CAUTION: IF THIS SHEET IS NOT 24"x36" IT IS A REDUCED PRINT

SUN EMPIRE INDUSTRIAL CENTER

⚠1 SITE PLAN WITH ADJUSTMENT

BEING IN THE WEST HALF OF SECTION 17, TOWNSHIP 3 SOUTH RANGE 65 WEST OF THE 6TH P.M.,
CITY OF AURORA, COUNTY OF ADAMS, STATE OF COLORADO

LEGAL DESCRIPTION:

BEGINNING AT THE WEST QUARTER CORNER OF SAID SECTION 17 AND CONSIDERING THE WEST LINE OF SAID NORTHWEST QUARTER TO BEAR NORTH 00°05'31" WEST WITH ALL BEARINGS CONTAINED HEREIN RELATIVE THERETO:

THENCE NORTH 00°05'31" WEST ALONG SAID WEST LINE A DISTANCE OF 2,556.83 FEET TO THE SOUTHERLY RIGHT-OF-WAY LINE OF EAST 56TH AVENUE AS DESCRIBED IN THE WARRANTY DEED RECORDED IN BOOK 3515 AT PAGE 942 OF THE RECORDS OF THE ADAMS COUNTY CLERK AND RECORDER;

THENCE SOUTH 89°47'28" EAST ALONG SAID SOUTHERLY RIGHT-OF-WAY LINE A DISTANCE OF 2,651.56 FEET TO A POINT ON THE EAST LINE OF SAID NORTHWEST QUARTER OF SECTION 17;
THENCE SOUTH 00°00'02" WEST ALONG SAID EAST LINE A DISTANCE OF 1,516.38 FEET;
THENCE NORTH 89°59'58" WEST A DISTANCE OF 9.13 FEET TO A POINT OF CURVATURE;
THENCE ALONG A CURVE TO THE RIGHT HAVING A CENTRAL ANGLE OF 27°27'32", A RADIUS OF 72.50 FEET, AN ARC LENGTH OF 34.75 FEET AND A CHORD THAT BEARS NORTH 76°16'12" WEST A DISTANCE OF 34.41 FEET;
THENCE NORTH 62°32'26" WEST A DISTANCE OF 805.90 FEET TO A POINT OF CURVATURE;
THENCE ALONG A CURVE TO THE LEFT HAVING A CENTRAL ANGLE OF 27°33'05", A RADIUS OF 452.50 FEET, AN ARC LENGTH OF 217.59 FEET AND A CHORD THAT BEARS NORTH 76°18'58" WEST A DISTANCE OF 215.50 FEET;
THENCE SOUTH 89°54'29" WEST A DISTANCE OF 396.20 FEET TO A POINT OF CURVATURE;
THENCE ALONG A NON-TANGENT CURVE TO THE RIGHT HAVING A CENTRAL ANGLE OF 77°45'34", A RADIUS OF 277.50 FEET, AN ARC LENGTH OF 376.61 FEET AND A CHORD THAT BEARS NORTH 51°11'47" WEST A DISTANCE OF 348.37 FEET TO A POINT OF REVERSE CURVATURE;
THENCE ALONG A CURVE TO THE LEFT HAVING A CENTRAL ANGLE OF 46°49'45", A RADIUS OF 23.50 FEET, AN ARC LENGTH OF 19.21 FEET AND A CHORD THAT BEARS NORTH 35°43'53" WEST A DISTANCE OF 18.68 FEET;
THENCE SOUTH 00°05'31" EAST A DISTANCE OF 1,737.10 FEET;
THENCE NORTH 89°50'43" WEST ALONG A LINE FORTY (40) FEET SOUTHERLY DISTANT WHEN MEASURED AT RIGHT ANGLES AND PARALLEL WITH THE SOUTH LINE OF SAID NORTHWEST QUARTER OF SECTION 17 A DISTANCE OF 1,004.55 FEET TO THE WEST LINE OF SAID SOUTHWEST QUARTER OF SECTION 17;
THENCE NORTH 00°01'58" WEST ALONG SAID WEST LINE OF THE SOUTHWEST QUARTER OF SECTION 17 A DISTANCE OF 40.00 FEET TO THE **POINT OF BEGINNING**;

SAID PARCEL CONTAINS AN AREA OF 4,573,940 SQUARE FEET, OR 105.003 ACRES, MORE OR LESS.

MORTGAGE HOLDER:

THE UNDERSIGNED AS MORTGAGE HOLDERS ON PART OR ALL OF THE HEREON SHOWN REAL PROPERTY, DO HEREBY AGREE AND CONSENT TO THE PLATTING OF SAID PROPERTY AS SHOWN HEREON.

TRUIST BANK
NAME

SIGNATURE

Rob West — PRINT NAME
SVP — PRINT TITLE

SIGNATURE BLOCK

LEGAL DESCRIPTION:

SUN EMPIRE SUBDIVISION FILING NO. 1, BEING IN THE WEST HALF OF SECTION 17, TOWNSHIP 3 SOUTH RANGE 65 WEST OF THE 6TH P.M., CITY OF AURORA, COUNTY OF ADAMS, STATE OF COLORADO.

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

OWNER:

SUN EMPIRE ONE OWNER, LLC, A DELAWARE LIMITED LIABILITY COMPANY

BY: PROLIX SUN EMPIRE VENTURE MEMBER, LLC, A DELAWARE LIMITED LIABILITY COMPANY, ITS MEMBER

BY: PRINCIPAL REAL ESTATE INVESTORS, LLC, A DELAWARE LIMITED LIABILITY COMPANY, ITS AUTHORIZED SIGNATORY

BY: _____
NAME: Morgan Deal
TITLE: Managing Director-Acquisitions/Dispositions

BY: _____
NAME: Alex Mather
TITLE: Managing Director- Asset Management

NOTARIAL:

STATE OF IOWA)
)
COUNTY OF POLK)

ON THIS 23rd DAY OF March, 2023, BEFORE ME, THE UNDERSIGNED, A NOTARY PUBLIC IN AND FOR THE SAID STATE, PERSONALLY APPEARED Morgan Deal AND Alex Mather, TO ME PERSONALLY KNOWN TO BE THE IDENTICAL PERSONS WHOSE NAMES ARE SUBSCRIBED TO THE FOREGOING INSTRUMENT, WHO BEING BY ME DULY SWORN, DID SAY THAT THEY ARE THE Managing Dir-Acquisitions/Disps AND Managing Dir-Asset Mgmt, RESPECTIVELY, OF PRINCIPAL REAL ESTATE INVESTORS, LLC, A DELAWARE LIMITED LIABILITY COMPANY, AUTHORIZED SIGNATORY OF PROLIX SUN EMPIRE VENTURE MEMBER, LLC, A DELAWARE LIMITED LIABILITY COMPANY, MEMBER OF SUN EMPIRE ONE OWNER, LLC, A DELAWARE LIMITED LIABILITY COMPANY, AND THAT THE INSTRUMENT WAS SIGNED ON BEHALF OF THE COMPANY BY PRINCIPAL REAL ESTATE INVESTORS, LLC, AND THAT THE AFORESAID INDIVIDUALS EACH ACKNOWLEDGED THE EXECUTION OF THE FOREGOING INSTRUMENT TO BE THE VOLUNTARY ACT AND DEED OF PRINCIPAL REAL ESTATE INVESTORS, LLC, BY IT AND BY THEM VOLUNTARILY EXECUTED.

Alma R. Hackbart
NOTARY PUBLIC IN AND FOR SAID STATE
MY COMMISSION EXPIRES 1-7-2024

ALMA R. HACKBART
Commission Number 829340
My Commission Expires
January 7, 2024

OWNER:

SUN EMPIRE ONE OWNER, LLC, A DELAWARE LIMITED LIABILITY COMPANY

BY: OPUS DEVELOPMENT COMPANY, L.L.C., A DELAWARE LIMITED LIABILITY COMPANY, ITS MANAGING MEMBER

BY: _____
NAME: Philip Cattarach
TITLE: Senior Vice President, General Manager

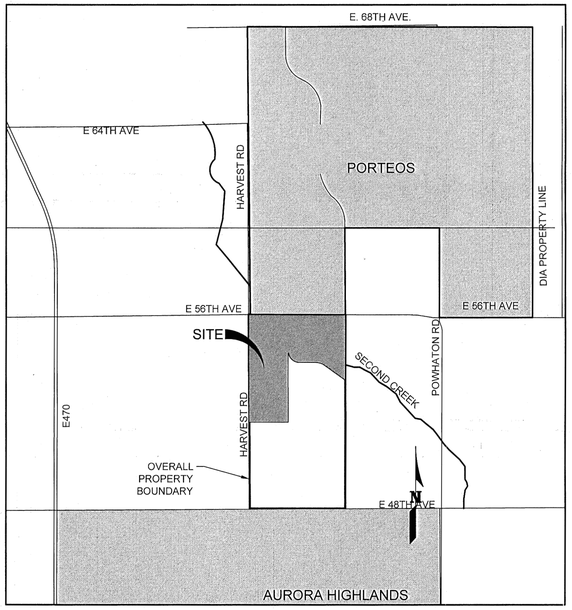
NOTARIAL:

STATE OF Minnesota)
)
COUNTY OF Hennepin)

THE FOREGOING INSTRUMENT WAS ACKNOWLEDGED BEFORE ME THIS 21 DAY OF March, 2023 AD BY Philip Cattarach AS SR VP and Manager OF OPUS DEVELOPMENT COMPANY, L.L.C., A DELAWARE LIMITED LIABILITY COMPANY, AS MANAGING MEMBER OF SUN EMPIRE ONE OWNER, LLC, A DELAWARE LIMITED LIABILITY COMPANY, WITNESS MY HAND AND OFFICIAL SEAL.

SUSAN MARIE CLOUGH
Notary Public-Minnesota
My Commission Expires Jan 31, 2025

Susan Marie Clough
NOTARY PUBLIC IN AND FOR SAID STATE
MY COMMISSION EXPIRES



VICINITY MAP
1" = 2000'

RECORDERS CERTIFICATE

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

COLORADO AT ___ O'CLOCK __ M, THIS __ DAY OF___ AD, ___.

CLERK AND RECORDER: _____ DEPUTY:_____

INSTRUMENT NO.:_____

CIVIL ENGINEER
WARE MALCOMB
900 S. BROADWAY, SUITE 320
DENVER, COLORADO 80209
303.561.3333
TED SWAN, PE, LEED AP

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OPUS AE GROUP, LLC
10350 BREN ROAD WEST
MINNETONKA, MINNESOTA 55343
952.656.4444

LANDSCAPE ARCHITECT
STACKLOT
5639 SOUTH CURTICE ST.
LITTLETON, COLORADO 80120
303.808.4523
STEVE WIENS

PHOTOMETRIC ENGINEER
GIVEN & ASSOCIATES, INC
735 S XENON CT #201
LAKEWOOD, COLORADO 80228
303.716.1270
BRETT BOLESKI, P.E.

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DATA BLOCK - BUILDING 1A

2015 IBC OCCUPANCY CLASSIFICATION	S-1/F-1/B
BUILDING CONSTRUCTION TYPE	V-B SPRINKLERED
LAND AREA WITHIN PROPERTY LIMITS	1,559,921 S.F. (35.8 AC.)
GROSS FLOOR AREA	624,094 S.F. (14.33 AC)
NUMBER OF BUILDINGS	ONE
NUMBER OF STORIES	ONE
BUILDING HEIGHT	47'-4"
TOTAL BUILDING COVERAGE	624,094 S.F. (14.33 AC)
HARD SURFACE COVERAGE	751,410 S.F. (17.25 AC)
LANDSCAPE COVERAGE	1,792,058 S.F. (41.14 AC)
PRESENT ZONING CLASSIFICATION	AD - AIRPORT DISTIRCT
PARKING SPACES REQUIRED = (275,000 SF * (1 SPACE/1000 SF)) + (35,000 SF * (3 SPACES/1000 SF)) = 380 PARKING SPACES	WAREHOUSE: 0 REQUIRED DISTRIBUTION: 1 PER 1,000 SQ. FT. GROSS FLOOR AREA OFFICE: 3 PER 1,000 SQ. FT. GROSS FLOOR AREA) WAREHOUSE FLOOR AREA = 314,094 S.F.; DISTRIBUTION FLOOR AREA= 275,000 S.F.; OFFICE FLOOR AREA = 35,000 S.F.
PARKING SPACES PROVIDED	388 STANDARD PARKING 206 TRUCK/TRAILER PARKING
BICYCLE PARKING REQUIRED	19
BICYCLE PARKING PROVIDED	20
ACCESSIBLE SPACES REQUIRED	8 (PER 2015 IBC TABLE 1106.1)
ACCESSIBLE SPACES PROVIDED	6 STANDARD SPACES 2 VAN SPACES 8 TOTAL SPACES
PROPOSED DOCK DOORS	115 DOCK DOORS
ALLOWABLE SIGNAGE AREA	1 600.0 SQ. FT. MAX. (FRONTAGE = 1,170 FT)
PROPOSED TOTAL SIGNAGE AREA	PER UDO 146-4.10
PROPOSED NUMBER OF SIGNS	PER UDO 146-4.10

DATA BLOCK - BUILDING 1B

2015 IBC OCCUPANCY CLASSIFICATION	S-1/F-1/B
BUILDING CONSTRUCTION TYPE	V-B SPRINKLERED
LAND AREA WITHIN PROPERTY LIMITS	714,794 S.F. (16.4 AC.)
GROSS FLOOR AREA	204,859 S.F. (4.70 AC)
NUMBER OF BUILDINGS	ONE
NUMBER OF STORIES	ONE
BUILDING HEIGHT	42'-0"
TOTAL BUILDING COVERAGE	204,859 S.F. (4.70 AC)
HARD SURFACE COVERAGE	751,410 S.F. (17.25 AC)
LANDSCAPE COVERAGE	1,792,058 S.F. (41.14 AC)
PRESENT ZONING CLASSIFICATION	AD - AIRPORT DISTRICT
PARKING SPACES REQUIRED = (147,859 SF * (1 SPACE/1000 SF)) + (12,000 SF * (3 SPACES/1000 SF)) = 184 PARKING SPACES	WAREHOUSE: 0 REQUIRED DISTRIBUTION: 1 PER 1,000 SQ. FT. GROSS FLOOR AREA OFFICE: 3 PER 1,000 SQ. FT. GROSS FLOOR AREA) WAREHOUSE FLOOR AREA = 45,000 S.F.; DISTRIBUTION FLOOR AREA= 147,859 S.F.; OFFICE FLOOR AREA = 12,000 S.F.
PARKING SPACES PROVIDED	240 STANDARD PARKING 95 TRUCK/TRAILER PARKING
BICYCLE PARKING REQUIRED	10
BICYCLE PARKING PROVIDED	10
ACCESSIBLE SPACES REQUIRED	7 (PER 2015 IBC TABLE 1106.1)
ACCESSIBLE SPACES PROVIDED	5 STANDARD SPACES 2 VAN SPACES 7 TOTAL SPACES
PROPOSED DOCK DOORS	37 DOCK DOORS
ALLOWABLE SIGNAGE AREA	1 542.5 SQ. FT. MAX. (FRONTAGE = 785 FT)
PROPOSED TOTAL SIGNAGE AREA	PER UDO 146-4.10
PROPOSED NUMBER OF SIGNS	PER UDO 146-4.10

CITY OF AURORA APPROVALS

PLANNING DIRECTOR: _____ DATE: 6/1/23

PLANNING COMMISSION: N/A DATE: N/A
(CHAIRPERSON)

CITY COUNCIL: N/A DATE: N/A
(MAYOR)

CITY ATTORNEY: _____ DATE: 6/5/23

ATTEST: N/A DATE: N/A
(CITY CLERK)

DATABASE APPROVAL DATE 8/10/22

AMENDMENTS

AMENDMENT SCHEDULE

DATE	REVISION NO.	DESCRIPTION
12/9/2024	1	SIGN HEIGHT REVISION

ADJUSTMENTS:

Unified Development Ordinance	Proposed Standard
Sec. 4.10.5. Permitted Commercial, Institutional, Mixed-Use and Industrial Signs:	Sec. 4.10.5.C.2. The maximum height of monument signs located along arterial streets shall be 20 feet. All other streets shall be 8 feet.
Sub Sec. C.2. Maximum Height: The maximum height of monument signs shall be determined by the location as follows, measured from grade to top of sign: a. Along Arterial Streets: 12 Feet; b. Along all other streets Streets: 8 Feet	

WARE MALCOMB
CIVIL ENGINEERING & SURVEYING
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FOR AND ON BEHALF OF WARE MALCOMB

SUN EMPIRE SUBDIVISION FILING NO. 1
SITE PLAN
AURORA, COLORADO
COVER SHEET

NO.	DATE	REMARKS
1	12/9/2024	Amendment 1 - Sign Height Revision

JOB NO.:	DCS21-4030
PA / PM:	TS
DESIGNED:	JC
DATE:	03/11/2022
PLOT DATE:	03/10/2023

SHEET
C1.0
Sheet 1

NOT FOR CONSTRUCTION

W:\DCS\21403000\Civil\CADSheets\Planning\Site plan\DCS21-4030_C1.0 - C1.1_Cover & Notes.dwg JCARANO

CAUTION: IF THIS SHEET IS NOT 24"x36" IT IS A REDUCED PRINT

SITE PLAN NOTES

1. THE DEVELOPER, HIS SUCCESSORS AND 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. NOT USED.
3. EMERGENCY INGRESS AND EGRESS - RIGHT-OF-WAY FOR INGRESS AND EGRESS FOR SERVICE AND EMERGENCY VEHICLES IS GRANTED OVER, ACROSS, 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".
4. "ACCESSIBLE EXTERIOR ROUTES" SHALL BE PROVIDED FROM PUBLIC TRANSPORTATION STOPS, ACCESSIBLE PARKING AND ACCESSIBLE PASSENGER LOADING ZONES AND PUBLIC SIDEWALKS TO 60% OF THE ACCESSIBLE BUILDING ENTRANCES THEY SERVE. THE ACCESSIBLE ROUTE BETWEEN ACCESSIBLE PARKING AND ACCESSIBLE BUILDING ENTRANCES SHALL BE THE MOST PRACTICAL DIRECT ROUTE. THE ACCESSIBLE ROUTE MUST BE LOCATED WITHIN A SIDEWALK. NO SLOPE ALONG THIS ROUTE MAY EXCEED 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 CURB RAMP WITH A MINIMUM WIDTH OF 36" AND SHALL BE PAINTED WITH WHITE STRIPES. THE CITY OF AURORA ENFORCES HANDICAPPED ACCESSIBILITY REQUIREMENTS BASED ON THE 2015 INTERNATIONAL BUILDING CODE, CHAPTER 11, AND THE INTERNATIONAL CODE COUNCIL (ICC) A117.1-2009.
5. THE APPLICANT HAS THE OBLIGATION TO COMPLY WITH ALL APPLICABLE REQUIREMENTS OF THE AMERICAN WITH DISABILITIES ACT.
6. 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 PRIOR TO ISSUANCE OF CERTIFICATE OF OCCUPANCY.
7. ALL CROSSINGS AND 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 WITH SAID EASEMENTS AND RIGHTS-OF-WAY AT ANY TIME AND IN SUCH A MANNER AS IT DEEMS NECESSARY OR CONVENIENT.
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 THE AURORA CITY CODE, SECTION 126, ARTICLE VII -NUMBERING OF BUILDINGS.
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 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. FINAL GRADE SHALL BE AT LEAST SIX (6) INCHES BELOW ANY EXTERIOR WOOD SIDING ON THE PREMISES.
13. 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 OFFICE AT THE MUNICIPAL BUILDING. A COPY OF THE OFFICIAL CURRENT PLAN MAY BE PURCHASED 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.
14. 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.
15. 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.
16. THE DEVELOPER, HIS SUCCESSORS AND ASSIGNS, SHALL BE RESPONSIBLE FOR STRIPING, PLACEMENT OF TRAFFIC CONTROL SIGNS AND GUIDE SIGNS ON ALL PUBLIC 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 AND SHOWN ON THE SIGNING AND STRIPING PLAN FOR THE DEVELOPMENT.
17. THE 2015 INTERNATIONAL FIRE CODE (IFC), AND CITY OF AURORA CODE, CHAPTER 66-38 FIRE PREVENTION REGULATIONS, 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 NOTIFIED AS TO WHETHER THE STRUCTURE HAS 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 AN INDEPENDENT THIRD PARTY RADIO STUDY FOR THE ENTIRE BUILDING AT THE OWNER OR DEVELOPERS EXPENSE. WHERE AN EMERGENCY RESPONDER RADIO COVERAGE SYSTEM IS REQUIRED, A DESIGNATED CONTRACTOR SHALL SUBMIT PLANS TO THE BUILDING DIVISION TO OBTAIN A BUILDING PERMIT PRIOR TO INSTALLATION.
18. STREET LIGHTS ARE REQUIRED ALONG ADJACENT ROADWAYS PER SECTION 4.10. STREET LIGHTS ALONG PUBLIC RIGHT-OF-WAYS SHALL BECOME CITY OWNED AND MAINTAINED ONCE THEY HAVE BEEN INSTALLED.
19. ARCHITECTURAL FEATURES (I.E. BAY WINDOWS, FIREPLACES, ROOF OVERHANG, GUTTERS, EAVES, FOUNDATIONS, FOOTINGS, CANTILEVERED WALLS, ETC.) ARE NOT ALLOWED TO ENCROACH INTO ANY EASEMENT OR FIRE LANE.
20. THE FIRE LANE EASEMENT CANNOT BE OBSTRUCTED BY PARKED VEHICLES AT ANY TIME. THIS SITE HAS BEEN GIVEN APPROVAL TO CONDUCT THE LOADING AND UNLOADING OF STORE MERCHANDISE ONLY DURING THE HOURS THE STORE IS CLOSED AND ONLY IN THE PARKING AREAS LOCATED OUTSIDE OF THE FIRE LANE EASEMENTS WITHIN THIS SITE.
21. 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. IF THE GATING SYSTEM IS NOT MAINTAINED TO THE SATISFACTION OF THE FIRE DEPARTMENT, THE LICENSE AGREEMENT FOR THE EMERGENCY VEHICLE GATE OPENING SYSTEM WILL BE REVOKED AND THE GATING SYSTEM MUST BE REMOVED. THE GATING SYSTEM WILL INCLUDE AN EMERGENCY VEHICLE GATE OPENING SYSTEM UTILIZING A REDUNDANCY BACK-UP SYSTEM THAT CONSISTS OF; A) SIREN OPERATED SYSTEM; B) AUTOMATIC KNOX KEY SWITCH; AND C) 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.
22. INDUSTRIAL FACILITIES ARE REQUIRED TO CONTACT METRO WASTEWATER RECLAMATION DISTRICT (303-286-3000) REGARDING INDUSTRIAL WASTE DISCHARGES TO THE SANITARY SEWER TO DETERMINE WASTEWATER PRETREATMENT REQUIREMENTS.
23. APPLICANT/OWNER SHALL BE RESPONSIBLE FOR PAYMENT OF 25% OF THE TRAFFIC SIGNALIZATION COSTS FOR THE INTERSECTION OF 13TH AVENUE & PICADILLY ROAD, IF AND WHEN TRAFFIC SIGNAL WARRANTS ARE SATISFIED. TRAFFIC SIGNAL WARRANTS TO CONSIDER SHALL BE AS 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 COMPRISED OF ALL THROUGH AND LEFT-TURN MOVEMENT AND 50% OF RIGHT TURN MOVEMENTS UNLESS OTHERWISE DETERMINED BY THE TRAFFIC ENGINEER. PURSUANT TO 147-37.5 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.
24. 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.
25. 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 CITY ENGINEER.
26. THE STREETLIGHT OR PEDESTRIAN LIGHT INSTALLATION WITHIN THE PUBLIC RIGHT-OF-WAY SHALL BE DESIGNED, FUNDED, AND CONSRTUCTED BY THE DEVELOPER/OWNER. OWNERSHIP AND MAINTENANCE OF THE STREET/PEDESTRIAN LIGHTS SHALL BE THE RESPONSIBILITY OF THE CITY OF AURORA ONCE THEY HAVE BEEN ACCEPTED. STREET LIGHT AND/OR PEDESTRIAN PHOTOMETRIC PLANS SHALL BE PREPARED AND SUBMITTED TO THE CITY FOR REVEW AND APPROVAL AND SHALL BECOME A PART OF THE APPROVED CIVIL CONSTRUCTION PLANS FOR THE PROJECT. AN ELECTRICAL PLAN SHOWING SITE LOCATION OF LIGHTS, ELECTRICAL ONE LINE AND GROUNDING DETAILS SHALL BE SUBMITTED TO THE PERMIT CENTER FOR REVIEW BY THE BUILDING DEPARTMENT. THE OWNER IS RESPONSIBLE FOR OBTAINING AN ADDRESS FOR THE METER(S) FROM THE PLANNING DEPARTMENT. A BUILDING PERMIT FOR THE METER AND A PUBLIC INSPECTIONS PERMIT FOR THE STREET LIGHTS ARE REQUIRED. CERTIFICATE OF OCCUPANCIES WILL NOT BE ISSUED UNTIL THE STREET AND/OR PEDESTRIAN LIGHTING PLANS ARE APPROVED, CONSTRUCTED, AND INITIALLY ACCEPTED.
27. RIGHT-OF-WAY FOR INGRESS AND EGRESS FOR SERVICE AND EMERGENCY VEHICLES IS GRANTED OVER, ACROSS, AND THROUGH ANY AND ALL PRIVATE ROADS AND WAYS NOW OR HEREAFTER ESTABLISHED ON THE DESCRIBED PROPERTY. THE UNDERSIGNED DOES HEREBY COVENANT AND AGREE THAT THEY SHALL CONSTRUCT UPON THE FIRE LANE EASEMENTS, AS DEDICATED AND SHOWN HERE ON, A HARD SURFACE IN ACCORDANCE WITH THE CITY OF AURORA'S PAVING STANDARDS FOR FIRE LANE EASEMENTS, AND THAT THEY SHALL MAINTAIN IN THE SAME IN A STATE OF GOOD REPAIR AT ALL TIMES AND KEEP THE SAME FREE AND CLEAR OF ANY STRUCTURES, FENCES, LANDSCAPE MATERIALS, SNOW OR OTHER OBSTRUCTIONS. THE MAINTENANCE OF PAVING ON THE FIRE LANE EASEMENT(S) IS THE RESPONSIBILITY OF THE OWNER, AND THE OWNER SHALL POST AND MAINTAIN APPROPRIATE SIGNS IN CONSPICUOUS PLACES ALONG SUCH FIRE LANE EASEMENTS, STATING "FIRE LANE, NO PARKING." THE LOCAL LAW ENFORCEMENT AGENCY(S) IS HEREBY AUTHORIZED TO ENFORCE PARKING REGULATIONS WITHIN THE FIRE LANE EASEMENTS, AND TO CAUSE SUCH EASEMENTS TO BE MAINTAINED FREE AND UNOBSTRUCTED AT ALL TIMES FOR FIRE DEPARTMENT AND EMERGENCY APPARATUS USE.
28. PER ARTICLE XI, C.O.A. BUILDING AND ZONING CODE, SECTION 22-425 through 22-434, AN ACOUSTIC ANALYSIS, PREPARED BY AN ACOUSTIC EXPERT THAT WILL IDENTIFY BUILDING DESIGN FEATURES NECESSARY TO ACCOMPLISH EXTERIOR NOISE REDUCTION TO ACHIEVE INTERIOR NOISE LEVELS NOT EXCEEDING 55 (LDN VALUE TO BE DETERMINED FOR EACH PROJECT) UNDER WORSE-CASE NOISE CONDITIONS.
29. BOTH ACCESS POINTS 1.) E. 56TH AVE. AND 2.) HARVEST RD. WILL BE COMPLETE BY THE TIME OF C.O.
30. FUTURE EXTENSION OF E. 52ND AVE. AND THE SOUTH SIDE WALK ADJACENT TO E. 52ND AVE. TO BE DESIGNED AND CONSTRUCTED WITH ADJACENT SITE PLANS.
31. MEDIAN IN HARVEST RD. ADJACENT TO THIS DEVELOPMENT TO BE CONSTRUCTED WITH THIS PHASE.
32. MEDIAN IN 56TH AVE. AND TWO LANES SOUTH OF MEDIAN HAVE BEEN CONSTRUCTED BY THE PORTEOS DEVELOPMENT. ALL IMPROVEMENTS SOUTH OF AFOREMENTIONED IMPROVEMENTS TO BE CONSTRUCTED AS PART THIS PROJECT.

PARKS, RECREATION & OPEN SPACE

PARKS, RECREATION IMPROVEMENTS, TRAILS, AND OPEN SPACE AREAS PROVIDED TO SATISFY LAND DEDICATION REQUIREMENTS IN ACCORDANCE WITH APPROVED DEVELOPMENT PLANS OR PROVIDED BY A METROPOLITAN DISTRICT OR OTHER APPROPRIATE JURISDICTION OR OWNERS ASSOCIATION IN ACCORDANCE WITH APPROVED METROPOLITAN DISTRICT SERVICE PLANS SHALL BE OPEN TO THE GENERAL PUBLIC.

MAINTENANCE NOTES

1. THE METRO DISTRICT SHALL MAINTAIN THE MEDIANS FOR A 3-YEAR WARRANTY AND MAINTENANCE PERIOD FOLLOWING ISSUANCE OF THE NOTICE OF SUBSTANTIAL COMPLETION. FINAL MAINTENANCE RESPONSIBILITY WILL BE ASSUMED BY CITY OF AURORA, PARKS, RECREATION & OPEN SPACE AFTER THE WARRANTY AND MAINTENANCE PERIOD AND THE ISSUANCE OF A CERTIFICATE OF FINAL ACCEPTANCE. THE MEDIANS WILL BE IRRIGATED BY WATER TRUCK FOR THREE (3) YEARS FOR ESTABLISHMENT.

PARKS, RECREATION & OPEN SPACE STANDARD MEDIAN NOTES

2. PLANTS WITHIN THE MEDIANS WILL BE INSTPECTED BY PROS STAFF UP TO THREE TIMES DURING THE GROWING SEASON (APRIL 1 - OCTOBER 1) TO IDENTIFY PLANTS THAT ARE DEAD OR DYING. CONTRACTOR SHALL REPLACE ALL DEAD AND DYING PLANTS WITHIN 3 WEEKS OF INSPECTION. NO PLANT REPLACEMENT SHALL BE MADE BETWEEN JULY 1 AND SEPTEMBER 1. CONTRACTOR SHALL REPLACE DEAD AND DYING PLANTS WITH ORIGINAL SPECIES UNLESS OTHERWISE REQUIRED BY PROS. SPECIES SHALL BE SIMILAR IN CONTAINER SIZE TO SPECIES ORIGINALLY PLANTED. TRUCK IRRIGATED SEED MIXES SHOULD BE DRILL SEEDED AND CURLEX II EROSION BLANKET TO BE INSTALLED.

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FOR AND ON BEHALF OF WARE MALCOMB

SUN EMPIRE SUBDIVISION FILING NO. 1
SITE PLAN
AURORA, COLORADO
GENERAL NOTES

NO.	DATE	REMARKS
1	12/9/2024	Amendment 1 - Sign Height Revision

JOB NO.:	DCS21-4030
PA / PM:	TS
DESIGNED:	JC
DATE:	03/11/2022
PLOT DATE:	03/10/2023

SHEET
C1.1
Sheet 2

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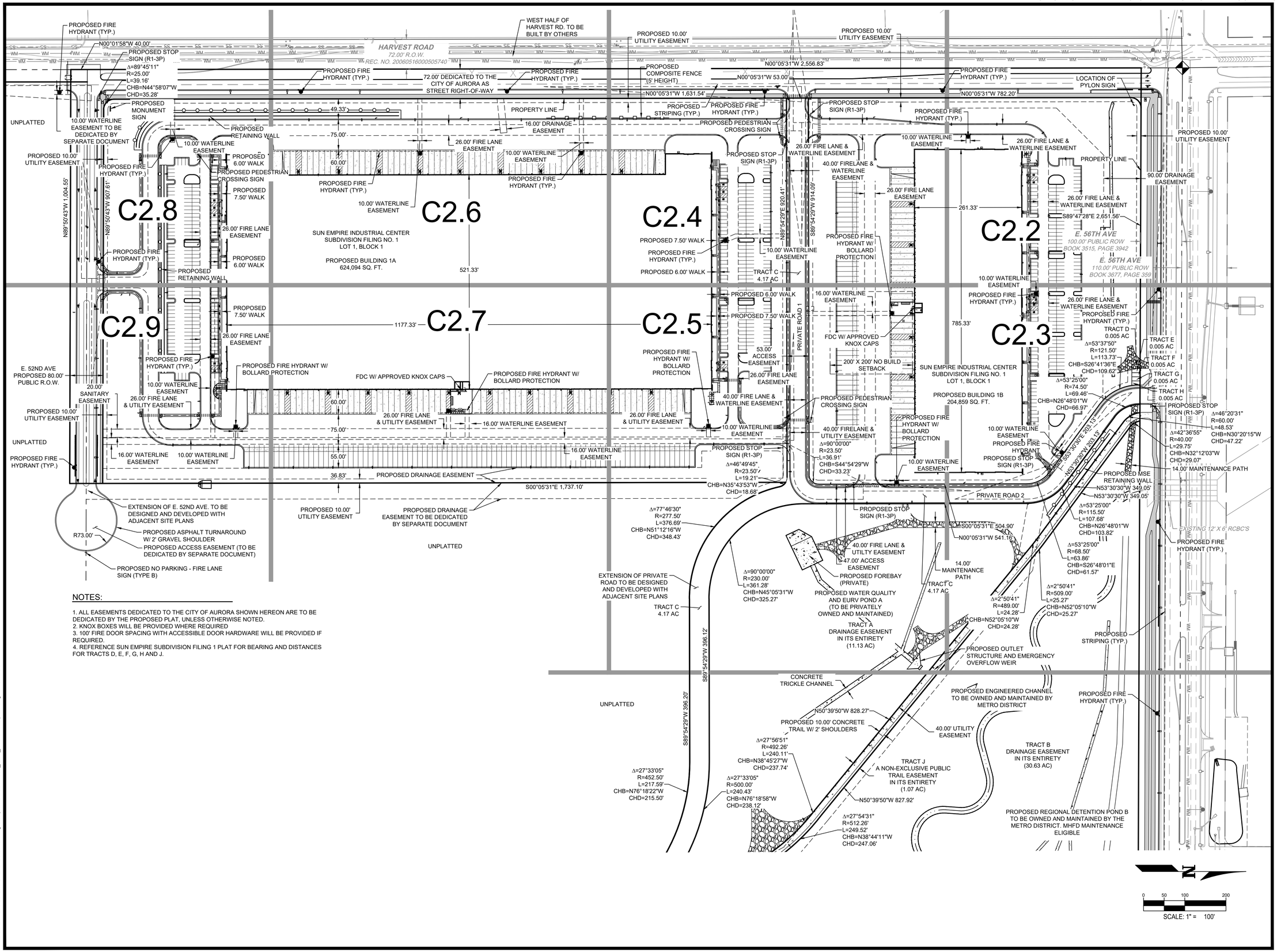

NOTES:

1. ALL EASEMENTS DEDICATED TO THE CITY OF AURORA SHOWN HEREON ARE TO BE DEDICATED BY THE PROPOSED PLAT, UNLESS OTHERWISE NOTED.
2. KNOX BOXES WILL BE PROVIDED WHERE REQUIRED
3. 100' FIRE DOOR SPACING WITH ACCESSIBLE DOOR HARDWARE WILL BE PROVIDED IF REQUIRED.
4. REFERENCE SUN EMPIRE SUBDIVISION FILING 1 PLAT FOR BEARING AND DISTANCES FOR TRACTS D, E, F, G, H AND J.

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SUN EMPIRE SUBDIVISION FILING NO. 1
SITE PLAN
AURORA, COLORADO
OVERALL SITE PLAN

NO.	DATE	REMARKS

JOB NO.:	DCS21-4030
PA / PM:	TS
DESIGNED:	JC
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PLOT DATE:	03/10/2023

SHEET
C2.0
Sheet 3

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C2.10

C2.10

C2.11

C2.12

C2.13

C2.14

TRACT H
0.005 AC

TRACT G
0.005 AC

TRACT F
0.005 AC

TRACT E
0.005 AC

TRACT D
0.005 AC

Δ=90°18'03"
R=25.00'
L=39.40'
CHB=N45°03'30"E
CHD=35.45'

PROPOSED
FIRE HYDRANT

Δ=53°25'00"
R=74.50'
L=69.46'
CHB=N26°48'01"W
CHD=66.97'

Δ=46°20'31"
R=60.00'
L=48.53'
CHB=N30°20'15"W
CHD=47.22'

Δ=42°36'55"
R=40.00'
L=29.75'
CHB=N32°12'03"W
CHD=29.07'

Δ=53°37'50"
R=121.50'
L=113.73'
CHB=S26°41'36"E
CHD=109.62'

(4)EXISTING 12'X6'
RCNC'S

E. 56TH AVE.
110.00' PUBLIC R.O.W.
BOOK 3677, PAGE 359

E. 56TH AVE.
100.00' PUBLIC R.O.W.
BOOK 3515, PAGE 942

PROPOSED FIRE HYDRANT

PROPOSED
FIRE HYDRANT

PROPOSED 8'
TREE LAWN

PROPOSED FIRE HYDRANT

PROPOSED 10.00'
SEPARATED BIKE LANE

PROPOSED 10.00' WALK

PROPOSED 5'
TREE LAWN

PROPOSED
STRIPING (TYP.)

PROPOSED CURB
AND GUTTER (TYP.)

PROPOSED FIRE HYDRANT

N53°30'30"W 349.05'

N53°30'30"W 349.05'

(4) EXISTING 12'X6' RCBC'S

S89°47'28"E 2,651.56'

N53°30'30"W 203.13'

S53°30'30"E 203.13'

TRACT C
4.17 AC

Δ=2°50'41"
R=509.00'
L=25.27'
CHB=N52°05'10"W
CHD=25.27'

Δ=53°25'00"
R=68.50'
L=63.86'
CHB=S26°48'01"E
CHD=61.57'

Δ=2°50'41"
R=489.00'
L=24.28'
CHB=N52°05'10"W
CHD=24.28'

PROPOSED LOW
FLOW CHANNEL
AND CENTERLINE

CONCRETE TRICKLE
CHANNEL

PROPOSED REGIONAL DETENTION POND B
TO BE OWNED AND MAINTAINED BY THE
METRO DISTRICT. MHFD MAINTENANCE
ELLIGIBLE

PROPOSED HFLM
CHANNEL AREA

TRACT B
DRAINAGE EASEMENT
IN ITS ENTIRETY
(30.63 AC)

Δ=53°25'00"
R=115.50'
L=107.68'
CHB=N26°48'01"W
CHD=103.82'

N50°39'50"W 828.27'

N50°39'50"W 827.92'

PRIVATE ROAD 2

14.00' MAINTENANCE PATH

EXISTING 100YR
FLOOD PLAIN
PER FEMA MAP
08005C0062L
EFFECTIVE 2/17/2017

N00°05'31"W 541.16'

S00°05'31"E 504.90'

PROPOSED OUTLET
STRUCTURE
(PRIVATE)

40.00' FIRE LANE & UTILITY EASEMENT

47.00' ACCESS EASEMENT

TRACT J
NON-EXCLUSIVE TRAIL
EASEMENT IN ITS
ENTIRETY
(1.07 AC)

PROPOSED ENGINEERED
CHANNEL TO BE OWNED
AND MAINTAINED BY
METRO DISTRICT

S00°00'02"W 1,516.38'

Δ=90°00'00"
R=23.50'
L=36.91'
CHB=S44°54'29"W
CHD=33.23'

PROPOSED WATER QUALITY
AND EURV POND A
(TO BE PRIVATELY
OWNED AND MAINTAINED)

PROPOSED FOREBAY
(PRIVATE)

TRACT A
DRAINAGE
EASEMENT
IN ITS
ENTIRETY
(11.13 AC)

CONCRETE TRICKLE
CHANNEL

Δ=90°00'00"
R=230.00'
L=361.28'
CHB=N45°05'31"W
CHD=325.27'

Δ=27°56'51"
R=492.26'
L=240.11'
CHB=N38°45'27"W
CHD=237.74'

Δ=27°54'31"
R=512.26'
L=249.52'
CHB=N38°44'11"W
CHD=247.06'

Δ=27°33'05"
R=500.00'
L=240.43'
CHB=N76°18'58"W
CHD=238.12'

Δ=37°50'21"
R=394.00'
L=260.20'
CHB=N43°37'15"W
CHD=255.50'

TRACT C
4.17 AC

S89°54'29"W 396.12'

S89°54'29"W 396.20'

Δ=77°46'30"
R=277.50'
L=376.69'
CHB=S51°12'16"E
CHD=348.43'

EXTENSION OF PRIVATE ROAD TO
BE DESIGNED AND DEVELOPED
WITH ADJACENT SITE PLANS

Δ=27°33'05"
R=452.50'
L=217.59'
CHB=N76°18'58"W
CHD=215.50'

UNPLATTED

Δ=37°50'14"
R=414.00'
L=273.40'
CHB=N43°37'19"W
CHD=268.46'

N62°32'26"W 805.90'

N62°32'26"W 571.75'

N62°32'26"W 582.14'

PROPOSED 10' CONCRETE
TRAIL W/ 2' SHOULDERS

N62°32'26"W 805.90'

40.00' UTILITY EASEMENT

UNPLATTED

Δ=27°27'32"
R=25.00'
L=11.98'
CHB=N76°16'12"W
CHD=11.87'
N89°59'58"W 9.13'

Δ=27°27'32"
R=72.50'
L=34.75'
CHB=N76°16'12"W
CHD=34.41'

0 50 100 200
SCALE: 1" = 100'

N

NOTES:

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3. 100' FIRE DOOR SPACING WITH ACCESSIBLE DOOR HARDWARE WILL BE PROVIDED IF REQUIRED.
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PUBLIC ART NOTES:

THE SECOND CREEK GREENWAY/TRAIL WILL BE THE LOCATION FOR PUBLIC ART. ART WILL BE LOCATED WITHIN OR ADJACENT TO TRACT J, INCLUDING TRACT A AND/OR TRACT B.

5 ARTISTS HAVE BEEN IDENTIFIED THAT ARE SCULPTORS AND ARE EITHER FROM COLORADO AND/OR HAVE COMPLETED PUBLIC ART IN COLORADO.

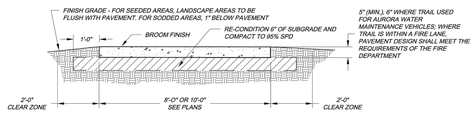
THE SELECTED ARTIST WILL DETERMINE THE NUMBER OF ARTWORKS AND THE SPECIFIC LOCATION(S) ALONG THE TRAIL. THE VISION IS FOR A SINGLE ARTIST TO DEVELOP A SERIES OF PIECES, ONE LARGER PIECE, OR A PIECE THAT HAS MANY ELEMENTS SPREAD OUT ALONG THE TRAIL IN A MANNER THAT CREATES A COHESIVE ART INSTALLATION.

THE PUBLIC ART WILL BE IMPLEMENTED IN CONJUNCTION WITH THE TRAIL PLANNING AND DEVELOPMENT. THE TRAIL IS CURRENTLY ESTIMATED TO BE COMPLETE BY JUNE 2024.

THE ESTIMATED BUDGET IS BASED ON THE BUDGET IN THE APPROVED MASTER PLAN - PUBLIC ART PLAN.

TOTAL PRELIMINARY BUDGET = $162,000
(+/- 300 ACRE X $540 PER ACRE)

75% PROFESSIONAL ARTIST BUDGET	$121,500
05% PUBLIC ART APPLICATION FEE	$8,100
10% FUTURE MAINTENANCE & REPAIRS	$16,200
10% PROJECT COORDINATION FEE	$16,200
	$162,200



PROS: MULTI-USE TRAIL DETAIL - T1.0

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SHEET
C2.1
Sheet 4

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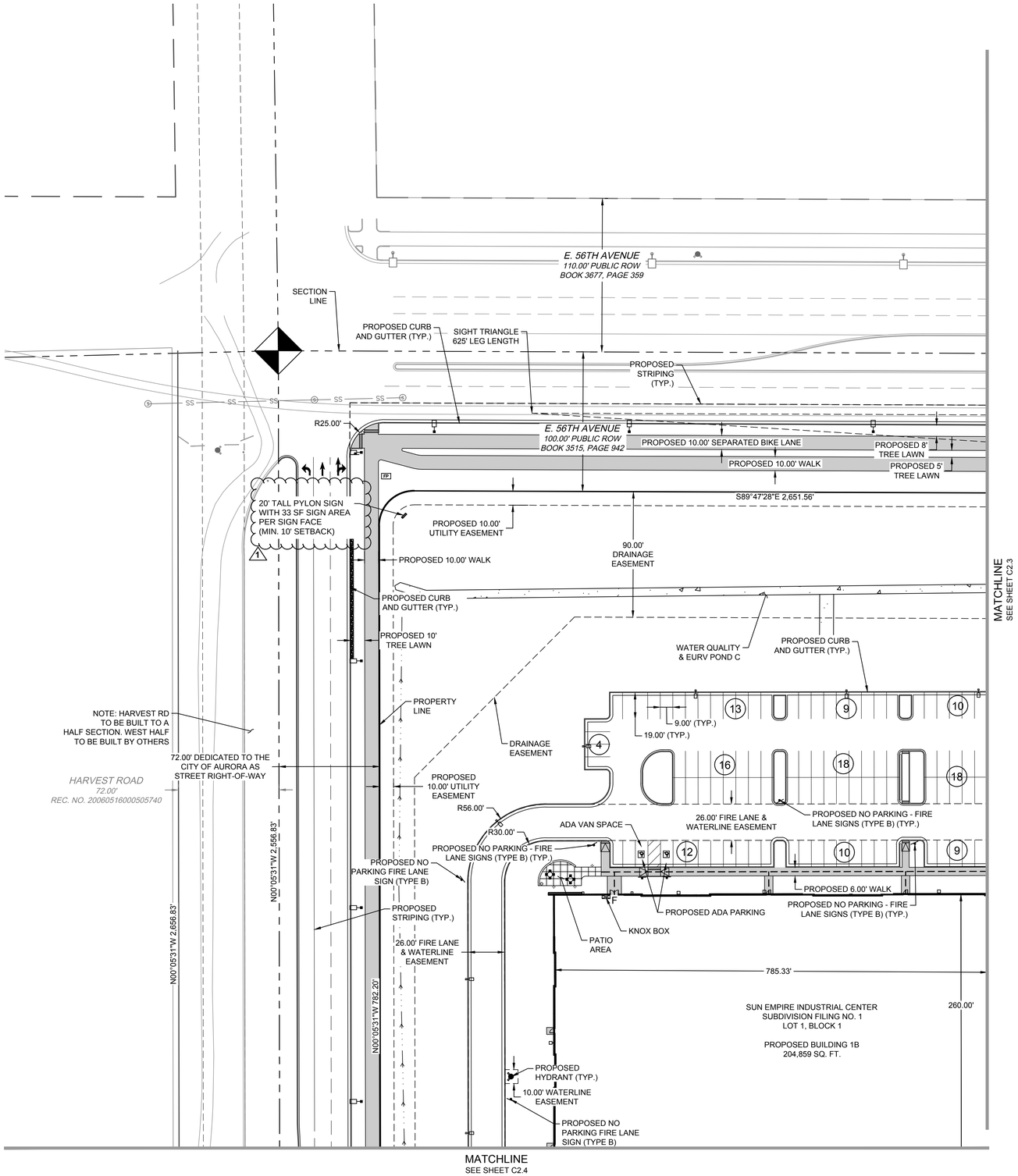

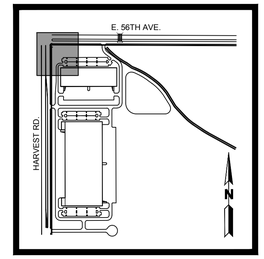

KEYMAP
1" = 1000'

LEGEND:

- PROPERTY LINE
- EXISTING RIGHT-OF-WAY LINE
- EXISTING CURB & GUTTER
- PROPOSED CURB & GUTTER
- PROPOSED CONCRETE
- PROPOSED ASPHALT
- PROPOSED CONCRETE WALK
- EXISTING EASEMENT
- PROPOSED UTILITY EASEMENT
- PROPOSED FIRE LANE EASEMENT
- ICC ACCESSIBLE ROUTE
- (S) PARKING COUNT
- PROPOSED FDC W/ APPROVED KNOX CAPS
- FIRE HYDRANT W/ BOLLARD PROTECTION
- FIRE HYDRANT
- EXISTING FIRE HYDRANT
- PROPOSED KNOX BOX
- FIRE ACCESS DOOR
- PROPOSED CURB RAMP
- PROPOSED FENCE

NOTES:

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2. KNOX BOXES WILL BE PROVIDED WHERE REQUIRED
3. ALL FIRE ACCESS DOORS WILL PROVIDE A MASTER KEYED LOCKING DEVICE TO ALLOW FIRE DEPARTMENT ENTRY. A MASTER KEY TO ACCESS EACH FIRE DOOR WILL BE LOCATED IN EACH KNOX BOX REQUIRED FOR THE STRUCTURE.
4. REFERENCE SUN EMPIRE SUBDIVISION FILING 1 PLAT FOR BEARING AND DISTANCES FOR TRACTS D, E, F, G, H, AND J.
5. ALL STORM INFRASTRUCTURE IS PRIVATE UNLESS OTHERWISE NOTED AND SHALL BE MAINTAINED BY THE PROPERTY OWNER.

SCALE: 1" = 40'

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SHEET
C2.2
Sheet 5

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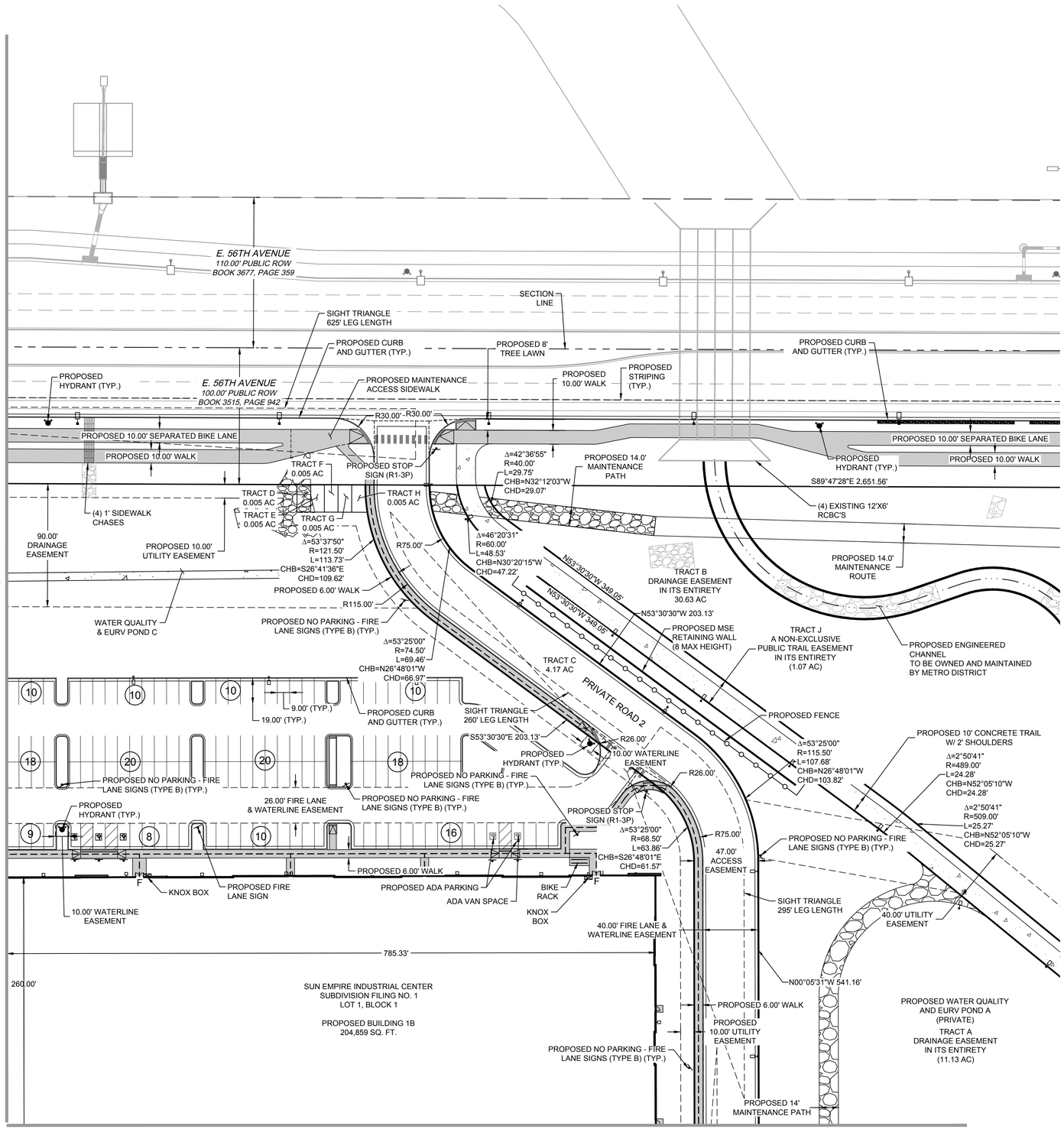

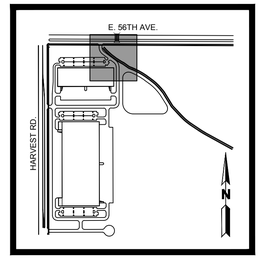

KEYMAP
1" = 1000'

LEGEND:

- PROPERTY LINE
- EXISTING RIGHT-OF-WAY LINE
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- PROPOSED FIRE LANE EASEMENT
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0 20 40 80
SCALE: 1" = 40'

WARE MALCOMB
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900 south broadway
suite 320
denver, co 80209
p. 303.561.3333
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FOR AND ON BEHALF OF WARE MALCOMB

SUN EMPIRE SUBDIVISION FILING NO. 1
SITE PLAN
AURORA, COLORADO
SITE PLAN

NO.	DATE	REMARKS

JOB NO.:	DCS21-4030
PA / PM:	TS
DESIGNED:	JC
DATE:	03/11/2022
PLOT DATE:	03/10/2023

SHEET
C2.3
Sheet 6

NOT FOR CONSTRUCTION

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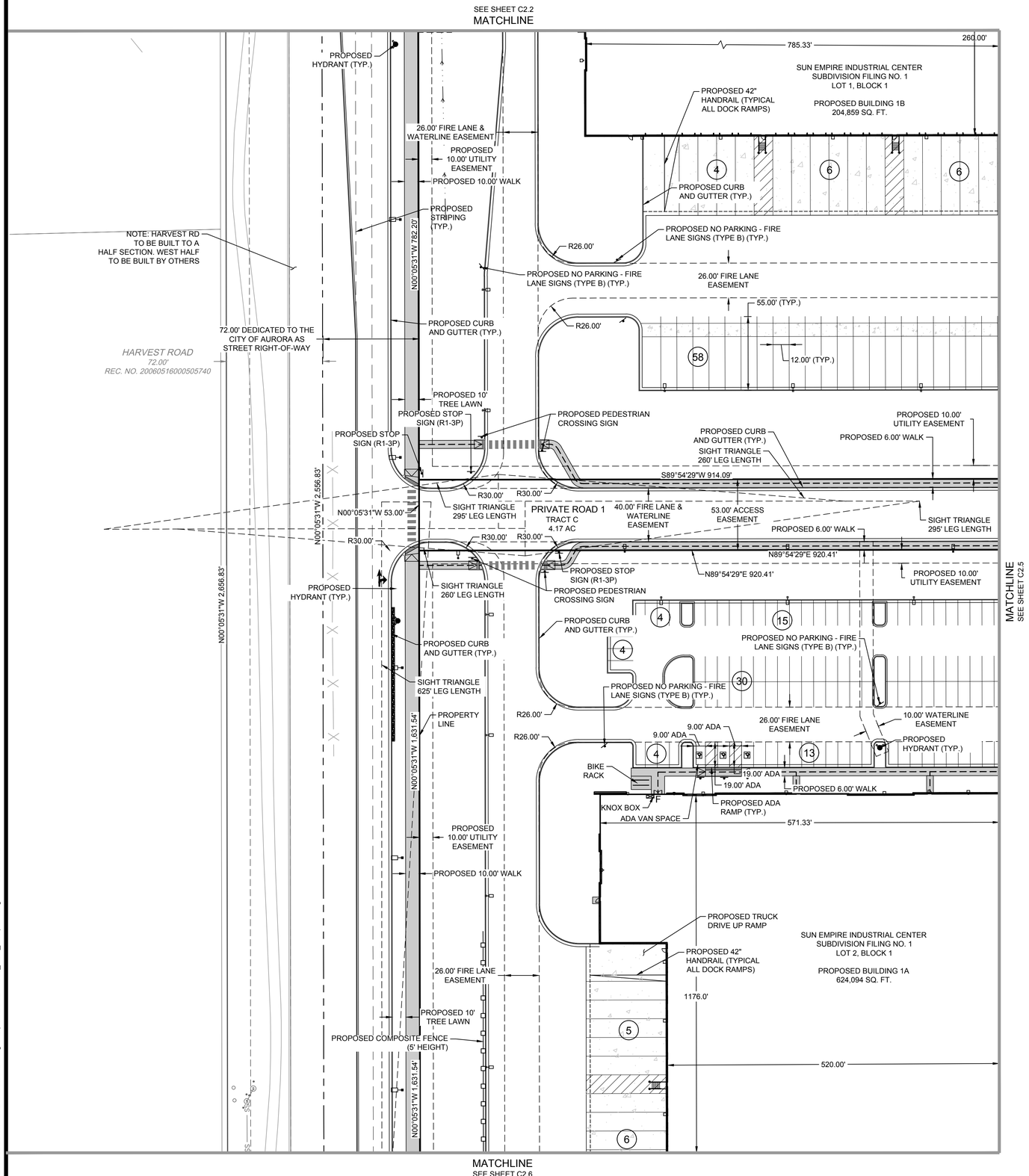

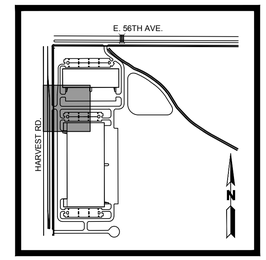

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SHEET
C2.4
Sheet 7

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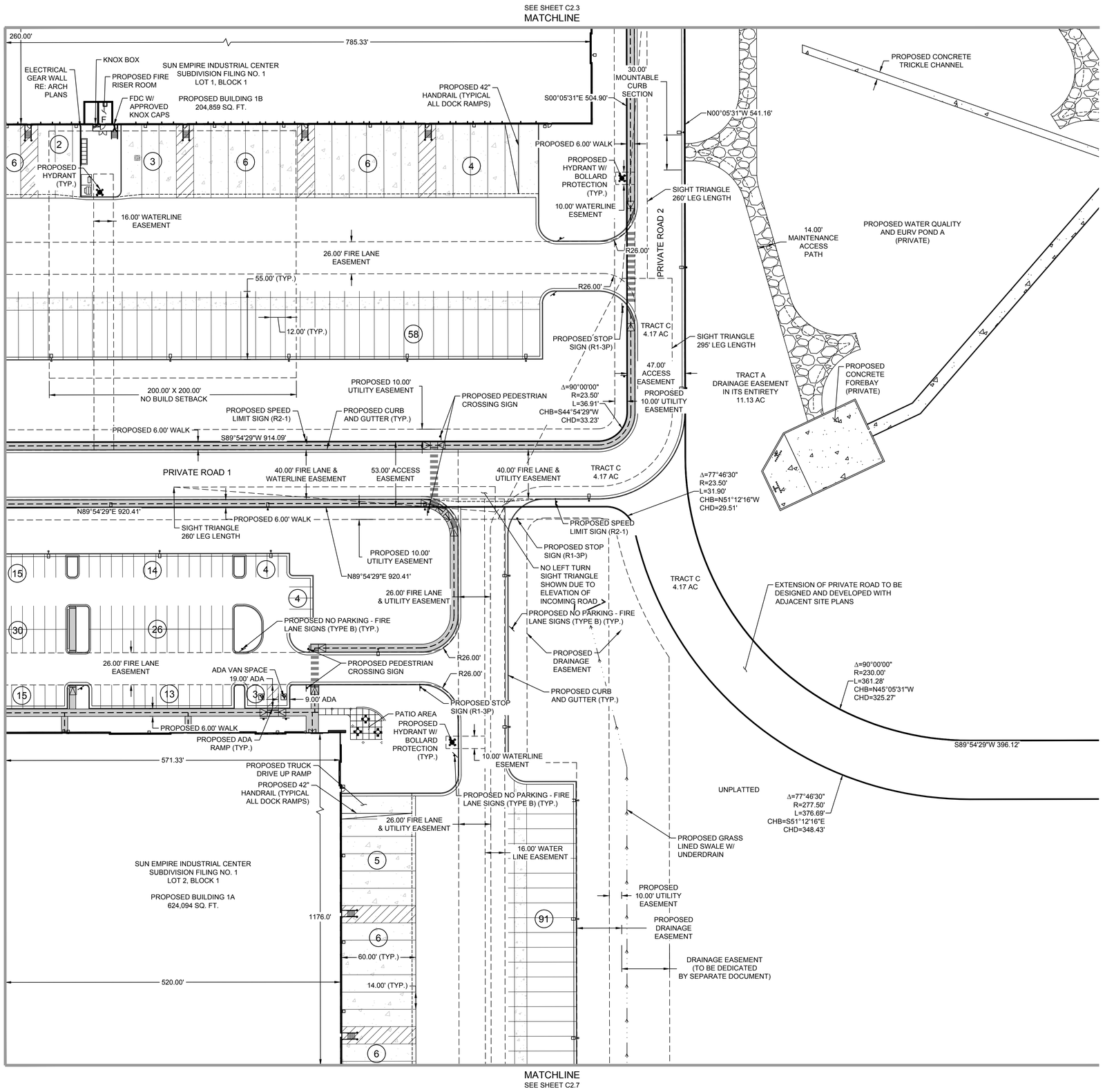

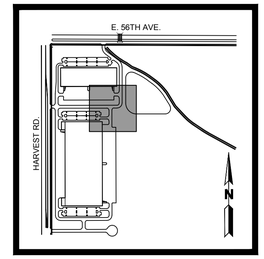

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WM

0 20 40 80

SCALE: 1" = 40'

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PA / PM:	TS
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SHEET
C2.5
Sheet 8

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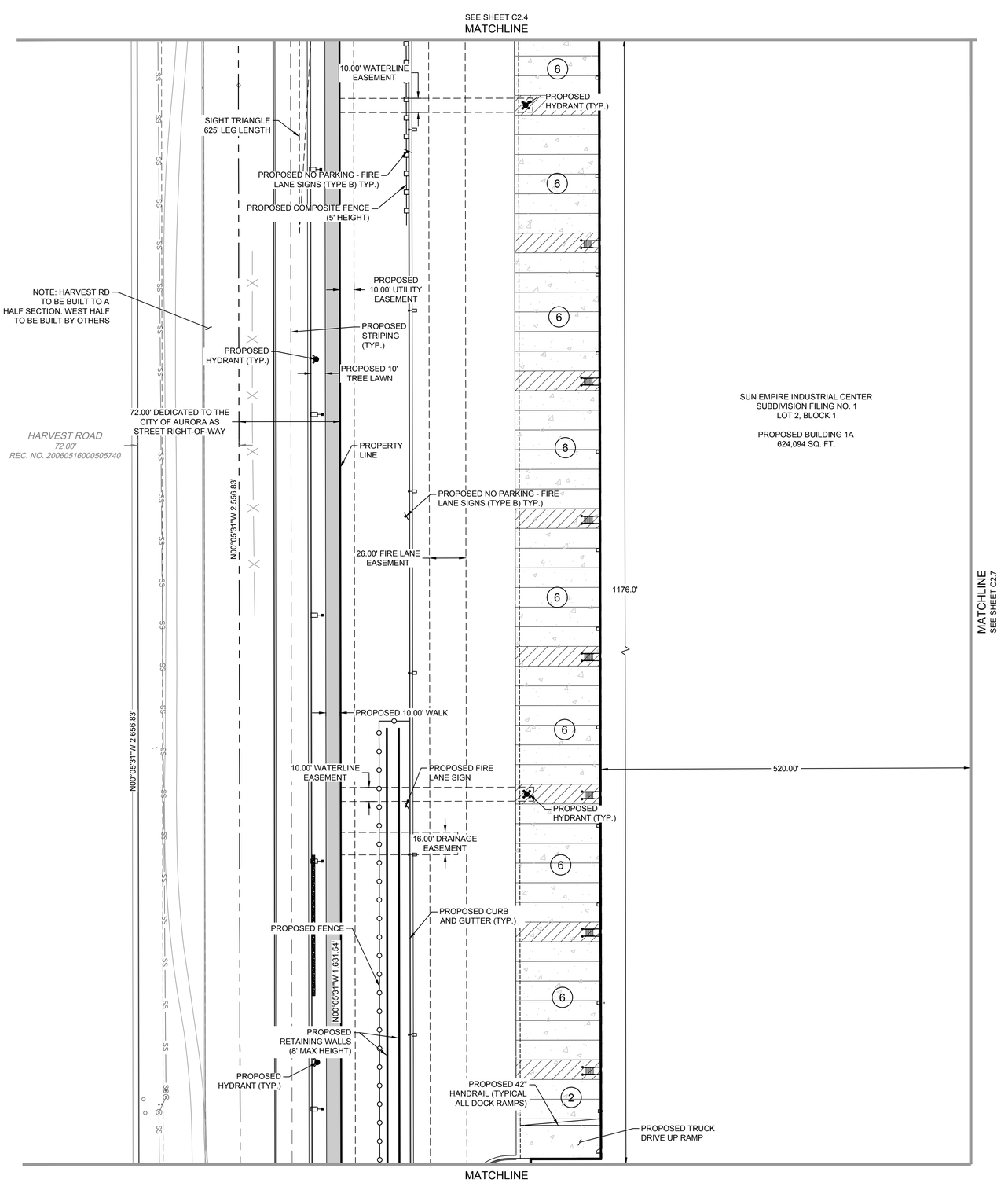

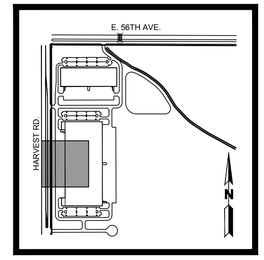

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AURORA, COLORADO
SITE PLAN

NO.	DATE	REMARKS

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PA / PM:	TS
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SHEET
C2.6
Sheet 9

