF SIGNS	N/A

CITY OF AURORA APPROVALS

PLANNING DIRECTOR: _____ DATE: _____

CITY ATTORNEY: _____ DATE: _____

ATTEST: _____ DATE: _____
(CITY CLERK)

DATABASE APPROVAL DATE _____

The site plan will not be approved by Aurora Water until the preliminary drainage report is approved.

At this time, the drainage report is in for signature set and under review of the drainage engineer.

Acknowledged

RECORDERS CERTIFICATE

ACCEPTED FOR FILING IN THE OFFICE OF THE CLERK AND RECORDER OF _____

COLORADO AT ____ O'CLOCK __ M, THIS __ DAY OF __ AD, __.

CLERK AND RECORDER: _____ DEPUTY: _____

CIVIL ENGINEER

WARE MALCOMB
990 S. BROADWAY, SUITE 230
DENVER, CO 80209
303.561.3333
CHRIS STRAWN

LANDSCAPE ARCHITECT

MEURAN DESIGN GROUP LLC
700 COLORADO BOULEVARD, SUITE 131
DENVER, CO 80206
303.512.0549
KERRY SMEESTER

PHOTOMETRIC ENGINEER

AE DESIGN
1900 WAZEE STREET, SUITE 205
DENVER, CO 80202
720.715.7087
COLE WELBORN

SHEET INDEX:

1	C1.0	COVER SHEET
2 - 5	C2.0 - C2.3	SITE PLAN
6 - 8	C3.0 - C3.2	GRADING PLAN
9 - 11	C4.0 - C4.2	UTILITY PLAN
12		DETAIL SHEET
13 - 14		LANDSCAPE PLAN
15		LANDSCAPE DETAILS
16	E0.0	PHOTOMETRIC SITE PLAN
17	E0.1	PHOTOMETRIC DETAILS

SIGNATURE BLOCK

LEGAL DESCRIPTION:

LOT 1 AND LOT 2, BLOCK 1 STAFFORD LOGISTICS CENTER SUBDIVISION FILING NO. 5 BEING A PART THE NORTHWEST QUARTER OF SECTION 2, TOWNSHIP 4 SOUTH, RANGE 66 WEST OF THE SIXTH PRINCIPAL MERIDIAN, CITY OF AURORA, COUNTY OF ARAPAHOE, STATE OF COLORADO.

THIS SITE PLAN AND ANY AMENDMENTS HERETO, UPON APPROVAL BY THE CITY OF AURORA AND RECORDING, SHALL BE BINDING UPON THE APPLICANTS THEREFORE, THEIR SUCCESSORS AND ASSIGNS. THIS PLAN SHALL LIMIT AND CONTROL THE ISSUANCE AND VALIDITY OF ALL BUILDING PERMITS, AND SHALL RESTRICT AND LIMIT THE CONSTRUCTION, LOCATION, USE, OCCUPANCY AND OPERATION OF ALL LAND AND STRUCTURES WITHIN THIS PLAN TO ALL CONDITIONS, REQUIREMENTS, LOCATIONS AND LIMITATIONS SET FORTH HEREIN. ABANDONMENT, WITHDRAWAL OR AMENDMENT OF THIS PLAN MAY BE PERMITTED ONLY UPON APPROVAL OF THE CITY OF AURORA.

IN WITNESS THEREOF, _____
THESE PRESENTS TO BE EXECUTED THIS ____ DAY OF ____ AD. ____.

BY: _____

STATE OF _____)SS
COUNTY OF _____) CORPORATE SEAL

ON THIS ____ DAY OF _____, 2023, BEFORE ME _____
NOTARY PUBLIC, PERSONALLY APPEARED
AND ACKNOWLEDGED THAT HE/THEY EXECUTED THE FOREGOING INSTRUMENT.

WITNESS MY HAND AND OFFICIAL SEAL

(NOTARY PUBLIC) NOTARY SEAL
COMMISSION EXPIRES _____ NOTARY BUSINESS ADDRESS: _____

AMENDMENTS

WARE MALCOMB
CIVIL ENGINEERING & SURVEYING

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suite 320
denver, co 80209
p 303.561.3333
waremalcomb.com

FOR AND ON BEHALF
OF WARE MALCOMB

STAFFORD LOGISTICS CENTER

TRAILER PARK

SITE PLAN

COVER SHEET

AURORA, CO

NO.	DATE	REMARKS

JOB NO.:	DCS
PA / PM:	T. SWAN
DESIGNED:	J. CARANO
DATE:	
PLOT DATE:	06/16/23

SHEET
C1.0
1

NOT FOR CONSTRUCTION

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CIVIL ENGINEERING & SURVEYING

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FOR AND ON BEHALF
OF WARE MALCOMB

**STAFFORD LOGISTICS CENTER
TRAILER PARK
SITE PLAN
OVERALL SITE PLAN**
AURORA, CO

NO.	DATE	REMARKS

JOB NO.:	DCS
PA / PM:	T. SWAN
DESIGNED:	J. CARANO
DATE:	
PLOT DATE:	06/16/23

SHEET
C2.0
2

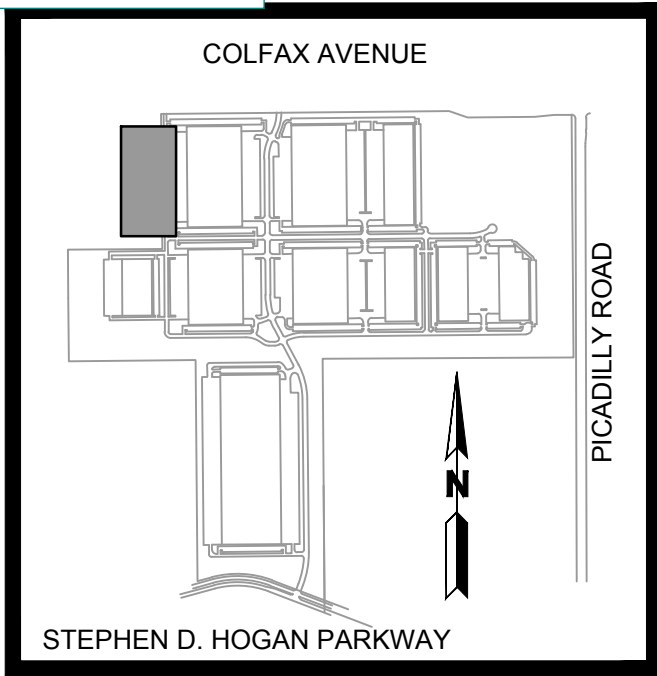
NOT FOR CONSTRUCTION

NOTE:

1. ALL LOTS SHOWN ARE ZONED I-1
2. PROPOSED STREET LIGHT LOCATIONS ARE CONCEPTUAL. FINAL LOCATIONS WILL BE DETERMINED WITH PHOTOMETRIC ANALYSIS SUBMITTED WITH THE STREET LIGHTING PLANS IN THE CIVIL PLAN SUBMITTAL.

This is inaccurate. The sports park is zoned POS Parks and Open Space District. Please correct the note and label the zoning.

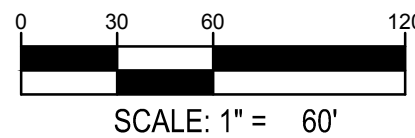
Zoning has been updated per comment



KEYMAP
1" = 2000'

LEGEND:

- PROPERTY LINE
- EXISTING RIGHT-OF-WAY LINE
- EXISTING CURB & GUTTER
- PROPOSED CURB & GUTTER
- PROPOSED FIRE LANE EASEMENT
- EXISTING FENCE
- PROPOSED UTILITY EASEMENT
- PROPOSED ASPHALT
- PROPOSED CONCRETE WALK
- PROPOSED CURB RAMP
- PARKING COUNT
- EXISTING FIRE HYDRANT
- FIRE HYDRANT WITH BOLLARDS



AURORA SPORTS PARK
SUBDIVISION FILING NO. 1
RECEPTION # B7120257
BOOK349, PG 4

THE MARVIN E. MATTOX LIVING TRUST
REC. NO. B3258352
REC. NO. B1129385

CDOT ROW
BOOK 292, PAGE 293
REC. NO. 155192

CDOT ROW
BOOK 903, PAGE 363
REC. NO. 549651

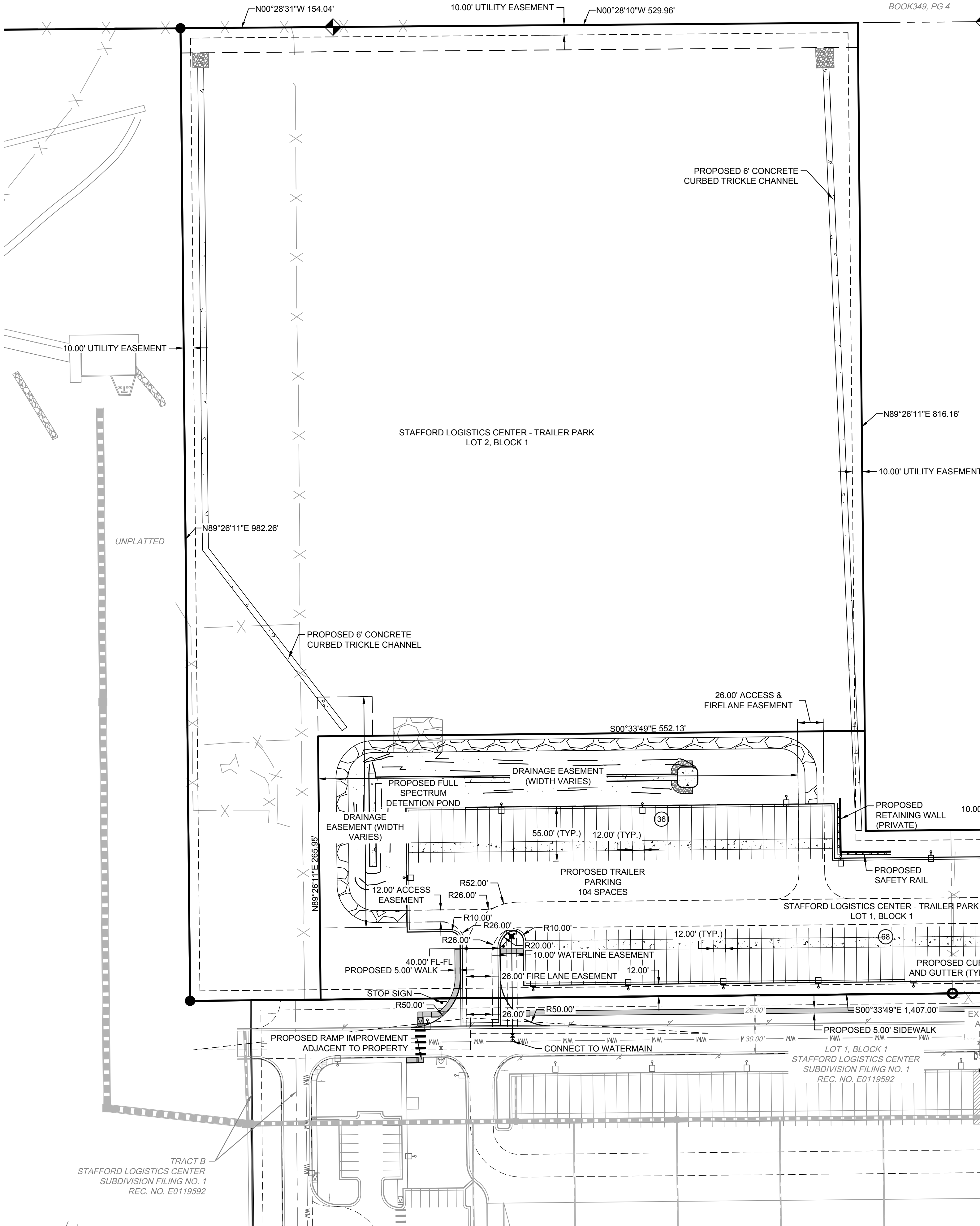
16' PSCO EASEMENT
BOOK 4985, PAGE 41
REC. NO. 2766595

E. COLFAX AVE.
(SIX LANE ARTERIAL)
EXISTING 200' R.O.W.

LOT 1, BLOCK 1
STAFFORD LOGISTICS CENTER
SUBDIVISION FILING NO. 1
REC. NO. E0119592

EXISTING 30.00' FIRE LANE
& UTILITY EASEMENT
REC. NO. E0119592
EXISTING 10.00' UTILITY EASEMENT
REC. NO. E0119592

TRACT B
STAFFORD LOGISTICS CENTER
SUBDIVISION FILING NO. 1
REC. NO. E0119592



FOR AND ON BEHALF
OF WARE MALCOMB

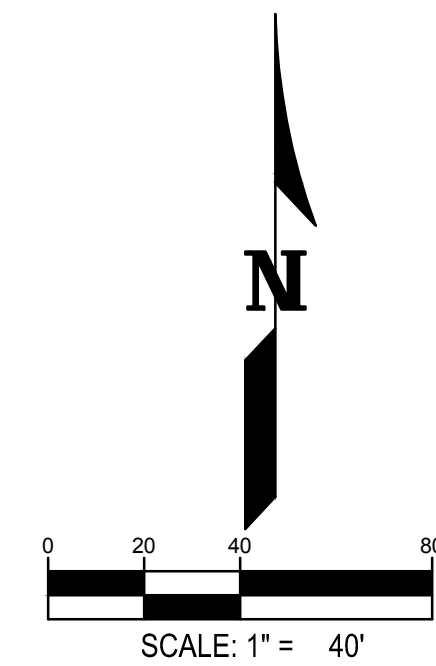
STAFFORD LOGISTICS CENTER
TRAILER PARK
SITE PLAN
SITE PLAN
AURORA, CO

[illegible]

