

WARE MALCOMB
LEADING DESIGN FOR COMMERCIAL REAL ESTATE

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suite 320
denver, co 80209
p 303.561.3333
waremalcomb.com

FOR AND ON BEHALF
OF WARE MALCOMB

STAFFORD LOGISTICS CENTER

FILING NO. 3

SITE PLAN

NO.	DATE	REMARKS
1	05/26/2021	SITE PLAN SUBMITTAL #1
2	09/03/2021	SITE PLAN SUBMITTAL #2
3	11/09/2021	SITE PLAN SUBMITTAL #3
4	12/21/2021	SITE PLAN SUBMITTAL #4
5	01/28/2022	SITE PLAN SUBMITTAL #5
6	02/16/2022	SITE PLAN SUBMITTAL #6
7	10/30/2024	MINOR AMENDMENT #1

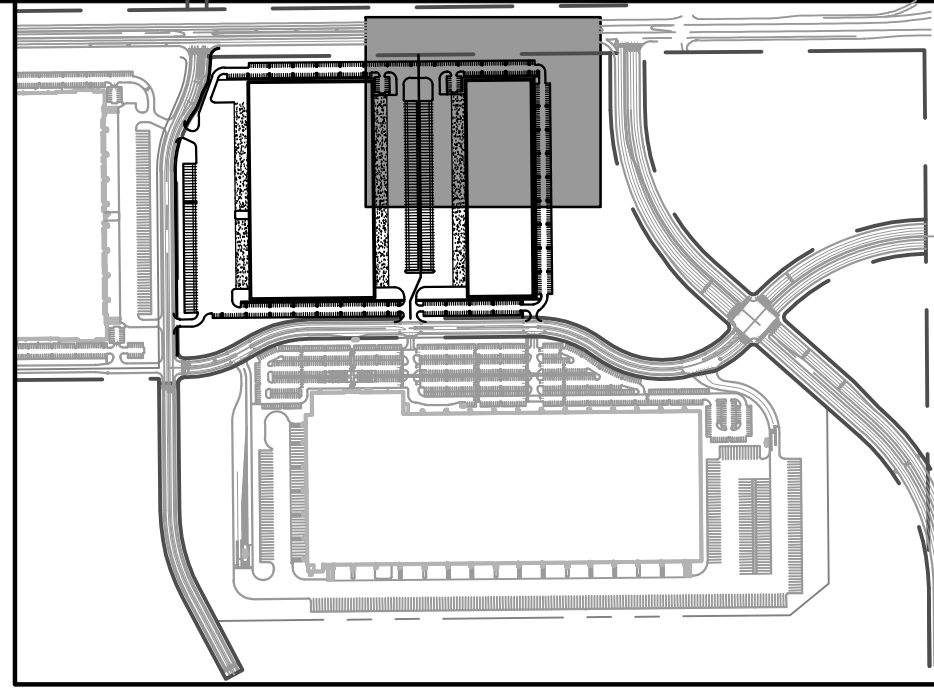
JOB NO.:	DCS20-4033
PA / PM:	JKC
DRAWN BY:	JRR
DATE:	4/22/21
PLOT DATE:	11/04/24

SHEET

5

Sheet 5

NOT FOR CONSTRUCTION



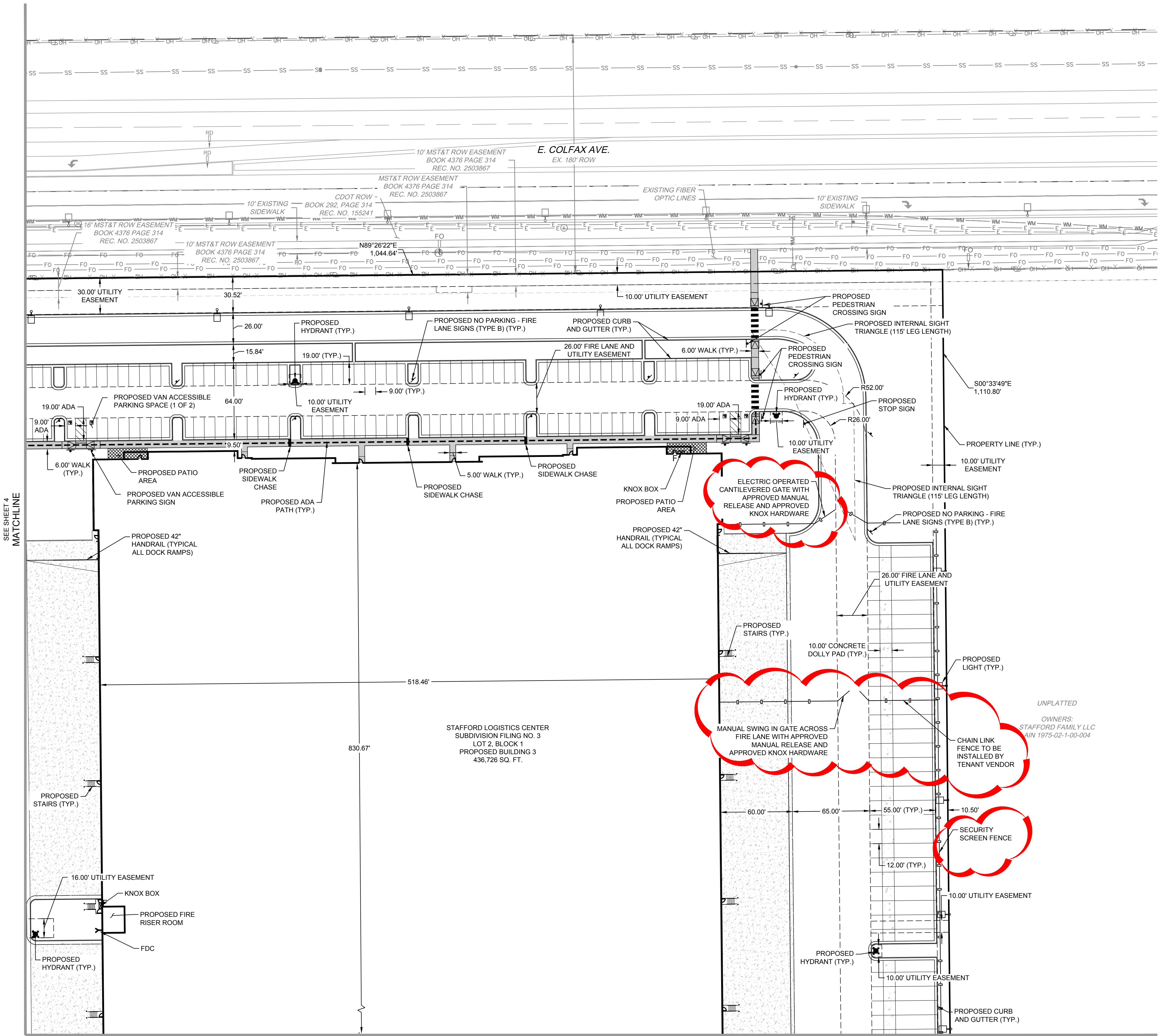
KEY MAP
SCALE: 1" = 4000'

