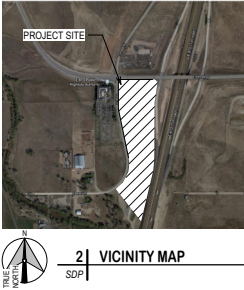


# E-470 PUBLIC HIGHWAY AUTHORITY CENTRAL MAINTENANCE FACILITY

22470 E. Stephen D. Hogan Parkway Aurora, CO 80018

AUGUST 10, 2022



## DATA BLOCKS

SITE		
LAND AREA WITHIN PROPERTY LINE	13.4 ACRES	
NUMBER OF BUILDINGS	4 BUILDINGS	
HAZ. SURFACE AREA	233,385 SF (5.367 ACRES)	
PRESENT ZONING CLASSIFICATION	AD (AIRPORT DISTRICT)	
LANDSCAPE SURFACE AREA	90%	
HAZ. SURFACE	31%	
TOTAL BUILDING COVERAGE	600 SF	
POINTED MAXIMUM SIGN AREA	1 (ONE ON SITE & 2 ON SALT BARNMILLING BUILDING)	
PROPOSED TOTAL SIGN AREA	2	
PERMITTED NUMBER OF SIGNS	2	
PROPOSED NUMBER OF SIGNS	2	
BUILDING A		
BUILDING HEIGHT	37'-2"	
BUILDING AREA	21,400SF	
PARKING SPACES REQUIRED	17: 2.5 PARKING PER 1,000 SF + 17 PARKING SPACES REQUIRED	
PARKING SPACES PROVIDED	23	
ACCESSIBLE SPACES REQUIRED	1	
ACCESSIBLE SPACES PROVIDED	1	
VAN ACCESSIBLE SPACES REQUIRED	1	
VAN ACCESSIBLE SPACES PROVIDED	1	
BICYCLE RACKS REQUIRED	1: 0.05 X 17 PARKING SPACES + 0.85 BIKE PARKING SPACES, ROUNDED TO 1	
BICYCLE RACKS PROVIDED	2 SPACES FOR EVERY 1 URACK, 2 SPACES X 2 URACKS + 4	
IBC CLASSIFICATION	2-B	
SPRINKLED	YES	
CONSTRUCTION TYPE	V-8	

## BUILDING B

BUILDING HEIGHT	48'-0"
BUILDING AREA	22,772 SF
PARKING SPACES REQUIRED	0 - UNOCCUPIED
PARKING SPACES PROVIDED	0
IBC CLASSIFICATION	S1
SPRINKLED	YES
CONSTRUCTION TYPE	V-8

## BUILDING C

BUILDING HEIGHT	25'-0"
BUILDING AREA	3,340 SF
PARKING SPACES REQUIRED	0 - UNOCCUPIED
PARKING SPACES PROVIDED	0
IBC CLASSIFICATION	S1
SPRINKLED	NO
CONSTRUCTION TYPE	V-8

## BUILDING D

BUILDING HEIGHT	25'-0"
BUILDING AREA	14,984 SF
PARKING SPACES REQUIRED	0 - UNOCCUPIED
PARKING SPACES PROVIDED	0
IBC CLASSIFICATION	S1
SPRINKLED	YES
CONSTRUCTION TYPE	V-8

## SHEET INDEX

SHEET 00 OF 30: SOP COVER SHEET	SHEET 16 OF 30: TREE MITIGATION PLAN
SHEET 01 OF 30: OVERALL SITE PLAN	SHEET 17 OF 30: LANDSCAPE NOTES
SHEET 02 OF 30: SITE PLAN	SHEET 18 OF 30: SITE SECTIONS
SHEET 03 OF 30: SITE PLAN	SHEET 19 OF 30: SITE DETAILS
SHEET 04 OF 30: UTILITY PLAN	SHEET 20 OF 30: BUILDING A NORTH/ SOUTH ELEVATIONS
SHEET 05 OF 30: UTILITY PLAN	SHEET 21 OF 30: BUILDING A EAST/ WEST ELEVATIONS
SHEET 06 OF 30: GRADING PLAN	SHEET 22 OF 30: BUILDING B NORTH/ SOUTH ELEVATIONS
SHEET 07 OF 30: GRADING PLAN	SHEET 23 OF 30: BUILDING B EAST/ WEST ELEVATIONS
SHEET 08 OF 30: DETAIL SHEET	SHEET 24 OF 30: BUILDING C ELEVATION
SHEET 09 OF 30: OVERALL LANDSCAPE PLAN	SHEET 25 OF 30: BUILDING D ELEVATIONS
SHEET 10 OF 30: LANDSCAPE PLAN	SHEET 26 OF 30: FUEL ISLAND ELEVATIONS
SHEET 11 OF 30: LANDSCAPE PLAN	SHEET 27 OF 30: TRASH & MATERIAL STORAGE ELEVATIONS
SHEET 12 OF 30: LANDSCAPE PLAN	SHEET 28 OF 30: SITE PHOTOMETRIC PLAN
SHEET 13 OF 30: LANDSCAPE PLAN	SHEET 29 OF 30: LIGHTING OUT SHEETS
SHEET 14 OF 30: EMPLOYEE PLAZA ENLARGEMENT	SHEET 30 OF 30: LIGHTING OUT SHEETS
SHEET 15 OF 30: FENCING PLAN	

## AMENDMENTS

7/12/2024 -2022- 6004-01- Monument Sign

## SIGNATURE BLOCK

SITE PLAN \* LEGAL

DESCRIPTION: (OFFICIAL PROJECT NAME)

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. THE 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. AMENDMENT, WITHDRAWAL, OR REINSTATEMENT OF THIS PLAN MAY BE PERMITTED ONLY UPON APPROVAL OF THE CITY OF AURORA.

IN WITNESS WHEREOF, \_\_\_\_\_ HAS CAUSED THESE

PRESENTS TO BE EXECUTED THIS \_\_\_\_\_ DAY OF \_\_\_\_\_ AD \_\_\_\_\_

BY: \_\_\_\_\_ CORPORATE SEAL

STATE OF COLORADO \_\_\_\_\_ JSS

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

THE FOREGOING INSTRUMENT WAS ACKNOWLEDGED BEFORE ME THIS \_\_\_\_\_ DAY

OF \_\_\_\_\_ AD \_\_\_\_\_ BY \_\_\_\_\_

(PRINCIPALS OR OWNERS)

WITNESS MY HAND AND OFFICIAL SEAL, \_\_\_\_\_ NOTARY

SEAL (NOTARY PUBLIC)

MY COMMISSION EXPIRES \_\_\_\_\_ NOTARY BUSINESS ADDRESS: \_\_\_\_\_

## CITY OF AURORA APPROVALS

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

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

PLANNING COMMISSION: \_\_\_\_\_ (CHAIRPERSON) DATE: \_\_\_\_\_

CITY COUNCIL: \_\_\_\_\_ (MAYOR) DATE: \_\_\_\_\_

ATTEST: \_\_\_\_\_ (CITY CLERK) DATE: \_\_\_\_\_

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

## RECORDER'S CERTIFICATE

ACCEPTED FOR THE FILING IN THE OFFICE OF THE CLERK AND

RECORDER OF \_\_\_\_\_ COLORADO AT \_\_\_\_\_

O'CLOCK \_\_\_\_\_ M. THIS \_\_\_\_\_ DAY OF \_\_\_\_\_

AD \_\_\_\_\_ CLERK AND RECORDER: \_\_\_\_\_

DEPUTY: \_\_\_\_\_

## LEGAL DESCRIPTION

A PARCEL OF LAND SITUATED IN THE EAST HALF OF SECTION 12, TOWNSHIP 4 SOUTH, RANGE 66 WEST OF THE 6TH P.M., CITY OF AURORA, COUNTY OF ARAPAHOE, STATE OF COLORADO, MORE PARTICULARLY DESCRIBED AS FOLLOWS:

CONSIDERING THE WEST LINE OF THE NORTHEAST QUARTER OF SECTION 12, TOWNSHIP 4 SOUTH, RANGE 66 WEST OF THE 6TH P.M., MONUMENTED BY A NO. 6 REBAR WITH A 3.25" ALUMINUM CAP, L3 3018, AT THE NORTH AND MONUMENTED BY A NO. 5 REBAR WITH A 2" ALUMINUM CAP, L25 3048, AT THE SOUTH WITH ALL BUILDINGS CONTAINED HEREIN RELATIVE THERETO.

COMMENCING AT THE CENTER QUARTER CORNER OF SECTION 12, TOWNSHIP 4 SOUTH, RANGE 66 WEST OF THE 6TH P.M., THENCE NORTH 89°27'48" EAST, 386.69 FEET, TO A POINT ON A CURVE CONCAVE TO THE EAST, WITH A RADIUS OF 480.0 FEET, A CENTRAL ANGLE OF 90°35'59" AND WHOSE CHORD BEARS NORTH 10°20'48" EAST, A DISTANCE OF 1.78 FEET, SAID POINT ALSO BEING THE SOUTHWEST CORNER OF THE E-470 ADMINISTRATIVE CENTER SUBDIVISION PLUNG NO. 1, AT THE COUNTY OF ARAPAHOE CLERK AND RECORDER UNDER RECEPTION NO. 480466, AND THE POINT OF BEGINNING.

THENCE ALONG THE EASTERLY LINE OF VALDA STREET R.O.W. AND THE SOUTHERLY LINE OF E. 6TH PARKWAY R.O.W., AS SHOWN ON THE E-470 ADMINISTRATIVE CENTER SUBDIVISION PLUNG NO. 1, ON RECORD AT THE COUNTY OF ARAPAHOE CLERK AND RECORDER UNDER RECEPTION NO. 480466, THE FOLLOWING FIVE (5) COURSES AND DISTANCES:

1. ALONG THE ARC OF THE FOREMENTIONED CURVE, 9.76 FEET;
2. THENCE NORTH 10°27'01" EAST, 84.07 FEET;
3. THENCE NORTH 89°27'48" EAST, 150.00 FEET;
4. THENCE NORTH 44°42'42" EAST, 70.1 FEET;
5. THENCE NORTH 89°27'48" EAST, 418.88 FEET;
- THENCE SOUTH 12°29'57" WEST, 102.20 FEET, TO A TANGENT CURVE CONCAVE TO THE EAST WITH A RADIUS OF 598.51 FEET, A CENTRAL ANGLE OF 14°39'08" AND WHOSE CHORD BEARS SOUTH 04°49'33" WEST, A DISTANCE OF 294.44 FEET;
- THENCE ALONG THE ARC OF SAID CURVE A DISTANCE OF 22.07 FEET;
- THENCE SOUTH 12°29'57" EAST, 46.12 FEET, TO A TANGENT CURVE CONCAVE TO THE WEST WITH A RADIUS OF 2,774.79 FEET, A CENTRAL ANGLE OF 15°32'24" AND WHOSE CHORD BEARS SOUTH 04°58'41" WEST, A DISTANCE OF 726.29 FEET;
- THENCE ALONG THE ARC OF SAID CURVE A DISTANCE OF 726.29 FEET;
- THENCE ALONG THE ARC OF SAID CURVE A DISTANCE OF 679.25 FEET;
- THENCE SOUTH 12°29'57" WEST, 517.11 FEET, TO THE NORTHWEST WITH A RADIUS OF 480.0 FEET, A CENTRAL ANGLE OF 81°10'50" AND WHOSE CHORD BEARS NORTH 22°22'48" EAST, A DISTANCE OF 624.0 FEET, SAID POINT ALSO ON THE EAST RIGHT OF WAY LINE OF VALDA STREET, ON RECORD AT THE COUNTY OF ARAPAHOE CLERK AND RECORDER UNDER RECEPTION NO. 480466, THENCE ALONG SAID EAST LINE THE FOLLOWING FOUR (4) COURSES AND DISTANCES:
1. ALONG THE ARC OF SAID CURVE A DISTANCE OF 679.25 FEET;
2. THENCE NORTH 12°29'57" WEST, 44.60 FEET;
3. THENCE NORTH 89°27'48" WEST, 238.58 FEET, TO A CURVE CONCAVE TO THE EAST WITH A RADIUS OF 600.00 FEET, A CENTRAL ANGLE OF 89°50'14" AND WHOSE CHORD BEARS NORTH 02°31'02" WEST, A DISTANCE OF 102.89 FEET;
4. THENCE ALONG THE ARC OF SAID CURVE A DISTANCE OF 102.02 FEET TO THE POINT OF BEGINNING.

THE ABOVE DESCRIBED PARCEL CONTAINS 13.68 ACRES (596,295 S.F.) MORE OR LESS AND IS SUBJECT TO ALL EASEMENTS RIGHTS OF WAY NOW ON RECORD OR EXISTING.

## NOTES

THE 2015 INTERNATIONAL FIRE CODE, SECTION 510, REQUIRES ALL BUILDINGS TO BE ASSESSED FOR ADEQUATE EMERGENCY RESPONDER RADIO COVERAGE (ERCO). AT THE TIME THE STRUCTURE IS AT FINAL FRAME AND FINAL ELECTRICAL INSPECTIONS, THE GENERAL CONTRACTOR (GC) WILL BE REQUIRED TO HIRE AN APPROVED AND QUALIFIED INDEPENDENT 3RD PARTY TO ASSESS THE RADIO FREQUENCY LEVELS IN ACCORDANCE WITH THE CITY OF AURORA'S FIRE DEPARTMENT STANDARDS FOR FIRE LANE EASEMENTS, AND THE GC AND THE AURORA BUILDING DIVISION AS TO WHETHER THE STRUCTURE PASSED OR FAILED THE PRELIMINARY RADIO SURVEILLANCE. A STRUCTURE THAT HAS PASSED THIS SURVEILLANCE REQUIRES NO FURTHER ACTION BY THE GC. A FAILED RADIO SURVEILLANCE WILL REQUIRE A LICENSED CONTRACTOR TO SUBMIT PLANS TO THE AURORA BUILDING DIVISION TO OBTAIN A BUILDING PERMIT FOR THE INSTALLATION OF AN ERCO SYSTEM PRIOR TO INSTALLATION. THIS ASSESSMENT AND INSTALLATION IS AT THE OWNER OR DEVELOPERS EXPENSE. FUTURE INTERIOR OR EXTERIOR MODIFICATIONS TO THE STRUCTURE AFTER THE ORIGINAL CERTIFICATE OF OCCUPANCY IS ISSUED WILL REQUIRE A LICENSED CONTRACTOR FOR ADEQUATE RADIO FREQUENCY COVERAGE.

THE DEVELOPER, HIS OR HER SUCCESSORS AND ASSIGNS SHALL BE RESPONSIBLE FOR INSTALLATION, MAINTENANCE AND REPLACEMENT OF THE ACCESS CONTROL, GATE OR BARRIER SYSTEM TO ENSURE EMERGENCY VEHICLE ACCESS TO WITHIN THE SITE. IF THE ABOVE CONDITIONS ARE NOT MET, THE OWNERS, HIS OR HER SUCCESSORS AND ASSIGNS SHALL BE REQUIRED BY FIRE DEPARTMENT ORDER NOTICE THAT ALL AFFECTED GATES BE CHAINED AND LOCKED IN THE OPEN POSITION UNTIL REPAIRED OR RESETTED TO ALL CITY OF AURORA STANDARDS AT THE TIME OF THE VIOLATION. IF THE GATING SYSTEM IS NOT MAINTAINED TO THE SATISFACTION OF THE FIRE DEPARTMENT, THE LICENSED GATE OPERATING SYSTEM WILL BE REVOKED AND THE GATING SYSTEM MUST BE REMOVED. ELECTRONIC GATING SYSTEM SHALL INCLUDE AN EMERGENCY VEHICLE GATE OPERATING SYSTEM UTILIZING A REDUNDANCY BACKUP SYSTEM THAT CONSISTS OF A SIREN OPERATED SYSTEM, AN AUTOMATIC SIREN SWITCH AND A MANUAL OVERRIDE IN THE EVENT OF SYSTEM FAILURE. GATING SYSTEMS SHALL BE INSTALLED IN ACCORDANCE WITH THE GATING SYSTEMS CROSSING FIRE APPARATUS ACCESS ROADS CHECKLIST. A SEPARATE BUILDING PERMIT THROUGH THE BUILDING DIVISION IS REQUIRED.

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. THE UNDERGROUND DOES HEREBY COVENANT AND AGREE THAT THEY SHALL CONSTRUCT UPON THE FIRE LANE EASEMENTS, AS DEDICATED AND SHOWN HEREON, A HARD SURFACE IN ACCORDANCE WITH THE CITY OF AURORA'S PAVING STANDARDS FOR FIRE LANE EASEMENTS, AND THAT THEY SHALL MAINTAIN THE SAME IN A STATE OF GOOD REPAIR AT ALL TIMES AND KEEP THE SAME FREE AND CLEAR OF ANY STRUCTURES, FENCES, LANDSCAPE MATERIALS, SHOW OR OTHER OBSTRUCTIONS. THE MAINTENANCE OF PAVING ON THE FIRE LANE EASEMENTS IS THE RESPONSIBILITY OF THE OWNER, AND THE OWNER SHALL POST AND MAINTAIN APPROPRIATE SIGNS IN CONFORMANCE WITH THE CITY OF AURORA'S FIRE LANE EASEMENTS, STATING "FIRE LANE, NO PARKING". THE LOCAL LAW ENFORCEMENT AGENCY IS HEREBY AUTHORIZED TO ENFORCE PARKING REGULATIONS WITHIN THE FIRE LANE EASEMENTS, AND TO CAUSE SUCH EASEMENTS TO BE MAINTAINED FREE AND UNOBSTRUCTED AT ALL TIMES FOR FIRE DEPARTMENT AND EMERGENCY APPARATUS USE.

IN LOCATIONS WHERE UTILITY EASEMENTS OVERLAP OR 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 PRE-APPROVAL BY THE CITY OF AURORA.

THE STREET LIGHT OR PEDESTRIAN LIGHT INSTALLATION WITHIN THE PUBLIC RIGHT-OF-WAY SHALL BE DESIGNED, FOUNDED, 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 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.

## OWNER

E-470 PUBLIC HIGHWAY AUTHORITY  
Derek Slack  
12125 E. Broadway, Suite 250  
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SUITE#100  
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## ARCHITECT

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Mick Kihlhel  
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## LANDSCAPE ARCHITECT

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Mick Kihlhel  
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## CIVIL ENGINEER

KIOWA ENGINEERING CORPORATION  
Matt Eichen  
757 Santa Fe Drive  
Suite 2200  
Lakewood, Colorado 80235  
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mreiche@kiowaengineering.com

## STRUCTURAL ENGINEER

PEC  
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Fort Collins, CO 80524  
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Zach.Bowden@pec1.com

## ELECTRICAL ENGINEER

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## MECH/PLUMB. ENGINEER

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## SURVEYOR

RIDGE TOP ENGINEERING AND SURVEYING  
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## FUELING MGCL

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Suite 100  
Alameda, CA 94501  
510.747.3070  
ml.lewis@blymyer.com

## TRAFFIC

LSC, INC.  
Chris McGranahan  
1101 Marina Village Plaza  
Suite 100  
Alameda, CA 94501  
303.333.1105  
csmgrahan@lscdrans.com

D2C ARCHITECTS  
ARCHITECTURE | INTERIORS | SUSTAINABILITY

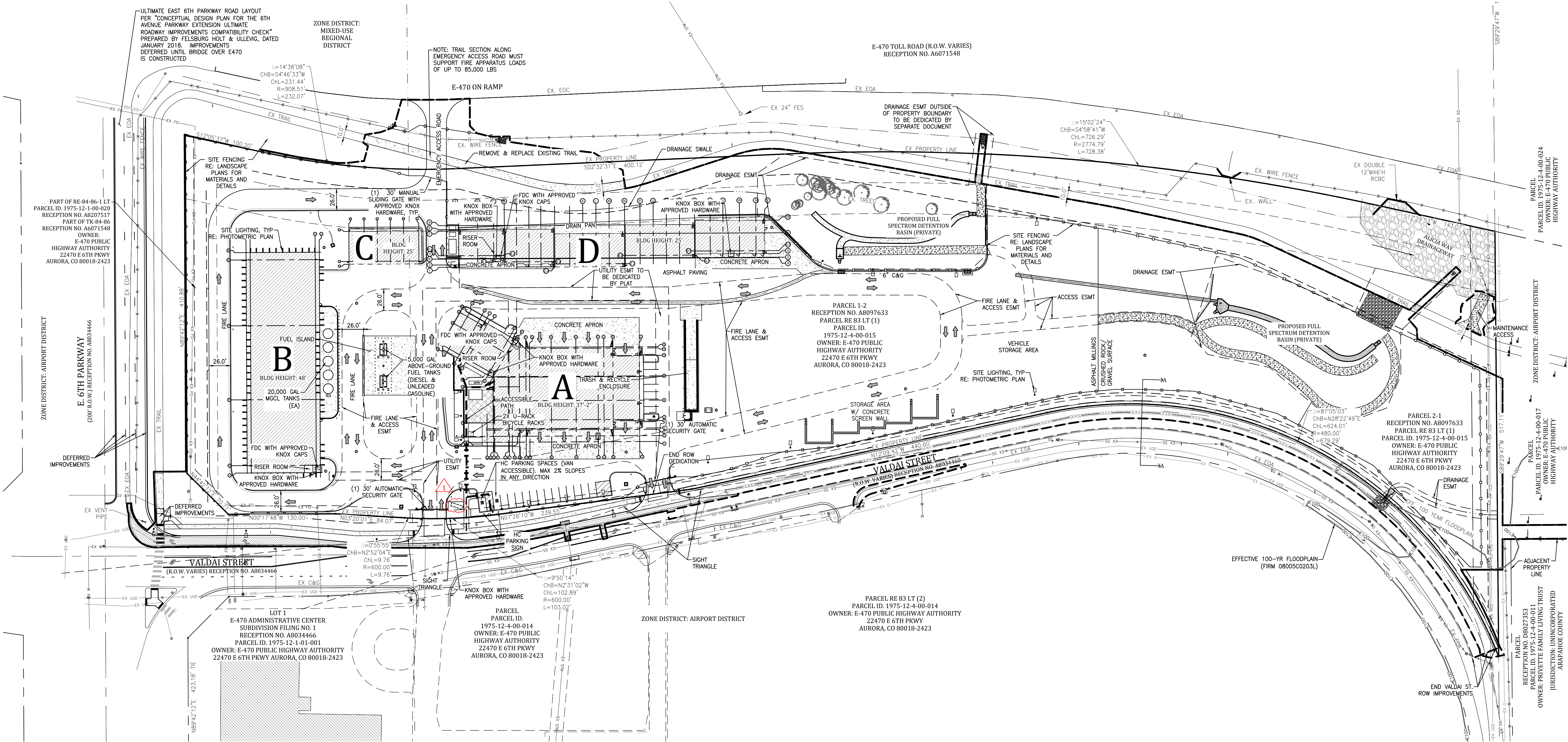
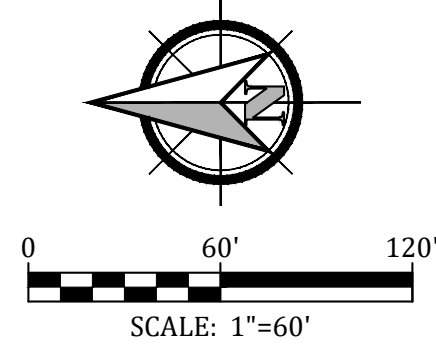
Kiowa  
ENGINEERING CORPORATION  
1775 West Jefferson Avenue, Suite 2000  
Denver, Colorado 80202  
303.733.0000  
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E-470 PUBLIC HIGHWAY AUTHORITY  
CENTRAL MAINTENANCE FACILITY  
22470 E. STEPHEN D. HOGAN PARKWAY, AURORA, CO 80018

SDP - COVER  
SHEET

SHEET 00 OF 30





**SITE SPECIFIC NOTES:**

- THE PROPERTY OWNER/DEVELOPER SHALL MAINTAIN THE DUST FREE SURFACE AS PROVIDED WITHIN THE SITE PLAN/CONTEXTUAL SITE PLAN. OTHERWISE IF THE PROPERTY OWNER/DEVELOPER FAILS TO MAINTAIN THE DUST FREE SURFACE AS IDENTIFIED WITHIN THE SITE PLAN/CONTEXTUAL SITE PLAN AND FAILS TO CORRECT THE CONDITION AFTER NOTIFICATION OF THE CONDITION, THE PROPERTY OWNER/DEVELOPER AGREES TO REMOVE IT AND REPLACE IT WITH AN IMPROVED SURFACE SUCH AS CONCRETE OR ASPHALT WITHIN THE SPECIFIED TIME OF THE NOTIFICATION.
- GATES INTO CENTRAL MAINTENANCE FACILITY SITE FROM VALDAI STREET ARE TO REMAIN OPEN DURING NORMAL BUSINESS HOURS.
- PROPOSED STREET LIGHT LOCATIONS ARE CONCEPTUAL. FINAL LOCATIONS WILL BE DETERMINED WITH PHOTOMETRIC ANALYSIS SUBMITTED WITH THE STREET LIGHTING PLANS IN THE CIVIL PLAN SUBMITTAL.
- 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 NON THE SIGNING AND STRIPING PLAN FOR THE DEVELOPMENT.
- E-470 SHALL BE RESPONSIBLE FOR PAYMENT OF 25% OF THE TRAFFIC SIGNALIZATION COSTS FOR THE INTERSECTION OF VALDAI STREET AND STEPHEN D HOGAN PARKWAY, IF AND WHEN THE TRAFFIC SIGNAL WARRANTS ARE SATISFIED. TRAFFIC SIGNAL WARRANTS TO CONSIDER SHALL BE AS DESCRIBED IN THE MOST RECENTLY ADOPTED VERSION OF THE MUTCD, AS OF THE DATE OR DATES OF ANY SUCH WARRANT STUDIES. FOR WARRANT PURPOSES, THE MINOR STREET APPROACH TRAFFIC SHALL TYPICALLY BE COMPRISED OF ALL THROUGH AND LEFT-TURN MOVEMENT AND 50% OF RIGHT TURN MOVEMENTS UNLESS OTHERWISE DETERMINED BY THE TRAFFIC ENGINEER. PURSUANT TO 147-37.5 OF CITY CODE, THE PERCENTAGE OF THE TRAFFIC SIGNALIZATION COSTS IDENTIFIED ABOVE SHALL BE PAID TO THE CITY BY THE APPLICANT/OWNER, TO BE HELD IN ESCROW FOR SUCH PURPOSE, PRIOR TO THE ISSUANCE OF A BUILDING PERMIT FOR THE RELATED DEVELOPMENT OR AS OTHERWISE REQUIRED BY CITY CODE. THE PERCENTAGE ABOVE WILL BE APPLIED TO THE ENTIRE TRAFFIC SIGNALIZATION COST AS ESTIMATED AT THE TIME OF THE EXCROW DEPOSIT TO CALCULATE SPECIFIC DOLLAR FUNDING REQUIREMENT.

