CAUTION: IF THIS SHEET IS NOT 24"x36" IT IS A REDUCED PRINT

Title should read (all in bold lettering):
Picadilly Crossing - Site Plan and Preliminary Plat

Sheet title has been revised accordingly

Please add subdivision name to title.

PICADILLY CROSSING
21291 E. 6TH AVE.
SITE PLAN

Please move from this location to the title, use same font and boldness as title.

Sheet title has been revised accordingly

The comments in green were made by Kendra Hanagami, and can be contacted at khanagam@auroragov.org

Sheet title has been revised accordingly

A PARCEL OF LAND IN THE SOUTHEAST QUARTER OF SECTION 2 AND THE NORTHEAST QUARTER OF SECTION 11, TOWNSHIP 4 SOUTH, RANGE 66 WEST OF THE SIXTH PRINCIPAL MERIDIAN, CITY OF AURORA, COUNTY OF ARAPAHOE, STATE OF COLORADO

Sheet title has been revised to match plat

Match subdivision plat Description and B&D's'

Legal description and bearings and distances now match the plat

LEGAL DESCRIPTION:

A PARCEL OF LAND IN THE SOUTHEAST ... 2 AND THE NORTHEAST QUARTER OF SECTION 11, TOWNSHIP 4 SOUTH, RANGE 66 WEST OF THE SIXTH PRINCI... OF ARAPAHOE, STATE OF COLORADO, BEING MORE PARTICULARLY DESCRIBED AS FOLLOWS

COMMENCING AT CENTER-SOUTH SIXTEENTH (1/16) CORNER OF SECTION 2 AND CONSIDERING THE WEST LINE OF THE SOUTHWEST QUARTER OF THE SOUTHEAST QUARTER OF SECTION 2 TO BEAR NORTH 00°29'15" WEST, WITH ALL BEARINGS CONTAINED HEREIN RELATIVE THERETO;

THENCE SOUTH 00°29'15" EAST ALONG SAID WEST LINE A DISTANCE OF 1.79 FEET TO THE **POINT OF BEGINNING**;

THENCE NORTH 89°40'49" EAST A DISTANCE OF 1,321.85 FEET TO THE EAST LINE OF SAID SOUTHWEST QUARTER OF THE SOUTHEAST QUARTER OF SECTION 2;

THENCE SOUTH 00°28'58" EAST ALONG SAID EAST LINE A DISTANCE OF 1,232.57 FEET;

Legal Description has been updated to match plat exactly

THENCE NORTH 89°43'27" EAST A DISTANCE OF 46.00 FEET;

per Book 6, Page 431?

THENCE SOUTH 00°28'58" EAST A DISTANCE OF 56.00 FEET TO A POINT ON THE NORTHERLY RIGHT-OF-WAY OF EAST SIXTH AVENUE;

THENCE SOUTH 00°16'33" EAST A DISTANCE OF 60.00 FEET TO A POINT ON THE SOUTHERLY RIGHT-OF-WAY OF SAID EAST SIXTH AVENUE;

THENCE SOUTH 89°43'27" WEST ALONG SAID SOUTHERLY RIGHT-OF-WAY LINE A DISTANCE OF 1367.43 FEET TO THE WEST LINE OF SAID NORTHEAST QUARTER OF SECTION 11;

TIS has been updated and comment responses will be provided with submittal. Site Plan and TIS have been revised to be consistent with one another

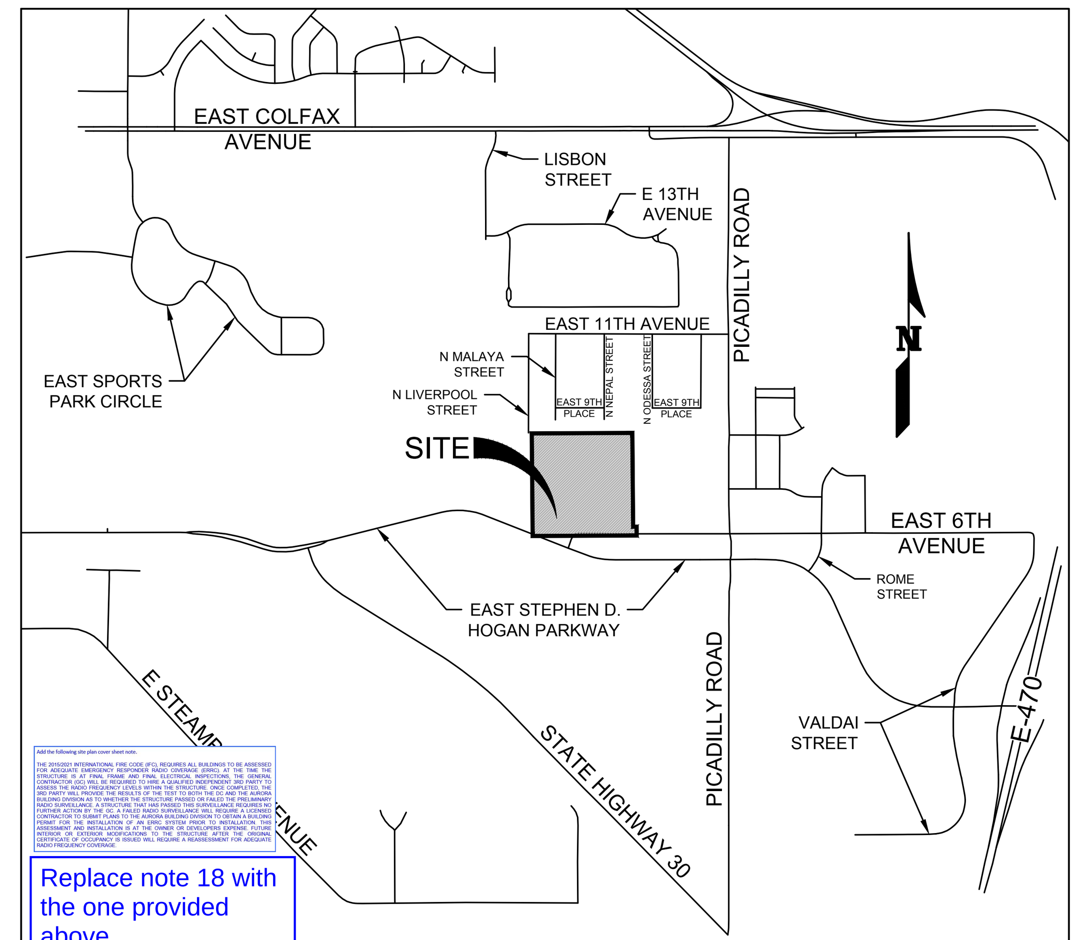
THENCE NORTH 00°39'43" WEST ALONG SAID WEST LINE A DISTANCE OF 30.00 FEET TO THE SOUTH QUARTER CORNER OF SECTION 2;

THENCE NORTH 00°29'15" WEST ALONG SAID WEST LINE OF THE SOUTHWEST QUARTER OF THE SOUTHEAST QUARTER OF SECTION 2 A DISTANCE OF 1,317.55 FEET TO THE **POINT OF BEGINNING**.

Traffic Impact Study needs to be updated. If it identifies a traffic signal is warranted at 6th Ave/SDHP then traffic signal escrow will be required.

SAID PARCEL CONTAINS AN AREA OF 1,787,180 SQUARE FEET, OR 41.028 ACRES, MORE OR LESS.

THE LINEAL DISTANCE UNIT USED IN THE PREPARATION OF THIS LEGAL DESCRIPTION IS THE UNITED STATES SURVEY ... STATES DEPARTMENT OF COMMERCE, NATIONAL INSTITUTE OF STANDARDS AND TECHNOLOGY DEFINES THE UNITED STATES SURVEY FOOT AS 1200/3937 METERS.



VICINITY MAP
(SCALE 1" = 2000')

Active Bald Eagles Nest –PROS will be looking for a letter of support from Colorado Parks and Wildlife (CPW) regarding the design, location and potential disturbance to the nest in order to sign off on this project. Construction during active nesting season which runs from December through July is prohibited.

Understood. WM is happy to answer any questions that may come up in the review from CPW. All necessary precautions will take place during construction.

Add this note and place the numbers 65-80 between the words Exceeding and Under.

Note has been added to cover sheet

Add the following site plan note:

ATTENTION BUILDING DIVISION: PER ARTICLE XI, C.O.A. BUILDING AND ZONING CODE, SECTION 22--425 THROUGH 22--434, AN ACOUSTIC ANALYSIS, PREPARED BY ACOUSTIC EXPERT THAT WILL IDENTIFY BUILDING DESIGN FEATURES NECESSARY TO ACCOMPLISH EXTERIOR NOISE REDUCTION TO ACHIEVE INTERIOR NOISE LEVELS NOT EXCEEDING UNDER WORSE-- CASE NOISE CONDITIONS.

Replace note 18 with the one provided above.

Note 18 has been revised accordingly. Thank you.

CITY OF AURORA SITE PLAN NOTES:

1. THE DEVELOPER, HIS SUCCESSORS AND ASSIGNS, INCLUDING THE HOMEOWNERS OR MERCHANTS ASSOCIATION, S... F... INSTALLATION, MAINTENANCE AND REPLACEMENT OF ALL FIRE LANE SIGNS AS REQUIRED BY THE CITY OF AURORA.

Note 4 has been revised accordingly. Thank you.

Replace note 4 with the note provided above.

2. ALL SIGNS MUST CONFORM TO THE CITY OF AURORA 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 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 2018 INTERNATIONAL BUILDING CODE, CHAPTER 11, AND THE INTERNATIONAL CODE COUNCIL (ICC) A117.1-2009.
5. THE APPLICANT HAS THE OBLIGATION TO COMPLY WITH ALL APPLICABLE REQUIREMENTS OF THE AMERICANS 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 OR ENCROACHMENTS INTO EASEMENTS AND RIGHTS-OF-WAY OWNED BY THE CITY OF AURORA ("CITY") IDENTIFIED AS BEING PRIVATELY-OWNED AND MAINTAINED HEREIN ARE ACKNOWLEDGED BY THE UNDERSIGNED AS BEING SUBJECT TO CITY'S USE AND OCCUPANCY OF SAID EASEMENTS OR RIGHTS-OF-WAY. THE UNDERSIGNED, ITS SUCCESSORS AND ASSIGNS, FURTHER AGREES TO REMOVE, REPAIR, REPLACE, RELOCATE, MODIFY, OR OTHERWISE ADJUST SAID CROSSINGS OR ENCROACHMENTS UPON REQUEST FROM THE CITY AND AT NO EXPENSE TO THE CITY. THE CITY RESERVES THE RIGHT TO MAKE FULL USE OF THE EASEMENTS AND RIGHTS-OF-WAY AS MAY BE NECESSARY OR CONVENIENT AND THE CITY RETAINS ALL RIGHTS TO OPERATE, MAINTAIN, INSTALL, REPAIR, REMOVE OR RELOCATE ANY CITY FACILITIES LOCATED WITHIN SAID EASEMENTS AND RIGHTS-OF-WAY AT ANY TIME AND IN SUCH A MANNER AS IT DEEMS NECESSARY OR CONVENIENT.
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 THE AURORA CITY CODE, SECTION 126, ARTICLE VII -NUMBERING OF BUILDINGS.
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 REFLECT 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, (i.e. BAY WINDOWS, FIREPLACES, ROOF OVERHANGS, GUTTERS, EAVES, FOUNDATIONS, FOOTINGS, CAN... ETC) ARE NOT ALLOWED TO ENCROACH INTO ANY EASEMENT OR FIRE LANE.
17. THE DEVELOPER IS RESPONSIBLE FOR SIGNING AND STRIPING ALL PUBLIC STREETS. THE DEVELOPER IS REQUIRED TO ... NAME, AND GUIDE SIGNS ON ALL PUBLIC STREETS AND PRIVATE STREETS APPROACHING AN INTERSECTION WITH A PUB... FURNISHED AND INSTALLED PER THE MOST CURRENT EDITIONS OF THE MANUAL ON UNIFORM TRAFFIC CONTROL DEVIC... AND SHOWN ON THE SIGNING AND STRIPING PLAN FOR THE DEVELOPMENT.

Signage data is now shown in this table and on site plan

To avoid future amendment process please include approximate signage data and show location on site plan.

Will this project be phased? If so, please add the applicable notes and meet the criteria provided.

This project will not be phased.

Will this site be phased? If so, please provide phasing plan using the following information.

- A phasing plan must be provided with the Planning Departments Site Plan and the Public Works Departments Civil Plans submittal.
- The details and descriptions of the phasing plan reflected on both the site plan and civil plans must match.
- Off-Site Improvements. The phasing plan must reflect two distinct points of emergency access to the overall site. The developer is responsible for the construction of any off-site roadway(s) or crossings needed to facilitate emergency apparatus access to the overall site. All roadway improvements needed must comply with the design specifications of the Public Works Department. The phasing plan must reflect a looped water supply to the overall site. The developer is responsible for the construction of any off-site waterline infrastructure needed to supply the looped water system and must comply with the design specifications of the Aurora Water Department.
- On-Site Improvements. Where the interior of the site will be constructed in multiple phases provide an interior phasing plan showing two points of access with a looped water supply to each phase of the development.
- Acceptance and closeout of each phase should be in a sequential manner starting with phase one, phase two, phase three, etc. Numbering of the phases shall be 1, 2, 3, etc. In cases where a phase is dependent on off-site infrastructure, such as, access roads or water main extensions, the off-site improvements can be phased as a letter phase to the phase that the off-site improvement is attached. For example, if phase 1 on-site improvements require off-site infrastructure, the off-site infrastructure can be either part of phase 1 or is called out as phase 1 A. Letter phasing allows sub-phasing of a phase. Acceptance and closeout of sub-phases can occur separately if they can stand-alone.
- The site plan and civil plans must show fire apparatus temporary turn-a-rounds where any dead-ended public or private street exceeds 150 feet in length or where required by the Public Works Department. This will allow for safe access for emergency vehicles, new or existing residents, and the general public.
- Prior to the issuance of the first certificate of occupancy each phase of construction must have the required number of emergency access points and approved water supply.
- Model Homes. Site plan model phase (s) can be broken out separately from the main portion of the site. Access to the models must meet fire and emergency access requirements. Offsite improvements to model phase (s) must be completed prior to acceptance of model phase. Off-site water and paved access including off-site improvements, street signage to model phase is a minimum requirement for acceptance of the model phase.

CITY OF AURORA SITE PLAN NOTES (CONTINUED):

18. THE 2018 INTERNATIONAL FIRE CODE AND CITY OF AURORA CODE, CHAPTER 66-38 FIRE PREVENTION REGULATIONS, REQUIRE ALL BUILDINGS TO BE ASSESSED FOR ADEQUATE EMERGENCY RESPONDER RADIO COVERAGE. AT THE TIME THE STRUCTURE IS AT FINAL FRAME AND FINAL ELECTRICAL INSPECTIONS. THE GENERAL CONTRACTOR (GC) WILL BE NOTIFIED BY A BUILDING DIVISION LIFE SAFETY INSPECTOR AS TO WHETHER THE STRUCTURE HAS PASSED OR FAILED THE PRELIMINARY RADIO SURVEILLANCE. A STRUCTURE THAT HAS PASSED THIS SURVEILLANCE REQUIRES NO FURTHER ACTION BY THE GC. A FAILED RADIO SURVEILLANCE WILL REQUIRE AN INDEPENDENT THIRD PARTY RADIO STUDY FOR THE ENTIRE BUILDING AT THE OWNER OR DEVELOPERS EXPENSE. WHERE AN EMERGENCY RESPONDER RADIO COVERAGE SYSTEM IS REQUIRED, A DESIGNATED CONTRACTOR SHALL SUBMIT PLANS TO THE BUILDING DIVISION TO OBTAIN A BUILDING PERMIT PRIOR TO INSTALLATION.
19. 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.
20. THE CITY OF AURORA ENFORCES HANDICAPPED ACCESSIBILITY REQUIREMENTS BASED ON 2018 IBC, CHAPTER 11, THE ICC A117.1-2009. SITES CONTAINING SEVEN OR MORE RESIDENTIAL UNITS ARE REQUIRED BY STATE STATUTES TO COMPLY WITH COLORADO STATE HOUSE BILL 03-1221, ARTICLE 5 - STANDARDS FOR ACCESSIBLE HOUSING (C.R.S. 9-5101 TO 9-5-106).
21. THE STREETLIGHT OR PEDESTRIAN LIGHT INSTALLATION WITHIN THE PUBLIC RIGHT-OF-WAY SHALL BE DESIGNED, FUNDED, AND CONSTRUCTED BY THE DEVELOPER/OWNER. OWNERSHIP AND MAINTENANCE OF THE STREET/PEDESTRIAN LIGHTS SHALL BE THE RESPONSIBILITY OF THE CITY OF AURORA ONCE THEY HAVE BEEN ACCEPTED. STREET LIGHT AND/OR PEDESTRIAN PHOTOMETRICS PLANS SHALL BE PREPARED AND SUBMITTED TO THE CITY FOR REVIEW AND APPROVAL AND SHALL BECOME A PART OF THE APPROVED CIVIL CONSTRUCTION PLANS FOR THE PROJECT. AN ELECTRICAL PLAN SHOWING SITE LOCATION OF LIGHTS, ELECTRICAL ONE LINE AND GROUNDING DETAILS SHALL BE SUBMITTING TO THE PERMIT CENTER FOR REVIEW BY THE BUILDING DEPARTMENT. THE OWNER IS RESPONSIBLE FOR OBTAINING AN ADDRESS FOR THE METER(S) FROM THE PLANNING DEPARTMENT. A BUILDING PERMIT FOR THE METER AND A PUBLIC INSPECTIONS PERMIT FOR THE STREET... . CERTIFICATE OF OCCUPANCIES WILL NOT BE ISSUED UNTIL THE ...D/OR PEDESTRIAN LIGHTING PLANS ARE APPROVED, C... IALLY ACCEPTED.

Updated to 2021 IBC construction type.

Public land dedication is now shown on this table and on site plan

PROS: On table and subsequent sheets, indicate and label all areas intended for the required 2% public land dedication including total AC/SF.

Change to 2021 IBC Construction Type

PROJECT DATA:

LAND AREA OF DEVELOPED PARCEL	1,695,067 SF / 38.93 AC
NUMBER OF STORIES	1 STORY
ACTUAL HEIGHT OF BUILDINGS	40' - 0"
PERMITTED BUILDING HEIGHT	100' - 0"
BUILDINGS	
BUILDING 1 AREA	256,098 SF
BUILDING 2 AREA	256,098 SF
FIRE SPRINKLERING	FULLY SPRINKLERED
TOTAL BUILDING COVERAGE	512,196 SF - 30.21%
HARD SURFACE AREA	607,041 SF - 35.80%
LANDSCAPE AREA	576,330 SF - 33.99%
PROPOSED USES	COMMERCIAL
2015 IBC CONSTRUCTION TYPE	II-B
PRESENT ZONING CLASSIFICATION	E-470 INDUSTRIAL / OFFICE FLEX

PARKING CALCULATIONS:

TOTAL REQUIRED STANDARD SPACES: **600 SPACES**

BREAKOUT OF REQUIRED SPACES

TOTAL STANDARD PARKING SPACES PROVIDED: **648 SPACES**
TOTAL TRUCK PARKING SPACES PROVIDED: **138 SPACES**

ACCESSIBLE SPACES REQUIRED: **16 SPACES**
ACCESSIBLE SPACES PROVIDED: **16 SPACES**

Please include line for van accessible spaces.

Two van spaces are now provided.

Per UDO section 146-4.6.3.F.1 non-residential developments in Subarea C shall provide bicycle parking spaces equal to at least five percent of the required automobile parking spaces. Based on the provided 600 stall requirement this would equate to 30 bicycle parking spaces. Please include bike parking counts in updated data block.

Each inverted-U bicycle rack counts as two bicycle parking spaces.

Please specify the type(s) of commercial uses intended for this site i.e. Office Flex, Warehousing, Distribution, etc.

Types of uses are now specified

Neither of these are existing zone districts within the City of Aurora. This property is currently zoned I-1 (Business/Tech District) and is also within the Buckley AIO (Airport Influence Overlay) District. Please indicate as such for this item.

Zoning classification has been updated

OWNER/DEVELOPER:
BRENNAN INVESTMENT GROUP
PO BOX 158
LOUVIERS, CO 80131
JOHN TORP

Please add the following note:

Prior to final acceptance of public improvements, if the adjacent site is not under construction, the curb cut/curb returns and cross pan must be removed and replaced with sidewalk, landscaping and curb and gutter at the developer's expense. The developer acknowledges the risk of constructing the curb cut without approved civil plans for the adjacent site showing the curb cut.

GENERAL CONTRACTOR:

ARCHITECT:
WARE MALCOMB
... BROADWAY, STE. 320
... 80209
MATT CHAIKEN
PH: 303.689.1505

Note has been added to the cover sheet. Thank you.

Remove note 20. No residential structures in this project.

Note 20 has been removed

SURVEYOR:
WARE MALCOMB
900 SOUTH BROADWA...
DENVER, CO 80209
JUSTIN SCHEITLER
PH: 720.709.5132

In the subsequent letter of introduction submittal please explain how this parking requirement was calculated. Based on staff calculations, prescribing the most intensive applicable standards, the minimum requirement would be just over 500 stalls.

CIVIL ENGINEER:
WARE MALCOMB
900 SOUTH BROADWAY, STE. 320
DENVER, CO 80209
CHRIS STRAWN, P.E.
PH: 303.561.3333

Updated parking count per table 4.6-1. 1 space per 1000 sf gfa = 513 parking spaces. Table updated accordingly. Thank you.

ELECTRICAL ENGINEER:
AE DESIGN
1900 WAZEE ST. SUITE 205
DENVER, CO 80202
ERIC REITAN
PH: 303.296.4443

LANDSCAPE ARCHITECT:
MEURAN DESIGN GROUP, LLC
700 COLORADO BLVD. SUITE 131
DENVER, CO 80206
KERRY SMEESTER
PH: 303.512.0549

See Ware Malcomb's responses enclosed in light blue. Thank you.

LEGAL DESCRIPTION: SEE THIS SHEET

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

IN WITNESS THEREOF, _____________ AS ITS INTEREST MAY APPEAR OF RECORD HAS ... ESENTS TO BE EXECUTED.

___________ AD. _______.

TITLE: AUTHORIZED SIGNATORY

STATE OF COLORADO

COUNTY OF ARAPAHOE

THE FOREGOING INSTRUMENT WAS ACKNOWLEDGED BEFORE ME, A NOTARY PUBLIC IN AND FOR THE STATE OF COLORADO, ON _______, 20___, BY _______________ IN HIS CAPACITY AS AUTHORIZED SIGNATORY OF _______________, WITNESS MY HAND AND OFFICIAL SEAL.

______________________ NOTARY SEAL
(NOTARY PUBLIC)

MY COMMISSION EXPIRES _______

NOTARY BUSINESS ADDRESS:

The installation of security gates across a fire apparatus access road shall be approved. Where security gates are installed at primary access points those gates shall have an approved automatic means of emergency operation (Siren Operated System or SOS), a Knox Key Switch or Knox Box with a means of manual operation. Security gates installed at secondary access points shall have an approved means of operation. The security gates and the emergency operation shall be maintained in proper working condition at all times. In the event that there are electric gate operators, they shall be listed in accordance with UL 325. Gates intended for automatic operation shall be designed, constructed, and installed in compliance with the requirements of ASTM F 2200.

Gating or barricade systems must be shown on the site plan in the following manner:
- The minimum gate width shall be 23 feet and shall not encroach into the fire lane easement.
- Gating and barricade systems must be located a minimum of 35 ft. back from the adjacent street flow line.

Label the type of gating or barricade system being installed on the site plan using one of the following examples:
- 23' Automatic Sliding Gate with approved Siren Operated System, Knox Key Switch and Manual Release.
- 23' Manual Swinging Gate with Approved Knox Hardware.
- 23' Manual Sliding Gate with Approved Knox Hardware.
- 23' Electrical Sliding Gate with Approved Knox Hardware.

These is no gating currently proposed on site. Should the developer decide to add gating prior to approval, the required notes will be added and a license agreement package will be submitted to Grace Gray

Will there be any gating on the site? If so, please see the notes provided above. Also, a license agreement will be needed for the gating.

CLERK AND RECORDER'S CERTIFICATE

ACCEPTED FOR FILING IN THE OFFICE OF THE COUNTY CLERK AND RECORDER OF ARAPAHOE COUNTY, COLORADO ON THIS ___________ DAY OF ___________, 20____ A.D. AT ___________ O'CLOCK ___M.

COUNTY CLERK AND RECORDER ___________ DEPUTY ______.

FILE: ______________________
PAGE NO.: ______________________
RECEPTION NO.: ______________________

CITY OF AURORA APPROVALS

CITY ATTORNEY: ______________________ DATE:
PLANNING DIRECTOR: ______________________ DATE:
PLANNING COMMISSION: ______________________ DATE:
CITY COUNCIL: ______________________ DATE:
ATTEST: ______________________ DATE:
DATABASE APPROVAL: ______________________ DATE:

Subdivision name has been added to each sheet accordingly.

Please add subdivision name to title, typ all sheets.

Please include only the sheet number, not the total sheet count in the index and on each individual sheet. This helps prevent inconsistencies with future SP amendments.

Understood. The total sheet count has been removed from the index and each sheet. Thank you.

WARE MALCOMB
LEADING DESIGN FOR COMMERCIAL REAL ESTATE

900 south broadway
suite 320
denver, co 80209
p 303.561.3333
waremalcomb.com

FOR AND ON BEHALF OF WARE MALCOMB

PICADILLY CROSSING
21291 E. 6TH AVE. AURORA, CO 80018
SITE PLAN
COVER SHEET & NOTES

NO.	DATE	REMARKS
1	4/24/2024	1ST SITE PLAN SUBMITTAL

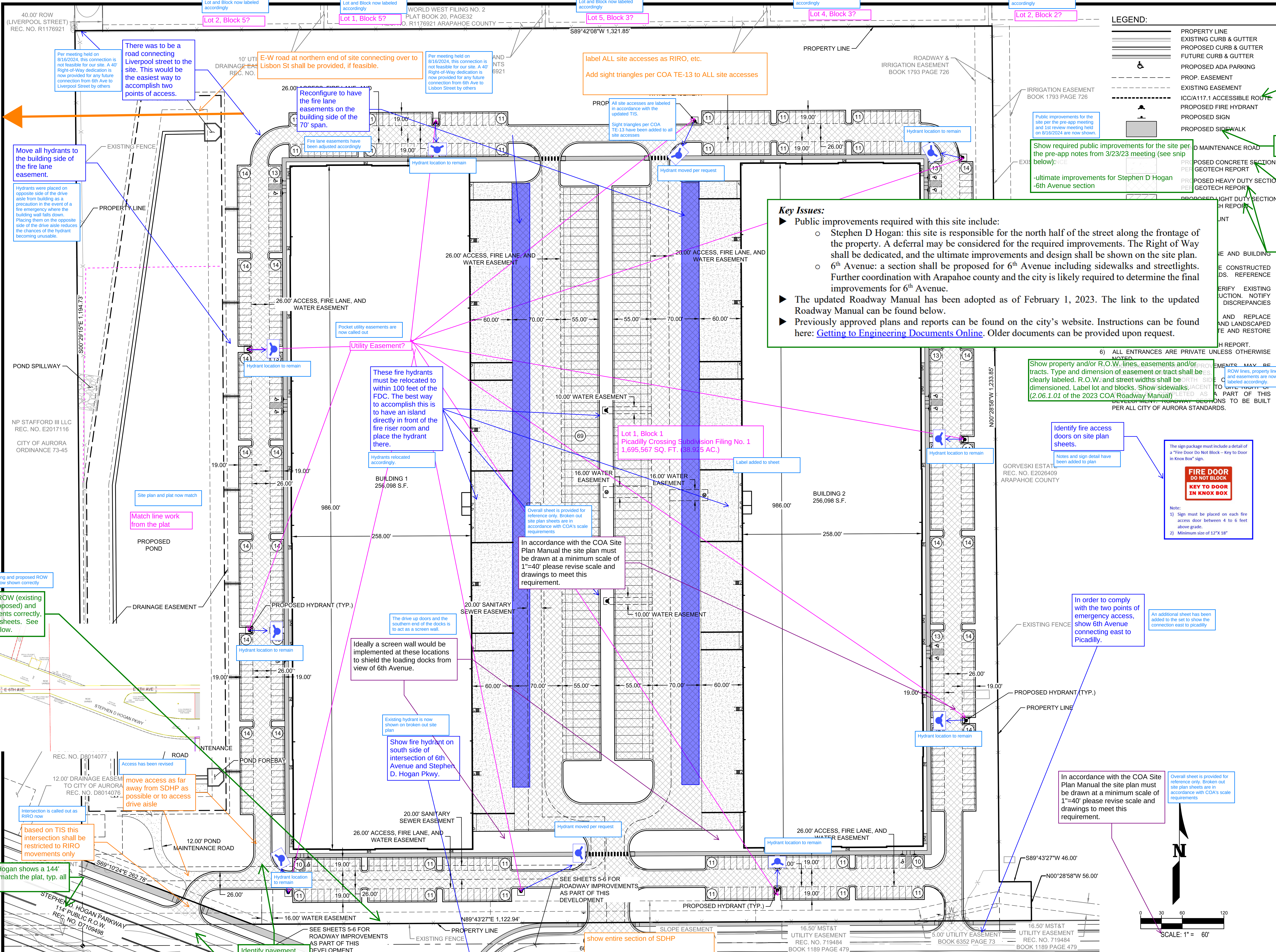
JOB NO.:	DEN22-0154
PA / PM:	MCN
DESIGNED:	TRS
DATE:	4/24/2024
PLOT DATE:	6/25/2024

SHEET
01

Sheet 01 of 29

NOT FOR CONSTRUCTION

CAUTION: IF THIS SHEET IS NOT 24"x36" IT IS A REDUCED PRINT



LEGEND:
- PROPERTY LINE
- EXISTING CURB & GUTTER
- PROPOSED CURB & GUTTER
- FUTURE CURB & GUTTER
- PROPOSED ADA PARKING
- PROP. EASEMENT
- EXISTING EASEMENT
- ICC/A117.1 ACCESSIBLE ROUTE
- PROPOSED FIRE HYDRANT
- PROPOSED SIGN
- PROPOSED SIDEWALK
- MAINTENANCE ROAD
- PROPOSED CONCRETE SECTION PER GEOTECH REPORT
- PROPOSED HEAVY DUTY SECTION PER GEOTECH REPORT
- PROPOSED LIGHT DUTY SECTION PER GEOTECH REPORT

Key Issues:
- Public improvements required with this site include:
  - Stephen D Hogan: this site is responsible for the north half of the street along the frontage of the property. A deferral may be considered for the required improvements. The Right of Way shall be dedicated, and the ultimate improvements and design shall be shown on the site plan.
  - 6th Avenue: a section shall be proposed for 6th Avenue including sidewalks and streetlights. Further coordination with Arapahoe county and the city is likely required to determine the final improvements for 6th Avenue.
- The updated Roadway Manual has been adopted as of February 1, 2023. The link to the updated Roadway Manual can be found below.
- Previously approved plans and reports can be found on the city's website. Instructions can be found here: Getting to Engineering Documents Online. Older documents can be provided upon request.

Lot and Block now labeled accordingly — Lot 2, Block 5? / Lot 1, Block 5? / Lot 5, Block 3? / Lot 4, Block 3? / Lot 2, Block 2?

There was to be a road connecting Liverpool street to the site. This would be the easiest way to accomplish two points of access.

Per meeting held on 8/16/2024, this connection is not feasible for our site. A 40' Right-of-Way dedication is now provided for any future connection from 6th Ave to Liverpool Street by others

E-W road at northern end of site connecting over to Lisbon St shall be provided, if feasible.

Per meeting held on 8/16/2024, this connection is not feasible for our site. A 40' Right-of-Way dedication is now provided for any future connection from 6th Ave to Lisbon Street by others

label ALL site accesses as RIRO, etc.

Add sight triangles per COA TE-13 to ALL site accesses

All site accesses are labeled in accordance with the updated TIS. Sight triangles per COA TE-13 have been added to all site accesses

Reconfigure to have the fire lane easements on the building side of the 70' span.

Fire lane easements have been adjusted accordingly

Move all hydrants to the building side of the fire lane easement.

Hydrants were placed on opposite side of the drive aisle from building as a precaution in the event of a fire emergency where the building wall falls down. Placing them on the opposite side of the drive aisle reduces the chances of the hydrant becoming unusable.

Hydrant location to remain

Hydrant moved per request

Public improvements for the site per the pre-app meeting and 1st review meeting held on 8/16/2024 are now shown.

Show required public improvements for the site per the pre-app notes from 3/23/23 meeting (see snip below):

-ultimate improvements for Stephen D Hogan
-6th Avenue section

Accessible route is now indicated on plans

Indicate the accessible route on the site plan (typ. all sheets)

identify material, typ. all

Material is now indicated

Advisory note: geotech report will be required to be submitted during the civil plan submittal phase of the project.

Understood, thank you.

Pocket utility easements are now called out

Utility Easement?

These fire hydrants must be relocated to within 100 feet of the FDC. The best way to accomplish this is to have an island directly in front of the fire riser room and place the hydrant there.

Hydrants relocated accordingly.

Label added to sheet

Show property and/or R.O.W. lines, easements and/or tracts. Type and dimension of easement or tract shall be clearly labeled. R.O.W. and street widths shall be dimensioned. Label lot and blocks. Show sidewalks. (2.06.1.01 of the 2023 COA Roadway Manual)

ROW lines, property lines, and easements are now labeled accordingly.

6) ALL ENTRANCES ARE PRIVATE UNLESS OTHERWISE NOTED.

Identify fire access doors on site plan sheets.

Notes and sign detail have been added to plan

The sign package must include a detail of a "Fire Door Do Not Block – Key to Door in Knox Box" sign.

FIRE DOOR
DO NOT BLOCK
KEY TO DOOR IN KNOX BOX

Note:
1) Sign must be placed on each fire access door between 4 to 6 feet above grade.
2) Minimum size of 12"X 18"

Site plan and plat now match

Match line work from the plat

Overall sheet is provided for reference only. Broken out site plan sheets are in accordance with COA's scale requirements

In accordance with the COA Site Plan Manual the site plan must be drawn at a minimum scale of 1"=40' please revise scale and drawings to meet this requirement.

In order to comply with the two points of emergency access, show 6th Avenue connecting east to Picadilly.

An additional sheet has been added to the set to show the connection east to picadilly

Existing and proposed ROW are now shown correctly

Show ROW (existing and proposed) and easements correctly, typ. all sheets. See snip below.

The drive up doors and the southern end of the docks is to act as a screen wall.

Ideally a screen wall would be implemented at these locations to shield the loading docks from view of 6th Avenue.

Existing hydrant is now shown on broken out site plan

Show fire hydrant on south side of intersection of 6th Avenue and Stephen D. Hogan Pkwy.

Access has been revised

move access as far away from SDHP as possible or to access drive aisle

Intersection is called out as RIRO now

based on TIS this intersection shall be restricted to RIRO movements only

The plat for Stephen D Hogan shows a 144' ROW. Please revise to match the plat, typ. all sheets.

This typo has been revised. The 144' ROW is shown and called out correctly now

Identify pavement material, typ. all sheets (asphalt, concrete, etc)

Pavement material is now indicated by hatching and type is clarified in legend.

show entire section of SDHP

Entire section of SDHP is now shown on broken out site plan. This sheet is provided for reference only.