JOB NO.:	DCS
PA / PM:	T. SWAN
DESIGNED:	J. CARANO
DATE:	
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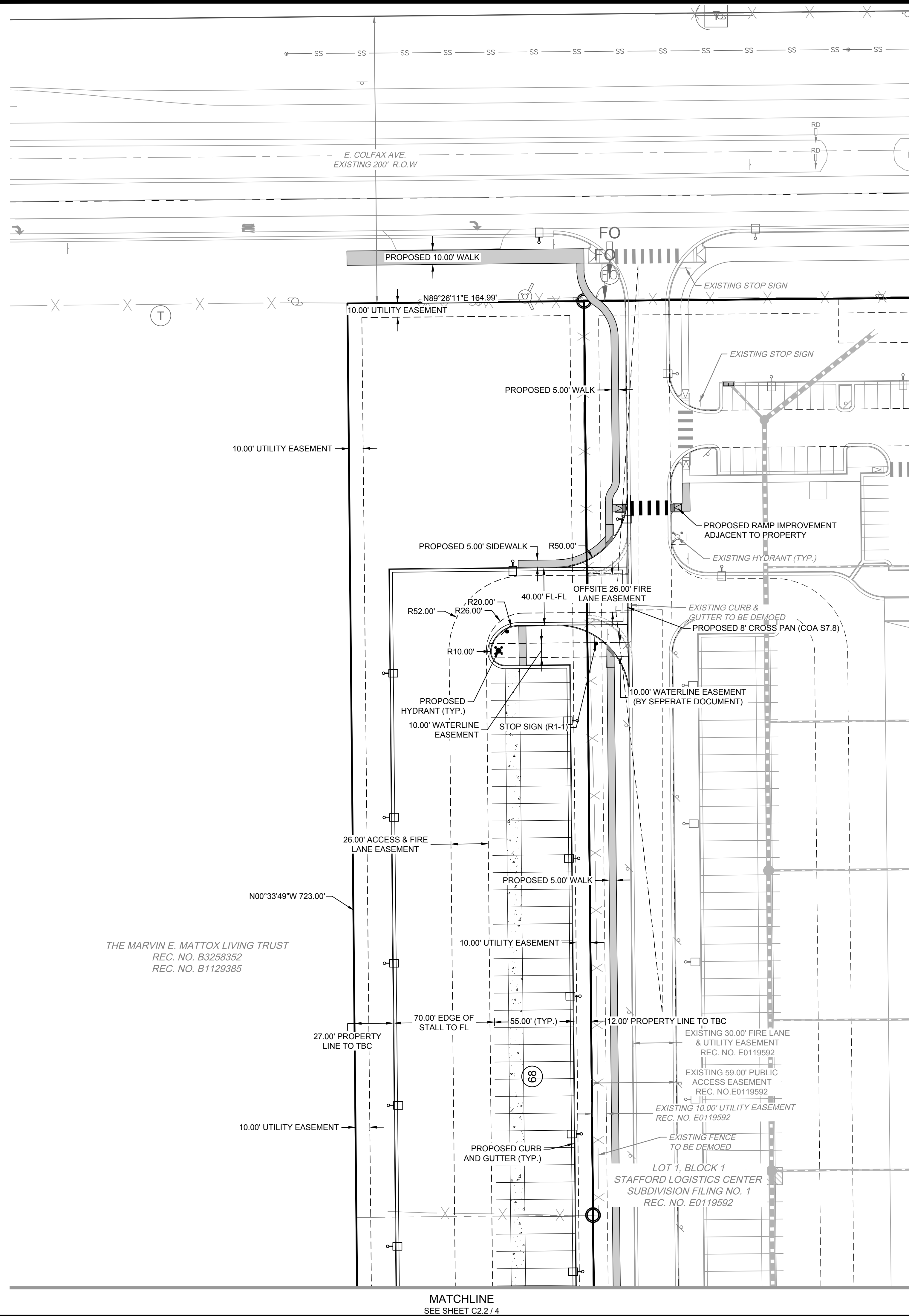
SHEET
C2.1
3

1000 JOURNAL OF CLIMATE



1. ALL PROPOSED STORM SEWER IS TO BE PRIVATELY MAINTAINED

any off-site easements need to be dedicated by separate document



FOR AND ON BEHALF
OF WARE MALCOMB

STAFFORD LOGISTICS CENTER
TRAILER PARK
SITE PLAN
SITE PLAN
AURORA, CO

[illegible]

JOB NO.:	DCS
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DATE:	
PLOT DATE:	06/16/23

SHEET
C2.2

4

NOT FOR CONSTRUCTION

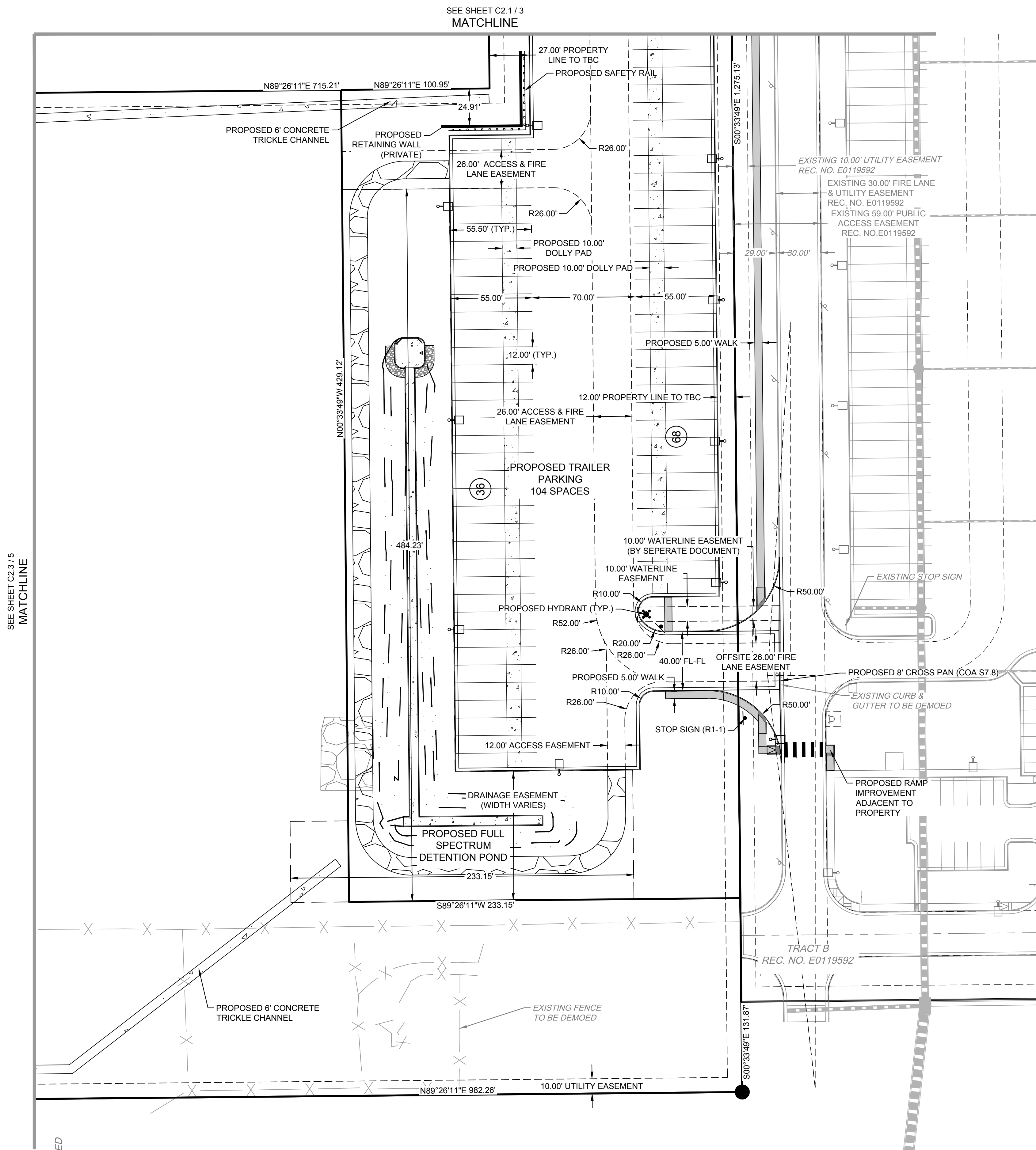
COLFAX AVENUE

PICADILLY ROAD

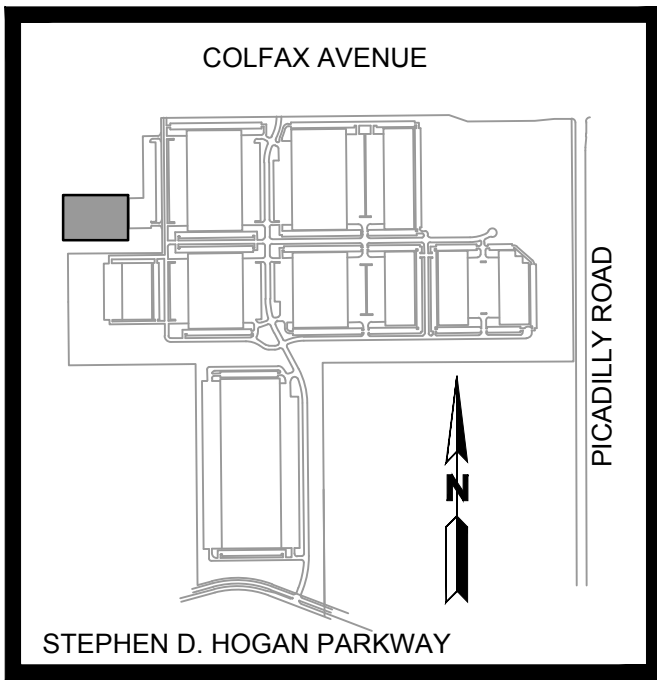
STEPHEN D. HOGAN PARKWAY

N

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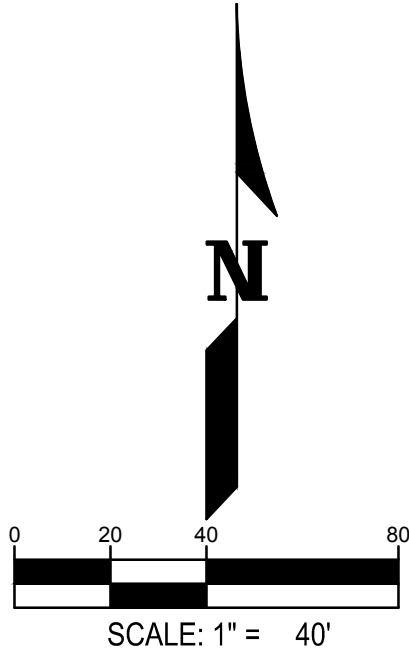


NOTE:
1. ALL LOTS SHOWN ARE ZONED I-1
2. PROPOSED STREET LIGHT LOCATIONS ARE CONCEPTUAL. FINAL LOCATIONS WILL BE DETERMINED WITH PHOTOMETRIC ANALYSIS SUBMITTED WITH THE STREET LIGHTING PLANS IN THE CIVIL PLAN SUBMITTAL.



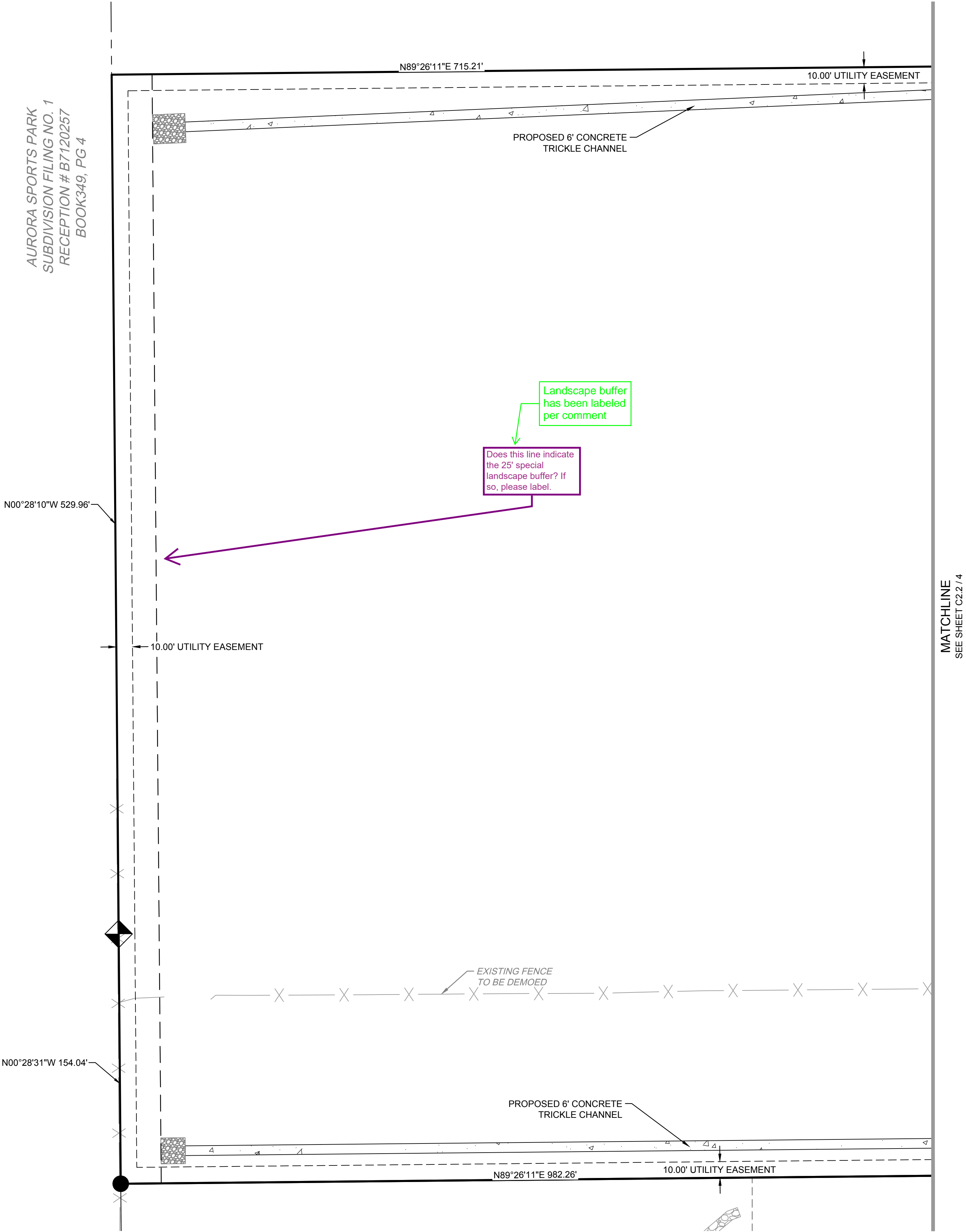
KEYMAP
1" = 2000'

- LEGEND:
- PROPERTY LINE
 - EXISTING RIGHT-OF-WAY LINE
 - EXISTING CURB & GUTTER
 - PROPOSED CURB & GUTTER
 - PROPOSED FIRE LANE EASEMENT
 - EXISTING FENCE
 - PROPOSED UTILITY EASEMENT
 - PROPOSED ASPHALT
 - PROPOSED CONCRETE WALK
 - PROPOSED CURB RAMP
 - PARKING COUNT
 - EXISTING FIRE HYDRANT
 - FIRE HYDRANT WITH BOLLARDS



NOTES:
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AURORA SPORTS PARK
SUBDIVISION FILING NO. 1
RECEPTION # B7120257
BOOK 349, PG 4



