

LEGAL DESCRIPTION:

BLOCK 1, LOT 6, EASTPARK 70 SUBDIVISION FILING NO. 6, A PARCEL OF LAND SITUATED IN THE NORTHEAST QUARTER OF SECTION 34, TOWNSHIP 3 SOUTH, RANGE 66 WEST OF THE SIXTH PRINCIPAL MERIDIAN, CITY OF AURORA, COUNTY OF ADAMS, STATE OF COLORADO.

CITY OF AURORA SITE PLAN NOTES:

1.

THE DEVELOPER, HIS SUCCESSORS AND ASSIGNS, INCLUDING THE HOMEOWNERS OR MERCHANTS ASSOCIATION, SHALL BE RESPONSIBLE FOR INSTALLATION, MAINTENANCE AND REPLACEMENT OF ALL FIRE LANE SIGNS AS REQUIRED BY THE CITY OF AURORA.

2.

ALL SIGNS MUST CONFORM TO THE 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 2015 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 AMERICAN WITH DISABILITIES ACT.

6.

THE DEVELOPER, HIS SUCCESSORS AND ASSIGNS, SHALL BE RESPONSIBLE FOR INSTALLATION, MAINTENANCE AND REPLACEMENT OF ALL LANDSCAPING MATERIALS SHOWN OR INDICATED ON THE APPROVED SITE PLAN OR LANDSCAPE PLAN ON FILE IN THE PLANNING DEPARTMENT. ALL LANDSCAPING WILL BE INSTALLED PRIOR TO ISSUANCE OF CERTIFICATE OF OCCUPANCY.

7.

ALL CROSSINGS 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 AND THE CITY RESAINS ALL RIGHTS AND REMEDIES 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 ROOF TOP MECHANICAL EQUIPMENT AND VENTS GREATER THAN EIGHT (8) INCHES IN DIAMETER MUST BE SCREENED. SCREENING MAY BE DONE EITHER WITH AN EXTENDED PARAPET WALL OR A FREESTANDING SCREEN WALL. SCREENS SHALL BE AT LEAST AS HIGH AS THE EQUIPMENT THEY HIDE. IF EQUIPMENT IS VISIBLE BECAUSE SCREENS DON'T MEET THIS MINIMUM HEIGHT REQUIREMENT, THE DIRECTOR OF PLANNING MAY REQUIRE CONSTRUCTION MODIFICATIONS PRIOR TO THE ISSUANCE OF A PERMANENT CERTIFICATE OF OCCUPANCY. NOTWITHSTANDING ANY SURFACE IMPROVEMENTS, LANDSCAPING, PLANTING OR CHANGES SHOWN IN THESE SITE OR CONSTRUCTION PLANS, OR ACTUALLY CONSTRUCTED OR PUT IN PLACE, ALL UTILITY EASEMENTS MUST REMAIN UNOBTURATED 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.

11.

ATTENTION BUILDING DIVISION: PER ARTICLE XI, C.O.A. BUILDING AND ZONING CODE, SECTION 22-425 THROUGH 22-434, AN ACOUSTIC ANALYSIS, PREPARED BY AN ACOUSTIC EXPERT THAT WILL IDENTIFY BUILDING DESIGN FEATURES NECESSARY TO ACCOMPLISH EXTERIOR NOISE REDUCTION TO ACHIEVE INTERIOR NOISE LEVELS NOT EXCEEDING 60 (LDN VALUE TO BE DETERMINED FOR EACH PROJECT) UNDER WORSE-CASE NOISE CONDITIONS.

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 ADMINISTRATION OF THE CHANGES AND AS SHOWN ON THE ORIGINAL SITE PLAN ON FILE IN THE AURORA CITY PLANNING OFFICE AT THE MUNICIPAL BUILDING. A COPY OF THE OFFICIAL CURRENT PLAN MAY BE PURCHASED THERE. LIKEWISE, SITE PLANS ARE REQUIRED TO AGREE WITH THE APPROVED SUBDIVISION PLAT OF RECORD AT THE TIME OF A BUILDING PERMIT, AND IF NOT, MUST BE AMENDED TO AGREE WITH THE PLAT AS NEEDED, OR VICE VERSA.

14.

ERRORS IN APPROVED SITE PLANS RESULTING FROM COMPUTATIONS OR INCONSISTENCIES IN THE DRAWINGS MADE BY THE APPLICANT ARE THE RESPONSIBILITY OF THE PROPERTY OWNER OF RECORD. WHERE FOUND, THE CURRENT MINIMUM CODE REQUIREMENTS WILL APPLY AT THE TIME OF BUILDING PERMIT. PLEASE BE SURE THAT ALL PLAN COMPUTATIONS ARE CORRECT.

15.

ALL REPRESENTATIONS AND COMMITMENTS MADE BY APPLICANTS AND PROPERTY OWNERS AT PUBLIC HEARINGS REGARDING THIS PLAN ARE BINDING UPON THE APPLICANT, PROPERTY OWNER, AND ITS HEIRS, SUCCESSORS, AND ASSIGNS.

16.

ARCHITECTURAL FEATURES, SUCH AS BAY WINDOWS, FIREPLACES, ROOF OVERHANGS, GUTTERS, EAVES, FOUNDATIONS, FOOTINGS, CANTILEVERED WALLS, ETC., ARE NOT ALLOWED TO ENCRDACH INTO ANY EASEMENT OR FIRE LANE.

17.

THE 2015 INTERNATIONAL FIRE CODE (IFC), REQUIRES ALL BUILDINGS TO BE ASSESSED FOR ADEQUATE EMERGENCY RESPONDER RADIO COVERAGE (ERRC), AT THE TIME THE STRUCTURE IS AT FINAL FRAME AND FINAL ELECTRICAL INSPECTIONS. THE GENERAL CONTRACTOR (GC) WILL BE REQUIRED TO HIRE A QUALIFIED INDEPENDENT 3RD PARTY TO ASSESS THE RADIO FREQUENCY LEVELS WITHIN THE STRUCTURE. ONCE COMPLETED, THE 3RD PARTY WILL PROVIDE THE RESULTS OF THE TEST TO BOTH THE GC AND THE AURORA BUILDING DIVISION AS TO WHETHER THE STRUCTURE 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 A LICENSED CONTRACTOR TO SUBMIT PLANS TO THE AURORA BUILDING DIVISION TO OBTAIN A BUILDING PERMIT FOR THE INSTALLATION OF AN ERRC SYSTEM PRIOR TO INSTALLATION. THIS ASSESSMENT AND INSTALLATION IS AT THE OWNER OR DEVELOPER'S EXPENSE. FUTURE INTERIOR OR EXTERIOR MODIFICATIONS TO THE STRUCTURE AFTER THE ORIGINAL CERTIFICATE OF OCCUPANCY IS ISSUED WILL REQUIRE A REASSESSMENT FOR ADEQUATE RADIO FREQUENCY COVERAGE.

18.

THE LOCATION OF LIQUID AND GAS PIPELINES ARE REGULATED BY THE U.S. DEPARTMENT OF TRANSPORTATION, PIPELINE AND HAZARDOUS MATERIALS SAFETY ADMINISTRATION, CFR-49, SECTION 195-210, SUBSECTION (B); NO PIPE LINE MAY BE LOCATED WITHIN 60 FEET OF ANY PRIVATE DWELLING, OR ANY INDUSTRIAL BUILDING, OR PLACE OF PUBLIC ASSEMBLY, IN WHICH PERSONS WORK, CONGREGATE, OR ASSEMBLE, UNLESS IT IS AT LEAST 12 INCHES OF COVERING ADDITION TO THAT PRESCRIBED IN CFR 49, SECTION 195-210 AND SECTION 195-248. PROVIDE A LETTER FROM PETROLEUM OR GAS COMPANY, ON COMPANY LETTER HEAD THAT REFLECTS THEIR SET BACK REQUIREMENTS FROM THE EASEMENT LINE AND THE ACTUAL UNDERGROUND PIPE TO THE EXTERIOR WALL OF YOUR PROPOSED STRUCTURES. THE SETBACK ESTABLISHED BY PETROLEUM OR GAS COMPANY MUST BE INCLUDED ON THE SITE PLAN AS PART OF THE GENERAL NOTES.

19.

THE 2015 INTERNATIONAL FIRE CODE, SECTION 510, REQUIRES ALL BUILDINGS TO BE ASSESSED FOR ADEQUATE EMERGENCY RESPONDER RADIO COVERAGE (ERRC), AT THE TIME THE STRUCTURE IS AT FINAL FRAME AND FINAL ELECTRICAL INSPECTIONS. THE GENERAL CONTRACTOR (GC) WILL BE REQUIRED TO HIRE AN APPROVED AND QUALIFIED INDEPENDENT 3RD PARTY TO ASSESS THE RADIO FREQUENCY LEVELS WITHIN THE STRUCTURE. ONCE COMPLETED, THE 3RD PARTY WILL PROVIDE THE RESULTS OF THE TEST TO BOTH THE GC AND THE AURORA BUILDING DIVISION AS TO WHETHER THE STRUCTURE 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 A LICENSED CONTRACTOR TO SUBMIT PLANS TO THE AURORA BUILDING DIVISION TO OBTAIN A BUILDING PERMIT FOR THE INSTALLATION OF AN ERRC SYSTEM PRIOR TO INSTALLATION. THIS ASSESSMENT AND INSTALLATION IS AT THE OWNER OR DEVELOPER'S EXPENSE. FUTURE INTERIOR OR EXTERIOR MODIFICATIONS TO THE STRUCTURE AFTER THE ORIGINAL CERTIFICATE OF OCCUPANCY IS ISSUED WILL REQUIRE A REASSESSMENT FOR ADEQUATE RADIO FREQUENCY COVERAGE.

20.

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

21.

SIGNS SHALL BE FURNISHED AND INSTALLED PER THE MOST CURRENT EDITIONS OF THE MANUAL ON UNIFORM TRAFFIC CONTROL DEVICES (MUTCD) AND CITY STANDARDS, AND SHOWN ON THE SIGNING AND STRIPING PLAN FOR THE DEVELOPMENT.

22.

THE DEVELOPER IS RESPONSIBLE FOR SIGNING AND STRIPING ALL PUBLIC STREETS. THE DEVELOPER IS REQUIRED TO PLACE TRAFFIC CONTROL DEVICES AND SIGNS ON ALL PUBLIC STREETS AND PRIVATE STREETS APPROACHING AN INTERSECTION WITH A PUBLIC STREET.

23.

THIS DEVELOPMENT HAS A TRAFFIC SIGNAL PHASING AGREEMENT FOR 100% OF THE COST FOR A TRAFFIC SIGNAL INSTALLATION OF SMITH RD & ENSENADA ST AND SMITH RD & HIMALAYA RD. PER TRAFFIC LETTER AND CITY TRAFFIC ENGINEER REVIEW, TRAFFIC SIGNAL WARRANTS HAVE NOT BEEN MET, AND ARE NOT ANTICIPATED TO BE MET WITHIN OPENING YEAR OF CONSTRUCTION.

24.

A LICENSED CONTRACTOR IS REQUIRED TO OBTAIN A VALID BUILDING PERMIT THROUGH THE AURORA BUILDING DIVISION PRIOR TO THE INSTALLATION OF ANY GATING SYSTEM UTILIZED BY FIRST RESPONDERS TO ENTER THE SITE. CALL 303.739.7420 TO BEGIN THE PLAN REVIEW, PERMITTING AND INSPECTION PROCESSES.

NOTE:

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 THE CITY ENGINEER.

EASTPARK 70  
BUILDING 5

SITE PLAN

BLOCK 1 LOT 1,  
EASTPARK 70 SUBDIVISION FILING NO. 6

PROJECT DATA:

LAND AREA OF DEVELOPED PARCEL	398,153 SF (9.14 ac)
NUMBER OF BUILDINGS	1 BUILDING
NUMBER OF STORIES	1 STORY
BUILDING HEIGHT	45'-0"
MAXIMUM HEIGHT OF BUILDINGS PERMITTED	60'-0"
GROSS BUILDING AREA	158,664 SF
FIRE SPRINKLERING	FULLY SPRINKLERED
TOTAL BUILDING COVERAGE	158,664 SF (±40%)
HARD SURFACE AREA	135,949 SF (±34%)
LANDSCAPE AREA PROPOSED	103,540 SF (±26%)
USES	OFFICE, MANUFACTURING, AND WAREHOUSE
OCCUPANCY CLASSIFICATION	B, F-1, S-1
2015 IBC CONSTRUCTION	TYPE II-B FULLY SPRINKLERED
PRESENT ZONING CLASSIFICATION	M-1
PERMITTED SIGN AREA	325 S.F.
PLANNED SIGN AREA	UNDER SEPARATE PERMIT

PARKING DATA

REQUIRED:	STANDARD SPACES	75 SPACES
	ACCESSIBLE SPACES	4 SPACES
	TRAILER STORAGE SPACES	0 SPACES
	BICYCLE SPACES	3 SPACES
PROVIDED:	STANDARD SPACES	76 SPACES
	ACCESSIBLE SPACES (ALL VAN ACCESSIBLE)	6 SPACES
	TRAILER STORAGE SPACES	26 SPACES
	BICYCLE SPACES	3 SPACES

PROJECT TEAM:

<b>OWNER/ DEVELOPER</b> CONSOLIDATED INVESTMENT GROUP 18 INVERNESS PLACE EAST ENGLEWOOD, COLORADO, 80112	<b>ELECTRICAL ENGINEER</b> ARCHITECTURAL ENGINEERING DESIGN GROUP 1900 WAZEE STREET, SUITE 205 DENVER, COLORADO, 80202
<b>ARCHITECT</b> WARE MALCOMB 1800 CHAMPA STREET, SUITE 350 DENVER, COLORADO, 80202	<b>CIVIL ENGINEER</b> WARE MALCOMB 990 SOUTH BROADWAY, SUITE 230 DENVER, COLORADO, 80209
<b>LANDSCAPE ARCHITECT</b> MEURAN DESIGN GROUP 700 COLORADO BOULEVARD, SUITE 131 DENVER, COLORADO, 80218	<b>SURVEYOR</b> WARE MALCOMB 990 SOUTH BROADWAY, SUITE 230 DENVER, COLORADO, 80209

VICINITY MAP:

AMENDMENTS:

MA #2019-6036-01: ADDING MANUAL BARRIER GATES TO EXISTING SITE ENTRIES

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, EP 70, LLC AS ITS INTEREST MAY APPEAR OF RECORD HAS CAUSED THESE PRESENTS TO BE EXECUTED

THIS 13 DAY OF December AD. 2021.

