

ANCHORS F, G AND H AT  
THE GARDENS ON HAVANA SITE PLAN

LOT 3, BLOCK 1, BUCKINGHAM SQUARE SUBDIVISION FILING NO. 8 LOCATED IN THE N.W. QUARTER OF SECTION 23, TOWNSHIP 4 SOUTH,  
RANGE 67 WEST OF THE 6TH PRINCIPAL MERIDIAN, CITY OF AURORA, COUNTY OF ARAPAHOE, STATE OF COLORADO

DATA:

Land area within property lines 9.48 Acres  
Gross floor area (existing to remain) 26,000 Sq. Ft.  
(new) 77,542 Sq. Ft.  
Number of buildings 1 (existing to remain), 3 (new)  
Maximum height of buildings 43'-10" AFF  
Total building coverage (incl existing) 25.1% and 103,542 Sq. Ft.  
Hard surface area (incl existing) 60.78% and 251,029 Sq. Ft.  
Landscape area (incl existing) 14.12% and 58,386 Sq. Ft.  
Present zoning classification PD  
Permitted maximum sign area see adjacent Sign Table  
Proposed total sign area see adjacent Sign Table  
Proposed Number of signs see Gardens on Havana Sign Program  
Parking spaces required see Parking Explanation below  
Parking spaces provided 436 spaces  
Handicap spaces required see Parking Explanation below  
Handicap spaces provided 16 spaces (8 van)  
Loading spaces required see Parking explanation below  
Loading spaces provided 4 @ 200 Sq. Ft. ea. = 800 Sq. Ft.

Parking Explanation

The parking is calculated for the entire Center, not per Lot. See below for the overall site calculations.

Modifications to the existing parking field include provided additional handicap spaces and crosswalk striping. This resulted in adding 5 additional handicap spaces, and reducing the overall parking count by 2.

Parking area calculations per Table 15.1 (excl Pad bldgs 3, 6, 7 and 8 not constructed yet)  
Shopping centers 400,000 and greater GFA to be parked 3.6 spaces per 1,000 GFA  
 $494,916 / 1,000 = 494.92 \times 3.6 = 1,782$

Target parking spaces = 725  
Pad parking spaces (excl pads not constructed) = 225  
Retail parking spaces = 1,331  
Grand total parking spaces = 2,281

Building	Occupancy Classification	Construction Type	Sprinklered
Anchor F	M	IIB	Yes
Anchor G	M	IIB	Yes
Anchor H	M	IIB	Yes

Sign Table

Building	Sign calculation	Number of signs	Sign type	Tenant Zone	Max. allowed sign area
Anchor F	Primary - 167.2 sf Secondary - 111.7 sf	1 1	Channel letters Channel letters	Category 2	200 sf 150 sf
Anchor G	TBD	TBD	TBD	Category 2	
Anchor H	Primary - 295 sf Secondary - 150 sf	1 1	Channel letters Channel letters	Category 1	300 sf 200 sf

Category 1 Sign Area Allowance:

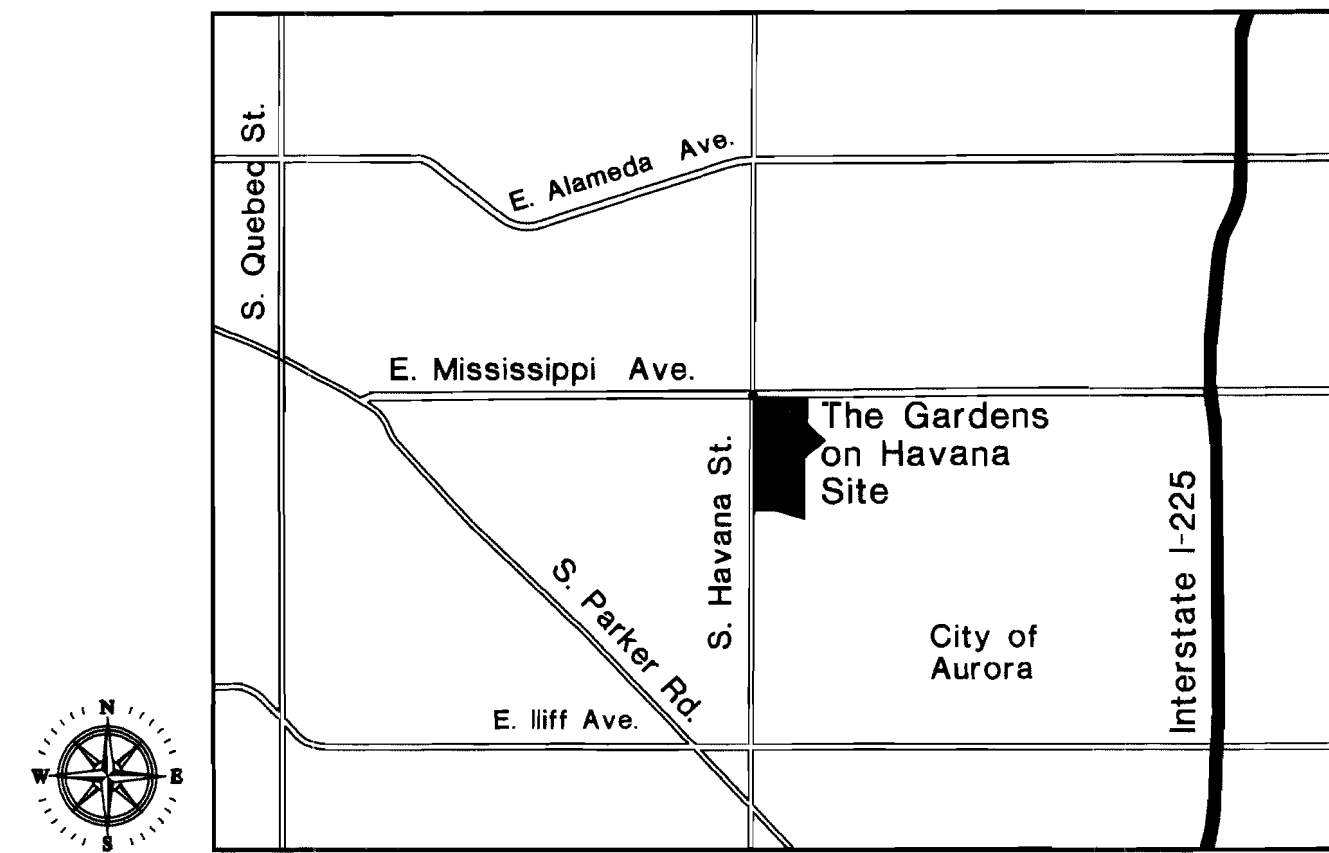
Primary facade: 2 sf per linear foot of primary frontage for the first 100 feet plus 1/2 sf per linear foot of primary frontage thereafter. Max. 300 sf per sign.

Secondary facade: 2 sf per linear foot of secondary frontage. Max. 200 sf per sign.

Category 2 Sign Area Allowance:

Primary facade: 2 sf per linear foot of primary frontage for the first 100 feet plus 1/2 sf per linear foot of primary frontage thereafter. Max. 200 sf per sign.

Secondary facade: 2 sf per linear foot of secondary frontage. Max. 150 sf per sign.



VICINITY MAP

AMENDMENTS

1 MA #2011-6022-05: Amendment to add a fenced in propane tank at the rear of building (NE corner) and a fenced in area for landscape sales at the front corner (NW corner) of building Anchor H.

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, Weingarten Miller MDH Buckingham LLC has caused these presents to be executed this 30th day of November AD. 2011.

Weingarten Miller MDH Buckingham LLC  
a Colorado limited liability company

By: Weingarten Miller Buckingham LLC  
a Colorado limited liability corporation  
Its Manager Corporate Seal

By: Miller Buckingham LLC  
a Colorado limited liability corporation  
Its Manager

By: Steven A. Shoflick  
Steven A. Shoflick  
Its Manager

State of Colorado )  
County of Arapahoe )

The foregoing instrument was acknowledged before me this 30th day of November AD. 2011 by Steven A. Shoflick as a Member of Miller Buckingham LLC, a Colorado limited liability company, a manager of Weingarten Miller MDH Buckingham LLC, a Colorado limited liability company

Witness my hand and official seal

Notary Seal  
BARBARA McCHORIE  
NOTARY PUBLIC  
STATE OF COLORADO  
My Commission Expires MAY 4, 2014

Notary Business Address:

Barbara McChorie  
(Notary Public)  
My commission expires 11-4-12  
850 Englewood Parkway #200  
Englewood, CO 80110

CITY OF AURORA APPROVALS

City Attorney: Bob Apur Date: December 9, 2011

Planning Director: Alit Watts Date: 12/9/2011

Planning Commission: (Chairperson) Date: 11/22/2011

City Council: N/A Date: N/A  
(Mayor)

Attest: N/A Date: N/A  
(City Clerk)

Database Approval Date:

RECORDER'S 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:

SHEET INDEX:

T1 Cover Sheet  
T2 Notes and Details  
PH1 Phasing Plan  
SP-C1 Site Plan  
SP-C2 Grading Plan  
SP-C3 Utility Plan  
L-1 Landscape Requirements and Notes  
L-2 Landscape Details and Plant List  
L-3 Landscape Plan  
L-4 Landscape Phasing  
SP-E1 Site Photometric Plan  
SP-E2 Lighting Details  
A1 Anchor F Elevations  
A2 Anchor G Elevations  
A3 Anchor H Elevations  
C1 Site Plan Propane Tank Area  
C2 Site Plan Entryway  
C3 Grading & Utility Plan

CONTACTS:

Developer:  
Miller Weingarten Realty, LLC  
850 Englewood Parkway, Ste. 200  
Englewood, CO 80110  
Phone 303.799.6300

Architect:  
Naos Design Group  
5031 S. Ulster Street, Ste. 300  
Denver, CO 80237  
Phone 303.759.5777

Civil Engineer:  
Carroll & Lange-Manhard  
744 South Tucson Way, Ste. 190-A  
Centennial, CO 80112  
Phone 303.708.0500

Landscape Architect:  
Norris Design  
1101 Bannock Street  
Denver, CO 80204  
Phone 303.892.1166

Site Lighting Engineer:  
MEP Engineering, Inc.  
3565 South Yosemite Street  
Denver, CO 80231  
Phone 303.936.1633



ANCHORS F, G AND H AT  
The Gardens on  
Havana Site Plan

E. Mississippi Ave and  
S. Havana Street  
Aurora, Colorado

A DEVELOPMENT OF  
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ENGLEWOOD, COLORADO 80110  
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ISSUE LOG

NO.	DESCRIPTION	DATE
1	1st SUBMITTAL	07/29/11
2	2nd SUBMITTAL	10/14/11
3	Mylar	12/01/11

DATE:	JOB:	SCALE:
07/29/11	2011016	NO SCALE

SHEET NO.

T1

COVER SHEET

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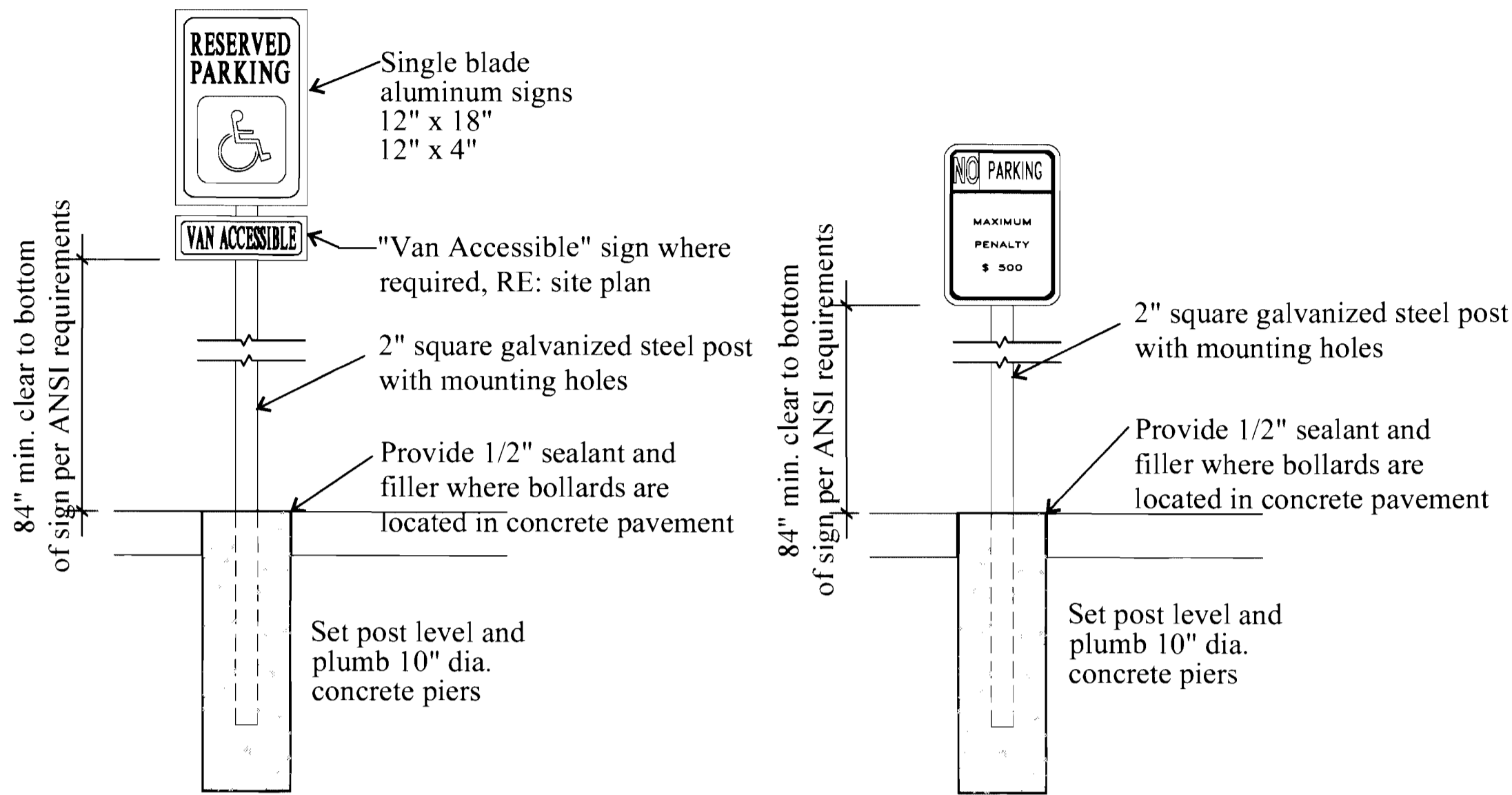
SITE PLAN NOTES:

1. 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.
2. All signs must conform to The Gardens on Havana GDP sign code.
3. Right of way for ingress and egress for service and emergency vehicles is granted over, across, on and through any and all private roads and ways now or hereafter established on the described property, and the same are hereby designated as "Service/Emergency and Utility Easements" and shall be posted "No Parking Fire Lane."
4. "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 entrance 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 2009 International Building Code, Chapter 11, and the American National Standards Institute (ICC/ANSI) A117-2003.
5. The applicant has the obligation to comply with all applicable requirements of the American with Disabilities Act.
6. 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.
7. All crossings and encroachments by private landscape irrigation systems or private utilities into easements and street rights-of-way owned by the City of Aurora are acknowledged by the undersigned as being subject to City of Aurora's use and occupancy of the said easements or rights-of-way. The undersigned, their successors and assigns, hereby agree to indemnify the City of Aurora for any loss, damage or repair to City facilities that may result from the installation, operation or maintenance of said private irrigation systems or private utilities
8. 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.
9. All building address numbers shall comply with Sections 126-271 and 126-278 of the Aurora City Code.
10. 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.
11. 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.
12. Final grade shall be at least six (6) inches below any exterior wood siding on the premises.
13. 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.
14. 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.
15. 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.
16. Architectural features, such as bay windows, fireplaces, roof overhangs, gutters, eaves, foundations, footings, cantilevered walls, etc, are not allowed to encroach into any easement or fire lane.

17. The vendor of any future sale of the real property shall provide the required notice per City Code Section 146 1587(c) to be recorded with the County Clerk and Recorder and shall provide such notice to each prospective purchaser of any and all said property. See Exhibit C4 under the Airport Related Land Use Restrictions section of this Guidebook.
18. State any requested waivers of development standards and the applicable terms and conditions pursuant thereto. To be determined - refer to The Gardens on Havana GDP.
19. All waivers necessary to this Site Plan were established in the overall Site Plan for The Gardens on Havana. They include the following:
  - A. Setback/ Buffer Exemption for Activity Centers, Section 146-1401, Buffer and Setback Exemptions in Certain Zones.
  - B. Parking, Section 146-1509, Table 15.6 Parking Block Design
  - C. Parking, Section 146-1504, Amount of Required Parking.
  - D. Signage, Section 146-1613 Table 16.2, Section 146-1613 (G) Non-residential signage, and Section 146-1613(D) Letter Height.
  - E. External speakers are prohibited for store operations.
20. PER CITY CODE, SEC. 22-140 - PUBLIC SAFETY IN -BUILDING RADIO COVERAGE, THE 2006 INTERNATIONAL BUILDING CODE, SECTION 403.7 IS HEREBY AMENDED TO REQUIRE New buildings and structures greater than 50,000 square feet or additions to an existing structure which cause the building to be greater than 50,000 square feet. (for purposes of this section, area separation walls cannot be used to define separate buildings). All basements over 10,0000 square feet where the design occupant load is greater than 50, regardless of the occupancy. Any building that creates a "special hazard" for emergency services in-building radio communications due to design characteristics or materials. The Fire Chief or his/her designee will determine WHETHER OR NOT a "special hazard" EXISTS.
21. GENERAL. No person shall erect, construct, change the use of, remodel, or provide additions to any building or structure, or any part thereof, or cause the same to be done which fails to support adequate in-building radio coverage for the City of Aurora Public Safety Communications System. PRIOR TO ISSUANCE OR A CERTIFICATE OF OCCUPANCY, A FINAL ACCEPTANCE TEST MUST BE COMPLETED TO ENSURE ADEQUATE IN-BUILDING RADIO COVERAGE. This amendment does not apply to one and two-family residential structures. The legal occupancy of any structure existing on the date of adoption of this amendment shall be permitted to continue without change.
22. The Weingarten Miller MDH Buckingham LLC shall be responsible for the funding of 100% of the left turn arrow installation costs at the intersection of Wyoming Place and Havana Street if and when left turn arrow warrants are satisfied. Left turn arrow warrants to be considered shall per the latest standard currently being used by the City. A signal phasing agreement (initiated by City) shall be signed by the owner/developer prior to the issuance of a building permit.
23. Weingarten Miller MDH Buckingham, LLC will design the traffic signal to be located at the Ironton/Mississippi intersection and install underground conduits, pull boxes under Ironton St with reconstruction of the intersection.
24. Fire lane signs to be provided along all fire lane routes. Signs to be spaced 50'-0" o.c. on alternating sides of the street and placed at a 45 degree angle facing on-coming traffic.
25. Loading docks and on-site storage yards shall be fully screened from view from all public and private rights-of-way by walls or fences. Such screens shall be of a color and material matching or compatible with the dominant colors and materials found on the facades of the primary building. The screen height shall be of sufficient height to hide the equipment, vehicles, materials, or trash being screened from public view, but in no case shall exceed a height of 14'. Chain link fences, with or without slats, shall not be used to satisfy this screening requirement.
26. In addition to the requirements above, all permanent outdoor storage areas must be fully screened from view by opaque materials. Stored materials shall not exceed the height of the screen.
26. Provide a sign at each accessible parking space as required by code.
27. The Gardens on Havana Tenant Signage Program and Design Criteria is included with this submittal as a separate document.