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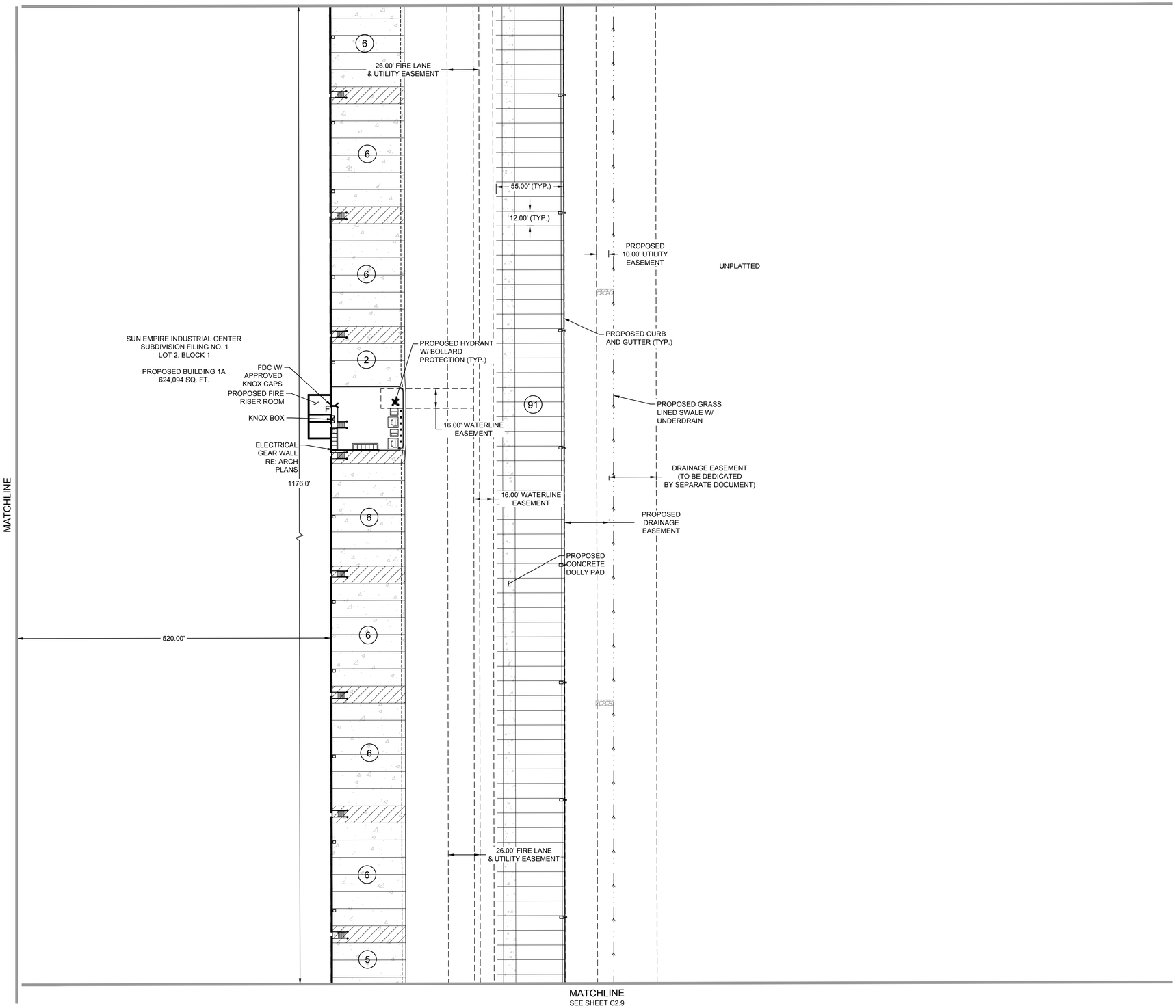

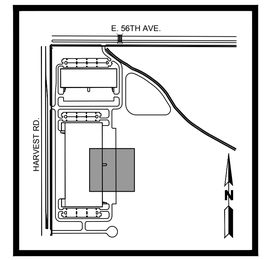

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SITE PLAN
AURORA, COLORADO
SITE PLAN

NO.	DATE	REMARKS

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PA / PM:	TS
DESIGNED:	JC
DATE:	03/11/2022
PLOT DATE:	03/10/2023

SHEET
C2.7
Sheet 10

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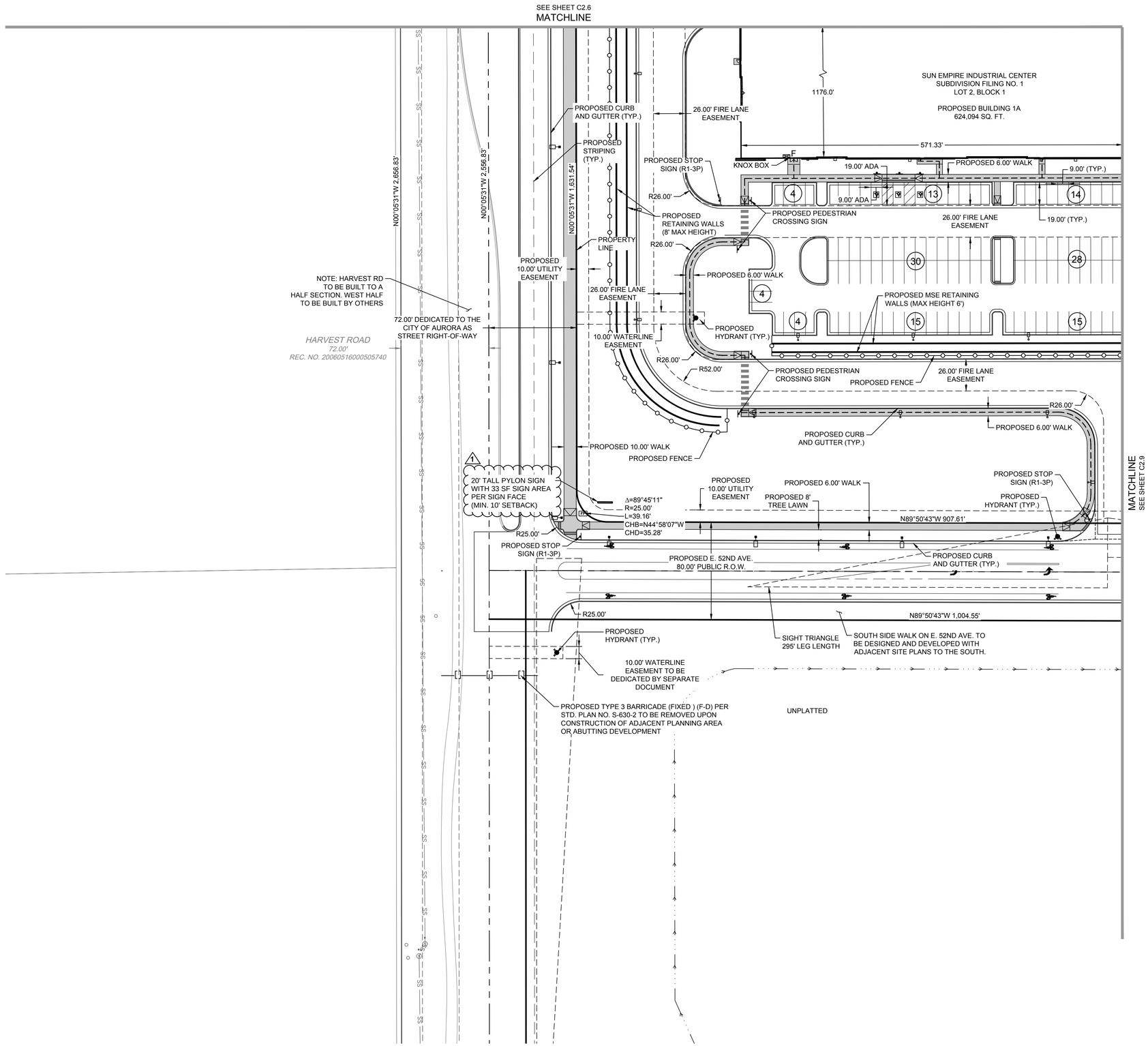

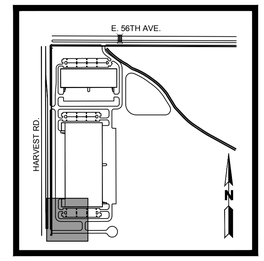

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NO.	DATE	REMARKS
1	12/9/2024	Amendment 1 - Sign Height Revision

JOB NO.:	DCS21-4030
PA / PM:	TS
DESIGNED:	JC
DATE:	03/11/2022
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SHEET
C2.8
Sheet 11

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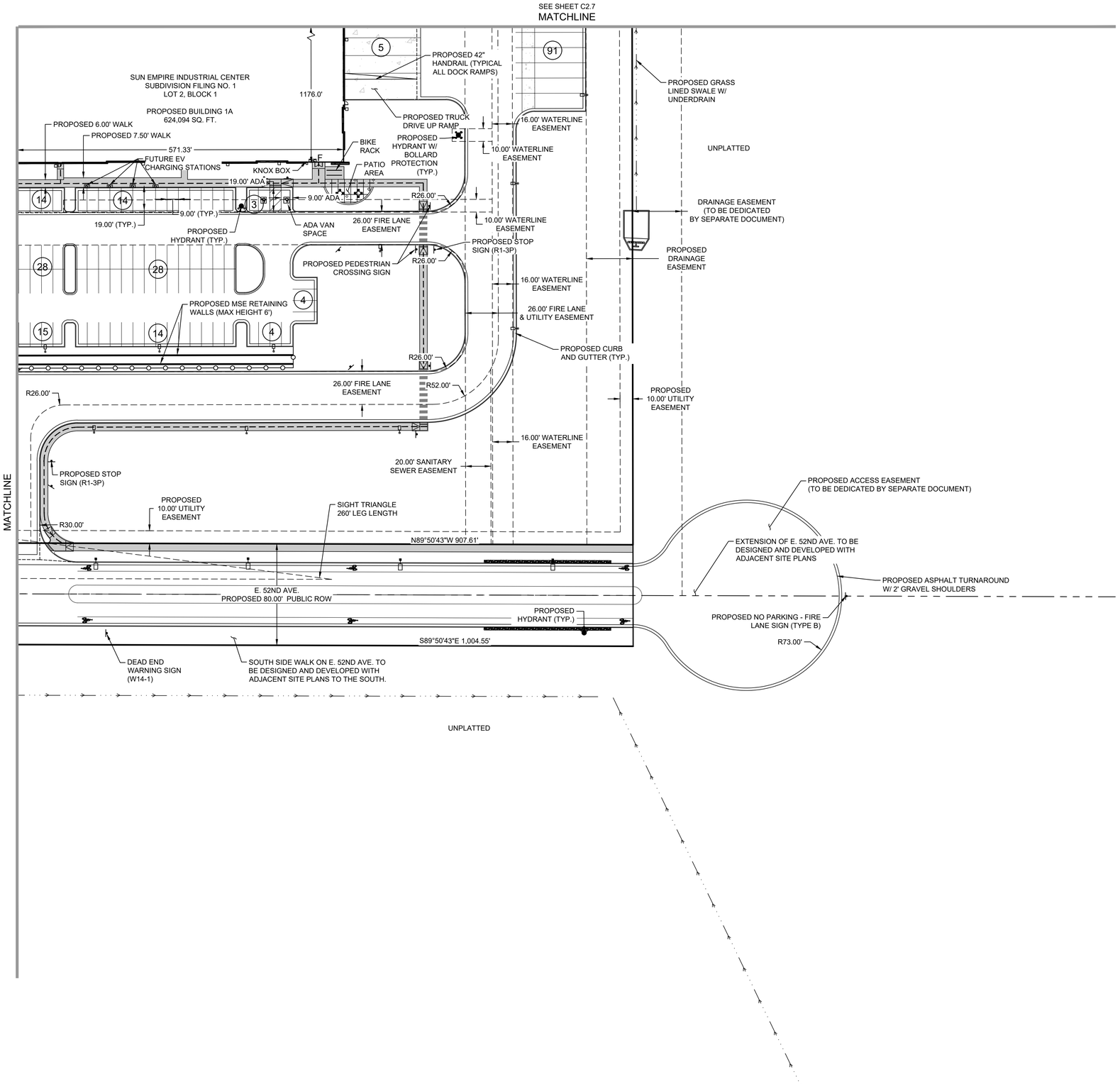

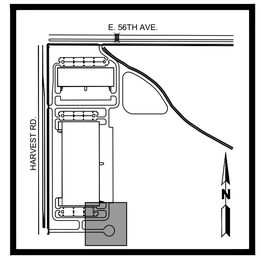

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SHEET
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Sheet 12

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E. 56TH AVENUE
110.00' PUBLIC ROW
BOOK 3677, PAGE 359

PROPOSED 26.00' MEDIAN

E. 56TH AVENUE
100.00' PUBLIC ROW
BOOK 3515, PAGE 942

PROPOSED CURB AND GUTTER (TYP.)

PROPOSED 8.00' LAWN

PROPOSED 10.00' WALK

SEE BELOW MATCHLINE

N00°05'31"W 2,556.83'

Δ=90°18'03"
R=25.00'
L=39.40'
CHB=N45°03'30"E
CHD=35.45'

PROPERTY LINE

N00°05'31"W 2,466.74'

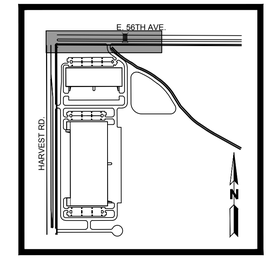
S89°47'28"E 2,651.56'

PROPOSED STRIPING (TYP.)

PROPOSED FIRE HYDRANT (TYP.)

TRACT C
4.17 AC

PRIVATE ROAD 2



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110.00' PUBLIC ROW
BOOK 3677, PAGE 359

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E. 56TH AVENUE
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BOOK 3515, PAGE 942

PROPOSED FIRE HYDRANT (TYP.)

PROPOSED CURB AND GUTTER (TYP.)

MATCHLINE SEE ABOVE

Δ=46°20'31"
R=60.00'
L=48.53'
CHB=N30°20'15"W
CHD=47.22'

Δ=42°36'55"
R=40.00'
L=29.75'
CHB=N32°12'03"W
CHD=29.07'

PROPOSED 8' TREE LAWN

PROPOSED 5' TREE LAWN

PROPOSED 10.00' SEPARATED BIKE LANE

PROPOSED 10.00' WALK

14.00' MAINTENANCE ROUTE

S89°47'28"E 2,651.56'

PROPOSED STRIPING (TYP.)

EXISTING (4) 12'X6 CULVERTS

PROPERTY LINE

S89°47'28"E 2,651.56'

SEE SHEET C2.11 MATCHLINE

40.00' FIRE LANE & UTILITY EASEMENT

47.00' ACCESS EASEMENT

14.00' MAINTENANCE PATH

PROPOSED LOW FLOW CHANNEL AND CENTERLINE

N53°30'30"W 349.05'

N53°30'30"W 203.13'

10.0' CONCRETE TRAIL W/ 2' SHOULDERS

TRACT J
A NON-EXCLUSIVE PUBLIC TRAIL EASEMENT IN ITS ENTIRETY (1.07 AC)

TRACT B
DRAINAGE EASEMENT IN ITS ENTIRETY (30.63 AC)

PROPOSED HFLM CHANNEL AREA TO BE OWNED AND MAINTAINED BY METRO DISTRICT

EXISTING 100YR FLOOD PLAIN
PER FEMA MAP 08005C0062L
EFFECTIVE 2/17/2017

S53°30'30"E 403.13'

PROPOSED LOW FLOW CHANNEL AND CENTERLINE

SCALE: 1" = 40'

WARE MALCOMB
CIVIL ENGINEERING & SURVEYING
900 south broadway
suite 320
denver, co 80209
p. 303.561.3333
waremalcomb.com

FOR AND ON BEHALF OF WARE MALCOMB

SUN EMPIRE SUBDIVISION FILING NO. 1
SITE PLAN
AURORA, COLORADO
SITE PLAN

NO.	DATE	REMARKS

JOB NO.:	DCS21-4030
PA / PM:	TS
DESIGNED:	JC
DATE:	03/11/2022
PLOT DATE:	03/10/2023

SHEET
C2.10
Sheet 13

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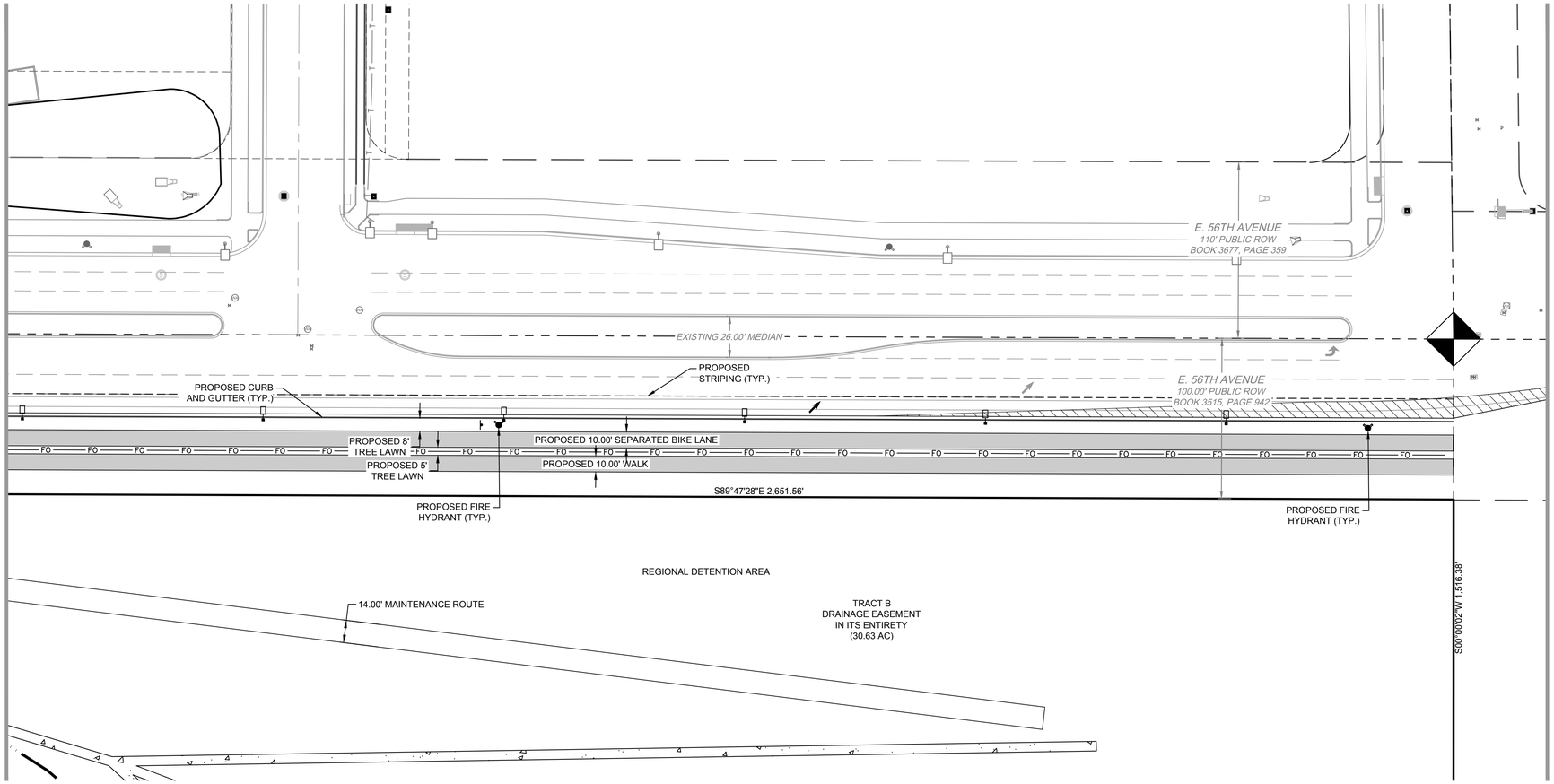

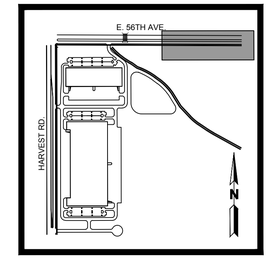

KEYMAP
1" = 1000'

LEGEND:

- PROPERTY LINE
- EXISTING RIGHT-OF-WAY LINE
- EXISTING CURB & GUTTER
- PROPOSED CURB & GUTTER
- PROPOSED CONCRETE
- PROPOSED ASPHALT
- PROPOSED CONCRETE WALK
- EXISTING EASEMENT
- PROPOSED UTILITY EASEMENT
- PROPOSED FIRE LANE EASEMENT
- ICC ACCESSIBLE ROUTE
- (5) PARKING COUNT
- PROPOSED FDC W/ APPROVED KNOX CAPS
- FIRE HYDRANT W/ BOLLARD PROTECTION
- FIRE HYDRANT
- EXISTING FIRE HYDRANT
- PROPOSED KNOX BOX
- FIRE ACCESS DOOR
- PROPOSED CURB RAMP
- —x——x— PROPOSED FENCE

NOTES:

1. ALL EASEMENTS DEDICATED TO THE CITY OF AURORA SHOWN HEREON ARE TO BE DEDICATED BY THE PROPOSED PLAT, UNLESS OTHERWISE NOTED.
2. KNOX BOXES WILL BE PROVIDED WHERE REQUIRED
3. ALL FIRE ACCESS DOORS WILL PROVIDE A MASTER KEYED LOCKING DEVICE TO ALLOW FIRE DEPARTMENT ENTRY. A MASTER KEY TO ACCESS EACH FIRE DOOR WILL BE LOCATED IN EACH KNOX BOX REQUIRED FOR THE STRUCTURE.
4. REFERENCE SUN EMPIRE SUBDIVISION FILING 1 PLAT FOR BEARING AND DISTANCES FOR TRACTS D, E, F, G, H, AND J.
5. ALL STORM INFRASTRUCTURE IS PRIVATE UNLESS OTHERWISE NOTED AND SHALL BE MAINTAINED BY THE PROPERTY OWNER.

WM

0 20 40 80

SCALE: 1" = 40'

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FOR AND ON BEHALF OF WARE MALCOMB

SUN EMPIRE SUBDIVISION FILING NO. 1
SITE PLAN
AURORA, COLORADO
SITE PLAN

NO	DATE	REMARKS

JOB NO.:	DCS21-4030
PA / PM:	TS
DESIGNED:	JC
DATE:	03/11/2022
PLOT DATE:	

SHEET
C2.11
Sheet 14

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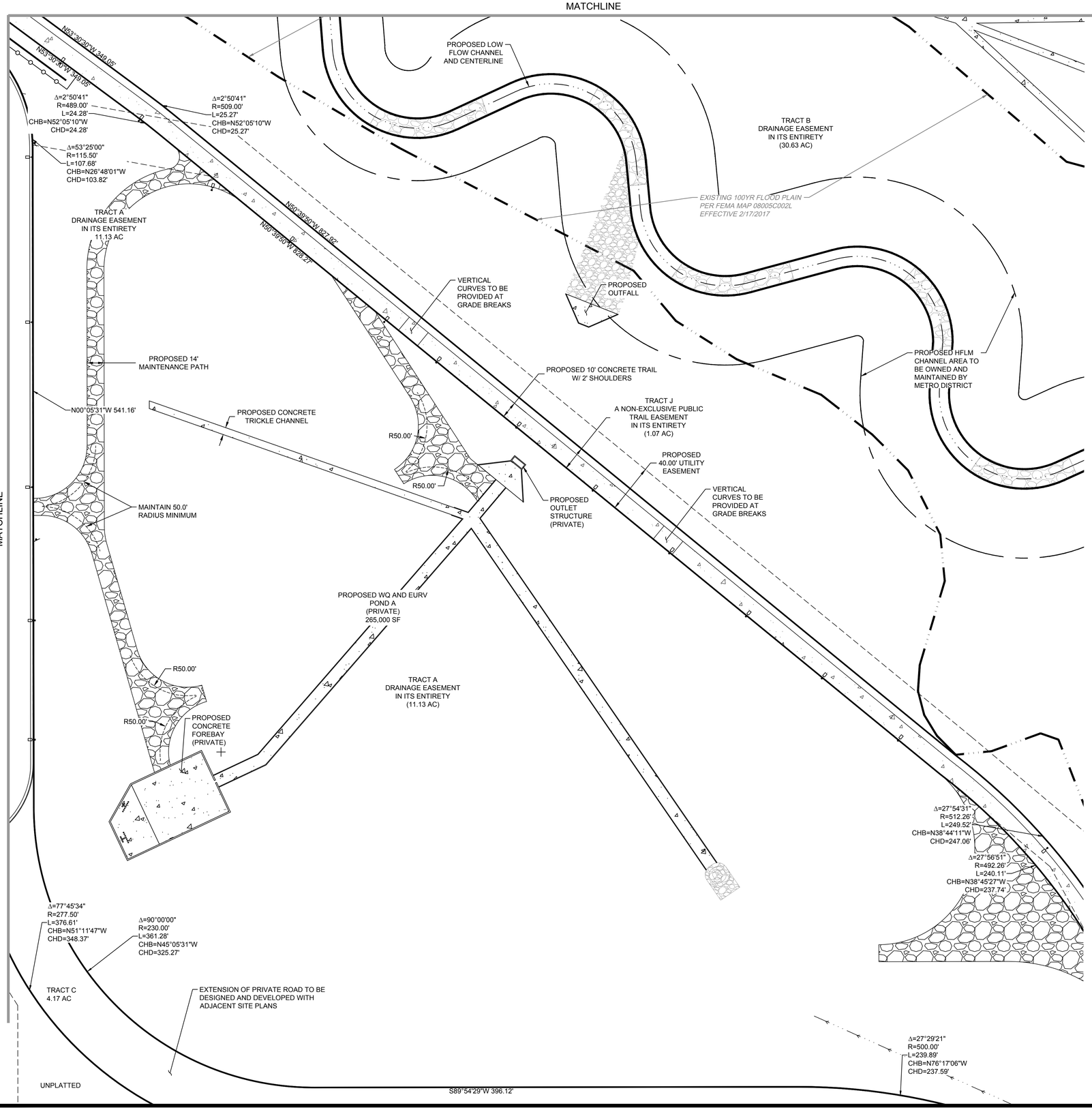

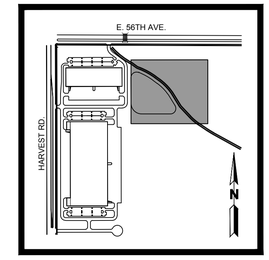

KEYMAP
1" = 1000'

LEGEND:

- PROPERTY LINE
- EXISTING RIGHT-OF-WAY LINE
- EXISTING CURB & GUTTER
- PROPOSED CURB & GUTTER
- PROPOSED CONCRETE
- PROPOSED ASPHALT
- PROPOSED CONCRETE WALK
- EXISTING EASEMENT
- PROPOSED UTILITY EASEMENT
- PROPOSED FIRE LANE EASEMENT
- ICC ACCESSIBLE ROUTE
- (5) PARKING COUNT
- PROPOSED FDC W/ APPROVED KNOX CAPS
- FIRE HYDRANT W/ BOLLARD PROTECTION
- FIRE HYDRANT
- EXISTING FIRE HYDRANT
- PROPOSED KNOX BOX
- FIRE ACCESS DOOR
- PROPOSED CURB RAMP
- —x——x— PROPOSED FENCE

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WM

0 20 40 80
SCALE: 1" = 40'

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FOR AND ON BEHALF
OF WARE MALCOMB

SUN EMPIRE SUBDIVISION FILING NO. 1
SITE PLAN
AURORA, COLORADO
SITE PLAN - DETENTION POND

NO.	DATE	REMARKS

JOB NO.:	DCS21-4030
PA / PM:	TS
DESIGNED:	JC
DATE:	03/11/2022
PLOT DATE:	03/10/2023

SHEET
C2.12
Sheet 15

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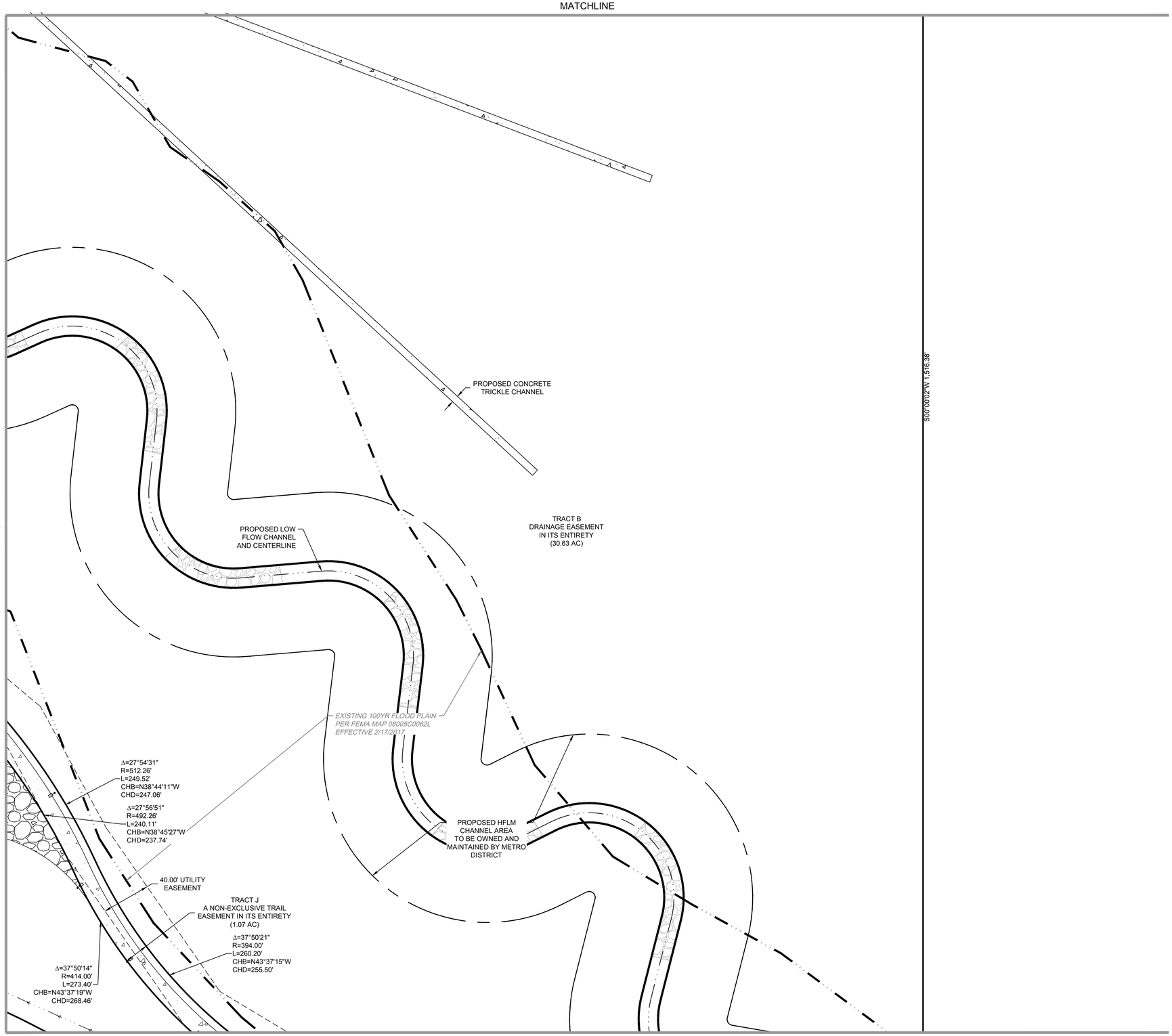

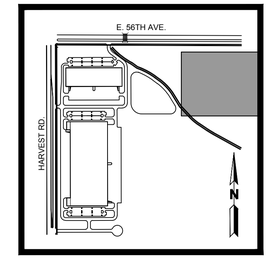

KEYMAP
1" = 1000'

LEGEND:

- PROPERTY LINE
- EXISTING RIGHT-OF-WAY LINE
- EXISTING CURB & GUTTER
- PROPOSED CURB & GUTTER
- PROPOSED CONCRETE
- PROPOSED ASPHALT
- PROPOSED CONCRETE WALK
- EXISTING EASEMENT
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- PROPOSED FIRE LANE EASEMENT
- ICC ACCESSIBLE ROUTE
- (5) PARKING COUNT
- PROPOSED FDC W/ APPROVED KNOX CAPS
- FIRE HYDRANT W/ BOLLARD PROTECTION
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- PROPOSED CURB RAMP
- —x——x— PROPOSED FENCE

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FOR AND ON BEHALF OF WARE MALCOMB

SUN EMPIRE SUBDIVISION FILING NO. 1
SITE PLAN
AURORA, COLORADO
SITE PLAN - CHANNEL

NO.	DATE	REMARKS

JOB NO.:	DCS21-4030
PA / PM:	TS
DESIGNED:	JC
DATE:	03/11/2022
PLOT DATE:	03/10/2023

SHEET
C2.13
Sheet 16

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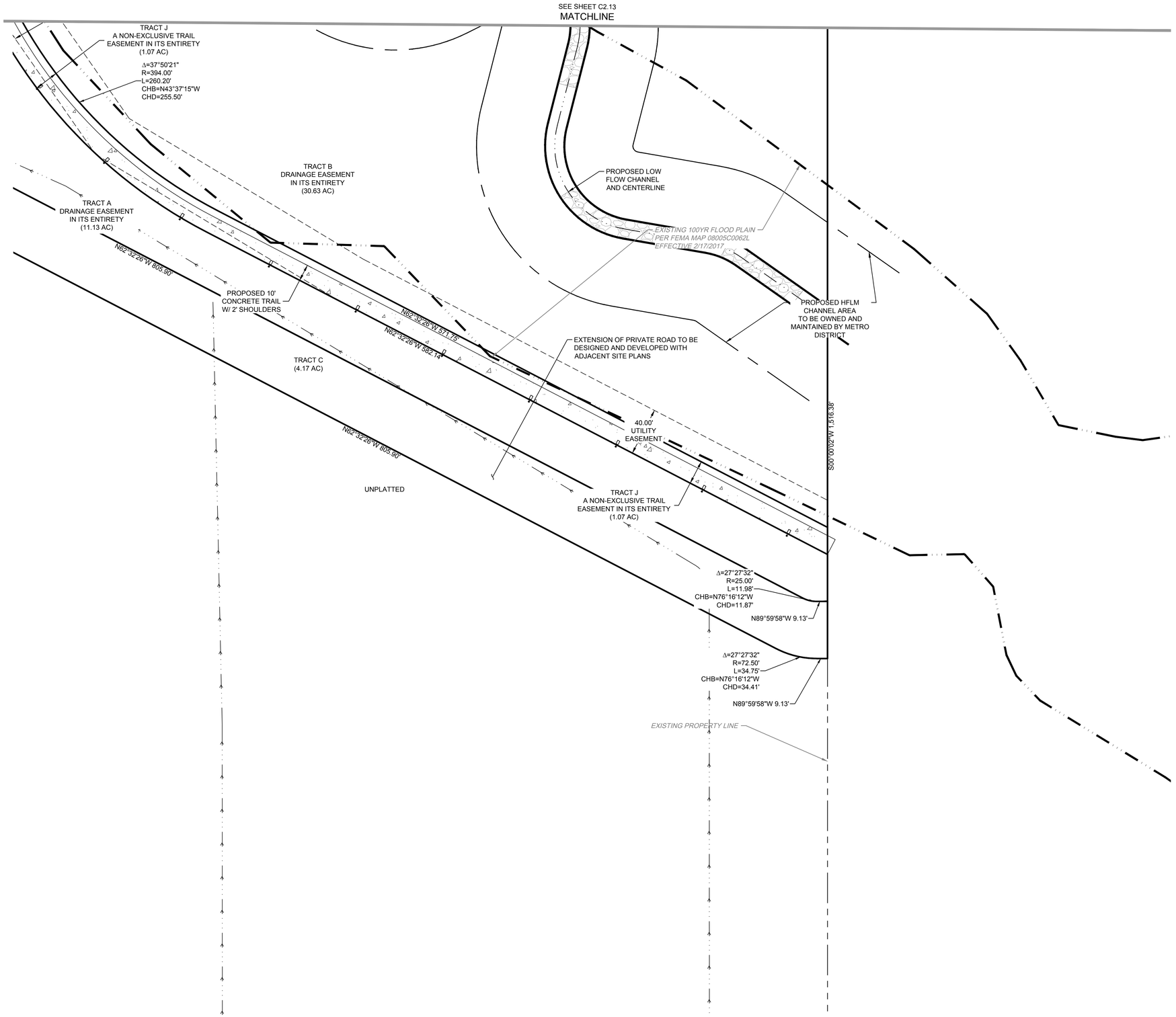

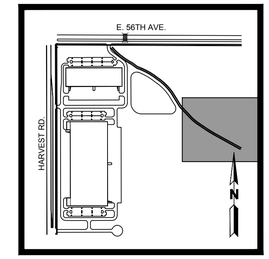

KEYMAP
1" = 1000'

LEGEND:

- PROPERTY LINE
- EXISTING RIGHT-OF-WAY LINE
- EXISTING CURB & GUTTER
- PROPOSED CURB & GUTTER
- PROPOSED CONCRETE
- PROPOSED ASPHALT
- PROPOSED CONCRETE WALK
- EXISTING EASEMENT
- PROPOSED UTILITY EASEMENT
- PROPOSED FIRE LANE EASEMENT
- ICC ACCESSIBLE ROUTE
- (5) PARKING COUNT
- PROPOSED FDC W/ APPROVED KNOX CAPS
- FIRE HYDRANT W/ BOLLARD PROTECTION
- FIRE HYDRANT
- EXISTING FIRE HYDRANT
- PROPOSED KNOX BOX
- FIRE ACCESS DOOR
- PROPOSED CURB RAMP
- ——x——x—— PROPOSED FENCE

NOTES:

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FOR AND ON BEHALF
OF WARE MALCOMB

SUN EMPIRE SUBDIVISION FILING NO. 1
SITE PLAN
AURORA, COLORADO
SITE PLAN - CHANNEL

NO.	DATE	REMARKS

JOB NO.:	DCS21-4030
PA / PM:	TS
DESIGNED:	JC
DATE:	03/11/2022
PLOT DATE:	03/10/2023

SHEET
C2.14
Sheet 17

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C3.8
C3.6
C3.4
C3.9
C3.7
C3.5
C3.2
C3.3

Δ=89°45'11"
R=25.00'
L=39.16'
CHB=N44°58'07"W
CHD=35.28'

PROPOSED HYDRANT
10.00' WATERLINE EASEMENT TO BE DEDICATED BY SEPARATE DOCUMENT
UNPLATTED

10.00' WATERLINE EASEMENT

PROPOSED MSE RETAINING WALL

PROPOSED STORM LINE (TYP)

PROPOSED 10.00' UTILITY EASEMENT

26.00' FIRE LANE EASEMENT

PROPOSED COMPOSITE FENCE (5' HEIGHT)

26.00' FIRE LANE & UTILITY EASEMENT

HARVEST RD
EXISTING 72.00' R.O.W
REC NO. 2006051600505740

N00°05'31"W 2,556.83'

PROPOSED 10.00' UTILITY EASEMENT

72.00' DEDICATED TO THE CITY OF AURORA AS STREET R.O.W

Δ=90°18'03"
R=25.00'
L=39.40'
CHB=N45°03'30"E
CHD=35.45'

SUN EMPIRE INDUSTRIAL CENTER SUBDIVISION FILING NO. 1
LOT 1, BLOCK 1

PROPOSED BUILDING 1A
624,094 SQ. FT.
FFE: 5471.80' - 5466.09'

S89°54'29"W 914.69'

S89°54'29"W 914.41'

PROPOSED 10.00' UTILITY EASEMENT

PROPOSED STORM LINE (TYP)

10.00' WATERLINE EASEMENT

S89°47'28"E 2,651.56'

PROPOSED 10.00' UTILITY EASEMENT

PROPOSED WATER QUALITY & EURV POND C

E. 52ND AVE.
80.00' PUBLIC R.O.W

PROPOSED TEMPORARY SWALE

UNPLATTED

16.00' WATERLINE EASEMENT

200' X 200' NO BUILD SETBACK

40.00' FIRE LANE AND WATERLINE EASEMENT

53' ACCESS EASEMENT

Δ=90°00'00"
R=23.50'
L=36.91'
CHB=S44°54'29"W
CHD=33.23'

PROPOSED 10.00' UTILITY EASEMENT

SUN EMPIRE INDUSTRIAL CENTER SUBDIVISION FILING NO. 1
LOT 1, BLOCK 1

PROPOSED BUILDING 1B
204,859 SQ. FT.
FFE: 5446.00'

Δ=53°25'00"
R=68.50'
L=63.86'
CHB=S26°48'01"E
CHD=61.57'

S53°31'30"E 203.12'

10.00' WATERLINE EASEMENT

Δ=53°37'50"
R=124.50'
L=116.73'
CHB=S26°41'36"E
CHD=112.52'

Δ=53°25'00"
R=74.50'
L=69.46'
CHB=N26°48'01"W
CHD=66.97'

PROPOSED STORM LINE (TYP)

26.00' FIRE LANE EASEMENT

10.00' WATERLINE EASEMENT

36' DRAINAGE EASEMENT

EXTENSION OF E. 52ND AVE. TO BE DESIGNED AND DEVELOPED WITH ADJACENT SITE PLAN

PROPOSED ACCESS EASEMENT TO BE DEDICATED BY SEPARATE DOCUMENT

PROPOSED ASPHALT TURN AROUND W/ 2' GRAVEL SHOULDERS

DRAINAGE EASEMENT (TO BE DEDICATED BY SEPARATE DOCUMENT)

PROPOSED 10.00' UTILITY EASEMENT

S00°05'31"E 1,737.10'

UNPLATTED

EXTENSION OF PRIVATE ROAD TO BE DESIGNED AND DEVELOPED WITH ADJACENT SITE PLAN

PRIVATE RD 1
TRACT C
1.17 AC

PROPOSED 10.00' UTILITY EASEMENT

S00°05'31"E 504.90'

S89°54'29"W 541.16'

26.00' FIRE LANE AND UTILITY EASEMENT

PROPOSED STORM LINE (TYP)

PROPOSED CONCRETE FOREBAY (PRIVATE)

WATER QUALITY AND EURV POND A (TO BE PRIVATELY OWNED)

Δ=90°00'00"
R=230.00'
L=361.28'
CHB=N45°05'31"W
CHD=325.27'

Δ=77°45'34"
R=277.50'
L=376.61'
CHB=N51°11'47"W
CHD=348.37'

TRACT J
A NON-EXCLUSIVE TRAIL EASEMENT IN ITS ENTIRETY
(1.07 AC)

EMERGENCY OVERFLOW WEIR (TYP)

TRACT A
DRAINAGE EASEMENT IN ITS ENTIRETY
(11.13 AC)

CONCRETE TRICKLE CHANNEL

PROPOSED OUTLET STRUCTURE (PRIVATE)

PROPOSED HFLM CHANNEL AREA

E. 56TH AVE
EXISTING 100' PUBLIC R.O.W
BOOK 3677, PAGE 359

E. 56TH AVE
EXISTING 100.00' PUBLIC R.O.W
BOOK 3515, PAGE 1

TRACT B
DRAINAGE EASEMENT IN ITS ENTIRETY
(30.63 AC)

EXISTING 100YR FLOODPLAIN PER FIRM PANEL 08005C0062L

ENGINEERING CHANNEL TO BE OWNED & MAINTAINED BY METRO DISTRICT

PROPOSED REGIONAL DETENTION POND B TO BE OWNED AND MAINTAINED BY THE METRO DISTRICT. MHFD MAINTENANCE ELIGIBLE

S89°54'29"W 396.12'

S89°54'29"W 396.20'

Δ=27°33'05"
R=500.00'
L=240.43'
CHB=N76°38'58"W
CHD=238.10'

PROPOSED 10.00' CONCRETE TRAIL W/ 2' SHOULDERS

Δ=53°25'00"
R=115.50'
L=107.66'
CHB=N26°48'01"W
CHD=103.82'

PROPOSED MSE RETAINING WALL

N

0 50 100 200

SCALE: 1" = 100'

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FOR AND ON BEHALF OF WARE MALCOMB

SUN EMPIRE SUBDIVISION FILING NO. 1
SITE PLAN
AURORA, COLORADO
OVERALL GRADING PLAN

NO.	DATE	REMARKS

JOB NO.:	DCS21-4030
PA / PM:	TS
DESIGNED:	JC
DATE:	03/11/2022
PLOT DATE:	03/10/2023

SHEET
C3.0
Sheet 18

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C3.10

C3.10

C3.11

C3.12

C3.13

C3.14

E. 56TH AVE
EXISTING 110' PUBLIC R.O.W
BOOK 3677, PAGE 359

E. 56TH AVE
EXISTING 100.00' PUBLIC R.O.W
BOOK 3515, PAGE 942

JACKSON GAP STREET

JACKSON GAP WAY

PRIVATE RD 2

TRACT H
0.005 AC

TRACT G
0.005 AC

TRACT F
0.005 AC

TRACT E
0.005 AC

TRACT D
0.005 AC

TRACT C
4.17 AC

Δ=90°18'03"
R=25.00'
L=39.40'
CHB=N45°03'30"E
CHD=35.45'

Δ=53°37'50"
R=121.50'
L=113.73'
CHB=S26°41'36"E
CHD=109.62'

Δ=53°25'00"
R=74.50'
L=69.46'
CHB=N26°48'01"W
CHD=66.97'

Δ=46°20'31"
R=60.00'
L=48.53'
CHB=N30°20'15"W
CHD=47.22'

Δ=42°36'56"
R=40.00'
L=29.75'
CHB=N32°12'03"W
CHD=29.07'

N53°30'30"W 203.13'

N53°30'30"W 349.05'

S53°30'30"E 203.13'

Δ=53°25'00"
R=68.50'
L=63.86'
CHB=S26°48'01"E
CHD=61.57'

Δ=2°50'41"
R=509.00'
L=25.27'
CHB=N52°05'10"W
CHD=25.27'

Δ=2°50'41"
R=489.00'
L=24.28'
CHB=N52°05'10"W
CHD=24.28'

Δ=53°25'00"
R=115.50'
L=107.68'
CHB=N26°48'01"W
CHD=103.82'

47' ACCESS EASEMENT
S00°05'31"E 504.90'
N00°05'31"W 541.16'

40.00' FIRE LANE AND UTILITY EASEMENT
Δ=90°00'00"
R=23.50'
L=36.91'
CHB=S44°54'29"W
CHD=33.23'

Δ=90°00'00"
R=230.00'
L=361.28'
CHB=N45°05'31"W
CHD=325.27'

Δ=77°46'30"
R=277.50'
L=376.69'
CHB=S51°12'16"E
CHD=348.43'

S89°54'29"W 396.12'

N89°59'58"W 827.97'

N89°39'30"W 828.77'

N62°32'26"W 805.90'

N62°32'26"W 571.75'

N62°32'26"W 582.14'

Δ=27°54'31"
R=512.26'
L=249.52'
CHB=N38°44'11"W
CHD=247.06'

Δ=37°50'21"
R=394.00'
L=260.20'
CHB=N43°37'15"W
CHD=255.50'

Δ=27°56'51"
R=492.26'
L=240.11'
CHB=N38°45'27"W
CHD=237.74'

Δ=27°33'05"
R=500.00'
L=240.43'
CHB=N76°18'58"W
CHD=238.12'

Δ=37°50'14"
R=414.00'
L=273.40'
CHB=N43°37'19"W
CHD=268.46'

Δ=27°27'32"
R=25.00'
L=11.98'
CHB=N76°16'12"W
CHD=11.87'

N89°59'58"W 9.13'

PROPOSED ENGINEERED CHANNEL CENTERLINE & LOW FLOW EXTENTS

PROPOSED HFLM CHANNEL AREA

TRACT B
DRAINAGE EASEMENT IN ITS ENTIRETY (30.63 AC)

PROPOSED REGIONAL DETENTION POND B TO BE OWNED AND MAINTAINED BY THE METRO DISTRICT. MHFD MAINTENANCE ELIGIBLE

EXISTING 100YR FLOOD PLAIN PER FIRM PANEL 08005C0062L

ENGINEERING CHANNEL TO BE OWNED & MAINTAINED BY METRO DISTRICT

PROPOSED WATER QUALITY AND EURV POND A (TO BE PRIVATELY OWNED & MAINTAINED)

TRACT A
DRAINAGE EASEMENT IN ITS ENTIRETY (11.13 AC)

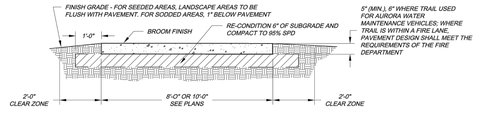
TRACT J
A NON-EXCLUSIVE TRAIL EASEMENT IN ITS ENTIRETY (1.07 AC)

40.00' UTILITY EASEMENT

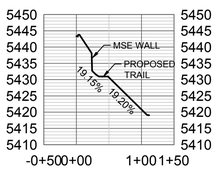
PROPOSED 10.00' CONCRETE W/ 2' SHOULDERS

EXTENSION OF PRIVATE ROAD TO BE DESIGNED AND DEVELOPED WITH ADJACENT SITE PLAN

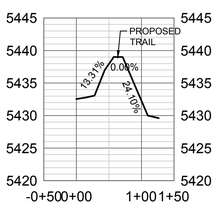
TRACT C
4.17 AC



PROS: MULTI-USE TRAIL DETAIL - T1.0



PROS: MULTI-USE TRAIL
CROSS-SECTION 1



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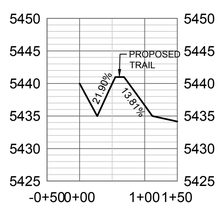
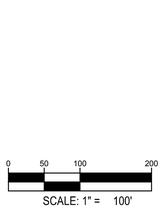
CROSS-SECTION 2



PROS: MULTI-USE TRAIL
CROSS-SECTION 3



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FOR AND ON BEHALF OF WARE MALCOMB

SUN EMPIRE SUBDIVISION FILING NO. 1
SITE PLAN
AURORA, COLORADO
OVERALL GRADING PLAN

NO.	DATE	REMARKS

JOB NO.:	DCS21-4030
PA / PM:	TS
DESIGNED:	JC
DATE:	03/11/2022
PLOT DATE:	03/10/2023

SHEET
C3.1
Sheet 19

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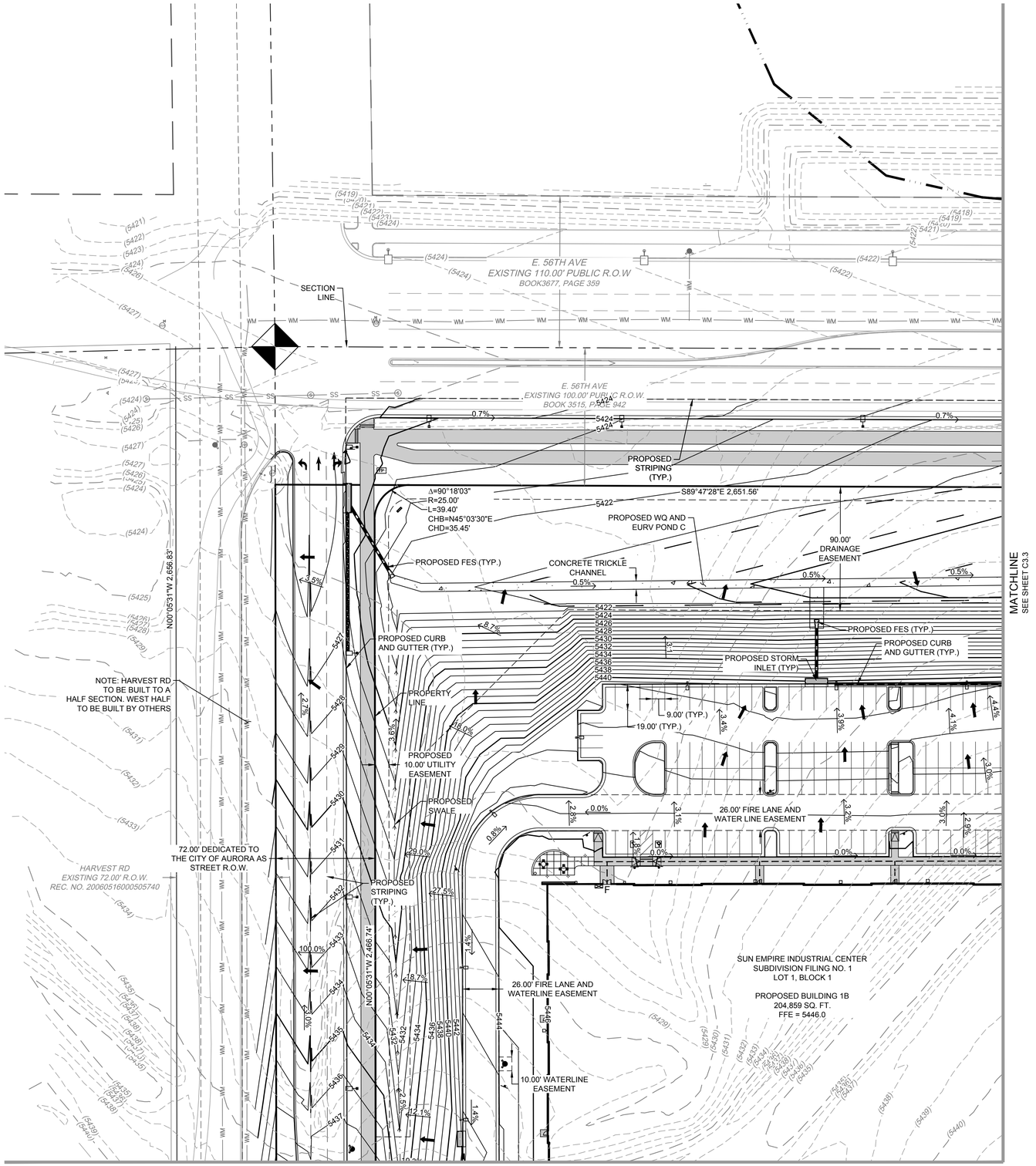

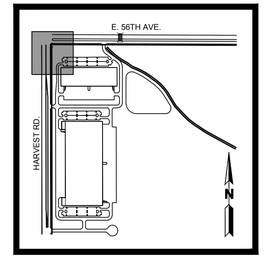

KEYMAP
1" = 1000'

LEGEND:

- PROPERTY LINE
- EXISTING CURB & GUTTER
- PROPOSED SPILL CURB
- PROPOSED CURB
- 5820 PROPOSED 5' CONTOUR
- 5821 PROPOSED 1' CONTOUR
- 5820 EXISTING 5' CONTOUR
- 5821 EXISTING 1' CONTOUR
- PROPOSED STORM LINE
- EXISTING STORM LINE
- PROPOSED STORM INLET
- EXISTING STORM INLET
- PROPOSED SWALE
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- PROPOSED FENCE
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- FLOW DIRECTION
- FIRE HYDRANT W/ BOLLARD PROTECTION
- FIRE HYDRANT

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WM

0 20 40 80
SCALE: 1" = 40'

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AURORA, COLORADO
GRADING PLAN

NO.	DATE	REMARKS

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PA / PM:	TS
DESIGNED:	JC
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PLOT DATE:	03/10/2023

SHEET
C3.2
Sheet 20

NOT FOR CONSTRUCTION

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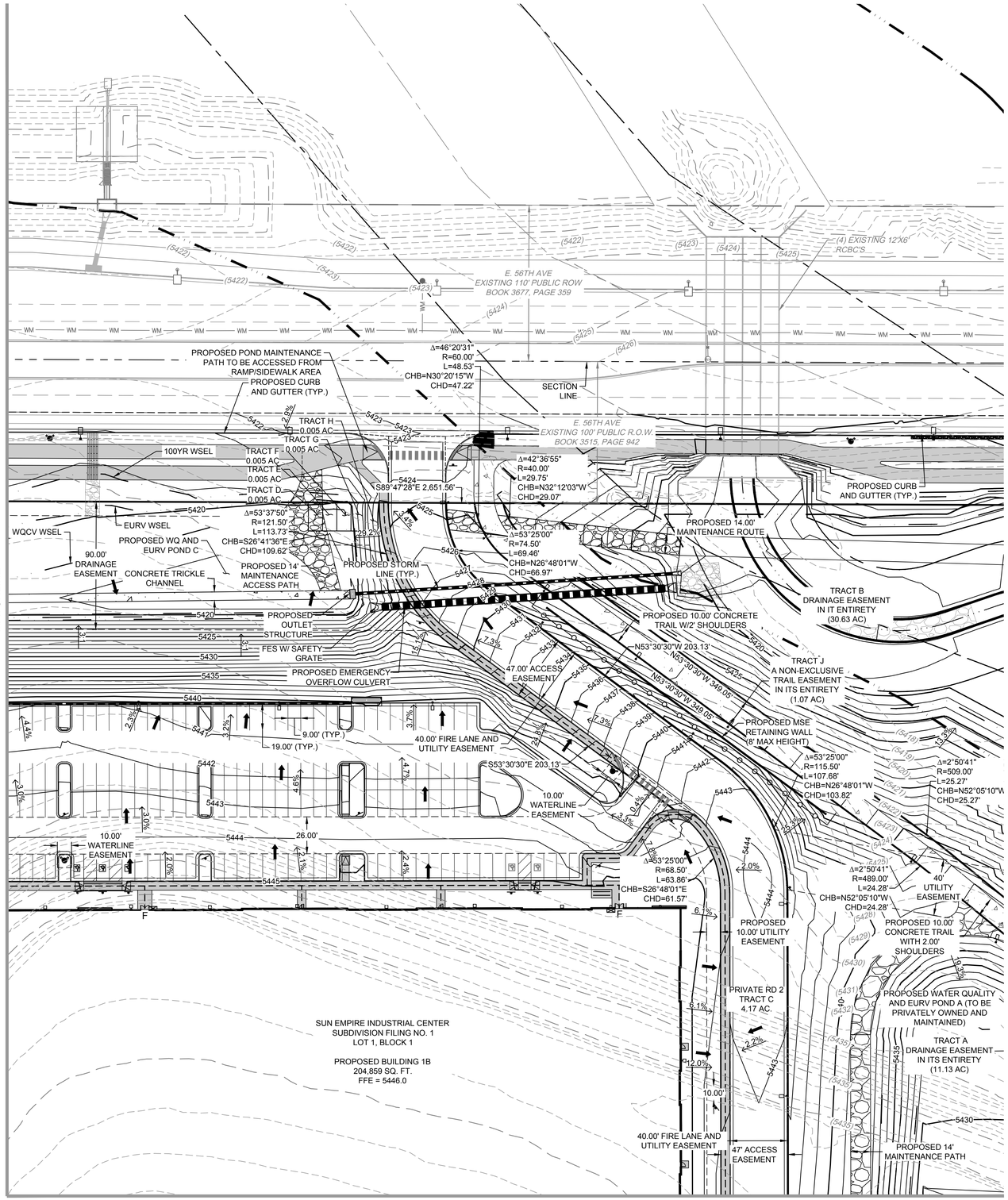

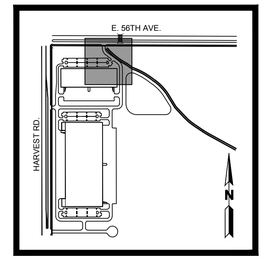

KEYMAP
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SUN EMPIRE SUBDIVISION FILING NO. 1
SITE PLAN
AURORA, COLORADO
GRADING PLAN

NO.	DATE	REMARKS

JOB NO.:	DCS21-4030
PA / PM:	TS
DESIGNED:	JC
DATE:	03/11/2022
PLOT DATE:	03/10/2023

SHEET
C3.3
Sheet 21

NOT FOR CONSTRUCTION

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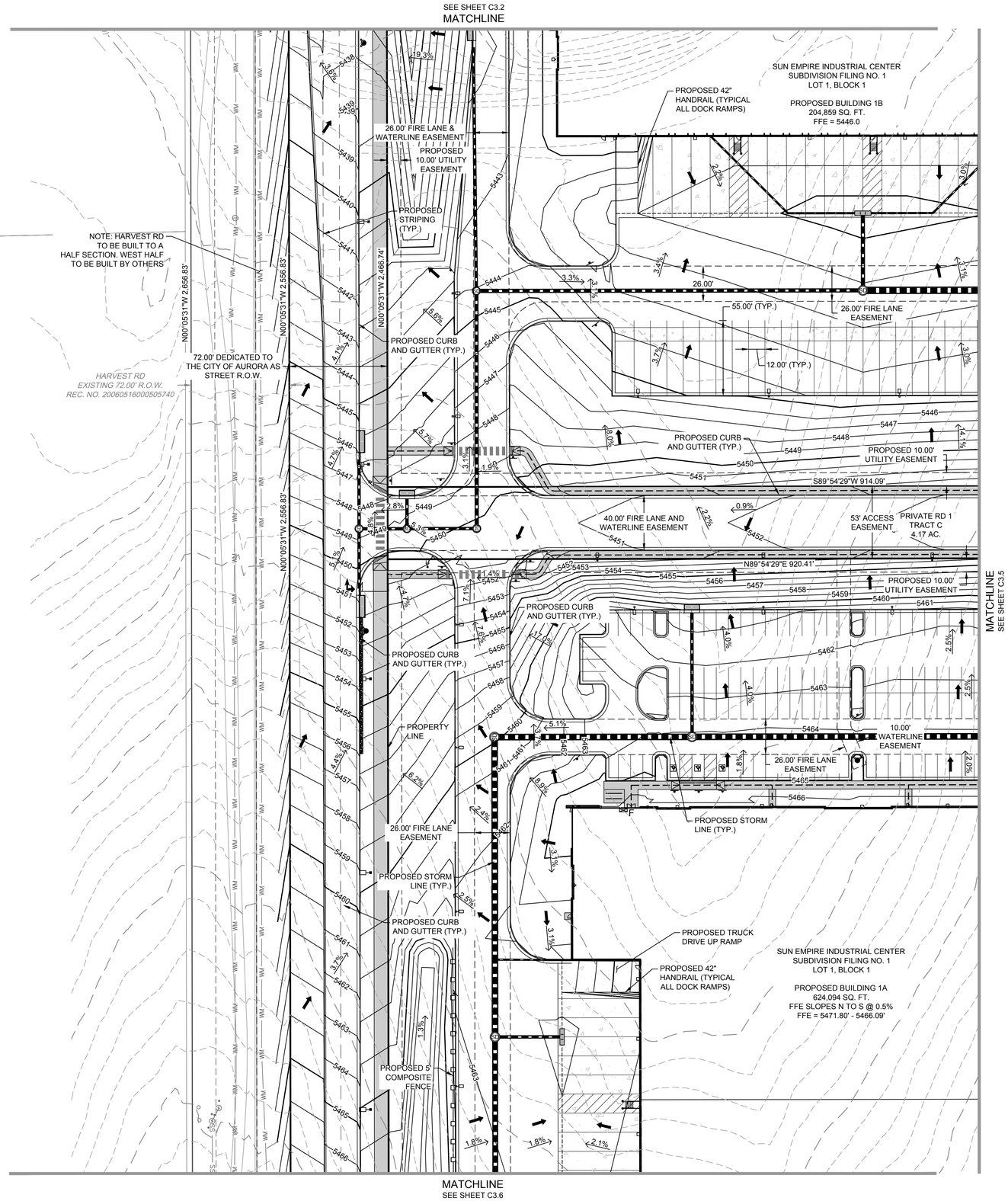

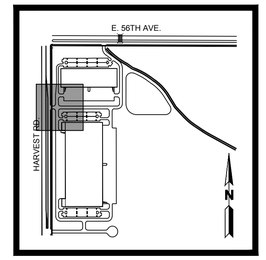

KEYMAP
1" = 1000'

LEGEND:

- PROPERTY LINE
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- PROPOSED SPILL CURB
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- 5820 PROPOSED 5' CONTOUR
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WM

0 20 40 80
SCALE: 1" = 40'

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FOR AND ON BEHALF OF WARE MALCOMB

SUN EMPIRE SUBDIVISION FILING NO. 1
SITE PLAN
AURORA, COLORADO
GRADING PLAN

NO.	DATE	REMARKS

JOB NO.:	DCS21-4030
PA / PM:	TS
DESIGNED:	JC
DATE:	03/11/2022
PLOT DATE:	03/10/2023

SHEET
C3.4
Sheet 22

NOT FOR CONSTRUCTION

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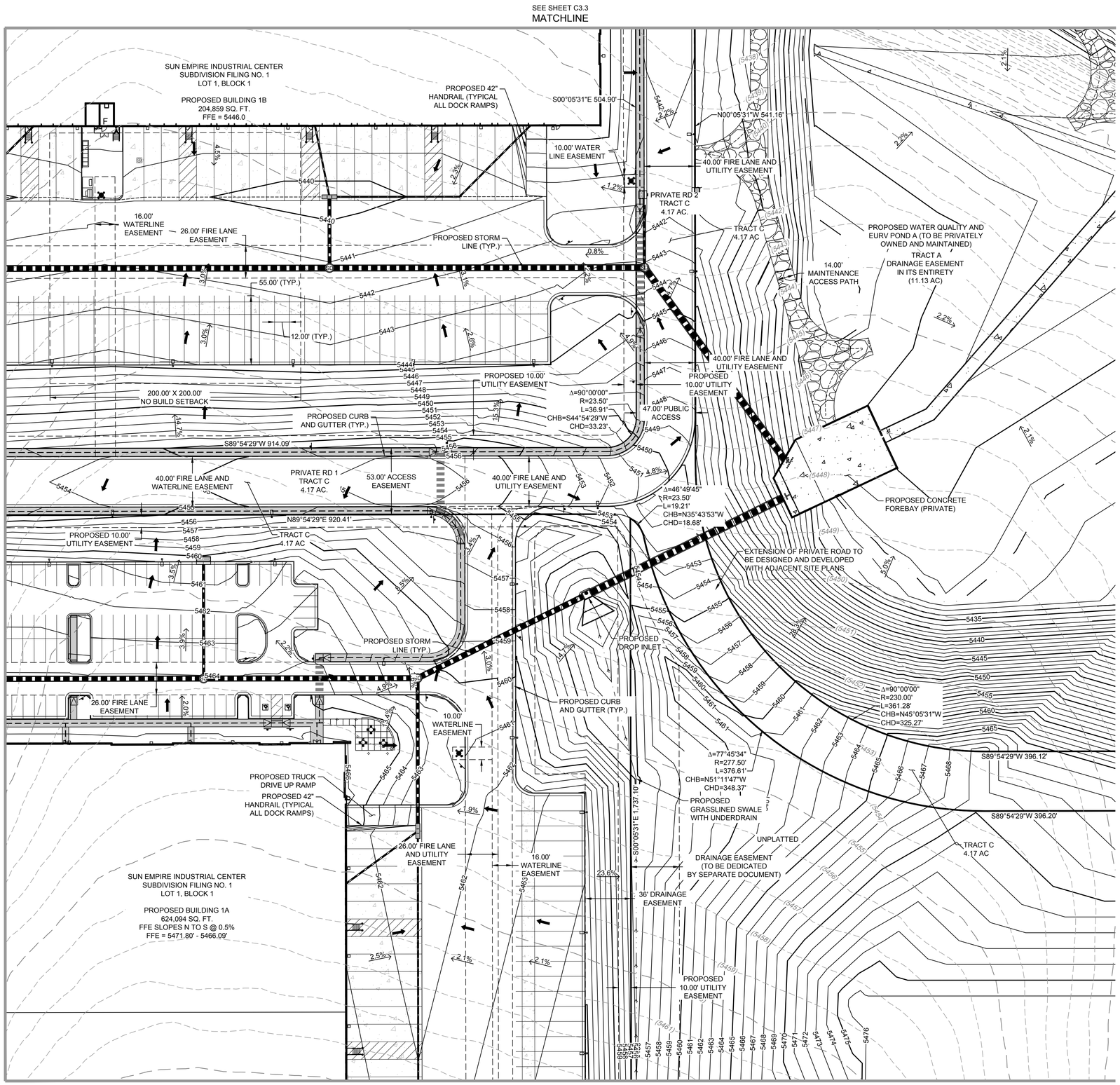

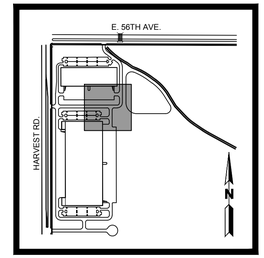

KEYMAP
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- EXISTING STORM LINE
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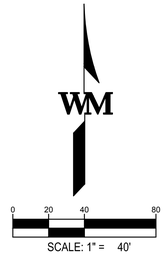

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NO.	DATE	REMARKS

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PA / PM:	TS
DESIGNED:	JC
DATE:	03/11/2022
PLOT DATE:	03/10/2023

