

Planning Division
15151 E. Alameda Parkway, Ste. 2300
Aurora, Colorado 80012
303.739.7250

March 4th, 2023

Re: Initial Submission Review – Comment Response Letter –
Stafford Logistics Center Trailer Parking – Master Plan Admt, Site Plan, and Plat Application Number:
DA-2170-06

Case Numbers: **2019-7001-03; 2023-6014-00; 2023-3011-00**

Dear Mr. Osoba:

Thank you for your recent review of the site plan and associated documents. Please find a narrative of recent changes below:

Please note additional plan comment responses can be found at the end of this letter.

- Most importantly and noticeably the lot has been subdivided into 2 lots to provide the opportunity for future development in the west lot. Access to the site has been considered and will be provided from existing 13th (private). A fire easement from the trailer lot has been accounted for and can be striped off in the future to provide the access required for the western lot. While nothing is being proposed on the lot at this time, the feeling was the property should be appropriately subdivided at this time to set up for future development.
- The pond has been reshaped to better work with the lot's geometry.
- Improvements have been added to the Colfax frontage including 10' sidewalk and landscape zone. Curb has been omitted to be consistent with the rest of the Stafford frontage. Drainage of the frontage will remain as is in existing condition with flows from road and frontage flowing west in the existing ditch.
- Discussions with PROS are ongoing regarding the special landscape buffer along the western property boundary. At this time, the main concern conveyed to us by PROS was drainage from our site onto theirs. We've proposed installing the shrub plantings at this time and deferring the tree plantings to be installed when the western lot is developed. It is understood that the shrubs and low plantings could help address the existing drainage concerns, while the trees would provide minimal drainage relief. This proposal is currently under their review, but is consistent with our conversations to date with them.

Please find our responses to specific comments below in red. Plan comments will also be provided to applicable questions.

Initial Submission Review

SUMMARY OF KEY COMMENTS FROM ALL DEPARTMENTS

- Due to the proximity of the Aurora Sports Park, please provide screening in accordance with requirements for Outdoor Storage (146-3.3.5.X). This can be accomplished with fencing and/or landscape material. – Planning
Response: It has been discussed with PROS and Landscape that the larger plantings can be deferred until the time when the west frontage of ASP is developed on the Stafford property. Our latest exhibit is currently under their review.
- Coordinate with the Parks Recreation and Open Space Department on the need for the Special Landscape Buffer. A deferral may be permitted until the development of the greater parcel occurs. – Landscaping
Response: The main concern of PROS was runoff from the site. It has been proposed that agreed we would provide smaller planting and low tailwater basins to limit channelized discharges to the ASP property in an effort to prevent erosion.
- Improvements are required along Colfax Street. This includes curb and gutter, 10' landscape, and 10' sidewalk along the frontage of this lot. – Civil
Response: 10' walk and landscape provided. In an effort to be consistent with the rest of the Stafford frontage, curb and gutter was committed.
- This fire lane easement does not appear to match the easement shown on Sheet C2, C3, and C4 of this set of drawings for Sheet 5 and 6. – Fire/Life Safety
Response: This issue has been corrected and is consistent with throughout the plans.
- Provide a table showing that the requisite number of shrubs and trees are being proposed within the 25' special landscape buffer. 1 tree and 10 shrubs per 25 linear feet for industrial uses, 1 tree and 10 shrubs per 30 linear feet for all other uses. – Parks, Recreation and Open Space
Response: We believe this was provided and may have been missed. Regardless it is in the current submitted set.

PLANNING DEPARTMENT COMMENTS

1. Community Questions, Comments and Concerns

1A. No community comments were received. The First Review Neighborhood Meeting requirement has been waived. 1B. No comments were received from outside agency organizations that were notified of this application.

Response: Understood. Thank you.

2. Completeness and Clarity

Site Plan

Comments

Sheet 1

2A. Remove City Council from the COA approvals as that approval is not required with this application.

Response: This has been removed.

2B. Add an amendment block per the Site Plan Manual.

Response: Amendment block has been added.

2C. A site plan data block is required on this cover page. If you need a copy of the data block .dwg file, please reach out to your Case Manager.

Response: Data block has been added.

2D. The title of the Site Plan should not include the subdivision filing number. Please revise the title to read: "Stafford Logistics Center - Trailer Parking Site Plan" per the development application name.

Response: Per conversation with Dan Osoba, the filing number can remain. This is based on recently approved SPs.

2E. Revise the title per the related comment on the cover sheet, typical on all sheets.

Response: Same as above comment.

2F. Master Plan Amendment documents shall be included in the 2nd submittal.

Response: These additional MP docs have been included..

2G. Modify the vicinity map to show the full extent of the proposed site.

Response: The hatch has been modified to show site extents.

2H. Show and label Stafford Logistics Center for reference. Use a dashed linetype.

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Response: Overall site included in Vmap..

Sheet 2

2I. Site Plans need to be drawn in 1"=40' scale at a minimum.

Response: Scale has been adjusted as such.

2J. Use this linetype for all property lines.

Response: Understood. This has been adjusted.

2K. There are discrepancies between sheets on how this portion of the lot looks. Please ensure all sheets match.

Response: Understood. This has been adjusted for consistency.

Sheet 3

2L. Will this open area ever be developed as part of Stafford Logistics Center?

Response: This area may be developed in the future. It has been subdivided in the plat to allow this in the future.

Sheet 4

2M. Label these existing improvements.

Response: The roads shown have been removed from the base as they have been demoed with previous site improvements.

Sheet 5

2N. Show the adjacent property line and provide a distance dimension.

Response: Understood.

3. Zoning Comments

Site Plan

Comments

Sheet 2

3A. Label adjacent zoning, typical for all adjacent properties.

Response: These have been updated.

3B. Label the distance from the property line to the edge of pavement. It appears that there is a discrepancy between this distance and the landscape plans.

Response: Consistency issues have been adjusted.

1. Streets and Pedestrian Issues

Site Plan

Comments

Sheet 2

4A. Please keep the walks to provide pedestrian connectivity between this parking area and building 1.

Response: Understood. Walks remain.

4B. As there is no north/south sidewalk on the east side of this drive aisle, a sidewalk connection from Colfax Ave would be required and continue south to the southern border of the site.

Response: N-S walk added per comment.

Sheet 8

4C. Show an extension of the accessible route to Building 1.

Response: The walks connecting the lot to the street are not ADA. The N-S walk along the private drive is ADA compliant.

2. Urban Design Issues

Site Plan

Comments Sheet

2-3

5A. Label existing fencing and whether it is to remain or be removed.

Response: Labeled as to be removed.

Sheet 6

5B. Due to the proximity of the Aurora Sports Park, please provide screening in accordance with requirements for Outdoor Storage (146-3.3.5.X). This can be accomplished with fencing and/or landscape material.

Response: Repeat comment. see above.

Sheet 7

5C. Add fencing details as necessary.

Response: No fencing to be installed.

3. Landscaping Issues (Kelly Bish / 303-739-7189 / kbish@auroragov.org / Comments in bright teal)

Site Plan

Comments

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PLANNING	BRANDING
INTERIORS	BUILDING MEASUREMENT

Sheet 5

6A. Increase the font size. Match the table. There are two instances of this comment, see the redlines for details.

Response: Font size in table increased..

6B. Cottonwoods are not permitted.

Response: Cotton woods removed.

6C. Dimension and label the non-street buffer. The buffer starts at 18' and can be reduced to 12'. Refer to the UDO Table 4.7-2. This does not appear to be meeting the minimum requirements. The plant material requirements are one tree and five shrubs per 40 lf and 30% shall be evergreen.

Response: Non street buffer labeled

6D. Where is the sidewalk?

Response: Sidewalk added.

6E. Add an asterisk and a note to the bottom of the table. Due to the presence of existing utilities within the curbside landscape, the required street trees were located behind the back of the walk.

Response: Note added.

6F. Dimension and label the street frontage buffer from the back of the walk.

Response: Colfax buffer labeled.

6G. Is this an existing or proposed fence? If existing, is it being removed and if it is, please remove it from the plan. If a new fence is proposed, include the line work symbology in the legend and include a detail of the fence.

Response: fencing that was previously removed has been removed from plan. All other fencing in the improved area is to be removed.

6H. Not required as this area is intended to be included in the overall master-planned development.

Response: Understood

6I. Not being met. See the comment on this plan sheet.

Response: Understood

6J. Shrubs are only permitted to be substituted for trees if there is an encumbrance. See Section 146-7.5 E. Non-Street Perimeter Buffers, 2.a.iv.

Response: Understood

6K. See the comment on the landscape plan concerning the north and south buffers.

Response: Understood

6L. Coordinate with PROS. See the comment on the landscape plan.

Response: See key comment above

6M. Update to remove the reference to the previous landscape code.

Response: Updated

6N. Upon completion of the construction of the expanded parking lot.

6O. Remove the words Building 16.

Response: Understood

Sheet 6

6P. This parking area layout does not match the other sheets in the plan set.

Response: This has been updated for consistency

6Q. Include the grading area. See the grading plan.

6R. Is this area intended for a future building and associated parking??

6S. If a future building and/or parking are envisioned for this area, then this buffer plant material should be included with that development and not with this application.

Response: Understood

6T. Coordinate with the Parks Recreation and Open Space Department on the need for the Special Landscape Buffer.

Response: See key comment above

A deferral may be permitted until the development of the greater parcel occurs.

6U. A non-street buffer is not required along here whether with this application or a future application since it will be part of the existing master plan.

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INTERIORS	BUILDING MEASUREMENT

Response: Understood

6V. Label and dimension the proposed utility easements. There are two instances of this comment, see the redlines for details.

4. Addressing (Phil Turner / 303-739-7357 / pcturner@auroragov.org)

7A. Please submit a preliminary digital addressing .SHP or a .DWG file as soon as possible. This digital file is used for street naming, addressing and preliminary GIS analysis. Include the following layers as a minimum:

- Parcels
- Street lines
- Building footprints (If available)

Please ensure that the digital file is provided in a NAD 83 feet, State plane, Central Colorado projection so it will display correctly within our GIS system. Please provide a CAD .dwg file that is a 2013 CAD version. Please eliminate any line work outside of the target area. More information can be found at:

<https://auroragov.org/CADtoGISstandards>

OR by contacting CADGIS@auroragov.org

Response: This will be submitted after the SP submittal.

REFERRAL COMMENTS FROM OTHER DEPARTMENTS AND AGENCIES

5. Civil Engineering (Julie Bingham / 303-739-7403 / jbingham@auroragov.org / Comments in green)

Site Plan

Comments

Sheet 2

8A. Revise the leader location.

Response: Leader has been revised.

8B. Label the existing fire lane easement.

Response: existing fire and access easements have been added.

8C. Is there an ADA connection to this ramp? If not, please remove it.

Response: Sidewalk not ADA. Ramp removed.

8D. Improvements are required along Colfax Street. This includes a curb and gutter, 10' landscape, and 10' sidewalk along the frontage of this lot.

Response: Repeat comment see above..

8E. Show and label Colfax and the ROW width.

Response: ROW dimension added.

8F. A streetlight may be required depending on the photometric analysis of Colfax. Looking at the spacing of lights along Colfax proposed as part of the adjacent site, it appears that at least one light will be required along the frontage. Please show the light and indicate the fixture and pole height.

Response: This comment has not been addressed but it has been determined that 2 lights will be required on colfax.

Please add the following 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."

Sheet 3

8G. Minimum 1% slope on asphalt.

Response: Understood.

8H. Minimum 2% slope in unpaved areas.

Response: Understood.

8I. Will this be a duck pond?

Response: This has been corrected.