LEGEND:

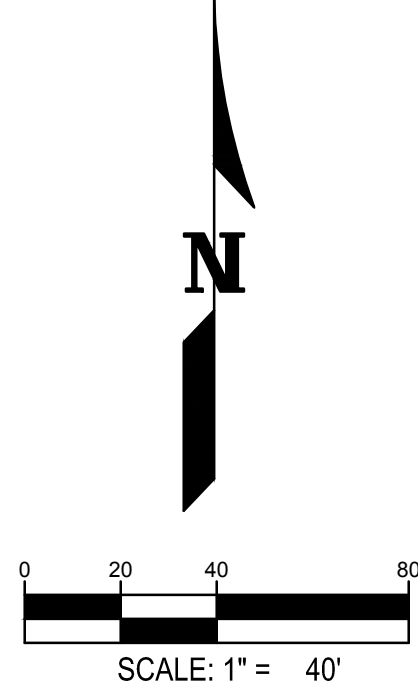
- PROPERTY LINE
- EXISTING RIGHT-OF-WAY LINE
- EXISTING CURB & GUTTER
- PROPOSED CURB & GUTTER
- PROPOSED CONCRETE
- PROPOSED ASPHALT
- PROPOSED WALK
- EXISTING EASEMENT
- PROPOSED UTILITY EASEMENT
- PROPOSED FIRE LANE EASEMENT
- ICC ACCESSIBLE ROUTE
- PARKING COUNT
- NEW FDC W/ APPROVED KNOX HARDWARE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

NOTES:

- ALL MANUAL PRIMARY AND SECONDARY EMERGENCY ACCESS GATES SHALL OPEN BY MEANS OF A KNOX PADLOCK OR OTHER KNOX HARDWARE AS APPROVED BY COA.
- ALL EASEMENTS DEDICATED TO THE CITY OF AURORA SHOWN HEREON ARE TO BE DEDICATED BY THE PROPOSED PLAT, UNLESS OTHERWISE NOTED.
- KNOX BOXES WILL BE PROVIDED WHERE REQUIRED.
- 100' FIRE DOOR SPACING WITH ACCESSIBLE DOOR HARDWARE WILL BE PROVIDED IF REQUIRED.



MATCHLINE
SEE SHEET 7



NO.	DATE	REMARKS
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SEE SHEET 5
MATCHLINE

STAFFORD LOGISTICS CENTER
SUBDIVISION FILING NO. 3
LOT 2, BLOCK 1
PROPOSED BUILDING 3
436,726 SQ. FT.

KEY MAP
SCALE: 1" = 4000'