**NOTE:**

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

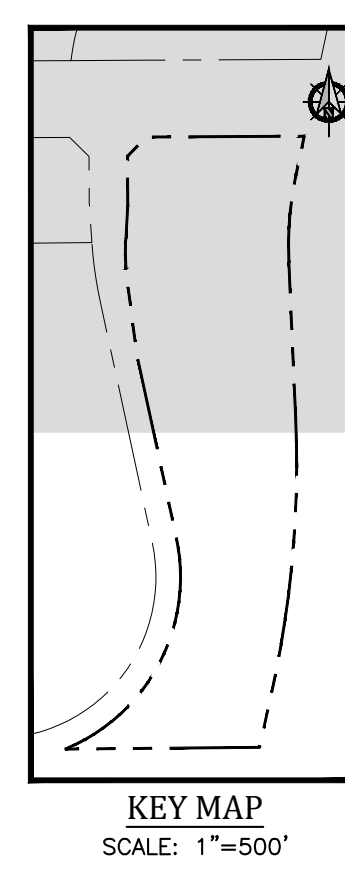
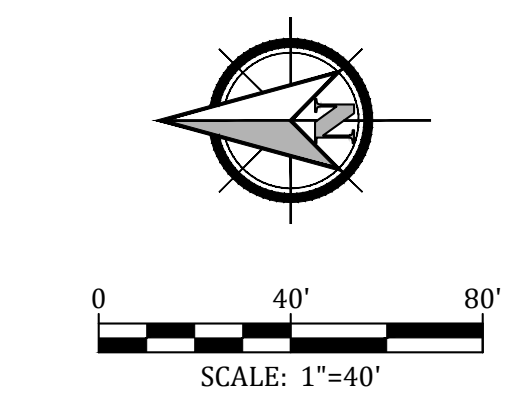
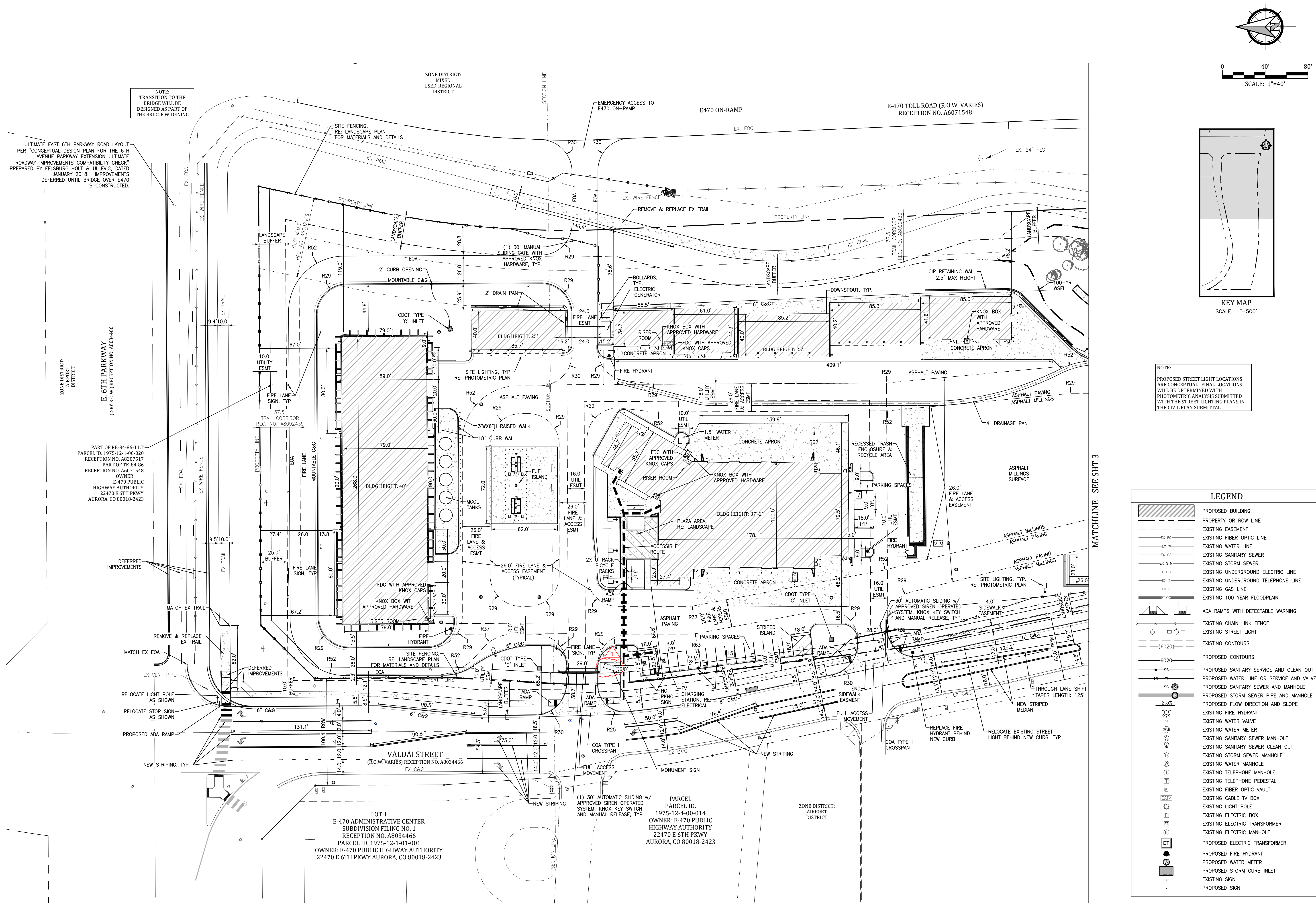
LEGEND	
	PROPOSED BUILDING
	PROPERTY OR ROW LINE
	EXISTING EASEMENT
	EXISTING FIBER OPTIC LINE
	EXISTING WATER LINE
	EXISTING SANITARY SEWER
	EXISTING STORM SEWER
	EXISTING UNDERGROUND ELECTRIC LINE
	EXISTING UNDERGROUND TELEPHONE LINE
	EXISTING GAS LINE
	EXISTING 100 YEAR FLOODPLAIN
	ADA RAMP WITH DETECTABLE WARNING
	EXISTING CHAIN LINK FENCE
	PROPOSED 6' CAPPED WOODEN FENCE
	EXISTING STREET LIGHT
	EXISTING CONTOURS
	PROPOSED CONTOURS
	PROPOSED SANITARY SERVICE AND CLEAN OUT
	PROPOSED WATER LINE OR SERVICE AND VALVE
	PROPOSED SANITARY SEWER AND MANHOLE
	PROPOSED STORM SEWER PIPE AND MANHOLE
	PROPOSED FLOW DIRECTION AND SLOPE
	EXISTING FIRE HYDRANT
	EXISTING WATER VALVE
	EXISTING WATER METER
	EXISTING SANITARY SEWER MANHOLE
	EXISTING SANITARY SEWER CLEAN OUT
	EXISTING STORM SEWER MANHOLE
	EXISTING WATER MANHOLE
	EXISTING TELEPHONE MANHOLE
	EXISTING TELEPHONE PEDESTAL
	EXISTING FIBER OPTIC VAULT
	EXISTING CABLE TV BOX
	EXISTING LIGHT POLE
	EXISTING ELECTRIC BOX
	EXISTING ELECTRIC TRANSFORMER
	EXISTING ELECTRIC MANHOLE
	PROPOSED ELECTRIC TRANSFORMER
	PROPOSED FIRE HYDRANT
	PROPOSED WATER METER
	PROPOSED STORM CURB INLET
	EXISTING SIGN
	PROPOSED SIGN
	EMERGENCY VEHICLE/TRUCK/VEHICLE MOVEMENTS

**E-470 PUBLIC HIGHWAY AUTHORITY  
CENTRAL MAINTENANCE FACILITY  
22470 E. STEPHEN D. HOGAN PARKWAY, AURORA, CO 80018**

**OVERALL SITE  
PLAN**

**SHEET 1 OF 30**





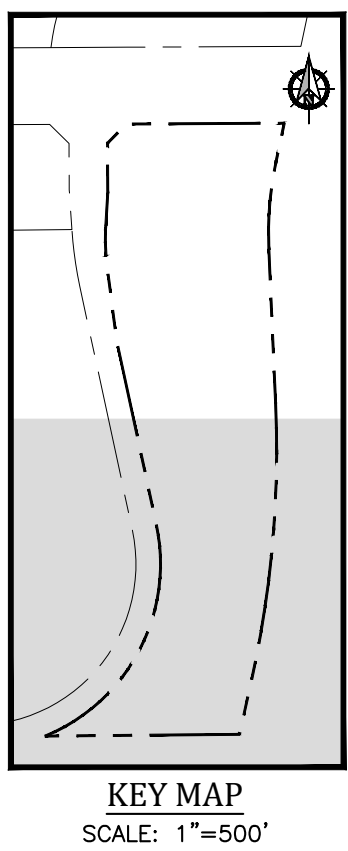
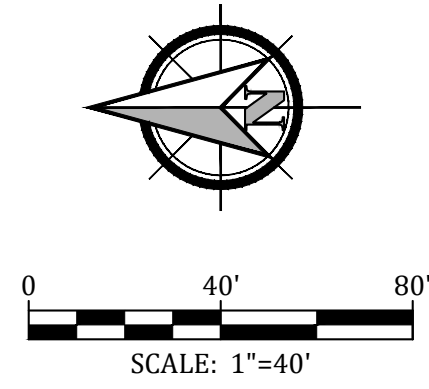
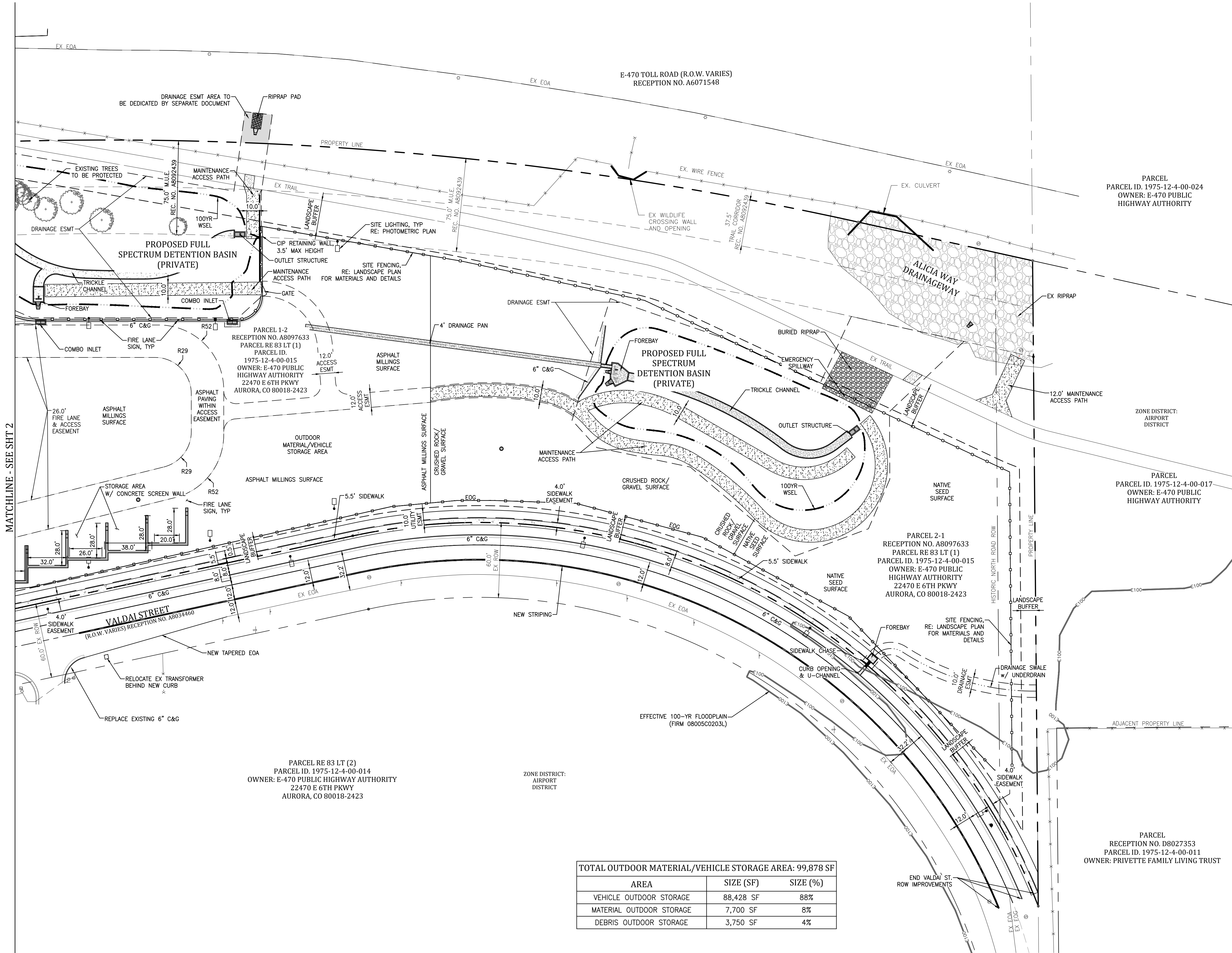
NOTE:  
PROPOSED STREET LIGHT LOCATIONS  
ARE CONCEPTUAL. FINAL LOCATIONS  
WILL BE DETERMINED WITH  
PHOTOMETRIC ANALYSIS SUBMITTED  
WITH THE STREET LIGHTING PLANS IN  
THE CIVIL PLAN SUBMITTAL.

LEGEND	
	PROPOSED BUILDING
	PROPERTY OR ROW LINE
	EXISTING EASEMENT
	EXISTING FIBER OPTIC LINE
	EXISTING WATER LINE
	EXISTING SANITARY SEWER
	EXISTING STORM SEWER
	EXISTING UNDERGROUND ELECTRIC LINE
	EXISTING UNDERGROUND TELEPHONE LINE
	EXISTING GAS LINE
	EXISTING 100 YEAR FLOODPLAIN
	ADA RAMP WITH DETECTABLE WARNING
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	EXISTING CONTOURS
	PROPOSED CONTOURS
	PROPOSED SANITARY SERVICE AND CLEAN OUT
	PROPOSED WATER LINE OR SERVICE AND VALVE
	PROPOSED SANITARY SEWER AND MANHOLE
	PROPOSED STORM SEWER PIPE AND MANHOLE
	PROPOSED FLOW DIRECTION AND SLOPE
	EXISTING FIRE HYDRANT
	EXISTING WATER VALVE
	EXISTING WATER METER
	EXISTING SANITARY SEWER MANHOLE
	EXISTING SANITARY SEWER CLEAN OUT
	EXISTING STORM SEWER MANHOLE
	EXISTING WATER MANHOLE
	EXISTING TELEPHONE MANHOLE
	EXISTING TELEPHONE PEDESTAL
	EXISTING FIBER OPTIC VAULT
	EXISTING CABLE TV BOX
	EXISTING LIGHT POLE
	EXISTING ELECTRIC BOX
	EXISTING ELECTRIC TRANSFORMER
	EXISTING ELECTRIC MANHOLE
	PROPOSED ELECTRIC TRANSFORMER
	PROPOSED FIRE HYDRANT
	PROPOSED WATER METER
	PROPOSED STORM CURB INLET
	EXISTING SIGN
	PROPOSED SIGN

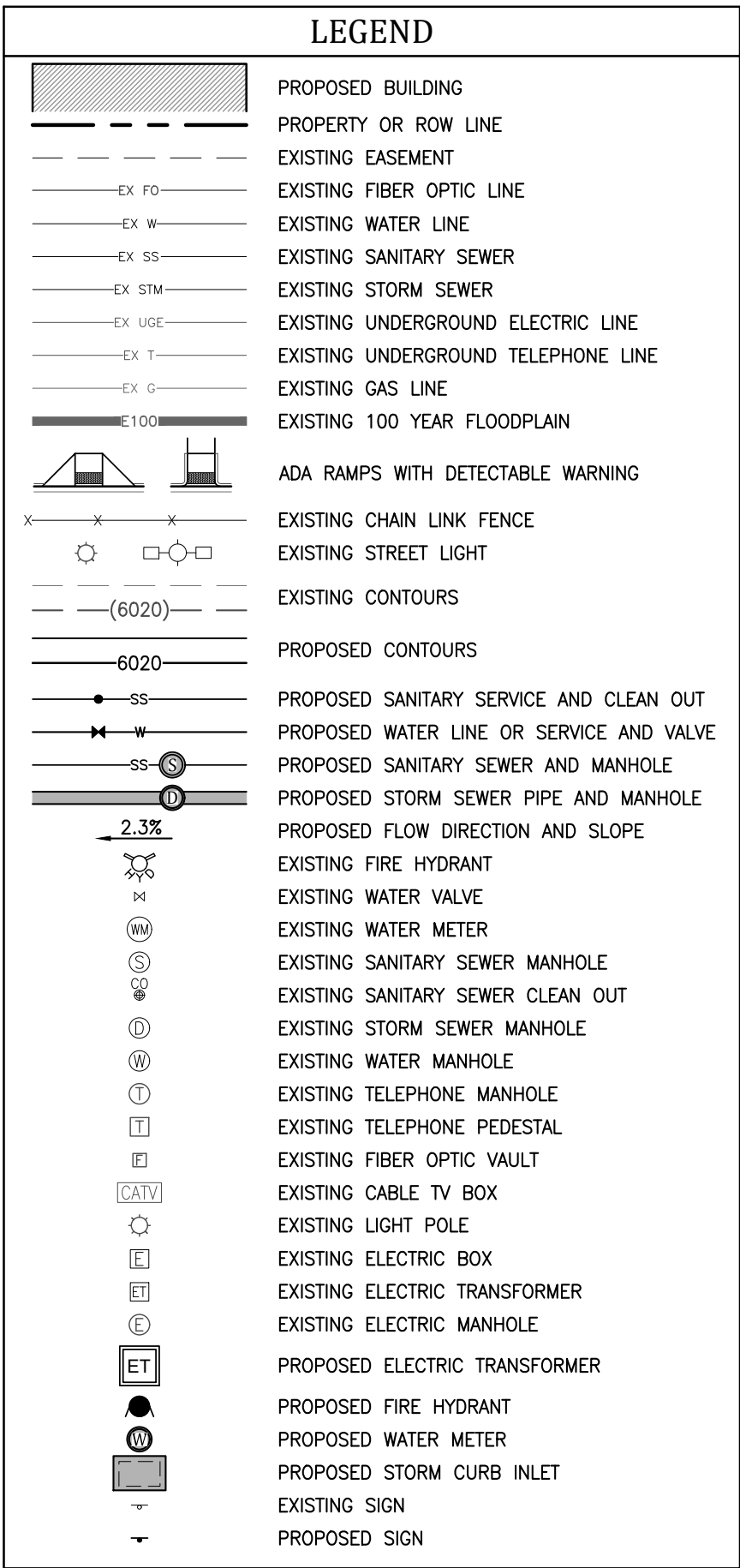
E-470 PUBLIC HIGHWAY AUTHORITY  
CENTRAL MAINTENANCE FACILITY  
22470 E. STEPHEN D. HOGAN PARKWAY, AURORA, CO 80018

SITE PLAN





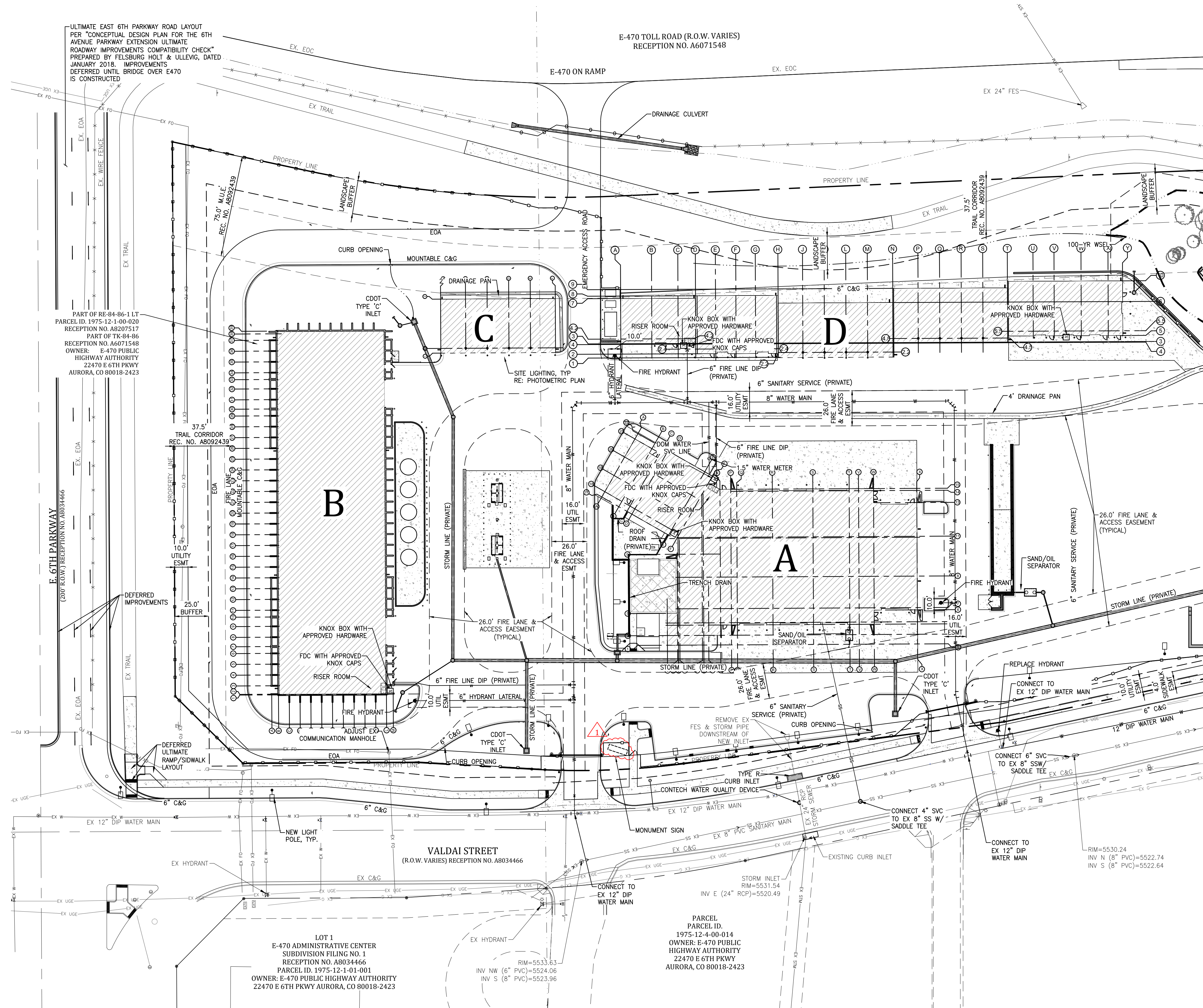
NOTE:  
PROPOSED STREET LIGHT LOCATIONS  
ARE CONCEPTUAL. FINAL LOCATIONS  
WILL BE DETERMINED WITH  
PHOTOMETRIC ANALYSIS SUBMITTED  
WITH THE STREET LIGHTING PLANS IN  
THE CIVIL PLAN SUBMITTAL.



**E-470 PUBLIC HIGHWAY AUTHORITY  
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22470 E. STEPHEN D. HOGAN PARKWAY, AURORA, CO 80018**

SITE PLAN





**E-470 PUBLIC HIGHWAY AUTHORITY  
CENTRAL MAINTENANCE FACILITY  
22470 E. STEPHEN D. HOGAN PARKWAY, AURORA, CO 80018**

**D2C ARCHITECTS**  
ARCHITECTURE | INTERIORS | SUSTAINABILITY

**Kiowa**  
Engineering, Corporation  
7175 Wisconsin Avenue, Suite 2000  
Lawrenceville, Georgia 30045  
(303) 696-0969

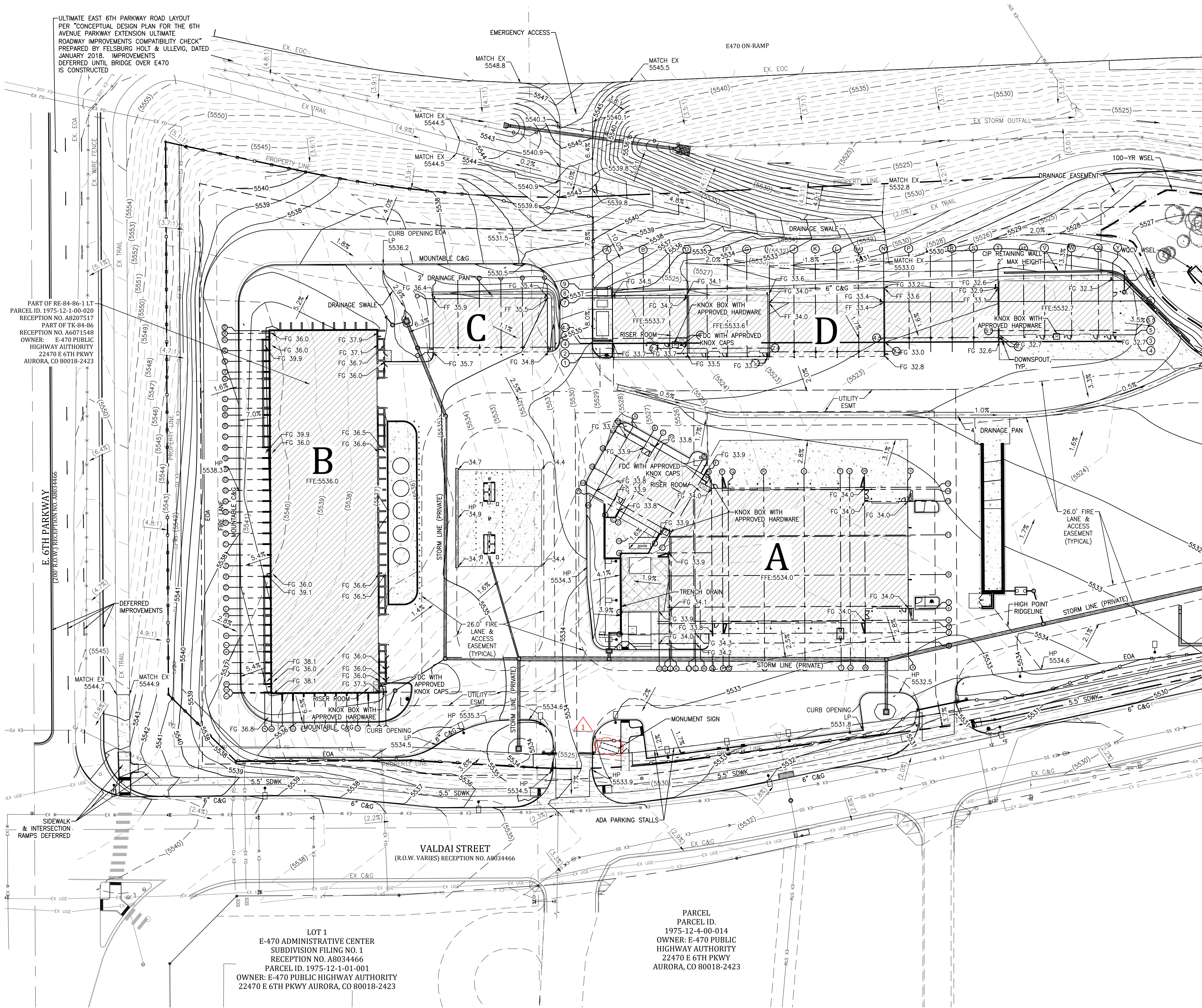
## UTILITY PLAN

SHEET 4 OF 30





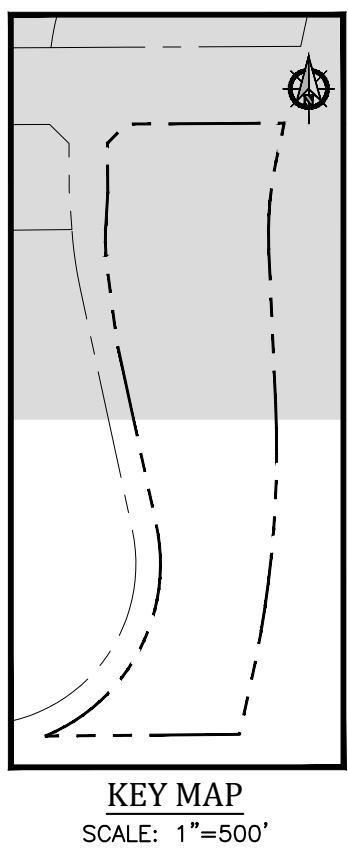
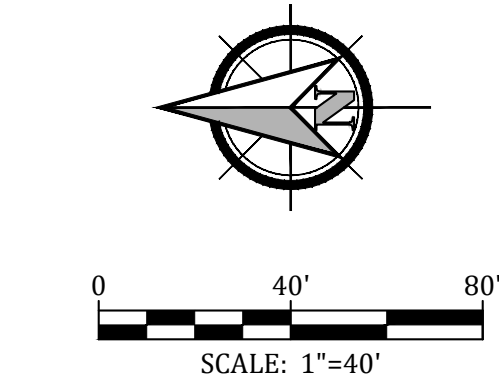