6. Traffic Engineering (Steve Gomez / 303-739-7336 / segomez@auroragov.org / Comments in amber)

Site Plan

Comments

Sheet 1

9A. Traffic study will be provided with 2nd package submittal. Additional traffic comments will be made at that time.

Response: Traffic letter provided.

9B. Add sight triangles per COA TE-13.at site accesses. Label access as a full movement. Provide truck-turning templates at site accesses.

Response: sight triangles added

9C. This ped ramp cannot direct pedestrians directly into the parking lot. Consider pedestrian/sidewalk

connection to these parking spaces or across at the entrance or both.

Response: Understood. Opposing walk added.

9D. This ped ramp cannot direct pedestrians directly into the parking lot. Consider ped connection across here.

Response: Understood. Opposing walk added.

Sheet 5

9E. Add sight triangles per COA TE-13 at site accesses. Verify mature plant heights within sight triangles meet COA 4.04.2.10 requirements.

Response: Sight triangles added.

7. Fire / Life Safety (Richard Tenorio / 303-739-7336 / rtensorio@auroragov.org / Comments in blue)

Site Plan

Comments

Sheet 2

10A. This fire lane easement does not appear to match the easement shown on Sheet 5 and 6 of this set of drawings for Sheet C2, C3, and C4.

Response: Understood. Sheets have been adjusted for consistency.

10B. The installation of security gates across a fire apparatus access road shall be approved. Where security gates are installed at primary access points, those gates shall have an approved automatic means of emergency operation (Siren Operated System or SOS), a Knox Key Switch or Knox Box with a means of manual operation. The security gates installed at secondary access points shall have an approved means of operation. The security gates and the emergency operation shall be maintained in proper working condition at all times. In the event that there are electric gate operators, they shall be listed in accordance with UL 325. Gates intended for automatic operation shall be designed, constructed, and installed in compliance with the requirements of ASTM F2200.

10C. Gating or barricade systems must be shown on the site plan in the following manner:

Response: No gating is proposed.

- The minimum gate width shall be 23 feet and shall not encroach into the fire lane easement.
- Gating and barricade systems must be located a minimum of 35 feet back from the adjacent street flow line.
- 10D. Label the type of gating or barricade system being installed on the site plan using one of the following examples:
 - 23' Automatic Sliding Gate with approved Siren Operated System, Knox Key Switch, and Manual Release.
 - 23' Manual Swinging Gate with Approved Knox Hardware.
 - 23' Manual Sliding Gate with Approved Knox Hardware.
 - 23' Electric Sliding Gate with Approved Knox Hardware.

Response: Understood. No gating is proposed.

10E. Using a heavy dashed delineation and label, show the exterior accessible route of travel throughout the site plan to:

- Public transportation stops.
- Accessible parking and accessible passenger loading zones. This includes required accessible garages.
- 60% of the required building entrances. Indicate all entrances and required exits on the plan.
- Provide an accessible route to all on-site amenities. These elements can include but are not limited to tennis courts, clubhouses, pools, laundry facilities, mail kiosks, and dumpsters.
- Curb ramps at street crossings and where accessible parking spaces access aisles connect to adjacent sidewalks.
- Provide marked crosswalks in all areas where the accessible route crosses a drive aisle.
- **Response: Crossing provided.**
- Accessible routes must be shown passing through gated entry(s) served.
- Show and label the location of accessible units required by IBC Chapter 11 and 2003 HB-1221 to be part of the exterior accessible route.
- **Response: All but crosswalks not applicable.**

Sheet 5

10F. This fire lane easement does not appear to match the easement shown on Sheet C2, C3, and C4 of this set of drawings for Sheet 5 and 6. Please correct the drawings to match. If this is the actual proposed fire lane, No Parking Fire Lane signs shall be posted along this property line.

Response: Understood. Sheets have been adjusted for consistency. FL signs added.

10G. This fire lane easement does not appear to match the easement shown on Sheet C2, C3, and C4 of this set of drawings for Sheet 5 and 6. Please correct the drawings to match. If this is the actual proposed fire lane, No Parking Fire Lane signs shall be posted along this property line.

Response: Signs added at the island ends

Sheet 8

10H. If this is designated an Accessible Route, delineate with a heavy dashed line and ensure the route is illuminated per the graphic provided.

Response: this is not an ada route

Subdivision Plat Comments

10I. Verify this fire lane easement matches on both this Plat and Site Plan.

Response: Understood. Sheets adjusted for consistency.

8. Aurora Water (Daniel Pershing / 303-739-7646 / ddpershi@auroragov.org / Comments in red)

Site Plan

Comments

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Sheet 1

11A. The site plan will not be approved by Aurora Water until the Preliminary Drainage Report is approved.

Response: Understood.

Sheet 3

11B. Label slope of Swale. 2% minimum.

Response: Trickle channel adjusted to conform..

11D. A drainage easement is required for all detention/water quality ponds. Show/label the drainage easement. 11E. Show/label the 100-year WSEL in the ponds.

Response: Understood. 100yr added

11F. Show the required maintenance access into the bottom of the pond and to the top of the outlet structure.

Response: Maintenance access provided around the whole pond.

2. **PROS** (Joe Odrzywolski / 303-739-7147 / jodrzywo@auroragov.org / Comments in mauve)

Site Plan

Comments

Sheet 3

12A. Is this draining directly to the sports park? Some sort of structure or feature should be located at this outfall to disperse the stormwater flows and it should be moved farther away from the western property line to allow for greater infiltration opportunity.

Response: Low tailwater basin added to disperse flows.

12B. Are there proposed contours for this area that should be shown? They appear to be shown on other sheets of this plan set.

Response: Area not to be disturbed. Sheet consistency issues addressed.

Sheet 6

12C. Show the trickle channel.

Response: This has been added.

12D. Increase the density of shrub planting in this area to promote infiltration and slow stormwater flows coming from the outfall of the trickle channel.

Response: Understood.

12E. Call out the required 25' special landscape buffer adjacent to the sports park.

Response: Understood.

12F. Provide a table showing that the requisite number of shrubs and trees are being proposed within the 25' special landscape buffer. 1 tree and 10 shrubs per 25 linear feet for industrial uses, 1 tree and 10 shrubs per 30 linear feet for all other uses.

Response: We believe this was provided and may have been missed. Regardless it is in the current submitted set.

10. Revenue Aurora Water Taps (Diana Porter / 303-739-7395 / dsporter@auroragov.org)

Generally

13A. Storm Drain Development fees due: 18.154 acres x \$1,242.00 = \$22,547.27

13B. Commercial users with meters one and one-half inches and smaller with landscaped areas not served by a separate irrigation system shall be charged an outdoor fee based upon the total landscaped area.

Response: We believe this was provided and may have been missed. Regardless it is in the current submitted set.

11. Real Property (Maurice Brooks / 303-739-7294 / mbrooks@auroragov.org / Comments in magenta)

Generally

14A. See redline comments on Subdivision Plat and Site Plan.

Response: Plat comments addressed on plat.

14B. Provide updated title commitment dated within 30 days of subdivision plat acceptance date.

Response: Understood.

14C. Provide most recent AES Board Monument Records for all aliquot section monuments shown on this plat.

Response: These have been provided

SIGNATURE BLOCK

LEGAL DESCRIPTION:

STAFFORD LOGISTICS CENTER TRAILER YARD BEING A PART THE NORTHWEST QUARTER OF SECTION 2, TOWNSHIP 4 SOUTH, RANGE 66 WEST OF THE SIXTH PRINCIPAL MERIDIAN, CITY OF AURORA, COUNTY OF ARAPAHOE, STATE OF COLORADO.

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

IN WITNESS THEREOF, THESE PRESENTS TO BE EXECUTED THIS DAY OF AD.

BY:

STATE OF)
COUNTY OF) CORPORATE SEAL

ON THIS DAY OF , 2020, BEFORE ME
NOTARY PUBLIC, PERSONALLY APPEARED
AND ACKNOWLEDGED THAT HE/THEY EXECUTED THE FOREGOING INSTRUMENT.

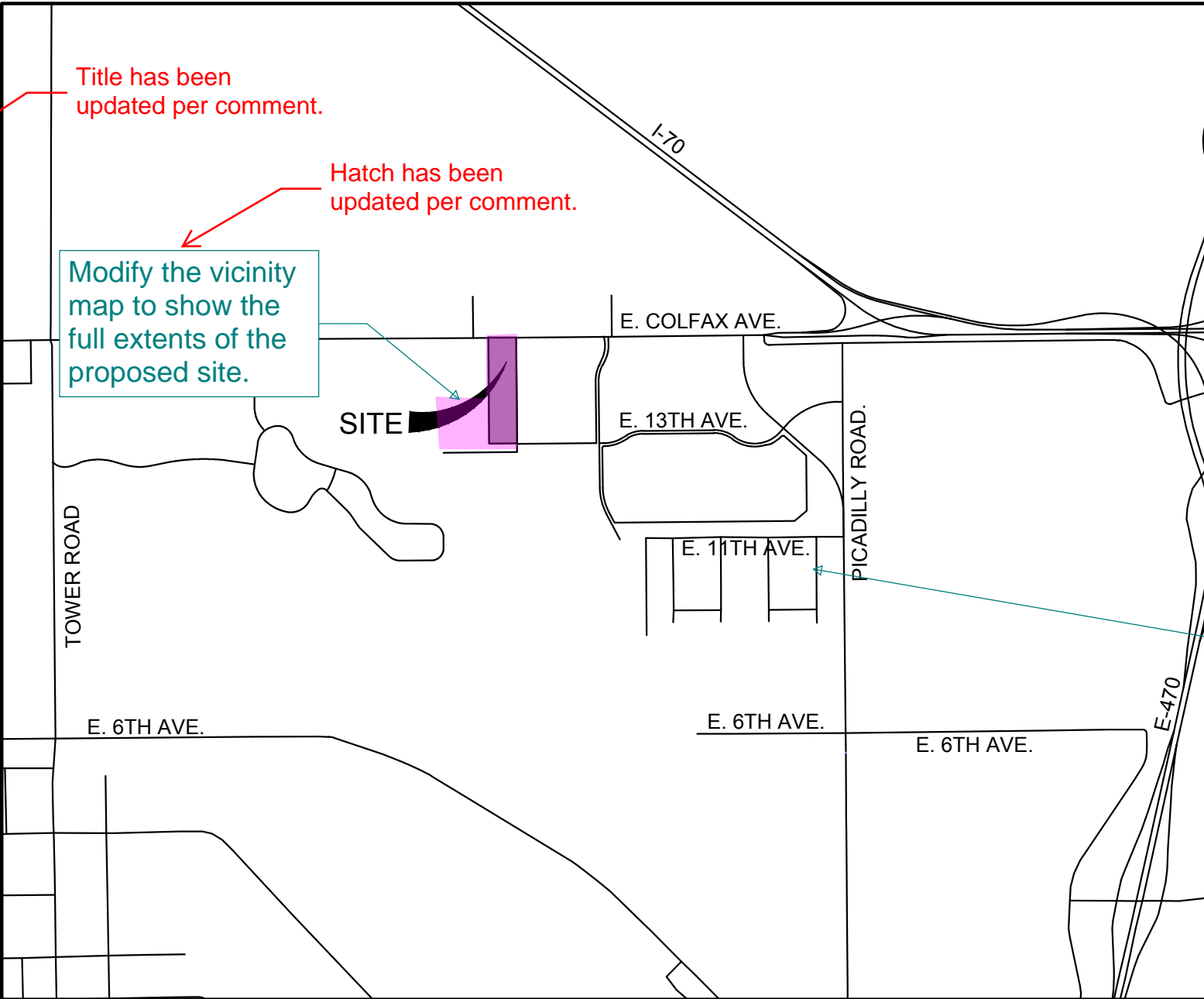
WITNESS MY HAND AND OFFICIAL SEAL

(NOTARY PUBLIC)
COMMISSION EXPIRES NOTARY BUSINESS ADDRESS:

STAFFORD LOGISTICS CENTER SUBDIVISION FILING NO. 5

SITE PLAN

BEING A PART OF THE NORTHWEST QUARTER OF SECTION 2, TOWNSHIP 4 SOUTH, RANGE 66 WEST OF THE SIXTH PRINCIPAL MERIDIAN, CITY OF AURORA, COUNTY OF ARAPAHOE, STATE OF COLORADO



VICINITY MAP

1" = 2000'

CIVIL ENGINEER
WARE MALCOMB
990 S. BROADWAY, SUITE 230
DENVER, CO 80209
303.561.3333
CHRIS STRAWN

LANDSCAPE ARCHITECT
MEURAN DESIGN GROUP LLC
700 COLORADO BOULEVARD, SUITE 131
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KERRY SMEESTER

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1900 WAZEE STREET, SUITE 205
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COLE WELBORN

SHEET INDEX:		
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2	C2.0	SITE PLAN
3	C3.0	GRADING PLAN
4	C4.0	UTILITY PLAN
5-8		LANDSCAPE PLAN
8	E0.0	PHOTOMETRIC SITE PLAN
9	E0.1	PHOTOMETRIC DETAILS

CITY OF AURORA APPROVALS

PLANNING DIRECTOR: DATE:

MISSION: DATE:
(CHAIRPERSON)

DATE:
(MAYOR)

CITY ATTORNEY: DATE:

ATTEST: DATE:
(CITY CLERK)

DATABASE APPROVAL DATE

RECORDERS CERTIFICATE

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

COLORADO AT O'CLOCK M, THIS DAY OF AD.

CLERK AND RECORDER: DEPUTY:

SITE PLAN NOTES

- THE DEVELOPER, HIS SUCCESSORS AND ASSIGNS, INCLUDING THE HOMEOWNERS OR MERCHANTS ASSOCIATION, SHALL BE RESPONSIBLE FOR INSTALLATION, MAINTENANCE AND REPLACEMENT OF ALL FIRE LANE SIGNS AS REQUIRED BY THE CITY OF AURORA.
- ALL SIGNS MUST CONFORM TO THE CITY OF AURORA SIGN CODE.
- EMERGENCY INGRESS AND EGRESS - RIGHT-OF-WAY FOR INGRESS AND EGRESS FOR SERVICE AND EMERGENCY VEHICLES IS GRANTED OVER, ACROSS, AND THROUGH ANY AND ALL PRIVATE ROADS AND WAYS NOW OR HEREAFTER ESTABLISHED ON THE DESCRIBED PROPERTY, AND THE SAME ARE HEREBY DESIGNATED AS "SERVICE/EMERGENCY AND UTILITY EASEMENTS" AND SHALL BE POSTED "NO PARKING - FIRE LANE".
- "ACCESSIBLE EXTERIOR ROUTES" SHALL BE PROVIDED FROM PUBLIC TRANSPORTATION STOPS, ACCESSIBLE PARKING AND ACCESSIBLE PASSENGER LOADING ZONES AND PUBLIC SIDEWALKS TO 60% OF THE ACCESSIBLE BUILDING ENTRANCES THEY SERVE. THE ACCESSIBLE ROUTE BETWEEN ACCESSIBLE PARKING AND ACCESSIBLE BUILDING ENTRANCES SHALL BE THE MOST PRACTICAL DIRECT ROUTE. THE ACCESSIBLE ROUTE MUST BE LOCATED WITHIN A SIDEWALK. NO SLOPE ALONG THIS ROUTE MAY EXCEED 1:20 WITHOUT PROVIDING A RAMP WITH A MAXIMUM SLOPE OF 1:12 AND HANDRAILS. CROSSWALKS ALONG THIS ROUTE SHALL BE WIDE ENOUGH TO WHOLLY CONTAIN THE CURB RAMP WITH A MINIMUM WIDTH OF 36" AND SHALL BE PAINTED WITH WHITE STRIPES. THE CITY OF AURORA ENFORCES HANDICAPPED ACCESSIBILITY REQUIREMENTS BASED ON THE 2015 INTERNATIONAL BUILDING CODE, CHAPTER 11, AND THE INTERNATIONAL CODE COUNCIL (ICC) A117.1-2009.
- THE APPLICANT HAS THE OBLIGATION TO COMPLY WITH ALL APPLICABLE REQUIREMENTS OF THE AMERICAN WITH DISABILITIES ACT.
- THE DEVELOPER, HIS SUCCESSORS AND ASSIGNS, SHALL BE RESPONSIBLE FOR INSTALLATION, MAINTENANCE AND REPLACEMENT OF ALL LANDSCAPING MATERIALS SHOWN OR INDICATED ON THE APPROVED SITE PLAN OR LANDSCAPE PLAN ON FILE IN THE PLANNING DEPARTMENT. ALL LANDSCAPING WILL BE INSTALLED PRIOR TO ISSUANCE OF CERTIFICATE OF OCCUPANCY.
- ALL CROSSINGS AND ENCROACHMENTS INTO EASEMENTS AND RIGHTS-OF-WAY OWNED BY THE CITY OF AURORA ("CITY") IDENTIFIED AS BEING PRIVATELY-OWNED AND MAINTAINED HEREIN ARE ACKNOWLEDGED BY THE UNDERSIGNED AS BEING SUBJECT TO CITY'S USE AND OCCUPANCY OF SAID EASEMENTS OR RIGHTS-OF-WAY. THE UNDERSIGNED, ITS SUCCESSORS AND ASSIGNS, FURTHER AGREES TO REMOVE, REPAIR, REPLACE, RELOCATE, MODIFY, OR OTHERWISE ADJUST SAID CROSSINGS OR ENCROACHMENTS UPON REQUEST FROM THE CITY AND AT NO EXPENSE TO THE CITY. THE CITY RESERVES THE RIGHT TO MAKE FULL USE OF THE EASEMENTS AND RIGHTS-OF-WAY AS MAY BE NECESSARY OR CONVENIENT AND THE CITY RETAINS ALL RIGHTS TO OPERATE, MAINTAIN, INSTALL, REPAIR, REMOVE OR RELOCATE ANY CITY FACILITIES LOCATED WITH SAID EASEMENTS AND RIGHTS-OF-WAY AT ANY TIME AND IN SUCH A MANNER AS IT DEEMS NECESSARY OR CONVENIENT.
- THE APPROVAL OF THIS DOCUMENT DOES NOT CONSTITUTE FINAL APPROVAL OF GRADING, DRAINAGE, UTILITY, PUBLIC IMPROVEMENTS AND BUILDING PLANS. CONSTRUCTION PLANS MUST BE REVIEWED AND APPROVED BY THE APPROPRIATE AGENCY PRIOR TO THE ISSUANCE OF BUILDING PERMITS.
- ALL BUILDING ADDRESS NUMBERS SHALL COMPLY WITH THE AURORA CITY CODE, SECTION 126, ARTICLE VII -NUMBERING OF BUILDINGS.
- ALL ROOFTOP MECHANICAL EQUIPMENT AND VENTS GREATER THAN EIGHT (8) INCHES IN DIAMETER MUST BE SCREENED. SCREENING MAY BE DONE EITHER WITH AN EXTENDED PARAPET WALL OR A FREESTANDING SCREEN WALL. SCREENS SHALL BE AT LEAST AS HIGH AS THE EQUIPMENT THEY HIDE. IF EQUIPMENT IS VISIBLE BECAUSE SCREENS DO NOT MEET THIS MINIMUM HEIGHT REQUIREMENT, THE DIRECTOR OF PLANNING MAY REQUIRE CONSTRUCTION MODIFICATIONS PRIOR TO THE ISSUANCE OF A PERMANENT CERTIFICATE OF OCCUPANCY.
- NOTWITHSTANDING ANY SURFACE IMPROVEMENTS, LANDSCAPING, PLANTING OR CHANGES SHOWN IN THESE SITE OR CONSTRUCTION PLANS, OR ACTUALLY CONSTRUCTED OR PUT IN PLACE, ALL UTILITY EASEMENTS MUST REMAIN UNOBSTRUCTED AND FULLY ACCESSIBLE ALONG THEIR ENTIRE LENGTH TO ALLOW FOR ADEQUATE MAINTENANCE EQUIPMENT. ADDITIONALLY, NO INSTALLATION, PLANTING, CHANGE IN THE SURFACE, ETC., SHALL INTERFERE WITH THE OPERATION OF THE UTILITY LINES PLACED WITHIN THE EASEMENT. BY SUBMITTING THESE SITE OR CONSTRUCTION PLANS FOR APPROVAL, THE LANDOWNER RECOGNIZES AND ACCEPTS THE TERMS, CONDITIONS AND REQUIREMENTS OF THIS NOTE.
- FINAL GRADE SHALL BE AT LEAST SIX (6) INCHES BELOW ANY EXTERIOR WOOD SIDING ON THE PREMISES.
- ALL INTERESTED PARTIES ARE HEREBY ALERTED THAT THIS SITE PLAN IS SUBJECT TO ADMINISTRATIVE CHANGES AND AS SHOWN ON THE ORIGINAL SITE PLAN ON FILE IN THE AURORA CITY PLANNING OFFICE AT THE MUNICIPAL BUILDING. A COPY OF THE OFFICIAL CURRENT PLAN MAY BE PURCHASED FROM THE CITY OF AURORA.
- PLANS ARE REQUIRED TO AGREE WITH THE APPROVED SUBDIVISION PLAT OF RECORD AT THE TIME OF A BUILDING PERMIT, AND IF NOT, MUST BE AMENDED TO AGREE WITH THE PLAT AS NEEDED, OR VICE VERSA.
- ERRORS IN APPROVED SITE PLANS RESULTING FROM COMPUTATIONS OR INCONSISTENCIES IN THE DRAWINGS MADE BY THE APPLICANT ARE THE RESPONSIBILITY OF THE PROPERTY OWNER OF RECORD. WHERE FOUND, THE CURRENT MINIMUM CODE REQUIREMENTS WILL APPLY AT THE TIME OF BUILDING PERMIT. PLEASE BE SURE THAT ALL PLAN COMPUTATIONS ARE CORRECT.
- ALL REPRESENTATIONS AND COMMITMENTS MADE BY APPLICANTS AND PROPERTY OWNERS AT PUBLIC HEARINGS REGARDING THIS PLAN ARE BINDING UPON THE APPLICANT, PROPERTY OWNER, AND ITS HEIRS, SUCCESSORS, AND ASSIGNS.
- THE DEVELOPER, HIS SUCCESSORS AND ASSIGNS, SHALL BE RESPONSIBLE FOR STRIPING, PLACEMENT OF TRAFFIC CONTROL SIGNS AND GUIDE SIGNS ON ALL PUBLIC AND PRIVATE STREETS APPROACHING AN INTERSECTION WITH A PUBLIC STREET. SIGNS SHALL BE FURNISHED AND INSTALLED PER THE MOST CURRENT EDITIONS OF THE MANUAL ON UNIFORM TRAFFIC CONTROL DEVICES (MUTCD) AND CITY STANDARDS AND SHOWN ON THE SIGNING AND STRIPING PLAN FOR THE DEVELOPMENT.
- THE 2015 INTERNATIONAL FIRE CODE (IFC), AND CITY OF AURORA CODE, CHAPTER 86-38 FIRE PREVENTION REGULATIONS, REQUIRES ALL BUILDINGS TO BE ASSESSED FOR ADEQUATE EMERGENCY RESPONDER RADIO COVERAGE (ERRC). AT THE TIME THE STRUCTURE IS AT FINAL FRAME AND FINAL ELECTRICAL INSPECTIONS, THE GENERAL CONTRACTOR (GC) WILL BE NOTIFIED AS TO WHETHER THE STRUCTURE HAS PASSED OR FAILED THE PRELIMINARY RADIO SURVEILLANCE. A STRUCTURE THAT HAS PASSED THIS SURVEILLANCE REQUIRES NO FURTHER ACTION BY THE GC. A FAILED RADIO SURVEILLANCE WILL REQUIRE AN INDEPENDENT THIRD PARTY RADIO STUDY FOR THE ENTIRE BUILDING AT THE OWNER OR DEVELOPERS EXPENSE. WHERE AN EMERGENCY RESPONDER RADIO COVERAGE SYSTEM IS REQUIRED, A DESIGNATED CONTRACTOR SHALL SUBMIT PLANS TO THE BUILDING DIVISION TO OBTAIN A BUILDING PERMIT PRIOR TO INSTALLATION.
- STREET LIGHTS ARE REQUIRED ALONG ADJACENT ROADWAYS PER SECTION 4.10. STREET LIGHTS ALONG PUBLIC RIGHT-OF-WAYS SHALL BECOME CITY OWNED AND MAINTAINED ONCE THEY HAVE BEEN INSTALLED.
- ARCHITECTURAL FEATURES (I.E. BAY WINDOWS, FIREPLACES, ROOF OVERHANG, GUTTERS, EAVES, FOUNDATIONS, FOOTINGS, CANTILEVERED WALLS, ETC.) ARE NOT ALLOWED TO ENCR OACH INTO ANY EASEMENT OR FIRE LANE.
- THE FIRE LANE EASEMENT CANNOT BE OBSTRUCTED BY PARKED VEHICLES AT ANY TIME. THIS SITE HAS BEEN GIVEN APPROVAL TO CONDUCT THE LOADING AND UNLOADING OF STORE MERCHANDISE ONLY DURING THE HOURS THE STORE IS CLOSED AND ONLY IN THE PARKING AREAS LOCATED OUTSIDE OF THE FIRE LANE EASEMENTS WITHIN THIS SITE.
- THE DEVELOPER, HIS OR HER SUCCESSORS AND ASSIGNS SHALL BE RESPONSIBLE FOR INSTALLATION, MAINTENANCE AND REPLACEMENT OF THE ACCESS CONTROL GATE OR BARRIER SYSTEM TO ENSURE EMERGENCY VEHICLE ACCESS TO WITHIN THE SITE. IF THE ABOVE CONDITIONS ARE NOT MET, THE OWNERS, HIS OR HER SUCCESSORS AND ASSIGNS SHALL BE REQUIRED BY FIRE DEPARTMENT ORDER NOTICE THAT ALL AFFECTED GATES BE CHAINED AND LOCKED IN THE OPEN POSITION UNTIL REPAIRED OR REPLACED AND RETESTED. IF THE GATING SYSTEM IS NOT MAINTAINED TO THE SATISFACTION OF THE FIRE DEPARTMENT, THE LICENSE AGREEMENT FOR THE EMERGENCY VEHICLE GATE OPENING SYSTEM WILL BE REVOKED AND THE GATING SYSTEM MUST BE REMOVED. THE GATING SYSTEM WILL INCLUDE AN EMERGENCY VEHICLE GATE OPENING SYSTEM UTILIZING A REDUNDANCY BACK-UP SYSTEM THAT CONSISTS OF: A) SIREN OPERATED SYSTEM; B) AUTOMATIC KNOX KEY SWITCH; AND C) MANUAL OVERRIDE (IN THE EVENT OF SYSTEM FAILURE). GATING SYSTEMS WILL BE INSTALLED IN ACCORDANCE WITH THE "GATING SYSTEMS CROSSING FIRE APPARATUS ACCESS ROADS CHECKLIST". A SEPARATE BUILDING PERMIT THROUGH THE BUILDING DIVISION IS REQUIRED TO BE OBTAINED BY THE CONTRACTOR PRIOR TO THE INSTALLATION OF ANY GATING/BARRIER SYSTEM THAT CROSSES A DEDICATED FIRE LANE EASEMENT.
- INDUSTRIAL FACILITIES ARE REQUIRED TO CONTACT METRO WASTEWATER RECLAMATION DISTRICT (303-286-3000) REGARDING INDUSTRIAL WASTE DISCHARGES TO THE SANITARY SEWER TO DETERMINE WASTEWATER PRETREATMENT REQUIREMENTS.
- APPLICANT/OWNER SHALL BE RESPONSIBLE FOR PAYMENT OF 25% OF THE TRAFFIC SIGNALIZATION COSTS FOR THE INTERSECTION OF 13TH AVENUE & PICADILLY ROAD, IF AND WHEN TRAFFIC SIGNAL WARRANTS ARE SATISFIED. TRAFFIC SIGNAL WARRANTS TO CONSIDER SHALL BE AS DESCRIBED IN THE MOST RECENTLY ADOPTED VERSION OF MANUAL ON UNIFORM TRAFFIC CONTROL DEVICES, AS OF THE DATE OR DATES OF ANY SUCH WARRANT STUDIES. FOR WARRANT PURPOSES, THE MINOR STREET APPROACH TRAFFIC SHALL TYPICALLY BE COMPRISED OF ALL THROUGH AND LEFT-TURN MOVEMENT AND 50% OF RIGHT TURN MOVEMENTS UNLESS OTHERWISE DETERMINED BY THE TRAFFIC ENGINEER. PURSUANT TO 147-37.5 OF CITY CODE, THE PERCENTAGE OF THE TRAFFIC SIGNALIZATION COSTS IDENTIFIED ABOVE SHALL BE PAID TO THE CITY BY THE APPLICANT/OWNER, TO BE HELD IN ESCROW FOR SUCH PURPOSE, PRIOR TO THE ISSUANCE OF A BUILDING PERMIT FOR THE RELATED DEVELOPMENT OR AS OTHERWISE REQUIRED BY CITY CODE. THE PERCENTAGE ABOVE WILL BE APPLIED TO THE ENTIRE TRAFFIC SIGNALIZATION COST AS ESTIMATED AT THE TIME OF THE ESCROW DEPOSIT TO CALCULATE SPECIFIC DOLLAR FUNDING REQUIREMENT.
- ALL CROSSINGS OR ENCROACHMENTS INTO EASEMENTS AND RIGHTS-OF-WAY OWNED BY THE CITY OF AURORA ("CITY") IDENTIFIED AS BEING PRIVATELY-OWNED AND MAINTAINED HEREIN ARE ACKNOWLEDGED BY THE UNDERSIGNED AS BEING SUBJECT TO CITY'S USE AND OCCUPANCY OF SAID EASEMENTS OR RIGHTS-OF-WAY. THE UNDERSIGNED, ITS SUCCESSORS AND ASSIGNS, FURTHER AGREES TO REMOVE, REPAIR, REPLACE, RELOCATE, MODIFY, OR OTHERWISE ADJUST SAID CROSSINGS OR ENCROACHMENTS UPON REQUEST FROM THE CITY AND AT NO EXPENSE TO THE CITY. THE CITY RESERVES THE RIGHT TO MAKE FULL USE OF THE EASEMENTS AND RIGHTS-OF-WAY AS MAY BE NECESSARY OR CONVENIENT AND THE CITY RETAINS ALL RIGHTS TO OPERATE, MAINTAIN, INSTALL, REPAIR, REMOVE OR RELOCATE ANY CITY FACILITIES LOCATED WITHIN SAID EASEMENTS AND RIGHTS-OF-WAY AT ANY TIME AND IN SUCH A MANNER AS IT DEEMS NECESSARY OR CONVENIENT.
- IN LOCATIONS WHERE UTILITY EASEMENTS OVERLAP DRAINAGE EASEMENTS, ONLY SUBSURFACE UTILITIES SHALL BE PERMITTED WITHIN THE PORTION OF THE UTILITY EASEMENT THAT OVERLAPS THE DRAINAGE EASEMENT. INSTALLATION OF ABOVE GROUND UTILITIES WITHIN A DRAINAGE EASEMENT REQUIRES PRIOR WRITTEN APPROVAL BY CITY ENGINEER.
- THE STREETLIGHT OR PEDESTRIAN LIGHT INSTALLATION WITHIN THE PUBLIC RIGHT-OF-WAY SHALL BE DESIGNED, FUNDED, AND CONSTRUCTED BY THE DEVELOPER/OWNER. OWNERSHIP AND MAINTENANCE OF THE STREET/PEDESTRIAN LIGHTS SHALL BE THE RESPONSIBILITY OF THE CITY OF AURORA ONCE THEY HAVE BEEN ACCEPTED. STREET LIGHT AND/OR PEDESTRIAN PHOTOMETRIC PLANS SHALL BE PREPARED AND SUBMITTED TO THE CITY FOR REVIEW AND APPROVAL AND SHALL BECOME A PART OF THE APPROVED CIVIL CONSTRUCTION PLANS FOR THE PROJECT. AN ELECTRICAL PLAN SHOWING SITE LOCATION OF LIGHTS, ELECTRICAL ONE LINE AND GROUNDING DETAILS SHALL BE SUBMITTED TO THE PERMIT CENTER FOR REVIEW BY THE BUILDING DEPARTMENT. THE OWNER IS RESPONSIBLE FOR OBTAINING AN ADDRESS FOR THE METER(S) FROM THE PLANNING DEPARTMENT. A BUILDING PERMIT FOR THE METER AND A PUBLIC INSPECTIONS PERMIT FOR THE STREET LIGHTS ARE REQUIRED. CERTIFICATE OF OCCUPANCIES WILL NOT BE ISSUED UNTIL THE STREET AND/OR PEDESTRIAN LIGHTING PLANS ARE APPROVED, CONSTRUCTED, AND INITIALLY ACCEPTED.
- RIGHT-OF-WAY FOR INGRESS AND EGRESS FOR SERVICE AND EMERGENCY VEHICLES IS GRANTED OVER, ACROSS, AND THROUGH ANY AND ALL PRIVATE ROADS AND WAYS NOW OR HEREAFTER ESTABLISHED ON THE DESCRIBED PROPERTY. THE UNDERSIGNED DOES HEREBY COVENANT AND AGREE THAT THEY SHALL CONSTRUCT UPON THE FIRE LANE EASEMENTS, AS DEDICATED AND SHOWN HERE ON, A HARD SURFACE IN ACCORDANCE WITH THE CITY OF AURORA'S PAVING STANDARDS FOR FIRE LANE EASEMENTS, AND THAT THEY SHALL MAINTAIN IN THE SAME IN A STATE OF GOOD REPAIR AT ALL TIMES AND KEEP THE SAME FREE AND CLEAR OF ANY STRUCTURES, FENCES, LANDSCAPE MATERIALS, SNOW OR OTHER OBSTRUCTIONS. THE MAINTENANCE OF PAVING ON THE FIRE LANE EASEMENT(S) IS THE RESPONSIBILITY OF THE OWNER, AND THE OWNER SHALL POST AND MAINTAIN APPROPRIATE SIGNS IN CONSPICUOUS PLACES ALONG SUCH FIRE LANE EASEMENTS, STATING FIRE LANE, NO PARKING. THE LOCAL LAW ENFORCEMENT AGENCY(S) IS HEREBY AUTHORIZED TO ENFORCE PARKING REGULATIONS WITHIN THE FIRE LANE EASEMENTS, AND TO CAUSE SUCH EASEMENTS TO BE MAINTAINED FREE AND UNOBSTRUCTED AT ALL TIMES FOR FIRE DEPARTMENT AND EMERGENCY APPARATUS USE.
- PER ARTICLE XI, C.O.A. BUILDING AND ZONING CODE, SECTION 22-425 through 22-434, AN ACOUSTIC ANALYSIS, PREPARED BY AN ACOUSTIC EXPERT THAT WILL IDENTIFY BUILDING DESIGN FEATURES NECESSARY TO ACCOMPLISH EXTERIOR NOISE REDUCTION TO ACHIEVE INTERIOR NOISE LEVELS NOT EXCEEDING 55 (LDN VALUE TO BE DETERMINED FOR EACH PROJECT) UNDER WORSE-CASE NOISE CONDITIONS.