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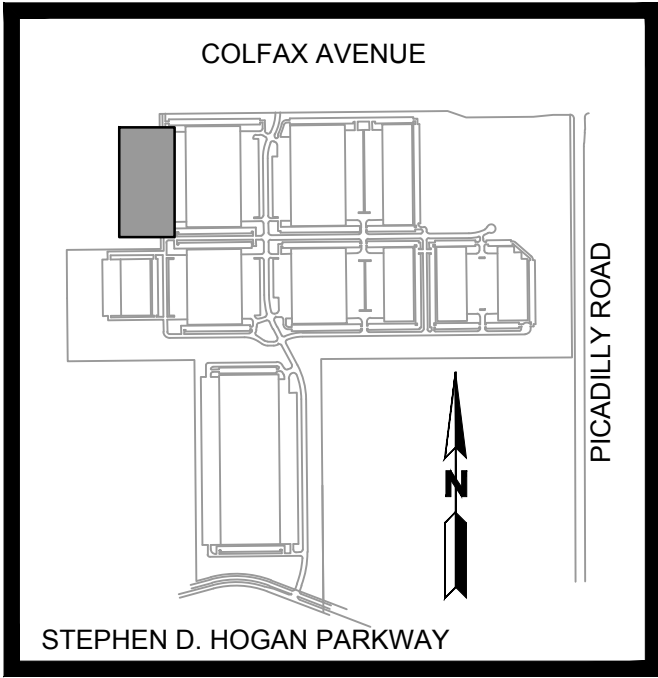
FOR AND ON BEHALF
OF WARE MALCOMB

STAFFORD LOGISTICS CENTER
TRAILER PARK
SITE PLAN
SITE PLAN
AURORA, CO

NO.	DATE	REMARKS

JOB NO.:	DCS
PA / PM:	T. SWAN
DESIGNED:	J. CARANO
DATE:	
PLOT DATE:	06/16/23

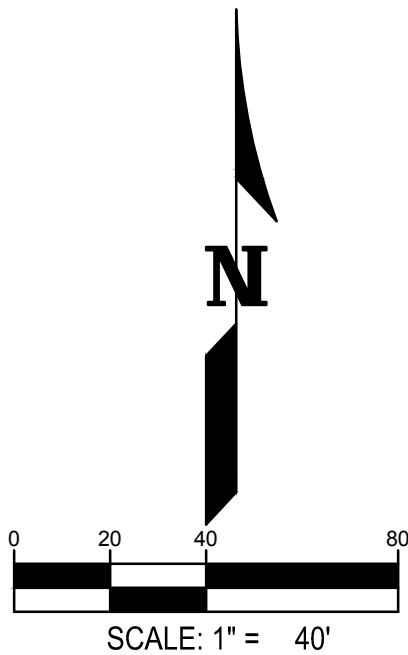
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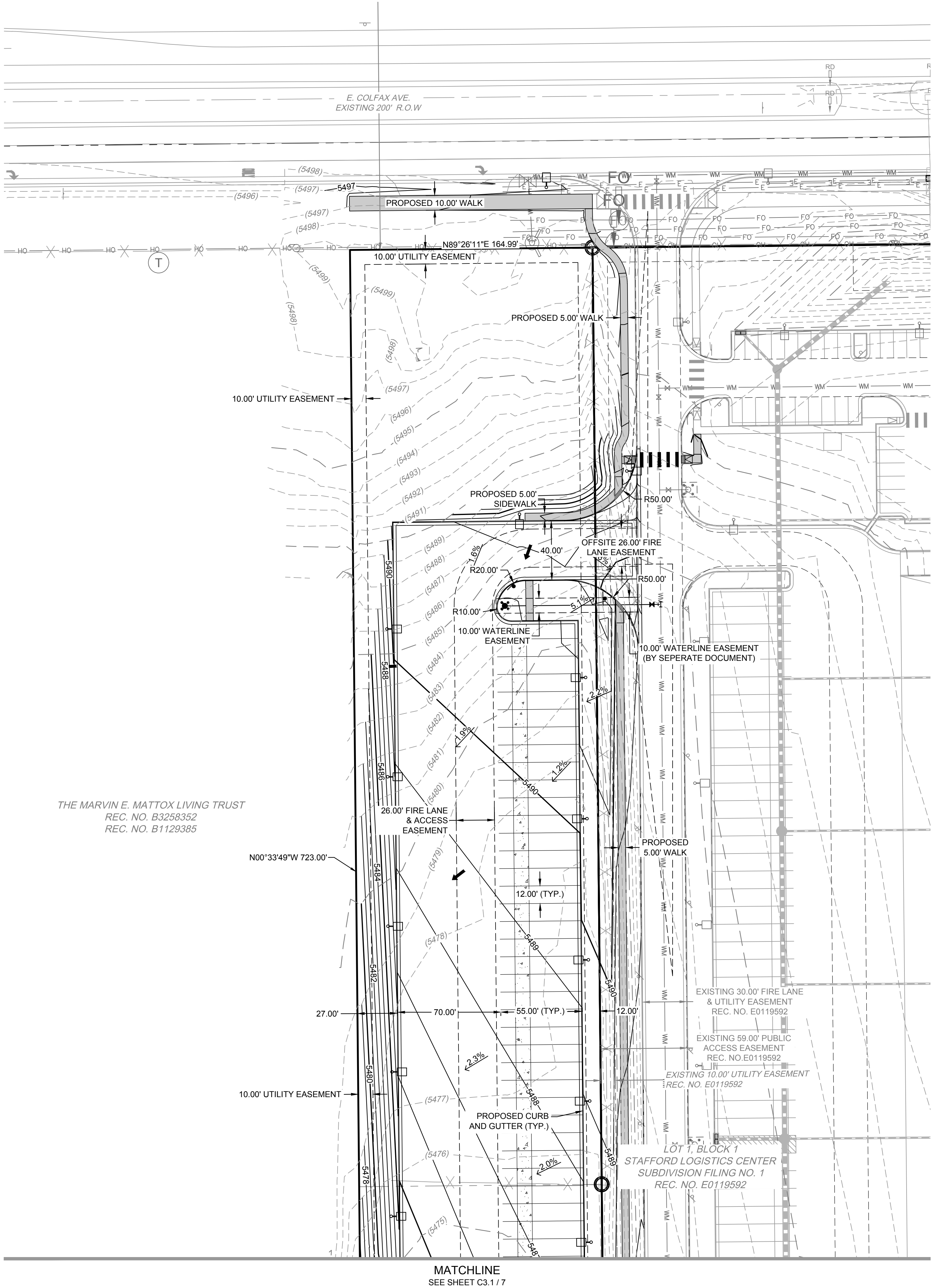
KEYMAP
1" = 2000'

LEGEND:

- PROPERTY LINE
- EXISTING CURB & GUTTER
- PROPOSED SPILL CURB
- PROPOSED CURB
- PROPOSED 5' CONTOUR
- PROPOSED 1' CONTOUR
- EXISTING 5' CONTOUR
- EXISTING 1' CONTOUR
- PROPOSED SLOPE AND DIRECTION
- FLOW DIRECTION



NOTES:
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TRAILER PARK
SITE PLAN
GRADING PLAN
AURORA, CO

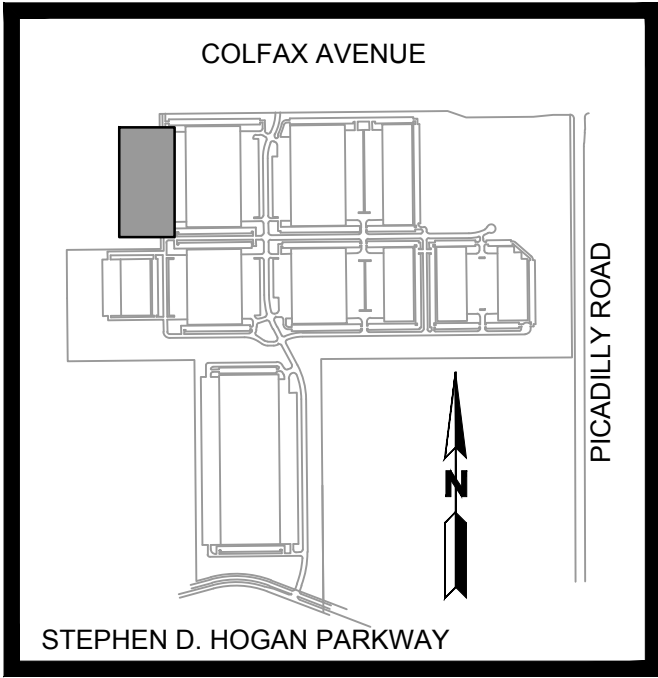
REMARKS

DATE

JOB NO.:	DCS
PA / PM:	T. SWAN
DESIGNED:	J. CARANO
DATE:	
PLOT DATE:	06/16/23

SHEET
C3.0

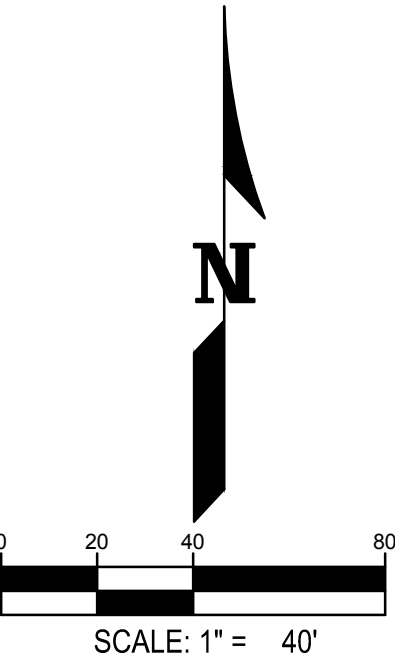
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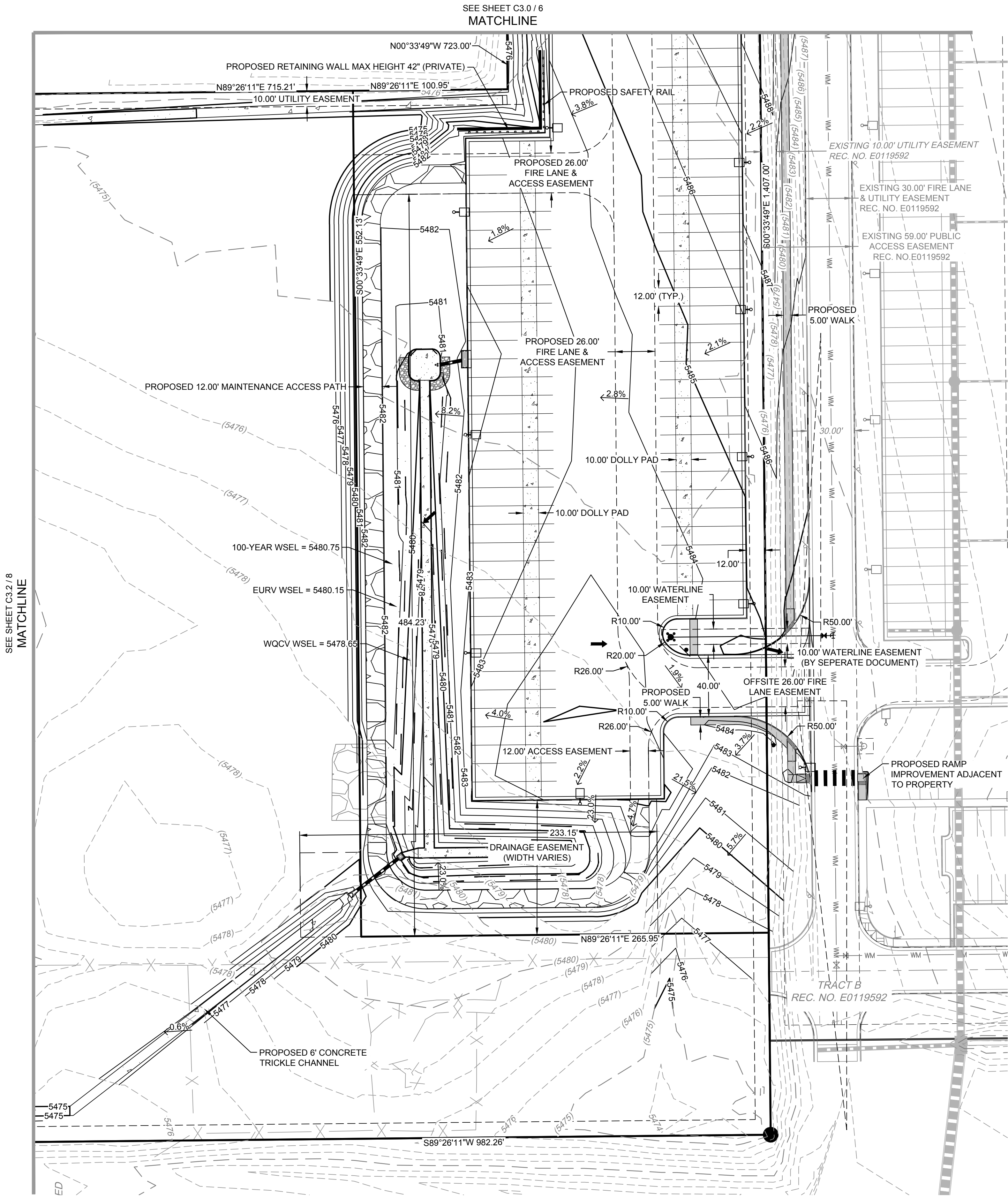
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- PROPOSED CURB
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- PROPOSED 1' CONTOUR
- EXISTING 5' CONTOUR
- EXISTING 1' CONTOUR
- PROPOSED SLOPE AND DIRECTION
- FLOW DIRECTION



NOTES:
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OF WARE MALCOMB

STAFFORD LOGISTICS CENTER
TRAILER PARK
SITE PLAN
GRADING PLAN
AURORA, CO

NO.	DATE	REMARKS

JOB NO.:	DCS
PA / PM:	T. SWAN
DESIGNED:	J. CARANO
DATE:	
PLOT DATE:	06/16/23

SHEET
C3.1
7

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STAFFORD LOGISTICS CENTER
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GRADING PLAN
AURORA, CO

REMARKS

JOB NO.:	DCS
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DATE:	
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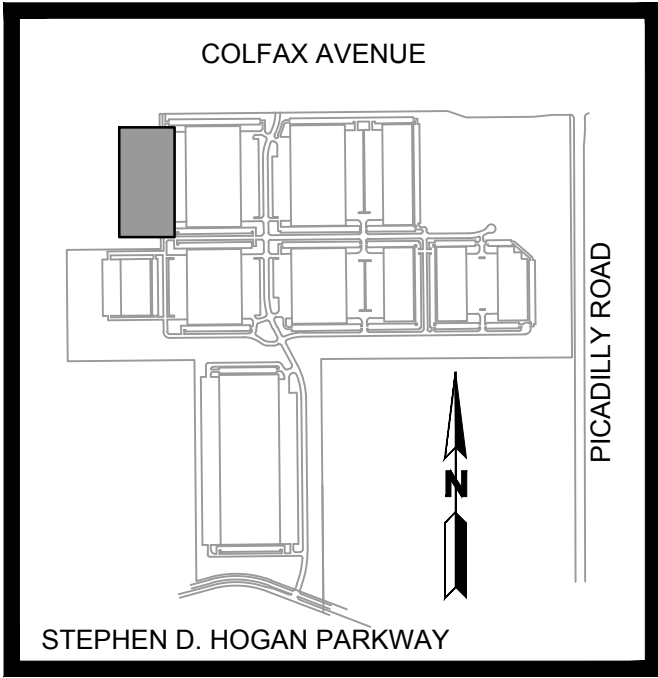
SHEET
C3.2

8

NOTE:

1. ALL LOTS SHOWN ARE ZONED I-1

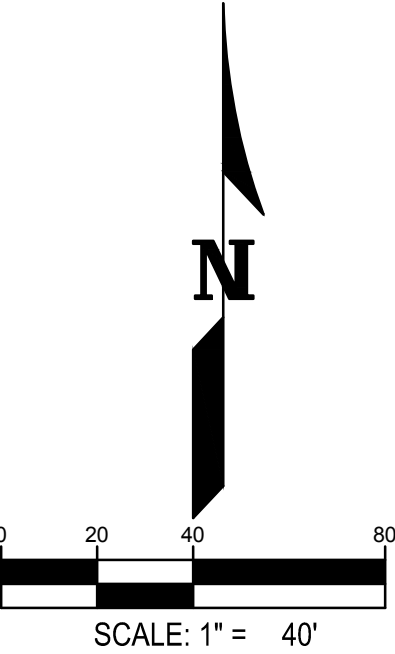
2. PROPOSED STREET LIGHT LOCATIONS ARE CONCEPTUAL. FINAL LOCATIONS WILL BE DETERMINED WITH PHOTOMETRIC ANALYSIS SUBMITTED WITH THE STREET LIGHTING PLANS IN THE CIVIL PLAN SUBMITTAL.



