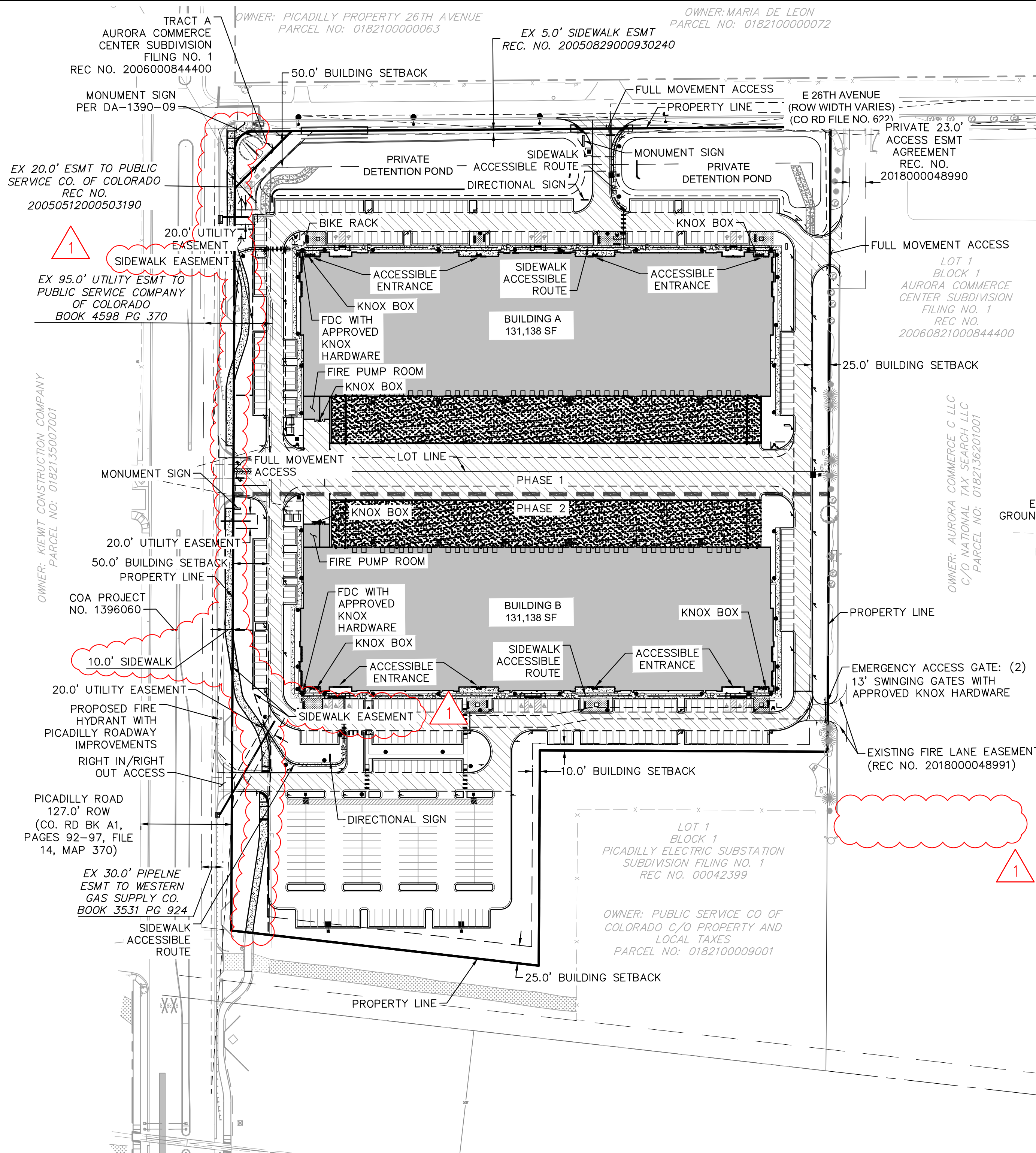
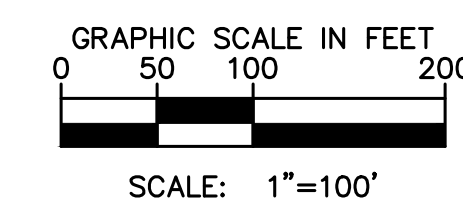
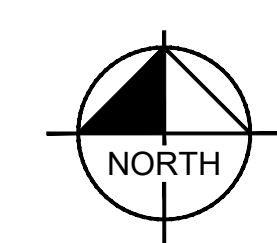
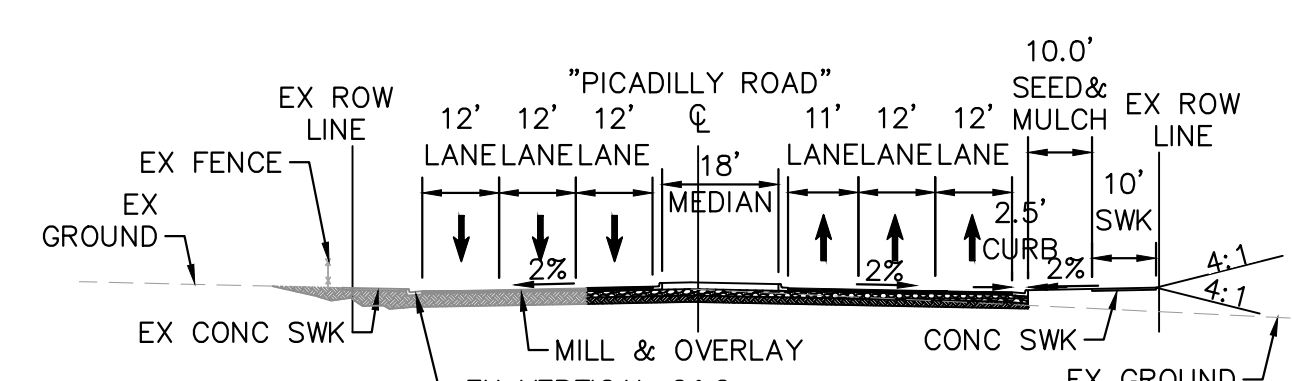


K:\DEN_Civil\096583004 A-B\CADD\PlanSheets\096583004SP.dwg Cooney, Brad 12/2/2020 7:07 PM



LEGEND

- PROPERTY LINE
- PHASE LINE
- EASEMENT LINE
- PARKING COUNT
- CONCRETE SIDEWALK
- HEAVY DUTY ASPHALT
- LIGHT DUTY ASPHALT
- HEAVY DUTY CONCRETE
- COLORADO CONCRETE
- ACCESSIBLE ROUTE
- EXISTING FIRE HYDRANT
- PROPOSED FIRE HYDRANT
- FDC WITH KNOX HARDWARE
- KNOX BOX



NOT FOR
CONSTRUCTION

FILE NO.		DATE:	02/08/2019
PROJECT NO.		DESIGNED BY:	BJC
SHEET NO.		DRAWN BY:	CTM
		CHECKED BY:	RJP
FIRST AURORA COMMERCE CENTER - BUILDINGS A AND B - SITE PLAN		AURORA COMMERCE CENTER SUBDIVISION FILING NO. 3, LOTS 1 & 2, BLOCK 1	
		CITY OF AURORA, STATE OF COLORADO	
		OVERALL SITE PLAN	
		BY:	MMV
		REVISION	1ST
		DATE	9/24/20
		DATE	APR.

K:\DEN_Civil\096583004 A-B\CADD\PlanSheets\096583004SPDT.dwg Mooney, Miranda 12/2/2020 5:20 PM

OWNER: KIEWIT CONSTRUCTION COMPANY
PARCEL NO: 0182135007001

COA PROJECT
NO. 1396060

PICADILLY ROAD
(127' ROW)
(CO. RD BK A1, PAGES 92-97,
FILE 14, MAP 370)

EX 95.0' UTILITY ESMT TO PUBLIC
SERVICE COMPANY OF COLORADO
BOOK 4598 PG 370

EX 30.0' PIPELINE
ESMT TO WESTERN
GAS SUPPLY CO.
BOOK 3531 PG 924

TRACT A AURORA
COMMERCE CENTER
SUBDIVISION FILING NO. 1
REC NO. 2006000844400

EX PRIVATE 20.0' ESMT TO
PUBLIC SERVICE CO. OF
COLORADO
REC NO.
20050512000503190

MONUMENT
SIGN PER
DA-1390-09

PEDESTRIAN RAILING

MOUNTABLE
CURB

10.0' SIDEWALK

20.0' UTILITY
ESMT

PROPERTY LINE

23.0' FIRE LANE
AND DRAINAGE
ESMT

SIDEWALK EASEMENT

26.0' UTILITY
ESMT

50.0' BUILDING
SETBACK

20.0' UTILITY EASEMENT

MATCHLINE. REFER TO SHEET 7

E 26TH AVENUE
(ROW WIDTH VARIES)
(CO. RD FILE NO. 622)

GRASS SWALE

PROPERTY LINE

STREET LIGHT (TYP.)

50.0' BUILDING
SETBACK

PRIVATE
DETENTION POND

DRAINAGE ESMT

12.0' POND MAINTENANCE
ACCESS ROAD

26.0' FIRE LANE
AND UTILITY
ESMT

14

15

13

15

(TYP.)

R=29.0'

13

20

3

9.0'

(TYP.)

13

26.0'

(TYP.)