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21291 E. 6TH AVE. AURORA, CO 80018
SITE PLAN
OVERALL SITE PLAN

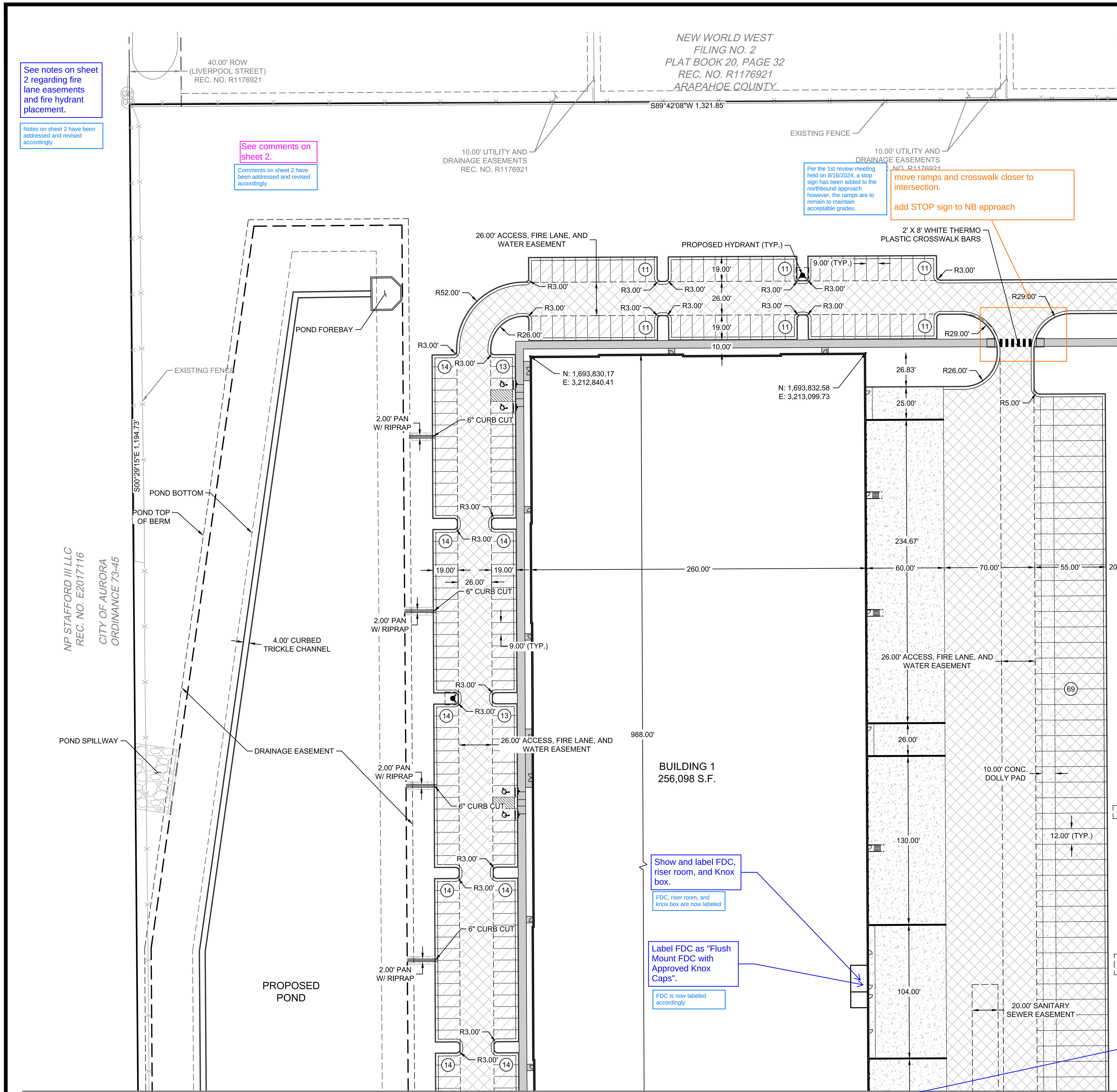
NO.	DATE	REMARKS
1	4/24/2024	1ST SITE PLAN SUBMITTAL

JOB NO.:	DEN22-0154
PA / PM:	MCN
DESIGNED:	TRS
DATE:	4/24/2024
PLOT DATE:	6/25/2024

SHEET
02
Sheet 02 of 29

NOT FOR CONSTRUCTION

CAUTION: IF THIS SHEET IS NOT 24"x36" IT IS A REDUCED PRINT



See notes on sheet 2 regarding fire lane easements and fire hydrant placement.

Notes on sheet 2 have been addressed and revised accordingly

See comments on sheet 2.

Comments on sheet 2 have been addressed and revised accordingly

Per the 1st review meeting held on 8/16/2024, a stop sign has been added to the northbound approach however, the ramps are to remain to maintain acceptable grades.

move ramps and crosswalk closer to intersection.

add STOP sign to NB approach

Show and label FDC, riser room, and Knox box.

FDC, riser room, and knox box are now labeled

Label FDC as "Flush Mount FDC with Approved Knox Caps".

FDC is now labeled accordingly

FIRE LANE SIGNS AND NOTES:

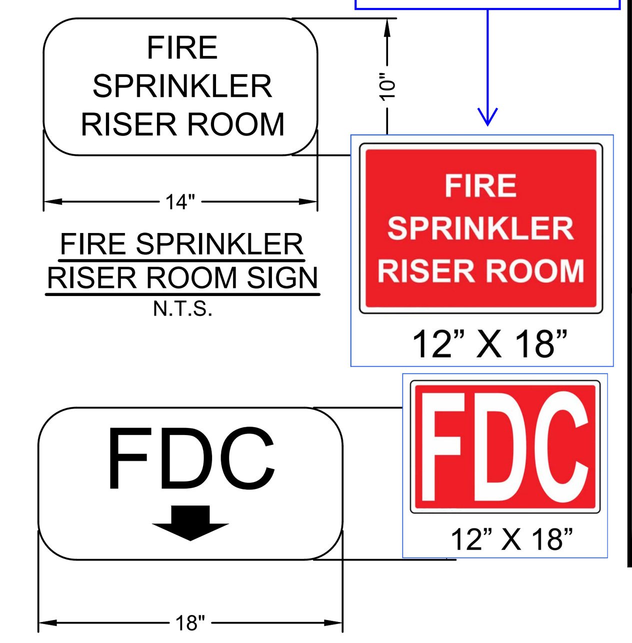
1. SIGNS SHALL BE SET AT AN ANGLE OF NOT LESS THAN 30 DEGREES AND NOT MORE THAN 45 DEGRESS WITH THE CURB OR LINE OF TRAFFIC FLOW.
2. SIGNS SHALL BE SPACED 50-FEET ON ALTERNATING SIDES OF THE FIRE LANE IN ACCORDANCE WITH THE IFC.
3. SIGNS SHALL BE INSTALLED 2 FEET BEHIND CURB OR SIDEWALK.
4. FIRE LANE SIGN DETAIL SHALL SHOW L, R, B (OR SIMILAR IDENTIFICATION FOR EACH SIGN UTILIZED TO MATCH LOCATIONS ON THE PLANS.
5. LOWEST SIGN SHALL BE MOUNTED 7 FEET ABOVE GRADE.

Fire lane notes have been replaced with the ones provided.

Replace all fire lane sign notes with the ones provided to the left. TYP

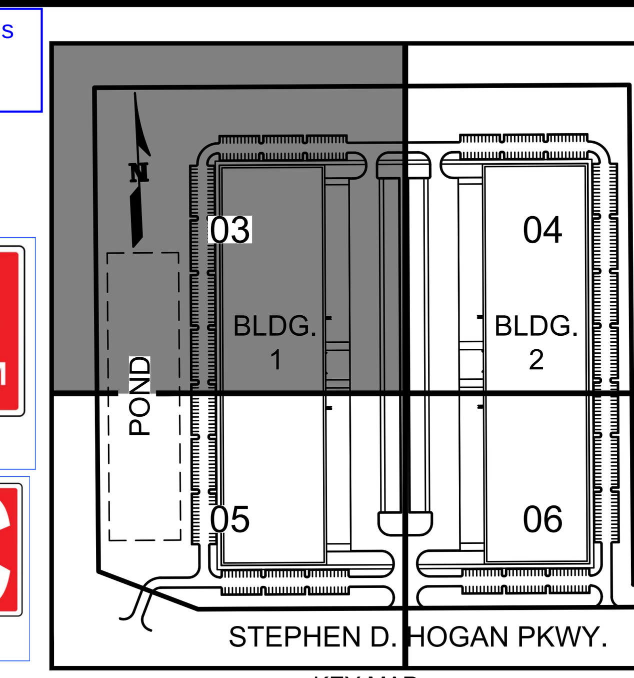
Sign detail has been replaces with the one provided

Replace sign details with the ones provided. TYP



FIRE SPRINKLER RISER ROOM SIGN
N.T.S.

FDC SIGN
N.T.S.



KEY MAP
N.T.S.

NOTES:

1) ALL DIMENSIONS ARE TO FLOWLINE AND BUILDING FACE UNLESS OTHERWISE NOTED.
2) ALL ACCESSIBLE RAMPS SHALL BE CONSTRUCTED WITH DETECTIBLE WARNING PADS. REFERENCE AURORA STD DETAIL S9.5.
3) CONTRACTOR SHALL FIELD VERIFY EXISTING CONDITIONS PRIOR TO CONSTRUCTION. NOTIFY ENGINEER IMMEDIATELY OF ANY DISCREPANCIES FROM PLANS.
4) CONTRACTOR SHALL REMOVE AND REPLACE DAMAGED CURB, GUTTER, PAVING, AND LANDSCAPED AREAS OUTSIDE THE LIMITS OF SITE AND RESTORE BACK TO ITS ORIGINAL CONDITION.
5) PAVEMENT THICKNESS PER GEOTECH REPORT.
6) ALL ENTRANCES ARE PRIVATE UNLESS OTHERWISE NOTED.
7) ADDITIONAL ROADWAY IMPROVEMENTS MAY BE REQUIRED PENDING TIS UPDATES.
8) CONSTRUCTION OF NORTH SIDE OF STEPHEN D HOGAN AND 6TH AVE ADJACENT TO SITE RIGHT OF WAY TO BE COMPLETED AS A PART OF THIS DEVELOPMENT. ROADWAY SECTIONS TO BE BUILT PER ALL CITY OF AURORA STANDARDS.

Accessible route is now shown on the site plan sheets

Show accessible route on site plan sheets. TYP

LEGEND:

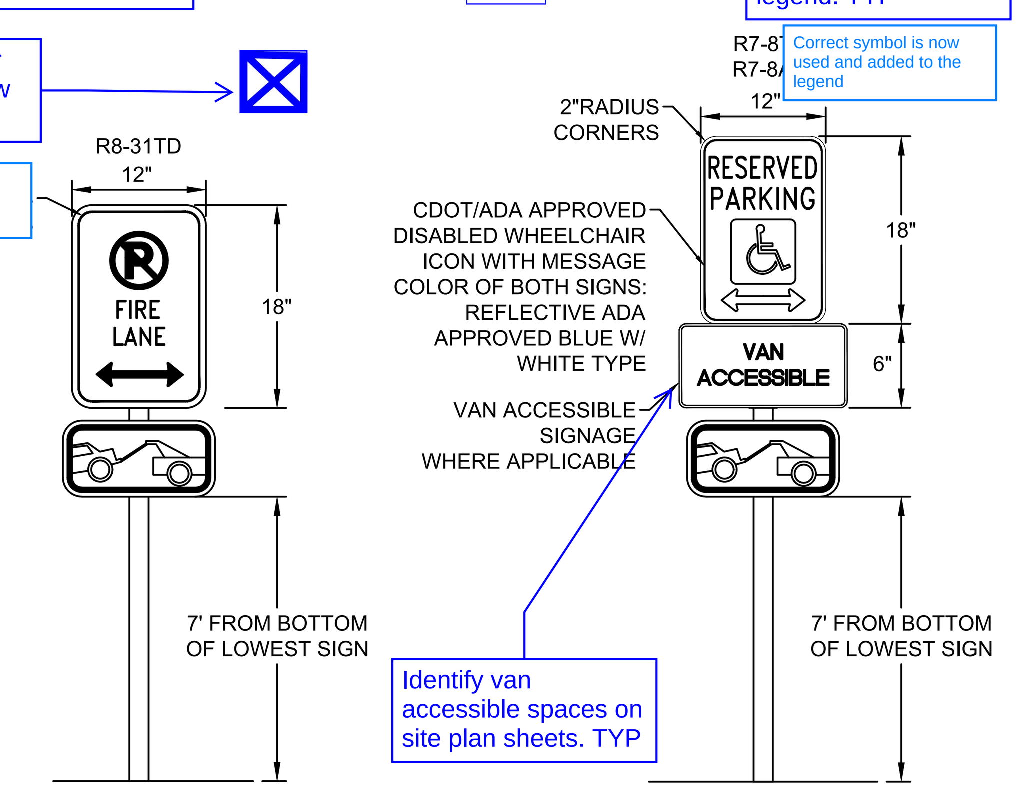
- PROPERTY LINE
- EXISTING CURB & GUTTER
- PROPOSED CURB & GUTTER
- FUTURE CURB & GUTTER
- PROPOSED ADA PARKING
- PROP. EASEMENT
- EXISTING EASEMENT
- ICC/A117.1 ACCESSIBLE ROUTE
- PROPOSED FIRE HYDRANT
- PROPOSED SIGN
- PROPOSED SIDEWALK
- POND MAINTENANCE ROAD
- PROPOSED CONCRETE SECTION PER GEOTECH REPORT
- PROPOSED HEAVY DUTY SECTION PER GEOTECH REPORT
- PROPOSED LIGHT DUTY SECTION PER GEOTECH REPORT
- (X) PARKING COUNT

Use this symbol for FDC and add to legend. TYP

Correct symbol is now used and added to the legend

Use this symbol for Knox Box and show on legend. TYP

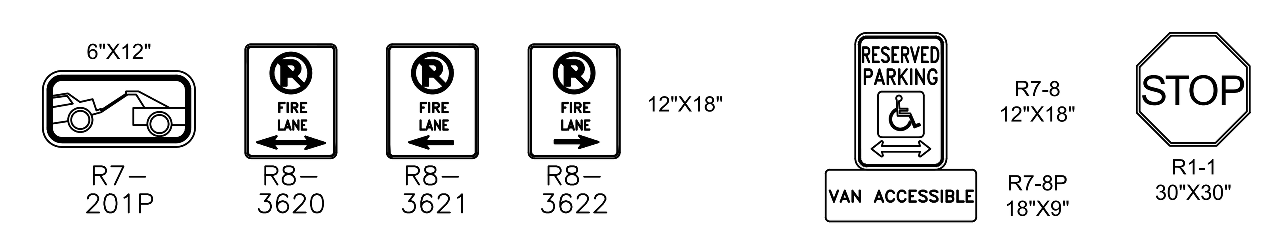
Correct symbol is now used and added to the legend



Identify van accessible spaces on site plan sheets. TYP

FIRE LANE SIGN
N.T.S.

ADA PARKING SIGN
ONE PER SPACE
N.T.S.



FIRE LANE, STOP, VAN ACCESSIBLE PARKING & HANDICAP SIGNS
N.T.S.

SIGNAGE AND STRIPING NOTES:

1. REFERENCE COA DETAIL **TE-11** FOR ALL SIGN POSTS.
2. REFERENCE COA DETAIL **TE-12.1** FOR ALL PAVEMENT MARKING MATERIALS.

0 20 40 80
SCALE: 1" = 40'

FIRE LANE SIGN NOTES:

1. SIGNS SHALL BE LOCATED AT THE RIGHT SIDE OF THE FIRE LANE ENTRANCE AND AT THE END OF THE FIRE LANE. THE INTERMEDIATE SIGNS SHALL HAVE DOUBLE HEADED ARROWS POINTING IN BOTH DIRECTIONS.
2. TYPICALLY, THE MAXIMUM SPACING OF THE FIRE LANE SIGNS IS ESTABLISHED AT 100' ON CENTER WITH SIGNS BEING PLACED ON BOTH SIDES OF THE FIRE LANE EASEMENT. WHERE EXCESSIVE CURVATURE OF THE FIRE LANE EXISTS, THE SPACING OF THE FIRE LANE SIGNAGE WILL BE INCREASED AS NEEDED.
3. THE SIGNS SHALL BE SET AT AN ANGLE OF NOT LESS THAN 30 DEGREES AND NOT MORE THAN 45 DEGREES WITH THE CURB OR LINE OF TRAFFIC FLOW.
4. FIRE LANE SIGNS SHOULD BE INSTALLED 2' BEHIND CURB OR SIDEWALK.
5. THE CLEARANCE TO THE BOTTOM OF THE SIGN SHALL BE 7 FEET. THERE SHALL BE NO OTHER SIGNS ATTACHED TO THE SIGN OR THE SIGN POST.
6. PLACEMENT OF THESE FIRE LANE SIGNS CANNOT ENCROACH INTO THE 29' INSIDE TURNING RADIUS OF THE FIRE LANE EASEMENT, OBSTRUCT ANY FIRE HYDRANT OR FIRE DEPARTMENT CONNECTION OR ENCROACH INTO THE ACCESSIBLE ROUTE OF THE SIDEWALK AREA. FIRE HYDRANT SPACING IS BASED ON THE TRAVEL PATH OF A FIRE APPARATUS.

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SITE PLAN
DETAILED SITE PLAN

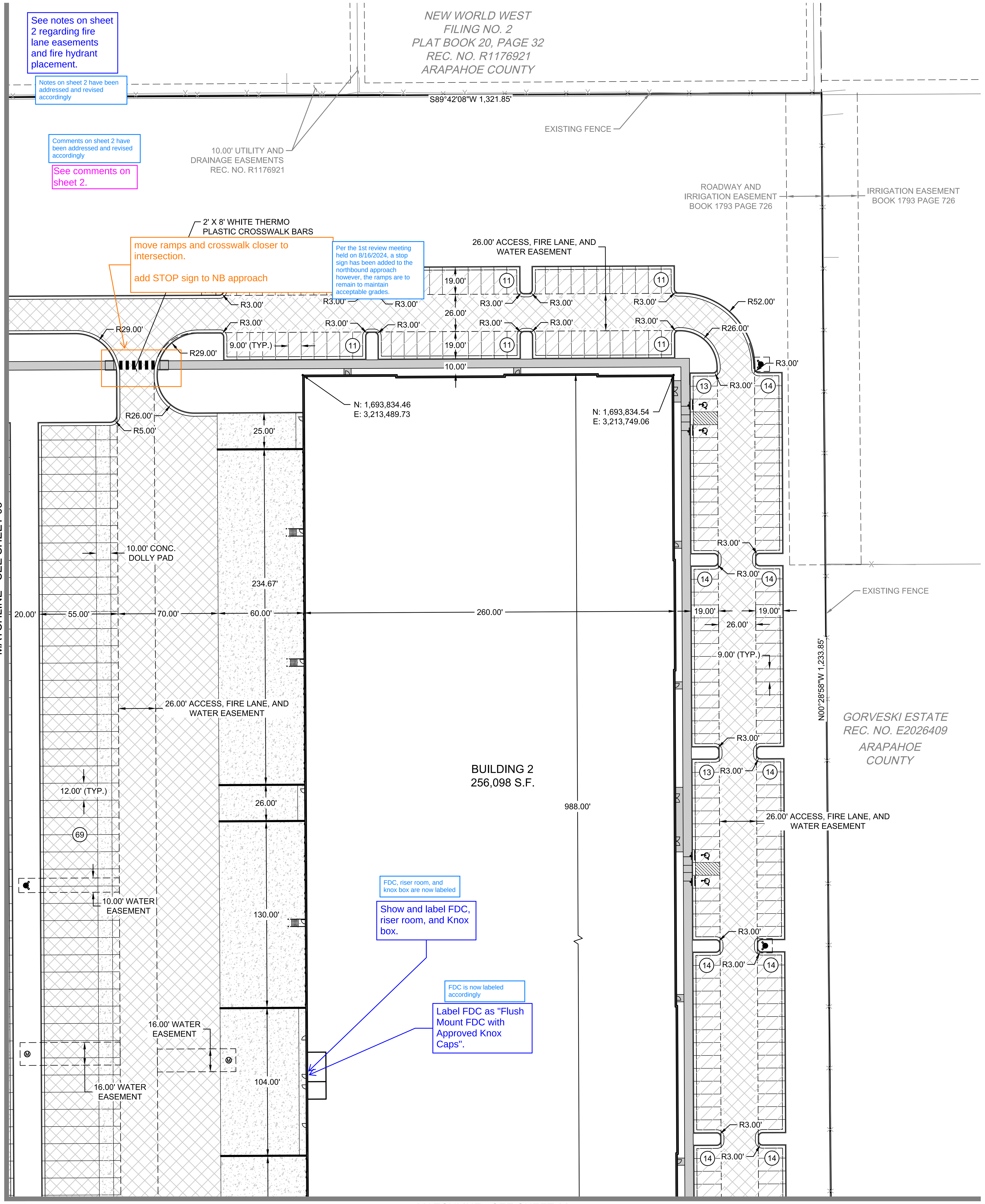
NO.	DATE	REMARKS
1	4/24/2024	1ST SITE PLAN SUBMITTAL

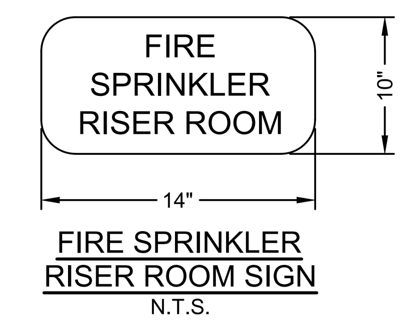
JOB NO.:	DEN22-0154
PA / PM:	MCN
DESIGNED:	TRS
DATE:	4/24/2024
PLOT DATE:	6/25/2024

SHEET
03
Sheet 03 of 29

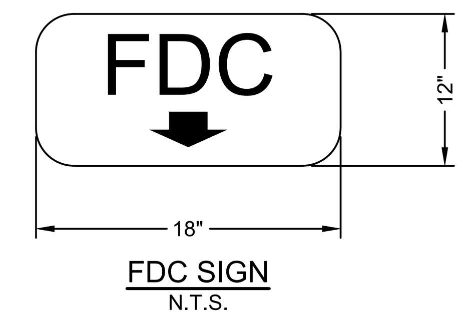
NOT FOR CONSTRUCTION

CAUTION: IF THIS SHEET IS NOT 24"x36" IT IS A REDUCED PRINT



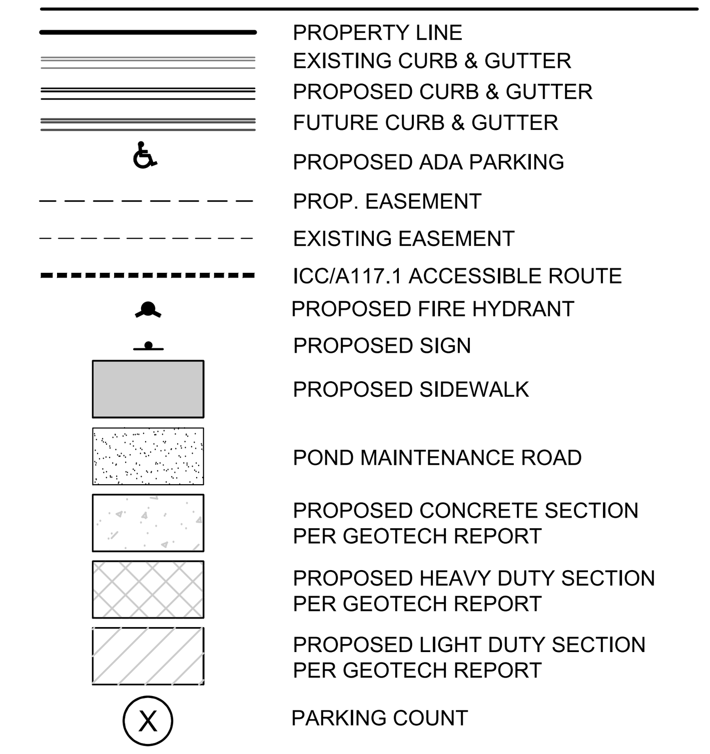


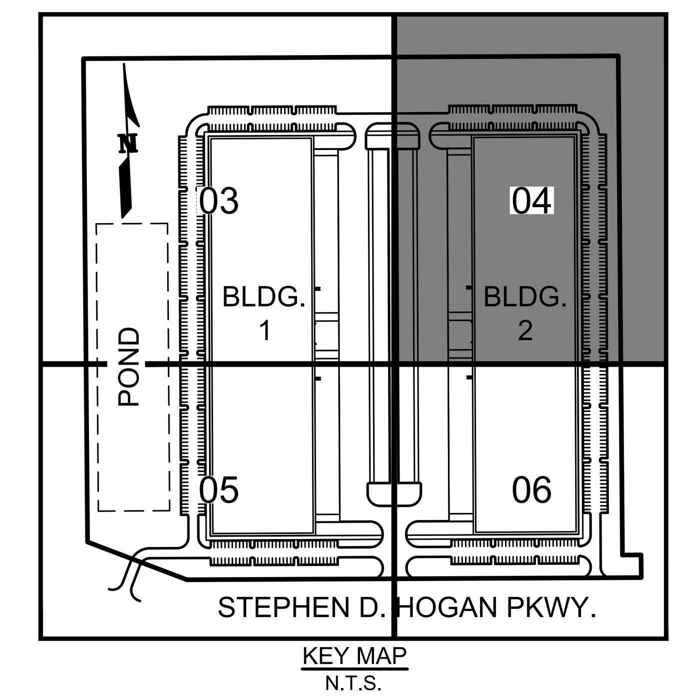
FIRE SPRINKLER RISER ROOM SIGN
N.T.S.



FDC SIGN
N.T.S.

LEGEND:





KEY MAP
N.T.S.

NOTES:

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2) ALL ACCESSIBLE RAMPS SHALL BE CONSTRUCTED WITH DETECTIBLE WARNING PADS. REFERENCE AURORA STD DETAIL S9.5.
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SIGNAGE AND STRIPING NOTES:

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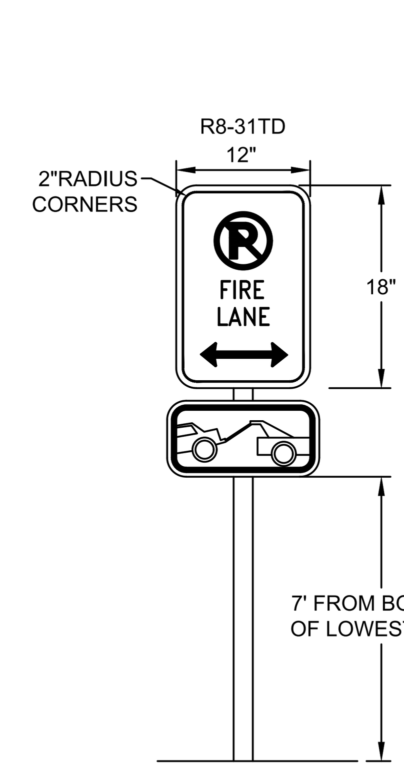
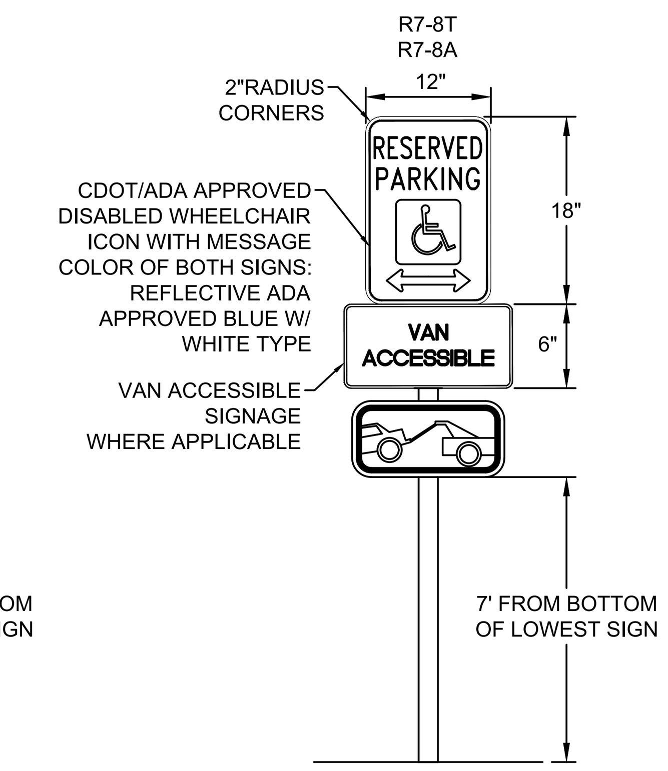
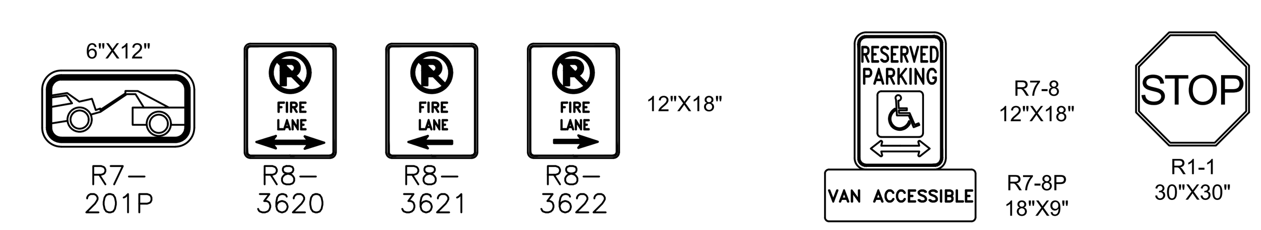
2. REFERENCE COA DETAIL **TE-12.1** FOR ALL PAVEMENT MARKING MATERIALS.



FIRE LANE SIGN
N.T.S.



ADA PARKING SIGN
ONE PER SPACE
N.T.S.



FIRE, LANE, STOP, VAN ACCESSIBLE PARKING & HANDICAP SIGNS
N.T.S.

FIRE LANE SIGN NOTES:

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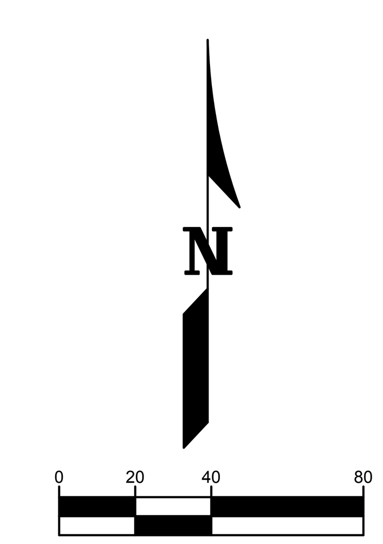

SCALE: 1" = 40'

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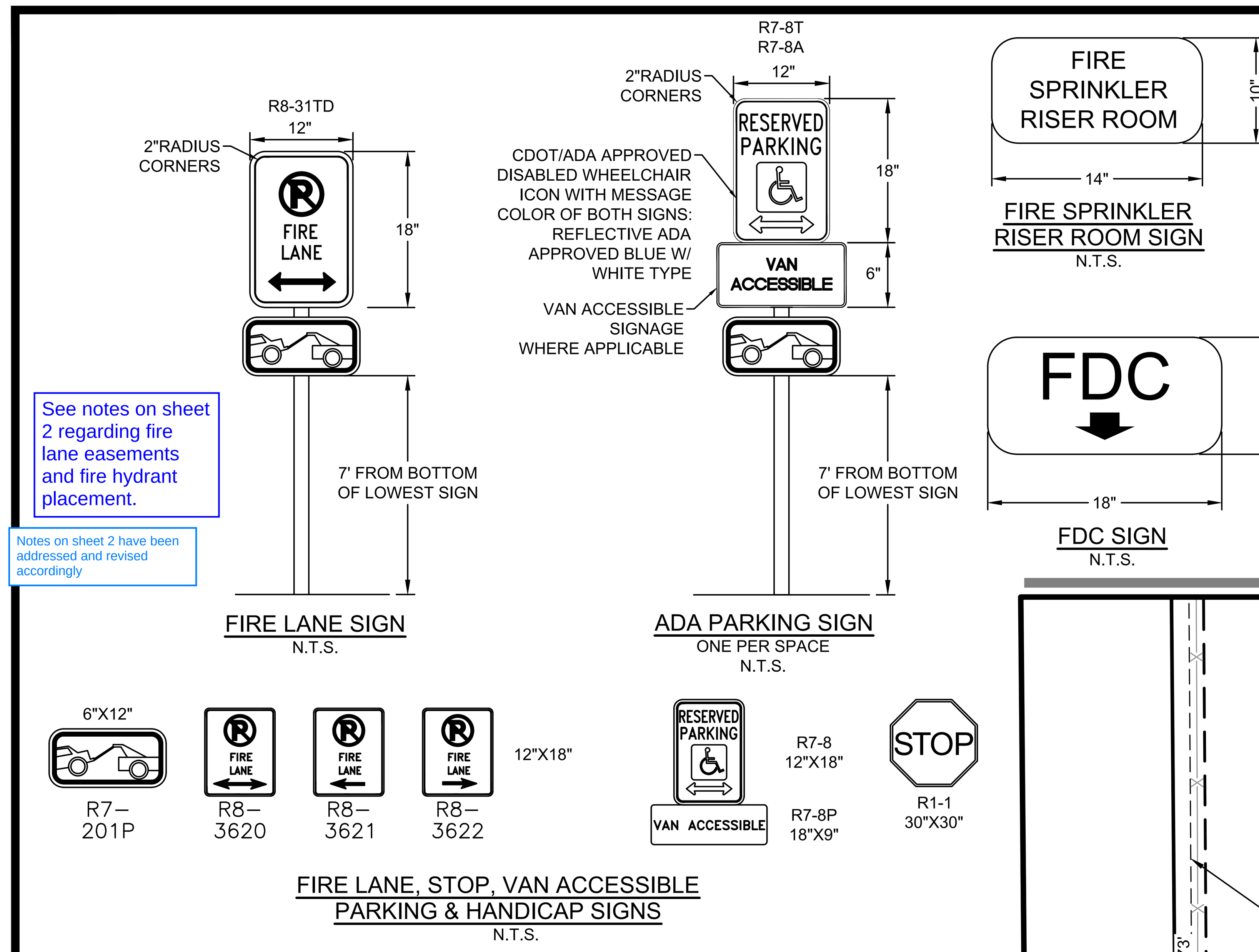
SITE PLAN
DETAILED SITE PLAN

NO.	DATE	REMARKS
1	4/24/2024	1ST SITE PLAN SUBMITTAL

JOB NO.:	DEN22-0154
PA / PM:	MCN
DESIGNED:	TRS
DATE:	4/24/2024
PLOT DATE:	6/25/2024

SHEET
04

NOT FOR CONSTRUCTION



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SIGNAGE AND STRIPING NOTES:

1. REFERENCE COA DETAIL **TE-11** FOR ALL SIGN POSTS.
2. REFERENCE COA DETAIL **TE-12.1** FOR ALL PAVEMENT MARKING MATERIALS.