KEYMAP
1" = 2000'

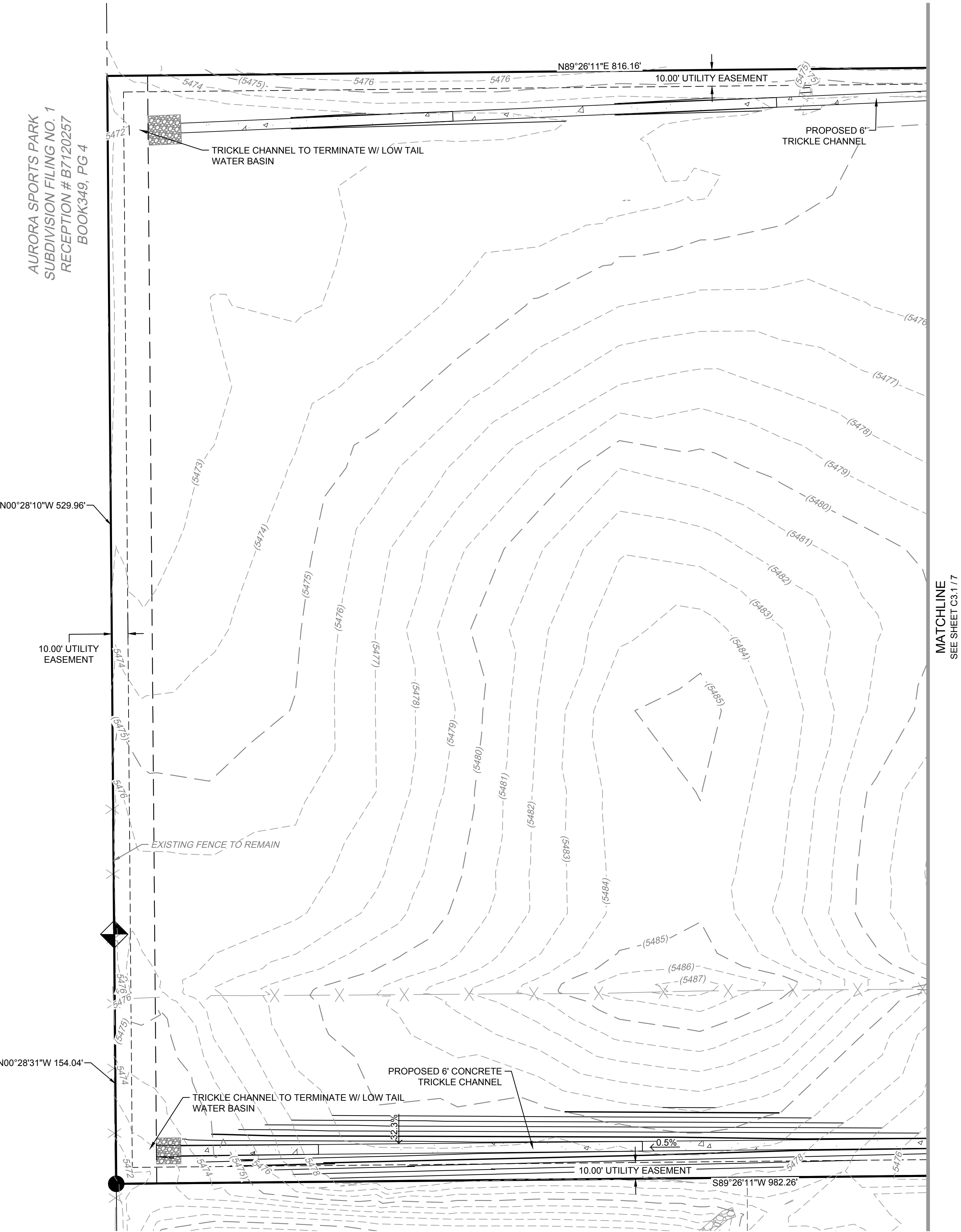
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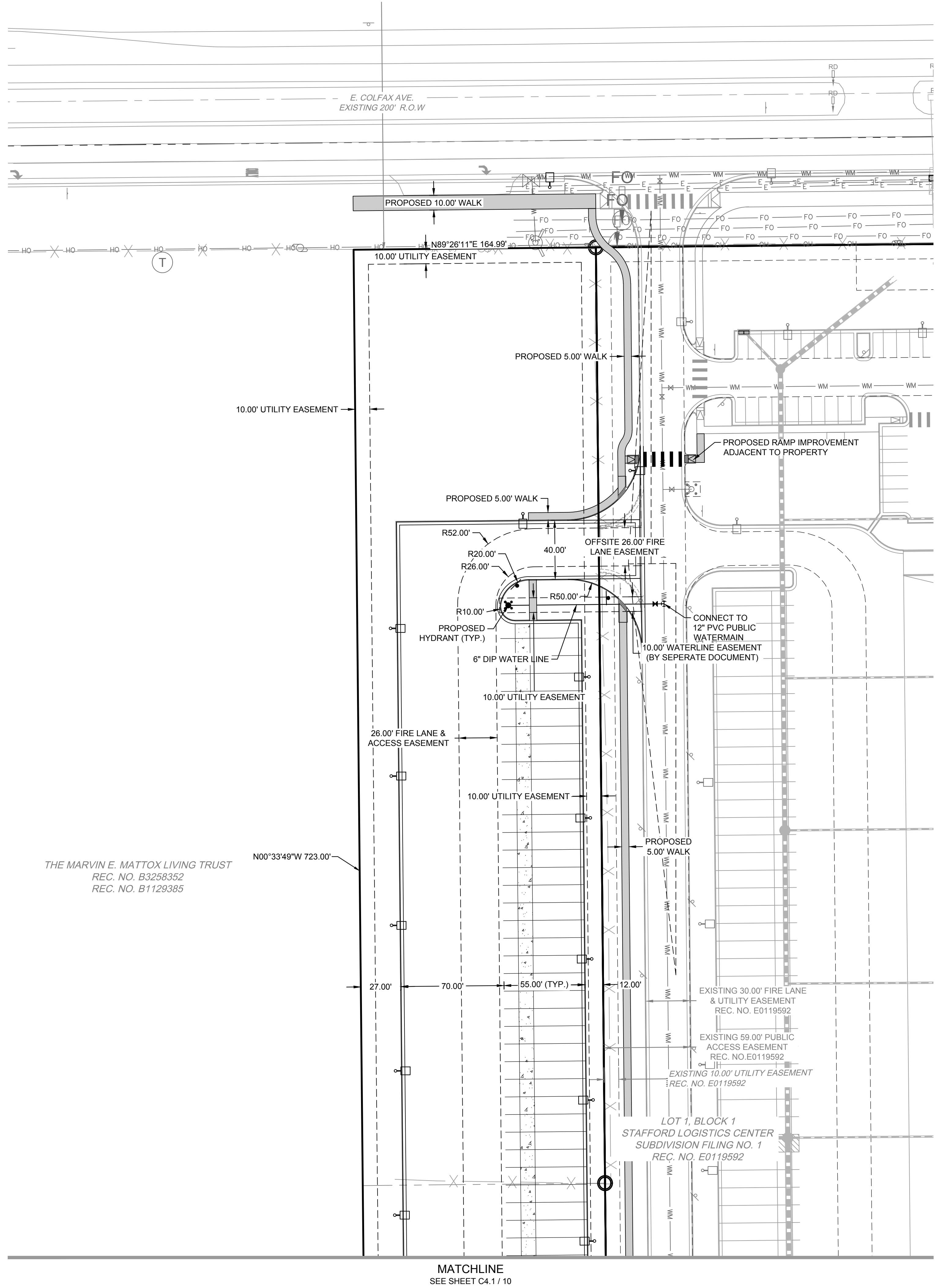
- PROPERTY LINE
- EXISTING CURB & GUTTER
- PROPOSED SPILL CURB
- PROPOSED CURB
- PROPOSED 5' CONTOUR
- PROPOSED 1' CONTOUR
- EXISTING 5' CONTOUR
- EXISTING 1' CONTOUR
- PROPOSED SLOPE AND DIRECTION
- FLOW DIRECTION



NOTES:

1. ALL PROPOSED STORM SEWER IS TO BE PRIVATELY MAINTAINED

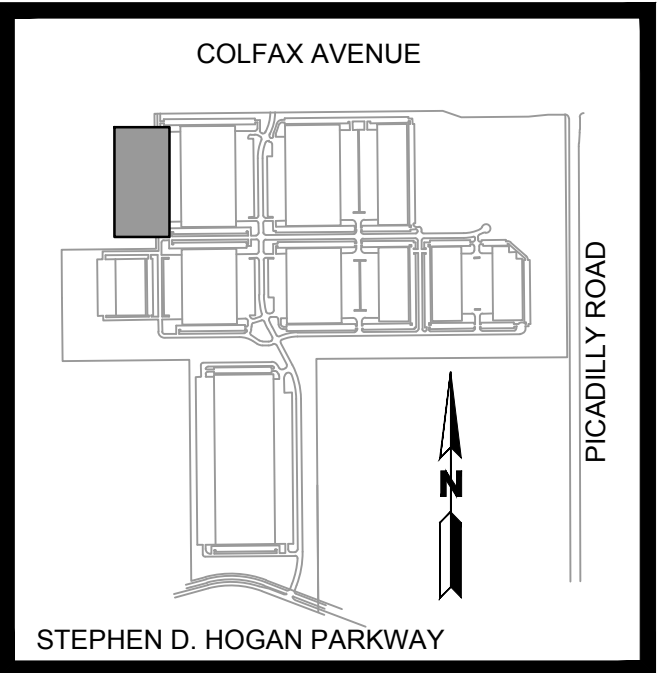




NOTE:

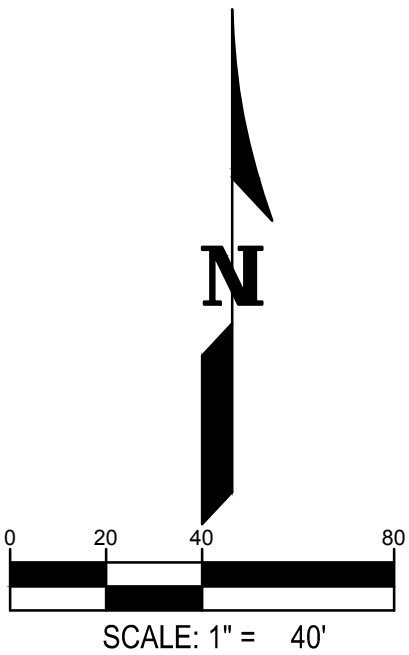
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KEYMAP
1" = 2000'

- LEGEND:
- PROPERTY LINE
 - PROPOSED WATERLINE & VALVE
 - EXISTING WATERLINE & VALVE
 - EXISTING FIRE HYDRANT
 - FIRE HYDRANT WITH BOLLARDS
 - PROPOSED EASEMENT
 - EXISTING ELECTRIC LINE
 - EXISTING OVERHEAD LINE
 - EXISTING FIBER OPTIC LINE
 - EXISTING LIGHT POLE
 - PROPOSED LIGHT POLE



NOTES:

1. ALL PROPOSED STORM SEWER IS TO BE PRIVATELY MAINTAINED

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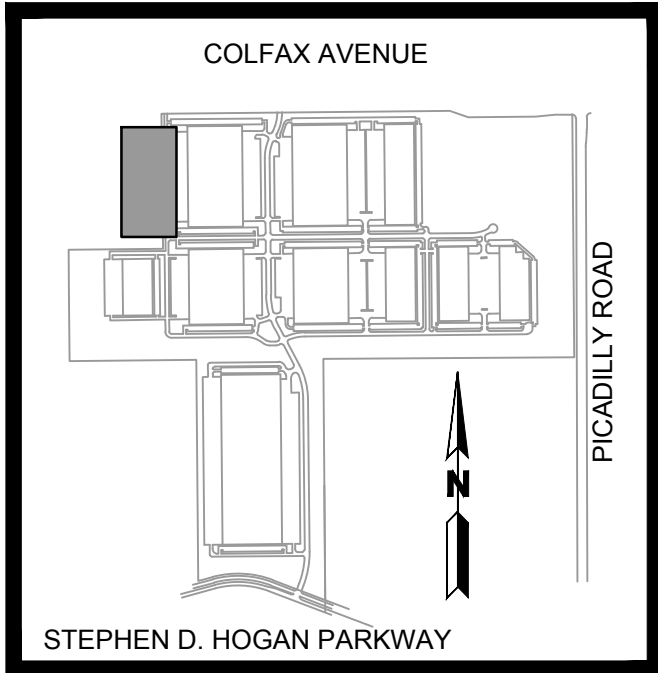
STAFFORD LOGISTICS CENTER
TRAILER PARK
SITE PLAN
UTILITY PLAN
AURORA, CO

NO.	DATE	REMARKS

JOB NO.:	DCS
PA / PM:	T. SWAN
DESIGNED:	J. CARANO
DATE:	
PLOT DATE:	06/16/23

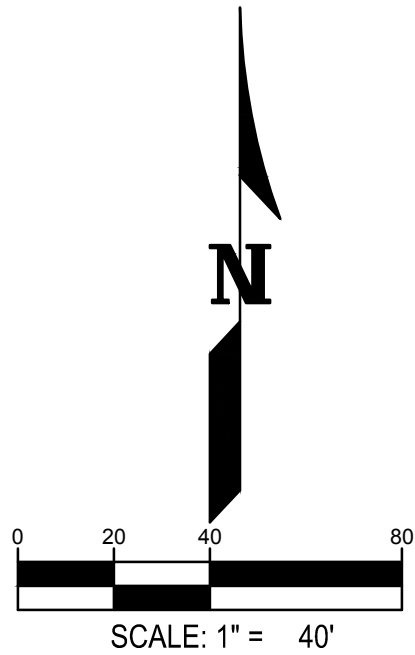
SHEET
C4.0
9

NOTE:
1. ALL LOTS SHOWN ARE ZONED I-1
2. PROPOSED STREET LIGHT LOCATIONS ARE CONCEPTUAL. FINAL LOCATIONS WILL BE DETERMINED WITH PHOTOMETRIC ANALYSIS SUBMITTED WITH THE STREET LIGHTING PLANS IN THE CIVIL PLAN SUBMITTAL.