**LEGEND**

[Symbol]	PROPOSED BUILDING
[Symbol]	PROPERTY OR ROW LINE
[Symbol]	EXISTING EASEMENT
[Symbol]	EXISTING FIBER OPTIC LINE
[Symbol]	EXISTING WATER LINE
[Symbol]	EXISTING SANITARY SEWER
[Symbol]	EXISTING STORM SEWER
[Symbol]	EXISTING UNDERGROUND ELECTRIC LINE
[Symbol]	EXISTING UNDERGROUND TELEPHONE LINE
[Symbol]	EXISTING GAS LINE
[Symbol]	EXISTING 100 YEAR FLOODPLAIN
[Symbol]	ADA RAMPS WITH DETECTABLE WARNING
[Symbol]	EXISTING CHAIN LINK FENCE
[Symbol]	EXISTING STREET LIGHT
[Symbol]	EXISTING CONTOURS
[Symbol]	PROPOSED CONTOURS
[Symbol]	PROPOSED SANITARY SERVICE AND CLEAN OUT
[Symbol]	PROPOSED WATER LINE OR SERVICE AND VALVE
[Symbol]	PROPOSED SANITARY SEWER AND MANHOLE
[Symbol]	PROPOSED STORM SEWER PIPE AND MANHOLE
[Symbol]	PROPOSED FLOW DIRECTION AND SLOPE
[Symbol]	EXISTING FIRE HYDRANT
[Symbol]	EXISTING WATER VALVE
[Symbol]	EXISTING WATER METER
[Symbol]	EXISTING SANITARY SEWER MANHOLE
[Symbol]	EXISTING SANITARY SEWER CLEAN OUT
[Symbol]	EXISTING STORM SEWER MANHOLE
[Symbol]	EXISTING WATER MANHOLE
[Symbol]	EXISTING TELEPHONE MANHOLE
[Symbol]	EXISTING TELEPHONE PEDESTAL
[Symbol]	EXISTING FIBER OPTIC VAULT
[Symbol]	EXISTING CABLE TV BOX
[Symbol]	EXISTING LIGHT POLE
[Symbol]	EXISTING ELECTRIC BOX
[Symbol]	EXISTING ELECTRIC TRANSFORMER
[Symbol]	EXISTING ELECTRIC MANHOLE
[Symbol]	PROPOSED ELECTRIC TRANSFORMER
[Symbol]	PROPOSED FIRE HYDRANT
[Symbol]	PROPOSED WATER METER
[Symbol]	PROPOSED STORM CURB INLET
[Symbol]	EXISTING SIGN
[Symbol]	PROPOSED SIGN

NOTE:  
ON-SITE STORM SEWER SYSTEM IS PRIVATE AND WILL BE MAINTAINED BY E470

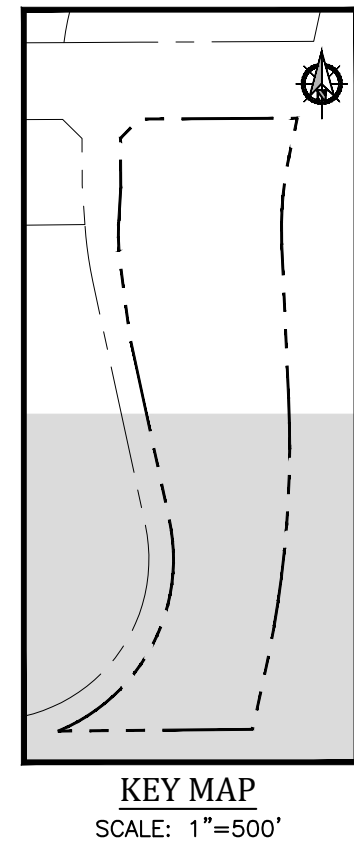
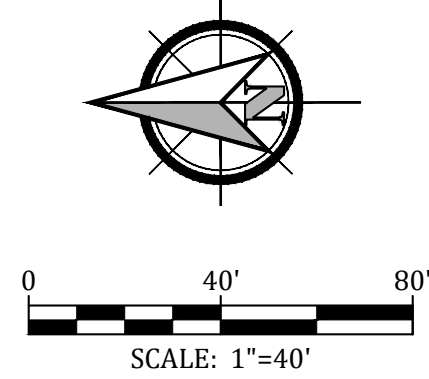
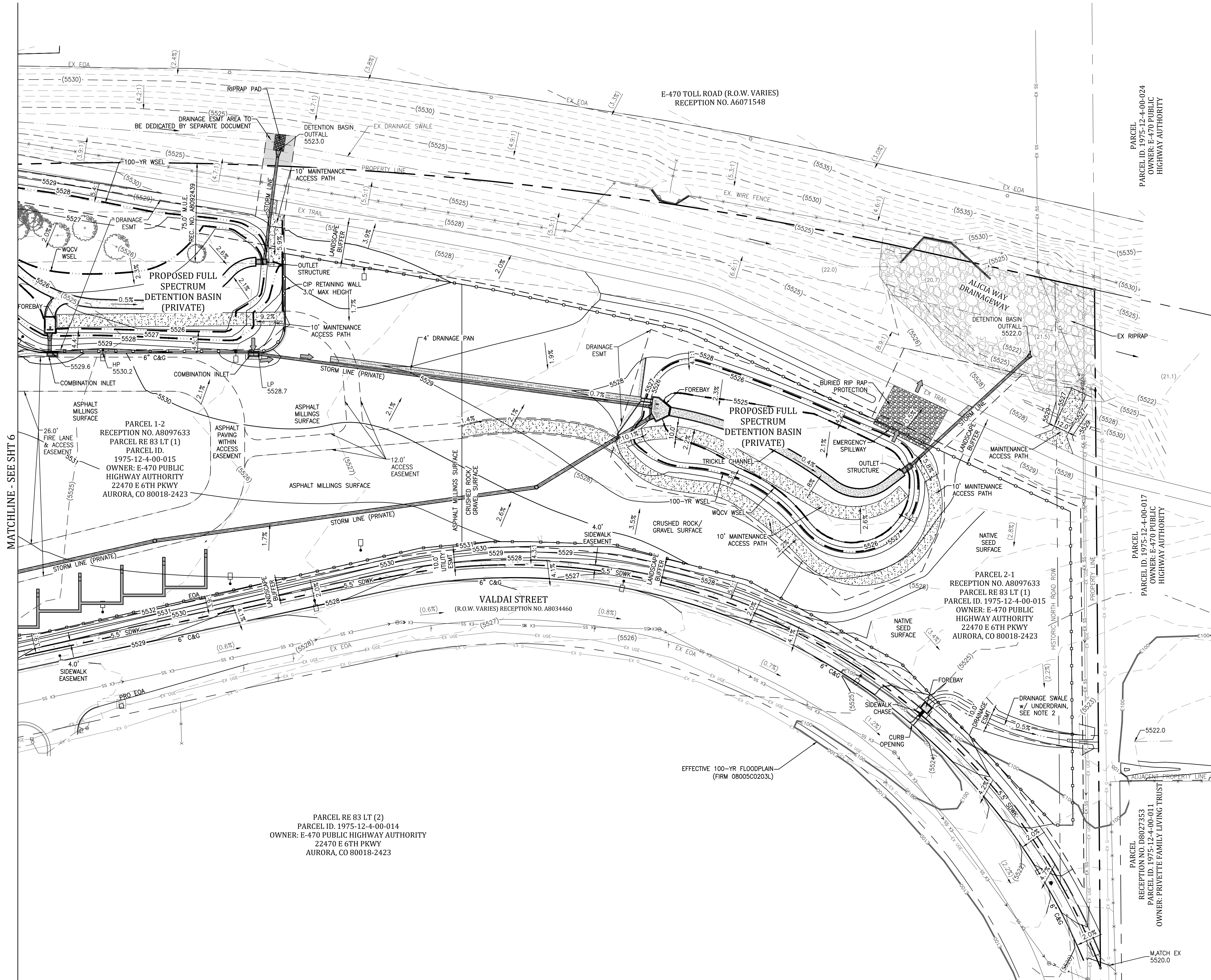


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22470 E. STEPHEN D. HOGAN PARKWAY, AURORA, CO 80018

GRADING PLAN



MATCHLINE - SEE SHT 6



NOTES:

- ON-SITE STORM SEWER SYSTEM IS PRIVATE AND WILL BE MAINTAINED BY E470.
- THE PRIVATE SWALE SHALL BE MAINTAINED BY PROPERTY OWNER AND SLOPE LESS THAN 2% PERMITTED. THE CITY RESERVES THE RIGHT AT ANY POINT TO REQUIRE THE CONSTRUCTION OF REMEDIAL MEASURES SHOULD THERE BE ANY ISSUES WITH REDUCED CAPACITY, SEDIMENTATION, EROSION, PONDING, FLOODING, OR OTHER ITEMS IDENTIFIED BY THE CITY ENGINEER. DUE TO THE PROXIMITY TO THE AIRPORT, STANDING WATER IS NOT PERMITTED. THE OWNER SHALL TAKE IMMEDIATE ACTION IF SUCH ISSUES ARE IDENTIFIED

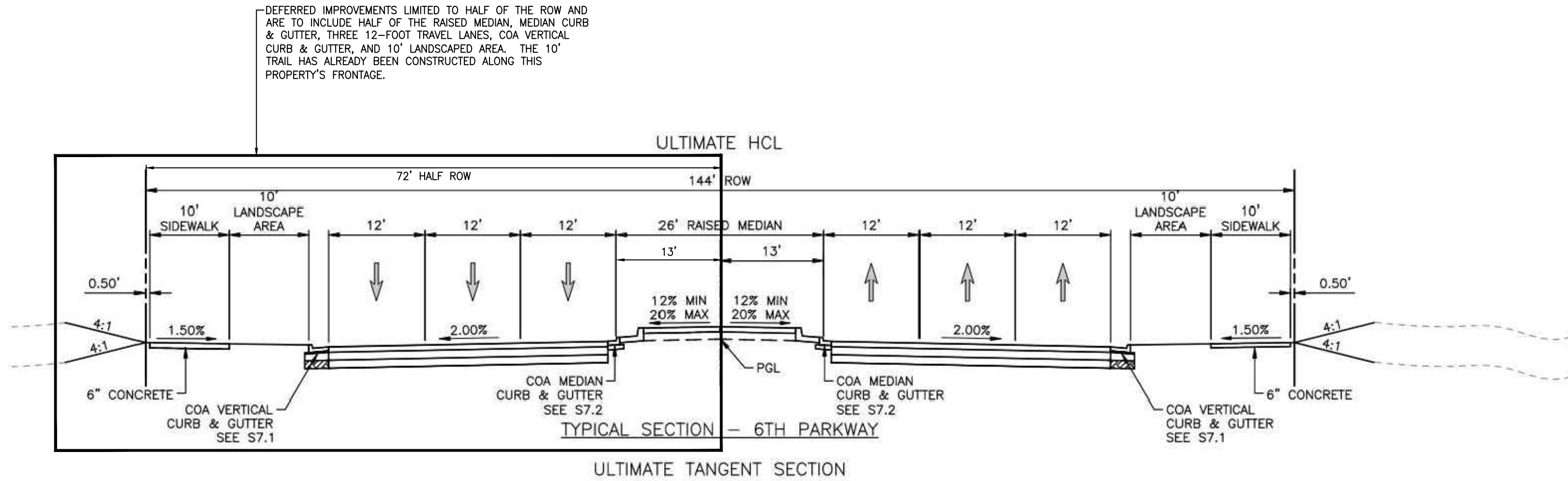
LEGEND

	PROPOSED BUILDING
	PROPERTY OR ROW LINE
	EXISTING EASEMENT
	EXISTING FIBER OPTIC LINE
	EXISTING WATER LINE
	EXISTING SANITARY SEWER
	EXISTING STORM SEWER
	EXISTING UNDERGROUND ELECTRIC LINE
	EXISTING UNDERGROUND TELEPHONE LINE
	EXISTING GAS LINE
	EXISTING 100 YEAR FLOODPLAIN
	ADA RAMP WITH DETECTABLE WARNING
	EXISTING CHAIN LINK FENCE
	EXISTING STREET LIGHT
	EXISTING CONTOURS
	PROPOSED CONTOURS
	PROPOSED SANITARY SERVICE AND CLEAN OUT
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	EXISTING ELECTRIC BOX
	EXISTING ELECTRIC TRANSFORMER
	EXISTING ELECTRIC MANHOLE
	PROPOSED ELECTRIC TRANSFORMER
	PROPOSED FIRE HYDRANT
	PROPOSED WATER METER
	PROPOSED STORM CURB INLET
	EXISTING SIGN
	PROPOSED SIGN
	EMERGENCY OVERFLOW

E-470 PUBLIC HIGHWAY AUTHORITY  
CENTRAL MAINTENANCE FACILITY  
22470 E. STEPHEN D. HOGAN PARKWAY, AURORA, CO 80018

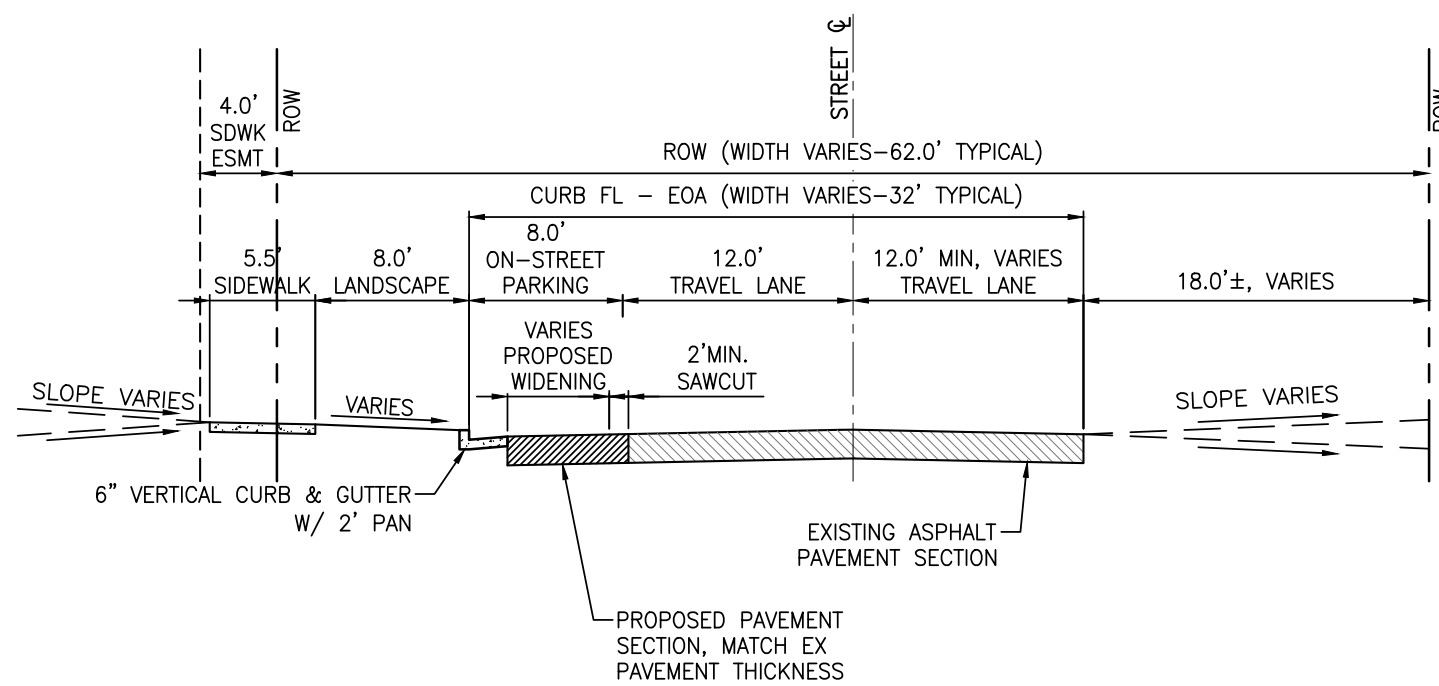
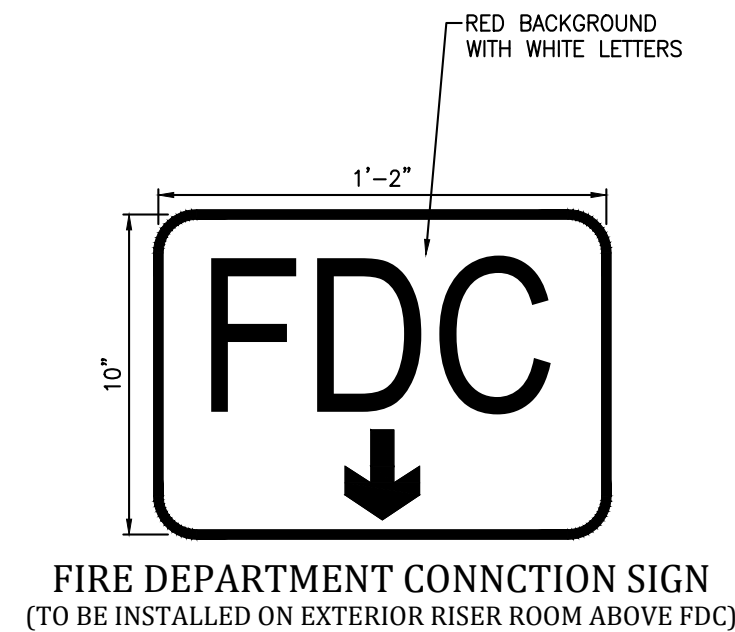
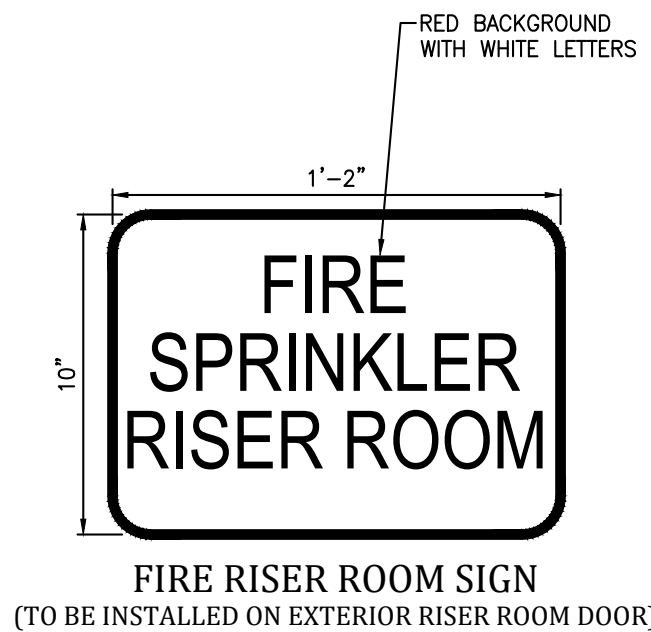
GRADING PLAN



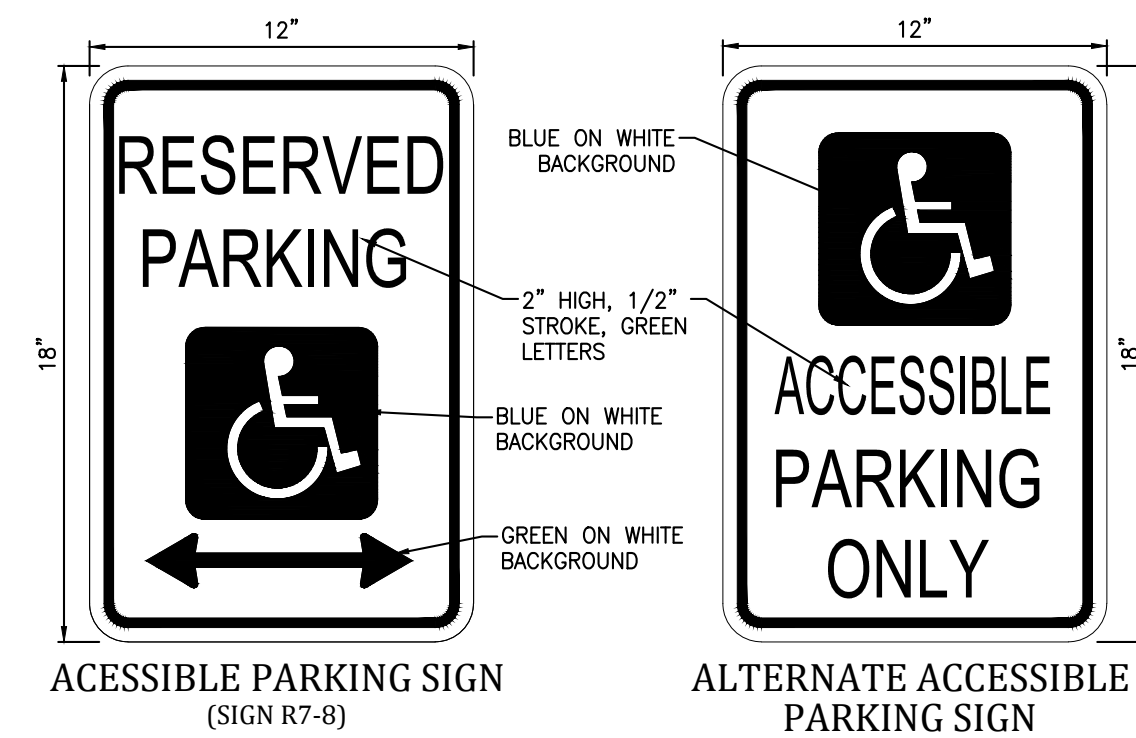
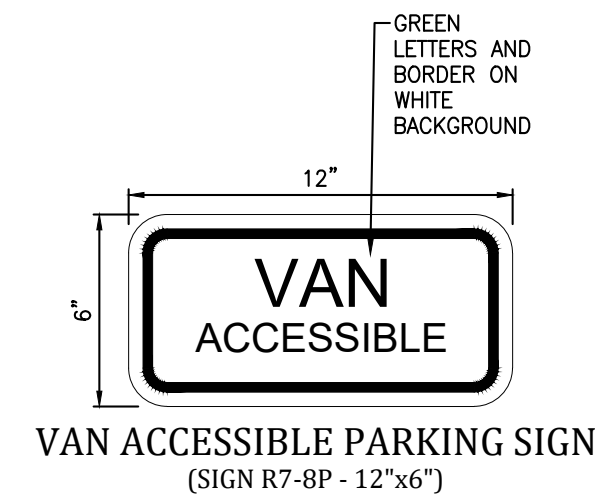
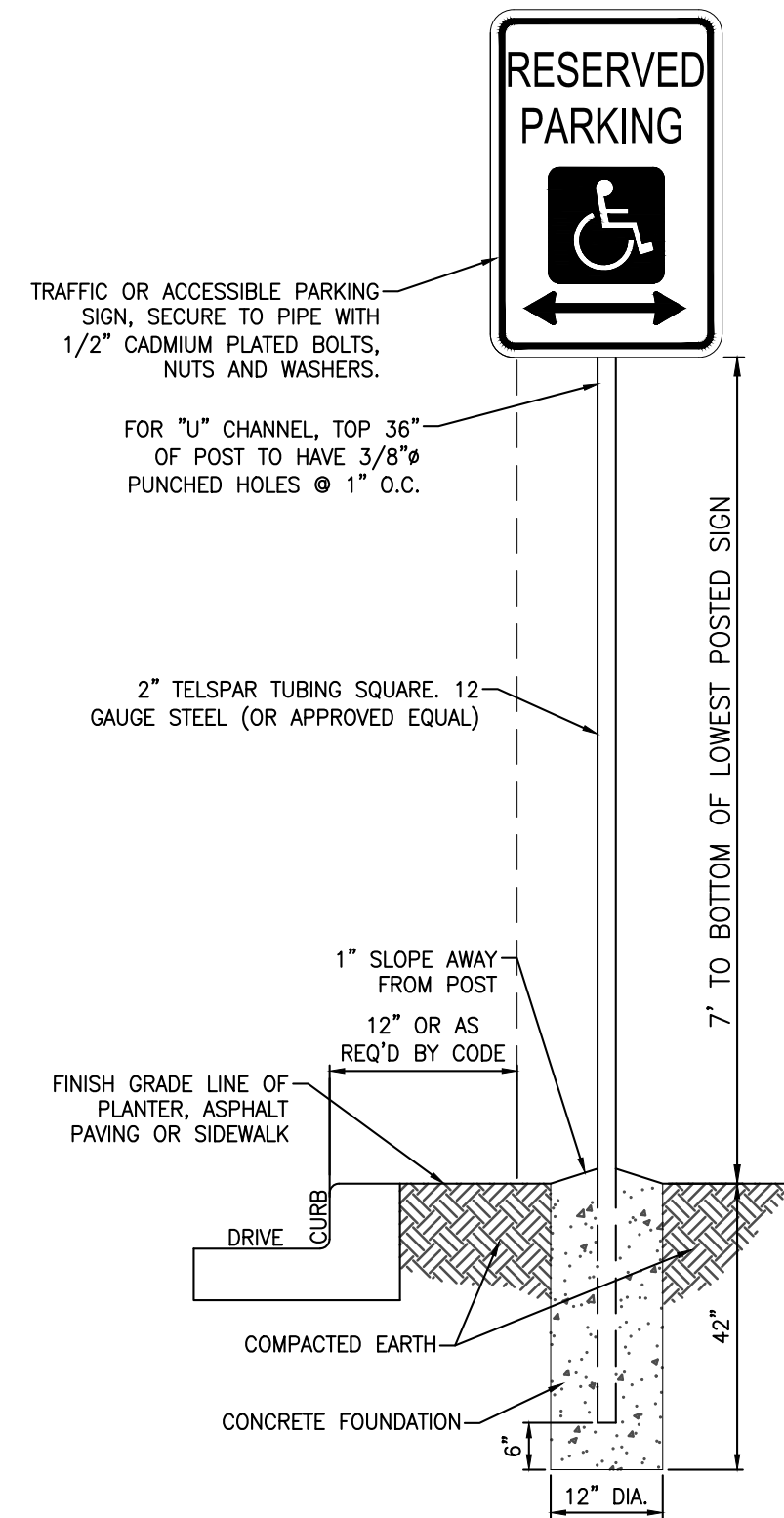
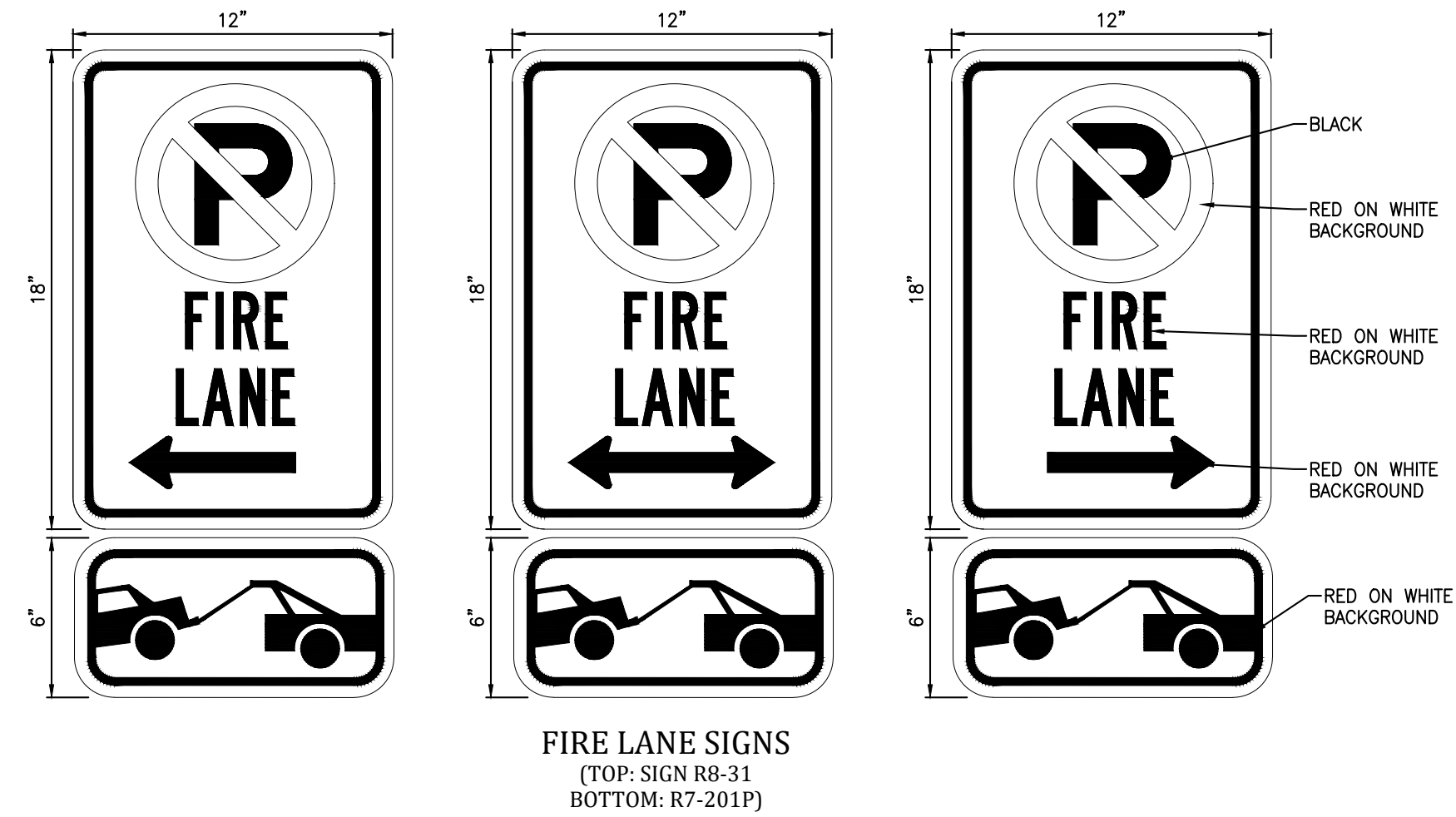


NOTE:  
ULTIMATE EAST 6TH PARKWAY ROAD SECTION PER "CONCEPTUAL DESIGN PLAN FOR THE 6TH AVENUE PARKWAY EXTENSION ULTIMATE ROADWAY IMPROVEMENTS COMPATIBILITY CHECK" PREPARED BY FELSBERG HOLT & ULEVIG, DATED JANUARY 2016. ALL IMPROVEMENTS SHOWN ON THIS SECTION ARE TO BE DEFERRED UNTIL BRIDGE OVER E470 IS CONSTRUCTED. NO IMPROVEMENTS TO E. 6TH PARKWAY ARE PROPOSED AT THE TIME OF THIS SITE PLAN.