13

22

20

13

3

4

10.0' UTILITY
ESMT

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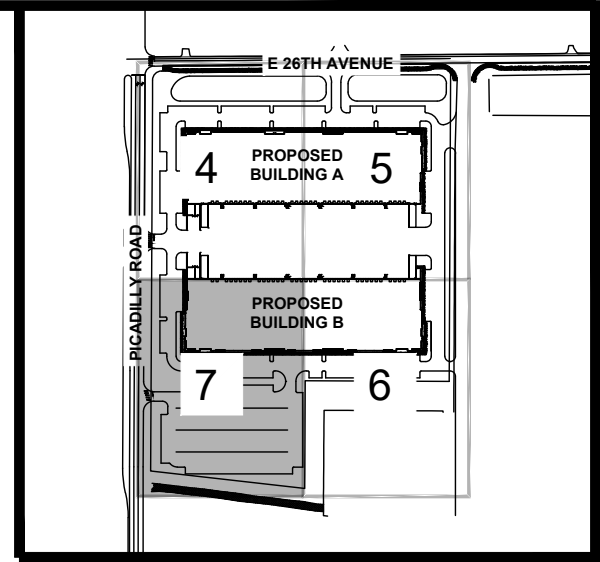
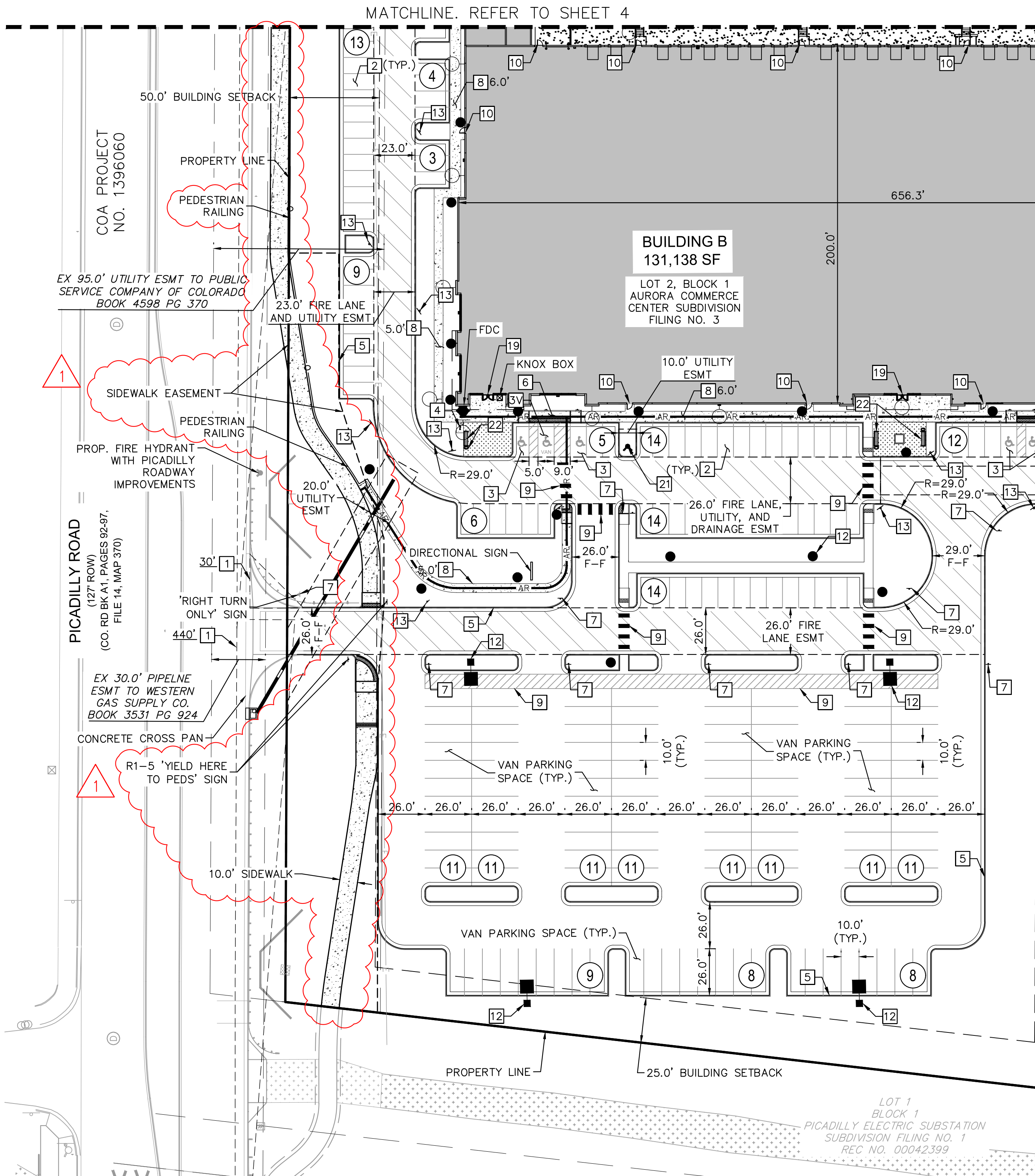
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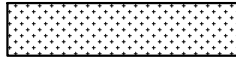




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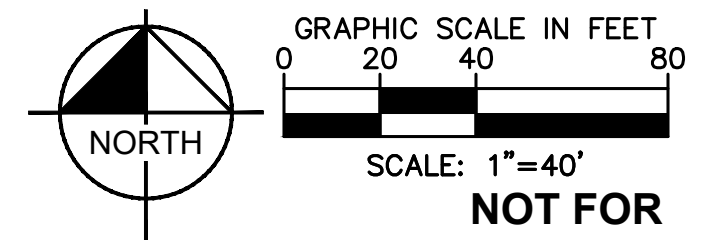
KEYMAP
N.T.S.

LEGEND

- | | |
|---|------------------------|
|  | PROPERTY LINE |
|  | PHASE LINE |
|  | EASEMENT LINE |
|  | PARKING COUNT |
|  | CONCRETE SIDEWALK |
|  | HEAVY DUTY ASPHALT |
|  | LIGHT DUTY ASPHALT |
|  | HEAVY DUTY CONCRETE |
|  | COLORLED CONCRETE |
|  | ACCESSIBLE ROUTE |
|  | EXISTING FIRE HYDRANT |
|  | PROPOSED FIRE HYDRANT |
|  | FDC WITH KNOX HARDWARE |
| | KNOX BOX |

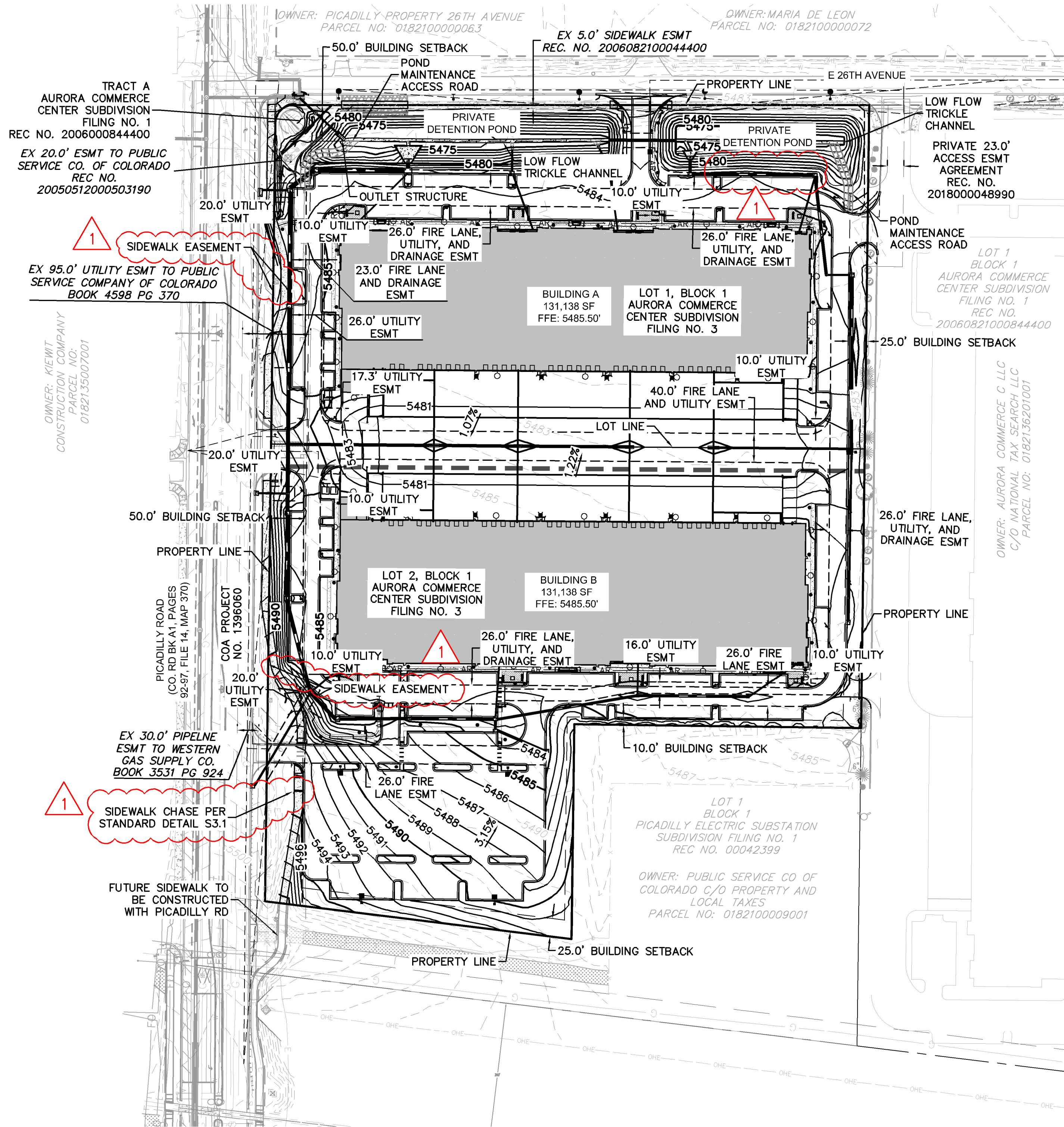
SITE PLAN KEY NOTES

- 1 SIGHT TRIANGLE (DISTANCE PER PLAN)
- 2 STANDARD PARKING SPACES (9' X 19' TYP.)
- 3 ACCESSIBLE PARKING SPACES WITH ACCESSIBLE PARKING SIGN
- 3V VAN ACCESSIBLE PARKING SPACE WITH VAN ACCESSIBLE PARKING SIGN
- 4 BIKE RACKS (INVERTED "U")
- 5 CONCRETE CURB AND GUTTER
- 6 ACCESSIBLE CURB RAMP WITH DETECTABLE WARNING
- 7 STOP SIGN
- 8 SIDEWALK, WIDTH PER PLAN
- 9 PEDESTRIAN CROSSWALK
- 10 BUILDING EGRESS DOOR
- 11 MONUMENT SIGN (DESIGN BY OTHERS)
- 12 SITE LIGHTING
- 13 "NO PARKING FIRE LANE" SIGN
- 14 LANDSCAPE AREA (SEE LANDSCAPE PLANS FOR DETAILS)
- 15 FIRE HYDRANT AND BOLLARD ASSEMBLY PER COA STD DETAIL 208
- 16 BOLLARD
- 17 SCREEN WALL (SEE LANDSCAPE PLANS FOR DETAILS)
- 18 TRANSFORMER
- 19 ACCESSIBLE BUILDING INGRESS
- 20 DECORATIVE COLORED CONCRETE
- 21 FIRE HYDRANT ASSEMBLY PER COA STD DETAIL 208
- 22 BENCH AND TRASH RECEPTACLE












**NOT FOR
CONSTRUCTION**

[illegible]

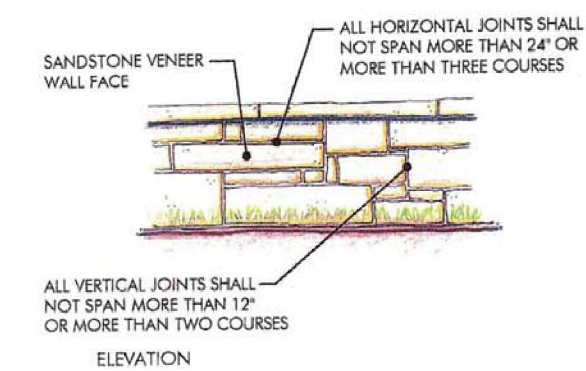


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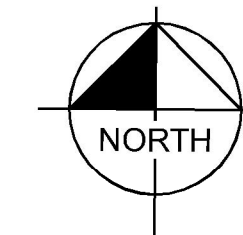
-  PROPERTY LINE
 PHASE LINE
 PROPOSED EASEMENT LINE
 EXISTING EASEMENT LINE
 EXISTING CONTOUR
 PROPOSED CONTOUR
 PROPOSED SLOPE
 CURB AND GUTTER (2' WIDE)
 HIGH POINT

GRADING NOTE:

1. GRADES ADJACENT TO THE BUILDING SHALL BE A MINIMUM OF 2% FOR THE FIRST 10 FEET FOR IMPERVIOUS AREAS AND A MINIMUM OF 5% FOR PERVIOUS AREAS PER COA CRITERIA.
2. THE MAXIMUM LONGITUDINAL SLOPE WITHIN A FIRE LANE EASEMENT SHALL NOT EXCEED 10%. THE TRANSVERSE SLOPE SHALL GENERALLY HAVE A 2%, BUT NOT EXCEEDING 4%. THE RESULTANT SLOPE SHALL NOT EXCEED 10%.