NOTES:

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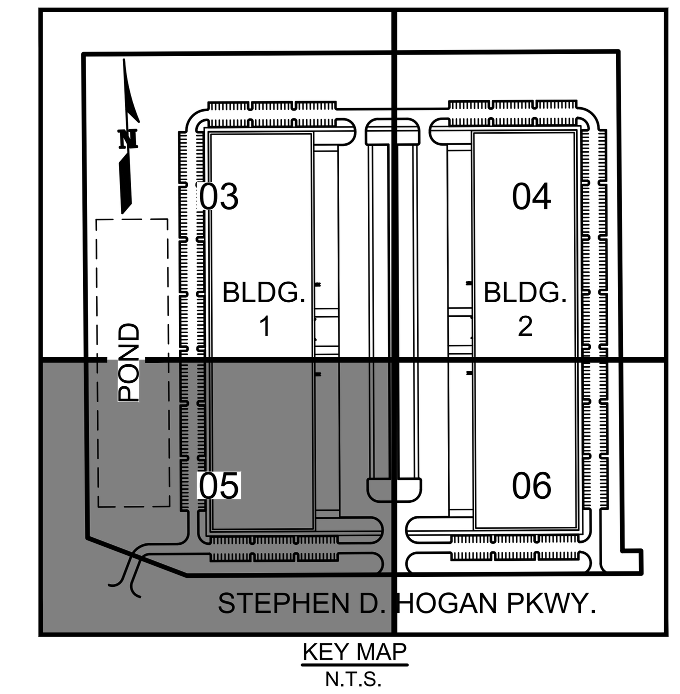
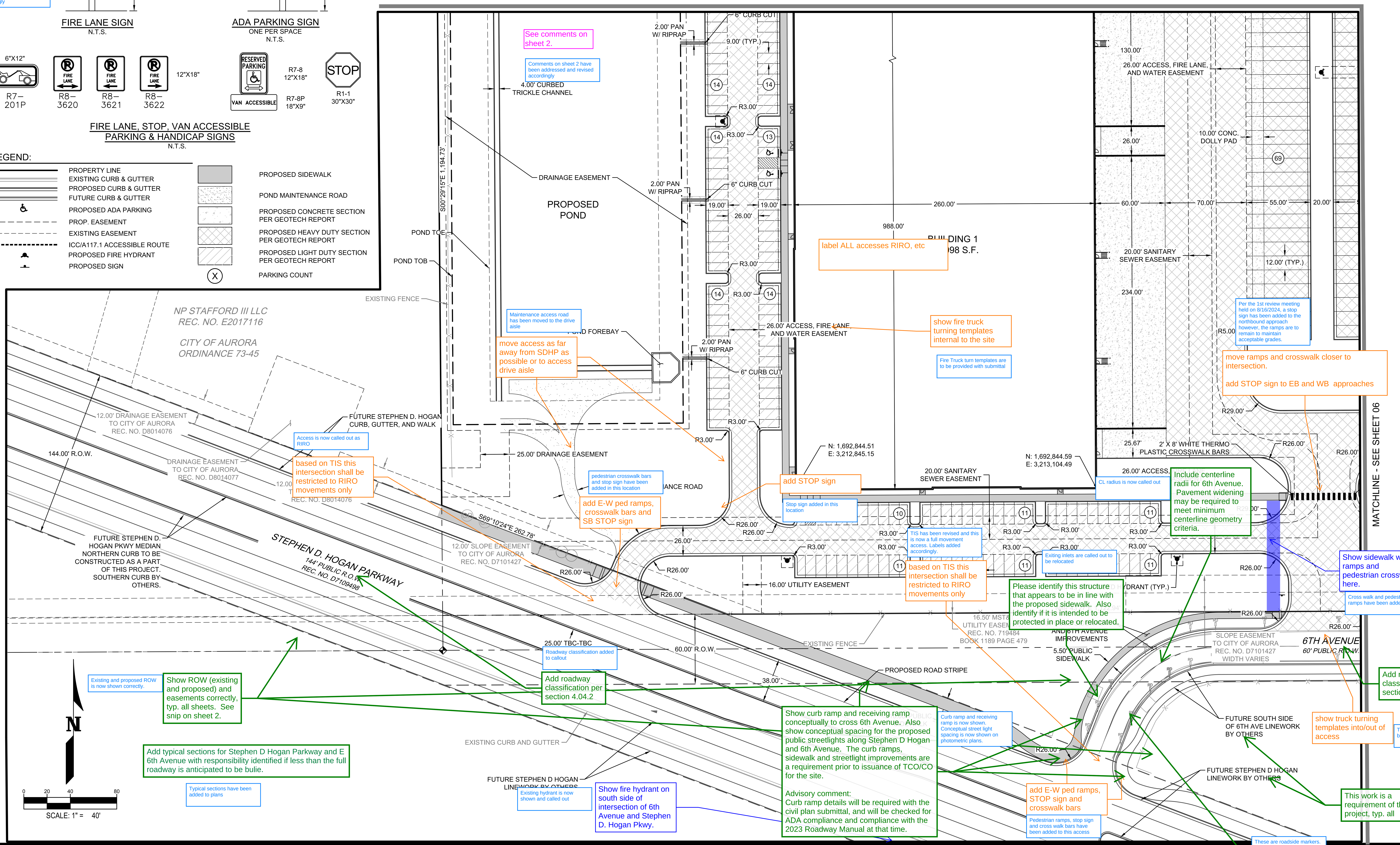


LEGEND:

	PROPERTY LINE		PROPOSED SIDEWALK
	EXISTING CURB & GUTTER		POND MAINTENANCE ROAD
	PROPOSED CURB & GUTTER		PROPOSED CONCRETE SECTION PER GEOTECH REPORT
	FUTURE CURB & GUTTER		PROPOSED HEAVY DUTY SECTION PER GEOTECH REPORT
	PROPOSED ADA PARKING		PROPOSED LIGHT DUTY SECTION PER GEOTECH REPORT
	PROP. EASEMENT	(X)	PARKING COUNT
	EXISTING EASEMENT		
	ICC/A117.1 ACCESSIBLE ROUTE		
	PROPOSED FIRE HYDRANT		
	PROPOSED SIGN		

MATCHLINE - SEE SHEET 03



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DETAILED SITE PLAN

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	MCN
	TRS
DATE:	4/24/2024
PLOT DATE:	6/25/2024

SHEET
05

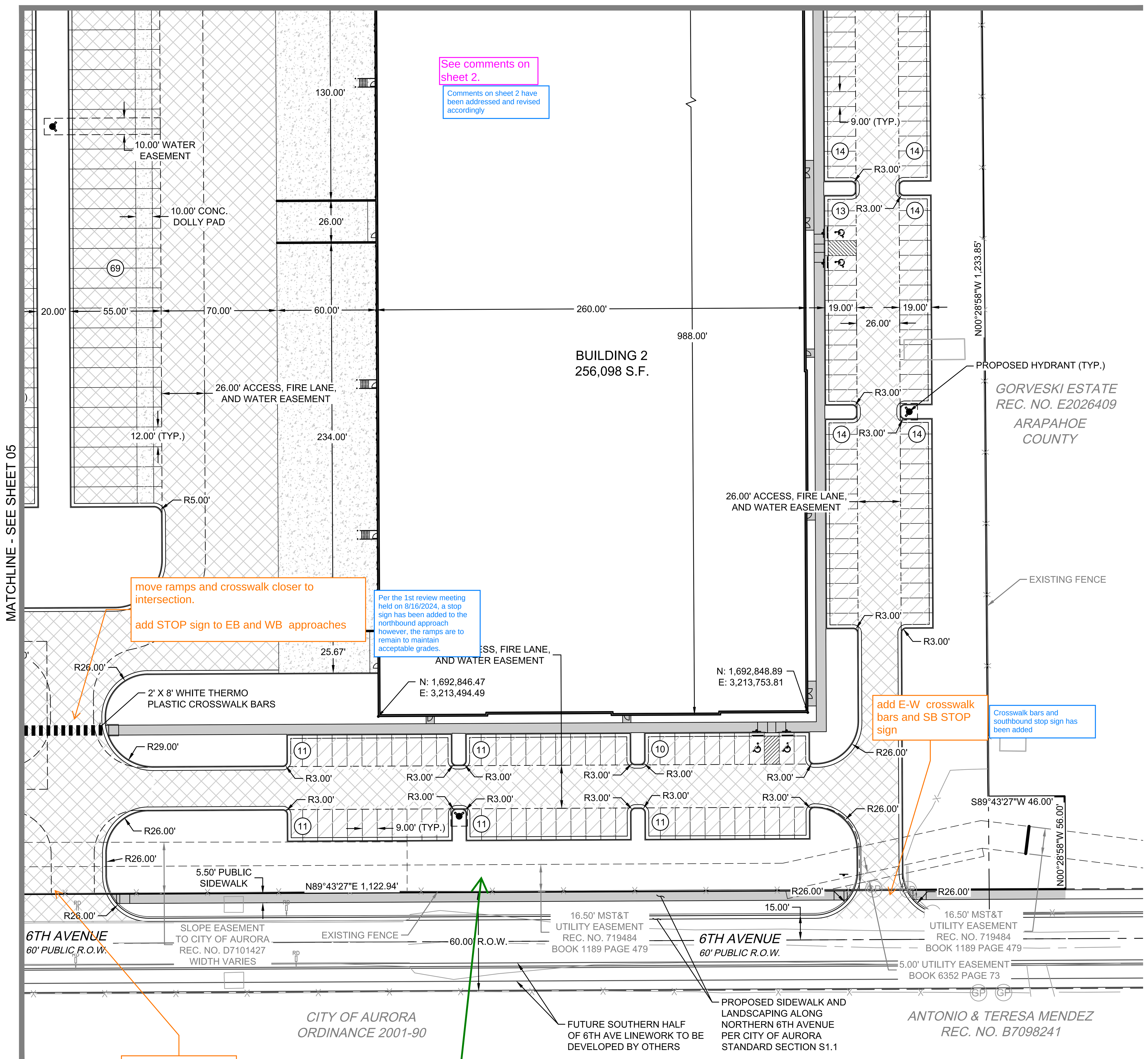
NOT FOR CONSTRUCTION

CAUTION: IF THIS SHEET IS NOT 24"x36" IT IS A REDUCED PRINT

See notes on sheet 2 regarding fire lane easements and fire hydrant placement.

Notes on sheet 2 have been addressed and revised accordingly

MATCHLINE - SEE SHEET 04



See comments on sheet 2.

Comments on sheet 2 have been addressed and revised accordingly

move ramps and crosswalk closer to intersection.

add STOP sign to EB and WB approaches

Per the 1st review meeting held on 8/16/2024, a stop sign has been added to the northbound approach however, the ramps are to remain to maintain acceptable grades.

add E-W crosswalk bars and SB STOP sign

Crosswalk bars and southbound stop sign has been added

show truck turning templates into/out of access

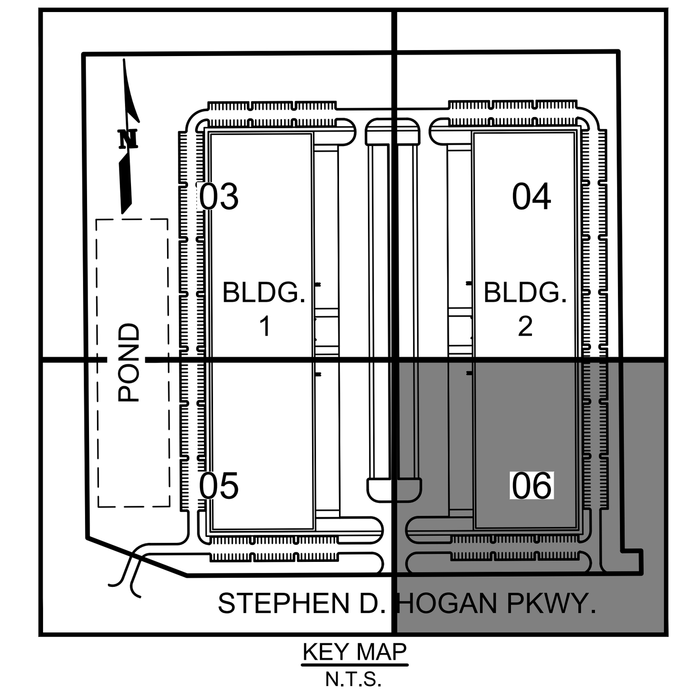
Truck turning templates will be provided with submittal.

Show ROW (existing and proposed) and easements correctly, typ. all sheets. See snip on sheet 2.

ROW is now shown correctly.

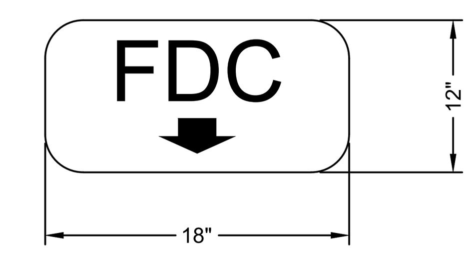
LEGEND:

- PROPERTY LINE
- EXISTING CURB & GUTTER
- PROPOSED CURB & GUTTER
- FUTURE CURB & GUTTER
- PROPOSED ADA PARKING
- PROP. EASEMENT
- EXISTING EASEMENT
- ICC/A117.1 ACCESSIBLE ROUTE
- PROPOSED FIRE HYDRANT
- PROPOSED SIGN
- PROPOSED SIDEWALK
- POND MAINTENANCE ROAD
- PROPOSED CONCRETE SECTION PER GEOTECH REPORT
- PROPOSED HEAVY DUTY SECTION PER GEOTECH REPORT
- PROPOSED LIGHT DUTY SECTION PER GEOTECH REPORT
- (X) PARKING COUNT



KEY MAP
N.T.S.

FIRE SPRINKLER RISER ROOM SIGN
N.T.S.



FDC SIGN
N.T.S.

NOTES:

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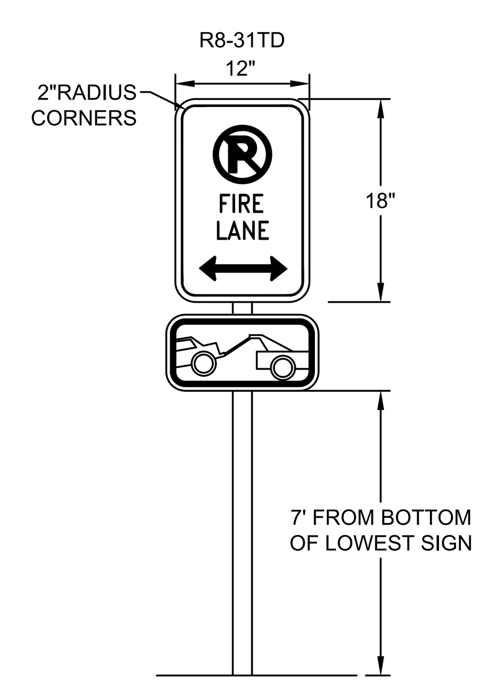
4) CONTRACTOR SHALL REMOVE AND REPLACE DAMAGED CURB, GUTTER, PAVING, AND LANDSCAPED AREAS OUTSIDE THE LIMITS OF SITE AND RESTORE BACK TO ITS ORIGINAL CONDITION.
5) PAVEMENT THICKNESS PER GEOTECH REPORT.
6) ALL ENTRANCES ARE PRIVATE UNLESS OTHERWISE NOTED.
7) ADDITIONAL ROADWAY IMPROVEMENTS MAY BE REQUIRED PENDING TIS UPDATES.
8) CONSTRUCTION OF NORTH SIDE OF STEPHEN D HOGAN AND 6TH AVE ADJACENT TO

FIRE LANE SIGN NOTES:

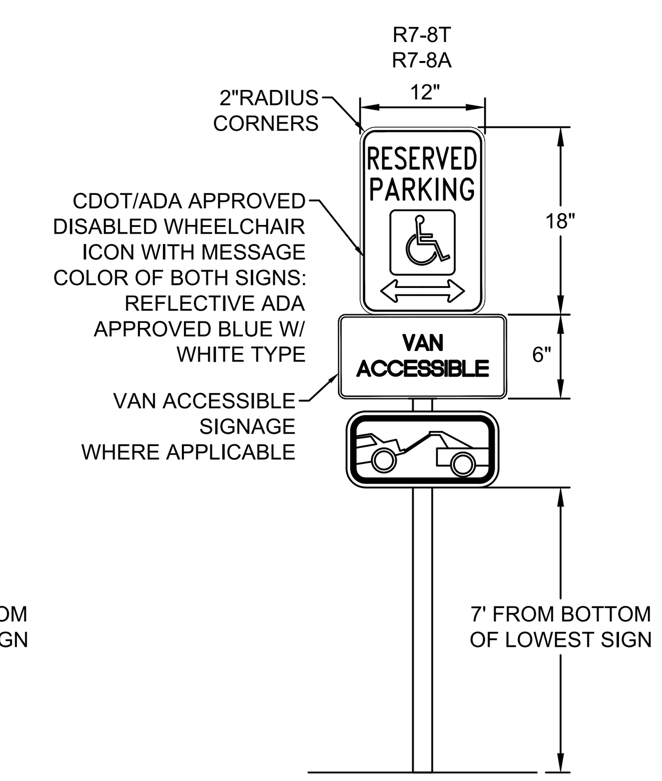
1. SIGNS SHALL BE LOCATED AT THE RIGHT SIDE OF THE FIRE LANE ENTRANCE AND AT THE END OF THE FIRE LANE. THE INTERMEDIATE SIGNS SHALL HAVE DOUBLE HEADED ARROWS POINTING IN BOTH DIRECTIONS.
2. TYPICALLY, THE MAXIMUM SPACING OF THE FIRE LANE SIGNS IS ESTABLISHED AT 100' ON CENTER WITH SIGNS BEING PLACED ON BOTH SIDES OF THE FIRE LANE EASEMENT. WHERE EXCESSIVE CURVATURE OF THE FIRE LANE EXISTS, THE SPACING OF THE FIRE LANE SIGNAGE WILL BE INCREASED AS NEEDED.
3. THE SIGNS SHALL BE SET AT AN ANGLE OF NOT LESS THAN 30 DEGREES AND NOT MORE THAN 45 DEGREES WITH THE CURB OR LINE OF TRAFFIC FLOW.
4. FIRE LANE SIGNS SHOULD BE INSTALLED 2' BEHIND CURB OR SIDEWALK.
5. THE CLEARANCE TO THE BOTTOM OF THE SIGN SHALL BE 7 FEET. THERE SHALL BE NO OTHER SIGNS ATTACHED TO THE SIGN OR THE SIGN POST.
6. PLACEMENT OF THESE FIRE LANE SIGNS CANNOT ENCROACH INTO THE 29' INSIDE TURNING RADIUS OF THE FIRE LANE EASEMENT, OBSTRUCT ANY FIRE HYDRANT OR FIRE DEPARTMENT CONNECTION OR ENCROACH INTO THE ACCESSIBLE ROUTE OF THE SIDEWALK AREA. FIRE HYDRANT SPACING IS BASED ON THE TRAVEL PATH OF A FIRE APPARATUS.

SIGNAGE AND STRIPING NOTES:

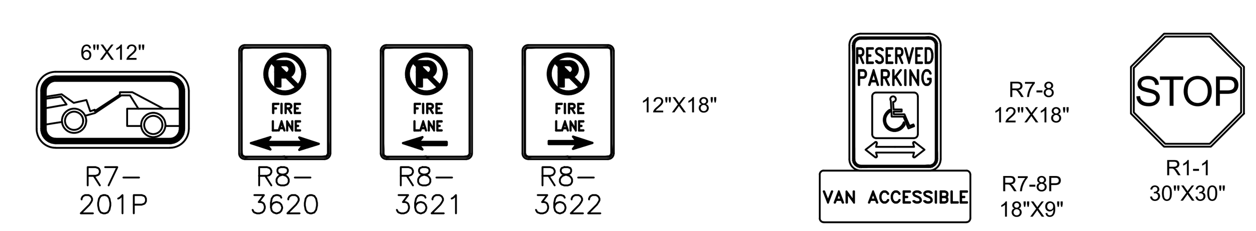
1. REFERENCE COA DETAIL **TE-11** FOR ALL SIGN POSTS.
2. REFERENCE COA DETAIL **TE-12.1** FOR ALL PAVEMENT MARKING MATERIALS.



FIRE LANE SIGN
N.T.S.



ADA PARKING SIGN
ONE PER SPACE
N.T.S.



FIRE LANE, STOP, VAN ACCESSIBLE PARKING & HANDICAP SIGNS
N.T.S.

SCALE: 1" = 40'

WARE MALCOMB
LEADING DESIGN FOR COMMERCIAL REAL ESTATE

900 south broadway
suite 320
denver, co 80209
p 303.561.3333
waremalcomb.com

FOR AND ON BEHALF OF WARE MALCOMB

PICADILLY CROSSING
21291 E. 6TH AVE. AURORA, CO 80018
SITE PLAN
DETAILED SITE PLAN

NO.	DATE	REMARKS
1	4/24/2024	1ST SITE PLAN SUBMITTAL

JOB NO.:	DEN22-0154
PA / PM:	MCN
DESIGNED:	TRS
DATE:	4/24/2024
PLOT DATE:	6/25/2024

SHEET
06

NOT FOR CONSTRUCTION

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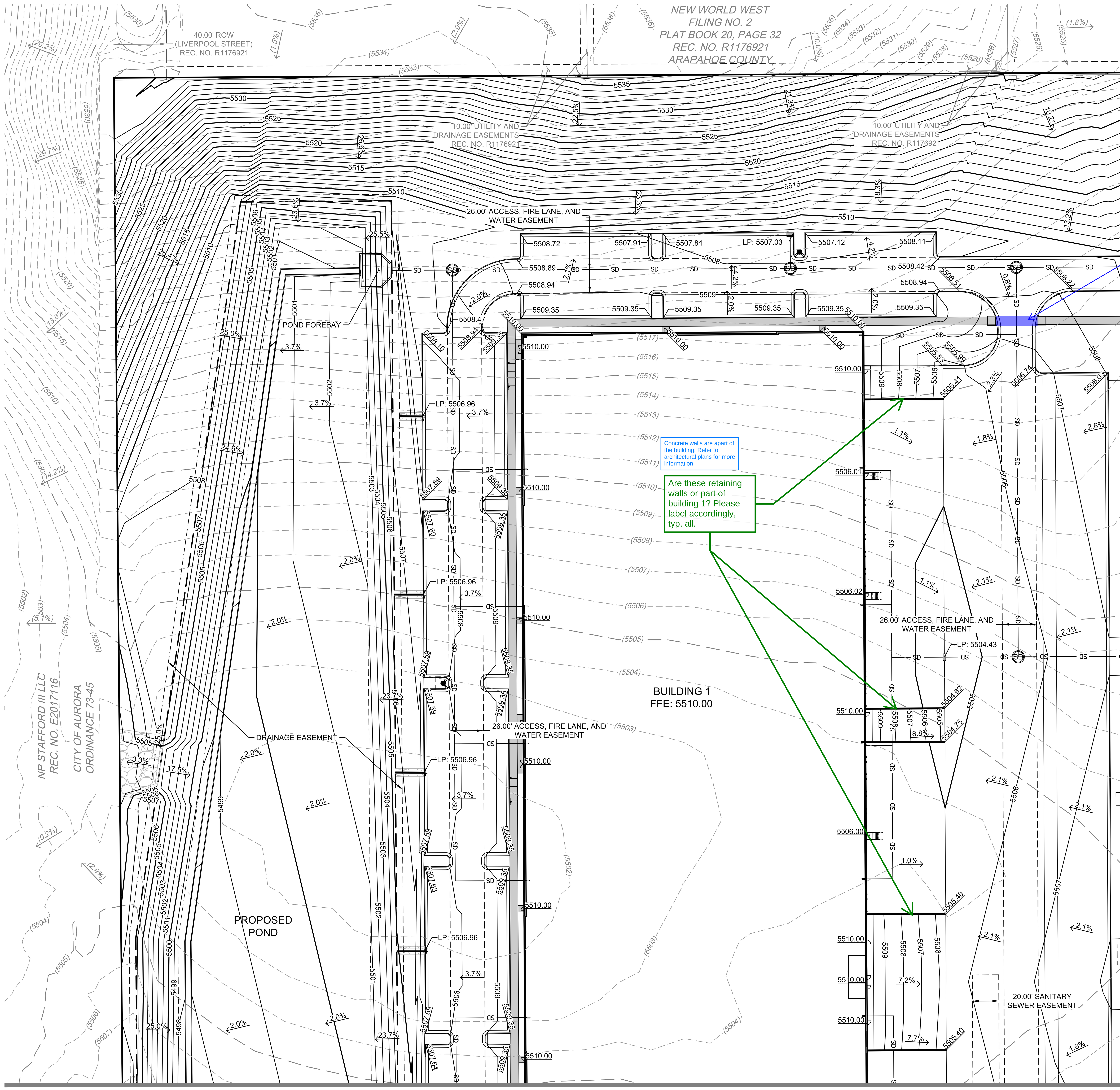


See notes on sheet 2 regarding fire lane easements and fire hydrant placement. TYP

Hydrant placements updated where necessary

Show crosswalk in this area.

Crosswalk is now shown in this location

Concrete walls are apart of the building. Refer to architectural plans for more information

Are these retaining walls or part of building 1? Please label accordingly, typ. all.

Advisory comment: Add cross and running slope arrows along the accessible route to ensure general compliance with the added notes below. Detailed ADA and Roadway Manual conformance will be checked during the civil plan submittal.

Remove spot elevations from site plan submittal, typ. all.

All elevations have been removed

Show and label accessible route on all grading sheets using a heavy dashed line. TYP

Accessible route is now shown accordingly.

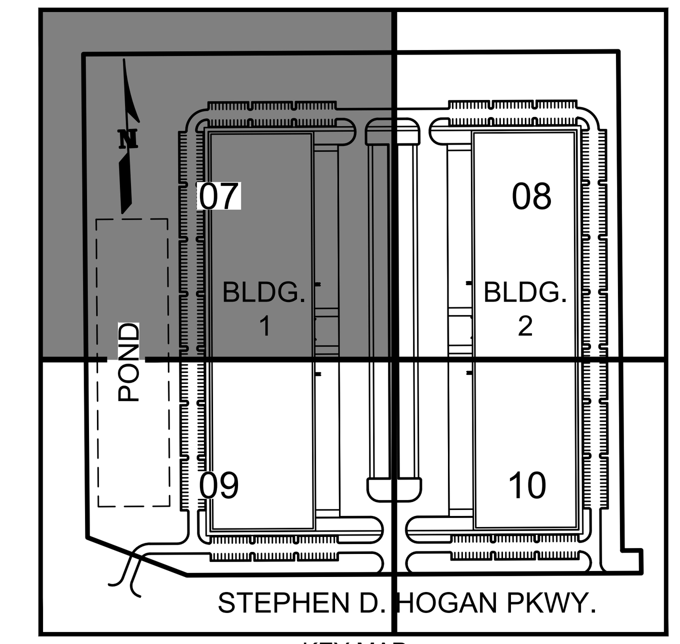
Notes have been added to plans

Add to grading sheet notes.

Notes have been added to plans

Add the following notes to any grading sheets on Site Plans:

1.Minimum slope on unpaved areas is 2%, minimum slope on asphalt is 1%, and minimum slope on concrete is 0.5%.
2.The maximum slope within ROW is 4:1, the maximum slope for property outside of the ROW is 3:1.
3.The slope away from the building shall have a minimum grade of five (5) percent for the first ten feet or to the property line, whichever occurs first, then a minimum of two (2) percent until the slope reaches the swale around the building. If physical obstructions or lot lines prohibit the ten feet of horizontal distance, a five (5) percent slope shall be provided to an approved alternative method of diverting storm runoff away from the foundation. Impervious surfaces within ten feet of the building foundation shall be sloped a minimum of two (2) percent away from the building.
4.(This note is required only when Fire Lanes are required) The maximum permissible longitudinal grade for fire lanes is 10%. The maximum transverse grade for a fire lane is four percent with a resultant maximum slope of ten percent.
5.(This note is required only when accessible parking is required) The resultant grade in any direction within accessible parking areas shall not exceed two percent.
6.(This note is required only when accessible exterior route is required) The maximum cross slope in an accessible path shall not exceed two percent. The maximum longitudinal slope in an accessible path shall not exceed five percent.



KEY MAP
N.T.S.

GRADING LEGEND:

	PROPERTY LINE
5720	PROPOSED 5' CONTOUR
5721	PROPOSED 1' CONTOUR
5720	EXISTING 5' CONTOUR
5721	EXISTING 1' CONTOUR
	PROPOSED STORM LINE
	EXISTING STORM LINE
	PROPOSED STORM INLET
	EXISTING STORM INLET
X.XX%	FLOW DIRECTION
	PROPOSED CONCRETE WALK
	EXISTING CURB & GUTTER
	PROPOSED CURB & GUTTER
	PROPOSED SPILL CURB & GUTTER
	PROPOSED FIRE HYDRANT

NOTES:

1. ALL ENTRANCES ARE PRIVATE UNLESS OTHERWISE NOTED.
2. SIDEWALKS AND LANDINGS SHALL SLOPE 1.5% TOWARDS ROADS, DRIVE LANES UNLESS NOTED OTHERWISE.
3. MINIMUM PAVEMENT SLOPES: 1% FOR ASPHALT, 0.5% FOR CONCRETE.
4. MIN SLOPE AWAY FROM THE BUILDING IS 5% FOR 10' FOR LANDSCAPE AREAS, MIN 1.5% FOR IMPERVIOUS AREAS.
5. MAX 2% SLOPE IN ANY DIRECTION AT HANDICAP PARKING SPACES.
6. THE CONTRACTOR SHALL NOTIFY THE ENGINEER OF ANY DISCREPANCIES WITH THE PROPOSED ELEVATIONS SHOWN ON THE GRADING PLAN. THE ENGINEER WILL NOT BE LIABLE FOR ANY COSTS ASSOCIATED WITH CHANGES TO THE DESIGN WITHOUT PROPER NOTIFICATION.
7. EXISTING UTILITIES STRUCTURES TO BE ADJUSTED AS NECESSARY TO MEET PROPOSED GRADE.
8. ALL STORM SEWER IS PRIVATE AND WILL BE MAINTAINED BY OWNER UNLESS OTHERWISE NOTED.

- **Minimum slopes note:** “Add a note: "Minimum slope on unpaved areas is 2%, minimum slope on asphalt is 1%, and minimum slope on concrete is 0.5%."”
- **Maximum slopes note:** “Add a note: “The maximum slope within ROW is 4:1, the maximum slope for property outside of the ROW is 3:1.”
- **Slope away from building:** “Add a note: “The slope away from the building shall have a minimum grade of five (5) percent for the first ten feet or to the property line, whichever occurs first, then a minimum of two (2) percent until the slope reaches the swale around the building. If physical obstructions or lot lines prohibit the ten feet of horizontal distance, a five (5) percent slope shall be provided to an approved alternative method of diverting storm runoff away from the foundation. Impervious surfaces within ten feet of the building foundation shall be sloped a minimum of two (2) percent away from the building.””
- **Fire lane slopes:** “Add a note: “The maximum permissible longitudinal grade for fire lanes is 10%. The maximum transverse grade for a fire lane is four percent with a resultant maximum slope of ten percent.””
- **Accessible parking:** “Add a note: “The resultant grade in any direction within accessible parking areas shall not exceed two percent.””
- **Accessible exterior route:** “Add a note: “The maximum cross slope in an accessible path shall not exceed two percent. The maximum longitudinal slope in an accessible path shall not exceed five percent.””

N

0 20 40 80
SCALE: 1" = 40'

WARE MALCOMB
LEADING DESIGN FOR COMMERCIAL REAL ESTATE

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suite 320
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p 303.561.3333
waremalcomb.com

FOR AND ON BEHALF OF WARE MALCOMB

PICADILLY CROSSING
21291 E. 6TH AVE. AURORA, CO 80018
SITE PLAN
GRADING PLAN

NO.	DATE	REMARKS
1	4/24/2024	1ST SITE PLAN SUBMITTAL

JOB NO.:	DEN22-0154
PA / PM:	MCN
DESIGNED:	TRS
DATE:	4/24/2024
PLOT DATE:	6/25/2024

SHEET
07

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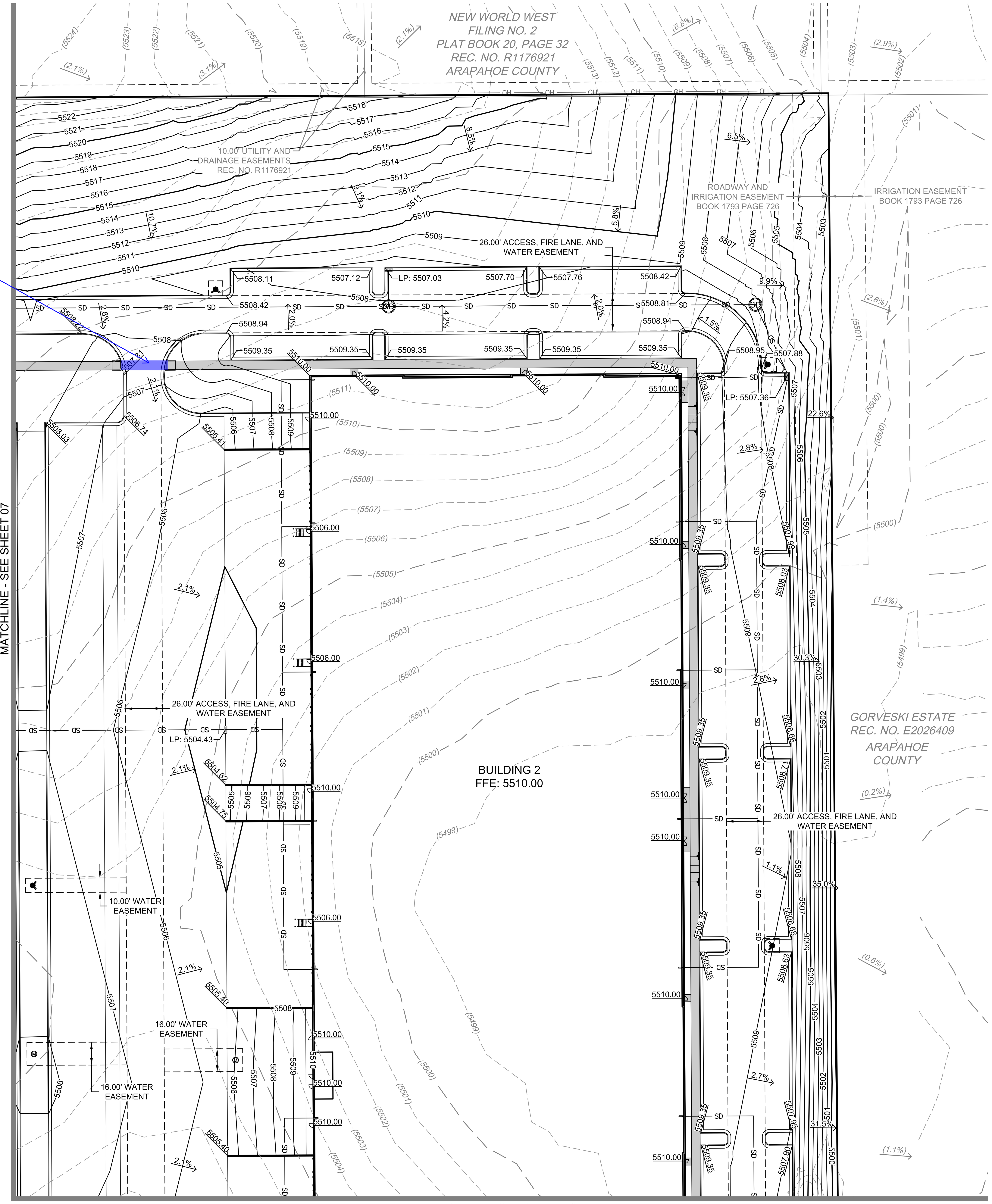

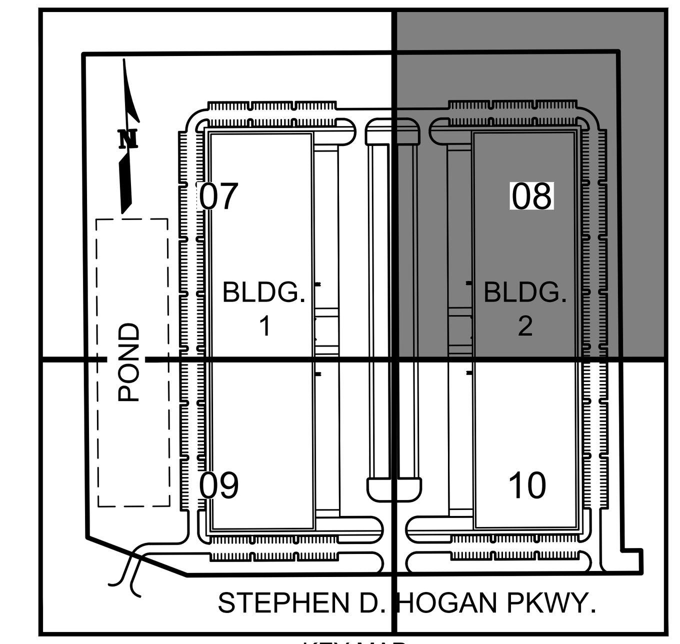

KEY MAP
N.T.S.