BY: [Signature]  
TITLE: AUTHORIZED SIGNATORY

STATE OF COLORADO

COUNTY OF ADAMS

THE FOREGOING INSTRUMENT WAS ACKNOWLEDGED BEFORE ME, A NOTARY PUBLIC IN AND FOR THE STATE OF COLORADO, ON December 13, 2021, BY Tim Berthoch IN HIS CAPACITY AS AUTHORIZED SIGNATORY OF EP 70, LLC, WITNESS MY HAND AND OFFICIAL SEAL

[Signature] NOTARY SEAL  
(NOTARY PUBLIC)  
COMMISSION EXPIRES 9/16/2025  
NOTARY BUSINESS ADDRESS: 19 Inverness Dr. E.  
Englewood, CO 80110

CLERK AND RECORDER'S CERTIFICATE

ACCEPTED FOR FILING IN THE OFFICE OF THE COUNTY CLERK AND RECORDER OF ADAMS COUNTY, COLORADO ON THIS \_\_\_\_\_ DAY OF \_\_\_\_\_, 20\_\_\_\_ A.D. AT \_\_\_\_\_ O'CLOCK \_\_\_\_\_ J.M.

COUNTY CLERK AND RECORDER \_\_\_\_\_ DEPUTY \_\_\_\_\_

FILE: \_\_\_\_\_

PAGE NO.: \_\_\_\_\_

RECEPTION NO.: \_\_\_\_\_

CITY OF AURORA APPROVALS

CITY ATTORNEY: \_\_\_\_\_ DATE: 12/3/21

PLANNING DIRECTOR: [Signature] DATE: 12/9/21

PLANNING COMMISSION: [Signature] DATE: 12/9/21

CITY COUNCIL: N/A DATE: N/A

ATTEST: N/A DATE: N/A

DATABASE APPROVAL: 12/11/19 DATE: 12/11/19

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7	ELEVATIONS		
8	ELEVATIONS		

COVER SHEET

DATE	REMARKS
2019-05-10	PLANNING SUBMISSION
2019-09-06	PLANNING SUBMISSION
2019-11-06	PLANNING SUBMISSION

P/PM: B. WEISS

DRAWN BY: RRB

JOB NO: DEN17-0094-00

SHEET  
1  
1 OF 15

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architecture  
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graphics  
civil engineering

1600 Champa Street Suite 350  
Denver, CO 80202  
P 720.488.2626

EASTPARK 70  
BUILDING 5  
SITE PLAN  
AURORA, CO

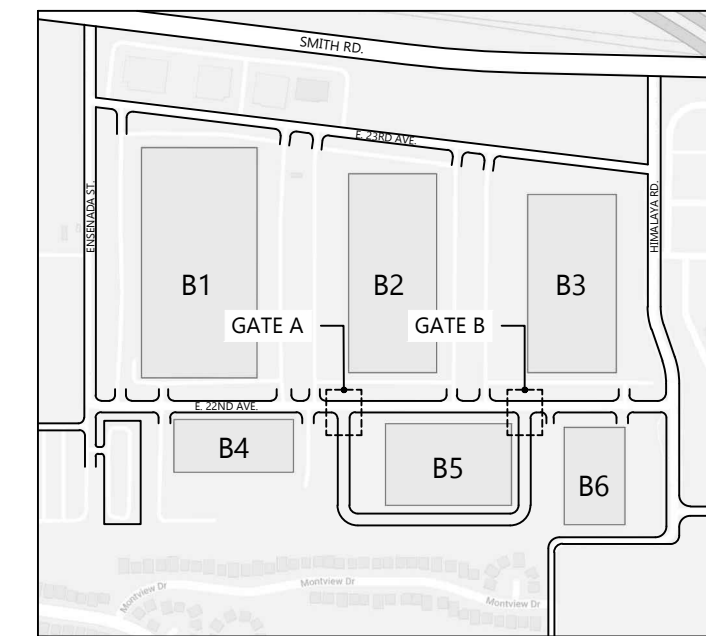
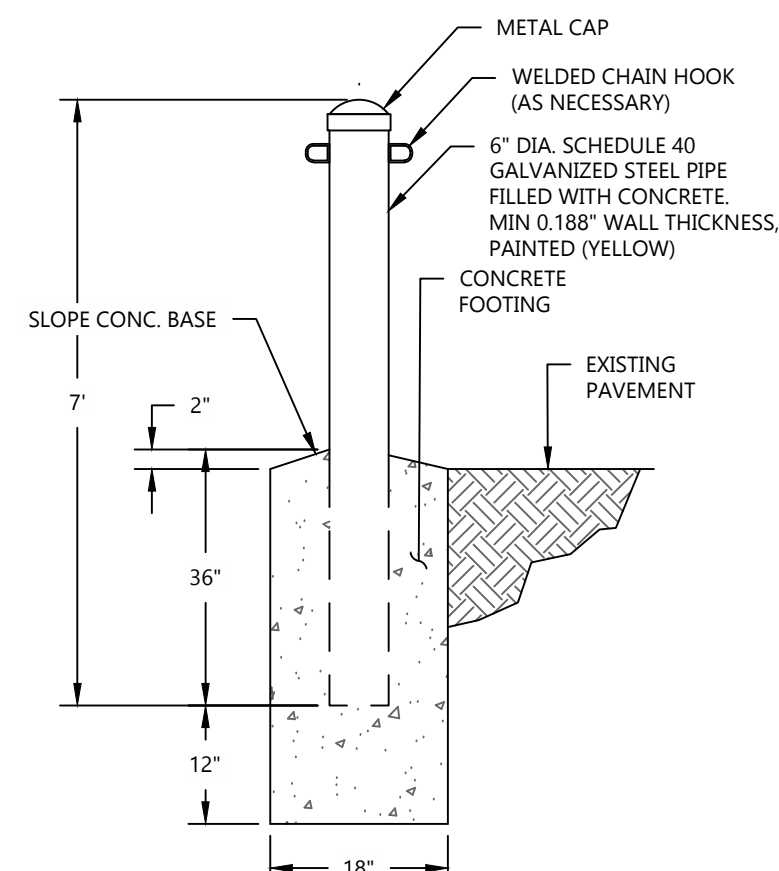
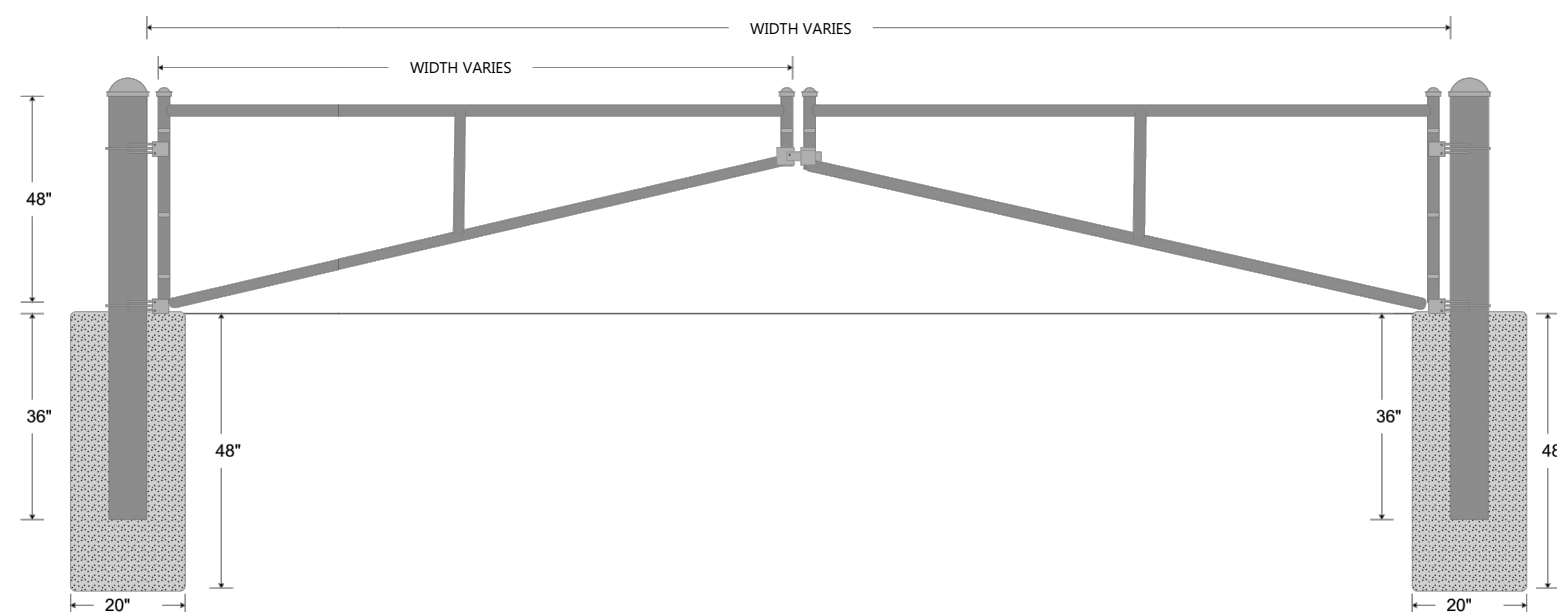
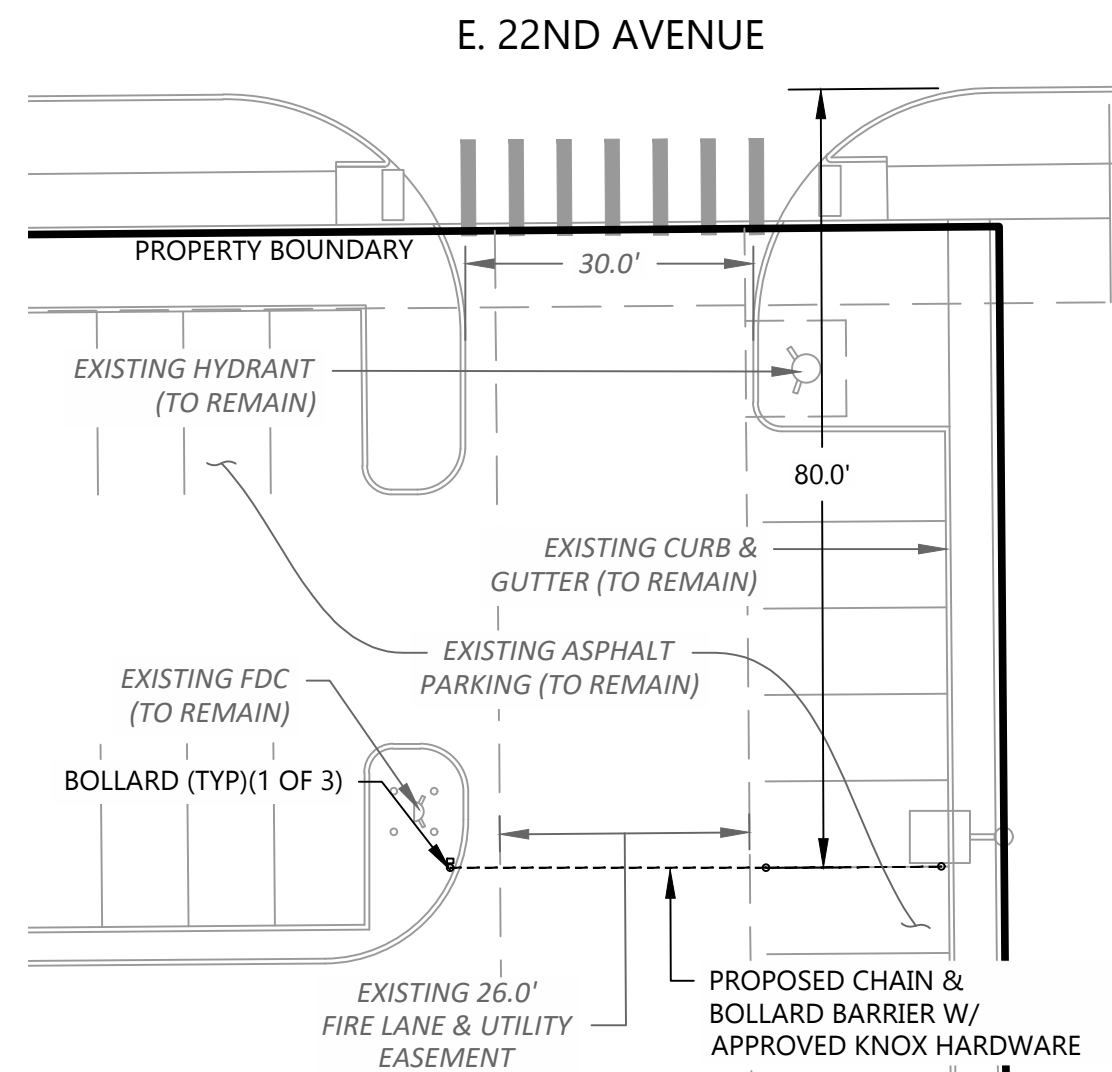
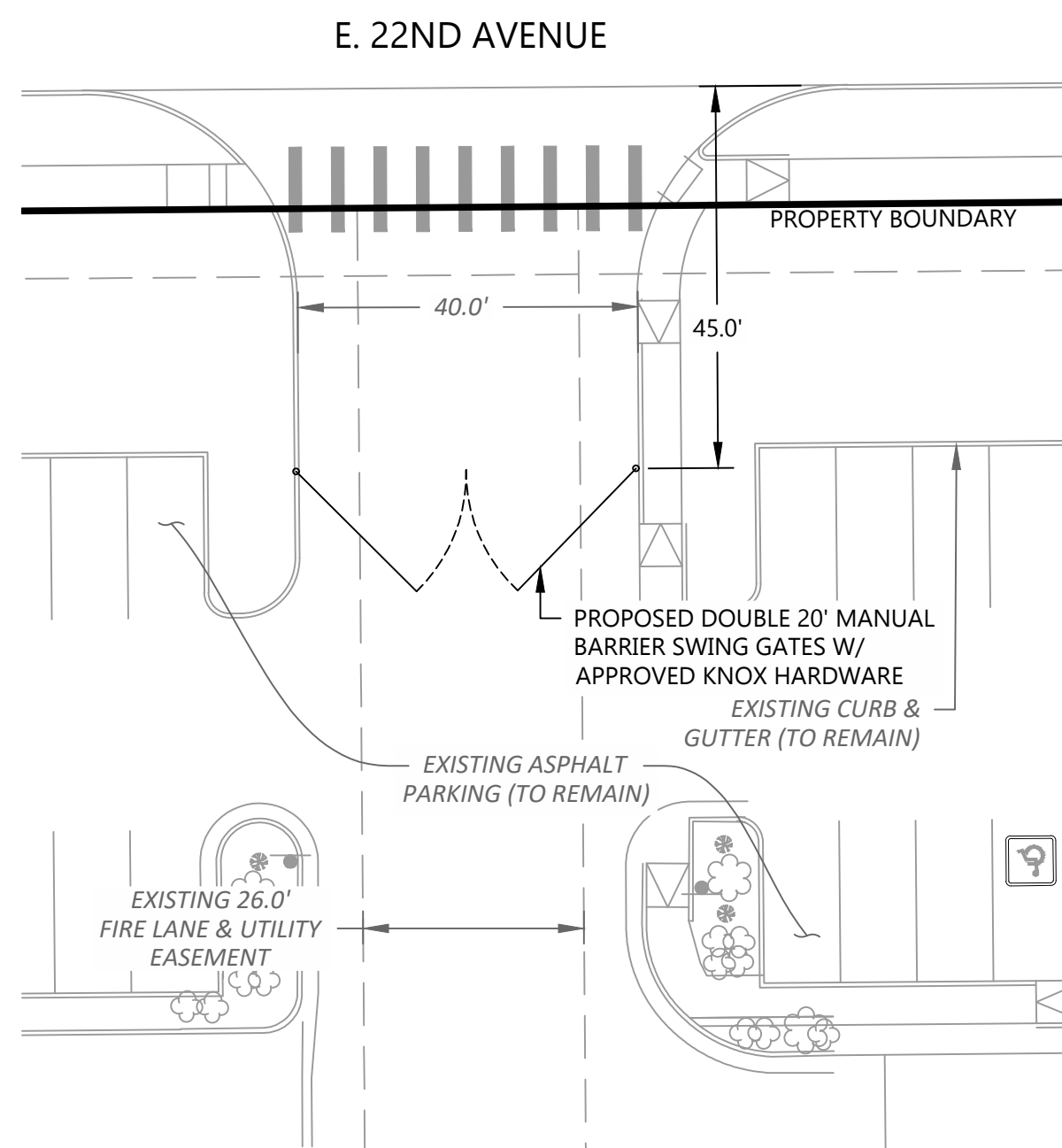
EAST PARK 70 BUILDING 5 2019-6034-00