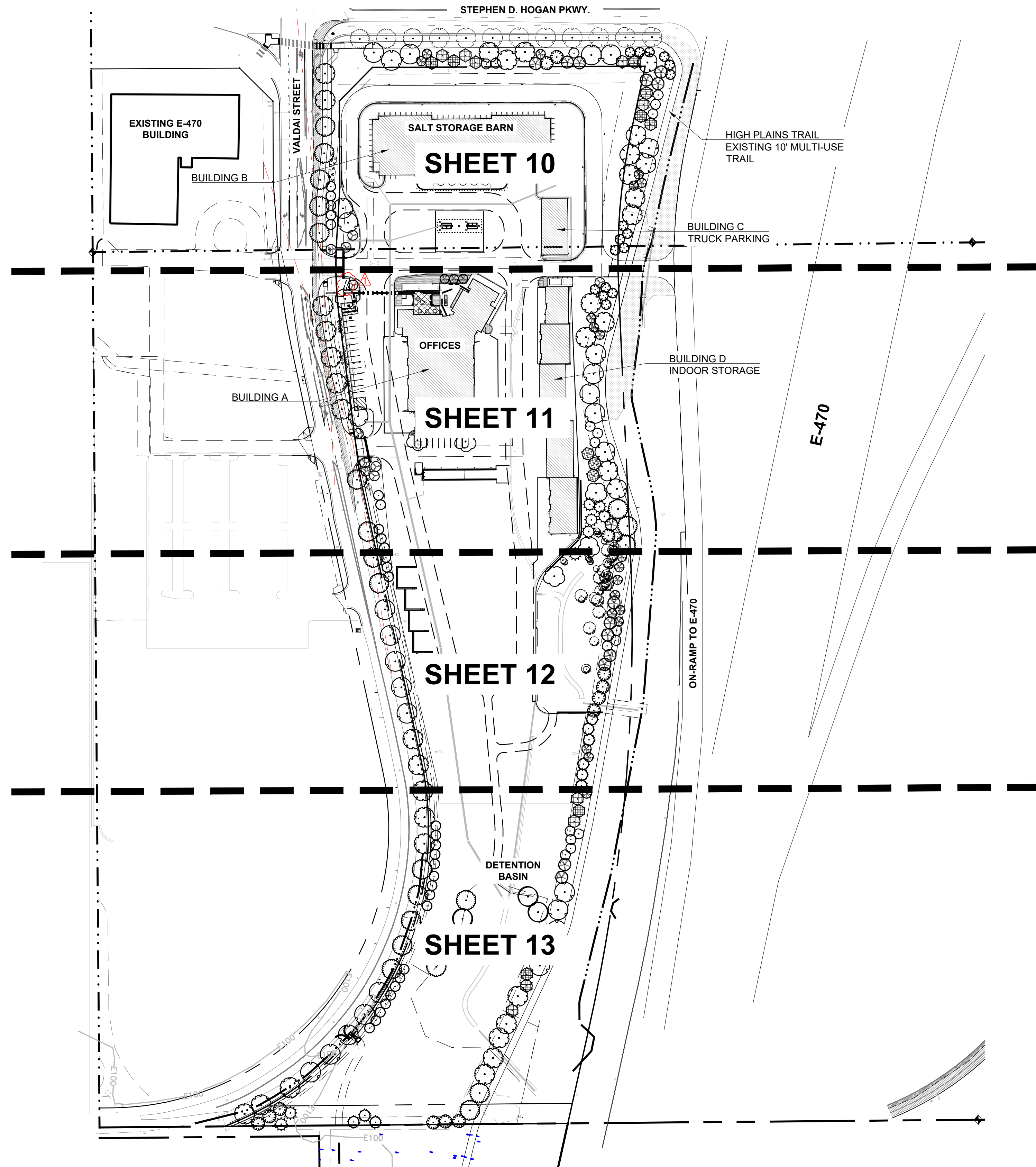
ULTIMATE E. 6TH PARKWAY ROADWAY SECTION  
SCALE: NTS



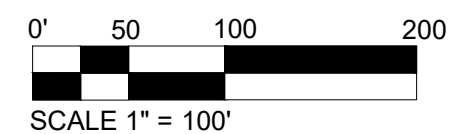
A  
8 TYPICAL VALDAI SECTION  
SCALE: NTS







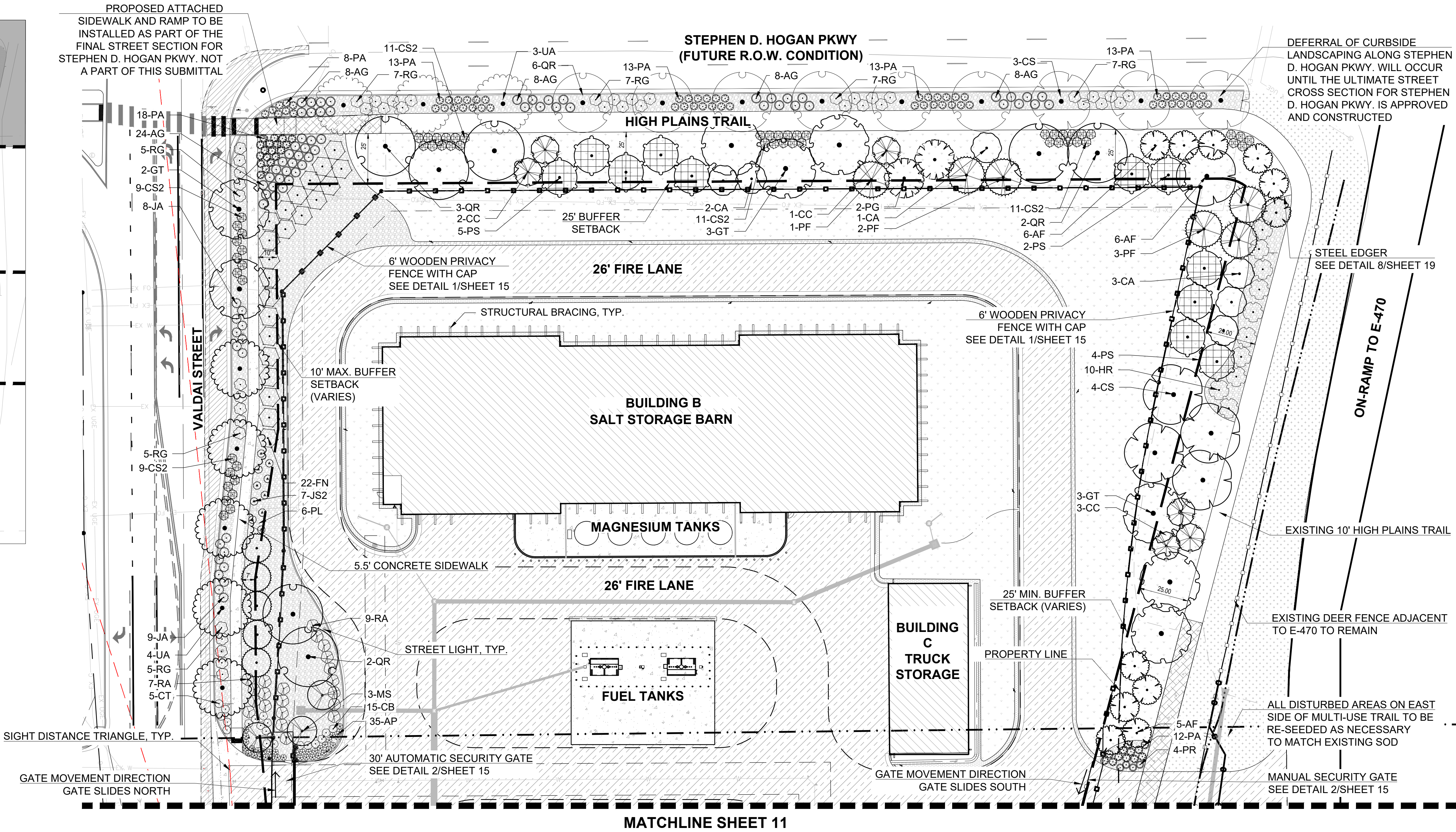
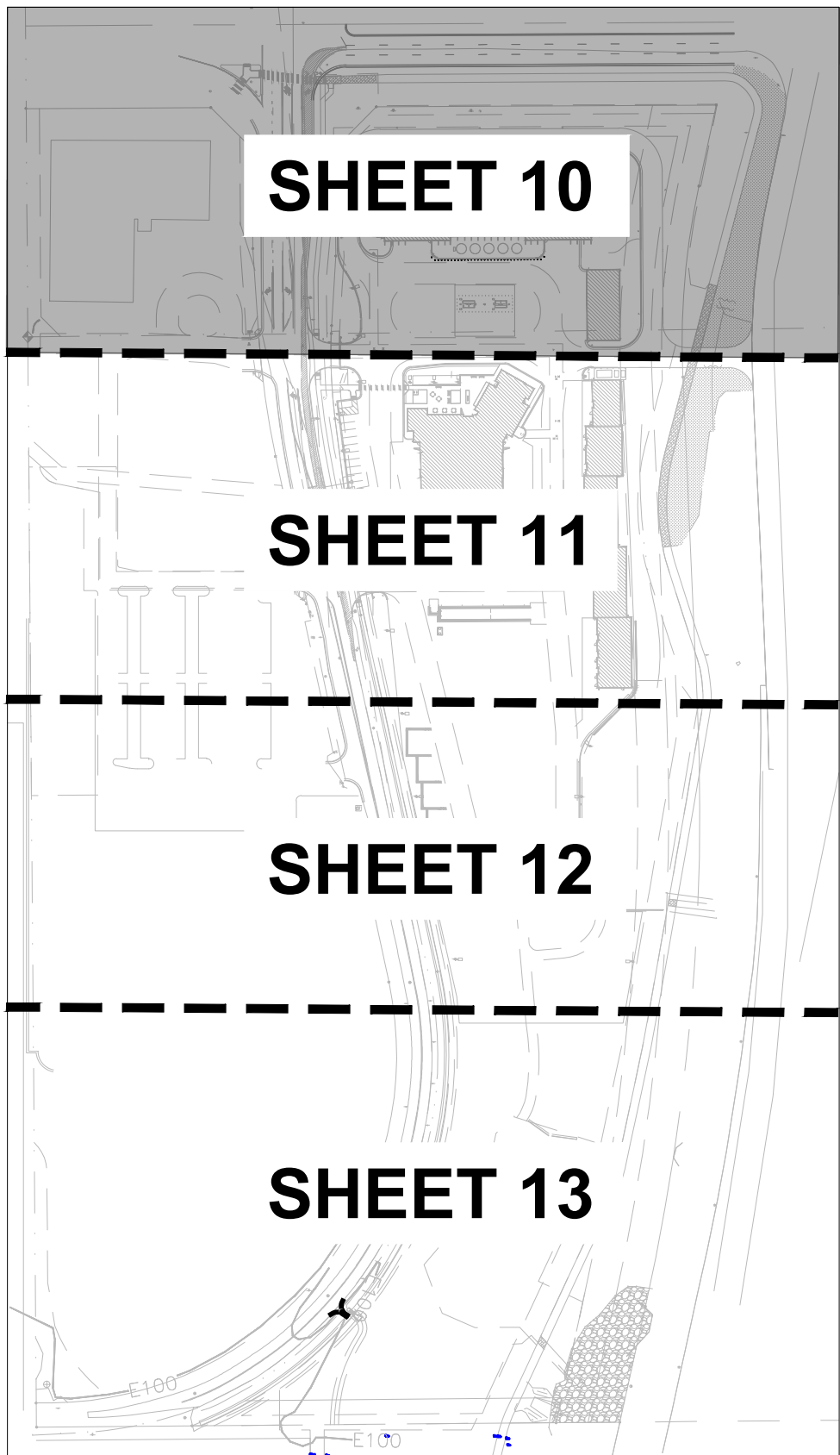
NOT FOR  
CONSTRUCTION



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CENTRAL MAINTENANCE FACILITY  
22470 E 6TH PARKWAY AURORA, COLORADO 80018







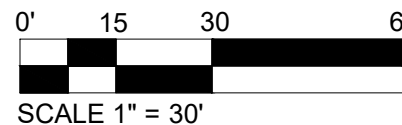
LEGEND:

	ROCK MULCH 1.5"-3" DIA. SEE SHEET 17		GRAVEL
	NATIVE SEED MIX SEE SHEET 17		COBBLE MULCH 3"-6" DIA. SEE SHEET 17
	RTF SOD SEE SHEET 17		SIGHT DISTANCE TRIANGLE
	ASPHALT		CHAIN LINK FENCE SEE SHEET 15
	MILLED ASPHALT		WOODEN PRIVACY FENCE SEE SHEET 15
	CONCRETE		PROPERTY LINE
			R.O.W. DEDICATION

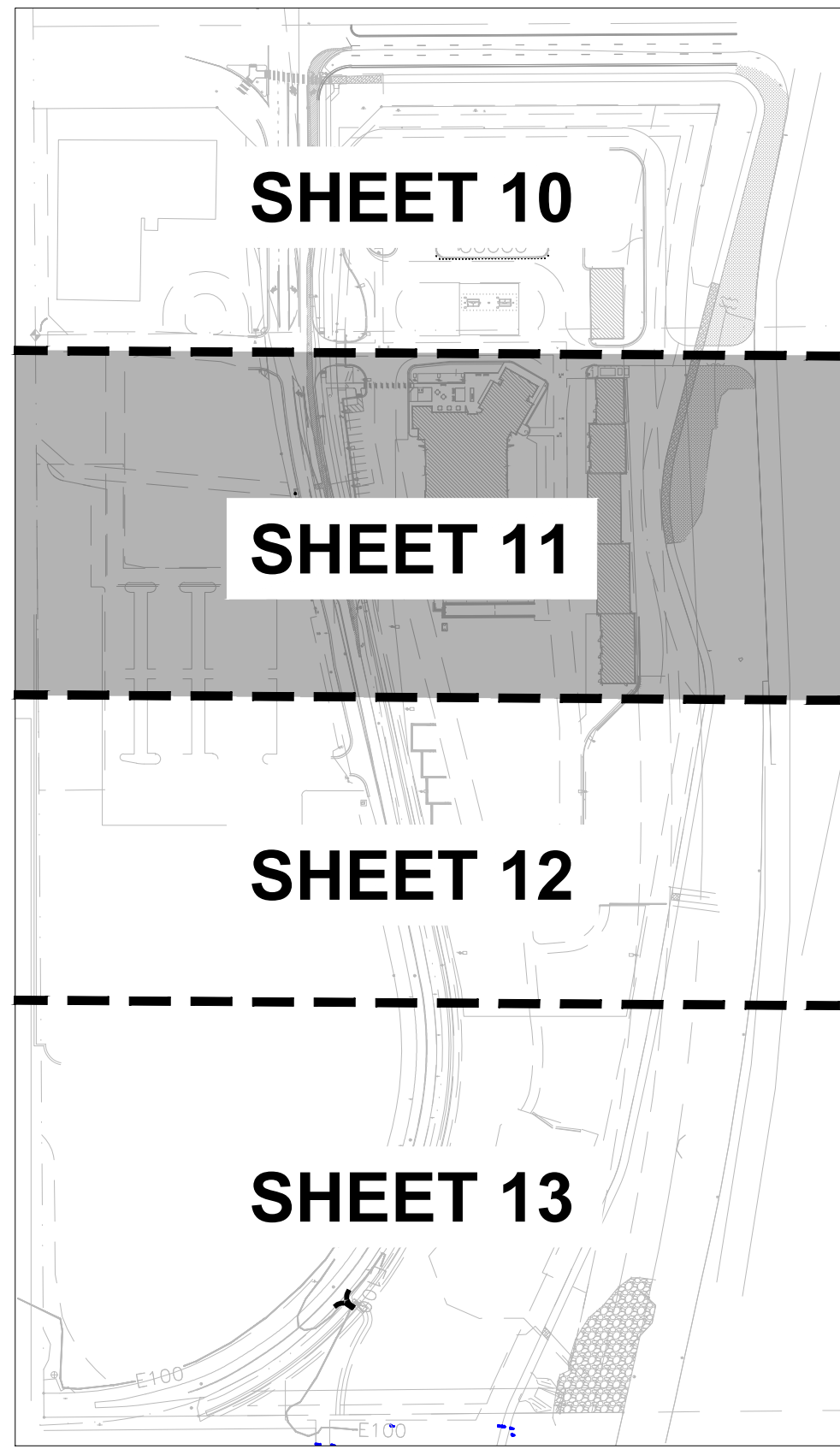
NOTES:

1. DEVELOPMENT IS SUBJECT TO FUTURE APPROVAL OF SITE PLAN.
2. THE FINAL LOCATION OF STREET TREES WILL BE DEPENDANT UPON THE FINAL PLACEMENT OF ENTRY DRIVES , STOP SIGNS, AND UTILITIES. LOCATIONS SHOWN ARE APPROXIMATE.

NOT FOR  
CONSTRUCTION

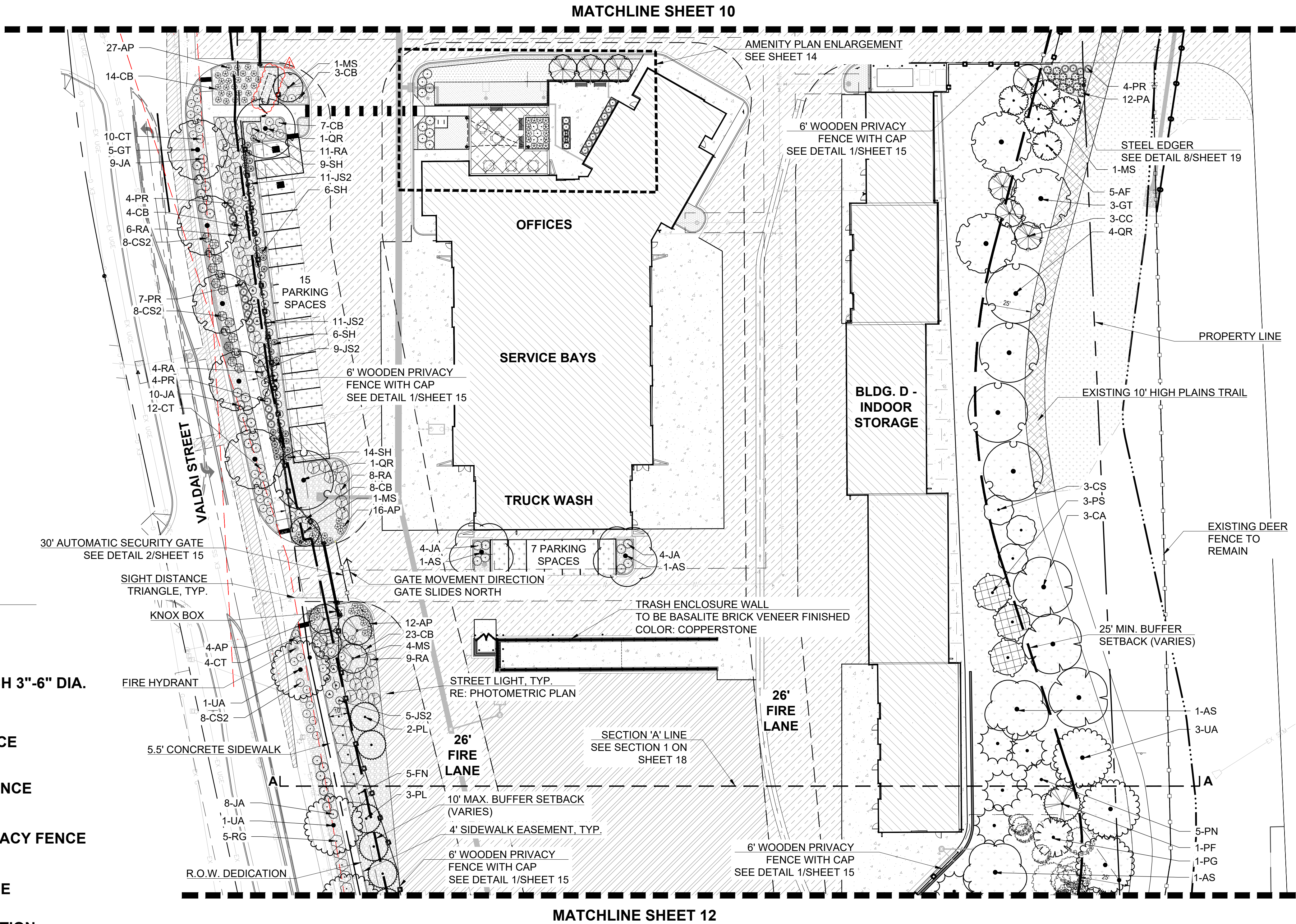






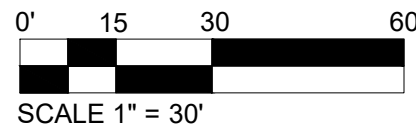
LEGEND:

	ROCK MULCH 1.5"-3" DIA. SEE SHEET 17		GRAVEL
	NATIVE SEED MIX SEE SHEET 17		COBBLE MULCH 3"-6" DIA. SEE SHEET 17
	RTF SOD SEE SHEET 17		SIGHT DISTANCE TRIANGLE
	ASPHALT		CHAIN LINK FENCE SEE SHEET 15
	MILLED ASPHALT		WOODEN PRIVACY FENCE SEE SHEET 15
	CONCRETE		PROPERTY LINE
			R.O.W. DEDICATION