GRADING LEGEND:

- PROPERTY LINE
- 5720 PROPOSED 5' CONTOUR
- 5721 PROPOSED 1' CONTOUR
- 5720 EXISTING 5' CONTOUR
- 5721 EXISTING 1' CONTOUR
- PROPOSED STORM LINE
- EXISTING STORM LINE
- PROPOSED STORM INLET
- EXISTING STORM INLET
- X.XX% FLOW DIRECTION
- PROPOSED CONCRETE WALK
- EXISTING CURB & GUTTER
- PROPOSED CURB & GUTTER
- PROPOSED SPILL CURB & GUTTER
- PROPOSED FIRE HYDRANT

NOTES:

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5. MAX 2% SLOPE IN ANY DIRECTION AT HANDICAP PARKING SPACES.
6. THE CONTRACTOR SHALL NOTIFY THE ENGINEER OF ANY DISCREPANCIES WITH THE PROPOSED ELEVATIONS SHOWN ON THE GRADING PLAN. THE ENGINEER WILL NOT BE LIABLE FOR ANY COSTS ASSOCIATED WITH CHANGES TO THE DESIGN WITHOUT PROPER NOTIFICATION.
7. EXISTING UTILITIES STRUCTURES TO BE ADJUSTED AS NECESSARY TO MEET PROPOSED GRADE.
8. ALL STORM SEWER IS PRIVATE AND WILL BE MAINTAINED BY OWNER UNLESS OTHERWISE NOTED.

N

0 20 40 80
SCALE: 1" = 40'

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LEADING DESIGN FOR COMMERCIAL REAL ESTATE

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FOR AND ON BEHALF OF WARE MALCOMB

PICADILLY CROSSING
21291 E. 6TH AVE. AURORA, CO 80018
SITE PLAN
GRADING PLAN

NO.	DATE	REMARKS
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JOB NO.:	DEN22-0154
PA / PM:	MCN
DESIGNED:	TRS
DATE:	4/24/2024
PLOT DATE:	6/25/2024

SHEET
08

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NOTES:

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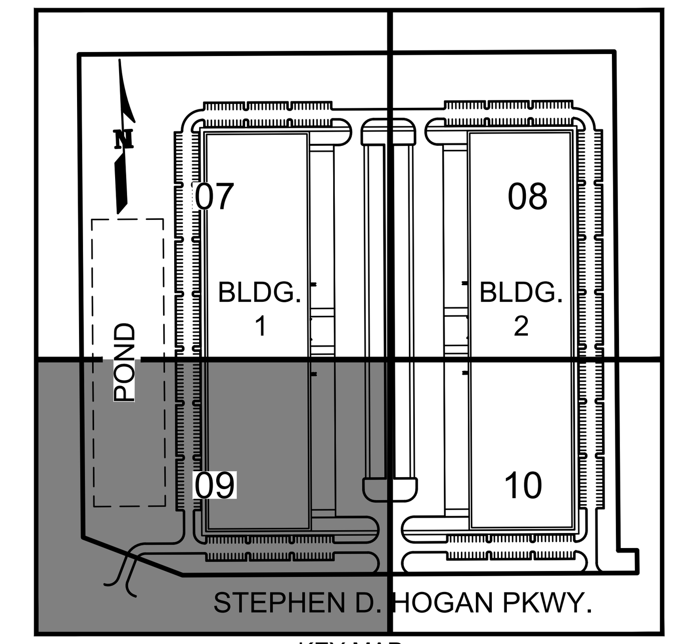
GRADING LEGEND:

	PROPERTY LINE
5720	PROPOSED 5' CONTOUR
5721	PROPOSED 1' CONTOUR
5720	EXISTING 5' CONTOUR
5721	EXISTING 1' CONTOUR
	PROPOSED STORM LINE
	EXISTING STORM LINE
	PROPOSED STORM INLET
	EXISTING STORM INLET
X.XX%	FLOW DIRECTION
	PROPOSED CONCRETE WALK
	EXISTING CURB & GUTTER
	PROPOSED CURB & GUTTER
	PROPOSED SPILL CURB & GUTTER
	PROPOSED FIRE HYDRANT

N

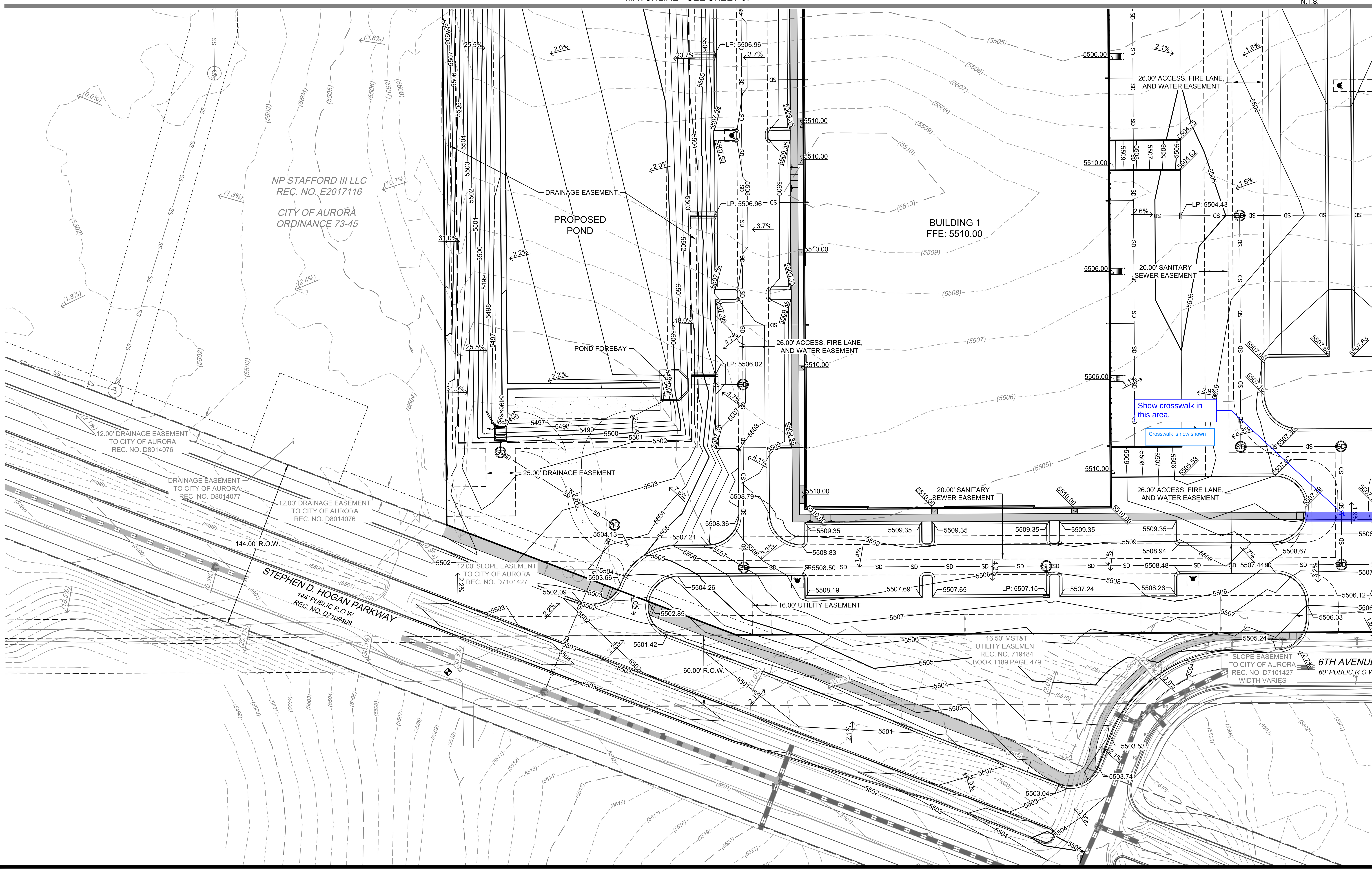
0 20 40 80

SCALE: 1" = 40'



KEY MAP
N.T.S.

MATCHLINE - SEE SHEET 07



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waremalcomb.com

FOR AND ON BEHALF OF WARE MALCOMB

PICADILLY CROSSING
21291 E. 6TH AVE. AURORA, CO 80018
SITE PLAN
GRADING PLAN

NO.	DATE	REMARKS
1	4/24/2024	1ST SITE PLAN SUBMITTAL

JOB NO.:	DEN22-0154
PA / PM:	MCN
DESIGNED:	TRS
DATE:	4/24/2024
PLOT DATE:	6/25/2024

SHEET
09

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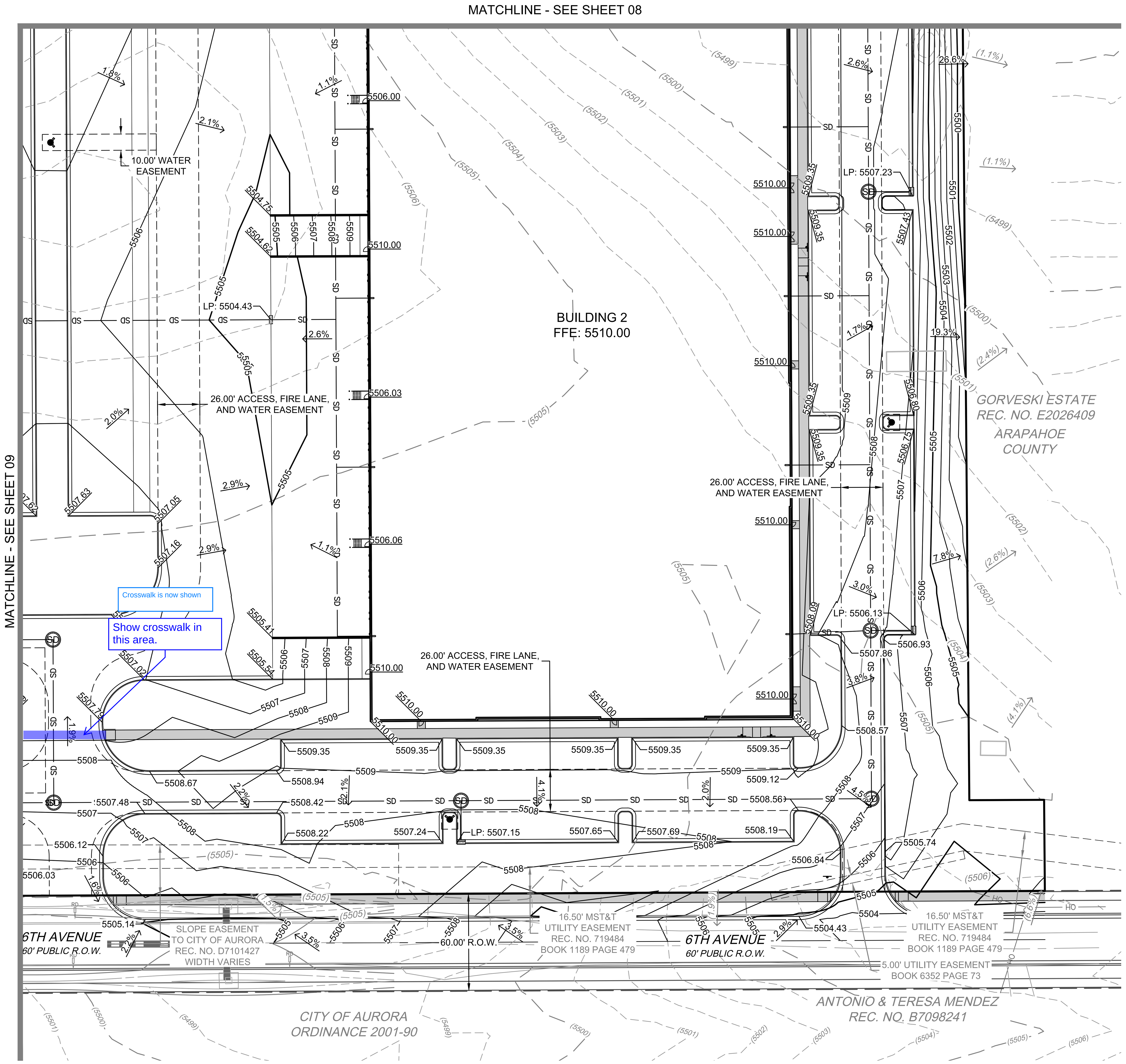

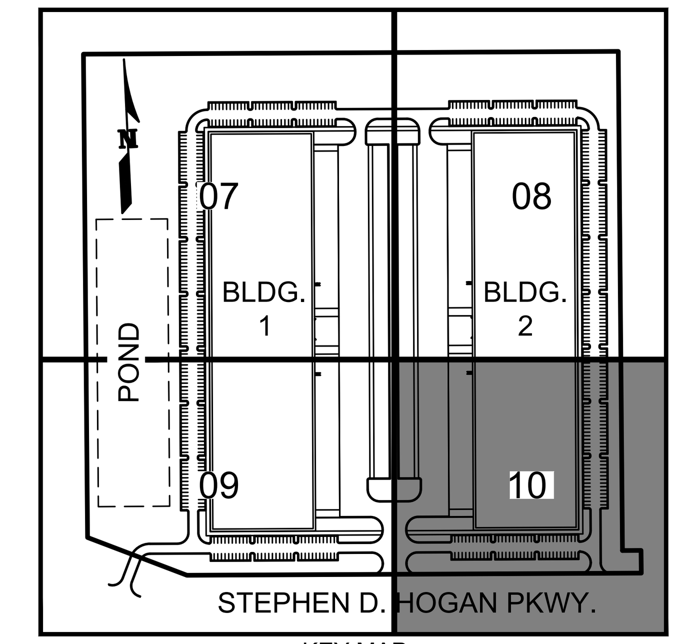

KEY MAP
N.T.S.

GRADING LEGEND:

- PROPERTY LINE
- 5720 PROPOSED 5' CONTOUR
- 5721 PROPOSED 1' CONTOUR
- 5720 EXISTING 5' CONTOUR
- 5721 EXISTING 1' CONTOUR
- PROPOSED STORM LINE
- EXISTING STORM LINE
- PROPOSED STORM INLET
- EXISTING STORM INLET
- X.XX% FLOW DIRECTION
- PROPOSED CONCRETE WALK
- EXISTING CURB & GUTTER
- PROPOSED CURB & GUTTER
- PROPOSED SPILL CURB & GUTTER
- PROPOSED FIRE HYDRANT

NOTES:

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5. MAX 2% SLOPE IN ANY DIRECTION AT HANDICAP PARKING SPACES.
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8. ALL STORM SEWER IS PRIVATE AND WILL BE MAINTAINED BY OWNER UNLESS OTHERWISE NOTED.

N

0 20 40 80
SCALE: 1" = 40'

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p 303.561.3333
waremalcomb.com

FOR AND ON BEHALF OF WARE MALCOMB

PICADILLY CROSSING
21291 E. 6TH AVE. AURORA, CO 80018
SITE PLAN
GRADING PLAN

NO.	DATE	REMARKS
1	4/24/2024	1ST SITE PLAN SUBMITTAL

JOB NO.:	DEN22-0154
PA / PM:	MCN
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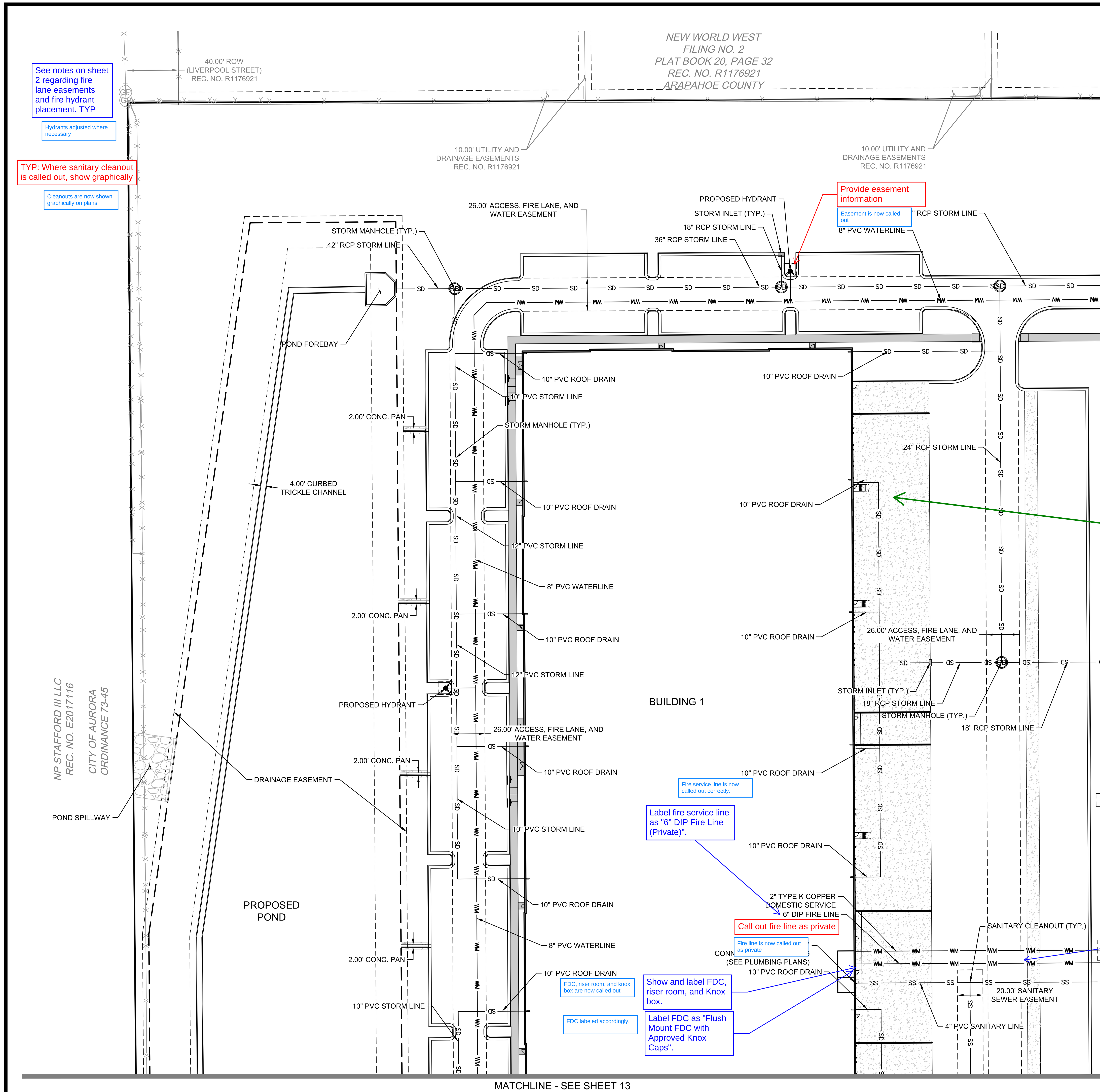
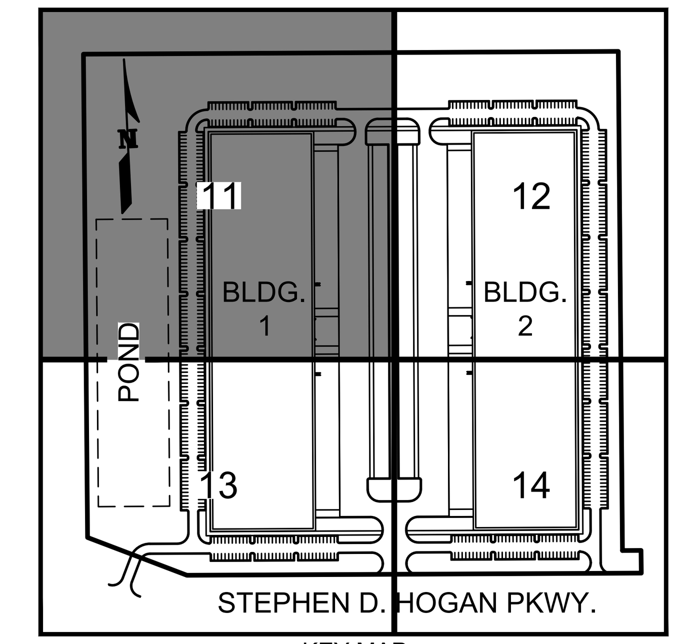
PLOT DATE:	6/25/2024

SHEET
10

NOT FOR CONSTRUCTION





KEY MAP
N.T.S.

Use this symbol for FDC and add to legend. TYP

FDC symbol is now used and added to the legend

LEGEND:

- PROPERTY LINE
- UTILITY CROSSING
- STORM LINE
- STORM INLET
- EXISTING STORM LINE
- EXISTING STORM INLET
- SANITARY SEWER W/ MANHOLE
- EXISTING SANITARY SEWER W/ MANHOLE
- WATER METER
- WATERLINE & VALVE
- FIRE HYDRANT ASSEMBLY
- SITE LIGHT POLE
- EXISTING LIGHT POLE
- EXISTING WATERLINE & VALVE
- EXISTING FIRE HYDRANT
- EXISTING GAS LINE
- EXISTING TELEPHONE LINE
- EXISTING ELECTRIC LINE
- EXISTING CABLE TV LINE
- EXISTING OVERHEAD LINE
- EXISTING FIBER OPTIC LINE
- EXISTING IRRIGATION LINE
- EXISTING UTILITY POLE
- PROPOSED EASEMENT LINE
- EXISTING EASEMENT LINE

NOTES

1. THE CONTRACTOR IS TO VERIFY THE ELEVATION OF ALL EXISTING UTILITIES WHERE NEW WORK WILL CONNECT AND NOTIFY THE ENGINEER IF THERE ARE ANY DISCREPANCIES.
2. MANHOLES ARE CONTROLLED AT CENTER OF MANHOLE.

FIRE FLOW DATA (BLDG. 1):

FIRE FLOW REQUIREMENTS ARE **8,000 GPM** MIN. (**4,000 GPM** MIN. W/ 50% REDUCTION) @ 20 PSI RESIDUAL PRESSURE.

THIS BUILDING REQUIRES **7** FIRE HYDRANTS TO MEET FIRE-FLOW REQUIREMENTS.

EACH FIRE HYDRANT MUST SUPPLY 1,500 GPM MINIMUM @ 20 PSI RESIDUAL PRESSURE.

CODE USED FOR ANALYSIS: 2015 IFC
OCCUPANCY GROUP: **INDUSTRIAL**
CONSTRUCTION TYPE: **II-B**
BUILDING WILL BE FULLY **SPRINKLERED.**

N

0 20 40 80
SCALE: 1" = 40'

WARE MALCOMB
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FOR AND ON BEHALF OF WARE MALCOMB

PICADILLY CROSSING
21291 E. 6TH AVE. AURORA, CO 80018
SITE PLAN
UTILITY PLAN

NO.	DATE	REMARKS
1	4/24/2024	1ST SITE PLAN SUBMITTAL

JOB NO.:	DEN22-0154
PA / PM:	MCN
DESIGNED:	TRS
DATE:	4/24/2024
PLOT DATE:	6/25/2024

SHEET
11

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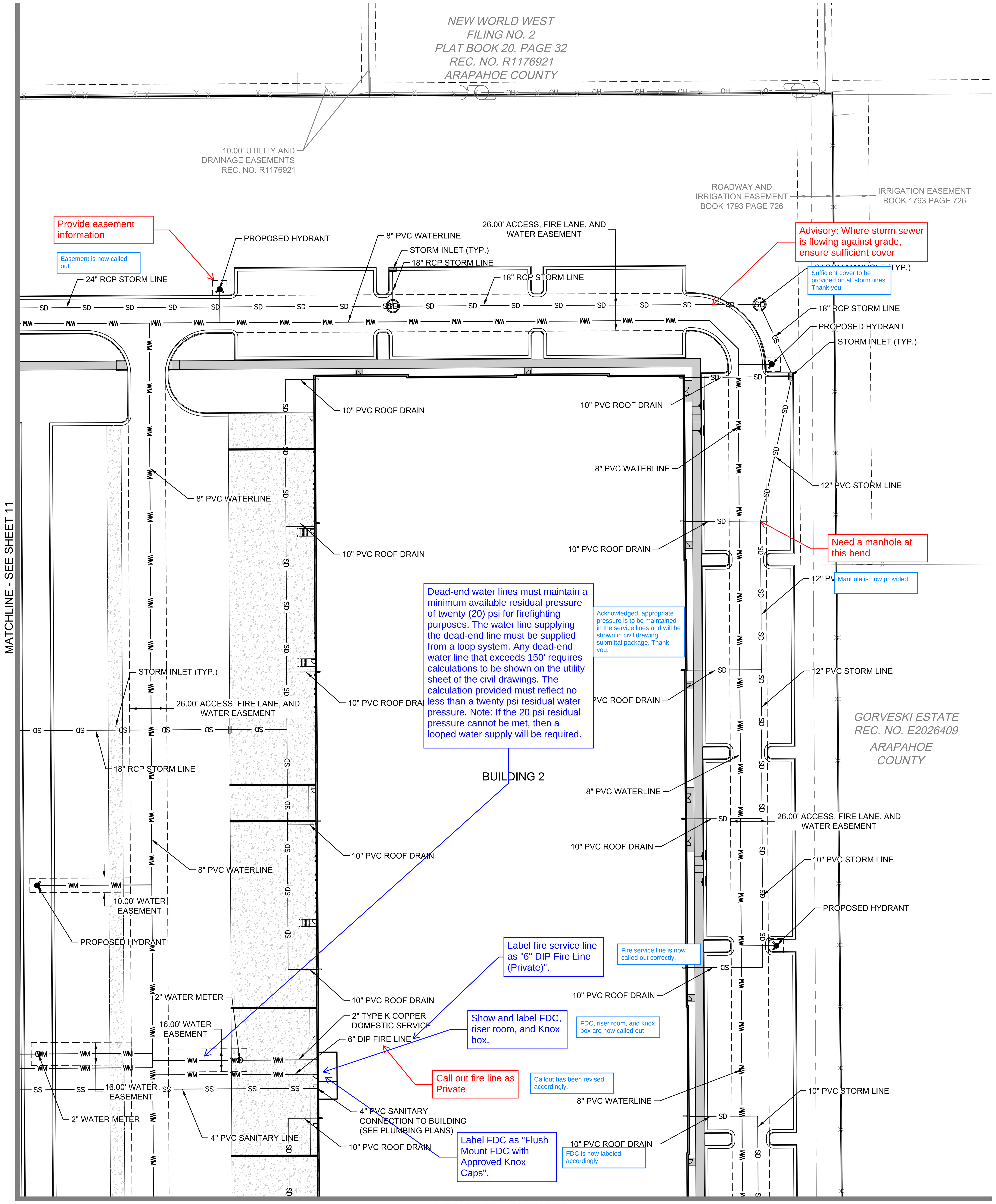
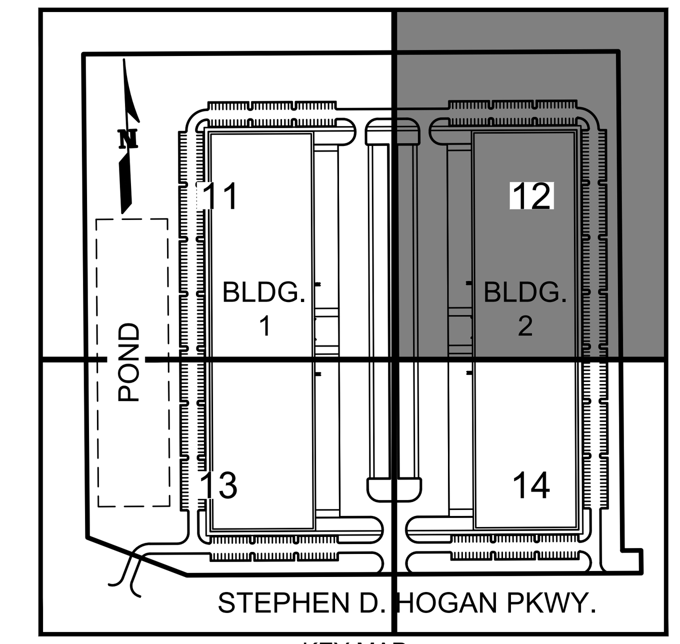


MATCHLINE - SEE SHEET 11

MATCHLINE - SEE SHEET 14

TYP: Where sanitary cleanout is called out, show graphically

Cleanouts are now shown graphically



KEY MAP
N.T.S.

LEGEND:

- PROPERTY LINE
- UTILITY CROSSING
- STORM LINE
- STORM INLET
- EXISTING STORM LINE
- EXISTING STORM INLET
- SANITARY SEWER W/ MANHOLE
- EXISTING SANITARY SEWER W/ MANHOLE
- WATER METER
- WATERLINE & VALVE
- FIRE HYDRANT ASSEMBLY
- SITE LIGHT POLE
- EXISTING LIGHT POLE
- EXISTING WATERLINE & VALVE
- EXISTING FIRE HYDRANT
- EXISTING GAS LINE
- EXISTING TELEPHONE LINE
- EXISTING ELECTRIC LINE
- EXISTING CABLE TV LINE
- EXISTING OVERHEAD LINE
- EXISTING FIBER OPTIC LINE
- EXISTING IRRIGATION LINE
- EXISTING UTILITY POLE
- PROPOSED EASEMENT LINE
- EXISTING EASEMENT LINE

NOTES

1. THE CONTRACTOR IS TO VERIFY THE ELEVATION OF ALL EXISTING UTILITIES WHERE NEW WORK WILL CONNECT AND NOTIFY THE ENGINEER IF THERE ARE ANY DISCREPANCIES.
2. MANHOLES ARE CONTROLLED AT CENTER OF MANHOLE.

FIRE FLOW DATA (BLDG. 2):

FIRE FLOW REQUIREMENTS ARE **8,000 GPM** MIN. (**4,000 GPM** MIN. W/ 50% REDUCTION) @ 20 PSI RESIDUAL PRESSURE.

THIS BUILDING REQUIRES **7** FIRE HYDRANTS TO MEET FIRE-FLOW REQUIREMENTS.

EACH FIRE HYDRANT MUST SUPPLY 1,500 GPM MINIMUM @ 20 PSI RESIDUAL PRESSURE.

CODE USED FOR ANALYSIS: 2015 IFC
OCCUPANCY GROUP: **INDUSTRIAL**
CONSTRUCTION TYPE: **II-B**
BUILDING WILL BE FULLY **SPRINKLERED.**

N

0 20 40 80
SCALE: 1" = 40'

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LEADING DESIGN FOR COMMERCIAL REAL ESTATE

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FOR AND ON BEHALF OF WARE MALCOMB

PICADILLY CROSSING
21291 E. 6TH AVE. AURORA, CO 80018
SITE PLAN
UTILITY PLAN

NO.	DATE	REMARKS
1	4/24/2024	1ST SITE PLAN SUBMITTAL

JOB NO.:	DEN22-0154
PA / PM:	MCN
DESIGNED:	TRS
DATE:	4/24/2024
PLOT DATE:	

NOT FOR CONSTRUCTION

CAUTION: IF THIS SHEET IS NOT 24"x36" IT IS A REDUCED PRINT

LEGEND:

	PROPERTY LINE		EXISTING LIGHT POLE
	UTILITY CROSSING	WM	EXISTING WATERLINE & VALVE
	STORM LINE	WM	EXISTING FIRE HYDRANT
	STORM INLET	NGAS	EXISTING GAS LINE
	EXISTING STORM LINE	T	EXISTING TELEPHONE LINE
	EXISTING STORM INLET	E	EXISTING ELECTRIC LINE
	SANITARY SEWER W/ MANHOLE	CATV	EXISTING CABLE TV LINE
SS	EXISTING SANITARY SEWER W/ MANHOLE	OH	EXISTING OVERHEAD LINE
	WATER METER	FO	EXISTING FIBER OPTIC LINE
	WATERLINE & VALVE	I	EXISTING IRRIGATION LINE
	FIRE HYDRANT ASSEMBLY		EXISTING UTILITY POLE
	SITE LIGHT POLE		PROPOSED EASEMENT LINE
			EXISTING EASEMENT LINE

FIRE FLOW DATA (BLDG. 1):

FIRE FLOW REQUIREMENTS ARE **8,000 GPM** MIN. (**4,000 GPM** MIN. W/ 50% REDUCTION) @ 20 PSI RESIDUAL PRESSURE.

THIS BUILDING REQUIRES **7** FIRE HYDRANTS TO MEET FIRE-FLOW REQUIREMENTS.

EACH FIRE HYDRANT MUST SUPPLY 1,500 GPM MINIMUM @ 20 PSI RESIDUAL PRESSURE.

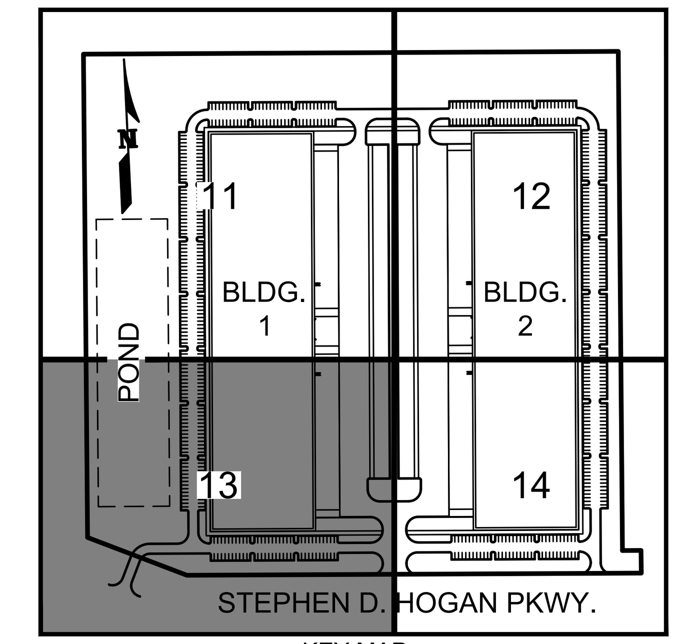
CODE USED FOR ANALYSIS: 2015 IFC
OCCUPANCY GROUP: **INDUSTRIAL**
CONSTRUCTION TYPE: **II-B**
BUILDING WILL BE FULLY **SPRINKLERED.**

NOTES

1. THE CONTRACTOR IS TO VERIFY THE ELEVATION OF ALL EXISTING UTILITIES WHERE NEW WORK WILL CONNECT AND NOTIFY THE ENGINEER IF THERE ARE ANY DISCREPANCIES.
2. MANHOLES ARE CONTROLLED AT CENTER OF MANHOLE.