WARE MALCOMB
CIVIL ENGINEERING & SURVEYING

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p 303.561.3333
waremalcomb.com

FOR AND ON BEHALF
OF WARE MALCOMB

STAFFORD LOGISTICS CENTER

SUBDIVISION FILING NO. 5

SITE PLAN

COVER SHEET

AURORA, CO

REMARKS	
NO.	DATE

JOB NO.:	DCS
PA / PM:	T. SWAN
DESIGNED:	J. CARANO
DATE:	
PLOT DATE:	03/21/23

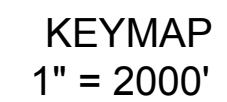
SHEET

C1

1

NOT FOR CONSTRUCTION





PROPERTY LINE

EXISTING CURB & GUTTER

PROPOSED SPILL CURB

PROPOSED CURB

PROPOSED 5' CONTOUR

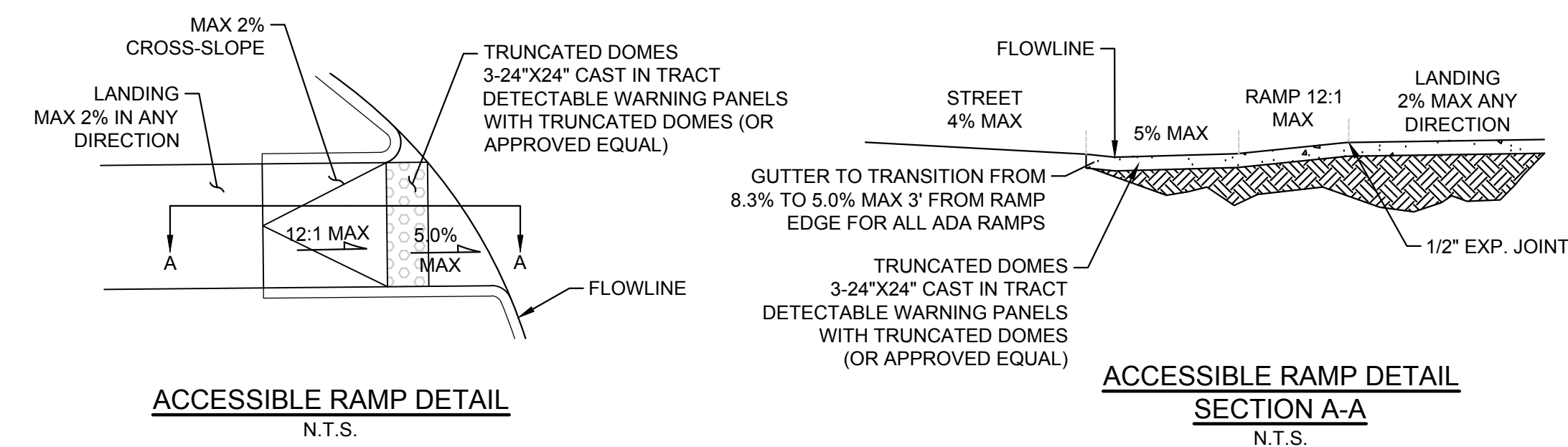
PROPOSED 1' CONTOUR

EXISTING 5' CONTOUR

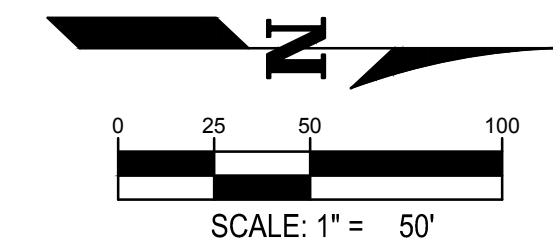
EXISTING 1' CONTOUR

PROPOSED SLOPE AND DIRECTION

FLOW DIRECTION



THE MARVIN E. MATTOX LIVING TRUST
REC. NO. B3258352
REC. NO. B1129385



Add a note indicating the storm sewer is public or private and who will maintain it.

Note added to grading
— and utility sheets per
comment

Grading has been updated per comment.

CITY OF AURORA
 RECORDING INFORMATION AVAILABLE
 AIN 1975-03-1-02-001

UNPLATTED

Existing fence
called out to remain

Label existing fencing and whether it is to remain or be removed.

Is this draining directly to the sports park? Some sort of structure or feature should be located at this outfall to disperse the stormwater flows and it should be moved farther away from the western property line to allow for greater infiltration opportunity.

Low tail-water basins are proposed at the termination of each trickle channel prior to release into adjacent property.

Will this open area ever be developed as part of Stafford Logistics Center?

— No grading is being currently proposed in this area. Future development of this area will be done with future project

Are there proposed contours for this area that should be shown? They appear to be shown on other sheets of this plan set.

- No grading is being proposed in this area.
- Future development of this area will be done with future project

Concrete trickle channel has been labeled and slope provided per comment.

Label slope of Swale.
2% minimum

Minimum 2% slope
unpaved areas

Grading has been updated per comment

Drainage easement is
– shown and called out
per comment.

A drainage easement is required for all detention/water quality ponds. Show/label the drainage easement.

WSEL for 100, EURV, and
- WQCV storm have been
labeled per comment.

Show/label the 100-year WSEL in the ponds.

Maintenance access
— been shown and called
out per comment.

3.4.10 Show the required maintenance access into the bottom of the pond and to the top of the outlet structure.

Grading in this area has been updated per comment.

Will this be a duck pond?

LOT 1, BLOCK 1
STAFFORD LOGISTICS CENTER
SUBDIVISION FILING NO. 1
REC. NO. E0119592

FOR AND ON BEHALF
OF WARE MALCOMB

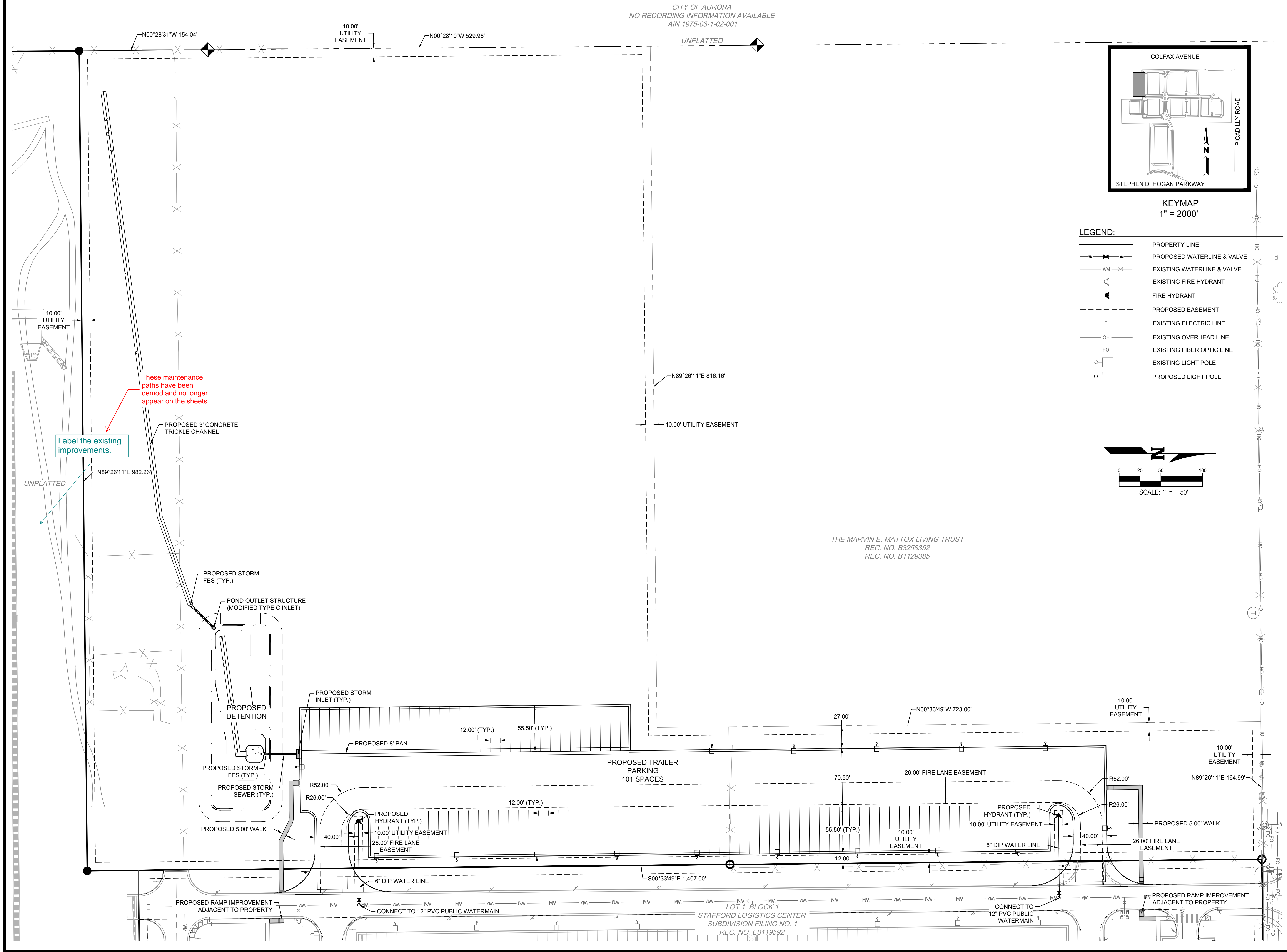
STAFFORD LOGISTICS CENTER
SUBDIVISION FILING NO. 5
SITE PLAN
UTILITY PLAN
AURORA, CO

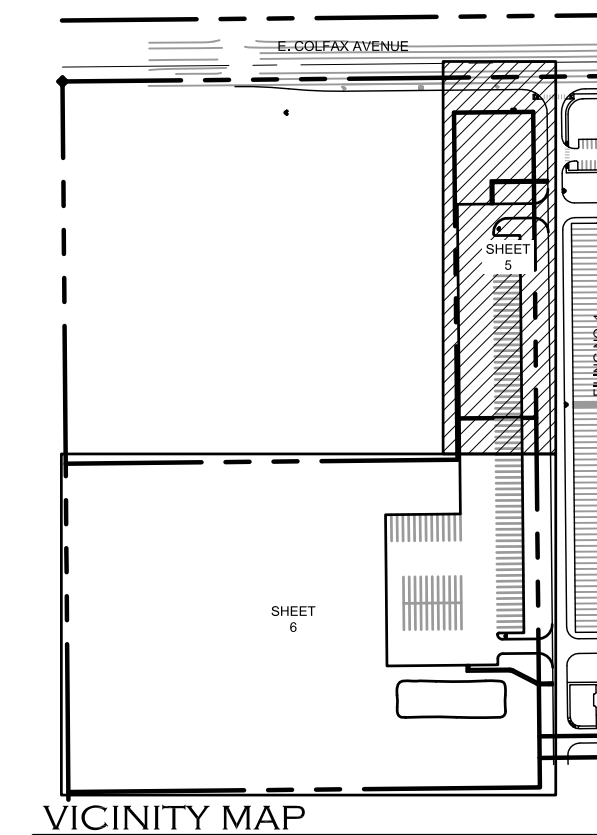
[illegible]

