

OWNER/DEVELOPER

ADVENTHEALTH  
DAVID NELSON  
6061 S WILLOW DR  
GREENWOOD VILLAGE, CO 80111  
(937) 825-2493

OWNER'S REPRESENTATIVE

ADAMS  
VALERIE WILKINS  
336 BROAD STREET, SUITE 300  
ROME, GA 30161  
(720) 799-3041

ARCHITECT

HKS, INC.  
DALE CLINGNER  
999 18TH STREET #2255N  
DENVER, CO 80202  
(720) 927-1650

CIVIL ENGINEER

KIMLEY-HORN AND ASSOCIATES, INC.  
ERIN GRIFFIN, PE  
6200 S SYRACUSE WAY, SUITE 300  
GREENWOOD VILLAGE, CO 80111  
(303) 228-2307

LANDSCAPE ARCHITECT

KIMLEY-HORN AND ASSOCIATES, INC.  
CHRISTOPHER HEPLER, PLA  
6200 S SYRACUSE WAY, SUITE 300  
GREENWOOD VILLAGE, CO 80111  
(303) 228-2319

TRAFFIC ENGINEER

KIMLEY-HORN AND ASSOCIATES, INC.  
CURTIS D. ROWE, PE, PTOE  
6200 S SYRACUSE WAY, SUITE 300  
GREENWOOD VILLAGE, CO 80111  
(303) 228-2300

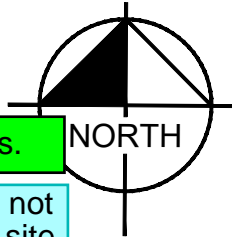
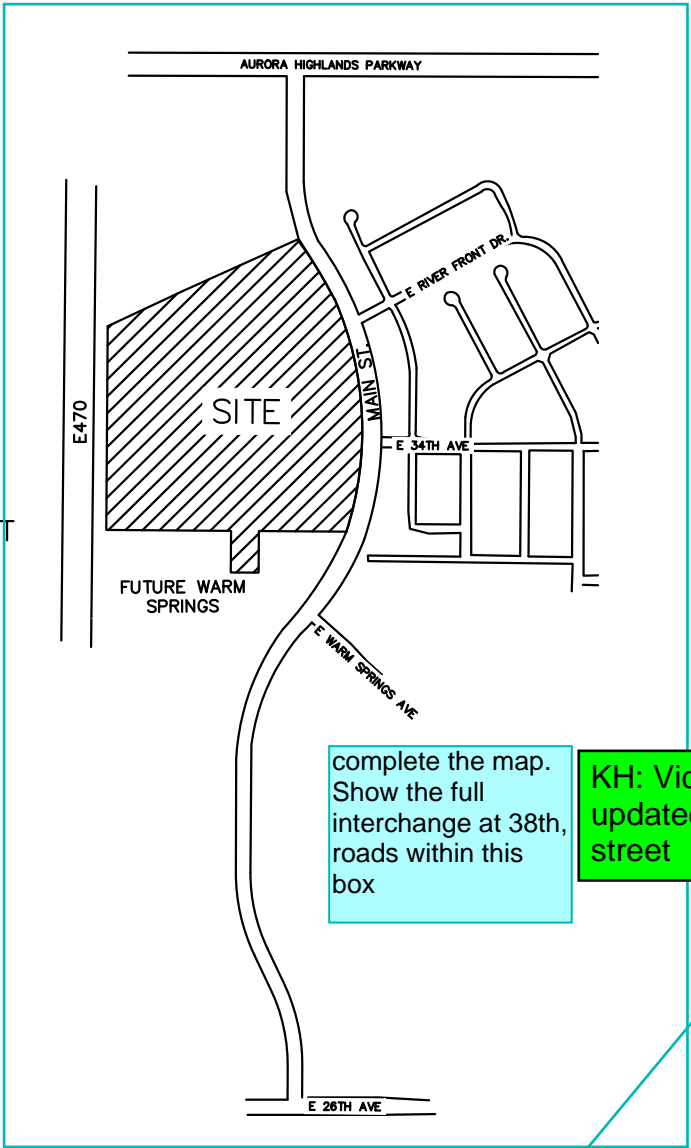
SURVEYOR

KIMLEY-HORN AND ASSOCIATES, INC.  
DARREN WOLTERSTORFF, PLS  
6200 S SYRACUSE WAY, SUITE 300  
GREENWOOD VILLAGE, CO 80111  
(720) 739-3134

ADVENTHEALTH AURORA HIGHLANDS - PHASE 1

SITE PLAN WITH ADJUSTMENT

LOT 1, BLOCK 1, THE AURORA HIGHLANDS SUBDIVISION FILING NO. 22  
LOCATED IN THE NORTHWEST QUARTER OF SECTION 30, TOWNSHIP 3 SOUTH, RANGE 65  
WEST AND THE NORTHEAST QUARTER OF SECTION 25, TOWNSHIP 3 SOUTH, RANGE 66  
WEST OF THE 6TH P.M. CITY OF AURORA, COUNTY OF ADAMS, STATE OF COLORADO



VICINITY MAP  
SCALE 1"= 1000'

LEGAL DESCRIPTION:

LOT 1, BLOCK 1, THE AURORA HIGHLANDS SUBDIVISION FILING NO. 22

BENCHMARK

BASIS OF ELEVATIONS: ELEVATIONS ARE BASED UPON CITY OF AURORA BENCHMARK "E-090A", A 3" BRASS CAP AT THE SOUTHEAST CORNER OF THE INTERSECTION OF E 26TH AND W 1ST AVENUE (ELEVATION = 5521.54 NAVD 88).

BASIS OF BEARINGS

BEARINGS ARE BASED ON THE WEST LINE OF LOT 1, BLOCK 1, THE AURORA HIGHLANDS SUBDIVISION FILING NO. 22, AS RECORDED AT REC. NO. 2022000065244 IN THE RECORDS OF THE CITY OF AURORA, COLORADO, BEARING N00°00'00", A DISTANCE OF 1,066.05 FEET, AS MONUMENTED AT BOTH ENDS BY A 1/2" DIA. STEEL REBAR WITH 1-1/4" ORANGE PLASTIC CAP STAMPED "PLS 38668 AZTEC".

PROJECT DATA

	PHASE 1	FUTURE
LAND AREA WITHIN PROPERTY LINES	37.781 AC (1,645,760 SF)	
NUMBER OF BUILDINGS	1 (SPRINKLERED)	N/A
MAXIMUM HEIGHT OF BUILDINGS	100'-0"	
HEIGHT OF PROPOSED BUILDING	72'-4"	N/A
BUILDING GROSS FLOOR AREA	87,588 SF	N/A
HOSPITAL USE (EMERGENCY DEPARTMENT AND IMAGING)	29,528 SF	N/A
MEDICAL OFFICE BUILDING USE	58,060 SF	N/A
IBC OCCUPANCY CLASS	I-2/B	N/A
IBC CONSTRUCTION TYPE	1A	N/A
TOTAL BUILDING COVERAGE AND <del>SEA</del>	29,528 SF (1.79%)	N/A
HARD SURFACE AREA	230,735 SF (14.02%)	N/A
LANDSCAPE AREA	301,744 SF (18.33%)	N/A
SEWALKS AND PATIOS	30,443 SF (1.85%)	N/A
UNDISTURBED	977,415 SF (59.39%)	N/A
ZONING CLASS	MU-R (MIXED USE-REGIONAL)	
CHARACTER AREA	SUBAREA C	
PROPOSED USE	MEDICAL OFFICE, EMERGENCY FACILITY, OUTPATIENT CLINIC AND HELIPAD	N/A
MAXIMUM PERMITTED/ALLOWABLE SIGN AREA	600	N/A
PROPOSED TOTAL SIGN AREA	488	N/A
PROPOSED NUMBER OF SIGNS	8	N/A
PROPOSED MONUMENT SIGN	2	N/A
PROPOSED MONUMENT SIGN AREA	489	N/A
Actual total of proposed signage = 977 sf		
SUMMARY OF PARKING	KH: Per discussions on 8/27, we were to remove all references to proposed signage and provide just the maximum. Signage to be determined with creative sign plan	
TOTAL NUMBER OF PARKING SPACES	8 / 17	N/A
SPACES FOR HOSPITAL USE (EMERGENCY & IMAGING)	1 / 4	N/A
SPACES FOR MEDICAL OFFICE BUILDING USE	16 / 16	N/A
STANDARD ADA SPACES		

KH: Phase 1 area added and the future column remained as the future phases will have different areas within the property lines

can the grayed out area on Sheet 3 be identified as Phase 1? Is there a reason not to do that? The "future" column could be removed then

KH: Updated areas.

the area and % do not equal 100% of the site area.

this should identify the max based on building frontage. It is not automatically 600 sf. Include the calculations to show max.

KH: Per discussions on 8/27, we were to remove all references to proposed signage and provide just the maximum. Signage to be determined with creative sign plan

SHEET INDEX	
SHEET NO.	SHEET TITLE
1	COVER SHEET
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15 - 23	DETAILED GRADING PLAN
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52 - 54	SITE PHOTOMETRIC PLAN
55 - 57	CUT SHEETS

lighting?

KH: Sheets renamed.

ADJUSTMENTS

shift signature blocks up

KH: signature block moved.

1. CITY CODE SECTION 146-4.7.5(E) - ADJUSTMENT TO PHASE THE DESIGN AND INSTALLATION OF THE SPECIAL LANDSCAPE BUFFER ALONG E-470. THE OVERALL AURORA HIGHLANDS DEVELOPMENT WILL DESIGN AND PERMIT THE LANDSCAPING WITHIN THE SPECIAL LANDSCAPE BUFFER TO PROVIDE CONSISTENCY AND CONTINUITY OF THE LANDSCAPE DESIGN ALONG THE ENTIRE SUBDIVISION'S FRONTAGE.  
2. CITY CODE SECTION 146-4.10.5(E) - ADJUSTMENT TO ALLOW FOR THE SITE PLAN TO BE CONSIDERED AS A PROPERTY WITH MULTIPLE USERS TO ALLOW ADDITIONAL WALL SIGN FOR EACH PUBLIC STREET OR HIGHWAY. THE BUILDING IS A UNIQUE DESTINATION PROPERTY FOR OUTPATIENT AND EMERGENCY SERVICES AND WAYFINDING FROM ADJACENT STREETS AND INTERSTATE IS PARAMOUNT FOR PUBLIC ACCESS AND RECOGNITION. CONSIDERING THE EMERGENCY DESIGNATORS AS THE ADDITIONAL SIGN, THE DESIGN PROPOSES A BRANDING SIGN FOR EACH ELEVATION AND A SINGLE MONUMENT SIGN OFF OF MAIN STREET - TOTAL COUNT FIVE WITH FOUR ADDITIONAL SIGNS.  
3. CITY CODE SECTION 146-4.10.8 - ADJUSTMENT TO CONSIDER THE SITE A 'LARGE, INTEGRATED DEVELOPMENT'. WITH FUTURE DEVELOPMENT OF THE HOSPITAL, THE SITE MAY BE CONSIDERED A 'LARGE, INTEGRATED DEVELOPMENT' AND IS A DEVELOPMENT IN AN MU-R ZONE DISTRICT WITH CONSIDERATION FOR SIGNAGE THAT MONUMENT OR GROUND SIGN AT THE PRIMARY MAIN STREET AS WELL AS A 'MARQUEE' TYPE SIGN SIGNIFICANTLY FROM E-470.

KH: adjustments moved.

move adjustments

AMENDMENTS

Amendment box needs to be larger

KH: amendment box increased

LEGAL DESCRIPTION: LOT 1, BLOCK 1, THE AURORA HIGHLANDS SUBDIVISION FILING NO. 22

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, SCANNELL PROPERTIES #505, LLC, AS ITS INTEREST MAY APPEAR OF RECORD HAS CAUSED THESE PRESENTS TO BE EXECUTED

THIS \_\_\_\_\_ DAY OF \_\_\_\_\_ AD. \_\_\_\_\_

BY: \_\_\_\_\_  
TITLE: AUTHORIZED SIGNATORY

STATE OF \_\_\_\_\_

COUNTY OF \_\_\_\_\_

THE FORGOING INSTRUMENT WAS ACKNOWLEDGED BEFORE ME, THIS \_\_\_\_\_ DAY OF 20\_\_\_\_.

\_\_\_\_\_  
(NOTARY PUBLIC) NOTARY SEAL

MY COMMISSION EXPIRES \_\_\_\_\_

NOTARY BUSINESS ADDRESS:

KH: Lines added.

add lines. TYP

CITY OF AURORA APPROVALS

CITY ATTORNEY: \_\_\_\_\_

DATE: \_\_\_\_\_

PLANNING DIRECTOR: \_\_\_\_\_

DATE: \_\_\_\_\_

PLANNING AND ZONING COMMISSION: \_\_\_\_\_

DATE: \_\_\_\_\_

CITY COUNCIL: \_\_\_\_\_

DATE: \_\_\_\_\_

ATTEST: \_\_\_\_\_

DATE: \_\_\_\_\_

DATABASE APPROVAL: \_\_\_\_\_

DATE: \_\_\_\_\_

Kimley»Horn

ADVENTHEALTH AURORA HIGHLANDS - PHASE 1  
CITY OF AURORA, COUNTY OF ADAMS  
SITE PLAN WITH ADJUSTMENT  
COVER SHEET

DATE: 07/08/2024  
DESIGNED BY: CRA  
DRAWN BY: SPD  
CHECKED BY: ELG

FILE NO. 196315000\_CV  
PROJECT NO. 196315000

SHEET NO.

1

include what ratios were used to determine required for each use



CITY OF AURORA SITE PLAN NOTES:

1. THE DEVELOPER, SUCCESSORS OR ASSIGNS, INCLUDING THE HOMEOWNERS OR MERCHANTS ASSOCIATION, SHALL BE RESPONSIBLE FOR INSTALLATION, MAINTENANCE AND REPLACEMENT OF ALL FIRE LANE SIGNS AS REQUIRED BY THE CITY OF AURORA.
2. RIGHT-OF-WAY FOR INGRESS AND EGRESS FOR EMERGENCY VEHICLES IS GRANTED OVER, ACROSS, ON, AND THROUGH ANY AND ALL PRIVATE ROADS, WAYS, FIRE LANES EASEMENTS OR FIRE LANE CORRIDORS NOW OR HEREAFTER ESTABLISHED ON THE DESCRIBED PROPERTY, WHERE DEDICATED AS A FIRE LANE EASEMENT OR DESIGNATED AS A FIRE LANE CORRIDOR, THE ROADWAY SHALL BE POSTED "NO PARKING - FIRE LANE".
3. "ACCESSIBLE EXTERIOR ROUTES" SHALL BE PROVIDED FROM PUBLIC TRANSIT ACCESSIBLE PARKING, ACCESSIBLE PASSENGER LOADING ZONES AND PUBLIC ACCESSIBLE BUILDING ENTRANCE THEY SERVE. AT LEAST 50% OF ALL BUILDINGS SHALL BE THE MOST PRACTICAL DIRECT ROUTE. NO SLOPE ALONG THIS ROUTE SHALL BE GREATER THAN 1:20 WITHOUT PROVIDING A RAMP WITH A MAXIMUM SLOPE OF 1:12 AND HANDRAILS. CROSSWALKS ALONG THIS ROUTE SHALL BE WIDE ENOUGH TO WHOLLY CONTAIN THE CROSSWALK WITH A MINIMUM WIDTH OF 36" AND SHALL BE PAINTED WITH WHITE STRIPES. ACCESSIBLE MEANS OF EGRESS SHALL BE CONTINUOUS FROM EACH ACCESSIBLE OCCUPIED AREA TO THE PUBLIC WAY. THE "ACCESSIBLE EXTERIOR ROUTE" SHALL COMPLY WITH IBC CHAPTER 11, AND ICC A117.1.
4. THE APPLICANT HAS THE OBLIGATION TO COMPLY WITH ALL APPLICABLE REQUIREMENTS OF THE AMERICANS WITH DISABILITIES ACT.
5. THE DEVELOPER, SUCCESSORS OR ASSIGNS, SHALL BE RESPONSIBLE FOR INSTALLATION, MAINTENANCE AND REPLACEMENT OF ALL LANDSCAPING MATERIALS SHOWN OR INDICATED ON THE APPROVED SITE PLAN OR LANDSCAPE PLAN ON FILE IN THE PLANNING AND DEVELOPMENT SERVICES DEPARTMENT. ALL LANDSCAPING WILL BE INSTALLED PRIOR TO ISSUANCE OF CERTIFICATE OF OCCUPANCY.
6. ALL CROSSINGS OR ENCROACHMENTS INTO EASEMENTS AND RIGHTS-OF-WAY OWNED BY THE CITY OF AURORA ("CITY") IDENTIFIED AS BEING PRIVATELY-OWNED AND MAINTAINED HEREIN ARE ACKNOWLEDGED BY THE UNDERSIGNED AS BEING SUBJECT TO CITY'S USE AND OCCUPANCY OF SAID EASEMENTS OR RIGHTS-OF-WAY. THE UNDERSIGNED, ITS SUCCESSORS AND ASSIGNS, FURTHER AGREES TO REMOVE, REPAIR, REPLACE, RELOCATE, MODIFY, OR OTHERWISE ADJUST SAID CROSSINGS OR ENCROACHMENTS UPON REQUEST FROM THE CITY AND AT NO EXPENSE TO THE CITY. THE CITY RESERVES THE RIGHT TO MAKE FULL USE OF THE EASEMENTS AND RIGHTS-OF-WAY AS MAY BE NECESSARY OR CONVENIENT AND THE CITY RETAINS ALL RIGHTS TO OPERATE, MAINTAIN, INSTALL, REPAIR, REMOVE OR RELOCATE ANY CITY FACILITIES LOCATED WITHIN SAID EASEMENTS AND RIGHTS-OF-WAY AT ANY TIME AND IN SUCH A MANNER AS IT DEEMS NECESSARY OR CONVENIENT.
7. IN LOCATIONS WHERE UTILITY EASEMENTS OVERLAP DRAINAGE EASEMENTS, ONLY SUBSURFACE UTILITIES SHALL BE PERMITTED WITHIN THE PORTION OF THE UTILITY EASEMENT THAT OVERLAPS THE DRAINAGE EASEMENT. INSTALLATION OF ABOVE GROUND UTILITIES WITHIN A DRAINAGE EASEMENT REQUIRES PRIOR WRITTEN APPROVAL BY THE CITY ENGINEER.
8. THE APPROVAL OF THIS DOCUMENT DOES NOT CONSTITUTE FINAL APPROVAL OF GRADING, DRAINAGE, UTILITY, PUBLIC IMPROVEMENTS AND BUILDING PLANS. CONSTRUCTION PLANS MUST BE REVIEWED AND APPROVED BY THE APPROPRIATE AGENCY PRIOR TO THE ISSUANCE OF BUILDING PERMITS.
9. ALL BUILDING ADDRESS NUMBERS SHALL COMPLY WITH SECTIONS 126-271 AND 126-278 OF THE AURORA CITY CODE.
10. ALL ROOFTOP MECHANICAL EQUIPMENT AND VENTS GREATER THAN EIGHT (8) INCHES IN DIAMETER MUST BE SCREENED. SCREENING MAY BE DONE EITHER WITH AN EXTENDED PARAPET WALL OR A FREESTANDING SCREEN WALL. SCREENS SHALL BE AT LEAST AS HIGH AS THE EQUIPMENT THEY HIDE. IF EQUIPMENT IS VISIBLE BECAUSE SCREENS DON'T MEET THIS MINIMUM HEIGHT REQUIREMENT, THE DIRECTOR OF PLANNING AND DEVELOPMENT SERVICES MAY REQUIRE CONSTRUCTION MODIFICATIONS PRIOR TO THE ISSUANCE OF A PERMANENT CERTIFICATE OF OCCUPANCY.
11. NOTWITHSTANDING ANY SURFACE IMPROVEMENTS, LANDSCAPING, PLANTING OR CHANGES SHOWN IN THESE SITE OR CONSTRUCTION PLANS, OR ACTUALLY CONSTRUCTED OR PUT IN PLACE, ALL UTILITY EASEMENTS MUST REMAIN UNOBSTRUCTED AND FULLY ACCESSIBLE ALONG THEIR ENTIRE LENGTH TO ALLOW FOR ADEQUATE MAINTENANCE EQUIPMENT. ADDITIONALLY, NO INSTALLATION, PLANTING, CHANGE IN THE SURFACE, ETC., SHALL INTERFERE WITH THE OPERATION OF THE UTILITY LINES PLACED WITHIN THE EASEMENT. BY SUBMITTING THESE SITE OR CONSTRUCTION PLANS FOR APPROVAL, THE LANDOWNER RECOGNIZES AND ACCEPTS THE TERMS, CONDITIONS AND REQUIREMENTS OF THIS NOTE.
12. ALL INTERESTED PARTIES ARE HEREBY ALERTED THAT THIS SITE PLAN IS SUBJECT TO ADMINISTRATIVE CHANGES AND AS SHOWN ON THE ORIGINAL SITE PLAN ON FILE IN THE AURORA CITY PLANNING AND DEVELOPMENT SERVICES DEPARTMENT. A COPY OF THE OFFICIAL CURRENT PLAN MAY BE OBTAINED THERE. LIKEWISE, SITE PLANS ARE REQUIRED TO AGREE WITH THE APPROVED SUBDIVISION PLAT OF RECORD AT THE TIME OF A BUILDING PERMIT; AND IF NOT, MUST BE AMENDED TO AGREE WITH THE PLAT AS NEEDED, OR VICE VERSA.
13. ERRORS IN APPROVED SITE PLANS RESULTING FROM COMPUTATIONS OR INCONSISTENCIES IN THE DRAWINGS MADE BY THE APPLICANT ARE THE RESPONSIBILITY OF THE PROPERTY OWNER OF RECORD. WHERE FOUND, THE CURRENT MINIMUM CODE REQUIREMENTS WILL APPLY AT THE TIME OF BUILDING PERMIT. PLEASE BE SURE THAT ALL PLAN COMPUTATIONS ARE CORRECT.
14. ALL REPRESENTATIONS AND COMMITMENTS MADE BY APPLICANTS AND PROPERTY OWNERS AT PUBLIC HEARINGS REGARDING THIS PLAN ARE BINDING UPON THE APPLICANT, PROPERTY OWNER, AND ITS HEIRS, SUCCESSORS, AND ASSIGNS.
15. ARCHITECTURAL FEATURES, SUCH AS BAY WINDOWS, FIREPLACES, ROOF OVERHANGS, GUTTERS, EAVES, FOUNDATIONS, FOOTINGS, CANTILEVERED WALLS, ETC., ARE NOT ALLOWED TO ENCROACH INTO ANY EASEMENT OR FIRE LANE.
16. THE DEVELOPER IS RESPONSIBLE FOR SIGNING AND STRIPING ALL PUBLIC STREETS. THE DEVELOPER IS REQUIRED TO PLACE TRAFFIC CONTROL, STREET NAME, AND GUIDE SIGNS ON ALL PUBLIC STREETS AND PRIVATE STREETS APPROACHING AN INTERSECTION WITH A PUBLIC STREET. SIGNS SHALL BE FURNISHED AND INSTALLED PER THE MOST CURRENT EDITIONS OF THE MANUAL ON UNIFORM TRAFFIC CONTROL DEVICES (MUTCD) AND CITY STANDARDS, SHOWN ON THE SIGNING AND STRIPING PLAN FOR DEVELOPMENT.
17. FIRE LANE AND HANDICAPPED PARKING SIGNAGE AND STRIPING SHALL BE APPROVED PACKAGE.

My apologies for requesting the removal of the gating note. The gating note is needed for the bollards in the fire lane, please add the gating note: THE DEVELOPER, HIS OR HER SUCCESSORS AND ASSIGNS SHALL BE RESPONSIBLE FOR INSTALLATION, MAINTENANCE AND REPLACEMENT OF THE ACCESS CONTROL GATE OR BARRIER SYSTEM TO ENSURE EMERGENCY VEHICLE ACCESS TO WITHIN THE SITE. IF THE ABOVE CONDITIONS ARE NOT MET, THE OWNERS, HIS OR HER SUCCESSORS AND ASSIGNS SHALL BE REQUIRED BY FIRE DEPARTMENT ORDER NOTICE THAT ALL AFFECTED GATES BE CHAINED AND LOCKED IN THE OPEN POSITION UNTIL REPAIRED OR REPLACED AND RETESTED TO ALL CITY OF AURORA STANDARDS AT THE TIME OF THE VIOLATION. IF THE GATING SYSTEM IS NOT MAINTAINED TO THE SATISFACTION OF THE FIRE DEPARTMENT, THE LICENSE FOR THE EMERGENCY VEHICLE GATE OPENING SYSTEM WILL BE REVOKED AND THE GATING SYSTEM MUST BE REMOVED. ELECTRONIC GATING SYSTEMS SHALL INCLUDE AN EMERGENCY VEHICLE GATE OPENING SYSTEM UTILIZING A REDUNDANCY BACK-UP SYSTEM THAT CONSISTS OF A SIREN OPERATED SYSTEM, AN AUTOMATIC KNOX KEY SWITCH AND A MANUAL OVERRIDE (IN THE EVENT OF SYSTEM FAILURE). GATING SYSTEMS WILL BE INSTALLED IN ACCORDANCE WITH THE "GATING SYSTEMS CROSSING FIRE APPARATUS ACCESS ROADS CHECKLIST". A SEPARATE BUILDING PERMIT THROUGH THE BUILDING DIVISION IS REQUIRED TO BE OBTAINED BY THE CONTRACTOR PRIOR TO THE INSTALLATION OF ANY GATING / BARRIER SYSTEM THAT CROSSES A DEDICATED FIRE LANE EASEMENT.

KH: Removable bollards removed, so note not required.

ADVENTHEALTH

LOT 1, BLOCK 1, LOCATED IN THE NORTHWEST AND THE NORTHWEST OF THE 6TH STREET

ADDITIONAL

1. ACCESSIBLE EXTERIOR PARKING AND ACCESSIBLE BUILDING AND ACCESSIBLE BUILDING ROUTE MUST BE LOCATED WITHIN A MINIMUM 7' TO THE BOTTOM OF LOWEST REQUIRED SIGN.
2. ALL SIGNS SHALL CONFORM WITH ALL CURRENT A.D.A., FEDERAL, STATE AND LOCAL CODES AND REGULATIONS.
3. PLACE "VAN ACCESSIBLE" SIGN IN FRONT OF VAN ACCESSIBLE SPACES ONLY.
4. THE APPLICANT HAS THE OBLIGATION TO COMPLY WITH ALL APPLICABLE REQUIREMENTS OF THE AMERICANS WITH DISABILITIES ACT.
5. EMERGENCY INGRESS AND EGRESS FOR SERVICE AND EMERGENCY VEHICLES IS GRANTED OVER, ACROSS, ON, AND THROUGH ANY AND ALL PRIVATE ROADS AND WAYS NOW OR HEREAFTER ESTABLISHED ON THE DESCRIBED PROPERTY, AND THE SAME ARE HEREBY DESIGNATED AS "SERVICE/EMERGENCY AND UTILITY EASEMENTS" AND SHALL BE POSTED "NO PARKING - FIRE LANE".
6. THE 2021 INTERNATIONAL FIRE CODE (IFC), REQUIRES ALL BUILDINGS TO BE ASSESSED FOR ADEQUATE EMERGENCY RESPONDER RADIO COVERAGE (ERRC). AT THE TIME THE STRUCTURE IS AT FINAL FRAME AND FINAL ELECTRICAL INSPECTIONS, THE GENERAL CONTRACTOR (GC) WILL BE REQUIRED TO HIRE A QUALIFIED INDEPENDENT 34D PARTY TO ASSESS THE RADIO FREQUENCY LEVELS WITHIN THE STRUCTURE. ONCE COMPLETED, THE 3RD PARTY WILL PROVIDE THE RESULTS OF THE TEST TO BOTH THE GC AND THE AURORA BUILDING DIVISION AS TO WHETHER THE STRUCTURE PASSED OR FAILED THE PRELIMINARY RADIO SURVEILLANCE. A STRUCTURE THAT HAS PASSED THIS SURVEILLANCE REQUIRES NO FURTHER ACTION BY THE GC. A FAILED RADIO SURVEILLANCE WILL REQUIRE A LICENSED CONTRACTOR TO SUBMIT PLANS TO THE AURORA BUILDING DIVISION TO OBTAIN A BUILDING PERMIT FOR THE INSTALLATION OF AN ERRC SYSTEM PRIOR TO INSTALLATION. THIS ASSESSMENT AND INSTALLATION IS AT THE OWNER OR DEVELOPERS EXPENSE. FUTURE INTERIOR OR EXTERIOR MODIFICATIONS TO THE STRUCTURE AFTER THE ORIGINAL CERTIFICATE OF OCCUPANCY IS ISSUED WILL REQUIRE A REASSESSMENT FOR ADEQUATE RADIO FREQUENCY COVERAGE.
7. ADVENTHEALTH, 6061 S WILLOW DR, GREENWOOD VILLAGE, CO, (937) 825-2493, SHALL BE RESPONSIBLE FOR PAYMENT OF 50% OF THE TRAFFIC SIGNALIZATION COSTS FOR THE INTERSECTION OF MAIN STREET AND 34TH AVENUE/SITE ACCESS, IF AND WHEN TRAFFIC SIGNAL WARRANTS ARE SATISFIED. TRAFFIC SIGNAL WARRANTS TO CONSIDER SHALL BE DESCRIBED IN THE MOST RECENTLY ADOPTED VERSION OF MANUAL ON UNIFORM TRAFFIC CONTROL DEVICES, AS OF THE DATE OR DATES OF ANY SUCH WARRANT STUDIES. FOR WARRANT PURPOSES, THE MINOR STREET APPROACH TRAFFIC SHALL TYPICALLY BE COMPROMISED OF ALL THROUGH AND LEFT-TURN MOVEMENT AND 50% OF RIGHT TURN MOVEMENTS UNLESS OTHERWISE DETERMINED BY THE TRAFFIC ENGINEER. PURSUANT TO 126-38 OF CITY CODE, THE PERCENTAGE OF THE TRAFFIC SIGNALIZATION COSTS IDENTIFIED ABOVE SHALL BE PAID TO THE CITY BY THE APPLICANT/OWNER, TO BE HELD IN ESCROW FOR SUCH PURPOSE, PRIOR TO THE ISSUANCE OF A BUILDING PERMIT FOR THE RELATED DEVELOPMENT OR AS OTHERWISE REQUIRED BY CITY CODE. THE PERCENTAGE ABOVE WILL BE APPLIED TO THE ENTIRE TRAFFIC SIGNALIZATION COST AS ESTIMATED AT THE TIME OF THE ESCROW DEPOSIT TO CALCULATE SPECIFIC DOLLAR FUNDING REQUIREMENT.

BLUE REFLECTIVE BACKGROUND

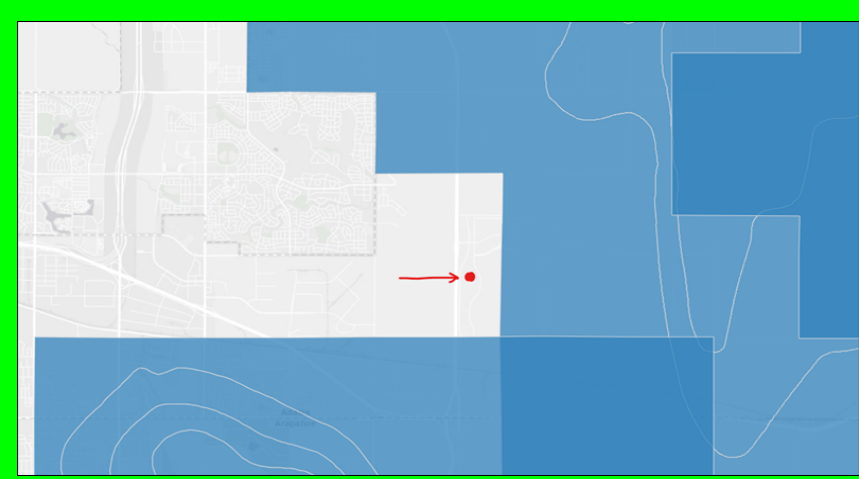
ALL LETTERING TO BE WHITE & A MINIMUM OF 2" HIGH

SYMBOL TO BE BLACK

WHITE RETROREFLECTIVE BACKGROUND

1. ALL SIGNS SHALL CONFORM WITH ALL CURRENT A.D.A., FEDERAL, STATE AND LOCAL CODES AND REGULATIONS.
2. PLACE "VAN ACCESSIBLE" SIGN IN FRONT OF VAN ACCESSIBLE SPACES ONLY.

ONE AT EACH HANDICAP SPACE. WHERE HANDICAP SPACES FACE EACH OTHER WITHOUT WALKWAY, THERE SHALL BE ONE POST WITH SIGNS MOUNTED BOTH SIDES



KH: Based on coordinate with the acoustical engineer for the project, this project is not within any airport influence area nor any airport noise contours (See Map Above). Therefore no further acoustical analysis is required for aircraft noise reduction. The site is not located within the designated zones defined in Section 22-425.

KH: Duplicate note removed.

Addition required for R4-7s

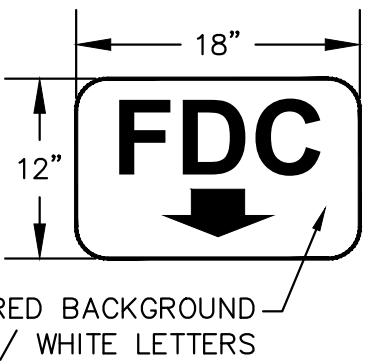
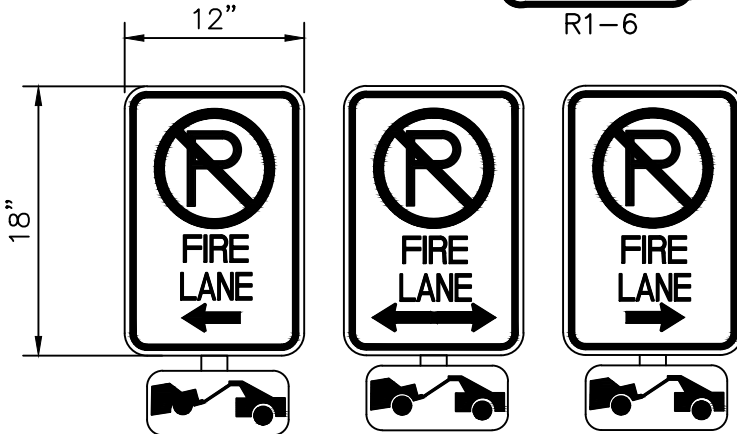
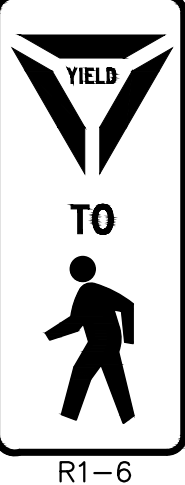
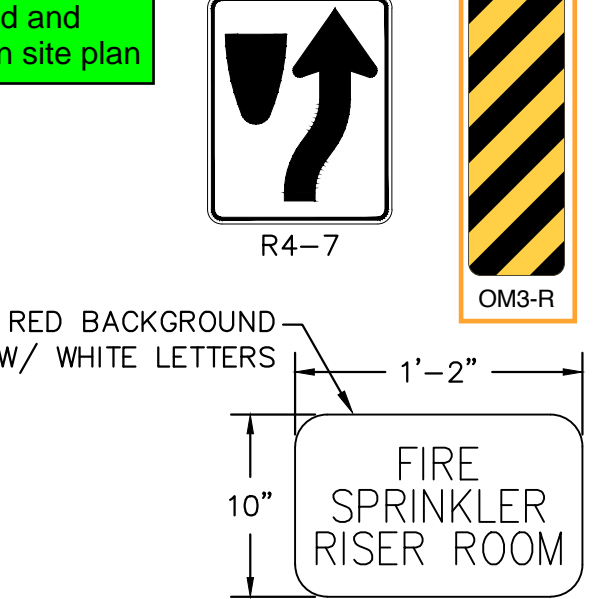
KH: Detail added and label updated on site plan

PHASE 1

NG NO. 22 SOUTH, RANGE 65 SOUTH, RANGE 66 OF COLORADO

PROPOSED SIGN LEGEND

1. ADA ACCESSIBILITY SIGN, R7-8 (12"x18")
2. VAN ACCESSIBLE SIGN, R7-8A
3. STOP SIGN, R1-1 (24"x24")
4. PEDESTRIAN CROSSING SIGN, R1-6 (12'x36")
5. EMERGENCY ENTRANCE, K-6519
6. FIRE LANE SIGN
7. FIRE DEPARTMENT CONNECTION
8. FIRE SPRINKLER RISER ROOM
9. KEEP RIGHT SIGN, R4-7 (24"x30")



- FIRE LANE NOTES:
1. SIGNS SHALL BE LOCATED AT THE RIGHT SIDE OF THE FIRE LANE ENTRANCE AND AT THE END OF THE FIRE LANE. THE INTERMEDIATE SIGNS SHALL HAVE DOUBLE HEADED ARROWS POINTING IN BOTH DIRECTIONS.
2. TYPICALLY, THE MAXIMUM SPACING OF THE FIRE LANE SIGNS IS 100' ON CENTER WITH SIGNS BEING PLACED ON BOTH SIDES OF THE FIRE LANE EASEMENT. WHERE EXCESSIVE CURVATURE OF THE FIRE LANE EXISTS, THE SPACING OF THE FIRE LANE SIGNAGE WILL BE INCREASED AS NEEDED.
3. THE SIGNS SHALL BE SET AT ANGLE OF NOT LESS THAN 30 DEGREES AND NOT MORE THAN 45 DEGREES WITH THE CURB OR LINE OF TRAFFIC FLOW.
4. FIRE LANE SIGNS SHOULD BE INSTALLED 2' BEHIND CURB OR SIDEWALK.
5. THE CLEARANCE TO THE BOTTOM OF THE SIGN SHALL BE 7 FEET. THERE SHALL BE NO OTHER SIGNS ATTACHED TO THE SIGN OR POST.
6. PLACEMENT OF THESE SIGNS CANNOT ENCROACH INTO THE 29' INSIDE TURNING RADIUS OF THE FIRE LANE EASEMENT, OBSTRUCT ANY FIRE HYDRANT OR FIRE DEPARTMENT CONNECTION OR ENCROACH INTO THE ACCESSIBLE ROUTE OF THE SIDEWALK AREA.

SITE PLAN LEGEND

- PROPERTY LINE
- LANDSCAPE BUFFER
- LIMITS OF PROJECT
- FRONT SETBACK
- MATCHLINE
- EX. EASEMENT LINE
- PROP. EASEMENT LINE
- HEAVY DUTY ASPHALT
- STANDARD DUTY ASPHALT
- EX. DIRT PATH
- EX. CONCRETE
- STANDARD CONCRETE
- HEAVY DUTY CONCRETE
- CLASS 6 ROADBASE
- LANDSCAPING
- CONCRETE SIDEWALK
- FIRE LANE
- ACCESSIBLE ROUTE
- PARKING COUNT
- FIRE HYDRANT
- TRANSFORMER
- SITE LIGHTING

Kimley»Horn

ADVENTHEALTH AURORA HIGHLANDS - PHASE 1  
CITY OF AURORA, COUNTY OF ADAMS  
SITE PLAN WITH ADJUSTMENT

DATE: 07/08/2024  
DESIGNED BY: CRA  
DRAWN BY: SPD  
CHECKED BY: ELG

FILE NO. 196315000\_CV  
PROJECT NO. 196315000

SHEET NO.

2

NOTES

REVISION NO. BY DATE APPR



KH: Drainage easement is vacated and reception number is provided on site plans for reference

this sign is in a large drainage easement and may have to be relocated.

KH: Text moved to not overwrite site plan information.

adjust text boxes to eliminate overwrites. No site plan information should be obscured by labels TYP

KH: Phase 1 area added to this plan and is provided in the site data table to differentiate phase 1 and total site area

this gray area is essentially Phase 1. What is the acreage? Identify that in the site data

see suggested condition. If this is not completed by the developer, the applicant will be responsible for providing the required 25' buffer with 1 tree and 10 shrubs per 30 lf along the E-470 frontage.

KH: Acknowledged. This condition has been added to the adjustment description to acknowledge the requirement.

UNPLATTED 'PARCEL A'  
SPECIAL WARRANTY DEED  
REC NO 2020000103795

is this the pond referenced in the letter of intro? label for reference

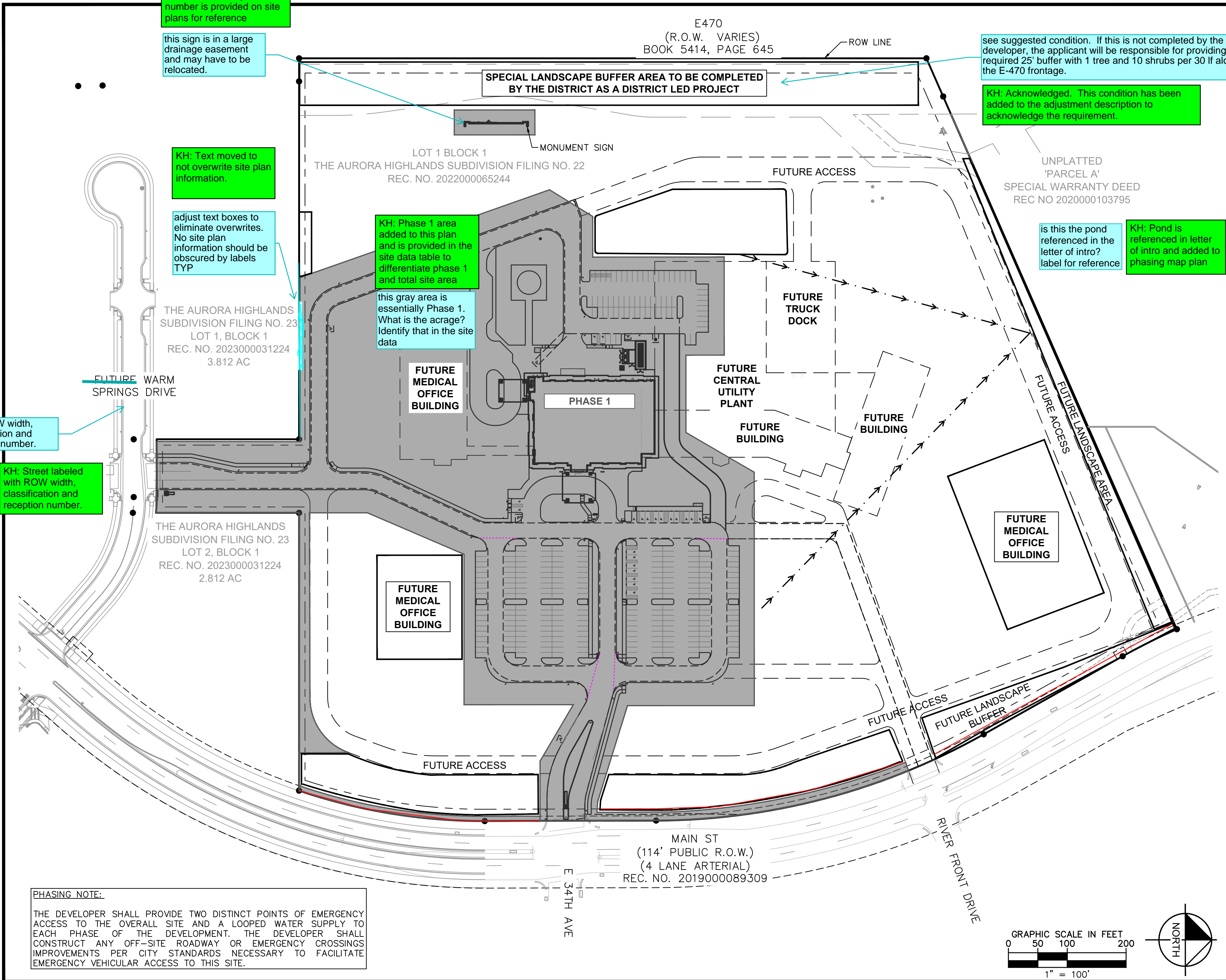
KH: Pond is referenced in letter of intro and added to phasing map plan

label ROW width, classification and reception number.

KH: Street labeled with ROW width, classification and reception number.

PHASING NOTE:

THE DEVELOPER SHALL PROVIDE TWO DISTINCT POINTS OF EMERGENCY ACCESS TO THE OVERALL SITE AND A LOOPED WATER SUPPLY TO EACH PHASE OF THE DEVELOPMENT. THE DEVELOPER SHALL CONSTRUCT ANY OFF-SITE ROADWAY OR EMERGENCY CROSSINGS IMPROVEMENTS PER CITY STANDARDS NECESSARY TO FACILITATE EMERGENCY VEHICULAR ACCESS TO THIS SITE.



**Kimley»Horn**  
KIMLEY-HORN AND ASSOCIATES, INC.  
6205 East Sprague Ave.  
Greenwood Village, Co 80111 (303) 228-2300

**ADVENTHEALTH AURORA HIGHLANDS - PHASE 1**  
CITY OF AURORA, COUNTY OF ADAMS  
SITE PLAN WITH ADJUSTMENT  
CONTEXT & PHASING MAP

DATE: 07/08/2024  
DESIGNED BY: CRA  
DRAWN BY: SPD  
CHECKED BY: ELG

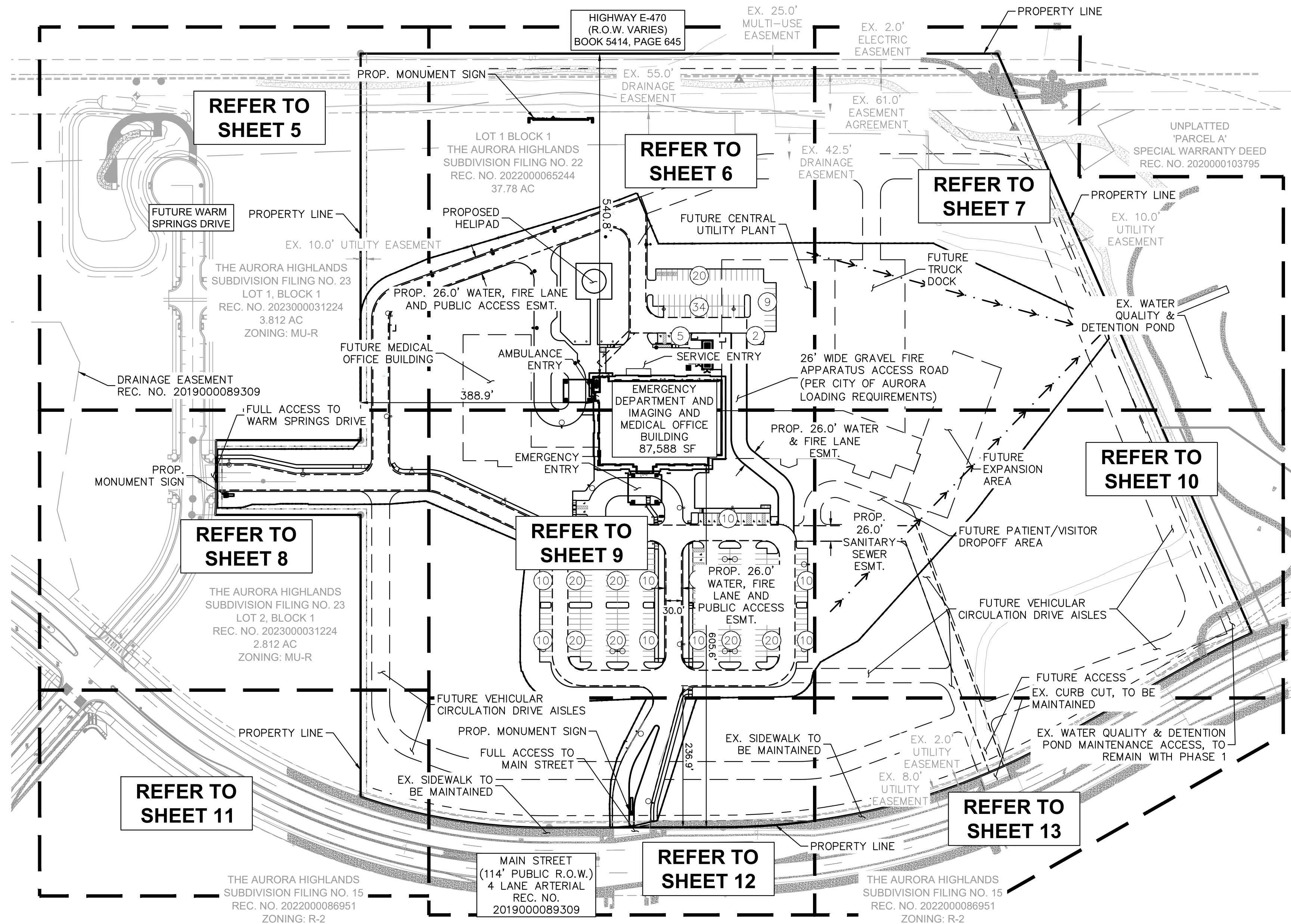
FILE NO. 196315000\_CTMP  
PROJECT NO. 196315000

SHEET NO.

3

NO.	REVISION	BY	DATE	APPR

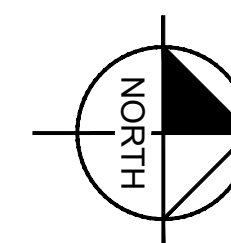
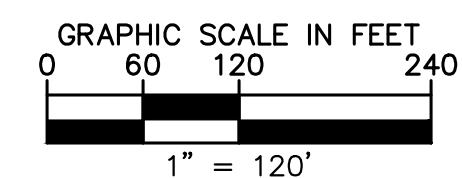




**PROJECT SITE PLAN NOTES:**

1. ALL DIMENSIONS ARE TO FACE OF CURB AND OUTSIDE FACE OF BUILDING UNLESS OTHERWISE NOTED.
2. SIGNS TO COMPLY WITH MUTCD LATEST EDITION UNLESS OTHERWISE NOTED.
3. ADJACENT PUBLIC IMPROVEMENTS, WARM SPRINGS (EDN 223103), SHALL BE COMPLETED AND ACCEPTED PRIOR TO ISSUANCE OF THE CERTIFICATE OF OCCUPANCY.
4. A LICENSE AGREEMENT IS REQUIRED FOR THE ALTERNATIVE SURFACING MATERIAL (CLASS 6 ROADBASE) WITHIN THE FIRE LANE LOCATED NORTH OF THE BUILDING.
5. ALL CONSTRUCTION VEHICLES (INCLUDING CONSTRUCTION WORKERS' VEHICLES) SHALL ACCESS THE SITE FROM MAIN STREET, VIA 26TH AVENUE AND NOT THROUGH ADJACENT RESIDENTIAL NEIGHBORHOOD(S).
6. THE DEVELOPER IS RESPONSIBLE FOR SIGNING AND STRIPING ALL PUBLIC STREETS. THE DEVELOPER IS REQUIRED TO PLACE TRAFFIC CONTROL, STREET NAME, AND GUIDE SIGNS ON ALL PUBLIC STREETS AND PRIVATE STREETS APPROACHING AN INTERSECTION WITH A PUBLIC STREET. SIGNS SHALL BE FURNISHED AND INSTALLED PER THE MOST CURRENT EDITIONS OF THE MANUAL OF UNIFORM TRAFFIC CONTROL DEVICES (MUTCD) AND CITY STANDARDS AND SHOWN ON THE SIGNING AND STRIPING PLAN FOR THE DEVELOPMENT.