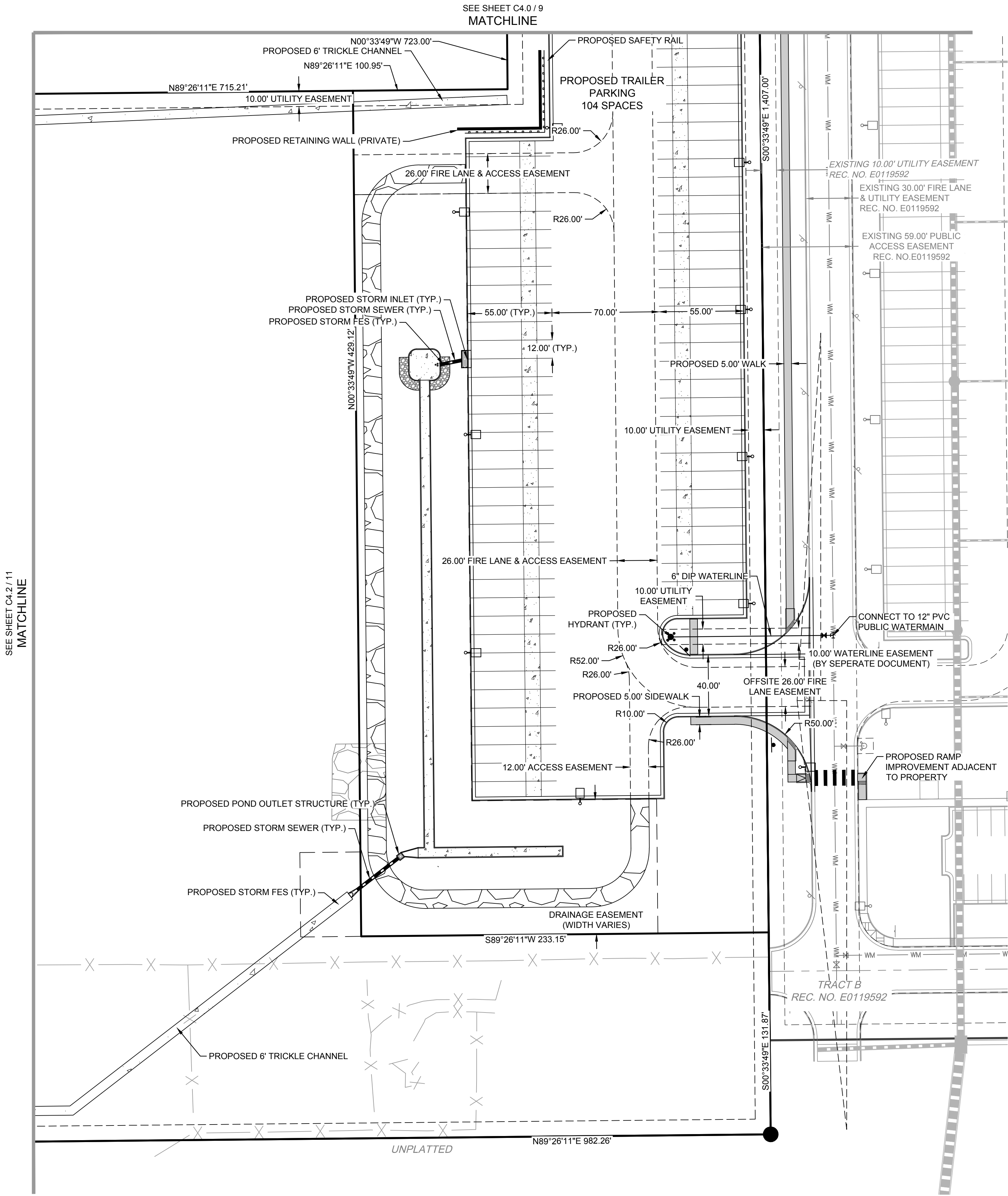


KEYMAP
1" = 2000'

- LEGEND:
- PROPERTY LINE
 - PROPOSED WATERLINE & VALVE
 - EXISTING WATERLINE & VALVE
 - EXISTING FIRE HYDRANT
 - FIRE HYDRANT WITH BOLLARDS
 - PROPOSED EASEMENT
 - EXISTING ELECTRIC LINE
 - EXISTING OVERHEAD LINE
 - EXISTING FIBER OPTIC LINE
 - EXISTING LIGHT POLE
 - PROPOSED LIGHT POLE



NOTES:
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STAFFORD LOGISTICS CENTER
TRAILER PARK
SITE PLAN
UTILITY PLAN
AURORA, CO

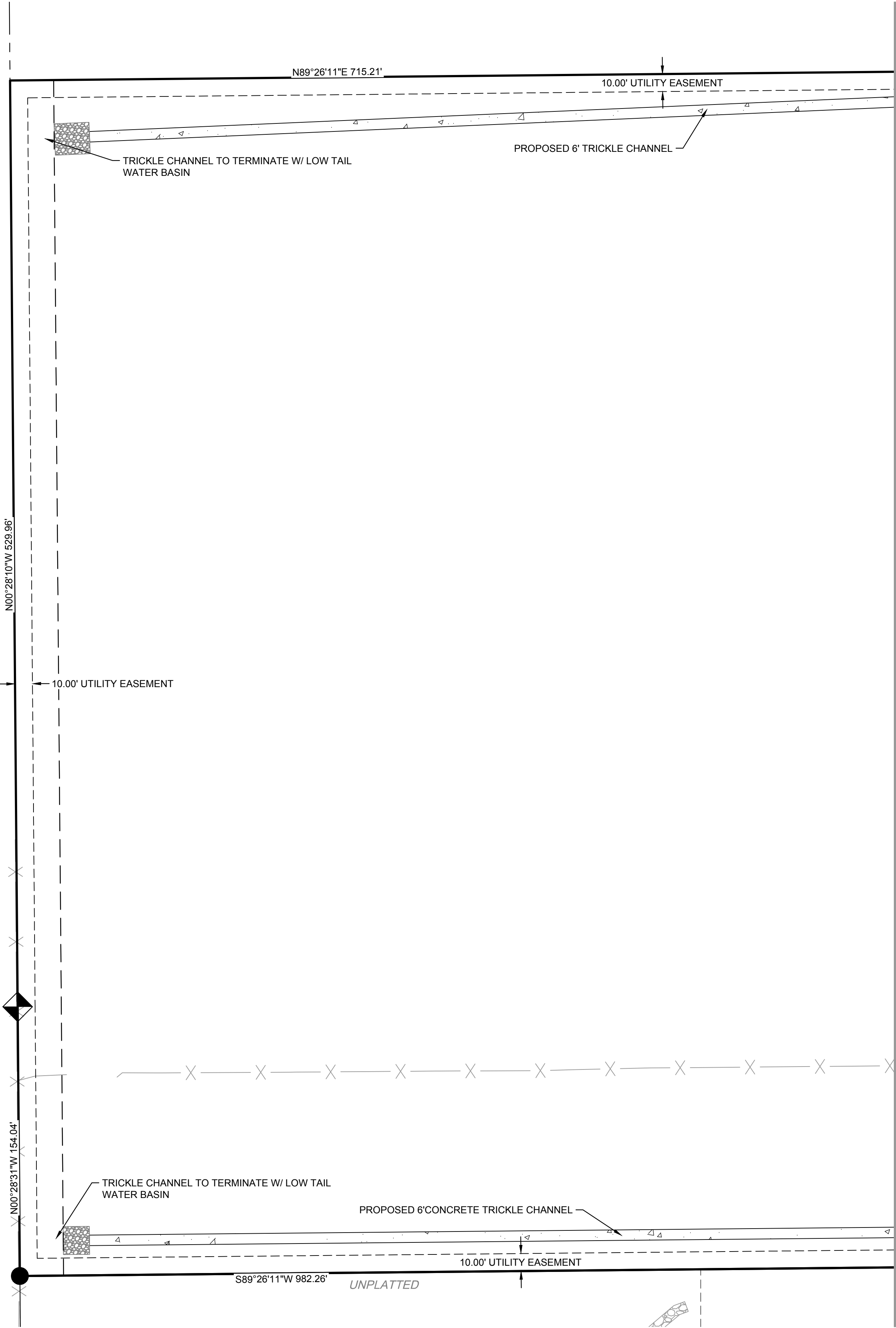
NO.	DATE	REMARKS

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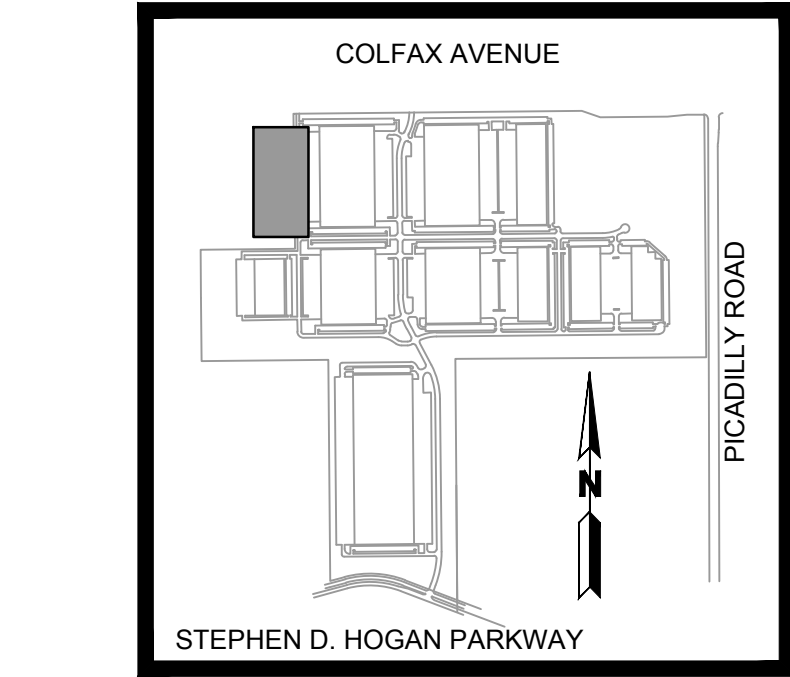
SHEET
C4.1
10

NOT FOR CONSTRUCTION

AURORA SPORTS PARK
SUBDIVISION FILING NO. 1
RECEPTION # B7120257
BOOK 349, PG 4

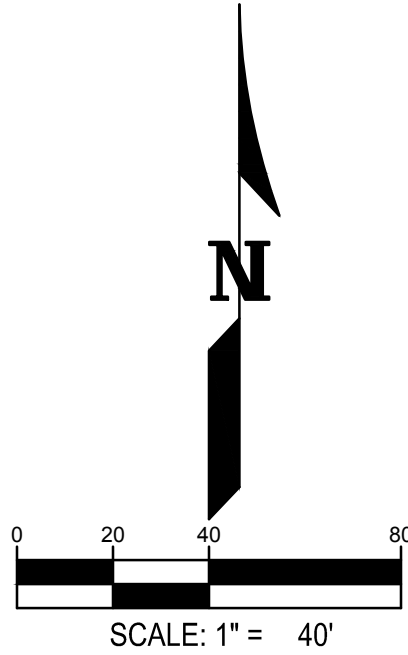


- NOTE:
1. ALL LOTS SHOWN ARE ZONED I-1
 2. PROPOSED STREET LIGHT LOCATIONS ARE CONCEPTUAL. FINAL LOCATIONS WILL BE DETERMINED WITH PHOTOMETRIC ANALYSIS SUBMITTED WITH THE STREET LIGHTING PLANS IN THE CIVIL PLAN SUBMITTAL.



KEYMAP
1" = 2000'

- LEGEND:
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 - PROPOSED WATERLINE & VALVE
 - EXISTING WATERLINE & VALVE
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 - FIRE HYDRANT WITH BOLLARDS
 - PROPOSED EASEMENT
 - EXISTING ELECTRIC LINE
 - EXISTING OVERHEAD LINE
 - EXISTING FIBER OPTIC LINE
 - EXISTING LIGHT POLE
 - PROPOSED LIGHT POLE



- NOTES:
1. ALL PROPOSED STORM SEWER IS TO BE PRIVATELY MAINTAINED

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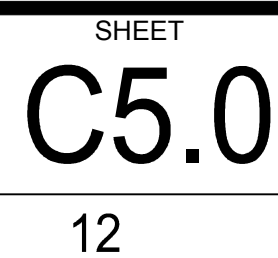
FOR AND ON BEHALF
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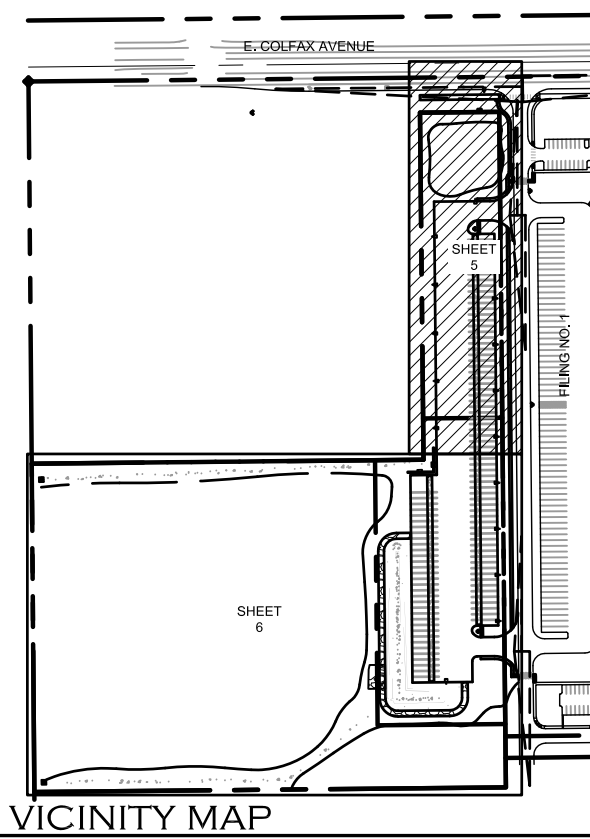
STAFFORD LOGISTICS CENTER
TRAILER PARK
SITE PLAN
UTILITY PLAN
AURORA, CO

NO.	DATE	REMARKS

JOB NO.:	DCS
PA / PM:	T. SWAN
DESIGNED:	J. CARANO
DATE:	
PLOT DATE:	06/16/23

SHEET
C4.2
11





OVERALL SITE DATA

SITE DATA	AREA (SF)	%
TOTAL SITE AREA	790,787	
BUILDING COVERAGE	n/a	
HARD SURFACE AREA	174,885	22
LANDSCAPE AREA	615,902	78
COOL SEASON GRASSES % OF LANDSCAPE AREA	0	0

DETENTION POND
LANDSCAPE REQUIREMENTS

POND AREA	TREES REQUIRED (1 TREE/4000 SF.)	TREES PROVIDED	SHRUBS REQUIRED (10 SHRUBS/4000 SF.)	SHRUBS PROVIDED
DETENTION POND 26,171 S.F.	7	14*	65	0*

* 7 TREES SUBSTITUTED FOR 65 SHRUBS.

