

PROJECT PEARL AT PORTEOS

SITE PLAN

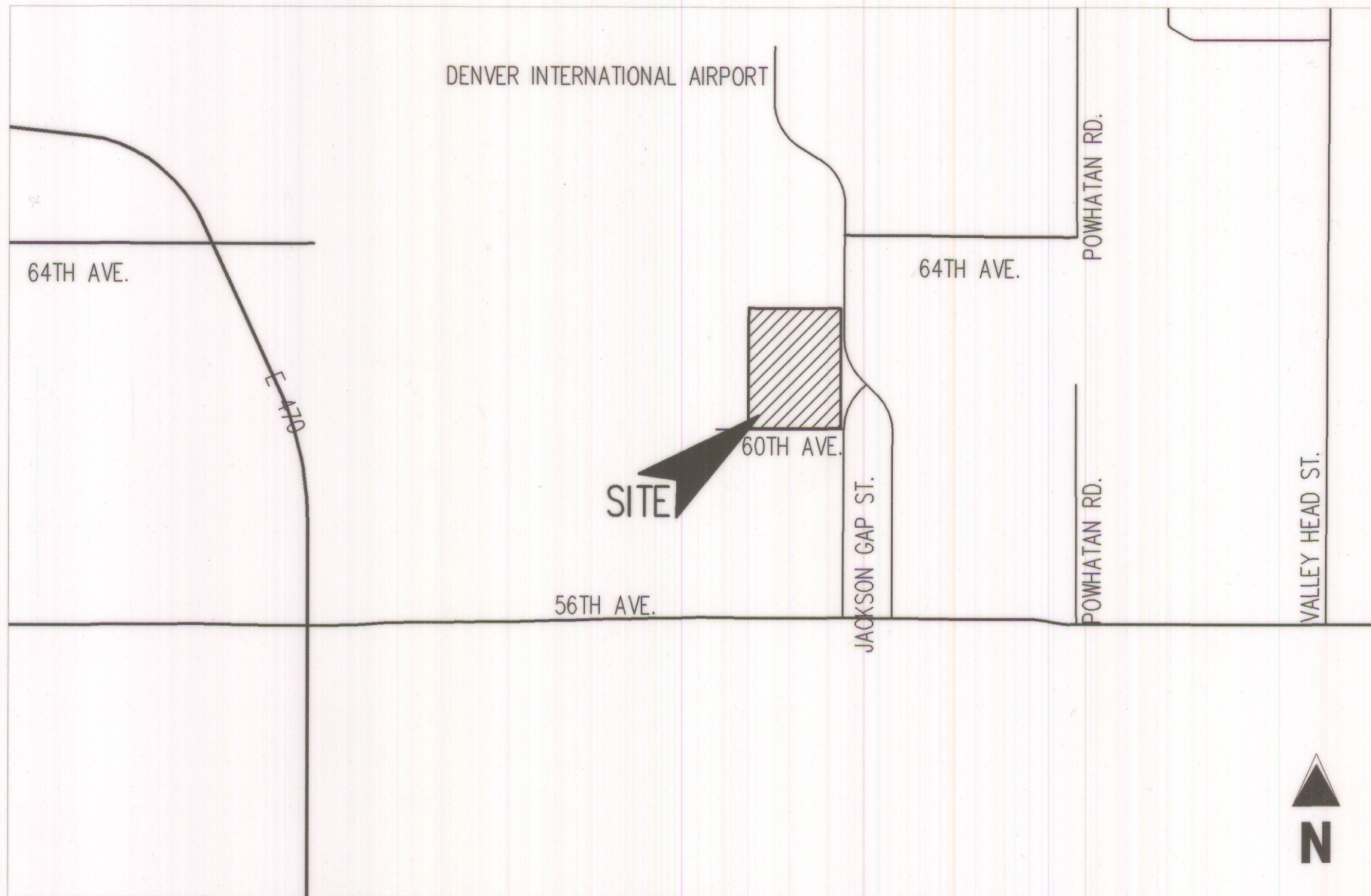
THE APPROACH AT 34L SUBDIVISION FILING NO. 1

LOT 1 BLOCK 1

LOCATED IN THE NORTHWEST QUARTER OF SECTION 8, TOWNSHIP 3 SOUTH,

RANGE 65 WEST OF THE SIXTH PRINCIPAL MERIDIAN

CITY OF AURORA, COUNTY OF ADAMS, STATE OF COLORADO



VICINITY MAP

SCALE: 1" = 500'

LIST OF CONTACTS

DEVELOPER
RYAN COMPANIES
533 S 3RD STREET, SUITE 100
MINNEAPOLIS, MN 55415
TEL: (612) 492-4341
CONTACT: BLAKE PIOTTER
EMAIL: BLAKE.PIOTTER@RYANCOMPANIES.COM

LANDSCAPE ARCHITECT
GALLOWAY & COMPANY, INC.
6162 S. WILLOW DR., SUITE 330
GREENWOOD VILLAGE, COLORADO 80111
TEL: (303) 770-8884
CONTACT: TIM NELSON
EMAIL: TIMNELSON@GALLOWAYUS.COM

ENGINEER
GALLOWAY & COMPANY, INC.
6162 S. WILLOW DR., SUITE 330
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CONTACT: SCOTT BROWN, P.E.
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ARCHITECT
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SHEET LIST

SHEET NUMBER	SHEET TITLE
1	COVER SHEET
2	OVERALL SITE PLAN
3	SITE PLAN
4	SITE PLAN
5	SITE PLAN
6	SITE PLAN
7	SITE DETAILS
8	SITE DETAILS
9	OVERALL GRADING PLAN
10	GRADING PLAN
11	GRADING PLAN
12	GRADING PLAN
13	GRADING PLAN
14	OVERALL UTILITY PLAN
15	UTILITY PLAN
16	UTILITY PLAN
17	UTILITY PLAN
18	UTILITY PLAN
19	OVERALL LANDSCAPE PLAN
20	LANDSCAPE PLAN
21	LANDSCAPE PLAN
22	LANDSCAPE PLAN
23	LANDSCAPE PLAN
24	LANDSCAPE PLAN
25	LANDSCAPE PLAN
26	LANDSCAPE PLAN
27	LANDSCAPE PLAN
28	LANDSCAPE DETAILS & NOTES
29	PHOTOMETRIC PLAN NORTH
30	PHOTOMETRIC PLAN SOUTH
31	PHOTOMETRIC DETAILS
32	OVERALL ELEVATIONS
33	ENLARGED WAREHOUSE ELEVATIONS
34	ENLARGED WAREHOUSE ELEVATIONS
35	ENLARGED OFFICE ELEVATIONS
36	VAN BUILDING ELEVATIONS
37	FUEL CANOPY ELEVATIONS

SITE DATA TABLE

	SF	AC	%	MAX BUILDING HEIGHT	2015 IBC OCCUPANCY	2015 IBC CONSTRUCTION TYPE	BUILDING SPRINKLERED?
LAND AREA WITHIN PROPERTY LINES	2,172,753	49.880	100%	-	-	-	-
TOTAL WAREHOUSING BUILDING COVERAGE	285,626	6.557	13.1%	56'	S1	2B	YES
VAN WASH BUILDING COVERAGE	2,546	0.059	0.1%	21'	B	2B	NO
VAN MAINTENANCE BUILDING COVERAGE	1,980	0.046	0.1%	20'	S1	2B	NO
TOTAL BUILDING COVERAGE	290,152	6.661	13.3%	-	-	-	-
HARD SURFACE AREA	651,118	19.948	29.9%	-	-	-	-
LANDSCAPE AREA	1,231,483	28.271	56.8%	-	-	-	-
PRESENT ZONING CLASSIFICATION	AD						
PARKING SPACES REQUIRED	410 (1 PER PEAK TIME EMPLOYEE)						
	PROPOSED NOW				FUTURE		
EMPLOYEE PARKING SPACES PROVIDED	533				118		
VAN SPACES PROVIDED	152				81		
TRAILER SPACES PROVIDED	60				80		
TRACTOR SPACES PROVIDED	59				-		
	REQUIRED				PROVIDED		
ACCESSIBLE SPACES	11 (2% OF TOTAL)				22		
VAN ACCESSIBLE SPACES	4				22		
LOADING SPACES	-				11		
BICYCLE PARKING SPACES	5% OF REQUIRED MOTOR VEHICLE SPACES = 21				22		
PROPOSED SIGNAGE	WALL SIGNAGE: 180 SF MONUMENT SIGNAGE: 38 SF/SIDE EACH MONUMENT SIGNAGE HEIGHT: 6'						
PERMITTED SIGNAGE PER UDO	WALL SIGNAGE: 455 SF (ONE SF OF SIGN AREA/LINEAR FEET OF BLDG FRONTAGE, FOR FIRST 200'. 1/2 SF OF SIGN AREA/LINEAR FEET OF BLDG FRONTAGE THEREAFTER) MONUMENT SIGNAGE: 100 SF MONUMENT SIGNAGE HEIGHT: 12'						

CITY OF AURORA 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.
- "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 AMERICANS WITH DISABILITIES ACT.
- THE DEVELOPER, HIS SUCCESSORS AND ASSIGNS, SHALL BE RESPONSIBLE FOR INSTALLATION, MAINTENANCE AND REPLACEMENT OF ALL LANDSCAPING MATERIALS SHOWN OR INDICATED ON THE APPROVED SITE PLAN OR LANDSCAPE PLAN ON FILE IN THE PLANNING DEPARTMENT. ALL LANDSCAPING WILL BE INSTALLED PRIOR TO ISSUANCE OF CERTIFICATE OF OCCUPANCY.
- ALL CROSSINGS OR ENCROACHMENTS INTO EASEMENTS AND RIGHTS-OF-WAY OWNED BY THE CITY OF AURORA ("CITY") IDENTIFIED AS BEING PRIVATELY-OWNED AND MAINTAINED HEREIN ARE ACKNOWLEDGED BY THE UNDERSIGNED AS BEING SUBJECT TO CITY'S USED AND OCCUPANCY OF SAID EASEMENTS AND RIGHTS-OF-WAY. THE UNDERSIGNED, ITS SUCCESSORS AND ASSIGNS, FURTHER AGREES TO REMOVE, REPAIR, REPLACE, RELOCATE, MODIFY, OR OTHERWISE ADJUST SAID CROSSINGS OR ENCROACHMENTS UPON REQUEST FROM THE CITY AND AT NO EXPENSE TO THE CITY. THE CITY RESERVES THE RIGHT TO MAKE FULL USE OF THE EASEMENTS AND RIGHTS-OF-WAY AS MAY BE NECESSARY OR CONVENIENT AND THE CITY RETAINS ALL RIGHTS TO OPERATE, MAINTAIN, INSTALL, REPAIR, REMOVE OR RELOCATE ANY CITY FACILITIES LOCATED WITHIN SAID EASEMENTS AND RIGHTS-OF-WAY AT ANY TIME AND IN SUCH A MANNER AS IT DEEMS NECESSARY OR CONVENIENT.
- THE APPROVAL OF THIS DOCUMENT DOES NOT CONSTITUTE FINAL APPROVAL OF GRADING, DRAINAGE, UTILITY, PUBLIC IMPROVEMENTS AND BUILDING PLANS. CONSTRUCTION PLANS MUST BE REVIEWED AND APPROVED BY THE APPROPRIATE AGENCY PRIOR TO THE ISSUANCE OF BUILDING PERMITS.
- ALL BUILDINGS ADDRESS NUMBERS SHALL COMPLY WITH THE AURORA CITY CODE, SECTION 126, ARTICLE VI - 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 DON'T MEET THIS MINIMUM HEIGHT REQUIREMENT, THE DIRECTOR OF PLANNING MAY REQUIRE CONSTRUCTION MODIFICATIONS PRIOR TO THE ISSUANCE OF A PERMANENT CERTIFICATE OF OCCUPANCY.
- NOTWITHSTANDING ANY SURFACE IMPROVEMENTS, LANDSCAPING, PLANTING OR CHANGES SHOWN IN THESE SITE OR CONSTRUCTION PLANS, OR ACTUALLY CONSTRUCTED OR PUT IN PLACE, ALL UTILITY EASEMENTS MUST REMAIN UNOBSTRUCTED AND FULLY ACCESSIBLE ALONG THEIR ENTIRE LENGTH TO ALLOW FOR ADEQUATE MAINTENANCE EQUIPMENT. ADDITIONALLY, NO INSTALLATION, PLANTING, CHANGE IN THE SURFACE, ETC., SHALL INTERFERE WITH THE OPERATION OF THE UTILITY LINES PLACED WITHIN THE EASEMENT. BY SUBMITTING THESE SITE OR CONSTRUCTION PLANS FOR APPROVAL, THE LANDOWNER RECOGNIZES AND ACCEPTS THE TERMS, CONDITIONS AND REQUIREMENTS OF THIS NOTE.
- FINAL GRADE SHALL BE AT LEAST SIX (6) INCHES BELOW ANY EXTERIOR WOOD SIDING ON THE PREMISES.
- ALL INTERESTED PARTIES ARE HEREBY ALERTED THAT THIS SITE PLAN IS SUBJECT TO ADMINISTRATIVE CHANGES AND AS SHOWN ON THE ORIGINAL SITE PLAN ON FILE IN THE AURORA CITY PLANNING OFFICE AT THE MUNICIPAL BUILDING. A COPY OF THE OFFICIAL CURRENT PLAN MAY BE PURCHASED THERE. LIKEWISE, SITE PLANS ARE REQUIRED TO AGREE WITH THE APPROVED SUBDIVISION PLAT OF RECORD AT THE TIME OF A BUILDING PERMIT; AND IF NOT, MUST BE AMENDED TO AGREE WITH THE PLAT AS NEEDED, OR VICE VERSA.
- ERRORS IN APPROVED SITE PLANS RESULTING FROM COMPUTATIONS OR INCONSISTENCIES IN THE DRAWINGS MADE BY THE APPLICANT ARE THE RESPONSIBILITY OF THE PROPERTY OWNER OF RECORD. WHERE FOUND, THE CURRENT MINIMUM CODE REQUIREMENTS WILL APPLY AT THE TIME OF BUILDING PERMIT. PLEASE BE SURE THAT ALL PLAN COMPUTATIONS ARE CORRECT.
- ALL REPRESENTATIONS AND COMMITMENTS MADE BY APPLICANTS AND PROPERTY OWNERS AT PUBLIC HEARINGS REGARDING THIS PLAN ARE BINDING UPON THE APPLICANT, PROPERTY OWNER, AND ITS HEIRS, SUCCESSORS, AND ASSIGNS.
- ARCHITECTURAL FEATURES, SUCH AS BAY WINDOWS, FIREPLACES, ROOF OVERHANGS, GUTTERS, EAVES, FOUNDATIONS, FOOTINGS, CANTILEVERED WALLS, ETC. ARE NOT ALLOWED TO ENROACH INTO ANY EASEMENT OR FIRE LANE.
- 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.

LEGAL DESCRIPTION

LOT 1, BLOCK 1, THE APPROACH AT 34L SUBDIVISION FILING NO. 1, CITY OF AURORA, COUNTY OF ADAMS, STATE OF COLORADO

SIGNATURE BLOCK

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 WHEREOF, KROGER 023 LLC, an Ohio limited liability company HAS CAUSED THESE

PRESENTS TO BE EXECUTED THIS 8th DAY OF April AD, 2021.

KROGER 023 LLC, an Ohio Corporation, Sole member

BY: Rich J. Landrum
NAME: Rich J. Landrum
ITS: Vice President



STATE OF OHIO)
) SS
COUNTY OF AMHILTON)

THE FOREGOING INSTRUMENT WAS ACKNOWLEDGED BEFORE ME THIS 8th DAY OF April AD, 2021.

BY Rich J. Landrum, Vice President of Kroger 023 Inc, an Ohio Corporation and sole member of Kroger 023 LLC, an Ohio limited liability company, on behalf of the corporation and limited liability company.
(PRINCIPALS OR OWNERS)

WITNESS MY HAND AND OFFICIAL SEAL

Jennifer K. Gothard
(NOTARY PUBLIC)



JENNIFER K. GOTHARD
Attorney at Law
Notary Public, State of Ohio
My Commission Expires No Registration
Date: Section 147.03 O.R.C.

MY COMMISSION EXPIRES _____

NOTARY BUSINESS ADDRESS: _____

CITY OF AURORA APPROVAL

CITY ATTORNEY: George S. Smith DATE: 6/15/21

PLANNING DIRECTOR: George S. Smith DATE: 6-14-2021

PLANNING COMMISSION: N/A DATE: N/A
(CHAIRPERSON)

CITY COUNCIL: N/A DATE: N/A
(MAYOR)

ATTEST: N/A DATE: N/A
(CITY CLERK)

DATABASE APPROVAL DATE: 11/18/2020

RECORDER'S CERTIFICATE:

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

COLORADO AT _____ O'CLOCK _____ M, THIS _____ DAY OF _____ AD, 2021

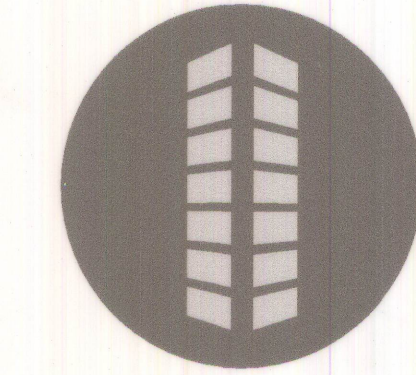
CLERK AND RECORDER: _____ DEPUTY: _____

PROJECT PEARL AT PORTEOS 2020-6026-00

Galloway

6162 S. Willow Drive, Suite 320
Greenwood Village, CO 80111
303.770.8884
GallowayUS.com

PRELIMINARY
NOT FOR BIDDING
NOT FOR CONSTRUCTION



PROJECT PEARL
THE APPROACH AT 34L SUBDIVISION FILING NO. 1

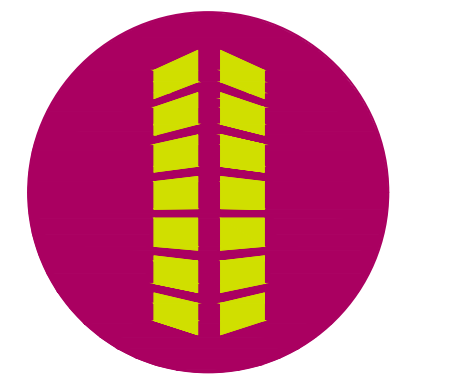
60TH AVE AND JACKSON GAP ST
AURORA, CO

#	Date	Issue / Description	Init.
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37			

Project No: RCU005
Drawn By: CMV
Checked By: SMB
Date: 11/20/2020

COVER SHEET

PRELIMINARY
NOT FOR BIDDING
NOT FOR CONSTRUCTION



PROJECT PEARL
THE APPROACH AT 34L SUBDIVISION FILING NO. 1

6011 H AVE AND JACKSON GAP SI
AURORA, CO

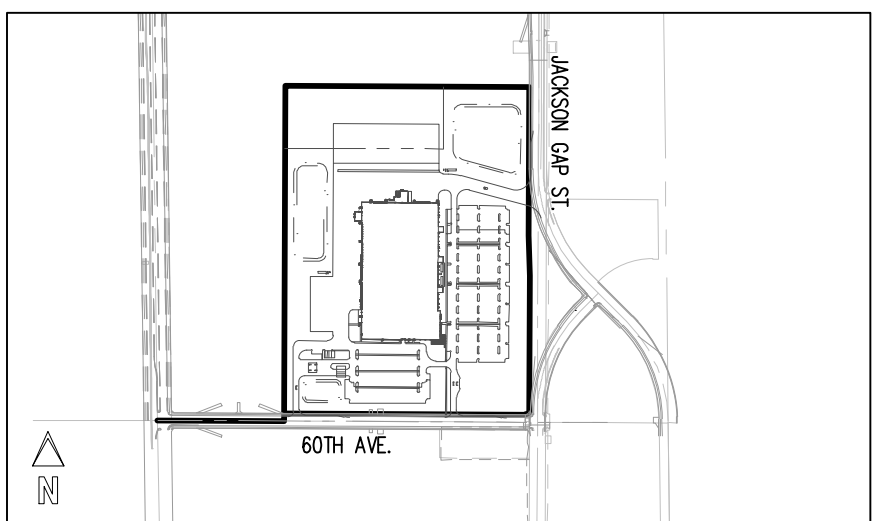
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Project No:	RCU005
Drawn By:	CMV
Checked By:	SMB
Date:	11/20/2020

OVERALL SITE PLAN

2

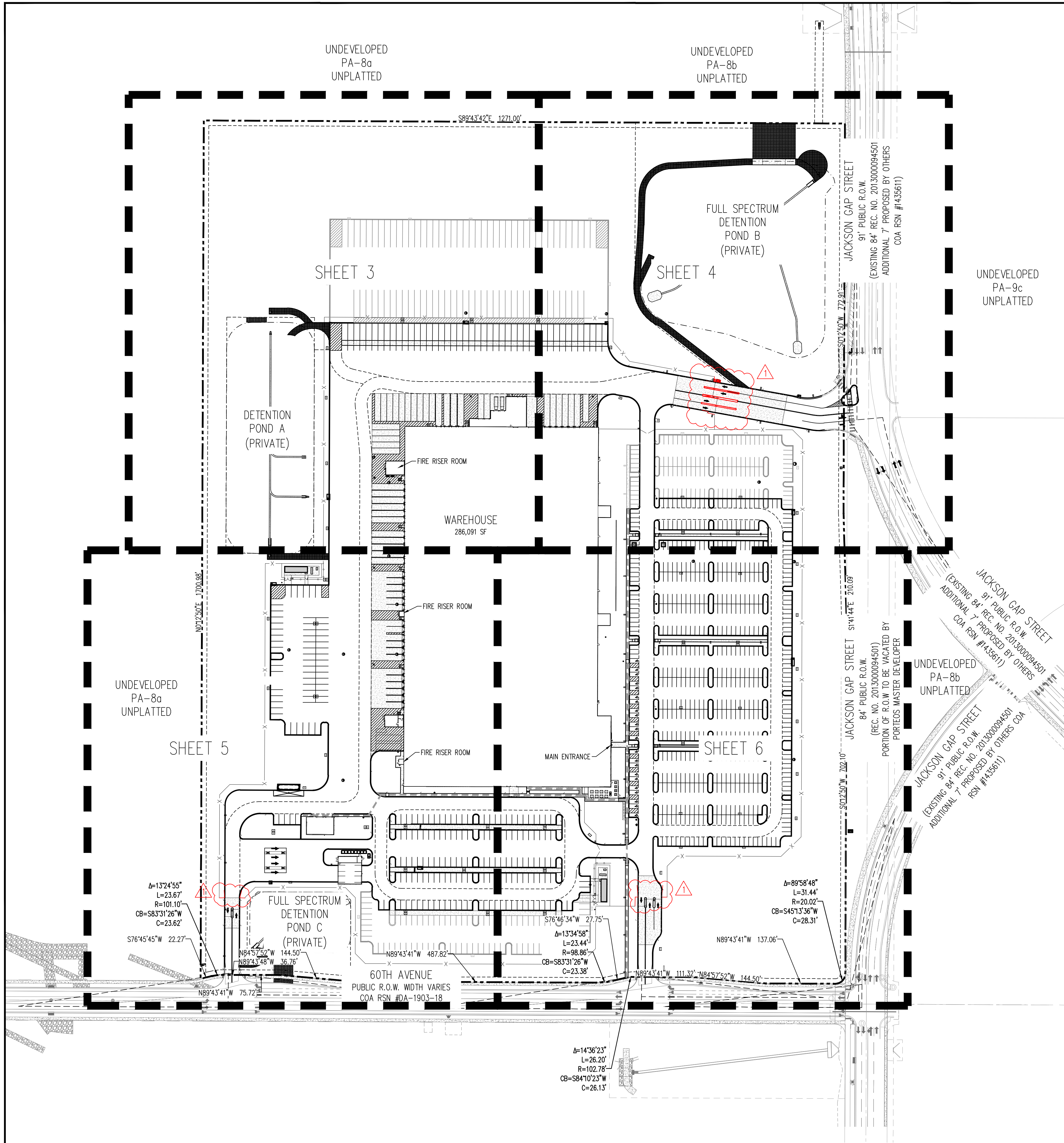
PROJECT PEARL AT PORTEOS 2020-6026-00



KEY MAP
SCALE: 1"=1000'

SITE LEGEND

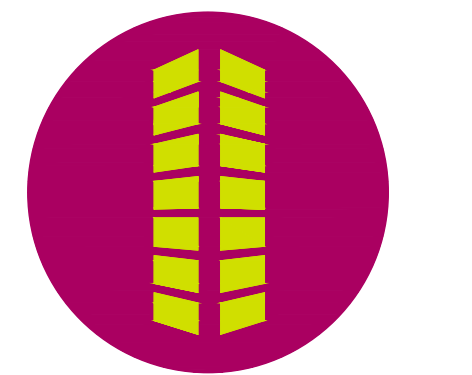
- | | |
|--|------------------------------------|
| | PROPERTY LINE |
| | EXISTING EASEMENT |
| | PROPOSED RIGHT-OF-WAY BY OTHERS |
| | PROPOSED EASEMENT |
| | EXISTING CURB AND GUTTER |
| | PROPOSED CURB AND GUTTER BY OTHERS |
| | PROPOSED CURB AND GUTTER |
| | EXISTING SIDEWALK |
| | PROPOSED SIDEWALK BY OTHERS |
| | PROPOSED SIDEWALK |
| | PROPOSED FENCE |
| | PROPOSED GUARDRAIL |
| | PROPOSED ACCESSIBLE ROUTE |
| | SIGHT TRIANGLE |
| | PROPOSED EXTENTS OF POND |
| | PROPOSED FIRE HYDRANT BY OTHERS |
| | PROPOSED FIRE HYDRANT |
| | FIRE DEPARTMENT CONNECTION |
| | PROPOSED INLET BY OTHERS |
| | PROPOSED INLET |
| | MANHOLE |
| | PARKING COUNT |
| | SITE SIGN |
| | KNOX BOX |
| | PROPOSED SITE LIGHT |
| | PROPOSED LIGHT BY OTHERS |
| | ASPHALT PAVING |
| | CONCRETE PAVING |



NOTES

1. ALL ADJACENT PROPERTIES ARE ZONED AS AD.
2. 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.
3. A CERTIFICATE OF OCCUPANCY WILL NOT BE ISSUED UNTIL THE ADJACENT PUBLIC IMPROVEMENTS ARE COMPLETED AND ACCEPTED, INCLUDING THE CHANNEL NORTH OF THE SITE.

PRELIMINARY
NOT FOR BIDDING
NOT FOR CONSTRUCTION



PROJECT PEARL
THE APPROACH AT 34L SUBDIVISION FILING NO. 1

6011 H AVE AND JACKSON GAP SI
AURORA, CO

[illegible]

Project No:	RCU005
Drawn By:	CMV
Checked By:	SMB
Date:	11/20/2020

SITE PLAN

3



- 1 EXISTING RIGHT-OF-WAY
- 2 EXISTING FIRE HYDRANT
- 3 PROPOSED UTILITY EASEMENT BY OTHERS
- 4 PROPOSED RIGHT-OF-WAY BY OTHERS
- 5 PROPOSED FIRE HYDRANT BY OTHERS
- 6 PROPOSED CONCRETE WALK BY OTHERS
- 7 PROPOSED ACCESSIBLE HANDICAP RAMP BY OTHERS
- 8 EXISTING STORM SEWER MANHOLE
- 9 EXISTING STORM SEWER INLET
- 10 PROPOSED "RIGHT TURN ONLY" SIGN BY OTHERS
- 11 PROPOSED 10' WIDE GATE TO MATCH ADJACENT FENCE
- 12 PROPOSED STRIPING, 4" WIDE SOLID WHITE STRIPING @ 2'-0" O.C. @ 45°
- 13 PROPOSED FIRE AND ACCESS EASEMENT
- 14 PROPOSED DRAINAGE EASEMENT
- 15 PROPOSED CONCRETE WALK/PEDESTRIAN ACCESS. SIZE PER PLAN
- 16 PROPOSED CHASE DRAIN
- 17 PROPOSED STOP SIGN
- 18 PROPOSED PRIVATE FIRE HYDRANT
- 19 PROPOSED ACCESSIBLE HANDICAP RAMP
- 20 PROPOSED HANDICAP PARKING 9'X19'
- 21 PROPOSED ACCESSIBLE HANDICAP SIGN
- 22 PROPOSED ADA LOADING SPACE/ACCESS AISLE 9'X19'
- 23 PROPOSED ADA DETECTABLE WARNING PAD
- 24 PROPOSED STORM SEWER INLET
- 25 PROPOSED STORM SEWER MANHOLE
- 26 PROPOSED POND OUTLET STRUCTURE
- 27 PROPOSED CONCRETE FOREBAY
- 28 PROPOSED TRICKLE CHANNEL
- 29 PROPOSED POND MAINTENANCE ACCESS
- 30 PROPOSED CONCRETE SCREEN WALL
- 31 PROPOSED 6" BLACK MONTAGE CLASSIC FENCE
- 32 PROPOSED 30' MANUAL SWINGING GATE WITH APPROVED KNOX HARDWARE
- 33 PROPOSED 4' MANUAL SWINGING GATE WITH APPROVED KNOX HARDWARE
- 34 PROPOSED 12' MANUAL SWINGING GATE WITH APPROVED KNOX HARDWARE
- 35 PROPOSED GUARDRAIL PER CDOT DETAIL M-606-1
- 36 PROPOSED RAISED CONCRETE ISLAND
- 37 PROPOSED 12' AUTOMATIC SECURITY ARM/LIFT & SUPPORT WITH APPROVED KNOX HARDWARE AND CARD READER
- 38 PROPOSED STORM FLARED END SECTION
- 39 PROPOSED GUARD SHACK
- 40 PROPOSED MONUMENT SIGN
- 41 PROPOSED TRANSFORMER PAD
- 42 PROPOSED COR WITH CONCRETE PAD
- 43 PROPOSED GENERATOR WITH ABOVE GROUND 408 GALLON DIESEL BELLY TANK
- 44 PROPOSED REMOTE FIRE DEPARTMENT CONNECTION WITH APPROVED KNOX CAPS OR PLUGS AND SIGN
- 45 PROPOSED KNOX BOX
- 46 PROPOSED BIKE RACKS - 11 U-RACKS PROVIDED (22 SPACES)
- 47 PROPOSED BOLLARD
- 48 PROPOSED SIGHT TRIANGLE
- 49 PROPOSED PATIO AREA INCLUDING SITE AMENITIES. SEE SITE DETAILS SHEET
- 50 PROPOSED STANDARD PARKING STALL 9'x19' (4" SOLID WHITE LINES)
- 51 PROPOSED VAN PARKING STALL 11'x22' OR 11'x20' (4" SOLID WHITE LINES)
- 52 PROPOSED TRACTOR PARKING STALL 12'x25' (4" SOLID WHITE LINES)
- 53 PROPOSED TRAILER PARKING STALL 12'x55' (4" SOLID WHITE LINES)
- 54 PROPOSED TRAILER DOCK 12.5'x65' (4" SOLID WHITE LINES)
- 55 PROPOSED FLUSH CURB IN FRONT OF ADA STALLS
- 56 PROPOSED DIRECTIONAL ARROWS
- 57 PROPOSED HEAVY CONCRETE FOR TRAILER LANDINGS
- 58 PROPOSED "FIRE ACCESS" SIGN
- 59 PROPOSED SINGLE COMPARTMENT DOUBLE WALL UNDERGROUND STORAGE TANK (20,000 GALLON UNLEADED GASOLINE)
- 60 PROPOSED STEPS
- 61 PROPOSED NO PARKING FIRE LANE SIGN
- 62 PROPOSED CANOPY OVERHANG
- 63 PROPOSED FIRE RISER ROOM WITH SIGN NEXT TO DOOR
- 64 PROPOSED SOIL RIPRAP
- 65 PROPOSED NYLOPLAST INLET WITH SOLID LID
- 66 PROPOSED SITE LIGHT
- 67 PROPOSED ACCESSIBLE PARKING ACCESS RAMP
- 68 PROPOSED TRANSITION TO MOUNTABLE CURB FOR ACCESSIBLE PARKING ACCESS RAMP
- 69 PROPOSED UTILITY EASEMENT
- 70 PROPOSED MAIN BUILDING ENTRANCE
- 71 PROPOSED ACCESS EASEMENT
- 72 PROPOSED VAN DOCK 12.5' x 35' (4" SOLID WHITE LINES)
- 73 PROPOSED ROLL-AWAY TRASH COMPACTORS
- 74 PROPOSED PEDESTRIAN CROSSWALK STRIPING BY OTHERS

	PROPERTY LINE
	EXISTING EASEMENT
	PROPOSED RIGHT-OF-WAY BY OTHERS
	PROPOSED EASEMENT
	EXISTING CURB AND GUTTER
	PROPOSED CURB AND GUTTER BY OTHERS
	PROPOSED CURB AND GUTTER
	EXISTING SIDEWALK
	PROPOSED SIDEWALK BY OTHERS
	PROPOSED SIDEWALK
	PROPOSED FENCE
	PROPOSED GUARDRAIL
	PROPOSED ACCESSIBLE ROUTE
	SIGHT TRIANGLE
	PROPOSED EXTENTS OF POND
	PROPOSED FIRE HYDRANT BY OTHERS
	PROPOSED FIRE HYDRANT
	FIRE DEPARTMENT CONNECTION
	PROPOSED INLET BY OTHERS
	PROPOSED INLET
	MANHOLE
	PARKING COUNT
	SITE SIGN
	KNOX BOX
	PROPOSED SITE LIGHT
	PROPOSED LIGHT BY OTHERS
	ASPHALT PAVING
	CONCRETE PAVING

1. ALL ADJACENT PROPERTIES ARE ZONED AS AD.
2. 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.
3. A CERTIFICATE OF OCCUPANCY WILL NOT BE ISSUED UNTIL THE ADJACENT PUBLIC IMPROVEMENTS ARE COMPLETED AND ACCEPTED, INCLUDING THE CHANNEL NORTH OF THE SITE.