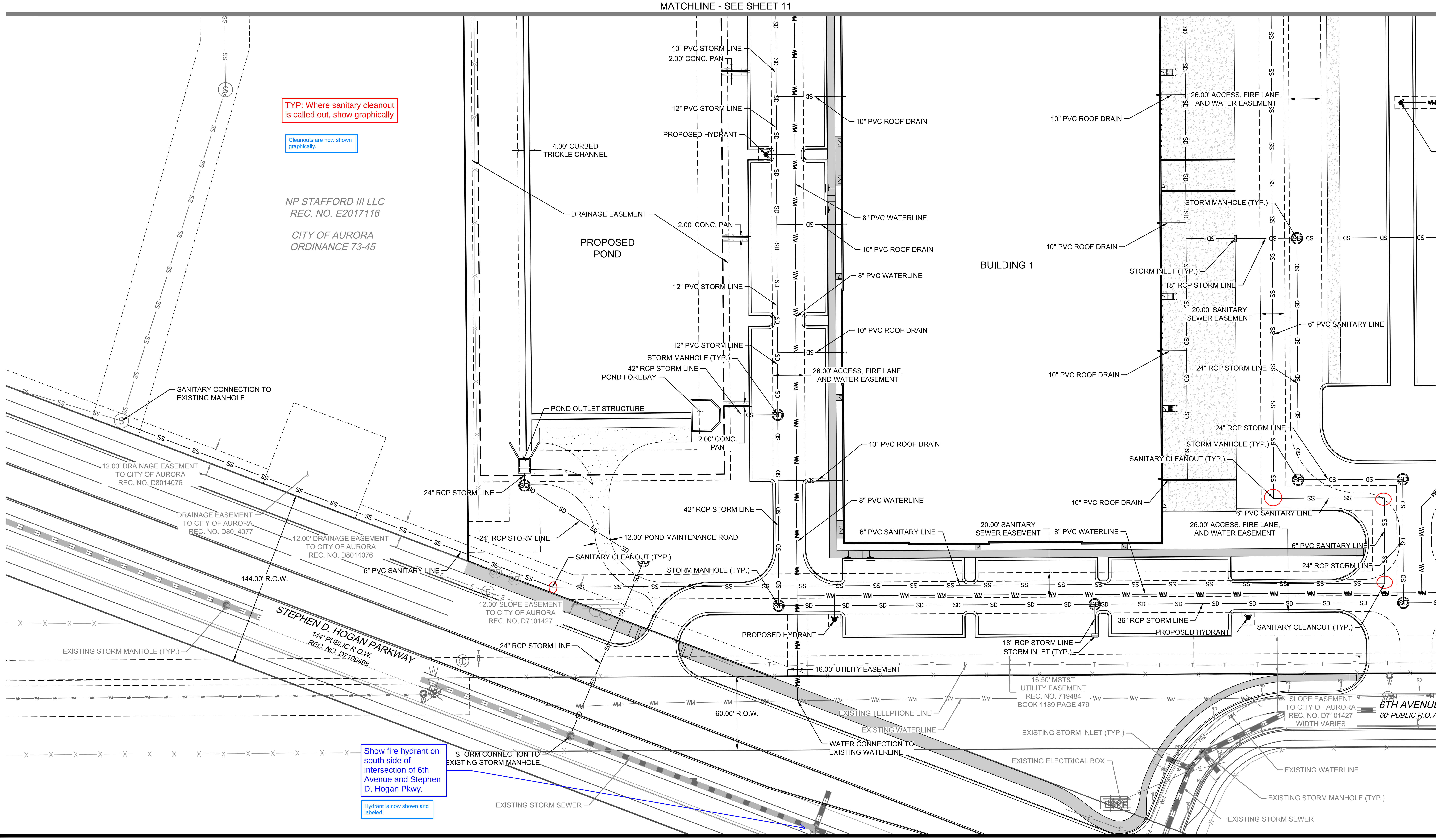
N

0 20 40 80
SCALE: 1" = 40'



KEY MAP
N.T.S.

MATCHLINE - SEE SHEET 11



WARE MALCOMB
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suite 320
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FOR AND ON BEHALF OF WARE MALCOMB

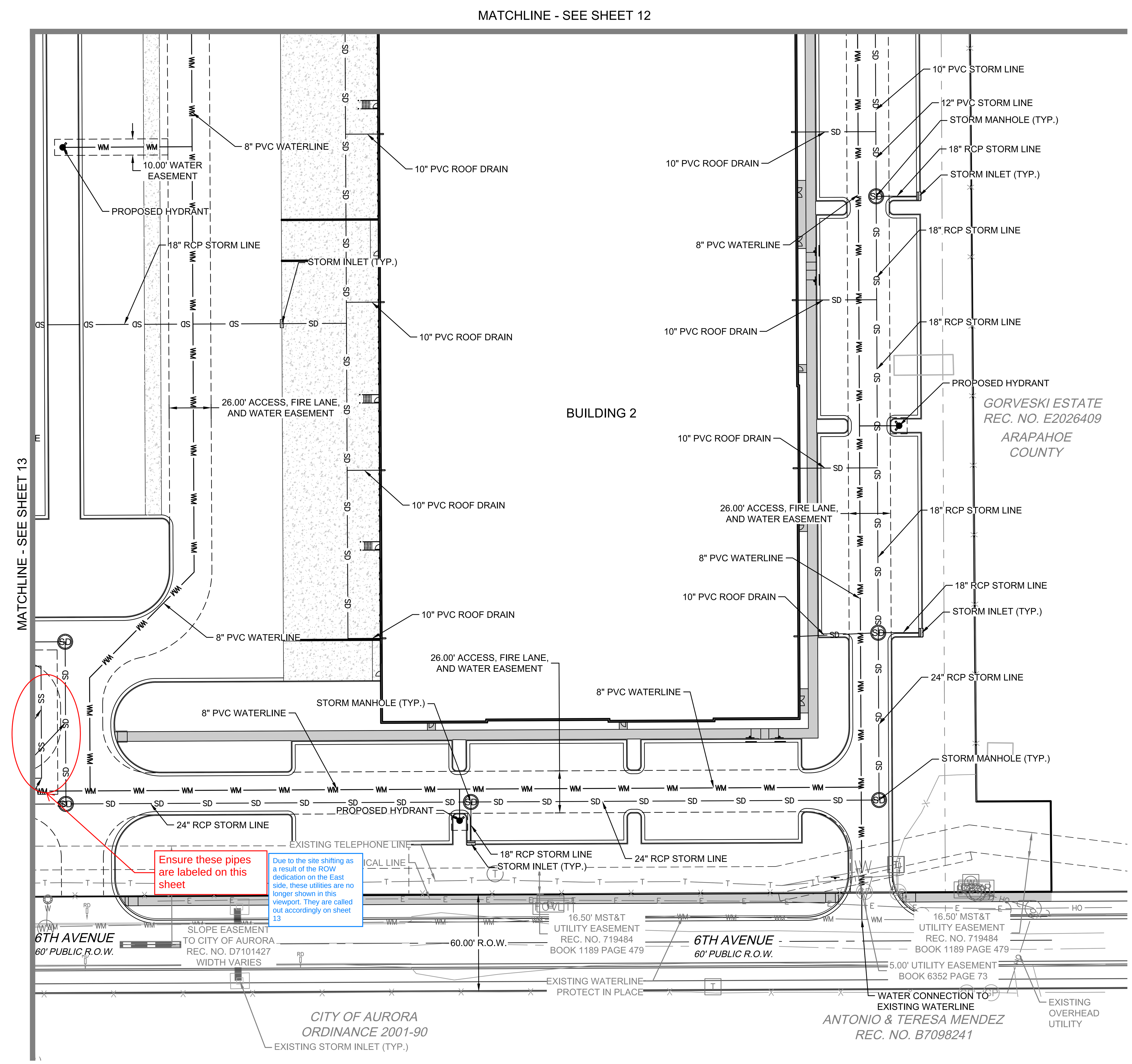
PICADILLY CROSSING
21291 E. 6TH AVE. AURORA, CO 80018
SITE PLAN
UTILITY PLAN

NO.	DATE	REMARKS
1	4/24/2024	1ST SITE PLAN SUBMITTAL

JOB NO.:	DEN22-0154
PA / PM:	MCN
DESIGNED:	TRS
DATE:	4/24/2024
PLOT DATE:	

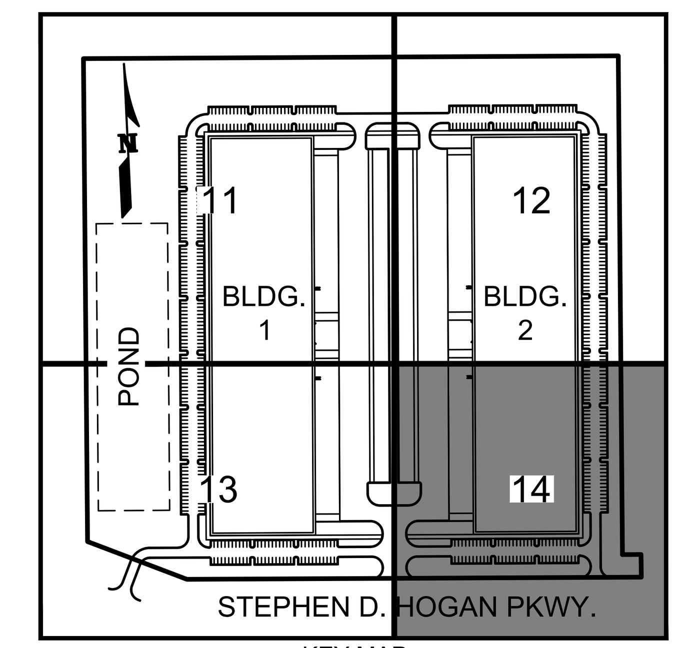
NOT FOR CONSTRUCTION

CAUTION: IF THIS SHEET IS NOT 24"x36" IT IS A REDUCED PRINT



TYP: Where sanitary cleanout is called out, show graphically

Cleanouts are now shown graphically.



KEY MAP
N.T.S.

LEGEND:

- PROPERTY LINE
- UTILITY CROSSING
- STORM LINE
- STORM INLET
- EXISTING STORM LINE
- EXISTING STORM INLET
- SANITARY SEWER W/ MANHOLE
- EXISTING SANITARY SEWER W/ MANHOLE
- WATER METER
- WATERLINE & VALVE
- FIRE HYDRANT ASSEMBLY
- SITE LIGHT POLE
- EXISTING LIGHT POLE
- EXISTING WATERLINE & VALVE
- EXISTING FIRE HYDRANT
- EXISTING GAS LINE
- EXISTING TELEPHONE LINE
- EXISTING ELECTRIC LINE
- EXISTING CABLE TV LINE
- EXISTING OVERHEAD LINE
- EXISTING FIBER OPTIC LINE
- EXISTING IRRIGATION LINE
- EXISTING UTILITY POLE
- PROPOSED EASEMENT LINE
- EXISTING EASEMENT LINE

NOTES

1. THE CONTRACTOR IS TO VERIFY THE ELEVATION OF ALL EXISTING UTILITIES WHERE NEW WORK WILL CONNECT AND NOTIFY THE ENGINEER IF THERE ARE ANY DISCREPANCIES.
2. MANHOLES ARE CONTROLLED AT CENTER OF MANHOLE.

FIRE FLOW DATA (BLDG. 2):

FIRE FLOW REQUIREMENTS ARE **8,000 GPM** MIN. (**4,000 GPM** MIN. W/ 50% REDUCTION) @ 20 PSI RESIDUAL PRESSURE.

THIS BUILDING REQUIRES **7** FIRE HYDRANTS TO MEET FIRE-FLOW REQUIREMENTS.

EACH FIRE HYDRANT MUST SUPPLY 1,500 GPM MINIMUM @ 20 PSI RESIDUAL PRESSURE.

CODE USED FOR ANALYSIS: 2015 IFC
OCCUPANCY GROUP: **INDUSTRIAL**
CONSTRUCTION TYPE: **II-B**
BUILDING WILL BE FULLY **SPRINKLERED.**

N

0 20 40 80
SCALE: 1" = 40'

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21291 E. 6TH AVE. AURORA, CO 80018
SITE PLAN
UTILITY PLAN

NO.	DATE	REMARKS
1	4/24/2024	1ST SITE PLAN SUBMITTAL

JOB NO.:	DEN22-0154
PA / PM:	MCN
DESIGNED:	TRS
DATE:	4/24/2024
PLOT DATE:	

NOT FOR CONSTRUCTION

OVERALL SITE DATA

SITE DATA	AREA (SF)	%
TOTAL SITE AREA	1,695,567	
BUILDING COVERAGE	512,196	30
HARD SURFACE AREA	607,041	36
LANDSCAPE AREA	576,330	34
COOL SEASON GRASSES	5,364	
% OF LANDCAPE AREA		1

BUILDING 1 NON-RESIDENTIAL BUILDING PERIMETER LANDSCAPE INFORMATION

BUILDING PERIMETER (DIRECTION FACING)	ELEVATION LENGTH*	TREE EQUIVALENT REQUIRED (1 TREE EQUIVALENT PER 40 LINEAR FEET)	TREES PROVIDED	SHRUBS PROVIDED (10 SHRUBS PER 1 TREE EQUIVALENT)	ORNAMENTAL GRASSES (5 gal.)	TREE EQUIVALENT PROVIDED
NORTH	260	6.5	–	3.1 (31 shrubs)	3.7 (37 grasses)	6.8
WEST	986	24.7	2	10.5 (105 shrubs)	12.2 (122 grasses)	24.7
SOUTH	260	6.5	–	3.1 (31 shrubs)	3.7 (37 grasses)	6.8
EAST	52	1.3	2	– (– shrubs)	– (– grasses)	2.0

* DOES NOT INCLUDE LOADING DOCKS
** ALL GRASSES TO BE 5 GAL. (10 GRASSES PER TREE EQUIVALENT)

BUILDING 1 TABLE OF CURBSIDE LANDSCAPE, STREET PERIMETER BUFFER, AND NON-STREET FRONTAGE BUFFER LANDSCAPE REQUIREMENTS

FRONTAGE DISCRIPTION BUFFER DISCRIPTION LENGTH/ADJ. LAND USE	WIDTH REQUIRED	WIDTH PROVIDED	BUFFER REDUCTION FEATURES	# TREES REQUIRED	# SHRUBS REQUIRED	# TREES PROVIDED	# SHRUBS PROVIDED	# PERENNIALS/ ORN. GRASSES PROVIDED
STEPHEN D. HOGAN PKWY CURBSIDE CURBSIDE 105 L.F.	N/A	N/A	N/A	(1 TREE/40 L.F.) 3	N/A	3	N/A	N/A
STEPHEN D. HOGAN PKWY– STREET FRONTAGE BUFFER 522 L.F.	10'	10'	STANDARD DESIGN PLUS XERISCAPE	(1 TREE/40 L.F.) 13	(10 SHRUBS/40 L.F.) 131	13	131	–
NORTH NON–STREET EDGE BUFFER 764 L.F.	25'	25'	STANDARD DESIGN PLUS XERISCAPE	(1 TREE/40 L.F.) 19	(5 SHRUBS/40 L.F.) 96	23*	56*	–
WEST NON–STREET EDGE BUFFER 1,193 L.F.	25'	25'	STANDARD DESIGN PLUS XERISCAPE	(1 TREE/40 L.F.) 30	(5 SHRUBS/40 L.F.) 149	32**	137**	–
			TOTALS	–	–	–	–	–

* 4 TREES SUBSTITUTED FOR 40 SHRUBS
** 2 TREES SUBSTITUTED FOR 12 SHRUBS

BUILDING 2 NON-RESIDENTIAL BUILDING PERIMETER LANDSCAPE INFORMATION

BUILDING PERIMETER (DIRECTION FACING)	ELEVATION LENGTH*	TREE EQUIVALENT REQUIRED (1 TREE EQUIVALENT PER 40 LINEAR FEET)	TREES PROVIDED	SHRUBS PROVIDED (10 SHRUBS PER 1 TREE EQUIVALENT)	ORNAMENTAL GRASSES	TREE EQUIVALENT PROVIDED
NORTH	260	6.5	–	3.1 (31 shrubs)	3.7 (37 grasses)	6.8
WEST	52	1.3	2	– (– shrubs)	– (– grasses)	2.0
SOUTH	260	6.5	–	3.1 (31 shrubs)	3.7 (37 grasses)	6.8
EAST	986	24.7	2	10.5 (105 shrubs)	12.2 (122 grasses)	24.7

* DOES NOT INCLUDE LOADING DOCKS
** ALL GRASSES TO BE 5 GAL. (10 GRASSES PER TREE EQUIVALENT)

BUILDING 2 TABLE OF CURBSIDE LANDSCAPE, STREET PERIMETER BUFFER, AND NON-STREET FRONTAGE BUFFER LANDSCAPE REQUIREMENTS

FRONTAGE DISCRIPTION BUFFER DISCRIPTION LENGTH/ADJ. LAND USE	WIDTH REQUIRED	WIDTH PROVIDED	BUFFER REDUCTION FEATURES	# TREES REQUIRED	# SHRUBS REQUIRED	# TREES PROVIDED	# SHRUBS PROVIDED	# PERENNIALS/ ORN. GRASSES PROVIDED
STEPHEN D. HOGAN PKWY CURBSIDE CURBSIDE 402 L.F.	N/A	N/A	N/A	(1 TREE/40 L.F.) 10	N/A	10	N/A	N/A
STEPHEN D. HOGAN PKWY– STREET FRONTAGE BUFFER 428 L.F.	10'	10'	STANDARD DESIGN PLUS XERISCAPE	(1 TREE/40 L.F.) 11	(10 SHRUBS/40 L.F.) 107	11	107	–
NORTH NON–STREET EDGE BUFFER 558 L.F.	25'	25'	STANDARD DESIGN PLUS XERISCAPE	(1 TREE/40 L.F.) 14	(5 SHRUBS/40 L.F.) 69	15*	59*	–
EAST NON–STREET EDGE BUFFER 1,289 L.F.	25'	25'	STANDARD DESIGN PLUS XERISCAPE	(1 TREE/40 L.F.) 32	(5 SHRUBS/40 L.F.) 161	35**	137**	–
			TOTALS	–	–	–	–	–

* 1 TREE SUBSTITUTED FOR 10 SHRUBS
** 3 TREES SUBSTITUTED FOR 24 SHRUBS

DETENTION POND LANDSCAPE REQUIREMENTS

POND AREA	TREES REQUIRED (1 TREE/4000 S.F.)	TREES PROVIDED	SHRUBS REQUIRED (10 SHRUBS/4000 S.F.)	SHRUBS PROVIDED
122,708 S.F.	31	46*	307	137*

* 17 TREES SUBSTITUTED FOR 154 SHRUBS.

Notes have been revised accordingly

Remove note 13 and add the notes provided below.

Please add the following Landscape Notes.

- THE LANDSCAPE PLAN MUST REFLECT THE LOCATION OF ALL FIRE HYDRANTS, KNOX HARDWARE, AND FIRE DEPARTMENT CONNECTIONS TO ENSURE THAT THESE DEVICES ARE NOT PHYSICALLY OR VISUALLY OBSTRUCTED FROM RESPONDING FIRE CREWS. THE SEPARATION REQUIREMENTS FROM FIRE DEPARTMENT CONNECTIONS AND FIRE HYDRANTS MUST MEET BOTH FIRE LIFE SAFETY (TYPICALLY 5 FEET AND NO MATERIAL GREATER THAN 2 FEET IN HEIGHT) AND LANDSCAPING REQUIREMENTS. LANDSCAPING MATERIAL CANNOT BE OMITTED OR REDUCED BASED ON THE INSTALLATION OF A FIRE HYRANT(S) WITHIN A PARKING LOT ISLAND OR PLANT BED. IT IS RECOMMENDED THAT THE ISLAND OR PLANT BED BE CONSTRUCTED LARGE ENOUGH TO ADEQUATELY ACCOMMODATE BOTH LANDSCAPING MATERIAL AND FIRE HYDRANTS IN ORDER TO COMPLY WITH ALL CITY STANDARDS.
- AN 5-FOOT CLEAR SPACE SHALL BE MAINTAINED AROUND THE CIRCUMFERENCE OF FIRE HYDRANTS.
- LANDSCAPING MATERIAL SHOWN WITHIN THE SITE PLAN CANNOT ENCROACH INTO ROADWAYS THAT ARE DEDICATED (OR DESIGNATED) AS FIRE LANE EASEMENTS (OR CORRIDORS).

LANDSCAPE NOTES:

1. THE TURF AREAS, AS WELL AS THE SHRUB BEDS SHALL BE ROTOTILLED WITH PURE ORGANIC COMPOST MATTER AT A RATE OF 4 CUBIC YARDS PER 1,000 SQUARE FEET. THIS PREPARATION SHALL BE THOROUGHLY INCORPORATED INTO THE TOP 6" OF SOIL.
2. ALL NON–IRRIGATED UPLAND SEED MIX AREAS SHALL HAVE A SOILS TEST PERFORMED AS PER THE URBAN DRAINAGE AND FLOOD CONTROL DISTRICT URBAN STORM DRAINAGE CRITERIA MANUAL VOL. 2, CHAPTER 13, SECTIONS 3.4 AND 3.5, FOR SOIL AMENDMENT INFORMATION AND APPLICATION.
3. ALL SHRUB BEDS AND MULCH AREAS ARE TO BE CONTAINED WITH DARK GREEN STEEL EDGER (NOT REQUIRED AT CURB, WALKS OR BUILDING)
4. ALL MONUMENT SIGN SHRUB BEDS SHALL BE MULCHED WITH 2" WOOD BARK MULCH WITHOUT LANDSCAPE FABRIC.
5. 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, 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.
6. ALL UTILITY EASEMENTS SHALL REMAIN UNOBSTRUCTED AND FULLY ACCESSIBLE ALONG THIER ENTIRE LENGTH FOR MAINTENANCE EQUIPMENT ENTRY.
7. THE DEVELOPER, HIS SUCCESSORS AND ASSIGNS, SHALL BE RESPONSIBLE FOR INSTALLATION, MAINTENANCE AND REPLACEMENT OFF ALL LANDSCAPING MATERIALS SHOWN OR INDICATED ON THE APPROVED SITE PLAN OR LANDSCAPE PLAN ON FILE IN THE PLANNING DEPARTMENT. ALL LANDSCAPING WILL BE INSTALLED AS DELINEATED ON THE PLAN, PRIOR TO ISSUANCE OF CERTIFICATE OF OCCUPANCY.
8. SITE LIGHTING SHALL CONSIST OF:
   PARKING – 25' HT. POLE MOUNTED LED AREA LIGHT
   BUILDING EXTERIOR – WALL MOUNTED LED SCONCE
9. ALL VEHICULAR DRIVES AND PARKING AREAS TO BE CONSTRUCTED OF ASPHALT, ALL LOADING DOCK AREAS TO BE CONSTRUCTED OF CONCRETE. ALL PEDESTRIAN SIDEWALKS ADJACENT TO PUBLIC STREETS TO BE CONSTRUCTED OF CONCRETE.
10. LANDSCAPE MATERIALS 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.
11. ALL FIRE HYDRANTS WILL BE LOCATED NOT LESS THAN THREE FEET–SIX INCHES (3'–6") AND NOT MORE THAN EIGHT (8) FEET FROM THE BACK OF CURB TO THE CENTER OF THE HYDRANT, UNOBSTRUCTED ON THE STREET SIDE WITH A MINIMUM CLEARANCE ON ALL OTHER SIDES WILL BE EIGHT (8) FEET.
12. LANDSCAPING MATERIAL SHOWN WITHIN THE SITE PLAN CANNOT ENCROACH INTO ROADWAYS THAT ARE DEDICATED (OR DESIGNATED) AS FIRE LANE EASEMENTS (OR CORRIDORS).
13. A 8–FOOT CLEAR SPACE SHALL BE MAINTAINED AROUND THE CIRCUMFERENCE OF FIRE HYDRANTS.
14. ALL PROPOSED PLANTS WITHIN THE SIGHT TRIANGLES MUST COMPLY WITH THE CITY OF AURORA ROADWAY SPECIFICATIONS, SECTION 4.04.2.10.

PLANT LIST

SYM.	BLDG 1 QTY	BLDG 2 QTY	KEY	COMMON/ BOTANIC NAME	SIZE	COMMENTS	ZONE
				DECIDUOUS SHADE TREES			
	–	–	SH	Shademaster Honeylocust Gleditsia triacanthos inermis 'Shademaster'	2–1/2" cal.	Specimen quality, full crown, B&B, staked	Low
	–	–	SO	Shumard Oak Quercus shumardii	2–1/2" cal.	Specimen quality, full crown, B&B, staked	Low
	–	–	TRO	Texas Red Oak Quercus buckleyi	2–1/2" cal.	Specimen quality, full crown, B&B, staked	Low
	–	–	BL	Boulevard Linden Tilia americana 'Boulevard'	2–1/2" cal.	Specimen quality, full crown, B&B, staked	Low
	–	–	AE	Accolade Elm Ulmus accolade	2–1/2" cal.	Specimen quality, full crown, B&B, staked	Low
	–	–	KC	Kentucky Coffeetree Gymnocladus dioicus 'Espresso'	2–1/2" cal.	Specimen quality, full crown, B&B, staked	Low
	–	–	CH	Chicagoland Hackberry Celtis occidentalis 'Chicagoland'	2–1/2" cal.	Specimen quality, full crown, B&B, staked	Low
				ORNAMENTAL TREES			
	–	–	SSC	Spring Snow Crabapple Malus sp. 'Spring Snow'	2" cal.	Specimen quality, full crown, B&B, staked	Low
	–	–	PCC	Chanticleer Pear Pyrus calleryana 'Chanticleer'	2" cal.	Specimen quality, full crown, B&B, staked	Low
	–	–	TCH	Thornless Cockspur Hawthorn Crataegus crus–galli inermis	2" cal.	Specimen quality, full crown, B&B, staked	Low
	–	–	RC	Radiant Crabapple Malus sp. 'Radiant'	2" cal.	Specimen quality, full crown, B&B, staked	Low
	–	–	TM	Hot Wings Tatarian Maple Acer tataricum 'Hot Wings'	6' ht.	Specimen quality, clump form, B&B, staked	Low
	–	–	BC	Black Chokecherry Prunus virginiana	6' ht.	Specimen quality, clump form, B&B, staked	Low
	–	–	MM	Curly–Leaf Mountain Mahogany Cercocarpus ledifolius	6' ht.	Specimen quality, clump form, B&B, staked	Low
				EVERGREEN TREES			
	–	–	CSB	Baker Colorado Spruce Picea pungens 'Bakeri'	6' ht.	Specimen quality, full form, B&B, guyed	Med
	–	–	AP	Austrian Pine Pinus nigra	6' ht.	Specimen quality, full form, B&B, guyed	Low
	–	–	PP	Pinon Pine Pinus cembroides edulis	6' ht.	Specimen quality, full form, B&B, guyed	Low
				DECIDUOUS SHRUBS			
	–	–	AWS	Anthony Waterer Spirea Spiraea 'Anthony Waterer'	5 gal.	container, 5 canes min. 3' ht., plant 3' o.c.	Med
	–	–	WR	Winnipeg Parks Shrub Rose Rosa 'Winnipeg Parks'	5 gal.	container, 5 canes min. 3' ht., plant 3' o.c.	Low
	–	–	GS	Goldflame Spirea Spiraea 'Gold Flame'	5 gal.	container, 5 canes min. 3' ht., plant 3' o.c.	Med
	–	–	LRS	Little Spire Russian Sage Perovskia atriplicifolia 'Little Spire'	5 gal.	container, 5 canes min. 3' ht., plant 3' o.c.	Low
	–	–	LDN	Little Devil Ninebark Physocarpus opulifolius 'Little Devil'	5 gal.	container, 5 canes min. 3' ht., plant 3' o.c.	Low
	–	–	SR	Morden Sunrise Shrub Rose Rosa 'Morden Sunrise'	5 gal.	container, 5 canes min. 2' ht., plant 3' o.c.	Low
	–	–	WMR	White Meidiland Shrub Rose Rosa 'Meidiland White'	5 gal.	container, 5 canes min. 2' ht., plant 3' o.c.	Low
	–	–	GAC	Green Mound Alpine Currant Ribes alpinum 'Green Mound'	5 gal.	container, 5 canes min. 4' ht., plant 3' o.c.	Low
	–	–	DKL	Dwarf Korean Lilac Syringa meyeri 'Palibin'	5 gal.	container, 5 canes min. 4' ht., plant 4' o.c.	Low
	–	–	FS	Fragrant Sumac Rhus aromatica	5 gal.	container, 5 canes min. 5' ht., plant 4' o.c.	Low
	–	–	PC	Peking Cotoneaster Cotoneaster lucidus	5 gal.	container, 5 canes min. 8' ht., plant 4' o.c.	Low
	–	–	PBS	Pawnee Buttes Sandcherry Prunus Besseyi 'Pawnee Buttes'	5 gal.	container, 5 canes min. 2' ht., plant 4' o.c.	Low
	–	–	RS	Russian Sage Perovskia atriplicifolia	5 gal.	container, 5 canes min. 5' ht., plant 4' o.c.	Low
	–	–	CL	Chinese Lilac Perovskia atriplicifolia	5 gal.	container, 5 canes min. 8' ht., plant 4' o.c.	Low
	–	–	JV	Judd Viburnum Viburnum x juddii	5 gal.	container, 5 canes min. 6' ht., plant 4' o.c.	Med
	–	–	AAS	Autumn Amber Sumac Rhus trilobata 'Autumn Amber'	5 gal.	container, 5 canes min. 18" ht., plant 4' o.c.	Low
	–	–	SWN	Summer Wine Ninebark Physocarpus opulifolius 'Summer Wine'	5 gal.	container, 5 canes min. 6' ht., plant 4' o.c.	Low
	–	–	RGD	Red Gnome Dogwood Cornus alba 'Red Gnome'	5 gal.	container, 5 canes min. 4' ht., plant 4' o.c.	Med
	–	–	TWS	Tall Western Sage Artemisia tridentata	5 gal.	container, 5 canes min. 6' ht., plant 5' o.c.	Low
	–	–	LMM	Littleleaf Mountain Mahogany Cercocarpus intricatus	5 gal.	container, 5 canes min. 6' ht., plant 5' o.c.	Low
	–	–	TGR	Tall Green Rabbitbrush Ericameria nauseosa spp. nauseosa var. glabrata	5 gal.	container, 5 canes min. 6' ht., plant 5' o.c.	Low
	–	–	BBR	Baby Blue Rabbitbrush Ericameria nauseosa spp. nauseosa var. speciosa	5 gal.	container, 5 canes min. 6' ht., plant 5' o.c.	Low
				EVERGREEN SHRUBS			
	–	–	WJ	Wilton Juniper Juniperus horizontalis 'Wiltonii'	5 gal.	container, 18"–24" spread 6" ht., plant 4' o.c.	Low
				PERENNIALS/ORNAMENTAL GRASSES			
	–	–	PDG	Prairie Dropseed Grass Sporobolus heterolepis	1 gal.	container, plant 24" o.c.	Low
	–	–	BGG	Blond Ambition Blue Grama Grass Bouteloua gracilis 'Blonde Ambition'	1 gal.	container, plant 30" o.c.	Low
	–	–	TIG	Thin Man Indian Grass Sorgastrum nutans 'Thin Man'	5 gal.	container, plant 30" o.c.	Low
	–	–	VMG	Varigated Maiden Grass Miscanthus sinensis 'Variegatus'	5 gal.	container, plant 30" o.c.	Low
	–	–	NSO	Northern Sea Oats Chasmanthium latifolium	5 gal.	container, plant 36" o.c.	Low
	–	–	URM	Undaunted Ruby Muhly Muhlenbergia reverchonii 'Undaunted'	1 gal.	container, plant 36" o.c.	Low
	–	–	AMG	Adagio Maiden Grass Miscanthus sinensis 'Adagio'	1 gal.	container, plant 36" o.c.	Low
	–	–	NSG	Northwind Switch Grass Panicum virgatum 'Northwind'	5 gal.	container, plant 36" o.c.	Low

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FOR AND ON BEHALF OF WARE MALCOMB

PICADILLY CROSSING
21291 E. 6TH AVE. AURORA, CO 80018
SITE PLAN

LANDSCAPE NOTES & CALCULATIONS

DATE	REMARKS

JOB NO.:	24.103
PA / PM:	KTS
DESIGNED:	KTS
DATE:	04/02/2024
PLOT DATE:	4/17/2024

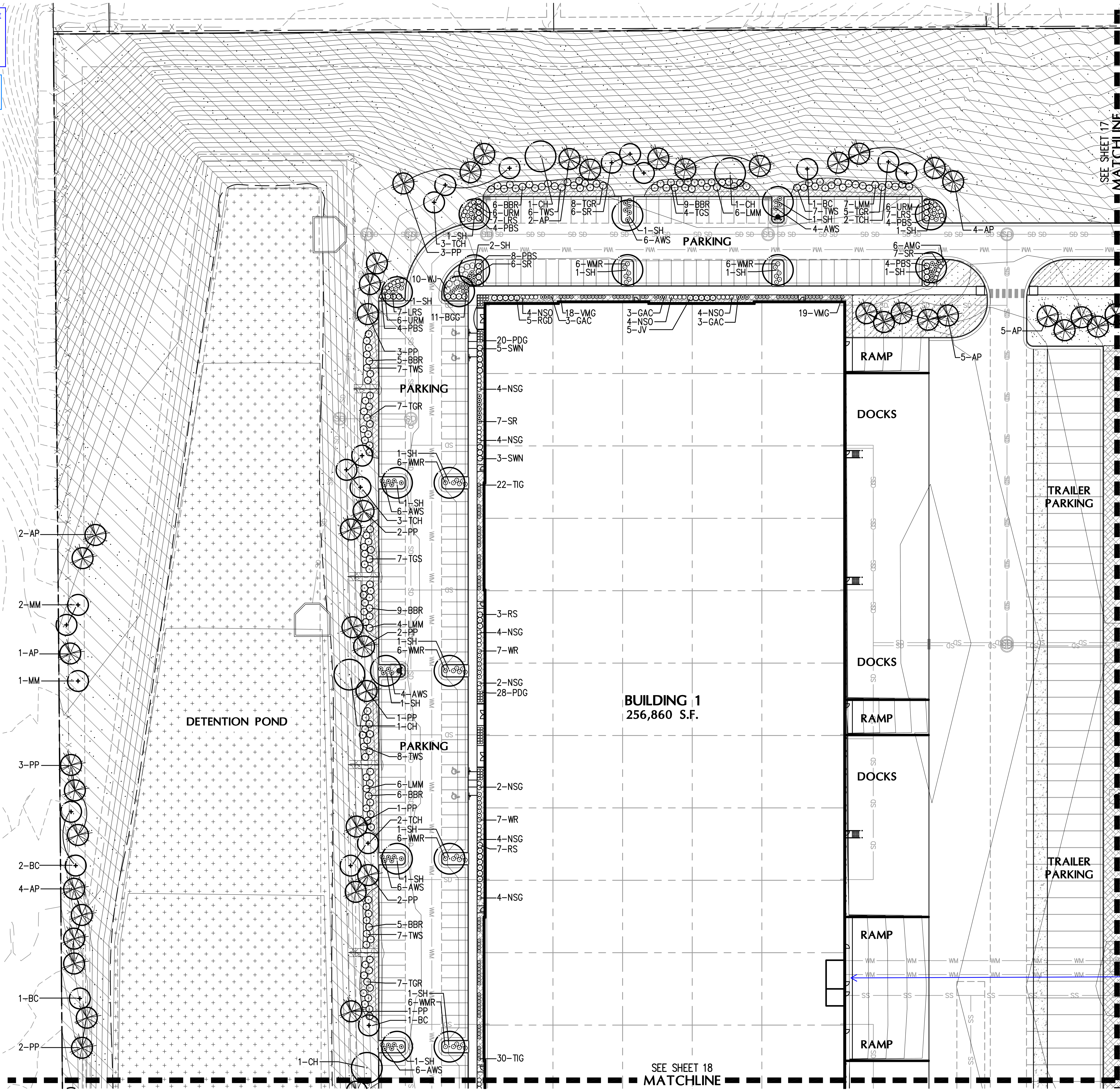
SHEET
15

NOT FOR CONSTRUCTION

CAUTION: IF THIS SHEET IS NOT 24"x36" IT IS A REDUCED PRINT

See notes on sheet 2 regarding fire lane easements and fire hydrant placement. TYP

Fire lane easements and hydrant placements have been revised where applicable

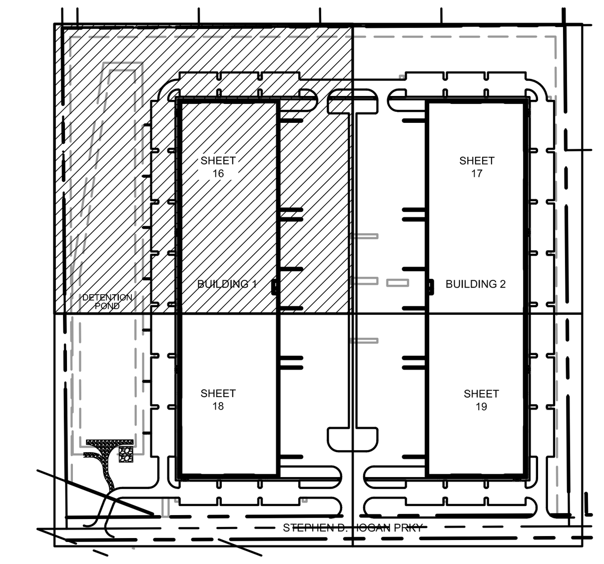


Label FDC as "Flush Mount FDC with Approved Knox Caps".