RETAINING WALL DETAIL
N.T.S.


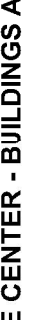



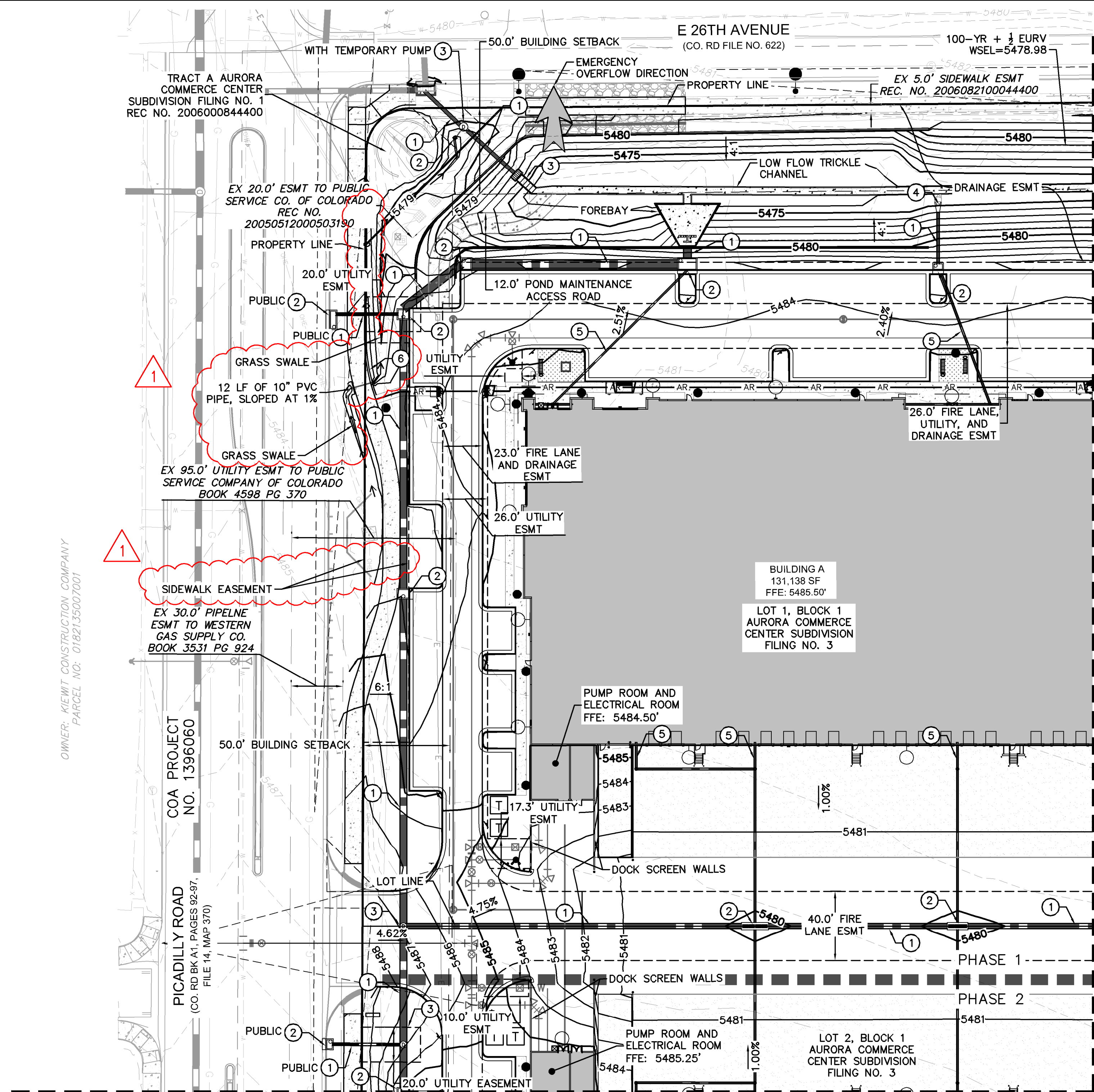
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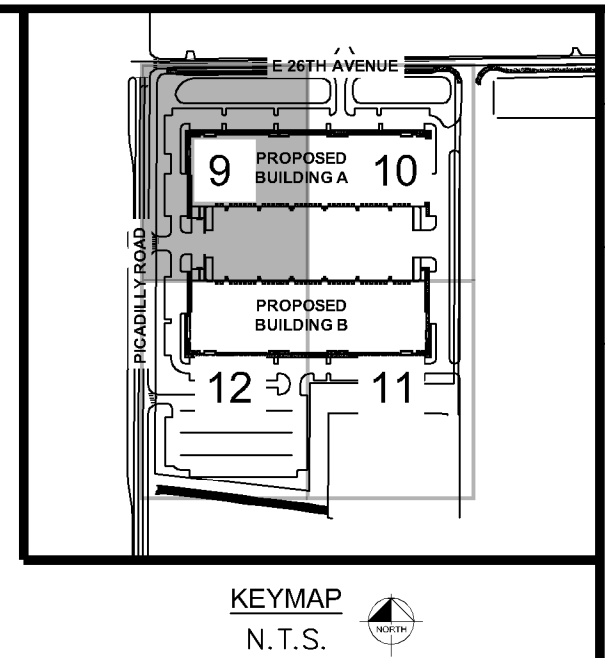
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**NOT FOR
CONSTRUCTION**














SHEET NO. 8	FILE NO.	DATE: 02/08/2019	FIRST AURORA COMMERCE CENTER - BUILDINGS A AND B - SITE PLAN			
	PROJECT NO. 096583004	DESIGNED BY: BJC	 Kimley-Horn JVB Joseph V. Belluccia, AIA			
		DRAWN BY: CTM				
		CHECKED BY: RJP				
			AURORA COMMERCE CENTER SUBDIVISION FILING NO. 3, LOTS 1 & 2, BLOCK 1 CITY OF AURORA, STATE OF COLORADO OVERALL GRADING PLAN			
						
						
			1 1ST REVISION NO. BY DATE APPR.			



MATCHLINE. REFER TO SHEET 12



LEGEND:

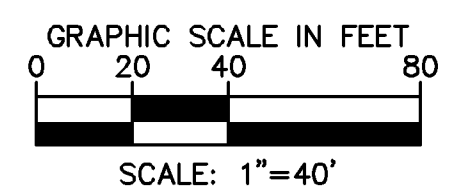
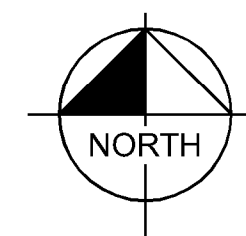
- | | |
|---|---------------------------|
|  | PROPERTY LINE |
|  | PHASE LINE |
|  | PROPOSED EASEMENT LINE |
|  | EXISTING EASEMENT LINE |
|  | EXISTING CONTOUR |
|  | PROPOSED CONTOUR |
|  | PROPOSED SLOPE |
|  | CURB AND GUTTER (2' WIDE) |
|  | HIGH POINT |
|  | EXISTING FIRE HYDRANT |
|  | PROPOSED FIRE HYDRANT |
|  | FDC WITH KNOX HARDWARE |
|  | KNOX BOX |

GRADING PLAN KEY NOTES

- ① STORM DRAIN PIPE
- ② STORM DRAIN INLET
- ③ STORM DRAIN MANHOLE
- ④ STORM DRAIN FES
- ⑤ ROOF DRAIN (PRIVATE)
- ⑥ PEDESTRIAN RAILING