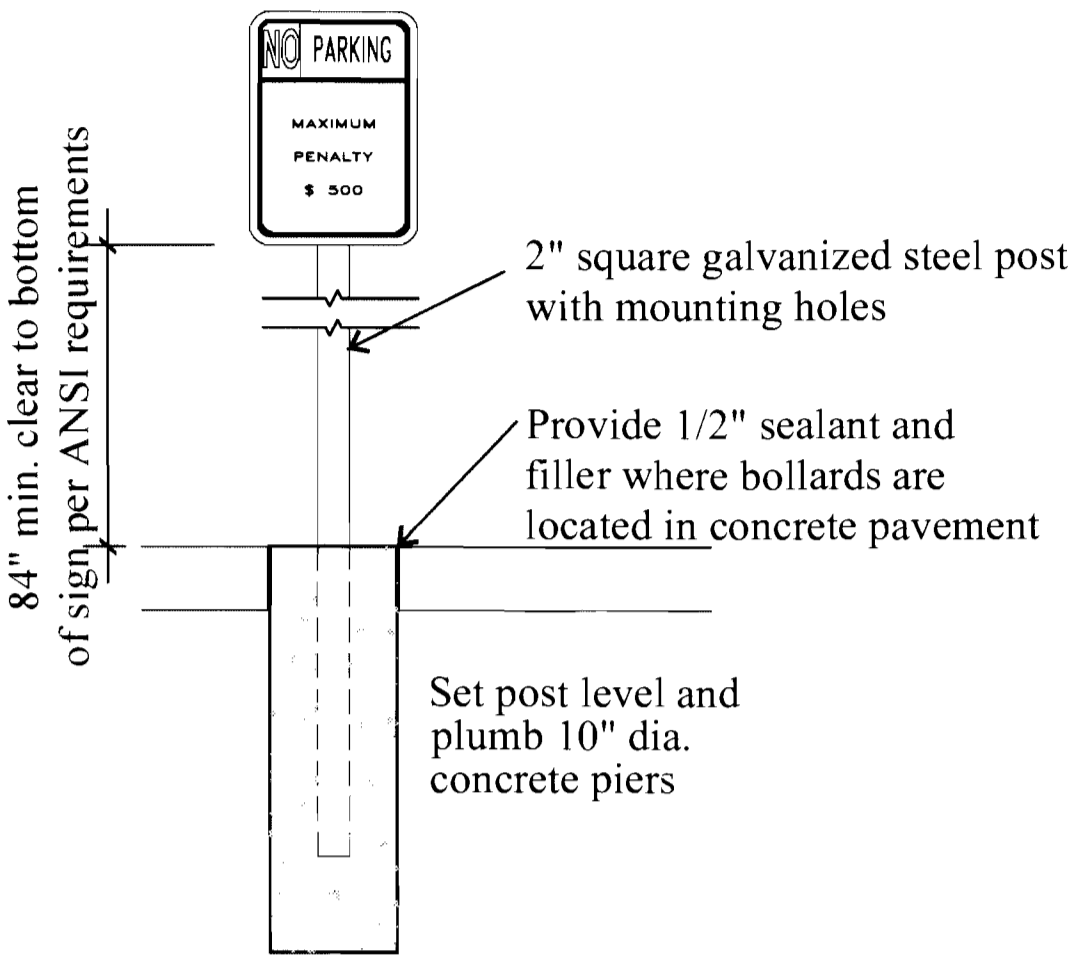
LEGAL DESCRIPTION:

LOT 3, BLOCK 1, BUCKINGHAM SQUARE SUBDIVISION FILING NO. 8 RECORDED MAY 20, 2008 AT RECEPTION NO. B8058212, COUNTY OF ARAPAHOE, STATE OF COLORADO, CONTAINING 412,957 SQUARE FEET OR 9.480 ACRES, MORE OR LESS, AS PLATTED.



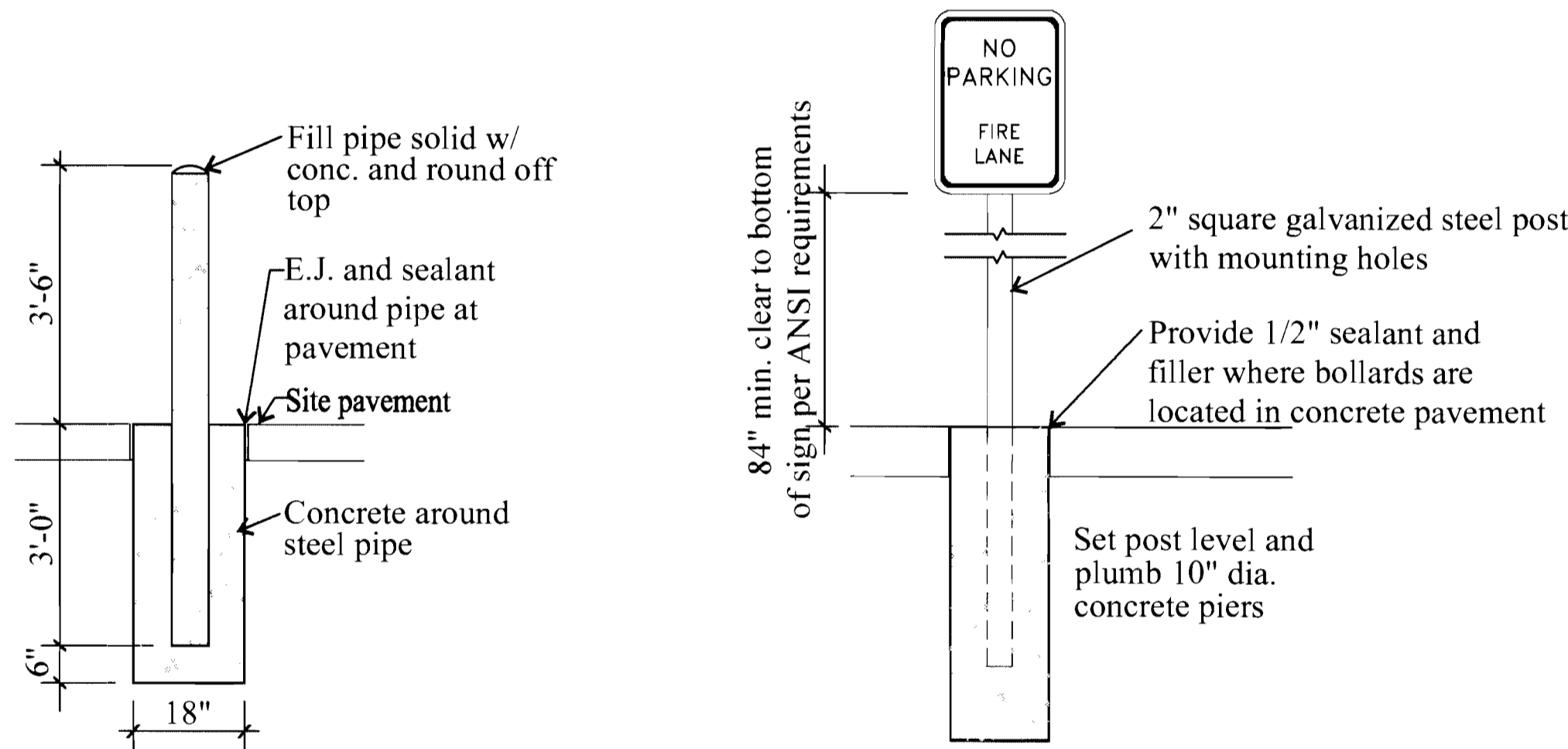
1 H.C. SIGN DETAIL

SCALE: NOT TO SCALE



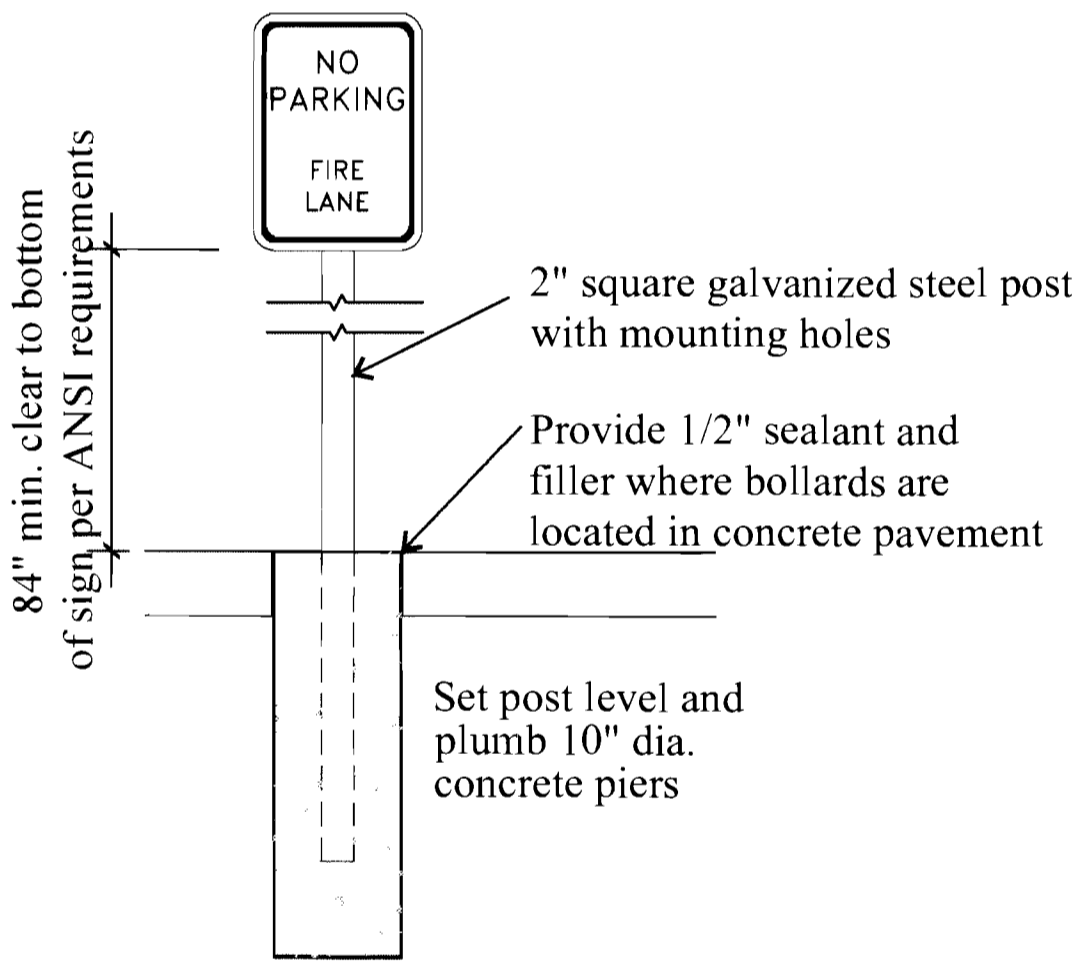
2 N.P. SIGN DETAIL

SCALE: NOT TO SCALE



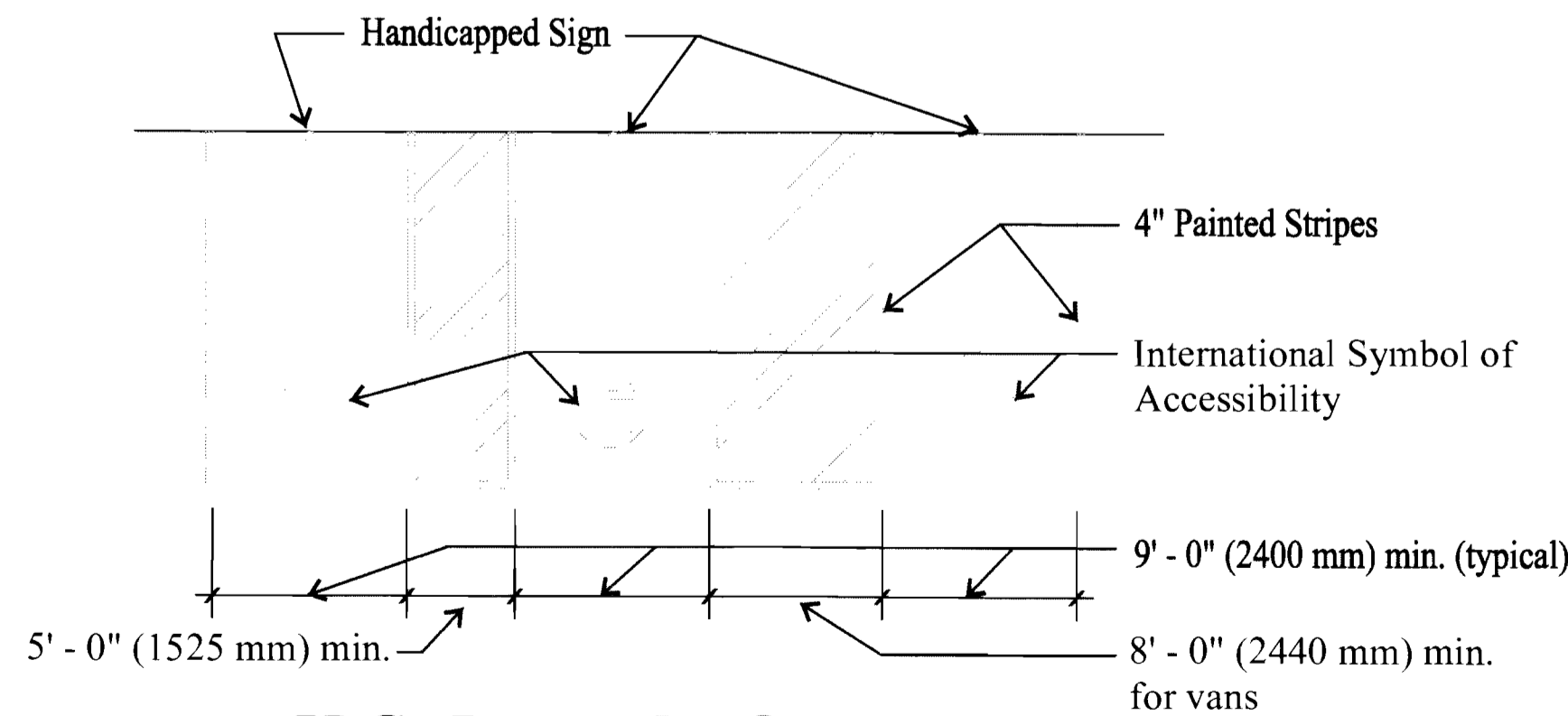
3 PIPE BOLLARD

SCALE: NOT TO SCALE



4 FIRE LANE SIGN DETAIL

SCALE: NOT TO SCALE



5 H.C. PARKING STALL DETAILS

SCALE: NOT TO SCALE



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Havana Site Plan

E. Mississippi Ave and  
S. Havana Street  
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A DEVELOPMENT OF:

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ISSUE LOG

NO.	DESCRIPTION	DATE
1	1st SUBMITTAL	07/29/11
2	2nd SUBMITTAL	10/14/11
3	Myiar	12/01/11

DATE:	JOB:	SCALE:
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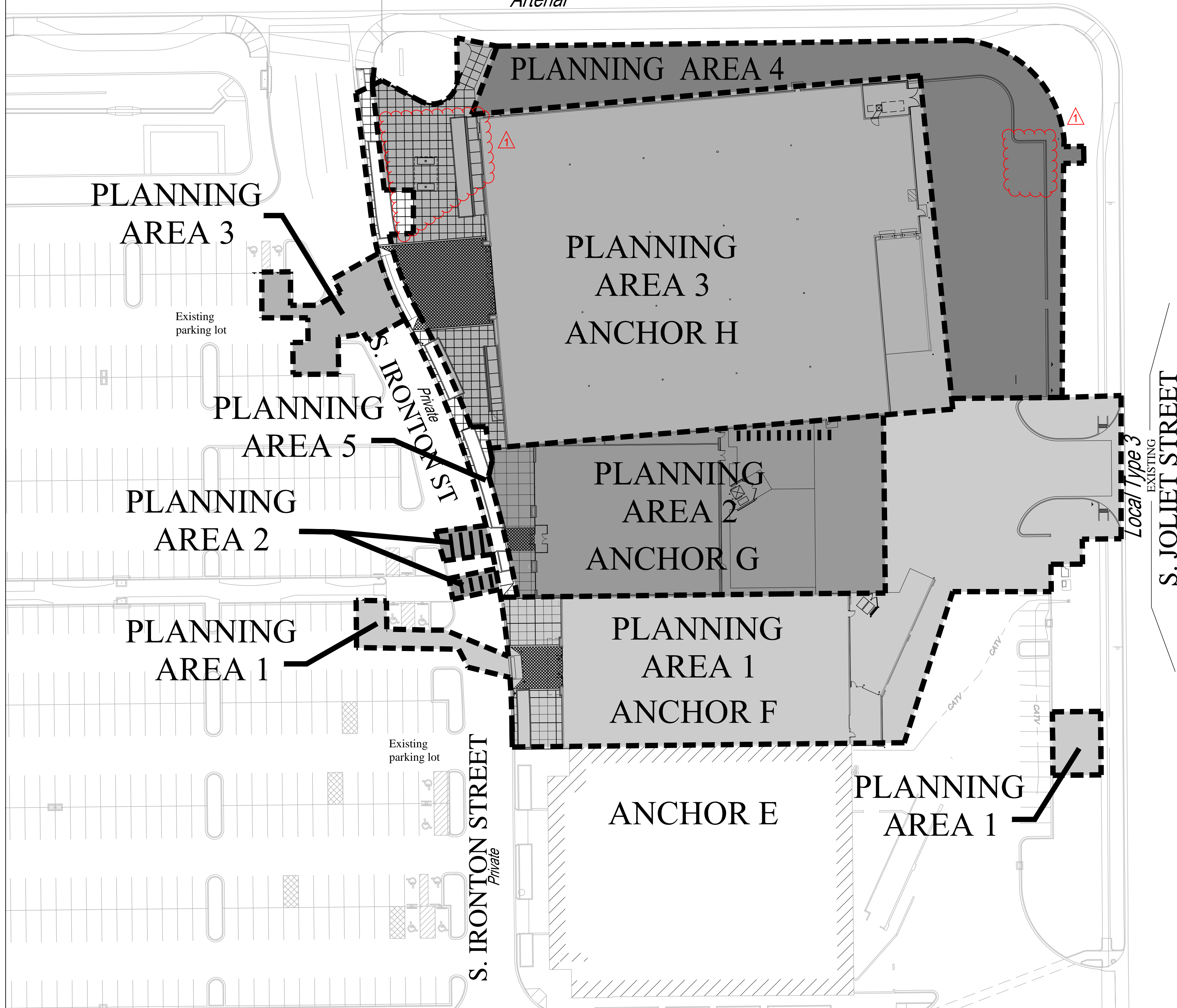
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T2

NOTES AND DETAILS

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EAST MISSISSIPPI AVENUE

Arterial



PHASING PLAN GENERAL NOTES

1. This site will require two points of access.
2. Each portion of the overall site is required to have two distinct points of access during each phase of construction. Each phase must provide sufficient roadways to assure emergency vehicle access to within 100 ft. of all exterior portions of all buildings with sufficient fire hydrants on a looped water line system to provide the required fire flows for each site.
3. A phasing plan shall be provided for the overall site. Each phase of construction is required to have two distinct points of access with sufficient fire hydrants on a looped water line system.
4. Two distinct points of emergency access to the overall site and a looped water supply to each phase of the development shall be provided. The developer is required to construct any off site roadway or emergency crossing improvements per City standards necessary to facilitate emergency vehicular access this site.
5. Access to buildings for the purpose of fire department vehicle access shall be provided at all times during construction. Construction material shall not block access to buildings, hydrants or fire appliances.
6. Prior to any above ground level construction or erection of a structure, whether the principal structure materials are combustible or of a non-combustible nature, there shall be adequate all-weather access roadways provided for use by emergency vehicle apparatus. Fire access provided by the property owner shall be maintained to adequately support fire apparatus up to 75,000 lbs. These temporary site access roadways shall not be less than 20 ft. width with a standard turning radius of 29 ft. inside and 52 ft. outside. A hammerhead or three-point turnaround will be required on dead-end fire apparatus roads in excess of 150 ft. The material used to construct these roadways may be of any one of, or a combination of, several aggregate materials available. Approved materials include premixed road base material, 1 1/2-inch river rock, crushed granite or other aggregate with not less than one-inch nominal size designation or crushed concrete. The fire chief or designated representative may approve other roadway materials. In no way shall the designations in this policy be intended or construed as to intend to prohibit asphalt paving or additional requirements as necessary.