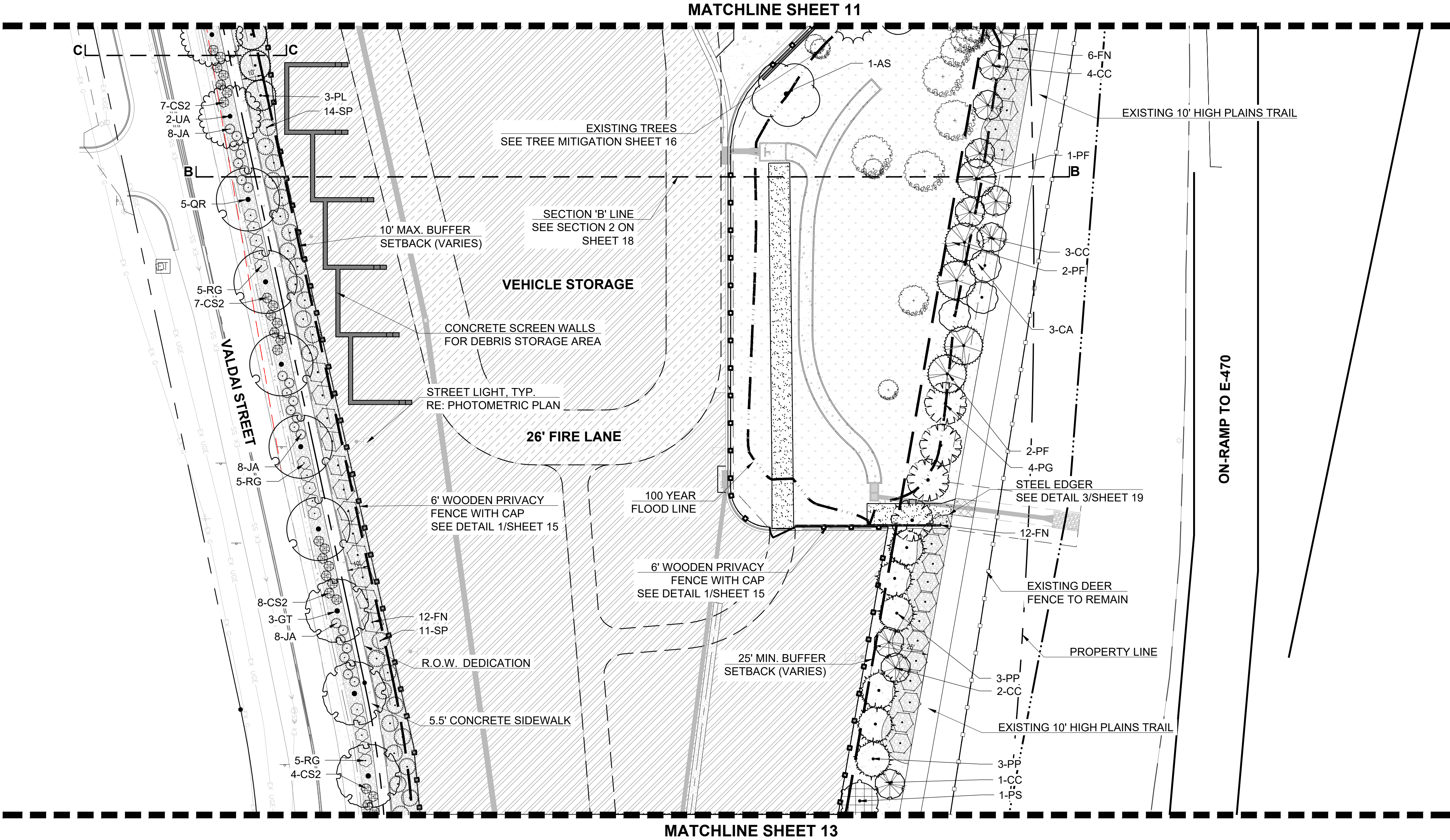
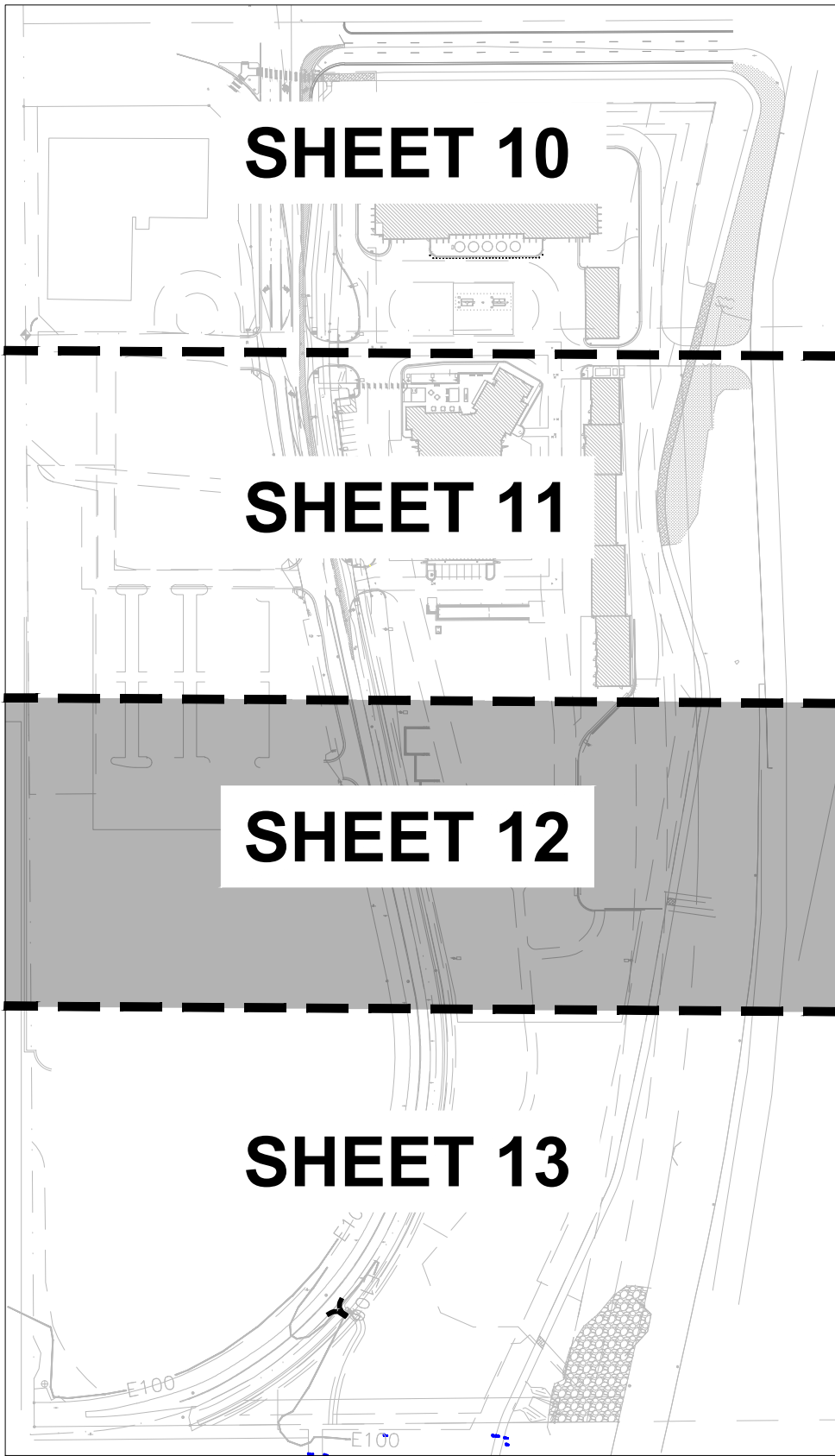


- NOTES:
1. DEVELOPMENT IS SUBJECT TO FUTURE APPROVAL OF SITE PLAN.
  2. THE FINAL LOCATION OF STREET TREES WILL BE DEPENDANT UPON THE FINAL PLACEMENT OF ENTRY DRIVES , STOP SIGNS, AND UTILITIES. LOCATIONS SHOWN ARE APPROXIMATE.

NOT FOR  
CONSTRUCTION



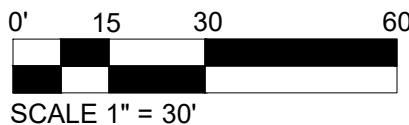




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CENTRAL MAINTENANCE FACILITY  
22470 E 6TH PARKWAY AURORA, COLORADO 80018



**NOT FOR  
CONSTRUCTION**

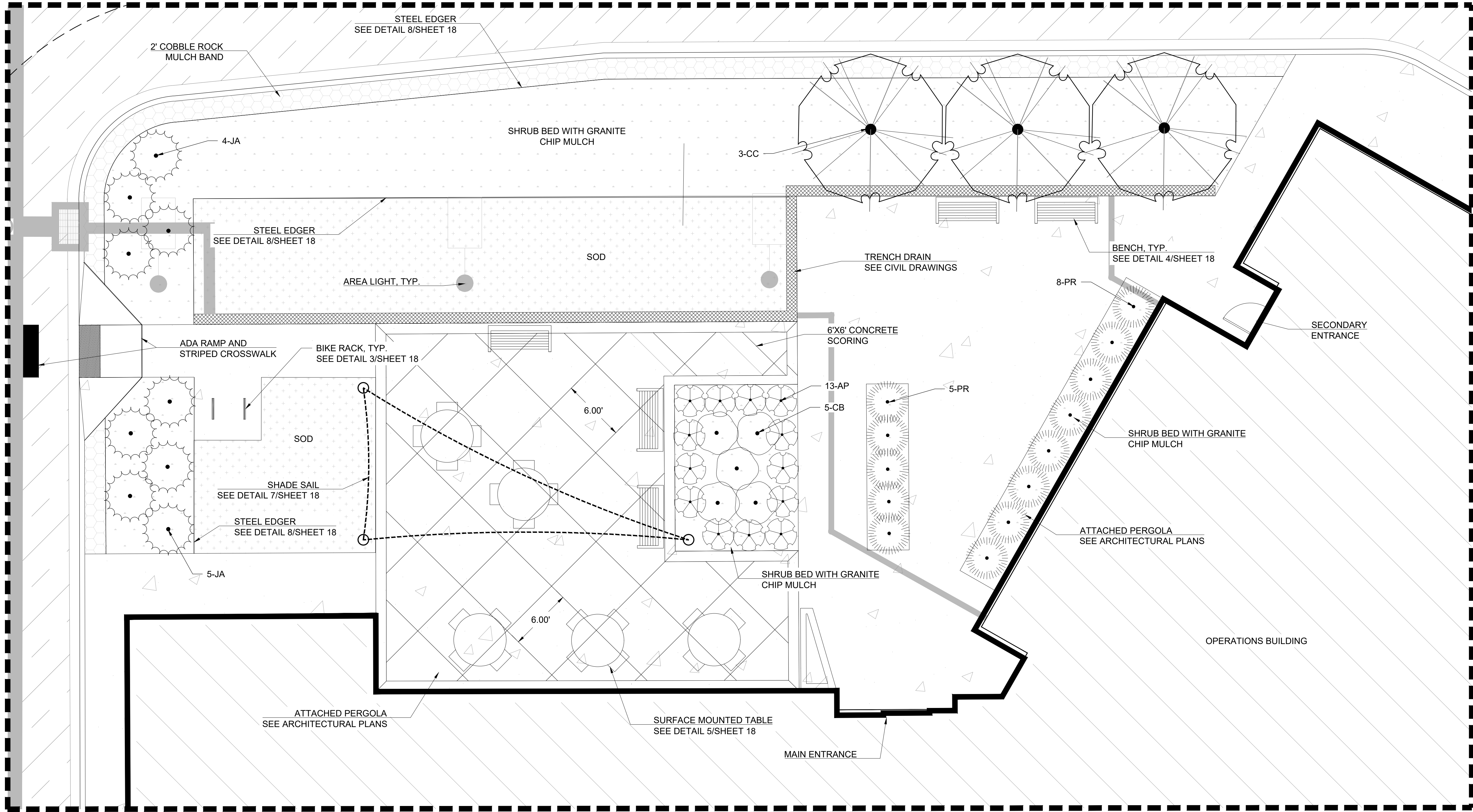


LANDSCAPE  
PLAN





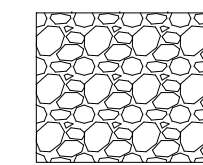




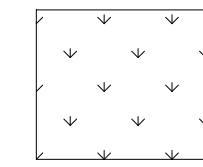
NOTES:

1. DEVELOPMENT IS SUBJECT TO FUTURE APPROVAL OF SITE PLAN. THE FINAL LOCATION OF STREET TREES WILL BE DEPENDANT UPON THE FINAL PLACEMENT OF ENTRY DRIVES , STOP SIGNS, AND UTILITIES. LOCATIONS SHOWN ARE APPROXIMATE.
2. ALL SHRUB BEDS WITHIN EMPLOYEE PLAZA AREA TO BE MULCHED WITH  $\frac{3}{4}$ " DARK GRAY GRANITE CHIP MULCH.
- 3.

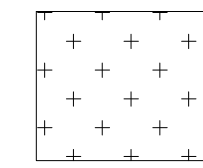
LEGEND:



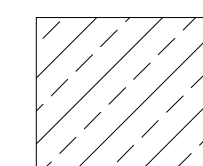
ROCK MULCH 1.5"-3" DIA.  
SEE SHEET 17



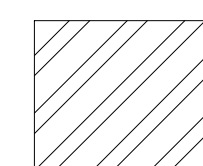
NATIVE SEED MIX  
SEE SHEET 17



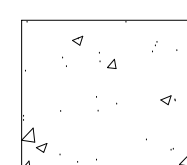
RTF SOD  
SEE SHEET 17



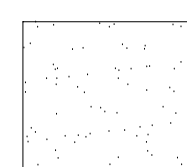
ASPHALT



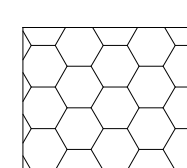
MILLED ASPHALT



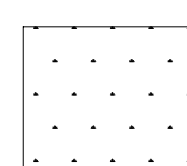
CONCRETE



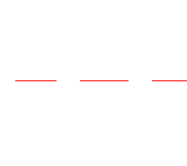
GRAVEL



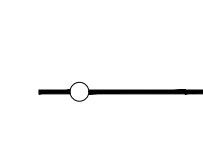
COBBLE MULCH 3"-6" DIA.  
SEE SHEET 17



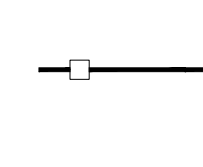
GRANITE CHIP MULCH  
SEE SHEET 17



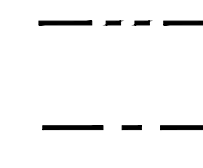
SIGHT DISTANCE  
TRIANGLE



CHAIN LINK FENCE  
SEE SHEET 15



WOODEN PRIVACY FENCE  
SEE SHEET 15

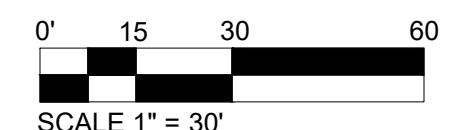


PROPERTY LINE



R.O.W. DEDICATION

NOT FOR  
CONSTRUCTION





LEGEND

6' WOODEN PRIVACY FENCE WITH CAP  
+/- 3,350 LF  
DETAIL 1/SHEET 15

6' CHAIN LINK FENCE W/ BARBED WIRE  
+/- 240 LF  
DETAIL 3/SHEET 15

ENTRY/SECURITY GATE  
(2) AUTOMATIC - (1) MANUAL  
DETAIL 2/SHEET 15

EXISTING DEER FENCE TO REMAIN

9' DEER FENCE REPRESENTATIVE IMAGE

GATING SYSTEM NOTES:

- THE INSTALLATION OF ANY GATING SYSTEM WILL REQUIRE A CITY OF AURORA LICENSED CONTRACTOR TO OBTAIN A BUILDING PERMIT THROUGH THE AURORA BUILDING DIVISION PRIOR TO THE START OF ANY WORK. THIS WOULD BE CONSIDERED A STRUCTURAL, LIFE SAFETY AND ELECTRICAL REVIEW WITHIN THE BUILDING DIVISION THAT IS CONDUCTED ON BEHALF OF THE FIRE DEPARTMENT. FOR ASSISTANCE PLEASE CALL 303-739-7420 AND ASK FOR A LIFE SAFETY EXAMINER.
- AN ENCROACHMENT INTO OR OVER A FIRE LANE EASEMENT WILL REQUIRE THE DEVELOPER TO OBTAIN A LICENSE AGREEMENT THROUGH THE REAL PROPERTY DIVISION OF THE PUBLIC WORKS DEPARTMENT PLEASE CALL 303-739-7300.

3

6' CHAIN LINK FENCE W/ 2' BARBED WIRE

Not To Scale

1

6' HEIGHT WOODEN PRIVACY FENCE DETAIL

Not To Scale

Values shown are nominal and not to be used for installation purposes. See product specification for installation requirements.

DETAIL A

DETAIL B

DETAIL C

ISO VIEW

ISO VIEW

FRONT VIEW

SIDE VIEW

TOP VIEW

TRANSPORT II CANTILEVER GATE SPECIFICATION SUMMARY

U.S.A. PATENT NO. 5,136,813  
Material: Aluminum (ASTM B221 - 6005-T5)  
Track: Proprietary Fast-Trak Extruded Shape

Uprights and Diagonal Braces: 2" Square  
Ornamental Pickets: 1" Square  
Cantilever Gate Hardware: Kit # TGKOD

Ameristar's TransPort Ornamental Cantilever Gates are designed to be mounted on posts that are off-set from the fence line. By off-setting the gate posts, the gate will pass between the fence and the mounting posts, keeping it from falling in the event of a track or hardware failure (a requirement of ASTM F2200).

TYPE: TRANSPORT II CANTILEVER GATE				1555 N. Mingo Tulsa, OK 74116 1-888-333-3422 www.ameristarfence.com
DR: CI	SH: 1 of 1	SCALE: DO NOT SCALE		
CK: PB	Date: 6/28/10	REV: C		

2

(3) 30' AUTOMATIC AND MANUAL SLIDING GATE WITH APPROVED SIREN OPERATED SYSTEM , KNOX KEY SWITCH AND MANUAL RELEASE

Not To Scale

07/02/2024 - 2022-8004 - Monument sign

NOT FOR  
CONSTRUCTION

D2C ARCHITECTS

ARCHITECTURE | INTERIORS | SUSTAINABILITY

Celebrating 30 years

Kiowa Engineering Corporation

7175 West Jefferson Avenue, Suite B200  
Lawrenceville, Georgia 30045  
PH: (404) 682-0369

E-470 PUBLIC HIGHWAY AUTHORITY

CENRAL MAINTENANCE FACILITY

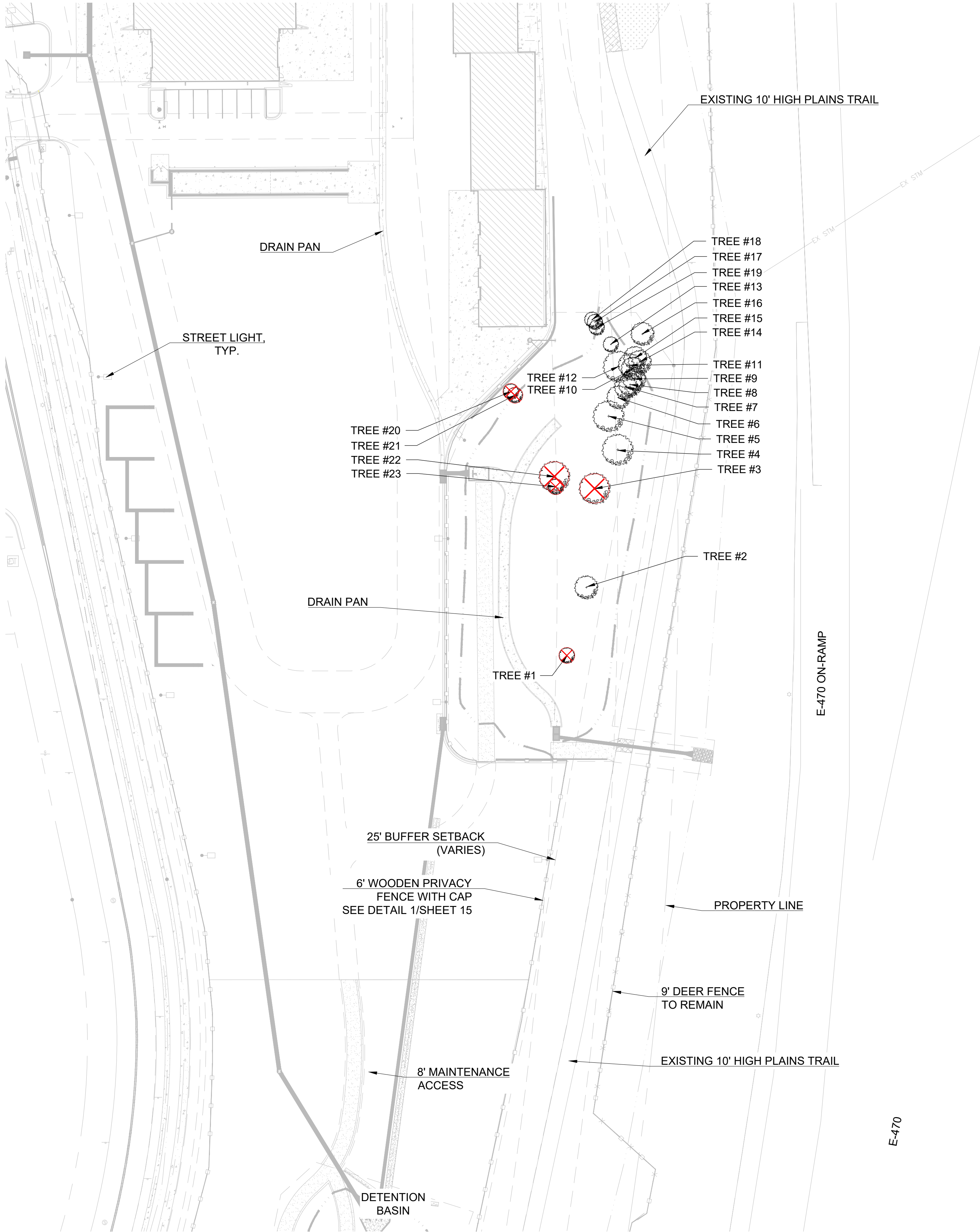
22470 E 6TH PARKWAY AURORA, COLORADO 80018

PLANWEST

FENCING PLAN

SHEET 15 OF 30







E470 CENTRAL MAINTENANCE FACILITY - TREE MITIGATION - EXISTING TREES					
TREE #	SIZE (IN.)	SPECIES	MITIGATION INCHES	ESTIMATED VALUE (\$)	REMOVE
1	6.5	SIBERIAN ELM	3	344	X
2	12	PLAINS COTTONWOOD	7	2,110	
3	23	PLAINS COTTONWOOD	16	8,175	X
4	16	PLAINS COTTONWOOD	11	4,074	
5	5.5	PLAINS COTTONWOOD	3	537	
6	6.5	PLAINS COTTONWOOD	4	679	
7	6	PLAINS COTTONWOOD	4	591	
8	7	PLAINS COTTONWOOD	4	814	
9	10	PLAINS COTTONWOOD	7	1,648	
10	7	PLAINS COTTONWOOD	4	733	
11	7	PLAINS COTTONWOOD	4	733	
12	8	PLAINS COTTONWOOD	4	829	
13	10	PLAINS COTTONWOOD	6	1,491	
14	6	PLAINS COTTONWOOD	4	591	
15	10	PLAINS COTTONWOOD	6	1,491	
16	12	PLAINS COTTONWOOD	8	2,221	
17	8	PLAINS COTTONWOOD	5	985	
18	6.5	PLAINS COTTONWOOD	4	679	
19	5.5	PLAINS COTTONWOOD	3	510	
20	4.5	PLAINS COTTONWOOD	3	369	X
21	9	SIBERIAN ELM	5	688	X
22	10	SIBERIAN ELM	5	790	X
23	12	WILLOW SP.	6	1,400	X

E470 CENTRAL MAINTENANCE FACILITY - TREE MITIGATION CHART		
TOTAL TREES	TOTAL INCHES	TOTAL VALUE (\$)
6	38	11,766

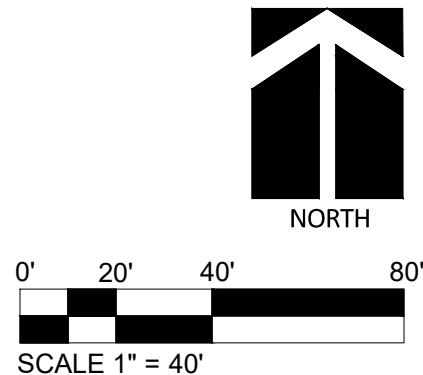
LEGEND:

 EXISTING TREE (APPROXIMATE LOCATIONS)

 TREE TO BE REMOVED

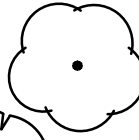
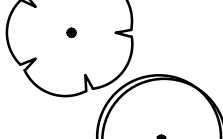

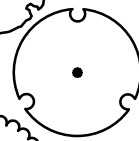


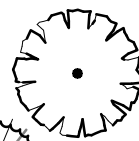
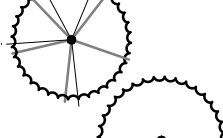
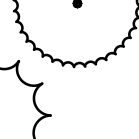
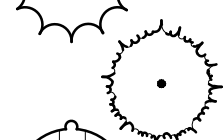
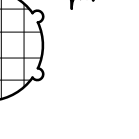
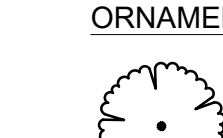
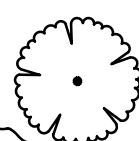

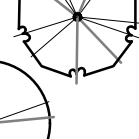

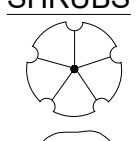
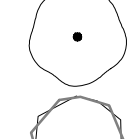
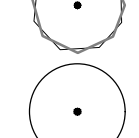
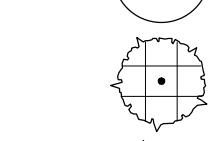
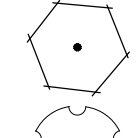
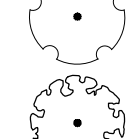
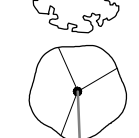
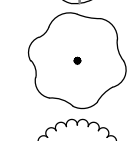


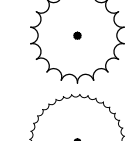
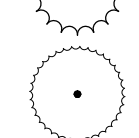

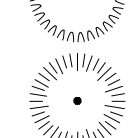
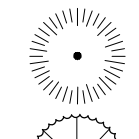
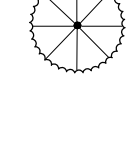

\*ALL EXISTING TREE LOCATIONS ARE APPROXIMATE;  
LOCATION AND TREES TO BE REMOVED TO BE UPDATED  
WITH FINAL SURVEY

NOT FOR  
CONSTRUCTION





PLANT SCHEDULE

TREES	CODE	QTY	COMMON NAME	BOTANICAL NAME	CONT	CAL
	AS	5	Rocky Mountain Glow Maple	Acer grandidentatum 'Schmidt' TM	B & B	2.5"Cal
	CS	8	Northern Catalpa	Catalpa speciosa	B & B	2.5"Cal
	CO	5	Common Hackberry	Celtis occidentalis	B & B	2.5"Cal
	GT	29	Thornless Honey Locust	Gleditsia triacanthos f. inermis	B & B	2.5"Cal
	QR	28	Red Oak	Quercus rubra	B & B	2.5"Cal
	UA	21	Accolade Elm	Ulmus x 'Morton' TM	B & B	2.5"Cal
EVERGREEN TREES	CODE	QTY	COMMON NAME	BOTANICAL NAME	CONT	SIZE
	PG	13	Blue Colorado Spruce	Picea pungens 'Glaucu'	15 gal	6-8' Tall
	PF	14	Vanderwolf's Pyramid Limber Pine	Pinus flexilis 'Vanderwolf's Pyramid'	B & B	6-8' Tall
	PL	30	Bosnian Pine	Pinus leucodermis	B & B	6-8' Tall
	PN	8	Austrian Pine	Pinus nigra	B & B	6-8' Tall
	PP	9	Ponderosa Pine	Pinus ponderosa	B & B	6-8' Tall
	PS	20	Southwestern White Pine	Pinus strobiformis	B & B	6-8' Tall
ORNAMENTAL TREES	CODE	QTY	COMMON NAME	BOTANICAL NAME	CONT	CAL
	AF	16	Flame Amur Maple	Acer ginnala 'Flame'	B & B	Multi Trunk
	CA	17	Russian Hawthorn	Crataegus ambigua	B & B	Multi Trunk
	CC	22	Cockspur Hawthorn	Crataegus crus-galli	B & B	Multi Trunk
	MS	11	Spring Snow Crabapple	Malus x 'Spring Snow'	B & B	2.5"Cal
SHRUBS	CODE	QTY	COMMON NAME	BOTANICAL NAME	SIZE	
	AP	112	Panchito Manzanita	Arctostaphylos x coloradensis 'Panchito'	5 gal	
	CB	65	Blue Mist Bluebeard	Caryopteris x clandonensis 'Blue Mist'	5 gal	
	CI	1	Littleleaf Mountain Mahogany	Cercocarpus intricatus	5 gal	
	CT	39	Tom Thumb Cranberry Cotoneaster	Cotoneaster apiculatus 'Tom Thumb'	5 gal	
	CS2	146	Spanish Gold Broom	Cytisus purgans 'Spanish Gold'	5 gal	
	FN	62	New Mexico Privet	Forestiera neomexicana	5 gal	
	HR	31	Sea Buckhorn	Hippophae rhamnoides	5 gal	
	PA	42	Russian Sage	Perovskia atriplicifolia	5 gal	
	RA	59	Fragrant Sumac	Rhus aromatica	5 gal	
	RG	61	Gro-Low Fragrant Sumac	Rhus aromatica 'Gro-Low'	5 gal	
	SP	68	Preston Lilac	Syringa x prestoniae	5 gal	
EVERGREEN SHRUBS	CODE	QTY	COMMON NAME	BOTANICAL NAME	SIZE	
	JS2	46	Spartan Juniper	Juniperus chinensis 'Spartan'	5 gal	
	JA	131	Arcadia Juniper	Juniperus sabina 'Arcadia'	5 gal	
	JS	18	Sea Green Pfizer Juniper	Juniperus x pfizeriana 'Sea Green'	5 gal	
ORNAMENTAL GRASSES	CODE	QTY	COMMON NAME	BOTANICAL NAME	SIZE	
	AG	24	Big Bluestem	Andropogon gerardii	1 gal	
	PR	36	Purple Fountain Grass	Pennisetum setaceum 'Rubrum'	1 gal	
	SH	35	Prairie Dropseed	Sporobolus heterolepis	1 gal	

LANDSCAPE NOTES

- ALL LANDSCAPED AREAS ARE TO RECEIVE ORGANIC SOIL PREPARATION AT THE RATE OF 3 CY PER 1000 SF FOR SHRUB, ORNAMENTAL GRASS, AND/OR TREE AREAS, 4 CY PER 1000 SF FOR TURF FOR SOD AND/OR SEED AREAS, AND TILLED TO A DEPTH OF 6 INCHES.
- ALL NEW PAVED ROADWAY SURFACES SHALL BE ASPHALT; SIDEWALKS SHALL BE CONCRETE UNLESS OTHERWISE SPECIFIED. THICKNESS WILL BE DETERMINED AS PART OF THE CONSTRUCTION DOCUMENT SUBMITTAL SET AND PROVIDED TO THE CITY ENGINEER IN THE DEFAULT ASPHALT PAVING LETTER.
- ALL UTILITY EASEMENTS SHALL REMAIN UNOBSTRUCTED AND FULLY ACCESSIBLE ALONG THEIR ENTIRE LENGTH FOR MAINTENANCE EQUIPMENT ENTRY
- THE DEVELOPER, HIS SUCCESSORS AND ASSIGNS, SHALL BE RESPONSIBLE FOR INSTALLATION, MAINTENANCE AND REPLACEMENT OF ALL LANDSCAPING MATERIALS SHOWN OR INDICATED ON THE APPROVED SITE PLAN OR LANDSCAPE PLAN ON FILE IN THE PLANNING DEPARTMENT. ALL LANDSCAPING WILL BE INSTALLED AS DELINEATED ON THE PLAN, PRIOR TO ISSUANCE OF CERTIFICATES OF OCCUPANCY.
- ALL LANDSCAPED AREAS AND PLANT MATERIAL, EXCEPT FOR NON-IRRIGATED NATIVE, RESTORATIVE, AND DRYLAND GRASS AREAS MUST BE WATERED BY AN AUTOMATIC UNDERGROUND IRRIGATION SYSTEM. IRRIGATION SYSTEM DESIGN, INSTALLATION, OPERATION, AND MAINTENANCE SHALL CONFORM TO REQUIREMENTS FOUND IN THE CITY OF AURORA IRRIGATION ORDINANCE.
- ALL FIRE HYDRANTS SHALL BE LOCATED NOT LESS THAN THREE FEET-SIX INCHES (3' - 6") AND NOT MORE THAN EIGHT (8') FEET FROM THE BACK OF CURB TO THE CENTER OF THE HYDRANT AND SHALL BE UNOBSTRUCTED ON THE STREET SIDE. MINIMUM CLEARANCE ON ALL OTHER SIDES SHALL BE FIVE FEET (5' - 0").
- ALL PROPOSED LANDSCAPING WITHIN THE SIGHT TRIANGLE SHALL BE IN COMPLIANCE WITH COA ROADWAY SPECIFICATIONS, SECTION 4.04.2.10.
- ALL TREES TO BE PLACED NO LESS THAN TWELVE (12) FEET FROM ALL EXISTING AND PROPOSED FIBER OPTIC LINES, AND TEN (10) FEET FROM ALL OTHER EXISTING AND PROPOSED UTILITIES.