JOB NO.:	DCS
PA / PM:	T. SWAN
DESIGNED:	J. CARANO
DATE:	
PLOT DATE:	03/21/23

SHEET
C4
4

NOT FOR CONSTRUCTION





LANDSCAPE LEGEND

- DECIDUOUS SHADE TREE
- DECIDUOUS ORNAMENTAL TREE
- EVERGREEN TREE
- DECIDUOUS SHRUBS
- EVERGREEN SHRUBS
- ORNAMENTAL GRASSES
- EXISTING FILING NO. 1
DECIDUOUS TREE
- EXISTING FILING NO. 1
EVERGREEN TREE

GROUND COVER LEGEND:

- COA NON-IRRIGATED SANDY TO CLAY LOAM SEED MIX
- COA NON-IRRIGATED DAMP OR LOW AREA SEED MIX
- SPECIFIED 3/4" CRUSHED GRANITE ROCK MULCH OVER SPECIFIED FILTER FABRIC

SITE LEGEND

- KNOX BOX
- FDC WITH APPROVED KNOX HARDWARE
- PROPOSED FIRE HYDRANT
- EXISTING FIRE HYDRANT
- PROPOSED ADA ROUTE
- PROPOSED SITE LIGHT
- PROPOSED STREET LIGHT

REFER TO SHEET 7 FOR
LANDSCAPE DETAILS



SCALE: 1"=40'-0"

NOT FOR CONSTRUCTION

OVERALL SITE DATA

SITE DATA	AREA (SF)	%
TOTAL SITE AREA	790,787	
BUILDING COVERAGE	n/a	
HARD SURFACE AREA	174,885	22
LANDSCAPE AREA	615,902	78
COOL SEASON GRASSES % OF LANDSCAPE AREA	0	0

DETENTION POND LANDSCAPE REQUIREMENTS

	TREES REQUIRED (1" TREE/NO. L.F.)	TREES PROVIDED (1" TREE/NO. L.F.)	SHRUBS REQUIRED (1" SHRUB/NO. L.F.)	SHRUBS PROVIDED (1" SHRUB/NO. L.F.)
POND	6	12*	61	0*

* 6 TREES SUBSTITUTED FOR 61 SHRUBS.

BUILDING 16 TABLE OF CURBSIDE LANDSCAPE, STREET PERIMETER BUFFER, AND NON-STREET FRONTAGE BUFFER LANDSCAPE REQUIREMENTS

FRONTAGE DISCRPTION BUFFER DESCRIPTION LENGTH/ADA LAND USE	WIDTH REQUIRED	WIDTH PROVIDED	BUFFER REDUCTION FEATURES	# TREES REQUIRED (1" TREE/NO. L.F.)	# SHRUBS REQUIRED (1" SHRUB/NO. L.F.)	# TREES PROVIDED (1" TREE/NO. L.F.)	# SHRUBS PROVIDED (1" SHRUB/NO. L.F.)	# PERENNIALS/ GRASSES PROVIDED	EVERGREEN TREE PERCENTAGE
E. COLFAX AVENUE CURBSIDE FRONTAGE BUFFER 165 L.F.	N/A	N/A	N/A	4	N/A	4	N/A	N/A	N/A
E. COLFAX AVENUE- STREET FRONTAGE BUFFER 165 L.F.	25'	25'	STANDARD DESIGN PLUS XERISCAPE	4	41	4	43	-	N/A
EAST NON-STREET FRONTAGE BUFFER 165 L.F.	20'	20'	STANDARD DESIGN PLUS XERISCAPE	35	190	50*	0*	-	51%
WEST NON-STREET FRONTAGE BUFFER 165 L.F.	20'	20'	STANDARD DESIGN PLUS XERISCAPE	18	90	18	90	-	100%
WEST NON-STREET FRONTAGE BUFFER 816 L.F.	20'	20'	STANDARD DESIGN PLUS XERISCAPE	20	102	31**	0***	-	71%
WEST NON-STREET FRONTAGE BUFFER 982 L.F.	20'	20'	STANDARD DESIGN PLUS XERISCAPE	25	123	38***	0****	-	66%
WEST SPECIAL LANDSCAPE FRONTAGE BUFFER 684 L.F.	25'	25'	STANDARD DESIGN PLUS XERISCAPE	27	274	28	284	-	57%
TOTALS				133	806	172	441	-	

* 18 TREES SUBSTITUTED FOR 190 SHRUBS.
** 44 SHRUBS SUBSTITUTED FOR 102 TREES.
*** 11 TREES SUBSTITUTED FOR 123 SHRUBS.
**** 13 TREES SUBSTITUTED FOR 102 SHRUBS.
t 1 TREE SUBSTITUTED FOR 10 SHRUBS.

Coordinate with PROS. See comment on the landscape plan.

- THE TURF AREAS, AS WELL AS THE SHRUB BEDS SHALL BE ROTOTILLED WITH PURE ORGANIC COMPOST MATTER AT A RATE OF 4 CUBIC YARDS PER 1,000 SQUARE FEET. THIS PREPARATION SHALL BE THOROUGHLY INCORPORATED INTO THE TOP 6" OF SOIL.
- ALL NON-IRRIGATED UPLAND SEED MIX AREAS SHALL HAVE A SOILS TEST PERFORMED AS PER THE URBAN DRAINAGE AND FLOOD CONTROL DISTRICT URBAN STORM DRAINAGE CRITERIA MANUAL VOL. 2, CHAPTER 13, SECTIONS 3.4 AND 3.5, FOR SOIL AMENDMENT INFORMATION AND APPLICATION.
- ALL SHRUB BEDS AND MULCH AREAS ARE TO BE CONTAINED WITH DARK GREEN STEEL EDGER (NOT REQUIRED AT CURB, WALKS OR BUILDING).
- ALL MONUMENT SIGN SHRUB BEDS SHALL BE MULCHED WITH 2" WOOD BARK MULCH WITHOUT LANDSCAPE FABRIC.
- ALL LANDSCAPED AREAS AND PLANT MATERIAL, EXCEPT FOR NON-IRRIGATED NATIVE, RESTORATIVE, AND DRYLAND GRASS AREAS SHALL COMPLY WITH REQUIREMENTS FOUND IN SECTION 14.02.14.02.1 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 UTILITY EASEMENTS SHALL REMAIN UNOBTSTRUCTED 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 OFF ALL LANDSCAPING MATERIALS SHOWN OR INDICATED ON THE APPROVED SITE PLAN OR LANDSCAPE PLAN ON FILE IN THE PLANNING DEPARTMENT. ALL LANDSCAPING WILL BE INSTALLED AS DELINEATED ON THE PLAN, PRIOR TO ISSUANCE OF CERTIFICATE OF OCCUPANCY.

PLANT LIST

SYM.	QTY	KEY	COMMON / BOTANIC NAME	SIZE	COMMENTS	ZONE	SYM.	QTY	KEY	COMMON / BOTANIC NAME	SIZE	COMMENTS	ZONE
DECIDUOUS SHADE TREES													
19	WH		Western Hackberry Celtis occidentalis	2-1/2" cal.	Specimen quality, full crown, B&B, staked	Low	7	WR		Winnipeg Parks Shrub Rose Rosa 'Winnipeg Parks'	5 gal.	container, 5 canes min. 3' ht., plant 3' o.c.	Low
13	LC		Little Devil Ninebark Physocarpus opulifolius 'Little Devil'	2-1/2" cal.	Specimen quality, full crown, B&B, staked	Low	13	LDN		Little Devil Ninebark Physocarpus opulifolius 'Little Devil'	5 gal.	container, 5 canes min. 3' ht., plant 3' o.c.	Low
4	CSO		Crimson Spire Oak Quercus alba x robur 'Crimson Spire'	2-1/2" cal.	Specimen quality, full crown, B&B, staked	Low	54	DKL		Dwarf Korean Lilac Syringa meyeri 'Palibin'	5 gal.	container, 5 canes min. 4' ht., plant 4' o.c.	Low
4	KC		Kentucky Coffeetree Gymnocladus dioica 'Espresso'	2-1/2" cal.	Specimen quality, full crown, B&B, staked	Low	8	FS		Fragrant Sumac Rhus aromatica	5 gal.	container, 5 canes min. 5' ht., plant 4' o.c.	Low
ORNAMENTAL TREES													
11	SSC		Spring Snow Crabapple Malus sp. 'Spring Snow'	2" cal.	Specimen quality, full crown, B&B, staked	Low	15	RS		Russian Sage Perovskia atriplicifolia	5 gal.	container, 5 canes min. 5' ht., plant 4' o.c.	Low
6	SPC		Sucker Punch Chokecherry Prunus Sucker Punch	2" cal.	Specimen quality, full crown, B&B, staked	Low	77	TWS		Tall Western Sage Artemisia tridentata	5 gal.	container, 5 canes min. 8' ht., plant 4' o.c.	Low
4	TM		Hot Wings Tatarian Maple Acer tataricum 'Hot Wings'	6' ht.	Specimen quality, clump form, B&B, staked	Low	85	LMM		Littleleaf Mountain Mahogany Cercocarpus intricatus	5 gal.	container, 5 canes min. 6' ht., plant 4' o.c.	Low
4	RH		Russian Hawthorn Crataegus ambigua	2" cal.	Specimen quality, full crown, B&B, staked	Low	57	TGR		Tall Green Rabbitbrush Ericameria nauseosa app. nauseosa var. glabrata	5 gal.	container, 5 canes min. 6' ht., plant 4' o.c.	Low
10	BC		Black Chokecherry Prunus virginiana	6' ht.	Specimen quality, clump form, B&B, staked	Low	45	BBR		Baby Blue Rabbitbrush Ericameria nauseosa app. nauseosa var. speciosa	5 gal.	container, 5 canes min. 6' ht., plant 4' o.c.	Low
EVERGREEN TREES													
61	AP		Austrian Pine Pinus nigra	6' ht.	Specimen quality, full form, B&B, guyed	Low							
48	PP		Pinon Pine Pinus cembroides edulis	6' ht.	Specimen quality, full form, B&B, guyed	Low							

Cottonwoods are not permitted.

add sight triangles per COA TE-13 at site accesses. Verify mature plant heights within sight triangles meet COA 4.04.2.10 requirements

Increase the font size. Match the table.

Add an asterisk and a note to the bottom of the table. That due to the presence of existing utilities within the curbside landscape, the required street trees were located behind the back of walk.

Not required as this area is intended to be included in the over all master planned development.

Shrubs are only permitted to be substituted for trees if there is an encumbrance. See Section 146-7.5 E. Non-Street Perimeter Buffers, 2.a.iv.

Increase the font size. Match the table.

E. COLFAX AVENUE
(127' R.O.W.)

Where is the sidewalk?

Dimension and label the street frontage buffer from the back of walk.

Is this an existing or proposed fence? If existing, is it being removed and if it is, please remove from the plan. If a new fence is proposed, include the line work symbology in the legend and include a detail of the fence.

Dimension and label the non-street buffer. The buffer starts at 18' and can be reduced to 12'. Refer to the UDO Table 4.7-2. This does not appear to be meeting the minimum requirements. The plant material requirements are one tree and five shrubs per 40 lf and 30% shall be evergreen.