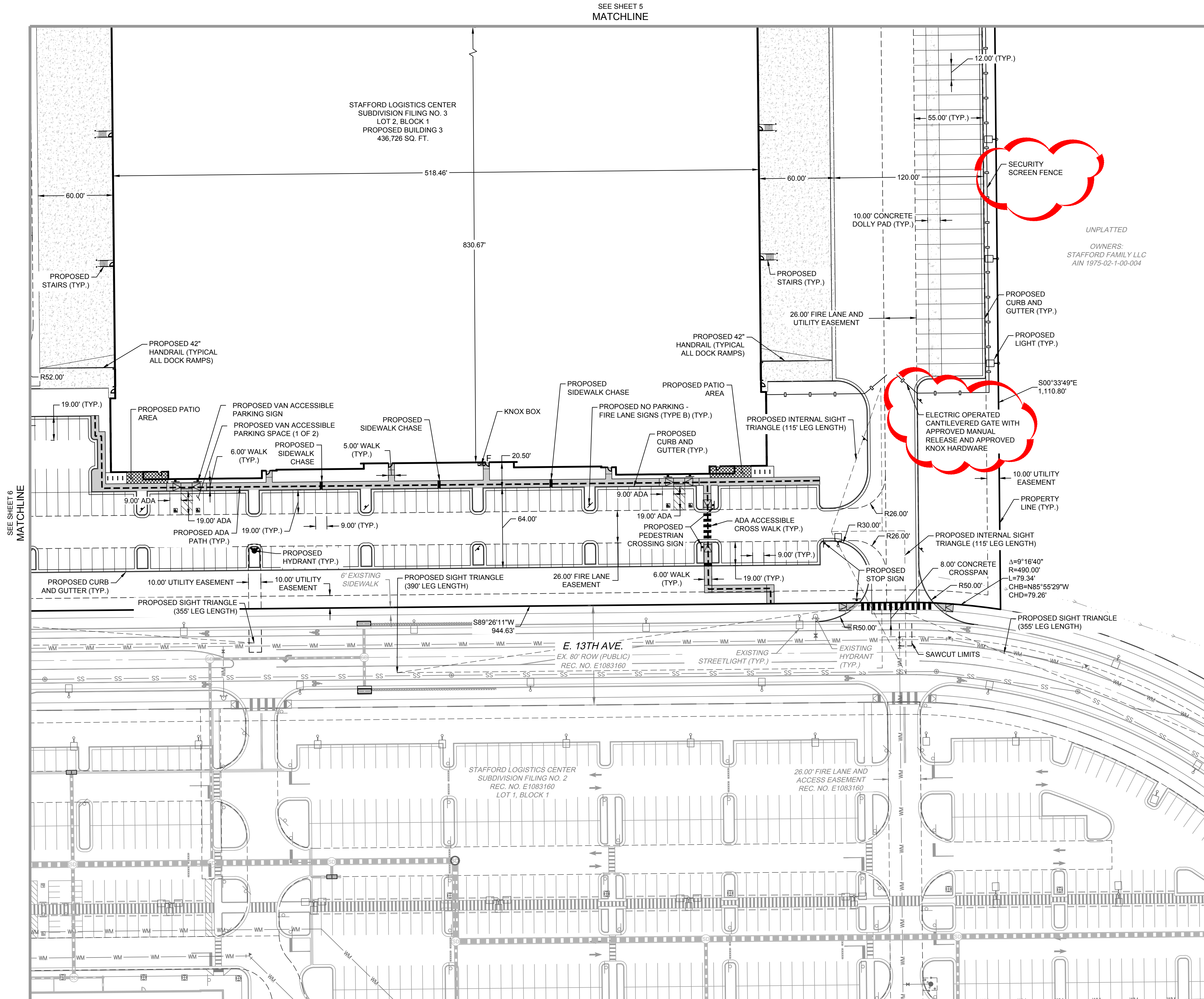
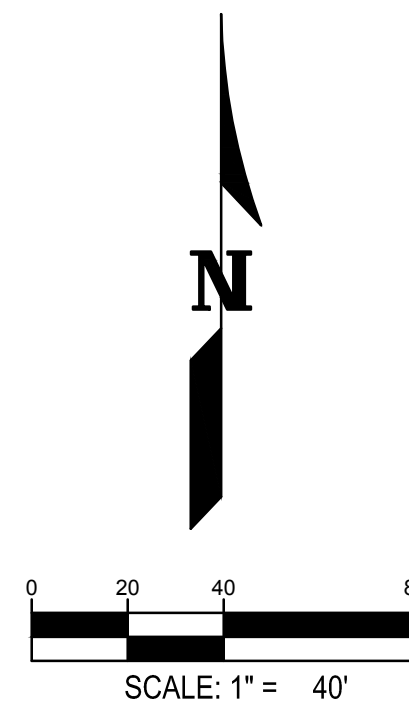
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- NEW FIRE HYDRANT
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- PROPOSED CURB RAMP

