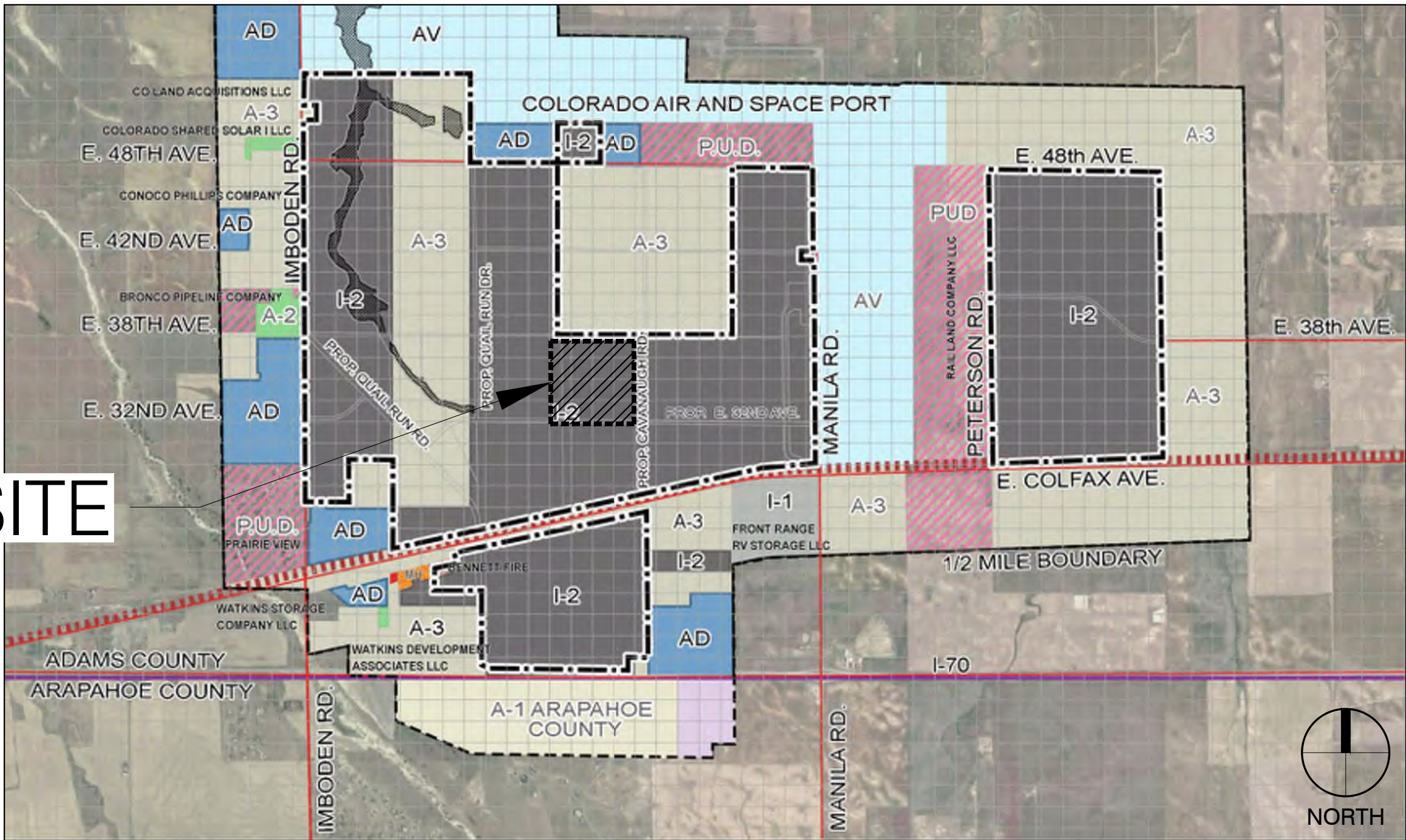


SITE PLAN SHEET LIST	
Sheet Number	Sheet Title
1	COVER SHEET
2	CONTEXT MAP & LEGAL DESCRIPTION
3	OVERALL SITE PLAN
4	OVERALL UTILITY PLAN
5-16	SITE PLAN
17	SIGNAGE AND STRIPING DETAILS
18-29	GRADING AND UTILITY PLAN
30	OVERALL LANDSCAPE PLAN
31	OVERALL PLANTING PLAN
32-43	LANDSCAPE PLAN
44	HYDROZONE PLAN
45-46	LANDSCAPE DETAILS
47	OVERALL ELEVATION BUILDING 1
48-53	ARCHITECTURAL ELEVATIONS BUILDING 1
54	OVERALL ELEVATION BUILDING 2
55-58	ARCHITECTURAL ELEVATIONS BUILDING 2
59	OVERALL ELEVATION BUILDING 3
60-63	ARCHITECTURAL ELEVATIONS BUILDING 3
64	OVERALL ELEVATION BUILDING 4
65-68	ARCHITECTURAL ELEVATIONS BUILDING 4
69	SITE SECTION
70-82	PHOTOMETRIC PLANS
83	LIGHTING SCHEDULES AND SPECIFICATIONS

PROJECT DATA					
LAND AREA WITHIN PROPERTY LINES				6,757,754.0	
NUMBER OF BUILDINGS				4	
NUMBER OF STORIES				1	
MAXIMUM HEIGHT OF BUILDINGS				40-51'	
OFFICE GROSS FLOOR AREA	Parked: 3/1,000	90,815.0			
WAREHOUSE FLOOR AREA	Parked: 0/1,000	1,499,565.0			
DISTRIBUTION GROSS FLOOR AREA	Parked: 1/1,000	680,000.0			
TOTAL GROSS FLOOR AREA				2,270,380.0	
PERCENTAGE OF BUILDING COVERAGE				33.6%	
HARD SURFACE AREA				3,307,532.7	
PERCENTAGE OF HARD SURFACE AREA (DOES NOT INCLUDE BUILDING COVERAGE)				48.9%	
LANDSCAPE AREA				1,179,841.3	
PERCENTAGE OF LANDSCAPE AREA				17.5%	
TOTAL NUMBER OF PARKING SPACES				2,858	
DISTRIBUTION SPACES (150/1,000 GFA)				656	
OFFICE PARKING SPACES (15P/1,000 GFA)				2,202	
PRESENT ZONING CLASSIFICATION				I-2	
PROPOSED USE	light industrial, distribution and/or manufacturing				
2015 IBC OCCUPANCY CLASS:					
	Building 1		Anticipated B, S-1, F-1		
	Building 2		Anticipated B, S-1, F-1		
	Building 3		Anticipated B, S-1, F-1		
	Building 4		Anticipated B, S-1, F-1		
2015 IBC CONSTRUCTION TYPE:					
	Building 1		Type II-B		
	Building 2		Type II-B		
	Building 3		Type II-B		
	Building 4		Type II-B		
	Building 1	Building 2	Building 3	Building 4	
FIRE SUPPRESSION SPRINKLER SYSTEM (Y/N)	Yes	Yes	Yes	Yes	
SUMMARY OF WAREHOUSE, DISTRIBUTION, AND OFFICE PARKING CALCULATIONS ABOVE					
	Building 1	Building 2	Building 3	Building 4	
STANDARD SPACES					
	REQUIRED	465	167	100	296
	PROVIDED	988	334	185	360
ADA SPACES/VAN					
	REQUIRED	20	6	4	7
	(ALL VAN ACCESSIBLE) PROVIDED	20	8	4	8
TRAILER SPACES					
	REQUIRED	0	0	0	0
	PROVIDED	346	118	59	158
BICYCLE SPACES					
	REQUIRED	25	9	5	15
	PROVIDED	30	20	20	20

# TRANSPORT COLORADO INDUSTRIAL CAMPUS SITE PLAN

A PARCEL OF LAND LOCATED IN THE NORTHEAST QUARTER OF SECTION 28, TOWNSHIP 3 SOUTH,  
RANGE 64 WEST OF THE SIXTH PRINCIPAL MERIDIAN, CITY OF AURORA, COUNTY OF ADAMS, STATE OF COLORADO



## 1 VICINITY MAP

1" = 3600'

### CITY OF AURORA APPROVALS

City Attorney: \_\_\_\_\_ Date: \_\_\_\_\_

Planning Director: \_\_\_\_\_ Date: \_\_\_\_\_

Planning Commission: \_\_\_\_\_ Date: \_\_\_\_\_  
(Chairperson)

City Council: \_\_\_\_\_ Date: \_\_\_\_\_  
(Mayor)

Attest: \_\_\_\_\_ Date: \_\_\_\_\_  
(City Clerk)

Database Approval Date \_\_\_\_\_

### RECORDER'S SIGNATURES

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: \_\_\_\_\_

### PROJECT TEAM

DEVELOPER  
PORT COLORADO  
1331 17TH STREET, SUITE 1000,  
DENVER, CO 80202  
CONTACT: THERON SKIDMORE  
PHONE: 303.353.1088 EXT. 104  
TSKIDMORE@PORTCOLORADO.COM

DEVELOPER/APPLICANT:  
STREAM  
1801 BROADWAY | SUITE 700  
DENVER, CO 80202  
CONTACT: KERRY KILEY  
KERRY.KILEY@STREAMREALTY.COM

PLANNER/LANDSCAPE ARCHITECT  
DIG STUDIO  
1521 15TH ST. DENVER, CO 80202  
CONTACT: ALLISON GRAHAM  
PHONE: 720.328.1986 EXT.107  
ALLISON@DIGSTUDIO.COM

CIVIL ENGINEER  
MARTIN/MARTIN  
12499 WEST COLFAX AVENUE  
LAKEWOOD, CO 80215  
CONTACT: KYLE MESSMER  
PHONE: 303.431.6100  
KMESSMER@MARTINMARTIN.COM

ARCHITECT  
POWERS BROWN  
12499 WEST COLFAX AVE,  
LAKEWOOD, CO 80215  
CONTACT: BRYANT MAZZETTI  
PHONE: 303.225.3345  
MAZZETTI@POWERSBROWN.COM

LIGHTING DESIGNER  
JORDAN & SKALA ENGINEERS  
555 17TH ST STE 700  
DENVER, CO 80202  
CONTACT: ROBERT BARNARD  
PHONE: 303.586.2375  
RBARNARD@JORDANSKALA.COM

The site plan will not be approved by  
public works until the preliminary  
drainage letter/report is approved

comment noted

### OWNER'S SIGNATURES

#### Transport Colorado Conceptual Site Plan

This Site Plan and any amendments hereto, upon approval by the City of Aurora and recording, shall be binding upon the applicants therefore, their successors and assigns. This plan shall limit and control the issuance and validity of all building permits, and shall restrict and limit the construction, location, use, occupancy and operation of all land and structures within this plan to all conditions, requirements, locations and limitations set forth herein. Abandonment, withdrawal or amendment of this plan may be permitted only upon approval of the City of Aurora.

In witness thereof, \_\_\_\_\_ has caused these  
presents to be executed this \_\_\_\_\_ day of \_\_\_\_\_ AD, \_\_\_\_\_.

By: \_\_\_\_\_ Corporate  
(Principals or Owners) Seal

State of Colorado )ss  
County of \_\_\_\_\_ )

The foregoing instrument was acknowledged before me this  
\_\_\_\_\_ day of \_\_\_\_\_ AD, \_\_\_\_\_ by  
\_\_\_\_\_  
(Principals or Owners)

Witness my hand and official seal Notary  
\_\_\_\_\_  
(Notary Public) Seal

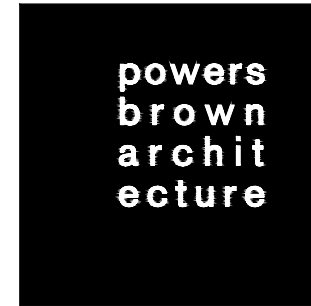
My commission expires \_\_\_\_\_ Notary Business Address: \_\_\_\_\_

### AMENDMENTS

OWNER / INVESTOR:



PROJECT TEAM:



## TRANSPORT COLORADO INDUSTRIAL CAMPUS SITE PLAN

REVISIONS:

No.	DATE	DESCRIPTION	BY

DESIGNED BY:  
DRAWN BY:  
CHECKED BY:

SEAL:

NOT FOR  
CONSTRUCTION

DATE ISSUED:  
1/6/2022

SHEET TITLE:

COVER SHEET

CASE NUMBER: DA-1793-16

SHEET NUMBER:

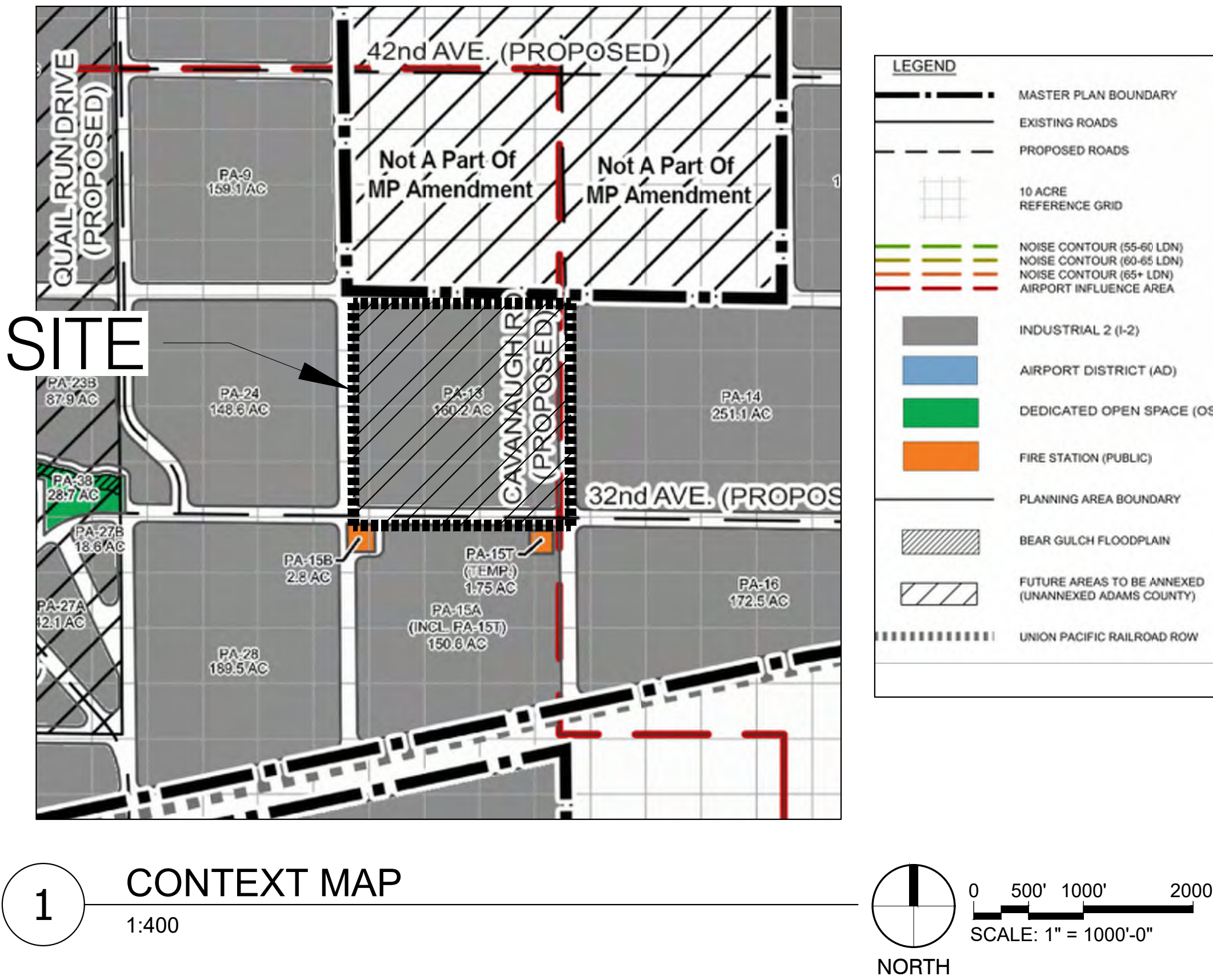
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# TRANSPORT COLORADO INDUSTRIAL CAMPUS

## SITE PLAN

A PARCEL OF LAND LOCATED IN THE NORTHEAST QUARTER OF SECTION 28, TOWNSHIP 3 SOUTH,  
RANGE 64 WEST OF THE SIXTH PRINCIPAL MERIDIAN, CITY OF AURORA, COUNTY OF ADAMS, STATE OF COLORADO



### LEGAL DESCRIPTION

#### LAND DESCRIPTION:

A PARCEL OF LAND LOCATED IN THE NORTHEAST QUARTER OF SECTION 28, TOWNSHIP 3 SOUTH, RANGE 64 WEST OF THE SIXTH PRINCIPAL MERIDIAN, CITY OF AURORA, COUNTY OF ADAMS, STATE OF COLORADO, BEING MORE PARTICULARLY DESCRIBED AS FOLLOWS:

BEGINNING AT THE NORTH QUARTER CORNER OF SAID SECTION 28, THENCE ALONG THE NORTHERLY LINE OF SAID NORTHEAST QUARTER OF SECTION 28, S88°54'12"E A DISTANCE OF 2586.48 FEET TO A POINT ON THE WESTERLY RIGHT-OF-WAY OF CAVANAUGH ROAD AS RECORDED AT RECEPTION NUMBER [redacted] IN ADAMS COUNTY, COLORADO CLERK AND RECORDER'S OFFICIAL RECORDS; THENCE ALONG SAID WESTERLY RIGHT-OF-WAY, S00°36'52"E A DISTANCE OF 2580.42 FEET TO A POINT ON THE NORTHERLY RIGHT-OF-WAY OF EAST 32ND AVENUE AS RECORDED AT RECEPTION NUMBER [redacted] IN SAID OFFICIAL RECORDS; THENCE ALONG SAID NORTHERLY RIGHT-OF-WAY THE FOLLOWING TWO (2) CONSECUTIVE COURSES: 1) 31.83 FEET ALONG THE ARC OF A TANGENT CURVE TO THE RIGHT, HAVING A RADIUS OF 20.00 FEET, A CENTRAL ANGLE OF 91°11'34" AND A CHORD WHICH BEARS S44°58'55"W A DISTANCE OF 28.58 FEET TO A POINT OF TANGENCY; 2) THENCE N89°25'18"W A DISTANCE OF 2568.19 FEET TO A POINT ON THE WESTERLY LINE OF SAID NORTHEAST QUARTER OF SECTION 28; THENCE ALONG SAID WESTERLY LINE, N00°33'18"W A DISTANCE OF 2624.19 FEET TO THE POINT OF BEGINNING.

CN Numbers  
have been added

SAID PARCEL CONTAINS 155.137 ACRES (6,757,754 SQ. FT.), MORE OR LESS.  
ALL LINEAL UNITS ARE IN U.S. SURVEY FEET.

#### BASIS OF BEARING:

BEARINGS ARE BASED ON THE ASSUMPTION THAT THE NORTHERLY LINE OF THE NORTHEAST QUARTER OF SECTION 28, TOWNSHIP 3 SOUTH, RANGE 64 WEST OF THE SIXTH PRINCIPAL MERIDIAN BEARS S88°54'12"E AND BEING MONUMENTED BY A FOUND #6 REBAR WITH A 2-1/2 INCH ALUMINUM CAP STAMPED "LS #5112 T3S R64W 21/28 1/4 1997" 1 FOOT BELOW GRADE AT THE NORTH QUARTER CORNER AND A FOUND 2 INCH ALUMINUM PIPE WITH A 3 INCH ALUMINUM CAP STAMPED "GREINER INC. T3S S21/S22/S28/S27 1987 R64W LS #17488" FLUSH WITH THE GROUND AT THE NORTHEAST CORNER.

### CITY OF AURORA NOTES

- 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.
- ALL SIGNS MUST CONFORM TO THE CITY OF AURORA SIGN CODE.
- RIGHT OF WAY FOR INGRESS AND EGRESS FOR SERVICE AND EMERGENCY VEHICLES IS GRANTED OVER, ACROSS, ON AND THROUGH ANY AND ALL PRIVATE ROADS AND WAYS NOW OR HEREAFTER ESTABLISHED ON THE DESCRIBED PROPERTY, AND THE SAME ARE HEREBY DESIGNATED AS "SERVICE/EMERGENCY AND UTILITY EASEMENTS" AND SHALL BE POSTED "NO PARKING - FIRE LANE."
- "ACCESSIBLE EXTERIOR ROUTES" SHALL BE PROVIDED FROM PUBLIC TRANSPORTATION STOPS, ACCESSIBLE PARKING, ACCESSIBLE PASSENGER LOADING ZONES AND PUBLIC SIDEWALKS TO THE ACCESSIBLE BUILDING ENTRANCE THEY SERVE. AT LEAST 50% OF ALL BUILDING ENTRANCES SHALL BE THE MOST PRACTICAL DIRECT ROUTE. 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. REQUIRED ACCESSIBLE MEANS OF EGRESS SHALL BE CONTINUOUS FROM EACH REQUIRED ACCESSIBLE OCCUPIED AREA TO THE PUBLIC WAY. THE "ACCESSIBLE EXTERIOR ROUTES" SHALL COMPLY WITH U.B.C. CHAPTER 11, APPENDIX 11, AND C.A.B.O./A.N.S.I. 117.1
- THE APPLICANT HAS THE OBLIGATION TO COMPLY WITH ALL APPLICABLE REQUIREMENTS OF THE AMERICANS WITH DISABILITIES ACT.
- 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.
- 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.
- 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.
- ALL BUILDING ADDRESS NUMBERS SHALL COMPLY WITH SECTIONS 126-271 AND 126-278 OF THE AURORA CITY CODE.
- 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.
- 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.
- FINAL GRADE SHALL BE AT LEAST SIX (6) INCHES BELOW ANY EXTERIOR WOOD SIDING ON THE PREMISES.
- 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.
- 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.
- 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.
- ARCHITECTURAL FEATURES, SUCH AS BAY WINDOWS, FIREPLACES, ROOF OVERHANGS, GUTTERS, EAVES, FOUNDATIONS, FOOTINGS, CANTILEVERED WALLS, ETC., ARE NOT ALLOWED TO ENCROACH INTO ANY EASEMENT OR FIRE LANE.

- THE VENDOR OF ANY FUTURE SALE OF THE REAL PROPERTY SHALL PROVIDE THE REQUIRED NOTICE PER CITY CODE SECTION 146-1587(C) TO BE RECORDED WITH THE COUNTY CLERK AND RECORDER AND SHALL PROVIDE SUCH NOTICE TO EACH PROSPECTIVE PURCHASER OF ANY AND ALL SAID PROPERTY. SEE EXHIBIT C4 UNDER THE AIRPORT RELATED LAND USE RESTRICTIONS SECTION OF THIS GUIDEBOOK.
- THE DEVELOPER IS RESPONSIBLE FOR CONSTRUCTION OF ALL ON-SITE AND OFF-SITE INFRASTRUCTURE NEEDED TO ESTABLISH TWO POINTS OF EMERGENCY ACCESS TO THE OVERALL SITE AND EACH INTERNAL PHASE OF CONSTRUCTION. THIS REQUIREMENT INCLUDES, BUT IS NOT LIMITED TO, THE CONSTRUCTION OF ANY EMERGENCY CROSSINGS IMPROVEMENTS, LOOPED WATER SUPPLY AND FIRE HYDRANTS AS REQUIRED BY THE ADOPTED FIRE CODE AND CITY ORDINANCES.
- IN LOCATIONS WHERE UTILITY EASEMENTS OVERLAP DRAINAGE EASEMENTS, ONLY SUBSURFACE UTILITIES SHALL BE PERMITTED WITHIN THE PORTION OF THE UTILITY EASEMENT THAT OVERLAPS THE DRAINAGE EASEMENT. INSTALLATION OF ABOVE GROUND UTILITIES WITHIN A DRAINAGE EASEMENT REQUIRES PRIOR WRITTEN APPROVAL BY THE CITY ENGINEER.
- THE DEVELOPER IS RESPONSIBLE FOR SIGNING AND STRIPING ALL PUBLIC STREETS. THE DEVELOPER IS REQUIRED TO PLACE TRAFFIC CONTROL, STREET NAME, AND GUIDE SIGNS ON ALL PUBLIC STREETS AND PRIVATE STREETS APPROACHING AN INTERSECTION WITH A PUBLIC STREET. SIGNS SHALL BE FURNISHED AND INSTALLED PER THE MOST CURRENT EDITIONS OF THE MANUAL ON UNIFORM TRAFFIC CONTROL DEVICES (MUTCD) AND CITY STANDARDS AND SHOWN ON THE SIGNING AND STRIPING PLAN FOR THE DEVELOPMENT...
- THE STREETLIGHT OR PEDESTRIAN LIGHT INSTALLATION WITHIN THE PUBLIC RIGHT-OF-WAY SHALL BE DESIGNED, FUNDED, AND CONSTRUCTED 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 REVIEW 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 SUBMITTING 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.
- STREET LIGHT LOCATIONS ARE CONCEPTUAL. FINAL STREET LIGHT LOCATIONS WILL BE DETERMINED WITH PHOTOMETRIC ANALYSIS IN THE STREET LIGHTING PLANS IN THE CIVIL PLAN SUBMITTAL.
- THE 2015 INTERNATIONAL FIRE CODE, APPENDIX J AND CITY OF AURORA CODE, CHAPTER 66-38 FIRE PREVENTION REGULATIONS, REQUIRE ALL BUILDINGS TO BE ASSESSED FOR ADEQUATE EMERGENCY RESPONDER RADIO COVERAGE. AT THE TIME THE STRUCTURE IS AT FINAL FRAME AND FINAL ELECTRICAL INSPECTIONS. THE GENERAL CONTRACTOR (GC) WILL BE NOTIFIED BY A BUILDING DIVISION LIFE SAFETY INSPECTOR 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.
- 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 ENTRANCE THEY SERVE. THE ACCESSIBLE ROUTE BETWEEN ACCESSIBLE PARKING AND ACCESSIBLE BUILDING ENTRANCES SHALL 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 WILL 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.
- ATTENTION BUILDING DIVISION: 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 \_nid\_ (LDN VALUE TO BE DETERMINED FOR EACH PROJECT) UNDER WORSE-CASE NOISE CONDITIONS

OWNER / INVESTOR:



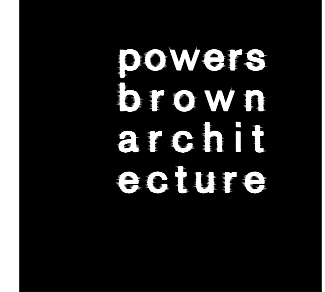
PROJECT TEAM:



1521 15TH STREET,  
DENVER, COLORADO 80202  
P: 720.328.1986  
DIGSTUDIO.COM



12499 WEST COLFAX AVENUE, LAKEWOOD, COLORADO 80215  
303.431.6100 MARTINMARTIN.COM



## TRANSPORT COLORADO INDUSTRIAL CAMPUS SITE PLAN

#### REVISIONS:

No.	DATE	DESCRIPTION	BY

DESIGNED BY:

DRAWN BY:

CHECKED BY:

SEAL:

NOT FOR  
CONSTRUCTION

DATE ISSUED:

1/6/2022

SHEET TITLE:

LEGAL DESCRIPTION &  
ADJACENT ZONING

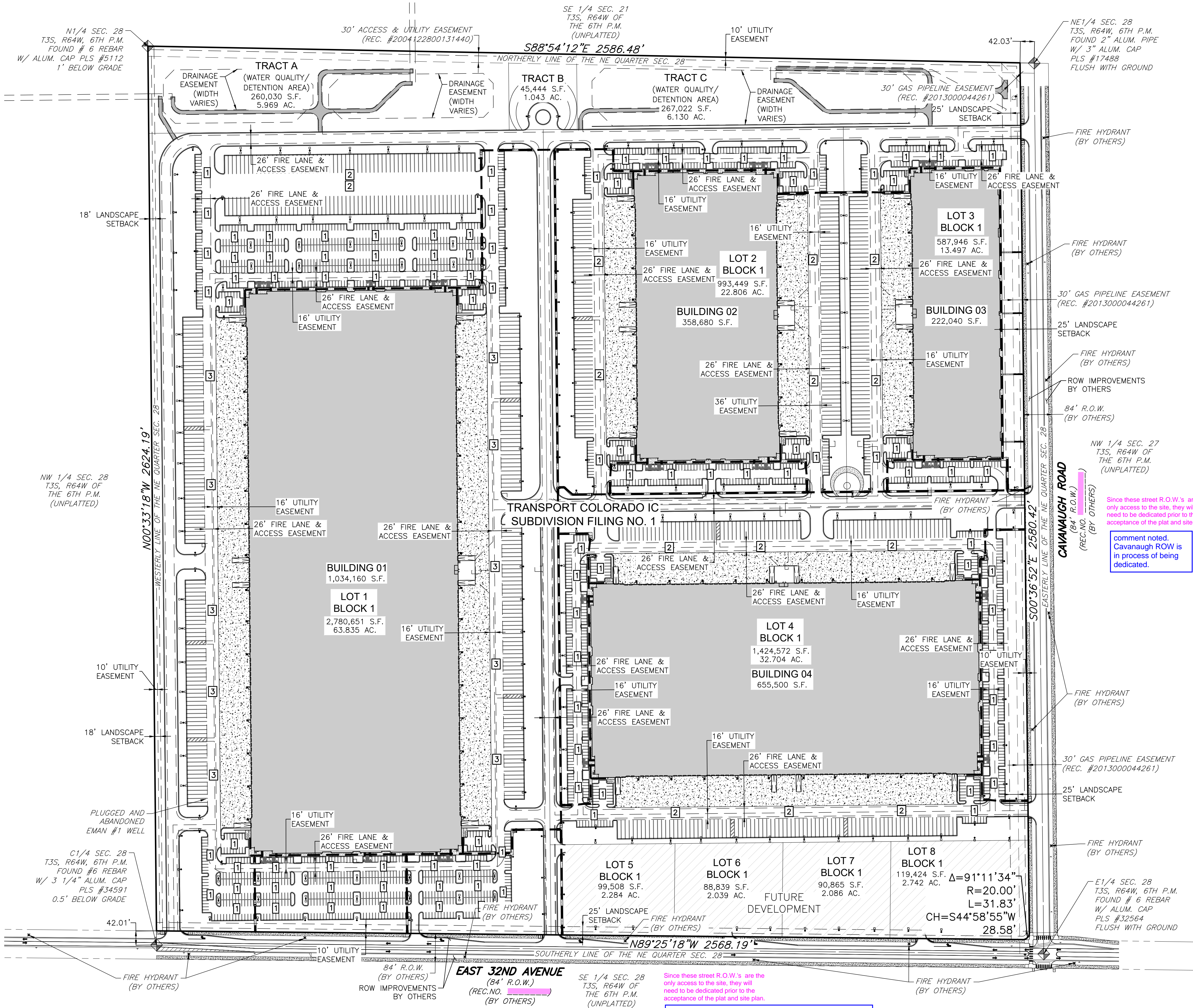
CASE NUMBER: DA-1793-16

SHEET NUMBER:



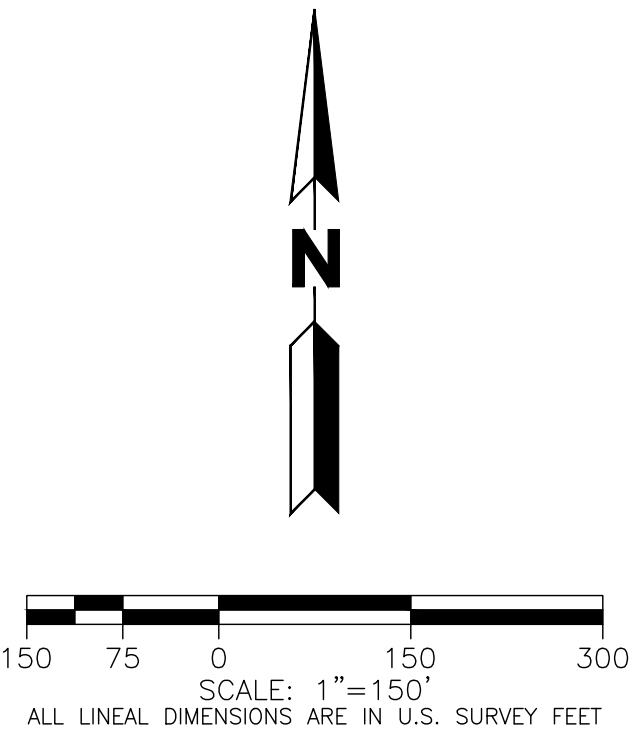
TRANSPORT COLORADO INDUSTRIAL CAMPUS  
SITE PLAN

A PARCEL OF LAND LOCATED IN THE NORTHEAST QUARTER OF SECTION 28, TOWNSHIP 3 SOUTH,  
RANGE 64 WEST OF THE SIXTH PRINCIPAL MERIDIAN, CITY OF AURORA, COUNTY OF ADAMS, STATE OF COLORADO



LEGEND		
EXISTING		PROPOSED
---	PROPERTY LINE	---
- - -	RIGHT-OF-WAY LINE	- - -
---	SECTION LINE	---
---	EASEMENT	---
---	CURB & GUTTER	---
---	CURB & GUTTER (SPILL)	---
---	CURB & GUTTER (CATCH)	---
---	CONCRETE/ SIDEWALK	---
---	CONCRETE DOCK APRON	---
---	FUTURE DEVELOPMENT	---
---	LIGHT POLE	---
---	ADA ROUTE	---
---	19'X9' PARKING	1
---	55'X12' PARKING	2
---	60'X12' PARKING	3
DRIVE	DESCRIPTIONS	DRIVE

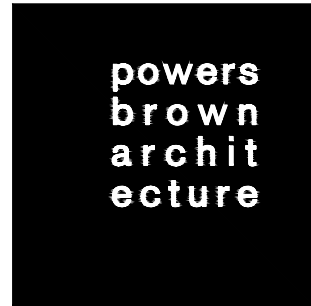
- NOTES:
- ADJACENT STREET IMPROVEMENTS MUST BE APPROVED PRIOR TO ISSUANCE OF THE BUILDING PERMIT.
  - ADJACENT STREET IMPROVEMENTS MUST BE COMPLETED AND ACCEPTED PRIOR TO ISSUANCE OF THE CERTIFICATE OF OCCUPANCY OR TEMPORARY CERTIFICATE OF OCCUPANCY.
  - ALL LIGHT POLES HAVE A MINIMUM CLEARANCE OF 25'.
  - ALL R.O.W. IMPROVEMENTS ARE PROPOSED BY OTHERS AND NOT A PART OF THIS PROJECT.



MARTIN/MARTIN ASSUMES NO RESPONSIBILITY FOR UTILITY LOCATIONS. UNLESS OTHERWISE NOTED, THE UTILITIES SHOWN ON THIS DRAWING ARE BASED ON INFORMATION PROVIDED BY OTHERS AND DEPICTED AS ASCE (38) QUALITY LEVEL D. IN ACCORDANCE WITH THE PROVISIONS OF COLORADO REVISED STATUTE, TITLE 9, IT IS THE CONTRACTORS RESPONSIBILITY TO CALL COLORADO 811 UTILITY LOCATE SERVICE FOR UTILITY LOCATES BEFORE DIGGING, AND FIELD VERIFY THE SIZE, MATERIAL, HORIZONTAL AND VERTICAL LOCATION OF ALL EXISTING UTILITIES (DEPICTED OR NOT DEPICTED) PRIOR TO THE COMMENCEMENT OF ANY CONSTRUCTION.

OWNER / INVESTOR:  
**Port Colorado**

PROJECT TEAM:  
**STREAM**  
**Dig Studio** 1521 15TH STREET, DENVER, COLORADO 80202 P: 720.328.1986 DIGSTUDIO.COM  
**MARTIN/MARTIN** CONSULTING ENGINEERS 12499 WEST COLFAX AVENUE, LAKEWOOD, COLORADO 80215 303.431.6100 MARTINMARTIN.COM



TRANSPORT COLORADO  
INDUSTRIAL CAMPUS  
SITE PLAN

REVISIONS:			
No.	DATE	DESCRIPTION	BY

DESIGNED BY:  
DRAWN BY:  
CHECKED BY:  
SEAL:

NOT FOR  
CONSTRUCTION

DATE ISSUED:  
1/6/2022

SHEET TITLE:  
**OVERALL SITE PLAN**

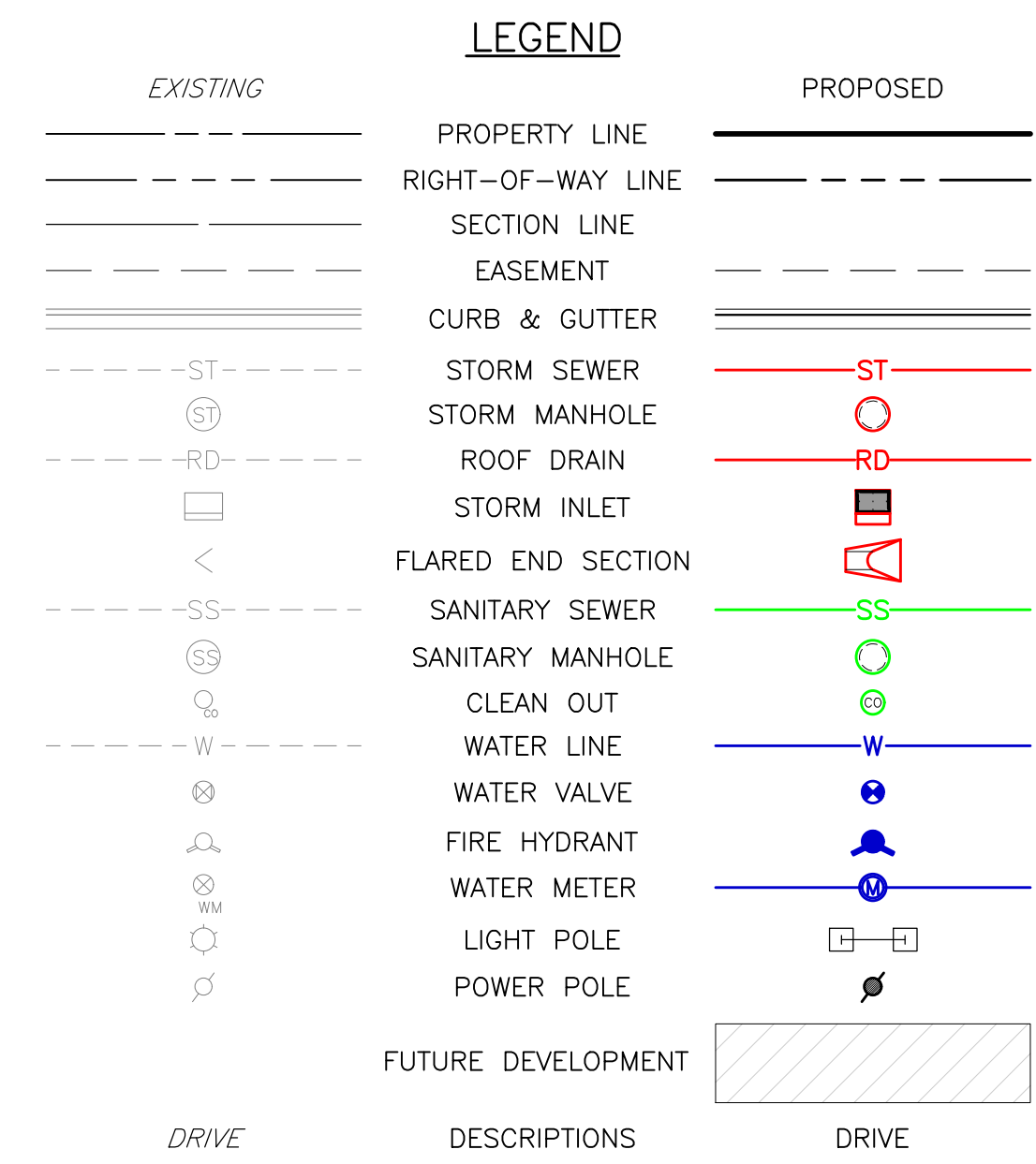
CASE NUMBER: DA-1793-16

SHEET NUMBER:



**A PARCEL OF LAND LOCATED IN THE NORTHEAST QUARTER OF SECTION 28, TOWNSHIP 3 SOUTH,  
RANGE 64 WEST OF THE SIXTH PRINCIPAL MERIDIAN, CITY OF AURORA, COUNTY OF ADAMS, STATE OF COLORADO**

**A PARCEL OF LAND LOCATED IN THE NORTHEAST QUARTER OF SECTION 28, TOWNSHIP 3 SOUTH,  
RANGE 64 WEST OF THE SIXTH PRINCIPAL MERIDIAN, CITY OF AURORA, COUNTY OF ADAMS, STATE OF COLORADO**



**NOTES:**

1. ALL PROPOSED STORM INFRASTRUCTURE IS PRIVATE AND ITS MAINTENANCE SHALL BE THE RESPONSIBILITY OF THE OWNER.
2. ALL FIRE SERVICE LINES ARE PRIVATE AND THEIR MAINTENANCE SHALL BE THE RESPONSIBILITY OF THE OWNER.
3. ALL FIRE HYDRANTS SHALL BE LOCATED NOT LESS THAN THREE FEET—SIX INCHES (3'—6") AND NOT MORE THAN EIGHT FEET (8') FROM THE BACK OF CURB TO THE CENTER OF THE HYDRANT AND SHALL BE UNOBSTRUCTED ON THE STREET SIDE. MINIMUM CLEARANCE ON ALL OTHER SIDES SHALL BE FIVE FEET (5').
4. ALL LIGHT POLES HAVE A MINIMUM CLEARANCE OF 25'.
5. ALL R.O.W. IMPROVEMENTS ARE PROPOSED BY OTHERS AND NOT A PART OF THIS PROJECT.

OWNER / INVESTOR:

 Port Colorado

PROJECT TEAM:

 **STREAM**

 **Dig**  
Studio

1521 15TH STREET,  
DENVER, COLORADO 80020  
P. 720.326.1986  
DIGSTUDIO.COM

 **MARTIN/MARTIN**  
CONSULTING ENGINEERS

12499 WEST COLFAX AVENUE, LAKEWOOD, COLORADO 80215  
303.431.6100 MARTINMARTIN.COM

# TRANSPORT COLORADO INDUSTRIAL CAMPUS SITE PLAN

[illegible]

DESIGNED BY:  
DRAWN BY:  
CHECKED BY:  
SEAL:

**NOT FOR  
CONSTRUCTION**

DATE ISSUED:  
1/6/2022

SHEET TITLE:

**OVERALL UTILITY PLAN**

CASE NUMBER: DA-1793-16

SHEET NUMBER:



**A PARCEL OF LAND LOCATED IN THE NORTHEAST QUARTER OF SECTION 28, TOWNSHIP 3 SOUTH,  
RANGE 64 WEST OF THE SIXTH PRINCIPAL MERIDIAN, CITY OF AURORA, COUNTY OF ADAMS, STATE OF COLORADO**

**A PARCEL OF LAND LOCATED IN THE NORTHEAST QUARTER OF SECTION 28, TOWNSHIP 3 SOUTH,  
RANGE 64 WEST OF THE SIXTH PRINCIPAL MERIDIAN, CITY OF AURORA, COUNTY OF ADAMS, STATE OF COLORADO**



LEGEND

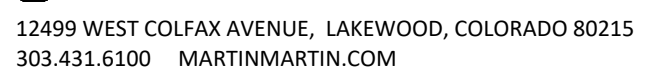
NOTES:

1. ALL ONSITE DRIVES ARE PRIVATE.
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3. ALL LIGHT POLES HAVE A MINIMUM CLEARANCE OF 25'.
4. ALL PAVEMENT TO BE ASPHALT UNLESS OTHERWISE INDICATED.
5. REFERENCE COA DETAIL TE-11.0 FOR SIGN SUPPORT DETAIL AND SIGN POST INSTALLATION NOTES.

OWNER / INVESTOR:



21 15TH STREET,  
DENVER, COLORADO 80202  
720.328.1986  
GSGSTUDIO.COM



**powers  
brown  
archit  
ecture**

# TRANSPORT COLORADO INDUSTRIAL CAMPUS SITE PLAN

REVISIONS:

[illegible]

DESIGNED BY:

DRAWN BY:

CHECKED BY:

SEAL:

**NOT FOR  
CONSTRUCTION**

DATE ISSUED:

1/6/2022

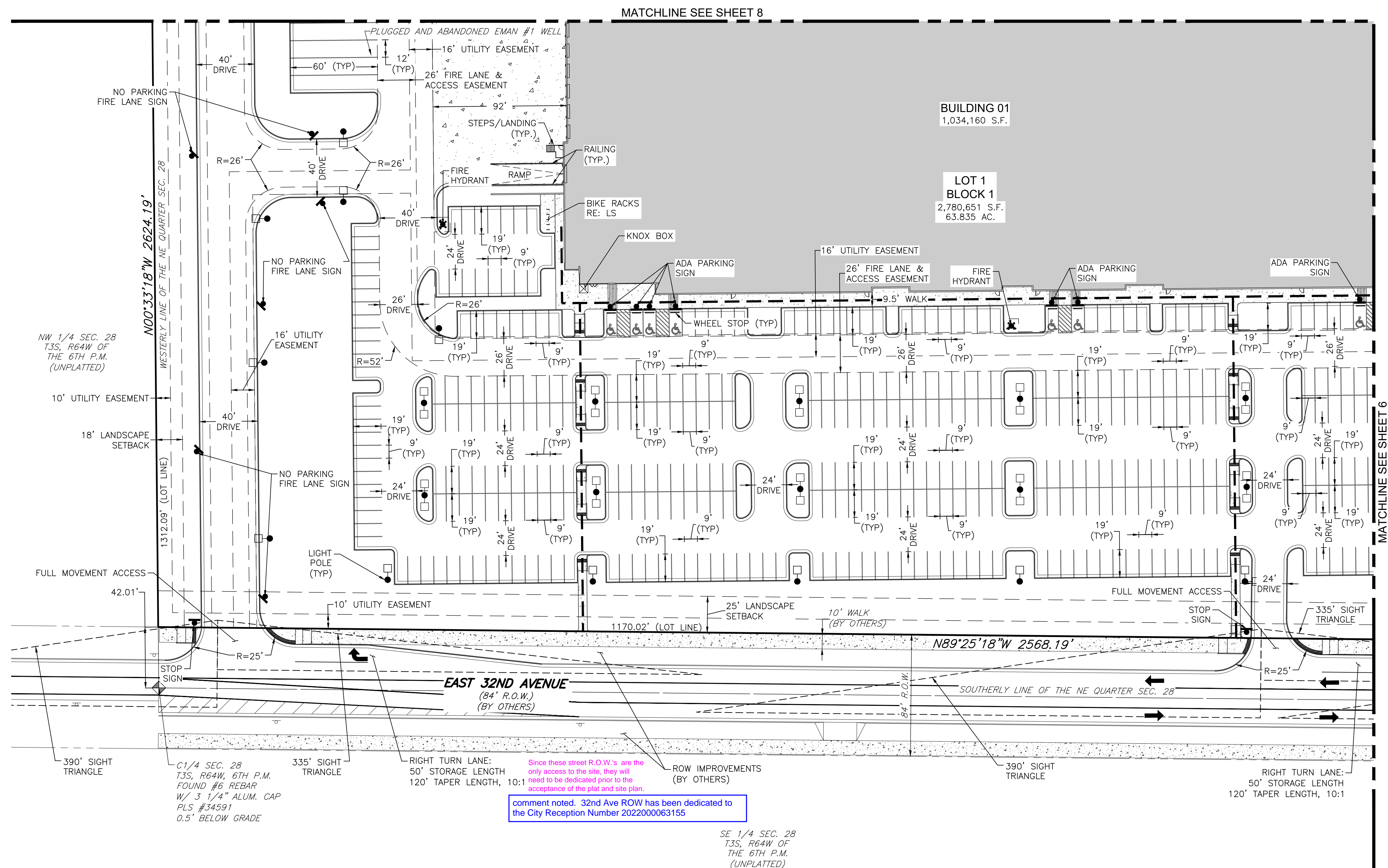
SHEET TITLE:

## SITE PLAN

CASE NUMBER: DA-1793-16

SHEET NUMBER:

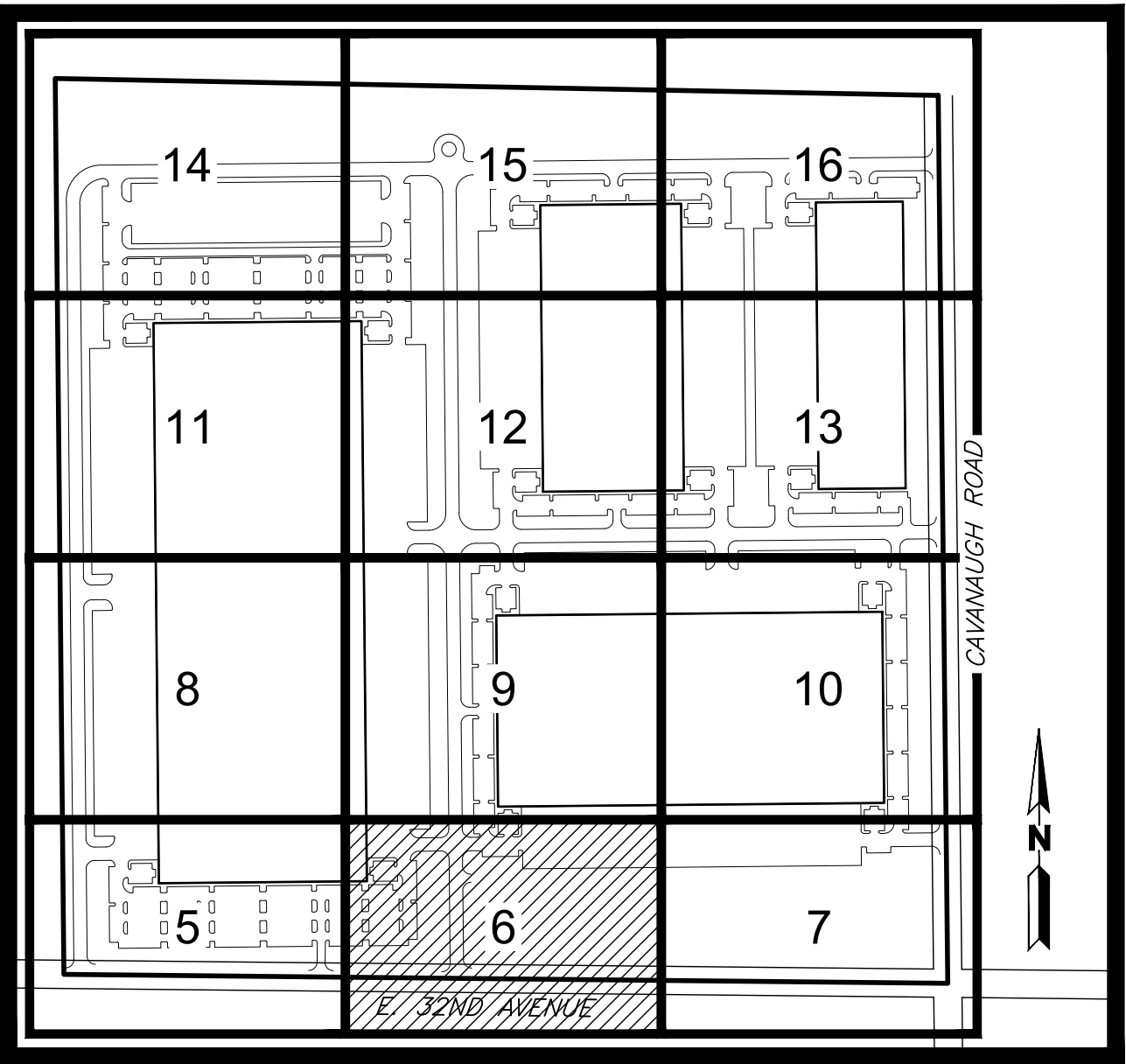
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TRANSPORT COLORADO INDUSTRIAL CAMPUS  
SITE PLAN

A PARCEL OF LAND LOCATED IN THE NORTHEAST QUARTER OF SECTION 28, TOWNSHIP 3 SOUTH,  
RANGE 64 WEST OF THE SIXTH PRINCIPAL MERIDIAN, CITY OF AURORA, COUNTY OF ADAMS, STATE OF COLORADO

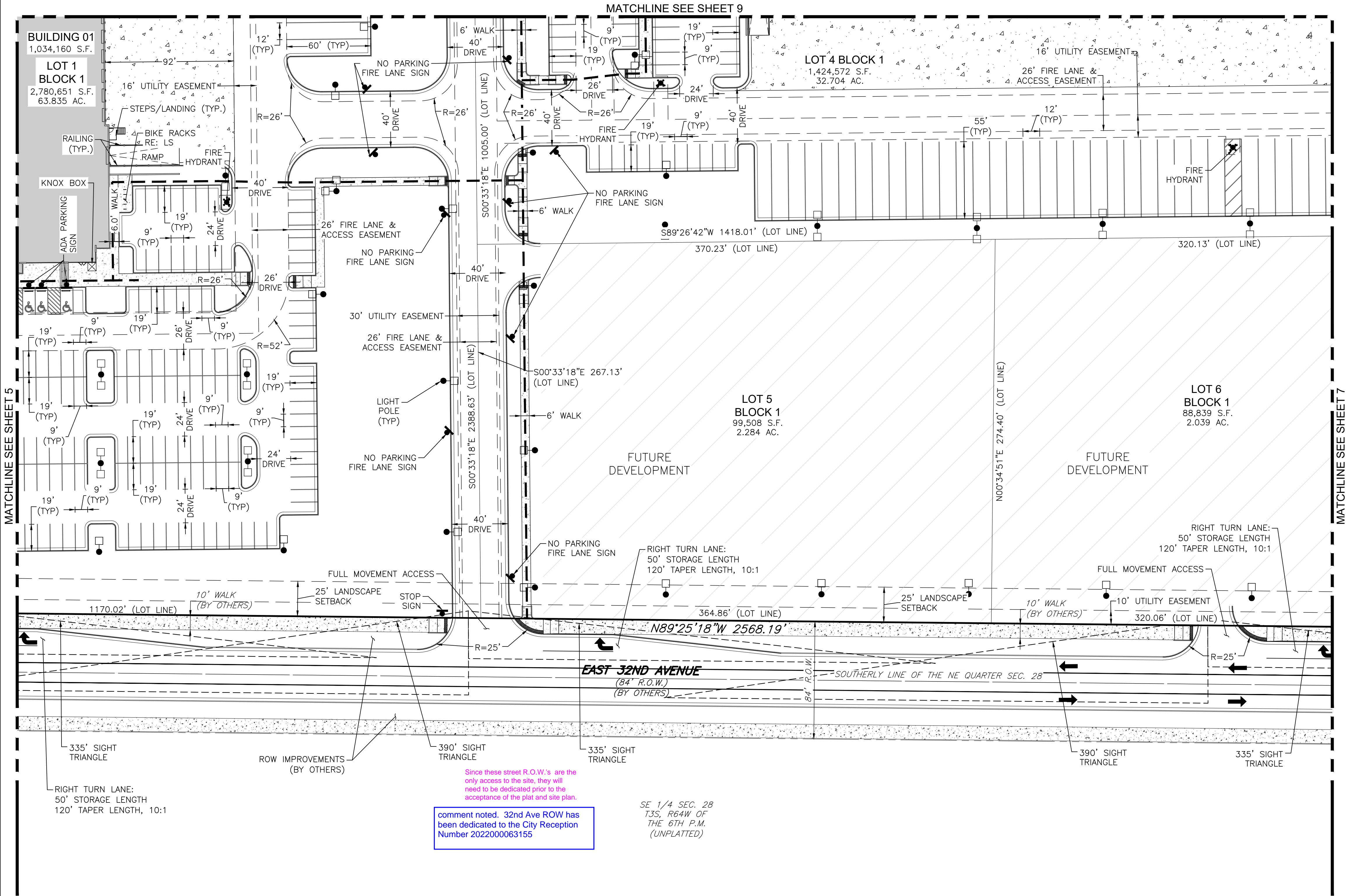


OWNER / INVESTOR:  
**Port Colorado**

PROJECT TEAM:  
**STREAM**  
**Dig Studio**  
1521 15TH STREET,  
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P: 720.328.1986  
DIGSTUDIO.COM

**MARTIN/MARTIN**  
CONSULTING ENGINEERS  
12499 WEST COLFAX AVENUE, LAKEWOOD, COLORADO 80215  
303.431.6100 MARTINMARTIN.COM

**powers brown architecture**

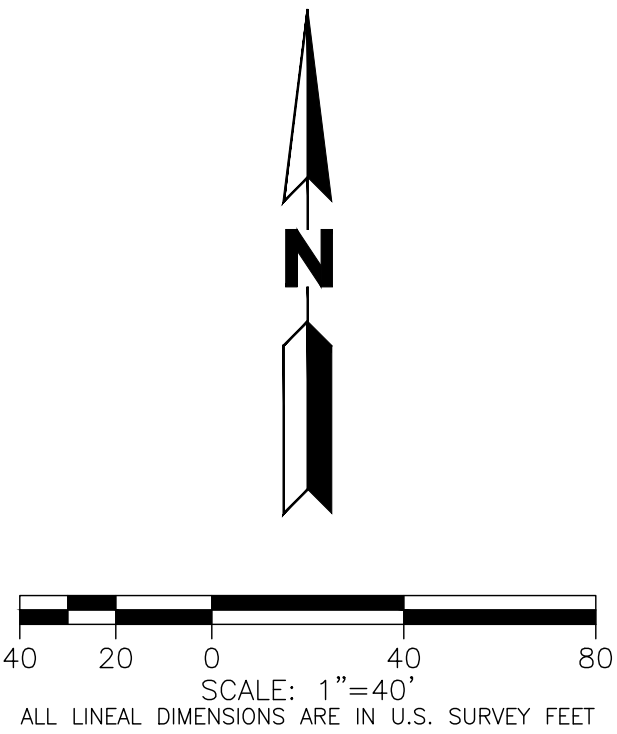


**KEYMAP**  
SCALE: 1"=500'

**LEGEND**

EXISTING		PROPOSED
---	PROPERTY LINE	---
---	RIGHT-OF-WAY LINE	---
---	SECTION LINE	---
---	LOT LINE	---
---	EASEMENT	---
---	CURB & GUTTER	---
---	CURB & GUTTER (SPILL)	---
---	CURB & GUTTER (CATCH)	---
---	CONCRETE/ SIDEWALK	---
---	CONCRETE DOCK APRON	---
---	FUTURE DEVELOPMENT	---
---	LIGHT POLE	---
---	SIGN	---
---	ADA ROUTE	---
---	DRIVE	---

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TRANSPORT COLORADO  
INDUSTRIAL CAMPUS  
SITE PLAN

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DATE ISSUED:  
1/6/2022

SHEET TITLE:  
**SITE PLAN**

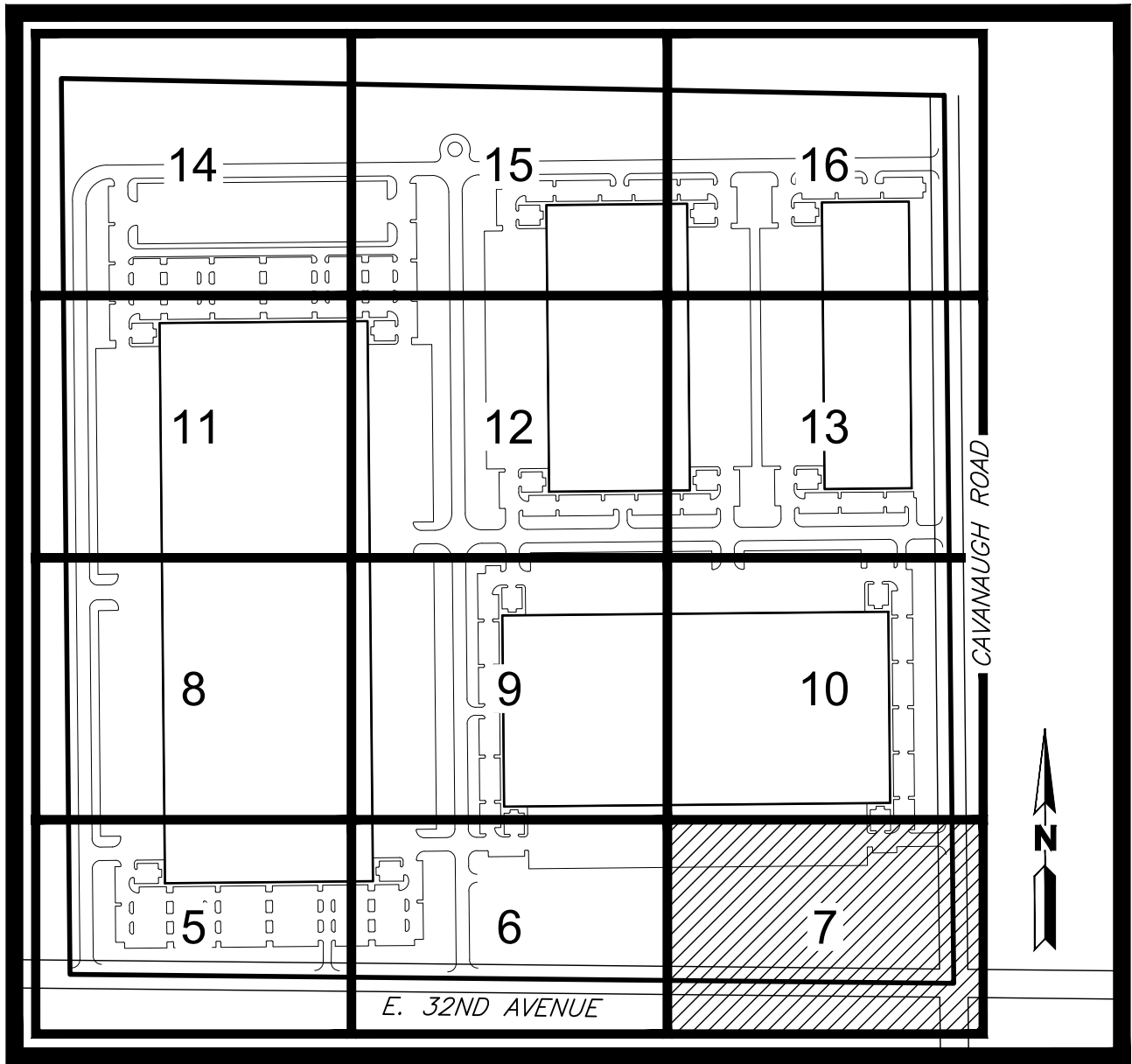
CASE NUMBER: DA-1793-16

SHEET NUMBER:



TRANSPORT COLORADO INDUSTRIAL CAMPUS  
SITE PLAN

A PARCEL OF LAND LOCATED IN THE NORTHEAST QUARTER OF SECTION 28, TOWNSHIP 3 SOUTH,  
RANGE 64 WEST OF THE SIXTH PRINCIPAL MERIDIAN, CITY OF AURORA, COUNTY OF ADAMS, STATE OF COLORADO



OWNER / INVESTOR:

Port Colorado

PROJECT TEAM:

STREAM

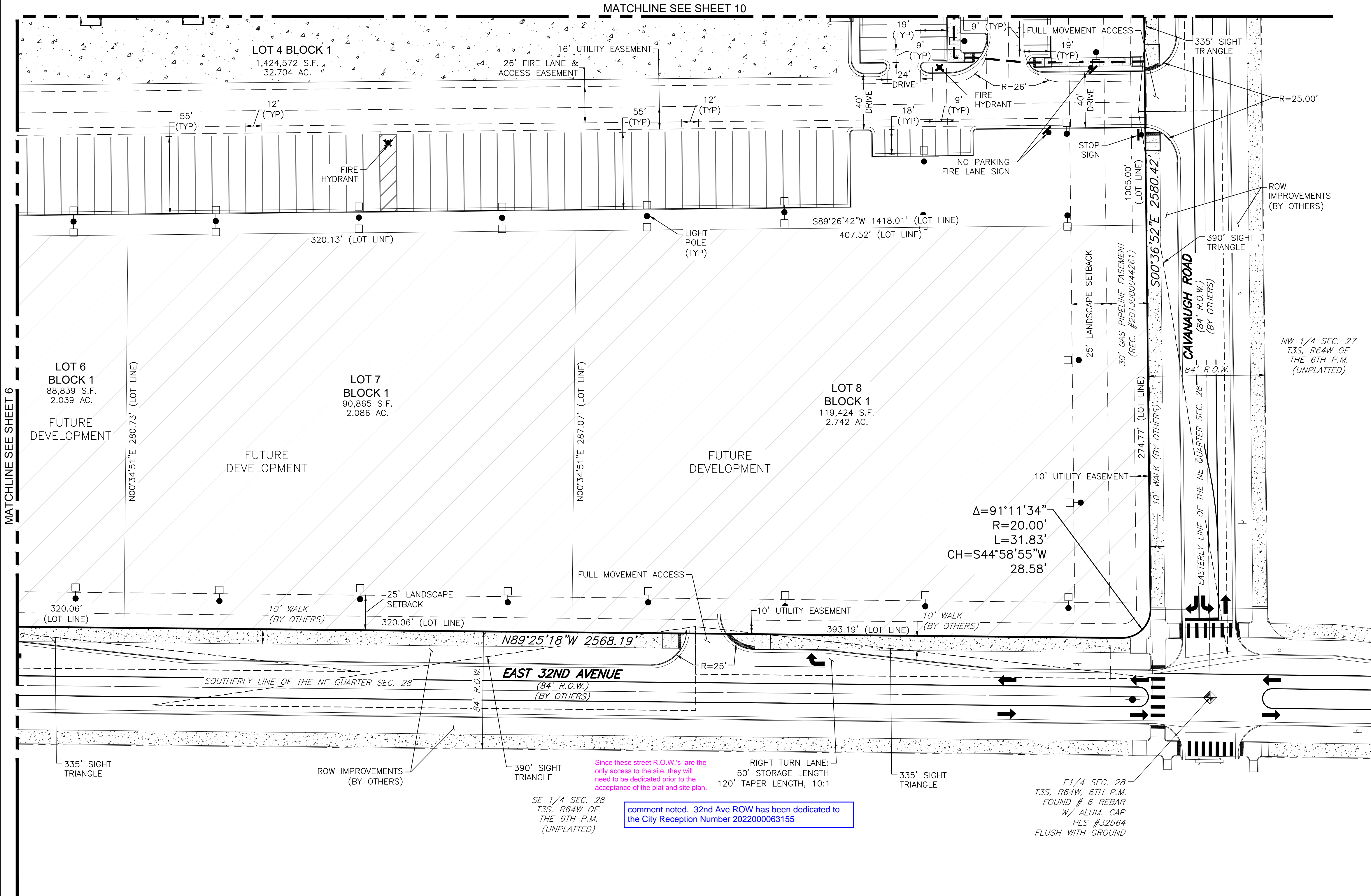
Dig Studio

1521 15TH STREET,  
DENVER, COLORADO 80202  
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MARTIN/MARTIN  
CONSULTING ENGINEERS

12499 WEST COLFAX AVENUE, LAKEWOOD, COLORADO 80215  
303.431.6100 MARTINMARTIN.COM

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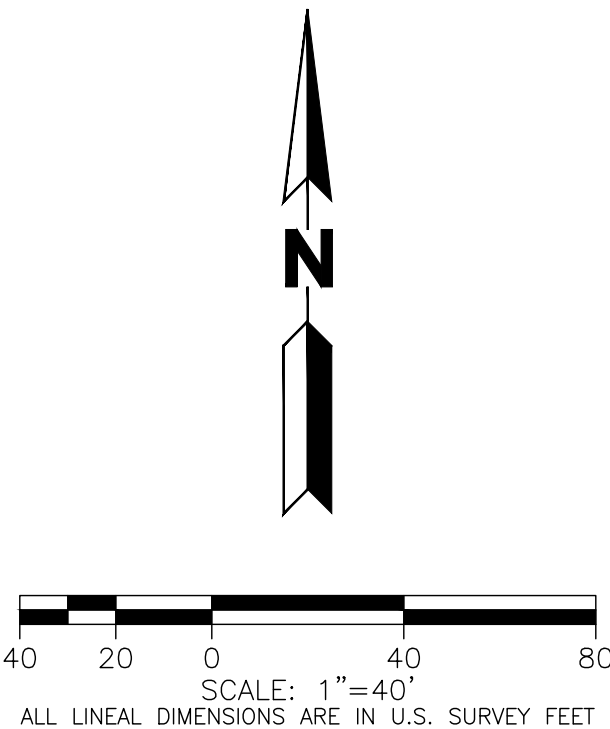


KEYMAP  
SCALE: 1"=500'

LEGEND

EXISTING	PROPOSED
PROPERTY LINE	PROPERTY LINE
RIGHT-OF-WAY LINE	RIGHT-OF-WAY LINE
SECTION LINE	SECTION LINE
LOT LINE	LOT LINE
EASEMENT	EASEMENT
CURB & GUTTER	CURB & GUTTER
CURB & GUTTER (SPILL)	CURB & GUTTER (SPILL)
CURB & GUTTER (CATCH)	CURB & GUTTER (CATCH)
CONCRETE/ SIDEWALK	CONCRETE/ SIDEWALK
CONCRETE DOCK APRON	CONCRETE DOCK APRON
FUTURE DEVELOPMENT	FUTURE DEVELOPMENT
LIGHT POLE	LIGHT POLE
SIGN	SIGN
ADA ROUTE	ADA ROUTE
DRIVE	DRIVE

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TRANSPORT COLORADO  
INDUSTRIAL CAMPUS  
SITE PLAN

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CONSTRUCTION

DATE ISSUED:  
1/6/2022

SHEET TITLE:  
SITE PLAN

CASE NUMBER: DA-1793-16

SHEET NUMBER:



**A PARCEL OF LAND LOCATED IN THE NORTHEAST QUARTER OF SECTION 28, TOWNSHIP 3 SOUTH,  
RANGE 64 WEST OF THE SIXTH PRINCIPAL MERIDIAN, CITY OF AURORA, COUNTY OF ADAMS, STATE OF COLORADO**

LEGEND

EXISTING		PROPOSED
	PROPERTY LINE	
	RIGHT-OF-WAY LINE	
	SECTION LINE	
	LOT LINE	
	EASEMENT	
	CURB & GUTTER	
	CURB & GUTTER (SPILL)	
	CURB & GUTTER (CATCH)	
	CONCRETE/ SIDEWALK	
	CONCRETE DOCK APRON	
	FUTURE DEVELOPMENT	
	LIGHT POLE	
	SIGN	
	ADA ROUTE	
<i>DRIVE</i>	DESCRIPTIONS	<i>DRIVE</i>

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**powers  
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# TRANSPORT COLORADO INDUSTRIAL CAMPUS SITE PLAN

[illegible]

**NOT FOR  
CONSTRUCTION**

SHEET NUMBER:

8

MARTIN/MARTIN ASSUMES NO RESPONSIBILITY FOR UTILITY LOCATING, UNLESS OTHERWISE NOTED; THE UTILITIES SHOWN ON THIS DRAWING ARE BASED ON INFORMATION PROVIDED BY OTHERS AND DEPICTED AS ASCE (38) QUALITY LEVEL D. IN ACCORDANCE WITH THE PROVISIONS OF COLORADO REVISED STATUTE, TITLE 9, IT IS THE CONTRACTORS RESPONSIBILITY TO CALL COLORADO 811 UTILITY LOCATE SERVICE FOR UTILITY LOCATES BEFORE DIGGING, AND FIELD VERIFY THE SIZE, MATERIAL, HORIZONTAL AND VERTICAL LOCATION OF ALL EXISTING UTILITIES (DEPICTED OR NOT DEPICTED) PRIOR TO THE COMMENCEMENT OF ANY CONSTRUCTION.