SHEET
C3.5
Sheet 23

NOT FOR CONSTRUCTION

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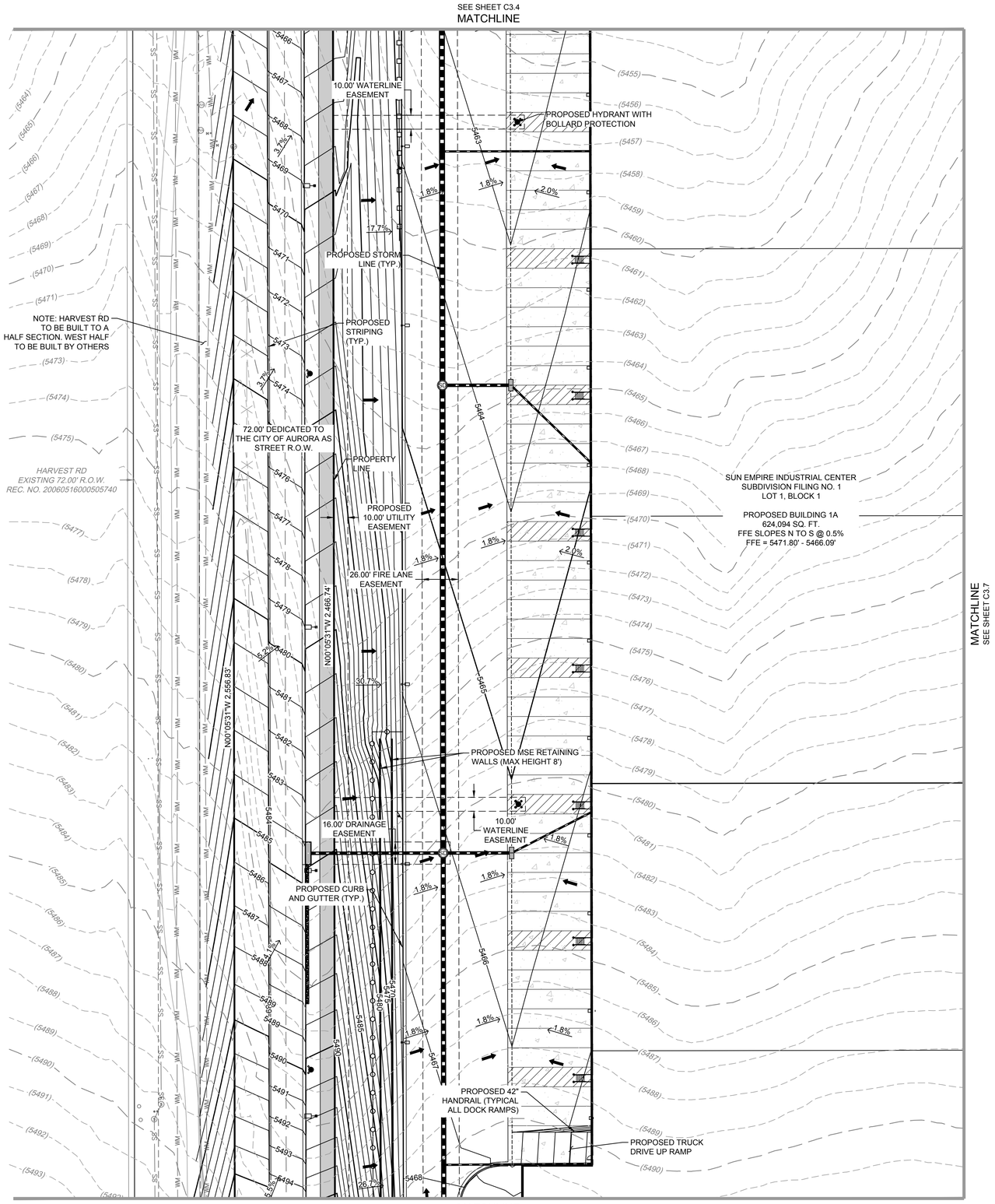

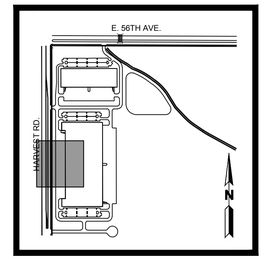

KEYMAP
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LEGEND:

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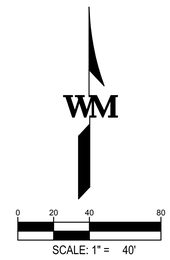

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DESIGNED:	JC
DATE:	03/11/2022
PLOT DATE:	

SHEET
C3.6
Sheet 24

NOT FOR CONSTRUCTION

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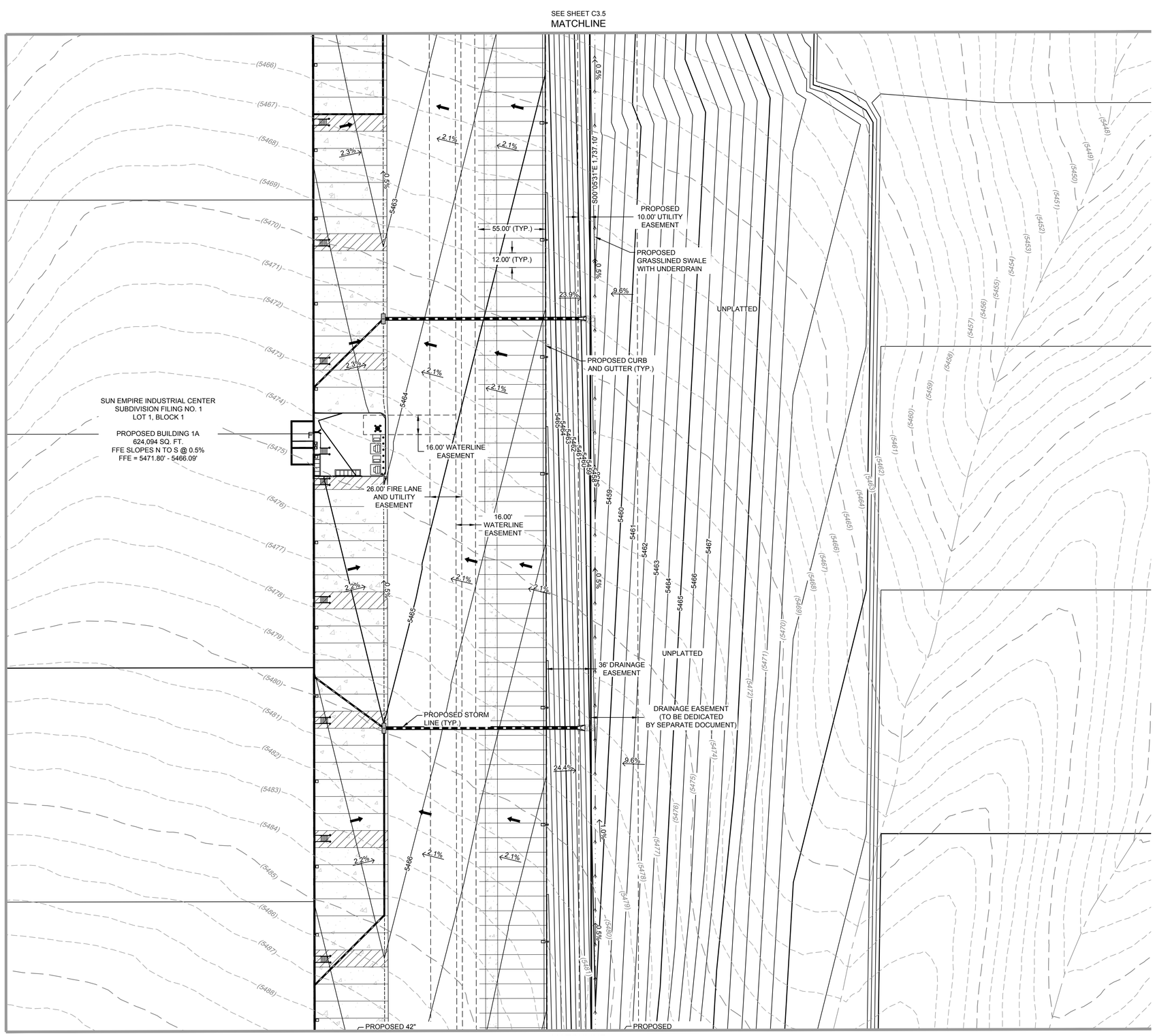

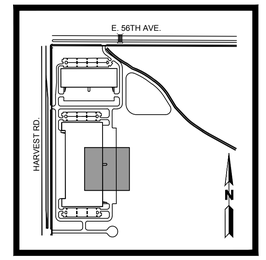

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SCALE: 1" = 40'

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DATE:	03/11/2022
PLOT DATE:	

SHEET
C3.7
Sheet 25

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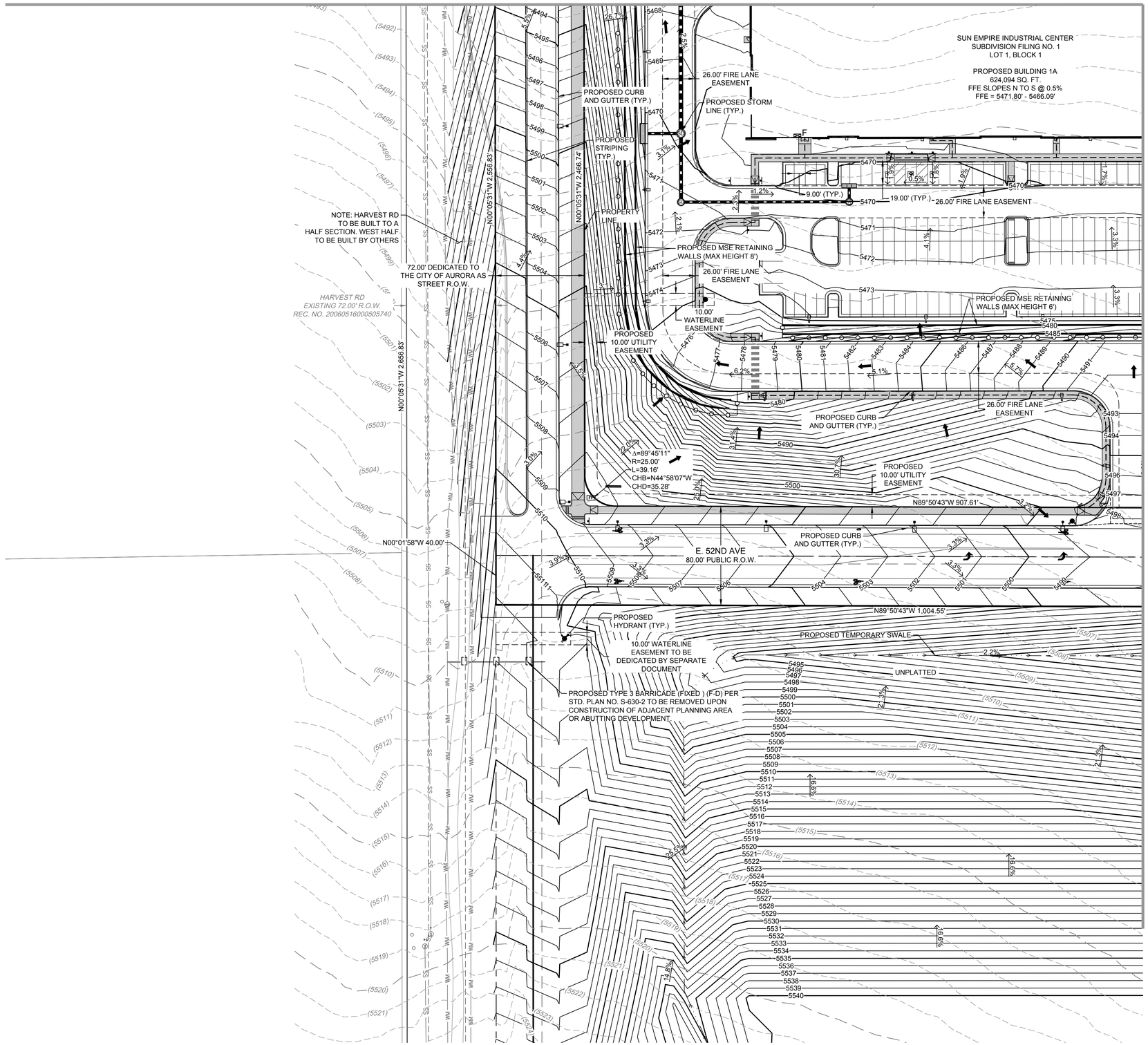

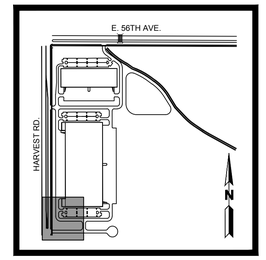

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- 5820 — EXISTING 5' CONTOUR
- 5821 — EXISTING 1' CONTOUR
- PROPOSED STORM LINE
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- PROPOSED STORM INLET
- EXISTING STORM INLET
- PROPOSED SWALE
- X.XX% PROPOSED SLOPE AND DIRECTION
- PROPOSED FENCE
- EXISTING FENCE
- FLOW DIRECTION
- FIRE HYDRANT W/ BOLLARD PROTECTION
- FIRE HYDRANT

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FOR AND ON BEHALF OF WARE MALCOMB

SUN EMPIRE SUBDIVISION FILING NO. 1
SITE PLAN
AURORA, COLORADO
GRADING PLAN

NO.	DATE	REMARKS

JOB NO.:	DCS21-4030
PA / PM:	TS
DESIGNED:	JC
DATE:	03/11/2022
PLOT DATE:	03/10/2023

SHEET
C3.8
Sheet 26

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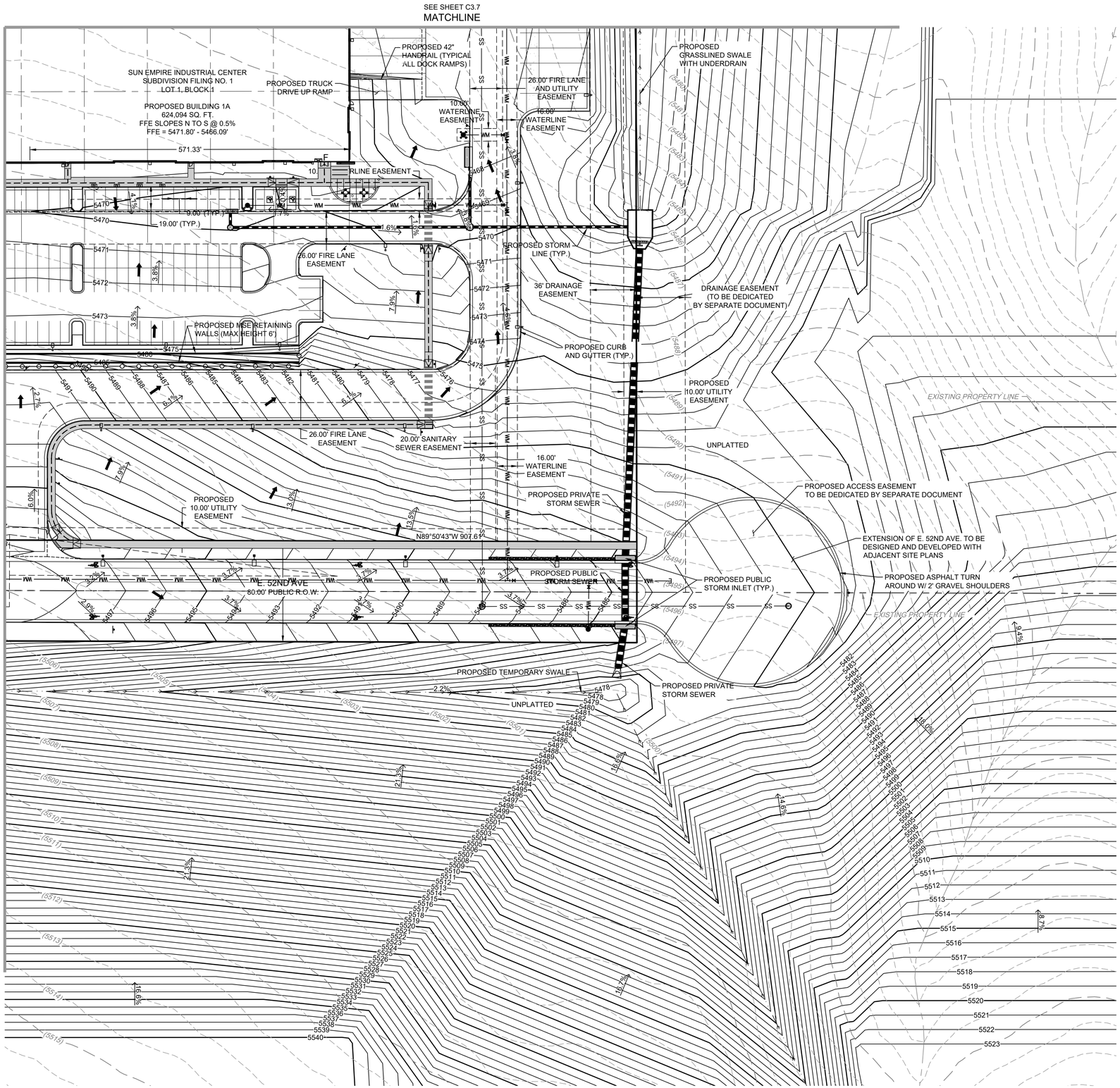

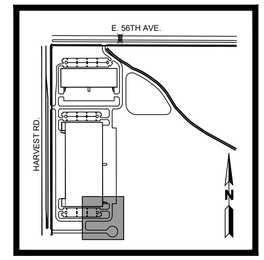

KEYMAP
1" = 1000'

LEGEND:

- PROPERTY LINE
- EXISTING CURB & GUTTER
- PROPOSED SPILL CURB
- PROPOSED CURB
- 5820 — PROPOSED 5' CONTOUR
- 5821 — PROPOSED 1' CONTOUR
- 5820 — EXISTING 5' CONTOUR
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WM

0 20 40 80
SCALE: 1" = 40'

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SUN EMPIRE SUBDIVISION FILING NO. 1
SITE PLAN
AURORA, COLORADO
GRADING PLAN

NO.	DATE	REMARKS

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PA / PM:	TS
DESIGNED:	JC
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PLOT DATE:	03/10/2023

SHEET
C3.9
Sheet 27

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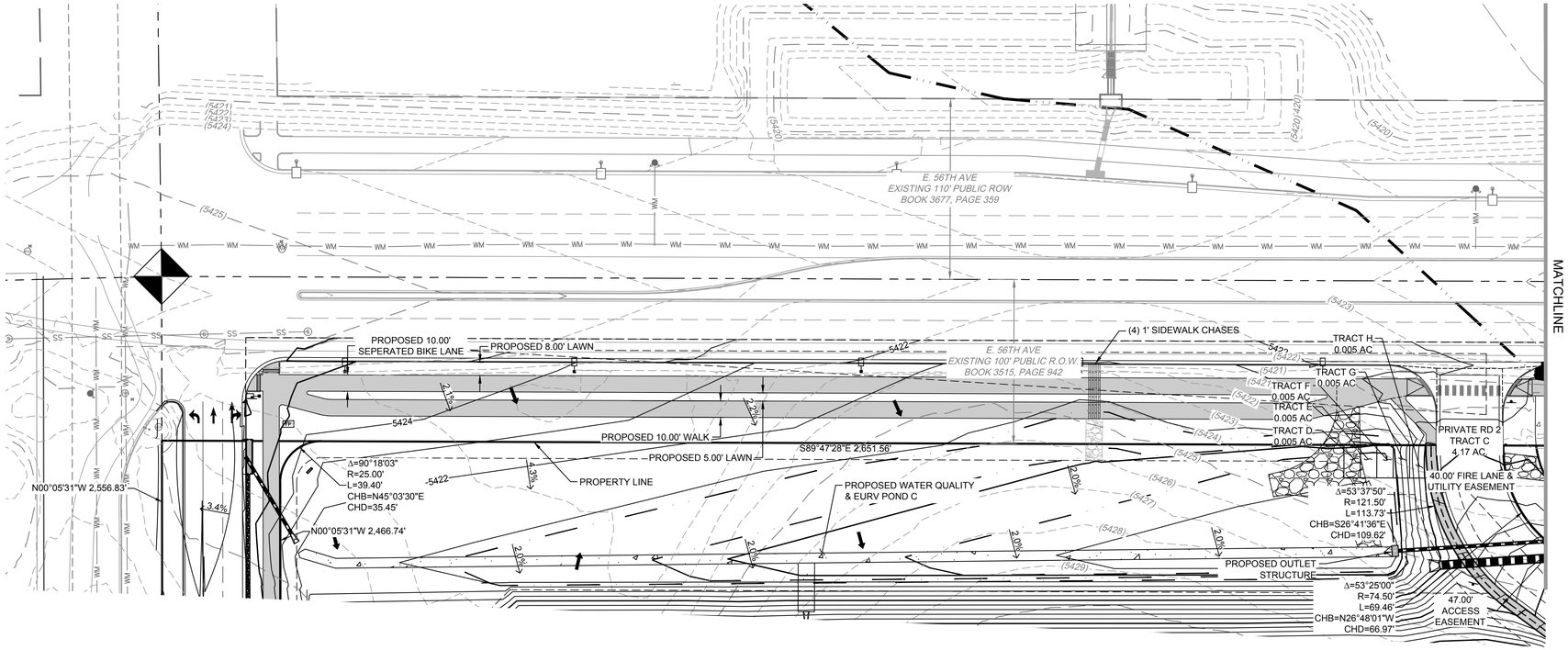

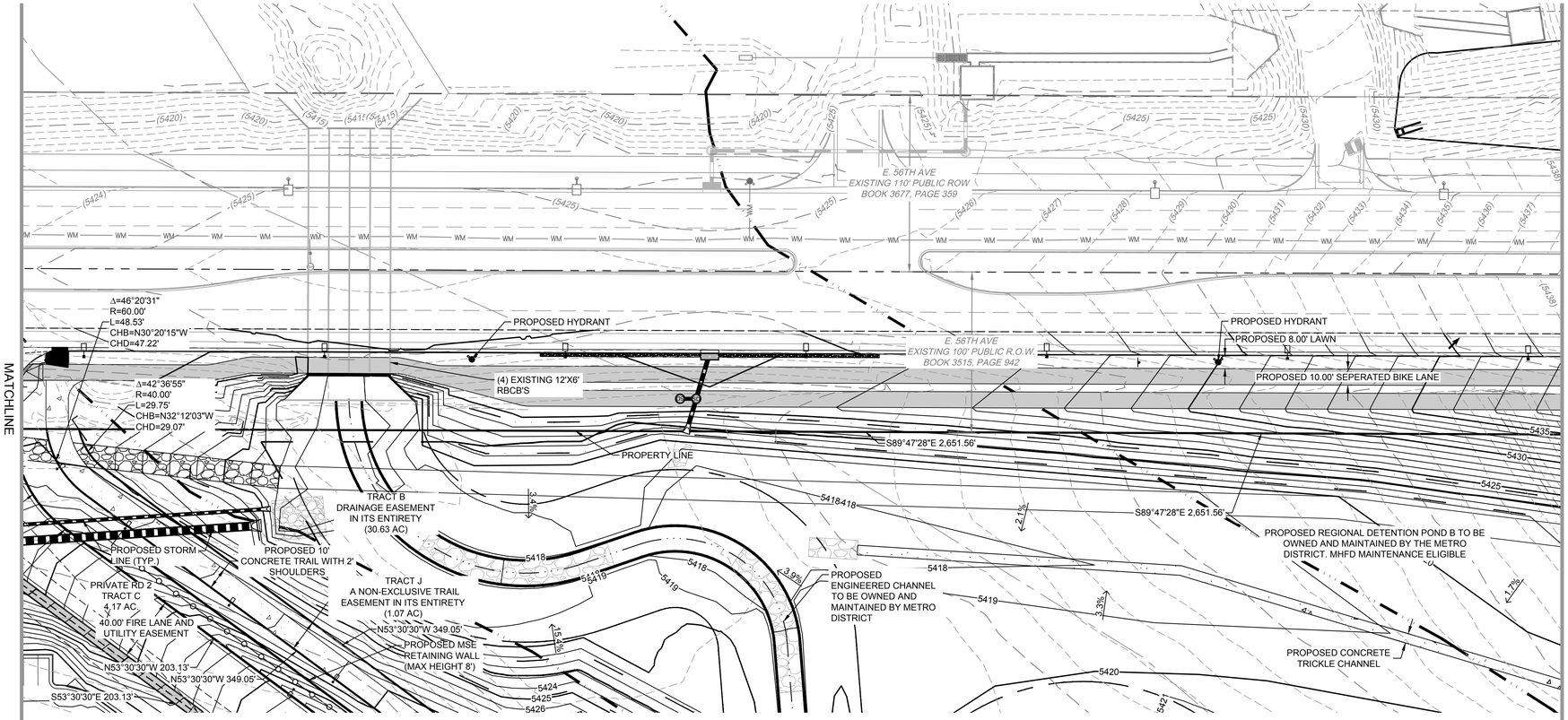

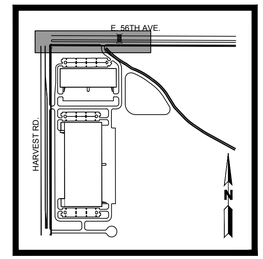

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SUN EMPIRE SUBDIVISION FILING NO. 1
SITE PLAN
AURORA, COLORADO
GRADING PLAN

NO.	DATE	REMARKS

JOB NO.:	DCS21-4030
PA / PM:	TS
DESIGNED:	JC
DATE:	03/11/2022
PLOT DATE:	03/10/2023

SHEET
C3.10
Sheet 28

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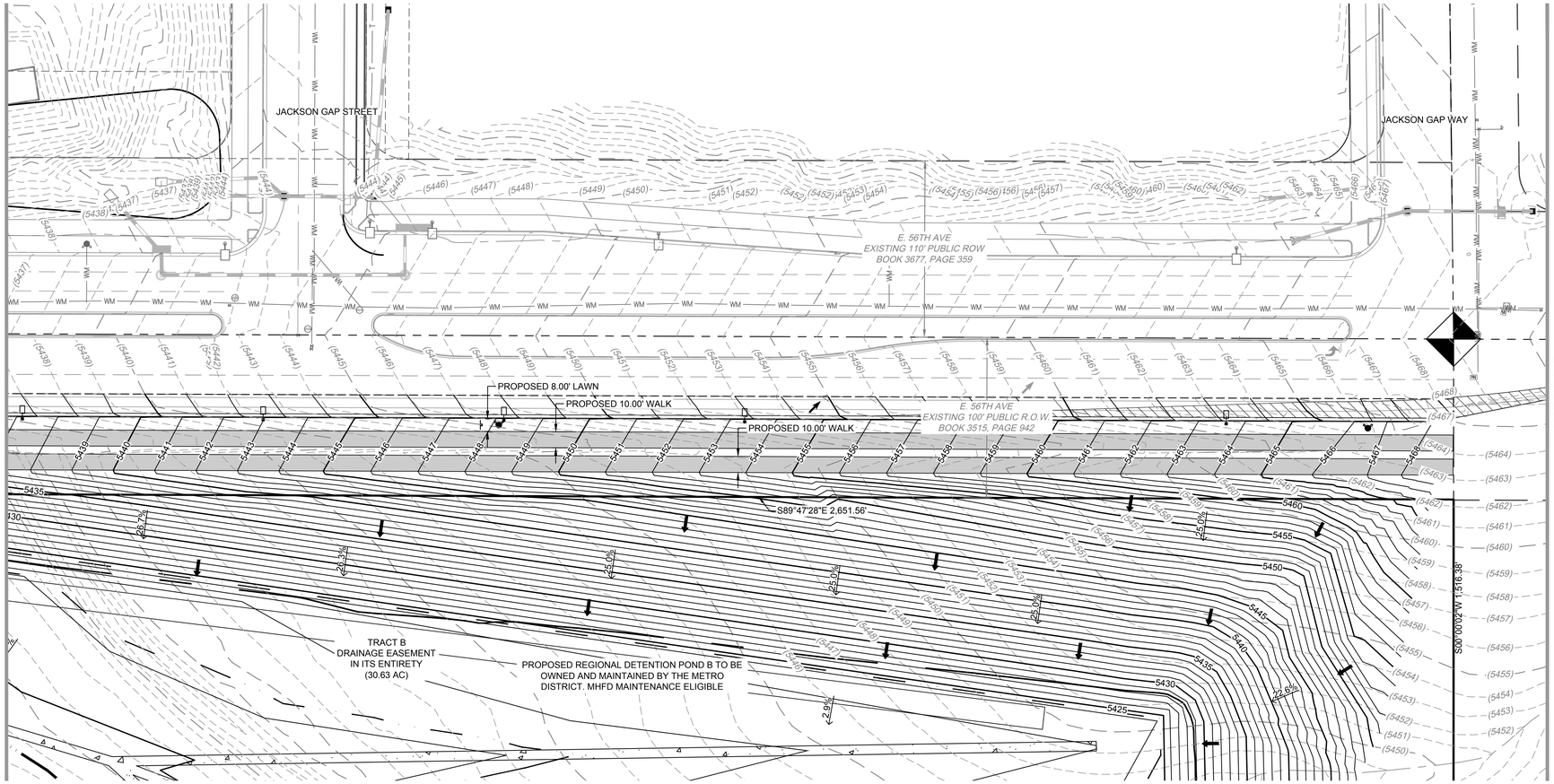

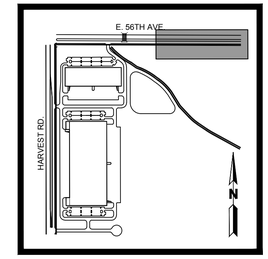

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WM

0 20 40 80
SCALE: 1" = 40'

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SUN EMPIRE SUBDIVISION FILING NO. 1
SITE PLAN
AURORA, COLORADO
GRADING PLAN

NO.	DATE	REMARKS

JOB NO.:	DCS21-4030
PA / PM:	TS
DESIGNED:	JC
DATE:	03/11/2022
PLOT DATE:	03/10/2023

SHEET
C3.11
Sheet 29

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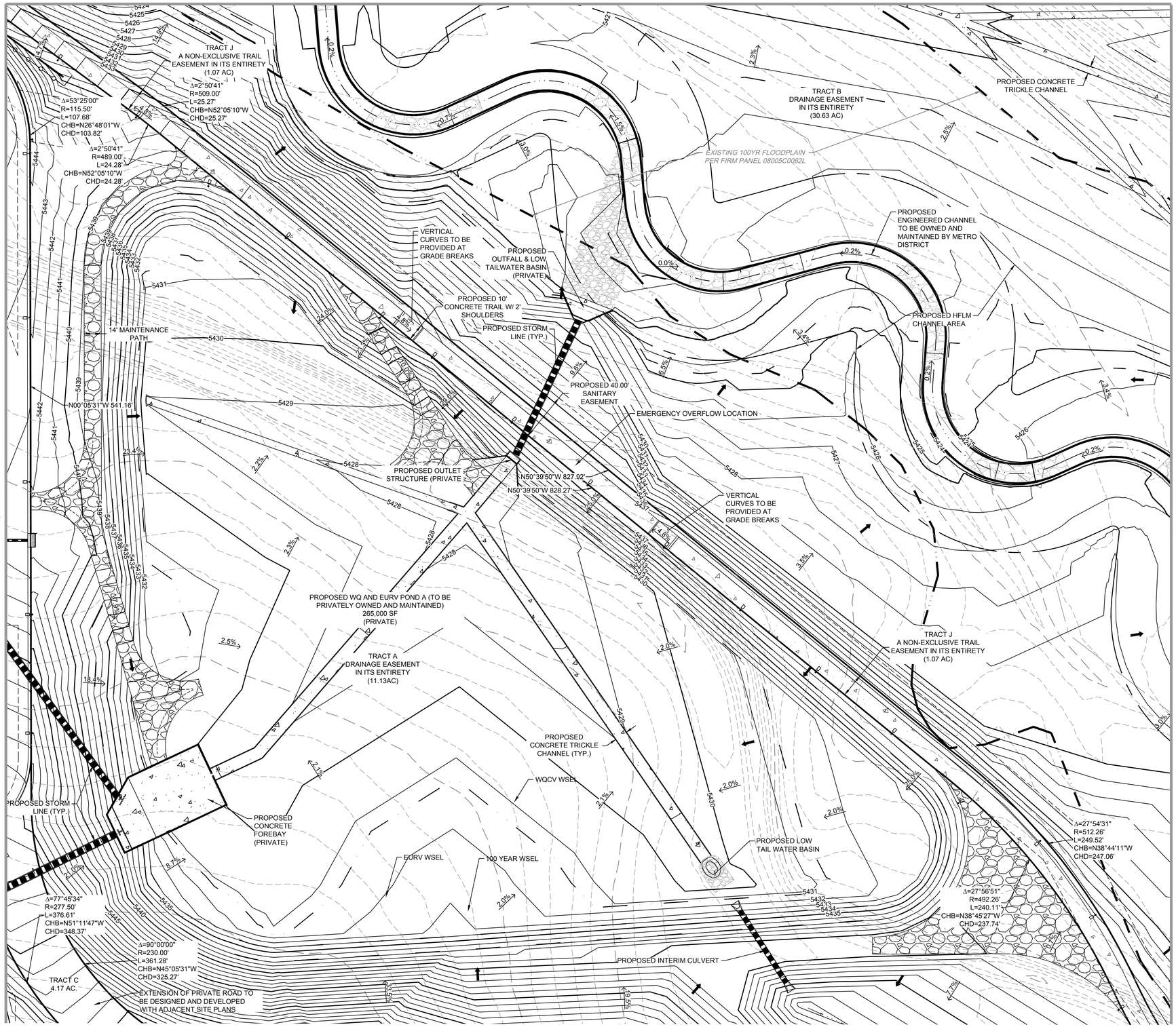

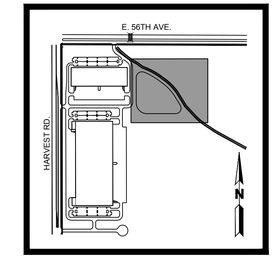

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FOR AND ON BEHALF
OF WARE MALCOMB

SUN EMPIRE SUBDIVISION FILING NO. 1
SITE PLAN
AURORA, COLORADO
GRADING PLAN - DETENTION POND

NO.	DATE	REMARKS

JOB NO.:	DCS21-4030
PA / PM:	TS
DESIGNED:	JC
DATE:	03/11/2022
PLOT DATE:	03/10/2023

SHEET
C3.12
Sheet 30

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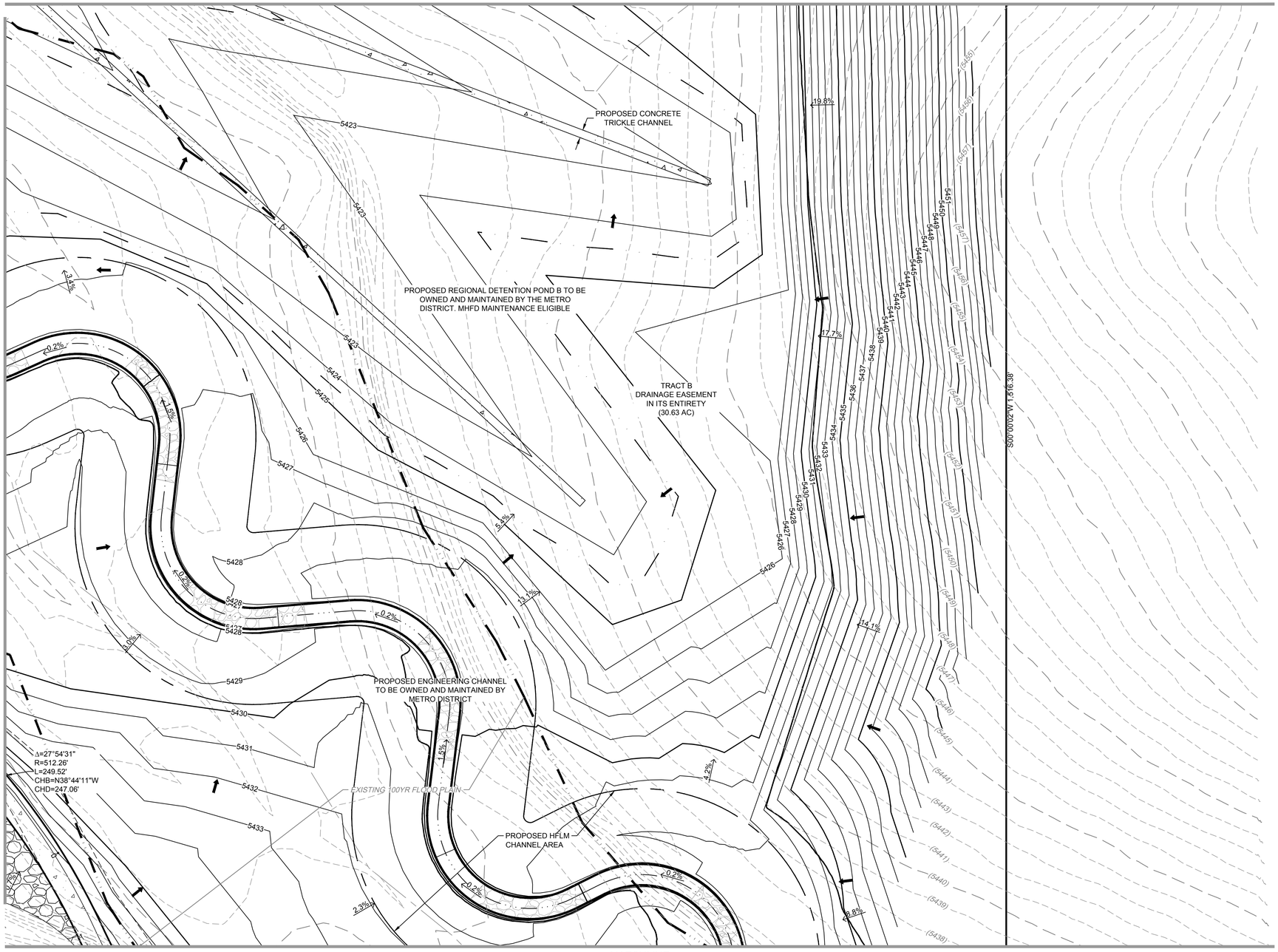

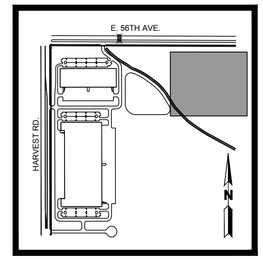

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WM

0 20 40 80
SCALE: 1" = 40'

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SUN EMPIRE SUBDIVISION FILING NO. 1
SITE PLAN
AURORA, COLORADO
GRADING PLAN - CHANNEL

NO.	DATE	REMARKS

JOB NO.:	DCS21-4030
PA / PM:	TS
DESIGNED:	JC
DATE:	03/11/2022
PLOT DATE:	

SHEET
C3.13
Sheet 31

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CAUTION: IF THIS SHEET IS NOT 24"x36" IT IS A REDUCED PRINT

SEE SHEET C4.13
MATCHLINE

40' SANITARY EASEMENT

PROPOSED 10' CCONCRETE TRAIL WITH 2' SHOULDERS

Δ=37°50'14"
R=414.00'
L=273.40'
CHB=N43°37'19"W
CHD=268.46'

Δ=37°50'21"
R=394.00'
L=260.20'
CHB=N43°37'15"W
CHD=255.50'

PROPOSED REGIONAL DETENTION POND B TO BE OWNED AND MAINTAINED BY THE METRO DISTRICT. MHFD MAINTENANCE ELIGIBLE

TRACT B
DRAINAGE EASEMENT
IN ITS ENTIRETY
(30.63 AC)

PROPOSED TEMPORARY SWALE

PROPOSED ENGINEERED CHANNEL TO BE OWNED AND MAINTAINED BY METRO DISTRICT

TRACT J
A NON-EXCLUSIVE TRAIL
EASEMENT IN ITS ENTIRETY
(1.07 AC)

EXISTING 100YR FLOOD PLAIN

N62°32'26"W 571.75'
N62°32'26"W 582.14'

PROPOSED HELM CHANNEL AREA

EXTENSION OF PRIVATE ROAD TO BE DESIGNED AND DEVELOPED WITH ADJACENT SITE PLANS

TRACT C
4.17 AC.

PROPOSED 10' CONCRETE TRAIL WITH 2' SHOULDERS

N62°32'26"W 805.90'

40.00' SANITARY EASEMENT

S00°00'02"W 1,516.38'

UNPLATTED

Δ=27°27'32"
R=25.00'
L=11.98'
CHB=N76°16'12"W
CHD=11.87'

N89°59'58"W 9.13'

Δ=27°27'32"
R=72.50'
L=34.75'
CHB=N76°16'12"W
CHD=34.41'

N89°59'58"W 9.13'

E. 56TH AVE.

HARVEST RD.

KEYMAP
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SCALE: 1" = 40'

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SITE PLAN
AURORA, COLORADO
GRADING PLAN - CHANNEL

NO.	DATE	REMARKS

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SHEET
C3.14
Sheet 32

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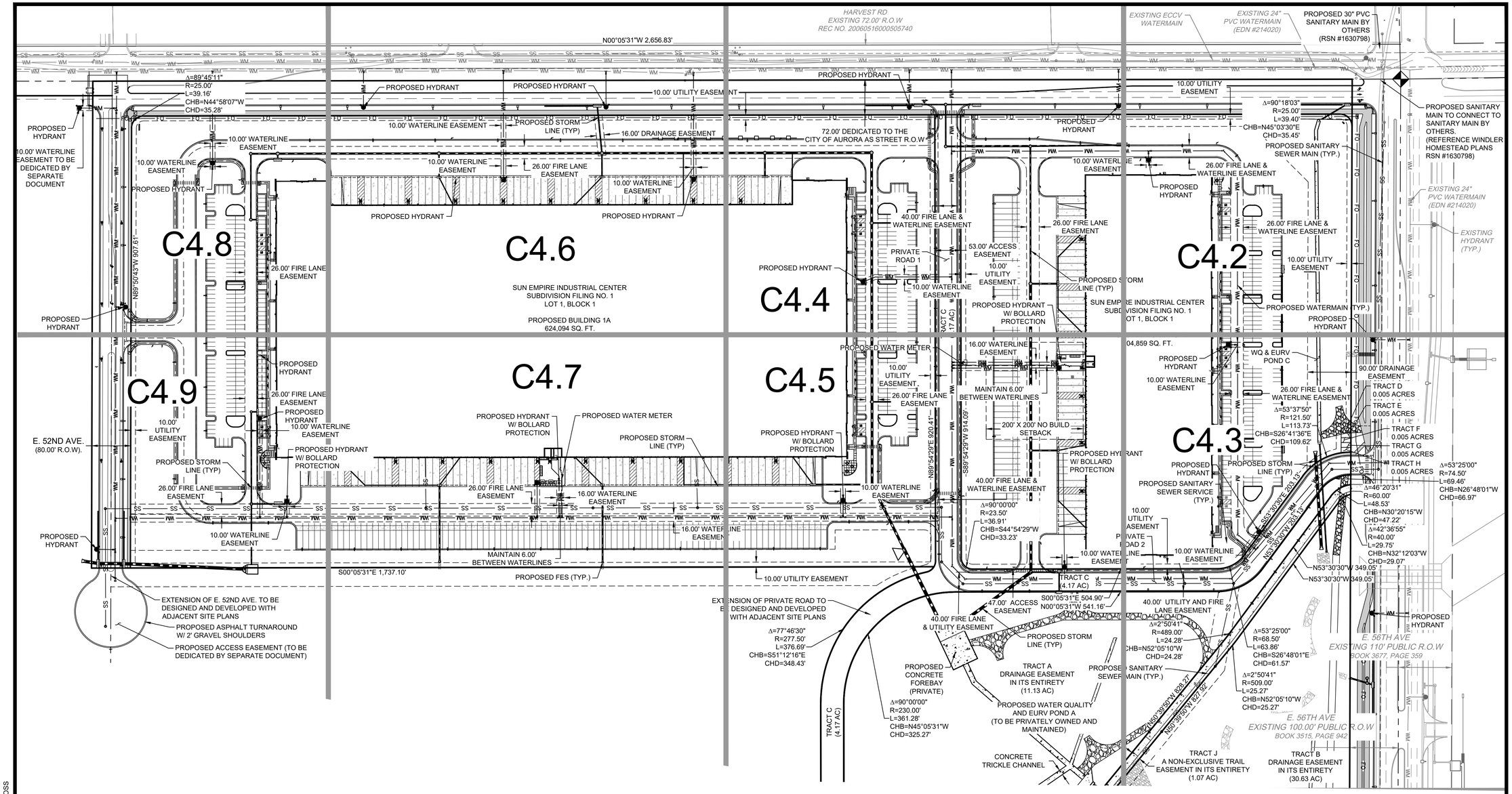

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SUN EMPIRE SUBDIVISION FILING NO. 1
SITE PLAN
AURORA, COLORADO
OVERALL UTILITY PLAN

NO.	DATE	REMARKS

JOB NO.:	DCS21-4030
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PLOT DATE:	03/10/2023

SHEET
C4.0
Sheet 33

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C4.10

C4.10

C4.11

C4.12

C4.13

C4.14

EXISTING HYDRANT (TYP.)

EXISTING HYDRANT (TYP.)

EXISTING 24" PVC WATERMAIN (EDN #214020)

Δ=90°18'03"
R=25.00'
L=39.40'
CHB=N45°03'30"E
CHD=35.45'

PROPOSED SANITARY SEWER MAIN (TYP.)

PROPOSED HYDRANT

PROPOSED SANITARY MH (TYP.)

TRACT G
0.005 ACRES

TRACT F
0.005 ACRES

TRACT D
0.005 ACRES

TRACT E
0.005 ACRES

TRACT H
0.005 ACRES

TRACT C
(4.00 AC)

PRIVATE ROAD 2

Δ=53°37'50"
R=121.50'
L=113.73'
CHB=S26°41'36"E
CHD=109.62'

Δ=53°25'00"
R=74.50'
L=69.46'
CHB=N26°48'01"W
CHD=66.97'

Δ=46°20'31"
R=60.00'
L=48.53'
CHB=N30°20'15"W
CHD=47.22'

Δ=42°36'55"
R=40.00'
L=29.75'
CHB=N32°12'03"W
CHD=29.07'

EXISTING (4) 12X6 RCBC'S

PROPOSED 12" WATERMAIN

N53°30'30"W 203.13'

S53°30'30"E 203.13'

N53°30'30"W 349.05'

N53°30'30"W 349.05'

Δ=53°25'00"
R=68.50'
L=63.86'
CHB=S26°48'01"E
CHD=61.57'

Δ=2°50'41"
R=489.00'
L=24.28'
CHB=N52°05'10"W
CHD=24.28'

Δ=2°50'41"
R=509.00'
L=25.27'
CHB=N52°05'10"W
CHD=25.27'

PROPOSED HYDRANT

PROPOSED HYDRANT

S89°47'28"E 2,651.56'

PROPOSED HYDRANT

PROPOSED FIBER OPTIC LINE (TYP.)

PROPOSED HYDRANT

JACKSON GAP STREET

JACKSON GAP WAY

E. 56TH AVE
EXISTING 80' PUBLIC R.O.W
BOOK 3677, PAGE 359

E. 56TH AVE
EXISTING 100.28' PUBLIC R.O.W
BOOK 3515, PAGE 942

PROPOSED ENGINEERED CHANNEL CENTERLINE & LOW FLOW EXTENTS TO BE OWNED AND MAINTAINED BY THE METRO DISTRICT

TRACT B
DRAINAGE EASEMENT
IN ITS ENTIRETY
(30.63 AC)

PROPOSED REGIONAL DETENTION POND B TO BE OWNED AND MAINTAINED BY THE METRO DISTRICT. MHFD MAINTENANCE ELIGIBLE

PROPOSED 10.0' CONCRETE TRAIL W/ 2' SHOULDERS

Δ=53°25'00"
R=115.50'
L=107.68'
CHB=N26°48'01"W
CHD=103.82'

47.00' ACCESS EASEMENT

40.00' UTILITY AND FIRE LANE EASEMENT

40.00' UTILITY EASEMENT

PROPOSED CONCRETE OVERFLOW WEIR

N50°39'50"W 827.92'

N50°39'50"W 828.27'

TRACT J
A NON-EXCLUSIVE TRAIL EASEMENT IN ITS ENTIRETY
(1.07 AC)

S00°05'31"E 504.90'

N00°05'31"W 541.16'

S00°00'02"W 1,516.38'

PROPOSED 14' MAINTENANCE ACCESS PATH

Δ=90°00'00"
R=23.50'
L=36.91'
CHB=S44°54'29"W
CHD=33.23'

Δ=46°49'45"
R=23.50'
L=19.21'
CHB=N35°43'53"W
CHD=18.68'

Δ=77°45'34"
R=277.50'
L=376.61'
CHB=N51°11'47"W
CHD=348.37'

CONCRETE TRICKLE CHANNEL

PROPOSED WATER EURV POND A (TO BE PRIVATELY OWNED AND MAINTAINED)

TRACT A
DRAINAGE EASEMENT
IN ITS ENTIRETY
(11.13 AC)

PROPOSED SANITARY SEWER MAIN (TYP.)

Δ=27°33'05"
R=452.50'
L=217.59'
CHB=N76°18'58"W
CHD=215.50'

Δ=27°33'05"
R=500.00'
L=240.43'
CHB=N76°18'58"W
CHD=238.12'

Δ=27°56'51"
R=492.26'
L=240.11'
CHB=N38°45'27"W
CHD=237.74'

Δ=27°54'31"
R=512.26'
L=249.52'
CHB=N38°44'11"W
CHD=247.06'

Δ=37°50'21"
R=394.00'
L=260.20'
CHB=N43°37'15"W
CHD=255.50'

Δ=90°00'00"
R=230.00'
L=361.28'
CHB=N45°05'31"W
CHD=325.27'

Δ=77°46'30"
R=277.50'
L=376.69'
CHB=S51°12'16"E
CHD=348.43'

S89°54'29"W 396.12'

TRACT C
(4.17 AC)

S89°54'29"W 396.20'

Δ=37°50'14"
R=414.00'
L=273.40'
CHB=N43°37'19"W
CHD=268.46'

EXTENSION OF PRIVATE ROAD TO BE DESIGNED AND DEVELOPED WITH ADJACENT SITE PLANS

N62°32'26"W 805.90'

N62°32'26"W 571.75'

N62°32'26"W 582.14'

N62°32'26"W 805.90'

FUTURE SANITARY SEWER MH CONNECTION FOR OFFSITE PROPERTIES W/ STUB

Δ=27°27'32"
R=25.00'
L=11.98'
CHB=N76°16'12"W
CHD=11.87'

N89°59'58"W 9.13'

Δ=27°27'32"
R=72.50'
L=34.75'
CHB=N76°16'12"W
CHD=34.41'

N89°59'58"W 9.13'

0 50 100 200

SCALE: 1" = 100'

N

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FOR AND ON BEHALF OF WARE MALCOMB

SUN EMPIRE SUBDIVISION FILING NO. 1
SITE PLAN
AURORA, COLORADO
OVERALL UTILITY PLAN

NO.	DATE	REMARKS

JOB NO.:	DCS21-4030
PA / PM:	TS
DESIGNED:	JC
DATE:	03/11/2022
PLOT DATE:	03/10/2023

SHEET
C4.1
Sheet 34

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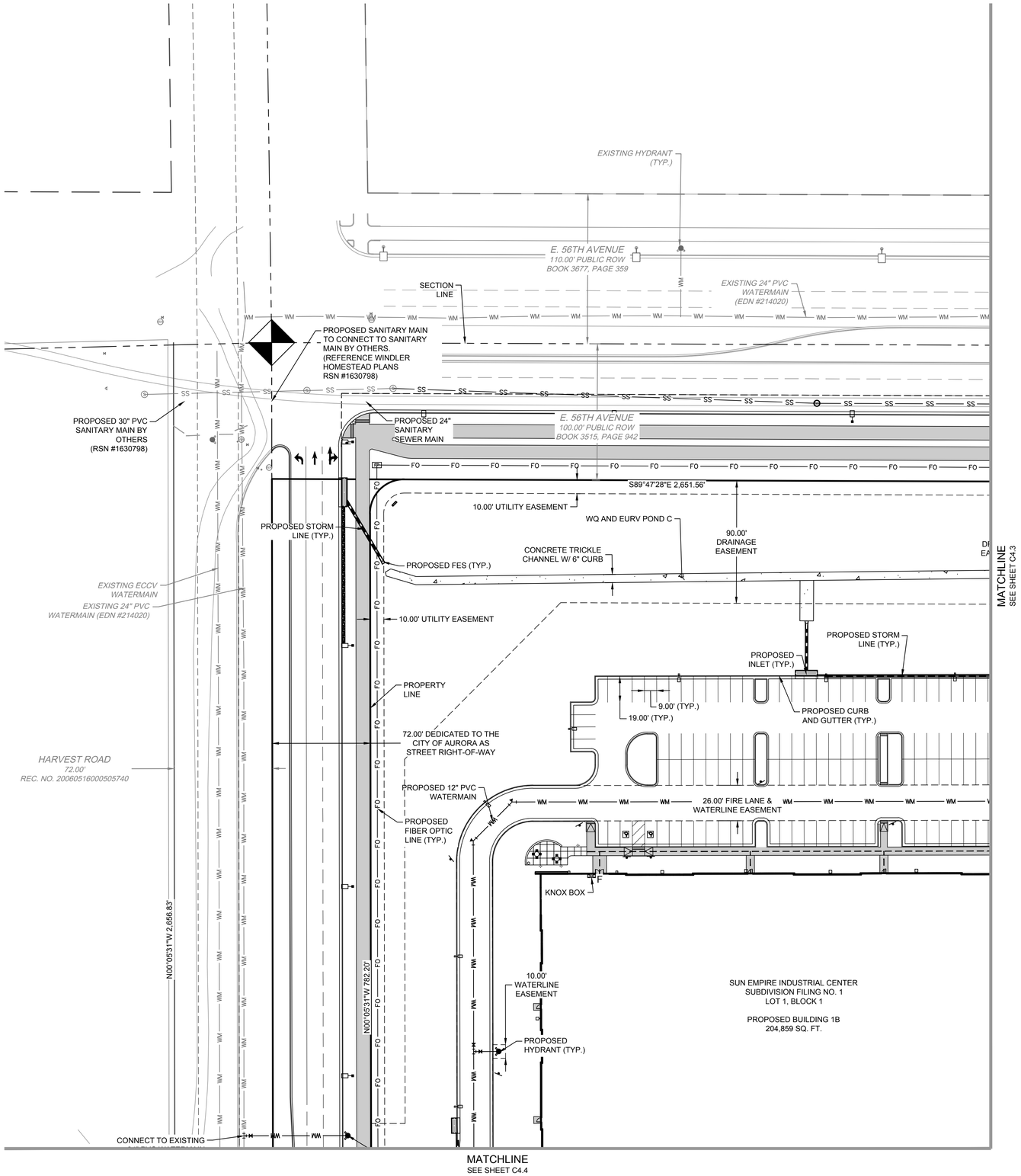

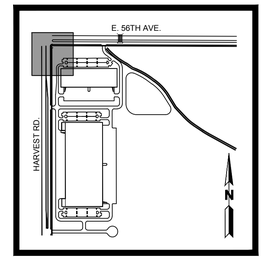

KEYMAP
1" = 1000'

LEGEND:

- PROPERTY LINE
- UTILITY CROSSING
- PROPOSED STORM LINE
- EXISTING STORM LINE
- PROPOSED STORM INLET
- EXISTING STORM INLET
- EXISTING EASEMENT
- PROPOSED EASEMENT
- PROPOSED SANITARY SEWER W/ MANHOLE
- EXISTING SANITARY SEWER W/ MANHOLE
- PROPOSED WATERLINE & VALVE
- FIRE HYDRANT W/ BOLLARD PROTECTION
- FIRE HYDRANT
- PROPOSED WATER METER
- EXISTING WATERLINE & VALVE
- EXISTING FIRE HYDRANT
- EXISTING ELECTRIC LINE
- EXISTING LIGHT POLE
- PROPOSED LIGHT POLE

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WM

0 20 40 80

SCALE: 1" = 40'

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SUN EMPIRE SUBDIVISION FILING NO. 1
SITE PLAN
AURORA, COLORADO
UTILITY PLAN

NO.	DATE	REMARKS

JOB NO.:	DCS21-4030
PA / PM:	TS
DESIGNED:	JC
DATE:	03/11/2022
PLOT DATE:	03/10/2023

SHEET
C4.2
Sheet 35

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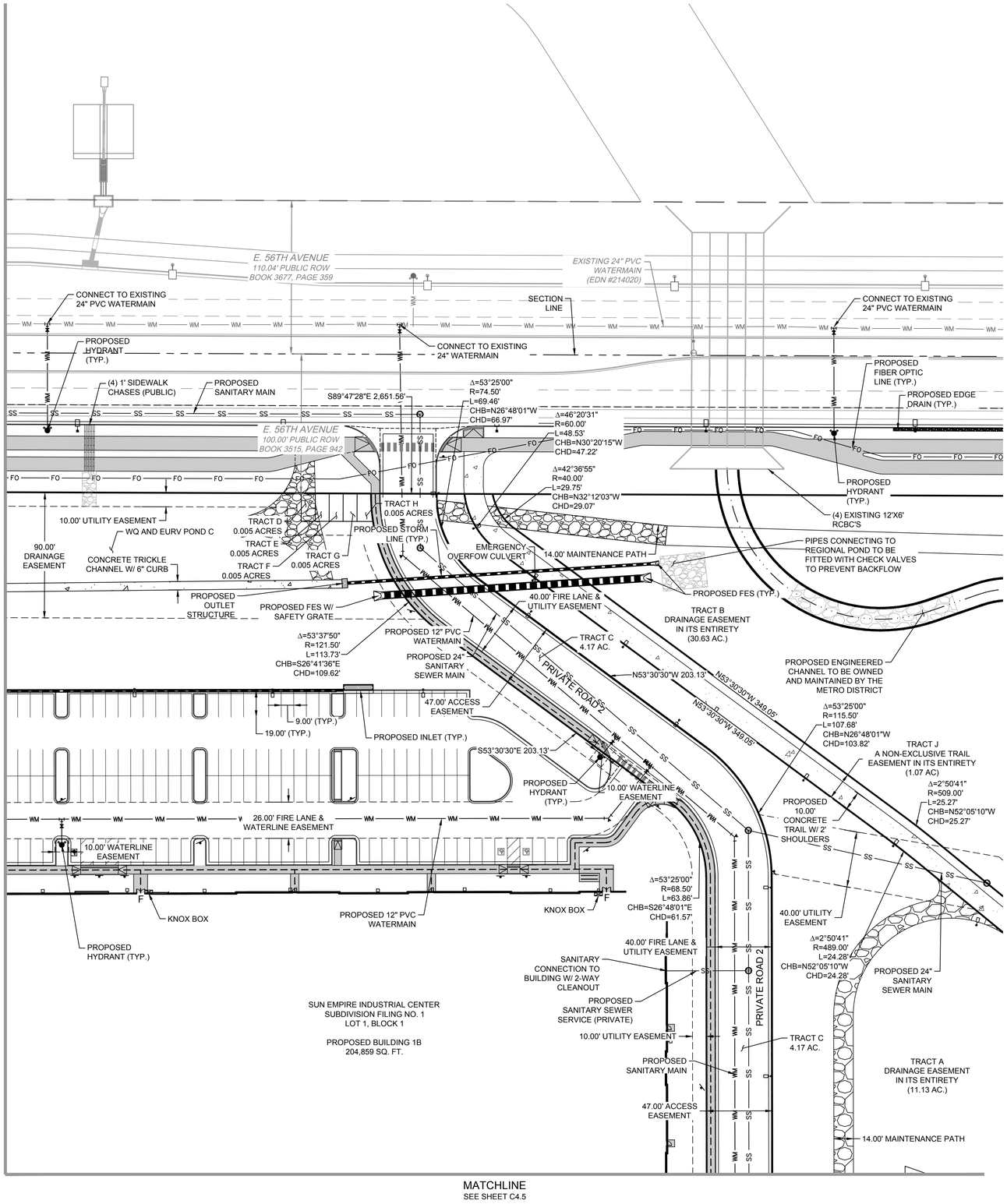

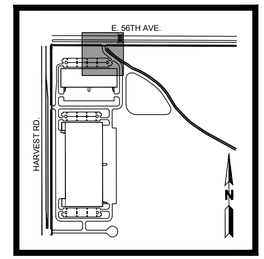

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- EXISTING ELECTRIC LINE
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0 20 40 80
SCALE: 1" = 40'

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SUN EMPIRE SUBDIVISION FILING NO. 1
SITE PLAN
AURORA, COLORADO
UTILITY PLAN

NO.	DATE	REMARKS

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SHEET
C4.3
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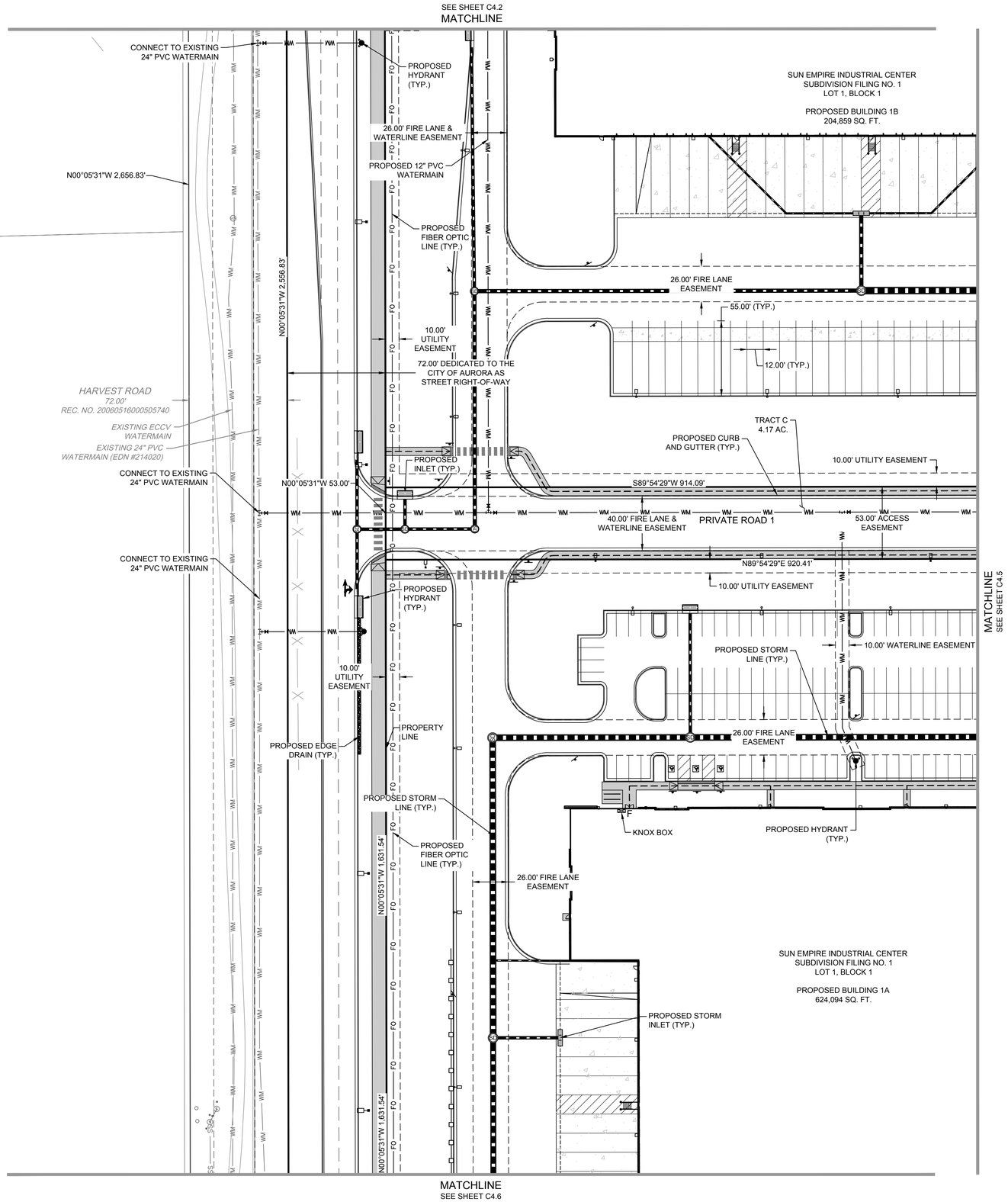

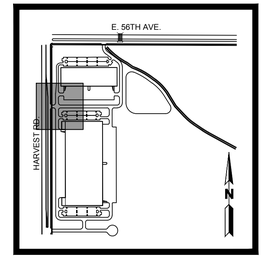

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WM

0 20 40 80

SCALE: 1" = 40'

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SUN EMPIRE SUBDIVISION FILING NO. 1
SITE PLAN
AURORA, COLORADO
UTILITY PLAN

NO.	DATE	REMARKS

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PA / PM:	TS
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SHEET
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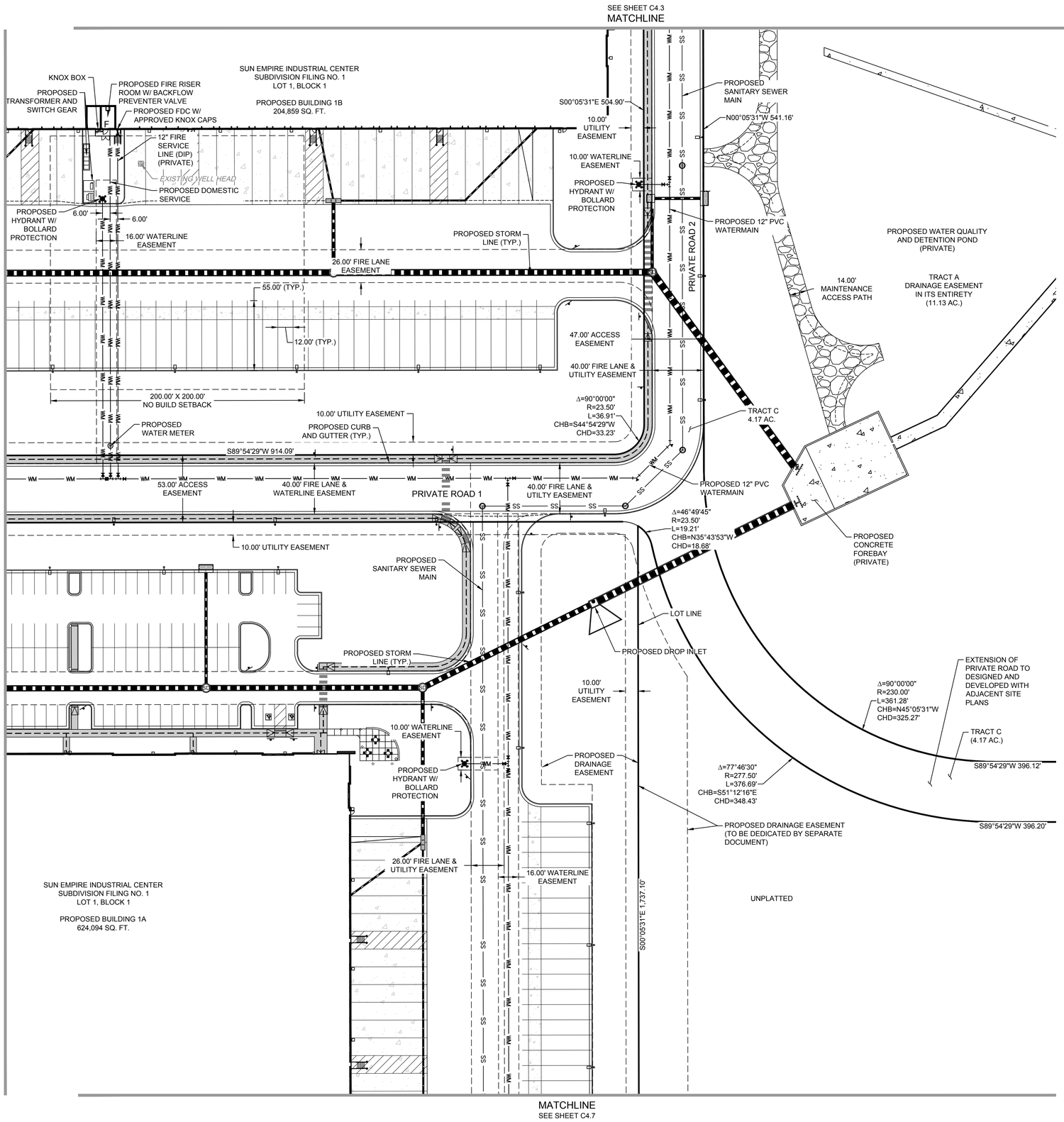

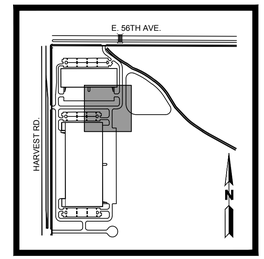

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WM

0 20 40 80
SCALE: 1" = 40'

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SUN EMPIRE SUBDIVISION FILING NO. 1
SITE PLAN
AURORA, COLORADO
UTILITY PLAN

NO.	DATE	REMARKS

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PA / PM:	TS
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SHEET
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Sheet 38