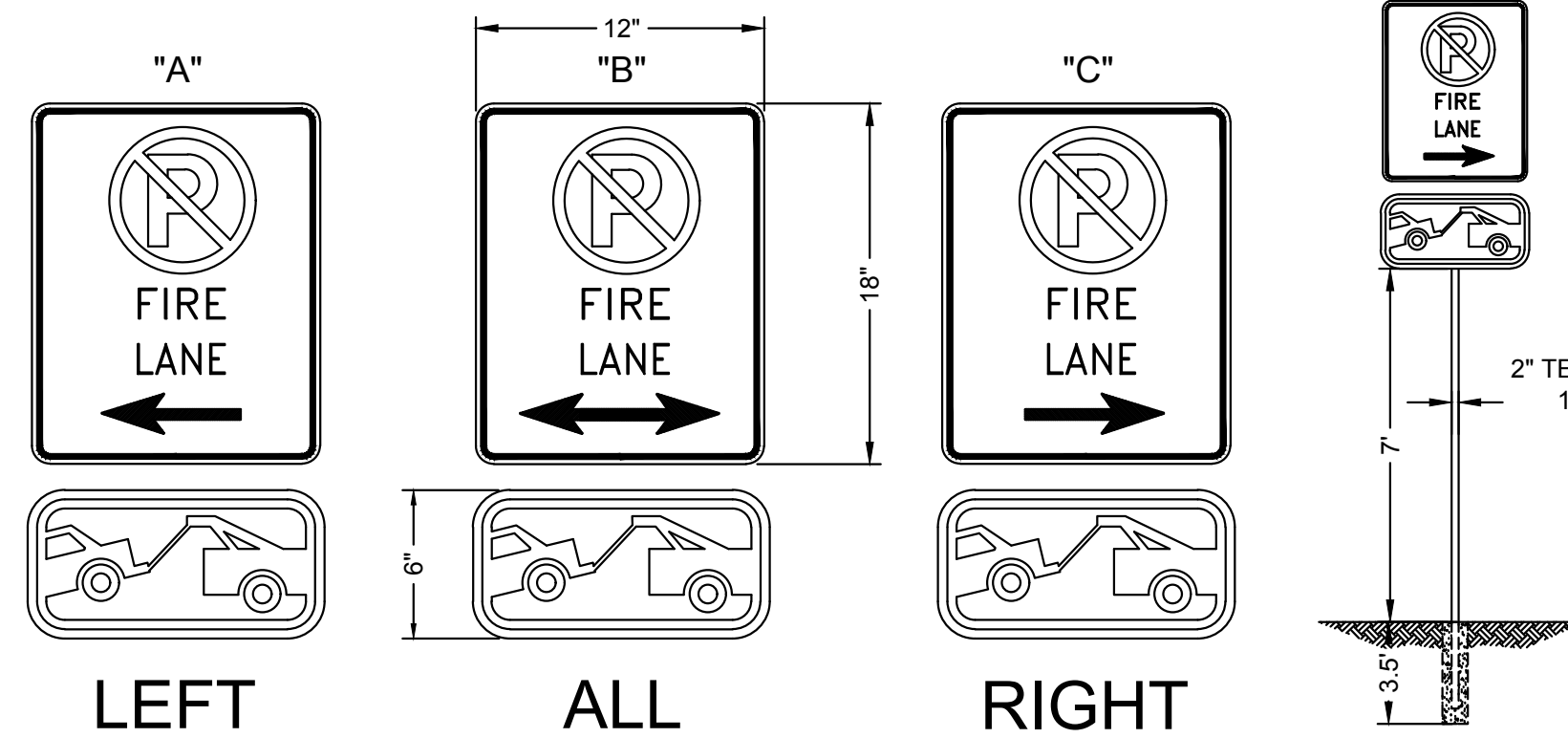
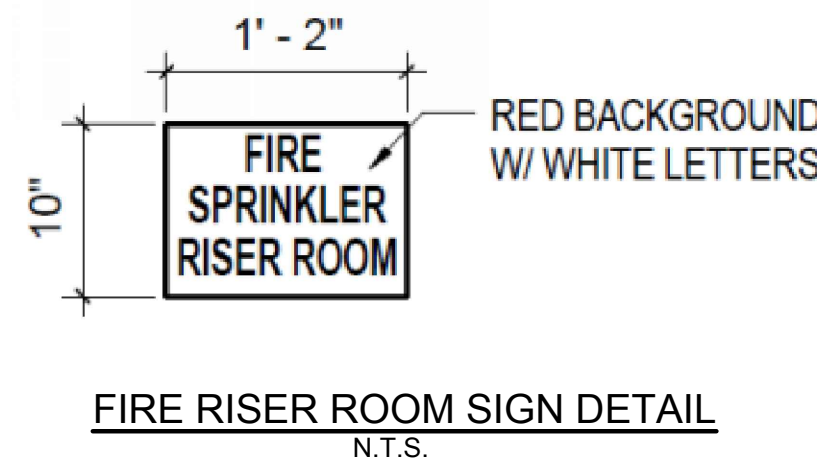
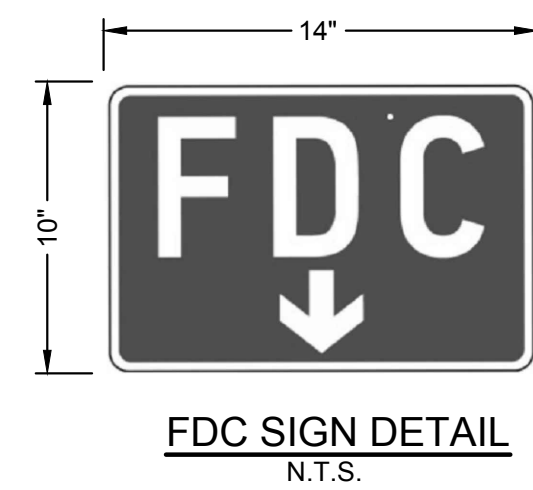
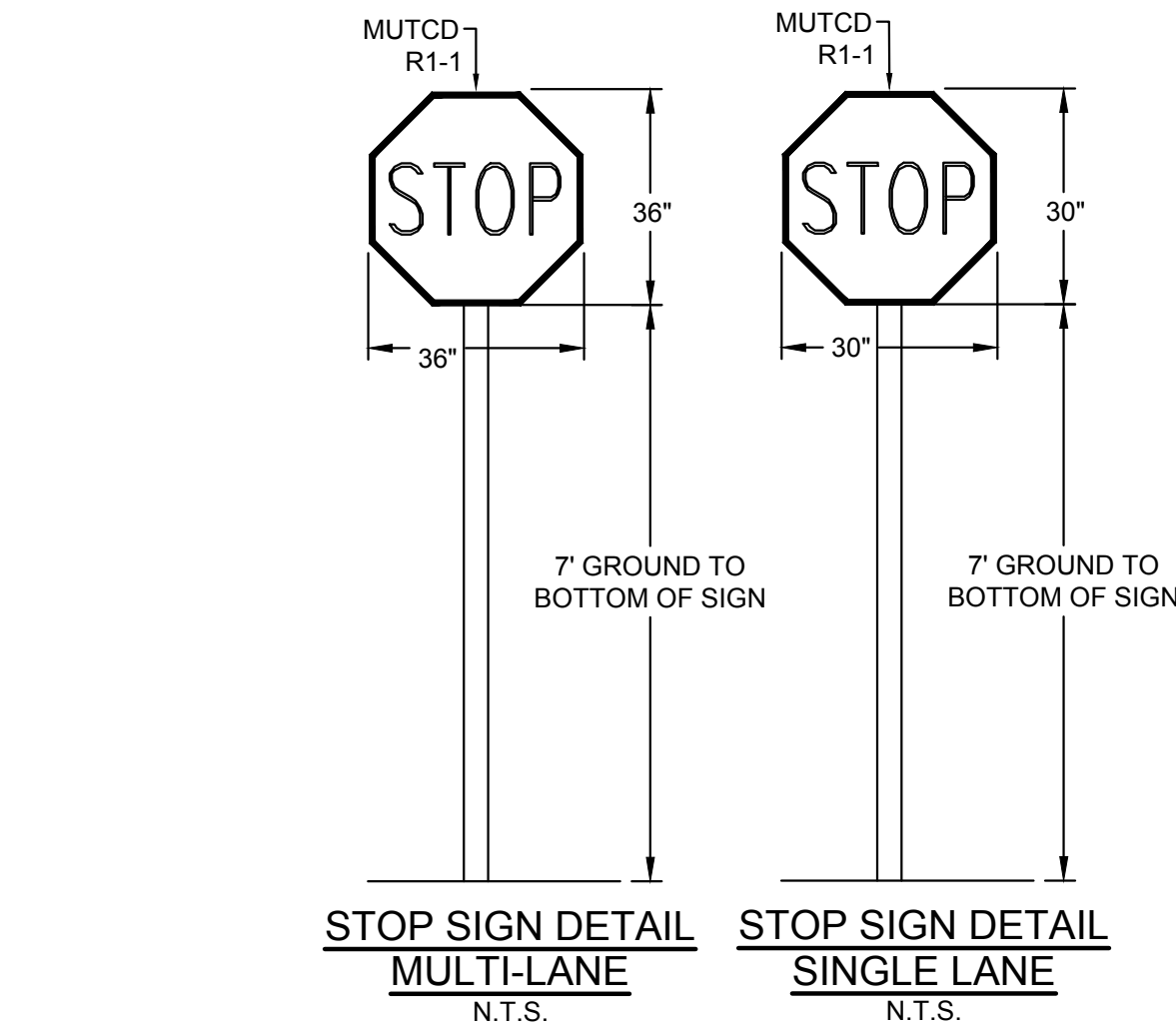
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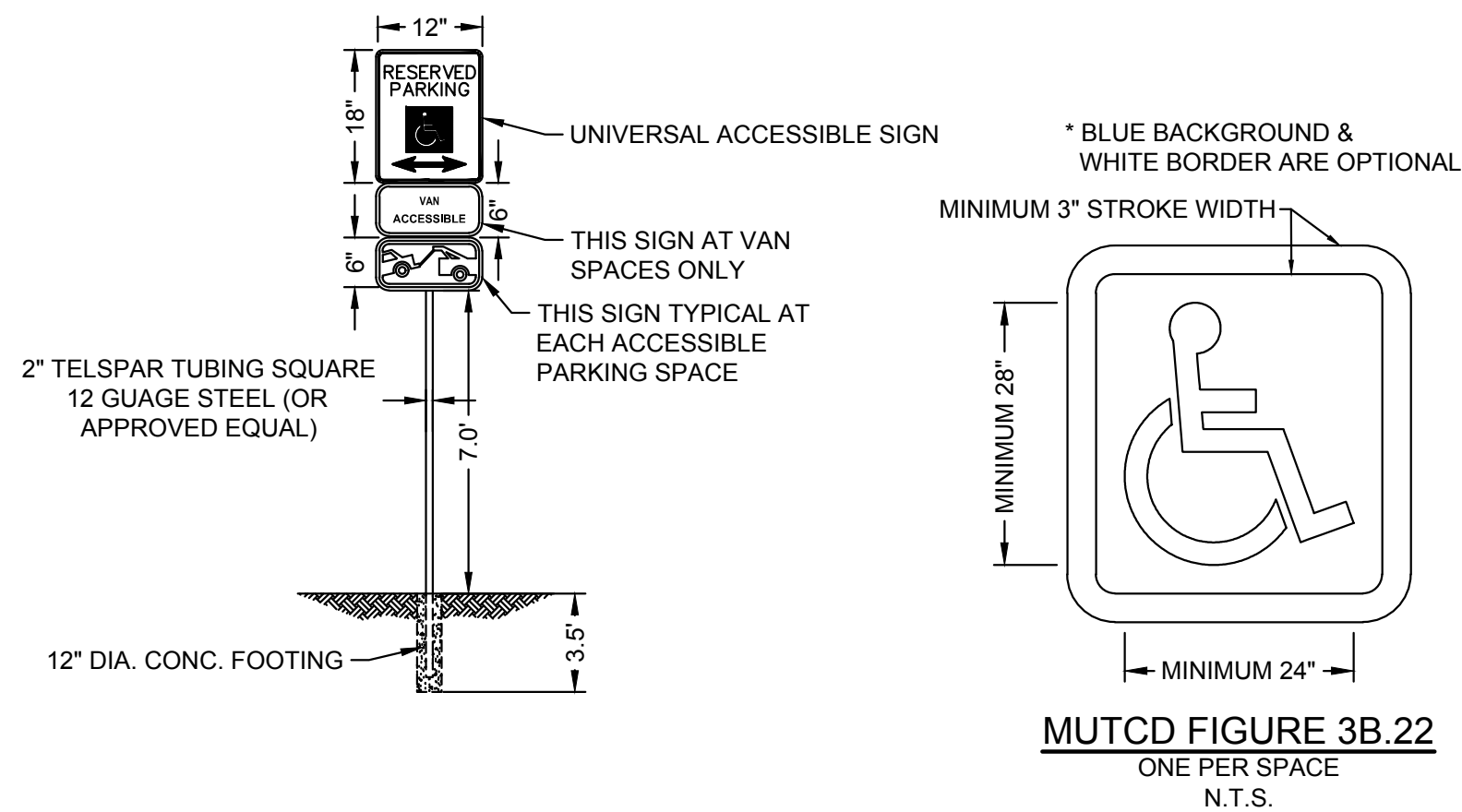
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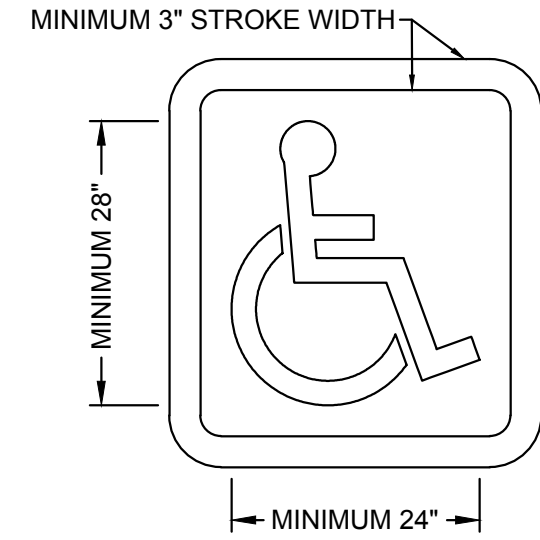