MATCHLINE - SEE SHEET 4

MATCHLINE - SEE SHEET 5

DETENTION
POND A
(PRIVATE)

WAREHOUSE
286,091 SF

UNDEVELOPED
PA-8a
UNPLATTED

UNDEVELOPED
PA-8a
UNPLATTED

S89°43'42"E 1271.00

SCALE: 1"=40'

UNDEVELOPED
PA-8a
UNPLATTED

FUTURE PARKING SUBJECT TO
CHANGE BASED ON SITE
CONDITIONS DURING CONSTRUCTION

MATCHLINE - SEE SHEET 4

WAREHOUSE
286,091 SF

DETENTION
POND A
(PRIVATE)

UNDEVELOPED
PA-8a
UNPLATTED

MATCHLINE - SEE SHEET 5

PROJECT PEARL AT PORTEOS 2020-6026-00

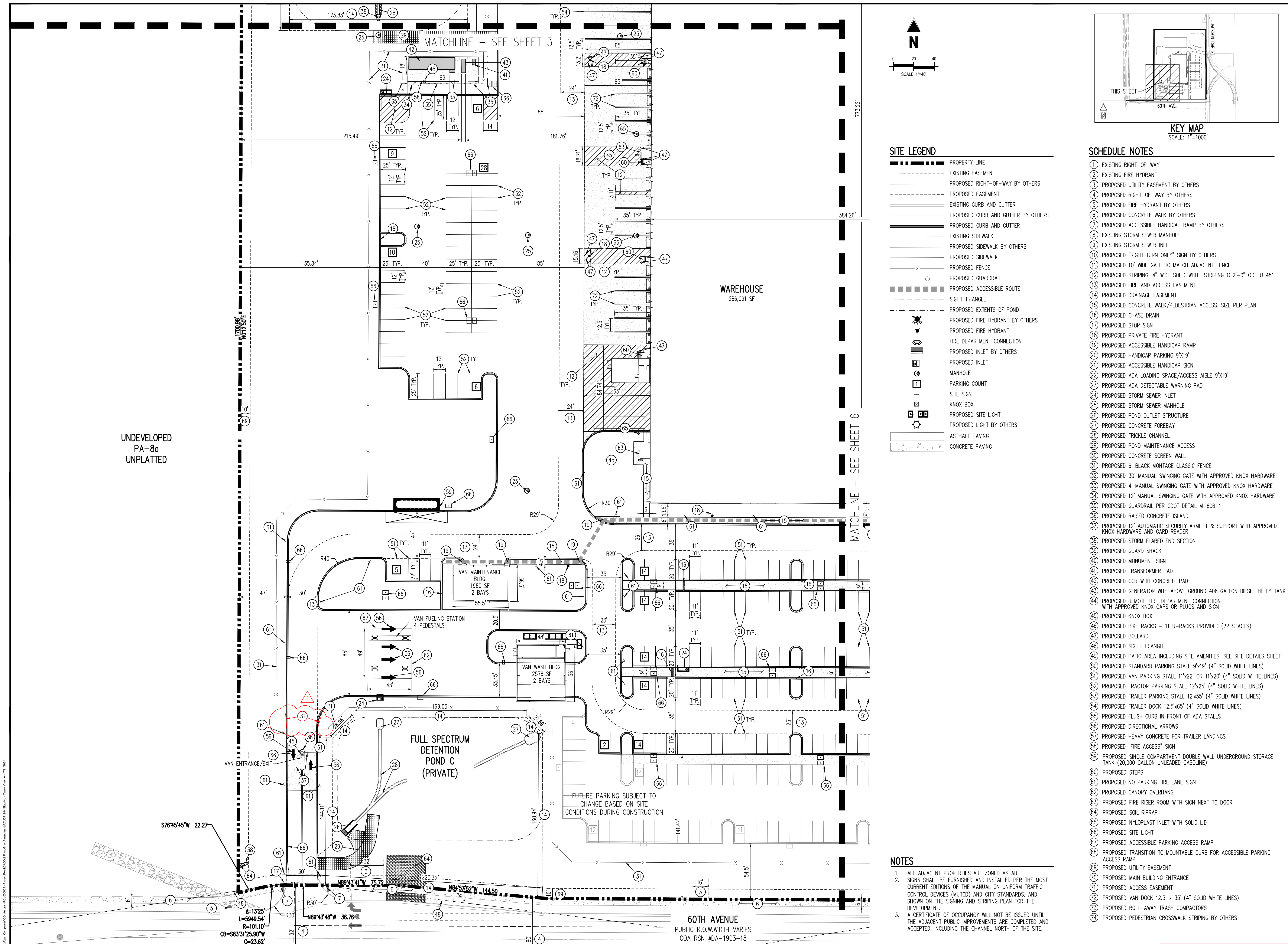


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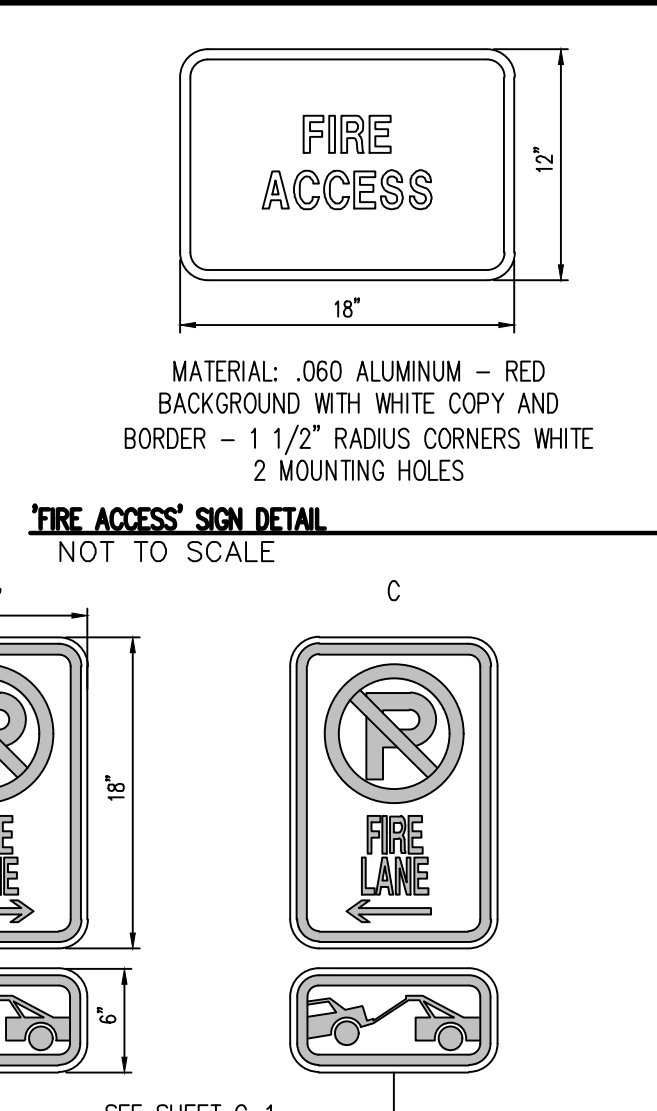
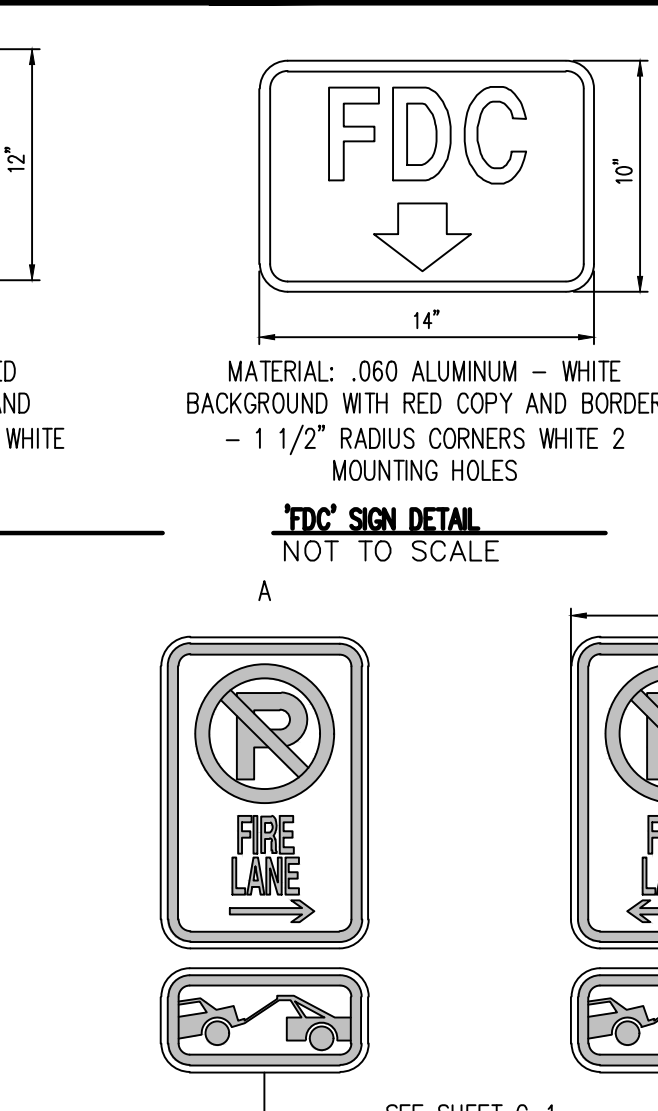
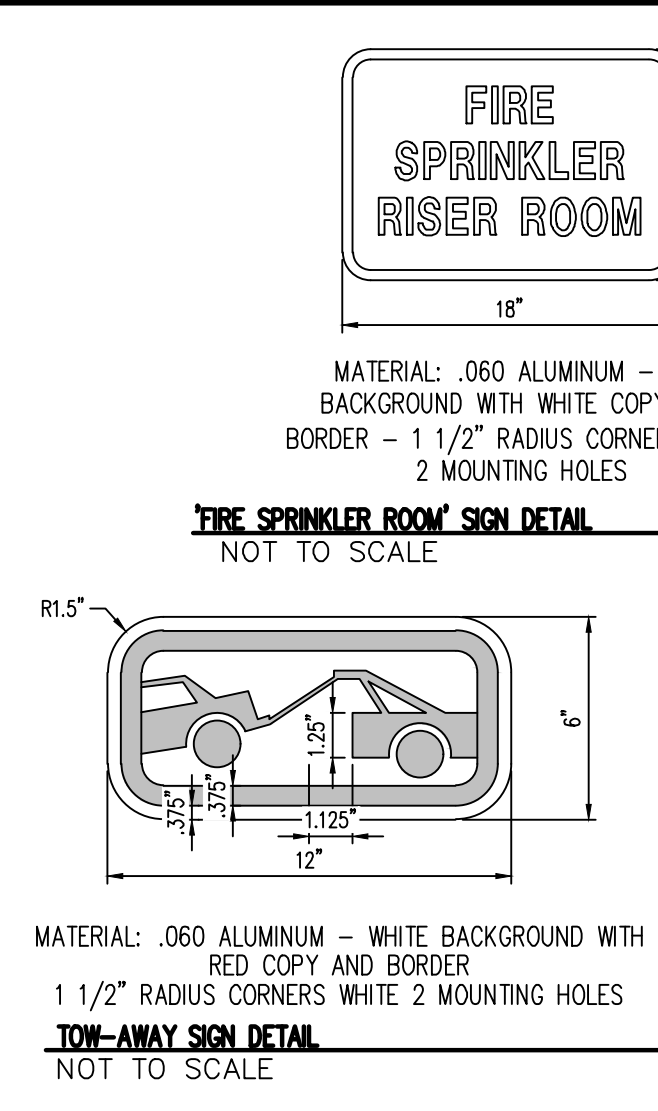
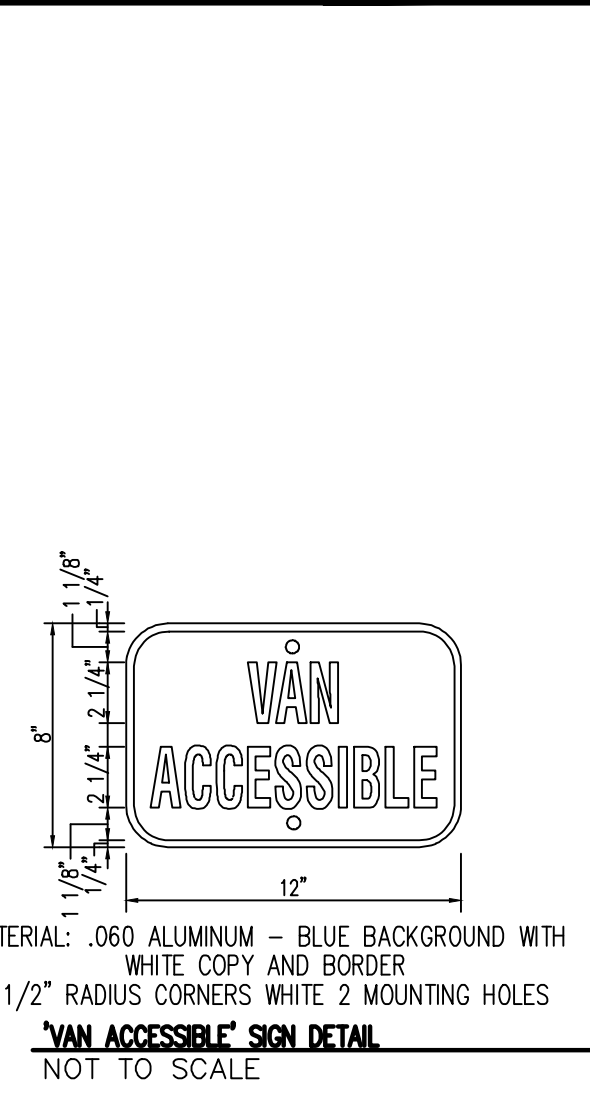
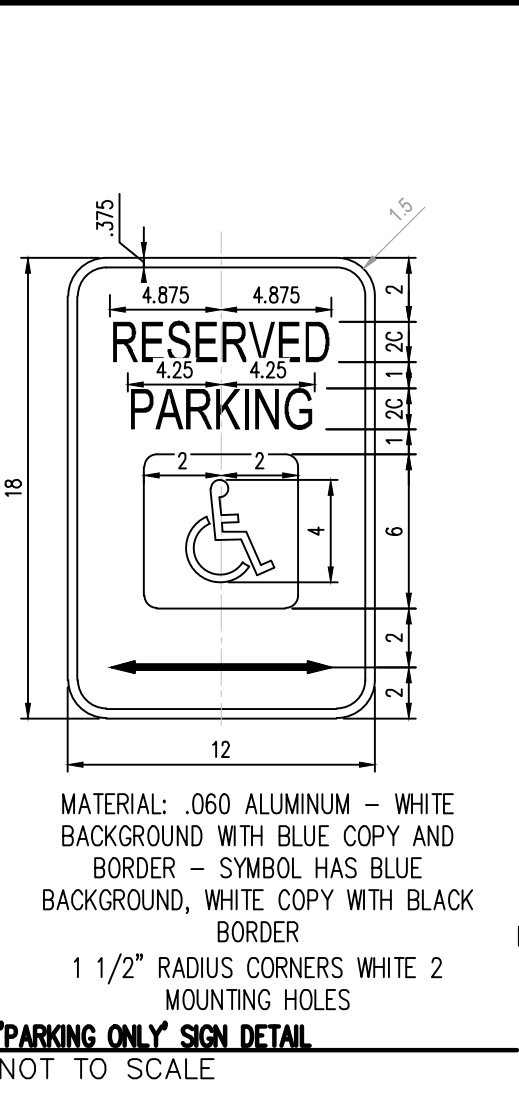
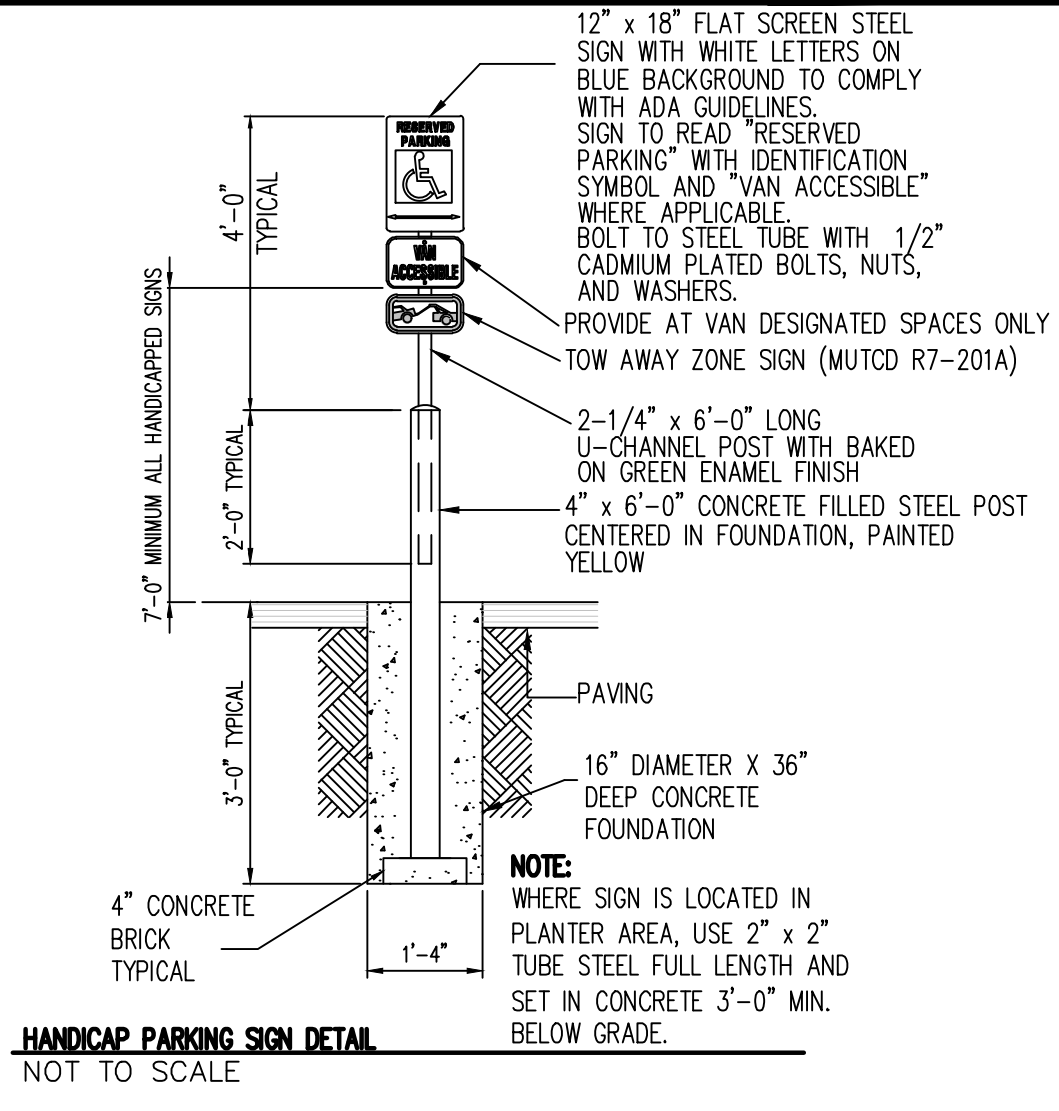
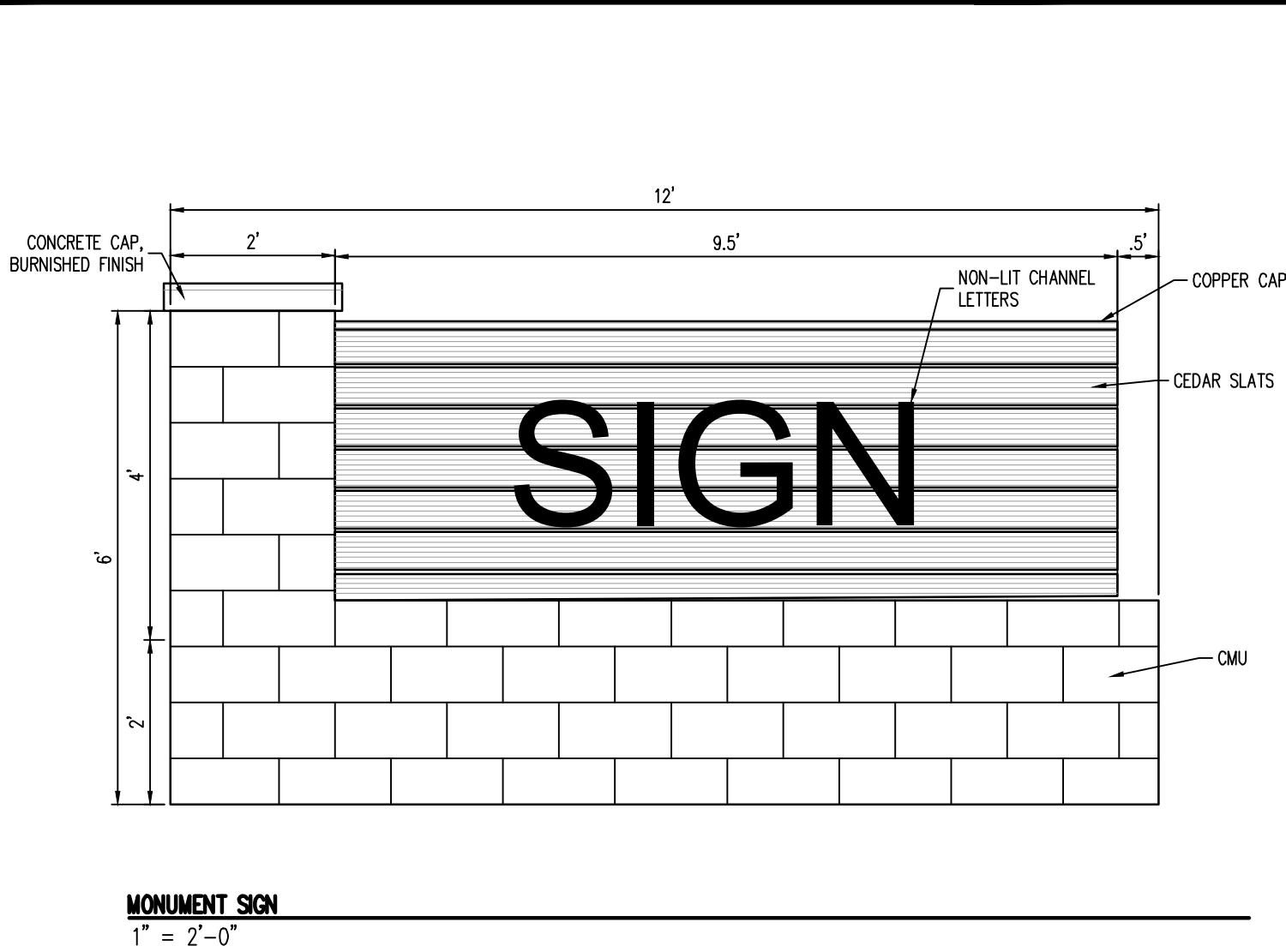
Project No:	RCU005
Drawn By:	CMV
Checked By:	SMB
Date:	11/20/2020

SITE PLAN

5



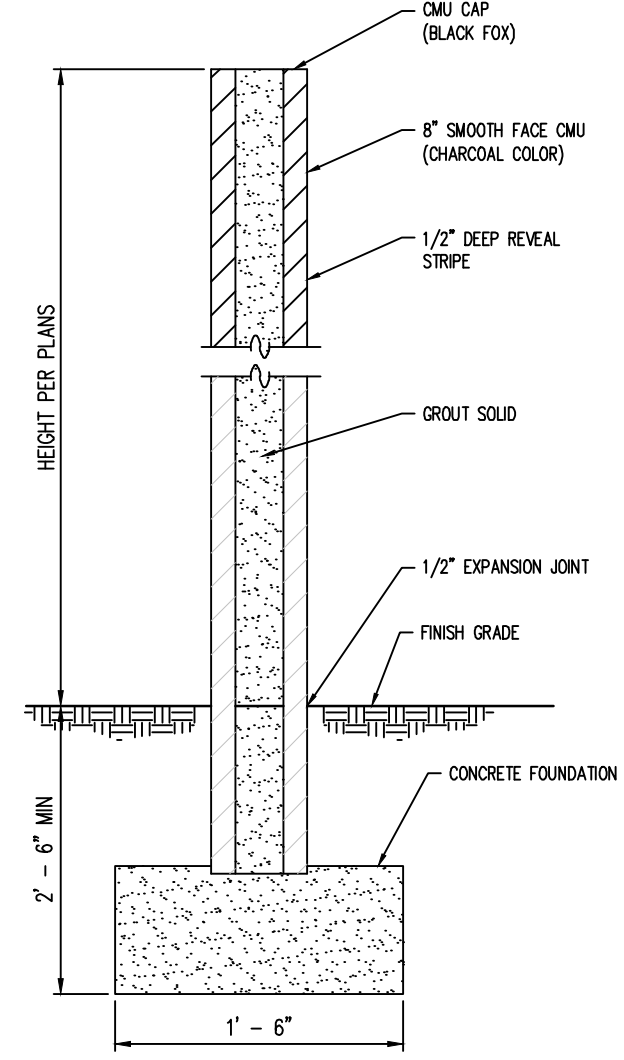
PROJECT PEARL AT PORTEOS 2020-6026-00



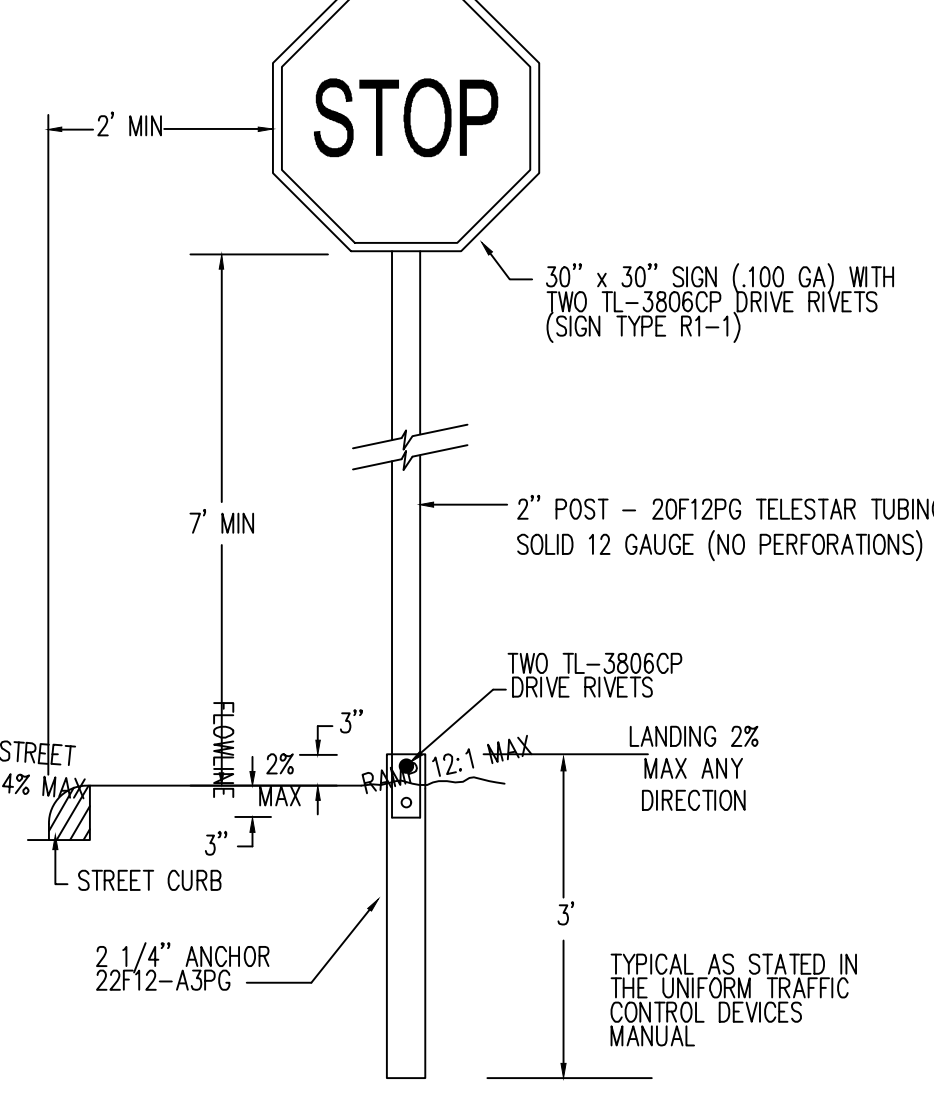
SIGN DETAILS ARE PROVIDED AS A MINIMUM STANDARD ONLY. SIGNS SHALL COMPLY WITH AUTHORITY HAVING JURISDICTION. CONTRACTOR SHALL COORDINATE WITH JURISDICTION HAVING AUTHORITY, SUPPLY & INSTALL.

- NOTES:
1. SIGNS SHALL BE PERMANENTLY LABELED AS NO PARKING --FIRE LANE COMPLYING WITH IFC FIGURE D103.6.
 2. SIGNS SHALL HAVE A MINIMUM DIMENSION OF 12 INCHES (305 MM) WIDE BY 18 INCHES (457 MM) HIGH AND HAVE RED LETTERS ON A WHITE REFLECTIVE BACKGROUND WITH A THICKNESS OF 0.80.
 3. SIGNS SHALL BE LOCATED AT THE BEGINNING AND END OF THE FIRE LANE, THE SIGN SHALL HAVE A SINGLE HEADED ARROW POINTING IN THE DIRECTION THE REGULATION IS IN EFFECT. THE INTERMEDIATE SIGNS SHALL HAVE DOUBLE HEADED ARROWS POINTING IN BOTH DIRECTIONS.
 4. GALVANIZED STEEL POST. SET 3'-0" MINIMUM, BELOW GRADE AND INTO MINIMUM 12" DIAMETER CONCRETE PIER, FULL DEPTH.
 5. THE MAXIMUM SPACING OF THE SIGNS SHALL TO 100', CONTINGENT UPON LIFE SAFETY'S REVIEW AND APPROVAL.
 6. 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.
 7. FIRE LANE SIGNS SHOULD BE INSTALLED 2' BEHIND CURB OR SIDEWALK.
 8. 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.

FIRE LANE AND TOW AWAY ZONE SIGN DETAIL
NOT TO SCALE

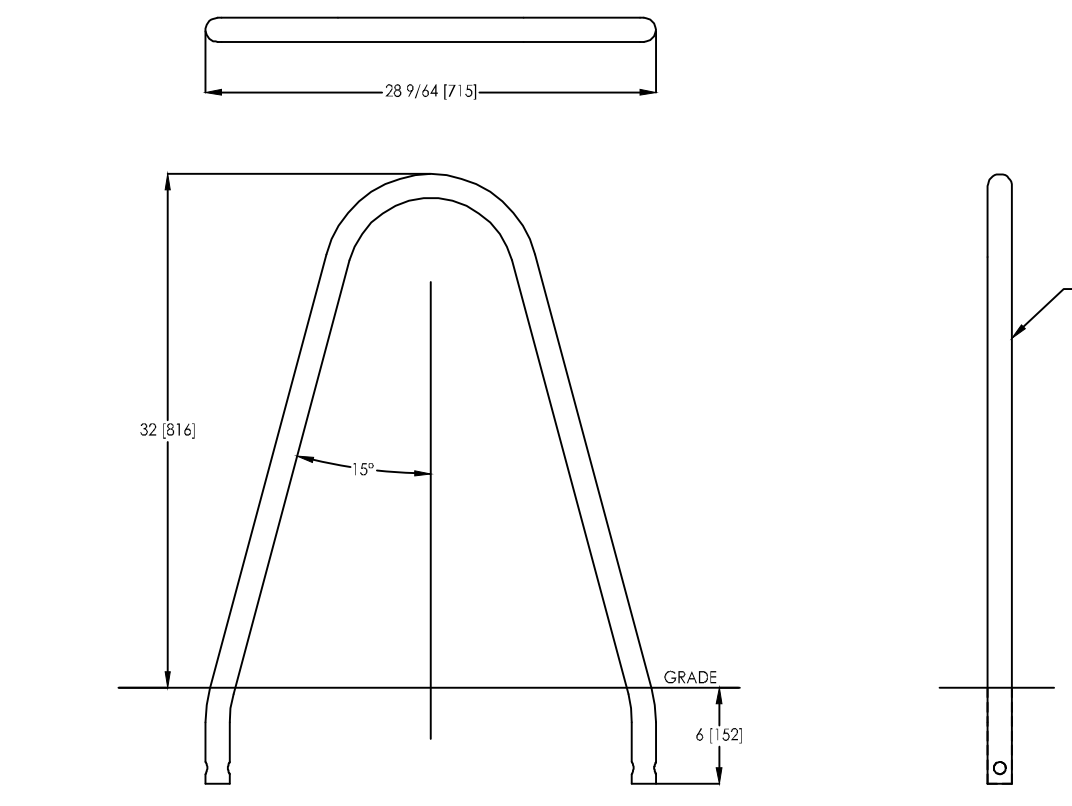


SCREEN WALL DETAIL
NOT TO SCALE



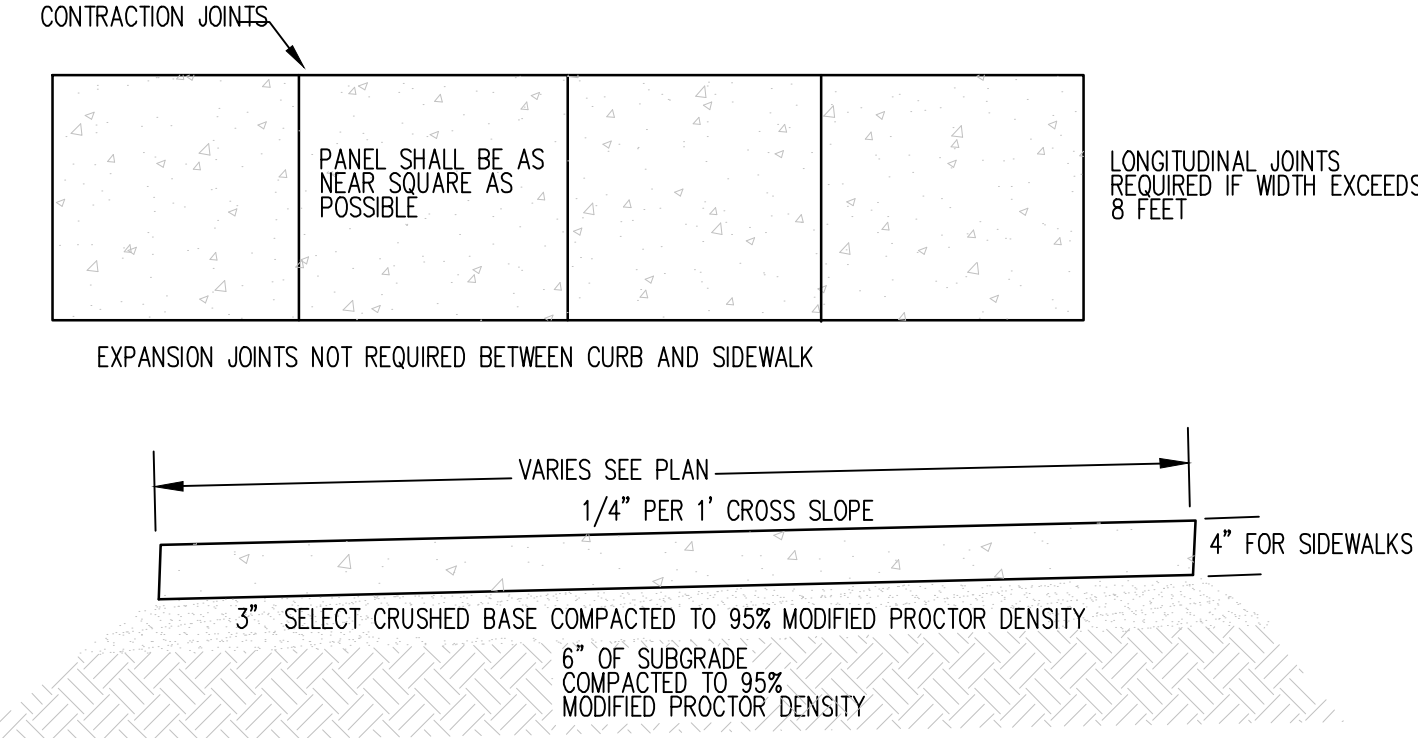
STOP SIGN DETAIL
NOT TO SCALE

Bola® Bike rack, embedded
Product Drawing
www.landscapeforms.com
Date: 11/5/2014
Pn: 800.521.2546



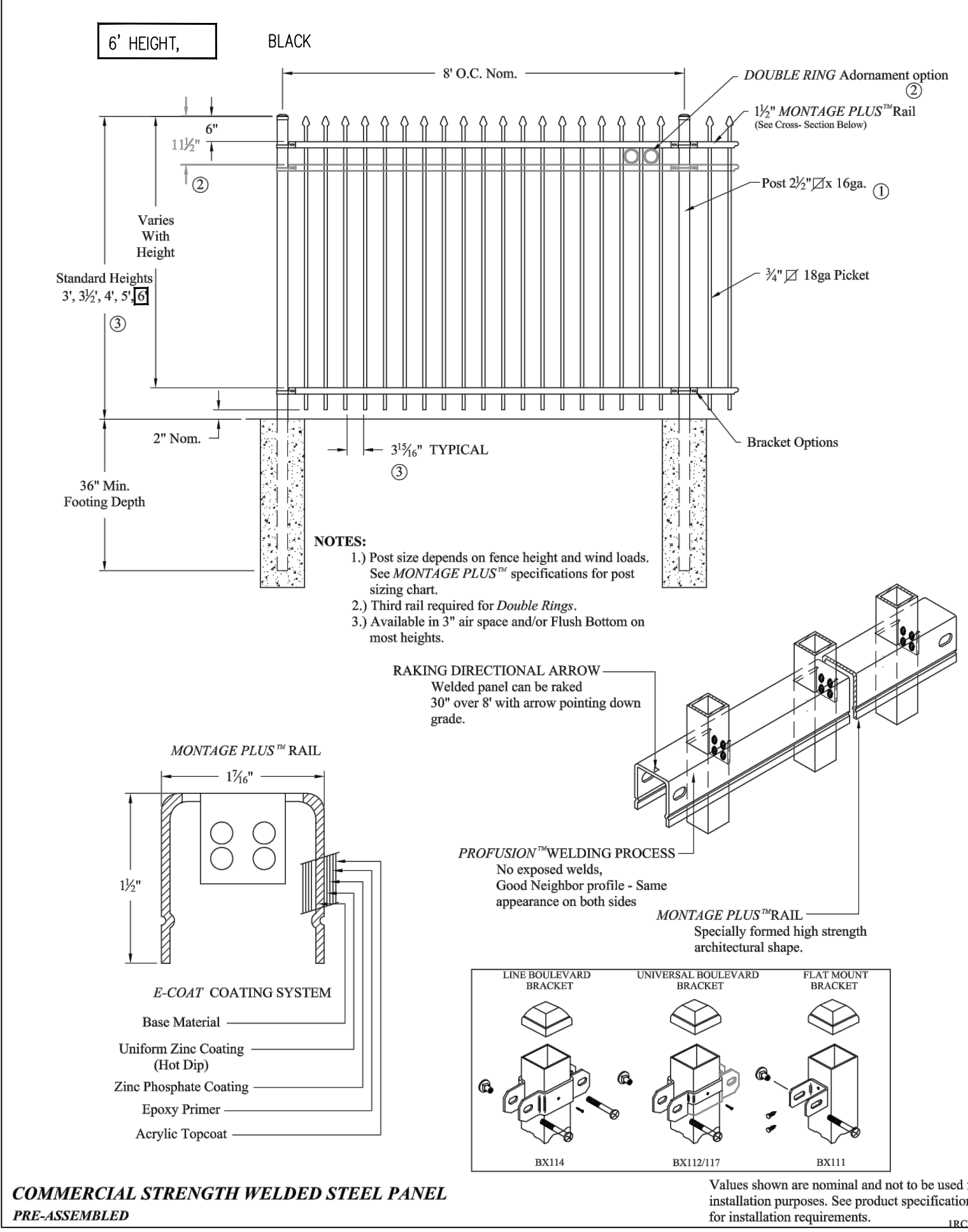
CONFIDENTIAL DRAWING INFORMATION CONTAINED HEREIN IS THE PROPERTY OF LANDSCAPE FORMS, INC. INTENDED FOR LIMITED USE ONLY. NO REPRODUCTION, COPIING, OR DISSEMINATION OF THIS DRAWING OR ITS CONTENTS IS PERMITTED WITHOUT THE WRITTEN CONSENT OF LANDSCAPE FORMS, INC. ALL RIGHTS RESERVED.