**A PARCEL OF LAND LOCATED IN THE NORTHEAST QUARTER OF SECTION 28, TOWNSHIP 3 SOUTH,  
RANGE 64 WEST OF THE SIXTH PRINCIPAL MERIDIAN, CITY OF AURORA, COUNTY OF ADAMS, STATE OF COLORADO**

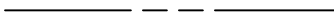

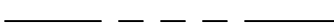
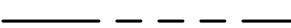










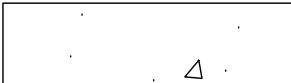


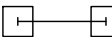



**A PARCEL OF LAND LOCATED IN THE NORTHEAST QUARTER OF SECTION 28, TOWNSHIP 3 SOUTH,  
RANGE 64 WEST OF THE SIXTH PRINCIPAL MERIDIAN, CITY OF AURORA, COUNTY OF ADAMS, STATE OF COLORADO**



KEYMAP  
SCALE: 1"=500'

EXISTING

PROPOSED

	PROPERTY LINE	
	RIGHT-OF-WAY LINE	
	SECTION LINE	
	LOT LINE	
	EASEMENT	
	CURB & GUTTER	
	CURB & GUTTER (SPILL)	
	CURB & GUTTER (CATCH)	
	CONCRETE/ SIDEWALK	
	CONCRETE DOCK APRON	
	FUTURE DEVELOPMENT	
	LIGHT POLE	
	SIGN	
	ADA ROUTE	
<i>DRIVE</i>	DESCRIPTIONS	DRIVE

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brown  
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# TRANSPORT COLORADO INDUSTRIAL CAMPUS SITE PLAN

[illegible]

SEAL:

**NOT FOR  
CONSTRUCTION**

1/6/2022

## SITE PLAN

CASE NUMBER: DA-1793-16

SHEET NUMBER:

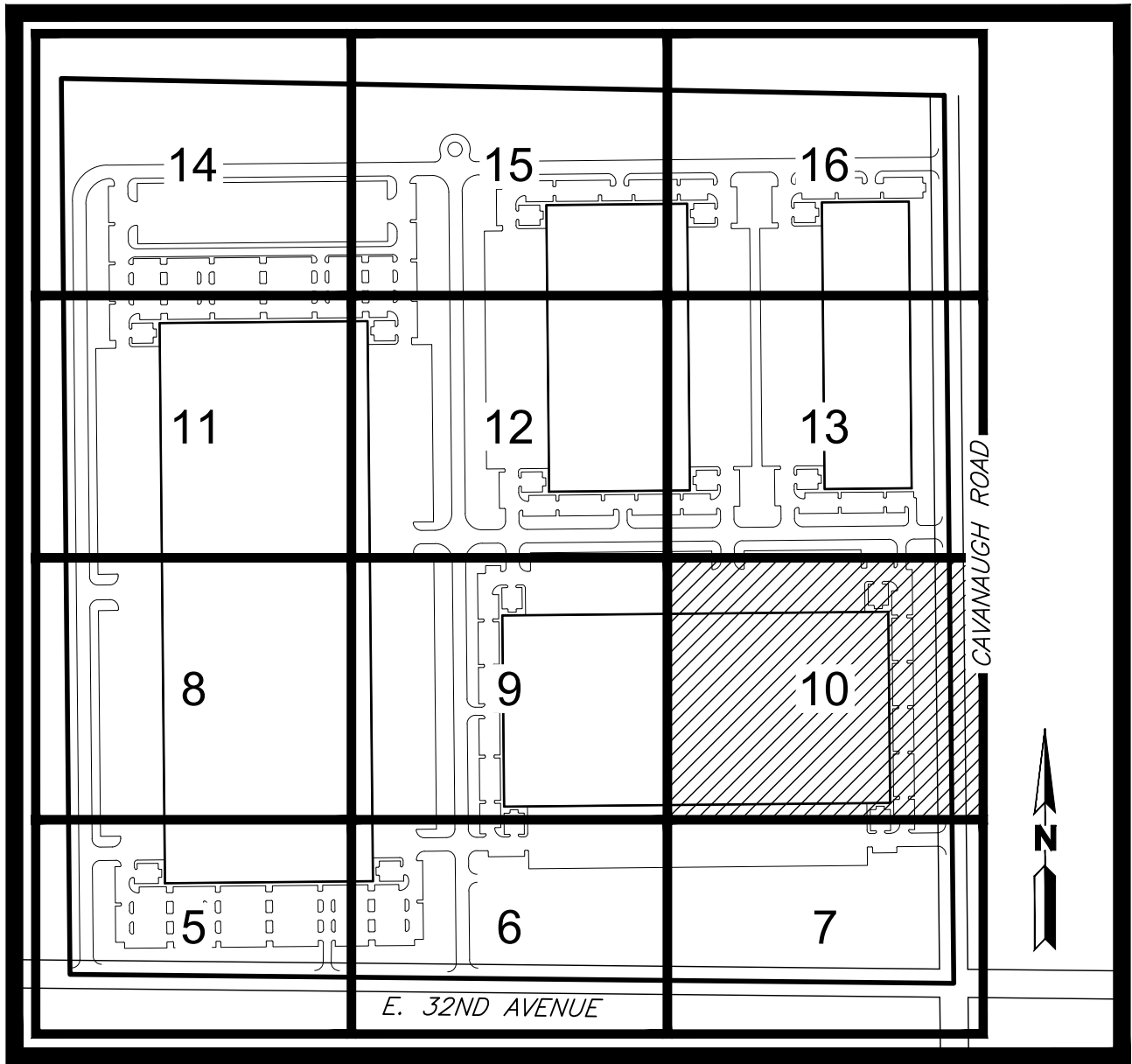
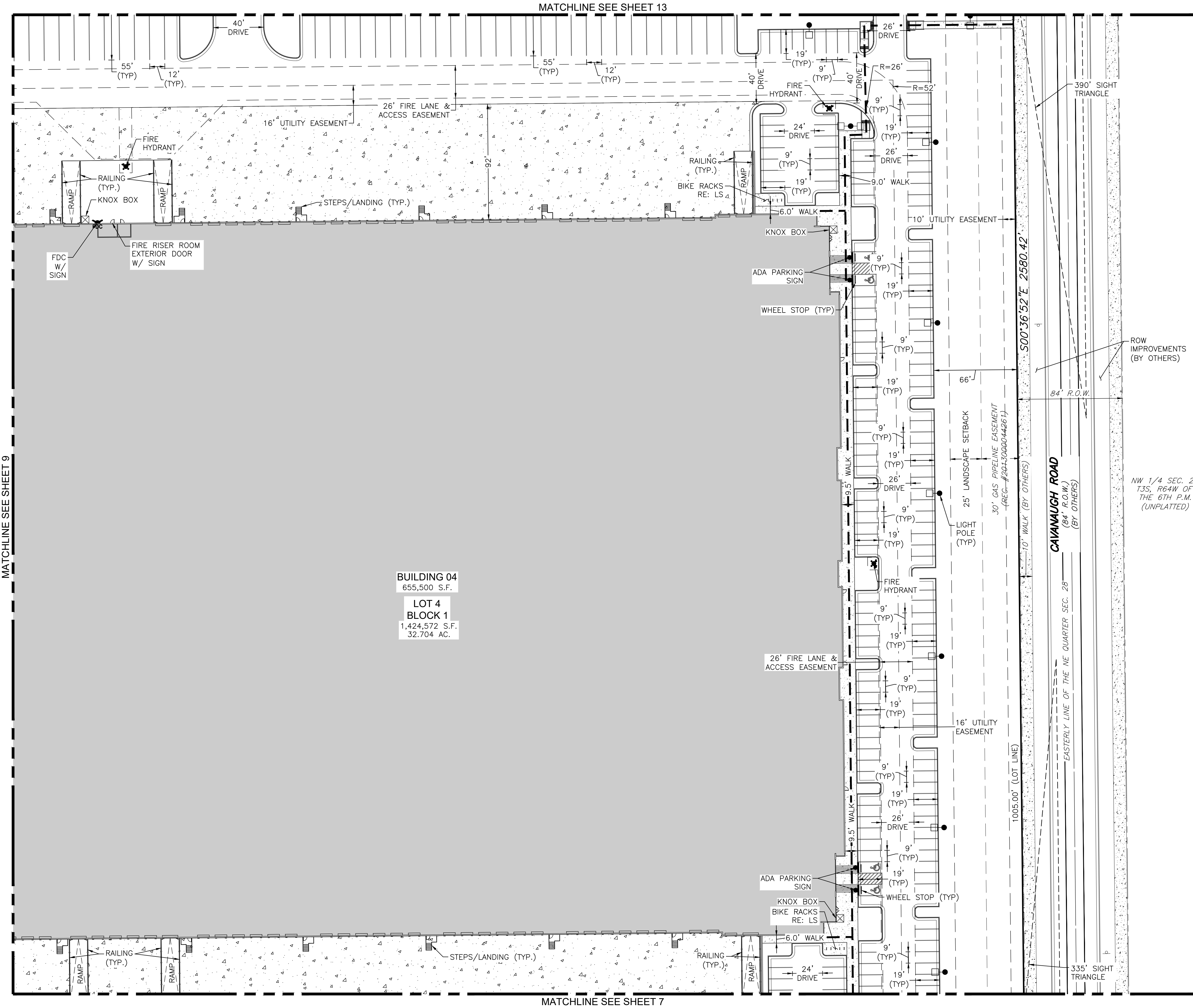
9

MARTIN/MARTIN ASSUMES NO RESPONSIBILITY FOR UTILITY LOCATIONS. UNLESS OTHERWISE NOTED, THE UTILITIES SHOWN ON THIS DRAWING ARE BASED ON INFORMATION PROVIDED BY OTHERS AND DEPICTED AS PER (36) QUALITY LEVEL D, IN ACCORDANCE WITH THE PROVISIONS OF COLORADO REVISED STATUTE 12-9-10. THE CONTRACTORS RESPONSIBILITY TO CALL COLORADO 811 UTILITY LOCATE SERVICE FOR UTILITY LOCATES BEFORE DIGGING, AND FIELD VERIFY THE SIZE, MATERIAL, HORIZONTAL AND VERTICAL LOCATION OF ALL EXISTING UTILITIES (DEPICTED OR NOT DEPICTED) PRIOR TO THE COMMENCEMENT OF ANY CONSTRUCTION.



TRANSPORT COLORADO INDUSTRIAL CAMPUS  
SITE PLAN

A PARCEL OF LAND LOCATED IN THE NORTHEAST QUARTER OF SECTION 28, TOWNSHIP 3 SOUTH,  
RANGE 64 WEST OF THE SIXTH PRINCIPAL MERIDIAN, CITY OF AURORA, COUNTY OF ADAMS, STATE OF COLORADO



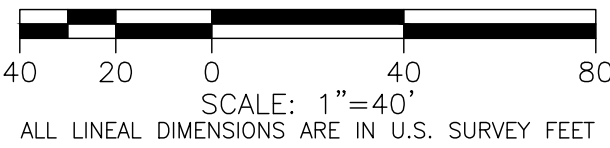
KEYMAP  
SCALE: 1"=500'

LEGEND

EXISTING		PROPOSED
---	PROPERTY LINE	---
- - -	RIGHT-OF-WAY LINE	- - -
---	SECTION LINE	---
---	LOT LINE	---
---	EASEMENT	---
---	CURB & GUTTER	---
---	CURB & GUTTER (SPILL)	---
---	CURB & GUTTER (CATCH)	---
---	CONCRETE/ SIDEWALK	---
---	CONCRETE DOCK APRON	---
---	FUTURE DEVELOPMENT	---
○	LIGHT POLE	□
---	SIGN	---
---	ADA ROUTE	---
---	DRIVE	---

NOTES:

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OWNER / INVESTOR:



PROJECT TEAM:



1521 15TH STREET,  
DENVER, COLORADO 80202  
P: 720.328.1986  
DIGSTUDIO.COM



12499 WEST COLFAX AVENUE, LAKEWOOD, COLORADO 80215  
303.431.6100 MARTINMARTIN.COM

powers  
brown  
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TRANSPORT COLORADO  
INDUSTRIAL CAMPUS  
SITE PLAN

REVISIONS:

No.	DATE	DESCRIPTION	BY

DESIGNED BY:

DRAWN BY:

CHECKED BY:

SEAL:

NOT FOR  
CONSTRUCTION

DATE ISSUED:

1/6/2022

SHEET TITLE:

SITE PLAN

CASE NUMBER: DA-1793-16

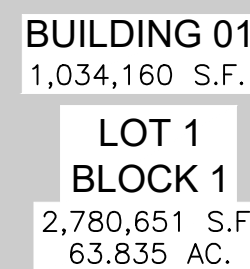
SHEET NUMBER:

10



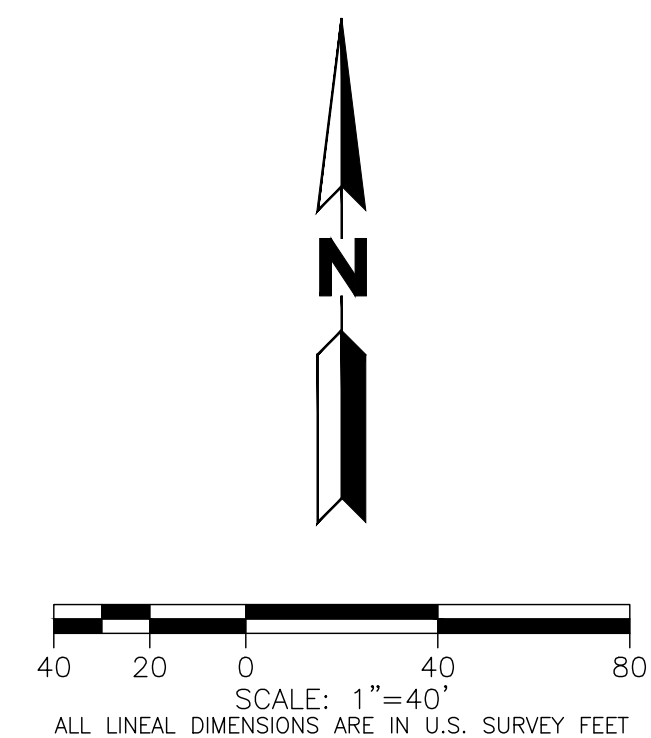
**A PARCEL OF LAND LOCATED IN THE NORTHEAST QUARTER OF SECTION 28, TOWNSHIP 3 SOUTH,  
RANGE 64 WEST OF THE SIXTH PRINCIPAL MERIDIAN, CITY OF AURORA, COUNTY OF ADAMS, STATE OF COLORADO**

**A PARCEL OF LAND LOCATED IN THE NORTHEAST QUARTER OF SECTION 28, TOWNSHIP 3 SOUTH,  
RANGE 64 WEST OF THE SIXTH PRINCIPAL MERIDIAN, CITY OF AURORA, COUNTY OF ADAMS, STATE OF COLORADO**



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OWNER / INVESTOR:



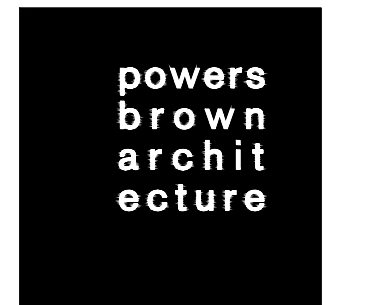
PROJECT TEAM:



1 15TH STREET,  
DENVER, COLORADO 80202  
720.328.1986  
STUDIO.COM



12499 WEST COLFAX AVENUE, LAKEWOOD, COLORADO 80215  
303.431.6100 MARTINMARTIN.COM



# TRANSPORT COLORADO INDUSTRIAL CAMPUS SITE PLAN

REVISIONS:

[illegible]

DESIGNED BY:

DRAWN BY:

CHECKED BY:

SEAL:

**NOT FOR  
CONSTRUCTION**

DATE ISSUED:

1/6/2022

SHEET TITLE:

## SITE PLAN

CASE NUMBER: DA-1793-16

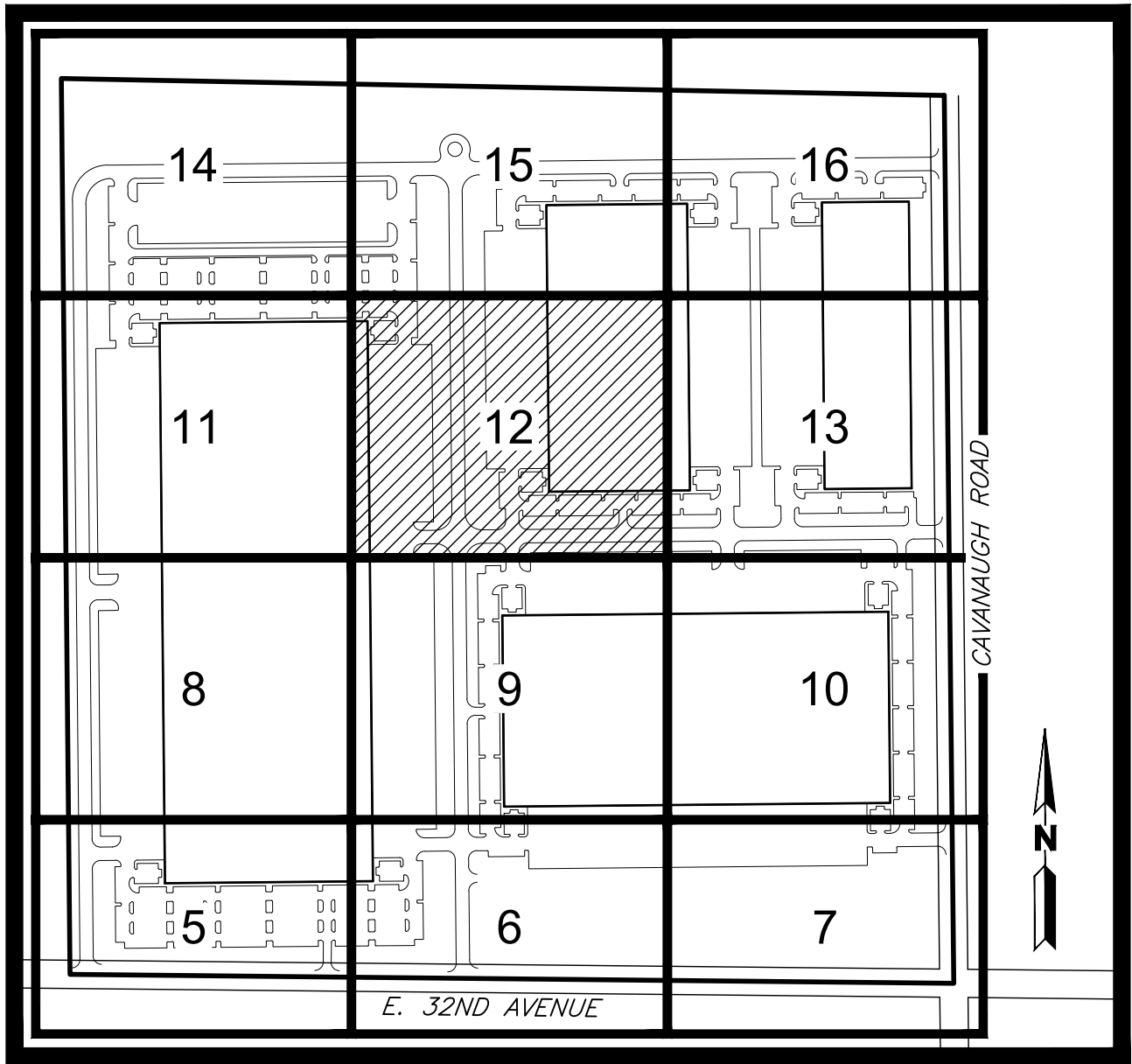
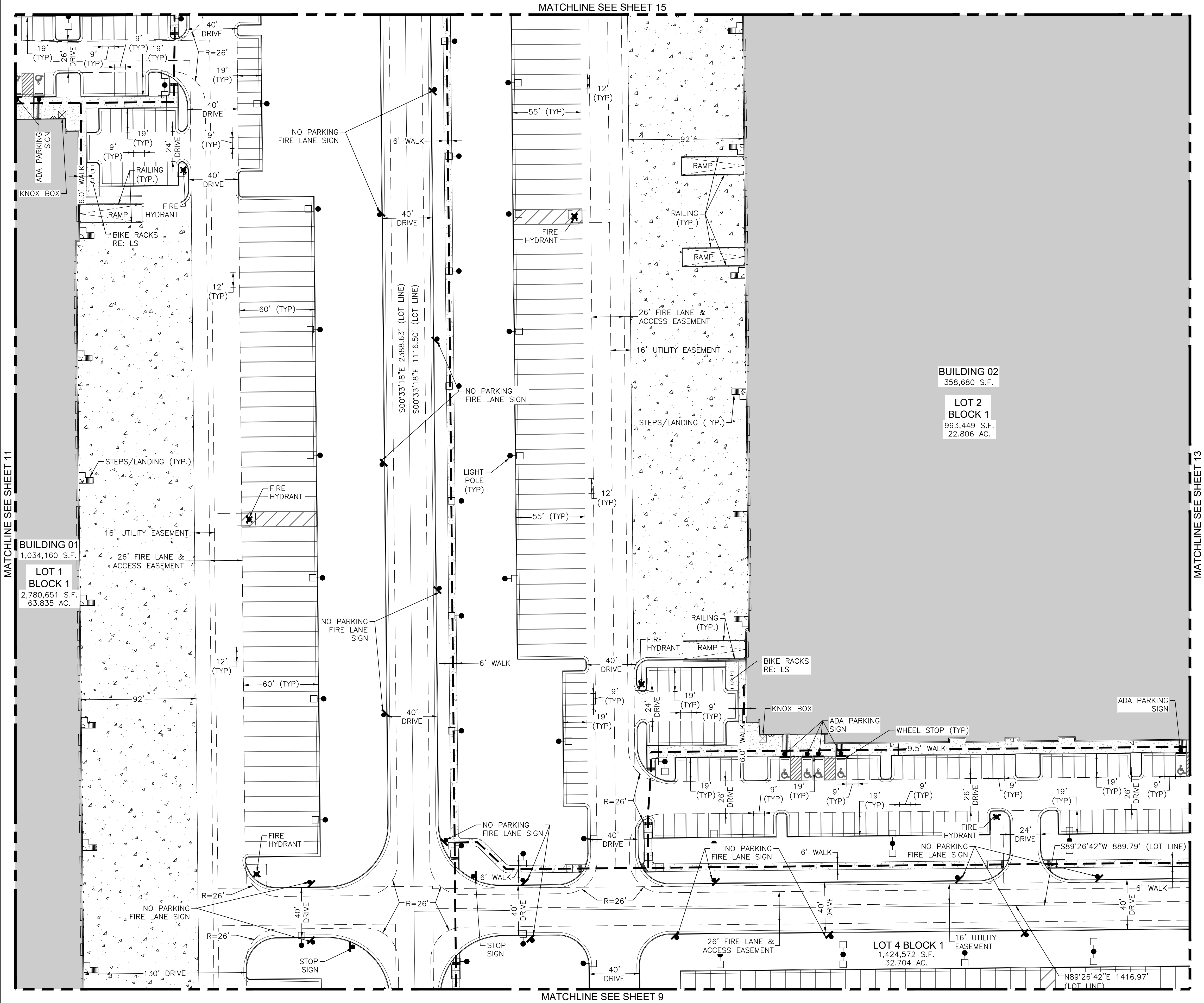
SHEET NUMBER:

11



TRANSPORT COLORADO INDUSTRIAL CAMPUS  
SITE PLAN

A PARCEL OF LAND LOCATED IN THE NORTHEAST QUARTER OF SECTION 28, TOWNSHIP 3 SOUTH,  
RANGE 64 WEST OF THE SIXTH PRINCIPAL MERIDIAN, CITY OF AURORA, COUNTY OF ADAMS, STATE OF COLORADO

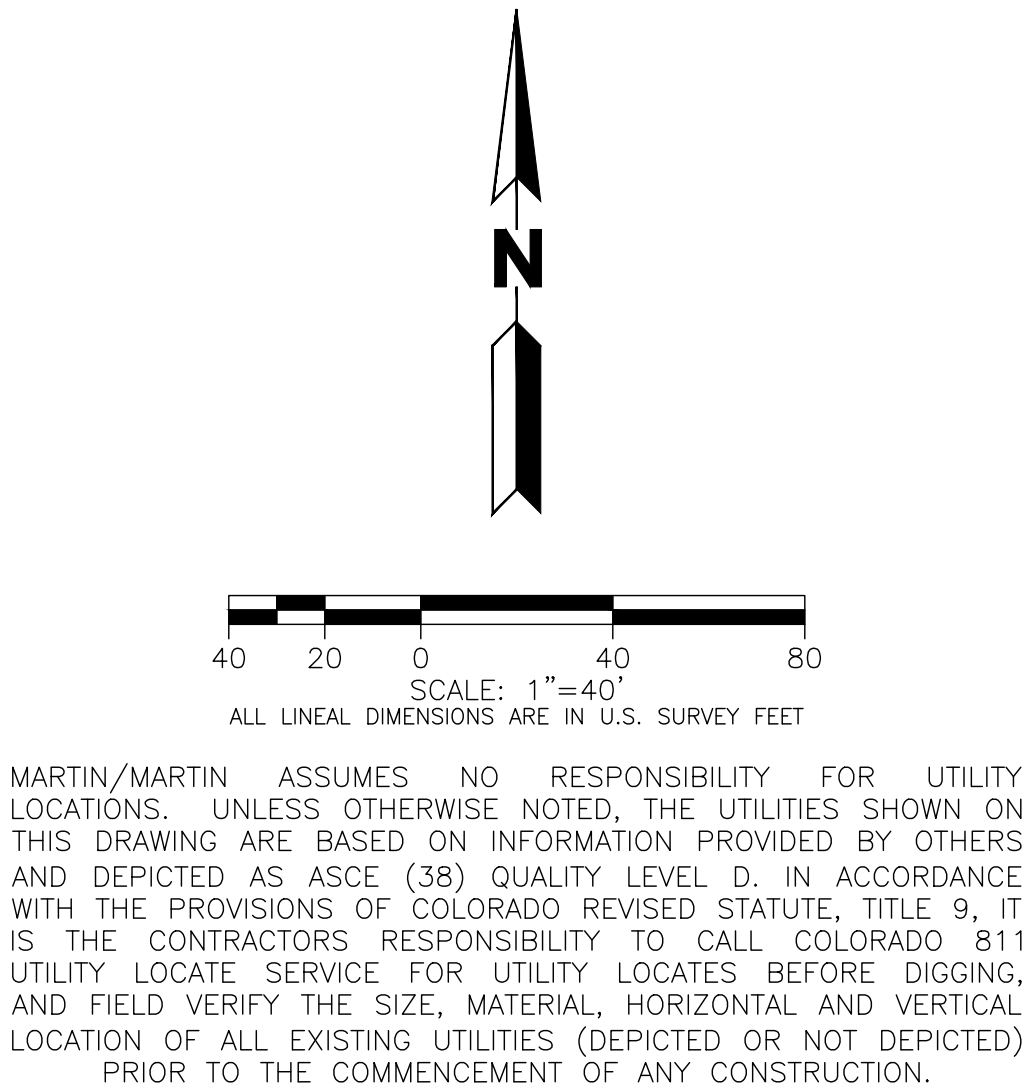


KEYMAP  
SCALE: 1"=500'

LEGEND

EXISTING	PROPOSED
PROPERTY LINE	
RIGHT-OF-WAY LINE	
SECTION LINE	
LOT LINE	
EASEMENT	
CURB & GUTTER	
CURB & GUTTER (SPILL)	
CURB & GUTTER (CATCH)	
CONCRETE/ SIDEWALK	
CONCRETE DOCK APRON	
FUTURE DEVELOPMENT	
LIGHT POLE	
SIGN	
ADA ROUTE	
DRIVE	
DRIVE	

- NOTES:
- ALL ONSITE DRIVES ARE PRIVATE.
  - ALL R.O.W. IMPROVEMENTS ARE PROPOSED BY OTHERS AND NOT A PART OF THIS PROJECT.
  - ALL LIGHT POLES HAVE A MINIMUM CLEARANCE OF 25'.
  - ALL PAVEMENT TO BE ASPHALT UNLESS OTHERWISE INDICATED.
  - REFERENCE COA DETAIL TE-11.0 FOR SIGN SUPPORT DETAIL AND SIGN POST INSTALLATION NOTES.



OWNER / INVESTOR:  
**Port Colorado**

PROJECT TEAM:  
**STREAM**  
**Dig Studio**  
1521 15TH STREET,  
DENVER, COLORADO 80202  
P: 720.328.1986  
DIGSTUDIO.COM

**MARTIN/MARTIN**  
CONSULTING ENGINEERS  
12499 WEST COLFAX AVENUE, LAKEWOOD, COLORADO 80215  
303.431.6100 MARTINMARTIN.COM

**powers brown archit ecture**

TRANSPORT COLORADO  
INDUSTRIAL CAMPUS  
SITE PLAN

REVISIONS:

No.	DATE	DESCRIPTION	BY

DESIGNED BY:  
DRAWN BY:  
CHECKED BY:  
SEAL:

NOT FOR  
CONSTRUCTION

DATE ISSUED:  
1/6/2022

SHEET TITLE:  
**SITE PLAN**

CASE NUMBER: DA-1793-16

SHEET NUMBER:



**A PARCEL OF LAND LOCATED IN THE NORTHEAST QUARTER OF SECTION 28, TOWNSHIP 3 SOUTH,  
RANGE 64 WEST OF THE SIXTH PRINCIPAL MERIDIAN, CITY OF AURORA, COUNTY OF ADAMS, STATE OF COLORADO**



NOTES:

- 

MARTIN/MARTIN ASSUMES NO RESPONSIBILITY FOR UTILITY LOCATIONS. UNLESS OTHERWISE NOTED, THE UTILITIES SHOWN ON THIS DRAWING ARE BASED ON INFORMATION PROVIDED BY OTHERS AND DEPICTED AS ASCE (38) QUALITY LEVEL D. IN ACCORDANCE WITH THE PROVISIONS OF COLORADO REVISED STATUTE, TITLE 9, IT IS THE CONTRACTORS RESPONSIBILITY TO CALL COLORADO 811 UTILITY LOCATE SERVICE FOR UTILITY LOCATES BEFORE DIGGING, AND FIELD VERIFY THE SIZE, MATERIAL, HORIZONTAL AND VERTICAL LOCATION OF ALL EXISTING UTILITIES (DEPICTED OR NOT DEPICTED) PRIOR TO THE COMMENCEMENT OF ANY CONSTRUCTION.

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brown  
archit  
ecture**

REVISIONS:

DESIGNED BY:

DRAWN BY:

CHECKED BY:

SEAL:

**NOT FOR  
CONSTRUCTION**

DATE ISSUED:

1/6/2022

SHEET TITLE:

## SITE PLAN

CASE NUMBER: DA-1793-16

SHEET NUMBER:

13



**A PARCEL OF LAND LOCATED IN THE NORTHEAST QUARTER OF SECTION 28, TOWNSHIP 3 SOUTH,  
RANGE 64 WEST OF THE SIXTH PRINCIPAL MERIDIAN, CITY OF AURORA, COUNTY OF ADAMS, STATE OF COLORADO**

**A PARCEL OF LAND LOCATED IN THE NORTHEAST QUARTER OF SECTION 28, TOWNSHIP 3 SOUTH,  
RANGE 64 WEST OF THE SIXTH PRINCIPAL MERIDIAN, CITY OF AURORA, COUNTY OF ADAMS, STATE OF COLORADO**



KEYMAP  
SCALE: 1"=500'

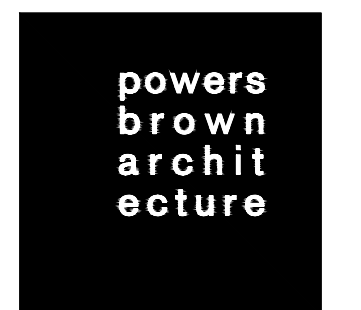
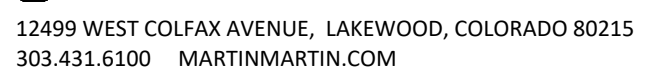
NOTES:

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  3. ALL LIGHT POLES HAVE A MINIMUM CLEARANCE OF 25'.
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  5. REFERENCE COA DETAIL TE-11.0 FOR SIGN SUPPORT DETAIL AND SIGN POST INSTALLATION NOTES.

OWNER / INVESTOR:



21 15TH STREET,  
DENVER, COLORADO 80202  
720.328.1986  
GSTUDIO.COM



# TRANSPORT COLORADO INDUSTRIAL CAMPUS SITE PLAN

## REVISIONS:

[illegible]

DESIGNED BY:

DRAWN BY:

CHECKED BY:

SEAL:

**NOT FOR  
CONSTRUCTION**

DATE ISSUED:

1/6/2022

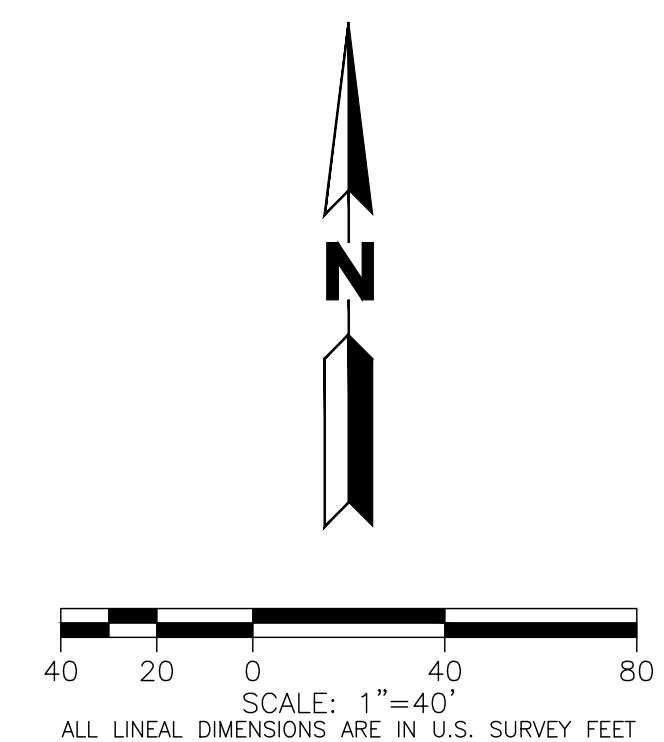
SHEET TITLE:

## SITE PLAN

CASE NUMBER: DA-1793-16

SHEET NUMBER:

14



MARTIN/MARTIN ASSUMES NO RESPONSIBILITY FOR UTILITY LOCATING, UNLESS OTHERWISE NOTED, THE UTILITIES SHOWN ON THIS DRAWING ARE BASED ON INFORMATION PROVIDED BY OTHERS AND DEPICTED AS ASCE (38) QUALITY LEVEL D. IN ACCORDANCE WITH THE PROVISIONS OF COLORADO REVISED STATUTE, TITLE 9, IT IS THE CONTRACTORS RESPONSIBILITY TO CALL COLORADO 811 UTILITY LOCATE SERVICE FOR UTILITY LOCATES BEFORE DIGGING, AND FIELD VERIFY THE SIZE, MATERIAL, HORIZONTAL AND VERTICAL LOCATION OF ALL EXISTING UTILITIES (DEPICTED OR NOT DEPICTED) PRIOR TO THE COMMENCEMENT OF ANY CONSTRUCTION.



**A PARCEL OF LAND LOCATED IN THE NORTHEAST QUARTER OF SECTION 28, TOWNSHIP 3 SOUTH,  
RANGE 64 WEST OF THE SIXTH PRINCIPAL MERIDIAN, CITY OF AURORA, COUNTY OF ADAMS, STATE OF COLORADO**

**A PARCEL OF LAND LOCATED IN THE NORTHEAST QUARTER OF SECTION 28, TOWNSHIP 3 SOUTH,  
RANGE 64 WEST OF THE SIXTH PRINCIPAL MERIDIAN, CITY OF AURORA, COUNTY OF ADAMS, STATE OF COLORADO**



LEGEND

LEGEND

---

PROPOSED

EXISTING		PROPOSED
	PROPERTY LINE	
	RIGHT-OF-WAY LINE	
	SECTION LINE	
	LOT LINE	
	EASEMENT	
	CURB & GUTTER	
	CURB & GUTTER (SPILL)	
	CURB & GUTTER (CATCH)	
	CONCRETE/ SIDEWALK	
	CONCRETE DOCK APRON	
	FUTURE DEVELOPMENT	
	LIGHT POLE	
	SIGN	
	ADA ROUTE	
DRIVE	DESCRIPTIONS	DRIVE

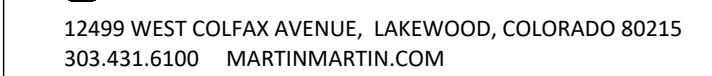
NOTES:

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  4. ALL PAVEMENT TO BE ASPHALT UNLESS OTHERWISE INDICATED.
  5. REFERENCE COA DETAIL TE-11.0 FOR SIGN SUPPORT DETAIL AND SIGN POST INSTALLATION NOTES.

OWNER / INVESTOR:



1521 15TH STREET,  
DENVER, COLORADO 80202  
P: 720.328.1986  
DIGSTUDIO.COM



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ecture**

# TRANSPORT COLORADO INDUSTRIAL CAMPUS SITE PLAN

## REVISIONS:

[illegible]

DESIGNED BY:

DRAWN BY:

CHECKED BY:

SEAL:

**NOT FOR  
CONSTRUCTION**

DATE ISSUED:

DATE ISSD  
1/6/2022

SHEET TITLE:

## SITE PLAN

CASE NUMBER: DA-1793-16

SHEET NUMBER:

15

15

MARTIN/MARTIN ASSUMES NO RESPONSIBILITY FOR UTILITY LOCATIONS. UNLESS OTHERWISE NOTED, THE UTILITIES SHOWN ON THIS DRAWING ARE BASED ON INFORMATION PROVIDED BY OTHERS AND DEPICTED AS ASCE (38) UTILITY LEVEL D. IN ACCORDANCE WITH THE PROVISIONS OF COLORADO REVISED STATUTE 38-9, IT IS THE CONTRACTORS RESPONSIBILITY TO CALL COLORADO 811 UTILITY LOCATE SERVICE FOR UTILITY LOCATES BEFORE DIGGING, AND FIELD VERIFY THE SIZE, MATERIAL, HORIZONTAL AND VERTICAL LOCATION OF ALL EXISTING UTILITIES (DEPICTED OR NOT DEPICTED) PRIOR TO THE COMMENCEMENT OF ANY CONSTRUCTION.



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RANGE 64 WEST OF THE SIXTH PRINCIPAL MERIDIAN, CITY OF AURORA, COUNTY OF ADAMS, STATE OF COLORADO**

**A PARCEL OF LAND LOCATED IN THE NORTHEAST QUARTER OF SECTION 28, TOWNSHIP 3 SOUTH,  
RANGE 64 WEST OF THE SIXTH PRINCIPAL MERIDIAN, CITY OF AURORA, COUNTY OF ADAMS, STATE OF COLORADO**



LEGEND

LEGEND

EXISTING		PROPOSED
	PROPERTY LINE	
	RIGHT-OF-WAY LINE	
	SECTION LINE	
	LOT LINE	
	EASEMENT	
	CURB & GUTTER	
	CURB & GUTTER (SPILL)	
	CURB & GUTTER (CATCH)	
	CONCRETE/ SIDEWALK	
	CONCRETE DOCK APRON	
	FUTURE DEVELOPMENT	
	LIGHT POLE	
	SIGN	
	ADA ROUTE	
DESCRIPTIONS		DRIVE

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OWNER / INVESTOR:



152  
DE  
P:  
DIG

21 15TH STREET,  
DENVER, COLORADO 80202  
720.328.1986  
GSTUDIO.COM



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archit  
ecture**

# TRANSPORT COLORADO INDUSTRIAL CAMPUS SITE PLAN

REVISIONS:

[illegible]

DESIGNED BY:

DRAWN BY:

CHECKED BY:

SEAL:

**NOT FOR  
CONSTRUCTION**

DATE ISSUED:

1/6/2022

SHEET TITLE:

## SITE PLAN

CASE NUMBER: DA-1793-16

SHEET NUMBER:

16

MATCHLINE SEE SHEET 15

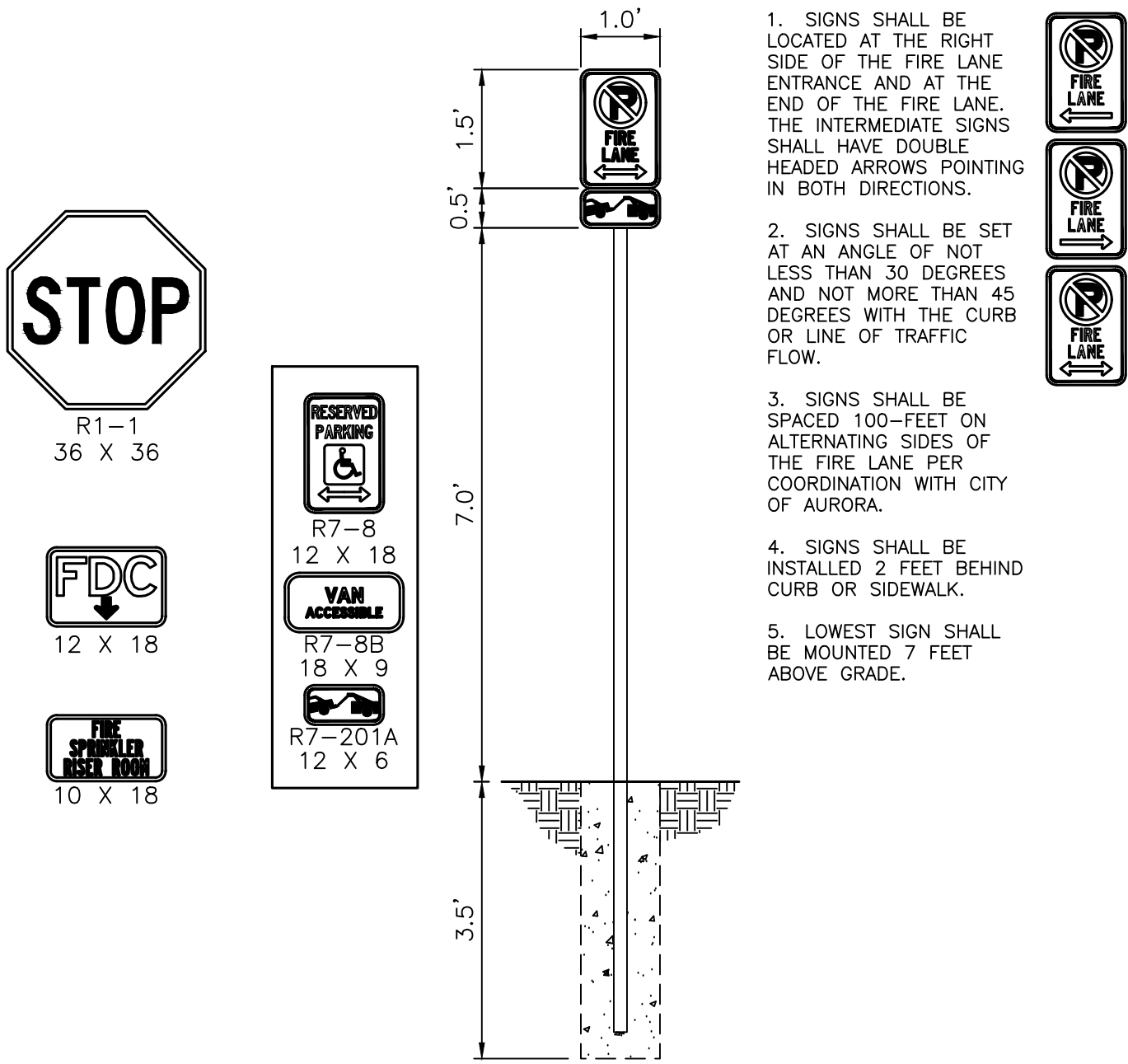
MATCHLINE SEE SHEET 13

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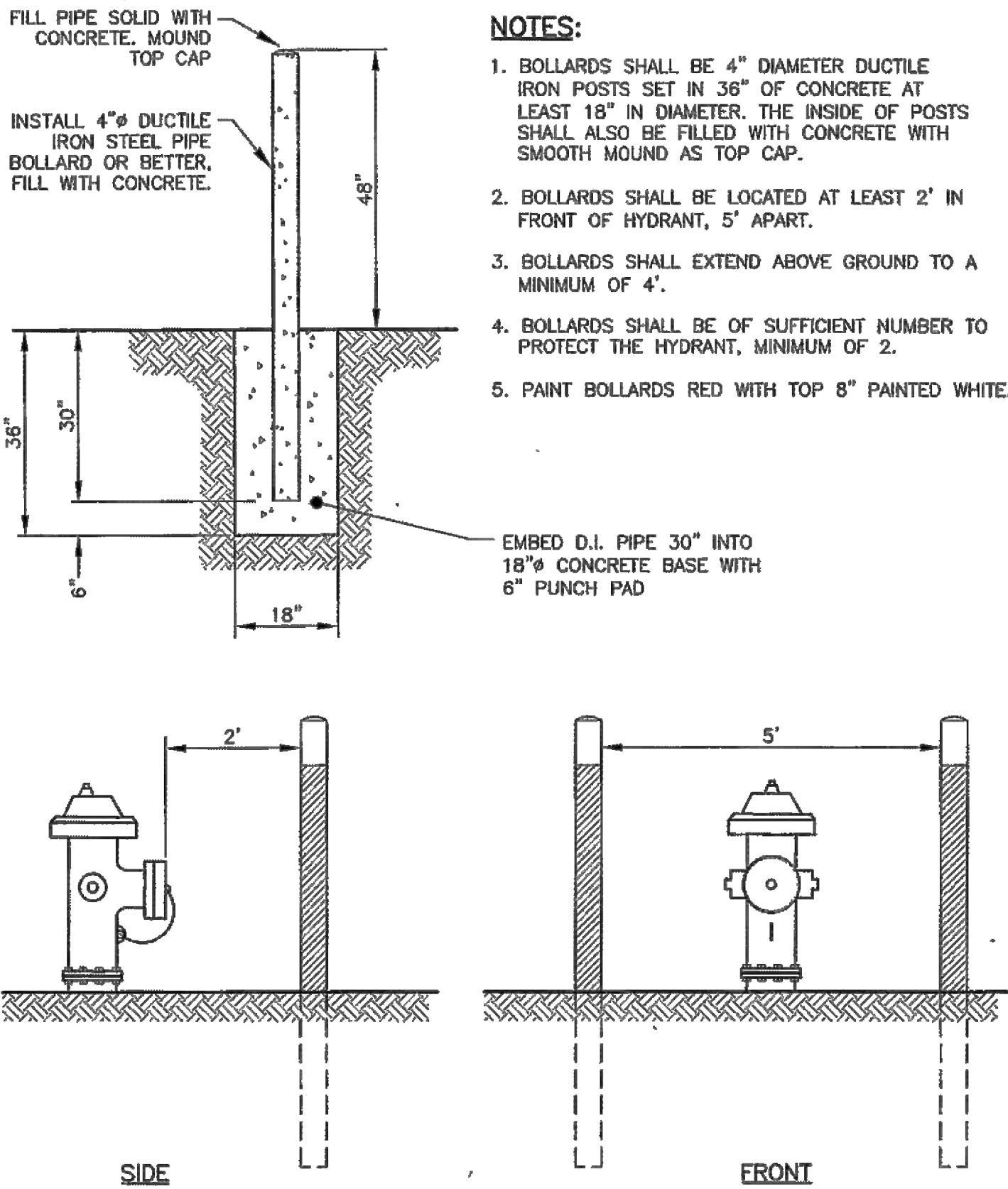


# TRANSPORT COLORADO INDUSTRIAL CAMPUS SITE PLAN

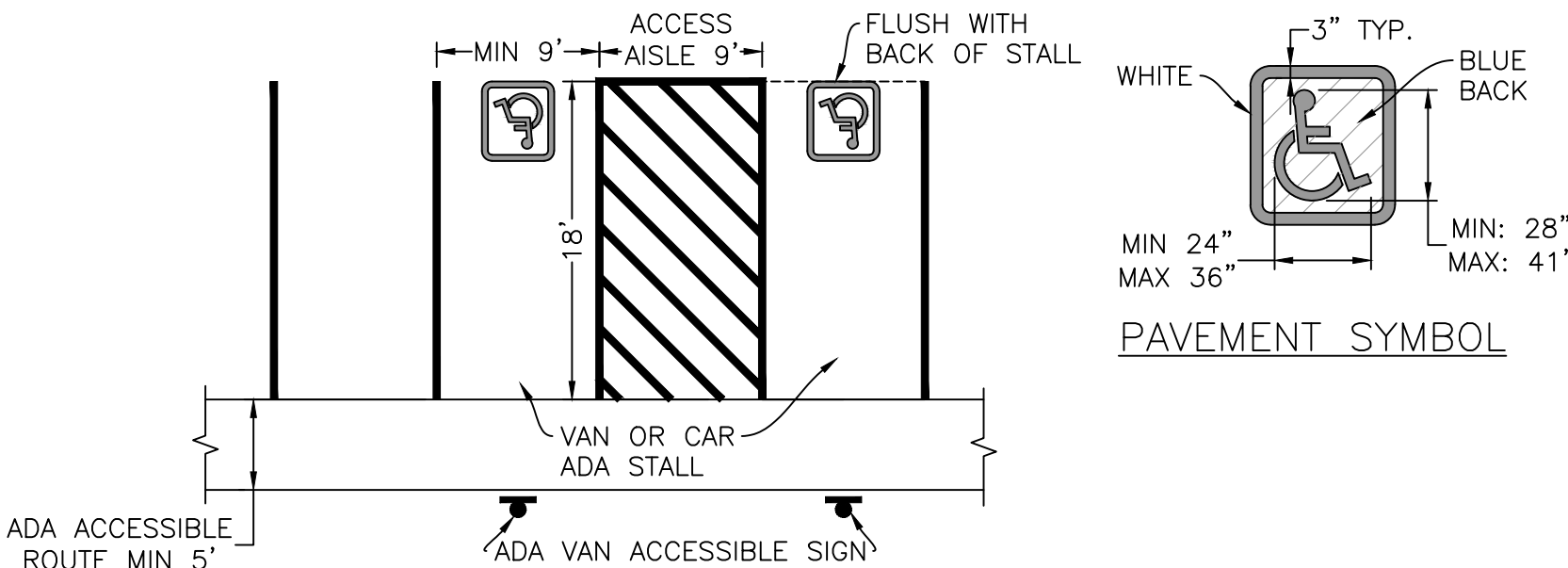
A PARCEL OF LAND LOCATED IN THE NORTHEAST QUARTER OF SECTION 28, TOWNSHIP 3 SOUTH,  
RANGE 64 WEST OF THE SIXTH PRINCIPAL MERIDIAN, CITY OF AURORA, COUNTY OF ADAMS, STATE OF COLORADO



NO PARKING — FIRE LANE SIGN

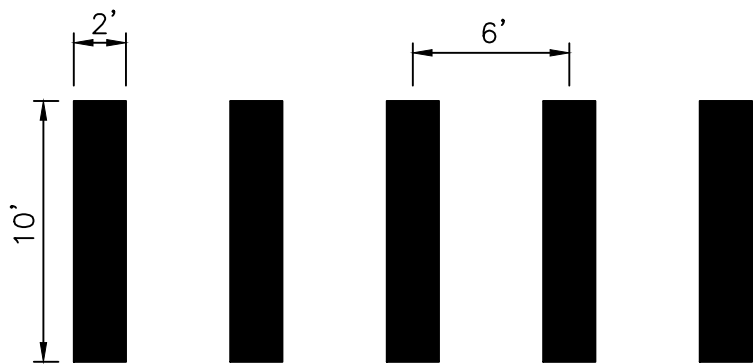


BOLLARD DETAIL  
N.T.S



9' ACCESS AISLE

- NOTES:
1. ADA CAR PARKING SHALL BE MINIMUM OF 9' (108") WIDE
  2. ADA VAN PARKING SPACES ARE TO BE 11' (132") WIDE
  - 2.1. VAN PARKING SPACES CAN BE REDUCED TO 9' (108") WIDE WHERE ADJACENT ACCESS AISLE IS 9' (108") WIDE
  3. ALL ADA ACCESSIBLE PARKING STALLS MUST BE ADJACENT TO ACCESS AISLE
  4. ACCESS AISLES MUST HAVE MINIMUM WIDTH OF 5' (60")
  5. NO OBSTACLES, SIGNS, CURBS, OR PARKING BLOCKS CAN BE IN ACCESS AISLE
  6. THE MAXIMUM SLOPE ACROSS ALL ADA PARKING AREAS SHALL NOT EXCEED 2% IN ANY DIRECTION
  7. ALL PARKING STALL STRIPING SHALL BE MIN 4"
  8. ADA PAVEMENT MARKING SYMBOL SHALL BE COMPLIANT WITH THE "INTERNATIONAL SYMBOL OF ACCESSIBILITY"
  9. ALL PARKING STALLS SHALL BE IN COMPLIANCE WITH THE MOST RECENT VERSION OF THE ADA STANDARDS



CROSSWALK STRIPING DETAIL  
N.T.S

OWNER / INVESTOR:



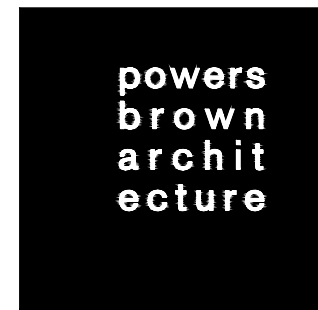
PROJECT TEAM:



1521 15TH STREET,  
DENVER, COLORADO 80202  
P: 720.328.1986  
DIGSTUDIO.COM



12499 WEST COLFAX AVENUE, LAKEWOOD, COLORADO 80215  
303.431.6100 MARTINMARTIN.COM



## TRANSPORT COLORADO INDUSTRIAL CAMPUS SITE PLAN

REVISIONS:

No.	DATE	DESCRIPTION	BY

DESIGNED BY:

DRAWN BY:

CHECKED BY:

SEAL:

**NOT FOR  
CONSTRUCTION**

DATE ISSUED:

1/6/2022

SHEET TITLE:

**SIGNAGE AND STRIPING  
DETAILS**

CASE NUMBER: DA-1793-16

SHEET NUMBER:

17



**A PARCEL OF LAND LOCATED IN THE NORTHEAST QUARTER OF SECTION 28, TOWNSHIP 3 SOUTH,  
RANGE 64 WEST OF THE SIXTH PRINCIPAL MERIDIAN, CITY OF AURORA, COUNTY OF ADAMS, STATE OF COLORADO**

**A PARCEL OF LAND LOCATED IN THE NORTHEAST QUARTER OF SECTION 28, TOWNSHIP 3 SOUTH,  
RANGE 64 WEST OF THE SIXTH PRINCIPAL MERIDIAN, CITY OF AURORA, COUNTY OF ADAMS, STATE OF COLORADO**



LEGEND

EXISTING		PROPOSED
	PROPERTY LINE	
	RIGHT-OF-WAY LINE	
	SECTION LINE	
	EASEMENT	
	CURB & GUTTER	
	UTILITY CROSSING	
	STORM SEWER	
	STORM MANHOLE	
	ROOF DRAIN	
	STORM INLET	
	FLARED END SECTION	
	SANITARY SEWER	
	SANITARY MANHOLE	
	CLEAN OUT	
	WATER LINE	
	WATER VALVE	
	FIRE HYDRANT	
	WATER METER	
	LIGHT POLE	
	POWER POLE	
	DRIVE	
	FUTURE DEVELOPMENT	

NOTES:

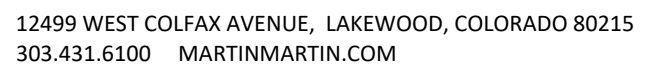
1. ALL PROPOSED STORM INFRASTRUCTURE IS PRIVATE AND ITS MAINTENANCE SHALL BE THE RESPONSIBILITY OF THE OWNER.
2. ALL FIRE SERVICE LINES ARE PRIVATE AND THEIR MAINTENANCE SHALL BE THE RESPONSIBILITY OF THE OWNER.
3. ALL ADA PARKING SPACES HAVE A MAXIMUM 2% SLOPE IN ANY DIRECTION.
4. ALL FIRE HYDRANTS SHALL BE LOCATED NOT LESS THAN THREE FEET-SIX INCHES (3'-6") AND NOT MORE THAN EIGHT FEET (8') FROM THE BACK OF CURB TO THE CENTER OF THE HYDRANT AND SHALL BE UNOBSTRUCTED ON THE STREET SIDE. MINIMUM CLEARANCE ON ALL OTHER SIDES SHALL BE FIVE FEET (5').
5. ALL LIGHT POLES HAVE A MINIMUM CLEARANCE OF 25'.
6. MINIMUM SLOPE AWAY FROM THE BUILDINGS IS 5% FOR THE FIRST 10' FOR LANDSCAPE AREAS AND 2% FOR IMPERVIOUS AREAS.

OWNER / INVESTOR:



152  
DE  
P:  
DIG

21 15TH STREET,  
DENVER, COLORADO 80202  
720.328.1986  
GSGSTUDIO.COM



**powers  
brown  
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ecture**

# TRANSPORT COLORADO INDUSTRIAL CAMPUS SITE PLAN

## REVISIONS:

[illegible]

DESIGNED BY:

DRAWN BY:

CHECKED BY:

SEAL:

**NOT FOR  
CONSTRUCTION**

DATE ISSUED:

1/6/2022

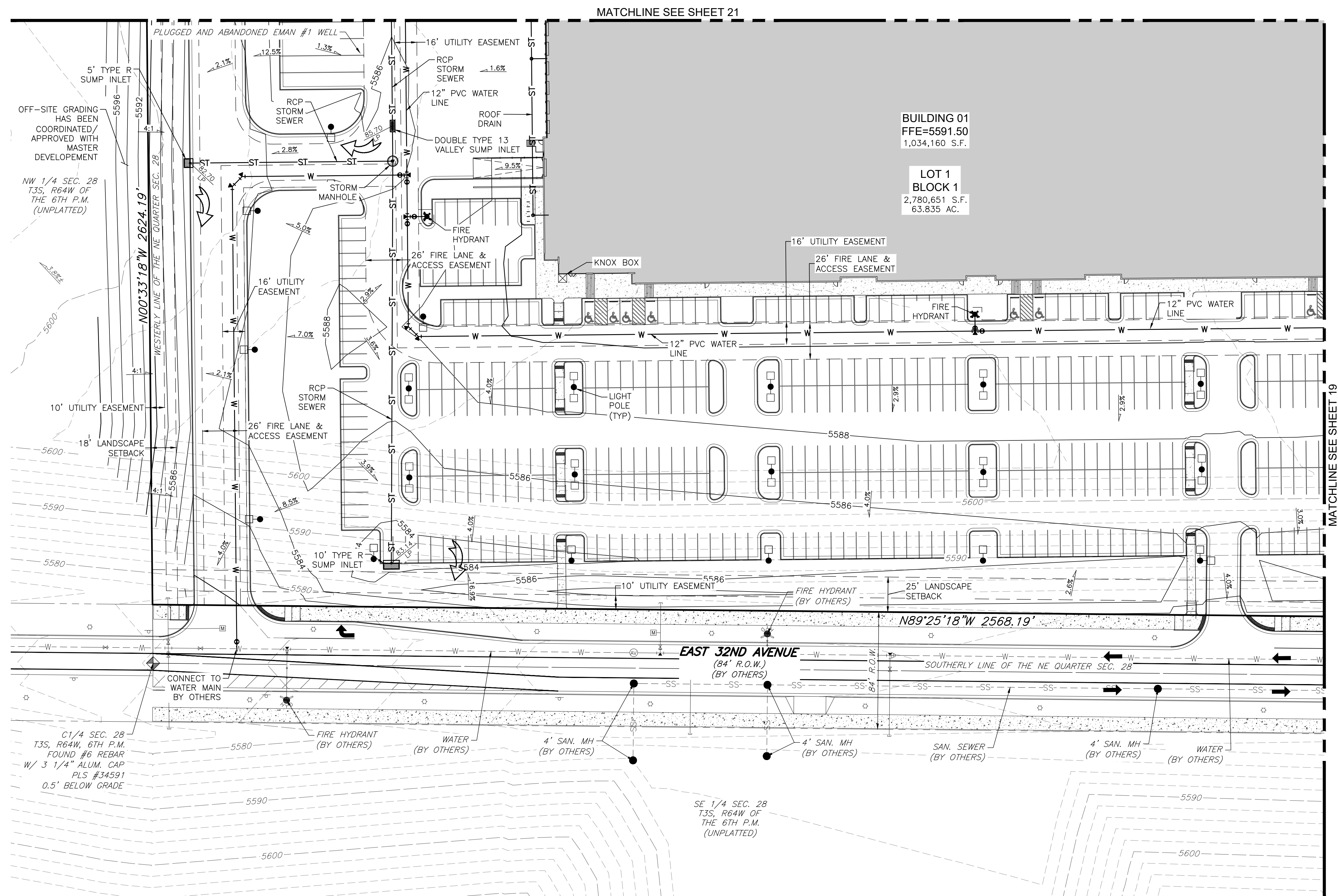
SHEET TITLE:

## UTILITY & GRADING PLAN

CASE NUMBER: DA-1793-16

SHEET NUMBER:

18

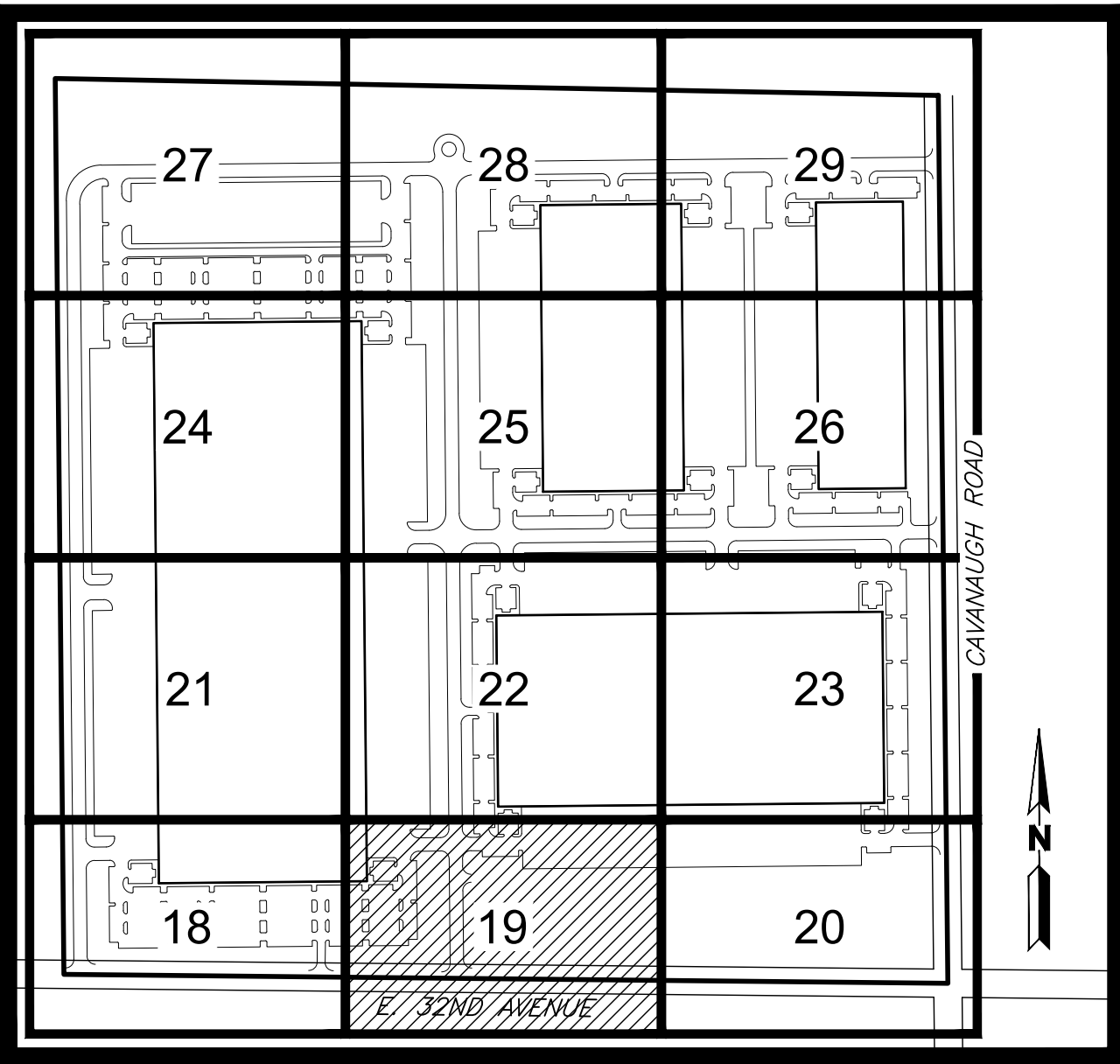


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TRANSPORT COLORADO INDUSTRIAL CAMPUS  
SITE PLAN

A PARCEL OF LAND LOCATED IN THE NORTHEAST QUARTER OF SECTION 28, TOWNSHIP 3 SOUTH,  
RANGE 64 WEST OF THE SIXTH PRINCIPAL MERIDIAN, CITY OF AURORA, COUNTY OF ADAMS, STATE OF COLORADO

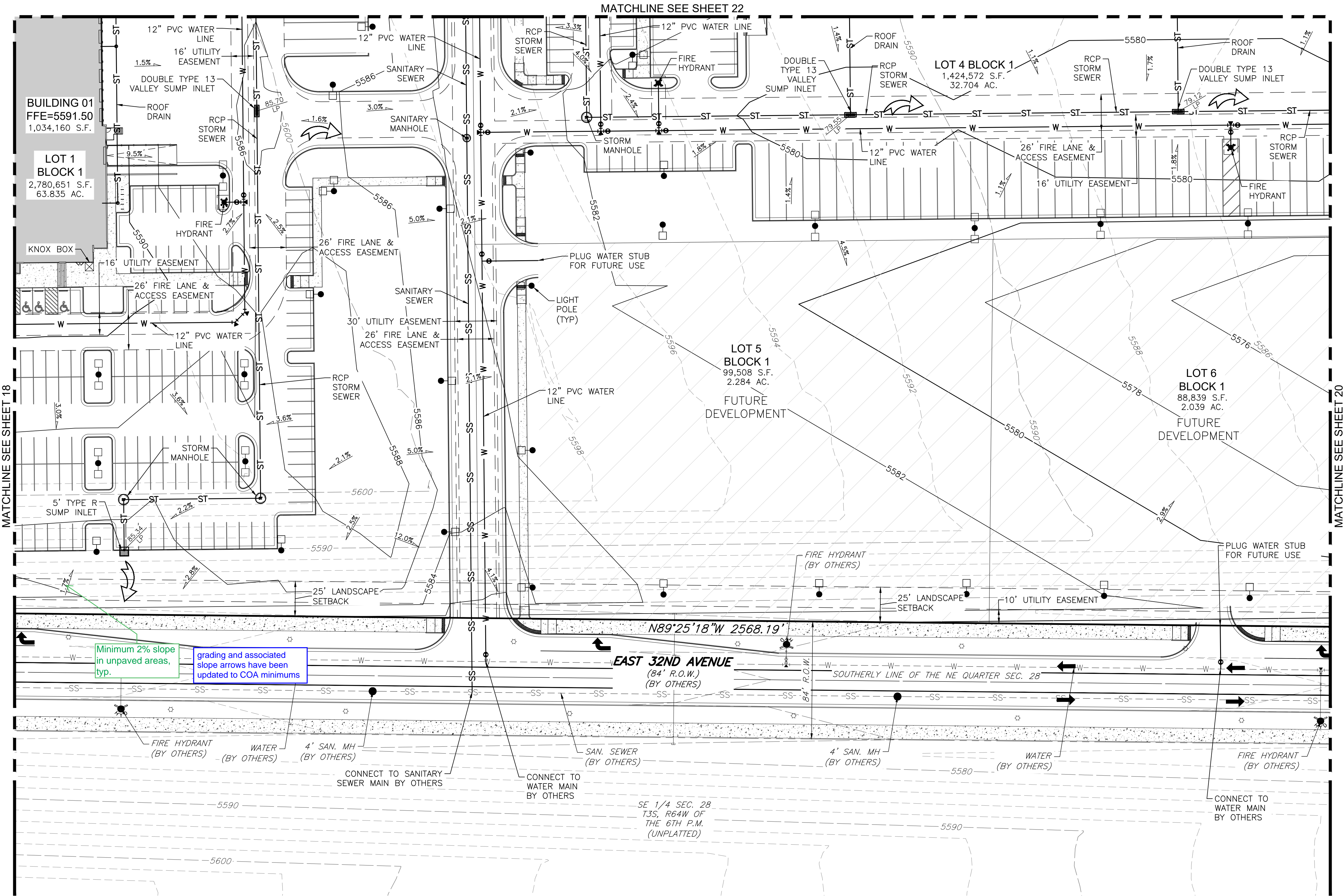


OWNER / INVESTOR:  
**Port Colorado**

PROJECT TEAM:  
**STREAM**  
**Dig Studio**  
1521 15TH STREET,  
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**MARTIN/MARTIN**  
CONSULTING ENGINEERS  
12499 WEST COLFAX AVENUE, LAKEWOOD, COLORADO 80215  
303.431.6100 MARTINMARTIN.COM

**powers brown architecture**



**KEYMAP**  
SCALE: 1"=500'

**LEGEND**

EXISTING	PROPOSED
PROPERTY LINE	PROPERTY LINE
RIGHT-OF-WAY LINE	RIGHT-OF-WAY LINE
SECTION LINE	SECTION LINE
EASEMENT	EASEMENT
CURB & GUTTER	CURB & GUTTER
UTILITY CROSSING	UTILITY CROSSING
STORM SEWER	STORM SEWER
STORM MANHOLE	STORM MANHOLE
ROOF DRAIN	ROOF DRAIN
STORM INLET	STORM INLET
FLARED END SECTION	FLARED END SECTION
SANITARY SEWER	SANITARY SEWER
SANITARY MANHOLE	SANITARY MANHOLE
CLEAN OUT	CLEAN OUT
WATER LINE	WATER LINE
WATER VALVE	WATER VALVE
FIRE HYDRANT	FIRE HYDRANT
WATER METER	WATER METER
LIGHT POLE	LIGHT POLE
POWER POLE	POWER POLE
DRIVE	DRIVE
FUTURE DEVELOPMENT	FUTURE DEVELOPMENT

- NOTES:**
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  - ALL FIRE SERVICE LINES ARE PRIVATE AND THEIR MAINTENANCE SHALL BE THE RESPONSIBILITY OF THE OWNER.
  - ALL ADA PARKING SPACES HAVE A MAXIMUM 2% SLOPE IN ANY DIRECTION.
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  - MINIMUM SLOPE AWAY FROM THE BUILDINGS IS 5% FOR THE FIRST 10' FOR LANDSCAPE AREAS AND 2% FOR IMPERVIOUS AREAS.