CURBSIDE LANDSCAPE, STREET PERIMETER BUFFER, AND
NON-STREET FRONTAGE BUFFER LANDSCAPE REQUIREMENTS

FRONTAGE DISCRIPTION BUFFER DISCRIPTION LENGTH/ADJ. LAND USE	WIDTH REQUIRED	WIDTH PROVIDED	BUFFER REDUCTION FEATURES	# TREES REQUIRED	# SHRUBS REQUIRED	# TREES PROVIDED	# SHRUBS PROVIDED	# PERENNIALS/ ORN. GRASSES PROVIDED	EVERGREEN TREE PERCENTAGE
E. COLFAX AVENUE CURBSIDE 165 L.F.	N/A	N/A	N/A	(1 TREE/40 L.F.) 4	N/A	4*	N/A	N/A	N/A
E. COLFAX AVENUE— STREET FRONTAGE BUFFER 165 L.F.	25'	51'	STANDARD DESIGN PLUS XERISCAPE	(1 TREE/40 L.F.) 4	(10 SHRUBS/40 L.F.) 41	4	43	—	N/A
WEST NON-STREET BUFFER 723 L.F.	18'	18'	STANDARD DESIGN PLUS XERISCAPE	(1 TREE/40 L.F.) 18	(5 SHRUBS/40 L.F.) 90	21	90	—	100%
WEST SPECIAL LANDSCAPE BUFFER 684 L.F.	25'	25'	STANDARD DESIGN PLUS XERISCAPE	(1 TREE/25 L.F.) 27	(10 SHRUBS/25 L.F.) 274	27	283	—	100%
TOTALS				53	405	56	416	—	

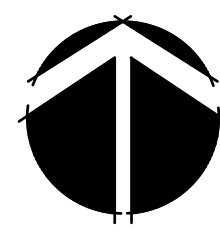
* DUE TO PRESENCE OF EXISTING UTILITIES WITHIN THE CURBSIDE LANDSCAPE, THE REQUIRED STREET TREES WERE LOCATED BEHIND THE BACK OF WALK.

LANDSCAPE NOTES:

- THE TURF AREAS, AS WELL AS THE SHRUB BEDS SHALL BE ROTOTILLED WITH PURE ORGANIC COMPOST MATTER AT A RATE OF 4 CUBIC YARDS PER 1,000 SQUARE FEET. THIS PREPARATION SHALL BE THOROUGHLY INCORPORATED INTO THE TOP 6" OF SOIL.
- ALL NON-IRRIGATED UPLAND SEED MIX AREAS SHALL HAVE A SOILS TEST PERFORMED AS PER THE URBAN DRAINAGE AND FLOOD CONTROL DISTRICT URBAN STORM DRAINAGE CRITERIA MANUAL VOL. 2, CHAPTER 13, SECTIONS 3.4 AND 3.5, FOR SOIL AMENDMENT INFORMATION AND APPLICATION.
- ALL SHRUB BEDS AND MULCH AREAS ARE TO BE CONTAINED WITH DARK GREEN STEEL EDGER (NOT REQUIRED AT CURB, WALKS OR BUILDING)
- ALL MONUMENT SIGN SHRUB BEDS SHALL BE MULCHED WITH 2" WOOD BARK MULCH WITHOUT LANDSCAPE FABRIC.
- ALL LANDSCAPED AREAS AND PLANT MATERIAL, EXCEPT FOR NON-IRRIGATED NATIVE, RESTORATIVE, AND DRYLAND GRASS AREAS MUST BE WATERED BY AN AUTOMATIC UNDERGROUND IRRIGATION SYSTEM. IRRIGATION SYSTEM DESIGN, INSTALLATION, OPERATION, AND MAINTENANCE SHALL CONFORM TO REQUIREMENTS FOUND IN THE CITY OF AURORA IRRIGATION ORDINANCE.
- ALL UTILITY EASEMENTS SHALL REMAIN UNOBSTRUCTED AND FULLY ACCESSIBLE ALONG THEIR ENTIRE LENGTH FOR MAINTENANCE EQUIPMENT ENTRY.
- THE DEVELOPER, HIS SUCCESSORS AND ASSIGNS, SHALL BE RESPONSIBLE FOR INSTALLATION, MAINTENANCE AND REPLACEMENT OFF ALL LANDSCAPING MATERIALS SHOWN OR INDICATED ON THE APPROVED SITE PLAN OR LANDSCAPE PLAN ON FILE IN THE PLANNING DEPARTMENT. ALL LANDSCAPING WILL BE INSTALLED AS DELINEATED ON THE PLAN UPON COMPLETION OF THE CONSTRUCTION OF THE EXPANDED PARKING LOT.
- SITE LIGHTING SHALL CONSIST OF:
PARKING — 25' HT. POLE MOUNTED LED AREA LIGHT
- ALL VEHICULAR DRIVES AND PARKING AREAS TO BE CONSTRUCTED OF ASPHALT. ALL LOADING DOCK AREAS TO BE CONSTRUCTED OF CONCRETE. ALL PEDESTRIAN SIDEWALKS ADJACENT TO PUBLIC STREETS TO BE CONSTRUCTED OF CONCRETE.
- LANDSCAPE MATERIALS SHALL NOT BE PLACED OR KEPT NEAR FIRE HYDRANTS, FIRE DEPARTMENT INLET CONNECTIONS OR FIRE PROTECTION CONTROL VALVES IN A MANNER THAT WOULD PREVENT SUCH EQUIPMENT OR FIRE HYDRANTS FROM BEING IMMEDIATELY DISCOVERABLE. THE FIRE DEPARTMENT SHALL NOT BE DETERRED OR HINDERED FROM GAINING IMMEDIATE ACCESS TO FIRE PROTECTION EQUIPMENT OR HYDRANTS.
- ALL FIRE HYDRANTS WILL BE LOCATED NOT LESS THAN THREE FEET-SIX INCHES (3'-6") AND NOT MORE THAN EIGHT (8) FEET FROM THE BACK OF CURB TO THE CENTER OF THE HYDRANT. UNOBSTRUCTED ON THE STREET SIDE WITH A MINIMUM CLEARANCE ON ALL OTHER SIDES WILL BE EIGHT (8) FEET.
- LANDSCAPING MATERIAL SHOWN WITHIN THE SITE PLAN CANNOT ENCROACH INTO ROADWAYS THAT ARE DEDICATED (OR DESIGNATED) AS FIRE LANE EASEMENTS (OR CORRIDORS).
- A 8-FOOT CLEAR SPACE SHALL BE MAINTAINED AROUND THE CIRCUMFERENCE OF FIRE HYDRANTS.
- ALL PROPOSED PLANTS WITHIN THE SIGHT TRIANGLES MUST COMPLY WITH THE CITY OF AURORA ROADWAY SPECIFICATIONS, SECTION 4.04.2.10.

PLANT LIST

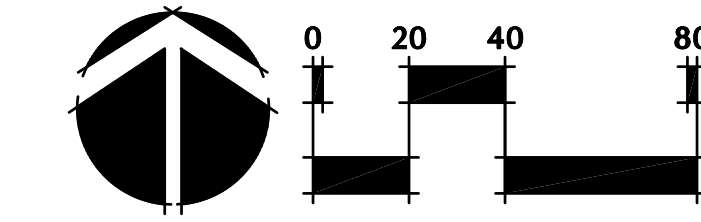
SYM.	QTY	KEY	COMMON/ BOTANIC NAME	SIZE	COMMENTS	ZONE
DECIDUOUS SHADE TREES						
○	7	WH	Western hackberry <i>Celtis occidentalis</i>	2-1/2" cal.	Specimen quality, full crown, B&B, staked	Low
○	4	CSO	Crimson Spire Oak <i>Quercus alba x robur 'Crimson Spire'</i>	2-1/2" cal.	Specimen quality, full crown, B&B, staked	Low
○	4	KC	Kentucky Coffeetree <i>Gymnocladus dioica</i>	2-1/2" cal.	Specimen quality, full crown, B&B, staked	Low
ORNAMENTAL TREES						
⊕	8	SSC	Spring Snow Crabapple, <i>Malus sp. 'Spring Snow'</i>	2" cal.	Specimen quality, full crown, B&B, staked	Low
EVERGREEN TREES						
⊗	25	AP	Austrian Pine <i>Pinus nigra</i>	6' ht.	Specimen quality, full form, B&B, guyed	Low
⊗	23	PP	Pinon Pine <i>Pinus cembroides edulis</i>	6' ht.	Specimen quality, full form, B&B, guyed	Low
DECIDUOUS SHRUBS						
⊗	7	WR	Winnipeg Parks Shrub Rose <i>Rosa 'Winnipeg Parks'</i>	5 gal.	container, 5 canes min. 3' ht., plant 3' o.c.	Low
⊗	13	LDN	Little Devil Ninebark <i>Physocarpus opulifolius 'Little Devil'</i>	5 gal.	container, 5 canes min. 3' ht., plant 3' o.c.	Low
⊗	44	CL	Chinese Lilac <i>Syringa chinensis</i>	5 gal.	container, 5 canes min. 8' ht., plant 4' o.c.	Low
⊗	40	CP	Cheyenne Privet <i>Ligustrum vulgare 'Cheyenne'</i>	5 gal.	container, 5 canes min. 8' ht., plant 4' o.c.	Low
⊗	8	FS	Fragrant Sumac <i>Rhus aromatica</i>	5 gal.	container, 5 canes min. 5' ht., plant 4' o.c.	Low
⊗	27	PC	Peking Cotoneaster <i>Cotoneaster lucidus</i>	5 gal.	container, 5 canes min. 8' ht., plant 4' o.c.	Low
⊗	15	RS	Russian Sage <i>Perovskia atriplicifolia</i>	5 gal.	container, 5 canes min. 5' ht., plant 4' o.c.	Low
⊗	71	TWS	Tall Western Sage <i>Artemisia tridentata</i>	5 gal.	container, 5 canes min. 8' ht., plant 4' o.c.	Low
⊗	93	LMM	Littleleaf Mountain Mahogany <i>Cercocarpus intricatus</i>	5 gal.	container, 5 canes min. 6' ht., plant 4' o.c.	Low
⊗	67	TGR	Tall Green Rabbitbrush <i>Ericameria nauseosa</i> spp. <i>nauseosa</i> var. <i>glabrata</i>	5 gal.	container, 5 canes min. 6' ht., plant 4' o.c.	Low
⊗	52	BBR	Baby Blue Rabbitbrush <i>Ericameria nauseosa</i> spp. <i>nauseosa</i> var. <i>speciosa</i>	5 gal.	container, 5 canes min. 6' ht., plant 4' o.c.	Low

REFER TO SHEET 15 FOR
LANDSCAPE DETAILS

NORTH

SCALE: 1"=40'-0"

NOT FOR CONSTRUCTION



LANDSCAPE LEGEND

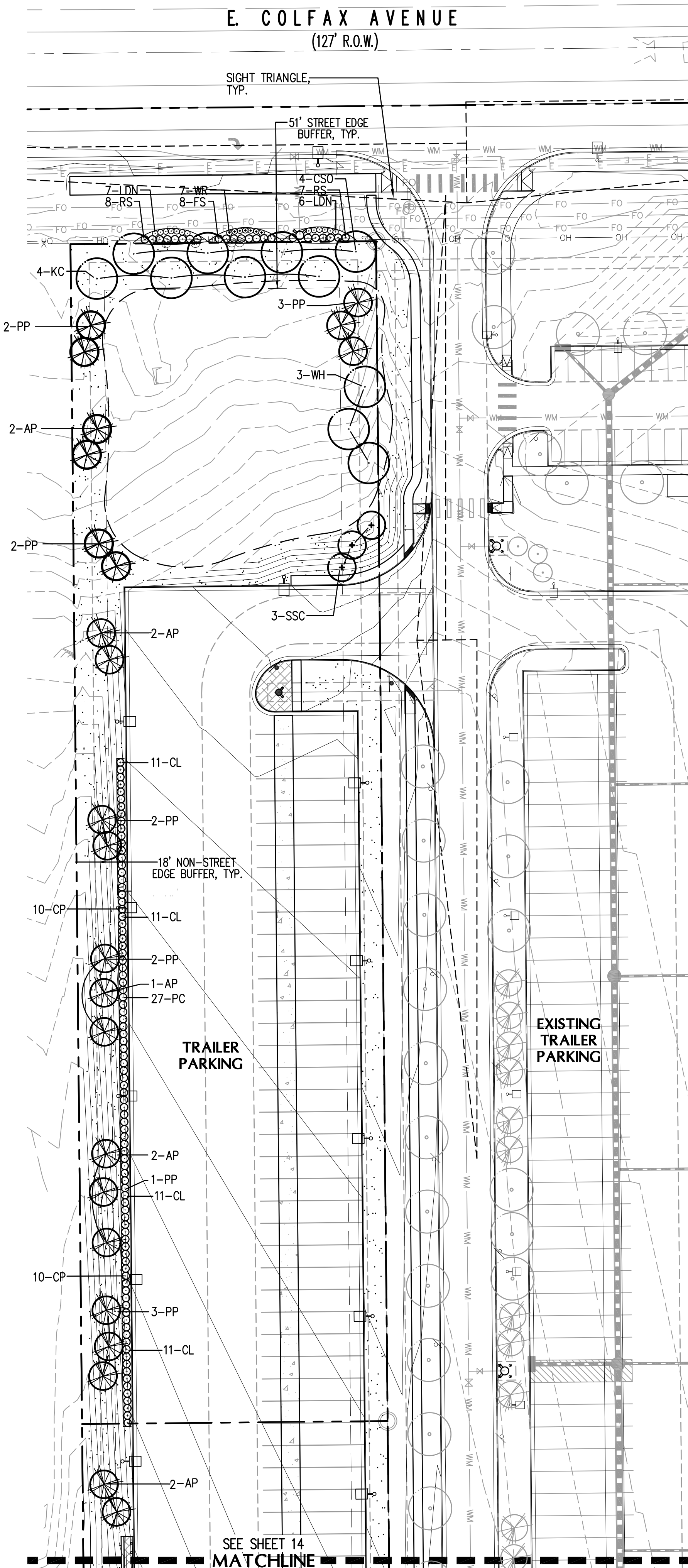
- DECIDUOUS SHADE TREE
- ⊕ DECIDUOUS ORNAMENTAL TREE
- ⊗ EVERGREEN TREE
- ⊗ DECIDUOUS SHRUBS
- EVERGREEN SHRUBS
- ⊗ ORNAMENTAL GRASSES
- EXISTING FILING NO. 1
DECIDUOUS TREE
- ⊗ EXISTING FILING NO. 1
EVERGREEN TREE