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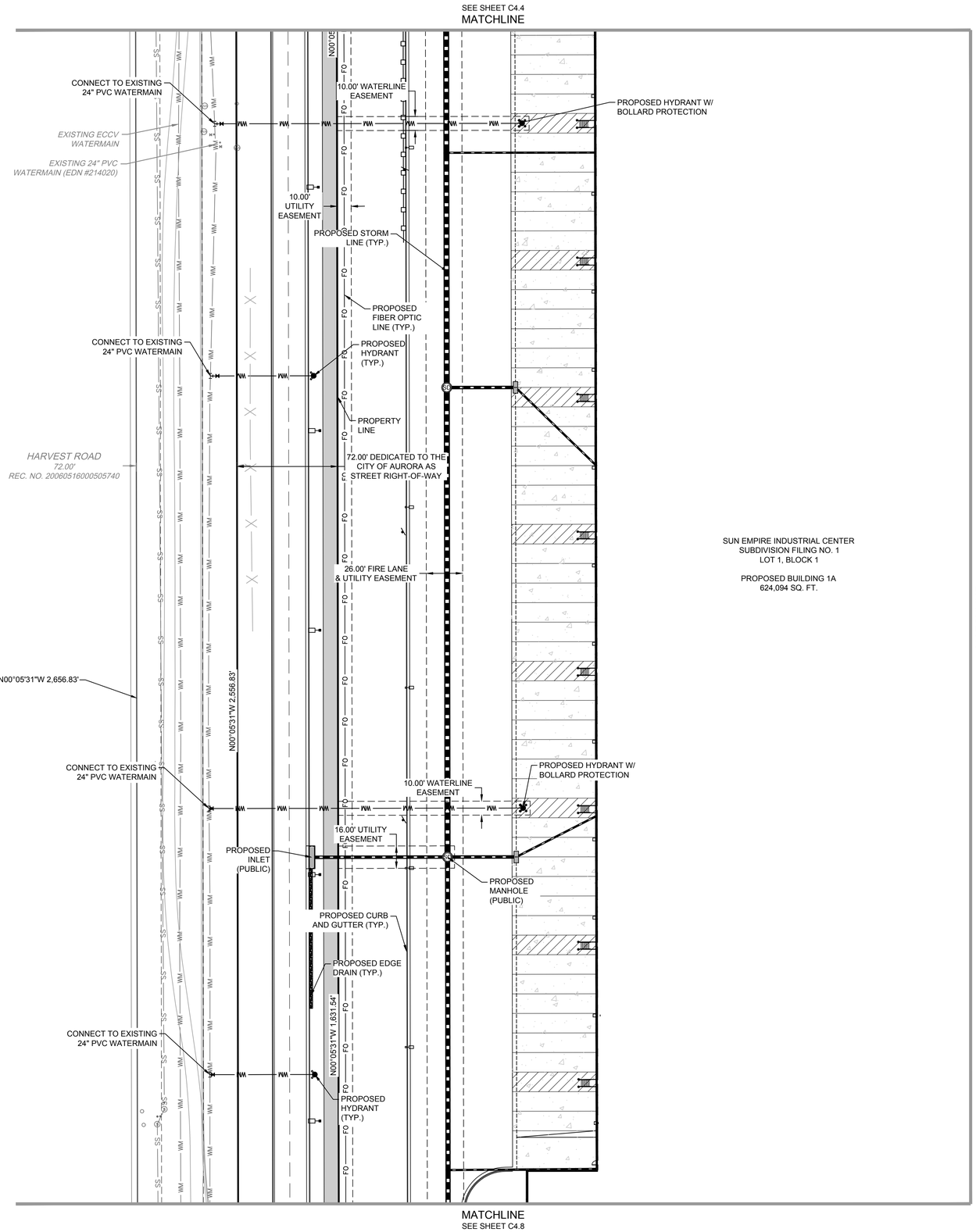

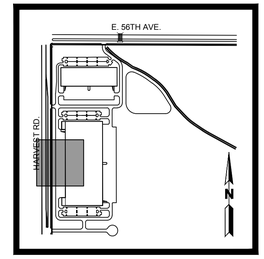

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WM

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SCALE: 1" = 40'

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SUN EMPIRE SUBDIVISION FILING NO. 1
SITE PLAN
AURORA, COLORADO
UTILITY PLAN

NO.	DATE	REMARKS

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PA / PM:	TS
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SHEET
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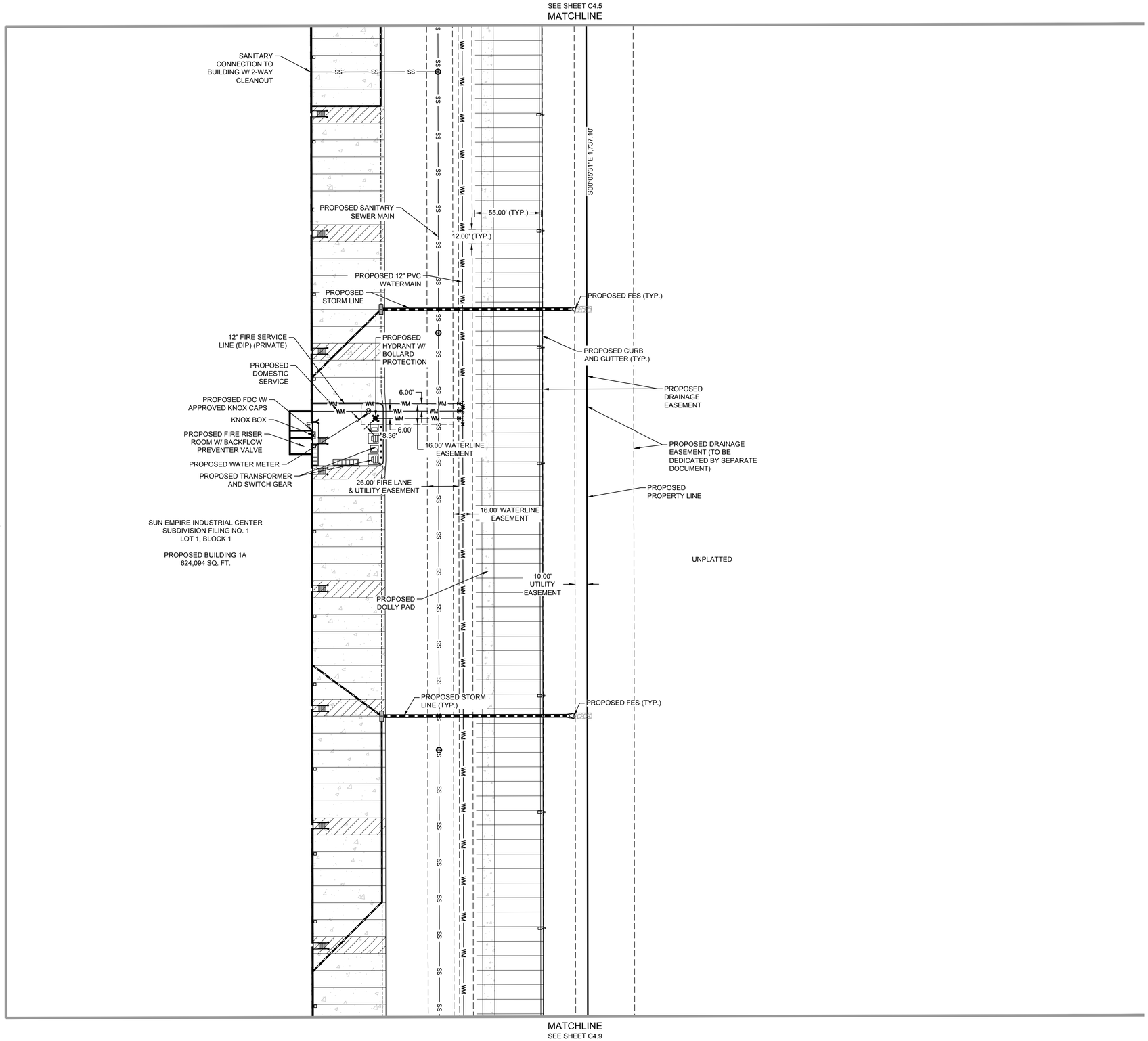

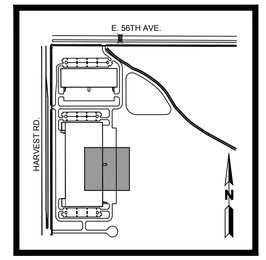

KEYMAP
1" = 1000'

LEGEND:

- PROPERTY LINE
- UTILITY CROSSING
- PROPOSED STORM LINE
- EXISTING STORM LINE
- PROPOSED STORM INLET
- EXISTING STORM INLET
- EXISTING EASEMENT
- PROPOSED EASEMENT
- PROPOSED SANITARY SEWER W/ MANHOLE
- EXISTING SANITARY SEWER W/ MANHOLE
- PROPOSED WATERLINE & VALVE
- FIRE HYDRANT W/ BOLLARD PROTECTION
- FIRE HYDRANT
- PROPOSED WATER METER
- EXISTING WATERLINE & VALVE
- EXISTING FIRE HYDRANT
- EXISTING ELECTRIC LINE
- EXISTING LIGHT POLE
- PROPOSED LIGHT POLE

NOTES:

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900 south broadway
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waremalcomb.com

FOR AND ON BEHALF OF WARE MALCOMB

SUN EMPIRE SUBDIVISION FILING NO. 1
SITE PLAN
AURORA, COLORADO
UTILITY PLAN

NO.	DATE	REMARKS

JOB NO.:	DCS21-4030
PA / PM:	TS
DESIGNED:	JC
DATE:	03/11/2022
PLOT DATE:	03/10/2023

SHEET
C4.7
Sheet 40

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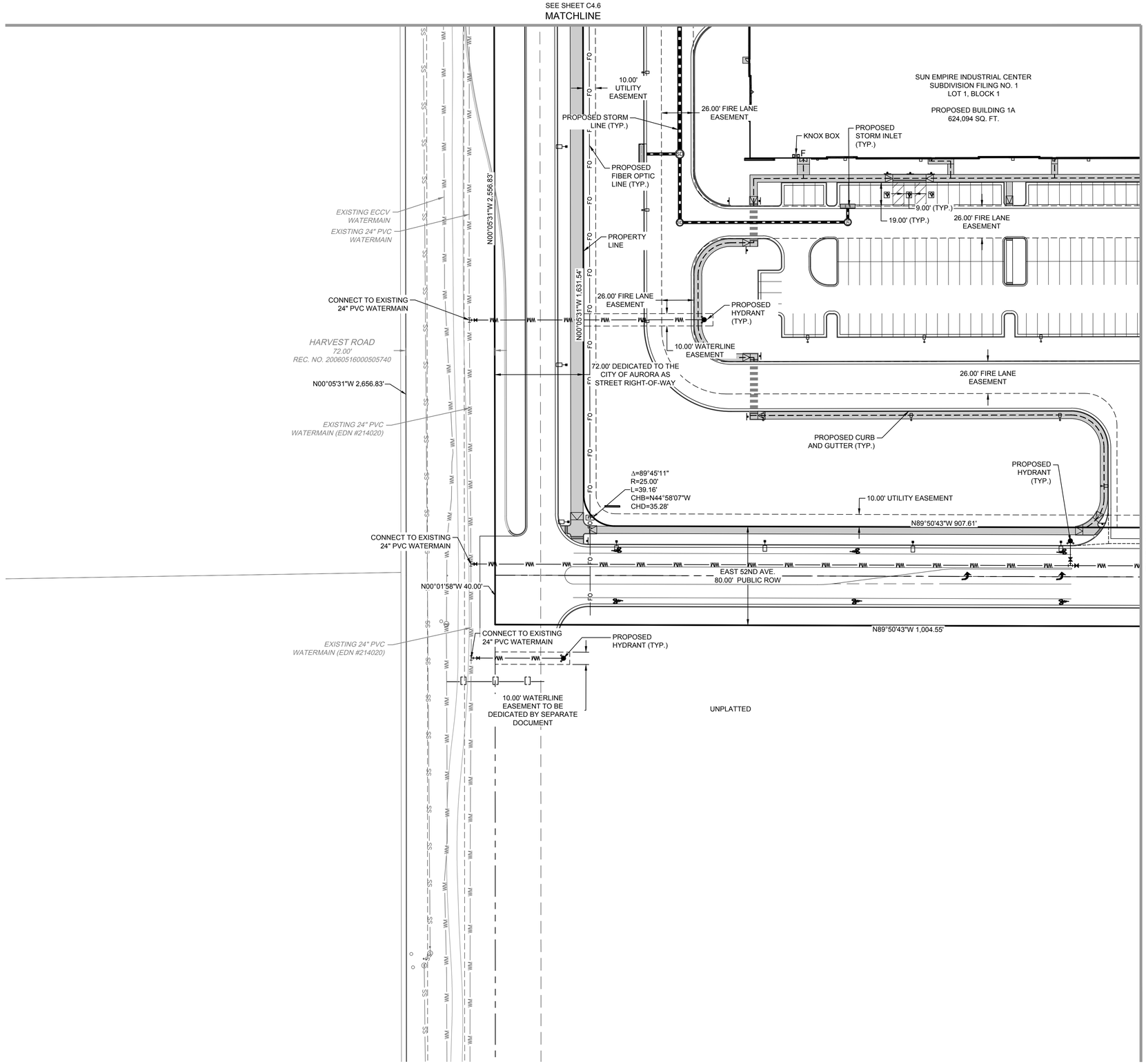

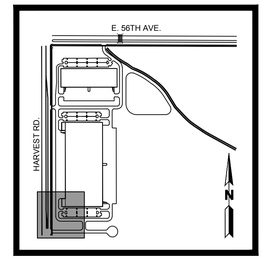

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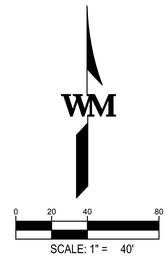

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SUN EMPIRE SUBDIVISION FILING NO. 1
SITE PLAN
AURORA, COLORADO
UTILITY PLAN

NO.	DATE	REMARKS

JOB NO.:	DCS21-4030
PA / PM:	TS
DESIGNED:	JC
DATE:	03/11/2022
PLOT DATE:	03/10/2023

SHEET
C4.8
Sheet 41

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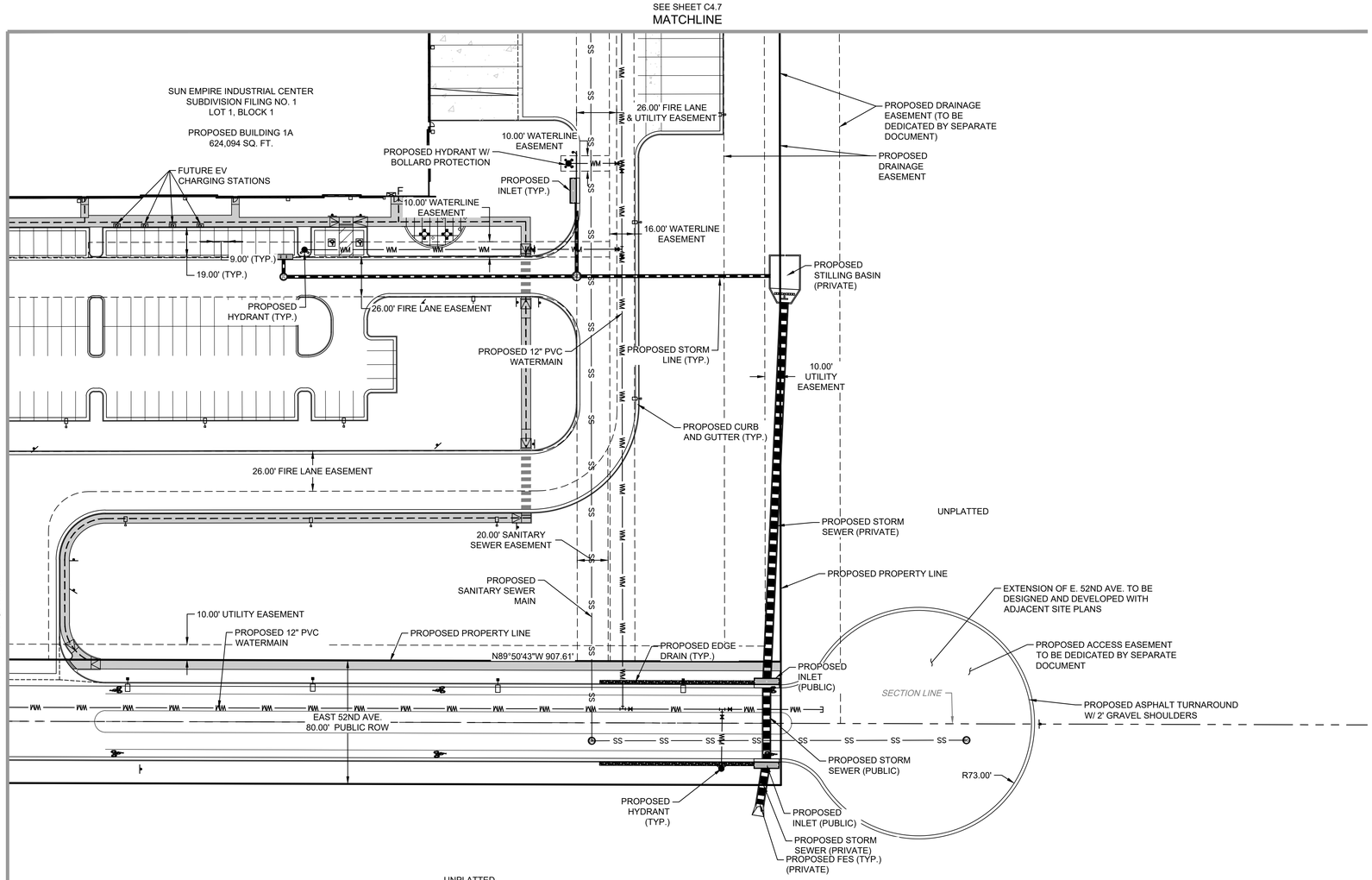

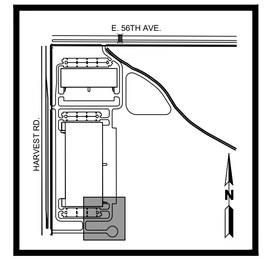

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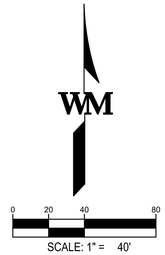

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FOR AND ON BEHALF
OF WARE MALCOMB

SUN EMPIRE SUBDIVISION FILING NO. 1
SITE PLAN
AURORA, COLORADO
UTILITY PLAN

NO.	DATE	REMARKS

JOB NO.:	DCS21-4030
PA / PM:	TS
DESIGNED:	JC
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PLOT DATE:	03/10/2023

SHEET
C4.9
Sheet 42

NOT FOR CONSTRUCTION

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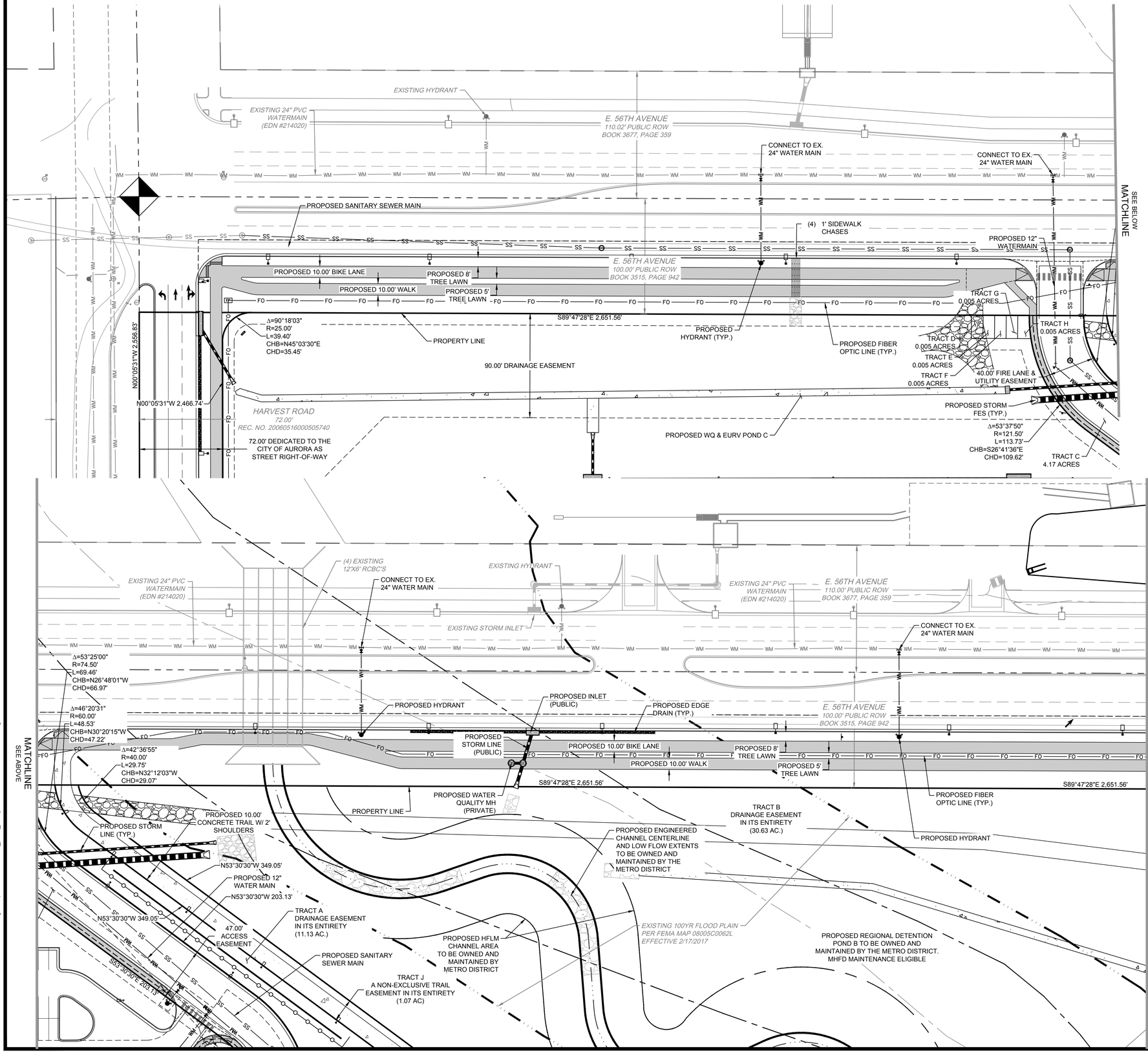

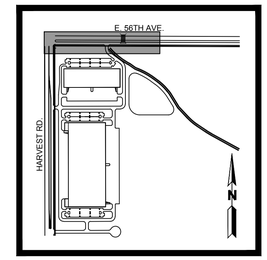

KEYMAP
1" = 1000'

LEGEND:

- PROPERTY LINE
- EXISTING RIGHT-OF-WAY LINE
- EXISTING CURB & GUTTER
- PROPOSED CURB & GUTTER
- PROPOSED CONCRETE
- PROPOSED ASPHALT
- PROPOSED CONCRETE WALK
- EXISTING EASEMENT
- PROPOSED UTILITY EASEMENT
- PROPOSED FIRE LANE EASEMENT
- ICC ACCESSIBLE ROUTE
- (5) PARKING COUNT
- PROPOSED FDC W/ APPROVED KNOX CAPS
- FIRE HYDRANT W/ BOLLARD PROTECTION
- FIRE HYDRANT
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- PROPOSED KNOX BOX
- FIRE ACCESS DOOR
- PROPOSED CURB RAMP
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0 20 40 80
SCALE: 1" = 40'

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FOR AND ON BEHALF OF WARE MALCOMB

SUN EMPIRE SUBDIVISION FILING NO. 1
SITE PLAN
AURORA, COLORADO
UTILITY PLAN

NO.	DATE	REMARKS

JOB NO.:	DCS21-4030
PA / PM:	TS
DESIGNED:	JC
DATE:	03/11/2022
PLOT DATE:	03/10/2023

SHEET
C4.10
Sheet 43

NOT FOR CONSTRUCTION

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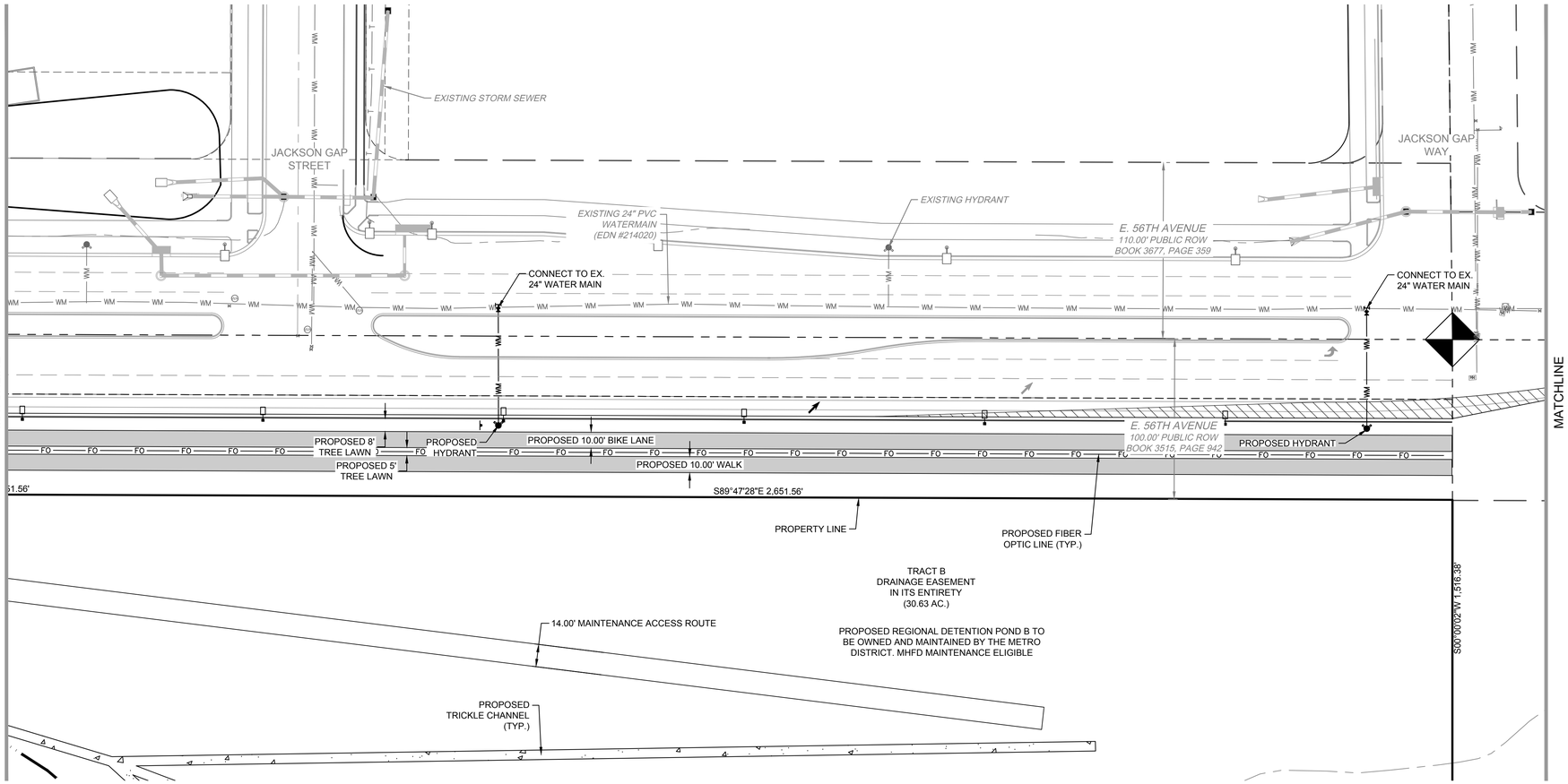

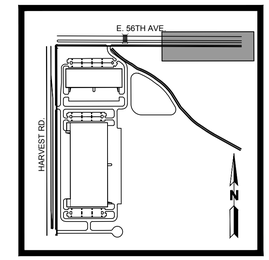

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WM

0 20 40 80

SCALE: 1" = 40'

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FOR AND ON BEHALF OF WARE MALCOMB

SUN EMPIRE SUBDIVISION FILING NO. 1
SITE PLAN
AURORA, COLORADO
UTILITY PLAN

NO.	DATE	REMARKS

JOB NO.:	DCS21-4030
PA / PM:	TS
DESIGNED:	JC
DATE:	03/11/2022
PLOT DATE:	03/10/2023

SHEET
C4.11
Sheet 44

NOT FOR CONSTRUCTION

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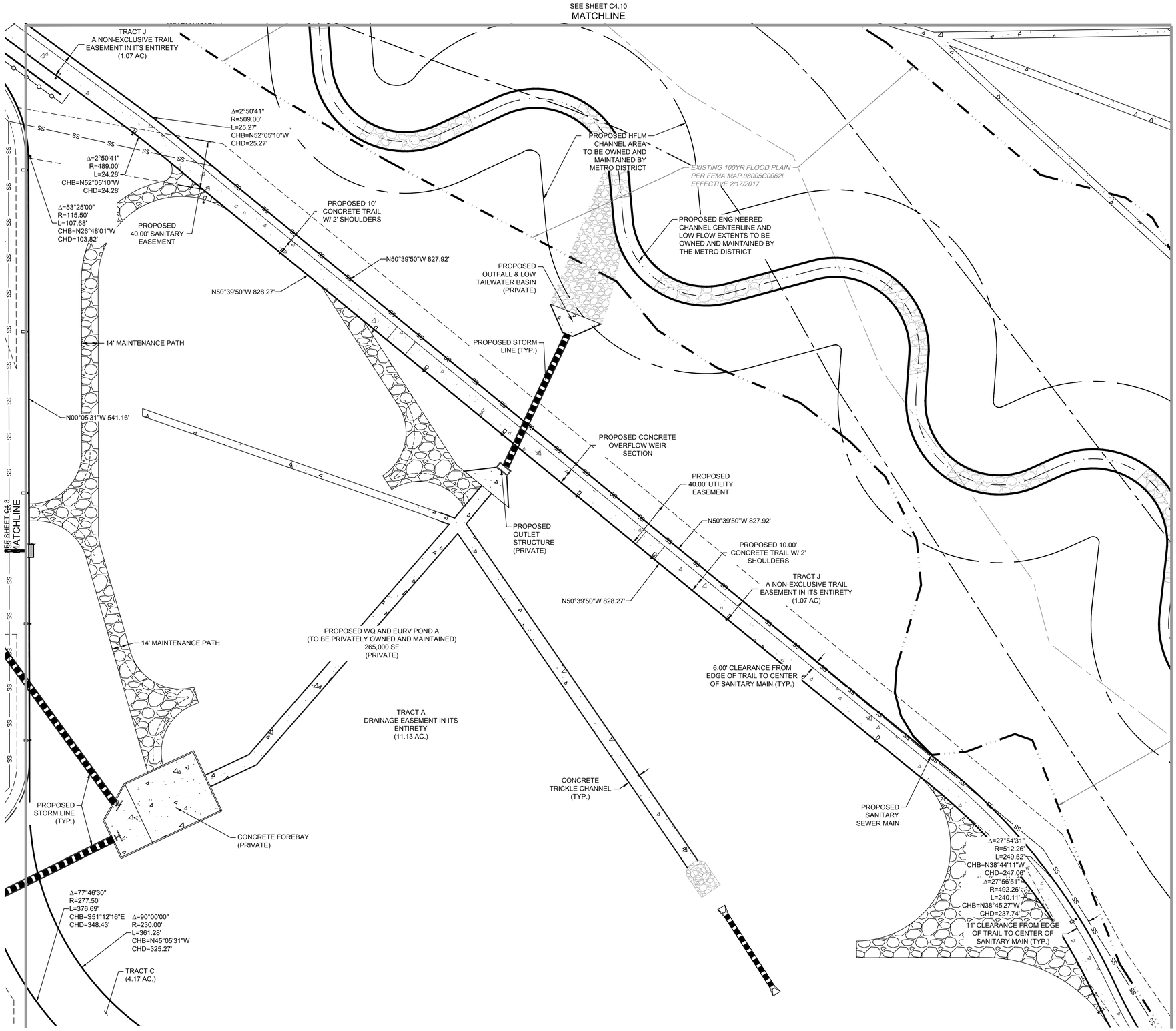

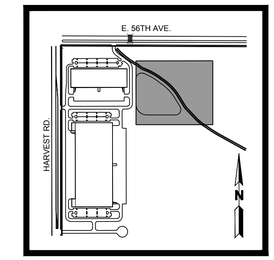

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FOR AND ON BEHALF
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SUN EMPIRE SUBDIVISION FILING NO. 1
SITE PLAN
AURORA, COLORADO
UTILITY PLAN - DETENTION POND

NO.	DATE	REMARKS

JOB NO.:	DCS21-4030
PA / PM:	TS
DESIGNED:	JC
DATE:	03/11/2022
PLOT DATE:	03/10/2023

SHEET
C4.12
Sheet 45

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SEE SHEET C4.11
MATCHLINE

TRACT B
DRAINAGE EASEMENT
IN ITS ENTIRETY
(30.63 AC.)

PROPOSED REGIONAL DETENTION POND B TO BE OWNED AND MAINTAINED BY THE METRO DISTRICT. MHFD MAINTENANCE ELIGIBLE

PROPOSED ENGINEERED CHANNEL CENTERLINE AND LOW FLOW EXTENTS TO BE OWNED AND MAINTAINED BY THE METRO DISTRICT

EXISTING 100YR FLOOD PLAIN PER FEMA MAP 08005C0062L EFFECTIVE 2/17/2017

S00°00'02"W 1,516.38'

SEE SHEET C4.12
MATCHLINE

Δ=27°54'31"
R=512.26'
L=249.52'
CHB=N38°44'11"W
CHD=247.06'

Δ=27°56'51"
R=492.26'
L=240.11'
CHB=N38°45'27"W
CHD=237.74'

11' CLEARANCE FROM EDGE OF TRAIL TO CENTER OF SANITARY MAIN (TYP.)

TRACT J
A NON-EXCLUSIVE TRAIL EASEMENT IN ITS ENTIRETY
(1.07 AC)

PROPOSED 10.00' CONCRETE TRAIL W/ 2' SHOULDERS

PROPOSED SANITARY SEWER MAIN

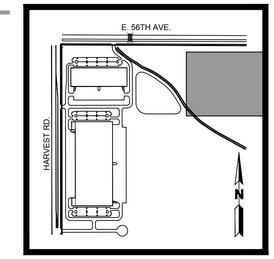
40' UTILITY EASEMENT

Δ=37°50'14"
R=414.00'
L=273.40'
CHB=N43°37'19"W
CHD=268.46'

Δ=37°50'21"
R=394.00'
L=260.20'
CHB=N43°37'15"W
CHD=255.50'

PROPOSED HFLM CHANNEL AREA TO BE OWNED AND MAINTAINED BY METRO DISTRICT

MATCHLINE
SEE SHEET C4.14



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SITE PLAN
AURORA, COLORADO
UTILITY PLAN - CHANNEL

NO.	DATE	REMARKS

JOB NO.:	DCS21-4030
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SHEET
C4.13
Sheet 46

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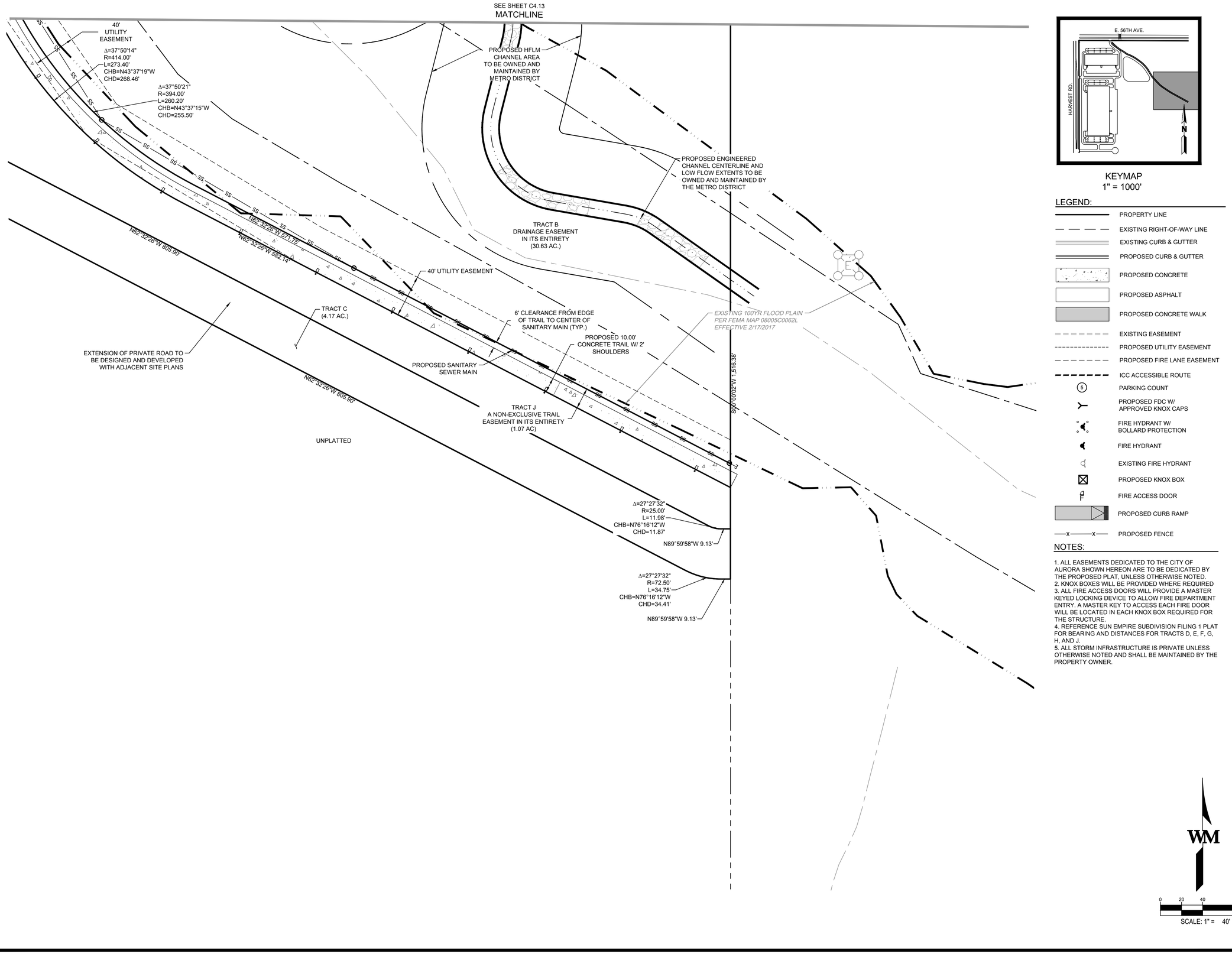

KEYMAP
1" = 1000'

LEGEND:

- PROPERTY LINE
- EXISTING RIGHT-OF-WAY LINE
- EXISTING CURB & GUTTER
- PROPOSED CURB & GUTTER
- PROPOSED CONCRETE
- PROPOSED ASPHALT
- PROPOSED CONCRETE WALK
- EXISTING EASEMENT
- PROPOSED UTILITY EASEMENT
- PROPOSED FIRE LANE EASEMENT
- ICC ACCESSIBLE ROUTE
- (5) PARKING COUNT
- PROPOSED FDC W/ APPROVED KNOX CAPS
- FIRE HYDRANT W/ BOLLARD PROTECTION
- FIRE HYDRANT
- EXISTING FIRE HYDRANT
- PROPOSED KNOX BOX
- FIRE ACCESS DOOR
- PROPOSED CURB RAMP
- —x——x— PROPOSED FENCE

NOTES:

1. ALL EASEMENTS DEDICATED TO THE CITY OF AURORA SHOWN HEREON ARE TO BE DEDICATED BY THE PROPOSED PLAT, UNLESS OTHERWISE NOTED.
2. KNOX BOXES WILL BE PROVIDED WHERE REQUIRED
3. ALL FIRE ACCESS DOORS WILL PROVIDE A MASTER KEYED LOCKING DEVICE TO ALLOW FIRE DEPARTMENT ENTRY. A MASTER KEY TO ACCESS EACH FIRE DOOR WILL BE LOCATED IN EACH KNOX BOX REQUIRED FOR THE STRUCTURE.
4. REFERENCE SUN EMPIRE SUBDIVISION FILING 1 PLAT FOR BEARING AND DISTANCES FOR TRACTS D, E, F, G, H, AND J.
5. ALL STORM INFRASTRUCTURE IS PRIVATE UNLESS OTHERWISE NOTED AND SHALL BE MAINTAINED BY THE PROPERTY OWNER.

0 20 40 80
SCALE: 1" = 40'

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waremalcomb.com

FOR AND ON BEHALF OF WARE MALCOMB

SUN EMPIRE SUBDIVISION FILING NO. 1
SITE PLAN
AURORA, COLORADO
UTILITY PLAN - CHANNEL

NO.	DATE	REMARKS

JOB NO.:	DCS21-4030
PA / PM:	TS
DESIGNED:	JC
DATE:	03/11/2022
PLOT DATE:	03/10/2023

SHEET
C4.14
Sheet 47

NOT FOR CONSTRUCTION

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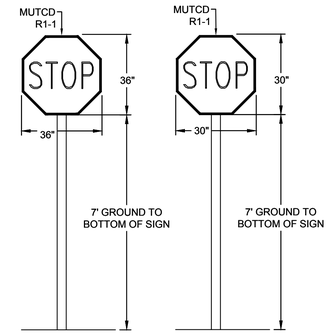
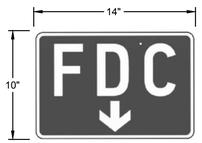
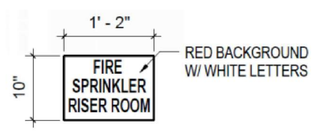


STOP SIGN DETAIL MULTI-LANE
N.T.S.

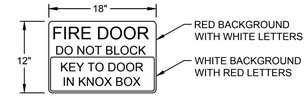
STOP SIGN DETAIL SINGLE LANE
N.T.S.



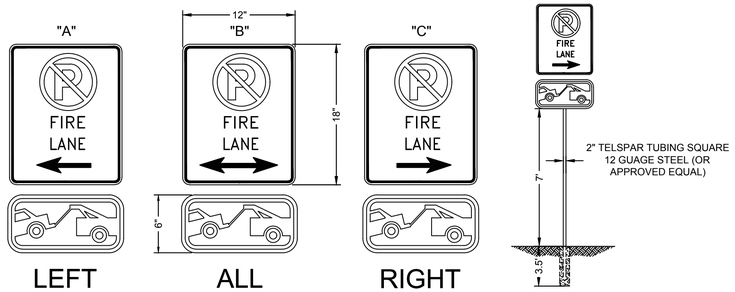
FDC SIGN DETAIL
N.T.S.



FIRE RISER ROOM SIGN DETAIL
N.T.S.

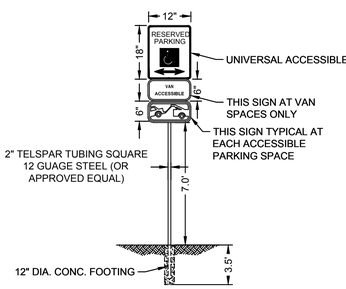


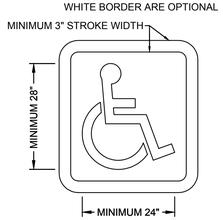
FIRE DOOR DO NOT BLOCK SIGN DETAIL
N.T.S.



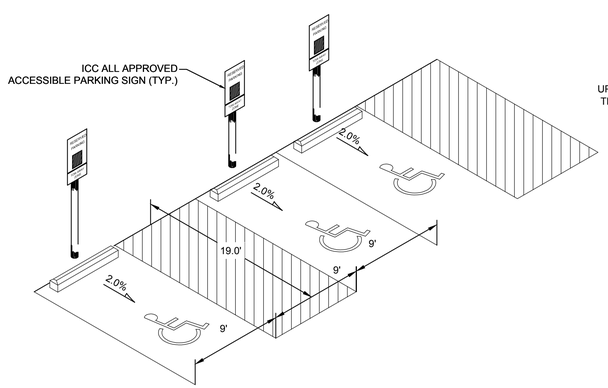
1. SIGNS SHALL BE LOCATED AT THE RIGHT SIDE OF THE FIRE LANE ENTRANCE AND AT THE END OF THE FIRE LANE. THE INTERMEDIATE SIGNS SHALL HAVE DOUBLE HEADED ARROWS POINTING IN BOTH DIRECTIONS.
2. TYPICALLY, THE MAXIMUM SPACING OF THE FIRE LANE SIGNS IS ESTABLISHED AT 100' ON CENTER WITH SIGNS BEING PLACED ON BOTH SIDES OF THE FIRE LANE EASEMENT (50' ON CENTER ALTERNATING SIDES). 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 AN 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 NOT OTHER SIGNS ATTACHED TO THE SIGN OR THE SIGN POST.
6. PLACEMENT OF THESE FIRE LANE 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.

NO PARKING - FIRE LANE SIGN DETAIL
N.T.S.

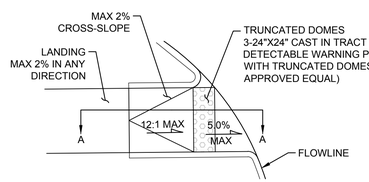




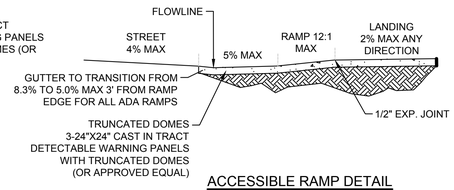
MUTCD FIGURE 3B.22
ONE PER SPACE
N.T.S.



ACCESSIBLE PARKING DETAIL
N.T.S.

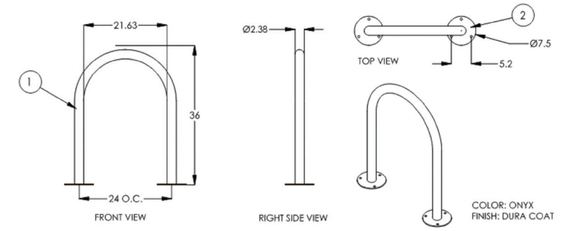


ACCESSIBLE RAMP DETAIL
N.T.S.

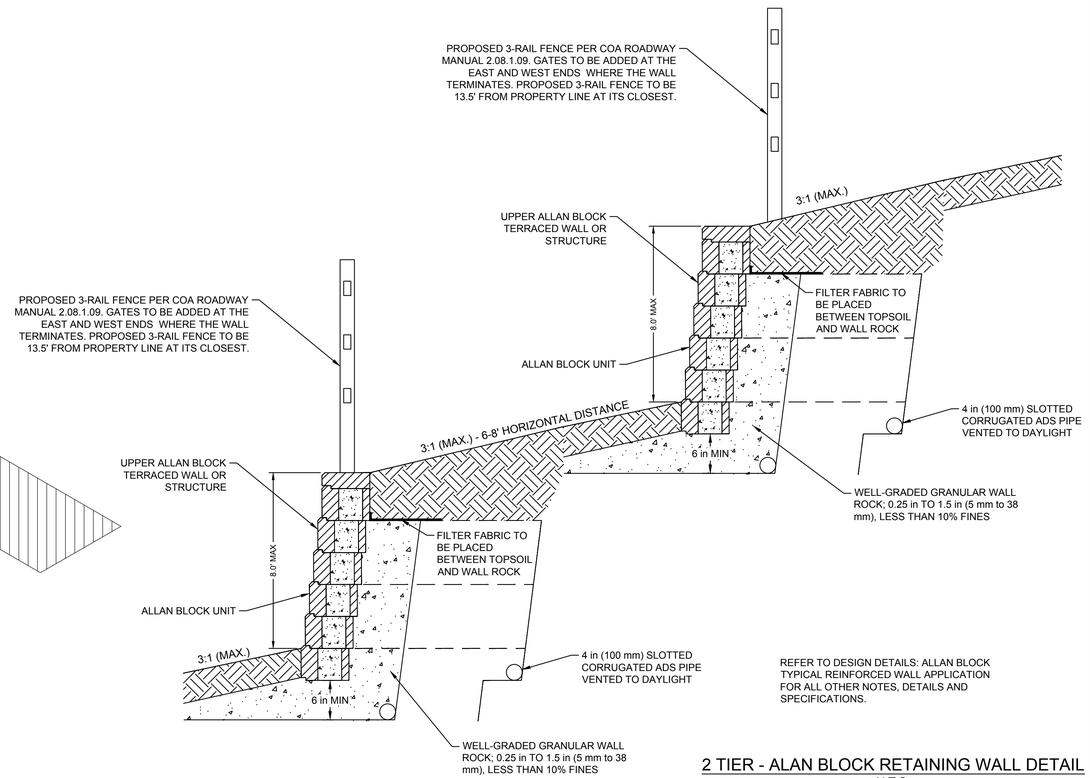


ACCESSIBLE RAMP DETAIL
SECTION A-A
N.T.S.

MATERIALS LIST
1. TUBING - Ø 2⅜" X .154" WALL STEEL TUBING
2. SURFACE PLATE - Ø 7½ X ¼" THICK STEEL PLATE WITH THREE Ø ⅝" MOUNTING HOLES
3. MOUNTED WITH SIX Ø ⅝" X 4-5" STAINLESS STEEL ANCHOR BOLTS (CUSTOMER SUPPLIED)



1 BIKE RACK - APEX (AP2-02-SM) - QTY:10
SCALE: NTS



REFER TO DESIGN DETAILS: ALLAN BLOCK TYPICAL REINFORCED WALL APPLICATION FOR ALL OTHER NOTES, DETAILS AND SPECIFICATIONS.

2 TIER - ALAN BLOCK RETAINING WALL DETAIL
N.T.S.

NOTE: NOT ALL ONSITE RETAINING WALLS ARE 2 TIER

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FOR AND ON BEHALF OF WARE MALCOMB

SUN EMPIRE SUBDIVISION FILING NO. 1
SITE PLAN
AURORA, COLORADO
DETAIL SHEET

NO.	DATE	REMARKS

JOB NO.:	DCS21-4030
PA / PM:	TS
DESIGNED:	JC
DATE:	03/11/2022
PLOT DATE:	03/10/2023

SHEET
C5.0
Sheet 48

NOT FOR CONSTRUCTION

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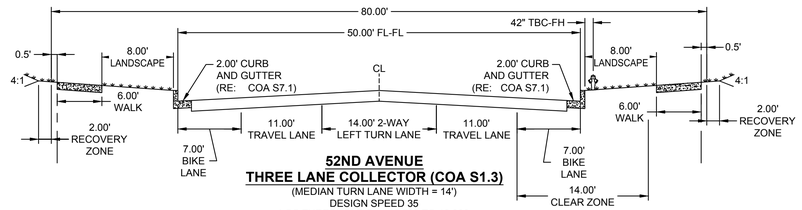
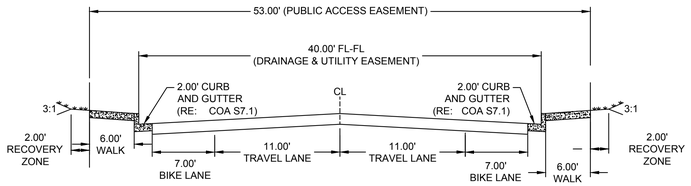
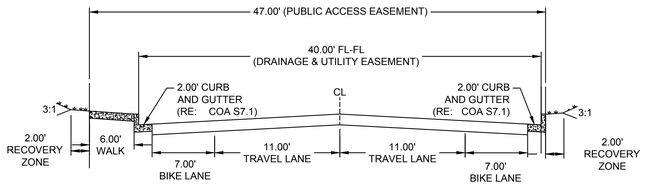


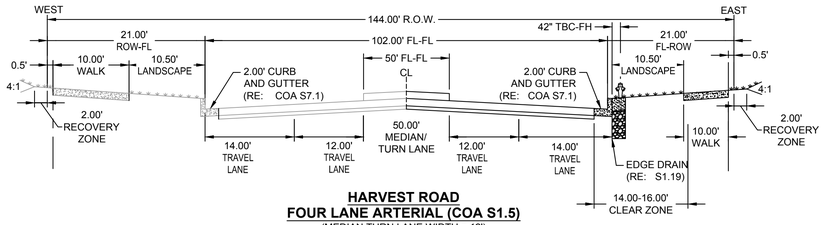
52ND AVENUE
THREE LANE COLLECTOR (COA S1.3)
(MEDIAN TURN LANE WIDTH = 14')
DESIGN SPEED 35
LOS THRESHOLD D - >10,500 TO 12,000
DESIGN ADT >6,000; CLEAR ZONE 12'-14'
N.T.S.



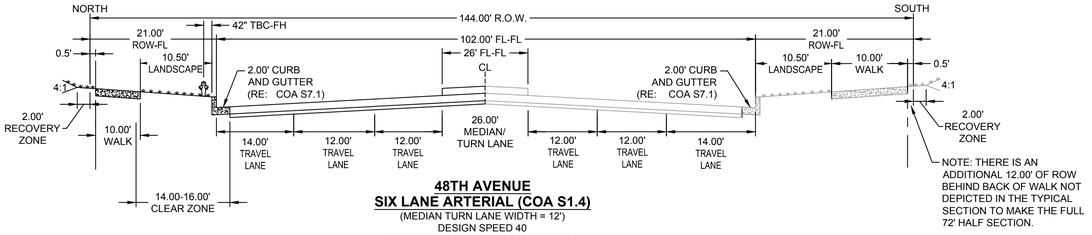
PROPOSED PRIVATE ROAD (1)
DESIGN SPEED 25



PROPOSED PRIVATE ROAD (2)
DESIGN SPEED 25

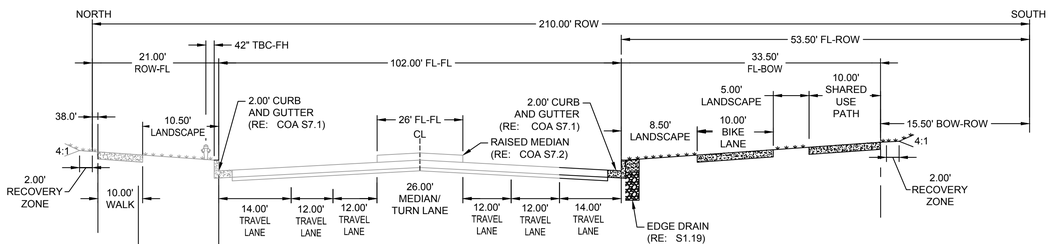


HARVEST ROAD
FOUR LANE ARTERIAL (COA S1.5)
(MEDIAN TURN LANE WIDTH = 12')
DESIGN SPEED 40 LOS THRESHOLD D - >53,000 TO 60,000
N.T.S.



48TH AVENUE
SIX LANE ARTERIAL (COA S1.4)
(MEDIAN TURN LANE WIDTH = 12')
DESIGN SPEED 40
LOS THRESHOLD D - >53,000 TO 60,000
N.T.S.

NOTE: THERE IS AN ADDITIONAL 12.00' OF ROW BEHIND BACK OF WALK NOT DEPICTED IN THE TYPICAL SECTION TO MAKE THE FULL 72' HALF SECTION.



56TH AVENUE
SIX LANE ARTERIAL (COA S1.4)
(MEDIAN TURN LANE WIDTH = 12')
DESIGN SPEED 40
LOS THRESHOLD D - >53,000 TO 60,000
N.T.S.

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FOR AND ON BEHALF OF WARE MALCOMB

SUN EMPIRE SUBDIVISION FILING NO. 1
SITE PLAN
AURORA, COLORADO
TYPICAL ROADWAY SECTIONS

NO.	DATE	REMARKS

JOB NO.:	DCS21-4030
PA / PM:	TS
DESIGNED:	JC
DATE:	03/11/2022
PLOT DATE:	03/10/2023

SHEET
C5.1
Sheet 49

NOT FOR CONSTRUCTION

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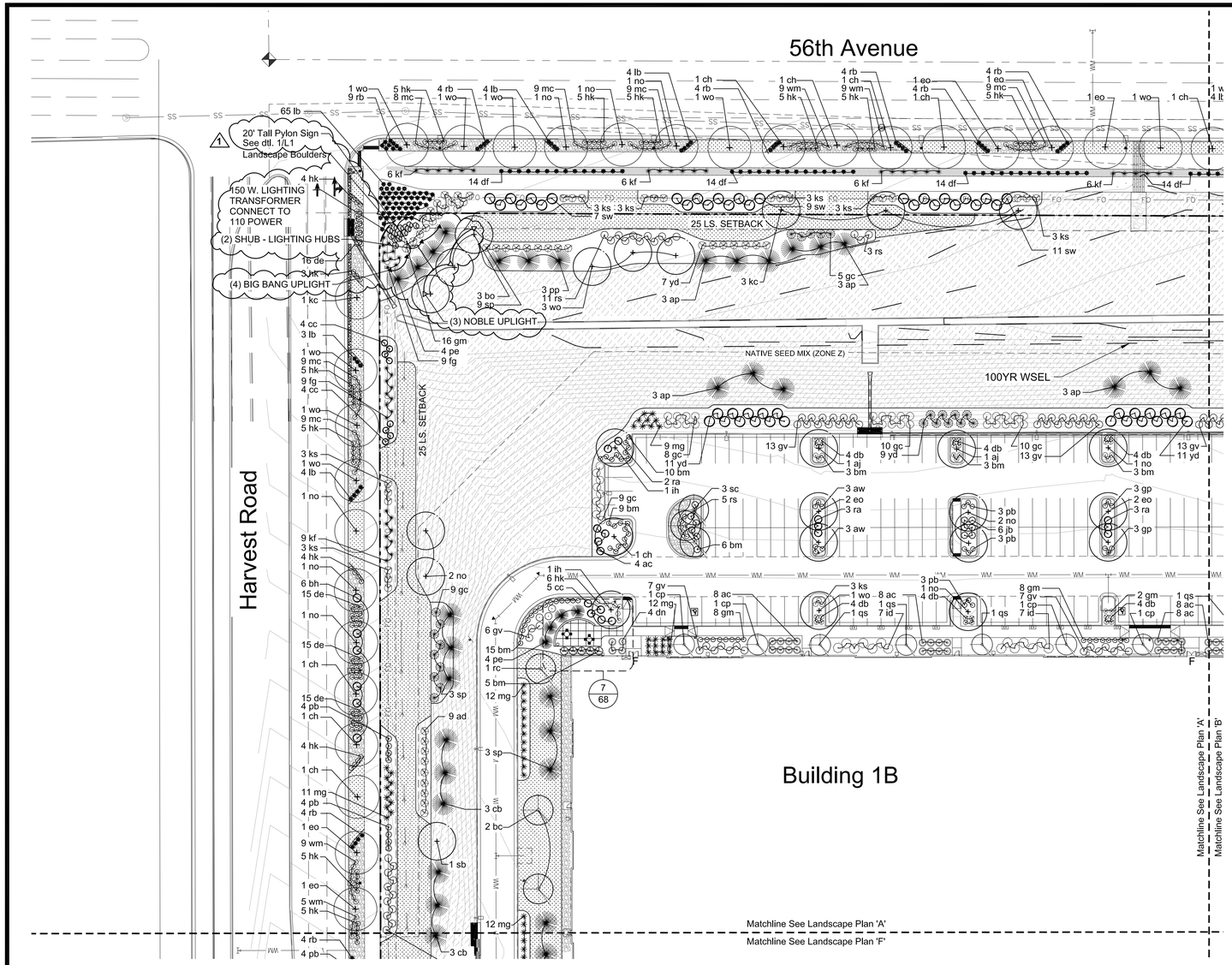


LANDSCAPE PLAN 'A'

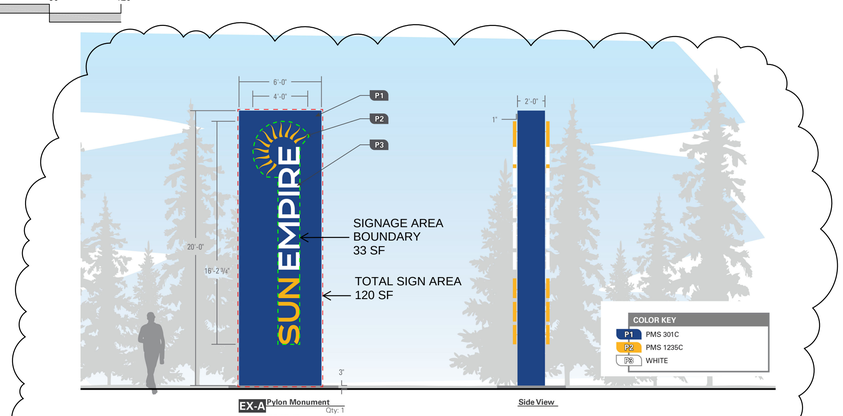
NORTH

SCALE 1" = 40' - 0"

LANDSCAPE LIGHTING LEGEND:

UNIQUE LIGHTING SYSTEMS
CONTACT: GREGORY D. FAST
COMPANY: TORO
CELL: 303.909.4292
EMAIL: GREG.FAST@TORO.COM

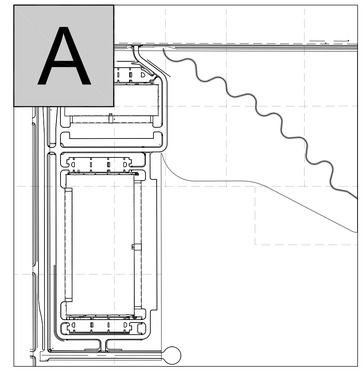
- UNIQUE LIGHT SYSTEMS - 150 SSSL-LED (150 W, STAINLESS STEEL LUGGED) W/ LPCU-A
- UNIQUE LIGHT SYSTEMS - BIGBANG - BIGB-12-L1330 WB
- UNIQUE LIGHT SYSTEMS - NOBLE - NOBL- 12-L327
- UNIQUE LIGHT SYSTEMS - SHUB
- 12-2 DIRECT BURY LIGHTING CABLE
- FIXTURE 25' WIRE LEAD



MONUMENT SIGN

N.T.S.

KEY MAP



LANDSCAPE LEGEND:

- DECIDUOUS TREE
- ORNAMENTAL TREE
- EVERGREEN TREE
- SHRUB
- ORNAMENTAL GRASS / PERENNIAL
- 3'-4' DECORATIVE BOULDERS
- ENHANCED NATIVE SEED MIX (IRRIGATED)

COMMON NAME	SCIENTIFIC NAME	% OF TOTAL	PLS PER ACRE
WESTERN WHEATGRASS	AGROPYRON SMITHII	35%	10.5 LBS.
SIDE OATS GRAMA	BOUTELOUA CURTIPENDULA	35%	10.5 LBS.
BLUE GRAMA	BOUTELOUA GRACILIS	10%	3.0 LBS.
SWITCHGRASS	PANICUM VIRGATUM	10%	3.0 LBS.
LITTLE BLUESTEM	SCHIZACHYRIUM SCOPARIUS	10%	3.0 LBS.

- NATIVE SEED MIX (ZONE Z) NON-IRRIGATED

COMMON NAME	SCIENTIFIC NAME	% OF TOTAL	PLS PER ACRE
BLUE GRAMA	BOUTELOUA GRACILIS	25%	1.8 LBS.
SAND DROPSEED	SPOROBOLUS CRYPTANDRUS	20%	0.20 LBS.
SIDEOATS GRAMA	BOUTELOUA CURTIPENDULA	20%	6.3 LBS.
WESTERN WHEATGRASS	PASCOPYRUM SMITHII	15%	8.2 LBS.
BUFFALO GRASS	BOUTELOUA DACTYLOIDES	10%	10.7 LBS.
INLAND SALTGRASS	DISTICHLIS SPICATA	1%	0.60 LBS.
PASTURE SAGE	ARTEMISIA FRIGIDA	1%	0.01 LBS.
BLANKET FLOWER	GAILLARDIA ARTISTATA	1%	0.5 LBS.
PRAIRIE CONEFLOWER	RATIBIDA COLUMNIFERA	1%	0.1 LBS.
PURPLE PRAIRIECLOVER	DALEA PURPUREA	1%	0.3 LBS.
BLUE FLAX	LINUM LEWISII	1%	0.4 LBS.

- RIPARIAN SEED MIX

COMMON NAME	SCIENTIFIC NAME	% OF TOTAL	PLS PER ACRE
BLUE GRAMA	BOUTELOUA GRACILIS	20%	1.5 LBS.
SAND DROPSEED	SPOROBOLUS CYRPTANDRUS	20%	0.20 LBL.
SWITCHGRASS	PANICUM VIRGATUM	20%	3.2 LBS.
SIDEOATS GRAMA	BOUTELOUA CURIPENDULA	15%	4.7 LBS.
WESTERN WHEATGRASS	PASCOPYRUM SMITHII	10%	5.5 LBS.
GREEN NEEDLEGRASS	NASELLA VIRIDULA	10%	3.3 LBS.

- 4"-6" COBBLE
- 1"-3" COBBLE
- NON-MATCH PLANTING AREAS — SHREDDED CEDAR MULCH
- STEEL EDGING
- RETAINING WALL - RE: CIVIL SEE SHEET 1/L17
- 3 RAIL FENCE - RE: CIVIL
- 6' TALL TREX SCREEN FENCING
- SECOND CREEK DRAINAGE SEE RE:VEGETATION PLANS

NOTES

1. ALL PROPOSED LANDSCAPING WITHIN THE SIGHT TRIANGLE SHALL BE IN COMPLIANCE WITH COA ROADWAY SPECIFICATIONS, SECTION 4.04.2.10'
2. SEE SHEET 65 FOR PLANT MATERIAL SCHEDULE
3. 56TH AVENUE LANDSCAPE MEDIANS TO BE OWNED AND MAINTAINED BY PROS - MEDIAN DESIGNED AND INSTALLED BY ADJACENT DEVELOPER
4. HARVEST ROAD MEDIAN TO BE OWNED AND MAINTAINED BY PROS - DESIGNED AND INSTALLED BY PROPERTY OWNER THROUGH A SEPARATE PROS SUBMITTAL AND APPROVAL PROCESS.

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FOR AND ON BEHALF OF WARE MALCOMB

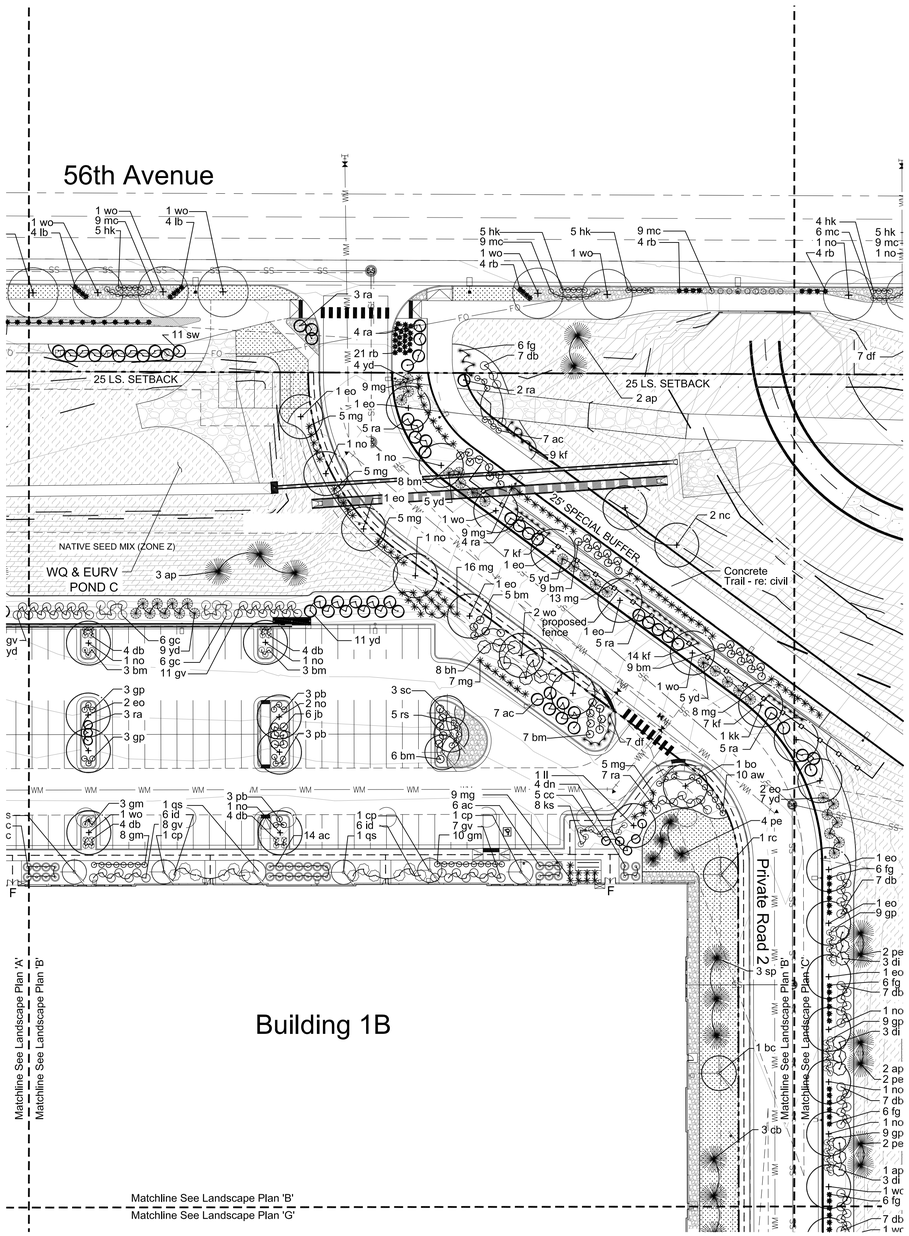
SUN EMPIRE INDUSTRIAL CENTER
SITE PLAN
AURORA, COLORADO
LANDSCAPE PLAN 'A'

NO.	DATE	REMARKS
1	12/9/2024	Amendment 1 - Sign Height Revision

JOB NO.:	DCS21-4030
PA / PM:	sw
DESIGNED:	sw
DATE:	03/11//2022
PLOT DATE:	

SHEET L1
Sheet 50 of 86

NOT FOR CONSTRUCTION



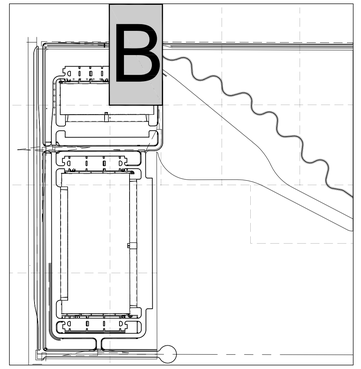
LANDSCAPE PLAN 'B'

NORTH

0' 20' 40' 80' 120'

SCALE 1" = 40' - 0"

KEY MAP



LANDSCAPE LEGEND:

- DECIDUOUS TREE
- ORNAMENTAL TREE
- EVERGREEN TREE
- SHRUB
- ORNAMENTAL GRASS / PERENNIAL
- 3'-4' DECORATIVE BOULDERS

ENHANCED NATIVE SEED MIX (IRRIGATED)

COMMON NAME	SCIENTIFIC NAME	% OF TOTAL	PLS PER ACRE
WESTERN WHEATGRASS	AGROPYRON SMITHII	35%	10.5 LBS.
SIDE OATS GRAMA	BOUTELOUA CURTIPENDULA	35%	10.5 LBS.
BLUE GRAMA	BOUTELOUA GRACILIS	10%	3.0 LBS.
SWITCHGRASS	PANICUM VIRGATUM	10%	3.0 LBS.
LITTLE BLUESTEM	SCHIZACHYRIUM SCOPARIUS	10%	3.0 LBS.