LEGEND	
	PROPERTY LINE
	LIMITS OF CONSTRUCTION
	EX. EASEMENT LINE
	PROP. EASEMENT LINE
	PROP. SWALE



**ADVENTHEALTH AURORA HIGHLANDS - PHASE 1**  
CITY OF AURORA, COUNTY OF ADAMS  
SITE PLAN WITH ADJUSTMENT

DATE: 07/08/2024  
DESIGNED BY: CRA  
DRAWN BY: SPD  
CHECKED BY: ELG

FILE NO. 196315000\_OVSP  
PROJECT NO. 196315000

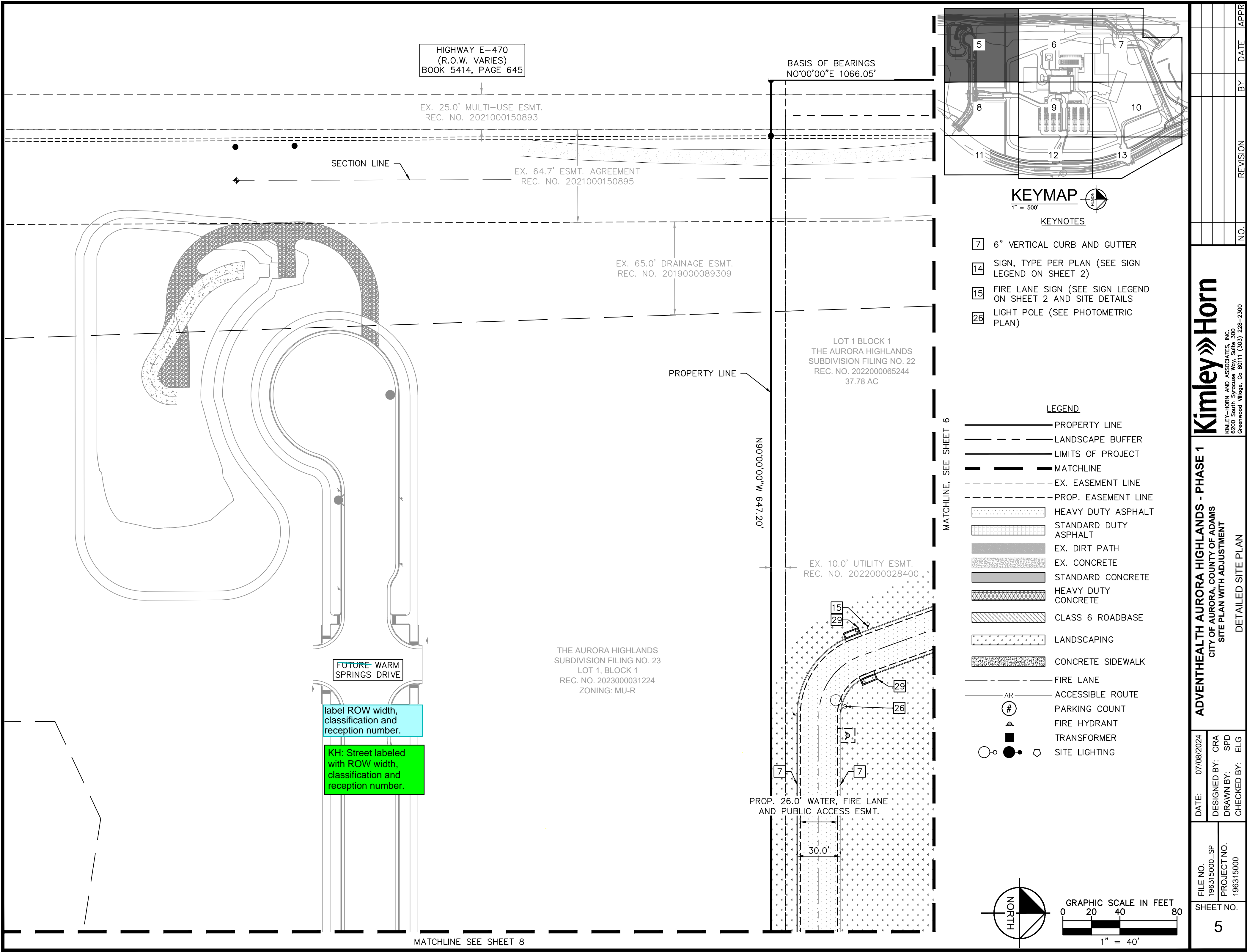
SHEET NO. 4

**Kimley»Horn**  
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6205 South State Street, Suite 300  
Greenwood Village, Co 80111 (303) 228-2300

NO.	REVISION	BY	DATE	APPR

OVERALL SITE PLAN

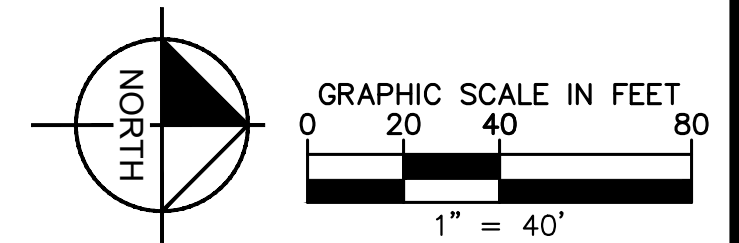
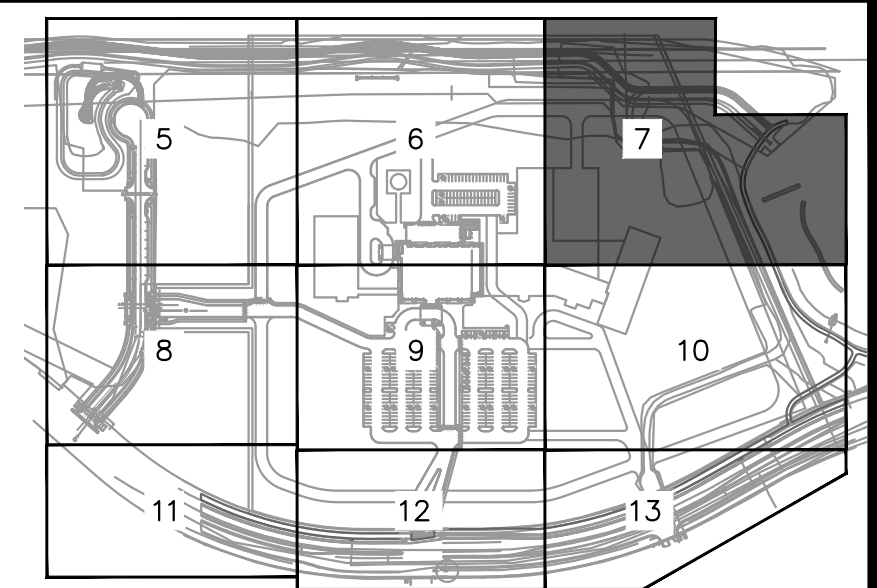
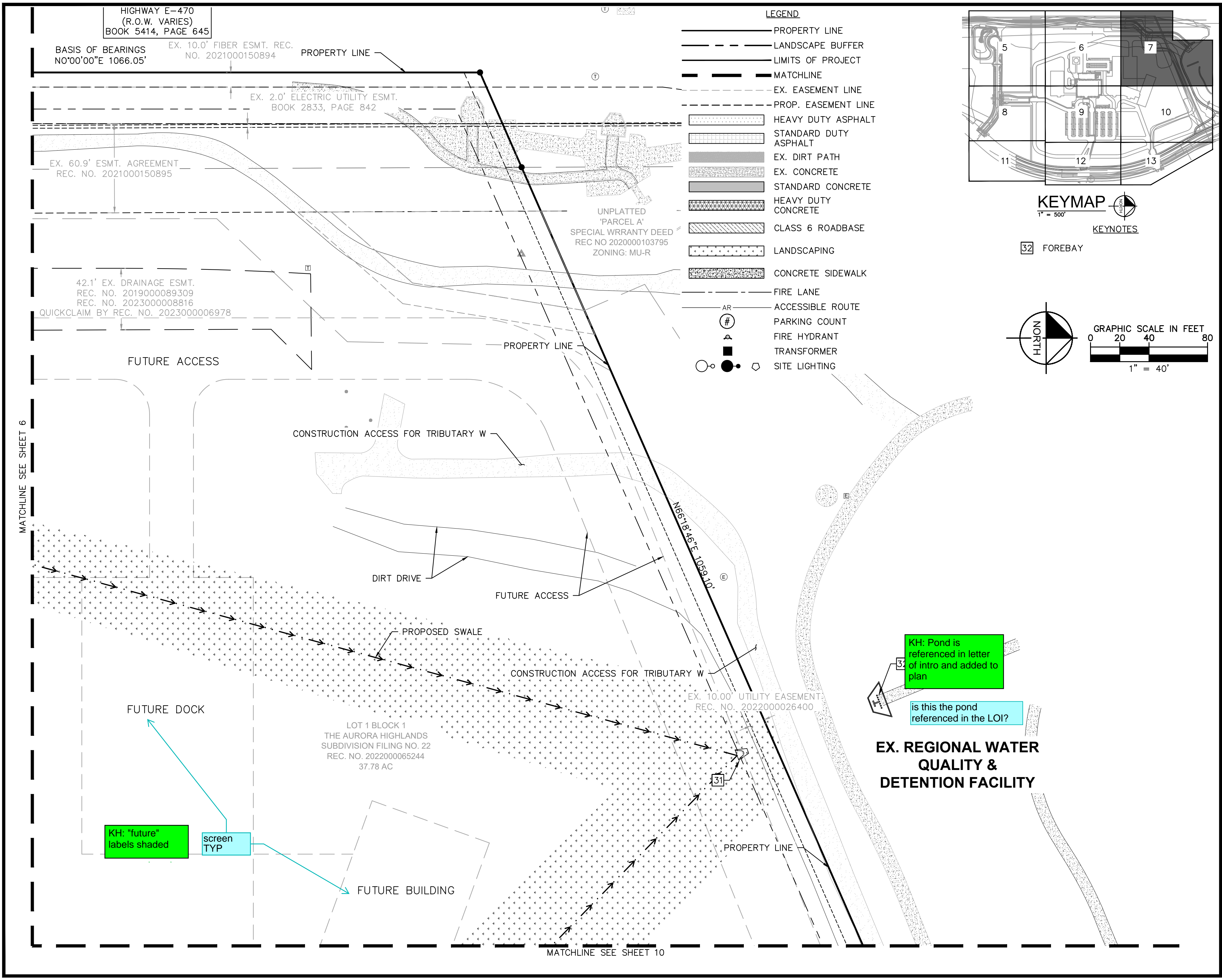












- LEGEND**
- PROPERTY LINE
  - LANDSCAPE BUFFER
  - LIMITS OF PROJECT
  - MATCHLINE
  - EX. EASEMENT LINE
  - PROP. EASEMENT LINE
  - HEAVY DUTY ASPHALT
  - STANDARD DUTY ASPHALT
  - EX. DIRT PATH
  - EX. CONCRETE
  - STANDARD CONCRETE
  - HEAVY DUTY CONCRETE
  - CLASS 6 ROADBASE
  - LANDSCAPING
  - CONCRETE SIDEWALK
  - FIRE LANE
  - ACCESSIBLE ROUTE
  - PARKING COUNT
  - FIRE HYDRANT
  - TRANSFORMER
  - SITE LIGHTING

KH: Pond is referenced in letter of intro and added to plan

is this the pond referenced in the LOI?

**EX. REGIONAL WATER QUALITY & DETENTION FACILITY**

KH: "future" labels shaded

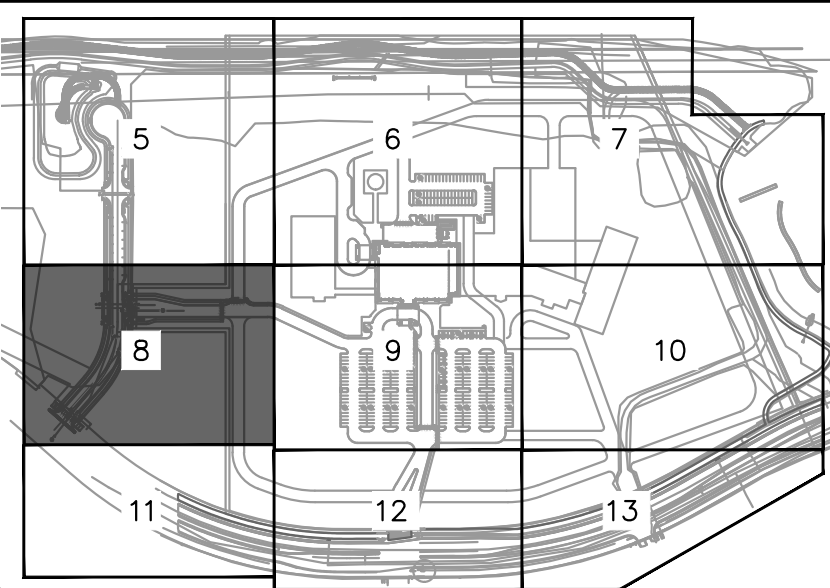
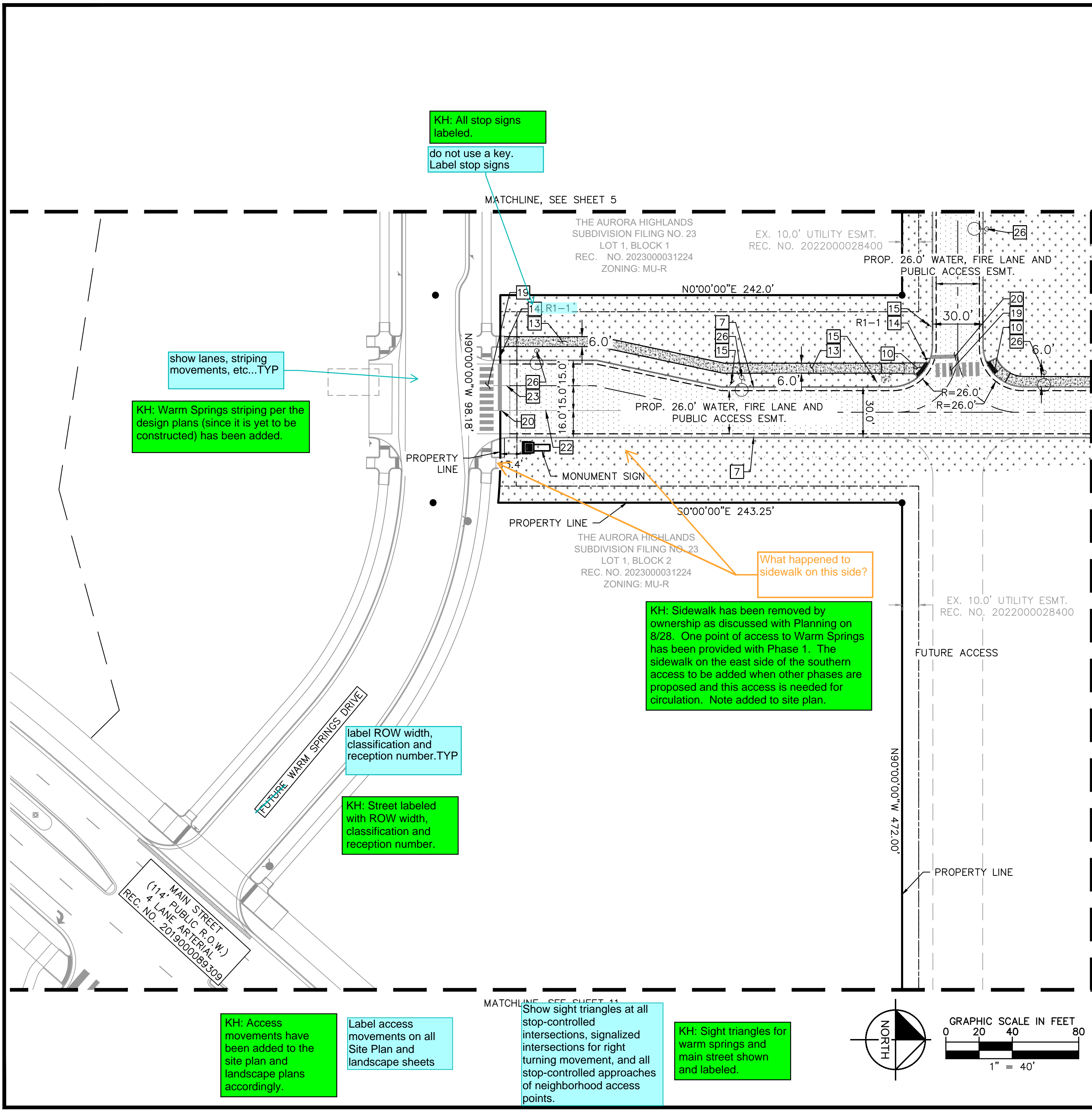
screen TYP

FUTURE BUILDING

FILE NO. 196315000_SP	DATE: 07/08/2024	DESIGNED BY: CRA	PROJECT NO. 196315000
SHEET NO. 7	CHECKED BY: ELG	DRAWN BY: SPD	
ADVENTHEALTH AURORA HIGHLANDS - PHASE 1 CITY OF AURORA, COUNTY OF ADAMS SITE PLAN WITH ADJUSTMENT DETAILED SITE PLAN			
NO. BY DATE APPR			
REVISION			
BY DATE APPR			

**Kimley»Horn**  
KIMLEY-HORN AND ASSOCIATES, INC.  
6205 S. W. 11th St., Suite 200  
Greenwood Village, Co 80111 (303) 228-2300





**KEYMAP**  
1" = 500'

**KEYNOTES**

- 1 EXISTING EASEMENT LINE
- 2 PROPOSED EASEMENT LINE
- 7 6" VERTICAL CURB AND GUTTER
- 8 MOUNTABLE CURB
- 10 CURB RAMP
- 13 4" THICK CONCRETE SIDEWALK
- 14 SIGN, TYPE PER PLAN (SEE SIGN LEGEND ON SHEET 2)
- 15 FIRE LANE SIGN (SEE SIGN LEGEND ON SHEET 2 AND SITE DETAILS)
- 19 8' WIDE PEDESTRIAN CROSSWALK
- 20 STOP BAR (2' STANDARD STRIPE, 6' OFF CENTER)
- 22 DOUBLE YELLOW SOLID LINE
- 23 SINGLE WHITE SOLID LINE
- 26 LIGHT POLE (SEE PHOTOMETRIC PLAN)

**LEGEND**

- PROPERTY LINE
- - - LANDSCAPE BUFFER
- LIMITS OF PROJECT
- - - MATCHLINE
- - - EX. EASEMENT LINE
- - - PROP. EASEMENT LINE
- [Pattern] HEAVY DUTY ASPHALT
- [Pattern] STANDARD DUTY ASPHALT
- [Pattern] EX. DIRT PATH
- [Pattern] EX. CONCRETE
- [Pattern] STANDARD CONCRETE
- [Pattern] HEAVY DUTY CONCRETE
- [Pattern] CLASS 6 ROADBASE
- [Pattern] LANDSCAPING
- [Pattern] CONCRETE SIDEWALK
- - - FIRE LANE
- - - AR ACCESSIBLE ROUTE
- [Symbol] # PARKING COUNT
- [Symbol] FIRE HYDRANT
- [Symbol] TRANSFORMER
- [Symbol] SITE LIGHTING

KH: All stop signs labeled.  
do not use a key.  
Label stop signs

show lanes, striping movements, etc...TYP

KH: Warm Springs striping per the design plans (since it is yet to be constructed) has been added.

label ROW width, classification and reception number.TYP

KH: Street labeled with ROW width, classification and reception number.

What happened to sidewalk on this side?

KH: Sidewalk has been removed by ownership as discussed with Planning on 8/28. One point of access to Warm Springs has been provided with Phase 1. The sidewalk on the east side of the southern access to be added when other phases are proposed and this access is needed for circulation. Note added to site plan.

KH: Access movements have been added to the site plan and landscape plans accordingly.

Label access movements on all Site Plan and landscape sheets

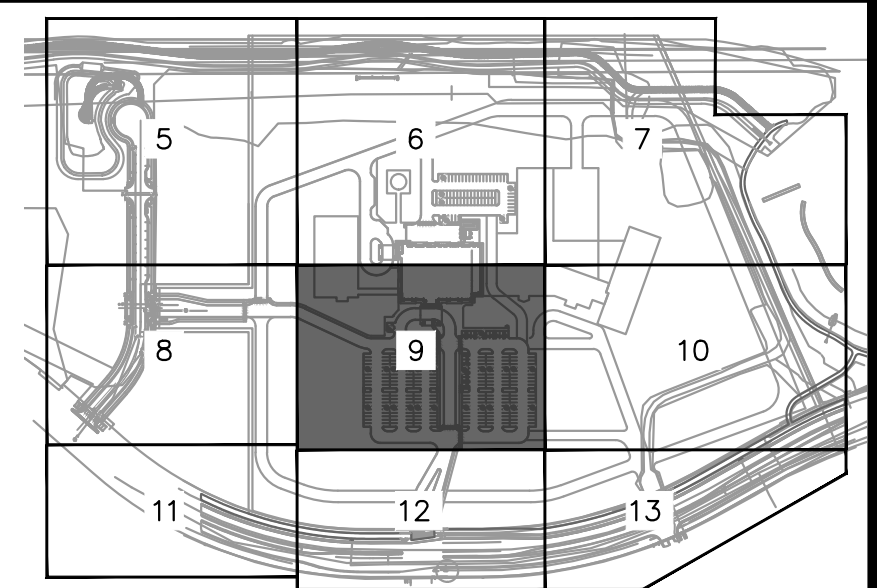
Show sight triangles at all stop-controlled intersections, signalized intersections for right turning movement, and all stop-controlled approaches of neighborhood access points.

KH: Sight triangles for warm springs and main street shown and labeled.

ADVENTHEALTH AURORA HIGHLANDS - PHASE 1		DATE: 07/08/2024	DESIGNED BY: CRA
CITY OF AURORA, COUNTY OF ADAMS		PROJECT NO. 196315000_SP	DRAWN BY: SPD
SITE PLAN WITH ADJUSTMENT		FILE NO. 196315000_SP	CHECKED BY: ELG
DETAILED SITE PLAN		SHEET NO. 8	
Kimley»Horn		BY DATE APPR	
KIMLEY-HORN AND ASSOCIATES, INC. 6205 South State Street Greenwood Village, Co 80111 (303) 228-2300		REVISION NO.	



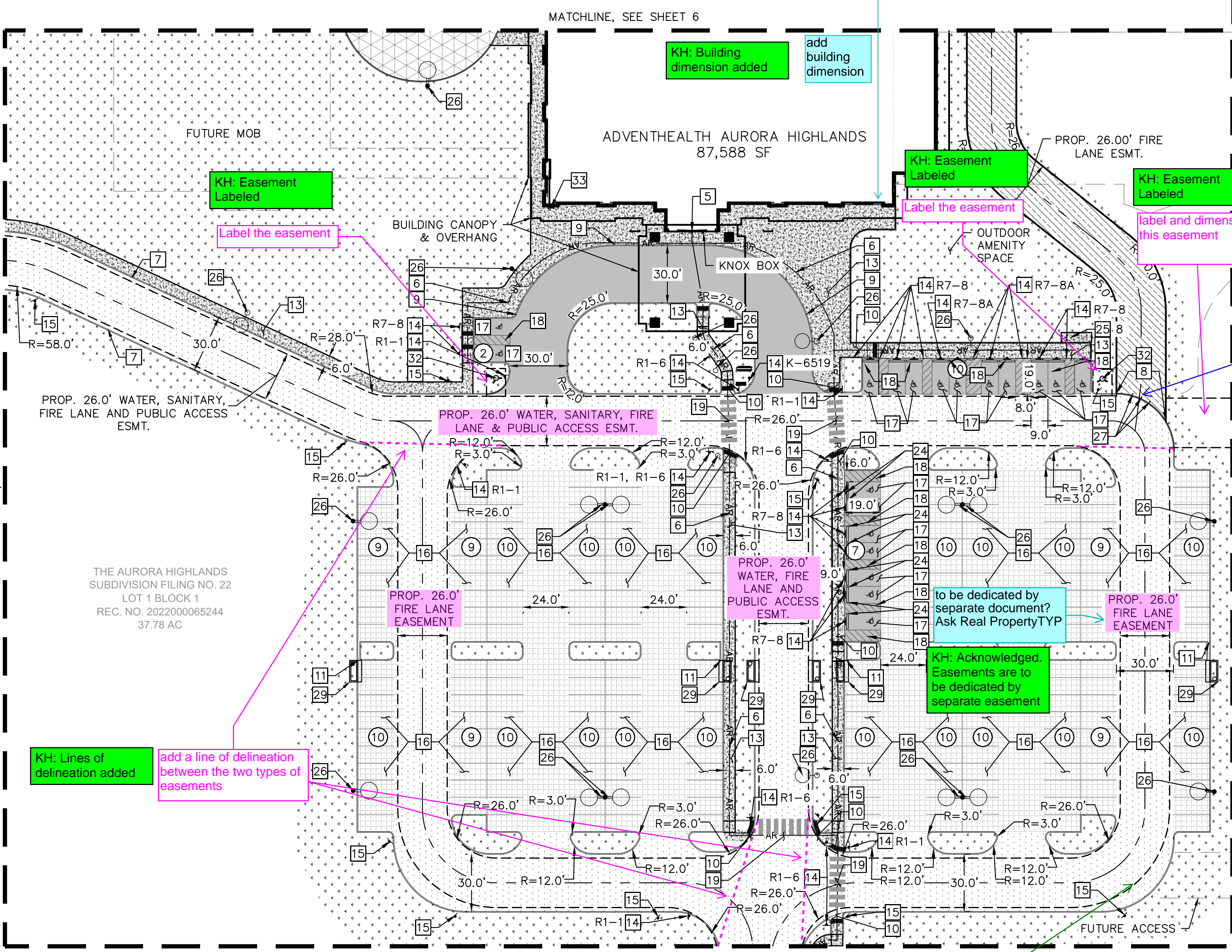
- LEGEND
- |                   |                        |                     |               |
|-------------------|------------------------|---------------------|---------------|
| PROPERTY LINE     | HEAVY DUTY ASPHALT     | CLASS 6 ROADBASE    | FIRE HYDRANT  |
| LANDSCAPE BUFFER  | STANDARD DUTY ASPHALT  | LANDSCAPING         | TRANSFORMER   |
| LIMITS OF PROJECT | EX. DIRT PATH          | CONCRETE SIDEWALK   | PARKING COUNT |
| MATCHLINE         | EX. CONCRETE           | FIRE LANE           | KNOX BOX      |
| EX. EASEMENT      | STANDARD DUTY CONCRETE | AR ACCESSIBLE ROUTE |               |
| PROP. EASEMENT    | HEAVY DUTY CONCRETE    | SITE LIGHTING       |               |



KEYMAP  
1" = 500'

KEYNOTES

- 3 BUILDING SETBACK LINE, WIDTH PER PLAN
- 5 BUILDING INGRESS/EGRESS DOOR
- 6 ACCESSIBLE ROUTE
- 7 6" VERTICAL CURB AND GUTTER
- 8 MOUNTABLE CURB
- 9 0" CURB
- 10 CURB RAMP
- 11 2' WIDE CURB CUT
- 13 4" THICK CONCRETE
- 14 SIGN, TYPE PER LEGEND ON SHEET 2
- 15 FIRE LANE SIGN (SEE SIGN LEGEND ON SHEET 2 AND SITE DETAILS)
- 16 STANDARD 90 DEGREE PARKING STALL (9'X19') WITH 4" SOLID WHITE PAINTED PAVEMENT MARKING
- 17 ACCESSIBLE PARKING STALL, DIMENSIONS PER PLAN
- 18 WHITE PAINTED DIAGONAL PAVEMENT MARKING (4" STANDARD STRIPE, 6" OFF CENTER)
- 19 8' WIDE PEDESTRIAN CROSSWALK
- 24 WHEEL STOPS
- 25 BIKE RACK, NUMBER PER PLAN (INVERTED "U")
- 26 LIGHT POLE (SEE PHOTOMETRIC PLAN)
- 27 REMOVEABLE BOLLARD
- 28 BOLLARD (SEE ARCHITECTURAL DETAILS)
- 29 STORM INLET
- 31 FLARED END SECTION
- 32 FIRE HYDRANT
- 33 FIRE DEPARTMENT CONNECTION (FDC) AND FDC SIGN



MATCHLINE, SEE SHEET 8

MATCHLINE, SEE SHEET 10

MATCHLINE, SEE SHEET 6

MATCHLINE, SEE SHEET 12

THE AURORA HIGHLANDS  
SUBDIVISION FILING NO. 22  
LOT 1 BLOCK 1  
REC. NO. 2022000065244  
37.78 AC

KH: Building dimension added

add building dimension

KH: Easement Labeled  
Label the easement

KH: Easement Labeled  
label and dimension this easement

Bollards in the fire lane easement will need a license agreement.

KH: Acknowledged; however, removable bollards have been removed

to be dedicated by separate document? Ask Real Property TYP

KH: Acknowledged. Easements are to be dedicated by separate easement

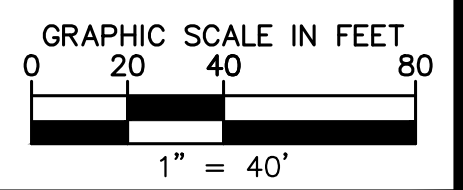
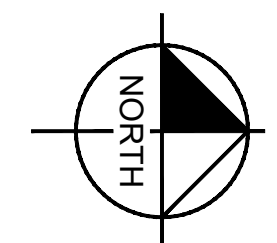
KH: Typo fixed

Provide removable bollard detail.

KH: Removable bollards have been removed as this area is a combination of mountable curb separating traffic from fire access. Once the next phases are developed, this area will change to vertical curb and include parking/landscaping once the expanded fire route is established.

Please also label the outside radii for fire lanes, where applicable (TYP). The fire lane radii should meet the requirements in Section 4.07.1.01 in the Roadway Manual.

KH: Outside radius labeled.



ADVENTHEALTH AURORA HIGHLANDS - PHASE 1  
CITY OF AURORA, COUNTY OF ADAMS  
SITE PLAN WITH ADJUSTMENT  
DETAILED SITE PLAN

FILE NO. 19631500  
PROJECT 19631500  
SHEET NO. 9

NO.	REVISION	BY	DATE	APPR

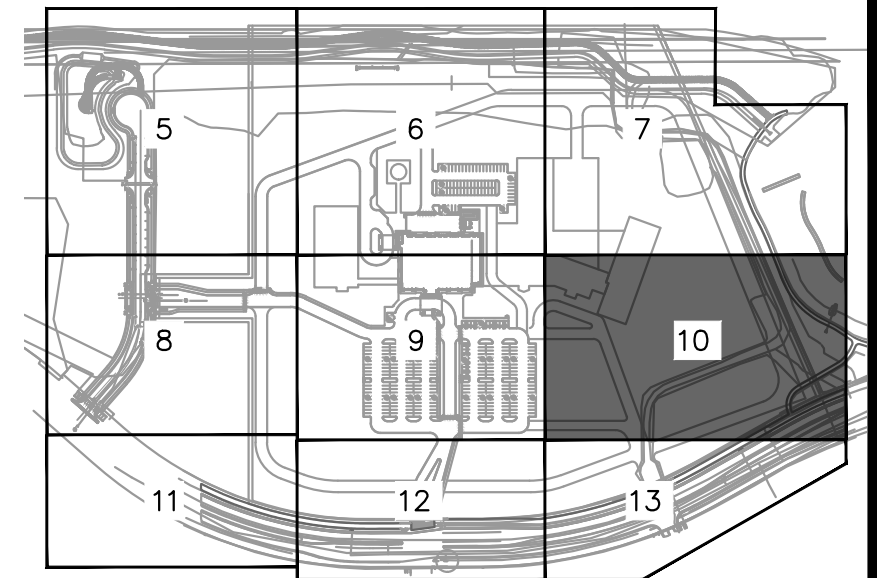


LEGEND

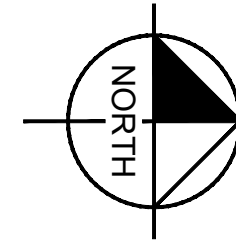
—	PROPERTY LINE	[Pattern]	HEAVY DUTY ASPHALT	[Pattern]	CLASS 6 ROADBASE	[Symbol]	FIRE HYDRANT
- - -	LANDSCAPE BUFFER	[Pattern]	STANDARD DUTY ASPHALT	[Pattern]	LANDSCAPING	[Symbol]	TRANSFORMER
—	LIMITS OF PROJECT	[Pattern]	EX. DIRT PATH	[Pattern]	CONCRETE SIDEWALK	[Symbol]	PARKING COUNT
- - -	MATCHLINE	[Pattern]	EX. CONCRETE	[Pattern]	FIRE LANE		
- - -	EX. EASEMENT	[Pattern]	STANDARD DUTY CONCRETE	[Pattern]	ACCESSIBLE ROUTE		
- - -	PROP. EASEMENT	[Pattern]	HEAVY DUTY CONCRETE	[Pattern]	SITE LIGHTING		

KEYNOTES

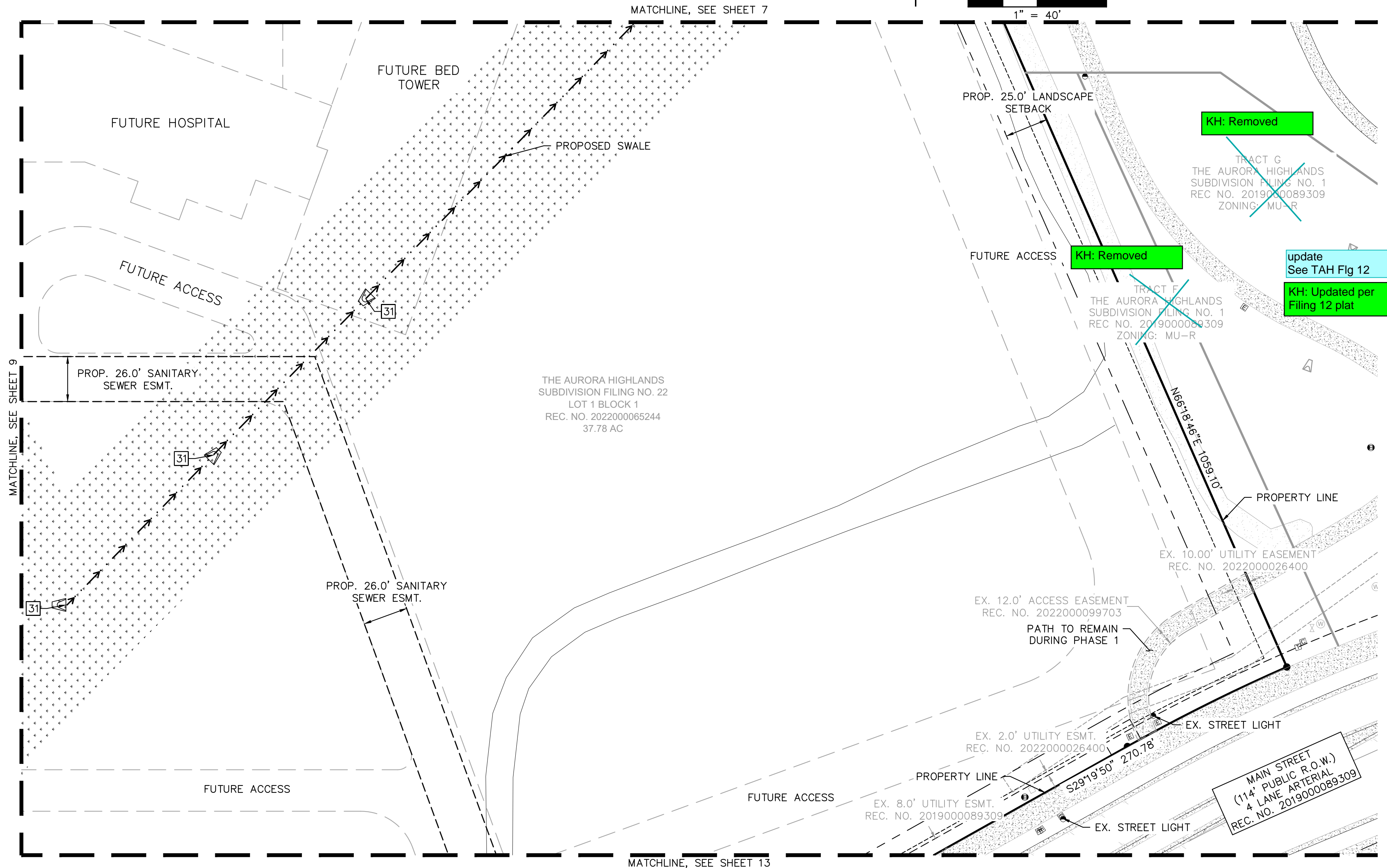
[31] FLARED END SECTION



KEYMAP  
1" = 500'



GRAPHIC SCALE IN FEET  
0 20 40 80  
1" = 40'



**Kimley»Horn**  
KIMLEY-HORN AND ASSOCIATES, INC.  
6205 Cedar Street, Suite 200  
Greenwood Village, Co 80111 (303) 228-2300

**ADVENTHEALTH AURORA HIGHLANDS - PHASE 1**  
CITY OF AURORA, COUNTY OF ADAMS  
SITE PLAN WITH ADJUSTMENT  
DETAILED SITE PLAN

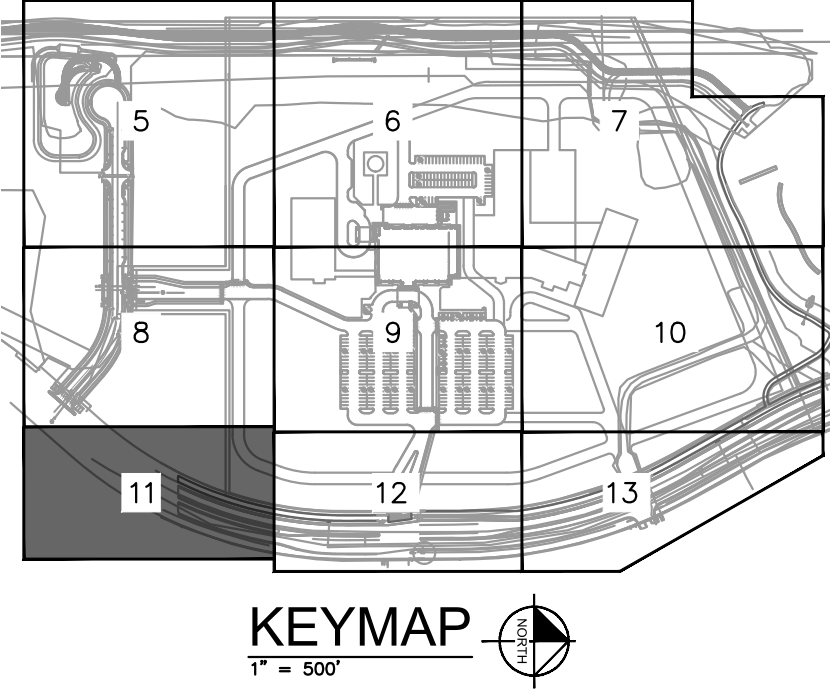
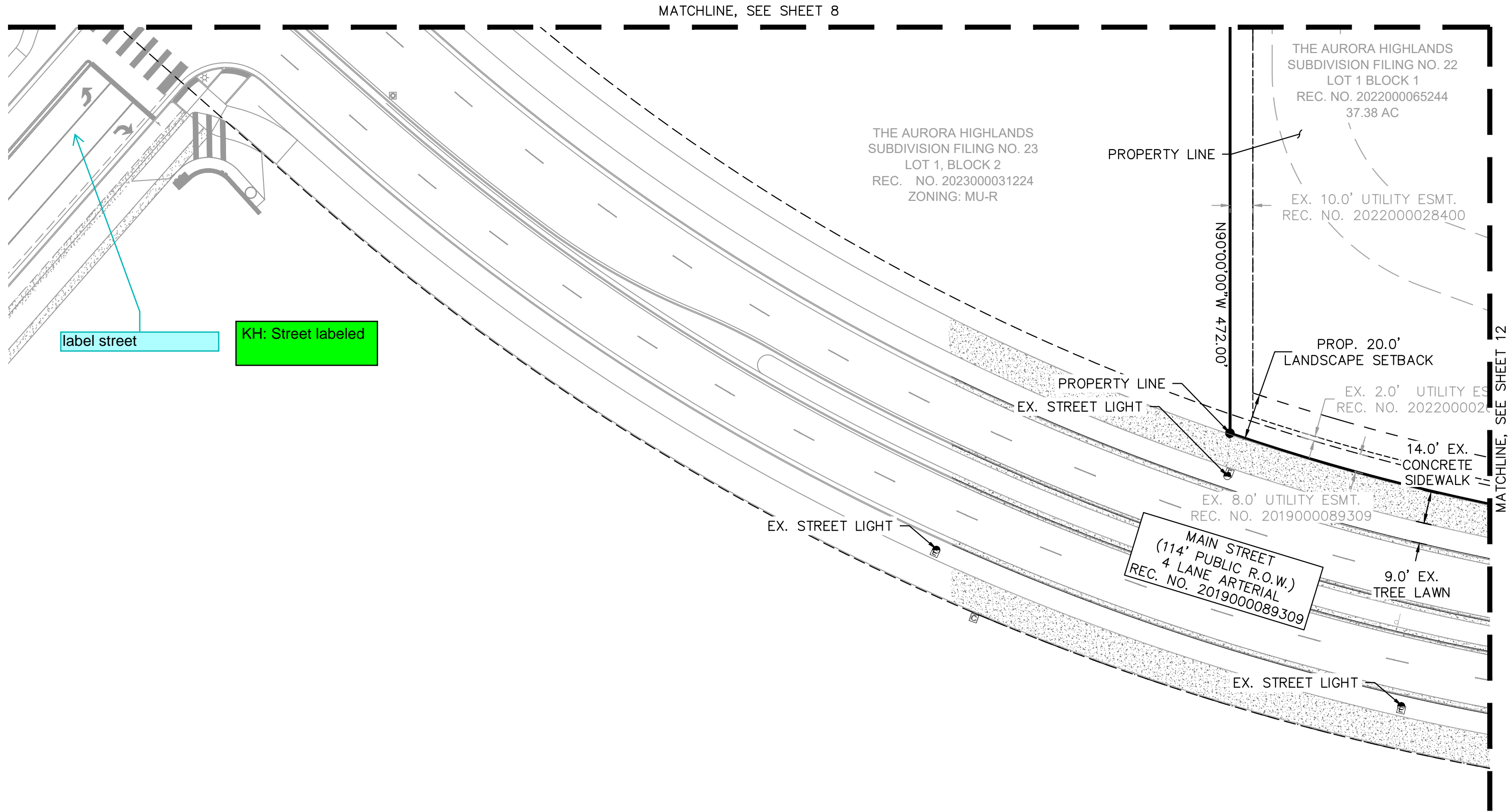
DATE: 07/08/2024  
DESIGNED BY: CRA  
DRAWN BY: SPD  
CHECKED BY: ELG

FILE NO. 196315000\_SP  
PROJECT NO. 196315000

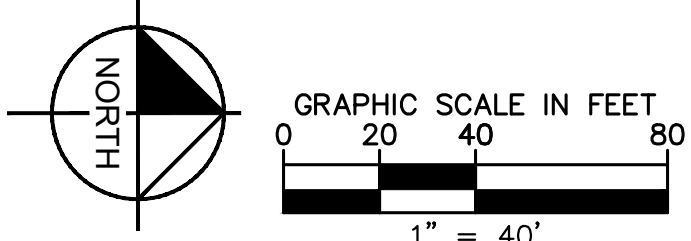
SHEET NO. 10

NO.	REVISION	BY	DATE	APPR





- LEGEND
- PROPERTY LINE
  - LANDSCAPE BUFFER
  - LIMITS OF PROJECT
  - MATCHLINE
  - EX. EASEMENT LINE
  - PROP. EASEMENT LINE
  - HEAVY DUTY ASPHALT
  - STANDARD DUTY ASPHALT
  - EX. DIRT PATH
  - EX. CONCRETE
  - STANDARD CONCRETE
  - HEAVY DUTY CONCRETE
  - CLASS 6 ROADBASE
  - LANDSCAPING
  - CONCRETE SIDEWALK
  - FIRE LANE
  - ACCESSIBLE ROUTE
  - PARKING COUNT
  - FIRE HYDRANT
  - TRANSFORMER
  - SITE LIGHTING

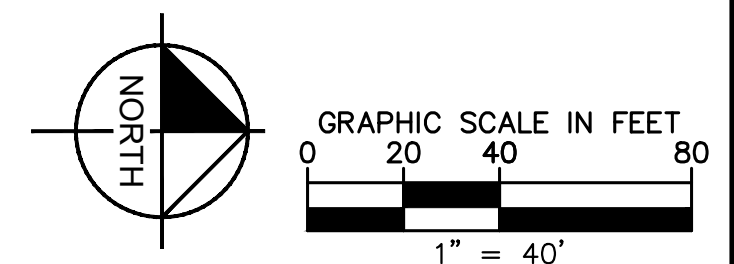
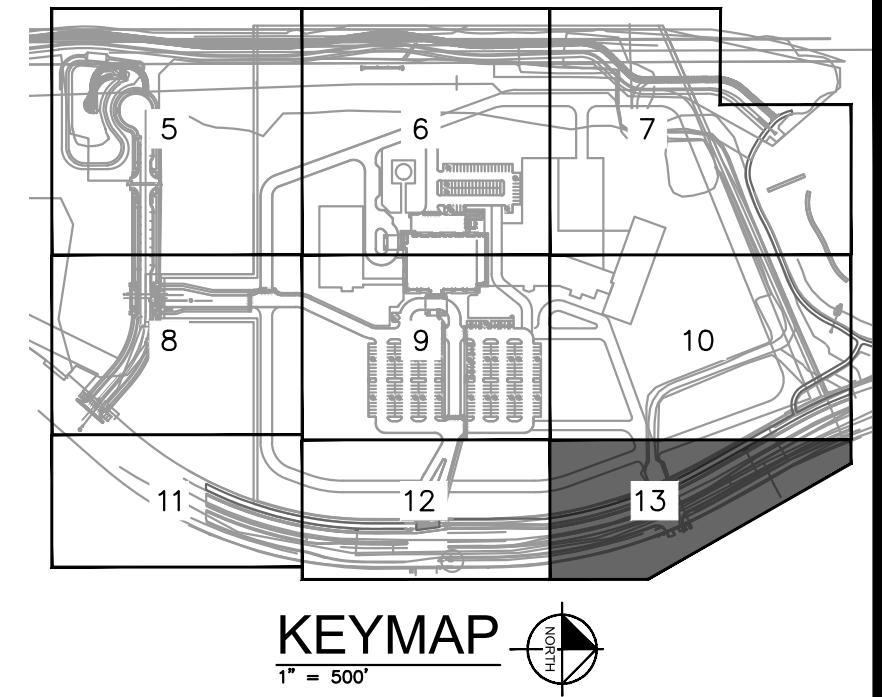


FILE NO. 196315000_SP	DATE: 07/08/2024	<b>Kimley»Horn</b> KIMLEY-HORN AND ASSOCIATES, INC. 6200 Cedar Street, Suite 200 Greenwood Village, Co 80111 (303) 228-2300
PROJECT NO. 196315000	DESIGNED BY: CRA	
SHEET NO. 11	DRAWN BY: SPD CHECKED BY: ELG	
ADVENTHEALTH AURORA HIGHLANDS - PHASE 1 CITY OF AURORA, COUNTY OF ADAMS SITE PLAN WITH ADJUSTMENT		DETAILED SITE PLAN



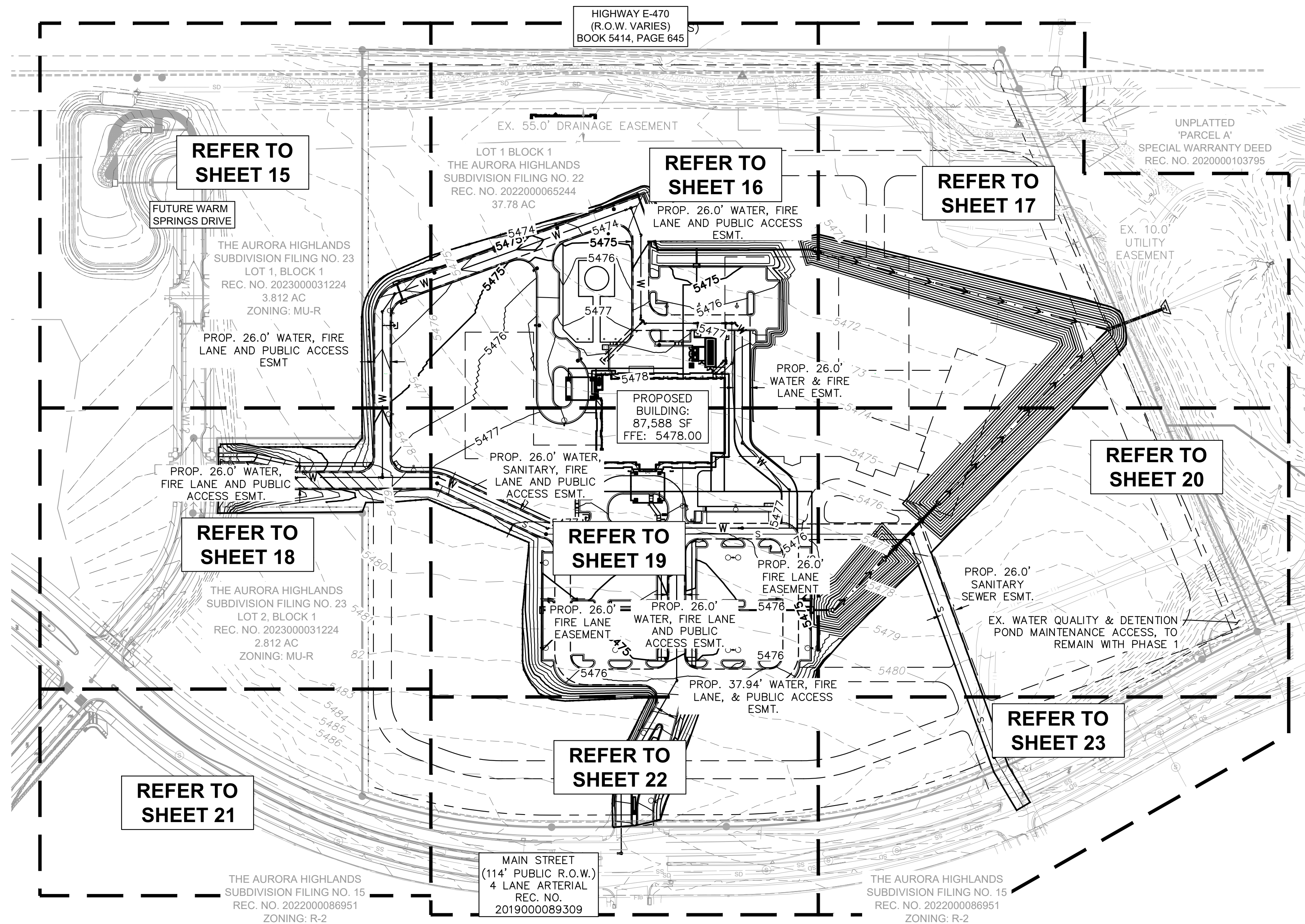






SHEET NO.		FILE NO.		DATE: 07/08/2024		<div>ADVENTHEALTH AURORA HIGHLANDS - PHASE 1</div> <div>CITY OF AURORA, COUNTY OF ADAMS</div> <div>SITE PLAN WITH ADJUSTMENT</div> <div><div>Kimley»»Horn</div><div>KIMLEY-HORN AND ASSOCIATES, INC. 6200 South Syracuse Way, Suite 300 Greenwood Village, Co 80111 (303) 228-2300</div></div>				
196315000_SP		DESIGNED BY: CRA								
PROJECT NO.		DRAWN BY: SPD								
196315000		CHECKED BY: ELG								
				NO.		REVISION		BY	DATE	APPR

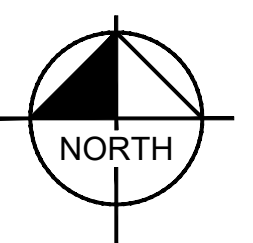
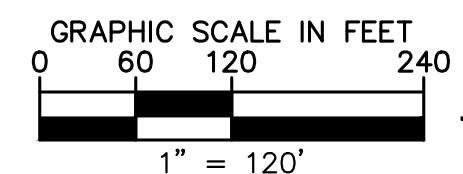




LEGEND	
	PROPERTY LINE
	LIMITS OF CONSTRUCTION
	EX. EASEMENT LINE
	PROP. EASEMENT LINE
	EX. MINOR CONTOUR
	EX. MAJOR CONTOUR
	PROP. MINOR CONTOUR
	PROP. MAJOR CONTOUR
	PROP. SLOPE
	PROP. CURB & GUTTER

#### PROJECT SITE PLAN GRADING NOTES:

1. MINIMUM SLOPE ON UNPAVED AREAS IS 2%, MINIMUM SLOPE ON ASPHALT IS 1%, AND MINIMUM SLOPE ON CONCRETE IS 0.5%.
2. THE MAXIMUM SLOPE WITHIN ROW IS 4:1, THE MAXIMUM SLOPE FOR PROPERTY OUTSIDE OF THE ROW IS 3:1.
3. THE SLOPE AWAY FROM THE BUILDING SHALL HAVE A MINIMUM GRADE OF FIVE (5) PERCENT FOR THE FIRST TEN FEET OR TO THE PROPERTY LINE, WHICHEVER OCCURS FIRST, THEN A MINIMUM OF TWO (2) PERCENT UNTIL THE SLOPE REACHES THE SWALE AROUND THE BUILDING. IF PHYSICAL OBSTRUCTIONS OR LOT LINES PROHIBIT THE TEN FEET OF HORIZONTAL DISTANCE, A FIVE (5) PERCENT SLOPE SHALL BE PROVIDED TO AN APPROVED ALTERNATIVE METHOD OF DIVERTING STORM RUNOFF AWAY FROM THE FOUNDATION. IMPERVIOUS SURFACES WITHIN TEN FEET OF THE BUILDING FOUNDATION SHALL BE SLOPED A MINIMUM OF TWO (2) PERCENT AWAY FROM THE BUILDING.
4. THE MAXIMUM PERMISSIBLE LONGITUDINAL GRADE FOR FIRE LANES IS 10%. THE MAXIMUM TRANSVERSE GRADE FOR A FIRE LANE IS FOUR PERCENT WITH A RESULTANT MAXIMUM SLOPE OF TEN PERCENT.
5. THE RESULTANT GRADE IN ANY DIRECTION WITHIN ACCESSIBLE PARKING AREAS SHALL NOT EXCEED 2%.
6. THE MAXIMUM CROSS SLOPE IN AN ACCESSIBLE PATH SHALL NOT EXCEED TWO PERCENT. THE MAXIMUM LONGITUDINAL SLOPE IN AN ACCESSIBLE PATH SHALL NOT EXCEED FIVE PERCENT.