**NOT FOR CONSTRUCTION**

DATE ISSUED:  
1/6/2022

SHEET TITLE:  
**UTILITY & GRADING PLAN**

CASE NUMBER: DA-1793-16

SHEET NUMBER:  
**19**

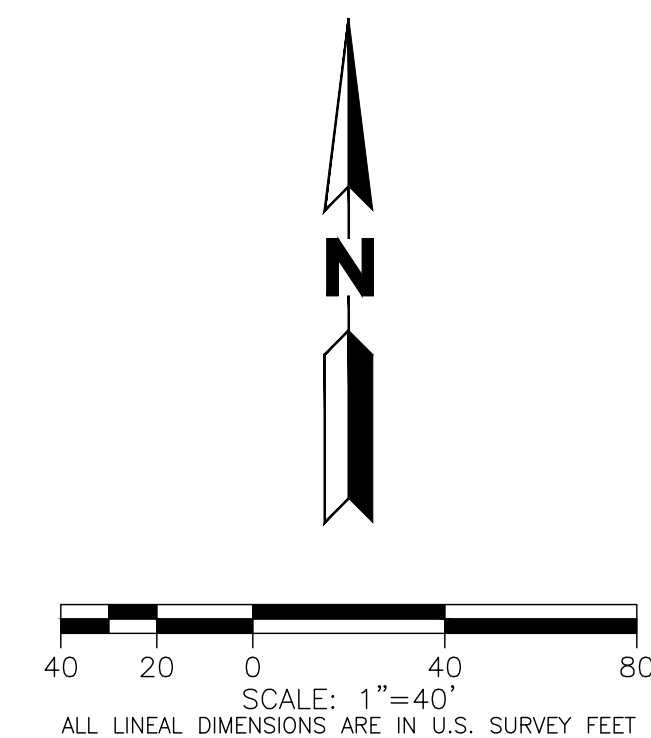
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**A PARCEL OF LAND LOCATED IN THE NORTHEAST QUARTER OF SECTION 28, TOWNSHIP 3 SOUTH,  
RANGE 64 WEST OF THE SIXTH PRINCIPAL MERIDIAN, CITY OF AURORA, COUNTY OF ADAMS, STATE OF COLORADO**



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## REVISIONS:

[illegible]

SEAL:

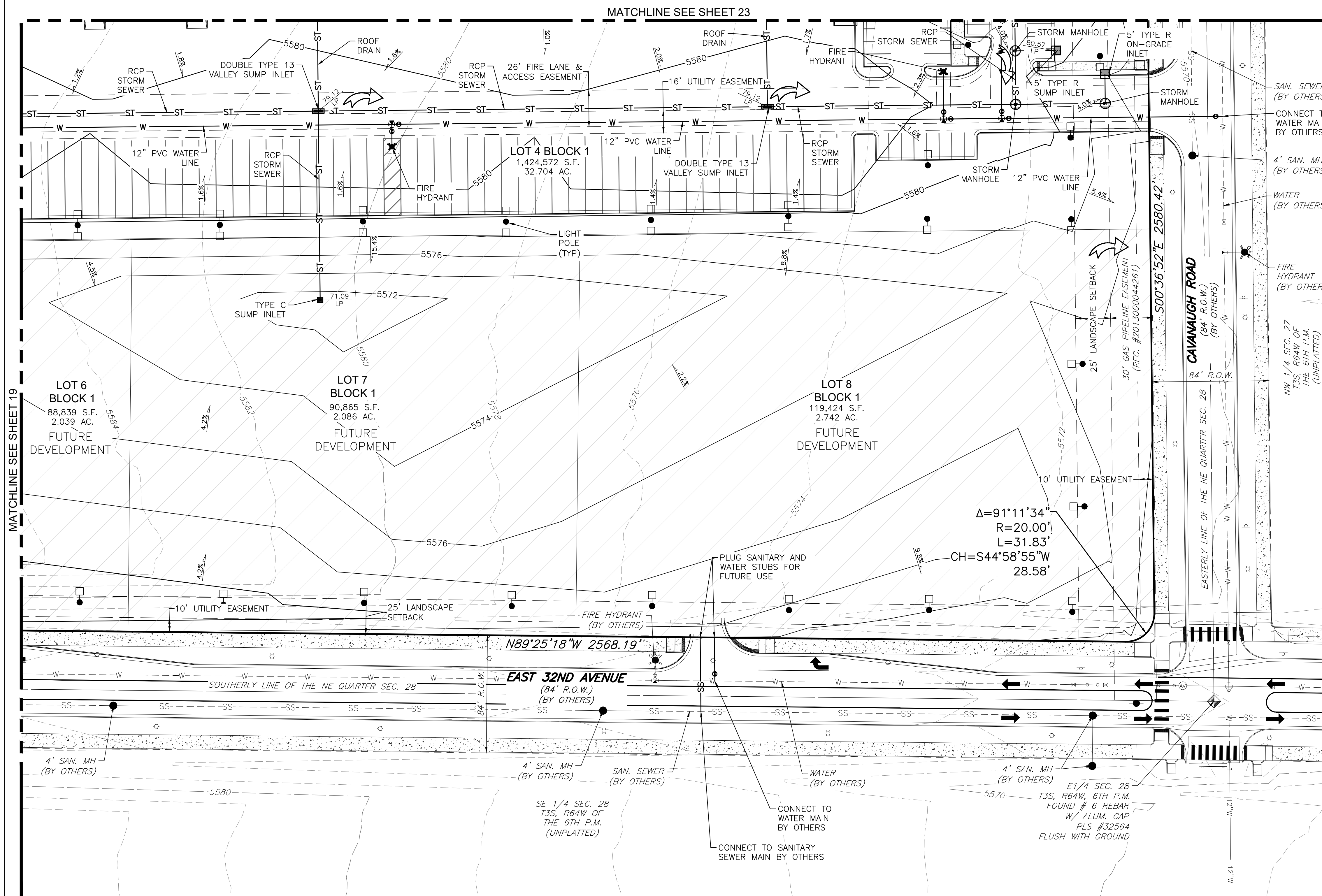
**NOT FOR  
CONSTRUCTION**

1/6/2022

## UTILITY & GRADING PLAN

SHEET NUMBER:

20





**A PARCEL OF LAND LOCATED IN THE NORTHEAST QUARTER OF SECTION 28, TOWNSHIP 3 SOUTH,  
RANGE 64 WEST OF THE SIXTH PRINCIPAL MERIDIAN, CITY OF AURORA, COUNTY OF ADAMS, STATE OF COLORADO**

The map shows a 32-acre tract divided into 12 lots, numbered 18 through 29. The lots are arranged in a 4x3 grid. Lot 21 is shaded with diagonal hatching. The map includes street names, lot numbers, and a north arrow.

Row	Column 1	Column 2	Column 3
4	27	28	29
3	24	25	26
2	21 (shaded)	22	23
1	18	19	20

Streets: E. 32ND AVENUE (bottom), CAVALAUGH ROAD (right side).

North Arrow: Points North.



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# TRANSPORT COLORADO INDUSTRIAL CAMPUS SITE PLAN

**NOT FOR  
CONSTRUCTION**

21

**MATCHLINE SEE SHEET 22**



**A PARCEL OF LAND LOCATED IN THE NORTHEAST QUARTER OF SECTION 28, TOWNSHIP 3 SOUTH,  
RANGE 64 WEST OF THE SIXTH PRINCIPAL MERIDIAN, CITY OF AURORA, COUNTY OF ADAMS, STATE OF COLORADO**

**A PARCEL OF LAND LOCATED IN THE NORTHEAST QUARTER OF SECTION 28, TOWNSHIP 3 SOUTH,  
RANGE 64 WEST OF THE SIXTH PRINCIPAL MERIDIAN, CITY OF AURORA, COUNTY OF ADAMS, STATE OF COLORADO**



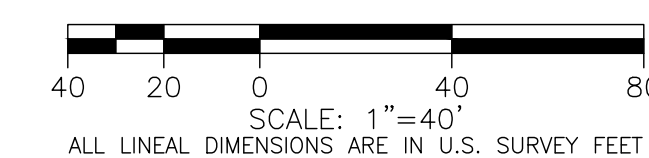
LEGEND

LEGEND

EXISTING		PROPOSED
	PROPERTY LINE	
	RIGHT-OF-WAY LINE	
	SECTION LINE	
	EASEMENT	
	CURB & GUTTER	
	UTILITY CROSSING	
	STORM SEWER	
	STORM MANHOLE	
	ROOF DRAIN	
	STORM INLET	
	FLARED END SECTION	
	SANITARY SEWER	
	SANITARY MANHOLE	
	CLEAN OUT	
	WATER LINE	
	WATER VALVE	
	FIRE HYDRANT	
	WATER METER	
	LIGHT POLE	
	POWER POLE	
	DRIVE	
	FUTURE DEVELOPMENT	

NOTES:

- NOTES:**
1. ALL PROPOSED STORM INFRASTRUCTURE IS PRIVATE AND ITS MAINTENANCE SHALL BE THE RESPONSIBILITY OF THE OWNER.
  2. ALL FIRE SERVICE LINES ARE PRIVATE AND THEIR MAINTENANCE SHALL BE THE RESPONSIBILITY OF THE OWNER.
  3. ALL ADA PARKING SPACES HAVE A MAXIMUM 2% SLOPE IN ANY DIRECTION.
  4. ALL FIRE HYDRANTS SHALL BE LOCATED NOT LESS THAN THREE FEET—SIX INCHES (3'—6") AND NOT MORE THAN EIGHT FEET (8') FROM THE BACK OF CURB TO THE CENTER OF THE HYDRANT AND SHALL BE UNOBSTRUCTED ON THE STREET SIDE. MINIMUM CLEARANCE ON ALL OTHER SIDES SHALL BE FIVE FEET (5').
  5. ALL LIGHT POLES HAVE A MINIMUM CLEARANCE OF 25'.
  6. MINIMUM SLOPE AWAY FROM THE BUILDINGS IS 5% FOR THE FIRST 10' FOR LANDSCAPE AREAS AND 2% FOR IMPERVIOUS AREAS.



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OWNER / INVESTOR:



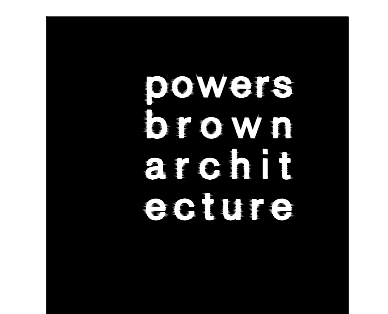
PROJECT TEAM:



1521 15TH STREET,  
DENVER, COLORADO 80202  
P: 720.328.1986  
DIGSTUDIO.COM



12499 WEST COLFAX AVENUE, LAKEWOOD, COLORADO 80215  
303.431.6100 MARTINMARTIN.COM



# TRANSPORT COLORADO INDUSTRIAL CAMPUS SITE PLAN

REVISIONS:

[illegible]

DESIGNED BY:

DRAWN BY:

CHECKED BY:

SEAL:

**NOT FOR  
CONSTRUCTION**

DATE ISSUED:

1/6/2022

SHEET TITLE:

## UTILITY & GRADING PLAN

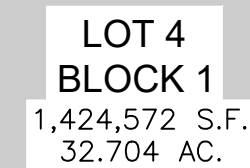
CASE NUMBER: DA-1793-16

SHEET NUMBER:

22

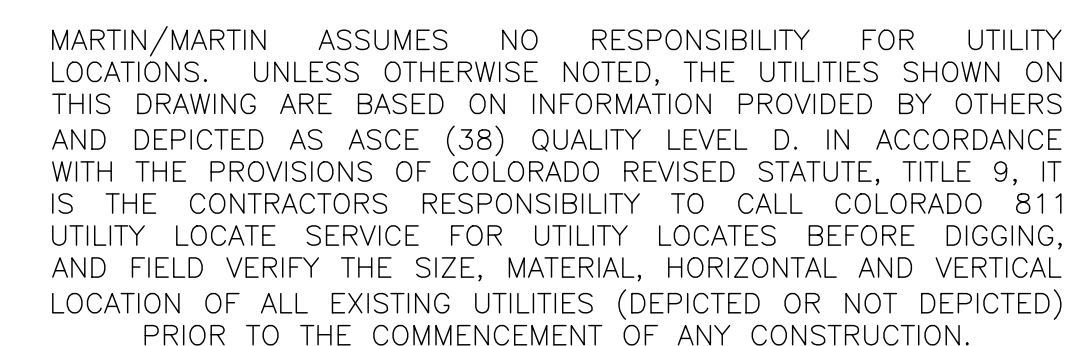


**A PARCEL OF LAND LOCATED IN THE NORTHEAST QUARTER OF SECTION 28, TOWNSHIP 3 SOUTH,  
RANGE 64 WEST OF THE SIXTH PRINCIPAL MERIDIAN, CITY OF AURORA, COUNTY OF ADAMS, STATE OF COLORADO**



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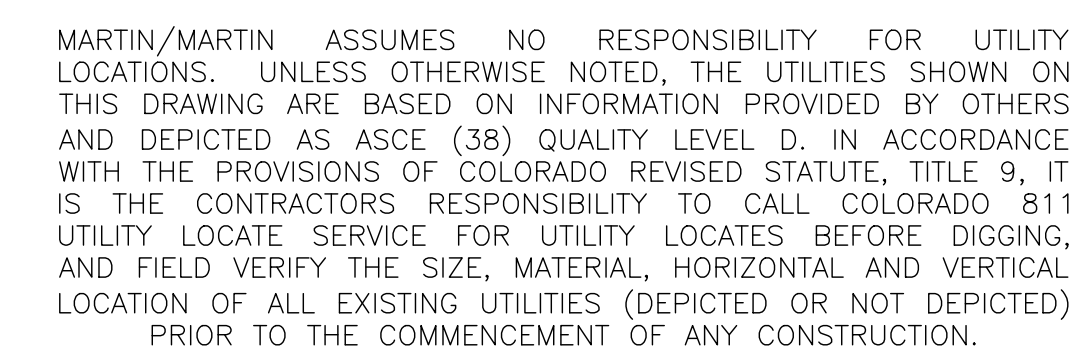


**powers  
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## 23



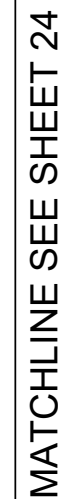
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RANGE 64 WEST OF THE SIXTH PRINCIPAL MERIDIAN, CITY OF AURORA, COUNTY OF ADAMS, STATE OF COLORADO**



24



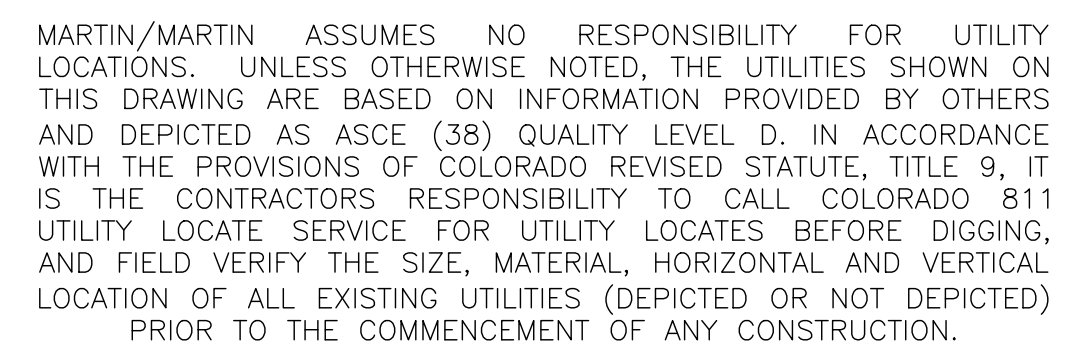
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RANGE 64 WEST OF THE SIXTH PRINCIPAL MERIDIAN, CITY OF AURORA, COUNTY OF ADAMS, STATE OF COLORADO**



LEGEND

## FUTURE DEVELOPMENT

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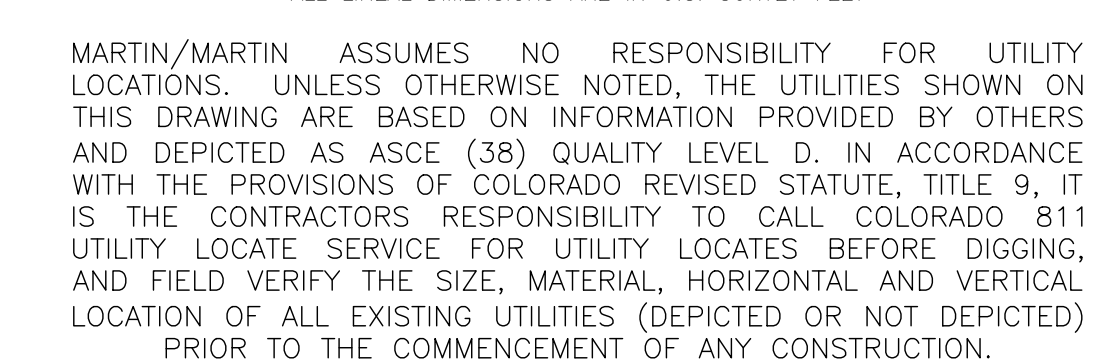
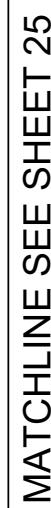
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## SHEET NUMBER:

25



**A PARCEL OF LAND LOCATED IN THE NORTHEAST QUARTER OF SECTION 28, TOWNSHIP 3 SOUTH,  
RANGE 64 WEST OF THE SIXTH PRINCIPAL MERIDIAN, CITY OF AURORA, COUNTY OF ADAMS, STATE OF COLORADO**



# TRANSPORT COLORADO INDUSTRIAL CAMPUS SITE PLAN

[illegible]

DESIGNED BY:  
DRAWN BY:  
CHECKED BY:  
SEAL:

**NOT FOR  
CONSTRUCTION**

DATE ISSUED:  
1/6/2022

SHEET TITLE:

## UTILITY & GRADING PLAN

CASE NUMBER: DA-1793-16

SHEET NUMBER:

26



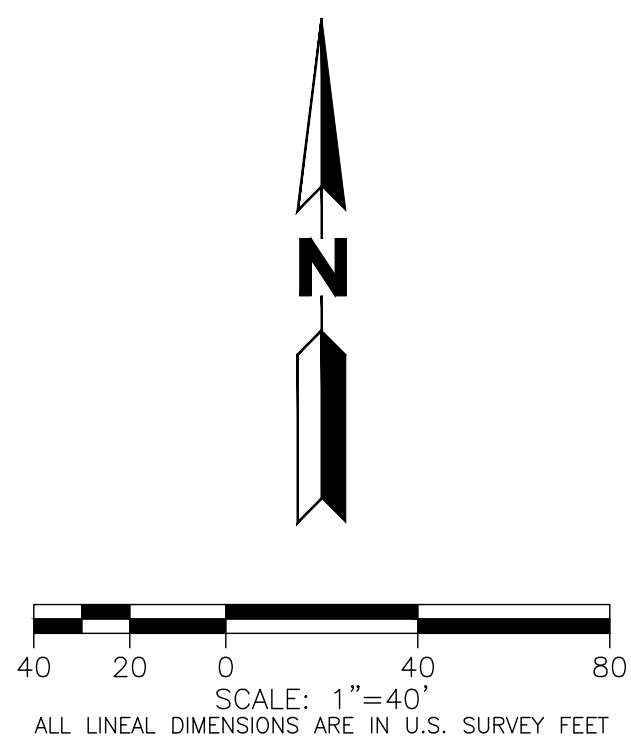
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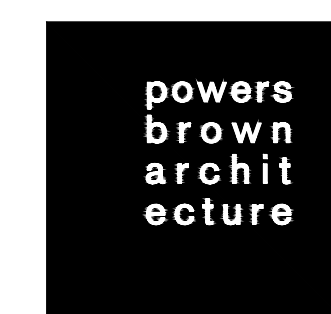
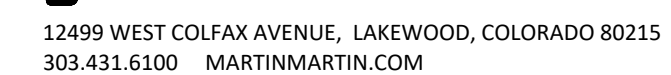


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OWNER / INVESTOR:



1521 15TH STREET,  
DENVER, COLORADO 80202  
P: 720.328.1986  
DIGSTUDIO.COM



# TRANSPORT COLORADO INDUSTRIAL CAMPUS SITE PLAN

REVISIONS:

[illegible]

DESIGNED BY:

DRAWN BY:

CHECKED BY:

SEAL:

**NOT FOR  
CONSTRUCTION**

DATE ISSUED:

1/6/2022

SHEET TITLE:

## UTILITY & GRADING PLAN

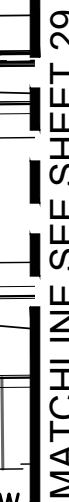
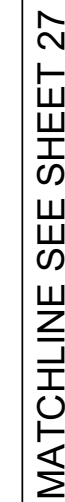
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SHEET NUMBER:

27



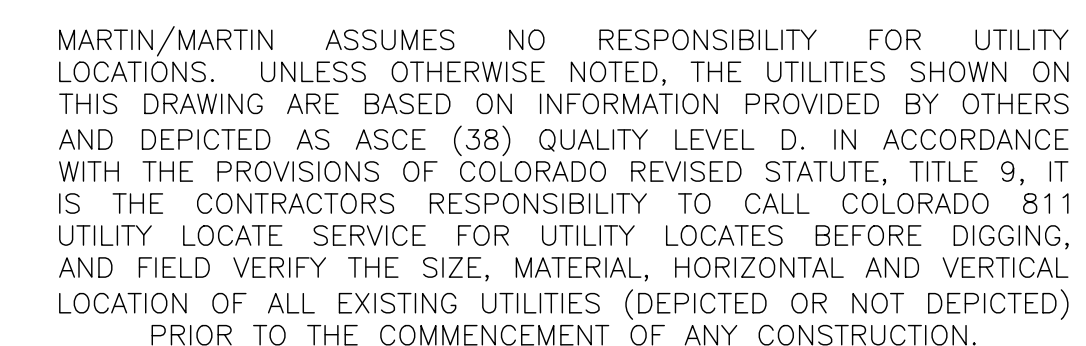
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LEGEND

NOTES:

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# TRANSPORT COLORADO INDUSTRIAL CAMPUS SITE PLAN

28



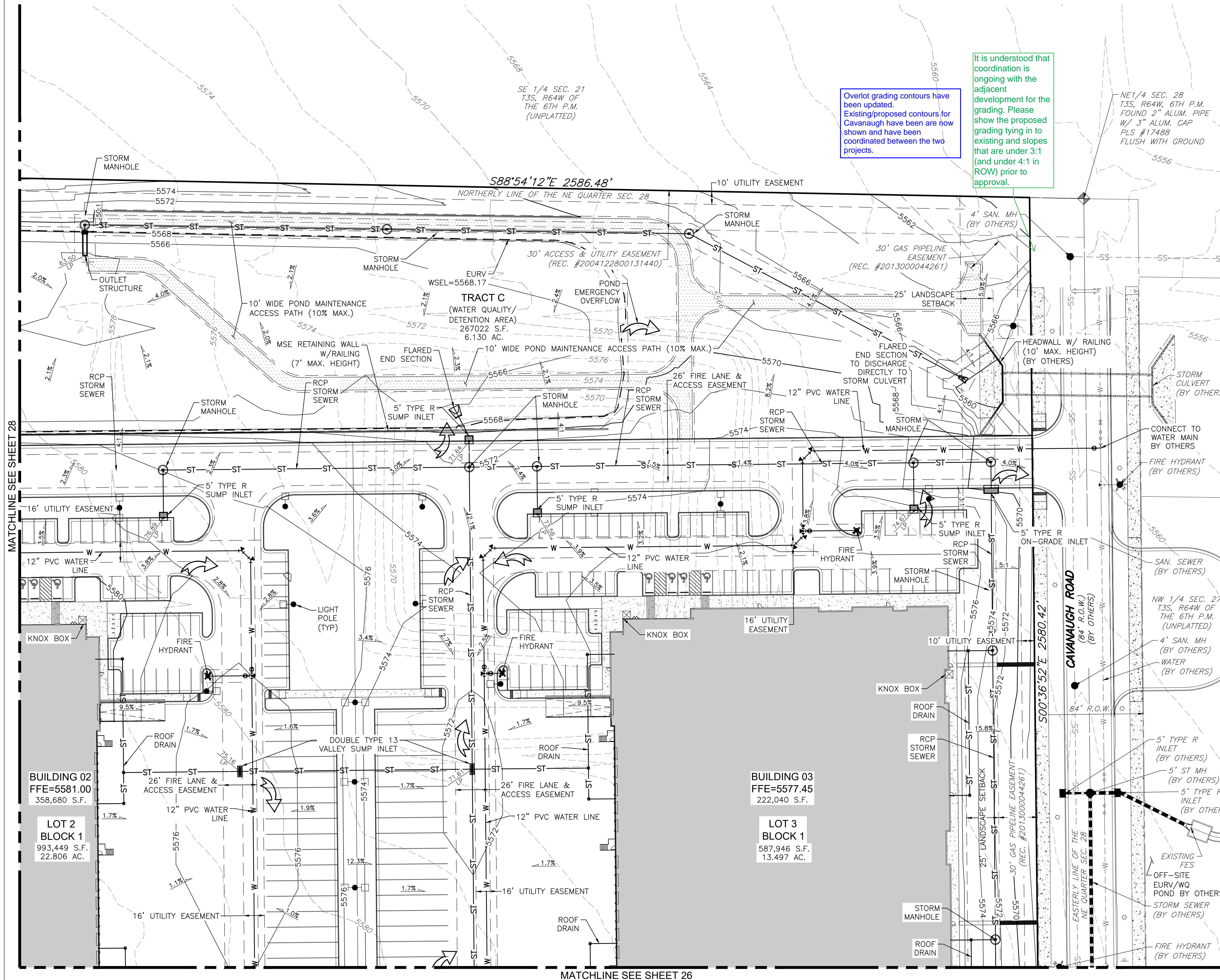
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# TRANSPORT COLORADO INDUSTRIAL CAMPUS SITE PLAN

29



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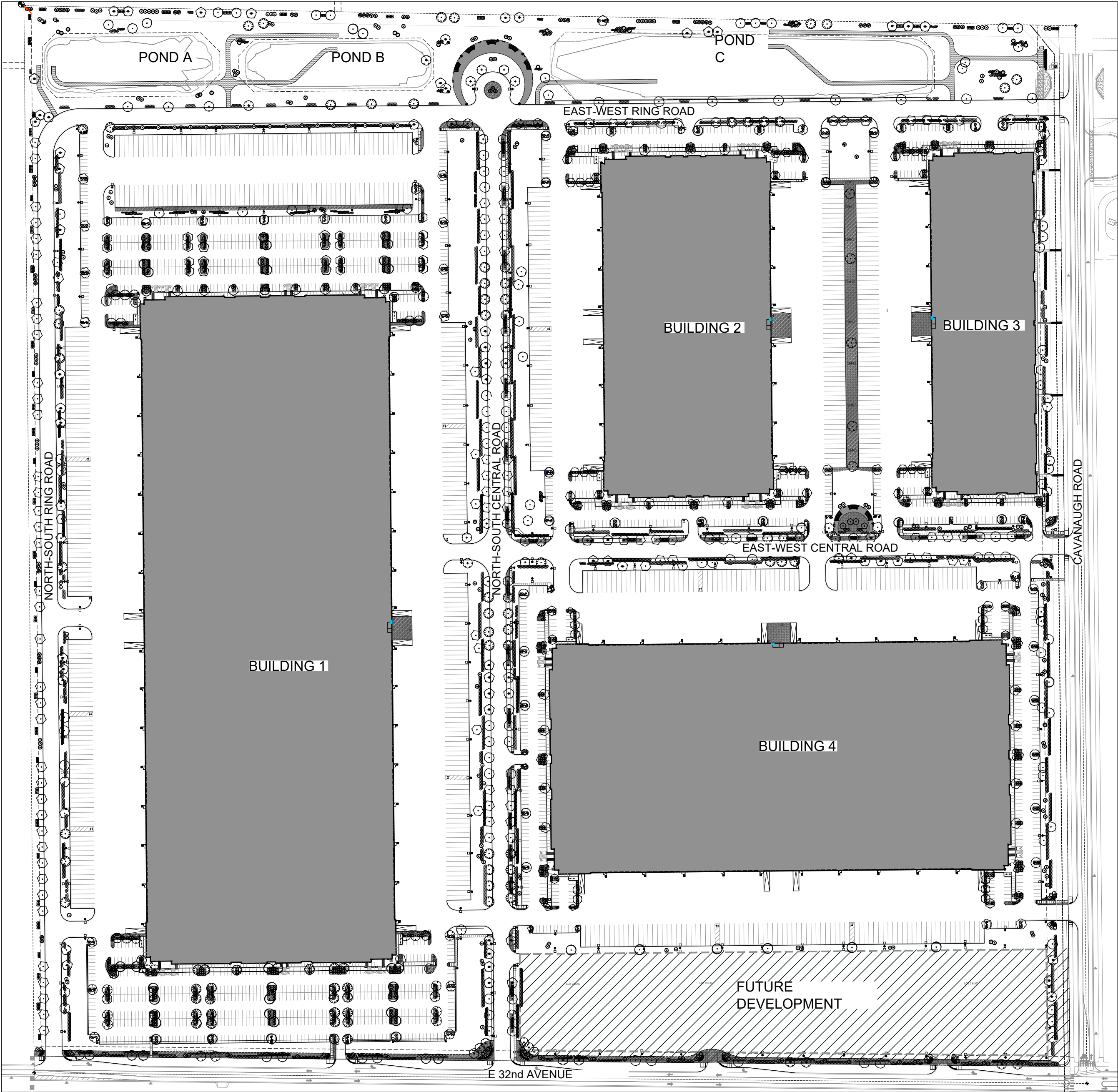


# TRANSPORT COLORADO INDUSTRIAL CAMPUS

## SITE PLAN

A PARCEL OF LAND LOCATED IN THE NORTHEAST QUARTER OF SECTION 28, TOWNSHIP 3 SOUTH,  
RANGE 64 WEST OF THE SIXTH PRINCIPAL MERIDIAN, CITY OF AURORA, COUNTY OF ADAMS, STATE OF COLORADO

TRANSPORT COLORADO - LANDSCAPE AREAS									
Description	Length	Width Required	Width Provided	Area	Trees Req. (1/40')	Trees Provided	Tree Equivalents	Shrubs Req. (1/40sf)	Shrubs Provided
North-South Central Road, West Side	2,065		10	20,650	52	54	1	516	533
North-South Central Road, East Side	1,907		10	19,070	48	50	0	477	480
North-South Ring Road, East Side	2,054		10	20,540	51	46	5	514	575
East-West Central Road, North Side	944		10	9,440	24	26	0	236	236
East-West Central Road, South Side	1,086		10	10,860	27	28	0	272	325
East-West Ring Road, South Side	1,715		10	17,150	43	40	3	429	450
ROW Landscape Buffer									
Description	Length	Width Required	Width Provided	Area	Trees Req. (1/40')	Trees Provided	Tree Equivalents	Shrubs Req. (1/40sf)	Shrubs Provided
Along 32nd Avenue	2,183	10	31	21,830	55	56	0	546	600
Along Cavanaugh Road	2,332	10	47	23,320	58	58	0	583	620
Building Perimeter Landscape									
Description	Length	Width Required	Width Provided	Area	Trees Req. (1/40')	Trees Provided	Tree Equivalents	Shrubs Required	Shrubs Provided
Building 1 - Landscape Within 20' of Building Front - South	620	N/A	N/A	5,364	16	11	5	0	54
Building 1 - Landscape Within 20' of Building Front - North	620	N/A	N/A	5,364	16	11	5	0	54
Building 2 - Landscape Within 20' of Building Front - South	415	N/A	N/A	3,303	10	9	3	0	29
Building 2 - Landscape Within 20' of Building Front - North	415	N/A	N/A	3,303	10	10	3	0	30
Building 3 - Landscape Within 20' of Building Front - South	258	N/A	N/A	2,056	6	6	2	0	19
Building 3 - Landscape Within 20' of Building Front - North	258	N/A	N/A	2,056	6	7	2	0	19
Building 4 - Landscape Within 20' of Building Front - West	565	N/A	N/A	4,696	14	11	3	0	35
Building 4 - Landscape Within 20' of Building Front - East	565	N/A	N/A	4,696	14	12	3	0	36
Internal Landscape									
Description	Length	Width Required	Width Provided	Area	Trees Req. (1/4,000sf)	Trees Provided	Tree Equivalents	Shrubs Req. (10/4,000sf)	Shrubs Provided
	N/A	N/A	N/A	623,791	156	156	0	1559	1,559
Water Quality Pond Landscape									
Description	Length	Width Required	Width Provided	Area	Trees Req. (1/4,000sf)	Trees Provided	Tree Equivalents	Shrubs Req. (10/4,000sf)	Shrubs Provided
Pond A & B (Tract A)	N/A	N/A	N/A	138,672	35	34	1	347	360
Pond C (Tract C)	N/A	N/A	N/A	95,933	24	21	3	240	314
Adjacent Property Buffer Landscape									
Description	Length	Width Required	Width Provided	Area	Trees Req. (1/40lf)	Trees Provided	Tree Equivalents	Shrubs Req. (5/40lf)	Shrubs Provided
Western Boundary	2600	20'	29'-6"	75,297	65	65	0	325	325
Northern Boundary	2590	20'	20'	47,070	65	65	0	324	324



1 OVERALL LANDSCAPE PLAN  
SCALE: 1"=200'

### PLANTING NOTES

- All landscaped areas are to receive organic soil preparation at 4 cu.yrds/1,000sf.
- All free standing lights within this plan are streetlights.
- The surface material of all concrete walks are to be brushed, standard grey concrete.
- All utility easements shall remain unobstructed and fully accessible along their entire length for the maintenance equipment entry.
- The owner/developer, his successors and assigns, shall be responsible for installation, maintenance and replacement of all landscaping materials shown or indicated on the approved site plan or landscape plan on file in the planning department. all landscaping will be installed as delineated on the plan, prior to issuance of certificate of occupancy.
- All landscaped areas and plant material, except for non-irrigated native, restorative and dryland grass areas that comply with requirements found in sec. 146-4.7.3.c 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.
- Landscape material placement shall not be placed or kept near fire hydrants, fire department inlet connections or fire protection control valves in a manner that would prevent such equipment or fire hydrants from being immediately discernable. the fire department shall not be deterred or hindered from gaining immediate access to fire protection equipment or hydrants.
- A 5-foot clear space shall be maintained around the circumference of fire hydrants.
- Landscaping material shown within the site plan cannot encroach into roadways that are dedicated (or designated) as fire lane easements (or corridors).
- Trees may not be placed within 8' of any public utility.
- Shrub beds shall be mulched with 3" depth of 1.5" multi-color local river rock. for areas specified as cobble, use 4-6" multi-color local river rock cobble. weed barrier is required under cobble and river rock mulch.
- Objects and structures shall not impede vision within these sight triangles. landscaping shall be restricted to less than 26-inches in the sight triangles. show sight triangles on the site plan and landscaping plan at all access points in accordance with City of Aurora standard traffic detail TE-13 in addition, street trees shall be set back from stop signs and other regulatory signs as detailed in city of aurora standard traffic detail TE-13.3.
- All proposed landscaping within the sight triangle shall be in compliance with COA roadway specifications, section 4.04.2.10'
- 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.
- Architectural features (i.e. bay windows, fireplaces, roof overhang, gutters, eaves, foundation, footings, cantilevered walls, etc.) are not allowed to encroach into any easement or fire lane.
- All proposed landscaping within the sight triangle shall be in compliance with COA roadway Specifications, section 4.04.2.10.

OWNER / INVESTOR:



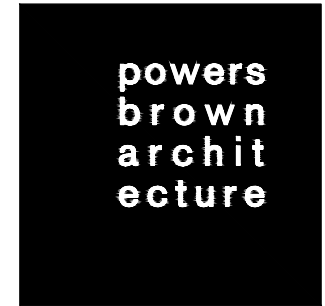
PROJECT TEAM:



1521 15TH STREET,  
DENVER, COLORADO 80202  
P: 720.328.1986  
DIGSTUDIO.COM



12499 WEST COLFAX AVENUE, LAKEWOOD, COLORADO 80215  
303.431.6100 MARTINMARTIN.COM



## TRANSPORT COLORADO INDUSTRIAL CAMPUS SITE PLAN

REVISIONS:

No.	DATE	DESCRIPTION	BY

DESIGNED BY:

DRAWN BY:

CHECKED BY:

SEAL:

NOT FOR  
CONSTRUCTION

DATE ISSUED:

1/6/2022

SHEET TITLE:

OVERALL LANDSCAPE  
AREAS

CASE NUMBER: DA-1793-16

SHEET NUMBER:

30

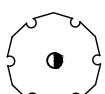
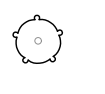

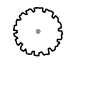
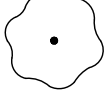
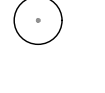






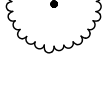


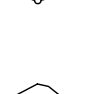







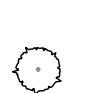






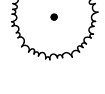
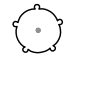







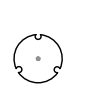

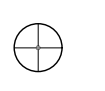

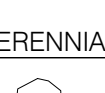


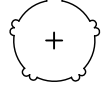







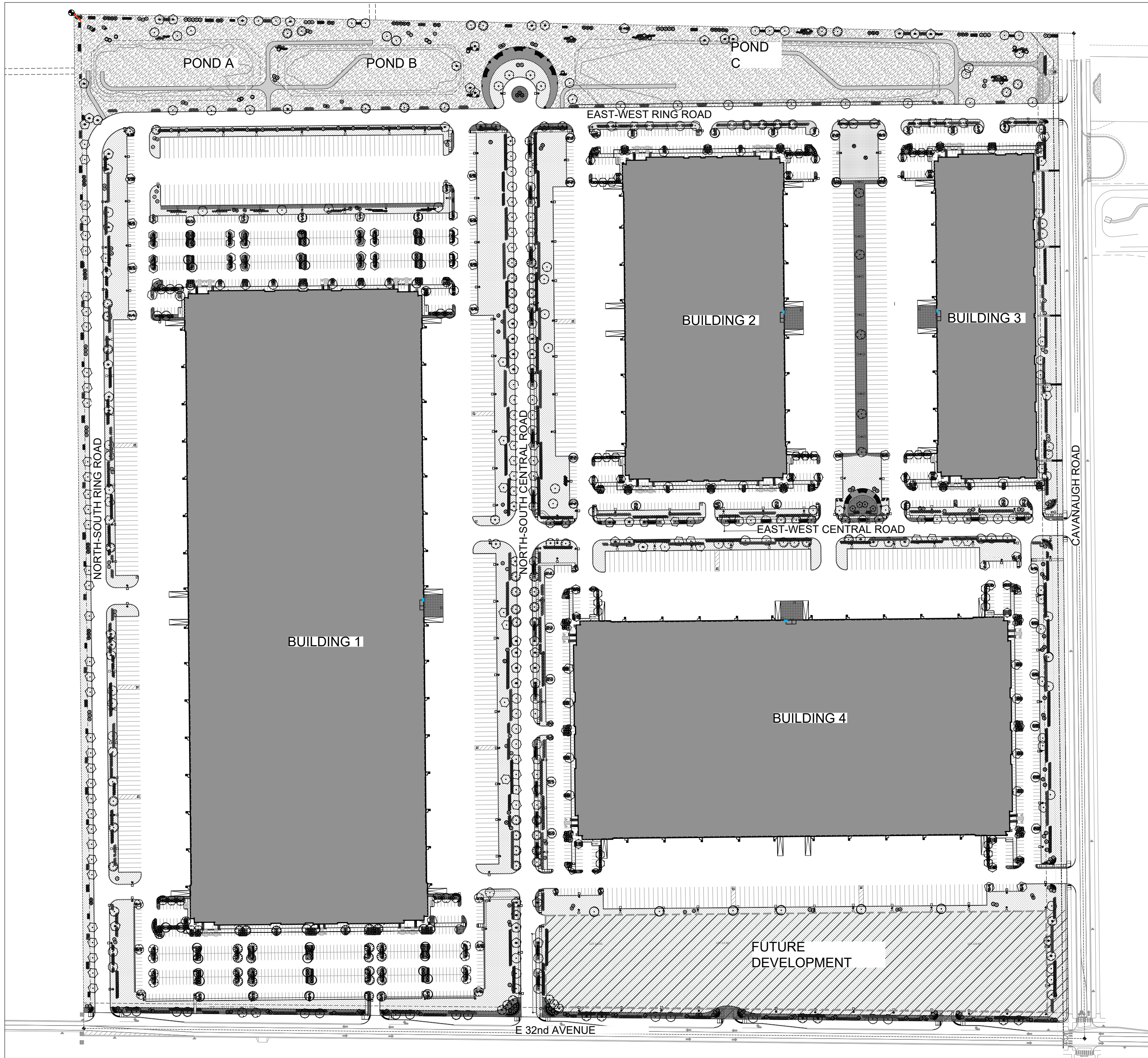
# TRANSPORT COLORADO INDUSTRIAL CAMPUS

## SITE PLAN

A PARCEL OF LAND LOCATED IN THE NORTHEAST QUARTER OF SECTION 28, TOWNSHIP 3 SOUTH,  
RANGE 64 WEST OF THE SIXTH PRINCIPAL MERIDIAN, CITY OF AURORA, COUNTY OF ADAMS, STATE OF COLORADO

### PLANT SCHEDULE

TREES	CODE	QTY	BOTANICAL / COMMON NAME	SIZE	SHRUBS	CODE	QTY	BOTANICAL / COMMON NAME	SIZE
	ACE PLA	26	ACER PLATANOIDES NORWAY MAPLE	2.5" CAL		AMO LEA	95	AMORPHA CANESCENS LEADPLANT	5 GAL
	ACE COL	55	ACER PLATANOIDES 'COLUMNARE' COLUMNAR NORWAY MAPLE	2.5" CAL		ARC PAN	259	ARCTOSTAPHYLOS X 'PANCHITO' PANCHITO MANZANITA	5 GAL
	ACE ABZ	36	ACER X FREEMANII 'JEFFERSRED' TM AUTUMN BLAZE FREEMAN MAPLE	2.5" CAL		BUD PUL	15	BUDDLEJA X PUGSTER BLUE TM PUGSTER BLUE BUTTERFLY BUSH	5 GAL
	CAT OVA	19	CATALPA OVATA CHINESE CATALPA	2.5" CAL		CAR PYG	806	CARAGANA PYGMAEA PYGMY PEASHRUB	5 GAL
	CAT SPE	71	CATALPA SPECIOSA NORTHERN CATALPA	2.5" CAL		COR KLS	39	CORNUS SERICEA 'KELSEY' KELSEY'S DWARF RED TWIG DOGWOOD	5 GAL
	CEL OCC	84	CELTIS OCCIDENTALIS WESTERN HACKBERRY	2" CAL		COR FL2	203	CORNUS SERICEA 'FLAVIRAMEA' YELLOW TWIG DOGWOOD	5 GAL
	GLE EYL	29	GLEDITSIA TRIACANTHOS INERMIS 'IMPERIAL' IMPERIAL HONEY LOCUST	2.5" CAL		COR ACT	405	CORNUS STOLONIFERA 'ARCTIC FIRE' ARCTIC FIRE REDTWIG DOGWOOD	5 GAL
	GLE SH2	95	GLEDITSIA TRIACANTHOS INERMIS 'SHADEMASTER' SHADEMASTER LOCUST	2.5" CAL		CYT SP2	1,773	CYTISUS PURGANS 'SPANISH GOLD' SPANISH GOLD BROOM	5 GAL
	GLE SKY	41	GLEDITSIA TRIACANTHOS 'SKYLINE' SKYLINE HONEY LOCUST	2.5" CAL		ERI SP3	1,615	ERICAMERIA NAUSEOSA SPECIOSA DWARF BLUE RABBITBRUSH	5 GAL
	GYM DIO	23	GYMNOCLADUS DIOICA 'ESPRESSO' KENTUCKY COFFEETREE	2.5" CAL		EUO COM	2,148	EUONYMUS ALATUS 'COMPACTUS' COMPACT BURNING BUSH	5 GAL
	QUE BIC	27	QUERCUS BICOLOR SWAMP WHITE OAK	2.5" CAL		FOR NEM	19	FORESTIERA NEOMEXICANA NEW MEXICO PRIVET	5 GAL
	QUE MAC	106	QUERCUS MACROCARPA BURR OAK	2.5" CAL		LIG LOD	289	LIGUSTRUM VULGARE 'LODENSE' LODENSE PRIVET	5 GAL
	QUE RUB	9	QUERCUS RUBRA RED OAK	2.5" CAL		PER ATR	1,921	PEROVSKIA ATRIPLICIFOLIA RUSSIAN SAGE	5 GAL
	TIL RED	18	TILIA AMERICANA 'REDMOND' REDMOND AMERICAN LINDEN	2.5" CAL		PHY OPU	266	PHYSOCARPUS OPULIFOLIUS 'DART'S GOLD' YELLOW NINEBARK	5 GAL
	TIL COR	24	TILIA CORDATA LITTLELEAF LINDEN	2.5" CAL		PRU PAW	242	PRUNUS BESSEYI 'P011S' TM PAWNEE BUTTES SAND CHERRY	5 GAL
EVERGREEN TREES	CODE	QTY	BOTANICAL / COMMON NAME	SIZE	GRASSES	CODE	QTY	BOTANICAL / COMMON NAME	SIZE
	JUN BLU	1	JUNIPERUS CHINENSIS 'BLUE POINT' BLUE POINT JUNIPER	6" TALL		RHU GRO	235	RHUS AROMATICA 'GRO-LOW' GRO-LOW FRAGRANT SUMAC	5 GAL
	JUN GRA	5	JUNIPERUS SCOPULORUM 'GRAY GLEAM' GRAY GLEAM JUNIPER	6" TALL		RHU AUT	24	RHUS TRILOBATA 'AUTUMN AMBER' AUTUMN AMBER SUMAC	5 GAL
	JUN WIC	63	JUNIPERUS SCOPULORUM 'WICHITA BLUE' WICHITA BLUE JUNIPER	6" TALL		YUC BAC	26	YUCCA BACCATA BANANA YUCCA	5 GAL
	JUN SKY	31	JUNIPERUS VIRGINIANA 'SKYROCKET' SKYROCKET EASTERN REDCEDAR	6" TALL		BOU BLO	58	BOUTELOUA GRACILIS 'BLONDE AMBITION' BLONDE AMBITION BLUE GRAMA	5 GAL
	PIC CO2	38	PICEA PUNGENS COLORADO SPRUCE	6" TALL		CAL KAR	469	CALAMAGROSTIS X ACUTIFLORA 'KARL FOERSTER' KARL FOERSTER FEATHER REED GRASS	5 GAL
	PIN PIN	50	PINUS EDULIS PINYON PINE	6" TALL		PAN HEA	55	PANICUM VIRGATUM 'HEAVY METAL' HEAVY METAL SWITCH GRASS	5 GAL
	PIN NIG	20	PINUS NIGRA AUSTRIAN BLACK PINE	6" TALL		ACH MIL	72	ACHILLEA MILLEFOLIUM COMMON YARROW	1 GAL
	PIN PON	53	PINUS PONDEROSA PONDEROSA PINE	6" TALL		ACH MOO	237	ACHILLEA X 'MOONSHINE' MOONSHINE YARROW	5 GAL
ORNAMENTAL TREES	CODE	QTY	BOTANICAL / COMMON NAME	SIZE	PERENNIALS	CODE	QTY	BOTANICAL / COMMON NAME	SIZE
	ACE GIN	4	ACER GINNALA AMUR MAPLE	2" CAL					
	CRA PHA	22	CRATAEGUS PHAENOPYRUM WASHINGTON HAWTHORN	2" CAL					
	MAL SPR	55	MALUS X 'SPRING SNOW' SPRING SNOW CRABAPPLE	2" CAL					



### 1 OVERALL LANDSCAPE PLAN

SCALE: 1"=200'

Water Quality Pond Seed Mix

Mid-Grass Prairie				
COMMON NAME	SCIENTIFIC NAME	VARIETY	PLS LBS/ACRE	% BY WEIGHT
Buffalograss	<i>Buchloe dactyloides</i>	Sharp's	4	13.3%
Sideoats grama	<i>Bouteloua curtipendula</i>	Butte	6	20.0%
Blue grama	<i>Chondrosium gracile</i>	Hachita	4	13.3%
Junegrass	<i>Koeleria cristata</i>	Native	1	3.3%
Western wheatgrass	<i>Pascopyrum smithii</i>	Ariba	7	23.3%
Little bluestem	<i>Schizachyrium scoparium</i>	Blaze	2	6.7%
Sand dropseed	<i>Sporobolus cryptandrus</i>	Native	1	3.3%
Green needlegrass	<i>Stipa viridula (aka Nasella)</i>	Lordorn	5	16.7%
TOTAL POUNDS PLS / ACRE			30	100.0%

Midgrass Seed Mix

COMMON NAME	SCIENTIFIC NAME	PLS LBS/ACRE	% BY WEIGHT
Western Wheatgrass	<i>Agropyron smithii</i>	10.5	35.0%
Side Oats Grama	<i>Bouteloua curtipendula</i>	10.5	35.0%
Blue Grama	<i>Bouteloua gracilis</i>	3	10.0%
Switchgrass	<i>Panicum virgatum</i>	3	10.0%
Little Bluestem	<i>Schizachyrium scoparius</i>	3	10.0%
TOTAL POUNDS PLS / ACRE		30	100.0%

OWNER / INVESTOR:



PROJECT TEAM:



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CONSULTING ENGINEERS

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303.431.6100 MARTINMARTIN.COM

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brown  
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## TRANSPORT COLORADO INDUSTRIAL CAMPUS SITE PLAN

REVISIONS:

No.	DATE	DESCRIPTION	BY

DESIGNED BY:

DRAWN BY:

CHECKED BY:

SEAL:

NOT FOR  
CONSTRUCTION

DATE ISSUED:

1/6/2022

SHEET TITLE:

OVERALL PLANTING PLAN

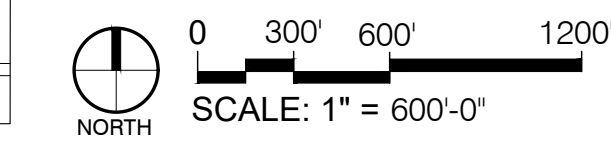
CASE NUMBER: DA-1793-16


SHEET NUMBER:

31



**A PARCEL OF LAND LOCATED IN THE NORTHEAST QUARTER OF SECTION 28, TOWNSHIP 3 SOUTH,  
RANGE 64 WEST OF THE SIXTH PRINCIPAL MERIDIAN, CITY OF AURORA, COUNTY OF ADAMS, STATE OF COLORADO**



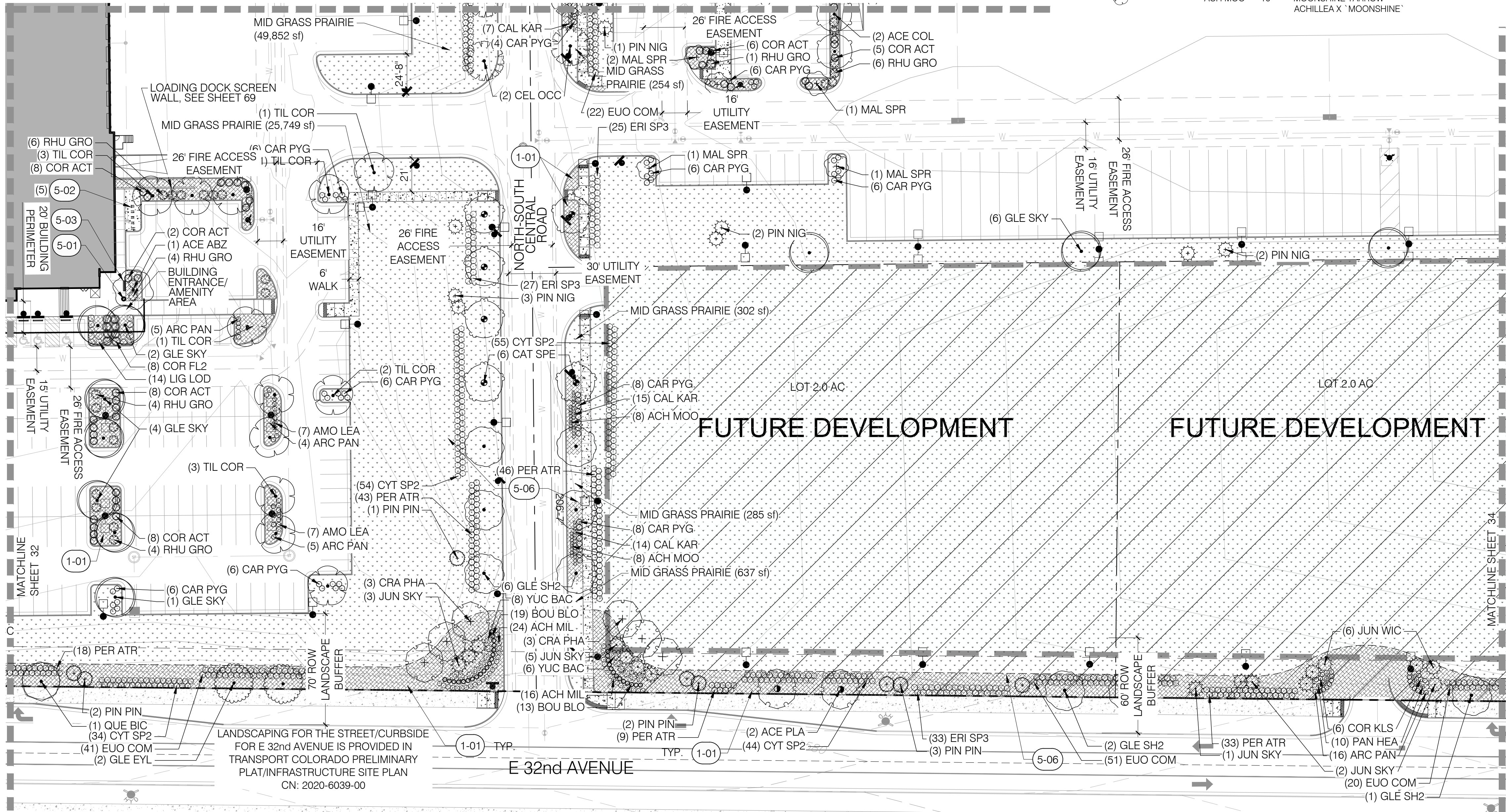
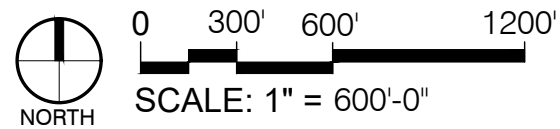
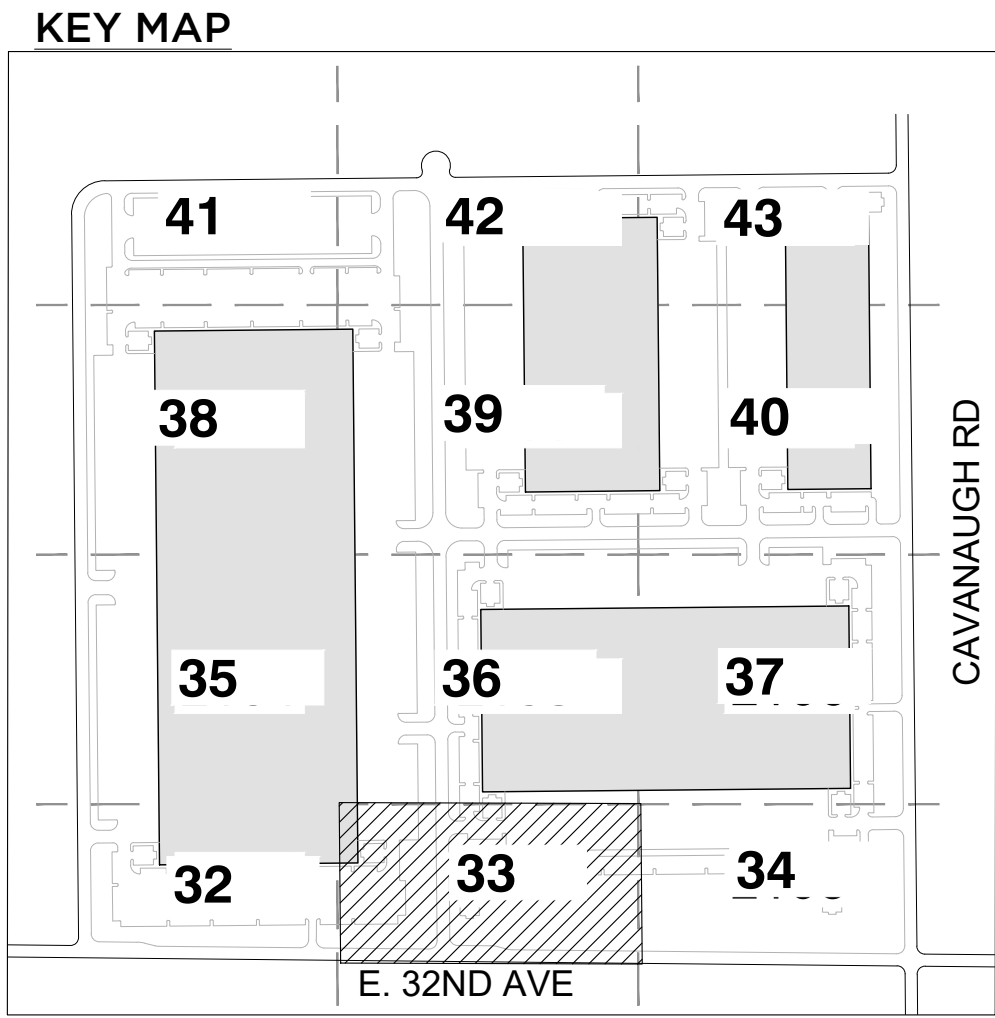
<u>GRASSES</u>	<u>CODE</u>	<u>QTY</u>	<u>COMMON / BOTANICAL NAME</u>
	PAN HEA	20	HEAVY METAL SWITCH GRASS PANICUM VIRGATUM 'HEAVY METAL'

32



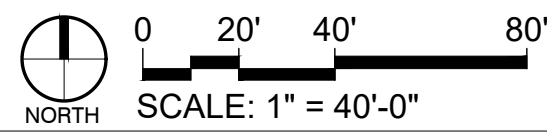
# TRANSPORT COLORADO INDUSTRIAL CAMPUS SITE PLAN

A PARCEL OF LAND LOCATED IN THE NORTHEAST QUARTER OF SECTION 28, TOWNSHIP 3 SOUTH,  
RANGE 64 WEST OF THE SIXTH PRINCIPAL MERIDIAN, CITY OF AURORA, COUNTY OF ADAMS, STATE OF COLORADO



## REFERENCE NOTES SCHEDULE

SYMBOL	DESCRIPTION	DETAIL
	(1-01) ROCK MULCH	
	(1-02) CONCRETE PAVEMENT	
	COLORED CONCRETE	
	(5-01) TRASH RECEPTACLE	7/LS501
	(5-02) BIKE RACK	8/LS501
	(5-03) BENCH	6/LS501
	(5-04) AMENITY SHADE STRUCTURE	2/LS502
	(5-05) 4-SEAT TABLE	3/LS502
	(5-06) STEEL EDGER	5/LS501
	NATIVE SEED	
	PEDESTRIAN/BUILDING LIGHTING	



## PLANT SCHEDULE

TREES	CODE	QTY	COMMON / BOTANICAL NAME
	ACE PLA	2	NORWAY MAPLE ACER PLATANOIDES
	ACE COL	2	COLUMNAR NORWAY MAPLE ACER PLATANOIDES 'COLUMNARE'
	ACE ABZ	1	AUTUMN BLAZE FREEMAN MAPLE ACER X FREEMANII 'JEFFERSRED'™
	CAT SPE	6	NORTHERN CATALPA CATALPA SPECIOSA
	CEL OCC	2	WESTERN HACKBERRY CELTIS OCCIDENTALIS
	GLE EYL	2	IMPERIAL HONEY LOCUST GLEDITSIA TRIACANTHOS INERMIS 'IMPERIAL'
	GLE SH2	9	SHADEMASTER LOCUST GLEDITSIA TRIACANTHOS INERMIS 'SHADEMASTER'
	GLE SKY	11	SKYLINE HONEY LOCUST GLEDITSIA TRIACANTHOS 'SKYLINE'
	QUE BIC	1	SWAMP WHITE OAK QUERCUS BICOLOR
	TIL COR	11	LITTLELEAF LINDEN TILIA CORDATA
EVERGREEN TREES	CODE	QTY	COMMON / BOTANICAL NAME
	JUN WIC	6	WICHITA BLUE JUNIPER JUNIPERUS SCOPULORUM WICHITA BLUE
	JUN SKY	11	SKYROCKET EASTERN REDCEDAR JUNIPERUS VIRGINIANA 'SKYROCKET'
	PIN PIN	8	PINYON PINE PINUS EDULIS
	PIN NIG	4	AUSTRIAN BLACK PINE PINUS NIGRA
ORNAMENTAL TREES	CODE	QTY	COMMON / BOTANICAL NAME
	CRA PHA	6	WASHINGTON HAWTHORN CRATAEGUS PHAENOPYRUM
	MAL SPR	5	SPRING SNOW CRABAPPLE MALUS X 'SPRING SNOW'
SHRUBS	CODE	QTY	COMMON / BOTANICAL NAME
	AMO LEA	14	LEADPLANT AMORPHA CANESCENS
	ARC PAN	30	PANCHITO MANZANITA ARCTOSTAPHYLOS X 'PANCHITO'
	CAR PYG	61	PYGMY PEASHRUB CARAGANA PYGMAEA
	COR KLS	6	KELSEY'S DWARF RED TWIG DOGWOOD CORNUS SERICEA 'KELSEY'
	COR FL2	8	YELLOW TWIG DOGWOOD CORNUS SERICEA 'FLAVIRAMEA'
	COR ACT	44	ARCTIC FIRE REDTWIG DOGWOOD CORNUS STOLONIFERA 'ARCTIC FIRE'
	CYT SP2	187	SPANISH GOLD BROOM CYTISUS PURGANS 'SPANISH GOLD'
	ERI SP3	85	DWARF BLUE RABBITBRUSH ERICAMERIA NAUSEOSA SPECIOSA
	EUO COM	157	COMPACT BURNING BUSH EUONYMUS ALATUS 'COMPACTUS'
	LIG LOD	14	LODENSE PRIVET LIGUSTRUM VULGARE 'LODENSE'
	PER ATR	149	RUSSIAN SAGE PEROVSKIA ATRIPLICIFOLIA
	RHU GRO	25	GRO-LOW FRAGRANT SUMAC RHUS AROMATICA 'GRO-LOW'
	YUC BAC	14	BANANA YUCCA YUCCA BACCATA