BICYCLE RACK DETAIL
NOT TO SCALE

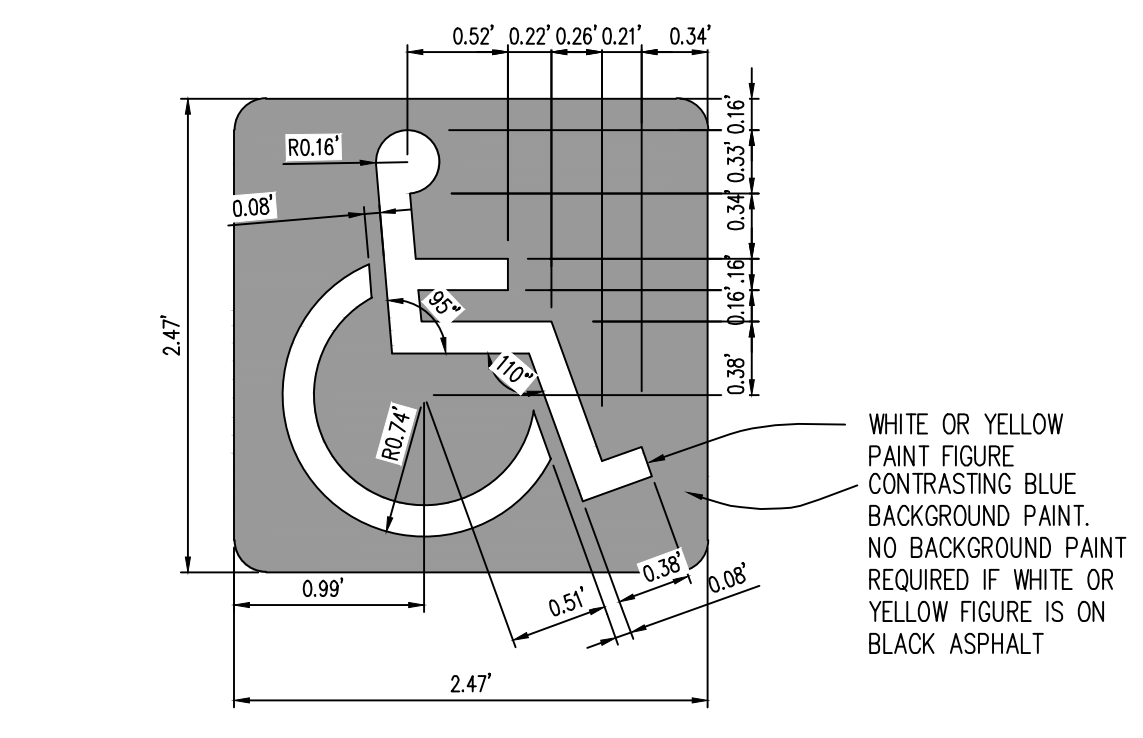


1. CONTRACTION JOINTS SHALL BE SPACED SO AS TO FORM AS NEAR SQUARE PANEL AS POSSIBLE, NO SINGLE PANEL SHALL EXCEED 8' ON ANY SIDE. CONTRACTION JOINTS SHALL BE 3/4" DEEP.
2. EXPANSION JOINTS OF 1/2" MASTIC MATERIAL SHALL BE PLACED AT THE FOLLOWING LOCATIONS:
P.C.S AND P.T.S OF CURVES
GRADE BREAKS
AT DRIVEWAYS
AT OTHER LOCATIONS AS SPECIFIED BY ENGINEER
3. NO SIDEWALK SHALL BE PLACED WITHOUT A FINAL FORM INSPECTION BY THE ENGINEER
4. CONSTRUCTION MATERIALS AND PROCEDURES SHALL CONFORM TO EXISTING CITY AND STATE STANDARD SPECIFICATIONS.

CONCRETE SIDEWALK DETAIL
NOT TO SCALE

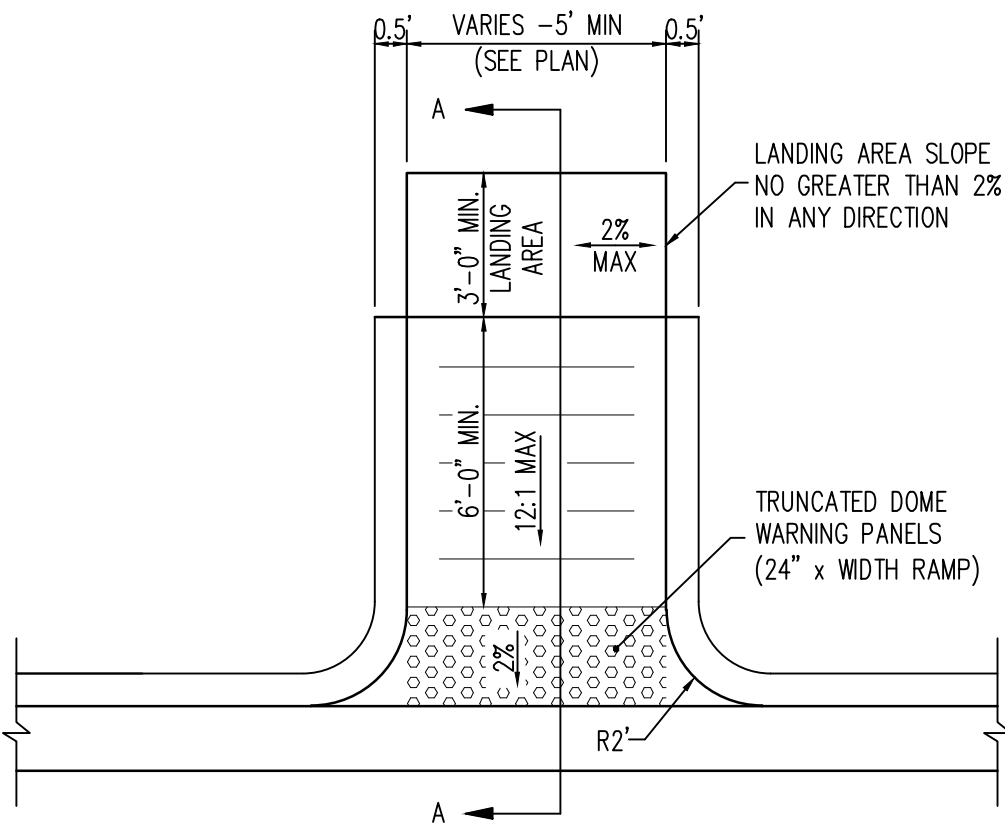


FENCE DETAIL
NOT TO SCALE



- INTERNATIONAL SYMBOL OF ACCESSIBILITY NOTES
- A. SYMBOL TO BE CENTERED ON WIDTH OF PARKING STALL.
 - B. BOTTOM OF SYMBOL TO BE LOCATED 2'-6" FROM ACCESS DRIVE, INTO PARKING SPACE.
 - C. SYMBOL IS REQUIRED TO CONTRAST WITH BACKGROUND.

HANDICAP PARKING SYMBOL
NOT TO SCALE



JCC/ANSI A117.1 HANDICAP RAMP DETAIL
NOT TO SCALE

Galloway

6162 S. Willow Drive, Suite 320
Greenwood Village, CO 80111
303.770.8884
gallowayus.com

PRELIMINARY
NOT FOR BIDDING
NOT FOR CONSTRUCTION



PROJECT PEARL
THE APPROACH AT 34L SUBDIVISION FILING NO. 1

60TH AVE AND JACKSON GAP ST
AURORA, CO

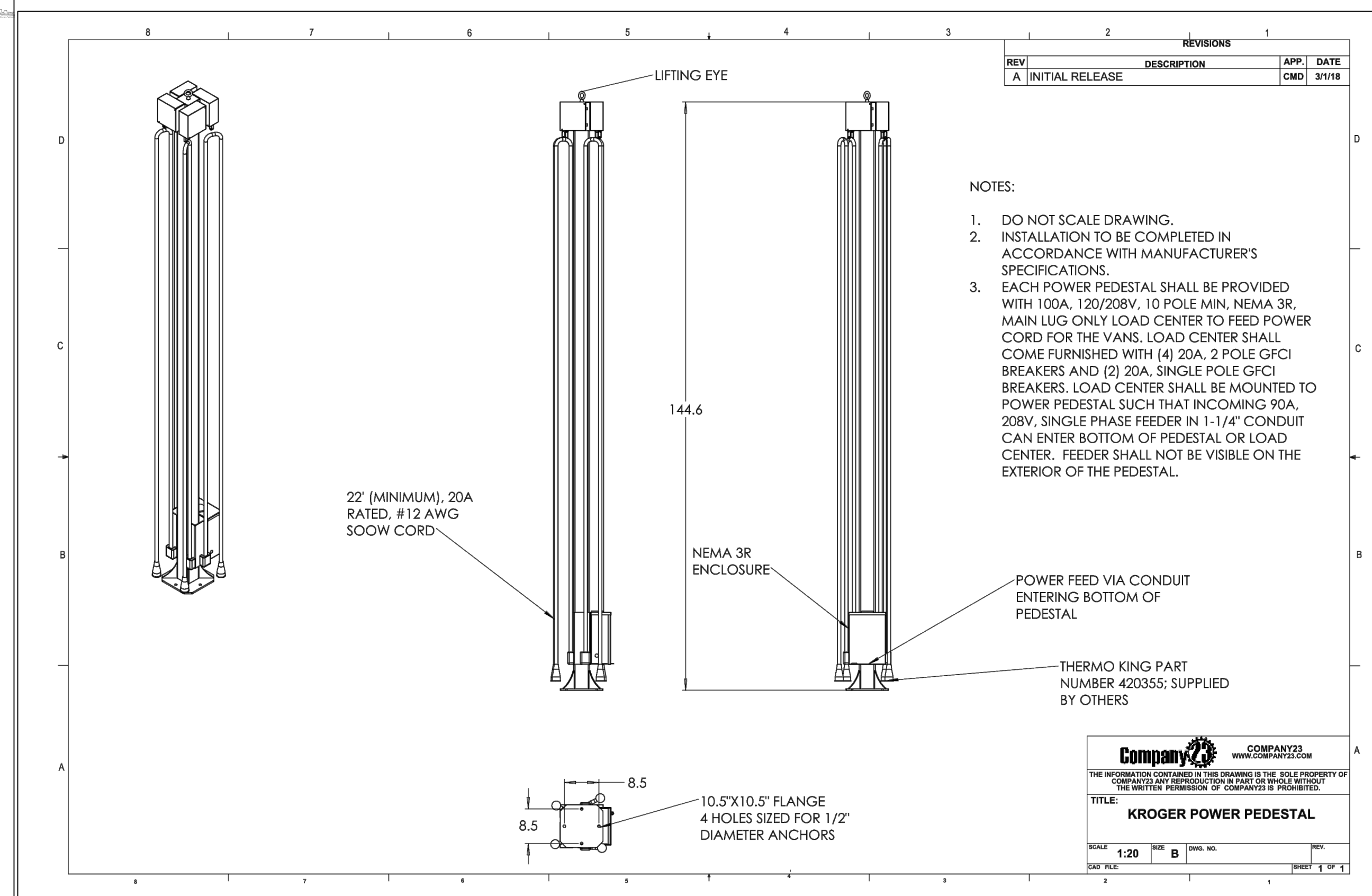
#	Date	Issue / Description	Init.
1			
2			
3			
4			
5			
6			
7			
8			
9			
10			
11			
12			

Project No:	RCU005
Drawn By:	OMV
Checked By:	SMB
Date:	11/20/2020

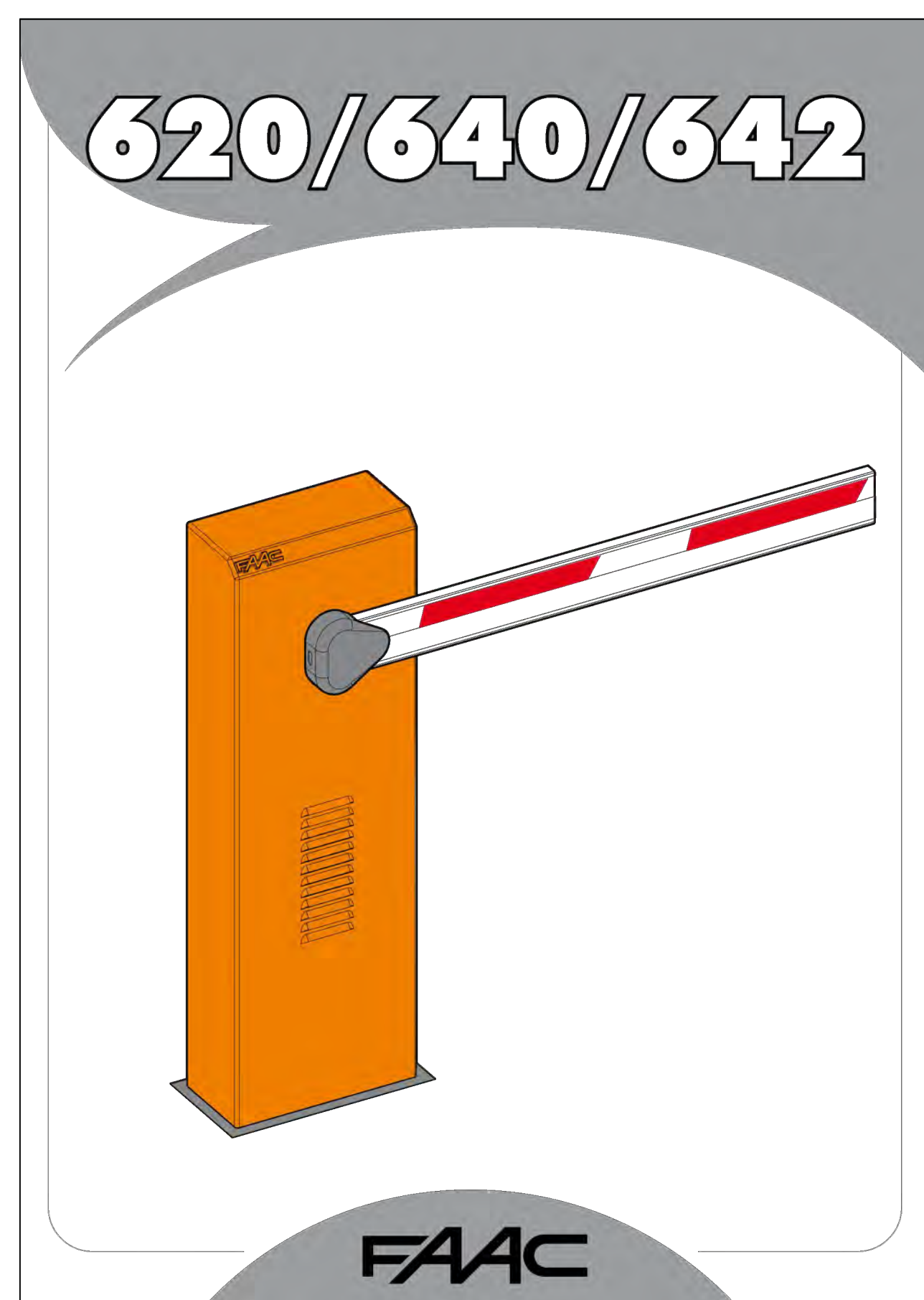
SITE DETAILS

143 S. Jackson Street, Suite 1 • Elkhorn, WI 53121-1911
Toll Free: 800-788-1028 • Local: 262-723-8200 • Fax: 262-723-5180 • www.palmerhamilton.com
To see the complete family of Palmer Hamilton products please see www.palmerhamilton.com

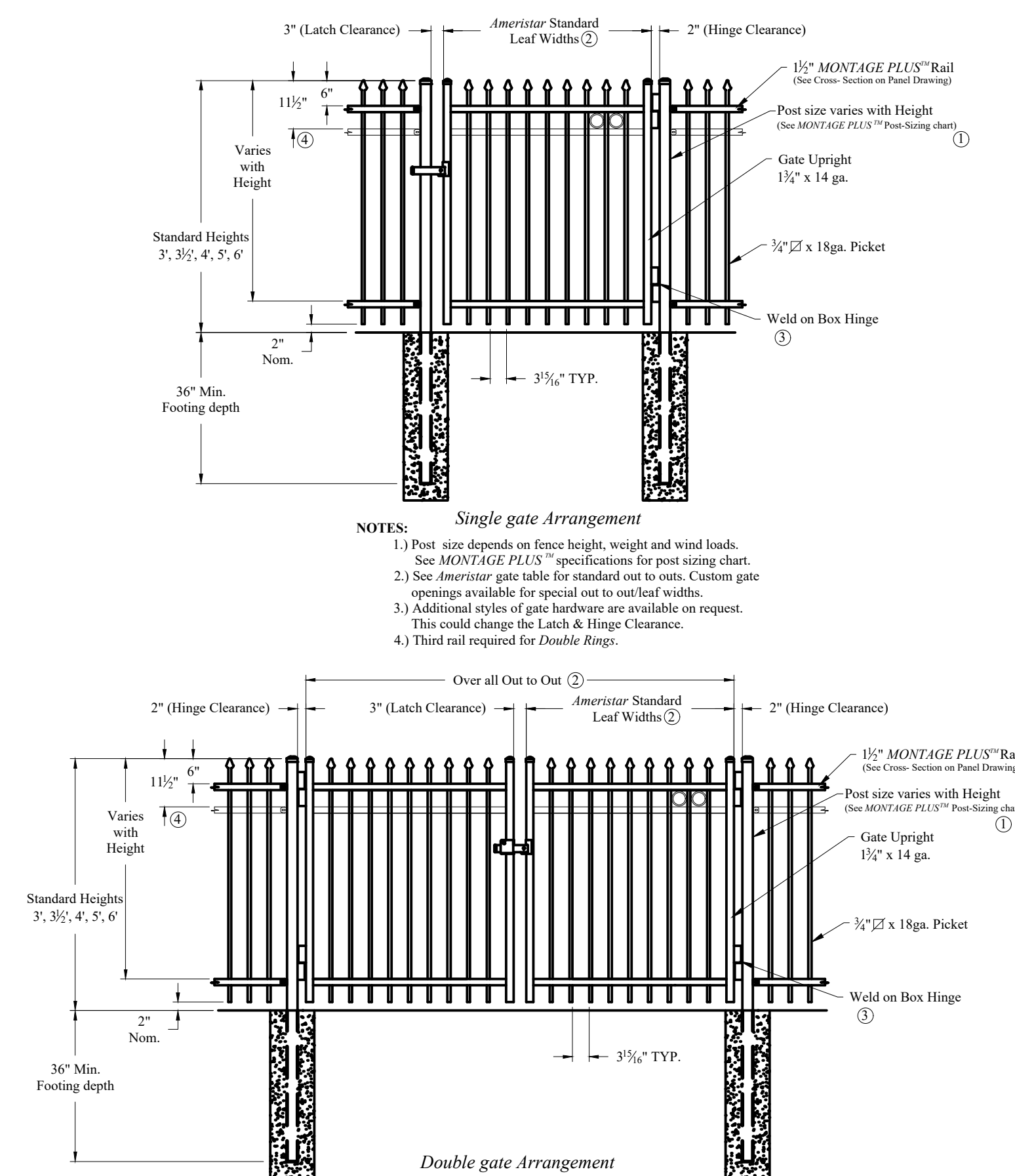
143 S. Jackson Street, Suite 1 • Elkhorn, WI 53121-1911
Toll Free: 800.788.1028 • Local: 262.723.8200 • Fax: 262.723.5180 • www.StainlessSteelFurniture.com
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ELECTRIC VEHICLE CHARGING STATION



12' AUTOMATIC ARMLIFT WITH APPROVED KNOX HARDWARE & CARD READER



MANUAL SWING GATE WITH APPROVED KNOX HARDWARE (4', 12', & 30')



PATIO FIREPLACE

PRELIMINARY
NOT FOR BIDDING
NOT FOR CONSTRUCTION



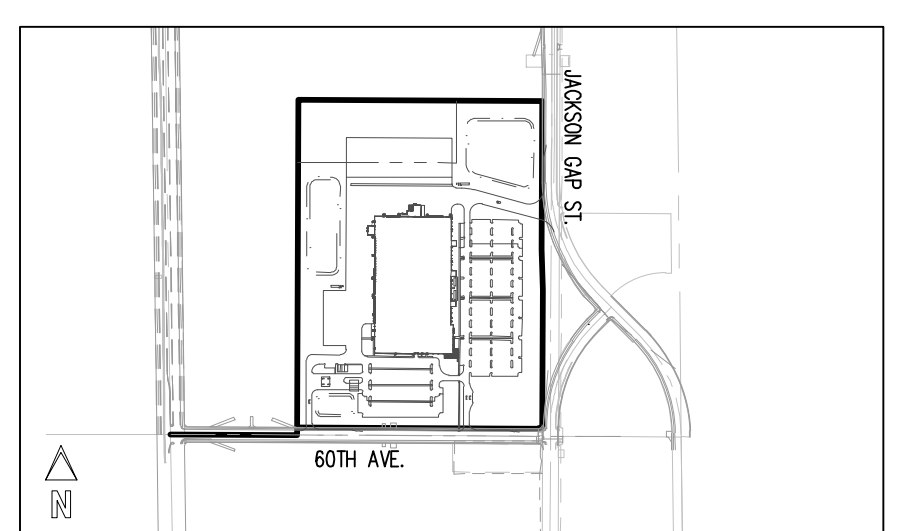
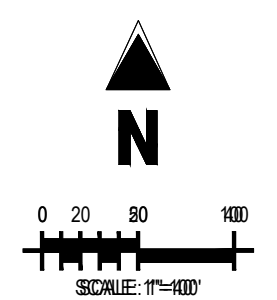
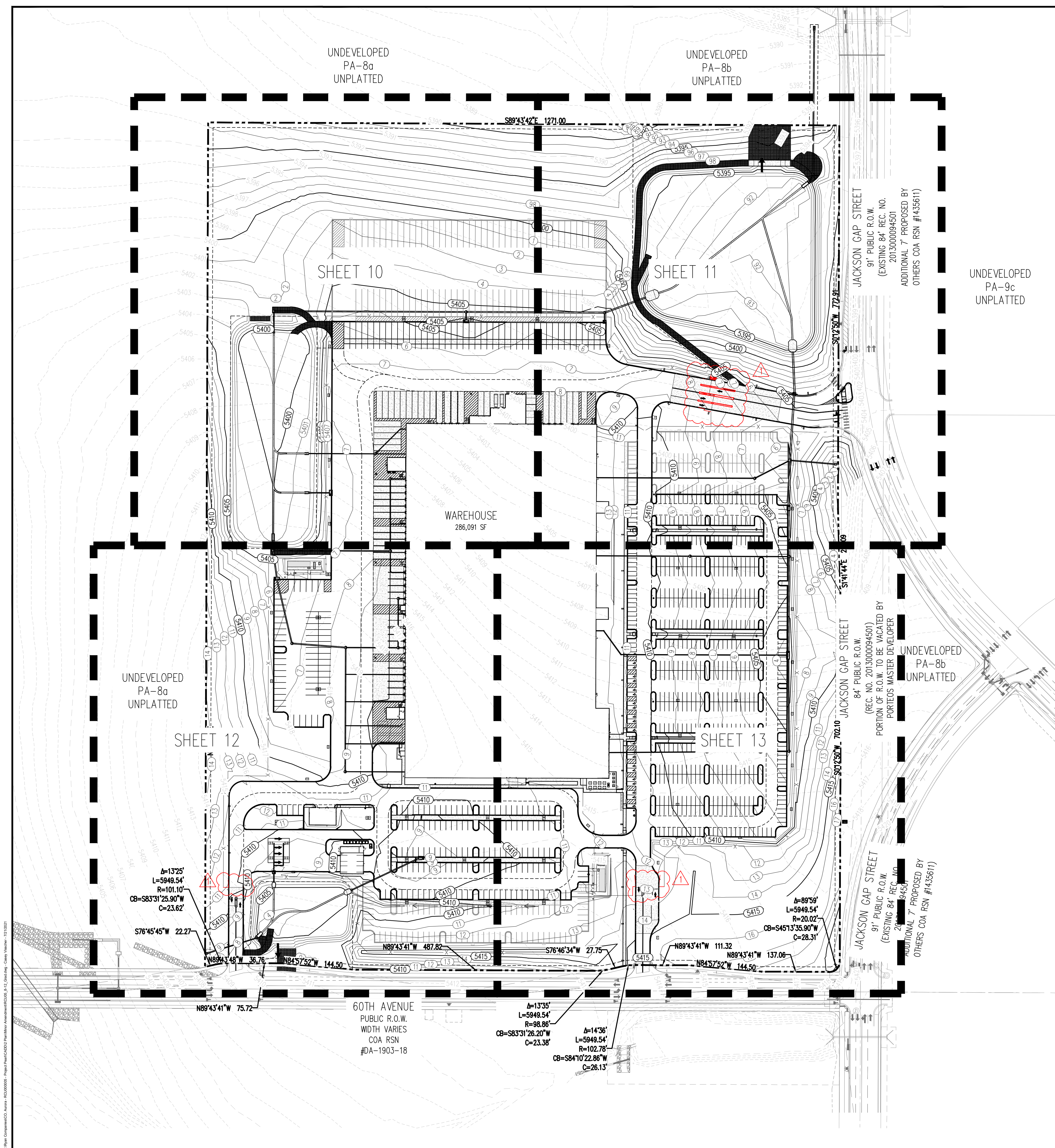
PROJECT PEARL
THE APPROACH AT 34L SUBDIVISION FILING NO. 1

60TH AVE AND JACKSON GAP ST
AURORA, CO

[illegible]

Project No:	RCU003
Drawn By:	CMV
Checked By:	SME
Date:	11/20/2020

SITE DETAILS



KEY MAP
SCALE: 1"=1000'

GRADING LEGEND

- | | |
|--|------------------------------------|
| | PROPERTY LINE |
| | EXISTING EASEMENT |
| | PROPOSED RIGHT-OF-WAY BY OTHERS |
| | PROPOSED EASEMENT |
| | EXISTING CURB AND GUTTER |
| | PROPOSED CURB AND GUTTER BY OTHERS |
| | PROPOSED CURB AND GUTTER |
| | EXISTING MAJOR CONTOUR |
| | EXISTING MINOR CONTOUR |
| | PROPOSED MAJOR CONTOUR |
| | PROPOSED MINOR CONTOUR |
| | PROPOSED STORM SEWER BY OTHERS |
| | PROPOSED STORM SEWER |
| | PROPOSED INLET BY OTHERS |
| | PROPOSED INLET |
| | PROPOSED MANHOLE |
| | FINISHED GRADE ELEVATION |
| | FLOW GRADE OR SLOPE |

Galloway

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Greenwood Village, CO 80111
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GallowayUS.com

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PROJECT PEARL
THE APPROACH AT 34L SUBDIVISION FILING NO. 1

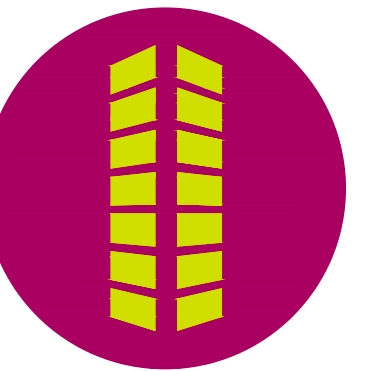
60TH AVE AND JACKSON GAP ST
AURORA, CO

[illegible]

Project No:	RCU005
Drawn By:	CMV
Checked By:	SMB
Date:	11/20/2020

OVERALL GRADING PLAN

PRELIMINARY
NOT FOR BIDDING
NOT FOR CONSTRUCTION



PROJECT PEARL
THE APPROACH AT 34L SUBDIVISION FILING NO. 1

6011 H AVE AND JACKSON GAP S I
AURORA, CO

[illegible]

Project No:	RCU005
Drawn By:	CMV
Checked By:	SMB
Date:	11/20/2020

GRADING PLAN

10

PROJECT PEARL AT PORTEOS 2020-6026-00



GRADING LEGEND

- | | |
|-------|------------------------------------|
| | PROPERTY LINE |
| | EXISTING EASEMENT |
| | PROPOSED RIGHT-OF-WAY BY OTHERS |
| | PROPOSED EASEMENT |
| | EXISTING CURB AND GUTTER |
| | PROPOSED CURB AND GUTTER BY OTHERS |
| | PROPOSED CURB AND GUTTER |
| | EXISTING MAJOR CONTOUR |
| | EXISTING MINOR CONTOUR |
| | PROPOSED MAJOR CONTOUR |
| | PROPOSED MINOR CONTOUR |
| | PROPOSED STORM SEWER BY OTHERS |
| | PROPOSED STORM SEWER |
| | PROPOSED INLET BY OTHERS |
| | PROPOSED INLET |
| | PROPOSED MANHOLE |
| 60.00 | FINISHED GRADE ELEVATION |
| X.X% | FLOW GRADE OR SLOPE |

UNDEVELOPED
PA-8a
UNPLATTED

S89°43'42"E 1271.00

MATCHLINE - SEE SHEET 11

MATCHLINE – SEE SHEET
12

12

NOTES

1. SPOT GRADES ARE TO FLOWLINE UNLESS OTHERWISE NOTED.
2. ALL STORM SEWER AND PONDS ARE PRIVATE AND WILL BE MAINTAINED BY THE PROPERTY OWNER.