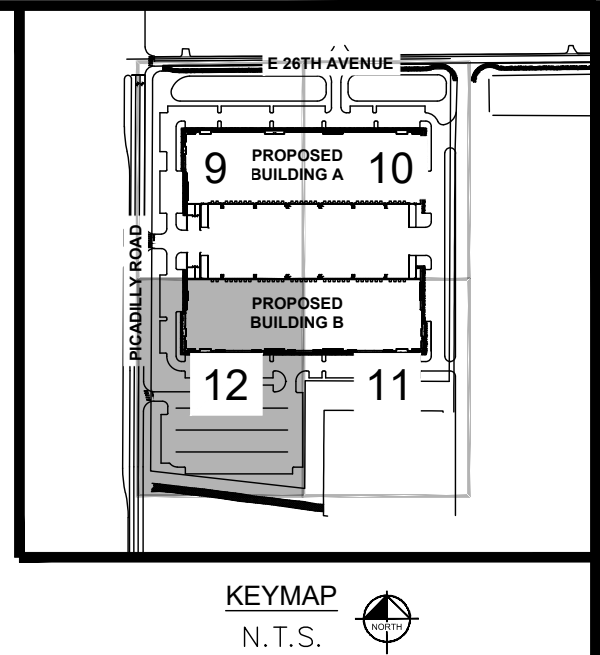
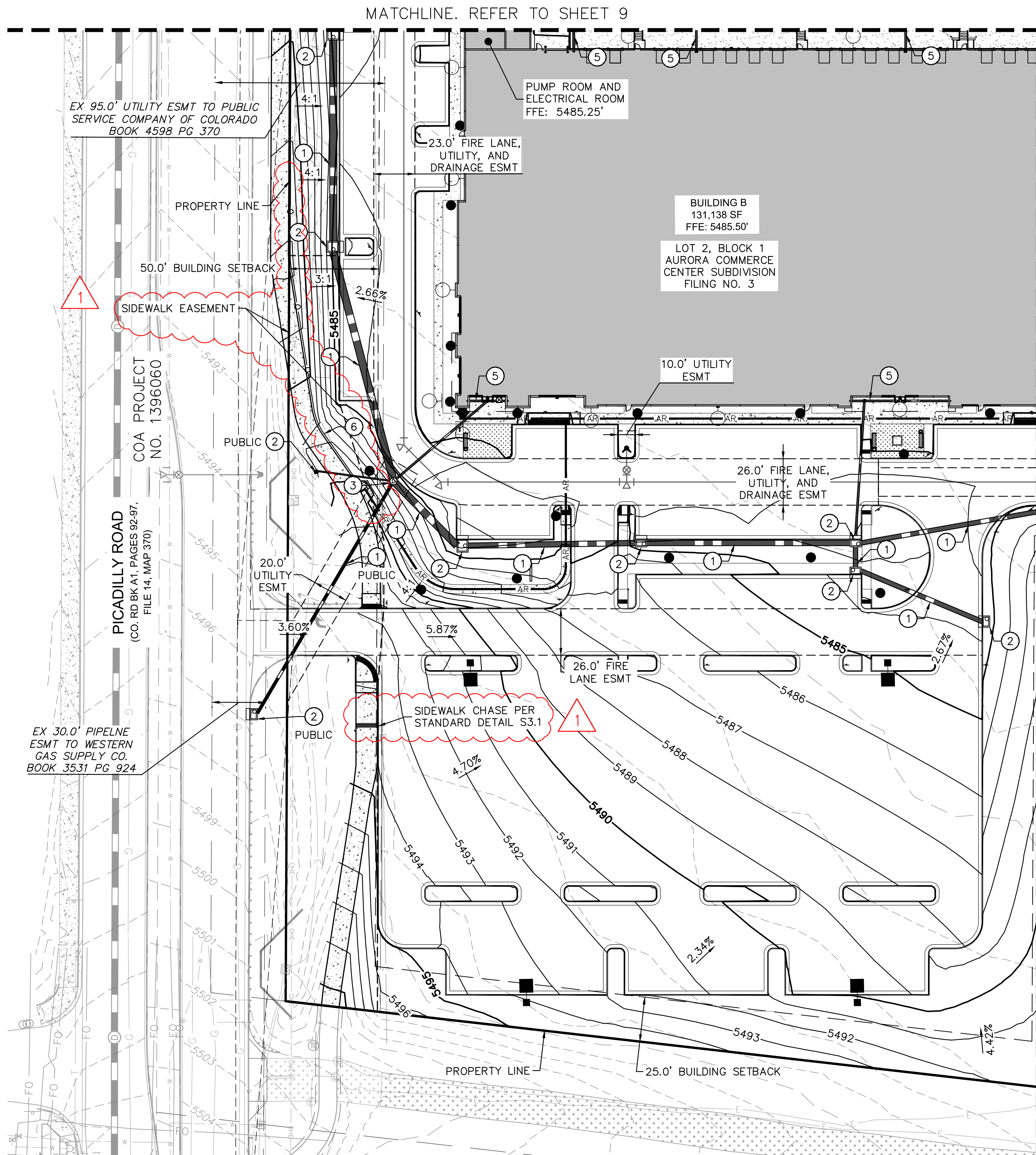
GRADING NOTE:

1. GRADES ADJACENT TO THE BUILDING SHALL BE A MINIMUM OF 2% FOR THE FIRST 10 FEET FOR IMPERVIOUS AREAS AND A MINIMUM OF 5% FOR PERVIOUS AREAS PER COA CRITERIA.
2. ONSITE DRAINAGE SYSTEM TO BE PRIVATE UNLESS OTHERWISE NOTED ON PLANS.
3. MAXIMUM 2% SLOPE IN ANY DIRECTION AT HANDICAP PARKING SPACES.
4. THE MAXIMUM LONGITUDINAL SLOPE WITHIN A FIRE LANE EASEMENT SHALL NOT EXCEED 10%. THE TRANSVERSE SLOPE SHALL GENERALLY HAVE A 2%, BUT NOT EXCEEDING 4%. THE RESULTANT SLOPE SHALL NOT EXCEED 10%.







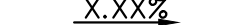








**NOT FOR
CONSTRUCTION**

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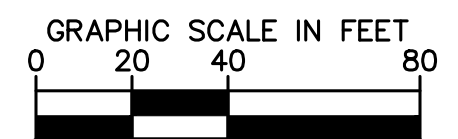
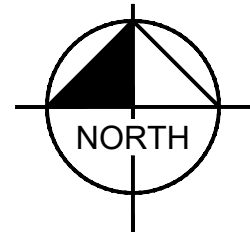
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|---|---------------------------|
|  | PROPERTY LINE |
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|  | PROPOSED EASEMENT LINE |
|  | EXISTING EASEMENT LINE |
|  | EXISTING CONTOUR |
|  | PROPOSED CONTOUR |
|  | PROPOSED SLOPE |
|  | CURB AND GUTTER (2' WIDE) |
|  | HIGH POINT |
|  | EXISTING FIRE HYDRANT |
|  | PROPOSED FIRE HYDRANT |
|  | FDC WITH KNOX HARDWARE |
|  | KNOX BOX |

GRADING PLAN KEY NOTES

- ① STORM DRAIN PIPE
- ② STORM DRAIN INLET
- ③ STORM DRAIN MANHOLE
- ④ STORM DRAIN FES
- ⑤ ROOF DRAIN (PRIVATE)
- ⑥ PEDESTRIAN RAILING


GRADING NOTE:

1. GRADES ADJACENT TO THE BUILDING SHALL BE A MINIMUM OF 2% FOR THE FIRST 10 FEET FOR IMPERVIOUS AREAS AND A MINIMUM OF 5% FOR PERVIOUS AREAS PER COA CRITERIA.
2. ONSITE DRAINAGE SYSTEM TO BE PRIVATE UNLESS OTHERWISE NOTED ON PLANS.
3. MAXIMUM 2% SLOPE IN ANY DIRECTION AT HANDICAP PARKING SPACES.
4. THE MAXIMUM LONGITUDINAL SLOPE WITHIN A FIRE LANE EASEMENT SHALL NOT EXCEED 10%. THE TRANSVERSE SLOPE SHALL GENERALLY HAVE A 2%, BUT NOT EXCEEDING 4%. THE RESULTANT SLOPE SHALL NOT EXCEED 10%.



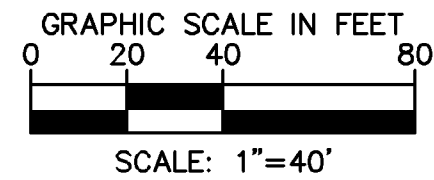
SCALE: 1"=40'

**NOT FOR
CONSTRUCTION**

SHEET NO. 12	FILE NO.	DATE:	02/08/2019
	PROJECT NO. 096583004	DESIGNED BY:	BJC
		DRAWN BY:	CTM
		CHECKED BY:	RJP
FIRST AURORA COMMERCE CENTER - BUILDINGS A AND B - SITE PLAN AURORA COMMERCE CENTER SUBDIVISION FILING NO. 3, LOTS 1 & 2, BLOCK 1 CITY OF AURORA, STATE OF COLORADO GRADING PLAN (4 OF 4)			
Kimley-Horn JVB Joseph V. Belluccia, AIA			
			
NO. 1 1ST REVISION MWM 9/24/20 BJC			
BY DATE APPR.			



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



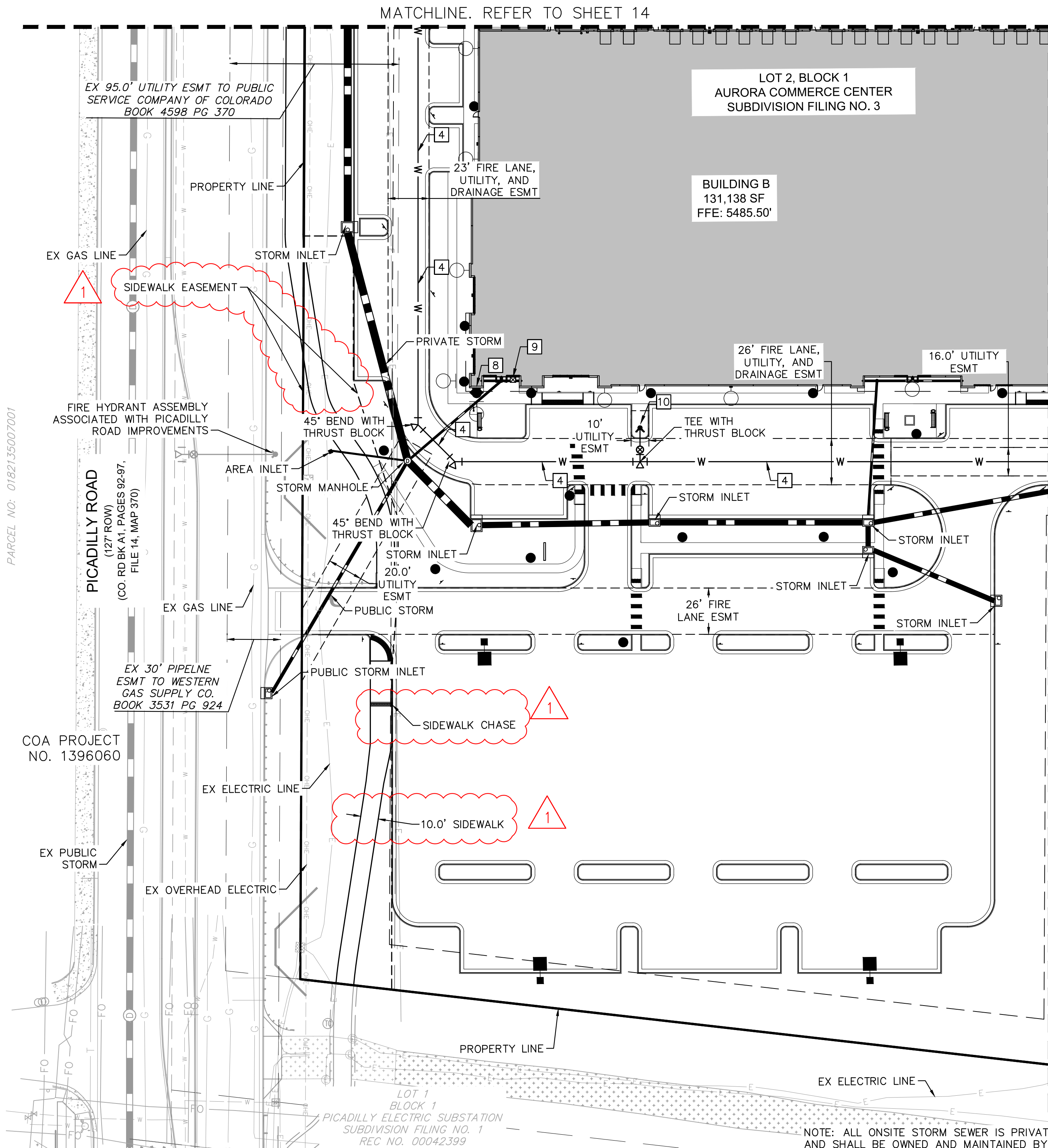
- 1 PROPOSED SANITARY SEWER PIPE
- 2 PROPOSED SANITARY SEWER MANHOLE
- 3 PROPOSED SANITARY SEWER SERVICE LINE
- 4 PROPOSED WATER MAIN
- 5 PROPOSED WATER SERVICE LINE
- 6 PROPOSED FIRE SERVICE LINE
- 7 PROPOSED FIRE HYDRANT AND BOLLARD
ASSEMBLY PER COA STD DETAIL 208
- 8 PROPOSED FDC W/ APPROVED KNOX HARDWARE
- 9 PROPOSED KNOX BOX
- 10 PROPOSED FIRE HYDRANT ASSEMBLY PER
COA STD DETAIL 208