2021-10-19















LEGEND:

- |   |                        |
|---|------------------------|
|  | PROPERTY LINE          |
|  | EXISTING BUILDING      |
|  | EXISTING EASEMENT      |
|  | EXISTING CURB & GUTTER |
|  | EXISTING LIGHT POLE    |
|  | EXISTING SIGN          |

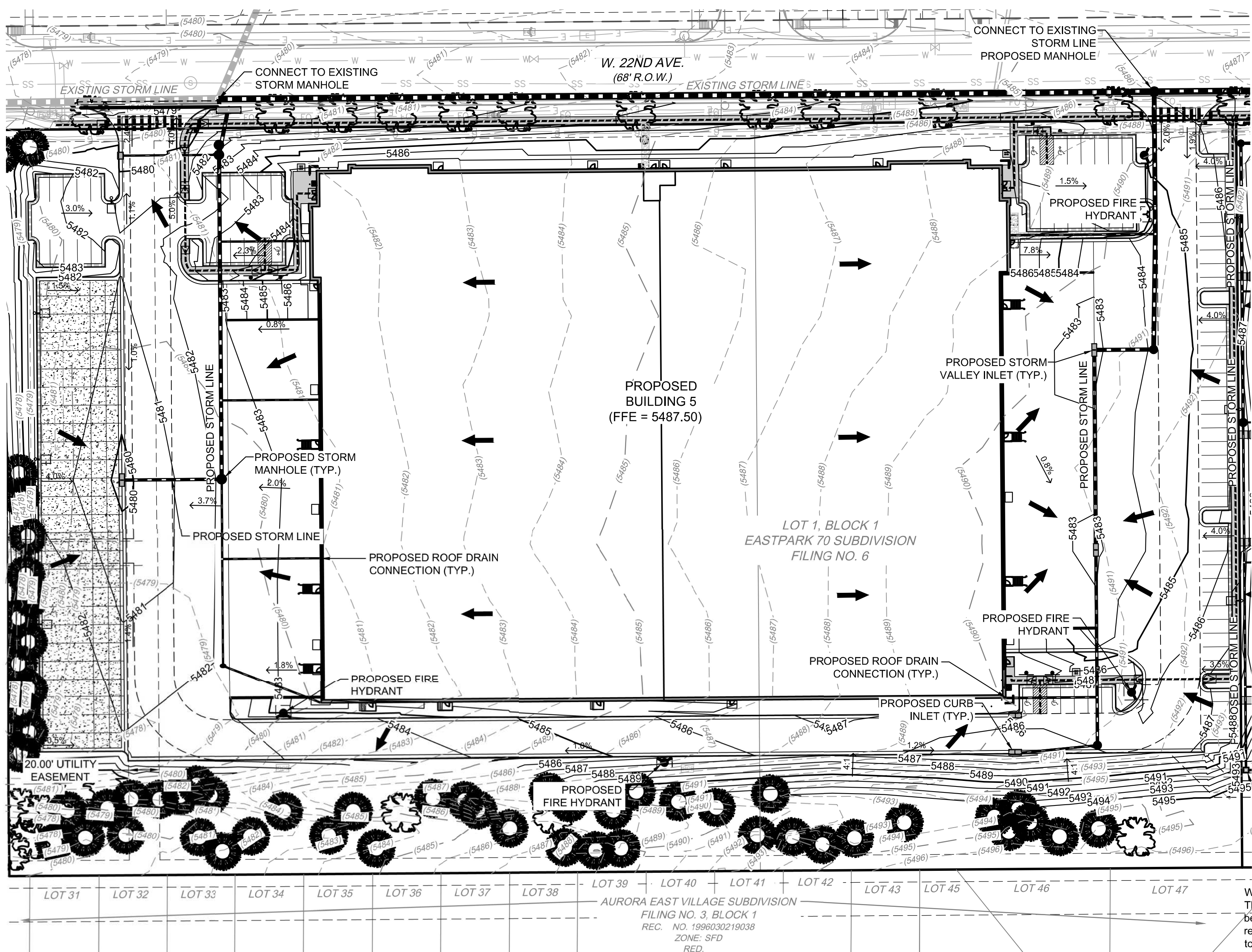
NOTES:

1. ALL DIMENSIONS TO CURBS ARE TO FLOWLINE UNLESS OTHERWISE INDICATED.
2. ALL GATES SHALL HAVE HARDWARE TO SECURE THE GATE IN A CLOSED POSITION.
3. ALL GATES SHALL BE INSTALLED TO THE MAXIMUM FENCE HEIGHT AT ALL ENTRANCES.
4. ALL UNATTENDED GATES SHALL BE SELF-CLOSING, SELF-LATCHING, AND LOCKED WHEN NOT IN USE.
5. IF A FENCE OR WALL ALONG A SIDEWALK INCLUDES A GATE, THE GATE SHALL NOT OPEN INTO THE PUBLIC SIDEWALK AREA EXCEPT WHEN A PERSON IS ENTERING OR EXITING THE GATED AREA.
6. ALL GATES MUST BE SET BACK 35 FEET FROM THE STREET ENTRY POINT. A LICENSED CONTRACTOR IS REQUIRED TO OBTAIN A VALID BUILDING PERMIT THROUGH THE AURORA BUILDING DIVISION PRIOR TO THE INSTALLATION OF ANY GATING SYSTEM UTILIZED BY FIRST RESPONDERS TO ENTER THE SITE. CALL 303.739.7420 TO BEGIN THE PLAN REVIEW, PERMITTING AND INSPECTION PROCESSES.

LEGEND:

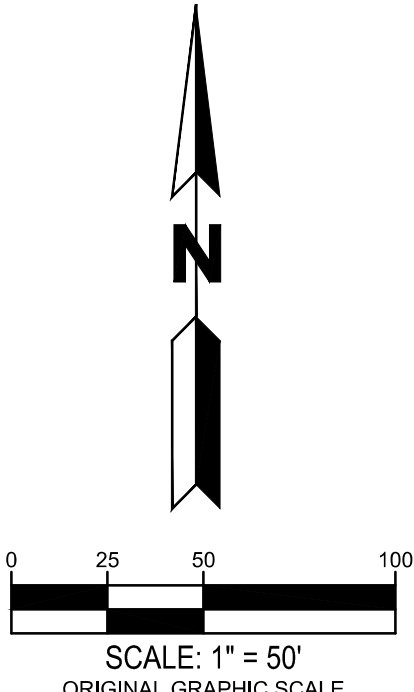
	PROPERTY LINE		PROPOSED CURB & GUTTER		EXISTING ELECTRIC LINE
	PROPOSED 5' CONTOUR		PROPOSED EASEMENT		EXISTING FIBER OPTIC LINE
	PROPOSED 1' CONTOUR		EXISTING EASEMENT		PROPOSED LIGHT POLE
	EXISTING 5' CONTOUR		PROPOSED WATER LINE		EXISTING LIGHT POLE
	EXISTING 1' CONTOUR		EXISTING FENCE		EXISTING ELECTRIC METER
	PROPOSED STORM LINE		PROPOSED FIRE HYDRANT		EXISTING ELECTRIC BREAKER
	EXISTING STORM LINE		EXISTING FIRE HYDRANT		EXISTING TRANSFORMER
	PROPOSED STORM INLET		PROPOSED SIGN		EXISTING EXISTING TELEPHONE BOX
	EXISTING STORM INLET		EXISTING SANITARY SEWER W/ MANHOLE		EXISTING EXISTING ELECTRIC BOX
	FLOW DIRECTION		EXISTING WATERLINE & VALVE		EXISTING EXISTING IRRIGATION VAULT
	PROPOSED CONCRETE WALK		EXISTING GAS LINE		KNOX BOX
	EXISTING CURB & GUTTER		EXISTING TELEPHONE LINE		FIRE DEPARTMENT CONNECTION W/ KNOX HARDWARE
					PROPOSED ELECTRIC TRANSFORMER
					ADA ACCESSIBLE ROUTE

EASTPARK70 - BUILDING 5  
SITE PLAN



NOTES:

1. ALL PROPOSED WALKS TO BE ACCESSIBLE (2.0% MAX CROSS SLOPE, 5.0% MAX LONGITUDINAL SLOPE).
2. DRAINAGE FACILITIES ARE PRIVATE AND TO BE MAINTAINED BY THE OWNER.
3. ALL ENTRANCES ARE PRIVATE UNLESS OTHERWISE NOTED.
4. MAX 2% SLOPE IN ANY DIRECTION AT HANDICAP PARKING SPACES.
5. MIN SLOPE AWAY FROM THE BUILDING IS 5% FOR 10' FOR LANDSCAPE AREAS, MIN 2% FOR IMPERVIOUS AREAS.
6. MIN PAVEMENT SLOPES: 1% FOR ASPHALT, 0.5% FOR CONCRETE.



WARE MALCOMB assumes no responsibility for utility locations. The utilities shown on this drawing have been plotted from the best available information. It is, however, the contractors responsibility to field verify the location of all utilities prior to the commencement of any construction.