OWNER / INVESTOR:



PROJECT TEAM:



1521 15TH STREET,  
DENVER, COLORADO 80202  
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## TRANSPORT COLORADO INDUSTRIAL CAMPUS SITE PLAN

REVISIONS:

No.	DATE	DESCRIPTION	BY

DESIGNED BY:

DRAWN BY:

CHECKED BY:

SEAL:

NOT FOR  
CONSTRUCTION

DATE ISSUED:

1/6/2022

SHEET TITLE:

LANDSCAPE PLAN

CASE NUMBER: DA-1793-16

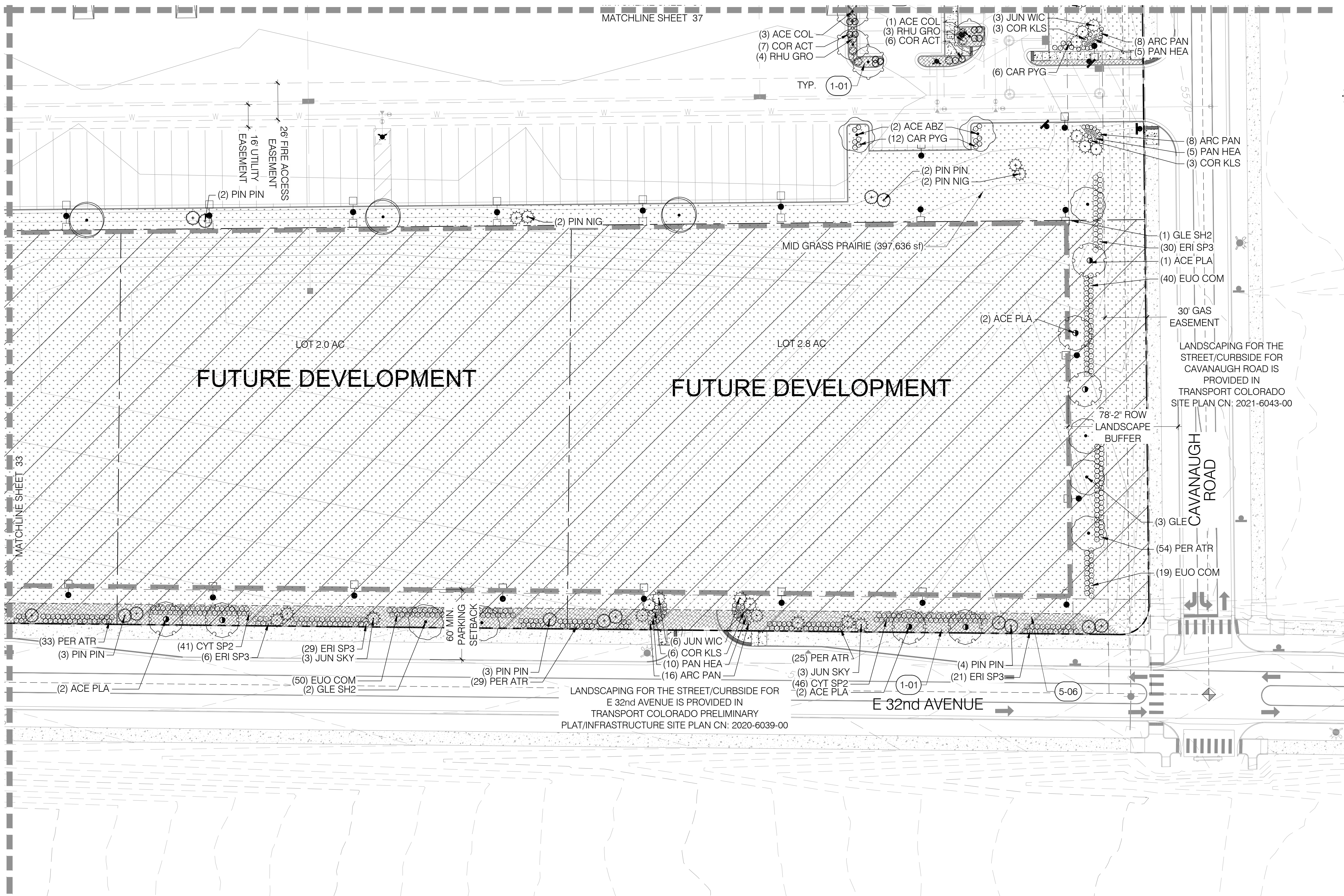
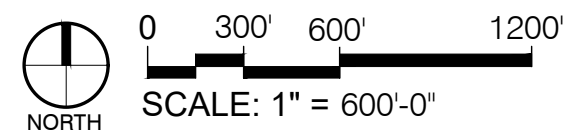
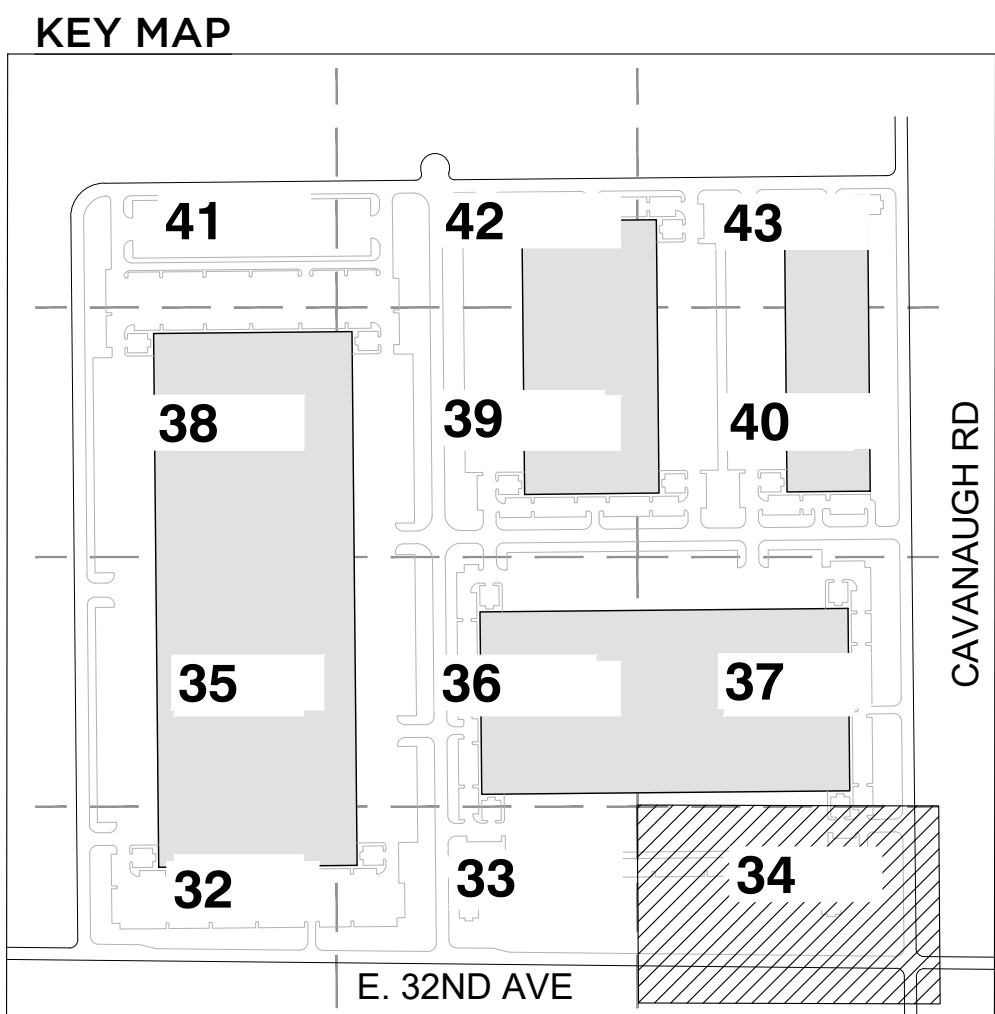
SHEET NUMBER:

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# TRANSPORT COLORADO INDUSTRIAL CAMPUS SITE PLAN

A PARCEL OF LAND LOCATED IN THE NORTHEAST QUARTER OF SECTION 28, TOWNSHIP 3 SOUTH,  
RANGE 64 WEST OF THE SIXTH PRINCIPAL MERIDIAN, CITY OF AURORA, COUNTY OF ADAMS, STATE OF COLORADO



## PLANT SCHEDULE

TREES	CODE	QTY	COMMON / BOTANICAL NAME
	ACE PLA	7	NORWAY MAPLE ACER PLATANOIDES
	ACE COL	4	COLUMNAR NORWAY MAPLE ACER PLATANOIDES 'COLUMNARE'
	ACE ABZ	2	AUTUMN BLAZE FREEMAN MAPLE ACER X FREEMANII 'JEFFERSRED' TM
	GLE SH2	6	SHADEMASTER LOCUST GLEDITSIA TRIACANTHOS INERMIS 'SHADEMASTER'
	GLE SKY	6	SKYLINE HONEY LOCUST GLEDITSIA TRIACANTHOS 'SKYLINE'

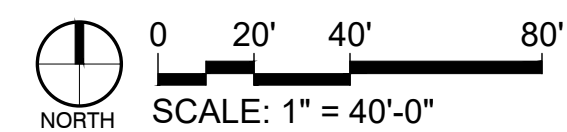
EVERGREEN TREES	CODE	QTY	COMMON / BOTANICAL NAME
	JUN WIC	9	WICHITA BLUE JUNIPER JUNIPERUS SCOPULORUM 'WICHITA BLUE'
	JUN SKY	6	SKYROCKET EASTERN REDCEDAR JUNIPERUS VIRGINIANA 'SKYROCKET'

SHRUBS	CODE	QTY	COMMON / BOTANICAL NAME
	ARC PAN	32	PANCHITO MANZANITA ARCTOSTAPHYLOS X 'PANCHITO'
	CAR PYG	18	PYGMY PEASHRUB CARAGANA PYGMAEA
	COR KLS	12	KELSEY'S DWARF RED TWIG DOGWOOD CORNUS SERICEA 'KELSEY'
	COR ACT	13	ARCTIC FIRE REDTWIG DOGWOOD CORNUS STOLONIFERA 'ARCTIC FIRE'
	CYT SP2	87	SPANISH GOLD BROOM CYTISUS PURGANS 'SPANISH GOLD'
	ERI SP3	86	DWARF BLUE RABBITBRUSH ERICAMERIA NAUSEOSA SPECIOSA
	EUO COM	109	COMPACT BURNING BUSH EUONYMUS ALATUS 'COMPACTUS'
	PER ATR	141	RUSSIAN SAGE PEROVSKIA ATRIPLICIFOLIA
	RHU GRO	7	GRO-LOW FRAGRANT SUMAC RHUS AROMATICA 'GRO-LOW'

GRASSES	CODE	QTY	COMMON / BOTANICAL NAME
	PAN HEA	20	HEAVY METAL SWITCH GRASS PANICUM VIRGATUM 'HEAVY METAL'

## REFERENCE NOTES SCHEDULE

SYMBOL	DESCRIPTION	DETAIL
	1-01 ROCK MULCH	
	1-02 CONCRETE PAVEMENT	
	COLORED CONCRETE	
	5-01 TRASH RECEPTACLE	7/LS501
	5-02 BIKE RACK	8/LS501
	5-03 BENCH	6/LS501
	5-04 AMENITY SHADE STRUCTURE	2/LS502
	5-05 4-SEAT TABLE	3/LS502
	5-06 STEEL EDGER	5/LS501
	NATIVE SEED	
	PEDESTRIAN/BUILDING LIGHTING	
	SITE LIGHTING	



OWNER / INVESTOR:

Port Colorado

PROJECT TEAM:

STREAM

Dig Studio 1521 15TH STREET,  
DENVER, COLORADO 80202  
P: 720.328.1986  
DIGSTUDIO.COM

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303.431.6100 MARTINMARTIN.COM

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ecture

## TRANSPORT COLORADO INDUSTRIAL CAMPUS SITE PLAN

REVISIONS:			
No.	DATE	DESCRIPTION	BY

DESIGNED BY:  
DRAWN BY:  
CHECKED BY:  
SEAL:

NOT FOR  
CONSTRUCTION

DATE ISSUED:  
1/6/2022

SHEET TITLE:  
**LANDSCAPE PLAN**

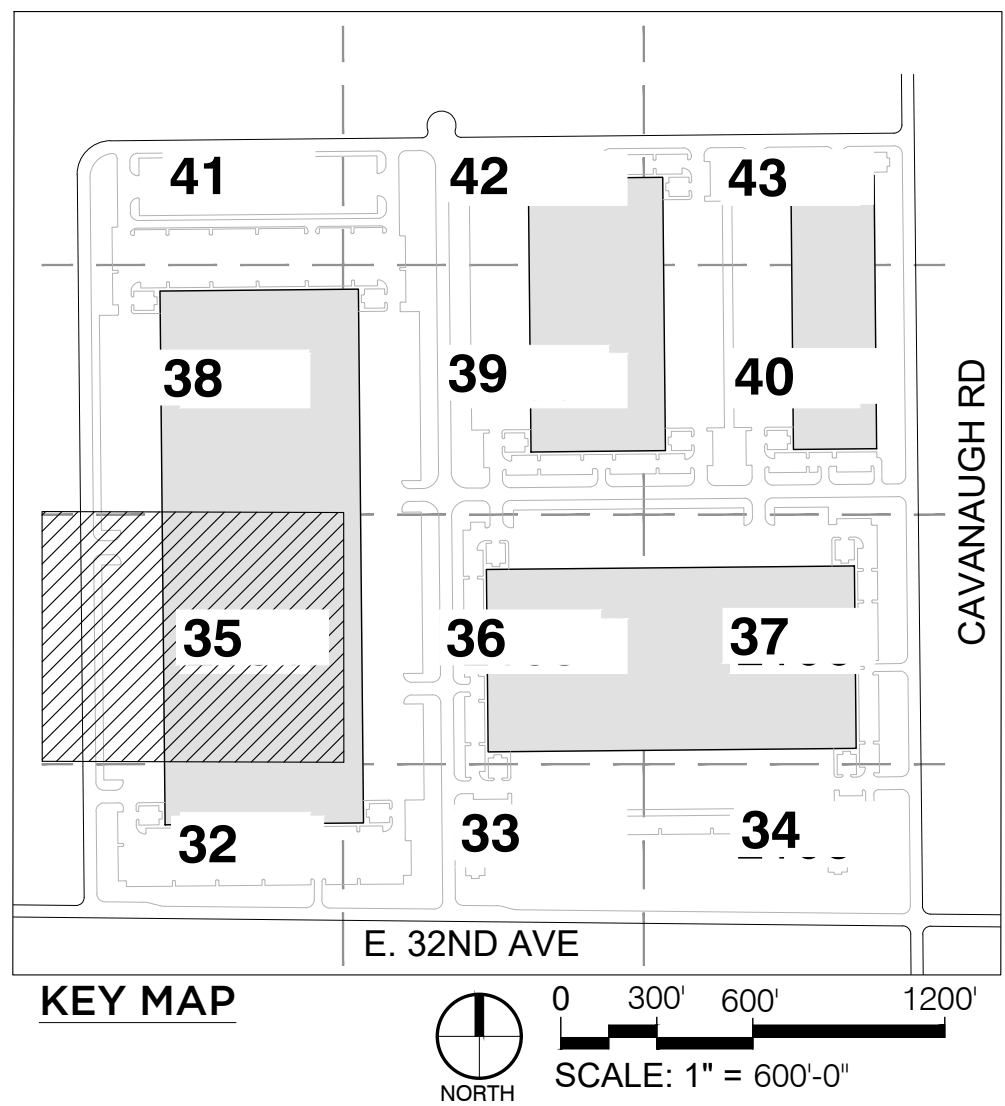
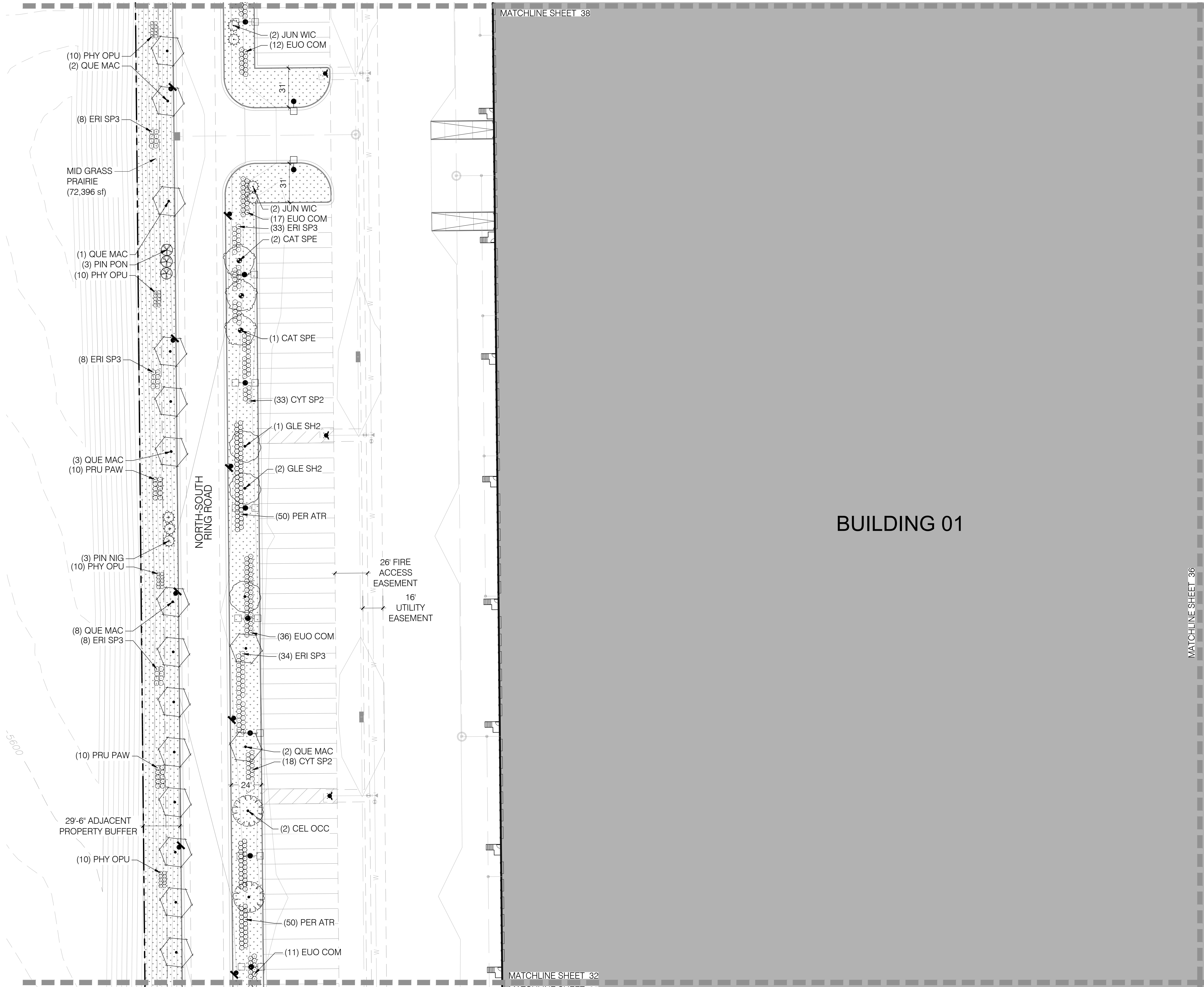
CASE NUMBER: DA-1793-16

SHEET NUMBER:



# TRANSPORT COLORADO INDUSTRIAL CAMPUS SITE PLAN

A PARCEL OF LAND LOCATED IN THE NORTHEAST QUARTER OF SECTION 28, TOWNSHIP 3 SOUTH,  
RANGE 64 WEST OF THE SIXTH PRINCIPAL MERIDIAN, CITY OF AURORA, COUNTY OF ADAMS, STATE OF COLORADO

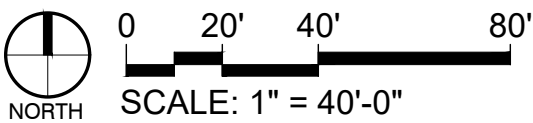


## PLANT SCHEDULE

TREES	CODE	QTY	COMMON / BOTANICAL NAME
	CAT SPE	3	NORTHERN CATALPA CATALPA SPECIOSA
	CEL OCC	2	WESTERN HACKBERRY CELTIS OCCIDENTALIS
	GLE SH2	3	SHADEMASTER LOCUST GLEDITSIA TRIACANTHOS INERMIS 'SHADEMASTER'
	QUE MAC	16	BURR OAK QUERCUS MACROCARPA
EVERGREEN TREES	CODE	QTY	COMMON / BOTANICAL NAME
	JUN WIC	4	WICHITA BLUE JUNIPER JUNIPERUS SCOPULORUM 'WICHITA BLUE'
	PIN NIG	3	AUSTRIAN BLACK PINE PINUS NIGRA
	PIN PON	3	PONDEROSA PINE PINUS PONDEROSA
SHRUBS	CODE	QTY	COMMON / BOTANICAL NAME
	CYT SP2	51	SPANISH GOLD BROOM CYTISUS PURGANS 'SPANISH GOLD'
	ERI SP3	91	DWARF BLUE RABBITBRUSH ERICAMERIA NAUSEOSA SPECIOSA
	EUO COM	81	COMPACT BURNING BUSH EUONYMUS ALATUS 'COMPACTUS'
	PER ATR	100	RUSSIAN SAGE PEROVSKIA ATRIPLICIFOLIA
	PHY OPU	40	YELLOW NINEBARK PHYSOCARPUS OPULIFOLIUS 'DART'S GOLD'
	PRU PAW	20	PAWNEE BUTTES SAND CHERRY PRUNUS BESSEYI 'P0115' TM

## REFERENCE NOTES SCHEDULE

SYMBOL	DESCRIPTION	DETAIL
	1-01 ROCK MULCH	
	1-02 CONCRETE PAVEMENT	
	COLORED CONCRETE	
	5-01 TRASH RECEPTACLE	7/LS501
	5-02 BIKE RACK	8/LS501
	5-03 BENCH	6/LS501
	5-04 AMENITY SHADE STRUCTURE	2/LS502
	5-05 4-SEAT TABLE	3/LS502
	5-06 STEEL EDGER	5/LS501
	NATIVE SEED	
	PEDESTRIAN/BUILDING LIGHTING	
	SITE LIGHTING	



OWNER / INVESTOR:  
**Port Colorado**

PROJECT TEAM:  
**STREAM**  
**Dig Studio** 1521 15TH STREET,  
DENVER, COLORADO 80202  
P: 720.328.1986  
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**MARTIN/MARTIN**  
CONSULTING ENGINEERS  
12499 WEST COLFAX AVENUE, LAKEWOOD, COLORADO 80215  
303.431.6100 MARTINMARTIN.COM

**powers  
brown  
archi  
ecture**

## TRANSPORT COLORADO INDUSTRIAL CAMPUS SITE PLAN

### REVISIONS:

No.	DATE	DESCRIPTION	BY

DESIGNED BY:  
DRAWN BY:  
CHECKED BY:

SEAL:

**NOT FOR  
CONSTRUCTION**

DATE ISSUED:  
1/6/2022

SHEET TITLE:  
**LANDSCAPE PLAN**

CASE NUMBER: DA-1793-16

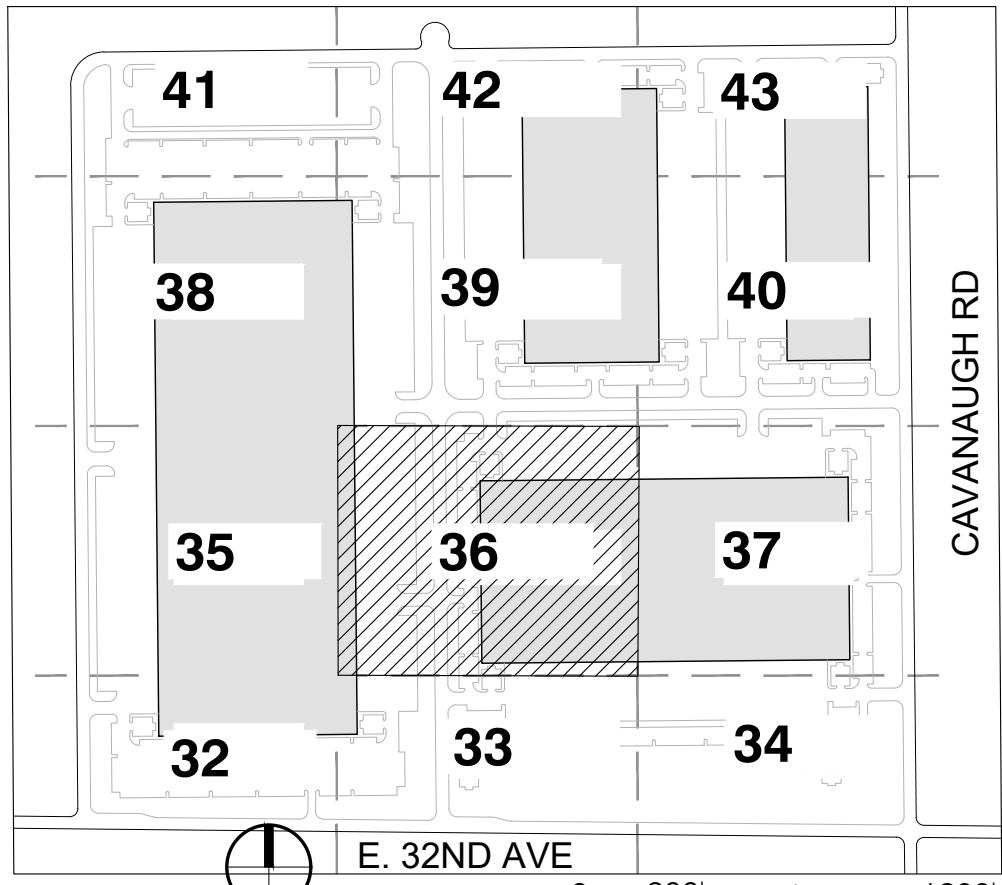
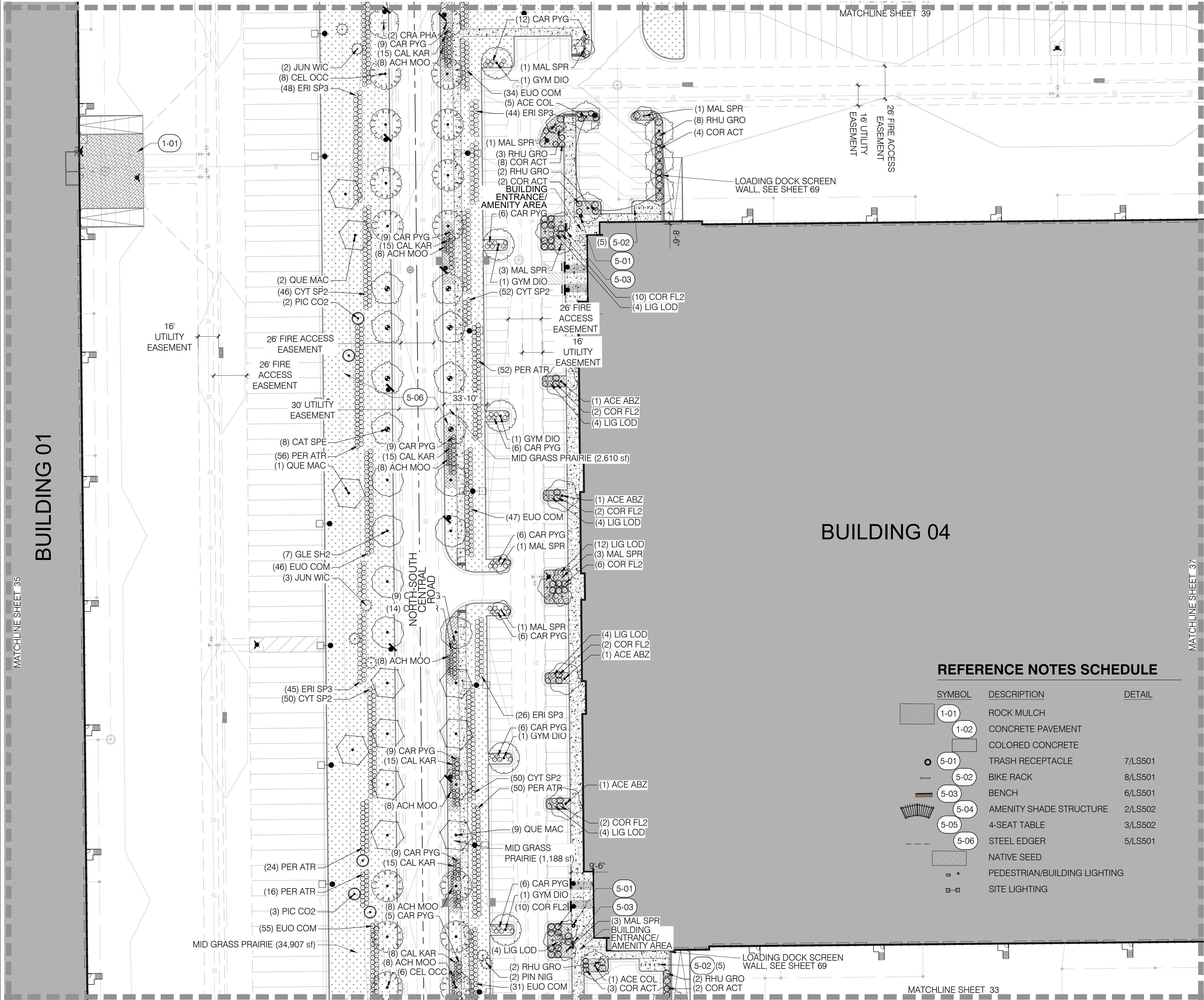
SHEET NUMBER:

**35**



# TRANSPORT COLORADO INDUSTRIAL CAMPUS SITE PLAN

A PARCEL OF LAND LOCATED IN THE NORTHEAST QUARTER OF SECTION 28, TOWNSHIP 3 SOUTH,  
RANGE 64 WEST OF THE SIXTH PRINCIPAL MERIDIAN, CITY OF AURORA, COUNTY OF ADAMS, STATE OF COLORADO



## PLANT SCHEDULE

TREES	CODE	QTY	COMMON / BOTANICAL NAME
	ACE COL	6	COLUMNAR NORWAY MAPLE ACER PLATANOIDES 'COLUMNARE'
	ACE ABZ	4	AUTUMN BLAZE FREEMAN MAPLE ACER X FREEMANII 'JEFFERSRED' TM
	CAT SPE	8	NORTHERN CATALPA CATALPA SPECIOSA
	CEL OCC	14	WESTERN HACKBERRY CELTIS OCCIDENTALIS
	GLE SH2	7	SHADEMASTER LOCUST GLEDTISIA TRIACANTHOS INERMIS 'SHADEMASTER'
	GYM DIO	5	KENTUCKY COFFEETREE GYMNOCLADUS DIOICA 'ESPRESSO'
	QUE MAC	12	BURR OAK QUERCUS MACROCARPA
EVERGREEN TREES	CODE	QTY	COMMON / BOTANICAL NAME
	JUN WIC	5	WICHITA BLUE JUNIPER JUNIPERUS SCOPULORUM 'WICHITA BLUE'
	PIC CO2	5	COLORADO SPRUCE PICEA PUNGENS
	PIN NIG	2	AUSTRIAN BLACK PINE PINUS NIGRA
ORNAMENTAL TREES	CODE	QTY	COMMON / BOTANICAL NAME
	CRA PHA	2	WASHINGTON HAWTHORN CRATAEGUS PHAENOPYRUM
	MAL SPR	14	SPRING SNOW CRABAPPLE MALUS X 'SPRING SNOW'
SHRUBS	CODE	QTY	COMMON / BOTANICAL NAME
	CAR PYG	108	PYGMY PEASHRUB CARAGANA PYGMAEA
	COR FL2	34	YELLOW TWIG DOGWOOD CORNUS SERICEA 'FLAVIRAMEA'
	COR ACT	19	ARCTIC FIRE REDTWIG DOGWOOD CORNUS STOLONIFERA 'ARCTIC FIRE'
	CYT SP2	198	SPANISH GOLD BROOM CYTISUS PURGANS 'SPANISH GOLD'
	ERI SP3	163	DWARF BLUE RABBITBRUSH ERICAMERIA NAUSEOSA SPECIOSA
	EUO COM	221	COMPACT BURNING BUSH EUONYMUS ALATUS 'COMPACTUS'
	LIG LOD	36	LODENSE PRIVET LIGUSTRUM VULGARE 'LODENSE'
	PER ATR	198	RUSSIAN SAGE PEROVSKIA ATRIPLICIFOLIA
	RHU GRO	17	GRO-LOW FRAGRANT SUMAC RHUS AROMATICA 'GRO-LOW'
GRASSES	CODE	QTY	COMMON / BOTANICAL NAME
	CAL KAR	99	KARL FOERSTER FEATHER REED GRASS CALAMAGROSTIS X ACUTIFLORA 'KARL FOERSTER'
PERENNIALS	CODE	QTY	COMMON / BOTANICAL NAME
	ACH MOO	56	MOONSHINE YARROW ACHILLEA X 'MOONSHINE'

## REFERENCE NOTES SCHEDULE

SYMBOL	DESCRIPTION	DETAIL
	1-01 ROCK MULCH	
	1-02 CONCRETE PAVEMENT	
	COLORED CONCRETE	
	5-01 TRASH RECEPTACLE	7/LS501
	5-02 BIKE RACK	8/LS501
	5-03 BENCH	6/LS501
	5-04 AMENITY SHADE STRUCTURE	2/LS502
	5-05 4-SEAT TABLE	3/LS502
	5-06 STEEL EDGER	5/LS501
	NATIVE SEED	
	PEDESTRIAN/BUILDING LIGHTING	
	SITE LIGHTING	

OWNER / INVESTOR:



PROJECT TEAM:



1521 15TH STREET,  
DENVER, COLORADO 80202  
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## TRANSPORT COLORADO INDUSTRIAL CAMPUS SITE PLAN

REVISIONS:

No.	DATE	DESCRIPTION	BY

DESIGNED BY:

DRAWN BY:

CHECKED BY:

SEAL:

NOT FOR  
CONSTRUCTION

DATE ISSUED:

1/6/2022

SHEET TITLE:

LANDSCAPE PLAN

CASE NUMBER: DA-1793-16

SHEET NUMBER:

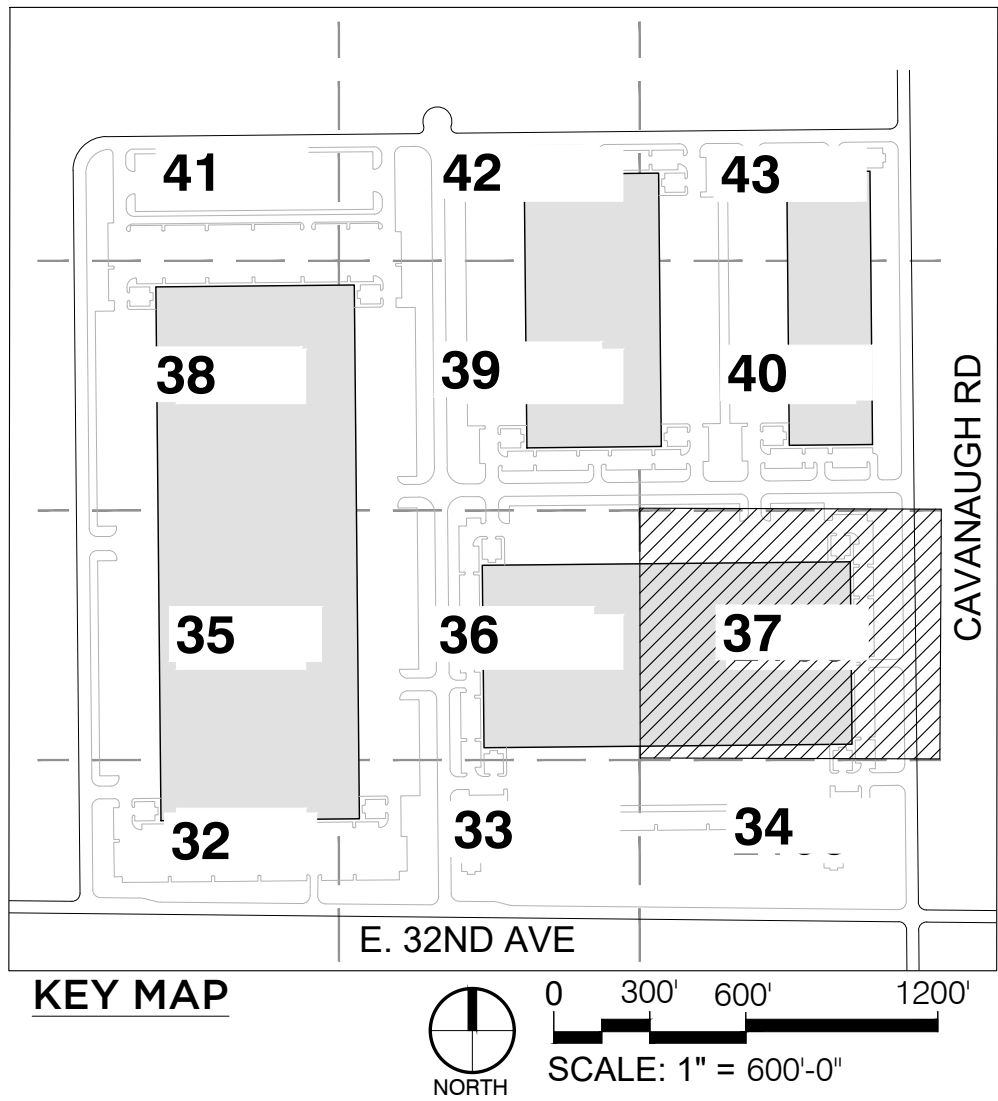
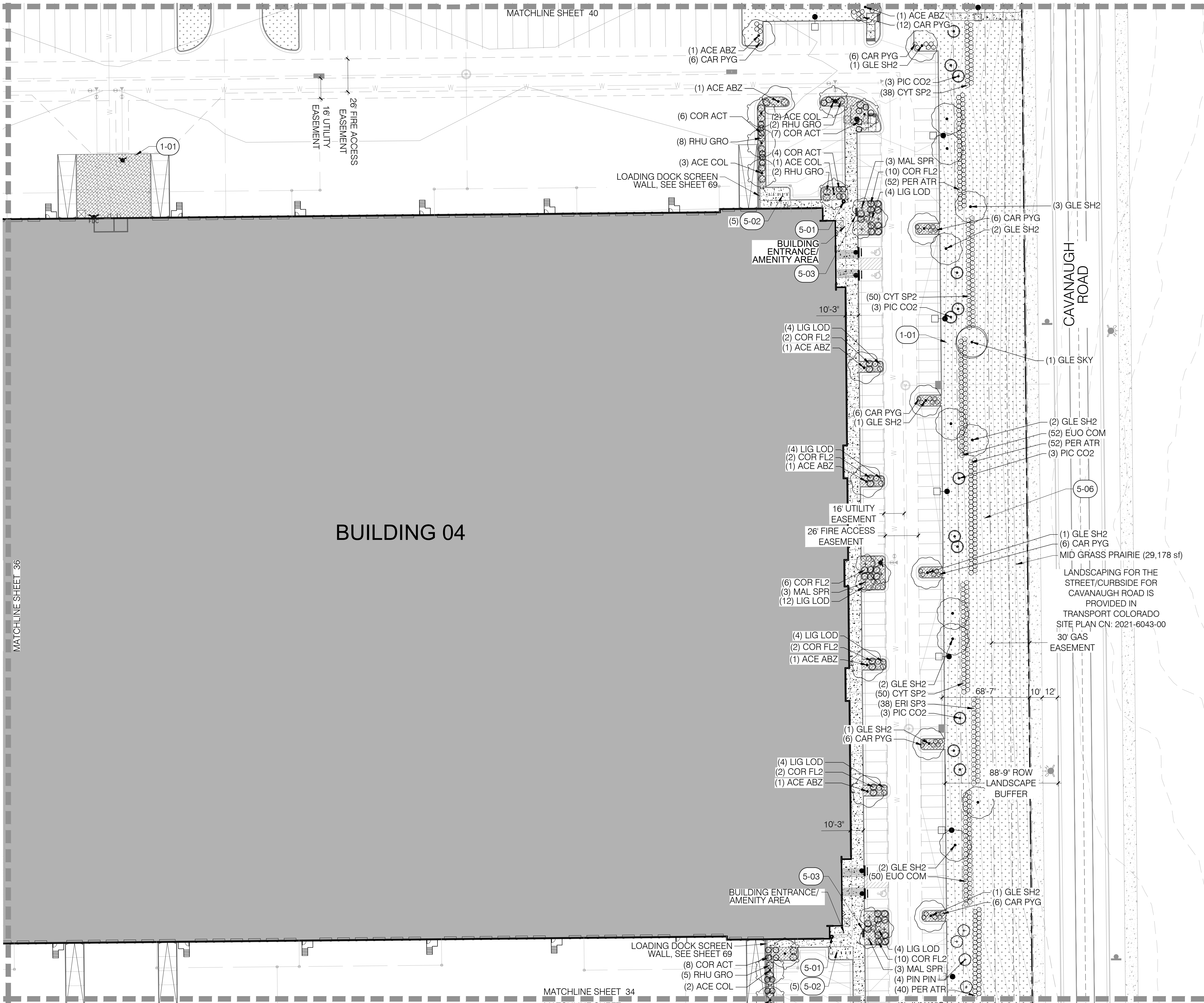
36



# TRANSPORT COLORADO INDUSTRIAL CAMPUS

## SITE PLAN

A PARCEL OF LAND LOCATED IN THE NORTHEAST QUARTER OF SECTION 28, TOWNSHIP 3 SOUTH,  
RANGE 64 WEST OF THE SIXTH PRINCIPAL MERIDIAN, CITY OF AURORA, COUNTY OF ADAMS, STATE OF COLORADO



### PLANT SCHEDULE

TREES	CODE	QTY	COMMON / BOTANICAL NAME
	ACE COL	8	COLUMNAR NORWAY MAPLE ACER PLATANOIDES 'COLUMNARE'
	ACE ABZ	7	AUTUMN BLAZE FREEMAN MAPLE ACER X FREEMANII 'JEFFERSRED' TM
	GLE SH2	16	SHADEMASTER LOCUST GLEDITSIA TRIACANTHOS 'INERMIS' 'SHADEM'
	GLE SKY	2	SKYLINE HONEY LOCUST GLEDITSIA TRIACANTHOS 'SKYLINE'
EVERGREEN TREES	CODE	QTY	COMMON / BOTANICAL NAME
	PIC CO2	12	COLORADO SPRUCE PICEA PUNGENS
	PIN PIN	4	PINYON PINE PINUS EDULIS
ORNAMENTAL TREES	CODE	QTY	COMMON / BOTANICAL NAME
	MAL SPR	9	SPRING SNOW CRABAPPLE MALUS X 'SPRING SNOW'
SHRUBS	CODE	QTY	COMMON / BOTANICAL NAME
	CAR PYG	51	PYGMY PEASHRUB CARAGANA PYGMAEA
	COR FL2	34	YELLOW TWIG DOGWOOD CORNUS SERICEA 'FLAVIRAMEA'
	COR ACT	25	ARCTIC FIRE REDTWIG DOGWOOD CORNUS STOLONIFERA 'ARCTIC FIRE'
	CYT SP2	131	SPANISH GOLD BROOM CYTISUS PURGANS 'SPANISH GOLD'
	ERI SP3	38	DWARF BLUE RABBITBRUSH ERICAMERIA NAUSEOSA SPECIOSA
	EUO COM	102	COMPACT BURNING BUSH EUONYMUS ALATUS 'COMPACTUS'
	LIG LOD	36	LODENSE PRIVET LIGUSTRUM VULGARE 'LODENSE'
	PER ATR	144	RUSSIAN SAGE PEROVSKIA ATRIPLICIFOLIA
	RHU GRO	17	GRO-LOW FRAGRANT SUMAC RHUS AROMATICA 'GRO-LOW'

### REFERENCE NOTES SCHEDULE

SYMBOL	DESCRIPTION	DETAIL
	ROCK MULCH	
	CONCRETE PAVEMENT	
	COLORED CONCRETE	
	TRASH RECEPTACLE	7/LS501
	BIKE RACK	8/LS501
	BENCH	6/LS501
	AMENITY SHADE STRUCTURE	2/LS502
	4-SEAT TABLE	3/LS502
	STEEL EDGER	5/LS501
	NATIVE SEED	
	PEDESTRIAN/BUILDING LIGHTING	
	SITE LIGHTING	

OWNER / INVESTOR:  
**Port Colorado**

PROJECT TEAM:  
**STREAM**  
**Dig Studio** 1521 15TH STREET,  
DENVER, COLORADO 80202  
P: 720.328.1986  
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**MARTIN/MARTIN**  
CONSULTING ENGINEERS  
12499 WEST COLFAX AVENUE, LAKEWOOD, COLORADO 80215  
303.431.6100 MARTINMARTIN.COM

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ecture**

## TRANSPORT COLORADO INDUSTRIAL CAMPUS SITE PLAN

### REVISIONS:

No.	DATE	DESCRIPTION	BY

DESIGNED BY:  
DRAWN BY:  
CHECKED BY:

SEAL:

**NOT FOR  
CONSTRUCTION**

DATE ISSUED:  
1/6/2022

SHEET TITLE:

**LANDSCAPE PLAN**

CASE NUMBER: DA-1793-16

SHEET NUMBER:

**37**

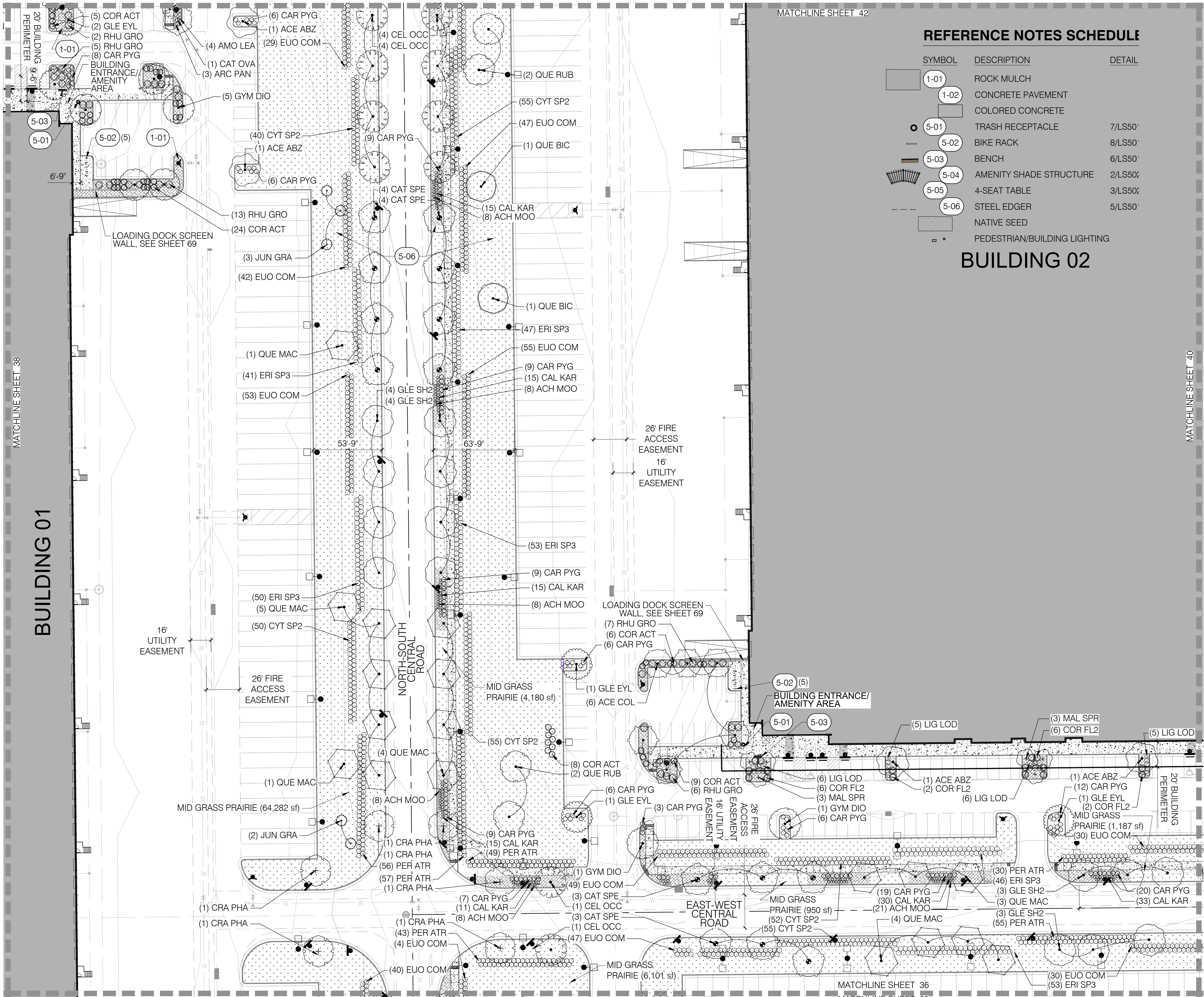






TRANSPORT COLORADO INDUSTRIAL CAMPUS  
SITE PLAN

A PARCEL OF LAND LOCATED IN THE NORTHEAST QUARTER OF SECTION 28, TOWNSHIP 3 SOUTH,  
RANGE 64 WEST OF THE SIXTH PRINCIPAL MERIDIAN, CITY OF AURORA, COUNTY OF ADAMS, STATE OF COLORADO



REFERENCE NOTES SCHEDULE

SYMBOL	DESCRIPTION	DETAIL
1-01	ROCK MULCH	
1-02	CONCRETE PAVEMENT	
	COLORADO CONCRETE	
5-01	TRASH RECEPTACLE	7/LS50'
5-02	BIKE RACK	8/LS50'
5-03	BENCH	6/LS50'
5-04	AMENITY SHADE STRUCTURE	2/LS50'
5-05	4-SEAT TABLE	3/LS50'
5-06	STEEL EDGER	5/LS50'
	NATIVE SEED	
	PEDESTRIAN/BUILDING LIGHTING	

BUILDING 02



KEY MAP

PLANT SCHEDULE

TREES	CODE	QTY	COMMON / BOTANICAL NAME
	ACE COL	6	COLUMNAR NORWAY MAPLE ACER PLATANOIDES 'COLUMNARE'
	ACE ABZ	4	AUTUMN BLAZE FREEMAN MAPLE ACER X FREEMANII 'JEFFERSRED' TM
	CAT OVA	1	CHINESE CATALPA CATALPA OVATA
	CAT SPE	14	NORTHERN CATALPA CATALPA SPECIOSA
	CEL OCC	10	WESTERN HACKBERRY CELTIS OCCIDENTALIS
	GLE EYL	5	IMPERIAL HONEY LOCUST GLEDTISIA TRIACANTHOS INERMIS 'IMPERIAL'
	GLE SH2	14	SHADEMASTER LOCUST GLEDTISIA TRIACANTHOS INERMIS 'SHADEMASTER'
	GYM DIO	8	KENTUCKY COFFEETREE GYMNOCLADUS DIOICA 'ESPRESSO'
	QUE BIC	2	SWAMP WHITE OAK QUERCUS BICOLOR
	QUE MAC	19	BURR OAK QUERCUS MACROCARPA
	QUE RUB	4	RED OAK QUERCUS RUBRA
EVERGREEN TREES	CODE	QTY	COMMON / BOTANICAL NAME
	JUN GRA	5	GRAY GLEAM JUNIPER JUNIPERUS SCOPULORUM 'GRAY GLEAM'
ORNAMENTAL TREES	CODE	QTY	COMMON / BOTANICAL NAME
	CRA PHA	6	WASHINGTON HAWTHORN CRATAEGUS PHAENOPYRUM
	MAL SPR	6	SPRING SNOW CRABAPPLE MALUS X 'SPRING SNOW'
	AMO LEA	4	LEADPLANT AMORPHA CANESCENS
	ARC PAN	3	PANCHITO MANZANITA ARCTOSTAPHYLOS X 'PANCHITO'
	CAR PYG	123	PYGMY PEASHRUB CARAGANA PYGMAEA
	COR FL2	16	YELLOW TWIG DOGWOOD CORNUS SERICEA 'FLAVIRAMEA'
	COR ACT	52	ARCTIC FIRE REDTWIG DOGWOOD CORNUS STOLONIFERA 'ARCTIC FIRE'
	CYT SP2	307	SPANISH GOLD BROOM CYTISUS PURGANS 'SPANISH GOLD'
	ERI SP3	290	DWARF BLUE RABBITBRUSH ERICAMERIA NAUSEOSA SPECIOSA
	EUO COM	424	COMPACT BURNING BUSH EUONYMUS ALATUS 'COMPACTUS'
	LIG LOD	22	LODENSE PRIVET LIGUSTRUM VULGARE 'LODENSE'
	PER ATR	290	RUSSIAN SAGE PEROVSKIA ATRIPLICIFOLIA
	RHU GRO	33	GRO-LOW FRAGRANT SUMAC RHUS AROMATICA 'GRO-LOW'
GRASSES	CODE	QTY	COMMON / BOTANICAL NAME
	CAL KAR	113	KARL FOERSTER FEATHER REED GRASS CALAMAGROSTIS X ACUTIFLORA 'KARL FOERSTER'
PERENNIALS	CODE	QTY	COMMON / BOTANICAL NAME
	ACH MOO	69	MOONSHINE YARROW ACHILLEA X 'MOONSHINE'

OWNER / INVESTOR:  
**Port Colorado**

PROJECT TEAM:  
**STREAM**  
**Dig Studio** 1521 15TH STREET,  
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303.431.6100 MARTINMARTIN.COM

**powers brown architecture**

TRANSPORT COLORADO  
INDUSTRIAL CAMPUS  
SITE PLAN

REVISIONS:

No.	DATE	DESCRIPTION	BY

DESIGNED BY:  
DRAWN BY:  
CHECKED BY:  
SEAL:

NOT FOR  
CONSTRUCTION

DATE ISSUED:  
1/6/2022

SHEET TITLE:  
**LANDSCAPE PLAN**

CASE NUMBER: DA-1793-16

SHEET NUMBER:

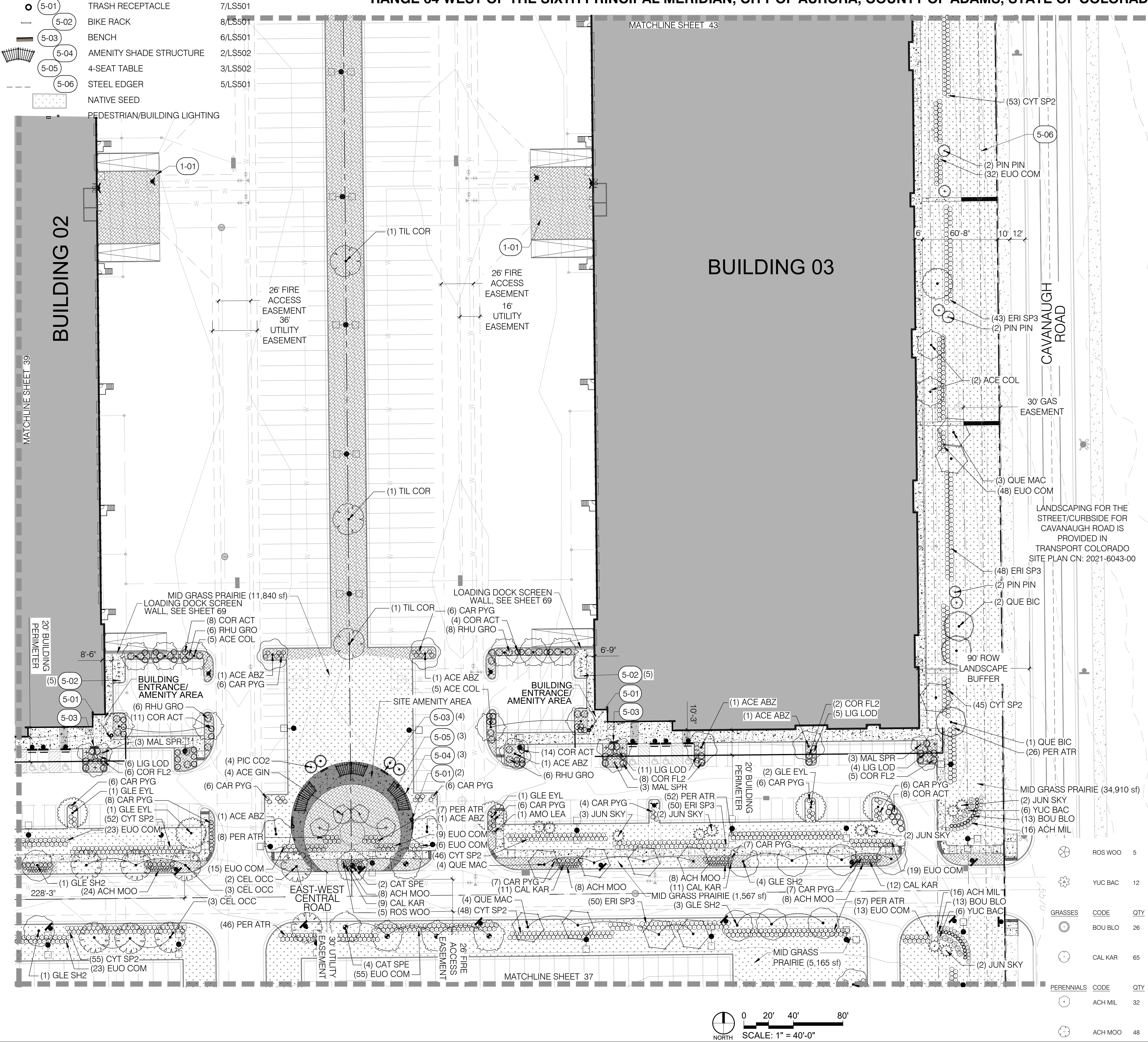


REFERENCE NOTES SCHEDULE

SYMBOL	DESCRIPTION	DETAIL
1-01	ROCK MULCH	
1-02	CONCRETE PAVEMENT	
	COLORED CONCRETE	
5-01	TRASH RECEPTACLE	7/LS501
5-02	BIKE RACK	8/LS501
5-03	BENCH	6/LS501
5-04	AMENITY SHADE STRUCTURE	2/LS502
5-05	4-SEAT TABLE	3/LS502
5-06	STEEL EDGER	5/LS501
	NATIVE SEED	
	PEDESTRIAN/BUILDING LIGHTING	

TRANSPORT COLORADO INDUSTRIAL CAMPUS  
SITE PLAN

A PARCEL OF LAND LOCATED IN THE NORTHEAST QUARTER OF SECTION 28, TOWNSHIP 3 SOUTH,  
RANGE 64 WEST OF THE SIXTH PRINCIPAL MERIDIAN, CITY OF AURORA, COUNTY OF ADAMS, STATE OF COLORADO



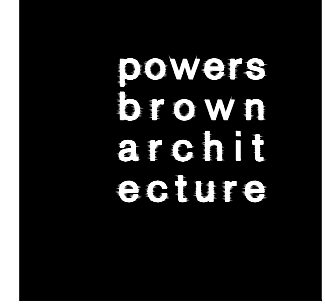
PLANT SCHEDULE

TREES	CODE	QTY	COMMON / BOTANICAL NAME
	ACE COL	12	COLUMNAR NORWAY MAPLE ACER PLATANOIDES 'COLUMNARE'
	ACE ABZ	7	AUTUMN BLAZE FREEMAN MAPLE ACER X FREEMANII 'JEFFERSRED' TM
	CAT SPE	6	NORTHERN CATALPA CATALPA SPECIOSA
	CEL OCC	8	WESTERN HACKBERRY CELTIS OCCIDENTALIS
	GLE EYL	5	IMPERIAL HONEY LOCUST GLEDTISIA TRIACANTHOS INERMIS 'IMPERIAL'
	GLE SH2	9	SHADEMASTER LOCUST GLEDTISIA TRIACANTHOS INERMIS 'SHADEMASTER'
	GYM DIO	3	KENTUCKY COFFEETREE GYMNOCLADUS DIOICA 'ESPRESSO'
	QUE BIC	3	SWAMP WHITE OAK QUERCUS BICOLOR
	QUE MAC	11	BURR OAK QUERCUS MACROCARPA
	TIL COR	3	LITTLELEAF LINDEN TILIA CORDATA
EVERGREEN TREES	CODE	QTY	COMMON / BOTANICAL NAME
	JUN SKY	11	SKYROCKET EASTERN REDCEDAR JUNIPERUS VIRGINIANA 'SKYROCKET'
	PIC CO2	4	COLORADO SPRUCE PICEA PUNGENS
	PIN PIN	6	PINYON PINE PINUS EDULIS
ORNAMENTAL TREES	CODE	QTY	COMMON / BOTANICAL NAME
	ACE GIN	4	AMUR MAPLE ACER GINNALA
	MAL SPR	9	SPRING SNOW CRABAPPLE MALUS X SPRING SNOW
SHRUBS	CODE	QTY	COMMON / BOTANICAL NAME
	AMO LEA	1	LEADPLANT AMORPHA CANESCENS
	CAR PYG	97	PYGMY PEASHRUB CARAGANA PYGMAEA
	COR FL2	21	YELLOW TWIG DOGWOOD CORNUS SERICEA 'FLAVIRAMEA'
	COR ACT	45	ARCTIC FIRE REDTIG DOGWOOD CORNUS STOLONIFERA 'ARCTIC FIRE'
	CYT SP2	289	SPANISH GOLD BROOM CYTISUS PURGANS 'SPANISH GOLD'
	ERI SP3	191	DWARF BLUE RABBITBRUSH ERICAMERIA NAUSEOSA SPECIOSA
	EUO COM	242	COMPACT BURNING BUSH EUONYMUS ALATUS 'COMPACTUS'
	LIG LOD	26	LODENSE PRIVET LIGUSTRUM VULGARE 'LODENSE'
	PER ATR	196	RUSSIAN SAGE PEROVSKIA ATRIPLICIFOLIA
	RHU GRO	26	GRO-LOW FRAGRANT SUMAC RHUS AROMATICA 'GRO-LOW'
GRASSES	CODE	QTY	COMMON / BOTANICAL NAME
	BOU BLO	26	BLONDE AMBITION BLUE GRAMA BOUETLOUA GRACILIS 'BLONDE AMBITION'
	CAL KAR	65	KARL FOERSTER FEATHER REED GRASS CALAMAGROSTIS X ACUTIFLORA 'KARL FOERSTER'
PERENNIALS	CODE	QTY	COMMON / BOTANICAL NAME
	ACH MIL	32	COMMON YARROW ACHILLEA MILLEFOLIUM
	ACH MOO	48	MOONSHINE YARROW ACHILLEA X 'MOONSHINE'

OWNER / INVESTOR:  
**Port Colorado**

PROJECT TEAM:  
**STREAM**  
**Dig Studio** 1521 15TH STREET,  
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**MARTIN/MARTIN**  
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TRANSPORT COLORADO  
INDUSTRIAL CAMPUS  
SITE PLAN

REVISIONS:			
No.	DATE	DESCRIPTION	BY

DESIGNED BY:  
DRAWN BY:  
CHECKED BY:  
SEAL:

NOT FOR  
CONSTRUCTION

DATE ISSUED:  
1/6/2022

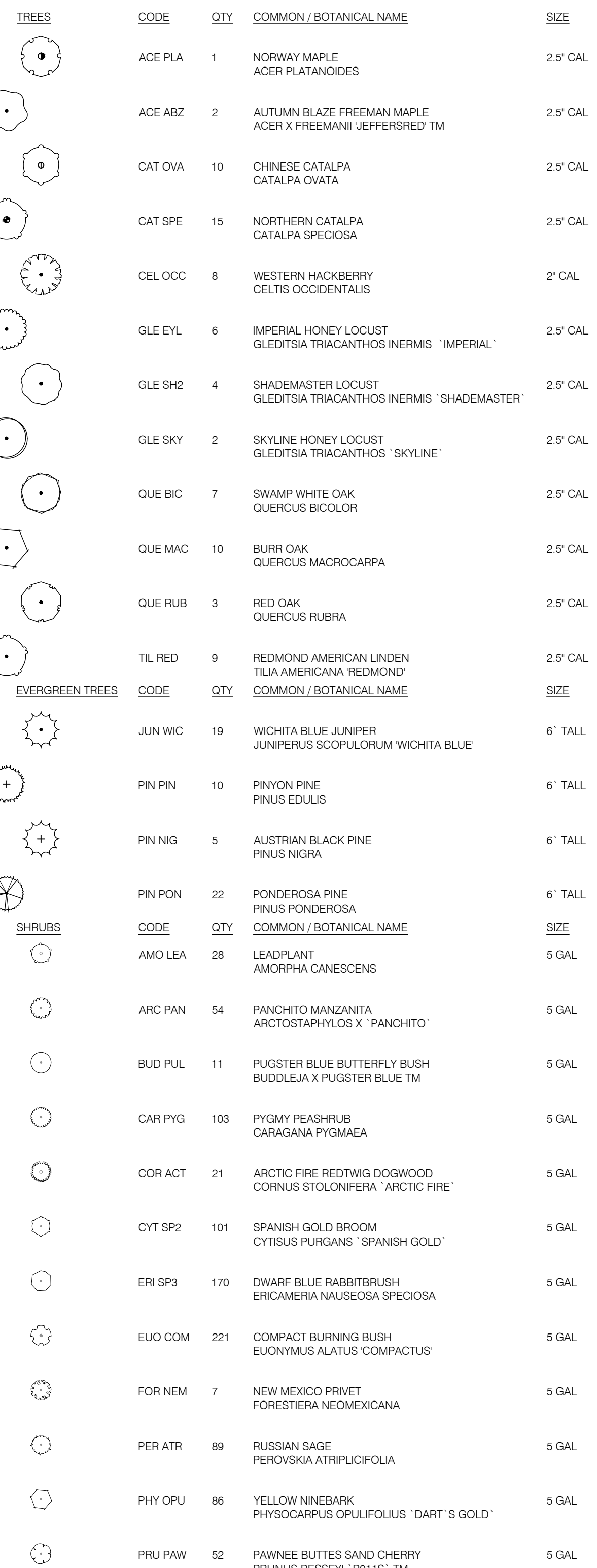
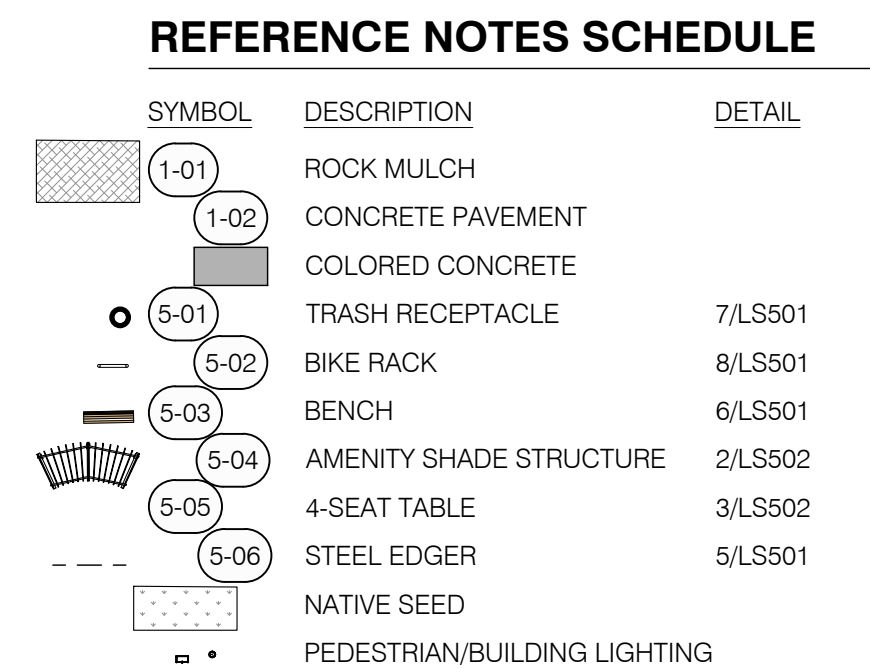
SHEET TITLE:  
**LANDSCAPE PLAN**