This fire lane easement does not appear to match the easement shown on Sheet C2, C3, and C4 of this set of drawings for Sheet 5 and 6. Please correct the drawings to match. If this is the actual proposed fire lane, No Parking Fire Lane signs shall be posted along this property line.

Show the adjacent property line and provide the dimension.

Remove the words Building 16

Not being met. See comment this plan sheet.

See comment on the landscape plan concerning the north and south buffers

Update to remove the reference to the previous landscape code.

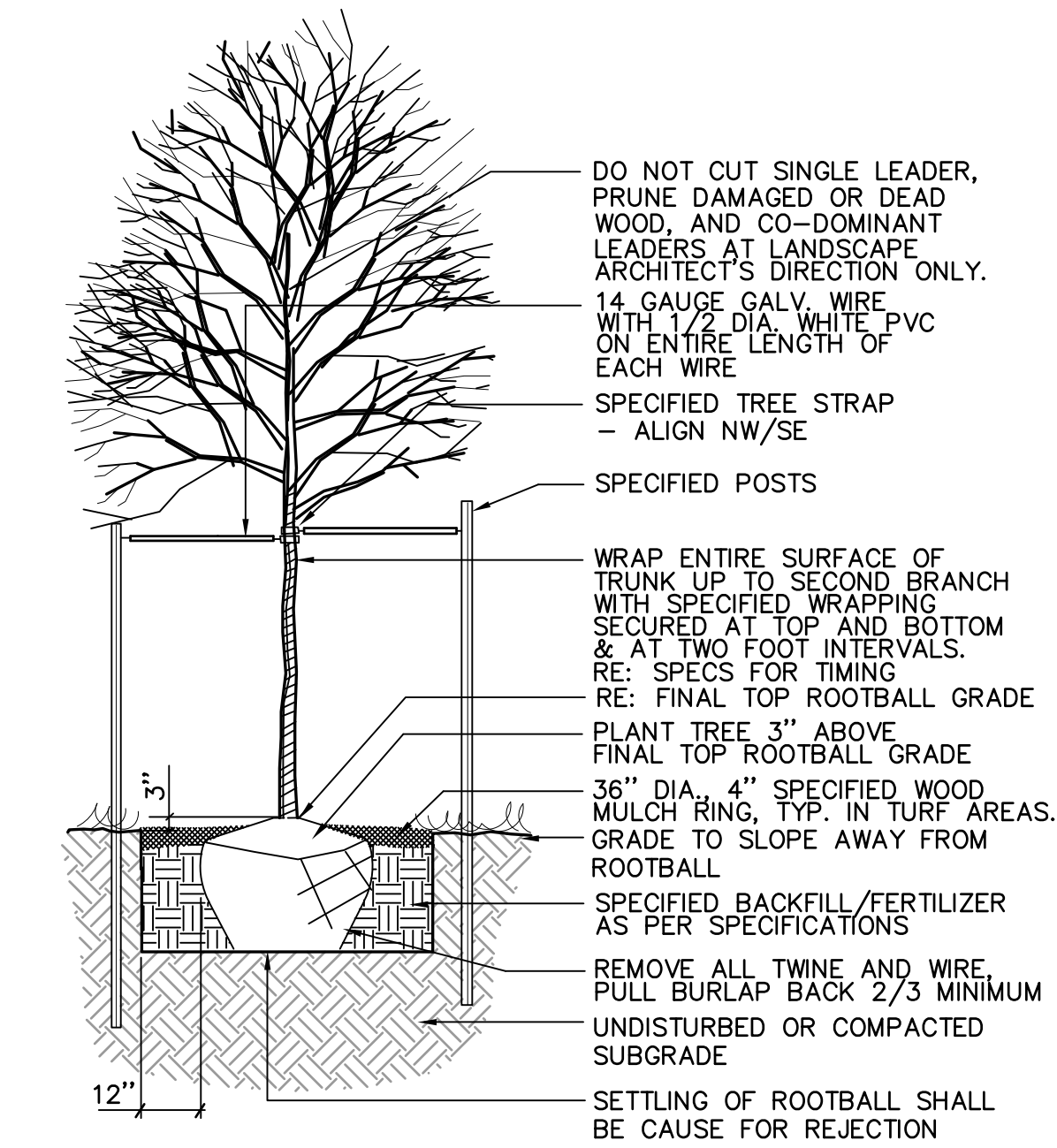
Upon completion of the construction of the expanded parking lot.

TRAILER PARKING

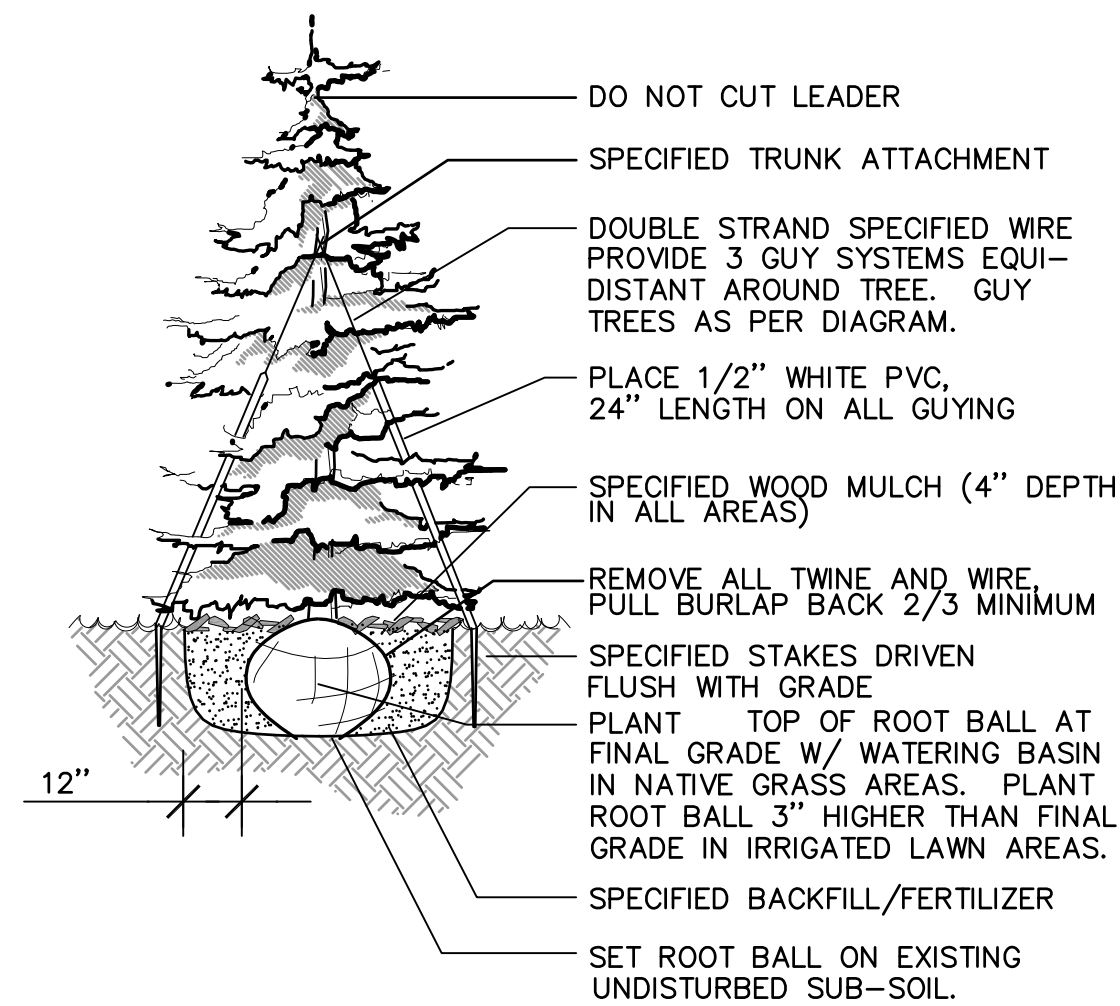
SEE SHEET 6
MATCHLINE

NOT FOR CONSTRUCTION

Add fencing details
as necessary.