TREE PROTECTION NOTES

- PRIOR TO THE BEGINNING OF CONSTRUCTION, ESTABLISH THE TREE PROTECTION ZONE BY INSTALLING TREE PROTECTION FENCING AROUND ALL EXISTING TREES TO REMAIN. LOCATE FENCING AT THE OUTSIDE OF THE DRIP LINE OF THE TREES OR AT A DISTANCE OF FROM THE TREE TRUNK OF ONE(1) FOOT OF RADIUS FOR EVERY INCH OF TRUNK DIAMETER, WHICHEVER IS GREATER. FOR GROUPS OF TREES, THE MINIMUM DISTANCE BETWEEN THE TREE TRUNK AND THE FENCING SHALL BE ONE(1) FOOT FOR EACH INCH OF TRUNK DIAMETER. FOLLOWING INSTALLATION OF FENCING, REQUEST INSPECTION BY THE CITY OF AURORA FORESTRY DIVISION OR AUTHORIZED DESIGNEE.
- TREE PROTECTION FENCING SHALL BE 4' HEIGHT, ORANGE MESH FENCING ATTACHED TO "T" POSTS. FENCING SHALL BE INSPECTED AND MAINTAINED DAILY.
- CONTRACTORS SHALL BE RESPONSIBLE FOR ALL OF THEIR WORKERS, SUBCONTRACTORS AN SUPPLIERS UNDER THIS REQUIREMENT. WITHIN THE TREE PROTECTION ZONE, THE FOLLOWING CONSTRUCTION ACTIVITIES SHALL NOT BE ALLOWED EXCEPT AS NECESSARY TO EXECUTE DETAILS TP-2.0, 2.1, 3.1 &3.2:
  - A. EQUIPMENT USE AND STORAGE
  - B. MATERIAL DELIVERY OR STORAGE
  - C. VEHICLE TRAFFIC, PARKING USE OR STORAGE
  - D. SPREADING, EXCAVATING, COMPACTING OR STOCKPILING OF SOIL
  - E. CONCRETE WASH-OUT AREAS AND RUN-OFF FROM CONCRETE WASH-OUT AREAS
  - F. FOOT TRAFFIC
  - G. RUN-OFF CONTAINING HARMFUL LIQUIDS SUCH AS OIL, GAS, PAINT, SOLVENTS, FERTILIZER, ASPHALT, MORTAR, TAR OR SIMILAR MATERIALS
- VIOLATION OF THE TREE PROTECTION ZONE SHALL RESULT IN A FINE OF \$100 PER INCIDENCE AND MAY BE INCREASED BASED ON THE PERCENTAGE OF THE ZONE AFFECTED MULTIPLIED BY THE FULL VALUE OF THE TREE (OR TREES) ESTABLISHED PRIOR TO CONSTRUCTION. IF MORE THAN 30% OF THE TREE PROTECTION ZONE IS DAMAGED, THE FINE SHALL BE THE FULL VALUE OF THE ADJACENT TREE (OR TREES). FOR THE PURPOSE OF THESE REQUIREMENTS, CONSTRUCTION FENCING (LOCATED AT THE LIMITS OF CONSTRUCTION) SHALL BE TREATED AS TREE PROTECTION FENCING AND SHALL ESTABLISH A TREE PROTECTION ZONE FOR NEARBY TREES.
- DAMAGE TO THE MAIN TRUNKS OF TREES IS PROHIBITED. DAMAGE NOT PREVIOUSLY DOCUMENTED SHALL RESULT IN A FINE BASED ON THE PERCENTAGE OF THE CIRCUMFERENCE AFFECTED. DAMAGE GREATER THAN 30% OF THE CIRCUMFERENCE OR AFFECTING THE STRUCTURAL INTEGRITY OF THE TREE WILL RESULT IN A FINE EQUAL TO THE FULL VALUE OF THE TREE.
- LIMB REMOVAL IS PROHIBITED, UNLESS APPROVED PRIOR TO CONSTRUCTION OR AS AUTHORIZED BY THE CITY OF AURORA FORESTRY DIVISION. LIMB REMOVAL, IF APPROVED, SHALL BE DONE PRIOR TO THE START OF CONSTRUCTION. DAMAGED BRANCHES SHALL BE PRUNED WITHIN 10 DAYS OF THE OCCURRENCE UTILIZING ANSI A300 STANDARDS. UNAUTHORIZED LIMB DAMAGE OR REMOVAL CAN RESULT IN A FINE OF \$100 PER BRANCH AS MY BE DETERMINED BY THE CONSTRUCTION MANAGER OR HIS FORESTRY CONSULTANT. LIMB REMOVAL AND ALL OTHER APPROVED PURNING SHALL BE PERFORMED BY A PROFESSIONAL COMPANY THAT IS LICENSED BY THE CITY OF AURORA FORESTRY DIVISION.
- IF ROOTS GREATER THAN ONE(1) INCH DIAMETER REQUIRE CUTTING/REMOVAL, A CLEAN CUT SHALL BE ACCOMPLISHED USING A SHARP HAND TOOL. A MAXIMUM OF TWO(2) 3-INCH DIAMETER ROOTS PER TREE ARE PERMITTED FOR REMOVAL. THE REMOVAL OF ADDITIONAL ROOTS 3-INCHES OR GREATER IN DIAMETER REQUIRES APPROVAL OF THE CITY FORESTER OR AUTHORIZED DESIGNEE.
- EXISTING TREES DAMAGED BY CONSTRUCTION ACTIVITIES SHALL BE IMMEDIATELY REPAIRED AND IF DAMAGED BEYOND REPAIR, REPLACED PER THE MITIGATION SPECIFICATIONS OUTLINED IN SECTION IV, SUBSECTION A, ITEM 3 OF THE TREE PRESERVATION POLICY. THE MITIGATION PLAN FOR THESE TREES SHALL FOLLOW THAT APPROVED THROUGH THE SITE PLAN SUBMITTAL.

CHARTS AND TABLES

STREET FRONTAGE BUFFER TABLE

	BUFFER WIDTH:		LINEAR FEET:	LANDSCAPE REQUIRED:		LANDSCAPE PROVIDED:	
	REQUIRED	PROVIDED		TREES	SHRUBS	TREES	SHRUBS
VALDAI STREET: STREET FRONTAGE BUFFER	10'	10' (VARIES)	1,767'	43 (1 PER 40 LF)	442 (1 PER 40 SF)	48	428*
E. STEPHEN D. HOGAN: STREET FRONTAGE BUFFER	25'	25'	530'	13 (1 PER 40 LF)	132 (1 PER 40 SF)	32	83**

- \* 5 ADDITIONAL TREES ARE BEING PROVIDED AS SHRUB SUBSTITUTES  
\*\* 12 ADDITIONAL TREES ARE BEING PROVIDED AS SHRUB SUBSTITUTES

NON-STREET PERMITER BUFFER TABLE

	BUFFER WIDTH:		LINEAR FEET:	LANDSCAPE REQUIRED:		LANDSCAPE PROVIDED:	
	REQUIRED	PROVIDED		TREES	SHRUBS	TREES	SHRUBS
SOUTHERN PROPERTY ADJACENT BUFFER	20'	20'	340'	9 (1 PER 40 LF)	43 (1 PER 40 SF)	10	43

SPECIAL LANDSCAPE BUFFER TABLE

	BUFFER WIDTH:		LINEAR FEET:	LANDSCAPE REQUIRED:		LANDSCAPE PROVIDED:	
	REQUIRED	PROVIDED		TREES	SHRUBS	TREES	SHRUBS
E-470: STREET FRONTAGE BUFFER	25'	25' MIN. (VARIES)	1,644'	66 (1 PER 40 LF)	657 (1 PER 40 SF)	126	72*

- \* 60 ADDITIONAL TREES ARE BEING PROVIDED AS SHRUB SUBSTITUTES

DETENTION LANDSCAPE REQUIREMENTS

DETENTION BASIN:	AREA IN SF:		%
TOTAL AREA	41,294		100%
DETENTION POND (ELEVATION: 5527)	36,353		88%
LANDSCAPE AREA AT POND (ABOVE 100 YR STORM ELEV.)	4,941		12%
	AREA IN SF:	REQUIRED:	PROVIDED:
TOTAL LANDSCAPE AT POND			
TREE REQUIREMENT	4,941	1 (1 PER 4000 SF)	7
SHRUB REQUIREMENT	4,941	12 (10 PER 4000 SF)	0*

- \* 6 ADDITIONAL TREES ARE BEING PROVIDED AS SHRUB SUBSTITUTES

SOD VARIETY

SOD SHALL BE RTF (U.S. PATENT NO. 6,677,507) AS PRODUCED BY MEMBERS OF THE RTF TURF PRODUCERS ASSOCIATION. PRIOR TO INSTALLATION, THE CONTRACTOR SHALL PROVIDE WRITTEN SUBMITTAL WITH VERIFICATION FROM THE RTF TURF PRODUCERS ASSOCIATION THAT THE SELECTED LOCAL GROWER IS LICENSED TO PRODUCE AND SELL RTF SOD. IN ADDITION, AN *RTF SOD CERTIFICATE* FROM THE ASSOCIATION VERIFYING THE AUTHENTICITY OF THE SOD SHALL BE PROVIDED WITH EACH DELIVERY. DELIVERIES WITHOUT THE CERTIFICATE WILL BE REJECTED. **NO SUBSTITUTIONS OF SOD WILL BE ACCEPTED.**

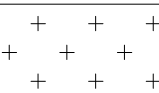
R.O.W. LANDSCAPE TABLE

RIGHT OF WAY	LINEAR FEET:	LANDSCAPE REQUIRED:		LANDSCAPE PROVIDED:	
		TREES	SHRUBS	TREES	SHRUBS
VALDAI STREET	1,608	40 (1 PER 40 LF)	322 (1 PER 40 SF)	39*	322
STEPHEN D. HOGAN**	470	12 (1 PER 40 LF)	105 (1 PER 40 SF)	12	121

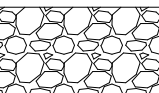
- \* ONE TREE REMOVED TO CREATE ENTRY LANDSCAPE DESIGN, ONE TREE REMOVED FOR STREET LIGHT PLACEMENT  
\*\* STEPHEN D. HOGAN R.O.W. LANDSCAPING BASED ON PROPOSED FUTURE R.O.W. CONDITION, SUBJECT TO CHANGE

BUILDING PERIMETER LANDSCAPING TABLE

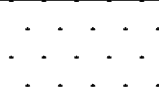
ELEVATION (DIRECTION FACING)	ELEVATION LENGTH (LINEAR FEET)	TREE EQUIVALENT REQUIRED (1 TREE EQUIVALENT EVERY 40 LF)	LANDSCAPE PROVIDED:	
			TREES	SHRUBS
NORTH - R.O.W.	140	3	3	4
WEST - R.O.W.	185	4	1	90
SOUTH - RES.	80	2	N/A	8
EAST - R.O.W.	215	5	17	16



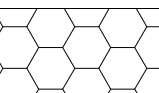
+/- 23,700 SF RTF SOD



+/- 6,000 SF ROCK MULCH 1.5"-3" DIA.



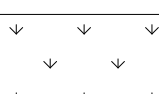
+/- 1,700 SF GRANITE CHIP MULCH



+/- 3,500 SF COBBLE MULCH 3"-6" DIA.



+/- 3,100 LF STEEL EDGER



+/- 156,000 SF NATIVE SEED MIX

**SEED MIX**  
Arkansas Valley Seed - Multi-Color High  
Altitude Mix:  
30% Ephraim Crested Wheatgrass  
25% Sheep Fescue  
15% Perennial Rye  
15% Chewings Fescue  
10% Canada Bluegrass  
5% SHREDDED CEDARy Mountain  
Wildflower Mix

D2C ARCHITECTS

ARCHITECTURE

INTERIORS

SUSTAINABILITY

Kiowa

Celebrating 30 years

Engineering Corporation

7175 West Jefferson Avenue, Suite B200  
Lawrence, KS 66044  
PH: (913) 682-0369

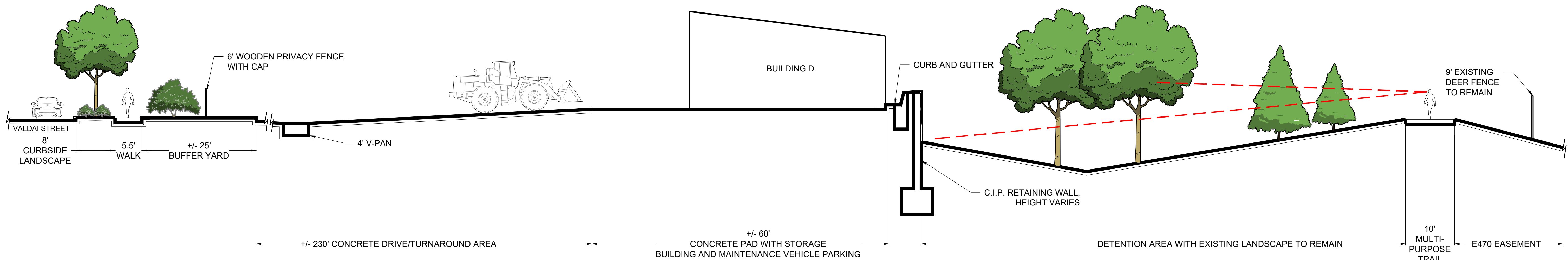
E-470 PUBLIC HIGHWAY AUTHORITY  
CENTRAL MAINTENANCE FACILITY  
22470 E 6TH PARKWAY AURORA, COLORADO 80018

LANDSCAPE NOTES

SHEET 17 OF 30

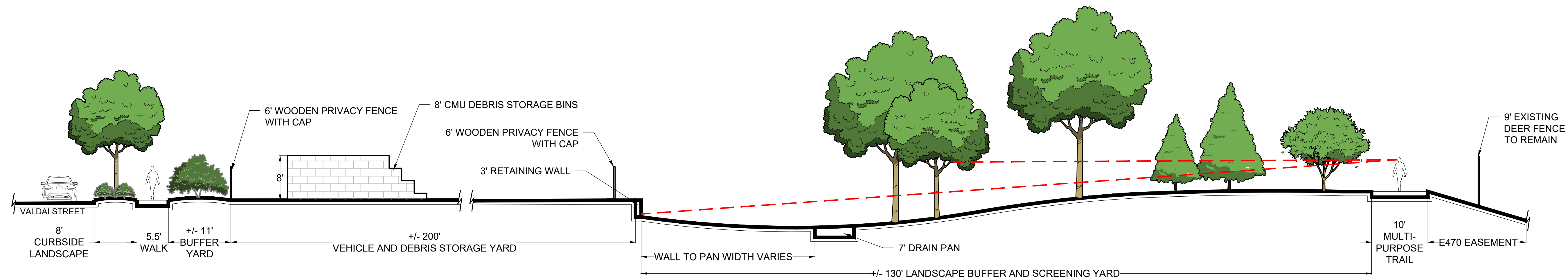
07/02/2024 - 2022-6004- 01 - Monument sign





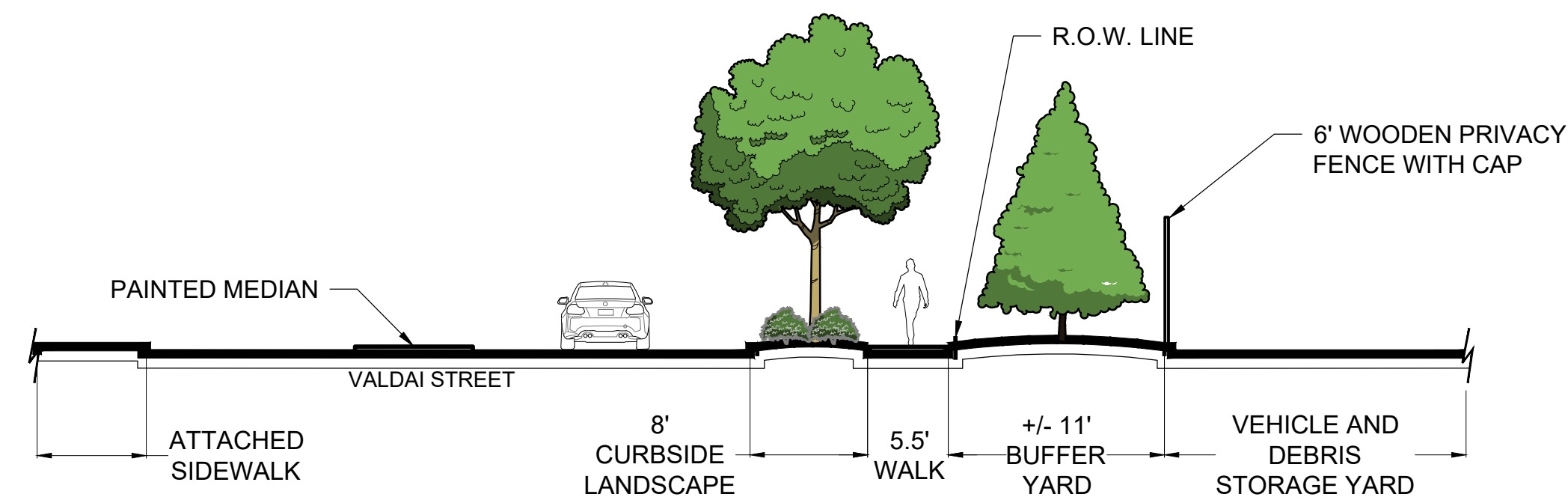
1 SECTION 'A' (SUBJECT TO CHANGE UPON FINAL GRADING PLANS)

SCALE: 1" = 10'



2 SECTION 'B' (SUBJECT TO CHANGE UPON FINAL GRADING PLANS)

SCALE: 1" = 10'



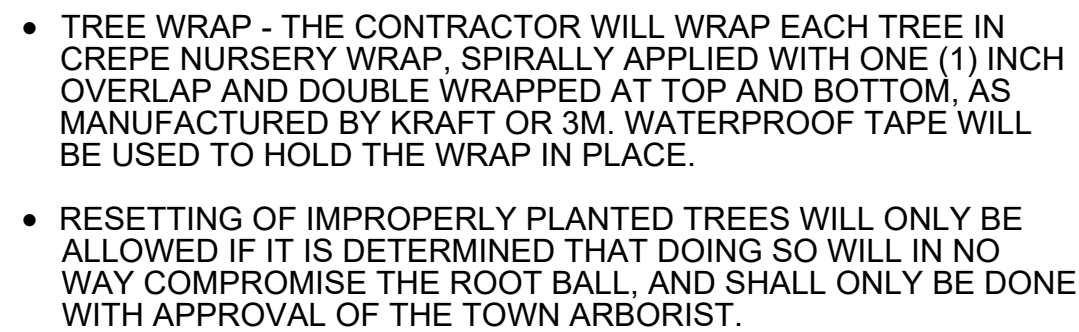
3 SECTION 'C' (SUBJECT TO CHANGE UPON FINAL GRADING PLANS)

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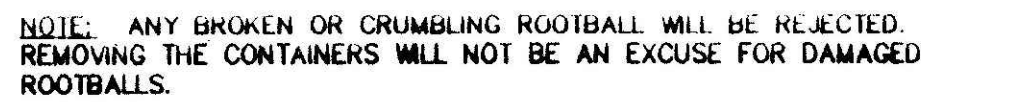
\* SECTIONS ARE CONCEPTUAL, FOR REPRESENTATIVE PURPOSES ONLY; SUBJECT TO CHANGE

**NOT FOR  
CONSTRUCTION**



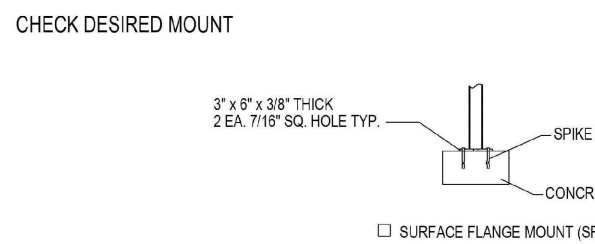


Not To Scale



**NOTE:** HOLD GRADE 1" BELOW EDGE OF WALK OR CURB

Not To Scale



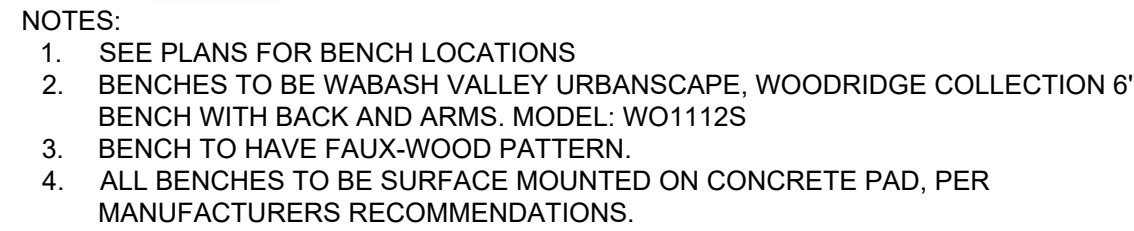
PRODUCT: U24-IG(SF)  
DESCRIPTION: 1/ BIKE RACK  
DATE: 10-4-18  
ENG: SMC

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NOTES:  
1. INSTALL BIKE RACKS ACCORDING TO MANUFACTURER'S SPECIFICATIONS.  
2. CONSULTANT TO SELECT COLOR (FINISH). SEE MANUFACTURER'S SPECIFICATIONS.  
3. SEE SITE PLAN FOR LOCATION OR CONSULT OWNER.

Not To Scale



BENCH COLOR: ESPRESSO  
LEG COLOR: MOCCASIN

Not To Scale

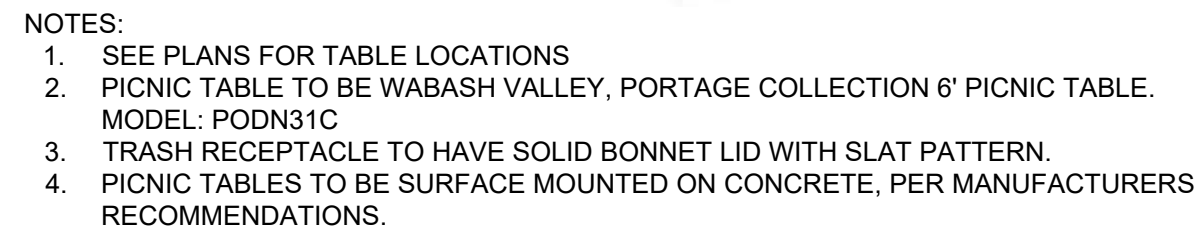
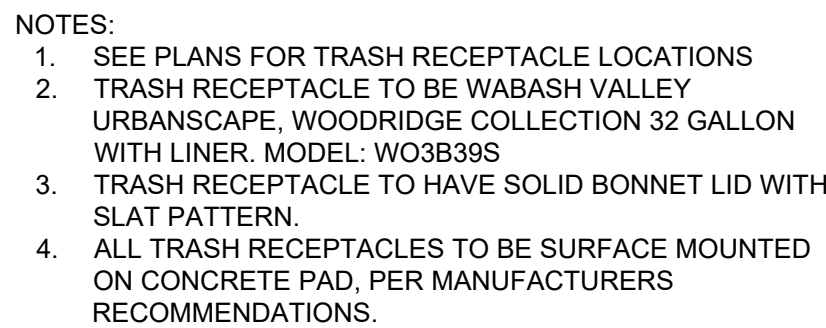


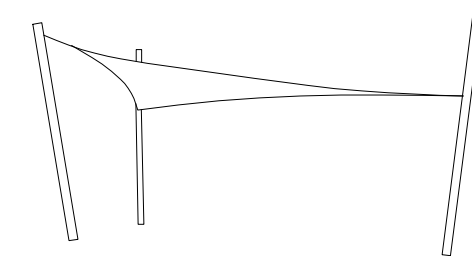
TABLE TOP COLOR:	SMOKE
LEG COLOR:	SMOKE
SEAT COLOR:	SMOKE

## 5



CAN COLOR: ESPRESSO  
LID COLOR: MOCCASIN

Not To Scale



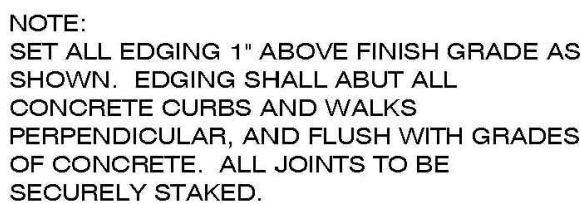
POSITION

	TOP VIEW			
	A	B	C	D
INGENUA	cm / ft	cm / ft	cm / ft	m <sup>2</sup> / ft <sup>2</sup>
T90	457.2 / 15'	1,005.84 / 33'	914.4 / 30'	7.35 / 79'

**NOTES:**













1. INSTALLATION TO BE COMPLETED IN ACCORDANCE WITH MANUFACTURER'S SPECIFICATIONS.
2. ALL IMPERIAL DIMENSIONS ARE METRIC CONVERSIONS AND HAVE BEEN ROUNDED TO THE NEAREST 1". IF EXACT DIMENSIONS ARE REQUIRED, SEE THE UMBROSA METRIC DIMENSIONS.
3. DO NOT SCALE DRAWING.
4. THIS DRAWING IS INTENDED FOR USE BY ARCHITECTS, ENGINEERS, CONTRACTORS, CONSULTANTS AND DESIGN PROFESSIONALS FOR PLANNING PURPOSES ONLY. THIS DRAWING MAY NOT BE USED FOR CONSTRUCTION.
5. ALL INFORMATION CONTAINED HEREIN WAS CURRENT AT THE TIME OF DEVELOPMENT BUT MUST BE REVIEWED AND APPROVED BY THE PRODUCT MANUFACTURER TO BE CONSIDERED ACCURATE.