	PROPERTY LINE
	PHASE LINE
	EXISTING EASEMENT LINE
	PROPOSED EASEMENT LINE
	EXISTING STORM SEWER
	PROPOSED STORM SEWER
	EXISTING WATER LINE
	PROPOSED WATER LINE
	PROPOSED WATER METER
	EXISTING FIRE HYDRANT
	PROPOSED FIRE HYDRANT AND BOLLARD ASSEMBLY PER COA STD DETAIL 208
	PROPOSED WATER VALVE
	PROPOSED TEE
	PROPOSED WATER BEND W/ THRUST BLOCK
	PROPOSED FIRE DEPARTMENT CONNECTION W/ APPROVED KNOX HARDWARE
	KNOX BOX
	EXISTING SANITARY SEWER
	PROPOSED SANITARY SEWER
	SANITARY SEWER MANHOLE
	STREET LIGHTING
	SITE LIGHT
	PEDESTRIAN LIGHT
	BUILDING LIGHT

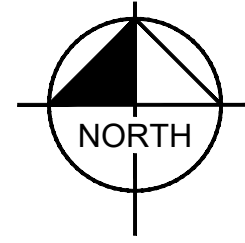
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FIRST AURORA COMMERCE CENTER - BUILDINGS A AND B - SITE PLAN
AURORA COMMERCE CENTER SUBDIVISION FILING NO. 3, LOTS 1 & 2, BLOCK 1
CITY OF AURORA, STATE OF COLORADO
UTILITY PLAN (1 OF 4)



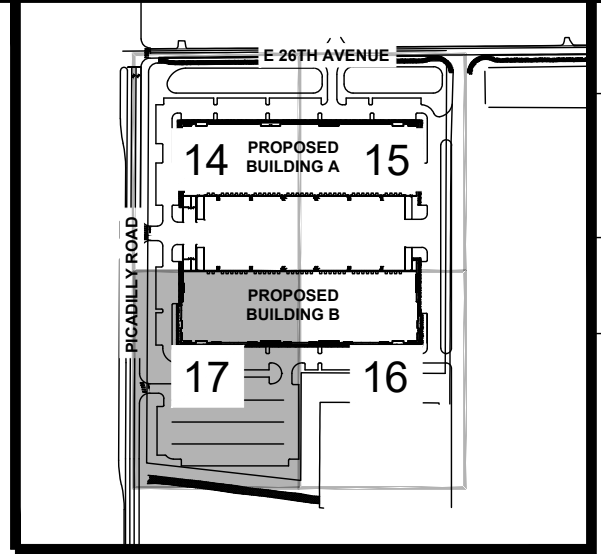
NOTE: ALL ONSITE STORM SEWER IS PRIVATE AND SHALL BE OWNED AND MAINTAINED BY THE OWNER. PUBLIC STORM TO BE MAINTAINED BY THE CITY OF AURORA.



GRAPHIC SCALE IN FEET



SCALE: 1"=40'



KEYMAP
N.T.S.

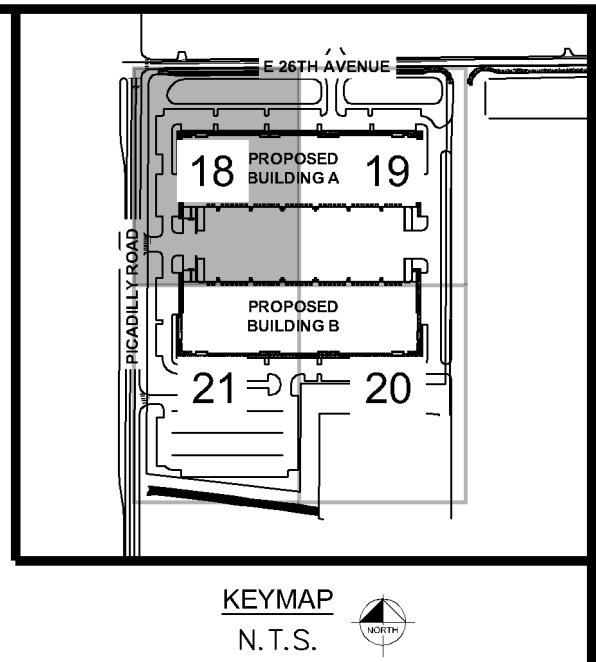
UTILITY NOTES

- 1 PROPOSED SANITARY SEWER PIPE
- 2 PROPOSED SANITARY SEWER MANHOLE
- 3 PROPOSED SANITARY SEWER SERVICE LINE
- 4 PROPOSED WATER MAIN
- 5 PROPOSED WATER SERVICE LINE
- 6 PROPOSED FIRE SERVICE LINE
- 7 PROPOSED FIRE HYDRANT AND BOLLARD
ASSEMBLY PER COA STD DETAIL 208
- 8 PROPOSED FDC W/ APPROVED KNOX HARDWARE
- 9 PROPOSED KNOX BOX
- 10 PROPOSED FIRE HYDRANT ASSEMBLY PER
COA STD DETAIL 208

LEGEND:

- | | |
|--|---|
| | PROPERTY LINE |
| | PHASE LINE |
| | EXISTING EASEMENT LINE |
| | PROPOSED EASEMENT LINE |
| | EXISTING STORM SEWER |
| | PROPOSED STORM SEWER |
| | EXISTING WATER LINE |
| | PROPOSED WATER LINE |
| | PROPOSED WATER METER |
| | EXISTING FIRE HYDRANT |
| | PROPOSED FIRE HYDRANT AND BOLLARD ASSEMBLY PER COA STD DETAIL 208 |
| | PROPOSED WATER VALVE |
| | PROPOSED TEE |
| | PROPOSED WATER BEND W/ THRUST BLOCK |
| | PROPOSED FIRE DEPARTMENT CONNECTION W/ APPROVED KNOX HARDWARE |
| | KNOX BOX |
| | EXISTING SANITARY SEWER |
| | PROPOSED SANITARY SEWER |
| | SANITARY SEWER MANHOLE |
| | STREET LIGHTING |
| | SITE LIGHT |
| | PEDESTRIAN LIGHT |
| | BUILDING LIGHT |
- NOT FOR
CONSTRUCTION

**NOT FOR
CONSTRUCTION**

[illegible]

Kimley Horn	JVB Joseph V. Belluccia, AIA	
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


FIRST AURORA COMMERCE CENTER - BUILDINGS A AND B - SITE PLAN
AURORA COMMERCE CENTER SUBDIVISION FILING NO. 3, LOTS 1 & 2, BLOCK 1
 CITY OF AURORA, STATE OF COLORADO
LANDSCAPE PLAN (1 OF 4)

DATE:	02/08/2019
DESIGNED BY:	NBB
DRAWN BY:	NBB
CHECKED BY:	CPH

FILE NO.	PROJECT NO. 096583004	SHEET NO.

18

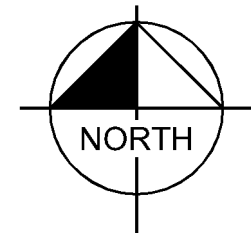


- | | |
|---|-----------------------------|
|  | KEN-TEX BLUEGRASS |
|  | SHORT GRASS NATIVE SEED MIX |
|  | 2-4" RIVER ROCK COBBLE |
|  | 3/4" GREY COBBLE ROCK MULCH |

WAIVER REQUEST

1. WAIVER IS REQUESTED FOR THE 28 REQUIRED STREET TREES ALONG PICADILLY ROAD PER SECTION 146-1422 - LANDSCAPE STREET BUFFERS. THE EXISTING 95' PSCO EASEMENT ALONG PICADILLY ROAD PRECLUDES STREET TREES. INSTEAD, 9 TREES AND ENHANCED LANDSCAPING ARE PROVIDED IN 4 SUPPLEMENTARY LANDSCAPED ISLANDS AND ALONG THE PICADILLY ROAD FRONTAGE OF BUILDINGS A & B.