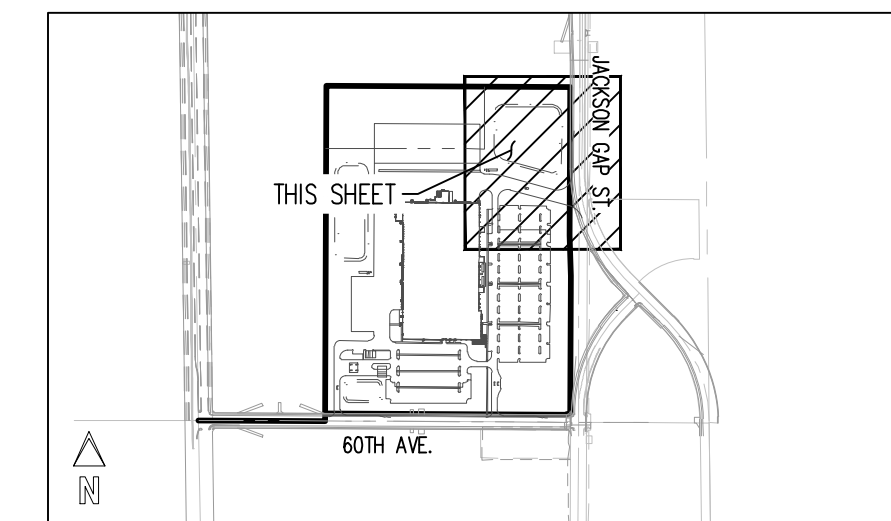
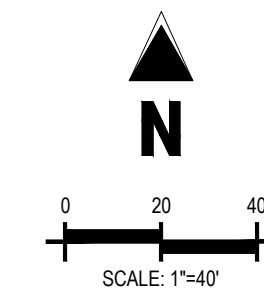
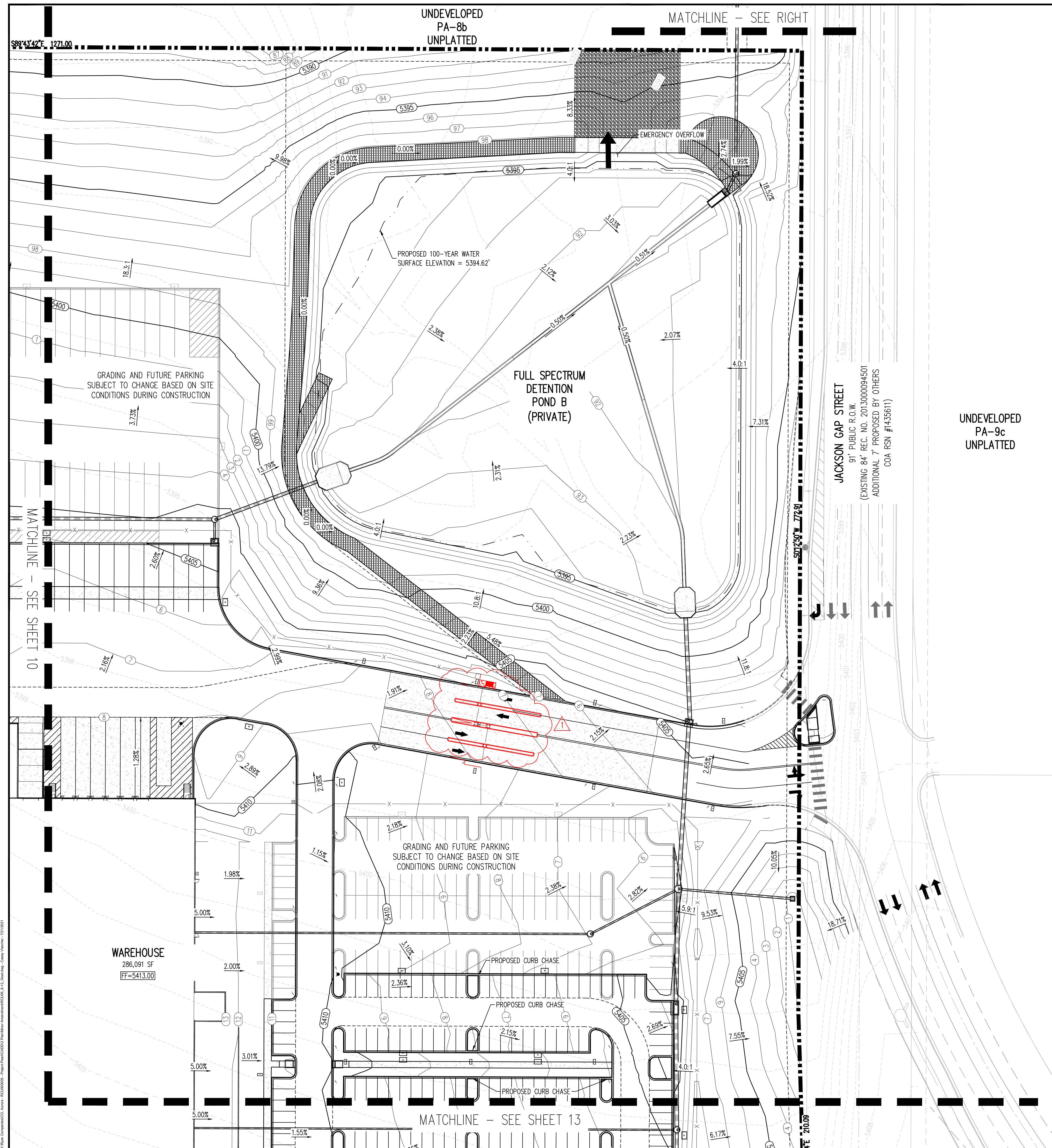
PROPOSED 100-YEAR WATER
SURFACE ELEVATION = 5400.80'

DETENTION
POND A
(PRIVATE)

WAREHOUSE
286,091 SF
FF=5413.00

UNDEVELOPED
PA-8a
UNPLATTED

W. Ryan Companies/CO, Aurora - RCU000005 - Project Pearl/CADD/2 Plan/RCU/56 8-12 Grad.dwg - Casey Vischer - 11/19/2020



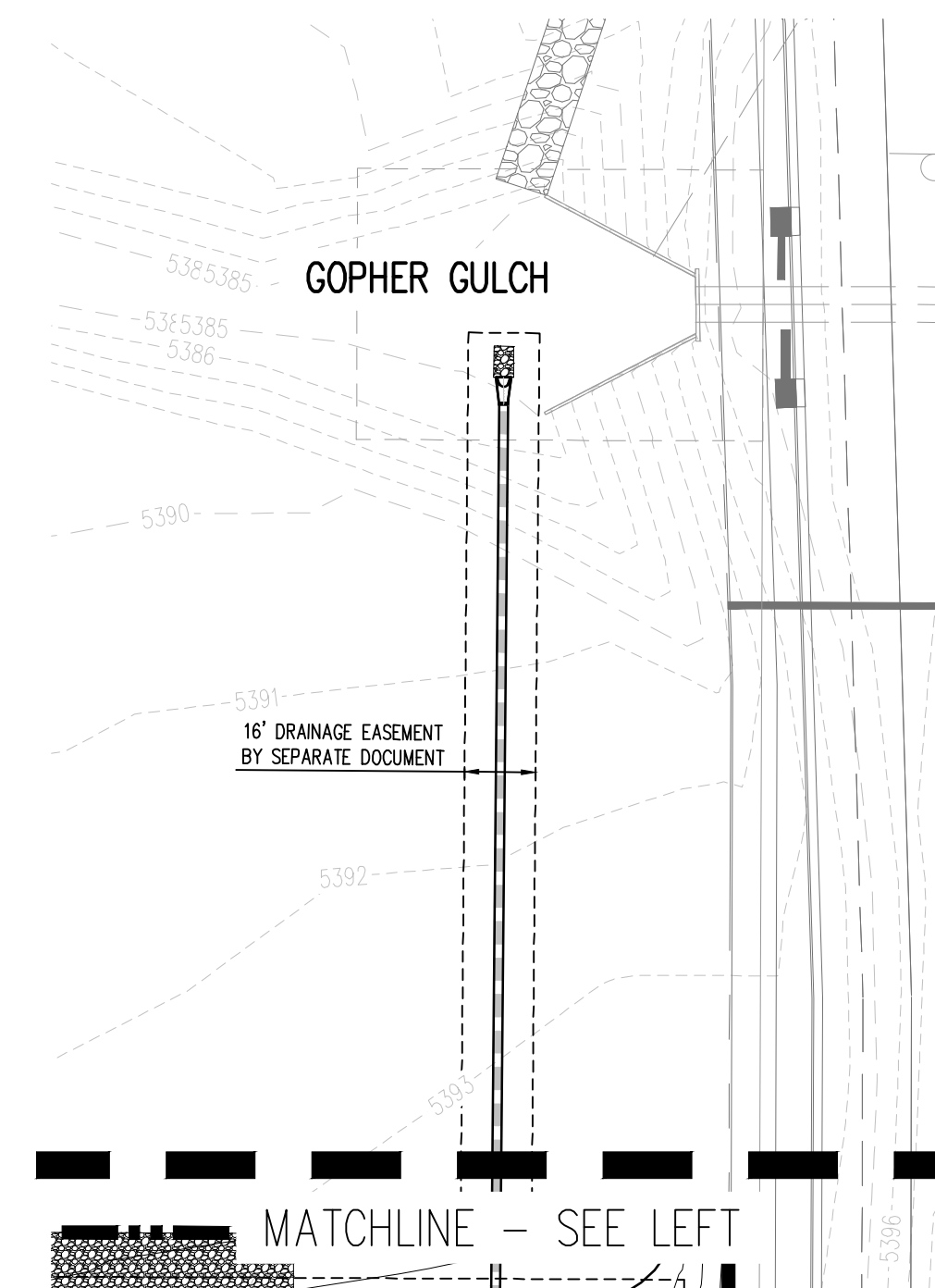
KEY MAP
SCALE: 1"=1000

GRADING LEGEND

- | | |
|--|------------------------------------|
| | PROPERTY LINE |
| | EXISTING EASEMENT |
| | PROPOSED RIGHT-OF-WAY BY OTHERS |
| | PROPOSED EASEMENT |
| | EXISTING CURB AND GUTTER |
| | PROPOSED CURB AND GUTTER BY OTHERS |
| | PROPOSED CURB AND GUTTER |
| | EXISTING MAJOR CONTOUR |
| | EXISTING MINOR CONTOUR |
| | PROPOSED MAJOR CONTOUR |
| | PROPOSED MINOR CONTOUR |
| | PROPOSED STORM SEWER BY OTHERS |
| | PROPOSED STORM SEWER |
| | PROPOSED INLET BY OTHERS |
| | PROPOSED INLET |
| | PROPOSED MANHOLE |
| | FINISHED GRADE ELEVATION |
| | FLOW GRADE OR SLOPE |

UNDEVELOPED
PA-9c
UNPLATTED

JACKSON GAP STREET
91' PUBLIC R.O.W.
(EXISTING 84' REC. NO. 2013000094501
ADDITIONAL 7' PROPOSED BY OTHERS
COA RSN #1435611)



NOTES

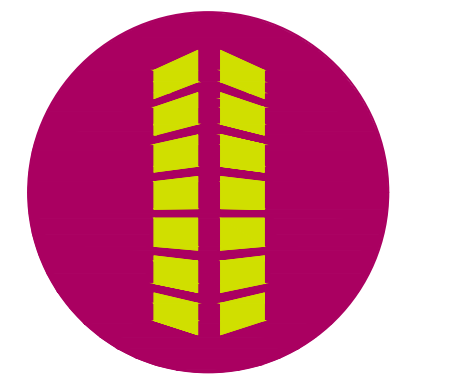
1. SPOT GRADES ARE TO FLOWLINE UNLESS OTHERWISE NOTED.
2. ALL STORM SEWER AND PONDS ARE PRIVATE AND WILL BE MAINTAINED BY THE PROPERTY OWNER.

[illegible]

Project No:	RCU005
Drawn By:	CMV
Checked By:	SMB
Date:	11/20/2020

GRADING PLAN

PRELIMINARY
NOT FOR BIDDING
NOT FOR CONSTRUCTION



PROJECT PEARL
THE APPROACH AT 34L SUBDIVISION FILING NO. 1

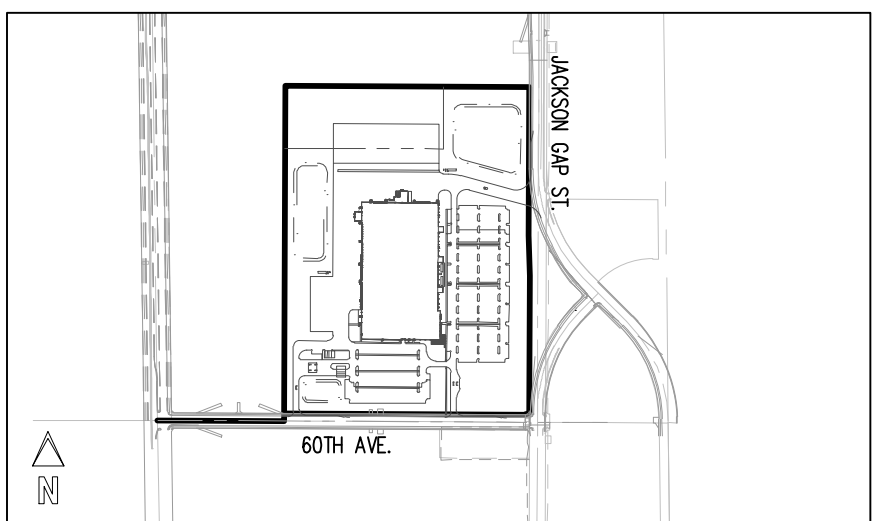
6011 H AVE AND JACKSON GAP SI
AURORA, CO

[illegible]

Project No:	RCU005
Drawn By:	CMV
Checked By:	SMB
Date:	11/20/2020

OVERALL UTILITY PLAN

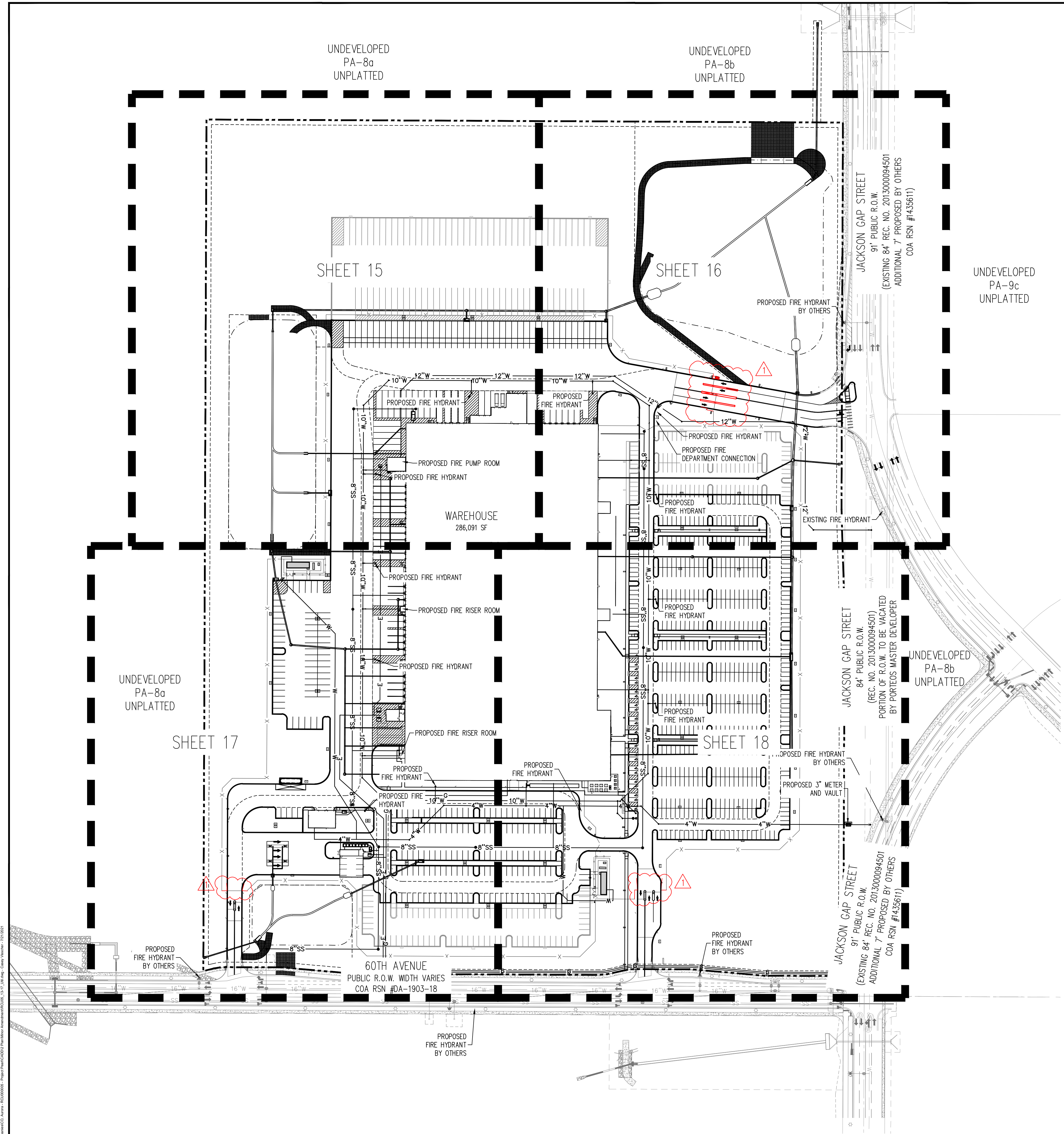
14



KEY MAP
SCALE: 1"=1000'

UTILITY LEGEND

- | | |
|--|-------------------------------------|
| | PROPERTY LINE |
| | EXISTING EASEMENT |
| | PROPOSED RIGHT-OF-WAY BY OTHERS |
| | PROPOSED EASEMENT |
| | EXISTING CURB AND GUTTER |
| | PROPOSED CURB AND GUTTER BY OTHERS |
| | PROPOSED CURB AND GUTTER |
| | EXISTING FIBER OPTIC LINE |
| | EXISTING WATER LINE |
| | PROPOSED WATER LINE BY OTHERS |
| | PROPOSED WATER LINE |
| | PROPOSED SANITARY SEWER BY OTHERS |
| | PROPOSED SANITARY SEWER |
| | EXISTING STORM SEWER |
| | PROPOSED STORM SEWER BY OTHERS |
| | PROPOSED STORM SEWER |
| | PROPOSED VALVE |
| | PROPOSED FIRE HYDRANT BY OTHERS |
| | PROPOSED FIRE HYDRANT |
| | FIRE DEPARTMENT CONNECTION |
| | PROPOSED WATER METER |
| | PROPOSED INLET BY OTHERS |
| | PROPOSED INLET |
| | PROPOSED MANHOLE |
| | PROPOSED SANITARY MANHOLE BY OTHERS |
| | PROPOSED GREASE/OIL INTERCEPTOR |
| | KNOX BOX |
| | PROPOSED SITE LIGHT |
| | PROPOSED LIGHT BY OTHERS |



NOTES

1. ALL STORM SEWER IS PRIVATE UNLESS OTHERWISE NOTED.
2. ALL ON SITE FIRE HYDRANTS ARE PRIVATE.

PRELIMINARY
NOT FOR BIDDING
NOT FOR CONSTRUCTION



PROJECT PEARL
THE APPROACH AT 34L SUBDIVISION FILING NO. 1

1601 H AVE AND JACKSON GAP ST
AURORA, CO

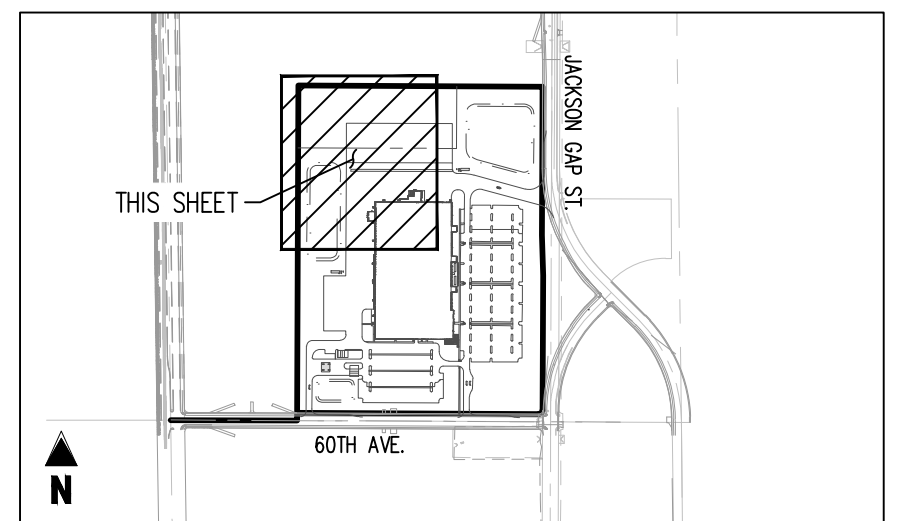
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Project No:	RCU005
Drawn By:	CMV
Checked By:	SMB
Date:	11/20/2020

UTILITY PLAN

15

PROJECT PEARL AT PORTEOS 2020-6026-00



KEY MAP
SCALE: 1"=1000'

SCHEDULE NOTES

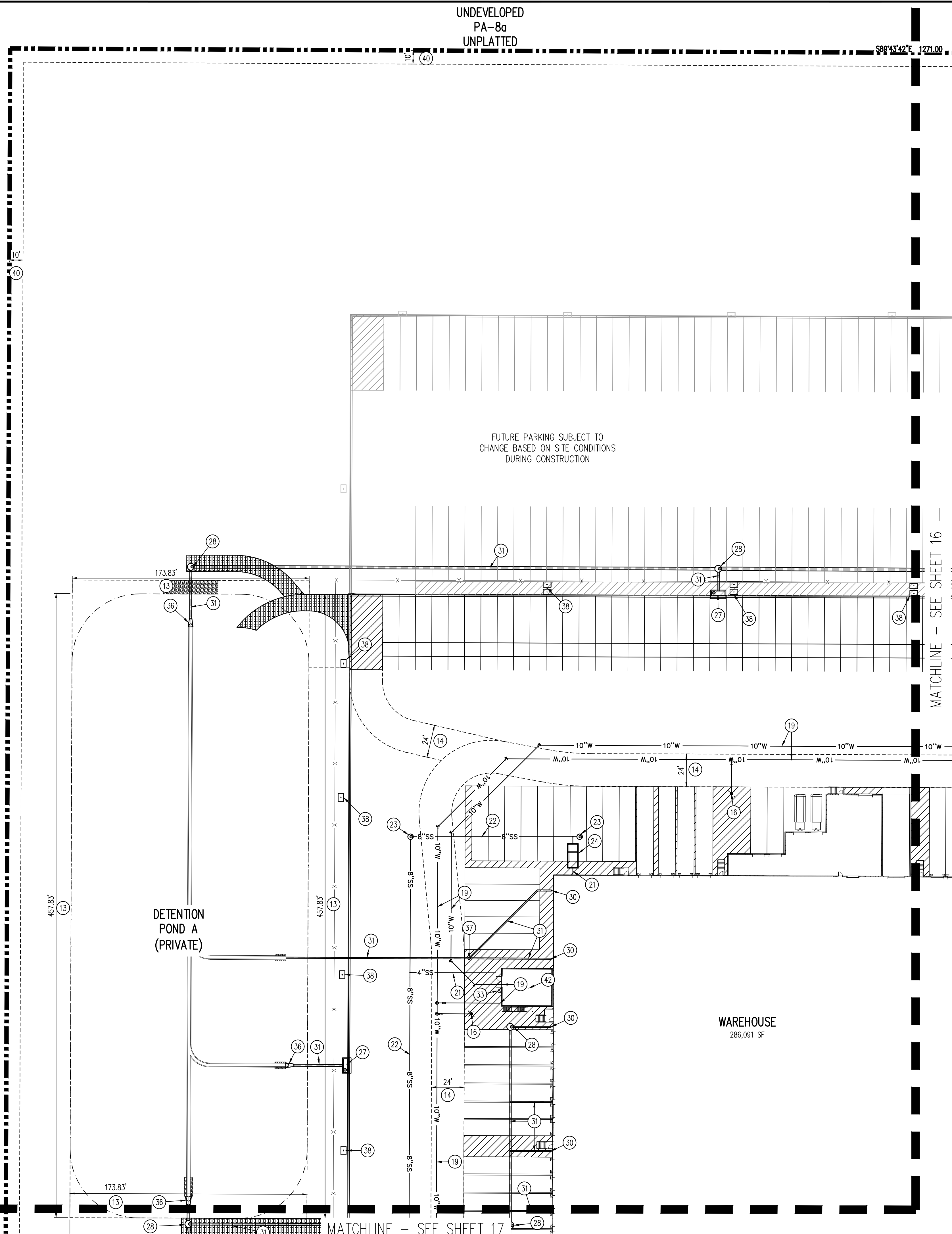
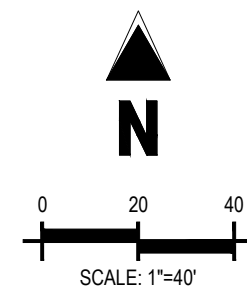
- (1) EXISTING RIGHT-OF-WAY
- (2) EXISTING WATER VALVE
- (3) EXISTING WATER LINE. SIZE PER PLAN
- (4) EXISTING FIRE HYDRANT
- (5) EXISTING STORM SEWER
- (6) EXISTING STORM MANHOLE
- (7) EXISTING STORM INLET
- (8) PROPOSED UTILITY EASEMENT BY OTHERS
- (9) PROPOSED RIGHT-OF-WAY BY OTHERS
- (10) PROPOSED WATER LINE BY OTHERS. SIZE PER PLAN
- (11) PROPOSED SANITARY SEWER BY OTHERS. SIZE PER PLAN
- (12) PROPOSED FIRE HYDRANT BY OTHERS
- (13) PROPOSED DRAINAGE EASEMENT
- (14) PROPOSED FIRE AND ACCESS EASEMENT
- (15) PROPOSED PRIVATE FIRE HYDRANT (COA DETAIL 208-1) PAINTED BLACK
- (16) PROPOSED FIRE HYDRANT WITH BOLLARD PROTECTION
(COA DETAIL 208-1 & 208-2)
- (17) PROPOSED WATER SERVICE LINE. SIZE PER PLAN
- (18) PROPOSED 3" WATER METER (COA DETAIL 206-1)
- (19) PROPOSED 10" FIRE LINE PVC (PRIVATE). SIZE PER PLAN.
- (20) PROPOSED FIRE DEPARTMENT CONNECTION WITH APPROVED KNOX PLUGS/CAP
SIZE PER PLAN
- (21) PROPOSED SANITARY SERVICE LINE (COA DETAILS 100-2 & 300-1).
SIZE PER PLAN
- (22) PROPOSED SANITARY SEWER. SIZE PER PLAN
- (23) PROPOSED SANITARY MANHOLE (COA DETAILS 101-1)
- (24) PROPOSED 4000-GAL GREASE INTERCEPTOR
- (25) PROPOSED 800-GAL SAND & OIL INTERCEPTOR
- (26) PROPOSED SANITARY SEWER CLEANOUT (COA DETAIL 301-1)
- (27) PROPOSED STORM SEWER INLET (COA DETAIL 400-1)
- (28) PROPOSED STORM SEWER MANHOLE (COA DETAIL 101-1)
- (29) PROPOSED CONCRETE FOREBAY
- (30) PROPOSED STORM SEWER ROOF DRAIN CONNECTION
- (31) PROPOSED STORM SEWER
- (32) PROPOSED POND OUTLET STRUCTURE
- (33) PROPOSED COMMERCIAL KNOX BOX FOR FIRE DEPARTMENT ACCESS
- (34) PROPOSED TRANSFORMER PAD
- (35) PROPOSED GENERATOR
- (36) PROPOSED STORM FLARED END SECTION
- (37) PROPOSED NYLOPLAST INLET WITH SOLID LID
- (38) PROPOSED SITE LIGHT
- (39) PROPOSED 0.5" WATER SERVICE LINE
- (40) PROPOSED UTILITY EASEMENT
- (41) UNUSED WATER STUB TO BE CAPPED AT THE MAIN
- (42) PROPOSED FIRE PUMP (PRIVATE) FOR ON-SITE FIRE HYDRANTS
- (43) PROPOSED DRAINAGE EASEMENT BY SEPARATE DOCUMENT

UTILITY LEGEND

- | | |
|--|-------------------------------------|
| | PROPERTY LINE |
| | EXISTING EASEMENT |
| | PROPOSED RIGHT-OF-WAY BY OTHERS |
| | PROPOSED EASEMENT |
| | EXISTING CURB AND GUTTER |
| | PROPOSED CURB AND GUTTER BY OTHERS |
| | PROPOSED CURB AND GUTTER |
| | EXISTING FIBER OPTIC LINE |
| | EXISTING WATER LINE |
| | PROPOSED WATER LINE BY OTHERS |
| | PROPOSED WATER LINE |
| | PROPOSED SANITARY SEWER BY OTHERS |
| | PROPOSED SANITARY SEWER |
| | EXISTING STORM SEWER |
| | PROPOSED STORM SEWER BY OTHERS |
| | PROPOSED STORM SEWER |
| | PROPOSED VALVE |
| | PROPOSED FIRE HYDRANT BY OTHERS |
| | PROPOSED FIRE HYDRANT |
| | FIRE DEPARTMENT CONNECTION |
| | PROPOSED WATER METER |
| | PROPOSED INLET BY OTHERS |
| | PROPOSED INLET |
| | PROPOSED MANHOLE |
| | PROPOSED SANITARY MANHOLE BY OTHERS |
| | PROPOSED GREASE/DLI INTERCEPTOR |
| | KNOX BOX |
| | PROPOSED SITE LIGHT |
| | PROPOSED LIGHT BY OTHERS |

NOTES

1. ALL STORM SEWER IS PRIVATE UNLESS OTHERWISE NOTED.
2. ALL ON SITE FIRE HYDRANTS ARE PRIVATE.



MATCHLINE - SEE SHEET 16

MATCHLINE - SEE SHEET 17

DETENTION
POND A
(PRIVATE)

WAREHOUSE
286,091 SF

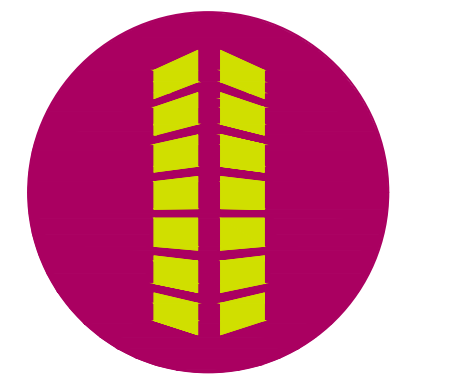
UNDEVELOPED
PA-8a
UNPLATTED

S89°43'42"E 1271.00

SCALE: 1"=40'

UNDEVELOPED
PA-8a
UNPLATTED

PRELIMINARY
NOT FOR BIDDING
NOT FOR CONSTRUCTION



PROJECT PEARL
THE APPROACH AT 34L SUBDIVISION FILING NO. 1

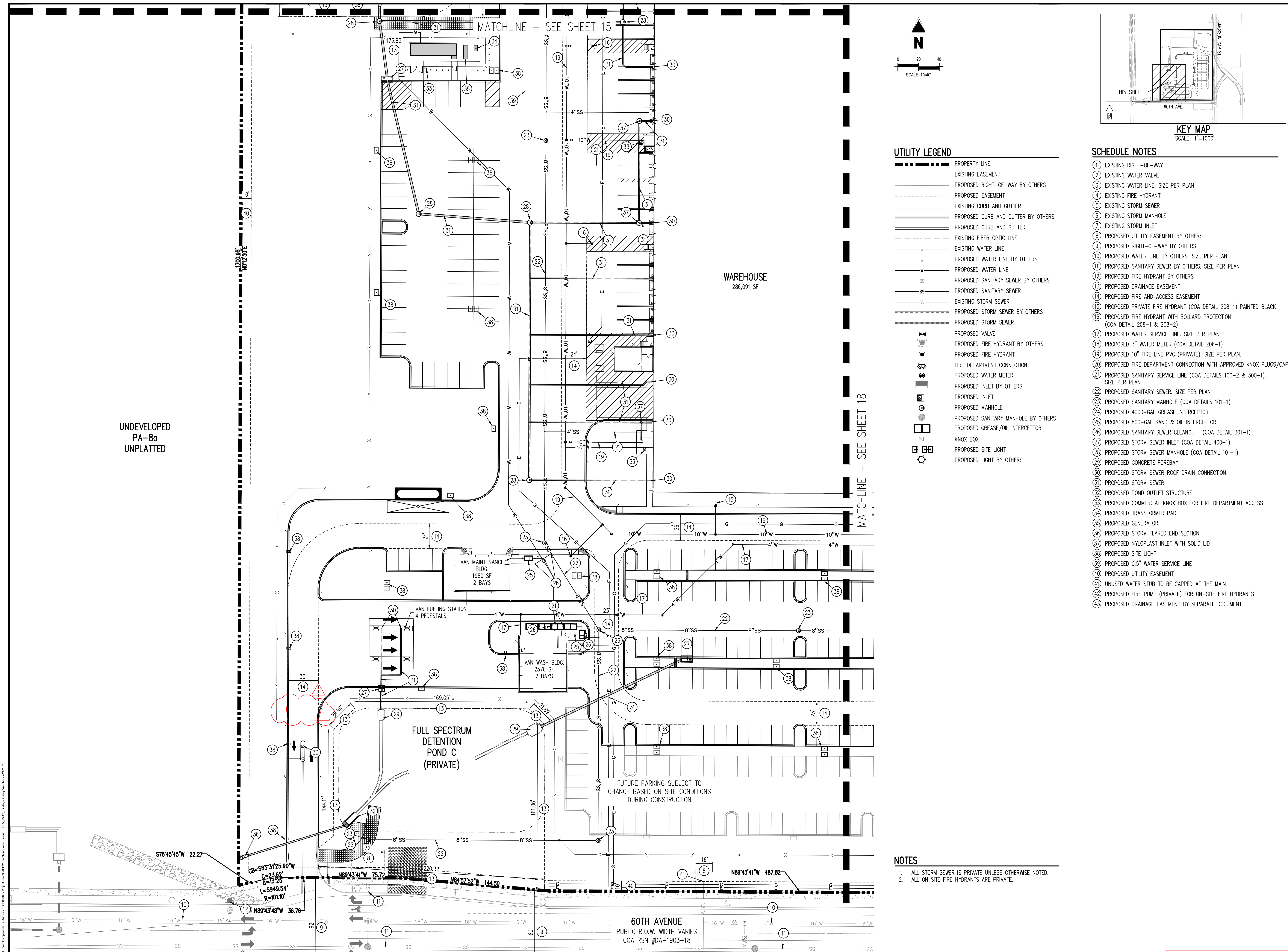
1601 H AVE AND JACKSON GAP ST
AURORA, CO

[illegible]

Project No:	RCU005
Drawn By:	CMV
Checked By:	SMB
Date:	11/20/2020

UTILITY PLAN

17



PROJECT PEARL AT PORTEOS 2020-6026-00

LANDSCAPE CALCULATIONS

REQUIREMENT	CALCULATION	REQUIRED	PROVIDED
CURBSIDE LANDSCAPE FOR NORTH JACKSON GAP - 1 TREE PER 40 LF	BY OTHERS	BY OTHERS	BY OTHERS
CURBSIDE LANDSCAPE FOR 60TH AVENUE- 1 TREE PER 40 LF	BY OTHERS	BY OTHERS	BY OTHERS
STREET FRONTAGE BUFFER- 1 TREE PER 40 LF AND 10 SHRUBS PER 40 LF	1,695 LF OF NORTH JACKSON GAP ST	43 TREES AND 424 SHRUBS	43 TREES, 429 SHRUBS
STREET FRONTAGE BUFFER- 1 TREE PER 40 LF AND 10 SHRUBS PER 40 LF	1,231 LF OF 60TH AVENUE	31 TREES AND 308 SHRUBS	31 TREES, 312 SHRUBS
WAREHOUSE/DISTRIBUTION PERIMETER- 1 TREE PER 40 LF AND 10 SHRUBS PER 40 LF	714 LF OF EAST SIDE OF BUILDING	18 TREES AND 179 SHRUBS	21 TREES, 179 SHRUBS, AND 47 GRASSES
WAREHOUSE/DISTRIBUTION PERIMETER- 1 TREE PER 40 LF AND 10 SHRUBS PER 40 LF	384 LF OF SOUTH SIDE OF BUILDING	10 TREES AND 96 SHRUBS	10 TREES, 97 SHRUBS*
WAREHOUSE/DISTRIBUTION PERIMETER- 1 TREE PER 40 LF AND 10 SHRUBS PER 40 LF	67 LF OF WEST SIDE OF BUILDING	2 TREES AND 17 SHRUBS	2 TREES AND 17 SHRUBS
VAN MAINTENANCE BUILDING PERIMETER- 1 TREE PER 40 LF AND 10 SHRUBS PER 40 LF	37 LF OF EAST SIDE OF BUILDING	1 TREE AND 10 SHRUBS	1 TREE AND 10 SHRUBS
VAN MAINTENANCE BUILDING PERIMETER- 1 TREE PER 40 LF AND 10 SHRUBS PER 40 LF	55 LF OF SOUTH SIDE OF BUILDING	2 TREES AND 14 SHRUBS	2 TREES AND 14 SHRUBS**
VAN MAINTENANCE BUILDING PERIMETER- 1 TREE PER 40 LF AND 10 SHRUBS PER 40 LF	37 LF OF WEST SIDE OF BUILDING	1 TREES AND 10 SHRUBS	1 TREES AND 10 SHRUBS
VAN WASH BUILDING PERIMETER- 1 TREE PER 40 LF AND 10 SHRUBS PER 40 LF	22 LF OF EAST SIDE OF BUILDING	1 TREE AND 6 SHRUBS	1 TREE AND 6 SHRUBS
VAN WASH BUILDING PERIMETER- 1 TREE PER 40 LF AND 10 SHRUBS PER 40 LF	48 LF OF SOUTH SIDE OF BUILDING	2 TREES AND 12 SHRUBS	2 TREES AND 12 SHRUBS**
VAN WASH BUILDING PERIMETER- 1 TREE PER 40 LF AND 10 SHRUBS PER 40 LF	22 LF OF WEST SIDE OF BUILDING	1 TREE AND 6 SHRUBS	1 TREE AND 6 SHRUBS
PARKING LOT SCREENING (EMPLOYEE LOT, EAST)- 1 TREE PER 40 LF	1,373 LF OF EMPLOYEE PARKING LOT (EAST) EDGES	35 TREES	35 TREES
PARKING LOT SCREENING (VAN LOT, SOUTH)- 1 TREE PER 40 LF	283 LF OF VAN PARKING LOT (SOUTH) EDGES	8 TREES	8 TREES
PARKING LOT SCREENING (TRUCK CAB LOT, WEST)- 1 TREE PER 40 LF	322 LF OF TRUCK CAB LOT(WEST) EDGES	8 TREES	8 TREES
PARKING LOT LANDSCAPING (EMPLOYEE LOT, EAST)- 1 TREE AND 6 SHRUBS PER 9X19 ISLAND, 2 TREES AND 12 SHRUBS PER 9X38 ISLAND	35 9X19 ISLANDS AND 18 9X38 ISLANDS	71 TREES AND 426 SHRUBS	71 TREES, 439 SHRUBS, AND 50 GRASSES
PARKING LOT LANDSCAPING (VAN LOT, SOUTH)- 1 TREE AND 6 SHRUBS PER 9X19 ISLAND, 2 TREES AND 12 SHRUBS PER 9X38 ISLAND	19 9X19 ISLANDS	19 TREES AND 114 SHRUBS	19 TREES AND 114 SHRUBS
PARKING LOT LANDSCAPING (TRUCK CAB LOT, WEST)- 1 TREE AND 6 SHRUBS PER 9X19 ISLAND, 2 TREES AND 12 SHRUBS PER 9X38 ISLAND	3 9X19 ISLANDS	3 TREES AND 18 SHRUBS	3 TREES AND 18 SHRUBS
PARKING LOT MEDIANS (EMPLOYEE LOT, EAST)- 1 TREE PER 30 LF AND 6 SHRUBS PER 36 LF	675 LF OF PARKING LOT MEDIANS	23 TREES AND 113 SHRUBS	24 TREES, 132 SHRUBS, AND 144 GRASSES
PARKING LOT MEDIANS (VAN LOT, SOUTH)- 1 TREE PER 30 LF AND 6 SHRUBS PER 36 LF	680 LF OF PARKING LOT MEDIANS	23 TREES AND 114 SHRUBS	23 TREES, 114 SHRUBS***
DETENTION POND/WATER QUALITY (NORTHEAST)- 1 TREE AND 10 SHRUBS PER 4,000 SF ABOVE THE 100 YEAR SURFACE ELEVATION	15,251 SF ABOVE 100 YEAR SURFACE ELEVATION	4 TREES AND 39 SHRUBS	4 TREES AND 39 SHRUBS
DETENTION POND/WATER QUALITY (WEST)- 1 TREE AND 10 SHRUBS PER 4,000 SF ABOVE THE 100 YEAR SURFACE ELEVATION	33,017 SF ABOVE 100 YEAR SURFACE ELEVATION	9 TREES AND 83 SHRUBS	9 TREES AND 83 SHRUBS
DETENTION POND/WATER QUALITY (SOUTH)- 1 TREE AND 10 SHRUBS PER 4,000 SF ABOVE THE 100 YEAR SURFACE ELEVATION	5,857 SF ABOVE 100 YEAR SURFACE ELEVATION	2 TREES AND 15 SHRUBS	2 TREES AND 15 SHRUBS

TREE AND SHRUB EQUIVALENTS: ONE TREE IS EQUAL TO TEN SHRUBS. ONE SHRUB IS EQUAL TO THREE PERENNIALS/GRASSES.
*SOUTH SIDE LANDSCAPE IS BEING PROVIDED ALONG THE BERM ALONG 60TH AVENUE. THE TREES WERE UP-SIZED.
**SOUTH SIDE LANDSCAPE IS BEING PROVIDED BY THE DETENTION POND SOUTH.
***IF THE CHARGING STATIONS AND ASSOCIATED UTILITIES ARE INSTALLED IN THE VAN LOT MEDIANS, THEN TREES SHOWN GRAYED BACK AROUND THE PERIMETER OF THE LOT WILL BE INSTALLED. IF THE CHARGING STATIONS AND ASSOCIATED UTILITIES ARE NOT INSTALLED, THEN THE TREES SHOWN GRAYED BACK IN THE MEDIANS WILL BE PLANTED INSTEAD OF THE PERIMETER TREES.