- Planning Area 1 - Anchor F building with dock, new curb cut to Joliet and paving behind building G, modifications to landscape around new curb cut, hardscape and landscape on west side of building.
- Planning Area 2 - Anchor G building with landscape and paving on east side of building; hardscape and landscape on west side of building, modifications to parking lot striping in front of building.
- Planning Area 3 - Anchor H building with dock and paving in dock area, hardscape and landscape on west side of building, modifications to parking lot striping in front of building.
- Planning Area 4 - Paving behind Anchor H, landscaping on the north and east perimeter of Anchor H.
- Planning Area 5 - Existing sidewalk and handicap ramps for pedestrian access to remain until Anchor G or H is constructed.

Phase	Planning Area
1	1
2	2
3	3
4	4
5	5

The underground utilities will be completed per the Public Improvement Plan submitted in the General Development Plan. Each phase is associated with the construction of a building and occupy of the building. All associated utilities will be completed as needed to obtain an occupancy permit for each building. Note that the order in which the phases are completed may not follow the numbered sequence in this table.

PHASING PLAN

SCALE: 1" = 30'-0"



Anchors F, G and H at  
The Gardens on  
Havana Site Plan

E. Mississippi Ave and  
S. Havana Street  
Aurora, Colorado

A DEVELOPMENT OF:  
Miller Real Estate Investments, LLC  
7100 E. BELLEVUE AVENUE, SUITE 309  
GREENWOOD VILLAGE, COLORADO 80111  
(303) 799-6300 FAX (303) 996-6361



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3	Mylar	12/01/11
4	AMENDMENT #2	04-14-14

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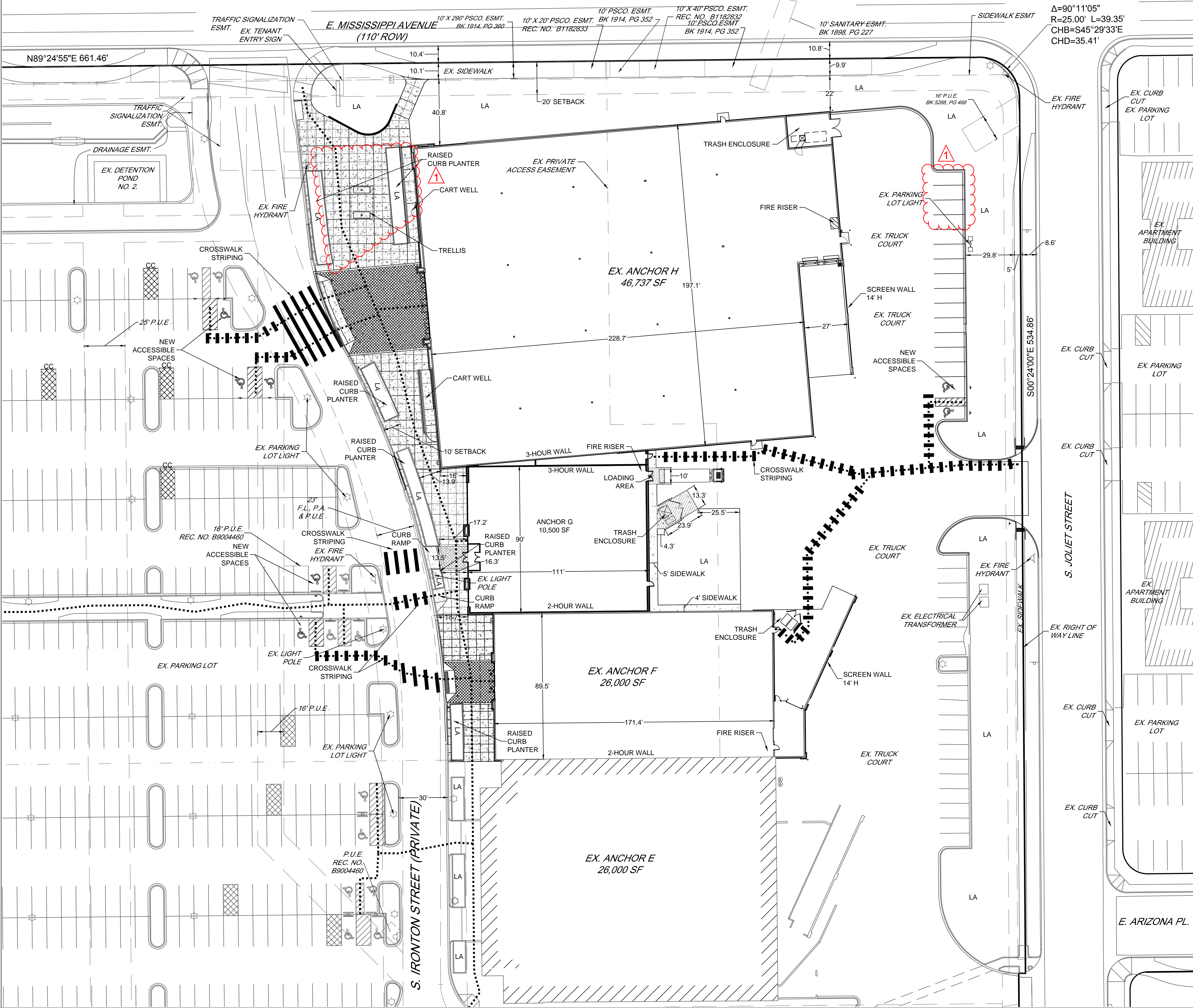
SHEET NO.

PH1

PHASING PLAN

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EXISTING LEGEND

- EXISTING PROPERTY LINE
- EXISTING ADJACENT PROPERTY LINE
- EXISTING EASEMENT
- EXISTING CURB AND GUTTER
- EXISTING FIRE HYDRANT
- EXISTING LIGHT POLE
- EXISTING SIGN

PROPOSED LEGEND

- PROPOSED CURB AND GUTTER
- PROPOSED SIDEWALK
- PROPOSED SIGN
- LANDSCAPE AREA
- ACCESSIBLE ROUTE



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4	Amendment #1	10/26/12
5	Amendment #2	04/14/14

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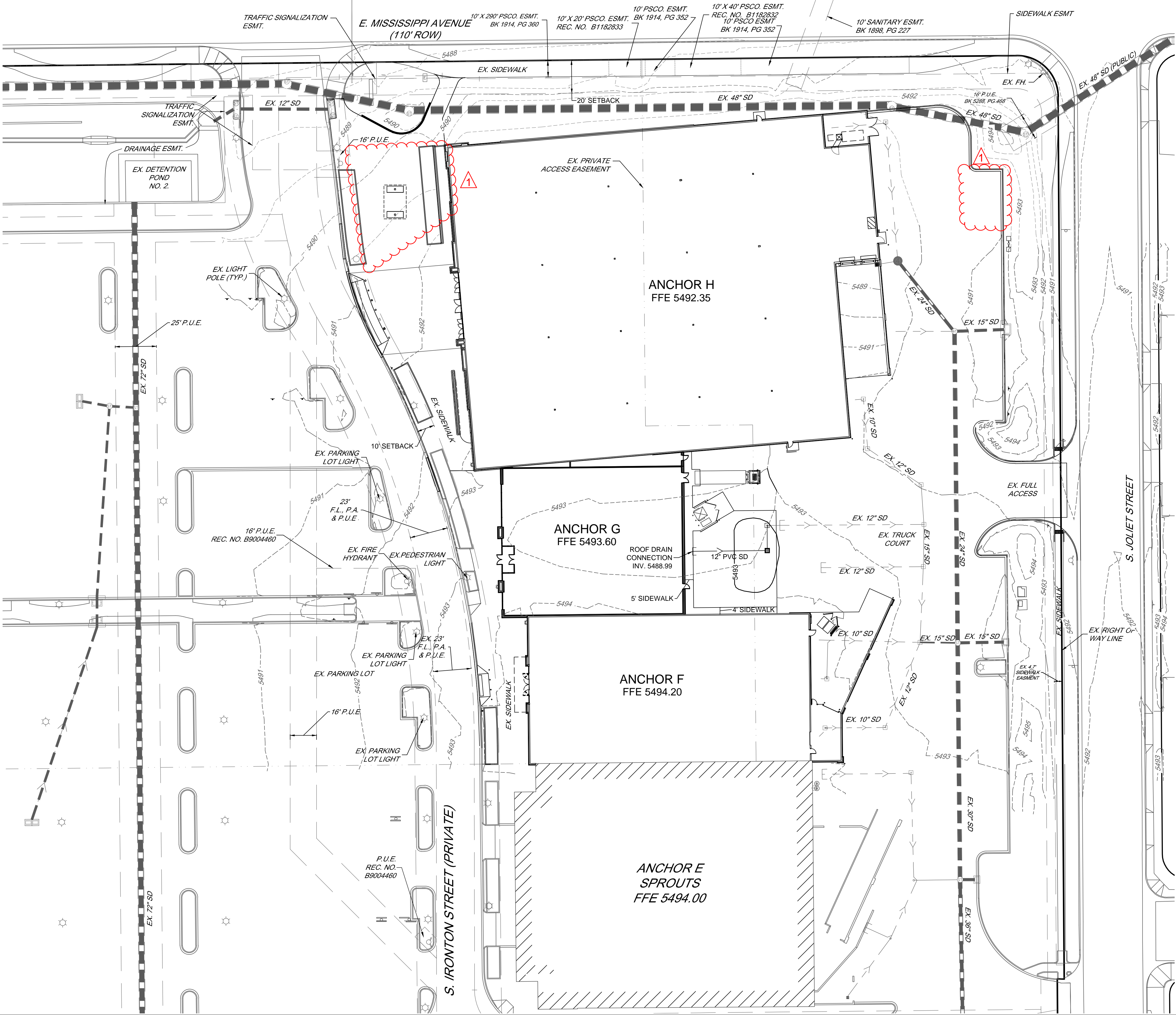
SHEET NO.

SP-C1

SITE PLAN

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**LEGEND**

EXISTING	PROPOSED	DESCRIPTION
---	---	LOT LINE
---	---	EASEMENT LINE
---	---	MINOR CONTOUR
---	---	MAJOR CONTOUR
---	---	STORM SEWER
---	---	STORM INLETS
---	---	FLOW ARROW

NOTE: ALL STORM SEWER ON SITE IS PRIVATE UNLESS OTHERWISE NOTED



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Where Great Places Begin  
8000 South Lincoln Street, #206 | Littleton, CO 80122  
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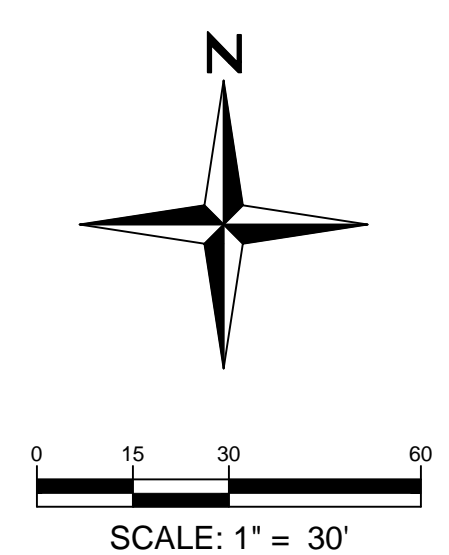
NO.	DESCRIPTION	DATE
1	1st SUBMITTAL	07/29/11
2	2nd SUBMITTAL	10/14/11
3	Mylar	12/01/11
4	Amendment #1	10/26/12
5	Amendment #2	04/14/14

DATE:	JOB:	SCALE:
02/26/14	12004.07	1" = 30'

SHEET NO.

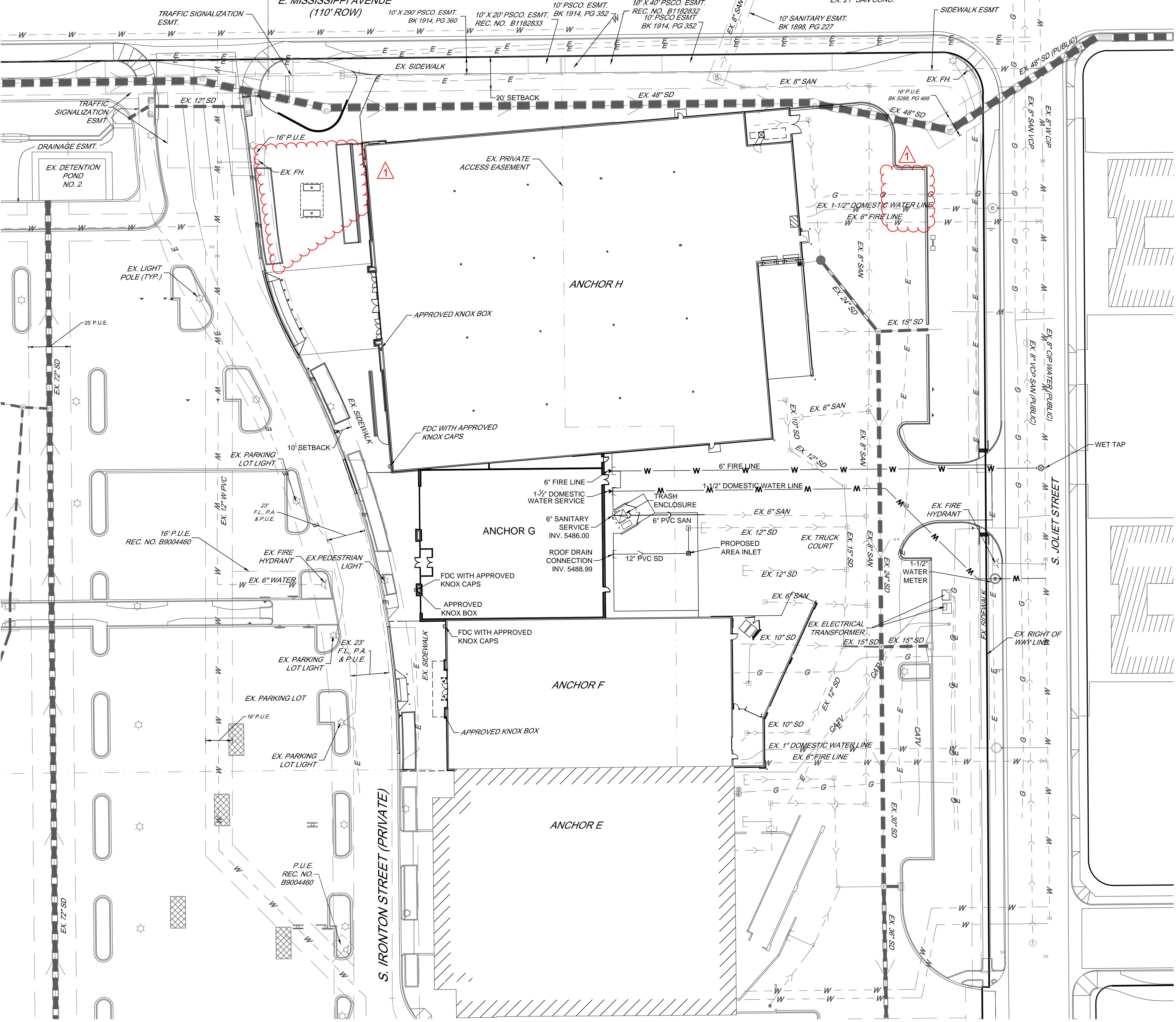
SP-C2

GRADING PLAN



ANCHORS F, G AND H AT  
THE GARDENS ON HAVANA SITE PLAN

LOT 3, BLOCK 1, BUCKINGHAM SQUARE SUBDIVISION FILING NO. 8 LOCATED IN THE N.W. QUARTER OF SECTION 23, TOWNSHIP 4 SOUTH,  
RANGE 67 WEST OF THE 6TH PRINCIPAL MERIDIAN, CITY OF AURORA, COUNTY OF ARAPAHOE, STATE OF COLORADO



EXISTING LEGEND

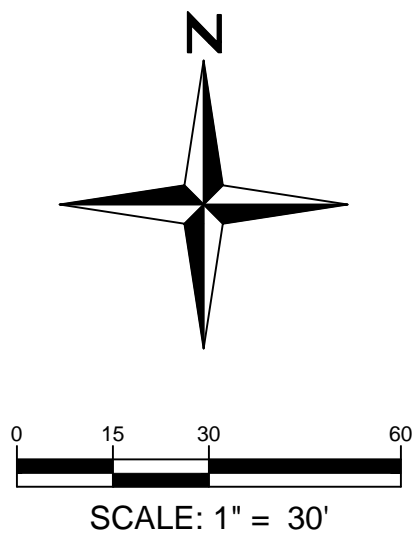
- LOT LINE
- EASEMENT LINE
- STORM SEWER
- STORM INLETS
- SANITARY SEWER
- SANITARY MANHOLE
- IRRIGATION LINE
- GAS LINE
- TELEPHONE LINE
- ELECTRIC LINE
- WATER LINE

- P.U.E. - PUBLIC UTILITY EASEMENT
- F.L., P.A. & P.U.E. - FIRE LANE, PUBLIC ACCESS AND PUBLIC UTILITY EASEMENT

PROPOSED LEGEND

- STORM SEWER
- STORM INLETS
- SANITARY SEWER
- WATER LINE

NOTE: ALL STORM SEWER ON SITE IS PRIVATE UNLESS OTHERWISE NOTED



ANCHORS F, G AND H AT  
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HAVANA SITE PLAN

E. Mississippi Ave and  
S. Havana Street  
Aurora, Colorado

A DEVELOPMENT OF:  
Miller Real Estate Investments, LLC  
7100 E. BELLEVUE AVENUE, SUITE 300  
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SHEET NO.

SP-C3

UTILITY PLAN

LOT 3, BLOCK 1, BUCKINGHAM SQUARE SUBDIVISION FILING NO. 8 LOCATED IN THE N.W. QUARTER OF SECTION 23, TOWNSHIP 4 SOUTH,  
RANGE 67 WEST OF THE 6TH PRINCIPAL MERIDIAN, CITY OF AURORA, COUNTY OF ARAPAHOE, STATE OF COLORADO

L-1	LANDSCAPE REQUIREMENTS AND NOTES
L-2	LANDSCAPE DETAILS AND PLANT LIST
L-3	LANDSCAPE PLAN
L-4	LANDSCAPE PHASING

		TE PROVIDED				
AREA NAME	LENGTH	TE REQUIRED	TREES	SHRUBS	GRASSES	TOTAL
MISSISSIPPI R.O.W. - NOT APPLICABLE - LANDSCAPE COMPLETED BY LANDLORD/DEVELOPER.						
MISSISSIPPI BUFFER	400'	2 TE/40 LF= 20 TE	10	116	9	21 TE
PROMENADE GARDEN	380'	2 TE/40 LF= 19 TE	10	106	77	22 TE
S. JOLIET ST. - NOT APPLICABLE - LANDSCAPE COMPLETED BY LANDLORD/ DEVELOPER. SEE NOTE 2.						
DETENTION POND - NOT APPLICABLE - LANDSCAPE COMPLETED BY LANDLORD/ DEVELOPER.						

NOTES:

1) NO EXISTING TREES OF 4-INCH OR GREATER CALIPER ARE BEING DISTURBED WITH THIS SITE PLAN. SMALLER TREES ARE BEING REMOVED AND REPLACED ON SITE. MITIGATION REQUIRED BY THE CITY'S TREE PRESERVATION POLICY FOR THE GARDENS ON HAVANA DEVELOPMENT ARE BEING SATISFIED PER APPROVED SITE PLAN NUMBER 1.

2) THERE ARE SOME PORTIONS OF EXISTING LANDSCAPING THAT WILL BE REMOVED AND REPLACED ALONG S. JOLIET STREET FOR THIS SITE PLAN. THOSE TREES THAT ARE BEING REMOVED ARE REPLACED WITH THE PROPOSED LANDSCAPE PLAN, DEPICTED ON THE PLAN AS "REPLACEMENT TREE". THOSE TREES ARE NOTED ABOVE.