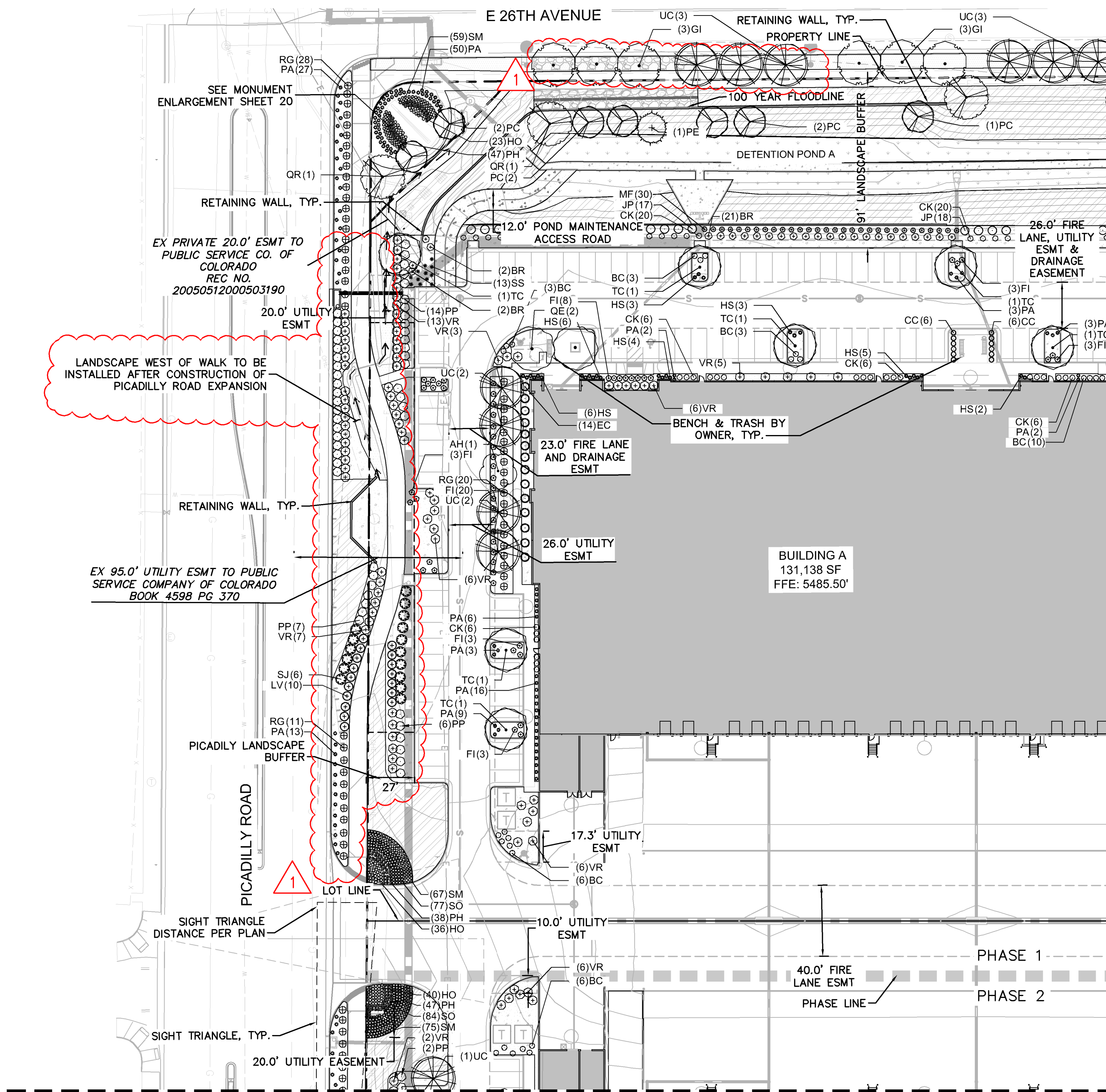
ALL PROPOSED LANDSCAPING WITHIN THE SIGHT TRIANGLE SHALL BE IN COMPLIANCE WITH COA ROADWAY SPECIFICATIONS, SECTION 4.04.2.10.



GRAPHIC SCALE IN FEET

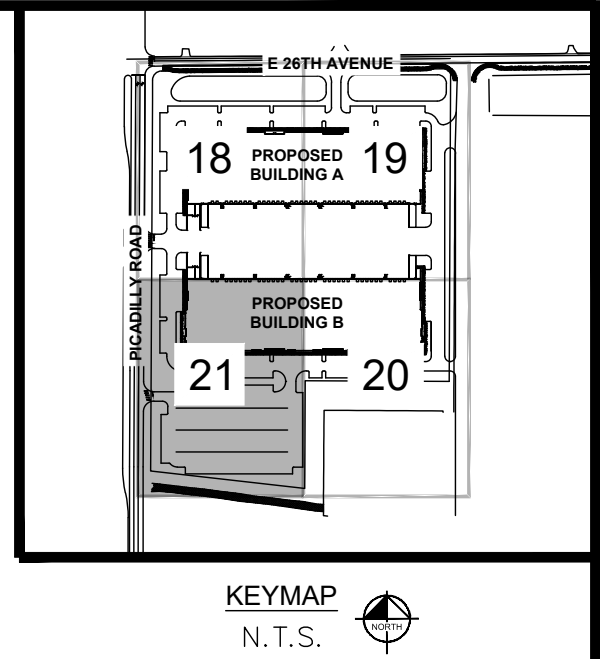
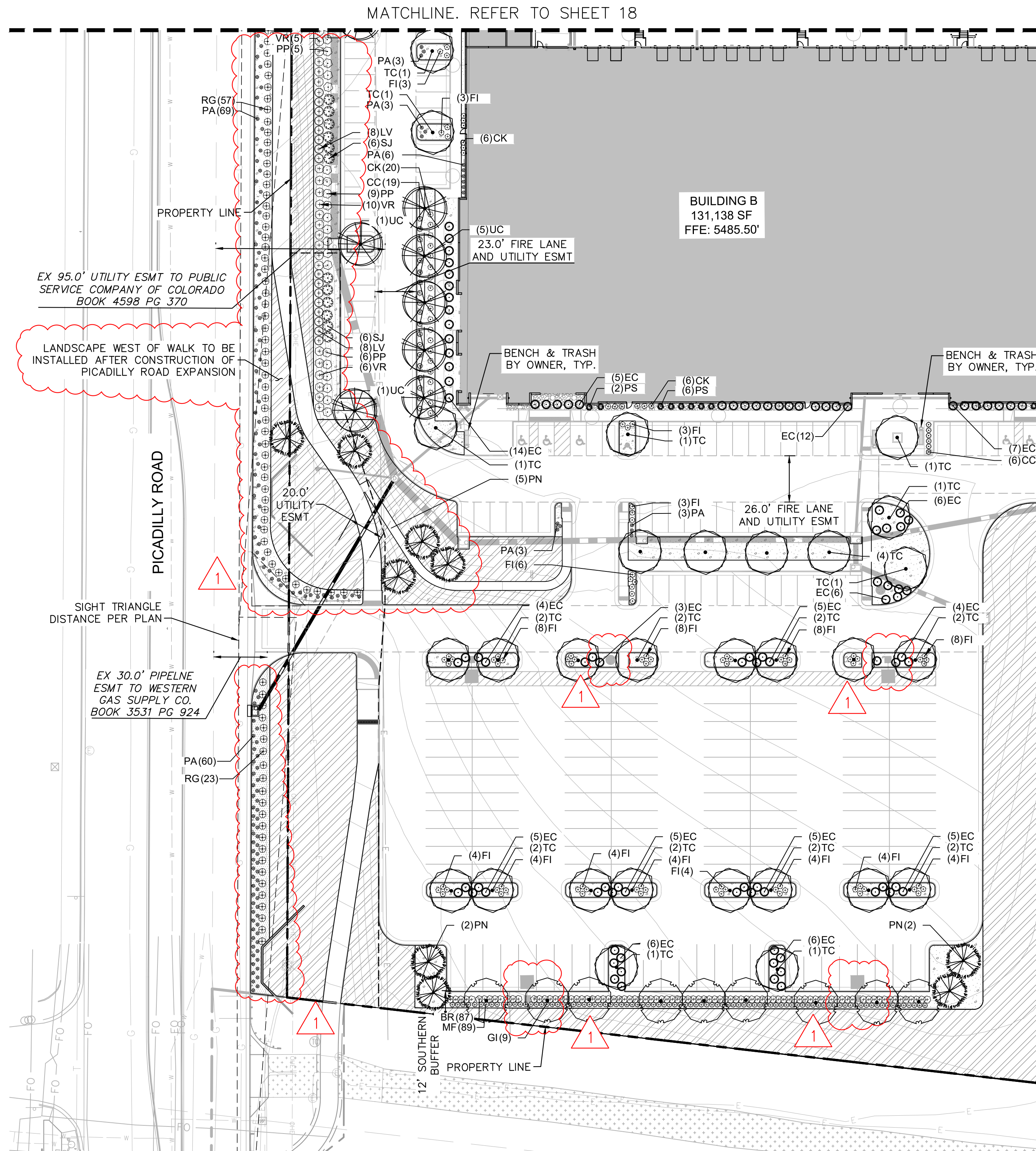
A horizontal line with vertical tick marks at 0, 20, 40, and 80. The segment between 0 and 20 is divided into four equal parts by three vertical lines. The segment between 20 and 40 is a single solid black rectangle. The segment between 40 and 80 is divided into four equal parts by three vertical lines.

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




MATCHLINE. REFER TO SHEET 19

MATCHLINE. REFER TO SHEET 21



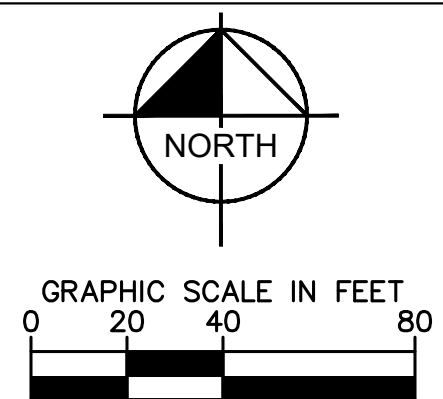
LEGEND:

- | | |
|---|-----------------------------|
|  | KEN-TEX BLUEGRASS |
|  | SHORT GRASS NATIVE SEED MIX |
|  | 2-4" RIVER ROCK COBBLE |
|  | 3/4" GREY COBBLE ROCK MULCH |

WAIVER REQUEST

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



















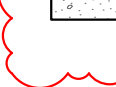
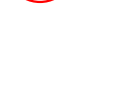





ALL PROPOSED LANDSCAPING WITHIN THE SIGHT TRIANGLE SHALL BE IN COMPLIANCE WITH COA ROADWAY SPECIFICATIONS, SECTION 4.04.2.10.