WATER USAGE TABLE

NON-WATER CONSERVING- TURF (87,014 SF) 8% OF OVERALL SITE
WATER CONSERVING- LANDSCAPE ARES (138,890 SF) 12% OF OVERALL SITE
NON-WATER (Z) USING- NATIVE SEED, TEMPORARY SEED AND DETENTION BASINS (957,108 SF) 80% OF OVERALL SITE
** AFTER SEED ESTABLISHMENT
TOTAL LANDSCAPE AREA: 1,206,326 SF

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0 75 150 300

SCALE: 1"=150'

PLANTING LEGEND

QTY	LEGEND	ABBREV.	BOTANIC NAME	COMMON NAME	PLANTING SIZE (MINIMUM)	MATURE SIZE	WATER ZONES	SUN/SHADE
DECIDUOUS TREES								
46	CASP	CATALPA SPECIOSA	WESTERN CATALPA	2" CAL. B&B	50'X30'	WATER CONSERVING	SUN	
66	GLTR	GLEDITSIA TRIACANTHOS INERMIS 'SKYLINE'	SKYLINE HONEYLOCUST	2" CAL. B&B	50'X30'	WATER CONSERVING	SUN	
23	GVDI	GYMNOCLADUS DIOICUS 'ESPRESSO'	ESPRESSO COFFEETREE	2" CAL. B&B	50'X35'	WATER CONSERVING	SUN	
20	KOPA	KOELREUTERIA PANICULATA	GOLDENRAIN TREE	2" CAL. B&B	30'X25'	WATER CONSERVING	SUN	
18	QUBI	QUERCUS BICOLOR	SWAMP WHITE OAK	2" CAL. B&B	50'X40'	WATER CONSERVING	SUN/PART SHADE	
5	QUMA	QUERCUS MACROCARPA	BUR OAK	2" CAL. B&B	70'X50'	WATER CONSERVING	SUN	
20	QURO	QUERCUS ROBUR 'FASTIGIATA'	COLUMNAR ENGLISH OAK	2" CAL. B&B	40'X20'	WATER CONSERVING	SUN	
11	TICO	TILIA CORDATA	LITTLELEAF LINDEN	2" CAL. B&B	40'X30'	WATER CONSERVING	SUN/PART SHADE	
EVERGREEN TREES								
10*	PIPU	PICEA PUNGENS	COLORADO BLUE SPRUCE	8" HEIGHT B&B	60'X25'	WATER CONSERVING	SUN/PART SHADE	
32	PIPU	PICEA PUNGENS	COLORADO BLUE SPRUCE	6" HEIGHT B&B	60'X25'	WATER CONSERVING	SUN/PART SHADE	
11	PIED	PINUS EDULIS	PINYON PINE	6" HEIGHT B&B	25'X15'	WATER CONSERVING	SUN	
14	PINI	PINUS NIGRA	AUSTRIAN PINE	6" HEIGHT B&B	50'X20'	WATER CONSERVING	SUN/PART SHADE	
26	PIPO	PINUS PONDEROSA	PONDEROSA PINE	6" HEIGHT B&B	40'X25'	WATER CONSERVING	SUN	
27	PIST	PINUS STROBIFORMIS	SOUTHWESTERN WHITE PINE	6" HEIGHT B&B	60'X30'	WATER CONSERVING	SUN/PART SHADE	
10	PISY	PINUS SYLVESTRIS	SCOTCH PINE	6" HEIGHT B&B	50'X35'	WATER CONSERVING	SUN/PART SHADE	
ORNAMENTAL TREES								
11	SYRE	SYRINGA RETICULATA	JAPANESE TREE LILAC	2" CAL. B&B	15'X12'	WATER CONSERVING	SUN	
DECIDUOUS SHRUBS								
192	AMCA	AMORPHA CANESCENS	LEADPLANT	#5 CONT. 18-24"	4'X4'	WATER CONSERVING	SUN	
230	CACL	CARYOPTERIS X CLANDONENSIS 'DARK KNIGHT'	DARK KNIGHT SPIREA	#5 CONT. 18-24"	3'X3'	WATER CONSERVING	SUN	
163	CHNA	CHRYSOTHAMNUS NAUSEOSUS	RABBITBRUSH	#5 CONT. 18-24"	4'X4'	WATER CONSERVING	SUN	
121	PEAT	PEROVSKIA ATRIPLICIFOLIA	RUSSIAN SAGE	#5 CONT. 18-24"	4'X4'	WATER CONSERVING	SUN	
199	POFR	POTENTILLA FRUTICOSA 'MCKAY'S WHITE'	MC KAY'S WHITE POTENTILLA	#5 CONT. 18-24"	2'X3'	WATER CONSERVING	SUN	
133	PHLE	PHILADELPHUS LEWISII 'CHEYENNE'	CHEYENNE MOCKORANGE	#5 CONT. 18-24"	7'X8'	WATER CONSERVING	SUN	
45	PRBE	PRUNUS BESSEYI 'PAWNEE BUTTES'	PAWNEE BUTTES SAND CHERRY	#5 CONT. 18-24"	18'X6'	WATER CONSERVING	SUN	
7	RHAR	RHUS AROMATICA 'GROW-LOW'	GRO-LOW FRAGRANT SUMAC	#5 CONT. 18-24"	3'X8'	WATER CONSERVING	SUN	
115	RHTR	RHUS TRILOBATA	THREE LEAF SUMAC	#5 CONT. 18-24"	4'X4'	WATER CONSERVING	SUN/PART SHADE	
91	SPAL	SPIREA ALBIFLORA	JAPANESE WHITE SPIREA	#5 CONT. 18-24"	2'X2'	WATER CONSERVING	SUN	
237	SPVA	SPIREA X VANHOUTTEI	VANHOUTTE SPIREA	#5 CONT. 18-24"	6'X6'	WATER CONSERVING	SUN/PART SHADE	
131	SYPA	SYRINGA PATULA 'MISS KIM'	MISS KIM LILAC	#5 CONT. 18-24"	5'X5'	WATER CONSERVING	SUN/PART SHADE	
77	SYVU	SYRINGA VULGARIS	COMMON PURPLE LILAC	#5 CONT. 18-24"	15'X8'	WATER CONSERVING	SUN/PART SHADE	
209	VICA	VIBURNUM CARLESII	KOREANSPICE VIBURNUM	#5 CONT. 18-24"	6'X6'	WATER CONSERVING	SUN/PART SHADE	
EVERGREEN SHRUBS								
62	JUHG	JUNIPERUS HORIZONTALIS 'HUGHES'	HUGHES JUNIPER	#5 CONT. 18-24"	18'X6'	WATER CONSERVING	SUN/PART SHADE	
75	JUME	JUNIPERUS X MEDIA 'FITZERANA COMPACT'	COMPACT FITZER JUNIPER	#5 CONT. 18-24"	4'X5'	WATER CONSERVING	SUN/PART SHADE	
69	MAAQ	MAHONIA AQUIFOLIUM	OREGON GRAPE HOLLY	#5 CONT. 18-24"	6'X6'	WATER CONSERVING	SUN/PART SHADE	
19	PIGL	PICEA PUNGENS 'GLOBOSA'	GLOBE BLUE SPRUCE	#5 CONT. 18-24"	3'X4'	WATER CONSERVING	SUN/PART SHADE	
22	PIMM	PINUS MUGO 'MOPS'	MOPS MUGO PINE	#5 CONT. 18-24"	5'X6'	WATER CONSERVING	SUN	
161	PIMS	PINUS MUGO 'SLOWMOUND'	SLOWMOUND MUGO PINE	#5 CONT. 18-24"	3'X4'	WATER CONSERVING	SUN	
50	PIMT	PINUS MUGO 'TANNENBAUM'	TANNENBAUM MUGO PINE	#5 CONT. 18-24"	15'X6'	WATER CONSERVING	SUN	
ORNAMENTAL GRASSES								
72	BOGR	BOUTELOUA GRACILIS 'BLONDE AMBITION'	BLOND AMBITION BLUE GRAMA	#1 CONT.	24"X24"	WATER CONSERVING	SUN/PART SHADE	
183	CAAC	CALAMAGROSTIS ACUTIFLORA 'KARL FOERSTER'	FEATHER REED GRASS	#1 CONT.	5'X2'	WATER CONSERVING	SUN	
24	HESE	HELIOTOTRICHON SEMPERVIRENS	BLUE AVENA	#1 CONT.	2.5'X2.5'	WATER CONSERVING	SUN/PART SHADE	
119	PAVI	PANICUM VIRGATUM 'SHENANDOAH'	RED SWITCH GRASS	#1 CONT.	4'X3'	WATER CONSERVING	SUN	
86	SCSC	SCHIZACHYRIUM SCOPARIUM	LITTLE BLUESTEM	#1 CONT.	3'X2'	WATER CONSERVING	SUN	
PERENNIALS								
44	ACMO	ACHILLEA 'MOONSHINE'	MOONSHINE YARROW	#1 CONT.	24"X24"	WATER CONSERVING	SUN	
93	SANE	SALVIA NEMOROSA 'CARADONNA'	CARADONNA SALVIA	#1 CONT.	24"X24"	WATER CONSERVING	SUN	
20	RUFU	RUDBECKIA FULGIDA 'GOLDSTURM'	BLACK-EYED SUSAN	#1 CONT.	36"X24"	WATER CONSERVING	SUN/PART SHADE	
SEED								
171,217 SF		HIGH PLAINS/FOOTHILLS WET MEADOW SEED MIX	SEE WESTERN NATIVE SEED MANUFACTURER SPECIFICATIONS	SEED		WATER CONSERVING**		
694,645 SF		SHORTGRASS PRAIRIE MEADOW MIX	SEE WESTERN NATIVE SEED MANUFACTURER SPECIFICATIONS	SEED		WATER CONSERVING**		
91,246 SF		TEMPORARY SEED MIX	ARKANSAS VALLEY SEED LOW GROW MIX, SEE MANUFACTURER SPECIFICATIONS	SEED		WATER CONSERVING**		
SOD								
87,014 SF		FESCUE SOD	RTF (RHIZOMATOUS TALL FESCUE)	SOD		NON-WATER CONSERVING		
MULCH								
162,204 SF		ROCK COBBLE MULCH	2"-4" ROCK COBBLE MULCH WITH WOOD MULCH RING AROUND ALL PLANT MATERIAL, SEE PLANTING NOTES & DETAILS	MULCH		N/A		
EDGING								
7,039 LF		STEEL EDGING	BLACK STEEL EDGING, SEE LANDSCAPE NOTES	EDGING		N/A		

*THE 8" COLORADO BLUE SPRUCE ARE TO BE LOCATED IN THE BUFFER ALONG 60TH AVENUE.
**ONCE SEED HAS ESTABLISHED IT CAN BE CATEGORIZED AS WATER-CONSERVING.

PRELIMINARY

NOT FOR BIDDING

NOT FOR CONSTRUCTION

PROJECT PEARL

THE APPROACH AT 34L SUBDIVISION FILING NO. 1

60TH AVE AND JACKSON GAP ST

AURORA, CO

Date Issue / Description Init.

Project No:

RCU005

Drawn By:

AS

Checked By:

SRA

Date:

11/20/2020

OVERALL LANDSCAPE PLAN

19

PROECT PEARL AT PORTEOS 2020-6026-00

PRELIMINARY
NOT FOR BIDDING
NOT FOR CONSTRUCTION



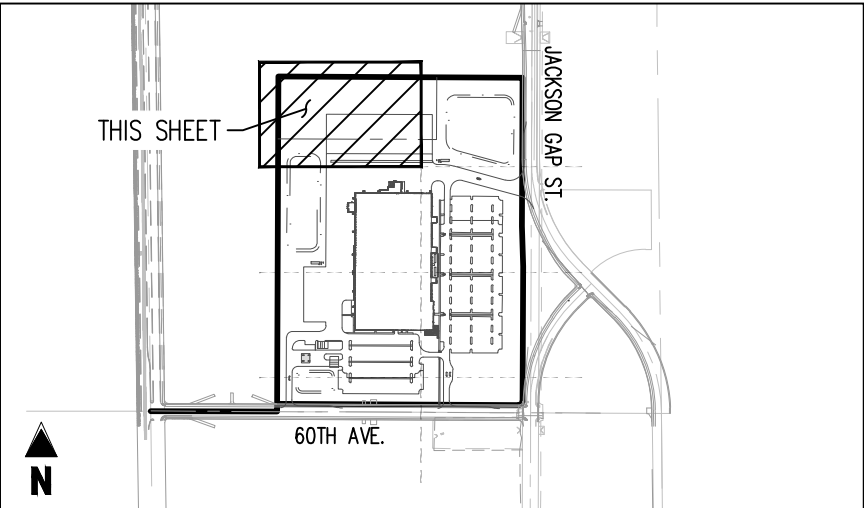
PROJECT PEARL
THE APPROACH AT 34L SUBDIVISION FILING NO. 1

60TH AVE AND JACKSON GAP ST
AURORA, CO

#	Date	Issue / Description	Init.
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Project No:	RCU005
Drawn By:	AS
Checked By:	SRA
Date:	11/20/2020

LANDSCAPE PLAN



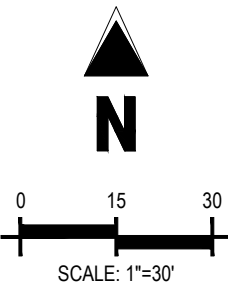
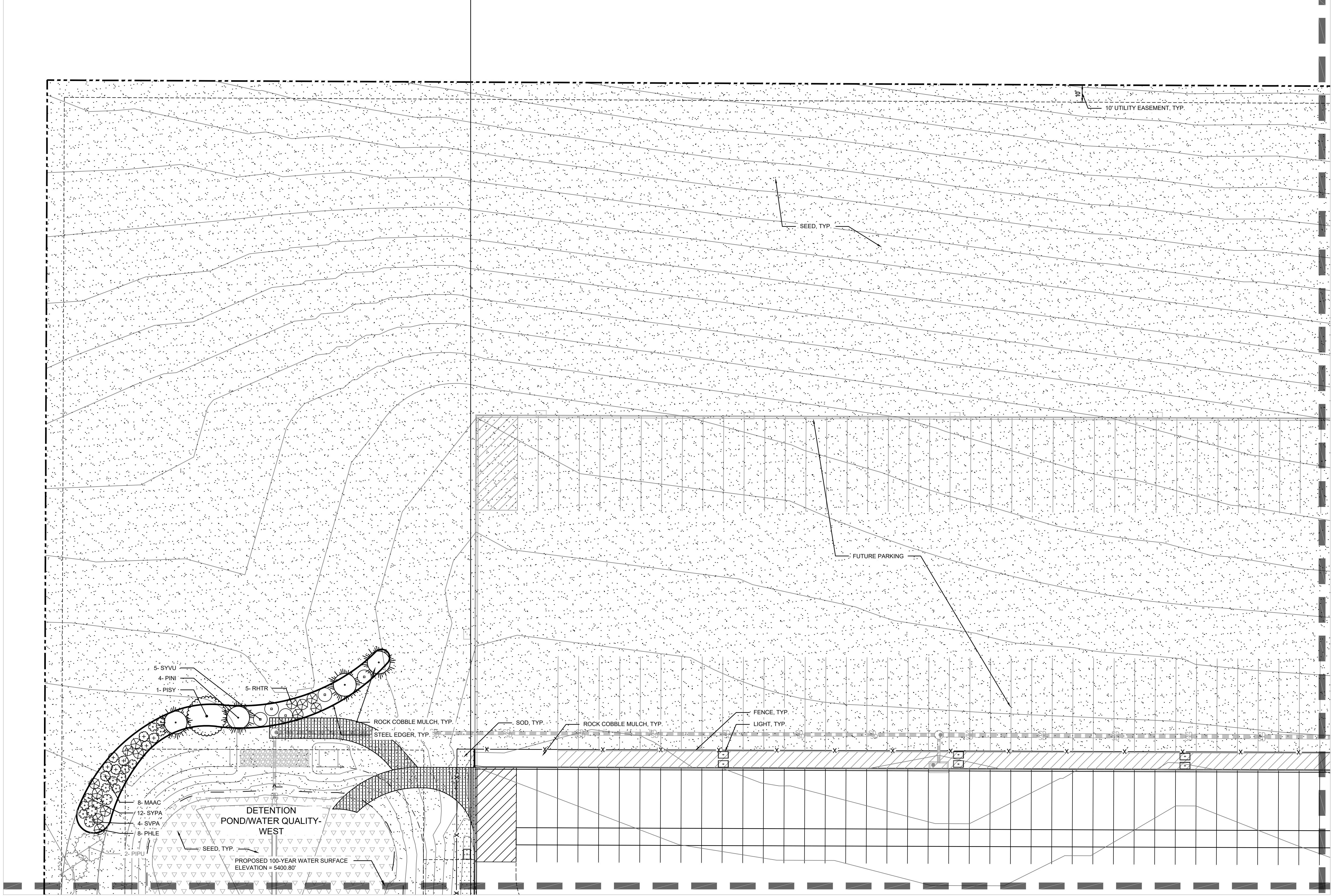
KEY MAP
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LANDSCAPE PLAN LEGEND

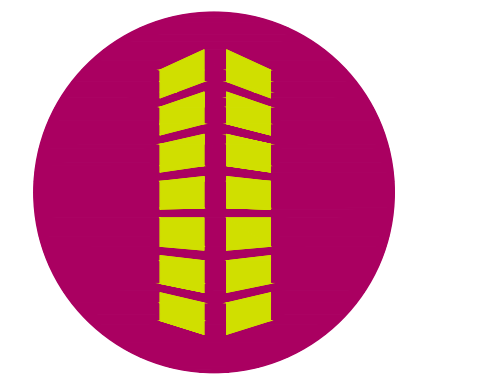
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- EXISTING EASEMENT
- PROPOSED RIGHT-OF-WAY BY OTHERS
- PROPOSED EASEMENT
- EXISTING CURB AND GUTTER
- PROPOSED CURB AND GUTTER BY OTHERS
- PROPOSED CURB AND GUTTER
- EXISTING SIDEWALK
- PROPOSED SIDEWALK BY OTHERS
- PROPOSED SIDEWALK
- PROPOSED FENCE
- PROPOSED GUARDRAIL
- PROPOSED ACCESSIBLE ROUTE
- SIGHT TRIANGLE
- PROPOSED EXTENTS OF POND
- PROPOSED FIRE HYDRANT BY OTHERS
- PROPOSED FIRE HYDRANT
- FIRE DEPARTMENT CONNECTION
- PROPOSED INLET BY OTHERS
- PROPOSED INLET
- MANHOLE
- PARKING COUNT
- SITE SIGN
- KNOX BOX
- PROPOSED SITE LIGHT
- PROPOSED LIGHT BY OTHERS
- ASPHALT PAVING
- CONCRETE PAVING
- 100 YEAR FLOODPLAIN
- PROPOSED CONTOURS
- STEEL EDGER

PLANT MATERIAL SYMBOL LEGEND

- DECIDUOUS TREES
- CONIFEROUS TREES
- ORNAMENTAL TREES
- DECIDUOUS SHRUBS
- CONIFEROUS SHRUBS
- ORNAMENTAL GRASSES
- PERENNIALS
- HIGH PLAINS/FOOTHILLS WET MEADOW SEED MIX
- SHORTGRASS PRAIRIE MEADOW MIX
- TEMPORARY SEED MIX
- FESCUE SOD



PRELIMINARY
NOT FOR BIDDING
NOT FOR CONSTRUCTION



PROJECT PEARL
THE APPROACH AT 34L SUBDIVISION FILING NO. 1

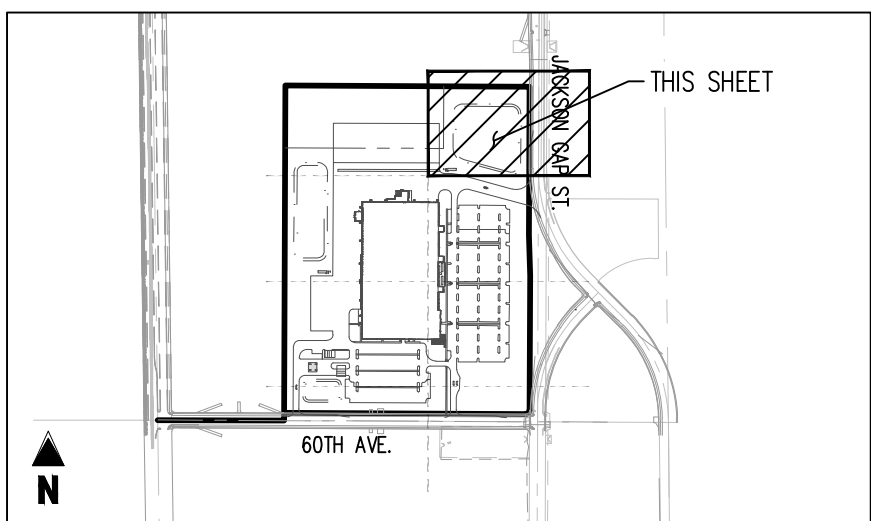
60TH AVE AND JACKSON GAP ST
AURORA, CO

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Project No:	RCU005
Drawn By:	AS
Checked By:	SRA
Date:	11/20/2020

LANDSCAPE PLAN

21



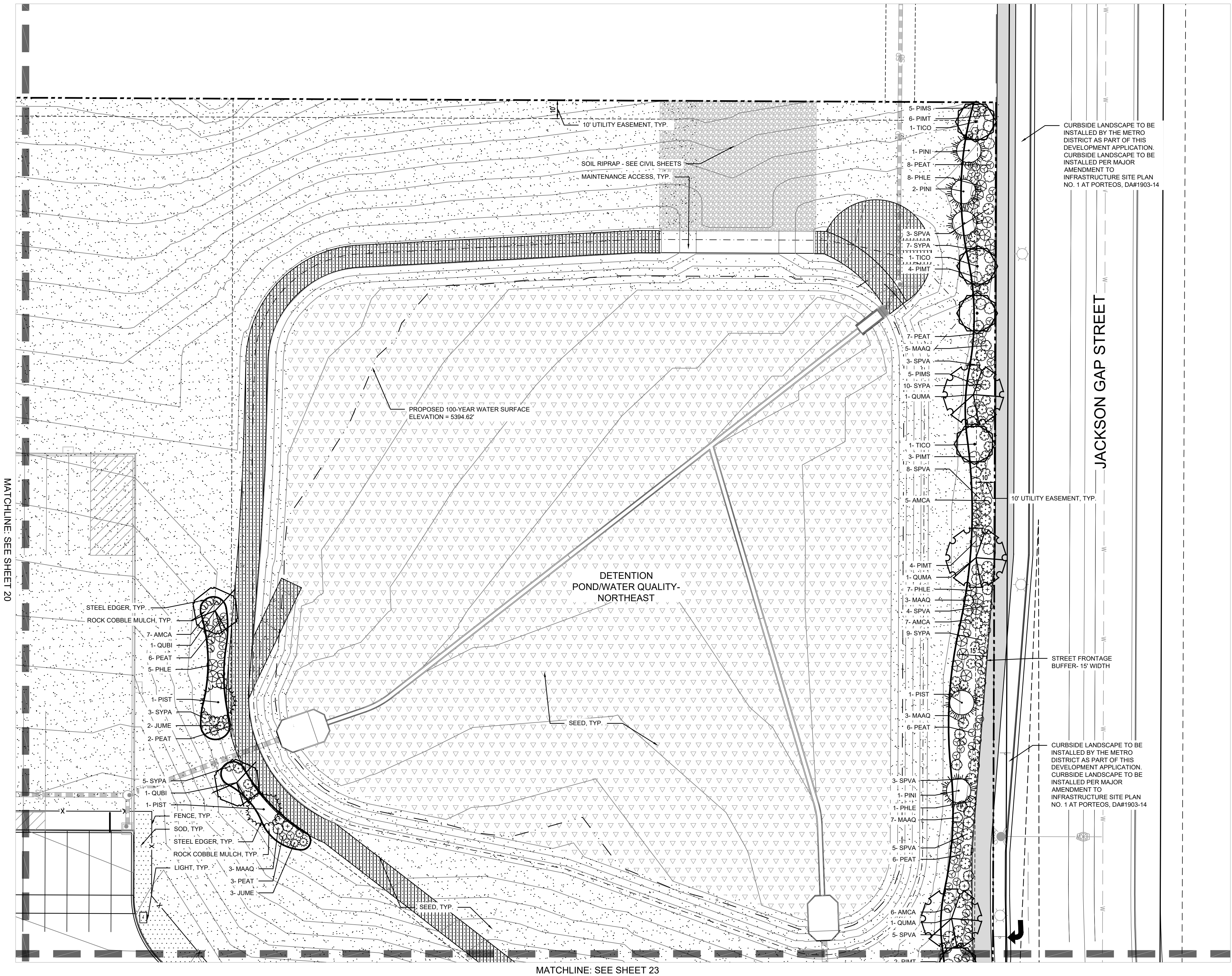
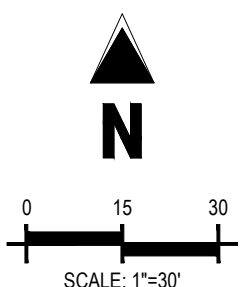
KEY MAP
SCALE: 1"=1000

LANDSCAPE PLAN LEGEND

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| | PROPERTY LINE |
| | EXISTING EASEMENT |
| | PROPOSED RIGHT-OF-WAY BY OTHERS |
| | PROPOSED EASEMENT |
| | EXISTING CURB AND GUTTER |
| | PROPOSED CURB AND GUTTER BY OTHERS |
| | PROPOSED CURB AND GUTTER |
| | EXISTING SIDEWALK |
| | PROPOSED SIDEWALK BY OTHERS |
| | PROPOSED SIDEWALK |
| | PROPOSED FENCE |
| | PROPOSED GUARDRAIL |
| | PROPOSED ACCESSIBLE ROUTE |
| | SIGHT TRIANGLE |
| | PROPOSED EXTENTS OF POND |
| | PROPOSED FIRE HYDRANT BY OTHERS |
| | PROPOSED FIRE HYDRANT |
| | FIRE DEPARTMENT CONNECTION |
| | PROPOSED INLET BY OTHERS |
| | PROPOSED INLET |
| | MANHOLE |
| | PARKING COUNT |
| | SITE SIGN |
| | KNOX BOX |
| | PROPOSED SITE LIGHT |
| | PROPOSED LIGHT BY OTHERS |
| | ASPHALT PAVING |
| | CONCRETE PAVING |
| | 100 YEAR FLOODPLAIN |
| | PROPOSED CONTOURS |
| | STEEL EDGER |

PLANT MATERIAL SYMBOL LEGEND

- | | |
|--|---|
| | DECIDUOUS TREES |
| | CONIFEROUS TREES |
| | ORNAMENTAL TREES |
| | DECIDUOUS SHRUBS |
| | CONIFEROUS SHRUBS |
| | ORNAMENTAL GRASSES |
| | PERENNIALS |
| | HIGH PLAINS/FOOTHILLS WET MEADOW SEED MIX |
| | SHORTGRASS PRAIRIE MEADOW MIX |
| | TEMPORARY SEED MIX |
| | FESCUE SOD |



MATCHLINE: SEE SHEET 23

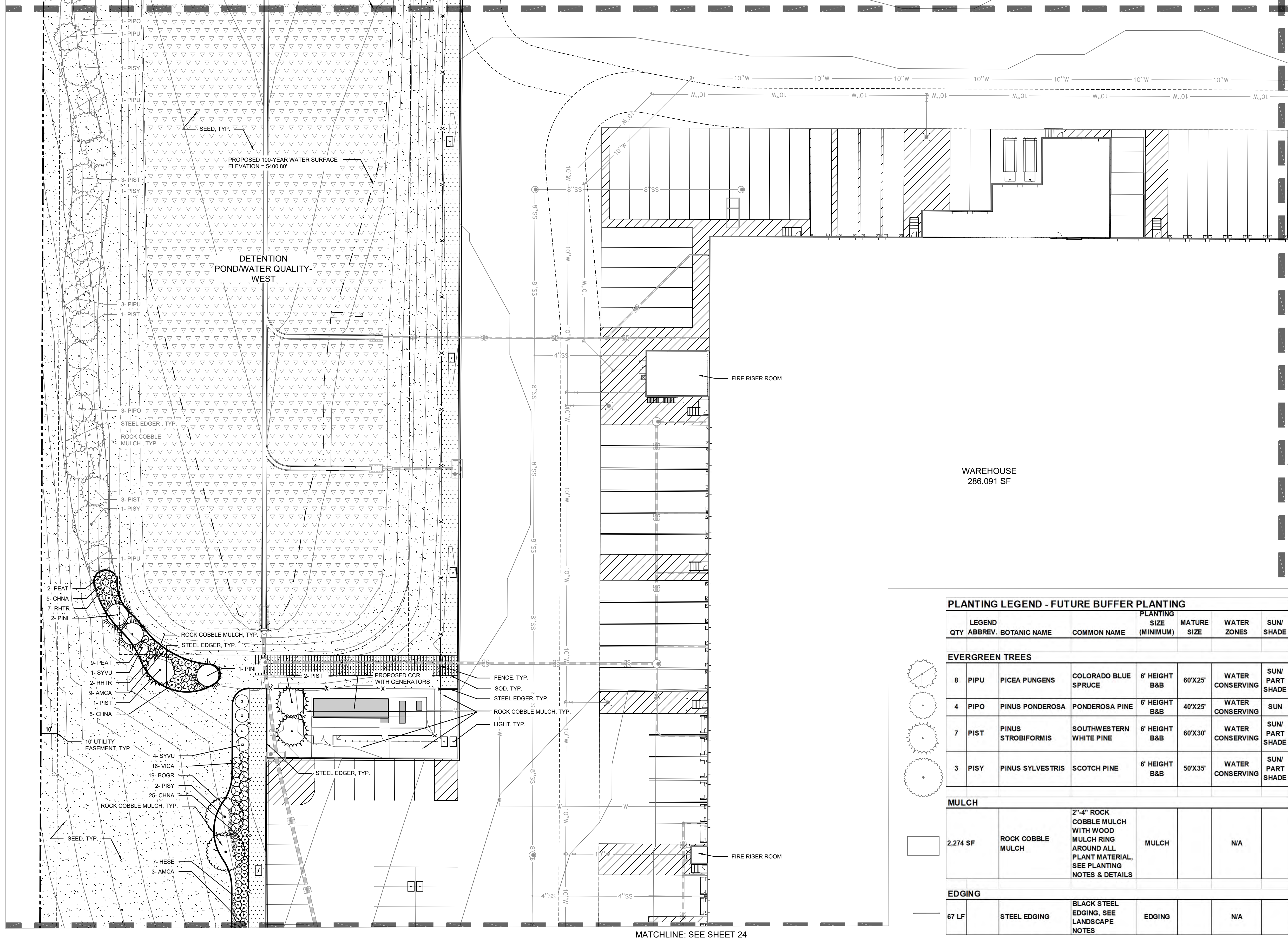
MATCHLINE: SEE SHEET 20

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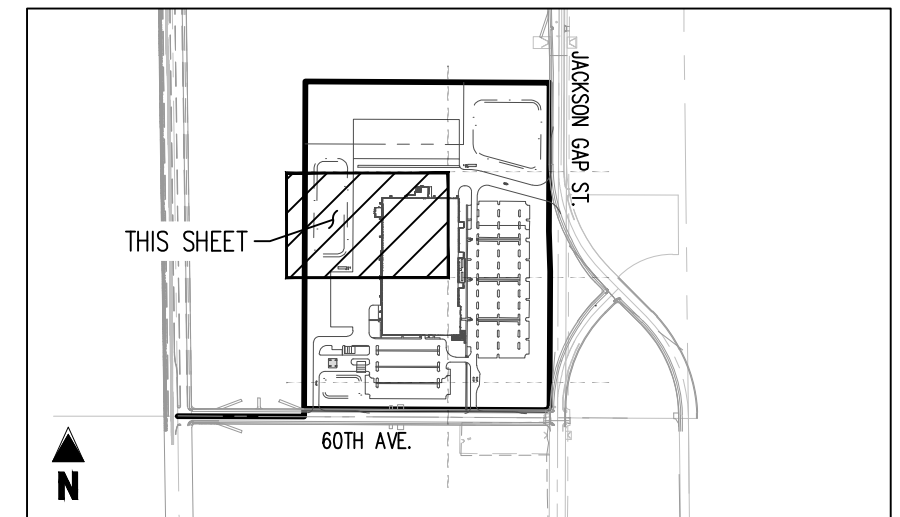
PROJECT PEARL AT PORTEOS 2020-6026-00

NOTES:
1. THE CONIFEROUS TREE BUFFER LOCATED WEST OF THE DETENTION POND WILL BE BUILT DEPENDING ON NEIGHBORING CONSTRUCTION PROJECTS. HARVEST ROAD IS BUILT AND THE NEIGHBORING DEVELOPMENT TO THE WEST IS NOT CONSTRUCTED WITHIN 6-8 MONTHS AFTER HARVEST ROAD IS CONSTRUCTED, THEN THE BUFFER AS DEPICTED GRAYED BACK ADJACENT TO THE DETENTION POND SHALL BE INSTALLED.