**Kimley»Horn**  
KIMLEY-HORN AND ASSOCIATES, INC.  
6205 South State Street, Suite 300  
Greenwood Village, Co 80111 (303) 228-2300

**ADVENTHEALTH AURORA HIGHLANDS - PHASE 1**  
CITY OF AURORA, COUNTY OF ADAMS  
SITE PLAN WITH ADJUSTMENT  
OVERALL GRADING PLAN

DATE: 07/08/2024  
DESIGNED BY: CRA  
DRAWN BY: SPD  
CHECKED BY: ELG

FILE NO. 196315000\_OVG0  
PROJECT NO. 196315000

SHEET NO. 14

NO.	REVISION	BY	DATE	APPR



ENGINEER'S GRADING NOTES:  
1. ONSITE DRAINAGE SYSTEM OUTSIDE OF TRIBUTARY W PIPE AND OVERFLOW SWALE ARE TO BE PRIVATE AND MAINTAINED BY THE OWNER, UNLESS NOTED OTHERWISE. TRIBUTARY W PIPE AND OVERFLOW SWALE ARE TO BE MAINTAINED BY THE DISTRICT.

HIGHWAY E-470  
(R.O.W. VARIES)

EX. 25.0' MULTI-USE ESMT.  
REC. NO. 2021000150893

EX. 64.7' ESMT. AGREEMENT  
REC. NO. 2021000150895

EX. 65.0' DRAINAGE ESMT.  
REC. NO. 2019000089309

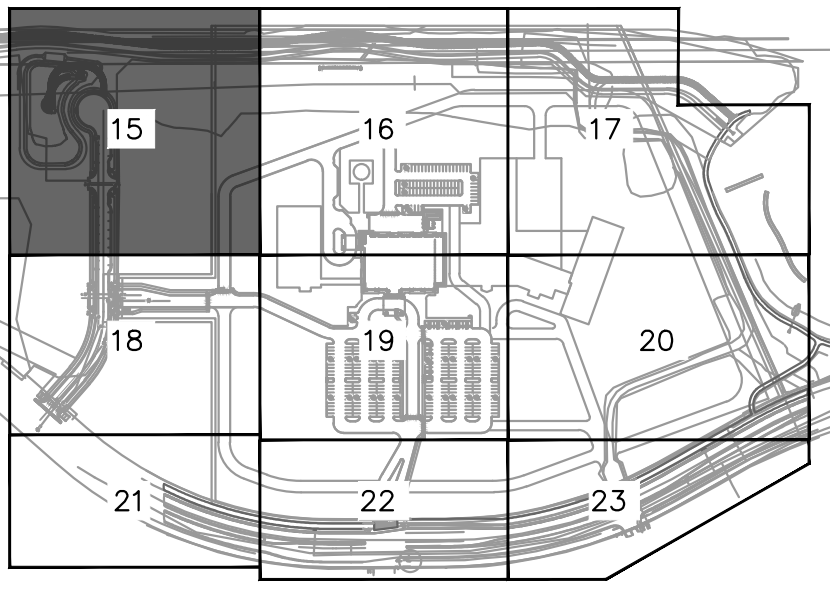
EX. 10.0' UTILITY ESMT.  
REC. NO. 2022000028400

LOT 1 BLOCK 1  
THE AURORA HIGHLANDS  
SUBDIVISION FILING NO. 22  
REC. NO. 2022000065244  
37.78 AC

THE AURORA HIGHLANDS  
SUBDIVISION FILING NO. 23  
LOT 1, BLOCK 1  
REC. NO. 2023000031224  
ZONING: MU-R

THE AURORA HIGHLANDS  
SUBDIVISION FILING NO. 23  
LOT 1, BLOCK 1  
REC. NO. 2023000031224  
ZONING: MU-R

BASIS OF BEARINGS  
NO'00'00"E 1066.05' 30'00"E  
1066.05'



KEYMAP  
1" = 500'

KEY NOTES

- 1 STORM DRAIN PIPE
- 2 STORM DRAIN INLET

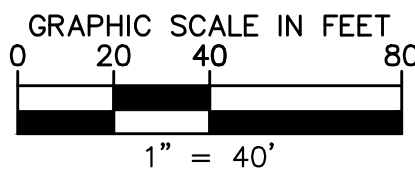
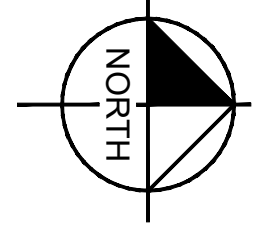
LEGEND

- PROPERTY LINE
- LIMITS OF CONSTRUCTION
- EX. EASEMENT LINE
- PROP. EASEMENT LINE
- EX. MINOR CONTOUR
- EX. MAJOR CONTOUR
- PROP. MINOR CONTOUR
- PROP. MAJOR CONTOUR
- PROP. SLOPE
- PROP. CURB & GUTTER
- EX. STORM SEWER
- PROP. STORM SEWER
- PROP. STORM INLET
- PROP. STORM MANHOLE
- PROP. FES
- PROP. LANDSCAPE
- ACCESSIBLE ROUTE

MATCHLINE, SEE SHEET 16

PROJECT SITE PLAN GRADING NOTES:

1. MINIMUM SLOPE ON UNPAVED AREAS IS 2%, MINIMUM SLOPE ON ASPHALT IS 1%, AND MINIMUM SLOPE ON CONCRETE IS 0.5%.
2. THE MAXIMUM SLOPE WITHIN ROW IS 4:1, THE MAXIMUM SLOPE FOR PROPERTY OUTSIDE OF THE ROW IS 3:1.
3. THE SLOPE AWAY FROM THE BUILDING SHALL HAVE A MINIMUM GRADE OF FIVE (5) PERCENT FOR THE FIRST TEN FEET OR TO THE PROPERTY LINE, WHICHEVER OCCURS FIRST, THEN A MINIMUM OF TWO (2) PERCENT UNTIL THE SLOPE REACHES THE SWALE AROUND THE BUILDING. IF PHYSICAL OBSTRUCTIONS OR LOT LINES PROHIBIT THE TEN FEET OF HORIZONTAL DISTANCE, A FIVE (5) PERCENT SLOPE SHALL BE PROVIDED TO AN APPROVED ALTERNATIVE METHOD OF DIVERTING STORM RUNOFF AWAY FROM THE FOUNDATION. IMPERVIOUS SURFACES WITHIN TEN FEET OF THE BUILDING FOUNDATION SHALL BE SLOPED A MINIMUM OF TWO (2) PERCENT AWAY FROM THE BUILDING.
4. THE MAXIMUM PERMISSIBLE LONGITUDINAL GRADE FOR FIRE LANES IS 10%. THE MAXIMUM TRANSVERSE GRADE FOR A FIRE LANE IS FOUR PERCENT WITH A RESULTANT MAXIMUM SLOPE OF TEN PERCENT.
5. THE RESULTANT GRADE IN ANY DIRECTION WITHIN ACCESSIBLE PARKING AREAS SHALL NOT EXCEED 2%.
6. THE MAXIMUM CROSS SLOPE IN AN ACCESSIBLE PATH SHALL NOT EXCEED TWO PERCENT. THE MAXIMUM LONGITUDINAL SLOPE IN AN ACCESSIBLE PATH SHALL NOT EXCEED FIVE PERCENT.



MATCHLINE SEE SHEET 18

Kimley»Horn

KIMLEY-HORN AND ASSOCIATES, INC.  
6205 Cedar Springs Road  
Greenwood Village, Co 80111 (303) 228-2300

ADVENTHEALTH AURORA HIGHLANDS - PHASE 1

CITY OF AURORA, COUNTY OF ADAMS  
SITE PLAN WITH ADJUSTMENT

DETAILED GRADING PLAN

DATE: 07/08/2024

DESIGNED BY: CRA

DRAWN BY: SPD

CHECKED BY: ELG

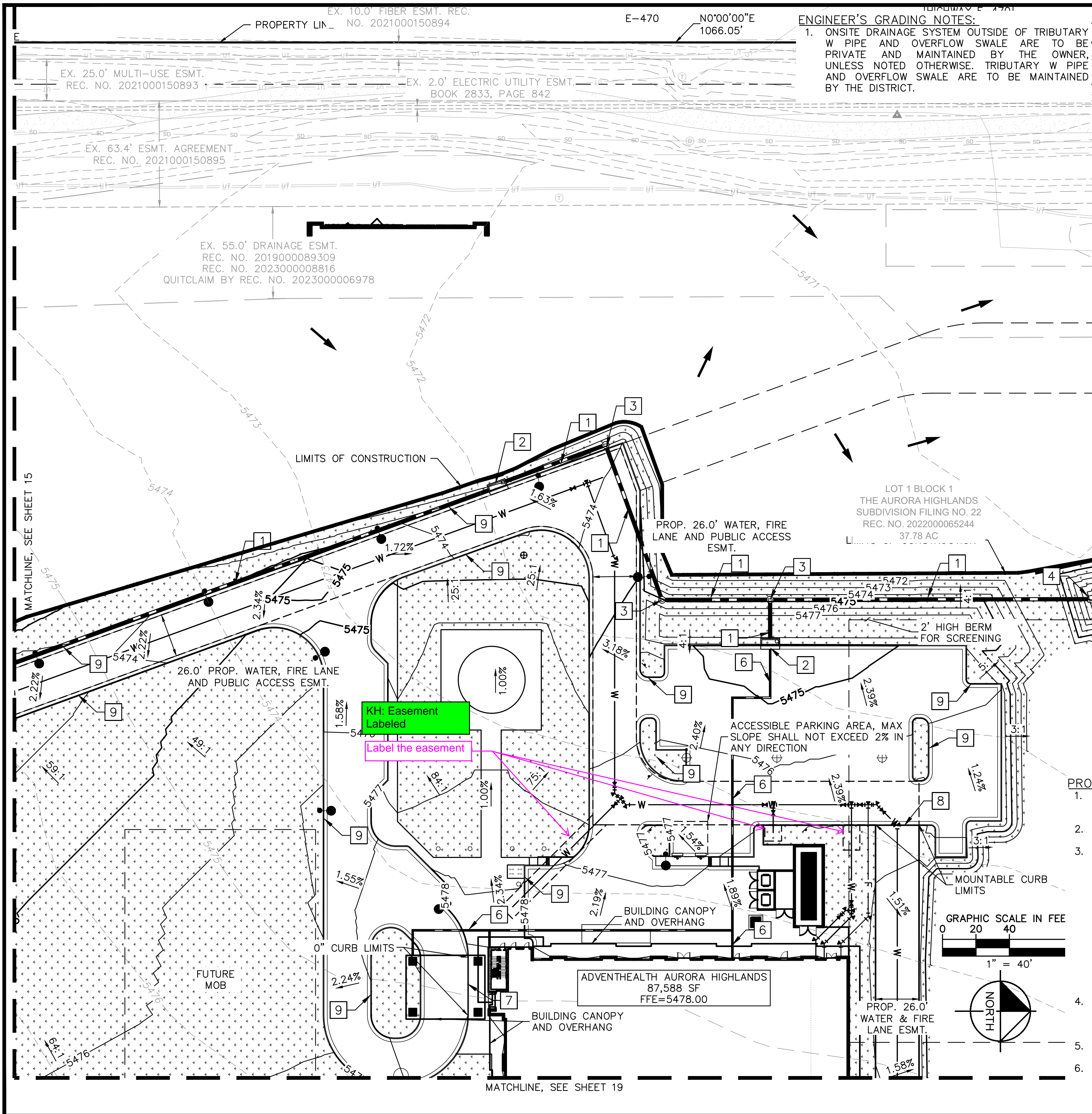
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196315000\_G0

PROJECT NO.  
196315000

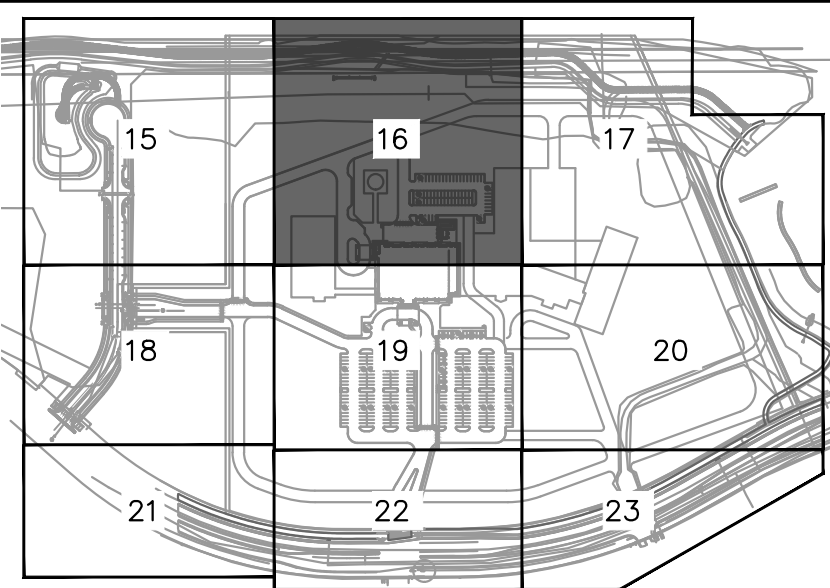
SHEET NO.

15





**ENGINEER'S GRADING NOTES:**  
1. ONSITE DRAINAGE SYSTEM OUTSIDE OF TRIBUTARY W PIPE AND OVERFLOW SWALE ARE TO BE PRIVATE AND MAINTAINED BY THE OWNER, UNLESS NOTED OTHERWISE. TRIBUTARY W PIPE AND OVERFLOW SWALE ARE TO BE MAINTAINED BY THE DISTRICT.



**KEYMAP**  
1" = 500'

**KEY NOTES**

- 1 STORM DRAIN PIPE
- 2 STORM DRAIN INLET
- 3 STORM DRAIN MANHOLE
- 4 FLARED END SECTION
- 6 ROOF DRAIN (PRIVATE)
- 7 0" (FLUSH) CURB
- 8 MOUNTABLE CURB PER COA STD. DTL. S7.1
- 9 6" VERTICAL CURB & GUTTER PER COA STD. DTL. S7.1

**LEGEND**

- PROPERTY LINE
- LIMITS OF CONSTRUCTION
- - - EX. EASEMENT LINE
- - - PROP. EASEMENT LINE
- - - XXXX - - - EX. MINOR CONTOUR
- - - XXXX - - - EX. MAJOR CONTOUR
- - - XXXX - - - PROP. MINOR CONTOUR
- - - XXXX - - - PROP. MAJOR CONTOUR
- - - X.XX% - - - PROP. SLOPE
- PROP. CURB & GUTTER
- EX. STORM SEWER
- PROP. STORM SEWER
- PROP. STORM INLET
- ⊕ PROP. STORM MANHOLE
- ⊙ PROP. FES
- PROP. LANDSCAPE
- AR — ACCESSIBLE ROUTE

**PROJECT SITE PLAN GRADING NOTES:**

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ADVENTHEALTH AURORA HIGHLANDS - PHASE 1

CITY OF AURORA, COUNTY OF ADAMS

SITE PLAN WITH ADJUSTMENT

DETAILED GRADING PLAN

DATE: 07/08/2024

DESIGNED BY: CRA

DRAWN BY: SPD

CHECKED BY: ELG

FILE NO. 196315000\_00

PROJECT NO. 196315000

SHEET NO. 16

**Kimley»Horn**

KIMLEY-HORN AND ASSOCIATES, INC.  
6205 South State Street  
Greenwood Village, Co 80111 (303) 228-2300

NO.

REVISION

BY

DATE

APPR



HIGHWAY E-470  
(R.O.W. VARIES)

EX. 10.0' FIBER ESMT. REC.  
NO. 2021000150894

N0°00'00"E  
1066.05'

PROPERTY LINE

EX. 2.0' ELECTRIC UTILITY ESMT.  
BOOK 2833, PAGE 842

EX. EX. 60.9' ESMT. AGREEMENT NT  
R\_REC. NO. 2021000150895\_5

42.1' EX. DRAINAGE ESMT.  
REC. NO. 2019000089309  
REC. NO. 2023000008816

QUICKCLAIM BY REC. NO. 2023000006978

ENGINEER'S GRADING NOTES:

1. ONSITE DRAINAGE SYSTEM OUTSIDE OF TRIBUTARY  
W PIPE AND OVERFLOW SWALE ARE TO BE  
PRIVATE AND MAINTAINED BY THE OWNER,  
UNLESS NOTED OTHERWISE. TRIBUTARY W PIPE  
AND OVERFLOW SWALE ARE TO BE MAINTAINED  
BY THE DISTRICT.

UNPLATTED  
'PARCEL A'  
SPECIAL WARRANTY DEED  
REC NO 2020000103795  
ZONING: MU-R

N6°18'46"E  
1059.10'

PROPERTY LINE

LIMITS OF CONSTRUCTION

FUTURE DOCK

LOT 1 BLOCK 1  
THE AURORA HIGHLANDS  
SUBDIVISION FILING NO. 22  
REC. NO. 2022000065244  
37.78 AC

EX. EX. 10.00' UTILITY EASEMENT NT  
R\_REC. NO. 2022000026400\_0

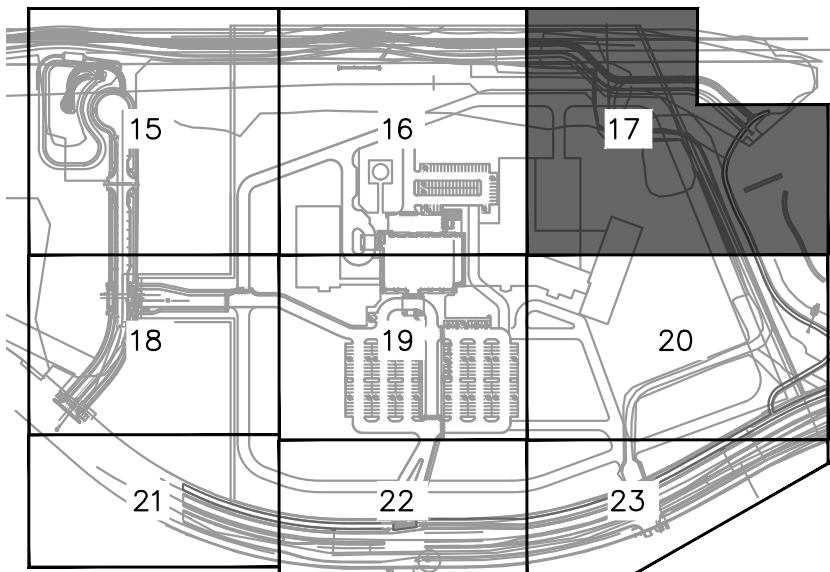
EX. REGIONAL WATER  
QUALITY &  
DETENTION FACILITY

LEGEND

- PROPERTY LINE
- LIMITS OF CONSTRUCTION
- EX. EASEMENT LINE
- PROP. EASEMENT LINE
- XXXX EX. MINOR CONTOUR
- XXXX EX. MAJOR CONTOUR
- XXXX PROP. MINOR CONTOUR
- XXXX PROP. MAJOR CONTOUR
- X.XX% PROP. SLOPE
- PROP. CURB & GUTTER
- EX. STORM SEWER
- PROP. STORM SEWER
- PROP. STORM INLET
- PROP. STORM MANHOLE
- PROP. FES
- PROP. LANDSCAPE
- ACCESSIBLE ROUTE

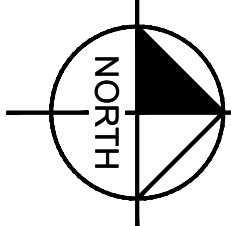
KEY NOTES

- 1 STORM DRAIN PIPE
- 4 FLARED END SECTION



KEYMAP

1" = 500'



GRAPHIC SCALE IN FEET  
0 20 40 80  
1" = 40'

PROJECT SITE PLAN GRADING NOTES:

1. MINIMUM SLOPE ON UNPAVED AREAS IS 2%,  
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LINE, WHICHEVER OCCURS FIRST, THEN A MINIMUM  
OF TWO (2) PERCENT UNTIL THE SLOPE REACHES  
THE SWALE AROUND THE BUILDING. IF PHYSICAL  
OBSTRUCTIONS OR LOT LINES PROHIBIT THE TEN  
FEET OF HORIZONTAL DISTANCE, A FIVE (5)  
PERCENT SLOPE SHALL BE PROVIDED TO AN  
APPROVED ALTERNATIVE METHOD OF DIVERTING  
STORM RUNOFF AWAY FROM THE FOUNDATION.  
IMPERVIOUS SURFACES WITHIN TEN FEET OF THE  
BUILDING FOUNDATION SHALL BE SLOPED A  
MINIMUM OF TWO (2) PERCENT AWAY FROM THE  
BUILDING.
4. THE MAXIMUM PERMISSIBLE LONGITUDINAL GRADE  
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TRANSVERSE GRADE FOR A FIRE LANE IS FOUR  
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MAXIMUM LONGITUDINAL SLOPE IN AN ACCESSIBLE  
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MATCHLINE SEE SHEET 16

MATCHLINE SEE SHEET 20

Kimley»Horn

KIMLEY-HORN AND ASSOCIATES, INC.  
6205 South State Street  
Greenwood Village, Co 80111 (303) 228-2300

ADVENTHEALTH AURORA HIGHLANDS - PHASE 1  
CITY OF AURORA, COUNTY OF ADAMS  
SITE PLAN WITH ADJUSTMENT

DATE: 07/08/2024  
DESIGNED BY: CRA  
DRAWN BY: SPD  
CHECKED BY: ELG

FILE NO.  
196315000\_GD  
PROJECT NO.  
196315000

SHEET NO.

17

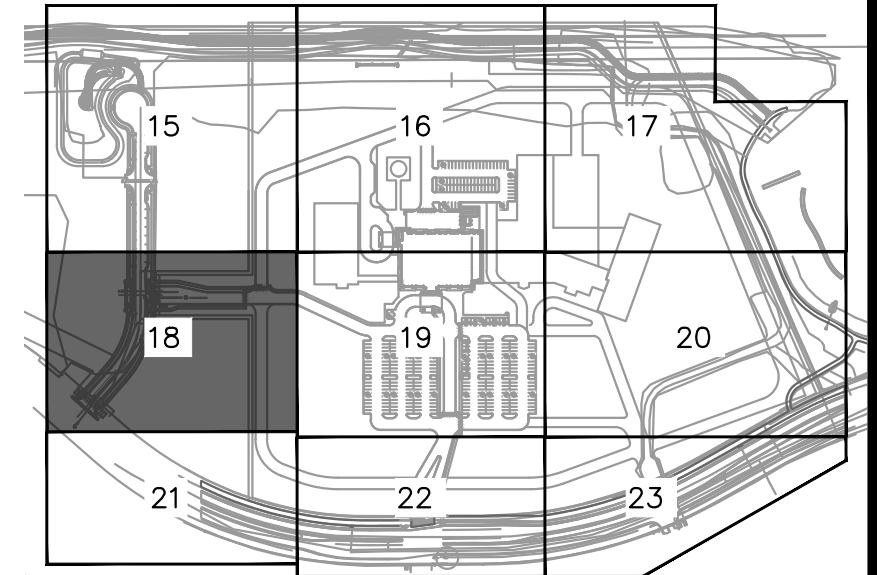


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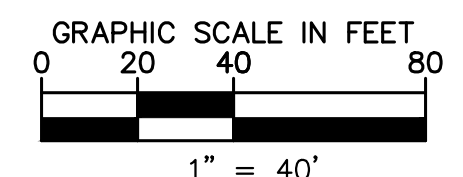
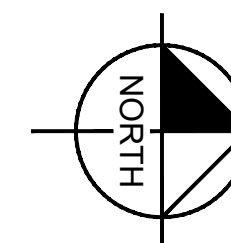
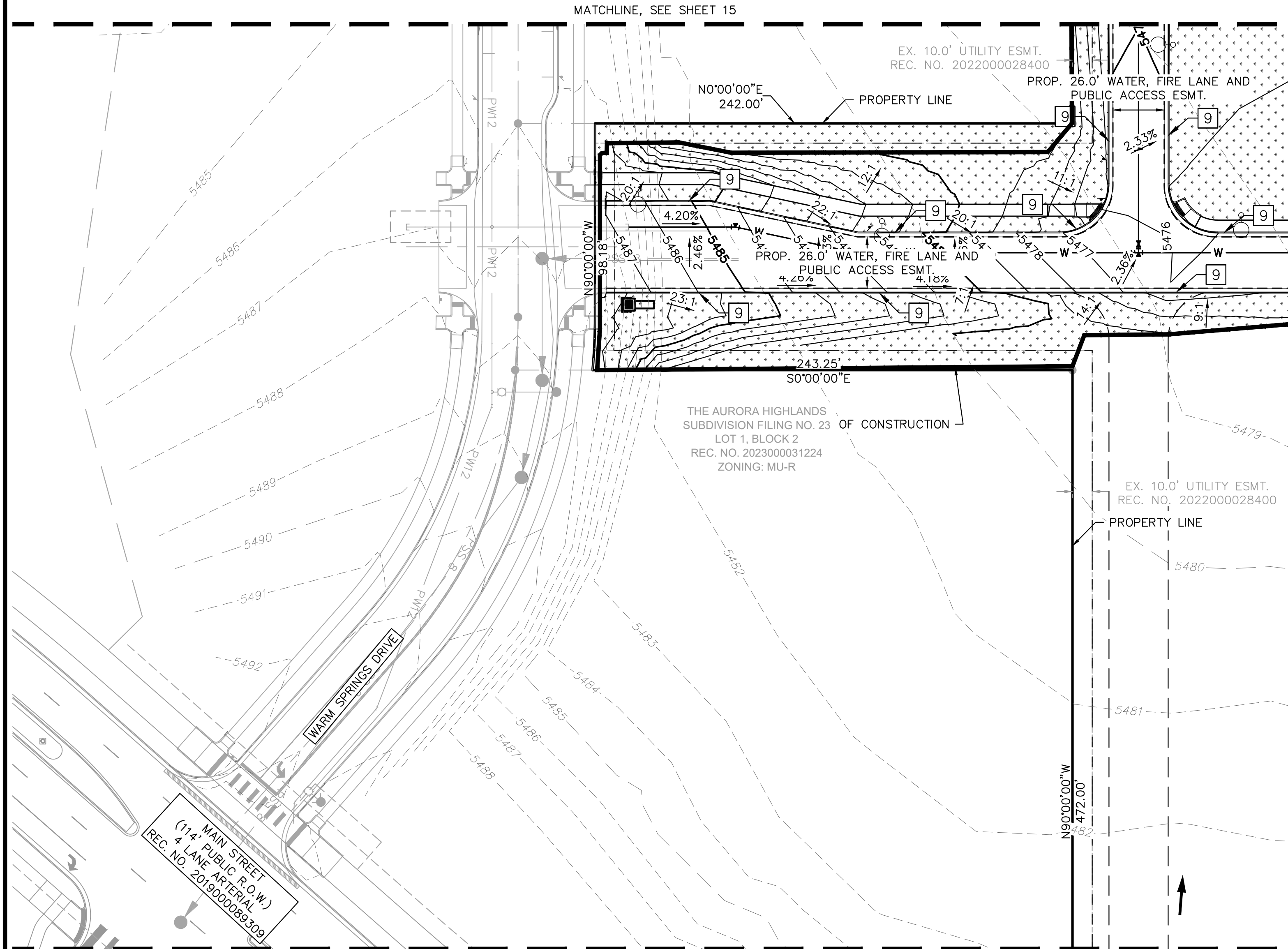
KEYMAP  
1" = 500'

KEY NOTES

- 9 6" VERTICAL CURB & GUTTER PER COA STD. DTL. S7.1

LEGEND

- PROPERTY LINE
- LIMITS OF CONSTRUCTION
- EX. EASEMENT LINE
- PROP. EASEMENT LINE
- EX. MINOR CONTOUR
- EX. MAJOR CONTOUR
- PROP. MINOR CONTOUR
- PROP. MAJOR CONTOUR
- PROP. SLOPE
- PROP. CURB & GUTTER
- EX. STORM SEWER
- PROP. STORM SEWER
- PROP. STORM INLET
- PROP. STORM MANHOLE
- PROP. FES
- PROP. LANDSCAPE
- ACCESSIBLE ROUTE



**Kimley»Horn**  
KIMLEY-HORN AND ASSOCIATES, INC.  
6205 East South Street  
Greenwood Village, Co. 80111 (303) 228-2300

**ADVENTHEALTH AURORA HIGHLANDS - PHASE 1**  
CITY OF AURORA, COUNTY OF ADAMS  
SITE PLAN WITH ADJUSTMENT  
DETAILED GRADING PLAN

DATE: 07/08/2024  
DESIGNED BY: CRA  
DRAWN BY: SPD  
CHECKED BY: ELG

FILE NO. 196315000\_GD  
PROJECT NO. 196315000

SHEET NO. 18

NO.	REVISION	BY	DATE	APPR

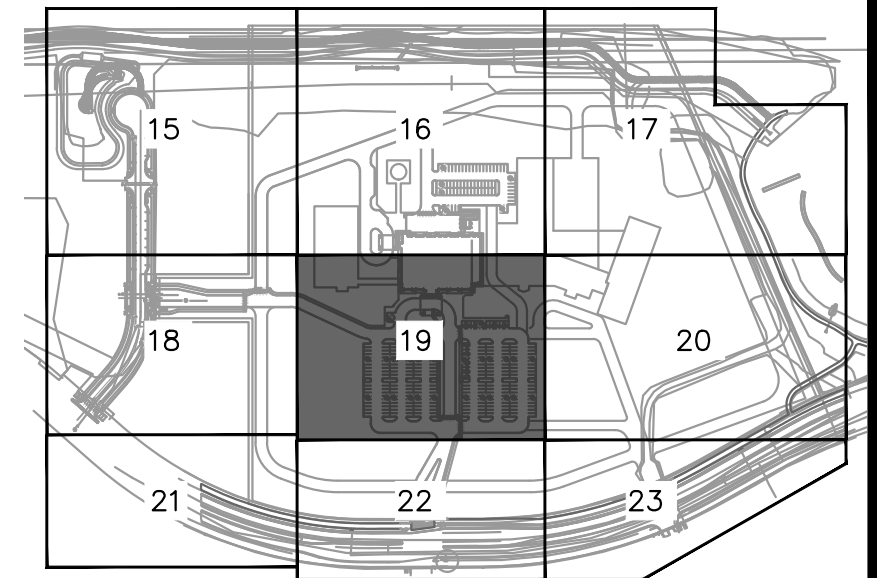


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KEYMAP  
1" = 500'

KEY NOTES

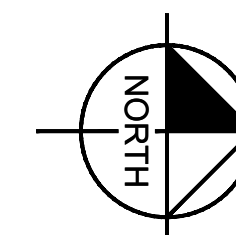
- 1 STORM DRAIN PIPE
  - 2 STORM DRAIN INLET
  - 3 STORM DRAIN MANHOLE
  - 5 CURB CUT
  - 6 ROOF DRAIN (PRIVATE)
  - 7 0" (FLUSH) CURB
  - 7 MOUNTABLE CURB PER COA STD.
- 7 MOUNTABLE CURB PER COA STD. CURB & GUTTER PER COA STD. DTL. S7.1

LEGEND

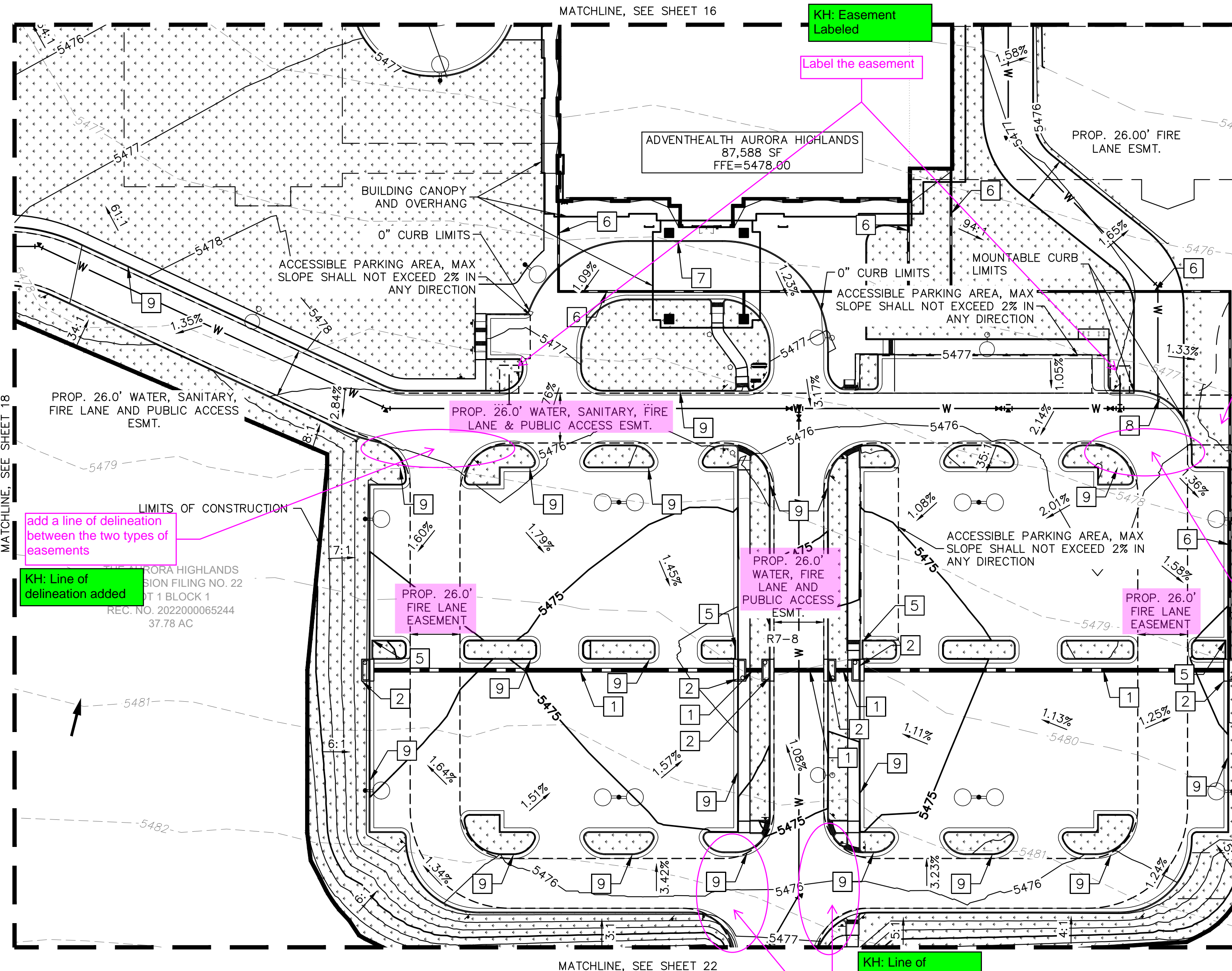
- PROPERTY LINE  
LIMITS OF CONSTRUCTION  
EX. EASEMENT LINE  
PROP. EASEMENT LINE  
EX. MINOR CONTOUR  
EX. MAJOR CONTOUR  
PROP. MINOR CONTOUR  
PROP. MAJOR CONTOUR  
PROP. SLOPE  
PROP. CURB & GUTTER  
EX. STORM SEWER  
PROP. STORM SEWER  
PROP. STORM INLET  
PROP. STORM MANHOLE  
PROP. FES  
PROP. LANDSCAPE  
ACCESSIBLE ROUTE

add a line of delineation between the two types of easements

KH: Line of delineation added



GRAPHIC SCALE IN FEET  
0 20 40 80  
1" = 40'



KH: Easement Labeled

Label the easement

label this easement

KH: Line of delineation added

add a line of delineation between the two types of easements

Kimley»Horn

ADVENTHEALTH AURORA HIGHLANDS - PHASE 1

CITY OF AURORA, COUNTY OF ADAMS  
SITE PLAN WITH ADJUSTMENT

DETAILED GRADING PLAN

DATE: 07/08/2024  
DESIGNED BY: CRA  
DRAWN BY: SPD  
CHECKED BY: ELG

FILE NO. 196315000\_GD  
PROJECT NO. 196315000

SHEET NO.

19

KIMLEY-HORN AND ASSOCIATES, INC.  
6200 East South Street  
Greenwood Village, Co 80111 (303) 228-2300

REVISION

BY

DATE

APPR

NO.



- PROPERTY LINE
- LIMITS OF CONSTRUCTION
- EX. EASEMENT LINE
- PROP. EASEMENT LINE
- EX. MINOR CONTOUR
- EX. MAJOR CONTOUR
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- PROP. LANDSCAPE

## KEY NOTES

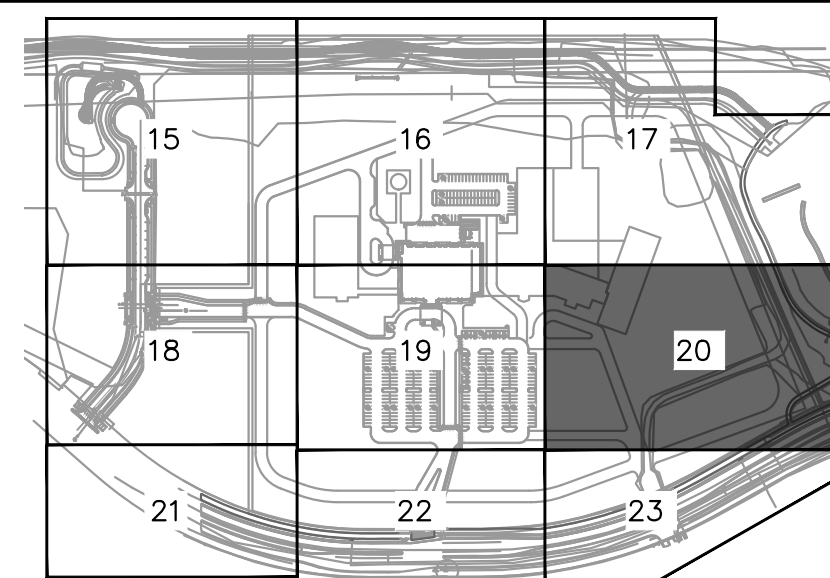
- 1 STORM DRAIN PIPE
- 4 FLARED END SECTI

## ENGINEER'S GRADING NOTES:

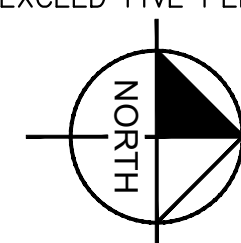
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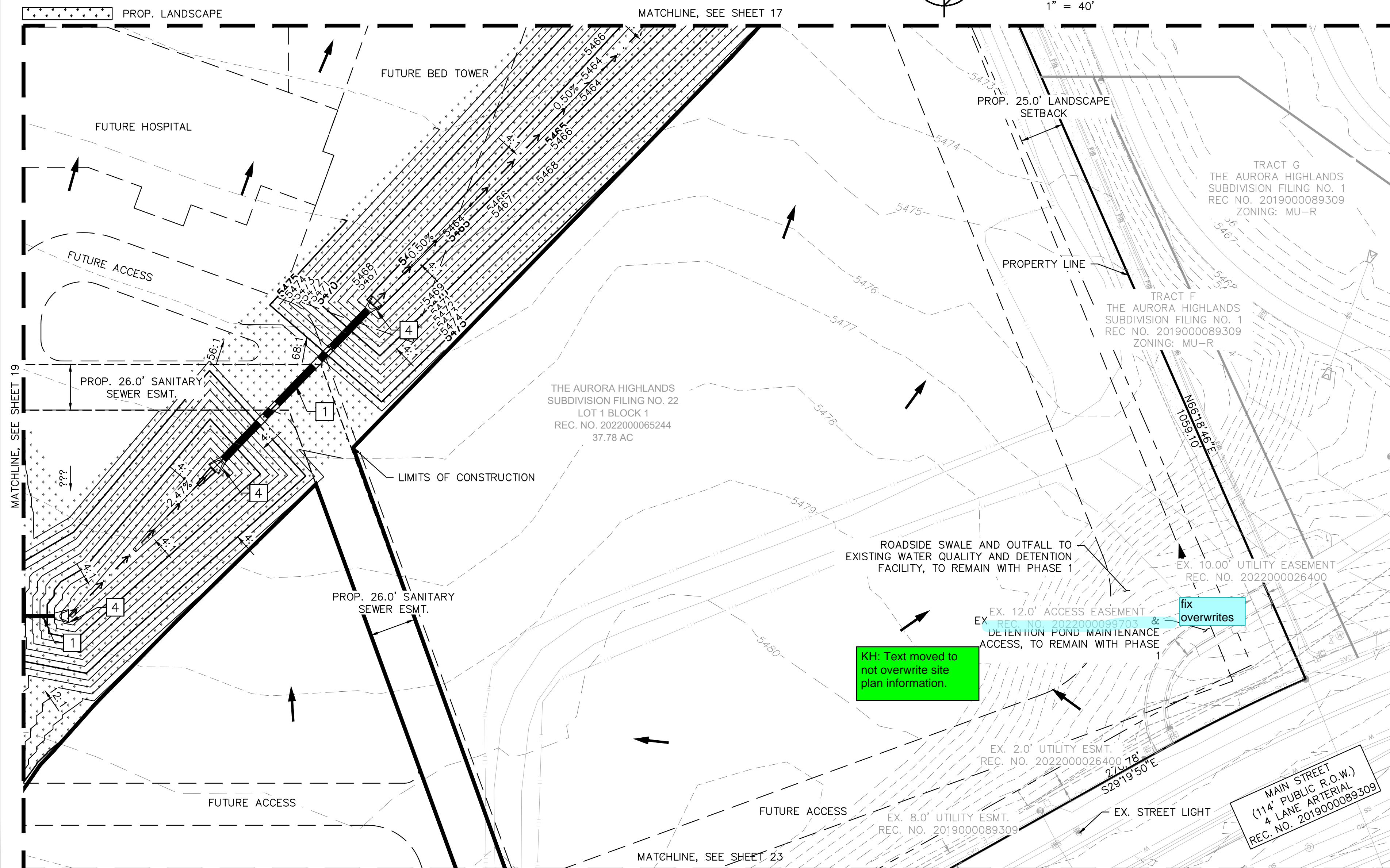
**KEYMAP**  
1" = 500'



GRAPHIC SCALE IN FEET

0 20 40 80

1" = 40'



# Kimley»Horn

**KIMLEY-HORN AND ASSOCIATES, INC.**  
6200 South Syracuse Way, Suite 300

**ADVENTHEALTH AURORA HIGHLANDS - PHASE 1**  
CITY OF AURORA, COUNTY OF ADAMS

DATE:	07/08/2024
DESIGNED BY:	CRA

FILE NO.  
196315000\_GD

SHEE

20

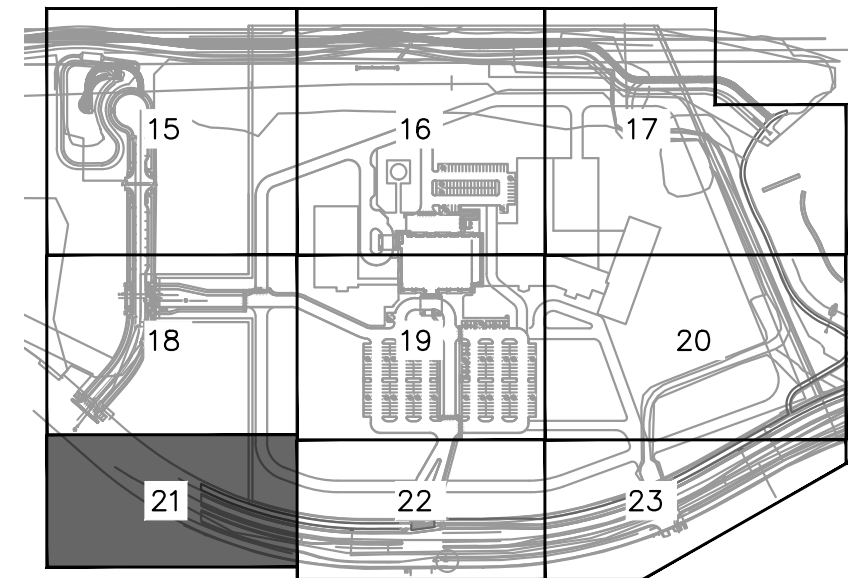


PROJECT SITE PLAN GRADING NOTES:

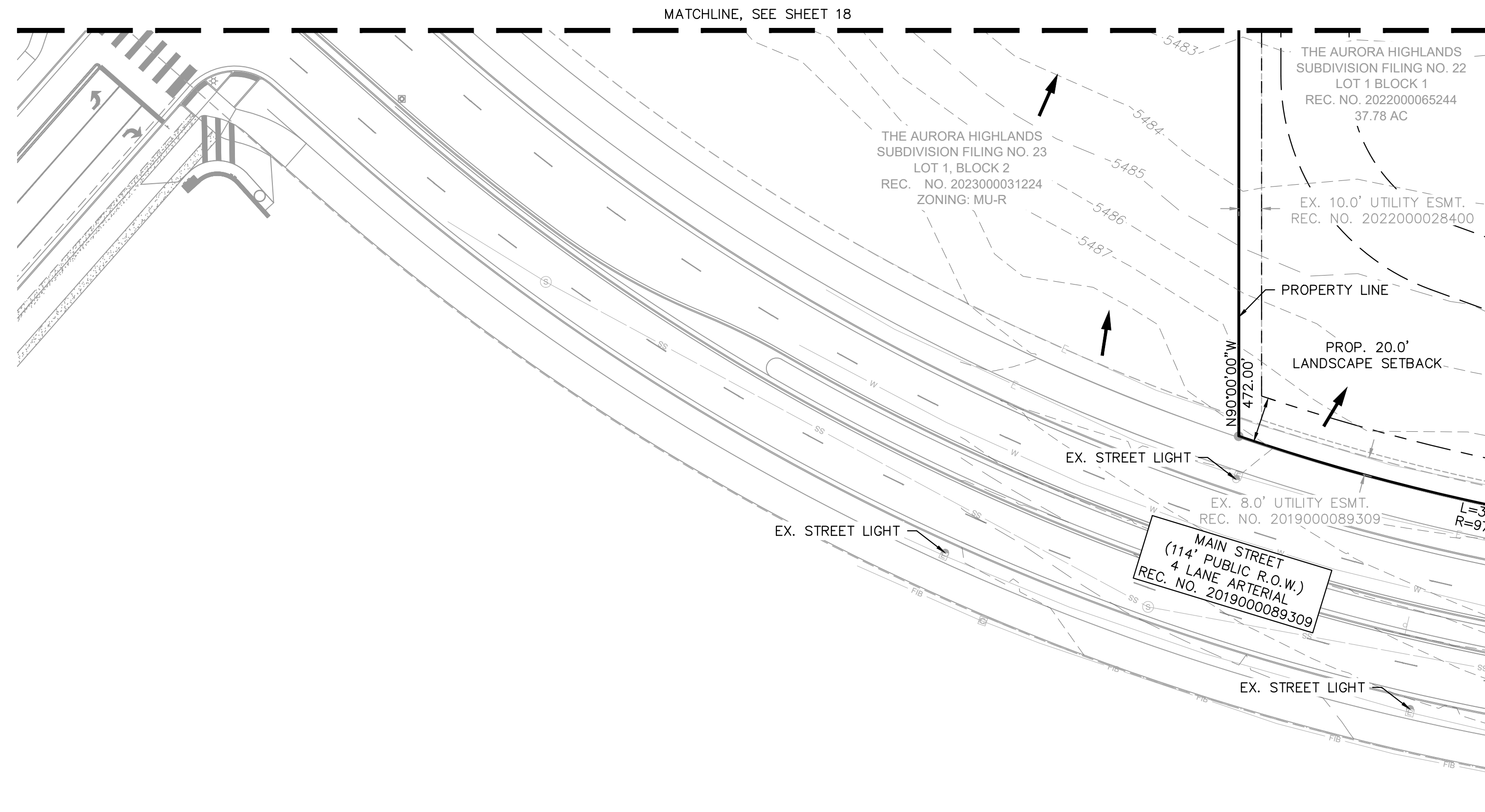
1. MINIMUM SLOPE ON UNPAVED AREAS IS 2%, MINIMUM SLOPE ON ASPHALT IS 1%, AND MINIMUM SLOPE ON CONCRETE IS 0.5%.
2. THE MAXIMUM SLOPE WITHIN ROW IS 4:1, THE MAXIMUM SLOPE FOR PROPERTY OUTSIDE OF THE ROW IS 3:1.
3. THE SLOPE AWAY FROM THE BUILDING SHALL HAVE A MINIMUM GRADE OF FIVE (5) PERCENT FOR THE FIRST TEN FEET OR TO THE PROPERTY LINE, WHICHEVER OCCURS FIRST, THEN A MINIMUM OF TWO (2) PERCENT UNTIL THE SLOPE REACHES THE SWALE AROUND THE BUILDING. IF PHYSICAL OBSTRUCTIONS OR LOT LINES PROHIBIT THE TEN FEET OF HORIZONTAL DISTANCE, A FIVE (5) PERCENT SLOPE SHALL BE PROVIDED TO AN APPROVED ALTERNATIVE METHOD OF DIVERTING STORM RUNOFF AWAY FROM THE FOUNDATION. IMPERVIOUS SURFACES WITHIN TEN FEET OF THE BUILDING FOUNDATION SHALL BE SLOPED A MINIMUM OF TWO (2) PERCENT AWAY FROM THE BUILDING.
4. THE MAXIMUM PERMISSIBLE LONGITUDINAL GRADE FOR FIRE LANES IS 10%. THE MAXIMUM TRANSVERSE GRADE FOR A FIRE LANE IS FOUR PERCENT WITH A RESULTANT MAXIMUM SLOPE OF TEN PERCENT.
5. THE RESULTANT GRADE IN ANY DIRECTION WITHIN ACCESSIBLE PARKING AREAS SHALL NOT EXCEED 2%.
6. THE MAXIMUM CROSS SLOPE IN AN ACCESSIBLE PATH SHALL NOT EXCEED TWO PERCENT. THE MAXIMUM LONGITUDINAL SLOPE IN AN ACCESSIBLE PATH SHALL NOT EXCEED FIVE PERCENT.

ENGINEER'S GRADING NOTES:

1. ONSITE DRAINAGE SYSTEM OUTSIDE OF TRIBUTARY W PIPE AND OVERFLOW SWALE ARE TO BE PRIVATE AND MAINTAINED BY THE OWNER, UNLESS NOTED OTHERWISE. TRIBUTARY W PIPE AND OVERFLOW SWALE ARE TO BE MAINTAINED BY THE DISTRICT.

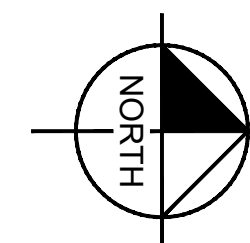


KEYMAP  
1" = 500'



LEGEND

- PROPERTY LINE
- LIMITS OF CONSTRUCTION
- EX. EASEMENT LINE
- PROP. EASEMENT LINE
- EX. MINOR CONTOUR
- EX. MAJOR CONTOUR
- PROP. MINOR CONTOUR
- PROP. MAJOR CONTOUR
- PROP. SLOPE
- PROP. CURB & GUTTER
- EX. STORM SEWER
- PROP. STORM SEWER
- PROP. STORM INLET
- PROP. STORM MANHOLE
- PROP. FES
- PROP. LANDSCAPE
- ACCESSIBLE ROUTE
- EX. STREET LIGHT



GRAPHIC SCALE IN FEET  
0 20 40 80  
1" = 40'

**Kimley»Horn**  
KIMLEY-HORN AND ASSOCIATES, INC.  
6205 Cedar Street, Suite 200  
Greenwood Village, Co 80111 (303) 228-2300

**ADVENTHEALTH AURORA HIGHLANDS - PHASE 1**  
CITY OF AURORA, COUNTY OF ADAMS  
SITE PLAN WITH ADJUSTMENT  
DETAILED GRADING PLAN

DATE: 07/08/2024  
DESIGNED BY: CRA  
DRAWN BY: SPD  
CHECKED BY: ELG

FILE NO. 196315000\_GD  
PROJECT NO. 196315000

SHEET NO.