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CONSTRUCTION**

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PLANT SCHEDULE

DECIDUOUS TREES	CODE	QTY	BOTANICAL NAME	COMMON NAME	CONT	CAL	SIZE
	AH	1	ACER TATARICUM 'HOT WINGS'	HOT WINGS TATARIAN MAPLE	B & B	2.5" CAL MIN	10'-12' H.T.
	GI	37	GLEDITSIA TRIACANTHOS 'SKYLINE'	SKYLINE HONEYLOCUST	B & B	2.5" CAL MIN	12'-14' HT
	PC	9	PYRUS CALLERYANA 'ARISTOCRAT' TM	ARISTOCRAT FLOWERING PEAR	B & B	2.5" CAL MIN	10' - 12' HT. MIN.
	QE	15	QUERCUS ROBUR	ENGLISH OAK	B & B	2.5" CAL MIN	14'-16' HT
	QR	6	QUERCUS RUBRA	RED OAK	B & B	2.5" CAL MIN	14'-16' HT
	TC	43	TILIA CORDATA	LITTLELEAF LINDEN	B & B	2.5" CAL MIN	10'-14' HT
	UC	31	ULMUS X 'FRONTIER'	AMERICAN ELM	B & B	2.5" CAL MIN	14'-16' HT
EVERGREEN TREES	CODE	QTY	BOTANICAL NAME	COMMON NAME	CONT	CAL	SIZE
	PE	1	PINUS EDULIS	PINYON PINE	B & B		6' HT MIN
	PN	12	PINUS NIGRA	AUSTRIAN PINE	B & B		6' HT MIN
SHRUBS	CODE	QTY	BOTANICAL NAME	COMMON NAME	CONT	SPACING	
	BC	31	BERBERIS THUNBERGII 'CRIMSON PYGMY'	CRIMSON PYGMY BARBERRY	5 GAL	SEE PLAN	
	BR	278	BERBERIS THUNBERGII 'ROSE GLOW'	ROSY GLOW BARBERRY	5 GAL	SEE PLAN	
	CC	83	CARYOPTERIS X CLANDONENSIS 'BLUE MIST'	BLUE MIST SHRUB	5 GAL	SEE PLAN	
	CK	239	CORNUS SERICEA 'KELSEYI'	KELSEYI DOGWOOD	5 GAL	SEE PLAN	
	EC	165	EUONYMUS ALATUS 'COMPACTUS'	COMPACT BURNING BUSH	5 GAL	SEE PLAN	
	FI	167	FORSYTHIA X INTERMEDIA 'ARNOLD'S DWARF'	DWARF FORSYTHIA	5 GAL	SEE PLAN	
	JP	83	JUNIPERUS X PFITZERANA 'SEA GREEN'	PFITZER JUNIPER	5 GAL	SEE PLAN	
	LV	33	LIGUSTRUM VULGARE 'CHEYENNE'	CHEYENNE PRIVET	5 GAL	SEE PLAN	
	MF	310	MAHONIA FREMONTII	DESERT MAHONIA	5 GAL	SEE PLAN	
	PA	295	PEROVSKIA X 'LITTLE SPIRE'	LITTLE SPIRE RUSSIAN SAGE	5 GAL	SEE PLAN	
	PP	72	POTENTILLA FRUTICOSA 'GOLDFINGER'	GOLDFINGER POTENTILLA	5 GAL	SEE PLAN	
	RG	160	RHUS AROMATICA 'GRO-LOW'	GRO-LOW FRAGRANT SUMAC	5 GAL	SEE PLAN	
	SJ	28	SPIRAEA JAPONICA	JAPANESE SPIREA	5 GAL	SEE PLAN	
	VR	123	VIBURNUM X RHYTIDOPHYLLOIDES 'ALLEGHANY'	ALLEGHANY VIBURNUM	5 GAL	SEE PLAN	
GRASSES	CODE	QTY	BOTANICAL NAME	COMMON NAME	CONT	SPACING	
	AB	8	ANDROPOGON GERARDII	BIG BLUE STEM	5 GAL	SEE PLAN	
	HS	59	HELICTOTRICHON SEMPERVIRENS	BLUE OAT GRASS	5 GAL	SEE PLAN	
	MS	5	MISCANTHUS SINENSIS 'ROTSILBER'	RED SILVER MAIDEN GRASS	5 GAL	SEE PLAN	
	PH	132	PENNISETUM ALOPECUROIDES 'HAMELN'	HAMELN DWARF FOUNTAIN GRASS	5 GAL	SEE PLAN	
	PS	25	PANICUM VIRGATUM 'SHENENDOAH'	BURGUNDY SWITCH GRASS	5 GAL	SEE PLAN	
	SS	12	SCHIZACHYRIUM SCOPARIUM	LITTLE BLUESTEM GRASS	1 GAL	SEE PLAN	
PERENNIALS	CODE	QTY	BOTANICAL NAME	COMMON NAME	CONT	SPACING	
	HO	144	HEMEROCALLIS X 'STELLA DE ORO'	STELLA DE ORO DAYLILY	1 GAL	SEE PLAN	
	SM	232	SALVIA GUARANITICA 'PURPLE MAJESTY'	PURPLE SAGE	1 GAL	SEE PLAN	
	SO	161	SYMPHYOTRICHUM OBLONGIFOLIUM	FALL ASTER	1 GAL	SEE PLAN	
GROUND COVERS	CODE	QTY	BOTANICAL NAME	COMMON NAME	CONT	SIZE	
	DM	15,281 SF	DETENTION BASIN SEED MIX	DETENTION BASIN SEED MIX	SEED		
	KB	26,983 SF	KEN-TEX BLUEGRASS	KEN-TEX BLUEGRASS	SOD		
	NS	100,420 SF	SHORT GRASS NATIVE SEED MIX	SHORT GRASS NATIVE SEED MIX	SEED		
	RC	2,359 SF	2-4" RIVER ROCK COBBLE	2-4" RIVER ROCK COBBLE	-		
	RM	70,652 SF	3/4" GREY COBBLE ROCK MULCH	PIONEER SAND AND STONE	-		



GENERAL LANDSCAPE NOTES

- FOUR CUBIC YARDS OF ORGANIC MATERIAL PER 1,000 SF OF LANDSCAPE AREA IS REQUIRED FOR SOIL AMENDMENT.
- ALL UTILITY EASEMENT 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 THAT COMPLY WITH REQUIREMENTS FOUND IN SEC. 146-1429 AND/OR SEC. 146-1435 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 SIDEWALKS ARE TO BE CONSTRUCTED OF CONCRETE.
- LIGHTING TO CONSIST OF BUILDING MOUNTED LIGHTS AND 25' TALL POLES DISTRIBUTED THROUGHOUT THE SITE.
- ALL PROPOSED LANDSCAPING WITHIN THE SIGHT TRIANGLE SHALL BE IN COMPLIANCE WITH COA ROADWAY SPECIFICATIONS; SECTION 4.04.2.10.

LANDSCAPE CALCULATIONS

SITE DATA	AREA IN SF	%
TOTAL SITE AREA	832,628 SF	100%
BUILDING COVERAGE	262,276 SF	31.5%
HARD SURFACE AREA	660,856 SF	79.4%
LANDSCAPE AREA	171,772 SF	20.6%
NON-STREET BUFFER (1 TREE / 40 LF) EAST SIDE = 880LF (STANDARD DESIGN BUFFER) 37' BUFFER PROVIDED (VARIES)	REQUIRED 22 TREES + 110 SHRUBS	PROVIDED 22 TREES +183 SHRUBS
SOUTH SIDE = 860LF (LOW HEDGE BUFFER REDUCTION) 42' BUFFER PROVIDED (VARIES)	21 TREES + 105 SHRUBS	21 TREES + 385 SHRUBS
BUILDING PERIMETER LANDSCAPING	REQUIRED	PROVIDED
1 T.E. / 40 LF OF BLDG PERIMETER BUILDING A: NORTH FACING BLDG ELEVATION: 654 LF WEST FACING BLDG ELEVATION: 233 LF EAST FACING BLDG ELEVATION: 201 LF	16.3 T.E. 5.8 T.E. 5.0 T.E.	16.4 T.E. <i>INCLUDES 164 SHRUBS</i> 5.8 T.E. <i>INCLUDES 58 SHRUBS</i> 5.0 T.E. <i>INCLUDES 50 SHRUBS</i>
BUILDING B: WEST FACING ELEVATION: 233 LF EAST FACING ELEVATION: 233 LF	5.8 T.E. 5.8 T.E.	5.8 T.E. <i>INCLUDES 58 SHRUBS</i> 5.8 T.E. <i>INCLUDES 58 SHRUBS</i>
PARKING LOT LANDSCAPING	REQUIRED	PROVIDED
SCREENING 1 TREE + 6 SHRUBS / ISLAND 50% SHRUB COVER	DOUBLE ROW OF SHRUBS 1 TREE + 6 SHRUBS / ISLAND 50% SHRUB COVER	DOUBLE ROW OF SHRUBS 1 TREE + 6 SHRUBS / ISLAND 50% SHRUB COVER
STREET TREE STANDARDS	REQUIRED	PROVIDED
DESCRIPTION 26TH DRIVE : 802 LF 1 TREE/ 40 LF	20 TREES	20 TREES
PICADILLY ROAD: 1155 LF 1 TREE / 40LF	28 TREES	12 TREES RELOCATED**
STREET FRONTAGE LANDSCAPING	REQUIRED	PROVIDED
DESCRIPTION 26TH DRIVE: 802 LF PICADILLY DRIVE: 1155 LF	BUFFER WIDTH 10' 25'	91" 27'
DESCRIPTION 26TH DRIVE = 838 LF PICADILLY ROAD: 1190 LF	1 TREE, 10 SHRUBS / 40 LF 20 TREES + 200 SHRUBS 29 TREES + 289 SHRUBS	20 TREES + 268 SHRUBS 0 TREES + 289 SHRUBS
DETENTION, RETENTION AND WATER QUALITY PONDS	REQUIRED	PROVIDED
DESCRIPTION DETENTION POND A: 28,411 SF DETENTION POND B: 21084 SF	1 TREE, 10 SHRUBS / 4,000 SF 7 TREES + 71SHRUBS 5 TREES + 52 SHRUBS	7 TREES + 71 SHRUBS* 5 TREES + 52 SHRUBS*
*STREET FRONTAGE REQUIREMENT AND DETENTION PONDS A & B TREE REQUIREMENTS OVERLAP, TREES AND SHRUBS WILL BE COUNTED TO MEET BOTH REQUIREMENTS.		
**STREET TREES REQUIRED ALONG PICADILLY ROAD HAVE BEEN PROVIDED ALONG THE BUILDING PERIMETER AND PARKING LOT ISLANDS ALONG THE WEST SIDE OF THE BUILDINGS A & B.		

NATIVE SEED INFORMATION

SHORT GRASS MIX BY APPLEWOOD SEED COMPANY OR EQUAL SEEDING RATE: 6 LBS/ACRE		DETENTION BASIN MIX BY APPLEWOOD SEED COMPANY OR EQUAL SEEDING RATE: 35 LBS/ACRE	
SCIENTIFIC NAME	COMMON NAME	SCIENTIFIC NAME	COMMON NAME
BOUTELOUA GRACILIS	BLUE GRAMA	ALISMA SUBCORDATUM	WATER PLANTAIN
BOUTELOUA CURTIPENDULA	SIDEOTS GRAMA	ASCLEPIAS INCARNATA	SWAMP MILKWEED
SPOROBOLUS CRYPTANDRUS	SAND DROPSEED	BIDENS ARISTOSA	TICKSEED SUNFLOWER
KOELERIA MACRANTHA	PRARIE JUNEGRASS	MIMULUS RINGENS	ALLEGHENY MONKEY
		PENTHORUM SEDOIDES	DITCH STONECROP
		RUDBECKIA LACINIATA	CUTLEAF CONEFLOWER
		SAGITTARIA LATIFOLIA	COMMON ARROWHEAD
		VERBEINA HASTATA	BLUE VERVAIN
		CAREX STIPATA	AWL-FRUITED SEDGE
		CAREX VULPINOIDEA	FOX SEDGE
		ELYMUS VIRGINICUS	VIRGINIA WILDRYE
		ELEOCHARIS SPECIES	SPIKE RUSH
		GLYCERIA STRIATA	FOWL MANNA GRASS
		JUNCUS EFFUSUS	SOFT RUSH
		JUNCUS TENUIS	PATH RUSH
		LEERSIA ORYZOIDES	RICE CUT GRASS
		PANICUM VIRGATUM	SWITCHGRASS
		SCIRPUS VALIDUS	SOFTSTEM BULRUSH
		SPARTINA PECTINATA	PRAIRIE CORDGRASS

FIRE SAFETY LANDSCAPE NOTES

- LANDSCAPE MATERIAL PLACEMENT SHALL NOT BE PLACED OR KEPT NEAR FIRE HYDRANTS, FIRE DEPARTMENT INLET CONNECTIONS OR FIRE PROTECTION CONTROL VALVES IN A MANNER THAT WOULD PREVENT SUCH EQUIPMENT OR FIRE HYDRANTS FROM BEING IMMEDIATELY DISCERNIBLE. THE FIRE DEPARTMENT SHALL NOT BE DETERRED OR HINDERED FROM GAINING IMMEDIATE ACCESS TO FIRE PROTECTION EQUIPMENT OR HYDRANTS.
- 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).
- FIRE HYDRANTS PLACED IN LANDSCAPE ISLANDS MUST MAINTAIN A 3' MINIMUM CLEARANCE TO THE FACE OF ALL ADJACENT CURBS

WAIVER REQUEST

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DATE: 02/08/2019

DESIGNED BY: NBB

DRAWN BY: NBB

CHECKED BY: CPH

FILE NO.