NATIVE SEED MIX (ZONE Z) NON-IRRIGATED

COMMON NAME	SCIENTIFIC NAME	% OF TOTAL	PLS PER ACRE
BLUE GRAMA	BOUTELOUA GRACILIS	25%	1.8 LBS.
SAND DROPSEED	SPOROBOLUS CRYPTANDRUS	20%	0.20 LBS.
SIDEOATS GRAMA	BOUTELOUA CURTIPENDULA	20%	6.3 LBS.
WESTERN WHEATGRASS	PASCOPYRUM SMITHII	15%	8.2 LBS.
BUFFALO GRASS	BOUTELOUA DACTYLOIDES	10%	10.7 LBS.
INLAND SALTGRASS	DISTICHLIS SPICATA	1%	0.60 LBS.
PASTURE SAGE	ARTEMISIA FRIGIDA	1%	0.01 LBS.
BLANKET FLOWER	GAILLARDIA ARTISTATA	1%	0.5 LBS.
PRAIRIE CONEFLOWER	RATIBIDA COLUMNIFERA	1%	0.1 LBS.
PURPLE PRAIRIECLOVER	DALEA PURPUREA	1%	0.3 LBS.
BLUE FLAX	LINUM LEWISII	1%	0.4 LBS.

RIPARIAN SEED MIX

COMMON NAME	SCIENTIFIC NAME	% OF TOTAL	PLS PER ACRE
BLUE GRAMA	BOUTELOUA GRACILIS	20%	1.5 LBS.
SAND DROPSEED	SPOROBOLUS CYRPTANDRUS	20%	0.20 LBL.
SWITCHGRASS	PANICUM VIRGATUM	20%	3.2 LBS.
SIDEOATS GRAMA	BOUTELOUA CURIPENDULA	15%	4.7 LBS.
WESTERN WHEATGRASS	PASCOPYRUM SMITHII	10%	5.5 LBS.
GREEN NEEDLEGRASS	NASELLA VIRIDULA	10%	3.3 LBS.

- 4"-6" COBBLE
- 1"-3" COBBLE
- NON-HATCH PLANTING AREAS — SHREDDED CEDAR MULCH
- STEEL EDGING
- RETAINING WALL - RE: CIVIL SEE SHEET 1/L17
- 3 RAIL FENCE - RE: CIVIL
- 6' TALL TREX SCREEN FENCING
- SECOND CREEK DRAINAGE SEE RE:VEGETATION PLANS

NOTES

1. **ALL PROPOSED LANDSCAPING WITHIN THE SIGHT TRIANGLE SHALL BE IN COMPLIANCE WITH COA ROADWAY SPECIFICATIONS, SECTION 4.04.2.10'**
2. **SEE SHEET 65 FOR PLANT MATERIAL SCHEDULE**
3. **56TH AVENUE LANDSCAPE MEDIANS TO BE OWNED AND MAINTAINED BY PROS - MEDIAN DESIGNED AND INSTALLED BY ADJACENT DEVELOPER**
4. **HARVEST ROAD MEDIAN TO BE OWNED AND MAINTAINED BY PROS - DESIGNED AND INSTALLED BY PROPERTY OWNER THROUGH A SEPARATE PROS SUBMITTAL AND APPROVAL PROCESS.**

STACKlot
5639 SOUTH CURTICE STREET
LITTLETON, COLORADO 80120
303.883.2735

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waremalcomb.com

FOR AND ON BEHALF OF WARE MALCOMB

SUN EMPIRE INDUSTRIAL CENTER
SITE PLAN
AURORA, COLORADO
LANDSCAPE PLAN 'B'

NO.	DATE	REMARKS
2	6/3/22	Second Submittal
3	7/1/22	Third Submittal
4	9/13/22	Fourth Submittal
5	11/9/22	Fifth Submittal
6	12/14/22	Sixth Submittal
7	2/9/23	Seventh Submittal
8	3/10/23	Eight Submittal

JOB NO.:	DCS21-4030
PA / PM:	sw
DESIGNED:	sw
DATE:	03/11/2022
PLOT DATE:	

SHEET
L2
Sheet 51 of 86

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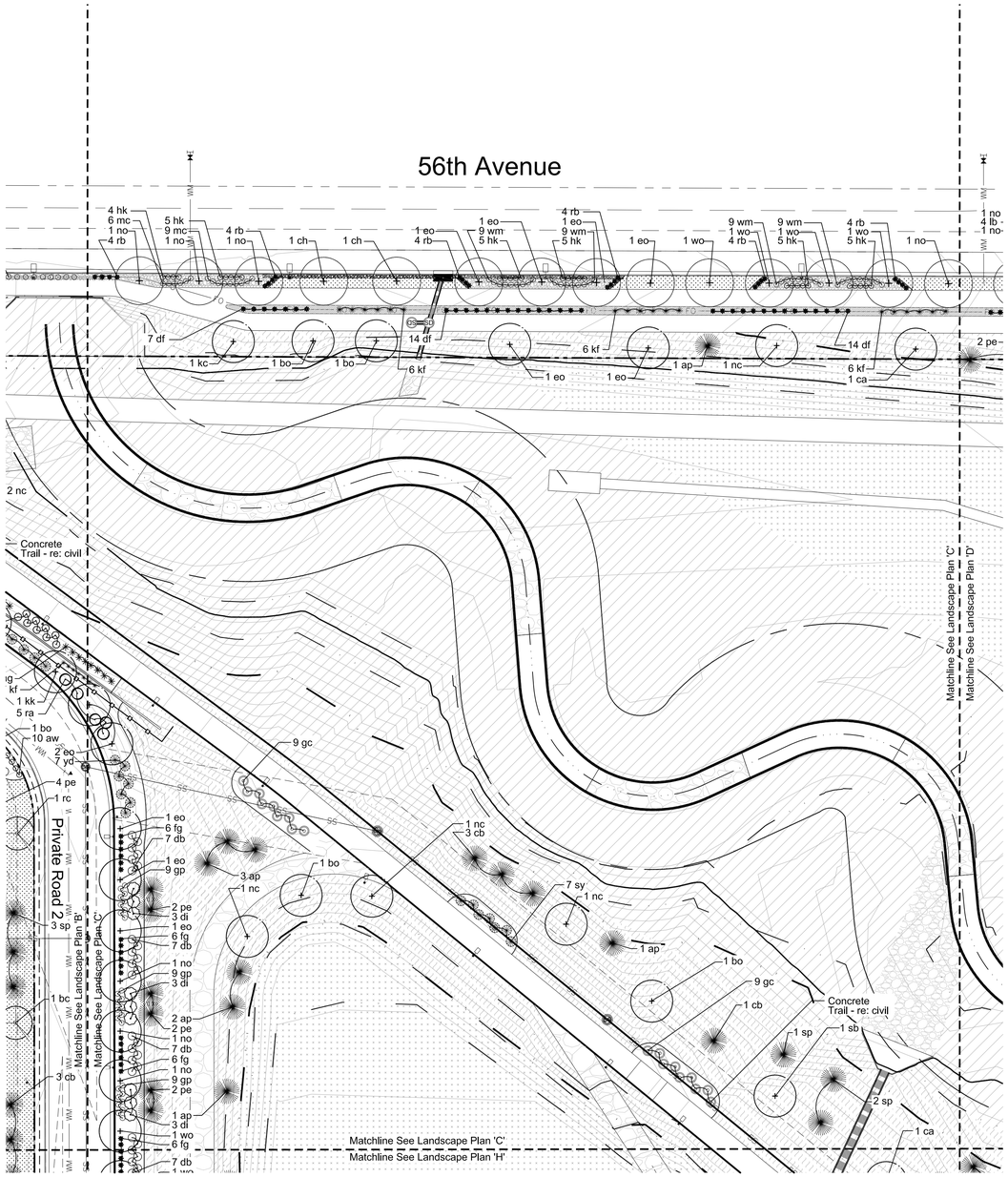


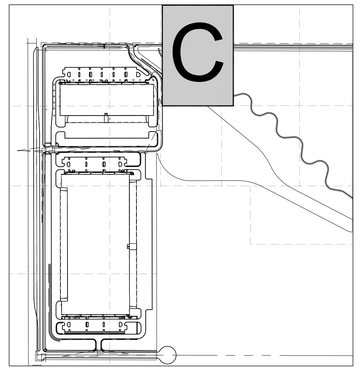
LANDSCAPE PLAN 'C'

NORTH

0' 20' 40' 80' 120'

SCALE 1" = 40' - 0"

KEY MAP



LANDSCAPE LEGEND:

DECIDUOUS TREE

ORNAMENTAL TREE

EVERGREEN TREE

SHRUB

ORNAMENTAL GRASS / PERENNIAL

3'-4' DECORATIVE BOULDERS

ENHANCED NATIVE SEED MIX (IRRIGATED)

COMMON NAME	SCIENTIFIC NAME	% OF TOTAL	PLS PER ACRE
WESTERN WHEATGRASS	AGROPYRON SMITHII	35%	10.5 LBS.
SIDE OATS GRAMA	BOUTELOUA CURTIPENDULA	35%	10.5 LBS.
BLUE GRAMA	BOUTELOUA GRACILIS	10%	3.0 LBS.
SWITCHGRASS	PANICUM VIRGATUM	10%	3.0 LBS.
LITTLE BLUESTEM	SCHIZACHYRIUM SCOPARIUS	10%	3.0 LBS.

NATIVE SEED MIX (ZONE Z) NON-IRRIGATED

COMMON NAME	SCIENTIFIC NAME	% OF TOTAL	PLS PER ACRE
BLUE GRAMA	BOUTELOUA GRACILIS	25%	1.8 LBS.
SAND DROPSEED	SPOROBOLUS CRYPTANDRUS	20%	0.20 LBS.
SIDEOATS GRAMA	BOUTELOUA CURTIPENDULA	20%	6.3 LBS.
WESTERN WHEATGRASS	PASCOPYRUM SMITHII	15%	8.2 LBS.
BUFFALO GRASS	BOUTELOUA DACTYLOIDES	10%	10.7 LBS.
INLAND SALTGRASS	DISTICHLIS SPICATA	1%	0.60 LBS.
PASTURE SAGE	ARTEMISIA FRIGIDA	1%	0.01 LBS.
BLANKET FLOWER	GAILLARDIA ARTISTATA	1%	0.5 LBS.
PRAIRIE CONEFLOWER	RATIBIDA COLUMNIFERA	1%	0.1 LBS.
PURPLE PRAIRIECLOVER	DALEA PURPUREA	1%	0.3 LBS.
BLUE FLAX	LINUM LEWISII	1%	0.4 LBS.

RIPARIAN SEED MIX

COMMON NAME	SCIENTIFIC NAME	% OF TOTAL	PLS PER ACRE
BLUE GRAMA	BOUTELOUA GRACILIS	20%	1.5 LBS.
SAND DROPSEED	SPOROBOLUS CYRPTANDRUS	20%	0.20 LBL.
SWITCHGRASS	PANICUM VIRGATUM	20%	3.2 LBS.
SIDEOATS GRAMA	BOUTELOUA CURIPENDULA	15%	4.7 LBS.
WESTERN WHEATGRASS	PASCOPYRUM SMITHII	10%	5.5 LBS.
GREEN NEEDLEGRASS	NASELLA VIRIDULA	10%	3.3 LBS.

4"-6" COBBLE

1"-3" COBBLE

NON-HATCH PLANTING AREAS — SHREDDED CEDAR MULCH

STEEL EDGING

RETAINING WALL - RE: CIVIL SEE SHEET 1/L17

3 RAIL FENCE - RE: CIVIL

6' TALL TREX SCREEN FENCING

SECOND CREEK DRAINAGE
SEE RE:VEGETATION PLANS

NOTES

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FOR AND ON BEHALF OF WARE MALCOMB

SUN EMPIRE INDUSTRIAL CENTER

SITE PLAN

AURORA, COLORADO

LANDSCAPE PLAN 'C'

NO.	DATE	REMARKS
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5	11/9/22	Fifth Submittal
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JOB NO.:	DCS21-4030
PA / PM:	sw
DESIGNED:	sw
DATE:	03/11/2022
PLOT DATE:	

SHEET
L3
Sheet 52 of 86

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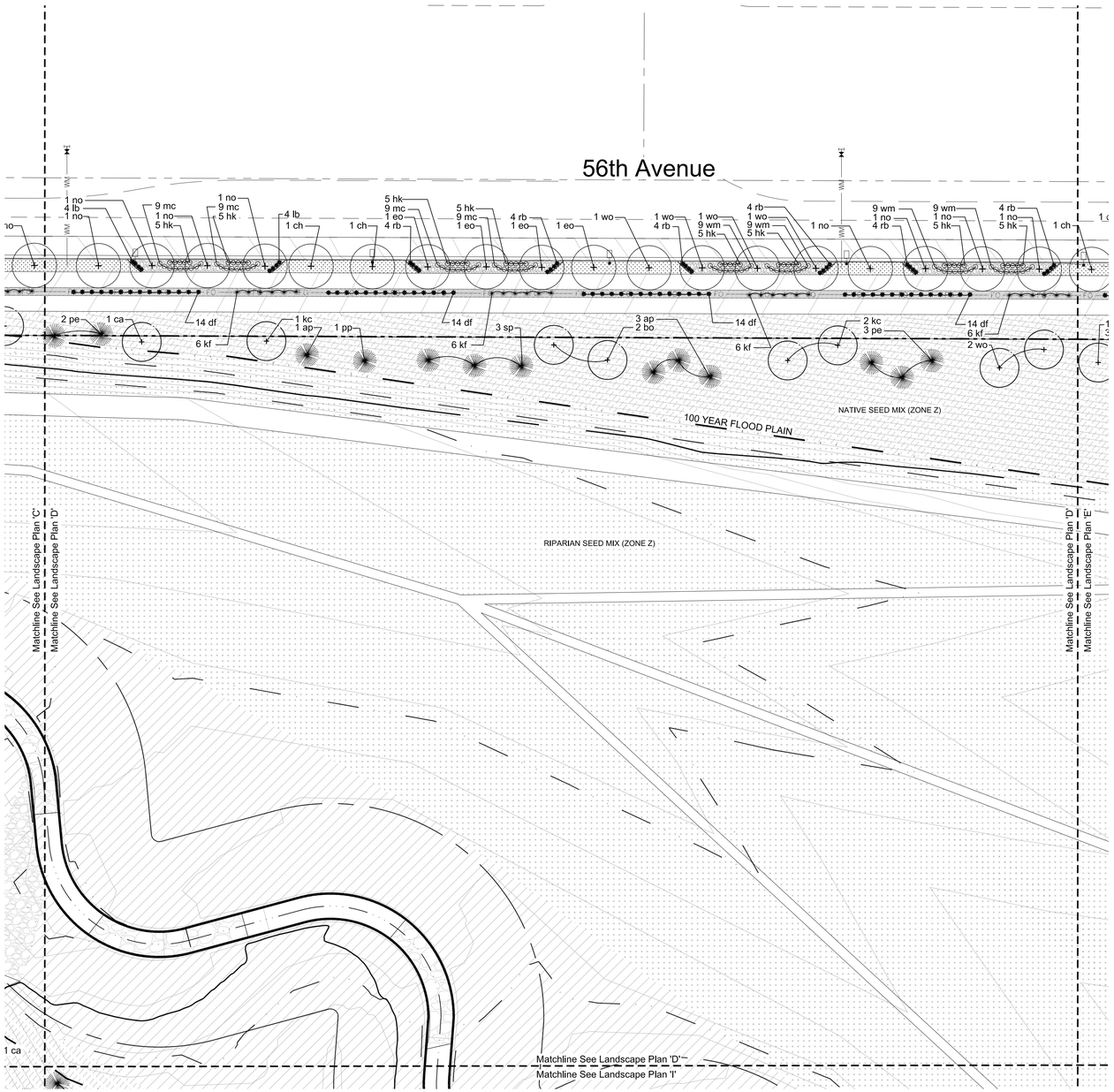
5639 SOUTH CURTICE STREET
LITTLETON, COLORADO 80120
303.883.2735



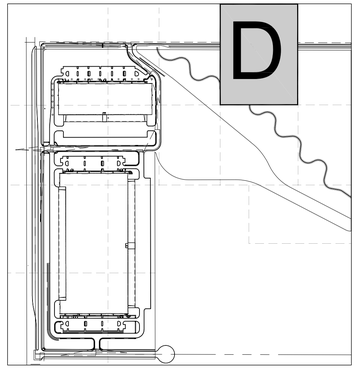
LANDSCAPE PLAN 'D'

NORTH

0' 20' 40' 80' 120'

SCALE 1" = 40' - 0"

KEY MAP



LANDSCAPE LEGEND:

DECIDUOUS TREE

ORNAMENTAL TREE

EVERGREEN TREE

SHRUB

ORNAMENTAL GRASS / PERENNIAL

3'-4' DECORATIVE BOULDERS

ENHANCED NATIVE SEED MIX (IRRIGATED)

COMMON NAME	SCIENTIFIC NAME	% OF TOTAL	PLS PER ACRE
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SIDE OATS GRAMA	BOUTELOUA CURTIPENDULA	35%	10.5 LBS.
BLUE GRAMA	BOUTELOUA GRACILIS	10%	3.0 LBS.
SWITCHGRASS	PANICUM VIRGATUM	10%	3.0 LBS.
LITTLE BLUESTEM	SCHIZACHYRIUM SCOPARIUS	10%	3.0 LBS.

NATIVE SEED MIX (ZONE Z) NON-IRRIGATED

COMMON NAME	SCIENTIFIC NAME	% OF TOTAL	PLS PER ACRE
BLUE GRAMA	BOUTELOUA GRACILIS	25%	1.8 LBS.
SAND DROPSEED	SPOROBOLUS CRYPTANDRUS	20%	0.20 LBS.
SIDEOATS GRAMA	BOUTELOUA CURTIPENDULA	20%	6.3 LBS.
WESTERN WHEATGRASS	PASCOPYRUM SMITHII	15%	8.2 LBS.
BUFFALO GRASS	BOUTELOUA DACTYLOIDES	10%	10.7 LBS.
INLAND SALTGRASS	DISTICHLIS SPICATA	1%	0.60 LBS.
PASTURE SAGE	ARTEMISIA FRIGIDA	1%	0.01 LBS.
BLANKET FLOWER	GAILLARDIA ARTISTATA	1%	0.5 LBS.
PRAIRIE CONEFLOWER	RATIBIDA COLUMNIFERA	1%	0.1 LBS.
PURPLE PRAIRIECLOVER	DALEA PURPUREA	1%	0.3 LBS.
BLUE FLAX	LINUM LEWISII	1%	0.4 LBS.

RIPARIAN SEED MIX

COMMON NAME	SCIENTIFIC NAME	% OF TOTAL	PLS PER ACRE
BLUE GRAMA	BOUTELOUA GRACILIS	20%	1.5 LBS.
SAND DROPSEED	SPOROBOLUS CYRPTANDRUS	20%	0.20 LBL.
SWITCHGRASS	PANICUM VIRGATUM	20%	3.2 LBS.
SIDEOATS GRAMA	BOUTELOUA CURIPENDULA	15%	4.7 LBS.
WESTERN WHEATGRASS	PASCOPYRUM SMITHII	10%	5.5 LBS.
GREEN NEEDLEGRASS	NASELLA VIRIDULA	10%	3.3 LBS.

4"-6" COBBLE

1"-3" COBBLE

NON-IHATCH PLANTING AREAS — SHREDDED CEDAR MULCH

STEEL EDGING

RETAINING WALL - RE: CIVIL SEE SHEET 1/L17

3 RAIL FENCE - RE: CIVIL

6' TALL TREX SCREEN FENCING

SECOND CREEK DRAINAGE
SEE RE:VEGETATION PLANS

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SUN EMPIRE INDUSTRIAL CENTER
SITE PLAN
AURORA, COLORADO
LANDSCAPE PLAN 'D'

NO.	DATE	REMARKS
2	6/3/22	Second Submittal
3	8/1/22	Third Submittal
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8	3/10/23	Eight Submittal

JOB NO.:	DCS21-4030
PA / PM:	sw
DESIGNED:	sw
DATE:	03/11/2022
PLOT DATE:	

SHEET
L4
Sheet 53 of 86

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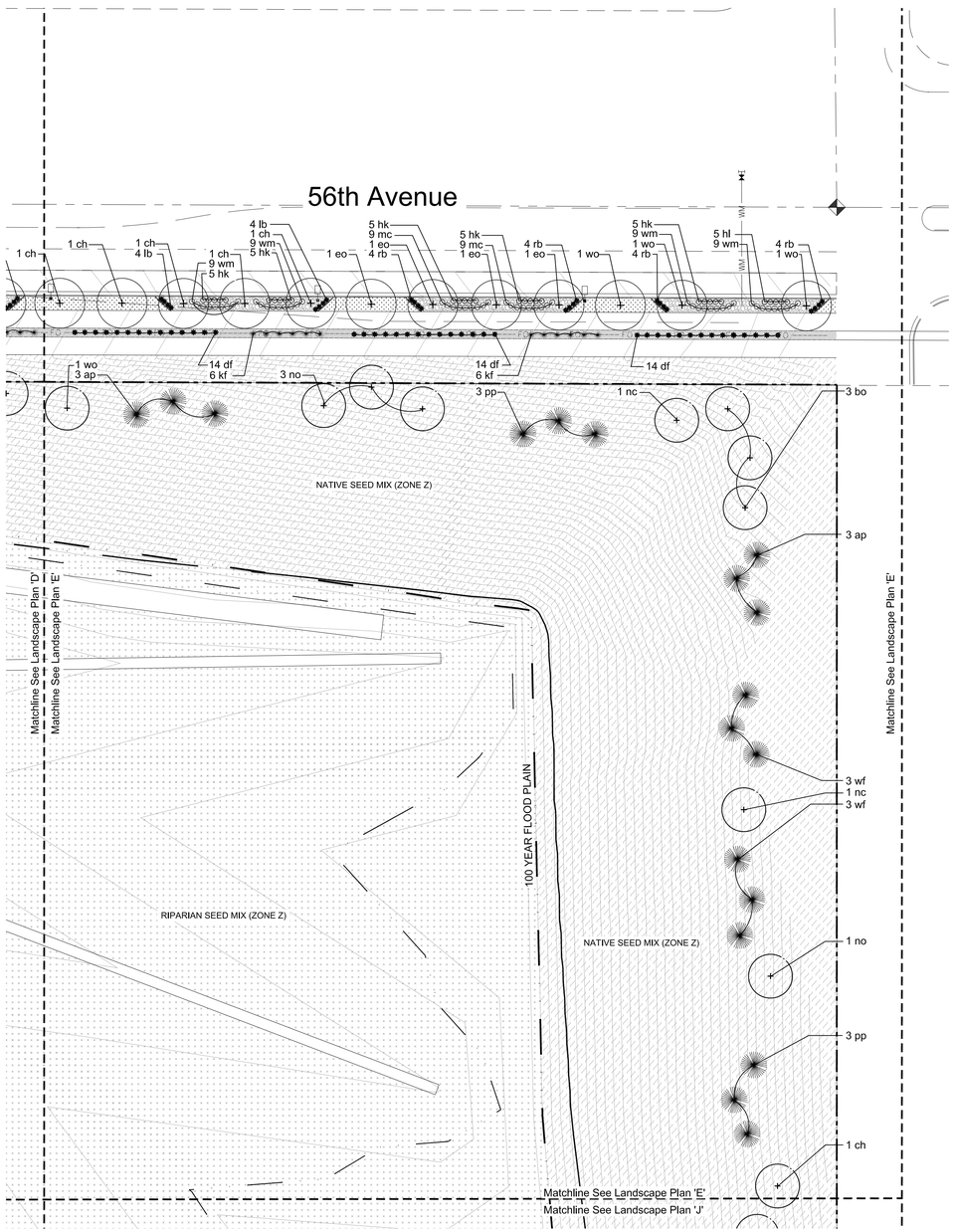


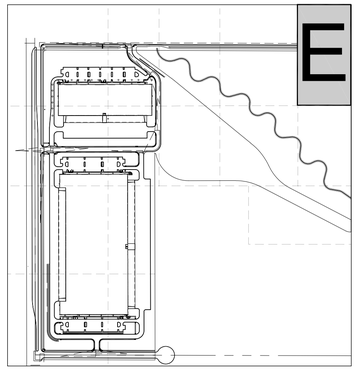
LANDSCAPE PLAN 'E'

NORTH

0' 20' 40' 80' 120'

SCALE 1" = 40' - 0"

KEY MAP



LANDSCAPE LEGEND:

DECIDUOUS TREE

ORNAMENTAL TREE

EVERGREEN TREE

SHRUB

ORNAMENTAL GRASS / PERENNIAL

3'-4' DECORATIVE BOULDERS

ENHANCED NATIVE SEED MIX (IRRIGATED)

COMMON NAME	SCIENTIFIC NAME	% OF TOTAL	PLS PER ACRE
WESTERN WHEATGRASS	AGROPYRON SMITHII	35%	10.5 LBS.
SIDE OATS GRAMA	BOUTELOUA CURTIPENDULA	35%	10.5 LBS.
BLUE GRAMA	BOUTELOUA GRACILIS	10%	3.0 LBS.
SWITCHGRASS	PANICUM VIRGATUM	10%	3.0 LBS.
LITTLE BLUESTEM	SCHIZACHYRIUM SCOPARIUS	10%	3.0 LBS.

NATIVE SEED MIX (ZONE Z) NON-IRRIGATED

COMMON NAME	SCIENTIFIC NAME	% OF TOTAL	PLS PER ACRE
BLUE GRAMA	BOUTELOUA GRACILIS	25%	1.8 LBS.
SAND DROPSEED	SPOROBOLUS CRYPTANDRUS	20%	0.20 LBS.
SIDEOATS GRAMA	BOUTELOUA CURTIPENDULA	20%	6.3 LBS.
WESTERN WHEATGRASS	PASCOPYRUM SMITHII	15%	8.2 LBS.
BUFFALO GRASS	BOUTELOUA DACTYLOIDES	10%	10.7 LBS.
INLAND SALTGRASS	DISTICHLIS SPICATA	1%	0.60 LBS.
PASTURE SAGE	ARTEMISIA FRIGIDA	1%	0.01 LBS.
BLANKET FLOWER	GAILLARDIA ARTISTATA	1%	0.5 LBS.
PRAIRIE CONEFLOWER	RATIBIDA COLUMNIFERA	1%	0.1 LBS.
PURPLE PRAIRIECLOVER	DALEA PURPUREA	1%	0.3 LBS.
BLUE FLAX	LINUM LEWISII	1%	0.4 LBS.

RIPARIAN SEED MIX

COMMON NAME	SCIENTIFIC NAME	% OF TOTAL	PLS PER ACRE
BLUE GRAMA	BOUTELOUA GRACILIS	20%	1.5 LBS.
SAND DROPSEED	SPOROBOLUS CYRPTANDRUS	20%	0.20 LBL.
SWITCHGRASS	PANICUM VIRGATUM	20%	3.2 LBS.
SIDEOATS GRAMA	BOUTELOUA CURIPENDULA	15%	4.7 LBS.
WESTERN WHEATGRASS	PASCOPYRUM SMITHII	10%	5.5 LBS.
GREEN NEEDLEGRASS	NASELLA VIRIDULA	10%	3.3 LBS.

4"-6" COBBLE

1"-3" COBBLE

NON-HATCH PLANTING AREAS — SHREDDED CEDAR MULCH

STEEL EDGING

RETAINING WALL - RE: CIVIL SEE SHEET 1/L17

3 RAIL FENCE - RE: CIVIL

6' TALL TREX SCREEN FENCING

SECOND CREEK DRAINAGE
SEE RE:VEGETATION PLANS

NOTES

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FOR AND ON BEHALF
OF WARE MALCOMB

SUN EMPIRE INDUSTRIAL CENTER
SITE PLAN
AURORA, COLORADO
LANDSCAPE PLAN 'E'

NO.	DATE	REMARKS
2	6/3/22	Second Submittal
3	7/13/22	Third Submittal
4	9/13/22	Fourth Submittal
5	1/19/22	Fifth Submittal
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JOB NO.:	DCS21-4030
PA / PM:	sw
DESIGNED:	sw
DATE:	03/11/2022
PLOT DATE:	

SHEET
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Sheet 54 of 86

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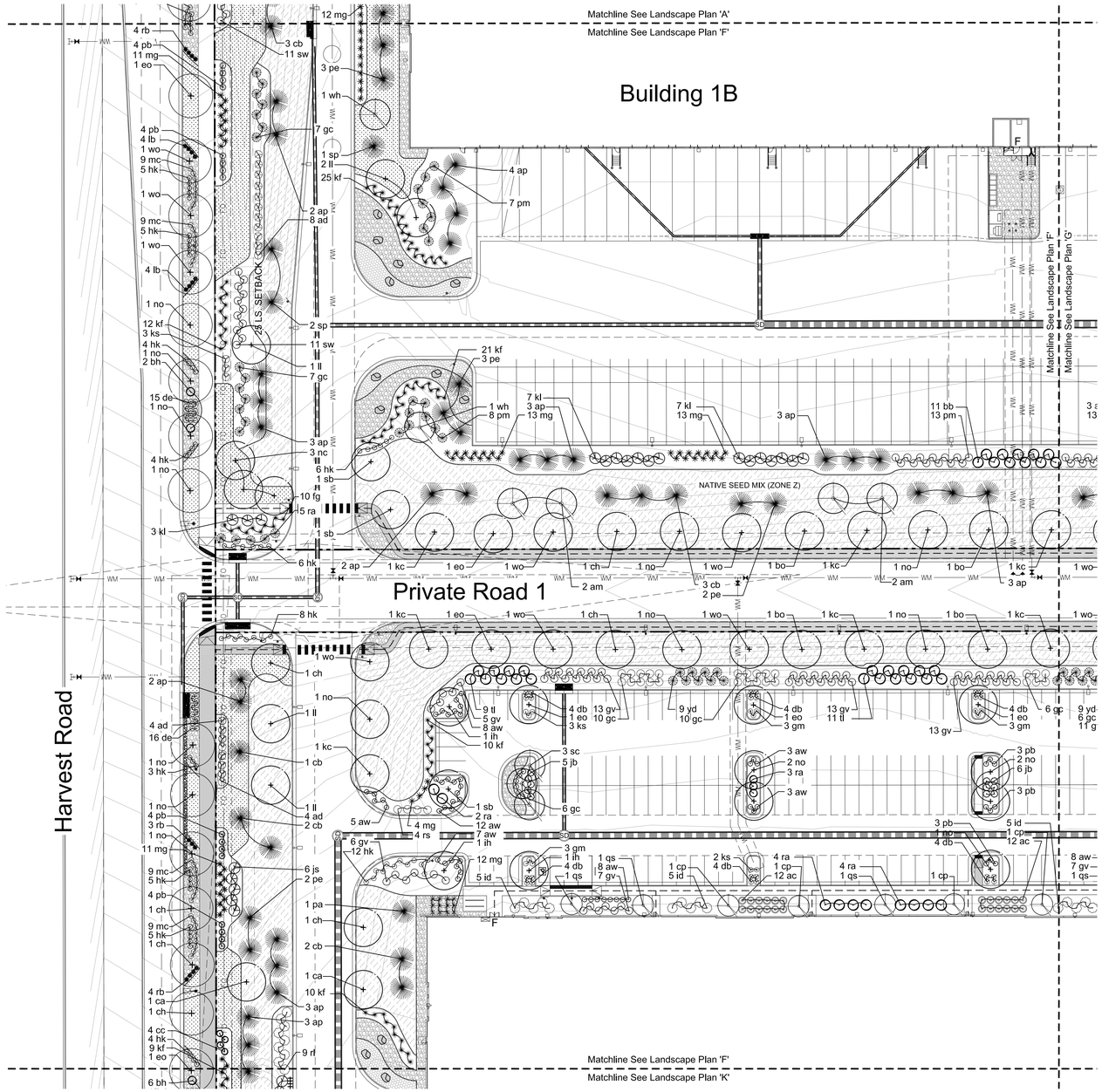


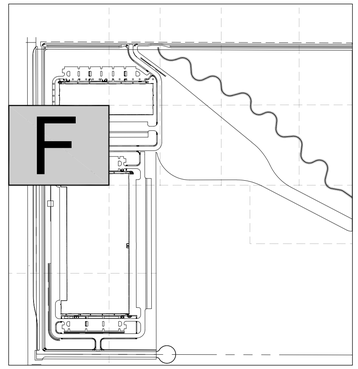
LANDSCAPE PLAN 'D'

NORTH

0' 20' 40' 80' 120'

SCALE 1" = 40' - 0"

KEY MAP



LANDSCAPE LEGEND:

DECIDUOUS TREE

ORNAMENTAL TREE

EVERGREEN TREE

SHRUB

ORNAMENTAL GRASS / PERENNIAL

3'-4' DECORATIVE BOULDERS

ENHANCED NATIVE SEED MIX (IRRIGATED)

COMMON NAME	SCIENTIFIC NAME	% OF TOTAL	PLS PER ACRE
WESTERN WHEATGRASS	AGROPYRON SMITHII	35%	10,5 LBS.
SIDE OATS GRAMA	BOUTELOUA CURTIPENDULA	35%	10,5 LBS.
BLUE GRAMA	BOUTELOUA GRACILIS	10%	3,0 LBS.
SWITCHGRASS	PANICUM VIRGATUM	10%	3,0 LBS.
LITTLE BLUESTEM	SCHIZACHYRIUM SCOPARIUS	10%	3,0 LBS.

NATIVE SEED MIX (ZONE Z) NON-IRRIGATED

COMMON NAME	SCIENTIFIC NAME	% OF TOTAL	PLS PER ACRE
BLUE GRAMA	BOUTELOUA GRACILIS	25%	1,8 LBS.
SAND DROPSEED	SPOROBOLUS CRYPTANDRUS	20%	0,20 LBS.
SIDEOATS GRAMA	BOUTELOUA CURTIPENDULA	20%	6,3 LBS.
WESTERN WHEATGRASS	PASCOPYRUM SMITHII	15%	8,2 LBS.
BUFFALO GRASS	BOUTELOUA DACTYLOIDES	10%	10,7 LBS.
INLAND SALTGRASS	DISTICHLIS SPICATA	1%	0,60 LBS.
PASTURE SAGE	ARTEMISIA FRIGIDA	1%	0,01 LBS.
BLANKET FLOWER	GAILLARDIA ARTISTATA	1%	0,5 LBS.
PRAIRIE CONEFLOWER	RATIBIDA COLUMNIFERA	1%	0,1 LBS.
PURPLE PRAIRIECLOVER	DALEA PURPUREA	1%	0,3 LBS.
BLUE FLAX	LINUM LEWISII	1%	0,4 LBS.

RIPARIAN SEED MIX

COMMON NAME	SCIENTIFIC NAME	% OF TOTAL	PLS PER ACRE
BLUE GRAMA	BOUTELOUA GRACILIS	20%	1,5 LBS.
SAND DROPSEED	SPOROBOLUS CYRPTANDRUS	20%	0,20 LBL.
SWITCHGRASS	PANICUM VIRGATUM	20%	3,2 LBS.
SIDEOATS GRAMA	BOUTELOUA CURIPENDULA	15%	4,7 LBS.
WESTERN WHEATGRASS	PASCOPYRUM SMITHII	10%	5,5 LBS.
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4"-6" COBBLE

1"-3" COBBLE

NON-HATCH PLANTING AREAS — SHREDDED CEDAR MULCH

STEEL EDGING

RETAINING WALL - RE: CIVIL SEE SHEET 1/L17

3 RAIL FENCE - RE: CIVIL

6' TALL TREX SCREEN FENCING

SECOND CREEK DRAINAGE
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SUN EMPIRE INDUSTRIAL CENTER
SITE PLAN
AURORA, COLORADO
LANDSCAPE PLAN 'F'

NO.	DATE	REMARKS
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3	7/13/22	Third Submittal
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JOB NO.:	DCS21-4030
PA / PM:	sw
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DATE:	03/11/2022
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SHEET
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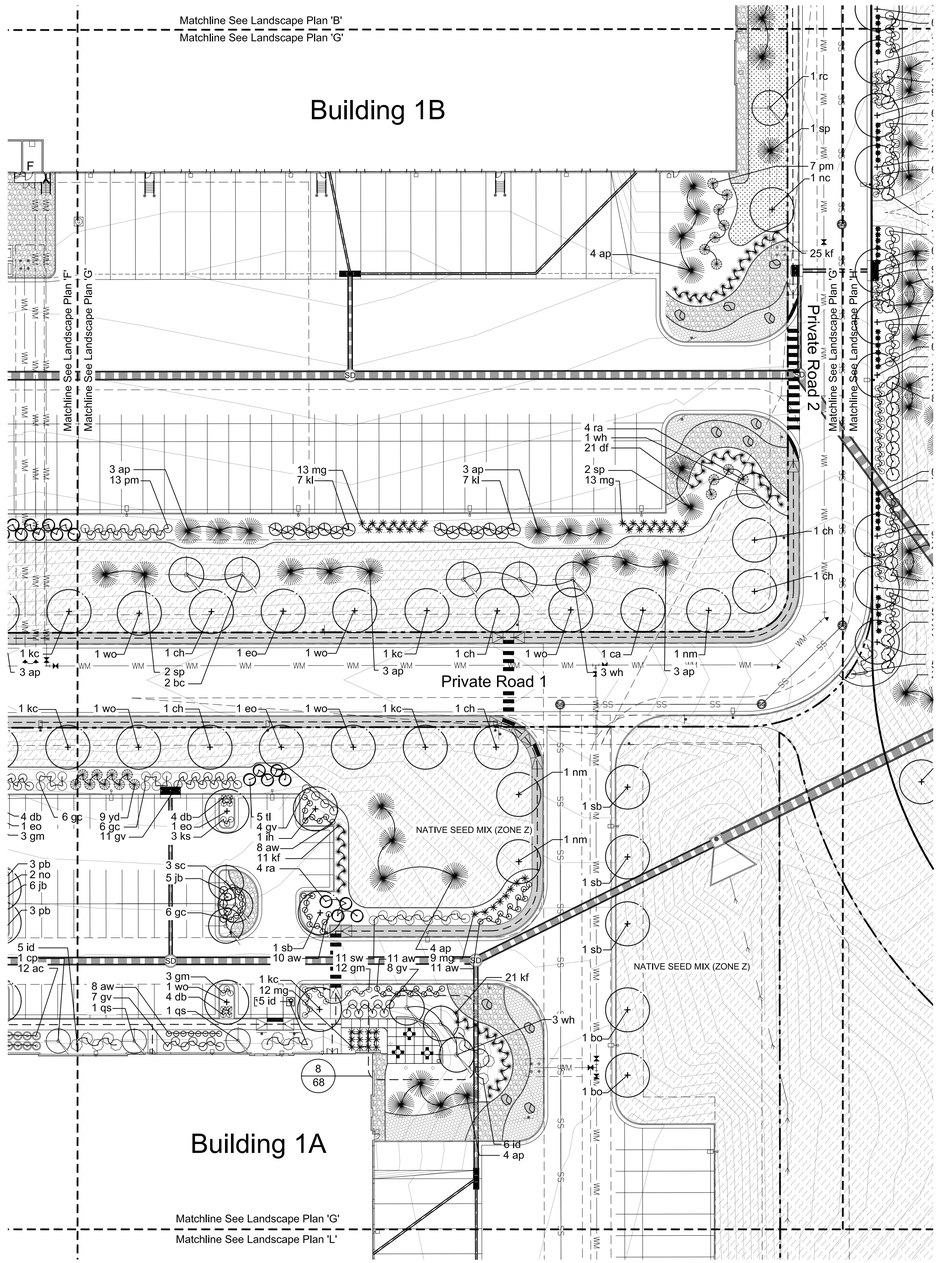
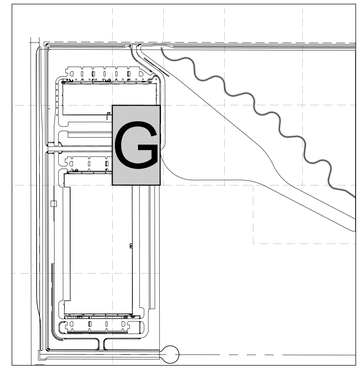
Sheet 55 of 86



LANDSCAPE PLAN 'G'

KEY MAP



LANDSCAPE LEGEND:

- DECIDUOUS TREE
- ORNAMENTAL TREE
- EVERGREEN TREE
- SHRUB
- ORNAMENTAL GRASS / PERENNIAL
- 3'-4' DECORATIVE BOULDERS

ENHANCED NATIVE SEED MIX (IRRIGATED)

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SWITCHGRASS	PANICUM VIRGATUM	10%	3.0 LBS.
LITTLE BLUESTEM	SCHIZACHYRIUM SCOPARIUS	10%	3.0 LBS.

NATIVE SEED MIX (ZONE Z) NON-IRRIGATED

COMMON NAME	SCIENTIFIC NAME	% OF TOTAL	PLS PER ACRE
BLUE GRAMA	BOUTELOUA GRACILIS	25%	1.8 LBS.
SAND DROPSEED	SPOROBOLUS CRYPTANDRUS	20%	0.20 LBS.
SIDEOATS GRAMA	BOUTELOUA CURTIPENDULA	20%	6.3 LBS.
WESTERN WHEATGRASS	PASCOPYRUM SMITHII	15%	8.2 LBS.
BUFFALO GRASS	BOUTELOUA DACTYLOIDES	10%	10.7 LBS.
INLAND SALTGRASS	DISTICHLIS SPICATA	1%	0.60 LBS.
PASTURE SAGE	ARTEMISIA FRIGIDA	1%	0.01 LBS.
BLANKET FLOWER	GAILLARDIA ARTISTATA	1%	0.5 LBS.
PRAIRIE CONEFLOWER	RATIBIDA COLUMNIFERA	1%	0.1 LBS.
PURPLE PRAIRIECLOVER	DALEA PURPUREA	1%	0.3 LBS.
BLUE FLAX	LINUM LEWISII	1%	0.4 LBS.

RIPARIAN SEED MIX

COMMON NAME	SCIENTIFIC NAME	% OF TOTAL	PLS PER ACRE
BLUE GRAMA	BOUTELOUA GRACILIS	20%	1.5 LBS.
SAND DROPSEED	SPOROBOLUS CRYPTANDRUS	20%	0.20 LBL.
SWITCHGRASS	PANICUM VIRGATUM	20%	3.2 LBS.
SIDEOATS GRAMA	BOUTELOUA CURIPENDULA	15%	4.7 LBS.
WESTERN WHEATGRASS	PASCOPYRUM SMITHII	10%	5.5 LBS.
GREEN NEEDLEGRASS	NASELLA VIRIDULA	10%	3.3 LBS.

- 4"-6" COBBLE
- 1"-3" COBBLE
- NON-HATCH PLANTING AREAS — SHREDDED CEDAR MULCH
- STEEL EDGING
- RETAINING WALL - RE: CIVIL SEE SHEET 1/L17
- 3 RAIL FENCE - RE: CIVIL
- 6' TALL TREX SCREEN FENCING
- SECOND CREEK DRAINAGE SEE RE:VEGETATION PLANS

NOTES

1. **ALL PROPOSED LANDSCAPING WITHIN THE SIGHT TRIANGLE SHALL BE IN COMPLIANCE WITH COA ROADWAY SPECIFICATIONS, SECTION 4.04.2.10'**
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4. **HARVEST ROAD MEDIAN TO BE OWNED AND MAINTAINED BY PROS - DESIGNED AND INSTALLED BY PROPERTY OWNER THROUGH A SEPARATE PROS SUBMITTAL AND APPROVAL PROCESS.**

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p 303.561.3333
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FOR AND ON BEHALF OF WARE MALCOMB

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SUN EMPIRE INDUSTRIAL CENTER
SITE PLAN
AURORA, COLORADO
LANDSCAPE PLAN 'G'

JOB NO.:	DCS21-4030
PA / PM:	sw
DESIGNED:	sw
DATE:	03/11/2022
PLOT DATE:	

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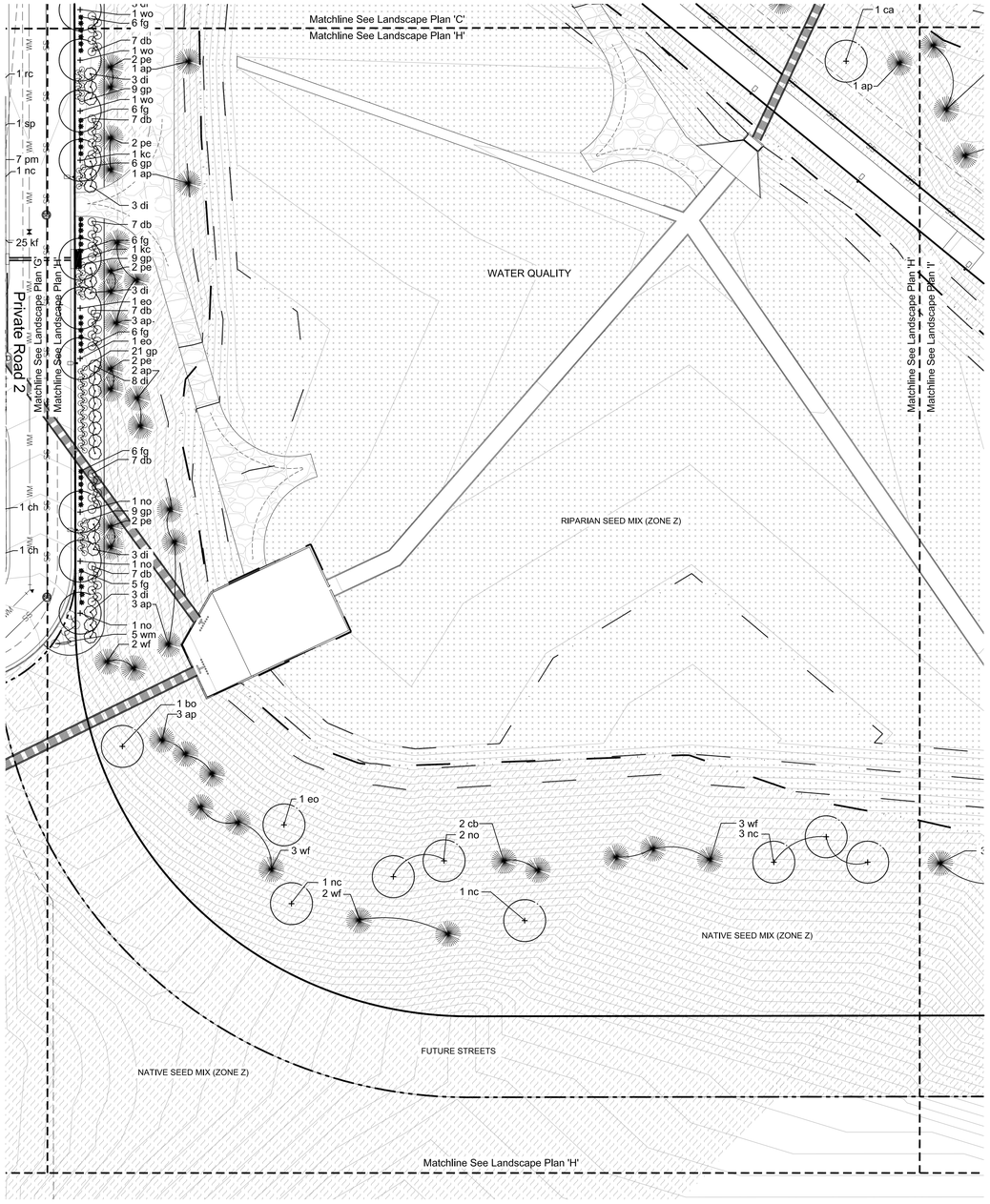


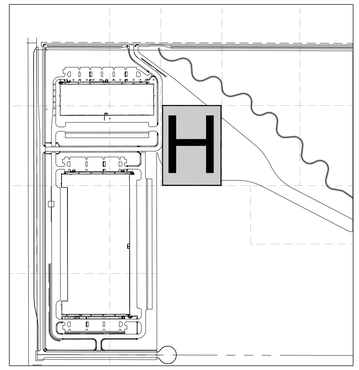
LANDSCAPE PLAN 'H'

NORTH

0' 20' 40' 80' 120'

SCALE 1" = 40' - 0"

KEY MAP



LANDSCAPE LEGEND:

- DECIDUOUS TREE
- ORNAMENTAL TREE
- EVERGREEN TREE
- SHRUB
- ORNAMENTAL GRASS / PERENNIAL
- 3'-4' DECORATIVE BOULDERS

ENHANCED NATIVE SEED MIX (IRRIGATED)

COMMON NAME	SCIENTIFIC NAME	% OF TOTAL	PLS PER ACRE
WESTERN WHEATGRASS	AGROPYRON SMITHII	35%	10.5 LBS.
SIDE OATS GRAMA	BOUTELOUA CURTIPENDULA	35%	10.5 LBS.
BLUE GRAMA	BOUTELOUA GRACILIS	10%	3.0 LBS.
SWITCHGRASS	PANICUM VIRGATUM	10%	3.0 LBS.
LITTLE BLUESTEM	SCHIZACHYRIUM SCOPARIUS	10%	3.0 LBS.

NATIVE SEED MIX (ZONE Z) NON-IRRIGATED

COMMON NAME	SCIENTIFIC NAME	% OF TOTAL	PLS PER ACRE
BLUE GRAMA	BOUTELOUA GRACILIS	25%	1.8 LBS.
SAND DROPSEED	SPOROBOLUS CRYPTANDRUS	20%	0.20 LBS.
SIDEOATS GRAMA	BOUTELOUA CURTIPENDULA	20%	6.3 LBS.
WESTERN WHEATGRASS	PASCOPYRUM SMITHII	15%	8.2 LBS.
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INLAND SALTGRASS	DISTICHLIS SPICATA	1%	0.60 LBS.
PASTURE SAGE	ARTEMISIA FRIGIDA	1%	0.01 LBS.
BLANKET FLOWER	GAILLARDIA ARTISTATA	1%	0.5 LBS.
PRAIRIE CONEFLOWER	RATIBIDA COLUMNIFERA	1%	0.1 LBS.
PURPLE PRAIRIECLOVER	DALEA PURPUREA	1%	0.3 LBS.
BLUE FLAX	LINUM LEWISII	1%	0.4 LBS.

RIPARIAN SEED MIX

COMMON NAME	SCIENTIFIC NAME	% OF TOTAL	PLS PER ACRE
BLUE GRAMA	BOUTELOUA GRACILIS	20%	1.5 LBS.
SAND DROPSEED	SPOROBOLUS CYRPTANDRUS	20%	0.20 LBL.
SWITCHGRASS	PANICUM VIRGATUM	20%	3.2 LBS.
SIDEOATS GRAMA	BOUTELOUA CURIPENDULA	15%	4.7 LBS.
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SITE PLAN
AURORA, COLORADO
LANDSCAPE PLAN 'H'

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JOB NO.:	DCS21-4030
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SHEET
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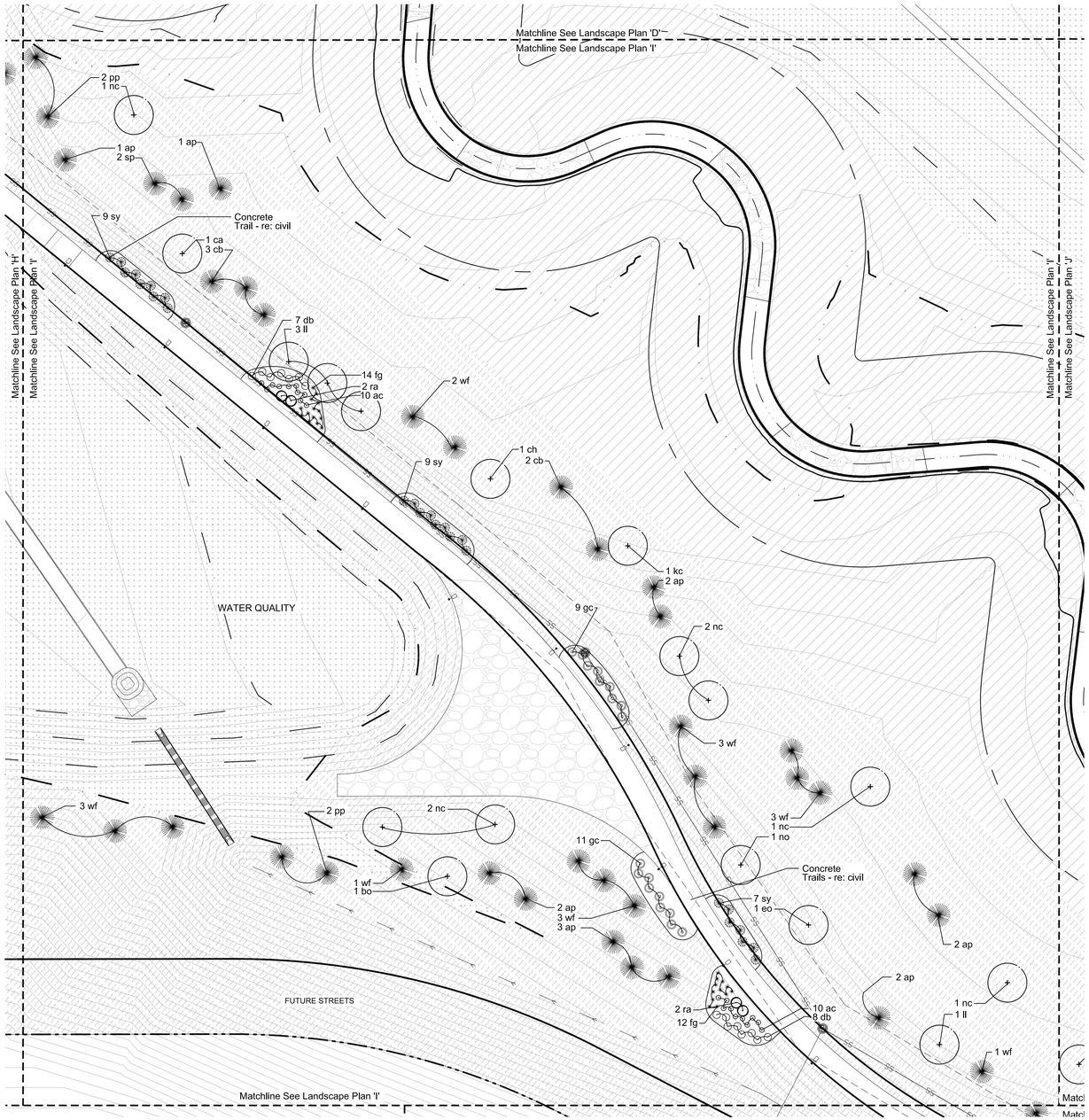


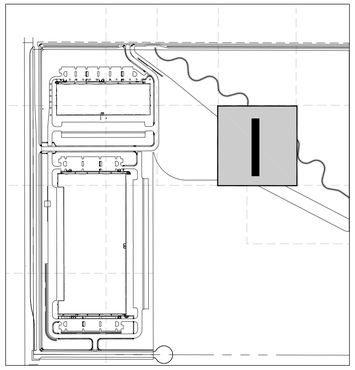
LANDSCAPE PLAN 'I'

NORTH

0' 20' 40' 80' 120'

SCALE 1" = 40' - 0"

KEY MAP



LANDSCAPE LEGEND:

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- ORNAMENTAL GRASS / PERENNIAL
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COMMON NAME	SCIENTIFIC NAME	% OF TOTAL	PLS PER ACRE
WESTERN WHEATGRASS	AGROPYRON SMITHII	35%	10.5 LBS.
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SWITCHGRASS	PANICUM VIRGATUM	10%	3.0 LBS.
LITTLE BLUESTEM	SCHIZACHYRIUM SCOPARIUS	10%	3.0 LBS.

NATIVE SEED MIX (ZONE Z) NON-IRRIGATED

COMMON NAME	SCIENTIFIC NAME	% OF TOTAL	PLS PER ACRE
BLUE GRAMA	BOUTELOUA GRACILIS	25%	1.8 LBS.
SAND DROPSEED	SPOROBOLUS CRYPTANDRUS	20%	0.20 LBS.
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WESTERN WHEATGRASS	PASCOPYRUM SMITHII	15%	8.2 LBS.
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PURPLE PRAIRIECLOVER	DALEA PURPUREA	1%	0.3 LBS.
BLUE FLAX	LINUM LEWISII	1%	0.4 LBS.

RIPARIAN SEED MIX

COMMON NAME	SCIENTIFIC NAME	% OF TOTAL	PLS PER ACRE
BLUE GRAMA	BOUTELOUA GRACILIS	20%	1.5 LBS.
SAND DROPSEED	SPOROBOLUS CYRPTANDRUS	20%	0.20 LBL.
SWITCHGRASS	PANICUM VIRGATUM	20%	3.2 LBS.
SIDEOATS GRAMA	BOUTELOUA CURIPENDULA	15%	4.7 LBS.
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- 4"-6" COBBLE
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OF WARE MALCOMB

SUN EMPIRE INDUSTRIAL CENTER
SITE PLAN
AURORA, COLORADO
LANDSCAPE PLAN 'I'

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SHEET
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Sheet 58 of 86

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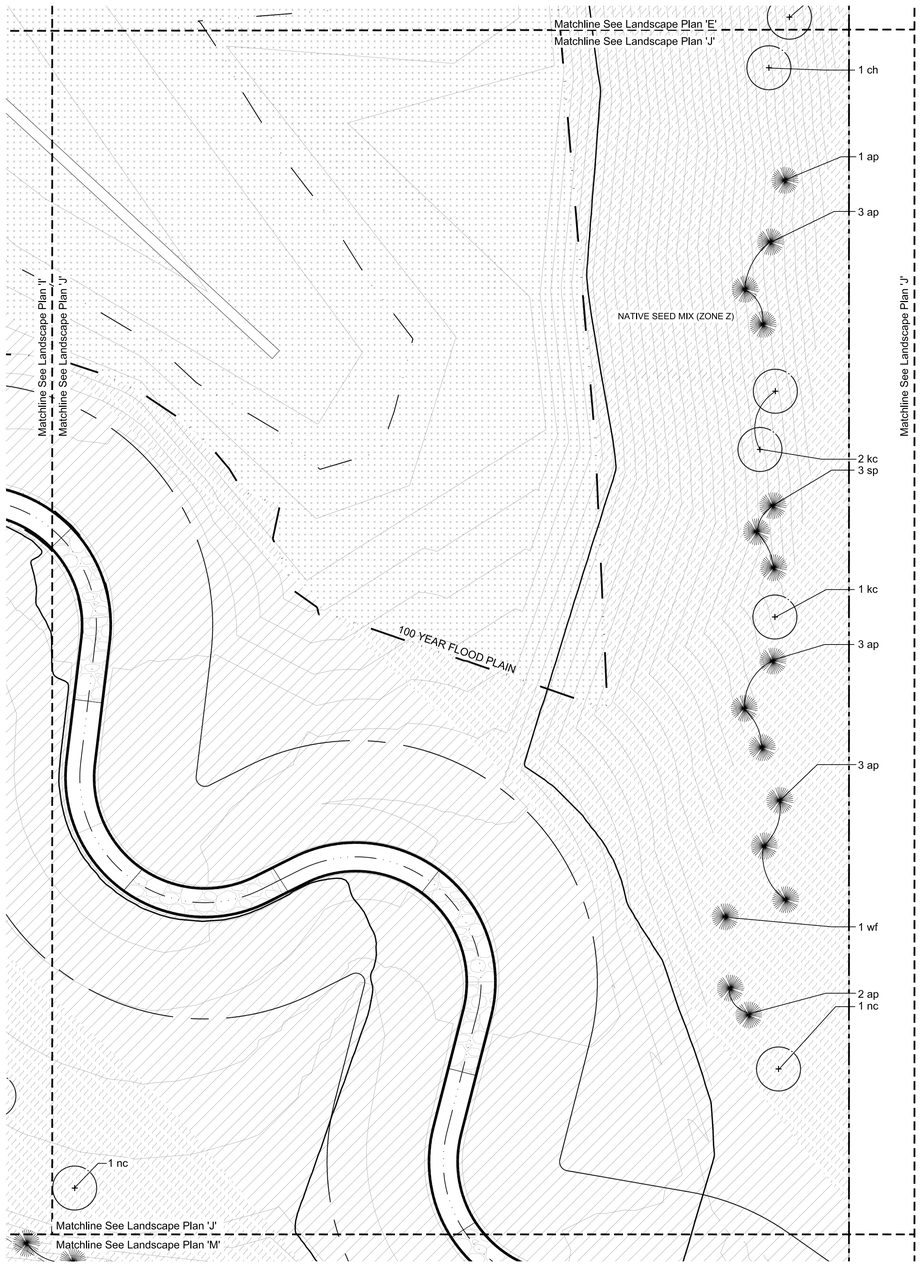


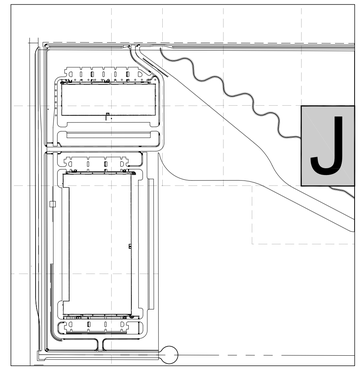
LANDSCAPE PLAN 'J'

NORTH

0' 20' 40' 80' 120'

SCALE 1" = 40' - 0"

KEY MAP



LANDSCAPE LEGEND:

DECIDUOUS TREE

ORNAMENTAL TREE

EVERGREEN TREE

SHRUB

ORNAMENTAL GRASS / PERENNIAL

3'-4' DECORATIVE BOULDERS

ENHANCED NATIVE SEED MIX (IRRIGATED)

COMMON NAME	SCIENTIFIC NAME	% OF TOTAL	PLS PER ACRE
WESTERN WHEATGRASS	AGROPYRON SMITHII	35%	10.5 LBS.
SIDE OATS GRAMA	BOUTELOUA CURTIPENDULA	35%	10.5 LBS.
BLUE GRAMA	BOUTELOUA GRACILIS	10%	3.0 LBS.
SWITCHGRASS	PANICUM VIRGATUM	10%	3.0 LBS.
LITTLE BLUESTEM	SCHIZACHYRIUM SCOPARIUS	10%	3.0 LBS.

NATIVE SEED MIX (ZONE Z) NON-IRRIGATED

COMMON NAME	SCIENTIFIC NAME	% OF TOTAL	PLS PER ACRE
BLUE GRAMA	BOUTELOUA GRACILIS	25%	1.8 LBS.
SAND DROPSEED	SPOROBOLUS CRYPTANDRUS	20%	0.20 LBS.
SIDEOATS GRAMA	BOUTELOUA CURTIPENDULA	20%	6.3 LBS.
WESTERN WHEATGRASS	PASCOPYRUM SMITHII	15%	8.2 LBS.
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INLAND SALTGRASS	DISTICHLIS SPICATA	1%	0.60 LBS.
PASTURE SAGE	ARTEMISIA FRIGIDA	1%	0.01 LBS.
BLANKET FLOWER	GAILLARDIA ARTISTATA	1%	0.5 LBS.
PRAIRIE CONEFLOWER	RATIBIDA COLUMNIFERA	1%	0.1 LBS.
PURPLE PRAIRIECLOVER	DALEA PURPUREA	1%	0.3 LBS.
BLUE FLAX	LINUM LEWISII	1%	0.4 LBS.