MATCHLINE: SEE SHEET 20



MATCHLINE: SEE SHEET 24



KEY MAP
SCALE: 1"=1000'

LANDSCAPE PLAN LEGEND

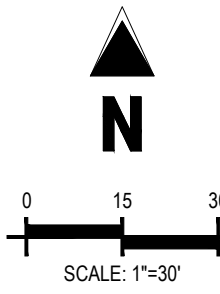
- PROPERTY LINE
- EXISTING EASEMENT
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PLANT MATERIAL SYMBOL LEGEND

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- CONIFEROUS SHRUBS
- ORNAMENTAL GRASSES
- PERENNIALS
- HIGH PLAINS/FOOTHILLS WET MEADOW SEED MIX
- SHORTGRASS PRAIRIE MEADOW MIX
- TEMPORARY SEED MIX
- FESCUE SOD

PLANTING LEGEND - FUTURE BUFFER PLANTING

QTY	LEGEND	ABBREVIATION	BOTANIC NAME	COMMON NAME	PLANTING SIZE (MINIMUM)	MATURE SIZE	WATER ZONES	SUN/ SHADE
EVERGREEN TREES								
8	PIPU	PICEA PUNGENS	COLORADO BLUE SPRUCE	6' HEIGHT B&B	60'X25'		WATER CONSERVING	SUN/ PART SHADE
4	PIPO	PINUS PONDEROSA	PONDEROSA PINE	6' HEIGHT B&B	40'X25'		WATER CONSERVING	SUN
7	PIST	PINUS STROBIFORMIS	SOUTHWESTERN WHITE PINE	6' HEIGHT B&B	60'X30'		WATER CONSERVING	SUN/ PART SHADE
3	PISY	PINUS SYLVESTRIS	SCOTCH PINE	6' HEIGHT B&B	50'X35'		WATER CONSERVING	SUN/ PART SHADE
MULCH								
2,274 SF		ROCK COBBLE MULCH	2"-4" ROCK COBBLE MULCH WITH WOOD MULCH RING AROUND ALL PLANT MATERIAL, SEE PLANTING NOTES & DETAILS	MULCH			N/A	
EDGING								
67 LF		STEEL EDGING	BLACK STEEL EDGING, SEE LANDSCAPE NOTES	EDGING			N/A	



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PROJECT PEARL
THE APPROACH AT 34L SUBDIVISION FILING NO. 1

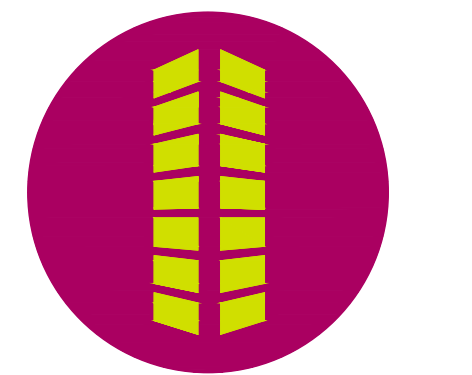
60TH AVE AND JACKSON GAP ST
AURORA, CO

#	Date	Issue / Description	Init.
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Project No: RCU005
Drawn By: AS
Checked By: SRA
Date: 11/20/2020

LANDSCAPE PLAN

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NOT FOR CONSTRUCTION



PROJECT PEARL
THE APPROACH AT 34L SUBDIVISION FILING NO. 1

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AURORA, CO

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Project No:	RCU005
Drawn By:	AS
Checked By:	SRA
Date:	11/20/2020

LANDSCAPE PLAN

23

PROJECT PEARL AT PORTEOS 2020-6026-00



	PROPERTY LINE
	EXISTING EASEMENT
	PROPOSED RIGHT-OF-WAY BY OTHERS
	PROPOSED EASEMENT
	EXISTING CURB AND GUTTER
	PROPOSED CURB AND GUTTER BY OTHERS
	PROPOSED CURB AND GUTTER
	EXISTING SIDEWALK
	PROPOSED SIDEWALK BY OTHERS
	PROPOSED SIDEWALK
	PROPOSED FENCE
	PROPOSED GUARDRAIL
	PROPOSED ACCESSIBLE ROUTE
	SIGHT TRIANGLE
	PROPOSED EXTENTS OF POND
	PROPOSED FIRE HYDRANT BY OTHERS
	PROPOSED FIRE HYDRANT
	FIRE DEPARTMENT CONNECTION
	PROPOSED INLET BY OTHERS
	PROPOSED INLET
	MANHOLE
	PARKING COUNT
	SITE SIGN
	KNOX BOX
	PROPOSED SITE LIGHT
	PROPOSED LIGHT BY OTHERS
	ASPHALT PAVING
	CONCRETE PAVING
	100 YEAR FLOODPLAIN
	PROPOSED CONTOURS
	STEEL EDGER

DECIDUOUS TREES

CONIFEROUS TREES

ORNAMENTAL TREES

DECIDUOUS SHRUBS

CONIFEROUS SHRUBS

ORNAMENTAL GRASSES

PERENNIALS

HIGH PLAINS/FOOTHILLS WET MEADOW SEED MIX

SHORTGRASS PRAIRIE MEADOW MIX

TEMPORARY S

LANDSCAPE CALCULATIONS- FUTURE EMPLOYEE LOT			
REQUIREMENT	CALCULATION	REQUIRED	PROVIDED
FUTURE PARKING LOT LANDSCAPING (EMPLOYEE LOT EAST): 1 TREE AND 6 SHRUBS PER 9X19 ISLAND, 2 TREES AND 12 SHRUBS PER 9X38 ISLAND	6 9X19 ISLANDS AND 4 9X38 ISLANDS	14 TREES AND 120 SHRUBS	14 TREES AND 120 SHRUBS

				PLANTING			
	LEGEND			SIZE	MATURE	WATER	SUN/
QTY	ABBREV.	BOTANIC NAME	COMMON NAME	(MINIMUM)	SIZE	ZONES	SHADE

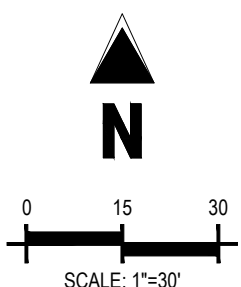
2	GYDI	GYMNOCLADUS DIOICUS 'ESPRESSO'	ESPRESSO COFFEETREE	2" CAL. B&B	50'X35'	WATER CONSERVING	SUN
12	KOPA	KOELREUTERIA PANICULATA	GOLDENRAIN TREE	2" CAL. B&B	30'X25'	WATER CONSERVING	SUN

6	AMCA	AMORPHA CANESCENS	LEADPLANT	#5 CONT. 18-24"	4'X4'	WATER CONSERVING	SUN
39	POFR	POTENTILLA FRUTICOSA 'MCKAY'S WHITE'	MC KAY'S WHITE POTENTILLA	#5 CONT. 18-24"	2'X3'	WATER CONSERVING	SUN
32	SPAL	SPIREA ALBIFLORA	JAPANESE WHITE SPIREA	#5 CONT. 18-24"	2'X2'	WATER CONSERVING	SUN

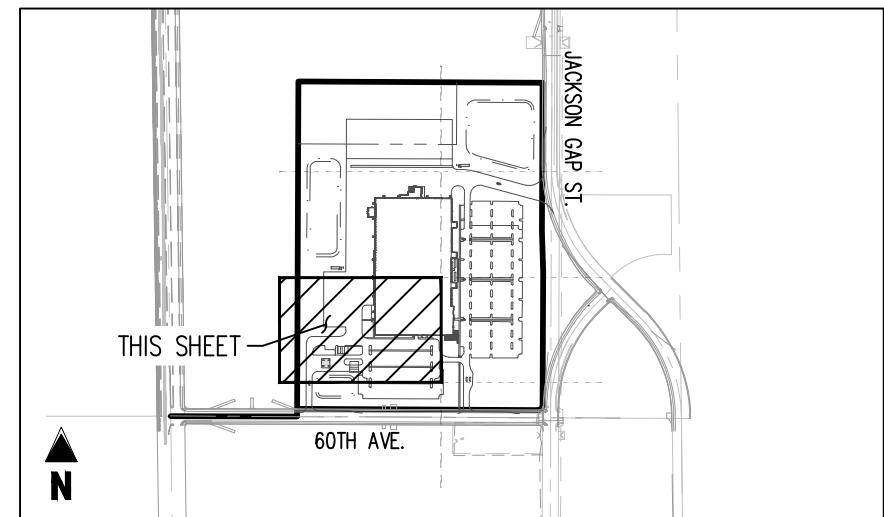
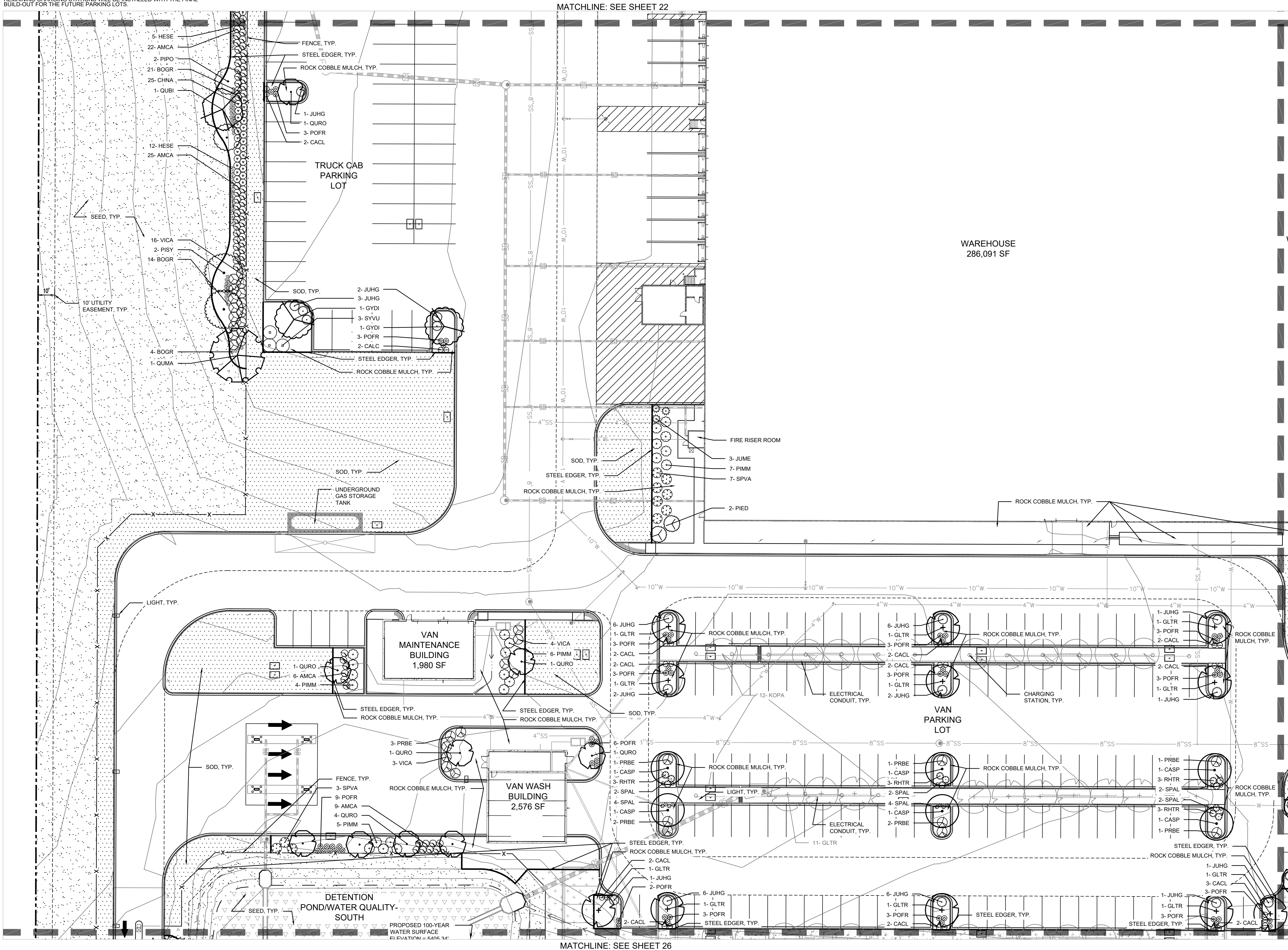
1	JUHG	JUNIPERUS HORIZONTALIS 'HUGHES'	HUGHES JUNIPER	#5 CONT. 18-24"	18"X6'	WATER CONSERVING	SUN/ PART SHADE
6	PIMS	PINUS MUGO 'SLOWMOUND'	SLOWMOUND MUGO PINE	#5 CONT. 18-24"	3'X4'	WATER CONSERVING	SUN

2,274 SF	ROCK COBBLE MULCH	2"-4" ROCK COBBLE MULCH WITH WOOD MULCH RING AROUND ALL PLANT MATERIAL, SEE PLANTING NOTES & DETAILS	MULCH		N/A	
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67 LF	STEEL EDGING	BLACK STEEL EDGING, SEE LANDSCAPE NOTES	EDGING	N/A
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NOTES:
1. IF THE CHARGING STATIONS AND ASSOCIATED UTILITIES ARE INSTALLED IN THE VAN LOT MEDIANS, THEN TREES SHOWN GRAYED BACK AROUND THE PERIMETER OF THE LOT WILL BE INSTALLED. IF THE CHARGING STATIONS AND ASSOCIATED UTILITIES ARE NOT INSTALLED, THEN THE TREES SHOWN GRAYED BACK IN THE MEDIANS WILL BE PLANTED INSTEAD OF THE PERIMETER TREES.
2. THE OVERALL PLANTING SCHEDULE CURRENTLY REFLECTS THE TREES ALONG THE PERIMETER OF THE LOT BEING INSTALLED.
3. ALL OF THE CONDUIT FOR THE CHARGING STATIONS AS WELL AS 20 OF THE CHARGING STATIONS WILL BE INSTALLED AS PART OF THIS PROJECT. THE REMAINING CHARGING STATIONS WILL BE INSTALLED WITH THE FINAL BUILD-OUT FOR THE FUTURE PARKING LOTS.



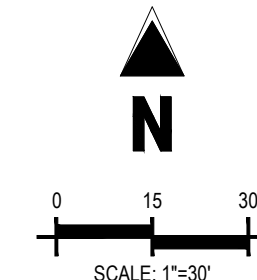
KEY MAP
SCALE: 1"=1000'

LANDSCAPE PLAN LEGEND

- PROPERTY LINE
- EXISTING EASEMENT
- PROPOSED RIGHT-OF-WAY BY OTHERS
- PROPOSED EASEMENT
- EXISTING CURB AND GUTTER
- PROPOSED CURB AND GUTTER BY OTHERS
- PROPOSED CURB AND GUTTER
- EXISTING SIDEWALK
- PROPOSED SIDEWALK BY OTHERS
- PROPOSED SIDEWALK
- PROPOSED FENCE
- PROPOSED GUARDRAIL
- PROPOSED ACCESSIBLE ROUTE
- SIGHT TRIANGLE
- PROPOSED EXTENTS OF POND
- PROPOSED FIRE HYDRANT BY OTHERS
- PROPOSED FIRE HYDRANT
- FIRE DEPARTMENT CONNECTION
- PROPOSED INLET BY OTHERS
- PROPOSED INLET
- MANHOLE
- PARKING COUNT
- SITE SIGN
- KNOX BOX
- PROPOSED SITE LIGHT
- PROPOSED LIGHT BY OTHERS
- ASPHALT PAVING
- CONCRETE PAVING
- 100 YEAR FLOODPLAIN
- PROPOSED CONTOURS
- STEEL EDGER

PLANT MATERIAL SYMBOL LEGEND

- DECIDUOUS TREES
- CONIFEROUS TREES
- ORNAMENTAL TREES
- DECIDUOUS SHRUBS
- CONIFEROUS SHRUBS
- ORNAMENTAL GRASSES
- PERENNIALS
- HIGH PLAINS/FOOTHILLS WET MEADOW SEED MIX
- SHORTGRASS PRAIRIE MEADOW MIX
- TEMPORARY SEED MIX
- FESCUE SOD



Galloway

6162 S. Willow Drive, Suite 320
Greenwood Village, CO 80111
303.770.8884
gallowayus.com

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PROJECT PEARL
THE APPROACH AT 34L SUBDIVISION FILING NO. 1

60TH AVE AND JACKSON GAP ST
AURORA, CO

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Project No: RCU005
Drawn By: AS
Checked By: SRA
Date: 11/20/2020

LANDSCAPE PLAN

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PROJECT PEARL
THE APPROACH AT 34L SUBDIVISION FILING NO. 1

60TH AVE AND JACKSON GAP ST
AURORA, CO

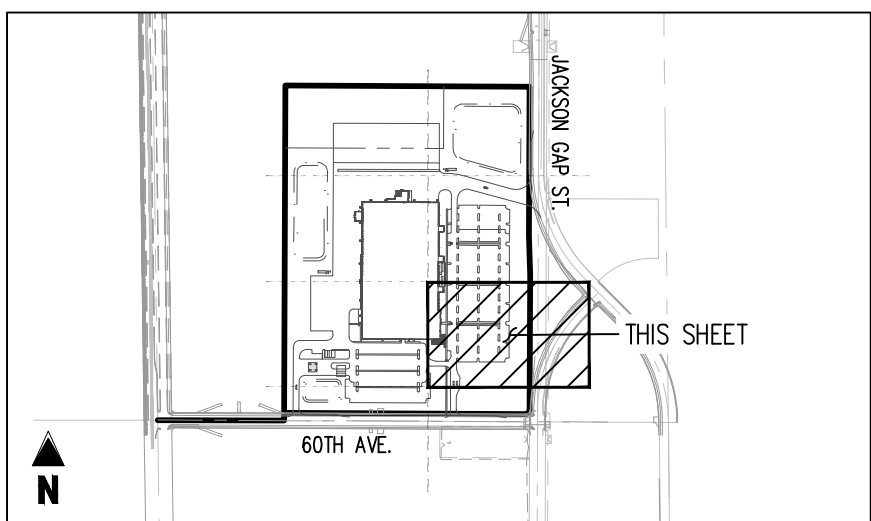
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Project No:	RCU005
Drawn By:	AS
Checked By:	SRA
Date:	11/20/2020

LANDSCAPE PLAN

25

PROJECT PEARL AT PORTEOS 2020-6026-00



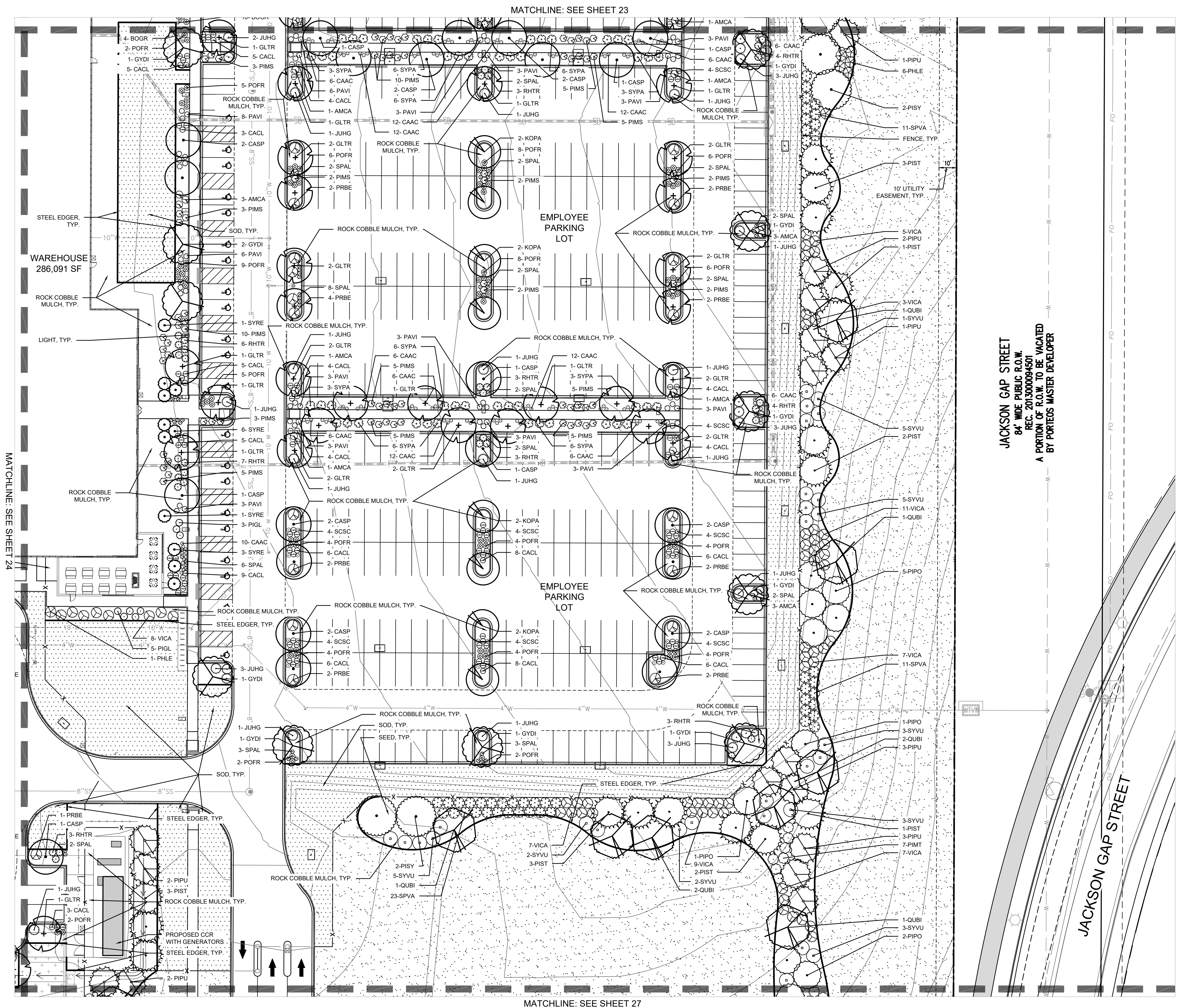
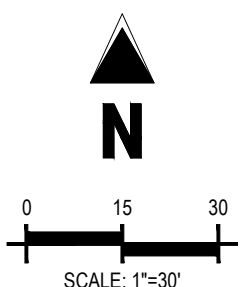
KEY MAP
SCALE: 1"=1000

LANDSCAPE PLAN LEGEND

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| | PROPERTY LINE |
| | EXISTING EASEMENT |
| | PROPOSED RIGHT-OF-WAY BY OTHERS |
| | PROPOSED EASEMENT |
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| | PROPOSED CURB AND GUTTER BY OTHERS |
| | PROPOSED CURB AND GUTTER |
| | EXISTING SIDEWALK |
| | PROPOSED SIDEWALK BY OTHERS |
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| | PROPOSED ACCESSIBLE ROUTE |
| | SIGHT TRIANGLE |
| | PROPOSED EXTENTS OF POND |
| | PROPOSED FIRE HYDRANT BY OTHERS |
| | PROPOSED FIRE HYDRANT |
| | FIRE DEPARTMENT CONNECTION |
| | PROPOSED INLET BY OTHERS |
| | PROPOSED INLET |
| | MANHOLE |
| | PARKING COUNT |
| | SITE SIGN |
| | KNOX BOX |
| | PROPOSED SITE LIGHT |
| | PROPOSED LIGHT BY OTHERS |
| | ASPHALT PAVING |
| | CONCRETE PAVING |
| | 100 YEAR FLOODPLAIN |
| | PROPOSED CONTOURS |
| | STEEL EDGER |

PLANT MATERIAL SYMBOL LEGEND

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| | DECIDUOUS TREES |
| | CONIFEROUS TREES |
| | ORNAMENTAL TREES |
| | DECIDUOUS SHRUBS |
| | CONIFEROUS SHRUBS |
| | ORNAMENTAL GRASSES |
| | PERENNIALS |
| | HIGH PLAINS/FOOTHILLS WET MEADOW MIX |
| | SHORTGRASS PRAIRIE MEADOW MIX |
| | TEMPORARY SEED MIX |
| | FESCUE SOD |



MATCHLINE: SEE SHEET 27

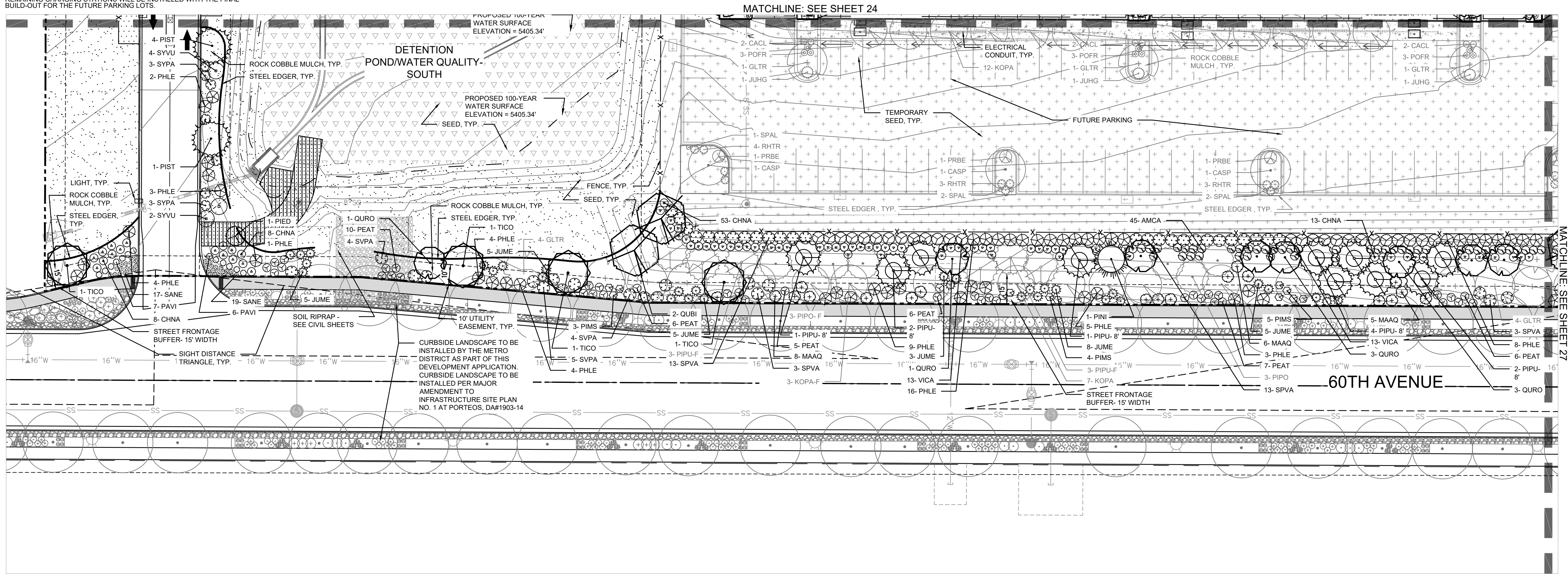
MATCHLINE: SEE SHEET 23

JACKSON GAP STREET
84' WIDE PUBLIC R.O.W.
REC. 201300094501
A PORTION OF R.O.W. TO BE VACATED
BY PORTEOS MASTER DEVELOPER

A/Ryan Companies/CO, Aurora - RCU00/005 - Project Pearl/ADO2 Plant/RCU56_X_Land/dwg - Scott Brown - 11/10/2021

Project: Project Pearl at Porteos 2020-6026-00, Drawing: Landscape Plan, Date: 11/20/2020

NOTES:
1. IF THE CHARGING STATIONS AND ASSOCIATED UTILITIES ARE INSTALLED IN THE VAN LOT MEDIANS, THEN TREES SHOWN GRAYED BACK AROUND THE PERIMETER OF THE LOT WILL BE INSTALLED. IF THE CHARGING STATIONS AND ASSOCIATED UTILITIES ARE NOT INSTALLED, THEN THE TREES SHOWN GRAYED BACK IN THE MEDIANS WILL BE PLANTED INSTEAD OF THE PERIMETER TREES.
2. THE OVERALL PLANTING SCHEDULE CURRENTLY REFLECTS THE TREES ALONG THE PERIMETER OF THE LOT BEING INSTALLED.
3. ALL OF THE CONDUIT FOR THE CHARGING STATIONS AS WELL AS 20 OF THE CHARGING STATIONS WILL BE INSTALLED AS PART OF THIS PROJECT. THE REMAINING CHARGING STATIONS WILL BE INSTALLED WITH THE FINAL BUILD-OUT FOR THE FUTURE PARKING LOTS.



LANDSCAPE CALCULATIONS - FUTURE VAN LOT

REQUIREMENT	CALCULATION	REQUIRED	PROVIDED
FUTURE PARKING LOT LANDSCAPING (EMPLOYEE LOT EAST): 1 TREE AND 6 SHRUBS PER 9X19 ISLAND, 2 TREES AND 12 SHRUBS PER 9X36 ISLAND	7 9X19 ISLANDS	7 TREES AND 42 SHRUBS	7 TREES AND 42 SHRUBS
PARKING LOT MEDIANS (VAN LOT SOUTH): 1 TREE PER 30 LF AND 6 SHRUBS PER 36 LF	340 LF OF PARKING LOT MEDIANS	12 TREES AND 57 SHRUBS	23 TREES, 114 SHRUBS**

PLANTING LEGEND - FUTURE VAN LOT - PARKING LOT TREES AND SHRUBS

QTY	LEGEND ABBREV.	BOTANIC NAME	COMMON NAME	PLANTING SIZE (MINIMUM)	MATURE SIZE	WATER ZONES	SUN/SHADE
DECIDUOUS TREES							
4	CASP	CATALPA SPECIOSA	WESTERN CATALPA	2" CAL. B&B	50'X30'	WATER CONSERVING	SUN
3	GLTR	GLEDITSIA TRIACANTHOS INERMIS 'SKYLINE'	SKYLINE HONEYLOCUST	2" CAL. B&B	50'X30'	WATER CONSERVING	SUN
DECIDUOUS SHRUBS							
6	CACL	CARYOPTERIS X CLANDONENSIS 'DARK KNIGHT'	DARK KNIGHT SPIREA	#5 CONT. 18-24"	3'X3'	WATER CONSERVING	SUN
9	POFR	POTENTILLA FRUTICOSA 'MCKAY'S WHITE'	MC KAY'S WHITE POTENTILLA	#5 CONT. 18-24"	2'X3'	WATER CONSERVING	SUN
4	PRBE	PRUNUS BESSEYI 'PAWNEE BUTTES'	PAWNEE BUTTES SAND CHERRY	#5 CONT. 18-24"	18"X6'	WATER CONSERVING	SUN
14	RHTR	RHUS TRILOBATA	THREE LEAF SUMAC	#5 CONT. 18-24"	4'X4'	WATER CONSERVING	SUN/PART SHADE
6	SPAL	SPIREA ALBIFLORA	JAPANESE WHITE SPIREA	#5 CONT. 18-24"	2'X2'	WATER CONSERVING	SUN
EVERGREEN SHRUBS							
3	JUHG	JUNIPERUS HORIZONTALIS 'HUGHES'	HUGHES JUNIPER	#5 CONT. 18-24"	18"X6'	WATER CONSERVING	SUN/PART SHADE
MULCH							
1,364 SF		ROCK COBBLE MULCH	2"-4" ROCK COBBLE MULCH WITH WOOD MULCH RING AROUND ALL PLANT MATERIAL, SEE PLANTING NOTES & DETAILS	MULCH		N/A	
EDGING							
203 LF		STEEL EDGING	BLACK STEEL EDGING, SEE LANDSCAPE NOTES	EDGING		N/A	

PLANTING LEGEND - FUTURE VAN LOT - PARKING LOT MEDIANS

QTY	LEGEND	ABBREV.	BOTANIC NAME	COMMON NAME	PLANTING SIZE (MINIMUM)	MATURE SIZE	WATER ZONES	SUN/SHADE
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DECIDUOUS TREES

12	KOPA	KOELREUTERIA PANICULATA	GOLDENRAIN TREE	2" CAL. B&B	30'X25'	WATER CONSERVING	SUN
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PLANTING LEGEND - FUTURE VAN LOT - PARKING LOT MEDIANS PLANTED IN PERIMETER

QTY	LEGEND	ABBREV.	BOTANIC NAME	COMMON NAME	PLANTING SIZE (MINIMUM)	MATURE SIZE	WATER ZONES	SUN/SHADE
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DECIDUOUS TREES

3	KOPA-F	KOELREUTERIA PANICULATA	GOLDENRAIN TREE	2" CAL. B&B	30'X25'	WATER CONSERVING	SUN
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EVERGREEN TREES

6	PIPU-F	PICEA PUNGENS	COLORADO BLUE SPRUCE	6" HEIGHT B&B	60'X25'	WATER CONSERVING	SUN/PART SHADE
3	PIPO-F	PINUS PONDEROSA	PONDEROSA PINE	6" HEIGHT B&B	40'X25'	WATER CONSERVING	SUN

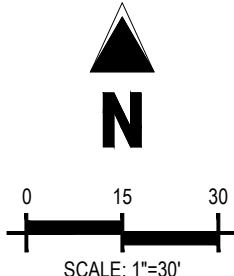
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LANDSCAPE PLAN LEGEND

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---	PROPOSED EASEMENT
---	EXISTING CURB AND GUTTER
---	PROPOSED CURB AND GUTTER BY OTHERS
---	PROPOSED CURB AND GUTTER
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---	PROPOSED ACCESSIBLE ROUTE
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---	MANHOLE
---	PARKING COUNT
---	SITE SIGN
---	KNOX BOX
---	PROPOSED SITE LIGHT
---	PROPOSED LIGHT BY OTHERS
---	ASPHALT PAVING
---	CONCRETE PAVING
---	100 YEAR FLOODPLAIN
---	PROPOSED CONTOURS
---	STEEL EDGER

PLANT MATERIAL SYMBOL LEGEND

---	DECIDUOUS TREES
---	CONIFEROUS TREES
---	ORNAMENTAL TREES
---	DECIDUOUS SHRUBS
---	CONIFEROUS SHRUBS
---	ORNAMENTAL GRASSES
---	PERENNIALS
---	HIGH PLAINS/FOOTHILLS WET MEADOW SEED MIX
---	SHORTGRASS PRAIRIE MEADOW MIX
---	TEMPORARY SEED MIX
---	FESCUE SOD



Galloway

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gallowayus.com

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60TH AVE AND JACKSON GAP ST
AURORA, CO