1. SIGNS SHALL BE LOCATED AT THE RIGHT SIDE OF THE FIRE LANE ENTRANCE AND AT THE END OF THE FIRE LANE. THE INTERMEDIATE SIGNS SHALL HAVE DOUBLE HEADED ARROWS POINTING IN BOTH DIRECTIONS.
2. TYPICALLY, THE MAXIMUM SPACING OF THE FIRE LANE SIGNS IS ESTABLISHED AT 100' ON CENTER WITH SIGNS BEING PLACED ON BOTH SIDES OF THE FIRE LANE EASEMENT (50' ON CENTER ALTERNATING SIDES). WHERE EXCESSIVE CURVATURE OF THE FIRE LANE EXISTS, THE SPACING OF THE FIRE LANE SIGNAGE WILL BE INCREASED AS NEEDED.
3. THE SIGNS SHALL BE SET AT AN ANGLE OF NOT LESS THAN 30 DEGREES AND NOT MORE THAN 45 DEGREES WITH THE CURB OR LINE OF TRAFFIC FLOW.
4. FIRE LANE SIGNS SHOULD BE INSTALLED 2' BEHIND CURB OR SIDEWALK.
5. THE CLEARANCE TO THE BOTTOM OF THE SIGN SHALL BE 7 FEET. THERE SHALL BE NOT OTHER SIGNS ATTACHED TO THE SIGN OR THE SIGN POST.
6. PLACEMENT OF THESE FIRE LANE SIGNS CANNOT ENCR OACH INTO THE 29 INSIDE TURNING RADIUS OF THE FIRE LANE EASEMENT, OBSTRUCT ANY FIRE HYDRANT OR FIRE DEPARTMENT CONNECTION OR ENCR OACH INTO THE ACCESSIBLE ROUTE OF THE SIDEWALK AREA.