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**EASTPARK 70**  
**BUILDING 5**  
AURORA, COLORADO

GRADING PLAN	
DATE	REMARKS
2021-08-10	PLANNING SUBMISSION

PA / PM:	J. JOHNS
DRAWN BY:	J. PENA
JOB NO.:	DEN17-0094

SHEET  
**3**  
3 OF 15



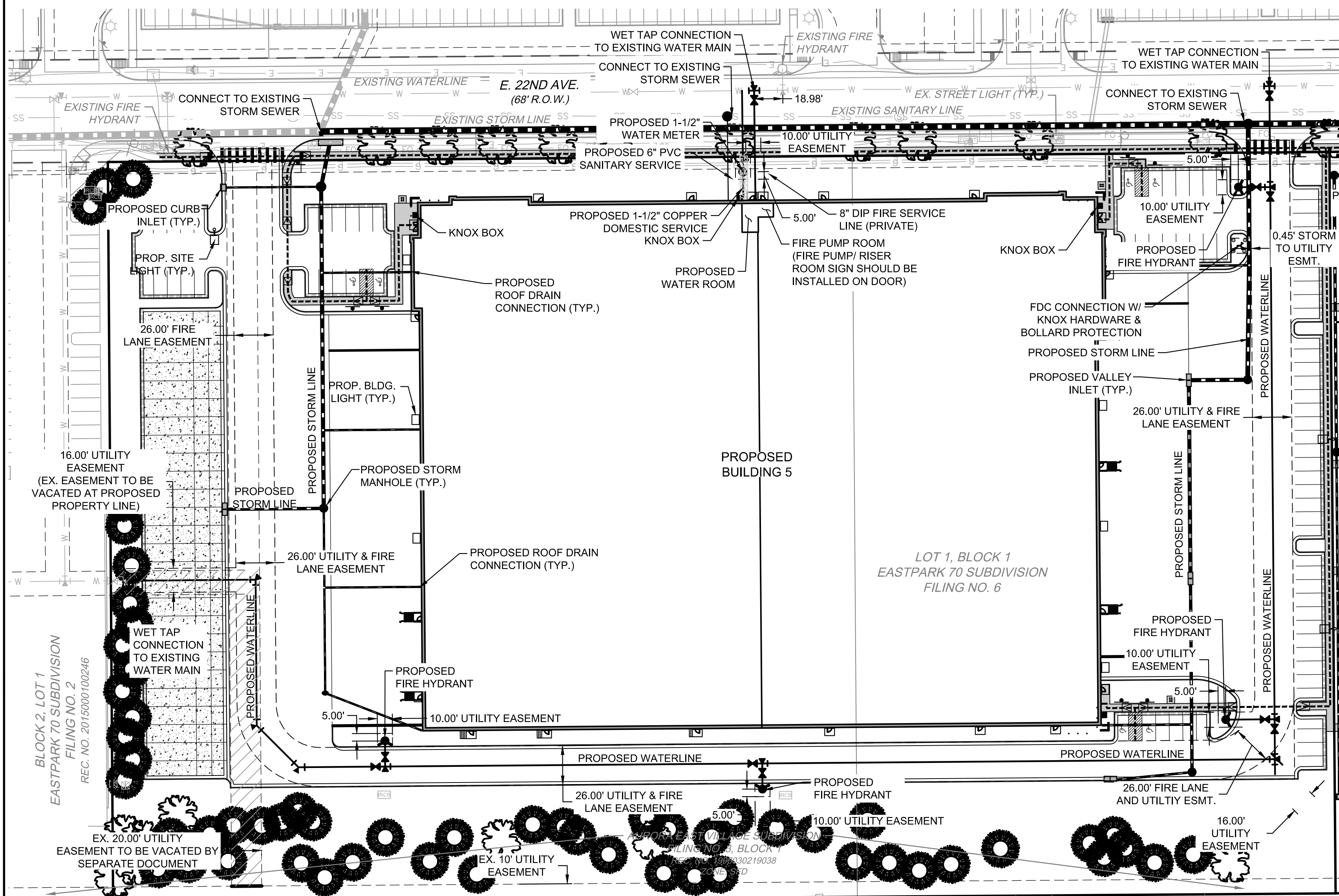
LEGEND:

	PROPERTY LINE		PROPOSED FIRE HYDRANT HYDRANT		EXISTING ELECTRIC PEDESTAL
	PROPOSED BUILDING		PROPOSED WATER METER		EXISTING ELECTRIC BREAKER
	UTILITY CROSSING		PROPOSED ELECTRIC TRANSFORMER		EXISTING TRANSFORMER
	PROPOSED STORM LINE (TYP.)		EXISTING WATERLINE W/ VALVE		EXISTING ELECTRIC METER
	EXISTING STORM LINE		EXISTING FIRE HYDRANT		EXISTING SPRINKLER CONTROL
	PROPOSED STORM INLET		EXISTING WATER METER		EXISTING LIGHT POLE
	EXISTING STORM INLET		EXISTING ELECTRICAL LINE		EXISTING FLOOD LIGHT
	PROPOSED SANITARY SEWER W/ MANHOLE		EXISTING GAS LINE		EXISTING UTILITY POLE
	EXISTING SANITARY SEWER W/ MANHOLE		EXISTING CABLE TV LINE		EXISTING IRRIGATION VALVE
	PROPOSED WATERLINE W/ VALVE		EXISTING TELEPHONE LINE		PROPOSED EASEMENT LINE
	KNOX BOX		EXISTING COMMUNICATION BOX		EXISTING EASEMENT LINE
	FDC W/ KNOX HARDWARE		EXISTING TV BOX		

EASTPARK70 - BUILDING 5  
SITE PLAN

NOTES:

- 1) ALL PROPOSED STORM SEWER IS PRIVATE UNLESS NOTED OTHERWISE.
- 2) 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.



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**EASTPARK 70**  
BUILDING 5  
AURORA, COLORADO

DATE	REMARKS
2021-08-10	PLANNING SUBMISSION

PA / PM:	J. JOHNS
DRAWN BY:	J. PENNA
JOB NO.:	DEN17-0094

SHEET  
**4**  
4 OF 15

WARE MALCOMB assumes no responsibility for utility locations. The utilities shown on this drawing have been plotted from the best available information. It is, however, the contractors responsibility to field verify the location of all utilities prior to the commencement of any construction.



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EASTPARK 70  
BUILDING 5  
SITE PLAN  
AURORA, CO

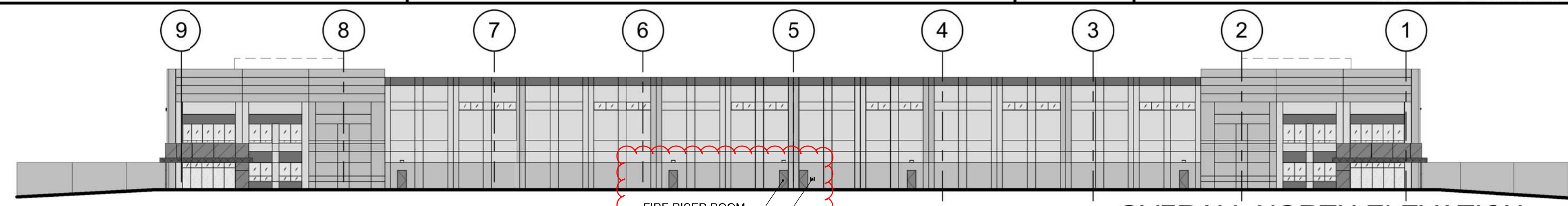
ELEVATIONS

DATE	REMARKS
2019-05-10	PLANNING SUBMISSION
2019-09-06	PLANNING SUBMISSION
2019-11-06	PLANNING SUBMISSION

PA/PM:	B. WEISS
DRAWN BY:	RRB
JOB NO:	DEN17-0094-00

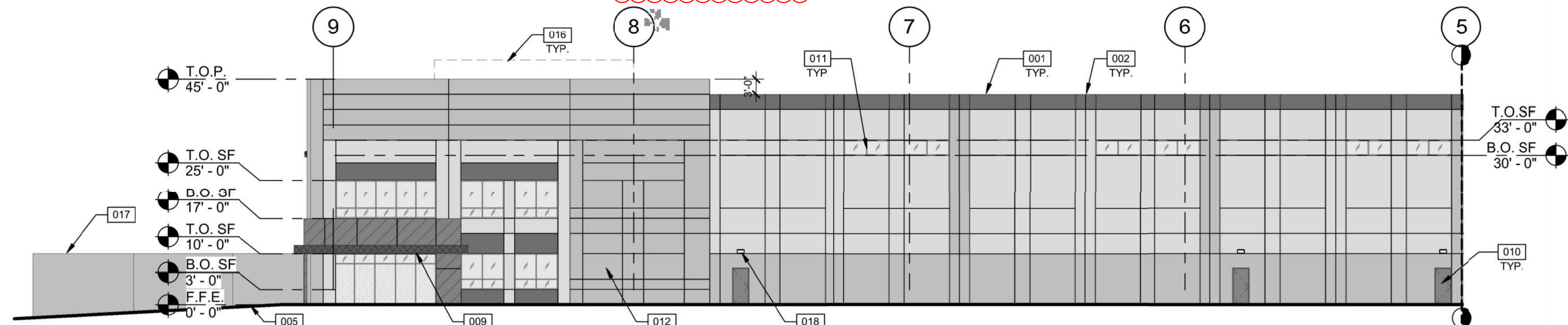
SHEET  
5  
5 OF 15

2021-10-19



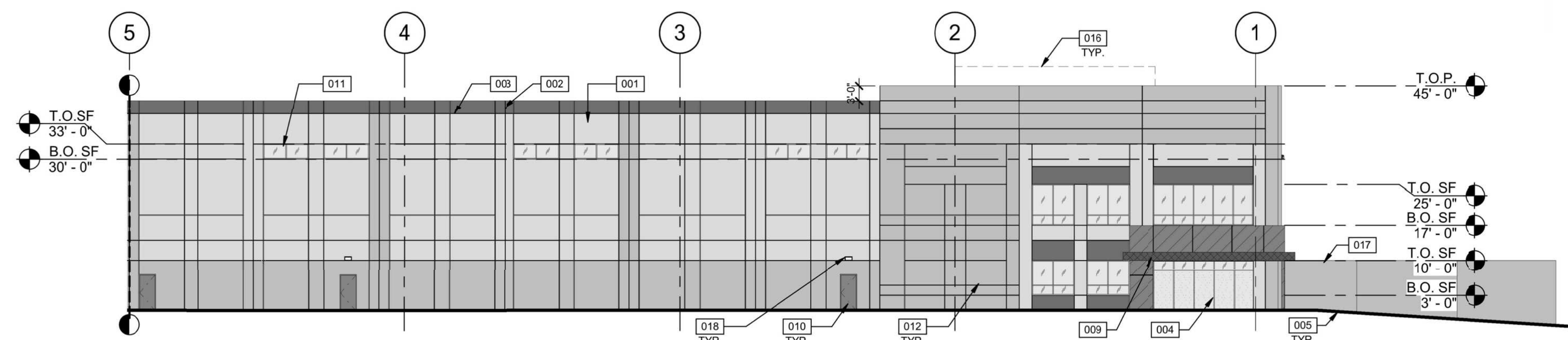
OVERALL NORTH ELEVATION

SCALE: 1" = 30'-0"



PARTIAL NORTH ELEVATION

SCALE: 1/16" = 1'-0"



PARTIAL NORTH ELEVATION

SCALE: 1/16" = 1'-0"

NOTE:

REMOTE FDC CONNECTION W/ KNOX  
HARDWARE AND BOLLARD  
PROTECTION TO BE USED. SEE  
LOCATION ON SHEET 4.

LEGEND

COLORS:

PROVIDE 6'-0" WIDE PAINT COLOR MOCK-UP FULL HEIGHT OF BUILDING FOR  
OWNER/ARCHITECT REVIEW.

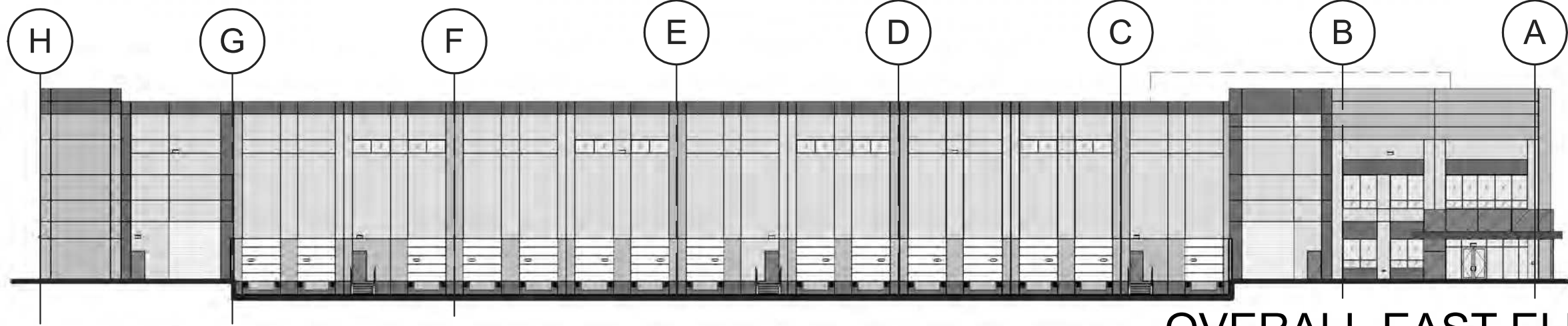
	BASE COLOR ICI: 527 CAMEL TAN		ACCENT COLOR ICI: 163 COACH LAMP COPPER
	SECONDARY COLOR ICI: 390 LIGHT TAUPE		ACCENT COLOR ICI: 321 TURRET BROWN
	ACCENT COLOR ICI: 1290 WESTERN SKY BLUE		

NOTES

- 001 CONCRETE TILT-UP, PAINTED.
- 002 CONCRETE TILT-UP JOINT.
- 003 3/4" V REVEAL.
- 004 ALUMINUM STOREFRONT SYSTEM WITH INSULATED GLASS.
- 005 FINISH GRADE, VARIES.
- 009 METAL CANOPY- PAINTED.
- 010 3' x 7' HOLLOW METAL MAN DOOR.
- 011 CLERESTORY WINDOW.
- 012 KNOCKOUT FOR FUTURE WINDOWS (SHOWN).
- 016 FUTURE ROOFTOP EQUIPMENT TO BE SCREENED IN ACCORDANCE WITH APPLICABLE ZONING CODES.
- 017 LOADING DOCKS BEYOND SCREEN WALL.
- 018 EGRESS LIGHTING, SEE LIGHTING PLAN.