CASE NUMBER: DA-1793-16

SHEET NUMBER:



**A PARCEL OF LAND LOCATED IN THE NORTHEAST QUARTER OF SECTION 28, TOWNSHIP 3 SOUTH,  
RANGE 64 WEST OF THE SIXTH PRINCIPAL MERIDIAN, CITY OF AURORA, COUNTY OF ADAMS, STATE OF COLORADO**



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## 41



# TRANSPORT COLORADO INDUSTRIAL CAMPUS

## SITE PLAN

A PARCEL OF LAND LOCATED IN THE NORTHEAST QUARTER OF SECTION 28, TOWNSHIP 3 SOUTH,  
RANGE 64 WEST OF THE SIXTH PRINCIPAL MERIDIAN, CITY OF AURORA, COUNTY OF ADAMS, STATE OF COLORADO

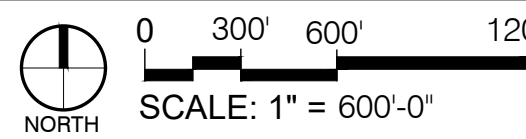
### REFERENCE NOTES SCHEDULE

SYMBOL	DESCRIPTION	DETAIL
	1-01 ROCK MULCH	
	1-02 CONCRETE PAVEMENT	
	COLORED CONCRETE	
	5-01 TRASH RECEPTACLE	7/LS501
	5-02 BIKE RACK	8/LS501
	5-03 BENCH	6/LS501
	5-04 AMENITY SHADE STRUCTURE	2/LS502
	5-05 4-SEAT TABLE	3/LS502
	5-06 STEEL EDGER	5/LS501
	NATIVE SEED	
	PEDESTRIAN/BUILDING LIGHTING	
	SITE LIGHTING	

### PLANT SCHEDULE

TREES	CODE	QTY	COMMON / BOTANICAL NAME
	ACE PLA	6	NORWAY MAPLE ACER PLATANOIDES
	ACE COL	6	COLUMNAR NORWAY MAPLE ACER PLATANOIDES 'COLUMNARE'
	ACE ABZ	4	AUTUMN BLAZE FREEMAN MAPLE ACER X FREEMANII 'JEFFERSRED' TM
	CAT OVA	5	CHINESE CATALPA CATALPA OVATA
	CAT SPE	9	NORTHERN CATALPA CATALPA SPECIOSA
	CEL OCC	5	WESTERN HACKBERRY CELTIS OCCIDENTALIS

### KEY MAP



	GLE EYL	5	IMPERIAL HONEY LOCUST GLEDITSIA TRIACANTHOS INERMIS 'IMPERIAL'
	GLE SH2	13	SHADEMASTER LOCUST GLEDITSIA TRIACANTHOS INERMIS 'SHADEMASTER'
	GLE SKY	1	SKYLINE HONEY LOCUST GLEDITSIA TRIACANTHOS 'SKYLINE'
	QUE BIC	2	SWAMP WHITE OAK QUERCUS BICOLOR
	QUE MAC	10	BURR OAK QUERCUS MACROCARPA
	QUE RUB	1	RED OAK QUERCUS RUBRA
	TIL RED	1	REDMOND AMERICAN LINDEN TILIA AMERICANA REDMOND'

	JUN WIC	5	WICHITA BLUE JUNIPER JUNIPERUS SCOPULORUM WICHITA BLUE'
	PIC CO2	17	COLORADO SPRUCE PICEA PUNGENS
	PIN PON	12	PONDEROSA PINE PINUS PONDEROSA

	CRA PHA	8	WASHINGTON HAWTHORN CRATAEGUS PHAENOPYRUM
	MAL SPR	6	SPRING SNOW CRABAPPLE MALUS X SPRING SNOW
	AMO LEA	10	LEADPLANT AMORPHA CANESCENS

	ARC PAN	7	PANCHITO MANZANITA ARCTOSTAPHYLOS X 'PANCHITO'
	CAR PYG	106	PYGMY PEASHRUB CARAGANA PYGMAEA
	COR FL2	16	YELLOW TWIG DOGWOOD CORNUS SERICEA 'FLAVIRAMEA'

	COR ACT	26	ARCTIC FIRE REDTWIG DOGWOOD CORNUS STOLONIFERA 'ARCTIC FIRE'
	CYT SP2	127	SPANISH GOLD BROOM CYTISUS PURGANS 'SPANISH GOLD'
	ERI SP3	172	DWARF BLUE RABBITBRUSH ERICAMERIA NAUSEOSA SPECIOSA

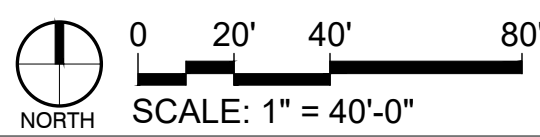
	EUO COM	254	COMPACT BURNING BUSH EUONYMUS ALATUS 'COMPACTUS'
	FOR NEM	7	NEW MEXICO PRIVET FORESTIERA NEOMEXICANA
	LIG LOD	22	LODENSE PRIVET LIGUSTRUM VULGARE 'LODENSE'

	PER ATR	232	RUSSIAN SAGE PEROVSKIA ATRIPLICIFOLIA
	PHY OPU	42	YELLOW NINEBARK PHYSOCARPUS OPULOFOLIUS 'DART'S GOLD'
	PRU PAW	60	PAWNEE BUTTES SAND CHERRY PRUNUS BESSEYI 'P0115' TM

	RHU GRO	21	GRO-LOW FRAGRANT SUMAC RHUS AROMATICA 'GRO-LOW'
	CAL KAR	63	KARL FOERSTER FEATHER REED GRASS CALAMAGROSTIS X ACUTIFLORA 'KARL FOERSTER'
	ACH MOO	32	MOONSHINE YARROW ACHILLEA X 'MOONSHINE'

	CODE	QTY	COMMON / BOTANICAL NAME
	ACH MOO	32	MOONSHINE YARROW ACHILLEA X 'MOONSHINE'

	CODE	QTY	COMMON / BOTANICAL NAME
	ACH MOO	32	MOONSHINE YARROW ACHILLEA X 'MOONSHINE'



OWNER / INVESTOR:



PROJECT TEAM:



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## TRANSPORT COLORADO INDUSTRIAL CAMPUS SITE PLAN

### REVISIONS:

No.	DATE	DESCRIPTION	BY

DESIGNED BY:

DRAWN BY:

CHECKED BY:

SEAL:

NOT FOR  
CONSTRUCTION

DATE ISSUED:

1/6/2022

SHEET TITLE:

LANDSCAPE PLAN

CASE NUMBER: DA-1793-16

SHEET NUMBER:

42



# TRANSPORT COLORADO INDUSTRIAL CAMPUS

## SITE PLAN

A PARCEL OF LAND LOCATED IN THE NORTHEAST QUARTER OF SECTION 28, TOWNSHIP 3 SOUTH,  
RANGE 64 WEST OF THE SIXTH PRINCIPAL MERIDIAN, CITY OF AURORA, COUNTY OF ADAMS, STATE OF COLORADO

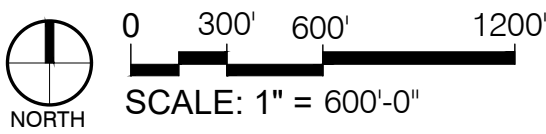
### REFERENCE NOTES SCHEDULE

SYMBOL	DESCRIPTION	DETAIL
	1-01 ROCK MULCH	
	1-02 CONCRETE PAVEMENT	
	COLORED CONCRETE	
	5-01 TRASH RECEPTACLE	7/LS501
	5-02 BIKE RACK	8/LS501
	5-03 BENCH	6/LS501
	5-04 AMENITY SHADE STRUCTURE	2/LS502
	5-05 4-SEAT TABLE	3/LS502
	5-06 STEEL EDGER	5/LS501
	NATIVE SEED	
	PEDESTRIAN/BUILDING LIGHTING	
	SITE LIGHTING	

### PLANT SCHEDULE

TREES	CODE	QTY	COMMON / BOTANICAL NAME
	ACE PLA	4	NORWAY MAPLE ACER PLATANOIDES
	ACE COL	11	COLUMNAR NORWAY MAPLE ACER PLATANOIDES 'COLUMNARE'
	ACE ABZ	1	AUTUMN BLAZE FREEMAN MAPLE ACER X FREEMANII 'JEFFERSRED' TM
	CAT SPE	6	NORTHERN CATALPA CATALPA SPECIOSA
	CEL OCC	7	WESTERN HACKBERRY CELTIS OCCIDENTALIS
	GLE SH2	10	SHADEMASTER LOCUST GLEDTISIA TRIACANTHOS INERMIS 'SHADEMASTER'

### KEY MAP



GLE SKY	6	SKYLINE HONEY LOCUST GLEDTISIA TRIACANTHOS 'SKYLINE'
GYM DIO	1	KENTUCKY COFFEETREE GYMNOCLADIA DIOICA 'ESPRESSO'
QUE BIC	7	SWAMP WHITE OAK QUERCUS BICOLOR
QUE MAC	6	BURR OAK QUERCUS MACROCARPA
TIL COR	2	LITTLELEAF LINDEN TILIA CORDATA

EVERGREEN TREES	CODE	QTY	COMMON / BOTANICAL NAME
	JUN WIC	3	WICHITA BLUE JUNIPER JUNIPERUS SCOPULORUM WICHITA BLUE
	PIN PIN	8	PINYON PINE PINUS EDULIS
	PIN PON	8	PONDEROSA PINE PINUS PONDEROSA

ORNAMENTAL TREES	CODE	QTY	COMMON / BOTANICAL NAME
	MAL SPR	6	SPRING SNOW CRABAPPLE MALUS X 'SPRING SNOW'

SHRUBS	CODE	QTY	COMMON / BOTANICAL NAME
	ARC PAN	6	PANCHITO MANZANITA ARCTOSTAPHYLOS X 'PANCHITO'
	CAR PYG	66	PYGMY PEASHRUB CARAGANA PYGMAEA
	COR KLS	3	KELSEY'S DWARF RED TWIG DOGWOOD CORNUS SERICEA 'KELSEY'
	COR FL2	23	'YELLOW TWIG DOGWOOD CORNUS SERICEA 'FLAVIRAMEA'
	COR ACT	53	'ARCTIC FIRE REDTWIG DOGWOOD CORNUS STOLONIFERA 'ARCTIC FIRE'
	CYT SP2	93	'SPANISH GOLD BROOM CYTISUS PURGANS 'SPANISH GOLD'
	ERI SP3	128	DWARF BLUE RABBITBRUSH ERICAMERIA NAUSEOSA SPECIOSA
	EUO COM	164	COMPACT BURNING BUSH EUONYMUS ALATUS 'COMPACTUS'
	FOR NEM	5	NEW MEXICO PRIVET FORESTIERA NEOMEXICANA
	LIG LOD	27	LODENSE PRIVET LIGUSTRUM VULGARE 'LODENSE'
	PER ATR	144	RUSSIAN SAGE PEROVSKIA ATRIPLICIFOLIA
	PHY OPU	58	'YELLOW NINEBARK PHYSOCARPUS OPULIFOLIUS 'DART'S GOLD'
	PRU PAW	50	PAWNEE BUTTES SAND CHERRY PRUNUS BESSEYI 'P011S' TM
	RHU GRO	27	GRO-LOW FRAGRANT SUMAC RHUS AROMATICA 'GRO-LOW'

GRASSES	CODE	QTY	COMMON / BOTANICAL NAME
	PAN HEA	5	HEAVY METAL SWITCH GRASS PANICUM VIRGATUM 'HEAVY METAL'

OWNER / INVESTOR:



PROJECT TEAM:

**STREAM**

**Dig Studio**

1521 15TH STREET,  
DENVER, COLORADO 80202  
P: 720.328.1986  
DIGSTUDIO.COM

**MARTIN/MARTIN**  
CONSULTING ENGINEERS

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303.431.6100 MARTINMARTIN.COM

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## TRANSPORT COLORADO INDUSTRIAL CAMPUS SITE PLAN

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SHEET TITLE:

**LANDSCAPE PLAN**

CASE NUMBER: DA-1793-16

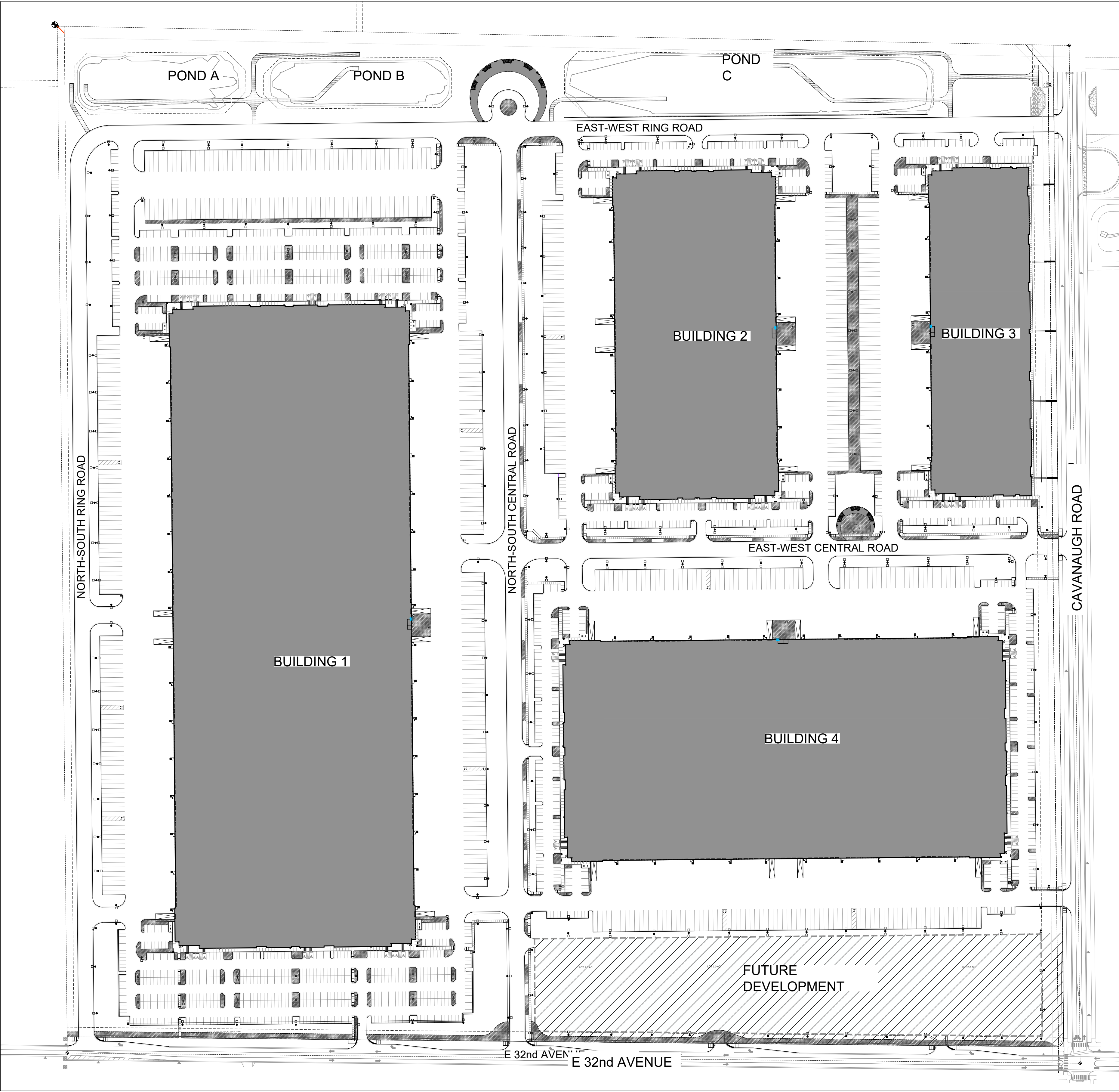
SHEET NUMBER:

**43**



# TRANSPORT COLORADO INDUSTRIAL CAMPUS SITE PLAN

A PARCEL OF LAND LOCATED IN THE NORTHEAST QUARTER OF SECTION 28, TOWNSHIP 3 SOUTH,  
RANGE 64 WEST OF THE SIXTH PRINCIPAL MERIDIAN, CITY OF AURORA, COUNTY OF ADAMS, STATE OF COLORADO



LEGEND

Z-ZONE/NO IRRIGATION

LOW WATER ZONE

MEDIUM WATER ZONE

WATER USE TABLE		Area in SF % of Area	
Total Landscape Area		1,179,841	
High Water Use		0	0.0%
Medium Water Use		427,004	36.2%
Low Water Use		500,997	42.5%
Z-Zone		251,841	21.3%
Total Irrigated Area Tap (TBD)		1,179,841	100.0%

OWNER / INVESTOR:

Port Colorado

PROJECT TEAM:

STREAM

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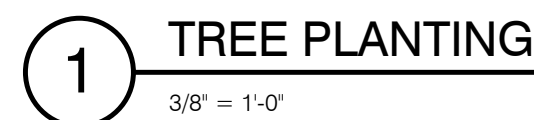
SHEET TITLE:  
HYDROZONE MAP

CASE NUMBER: DA-1793-16

SHEET NUMBER:



**A PARCEL OF LAND LOCATED IN THE NORTHEAST QUARTER OF SECTION 28, TOWNSHIP 3 SOUTH,  
RANGE 64 WEST OF THE SIXTH PRINCIPAL MERIDIAN, CITY OF AURORA, COUNTY OF ADAMS, STATE OF COLORADO**



FOR TRIANGULAR SPACING OF SHRUBS, PERENNIALS AND GROUNDCOVERS. SEE PLANT SPACING DISTANCE.

EDGE OF PAVING, WALL, PLANTER BED OR HEADER (SEE PLANS)

Diagram illustrating triangular spacing of shrubs, perennials, and groundcovers. The diagram shows a triangular grid pattern with plants represented by circles. Dimensions include P (spacing), Q (spacing), and R (spacing). Labels include "FOR TRIANGULAR SPACING OF SHRUBS, PERENNIALS AND GROUNDCOVERS. SEE PLANT SPACING DISTANCE." and "EDGE OF PAVING, WALL, PLANTER BED OR HEADER (SEE PLANS)".

Technical drawing of a column capital and base. The capital is shown in elevation and plan views. The elevation view shows a capital with a height of 3'-6" and a base diameter of 1'-7". The plan view shows a circular capital with an outer diameter of 2'-4 1/8" and an inner diameter of 6".

NOTE:  
PRUNE DAMAGED OR DEAD WOOD AT  
COMPLETION OF PLANTING OPERATION.  
DO NOT CUT LEADER.

— 12"X1 1/2" NYLON/COTTON WEAVE TIES W/ 3/4" GROMMETS

— FOR SLOPE PLANTING, BALANCE CUT AND FILL EAST BACK SLOPE WHERE APPLICABLE

— TEMPORARY 3" HIGH WATER RETENTION BASIN

— BACKFILL PLANTING MIX (SEE SPECS) NOTE: IF HOLE IS TOO DEEP, ANY SOIL ADDED TO RAISE ROOTBALL SHOULD BE COMPACTED

— FERTILIZER TABLETS, TYP. INCORPORATE LIQUID ROOT STIMULANT AS PART OF PLANTING OPERATION

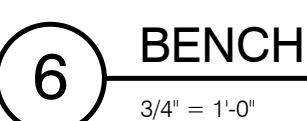
— ANGLE AND SCARIFY SIDES OF HELP PRIOR TO BACKFILLING

— REMOVE FROM BOX OR WIRE BASKET AND TURN DOWN TOP HALF OF BURLAP AFTER ROOBALL IS BURIED 2/3 IN PIT

— NATIVE (OR COMPACTED) SUBGRADE

NOTES:

1. INSTALL SEAT LEVEL END-TO-END.
2. PLAN SYMBOL - ARROW DENOTES DIRECTION FOR BENCH FRONT TO FACE
3. REFER TO SPECIFICATIONS FOR PRODUCT INFO



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## SHEET NUMBER:



# TRANSPORT COLORADO INDUSTRIAL CAMPUS SITE PLAN

A PARCEL OF LAND LOCATED IN THE NORTHEAST QUARTER OF SECTION 28, TOWNSHIP 3 SOUTH,  
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OWNER / INVESTOR:



PROJECT TEAM:

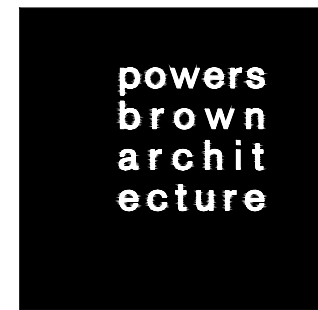


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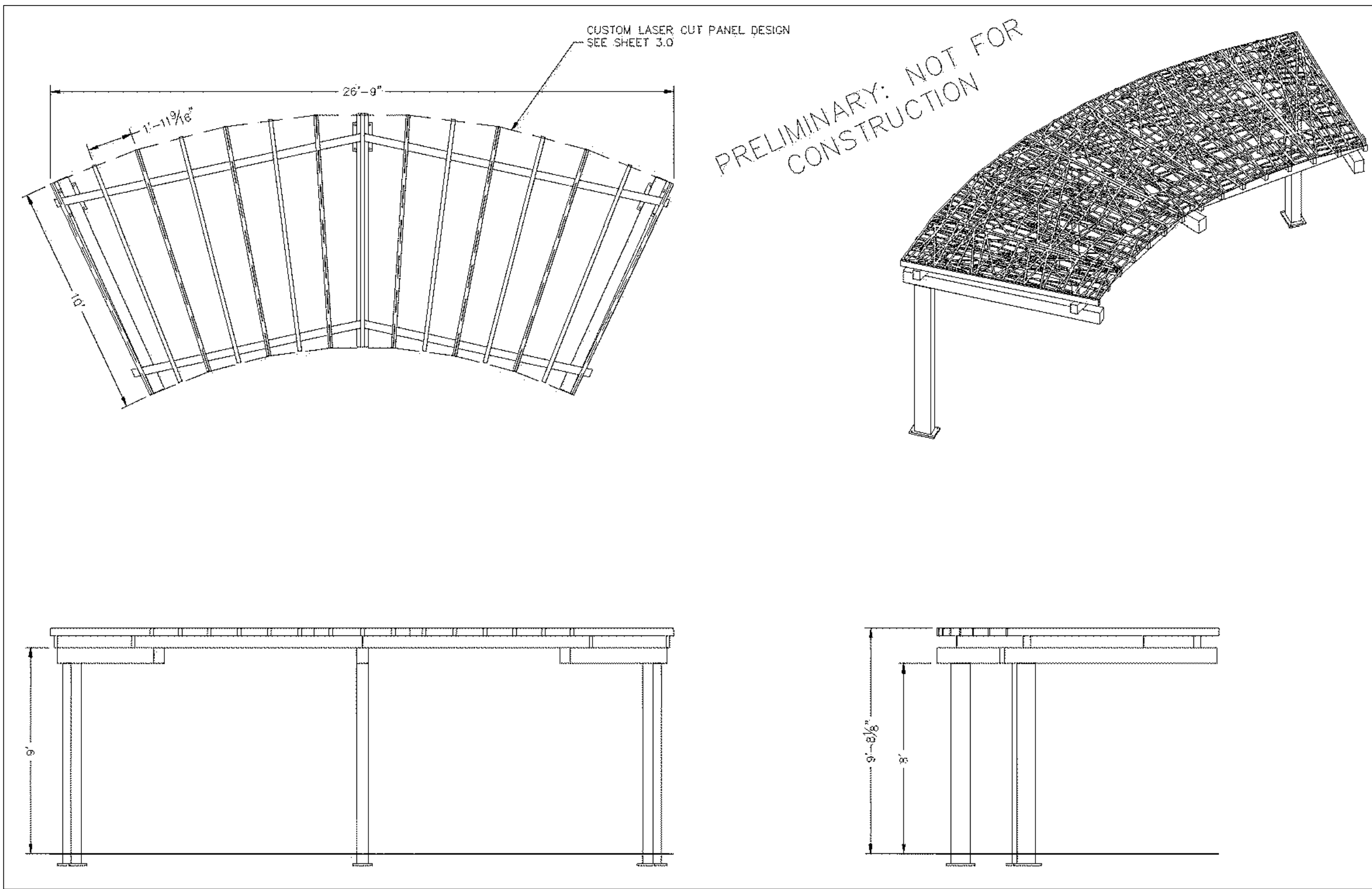
SHEET TITLE:

LANDSCAPE DETAILS

CASE NUMBER: DA-1793-16

SHEET NUMBER:

46



1 AMENITY SHADE STRUCTURE

1/2" = 1'-0"

P-PORT.1-38

2 TABLE - 4 TOP

1" = 1'-0"



NOTES:

MANUFACTURER: SITE PIECES

MODELS: CAROUSEL TABLE

ML-CT-4SEAT-SQ

COLOR: TBD

FINISH: TBD

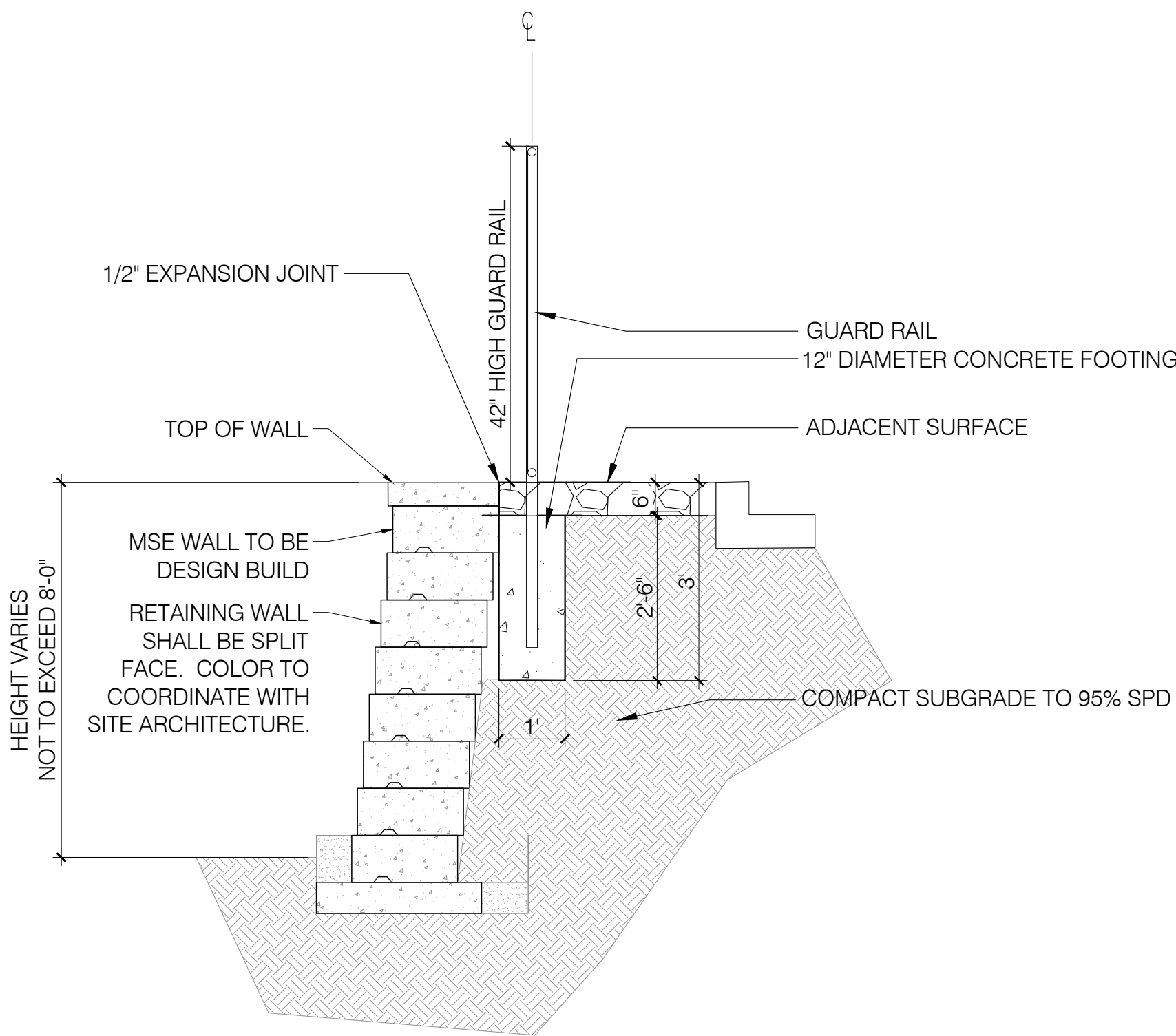
CONTACT INFO - MIKE HONERLAW

720.665.5251

SITEPIECES.COM

NOTES:

1. GUARD RAIL TO COMPLY WITH CURRENT ADA STANDARDS.
2. CONTRACTOR TO PREPARE GUARD RAIL SHOP DRAWINGS FOR REVIEW AND APPROVAL BY LANDSCAPE ARCHITECT PRIOR TO FABRICATION THAT MEET ADA GUIDELINES.



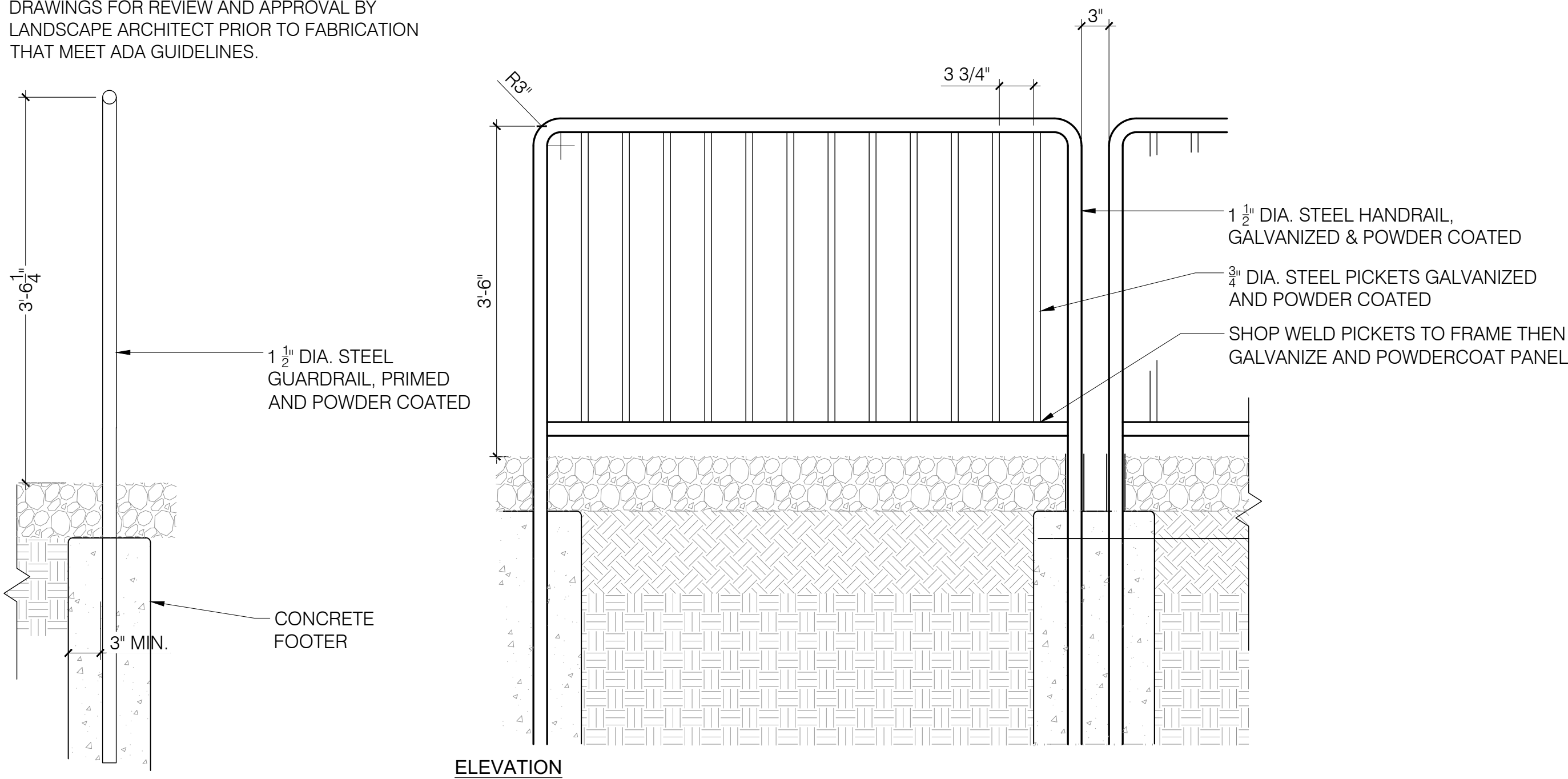
3 MSE WALL AT DETENTION POND

1/2" = 1'-0"

SECTION

4 GUARD RAIL AT MSE WALL

1" = 1'-0"

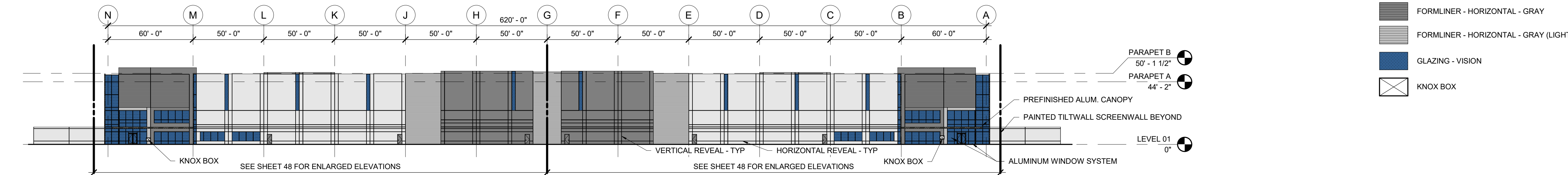




# TRANSPORT COLORADO INDUSTRIAL CAMPUS SITE PLAN

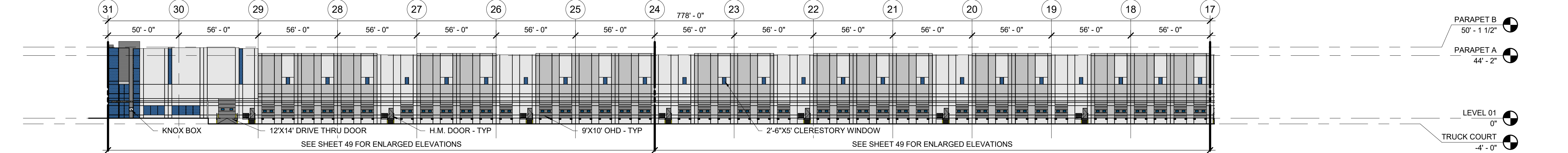
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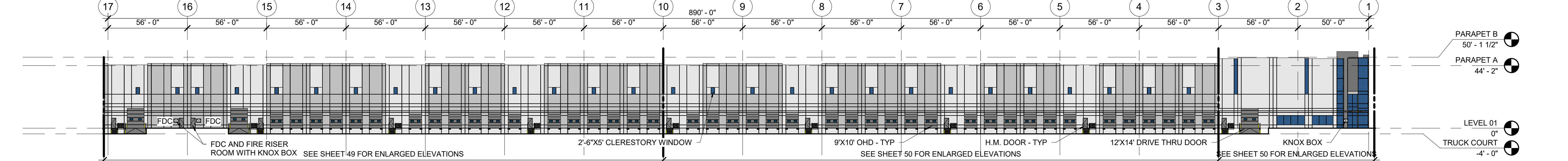
NORTH ELEVATION

SCALE: 1" = 40'-0"



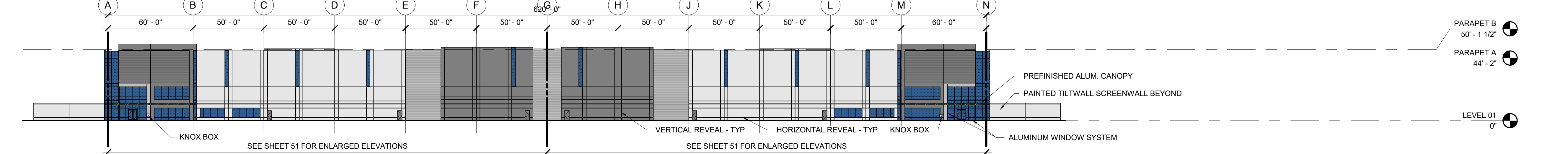
EAST ELEVATION 01

SCALE: 1" = 40'-0"



EAST ELEVATION 02

SCALE: 1" = 40'-0"



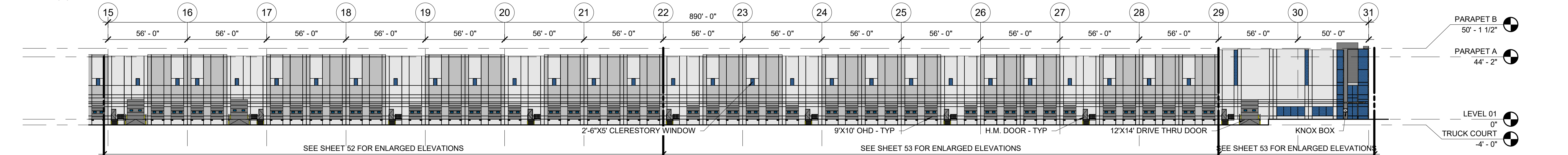
SOUTH ELEVATION

SCALE: 1" = 40'-0"



WEST ELEVATION 01

SCALE: 1" = 40'-0"



WEST ELEVATION 02

SCALE: 1" = 40'-0"

OWNER / INVESTOR:



PROJECT TEAM:



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SHEET TITLE:

OVERALL BUILDING 01  
ELEVATIONS

CASE NUMBER: DA-1793-16

SHEET NUMBER:

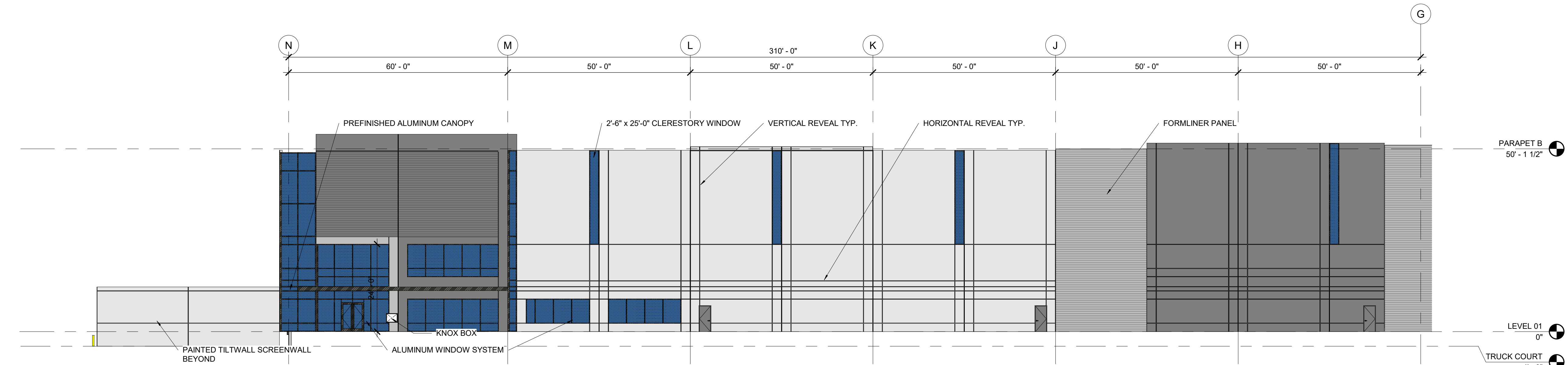


# TRANSPORT COLORADO INDUSTRIAL CAMPUS

## SITE PLAN

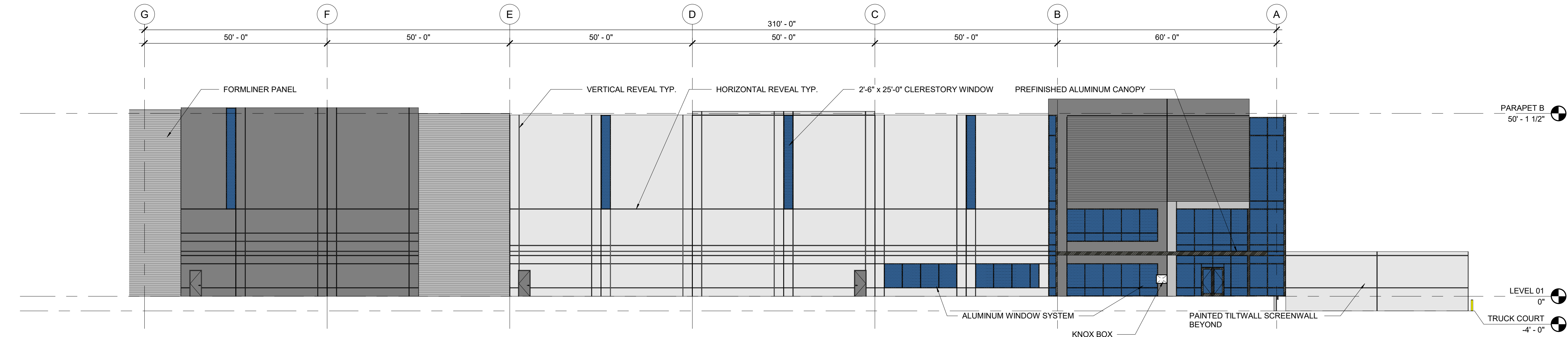
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- FORMLINER - HORIZONTAL - GRAY
- FORMLINER - HORIZONTAL - GRAY (LIGHT)
- GLAZING - VISION
- KNOX BOX



OVERALL ELEVATION - NORTH 01

SCALE: 1/16" = 1'-0"



OVERALL ELEVATION - NORTH 02

SCALE: 1/16" = 1'-0"

OWNER / INVESTOR:



PROJECT TEAM:



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SHEET TITLE:

ENLARGED BUILDING 1  
ELEVATIONS - NORTH  
CASE NUMBER: DA-1793-16

SHEET NUMBER:

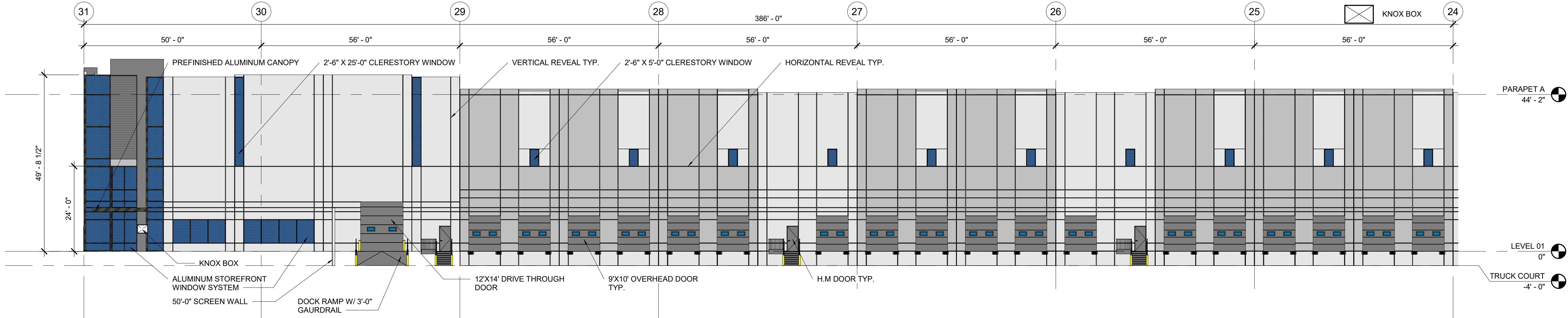
48



# TRANSPORT COLORADO INDUSTRIAL CAMPUS SITE PLAN

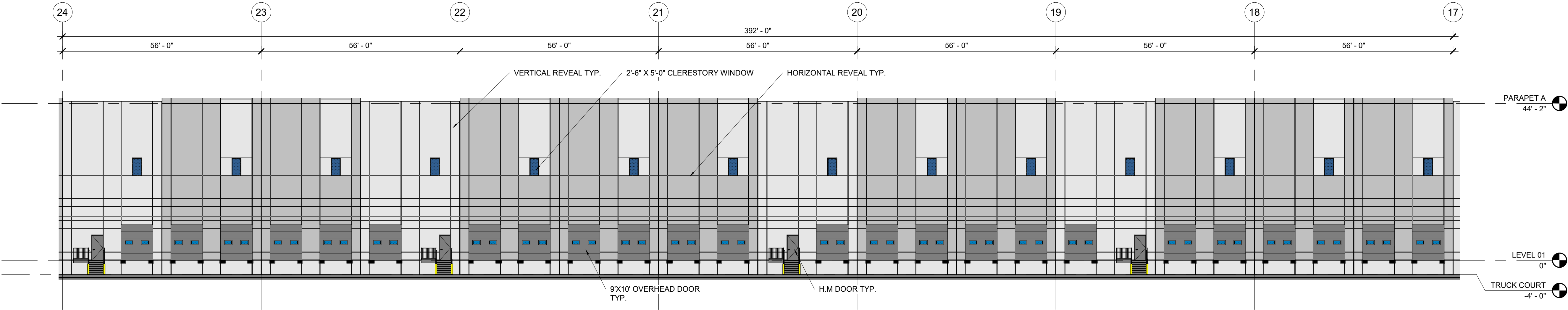
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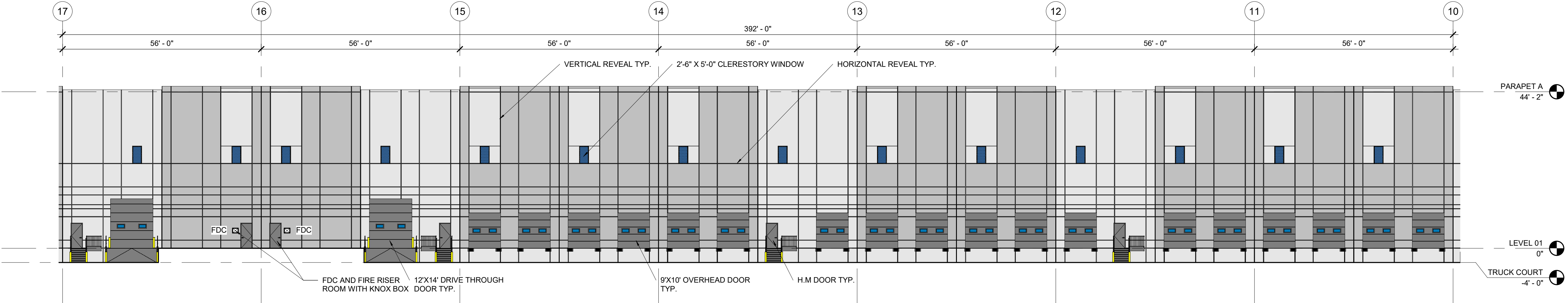
OVERALL ELEVATION - EAST 01

SCALE: 1/16" = 1'-0"



OVERALL ELEVATION - EAST 02

SCALE: 1/16" = 1'-0"



OVERALL ELEVATION - EAST 03

SCALE: 1/16" = 1'-0"

OWNER / INVESTOR:



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ENLARGED BUILDING 1  
ELEVATIONS - EAST 01  
CASE NUMBER: DA-1793-16

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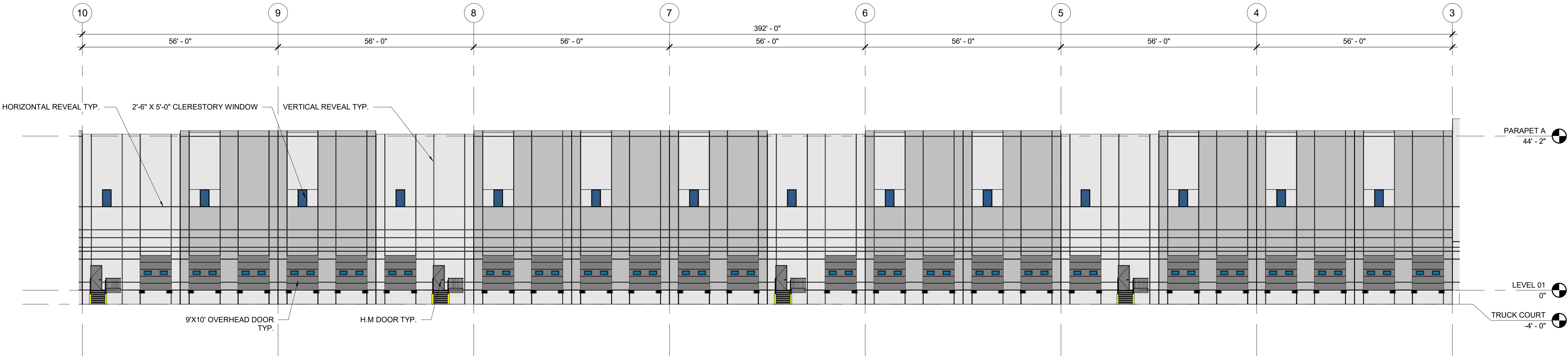


# TRANSPORT COLORADO INDUSTRIAL CAMPUS

## SITE PLAN

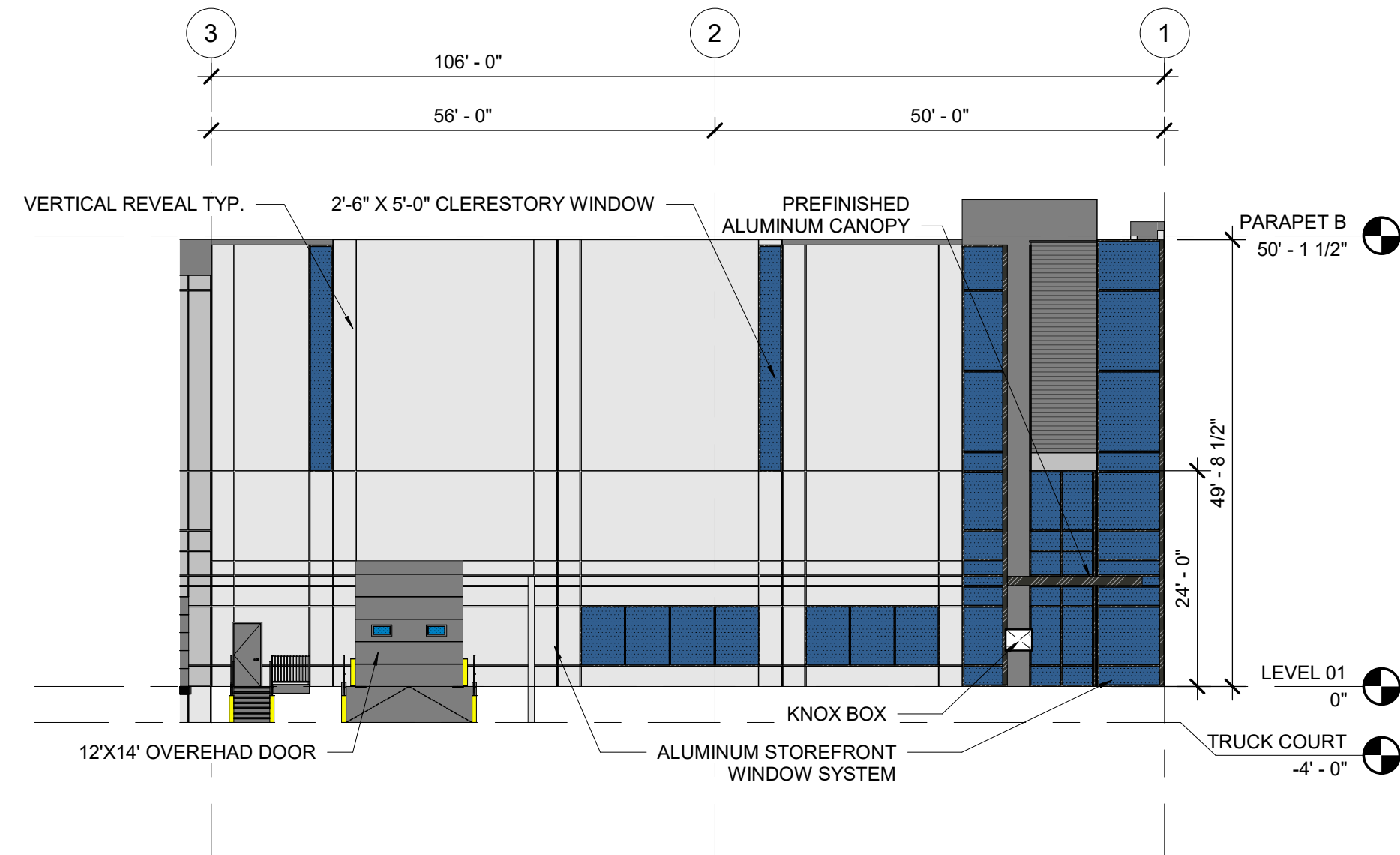
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- FORMLINER - HORIZONTAL - GRAY (LIGHT)
- GLAZING - VISION
- KNOX BOX



OVERALL ELEVATION - EAST 04

SCALE: 1/16" = 1'-0"



OVERALL ELEVATION - EAST 05

SCALE: 1/16" = 1'-0"

OWNER / INVESTOR:



PROJECT TEAM:



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SHEET TITLE:

ENLARGED BUILDING 1  
ELEVATIONS - EAST 02  
CASE NUMBER: DA-1793-16

SHEET NUMBER:

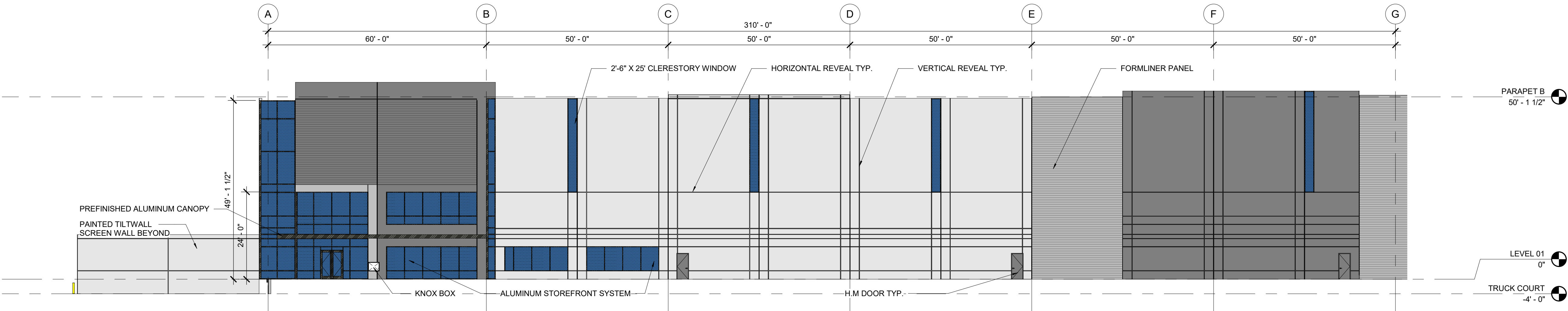
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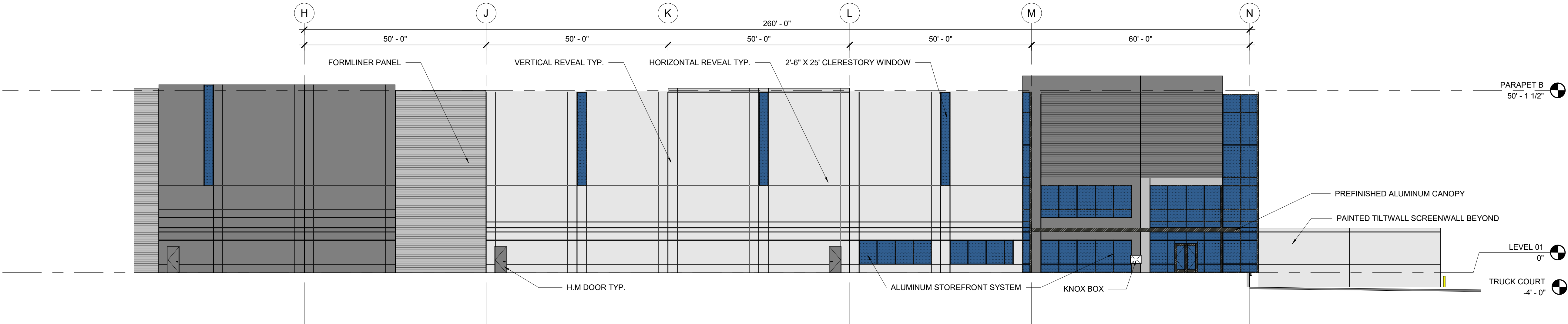
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A2 OVERALL ELEVATION - SOUTH 01  
SCALE: 1/16" = 1'-0"



A4 OVERALL ELEVATION - SOUTH 02  
SCALE: 1/16" = 1'-0"

OWNER / INVESTOR:  
**Port Colorado**

PROJECT TEAM:  
**STREAM**

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**ENLARGED BUILDING 1  
ELEVATIONS - SOUTH**  
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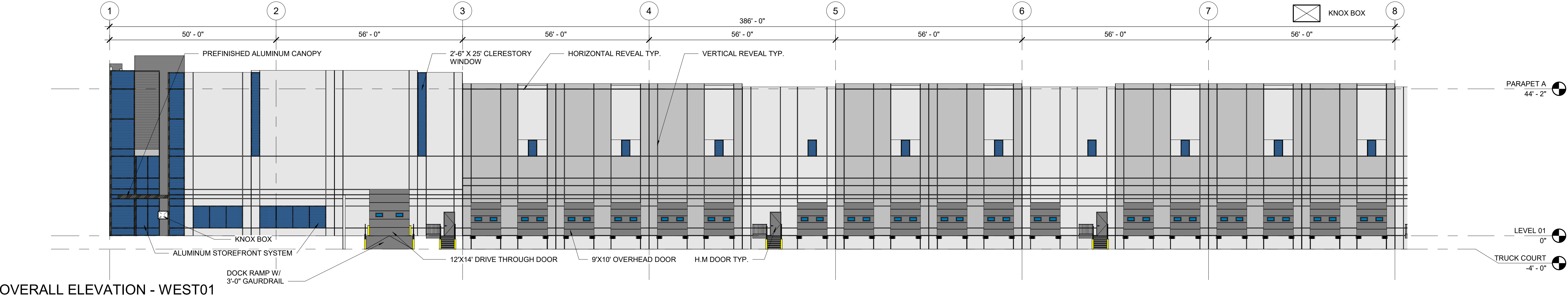
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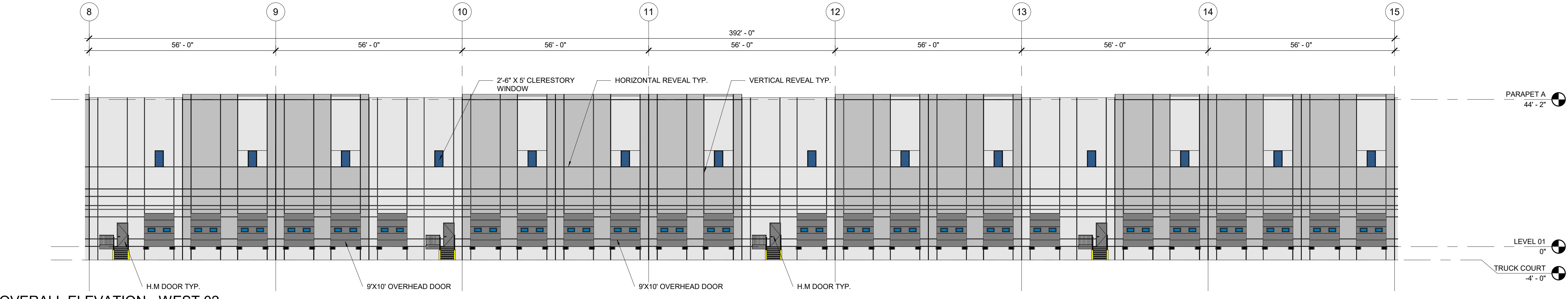
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- SOLID - GRAY - ACCENT PAINT
- SOLID - GRAY (LIGHT) - ACCENT PAINT
- SOLID - WHITE - FIELD PAINT
- FORMLINER - HORIZONTAL - GRAY
- FORMLINER - HORIZONTAL - GRAY (LIGHT)
- GLAZING - VISION
- KNOX BOX



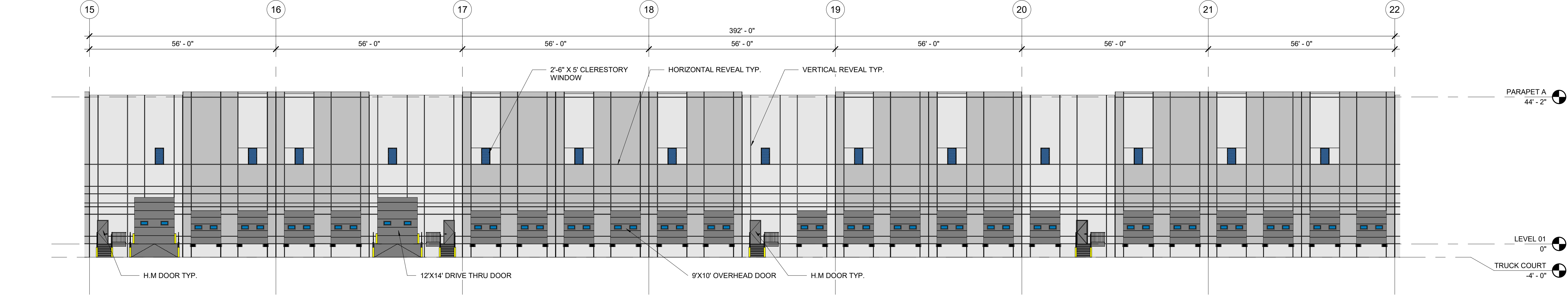
OVERALL ELEVATION - WEST 01

SCALE: 1/16" = 1'-0"



OVERALL ELEVATION - WEST 02

SCALE: 1/16" = 1'-0"



OVERALL ELEVATION - WEST 03

SCALE: 1/16" = 1'-0"

OWNER / INVESTOR:



PROJECT TEAM:



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P: 720.328.1986  
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## TRANSPORT COLORADO INDUSTRIAL CAMPUS SITE PLAN

REVISIONS:

No.	DATE	DESCRIPTION	BY

DESIGNED BY:

DRAWN BY:

CHECKED BY:

SEAL:

**NOT FOR  
CONSTRUCTION**

DATE ISSUED:

1/6/2022

SHEET TITLE:

ENLARGED BUILDING 1  
ELEVATIONS- WEST 01  
CASE NUMBER: DA-1793-16

SHEET NUMBER:

52

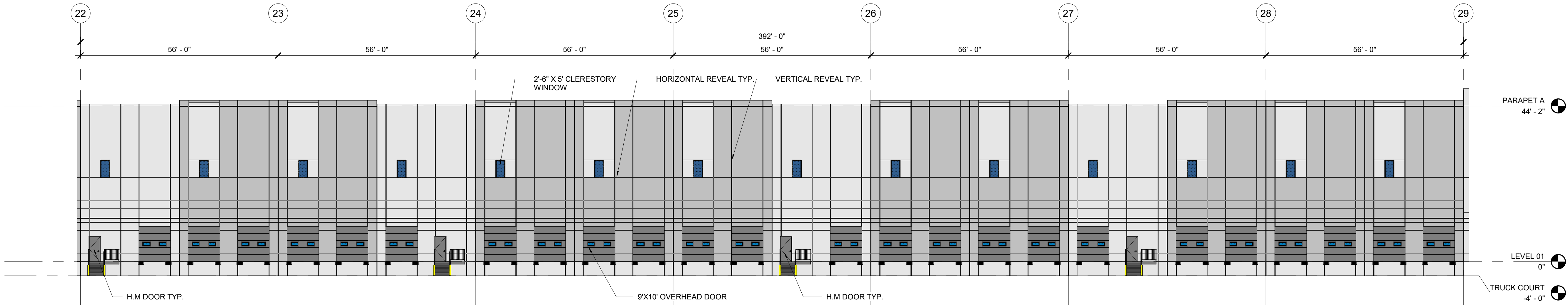


# TRANSPORT COLORADO INDUSTRIAL CAMPUS

## SITE PLAN

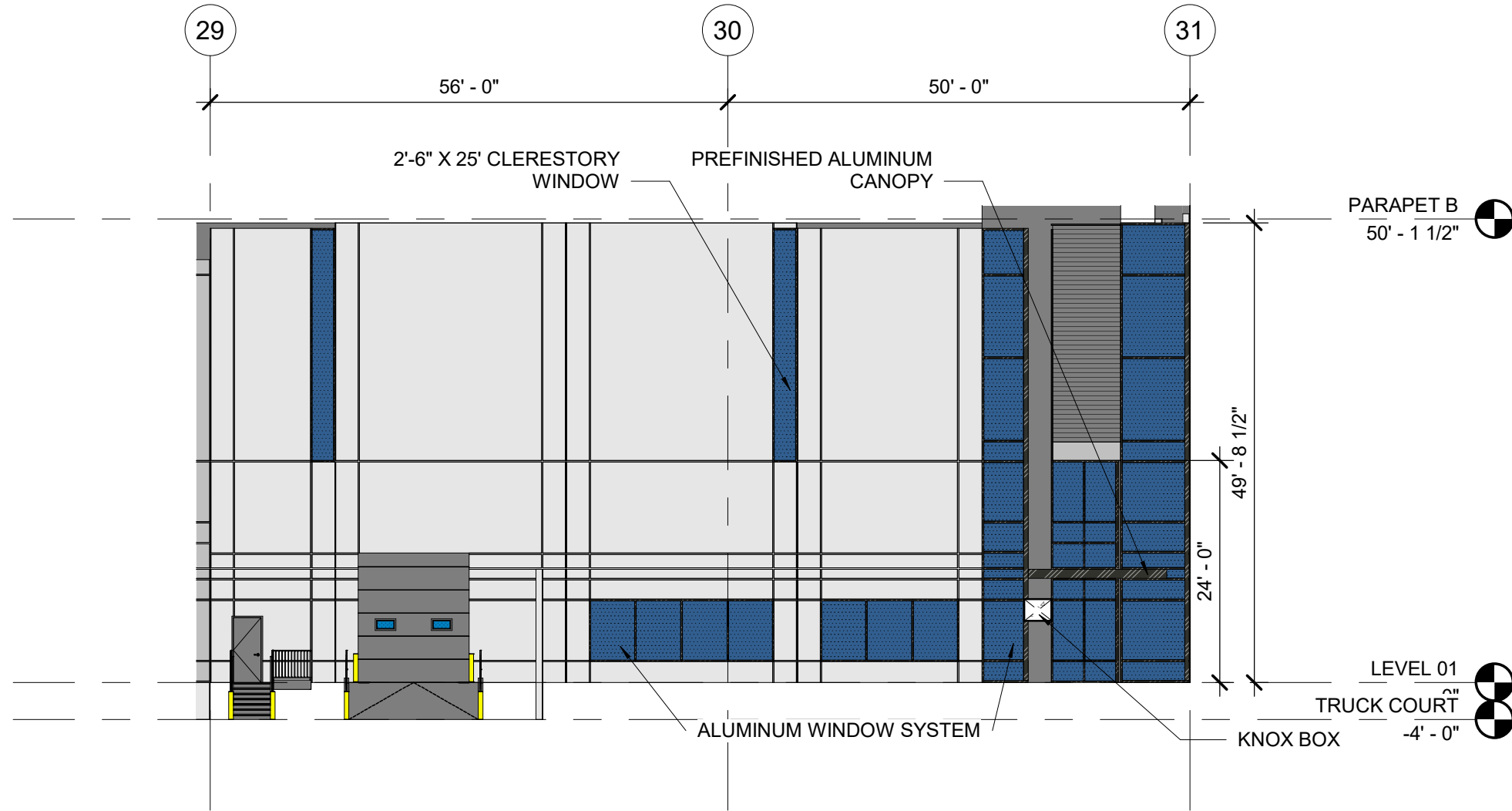
A PARCEL OF LAND LOCATED IN THE NORTHEAST QUARTER OF SECTION 28, TOWNSHIP 3 SOUTH,  
RANGE 64 WEST OF THE SIXTH PRINCIPAL MERIDIAN, CITY OF AURORA, COUNTY OF ADAMS, STATE OF COLORADO