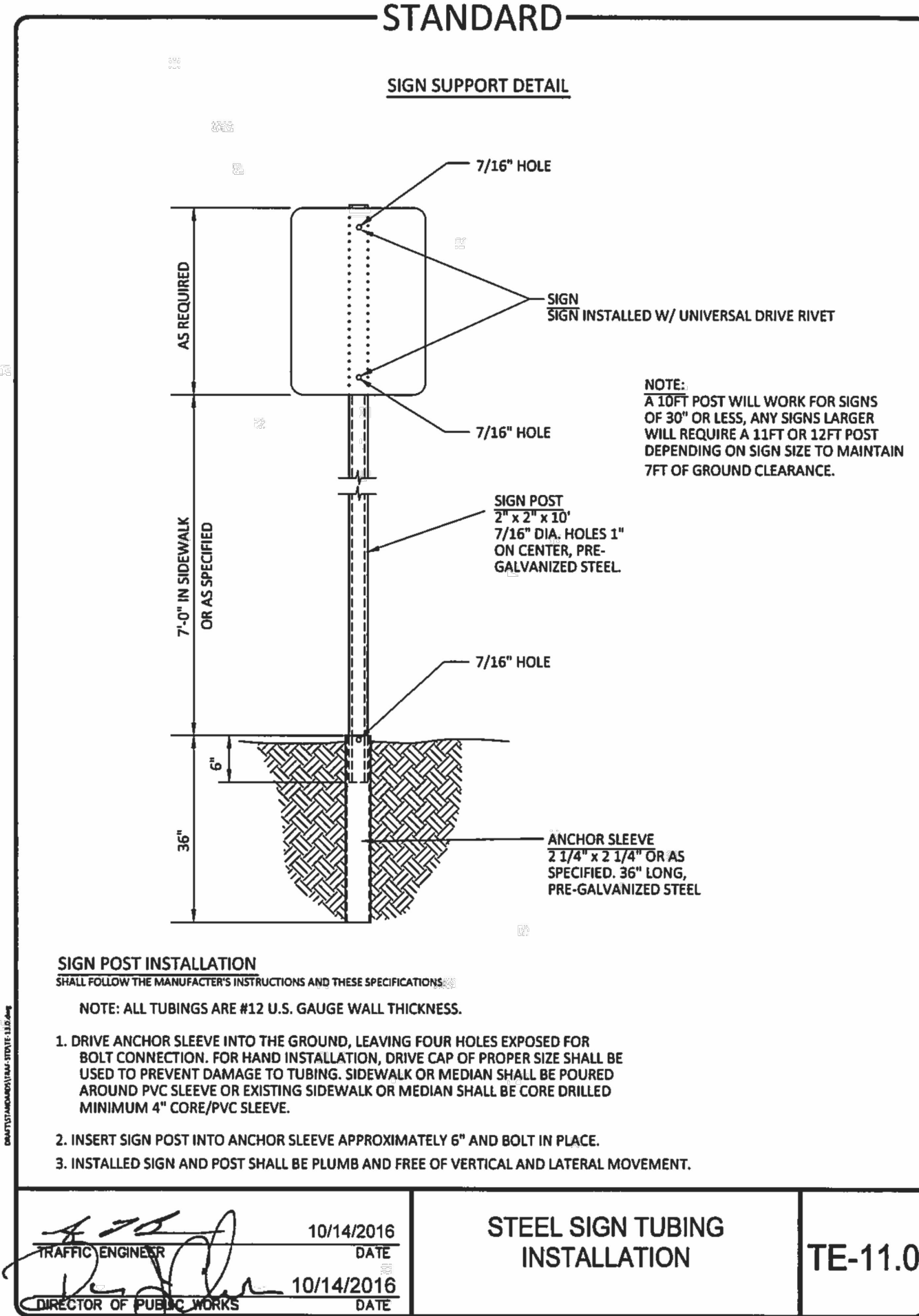
NO PARKING - FIRE LANE SIGN DETAIL
N.T.S.