21

NO. BY DATE APPR

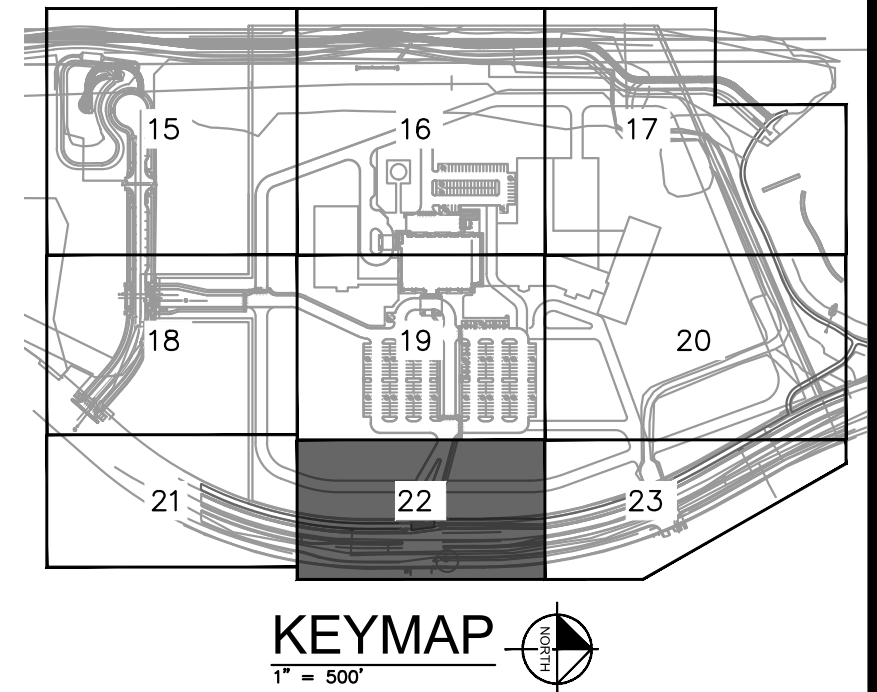


PROJECT SITE PLAN GRADING NOTES:

1. MINIMUM SLOPE ON UNPAVED AREAS IS 2%, MINIMUM SLOPE ON ASPHALT IS 1%, AND MINIMUM SLOPE ON CONCRETE IS 0.5%.
2. THE MAXIMUM SLOPE WITHIN ROW IS 4:1, THE MAXIMUM SLOPE FOR PROPERTY OUTSIDE OF THE ROW IS 3:1.
3. THE SLOPE AWAY FROM THE BUILDING SHALL HAVE A MINIMUM GRADE OF FIVE (5) PERCENT FOR THE FIRST TEN FEET OR TO THE PROPERTY LINE, WHICHEVER OCCURS FIRST, THEN A MINIMUM OF TWO (2) PERCENT UNTIL THE SLOPE REACHES THE SWALE AROUND THE BUILDING. IF PHYSICAL OBSTRUCTIONS OR LOT LINES PROHIBIT THE TEN FEET OF HORIZONTAL DISTANCE, A FIVE (5) PERCENT SLOPE SHALL BE PROVIDED TO AN APPROVED ALTERNATIVE METHOD OF DIVERTING STORM RUNOFF AWAY FROM THE FOUNDATION. IMPERVIOUS SURFACES WITHIN TEN FEET OF THE BUILDING FOUNDATION SHALL BE SLOPED A MINIMUM OF TWO (2) PERCENT AWAY FROM THE BUILDING.
4. THE MAXIMUM PERMISSIBLE LONGITUDINAL GRADE FOR FIRE LANES IS 10%. THE MAXIMUM TRANSVERSE GRADE FOR A FIRE LANE IS FOUR PERCENT WITH A RESULTANT MAXIMUM SLOPE OF TEN PERCENT.
5. THE RESULTANT GRADE IN ANY DIRECTION WITHIN ACCESSIBLE PARKING AREAS SHALL NOT EXCEED 2%.
6. THE MAXIMUM CROSS SLOPE IN AN ACCESSIBLE PATH SHALL NOT EXCEED TWO PERCENT. THE MAXIMUM LONGITUDINAL SLOPE IN AN ACCESSIBLE PATH SHALL NOT EXCEED FIVE PERCENT.

ENGINEER'S GRADING NOTES:

1. ONSITE DRAINAGE SYSTEM OUTSIDE OF TRIBUTARY W PIPE AND OVERFLOW SWALE ARE TO BE PRIVATE AND MAINTAINED BY THE OWNER, UNLESS NOTED OTHERWISE. TRIBUTARY W PIPE AND OVERFLOW SWALE ARE TO BE MAINTAINED BY THE DISTRICT.



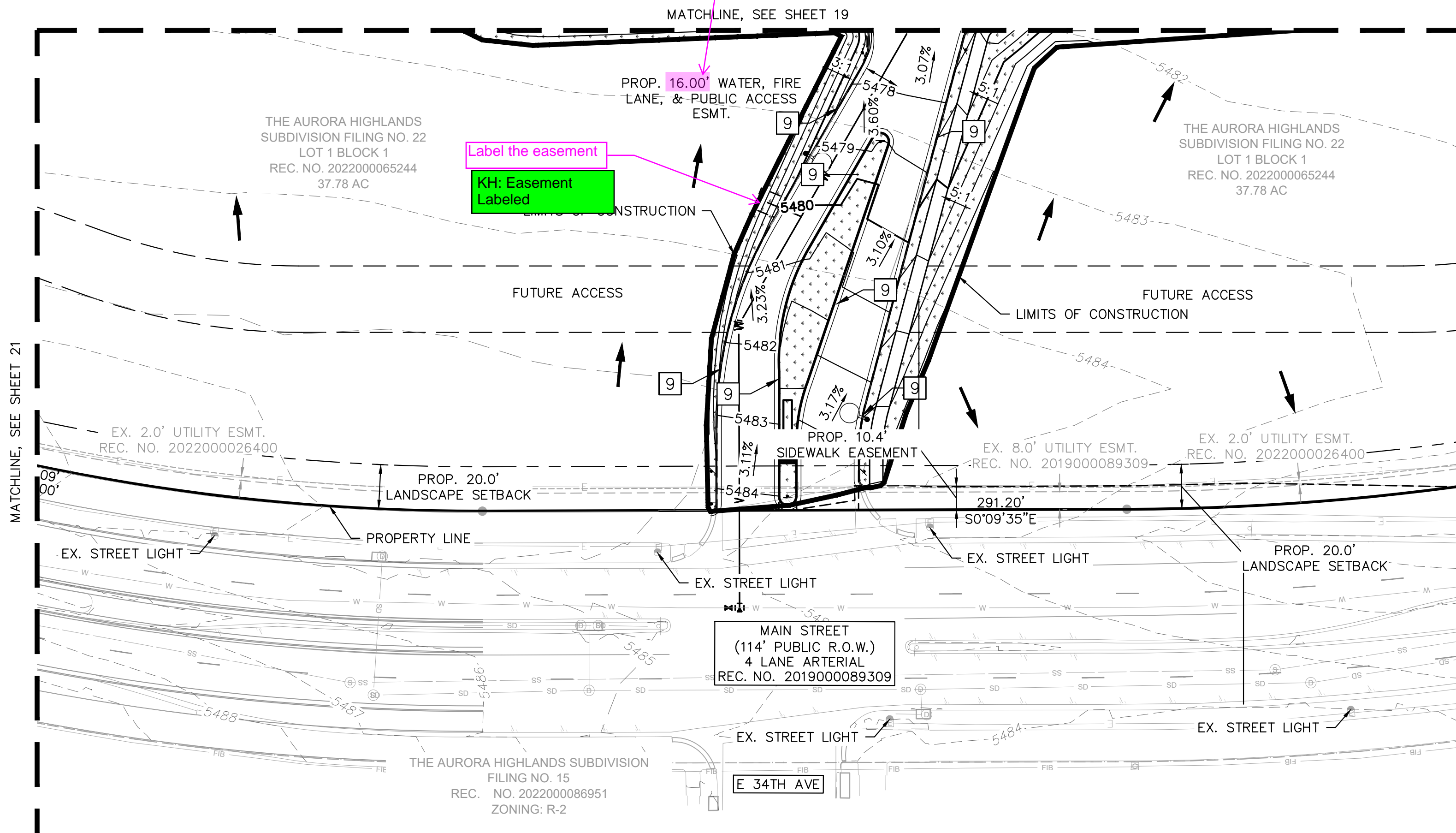
KEYMAP  
1" = 500'

KEY NOTES

- 9 6" VERTICAL CURB & GUTTER PER COA STD. DTL. S7.1

LEGEND

- PROPERTY LINE
- LIMITS OF CONSTRUCTION
- EX. EASEMENT LINE
- PROP. EASEMENT LINE
- XXXX EX. MINOR CONTOUR
- XXXX EX. MAJOR CONTOUR
- XXXX PROP. MINOR CONTOUR
- XXXX PROP. MAJOR CONTOUR
- X.XX% PROP. SLOPE
- PROP. CURB & GUTTER
- EX. STORM SEWER
- PROP. STORM SEWER
- PROP. STORM INLET
- PROP. STORM MANHOLE
- PROP. FES
- PROP. LANDSCAPE
- ACCESSIBLE ROUTE
- EX. STREET LIGHT



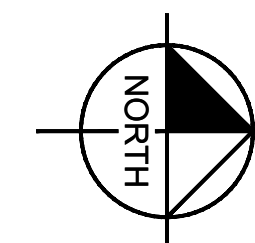
KH: Label updated on sheet 12, 22 and 42 to be 20 ft

20' is on sheet 12

different on page 42

Label the easement

KH: Easement Labeled



GRAPHIC SCALE IN FEET  
0 20 40 80  
1" = 40'

Kimley»Horn

KIMLEY-HORN AND ASSOCIATES, INC.  
6205 Cedar Street, Suite 200  
Greenwood Village, Co 80111 (303) 228-2300

ADVENTHEALTH AURORA HIGHLANDS - PHASE 1  
CITY OF AURORA, COUNTY OF ADAMS  
SITE PLAN WITH ADJUSTMENT  
DETAILED GRADING PLAN

DATE: 07/08/2024  
DESIGNED BY: CRA  
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FILE NO. 196315000\_GD  
PROJECT NO. 196315000

SHEET NO.

22

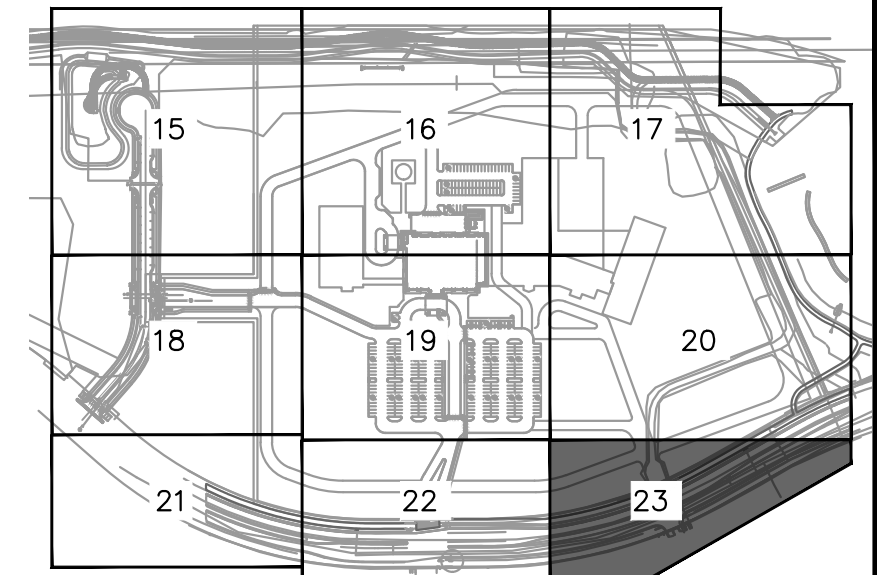


PROJECT SITE PLAN GRADING NOTES:

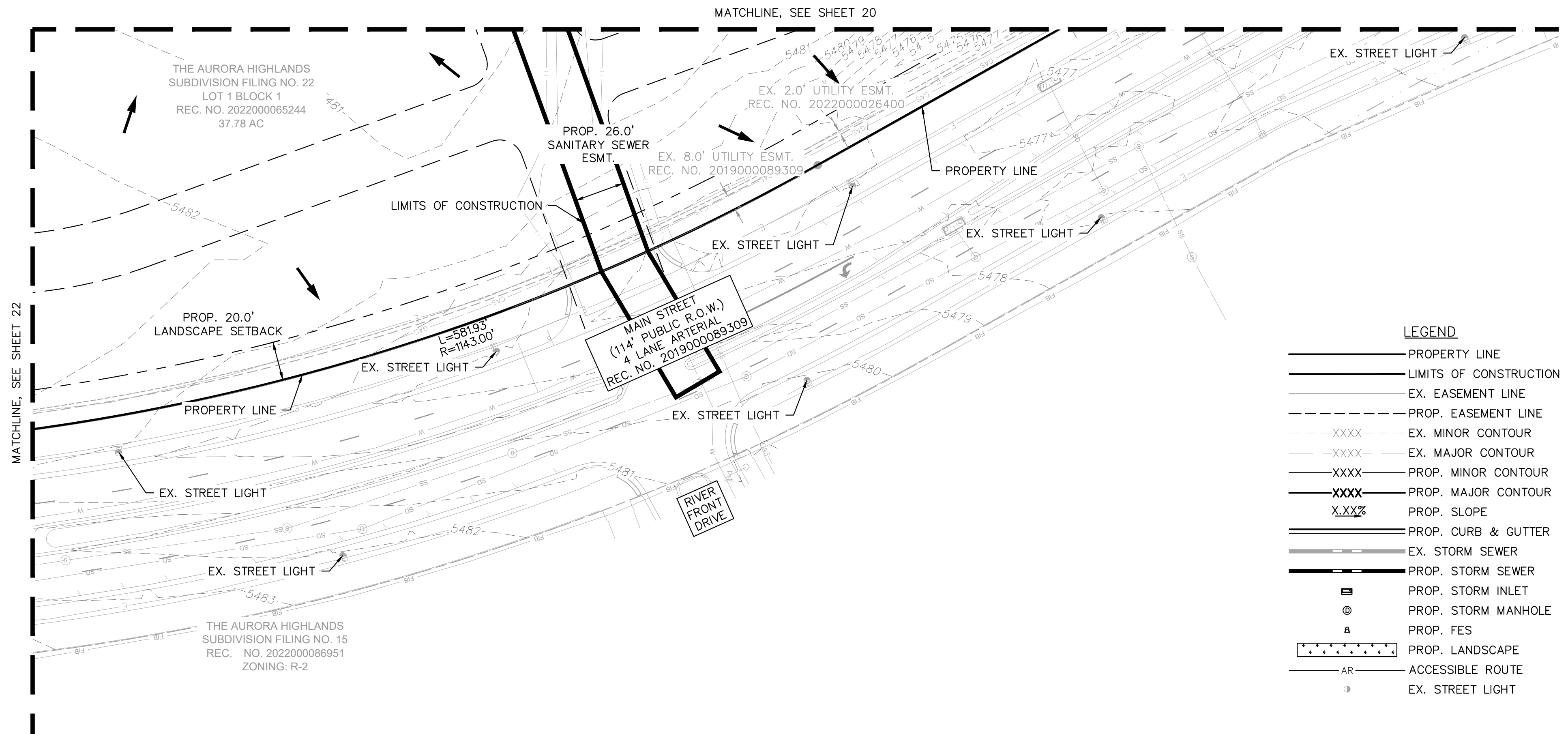
1. MINIMUM SLOPE ON UNPAVED AREAS IS 2%, MINIMUM SLOPE ON ASPHALT IS 1%, AND MINIMUM SLOPE ON CONCRETE IS 0.5%.
2. THE MAXIMUM SLOPE WITHIN ROW IS 4:1, THE MAXIMUM SLOPE FOR PROPERTY OUTSIDE OF THE ROW IS 3:1.
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ENGINEER'S GRADING NOTES:

1. ONSITE DRAINAGE SYSTEM OUTSIDE OF TRIBUTARY W PIPE AND OVERFLOW SWALE ARE TO BE PRIVATE AND MAINTAINED BY THE OWNER, UNLESS NOTED OTHERWISE. TRIBUTARY W PIPE AND OVERFLOW SWALE ARE TO BE MAINTAINED BY THE DISTRICT.

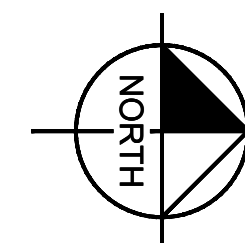


KEYMAP  
1" = 500'



LEGEND

- PROPERTY LINE
- LIMITS OF CONSTRUCTION
- EX. EASEMENT LINE
- PROP. EASEMENT LINE
- EX. MINOR CONTOUR
- EX. MAJOR CONTOUR
- PROP. MINOR CONTOUR
- PROP. MAJOR CONTOUR
- PROP. SLOPE
- PROP. CURB & GUTTER
- EX. STORM SEWER
- PROP. STORM SEWER
- PROP. STORM INLET
- PROP. STORM MANHOLE
- PROP. FES
- PROP. LANDSCAPE
- ACCESSIBLE ROUTE
- EX. STREET LIGHT



GRAPHIC SCALE IN FEET  
0 20 40 80  
1" = 40'

**Kimley»Horn**

KIMLEY-HORN AND ASSOCIATES, INC.  
6205 Cedar Street, Suite 200  
Greenwood Village, Co 80111 (303) 228-2300

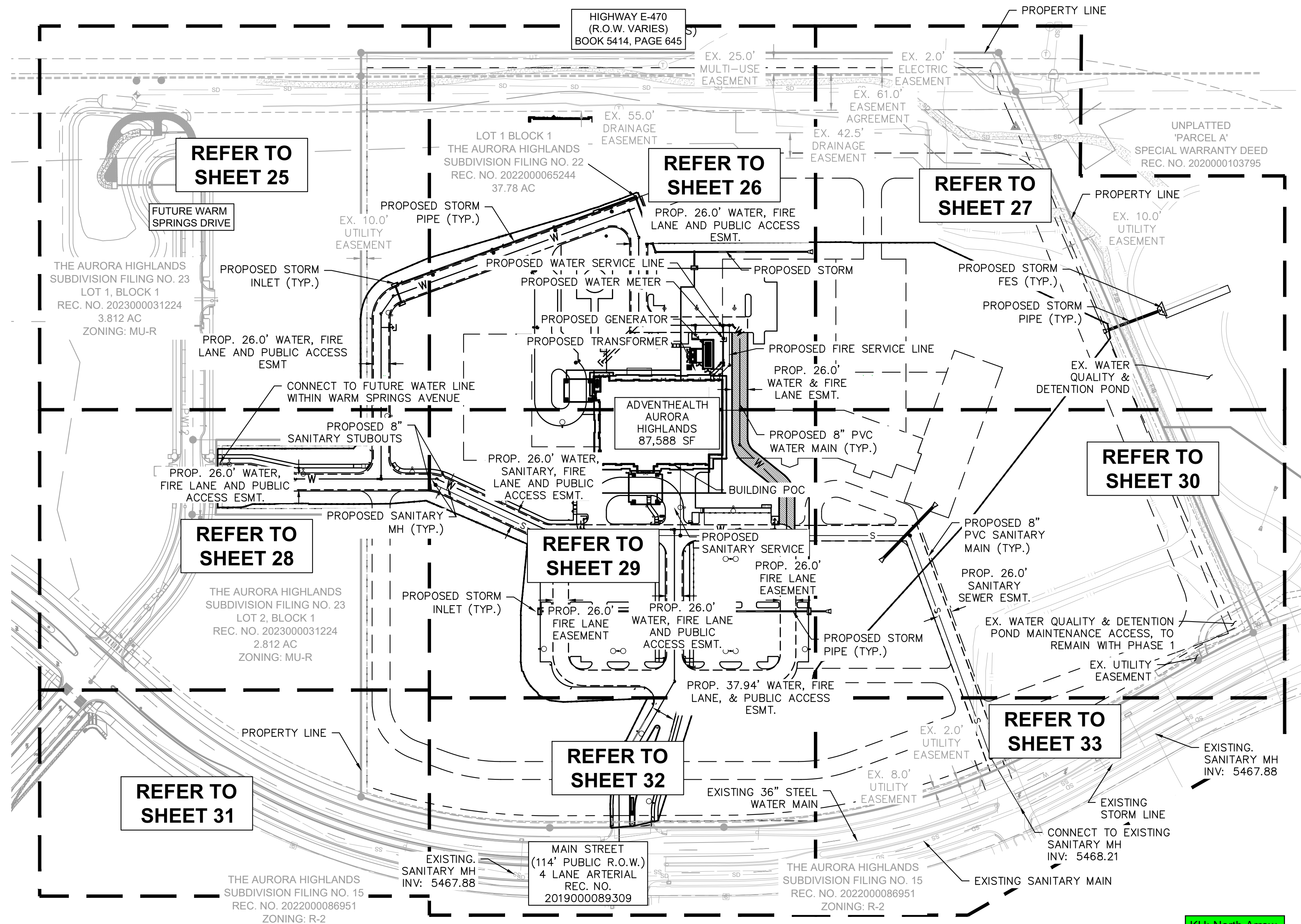
**ADVENTHEALTH AURORA HIGHLANDS - PHASE 1**  
CITY OF AURORA, COUNTY OF ADAMS  
SITE PLAN WITH ADJUSTMENT  
DETAILED GRADING PLAN

DATE: 07/08/2024  
DESIGNED BY: CRA  
DRAWN BY: SPD  
CHECKED BY: ELG

FILE NO.  
196315000\_GD  
PROJECT NO.  
196315000

SHEET NO.  
23





**REFER TO  
SHEET 31**

**REFER TO  
SHEET 28**

**REFER TO  
SHEET 25**

**REFER TO  
SHEET 26**

**REFER TO  
SHEET 27**

**REFER TO  
SHEET 30**

**REFER TO  
SHEET 29**

**REFER TO  
SHEET 32**

**REFER TO  
SHEET 33**

**LEGEND**

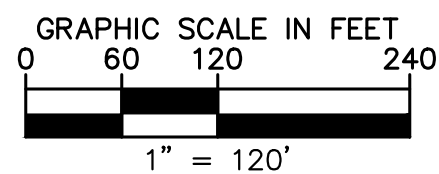
—	PROPERTY LINE	—SS—SS—	PROP. SANITARY LINE
—	LIMITS OF CONSTRUCTION	—FIB—	PROP. FIRE HYDRANT
- - -	EX. EASEMENT LINE	●	EX. FIBER OPTIC
- - -	PROP. EASEMENT LINE	⊙	PROP. WATER METER
[Pattern]	EX. DIRT PATH	⊙	PROP. STORM INLET
[Pattern]	EX. CONCRETE	⊙	PROP. STORM MANHOLE
—SD—	EX. STORM SEWER	⊙	PROP. FES
—W—W—W—	PROP. STORM SEWER	⊙	PROP. SANITARY MANHOLE
—W—	EX. WATER LINE	⊙	PROP. SITE LIGHT
—W—	PROP. WATER LINE	⊙	EX. STREET LIGHT
—SS—SS—	EX. SANITARY LINE		

**KH: Existing  
hydrant shown  
in legend and  
plan**

**are there any  
existing  
hydrants? Add  
to legend and  
show**

**KH: North Arrow  
corrected**

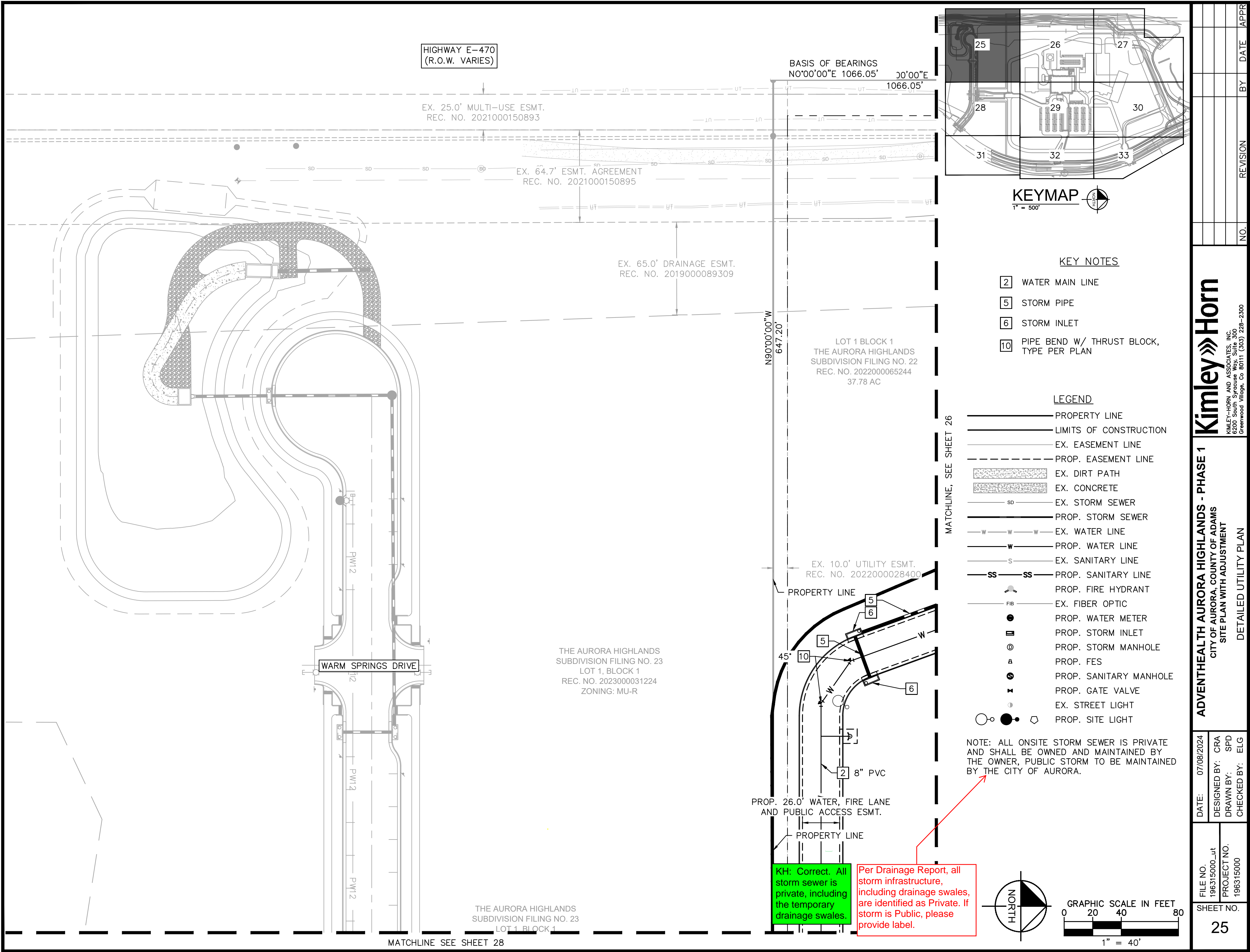
**Correct North Arrow  
direction.**



NOTE: ALL ONSITE STORM SEWER IS PRIVATE AND SHALL BE OWNED AND MAINTAINED BY THE OWNER, PUBLIC STORM TO BE MAINTAINED BY THE CITY OF AURORA.

<b>Kimley»Horn</b> <small>KIMLEY-HORN AND ASSOCIATES, INC. 6200 South State Street, Suite 300 Greenwood Village, Co 80111 (303) 228-2300</small>		NO. REVISION BY DATE APPR
<b>ADVENTHEALTH AURORA HIGHLANDS - PHASE 1</b> CITY OF AURORA, COUNTY OF ADAMS SITE PLAN WITH ADJUSTMENT OVERALL UTILITY PLAN		
DATE: 07/08/2024 DESIGNED BY: CRA DRAWN BY: SPD CHECKED BY: ELG	FILE NO. 196315000_0vut PROJECT NO. 196315000	SHEET NO. 24

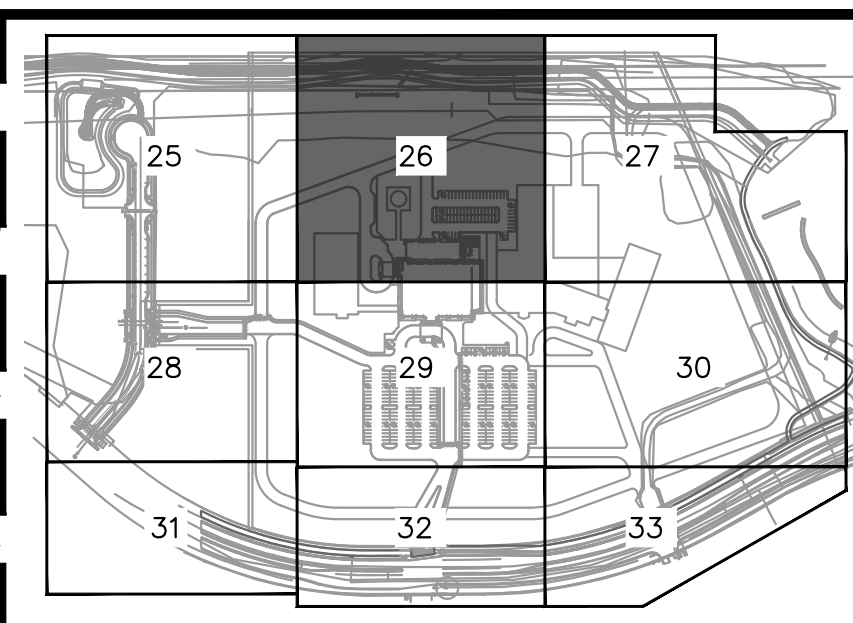
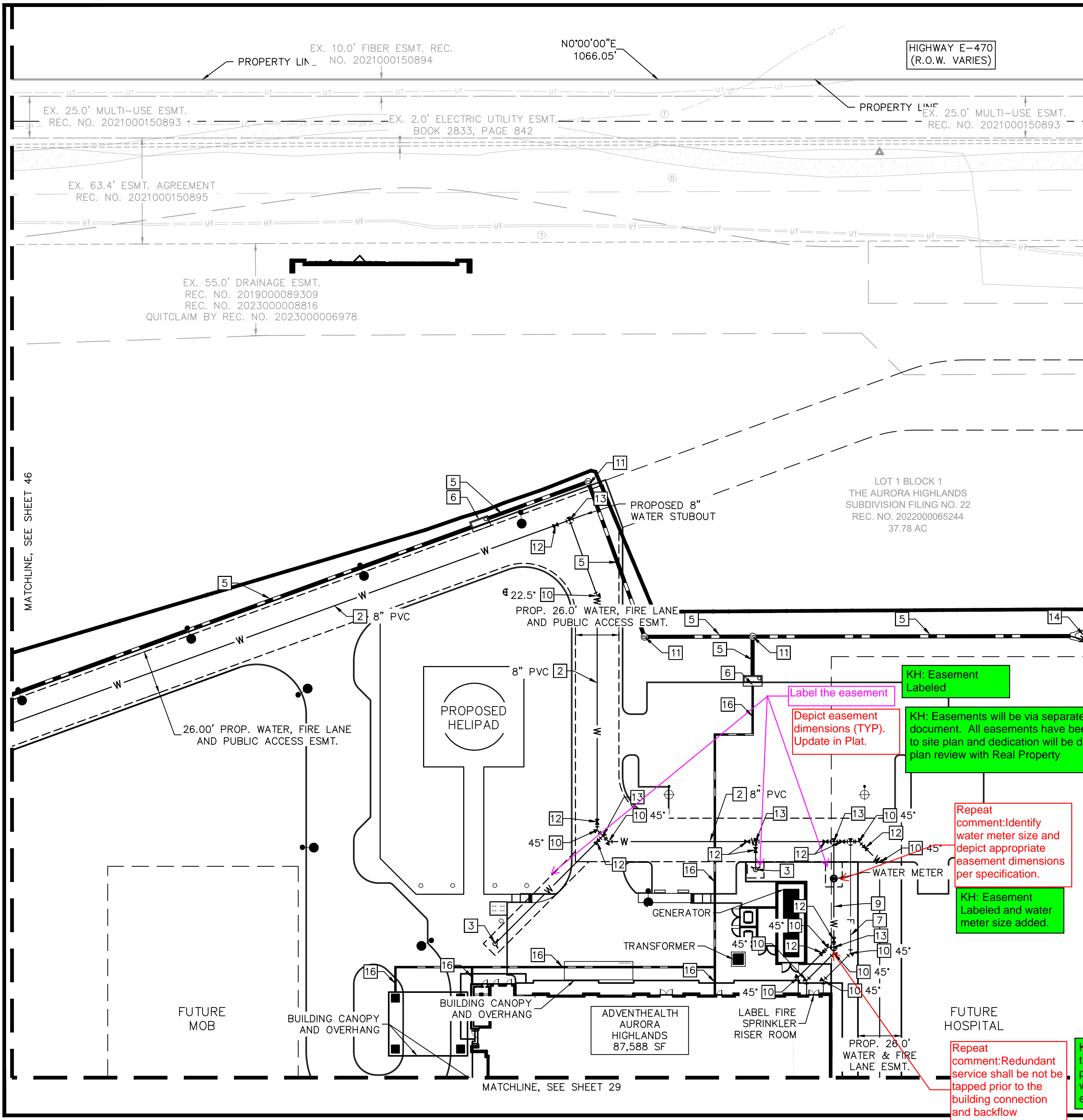




FILE NO. 196315000_ut		DATE: 07/08/2024
PROJECT NO. 196315000		DESIGNED BY: CRA
SHEET NO. 25		DRAWN BY: SPD
		CHECKED BY: ELG
ADVENTHEALTH AURORA HIGHLANDS - PHASE 1		
CITY OF AURORA, COUNTY OF ADAMS		
SITE PLAN WITH ADJUSTMENT		
DETAILED UTILITY PLAN		
NO. BY DATE APPR		
REVISION		
NO. BY DATE APPR		

**Kimley»Horn**  
KIMLEY-HORN AND ASSOCIATES, INC.  
6205 South Street  
Greenwood Village, Co 80111 (303) 228-2300





KEYMAP  
1" = 500'

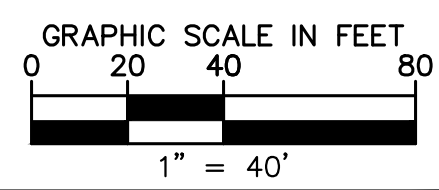
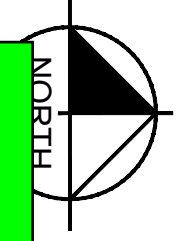
KEY NOTES

- 2 WATER MAIN LINE, SIZE PER PLAN
- 3 FIRE HYDRANT W/BOLLARDS PER COA STD DTL 208
- 5 STORM PIPE
- 6 STORM INLET
- 7 PRIVATE PVC FIRE SERVICE LINE
- 9 WATER SERVICE LINE
- 10 PIPE BEND W/ THRUST BLOCK, TYPE PER PLAN
- 11 STORM MANHOLE
- 12 GATE VALVE
- 13 TEE W/ THRUST BLOCK
- 14 FLARED END SECTION
- 16 ROOF DRAIN (PRIVATE)

LEGEND

- PROPERTY LINE
- LIMITS OF CONSTRUCTION
- EX. EASEMENT LINE
- PROP. EASEMENT LINE
- EX. DIRT PATH
- EX. CONCRETE
- SD EX. STORM SEWER
- PROP. STORM SEWER
- EX. WATER LINE
- PROP. WATER LINE
- EX. SANITARY LINE
- PROP. SANITARY LINE
- PROP. FIRE HYDRANT
- EX. FIBER OPTIC
- PROP. WATER METER
- PROP. STORM INLET
- PROP. STORM MANHOLE
- PROP. FES
- PROP. SANITARY MANHOLE
- PROP. GATE VALVE
- EX. STREET LIGHT
- PROP. SITE LIGHT

NOTE: ALL ONSITE STORM SEWER IS PRIVATE AND SHALL BE OWNED AND MAINTAINED BY THE OWNER, PUBLIC STORM TO BE MAINTAINED BY THE CITY OF AURORA.



ADVENTHEALTH AURORA HIGHLANDS - PHASE 1

CITY OF AURORA, COUNTY OF ADAMS

SITE PLAN WITH ADJUSTMENT

DETAILED UTILITY PLAN

DATE: 07/08/2024

DESIGNED BY: CRA

DRAWN BY: SPD

CHECKED BY: ELG

FILE NO. 196315000\_ut

PROJECT NO. 196315000

SHEET NO. 26

Kimley»Horn

KIMLEY-HORN AND ASSOCIATES, INC.  
6205 South Main Street  
Greenwood Village, Co 80111 (303) 228-2300

NO.

REVISION

BY

DATE

APPR

KH: Easement Labeled

KH: Easements will be via separate document. All easements have been added to site plan and dedication will be during civil plan review with Real Property

Repeat comment:Identify water meter size and depict appropriate easement dimensions per specification.

KH: Easement Labeled and water meter size added.

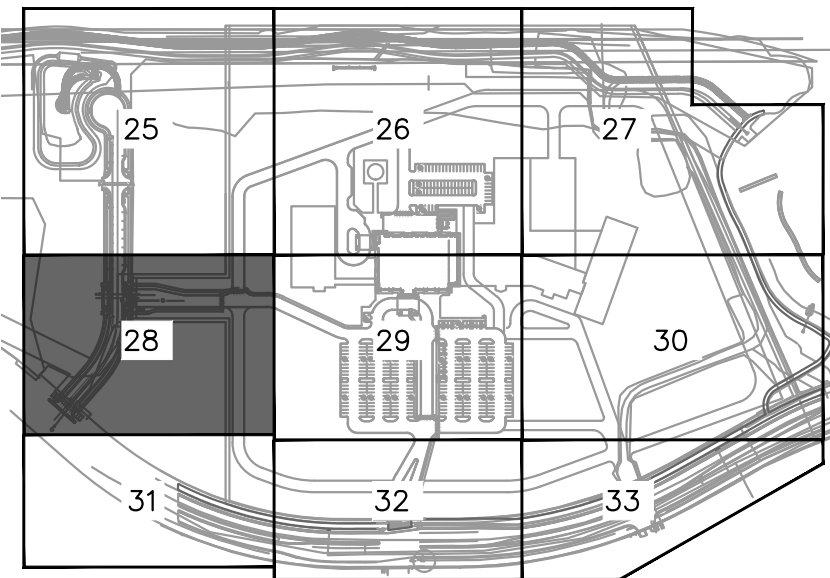
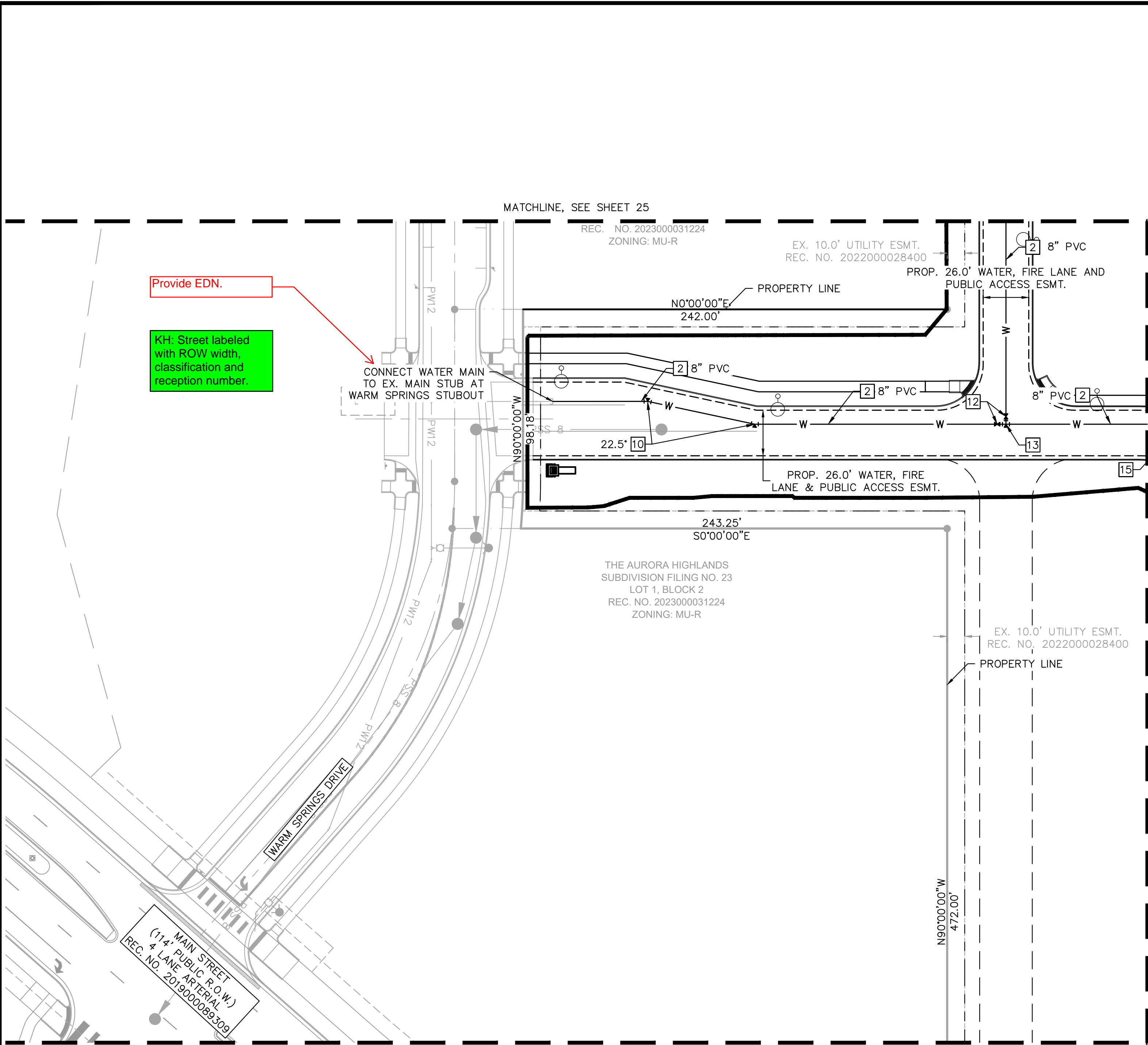
Repeat comment:Redundant service shall be not be tapped prior to the building connection and backflow prevention device.

KH: Label added that backflow prevention device will be added to each service line









KEYMAP  
1" = 500'

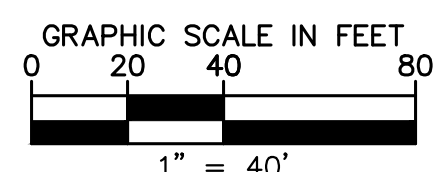
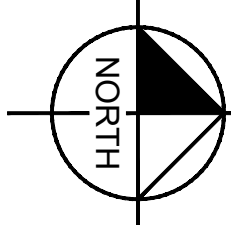
KEY NOTES

- 2 WATER MAIN LINE, SIZE PER PLAN
- 10 PIPE BEND W/ THRUST BLOCK, TYPE PER PLAN
- 12 GATE VALVE
- 13 TEE W/ THRUST BLOCK

LEGEND

- PROPERTY LINE
- LIMITS OF CONSTRUCTION
- EX. EASEMENT LINE
- PROP. EASEMENT LINE
- EX. DIRT PATH
- EX. CONCRETE
- SD EX. STORM SEWER
- PROP. STORM SEWER
- W EX. WATER LINE
- W PROP. WATER LINE
- S EX. SANITARY LINE
- SS PROP. SANITARY LINE
- PROP. FIRE HYDRANT
- FIB EX. FIBER OPTIC
- PROP. WATER METER
- PROP. STORM INLET
- PROP. STORM MANHOLE
- PROP. FES
- PROP. SANITARY MANHOLE
- PROP. GATE VALVE
- EX. STREET LIGHT
- PROP. SITE LIGHT

NOTE: ALL ONSITE STORM SEWER IS PRIVATE AND SHALL BE OWNED AND MAINTAINED BY THE OWNER, PUBLIC STORM TO BE MAINTAINED BY THE CITY OF AURORA.



Provide EDN.

KH: Street labeled with ROW width, classification and reception number.

FILE NO. 196315000_ut	DATE: 07/08/2024	DESIGNED BY: CRA	BY DATE APPR
PROJECT NO. 196315000		DRAWN BY: SPD	
SHEET NO. 28		CHECKED BY: ELG	
ADVENTHEALTH AURORA HIGHLANDS - PHASE 1 CITY OF AURORA, COUNTY OF ADAMS SITE PLAN WITH ADJUSTMENT DETAILED UTILITY PLAN			
Kimley»Horn KIMLEY-HORN AND ASSOCIATES, INC. 6205 S. State St., Suite 200 Greenwood Village, Co 80111 (303) 228-2300			
REVISION			
NO.			



KH: Label shown.

Label is missing.

KH: Sanitary service line label added

Re-label as sanitary service line.

KH: Line of delineation added

add a line of delineation between the two types of easements

Label the easement

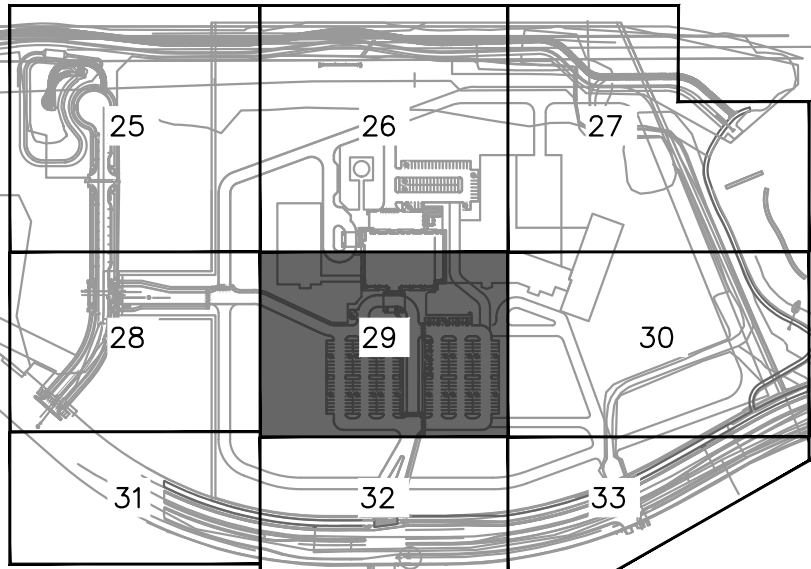
KH: Easement Labeled

add a line of delineation between the two types of easements

KH: Line of delineation added

KH: Line of delineation added

add a line of delineation between the two types of easements



KEYMAP  
1" = 500'

KEY NOTES

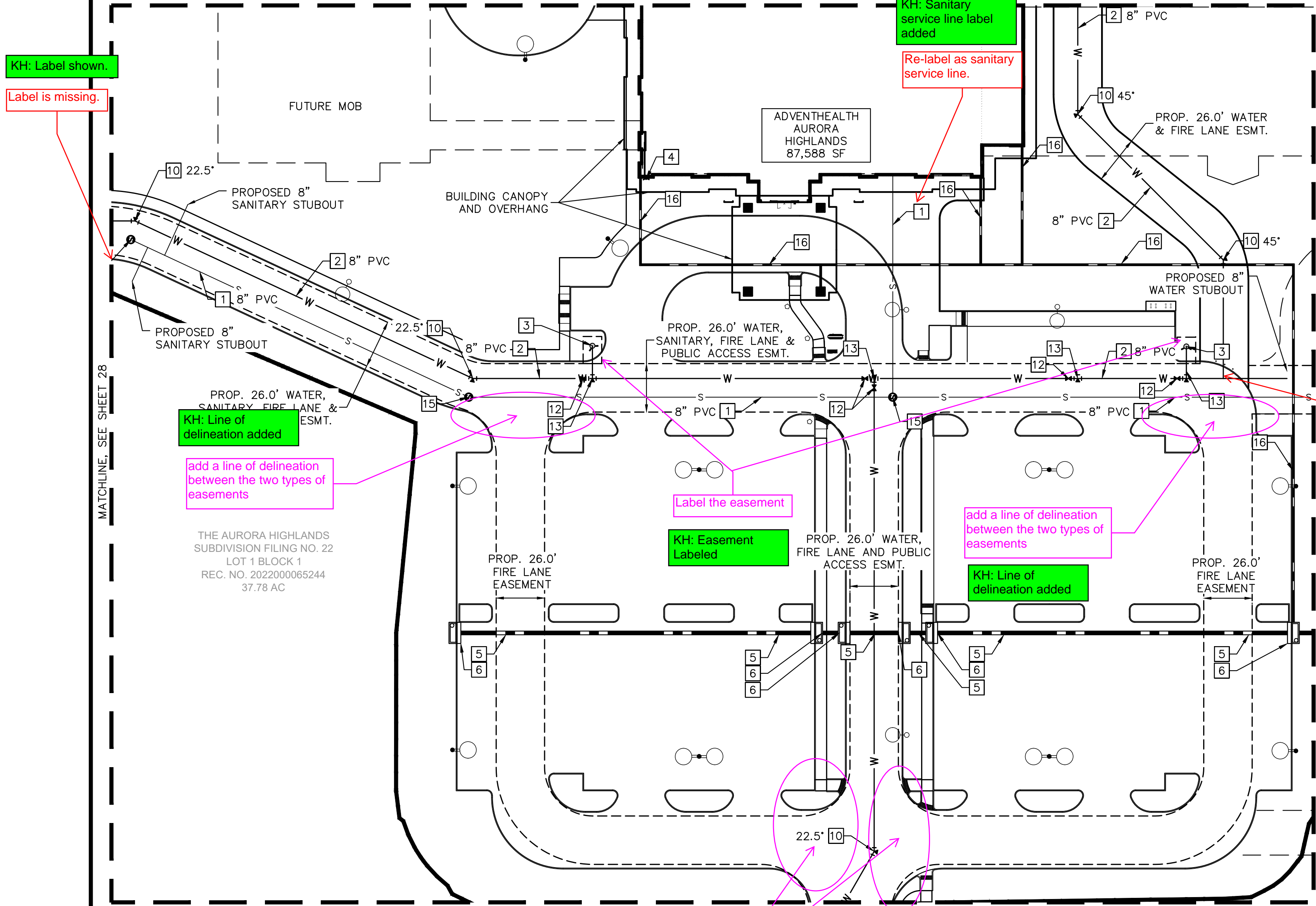
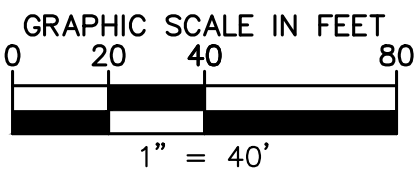
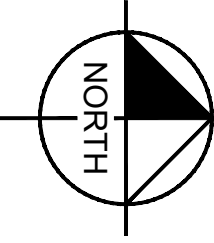
- 1 SANITARY MAIN LINE, SIZE PER PLAN
- 2 WATER MAIN LINE, SIZE PER PLAN
- 3 FIRE HYDRANT W/BOLLARDS PER COA STD DTL 208
- 4 FDC W/ APPROVED KNOX HARDWARE
- 5 STORM PIPE
- 6 STORM INLET
- 8 SANITARY SERVICE LINE
- 10 PIPE BEND W/ THRUST BLOCK, TYPE PER PLAN
- 12 GATE VALVE
- 13 TEE W/ THRUST BLOCK
- 15 SANITARY MANHOLE
- 16 ROOF DRAIN (PRIVATE)

Add Tee.

KH: Tee added

- — — — — PROPERTY LINE
- — — — — LIMITS OF CONSTRUCTION
- — — — — EX. EASEMENT LINE
- - - - - PROP. EASEMENT LINE
- [Pattern] EX. DIRT PATH
- [Pattern] EX. CONCRETE
- SD — — — — — EX. STORM SEWER
- — — — — PROP. STORM SEWER
- W — W — W — — — — — EX. WATER LINE
- W — — — — — PROP. WATER LINE
- S — — — — — EX. SANITARY LINE
- SS — SS — — — — — PROP. SANITARY LINE
- [Symbol] PROP. FIRE HYDRANT
- FIB — — — — — EX. FIBER OPTIC
- [Symbol] PROP. WATER METER
- [Symbol] PROP. STORM INLET
- [Symbol] PROP. STORM MANHOLE
- [Symbol] PROP. FES
- [Symbol] PROP. SANITARY MANHOLE
- [Symbol] PROP. GATE VALVE
- [Symbol] EX. STREET LIGHT
- [Symbol] PROP. SITE LIGHT

NOTE: ALL ONSITE STORM SEWER IS PRIVATE AND SHALL BE OWNED AND MAINTAINED BY THE OWNER, PUBLIC STORM TO BE MAINTAINED BY THE CITY OF AURORA.