- ALUMINUM / PREFINISHED METAL
- SOLID - GRAY - ACCENT PAINT
- SOLID - GRAY (LIGHT) - ACCENT PAINT
- SOLID - WHITE - FIELD PAINT
- FORMLINER - HORIZONTAL - GRAY
- FORMLINER - HORIZONTAL - GRAY (LIGHT)
- GLAZING - VISION
- KNOX BOX



OVERALL ELEVATION - WEST 04

SCALE: 1/16" = 1'-0"



OVERALL ELEVATION - WEST 05

SCALE: 1/16" = 1'-0"

OWNER / INVESTOR:



PROJECT TEAM:



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# TRANSPORT COLORADO INDUSTRIAL CAMPUS SITE PLAN

REVISIONS:

No.	DATE	DESCRIPTION	BY

DESIGNED BY:

DRAWN BY:

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SEAL:

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CONSTRUCTION**

DATE ISSUED:

1/6/2022

SHEET TITLE:

ENLARGED BUILDING 1  
ELEVATIONS - WEST 02  
CASE NUMBER: DA-1793-16

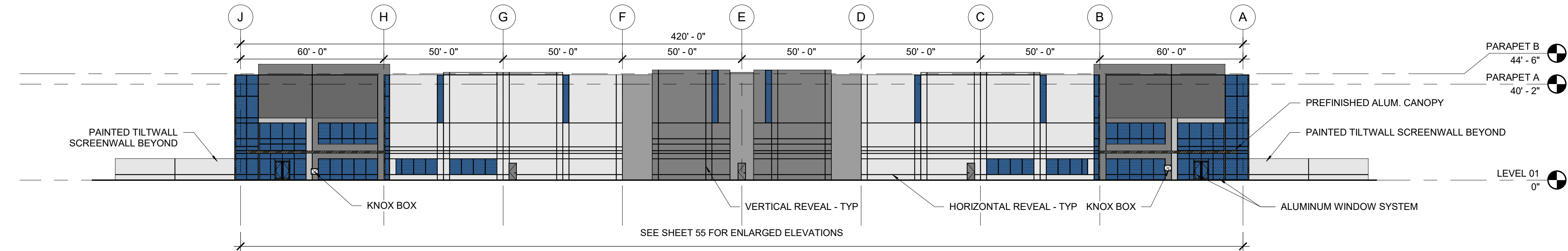
SHEET NUMBER:



# TRANSPORT COLORADO INDUSTRIAL CAMPUS SITE PLAN

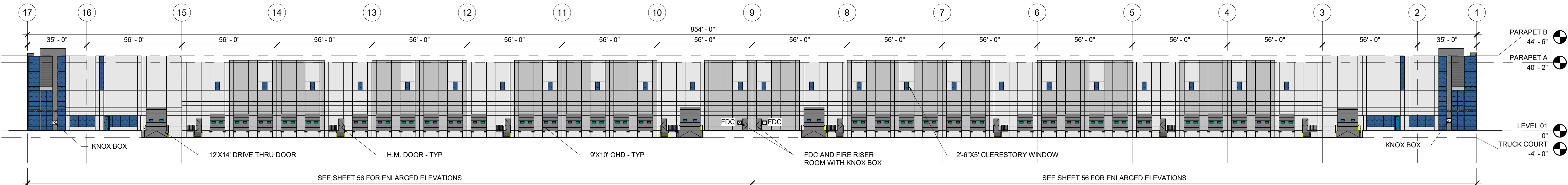
A PARCEL OF LAND LOCATED IN THE NORTHEAST QUARTER OF SECTION 28, TOWNSHIP 3 SOUTH,  
RANGE 64 WEST OF THE SIXTH PRINCIPAL MERIDIAN, CITY OF AURORA, COUNTY OF ADAMS, STATE OF COLORADO

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- FORMLINER - HORIZONTAL - GRAY
- FORMLINER - HORIZONTAL - GRAY (LIGHT)
- GLAZING - VISION
- KNOX BOX



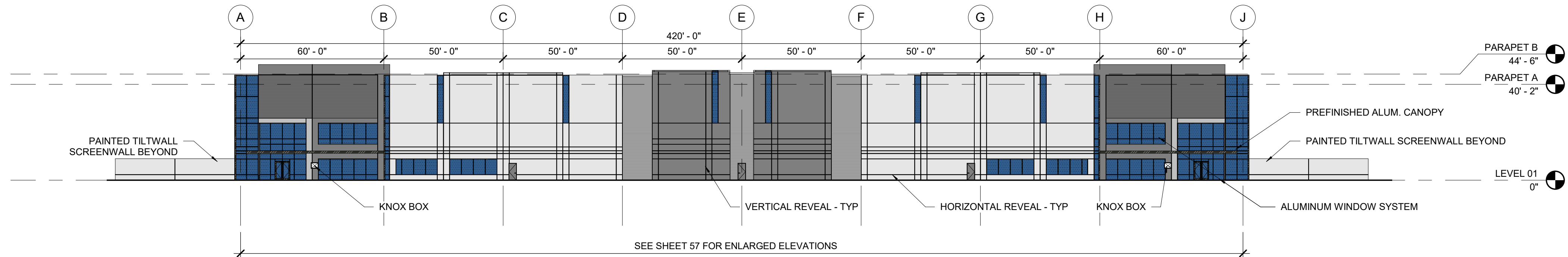
NORTH ELEVATION

SCALE: 1" = 30'-0"



EAST ELEVATION

SCALE: 1" = 30'-0"



SOUTH ELEVATION

SCALE: 1" = 30'-0"



WEST ELEVATION

SCALE: 1" = 30'-0"

OWNER / INVESTOR:

Port Colorado

PROJECT TEAM:

STREAM

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## TRANSPORT COLORADO INDUSTRIAL CAMPUS SITE PLAN

REVISIONS:

No.	DATE	DESCRIPTION	BY

DESIGNED BY:

DRAWN BY:

CHECKED BY:

SEAL:

NOT FOR  
CONSTRUCTION

DATE ISSUED:

1/6/2022

SHEET TITLE:

OVERALL BUILDING 2  
ELEVATIONS

CASE NUMBER: DA-1793-16

SHEET NUMBER:

54

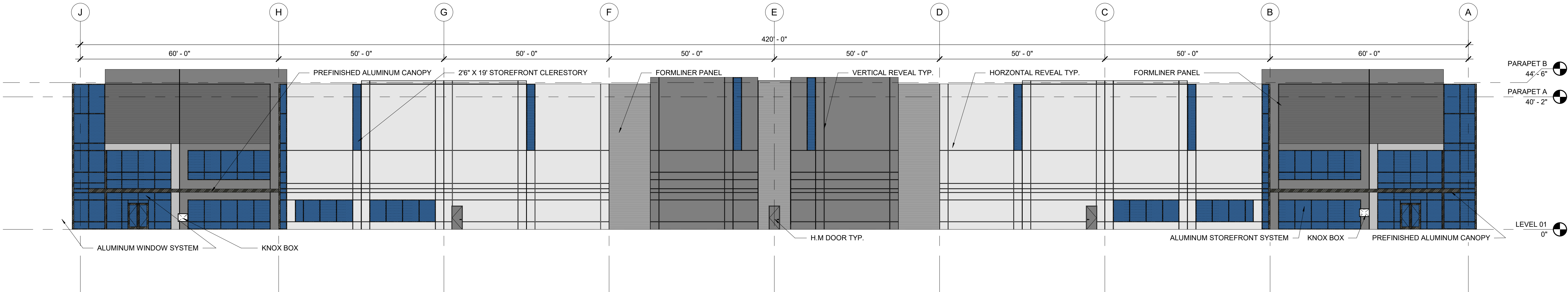


# TRANSPORT COLORADO INDUSTRIAL CAMPUS

## SITE PLAN

A PARCEL OF LAND LOCATED IN THE NORTHEAST QUARTER OF SECTION 28, TOWNSHIP 3 SOUTH,  
RANGE 64 WEST OF THE SIXTH PRINCIPAL MERIDIAN, CITY OF AURORA, COUNTY OF ADAMS, STATE OF COLORADO

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- SOLID - WHITE - FIELD PAINT
- FORMLINER - HORIZONTAL - GRAY
- FORMLINER - HORIZONTAL - GRAY (LIGHT)
- GLAZING - VISION
- KNOX BOX



OVERALL ELEVATION - NORTH 01  
SCALE: 1/16" = 1'-0"

OWNER / INVESTOR:  
**Port Colorado**

PROJECT TEAM:  
**STREAM**

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DENVER, COLORADO 80202  
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# TRANSPORT COLORADO INDUSTRIAL CAMPUS SITE PLAN

REVISIONS:

No.	DATE	DESCRIPTION	BY

DESIGNED BY:  
DRAWN BY:  
CHECKED BY:

SEAL:

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CONSTRUCTION**

DATE ISSUED:  
1/6/2022

SHEET TITLE:  
**ENLARGED BUILDING 2  
ELEVATIONS - NORTH**  
CASE NUMBER: DA-1793-16

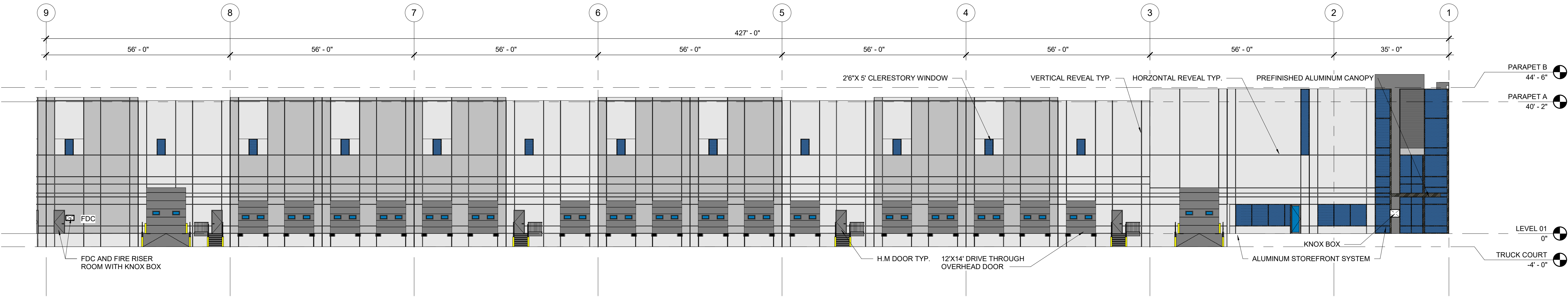
SHEET NUMBER:



# TRANSPORT COLORADO INDUSTRIAL CAMPUS SITE PLAN

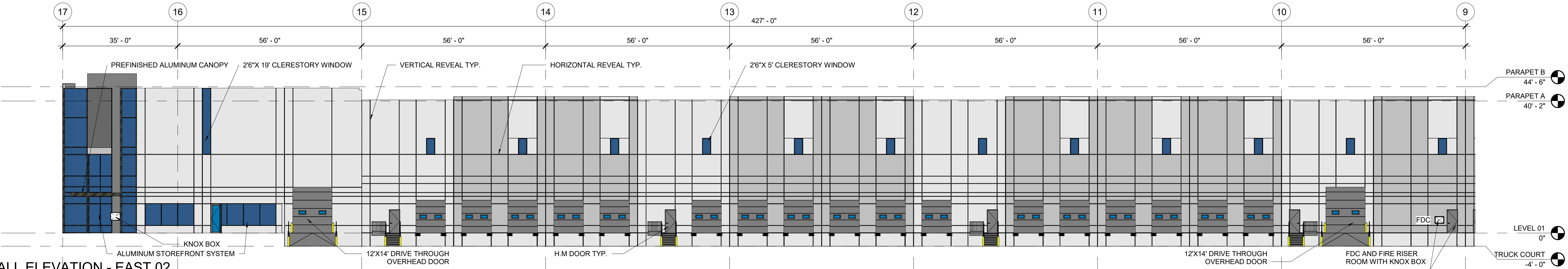
A PARCEL OF LAND LOCATED IN THE NORTHEAST QUARTER OF SECTION 28, TOWNSHIP 3 SOUTH,  
RANGE 64 WEST OF THE SIXTH PRINCIPAL MERIDIAN, CITY OF AURORA, COUNTY OF ADAMS, STATE OF COLORADO

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- FORMLINER - HORIZONTAL - GRAY (LIGHT)
- GLAZING - VISION
- KNOX BOX



OVERALL ELEVATION - EAST 01

SCALE: 1/16" = 1'-0"



OVERALL ELEVATION - EAST 02

SCALE: 1/16" = 1'-0"

OWNER / INVESTOR:



PROJECT TEAM:



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REVISIONS:

No.	DATE	DESCRIPTION	BY

DESIGNED BY:

DRAWN BY:

CHECKED BY:

SEAL:

**NOT FOR  
CONSTRUCTION**

DATE ISSUED:

1/6/2022

SHEET TITLE:

ENLARGED BUILDING 2  
ELEVATIONS - EAST  
CASE NUMBER: DA-1793-16

SHEET NUMBER:

56

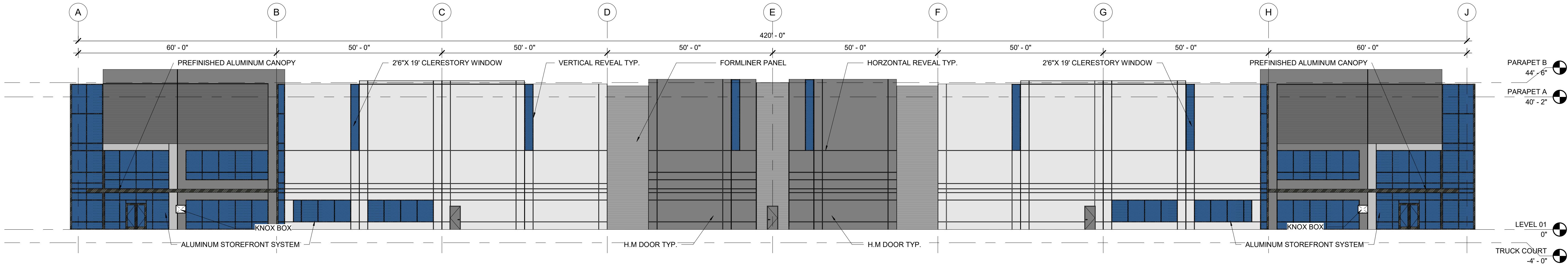


# TRANSPORT COLORADO INDUSTRIAL CAMPUS

## SITE PLAN

A PARCEL OF LAND LOCATED IN THE NORTHEAST QUARTER OF SECTION 28, TOWNSHIP 3 SOUTH,  
RANGE 64 WEST OF THE SIXTH PRINCIPAL MERIDIAN, CITY OF AURORA, COUNTY OF ADAMS, STATE OF COLORADO

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- SOLID - WHITE - FIELD PAINT
- FORMLINER - HORIZONTAL - GRAY
- FORMLINER - HORIZONTAL - GRAY (LIGHT)
- GLAZING - VISION
- KNOX BOX



OVERALL ELEVATION - SOUTH 01

SCALE: 1/16" = 1'-0"

OWNER / INVESTOR:



PROJECT TEAM:



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# TRANSPORT COLORADO INDUSTRIAL CAMPUS SITE PLAN

REVISIONS:

No.	DATE	DESCRIPTION	BY

DESIGNED BY:  
DRAWN BY:  
CHECKED BY:

SEAL:

**NOT FOR  
CONSTRUCTION**

DATE ISSUED:  
1/6/2022

SHEET TITLE:

ENLARGED BUILDING 2  
ELEVATIONS - SOUTH  
CASE NUMBER: DA-1793-16

SHEET NUMBER:

57



# TRANSPORT COLORADO INDUSTRIAL CAMPUS

## SITE PLAN

A PARCEL OF LAND LOCATED IN THE NORTHEAST QUARTER OF SECTION 28, TOWNSHIP 3 SOUTH,  
RANGE 64 WEST OF THE SIXTH PRINCIPAL MERIDIAN, CITY OF AURORA, COUNTY OF ADAMS, STATE OF COLORADO

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- FORMLINER - HORIZONTAL - GRAY
- FORMLINER - HORIZONTAL - GRAY (LIGHT)
- GLAZING - VISION
- KNOX BOX

OWNER / INVESTOR:  
 Port Colorado

PROJECT TEAM:  
 STREAM

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DENVER, COLORADO 80202  
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# TRANSPORT COLORADO INDUSTRIAL CAMPUS SITE PLAN

REVISIONS:			
No.	DATE	DESCRIPTION	BY

DESIGNED BY:  
DRAWN BY:  
CHECKED BY:

SEAL:

NOT FOR  
CONSTRUCTION

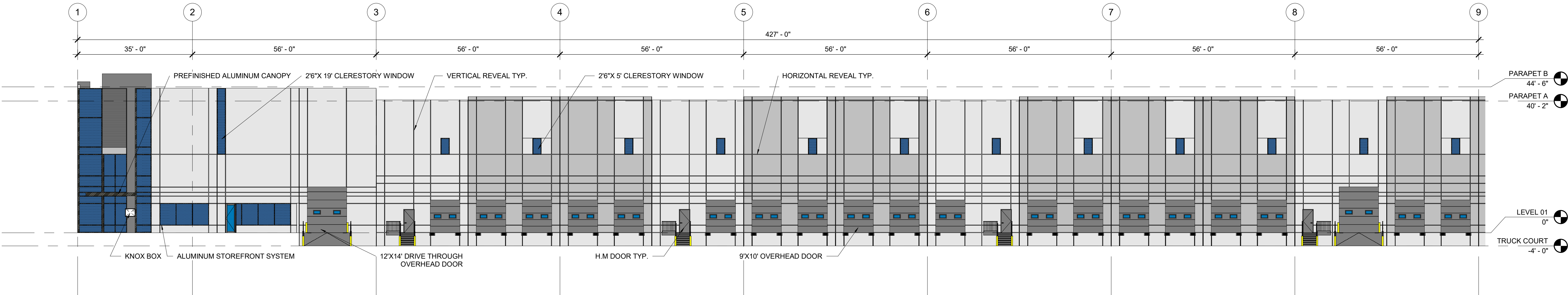
DATE ISSUED:  
1/6/2022

SHEET TITLE:

ENLARGED BUILDING 2  
ELEVATIONS - WEST  
CASE NUMBER: DA-1793-16

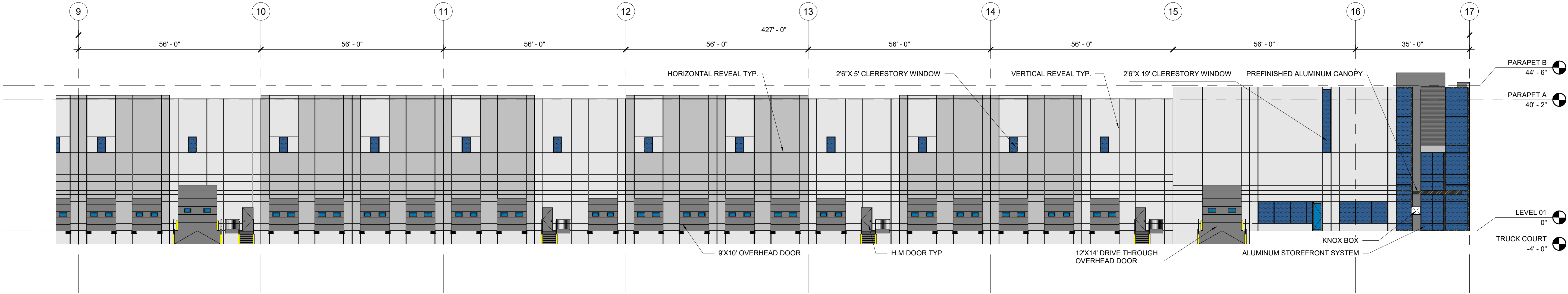
SHEET NUMBER:

58



OVERALL ELEVATION - WEST 01

SCALE: 1/16" = 1'-0"



OVERALL ELEVATION - WEST 02

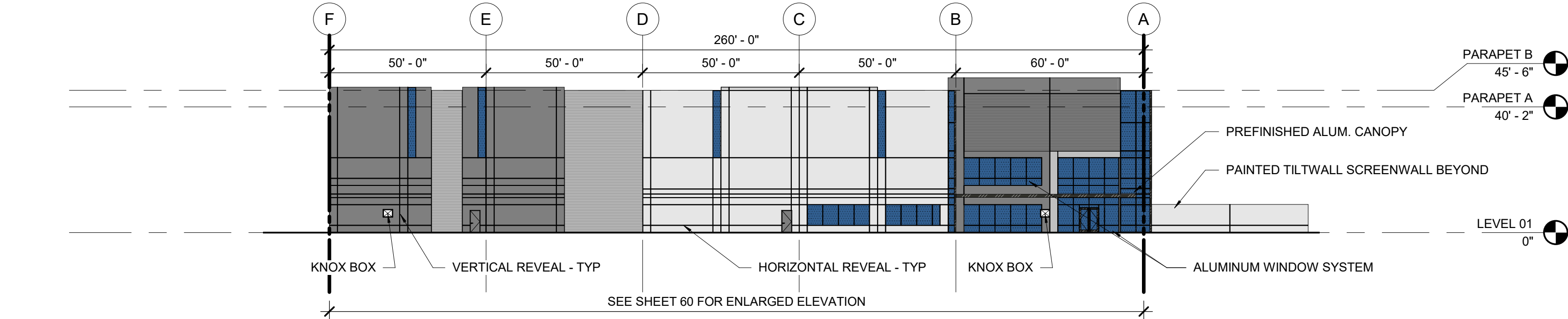
SCALE: 1/16" = 1'-0"



# TRANSPORT COLORADO INDUSTRIAL CAMPUS SITE PLAN

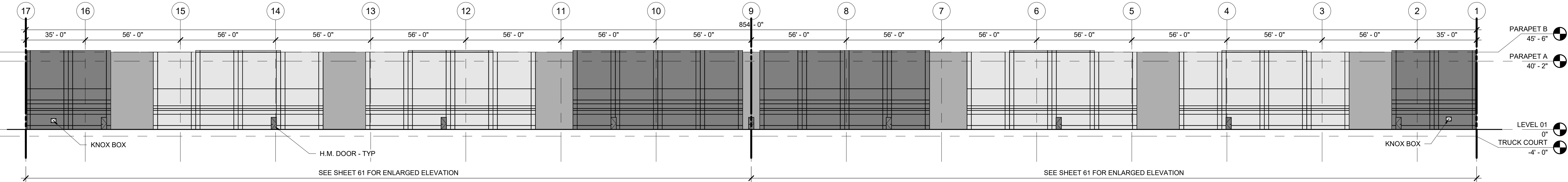
A PARCEL OF LAND LOCATED IN THE NORTHEAST QUARTER OF SECTION 28, TOWNSHIP 3 SOUTH,  
RANGE 64 WEST OF THE SIXTH PRINCIPAL MERIDIAN, CITY OF AURORA, COUNTY OF ADAMS, STATE OF COLORADO

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- FORMLINER - HORIZONTAL - GRAY
- FORMLINER - HORIZONTAL - GRAY (LIGHT)
- GLAZING - VISION
- KNOX BOX



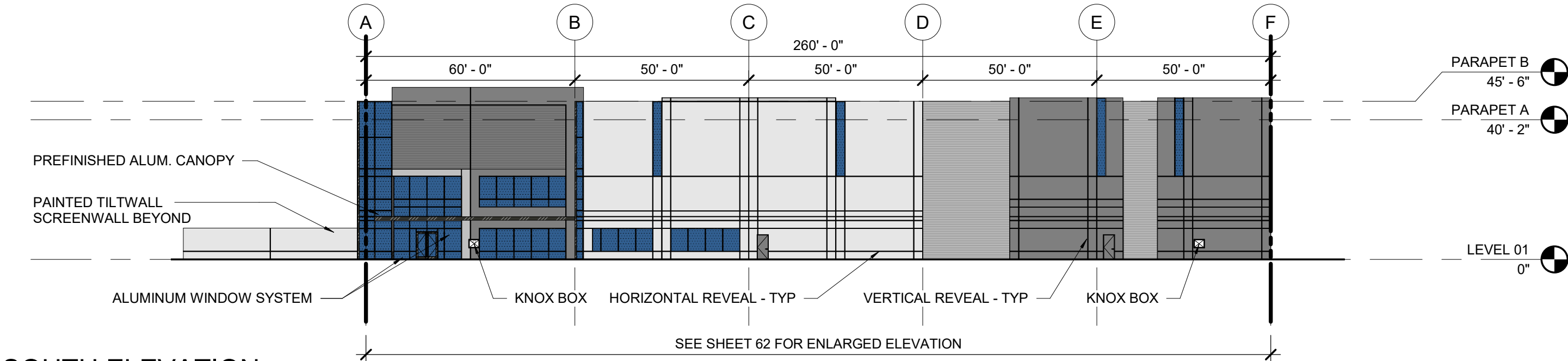
NORTH ELEVATION

SCALE: 1" = 30'-0"



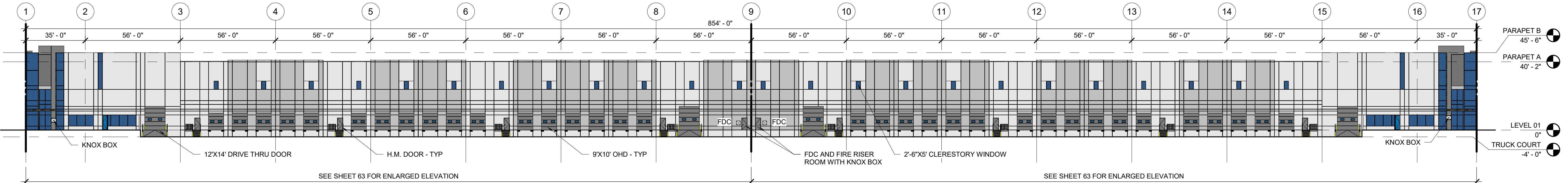
EAST ELEVATION

SCALE: 1" = 30'-0"



SOUTH ELEVATION

SCALE: 1" = 30'-0"



WEST ELEVATION

SCALE: 1" = 30'-0"

OWNER / INVESTOR:



PROJECT TEAM:



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## TRANSPORT COLORADO INDUSTRIAL CAMPUS SITE PLAN

REVISIONS:

No.	DATE	DESCRIPTION	BY

DESIGNED BY:

DRAWN BY:

CHECKED BY:

SEAL:

**NOT FOR  
CONSTRUCTION**

DATE ISSUED:

1/6/2022

SHEET TITLE:

**OVERALL BUILDING 3  
ELEVATIONS**

CASE NUMBER: DA-1793-16

SHEET NUMBER:

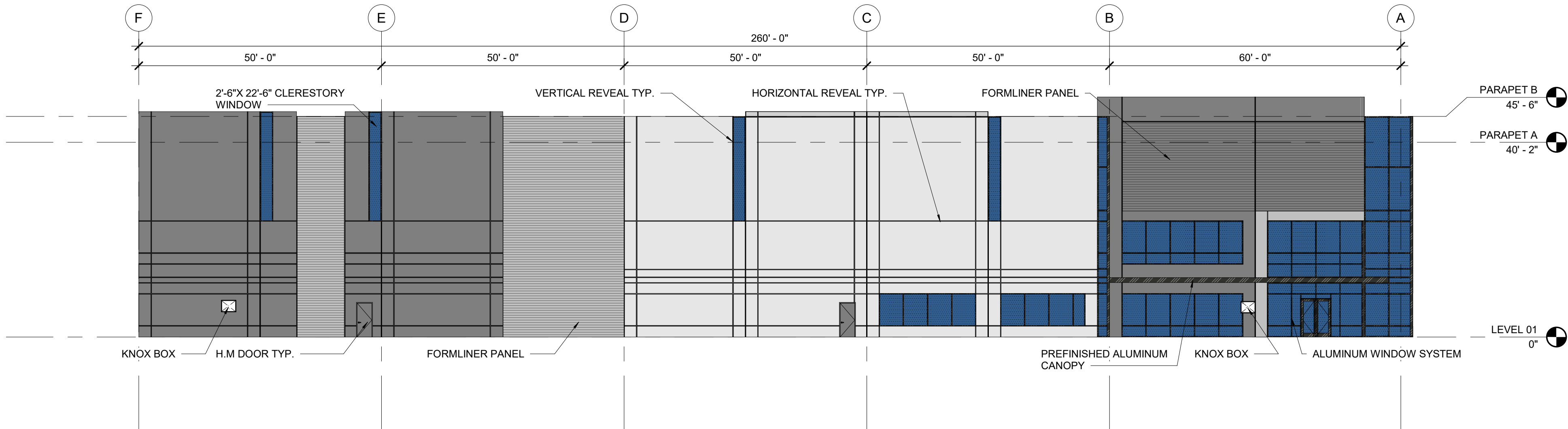
59



# TRANSPORT COLORADO INDUSTRIAL CAMPUS SITE PLAN

A PARCEL OF LAND LOCATED IN THE NORTHEAST QUARTER OF SECTION 28, TOWNSHIP 3 SOUTH,  
RANGE 64 WEST OF THE SIXTH PRINCIPAL MERIDIAN, CITY OF AURORA, COUNTY OF ADAMS, STATE OF COLORADO

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- FORMLINER - HORIZONTAL - GRAY (LIGHT)
- GLAZING - VISION
- KNOX BOX



OVERALL ELEVATION - NORTH 01

SCALE: 1/16" = 1'-0"

OWNER / INVESTOR:



PROJECT TEAM:



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DENVER, COLORADO 80202  
P: 720.328.1986  
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## TRANSPORT COLORADO INDUSTRIAL CAMPUS SITE PLAN

REVISIONS:			
No.	DATE	DESCRIPTION	BY

DESIGNED BY:  
DRAWN BY:  
CHECKED BY:  
SEAL:

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CONSTRUCTION

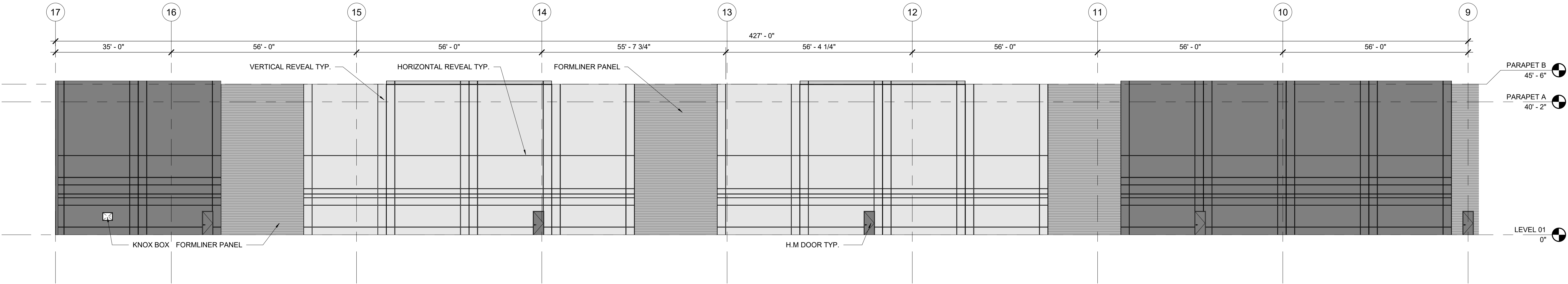
DATE ISSUED:  
1/6/2022  
SHEET TITLE:  
ENLARGED BUILDING 3  
ELEVATIONS - NORTH  
CASE NUMBER: DA-1793-16  
SHEET NUMBER:



# TRANSPORT COLORADO INDUSTRIAL CAMPUS SITE PLAN

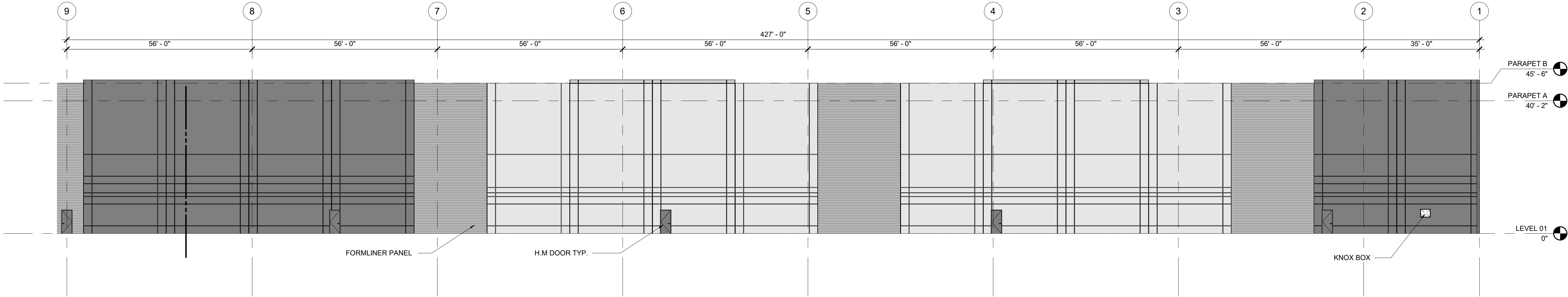
A PARCEL OF LAND LOCATED IN THE NORTHEAST QUARTER OF SECTION 28, TOWNSHIP 3 SOUTH,  
RANGE 64 WEST OF THE SIXTH PRINCIPAL MERIDIAN, CITY OF AURORA, COUNTY OF ADAMS, STATE OF COLORADO

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- FORMLINER - HORIZONTAL - GRAY (LIGHT)
- GLAZING - VISION
- KNOX BOX



OVERALL ELEVATION - EAST 01

SCALE: 1/16" = 1'-0"



OVERALL ELEVATION - EAST 02

SCALE: 1/16" = 1'-0"

OWNER / INVESTOR:



PROJECT TEAM:



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## TRANSPORT COLORADO INDUSTRIAL CAMPUS SITE PLAN

REVISIONS:

No.	DATE	DESCRIPTION	BY

DESIGNED BY:

DRAWN BY:

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SEAL:

**NOT FOR  
CONSTRUCTION**

DATE ISSUED:

1/6/2022

SHEET TITLE:

ENLARGED BUILDING 3  
ELEVATIONS - EAST  
CASE NUMBER: DA-1793-16

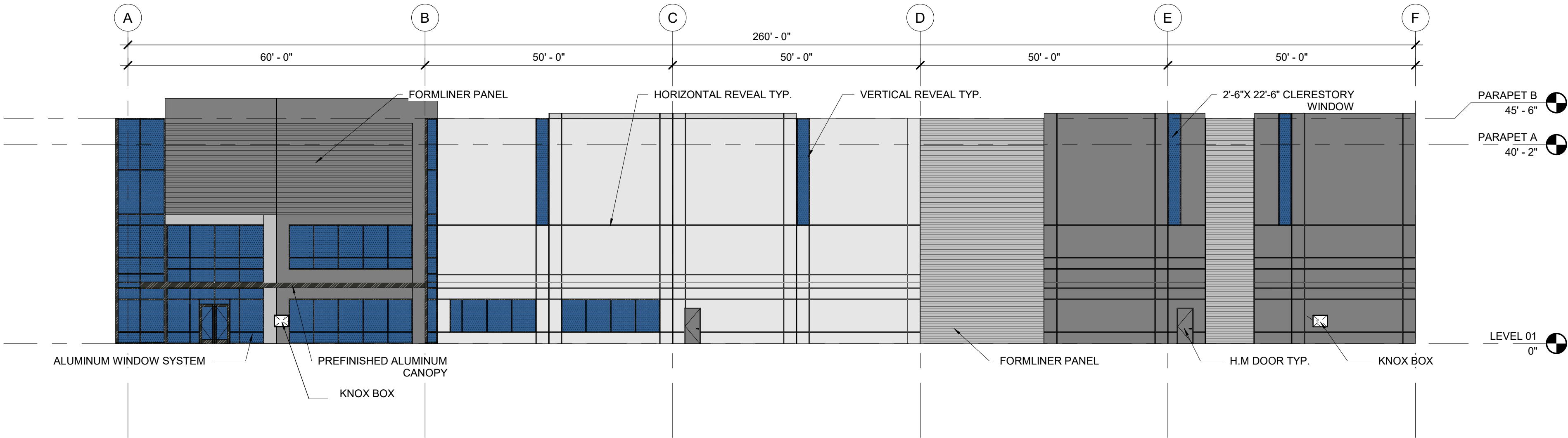
SHEET NUMBER:



# TRANSPORT COLORADO INDUSTRIAL CAMPUS SITE PLAN

A PARCEL OF LAND LOCATED IN THE NORTHEAST QUARTER OF SECTION 28, TOWNSHIP 3 SOUTH,  
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- FORMLINER - HORIZONTAL - GRAY (LIGHT)
- GLAZING - VISION
- KNOX BOX



OVERALL ELEVATION - SOUTH 01

SCALE: 1/16" = 1'-0"

OWNER / INVESTOR:



PROJECT TEAM:



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## TRANSPORT COLORADO INDUSTRIAL CAMPUS SITE PLAN

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SEAL:

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CONSTRUCTION**

DATE ISSUED:  
1/6/2022

SHEET TITLE:

ENLARGED BUILDING 3  
ELEVATIONS - SOUTH  
CASE NUMBER: DA-1793-16

SHEET NUMBER:



# TRANSPORT COLORADO INDUSTRIAL CAMPUS SITE PLAN

A PARCEL OF LAND LOCATED IN THE NORTHEAST QUARTER OF SECTION 28, TOWNSHIP 3 SOUTH,  
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- GLAZING - VISION
- KNOX BOX

OWNER / INVESTOR:  
 Port Colorado

PROJECT TEAM:  
 STREAM

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1521 15TH STREET,  
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## TRANSPORT COLORADO INDUSTRIAL CAMPUS SITE PLAN

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No.	DATE	DESCRIPTION	BY

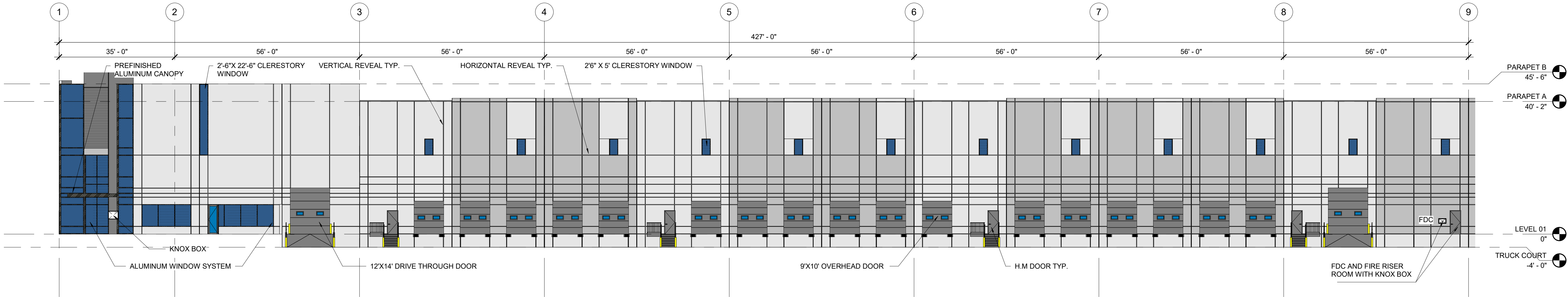
DESIGNED BY:  
DRAWN BY:  
CHECKED BY:  
SEAL:

NOT FOR  
CONSTRUCTION

DATE ISSUED:  
1/6/2022

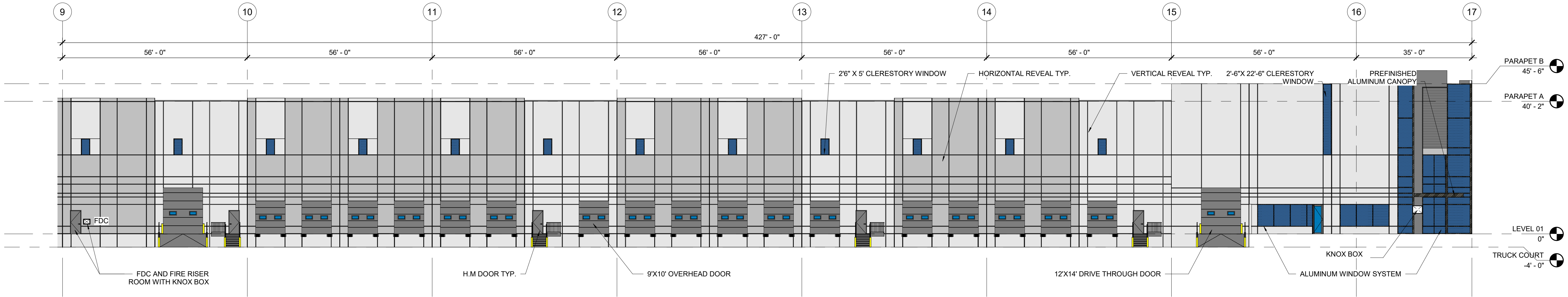
SHEET TITLE:  
ENLARGED BUILDING 3  
ELEVATIONS - WEST  
CASE NUMBER: DA-1793-16

SHEET NUMBER:



OVERALL ELEVATION - WEST 01

SCALE: 1/16" = 1'-0"



OVERALL ELEVATION - WEST 02

SCALE: 1/16" = 1'-0"

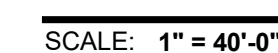
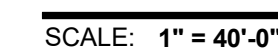
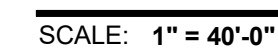


**A PARCEL OF LAND LOCATED IN THE NORTHEAST QUARTER OF SECTION 28, TOWNSHIP 3 SOUTH,  
RANGE 64 WEST OF THE SIXTH PRINCIPAL MERIDIAN, CITY OF AURORA, COUNTY OF ADAMS, STATE OF COLORADO**

**A PARCEL OF LAND LOCATED IN THE NORTHEAST QUARTER OF SECTION 28, TOWNSHIP 3 SOUTH,  
RANGE 64 WEST OF THE SIXTH PRINCIPAL MERIDIAN, CITY OF AURORA, COUNTY OF ADAMS, STATE OF COLORADO**



SCALE: 1" = 40'-0"

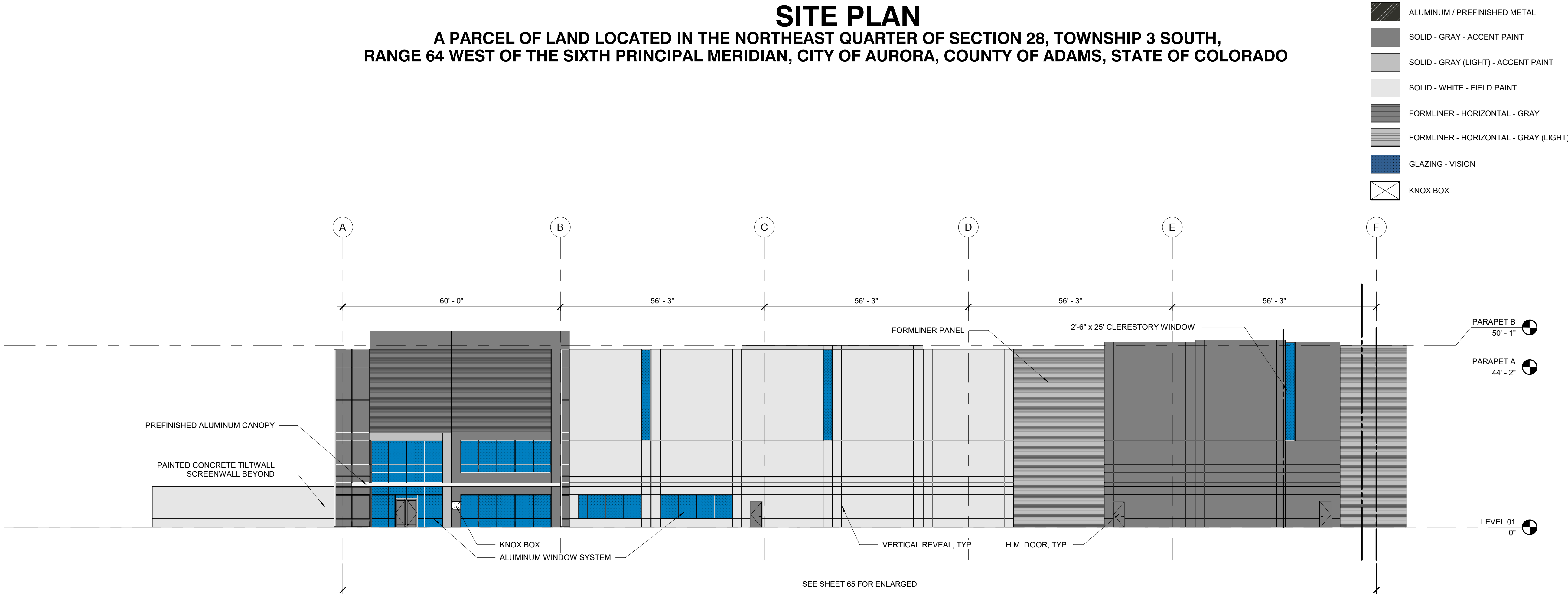


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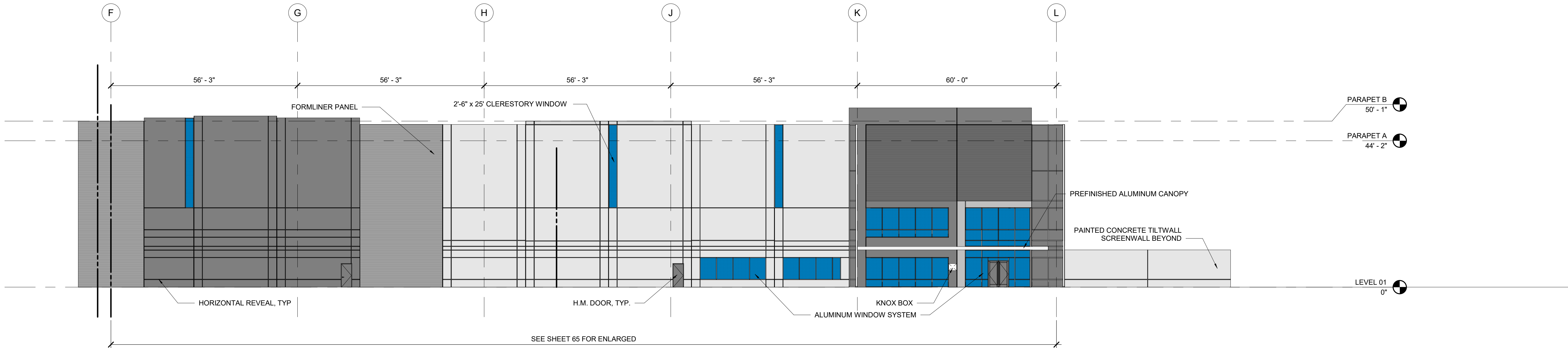


# TRANSPORT COLORADO INDUSTRIAL CAMPUS SITE PLAN

A PARCEL OF LAND LOCATED IN THE NORTHEAST QUARTER OF SECTION 28, TOWNSHIP 3 SOUTH,  
RANGE 64 WEST OF THE SIXTH PRINCIPAL MERIDIAN, CITY OF AURORA, COUNTY OF ADAMS, STATE OF COLORADO



ENLARGED BUILDING 4 - EAST 01  
SCALE: 1/16" = 1'-0"



ENLARGED BUILDING 4 - EAST 02  
SCALE: 1/16" = 1'-0"

OWNER / INVESTOR:



PROJECT TEAM:



1521 15TH STREET,  
DENVER, COLORADO 80202  
P: 720.328.1986  
DIGSTUDIO.COM



## TRANSPORT COLORADO INDUSTRIAL CAMPUS SITE PLAN

REVISIONS:

No.	DATE	DESCRIPTION	BY

DESIGNED BY:

DRAWN BY:

CHECKED BY:

SEAL:

**NOT FOR  
CONSTRUCTION**

DATE ISSUED:

1/6/2022

SHEET TITLE:

OVERALL BUILDING 4  
ELEVATIONS - EAST  
CASE NUMBER: DA-1793-16

SHEET NUMBER:

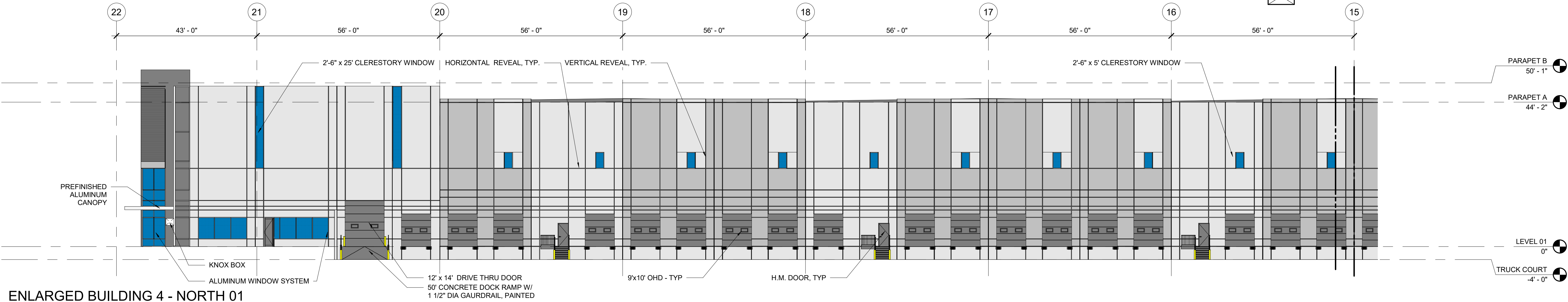
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# TRANSPORT COLORADO INDUSTRIAL CAMPUS SITE PLAN

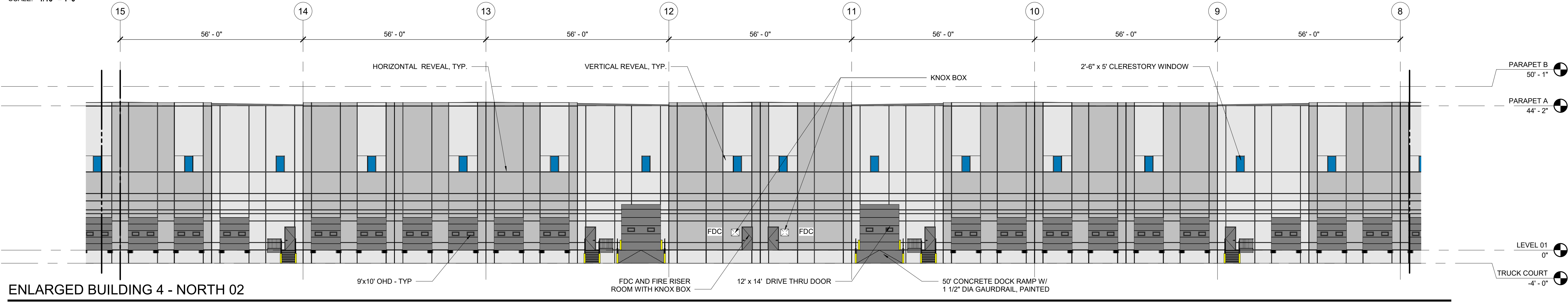
A PARCEL OF LAND LOCATED IN THE NORTHEAST QUARTER OF SECTION 28, TOWNSHIP 3 SOUTH,  
RANGE 64 WEST OF THE SIXTH PRINCIPAL MERIDIAN, CITY OF AURORA, COUNTY OF ADAMS, STATE OF COLORADO

- ALUMINUM / PREFINISHED METAL
- SOLID - GRAY - ACCENT PAINT
- SOLID - GRAY (LIGHT) - ACCENT PAINT
- SOLID - WHITE - FIELD PAINT
- FORMLINER - HORIZONTAL - GRAY
- FORMLINER - HORIZONTAL - GRAY (LIGHT)
- GLAZING - VISION
- KNOX BOX



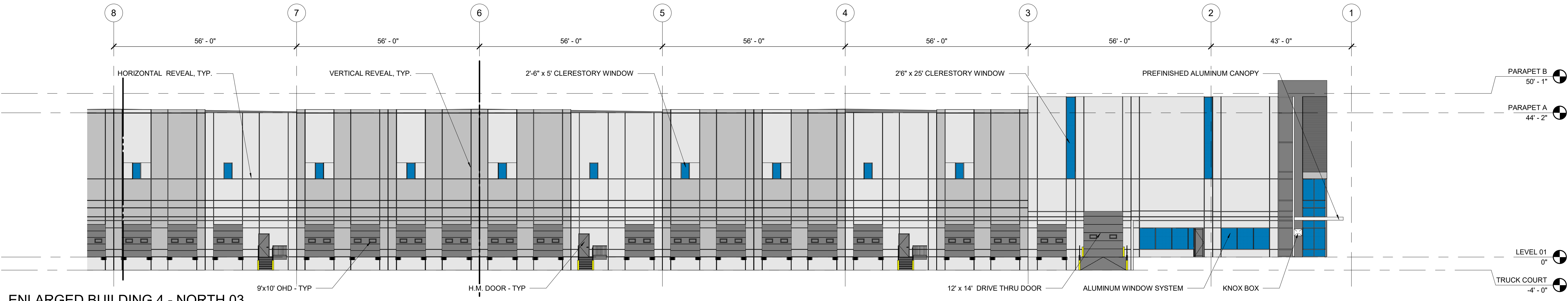
ENLARGED BUILDING 4 - NORTH 01

SCALE: 1/16" = 1'-0"



ENLARGED BUILDING 4 - NORTH 02

SCALE: 1/16" = 1'-0"



ENLARGED BUILDING 4 - NORTH 03

SCALE: 1/16" = 1'-0"

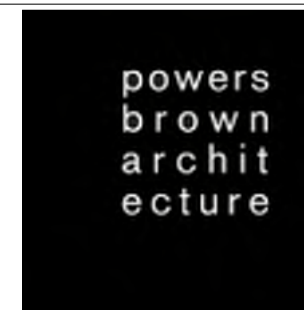
OWNER / INVESTOR:



PROJECT TEAM:



1521 15TH STREET,  
DENVER, COLORADO 80202  
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DIGSTUDIO.COM



## TRANSPORT COLORADO INDUSTRIAL CAMPUS SITE PLAN

REVISIONS:

No.	DATE	DESCRIPTION	BY

DESIGNED BY:

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SEAL:

**NOT FOR  
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DATE ISSUED:

1/6/2022

SHEET TITLE:

OVERALL BUILDING 4  
ELEVATIONS - NORTH  
CASE NUMBER: DA-1793-16

SHEET NUMBER:

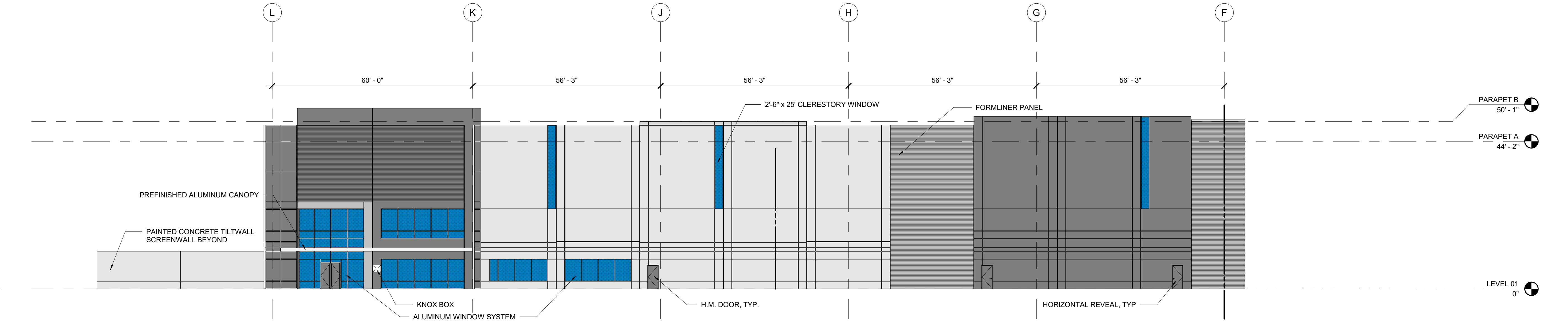
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# TRANSPORT COLORADO INDUSTRIAL CAMPUS SITE PLAN

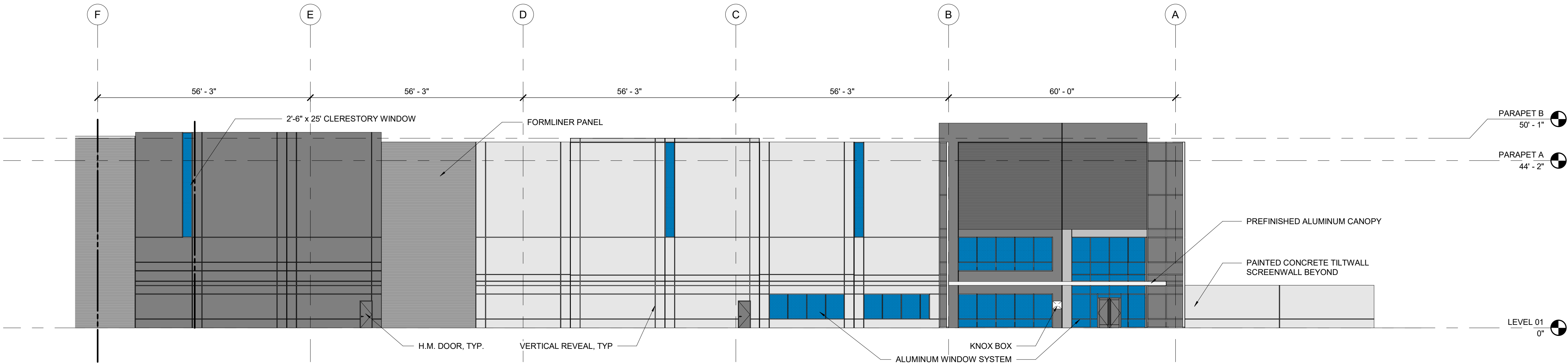
A PARCEL OF LAND LOCATED IN THE NORTHEAST QUARTER OF SECTION 28, TOWNSHIP 3 SOUTH,  
RANGE 64 WEST OF THE SIXTH PRINCIPAL MERIDIAN, CITY OF AURORA, COUNTY OF ADAMS, STATE OF COLORADO

- ALUMINUM / PREFINISHED METAL
- SOLID - GRAY - ACCENT PAINT
- SOLID - GRAY (LIGHT) - ACCENT PAINT
- SOLID - WHITE - FIELD PAINT
- FORMLINER - HORIZONTAL - GRAY
- FORMLINER - HORIZONTAL - GRAY (LIGHT)
- GLAZING - VISION
- KNOX BOX



ENLARGED BUILDING 4 - WEST 01

SCALE: 1/16" = 1'-0"



ENLARGED BUILDING 4 - WEST 02

SCALE: 1/16" = 1'-0"

OWNER / INVESTOR:



PROJECT TEAM:



1521 15TH STREET,  
DENVER, COLORADO 80202  
P: 720.328.1986  
DIGSTUDIO.COM



12499 WEST COLFAX AVENUE, LAKEWOOD, COLORADO 80215  
303.431.6100 MARTINMARTIN.COM



## TRANSPORT COLORADO INDUSTRIAL CAMPUS SITE PLAN

REVISIONS:

No.	DATE	DESCRIPTION	BY

DESIGNED BY:

DRAWN BY:

CHECKED BY:

SEAL:

**NOT FOR  
CONSTRUCTION**

DATE ISSUED:

1/6/2022

SHEET TITLE:

OVERALL BUILDING 4  
ELEVATIONS - WEST  
CASE NUMBER: DA-1793-16

SHEET NUMBER:

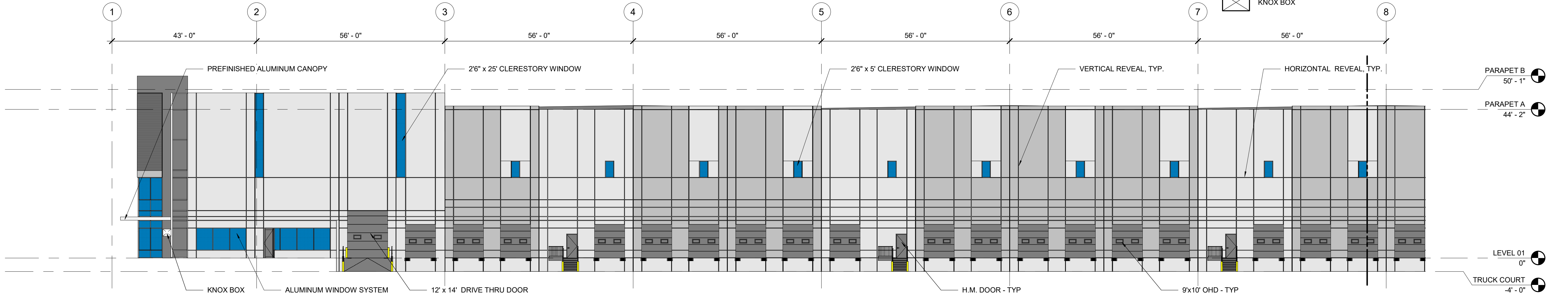
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# TRANSPORT COLORADO INDUSTRIAL CAMPUS SITE PLAN

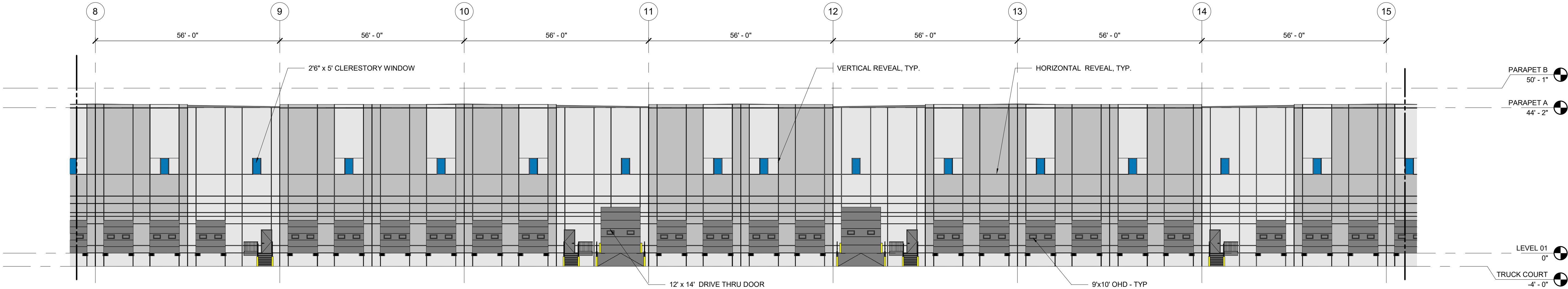
A PARCEL OF LAND LOCATED IN THE NORTHEAST QUARTER OF SECTION 28, TOWNSHIP 3 SOUTH,  
RANGE 64 WEST OF THE SIXTH PRINCIPAL MERIDIAN, CITY OF AURORA, COUNTY OF ADAMS, STATE OF COLORADO

- ALUMINUM / PREFINISHED METAL
- SOLID - GRAY - ACCENT PAINT
- SOLID - GRAY (LIGHT) - ACCENT PAINT
- SOLID - WHITE - FIELD PAINT
- FORMLINER - HORIZONTAL - GRAY
- FORMLINER - HORIZONTAL - GRAY (LIGHT)
- GLAZING - VISION
- KNOX BOX



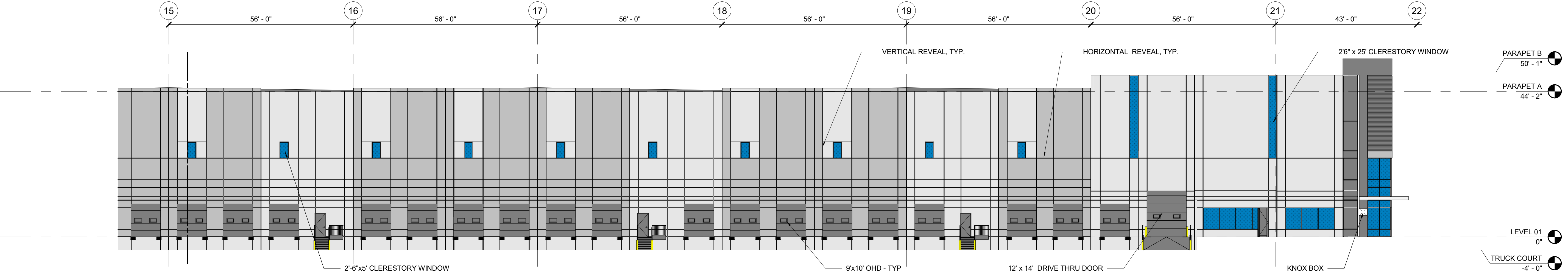
ENLARGED BUILDING 4 - SOUTH 01

SCALE: 1/16" = 1'-0"



ENLARGED BUILDING 4 - SOUTH 02

SCALE: 1/16" = 1'-0"



ENLARGED BUILDING 4 - SOUTH 03

SCALE: 1/16" = 1'-0"

OWNER / INVESTOR:



PROJECT TEAM:



1521 15TH STREET,  
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## TRANSPORT COLORADO INDUSTRIAL CAMPUS SITE PLAN

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CHECKED BY:

SEAL:

**NOT FOR  
CONSTRUCTION**

DATE ISSUED:

1/6/2022

SHEET TITLE:

OVERALL BUILDING 4  
ELEVATIONS - SOUTH  
CASE NUMBER: DA-1793-16

SHEET NUMBER:

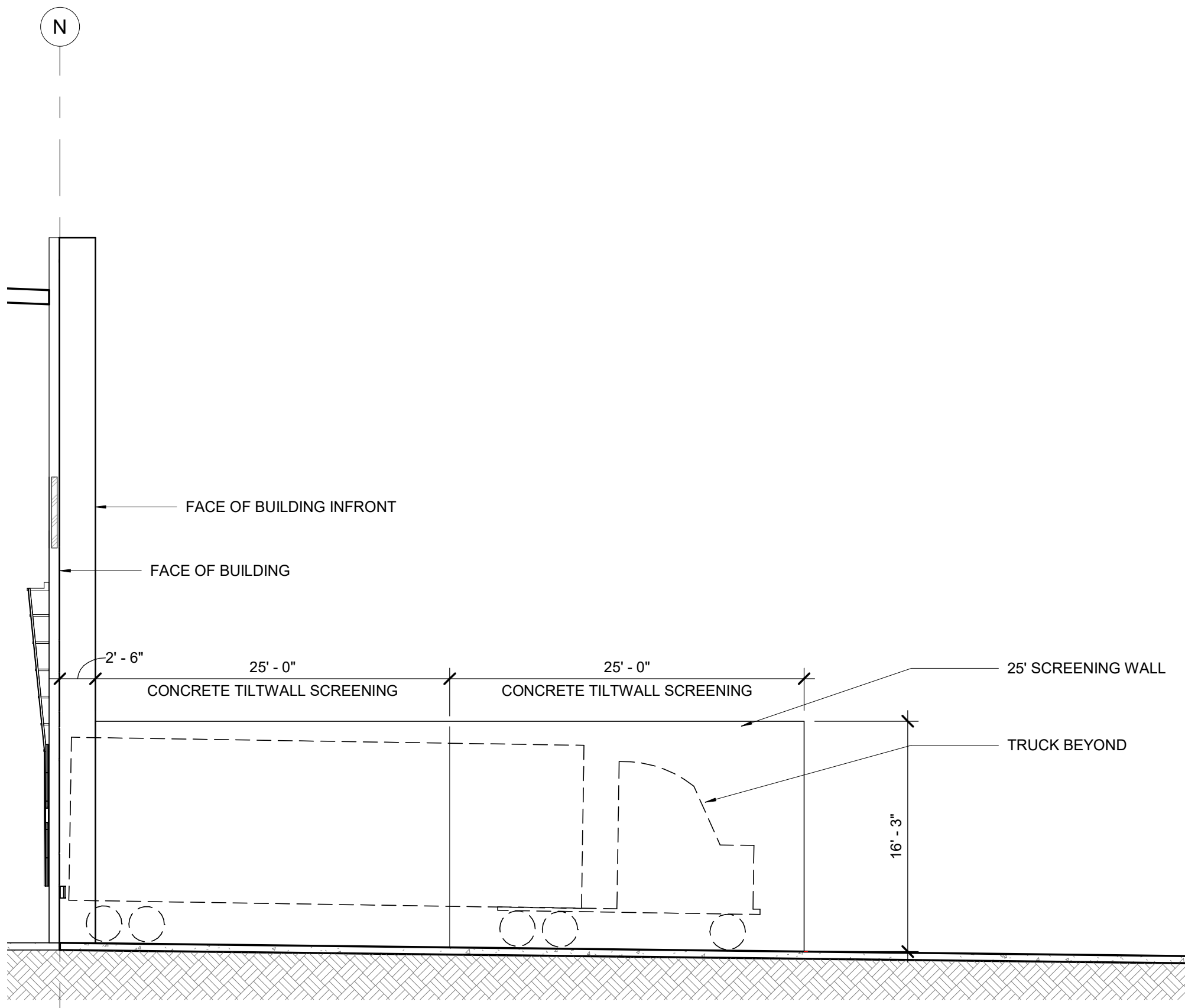
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# TRANSPORT COLORADO INDUSTRIAL CAMPUS