C:\\_Revit\0094\_B5\_ARCH\_raillock.rvt

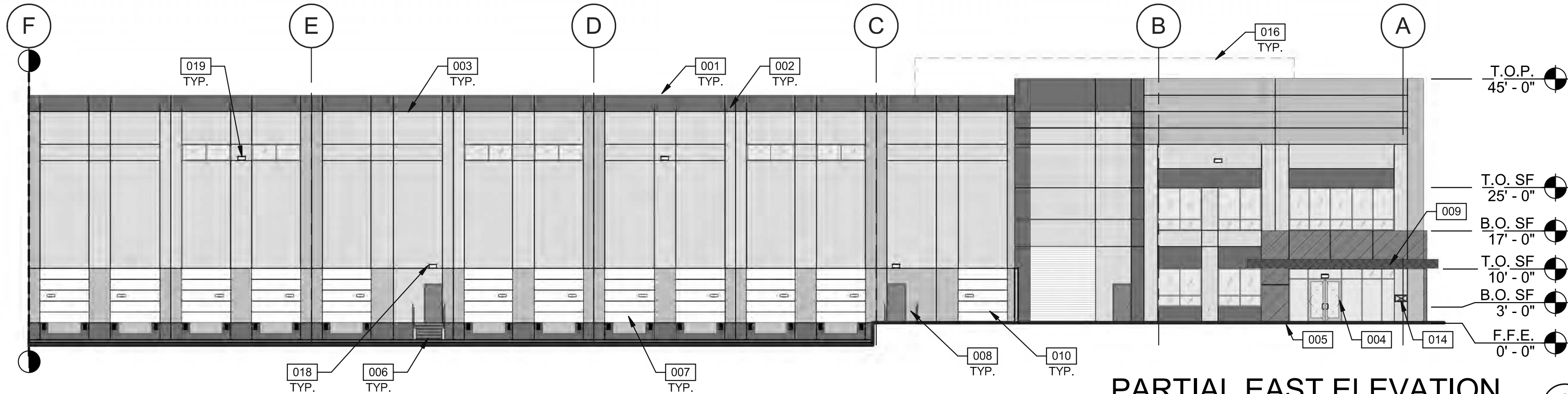




OVERALL EAST ELEVATION

SCALE: 1" = 30'-0"

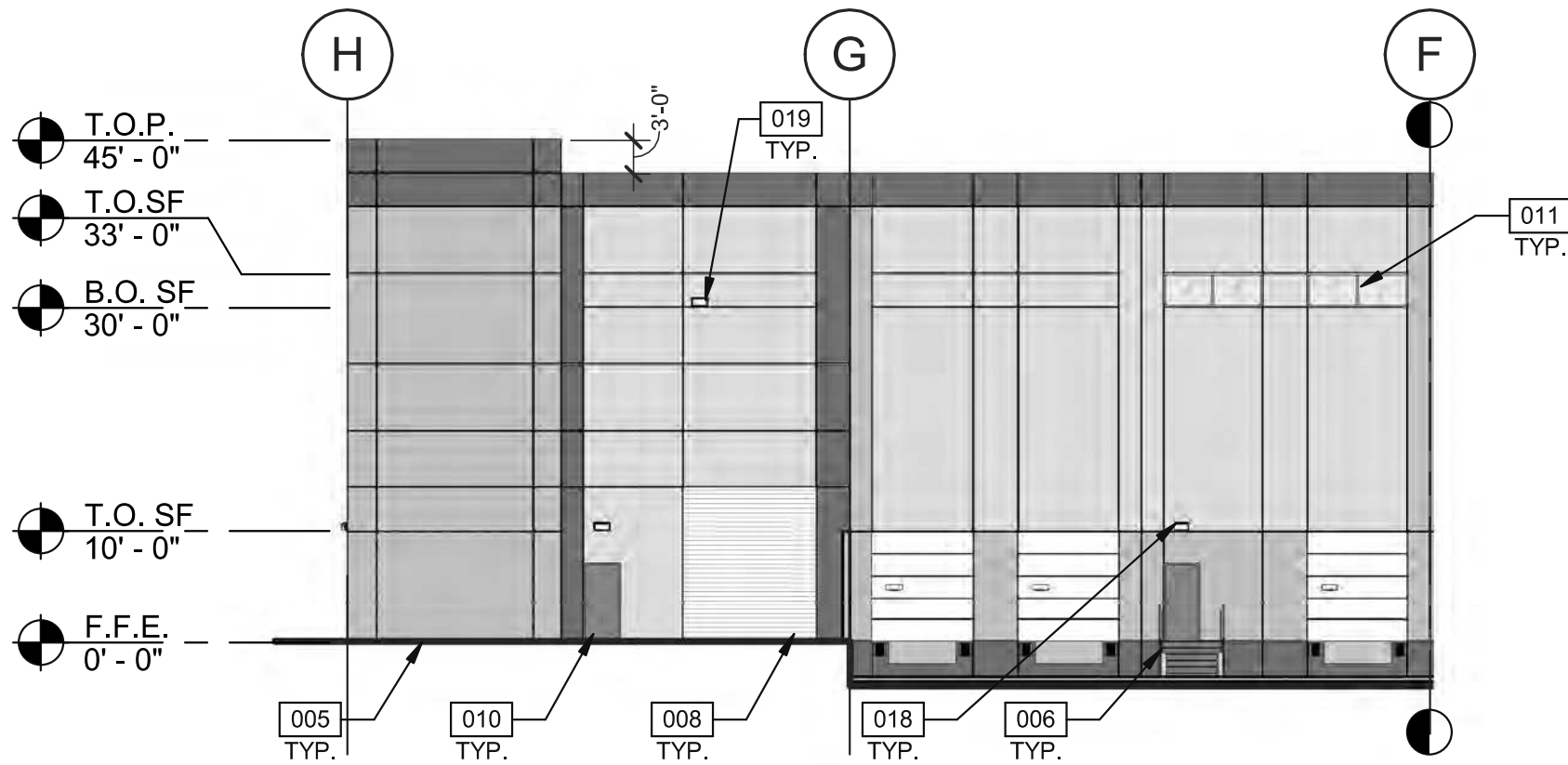
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PARTIAL EAST ELEVATION

SCALE: 1/16" = 1'-0"

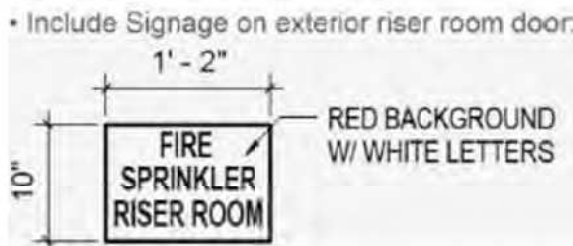
2



PARTIAL EAST ELEVATION

SCALE: 1/16" = 1'-0"

3



LEGEND

COLORS:

PROVIDE 6'-0" WIDE PAINT COLOR MOCK-UP FULL HEIGHT OF BUILDING FOR OWNER/ARCHITECT REVIEW.

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003 3/4" V REVEAL.  
004 ALUMINUM STOREFRONT SYSTEM WITH INSULATED GLASS.  
005 FINISH GRADE, VARIES.  
006 EXTERIOR STEEL STAIRS.  
007 9' x 10' DOCK DOOR.  
008 12' x 14' DRIVE IN DOOR.  
009 METAL CANOPY- PAINTED.  
010 3' x 7' HOLLOW METAL MAN DOOR. WHERE FIRE DEPARTMENT ACCESS IS REQUIRED, PROVIDE EXTERIOR KEYWAY. KEY TO BE PLACED IN KNOX BOX.  
011 CLERESTORY WINDOW.  
014 KNOX BOX.  
016 FUTURE ROOFTOP EQUIPMENT TO BE SCREENED IN ACCORDANCE WITH APPLICABLE ZONING CODES.  
018 EGRESS LIGHTING, SEE LIGHTING PLAN.  
019 BUILDING-MOUNTED SITE LIGHT, SEE LIGHTING PLAN.

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EASTPARK 70  
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SITE PLAN  
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SHEET

6

6 OF

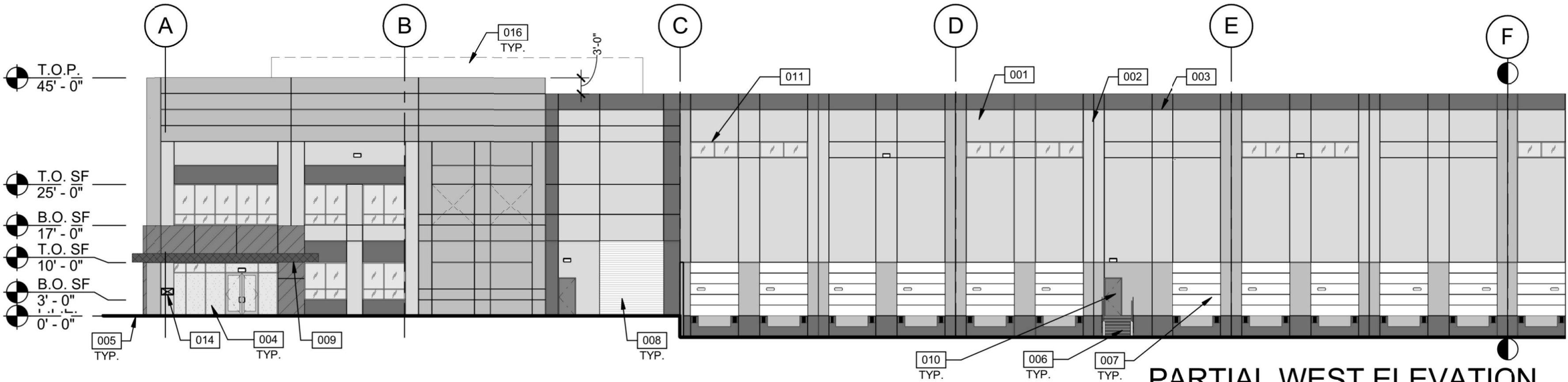




OVERALL WEST ELEVATION

SCALE: 1" = 30'-0"

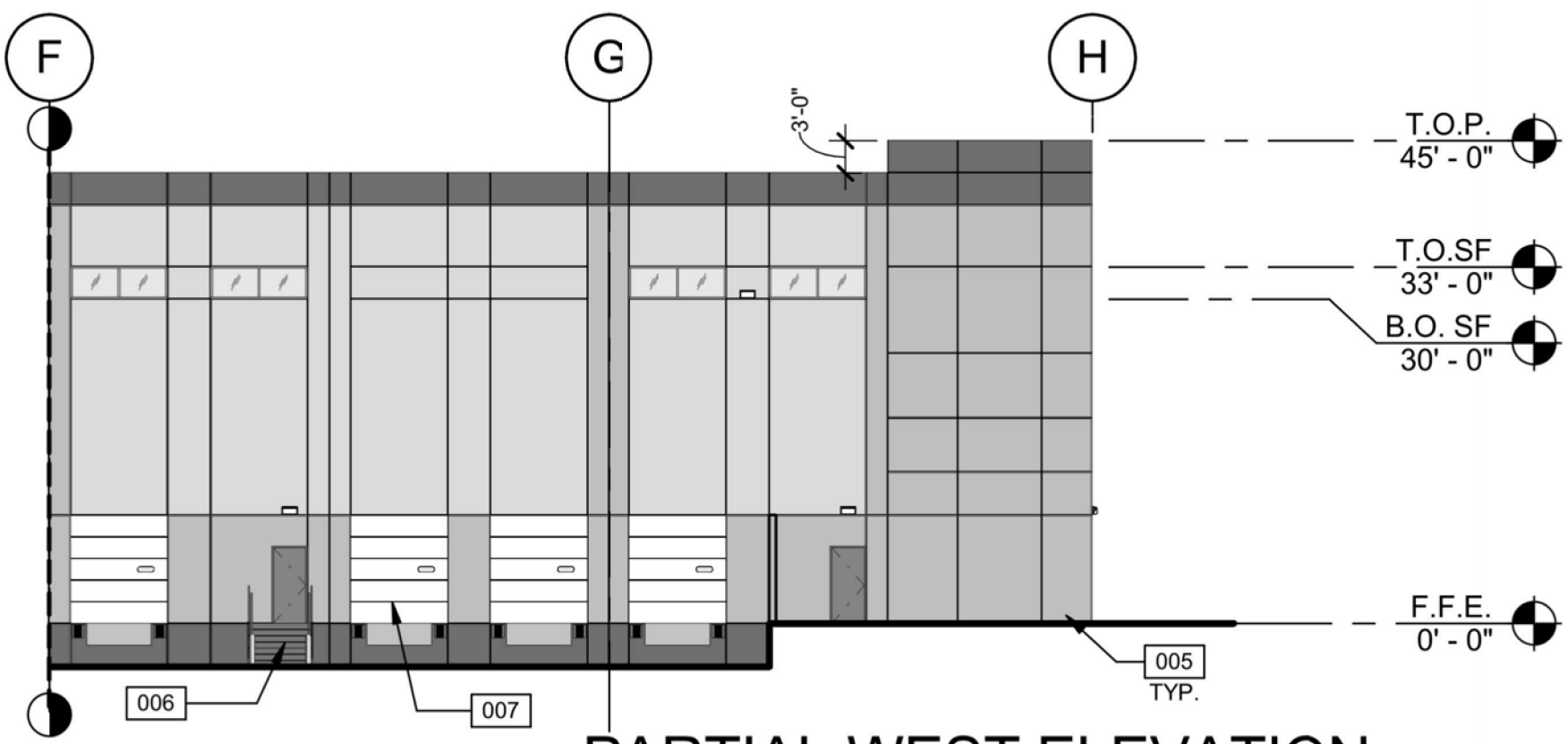
1



PARTIAL WEST ELEVATION

SCALE: 1/16" = 1'-0"

2



PARTIAL WEST ELEVATION

SCALE: 1/16" = 1'-0"

3

LEGEND

COLORS:

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- 006 EXTERIOR STEEL STAIRS.
- 007 9' x 10' DOCK DOOR.
- 008 12' x 14' DRIVE IN DOOR.
- 009 METAL CANOPY- PAINTED.
- 0'0 3' x 7' HOLLOW METAL MAN DOOR.
- 0'1 CLERESTORY WINDOW.
- 0'4 KNOX BOX.
- 0'6 FUTURE ROOFTOP EQUIPMENT TO BE SCREENED IN ACCORDANCE WITH APPLICABLE ZONING CODES.