**Kimley»Horn**  
KIMLEY-HORN AND ASSOCIATES, INC.  
6205 S.W. 11th St., Suite 200  
Greenwood Village, Co 80111 (303) 228-2300

**ADVENTHEALTH AURORA HIGHLANDS - PHASE 1**  
CITY OF AURORA, COUNTY OF ADAMS  
SITE PLAN WITH ADJUSTMENT  
DETAILED UTILITY PLAN

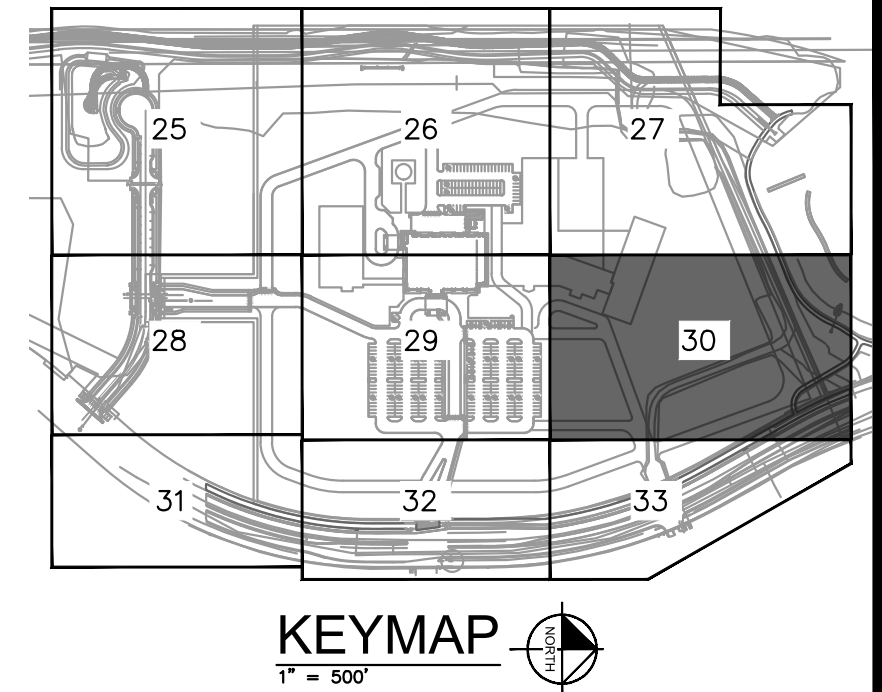
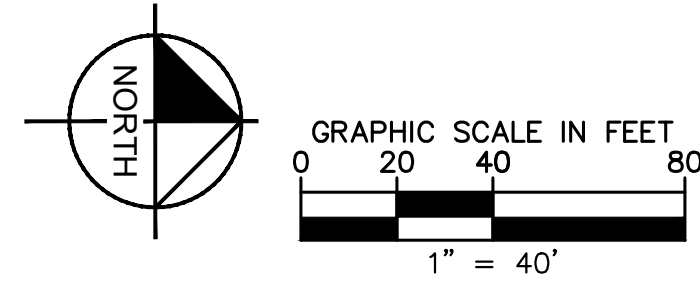
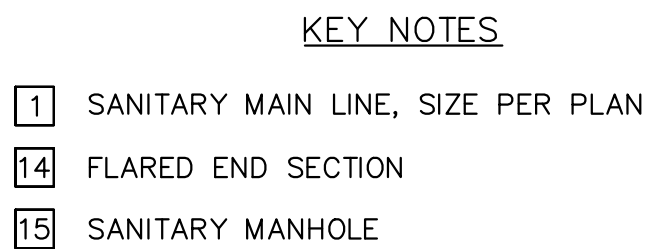
DATE: 07/08/2024  
DESIGNED BY: CRA  
DRAWN BY: SPD  
CHECKED BY: ELG

FILE NO. 196315000\_ut  
PROJECT NO. 196315000

SHEET NO. 29

NO.	REVISION	BY	DATE	APPR





**ADVENTHEALTH AURORA HIGHLANDS - PHASE 1**  
CITY OF AURORA, COUNTY OF ADAMS  
SITE PLAN WITH ADJUSTMENT  
DETAILED UTILITY PLAN

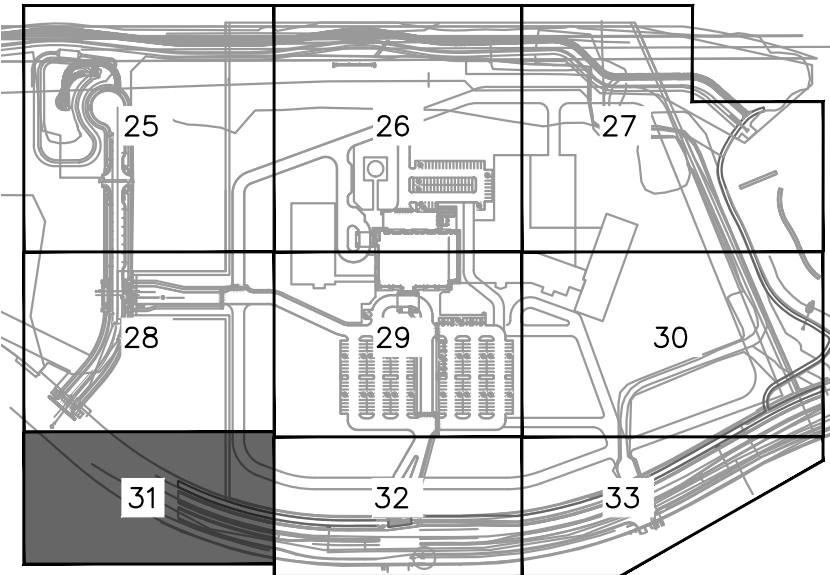
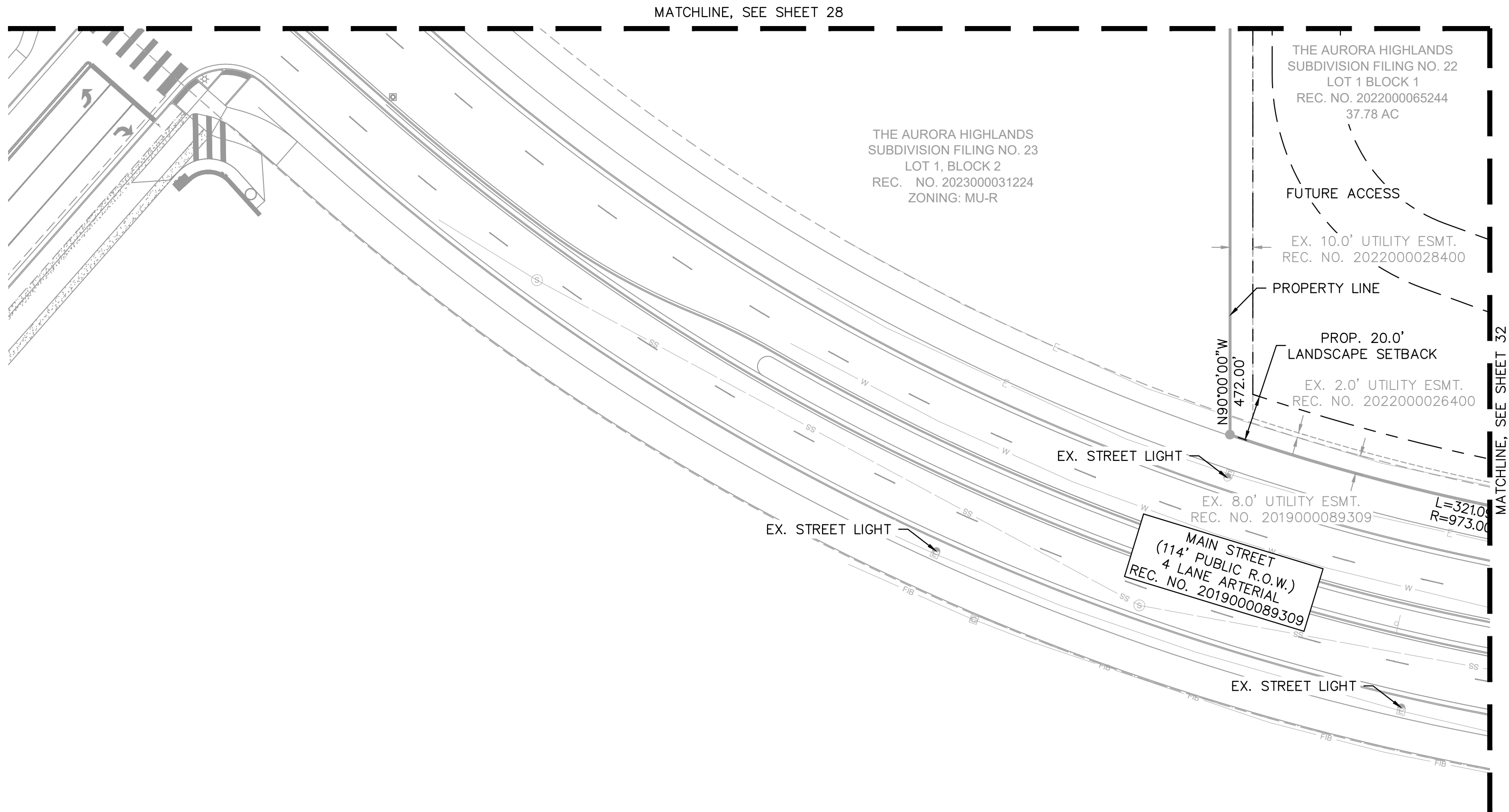
DATE:	07/08/2024
DESIGNED BY:	CRA
DRAWN BY:	SPD
CHECKED BY:	ELG

FILE NO.  
196315000\_ut

PROJECT NO.  
196315000

SHEET NO.  
30

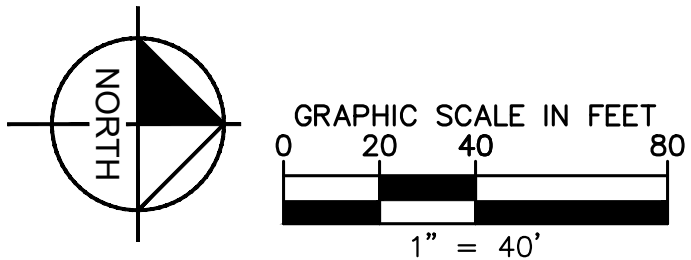




KEYMAP  
1" = 500'

- LEGEND**
- PROPERTY LINE
  - LIMITS OF CONSTRUCTION
  - EX. EASEMENT LINE
  - PROP. EASEMENT LINE
  - EX. DIRT PATH
  - EX. CONCRETE
  - EX. STORM SEWER
  - PROP. STORM SEWER
  - EX. WATER LINE
  - PROP. WATER LINE
  - EX. SANITARY LINE
  - PROP. SANITARY LINE
  - PROP. FIRE HYDRANT
  - EX. FIBER OPTIC
  - PROP. WATER METER
  - PROP. STORM INLET
  - PROP. STORM MANHOLE
  - PROP. FES
  - PROP. SANITARY MANHOLE
  - PROP. GATE VALVE
  - EX. STREET LIGHT
  - PROP. SITE LIGHT

NOTE: ALL ONSITE STORM SEWER IS PRIVATE AND SHALL BE OWNED AND MAINTAINED BY THE OWNER, PUBLIC STORM TO BE MAINTAINED BY THE CITY OF AURORA.



**Kimley»Horn**  
KIMLEY-HORN AND ASSOCIATES, INC.  
6205 Cedar Street  
Greenwood Village, Co 80111 (303) 228-2300

**ADVENTHEALTH AURORA HIGHLANDS - PHASE 1**  
CITY OF AURORA, COUNTY OF ADAMS  
SITE PLAN WITH ADJUSTMENT  
DETAILED UTILITY PLAN

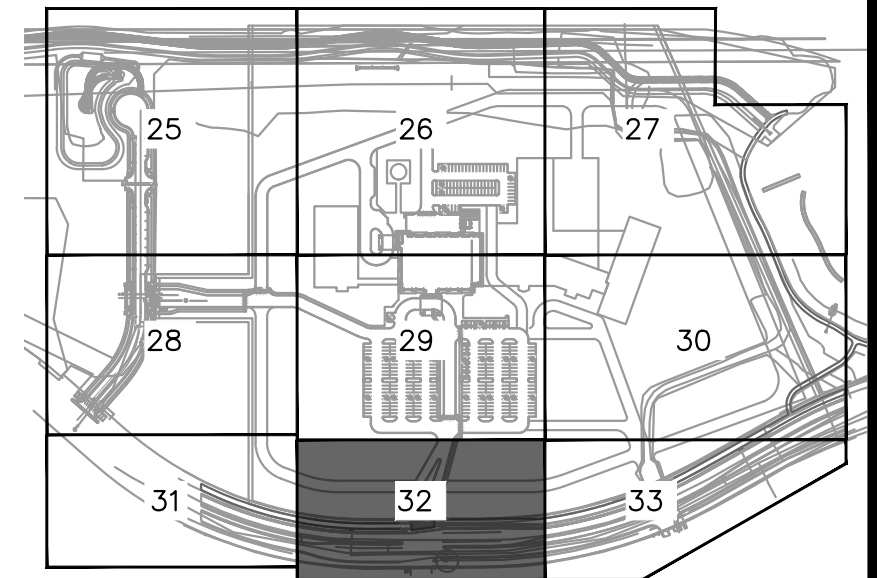
DATE: 07/08/2024  
DESIGNED BY: CRA  
DRAWN BY: SPD  
CHECKED BY: ELG

FILE NO.  
196315000\_ut  
PROJECT NO.  
196315000

SHEET NO.  
**31**

NO.	REVISION	BY	DATE	APPR





KEYMAP  
1" = 500'

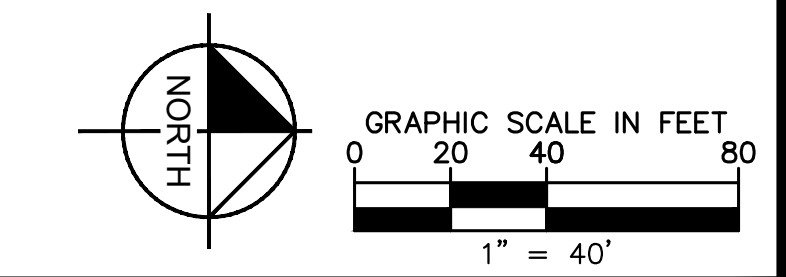
KEY NOTES

- 2 WATER MAIN LINE, SIZE PER PLAN
- 10 PIPE BEND W/ THRUST BLOCK, TYPE PER PLAN
- 12 GATE VALVE

LEGEND

- PROPERTY LINE
- LIMITS OF CONSTRUCTION
- EX. EASEMENT LINE
- PROP. EASEMENT LINE
- EX. DIRT PATH
- EX. CONCRETE
- SD EX. STORM SEWER
- PROP. STORM SEWER
- W EX. WATER LINE
- W PROP. WATER LINE
- S EX. SANITARY LINE
- SS PROP. SANITARY LINE
- FIB EX. FIBER OPTIC
- PROP. WATER METER
- PROP. STORM INLET
- PROP. STORM MANHOLE
- PROP. FES
- PROP. SANITARY MANHOLE
- PROP. GATE VALVE
- EX. STREET LIGHT
- PROP. SITE LIGHT

NOTE: ALL ONSITE STORM SEWER IS PRIVATE AND SHALL BE OWNED AND MAINTAINED BY THE OWNER, PUBLIC STORM TO BE MAINTAINED BY THE CITY OF AURORA.



KH: Label updated on sheet 22 and 42 to be 20 ft

16' on sheet 22

different on page 42

Label the easement

KH: Easement Labeled

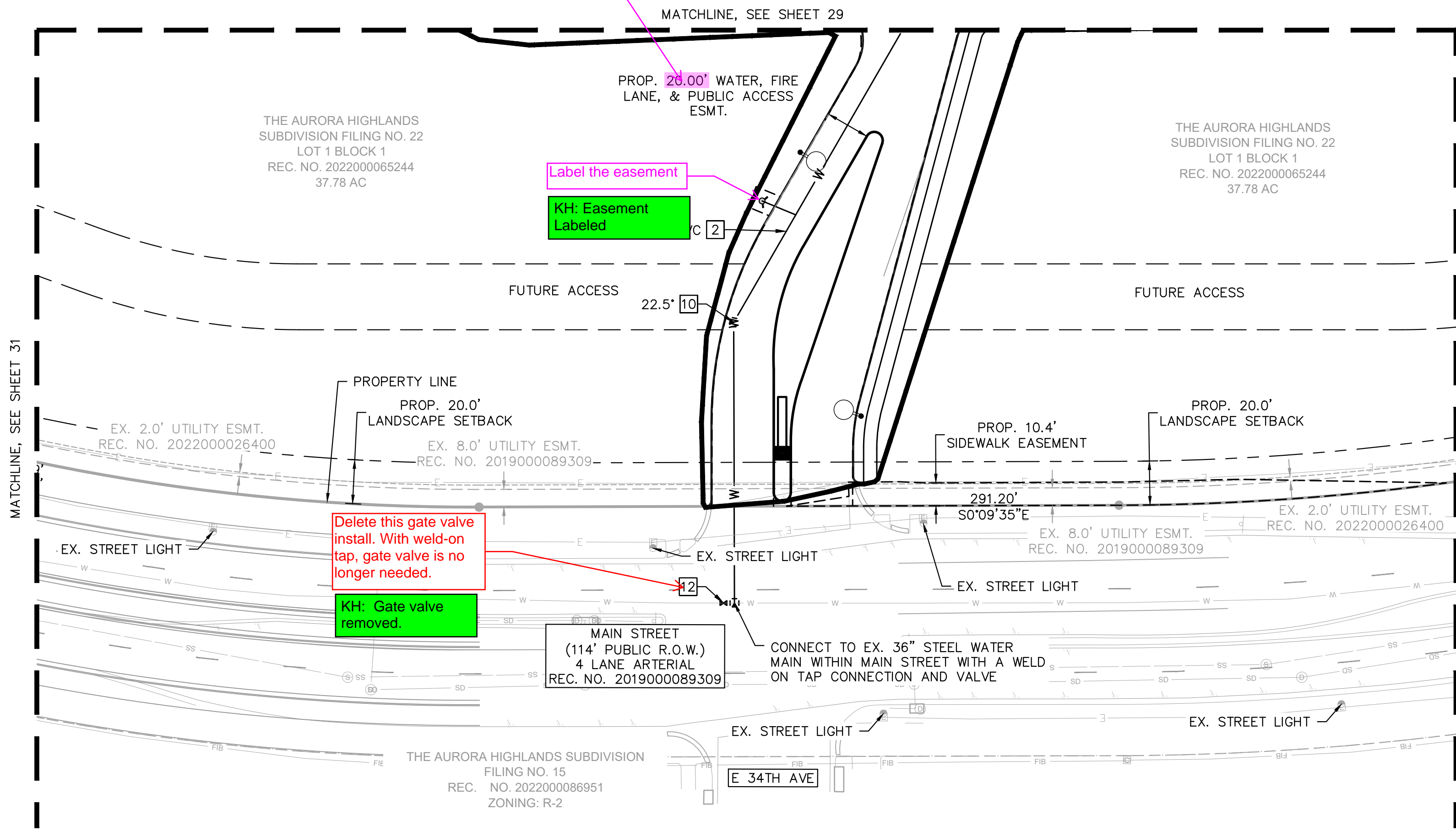
Delete this gate valve install. With weld-on tap, gate valve is no longer needed.

KH: Gate valve removed.

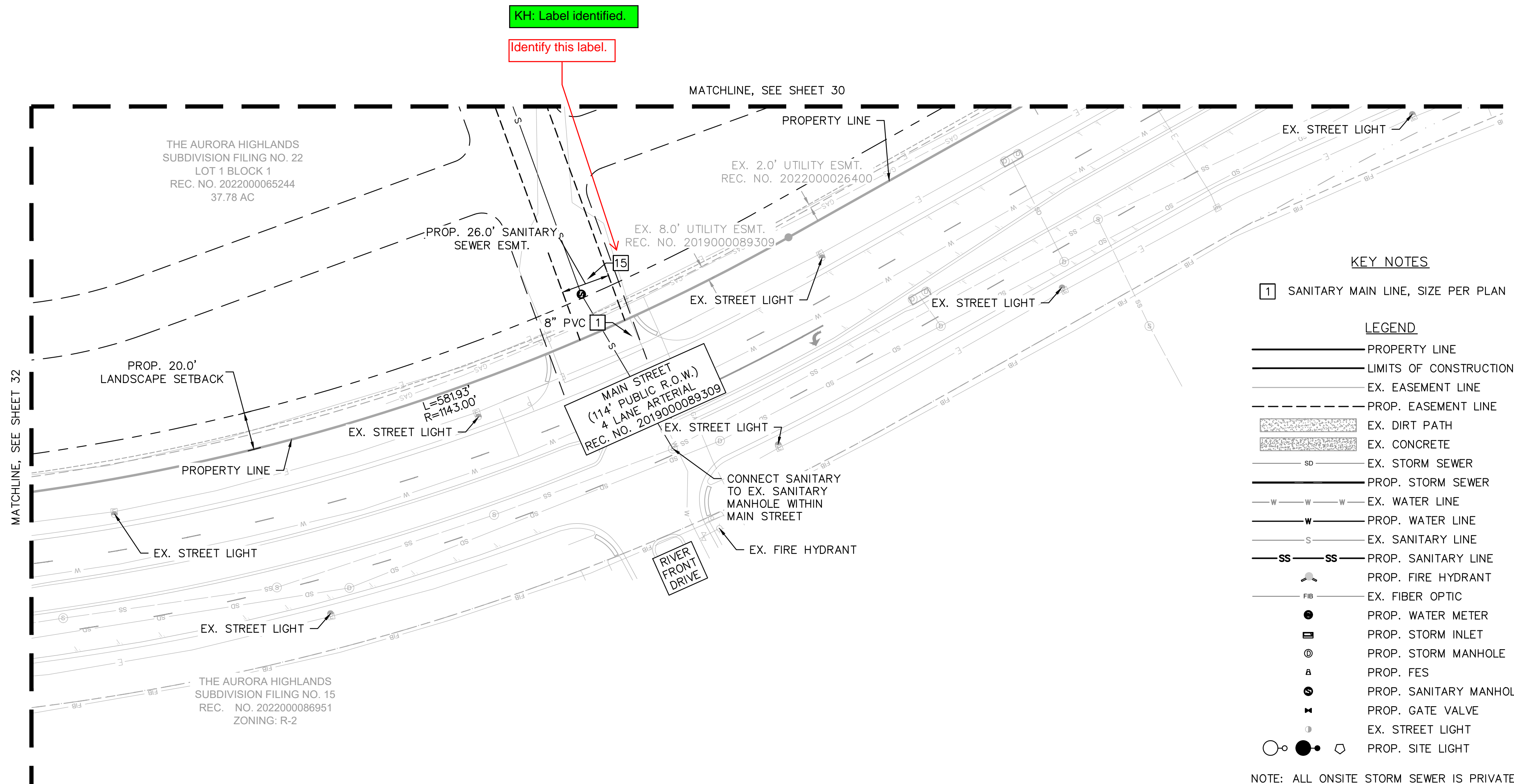
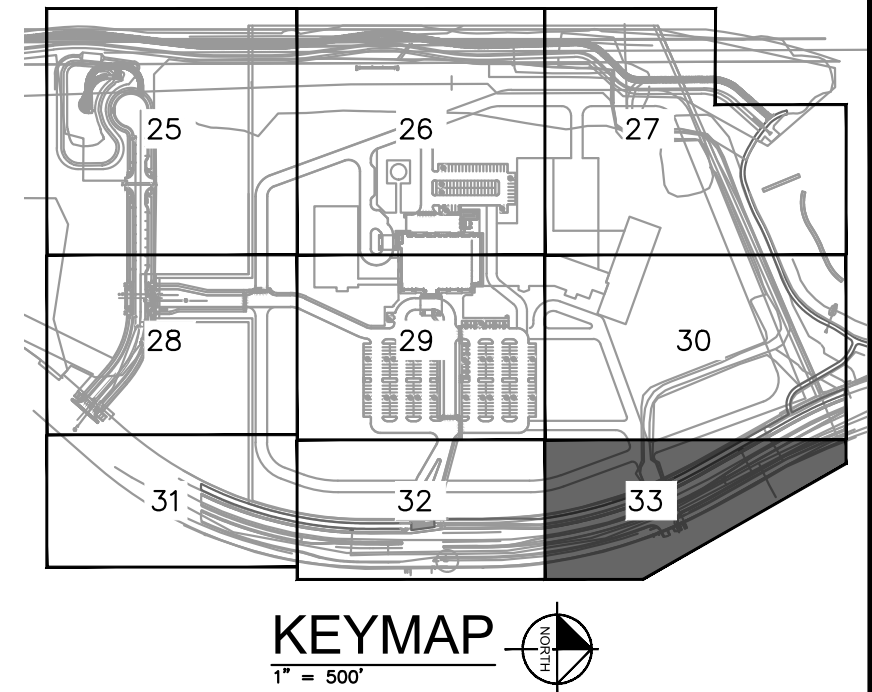
MAIN STREET  
(114' PUBLIC R.O.W.)  
4 LANE ARTERIAL  
REC. NO. 2019000089309

CONNECT TO EX. 36" STEEL WATER MAIN WITHIN MAIN STREET WITH A WELD ON TAP CONNECTION AND VALVE

E 34TH AVE







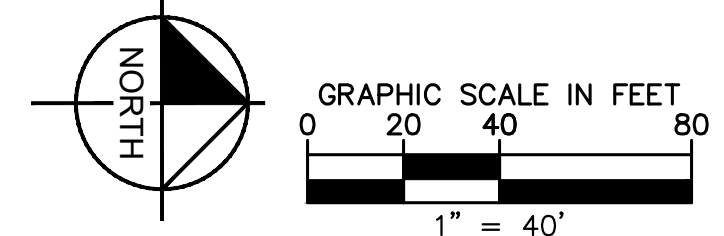
KEY NOTES

1 SANITARY MAIN LINE, SIZE PER PLAN

LEGEND

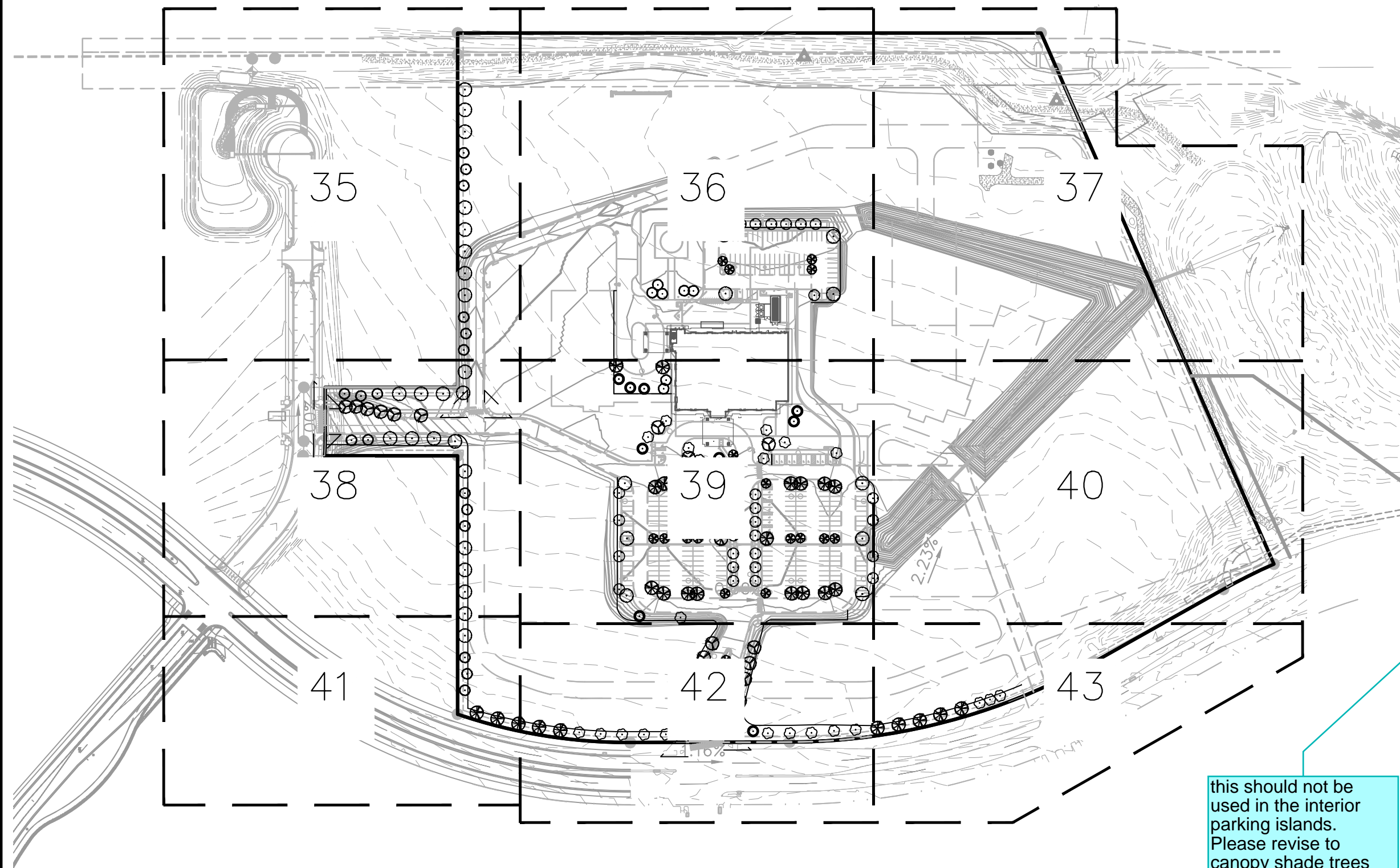
- PROPERTY LINE
- LIMITS OF CONSTRUCTION
- EX. EASEMENT LINE
- PROP. EASEMENT LINE
- EX. DIRT PATH
- EX. CONCRETE
- SD EX. STORM SEWER
- PROP. STORM SEWER
- W-W-W EX. WATER LINE
- W PROP. WATER LINE
- S EX. SANITARY LINE
- SS-SS PROP. SANITARY LINE
- PROP. FIRE HYDRANT
- FIB EX. FIBER OPTIC
- PROP. WATER METER
- PROP. STORM INLET
- PROP. STORM MANHOLE
- PROP. FES
- PROP. SANITARY MANHOLE
- PROP. GATE VALVE
- EX. STREET LIGHT
- PROP. SITE LIGHT

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NO.	REVISION	BY	DATE	APPR






























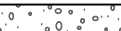
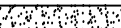
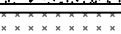
this should not be used in the interior parking islands. Please revise to canopy shade trees

KH Response: 16 pears within interior parking islands changed to red oak canopy shade tree

most of these grasses exceed 3' tall. review locations relative to sight lines in the parking areas. They should not be placed on the ends of parking islands.

Response: Tall grasses have been relocated to not block sight lines in parking areas and outside of sight trigangles

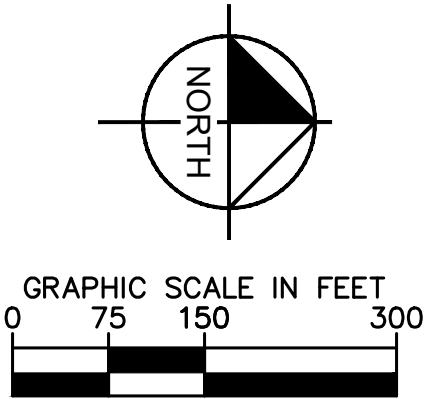
PLANT SCHEDULE

SYMBOL	CODE	QTY	BOTANICAL NAME	COMMON NAME	CAL	SIZE
EVERGREEN TREES						
	PE	24	PINUS EDULIS	PINYON PINE		6' HT MIN
	PP2	12	PINUS PONDEROSA	PONDEROSA PINE		6' HT MIN
CANOPY TREE						
	AG	29	ACER GRANDIDENTATUM	BIGTOOTH MAPLE	2.5" CAL MIN	
	GI	34	GLEDITSIA TRIACANTHOS 'SKYLINE'	SKYLINE HONEYLOCUST	2.5" CAL MIN	
	QR	17	QUERCUS RUBRA	RED OAK	2.5" CAL MIN	
	TC	22	TILIA CORDATA	LITTLELEAF LINDEN	2.5" CAL MIN	
	UC	30	ULMUS X 'FRONTIER'	AMERICAN ELM	2.5" CAL MIN	
ORNAMENTAL TREE						
	PC	21	PYRUS CALLERYANA 'ARISTOCRAT' TM	ARISTOCRAT FLOWERING PEAR	2.5" CAL MIN	
SYMBOL	CODE	QTY	BOTANICAL NAME	COMMON NAME	CONT	
SHRUBS						
	BC	122	BERBERIS THUNBERGII 'CRIMSON PYGMY'	CRIMSON PYGMY BARBERRY	5 GAL	
	CC	157	CARYOPTERIS X CLANDONENSIS 'BLUE MIST'	BLUE MIST SHRUB	5 GAL	
	EN	71	ERICAMERIA NAUSEOSA	RUBBER RABBITBRUSH	5 GAL	
	EC	155	EUONYMUS ALATUS 'COMPACTUS'	COMPACT BURNING BUSH	5 GAL	
	ER	194	EUONYMUS ALATUS 'RUDY HAAG'	RUDY HAAG BURNING BUSH	5 GAL	
	FI	106	FORSYTHIA X INTERMEDIA 'ARNOLD'S DWARF'	DWARF FORSYTHIA	5 GAL	
	JP	77	JUNIPERUS X PFITZERANA 'SEA GREEN'	PFITZER JUNIPER	5 GAL	
	PF	87	POTENTILLA FRUTICOSA 'PINK BEAUTY'	PINK BEAUTY BUSH CINQUEFOIL	5 GAL	
	PP3	103	PRUNUS BESSEYI 'P011S'	PAWNEE BUTTES® SAND CHERRY	5 GAL	
	RG	147	RHUS AROMATICA 'GRO-LOW'	GRO-LOW FRAGRANT SUMAC	5 GAL	
	RA	169	RIBES ALPINUM 'GREEN MOUND'	GREEN MOUND ALPINE CURRANT	5 GAL	
	SJ	163	SPIRAEA JAPONICA	JAPANESE SPIREA	5 GAL	
	VR	81	VIBURNUM X RHYTIDOPHYLLLOIDES 'ALLEGHANY'	ALLEGHANY VIBURNUM	5 GAL	
GRASSES						
	EG	76	ERIANTHUS RAVENNAE	RAVENNA GRASS	1 GAL	
	HS	54	HELICTOTRICHON SEMPERVIRENS	BLUE OAT GRASS	1 GAL	
	MS	113	MISCANTHUS SINENSIS 'ROTSILBER'	RED SILVER MAIDEN GRASS	1 GAL	
	SS	55	SCHIZACHYRIUM SCOPARIUM	LITTLE BLUESTEM GRASS	1 GAL	
GROUND COVERS						
	RC	107,939 SF	2-4" RIVER ROCK COBBLE	2-4" RIVER ROCK COBBLE		
	D6	754 SF	GREY DECOMPOSED GRANITE	GREY DECOMPOSED GRANITE		
	PSG	255,035 SF	SHORT GRASS PRAIRIE NATIVE SEED MIX	SHORT GRASS PRAIRIE NATIVE SEED MIX		

SHORTGRASS PRAIRIE SEED MIXTURE

FOR DRY, UPLAND, SANDY LOAM TO CLAY LOAM SOILS, BEST WITH 1-3%+ ORGANIC MATTER. GRASSES ARE SHORT STATURE. SEEDING RATE IS 30 PLS LBS/ACRE. CROSS DRILL OR BROADCAST SEED AND HARROW, MULCH. FOLLOW SEEDING SPECIFICATIONS. PLANT HEIGHTS ARE MOSTLY <10 INCHES. WHILE NOT RECOMMENDED, OMITTING WILDFLOWER, WESTERN WHEAT AND SAND DROPSEED, WILL ASSURE SHORTEST VEGETATION.

COMMON NAME	SCIENTIFIC NAME	NATIVE SPECIES	VARIETY	PLS LBS/ACRE	OZ/ACRE**
GRASSES					
Buffalograss*	<i>Buchloe dactyloides</i>	X	Sharp's	12	
Blue grama*	<i>Chondrosium gracile</i>	X	Hachita	8	
Junegrass	<i>Koeleria cristata</i>	X	Native	3	
Western wheatgrass	<i>Pascopyrum smithii</i>	X	Arriba	6	
Sand dropseed*	<i>Sporobolus cryptandrus</i>	X	native	1	
TOTAL POUNDS PLS / ACRE				30	
OPTIONAL WILDFLOWERS					
Fringed sage	<i>Artemisia frigida</i>	X	Native		2
Blanketflower	<i>Gaillardia aristata</i>	X	Native		3
Bluebells	<i>Campanula rotundifolia</i>	X	Native		1
Showy locoweed	<i>Oxytropis lambertii</i>	X	Native		3
Silky locoweed	<i>Oxytropis sericea</i>	X	Native		3
Sidebells penstemon	<i>secundiflora</i>	X	Native		3
Scarlet globemallow	<i>Sphaeralcea coccinea</i>	X	Native		3
*always include these key species, maintain at least a 30 lbs/acre rate for mix					
** 1/4lbs minimum order for each species					



NOT FOR CONSTRUCTION

Kimley»Horn

KIMLEY-HORN AND ASSOCIATES, INC.  
6205 Cedar Street, Suite 300  
Greenwood Village, Co 80111 (303) 228-2300

ADVENTHEALTH AURORA HIGHLANDS - PHASE 1

CITY OF AURORA, COUNTY OF ADAMS  
SITE PLAN WITH ADJUSTMENT

OVERALL LANDSCAPE PLAN

DATE: 7/10/2024

DESIGNED BY: TL

DRAWN BY: TL

CHECKED BY: CH

FILE NO.  
196315000\_LP

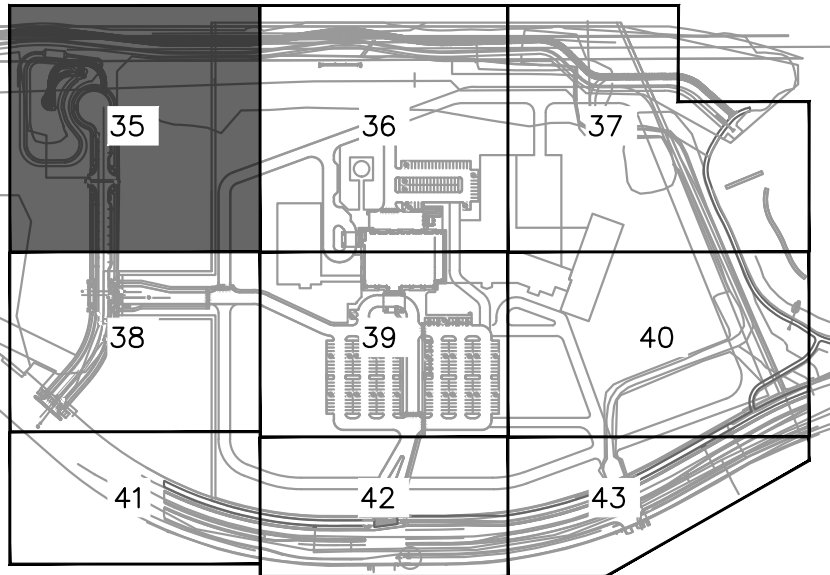
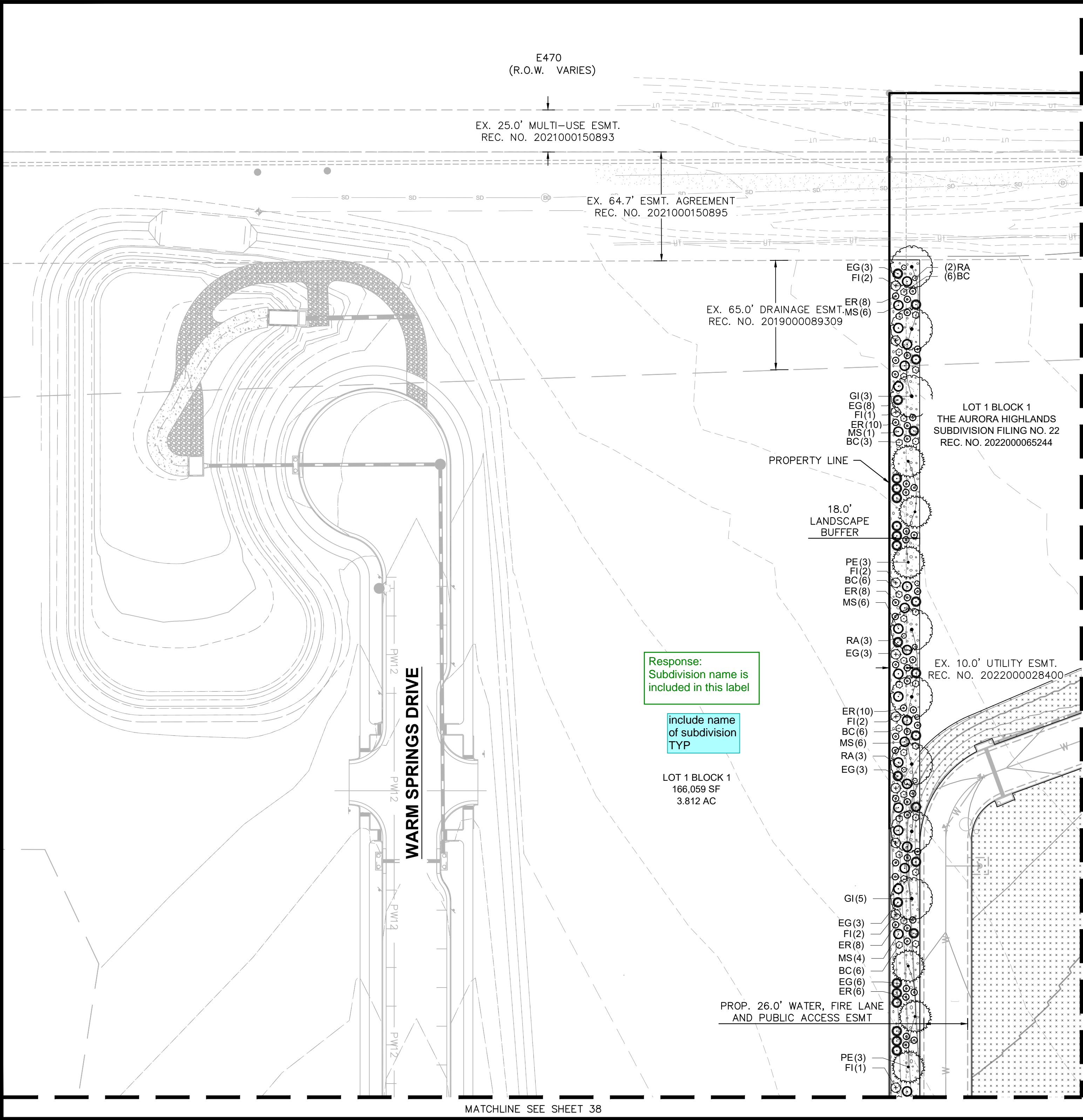
PROJECT NO.  
196315000

SHEET NO.

34

NO.	REVISION	BY	DATE	APPR





KEYMAP  
1" = 500'

### PLANT SCHEDULE

SYMBOL CODE BOTANICAL / COMMON NAME

#### EVERGREEN TREES

- PE PINUS EDULIS  
PINYON PINE
- PP2 PINUS PONDEROSA  
PONDEROSA PINE

#### CANOPY TREE

- AG ACER GRANDIDENTATUM  
BIGTOOTH MAPLE
- GI GLEDITSIA TRIACANTHOS 'SKYLINE'  
SKYLINE HONEYLOCUST
- QR QUERCUS RUBRA  
RED OAK
- TC TILIA CORDATA  
LITTLELEAF LINDEN
- UC ULMUS X 'FRONTIER'  
AMERICAN ELM

#### ORNAMENTAL TREE

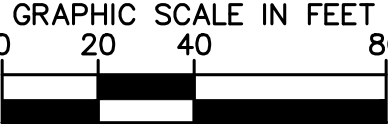
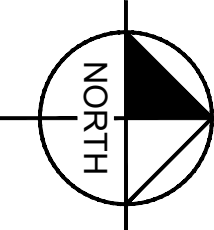
- PC PYRUS CALLERYANA 'ARISTOCRAT' TM  
ARISTOCRAT FLOWERING PEAR

#### GROUND COVERS

- RC 2-4" RIVER ROCK COBBLE
- D6 2-4" RIVER ROCK COBBLE
- PSG GREY DECOMPOSED GRANITE
- PSG GREY DECOMPOSED GRANITE
- PSG SHORT GRASS PRAIRIE NATIVE SEED MIX
- PSG SHORT GRASS PRAIRIE NATIVE SEED MIX

#### LEGEND

- PROPERTY LINE
- LIMITS OF CONSTRUCTION
- EX. EASEMENT LINE
- PROP. EASEMENT LINE
- EX. DIRT PATH
- EX. CONCRETE
- PROP. FIRE HYDRANT
- EX. STREET LIGHT
- PROP. SITE LIGHT



NOT FOR CONSTRUCTION

ADVENTHEALTH AURORA HIGHLANDS - PHASE 1  
CITY OF AURORA, COUNTY OF ADAMS  
SITE PLAN WITH ADJUSTMENT  
LANDSCAPE PLAN

DATE: 7/10/2024  
DESIGNED BY: TL  
DRAWN BY: TL  
CHECKED BY: CH

FILE NO. 196315000\_LP  
PROJECT NO. 196315000  
SHEET NO. 35

Kimley»Horn

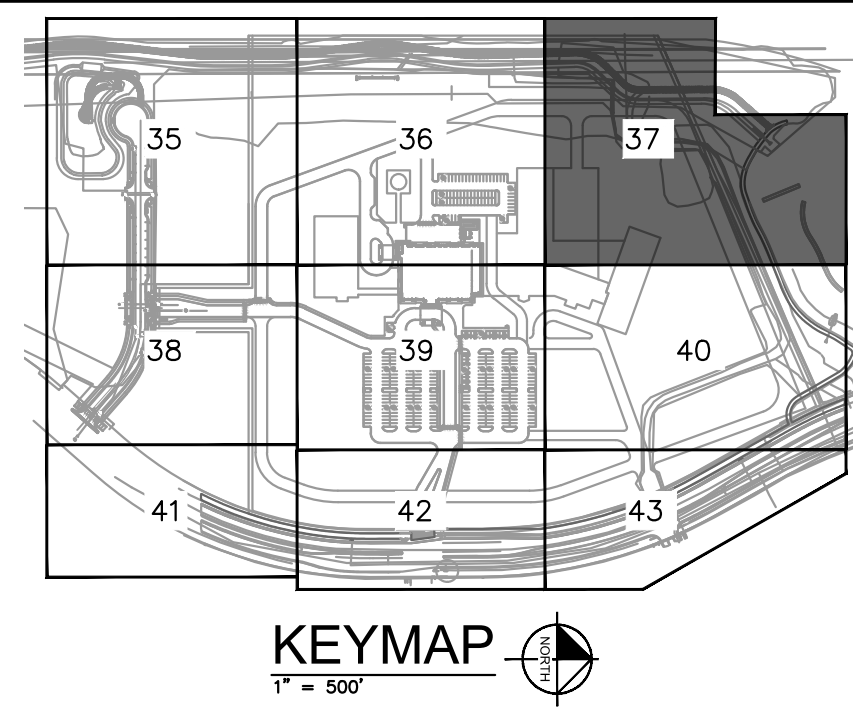
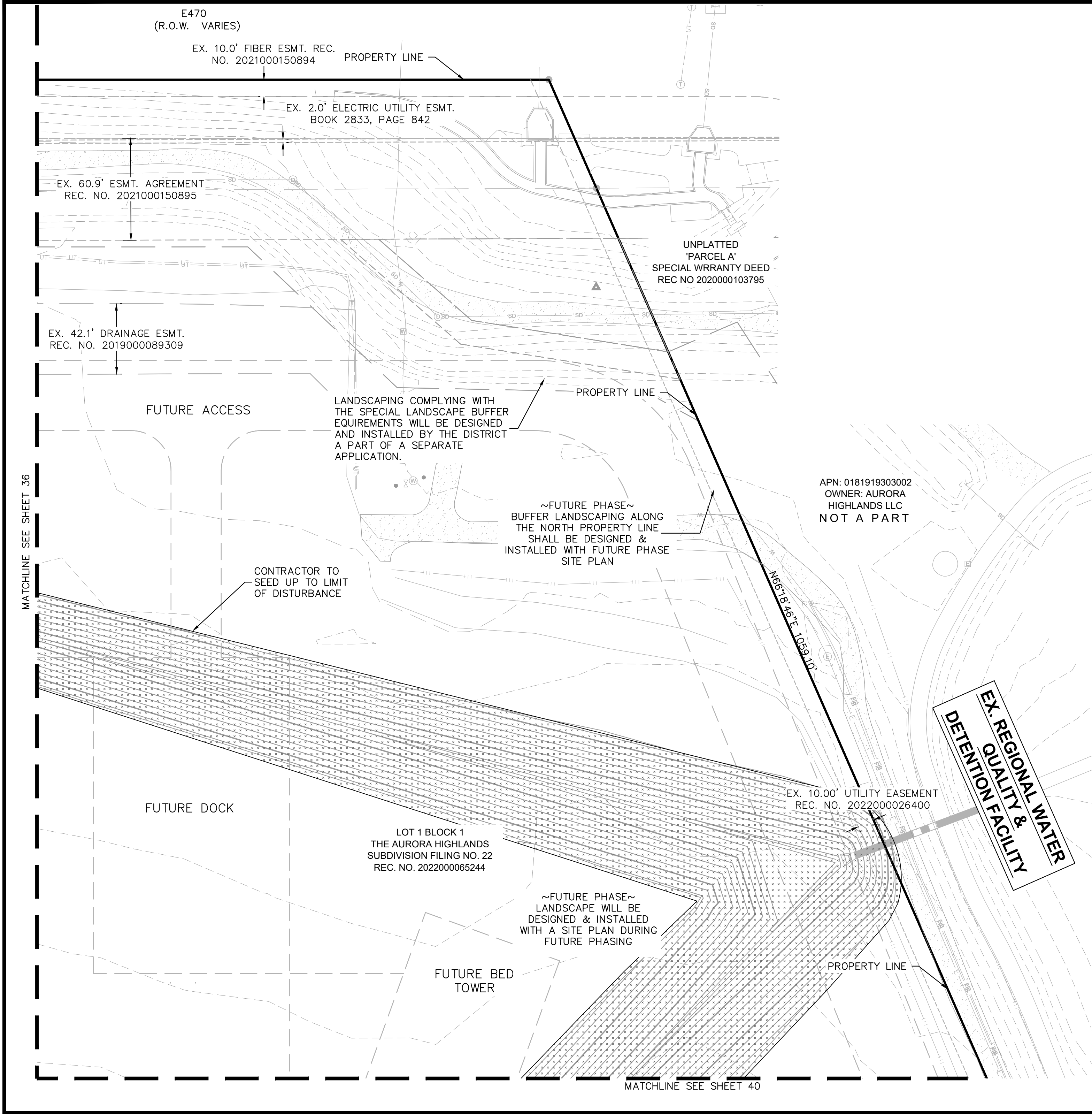
KIMLEY-HORN AND ASSOCIATES, INC.  
6205 South Strickland  
Greenwood Village, Co 80111 (303) 228-2300

NO. \_\_\_\_\_  
REVISION \_\_\_\_\_  
BY \_\_\_\_\_  
DATE \_\_\_\_\_  
APPR \_\_\_\_\_









PLANT SCHEDULE

SYMBOL	CODE	BOTANICAL / COMMON NAME
<b>EVERGREEN TREES</b>		
	PE	PINUS EDULIS PINYON PINE
	PP2	PINUS PONDEROSA PONDEROSA PINE
<b>CANOPY TREE</b>		
	AG	ACER GRANDIDENTATUM BIGTOOTH MAPLE
	GI	GLEDITSIA TRIACANTHOS 'SKYLINE' SKYLINE HONEYLOCUST
	QR	QUERCUS RUBRA RED OAK
	TC	TILIA CORDATA LITTLELEAF LINDEN
	UC	ULMUS X 'FRONTIER' AMERICAN ELM
<b>ORNAMENTAL TREE</b>		
	PC	PYRUS CALLERYANA 'ARISTOCRAT' TM ARISTOCRAT FLOWERING PEAR
<b>GROUND COVERS</b>		
	RC	2-4" RIVER ROCK COBBLE
	DG	GREY DECOMPOSED GRANITE
	PSG	SHORT GRASS PRAIRIE NATIVE SEED MIX

**LEGEND**

— PROPERTY LINE  
— LIMITS OF CONSTRUCTION  
— EX. EASEMENT LINE  
- - - PROP. EASEMENT LINE  
 EX. DIRT PATH  
 EX. CONCRETE  
 PROP. FIRE HYDRANT  
 EX. STREET LIGHT  
 PROP. SITE LIGHT

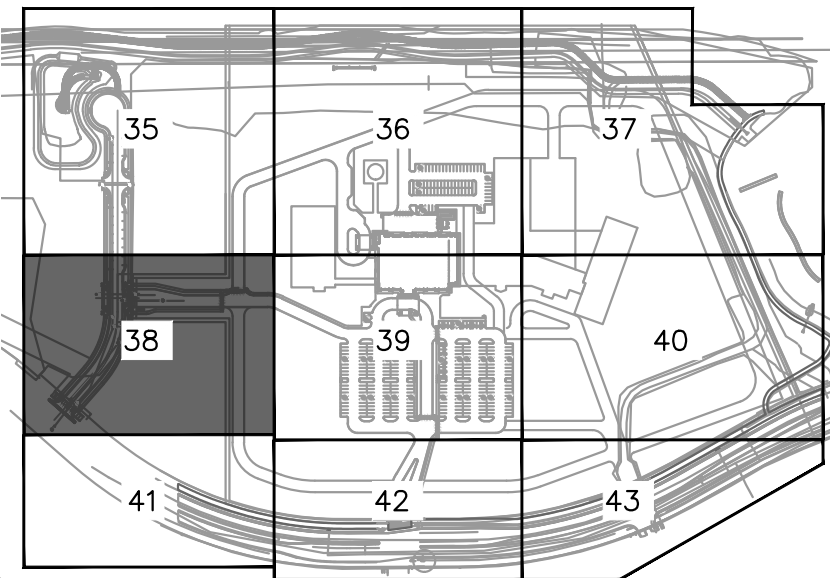
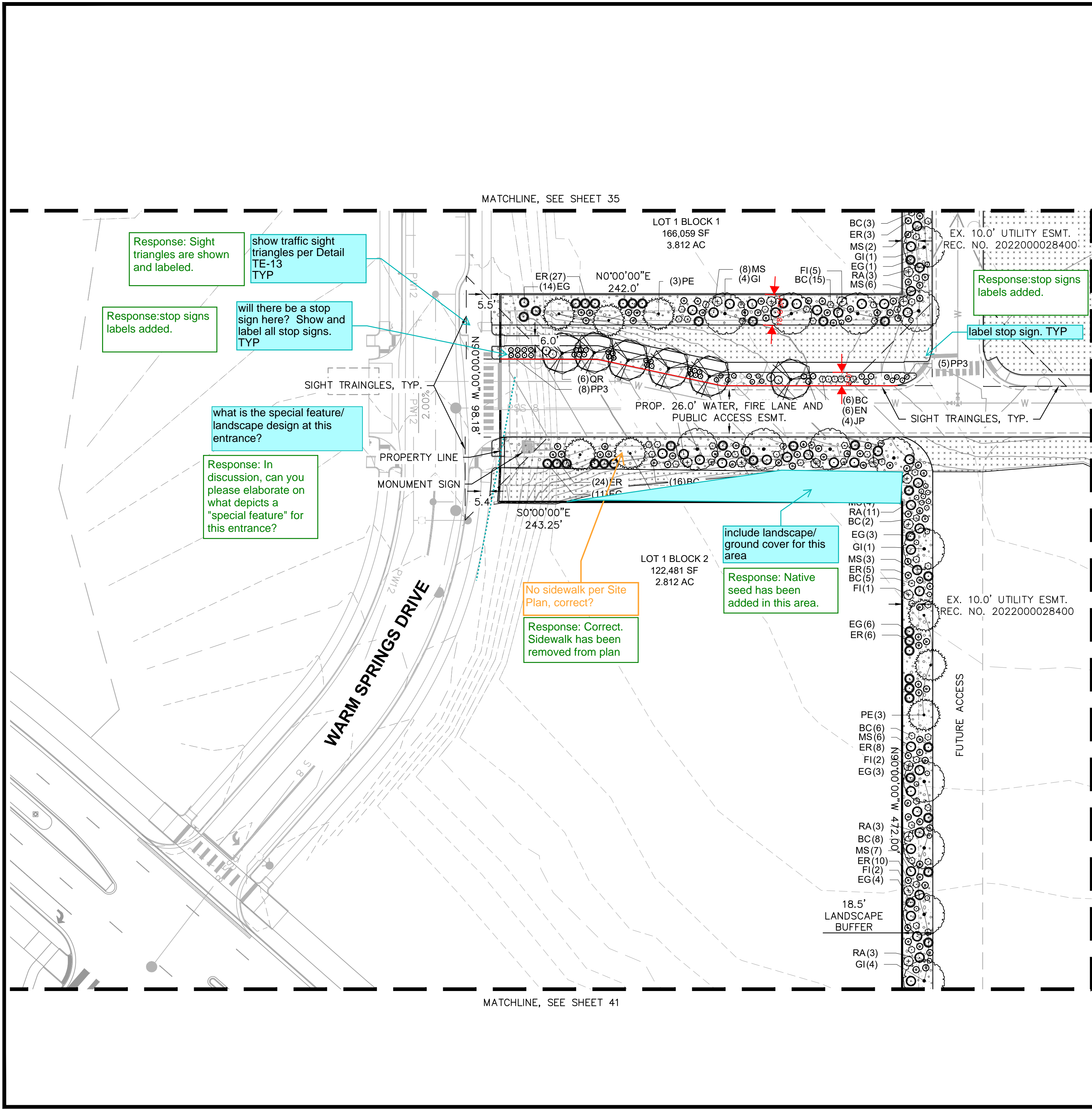
NORTH