3) 1 TE = 1 TREE, 10 SHRUBS, OR 30 GRASSES

4) PER GARDENS ON HAVANA GDP REQUIREMENTS, THE FOLLOWING AMENITIES HAVE BEEN PROVIDED:

- 4 LANDSCAPE CONTAINERS
- 4 BENCHES
- TRELLIS
- BIKE RACKS
- TRASH RECEPTACLE

1. NOTIFY THE LANDSCAPE ARCHITECT FOR INSPECTION AND APPROVAL OF LANDSCAPE MATERIAL AND IRRIGATION PRODUCTS PRIOR TO INSTALLATION.
2. SHRUB BEDS ARE TO BE CONTAINED BY 1/8" X 4" INTERLOCKING TYPE PERFORATED STEEL EDGER. IT IS NOT REQUIRED WHEN BED IS ADJACENT TO CURBS, WALLS, OR WALKS.
3. ALL SHRUB AND ORNAMENTAL GRASS BEDS ARE TO BE MULCHED WITH 3" DEPTH ROCK MULCH OVER SPECIFIED GEOTEXTILE WEED CONTROL FABRIC
4. ALL PARKING LOT ISLANDS ARE TO RECEIVE A 18" WIDE BORDER OF 2-4" COBBLE ROCK OVER SPECIFIED GEOTEXTILE WEED CONTROL FABRIC.
5. ALL GROUND COVER BED AREAS ARE TO BE MULCHED WITH 3/4" DIA. RIVER ROCK 2" DEPTH. NO WEED CONTROL FABRIC IS REQUIRED IN GROUND COVER BEDS.
6. ALL SODDED AND SHRUB BEDS ARE TO HAVE SOIL PREPARATION PER SPECIFICATIONS. (MINIMUM RATE OF 4 CU. YDS. OF ORGANIC MATTER PER 1000 S.F.).
7. ALL TREES ARE TO BE STAKED AND GUYED PER DETAILS FOR A PERIOD OF ONE YEAR.
8. DO NOT DISTURB EXISTING PAVING, LIGHTING, LANDSCAPE, OR IRRIGATION THAT EXISTS ADJACENT TO THE SITE UNLESS OTHERWISE NOTED ON PLANS.
9. ALL CROSSINGS AND ENCROACHMENTS BY PRIVATE LANDSCAPE IRRIGATION SYSTEMS OR PRIVATE UTILITIES INTO EASEMENTS AND STREET RIGHTS-OF-WAY OWNED BY THE CITY OF AURORA ARE ACKNOWLEDGED BY THE UNDERSIGNED AS BEING SUBJECT TO CITY OF AURORA'S USE AND OCCUPANCY OF THE SAID EASEMENTS OR RIGHTS-OF-WAY. THE UNDERSIGNED, THEIR SUCCESSORS AND ASSIGNS, HEREBY AGREE TO INDEMNIFY THE CITY OF AURORA FOR ANY LOSS, DAMAGE, OR REPAIR TO CITY FACILITIES THAT MAY RESULT FROM THE INSTALLATION, OPERATION, OR MAINTENANCE OF SAID PRIVATE IRRIGATION SYSTEMS OR PRIVATE UTILITIES.
10. TREES SHALL NOT BE LOCATED IN DRAINAGE SWALES, DRAINAGE AREAS, OR UTILITY EASEMENTS. CONTACT LANDSCAPE ARCHITECT FOR RELOCATION OF PLANTS IN QUESTIONABLE AREAS.
11. SIGHT TRIANGLES SHALL REMAIN UNOBSTRUCTED BY PLANT MATERIAL, OR ANY OTHER VISUAL OBSTACLE, OVER 30" IN HEIGHT.
12. REFER TO QUANTITIES SHOWN GRAPHICALLY IF DISCREPANCIES EXIST BETWEEN WRITTEN AND GRAPHIC QUANTITIES.
13. ALL UTILITY EASEMENTS SHALL REMAIN UNOBSTRUCTED AND FULLY ACCESSIBLE ALONG THEIR ENTIRE LENGTH FOR THE MAINTENANCE EQUIPMENT ENTRY.
14. ALL LANDSCAPED AREAS AND PLANT MATERIAL, EXCEPT FOR IRRIGATED NATIVE, RESTORATIVE, AND DRYLAND GRASS AREAS THAT COMPLY WITH REQUIREMENTS FOUND IN SEC. 146-1429, 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.
15. AFTER A PERIOD OF TWO YEARS THE GRASS STAND SHALL BE UNIFORM IN APPEARANCE. BARE AREAS GREATER THAN FOUR SQUARE FEET SHALL BE RESEED. TEMPORARY IRRIGATION MAY BE USED, AS NEEDED TO ASSIST IN ESTABLISHMENT. AT THE END OF THE SECOND GROWING SEASON, THE TEMPORARY IRRIGATION MAY BE REMOVED.

16. THE SEED MIX WILL CONSIST OF THE SPECIES NOTED ON THE PLANTING SCHEDULE. THE PERCENTAGE OF WARM SEASONS GRASSES VERSUS COOL SEASON GRASSES WILL BE ADJUSTED BASED ON THE TIME OF YEAR IN WHICH SEEDING OCCURS.

17. ALL FUTURE PHASES THAT ARE DISTURBED BY CONSTRUCTION WILL BE SEEDED AND STABILIZED IN ACCORDANCE WITH REQUIREMENTS FOUND IN THE CITY OF AURORA ROADWAY SPECIFICATIONS MANUAL CHAPTER 45.00 EROSION AND SEDIMENT CONTROL ASSOCIATED WITH CONSTRUCTION ACTIVITIES.

18. 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 CERTIFICATE OF OCCUPANCY.

19. LANDSCAPE MATERIAL PLACEMENT SHALL NOT BE PLACED OR KEPT NEAR FIRE HYDRANTS, FIRE DEPARTMENT INLET CONNECTIONS OR FIRE PROTECTION CONTROL VALVES IN A MANNER THAT WOULD PREVENT SUCH EQUIPMENT OR FIRE HYDRANTS FROM BEING IMMEDIATELY DISCERNABLE. THE FIRE DEPARTMENT SHALL NOT BE DETERRED OR HINDERED FROM GAINING IMMEDIATE ACCESS TO FIRE PROTECTION EQUIPMENT OR HYDRANTS.

20. A 5-FOOT CLEAR SPACE SHALL BE MAINTAINED AROUND THE CIRCUMFERENCE OF FIRE HYDRANTS.

21. LANDSCAPING MATERIAL SHOWN WITHIN THE SITE PLAN CANNOT ENCROACH INTO ROADWAYS THAT ARE DEDICATED (OR DESIGNATED) AS FIRE LANE EASEMENTS (OR CORRIDORS).

22. PLANTING URM  
ROUND INTEREST.

23. TREES MAY NOT BE PLACED WITHIN 8' OF ANY PUBLIC UTILITY.

24. CONTACT LANDSCAPE ARCHITECT FOR FINAL FIELD APPROVAL OF THE BENCH, TRASH RECEPTACLE, AND BIKE RACK LOCATIONS PRIOR TO INSTALLATION.

E. Mississippi Ave and  
S. Havana Street  
Aurora, Colorado

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07/29/11	2011016	

SHEET NO.

LANDSCAPE NOTES

NOT FOR CONSTRUCTION

SITE PLAN FOR  
THE GARDENS ON HAVANA SITE PLAN

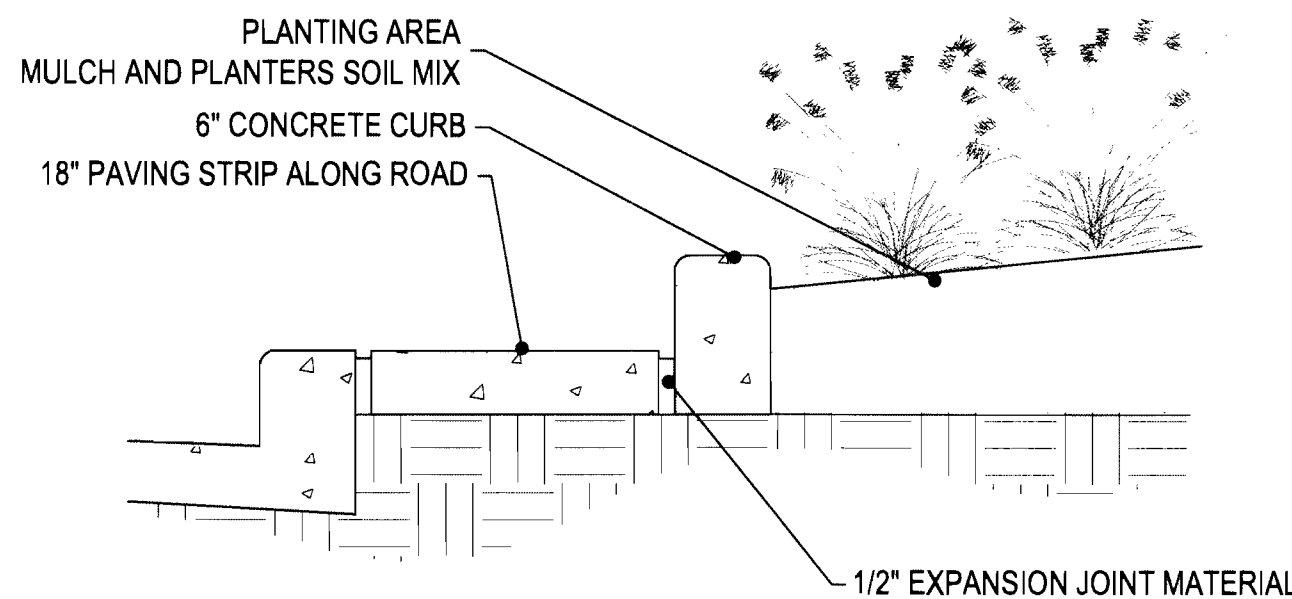
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LANDSCAPE PLANT LIST

QTY.	WATER USE	SYM.	COMMON NAME	BOTANICAL NAME	SIZE & COND.
(UNLESS OTHERWISE NOTED)					
DECIDUOUS CANOPY TREES					
MODERATE	EOA	EOA	ENGLISH OAK	QUERCUS ROBUR	2 1/2" CAL. B&B
MODERATE	GLI	GLI	GREENSPIRE LINDEN	TILIA CORDATA 'GREENSPIRE'	2 1/2" CAL. B&B
MODERATE	SHA	SHA	SHADEMASTER LOCUST	GLEDITSIA TRIACANTHOS INERMIS 'SHADEMASTER'	2 1/2" CAL. B&B
EVERGREEN TREES					
LOW	AUS	AUS	AUSTRIAN PINE	PINUS NIGRA	6' HT. MIN (SPECIMEN)
MODERATE	CBS	CBS	COLORADO BLUE SPRUCE	PICEA PUNGENS GLAUCA	6' HT. MIN (SPECIMEN)
MODERATE	PBF	PBF	ISELI FASTIGIATE BOSNIAN PINE	PINUS LEUCODERMIS 'ISELI FASTIGIATE'	6' HT. MIN (SPECIMEN)
LOW	PIN	PIN	PINON PINE	PINUS EDULIS	6' HT. MIN (SPECIMEN)
DECIDUOUS ORNAMENTAL TREES					
MODERATE	ABS	ABS	AUTUMN BRILLIANCE SERVICEBERRY	AMELANCHIER ARBOREA 'AUTUMN BRILLIANCE'	6' CLUMP
LOW	GNT	GNT	AMUR MAPLE	ACER GINNALA	6' CLUMP
MODERATE	NEW	NEW	NEWPORT PLUM	PRUNUS CERASIFERA 'NEWPORT'	2" CAL., B&B
MODERATE	SPR	SPR	SPRING SNOW CRAB (WHITE)	MALUS X 'SPRING SNOW'	2" CAL., B&B
DECIDUOUS SHRUBS					
MODERATE	BBU	BBU	BURNING BUSH	EUONYMUS ALATUS	#5 CONT.
LOW	CHP	CHP	CHEYENNE PRIVET	LIGUSTRUM VULGARE 'CHEYENNE'	#5 CONT.
MODERATE	CPL	CPL	COMMON PURPLE LILAC	SYRINGA VULGARIS	#5 CONT.
LOW	RSA	RSA	RUSSIAN SAGE	PEROVSKIA ATRIPLICIFOLIA	#5 CONT.
LOW	SRY	SRY	YELLOW SHRUB ROSE	ROSA X 'GOLD WINGS'	#5 CONT.
LOW	SYR	SYR	RED FRAGRANT SHRUB ROSE	ROSA X 'JOHN FRANKLIN'	#5 CONT.
MODERATE	NFS	NFS	NEON FLASH SPIREA	SPIREA JAPONICA 'NEON FLASH'	#5 CONT.
MODERATE	PBB	PBB	COMPACT PURPLE BUTTERFLY BUSH	BUDDLEA DAVIDII NANHOENSIS 'PETITE PLUM'	#5 CONT.
EVERGREEN SHRUBS					
MODERATE	RHM	RHM	R.H. MONTGOMERY SPRUCE	PICEA PUNGENS 'R.H. MONTGOMERY'	#5 CONT.
LOW	BCH	BCH	BLUE CHIP JUNIPER	JUNIPERUS HORIZONTALIS 'BLUE CHIP'	#5 CONT.
MODERATE	BUF	BUF	BUFFALO JUNIPER	JUNIPERUS SABINA 'BUFFALO'	#5 CONT.
LOW	HUG	HUG	HUGHES JUNIPER	JUNIPERUS HORIZONTALIS 'HUGHES'	#5 CONT.
LOW	SKR	SKR	SKYROCKET JUNIPER	JUNIPERUS VIRGINIANA 'SKYROCKET'	5' HT. MIN.
GRASSES					
MODERATE	FRG	FRG	FEATHER REED GRASS	CALAMAGROSTIS ARUNDINACEA 'KARL FOERSTER'	#1 CONT.
MODERATE	HFG	HFG	HARDY FOUNTAIN GRASS	PENNISETUM ALOPECUROIDES 'HAMELN'	#1 CONT.
LOW	KFG	KFG	KOREAN FEATHER REED GRASS	CALAMAGROSTIS BARACHYTRICHA	#1 CONT.
PERENNIALS					
MODERATE	CFL	CFL	CONEFLOWER	ECHINACEA PURPUREA	#1 CONT.
LOW	DDY	DDY	STELA D'ORO DAYLILY	HEMEROCALLIS 'STELLA D'ORO'	#1 CONT.
LOW	SMN	SMN	SALVIA, MAY NIGHT	SALVIA SYLVESTRIS X 'MAINACHT'	#1 CONT.
LOW	YAM	YAM	MOONSHINE YARROW	ACHILLEA 'MOONSHINE'	#1 CONT.

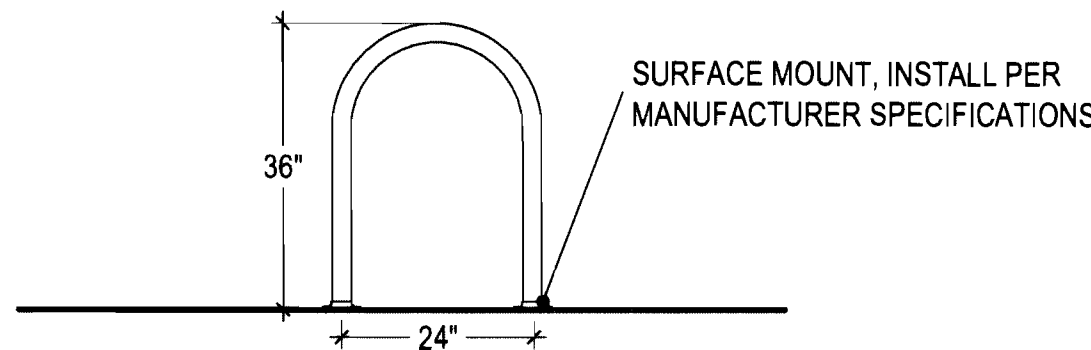
PROMENADE PLANTER EDGE DETAIL

SCALE: 1" = 1'



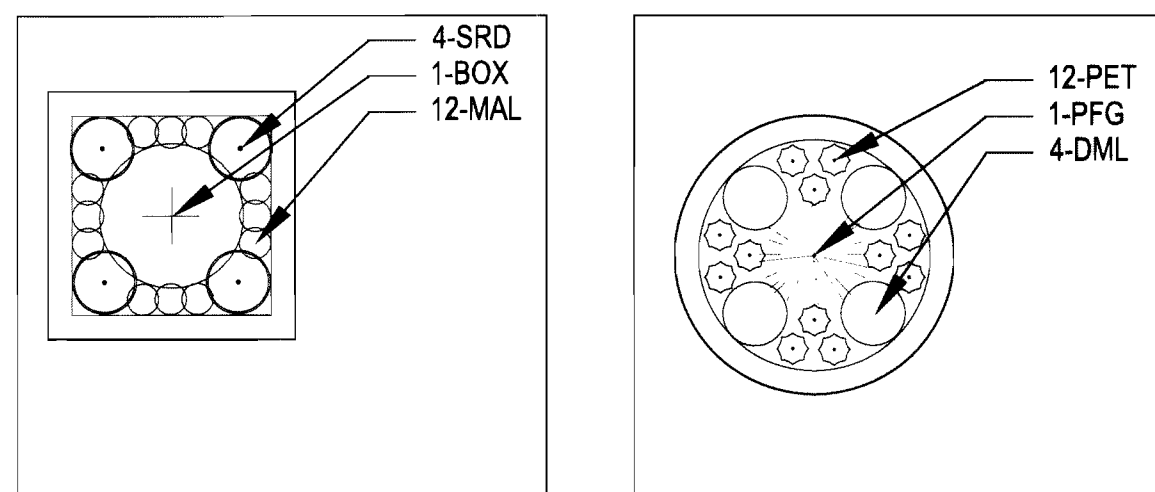
BIKE RACK DETAIL

N.T.S.



TYPICAL PLANTING DETAIL FOR CONTAINERS

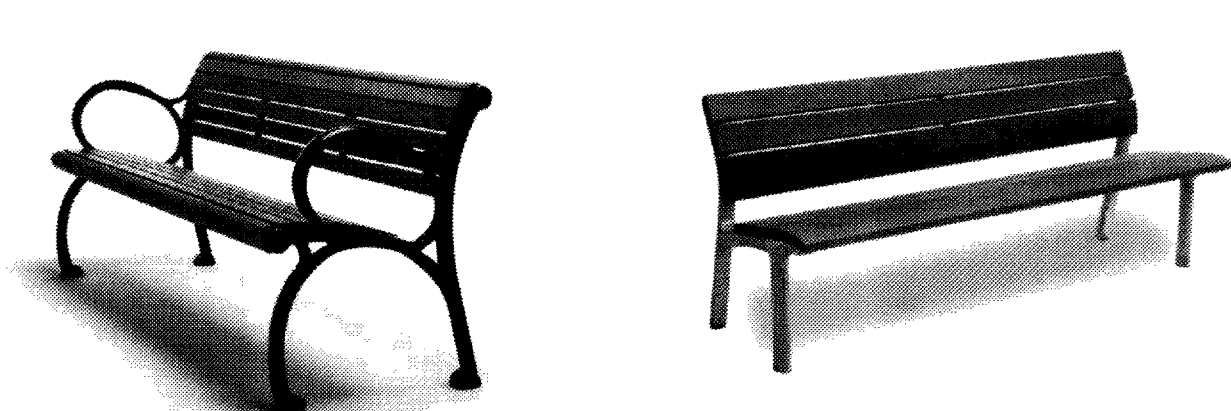
SCALE: N.T.S.



NOTES:  
PLANTING URNS SHALL BE ARRANGED IN SUCH A WAY TO HAVE  
YEAR ROUND INTEREST.

TYPICAL BENCH STYLE

SCALE: N.T.S.