EASTPARK 70  
BUILDING 5  
SITE PLAN  
AURORA, CO

ELEVATIONS

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OVERALL SOUTH ELEVATION

SCALE: 1" = 30'-0"

PARTIAL SOUTH ELEVATION

SCALE: 1/16" = 1'-0"

PARTIAL SOUTH ELEVATION

SCALE: 1/16" = 1'-0"

LEGEND

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- 002 CONCRETE TILT-UP JOINT.
- 003 3/4" V REVEAL.
- 005 FINISH GRADE, VARIES.
- 010 3' x 7' HOLLOW METAL MAN DOOR.
- 011 CLERESTORY WINDOW.
- 017 LOADING DOCKS BEYOND SCREEN WALL.
- 018 EGRESS LIGHTING, SEE LIGHTING PLAN.

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EASTPARK 70  
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AURORA, CO

ELEVATIONS

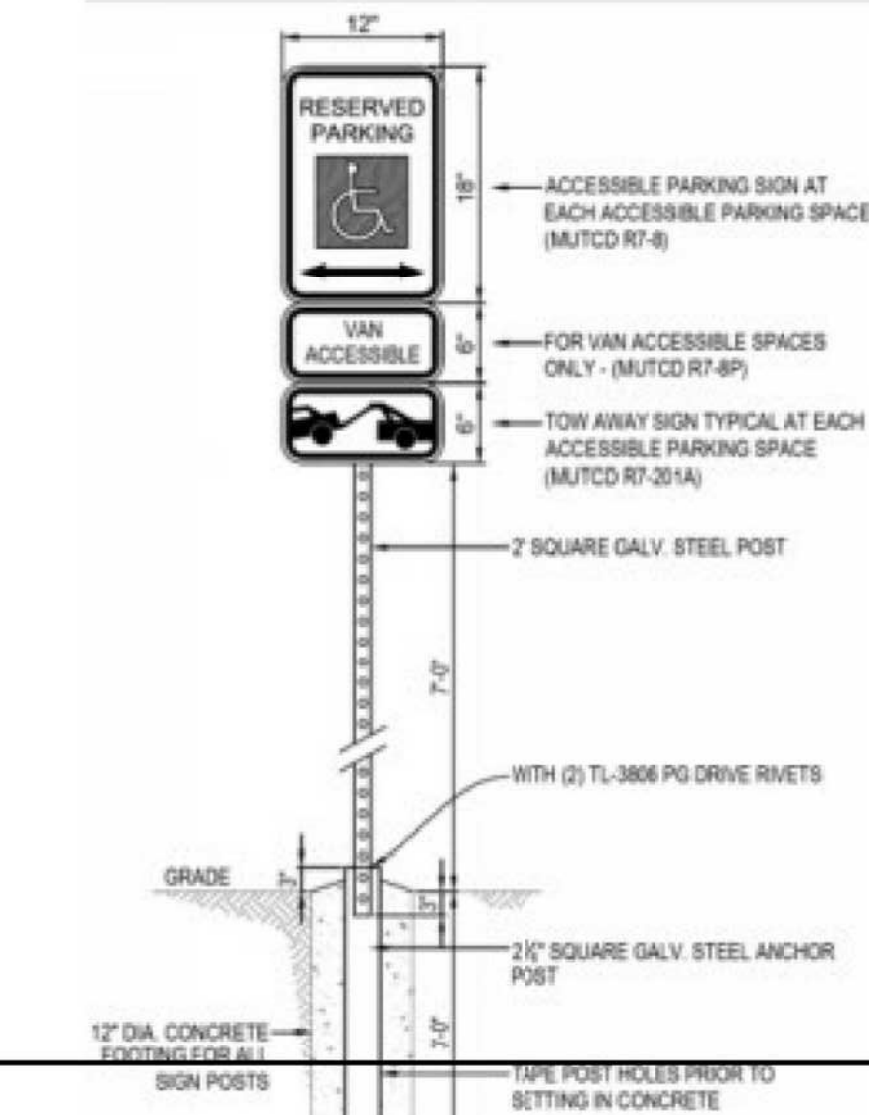
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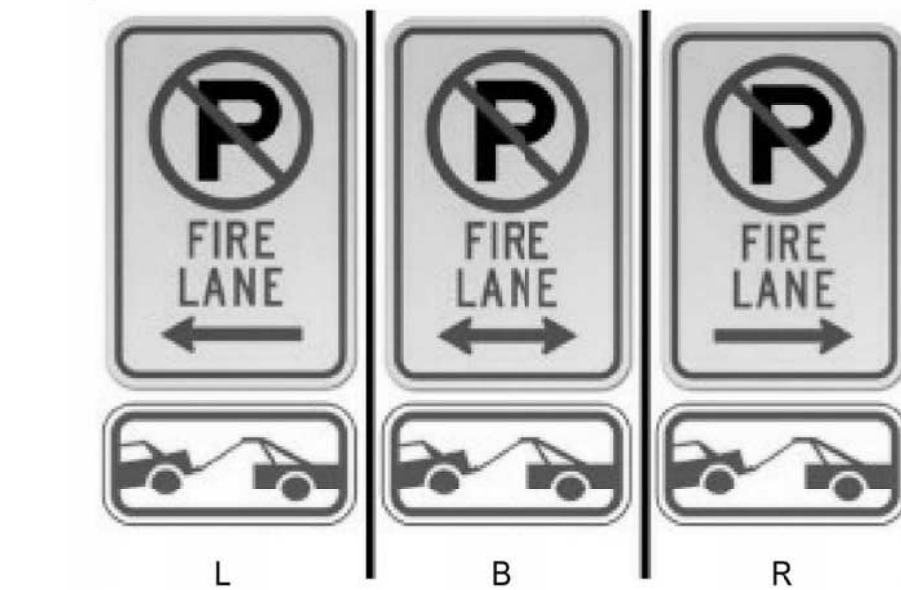
PA/PM:	B. WEISS
DRAWN BY:	RRB
JOB NO:	DEN17-0094-00



### ACCESSIBLE PARK SIGN

SCALE: 1/4" = 1'-0"

6

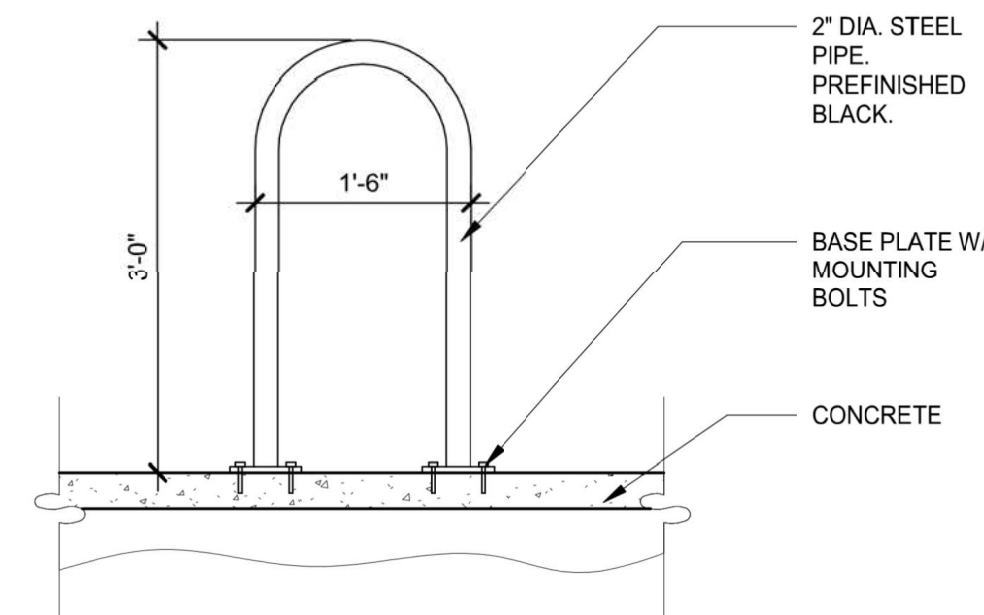


-SIGNS SHALL BE PLACED AT AN ANGLE NOT LESS THAN 30 DEGREES AND NOT MORE THAN 45 DEGREES WITH THE CURB OR LINE OF TRAFFIC FLOW.  
-SIGNS SHALL BE PLACED 50' ON ALTERNATING SIDES OF THE FIRE LANE PER 2015 IFC  
-SIGNS SHALL BE INSTALLED 2' BEHIND CURB OR SIDEWALK  
-FIRE LANE DETAIL SHALL SHOW L&R IDENTIFICATION FOR EACH SIGN UTILIZED TO MATCH LOCATIONS ON PLANS  
-LOWEST SIGN SHALL BE MOUNTED 7' ABOVE GRADE

### FIRE LANE SIGN

SCALE: 3/8" = 1'-0"

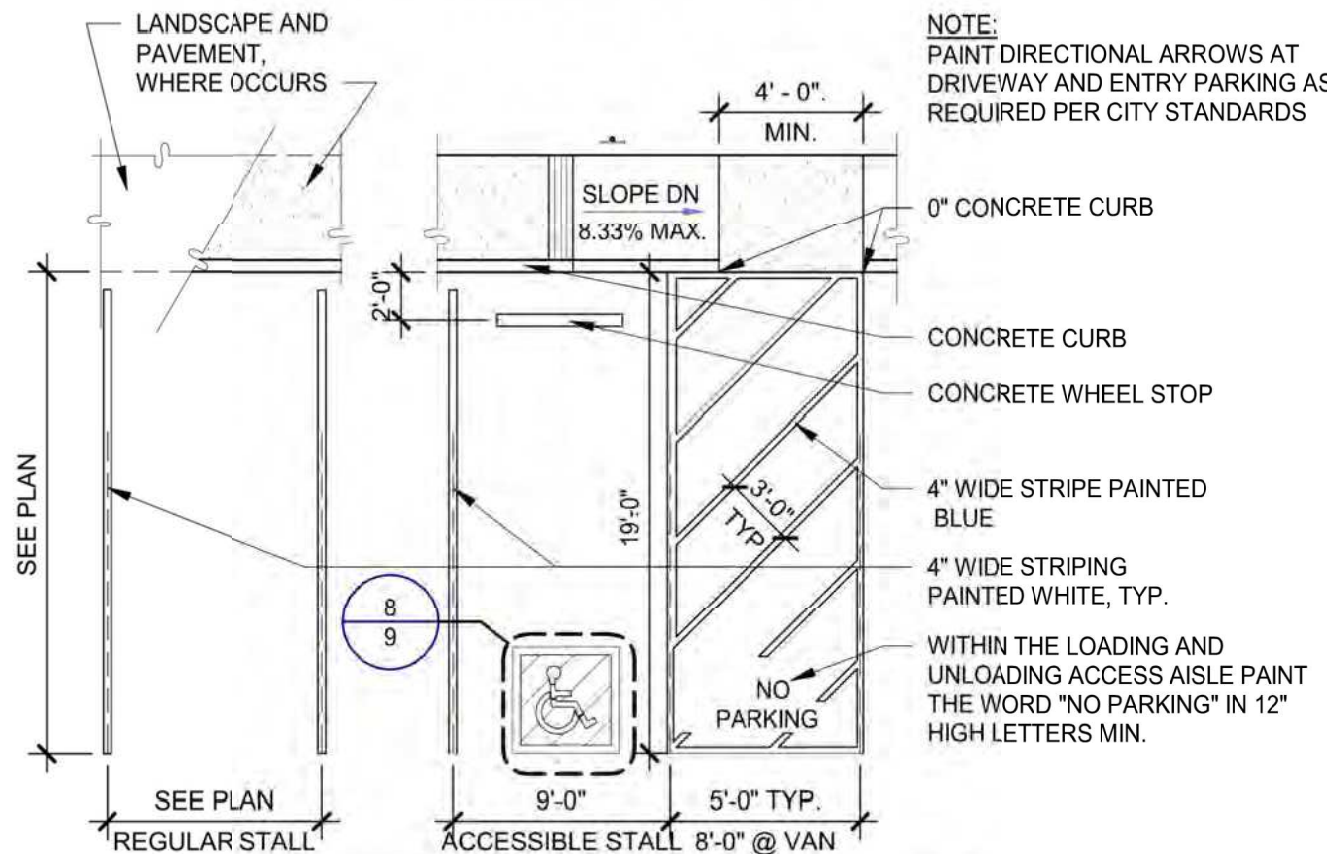
7



### BIKE PARKING DETAIL

SCALE: 3/4" = 1'-0"