0 20 40 80  
GRAPHIC SCALE IN FEET

NOT FOR CONSTRUCTION

FILE NO. 196315000_LP	PROJECT NO. 196315000	SHEET NO. 37
DATE: 7/10/2024	DESIGNED BY: TL	TL
	DRAWN BY:	CH
	CHECKED BY:	CH
ADVENTHEALTH AURORA HIGHLANDS - PHASE 1 CITY OF AURORA, COUNTY OF ADAMS SITE PLAN WITH ADJUSTMENT LANDSCAPE PLAN		
Kimley»Horn KIMLEY-HORN AND ASSOCIATES, INC. 6205 South State Street Greenwood Village, Co 80111 (303) 228-2300		
NO.	REVISION	BY DATE APPR





## PLANT SCHEDULE

SYMBOL CODE BOTANICAL / COMMON NAME

### EVERGREEN TREES

	PE	PINUS EDULIS PINYON PINE
	PP2	PINUS PONDEROSA PONDEROSA PINE

### CANOPY TREE

	AG	ACER GRANDIDENTATUM BIGTOOTH MAPLE
	GI	GLEDTISIA TRIACANTHOS 'SKYLINE' SKYLINE HONEYLOCUST
	QR	QUERCUS RUBRA RED OAK
	TC	TILIA CORDATA LITTLELEAF LINDEN
	UC	ULMUS X 'FRONTIER' AMERICAN ELM

### ORNAMENTAL TREE

	PC	PYRUS CALLERYANA 'ARISTOCRAT' TM ARISTOCRAT FLOWERING PEAR
--	----	---

### GROUND COVERS

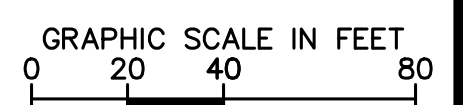
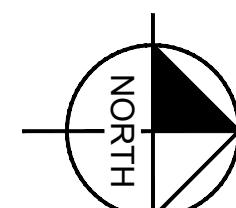
	RC	2-4" RIVER ROCK COBBLE
	D6	2-4" RIVER ROCK COBBLE
	PSG	GREY DECOMPOSED GRANITE
		SHORT GRASS PRAIRIE NATIVE SEED MIX

add edger to the legend.  
Edger is required around  
beds no adjacent to a walk  
or hard surface

Response:EDGER  
ADDED TO LEGEND  
AND CALLED OUT  
ON PLANS

### LEGEND

	PROPERTY LINE
	LIMITS OF CONSTRUCTION
	EX. EASEMENT LINE
	PROP. EASEMENT LINE
	EX. DIRT PATH
	EX. CONCRETE
	PROP. FIRE HYDRANT
	EX. STREET LIGHT
	PROP. SITE LIGHT



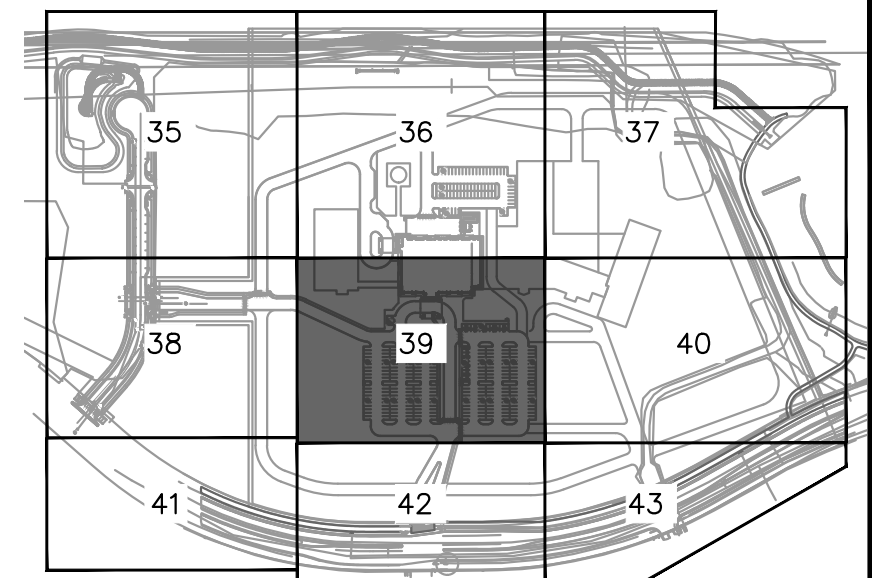
Response: SCALE  
RATIO HAS BEEN  
ADDED TO ALL  
SHEETS

include scale  
ratio. TYP all  
sheets

FILE NO.	196315000_LP	DATE:	7/10/2024	DESIGNED BY:	TL	TL
PROJECT NO.	196315000	DRAWN BY:		CHECKED BY:	CH	CH
SHEET NO.	38	ADVENTHEALTH AURORA HIGHLANDS - PHASE 1 CITY OF AURORA, COUNTY OF ADAMS SITE PLAN WITH ADJUSTMENT LANDSCAPE PLAN				
NO.		REVISION	BY	DATE	APPR	

Kimley»Horn  
KIMLEY-HORN AND ASSOCIATES, INC.  
6205 S. W. 11th St., Suite 200  
Greenwood Village, Co 80111 (303) 228-2300







## KEYMAP






## PLANT SCHEDULE

<u>SYMBOL</u>	<u>CODE</u>	<u>BOTANICAL / COMMON NAME</u>
---------------	-------------	--------------------------------

EVERGREEN TREES

	PE	PINUS EDULIS PINYON PINE
	PP2	PINUS PONDEROSA PONDEROSA PINE

CANOPY TREE

te		AG	ACER GRANDIDENTATUM BIGTOOTH MAPLE
d.		GI	GLEDTISIA TRIACANTHOS 'SKYLINE' SKYLINE HONEYLOCUST
		QR	QUERCUS RUBRA RED OAK
		TC	TILIA CORDATA LITTLELEAF LINDEN
		UC	ULMUS X 'FRONTIER' AMERICAN ELM

ORNAMENTAL TREE

	PC	PYRUS CALLERYANA 'ARISTOCRAT'™ ARISTOCRAT FLOWERING PEAR
---	----	---

this is considered an ornamental and should not be used a shade tree in parking islands

### GROUND COVERS










Response: Ornamental trees in the parking areas have been changed to canopy (typ.)

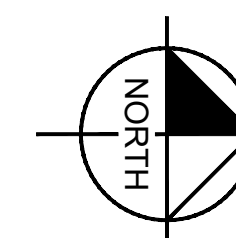
show lights consistent with the photometric plan

too tall for end of island

Response: Island landscape design has been reconfigured

LEGEND

	PROPERTY LINE
	LIMITS OF CONSTRUCTION
	EX. EASEMENT LINE
	PROP. EASEMENT LINE
	EX. DIRT PATH
	EX. CONCRETE
	PROP. FIRE HYDRANT
	EX. STREET LIGHT
	PROP. SITE LIGHT



GRAPHIC SCALE IN FEET

NOT FOR CONSTRUCTION



PLANT SCHEDULE

SYMBOL CODE BOTANICAL / COMMON NAME

EVERGREEN TREES

- PE PINUS EDULIS  
PINYON PINE
- PP2 PINUS PONDEROSA  
PONDEROSA PINE

CANOPY TREE

- AG ACER GRANDIDENTATUM  
BIGTOOTH MAPLE
- GI GLEDITSIA TRIACANTHOS 'SKYLINE'  
SKYLINE HONEYLOCUST
- QR QUERCUS RUBRA  
RED OAK

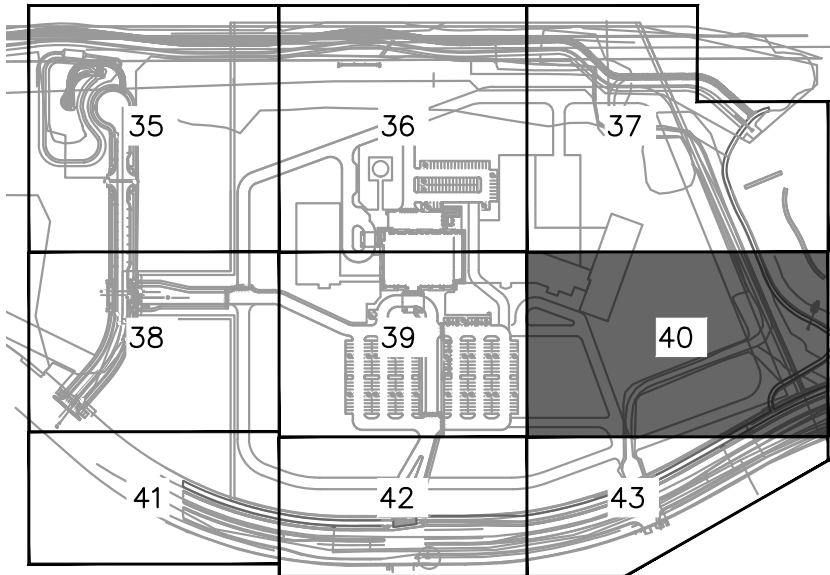
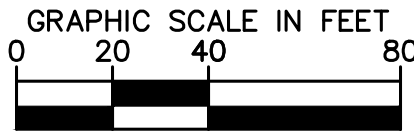
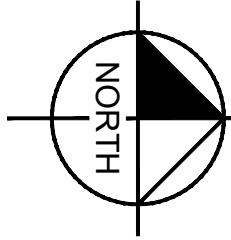
- QR QUERCUS RUBRA  
RED OAK
- TC TILIA CORDATA  
LITTLELEAF LINDEN
- UC ULMUS X 'FRONTIER'  
AMERICAN ELM

ORNAMENTAL TREE

- PC PYRUS CALLERYANA 'ARISTOCRAT'™  
ARISTOCRAT FLOWERING PEAR

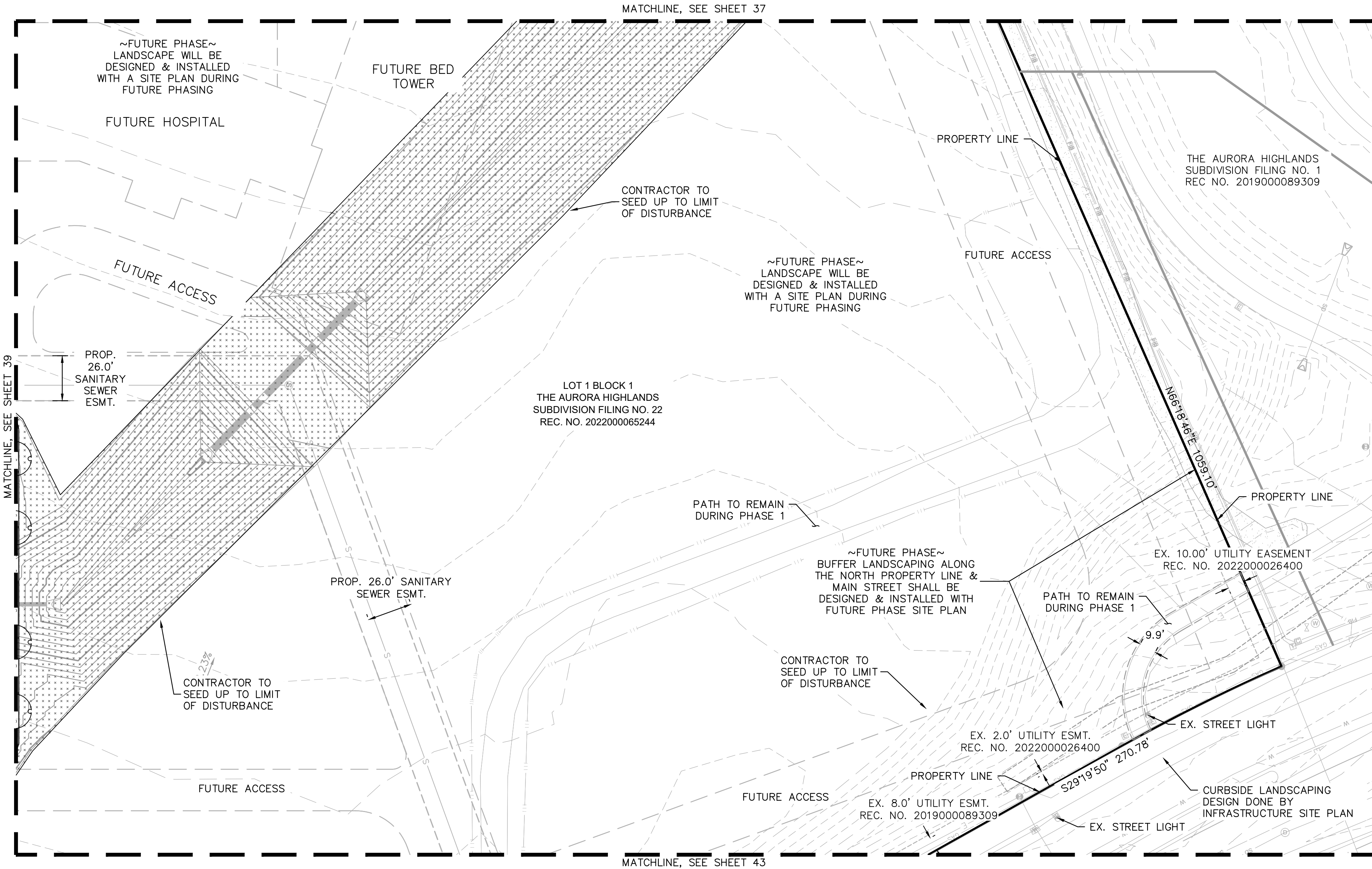
GROUND COVERS

- RC 2-4" RIVER ROCK COBBLE  
2-4" RIVER ROCK COBBLE
- D6 GREY DECOMPOSED GRANITE  
GREY DECOMPOSED GRANITE
- PSG SHORT GRASS PRAIRIE NATIVE SEED MIX  
SHORT GRASS PRAIRIE NATIVE SEED MIX



KEYMAP

1" = 500'



**Kimley»Horn**

**ADVENTHEALTH AURORA HIGHLANDS - PHASE 1**  
CITY OF AURORA, COUNTY OF ADAMS  
SITE PLAN WITH ADJUSTMENT  
LANDSCAPE PLAN

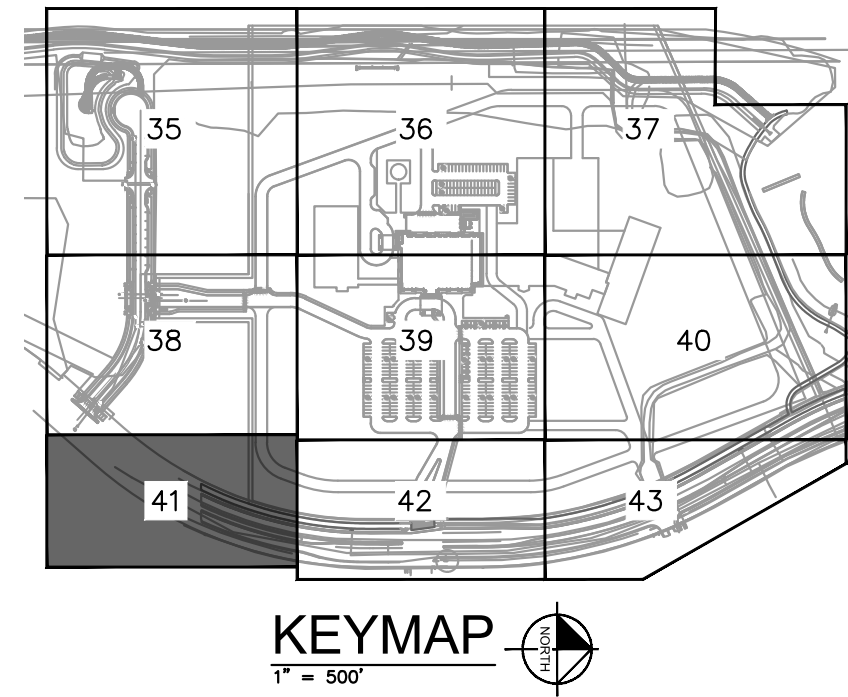
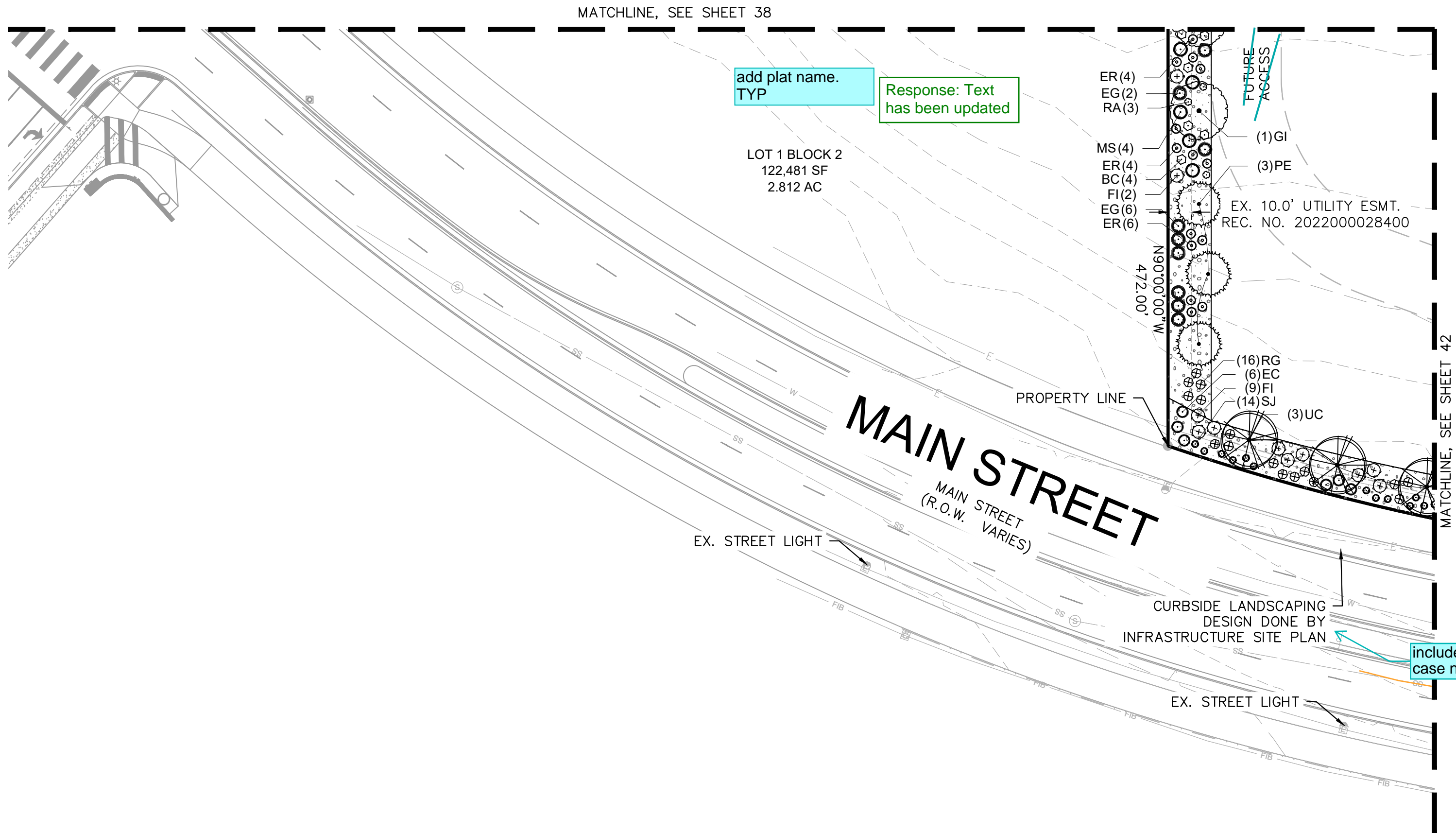
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DESIGNED BY: TL  
DRAWN BY: TL  
CHECKED BY: CH

FILE NO. 196315000\_LP  
PROJECT NO. 196315000

SHEET NO. 40

NOT FOR CONSTRUCTION





## PLANT SCHEDULE

SYMBOL CODE BOTANICAL / COMMON NAME

### EVERGREEN TREES

- PE PINUS EDULIS  
PINYON PINE
- PP2 PINUS PONDEROSA  
PONDEROSA PINE

### CANOPY TREE

- AG ACER GRANDIDENTATUM  
BIGTOOTH MAPLE
- GI GLEDITSIA TRIACANTHOS 'SKYLINE'  
SKYLINE HONEYLOCUST
- QR QUERCUS RUBRA  
RED OAK
- TC TILIA CORDATA  
LITTLELEAF LINDEN
- UC ULMUS X 'FRONTIER'  
AMERICAN ELM

### ORNAMENTAL TREE

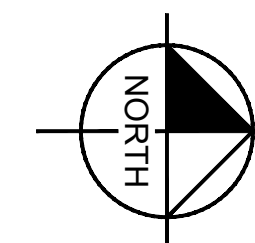
- PC PYRUS CALLERYANA 'ARISTOCRAT' TM  
ARISTOCRAT FLOWERING PEAR

### GROUND COVERS

- RC 2-4" RIVER ROCK COBBLE
- D6 2-4" RIVER ROCK COBBLE
- PSG GREY DECOMPOSED GRANITE
- PSG GREY DECOMPOSED GRANITE
- PSG SHORT GRASS PRAIRIE NATIVE SEED MIX
- PSG SHORT GRASS PRAIRIE NATIVE SEED MIX

## LEGEND

- PROPERTY LINE
- LIMITS OF CONSTRUCTION
- EX. EASEMENT LINE
- PROP. EASEMENT LINE
- EX. DIRT PATH
- EX. CONCRETE
- PROP. FIRE HYDRANT
- EX. STREET LIGHT
- PROP. SITE LIGHT



NOT FOR CONSTRUCTION

ADVENTHEALTH AURORA HIGHLANDS - PHASE 1  
CITY OF AURORA, COUNTY OF ADAMS  
SITE PLAN WITH ADJUSTMENT

DATE: 07/08/2024  
DESIGNED BY: TL  
DRAWN BY: TL  
CHECKED BY: CH

FILE NO.  
196315000\_LP  
PROJECT NO.  
196315000

SHEET NO.  
41

Kimley»Horn  
KIMLEY-HORN AND ASSOCIATES, INC.  
6205 S. W. 11th St.  
Greenwood Village, Co. 80111 (303) 228-2300

LANDSCAPE PLAN

NO. REVISION BY DATE APPR



PLANT SCHEDULE

SYMBOL CODE BOTANICAL / COMMON NAME

EVERGREEN TREES

- PE PINUS EDULIS  
PINYON PINE
- PP2 PINUS PONDEROSA  
PONDEROSA PINE

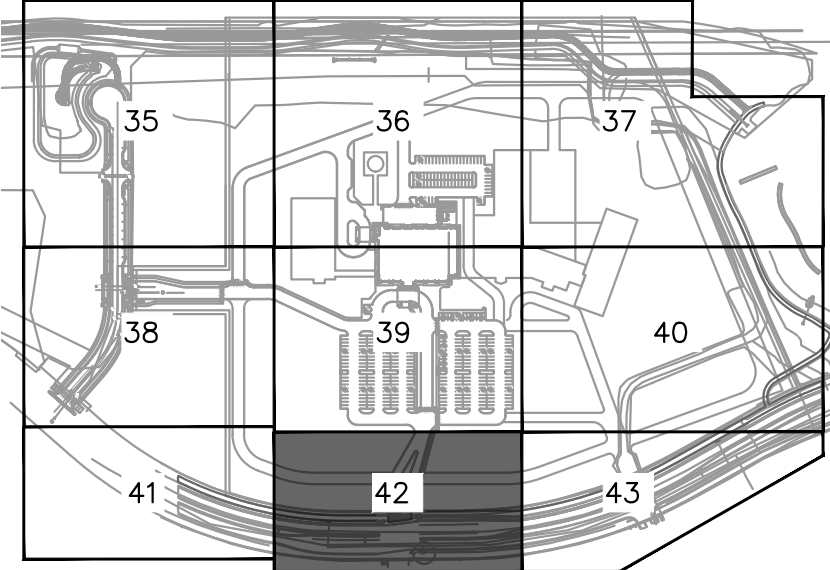
CANOPY TREE

- AG ACER GRANDIDENTATUM  
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- GI GLEDITSIA TRIACANTHOS 'SKYLINE'  
SKYLINE HONEYLOCUST
- QR QUERCUS RUBRA  
RED OAK

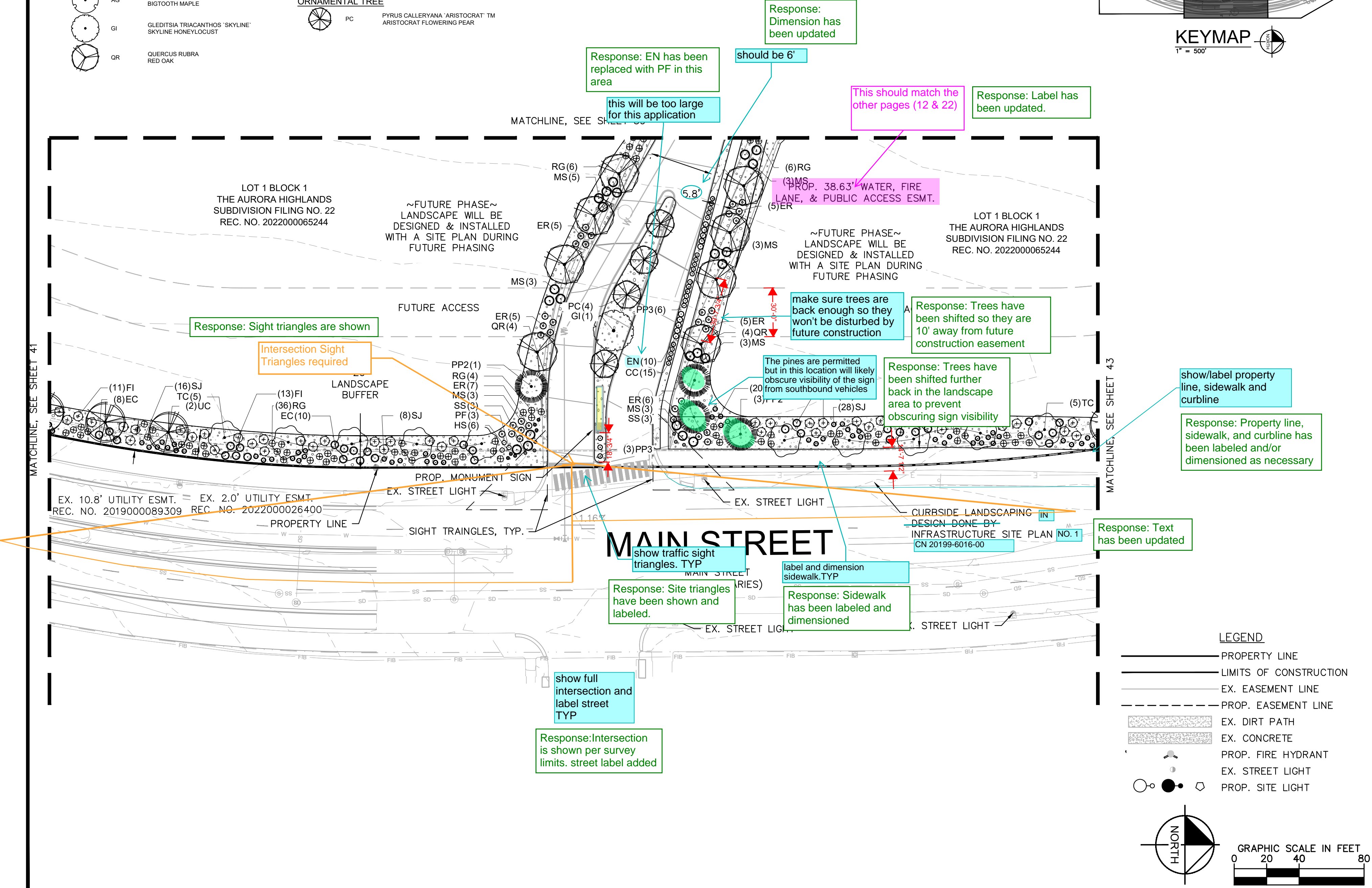
- QR QUERCUS RUBRA  
RED OAK
- TC TILIA CORDATA  
LITTLELEAF LINDEN
- UC ULMUS X 'FRONTIER'  
AMERICAN ELM
- PC PYRUS CALLERYANA 'ARISTOCRAT' TM  
ARISTOCRAT FLOWERING PEAR

GROUND COVERS

- RC 2-4" RIVER ROCK COBBLE
- D6 GREY DECOMPOSED GRANITE
- PSG SHORT GRASS PRAIRIE NATIVE SEED MIX

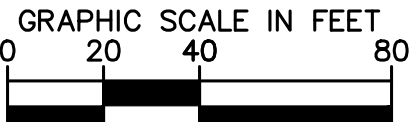
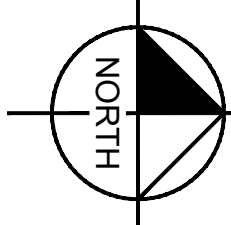


KEYMAP  
1" = 500'



LEGEND

- PROPERTY LINE
- LIMITS OF CONSTRUCTION
- EX. EASEMENT LINE
- PROP. EASEMENT LINE
- EX. DIRT PATH
- EX. CONCRETE
- PROP. FIRE HYDRANT
- EX. STREET LIGHT
- PROP. SITE LIGHT



NOT FOR CONSTRUCTION

Kimley»Horn

ADVENTHEALTH AURORA HIGHLANDS - PHASE 1  
CITY OF AURORA, COUNTY OF ADAMS  
SITE PLAN WITH ADJUSTMENT

DATE: 7/10/2024  
DESIGNED BY: TL  
DRAWN BY: TL  
CHECKED BY: CH

FILE NO. 196315000\_LP  
PROJECT NO. 196315000

SHEET NO. 42

NO.	REVISION	BY	DATE	APPR



PLANT SCHEDULE

SYMBOL CODE BOTANICAL / COMMON NAME

EVERGREEN TREES

- PE PINUS EDULIS  
PINYON PINE
- PP2 PINUS PONDEROSA  
PONDEROSA PINE

CANOPY TREE

- AG ACER GRANDIDENTATUM  
BIGTOOTH MAPLE
- GI GLEDITSIA TRIACANTHOS 'SKYLINE'  
SKYLINE HONEYLOCUST
- QR QUERCUS RUBRA  
RED OAK

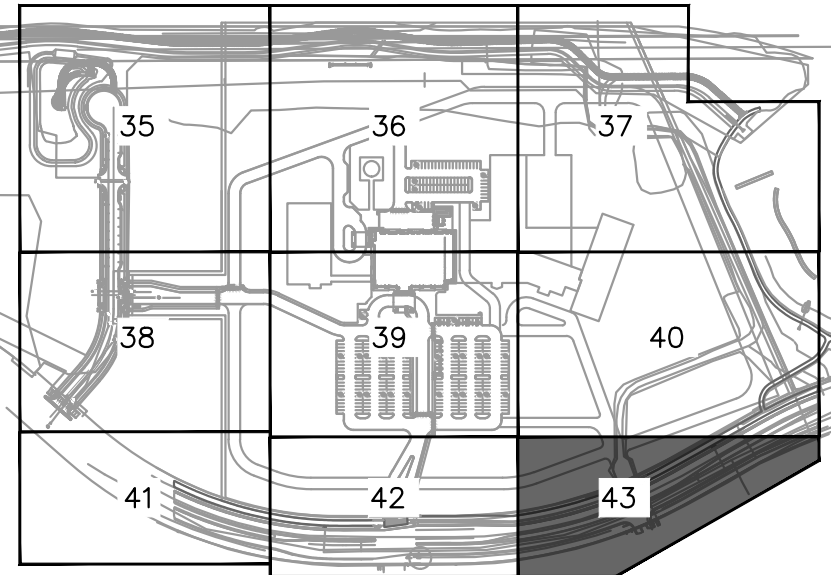
- QR QUERCUS RUBRA  
RED OAK
- TC TILIA CORDATA  
LITTLELEAF LINDEN
- UC ULMUS X 'FRONTIER'  
AMERICAN ELM

ORNAMENTAL TREE

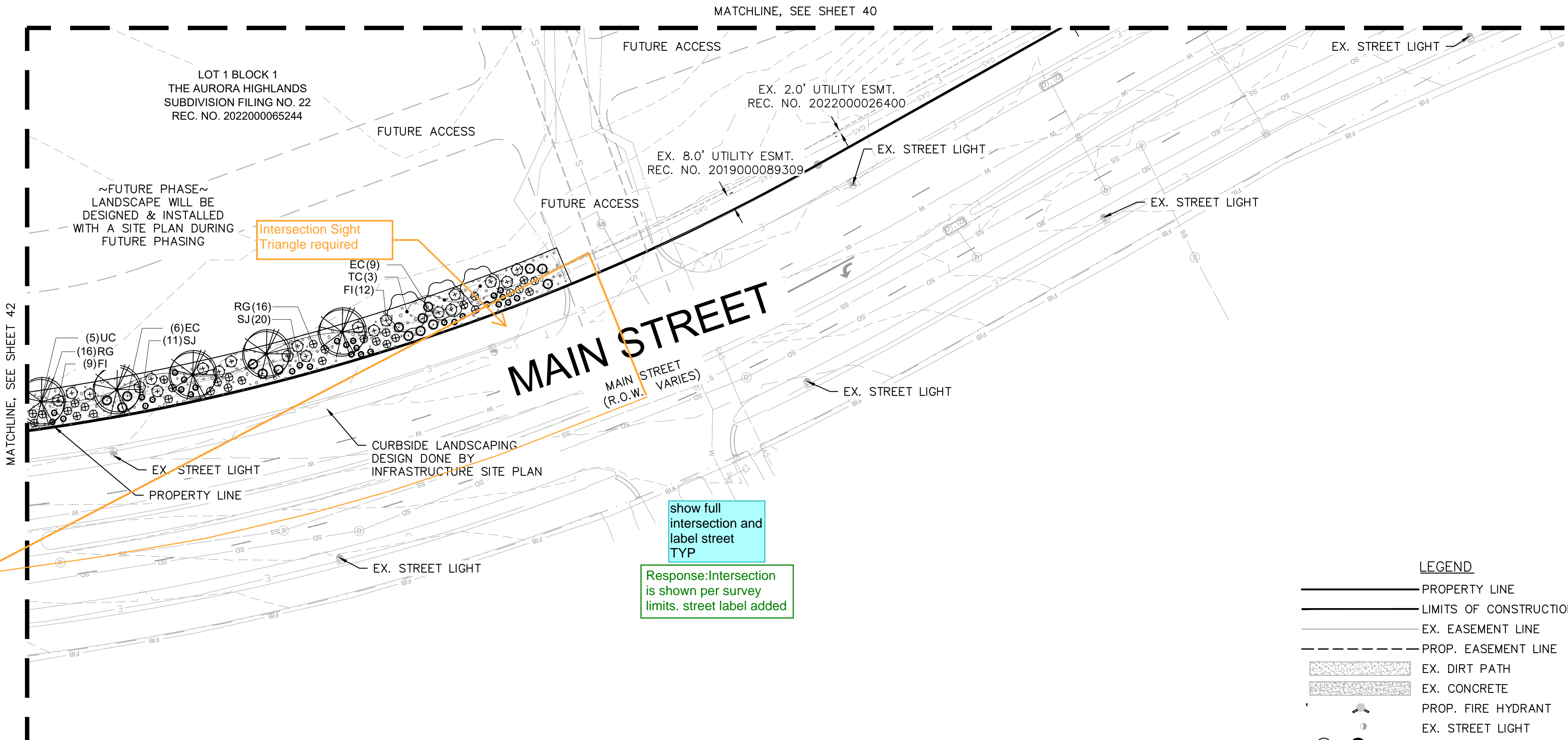
- PC PYRUS CALLERYANA 'ARISTOCRAT' TM  
ARISTOCRAT FLOWERING PEAR

GROUND COVERS

- RC 2-4" RIVER ROCK COBBLE
- D6 GREY DECOMPOSED GRANITE
- PSG SHORT GRASS PRAIRIE NATIVE SEED MIX

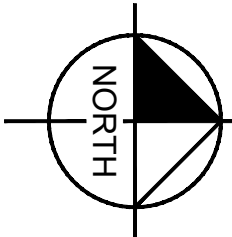


KEYMAP  
1" = 500'



LEGEND

- PROPERTY LINE
- LIMITS OF CONSTRUCTION
- EX. EASEMENT LINE
- PROP. EASEMENT LINE
- EX. DIRT PATH
- EX. CONCRETE
- PROP. FIRE HYDRANT
- EX. STREET LIGHT
- PROP. SITE LIGHT



GRAPHIC SCALE IN FEET  
0 20 40 80

Kimley»Horn

ADVENTHEALTH AURORA HIGHLANDS - PHASE 1  
CITY OF AURORA, COUNTY OF ADAMS  
SITE PLAN WITH ADJUSTMENT  
LANDSCAPE PLAN

DATE: 7/10/2024  
DESIGNED BY: TL  
DRAWN BY: TL  
CHECKED BY: CH

FILE NO. 196315000\_LP  
PROJECT NO. 196315000

SHEET NO. 43

NOT FOR CONSTRUCTION



LANDSCAPE NOTES

- 1. ALL UTILITY EASEMENT SHALL REMAIN UNOBSTRUCTED AND FULLY ACCESSIBLE ALONG THEIR ENTIRE LENGTH FOR MAINTENANCE EQUIPMENT ENTRY.
- 2. FOUR CUBIC YARDS OF ORGANIC MATERIAL PER 1,000 SF OF LANDSCAPE AREA IS REQUIRED FOR SOIL AMENDMENT.
- 3. THE DEVELOPER, HIS SUCCESSORS AND ASSIGNS, SHALL BE RESPONSIBLE FOR INSTALLATION, MAINTENANCE AND REPLACEMENT OF 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, PRIOR TO ISSUANCE OF CERTIFICATES OF OCCUPANCY.
- 4. 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.
- 5. THE PROPOSED FREE STANDING LIGHTS ARE THE EVOLVE-LED SCALABLE AREA LIGHT (EASC SERIES). THE EVOLVE-EASC IS AN LED SQUARE FIXTURE MOUNTED TO A SQUARE POLE AT 25'. TYPE 4 LIGHTING DISTRIBUTION IS PROPOSED THROUGHOUT THE PROPERTY AREA. WHILE TYPE 3 LIGHTING DISTRIBUTION IS PROPOSED AT THE PERIMETER OF THE PROPERTY. LIGHTING DISTRIBUTION SHIELDS ARE USED AT SPECIFIC POLE LOCATIONS TO INHIBIT LIGHTING SPILL-OVER TO ADJACENT PROPERTIES
- 6. SIDEWALKS WILL BE A CONCRETE SLAB. VEHICULAR DRIVES AND PARKING LOTS WILL BE ASPHALT.
- 7. ALL PLANTING BEDS TO HAVE 3/4 " THICK RIVER ROCK MULCH PLACED AT A DEPTH OF 3", INCLUDING AROUND TREES AND SHRUBS
- 8. ALL PROPOSED LANDSCAPING WITHIN THE SIGHT TRIANGLE SHALL BE IN COMPLIANCE WITH COA ROADWAY SPECIFICATIONS, SECTION 4.04.2.10

FIRE SAFETY LANDSCAPE NOTES

- 1. LANDSCAPE MATERIAL PLACEMENT 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 DISCERNIBLE. THE FIRE DEPARTMENT SHALL NOT BE DETERRED OR HINDERED FROM GAINING IMMEDIATE ACCESS TO FIRE PROTECTION EQUIPMENT OR HYDRANTS.
- 2. A 5-FOOT CLEAR SPACE SHALL BE MAINTAINED AROUND THE CIRCUMFERENCE OF FIRE HYDRANTS.
- 3. LANDSCAPING MATERIAL SHOWN WITHIN THE SITE PLAN CANNOT ENCROACH INTO ROADWAYS THAT ARE DEDICATED (OR DESIGNATED) AS FIRE LANE EASEMENTS (OR CORRIDORS).

repeat the adjustment request for the E-470 buffer on this sheet

Response: Note has been added on sheet.

Response: Corrected

Response: Notes have been added on sheet.

if developer has not installed curbside landscape, the developer will be required to install it prior to CO

LANDSCAPE REQUIREMENTS					
146-4.7.5.D STREET FRONTAGE BUFFERS		LENGTH	REQ. TREES	REQ. SHRUBS	PROV. TREES    PROV. SHR
STREET FRONTAGE BUFFER 10' LANDSCAPE BUFFER 1 TREE & 10 SHRUBS PER 40 LF					
EAST - MAIN STREET (to future access)		LF	25 TREES	245 SHRUBS	25 TREES    345 SHRUBS
146-4.7.K PARKING LOT LANDSCAPING		COUNT	REQ.TREES	REQ. SHRUBS	PROV. TREES    PROV. SHRUBS
1 TREE & 6 SHRUBS PER 9'x19' ISLAND		19 ISLANDS	19 TREES	114 SHRUBS	19 TREES    114 SHRUBS
2 TREES & 12 SHRUBS PER 9'x36" ISLAND		14 ISLANDS	28 TREES	336 SHRUBS	28 TREES    336 SHRUBS
146-4.7.5J BUILDING PERIMETER LANDSCAPING		LENGTH	REQ. TREE EQUIVALENTS		PROV. TREES    PROV. SHRUBS
1 TREE EQUIVALENT PER 40 LF OF OF BUILDING FACING PUBLIC R.O.W					
SOUTH BLDG PERIMETER		149 LF	3.7 TE		3 TREES    10 SHRUBS
EAST BLDG PERIMETER		207 LF	5.2 TE		3 TREES    32 SHRUBS
146-4.7.5.E & H NON STREET / SPECIAL LANDSCAPE BUFFERS		LENGTH	REQ.TREES	REQ. SHRUBS	PROV. TREES    PROV. SHRUBS
10' LANDSCAPE BUFFER 30% EVERGREEN TREES 1 TREE & 5 SHRUBS PER 40 LF					
SOUTH PERIMETER		1,163 LF	29 TREES	146 SHRUBS	29 TREES    217 SHRUBS + 102 GRASSES (17 DEC. + 12 EVGRN 41%)
NORTH PERIMETER		1,057 LF	27 TREES	133 SHRUBS	TO BE INSTALLED IN FUTURE PHASING
E-470 146.7.5-H.3					
25' LANDSCAPE BUFFER 1 TREE & 10 SHRUBS PER 30 LF					
WEST PERIMETER		1,062 LF	36 TREES	354 SHRUBS	LANDSCAPING COMPLYING WITH THE LANDSCAPE BUFFER REQUIREMENTS WILL BE DESIGNED AND INSTALLED BY THE DISTRICT PART OF A SEPARATE APPLICATION. *
146-4.7.5L SITE ENTRYWAYS			REQUIRED		PROVIDED
PROVIDE LANDSCAPE FEATURE			REQUIRED		PROVIDED
146-4.7.5-I OPEN SPACE		LENGTH	REQ.TREES	REQ. SHRUBS	PROV. TREES    PROV. SHRUBS
1 TREE & 10 SHRUBS PER 4,000 SF		15,854 SF HELI PAD LANDING	5 TREES	47 SHRUBS	5 TREES    47 SHRUBS
146-4.7.5-C CURBSIDE LANDSCAPING		LENGTH	REQ.TREES	REQ. SHRUBS	REQ. TREES    PROV. SHRUBS
1 TREE PER 40 LF 1 SHRUB PER 40 SF					
EAST CRUB ENTRANCE 4'-5" WIDTH		208 LF 1,037 SF	0 TREES	26 SHRUBS	
SOUTH CURB ENTRANCE 6'-0" WIDTH		241 LF 2,025 SF	6 TREES	51 SHRUBS	6 TREES    51 SHRUBS

\* Landscape shall be designed and installed prior to certificate of occupancy.

add note that curbside landscape for Warm Springs is included in .WARM SPRINGS AT THE AURORA HIGHLANDS Site Plan, CN 2022-6031-00 and add a note that curbside landscape for Main St. is included in TAH ISP #1, CN 2019-6016-00

Add tree/shrub equivalents:  
  
Twelve 5 gallon shrubs per one 2.5 inch caliper tree  
Ten 5 gallon shrubs per one 2 inch caliper tree or 6 foot tall evergreen tree.  
One five gallon shrub equivalent shall be equal to three 1 gallon ornamental grasses or three 1 gallon perennials

Response: Note has been added on sheet

are there grasses included in the shrub count? Itemize separately

Response: Grasses are now itemized.

Response: Text has been updated

these areas need more enhancement

the expectation is these will meet the street standard of 1 tree /40 lf and .025 shrubs per sf

Response: 5 required trees are located in the median due to limited curbside landscape area width

this language can be discussed/refined.

FILE NO.  
196315000\_LP

PROJECT NO.  
196315000

SHEET NO.  
44

DATE: 7/10/2024

DESIGNED BY: TL

DRAWN BY: TL

CHECKED BY: CH

ADVENTHEALTH AURORA HIGHLANDS - PHASE 1

CITY OF AURORA, COUNTY OF ADAMS

SITE PLAN WITH ADJUSTMENT

LANDSCAPE SPECIFICATION

Kimley»Horn

KIMLEY-HORN AND ASSOCIATES, INC.  
6205 East South Street  
Greenwood Village, Co 80111 (303) 228-2300

BY

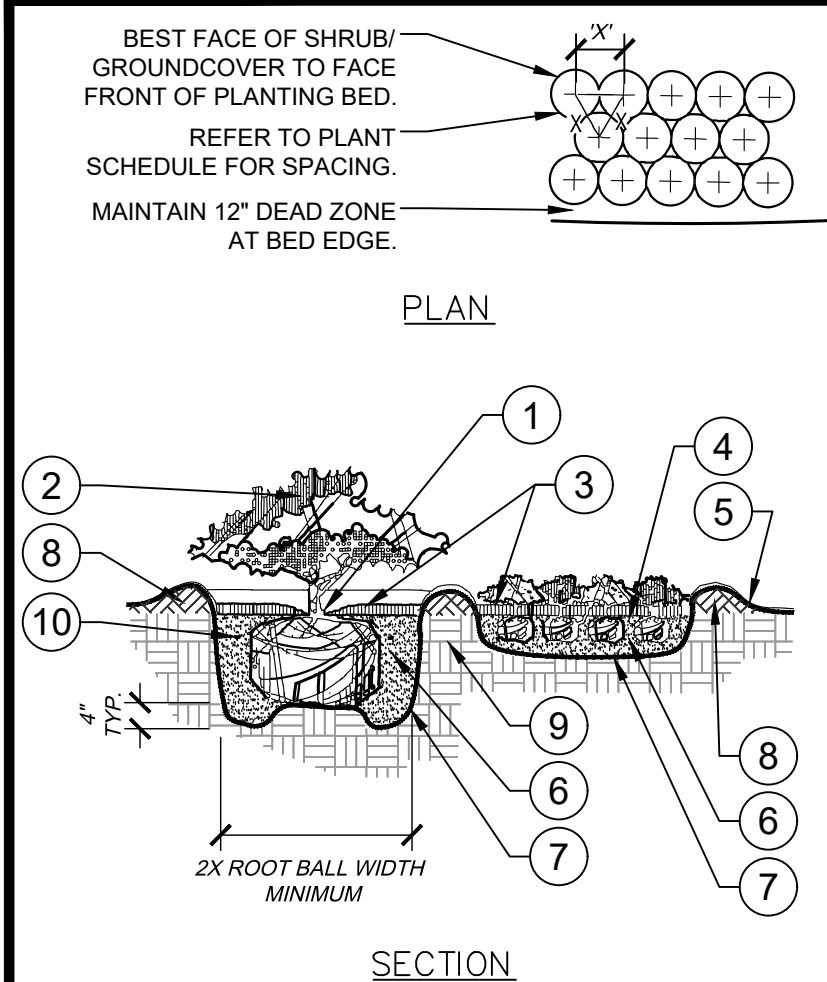
DATE

APPR

REVISION

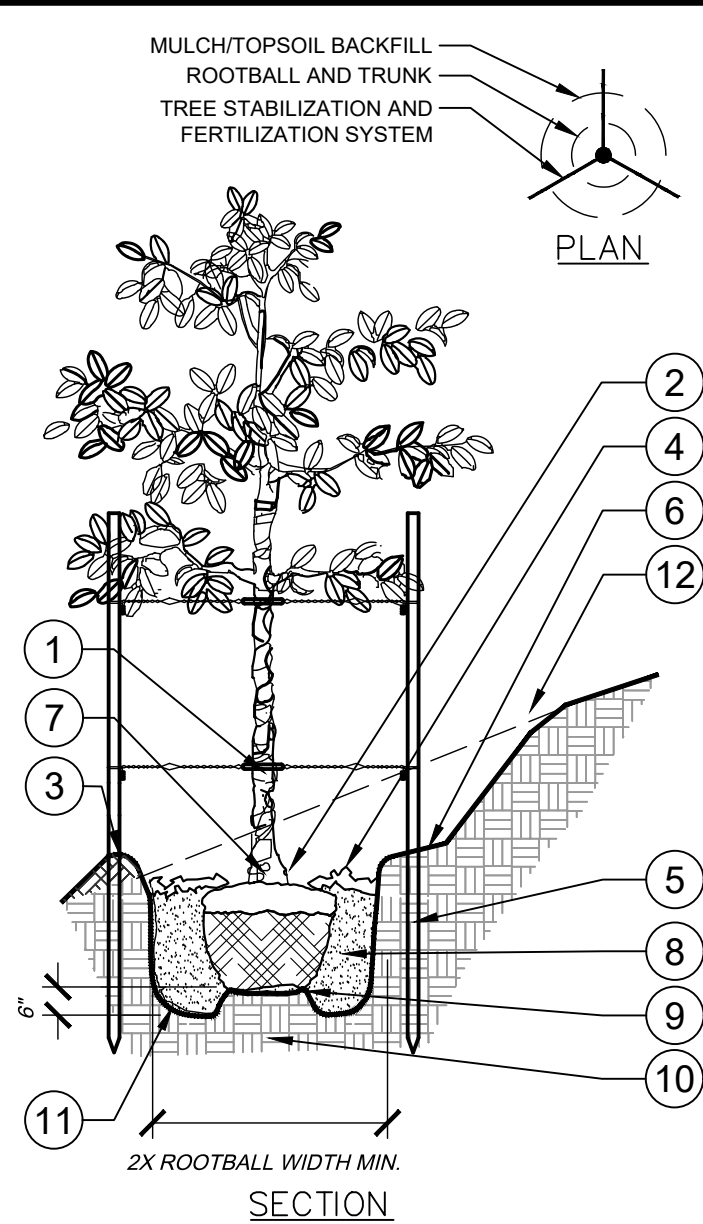
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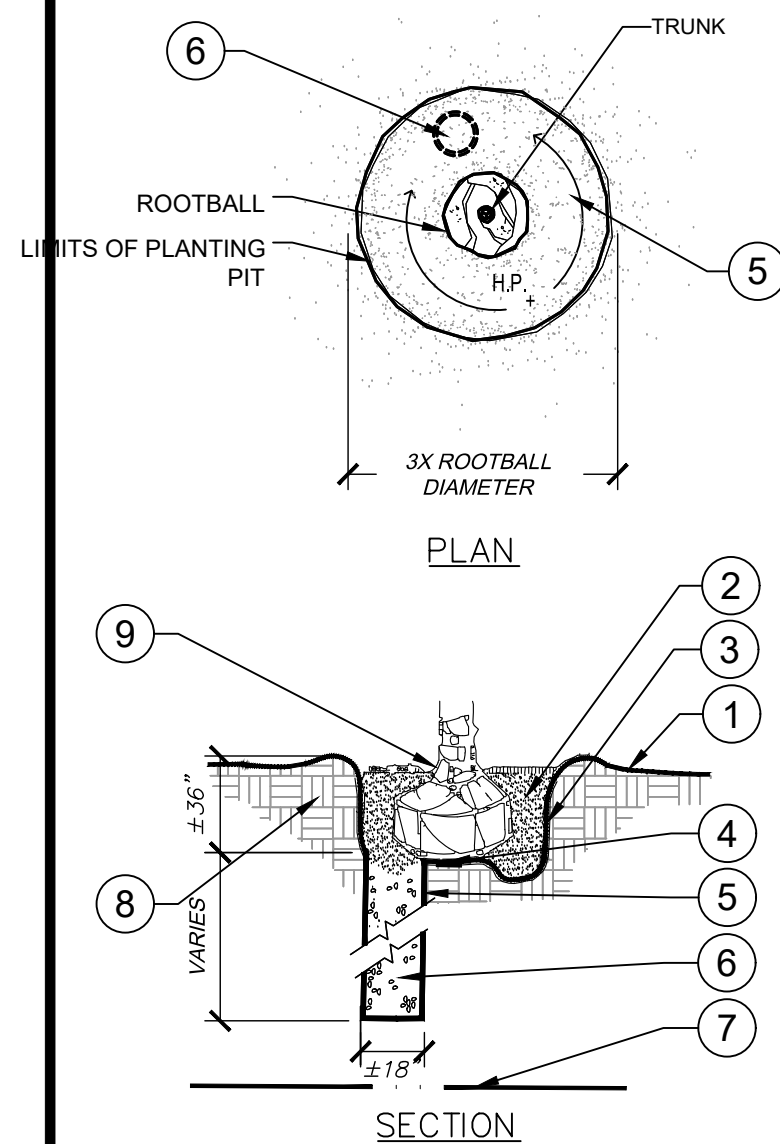
- NOTES:
- A. CONTRACTOR SHALL ASSURE PERCOLATION OF ALL PLANTING AREAS PRIOR TO INSTALLATION.
  - B. WHEN SHRUBS ARE PRUNED IN MASSES, PRUNE ALL SHRUBS TO ACHIEVE UNIFORM MASS / HEIGHT.
  - C. ALL SHRUBS AND GROUNDCOVERS SHALL BE PLUMB VERTICALLY, UNLESS OTHERWISE DIRECTED BY PROJECT LANDSCAPE ARCHITECT.