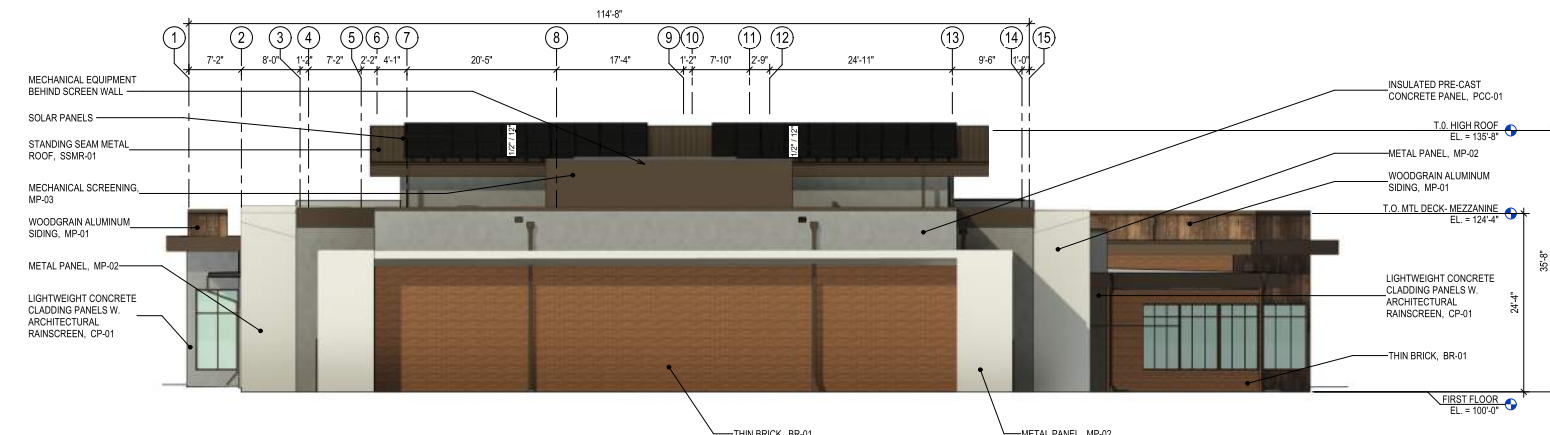
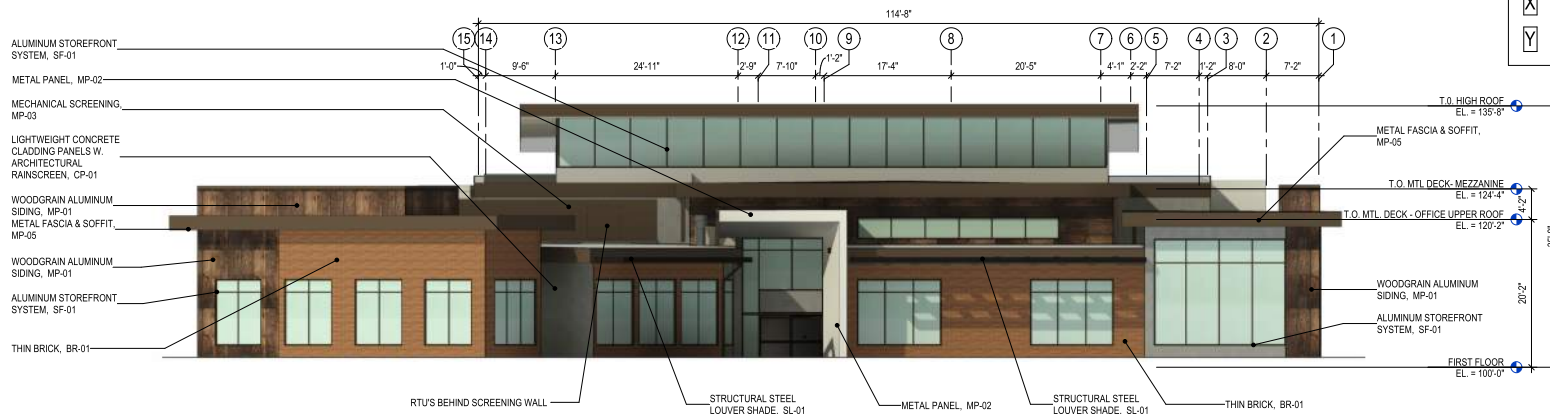
Not To Scale



Not To Scale



MATERIALS LEGEND															
LEGEND	DESCRIPTION	MANUFACTURER	COLOR	TEXTURE	SQUARE FOOTAGE	PERCENTAGE		LEGEND	DESCRIPTION	MANUFACTURER	COLOR	TEXTURE	SQUARE FOOTAGE	PERCENTAGE	
	BR-01 THIN BRICK	BASALITE	COPPERSTONE	GROUND FACE	5,039 SF	23%			CP-01 LIGHTWEIGHT CONCRETE CLADDING PANELS W/ ARCHITECTURAL RAINSCREEN	ARCIS	CONCRETE, GRAY	PRE-CAST, SMOOTH	1,891 SF	08%	
	MP-01 WOODGRAIN ALUMINUM SIDING	LONGBOARD	DARK NATIONAL WALNUT	WOODGRAIN, ALUMINUM SIDING	2,235 SF	10%			PCC-01 PRE-CAST CONCRETE PANEL	ARCIS	CONCRETE, GRAY	PRE-CAST, SMOOTH	5,276 SF	24%	
	MP-02 METAL PANEL	METAL SALES	WHITE	SMOOTH	2932 SF	13%			SSMR-01 STANDING SEAM METAL ROOF	METAL SALES	MEDIUM BRONZE	RIBBED			
	MP-03 METAL SCREEN PANEL	METAL SALES	DARK BRONZE	SMOOTH	888 SF	04%			SF-01 ALUMINUM STOREFRONT AND GLAZING FRAMING SYSTEM	KAWNEER	ANODIZED MEDIUM BRONZE	SMOOTH	3,921 SF	18%	
	MP-04 PARAPET CAP	METAL SALES	DARK BRONZE	SMOOTH					SL-01 METAL SHADE	ANY	DARK BRONZE	POWDER COAT			
	MP-05 METAL FASCIA/ SOFFIT	METAL SALES	DARK BRONZE	SMOOTH					PT-01 EXTERIOR PAINT - OVERHEAD DOORS/PERSONNEL DOORS	SHEWIN WILLIAMS	GRAY	MATTE FINISH			



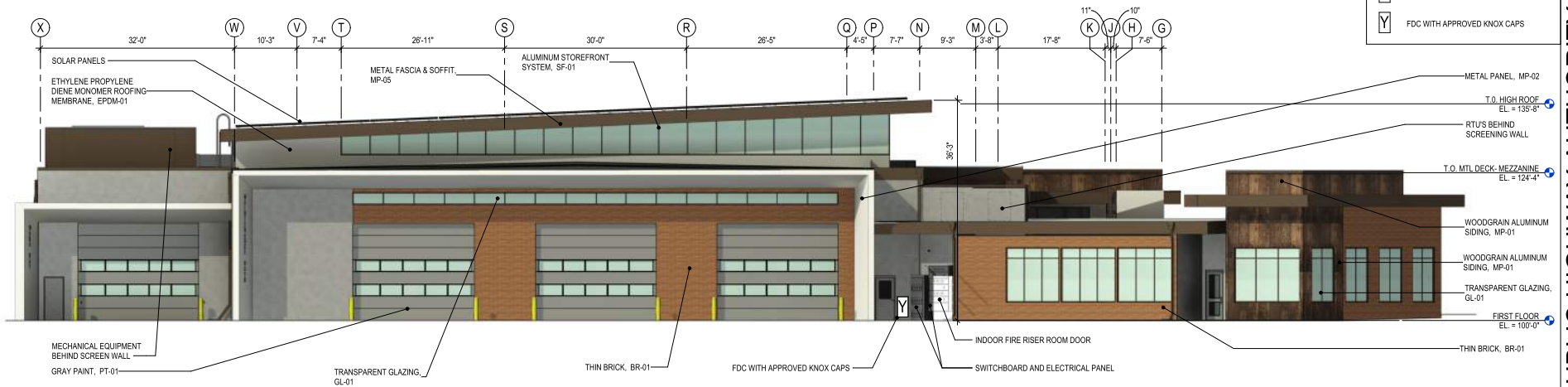


# MATERIALS LEGEND

LEGEND	DESCRIPTION	MANUFACTURER	COLOR	TEXTURE	SQUARE FOOTAGE	PERCENTAGE	LEGEND	DESCRIPTION	MANUFACTURER	COLOR	TEXTURE	SQUARE FOOTAGE	PERCENTAGE
	BR-01 THIN BRICK	BASALITE	COPPERSTONE	GROUND FACE	5,039 SF	23%		CP-01 LIGHTWEIGHT CONCRETE CLADDING PANELS W/ ARCHITECTURAL RAINSCREEN	ARCIS	CONCRETE, GRAY	PRE-CAST, SMOOTH	1,891 SF	08%
	MP-01 WOODGRAIN ALUMINUM SIDING	LONGBOARD	DARK NATIONAL WALNUT	WOODGRAIN, ALUMINUM SIDING	2,235 SF	10%		PCC-01 PRE-CAST CONCRETE PANEL	ARCIS	CONCRETE, GRAY	PRE-CAST, SMOOTH	5,276 SF	24%
	MP-02 METAL PANEL	METAL SALES	WHITE	SMOOTH	2932 SF	13%		SSMR-01 STANDING SEAM METAL ROOF	METAL SALES	MEDIUM BRONZE	RIBBED		
	MP-03 METAL SCREEN PANEL	METAL SALES	DARK BRONZE	SMOOTH	888 SF	04%		SF-01 ALUMINUM STOREFRONT AND GLAZING FRAMING SYSTEM	KAWNEER	ANODIZED MEDIUM BRONZE	SMOOTH	3,921 SF	18%
	MP-04 PARAPET CAP	METAL SALES	DARK BRONZE	SMOOTH				SL-01 METAL SHADE	ANY	DARK BRONZE	POWDER COAT		
	MP-05 METAL FASCIA/ SOFFIT	METAL SALES	DARK BRONZE	SMOOTH				PT-01 EXTERIOR PAINT - OVERHEAD DOORS/PERSONNEL DOORS	SHEWIN WILLIAMS	GRAY	MATTE FINISH		

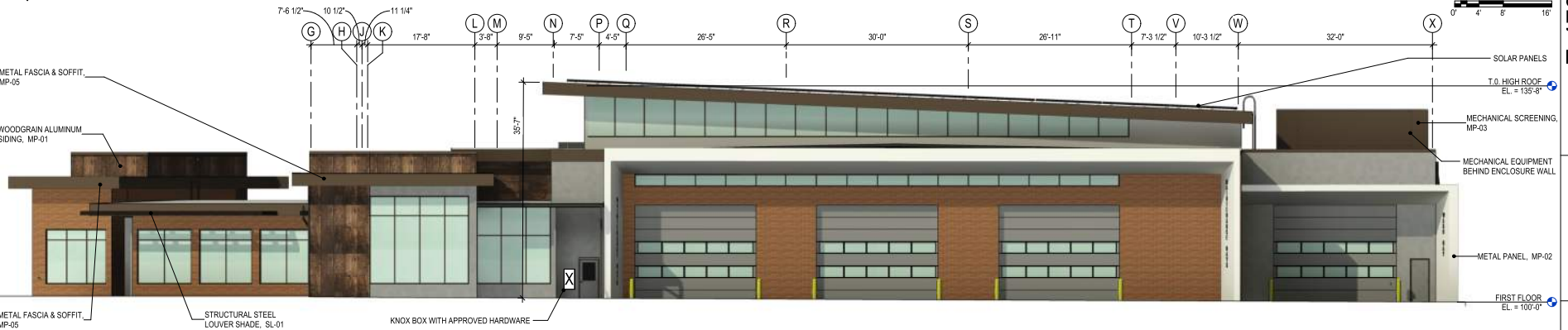
## LEGEND

-  KNOX BOX WITH APPROVED HARDWARE
-  FDC WITH APPROVED KNOX CAPS



1 | BUILDING A - ELEVATIONS - EAST

SDP 2 | 1/8" = 1'-0"











2 | BUILDING A - ELEVATIONS - WEST

SDP 2 | 1/8" = 1'-0"

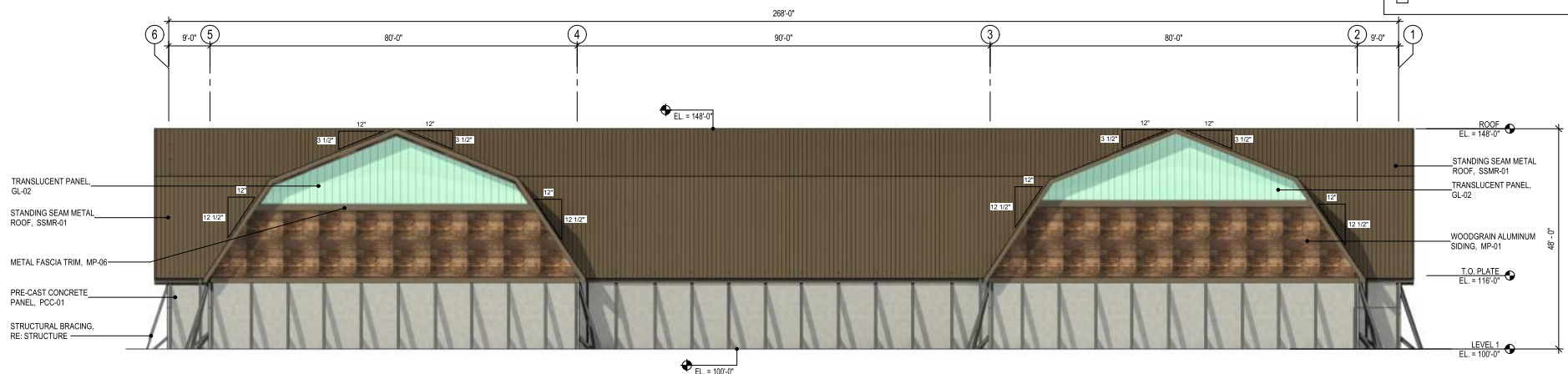


# MATERIALS LEGEND

LEGEND	DESCRIPTION	MANUFACTURER	COLOR	TEXTURE	SQUARE FOOTAGE	PERCENTAGE	LEGEND	DESCRIPTION	MANUFACTURER	COLOR	TEXTURE	SQUARE FOOTAGE	PERCENTAGE
	GL-02	TRANSLUCENT PANEL	DALYTE	GREEN	SMOOTH	4,602 SF	22%		MP-05	METAL FASCIA/ SOFFIT	METAL SALES	DARK BRONZE	SMOOTH
	MP-01	WOODGRAIN ALUMINUM SIDING	LONGBOARD	DARK NATIONAL WALNUT	WOODGRAIN ALUMINUM SIDING	5,964 SF	28%		MP-06	METAL TRIM	METAL SALES	DARK BRONZE	SMOOTH
	PT-01	EXTERIOR PAINT - OVERHEAD DOORS/PERSONNEL DOORS	SHERWIN WILLIAMS	GRAY	MATTE FINISH				PCC-01	LIGHTWIEGT CONCRETE CLADDING PANELS W/ ARCHITECTURAL RAINSCREEN	ARCIS	CONCRETE, GRAY	PRE-CAST, SMOOTH
	AL-01	EXTRUDED ALUMINUM EXTERIOR BUILDING IDENTIFICATION	METAL SALES	ANODIZED ALUMINUM	SMOOTH				SSMR-01	STANDING SEAM METAL ROOF	METAL SALES	MEDIUM BRONZE	RIBBED
												10,816 SF	50%

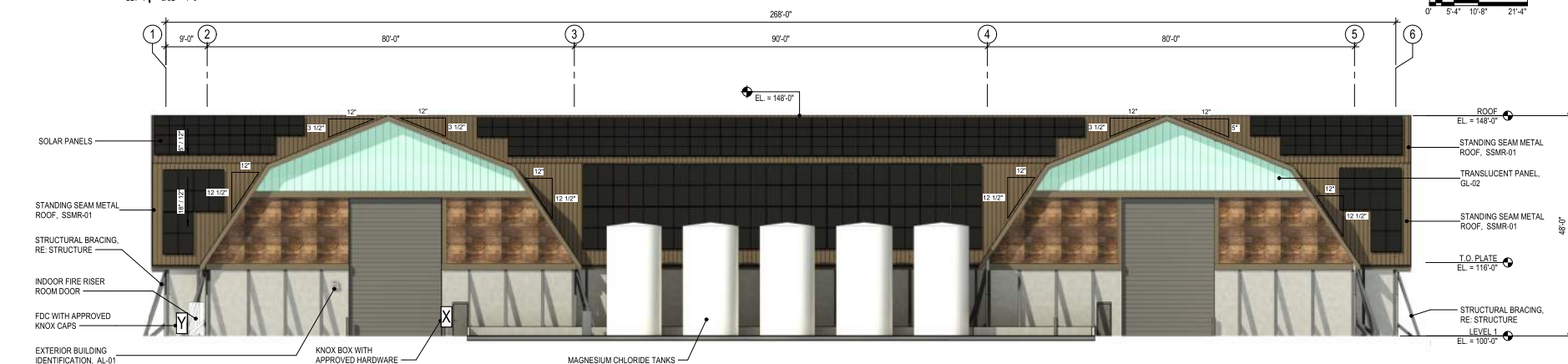
# LEGEND

-  KNOX BOX WITH APPROVED HARDWARE
-  FDC WITH APPROVED KNOX CAPS



2 | BUILDING B - ELEVATION - NORTH




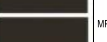



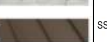
SDP 1 3/32" = 1'-0"

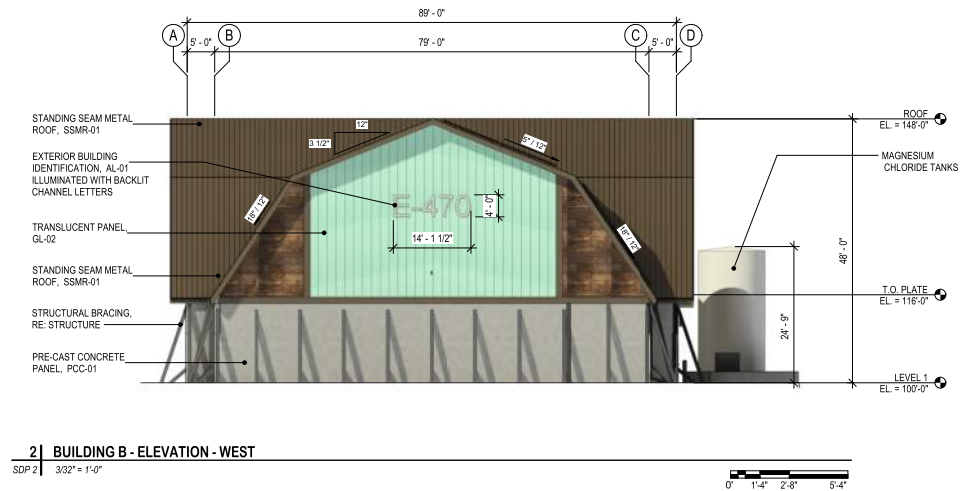
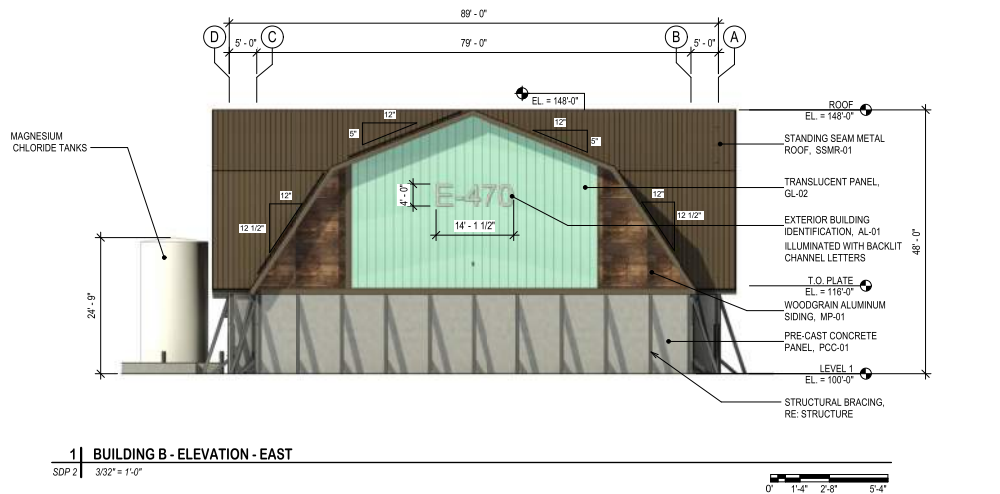


1 | BUILDING B ELEVATION - SOUTH

SDP 1 3/32" = 1'-0"








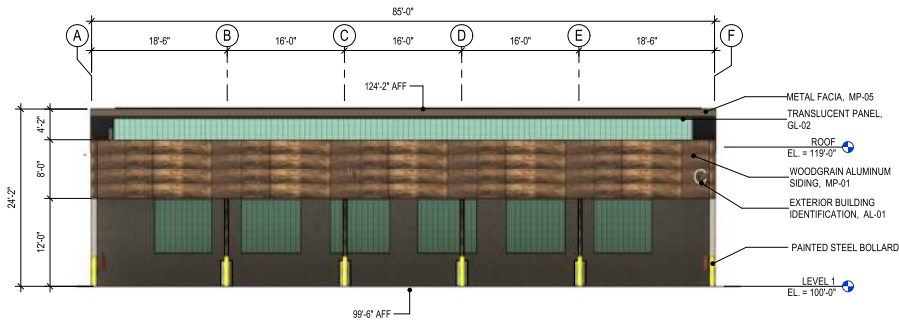
MATERIALS LEGEND															
	LEGEND	DESCRIPTION	MANUFACTURER	COLOR	TEXTURE	SQUARE FOOTAGE	PERCENTAGE		LEGEND	DESCRIPTION	MANUFACTURER	COLOR	TEXTURE	SQUARE FOOTAGE	PERCENTAGE
	GL-02	TRANSLUCENT PANEL	DALYTE	GREEN	SMOOTH	4,802 SF	22%		MP-05	METAL FASCIA/ SOFFIT	METAL SALES	DARK BRONZE	SMOOTH		
	MP-01	WOODGRAIN ALUMINUM SIDING	LONGBOARD	DARK NATIONAL WALNUT	WOODGRAIN ALUMINUM SIDING	5,964 SF	28%		MP-06	METAL TRIM	METAL SALES	DARK BRONZE	SMOOTH		
	PT-01	EXTERIOR PAINT - OVERHEAD DOORS/PERSONNEL DOORS	SHERWIN WILLIAMS	GRAY	MATTE FINISH				PCC-01	LIGHTWIEGHT CONCRETE CLADDING PANELS W/ ARCHITECTURAL RAINSCREEN	ARCIS	CONCRETE, GRAY	PRE-CAST, SMOOTH	10,816 SF	51%
	AL-01	EXTRUDED ALUMINUM EXTERIOR BUILDING IDENTIFICATION	METAL SALES	ANODIZED ALUMINUM	SMOOTH				SSMR-01	STANDING SEAM METAL ROOF	METAL SALES	MEDIUM BRONZE	RIBBED		





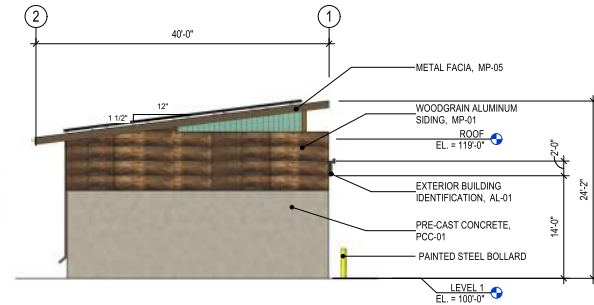
# MATERIALS LEGEND

	LEGEND	DESCRIPTION	MANUFACTURER	COLOR	TEXTURE	SQUARE FOOTAGE	PERCENTAGE		LEGEND	DESCRIPTION	MANUFACTURER	COLOR	TEXTURE	SQUARE FOOTAGE	PERCENTAGE
	GL-02	TRANSLUCENT PANEL	DALYTE	GREEN	SMOOTH	966 SF	22%		MP-04	PARAPET CAP	METAL SALES	DARK BRONZE	SMOOTH		
	MP-01	WOODGRAIN ALUMINUM SIDING	LONGBOARD	DARK NATIONAL WALNUT	WOODGRAIN ALUMINUM SIDING	2,010 SF	45%		MP-05	METAL FASCIA SOFFIT	METAL SALES	DARK BRONZE	SMOOTH		
	AL-01	EXTRUDED ALUMINUM EXTERIOR BUILDING IDENTIFICATION	METAL SALES	ANODIZED ALUMINUM	SMOOTH				PCC-01	PRE-CAST CONCRETE	ARCIS	CONCRETE, GRAY	PRE-CAST, SMOOTH	1,455 SF	33%
									SSMR-01	STANDING SEAM METAL ROOF	METAL SALES	MEDIUM BRONZE	RIBBED		



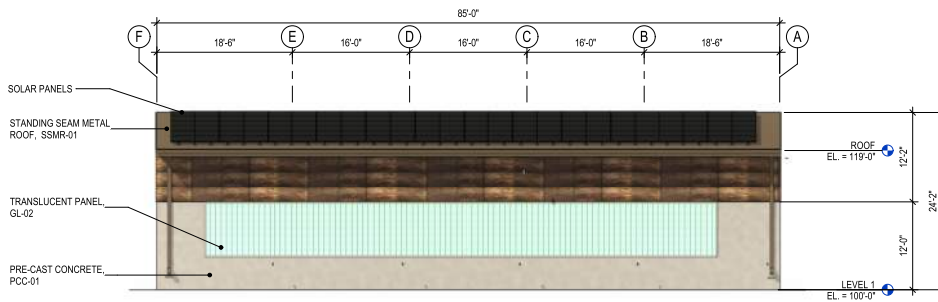
1 | BUILDING C - ELEVATION - WEST

SDP 1/8" = 1'-0"