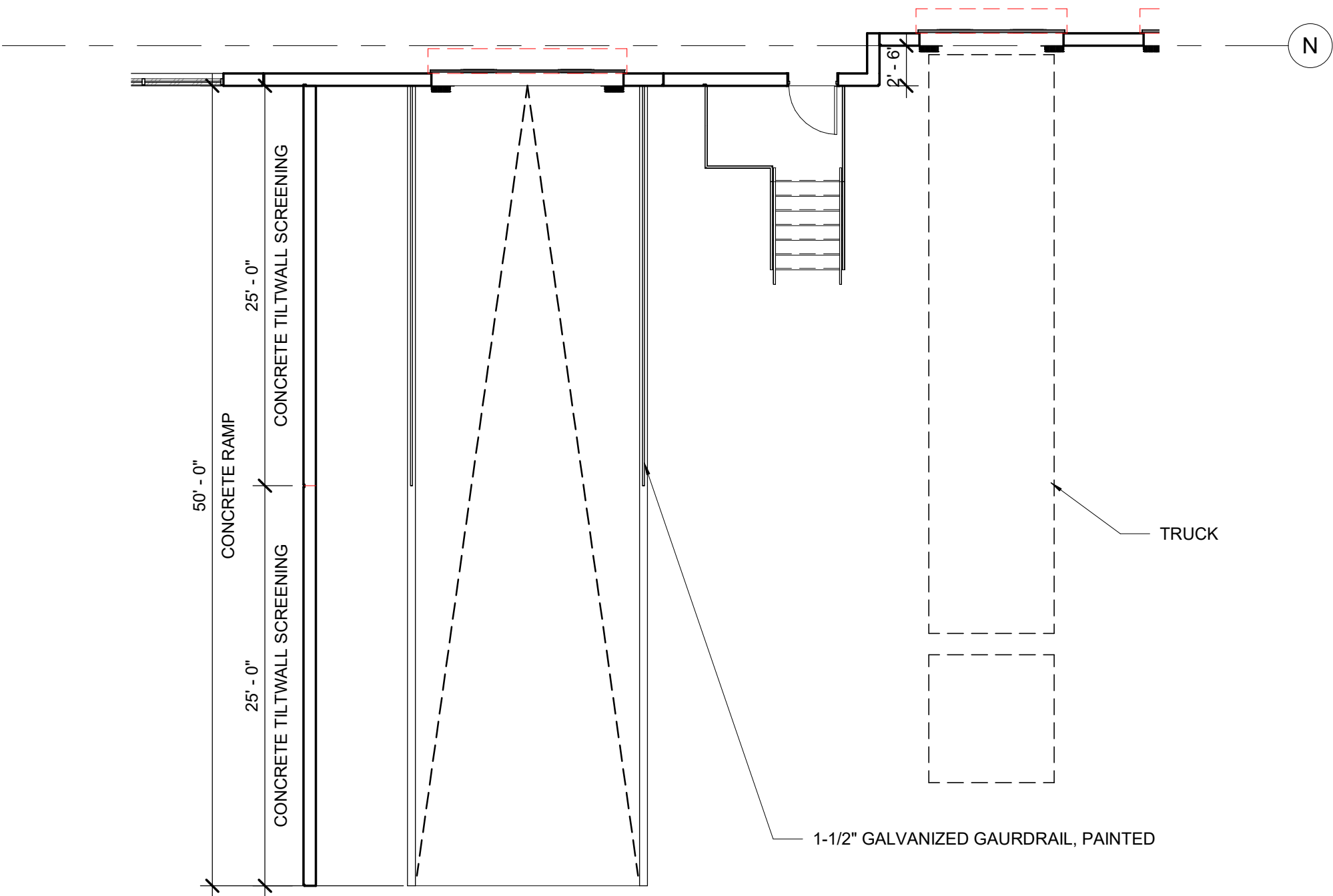
## SITE PLAN

A PARCEL OF LAND LOCATED IN THE NORTHEAST QUARTER OF SECTION 28, TOWNSHIP 3 SOUTH,  
RANGE 64 WEST OF THE SIXTH PRINCIPAL MERIDIAN, CITY OF AURORA, COUNTY OF ADAMS, STATE OF COLORADO



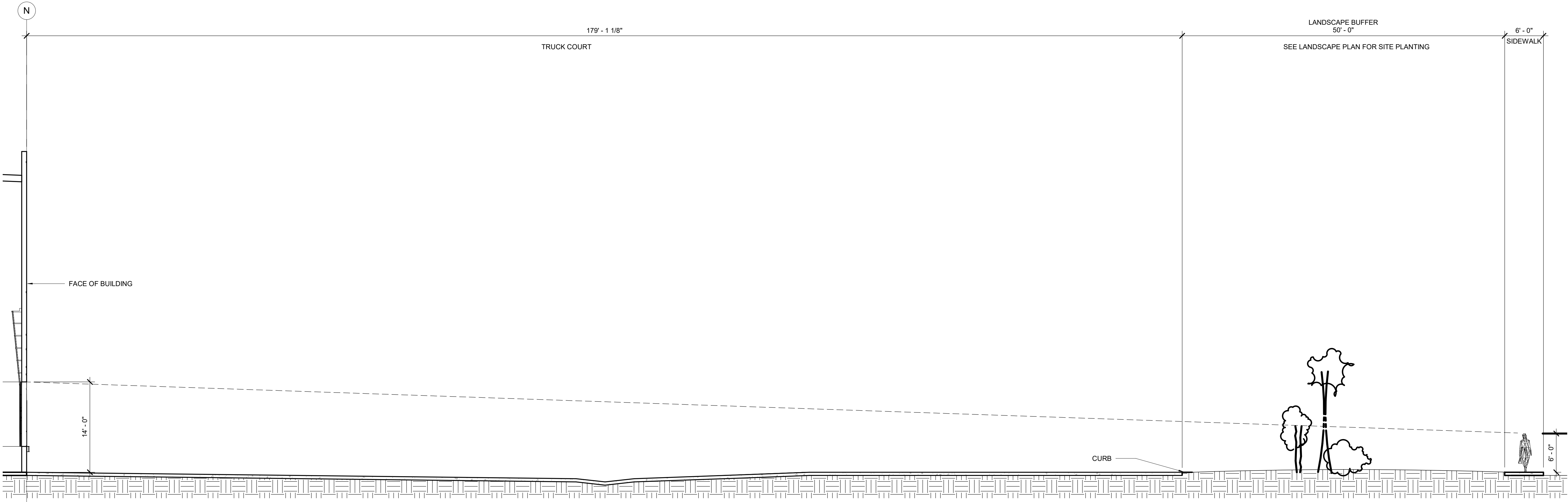
SCREEN WALL ELEVATION DETAIL - BUILDING 1

SCALE: 1/8" = 1'-0"



RAMP PLAN

SCALE: 1/8" = 1'-0"



STREET SECTION - BUILDING 1

SCALE: 1/8" = 1'-0"

OWNER / INVESTOR:



PROJECT TEAM:



1521 15TH STREET,  
DENVER, COLORADO 80202  
P: 720.328.1986  
DIGSTUDIO.COM



# TRANSPORT COLORADO INDUSTRIAL CAMPUS SITE PLAN

REVISIONS:

No.	DATE	DESCRIPTION	BY

DESIGNED BY:  
DRAWN BY:  
CHECKED BY:

SEAL:

**NOT FOR  
CONSTRUCTION**

DATE ISSUED:  
1/6/2022

SHEET TITLE:

**STREET SECTION  
BUILDING 01**  
CASE NUMBER: DA-1793-16

SHEET NUMBER:



# TRANSPORT COLORADO INDUSTRIAL CAMPUS SITE PLAN

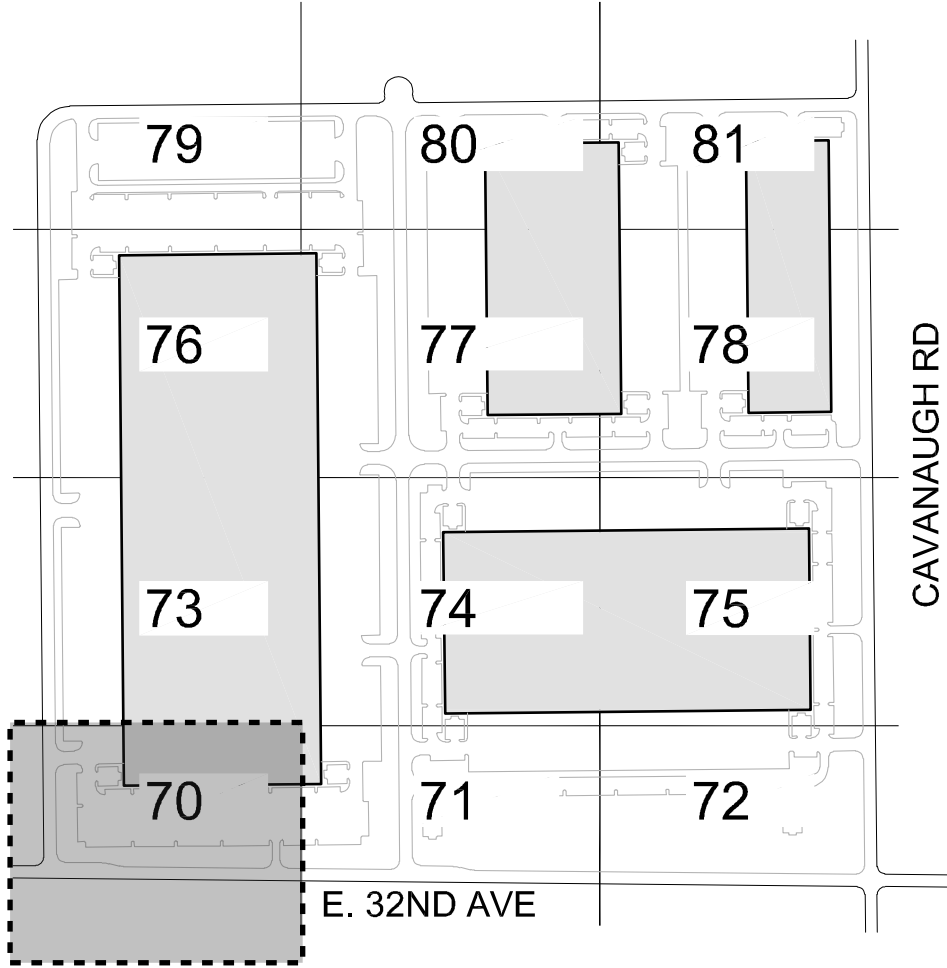
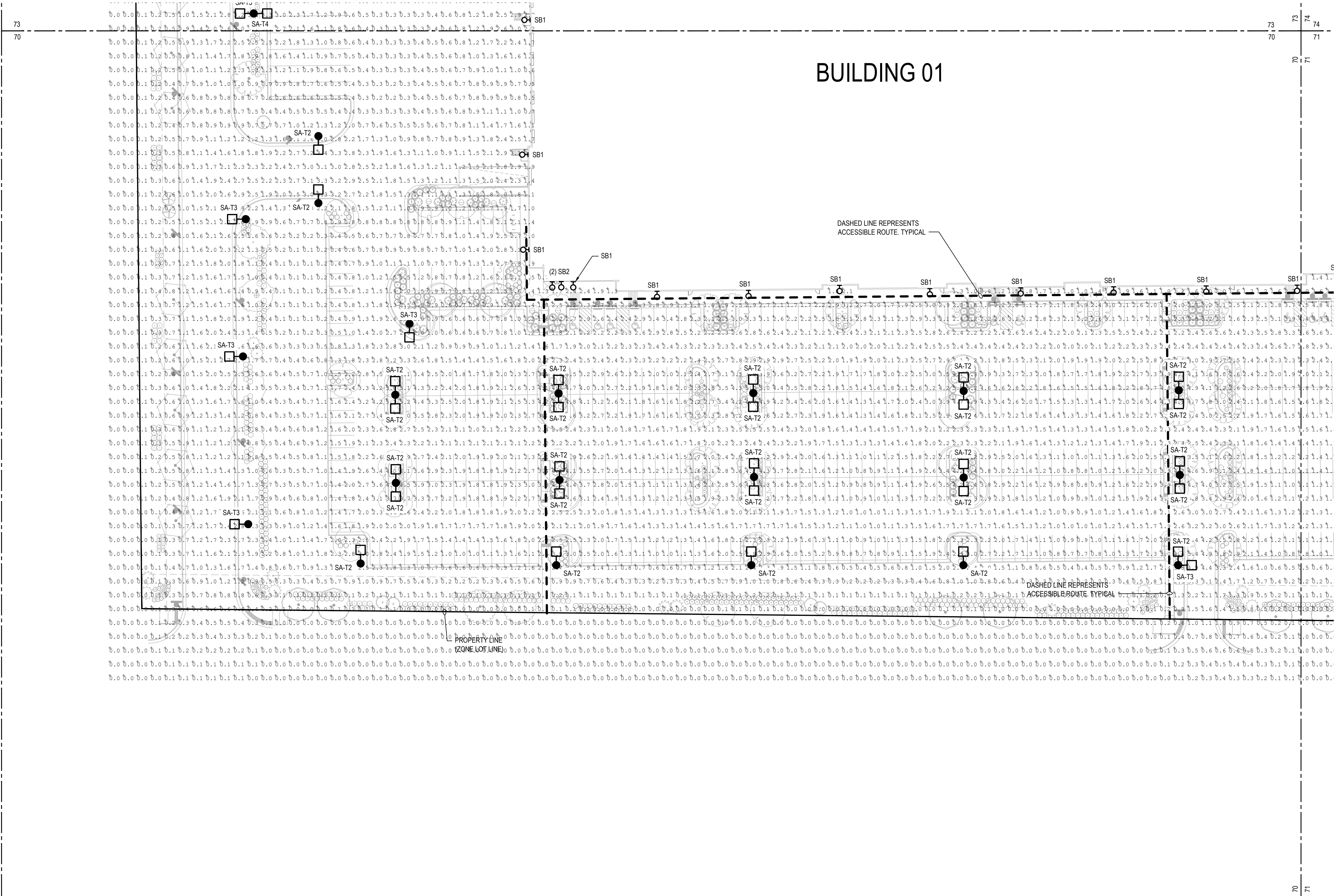
A PARCEL OF LAND LOCATED IN THE NORTHEAST QUARTER OF SECTION 28, TOWNSHIP 3 SOUTH,  
RANGE 64 WEST OF THE SIXTH PRINCIPAL MERIDIAN, CITY OF AURORA, COUNTY OF ADAMS, STATE OF COLORADO



SITE LIGHT FIXTURE SCHEDULE						
LABEL	MANUFACTURER CATALOG NO.	DISTRIBUTION TYPE	DESCRIPTION	LAMPS / WATTAGES	LLF	NOTES
SA-T2	SIGNIFYGARDCO #ECF-S-32L-1A-WW-G2-2-HIS	TYPE 2	SINGLE OR DUAL HEAD POLE MOUNTED LIGHT, 3000K	LED / 105.6W	0.9	MOUNTING HEIGHT SHALL BE 25 FEET AFG, UNO
SA-T3	SIGNIFYGARDCO #ECF-S-48L-900-WW-G2-3-HIS	TYPE 3	SINGLE OR DUAL HEAD POLE MOUNTED LIGHT, 3000K	LED / 135.1W	0.9	MOUNTING HEIGHT SHALL BE 25 FEET AFG, UNO
SA-T4	SIGNIFYGARDCO #ECF-S-48L-900-WW-G2-4-HIS	TYPE 4	SINGLE OR DUAL HEAD POLE MOUNTED LIGHT, 3000K	LED / 135.1W	0.9	MOUNTING HEIGHT SHALL BE 25 FEET AFG, UNO
SB1	SIGNIFYGARDCO #161-46L-900-NW-G2-4	TYPE 4	WALLPACK	LED / 138W	0.85	MOUNTING HEIGHT SHALL BE 25 FEET AFG, UNO
SB2	PERFORMANCE INLIGHTING #077361	-	WALLPACK, 3000K	LED 4.2W	0.9	MOUNTING HEIGHT SHALL BE 12 FEET AFG, UNO
NOTE: VERIFY ALL LIGHT FIXTURES TYPES, LOCATIONS, QUANTITIES, REQUIREMENTS WITH THE ARCHITECT AND/OR THE OWNER PRIOR TO ORDERING AND INSTALLATION.						


PHOTOMETRIC CALCULATION SUMMARY						
LABEL	UNITS	AVG.	MAX	MIN	AVG/MIN	MAX/MIN
GROUND PLANAR	Fc	1.20	5.7	0.0	N.A.	N.A.
BLDG 1 PARKING AND DRIVE AISLE	Fc	1.54	5.2	0.2	7.70	26.00
BLDG 2 PARKING AND DRIVE AISLE	Fc	1.56	3.2	0.4	3.90	8.00
BLDG 2 PARKING AND DRIVE AISLE	Fc	1.65	5.1	0.3	5.50	17.00
BLDG 3 PARKING AND DRIVE AISLE	Fc	1.70	5.2	0.3	5.67	17.33
BLDG 4 PARKING AND DRIVE AISLE	Fc	1.46	5.6	0.3	4.87	18.67
CENTER DRIVE AISLE	Fc	1.75	4.1	0.4	4.38	10.25
LOT 5 - 8	Fc	0.83	3.4	0	N.A.	N.A.

## GENERAL NOTES:

- ILLUMINATION WITHIN THE SITE MUST COMPLY WITH THE 2015 INTERNATIONAL BUILDING CODE REQUIREMENT FROM SECTION 1006 - MEANS OF EGRESS ILLUMINATION. SECTION 1006.2 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 (11 LUX) AT THE FLOOR LEVEL AND CONTINUING TO THE "PUBLIC WAY".
- ANY PROPOSED LIGHT FIXTURES INSTALLED ON PRIVATE PROPERTY, ADJACENT TO THE PUBLIC RIGHT OF WAY, SHALL BE ORIENTED IN SUCH A MANNER OR LIMITED IN LUMEN OUTPUT TO PREVENT GLARE PROBLEMS AN SHALL NOT EXCEED NATIONAL I.E.S LIGHTING STANDARDS FOR DISABILITY GLARE.
- REFER TO LIGHT FIXTURE SCHEDULE FOR TYPICAL MOUNTING HEIGHTS FOR INDICATED LIGHT FIXTURES THROUGHOUT, UNO ON ACTUAL SHEET, NEXT TO FIXTURE TYPE.



OWNER / INVESTOR:  
  
PROJECT TEAM:  
  
  
1521 15TH STREET,  
DENVER, COLORADO 80202  
P: 720.328.1986  
DIGSTUDIO.COM



## TRANSPORT COLORADO INDUSTRIAL CAMPUS SITE PLAN

REVISIONS:			
No.	DATE	DESCRIPTION	BY

DESIGNED BY: CT  
DRAWN BY: CT  
CHECKED BY: RB

SEAL:

NOT FOR  
CONSTRUCTION

DATE ISSUED:  
1/6/2022

SHEET TITLE:

PHOTOMETRIC PLAN

CASE NUMBER: DA-1793-16

SHEET NUMBER:



**A PARCEL OF LAND LOCATED IN THE NORTHEAST QUARTER OF SECTION 28, TOWNSHIP 3 SOUTH,  
RANGE 64 WEST OF THE SIXTH PRINCIPAL MERIDIAN, CITY OF AURORA, COUNTY OF ADAMS, STATE OF COLORADO**

SITE LIGHT FIXTURE SCHEDULE						
LABEL	MANUFACTURER CATALOG NO.	DISTRIBUTION TYPE	DESCRIPTION	LAMPS / WATTAGES	LLF	NOTES
SA-T2	SIGNIFY/GARDCO #ECF-S-32L-1A-WW-G2-2-HIS	TYPE 2	SINGLE OR DUAL HEAD POLE MOUNTED LIGHT, 3000K	LED / 105.6W	0.9	MOUNTING HEIGHT SHALL BE 25 FEET AFG, UNO
SA-T3	SIGNIFY/GARDCO #ECF-S-48L-900-WW-G2-3-HIS	TYPE 3	SINGLE OR DUAL HEAD POLE MOUNTED LIGHT, 3000K	LED / 135.1W	0.9	MOUNTING HEIGHT SHALL BE 25 FEET AFG, UNO
SA-T4	SIGNIFY/GARDCO #ECF-S-48L-900-WW-G2-4-HIS	TYPE 4	SINGLE OR DUAL HEAD POLE MOUNTED LIGHT, 3000K	LED / 135.1W	0.9	MOUNTING HEIGHT SHALL BE 25 FEET AFG, UNO
SB1	SIGNIFY/GARDCO #161-46L-900-NW-G2-4	TYPE 4	WALLPACK	LED / 138W	0.85	MOUNTING HEIGHT SHALL BE 25 FEET AFG, UNO
SB2	PERFORMANCE INLIGHTING #077361	-	WALLPACK, 3000K	LED 4.2W	0.9	MOUNTING HEIGHT SHALL BE 12 FEET AFG, UNO
NOTE:	VERIFY ALL LIGHT FIXTURES TYPES, LOCATIONS, QUANTITIES, REQUIREMENTS WITH THE ARCHITECT AND/ OR THE OWNER PRIOR TO ORDERING AND INSTALLATION.					

PHOTOMETRIC CALCULATION SUMMARY						
LABEL	UNITS	AVG.	MAX	MIN	AVG/MIN	MAX/MIN
GROUND PLANAR	Fc	1.20	5.7	0.0	N/A	N/A
BLDG 1 PARKING AND DRIVE AISLE	Fc	1.54	5.2	0.2	7.70	26.00
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BLDG 2 PARKING AND DRIVE AISLE	Fc	1.65	5.1	0.3	5.50	17.00
BLDG 3 PARKING AND DRIVE AISLE	Fc	1.70	5.2	0.3	5.67	17.33
BLDG 4 PARKING AND DRIVE AISLE	Fc	1.46	5.6	0.3	4.87	18.67
CENTER DRIVE AISLE	Fc	1.75	4.1	0.4	4.38	10.25
LOT 5 - 8	Fc	0.83	3.4	0	N/A	N/A

1. ILLUMINATION WITHIN THE SITE MUST COMPLY WITH THE 20' 15" 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 ENTIRE AREA OF THE EXIT DISCHARGE. SECTION 1006.2 ILLUMINATION LEVEL: THE MEANS OF EGRESS ILLUMINATION LEVEL SHALL NOT BE LESS THAN 1 FOOT-CANDLE (11 LUX) AT THE FLOOR LEVEL AND CONTINUING TO THE "PUBLIC WAY".
2. ANY PROPOSED LIGHT FIXTURES INSTALLED ON PRIVATE PROPERTY, ADJACENT TO THE PUBLIC RIGHT OF WAY, SHALL BE ORIENTED IN SUCH A MANNER OR LIMITED IN LUMEN OUTPUT TO PREVENT GLARE PROBLEMS AN SHALL NOT EXCEED NATIONAL I.E.S LIGHTING STANDARDS FOR DISABILITY GLARE.
3. REFER TO LIGHT FIXTURE SCHEDULE FOR TYPICAL MOUNTING HEIGHTS FOR INDICATED LIGHT FIXTURES THROUGHOUT, UNO ON AN ACTUAL SHEET, NEXT TO FIXTURE TYPE.

powers  
brown  
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JSE

# SITE PLAN

[illegible]

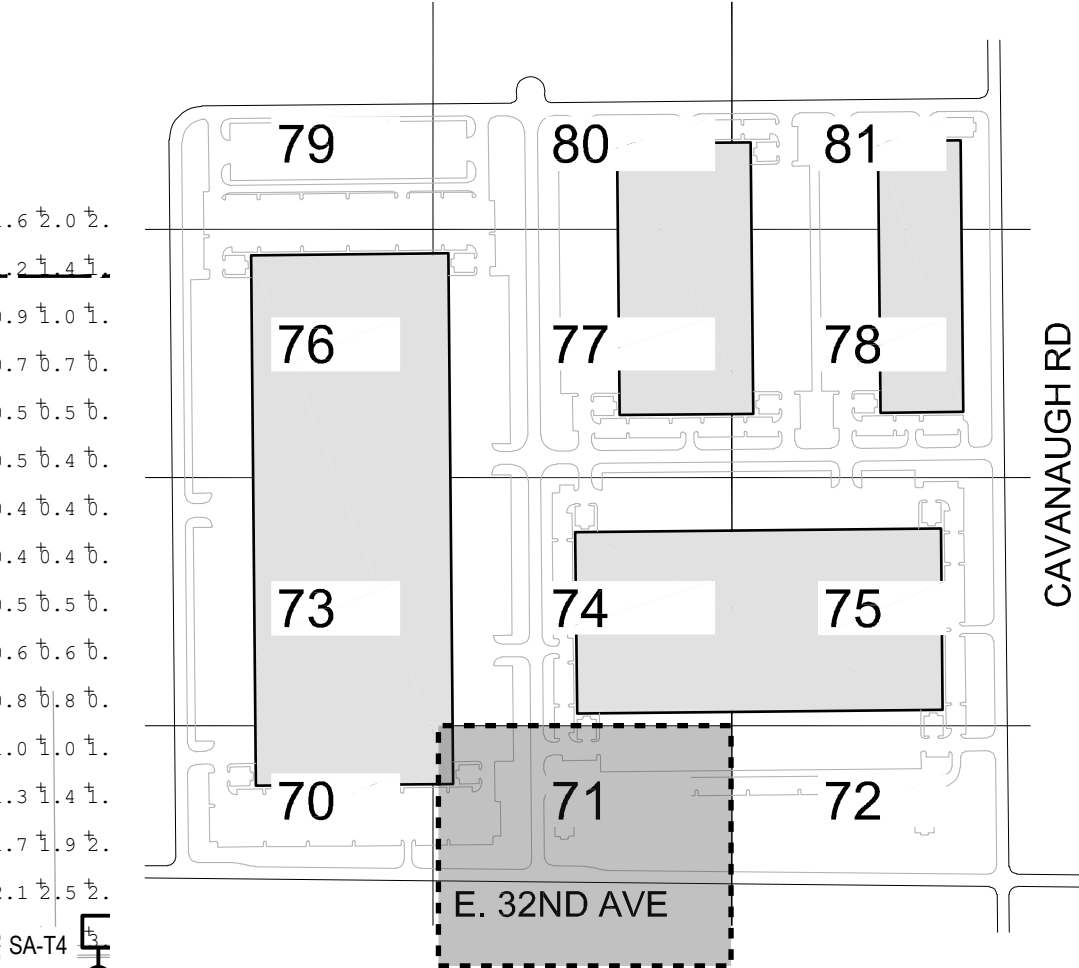
SEAL:

DATE ISSUED:  
1/6/2022

# PHOTOMETRIC PLAN

SHEET NUMBER:

71



HATCHING INDICATES FUTURE DEVELOPMENT,  
LIGHTING UNDER SEPARATE PERMIT PACKAGE



# TRANSPORT COLORADO INDUSTRIAL CAMPUS SITE PLAN

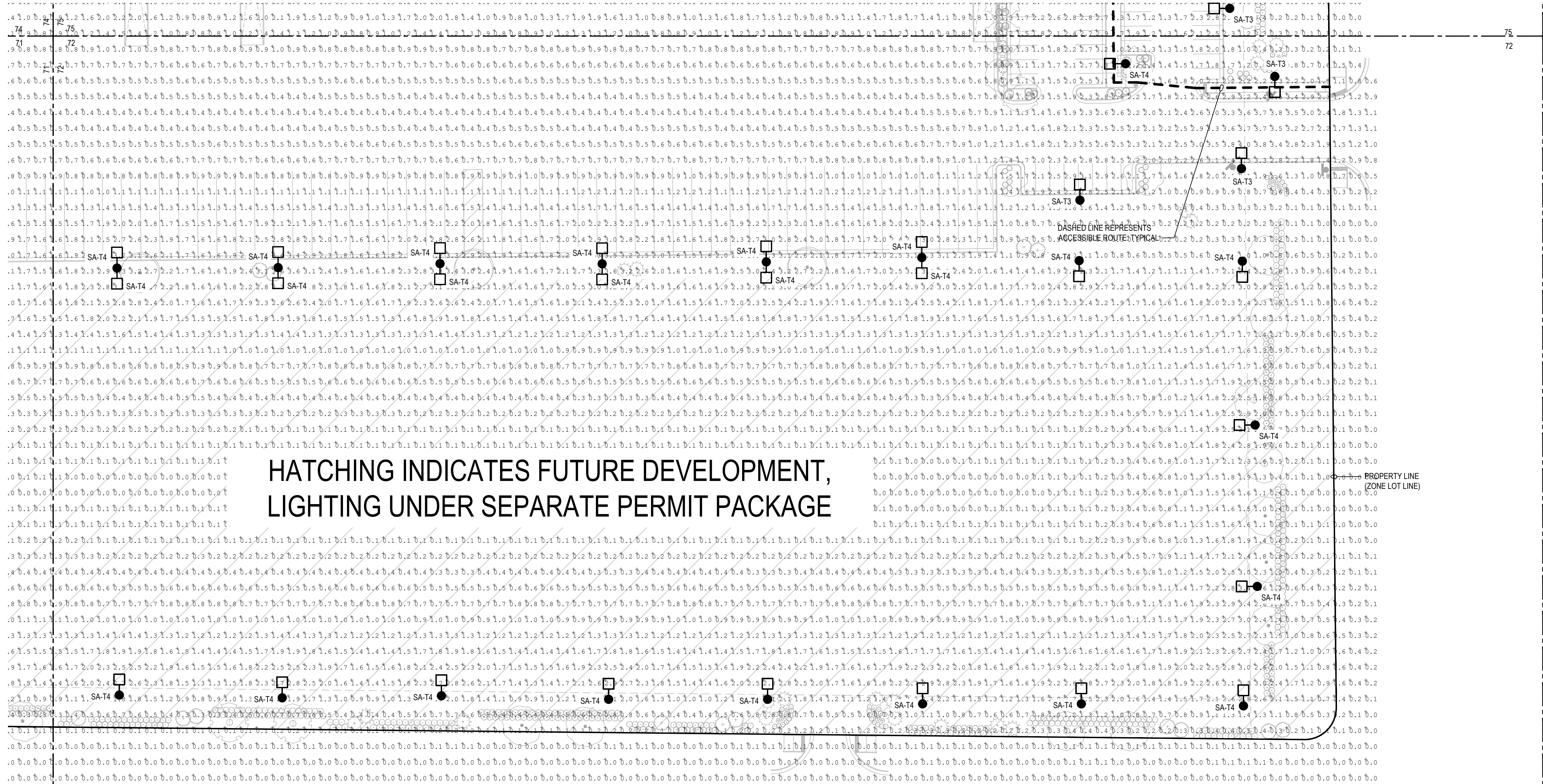
A PARCEL OF LAND LOCATED IN THE NORTHEAST QUARTER OF SECTION 28, TOWNSHIP 3 SOUTH,  
RANGE 64 WEST OF THE SIXTH PRINCIPAL MERIDIAN, CITY OF AURORA, COUNTY OF ADAMS, STATE OF COLORADO

SITE LIGHT FIXTURE SCHEDULE						
LABEL	MANUFACTURER CATALOG NO.	DISTRIBUTION TYPE	DESCRIPTION	LAMPS / WATTAGES	LLF	NOTES
SA-T2	SIGNIFYGARDCO #ECF-S-32L-1A-WW-G2-2-HIS	TYPE 2	SINGLE OR DUAL HEAD POLE MOUNTED LIGHT, 3000K	LED / 105 6W	0.9	MOUNTING HEIGHT SHALL BE 25 FEET AFG, UNO
SA-T3	SIGNIFYGARDCO #ECF-S-48L-900-WW-G2-3-HIS	TYPE 3	SINGLE OR DUAL HEAD POLE MOUNTED LIGHT, 3000K	LED / 135 1W	0.9	MOUNTING HEIGHT SHALL BE 25 FEET AFG, UNO
SA-T4	SIGNIFYGARDCO #ECF-S-48L-900-WW-G2-4-HIS	TYPE 4	SINGLE OR DUAL HEAD POLE MOUNTED LIGHT, 3000K	LED / 135 1W	0.9	MOUNTING HEIGHT SHALL BE 25 FEET AFG, UNO
SB1	SIGNIFYGARDCO #161-46L-900-NW-G2-4	TYPE 4	WALLPACK	LED / 138W	0.85	MOUNTING HEIGHT SHALL BE 25 FEET AFG, UNO
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NOTE: VERIFY ALL LIGHT FIXTURES TYPES, LOCATIONS, QUANTITIES, REQUIREMENTS WITH THE ARCHITECT AND/OR THE OWNER PRIOR TO ORDERING AND INSTALLATION.						

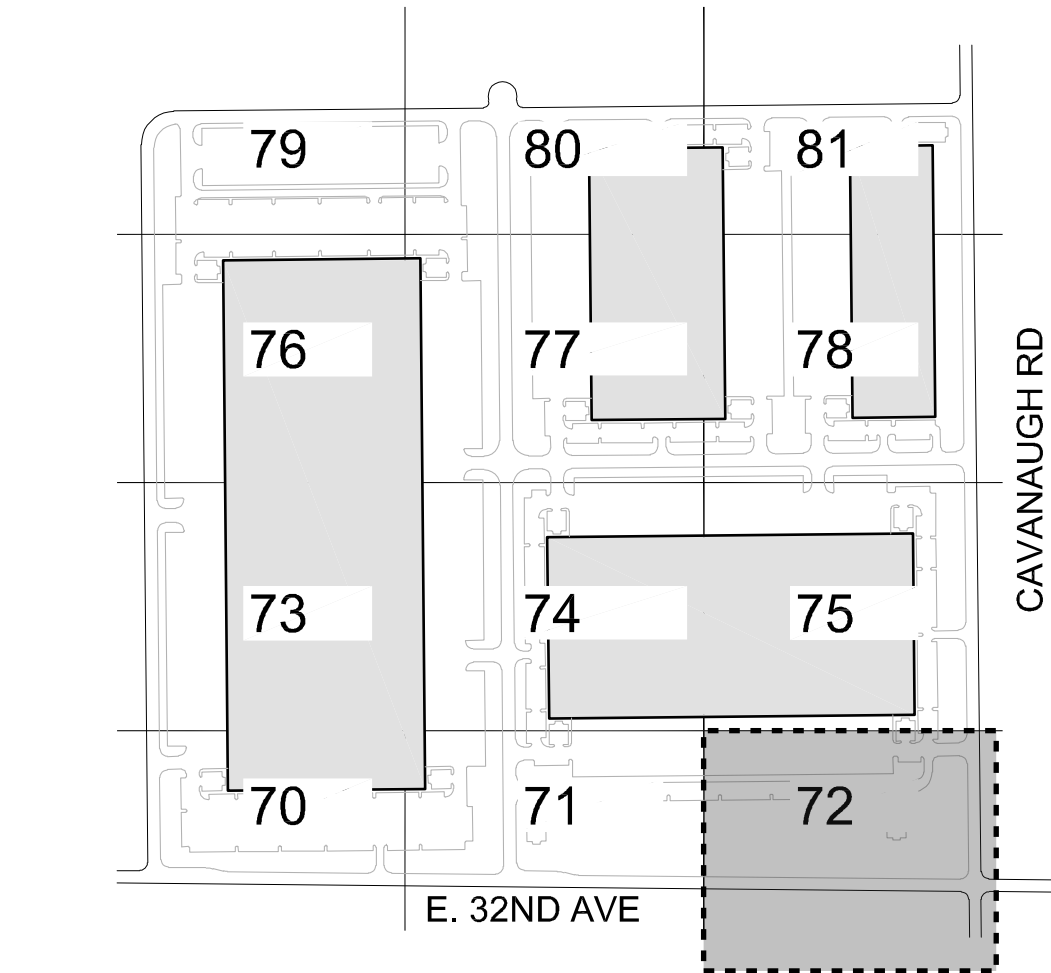
PHOTOMETRIC CALCULATION SUMMARY						
LABEL	UNITS	AVG.	MAX	MIN	AVG/MIN	MAX/MIN
GROUND PLANAR	Fc	1.20	5.7	0.0	N.A.	N.A.
BLDG 1 PARKING AND DRIVE AISLE	Fc	1.54	5.2	0.2	7.70	26.00
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BLDG 2 PARKING AND DRIVE AISLE	Fc	1.65	5.1	0.3	5.50	17.00
BLDG 3 PARKING AND DRIVE AISLE	Fc	1.70	5.2	0.3	5.67	17.33
BLDG 4 PARKING AND DRIVE AISLE	Fc	1.46	5.6	0.3	4.87	18.67
CENTER DRIVE AISLE	Fc	1.75	4.1	0.4	4.38	10.25
LOT 5 - 8	Fc	0.83	3.4	0	N.A.	N.A.

## GENERAL NOTES:

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HATCHING INDICATES FUTURE DEVELOPMENT,  
LIGHTING UNDER SEPARATE PERMIT PACKAGE



OWNER / INVESTOR:

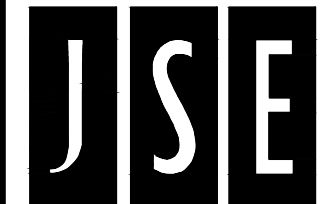


PROJECT TEAM:



1521 15TH STREET,  
DENVER, COLORADO 80202  
P: 720.328.1986  
DIGSTUDIO.COM

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ecture



## TRANSPORT COLORADO INDUSTRIAL CAMPUS SITE PLAN

### REVISIONS:

No.	DATE	DESCRIPTION	BY

DESIGNED BY: CT

DRAWN BY: CT

CHECKED BY: RB

SCALE:

NOT FOR  
CONSTRUCTION

DATE ISSUED:

1/6/2022

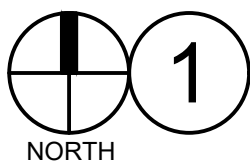
SHEET TITLE:

PHOTOMETRIC PLAN

CASE NUMBER: DA-1793-16

SHEET NUMBER:

72



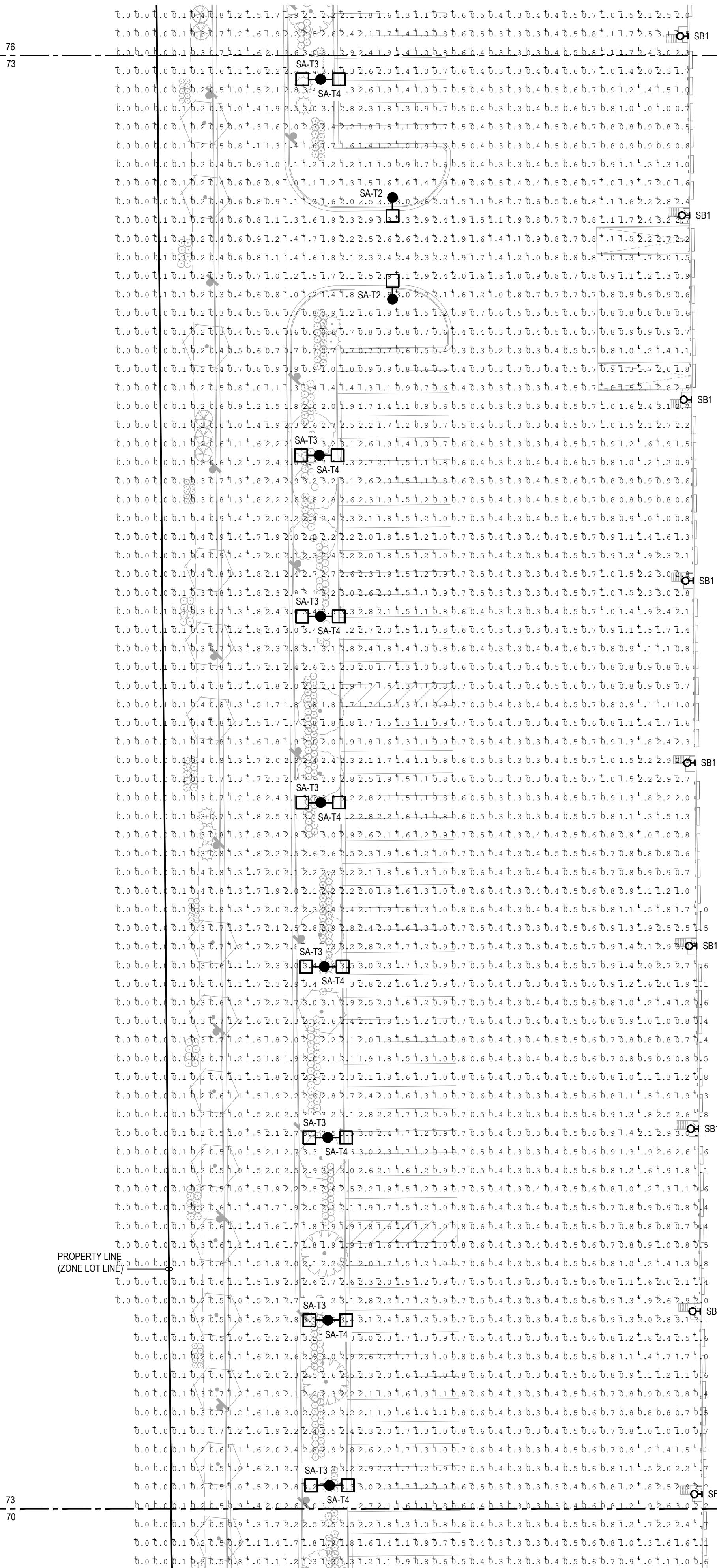
AT GRADE PHOTOMETRICS

SCALE: 1" = 40'-0"



# TRANSPORT COLORADO INDUSTRIAL CAMPUS SITE PLAN

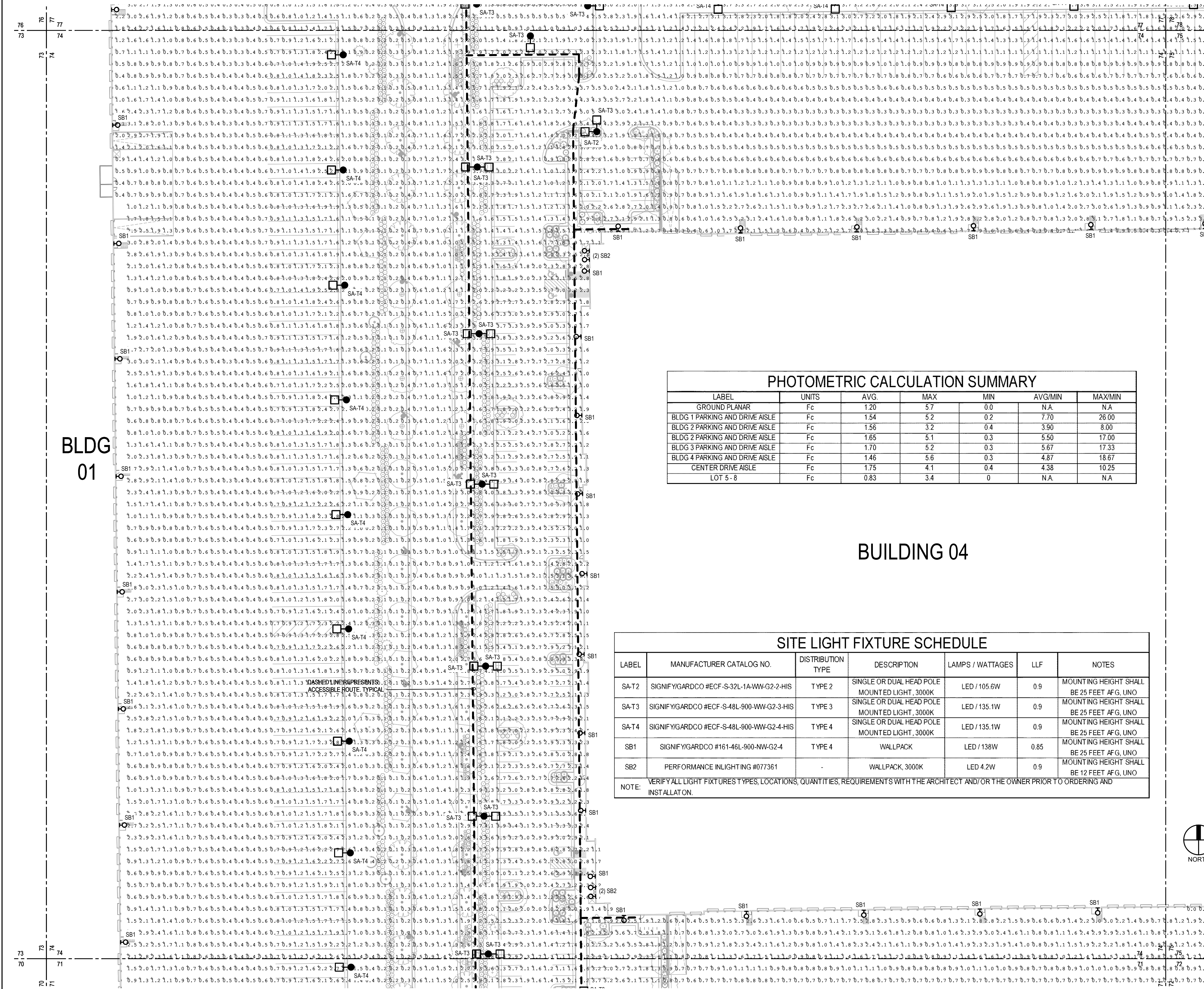
A PARCEL OF LAND LOCATED IN THE NORTHEAST QUARTER OF SECTION 28, TOWNSHIP 3 SOUTH,  
RANGE 64 WEST OF THE SIXTH PRINCIPAL MERIDIAN, CITY OF AURORA, COUNTY OF ADAMS, STATE OF COLORADO





# TRANSPORT COLORADO INDUSTRIAL CAMPUS SITE PLAN

A PARCEL OF LAND LOCATED IN THE NORTHEAST QUARTER OF SECTION 28, TOWNSHIP 3 SOUTH,  
RANGE 64 WEST OF THE SIXTH PRINCIPAL MERIDIAN, CITY OF AURORA, COUNTY OF ADAMS, STATE OF COLORADO



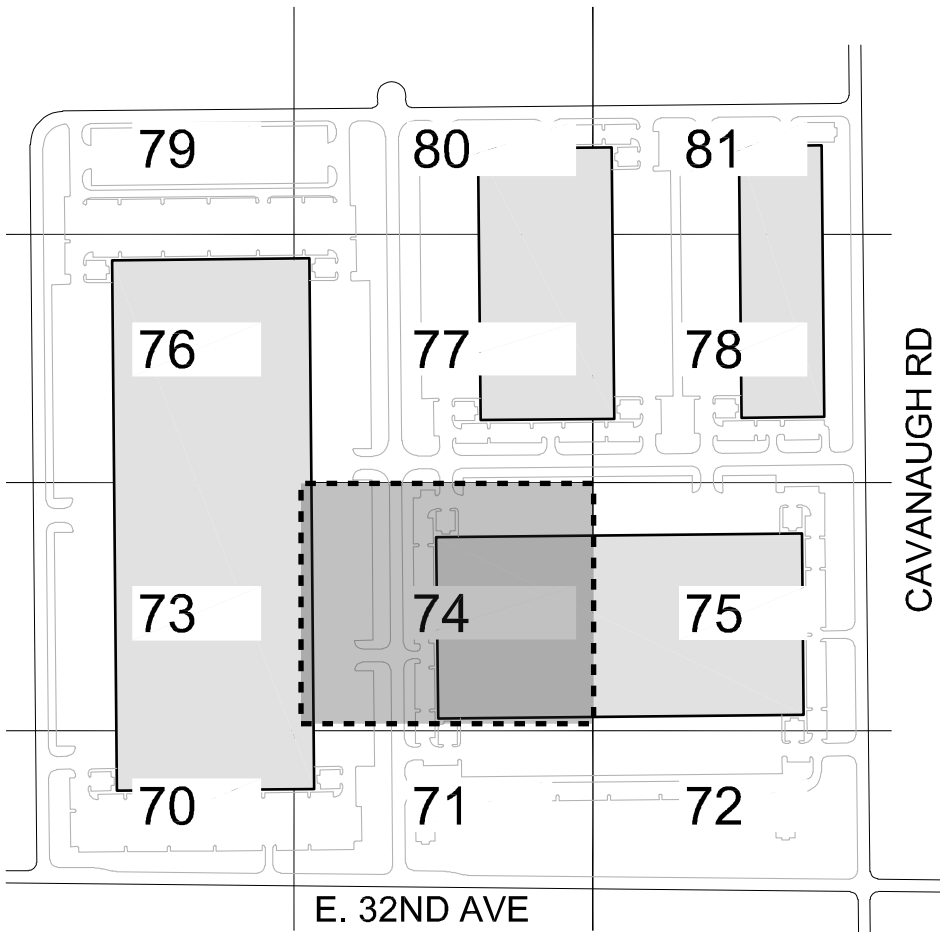
PHOTOMETRIC CALCULATION SUMMARY						
LABEL	UNITS	AVG.	MAX	MIN	AVG/MIN	MAX/MIN
GROUND PLANAR	Fc	1.20	5.7	0.0	N/A	N/A
BLDG 1 PARKING AND DRIVE AISLE	Fc	1.54	5.2	0.2	7.70	26.00
BLDG 2 PARKING AND DRIVE AISLE	Fc	1.56	3.2	0.4	3.90	8.00
BLDG 2 PARKING AND DRIVE AISLE	Fc	1.65	5.1	0.3	5.50	17.00
BLDG 3 PARKING AND DRIVE AISLE	Fc	1.70	5.2	0.3	5.67	17.33
BLDG 4 PARKING AND DRIVE AISLE	Fc	1.46	5.6	0.3	4.87	18.67
CENTER DRIVE AISLE	Fc	1.75	4.1	0.4	4.38	10.25
LOT 5-8	Fc	0.83	3.4	0	N/A	N/A

BUILDING 04

SITE LIGHT FIXTURE SCHEDULE						
LABEL	MANUFACTURER CATALOG NO.	DISTRIBUTION TYPE	DESCRIPTION	LAMPS / WATTAGES	LLF	NOTES
SA-T2	SIGNIFYGARDCO #ECF-S32L-1A-WW-G2-2-HIS	TYPE 2	SINGLE OR DUAL HEAD POLE MOUNTED LIGHT, 3000K	LED / 105.6W	0.9	MOUNTING HEIGHT SHALL BE 25 FEET AFG, UNO
SA-T3	SIGNIFYGARDCO #ECF-S48L-900-WW-G2-3-HIS	TYPE 3	SINGLE OR DUAL HEAD POLE MOUNTED LIGHT, 3000K	LED / 135.1W	0.9	MOUNTING HEIGHT SHALL BE 25 FEET AFG, UNO
SA-T4	SIGNIFYGARDCO #ECF-S48L-900-WW-G2-4-HIS	TYPE 4	SINGLE OR DUAL HEAD POLE MOUNTED LIGHT, 3000K	LED / 135.1W	0.9	MOUNTING HEIGHT SHALL BE 25 FEET AFG, UNO
SB1	SIGNIFYGARDCO #161-46L-900-WW-G2-4	TYPE 4	WALLPACK	LED / 138W	0.85	MOUNTING HEIGHT SHALL BE 25 FEET AFG, UNO
SB2	PERFORMANCE INLIGHTING #077361	-	WALLPACK, 3000K	LED 4.2W	0.9	MOUNTING HEIGHT SHALL BE 12 FEET AFG, UNO
NOTE: VERIFY ALL LIGHT FIXTURES TYPES, LOCATIONS, QUANTITIES, REQUIREMENTS WITH THE ARCHITECT AND/OR THE OWNER PRIOR TO ORDERING AND INSTALLATION.						

## GENERAL NOTES:

- ILLUMINATION WITHIN THE SITE MUST COMPLY WITH THE 20' 15" 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 (11 LUX) AT THE FLOOR LEVEL AND CONTINUING TO THE "PUBLIC WAY".
- ANY PROPOSED LIGHT FIXTURES INSTALLED ON PRIVATE PROPERTY, ADJACENT TO THE PUBLIC RIGHT OF WAY, SHALL BE ORIENTED IN SUCH A MANNER OR LIMITED IN LUMEN OUTPUT TO PREVENT GLARE PROBLEMS AN SHALL NOT EXCEED NATIONAL I.E.S LIGHTING STANDARDS FOR DISABILITY GLARE.
- REFER TO LIGHT FIXTURE SCHEDULE FOR TYPICAL MOUNTING HEIGHTS FOR INDICATED LIGHT FIXTURES THROUGHOUT. UNO ON ACTUAL SHEET, NEXT TO FIXTURE TYPE.



OWNER / INVESTOR:

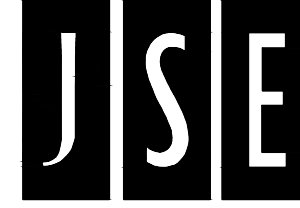


PROJECT TEAM:



1521 15TH STREET,  
DENVER, COLORADO 80202  
P: 720.328.1986  
DIGSTUDIO.COM

powers  
brown  
archit  
ecture



## TRANSPORT COLORADO INDUSTRIAL CAMPUS SITE PLAN

### REVISIONS:

No.	DATE	DESCRIPTION	BY

DESIGNED BY: CT

DRAWN BY: CT

CHECKED BY: RB

SEAL:

NOT FOR  
CONSTRUCTION

DATE ISSUED:

1/6/2022

SHEET TITLE:

PHOTOMETRIC PLAN

CASE NUMBER: DA-1793-16

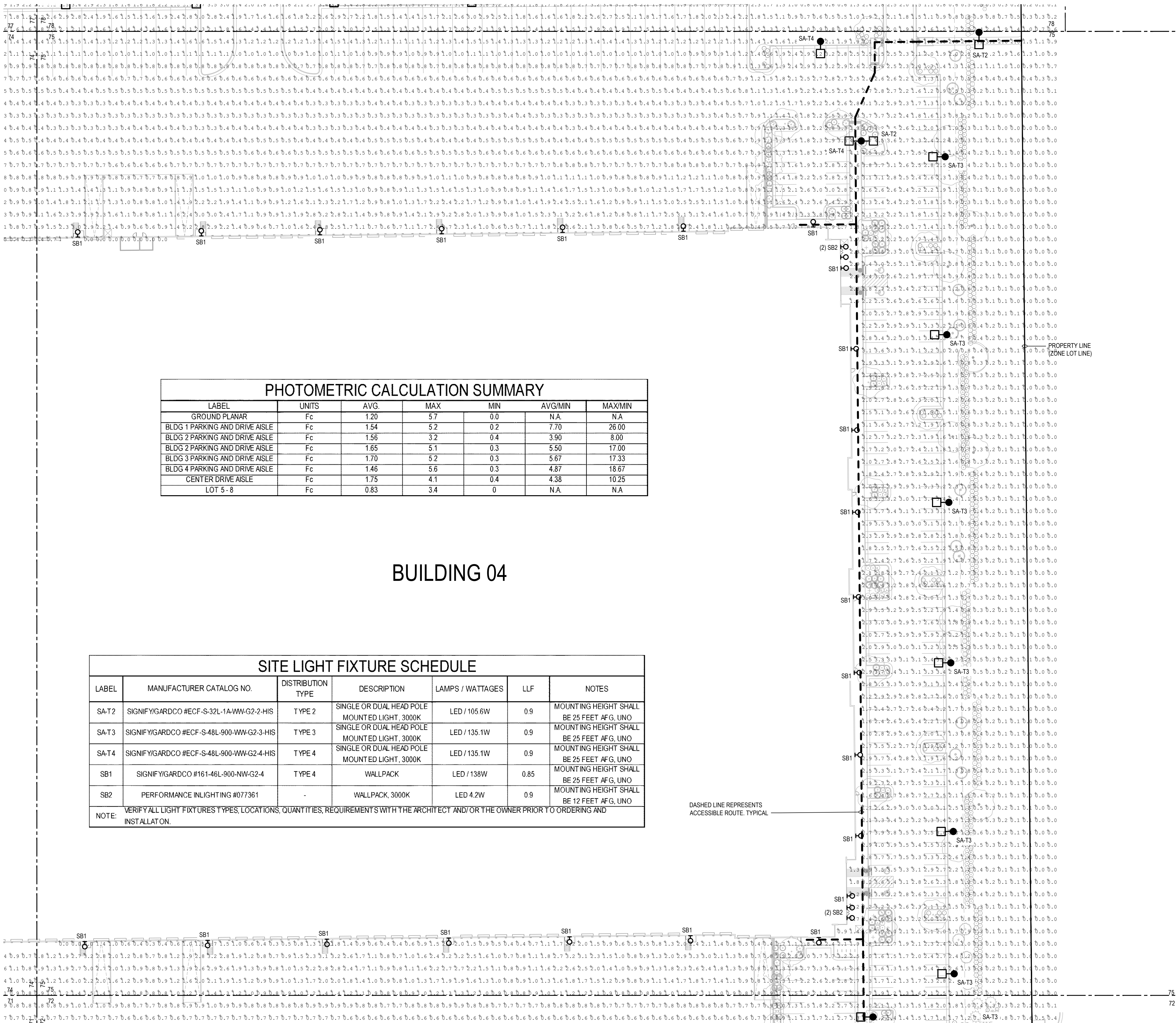
SHEET NUMBER:



# TRANSPORT COLORADO INDUSTRIAL CAMPUS

## SITE PLAN

A PARCEL OF LAND LOCATED IN THE NORTHEAST QUARTER OF SECTION 28, TOWNSHIP 3 SOUTH,  
RANGE 64 WEST OF THE SIXTH PRINCIPAL MERIDIAN, CITY OF AURORA, COUNTY OF ADAMS, STATE OF COLORADO



PHOTOMETRIC CALCULATION SUMMARY						
LABEL	UNITS	AVG.	MAX	MIN	AVG/MIN	MAX/MIN
GROUND PLANAR	Fc	1.20	5.7	0.0	N/A	N/A
BLDG 1 PARKING AND DRIVE AISLE	Fc	1.54	5.2	0.2	7.70	26.00
BLDG 2 PARKING AND DRIVE AISLE	Fc	1.56	3.2	0.4	3.90	8.00
BLDG 2 PARKING AND DRIVE AISLE	Fc	1.65	5.1	0.3	5.50	17.00
BLDG 3 PARKING AND DRIVE AISLE	Fc	1.70	5.2	0.3	5.67	17.33
BLDG 4 PARKING AND DRIVE AISLE	Fc	1.46	5.6	0.3	4.87	18.67
CENTER DRIVE AISLE	Fc	1.75	4.1	0.4	4.38	10.25
LOT 5-8	Fc	0.83	3.4	0	N/A	N/A

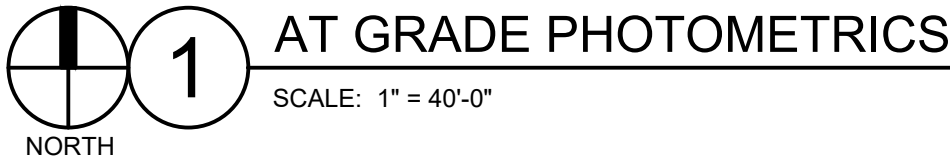
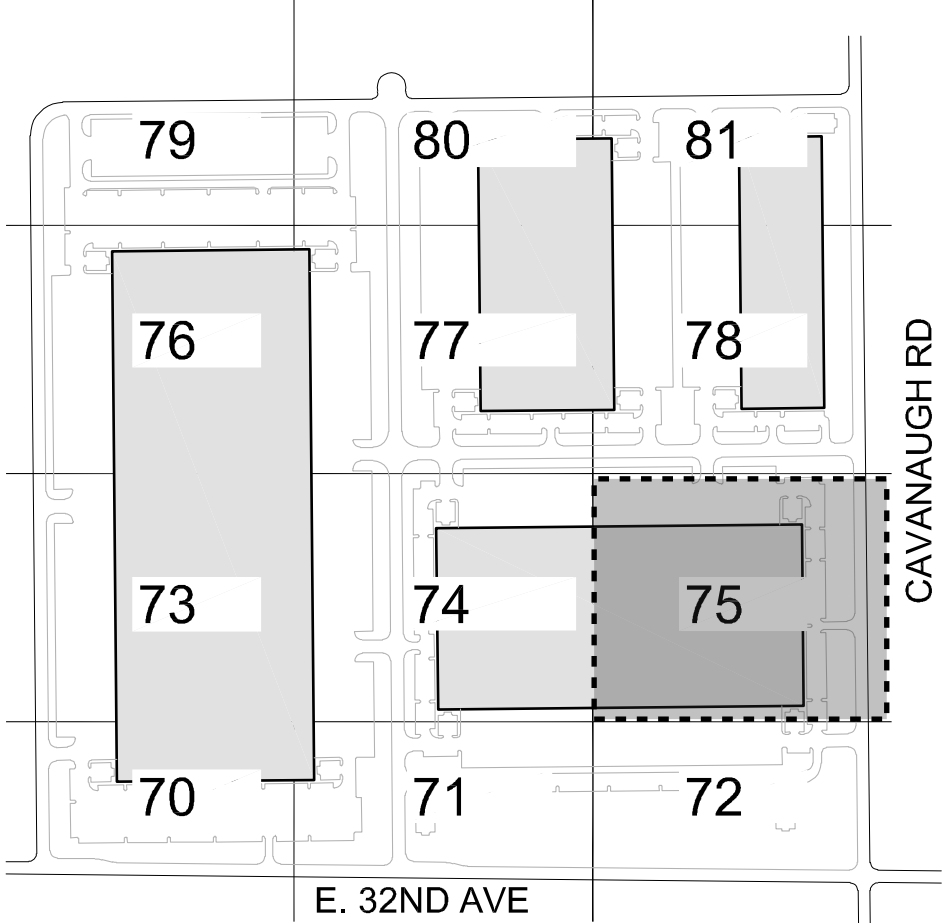
### BUILDING 04

SITE LIGHT FIXTURE SCHEDULE						
LABEL	MANUFACTURER CATALOG NO.	DISTRIBUTION TYPE	DESCRIPTION	LAMPS / WATTAGES	LLF	NOTES
SA-T2	SIGNIFY GARDCO #ECF-S-32L-1A-WW-G2-2-HIS	T Y P E 2	SINGLE OR DUAL HEAD POLE MOUNTED LIGHT, 3000K	LED / 105.6W	0.9	MOUNTING HEIGHT SHALL BE 25 FEET AFG, UNO
SA-T3	SIGNIFY GARDCO #ECF-S-48L-900-WW-G2-3-HIS	T Y P E 3	SINGLE OR DUAL HEAD POLE MOUNTED LIGHT, 3000K	LED / 135.1W	0.9	MOUNTING HEIGHT SHALL BE 25 FEET AFG, UNO
SA-T4	SIGNIFY GARDCO #ECF-S-48L-900-WW-G2-4-HIS	T Y P E 4	SINGLE OR DUAL HEAD POLE MOUNTED LIGHT, 3000K	LED / 135.1W	0.9	MOUNTING HEIGHT SHALL BE 25 FEET AFG, UNO
SB1	SIGNIFY GARDCO #161-46L-900-NW-G2-4	T Y P E 4	WALLPACK	LED / 138W	0.85	MOUNTING HEIGHT SHALL BE 25 FEET AFG, UNO
SB2	PERFORMANCE INLIGHTING #077361	-	WALLPACK, 3000K	LED 4.2W	0.9	MOUNTING HEIGHT SHALL BE 12 FEET AFG, UNO
NOTE:	VERIFY ALL LIGHT FIXTURES TYPES, LOCATIONS, QUANTITIES, REQUIREMENTS WITH THE ARCHITECT AND/OR THE OWNER PRIOR TO ORDERING AND INSTALLATION.					

DASHED LINE REPRESENTS ACCESSIBLE ROUTE. TYPICAL

### GENERAL NOTES:

- ILLUMINATION WITHIN THE SITE MUST COMPLY WITH THE 20' 15" 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 (11 LUX) AT THE FLOOR LEVEL AND CONTINUING TO THE "PUBLIC WAY".
- ANY PROPOSED LIGHT FIXTURES INSTALLED ON PRIVATE PROPERTY, ADJACENT TO THE PUBLIC RIGHT OF WAY, SHALL BE ORIENTED IN SUCH A MANNER OR LIMITED IN LUMEN OUTPUT TO PREVENT GLARE PROBLEMS AN SHALL NOT EXCEED NATIONAL I.E.S LIGHTING STANDARDS FOR DISABILITY GLARE.
- REFER TO LIGHT FIXTURE SCHEDULE FOR TYPICAL MOUNTING HEIGHTS FOR INDICATED LIGHT FIXTURES THROUGHOUT, UNO ON ACTUAL SHEET, NEXT TO FIXTURE TYPE.