1 SHRUB /GROUNDCOVER PLANTING  
L1.06 SECTION / PLAN NTS



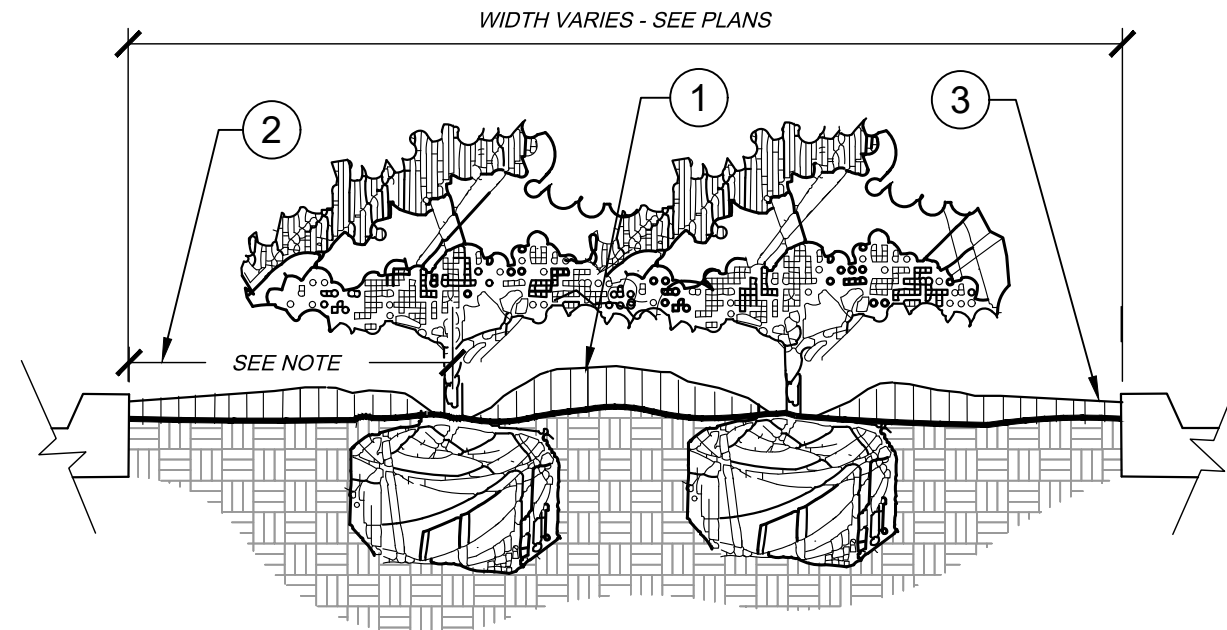
- NOTES:
- A. FINAL TREE STAKING DETAILS AND PLACEMENT TO BE APPROVED BY OWNER.
  - B. REMOVE BURLAP, WIRE AND STRAPS (ANYTHING THAT COULD GIRDLE TREE OR RESTRICT ROOT GROWTH) ON UPPER 1/3 OF ROOTBALL.
  - C. PRUNE ALL TREES IN ACCORDANCE WITH ANSI A-300.

2 TREE PLANTING ON A SLOPE - STAKING  
L1.06 SECTION / PLAN NTS



- NOTES:
- A. THIS DETAIL SHALL BE IMPLEMENTED WHERE PERCOLATION RATES ARE 2" PER HOUR OR LESS.
  - B. CONTRACTOR TO PERFORM PERCOLATION TEST AS REQUIRED. AND NOTIFY OWNER/LANDSCAPE ARCHITECT.
  - C. SEE TYPICAL TREE PLANTING DETAIL THIS SHEET FOR PLANT STAKING.

4 POOR DRAINAGE CONDITION  
L2.01 SECTION / PLAN NTS



- NOTES:
- A. EXCAVATE A CONTINUOUS 24" DEEP PIT (FROM TOP OF CURB) FOR ENTIRE LENGTH AND WIDTH OF ISLAND & BACKFILL WITH APPROVED PLANTING MIX.
  - B. PROTECT AND RETAIN ALL CURBS AND BASE. COMPACTED SUBGRADE TO REMAIN FOR STRUCTURAL SUPPORT OF CURB SYSTEM (TYP).
  - C. ALL ISLANDS SHALL UTILIZE POOR DRAINAGE DETAIL WHEN PERCOLATION RATES ARE 2" PER HOUR OR LESS.

5 PLANTED PARKING LOT ISLANDS/MEDIANS  
L2.01 SECTION NTS

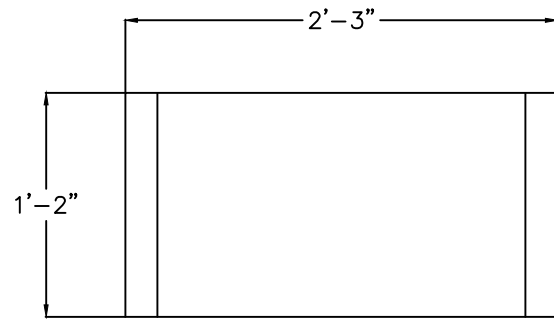
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PROJECT NO.	196315000	DESIGNED BY:	TL
SHEET NO.	45	DRAWN BY:	TL
		CHECKED BY:	CH
ADVENTHEALTH AURORA HIGHLANDS - PHASE 1			
CITY OF AURORA, COUNTY OF ADAMS			
SITE PLAN WITH ADJUSTMENT			
LANDSCAPE DETAILS			
Kimley»Horn			
KIMLEY-HORN AND ASSOCIATES, INC. 6205 S. W. 11th St., Suite 200 Greenwood Village, Co. 80111 (303) 228-2300			
NO.	REVISION	BY	DATE
APPR			



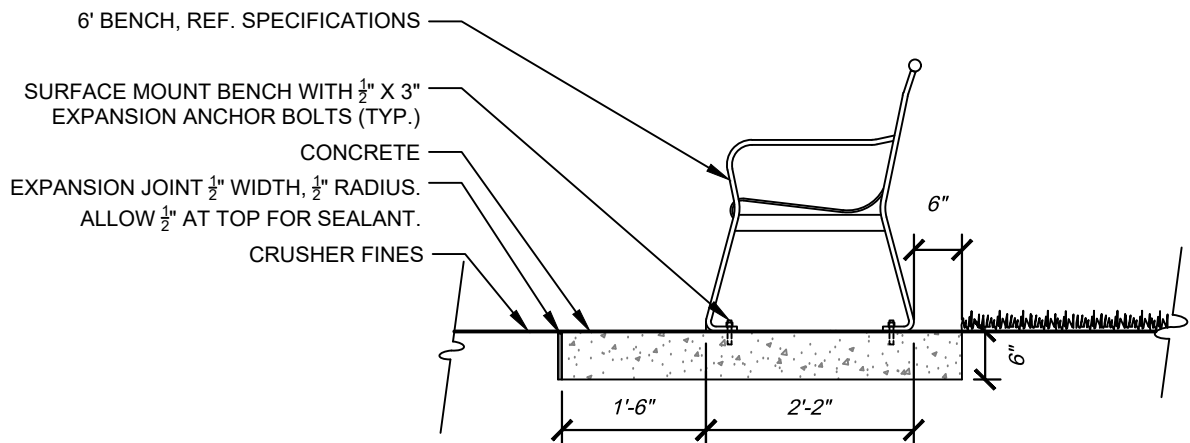
Response:  
Furnishing  
details  
removed from  
plan set and  
added to Cds

color?

- NOTES:
- FRAME: ALL ALUMINUM CONSTRUCTION
  - 3/8" ALUMINUM GLIDES W/ 1/2" PRE-DRILLED COUNTERSUNK HOLES FOR SURFACE MOUNTING
  - SITE PIECES RECOMMENDS STAINLESS STEEL DROP-IN ANCHORS W/ FLAT HEAD
  - SHIPS FULLY ASSEMBLED

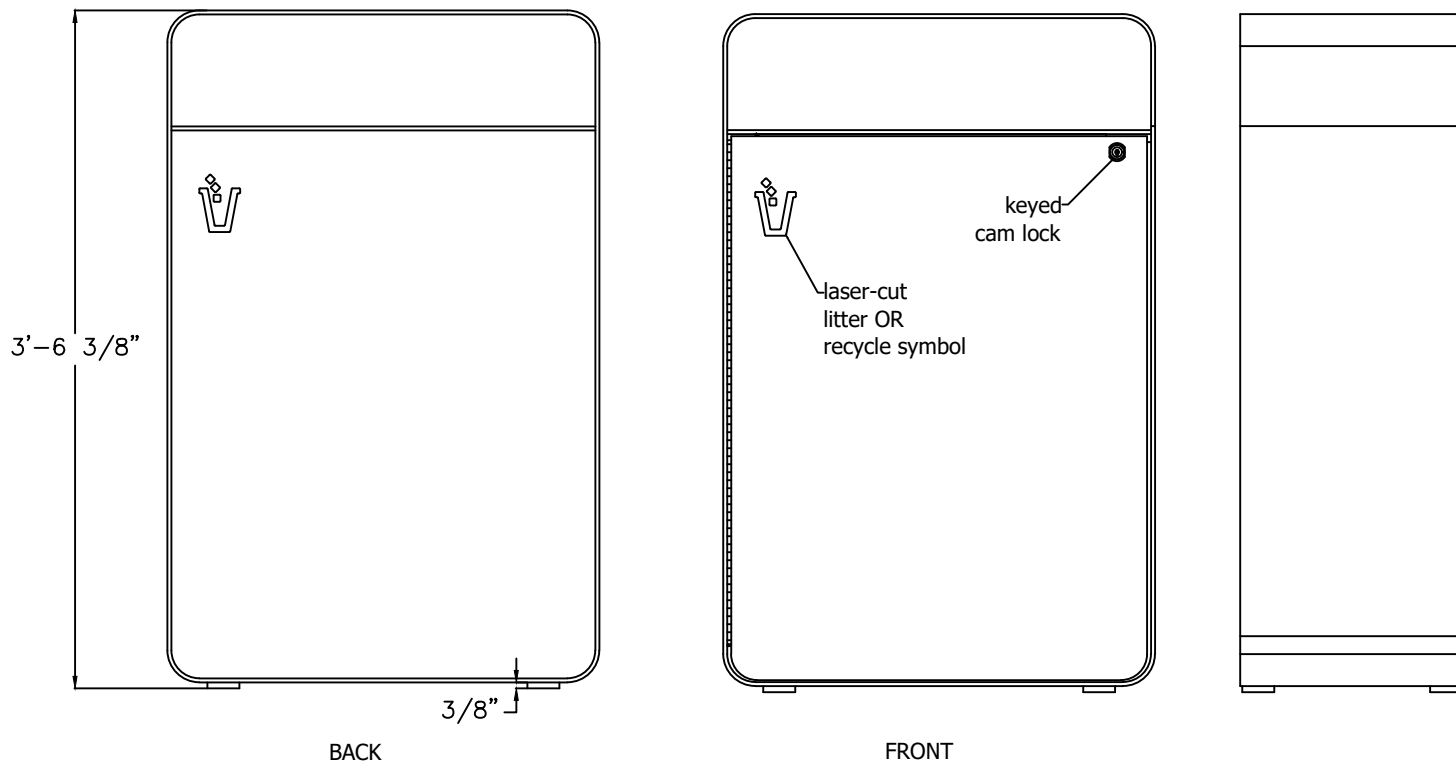


SEE LANDSCAPE PLANS FOR BENCH LOCATIONS



- NOTE:
1. RECEIVE APPROVAL OF BENCH LOCATIONS PRIOR TO INSTALLATION. REFER TO LAYOUT SHEETS FOR LOCATIONS.
  2. ALL CLEARANCES AROUND BENCHES SHALL CONFORM TO CURRENT ADA STANDARDS. STAKE FOR APPROVAL BY PROJECT MANAGER.
  3. REFERENCE SPECIFICATIONS FOR MANUFACTURE AND MODEL NUMBER.
  4. HAND DIG FOUNDATION IF TREE ROOTS GREATER THAN 2" IN DIA. ARE PRESENT.

BACKLESS BENCH VARIETY - WAUSAU ITEM NO. MF2202, COLOR TO BE **BLACK**  
ALL BENCHES TO BE BACKED UNLESS OTHERWISE NOTED ON PLANS

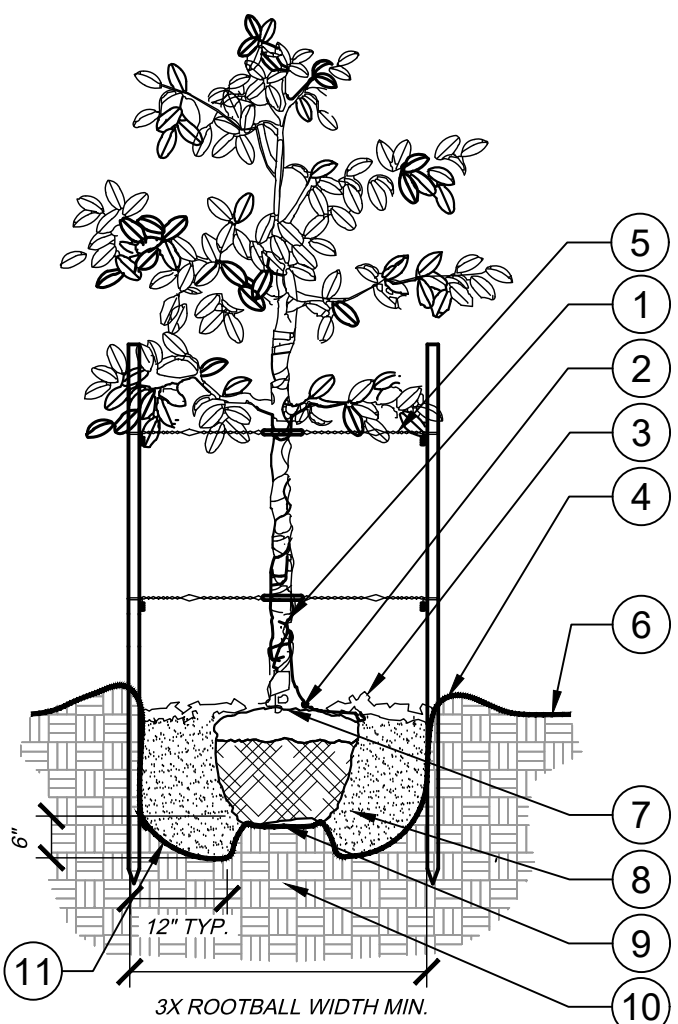


1 BENCH ON CONCRETE

1/2" = 1'

2 LARGE LITTER RECEPTACLE

NTS



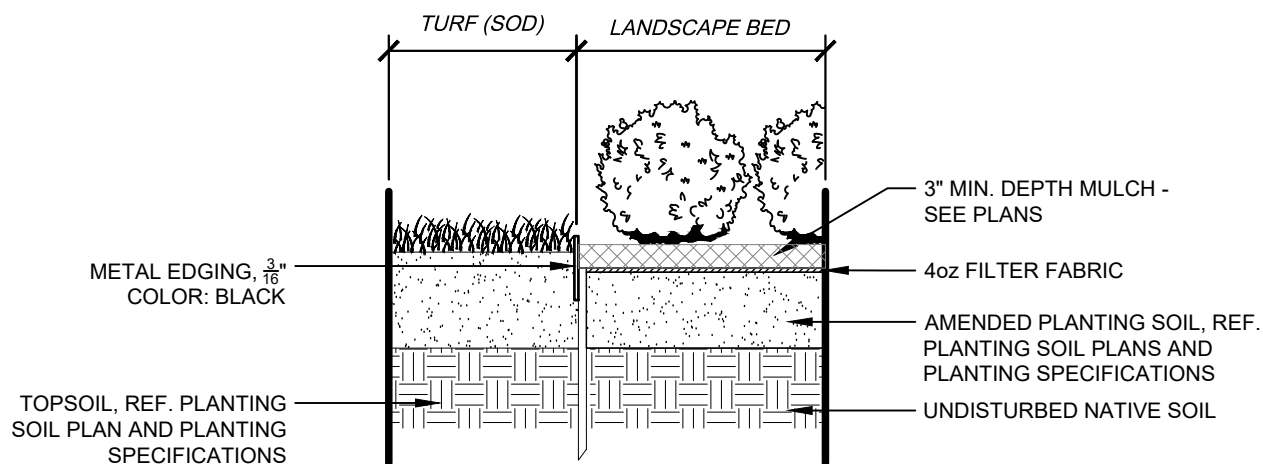
- 1 TRUNK/ROOT BALL TO BE CENTERED AND PLUMB/LEVEL IN PLANTING PIT.
- 2 6" DIA. CLEAR OF MULCH AT TRUNK FLARE.
- 3 3" MINIMUM MULCH AS SPECIFIED. WHERE TREES ARE PLACED IN SOD, MULCH RING FOR TREES SHALL BE 6" DIAMETER (MIN.) OR AS DIRECTED BY OWNER'S REPRESENTATIVE.
- 4 4" HIGH BERM, FIRMLY COMPACTED.
- 5 8' x 2" TREATED LODGE POLE PINE TREE STAKES, TWO (2) PER TREE; AVOID PENETRATING ROOT BALL. 14 GAUGE, ANNEALED STEEL GUY WIRE. STAPLE ENDS TO INSIDE OF TREE STAKE. ADJUST TENSION BY TURNING WIRE PAIRS FROM THE MIDDLE

- 6 FINISHED GRADE. (SEE GRADING PLAN)
- 7 TOP OF ROOTBALL MIN. 1" ABOVE FINISHED GRADE.
- 8 PREPARED PLANTING SOIL AS SPECIFIED.
- 9 TOP OF ROOTBALL SHALL BE 1" ABOVE FINISHED GRADE. ROOTBALLS GREATER THAN 24" DIAMETER SHALL BE PLACED ON MOUND OF UNDISTURBED SOIL TO PREVENT SETTLING. ROOTBALLS SMALLER THAN 24" IN DIAMETER MAY SIT ON COMPACTED EARTH.

- 10 UNDISTURBED NATIVE SOIL.
- 11 SCARIFY BOTTOM AND SIDES OF PLANTING PIT.

NOTES:

- A. FINAL TREE STAKING DETAILS AND PLACEMENT TO BE APPROVED BY OWNER.
- B. REMOVE BURLAP, WIRE AND STRAPS (ANYTHING THAT COULD GIRDLE TREE OR RESTRICT ROOT GROWTH) ON UPPER 1/3 OF ROOTBALL.
- C. PRUNE ALL TREES IN ACCORDANCE WITH ANSI A-300.



3 TREE PLANTING - STAKING

L2.01 SECTION / PLAN

NTS

4 METAL EDGER AT PLANTING BED

L2.01

1" = 1"

196-008-000-21

Kimley»Horn

KIMLEY-HORN AND ASSOCIATES, INC.  
6200 Cedar Springs Road  
Greenwood Village, Co 80111 (303) 228-2300

ADVENTHEALTH AURORA HIGHLANDS - PHASE 1

CITY OF AURORA, COUNTY OF ADAMS  
SITE PLAN WITH ADJUSTMENT

LANDSCAPE DETAILS

DATE: 7/10/2024

DESIGNED BY: TL

DRAWN BY: TL

CHECKED BY: CH

FILE NO.  
196315000\_LP

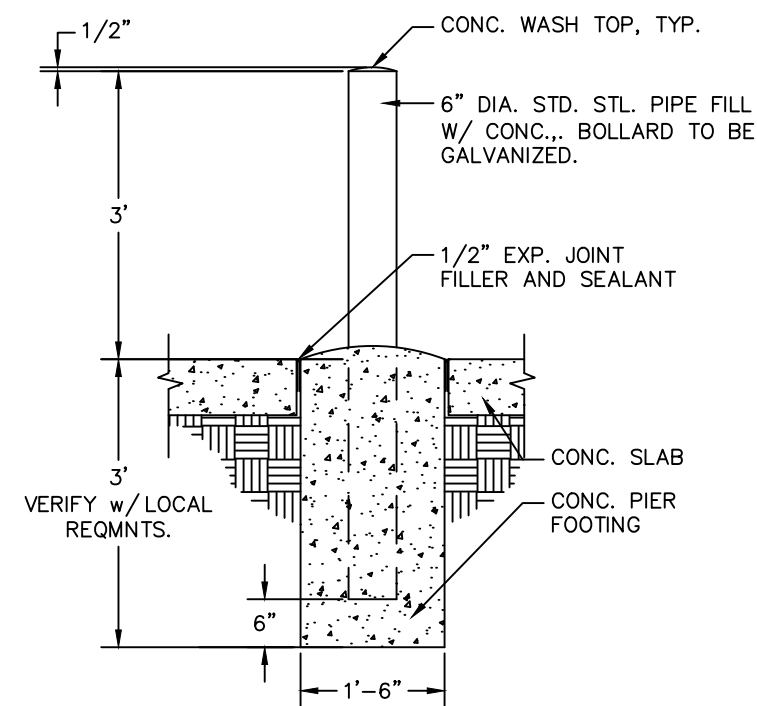
PROJECT NO.  
196315000

SHEET NO.

46

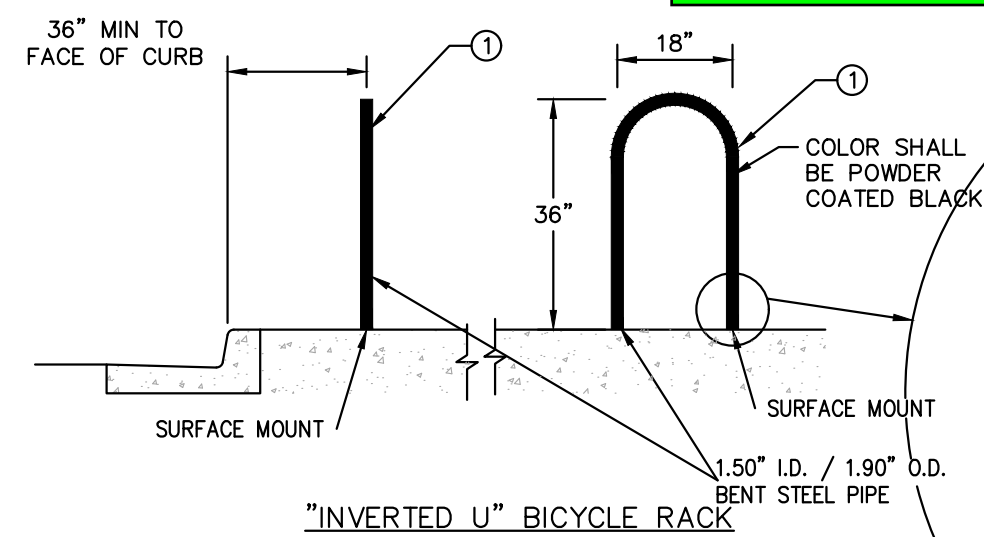
NOT FOR CONSTRUCTION



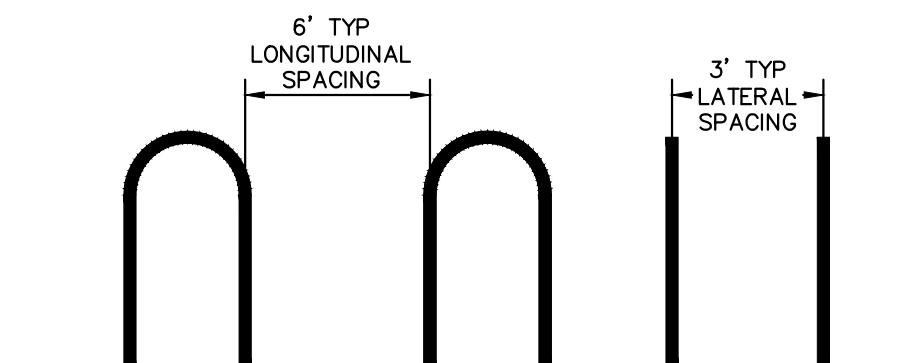


**2 BOLLARD DETAIL**

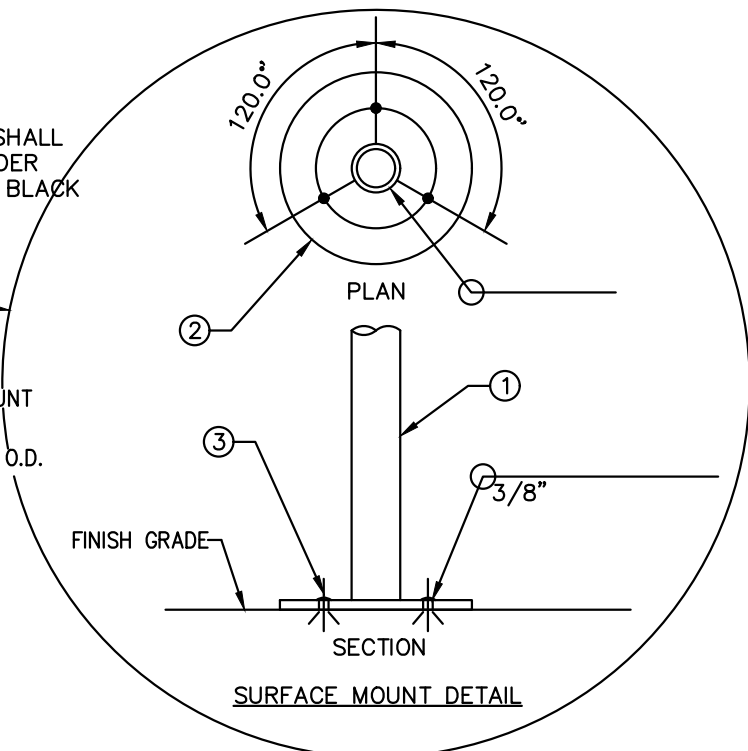
N.T.S.  
move



**"INVERTED U" BICYCLE RACK**



**SPACE REQUIREMENTS**



**SURFACE MOUNT DETAIL**

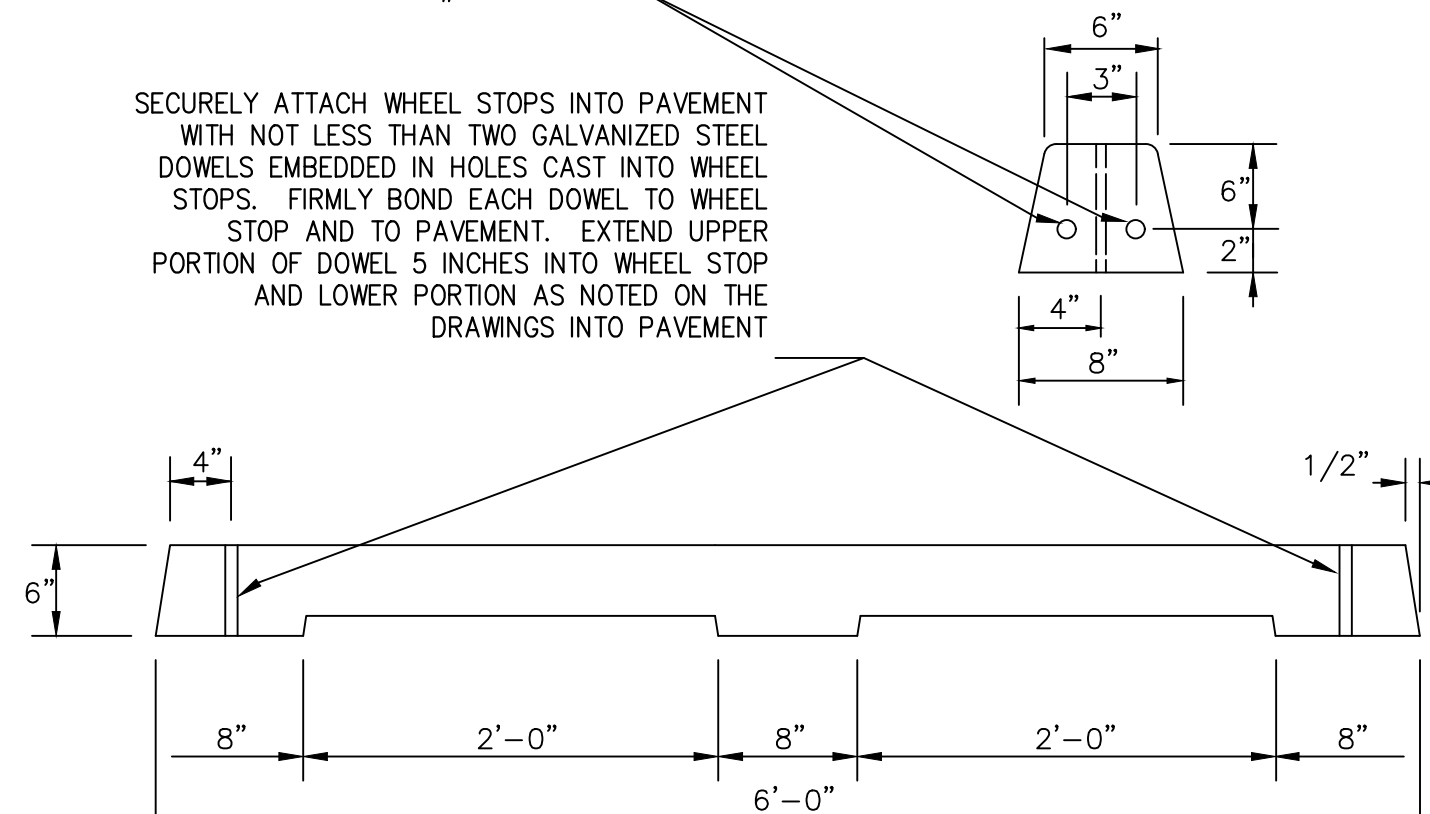
- ① BENT 1 1/2" SCHEDULE 40 STEEL PIPE
- ② 7 1/2" DIA. X 3/8" BASE PLATE
- ③ 7 1/2" DIA. FLUSH MOUNTED BASEPLATE WITH 3/8" DIA. X 3" ANCHOR "SPIKE" RAWLPLUG #5550 OR APPROVED EQUAL.

**4 "INVERTED U" BICYCLE DETAIL**

N.T.S.

2 7/16" STRAND WITH  
1 1/2" CLEAR FROM END  
OF CURB OR 2-#3 REBAR.

SECURELY ATTACH WHEEL STOPS INTO PAVEMENT WITH NOT LESS THAN TWO GALVANIZED STEEL DOWELS EMBEDDED IN HOLES CAST INTO WHEEL STOPS. FIRMLY BOND EACH DOWEL TO WHEEL STOP AND TO PAVEMENT. EXTEND UPPER PORTION OF DOWEL 5 INCHES INTO WHEEL STOP AND LOWER PORTION AS NOTED ON THE DRAWINGS INTO PAVEMENT

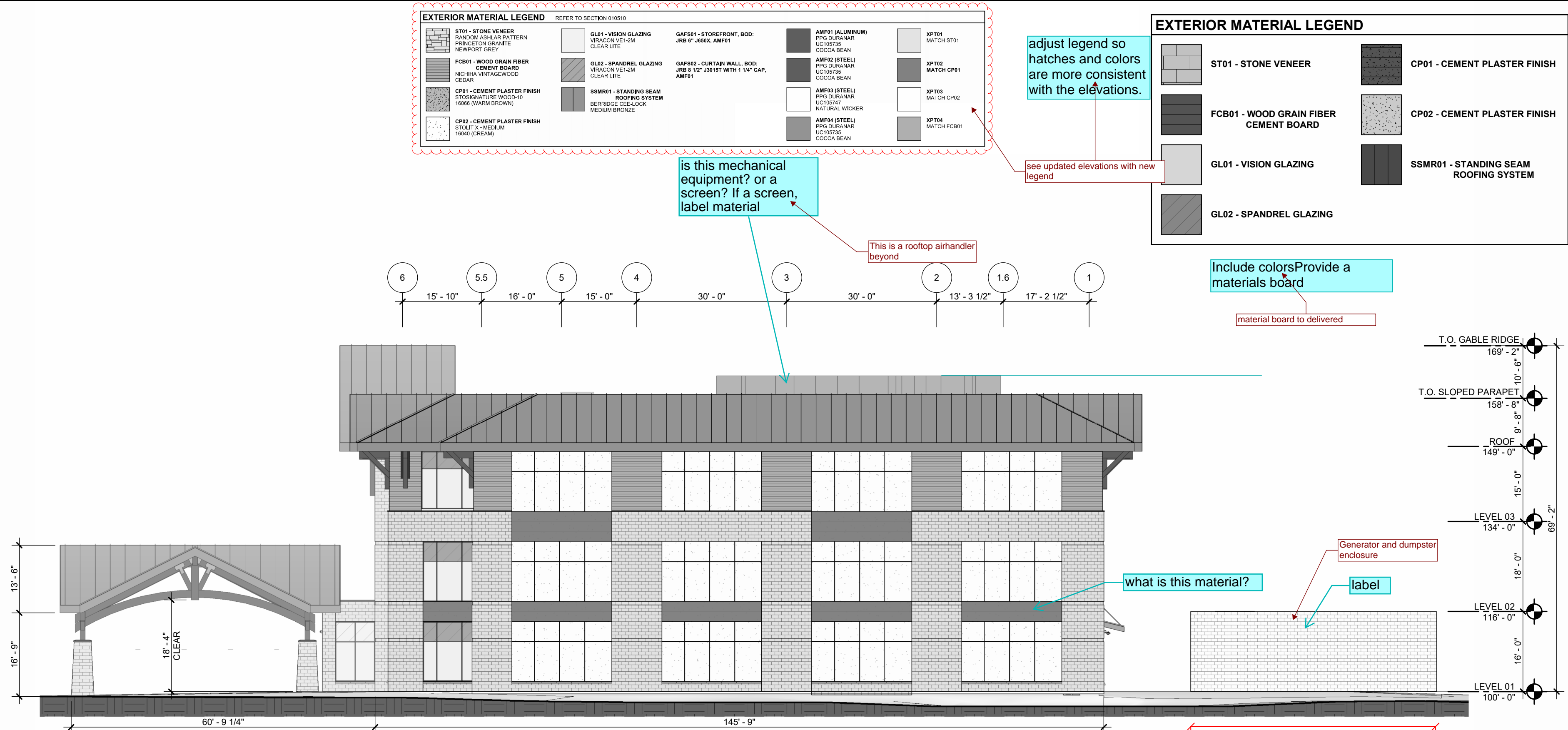


**5 STANDARD WHEEL STOP DETAIL**

N.T.S.

NO.	REVISION	BY	DATE	APPR





**Kimley»Horn**

**ADVENTHEALTH AURORA HIGHLANDS**  
CITY OF AURORA, COUNTY OF ADAMS  
SITE PLAN  
ARCHITECTURAL ELEVATIONS

DATE: 07/08/2024  
DESIGNED BY: CRA  
DRAWN BY: CRA  
CHECKED BY: ELG

FILE NO.  
196315000\_CV  
PROJECT NO.  
196315000

SHEET NO.

48

KIMLEY-HORN AND ASSOCIATES, INC.  
6200 South Syracuse Way, Suite 300  
Greenwood Village, Co 80111 (303) 228-2300

REVISION

BY

DATE

APPR



EXTERIOR MATERIAL LEGEND			
REFER TO SECTION 010510			
ST01 - STONE VENEER RANDOM ASHLAR PATTERN PRINCETON GRAY NEWPORT GRAY	GL01 - VISION GLAZING VIRACON VE1-2M CLEAR LITE	GAFS01 - STOREFRONT, BOD: JRB 6" J650X, AMF01	AMF01 (ALUMINUM) PPG DURANAR UC105735 COCOA BEAN
FCB01 - WOOD GRAIN FIBER CEMENT BOARD NICHHA VINTAGEWOOD CEDAR	GL02 - SPANDREL GLAZING VIRACON VE1-2M CLEAR LITE	GAFS02 - CURTAIN WALL, BOD: JRB 8 1/2" J3015T WITH 1 1/4" CAP, AMF01	AMF02 (STEEL) PPG DURANAR UC105735 COCOA BEAN
CP01 - CEMENT PLASTER FINISH ST03E NATURAL WOOD-10 1606B (WARM BROWN)	SSMR01 - STANDING SEAM ROOFING SYSTEM BERRIDGE CEE-LOCK MEDIUM BRONZE		AMF03 (STEEL) PPG DURANAR UC105747 NATURAL WICKER
CP02 - CEMENT PLASTER FINISH ST01T X-MEDIUM 1604D (CREAM)			AMF04 (STEEL) PPG DURANAR UC105735 COCOA BEAN
			XPT01 MATCH ST01
			XPT02 MATCH CP01
			XPT03 MATCH CP02
			XPT04 MATCH FCB01

EXTERIOR MATERIAL LEGEND			
ST01 - STONE VENEER	CP01 - CEMENT PLASTER FINISH		
FCB01 - WOOD GRAIN FIBER CEMENT BOARD	CP02 - CEMENT PLASTER FINISH		
GL01 - VISION GLAZING	SSMR01 - STANDING SEAM ROOFING SYSTEM		
GL02 - SPANDREL GLAZING			



**02 SOUTH OVERALL BUILDING ELEVATION - SDP**  
1/16" = 1'-0"



**01 WEST OVERALL BUILDING ELEVATION - SDP**  
1/16" = 1'-0"

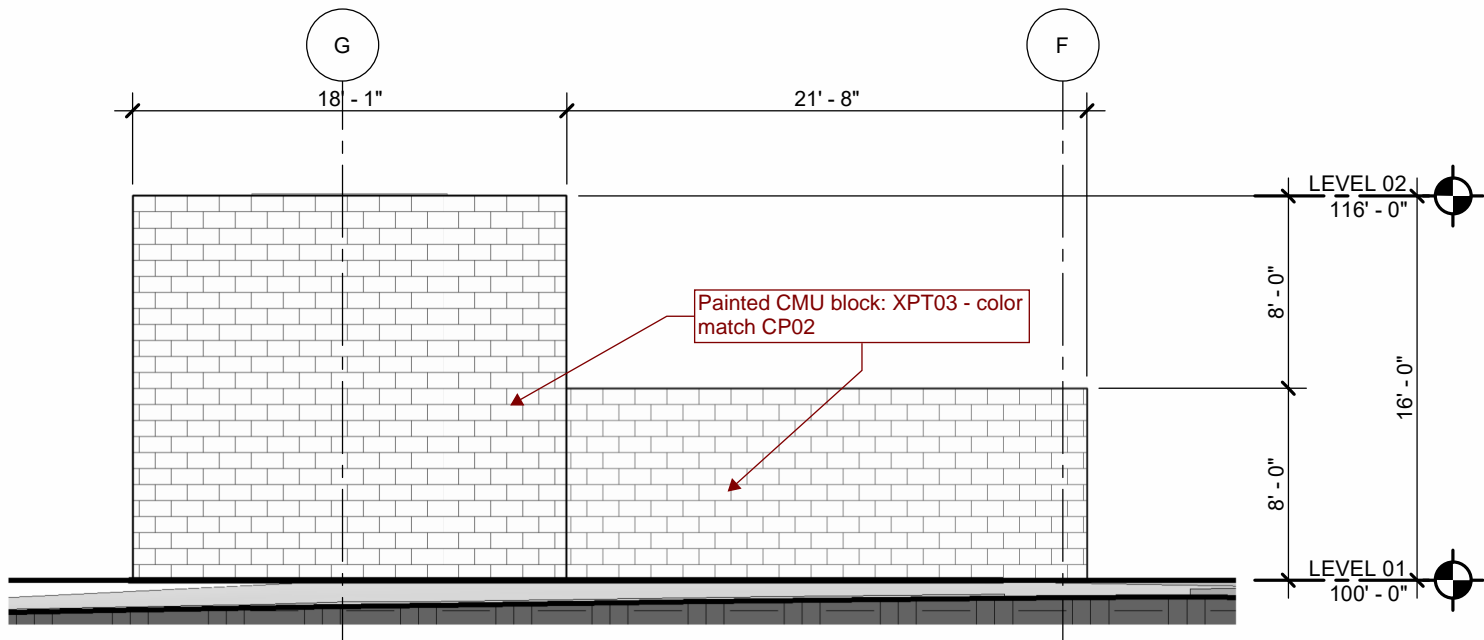


EXTERIOR MATERIAL LEGEND			
REFER TO SECTION 010610			
ST01 - STONE VENEER RANDOM ASHLAR PATTERN PRINCETON GRANITE NEWPORT GREY	GL01 - VISION GLAZING VIRACON VE12M CLEAR LITE	GAF801 - STOREFRONT, BOD: JRB 6" J650X, AMF01	AMF01 (ALUMINUM) PPG DURANAR UC105735 COCOA BEAN
FCB01 - WOOD GRAIN FIBER CEMENT BOARD NICHHA VINTAGEWOOD CEDAR	GL02 - SPANDREL GLAZING VIRACON VE12M CLEAR LITE	GAF802 - CURTAIN WALL, BOD: JRB 8 1/2" J3615T WITH 1 1/4" CAP, AMF01	AMF02 (STEEL) PPG DURANAR UC105735 COCOA BEAN
CP01 - CEMENT PLASTER FINISH STONEMATURE WOOD-10 16066 (WARM BROWN)	SSMR01 - STANDING SEAM ROOFING SYSTEM BERRIDGE CDS-LCK MEDIUM BRONZE		AMF03 (STEEL) PPG DURANAR UC105747 NATURAL WICKER
CP02 - CEMENT PLASTER FINISH STOLIT X - MEDIUM 16040 (CREAM)			AMF04 (STEEL) PPG DURANAR UC105735 COCOA BEAN
			XPT01 MATCH ST01
			XPT02 MATCH CP01
			XPT03 MATCH CP02
			XPT04 MATCH FCB01

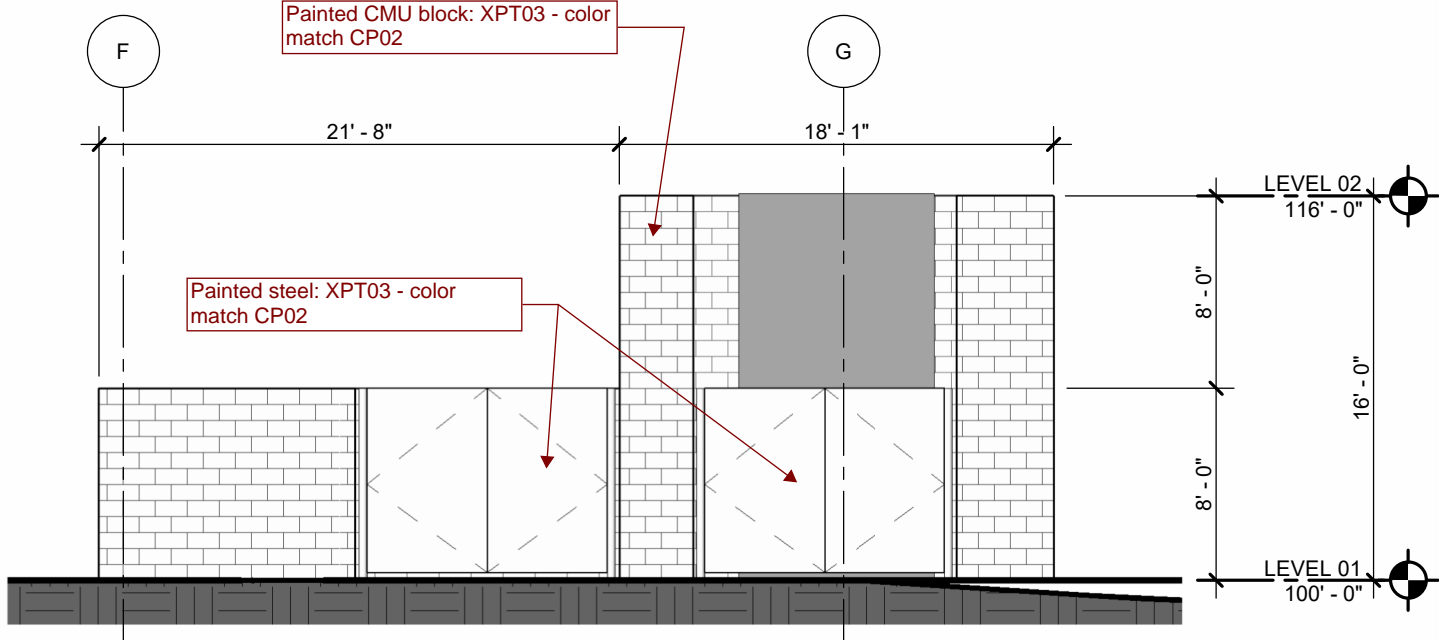
EXTERIOR MATERIAL LEGEND			
ST01 - STONE VENEER	CP01 - CEMENT PLASTER FINISH		
FCB01 - WOOD GRAIN FIBER CEMENT BOARD	CP02 - CEMENT PLASTER FINISH		
GL01 - VISION GLAZING	SSMR01 - STANDING SEAM ROOFING SYSTEM		
GL02 - SPANDREL GLAZING			

see updated elevations with new  
legend

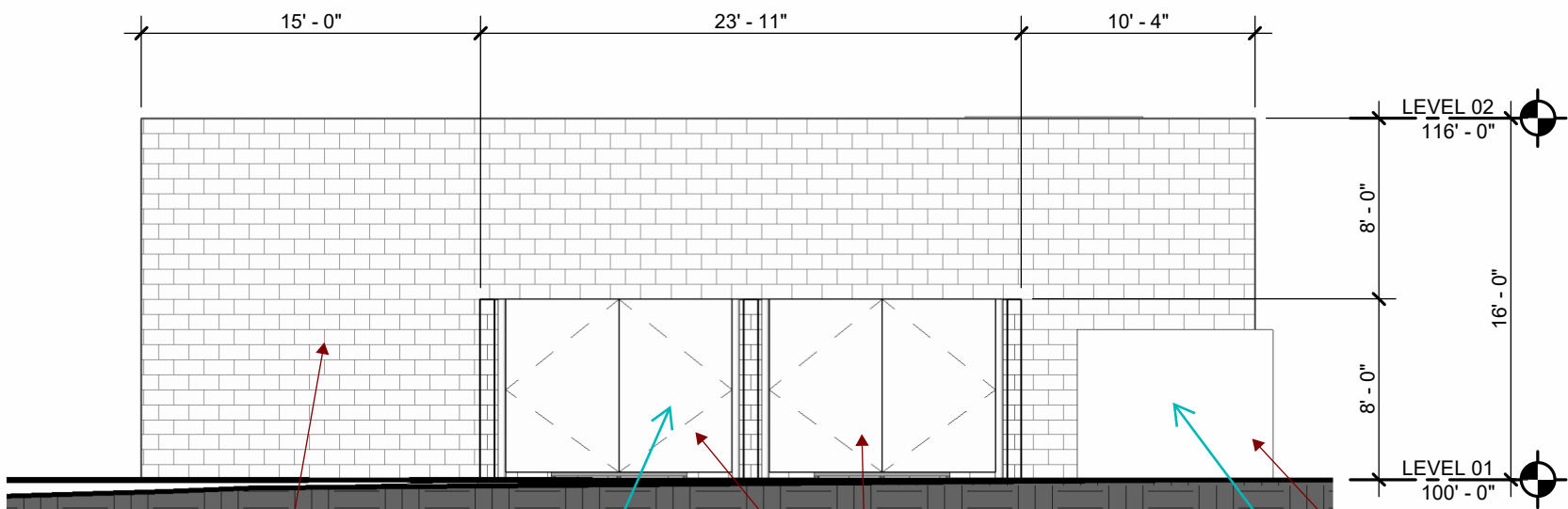
label materials  
and colors



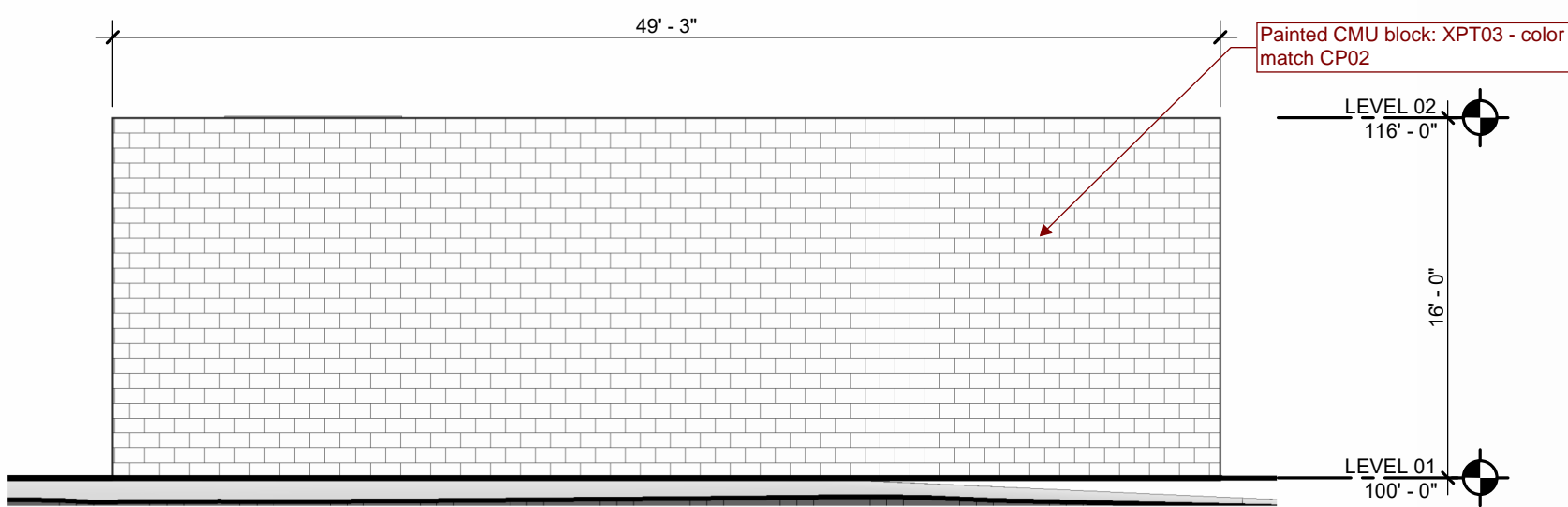
**04 WEST TRASH/GENERATOR ENCLOSURE ELEVATION**  
1/8" = 1'-0"



**02 EAST TRASH/GENERATOR ENCLOSURE ELEVATION**  
1/8" = 1'-0"



**03 SOUTH TRASH/GENERATOR ENCLOSURE ELEVATION**  
1/8" = 1'-0"



**01 NORTH TRASH/GENERATOR ENCLOSURE ELEVATION**  
1/8" = 1'-0"

Painted CMU block: XPT03 - color  
match CP02

Painted steel: XPT03 - color  
match CP02

Transformer

what is this?

specify gate material  
and color.