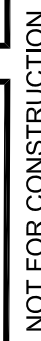
GROUNDCOVER
LEGEND:

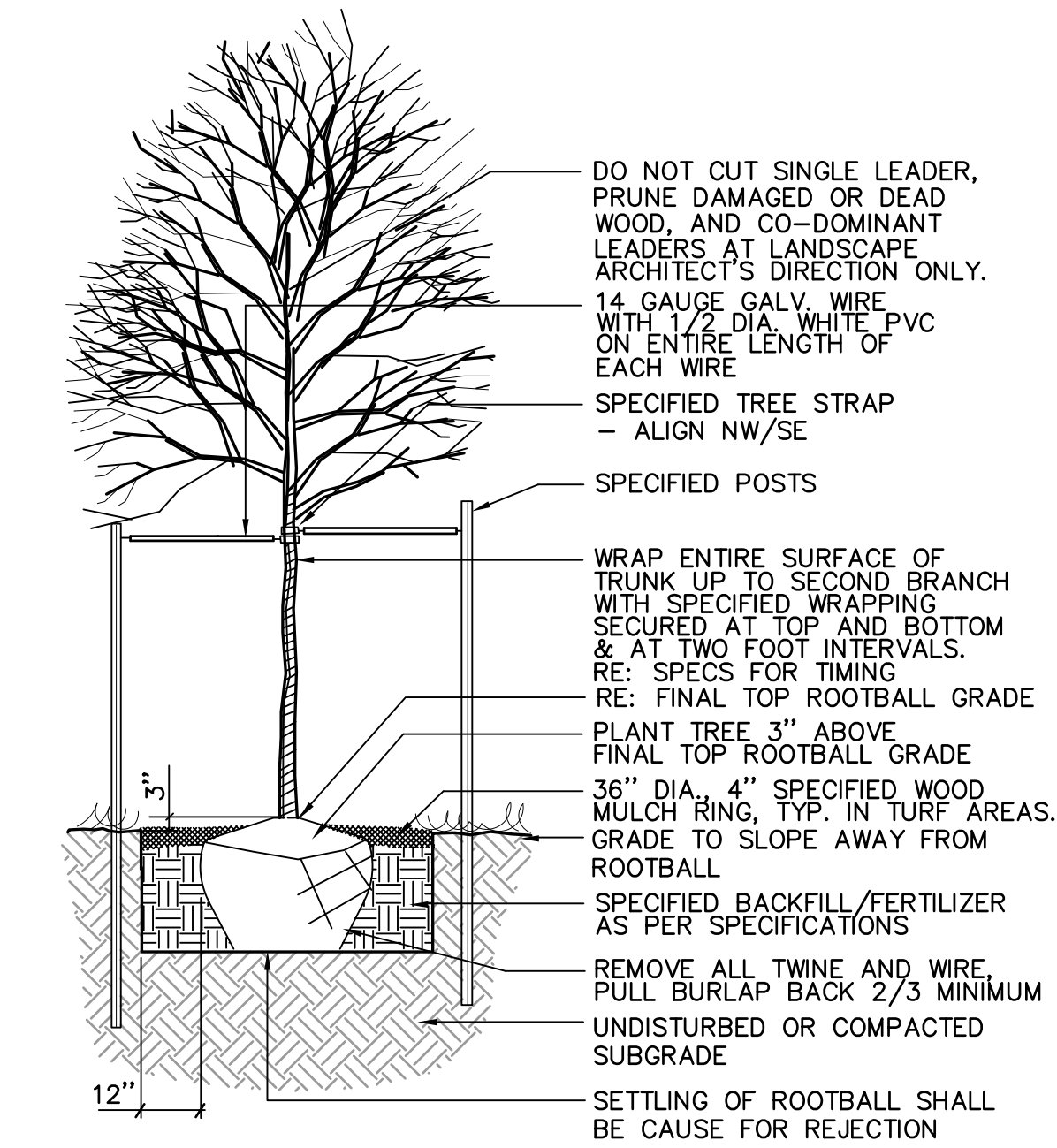
- COA NON-IRRIGATED SANDY TO CLAY LOAM SEED MIX
- COA NON-IRRIGATED DAMP OR LOW AREA SEED MIX
- SPECIFIED 3/4" CRUSHED GRANITE ROCK MULCH OVER SPECIFIED FILTER FABRIC

SITE LEGEND

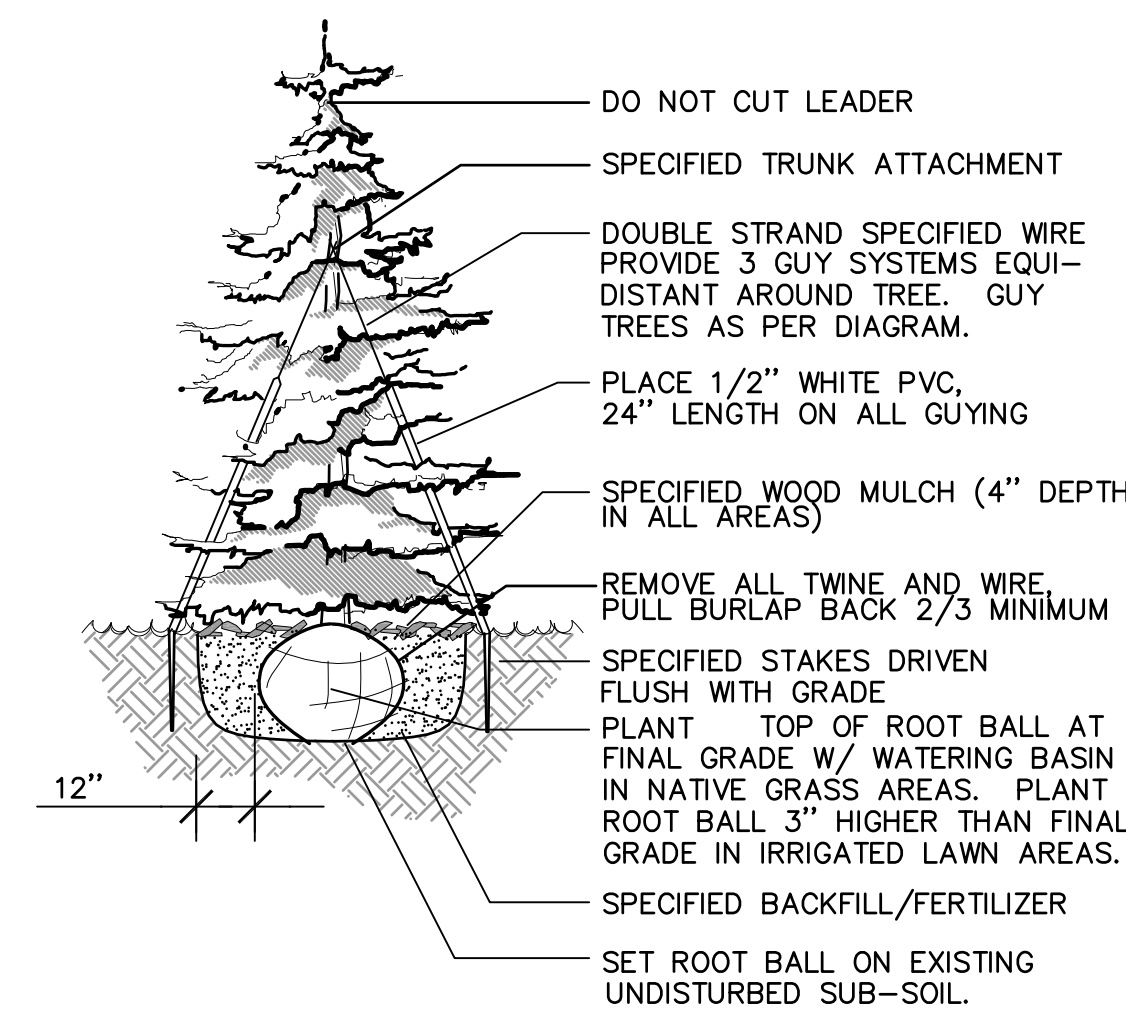
- PROPOSED FIRE HYDRANT
- EXISTING FIRE HYDRANT
- PROPOSED SITE LIGHT
- PROPOSED DIRECTION SIGN





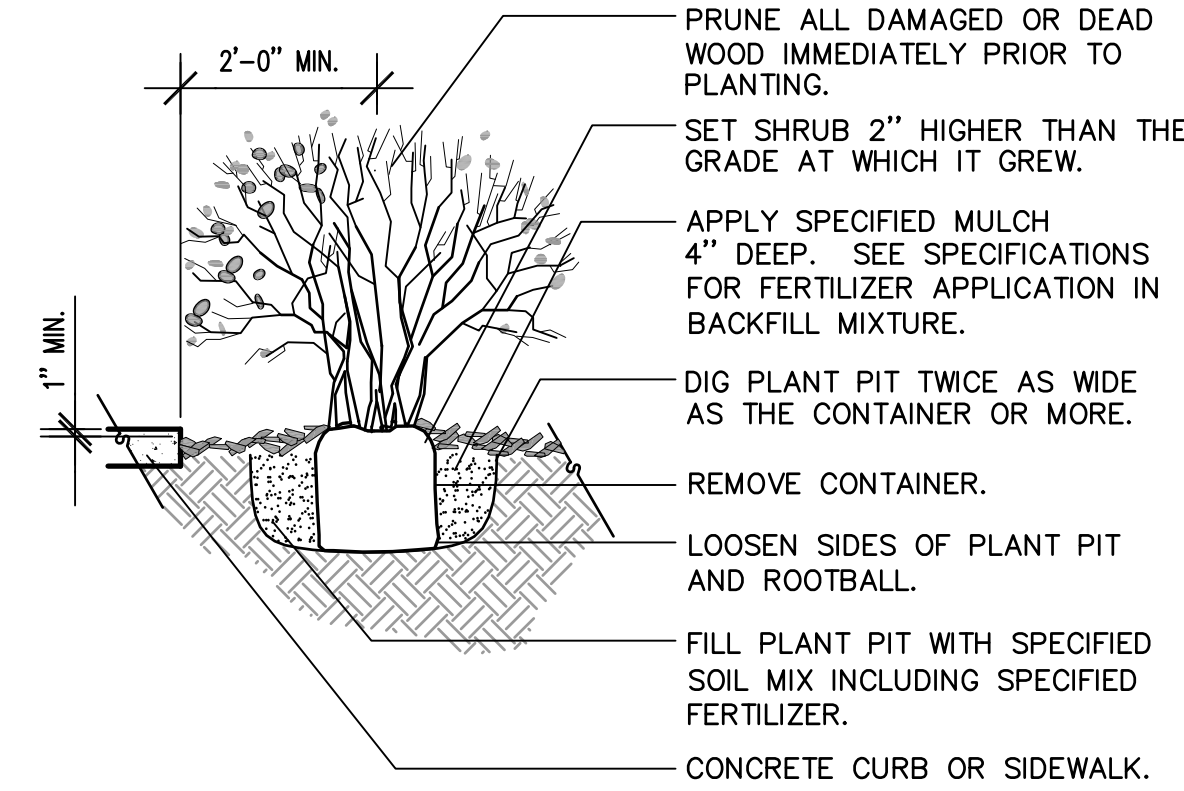


1 DECIDUOUS TREE PLANTING N.T.S.



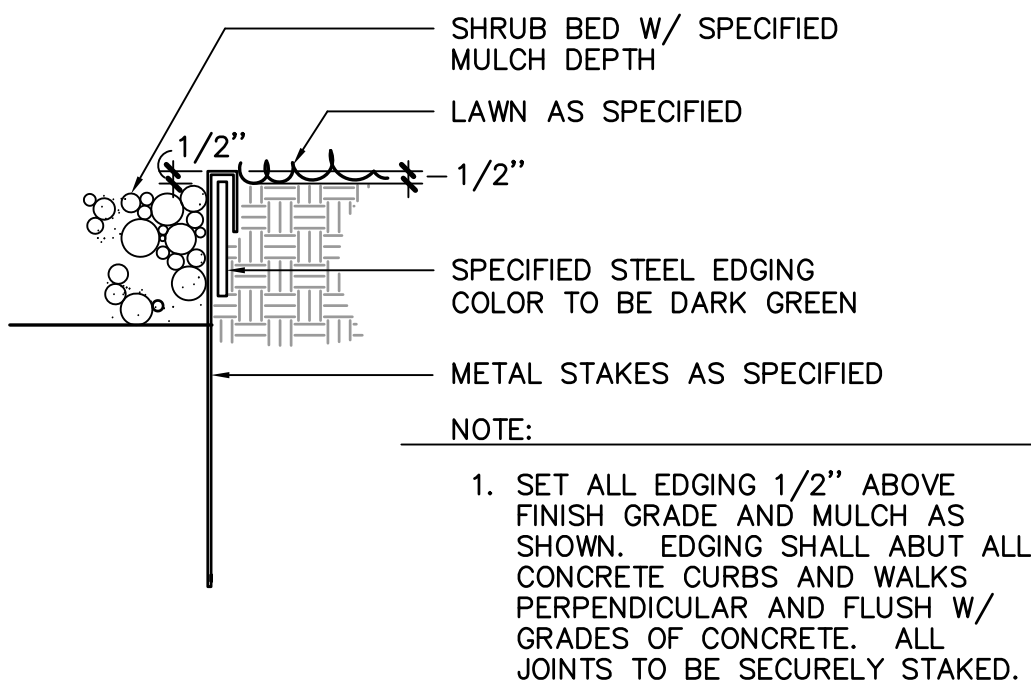
- NOTES:
1. INSTALL SPECIFIED MULCH TO DRIPLINE OF TREE WHERE PLANTED IN GRASS AREAS.
 2. DO NOT PROVIDE WATER BASIN IN IRRIGATED LAWN AREAS.

2 EVERGREEN TREE PLANTING N.T.S.



- NOTES:
1. ANY BROKEN OR CRUMBLING ROOTBALL WILL BE REJECTED. REMOVING THE CONTAINERS WILL NOT BE AN EXCUSE FOR DAMAGED ROOTBALLS.
 2. HOLD GRADE 1" BELOW EDGE OF WALK OR CURB. THIS DETAIL SHALL ALSO APPLY TO PERENNIAL FLOWERS IN CONTAINER.
 3. ALL JUNIPER PLANTS SHOULD BE PLANTED SO TOP OF ROOT MASS OCCURS AT FINISH GRADE OF MULCH LAYER.