Legend updated accordingly.

Show FDC, riser room, and Knox Box on landscape sheets.

FDC, riser room, and knox box are now shown.



VICINITY MAP

LANDSCAPE LEGEND

DECIDUOUS SHADE TREE
DECIDUOUS ORNAMENTAL TREE
EVERGREEN TREE
DECIDUOUS SHRUBS
EVERGREEN SHRUBS
ORNAMENTAL GRASSES

GROUNDCOVER LEGEND:

IRRIGATED SOD
TEXAS HYBRID 'THERMAL BLUE'

IRRIGATED 'NATURE'S CHOICE' SEED

EPHRAIM CRESTED WHEATGRASS	70%
SHEEPS FESCUE	15%
TURF TYPE PERENNIAL RYE	10%
KENTUCKY BLUEGRASS	5%

IRRIGATED SEED

WESTERN WHEATGRASS	12%
THICK SPIKE WHEATGRASS	18%
SIDEOATS GRAMA	12%
BLUE GRAMA	25%
LITTLE BLUSTEM	16%
PRARIE SANDREED	12%
SAND DROPSEED	5%

NON-IRRIGATED POND SEED

REED CANARY GRASS	45%
IMPROVED MEADOWS BROME	25%
GARRISON CREEPING FOXTAIL	25%
CLIMAX TIMOTHY	5%

NON-IRRIGATED DRYLAND SEED

BLUE GRAMA	25%
SAND DROPSEED	20%
SIDEOATS GRAMA	20%
WESTERN WHEATGRASS	15%
BUFFALO GRASS	10%
INLAND SALTGRASS	10%

SPECIFIED 3/4" CRUSHED GRANITE ROCK MULCH OVER SPECIFIED FILTER FABRIC

SITE LEGEND

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

REFER TO SHEET 15 FOR CITY LANDSCAPE REQUIREMENTS, NOTES AND PLANT LIST

REFER TO SHEET 20 FOR LANDSCAPE DETAILS

NORTH SCALE: 1"=40'-0" 0 20 40 80'

NOT FOR CONSTRUCTION

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denver, co 80209
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PICADILLY CROSSING
21291 E. 6TH AVE. AURORA, CO 80018
SITE PLAN

LANDSCAPE PLAN

DATE	REMARKS

JOB NO.:	24.103
PA / PM:	KTS
DESIGNED:	KTS
DATE:	04/02/2024
PLOT DATE:	4/17/2024

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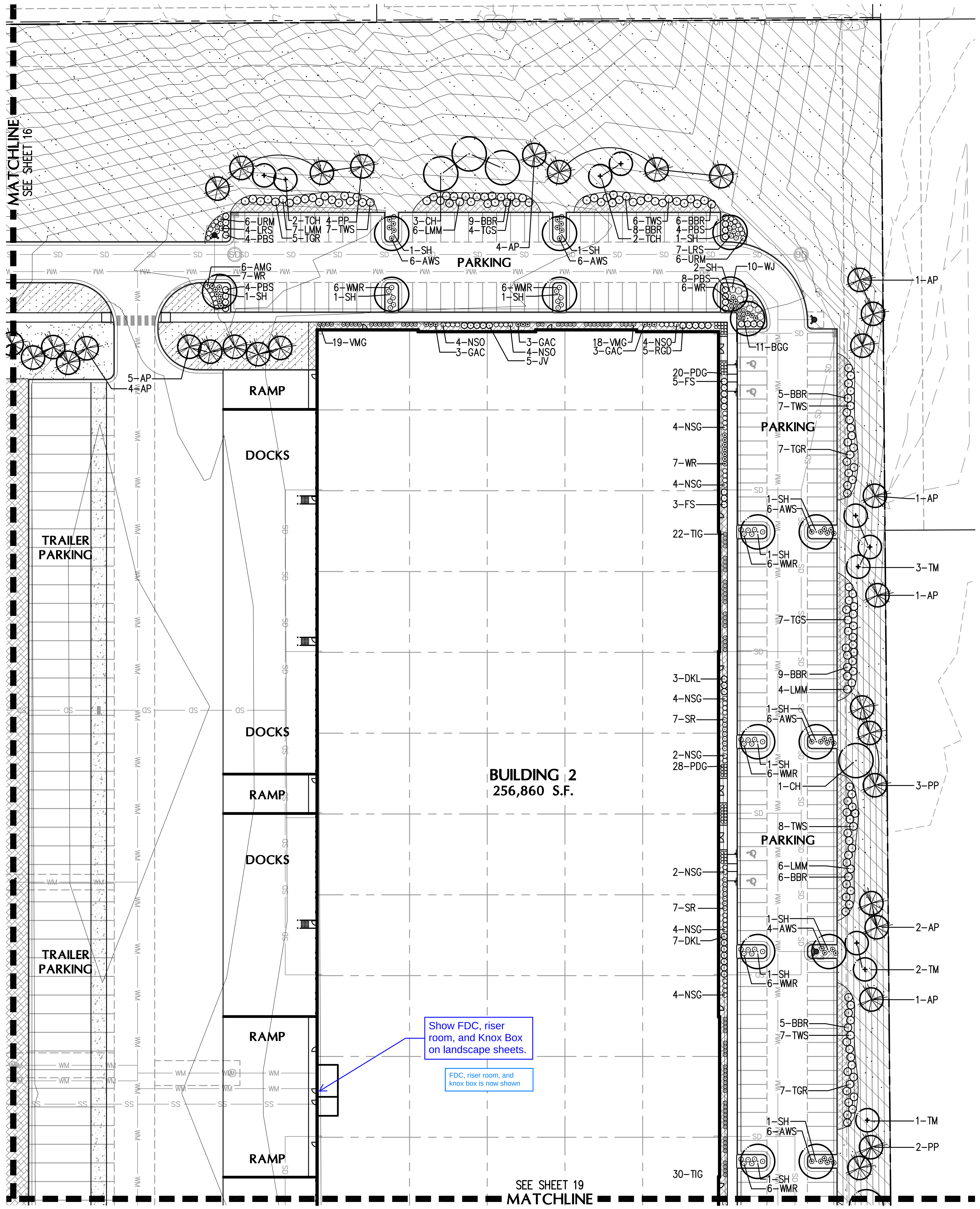
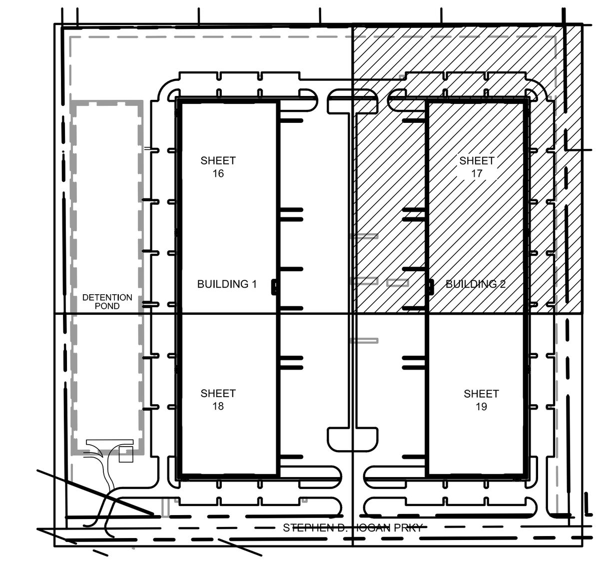


Show FDC, riser room, and Knox Box on landscape sheets.

FDC, riser room, and knox box is now shown



VICINITY MAP

LANDSCAPE LEGEND

- DECIDUOUS SHADE TREE
- DECIDUOUS ORNAMENTAL TREE
- EVERGREEN TREE
- DECIDUOUS SHRUBS
- EVERGREEN SHRUBS
- ORNAMENTAL GRASSES

GROUNDCOVER LEGEND:

IRRIGATED SOD
TEXAS HYBRID 'THERMAL BLUE'

IRRIGATED 'NATURE'S CHOICE' SEED

EPHRAIM CRESTED WHEATGRASS	70%
SHEEPS FESCUE	15%
TURF TYPE PERENNIAL RYE	10%
KENTUCKY BLUEGRASS	5%

IRRIGATED SEED

WESTERN WHEATGRASS	12%
THICK SPIKE WHEATGRASS	18%
SIDEOATS GRAMA	12%
BLUE GRAMA	25%
LITTLE BLUESTEM	16%
PRARIE SANDREED	12%
SAND DROPSEED	5%

NON-IRRIGATED POND SEED

REED CANARY GRASS	45%
IMPROVED MEADOWS BROME	25%
GARRISON CREEPING FOXTAIL	25%
CLIMAX TIMOTHY	5%

NON-IRRIGATED DRYLAND SEED

BLUE GRAMA	25%
SAND DROPSEED	20%
SIDEOATS GRAMA	20%
WESTERN WHEATGRASS	15%
BUFFALO GRASS	10%
INLAND SALTGRASS	10%

SPECIFIED 3/4" CRUSHED GRANITE ROCK MULCH OVER SPECIFIED FILTER FABRIC

SITE LEGEND

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

Label FDC as "Flush Mount FDC with Approved Knox Caps".

Legend have been revised accordingly

REFER TO SHEET 15 FOR CITY LANDSCAPE REQUIREMENTS, NOTES AND PLANT LIST

REFER TO SHEET 20 FOR LANDSCAPE DETAILS

NORTH SCALE: 1"=40'-0"
0 20 40 80'

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21291 E. 6TH AVE. AURORA, CO 80018
SITE PLAN

LANDSCAPE PLAN

DATE	REMARKS

JOB NO.:	24.103
PA / PM:	KTS
DESIGNED:	KTS
DATE:	04/02/2024
PLOT DATE:	4/17/2024

SHEET
17

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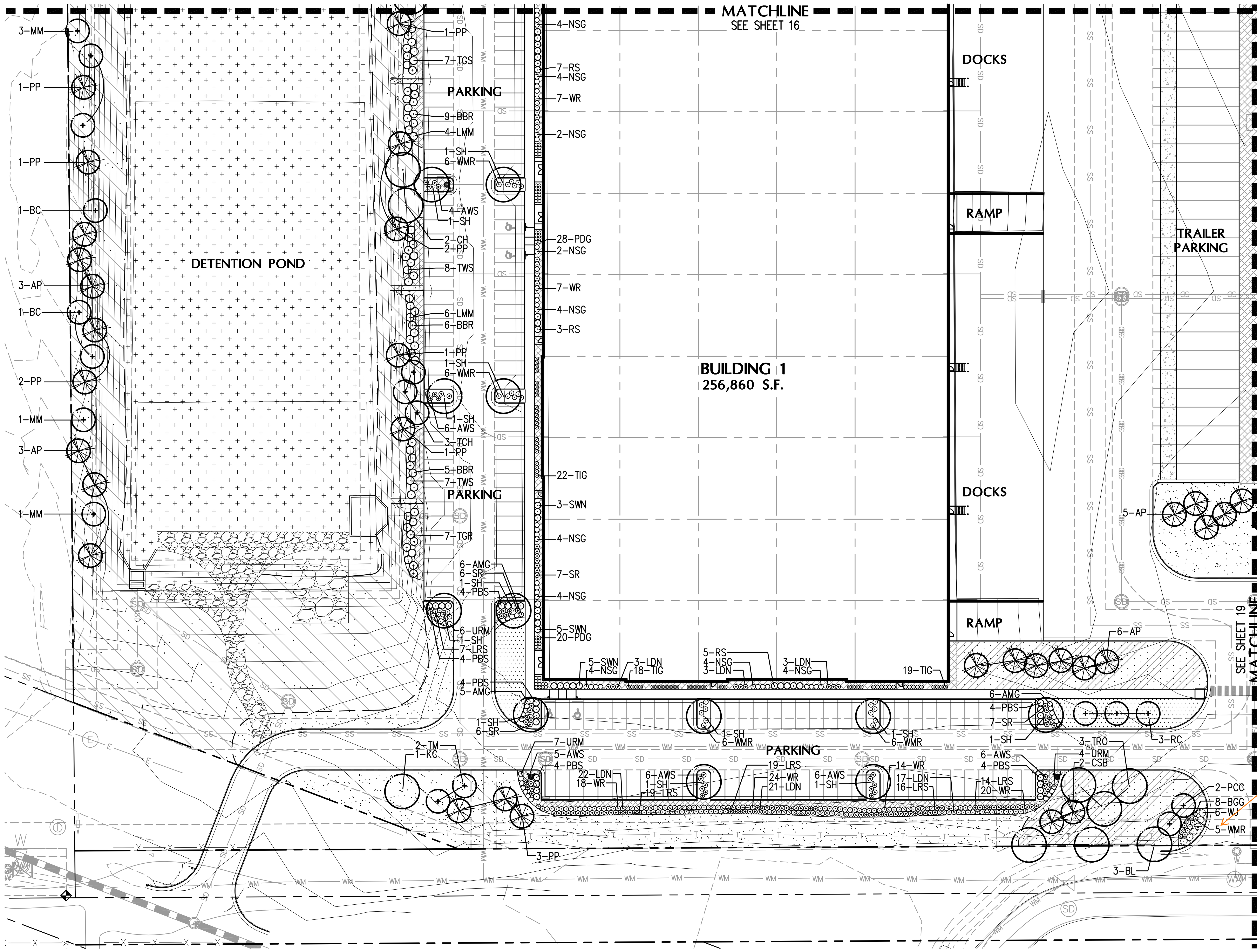

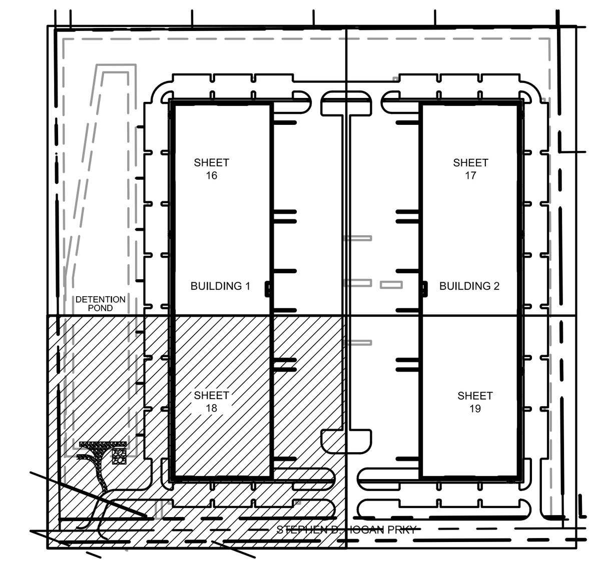

VICINITY MAP

LANDSCAPE LEGEND

- DECIDUOUS SHADE TREE
- DECIDUOUS ORNAMENTAL TREE
- EVERGREEN TREE
- DECIDUOUS SHRUBS
- EVERGREEN SHRUBS
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GROUNDCOVER LEGEND:

IRRIGATED SOD

TEXAS HYBRID 'THERMAL BLUE'

IRRIGATED 'NATURE'S CHOICE' SEED

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SHEEPS FESCUE	15%
TURF TYPE PERENNIAL RYE	10%
KENTUCKY BLUEGRASS	5%

IRRIGATED SEED

WESTERN WHEATGRASS	12%
THICK SPIKE WHEATGRASS	18%
SIDEOATS GRAMA	12%
...RAMA	25%
...LUSTEM	16%
...SANDREED	12%
...ROPSEED	5%

NON-IRRIGATED POND SEED

REED CANARY GRASS	45%
IMPROVED MEADOWS BROME	25%
GARRISON CREEPING FOXTAIL	25%
CLIMAX TIMOTHY	5%

NON-IRRIGATED DRYLAND SEED

BLUE GRAMA	25%
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SPECIFIED 3/4" CRUSHED GRANITE ROCK MULCH OVER SPECIFIED FILTER FABRIC

SITE LEGEND

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

REFER TO SHEET 15 FOR CITY LANDSCAPE REQUIREMENTS, NOTES AND PLANT LIST

REFER TO SHEET 20 FOR LANDSCAPE DETAILS

NORTH

0 20 40 80'

SCALE: 1"=40'-0"

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SITE PLAN

LANDSCAPE PLAN

DATE	REMARKS

JOB NO.:	24.103
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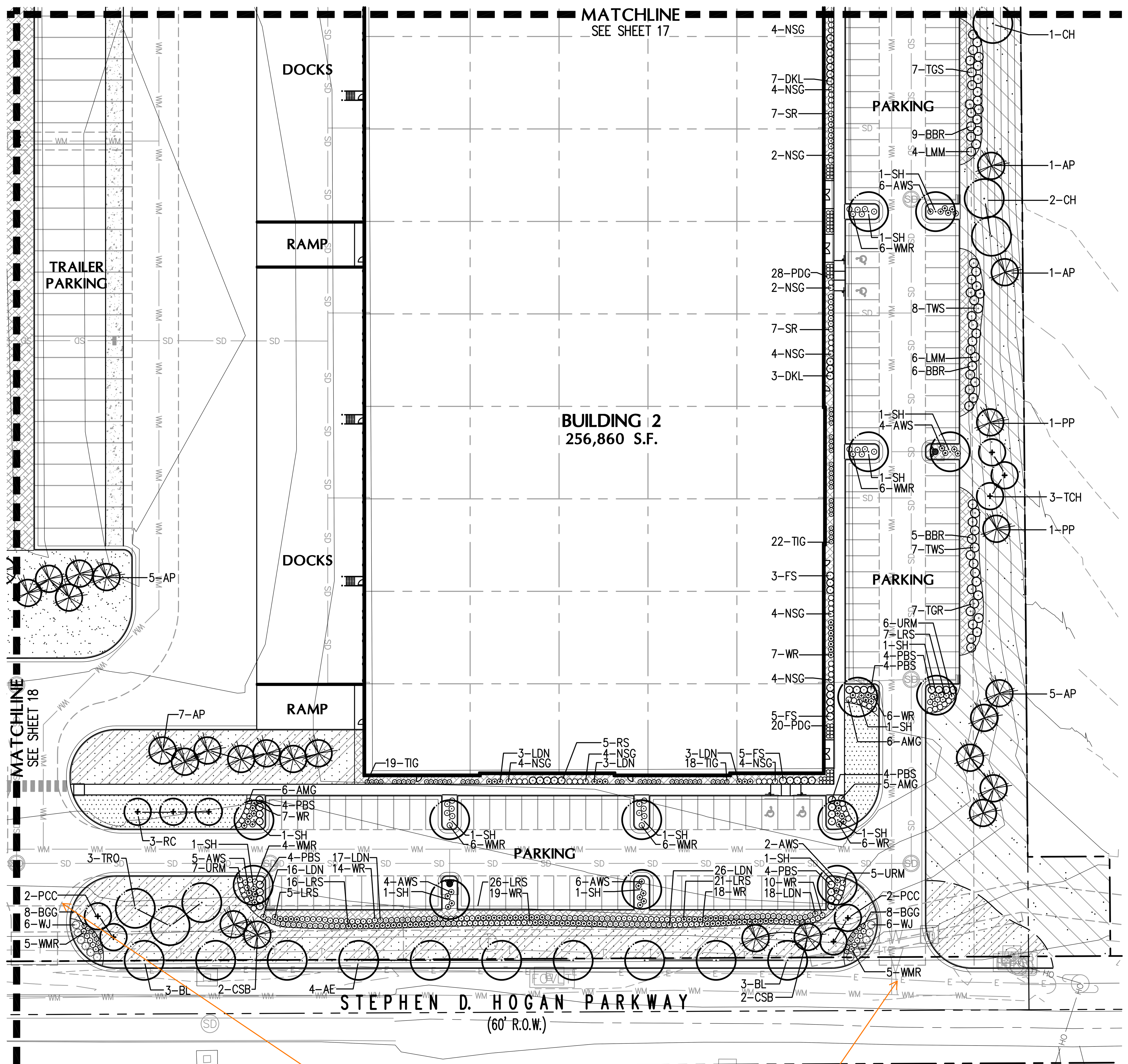
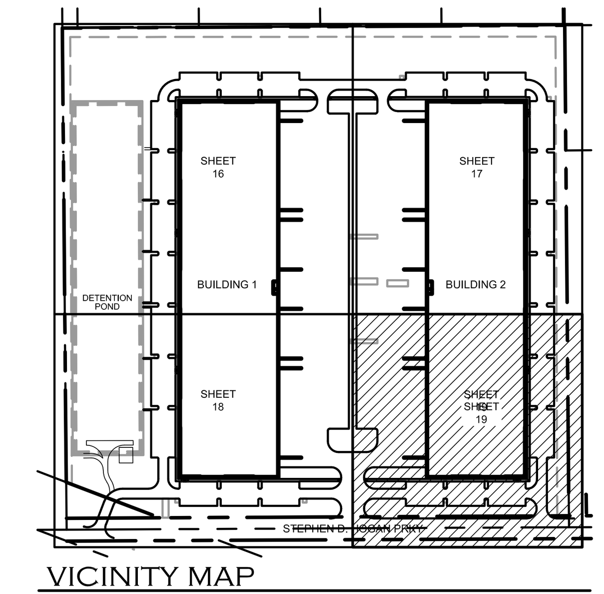


add sight triangles per COA TE-13. Verify ALL mature plant heights within ALL sight triangles meet COA 4.04.2.10 requirements

Sight triangles per COA TE-13 are now shown on landscape plan. Plant heights have been confirmed to meet COA requirements



VICINITY MAP

LANDSCAPE LEGEND

- DECIDUOUS SHADE TREE
- DECIDUOUS ORNAMENTAL TREE
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- DECIDUOUS SHRUBS
- EVERGREEN SHRUBS
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REFER TO SHEET 20 FOR LANDSCAPE DETAILS

NORTH

0 20 40 80'

SCALE: 1"=40'-0"

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PICADILLY CROSSING
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SITE PLAN

LANDSCAPE PLAN

DATE	REMARKS

JOB NO.:	24.103
PA / PM:	KTS
DESIGNED:	KTS
DATE:	04/02/2024
PLOT DATE:	4/17/2024

SHEET
19

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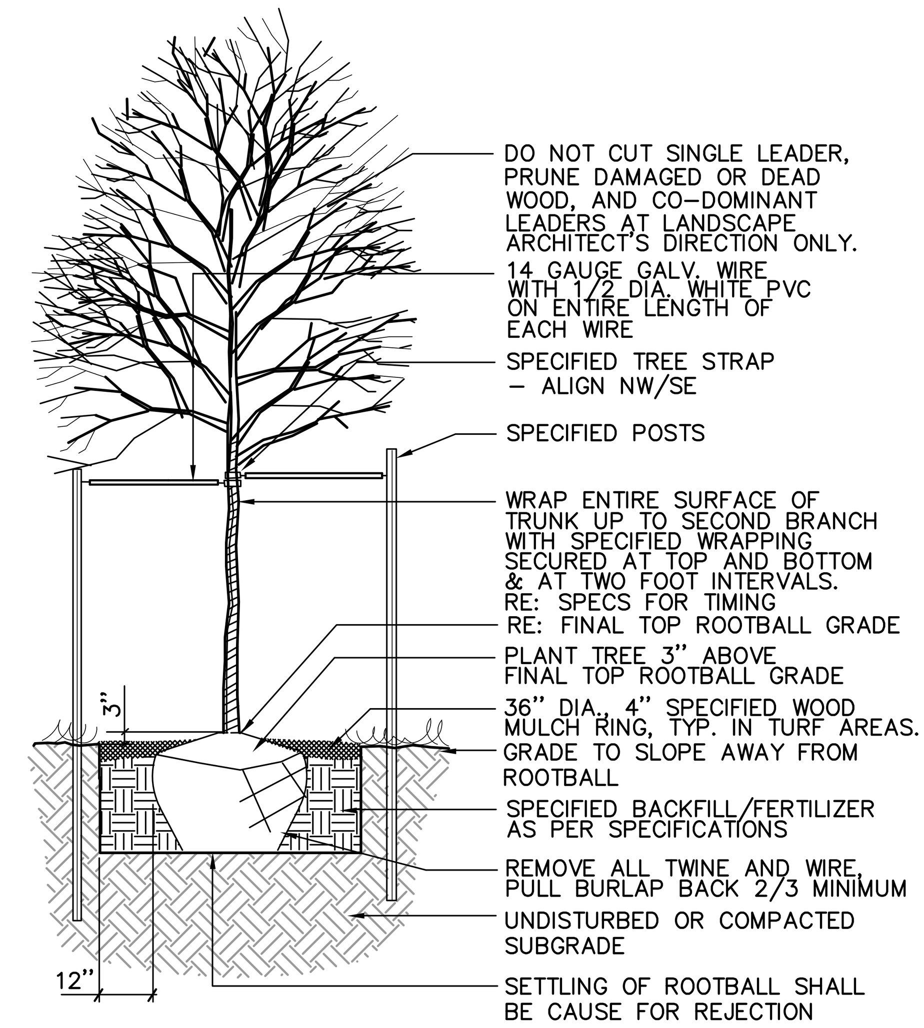
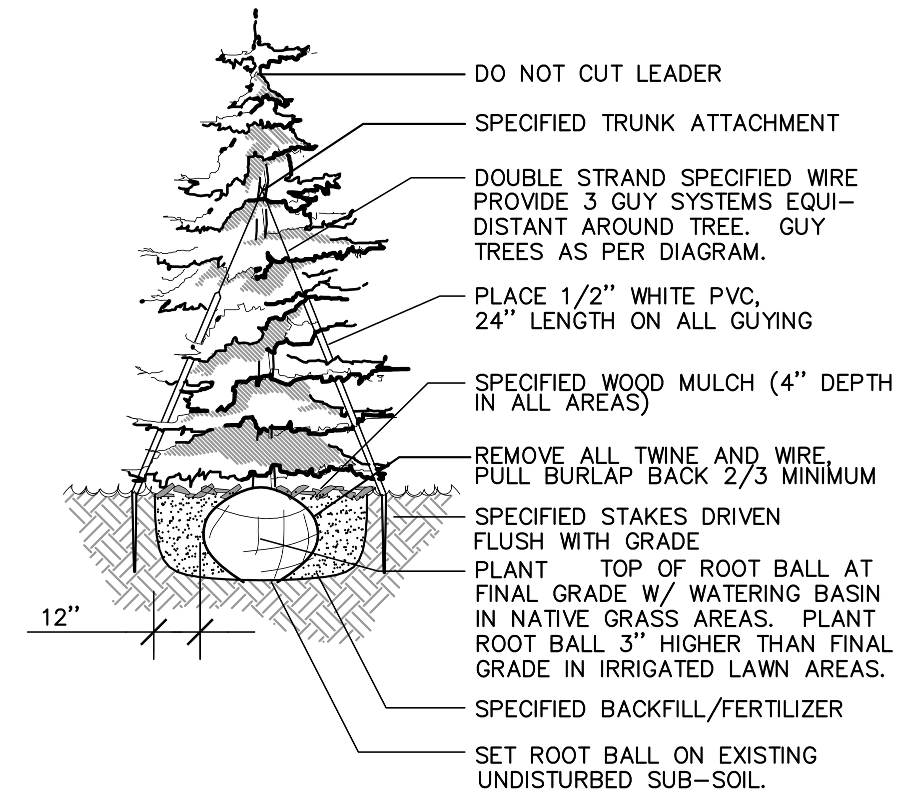
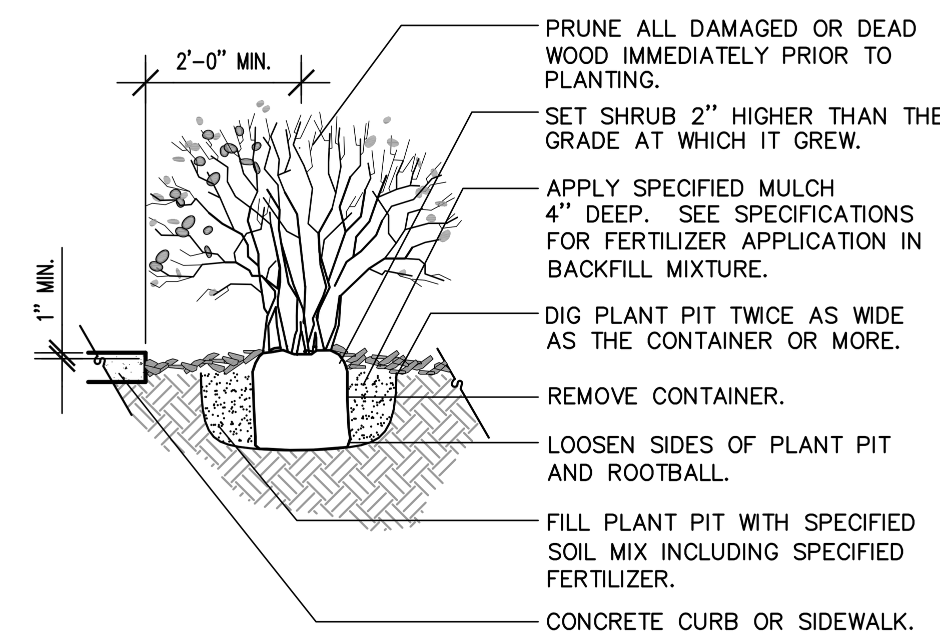


1 DECIDUOUS TREE PLANTING
N.T.S.



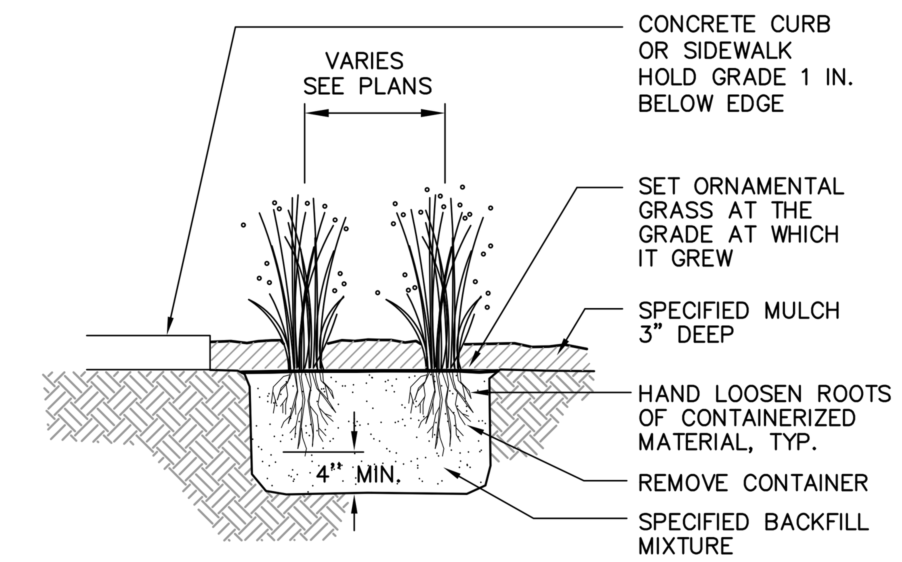
NOTES:
1. INSTALL SPECIFIED MULCH TO DRIPLINE OF TREE WHERE PLANTED IN GRASS AREAS.
2. DO NOT PROVIDE WATER BASIN IN IRRIGATED LAWN AREAS.

2 EVERGREEN TREE PLANTING
N.T.S.

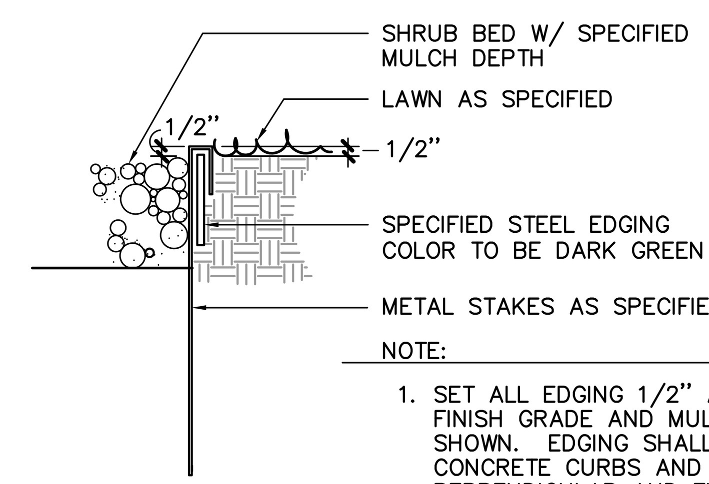


NOTES:
1. ANY BROKEN OR CRUMBLING ROOTBALL WILL BE REJECTED. REMOVING THE CONTAINERS WILL NOT BE AN EXCUSE FOR DAMAGED ROOTBALLS.
2. HOLD GRADE 1" BELOW EDGE OF WALK OR CURB. THIS DETAIL SHALL ALSO APPLY TO PERENNIAL FLOWERS IN CONTAINER.
3. ALL JUNIPER PLANTS SHOULD BE PLANTED SO TOP OF ROOT MASS OCCURS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

3 SHRUB PLANTING DETAIL
N.T.S.



4 ORNAMENTAL GRASS DETAIL
N.T.S.



NOTE:
1. SET ALL EDGING 1/2" ABOVE FINISH GRADE AND MULCH AS SHOWN. EDGING SHALL ABUT ALL CONCRETE CURBS AND WALKS PERPENDICULAR AND FLUSH W/ GRADES OF CONCRETE. ALL JOINTS TO BE SECURELY STAKED.