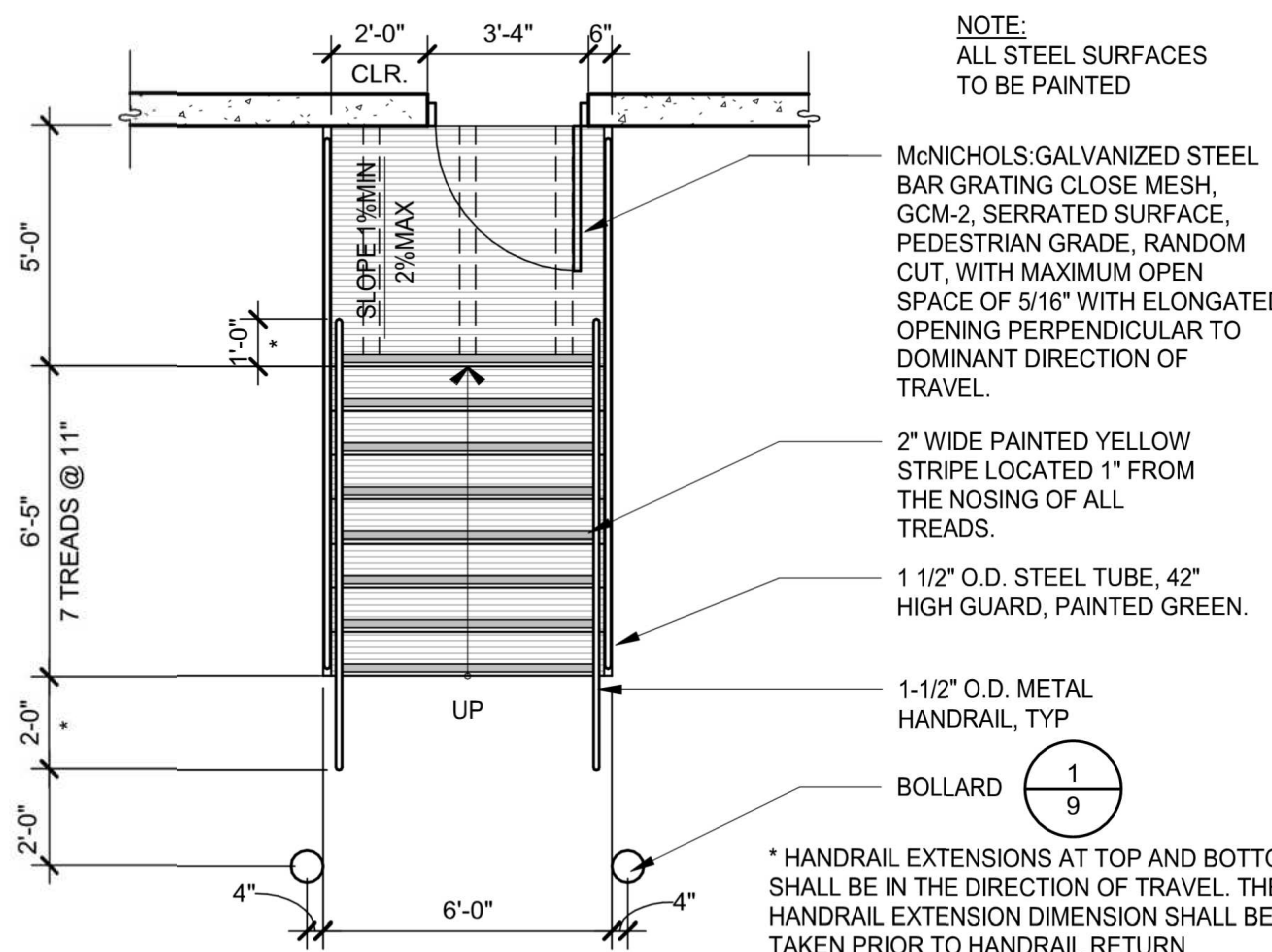
9



### TYPICAL PARKING STALLS

SCALE: 1/8" = 1'-0"

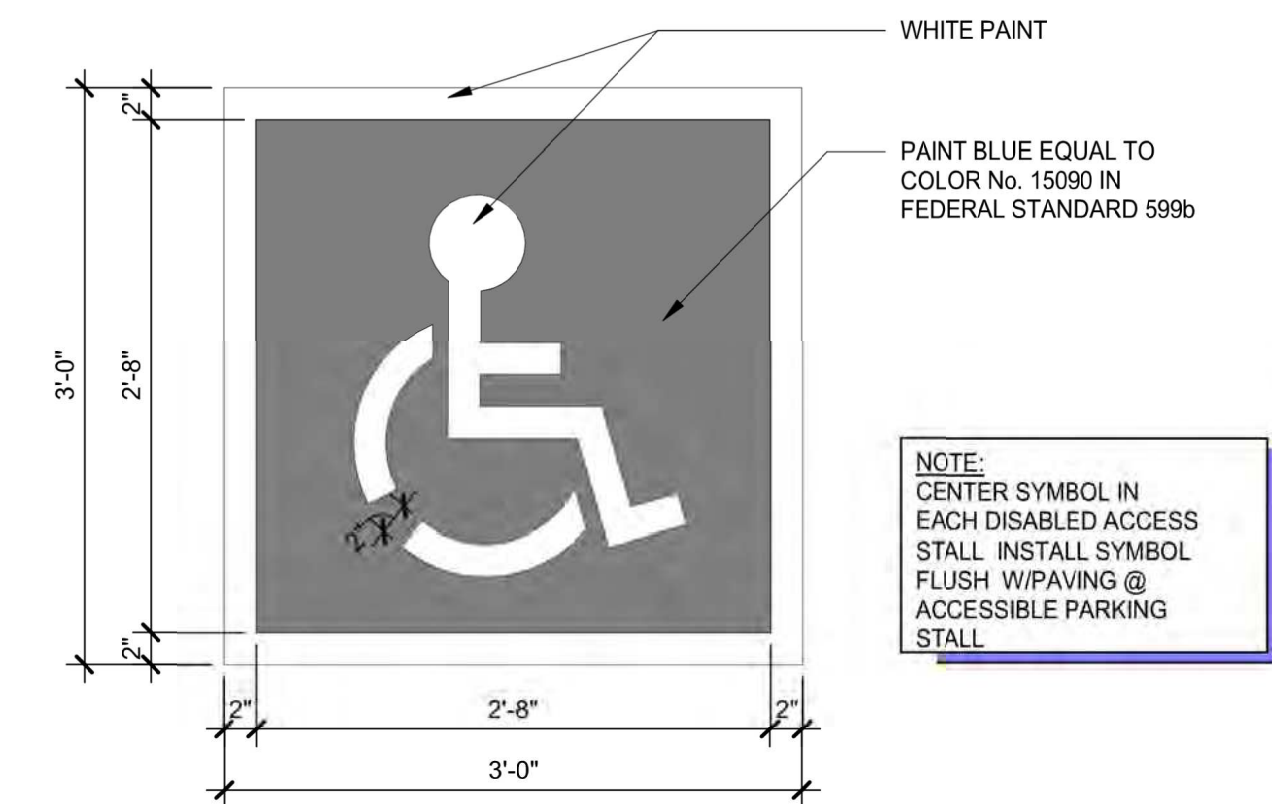
4



### EXTERIOR STEEL STAIR PLAN

SCALE: 1/4" = 1'-0"

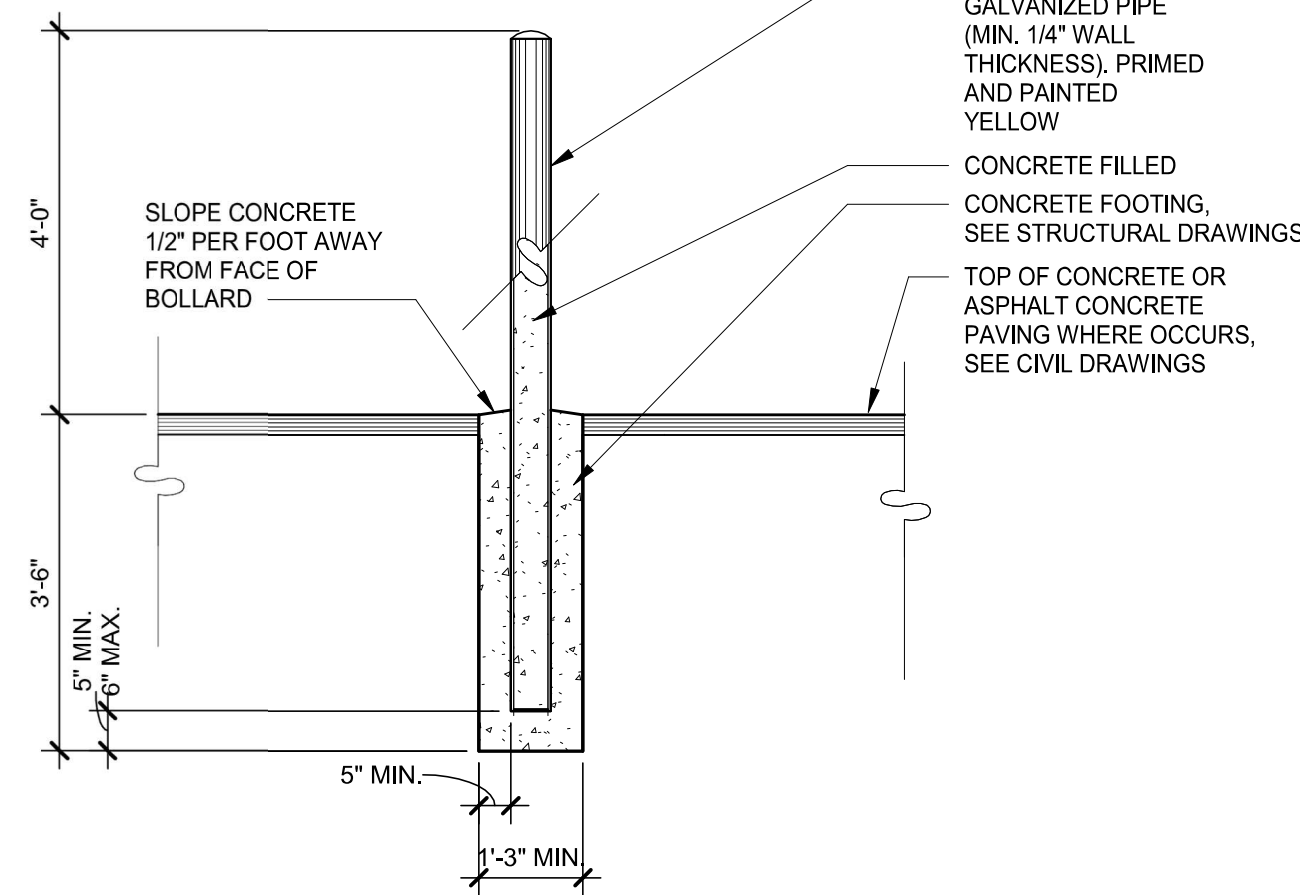
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### ACCESSIBLE STALL SYMBOL

SCALE: 1" = 1'-0"

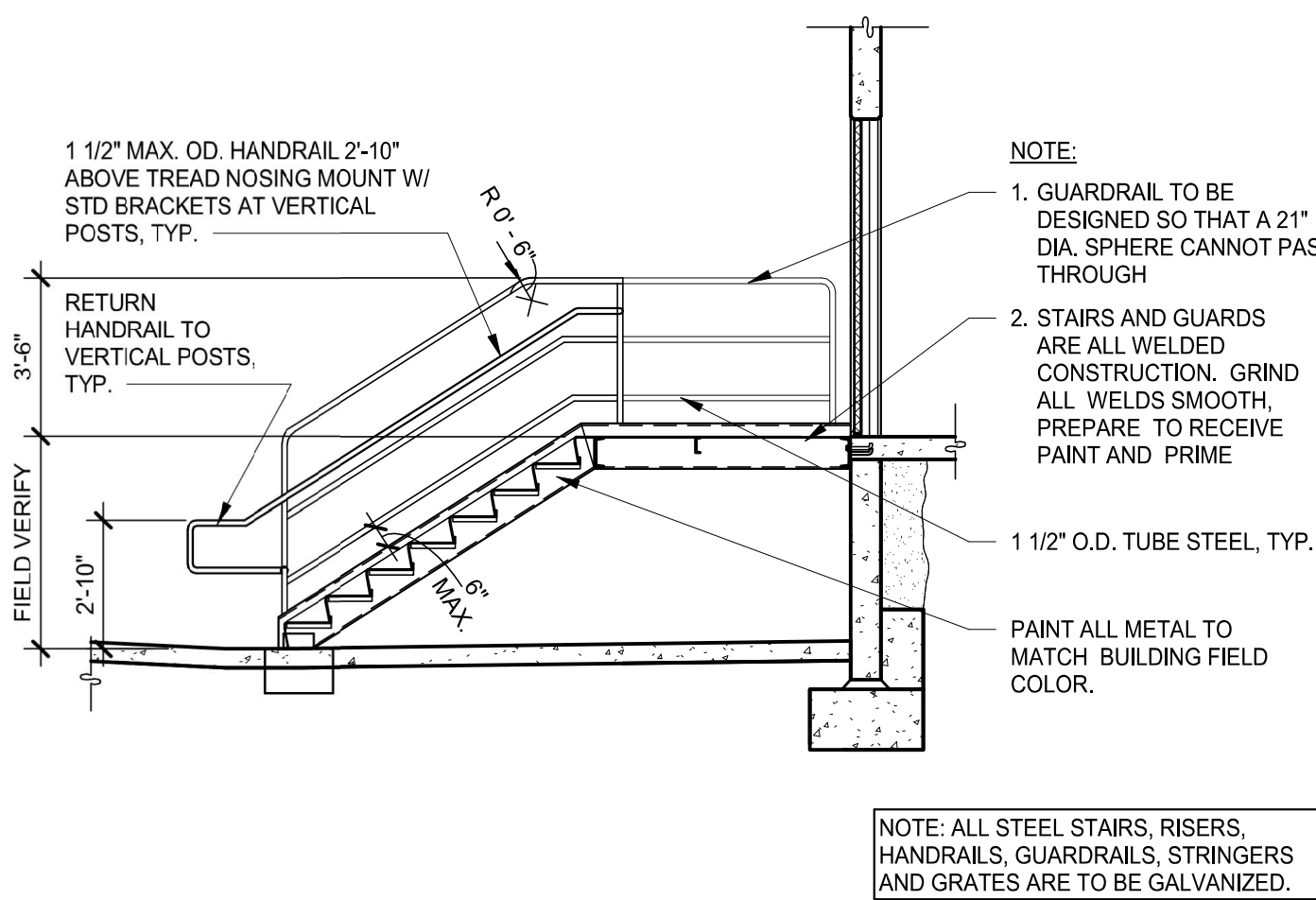
8



### BOLLARD

SCALE: 1/2" = 1'-0"