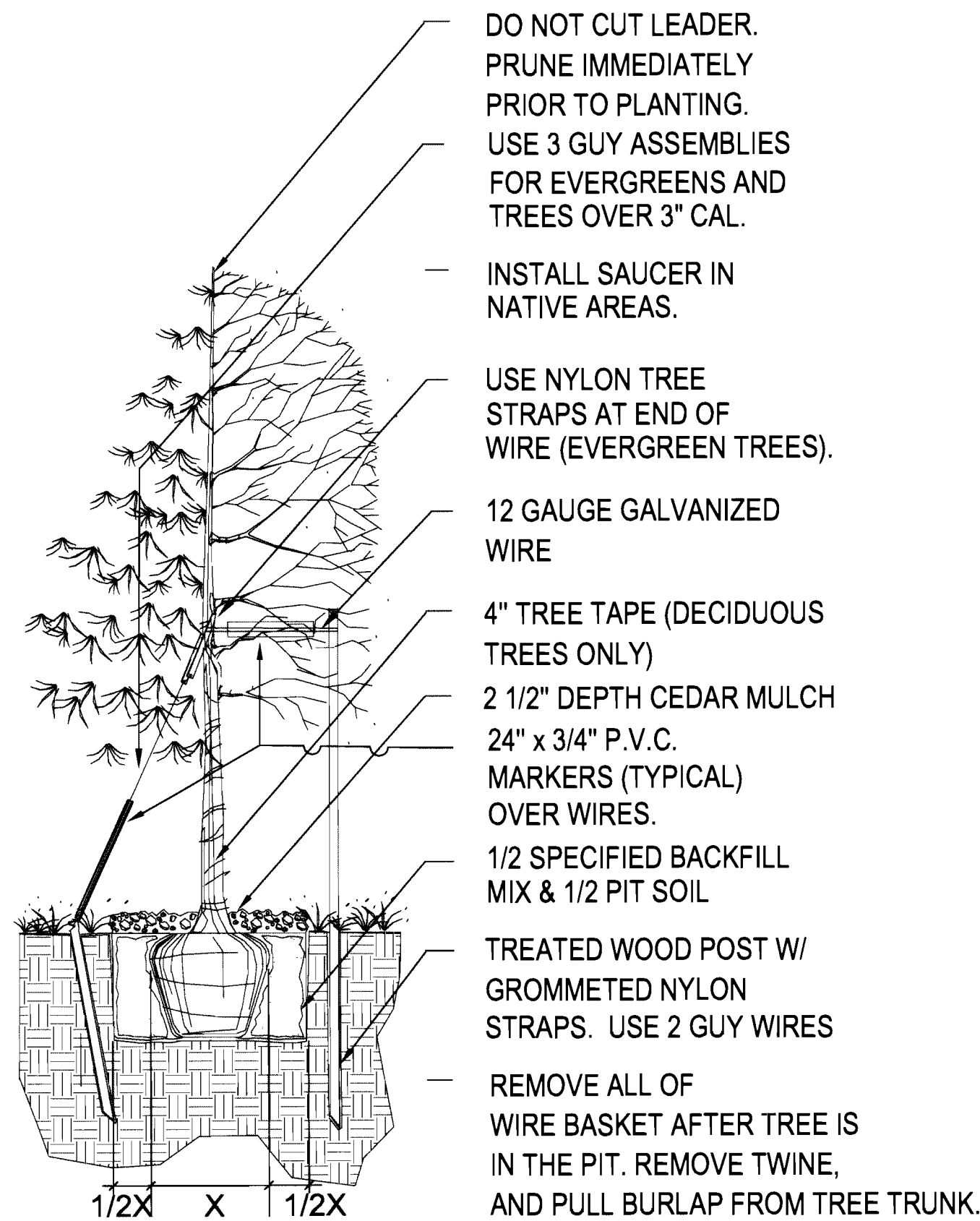


PLAINWELL

NOTES:  
SEVERAL BENCH STYLES SHALL BE USED IN THE GARDENS. DETAILED DESIGNS WILL BE  
PRESENT WITHIN THE CONSTRUCTION DOCUMENTS.

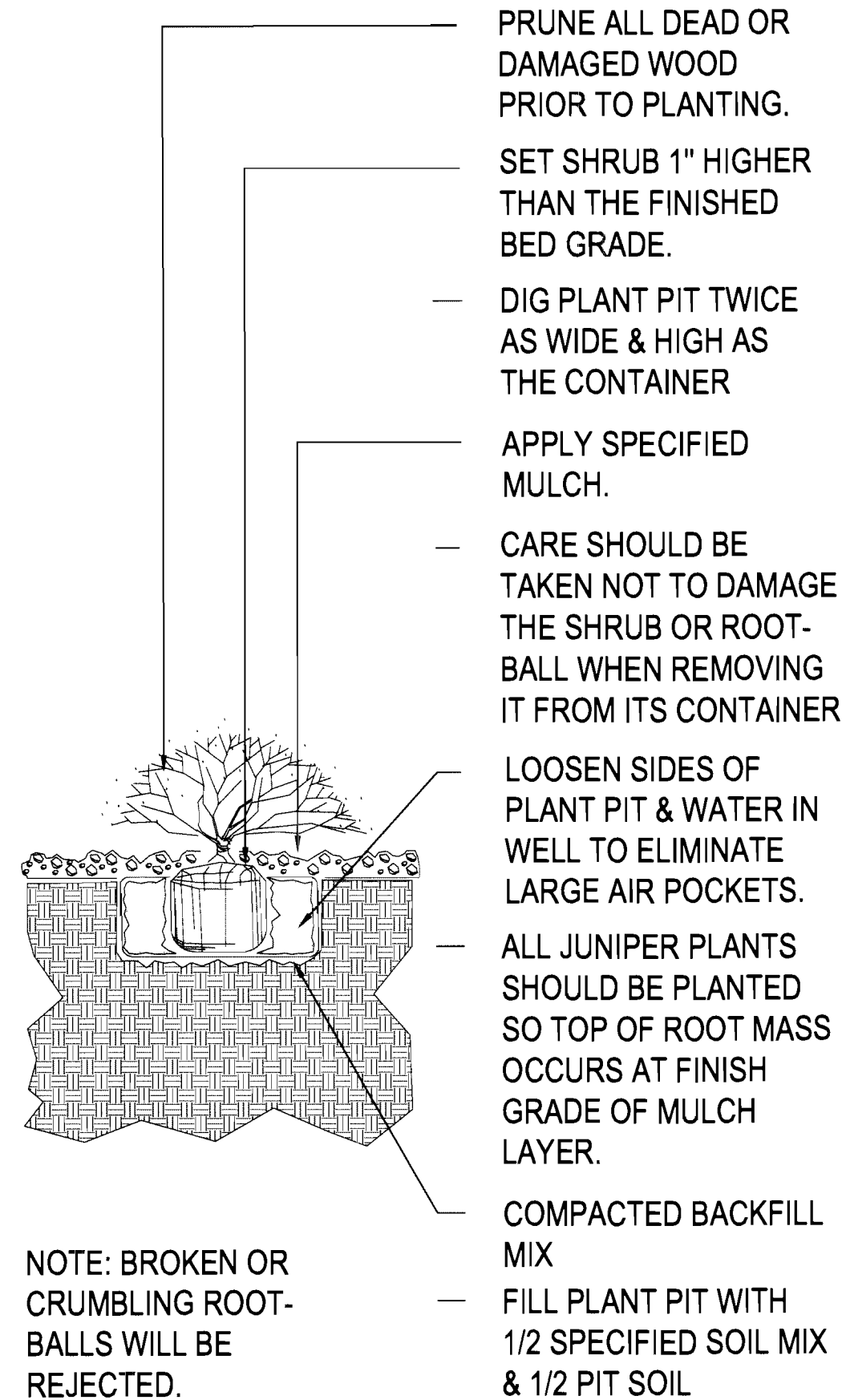
NEOROMANTICO

TREE PLANTING DETAIL



NOTE: PLANT TREE SO THAT FIRST ORDER MAJOR ROOT  
IS 1"-2" ABOVE FINAL GRADE

SHRUB PLANTING DETAIL



NOT FOR CONSTRUCTION



Anchors F, G and H at  
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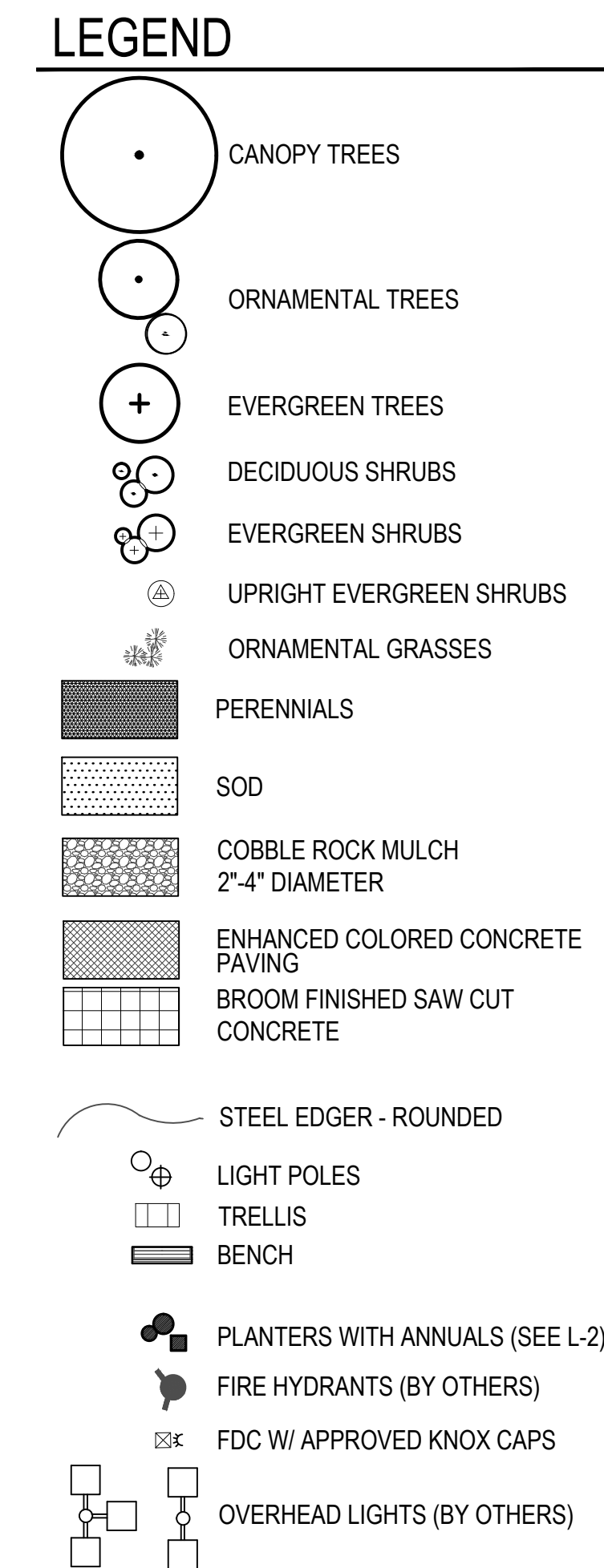
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SHEET NO.

L-2

LANDSCAPE DETAILS

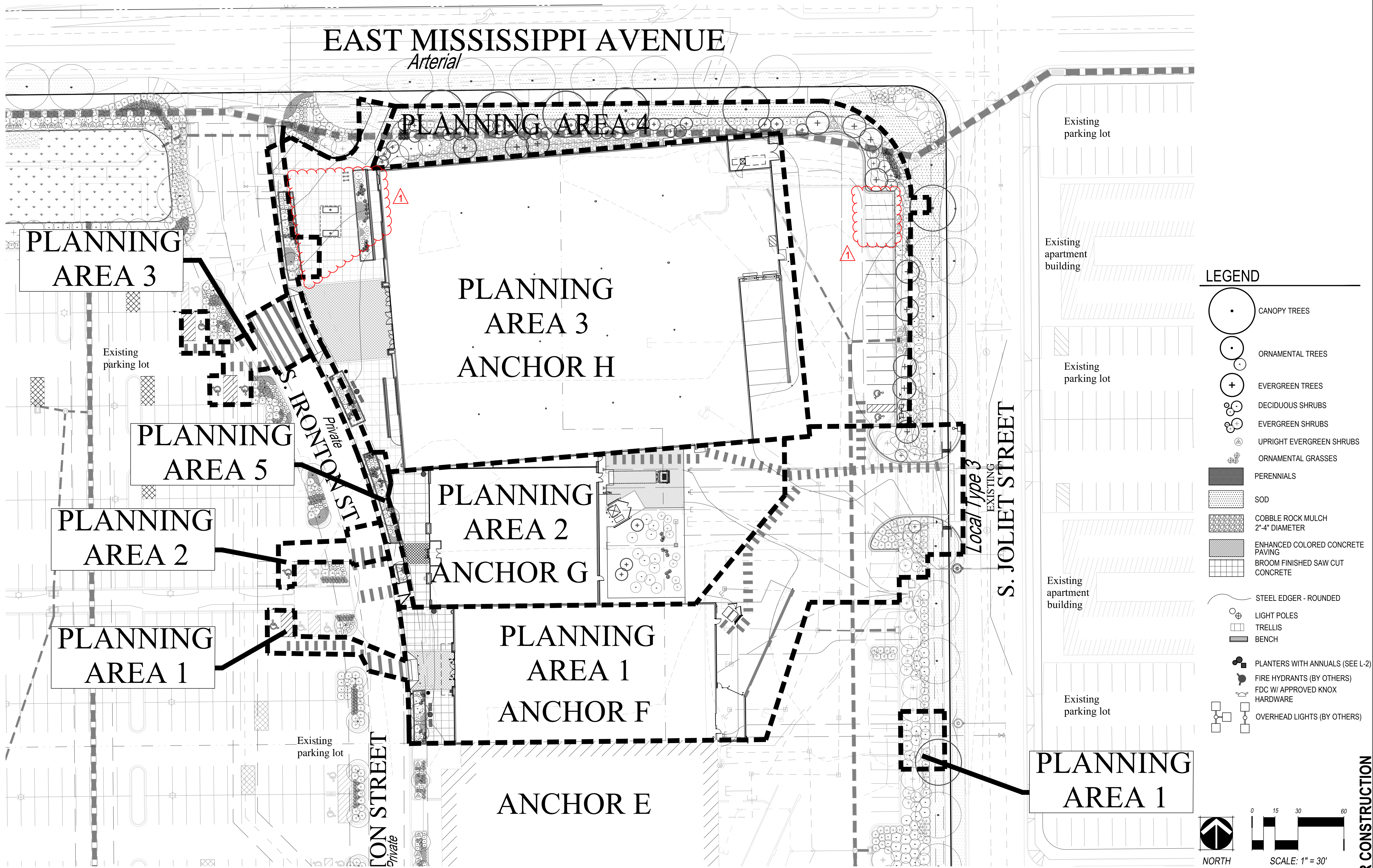
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Anchors F, G and H at  
The Gardens on  
Havana Site Plan

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Miller Real Estate Investments, LLC  
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SHEET NO.

L-4

LANDSCAPE PHASING

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EAST MISSISSIPPI AVENUE

ANCHOR H

ANCHOR G

ANCHOR F

ANCHOR E

S. JOLIET STREET

SITE PLAN

SCALE: 1" = 30'-0"



Anchors F, G and H at  
The Gardens on  
Havana Site Plan

E. Mississippi Ave and  
S. Havana Street  
Aurora, Colorado

A DEVELOPMENT OF:  
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MEA Project Number: 14012



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Planning | Landscape Architecture