OWNER / INVESTOR:



PROJECT TEAM:



1521 15TH STREET,  
DENVER, COLORADO 80202  
P: 720.328.1986  
DIGSTUDIO.COM

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# TRANSPORT COLORADO INDUSTRIAL CAMPUS SITE PLAN

### REVISIONS:

No.	DATE	DESCRIPTION	BY

DESIGNED BY: CT  
DRAWN BY: CT  
CHECKED BY: RB

SEAL:

NOT FOR  
CONSTRUCTION

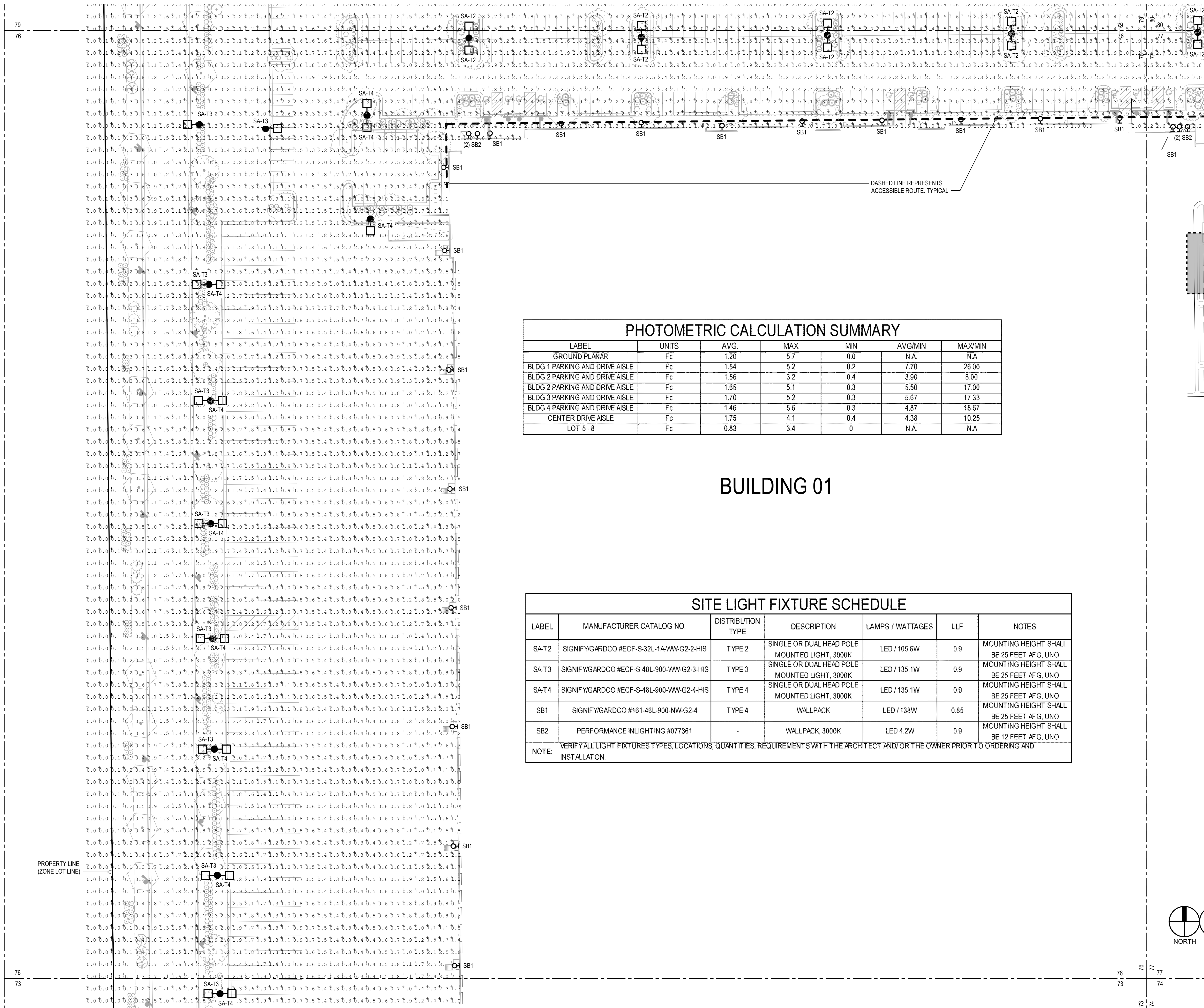
DATE ISSUED:  
1/6/2022

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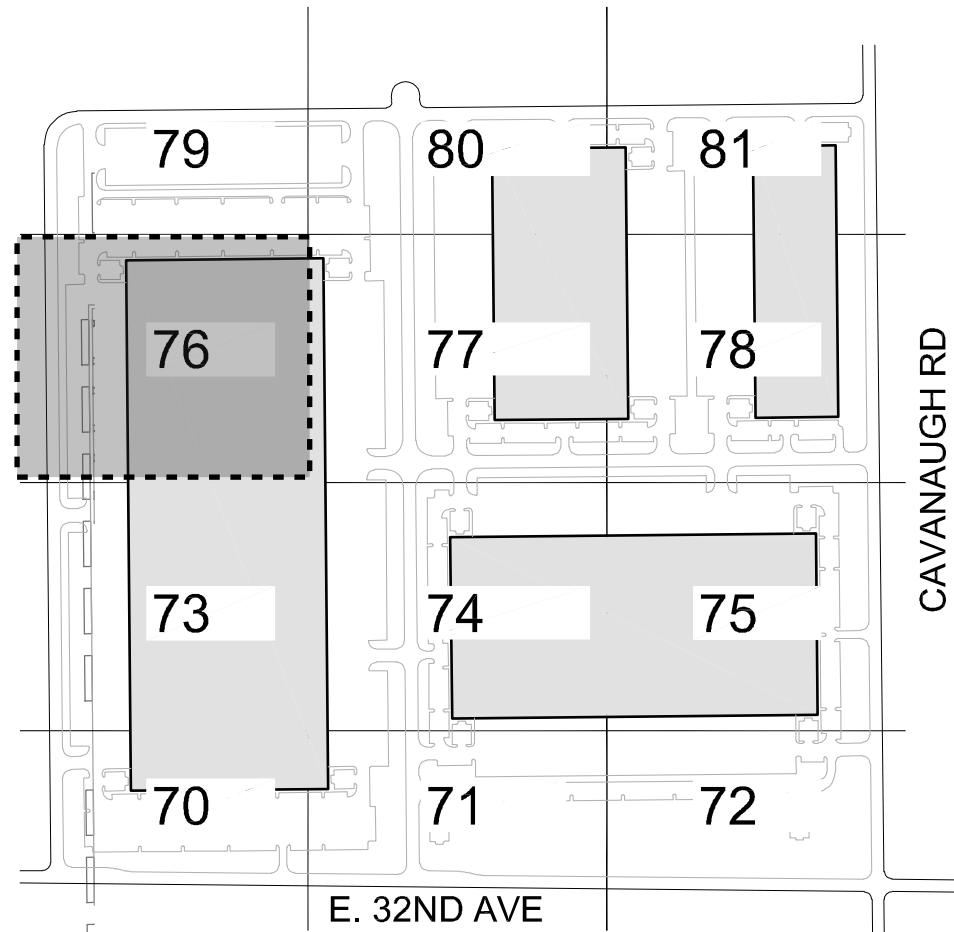
# TRANSPORT COLORADO INDUSTRIAL CAMPUS SITE PLAN

A PARCEL OF LAND LOCATED IN THE NORTHEAST QUARTER OF SECTION 28, TOWNSHIP 3 SOUTH,  
RANGE 64 WEST OF THE SIXTH PRINCIPAL MERIDIAN, CITY OF AURORA, COUNTY OF ADAMS, STATE OF COLORADO



## GENERAL NOTES:

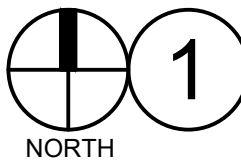
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- ANY PROPOSED LIGHT FIXTURES INSTALLED ON PRIVATE PROPERTY, ADJACENT TO THE PUBLIC RIGHT OF WAY, SHALL BE ORIENTED IN SUCH A MANNER OR LIMITED IN LUMEN OUTPUT TO PREVENT GLARE PROBLEMS AN SHALL NOT EXCEED NATIONAL I.E.S LIGHTING STANDARDS FOR DISABILITY GLARE.
- REFER TO LIGHT FIXTURE SCHEDULE FOR TYPICAL MOUNTING HEIGHTS FOR INDICATED LIGHT FIXTURES THROUGHOUT, UNO ON ACTUAL SHEET, NEXT TO FIXTURE TYPE.



PHOTOMETRIC CALCULATION SUMMARY						
LABEL	UNITS	AVG.	MAX	MIN	AVG/MIN	MAX/MIN
GROUND PLANAR	Fc	1.20	5.7	0.0	N.A	N.A
BLDG 1 PARKING AND DRIVE AISLE	Fc	1.54	5.2	0.2	7.70	26.00
BLDG 2 PARKING AND DRIVE AISLE	Fc	1.56	3.2	0.4	3.90	8.00
BLDG 3 PARKING AND DRIVE AISLE	Fc	1.65	5.1	0.3	5.50	17.00
BLDG 4 PARKING AND DRIVE AISLE	Fc	1.70	5.2	0.3	5.67	17.33
CENTER DRIVE AISLE	Fc	1.46	5.6	0.3	4.87	18.67
LOT 5-8	Fc	1.75	4.1	0.4	4.38	10.25
LOT 5-8	Fc	0.83	3.4	0	N.A	N.A

## BUILDING 01

SITE LIGHT FIXTURE SCHEDULE						
LABEL	MANUFACTURER CATALOG NO.	DISTRIBUTION TYPE	DESCRIPTION	LAMPS / WATTAGES	LLF	NOTES
SA-T2	SIGNIFY/GARDCO #ECF-S-32L-1A-WW-G2-2-HIS	T Y P E 2	SINGLE OR DUAL HEAD POLE MOUNTED LIGHT, 3000K	LED / 105.6W	0.9	MOUNTING HEIGHT SHALL BE 25 FEET AFG, UNO
SA-T3	SIGNIFY/GARDCO #ECF-S-48L-900-WW-G2-3-HIS	T Y P E 3	SINGLE OR DUAL HEAD POLE MOUNTED LIGHT, 3000K	LED / 135.1W	0.9	MOUNTING HEIGHT SHALL BE 25 FEET AFG, UNO
SA-T4	SIGNIFY/GARDCO #ECF-S-48L-900-WW-G2-4-HIS	T Y P E 4	SINGLE OR DUAL HEAD POLE MOUNTED LIGHT, 3000K	LED / 135.1W	0.9	MOUNTING HEIGHT SHALL BE 25 FEET AFG, UNO
SB1	SIGNIFY/GARDCO #161-46L-900-NW-G2-4	T Y P E 4	WALLPACK	LED / 138W	0.85	MOUNTING HEIGHT SHALL BE 25 FEET AFG, UNO
SB2	PERFORMANCE INLIGHTING #077361	-	WALLPACK, 3000K	LED 4.2W	0.9	MOUNTING HEIGHT SHALL BE 12 FEET AFG, UNO
NOTE: VERIFY ALL LIGHT FIXTURES TYPES, LOCATIONS, QUANTITIES, REQUIREMENTS WITH THE ARCHITECT AND/OR THE OWNER PRIOR TO ORDERING AND INSTALLATION.						



AT GRADE PHOTOMETRICS

SCALE: 1" = 40'-0"

OWNER / INVESTOR:



PROJECT TEAM:



1521 15TH STREET,  
DENVER, COLORADO 80202  
P: 720.328.1986  
DIGSTUDIO.COM



## TRANSPORT COLORADO INDUSTRIAL CAMPUS SITE PLAN

### REVISIONS:

No.	DATE	DESCRIPTION	BY

DESIGNED BY: CT

DRAWN BY: CT

CHECKED BY: RB

SEAL:

NOT FOR  
CONSTRUCTION

DATE ISSUED:

1/6/2022

SHEET TITLE:

PHOTOMETRIC PLAN

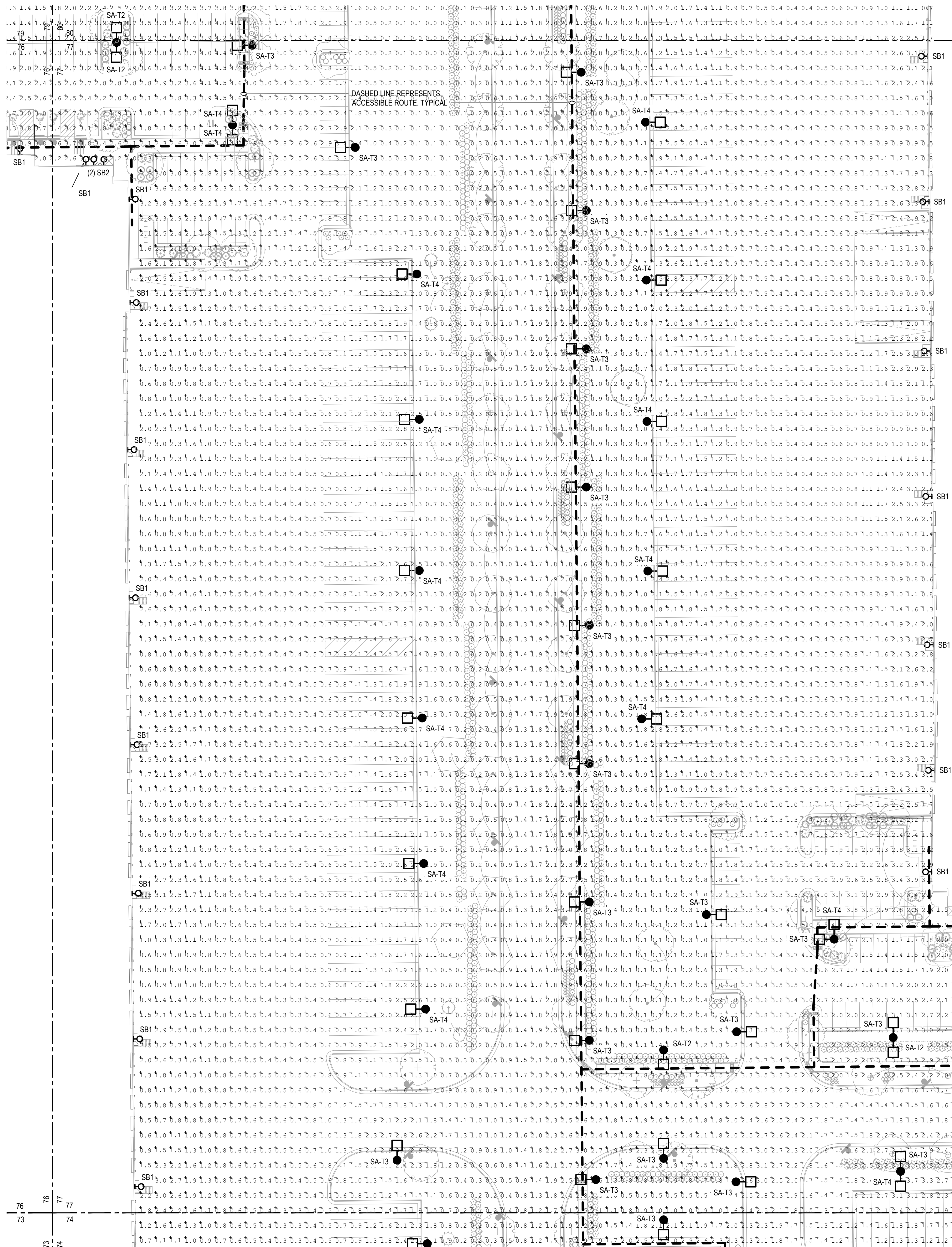
CASE NUMBER: DA-1793-16

SHEET NUMBER:



# TRANSPORT COLORADO INDUSTRIAL CAMPUS SITE PLAN

A PARCEL OF LAND LOCATED IN THE NORTHEAST QUARTER OF SECTION 28, TOWNSHIP 3 SOUTH,  
RANGE 64 WEST OF THE SIXTH PRINCIPAL MERIDIAN, CITY OF AURORA, COUNTY OF ADAMS, STATE OF COLORADO



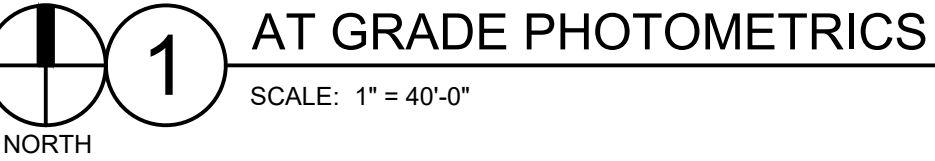
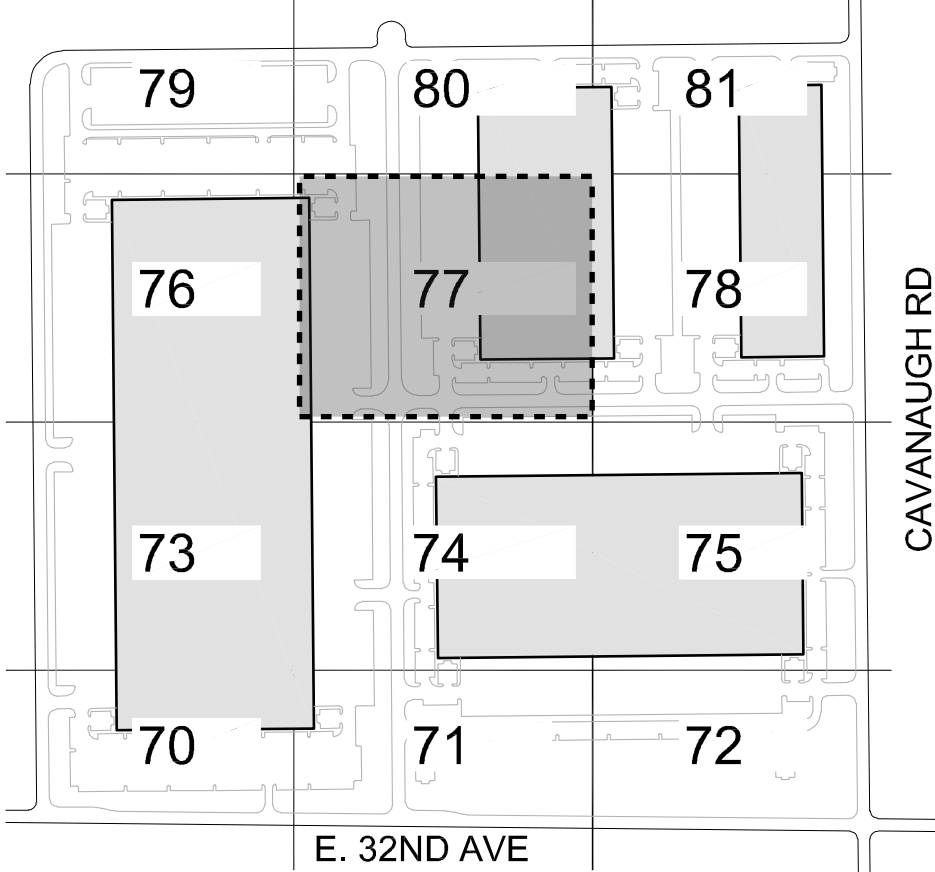
## GENERAL NOTES:

- ILLUMINATION WITHIN THE SITE MUST COMPLY WITH THE 2018 INTERNATIONAL BUILDING CODE REQUIREMENT FROM SECTION 1006.2 MEANS OF EGRESS ILLUMINATION. SECTION 1006.2 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 (11 LUX) AT THE FLOOR LEVEL AND CONTINUING TO THE "PUBLIC WAY".
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- REFER TO LIGHT FIXTURE SCHEDULE FOR TYPICAL MOUNTING HEIGHTS FOR INDICATED LIGHT FIXTURES THROUGHOUT, UNO ON ACTUAL SHEET, NEXT TO FIXTURE TYPE.

PHOTOMETRIC CALCULATION SUMMARY						
LABEL	UNITS	AVG.	MAX	MIN	AVG/MIN	MAX/MIN
GROUND PLANAR	Fc	1.20	57	0.0	N/A	N/A
BLDG 1 PARKING AND DRIVE AISLE	Fc	1.54	52	0.2	7.70	26.00
BLDG 2 PARKING AND DRIVE AISLE	Fc	1.56	32	0.4	3.90	8.00
BLDG 3 PARKING AND DRIVE AISLE	Fc	1.65	51	0.3	5.50	17.00
BLDG 4 PARKING AND DRIVE AISLE	Fc	1.70	52	0.3	5.67	17.33
CENTER DRIVE AISLE	Fc	1.46	56	0.3	4.87	18.67
LOT 5-8	Fc	1.75	41	0.4	4.38	10.25
LOT 5-8	Fc	0.83	34	0	N/A	N/A

## BUILDING 02

SITE LIGHT FIXTURE SCHEDULE						
LABEL	MANUFACTURER CATALOG NO.	DISTRIBUTION TYPE	DESCRIPTION	LAMPS / WATTAGES	LLF	NOTES
SA-T2	SIGNIFY/GARDCO #ECF-S-32L-1A-WW-G2-2-HIS	TYPE 2	SINGLE OR DUAL HEAD POLE MOUNTED LIGHT, 3000K	LED / 105.6W	0.9	MOUNTING HEIGHT SHALL BE 25 FEET AFG, UNO
SA-T3	SIGNIFY/GARDCO #ECF-S-48L-900-WW-G2-3-HIS	TYPE 3	SINGLE OR DUAL HEAD POLE MOUNTED LIGHT, 3000K	LED / 135.1W	0.9	MOUNTING HEIGHT SHALL BE 25 FEET AFG, UNO
SA-T4	SIGNIFY/GARDCO #ECF-S-48L-900-WW-G2-4-HIS	TYPE 4	SINGLE OR DUAL HEAD POLE MOUNTED LIGHT, 3000K	LED / 135.1W	0.9	MOUNTING HEIGHT SHALL BE 25 FEET AFG, UNO
SB1	SIGNIFY/GARDCO #161-46L-900-NW-G2-4	TYPE 4	WALLPACK	LED / 138W	0.85	MOUNTING HEIGHT SHALL BE 25 FEET AFG, UNO
SB2	PERFORMANCE INLIGHTING #077361	-	WALLPACK, 3000K	LED 4.2W	0.9	MOUNTING HEIGHT SHALL BE 12 FEET AFG, UNO
NOTE: VERIFY ALL LIGHT FIXTURES TYPES, LOCATIONS, QUANTITIES, REQUIREMENTS WITH THE ARCHITECT AND/OR THE OWNER PRIOR TO ORDERING AND INSTALLATION.						



OWNER / INVESTOR:

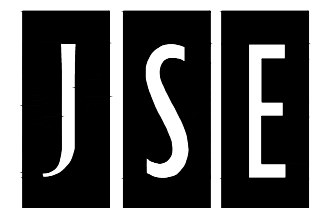


PROJECT TEAM:



1521 15TH STREET,  
DENVER, COLORADO 80202  
P: 720.328.1986  
DIGSTUDIO.COM

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ecture



## TRANSPORT COLORADO INDUSTRIAL CAMPUS SITE PLAN

REVISIONS:

No.	DATE	DESCRIPTION	BY

DESIGNED BY: CT

DRAWN BY: CT

CHECKED BY: RB

SEAL:

NOT FOR  
CONSTRUCTION

DATE ISSUED:

1/6/2022

SHEET TITLE:

PHOTOMETRIC PLAN

CASE NUMBER: DA-1793-16

SHEET NUMBER:



# TRANSPORT COLORADO INDUSTRIAL CAMPUS SITE PLAN

A PARCEL OF LAND LOCATED IN THE NORTHEAST QUARTER OF SECTION 28, TOWNSHIP 3 SOUTH,  
RANGE 64 WEST OF THE SIXTH PRINCIPAL MERIDIAN, CITY OF AURORA, COUNTY OF ADAMS, STATE OF COLORADO

## GENERAL NOTES:

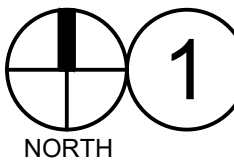
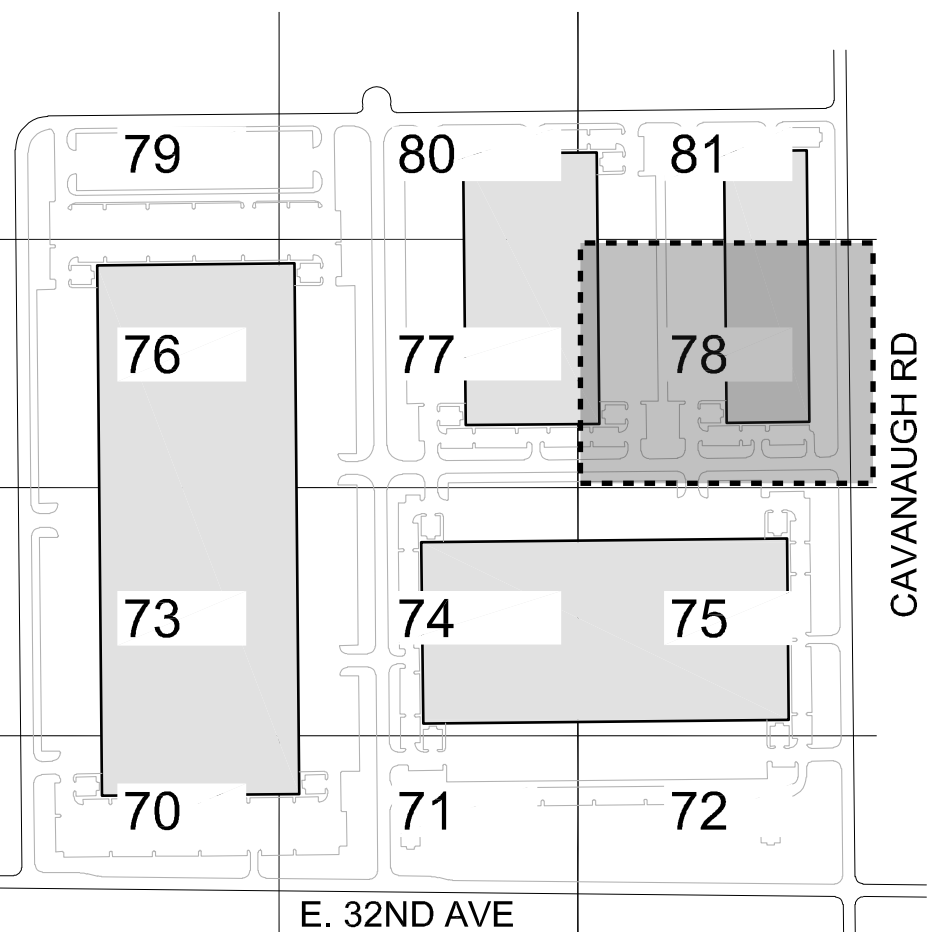
- ILLUMINATION WITHIN THE SITE MUST COMPLY WITH THE 20' 15" INTERNATIONAL BUILDING CODE REQUIREMENT FROM SECTION 1006 - MEANS OF EGRESS ILLUMINATION. SECTION 1006.2 ILLUMINATION REQUIRED: THE MEANS OF EGRESS, INCLUDING THE EXIT DISCHARGE, SHALL BE ILLUMINATED AT ALL TIMES THE BUILDING IS OCCUPIED. SECTION 1006.2.2 ILLUMINATION LEVEL: THE MEANS OF EGRESS ILLUMINATION LEVEL SHALL NOT BE LESS THAN 1 FOOT-CANDLE (11 LUX) AT THE FLOOR LEVEL AND CONTINUING TO THE "PUBLIC WAY".
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## PHOTOMETRIC CALCULATION SUMMARY

LABEL	UNITS	AVG.	MAX	MIN	AVG/MIN	MAX/MIN
GROUND PLANAR	Fc	1.20	5.7	0.0	N.A	N.A
BLDG 1 PARKING AND DRIVE AISLE	Fc	1.54	5.2	0.2	7.70	26.00
BLDG 2 PARKING AND DRIVE AISLE	Fc	1.56	3.2	0.4	3.90	8.00
BLDG 3 PARKING AND DRIVE AISLE	Fc	1.65	5.1	0.3	5.50	17.00
BLDG 3 PARKING AND DRIVE AISLE	Fc	1.70	5.2	0.3	5.67	17.33
BLDG 4 PARKING AND DRIVE AISLE	Fc	1.46	5.6	0.3	4.87	18.67
CENTER DRIVE AISLE	Fc	1.75	4.1	0.4	4.38	10.25
LOT 5-8	Fc	0.83	3.4	0	N.A	N.A

## SITE LIGHT FIXTURE SCHEDULE

LABEL	MANUFACTURER CATALOG NO.	DISTRIBUTION TYPE	DESCRIPTION	LAMPS / WATTAGES	LLF	NOTES
SA-T2	SIGNIFYGARDCO #ECF-S-32L-1A-WW-G2-2-HIS	TYPE 2	SINGLE OR DUAL HEAD POLE MOUNTED LIGHT, 3000K	LED / 105.6W	0.9	MOUNTING HEIGHT SHALL BE 25 FEET AFG, UNO
SA-T3	SIGNIFYGARDCO #ECF-S-48L-900-WW-G2-3-HIS	TYPE 3	SINGLE OR DUAL HEAD POLE MOUNTED LIGHT, 3000K	LED / 135.1W	0.9	MOUNTING HEIGHT SHALL BE 25 FEET AFG, UNO
SA-T4	SIGNIFYGARDCO #ECF-S-48L-900-WW-G2-4-HIS	TYPE 4	SINGLE OR DUAL HEAD POLE MOUNTED LIGHT, 3000K	LED / 135.1W	0.9	MOUNTING HEIGHT SHALL BE 25 FEET AFG, UNO
SB1	SIGNIFYGARDCO #161-46L-900-NW-G2-4	TYPE 4	WALLPACK	LED / 138W	0.85	MOUNTING HEIGHT SHALL BE 25 FEET AFG, UNO
SB2	PERFORMANCE INLIGHTING #077361	-	WALLPACK, 3000K	LED 4.2W	0.9	MOUNTING HEIGHT SHALL BE 12 FEET AFG, UNO
NOTE:	VERIFY ALL LIGHT FIXTURES TYPES, LOCATIONS, QUANTITIES, REQUIREMENTS WITH THE ARCHITECT AND/OR THE OWNER PRIOR TO ORDERING AND INSTALLATION.					

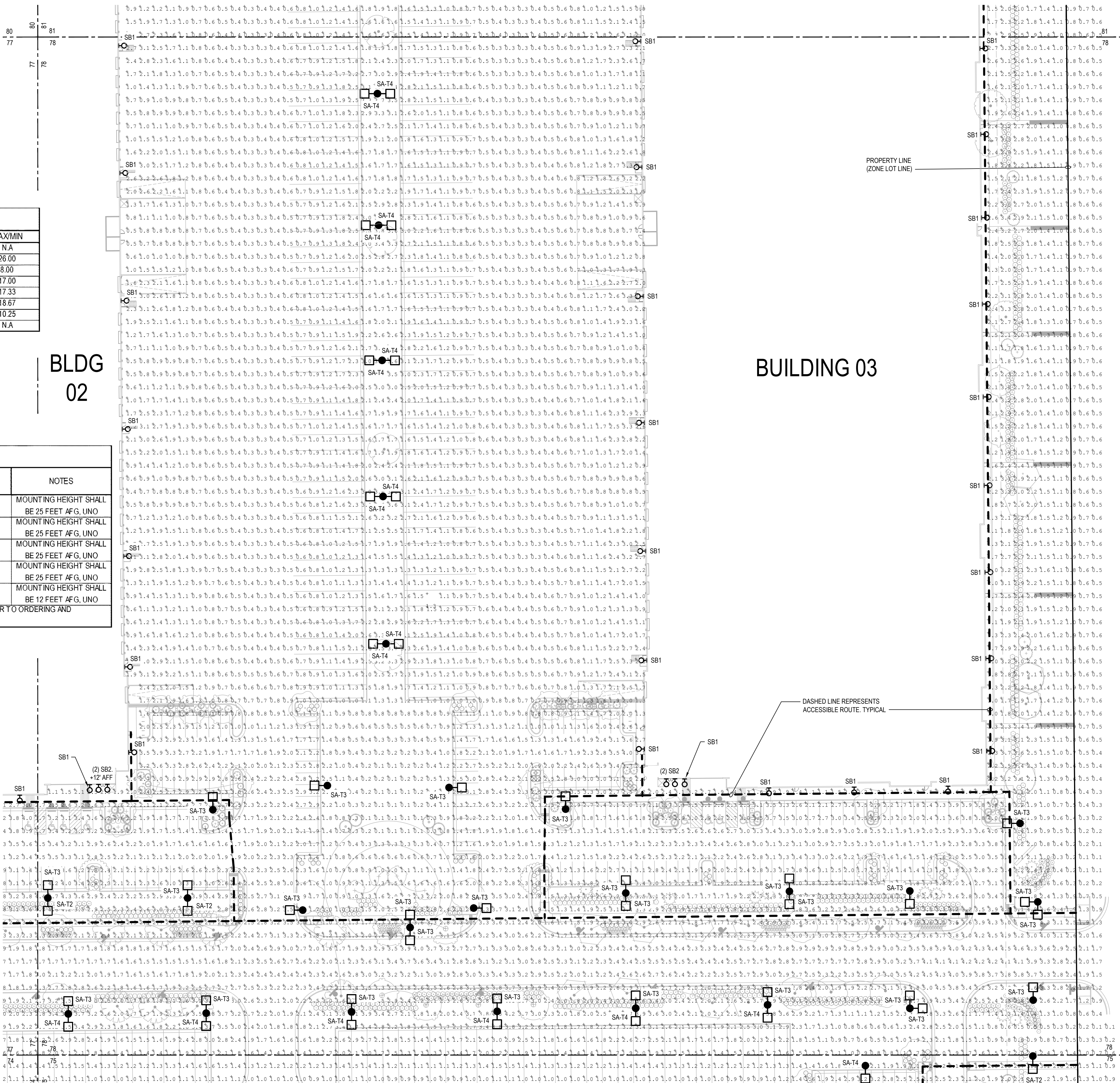


AT GRADE PHOTOMETRICS

SCALE: 1" = 40'-0"

BLDG  
02

BUILDING 03



OWNER / INVESTOR:



PROJECT TEAM:



1521 15TH STREET,  
DENVER, COLORADO 80202  
P: 720.328.1986  
DIGSTUDIO.COM

powers  
brown  
archit  
ecture



TRANSPORT COLORADO  
INDUSTRIAL CAMPUS  
SITE PLAN

REVISIONS:

No.	DATE	DESCRIPTION	BY

DESIGNED BY: CT  
DRAWN BY: CT  
CHECKED BY: RB

SEAL:

NOT FOR  
CONSTRUCTION

DATE ISSUED:  
1/6/2022

SHEET TITLE:

PHOTOMETRIC PLAN

CASE NUMBER: DA-1793-16

SHEET NUMBER:

78



# TRANSPORT COLORADO INDUSTRIAL CAMPUS SITE PLAN

A PARCEL OF LAND LOCATED IN THE NORTHEAST QUARTER OF SECTION 28, TOWNSHIP 3 SOUTH,  
RANGE 64 WEST OF THE SIXTH PRINCIPAL MERIDIAN, CITY OF AURORA, COUNTY OF ADAMS, STATE OF COLORADO

PHOTOMETRIC CALCULATION SUMMARY						
LABEL	UNITS	AVG.	MAX	MIN	AVG/MIN	MAX/MIN
GROUND PLANAR	Fc	1.20	5.7	0.0	N/A	N/A
BLDG 1 PARKING AND DRIVE AISLE	Fc	1.54	5.2	0.2	7.70	28.00
BLDG 2 PARKING AND DRIVE AISLE	Fc	1.56	3.2	0.4	3.90	8.00
BLDG 2 PARKING AND DRIVE AISLE	Fc	1.65	5.1	0.3	5.50	17.00
BLDG 3 PARKING AND DRIVE AISLE	Fc	1.70	5.2	0.3	5.67	17.33
BLDG 4 PARKING AND DRIVE AISLE	Fc	1.46	5.6	0.3	4.87	18.67
CENTER DRIVE AISLE	Fc	1.75	4.1	0.4	4.38	10.25
LOT 5-8	Fc	0.83	3.4	0	N/A	N/A

SITE LIGHT FIXTURE SCHEDULE						
LABEL	MANUFACTURER CATALOG NO.	DISTRIBUTION TYPE	DESCRIPTION	LAMPS / WATTAGES	LLF	NOTES
SA-T2	SIGNIFY/GARDCO #ECF-S32L-1A-WW-G2-HIS	TYPE 2	SINGLE OR DUAL HEAD POLE MOUNTED LIGHT, 3000K	LED / 105.6W	0.9	MOUNTING HEIGHT SHALL BE 25 FEET AFG, UNO
SA-T3	SIGNIFY/GARDCO #ECF-S48L-900-WW-G2-HIS	TYPE 3	SINGLE OR DUAL HEAD POLE MOUNTED LIGHT, 3000K	LED / 135.1W	0.9	MOUNTING HEIGHT SHALL BE 25 FEET AFG, UNO
SA-T4	SIGNIFY/GARDCO #ECF-S48L-900-WW-G2-HIS	TYPE 4	SINGLE OR DUAL HEAD POLE MOUNTED LIGHT, 3000K	LED / 135.1W	0.9	MOUNTING HEIGHT SHALL BE 25 FEET AFG, UNO
SB1	SIGNIFY/GARDCO #161-46L-900-NW-G2-4	TYPE 4	WALLPACK	LED / 138W	0.85	MOUNTING HEIGHT SHALL BE 25 FEET AFG, UNO
SB2	PERFORMANCE INLIGHTING #077361	-	WALLPACK, 3000K	LED 4.2W	0.9	MOUNTING HEIGHT SHALL BE 12 FEET AFG, UNO
NOTE: VERIFY ALL LIGHT FIXTURES TYPES, LOCATIONS, QUANTITIES, REQUIREMENTS WITH THE ARCHITECT AND/OR THE OWNER PRIOR TO ORDERING AND INSTALLATION.						

## GENERAL NOTES:

- ILLUMINATION WITHIN THE SITE MUST COMPLY WITH THE 20' 15" INTERNATIONAL BUILDING CODE REQUIREMENT FROM SECTION 1006.2 MEANS OF EGRESS ILLUMINATION. SECTION 1006.3 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 (11 LUX) AT THE FLOOR LEVEL AND CONTINUING TO THE "PUBLIC WAY".
- ANY PROPOSED LIGHT FIXTURES INSTALLED ON PRIVATE PROPERTY, ADJACENT TO THE PUBLIC RIGHT OF WAY, SHALL BE ORIENTED IN SUCH A MANNER OR LIMITED IN LUMEN OUTPUT TO PREVENT GLARE PROBLEMS AN SHALL NOT EXCEED NATIONAL I.E.S LIGHTING STANDARDS FOR DISABILITY GLARE.
- REFER TO LIGHT FIXTURE SCHEDULE FOR TYPICAL MOUNTING HEIGHTS FOR INDICATED LIGHT FIXTURES THROUGHOUT, UNO ON ACTUAL SHEET, NEXT TO FIXTURE TYPE.



## TRANSPORT COLORADO INDUSTRIAL CAMPUS SITE PLAN

### REVISIONS:

No.	DATE	DESCRIPTION	BY

DESIGNED BY: CT  
DRAWN BY: CT  
CHECKED BY: RB

SEAL:

NOT FOR  
CONSTRUCTION

DATE ISSUED:  
1/6/2022

SHEET TITLE:

PHOTOMETRIC PLAN

CASE NUMBER: DA-1793-16

SHEET NUMBER:

79

OWNER / INVESTOR:

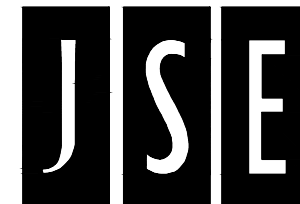


PROJECT TEAM:



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# TRANSPORT COLORADO INDUSTRIAL CAMPUS SITE PLAN

A PARCEL OF LAND LOCATED IN THE NORTHEAST QUARTER OF SECTION 28, TOWNSHIP 3 SOUTH,  
RANGE 64 WEST OF THE SIXTH PRINCIPAL MERIDIAN, CITY OF AURORA, COUNTY OF ADAMS, STATE OF COLORADO

## PHOTOMETRIC CALCULATION SUMMARY

LABEL	UNITS	AVG	MAX	MIN	AVG/MIN	MAX/MIN
GROUND PLANAR	Fc	1.20	57	0.0	N.A.	N.A.
BLDG 1 PARKING AND DRIVE AISLE	Fc	1.54	52	0.2	7.70	26.00
BLDG 2 PARKING AND DRIVE AISLE	Fc	1.56	32	0.4	3.90	8.00
BLDG 2 PARKING AND DRIVE AISLE	Fc	1.65	5.1	0.3	5.50	17.00
BLDG 3 PARKING AND DRIVE AISLE	Fc	1.70	5.2	0.3	5.67	17.33
BLDG 4 PARKING AND DRIVE AISLE	Fc	1.46	5.6	0.3	4.87	18.67
CENTER DRIVE AISLE	Fc	1.75	4.1	0.4	4.38	10.25
LOT 5-8	Fc	0.83	3.4	0	N.A.	N.A.

## GENERAL NOTES:

- ILLUMINATION WITHIN THE SITE MUST COMPLY WITH THE '20' 15' 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 (1 LUX) AT THE FLOOR LEVEL AND CONTINUING TO THE "PUBLIC WAY".
- ANY PROPOSED LIGHT FIXTURES INSTALLED ON PRIVATE PROPERTY, ADJACENT TO THE PUBLIC RIGHT OF WAY, SHALL BE ORIENTED IN SUCH A MANNER OR LIMITED IN LUMEN OUTPUT TO PREVENT GLARE PROBLEMS AND SHALL NOT EXCEED NATIONAL I.E.S. LIGHTING STANDARDS FOR DISABILITY GLARE.
- REFER TO LIGHT FIXTURE SCHEDULE FOR TYPICAL MOUNTING HEIGHTS FOR INDICATED LIGHT FIXTURES THROUGHOUT, UNO ON ACTUAL SHEET, NEXT TO FIXTURE TYPE.

OWNER / INVESTOR:

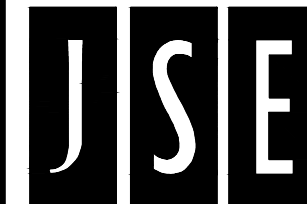


PROJECT TEAM:

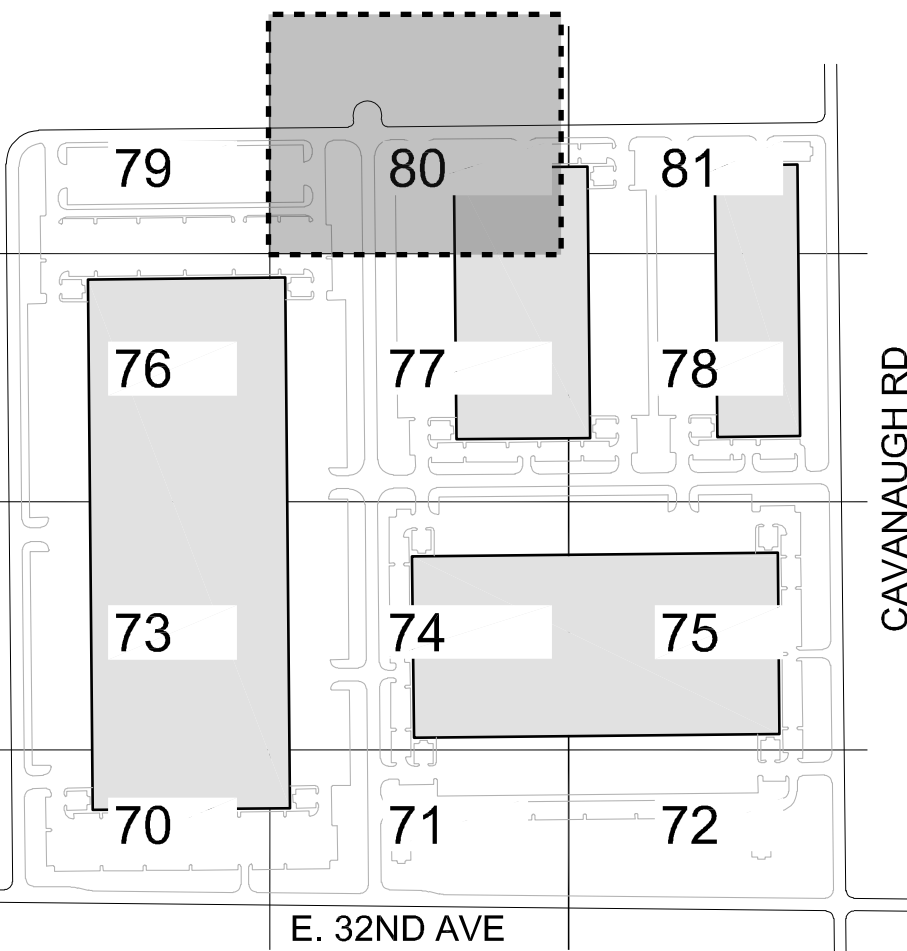


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## TRANSPORT COLORADO INDUSTRIAL CAMPUS SITE PLAN



## BUILDING 02

## SITE LIGHT FIXTURE SCHEDULE

LABEL	MANUFACTURER CATALOG NO.	DISTRIBUTION TYPE	DESCRIPTION	LAMPS / WATTAGES	LLF	NOTES
SA-T2	SIGNIFY/GARDCO #ECF-S-32L-1A-WW-G2-2-HIS	TYPE 2	SINGLE OR DUAL HEAD POLE MOUNTED LIGHT, 3000K	LED / 105.6W	0.9	MOUNTING HEIGHT SHALL BE 25 FEET AFG, UNO
SA-T3	SIGNIFY/GARDCO #ECF-S-48L-900-WW-G2-3-HIS	TYPE 3	SINGLE OR DUAL HEAD POLE MOUNTED LIGHT, 3000K	LED / 135.1W	0.9	MOUNTING HEIGHT SHALL BE 25 FEET AFG, UNO
SA-T4	SIGNIFY/GARDCO #ECF-S-48L-900-WW-G2-4-HIS	TYPE 4	SINGLE OR DUAL HEAD POLE MOUNTED LIGHT, 3000K	LED / 135.1W	0.9	MOUNTING HEIGHT SHALL BE 25 FEET AFG, UNO
SB1	SIGNIFY/GARDCO #161-46L-900-NW-G2-4	TYPE 4	WALLPACK	LED / 138W	0.85	MOUNTING HEIGHT SHALL BE 25 FEET AFG, UNO
SB2	PERFORMANCE INLIGHTING #077361	-	WALLPACK, 3000K	LED 4.2W	0.9	MOUNTING HEIGHT SHALL BE 12 FEET AFG, UNO
NOTE: VERIFY ALL LIGHT FIXTURES TYPES, LOCATIONS, QUANTITIES, REQUIREMENTS WITH THE ARCHITECT AND/OR THE OWNER PRIOR TO ORDERING AND INSTALLATION.						



1

AT GRADE PHOTOMETRICS

SCALE: 1" = 40'-0"

## REVISIONS:

No.	DATE	DESCRIPTION	BY

DESIGNED BY: CT

DRAWN BY: CT

CHECKED BY: RB

SEAL:

NOT FOR  
CONSTRUCTION

DATE ISSUED:

1/6/2022

SHEET TITLE:

PHOTOMETRIC PLAN

CASE NUMBER: DA-1793-16

SHEET NUMBER:

80



# TRANSPORT COLORADO INDUSTRIAL CAMPUS SITE PLAN

A PARCEL OF LAND LOCATED IN THE NORTHEAST QUARTER OF SECTION 28, TOWNSHIP 3 SOUTH,  
RANGE 64 WEST OF THE SIXTH PRINCIPAL MERIDIAN, CITY OF AURORA, COUNTY OF ADAMS, STATE OF COLORADO

SITE LIGHT FIXTURE SCHEDULE

LABEL	MANUFACTURER CATALOG NO.	DISTRIBUTION TYPE	DESCRIPTION	LAMPS / WATTAGES	LLF	NOTES
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SA-T4	SIGNIFYGARDCO #ECF-S-48L-900-WW-G2-4-HIS	TYPE 4	SINGLE OR DUAL HEAD POLE MOUNTED LIGHT, 3000K	LED / 135.1W	0.9	MOUNTING HEIGHT SHALL BE 25 FEET AFG, UNO
SB1	SIGNIFYGARDCO #161-46L-900-NW-G2-4	TYPE 4	WALLPACK	LED / 138W	0.85	MOUNTING HEIGHT SHALL BE 25 FEET AFG, UNO
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OWNER / INVESTOR:

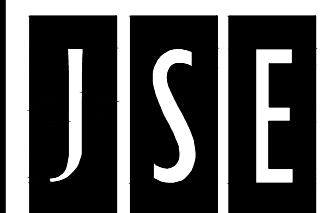


PROJECT TEAM:



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## TRANSPORT COLORADO INDUSTRIAL CAMPUS SITE PLAN

PHOTOMETRIC CALCULATION SUMMARY

LABEL	UNITS	AVG.	MAX	MIN	AVG/MIN	MAX/MIN
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BLDG 1 PARKING AND DRIVE AISLE	Fc	1.54	5.2	0.2	7.70	26.00
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BLDG 2 PARKING AND DRIVE AISLE	Fc	1.65	5.1	0.3	5.50	17.00
BLDG 3 PARKING AND DRIVE AISLE	Fc	1.70	5.2	0.3	5.67	17.33
BLDG 4 PARKING AND DRIVE AISLE	Fc	1.46	5.6	0.3	4.87	18.67
CENTER DRIVE AISLE	Fc	1.75	4.1	0.4	4.38	10.25
LOT 5-8	Fc	0.83	3.4	0	N.A	N.A

REVISIONS:

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SHEET TITLE:

PHOTOMETRIC PLAN

CASE NUMBER: DA-1793-16

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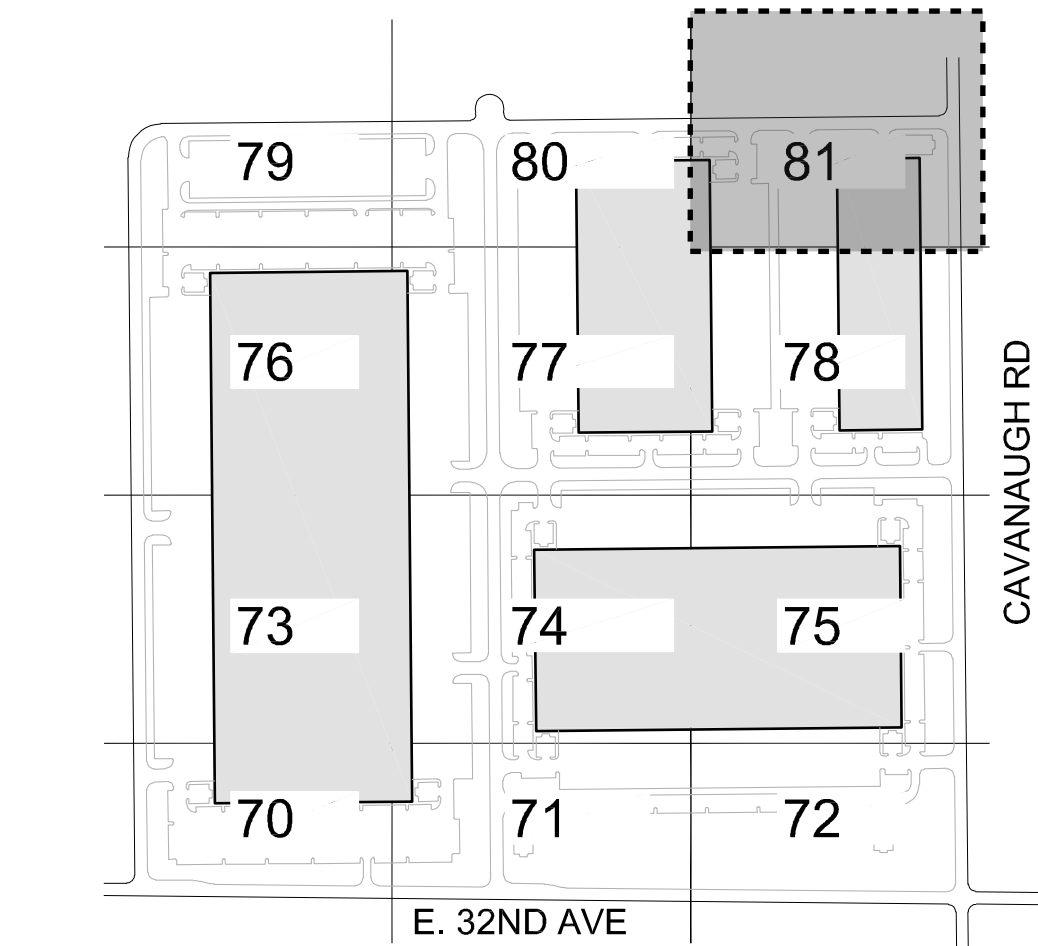
81

PROPERTY LINE  
(ZONE LOT LINE)

DASHED LINE REPRESENTS  
ACCESSIBLE ROUTE. TYPICAL

BUILDING 03

BLDG  
02



AT GRADE PHOTOMETRICS

SCALE: 1" = 40'-0"



# TRANSPORT COLORADO INDUSTRIAL CAMPUS

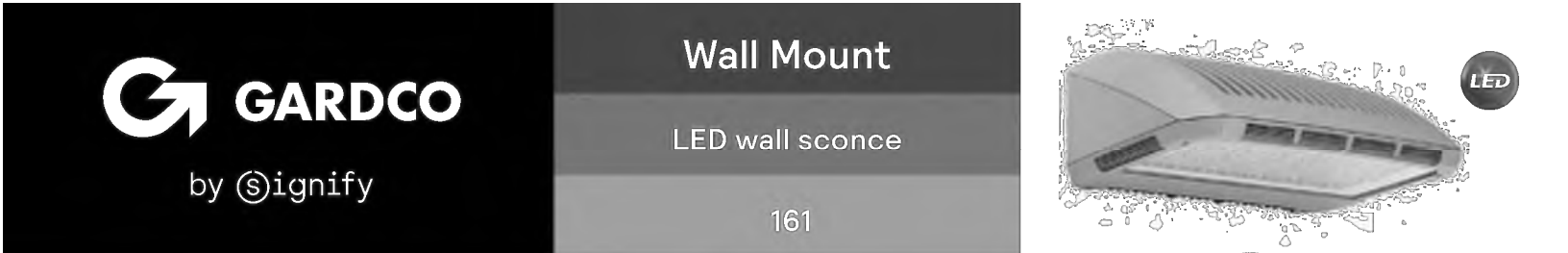
## SITE PLAN

A PARCEL OF LAND LOCATED IN THE NORTHEAST QUARTER OF SECTION 28, TOWNSHIP 3 SOUTH,  
RANGE 64 WEST OF THE SIXTH PRINCIPAL MERIDIAN, CITY OF AURORA, COUNTY OF ADAMS, STATE OF COLORADO

### GENERAL NOTE

\* REFER TO SITE LIGHT FIXTURE SCHEDULE ON PHOTOMETRIC  
SHEETS FOR MODEL NUMBERS AND ADDITIONAL INFORMATION

SB1



Gardco LED wall sconce 161 offers distinction through its styling, powerful optical design, array of distributions, and impressive selection of control possibilities. Designed to compliment the 121, this luminaire is the large and extended version of the 121, providing performance capability up to that of a 400W metal halide luminaire, while using considerably less energy.

Project: \_\_\_\_\_  
Location: \_\_\_\_\_  
Cat.No: \_\_\_\_\_  
Type: \_\_\_\_\_  
Lamp: \_\_\_\_\_ Qty: \_\_\_\_\_  
Notes: \_\_\_\_\_

#### Ordering guide

	Number of LEDs	Drive Current	LED Color Generation	Distributions	Voltage	Dimming Control	Electrical	Options	Finish
<b>161</b>									
LED wall sconce	48L 48 LEDs (1 module)	600 600mA 900 900mA	NW-G2 Neutral White 4000K, 70 CRI Generation 1	2 IES Type 2 3 IES Type 3	120 120V 208 208V 240 240V 277 277V	DD 0-10V Dimming Driver <sup>1</sup> DCC Dual Circuit Control <sup>2</sup> DynaDimmer Automatic Profile Dimming	Fusing P1 Single (120, 277, 347VAC) F2 Double (208, 240, 480VAC) <sup>1</sup>	WS Surface mount corner feed junction box BZ Bronze DGY Dark Gray MGV Medium Gray	Textured BK Black WH White BZ Bronze DGY Dark Gray MGV Medium Gray
	92L 92 LEDs (2 modules)	600 600mA 900 900mA	NW-G2 Neutral White 4000K, 70 CRI Generation 2	4 IES Type 4	347 347V 480 480V UNV 120-277V AC	CS60 Safety 50% Dimming, 7 hours <sup>1,2,3</sup> CS60+ Median 50% Dimming, 8 hours <sup>1,2,3</sup> CS60+ Median 50% Dimming, 8 hours <sup>1,2,3</sup> Photoelectric Systems PCB Photocontrol Button <sup>1,14</sup> Infrared Motion Response Systems IMRS3 Integral with #3 lens <sup>1,15</sup>	F3 Canadian Double Full (208, 240, 480VAC) <sup>1</sup>	RAL Specify optional color or RAL (ex. CC-LGP or CC-RAL7034) CC Custom color (Must supply color chip for required factory quote)	Customer specified RAL Specify optional color or RAL (ex. CC-LGP or CC-RAL7034) CC Custom color (Must supply color chip for required factory quote)

1. Not available with Dimming Driver (DD) option.  
2. Not available with Dual Circuit Control (DCC) option.  
3. Available in 120-277V or UNV only.

#### Accessories\* (order separately)

FSIR-100 NR hand held programmer (For use with IMRS3 motion response when field programming is required). If desired, only one is needed per job.

6. Consult Signify to confirm whether specific accessories are BAA-compliant.

### ECF-S EcoForm small

Area luminaire

EcoForm Accessories<sup>21</sup> (ordered separately, field installed)

Shading Accessories  
House Side shield  
Standard optic orientation:  
HIS-32-H<sup>22</sup> Internal House Side Shield for 32 LEDs (2 modules)  
HIS-48-H<sup>22</sup> Internal House Side Shield for 48 LEDs (3 modules)  
HIS-64-H<sup>22</sup> Internal House Side Shield for 64 LEDs (4 modules)  
Optic at 90 or 270 orientation:  
HIS-32-V<sup>22</sup> Internal House Side Shield for 32 LEDs (2 modules)  
HIS-48-V<sup>22</sup> Internal House Side Shield for 48 LEDs (3 modules)  
HIS-64-V<sup>22</sup> Internal House Side Shield for 64 LEDs (4 modules)

Footnotes  
20. Not available with Type S or SW optics  
21. Consult Signify to confirm whether specific accessories are BAA-compliant.

Luminaire Accessories	
ECF-80-G2 ECF-RAM-G2-(F) ECF-8F-G2-(F) ECF-HS-G2-(F) EcoForm PTF2 PTF2-ECF-S/L-1-90-(F) PTF2-ECF-S/L-2-90-(F) PTF2-ECF-S/L-3-90-(F) PTF2-ECF-S/L-4-90-(F) PTF2-ECF-S/L-5-120-(F) PTF3-ECF-S/L-1-90-(F) PTF3-ECF-S/L-2-90-(F) PTF3-ECF-S/L-3-90-(F) PTF3-ECF-S/L-4-90-(F) PTF3-ECF-S/L-5-120-(F) PTF4-ECF-S/L-1-90-(F) PTF4-ECF-S/L-2-90-(F) PTF4-ECF-S/L-3-90-(F) PTF4-ECF-S/L-4-90-(F) PTF4-ECF-S/L-5-120-(F)	Bird deterrent Retrofit Arm mount kit Slip Fitter Mount (fits to 2 3/8" O.D. tenon) Wall mount with surface conduit rear entry permitted EcoForm PTF3 (pole top fitter fits 3 1/2" OD x 6" depth tenon) EcoForm PTF4 (pole top fitter fits 3 1/2" OD x 6" depth tenon)

Ready to Go configurations (when ordered with the "RS-" catalog code, the following configurations will ship in 2 weeks):

Catalog Number	12NC	Catalog Number	12NC
RS-ECF-S-32L-1A-NW-G2-AR-3-UNV-BZ	912401466002	RS-ECF-S-64L-1A-NW-G2-AR-3-UNV-BK	912401534560
RS-ECF-S-32L-1A-NW-G2-AR-3-UNV-MGY	912401466003	RS-ECF-S-64L-1A-NW-G2-AR-4-UNV-BZ	912401466016
RS-ECF-S-32L-1A-NW-G2-AR-3-UNV-BK	912401534554	RS-ECF-S-64L-1A-NW-G2-AR-4-UNV-MGY	912401466017
RS-ECF-S-32L-1A-NW-G2-AR-4-UNV-BK	912401466004	RS-ECF-S-64L-1A-NW-G2-AR-4-UNV-BK	912401534561
RS-ECF-S-32L-1A-NW-G2-AR-4-UNV-MGY	912401466005	RS-ECF-S-64L-1A-NW-G2-AR-5-UNV-BZ	912401466018
RS-ECF-S-32L-1A-NW-G2-AR-4-UNV-BK	912401534555	RS-ECF-S-64L-1A-NW-G2-AR-5-UNV-MGY	912401466019
RS-ECF-S-32L-1A-NW-G2-AR-5-UNV-BK	912401466006	RS-ECF-S-64L-1A-NW-G2-AR-5-UNV-BK	912401534562
RS-ECF-S-32L-1A-NW-G2-AR-5-UNV-MGY	912401466007	RS-ECF-RAM-G2-DGY	912401466487
RS-ECF-S-48L-1A-NW-G2-AR-3-UNV-BK	912401534556	RS-ECF-RAM-G2-MGY	912401466488
RS-ECF-S-48L-1A-NW-G2-AR-3-UNV-MGY	912401466008	RS-ECF-RAM-G2-WH	912401466485
RS-ECF-S-48L-1A-NW-G2-AR-4-UNV-BK	912401466009	RS-HIS-32-H	912401466489
RS-ECF-S-48L-1A-NW-G2-AR-4-UNV-MGY	912401534557	RS-HIS-48-H	912401466491
RS-ECF-S-48L-1A-NW-G2-AR-4-UNV-BK	912401466010	RS-HIS-64-H	912401466493
RS-ECF-S-48L-1A-NW-G2-AR-5-UNV-BK	912401534558		
RS-ECF-S-48L-1A-NW-G2-AR-5-UNV-MGY	912401466012		
RS-ECF-S-64L-1A-NW-G2-AR-3-UNV-BK	912401534559		
RS-ECF-S-64L-1A-NW-G2-AR-3-UNV-MGY	912401466014		
RS-ECF-S-64L-1A-NW-G2-AR-3-UNV-BK	912401466015		



Gardco EcoForm Gen-2 combines economy with performance in an LED area luminaire. Capable of delivering up to 27,800 lumens or more in a compact, low profile LED luminaire, EcoForm offers a new level of customer value. EcoForm features an innovative retrofit arm kit, simplifying site conversions to LED by eliminating the need to drill additional holes in most existing poles. Integral control systems available for further energy savings. Includes Service Tag, our innovative way to provide assistance throughout the life of the product.

Project: \_\_\_\_\_  
Location: \_\_\_\_\_  
Cat.No: \_\_\_\_\_  
Type: \_\_\_\_\_  
Lamp: \_\_\_\_\_ Qty: \_\_\_\_\_  
Notes: \_\_\_\_\_

#### Ordering guide

ECF-S	Number of LEDs	Drive Current	LED Color Generation	Mounting	Distributions	Options	
ECF-S	32L 32 LEDs (2 modules) 700 700mA 1A 1050mA 1.32A 1200mA	365 365mA S30 530mA 700 700mA 1A 1050mA	WW-G2 Warm White 3000K, 70CRI Generation 2 NW-G2 Neutral White 4000K, 70CRI Generation 2 CW-G2 Cool White 5000K, 70CRI Generation 2	AR* Arm Mount (standard) The following mounting kits must be ordered separately (See accessories): SP* Slip Fitter Mount (fits to 2 3/8" O.D. tenon) WS Wall mount with surface conduit rear entry permitted RAM* Retrofit arm mount kit	Type 2 2 2-90 Rotated left 90° 2-270 Rotated right 270° Type 3 3 3-90 Rotated left 90° 3-270 Rotated right 270° Type 4 4 4-90 Rotated left 90° 4-270 Rotated right 270° Type 5 5 5W Type 5W	AFR* Auto Front Row AFR-80 Auto Front Row, rotated left 80° AFR-270 Auto Front Row, rotated at 270° BLC Back Light Control BLC-80 Back Light Control rotated at 80° BLC-270 Back Light Control rotated at 270° LCL* LED Corner Optic Left RCL* LED Corner Optic Right	120 120V 208 208V 240 240V 277 277V 347 347V 480 480V UNV 120-277V (50/60Hz) HVV 347-480V (50/60Hz)
Options	Dimming control	Motion sensing lens	Photo-sensing	Electrical	Luminaire	Finish	
DD** 0-10V External dimming (For controls by others) DCC** Dual Circuit Control FAWS** Field Adjustable Wattage Selector LLC** LLC driver BL** BL driver connected to Zhaga socket DynaDimmer: Automatic Profile Dimming CS60** Safety 50% Dimming, 7 hours CS60+** Median 50% Dimming, 8 hours CS60+** Safety 30% Dimming, 7 hours CS60+** Median 30% Dimming, 8 hours	IMRS3** Integral with #3 lens IMRS** Integral with #7 lens	PCB** Photocontrol Button TLRDS** Twist Lock Receptacle 5 Pin TLRDS** Twist Lock Receptacle w/ Photoctrl	Fusing F1* Single (120, 277, 347VAC) F2* Double (208, 240, 480VAC) Pole Mount Fusing FPM* Single (120, 277, 347VAC) FPM* Canadian Double Pull (208, 240, 480VAC) SP* Surge Protection (30A standard) Increased 20A	Square Pole Adapter included in standard product TP* Terminal Block RPA* Round Pole Adapter (fits to 3" - 3.5" O.D. pole) HIS** Internal House Side Shield	Textured BK Black WH White BZ Bronze DGY Dark Gray MGY Medium Gray Customer specified RAL Specify optional color or RAL (ex. RAL7024) CC Custom color (Must supply color chip for required factory quote)		

1. BL-IMRS/7 equipped with out-boarded sensor housing when voltage is HVU (347-480V)  
2. Mounts to 4" round pole with adapter included for square poles.  
3. Limited to a maximum of 45 degrees aiming above horizontal.  
4. Not available with other dimming control options.  
5. Not available with motion sensor.  
6. Not available with photocontrol.  
7. Must specify a motion sensor lens.  
8. Must specify input voltage.  
9. Not available in 347 or 480V.  
10. TLRDS/7, TLRDS/7 and TLRPC receptacle pins 4 & 5 are copped off when ordered with any of the Dimming controls DD or FMS or LLC.  
11. Not available in 480V. Order photocell separately with TLRDS/7.  
12. Not available with DCC.  
13. Not available with SP and WS. RPA provided with black finish standard.  
14. HIS not available with Type 5, SW, BLC, BLC-90, BLC-270, LCL or RCL optics.  
15. Not available with DD, DCC, and FAWS dimming control options.  
16. Not available with DD, DCC, FAWS and LLC dimming control options.  
17. When ordering SDR, controller (by others) to be used on socket must be SR compatible (See specifications for more details). Consult factory for lead time. All pins in NEMA receptacle are connected to SR driver. SDR not available with TLRDS or TLRPC.  
18. 0-10V dimming driver standard.  
19. LCL and RCL not available with 48L-12A or 64L-1A.



OWNER / INVESTOR:



PROJECT TEAM:



1521 15TH STREET,  
DENVER, COLORADO 80202  
P: 720.328.1986  
DIGSTUDIO.COM

powers  
brown  
archi  
ecture



## TRANSPORT COLORADO INDUSTRIAL CAMPUS SITE PLAN

#### REVISIONS:

No.	DATE	DESCRIPTION	BY

DESIGNED BY: CT  
DRAWN BY: CT  
CHECKED BY: RB

SEAL:

NOT FOR  
CONSTRUCTION

DATE ISSUED:  
1/6/2022

SHEET TITLE:  
LIGHTING SCHEDULES &  
SPECIFICATIONS

CASE NUMBER: DA-1793-16

SHEET NUMBER:



# TRANSPORT COLORADO INDUSTRIAL CAMPUS

## SITE PLAN

A PARCEL OF LAND LOCATED IN THE NORTHEAST QUARTER OF SECTION 28, TOWNSHIP 3 SOUTH,  
RANGE 64 WEST OF THE SIXTH PRINCIPAL MERIDIAN, CITY OF AURORA, COUNTY OF ADAMS, STATE OF COLORADO

### GENERAL NOTE

\* REFER TO SITE LIGHT FIXTURE SCHEDULE ON PHOTOMETRIC  
SHEETS FOR MODEL NUMBERS AND ADDITIONAL INFORMATION

PERFORMANCE  
IN LIGHTING

PRODUCT CODE 077361  
PROJECT  
TYPE

ALU WALL/R B

IP65

WET

UL LISTED

ADA

Part number

Lampholder:

Wattage:

Finish:

Degree of protection:

CRI:

Kelvin:

Optic:

Luminaire lumen output:

Lifetime:

cULus:

077361

LED

4.2 W

BK-40 / Matt

IP65

80

3000

Symmetric extra wide reflector

112 lm

60000 h

Description

Photometric data

Technical drawings

Performance in Lighting - 2021 Kings Pointe - Caryn, Georgia 30013 - USA - voice 770.822.2115 - info.usa@polighting.com  
www.performanceinlighting.com

OWNER / INVESTOR:

Port Colorado

PROJECT TEAM:

STREAM

Dig

Studio

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DENVER, COLORADO 80202  
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DIGSTUDIO.COM

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brown  
archit  
ecture

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# TRANSPORT COLORADO INDUSTRIAL CAMPUS SITE PLAN

REVISIONS:

No.	DATE	DESCRIPTION	BY

DESIGNED BY: CT  
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SEAL:

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CONSTRUCTION

DATE ISSUED:  
1/6/2022

SHEET TITLE:  
LIGHTING SCHEDULES &  
SPECIFICATIONS

CASE NUMBER: DA-1793-16

SHEET NUMBER:

83