RIPARIAN SEED MIX

COMMON NAME	SCIENTIFIC NAME	% OF TOTAL	PLS PER ACRE
BLUE GRAMA	BOUTELOUA GRACILIS	20%	1.5 LBS.
SAND DROPSEED	SPOROBOLUS CYRPTANDRUS	20%	0.20 LBL.
SWITCHGRASS	PANICUM VIRGATUM	20%	3.2 LBS.
SIDEOATS GRAMA	BOUTELOUA CURIPENDULA	15%	4.7 LBS.
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4"-6" COBBLE

1"-3" COBBLE

NON-HATCH PLANTING AREAS — SHREDDED CEDAR MULCH

STEEL EDGING

RETAINING WALL - RE: CIVIL SEE SHEET 1/L17

3 RAIL FENCE - RE: CIVIL

6' TALL TREX SCREEN FENCING

SECOND CREEK DRAINAGE
SEE RE;VEGETATION PLANS

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SITE PLAN
AURORA, COLORADO
LANDSCAPE PLAN 'J'

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Sheet 59 of 86

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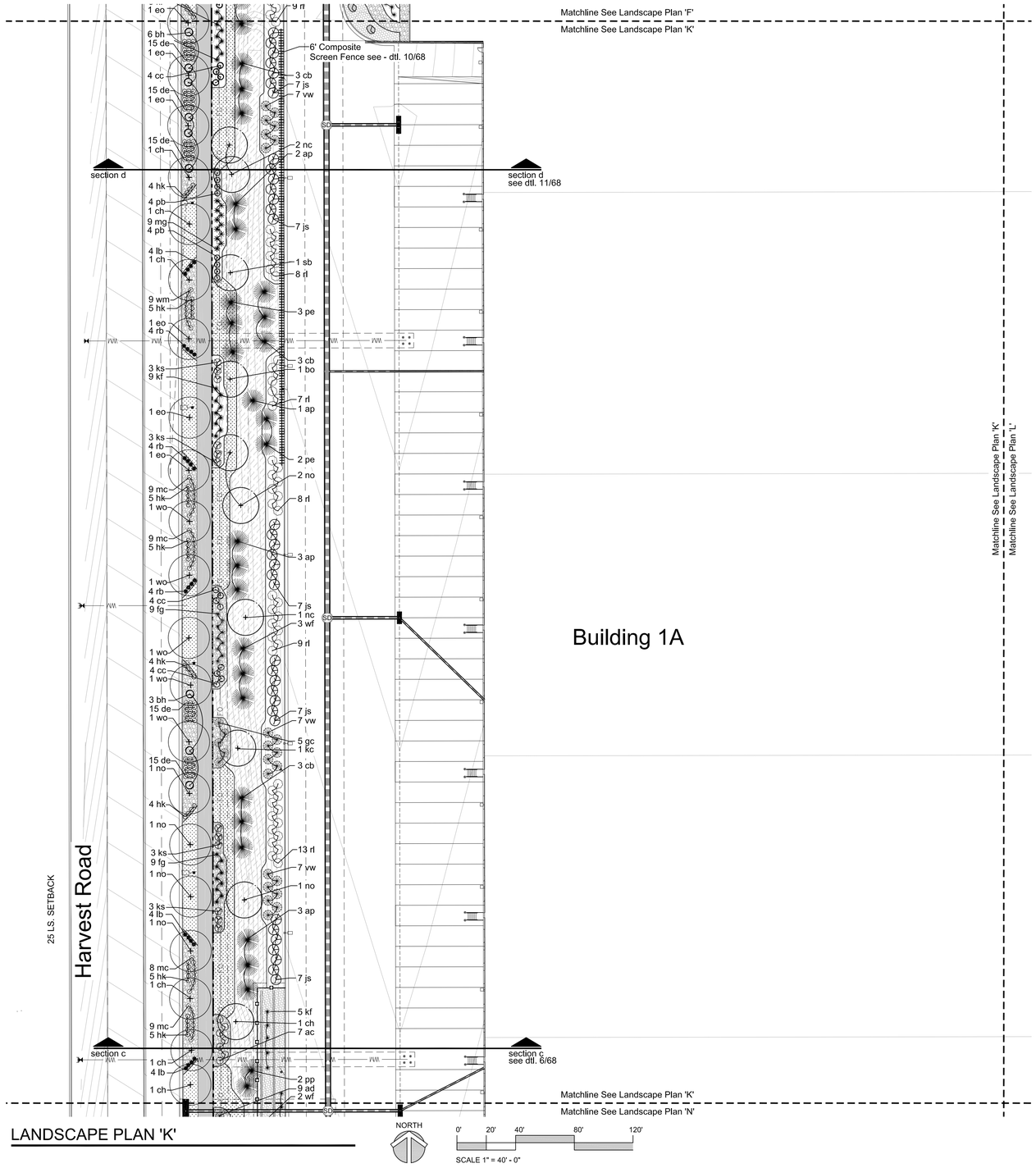
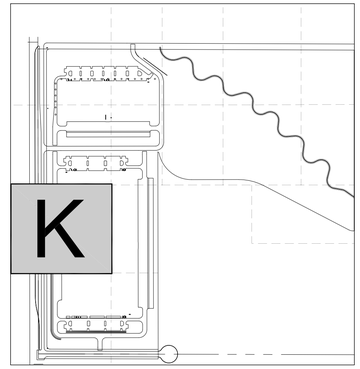


LANDSCAPE PLAN 'K'

KEY MAP



LANDSCAPE LEGEND:

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COMMON NAME	SCIENTIFIC NAME	% OF TOTAL	PLS PER ACRE
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4"-6" COBBLE

1"-3" COBBLE

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STEEL EDGING

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Sheet 60 of 86

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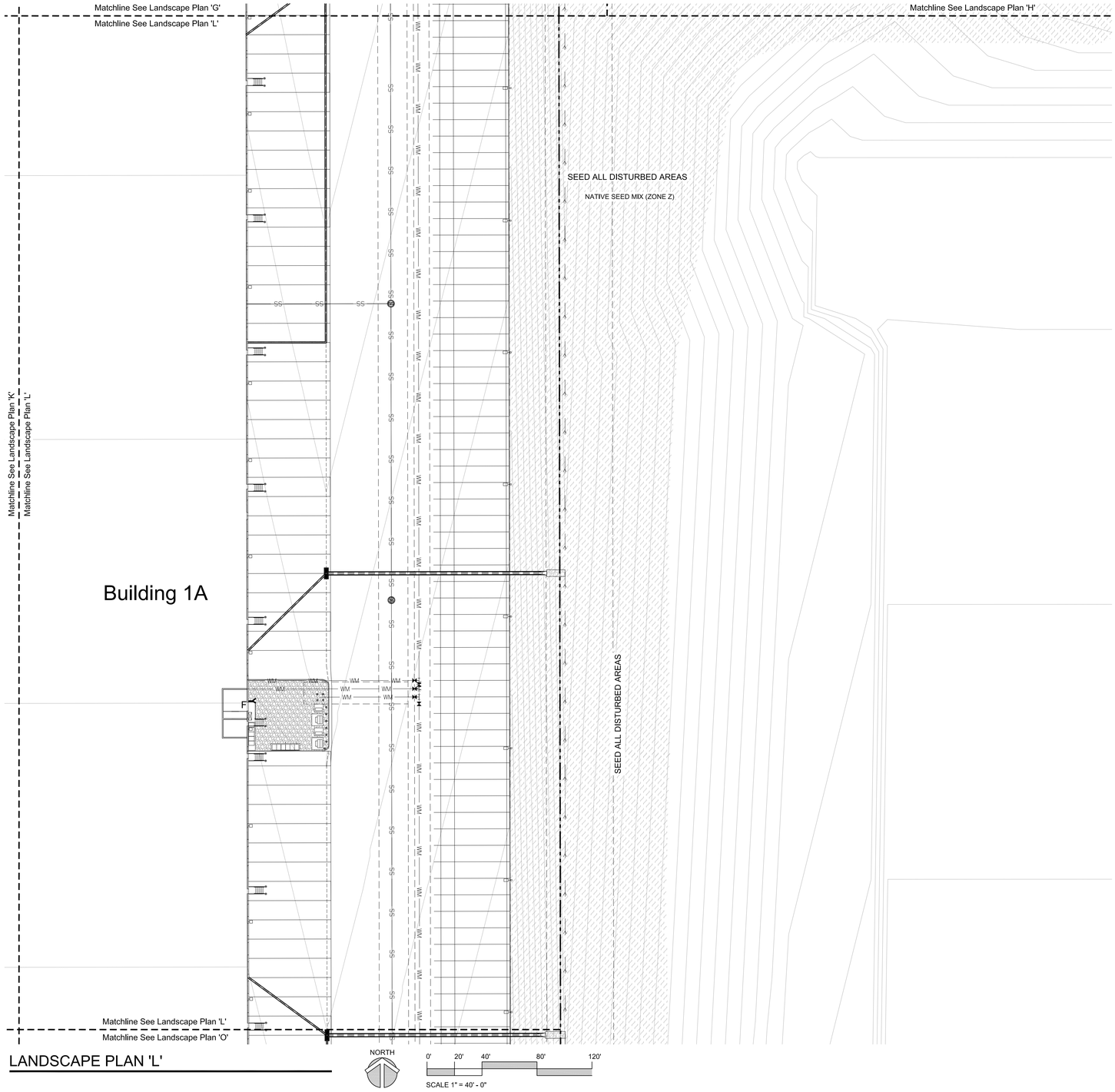
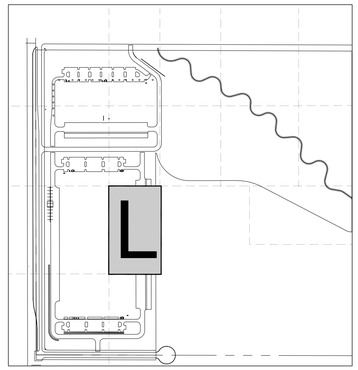


LANDSCAPE PLAN 'L'

KEY MAP



LANDSCAPE LEGEND:

DECIDUOUS TREE

ORNAMENTAL TREE

EVERGREEN TREE

SHRUB

ORNAMENTAL GRASS / PERENNIAL

3'-4' DECORATIVE BOULDERS

ENHANCED NATIVE SEED MIX (IRRIGATED)

COMMON NAME	SCIENTIFIC NAME	% OF TOTAL	PLS PER ACRE
WESTERN WHEATGRASS	AGROPYRON SMITHII	35%	10.5 LBS.
SIDE OATS GRAMA	BOUTELOUA CURTIPENDULA	35%	10.5 LBS.
BLUE GRAMA	BOUTELOUA GRACILIS	10%	3.0 LBS.
SWITCHGRASS	PANICUM VIRGATUM	10%	3.0 LBS.
LITTLE BLUESTEM	SCHIZACHYRIUM SCOPARIUS	10%	3.0 LBS.

NATIVE SEED MIX (ZONE Z) NON-IRRIGATED

COMMON NAME	SCIENTIFIC NAME	% OF TOTAL	PLS PER ACRE
BLUE GRAMA	BOUTELOUA GRACILIS	25%	1.8 LBS.
SAND DROPSEED	SPOROBOLUS CRYPTANDRUS	20%	0.20 LBS.
SIDEOATS GRAMA	BOUTELOUA CURTIPENDULA	20%	6.3 LBS.
WESTERN WHEATGRASS	PASCOPYRUM SMITHII	15%	8.2 LBS.
BUFFALO GRASS	BOUTELOUA DACTYLOIDES	10%	10.7 LBS.
INLAND SALTGRASS	DISTICHLIS SPICATA	1%	0.60 LBS.
PASTURE SAGE	ARTEMISIA FRIGIDA	1%	0.01 LBS.
BLANKET FLOWER	GAILLARDIA ARTISTATA	1%	0.5 LBS.
PRAIRIE CONEFLOWER	RATIBIDA COLUMNIFERA	1%	0.1 LBS.
PURPLE PRAIRIECLOVER	DALEA PURPUREA	1%	0.3 LBS.
BLUE FLAX	LINUM LEWISII	1%	0.4 LBS.

RIPARIAN SEED MIX

COMMON NAME	SCIENTIFIC NAME	% OF TOTAL	PLS PER ACRE
BLUE GRAMA	BOUTELOUA GRACILIS	20%	1.5 LBS.
SAND DROPSEED	SPOROBOLUS CYRPTANDRUS	20%	0.20 LBL.
SWITCHGRASS	PANICUM VIRGATUM	20%	3.2 LBS.
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4"-6" COBBLE

1"-3" COBBLE

NON-HATCH PLANTING AREAS — SHREDDED CEDAR MULCH

STEEL EDGING

RETAINING WALL - RE: CIVIL SEE SHEET 1/L17

3 RAIL FENCE - RE: CIVIL

6' TALL TREX SCREEN FENCING

SECOND CREEK DRAINAGE
SEE RE:VEGETATION PLANS

NOTES

1. **ALL PROPOSED LANDSCAPING WITHIN THE SIGHT TRIANGLE SHALL BE IN COMPLIANCE WITH COA ROADWAY SPECIFICATIONS, SECTION 4.04.2.10'**
2. **SEE SHEET 65 FOR PLANT MATERIAL SCHEDULE**
3. **56TH AVENUE LANDSCAPE MEDIANS TO BE OWNED AND MAINTAINED BY PROS - MEDIAN DESIGNED AND INSTALLED BY ADJACENT DEVELOPER**
4. **HARVEST ROAD MEDIAN TO BE OWNED AND MAINTAINED BY PROS - DESIGNED AND INSTALLED BY PROPERTY OWNER THROUGH A SEPARATE PROS SUBMITTAL AND APPROVAL PROCESS.**

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FOR AND ON BEHALF OF WARE MALCOMB

SUN EMPIRE INDUSTRIAL CENTER
SITE PLAN
AURORA, COLORADO
LANDSCAPE PLAN 'L'

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3	7/11/22	Third Submittal
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5	11/9/22	Fifth Submittal
6	12/14/22	Sixth Submittal
7	2/9/23	Seventh Submittal
8	3/10/23	Eight Submittal

JOB NO.:	DCS21-4030
PA / PM:	sw
DESIGNED:	sw
DATE:	03/11/2022
PLOT DATE:	

SHEET
L12
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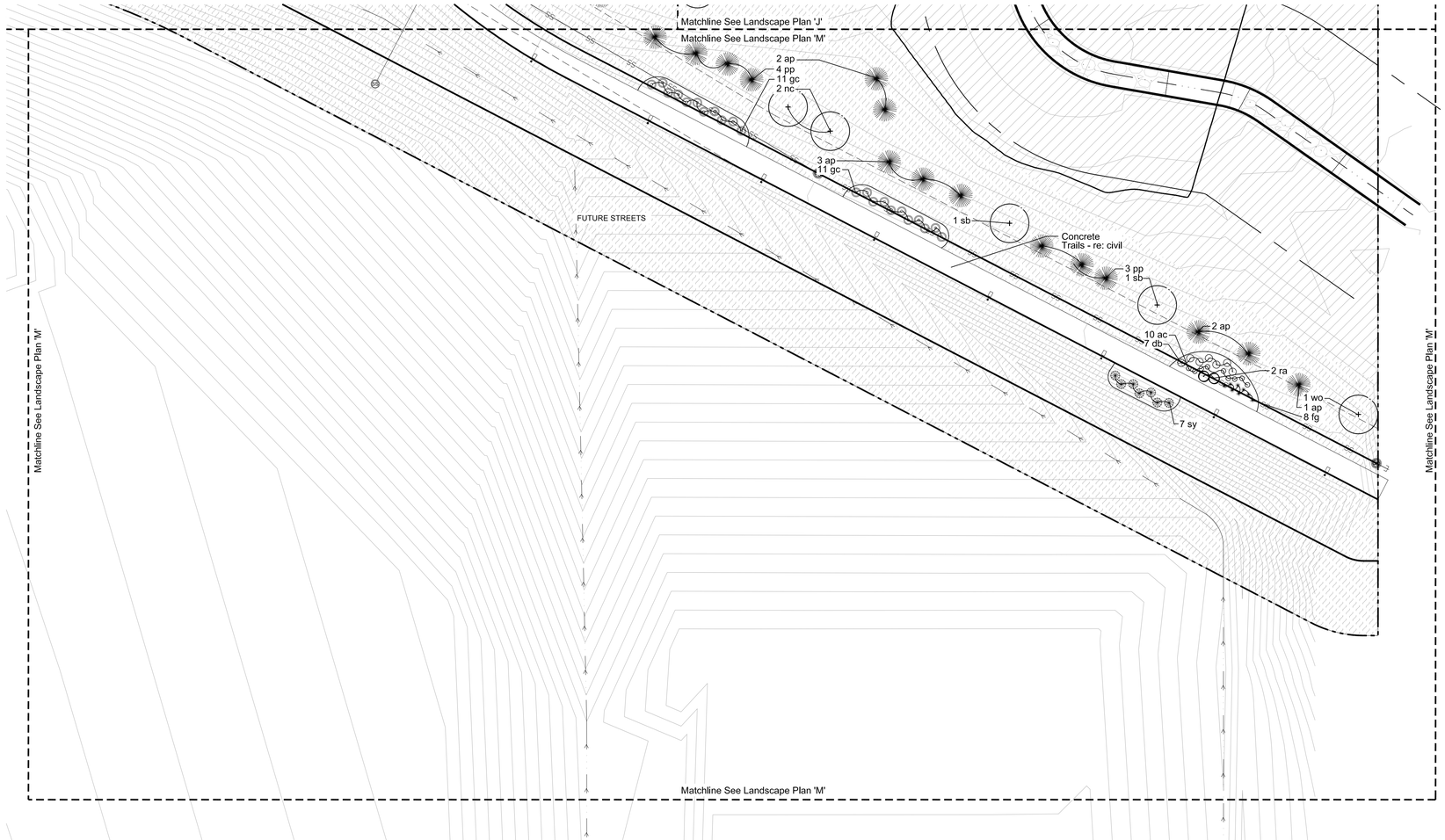


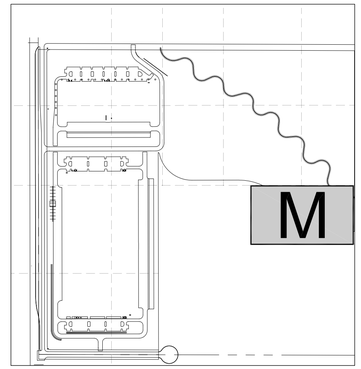
LANDSCAPE PLAN 'M'

NORTH

0' 20' 40' 80' 120'

SCALE 1" = 40' - 0"

KEY MAP



LANDSCAPE LEGEND:

DECIDUOUS TREE

ORNAMENTAL TREE

EVERGREEN TREE

SHRUB

ORNAMENTAL GRASS / PERENNIAL

3'-4' DECORATIVE BOULDERS

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L13
Sheet 62 of 86

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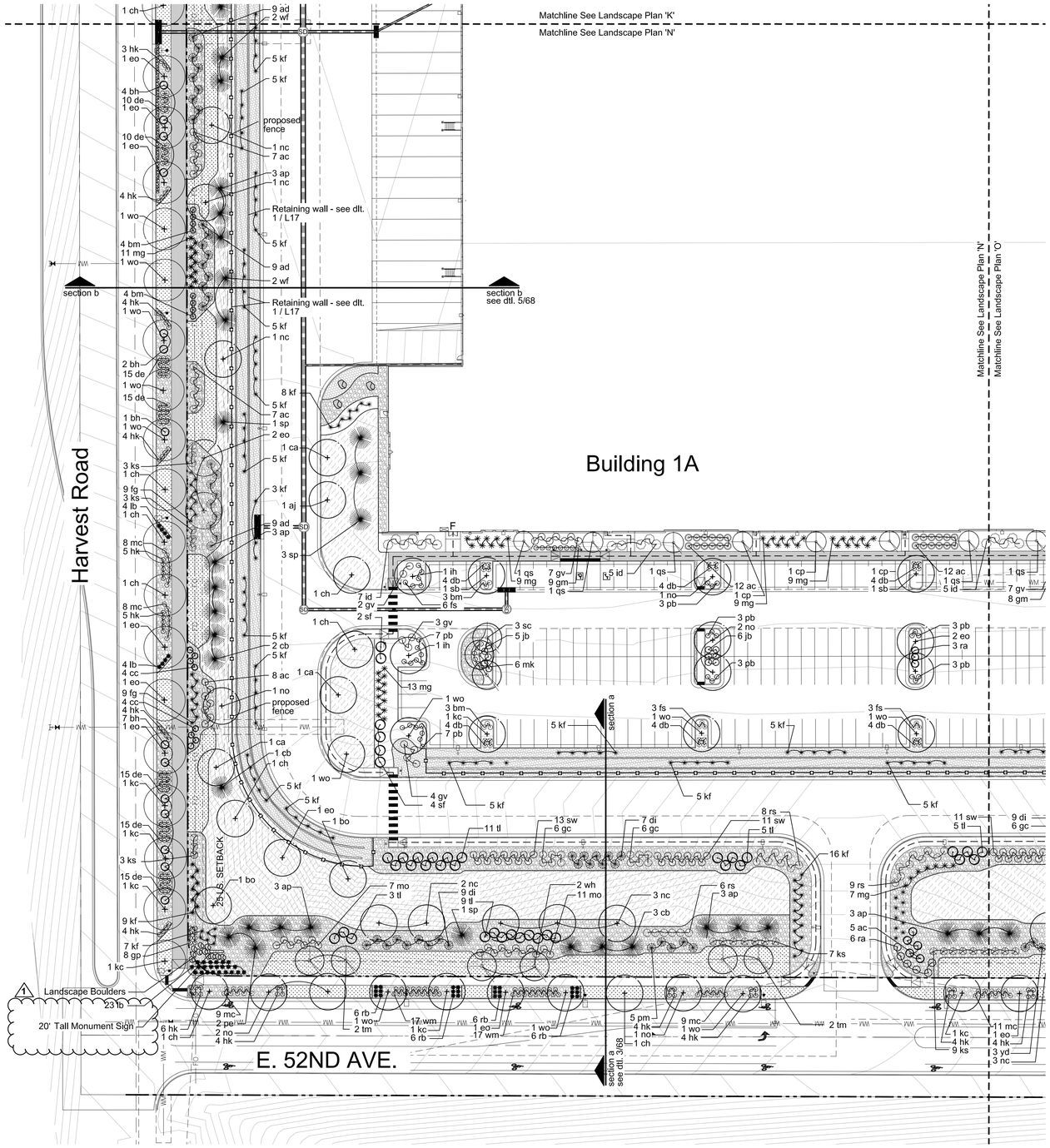


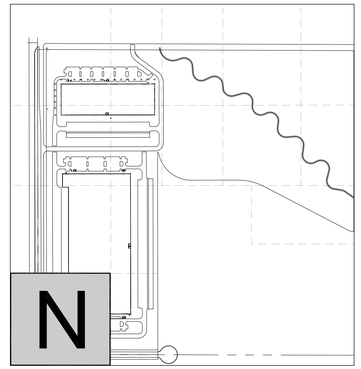
LANDSCAPE PLAN 'N'

NORTH

0' 20' 40' 80' 120'

SCALE 1" = 40' - 0"

KEY MAP



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4"-6" COBBLE

1"-3" COBBLE

NON-HATCH PLANTING AREAS — SHREDDED CEDAR MULCH

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SUN EMPIRE INDUSTRIAL CENTER
SITE PLAN
AURORA, COLORADO
LANDSCAPE PLAN 'N'

NO.	DATE	REMARKS
1	12/9/2024	Amendment 1 - Sign Height Revision

JOB NO.:	DCS21-4030
PA / PM:	sw
DESIGNED:	sw
DATE:	03/11/2022
PLOT DATE:	

SHEET
L14
Sheet 63 of 86

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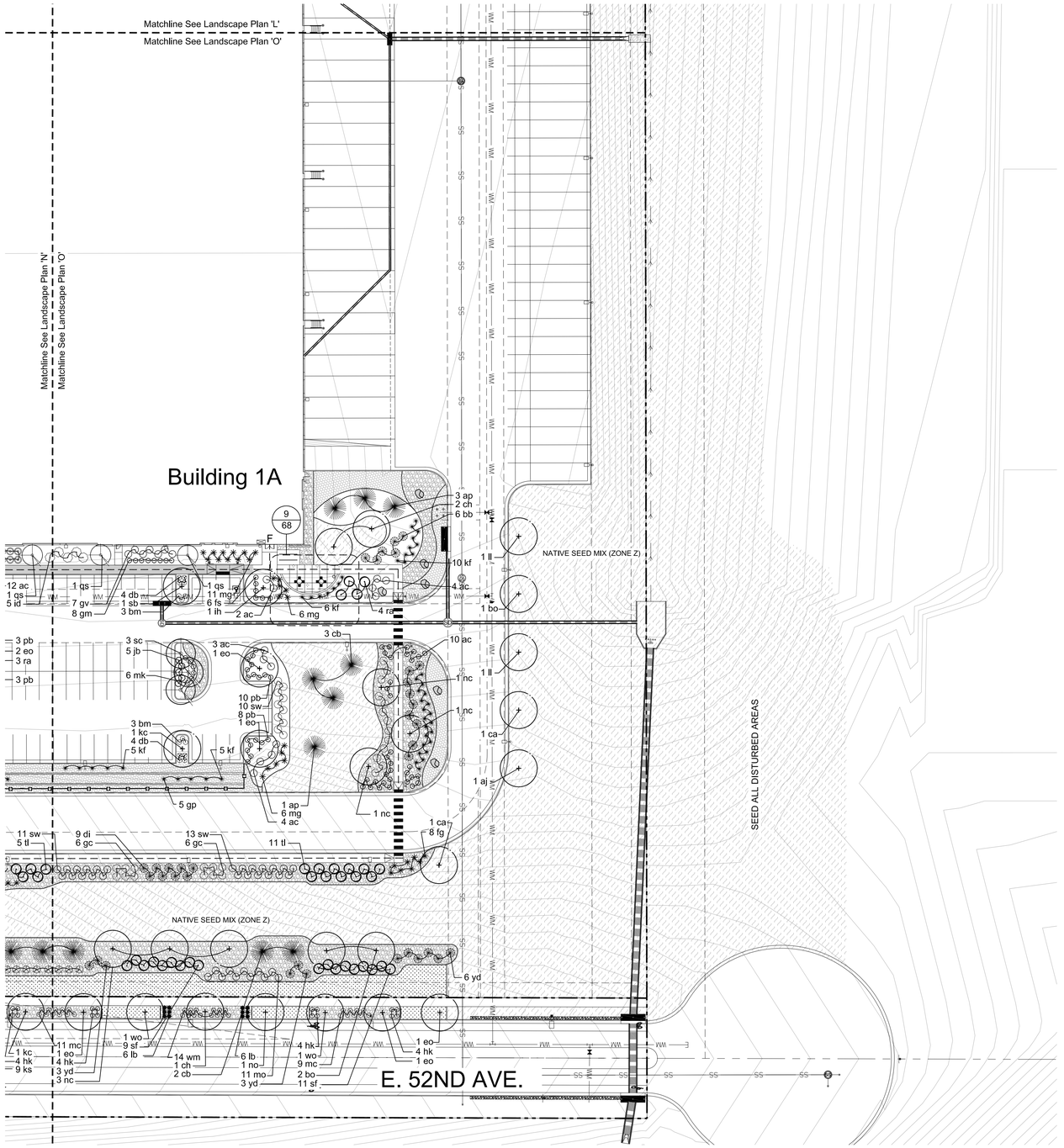

LANDSCAPE PLAN 'O'

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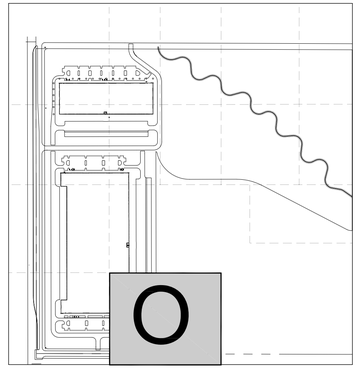

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4"-6" COBBLE

1"-3" COBBLE

NON-HATCH PLANTING AREAS — SHREDDED CEDAR MULCH

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L15
Sheet 64 of 86

NOT FOR CONSTRUCTION

STANDARD CITY OF AURORA NOTES:

1. PRIOR TO PLANTING, ALL PLANTING AREAS SHALL INCORPORATE SOIL AMENDMENTS AT A RATE OF 3 CUBIC YARDS PER 1000 SQUARE FEET TO A MINIMUM DEPTH OF 6" INCHES. A LESSER AMOUNT SHALL BE ALLOWED IF A SOILS TEST SHOWS THAT 3 CUBIC YARDS PER 1000 SQUARE FEET IS NOT NECESSARY OR WATER RETENTION AND DEEP ROOTING OF PLANT MATERIALS. IF SPECIFIED PLANT MATERIAL REQUIRES LESS FERTILE SOIL, THOSE AREAS MAY HAVE LESS SOIL AMENDMENTS INSTALLED. EXISTING TOPSOIL SHALL BE SALVAGED AND STOCKPILED FOR USE AS SOIL AMENDMENTS OR TOPSOIL. ACCEPTABLE SOIL AMENDMENTS INCLUDE COMPOST AND AGED MANURE.

2. PROPOSED SIDEWALKS TO BE STANDARD CONCRETE WITH A BROOM FINISH. ALL PARKING AND VEHICULAR DRIVES WILL BE ASPHALT.

3. ALL UTILITY EASEMENTS SHALL REMAIN UNOBSTRUCTED AND FULLY ACCESSIBLE ALONG THE ENTIRE LENGTH FOR MAINTENANCE EQUIPMENT ENTRY.

4. THE DEVELOPER, HIS SUCCESSORS AND ASSIGNS, SHALL BE RESPONSIBLE FOR INSTALLATION, MAINTENANCE AND REPLACEMENT OF ALL LANDSCAPING MATERIALS SHOWN OR INDICATED WITHIN THE PROPERTY DEFINED AS THE AREA WITHIN THE PROPERTY LINE 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 CERTIFICATE OF OCCUPANCY.

5. ALL LANDSCAPE AREAS AND PLANT MATERIAL, EXCEPT FOR NON-IRRIGATED NATIVE RESTORATION, 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.

6. ALL PROPOSED LANDSCAPING WITHIN THE SIGHT TRIANGLE SHALL BE IN COMPLIANCE WITH COA ROADWAY SPECIFICATIONS, SECTION 4.04.2.10.

7. THE LANDSCAPE PLAN MUST REFLECT THE LOCATION OF ALL FIRE HYDRANTS, KNOX HARDWARE AND FIRE DEPARTMENT CONNECTIONS TO ENSURE THAT THESE DEVICES ARE NOT PHYSICALLY OR VISUALLY OBSTRUCTED FROM RESPONDING FIRE CREWS. THE SEPARATION REQUIREMENTS FROM FIRE DEPARTMENT CONNECTIONS AND FIRE HYDRANTS MUST MEET BOTH LIFE SAFETY (TYPICALLY 5 FEET AND NO MATERIAL GREATER THAN 2 FEET IN HEIGHT) AND LANDSCAPING REQUIREMENTS. LANDSCAPING MATERIAL CANNOT BE OMITTED OR REDUCED BASED ON THE INSTALLATION OF A FIRE HYDRANT WITHIN A PARKING LOT ISLAND OR PLANT BED. IT IS RECOMMENDED THAT THE ISLAND OR PLANT BED BE CONSTRUCTED LARGE ENOUGH TO ADEQUATELY ACCOMMODATE BOTH LANDSCAPING MATERIAL AND FIRE HYDRANTS IN ORDER TO COMPLY WITH ALL CITY STANDARDS.

8. STREETLIGHTS MUST BE CONSTRUCTED ALONG ALL PUBLIC STREETS AS REQUIRED BY SECTION 126-236. SIDEWALKS, INTERNAL PEDESTRIAN PATHS, AND BICYCLE PATHS SHALL BE LIT WITH FULL CUTOFF LIGHTING FIXTURES NO MORE THAN 16 FEET TALL, AND PROVIDING CONSISTENT ILLUMINATION OF AT LEAST ONE FOOTCANDLE ON THE WALKING SURFACE. LIGHTING ALONG PUBLIC STREETS AND LANDSCAPED AREAS SHALL BE OF A RECOGNIZABLY UNIFIED DESIGN. LIGHTING SOURCES SHALL BE COLOR-CORRECT TYPES SUCH AS HALOGEN OR METAL HALIDE, AND LIGHT TYPES OF LIMITED SPECTRAL EMISSION, SUCH AS LOW PRESSURE SODIUM OR MERCURY VAPOR LIGHTS, ARE PROHIBITED EVEN IN SERVICE AREAS. PRIVATE AND SECURITY LIGHTING SHALL NOT CAUSE GLARE ABOVE A LEVEL OF 4 FEET ONTO ADJACENT PROPERTIES.

GENERAL PLANTING NOTES:

1. NO MATERIAL SUBSTITUTIONS SHALL BE MADE WITHOUT THE LANDSCAPE ARCHITECTS OF CITY OF AURORA APPROVAL IN WRITING. ALTERNATE MATERIALS OF SIMILAR SIZE AND CHARACTER MAY BE CONSIDERED IF SPECIFIED PLANT MATERIALS CANNOT BE OBTAINED.
2. QUANTITIES OF MATERIALS SHOWN ON THE PLANTING PLAN TAKE PRECEDENCE OVER QUANTITIES SHOWN ON THE PLANT MATERIAL SCHEDULE.
3. VERIFY EXACT LOCATION OF ALL UTILITIES BY CONTACTING APPROPRIATE UTILITY COMPANIES.
4. COMMERCIAL GRADE $\frac{3}{16}$ INCH BY 4" POWDER COATED STEEL EDGING SHALL BE USED TO SEPARATE ALL TURF AREAS FROM PLANTING BEDS. PLACE EDGING FLUSH WITH GRADE AND STAKE TO GROUND PER MANUFACTURES RECOMMENDATIONS.
5. PLACE FOUR INCHES OF MULCH AS INDICATED IN THE LANDSCAPE LEGEND IN ALL SHRUB BEDS, GROUND COVER, PERENNIAL BEDS. PLACE 4 INCHES OF CEDAR MULCH AT ALL TREE SAUCERS.
6. ALL PLANTING BEDS SHALL RECIEVE 1"-3" RIVER ROCK MULCH UNLESS OTHERWISE NOTED ON THE PLANS. TREAT BEDS WITH A PRE-EMMERGENT HERBICIDE PRIOR TO PLANTING AND MULCH PLACEMENT. DO NOT APPLY HERBICIDE IN PERENNIAL OR ANNUAL BEDS.
7. ALL LANDSCAPE AREAS SHALL BE IRRIGATED BY AN UNDERGROUND AUTOMATIC UNDERGROUD IRRIGATION SYSTEM. WITH SEPARATE ZONES FOR TURF AND SHRUBS / TREES / GROUNDCOVER.
8. ALL PLANT MATERIALS SHALL HAVE BACKFILL, CAREFULLY PLACED AROUND BASE AND SIDES OF BALL TO TWO-THIRDS ($\frac{2}{3}$) DEPTH OF BALL THEN THOROUGHLY SOAKED WITH WATER TO ALLOW SETTLEMENT. ALL WIRE, BURLAP FASTENERS, TOP ONE-THIRD ($\frac{1}{3}$) OF BURLAP AND LOOSE BURLAP SHALL BE REMOVED AT THIS TIME THE REMAINDER OF HE PIT SHALL THEN BE BACKFILLED, ALLOWING FOR THE DEPTH OF THE MULCH SAUCER AND SETTLEMENT OF BACKFILL. BACKFILL SHALL THEN BE THOROUGHLY WATERED ONCE AGAIN.

PLANT MATERIAL SCHEDULE:

SYMBOL	QTY.	I.D.	COMMON NAME	BOTANICAL NAME	SIZE	COND.	WTR
SHADE TREES							
	3	nm	NORWAY MAPLE	ACER PLATANOIDES	2 1/2" CAL.	B & B	M
	4	aj	AUTUMN BLAZE MAPLE	ACER X FREEMANII 'JEFFERSRED'	2 1/2" CAL.	B & B	L-M
	12	ca	CATALPA	CATALPA SP.	2 1/2" CAL.	B & B	VL
	52	ch	COMMON HACKBERRY	CELTIS OCCIDENTALIS	2 1/2" CAL.	B & B	VL
	9	ih	IMPERIAL HONEY LOCUST	GLEDITSIA TRIACANTHOS INERMIS 'IMPERIAL'	2 1/2" CAL.	B & B	VL
	33	kc	KENTUCKY COFFEE TREE	GYMNOCLADUS DIOICUS	2 1/2" CAL.	B & B	VL
	45	nc	NARROWLEAF COTTONWOOD	NARROWLEAF COTTONWOOD	2 1/2" CAL.	B & B	L-M
	73	wo	SWAMP WHITE OAK	QUERCUS BICOLOR	2 1/2" CAL.	B & B	VL-M
	27	bo	BUR OAK	QUERCUS MACROCARPA	2 1/2" CAL.	B & B	VL
	76	no	NORTHERN RED OAK	QUERCUS RUBRA	2 1/2" CAL.	B & B	L-M
	12	ll	LITTLELEAF LINDEN	TILIA CORDATA	2 1/2" CAL.	B & B	M
	16	sb	SENSATION BOXELDER	ACER NEGUNDO 'SENSATION'	2 1/2" CAL.	B & B	M
	72	eo	ENGLISH OAK	QUERCUS ROBUR	2 1/2" CAL.	B & B	L-M
ORNAMENTAL TREES							
	4	am	AMUR MAPLE	ACER GINNALA	2" CAL.	B & B	VL-L
	4	tm	TATARIAN MAPLE	ACER TATARICUM 'GARANN'	2" CAL.	B & B	M
	11	wh	WASHINGTON HAWTHORN	CRATAEGUS PHAENOPYRUM	2" CAL.	B & B	VL
	5	bc	BRANDY WINE CRABAPPLE	MALUS 'BRANDY WINE'	2" CAL.	B & B	L
	3	rc	RADIANT CRABAPPLE	MALAU 'RADIANT'	2" CAL.	B & B	L
	18	sc	SPRING SNOW CRABAPPLE	MALUS 'SPRING SNOW' '	2" CAL.	B & B	L
	14	cp	CHANTICLEER PEAR	PYRUS CALLERYANA	2" CAL.	B & B	M
	17	qs	CRIMSON SPIRE OAK	QUERCUS X BIMUNDORUM 'CRIMSCHMIDT'	2" CAL.	B & B	L
EVERGREEN TREES							
	40	wf	WHITE FIR	ABIES CONCOLOR	6' HT.	B & B	M
	48	cb	COLORADO BLUE SPRUCE	PICEA PUNGENS	6' HT.	B & B	VL
	50	pe	PINON PINE	PINUS EDULIS	6' HT.	B & B	VL
	161	ap	AUSTRIAN PINE	PINUS NIGRA	6' HT.	B & B	VL
	23	pp	PONDEROSA PINE	PINUS PONDEROSA	6' HT.	B & B.	VL
	41	sp	SOUTHWESTERN WHITE PINE	PINUS STROBIFORMIS	6' HT.	B & B	M
SHRUBS							
	39	bh	BAR HARBOR JUNIPER	JUNIPERUS CHINENSIS 'ARMSTRONGII'	5 GAL.	CONT.	L-M
	44	jb	BROADMOORE JUNIPER	JUNIPERUS SABINA 'BROADMOOR'	5 GAL.	CONT.	L-M
	91	ra	GRO-LOW SUMAC	RHUS AROMATICA 'GROW LOW'	5 GAL.	CONT.	L-M
	12	mk	MCKAYS POTENTILLA	P. FRUTICOSA 'MCKAYS WHITE'	5 GAL.	CONT.	L-M
	106	pb	PINK BEAUTY POTENTILLA	P. FRUTICOSA 'PINK BEAUTY'	5 GAL.	CONT.	L-M
	29	mo	MORMON TEA	EPHEDRA EQUISETINA	5 GAL.	CONT.	VL
	80	ks	DARK KNIGHT SPIREA	CARYOPTERIS X CLANDONENSIS 'DARK KNIGHT'	5 GAL.	CONT.	VL
	110	aw	ANOTHONY WATERER SPIREA	SPIREA JAPONICA 'ANTHONY WATER'	5 GAL.	CONT.	L-M
	18	fs	GOLD FLAME SPIREA	SPIREA JAPONICA 'GOLDFLAME'	5 GAL.	CONT.	L-M
	129	sw	WESTERN SANDCHERRY	PRUNUS BESSEYI	5 GAL.	CONT.	L
	106	gp	GOLD DROP POTENTILLA	POTENTILLA FRUITICOSA 'GOLD DROP'	5 GAL.	CONT.	L-M
	96	gm	GREEN MOUND CURRANT	RIBES ALPINUM 'GREENMOUND'	5 GAL.	CONT.	L-M
	124	bm	BLUE MIST SPIREA	CARYOPTERIS X CLANDONENSIS	5 GAL.	CONT.	L-M
	196	db	DWARF BURNING BUSH	EOUNYMUS ALATA 'DWARF NANA'	5 GAL.	CONT.	L-M
	42	cc	CRANBERRY COTONEASTER	COTONEASTER APICULATUS	5 GAL.	CONT.	M
	51	rs	RUSSIAN SAGE	PEROVSKIA ATRIPLICIFOLIA	5 GAL.	CONT.	VL
	53	pm	LITTLELEAF MOCKORANGE	PHILADELPHUS MICROPHYLLUS	5 GAL.	CONT.	L-M
	49	ad	ARCTIC FIRE DOGWOOD	CORNUS STOLONIFERA 'FARROW'	5 GAL.	CONT.	M
	57	di	IVORY HALO DOGWOOD	CORNUS ALBA 'BAIL HALO'	5 GAL.	CONT.	L-M
	8	dn	DWARF NINEBARK	PHYSOCARPUS-OPULIFOLIUS 'NANUS'	5 GAL.	CONT.	L-M
	210	gc	GOLDEN CURRANT	RIBES AUREUM	5 GAL.	CONT.	VL
	69	tl	THREE LEAF SUMAC	RHUS TRILOBATA	5 GAL.	CONT.	VL
	114	yd	YELLOW TWIG DOGWOOD	CORNUS SERICEA 'FLAVIRAMEA'	5 GAL.	CONT.	L-M
	69	id	ISANTI DOGWOOD	CORNUS SERICEA 'ISANTI'	5 GAL.	CONT.	L-M
	17	bb	BEAUTY BUSH	KOLWITZIA AMABILILS	5 GAL.	CONT.	L
	31	kl	MISS KIM LILAC	SYRINGA PATULA 'MISS KIM'	5 GAL.	CONT.	VL
	41	js	SPARTAN JUNIPER	JUNIPERUS CHINENSIS 'SPARTAN'	6' HT.	B & B	VL
	202	wm	WEIGLA, MY MONET	WEIGLEA FLORIDA 'VERWIG'	5 GAL.	CONT.	M
	262	de	DWARF EUROPEAN CRANBERRY	VIBURNUM OPULUS 'NANUM'	5 GAL.	CONT.	M
	274	mc	MAGIC CARPET SPIREA	SPIREA X BUMALDA 'MAJIC CARPET'	5 GAL.	CONT.	M
	181	gv	GOLDEN VICARY PRIVET	LIGUSTRUM X VICARYI	5 GAL.	CONT.	M
	351	hk	HYPERICUM KALM'S	HYPERICUM KALMIANUM	5 GAL.	CONT.	M
	26	sf	SCARLET FIRETHORN	PYRACANTHA COCCINEA	5 GAL.	CONT.	M
	197	ac	ALPINE CURRANT	RIBES ALPIMUM	5 GAL.	CONT.	M
	39	sy	RED CORALBERRY	SYMPHORICARPOS ORBICULATUS	5 GAL.	CONT.	M
	54	rl	ROYALTY LILAC	SYRINGA X PRESTONIAE 'ROYALTY'	5 GAL.	CONT.	M
	21	vw	VIBURNUM WAYFARING	VIBURNUM LATANA	5 GAL.	CONT.	M
ORNAMENTAL GRASSES							
	348	mg	MAIDEN GRASS	MISCANTHUS SINENSIS 'GRACILLIMUS'	5 GAL.	CONT.	L
	165	fg	MEXICAN FEATHER GRASS	NESSELLA TENUISSIMA	5 GAL.	CONT.	VL
	217	df	DWARF FOUNTAIN GRASS	PENNISETUM ALOPECUROIDES 'HAMELN'	5 GAL.	CONT.	VL
	426	kf	KARL REED FORESTER GRASS	CALAMAGROSTIS ACUTI ' KARL FORESTER'	5 GAL.	CONT.	M
	167	lb	FOUNTAIN GRASS 'LITTLE BUNNY'	PENNISTETUM ALOPECUROIDES 'LITTLE BUNNY'	5 GAL.	CONT.	M
	173	rb	RED BARRON BLOOD GRASS	HELICTOTRICHON SEMPERVIRENS 'RED BARRON'	5 GAL.	CONT.	M

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FOR AND ON BEHALF
OF WARE MALCOMB

SUN EMPIRE INDUSTRIAL CENTER
SITE PLAN
AURORA, COLORADO
PLANT MATERIAL SCHEDULE

NO.	DATE	REMARKS
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4	9/13/22	Fourth Submittal
5	11/9/22	Fifth Submittal
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7	2/9/23	Seventh Submittal

JOB NO.:	DCS21-4030
PA / PM:	sw
DESIGNED:	sw
DRAWN:	sw
DATE:	03/11/2022
PLOT DATE:	

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NOT FOR CONSTRUCTION

STACKLot
5639 SOUTH CURTICE STREET
LITTLETON, COLORADO 80120
303.883.2735

SITE DATA - BUILDINGS A & B

DESCRIPTION	AREA IN SF	PERCENTAGE
TOTAL SITE AREA	3,372,421 SF	100.00%
BUILDING COVERAGE	828,953.00 SF	24.58%
HARD SURFACE AREA	751,410 SF	22.28%
LANDSCAPE AREA	1,792,058 SF	53.14%

WATER USE

DESCRIPTION	AREA IN SF
NON WATER CONSERVING	251,492 S.F.
WATER CONSERVING	82,488 S.F.
NON WATER (Z)	1,893,309 S.F.

CURBSIDE LANDSCAPING

AREA	DESCRIPTION	LENGTH	TREES REQ. (1/40')	TREES PROVIDED	SQUARE FEET TREE LAWN (S.F.)	SHRUBS REQ. 1 Shrubs / 40 S.F. Tree Lawn	SHRUBS PROVIDED
A	56th Avenue	2,506 LF.	63	65	20,014	501	524
B	Harvest Mile	2,486 LF.	63	65	24,747	619	622
C	Private Street 1	721 LF.	18	18	6,193.00	154	154

STREET BUFFER

AREA	DESCRIPTION	LENGTH	WIDTH REQUIRED	WIDTH PROVIDED	TREES (1/40')	SHURBS (10/40')
A	56th Avenue	675 LF. (-) 142 LF. 100 year WSEL = 533 LF.	25 FT	143 FT	14 REQ. 20 PROVIDED	134 REQ. 100 (5) GAL. PROVIDED 6 ADDITIONAL TREES = 60 SHRUBS 160 SHRUB CREDITS
AREA	DESCRIPTION Standard Buffer	LENGTH	WIDTH REQUIRED	WIDTH PROVIDED	TREES (1/40')	SHURBS (10/40')
B1	Harvest Mile	1,535 LF.	25 FT	49 FT	39 REQ. 51 PROVIDED	384 REQ. 334 (5) GAL. PROVIDED 21 ADDITIONAL TREES = 210 SHRUBS 554 SHRUB CREDITS
AREA	DESCRIPTION Dock Buffer	LENGTH	WIDTH REQUIRED	WIDTH PROVIDED	TREES (1.25/40')	SHURBS (12/40')
B1	Harvest Mile	951 LF.	25 FT	49 FT	30 REQ. 48 PROVIDED 35 EVERGREENS (73%)	286 REQ. 254 (5) GAL. PROVIDED 18 ADDITIONAL TREES = 180 SHRUBS 437 SHRUB CREDITS

NON RESIDENTIAL BUILDING 1B ELEVATIONS

BUILDING / ELEVATION	LENGTH	NO. T.E. REQUIRED REQUIRED - 1 T.E / 40' LN. FT.	NO. T.E.'s PROVIDED
NORTH	785 LF	20	15 TREES 176 SHRUBS = 17.6 T.E'S
EAST	262 LF	7	10 TREES
WEST	262 LF	7	11 TREES 24 SHRUBS = 2.4 T.E.'S

NON RESIDENTIAL BUILDING 1A ELEVATIONS

BUILDING / ELEVATION	LENGTH	NO. T.E. REQUIRED REQUIRED - 1 T.E / 40' LN. FT.	NO. TREES PROVIDED
NORTH	574 LF	15	9 TREES 110 SHRUBS = 10.1 T.E'S
WEST	224 LF	6	10 TREES
SOUTH	574 LF	15	9 TREES 110 SHRUBS = 10.1 T.E'S

SPECIAL LANDSCAPE BUFFER

25 WIDE LANDSCAPE SPECIAL BUFFER	LENGTH	NO. TREES REQUIRED 1.00 TREES / 30' LN. FT.	NO. TREES PROVIDED	NO. SHRUBS REQUIRED 10 SHRUBS / 30' LN. FT.	NO. SHRUBS PROVIDED
	926 LF	31	43	308	354

DETENTION AREA

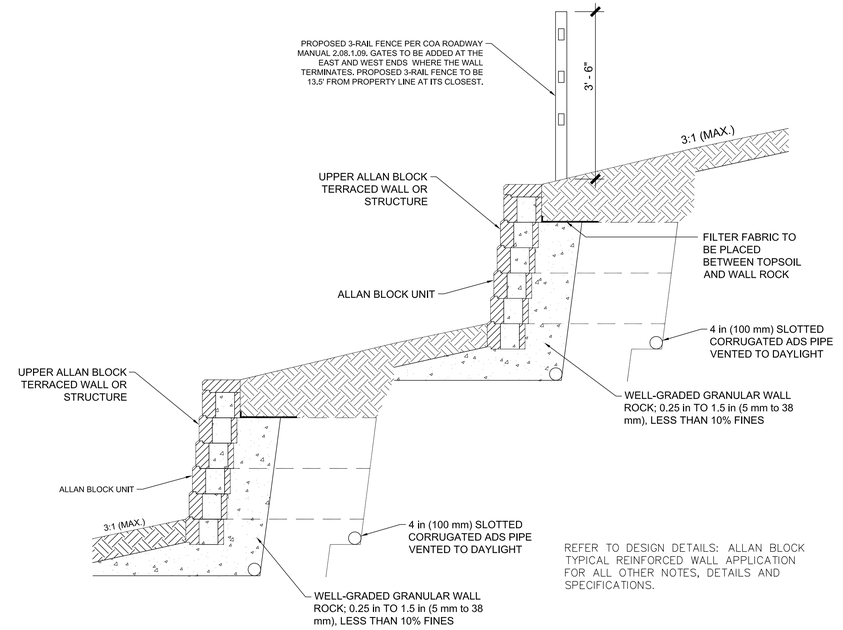
COMMON OPEN SPACE PROVIDED	WATER QUALITY/ SECOND CREEK DRAINAGE / 100 YR.	COMMON OPEN SPACE (-) WATER QUALITY / SECOND CREEK / 100 YR.	NO. TREES REQUIRED - 1 TREE / 4000 SQ.FT.	NO. TREES PROVIDED	NO. SHRUBS REQUIRED - 10 SHRUBS / 4000 SQ.FT.	NO. SHRUBS PROVIDED
1,865,404 SF	1,223,760 SF	641,644 SF	160	265	1604	614 Shrubs 105 ADDITIONAL TREES = 1,050 SHRUBS 1,664 SHRUB CREDITS

OPEN SPACE DEDICATION

DESCRIPTION	AREA PROVIDED
Trail Corridor, Regional Detention, Water Quality and Second Creek Drainage	6.97 Acres

EVERGREEN TREES

DESCRIPTION	EVERGREEN TREES REQ. (50% MIN.)	EVERGREEN TREES PROVIDED
Onsite Shade & Ornamental Trees = 725 (Excludes 148 Street Trees)	363 TREES	364 TREES



REFER TO DESIGN DETAILS: ALLAN BLOCK TYPICAL REINFORCED WALL APPLICATION FOR ALL OTHER NOTES, DETAILS AND SPECIFICATIONS.

NOTE: DETAIL IS PROVIDED FOR REFERENCE ONLY
REFER TO CIVIL FOR RETAINING WALL INFORMATION

1 MSE RETAINING WALL

NOT TO SCALE

STACKlot
5639 SOUTH CURTICE STREET
LITTLETON, COLORADO 80120
303.883.2735

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FOR AND ON BEHALF OF WARE MALCOMB

SUN EMPIRE INDUSTRIAL CENTER
SITE PLAN
AURORA, COLORADO
LANDSCAPE DATA

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8	3/10/23	Eight Submittal

JOB NO.:	DCS21-4030
PA / PM:	sw
DESIGNED:	sw
DATE:	03/11/2022
PLOT DATE:	

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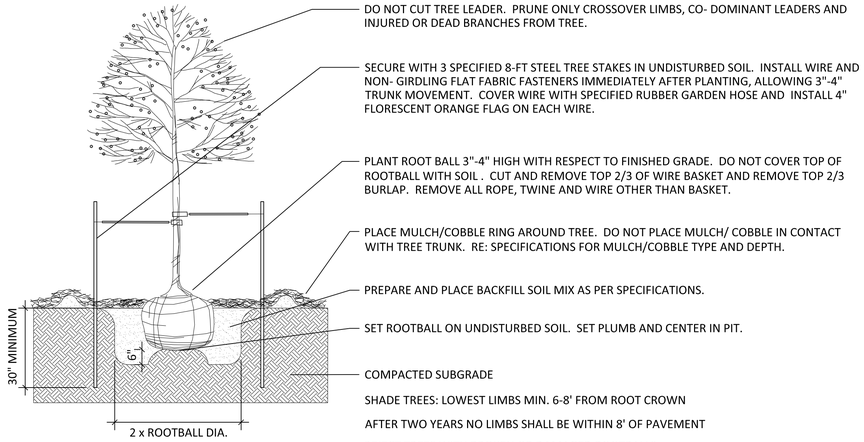
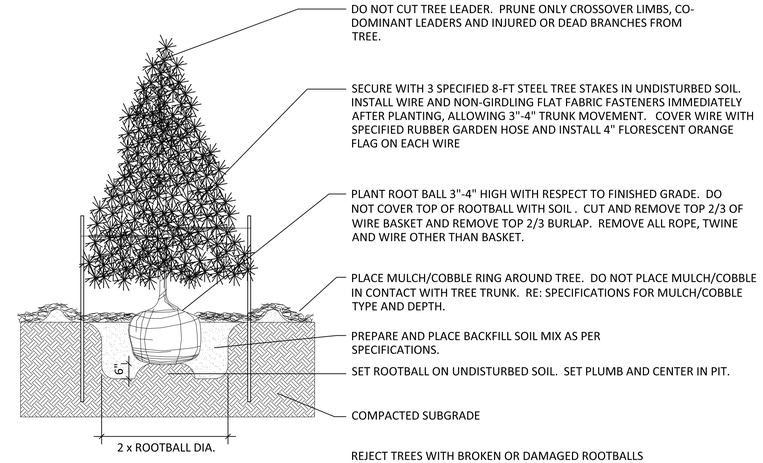


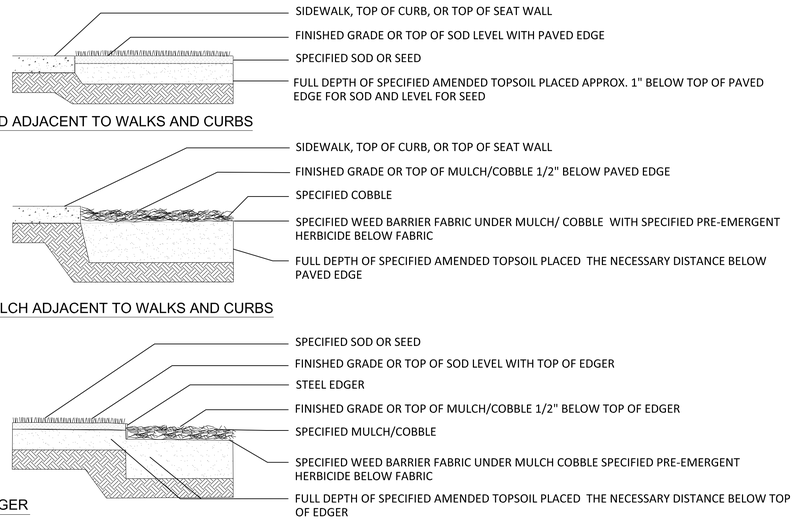
1 DECIDUOUS TREE

NOT TO SCALE



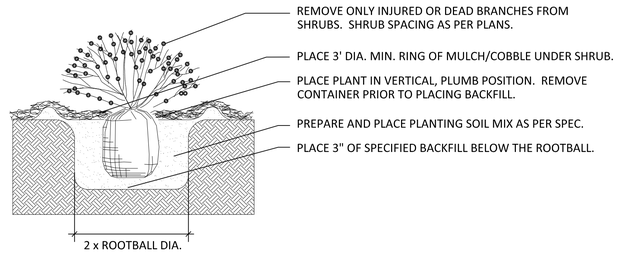
2 EVERGREEN TREE PLANTING

NOT TO SCALE



3 EDGE TREATMENT

NOT TO SCALE



4 SHRUB PLANTING

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SITE PLAN
AURORA, COLORADO
LANDSCAPE DETAILS

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5	1/19/22	Fifth Submittal
6	12/14/22	Sixth Submittal
7	2/9/23	Seventh Submittal
8	3/10/23	Eight Submittal

JOB NO.:	DCS21-4030
PA / PM:	sw
DESIGNED:	sw
DRAWN:	sw
DATE:	03/11/2022
PLOT DATE:	

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STACKlot
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LITTLETON, COLORADO 80120
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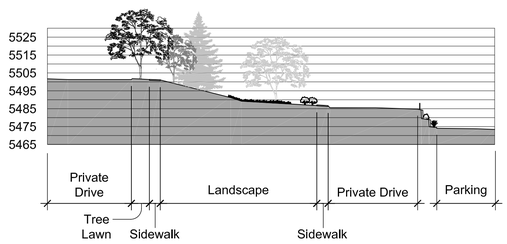
MANUFACTURE:	THOMAS STEELE
MODEL:	VOLARE TABLE
HEIGHT:	DINING
SEATS:	4
MATERIAL:	PERFORTATED STEEL
COLOR:	GUN METAL
MOUNTING:	SURFACE MOUNT (PER MANUFACTURE RECOMMENDATIONS)

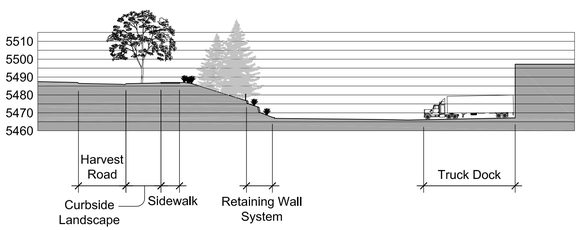
1 TABLE AND CHAIRS

N.T.S.



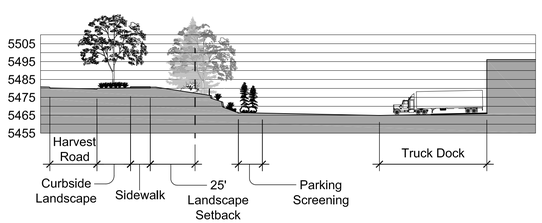
3 SECTION 'A'

SCALE 1" = 40'-0"



5 SECTION 'B'

SCALE 1" = 40'-0"



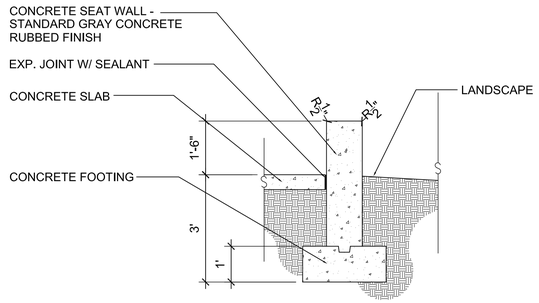
6 SECTION 'C'

SCALE 1" = 40'-0"

MANUFACTURE:	THOMAS STEELE
MODEL:	WINGRA RECEPTACLE
MATERIAL:	PERFORATED STEEL
COLOR:	GUN METAL

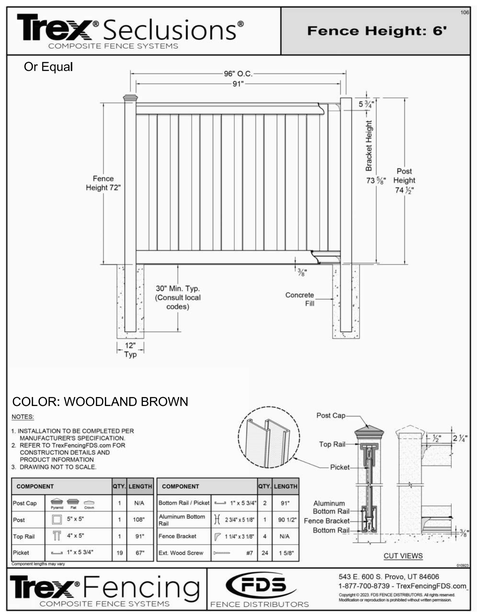
2 TRASH RECEPTACLE

N.T.S.



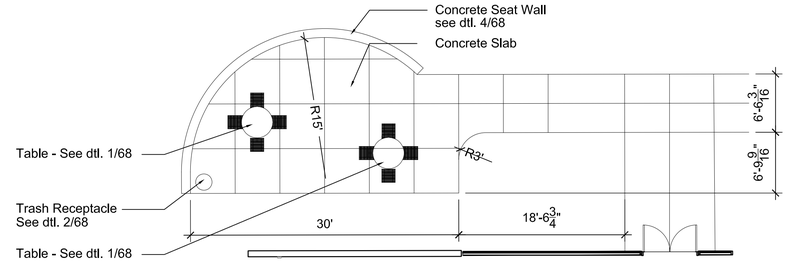
4 CONCRETE WALL SECTION

SCALE 1/2" = 1'-0"



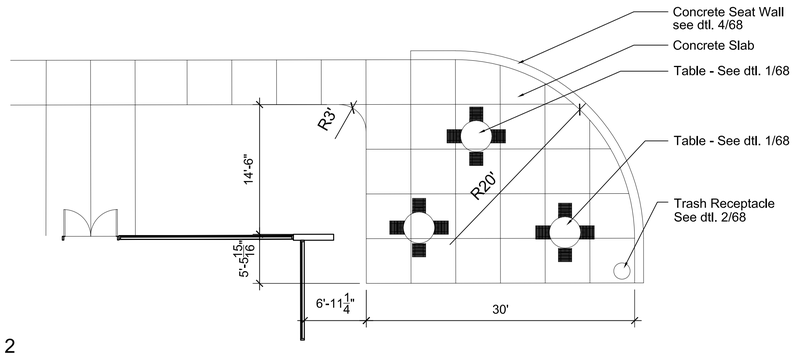
10 PRIVACY SCREEN - COMPOSITE FENCE

N.T.S.



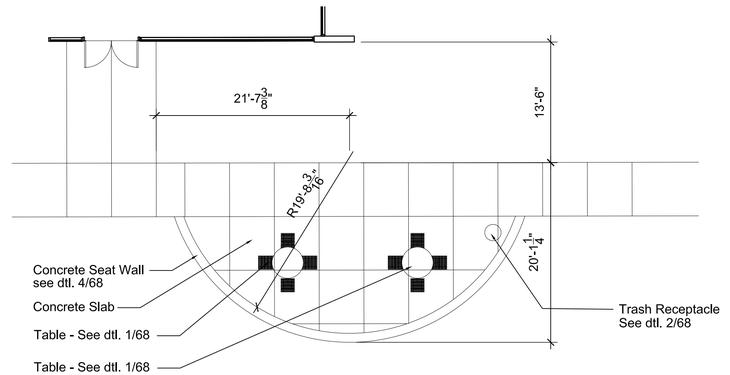
7 PATIO 1

SCALE 1/4" = 1'-0"



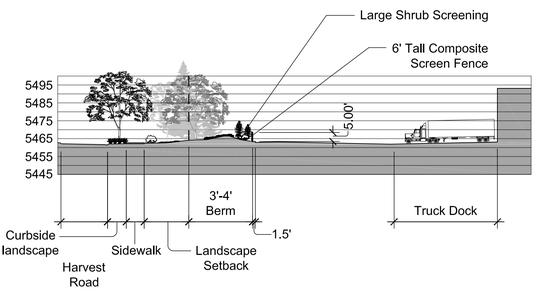
8 PATIO 2

SCALE 1/4" = 1'-0"



9 PATIO 3

SCALE 1/4" = 1'-0"



11 SECTION 'D'

SCALE 1" = 40'-0"

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LANDSCAPE ENLARGEMENTS / SECTIONS

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5	11/9/22	Fifth Submittal
6	12/14/22	Sixth Submittal
7	2/9/23	Seventh Submittal
8	3/10/23	Eight Submittal

JOB NO.:	DCS21-4030
PA / PM:	sw
DESIGNED:	sw
DATE:	03/11/2022
PLOT DATE:	

SHEET
L19
Sheet 68 of 86

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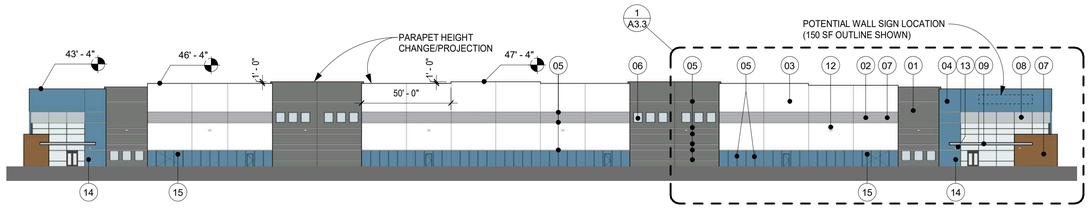
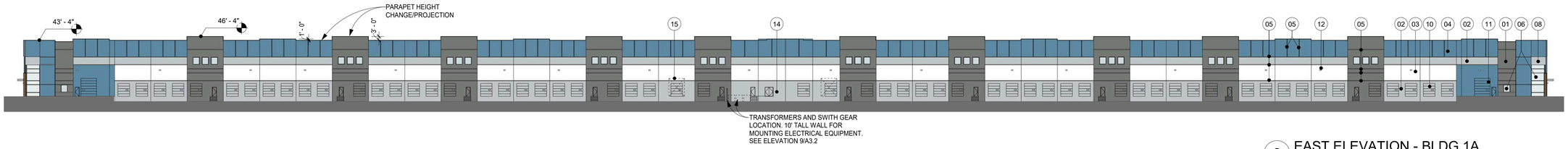
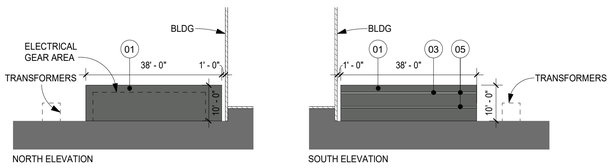


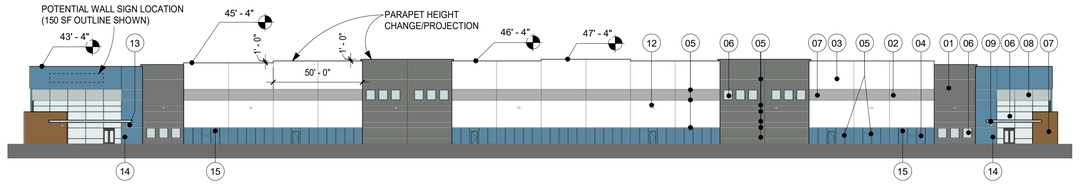
1 NORTH ELEVATION - BLDG 1A
1" = 40'-0"



2 EAST ELEVATION - BLDG 1A
1" = 40'-0"



6 BLDG 1A ELECTRICAL GEAR WALL ELEVATIONS
1" = 20'-0"

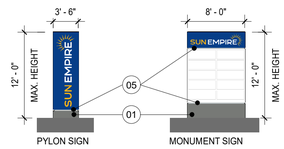


3 SOUTH ELEVATION - BLDG 1A
1" = 40'-0"

4 WEST ELEVATION - BLDG 1A
1" = 40'-0"

PROJECT LOGO WITH INTERNALLY ILLUMINATED LETTERS/LOGO.

METAL SIGN CABINET WITH CONCRETE BASE PAINTED COLOR #1.



5 PYLON AND MONUMENT SIGNS ELEVATION
1" = 10'-0"

SIGNAGE NOTES FOR BUILDING 1A

1) MAXIMUM TOTAL SIGNAGE AREA FOR ALL WALL, PROJECTING, BLADE AND MONUMENT SIGNS IS 600 SF.

2) MAXIMUM OF 5 SIGNS ARE PERMITTED (UNLESS ADDITIONAL TENANT SIGNAGE IS PERMITTED PER AURORA UNIFIED DEVELOPMENT CODE).

PER 4.10.5.B.2.a:
APPROX. 1,170' OF BUILDING FRONTAGE ALONG HARVEST ROAD (ARTERIAL) =
(2 SF X 100') + (.5 SF X 1,070) = 735SF OF TOTAL SIGN AREA, WHICH EXCEEDS 600 MAX.