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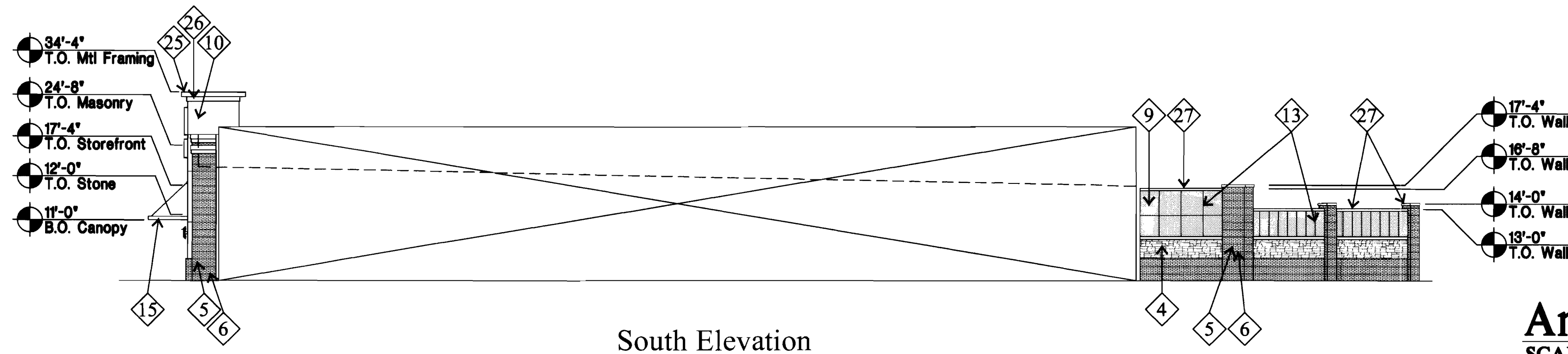
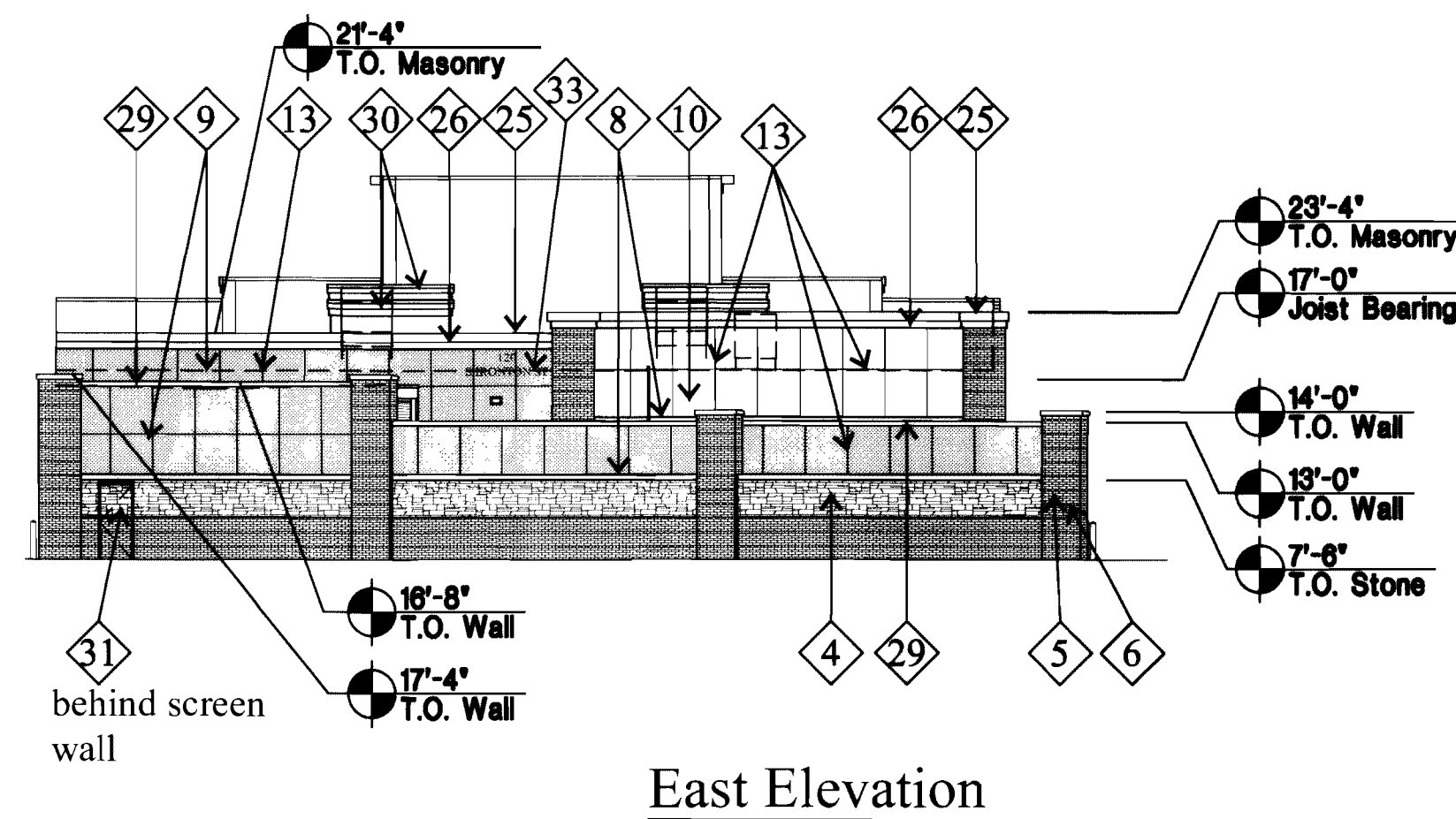
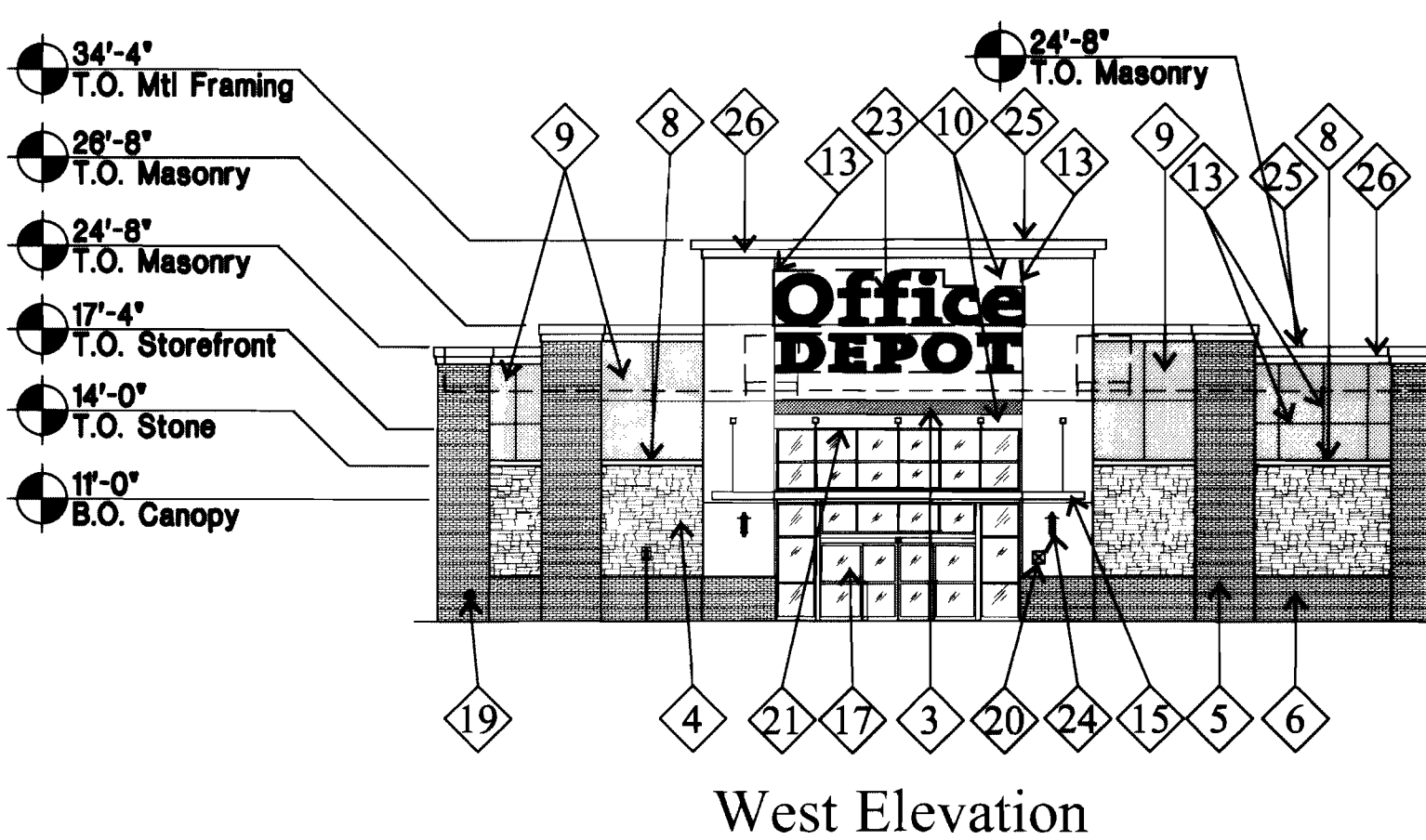
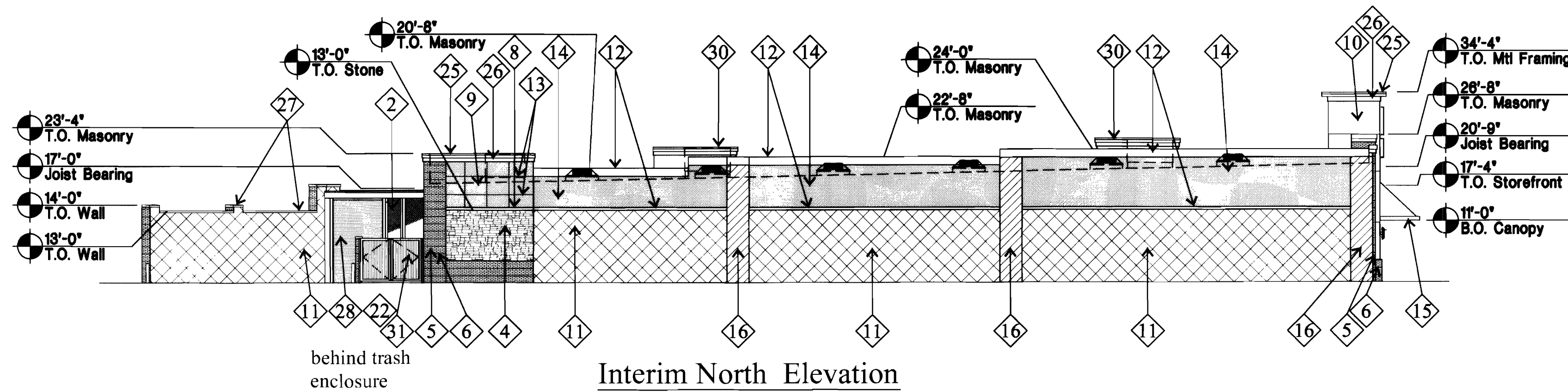
SP-E1

SITE PHOTOMETRIC PLAN



# ANCHORS F, G AND H AT THE GARDENS ON HAVANA SITE PLAN

LOT 3, BLOCK 1, BUCKINGHAM SQUARE SUBDIVISION FILING NO. 8 LOCATED IN THE N.W. QUARTER OF SECTION 23, TOWNSHIP 4 SOUTH,  
RANGE 67 WEST OF THE 6TH PRINCIPAL MERIDIAN, CITY OF AURORA, COUNTY OF ARAPAHOE, STATE OF COLORADO



## Finish Legend

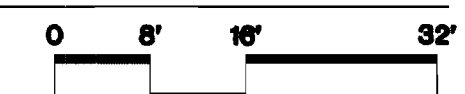
- |  |   |  |
|--|---|--|
| 1 Not used   | 12 Painted CMU to match Dryvit "Buckskin 449"   | 24 Decorative Light  |
| 2 Vinyl fencing fabric. Color: PrivacyLink "Redwood"                         | 13 3/4" reveal  | 25 Prefinished metal coping - Berridge "Parchment"   |
| 3 EIFS to match Sherwin Williams "R-581 Safety Red"                          | 14 Painted CMU to match Sherwin Williams "SW2823 Rookwood Terra Cotta"                                | 26 EIFS cornice: Dryvit "Buckskin 449"   |
| 4 Sunset "Cheyenne LedgeStone", smallest mortar joint possible               | 15 Prefinished/prefabricated metal canopy. Color: Regal Red   | 27 Cast stone cap  |
| 5 Field brick - Lakewood "Country Club"                                      | 16 Painted CMU to match Sherwin Williams "SW2085 Zeus"  | 28 Perforated overhead door  |
| 6 Accent brick (every 6th course) Summit "Andiron"                           | 17 Storefront: Clear anodized aluminum frames with clear glass  | 29 Prefinished metal coping painted to match Sherwin Williams "SW2803 Rookwood Terra Cotta"  |
| 7 Paint Electrical and Gas equipment Sherwin Williams "SW2823 Rookwood Clay" | 18 H.M. door and frame: Sherwin Williams "SW6142 Macadamia"   | 30 EIFS roof screen to match Dryvit "Buckskin 449"   |
| 8 EIFS band: Dryvit "Buckskin 449"   | 19 FDC w/approved knox caps   | 31 Fire riser door with 8" high white vinyl Helvetica letters reading "Fire Riser Door".   |
| 9 EIFS to match Sherwin Williams "SW2803 Rookwood Terra Cotta"               | 20 Knox box - coordinate location w/fire marshal  | 32 8" high white vinyl Helvetica letters reading "120" for building address  |
| 10 EIFS to match Sherwin Williams "SW6142 Macadamia"                         | 21 Soffit: Sherwin Williams "SW6142 Macadamia"  | 33 10" high black gloss plastic Helvetica letters reading "120 S Ironton St" for building address. Letters to be pin mounted to hold off of wall 1/2". |
| 11 Painted CMU to match Sherwin Williams "SW2823 Rookwood Clay"              | 22 Steel decking gates with 2x4 frame - paint Sherwin Williams "SW7067 Cityscape" - 4 hinges per gate |  |
|  | 23 Signage by others  |  |

**FLOOR PLAN**  
SCALE: 1/16" = 1'-0"



Final selection of all materials and colors to be viewed on mockup panel and approved by the developer and architect.

**Anchor F Elevations**  
SCALE: 1/16" = 1'-0"



**MW**  
MILLER WEINGARTEN

ANCHORS F, G AND H AT  
The Gardens on  
Havana Site Plan

E. Mississippi Ave and  
S. Havana Street  
Aurora, Colorado

A DEVELOPMENT OF:

Miller Weingarten Realty, LLC  
860 ENGLEWOOD PARKWAY, SUITE 200  
ENGLEWOOD, COLORADO 80110  
(303) 759-8300 FAX (303) 414-0676

**naos**

Naos Design  
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Centennial, Colorado 80112  
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manhard.com



NORRIS DESIGN  
Planning | Landscape Architecture  
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Denver, Colorado 80204 F 303.892.1186  
www.norris-design.com

## ISSUE LOG

NO.	DESCRIPTION	DATE
1	1st SUBMITTAL	07/29/11
2	2nd SUBMITTAL	10/14/11
3	Mylar	12/01/11

DATE:	JOB:	SCALE:
07/29/11	2011016	1/16" = 1'-0"

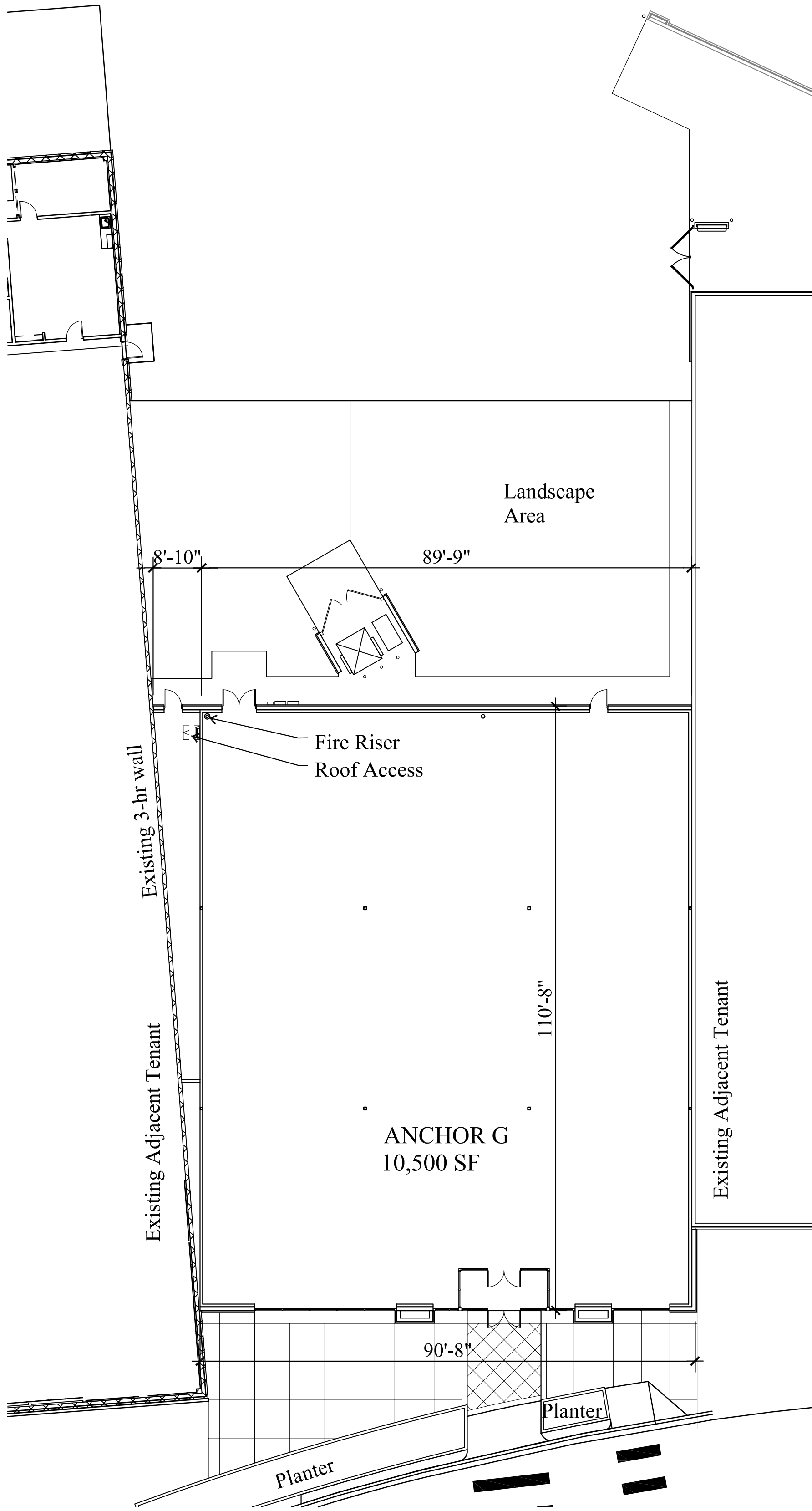
SHEET NO.

**A1**

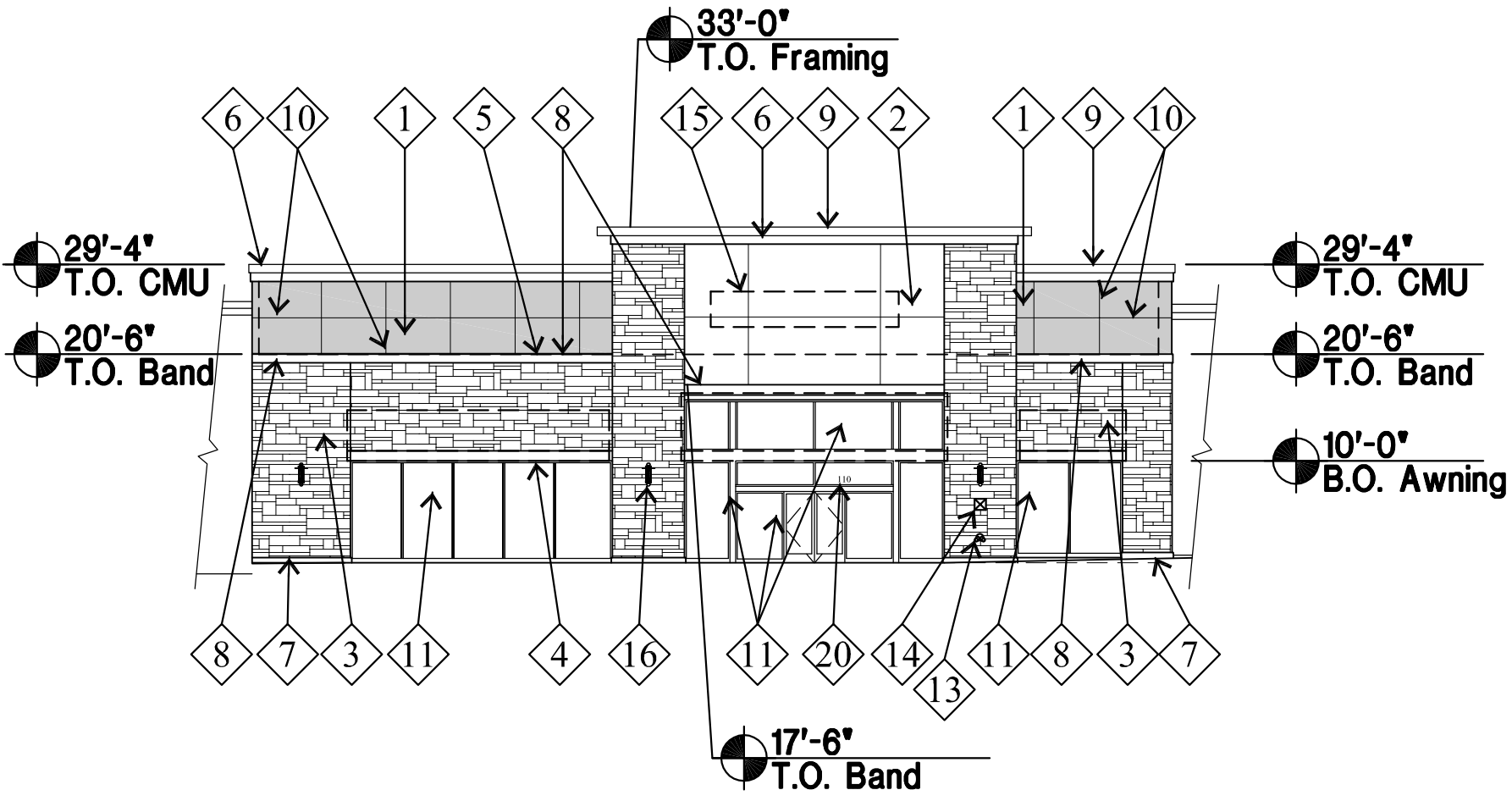
ANCHOR F ELEVATIONS

ANCHORS F, G AND H AT  
THE GARDENS ON HAVANA SITE PLAN

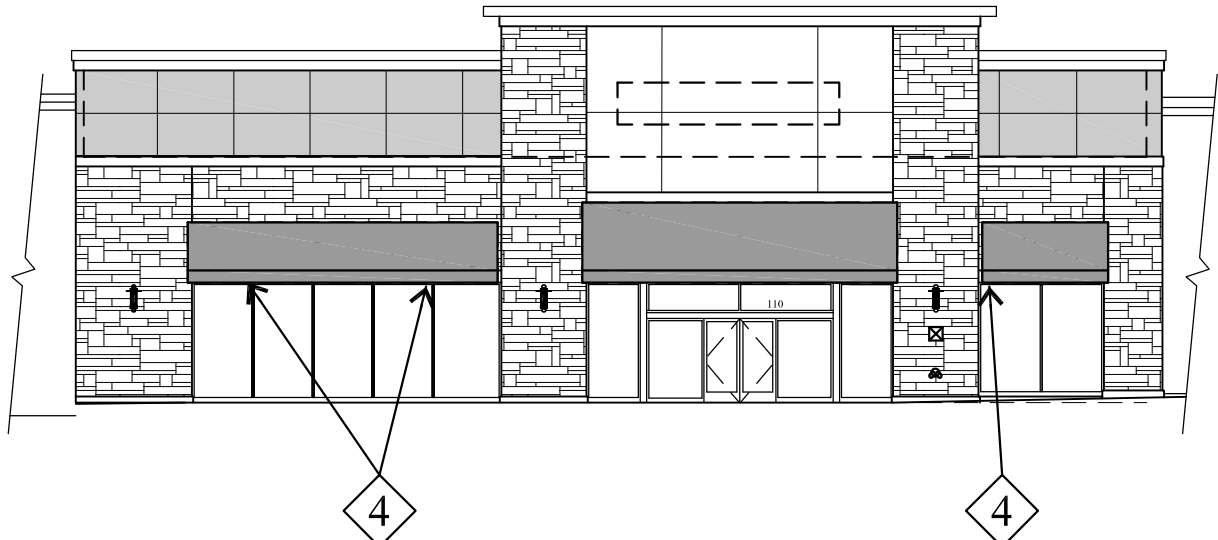
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RANGE 67 WEST OF THE 6TH PRINCIPAL MERIDIAN, CITY OF AURORA, COUNTY OF ARAPAHOE, STATE OF COLORADO