5 STEEL EDGER DETAIL
N.T.S.

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PICADILLY CROSSING
21291 E. 6TH AVE. AURORA, CO 80018
SITE PLAN

LANDSCAPE DETAILS

DATE	REMARKS

JOB NO.:	24.103
PA / PM:	KTS
DESIGNED:	KTS
DATE:	04/02/2024
PLOT DATE:	4/17/2024

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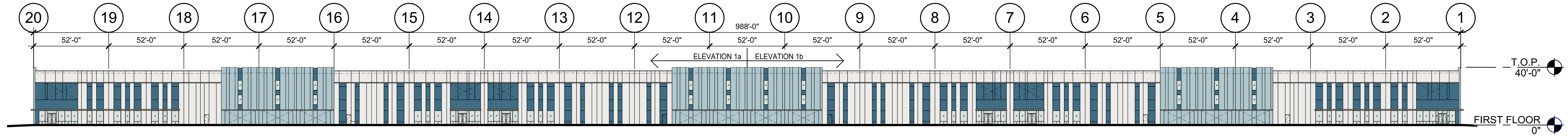
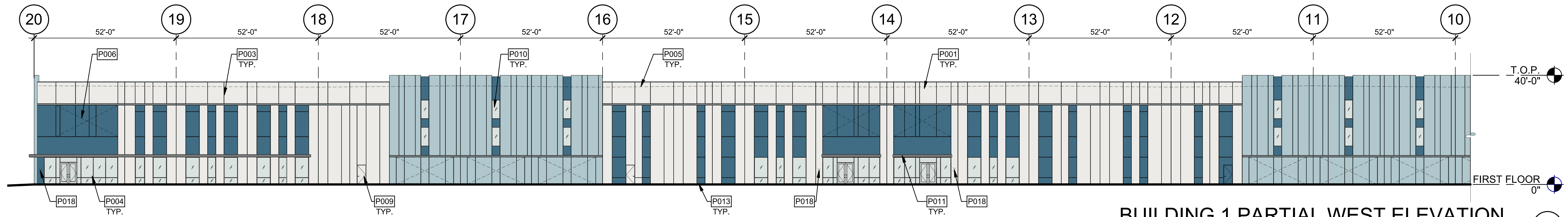


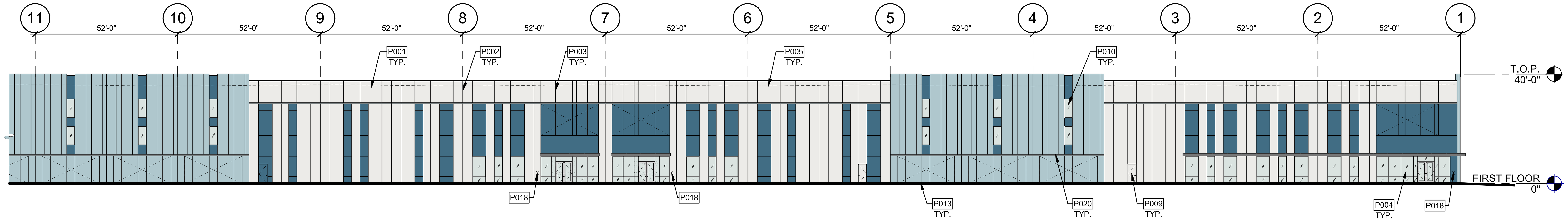
BUILDING 1 OVERALL WEST ELEVATION (1)

SCALE: 1" = 40'-0"



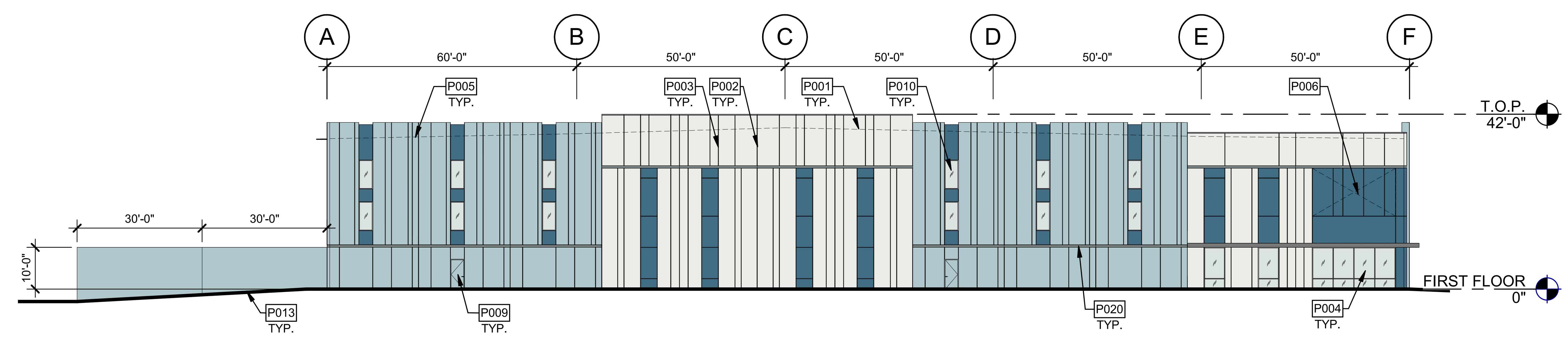
BUILDING 1 PARTIAL WEST ELEVATION (1a)

SCALE: 3/64" = 1'-0"



BUILDING 1 PARTIAL WEST ELEVATION (1b)

SCALE: 3/64" = 1'-0"



BUILDING 1 OVERALL NORTH ELEVATION (2)

SCALE: 3/64" = 1'-0"

LEGEND

COLORS:

- BASE COLOR: SW 9542 - NATURAL WHITE
- SECONDARY COLOR: SW 9055 - BILLOWY BREEZE
- ACCENT COLOR: SW 7607 - SANTORINI BLUE
- ACCENT COLOR: SW 7074 - SOFTWARE

GLASS:

- VISION GLASS
- TEMPERED GLASS

KEYNOTES:

P001	CONCRETE TILT-UP PANEL - PAINTED.
P002	CONCRETE TILT-UP PANEL JOINT.
P003	3/4" V-REVEAL.
P004	THERMALLY BROKEN ALUMINUM STOREFRONT WITH CLEAR ANODIZED FRAME AND 1" INSULATED GLAZING.
P005	ROOF LINE, BEYOND.
P006	KNOCK-OUT PANEL FOR FUTURE OPENINGS.
P009	HOLLOW METAL MAN DOOR - PAINTED TO MATCH ADJACENT WALL.
P010	CLERESTORY WINDOW WITH THERMALLY BROKEN ALUMINUM STOREFRONT WITH CLEAR ANODIZED FRAME AND 1" INSULATED GLAZING.
P011	OPEN TUBE STEEL CANOPY, PAINTED.
P013	FINISH GRADE VARIES, SEE CIVIL.
P018	KNOX BOX MOUNTED TO WALL.
P020	6" V REVEAL.

FDC is now shown using correct symbol

Show and label FDC using this symbol. TYP

Knox box is now shown using correct symbol

Use this symbol for Knox Box and show on legend. TYP

The sign package must include a detail of a "Fire Door Do Not Block – Key to Door in Knox Box" sign.

Note:
1) Sign must be placed on each fire access door between 4 to 6 feet above grade.
2) Minimum size of 12"X 18"

Identify fire access doors on elevation sheets. TYP

Fire access doors are now indicated

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BUILDING MEASUREMENT

FOR AND ON BEHALF OF WARE MALCOMB

PICADILLY CROSSING

21291 E. 6TH AVE. AURORA, CO 80018

SITE PLAN

ARCHITECTURAL ELEVATIONS

ARCHITECTURAL ELEVATIONS

NO.	DATE	REMARKS
	04-24022024	CSP 1ST SUBMISSION

JOB NO.:	DEN22-0154
PA / PM:	MCN
DESIGNED:	TRS
DATE:	4/2/2024
PLOT DATE:	4/16/2024

SHEET 21

NOT FOR CONSTRUCTION

4/22/2024 11:49:16 AM

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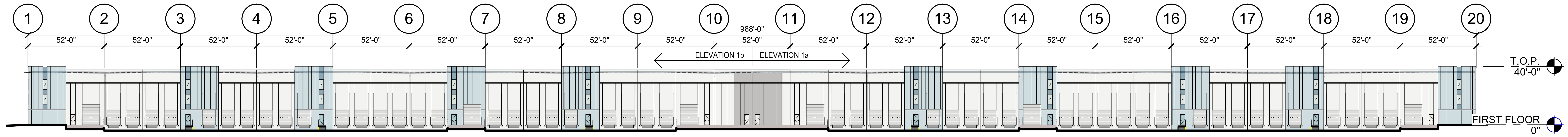
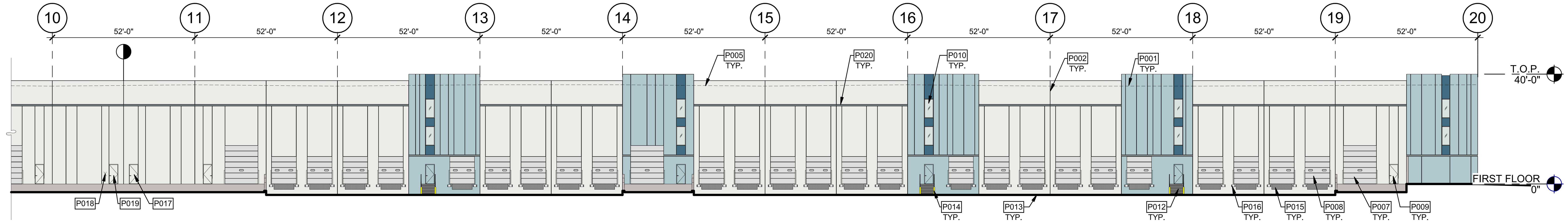


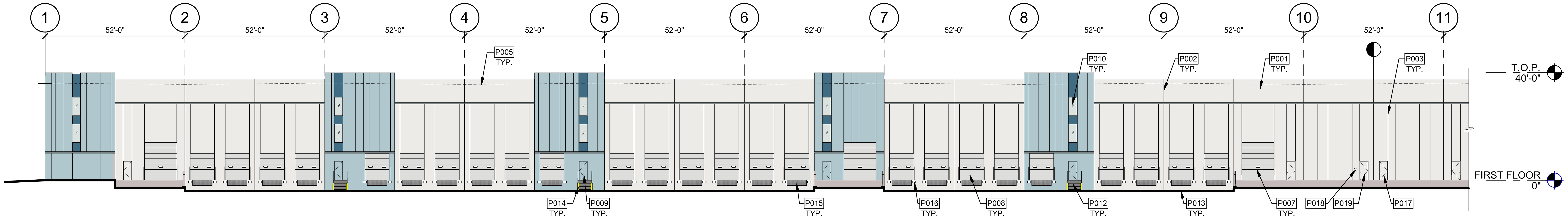
BUILDING 1 OVERALL EAST ELEVATION (1)

SCALE: 1" = 40'-0"



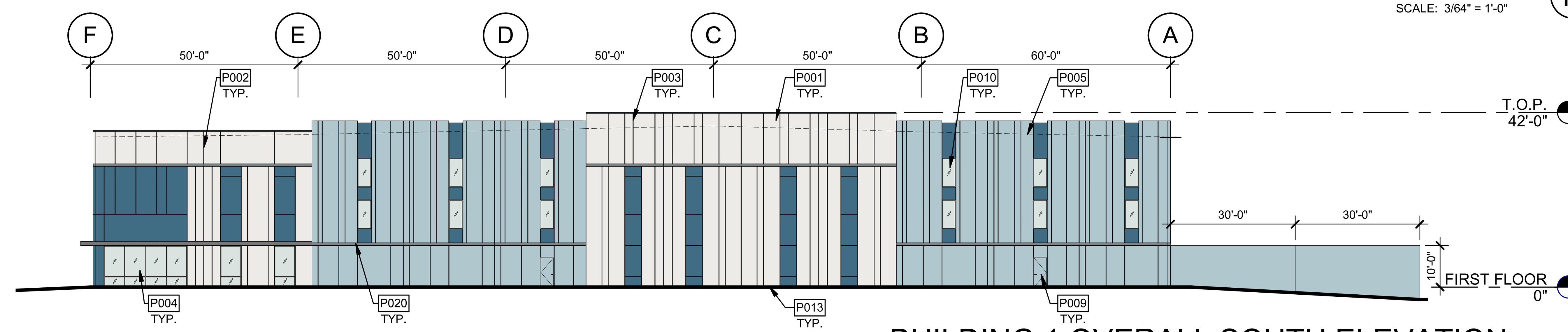
BUILDING 1 PARTIAL EAST ELEVATION (1a)

SCALE: 3/64" = 1'-0"



BUILDING 1 PARTIAL EAST ELEVATION (1b)

SCALE: 3/64" = 1'-0"



BUILDING 1 OVERALL SOUTH ELEVATION (2)

SCALE: 3/64" = 1'-0"

LEGEND

COLORS:

- BASE COLOR: SW 9542 - NATURAL WHITE
- SECONDARY COLOR: SW 9055 - BILLOWY BREEZE
- ACCENT COLOR: SW 7607 - SANTORINI BLUE
- ACCENT COLOR: SW 7074 - SOFTWARE

GLASS:

- VISION GLASS
- TEMPERED GLASS

KEYNOTES:

P001	CONCRETE TILT-UP PANEL - PAINTED.
P002	CONCRETE TILT-UP PANEL JOINT.
P003	3/4" V-REVEAL.
P004	THERMALLY BROKEN ALUMINUM STOREFRONT WITH CLEAR ANODIZED FRAME AND 1" INSULATED GLAZING.
P005	ROOF LINE, BEYOND.
P007	12'X 14' DRIVE-UP DOOR.
P008	9'X 10' DOCK DOOR.
P009	HOLLOW METAL MAN DOOR - PAINTED TO MATCH ADJACENT WALL.
P010	CLERESTORY WINDOW WITH THERMALLY BROKEN ALUMINUM STOREFRONT WITH CLEAR ANODIZED FRAME AND 1" INSULATED GLAZING.
P012	GALVANIZED EXTERIOR STEEL STAIRS. PAINT GUARDRAIL TO MATCH ACCENT COLOR.
P013	FINISH GRADE VARIES, SEE CIVIL.
P014	CONCRETE BOLLARD.
P015	DOCK LEVELER.
P016	DOCK BUMPERS, TYPICAL AT ALL O.H. DOORS.
P017	FIRE RISER ROOM.
P018	KNOX BOX MOUNTED TO WALL.
P019	ELECTRICAL ROOM.
P020	6" V REVEAL.

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BRANDING
BUILDING MEASUREMENT

FOR AND ON BEHALF OF WARE MALCOMB

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21291 E. 6TH AVE. AURORA, CO 80018
SITE PLAN
ARCHITECTURAL ELEVATIONS

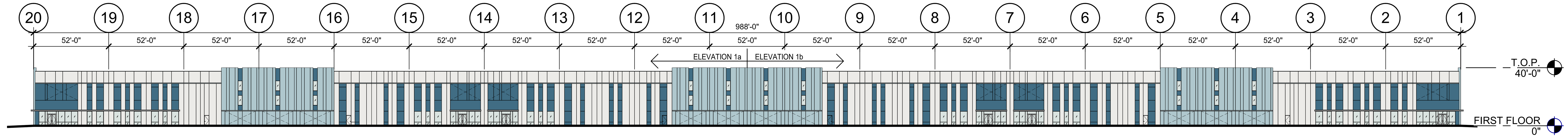
ARCHITECTURAL ELEVATIONS

NO.	DATE	REMARKS
	04-2402024	CSP 1ST SUBMISSION

JOB NO.:	DEN22-0154
PA / PM:	MCN
DESIGNED:	TRS
DATE:	4/2/2024
PLOT DATE:	4/16/2024

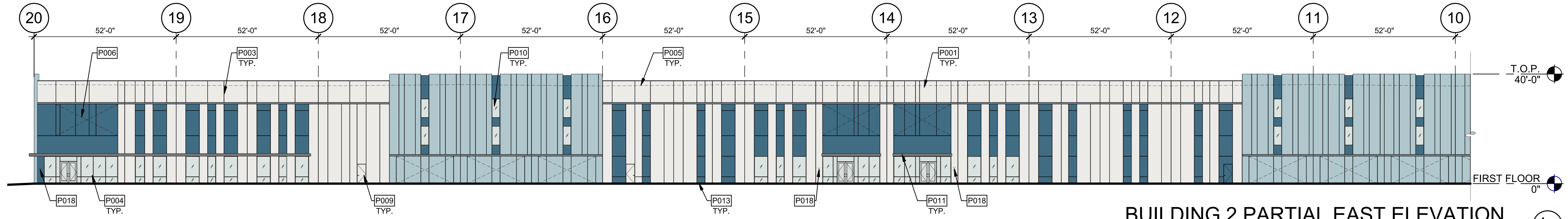
SHEET
22

NOT FOR CONSTRUCTION



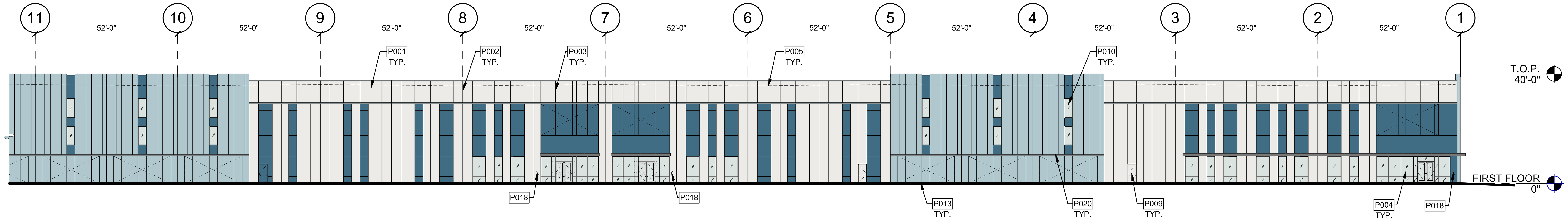
BUILDING 2 OVERALL EAST ELEVATION (1)

SCALE: 1" = 40'-0"



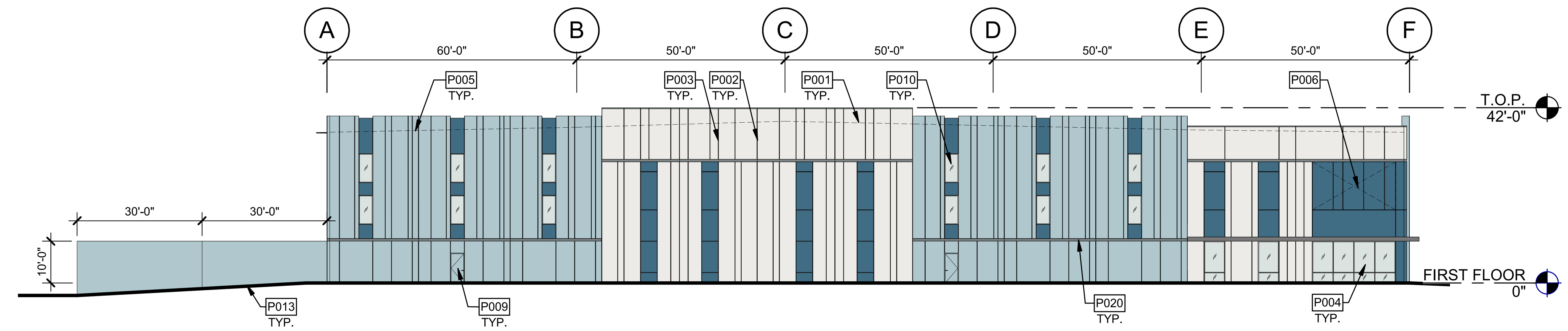
BUILDING 2 PARTIAL EAST ELEVATION (1a)

SCALE: 3/64" = 1'-0"



BUILDING 2 PARTIAL EAST ELEVATION (1b)

SCALE: 3/64" = 1'-0"



BUILDING 2 OVERALL SOUTH ELEVATION (2)

SCALE: 3/64" = 1'-0"

LEGEND

COLORS:

- BASE COLOR: SW 9542 - NATURAL WHITE
- SECONDARY COLOR: SW 9055 - BILLOWY BREEZE
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- ACCENT COLOR: SW 7074 - SOFTWARE

GLASS:

- VISION GLASS
- TEMPERED GLASS

KEYNOTES:

- P001 CONCRETE TILT-UP PANEL - PAINTED.
- P002 CONCRETE TILT-UP PANEL JOINT.
- P003 3/4" V-REVEAL.
- P004 THERMALLY BROKEN ALUMINUM STOREFRONT WITH CLEAR ANODIZED FRAME AND 1" INSULATED GLAZING.
- P005 ROOF LINE, BEYOND.
- P006 KNOCK-OUT PANEL FOR FUTURE OPENINGS.
- P009 HOLLOW METAL MAN DOOR - PAINTED TO MATCH ADJACENT WALL.
- P010 CLERESTORY WINDOW WITH THERMALLY BROKEN ALUMINUM STOREFRONT WITH CLEAR ANODIZED FRAME AND 1" INSULATED GLAZING.
- P011 OPEN TUBE STEEL CANOPY, PAINTED.
- P013 FINISH GRADE VARIES, SEE CIVIL.
- P018 KNOX BOX MOUNTED TO WALL.
- P020 6" V REVEAL.

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ARCHITECTURE
PLANNING
INTERIORS

CIVIL ENGINEERING
BRANDING
BUILDING MEASUREMENT

FOR AND ON BEHALF OF
WARE MALCOMB

PICADILLY CROSSING
21291 E. 6TH AVE. AURORA, CO 80018
SITE PLAN
ARCHITECTURAL ELEVATIONS

ARCHITECTURAL ELEVATIONS

NO.	DATE	REMARKS
	04-24-2024	CSP 1ST SUBMISSION

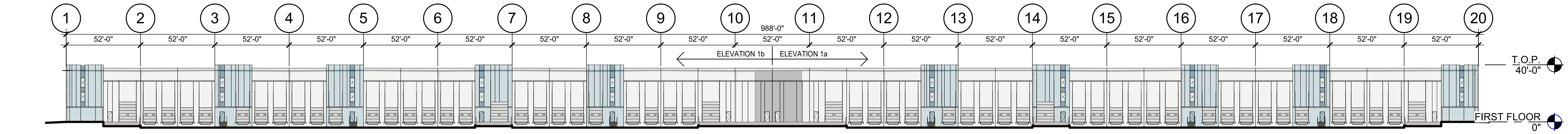
JOB NO.:	DEN22-0154
PA / PM:	MCN
DESIGNED:	TRS
DATE:	4/2/2024
PLOT DATE:	4/16/2024

SHEET
23

Sheet 23 of 29

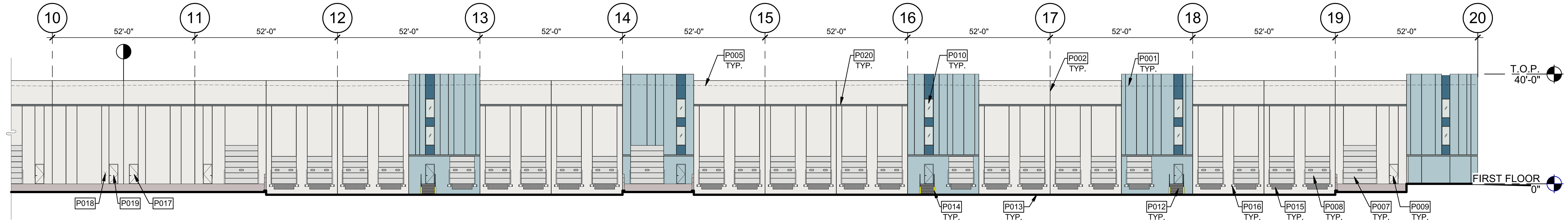
NOT FOR CONSTRUCTION

CAUTION: IF THIS SHEET IS NOT 24"x36" IT IS A REDUCED PRINT



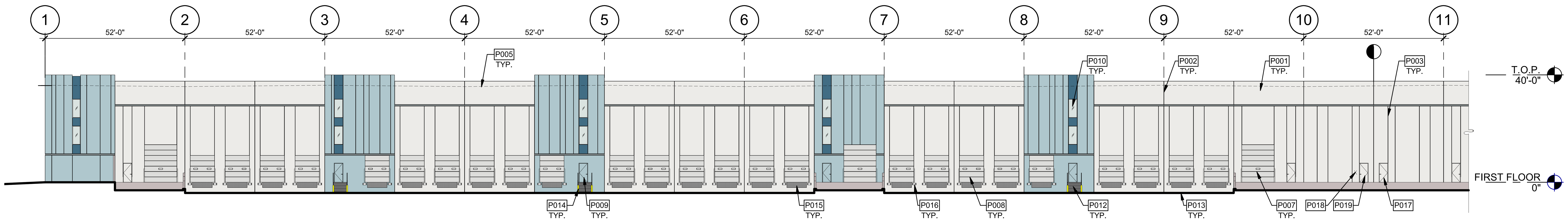
BUILDING 2 OVERALL WEST ELEVATION (1)

SCALE: 1" = 40'-0"



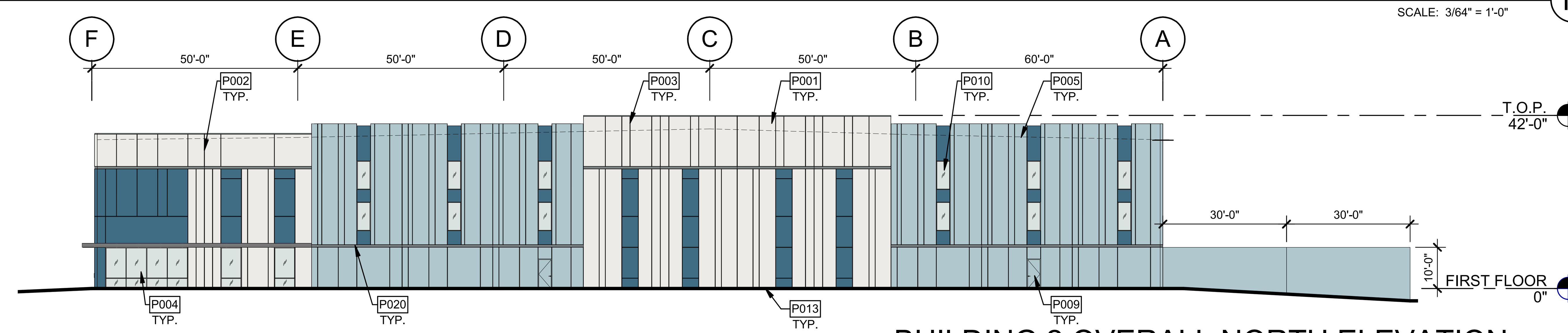
BUILDING 2 PARTIAL WEST ELEVATION (1a)

SCALE: 3/64" = 1'-0"



BUILDING 2 PARTIAL WEST ELEVATION (1b)

SCALE: 3/64" = 1'-0"



BUILDING 2 OVERALL NORTH ELEVATION (2)

SCALE: 3/64" = 1'-0"

LEGEND

COLORS:

- BASE COLOR: SW 9542 - NATURAL WHITE
- SECONDARY COLOR: SW 9055 - BILLOWY BREEZE
- ACCENT COLOR: SW 7607 - SANTORINI BLUE
- ACCENT COLOR: SW 7074 - SOFTWARE

GLASS:

- VISION GLASS
- TEMPERED GLASS

KEYNOTES:

P001	CONCRETE TILT-UP PANEL - PAINTED.
P002	CONCRETE TILT-UP PANEL JOINT.
P003	3/4" V-REVEAL.
P004	THERMALLY BROKEN ALUMINUM STOREFRONT WITH CLEAR ANODIZED FRAME AND 1" INSULATED GLAZING.
P005	ROOF LINE, BEYOND.
P007	12'X 14' DRIVE-UP DOOR.
P008	9'X 10' DOCK DOOR.
P009	HOLLOW METAL MAN DOOR - PAINTED TO MATCH ADJACENT WALL.
P010	CLERESTORY WINDOW WITH THERMALLY BROKEN ALUMINUM STOREFRONT WITH CLEAR ANODIZED FRAME AND 1" INSULATED GLAZING.
P012	GALVANIZED EXTERIOR STEEL STAIRS. PAINT GUARDRAIL TO MATCH ACCENT COLOR.
P013	FINISH GRADE VARIES, SEE CIVIL.
P014	CONCRETE BOLLARD.
P015	DOCK LEVELER.
P016	DOCK BUMPERS, TYPICAL AT ALL O.H. DOORS.
P017	FIRE RISER ROOM.
P018	KNOX BOX MOUNTED TO WALL.
P019	ELECTRICAL ROOM.
P020	6" V REVEAL.

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BUILDING MEASUREMENT

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PICADILLY CROSSING
21291 E. 6TH AVE. AURORA, CO 80018
SITE PLAN
ARCHITECTURAL ELEVATIONS

ARCHITECTURAL ELEVATIONS

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SHEET
24

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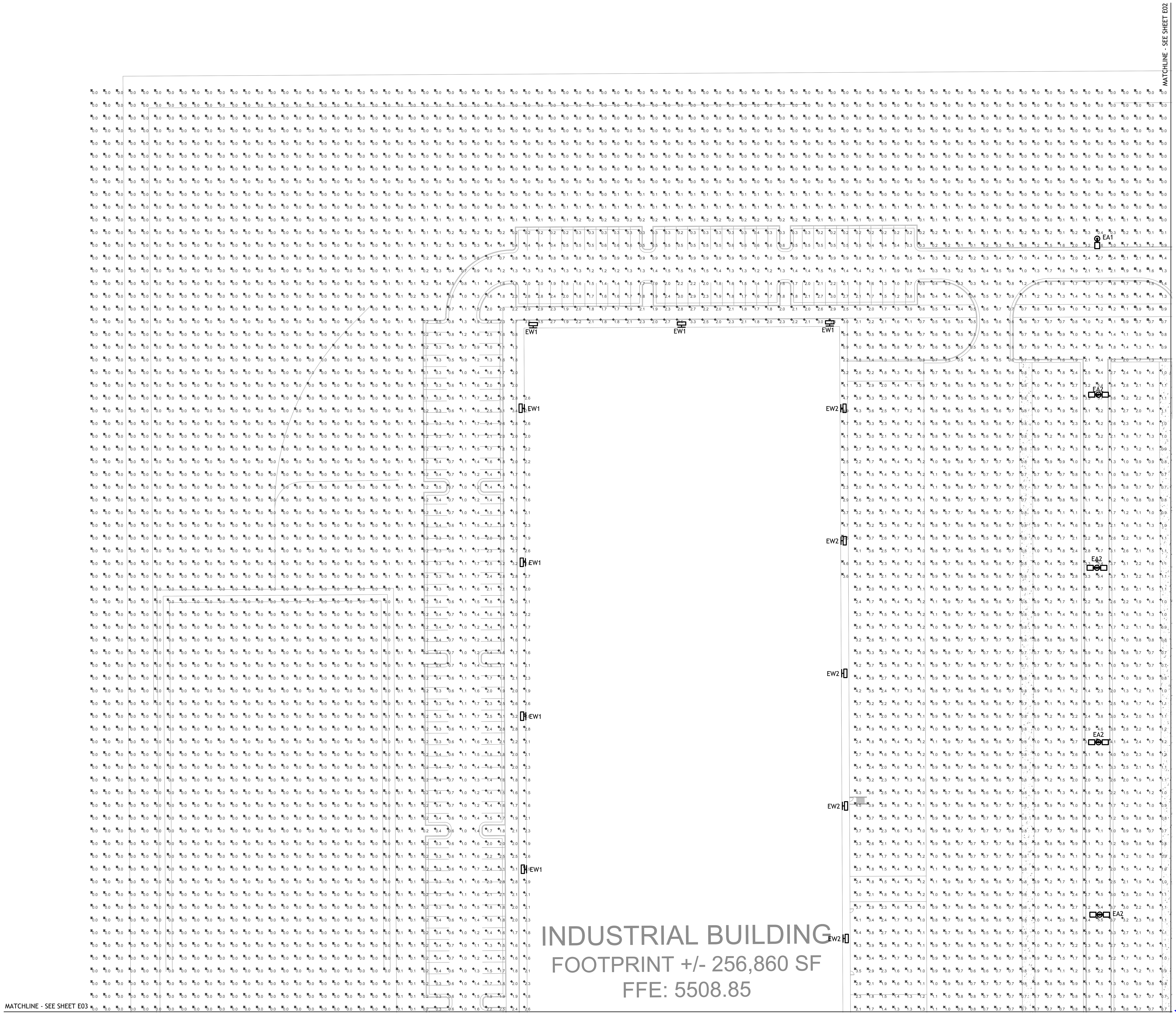
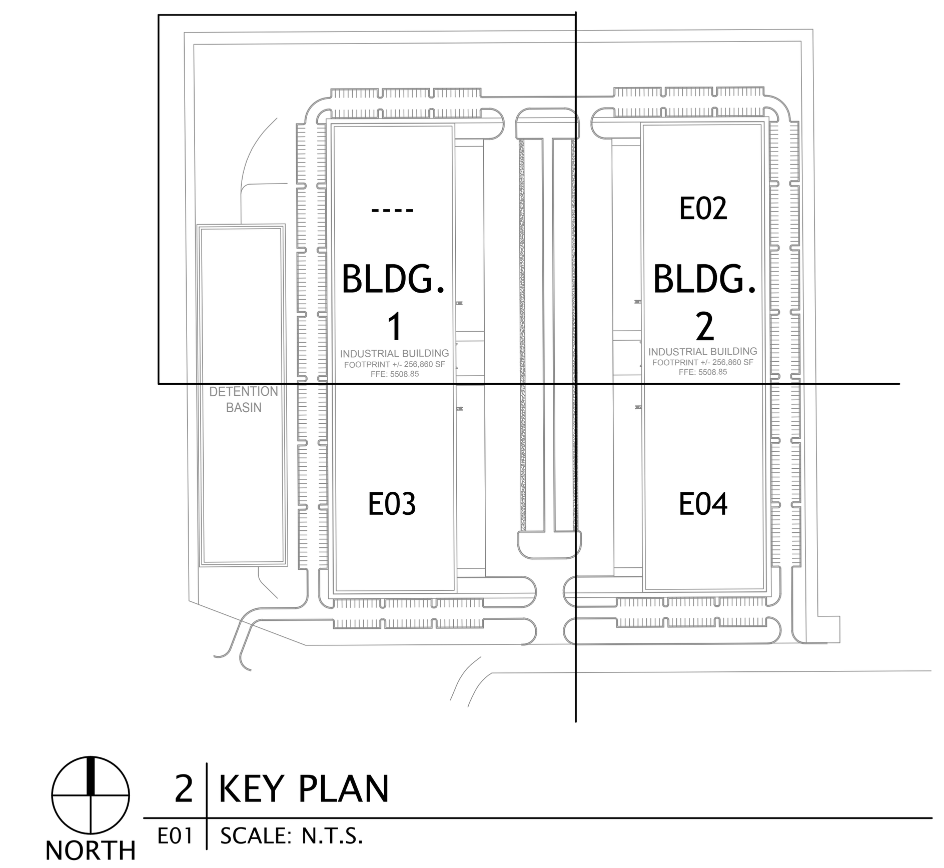


1 | SITE PHOTOMETRIC
E01 | SCALE: 1" = 40'



2 | KEY PLAN
E01 | SCALE: N.T.S.

GENERAL NOTES

1. ALL LIGHT FIXTURES SHALL BE CONTROLLED VIA ASTRONOMICAL TIME-CLOCK
2. ILLUMINANCE VALUES SHOWN ARE AT GRADE AND CALCULATED USING LIGHT LOSS FACTOR OF 1.0
3. ILLUMINANCE VALUES SHOWN CALCULATED ONLY WITH LUMINAIRES SHOWN ON THIS DRAWING.
4. FIXTURE POLE HEIGHTS NOT TO EXCEED 30 FEET
5. PROPERTY LINE FOOT CANDLES DO NOT EXCEED 2.0 FOOTCANDLES
6. LIGHT LEVEL IN ALL PARKING AREAS MEETS THE MINIMUM FOOTCANDLE REQUIREMENT OF 0.2 FOR LOW TRAFFIC AND PEDESTRIAN TRAFFIC.

LIGHTING FIXTURES

$A1_a$ LUMINAIRE TYPE, REFERENCING LUMINAIRE SCHEDULE, TYPICAL ALL FIXTURES. SUBSCRIPT, IF SHOWN, REFERENCES WALL SWITCH OR RELAY/ZONE CONTROL.

WALL MOUNTED LUMINAIRE

EXTERIOR AREA LIGHT

STATISTICS

Description	Symbol	Avg	Max	Min	Max/Min	Avg/Min
OVERALLL SITE	⚹	0.7 fc	5.7 fc	0.0 fc	N/A	N/A
PARKING - BUILDING 1	◇	1.4 fc	3.8 fc	0.2 fc	19.0:1	7.0:1
PARKING - BUILDING 2	□	1.4 fc	3.7 fc	0.2 fc	18.5:1	7.0:1
TRUCK PORT - BUILDING 1	×	1.4 fc	5.7 fc	0.3 fc	19.0:1	4.7:1
TRUCK PORT - BUILDING 2	+	1.4 fc	5.3 fc	0.3 fc	17.7:1	4.7:1

The ADA Path of Exit Discharge has been added and labeled on the photometric sheets and the light levels along the path were added to the Statistics table on the photometric sheets. The overall path of travel for exit discharge meets the criteria of a minimum of 1 footcandle at the walking surface.

Show and label the path of exit discharge. See note provided. TYP

The path of travel for the exit discharge shall be illuminated to not less than 1 footcandle (11 lux) at the walking surface.