* BLUE BACKGROUND & WHITE BORDER ARE OPTIONAL



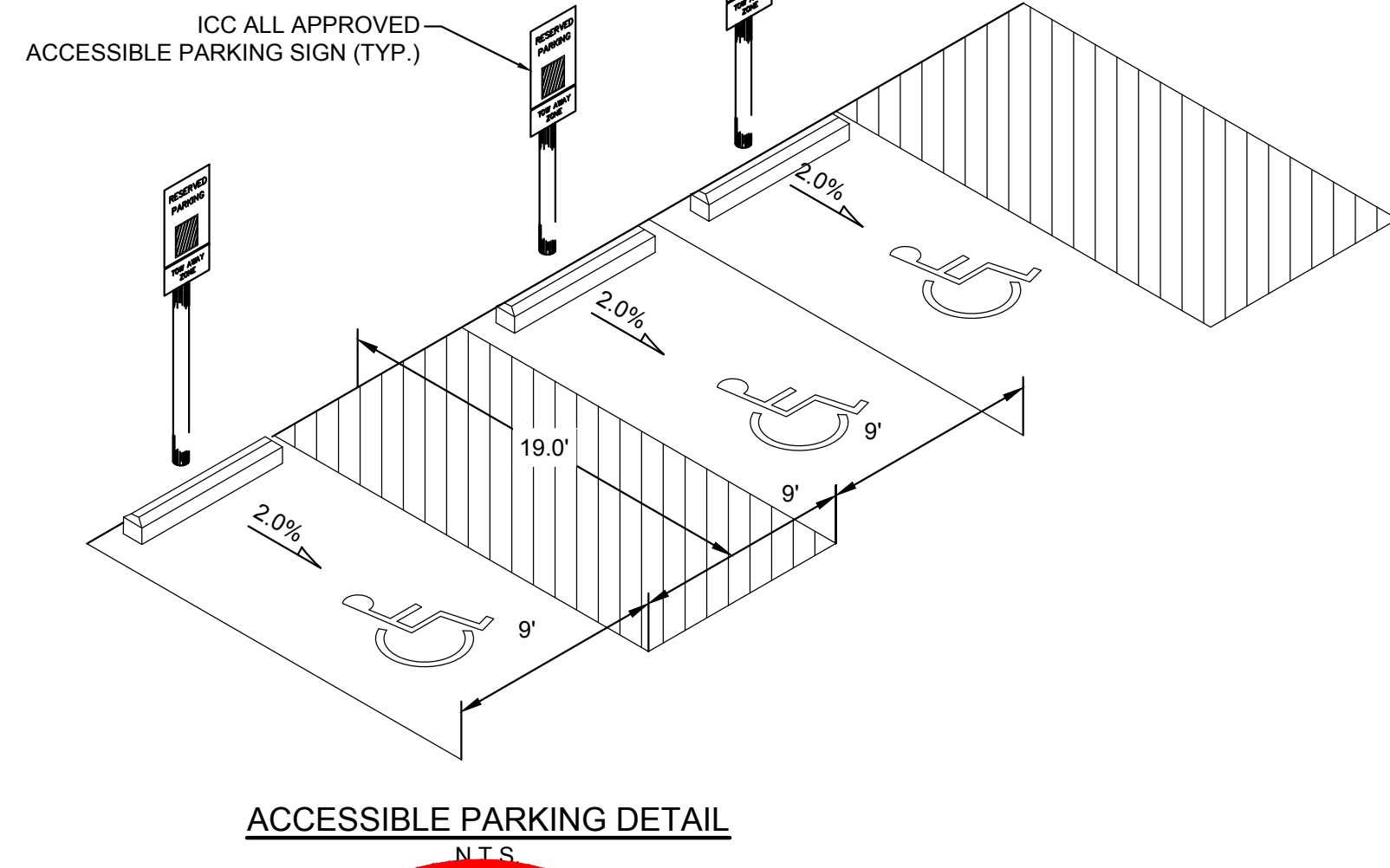
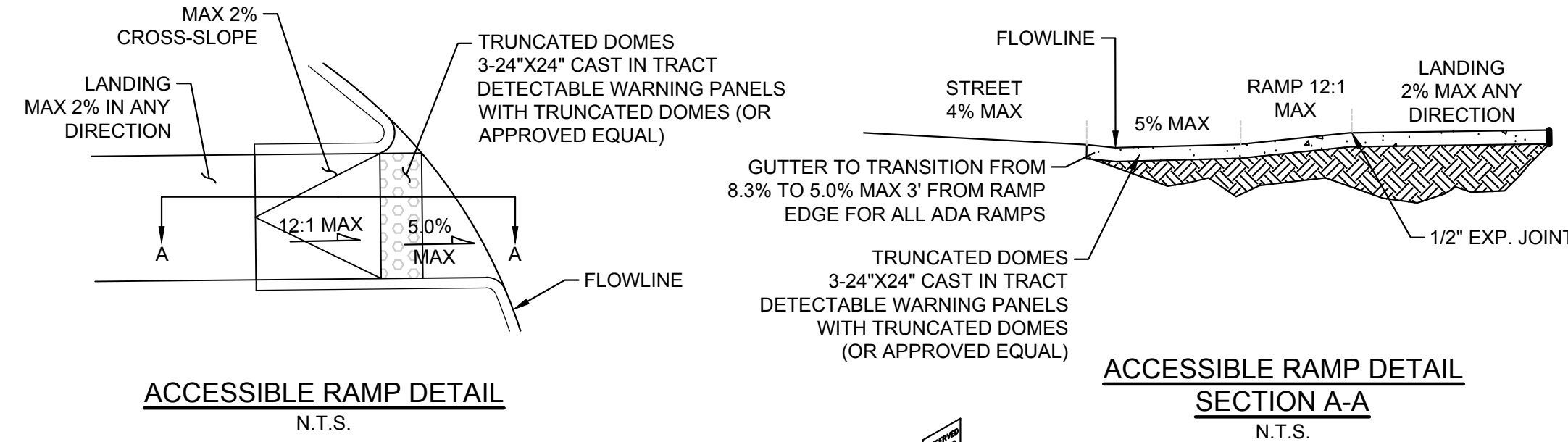
MUTCD FIGURE 3B.22
ONE PER SPACE
N.T.S.