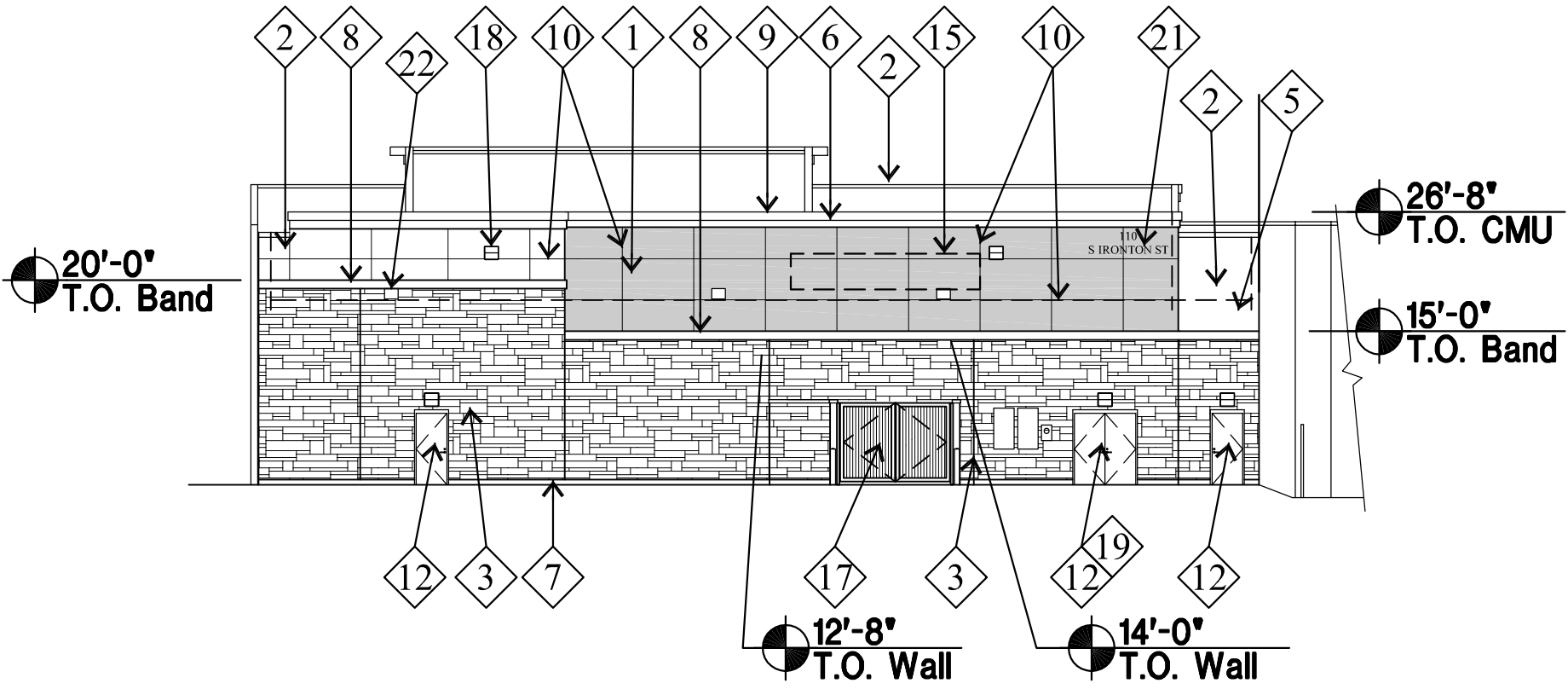
Floor Plan



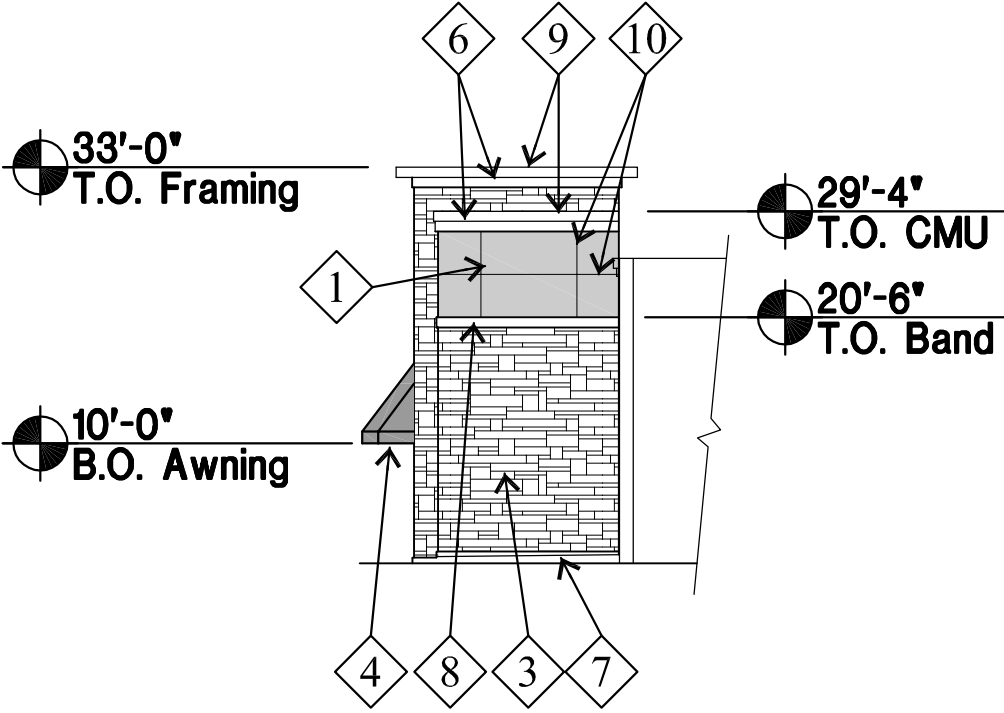
West Elevation



West Elevation with fabric awnings.



East Elevation



South Elevation

Finish Legend

- 1 EIFS to match Sherwin Williams "SW2085 Zeus"
- 2 EIFS to match Sherwin Williams "SW6142 Macadamia"
- 3 Sunset "Natural Limestone", smallest mortar joint possible
- 4 Fabric Awning: Sunbrella "Tuscan Orange"
- 5 Roof membrane (shown dashed)
- 6 EIFS cornice: Dryvit "Buckskin 449"
- 7 Prairie Stone (Cordoba Stone) base
- 8 EIFS band: Dryvit "Buckskin 449"
- 9 Prefinished metal coping - Berridge "Parchment"
- 10 3/4" reveal
- 11 Storefront: Clear anodized aluminum frames with clear low-E glass
- 12 H.M. door and frame: Sherwin Williams "SW6142 Macadamia"
- 13 FDC w/approved knox caps
- 14 Knox box - coordinate location w/fire marshall
- 15 Signage by others
- 16 Decorative Light
- 17 Steel decking gates with 2x4 frame - paint Sherwin Williams "SW7067 Cityscape" - 4 hinges per gate. Side screen walls at dumpster: Sunset "Natural Limestone", smallest mortar joint possible
- 18 Cut-off wall light
- 19 Fire riser door with 8" high white vinyl Helvetica letters reading "Fire Riser Door".
- 20 8" high white vinyl Helvetica letters reading "110" for building address
- 21 10" high black gloss plastic Helvetica letters reading "110 S Ironton St" for building address. Letters to be pin mounted to hold off of wall 1/2".
- 22 Overflow roof scupper.

Anchor G Elevations

Scale: 1/16" = 1'-0" 0 8' 16' 32'



ANCHORS F, G and H at  
The Gardens on  
Havana Site Plan

E. Mississippi Ave and  
S. Havana Street  
Aurora, Colorado

A DEVELOPMENT OF:  
Miller Real Estate Investments, LLC  
7100 E. BELLEVUE AVENUE, SUITE 309  
GREENWOOD VILLAGE, COLORADO 80111  
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ISSUE LOG

NO.	DESCRIPTION	DATE
1	1st SUBMITTAL	07/29/11
2	2nd SUBMITTAL	10/14/11
3	Mylar	12/01/11
4	AMENDMENT #2	04-14-14

DATE:	JOB:	SCALE:
07/29/11	2014008	1/16" = 1'-0"

SHEET NO.

A2

Anchor G Elevations

Final selection of all materials and colors to be approved by the developer and architect.





ABOVEGROUND  
PROPANE STORAGE TANKS  
120 - 1000 Gallons

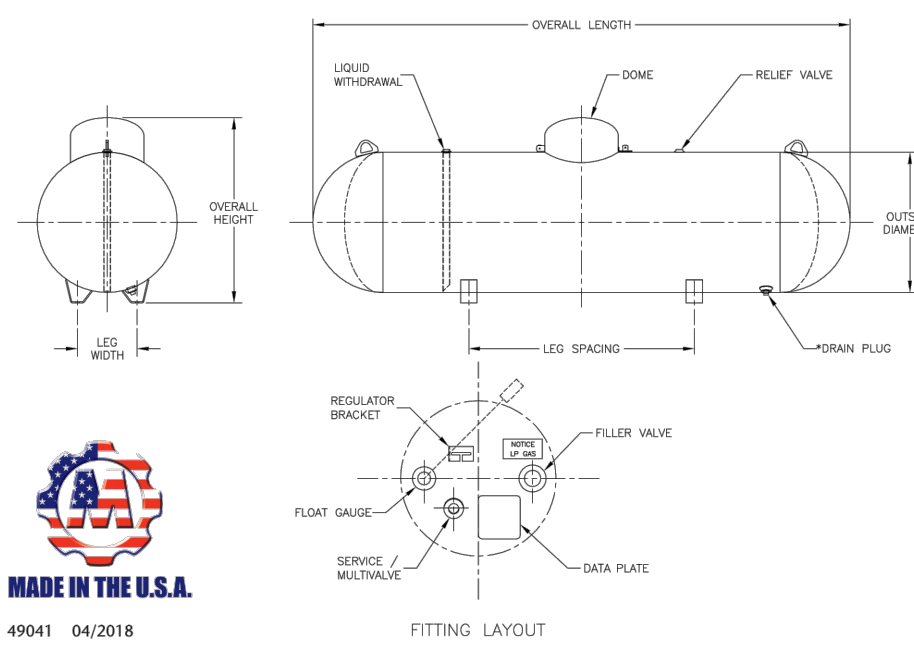
#### ABOVEGROUND VESSEL DIMENSIONS & SPECIFICATIONS

(All Vessel Dimensions are Approximate)

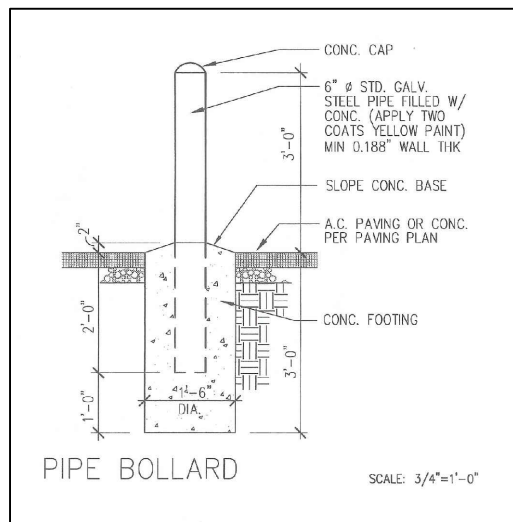
Part Number	Description	Water Capacity Gall	Outside Diameter Inches	Head Type	Overall Length Feet/In	Overall Height Feet/In	Log Width Inches	Log Spacing Inches	Weight Lbs/Kg	Full Load Stds	Quantity
68268	120 Gallon Aboveground Storage Tank*	120	24"	Ellip	5' 0"	2' 9 3/8"	10 1/8"	3' 0"	310	96	12
68270	250 Gallon Aboveground Storage Tank*	250	30"	Hemi	7' 10"	3' 3 3/8"	12 3/4"	3' 6"	471	54	9
68272	320 Gallon Aboveground Storage Tank	320	30"	Hemi	9' 7"	3' 11 1/16"	12 3/4"	4' 0 1/4"	566	45	9
68274	500 Gallon Aboveground Storage Tank	500	37.5"	Hemi	9' 10"	3' 11 1/16"	15"	5' 0"	920	30	6
68276	1000 Gallon Aboveground Storage Tank	1000	41"	Hemi	15' 11"	4' 2 1/2"	16 1/4"	9' 0"	1811	15	5

\* Drain Plug Not Available

Federal, state or local regulations may contain specific applicable requirements for protective coatings and cathodic protection. The purchaser and installer are responsible for compliance with such federal, state, local and NFPA industry regulations, including, but not limited to, proper purging prior to putting into service. Coating (D) must be continuous, uninterrupted and must comply with local, state or national codes or regulations.



DETAIL 01



DETAIL 02

6' wood solid privacy fence

Materials:  
2" x 4" x 8' wood rails  
1" x 6" x 6" (5 1/2" actual) dog ear pickets  
4" x 4" x 96" stained and treated posts  
1 7/8" aluminum coated nails @ pickets  
3" aluminum coated nails @ rails

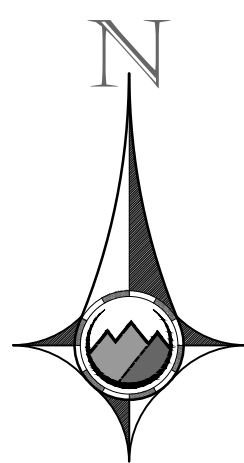
Gaps:  
1" approx. @ hinge side of gates  
1" approx. @ latch side of gates  
2" (±.4") approx. @ bottom of fence  
May be gaps at pickets when dried.

Pickets may have knots and slight checks

Posts may develop checks or long vertical cracks through drying.

W6-S18F6

DETAIL 03

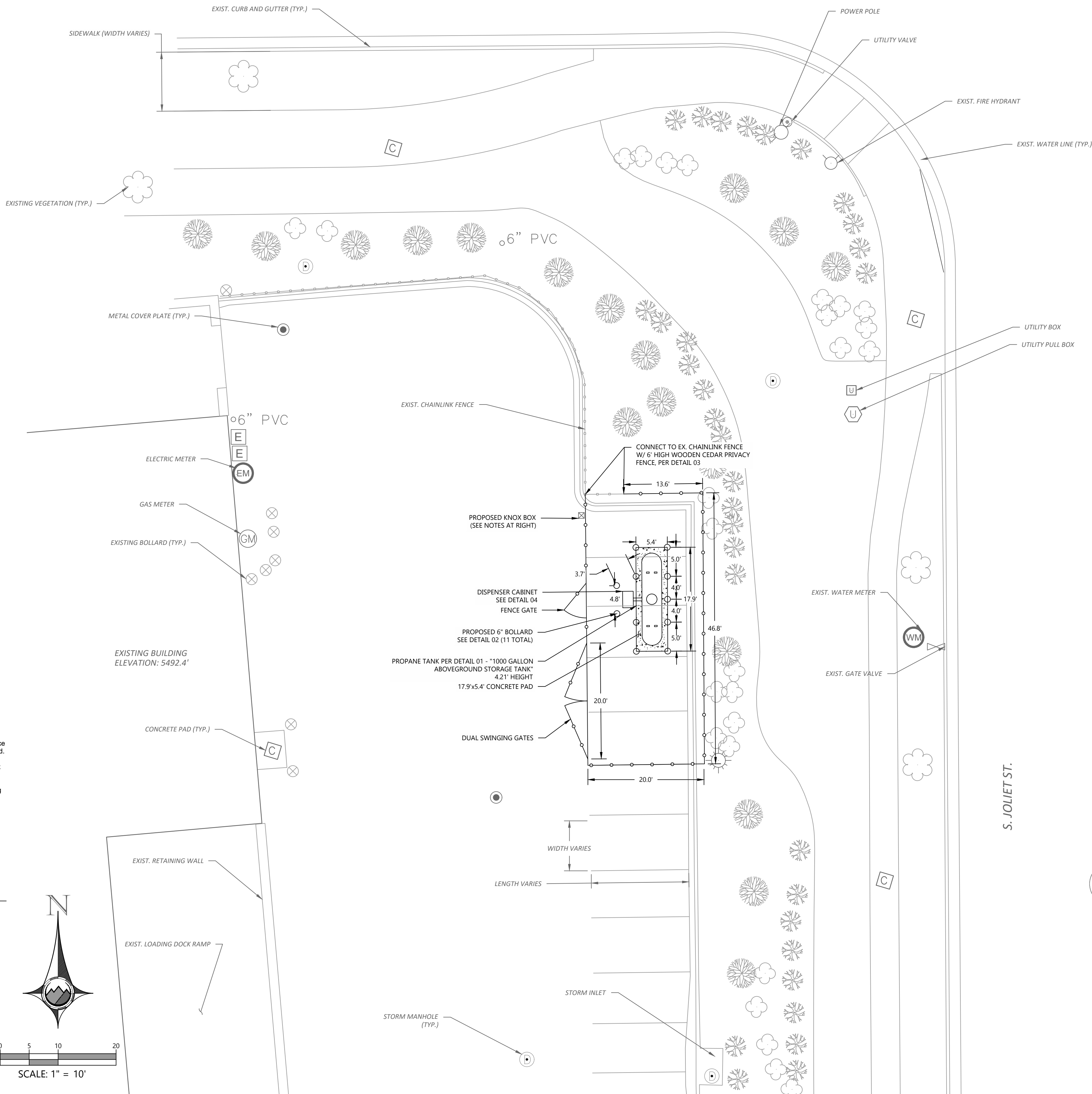


SCALE: 1" = 10'

## ANCHORS F, G AND H AT THE GARDENS ON HAVANA SITE PLAN

LOT 3, BLOCK 1, BUCKINGHAM SQUARE SUBDIVISION FILING NO. 8 LOCATED IN THE N.W. QUARTER OF SECTION 23, TOWNSHIP 4 SOUTH,  
RANGE 67 WEST OF THE 6TH PRINCIPAL MERIDIAN, CITY OF AURORA, COUNTY OF ARAPAHOE, STATE OF COLORADO

E. MISSISSIPPI AVE.



#### LEGEND:

- PROPERTY LINE
- ADA ACCESSIBLE ROUTE
- PROPOSED BUILDING
- EXISTING BUILDING
- PROPOSED EASEMENT
- EXISTING EASEMENT
- PROPERTY SETBACK
- PROPOSED CURB & GUTTER
- EXISTING CURB & GUTTER
- PROPOSED SAWCUT
- PROPOSED ASPHALT
- PROPOSED WALK
- PROPOSED LIGHT POLE
- EXISTING LIGHT POLE
- PROPOSED SIGN
- EXISTING SIGN

#### NOTES:

- ALL DIMENSIONS TO CURBS ARE TO FLOWLINE UNLESS OTHERWISE INDICATED.

#### GATE NOTE:

- ALL GATES SHALL HAVE HARDWARE TO SECURE THE GATE IN A CLOSED POSITION.
- ALL GATES SHALL BE INSTALLED TO THE MAXIMUM FENCE HEIGHT AT ALL ENTRANCES.
- ALL UNATTENDED GATES SHALL BE SELF-CLOSING, SELF-LATCHING, AND LOCKED WHEN NOT IN USE.