3 SHRUB PLANTING DETAIL N.T.S.



4 STEEL EDGER DETAIL N.T.S.

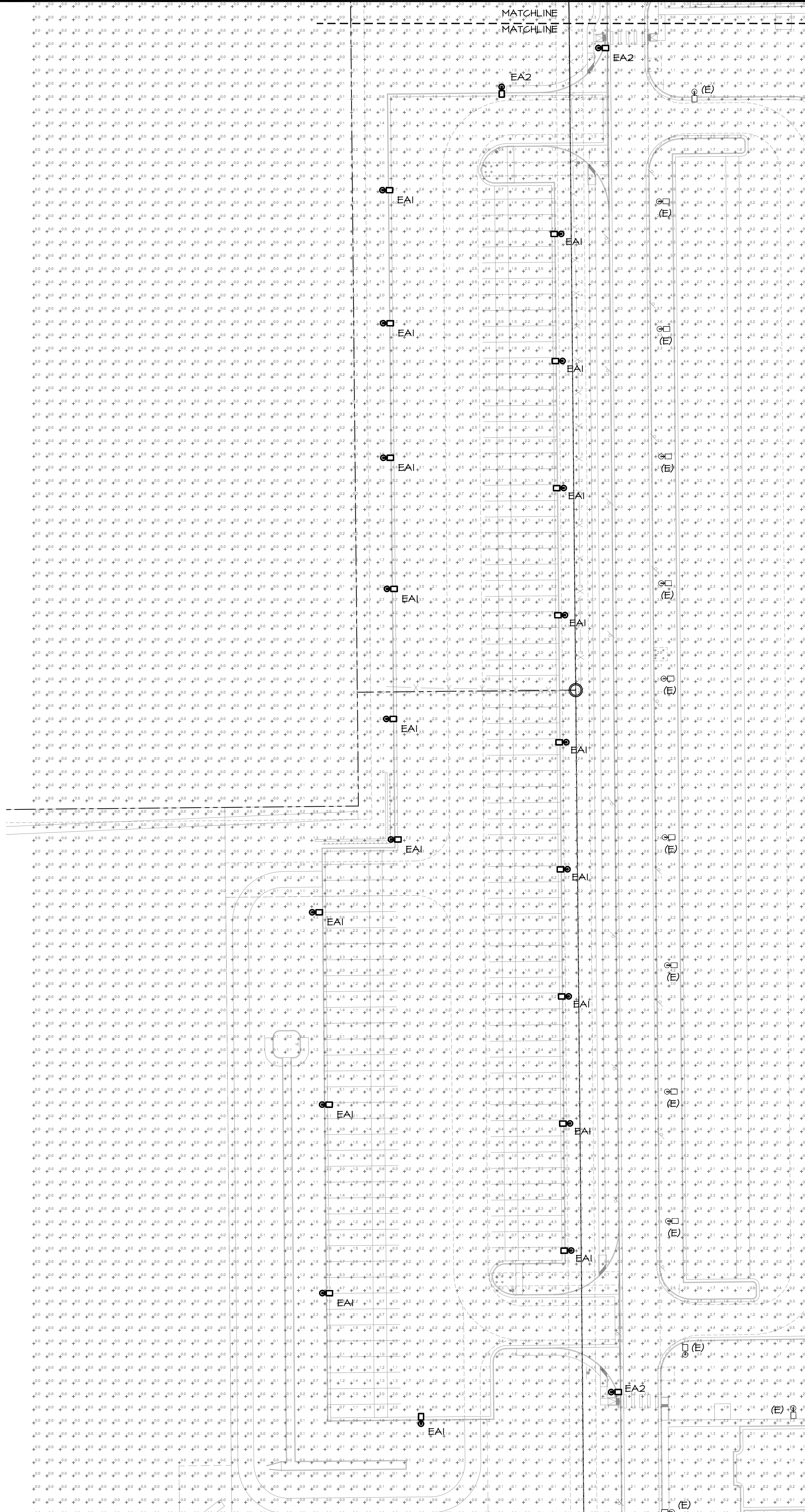
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STAFFORD TRAILER PARK
LANDSCAPE DETAILS
AURORA, CO

DATE	REMARKS
02.14.2023	PLANNING SUBMITTAL
05.16.2023	PLANNING RESUBMITTAL

JOB NO.:	23.100
PA / PM:	KTS
DESIGNED:	KTS
DATE:	02.13.23
PLOT DATE:	02.13.23



- LIGHTING GENERAL NOTES**
- LIGHTING CALCULATIONS WERE MADE USING A LIGHT LOSS FACTOR OF 1.0.
 - CALCULATION POINTS WERE TAKEN AT GRADE LEVEL ON A 10'X10' GRID. CALCULATIONS DO NOT REPRESENT ANY SLOPE OF ELEVATION CHANGE.
 - ILLUMINANCE CONTRIBUTIONS FROM STREET LIGHTING AND ADJACENT PROPERTIES ARE NOT INCLUDED.
 - ALL LIGHT FIXTURES ARE FULL-CUTOFF AND SHIELDED TO REDUCE GLARE BEYOND THE PROPERTY LINE. ALL LAMPS DO NOT EXTEND BELOW THE HOUSING OF THE FIXTURE.
 - ALL LIGHT FIXTURES TO BE CONTROLLED VIA ASTRONOMICAL TIMELOCK WITH PHOTOCELL TO ALLOW LIGHTS TO BE TURNED "ON" ONLY DURING NON-DAYLIGHT HOURS.
 - A STATEMENT OF CERTIFICATION WILL BE PROVIDED ADDRESSING ACCOUNTABILITY FOR THE CONTENT AND ACCURACY OF THE SUBMITTED LIGHTING PLAN AND THE INSTALLATION OF THE LIGHTS ACCORDING TO THE APPROVED LIGHTING PLAN. IT IS THE RESPONSIBILITY OF THE OWNER TO ENSURE COMPLIANCE TO ALL STANDARDS IN EFFECT. (ORIG. 7-23-02; RELOC. 12-13-16).
 - PRIVATE STREET LIGHTS WILL REMAIN PRIVATELY OWNED AND MAINTAINED IN PERMANENCE.

- LIGHTING FIXTURES LEGEND**
- LUMINAIRE TYPE, REFERENCING LUMINAIRE SCHEDULE, TYPICAL ALL FIXTURES, SUBSCRIPT, IF SHOWN, REFERENCES WALL SWITCH
 - WALL MOUNTED SCONCE LIGHT
 - EXTERIOR POLE AREA LIGHT
 - WALL MOUNTED AREA LIGHT

Note has been updated per comment

Repeat Comment:
Replace "per section 2.13.2." with "perpetuity."

Statistics						
Description	Symbol	Avg	Max	Min	Max/Min	Avg/Min
NORTH PRIVATE PED. CROSSING	X	3.8 fc	6.8 fc	1.4 fc	4.9:1	2.7:1
OVERALL SITE	+	0.8 fc	8.7 fc	0.0 fc	N/A	N/A
SOUTH PRIVATE PED. CROSSING	X	3.4 fc	7.5 fc	1.0 fc	7.5:1	3.4:1
TRAILER YARD	X	1.8 fc	8.7 fc	0.1 fc	87.0:1	18.0:1

This is out of scope for this project. This package is intended to be used for private / on-site lighting only. A separate photometric package can be completed for the City of Aurora public street lights.

Please include all missing criteria required on site plans for lighting per section 2.12.0.1

- 2.12.0.1** The following criteria and note for each proposed roadway or portion of a roadway with differing criteria within a plat/development shall be identified, reviewed, and approved by the Public Works Department as part of the Planning Review Process (site plan) prior to performing lighting design and submitting the street lighting plan:
- Roadway Classification (typical section name)
 - Adjacent Land Use Category (i.e., TOD), as applicable
 - Number of lanes
 - Back-to-back curb width
 - Pedestrian Activity Level
 - Pavement Type: R3, for all lighting calculations
- *Note: Site Plan criteria may be subject to change during the design process, and if the Site Plan and Civil Plan criteria are different, the civil plan shall be the final street lighting design criteria.



2 | PHOTOMETRIC SITE PLAN - NORTH
E0.0 | SCALE: 1" = 50'



1 | PHOTOMETRIC SITE PLAN
E0.0 | SCALE: 1" = 50'

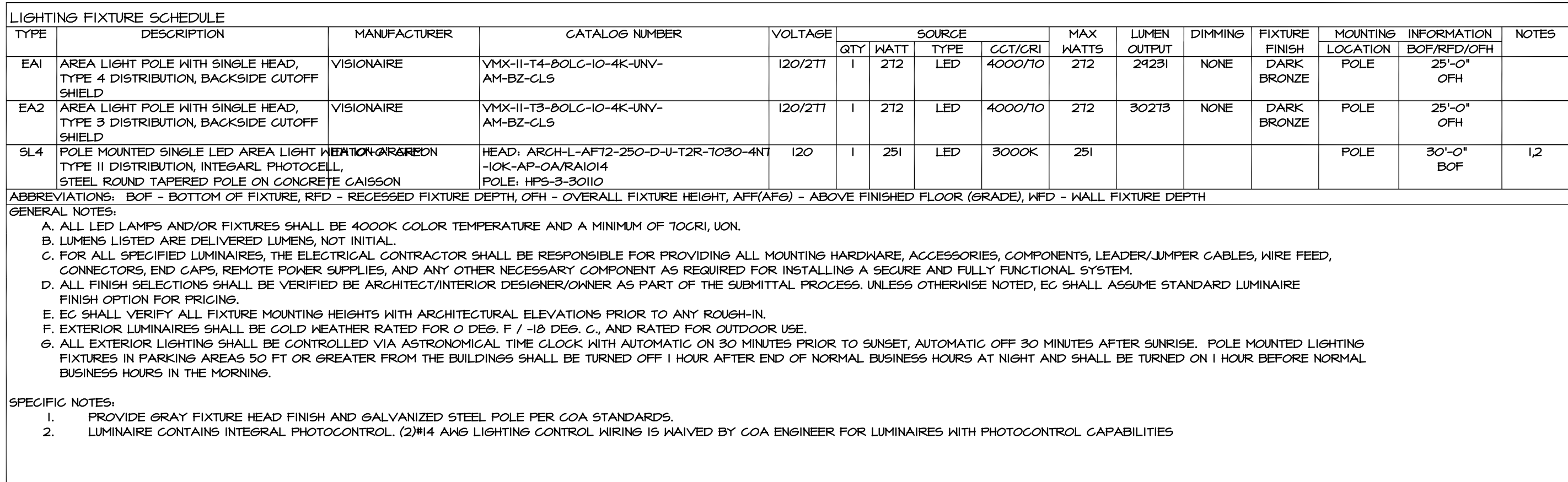
REMARKS

NO. DATE

JOB NO.:	DCS
PA / PM:	EDR
DESIGNED:	CRW
DATE:	06-16-2023
PLOT DATE:	

SHEET

E0.0
16



Content Number: JAREA-VLM-08, 19, 2022

VMX-II LED Specifications

*Universal Arm Mount (UAM) (Version shown).

Project Name:	
Estimating Number:	
Type:	

The **VMX-II** LED Series offers clear, functional styling that is defined by its sleek, low profile design and rugged construction. It combines the latest LED technology, advanced LED thermal management and provides outstanding lighting that is both energy efficient and aesthetically pleasing.

The LED's performance and the driver's life are maximized by enclosing them in two separate cast aluminum housings. Easy lockless access for mounting and maintenance.

The LED light assemblies come with 48 to 96 LEDs. Eight equal distribution patterns are available. Choose between 3000, 4000 or 5000 Kelvin temperature of the LEDs.

A durable polyester powder coat finish is guaranteed for five years; and is available in standard or custom colors.

The **VMX-II** LED series is an exceptional choice for commercial parking lots, office complexes, architectural projects, and other general lighting projects.

Ordering Information

MODEL	OPTICS	LEDs	CURRENT	KELVIN	VOLTAGE	MOUNTING	FINISH	OPTIONS	OPTIONS	OPTIONS
VMX-II	T1 Type 1	48LC 3 350mA	3K 3000K	UNV 120V/7V	AM Arm Mount	BZ Black	PCR-120 Motion Sensor 8 Mounting Height	WSC-8 Motion Sensor 8 Mounting Height	UPMA-8 Universal Pole Mount Adapter	
	T2 Type 2	64LC 5 520mA	4K 4000K	8 8V/7V	SA Straight Arm Mount w/ Terminal Block	BK Black	PCR-240 Motion Sensor 4 Mounting Height			
	T3 Type 3	80LC 7 700mA	4K 4000K	5 5ABV	SBK Smooth Back (Construction)	WH White	PCR-277 Motion Sensor 4 Mounting Height	WSC-20 Motion Sensor 20 Mounting Height	UPMA-8 Universal Pole Mount Adapter	
	T4 Type 4	96LC 10 1000mA *Not available in WLC	5K 5000K		WH Universal Mount Terminal Block Mount (Pre-drill)	WH White	PCR-480 Motion Sensor 4 Mounting Height	WSC-40 Motion Sensor 40 Mounting Height	BAWM Basket Arm Mount Adapter	
	T4A Type 4A Automatic				SWH Smooth Back Mount Arm Filter	SWH White	SPINER 3 1/2" x 7 1/2" x 10" square rotating on 3" post w/ 1/2" mounting bracket	WSC-40 Motion Sensor 40 Mounting Height	ROT-R Universal Pole Mount Right Angle	
	T5 Type 5				GM Knuckle Mount	GP Granite	PCR-480 Motion Sensor 4 Mounting Height		ROT-L Universal Pole Mount Left Angle	
	TSW Type 5 Wipe				WM Wall Mount *Requires UAM	GY Gray	DIM 0 to 100% Dimming Over	UMAP Universal Mount Arm Mount	CLS Backdoor cutoff shield 1" x 10" x 10" (used with UAM)	
	TSWR Type 5 Wipe Round				AWM Adjustable Wall Mount *Round Pole Pipes (Adjust 3/8") Use Blue ordered apparel	SL Silver Metallic	RFP-3" Round Pole Adapter	ECLS Edge Cap Lower Shield	RCLS Round cap cutoff shield 1" x 10" x 10" (used with UAM)	
							RFP-6" Round Pole Adapter	ADLS Arrow Light Shield	LCLS Lower cap cutoff shield 1" x 10" x 10" (used with UAM)	
							WVC Weather Vandal Resistant Conformal Coat Factory	BD Bar Door Shield	HS House shield	

VISIONAIRE LIGHTING

VL-PA-ING-001-F37

REV. 0

CRCABR-22-03

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waremalcomb.com

**STAFFORD LOGISTICS CENTER
TRAILER PARKING SITE PLAN
PHOTOMETRIC DETAILS**

AURORA. CO

[illegible]