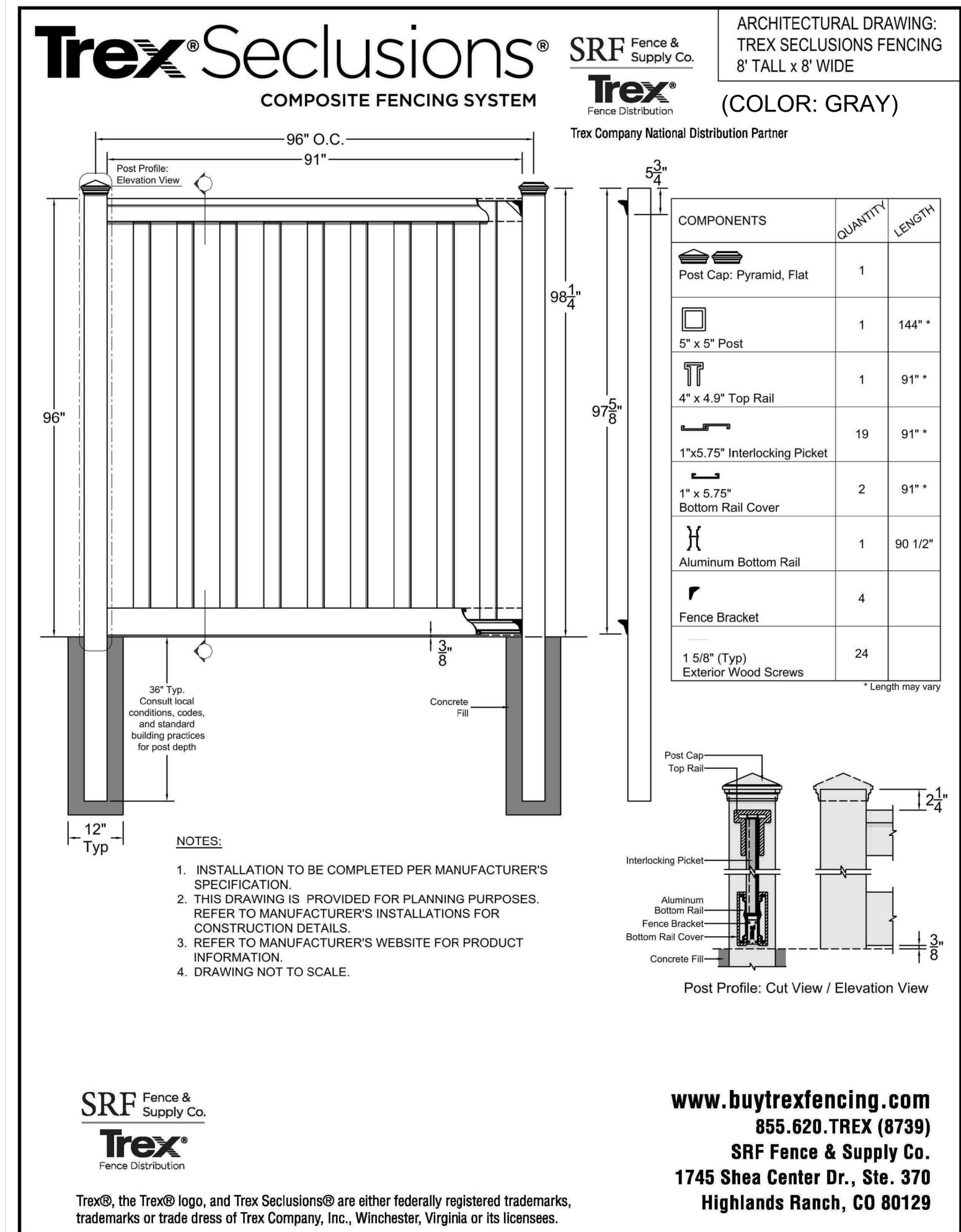
SIGN POST INSTALLATION
SHALL FOLLOW THE MANUFACTURER'S INSTRUCTIONS AND THESE SPECIFICATIONS:
NOTE: ALL TUBINGS ARE #12 U.S. GAUGE WALL THICKNESS.

1. DRIVE ANCHOR SLEEVE INTO THE GROUND, LEAVING FOUR HOLES EXPOSED FOR BOLT CONNECTION. FOR HAND INSTALLATION, DRIVE CAP OF PROPER SIZE SHALL BE USED TO PREVENT DAMAGE TO TUBING. SIDEWALK OR MEDIAN SHALL BE POURED AROUND PVC SLEEVE OR EXISTING SIDEWALK OR MEDIAN SHALL BE CORE DRILLED MINIMUM 4" CORE/PVC SLEEVE.
2. INSERT SIGN POST INTO ANCHOR SLEEVE APPROXIMATELY 6" AND BOLT IN PLACE.
3. INSTALLED SIGN AND POST SHALL BE PLUMB AND FREE OF VERTICAL AND LATERAL MOVEMENT.

TRAFFIC ENGINEER 10/14/2016 DATE	STEEL SIGN TUBING INSTALLATION	TE-11.0
DIRECTOR OF PUBLIC WORKS 10/14/2016 DATE		



- NOTES:
1. 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 CHIEF. FOR ASSISTANCE PLEASE CALL 303-739-7420 AND ASK FOR A LIFE SAFETY PLANS EXAMINER.
 2. AN ENCR OACHMENT 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



- NOTES:
1. INSTALLATION TO BE COMPLETED PER MANUFACTURER'S SPECIFICATION.
 2. THIS DRAWING IS PROVIDED FOR PLANNING PURPOSES. REFER TO MANUFACTURER'S INSTALLATIONS FOR CONSTRUCTION DETAILS.
 3. REFER TO MANUFACTURER'S WEBSITE FOR PRODUCT INFORMATION.
 4. DRAWING NOT TO SCALE.

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1745 Shea Center Dr., Ste. 370
Highlands Ranch, CO 80129

A 8' OPAQUE SCREEN FENCE (TREX COMPOSITE OR EQUIVALENT)
SCALE: NTS

FENCE TO BE INSTALLED ALONG SOUTH SPECIAL BUFFER, EAST PARKING BUFFER AND THE WEST PARKING BUFFER. SEE PLANS FOR EXACT LOCATION