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Project No: RCU005

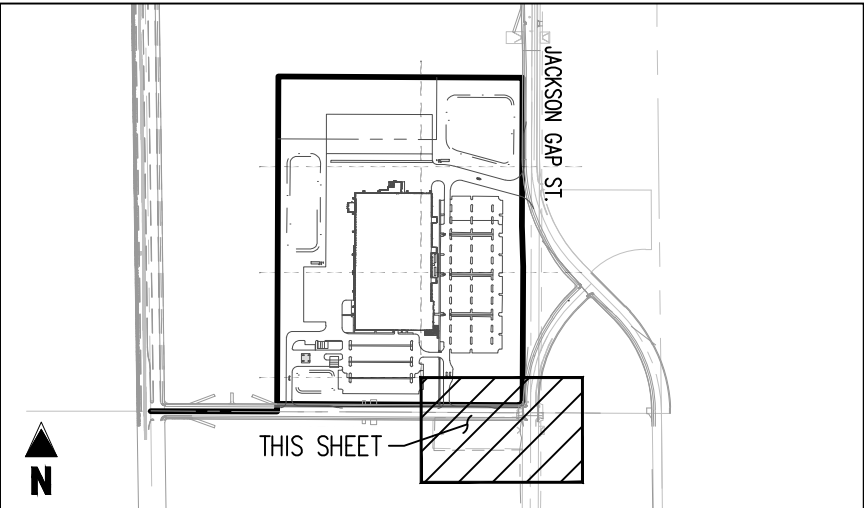
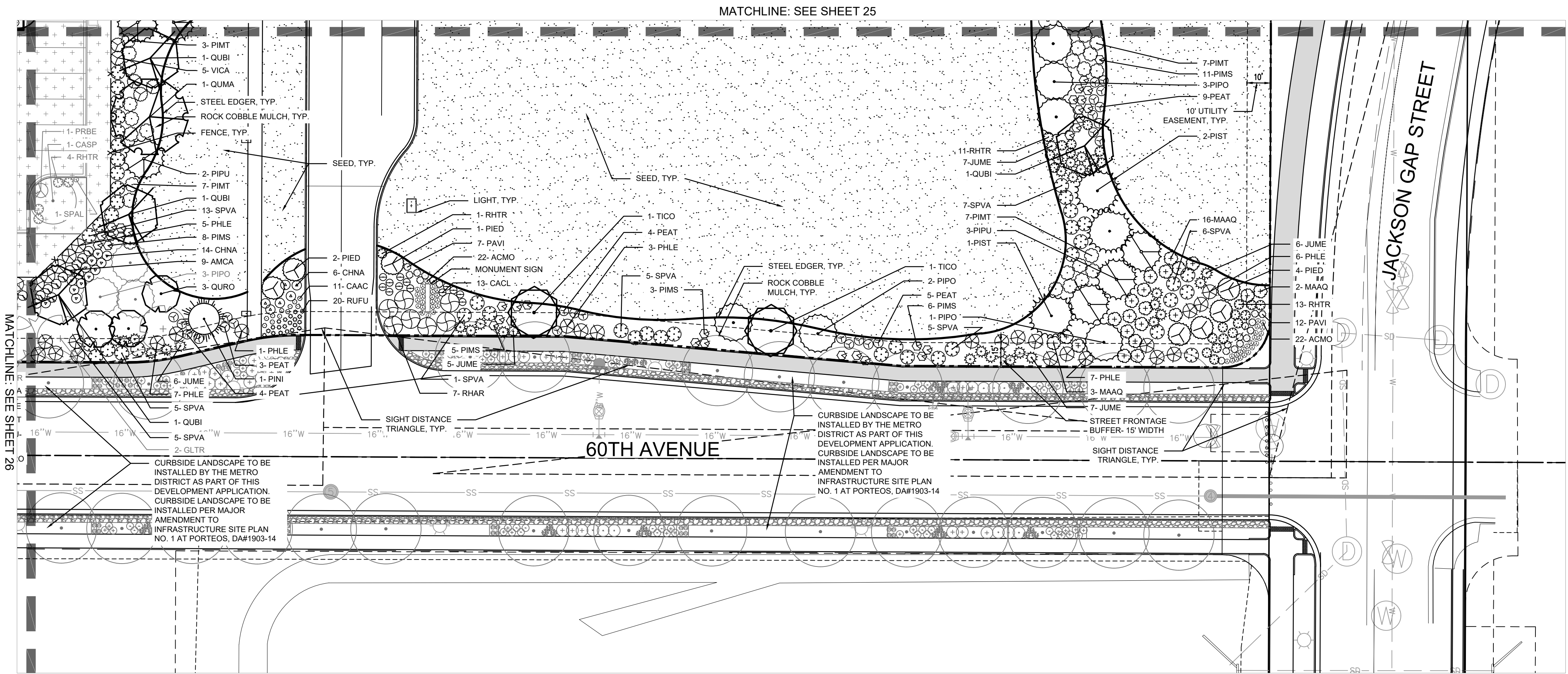
Drawn By: AS

Checked By: SRA

Date: 11/20/2020

LANDSCAPE PLAN

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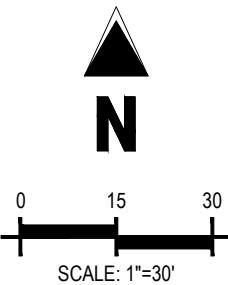
KEY MAP
SCALE: 1"=1000'

LANDSCAPE PLAN LEGEND

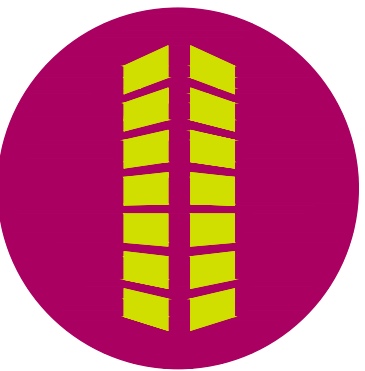
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PLANT MATERIAL SYMBOL LEGEND

- DECIDUOUS TREES
- CONIFEROUS TREES
- ORNAMENTAL TREES
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- CONIFEROUS SHRUBS
- ORNAMENTAL GRASSES
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- HIGH PLAINS/FOOTHILLS WET MEADOW SEED MIX
- SHORTGRASS PRAIRIE MEADOW MIX
- TEMPORARY SEED MIX
- FESCUE SOD



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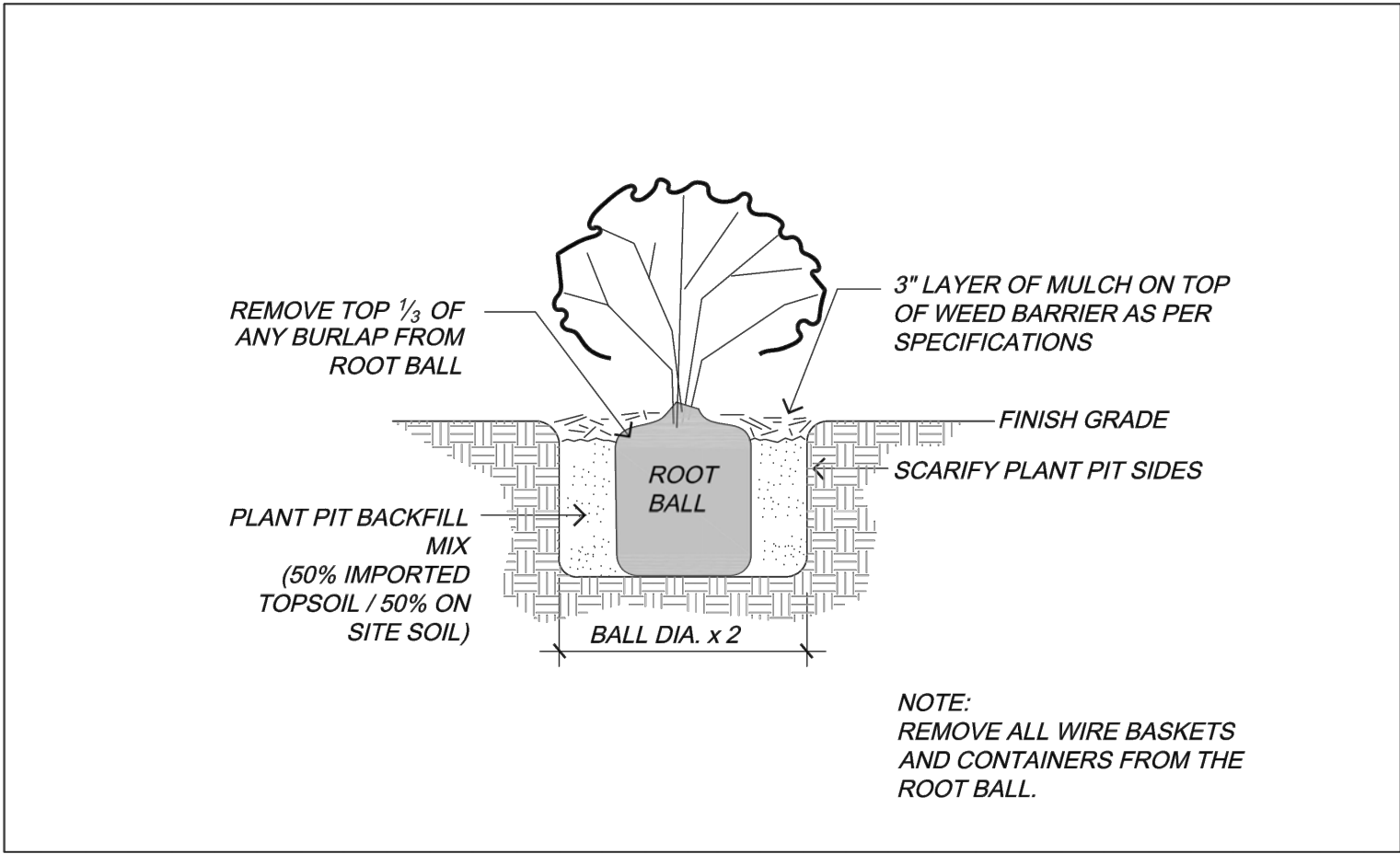
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Project No:	RCU005
Drawn By:	AS
Checked By:	SRA
Date:	11/20/2020

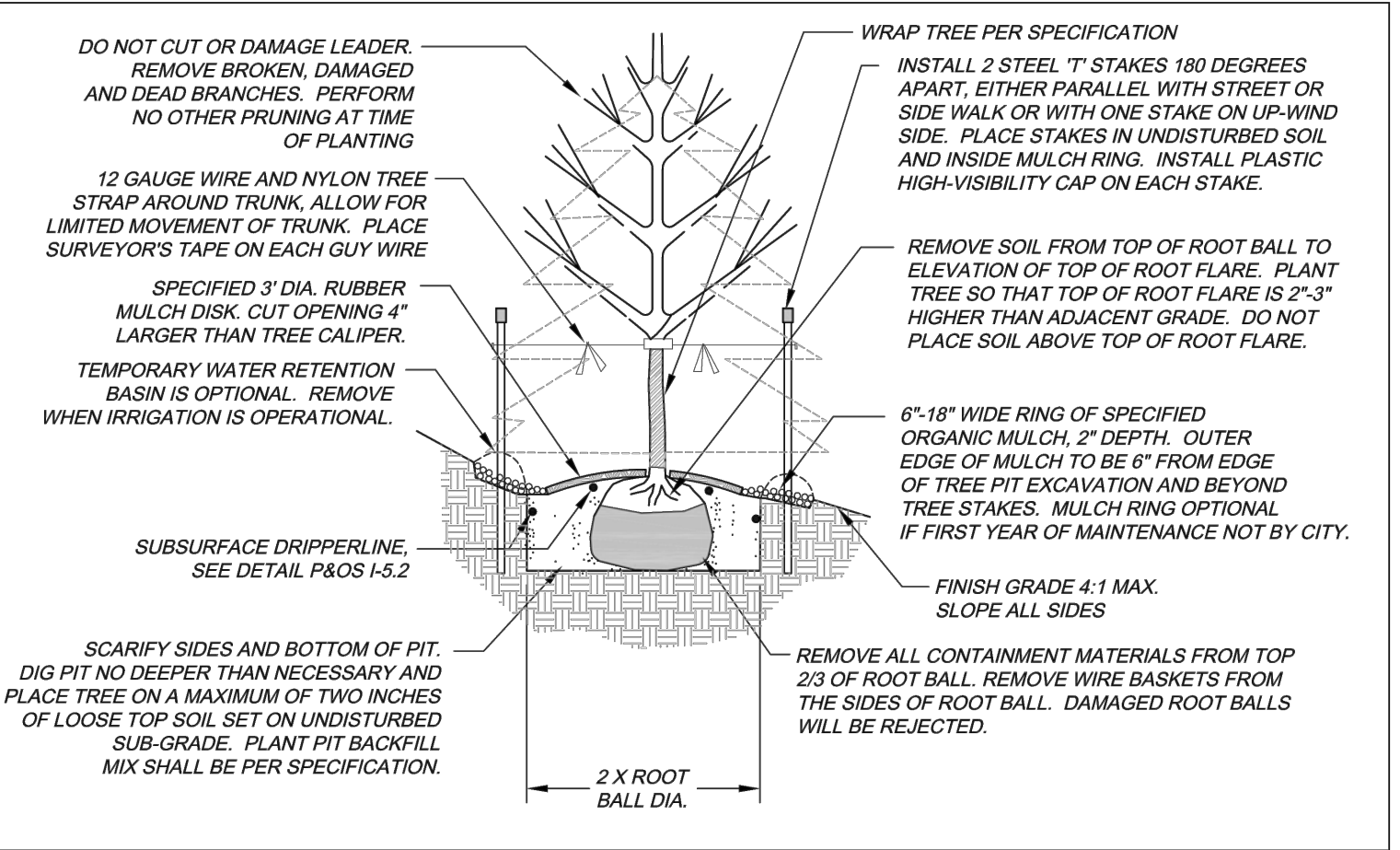
LANDSCAPE PLAN



 **City of Aurora**
PARKS & OPEN SPACE DEPARTMENT
Date: August 1, 2006

SHRUB

P&OS
L-2.1



 **City of Aurora**
PARKS & OPEN SPACE DEPARTMENT
Date: April 3, 2008

DECIDUOUS & EVERGREEN TREE

P&OS
L-2.0

CITY OF AURORA LANDSCAPE NOTES

1. ALL UTILITY EASEMENT SHALL REMAIN UNOBSTRUCTED AND FULLY ACCESSIBLE ALONG THEIR ENTIRE LENGTH FOR MAINTENANCE EQUIPMENT ENTRY.
2. 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. CERTAIN LANDSCAPE AREAS, AS NOTED ON THE LANDSCAPE PLAN, WILL BE INSTALLED, OWNED, AND MAINTAINED BY THE METRO DISTRICT.
3. 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.
4. AT A MINIMUM, ALL TOPSOIL SHALL BE AMENDED WITH NITROGEN STABILIZED ORGANIC AMENDMENT COMPOST AT A RATE OF 5.0 CUBIC YARDS AND AMMONIUM PHOSPHATE 16-20-0 AT A RATE OF 15 POUNDS PER THOUSAND SQUARE FEET OF LANDSCAPE AREA. COMPOST SHALL BE MECHANICALLY INTEGRATED INTO THE TOP 6" OF SOIL BY MEANS OF ROTOTILLING AFTER CROSS-RIPPING. GROUND COVER & PERENNIAL BED AREAS SHALL BE AMENDED AT A RATE OF 8 CUBIC FEET PER THOUSAND SQUARE FEET OF NITROGEN STABILIZED ORGANIC AMENDMENT AND 10 LBS. OF 12-12-12 FERTILIZER PER CU. YD., ROTOTILLED TO A DEPTH OF 8". NO MANURE OR ANIMAL-BASED PRODUCTS SHALL BE USED FOR ORGANIC AMENDMENTS.
5. ALL TREES PLANTED ADJACENT TO PUBLIC AND/OR PEDESTRIAN WALKWAYS SHALL BE PRUNED CLEAR OF ALL BRANCHES BETWEEN GROUND AND A HEIGHT OF EIGHT (8) FEET FOR THAT PORTION OF THE PLAN LOCATED OVER THE SIDEWALK AND/OR ROAD OR WITHIN SIGHT TRIANGLES. NO PERSON SHALL PLACE OR MAINTAIN ANY STRUCTURES, FENCES, LANDSCAPING, OR ANY OTHER OBJECTS WITHIN ANY SIGHT TRIANGLE AREA DESCRIBED IN SECTION 4.04.2.10.2 THAT OBSTRUCT OR OBSCURE SIGHT VISIBILITY THROUGH SUCH STRUCTURES, FENCING, LANDSCAPING, OR OTHER OBJECTS IN THE VERTICAL PLANE ABOVE THE SIGHT TRIANGLE AREA BETWEEN A HEIGHT OF 42 INCHES AND 96 INCHES ABOVE THE ROADWAY SURFACE. TYPICAL OF ALL SIGHT TRIANGLES.
6. FOR ALL INFORMATION ON SURFACE MATERIAL OF WALKS, DRIVES, AND PARKING LOTS, SEE THE SITE PLAN. SEE

CITY OF AURORA, FIRE LIFE SAFETY NOTES

1. 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 FOR 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.
2. A 5-FOOT CLEAR SPACE SHALL BE MAINTAINED AROUND THE CIRCUMFERENCE OF FIRE HYDRANTS.
3. LANDSCAPING MATERIAL SHOWN WITHIN THE SITE PLAN CANNOT ENCROACH INTO ROADWAYS THAT ARE DEDICATED (OR DESIGNATED) AS FIRE LANE EASEMENTS (OR CORRIDORS).

CITY OF AURORA SIGHT TRIANGLE COMPLIANCE NOTE

NO PERSON SHALL PLACE OR MAINTAIN ANY STRUCTURES, FENCES, LANDSCAPING, OR ANY OTHER OBJECTS WITHIN ANY SIGHT TRIANGLE AREA DESCRIBED IN SECTION 4.04.2.10.2 THAT OBSTRUCT OR OBSCURE SIGHT VISIBILITY THROUGH SUCH STRUCTURES, FENCING, LANDSCAPING, OR OTHER OBJECTS IN THE VERTICAL PLANE ABOVE THE SIGHT TRIANGLE AREA BETWEEN A HEIGHT OF 42 INCHES AND 96 INCHES ABOVE THE ROADWAY SURFACE. TYPICAL OF ALL SIGHT TRIANGLES.

PLANTING NOTES

GENERAL

1. ALL PLANT BEDS SHALL BE CONTAINED WITH STEEL EDGER. STEEL EDGER IS NOT REQUIRED ALONG CURBS, WALKS OR BUILDING FOUNDATIONS. ALL EDGING SHALL OVERLAP AT JOINTS A MINIMUM OF 6-INCHES, AND SHALL BE FASTENED WITH A MINIMUM OF 4 PINS PER EACH 10 FOOT SECTION. THE TOP OF ALL EDGING MATERIAL SHALL BE A ROLLED TOP AND 1/2 INCH ABOVE THE FINISHED GRADE OF ADJACENT LAWN OR MULCH AREAS. COLOR: BLACK.
2. AFTER ALL PLANTING IS COMPLETE, INSTALL A MINIMUM 4" THICK LAYER OF MULCH AS SPECIFIED IN THE PLANTING LEGEND. INSTALL A 4" THICK RING OF DOUBLE SHREDDED CEDAR BARK MULCH AROUND ALL PLANT MATERIAL IN ROCK MULCH BEDS WHERE LANDSCAPING IS SHOWN ON THE PLANS. WOOD MULCH RING SIZE SHALL BE THE CONTAINER SIZE OF THE SHRUBS, PERENNIALS, AND ORNAMENTAL GRASSES. TREE RING SIZE SHALL BE GREEN INDUSTRIES OF COLORADO INDUSTRY STANDARD WIDTH.
3. INSTALL DEWITT PRO-5 WEED BARRIER FABRIC UNDER ALL ROCK MULCH SHRUB BEDS SPECIFIED ON THE PLANS ONLY. NO LANDSCAPE FABRIC SHALL BE USED IN WOOD MULCH AREAS. NO PLASTIC WEED BARRIERS SHALL BE SPECIFIED.
4. ABSOLUTELY NO EXPOSED GROUND SHALL BE LEFT SHOWING ANYWHERE ON THE PROJECT AFTER MULCH HAS BEEN INSTALLED.
5. ALL PLANTING AREAS WITH LESS THAN A 4:1 GRADIENT SHALL RECEIVE A LAYER OF MULCH, TYPE AND DEPTH PER PLANS. SUBMIT 1 CUBIC FOOT SAMPLE OF MULCH (ONE SAMPLE PER TYPE) TO LANDSCAPE ARCHITECT FOR APPROVAL PRIOR TO INSTALLATION. THE MULCH SHALL BE SPREAD EVENLY THROUGHOUT ALL PLANTING AREAS EXCEPT SLOPES 4:1 OR STEEPER, OR AS OTHERWISE DENOTED ON THE PLAN. ABSOLUTELY NO EXPOSED GROUND SHALL REMAIN IN AREAS TO RECEIVE MULCH AFTER MULCH HAS BEEN INSTALLED.
6. ALL PLANTING AREAS ON SLOPES OVER 4:1 SHALL RECEIVE COCONUT FIBER EROSION CONTROL NETTING FROM ROLLS. NETTING SHALL BE ACT-125, AS MANUFACTURED BY NORTH AMERICAN GREEN (OR EQUAL). INSTALL AND STAKE PER MANUFACTURER'S SPECIFICATIONS. SEE ALSO THE CIVIL ENGINEER'S EROSION CONTROL PLAN.

MULCHING

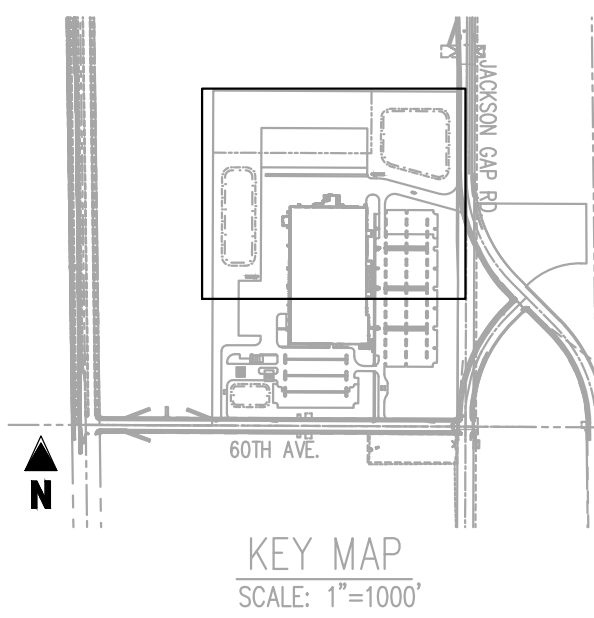
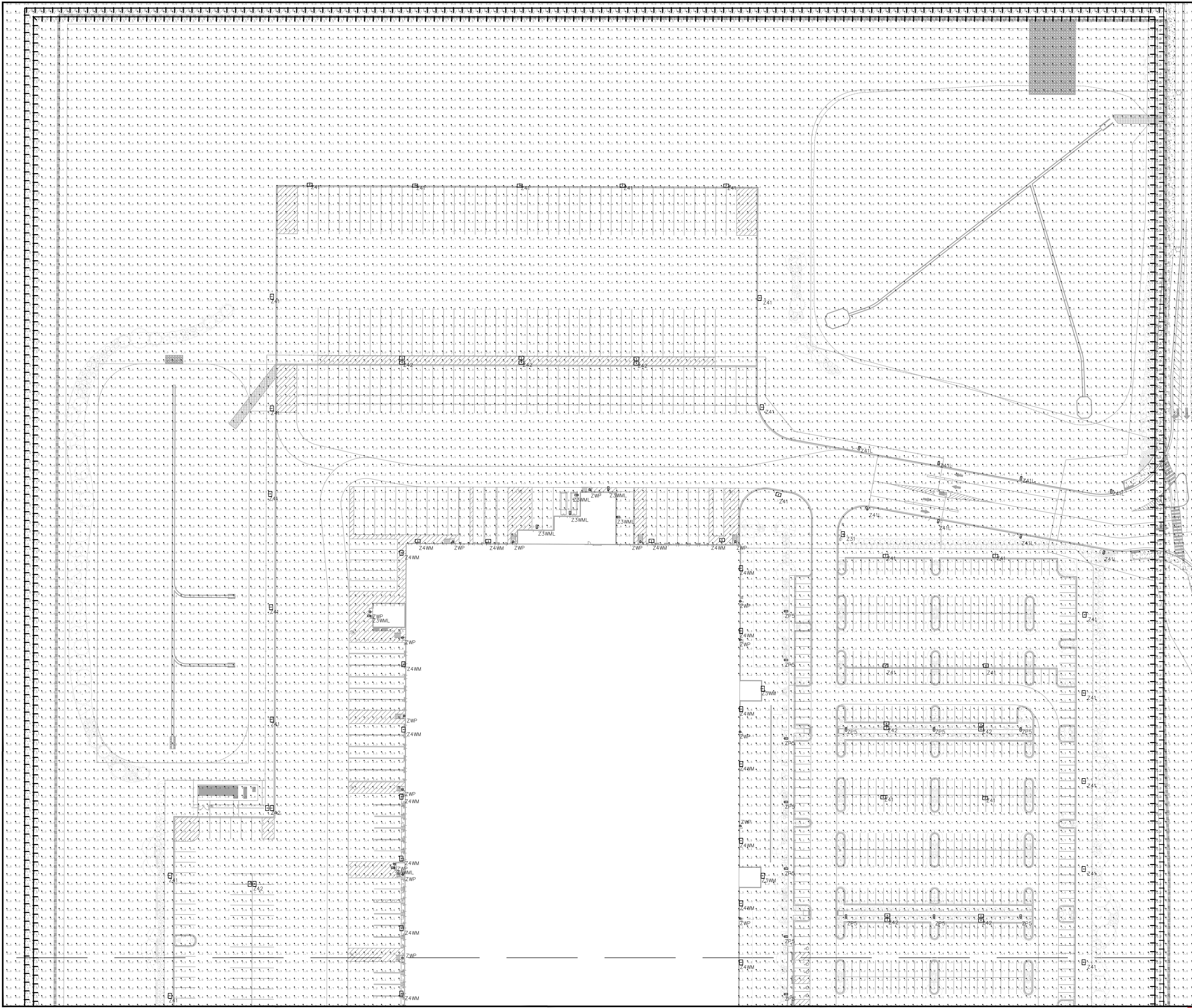
AURORA TREE PLANTING NOTES

1. EXCAVATE PLANTING HOLES WITH SLOPING SIDES. DO NOT DISTURB SOIL AT BOTTOM OF PLANTING HOLES, BUT DO SCORE THE SIDES OF THE PLANTING HOLE. MAKE EXCAVATIONS AT LEAST THREE TIMES AS WIDE AS THE ROOT BALL DIAMETER.
2. TREES SHALL BE PLANTED WITH THE TOP MOST ROOT IN THE ROOT BALL 3" TO 5" HIGHER THAN THE FINISHED LANDSCAPE GRADE. THIS INCLUDES TREES THAT ARE SET ON SLOPES. SET ROOT BALL ON UNDISTURBED SOIL. TREES WHERE THE TRUNK FLARE IS NOT VISIBLE SHALL BE REJECTED. DO NOT COVER THE ROOT BALL WITH SOIL.
3. CUT OFF BOTTOM 1/3 OF WIRE BASKET BEFORE PLACING TREE IN HOLE. CUT OFF REMAINDER OF BASKET AFTER TREE IS SET IN HOLE. REMOVE BASKET COMPLETELY. REMOVE ALL NYLON TIES, TWINE, ROPE AND BURLAP AS POSSIBLE. REMOVE UNNECESSARY PACKING MATERIAL.
4. FORM SOIL INTO A 3" TO 5" TALL WATERING RING (SAUCER) AROUND PLANTING AREA. APPLY MULCH INSIDE WATERING RING.
5. STAKING AND GUYING MUST BE REMOVED WITHIN 1 YEAR OR LESS OF PLANTING DATE.
6. TREE WRAP IS NOT TO BE USED ON ANY NEW PLANTINGS, EXCEPT IN LATE FALL PLANTING SITUATIONS, AND ONLY THEN AFTER CONSULTATION WITH THE LANDSCAPE ARCHITECT.



#	Date	Issue / Description	Init.
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Project No:	RCU005
Drawn By:	AS
Checked By:	SRA
Date:	11/20/2020



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NOT FOR CONSTRUCTION

AKF

250 S. Marquette Avenue, Suite 1350
Minneapolis, MN 55401

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Leadership in Engineering & Integrated Services

PROJECT PEARL
PORTEOS SUBDIVISION FILING X

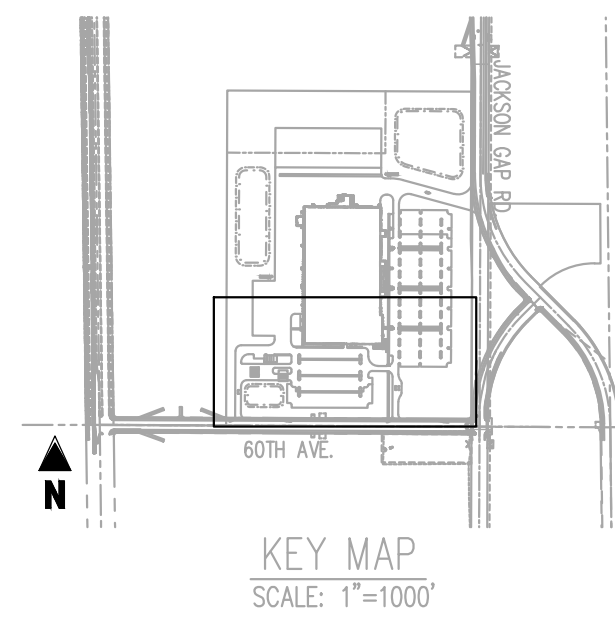
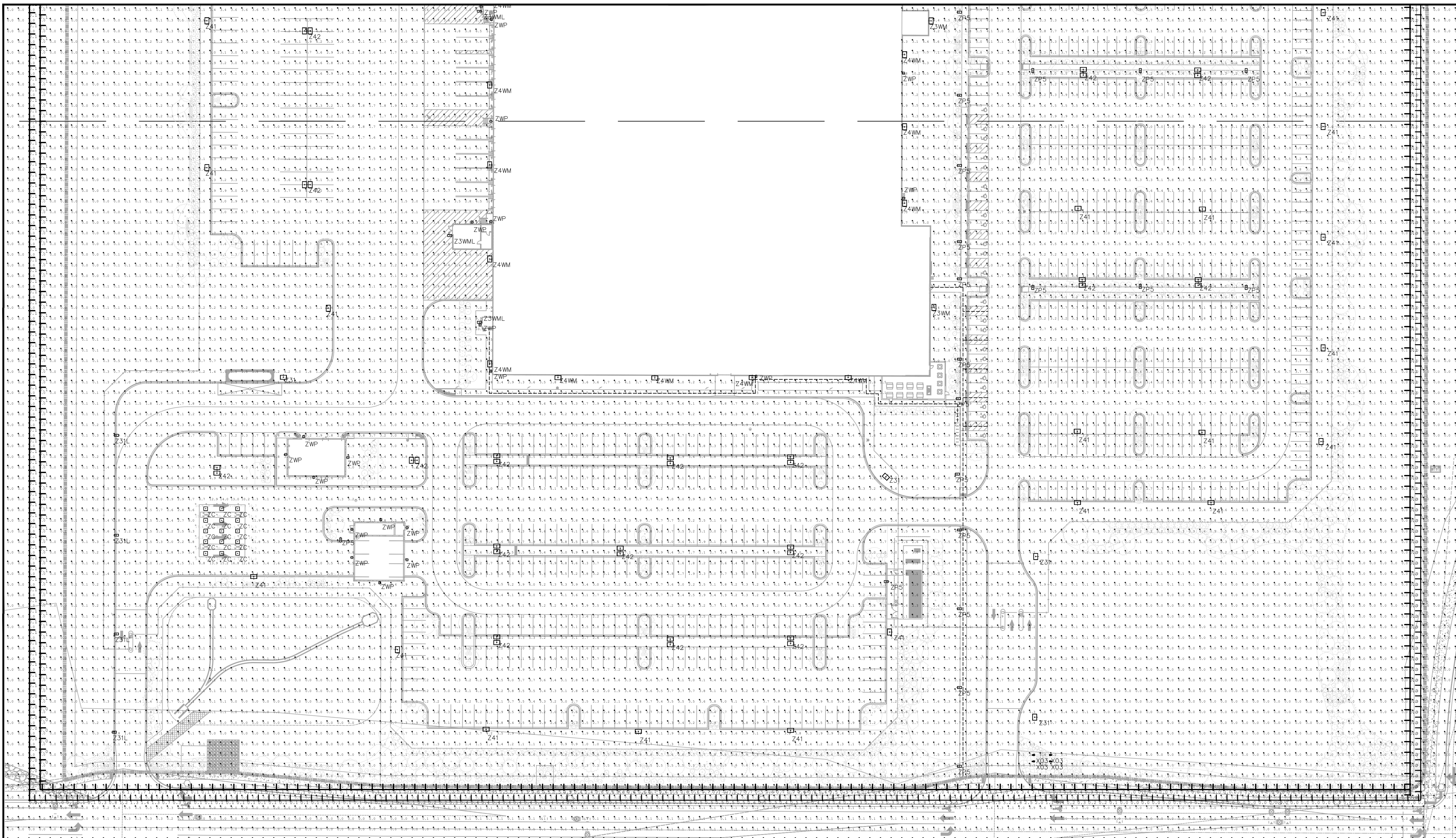
60TH AVE AND JACKSON GAP ST
AURORA, CO

[illegible]

Scale:	1"=50'-0"
Project No:	200809
Drawn By:	BH
Checked By:	RM
Date:	2020-09-18

SITE LIGHTING
PHOTOMETRIC PLAN-
NORTH

29



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AKF

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PORTEOS SUBDIVISION FILING X

60TH AVE AND JACKSON GAP ST
AURORA, CO

Luminaire Schedule									
Tag	Symbol	Qty	Label	Arrangement	Lum. Lumens	LF	Description	Lum. Watts	Filename
Z3AM		3	Z3WM_GLEON-AF-05-LED-E1-T3	SINGLE	30439	0.750	Wall Mounted at 30' AFG	279	Z31_GLEON-AF-05-LED-E1-T3.ses
Z31L		4	Z31L_GLEON-AF-02-LED-E1-SL3	SINGLE	12400	0.750	Pole Mounted at 30' AFG	115	Z31L_GLEON-AF-02-LED-E1-SL3.ses
Z31		5	Z31_GLEON-AF-06-LED-E1-SL3	SINGLE	36421	0.750	Pole Mounted at 30' AFG	333	Z31_GLEON-AF-06-LED-E1-SL3.ses
Z3WML		9	Z3WML_GLEON-AF-02-LED-E1-T3	SINGLE	12901	0.750	Wall Mounted at 30' AFG	115	Z31L_GLEON-AF-02-LED-E1-T3.ses
X03		4	X03_CFLA-RDW-3L-40K-DB_PL14	SINGLE	3166	0.750	CFLA-RDW-3L-40K-DB	32.0	X03_CFLA-RDW-3L-40K-DB_PL14354-001a.ses
Z41L		8	Z41L_GLEON-AF-02-LED-E1-SL4	SINGLE	11838	0.750	Pole Mounted at 30' AFG	115	Z41L_GLEON-AF-02-LED-E1-SL4.ses
Z41		42	Z41_GLEON-AF-06-LED-E1-SL4	SINGLE	34605	0.750	Pole Mounted at 30' AFG	333	Z41_GLEON-AF-06-LED-E1-SL4.ses
Z42		23	Z42_GLEON-AF-06-LED-E1-SL4	BACK-BACK	34605	0.750	Pole Mounted at 30' AFG	333	Z41_GLEON-AF-06-LED-E1-SL4.ses
Z4WM		25	Z4WM_GLEON-AF-05-LED-E1-T4FT	SINGLE	30616	0.750	Wall Mounted at 30' AFG	279	Z41_GLEON-AF-05-LED-E1-T4FT.ses
ZC		15	ZC_LRCB64-4-LED-E1-WST	SINGLE	8125	0.750	Recess Canopy Mount at 19' AFG	88	ZC_LRCB64-4-LED-E1-WST.ses
ZPS		27	ZPS_GLEON-AF-02-LED-E1-SW0	SINGLE	1823	0.750	Pole Mounted at 19' AFG	115	ZP4_GLEON-AF-02-LED-E1-SW0.ses
ZWP		33	ZWP_GWC-AF-01-LED-E1-T13	SINGLE	6505	0.750	Wall Mounted at 10' or 16' AFG	59	ZWMA_GWC-AF-01-LED-E1-T13.ses

Calculation Summary										
Label	CalcType	Units	Description	Avg	Max	Min	AvgMin	MaxMin	P50LoZ	P50HiZ
CalcPds_Wt Spill	Humance	Fc	Vertical Readings Taken at 5'-0" AFG	0.05	0.1	0.0	N/A	N/A	10	N/A
CalcPds_Wt Spill Roadway Adj	Humance	Fc	Vertical Readings Taken at 5'-0" AFG	0.26	3.5	0.0	N/A	N/A	10	N/A
CalcPds_Fuel Capacity	Humance	Fc		23.29	37.8	9.1	2.36	4.15	10	10
StatArea_Employee Entry SE	Humance	Fc		2.81	3.7	1.8	1.56	2.06		
StatArea_Employee Expansion N	Humance	Fc		3.30	5.2	2.0	1.65	2.60		
StatArea_Employee Parking	Humance	Fc		3.17	7.4	1.1	2.88	6.73		
StatArea_Truck Docking N	Humance	Fc		3.51	9.9	1.0	3.51	9.80		
StatArea_Truck Docking W	Humance	Fc		3.82	11.4	0.8	4.38	12.87		
StatArea_Truck Parking and Drive	Humance	Fc		2.18	9.2	0.7	3.11	13.14		
StatArea_Truck Parking Expansion	Humance	Fc		2.01	6.3	0.8	2.51	7.88		
StatArea_Van Drive & Entry SW	Humance	Fc		3.19	18.8	0.7	4.56	24.00		
StatArea_Van Expansion S	Humance	Fc		3.95	7.1	1.6	2.47	4.44		
StatArea_Van Parking S	Humance	Fc		4.34	8.0	1.6	2.71	5.00		
StatArea_Van Parking W	Humance	Fc		3.30	6.9	1.0	3.30	6.90		

ILLUMINATION WITHIN THE SITE MUST COMPLY WITH THE 2015 INTERNATIONAL BUILDING CODE REQUIREMENT FROM SECTION 1006.1 MEANS OF EGRESS ILLUMINATION. SECTION 1006.1 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".