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900 south broadway
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denver, co 80209
p 303.561.3333
waremalcomb.com

AE DESIGN
FOR AND ON BEHALF
OF WARE MALCOMB

6TH & STEPHEN D. HOGAN
21291 E. 6TH AVE. AURORA, CO 80018
SITE PLAN
PHOTOMETRIC SITE PLAN

NO.	DATE	REMARKS

JOB NO.:	DEN22-0154
PA / PM:	B. JOHNSON
DESIGNED:	T. STUMREITER
DATE:	04/17/2024
PLOT DATE:	4/16/2024

SHEET
E01

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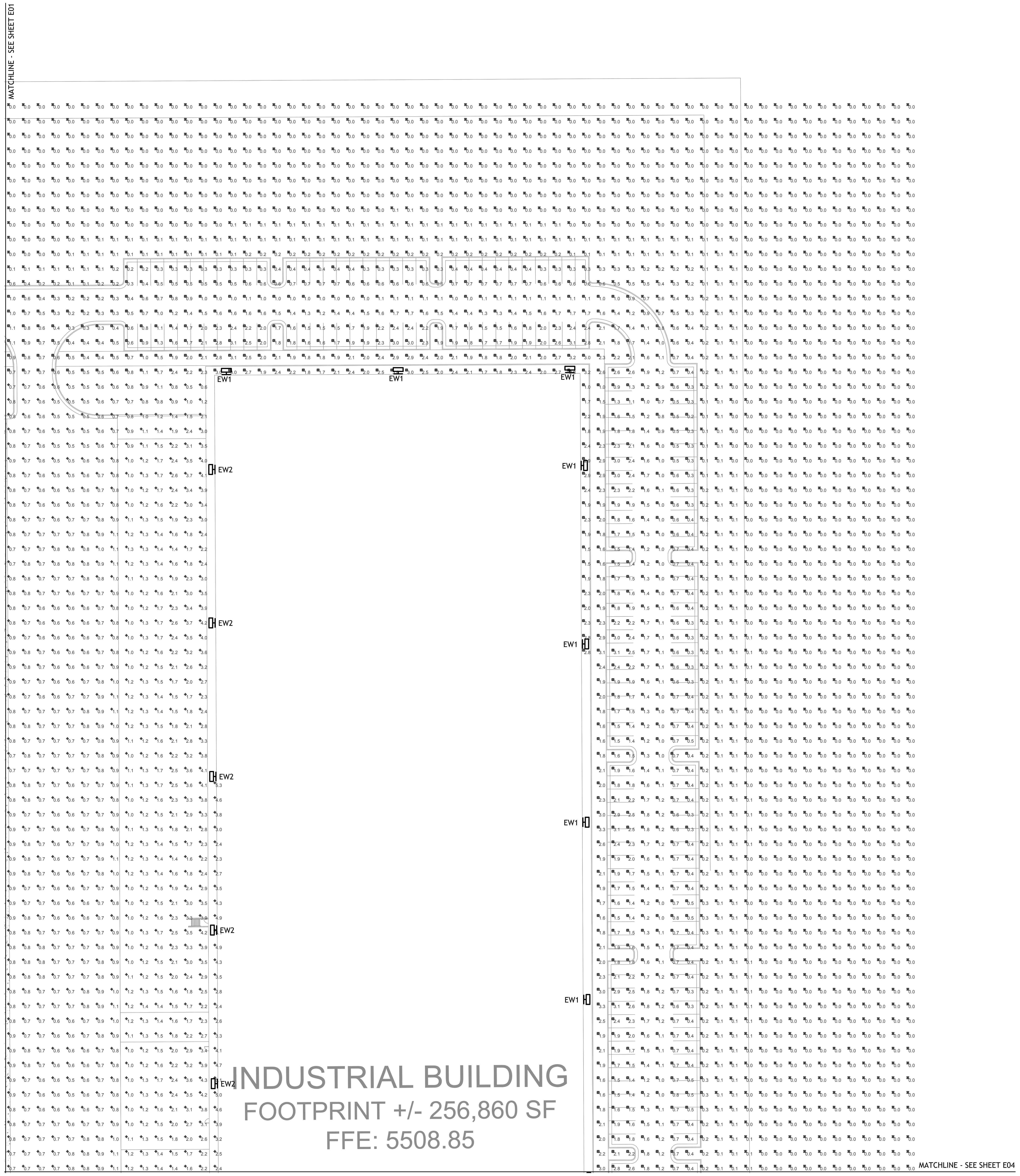
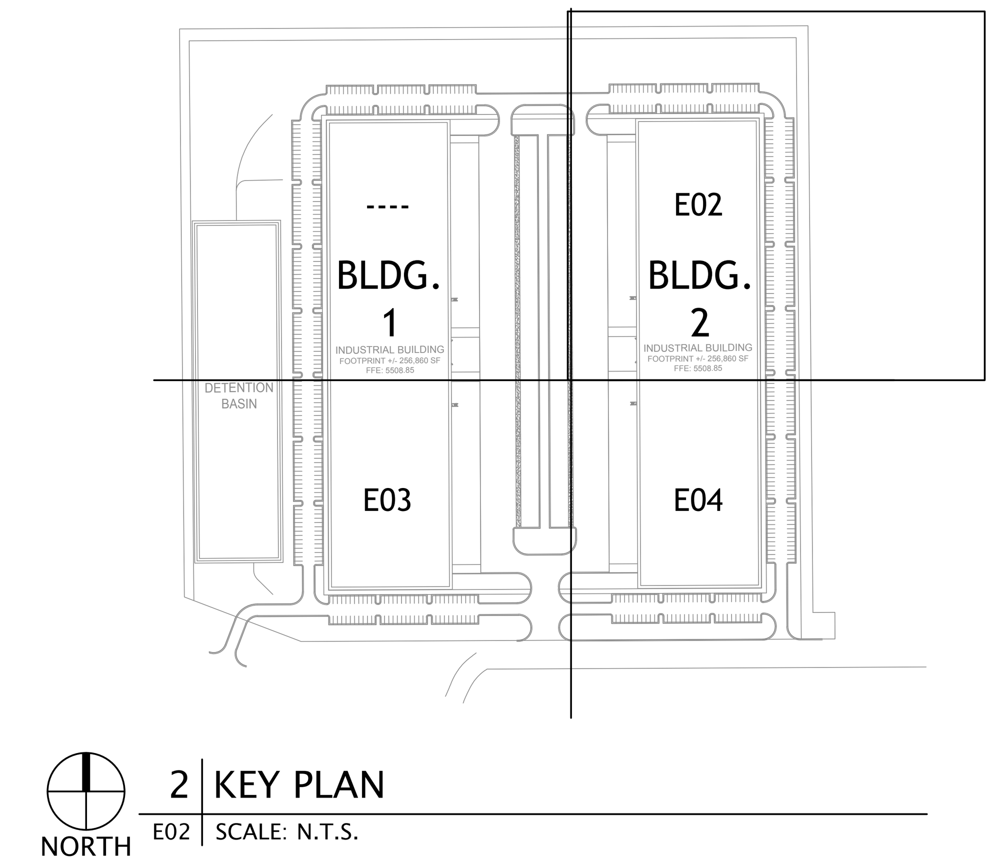


1 SITE PHOTOMETRIC
E02 SCALE: 1" = 40'



2 KEY PLAN
E02 SCALE: N.T.S.

GENERAL NOTES

1. ALL LIGHT FIXTURES SHALL BE CONTROLLED VIA ASTRONOMICAL TIME-CLOCK
2. ILLUMINANCE VALUES SHOWN ARE AT GRADE AND CALCULATED USING LIGHT LOSS FACTOR OF 1.0
3. ILLUMINANCE VALUES SHOWN CALCULATED ONLY WITH LUMINAIRES SHOWN ON THIS DRAWING.
4. FIXTURE POLE HEIGHTS NOT TO EXCEED 30 FEET
5. PROPERTY LINE FOOT CANDLES DO NOT EXCEED 2.0 FOOTCANDLES
6. LIGHT LEVEL IN ALL PARKING AREAS MEETS THE MINIMUM FOOTCANDLE REQUIREMENT OF 0.2 FOR LOW TRAFFIC AND PEDESTRIAN TRAFFIC.

LIGHTING FIXTURES

$A1_a$	LUMINAIRE TYPE, REFERENCING LUMINAIRE SCHEDULE, TYPICAL ALL FIXTURES. SUBSCRIPT, IF SHOWN, REFERENCES WALL SWITCH OR RELAY/ZONE CONTROL.
	WALL MOUNTED LUMINAIRE
	EXTERIOR AREA LIGHT

STATISTICS

Description	Symbol	Avg	Max	Min	Max/Min	Avg/Min
OVERALLL SITE	⋇	0.7 fc	5.7 fc	0.0 fc	N/A	N/A
PARKING - BUILDING 1	◇	1.4 fc	3.8 fc	0.2 fc	19.0:1	7.0:1
PARKING - BUILDING 2	□	1.4 fc	3.7 fc	0.2 fc	18.5:1	7.0:1
TRUCK PORT - BUILDING 1	×	1.4 fc	5.7 fc	0.3 fc	19.0:1	4.7:1
TRUCK PORT - BUILDING 2	+	1.4 fc	5.3 fc	0.3 fc	17.7:1	4.7:1

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p 303.561.3333
waremalcomb.com

AE DESIGN
FOR AND ON BEHALF OF WARE MALCOMB

6TH & STEPHEN D. HOGAN
21291 E. 6TH AVE. AURORA, CO 80018
SITE PLAN

PHOTOMETRIC SITE PLAN

NO.	DATE	REMARKS

JOB NO.:	DEN22-0154
PA / PM:	B. JOHNSON
DESIGNED:	T. STUMREITER
DATE:	04/17/2024
PLOT DATE:	4/16/2024

SHEET
E02

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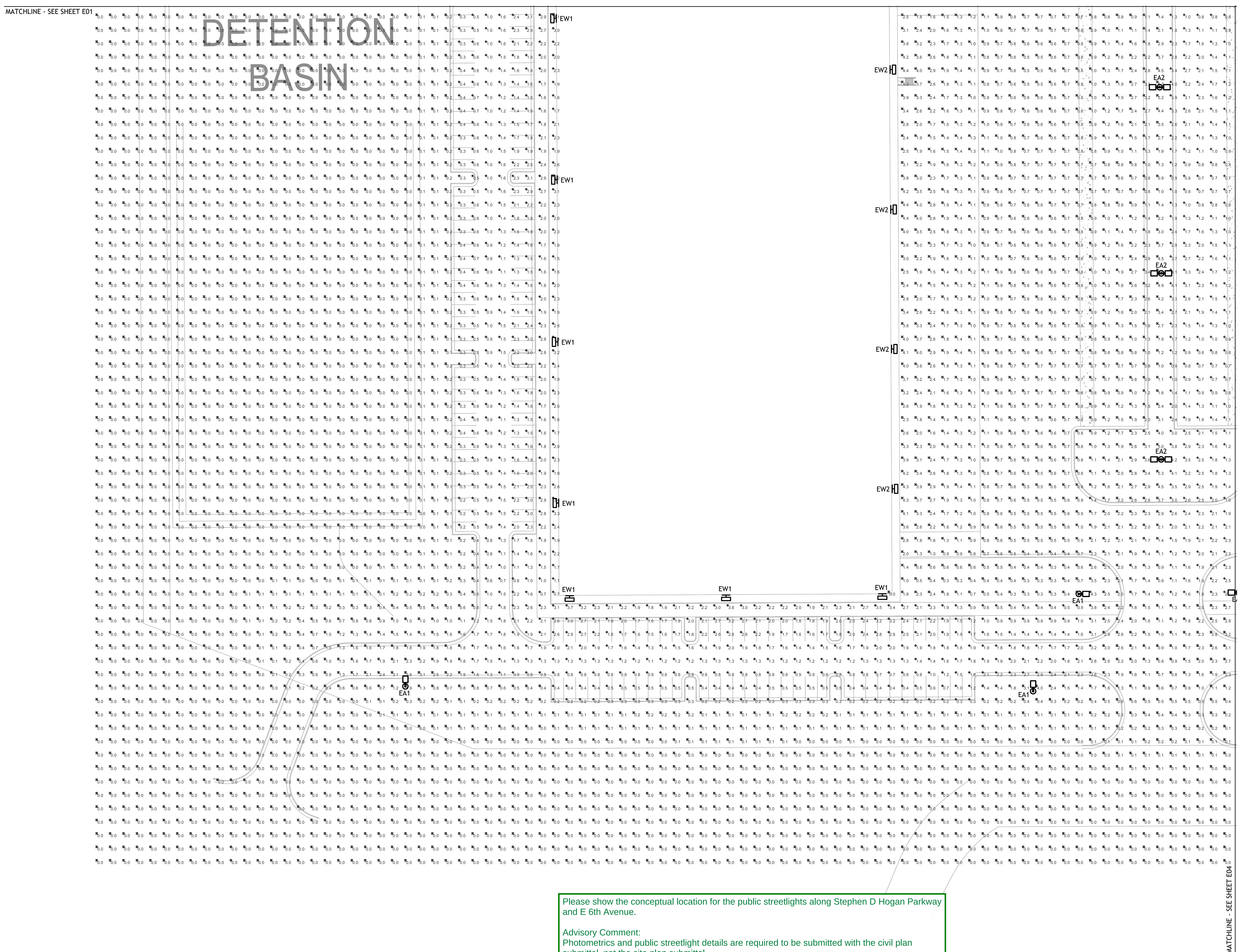
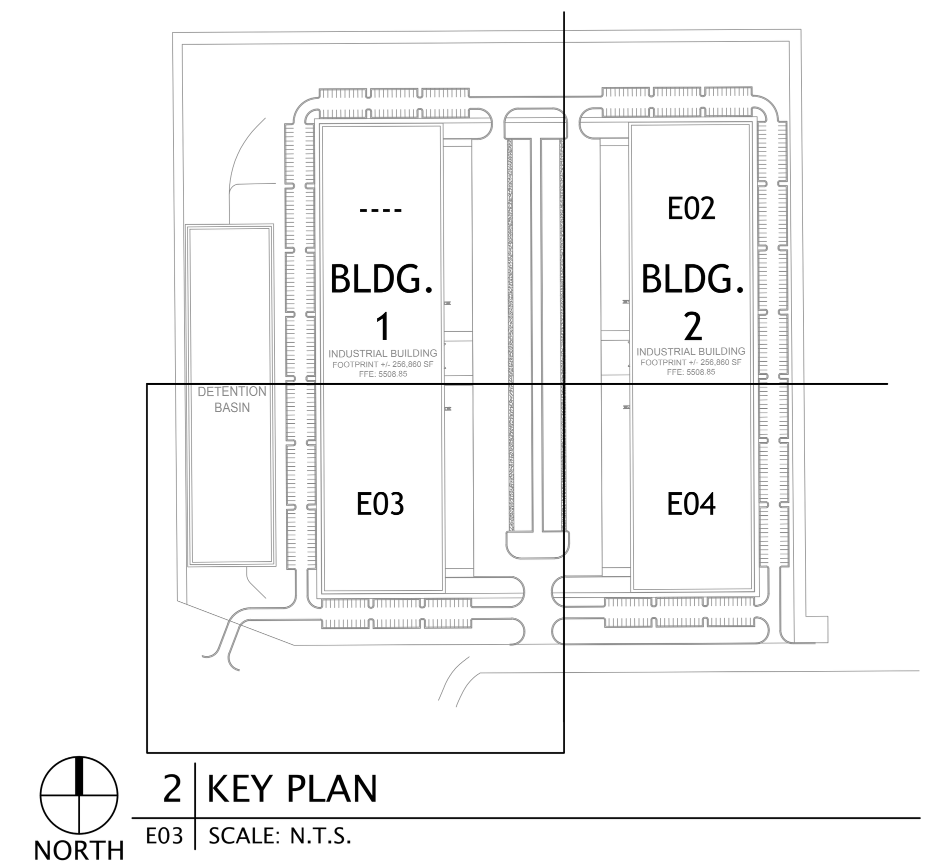


1 | SITE PHOTOMETRIC
E03 | SCALE: 1" = 40'



2 | KEY PLAN
E03 | SCALE: N.T.S.

GENERAL NOTES

1. ALL LIGHT FIXTURES SHALL BE CONTROLLED VIA ASTRONOMICAL TIME-CLOCK
2. ILLUMINANCE VALUES SHOWN ARE AT GRADE AND CALCULATED USING LIGHT LOSS FACTOR OF 1.0
3. ILLUMINANCE VALUES SHOWN CALCULATED ONLY WITH LUMINAIRES SHOWN ON THIS DRAWING.
4. FIXTURE POLE HEIGHTS NOT TO EXCEED 30 FEET
5. PROPERTY LINE FOOT CANDLES DO NOT EXCEED 2.0 FOOTCANDLES
6. LIGHT LEVEL IN ALL PARKING AREAS MEETS THE MINIMUM FOOTCANDLE REQUIREMENT OF 0.2 FOR LOW TRAFFIC AND PEDESTRIAN TRAFFIC.

LIGHTING FIXTURES

A1 — LUMINAIRE TYPE, REFERENCING LUMINAIRE SCHEDULE, TYPICAL ALL FIXTURES. SUBSCRIPT, IF SHOWN, REFERENCES WALL SWITCH OR RELAY/ZONE CONTROL.

WALL MOUNTED LUMINAIRE

EXTERIOR AREA LIGHT

STATISTICS

Description	Symbol	Avg	Max	Min	Max/Min	Avg/Min
OVERALLL SITE	⋇	0.7 fc	5.7 fc	0.0 fc	N/A	N/A
PARKING - BUILDING 1	◇	1.4 fc	3.8 fc	0.2 fc	19.0:1	7.0:1
PARKING - BUILDING 2	□	1.4 fc	3.7 fc	0.2 fc	18.5:1	7.0:1
TRUCK PORT - BUILDING 1	×	1.4 fc	5.7 fc	0.3 fc	19.0:1	4.7:1
TRUCK PORT - BUILDING 2	+	1.4 fc	5.3 fc	0.3 fc	17.7:1	4.7:1

Please show the conceptual location for the public streetlights along Stephen D Hogan Parkway and E 6th Avenue.

Advisory Comment:
Photometrics and public streetlight details are required to be submitted with the civil plan submittal, not the site plan submittal.

The conceptual location for the public streetlights along Stephen D Hogan Parkway and E 6th Avenue have been added to the photometric plan sheets.

It is our understanding that the photometrics and public streetlight details are to be submitted with the site plan submittal.

WARE MALCOMB
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p 303.561.3333
waremalcomb.com

AE DESIGN
Integrated Lighting, Technology, and Electrical Solutions
1900 Wazee Street #205 | Denver, CO 80202 | 303.296.3034
aedesign-inc.com
Project #: 6703.00
FOR AND ON BEHALF OF WARE MALCOMB

6TH & STEPHEN D. HOGAN
21291 E. 6TH AVE. AURORA, CO 80018
SITE PLAN

PHOTOMETRIC SITE PLAN

NO.	DATE	REMARKS

JOB NO.:	DEN22-0154
PA / PM:	B. JOHNSON
DESIGNED:	T. STUMREITER
DATE:	04/17/2024
PLOT DATE:	4/16/2024

SHEET
E03

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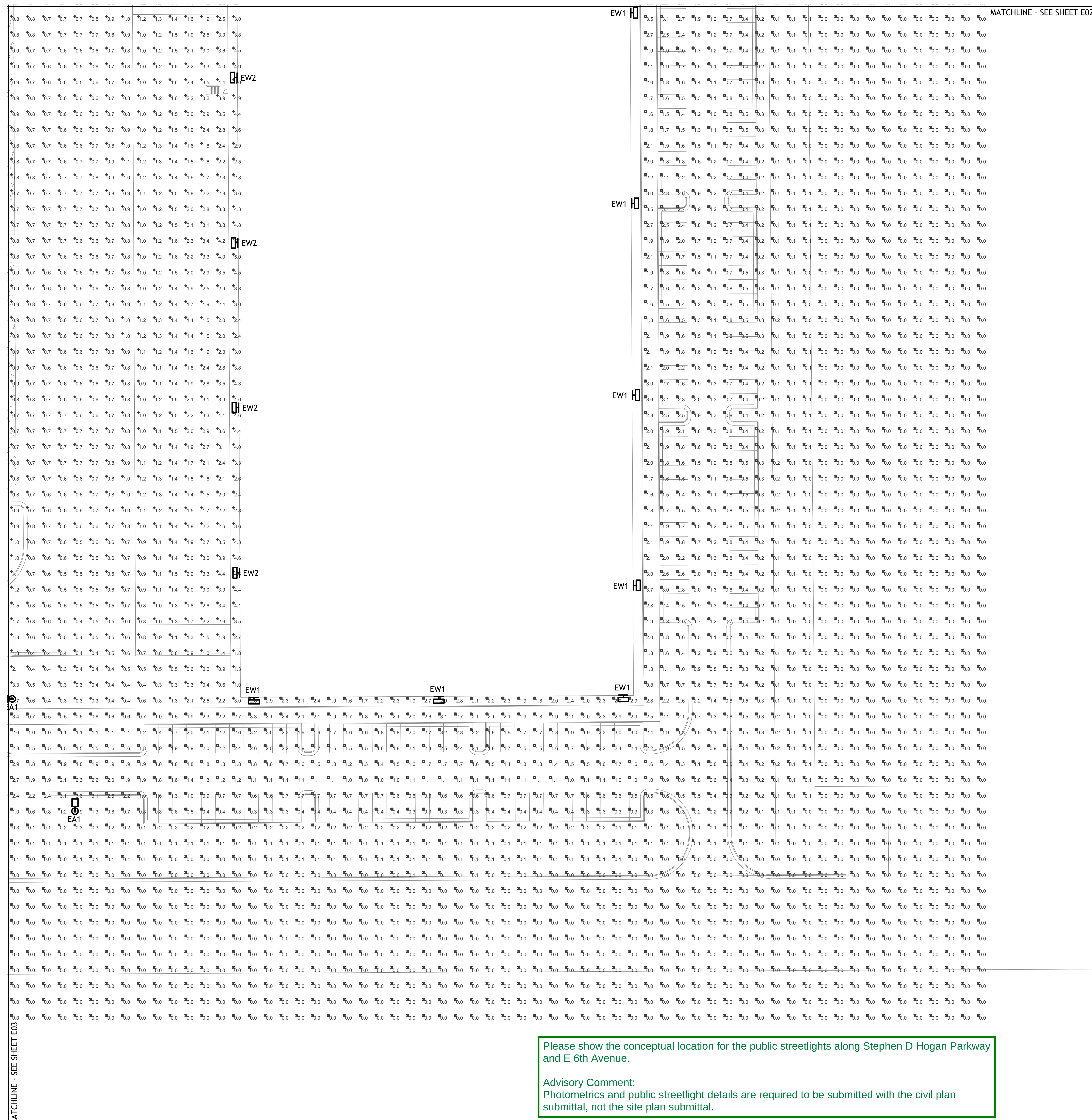
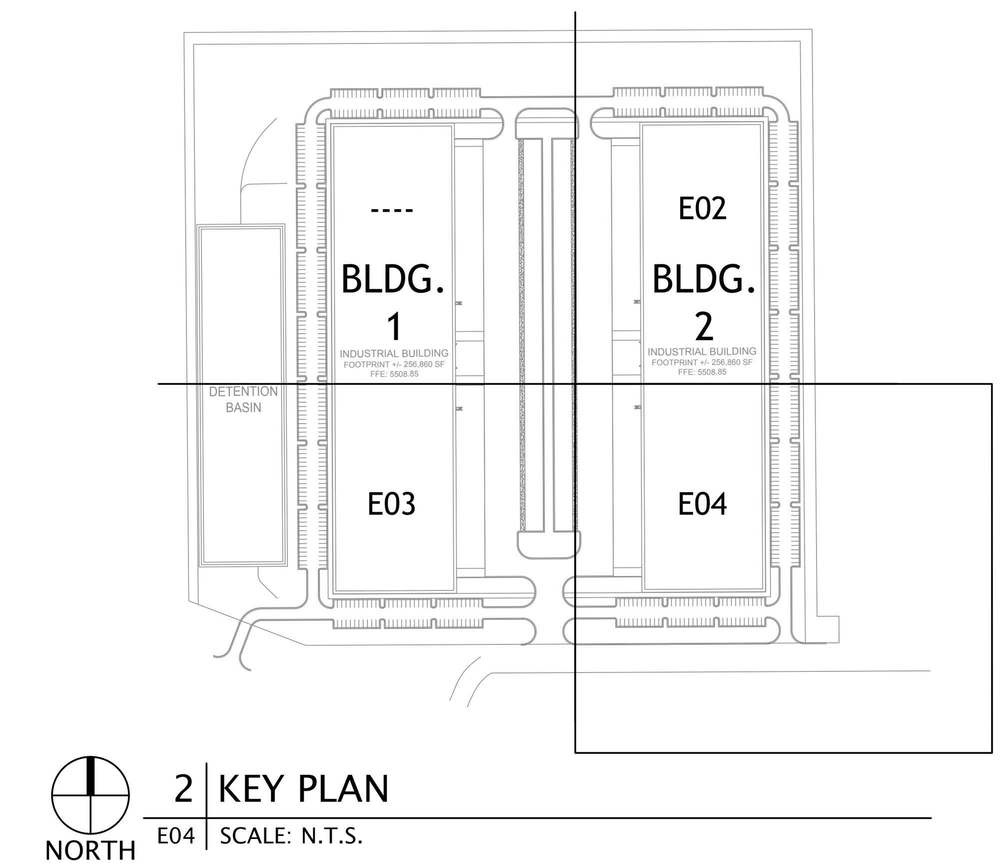


1 | SITE PHOTOMETRIC
E04 | SCALE: 1" = 40'



2 | KEY PLAN
E04 | SCALE: N.T.S.

GENERAL NOTES

1. ALL LIGHT FIXTURES SHALL BE CONTROLLED VIA ASTRONOMICAL TIME-CLOCK
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LIGHTING FIXTURES

$A1_a$	LUMINAIRE TYPE, REFERENCING LUMINAIRE SCHEDULE, TYPICAL ALL FIXTURES. SUBSCRIPT, IF SHOWN, REFERENCES WALL SWITCH OR RELAY/ZONE CONTROL.
	WALL MOUNTED LUMINAIRE
	EXTERIOR AREA LIGHT

STATISTICS

Description	Symbol	Avg	Max	Min	Max/Min	Avg/Min
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PARKING - BUILDING 2	□	1.4 fc	3.7 fc	0.2 fc	18.5:1	7.0:1
TRUCK PORT - BUILDING 1	×	1.4 fc	5.7 fc	0.3 fc	19.0:1	4.7:1
TRUCK PORT - BUILDING 2	+	1.4 fc	5.3 fc	0.3 fc	17.7:1	4.7:1

Please show the conceptual location for the public streetlights along Stephen D Hogan Parkway and E 6th Avenue.

Advisory Comment:
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The conceptual location for the public streetlights along Stephen D Hogan Parkway and E 6th Avenue have been added to the photometric plan sheets.

It is our understanding that the photometrics and public streetlight details are to be submitted with the site plan submittal.

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FOR AND ON BEHALF OF WARE MALCOMB

6TH & STEPHEN D. HOGAN
21291 E. 6TH AVE. AURORA, CO 80018
SITE PLAN

PHOTOMETRIC SITE PLAN

NO.	DATE	REMARKS

JOB NO.:	DEN22-0154
PA / PM:	B. JOHNSON
DESIGNED:	T. STUMREITER
DATE:	04/17/2024
PLOT DATE:	4/16/2024

SHEET
E04

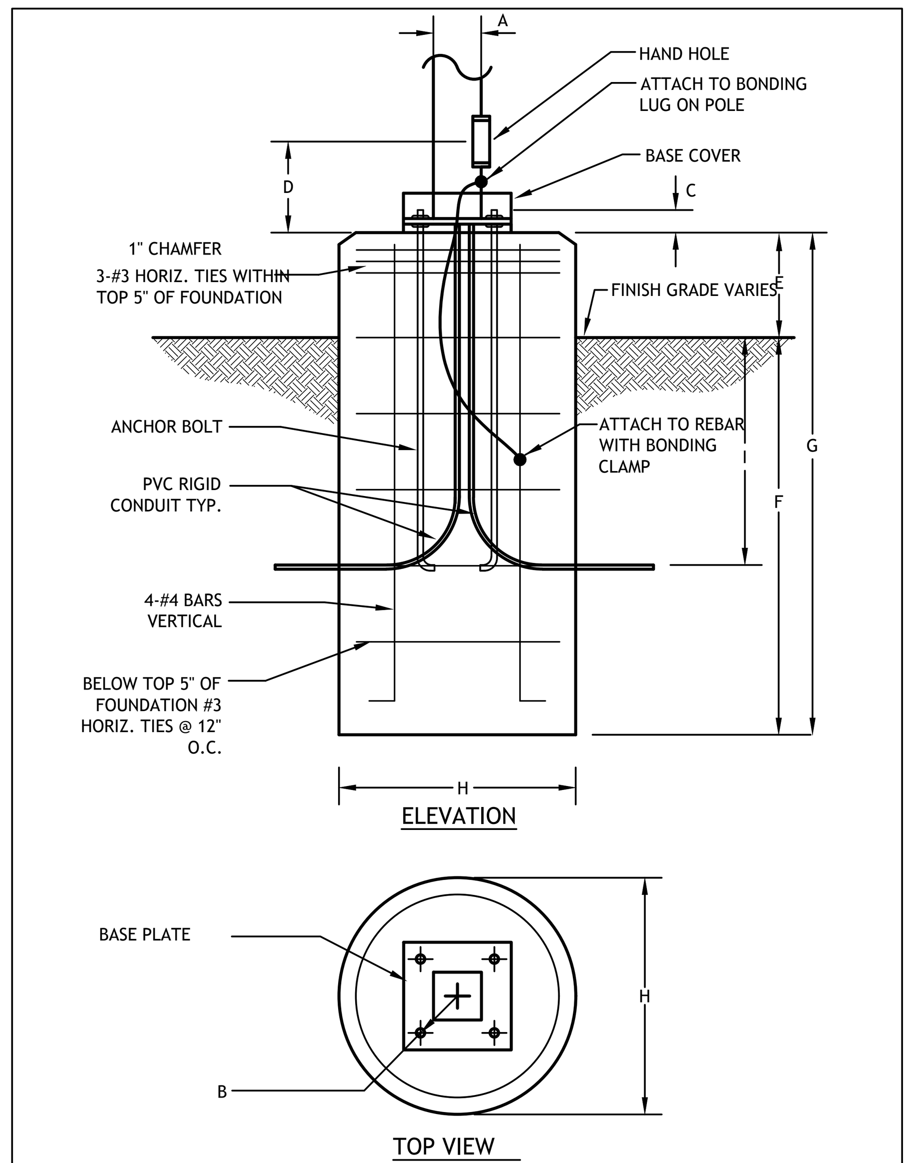
NOT FOR CONSTRUCTION

LIGHTING FIXTURE SCHEDULE															
TYPE	DESCRIPTION	MANUFACTURER	CATALOG NUMBER	VOLTAGE	SOURCE				MAX	LUMEN	DIMMING	FIXTURE	MOUNTING INFORMATION		NOTES
					LAMP QTY	WATT	TYPE	CCT/CRI	WATTS	OUTPUT		FINISH	LOCATION	BOF/RFD/OFH	
EA1	SINGLE HEAD AREA LIGHT, TYPE SL3, FULL CUTOFF WITH HOUSE SIDE SHIELD	MCGRAW-EDISON COOPER	GALN-SA3-C-830-8-SL3-HSS	277	1	166	LED	3000/80	160	20802	N/A	–	POLE GROUND	30'-0" BOF	
EA2	DUAL HEAD AREA LIGHT AT 180 DEG OFFSET, TYPE T4, FULL CUTOFF	MCGRAW-EDISON COOPER	GALN-SA3-C-830-8-T4FT	277	2	166	LED	3000/80	320	41882	N/A	–	POLE GROUND	30'-0" BOF	
EW1	WALL MOUNTED AREA LIGHT, TYPE T4, FULL CUTOFF	MCGRAW-EDISON COOPER	GALN-SA3-C-830-8-T4W-WM	277	1	166	LED	3000/80	160	21003	N/A	–	SURFACE WALL	25'-0" BOF	
EW2	WALL MOUNTED AREA LIGHT, TYPE T4, FULL CUTOFF	MCGRAW-EDISON COOPER	GALN-SA3-C-830-8-T4FT-WM	277	1	166	LED	3000/80	160	20941	N/A	–	SURFACE WALL	25'-0" BOF	

ABBREVIATIONS: BOF - BOTTOM OF FIXTURE, RFD - RECESSED FIXTURE DEPTH, OFH - OVERALL FIXTURE HEIGHT, AFF(AFG) - ABOVE FINISHED FLOOR (GRADE), WFD - WALL FIXTURE DEPTH

GENERAL NOTES:

A. FOR ALL SPECIFIED LUMINAIRES, THE ELECTRICAL CONTRACTOR SHALL BE RESPONSIBLE FOR PROVIDING ALL MOUNTING HARDWARE, ACCESSORIES, COMPONENTS, LEADER/JUMPER CABLES, WIRE FEED, CONNECTORS, END CAPS, REMOTE POWER SUPPLIES, AND ANY OTHER NECESSARY COMPONENT AS REQUIRED FOR INSTALLING A SECURE AND FULLY FUNCTIONAL SYSTEM.
B. ALL FINISH SELECTIONS SHALL BE VERIFIED BY ARCHITECT/INTERIOR DESIGNER/OWNER AS PART OF THE SUBMITTAL PROCESS. UNLESS OTHERWISE NOTED, EC SHALL ASSUME STANDARD LUMINAIRE FINISH OPTION FOR PRICING.
C. EC SHALL VERIFY ALL FIXTURE MOUNTING HEIGHTS WITH ARCHITECTURAL ELEVATIONS PRIOR TO ANY ROUGH-IN.
D. REMOTE DRIVER(S)/TRANSFORMER(S) SHALL BE LOCATED IN A CONCEALED, ACCESSIBLE, AND VENTILATED LOCATION AS PROPOSED BY THE EC AND APPROVED BY THE ARCHITECT. REFER TO THE MANUFACTURER'S INSTALLATION INSTRUCTIONS FOR MINIMUM REQUIRED CLEARANCES FROM ADJACENT MATERIALS, AND WIRING REQUIREMENTS TO PREVENT VOLTAGE DROP. DO NOT EXCEED MANUFACTURER'S RECOMMENDATIONS REGARDING WIRE GAGE AND MAXIMUM WIRE RUN LENGTHS.
E. EXTERIOR LUMINAIRES SHALL BE COLD WEATHER RATED FOR 0 DEG. F / -18 DEG. C., AND RATED FOR OUTDOOR USE.
F. SPECIFICATIONS DO NOT INCLUDE FIXTURE QUANTITIES, FINAL DIMENSIONS WITH ARCHITECTURAL FINISHES, WEIGHTS OR GAUGES, FABRICATION PROCESSES, CONSTRUCTION MEANS OR METHODS, SAFETY PRECAUTIONS, ALL OF WHICH ARE THE SOLE RESPONSIBILITY OF THE CONTRACTOR.



POLE KEY	OVERALL HEIGHT	A	ANCHOR BOLT DATA			D	E	F	G	H	I
			B	SIZE	C						
EA1, EA2	30'0"	4"	PER MANUFACTURER				2'6"	6'0"	102"	24"	36"

1 | POLE BASE DETAIL
E05 | SCALE: N.T.S.

Number of Light Squares	Width "A"	Housing Length "B"	Weight with Standard or QM Arm	EPA with Standard or QM Arm
1-4	16"	22"	29 lb	0.95
5-6	22"	22"	39 lb	0.95
7-9	22"	28-1/8"	48 lb	1.1

2 | TYPE EA1, EA2, EW1, EW2
E05 | SCALE: N.T.S.

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6TH & STEPHEN D. HOGAN
21291 E. 6TH AVE. AURORA, CO 80018
SITE PLAN
ELECTRICAL LIGHTING SCHEDULES

NO.	DATE	REMARKS

JOB NO.:	DEN22-0154
PA / PM:	B. JOHNSON
DESIGNED:	T. STUMREITER
DATE:	04/17/2024
PLOT DATE:	4/16/2024

SHEET
E05

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