KEYNOTE LEGEND

01. CONCRETE PANEL PAINTED COLOR #1
02. CONCRETE PANEL PAINTED COLOR #2
03. CONCRETE PANEL PAINTED COLOR #3
04. CONCRETE PANEL PAINTED COLOR #4
05. PAINTED REVEAL
06. VISION GLASS WITH ANODIZED ALUMINUM FRAME
07. CONCRETE FORMLINER PATTERN - PAINTED
08. METAL COMPOSITE MATERIAL (MCM) PANEL
09. STEEL CANOPY WITH WIRE MESH SOFFIT
10. OVERHEAD DOCK DOOR - 9' X 10'
11. OVERHEAD DRIVE-IN DOOR - 12' X 14'
12. EXTERIOR PERIMETER LIGHT, WALL MOUNT
13. EXTERIOR ENTRANCE SCONCE
14. KNOX BOX
15. KNOCK-OUT PANEL FOR FUTURE OPENING
SEE DETAIL 8/A3.2

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952-656-4444
FOR AND ON
BEHALF OF WARE
MALCOMB

SUN EMPIRE SUBDIVISION FILING NO. 1
SITE PLAN
AURORA CO

NO.	DATE	REMARKS

JOB NO.:	
PA / PM:	
DESIGNED:	
DATE:	03.10.23
PLOT DATE:	----

SHEET
A3.1
CONCEPT ELEVATIONS
- BLDG 1A & SIGNAGE
Sheet 69 of 86

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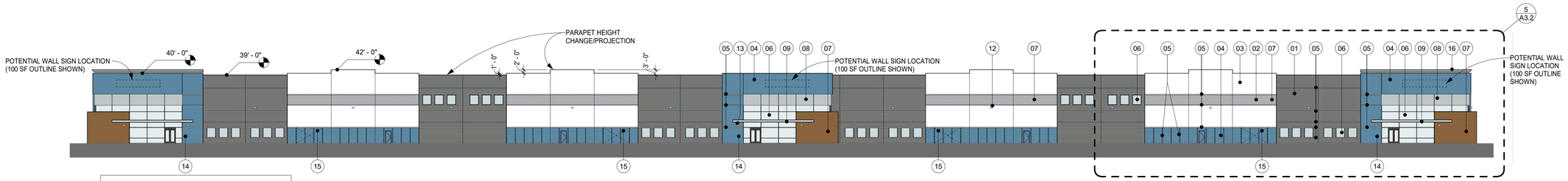
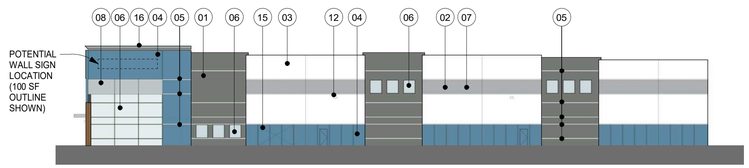


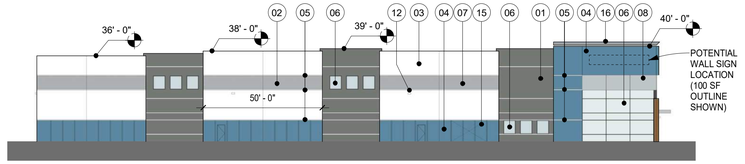
1 NORTH ELEVATION - BLDG 1B
1" = 30'-0"

KEYNOTE LEGEND

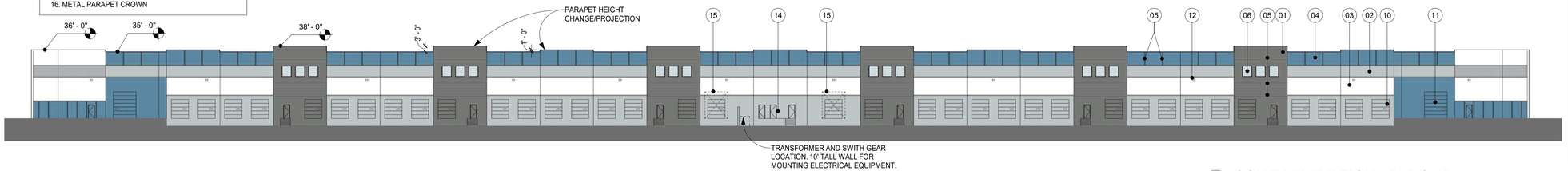
01. CONCRETE PANEL PAINTED COLOR #1
02. CONCRETE PANEL PAINTED COLOR #2
03. CONCRETE PANEL PAINTED COLOR #3
04. CONCRETE PANEL PAINTED COLOR #4
05. PAINTED REVEAL
06. VISION GLASS WITH ANODIZED ALUMINUM FRAME
07. CONCRETE FORMLINER PATTERN - PAINTED
08. METAL COMPOSITE MATERIAL (MCM) PANEL
09. STEEL CANOPY WITH WIRE MESH SOFFIT
10. OVERHEAD DOCK DOOR - 9' X 10'
11. OVERHEAD DRIVE-IN DOOR - 12' X 14'
12. EXTERIOR PERIMETER LIGHT, WALL MOUNT
13. EXTERIOR ENTRANCE SCONCE
14. KNOX BOX
15. KNOCK-OUT PANEL FOR FUTURE OPENING SEE DETAIL 8/A3.2
16. METAL PARAPET CROWN



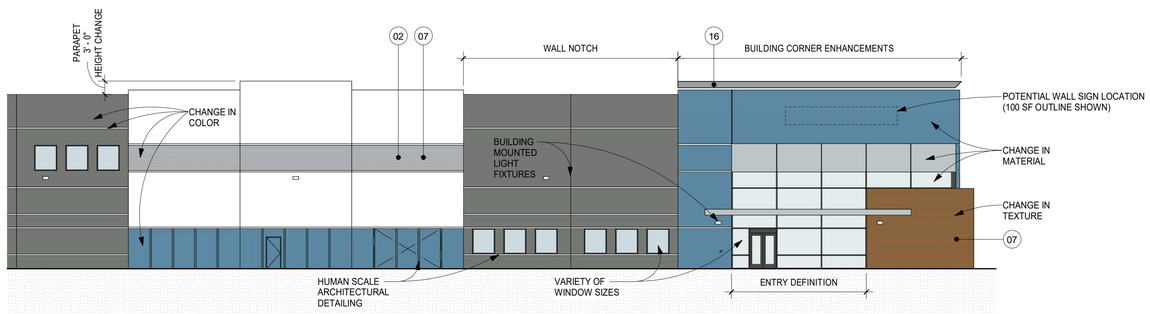
4 WEST ELEVATION - BLDG 1B
1" = 30'-0"



2 EAST ELEVATION - BLDG 1B
1" = 30'-0"

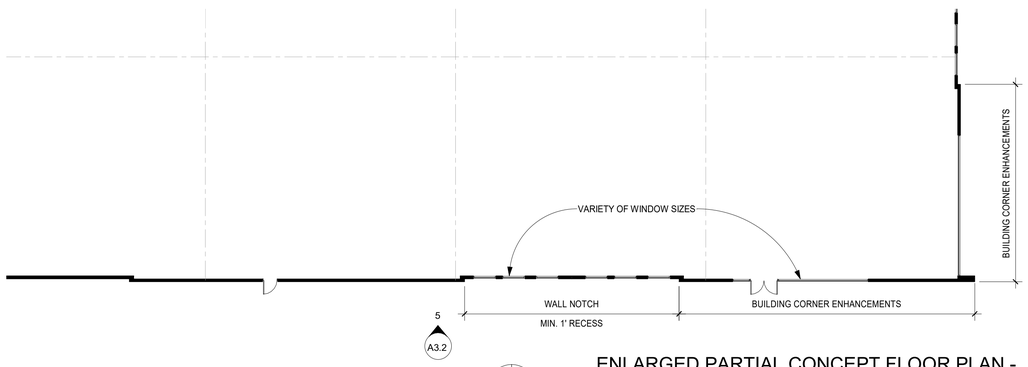


3 SOUTH ELEVATION - BLDG 1B
1" = 30'-0"



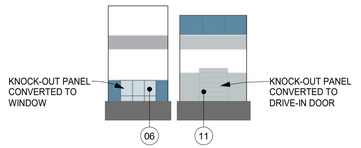
5 ENLARGED NORTH ELEVATION - BLDG 1B
1/16" = 1'-0"

NOTE: FLOOR PLAN ALIGNED WITH ENLARGED ELEVATION ABOVE FOR COMPARISON

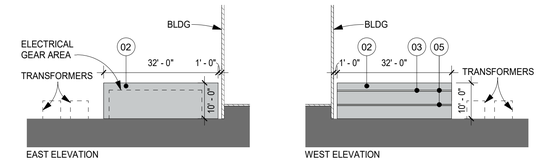


6 ENLARGED PARTIAL CONCEPT FLOOR PLAN - BLDG 1B
1/16" = 1'-0"

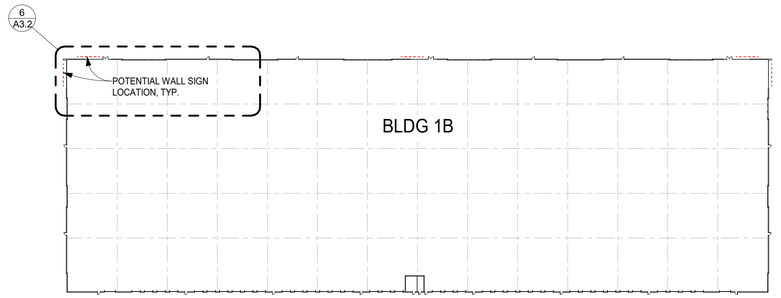
THE FOLLOWING DEPICT WHAT THE FUTURE OPENING WOULD LOOK LIKE IF A TENANT REQUIRED ADDITIONAL WINDOWS AND/OR DRIVE-IN DOORS:



8 FUTURE OPENING ELEVATION
1" = 30'-0"
BLDG 1A & BLDG 1B



9 BLDG 1B ELECTRICAL GEAR WALL ELEVATIONS
1" = 20'-0"



SIGNAGE NOTES FOR BUILDING 1B

1) MAXIMUM TOTAL SIGNAGE AREA FOR ALL WALL, PROJECTING, BLADE AND MONUMENT SIGNS IS 542.5 SF.

2) MAXIMUM OF 5 SIGNS ARE PERMITTED (UNLESS ADDITIONAL TENANT SIGNAGE IS PERMITTED PER AURORA UNIFIED DEVELOPMENT CODE).

PER 4.10.5.B.2.a:
APPROX. 785' OF BUILDING FRONTAGE ALONG 56TH AVE =
(2 SF X 100') + (.5 SF X 685') = 542.5 SF OF TOTAL SIGN AREA

7 KEY PLAN - BLDG 1B
1" = 80'-0"

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FOR AND ON BEHALF OF WARE MALCOMB

SUN EMPIRE SUBDIVISION FILING NO. 1
SITE PLAN
AURORA CO

NO.	DATE	REMARKS

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SHEET
A3.2
CONCEPT ELEVATIONS - BLDG 1B
Sheet 70 of 86

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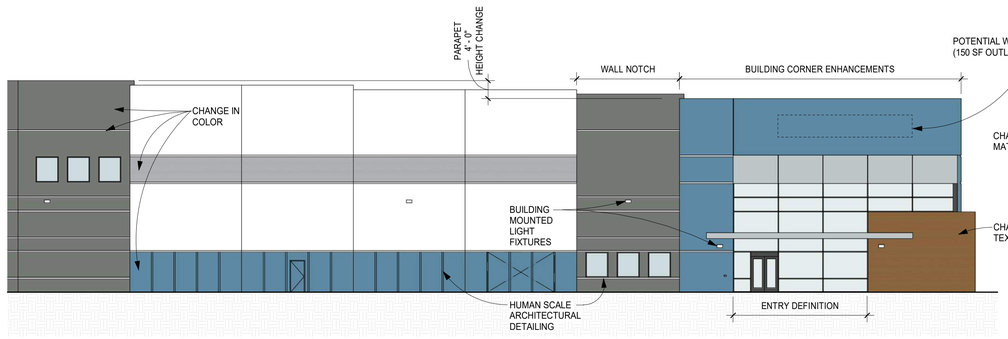
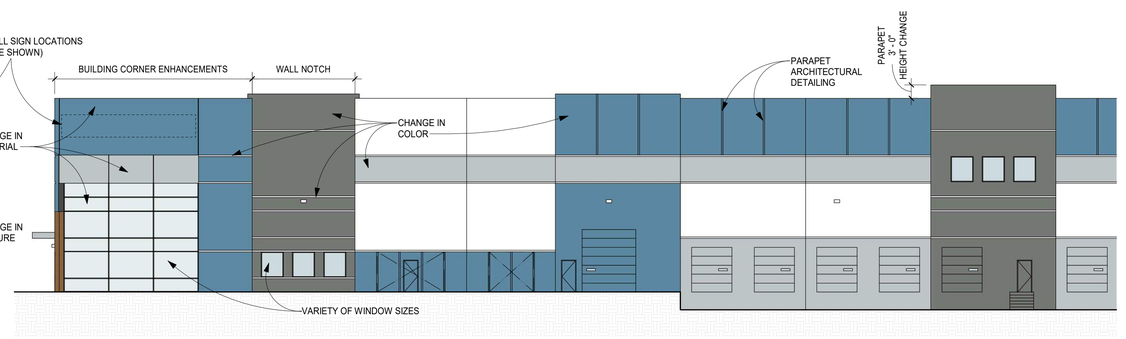
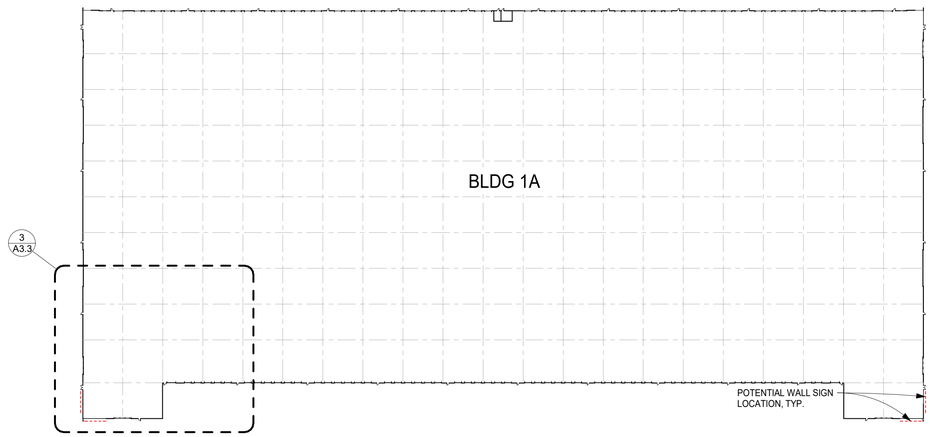


1 ENLARGED NORTH ELEVATION - BLDG 1A
1/16" = 1'-0"

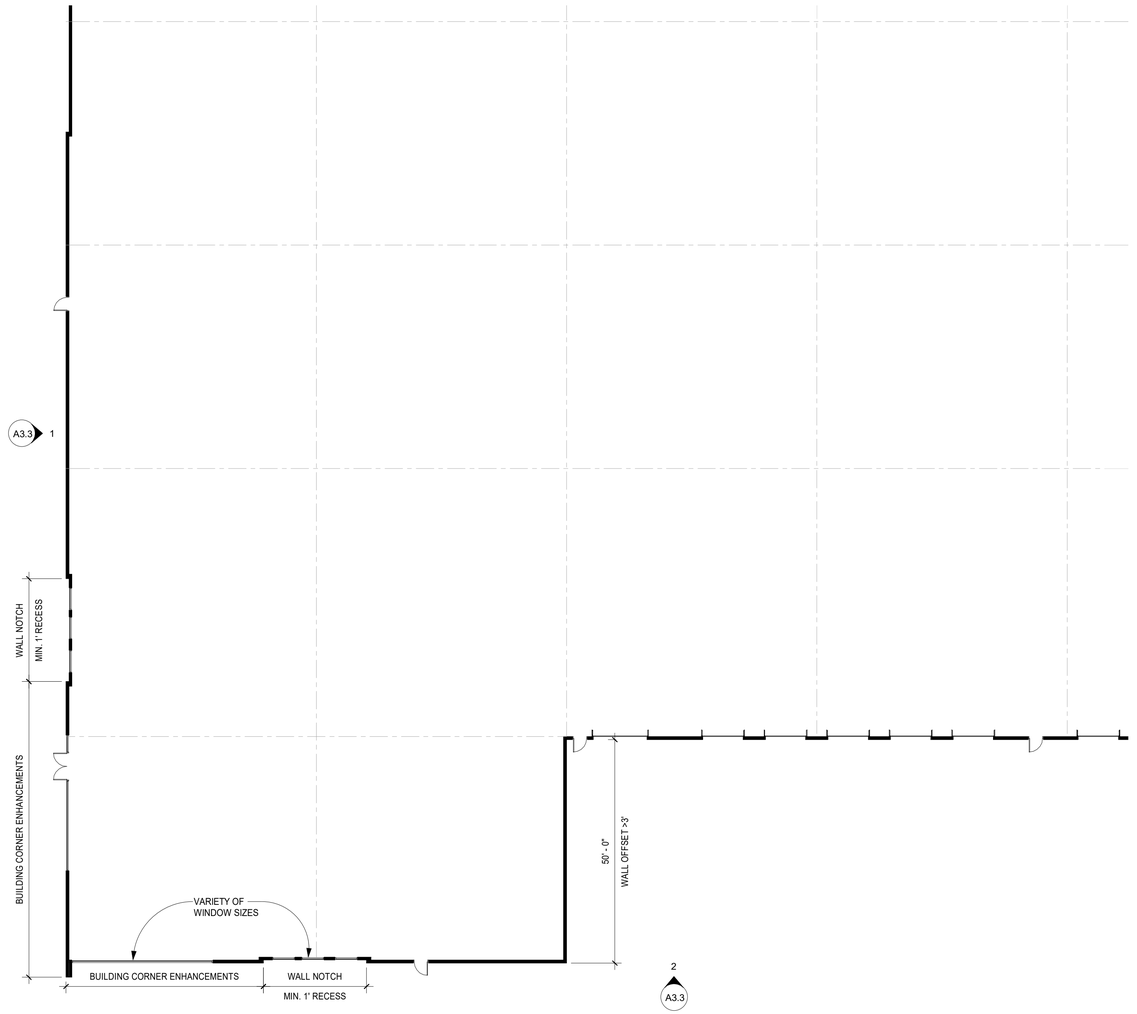


2 ENLARGED WEST ELEVATION - BLDG 1A
1/16" = 1'-0"



4 KEY PLAN - BLDG 1A
1" = 100'-0"

NOTE: FLOOR PLAN ALIGNED WITH ENLARGED WEST ELEVATION ABOVE FOR COMPARISON



3 ENLARGED PARTIAL CONCEPT FLOOR PLAN - BLDG 1A
1/16" = 1'-0"

0' 8' 16' 32'

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SITE PLAN
AURORA CO

NO.	DATE	REMARKS

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SHEET
A3.3
ENLARGED CONCEPT
-BLDG 1A
Sheet 71 of 86

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ALL PAINTED CONCRETE TILT-UP PANELS ARE EMBOSSED WITH REVEALS THAT REPEAT A COMMON PATTERN PER 146-4.8.10 (A) 1

01 PAINTED CONCRETE COLOR #1

02 PAINTED CONCRETE COLOR #2

03 PAINTED CONCRETE COLOR #3

04 PAINTED CONCRETE COLOR #4

05 VISION GLASS

06 ANODIZED ALUMINUM FRAME

07 PAINTED CONCRETE FORMLINER PATTERN

SHOWN WITH 2 DIFFERENT PAINT COLORS.
SEE ELEVATIONS FOR APPLICATION.

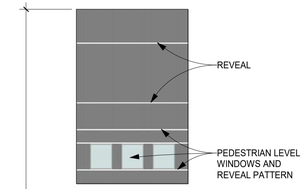
08 METAL COMPOSITE MATERIAL PANEL

09 STEEL CANOPY WITH WIRE MESH SOFFIT

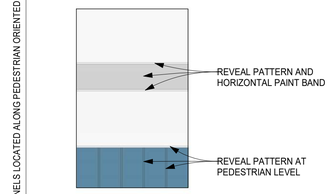
CANOPY

SOFFIT

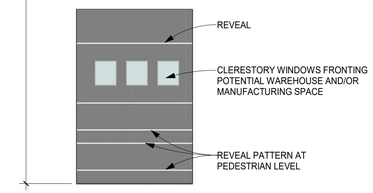
TYPICAL PANELS LOCATED ALONG PEDESTRIAN ORIENTED AREAS



PANEL TYPE - A

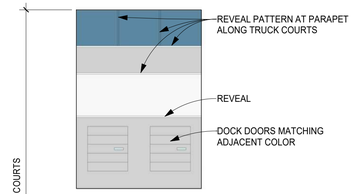


PANEL TYPE - B

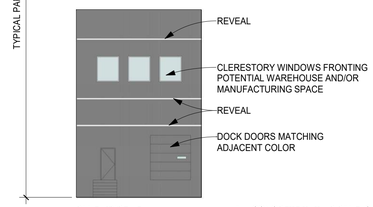


PANEL TYPE - C

TYPICAL PANELS ALONG TRUCK COURTS



PANEL TYPE - D



PANEL TYPE - E

ALL CONCRETE TILT-UP PANELS ARE EMBOSSED WITH REVEALS THAT REPEAT A COMMON PATTERN PER 146-4.8.10 (A) 1.

1 TYPICAL CONCRETE TILT-UP PANELS
1/16" = 1'-0"

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AURORA CO

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SHEET
A3.4
CONCEPT EXTERIOR MATERIAL PALETTE
Sheet 72 of 86

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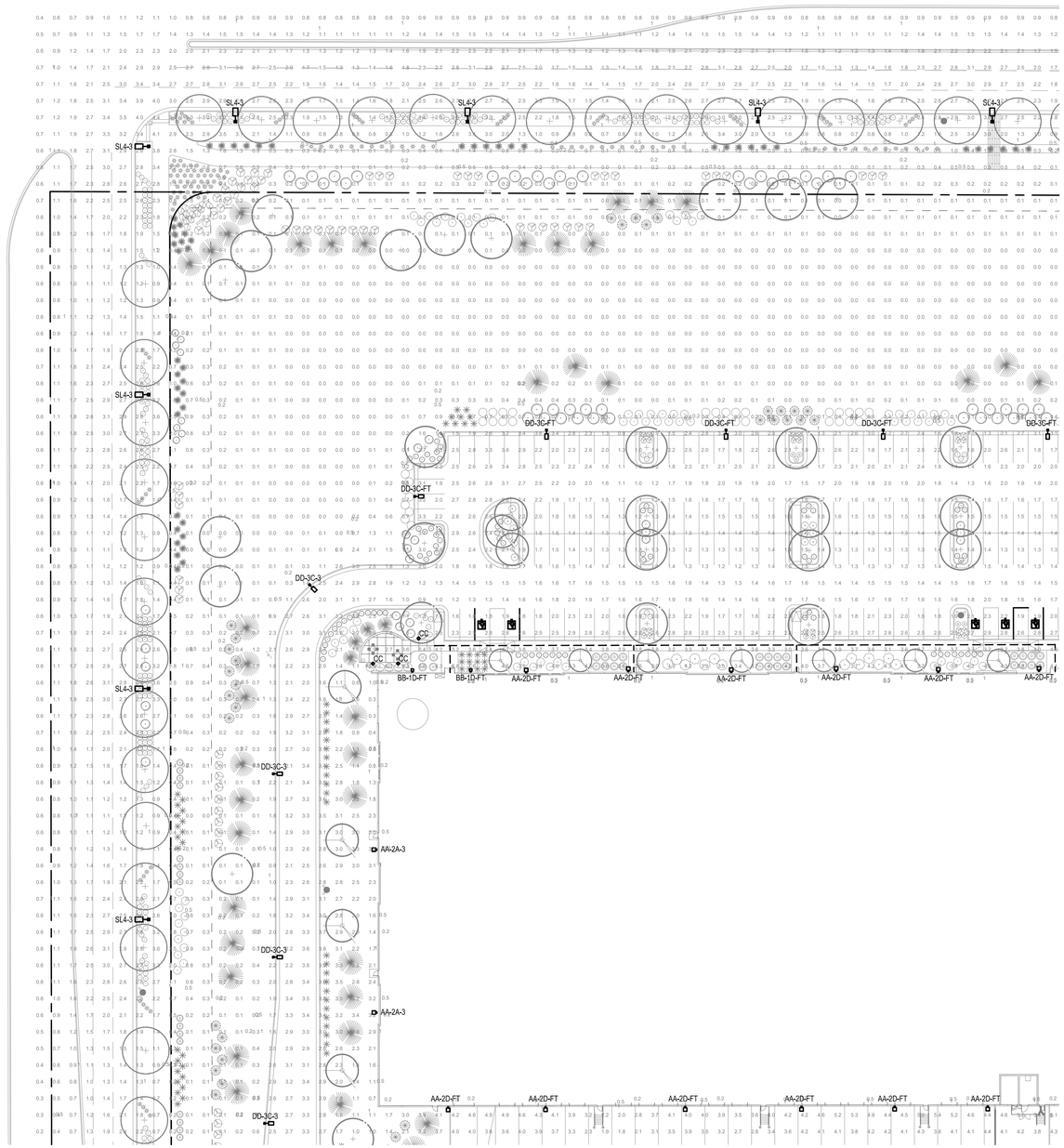
GENERAL NOTES:

1. ALL LIGHTING ALONG THE PUBLIC ROADWAYS SHALL BE INSTALLED IN ACCORDANCE WITH THE CITY OF AURORA ROADWAY DESIGN AND CONSTRUCTION STANDARDS.

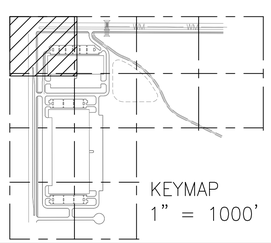
2. ILLUMINATION WITHIN THE SITE MUST COMPLY WITH THE 2015/2021 INTERNATIONAL BUILDING CODE REQUIREMENT FROM SECTION 1006 – MEANS OF EGRESS ILLUMINATION. SECTION 1006. ILLUMINATION REQUIRED: THE MEANS OF EGRESS, INCLUDING THE EXIT DISCHARGE, SHALL BE ILLUMINATED AT ALL TIMES THE BUILDING IS OCCUPIED. SECTION 1006.2 ILLUMINATION LEVEL. THE MEANS OF EGRESS ILLUMINATION LEVEL SHALL NOT BE LESS THAN 1 FOOT–CANDLE AT THE FLOOR LEVEL AND CONTINUING TO THE "PUBLIC WAY".



1 E2.1 SITE LIGHTING PHOTOMETRIC PLAN

40' 20' 0 40' 80'
1"=40'

NORTH



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Fax: 303.716.1272
www.givenandassociates.com
Project # 22033

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SUN EMPIRE SUBDIVISION FILING NO. 1
SITE PLAN
AURORA, COLORADO
SITE LIGHTING PHOTOMETRIC PLAN

NO.	DATE	REMARKS

JOB NO.:	DCS21-4030
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DESIGNED:	BAB
DATE:	03/10/2022
PLOT DATE:	03/10/2023

SHEET
E2.1
Sheet 73 of 86

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GENERAL NOTES:

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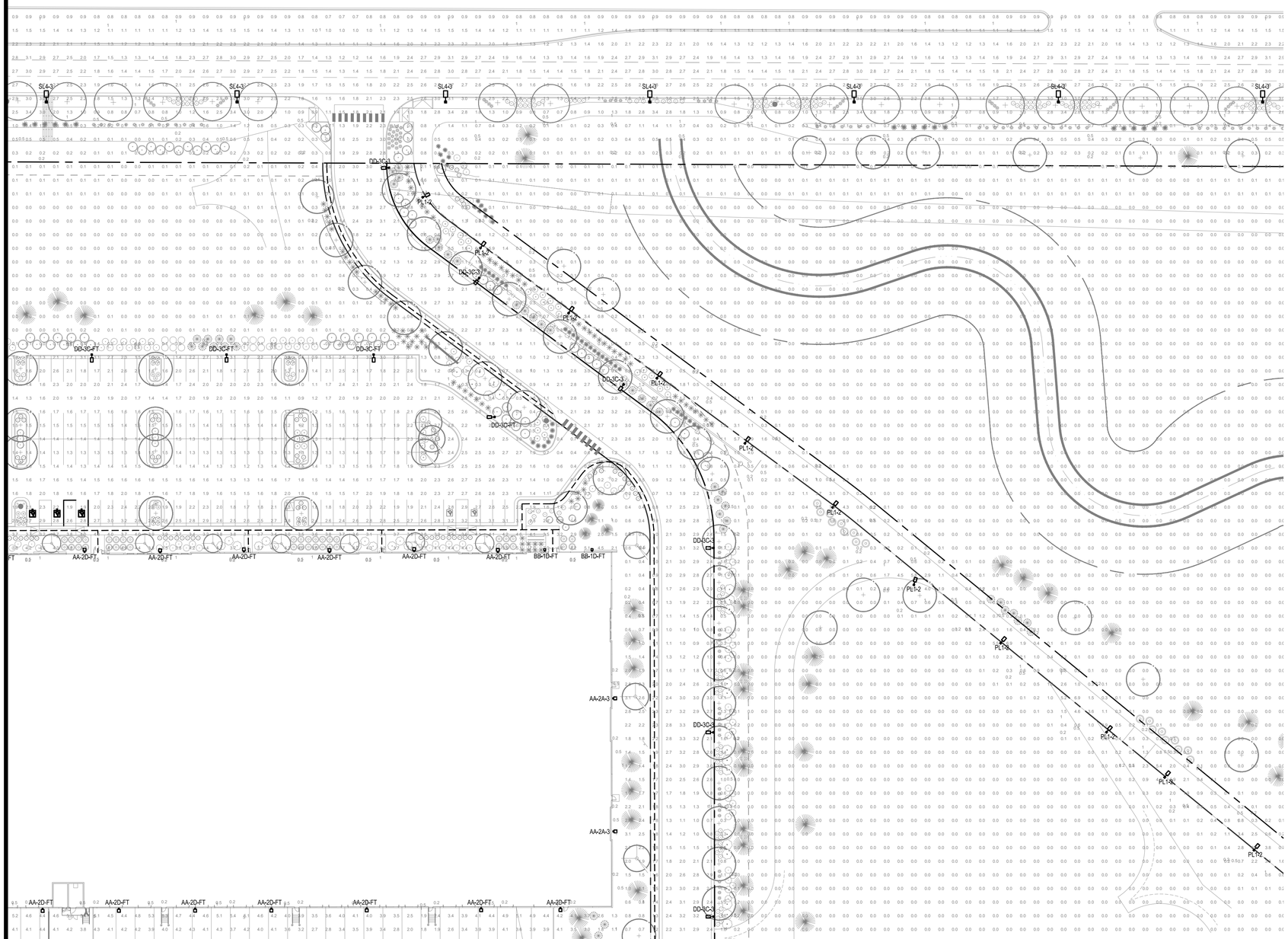
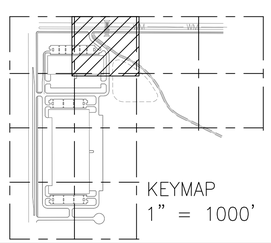


1 E2.2 SITE LIGHTING PHOTOMETRIC PLAN

40' 20' 0 40' 80'
1"=40'

NORTH



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SITE PLAN
AURORA, COLORADO
SITE LIGHTING PHOTOMETRIC PLAN

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SHEET
E2.2
Sheet 74 of 86

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GENERAL NOTES:

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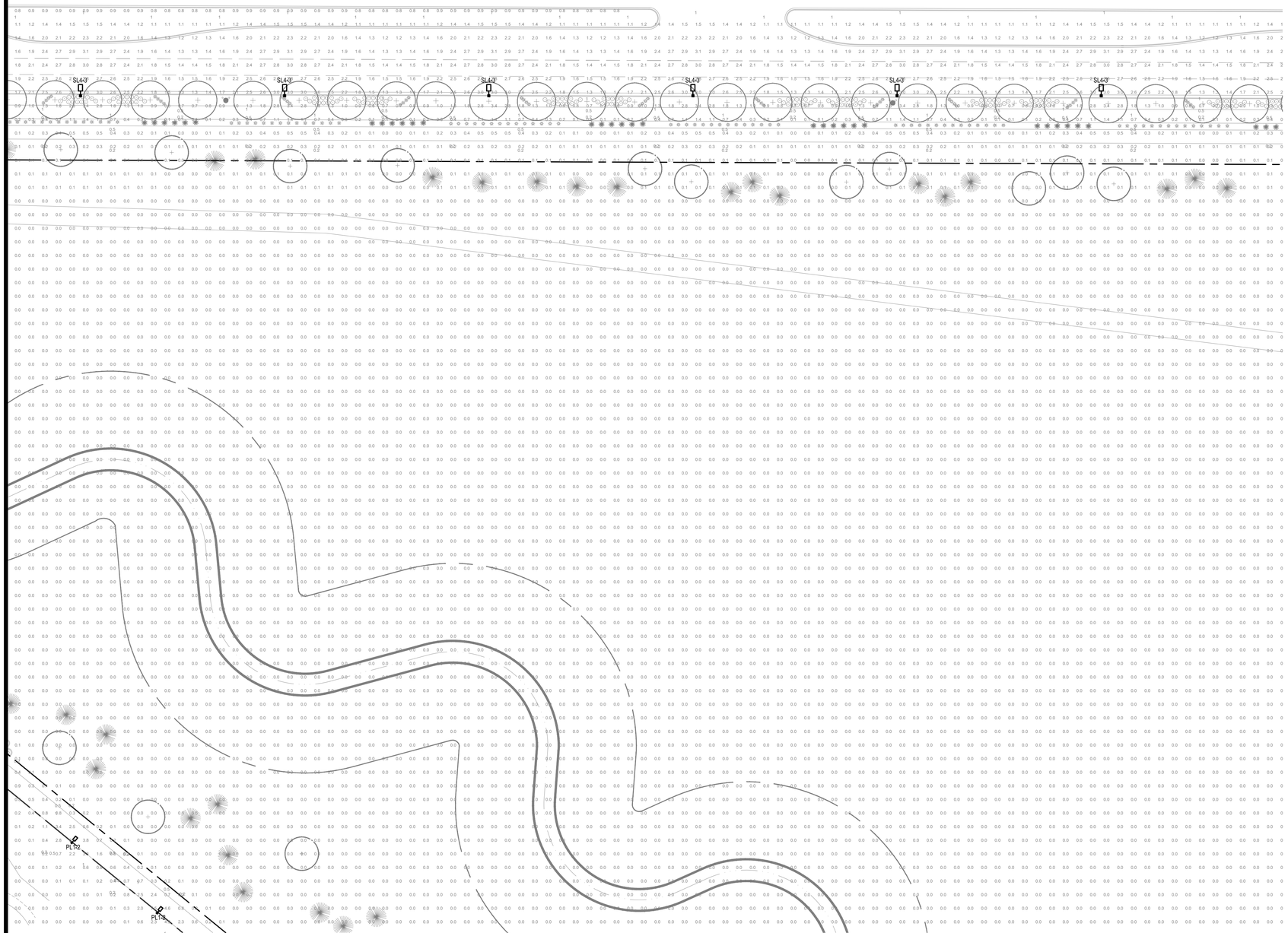
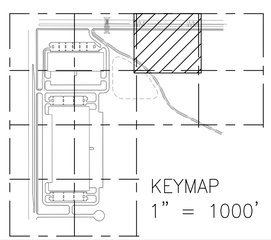


1 E2.3 SITE LIGHTING PHOTOMETRIC PLAN

40' 20' 0 40' 80'

1"=40'

NORTH



KEYMAP
1" = 1000'

GIVEN & ASSOCIATES INC
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waremalcomb.com

FOR AND ON BEHALF OF WARE MALCOMB

SUN EMPIRE SUBDIVISION FILING NO. 1
SITE PLAN
AURORA, COLORADO
SITE LIGHTING PHOTOMETRIC PLAN

NO.	DATE	REMARKS

JOB NO.:	DCS21-4030
PA / PM:	BAB
DESIGNED:	BAB
DATE:	03/10/2022
PLOT DATE:	03/10/2023

SHEET
E2.3
Sheet 75 of 86

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GENERAL NOTES:

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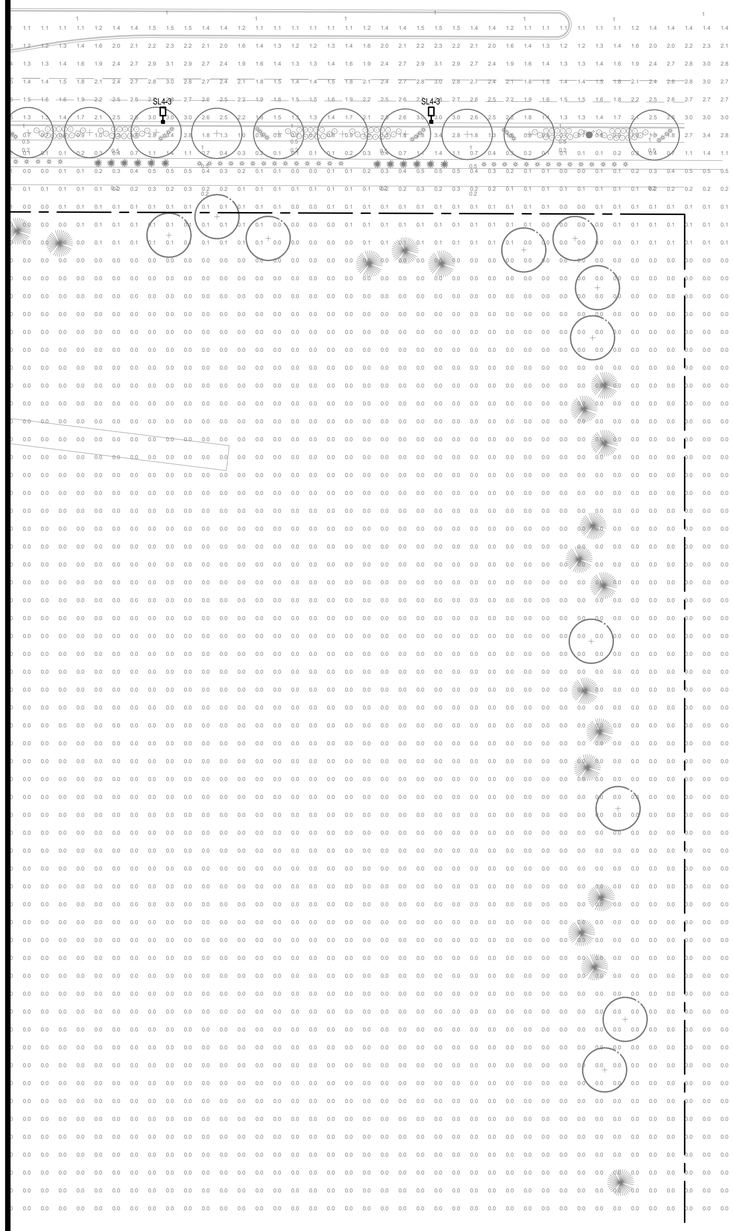
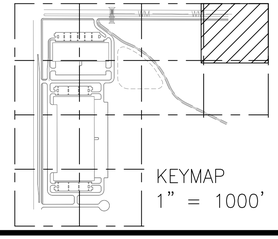


1 E2.4 SITE LIGHTING PHOTOMETRIC PLAN

40' 20' 0 40' 80'

1"=40'

NORTH



KEYMAP
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SHEET
E2.4
Sheet 76 of 86

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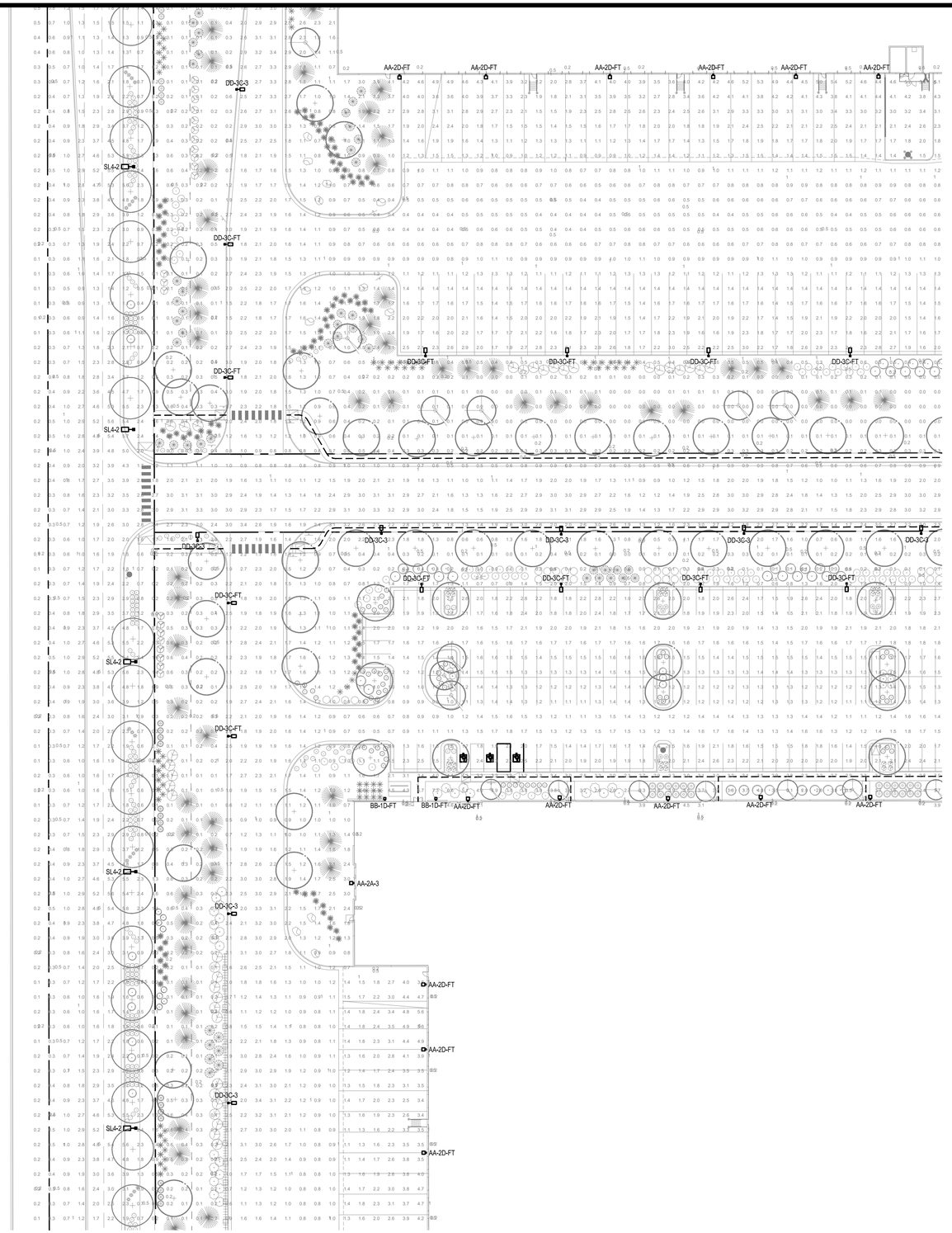

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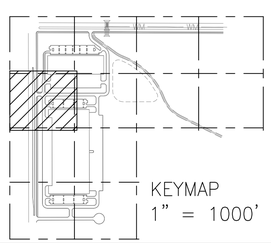
1 E2.5 SITE LIGHTING PHOTOMETRIC PLAN

40' 20' 0 40' 80'
1"=40'

NORTH



KEYMAP
1" = 1000'

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SHEET
E2.5
Sheet 77 of 86

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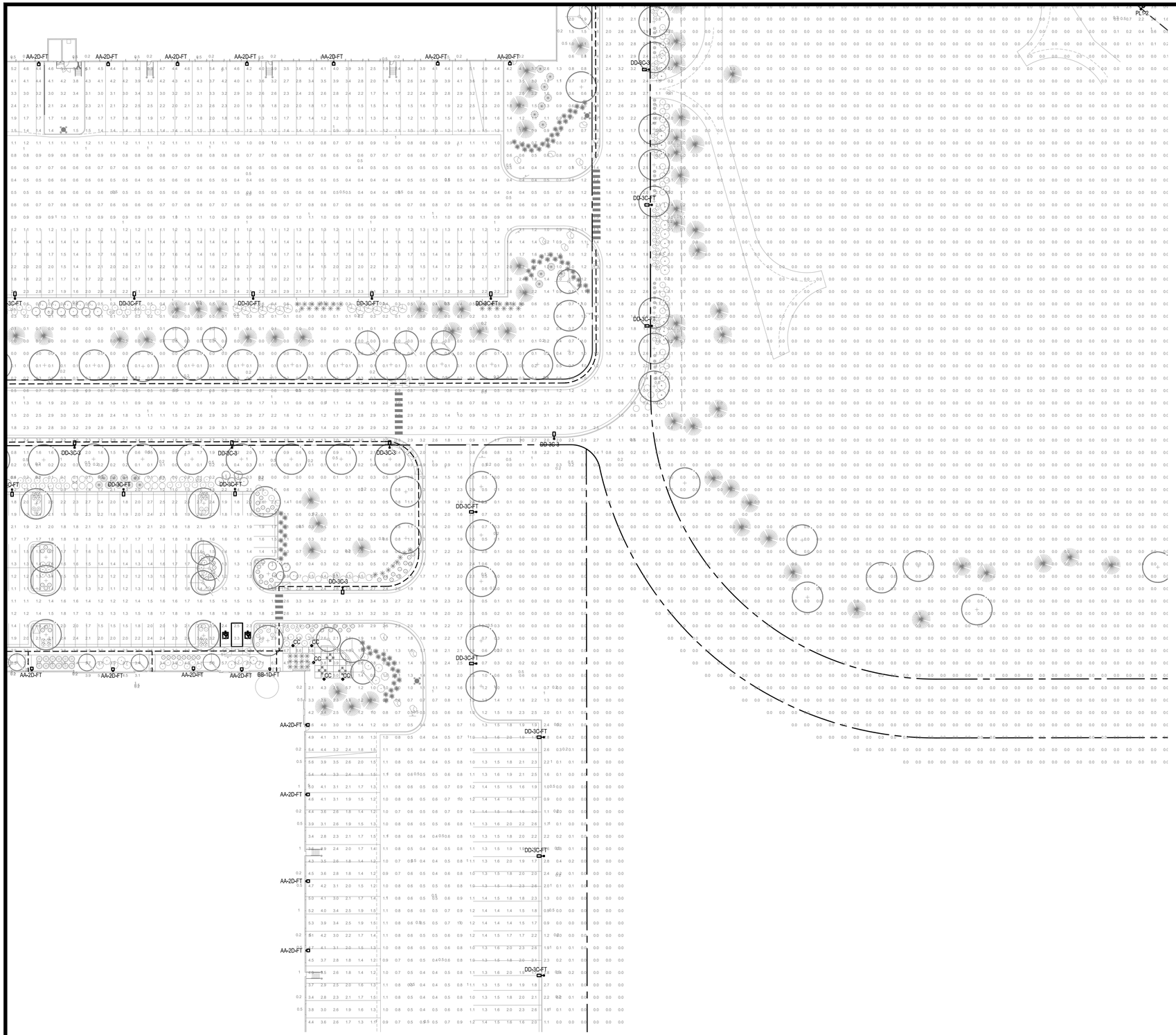

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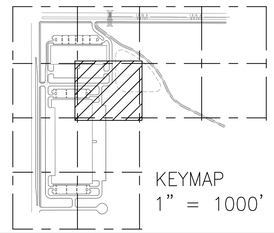
1 E2.6 SITE LIGHTING PHOTOMETRIC PLAN

40' 20' 0 40' 80'
1"=40'

NORTH



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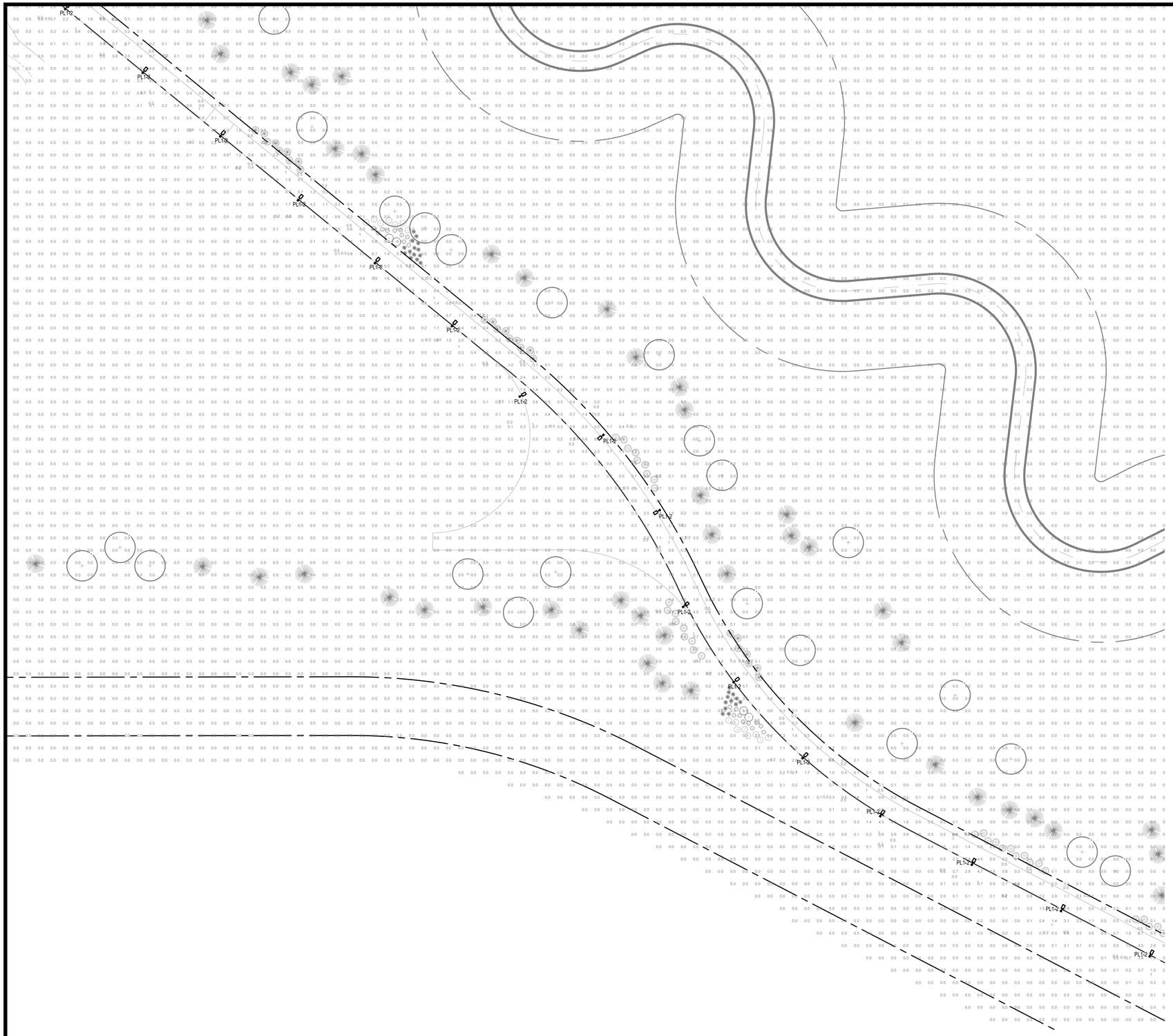

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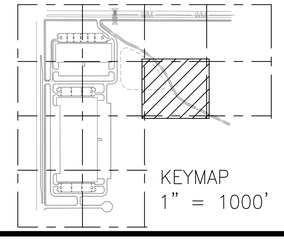
1 E2.7 SITE LIGHTING PHOTOMETRIC PLAN

40' 20' 0 40' 80'
1"=40'

NORTH



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E2.7
Sheet 79 of 86

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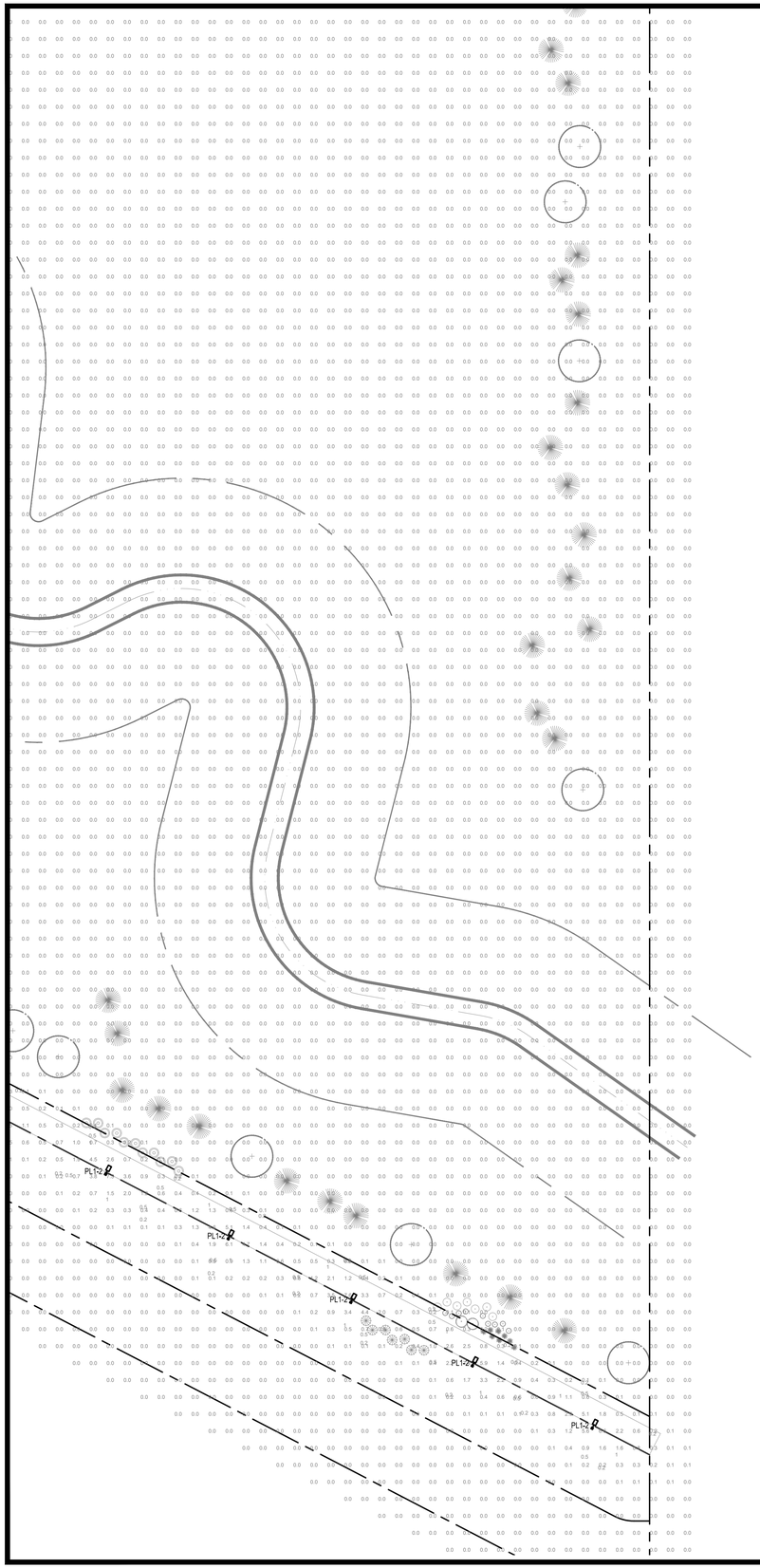

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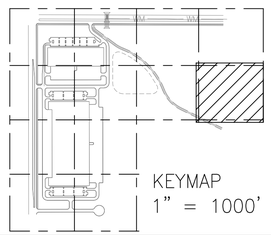
1 E2.8 SITE LIGHTING PHOTOMETRIC PLAN

40' 20' 0 40' 80'

1"=40'

NORTH



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SHEET
E2.8
Sheet 80 of 86

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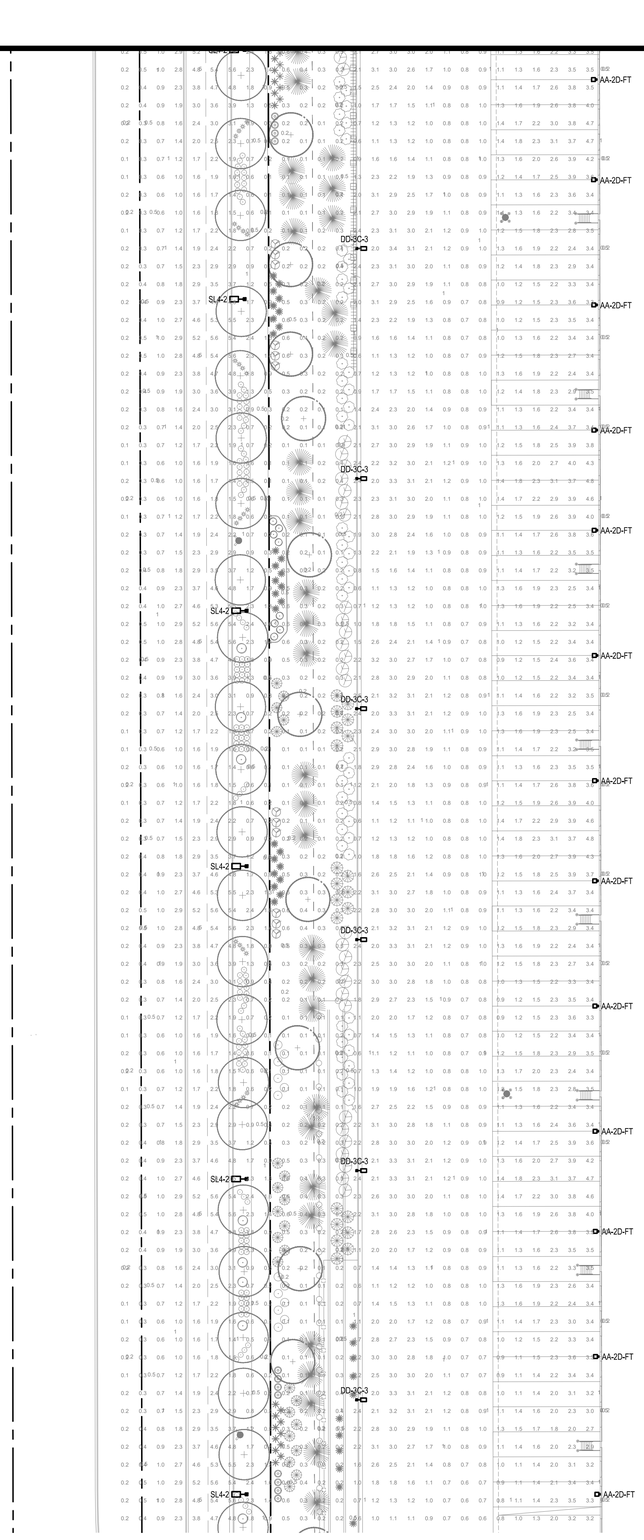

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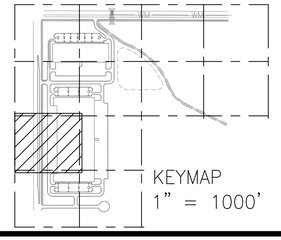
1 E2.9 SITE LIGHTING PHOTOMETRIC PLAN

40' 20' 0 40' 80'

1"=40'

NORTH



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Sheet 81 of 86

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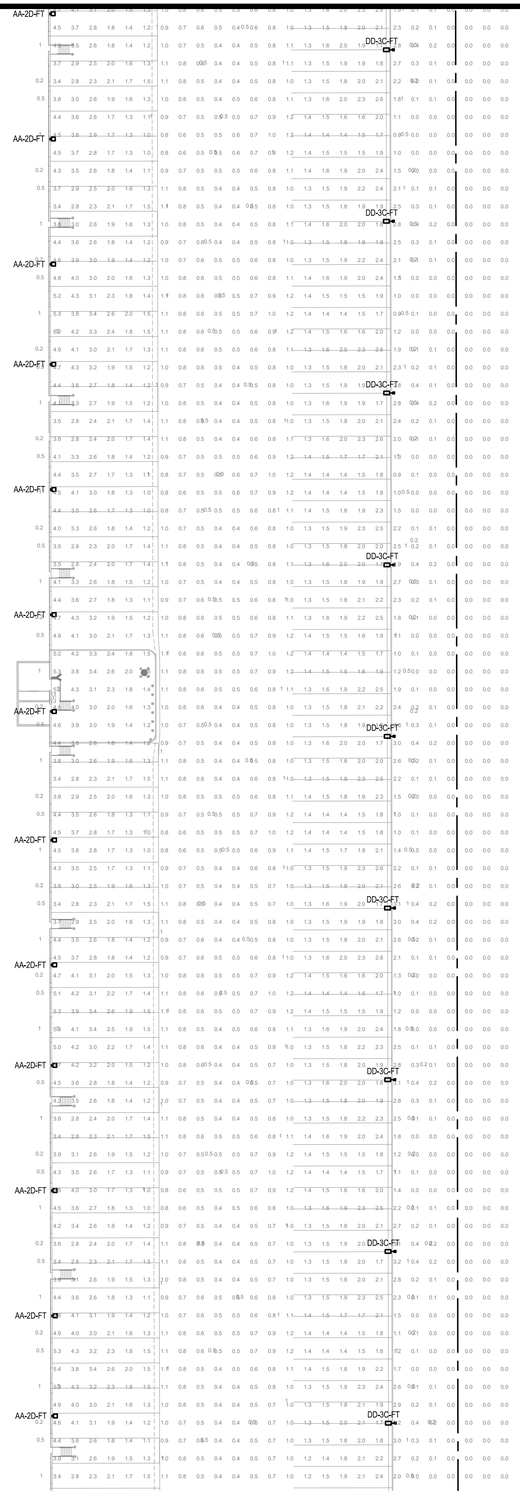

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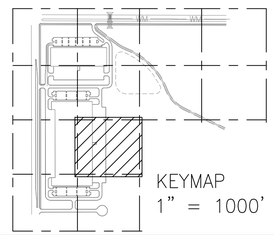
1 E2.10 SITE LIGHTING PHOTOMETRIC PLAN

40' 20' 0 40' 80'
1"=40'

NORTH



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SHEET
E2.10
Sheet 82 of 86

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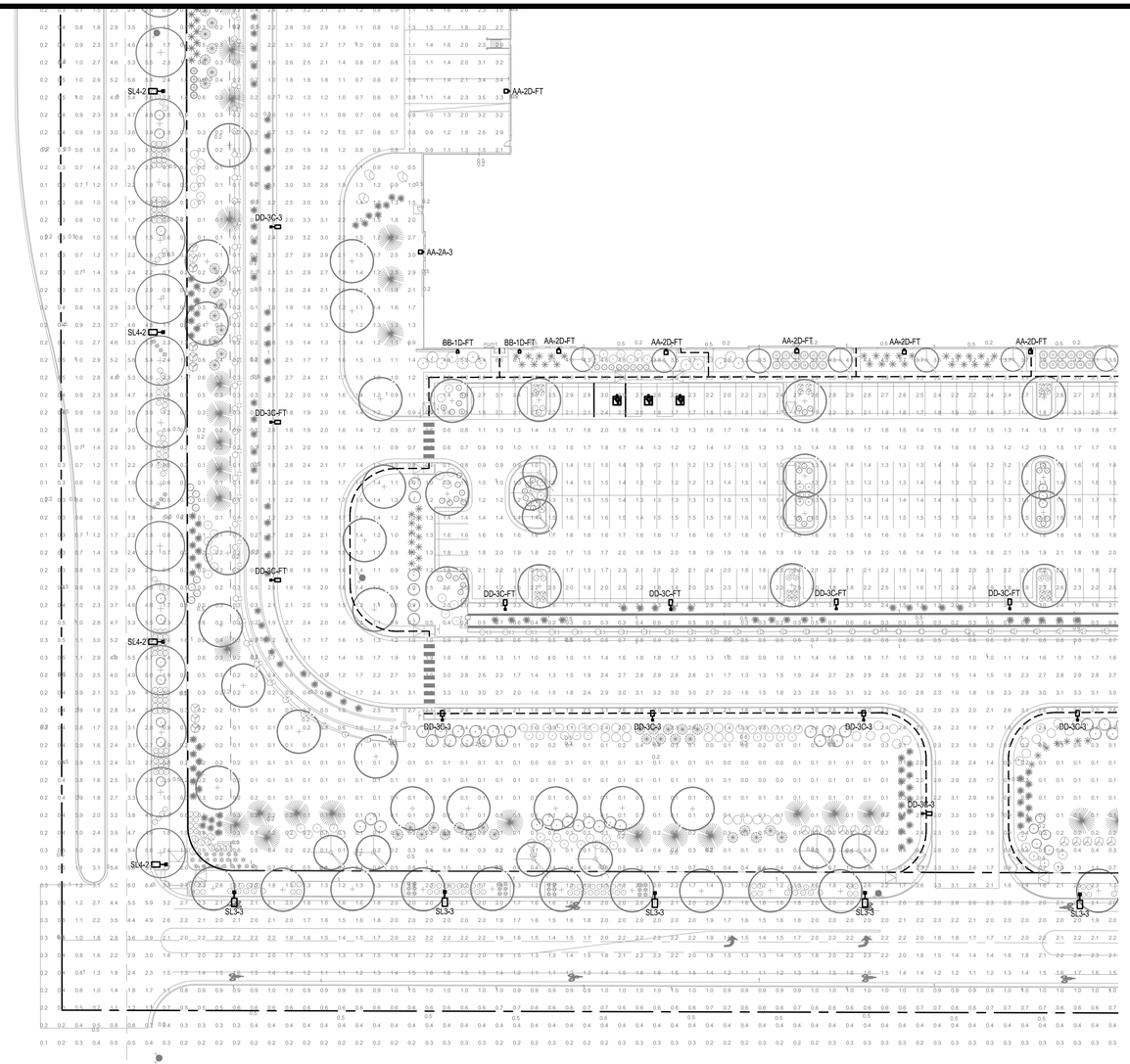

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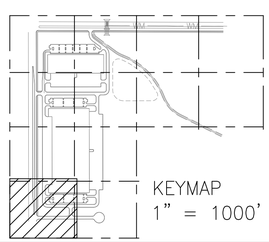
1 E2.11 SITE LIGHTING PHOTOMETRIC PLAN

40' 20' 0 40' 80'
1"=40'

NORTH



KEYMAP
1" = 1000'

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SHEET
E2.11
Sheet 83 of 86

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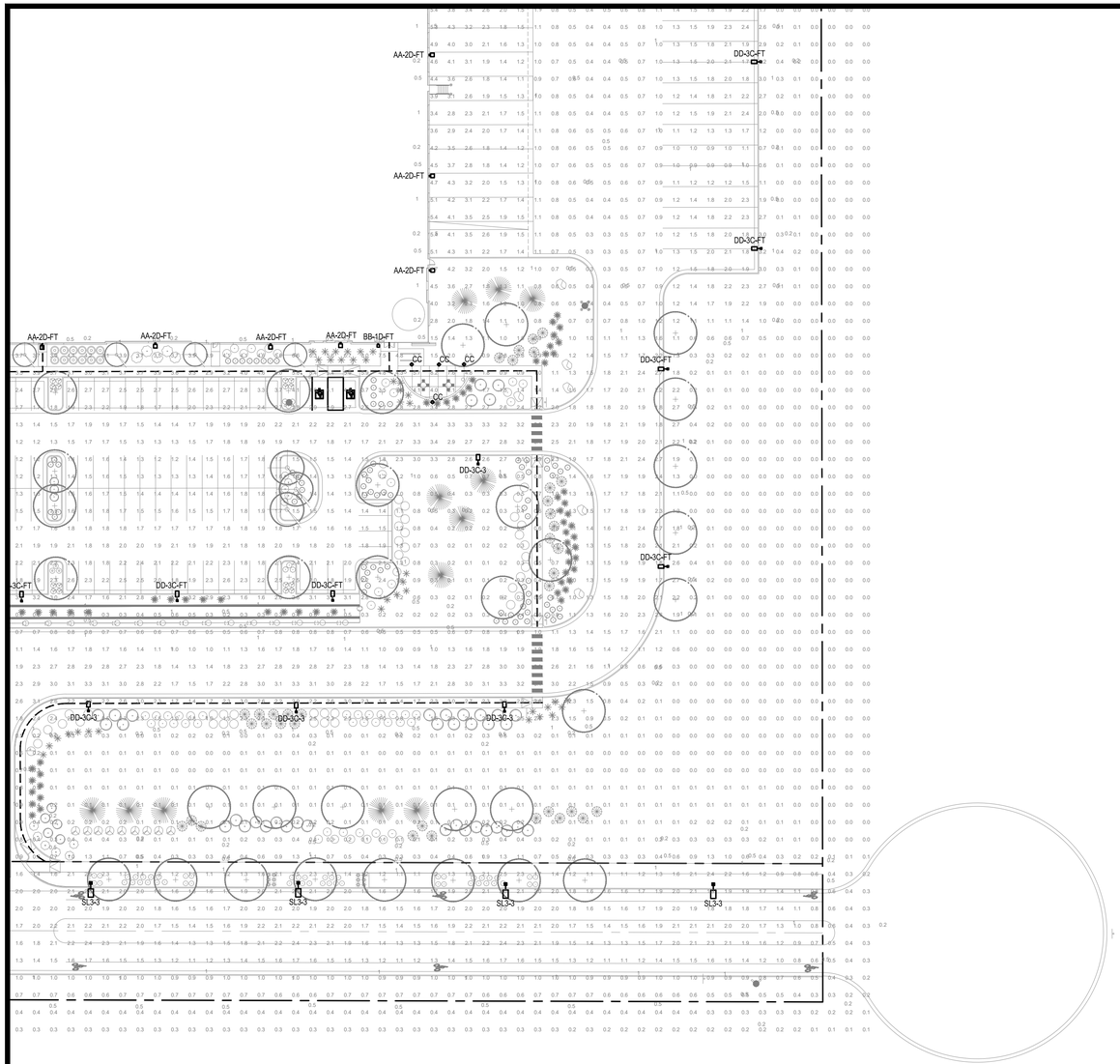

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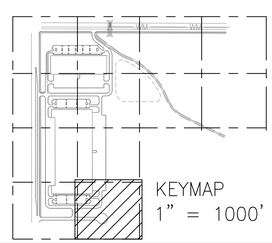
1 E2.12 SITE LIGHTING PHOTOMETRIC PLAN

40' 20' 0 40' 80'
1"=40'

NORTH



GIVEN & ASSOCIATES INC
MECHANICAL & ELECTRICAL ENGINEERS
735 S. Xenon Ct. #201
Lakewood, Colorado 80228
Ph: 303.716.1270
Fax: 303.716.1272
www.givenandassociates.com
Project # 22033

WARE MALCOMB
CIVIL ENGINEERING & SURVEYING
900 south broadway
suite 320
denver, co 80209
p 303.561.3333
waremalcomb.com

FOR AND ON BEHALF OF WARE MALCOMB

SUN EMPIRE SUBDIVISION FILING NO. 1
SITE PLAN
AURORA, COLORADO
SITE LIGHTING PHOTOMETRIC PLAN

NO.	DATE	REMARKS

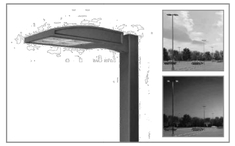
JOB NO.:	DCS21-4030
PA / PM:	BAB
DESIGNED:	BAB
DATE:	03/10/2022
PLOT DATE:	03/10/2023

SHEET
E2.12
Sheet 84 of 86

NOT FOR CONSTRUCTION

CAUTION: IF THIS SHEET IS NOT 24"x36" IT IS A REDUCED PRINT

Project		Catalog #		Type	DD–#
Prepared by		Notes		Date	



Streetworks

GLAN Galleon II

Area / Site Luminaire

Product Features

Light Allotment™

Interactive Menu
- Ordering Information page 2
- Mounting Details page 3
- Optical Distributions page 5
- Product Specifications page 5
- Energy and Performance Data page 6
- Control Options page 10

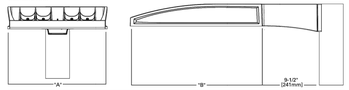
Product Certifications

Quick Facts
- Lumen packages range from 3,300 - 73,500 (33W - 552W)
- 16 optical distributions
- Efficacy up to 159 lumens per watt
- Options to meet Buy American and other domestic preference requirements

Connected Systems
- WaveLinx Lite
- WaveLinx

Dimensional Details

Standard Arm



Number of Light Squares	Width "A"	Housing Length "B"	Weight with Standard or Old Arm	EPA with Standard or Old Arm
1-4	16"	22"	29 lb	0.95
5-6	22"	22"	39 lb	0.95
7-9	22"	28-1/8"	48 lb	1.1

NOTES:
For arm selection requirements and additional line art, see Mounting Details section.