#### KNOX BOX NOTES:

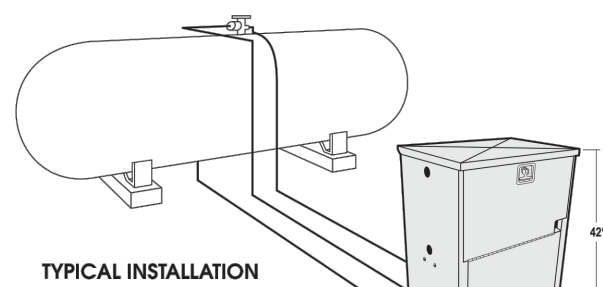
- KNOX BOXES MUST BE INSTALLED WITHIN SIX (6) FEET OF EITHER SIDE OF THE ENTRANCE GATE. KNOX BOXES MUST BE VISIBLE AND ACCESSIBLE.
- KNOX BOXES CANNOT BE LOWER THAN FOUR (4) FEET OR HIGHER THAN SIX (6) FEET ABOVE THE GROUND.
- KNOX HARDWARE INFORMATION CAN BE FOUND AT OUR CITY WEBSITE AT AURORAGOV.ORG BY TYPING IN "KNOX RAPID ENTRY SYSTEMS" IN THE SEARCH TOOL.

The Ransome D7608-A "Aluminum Diamond Plate" LP-Gas Dispenser Cabinet is a complete, heavy gauge Dispenser designed for easy installation, use and service access.

When ordering the D7608-A as a "COMPLETE", ready to attach dispenser, the cabinet contains all quality components. Standard are a Neptune 1" type-40-Rate N compact LP-Gas meter. A Blackmer pump with a 1HP Baldor motor is available along with a 1/4" - 1/2" long, high pressure hose assembly complete with Acme shut-off valve and connector.

A D7608-A is basically the same, with the exception of a 1 1/2 HP pump.

The Ransome D7600-A "KNOCK DOWN" LP-Gas Dispenser Cabinet only, is shipped unassembled. It comes complete with all material, nuts and bolts, for a quick and easy assembly.



TYPICAL INSTALLATION



EXPLODED VIEW

- OPTIONS:
- Hose Retractor
  - Hose of Varying Length
  - Bottle Fill Scale
  - Custom Features on request
  - 10k (Tank Riser KIT)
  - 20k (Dispenser Riser KIT)

**RANSOME**  
MANUFACTURING  
2365 E. Macfar Avenue • Fresno, California 93728  
Telephone (559) 485-0974 • (800) 342-8505 • Fax (559) 485-8869

DETAIL 04

#### REVISIONS

NO.	DATE	DESCRIPTION
1	6/18/2024	CITY COMMENTS

PROJ. NO.: 24006

DATE:

DRAWN BY: TAM

CHECKED BY: MDS

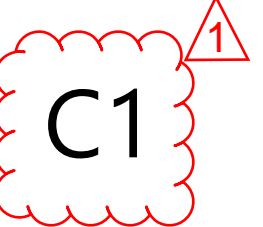
SITE PLAN  
PROPANE TANK AREA

ACE GARDENS ON HAVANA TANK

COLORADO

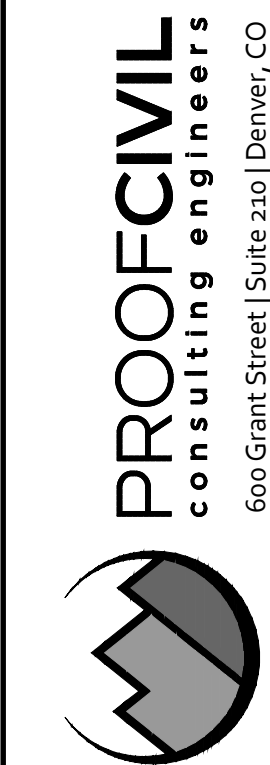
DENVER

DRAWING NO.



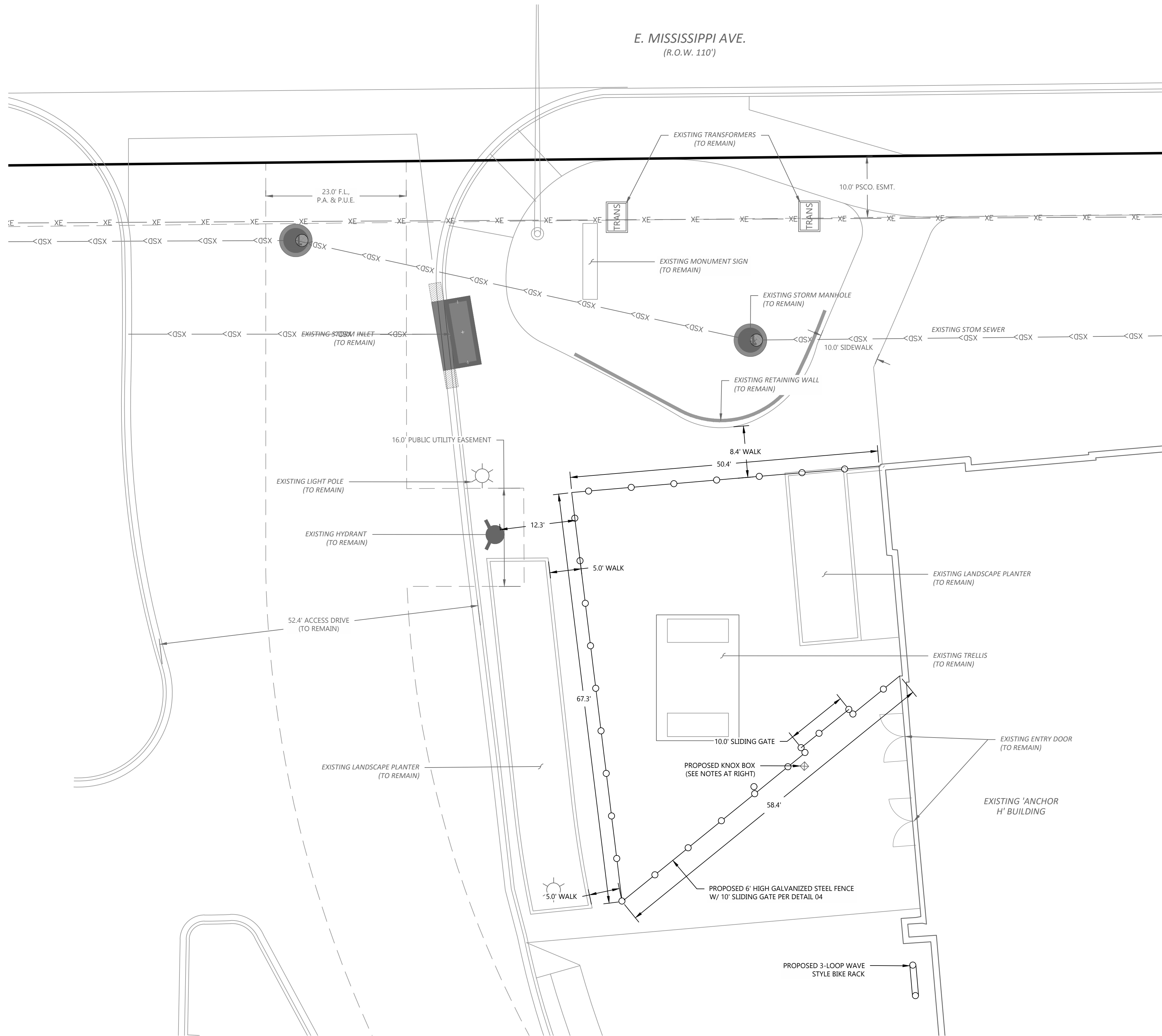
SEAL:

FOR AND ON BEHALF OF PROOF CIVIL CO.



ANCHORS F, G AND H AT  
THE GARDENS ON HAVANA SITE PLAN

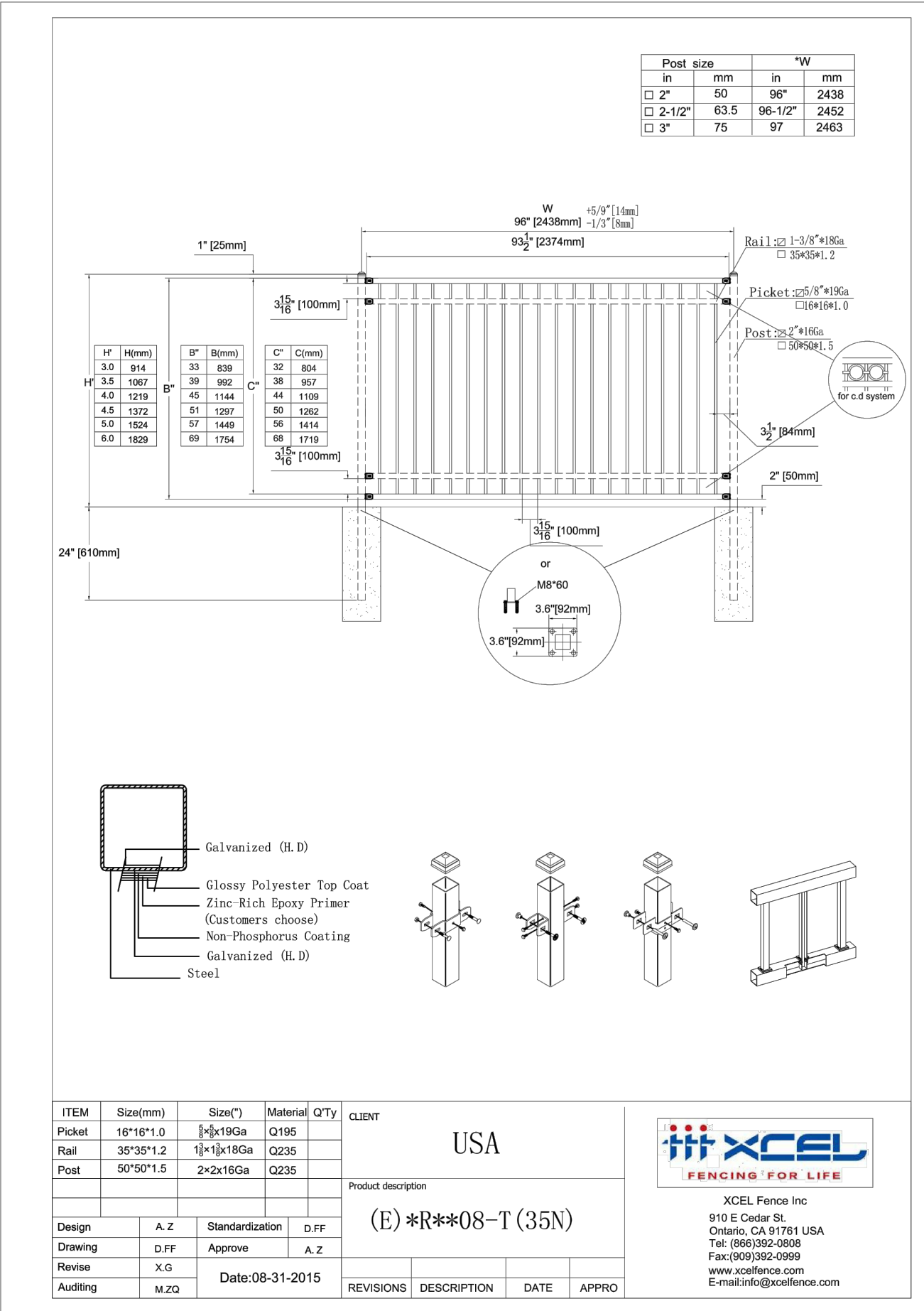
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RANGE 67 WEST OF THE 6TH PRINCIPAL MERIDIAN, CITY OF AURORA, COUNTY OF ARAPAHOE, STATE OF COLORADO



**LEGEND:**

- PROPERTY LINE
- ADA ACCESSIBLE ROUTE
- PROPOSED BUILDING
- EXISTING BUILDING
- PROPOSED EASEMENT
- EXISTING EASEMENT
- PROPERTY SETBACK
- PROPOSED CURB & GUTTER
- EXISTING CURB & GUTTER
- PROPOSED SAWCUT
- PROPOSED ASPHALT
- PROPOSED WALK
- PROPOSED LIGHT POLE
- EXISTING LIGHT POLE
- PROPOSED SIGN
- EXISTING SIGN

- NOTES:**
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- GATE NOTE:**
- ALL GATES SHALL HAVE HARDWARE TO SECURE THE GATE IN A CLOSED POSITION.
  - ALL GATES SHALL BE INSTALLED TO THE MAXIMUM FENCE HEIGHT AT ALL ENTRANCES.
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- KNOX BOX NOTES:**
- KNOX BOXES MUST BE INSTALLED WITHIN SIX (6) FEET OF EITHER SIDE OF THE ENTRANCE GATE. KNOX BOXES MUST BE VISIBLE AND ACCESSIBLE.
  - KNOX BOXES CANNOT BE LOWER THAN FOUR (4) FEET OR HIGHER THAN SIX (6) FEET ABOVE THE GROUND.
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**PROOF CIVIL**  
consulting engineers  
600 Grant Street | Suite 210 | Denver, CO

SEAL:

FOR AND ON BEHALF OF PROOF CIVIL CO.

REVISIONS	
NO.	DESCRIPTION
1	CITY COMMENTS

PROJ. NO.: 24006  
DATE: 05/09/2024  
DRAWN BY: TAM  
CHECKED BY: MDS

**SITE PLAN**  
ENTRYWAY

**ACE GARDENS ON HAVANA FENCE**  
COLORADO

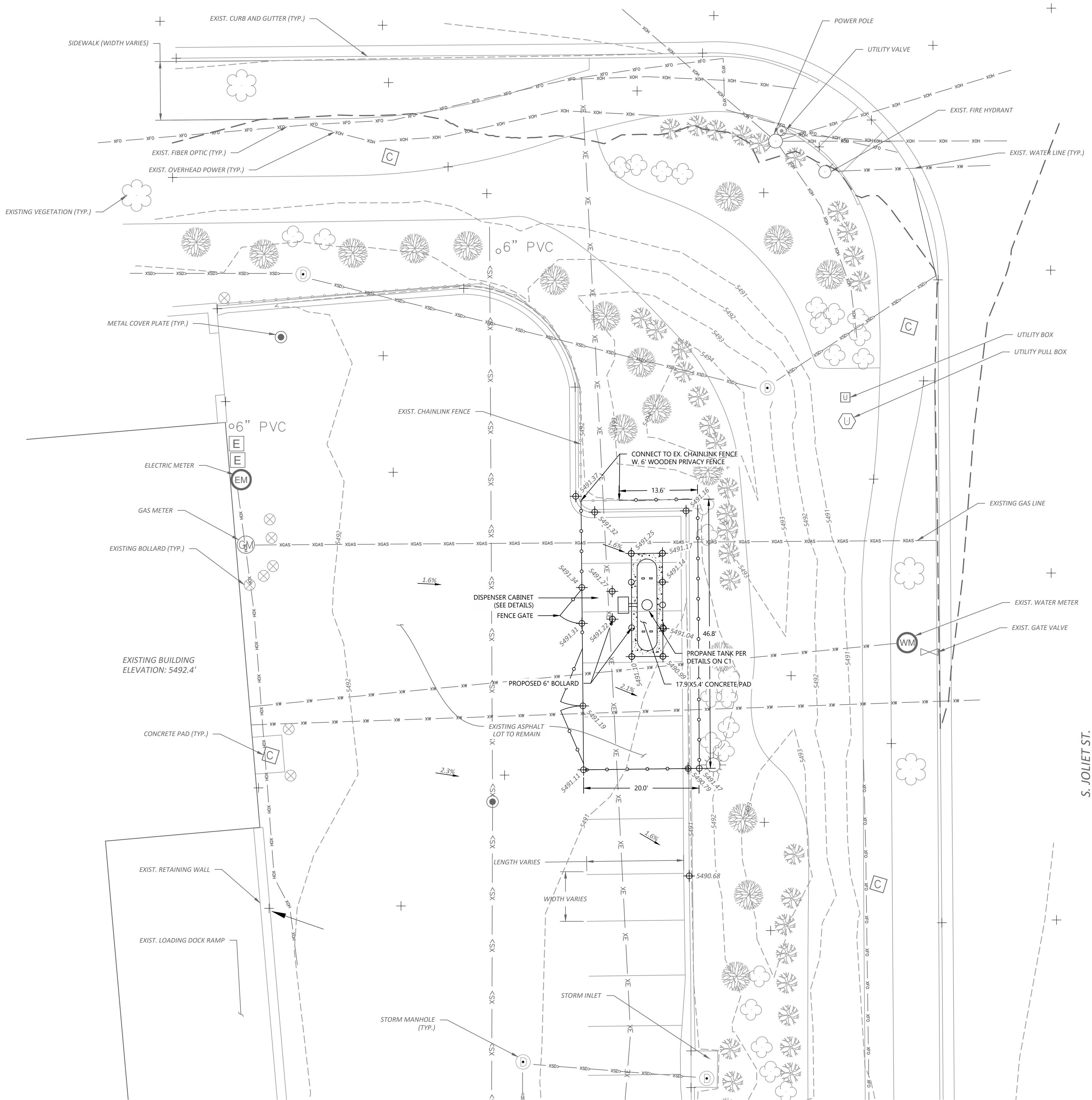
DENVER

DRAWING NO. C2

ANCHORS F, G AND H AT  
THE GARDENS ON HAVANA SITE PLAN

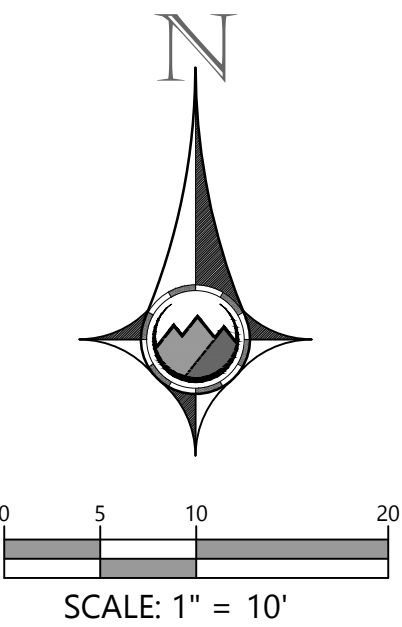
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RANGE 67 WEST OF THE 6TH PRINCIPAL MERIDIAN, CITY OF AURORA, COUNTY OF ARAPAHOE, STATE OF COLORADO

E. MISSISSIPPI AVE.



- LEGEND:
- PROPERTY LINE
  - PROPOSED BUILDING
  - EXISTING BUILDING
  - PROPOSED EASEMENT
  - EXISTING EASEMENT
  - PROPERTY SETBACK
  - PROPOSED 5' CONTOUR
  - PROPOSED 1' CONTOUR
  - EXISTING 5' CONTOUR
  - EXISTING 1' CONTOUR
  - PROPOSED STORM LINE
  - EXISTING STORM LINE
  - PROPOSED SAWCUT
  - PROPOSED STORM INLET
  - EXISTING STORM INLET
  - FLOW DIRECTION
  - PROPOSED SPOT GRADE
  - EXISTING SPOT GRADE
  - SLOPE AND DIRECTION
  - HP HIGH POINT
  - LP LOW POINT
  - GB GRADE BREAK
  - FFE FINISHED FLOOR ELEVATION
  - M.E. MATCH EXISTING

- NOTES:
- ALL ELEVATION SPOTS ALONG CURB INDICATE FLOWLINE ELEVATION UNLESS OTHERWISE INDICATED.
  - PROPOSED ACCESSIBLE PARKING SPOTS SHALL HAVE 2.0% MAX SLOPE IN ANY DIRECTION.



**PROOF**  
civil  
consulting engineers

600 Grant Street | Suite 210 | Denver, CO

SEAL:

FOR AND ON BEHALF OF PROOF CIVIL CO.

REVISIONS	
NO.	DESCRIPTION
1	CITY COMMENTS

PROJ. NO.: 24006

DATE: 6/18/2024

DRAWN BY: TAM

CHECKED BY: MDS

GRADING & UTILITY PLAN

ACE GARDENS ON HAVANA TANK

DENVER COLORADO

DRAWING NO. C3