CALCULATION DISCLAIMER
Illuminance calculations are performed based on published methods, IESNA recommendations, and photometry made available by lighting fixture manufacturers. These illuminance calculations are issued as advisory documents for informational purposes only. Lightcraft cannot be held responsible for information supplied by others that may affect calculation results.

[illegible]

SITE LIGHTING
PHOTOMETRIC PLAN-
SOUTH

30

PROJECT INFORMATION
PROJECT PEARL

6125 JACKSON GAP STREET,
AURORA, CO 80016

I hereby certify that this plan, specification, or report was prepared by me or under my direct supervision and that I am a duly Registered Architect under the laws of the State of Colorado

Name

REGISTRATION NO. DATE
Number Date

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DRAWN BY Author	CHECKED BY Checker
JOB NO. 700885	DATE 2020.09.24

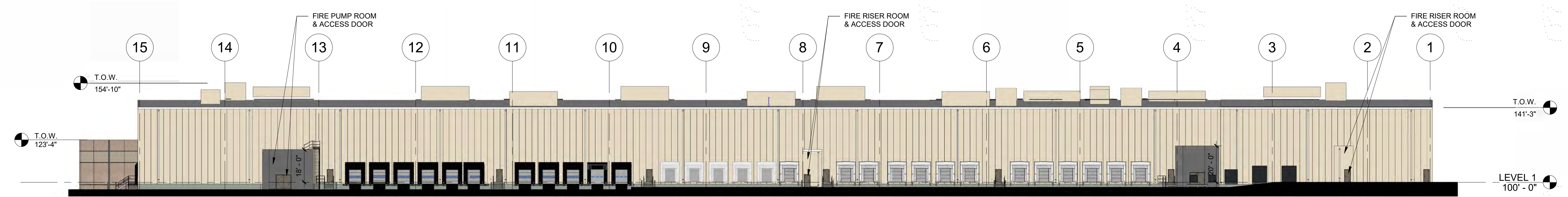
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ISSUE #	DATE	DESCRIPTION

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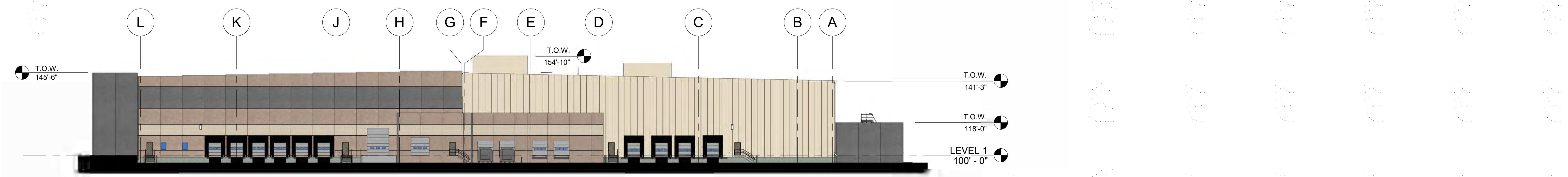
DEVELOPMENTAL
APPROVAL

OVERALL
ELEVATIONS

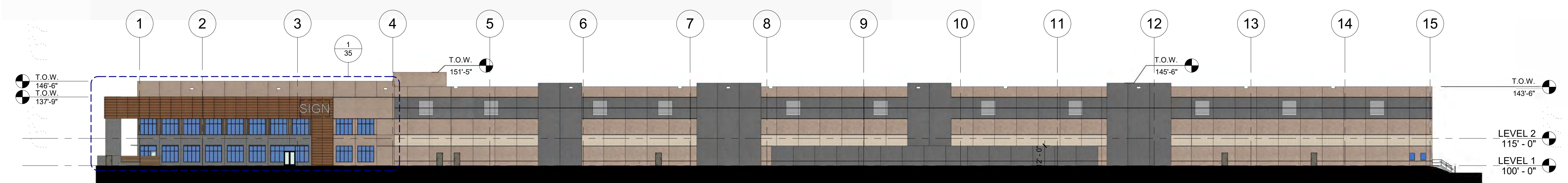
NOTE: COLORS AND TEXTURES ARE REPRESENTATIVE OF INTENT AND DO NOT NECESSARILY REFLECT FINAL SELECTIONS. MATERIAL SAMPLES WILL BE PROVIDED AT A LATER DATE.



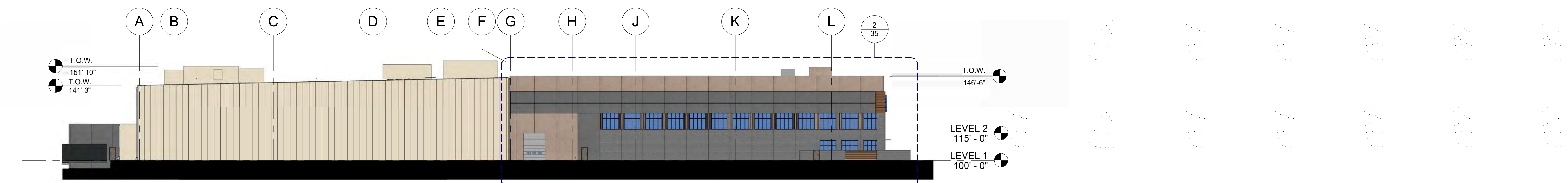
4 WEST ELEVATION - FULL
1" = 30'-0"



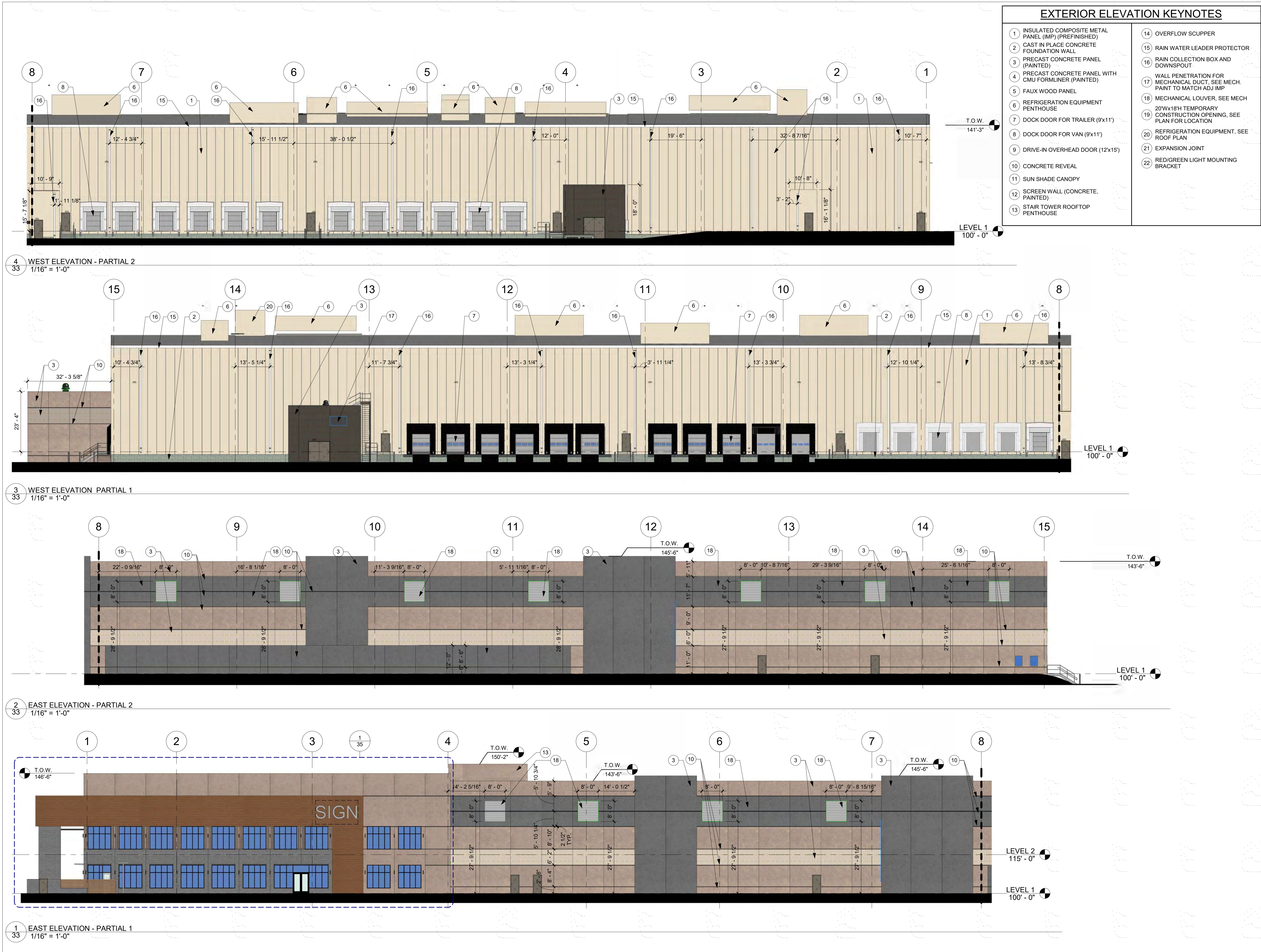
3 NORTH ELEVATION - FULL
1" = 30'-0"



2 EAST ELEVATION - FULL
1" = 30'-0"



1 SOUTH ELEVATION - FULL
1" = 30'-0"



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OWNER

PROJECT INFORMATION

PROJECT PEARL

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AURORA, CO 80016

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Number Date

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JOB NO. DATE
700885 2020.09.18

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ISSUE #	DATE	DESCRIPTION

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DEVELOPMENTAL APPROVAL

ENLARGED
WAREHOUSE
ELEVATIONS

33



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PROJECT INFORMATION
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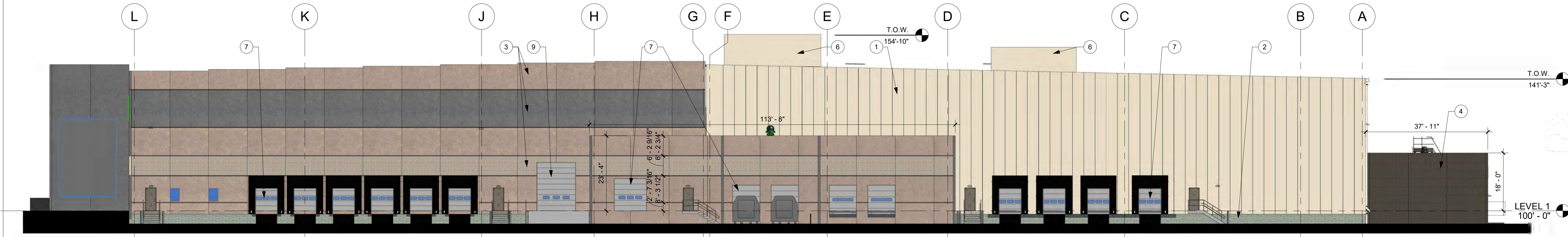
**DEVELOPMENTAL
APPROVAL**

**ENLARGED
WAREHOUSE
ELEVATIONS**

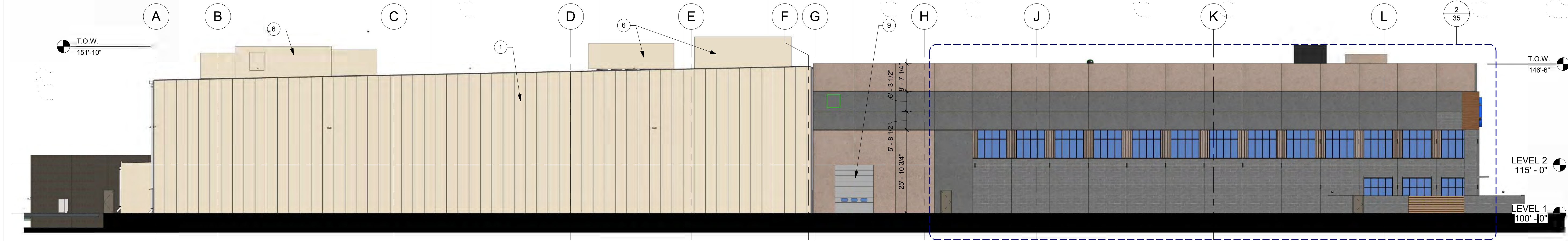
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EXTERIOR ELEVATION KEYNOTES

- | | |
|---|---|
| 1 INSULATED COMPOSITE METAL PANEL (IMP) (PREFINISHED) | 14 OVERFLOW SCUPPER |
| 2 CAST IN PLACE CONCRETE FOUNDATION WALL | 15 RAIN WATER LEADER PROTECTOR |
| 3 PRECAST CONCRETE PANEL (PAINTED) | 16 RAIN COLLECTION BOX AND DOWNSPOUT |
| 4 PRECAST CONCRETE PANEL WITH CMU FORMLINER (PAINTED) | 17 WALL PENETRATION FOR MECHANICAL DUCT, SEE MECH. PAINT TO MATCH ADJ IMP |
| 5 FAUX WOOD PANEL | 18 MECHANICAL LOUVER, SEE MECH |
| 6 REFRIGERATION EQUIPMENT PENTHOUSE | 19 20'Wx18'H TEMPORARY CONSTRUCTION OPENING, SEE PLAN FOR LOCATION |
| 7 DOCK DOOR FOR TRAILER (9'x11') | 20 REFRIGERATION EQUIPMENT, SEE ROOF PLAN |
| 8 DOCK DOOR FOR VAN (9'x11') | 21 EXPANSION JOINT |
| 9 DRIVE-IN OVERHEAD DOOR (12'x15') | 22 RED/GREEN LIGHT MOUNTING BRACKET |
| 10 CONCRETE REVEAL | |
| 11 SUN SHADE CANOPY | |
| 12 SCREEN WALL (CONCRETE, PAINTED) | |
| 13 STAIR TOWER ROOFTOP PENTHOUSE | |



2 NORTH ELEVATION
1/16" = 1'-0"



1 SOUTH ELEVATION
1/16" = 1'-0"



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ISSUE RECORD		
ISSUE #	DATE	DESCRIPTION

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NOT FOR CONSTRUCTION

DEVELOPMENTAL
APPROVAL

ENLARGED
OFFICE
ELEVATIONS

35

EXTERIOR ELEVATION KEYNOTES

- | | |
|---|---|
| 1 INSULATED COMPOSITE METAL PANEL (IMP) (PREFINISHED) | 14 OVERFLOW SCUPPER |
| 2 CAST IN PLACE CONCRETE FOUNDATION WALL | 15 RAIN WATER LEADER PROTECTOR |
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| 12 SCREEN WALL (CONCRETE, PAINTED) | |
| 13 STAIR TOWER ROOFTOP PENTHOUSE | |



2
35 OFFICE - SOUTH ELEVATION
1/8" = 1'-0"



1
35 OFFICE - EAST ELEVATION
1/8" = 1'-0"



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PROJECT INFORMATION

PROJECT PEARL

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AURORA, CO 80016

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Name

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Number Date

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Author Checker
JOB NO. DATE
700885 2020.09.18

ISSUE RECORD		
ISSUE #	DATE	DESCRIPTION

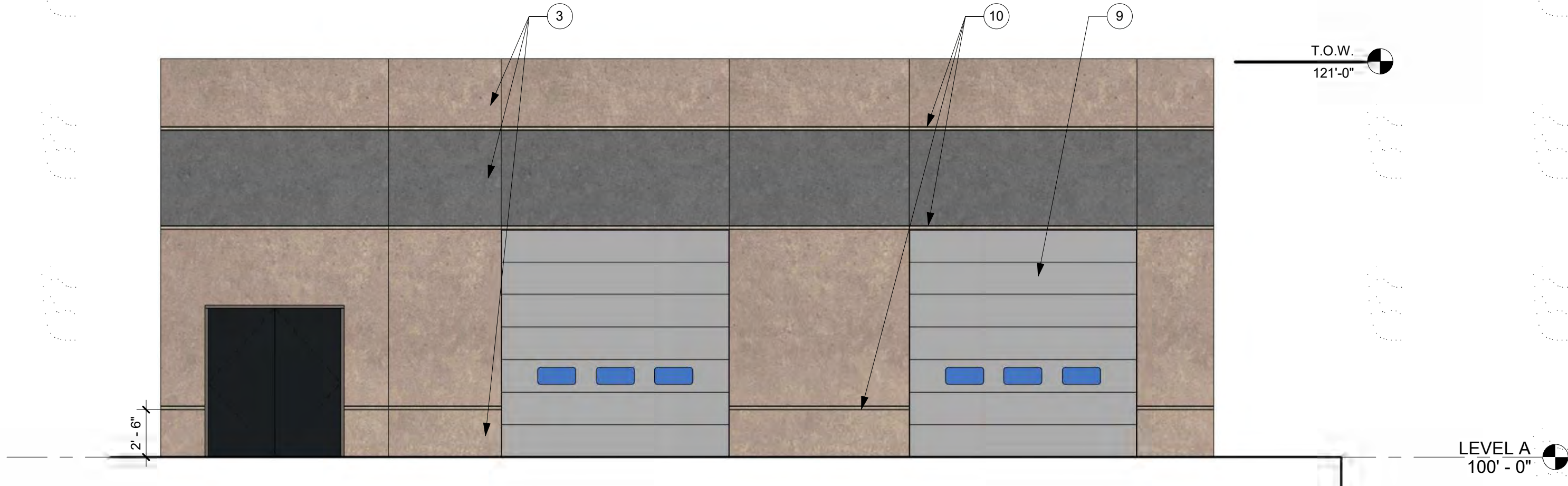
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DEVELOPMENTAL
APPROVAL

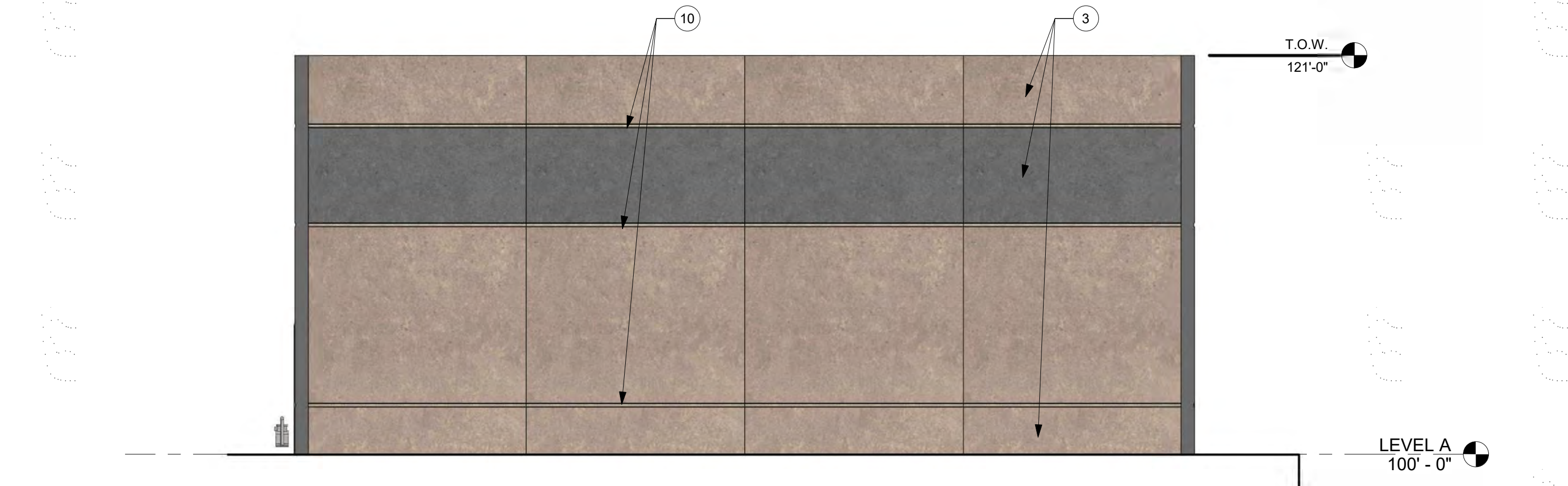
VAN BUILDING
ELEVATIONS

36

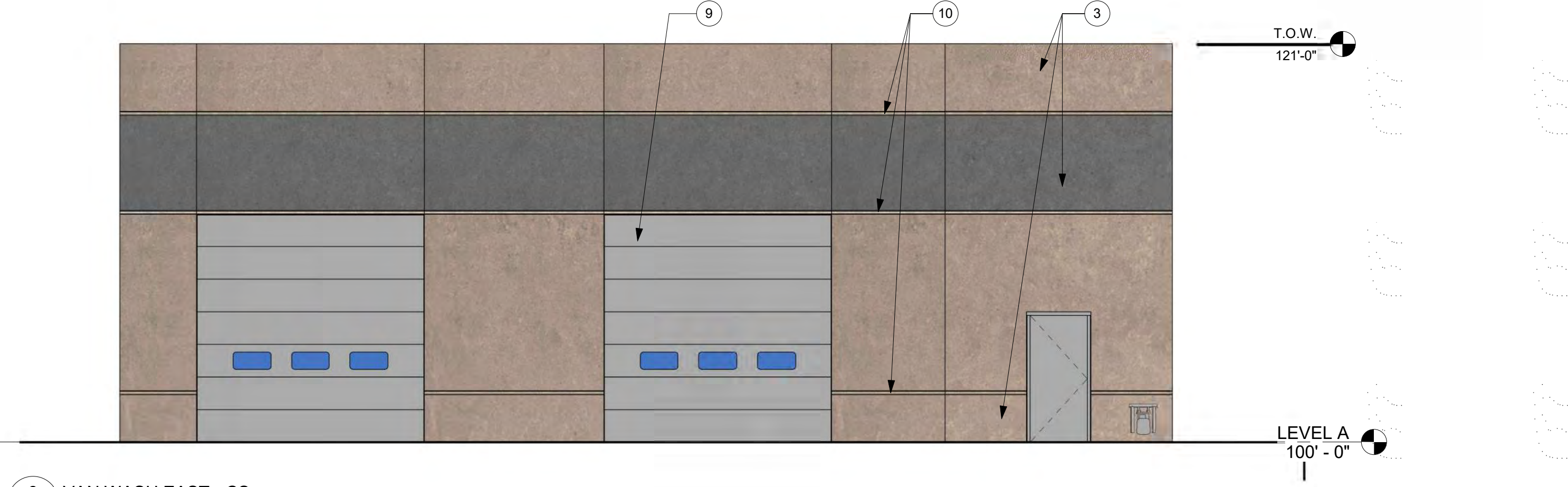
PROECT PEARL AT PORTEOS 2020-6026-00



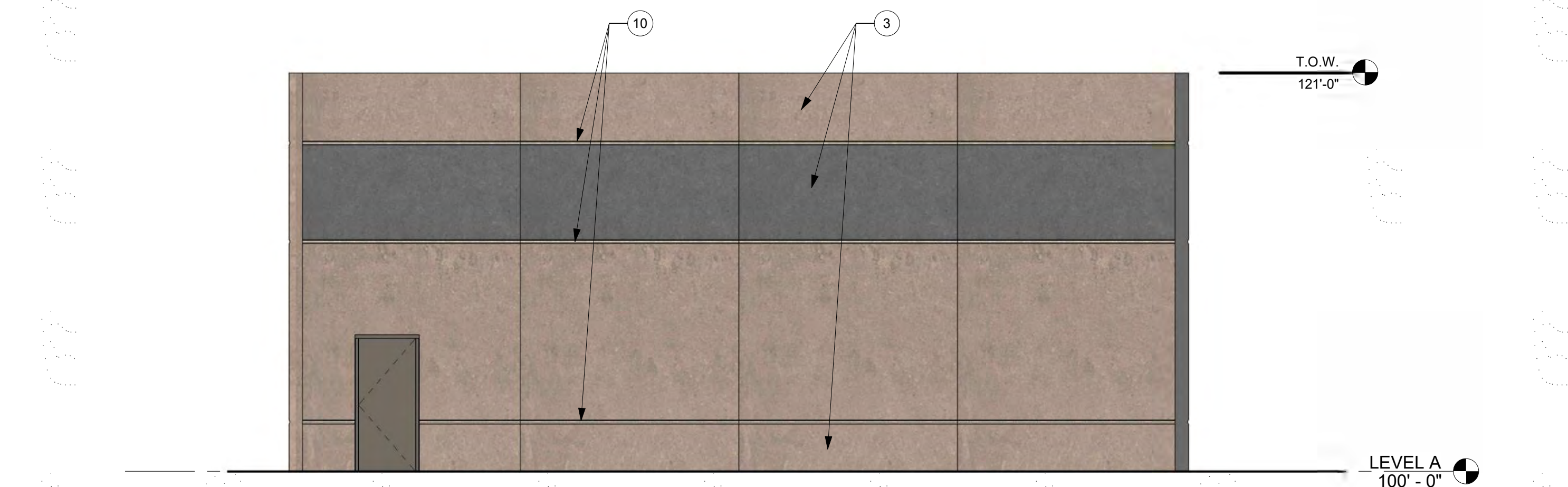
8 VAN WASH WEST - CS
3/16" = 1'-0"



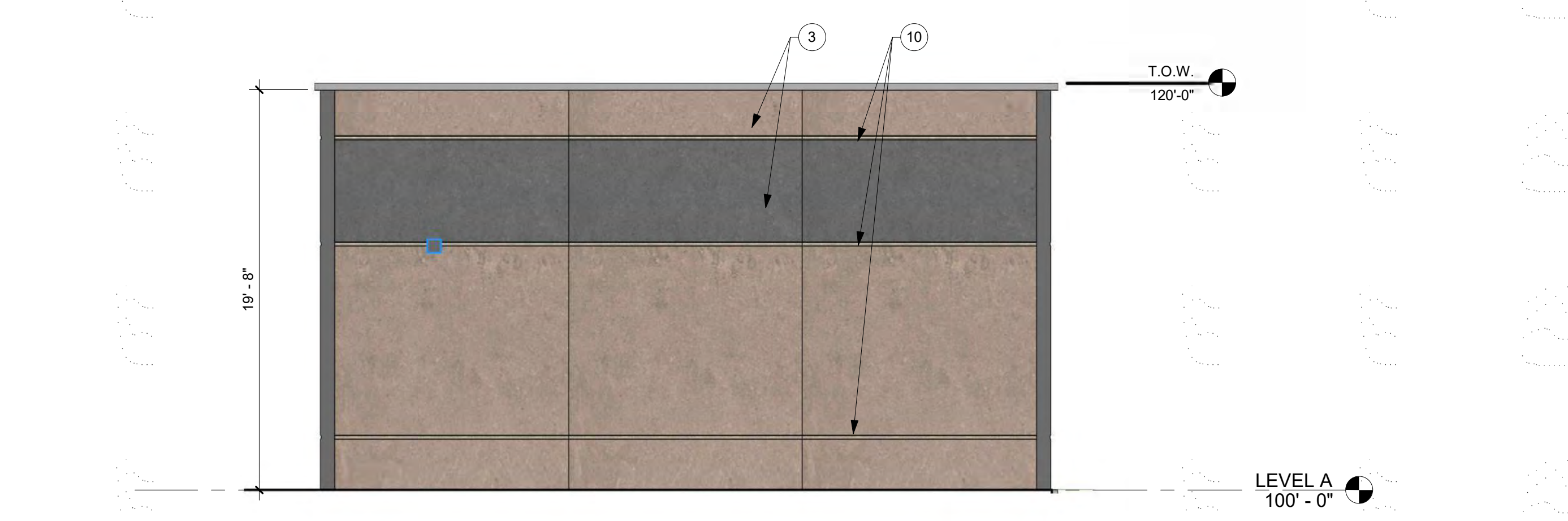
7 VAN WASH NORTH - CS
3/16" = 1'-0"



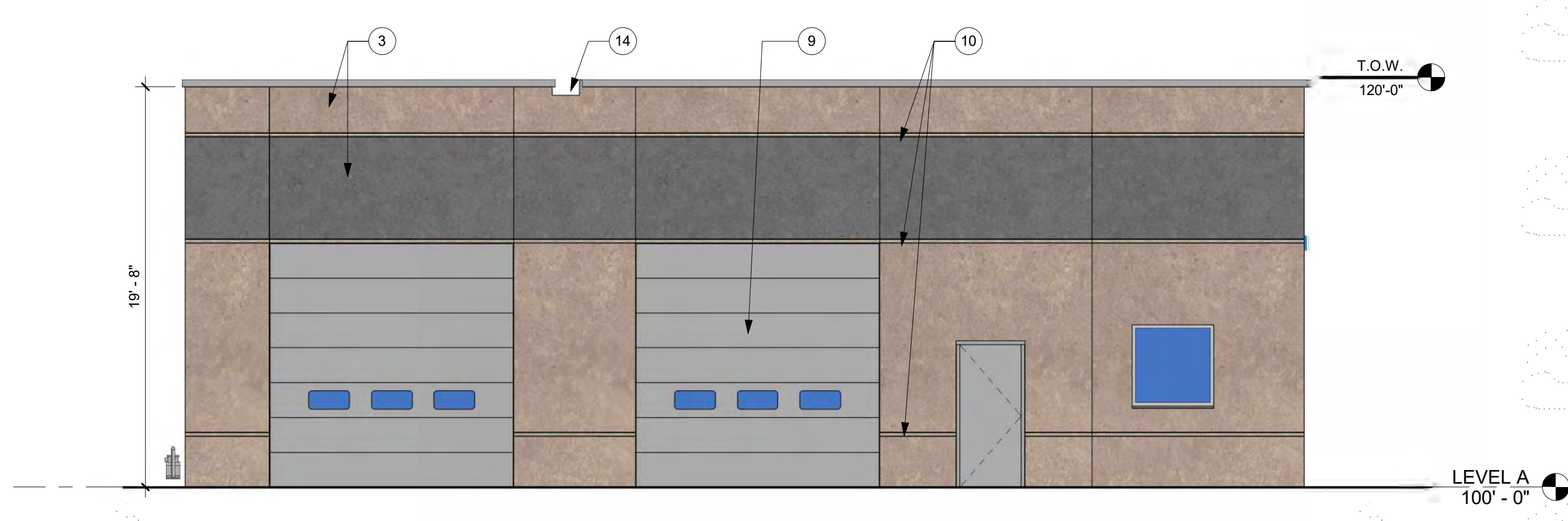
6 VAN WASH EAST - CS
3/16" = 1'-0"



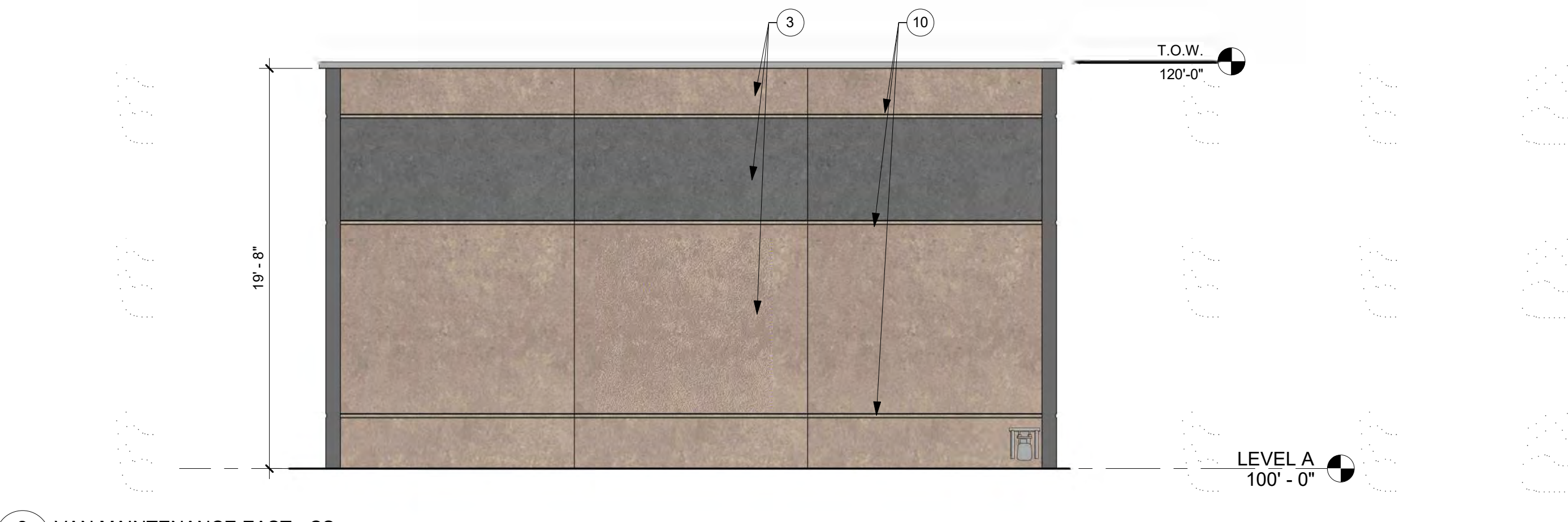
5 VAN WASH SOUTH - CS
3/16" = 1'-0"



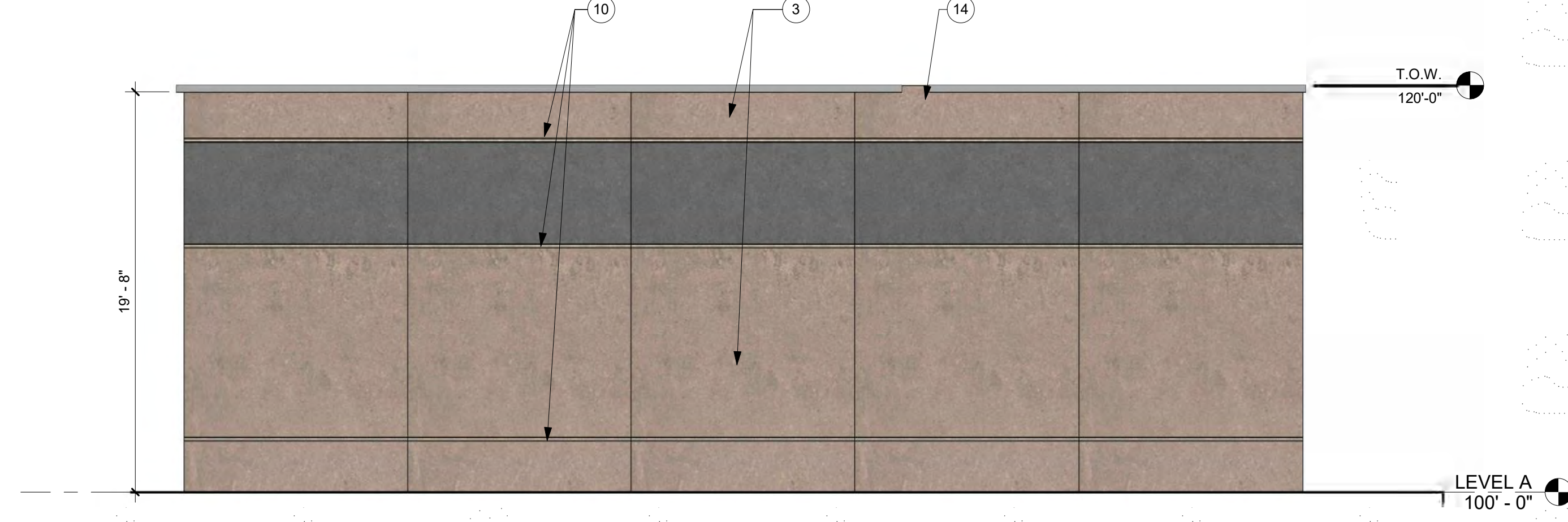
4 VAN MAINTENANCE WEST - CS
3/16" = 1'-0"



3 VAN MAINTENANCE NORTH - CS
3/16" = 1'-0"



2 VAN MAINTENANCE EAST - CS
3/16" = 1'-0"



1 VAN MAINTENANCE SOUTH - CS
3/16" = 1'-0"