LIGHTING FIXTURE SCHEDULE												
FIXTURE TYPE	GENERAL DESCRIPTION	LOCATION	LUMENS	SYSTEM WATTAGE	COLOR TEMP.	CRI	VOLT AGE	DRIVER	CONTROL TYPE	FINISH	MANUFACTURER + CATALOGUE #	# OF FIXTURES
B01	LED BOLLARD ASYMMETRIC DISTRIBUTION	EGRESS PATHS	1283	16EA.	4000K	70+	UNIV	INTEGRAL	0-10V 1%	TBD	LITHONIA DSXB-12C-350-40K-ASY-MVOLT-DM-G-[FINISH] OR APPROVED EQUAL	7
D01	6" ROUND DOWNLIGHT	CANOPIES	1500	13.8EA.	400k	80+	UNIV	INTEGRAL	0-10V 1%	TBD	H.E. WILLIAMS 70"6DR-TL-L15-8-40-DIM1-UNV-LM-O-F-[FINISH]-WET/GC OR APPROVED EQUAL	33
P01	EXTERIOR LED SITE POLE FIXTURE TO BE MOUNTED AT 25' TOTAL. POLE CUT TO 22'6" WHERE MOUNTED TO RAISED CONCRETE BASE	ROADWAYS	7507	51EA.	4000K	70+	UNIV	INTEGRAL	0-10V 1%	TBD	LITHONIA DSX1-LED-P1-40K-70CRI-T2M-MVOL-T-SPA-[CONTROLS]-[FINISH?] POLE: SSA-5G-DM19-[FINISH?] OR APPROVED EQUAL	8
P02	EXTERIOR LED SITE POLE FIXTURE TO BE MOUNTED AT 25' POLE CUT TO 22'6"- WHERE MOUNTED TO RAISED CONCRETE BASE	PARKING LOTS	7707	51EA.	4000K	70+	UNIV	INTEGRAL	0-10V 1%	TBD	LITHONIA DSX1-LED-P1-40K-70CRI-T4M-MVOL-T-[MOUNTING]-[CONTROLS] POLE: SSA-5G-DM28-[FINISH?] OR APPROVED EQUAL	45
P03A	EXTERIOR LED SITE POLE FIXTURE TO BE MOUNTED AT 12' TOTAL. POLE CUT TO 10'6" WHERE MOUNTED TO RAISED CONCRETE BASE	HELIPAD	4736	33EA.	400K	70+	UNIV	INTEGRAL	0-10V 1%	TBD	LITHONIA DSX0-LED-P1-40K-70CRI-T2M-MVOL-T-SPA-[CONTROLS]-EGSR POLE: SSA-5G-DM19-[FINISH?] OR APPROVED EQUAL	7
P03B	EXTERIOR LED SITE POLE FIXTURE TO BE MOUNTED AT 7' TOTAL. POLE CUT TO 5'6" WHERE MOUNTED TO RAISED CONCRETE BASE	HELIPAD	4736	33EA.	400K	70+	UNIV	INTEGRAL	0-10V 1%	TBD	LITHONIA DSX0-LED-P1-40K-70CRI-T2M-MVOL-T-SPA-[CONTROLS]-EGSR POLE: SSA-5G-DM19-[FINISH?] OR APPROVED EQUAL	2
P04	EXTERIOR LED SITE POLE FIXTURE TO BE MOUNTED AT 12' TOTAL. POLE CUT TO 10'6" WHERE MOUNTED TO RAISED CONCRETE BASE	ENTRANCE DRIVE	7707	51EA.	4000K	70+	UNIV	INTEGRAL	0-10V 1%	TBD	LITHONIA DSX1-LED-P1-40K-70CRI-T4M-MVOL-T-[MOUNTING]-[CONTROLS] POLE: SSA-5G-DM19-[FINISH?] OR APPROVED EQUAL	6
W01	WALL MOUNT PACK	BUILDING	6004	41EA.	4000K	70+	UNIV	INTEGRAL	0-10V 1%	TBD	LITHONIA WDGE3-LED-P1-40K-70CRI-R3-MVO-LT-SRM-[FINISH?] OR APPROVED EQUAL	4

\* ALL LUMINARIES, EXCEPT THOSE REQUIRED FOR SECURITY, SHALL BE EXTINGUISHED WITHIN ONE HOUR AFTER THE END OF BUSINESS CLOSING AND REMAIN EXTINGUISHED UNTIL ONE HOUR BEFORE BUSINESS OPENING. A MAXIMUM OF 25 PERCENT OF TOTAL LUMINARIES USED FOR PARKING LOT ILLUMINATION MAY REMAIN IN OPERATION DURING THIS PERIOD TO PROVIDE SECURITY.

DATE: 07/08/2024

DESIGNED BY: CRA

DRAWN BY: SPD

CHECKED BY: ELG

FILE NO.  
E\_01

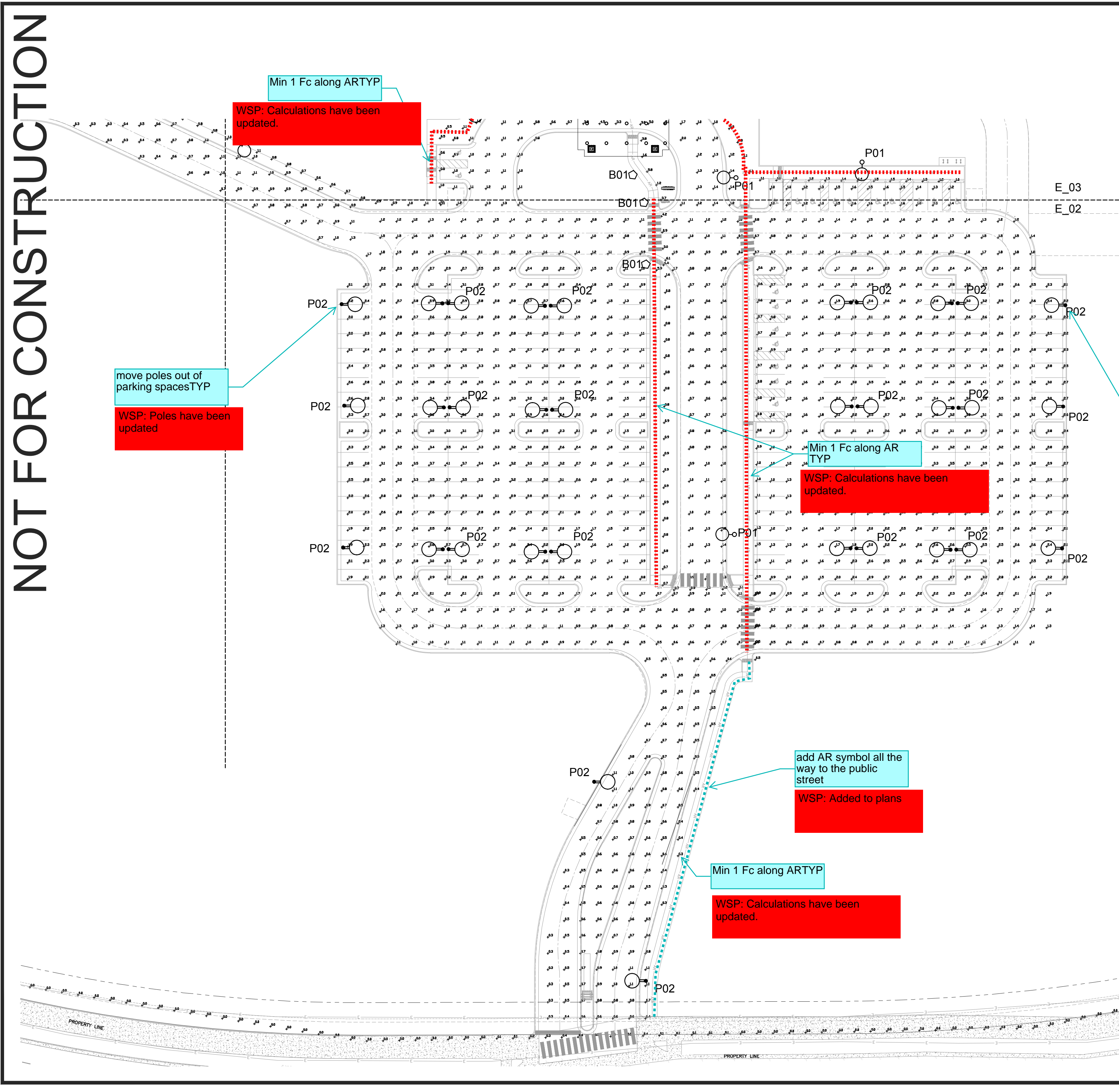
PROJECT NO.  
196315000









SHEET NO.





# NOT FOR CONSTRUCTION



LIGHTING FIXTURE SCHEDULE					
SYMBOL	FIXTURE TYPE	GENERAL DESCRIPTION	MANUFACTURER - CATALOG #	# OF FIXTURES	TIMER / DIMMER
	B01	LED BOLLARD ASYMETRIC DISTRIBUTION	LITHEONIA D593-125-300-100-100-170-DMG-IP SPFA-CONCRETE-IP-800-100-170-DMG-IP	7	ASTRONOMICAL
	D01	6" ROUND DOWNLIGHT	H.E. WILLIAMS 790D-1" x 6" LED-40W DMV 1LM OF-IP-800-100-170-DMG-IP	33	ASTRONOMICAL
	P01	EXTERIOR LED SITE POLE FIXTURE TO BE MOUNTED AT 25' TOTAL POLE TO TOP OF WHERE MOUNTED TO RAISED CONCRETE BASE	LITHEONIA D59A-LED-1" x 40W-700D-700-12M-ANVLT-SPFA-CONCRETE-IP-800-100-170-DMG-IP	8	ASTRONOMICAL
	P02	EXTERIOR LED SITE POLE FIXTURE TO BE MOUNTED AT 25' TOTAL POLE TO TOP OF WHERE MOUNTED TO RAISED CONCRETE BASE	LITHEONIA D59A-LED-1" x 40W-700D-700-14M-ANVLT-SPFA-CONCRETE-IP-800-100-170-DMG-IP	40	ASTRONOMICAL
	P03A	EXTERIOR LED SITE POLE FIXTURE TO BE MOUNTED AT 25' TOTAL POLE TO TOP OF WHERE MOUNTED TO RAISED CONCRETE BASE	LITHEONIA D59A-LED-1" x 40W-700D-700-12M-ANVLT-SPFA-CONCRETE-IP-800-100-170-DMG-IP	6	ASTRONOMICAL
	P03B	EXTERIOR LED SITE POLE FIXTURE TO BE MOUNTED AT 7' TOTAL POLE TO TOP OF WHERE MOUNTED TO RAISED CONCRETE BASE	LITHEONIA D590D-1" x 40W-700D-700-12M-ANVLT-SPFA-CONCRETE-IP-800-100-170-DMG-IP	6	ASTRONOMICAL
	P04	EXTERIOR LED SITE POLE FIXTURE TO BE MOUNTED AT 12' TOTAL POLE TO TOP OF WHERE MOUNTED TO RAISED CONCRETE BASE	LITHEONIA D59A-LED-1" x 40W-700D-700-14M-ANVLT-SPFA-CONCRETE-IP-800-100-170-DMG-IP	5	ASTRONOMICAL
	W01	WALL MOUNT PACK	LITHEONIA W003D-LED-1" x 40W-700D-700-13M-ANVLT-SPFA-CONCRETE-IP-800-100-170-DMG-IP	4	ASTRONOMICAL

move poles out of parking spaces

WSP: Key M  
has been  
updated





NOT FOR CONSTRUCTION

WSP: Plans have been update

assuming these are matchline references. Not shown consistently, Use sheet numbersTYP

No encroachments into the fire lane easement.

WSP: Plans have been update

E\_04 E\_03

LIGHTING LEVELS ARE LOWER IN THIS AREA DUE TO HEIGHT RESTRICTIONS AROUND HELIPAD LANDING PATH.

WSP: Calculations have been updated.

should be 1 Fc for accessible spaces

shouldn't these be under the canopy?

WSP: Plans have been update

add a leader

WSP: Plans have been update

WSP: Calculations have been updated.

min 1 fc along accessible route

WSP: Plans have been update

enlarge so all text is readable when printed at 11 x 17". TYP

WSP: Plans have been update

add sheet references to the key map

WSP: Key Map has been updated

WSP: Plans have been update

Statistics						
Description	Symbol	Avg	Max	Min	Max/Min	Avg/Min
CANOPY DROPP OFF		2.2 fc	11.7 fc	0.4 fc	29.3:1	5.5:1
DRIVE		0.8 fc	8.2 fc	0.1 fc	82.0:1	7.6:1
EGRESS PATH		5.5 fc	13.7 fc	0.8 fc	17.1:1	6.9:1
West Parking	+	2.1 fc	3.7 fc	0.4 fc	9.3:1	5.0:1
Property Line	+	0.0 fc	0.5 fc	0.0 fc	N/A	N/A
service parking	+	1.4 fc	5.7 fc	0.2 fc	28.5:1	7.0:1
East Parking	+	2.1 fc	5.9 fc	0.5 fc	11.8:1	4.2:1

LIGHTING FIXTURE SCHEDULE						
SYMBOL	FIXTURE TYPE	GENERAL DESCRIPTION	MANUFACTURER • CATALOGUE #	# OF FIXTURES	TIMER / DIMMER	
⬡	B01	LED BOLLARD ASYMMETRIC DISTRIBUTION	LITHONIA DSNB-120-360-ANK-ASY-44VOLT-DMG- F9005 OR APPROVED EQUAL	7	ASTRONOMICAL TIMER	
○	D01	6" ROUND DOWNLIGHT	H.E. WILLIAMS 7060R-1.5L18-84-DM-DMV-LM-OF- F9005-RET-CC OR APPROVED EQUAL	33	ASTRONOMICAL TIMER	
○	P01	EXTERIOR LED SITE POLE FIXTURE TO BE MOUNTED AT 25' TOTAL POLE CUT TO 20V' WHERE MOUNTED TO RAISED CONCRETE BASE	LITHONIA DSX1-LED-P1-40K-700R-12M-44VOLT- SPA-CONTROL-5 F9005-5 POLE SSA-60-DM19-F9005 OR APPROVED EQUAL	8	ASTRONOMICAL TIMER	
○	P02	EXTERIOR LED SITE POLE FIXTURE TO BE MOUNTED AT 25' TOTAL POLE CUT TO 20V' WHERE MOUNTED TO RAISED CONCRETE BASE	LITHONIA DSX1-LED-P1-40K-700R-14M-44VOLT- SPA-CONTROL-5 F9005-5 POLE SSA-60-DM19-F9005 OR APPROVED EQUAL	45	ASTRONOMICAL TIMER	
●	P03A	EXTERIOR LED SITE POLE FIXTURE TO BE MOUNTED AT 12' TOTAL POLE CUT TO 10V' WHERE MOUNTED TO RAISED CONCRETE BASE	LITHONIA DSX1-LED-P1-40K-700R-12M-44VOLT- SPA-CONTROL-5 F9005-5 POLE SSA-60-DM19-F9005 OR APPROVED EQUAL	7	ASTRONOMICAL TIMER	
●	P03B	EXTERIOR LED SITE POLE FIXTURE TO BE MOUNTED AT 12' TOTAL POLE CUT TO 10V' WHERE MOUNTED TO RAISED CONCRETE BASE	LITHONIA DSX1-LED-P1-40K-700R-12M-44VOLT- SPA-CONTROL-5 F9005-5 POLE SSA-60-DM19-F9005 OR APPROVED EQUAL	2	ASTRONOMICAL TIMER	
⊕	P04	EXTERIOR LED SITE POLE FIXTURE TO BE MOUNTED AT 12' TOTAL POLE CUT TO 10V' WHERE MOUNTED TO RAISED CONCRETE BASE	LITHONIA DSX1-LED-P1-40K-700R-14M-44VOLT- SPA-CONTROL-5 F9005-5 POLE SSA-60-DM19-F9005 OR APPROVED EQUAL	6	ASTRONOMICAL TIMER	
□	W01	WALL MOUNT PACK	LITHONIA W03S-LED-P1-40K-700R-R3-44VOLT- 50W-F9005 OR APPROVED EQUAL	4	ASTRONOMICAL TIMER	

.....ADA PATH

Kimley»Horn

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6200 South Syracuse Way, Suite 300  
Greenwood Village, Co 80111 (303) 228-2300

ADVENTHEALTH AURORA HIGHLANDS - PHASE 1

CITY OF AURORA, COUNTY OF ADAMS

SITE PLAN

SITE PHOTOMETRIC PLAN - SEGMENT 2

DATE: 07/08/2024

DESIGNED BY: CRA

DRAWN BY: SPD

CHECKED BY: ELG

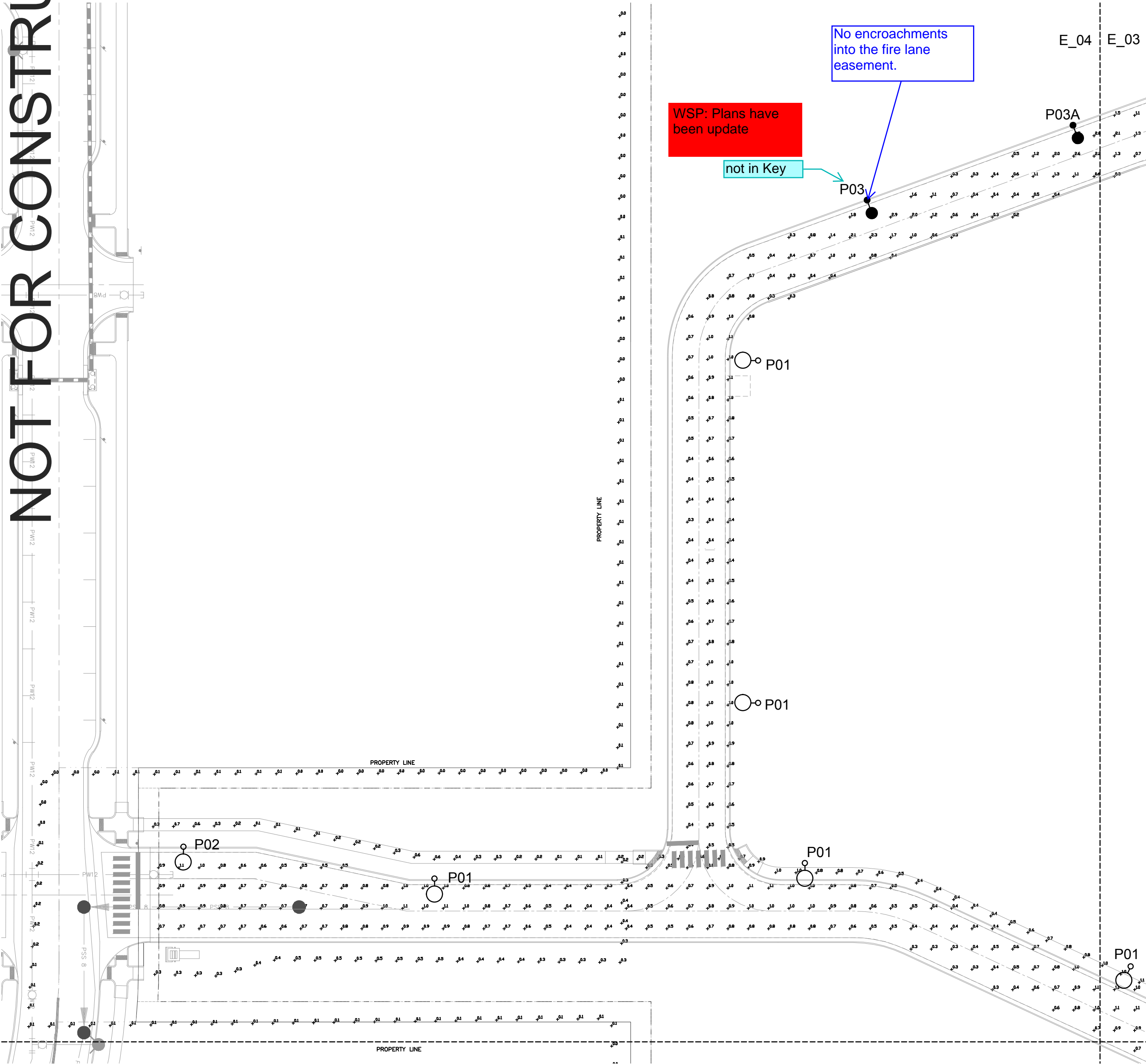
196315000

SHEET NO.

53

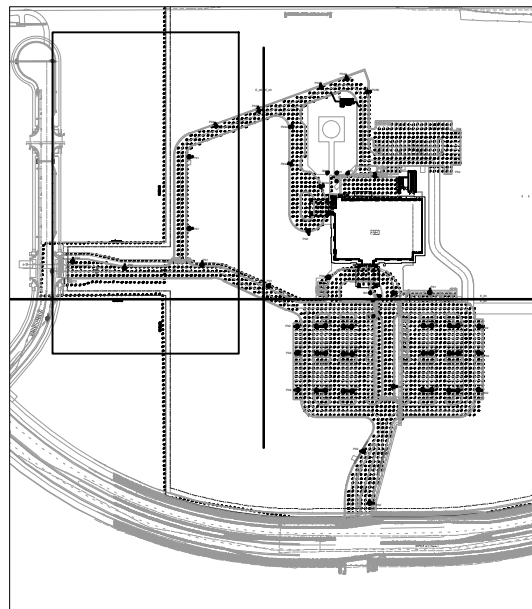


NOT FOR CONSTRUCTION



Statistics						
Description	Symbol	Avg	Max	Min	Max/Min	Avg/Min
CANOPY DROPP OFF		2.2 fc	11.7 fc	0.4 fc	29.3:1	5.5:1
DRIVE		0.8 fc	8.2 fc	0.1 fc	82.0:1	7.6:1
EGRESS PATH		5.5 fc	13.7 fc	0.8 fc	17.1:1	6.9:1
West Parking	+	2.1 fc	3.7 fc	0.4 fc	9.3:1	5.0:1
Property Line	+	0.0 fc	0.5 fc	0.0 fc	N/A	N/A
service parking	+	1.4 fc	5.7 fc	0.2 fc	28.5:1	7.0:1
East Parking	+	2.1 fc	5.9 fc	0.5 fc	11.8:1	4.2:1

LIGHTING FIXTURE SCHEDULE					
SYMBOL	FIXTURE TYPE	GENERAL DESCRIPTION	MANUFACTURER - CATALOGUE #	# OF FIXTURES	TIMER / DIMMER
◡	B01	LED ROLL-UP ASYMMETRIC DISTRIBUTION	LITHONIA DEXN-12C-30-40K-AST-AMVOLT-DMG-FINISH OR APPROVED EQUAL	7	ASTRONOMICAL TIMER
○	D01	6" ROUND DOWNLIGHT	W.E. WELL LUMS 70BDR-TL1-15.8-40-DMT-LNV-LM-OF-FINISH-FINISH OR APPROVED EQUAL	33	ASTRONOMICAL TIMER
○	P01	EXTERIOR LED SITE POLE FIXTURE TO BE MOUNTED AT 25' TOTAL POLE CUT TO 22' WHERE MOUNTED TO RAISED CONCRETE BASE	LITHONIA DEXN-LED-P1-40K-70CR-T2M-AMVOLT-SPA-CONTROL-SS-SSGR-POLE-SSA-50-DM19-FINISH OR APPROVED EQUAL	6	ASTRONOMICAL TIMER
○	P02	EXTERIOR LED SITE POLE FIXTURE TO BE MOUNTED AT 25' TOTAL POLE CUT TO 22' WHERE MOUNTED TO RAISED CONCRETE BASE	LITHONIA DEXN-LED-P1-40K-70CR-T2M-AMVOLT-SPA-CONTROL-SS-SSGR-POLE-SSA-50-DM19-FINISH OR APPROVED EQUAL	45	ASTRONOMICAL TIMER
●	P03A	EXTERIOR LED SITE POLE FIXTURE TO BE MOUNTED AT 12' TOTAL POLE CUT TO 10' WHERE MOUNTED TO RAISED CONCRETE BASE	LITHONIA DEXN-LED-P1-40K-70CR-T2M-AMVOLT-SPA-CONTROL-SS-SSGR-POLE-SSA-50-DM19-FINISH OR APPROVED EQUAL	6	ASTRONOMICAL TIMER
●	P03B	EXTERIOR LED SITE POLE FIXTURE TO BE MOUNTED AT 12' TOTAL POLE CUT TO 10' WHERE MOUNTED TO RAISED CONCRETE BASE	LITHONIA DEXN-LED-P1-40K-70CR-T2M-AMVOLT-SPA-CONTROL-SS-SSGR-POLE-SSA-50-DM19-FINISH OR APPROVED EQUAL	6	ASTRONOMICAL TIMER
⊕	P04	EXTERIOR LED SITE POLE FIXTURE TO BE MOUNTED AT 12' TOTAL POLE CUT TO 10' WHERE MOUNTED TO RAISED CONCRETE BASE	LITHONIA DEXN-LED-P1-40K-70CR-T2M-AMVOLT-SPA-CONTROL-SS-SSGR-POLE-SSA-50-DM19-FINISH OR APPROVED EQUAL	5	ASTRONOMICAL TIMER
□	W01	WALL MOUNT PACK	LITHONIA WEDGED-LED-P1-40K-70CR-T2M-AMVOLT-SPA-CONTROL-SS-SSGR-POLE-SSA-50-DM19-FINISH OR APPROVED EQUAL	4	ASTRONOMICAL TIMER



**Kimley»Horn**  
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6200 South Syracuse Way, Suite 300  
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**ADVENTHEALTH AURORA HIGHLANDS - PHASE 1**  
CITY OF AURORA, COUNTY OF ADAMS  
SITE PLAN  
SITE PHOTOMETRIC PLAN - SEGMENT 3

DATE: 07/08/2024  
DESIGNED BY: CRA  
DRAWN BY: SPD  
CHECKED BY: ELG

FILE NO.: E\_02\_04  
PROJECT NO.: 196315000

SHEET NO. 54



P01/2/4

d-series

# D-Series Size 1 LED Area Luminaire

## Specifications

EPA:	0.69 R <sub>2</sub> (0.68 ft)
Length:	32.71" (833 mm)
Width:	14.26" (362 mm)
Height H1:	7.88" (200 mm)
Height H2:	2.73" (69 mm)
Weight:	34 lbs (15 kg)

Lighting by nature. Design by mind. Distribute ideas.

## Introduction

The modern styling of the D-Series features a highly refined aesthetic that blends seamlessly with its environment. The D-Series offers the benefits of the latest in LED technology into a high performance, high efficiency, long-life luminaire.

The photometric performance results in sites with excellent uniformity, greater pole spacing and lower power density. The resulting increased photometry aids in reducing the number of poles required in area lighting applications with typical energy savings of 65% and expected service life of over 100,000 hours.

## Ordering Information

**EXAMPLE:** DSX1 LED P7 40K 70CRI TSM MVOLT SNA NLTAIRZ PIRHN DBDXB

Series	LEDs	Color temperature *	Color rendering index *	Shorthand	Voltage	Mounting
<b>DSX1 LED</b>						
<b>Forward optics</b>	(this section 700CR only)			AER Automotive front row	TSM Type II medium	MVOLT (70W-77W) **
P7 P6	30K 3000K	70CRI	TYS Type I short	TSLG Type I low glare	HVOLT (34W-41W) **	SPA Square pole mounting (8' offset)
P2 P1	40K 4000K	70CRI	TSM Type II medium	TSM Type II medium	XVOLT (37W - 48W) **	RPA Round pole mounting (8' offset)
P3 P8	50K 5000K	70CRI	TSM Type II medium	TSLG Type II spotlight control	120 VAC	SMA Square pole mounting (8' offset)
P4 P9	(this section 80CRI only, extended lead times apply)		TSLG Type II low glare	LECO Type III spotlight control	240 VAC	SRSA Square pole mounting (8' offset)
<b>Recessed optics</b>			TSM Type II low glare	TLGO Type IV low glare	277 VAC	HRS Round pole mounting (8' offset)
P10* P12*	27K 2700K	80CRI	TRM forward throw medium	RLCO Recluse corner output	347 VAC	SPRNS Square narrowpole mounting (8' offset)
P11* P13*	35K 3500K	80CRI			480 VAC	WBRA Wall bracket **
	39K 3900K	80CRI				MA Max arm adjuster (mounts at 3 MP OD horizontal throw)
	40K 4000K	80CRI				
	50K 5000K	80CRI				
<b>Control options:</b>				<b>Other options:</b>		<b>Finish options:</b>
<b>Shipped installed</b>				<b>Shipped installed</b>		
NLMBZPIRHN Light MGRS 2x embedded with bi-level motor / ambient sensor & 0-4% dimming relay, ambient sensor enabled (2K, 1% N/A)	PERF Seven-pin receptacle only (ambush ordered separately) **	BLSD Field adjustable sensor input **	SHD Dark Bronze			
PIR High/Low beam illuminance sensor, 0-4% dimming, ambient sensor enabled (2K, 1% N/A)	BSLO Bi-level switched direction, 50% N/A	LSC Low level sensor input **	DLBD Black			
PIR NEMA three-wire receptacle only (ambush ordered separately) **	DMG 0-1% dimming wires pulled outside fixture (for use with external control, orders separately) **	RSG Right angled optics **	DNAD Natural Aluminum			
PIRS Five-pin receptacle only (ambush ordered separately) **	ID Dual switching N/A	CCE Coastal/Crestal **	WHDE White			
		HA 50% ambient optic array **	DBXD Dark Bronze			
		MAA Cast Aluminum Anodized	DLBD Textured black			
		SF Single face (120, 277, 347V) **	SNAT Textured natural aluminum			
		DF Double face (120, 240, 480V) **	DNHSD Textured white			
		<b>Shipped separately</b>				
		EGR External Glass Shield (overseas, field install required, matches housing finish)				
		BSD One Splice (field install required)				

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DSX1-LSD  
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COMMERCIAL OUTDOOR

## Performance Data

### Linear Output

Lumen values are from photometric tests performed in accordance with IESNA 180-79-08. Data is considered to be representative of configurations shown within the tables and does not include LM-79. Contact factory for performance data on any configurations not shown here.

forward optics																			
Performance Package	System Width	LED Count	Index Current (mA)	Dichroic Type					4000K (10:10)										
				2018, 50:50					4000K (10:10)										
				10000K	8	0	2	10000K	8	0	2	10000K	8	0	2				
P1	57W	30	530	TTS	2,796	1	0	2	833	8,108	1	0	2	159	8,262	1	0	2	162
				TSM	2,881	1	0	2	142	7,592	2	0	2	147	7,633	2	0	2	150
				TSM	2,787	1	0	3	143	7,594	1	0	3	140	7,242	1	0	3	152
				TSG	4,590	1	0	1	138	4,043	1	0	1	133	4,096	1	0	1	136
				140L	2,765	1	0	3	146	7,707	1	0	3	151	7,887	1	0	3	154
				TSG	4,700	2	0	1	132	2,000	1	0	1	128	2,066	1	0	1	130
				BTSM	2,686	1	0	3	146	7,700	1	0	3	152	7,922	1	0	3	155
				TSM	2,680	3	0	2	140	7,800	3	0	2	156	8,086	3	0	2	159
				TSW	2,751	3	0	2	152	8,058	4	0	2	158	8,375	4	0	2	161
				TSG	2,611	3	0	1	150	7,653	3	0	1	156	8,108	3	0	1	159
				BC13	5,380	0	0	2	94	5,524	0	0	2	100	5,631	0	0	2	111
				BC14	5,474	0	0	3	98	5,795	0	0	3	112	5,916	0	0	3	114
P2	60W	30	700	BC10	5,380	0	0	2	94	5,524	0	0	2	100	5,631	0	0	2	111
				BC14	5,474	0	0	2	95	5,573	0	0	2	100	5,682	0	0	2	112
				AFR	7,776	1	0	2	93	8,104	1	0	2	159	8,262	1	0	2	162
				TTS	5,967	1	0	2	147	10,418	1	0	2	154	10,620	1	0	2	157
				TSM	9,540	2	0	3	137	9,651	2	0	3	142	9,839	2	0	3	145
				TSM	9,368	1	0	2	138	9,542	1	0	2	146	9,952	1	0	2	149
				TSG	8,584	1	0	2	123	8,721	1	0	2	129	8,891	1	0	2	131
				TSM	9,587	2	0	3	140	9,809	2	0	3	146	10,022	2	0	3	149
				146L	8,647	1	0	2	126	9,082	1	0	2	133	9,532	1	0	2	136

[illegible]

**SQ112/S12/S14**

Catalog Number	<b>POLE</b>
Rates	
Type	

### FEATURES & SPECIFICATIONS

**INTENDED USE** — These specifications are for USA standard's only. Square Straight Aluminum is a general purpose light pole for up to 35-foot mounting heights. This pole provides a lighter and naturally corrosion-resistant option for mounting street-light fixtures and floodlights.

**CONSTRUCTION** —

- Pole Shaft:** The pole shaft is of uniform wall thickness and is made of extruded 6000 series aluminum alloy tubing that is heat treated to a T5 temper to provide maximum strength. The shaft is uniformly square in cross-section with flat sides, small corner radii and excellent torsional qualities. Available shaft widths are 4", 5", 6" and 6.75".
- Pole Top Options:** Includes tension top, drilled for side mount fixtures, tension with drilling (includes extra handhole) and open top. A removable cast aluminum top cap with set screws is provided for all poles that will require drilling patterns for side-mount luminaires arm assemblies or when ordered with open top (T7) option. The top cap resists intrusion of moisture and overworn metal contaminants.
- Handhole:** A handhole opening with grounding provision is provided near the base. Standard positioning varies with shaft width as follows: 4" shaft, handhole at 12"; 5" shaft, handhole at 14"; 6" and 6.75" shaft, handhole at 18". Positioning the handhole lower than standard may not be possible and requires engineering review; consult Tech Support Division for further information. Standard and extra handholes come with cover and attachment hardware. The handhole for a pole specified with a 4" or 5" shaft width has a nominal dimension of 27" x 4"; the handhole for a pole specified with a 6" or 6.75" shaft width has a nominal dimension of 2.81" x 5". Standard and extra handholes come with cover and attachment hardware.
- Bolt Caps/Base Covers:** Pole base plate utilizes cast aluminum AN6 nut cover discs to cover anchor bolt and not secured, 2 piece, open aluminum base cover available as an option.
- Anchor Base Poles:** Anchor bases conform to ASTM alloy aluminum. Anchor bolts are manufactured to ASTM F1554 Standard Grade 55, US KS minimum yield strength and tensile strength #7-95KS). Upper portion of hand hole is galvanized per ASTM A-153; both have an "L" bend on bottom end and are galvanized a minimum of 17" on the threaded end.
- HANDHOLE** — All structural and non-structural fasteners are stainless steel.
- FINISH** — Extra durable painted finish is coated with TFC (Trifluoropoly hexamethylene) Polyester powder that meets SA and SB classifications of ASTM D1303. Standard powder-coat finishes include Dark Bronze, White, Black, and Natural Aluminum colors. Other finishes include Brushed Aluminum, and Anodized Dark Bronze, Anodized Natural Aluminum and Anodized Brass. Architectural Colors and Special Finishes are available by quote and include, but are not limited to RAL Colors, Custom Colors and Extruded/Weather Finishes.
- GROUNDING:** Grounding provision is located in handhole near the base. Grounding hardware is not included (provided by others).
- INSTALLATION** — Do not erect poles without having fixtures installed. Factory-supplied templates must be used when setting anchor bolts. Lithonia Lighting will not accept claims for returns or change payment due to failure to use Lithonia Lighting factory templates. If poles are stored outside, all protective wrapping must be removed immediately upon delivery to prevent finish damage. Lithonia Lighting is not responsible for the foundation design.
- WARRANTY** — 1 year limited warranty. This is the only warranty provided and no other statement in this specification sheet alters any warranty of any kind. All other express and implied warranties are disclaimed. Complete warranty terms located at: [www.lithoniamfg.com/pages/warranty/terms-and-conditions](http://www.lithoniamfg.com/pages/warranty/terms-and-conditions).
- NOTE:** Actual performance may differ as a result of end-use environment and application.
- Specifications subject to change without notice.**

**LITHONIA LIGHTING®**

**OUTDOOR**

**POLE-S&A**

P01/2/2A

Performance Data

Lumen Ambient Temperature (LAT) Multipliers

Use these factors to estimate relative lumen output for average ambient temperature from CMC D20 (104°F)

Ambient	12V	Lumen multiplier
5°F	12V	1.04
10°F	12V	1.06
15°F	12V	1.07
20°F	12V	1.07
25°F	12V	1.07
30°F	12V	1.06
35°F	12V	1.05
40°F	12V	1.04
45°F	12V	1.03

Projected LED Lumen Maintenance

Data references the extrapolated performance for the platform tested at a 30°C ambient, based on 100,000 hours of LED testing based on ESDA, MIL-8838 and projected for ESDA, IEC-T-116.

Use the table to find the lumen maintenance factor that corresponds to the desired number of operating hours. For other lumen maintenance value, contact factory.

Operating hours	Lumen maintenance factor
0	1.00
25,000	0.96
50,000	0.92
100,000	0.87

Electrical Load

Performance Package	LED Count	Drive current (mA)	Watts/g	Current (A)					
				120V	240V	277V	347V	400V	480V
Forward Output (Watt/gram)	P1	30	530	51	0.42	0.24	0.31	0.18	0.11
	P2	30	790	48	0.56	0.31	0.38	0.20	0.14
	P3	30	1050	94	0.66	0.40	0.41	0.20	0.21
	P4	30	1250	05	1.03	0.60	0.52	0.45	0.26
	P5	30	1400	142	1.15	0.66	0.58	0.50	0.29
	P6	48	1250	37	1.38	0.79	0.69	0.60	0.34
	P7	40	1400	188	1.54	0.89	0.77	0.67	0.38
Rated Output (Regulated LED or LED)	P8	40	1100	216	1.06	1.06	0.90	0.82	0.45
	P9	40	1400	229	2.31	1.12	1.00	0.80	0.50
	P10	48	530	101	0.68	0.40	0.42	0.29	0.21
	P12	40	790	105	1.12	0.66	0.56	0.49	0.28
	P13	40	1050	206	1.72	0.80	0.66	0.54	0.31
	P14	48	1400	229	2.30	1.33	1.15	1.00	0.67

LED Color Temperature / Color Rendering Multipliers

File Name	Wavelength	A-Luminance	CRI		Ra	
			Lumen Multiplier	Availability	Lumen Multiplier	Availability
5000K	92%	Standard	85%	Extended lead time	71%	(see note)
5000K	90%	Standard	85%	Extended lead time	47%	(see note)
5000K	90%	(extended)	99%	Extended lead time	43%	(see note)
3000K	90%	Standard	87%	Extended lead time	41%	(see note)
2700K	94%	(extended)	85%	Extended lead time	57%	(see note)

Note: Some LEDs are available as per special request. Contact Technical Support for more information.

FAO Dimming Settings

File Name	Wavelength	A-Luminance	Output
1	7.9%	95%	30%
2	7.9%	95%	30%
3	6.2%	85%	60%
5	6.2%	71%	60%
4	5.4%	61%	41%
1	4.1%	43%	41%
2	2.9%	30%	20%
1	1.5%	20%	20%

Note: Calculated values are based on original performance package data. When calculating new values for given FAO position, use maximum calculated value to package limit on specification sheet (Output watts and output type)

Motion Sensor Default Settings

File Name	Image of Motion Sensor	High Lumen Reduction	Photoresistor Operation	Default Time	Temp up Time	Warning (see Note)
P10		100%	100%	Enabled @ 2°C	7.5 min	3 sec
NALM20 P10H		100%	100%	Enabled @ 2°C	7.5 min	3 sec

Controls Options

Item or Option	Item or Option	Item or Option	Item or Option	Item or Option	Notes
FAO	Field adjustable output device installed to the hardware, used to set the driver dimming levels.	The luminance is selected by two separate circuits, allowing for CDS/CO operation.	Block/none	Cannot be used with other control options that need the 1-10V knob.	
DS (not available on P20)	Driver wired independently for 30/70 lumen operation.	The luminance is selected by two separate circuits, allowing for CDS/CO operation.	Independently wired switches	Requires two separately wired switches. Consider if light will be a more cost-effective alternative.	
PDS or P207	Two-switch independent regulate	Compatible with standard field-light photoresistors for low to low operation, or advanced control modes such as HSGM.	Two-switch independent regulate	PDS or P207 is dimming/locking device. PDS or P207 is a 1-10V knob.	
P10	Marker sensor with integrated photoresistor. Sensor suitable for 1-10V mounting light.	Compatible with standard field-light photoresistors for low to low operation, or advanced control modes such as HSGM.	Any/CO		

[illegible]



[illegible][illegible]

Performance Data

P03A-B

Lumen Ambient Temperature (LAT) Multipliers

Use Room Factor to determine ratio on lumen output for average ambient temperatures from 60°F to 104°F (15° to 40° C).

Ambient	Lumen Multiplier	
60°C	275	1.04
70°C	475	1.06
80°C	585	1.03
90°C	585	1.04
100°C	685	1.03
20°C	275	1.06
30°C	475	0.98
40°C	585	0.94
40°C	1005	0.97

Projected LED Lumen Maintenance

Data references the anticipated performance projections for the fixtures tested at 25°C. Data based on 10,000 hours of LED testing per ANSI LM-80 and per ANSI LM-79-09.

To calculate LUE use the lumen maintenance factor that corresponds to the planned number of operating hours from lumen maintenance values, contact factory

Operating Hours	Lumen Maintenance Factor
0	1.00
25,000	0.94
50,000	0.88
75,000	0.80

FAO Dimming Settings

FAO Position	% Voltage	% Lumen Output
1	30%	30%
2	60%	60%
3	90%	90%
4	100%	100%
5	60%	75%
6	40%	75%
7	20%	75%
8	10%	75%
9	40%	40%
10	20%	30%
11	10%	20%

\*Note: Color and values are based on standard performance package data. When calculating new values for glass LED position, use calculated values for each package based on input watts and lumen output type.

Lumen Sensor Default Settings

Option	Device Input Voltage (vdc)	High/Low Input Voltage (vdc)	Photocell Response	Dimm Time	Energy-use Time	Dimming Fade Time
PSR	30%	30%	Standard	7.5 min	3 sec	5 min
NLM80-PR01	30%	30%	Built-in 20C	7.5 min	3 sec	5 min

Controls Options

Manufacturer	Basic option	Flexibility	Primary remote device	Notes
F8D	Field adjustable output device installed into the luminaires, set to the driver dimming levels.	Allows the luminaires to be manually dimmed, effectively bypassing the lighting system.	F8D device	Cannot be used with other control options that need the 0-10Vdc.
PSR (not available on F8D)	Dimming with independent 0-10Vdc dimming option.	The luminaires will be in one separate circuit, allowing for 0-10Vdc operation.	Independently wired device	Requires three-wire control cable with 0-10Vdc. Consider slight ARI as most cost effective alternative.
PEST or PEZ	Two-wire photocell interface	Compatible with standard two-wire photocell for field-to-dimmer operation, or external dimming controls that provide 0-10V dimming signal.	Two-wire photocell switch or a REL Emitter advanced control switch such as RM80.	Pass 0-10V to dimming device through PSR. 0-10V is created inside luminaires. Cannot be used with other control options that need the 0-10Vdc.
PR	Master control with integral photocell. Sensible for use with 0-10V dimming option.	Luminaires dim when no occupancy is detected.	Analog Control: RGB	Cannot be used with other control options that need the 0-10Vdc.
NLM80-PR01	4-wire ARI-enabled luminaires for remote sensing, photocell and wireless communication.	Master and ambient light sensing with group response. Standard dimming with photocell and life-time wirelessly connected to the Light Logic.	4-wire ARI: RGB	4-wire ARI: Master can be programmed and commissioned through the ground using the CML900. PSR can be used with other control options that need the 0-10Vdc.
BL30 or L0	Integrate the field device that allows a standard control circuit with all light regions to either 30% or 50% light output	BL device provides input 0-10V dimming signal at all dimming levels other than 100% or dimmed (0-10V) control by a secondary device.	BL-C00171	BL device is optional of the 0-10V dimming signal, thus can be used with any input voltage from 120 to 277V.

Electrical Load

	Inductance (mH)	LED Count	Drive Current (A)	Voltage	Capacity					
					120V	200V	208V	277V	480V	480V
Full load (typical, Non-Resistive)	P1	20	520	34	0.38	0.14	0.14	0.12	0.10	0.09
	P2	20	700	45	0.38	0.22	0.19	0.14	0.13	0.09
	P3	20	1000	69	0.52	0.33	0.28	0.25	0.20	0.14
	P4	20	1400	94	0.38	0.45	0.39	0.34	0.27	0.19
	P5	40	700	89	0.75	0.43	0.38	0.33	0.26	0.19
	P6	40	1000	136	1.14	0.66	0.57	0.49	0.39	0.29
Reaper (PSR of 800)	P7	40	1300	170	1.42	0.82	0.71	0.62	0.49	0.36
	P8	30	520	51	0.42	0.24	0.21	0.18	0.15	0.11
	P9	30	700	47	0.57	0.32	0.28	0.25	0.20	0.14
	P10	30	1000	70	0.86	0.50	0.44	0.37	0.30	0.22
	P11	30	1000	120	0.72	0.54	0.46	0.37	0.27	0.22
	P12	30	1300	120	0.72	0.54	0.46	0.37	0.27	0.22

LED Color Temperature / Color Rendering Multipliers

Lumens Multiplier	Availability	Lumens Multiplier	Availability	Lumens Multiplier	Availability

## Performance Data

### Lumen Output

Lumen values are from photometric tests performed in accordance with ANSI LM-79-09. Data is condensed for representative configurations shown in the tables described within LM-79. Contact factory for performance data on any configurations not shown.

Form and Optics					10K			50K			80K			
Performance Package	System Watts	LED Count	Drive Current (mA)	Heat Sink Type	10K (lm, ft/cd)	10K (lm, ft/cd)	10K (lm, ft/cd)	50K (lm, ft/cd)	50K (lm, ft/cd)	50K (lm, ft/cd)	80K (lm, ft/cd)	80K (lm, ft/cd)	80K (lm, ft/cd)	
P1	33W	20	530	T1S	4,896	1	0	1	148	5,113	1	0	1	152
				T3M	4,548	1	0	2	137	4,756	1	0	2	145
				T3M	4,597	1	0	2	138	4,791	1	0	2	146
				T3M	4,107	1	0	1	124	4,289	1	0	1	131
				T3M	4,666	1	0	2	135	4,863	1	0	2	140
				T6G	4,244	1	0	1	138	4,493	1	0	1	133
				BT3M	4,098	1	0	2	141	4,086	1	0	2	147
				BT3M	4,087	3	0	1	145	5,003	3	0	1	151
				T3M	4,478	3	0	1	147	5,084	3	0	2	153
				T3M	4,484	2	0	1	145	5,008	2	0	1	151
				BCG	3,448	0	0	1	100	3,486	0	0	1	105
				BCG	3,454	0	0	2	108	3,599	0	0	2	108
				RCO	3,374	0	0	1	102	3,517	0	0	1	106
				RCO	3,374	0	0	2	102	3,517	0	0	2	106
				LTG	3,274	0	0	1	102	3,517	0	0	1	106
				AR	4,094	1	0	1	148	5,113	1	0	1	152
P2	45W	20	700	T1S	6,328	1	0	1	140	6,395	1	0	1	149
				T3M	5,862	1	0	2	139	6,309	1	0	2	145
				T3M	5,530	1	0	3	131	6,180	1	0	3	137
				T3M	5,297	1	0	1	117	5,501	1	0	1	122
				T4M	6,054	1	0	3	133	6,272	1	0	3	139
				T4G	6,454	1	0	1	121	5,995	1	0	1	126
				BT3M	6,060	1	0	3	134	6,356	1	0	3	140
				BT3M	5,991	1	0	1	117	6,453	1	0	1	126
				T3M	6,093	3	0	2	139	6,553	3	0	2	145
				T3M	6,219	2	0	1	138	6,672	2	0	1	146
				BCG	4,513	0	0	2	96	4,495	0	0	2	100
				BCG	4,454	0	0	2	99	4,443	0	0	2	103
				RCO	4,332	0	0	2	96	4,536	0	0	2	100
				LTG	4,352	0	0	2	96	4,536	0	0		

[illegible]

D91

# 6DR<sup>LED</sup> 6° Downlight – Round

CATALOG #:

TYPE:

PROJECT:

## NEW CONSTRUCTION AND REMODEL

ORDERING EXAMPLE: 6DR • LT • L20/35 • OPTIONS - CONTROL/DI • UNV • OW • OF • CS • TRIM OPTIONS - N • F1

### HOUSING

SERIES	LUMENS <sup>1)</sup>	CRI	CCT	OPTIONS
6DR • LT	L10 1,000lm <sup>1)</sup>	9 F 80 <sup>2)</sup>	27 2700K	See page 3 for <b>EMERGENCY BATTERY OPTIONS</b> .
THIRLINK	L15 1,500lm <sup>1)</sup>	9 90 <sup>2)</sup>	30 3000K	SCA - Sloped ceiling adapter <sup>3)</sup>
	L20 2,000lm <sup>1)</sup>		35 3500K	AW-LVFA - Anti-vandal face fixture cover
	L30 3,000lm <sup>1)</sup>		40 4000K <sup>4)</sup>	F FUSE
	L40 4,000lm <sup>1)</sup>		50 5000K <sup>5)</sup>	CP Chipcoating process [CCCA] <sup>6)</sup>
	L50 5,000lm <sup>1)</sup>			ST Stepdown transformer <sup>7)</sup>
	L70 7,000lm <sup>1)</sup>			
	L80 8,000lm <sup>1)</sup>			

### TRIM<sup>(10)</sup>

TRIM TYPE	DISTRIBUTION <sup>(11)</sup>	FLANGE TYPE	REFLECTOR FINISH
O Open reflector	W Wide	OF 1/2" standard flange	Open trim types
L Flush less	55° Open	SP 1/4" max flange <sup>(12)</sup>	CS Clear semi-spherical anodized
R Recessed less	50° Flush		SS Satin clear anodized
A Angled less <sup>(13)</sup>	55° Regressed		D Gold anodized
N Non-conductive flush less for shower applications <sup>(14)</sup>	M Medium <sup>(15)</sup>		CS Chipped and ground anodized
	30° Open		PW Powder anodized
	35° Flush		SFC Clear specular anodized
	35° Regressed		NS Recessed gold anodized
	N Narrow <sup>(16)</sup>		WH White texture powder coat
	30° Open		BL Black texture powder coat
	25° Flush		
	25° Regressed		
	WW Wet wash <sup>(17)</sup>		

Lens trim types  
 CS Clear semi-specular powder coat  
 WH White texture powder coat  
 BL Black texture powder coat  
 MB Black texture powder with white flange<sup>(18)</sup>

### TRIM OPTIONS

MWT Textured white trim flange <sup>(19)</sup>	WET/CC AM Wet location, covered ceiling lens <sup>(20)</sup> Anti-microbial <sup>(21)</sup>
IP IPD IPD rated trim <sup>(22)</sup>	
DF Diffuse acrylic lens <sup>(23)</sup>	
PO Diffuse 10° polycarbonate lens <sup>(24)</sup>	
DMT Diffuse acrylic lens media at top of lens reflector <sup>(25)</sup>	

### MOUNTING

#### MOUNTING TYPE<sup>(26)</sup>

N Open pan for new construction	F1 Integral 2 position fixed pan bracket, universal bar hanger included <sup>(27)</sup>
C C-clip installed for new construction <sup>(28)</sup>	BAT Adjustable butterfly pan bracket, bar hanger included <sup>(29)</sup>
R Remodel kit <sup>(30)</sup>	CAT Adjustable catenary pan bracket, universal bar hanger included <sup>(31)</sup>

### NOTES

- Lumen output based on O trim type, W distribution and CS finish. See page 3 for F0/F1 LUMENS PERFORMANCE DATA.
- Not available with DA/OW emergency batteries.
- Standard finish: clear. Other colors may apply. Contact factory for availability.
- 11° beam angle. See only options in 11° beam angle section.
- 50°-20° beam angle with Mounting Type 5, Trim Type, AT1, AT2, and AT3. See only options in 50°-20° beam angle section.
- See page 3 for SLOPED CEILING ADAPTOR (SCA) for recessed for SFC, see product brochure at [www.williams-light.com](http://www.williams-light.com).
- Mounting Type required.
- See page 3 for product brochure at [www.williams-light.com](http://www.williams-light.com).
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- Available with WW distribution only.
- Distribution, OF, Flange Type and WW Reflector Finish only.
- Standard with AW diffuser except less. IP and WET/CC optional.
- Not available with hump on top L50 and higher when specified with flush or recessed trim type.
- Not available with hump on top L50 and higher when specified with flush or recessed trim type.
- 2 and 4 trim types only.
- For use with 16 to 16 1/2" max. pan height only. Applying with pan flange installation 40".
- Not available with AT1 or AT2 trim types.
- Trim type only. Not available with MWT.
- Not available with WW Reflector Finish, CS Trim Types.
- 2 and 4 trim types only.
- Not available with O trim type, WW and WW distributions only.
- Not available with O trim type, WW and WW distributions only.
- CS trim type only. WET/CC, standard finish except DM.
- CS trim type only. WET/CC, standard finish except DM.
- L50 lumen package may be CS or WW Reflector Finish. Not available with PO trim type.

- With L and Reflector Finishes only. Not available with 5 Trim Type.
- When mounting brackets required and 1 only, ordered separately, see MOUNTING HARDWARE OPTIONS info. See page 3 for MOUNTING HARDWARE OPTIONS.
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