NOTES:
1. Visit https://www.designlights.org/search/ to confirm qualification. Not all product variations are DLC qualified.
2. IDA Certified for 3000K CCT and warmer only.

COOPER Lighting Solutions

PSS06277EN page 1
February 3, 2022 9:59 AM

Project		Catalog #		Type	SL3–#
Prepared by		Notes		Date	

Streetworks

Archeon Medium

Roadway Luminaire

Product Features

Light Allotment™

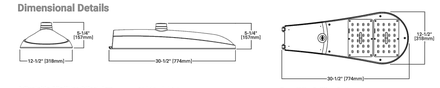
Interactive Menu
- Ordering Information page 2
- Product Specifications page 3
- Energy and Performance Data page 3

Product Certifications

Quick Facts
- Die-cast aluminum construction; Single latch tool-less entry
- Replaces up to 400W equivalent HID; -40°C to 40°C operating range
- Pole-mounted; Optional arm and offset adjustable arm mounting
- 120-277V 50/60Hz, 347V 60Hz or 480V 60Hz operation; IP66 rated

Connected Systems
- WaveLinx
- Enlighted

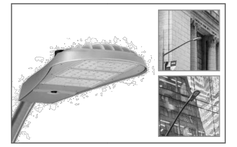
Dimensional Details



COOPER Lighting Solutions

PSS06505EN page 1
October 26, 2021 10:24 AM

Project		Catalog #		Type	SL4–#
Prepared by		Notes		Date	



Streetworks

Archeon Large

Roadway Luminaire

Product Features

Light Allotment™ SunnySide Technology

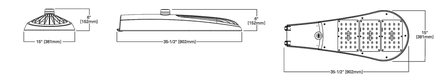
Interactive Menu
- Ordering Information page 2
- Product Specifications page 3
- Energy and Performance Data page 3
- Control Options page 5

Product Certifications

Quick Facts
- Die-cast aluminum construction; Single latch tool-less entry
- Replaces up to 1000W equivalent HID; -40°C to 40°C operating range
- Pole-mounted; Optional arm and offset adjustable arm mounting
- 120-277V 50/60Hz, 347V 60Hz or 480V 60Hz operation; IP66 rated

Connected Systems
- WaveLinx
- Enlighted

Dimensional Details



COOPER Lighting Solutions

PSS06505EN page 1
February 7, 2020 11:04 AM

Streetworks — GLAN Galleon II

Ordering Information

SAMPLE NUMBER: **GLAN-SA4C-740-U-T4FT-GM**

Product Family [1,2]	Light Engine: Configuration	Light Engine: Drive Current	Color Temperature	Voltage	Distribution	Mounting	Finish
GLAN=Galleon II **GLAA**=Galleon II Arm Only American Act Compliant [3] **TAA-GLAN**=Galleon II Trade Agreements Act Compliant [3]	**SA1**=1 Square **SA2**=2 Squares **SA3**=3 Squares **SA4**=4 Squares **SA5**=5 Squares **SA6**=6 Squares **SA9**=9 Squares	**A**=500mA **B**=700mA **C**=1000mA [4] **D**=1200mA [4]	**722**=703CRI, 2200K **727**=703CRI, 2700K **730**=703CRI, 3000K **740**=703CRI, 4000K **750**=703CRI, 5000K **760**=703CRI, 6000K **827**=803CRI, 2700K **830**=803CRI, 3000K **AMB**=Amber, 590nm [6,7]	**U**=120-277V **H**=347-480V [1,8] **1**=120V **2**=208V **3**=240V **4**=277V **5**=347V [1,8] **DV**=277V-480V Dusk/dim Drivers [11,16,17]	**T2**=Type II **T2R**=Type II Roadway **T3**=Type III **T3R**=Type III Roadway **T4FT**=Type IV Forward Throw **T4W**=Type IV Wide **SWQ**=Type V Square Wide **VW**=Type V Very Wide **SLS**=Type II w/Split Control **SL3**=Type III w/Split Control **SL4**=Type IV w/Split Control **SL5**=90° Split Light Eliminator Left **SL6**=90° Split Light Eliminator Right **RW**=Rectangular Wide Type I **AFL**=Automotive Frontline	**[Blank]**=Standard Pole Mount Arm **GM**=Gooseneck Pole Mount Adapter **PA**=Pole Mount, Adjustable **SP**=Slipfitter, Adjustable [9] **MA**=Mast Arm, Fixed **WM**=Wall Mount, Fixed **WA**=Wall Mount, Adjustable **UP**=Upswept Arm	**AP**=Grey **BZ**=Bronze **BK**=Black **DP**=Dark Platinum **GM**=Graphite Metallic **WH**=White **RAL9X**=Custom Color

Options (Add as Suffix)

DIM=External 0-10V Dimming Leads [10]
F=Single Fuse (120, 277 or 347V Specify Voltage)
FF=Double Fuse (208, 240 or 480V Specify Voltage)
2KV=2KV UL 1449 Transient surge protective device [12]
HS=House Side Shield
TD=3-Position Terminal Block
HA=-50°C High Ambient
HSS=Installed House Side Shield [13]
GBSBK=Glare Reducing Shield, Black [14]
GBSWH=Glare Reducing Shield, White [14]
LCP=Light Square Trim Painted to Match Housing [15]
TH=Tool-less Door Hardware [15]
KN=Keyed Tool-less Door Hardware [15]
LOC=Optics Rotated 90° Left
RR=Optics Rotated 90° Right
AHD145=After Hours Dim, 5 Hours [8]
AHD245=After Hours Dim, 6 Hours [8]
AHD255=After Hours Dim, 7 Hours [8]
AHD355=After Hours Dim, 8 Hours [8]
DALI=DALI Drivers

Controls and Systems Options (Add as Suffix)

BPC=Button Type Photocontrol [8]
PB=NEMA 3-PIN Photocontrol Receptacle
PBT=NEMA 7-PIN Photocontrol Receptacle [8]
SPSD=Dimming Motion Sensor, 9'-20' mounting [8]
SPHD=Dimming Motion Sensor, 20'-40' mounting [8]
SPBSX=Dimming Motion Sensor, limited square coast, 9'-20' mounting [8]
SPBAX=Dimming Motion Sensor, limited square coast, 21'-40' mounting [8]
ZW=WaveLinx Module and 4-PIN Receptacle [8]
ZB=WaveLinx Module with DALI driver and 4-PIN Receptacle [8]
ZW-DIMFIXED=WaveLinx Sensor Only, 7-15 ft [8,18,19]
ZW-DIMPOSSE=WaveLinx Sensor Only, 15-40ft [8,18,19]
ZW-WIDEX=WaveLinx Sensor with Bluetooth, 7-15ft [8,18,19]
ZW-WIDEXP=WaveLinx Sensor with Bluetooth, 15-40ft [8,18,19]
ZW-DIMFIXED-L20=Synapsys Occupancy Sensor (9'-20' Mounting) [8]
ZW-DIMPOSSE-L40=Synapsys Occupancy Sensor (21'-40' Mounting) [8]
ZW-WIDEX-L20=WaveLinx Sensor with Bluetooth, 7-15ft [8,18,19] w/ Synapsys Occupancy Sensor (9'-20' Mounting) [8]
ZW-WIDEXP-L40=WaveLinx Sensor with Bluetooth, 15-40ft [8,18,19] w/ Synapsys Occupancy Sensor (21'-40' Mounting) [8]
DMG10-MS/DIM-L20=Synapsys Occupancy Sensor (9'-20' Mounting) [8]
DMG10-MS/DIM-L40=Synapsys Occupancy Sensor (21'-40' Mounting) [8]

Accessories (Order Separately) [1,20]

DA/RA1013=NEMA Photocontrol Multi-Tap - 105-285V
DA/RA1027=NEMA Photocontrol - 480V
DA/RA1285=NEMA Photocontrol - 347V
DA/RA1013=Photocontrol Shorting Cap
DA1027=NEMA Photocontrol - 480V
HA1232=15kV Surge Module Replacement
HA1036-XX=Single Tenon Adapter for 2-3/8" O.D. Tenon
HA1037-XX=(2) 180° Tenon Adapter for 2-3/8" O.D. Tenon
HA1197-XX=(3) 120° Tenon Adapter for 2-3/8" O.D. Tenon
HA1198-XX=(4) 90° Tenon Adapter for 2-3/8" O.D. Tenon
HA1199-XX=(2) 90° Tenon Adapter for 2-3/8" O.D. Tenon
HA1190-XX=(3) 90° Tenon Adapter for 2-3/8" O.D. Tenon
HA1191-XX=(3) 270° Tenon Adapter for 2-3/8" O.D. Tenon
HA1038-XX=Single Tenon Adapter for 3-1/2" O.D. Tenon
HA1192-XX=(2) 180° Tenon Adapter for 3-1/2" O.D. Tenon
HA1193-XX=(3) 120° Tenon Adapter for 3-1/2" O.D. Tenon
HA1194-XX=(4) 90° Tenon Adapter for 3-1/2" O.D. Tenon
HA1195-XX=(3) 90° Tenon Adapter for 3-1/2" O.D. Tenon
HA1196-XX=(3) 270° Tenon Adapter for 3-1/2" O.D. Tenon
LA1222=15kV Surge Module Replacement
LA1223=15kV Surge Module Replacement
A15-XX-Arm=(90° Straight Arm)[21,22]
AJS15-XX=Adjustable slipfitter (Factory set at 15 degrees)[22]
AJS25-XX=Adjustable slipfitter (Factory set at 25 degrees)[22]
AJS35-XX=Adjustable slipfitter (Factory set at 35 degrees)[22]
AJS45-XX=Adjustable slipfitter (Factory set at 45 degrees)[22]
LSA2222=Wireless Configuration Tool for Occupancy Sensor [23]
LSA2223=Wireless Configuration Tool for Occupancy Sensor [23]
LSA2224=Wireless Configuration Tool for Occupancy Sensor [23]
LSA2225=Wireless Configuration Tool for Occupancy Sensor [23]
LSA2226=Wireless Configuration Tool for Occupancy Sensor [23]
LSD5858=Glare Reducing Shield, Black [14]
LSW5858=Glare Reducing Shield, White [14]
LUPFS=Perimeter Shield, Black [24]
WSA-XX=WaveLinx Wireless Sensor Control Module [18,19]
WSA-XX-Wand=WaveLinx Wireless Sensor, 7'-15' Mounting Height [18,19,25]
WSA-XX-WM=WaveLinx Wireless Sensor, 15'-40' Mounting Height [18,19,25]

NOTES:
1. Customer is responsible for engineering analysis to confirm pole and fixture compatibility for all applications. Refer to our white paper WP01003EN for additional support information.
2. Design Lights Consortium® Qualified. Refer to www.designlights.org Qualified Products List under Family Models for details.
3. Coastal construction finish salt spray tested to over 5,000 hours per ASTM B117, with a scribe rating of 9 per ASTM D1654.
4. Extended lead times may apply.
5. Silver current 120mA not available with color temperatures 722, 727 or 830 when either HA or HSS options are selected.
6. TH option not 3G rated. Not available with Coastal Construction (CC) option.
7. Not available with Buy American Act (BAA).
8. Requires the use of an internal step down transformer when combined with sensor options. Not available with sensor at 120VAC. Not available in combination with the HA high ambient and sensor options at 1A.
9. Requires 2 mounting holes spaced 4" apart vertical 2" inside. For mounting to 3-3/8" O.D. tenons, order accessory BRA238.
10. Sine required for each Light Square.
11. DL is not available with SPB or 347V or 480V. Not available with WaveLinx or Enlighted sensors, or 2KV surge option.
12. Not available with DIM.
13. Replace XX with sensor color (BK, BZ or WH.).
14. WAC Gateway required to enable field-configurability. Order WAC-PoE and WPOE-120 (10V to PoE injector) power supply if not ordering with a WaveLinx or Enlighted sensors.
15. Requires 2W or 2D mounting.
16. Narrow-band 850nm +/- 5nm for wildlife and observatory use. Choose drive current & supplied at 500mA drive current only. Exact luminaire wattage available in IES files. Available with SWQ, SWQ, SLS, SL3 and SL4 distributions. Can be used with HSS option.
17. Not available with 1A.
18. Not for use with WSL, WAC, SWQ or VW optics. A black trim plate is used when HSS is selected.
19. Cannot be used with other control options.
20. Not available if any SPB, SPC, or SPBS sensor is selected. Motion sensor has an integral photocell.
21. Not available if any SPB, SPC, or SPBS sensor is selected. Motion sensor has an integral photocell.
22. Requires the use of BPC photocontrol or the PBT or PB photocontrol receptacle with photocontrol accessory.
23. Refer to WAC-PoE and WPOE-120 (10V to PoE injector) power supply.
24. Sensor configuration mobile application required for configuration. See controls page for details.
25. Replace X with number of Light Squares controlled by the SPB, referencing the "SPB/X Availability Table" on the controls page.
26. Requires 2 mounting holes spaced 3-1/2" apart vertical 2" inside. For mounting to 3-3/8" O.D. tenons, order accessory BRA238.
27. Zuzanni drivers feature added protection from power quality issues such as loss of neutral, transients and voltage fluctuations. Visit www.algorithmic-control.com for more information.
28. Not available in 7DW or below. Not available with 480mA and below. Not available with any control option except SPB.
29. ARM not to be used with ungrounded or impedance grounded systems.
30. Only product configurations with these designated prefixes are built to be compliant with the Buy American Act of 1933 (BAA) or Trade Agreements Act of 1979 (TAA), respectively. Please refer to DOMESTIC PREFERENCES website for more information. Components shipped separately may be separately analyzed under domestic preference requirements.
31. Accessories sold separately will be separately analyzed under domestic preference requirements. Consult factory for further information.

Streetworks — Archeon Medium

Ordering Information

SAMPLE ORDER NUMBER: **ARCH-M-PA2-40-740-U-T2R-A15-AP-10K-PR**

Product Family [1,2]	Light Engine	Wattage Bucket	Color Temperature	Voltage	Distribution	Mounting	Finish
ARCH-M=Archeon Medium **AAA-ARCH-M**=Archeon Medium Buy American Act Compliant [30] **TAA-ARCH-M**=Archeon Medium Trade Agreements Act Compliant [30]	**PA2**=(2) Direct Mount Rectangle (AR LED)	**40** **50** **60** **70** **80** **90** **100** **120** **130** **140** **150** **160**	**722**=703CRI, 2200K **727**=703CRI, 2700K **730**=703CRI, 3000K **735**=703CRI, 3500K **740**=703CRI, 4000K **750**=703CRI, 5000K **827**=803CRI, 2700K **AMB**=Amber, 590nm [6,16]	**U**=Universal (120-277V) **H**=480V [1,8] **4**=277V [1] **DV**=277-480V Dusk/dim Drivers [11,16,17]	**T2R**=Type II Roadway **T2U**=Type II Urban **T3**=Type III **T4W**=Type IV Wide **SWQ**=Type V Square Wide	**[Blank]**=None **AS**=15° Straight Mast Arm [21] **ALU15**=Adjustable Slipfitter (Factory set at 15° degrees) **ALU25**=Adjustable Slipfitter (Factory set at 25° degrees) **ALU45**=Adjustable Slipfitter (Factory set at 45° degrees)	**AP**=Grey **BZ**=Bronze **BK**=Black **DP**=Dark Platinum **WH**=White

Options (Add as Suffix)

10K=Series 10kV UL 1449 Surge Protective Device
20K=Series 20kV UL 1449 Surge Protective Device
2KD=Series 2kV UL 1449 Surge Protective Device with light indicator
10KDP=Parallel 10kV MOV Surge Protective Device
20KDP=Parallel 20kV MOV Surge Protective Device
K=Level Indicator
HA=50°C High Ambient Temperature
HSS=Factory Install House Side Shield [9]
PSC=Photocontrol Shorting Cap
RPC=NEMA Photocontrol - Multi-Tap
SF=Single Fuse (120V, 277V or 347V) Included
VPA6=Pole Vibration Damper
FADC=Field Adjustable Dimming Controller [9]
CC=Coastal Construction [28]

Controls

PB=NEMA 3-PIN Twistlock Photocontrol Receptacle [8]
PBT=NEMA 7-PIN Twistlock Photocontrol Receptacle [8]
SPSD=Dimming Occupancy Sensor with Bluetooth Interface, 9'-20' Mounting [8]
SPHD=Dimming Occupancy Sensor with Bluetooth Interface, 20'-40' Mounting [8]
SPBA=Dimming Occupancy Sensor with Bluetooth Interface, 21'-40' Mounting [8]
MS/DIM-L20=Motion Sensor for Dimming Operation, Maximum 9' Mounting Height [8]
MS/DIM-L20=Motion Sensor for Dimming Operation, Maximum 9'- 20' Mounting Height [8]
MS/DIM-L40=Motion Sensor for Dimming Operation, Maximum 21'- 40' Mounting Height [8]
LMS-LW=Enlighted Wireless Sensor, Wide Lens for 8' - 16' Mounting Heights [8,18,19]
LMS-LN=Enlighted Wireless Sensor, Narrow Lens for 16' - 40' Mounting Heights [8,18,19]
ZW=WaveLinx-enabled 4-PIN Twistlock Receptacle [8,18,19]
ZW-DALI=enabled 4-PIN Twistlock Receptacle [8,18,19]
ZW-DALI-PBT=enabled 7-PIN Twistlock Receptacle [8,18,19]
ZW-WLE=WaveLinx-enabled 4-PIN Twistlock Receptacle [8,18,19]
SWPBXEX=WaveLinx Wireless Sensor, 7'-15' Mounting Height [8,18,19,25]
SWPDXEX=WaveLinx Wireless Sensor, 15'-40' Mounting Height [8,18,19,25]

Accessories (Order Separately) [1,20]

DA/RA1013=Photocontrol Shorting Cap
DA/RA1027=NEMA Photocontrol - 480V
DA/RA1285=NEMA Photocontrol - 347V
DA/RA1013=NEMA Photocontrol - Multi-Tap
HA1232=15kV Surge Module Replacement
A15-XX-Arm=(90° Straight Arm)[21,22]
AJS15-XX=Adjustable slipfitter (Factory set at 15 degrees)[22]
AJS25-XX=Adjustable slipfitter (Factory set at 25 degrees)[22]
AJS35-XX=Adjustable slipfitter (Factory set at 35 degrees)[22]
AJS45-XX=Adjustable slipfitter (Factory set at 45 degrees)[22]
LSA2222=Wireless Configuration Tool for Occupancy Sensor [23]
LSA2223=Wireless Configuration Tool for Occupancy Sensor [23]
LSA2224=Wireless Configuration Tool for Occupancy Sensor [23]
LSA2225=Wireless Configuration Tool for Occupancy Sensor [23]
LSA2226=Wireless Configuration Tool for Occupancy Sensor [23]
LSD5858=Glare Reducing Shield, Black [14]
LSW5858=Glare Reducing Shield, White [14]
LUPFS=Perimeter Shield, Black [24]
WSA-XX=WaveLinx Wireless Sensor Control Module [18,19]
WSA-XX-Wand=WaveLinx Wireless Sensor, 7'-15' Mounting Height [18,19,25]
WSA-XX-WM=WaveLinx Wireless Sensor, 15'-40' Mounting Height [18,19,25]

NOTES:
1. Customer is responsible for engineering analysis to confirm pole and fixture compatibility for all applications. Refer to our white paper WP01003EN for additional support information.
2. Nominal wattage values will be labeled on fixture as per ANSI C136.15. For specific fixture wattage, refer to Power and Lumens table.
3. Only available in universal voltage.
4. Not available at 40W or 50W.
5. ARCH not to be used with ungrounded or impedance grounded systems.
6. Extended lead times may apply.
7. If "HS" selected, dimming functionality not available. Dimming leads will be capped.
8. Not available with HA option.
9. The T2W-150 accessory is required to adjust parameters.
10. Enlighted wireless sensors are factory installed and require network components (LMP-GW-1, LMP-DIM-1, and LMP-PoE8 in appropriate quantities. See website for Enlighted application information.
11. HA option not available with the following configurations, 347/480V 100W and 150W if paired with HS-ARCH or ETL3 347-480V 150W.
12. HSS not available with SWQ distribution.
13. Not available with 10K, 20K or 2KD surge protective included. "K" drill pattern.
14. Archeon Medium requires five house side shields.
15. Replace XX with color designation.
16. Zuzanni drivers feature added protection from power quality issues such as loss of neutral, transients and voltage fluctuations. Visit www.algorithmic-control.com for more information. Not available in 70W or below. Not available with any control option except SPB.
17. This tool enables adjustment of parameters including high and low modes, sensitivity, time delay, cutoff and more. Consult your lighting representative at Cooper Lighting Solutions for more information.
18. Amber 590nm +/- 5nm for wildlife and observatory use. Supplied in PA2-50 wattage bucket only.
19. Utilizes internal step down transformer when 347V or 480V is selected.
20. Controls system is not available with photocontrol (BPC), photocontrol receptacle (PB or PBT), or other controls systems (MS, ZD, ZW, LMS, DALI or SN).
21. Requires a PB twistlock receptacle (ZD or ZW) option.
22. Replace XX with sensor color (WH, BZ or BK).
23. Sensor passive infrared (PIR) may be overly sensitive with operating below -20°C (-4°F).
24. For this device to be field-configurable, requires WAC Gateway components WAC-PoE and WPOE-120 in appropriate quantities. Only compatible with WaveLinx system and software and requires system components to be installed for operation. See website for more WaveLinx application information.
25. Not available with HA option.
26. Cannot be used with motion response control options.
27. Coastal construction finish salt spray tested to over 5,000 hours per ASTM B117, with a scribe rating of 9 per ASTM D1654.
28. Smart device with Sensor Configuration mobile application by Wattmaster required to change system defaults. See Controls Section for details.
29. Only product configurations with these designated prefixes are built to be compliant with the Buy American Act of 1933 (BAA) or Trade Agreements Act of 1979 (TAA), respectively. Please refer to DOMESTIC PREFERENCES website for more information. Components shipped separately may be separately analyzed under domestic preference requirements.
30. Accessories sold separately will be separately analyzed under domestic preference requirements. Consult factory for further information.
31. Customer specifies luminaire finish and adjustments to meet unique requirements such as packaging, labels, wattage adjustments, etc.

Streetworks — Archeon Large

Ordering Information

SAMPLE ORDER NUMBER: **ARCH-L-PA3-90-740-U-T2R-A15-AP-10K-PR**

Product Family [1,2]	Light Engine	Wattage Bucket	Color Temperature	Voltage	Distribution	Mounting	Finish
ARCH-L=Archeon Large **BAA-ARCH-L**=Archeon Large Buy American Act Compliant [30] **TAA-ARCH-L**=Archeon Large Trade Agreements Act Compliant [30]	**PA3**=(3) Direct Mount (72 LED)	**90** **100** **110** **120** **130** **140** **150** **160** **170** **180** **190** **200** **250** **280**	**722**=70 CRI, 2200K **727**=70 CRI, 2700K **730**=70 CRI, 3000K **735**=70 CRI, 3500K **740**=70 CRI, 4000K **750**=70 CRI, 5000K **827**=80 CRI, 2700K **AMB**=Amber, 590nm [6,16]	**U**=Universal (120-277V) **H**=480V [1] **4**=277V [1] **5**=347V [1] **DV**=277-480V Dusk/dim Drivers [11,16,17]	**T2R**=Type II Roadway **T2U**=Type II Urban **T3**=Type III **T4W**=Type IV Wide **SWQ**=Type V Square Wide	**[Blank]**=None **AS**=Adjustable Slipfitter **ALU15**=Adjustable Slipfitter (Factory set at 15°) **ALU25**=Adjustable Slipfitter (Factory set at 25°) **ALU45**=Adjustable Slipfitter (Factory set at 45°) **ALS45**=Adjustable Slipfitter (Factory set at 45° degrees)	**AP**=Grey **BZ**=Bronze **BK**=Black **DP**=Dark Platinum **WH**=White

Options (Add as Suffix)

10K=Series 10kV UL 1449 Surge Protective Device
20K=Series 20kV UL 1449 Surge Protective Device
2KD=Series 2kV UL 1449 Surge Protective Device with light indicator
10KDP=Parallel 10kV MOV Surge Protective Device
20KDP=Parallel 20kV MOV Surge Protective Device
K=Level Indicator
HA=50°C High Ambient Temperature
HSS=Factory Install House Side Shield [9]
PSC=Photocontrol Shorting Cap
RPC=NEMA Photocontrol - Multi-Tap
SF=Single Fuse (120V, 277V or 347V) Included
DF=Double Fuse (208V, 240V or 480V) Included
VPA6=Pole Vibration Damper
FADC=Field Adjustable Dimming Controller [9]
CC=Coastal Construction [27]

Controls

PB=NEMA 3-PIN Twistlock Photocontrol Receptacle [8]
PBT=NEMA 7-PIN Twistlock Photocontrol Receptacle [8]
SPSD=Dimming Occupancy Sensor with Bluetooth Interface, 9'-20' Mounting [8]
SPHD=Dimming Occupancy Sensor with Bluetooth Interface, 20'-40' Mounting [8]
SPBA=Dimming Occupancy Sensor with Bluetooth Interface, 21'-40' Mounting [8]
MS/DIM-L20=Motion Sensor for Dimming Operation, Maximum 9' Mounting Height [8]
MS/DIM-L20=Motion Sensor for Dimming Operation, Maximum 9'- 20' Mounting Height [8]
MS/DIM-L40=Motion Sensor for Dimming Operation, Maximum 21'- 40' Mounting Height [8]
LMS-LW=Enlighted Wireless Sensor, Wide Lens for 8' - 16' Mounting Heights [8,18,19]
LMS-LN=Enlighted Wireless Sensor, Narrow Lens for 16' - 40' Mounting Heights [8,18,19]
ZW=WaveLinx-enabled 4-PIN Twistlock Receptacle [8,18,19]
ZD-DALI=enabled 4-PIN Twistlock Receptacle [8,18,19]
ZW-DALI-PBT=enabled 7-PIN Twistlock Receptacle [8,18,19]
SWPBXEX=WaveLinx Wireless Sensor, 7'-15' Mounting Height [8,18,19,25]
SWPDXEX=WaveLinx Wireless Sensor, 15'-40' Mounting Height [8,18,19,25]

Accessories (Order Separately) [1,20]

DA/RA1013=Photocontrol Shorting Cap
DA/RA1027=NEMA Photocontrol - 480V
DA/RA1285=NEMA Photocontrol - 347V
DA/RA1013=NEMA Photocontrol - Multi-Tap
HA1232=15kV Surge Module Replacement
A15-XX-Arm=(90° Straight Arm)[21,22]
AJS15-XX=Adjustable slipfitter (Factory set at 15 degrees)[22]
AJS25-XX=Adjustable slipfitter (Factory set at 25 degrees)[22]
AJS35-XX=Adjustable slipfitter (Factory set at 35 degrees)[22]
AJS45-XX=Adjustable slipfitter (Factory set at 45 degrees)[22]
LSA2222=Wireless Configuration Tool for Occupancy Sensor [23]
LSA2223=Wireless Configuration Tool for Occupancy Sensor [23]
LSA2224=Wireless Configuration Tool for Occupancy Sensor [23]
LSA2225=Wireless Configuration Tool for Occupancy Sensor [23]
LSA2226=Wireless Configuration Tool for Occupancy Sensor [23]
LSD5858=Glare Reducing Shield, Black [14]
LSW5858=Glare Reducing Shield, White [14]
LUPFS=Perimeter Shield, Black [24]
WSA-XX=WaveLinx Wireless Sensor Control Module [18,19]
WSA-XX-Wand=WaveLinx Wireless Sensor, 7'-15' Mounting Height [18,19,25]
WSA-XX-WM=WaveLinx Wireless Sensor, 15'-40' Mounting Height [18,19,25]

NOTES:
1. Customer is responsible for engineering analysis to confirm pole and fixture compatibility for all applications. Refer to our white paper WP01003EN for additional support information.
2. Nominal wattage values will be labeled on fixture as per ANSI C136.15. For specific fixture wattage, refer to Power and Lumens table.
3. Only available in universal voltage.
4. ARCH not to be used with ungrounded or impedance grounded systems.
5. Dusk/dim drivers feature added protection from power quality issues such as loss of neutral, transients and voltage fluctuations. Visit www.algorithmic-control.com for more information. Not available with any motion/occupancy sensor control options except SPB.
6. If "HS" selected, dimming functionality not available. Dimming leads will be capped.
7. The T2W-150 accessory is required to adjust parameters.
8. Enlighted wireless sensors are factory installed and require network components (LMP-GW-1, LMP-DIM-1, and LMP-PoE8 in appropriate quantities. See website for Enlighted application information.
9. HA option not available with the following configurations: 250W+, 210W+ if paired with HSS, ETL3 150W+, or ZD 240W+.
10. HSS not available with SWQ distribution. SLT3 210W+.
11. Round pole adapter and mounting hardware included. "M" drill pattern.
12. Requires three house side shields.
13. Replace XX with color designation.
14. This tool enables adjustment of parameters including high and low modes, sensitivity, time delay, cutoff and more. Consult your lighting representative at Cooper Lighting Solutions for more information.
15. Utilizes internal step down transformer when 347V or 480V is selected.
16. Controls system is not available with photocontrol (BPC), photocontrol receptacle (PB or PBT), or other controls systems (MS, ZD, ZW, LMS, DALI or SN).
17. Requires a PB twistlock receptacle (ZD or ZW) option.
18. Amber 590nm +/- 5nm for wildlife and observatory use. Supplied in PA3-90 wattage bucket only.
19. Sensor passive infrared (PIR) may be overly sensitive with operating below -20°C (-4°F).
20. For this device to be field-configurable, requires WAC Gateway components WAC-PoE and WPOE-120 in appropriate quantities. Only compatible with WaveLinx system and software and requires system components to be installed for operation. See website for more WaveLinx application information.
21. Not available with HA option.
22. Amber 590nm +/-5nm for wildlife and observatory use. Supplied in PA3-90 wattage bucket only.
23. Cannot be used with motion response control options.
24. Coastal construction finish salt spray tested to over 5,000 hours per ASTM B117, with a scribe rating of 9 per ASTM D1654.
25. Smart device with Sensor Configuration mobile application by Wattmaster required to change system defaults. See Controls Section for details.
26. Only product configurations with these designated prefixes are built to be compliant with the Buy American Act of 1933 (BAA) or Trade Agreements Act of 1979 (TAA), respectively. Please refer to DOMESTIC PREFERENCES website for more information. Components shipped separately may be separately analyzed under domestic preference requirements.
27. Accessories sold separately will be separately analyzed under domestic preference requirements. Consult factory for further information.
28. Customer specifies luminaire finish and adjustments to meet unique requirements such as packaging, labels, wattage adjustments, etc.

LumenSafe Integrated Network Security Camera Technology Options (Add as Suffix)

Product Family	Camera Type	Data Backhaul	
LC=LumenSafe Technology*	**B**=Dome Camera, Standard **M**=Dome Camera, Hi-Res **Z**=Dome Camera, Remote PTZ	**C**=Cellular, Customer Installed SIM Card **A**=Cellular, Factory Installed AT&T SIM Card **V**=Cellular, Factory Installed Verizon SIM Card **S**=Cellular, Factory Installed Sprint SIM Card	**W**=Wi-Fi Networking w/ Omni-Directional Antenna **E**=Ethernet Networking

*Consult LumenSafe system pages for additional details and compatibility.

COOPER Lighting Solutions

PSS06505EN page 2
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LUMINAIRE SCHEDULE

PLAN MARK	MOUNTING	DESCRIPTION	MANUFACTURER AND CATALOG NUMBER	VOLTAGE	LAMP TYPE	FIXTURE LUMENS	COLOR TEMP	CONTROL	REMARKS
AA–2A–3	BUILDING MOUNT 20' AFG	SITE/AREA WALL PACK	COOPER LIGHTING – MCGRAW EDISON GWC–SA2A–730–U–T3	120–277	66W LED	7,731	3000K	PHOTOCELL (BLDG MTD)	TYPE III DIST.
AA–2D–FT	BUILDING MOUNT 20' AFG	SITE/AREA WALL PACK	COOPER LIGHTING – MCGRAW EDISON GWC–SA2D–730–U–T4FT	120–277	129W LED	12,945	3000K	PHOTOCELL (BLDG MTD)	FORWARD THROW DIST.
BB–1D–FT	BUILDING MOUNT 10' AFG	ARCHITECTURAL WALL LIGHT	COOPER LIGHTING – INVUE ENV–SA1D–730–U–T4FT	120–277	43W LED	4,923	3000K	PHOTOCELL (BLDG MTD)	FORWARD THROW DIST.
CC	GROUND MOUNT 42" BOLLARD	SITE/AREA BOLLARD	COOPER LIGHTING – INVUE ABB–B2–8030–LED–42–D1–S	120–277	32W LED	1,276	3000K	PHOTOCELL (BLDG MTD)	SYMMETRIC DIST.
DD–3C–3	POLE MOUNTED 25' POLE	SITE/AREA POLE LIGHT	COOPER LIGHTING – STREETWORKS GLAN–SA3C–730–U–T3–HS	120–277	160W LED	20,812	3000K	PHOTOCELL (BLDG MTD)	TYPE III DIST. HOUSE SIDE SHIELD
DD–3C–FT	POLE MOUNTED 25' POLE	SITE/AREA POLE LIGHT	COOPER LIGHTING – STREETWORKS GLAN–SA3C–730–U–T4FT–HS	120–277	160W LED	20,941	3000K	PHOTOCELL (BLDG MTD)	FORWARD THROW DIST. HOUSE SIDE SHIELD
PL1–2	POLE MOUNTED 14' POLE	SITE/AREA PEDESTRIAN LIGHT	SOLAR P

CAUTION: IF THIS SHEET IS NOT 24"x36" IT IS A REDUCED PRINT

SP-SGL™ TYPE: PL1–2

SolarPath

The design of the garden light. absorbs energy from the universe, and combines it with high efficiency solar panel, LEDs. It adopts advantage technics such as microcontroller combines with integrated design to achieve multiple features such as low power consumption but high brightness, long lifespan and maintenance free, meanwhile with waterproof function and great thermal dissipation

Key features:

- Controller: Optically Control, Time Control, Anti-over discharge and Short-circuit Resistance
- Compact design for easy and safe installation
- Ultra-bright homogeneous LED light distribution
- Strong, weather-proof housing design
- Vandal resistant

Uses and Applications Guide

Commercial Plaza	
Shopping mall	
Landmark	
Side street	
Pedestrian crossing	
Bike paths	
Walking paths	
Parks	

Technical Specifications

Lighting and Operation

Lighting Technology	LED Light Technology
LED Power	Up to 60W
Brightness	Up to 7,000lm
CRI,	CRI>70
Led Color Temperature	3,500K-6,000K
Battery	Integrated inside pole

Energy Collection and Storage

Solar Panel Power	Up to 540W
Solar panel type	Mono-crystalline photovoltaic panel
Battery type	LifePO4 Lithium Battery
Battery Capability	Up to 819Wh
Working Mode	1H 100%- 3H 80%- 8H 20% (Can be changed per to solar radiation)
IP Rating	IP68

Ordering Guide: EXAMPLE: SP-SGL-A-180W-20W-5-30K-268WH-GR-11-00

Model	Luminaire Type	Solar Panel	LED Power	Distribution type	Led color Temp	Battery Options	Body Color	Pole height	Arm	Motion sensor
SP-SGL	A – B – C -	180W 360W 540W	20W 40W 60W	2 – Type II (available for C only) 5 – Type V (available for A and B only)	30K 40K 50K 60K	268WH 537WH 819WH	Grey- GR (Any other color available with additional charge)	11 ft 16 ft 20 ft	1 – Single 2 – Double *available type C only	00 – no motion sensor 01- motion sensor *available type C only

*Dip on request

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www.solarpathusa.com | 1 888 333 SOLAR
Rev. 1.1/11 A

Invue

DESCRIPTION

The Arbor Bollard from Invue brings architectural style to the pedestrian level. The Arbor Bollard can be used along with Arbor post top luminaires to provide a coordinated look sure to enhance any architectural setting. WaveStream™ LED optics present a pixilation free image replacing visible glare, while providing high levels of pavement illumination.

Catalog #		Type
Project		CC
Comments		Date
Prepared by		

SPECIFICATION FEATURES

Construction
Top Housing: Low copper, cast aluminum top maintains strength and precision while providing for: rapid heat dissipation, vandal resistance and superior dayform. Lower Housing: Heavy 0.188" wall seamless extruded aluminum 4" O.D. shaft attaches to base via stainless steel fasteners. BASE: Rugged corrosion resistant extruded aluminum base mounts to foundation with three anchor bolts. Base features a pliable 1/2" thick neoprene leveling pad fitted to the bottom of base allows for sealing against water and dirt ingress regardless of minor deviations in grade of concrete pad.

Optics
General purpose symmetric distribution is available using WaveStream LED optical technology. The optical waveguide is manufactured using precision injection molded acrylic for the ultimate level of glare control and visual comfort. Offered standard in 4000K (+/- 275K) CCT, optional 3000K minimum 80 CRI.

Electrical
LED driver(s) are mounted to electrical tray for easy installation and maintenance for 120-277V 50/60Hz, 347V 60Hz or 480V 60Hz operation. Offered standard with 0-10V dimming driver and Cooper Lighting Solutions' proprietary circuit module designed to withstand 10kV of transient line surge. Luminaire is suitable for ambient temperature applications from -30°C (-22°F) to 40°C (104°F) and IP66 rated against the ingress of dust and water.

Controls
The Arbor Bollard options are designed to be simple and cost-effective ASHRAE and California Title 24 compliant solutions. An integrated dimming and occupancy sensor is a standalone control option available in on/off (MSP) and bi-level dimming (MSP/DIM) operation. An optional handheld remote (ISRH) allows custom programming to suit all needs.

Mounting
Luminaire is mounted to 3 x 1/2" anchor bolts on a 2-3/8" bolt circle to with stand a 600 pound overturn moment. Order anchor bolts and installation template separately (ABAnchor).

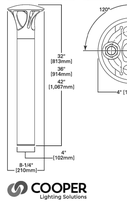
Finish
Cooper Lighting Solutions utilizes premium ultra-weatherable TGIC based polyester powder coatings that are specifically formulated finish withstand extended outdoor exposure. The powders are formulated exclusively for Cooper Lighting Solutions to serve functionality as well as decorative. Good film appearance combinded with excellent mechanical an exterior exposure qualities display greater than twice as much gloss retention. RAL and custom color matches available. Finish is compliant with ASTM B117 3000hr salt spray standard. Options to meet Buy American Act requirements

Warranty
Five-year warranty.

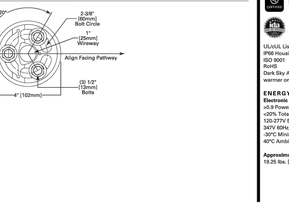
ABB ARBOR BOLLARD

PATHWAY LUMINAIRE

DIMENSIONS



BOLT CIRCLE ORIENTATION



CERTIFICATION DATA

UL/cUL Listed
IP66 Housing
ISO 9001
RoHS
Dark Sky Approved (3000K CCT and warmer only)

ENERGY DATA
Electronic LED Driver
>0.9 Power Factor
<20% Total Harmonic Distortion
120-277V 50/60Hz
347V 60Hz; 480V 60Hz
-30°C Minimum Temperature
40°C Ambient Temperature Rating

Approximate Net Weight:
19.25 lbs. (8.75 kgs.)

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December 3, 2021 8:30 AM

POWER AND LUMENS

Lumen/Distribution	B1 Symmetric	B2 Symmetric	B1 Asymmetric	B2 Asymmetric
Drive Current				
Power Wattage (Watts)	169W	329W	119W	239W
Input Current (mA) @ 120V	148	270	100	200
Input Current (mA) @ 208V	80	160	60	120
Input Current (mA) @ 240V	70	140	50	100
Input Current (mA) @ 277V	60	120	40	90
Power Wattage (Watts)	169W	329W	139W	279W
Input Current (mA) @ 347V	60	110	40	80
Input Current (mA) @ 480V	180	320	120	240
Optics				
Lumens	717	1,276	472	848
BUG Rating	B1-UG-G1	B1-UG-G2	B1-UG-G1	B1-UG-G2

LUMEN MAINTENANCE

Ambient Temperature	TM-21 Lumen Maintenance (60,000 Hours)	Calculated L70 (Hours)
25°C	>94%	>350,000
40°C	>93%	>250,000
50°C	>90%	>170,000

NOTE: Maintenance data applies to the highest drive current and represents the worst case at the highest wattage.

COLOR TEMPERATURE

Color Temperature (CCT)	CRI (Nominal)	Multiplier (Hours)
4000	70	1.00
3000	80	0.87

ABB ARBOR BOLLARD
LUMEN MULTIPLIER

Ambient Temperature	Lumen Multiplier
0°C	1.02
10°C	1.01
25°C	1.00
50°C	0.97

ORDERING INFORMATION

Sample Number: ABB-B2-LED-42-D1-A-GM

Product Family	Lumen Output [1]	CRI / CCT	Source	Nominal Height	Voltage	Distribution	Color
ABB=Arbor Bollard **BAA-ABB**=Arbor Bollard Buy American Act Compliant [19]	**B1**=Mid Lumen Output **B2**=High Lumen Output	**727**=70 CRI / 2700K **8930**=80 CRI / 3000K CCT [4]	**LED**	**30**=33" **36**=36" **42**=42"	**D1**=Dimming Driver (120-277V) [2] **347**=347V [3] **480**=480V [3, 4]	**A**=Asymmetric **S**=Symmetric	**AP**=Grey **BZ**=Bronze **BK**=Black **DP**=Dark Platinum **GM**=Graphite Metallic **WH**=White **CC**=Custom Color [5]

Options (Add as Suffix)	Accessories (Order Separately) [20]
8930=80 CRI / 3000K CCT [4] **HA**=High Ambient [6] **MS/DIM-HB**=Motion Sensor for Dimming or Bi-Level Operation (Horizontal Detection) [8] **MS/DIM-2HB**=Twin Motion Sensors for 360° Dimming or Bi-Level Operation (Horizontal Detection) [8] **DIM**=0-10V Dimming Driver Leads Brought Out from Fixture	**ABAnchor**=Anchor Bolt Kit and Template [9] **ISRH**=Wireless Configuration Tool for Integrated Sensor (Occupancy Sensor Settings)

NOTES:
1. Based on 4000K CCT nominal 70 CRI.
2. Dimming driver standard.
3. Requires the use of a step down transformer.
4. Only for use with ABB-LED-42 luminaires. Not for use with ungrounded systems, impedance grounded systems or corner-grounded systems (commonly known as Three Phase Three Wire Delta, Three Phase High Leg Delta and 277V Wye Ungrounded Corner Grounded Delta systems).
5. Requires minimum color matching available. Consult your lighting representative at Cooper Lighting Solutions for more information.
6. Extended lead times apply. Use dedicated ES files when performing layouts.
7. 50°C ambient rating.
8. The PSR-100 configuration tool is required to adjust parameters including high and low dimming levels, sensitivity, time delay, cutoff and more. Consult your lighting representative at Cooper Lighting Solutions for more information.
9. Contact your customer service representative at Cooper Lighting Solutions for advance shipping.
10. Only product configurations with this designated prefix are built to be compliant with the Buy American Act of 1933 (BAA). Please refer to DOMESTIC PREFERENCES website for more information. Components shipped separately may be separately analyzed under domestic preference requirements.
11. Accessories sold separately will be separately analyzed under domestic preference requirements. Consult factory for further information.

Cooper Lighting Solutions
1121 Highway 74 South
Peachtree City, GA 30269
P: 770.486.4800
www.cooperlighting.com

Specifications and dimensions subject to change without notice.

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December 3, 2021 8:30 AM

Invue

DESCRIPTION

The Entri LED luminaire fe… a classic and stylish design with the… lighting technology, offering outstanding… uniformity and energy sav… proprietary LED LightSqua… technology and AccuLED Optics™ syste… the Entri LED luminaire off… function and performance… lighting applications and … use in wet locations.

Catalog #		Type
Project		BB–#
Comments		Date
Prepared by		

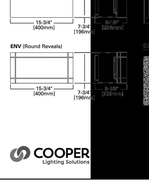
SPECIFICATION FEATURE

Construction
HOUSING: Heavy wall, on… die-cast aluminum constru… for precise tolerance contr… repeatability in manufactu… Integral extruded aluminu… sink provides superior the… heat transfer in +40°C amb… environments. FACEPLATE: … One-piece, die-cast alumin… construction. Captive, side… hinged faceplate swings o… release of one flush mount… cast aluminum latch on ho… side panel. GASKET: One-p… molded silicone gasket ma… perfectly between the door… housing for repeatable sea… Uplight lens is impact-resi… 5/32" thick tempered float… sealed to housing with con… bead silicone gasket. Dow… lens is an LED LightSquare… integral optics sealed for I… rating. HARDWARE: Stainl… steel mounting screws and… hardware allow access to … components for installation… servicing.

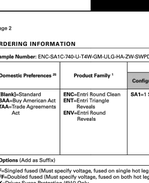
Optics
Choice of 9 patented, high… efficiency AccuLED Optics… distributions. Optics are p… designed to shape the ligh… output, maximizing efficie… application spacing. AccuL… Optics technology creates… consistent distributions w…

DIMENSIONS

ENC (Round Clean)



ENV (Round Reveals)



ENC/ENT/ENV
ENTRI LED

LightSquare
Solid State LED

ARCHITECTURAL WALL LUMINAIRE

CERTIFICATION DATA
DesignLights Consortium® Qualified*
UL/cUL Listed
ISO 9001
IP66 LightSquares
LM79 / LM80 Compliant

ENERGY DATA
Electronic LED Driver
>0.9 Power Factor
<20% Total Harmonic Distortion
120-277V/50 & 60Hz, 347V/60Hz, 480V/60Hz
-30°C Minimum Temperature
40°C Ambient Temperature Rating (Optional)

SHIPPING DATA
Approximate Net Weight:
15.2 lbs. (6.9 kgs.) - Without backbox
29.1 lbs. (13.2 kgs.) - With backbox

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January 6, 2022 5:46 PM

ENC/ENT/ENV ENTRI LED

ORDERING INFORMATION

Sample Number: ENC-SA1C-740-U-T4W-GM-ULG-HA-ZW-SWPD48K

Domestic Preferences [19]	Product Family [1]	Light Engine: Configuration	Light Engine: Drive Current	Color Temperature	Voltage	Distribution	Finish
[Blank]=Standard **BAA**=Buy American Act Compliant [19] **TAA**=TAA-Compliant [19]	**ENC**=Entri Round Clean **ENT**=Entri Triangle Reveals **ENV**=Entri Round Reveals	**SA1**=1 Square	**A**=350mA **[BLANK]**=530mA **C**=600mA **D**=800mA **E**=1000mA **F**=1200mA	**722**=722CRI, 2200K [4] **727**=727CRI, 2700K [4] **730**=730CRI, 3000K [4] **735**=735CRI, 3500K **740**=740CRI, 4000K [4] **760**=760CRI, 5000K [4] **765**=765CRI, 5700K [4] **827**=827CRI, 2700K [4] **830**=830CRI, 3000K [4] **835**=835CRI, 3500K [4]	**U**=UNV (120-277) **1**=120 **2**=208 **3**=240 **4**=277 **8**=480 **9**=347	**T2**=Type II **T3**=Type III **T4FT**=Type IV Forward Throw **T4W**=Type IV Wide **SL2**=Type II w/Split Control **SL3**=Type III w/Split Control **SL4**=Type IV w/Split Control **SLL**=90° Split Light Eliminator Left **SLR**=90° Split Light Eliminator Right	**BZ**=Bronze **AP**=Grey **BK**=Black **DP**=Dark Platinum **GM**=Graphite Metallic **WH**=White

Options (Add as Suffix)	Accessories (Order Separately) [20]
F=Singled fused (Must specify voltage, fused on single hot leg of 120, 277 or 347) **FF**=Doubled fused (Must specify voltage, fused on both hot legs of 208, 240, or 480) **HA**=-40°C High Ambient [6] **2SE**=Series 2SKV (L 1449 Surge Protective Device **2L**=Two-Circuit Light Engine [14] **DIM**=0-10V Dimming Driver [2] **EBP**=Battery Pack with Back Box (Must specify voltage, available in 120V or 277V) [2, 4, 6] **CBP**=Battery Pack with Back Box, Cold Weather Rated (Must specify voltage, available in 120V or 277V) [2, 4, 6, 16] **CBP-CEC**=Battery Pack with Back Box, Cold Weather Rated, CEC compliant (Must specify voltage, available in 120V or 277V) [2, 4, 6, 16] **RRO**=Rotated Right 90° **LRO**=Rotated Left 90° **HSS**=Factory Installed House Side Shield [9] **LCF**=Lightscape Trim Plate Matches Housing Finish [9] **ULG**=Uplight Glow [7] **HA**=50°C High Ambient [6] **WG**=Wire Guard **WGM**=Wire Guard Mounted Hardware **BOX**=Empty back box (1/2" NPT, each side with plugs installed **BPC**=Button type Photocontrol (Must specify voltage, available in 120, 208, 240, 277V, 347, and 480) **AHD1**=After Hours Dim, 5 Hours, 50% [10] **AHD2**=After Hours Dim, 6 Hours, 50% [10] **AHD2S**=After Hours Dim, 7 Hours, 50% [10] **AHD3S**=After Hours Dim, 8 Hours, 50% [10] **SPS1**=Dimming Occupancy Sensor with Bluetooth Interface, <8' Mounting [10,22] **SPS2**=Dimming Occupancy Sensor with Bluetooth Interface, 8'-20' Mounting [10,22] **SPS3**=Dimming Occupancy Sensor with Bluetooth Interface, 21'-40' Mounting [10,22] **MS-LSB**=Motion Sensor for ON/OFF Operation, Up to 8' Mounting Height [11, 12, 4] **MS-L2S**=Motion Sensor for ON/OFF Operation, 9' - 20' Mounting Height [11, 12, 22] **MS/DIM-L8S**=Motion Sensor for Dimming Operation, Up to 8' Mounting Height [11, 12, 13] **MS/DIM-L20**=Motion Sensor for Dimming Operation, 9' - 20' Mounting Height [11, 12, 13] **ZW**=Wiredfire-enabled 4-PIN Twistlock Receptacle [15, 17] **ZW-SWPD4XX**=Wavelinx Wireless Sensor, 7' - 15' Mounting Height [15,16,21] **ZW-SWPD5XX**=Wavelinx Wireless Sensor, 15' - 40' Mounting Height [15,16,21] **CC**=Coastal Construction [25]	**MA1253**=10kV Circuit Module Replacement **MA1253-480V**=10kV Circuit Module Replacement (480V only) **FSIR-100-WH**=Wireless Configuration Tool for Occupancy Sensor [10] **VA1172SA**=Wingspard Accessory **VA6173**=Tamper-Resistant Driver Bit **VA6174**=Vandal Shield Accessory **VA2001-XX**=Thru-Way Conduit Box **SWPDX-XX**=Wavelinx Wireless Sensor, 7' - 15' Mounting Height (Available colors: BZ=Bronze; WH=White; BK=Black) [16, 21] **SWPDX-XX**=Wavelinx Wireless Sensor, 15' - 40' Mounting Height (Available colors: BZ=Bronze; WH=White; BK=Black) [16, 21] **WOLC-19**=Wavelinx 0-10v Outdoor Control Module (7-pin) **LS/HSB**=House Side Shield (Works with all distributions listed for Entri)

NOTES:
1. DesignLights Consortium® Qualified. Refer to www.designlights.org Qualified Products List under Family Models for details. DLC Family Code: MMMSPD
2. 0-10V dimming standard. Requires the use of a Class 2 power supply. Not available with Bi-Button Type Photocontrol (must specify voltage).
3. Extended lead times apply. Use dedicated ES files when performing layouts.
4. Not available with HA option.
5. Not available with SL2, SL3, SL4, HA, CBP, FW or PR7 options.
6. Low-voltage control lead brought out 18" outside fixture.
7. ULG only available in 740.
8. Not available with HA or HSS option
9. CBP is rated for minimum operating temperature of 0°C (32°F). Operates downlight for 90-minutes.
10. CBP is rated for minimum operating temperature of -20°C (-4°F). Operates downlight for 90-minutes.
11. The PSR-100 configuration tool is required to adjust parameters including high and low modes, sensitivity, time delay, cutoff and more. Consult your lighting representative at Cooper Lighting
12. Replace LX# with the available mounting height options: L8S, L2S, L40 or L40W are the only choices.
13. Not available with HSS option.
14. Bronze sensor is shipped with Bronze fixtures. White sensor shipped on all other housing color options.
15. Not available with HSS option.
16. Replace LX# with L8S (8' mounting), L20 (9'-20' mounting) or L40W (21'-40' mounting.)
17. Requires the use of BPC photocontrol. See After Hours Dim supplemental guide for additional information.
18. Control option limited to BPC=Button Type Photocontrol (must specify voltage).
19. WAC Gateway required to enable field-configurability: Order WAC-PoE and WPOE-12E (12V to PoE injector) power supply if needed.
20. Replace XX.
21. Replace XX with sensor color (WH, BZ, or BK).
22. Smart device with mobile application required to change system defaults. See controls section for details.
23. Coastal construction finish salt spray tested to over 5,000-hours per ASTM B117, with a scribe rating of 9 per ASTM D1654.
24. Only product configurations with these designated prefixes are built to be compliant with the Buy American Act of 1933 (BAA) or Trade Agreements Act of 1979 (TAA), respectively. Please refer to DOMESTIC PREFERENCES website for more information. Components shipped separately may be separately analyzed under domestic preference requirements.
25. Accessories sold separately will be separately analyzed under domestic preference requirements. Consult factory for further information.

TD516150EN
January 6, 2022 5:45 PM

Project		Catalog #		Type	AA–#
Prepared by		Notes		Date	

McGraw-Edison

GWC Galleon Wall

Wall Mount Luminaire

Product Features

Light Advantage™

Product Certifications

Interactive Menu

- Ordering Information page 2
- Product Specifications page 2
- Optical Configurations page 3
- Energy and Performance Data page 4
- Control Options page 6

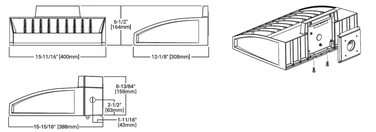
Quick Facts

- Choice of thirteen high-efficiency, patented AccuLED Optics™
- Downward and inverted wall mounting configurations
- Eight lumen packages from 3,215 up to 17,056
- Efficacies up to 154 lumens per watt

Connected Systems

- WaveLinx
- Enlighted

Dimensional Details



NOTES:
1. Visit http://www.designlights.org/search/ to confirm qualification. Not all product variations are DLC qualified.
2. ISA Certified for 3000K CCT and warmer only.

McGraw-Edison GWC Galleon Wall

Ordering Information

SAMPLE NUMBER: **GWC-SA2C-740-U-T4FT-GM**

Product Family [1]	Light Engine: Configuration	Light Engine: Drive Current	Color Temperature	Voltage	Distribution	Finish
GWC=Galleon Wall **BAA-GWC**=Galleon Wall, Buy American Act Compliant [19] **TAA-GWC**=Galleon Wall, Trade Agreements Act Compliant [19]	**SA1**=1 Square **SA2-C**=2 Squares [2]	**A**=530mA **B**=700mA **C**=1000mA **D**=1200mA	**722**=722CRI, 2200K **727**=727CRI, 2700K **730**=730CRI, 3000K **735**=735CRI, 3500K **740**=740CRI, 4000K **760**=760CRI, 5000K **827**=827CRI, 2700K **830**=830CRI, 3000K **835**=835CRI, 3500K	**U**=120-277V **1**=120V **2**=208V **3**=240V **4**=277V **8**=480V **9**=347V **MVOLT**=120-277 480V DuroVolt Drivers [3, 4, 5]	**T2**=Type II **T3**=Type III **T4FT**=Type IV Forward Throw **T4W**=Type IV Wide **SL2**=Type II w/Split Control **SL3**=Type III w/Split Control **SL4**=Type IV w/Split Control **SLL**=90° Split Light Eliminator Left **SLR**=90° Split Light Eliminator Right **RW**=Rectangular Wide Type I **SRQ**=Type V Square Narrow **SMQ**=Type V Square Medium **SWQ**=Type V Square Wide	**AP**=Grey **BZ**=Bronze **BK**=Black **DP**=Dark Platinum **GM**=Graphite Metallic **WH**=White

Options (Add as Suffix)	Controls and Systems Options (Add as Suffix)	Accessories (Order Separately) [6]
F=Single Fused (120, 277 or 347V, Must Specify Voltage) **FF**=Double Fused (208, 240 or 480V. Must Specify Voltage) **HA**=50°C High Ambient **2SE**=Series 2SKV (L 1449 Surge Protective Device **2L**=Two-Circuit Light Engine [8] **CBP**=Battery Pack with Back Box, Cold Weather Rated [4, 5, 9, 10] **CBP-CEC**=Battery Pack with Back Box, Cold Weather Rated, CEC compliant [4, 5, 9] **L90**=Optics Rotated 90° Left **R90**=Optics Rotated 90° Right **HSS**=Factory Installed House Side Shield [9] **GEBK**=Factory Installed Glare Shield, BK [11] **GEBW**=Factory Installed Glare Shield, WH [11] **UPL**=Uplight Housing [9] **WG**=Wire Guard Accessory **LCF**=Factory Installed Trim Plate Matched to Housing [9] **MT**=Factory Installed Mesh Top **CC**=Coastal Construction finish [7] **CE-CE**=Marking and Small Terminal Block [12] **AHD1**=After Hours Dim, 5 Hours [13] **AHD2**=After Hours Dim, 6 Hours [13] **AHD2S**=After Hours Dim, 7 Hours [13] **AHD3S**=After Hours Dim, 8 Hours [13] **DALI-DALI Driver** [14]	**BPC**=Button Type Photocontrol (120, 208, 240 or 277V. Must Specify Voltage) **PR**=NEMA 3-PIN Twistlock Photocontrol Receptacle [15] **SPS1**=Dimming Occupancy Sensor with Bluetooth Interface, <8' Mounting [16, 17] **SSM**=External 0-10V Dimming Leads [4, 18] **SPS2**=Dimming Occupancy Sensor with Bluetooth Interface, 8'- 20' Mounting [16, 17] **SPS4**=Dimming Occupancy Sensor with Bluetooth Interface, 21'- 40' Mounting [16, 17] **PE**=Button Type Photocontrol For On/Off Operation [15, 18, 19] **MS/DIM-L8S**=Motion Sensor for Dimming Operation [17, 18, 19] **ZW**=WaveLinx-enabled 4-PIN Twistlock Receptacle [18, 20] **ZD**=WaveLinx Module with DALI driver and 4-PIN Receptacle [18, 20] **SWPD4XX**=WaveLinx Sensor Only, 7'-15' [18, 20, 21] **SWPD5XX**=WaveLinx Sensor Only, 15'-40' [18, 20, 21] **WSTX**=WaveLinx Sensor with Bluetooth, 7'-15' [18, 20] **WSFX**=WaveLinx Sensor with Bluetooth, 15'-40' [18, 20] **LWA-LW**=Enlighted Wireless Sensor, Wide Lens for 8'-16' Mounting Height [18, 20, 21] **LWN-LW**=Enlighted Wireless Sensor, Narrow Lens for 16'-40' Mounting Height [18, 20, 21]	**GA/BA1013**=Photocontrol Shorting Cap [19] **GA/BA1015**=NEMA Photocontrol - Multi-Tap 105-285V [19] **GA/BA1201**=NEMA Photocontrol - 347V [19] **GA/BA1277**=NEMA Photocontrol - 480V [19] **MA1252**=10kV Circuit Module Replacement **KMA8**=Mounting Arm for Round Pole (Specify Color) **LS/HSS**=Field Installed House Side Shield [9, 21] **LS/GEBK**=Glare Shield, Black [9, 22, 23] **LS/GEBW**=Glare Shield, White [9, 22, 23] **LS/UPL**=Perimeter Shield, Black **VA1172**=Tamper-Resistant Driver Tool for Occupancy Sensor [17] **WOLC-19**=WaveLinx Outdoor Control Module (7-pin) [18, 20] **SWPD4-XX**=Wavelinx Wireless Sensor, 7' - 15' Mounting Height [18, 20, 21, 24] **SWPD5-XX**=Wavelinx Wireless Sensor, 15' – 40' Mounting Height [18, 20, 21, 24]

NOTES:
1. DesignLights Consortium® Qualified. Refer to www.designlights.org Qualified Products List under Family Models for details.
2. Two light squares with CBP options limited to 25°C. CBP not available in combination with sensor options at 1200mA.
3. Narrow-band 5ROnm +/- 5nm for wildlife and observatory use. Choose drive current A, supplied at 530mA drive current only. Available with SWQ, SMQ, SLQ, SL3 and SL4 distributions. Can be used with KSS option.
4. Not available with HA option.
5. Not available with SL2, SL3, SL4, HA, CBP, FW or PR7 options.
6. Requires the use of a step down transformer. Not available in combination with sensor options at 1200mA.
7. 480V not to be used with ungrounded or impedance grounded systems.
8. DuoVolt drivers feature added protection from power quality issues such as loss of neutral, transients and voltage fluctuations. Visit www.signify.com/moreinfl for more information.
9. Cannot be used with control options.
10. Low-voltage control leads brought out 18" outside fixture.
11. Bronze sensor is shipped with Bronze fixtures. When used with CBP or HA options, only available with single light square.
12. Not available in 1200mA, UPL or CBP options. Available with single light square.
13. Not available with SL2, SL3, SL4, HA, CBP, FW or PR7 options.
14. Operates a single light square only. Operates at 350°C to +40°C. Backbox is non-IP rated. Control option limited to BPC.
15. Compatible with standard 3-PIN photocontrols, 3-PIN or 7-PIN ANSI controls.
16. Requires the use of BPC photocontrol or the PR7 or PE photocontrol receptacle with photocontrol accessory. See After Hours Dim supplemental guide for additional information.
17. The PSR-100 configuration tool is required to adjust parameters such as high and low modes, sensitivity, time delay and cutoff. Consult your lighting representative at Cooper Lighting Solutions for more information.
18. Replace LX# with L30 (9'-20' mounting), L20 (9'-20' mounting) or L40W (21'-40' mounting.)
19. Includes integral photosensor.
20. Enlighted wireless sensors are factory installed requiring network components in appropriate quantities.
21. White sensor shipped on all housing color options.
22. Not available with HSS or GWQ options.
23. Not for use with SMQ, SWQ, SRQ or RW optics. The light square trim plate is painted black when the HSS option is selected.
24. CC is not available with the T2SO, GALC, LWN, WS, WS/DIM, BPC, PE or PR7 options. Available in 120-277V only.
25. Cree required for each light square.
26. Not for use with T4FT.
27. Not for use with T4FT, T4W or SL4 optics.
28. Cannot be used in conjunction with additional photocontrol or other controls systems (BPC, PR, PE7, MS, LWS).
29. WAC Gateway required to enable field-configurability: Order WAC-PoE and WPOE-12E (12V to PoE injector) power if needed.
30. Requires ZW or ZD receptacle.
31. Replace XX with sensor color (WH, BZ, or BK).
32. Specify 120V or 277V.
34. Smart device with mobile application required to change system defaults. See controls section for details.
35. Only product configurations with these designated prefixes are built to be compliant with the Buy American Act of 1933 (BAA) or Trade Agreements Act of 1979 (TAA), respectively. Please refer to DOMESTIC PREFERENCES website for more information. Components shipped separately may be separately analyzed under domestic preference requirements.
36. For BAA or TAA requirements, Accessories sold separately will be separately analyzed under domestic preference requirements. Consult factory for further information.
37. Not available in 1 square configuration at 800mA or below. Not available with any control option except SPR.
38. 2L not available with FF, HVG or BAL options. Controls and/or battery packs operate only one of the two circuits when 2L is specified. 2L with controls options not available with 347V or 480V.

Product Specifications

Construction
- Driver enclosure thermally isolated from optics for optimal thermal performance
- Die-cast aluminum heat sinks
- IP66-rated housing
- 1.5G vibration rated

Optics
- Patented, high-efficiency injection-molded AccuLED Optics technology
- 13 optical distributions
- IDA Certified (3000K CCT and warmer only)

Electrical
- LED driver assembly mounted for ease of maintenance
- Standard with 0-10V dimming
- Optional 10kV or 20kV surge module
- Suitable for operation in -40°C to 40°C ambient environments; Optional 50°C high ambient (HA) configuration

Mounting
- Gasketed and zinc plated rigid steel mounting attachment
- "Hook-N-Lock" mechanism for easy installation

Finish
- Housing finished in super durable TGIC polyester powder coat paint, 2.5 mil nominal thickness
- Heat sink is powder coated black
- RAL and custom color matches available
- Coastal Construction (CC) option available

Typical Applications
- Exterior Wall, Walkway

Warranty
- Five-year warranty

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waremalcomb.com

FOR AND ON BEHALF OF WARE MALCOMB

SUN EMPIRE SUBDIVISION FILING NO. 1
SITE PLAN
AURORA, COLORADO
SITE LIGHTING CUT SHEETS

NO.	DATE	REMARKS

JOB NO.:	DCS21-4030
PA / PM:	BAB
DESIGNED:	BAB
DATE:	03/10/2022
PLOT DATE:	

GIVEN & ASSOCIATES INC
MECHANICAL & ELECTRICAL ENGINEERS
735 S. Xenon Ct. #201
Lakewood, Colorado 80228
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Project # 22033

SHEET
E5.2
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NOT FOR CONSTRUCTION