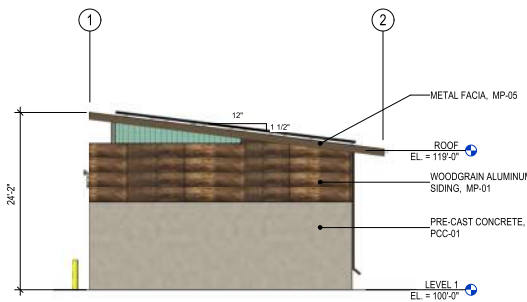
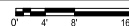
3 | BUILDING C - ELEVATION - NORTH

SDP 1/8" = 1'-0"



2 | BUILDING C - ELEVATION - EAST

SDP 1/8" = 1'-0"



4 | BUILDING C - ELEVATION - SOUTH

SDP 1/8" = 1'-0"



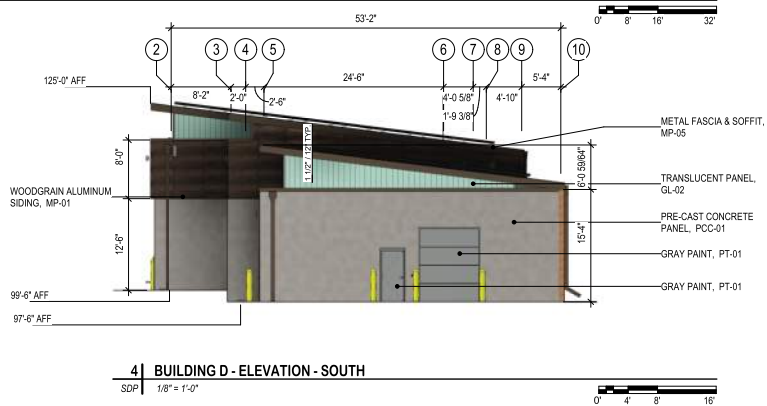
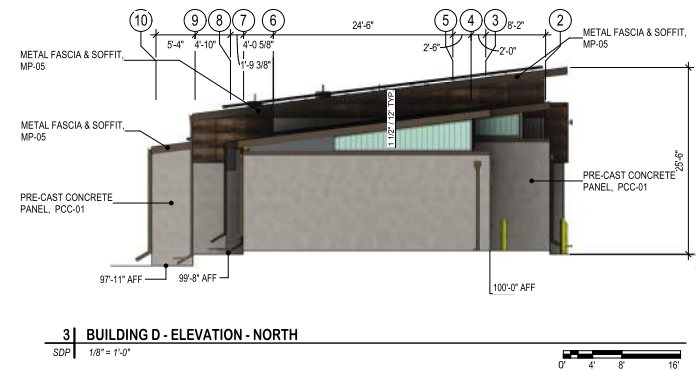
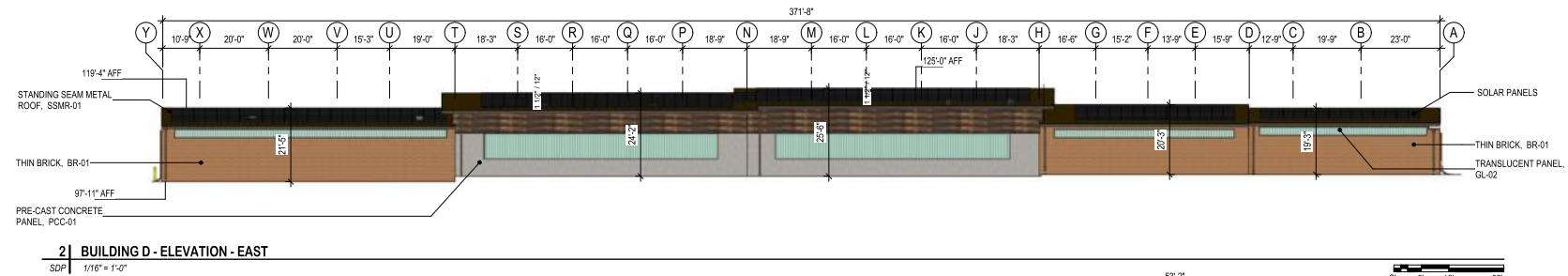
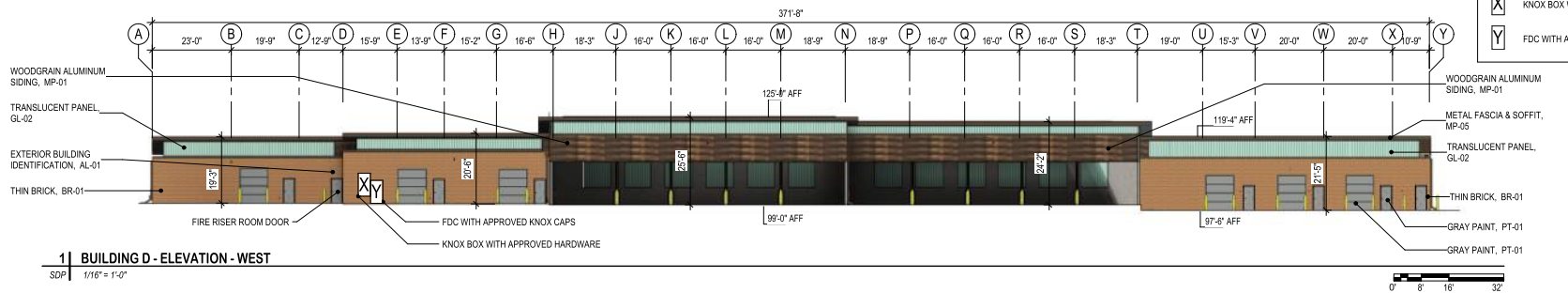


# MATERIALS LEGEND

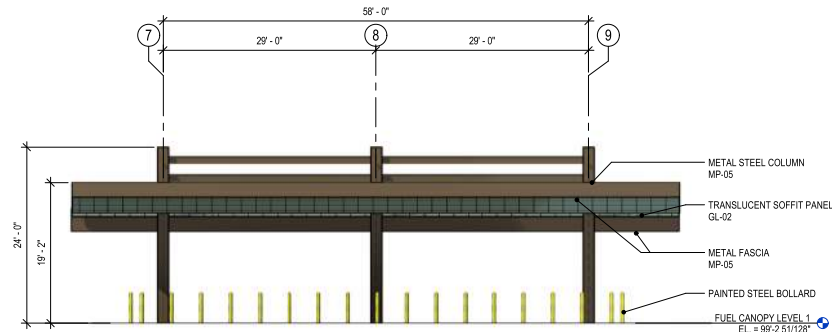
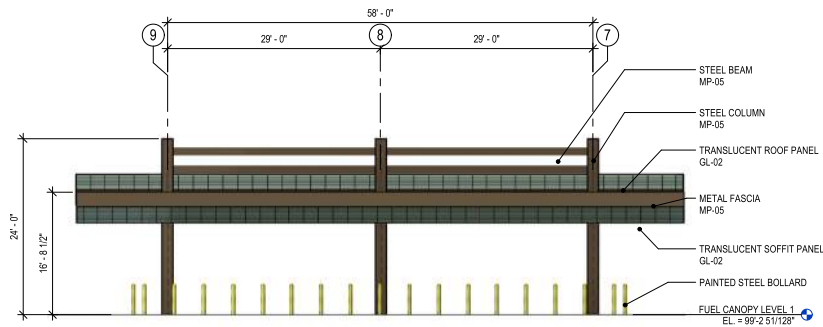
LEGEND	DESCRIPTION	MANUFACTURER	COLOR	TEXTURE	LEGEND	DESCRIPTION	MANUFACTURER	COLOR	TEXTURE
	BR-01 THIN BRICK	BASALITE	COPPERSTONE	GROUND FACE		MP-04 PARAPET CAP	METAL SALES	DARK BRONZE	SMOOTH
	GL-02 TRANSLUCENT PANEL	DALYTE	GREEN	SMOOTH		MP-05 METAL FASCIA/ SOFFIT	METAL SALES	DARK BRONZE	SMOOTH
	MP-01 WOODGRAIN ALUMINUM SIDING	LONGBOARD	DARK NATIONAL WALNUT	WOODGRAIN, ALUMINUM SIDING		PCC-01 PRE-CAST CONCRETE	ARCIS	CONCRETE, GRAY	PRE-CAST, SMOOTH
	PT-01 EXTERIOR PAINT - OVERHEAD DOORS/PERSONNEL DOORS	SHERWIN WILLIAMS	GRAY	MATTE FINISH		SSMR-01 STANDING SEAM METAL ROOF	METAL SALES	MEDIUM BRONZE	RIBBED

## LEGEND

-  KNOX BOX WITH APPROVED HARDWARE
-  FDC WITH APPROVED KNOX CAPS

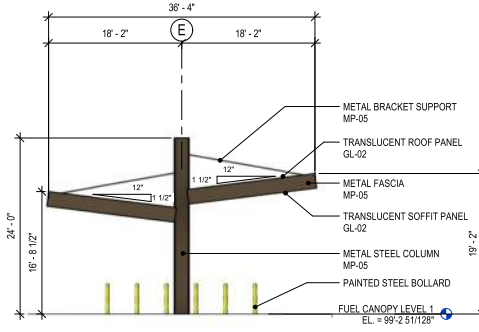
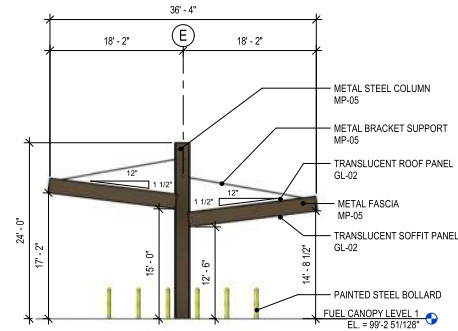




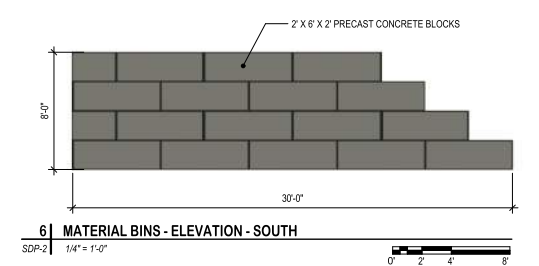
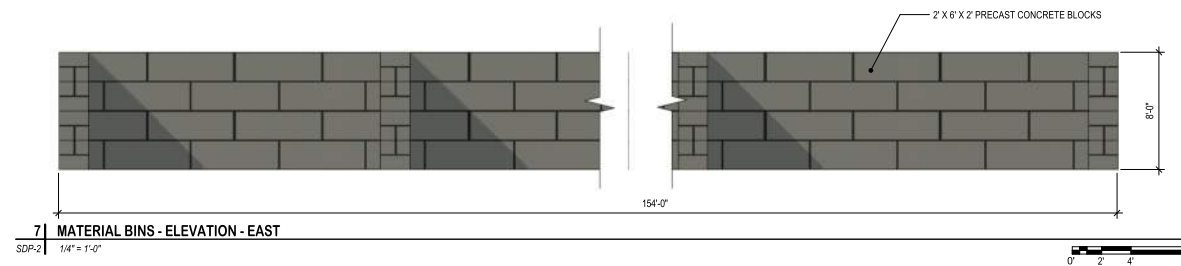
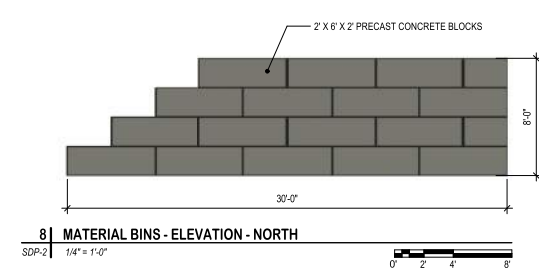
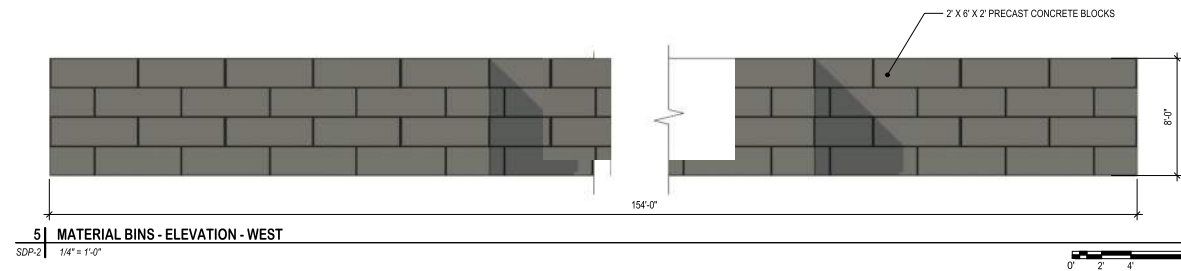
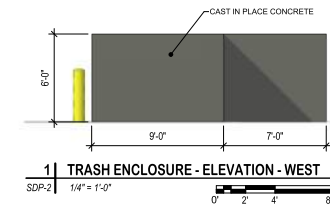
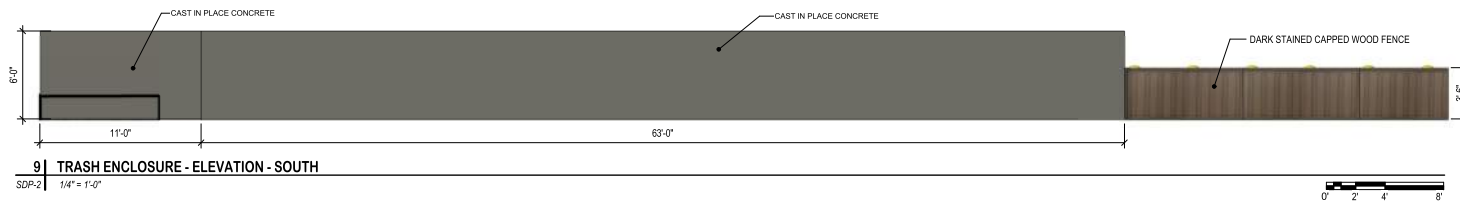
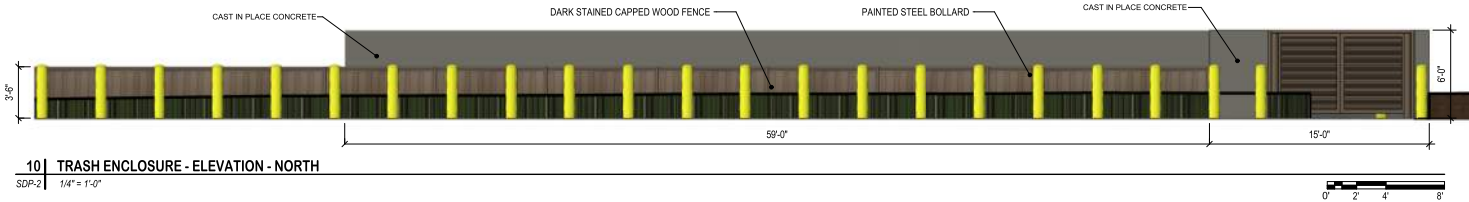


#### MATERIALS LEGEND

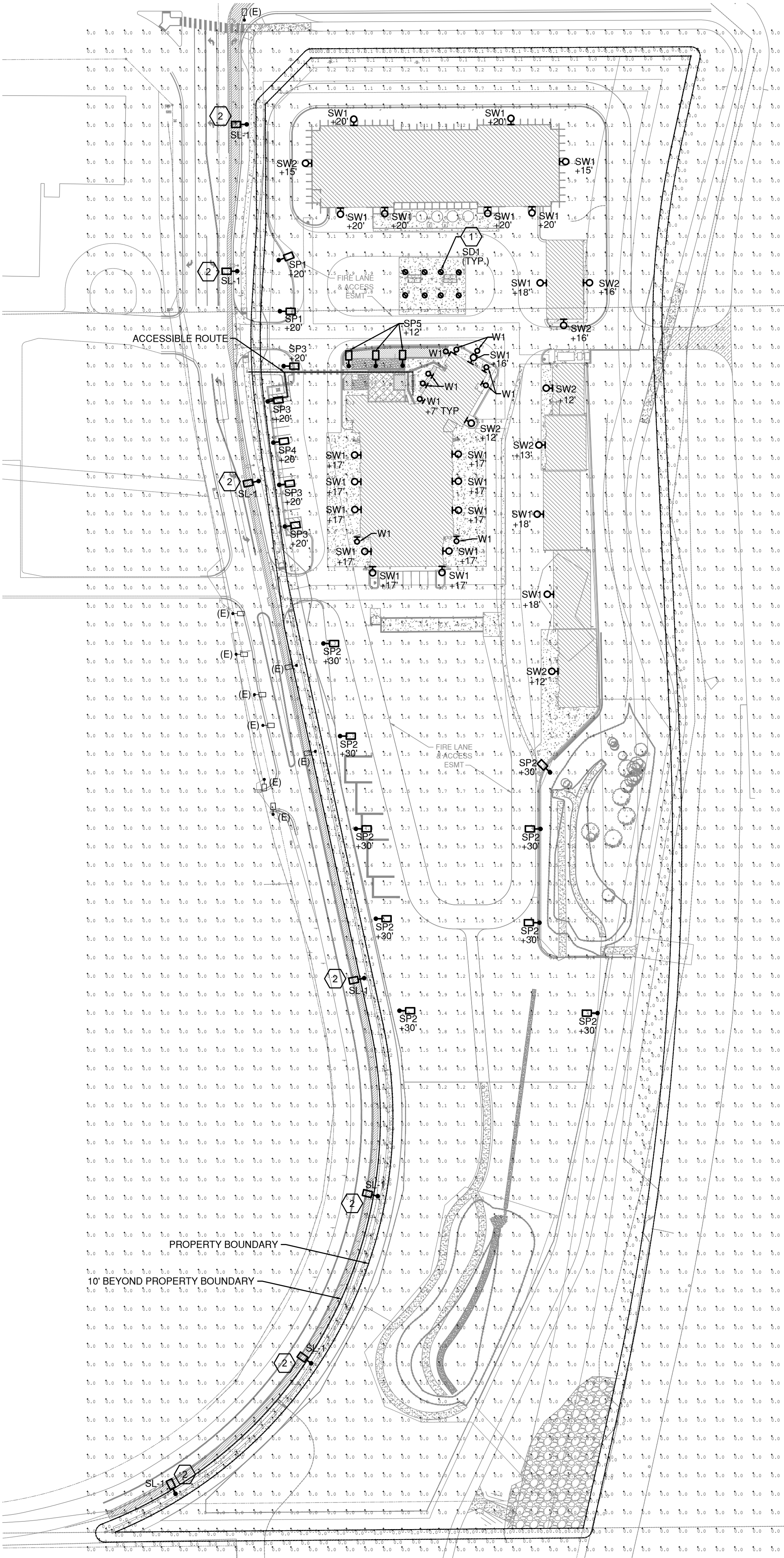
LEGEND	DESCRIPTION	MANUFACTURER	COLOR	TEXTURE
GL-02	TRANSLUCENT PANEL	DALYTE	GREEN AR MATTE	MATTE
MP-05	METAL BEAMS, COLUMNS, & BRACKETS	METAL SALES	DARK BRONZE	SMOOTH











### KEY NOTES

(THIS SHEET)

- FUEL CANOPY LUMINAIRE IS MOUNTED RECESSED IN THE BOTTOM OF FUEL CANOPY.
- PROPOSED STREET LIGHT LOCATIONS ARE CONCEPTUAL. FINAL LOCATIONS WILL BE DETERMINED WITH PHOTOMETRIC ANALYSIS SUBMITTED WITH THE STREET LIGHTING PLANS IN THE CIVIL PLAN SUBMITTAL.

### SITE LIGHTING STATISTICS

ZONE NAME	AVERAGE(fc)	MAXIMUM(fc)	MINIMUM(fc)	MAX./MIN.	AVERAGE/MIN.
FIRE LANE	0.73	2.50	0.00	N/A	N/A
DRIVE AREA	2.74	7.30	0.10	73.0:1	27.4:1
FUEL ISLAND CANOPY	6.08	7.30	4.60	1.59:1	1.32:1
HARDSCAPING/ENTRY	2.96	4.30	0.60	7.17:1	4.93:1
PARKING AREA	2.46	5.40	0.90	6:1	2.73:1
VEHICLE STORAGE	1.53	6.20	0.00	N/A	N/A
OVERALL SITE	0.44	9.40	0.00	N/A	N/A
PROPERTY LINE	0.12	2.50	0.00	N/A	N/A
10' BEYOND PROPERTY LINE	0.05	1.00	0.00	N/A	N/A
ACCESSIBLE ROUTE	2.76	4.30	1.20	3.58:1	2.30:1

### GENERAL NOTES

(THIS SHEET)

- NO SUBSTITUTIONS, ADDITIONS, OR CHANGES MAY BE MADE WITHOUT PRIOR APPROVAL BY THE CITY OF AURORA.
- ALL CALCULATIONS ARE DONE WITH A LIGHT LOSS FACTOR OF 0.9.
- ALL CALCULATIONS POINTS ARE AT GRADE.
- ANY PROPOSED LIGHT FIXTURES INSTALLED ON PRIVATE PROPERTY ADJACENT TO THE RIGHT-OF-WAY, SHALL BE ORIENTED IN SUCH A MANNER OR LIMITED IN LUMEN OUTPUT TO PREVENT GLARE PROBLEMS AND SHALL NOT EXCEED NATIONAL IES LIGHTING STANDARDS FOR DISABILITY GLARE.
- ALL LUMINAIRES TO BE FULL CUTOFF, UNO.
- INTERNAL SIDEWALKS SHALL HAVE A MINIMUM OF 1.0fc AT GRADE.
- PARKING LOTS SHALL HAVE A MINIMUM OF 2.0fc AT GRADE.
- ALL LUMINAIRES SHALL BE EXTINGUISHED WITHIN ONE HOUR AFTER THE END OF BUSINESS CLOSING AND REMAIN EXTINGUISHED UNTIL ONE HOUR BEFORE BUSINESS OPENING. A MAXIMUM OF 25% OF THE TOTAL LUMINAIRES USED FOR PARKING LOT ILLUMINATION MAY REMAIN IN OPERATION DURING THIS PERIOD TO PROVIDE SECURITY.
- ALL ILLUMINANCE VALUES AND CALCULATIONS ARE BASED ON ONLY NEW LUMINAIRES.
- LIGHT TRESPASS ON TO ADJACENT PROPERTY SHALL BE LIMITED TO 0.1fc AT GRADE 10'-0" BEYOND PROPERTY LINE.

### LUMINAIRE SCHEDULE

TYPE	DESCRIPTION	MANUFACTURER OR APPROVED EQUIVALENT	CATALOG SERIES NUMBER OR APPROVED EQUIVALENT	LAMPS (QTY) TYPE	INPUT VA	DRIVER/ DIM PROTOCOL	LUMENS	VOLTAGE	MOUNTING				AREA SERVED	NOTES
									R	S	P	W		
SP1	POLE MOUNTED AREA LIGHT, TYPE 4 FORWARD THROW, DISTRIBUTION, 4000K, FULL CUTOFF, DIMMING DRIVER, *COORDINATE MOUNTING WITH POLE SELECTION	KIM LIGHTING	1SA-ARX16-4FT-4K-35-UV-DB-ST-*	LED 4000K	110	0-10V	10079	277					DRIVE AREA	
SP2	POLE MOUNTED AREA LIGHT, TYPE 5 MEDIUM DISTRIBUTION, 4000K, FULL CUTOFF, DIMMING DRIVER *COORDINATE MOUNTING WITH POLE SELECTION	KIM LIGHTING	1SA-ARX25-4FT-4K-50-UV-DB-ST-*	LED 4000K	236	0-10V	21798	277	X				VEHICLE STORAGE	
SP3	POLE MOUNTED AREA LIGHT, TYPE 3 DISTRIBUTION, 4000K, FULL CUTOFF, DIMMING DRIVER *COORDINATE MOUNTING WITH POLE SELECTION	KIM LIGHTING	1SA-ARX09-3-4K-35-UV-DB-ST-*	LED 4000K	62	0-10V	6852	277					PARKING	
SP4	POLE MOUNTED AREA LIGHT, TYPE 4 FORWARD THROW, DISTRIBUTION, 4000K, FULL CUTOFF, DIMMING DRIVER, *COORDINATE MOUNTING WITH POLE SELECTION	KIM LIGHTING	1SA-ARX09-4FT-4K-35-UV-DB-ST-*	LED 4000K	62	0-10V	6852	277					PARKING	
SP5	20" ROUND POST TOP, PEDESTRIAN SCALE POLE, 4000K, FULL CUTOFF, DIMMING DRIVER *COORDINATE MOUNTING WITH POLE SELECTION	KIM LIGHTING	UR20-24L-65-4K7-5W-UNV-*DBT-CLR	LED 4000K	65	0-10V	6676	277	X				HARDSCAPE/ ENTRANCE	
SW1	WALL MOUNT AREA LIGHT, TYPE 4 DISTRIBUTION, 4000K, FULL CUTOFF, DIMMING DRIVER	KIM LIGHTING	WDM-D-48L-85-4K7-4W-UNV-DBT	LED 4000K	85	0-10V	10000	277/120				X	MULTIPLE	
SW2	WALL MOUNT AREA LIGHT, TYPE 4 DISTRIBUTION, 4000K, FULL CUTOFF, DIMMING DRIVER	KIM LIGHTING	WDM-D-48L-55-4K7-4W-UNV-DBT	LED 4000K	55	0-10V	6000	277/120				X	MULTIPLE	
SL-1	POLE MOUNTED ROADWAY LUMINAIRE, 4000K CCT, 6000 LUMENS, TYPE 3, 277V LIGHT GREY FINISH, TOTAL FIXTURE HEIGHT OF 20' ABOVE FINISHED GRADE PROVIDE WITH 20' STEEL POLE W/ LIGHT GREY FINISH, COORDINATE MOUNTING PRIOR TO PROCUREMENT.	KIM LIGHTING	UR20-24L-65-4K7-3-UNV-PT23-LGT-7PR-SF	LED 4000K	65	0-10V	6000	277	X				VALDAI ST	
SD1	RECESSED HIGH OUTPUT FUEL STATION CANOPY FIXTURE, 4000K, FULL CUTOFF, DIMMING DRIVER, TYPE SW DISTRIBUTION	BEACON	CLO-24L-55-4K7-5W-UNV-RD-DBT	LED 4000K	55	0-10V	6022	277	X				FUEL STATION	
W1	WALL MOUNT ARCHITECTURAL UP/DOWN LUMINAIRE	BEGA	33592-3500K-BRZ	LED 3500K	19.3	0-10V	1534	277/120				X	MULTIPLE	

ABBREVIATIONS: BF - BOTTOM OF FIXTURE; OH - OVERALL FIXTURE HEIGHT; RD - RECESSED FIXTURE DEPTH; AFF - ABOVE FINISHED FLOOR

#### GENERAL NOTES:

- LUMINAIRE SHOWN WITH CATALOG NUMBERS ARE THE BASIS OF DESIGN. SIMILAR BY OTHER LISTED MANUFACTURERS ARE ACCEPTABLE.
- CONTRACTOR TO VERIFY LIGHT FIXTURE CATALOG NUMBER AND INSTALLATION REQUIREMENTS PRIOR TO ORDERING.
- VERIFY TRIM COMPATIBILITY WITH CEILING TYPE PRIOR TO SUBMITTALS.

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