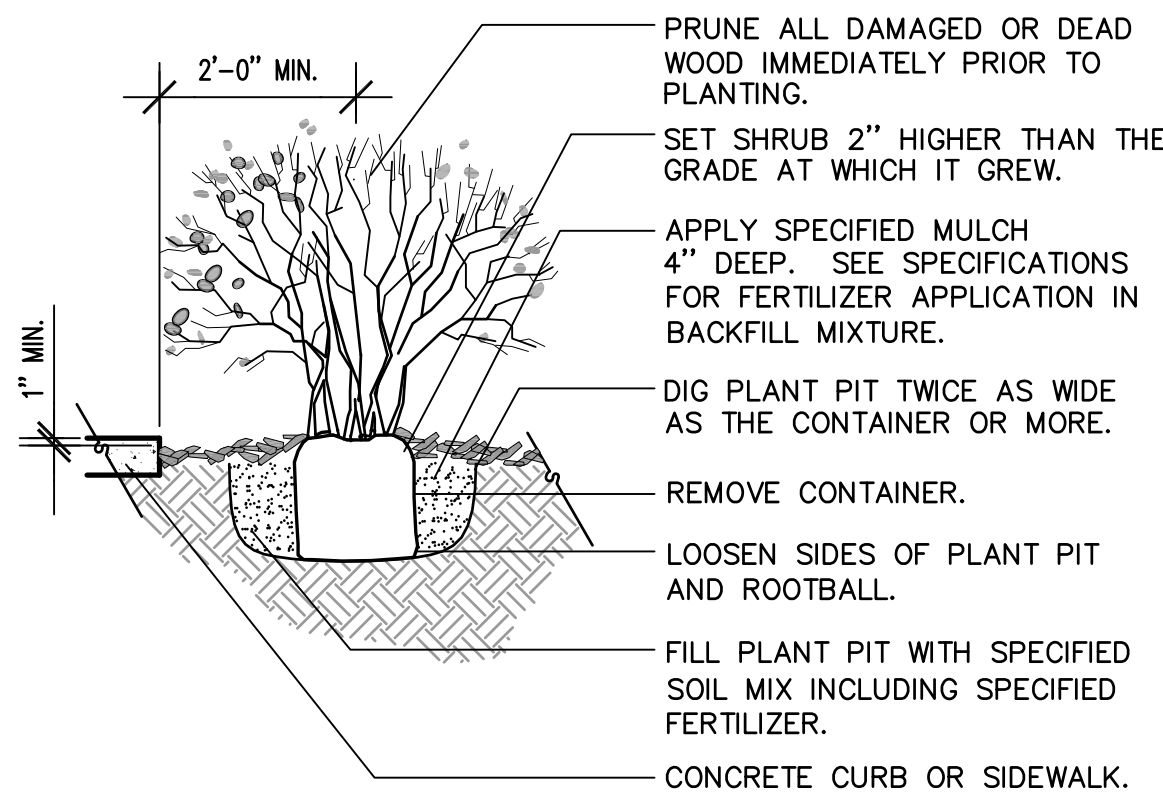


1 DECIDUOUS TREE PLANTING N.T.S.



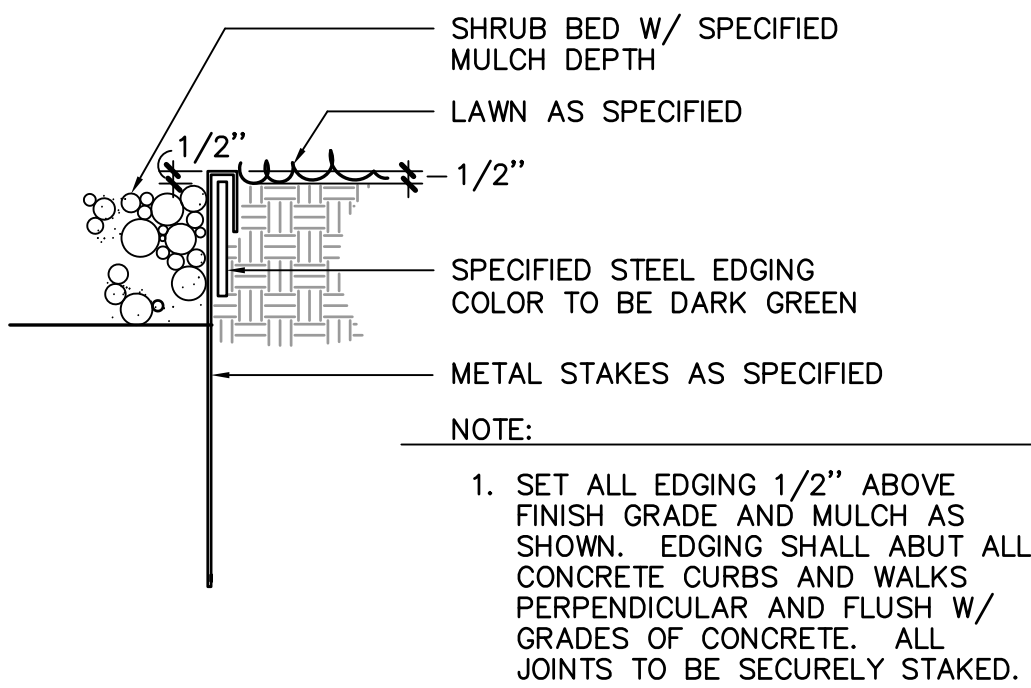
- NOTES:
1. INSTALL SPECIFIED MULCH TO DRIPLINE OF TREE WHERE PLANTED IN GRASS AREAS.
 2. DO NOT PROVIDE WATER BASIN IN IRRIGATED LAWN AREAS.

2 EVERGREEN TREE PLANTING N.T.S.



- NOTES:
1. ANY BROKEN OR CRUMBLING ROOTBALL WILL BE REJECTED. REMOVING THE CONTAINERS WILL NOT BE AN EXCUSE FOR DAMAGED ROOTBALLS.
 2. HOLD GRADE 1" BELOW EDGE OF WALK OR CURB. THIS DETAIL SHALL ALSO APPLY TO PERENNIAL FLOWERS IN CONTAINER.
 3. ALL JUNIPER PLANTS SHOULD BE PLANTED SO TOP OF ROOT MASS OCCURS AT FINISH GRADE OF MULCH LAYER.

3 SHRUB PLANTING DETAIL N.T.S.



4 STEEL EDGER DETAIL N.T.S.

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STAFFORD TRAILER PARK
LANDSCAPE DETAILS

AURORA, CO

DATE	REMARKS
02.14.2023	PLANNING SUBMITTAL

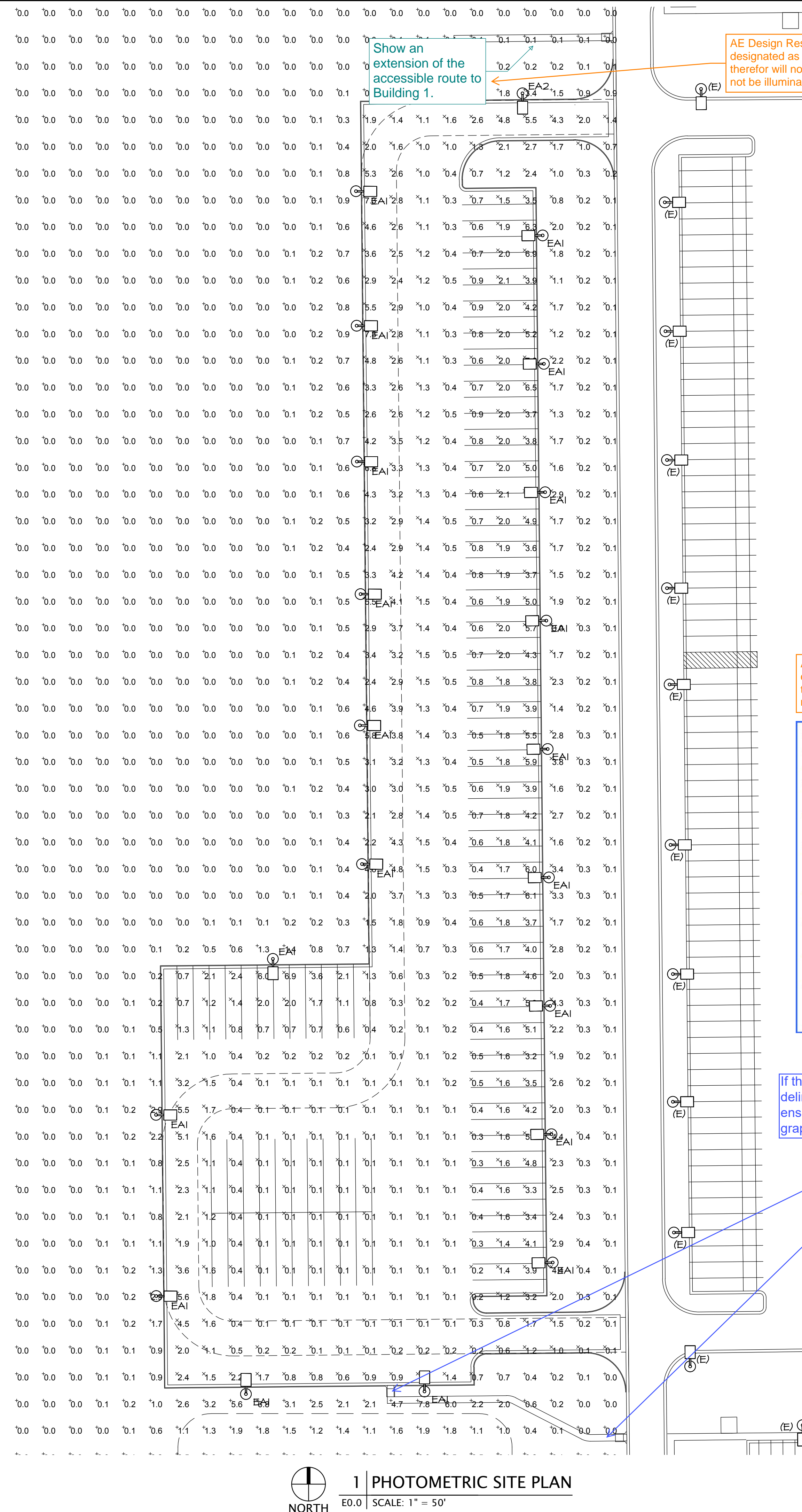
JOB NO.:	23.100
PA / PM:	KTS
DESIGNED:	KTS
DATE:	02.13.23
PLOT DATE:	02.13.23

SHEET
7

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[illegible]

JOB NO.:	DCS
PA / PM:	EDR
DESIGNED:	CRW
DATE:	02-10-2023
PLOT DATE:	



- Using a heavy dashed delineation and label show the exterior accessible route of travel throughout the site plan to:
 - Public transportation stops.
 - Accessible parking and accessible passenger loading zones. This includes required accessible garages.
 - 60% of the required building entrances. Indicate all entrances and required exits on the plan.
 - Provide an accessible route to all on site amenities. These elements can include, but are not limited to; tennis courts, club houses, pools, laundry facilities, mail kiosks and dumpsters.
 - Curb ramps at street crossings and where accessible parking space access aisles connect to adjacent sidewalks.
 - Provide marked crosswalks in all areas where the accessible route crosses a drive aisle.
 - Accessible routes must be shown passing through gated entry(s) served.
 - Show and label the location of accessible units required by IBC Chapter 11 and 2003 HB-1221 to be part of the exterior accessible route.

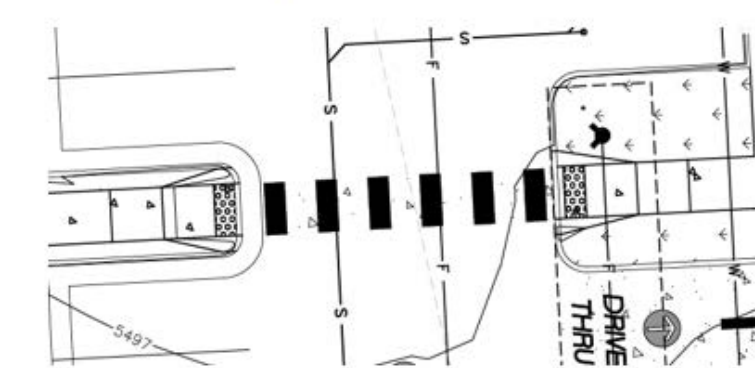
If this is designated an Accessible Route, delineate with a heavy dashed line and ensure the route is illuminated per the graphic provided.

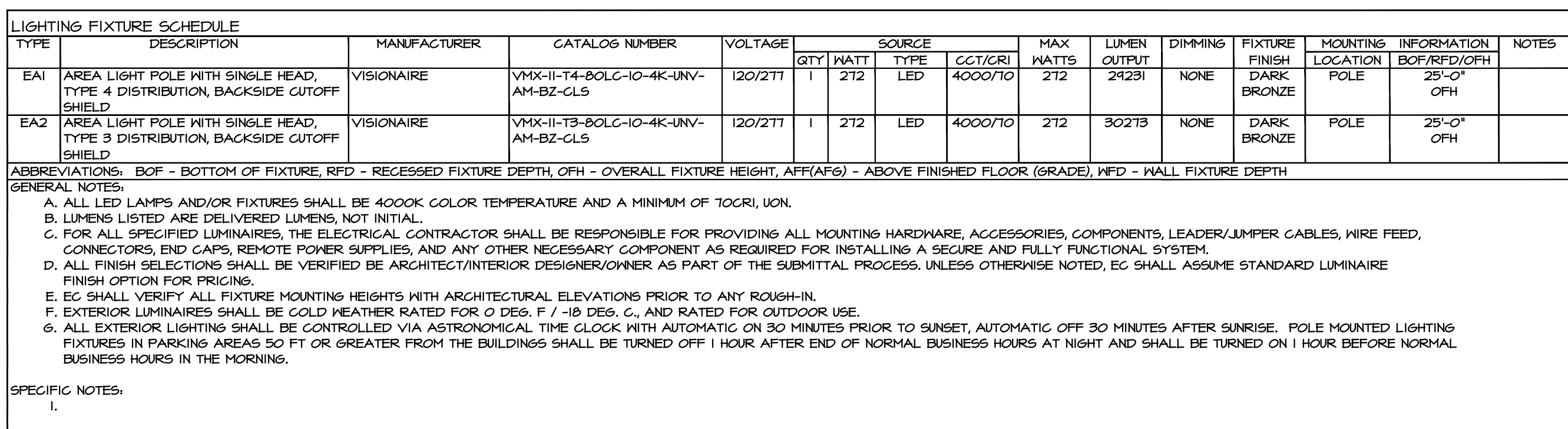
AE Design Response: This walk is not to be designated as an accessible route and therefor will not be labeled as noted and will not be illuminated to minimum of 1 footcandle.

AE Design Response: This walk is not to be designated as an accessible route and therefor will not be labeled as noted and will not be illuminated to minimum of 1 footcandle.

The photometric plan must show and label the location of the internal site accessible route. Provide a minimum of 1 foot-candle of lighting within the accessible route.

Where an accessible route crosses a drive-aisle provide curb ramps and crosswalk.





AURORA, CO

JOB NO.:	DCS
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