PROJECT NO. 096583004

SHEET NO. 23

FIRST AURORA COMMERCE CENTER - BUILDINGS A AND B - SITE PLAN

AURORA COMMERCE CENTER SUBDIVISION FILING NO. 3, LOTS 1 & 2, BLOCK 1

CITY OF AURORA, STATE OF COLORADO

LANDSCAPE NOTES

**Kimley-Horn**

**JVB**
Joseph V. Belluccia, AIA

BY: MM

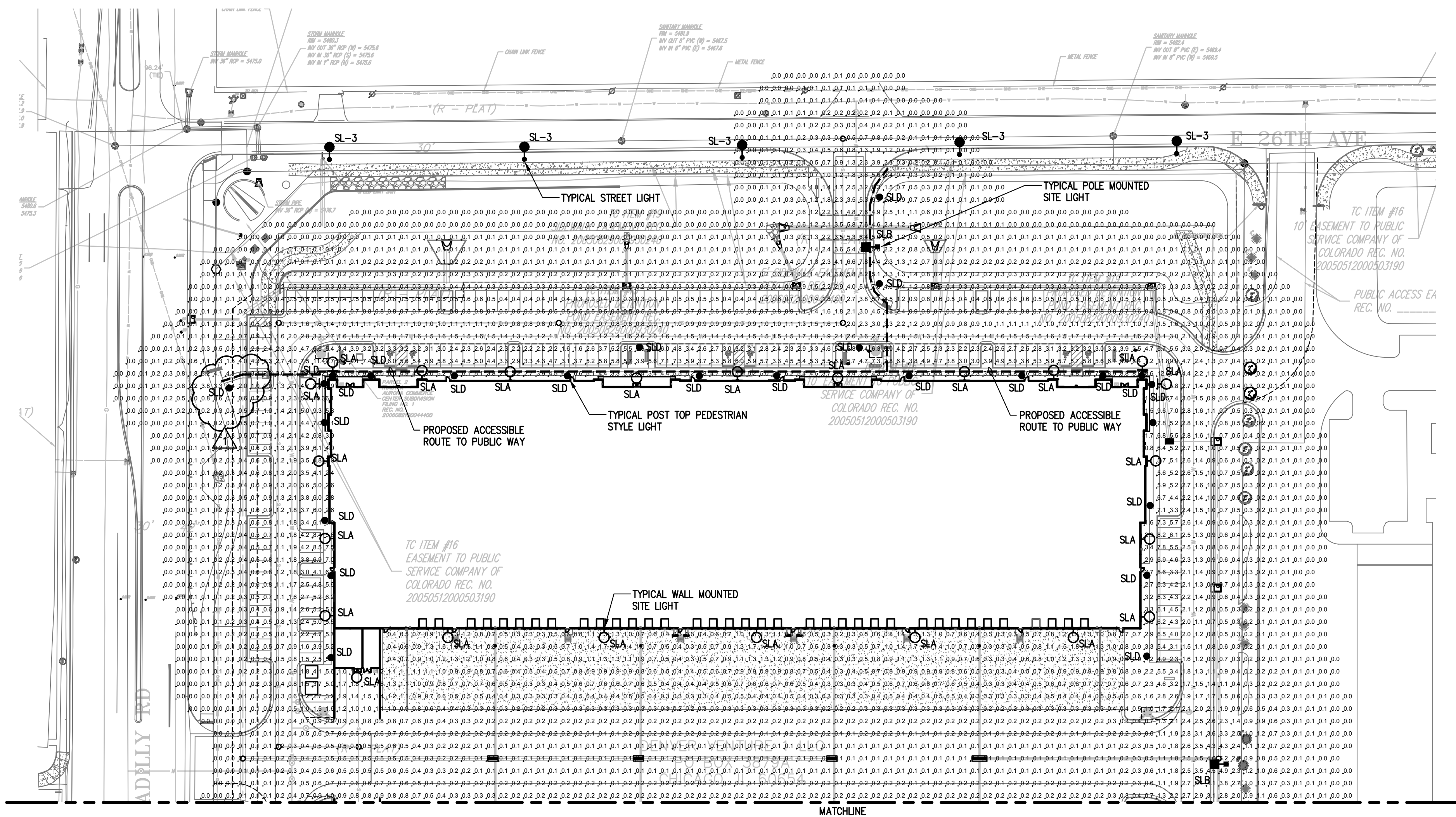
DATE: 9/24/20

REVISION

NO. 1

DATE: APR.

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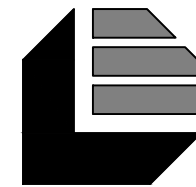
PARTIAL SITE PLAN – LIGHTING

SCALE: 1"=60'-0"



NOTE:

ILLUMINATION WITHIN THE SITE MUST COMPLY WITH THE 2015 I.B.C. 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”.

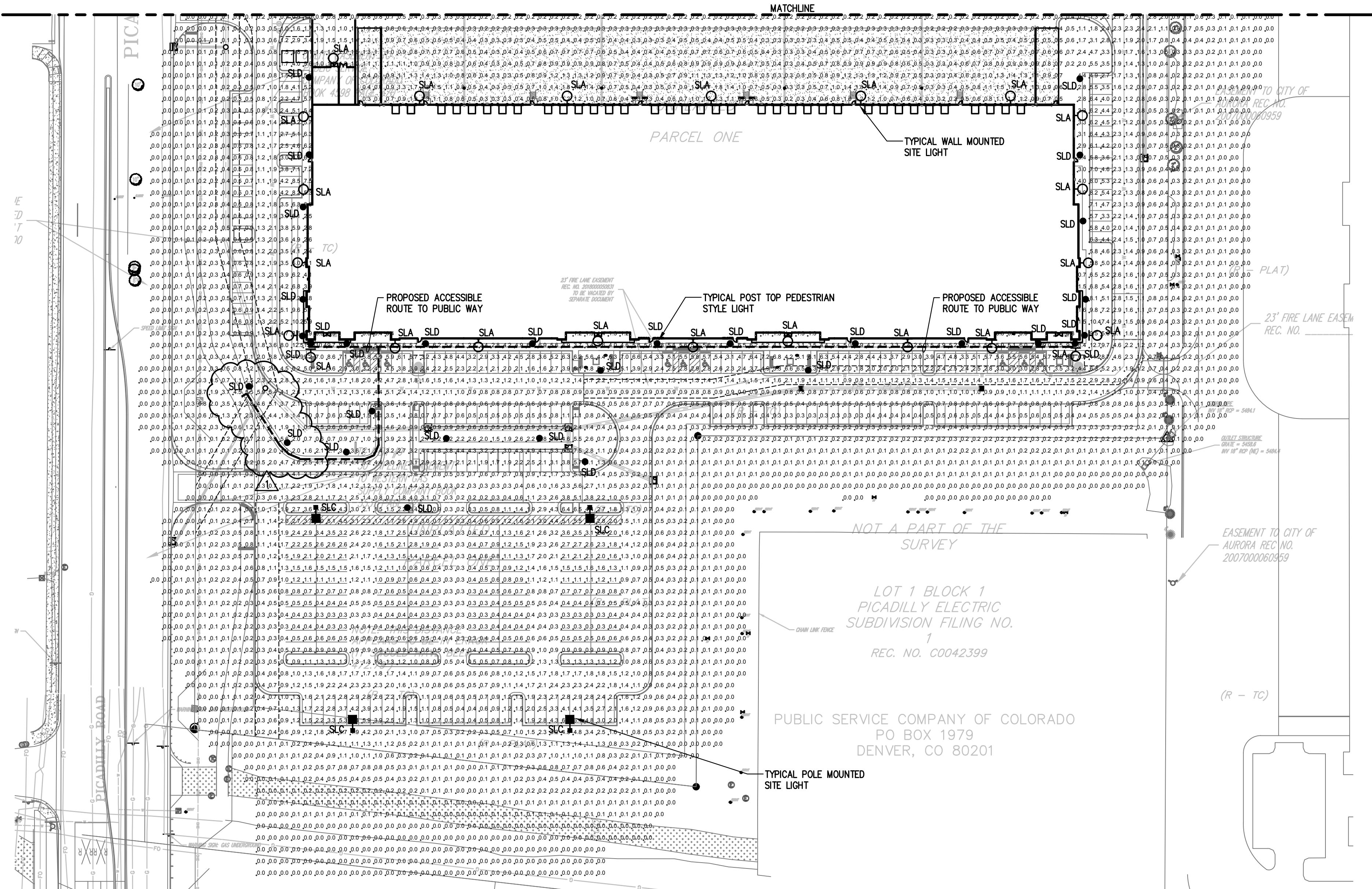


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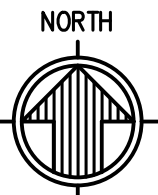
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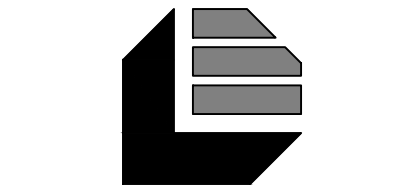


PARTIAL SITE PLAN – LIGHTING

SCALE: 1"=60'-0"




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WWW.LIBERTYENGR.COM

SHEET NO.		31		FILE NO.		DATE: 03/03/2017	AURORA COMMERCE CENTER - BLDGS A&B		Kimley Horn		 Joseph V. Belluccia, AIA																																																																																																																																																																																																																																																																																																																																																																																																																																																																																																																																																																																																																																																																																																																																																																																																																																																																																																																																																																																																																																																																																																																																																																																																																																																																</	
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