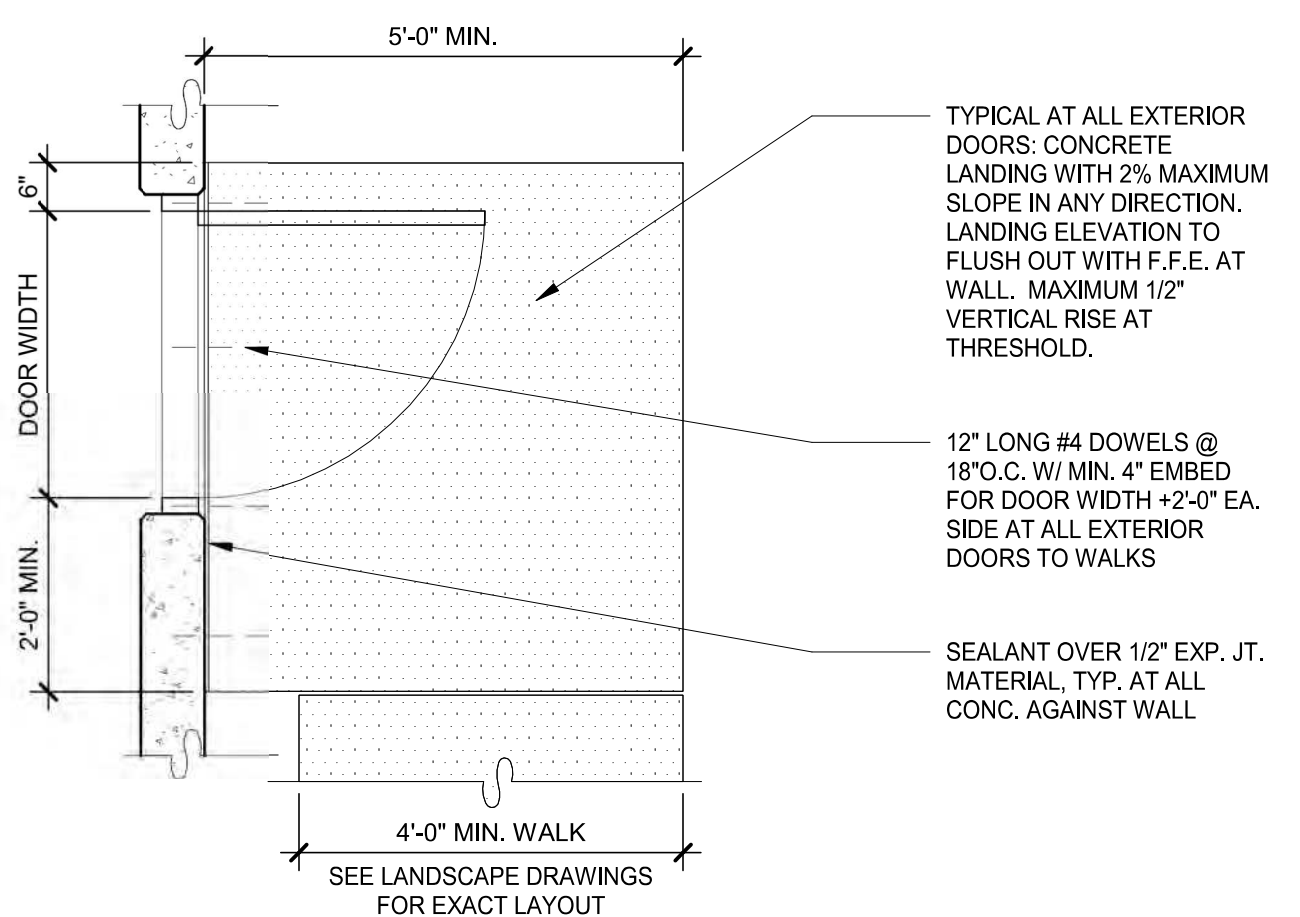
1



### STAIR SECTION

SCALE: 1/4" = 1'-0"

2



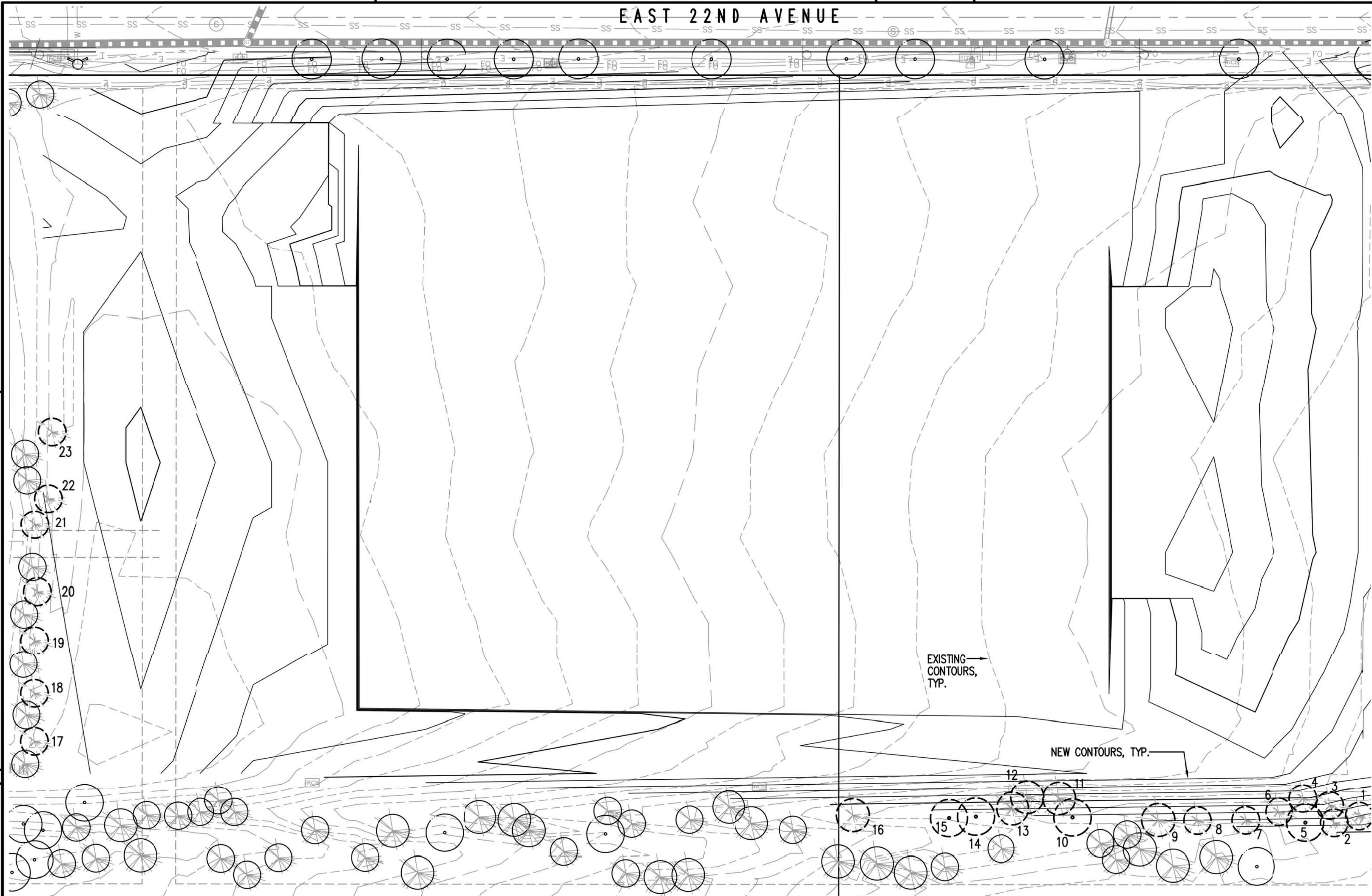
### CONCRETE LANDING

SCALE: 1/2" = 1'-0"

3



EAST 22ND AVENUE



EXISTING TREE SPECIES INFORMATION\*

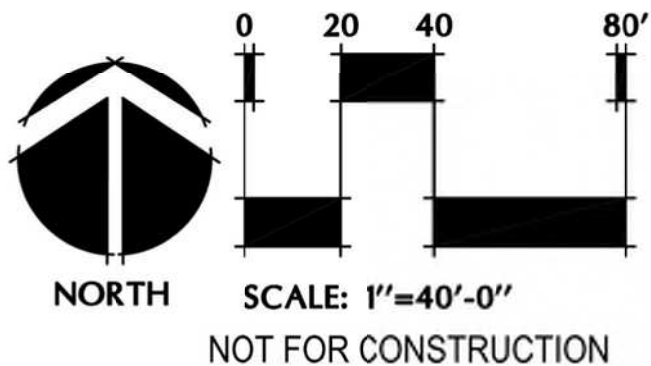
TREE	SPECIES	MITIGATION CAL. INCHES*	DISPOSITION	MITIGATION VALUE	TREE	SPECIES	MITIGATION CAL. INCHES*	DISPOSITION	MITIGATION VALUE
ON-SITE (PRIVATE PROPERTY)					14	HACKBERRY	-	REMOVE WITHOUT MITIGATION	\$0
1	PINON PINE	2"	REMOVE WITH MITIGATION	\$190.63	15	HACKBERRY	-	REMOVE WITHOUT MITIGATION	\$0
2	PINON PINE	2"	REMOVE WITH MITIGATION	\$137.11	16	AUSTRIAN PINE	2"	REMOVE WITH MITIGATION	\$350.21
3	PINON PINE	-	REMOVE WITHOUT MITIGATION	\$0	17	AUSTRIAN PINE	2"	REMOVE WITH MITIGATION	\$146.90
4	AUSTRIAN PINE	-	REMOVE WITHOUT MITIGATION	\$0	18	AUSTRIAN PINE	-	REMOVE WITHOUT MITIGATION	\$0
5	GREEN ASH	-	REMOVE WITHOUT MITIGATION	\$0	19	PINON PINE	-	REMOVE WITHOUT MITIGATION	\$0
6	AUSTRIAN PINE	-	REMOVE WITHOUT MITIGATION	\$0	20	AUSTRIAN PINE	-	REMOVE WITHOUT MITIGATION	\$0
7	PINON PINE	2"	REMOVE WITH MITIGATION	\$190.63	21	AUSTRIAN PINE	-	REMOVE WITHOUT MITIGATION	\$0
8	PINON PINE	2"	REMOVE WITH MITIGATION	\$190.63	22	AUSTRIAN PINE	-	REMOVE WITHOUT MITIGATION	\$0
9	PINON PINE	2"	REMOVE WITH MITIGATION	\$253.88	23	AUSTRIAN PINE	-	REMOVE WITHOUT MITIGATION	\$0
10	CATALPA	1"	REMOVE WITH MITIGATION	\$84.88	TOTAL CAL. INCHES 23"				TOTAL MIT. VALUE \$3,267.97
11	AUSTRIAN PINE	3"	REMOVE WITH MITIGATION	\$537.88					
12	AUSTRIAN PINE	3"	REMOVE WITH MITIGATION	\$647.36					
13	AUSTRIAN PINE	3"	REMOVE WITH MITIGATION	\$537.88					

\* NUMBERS ACCORDING TO FOREST REPORT BY REBECCA LAMPHEAR, CITY FORESTER.

LANDSCAPE LEGEND

- EXISTING DECIDUOUS TREE TO REMAIN, TYP.
- EXISTING EVERGREEN TREE TO REMAIN, TYP.
- EXISTING DECIDUOUS TREE TO BE REMOVED & MITIGATED, TYP.
- EXISTING EVERGREEN TREE TO BE REMOVED & MITIGATED, TYP.

NOTE:  
REFER TO LANDSCAPE PLAN  
(SHEET 12) FOR LOCATIONS  
OF MITIGATED TREES.



EASTPARK 70  
BUILDING 5  
SITE PLAN  
AURORA, CO

TREE MITIGATION  
PLAN

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BUILDING 5 SITE DATA

SITE DATA	AREA (SF)	%
TOTAL SITE AREA	398,153	
BUILDING COVERAGE	158,664	40
HARD SURFACE AREA	135,040	34
LANDSCAPE AREA	103,540	26
COOL SEASON GRASSES % TOTAL OF LANDCAPE AREA	3,076	3

BUILDING 5 NON-RESIDENTIAL BUILDING 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)	PERENNIALS/ ORN. GRASSES PROVIDED (30 PER 1 TREE TREE EQUIVALENT)
NORTH	450'	11.2	–	8.7 (87 shrubs)	2.5 (76 grasses)
WEST*	92'	2.3	1	2.3 (23 shrubs)	– (– grasses)
SOUTH	450'	11.2	–	10.7 (107 shrubs)	0.6 (17 grasses)
EAST*	80'	2.0	2	1.2 (12 shrubs)	– (– grasses)

\* DOES NOT INCLUDE DOCK DOORS.

BUILDING 5 TABLE OF STREET FRONTAGE, STREET EDGE BUFFER,  
AND NON-STREET FRONTAGE BUFFER LANDSCAPE REQUIREMENTS

FRONTAGE DISCRPTION BUFFER DISCRPTION LENGTH/ADJ. LAND USE	WIDTH REQUIRED	WIDTH PROVIDED	BUFFER REDUCTION FEATURES	# TREES REQUIRED	# SHRUBS REQUIRED	# TREES PROVIDED	# SHRUBS PROVIDED	# PERENNIALS/ ORN. GRASSES PROVIDED
E. 22ND STREET FRONTAGE 657' (TREE LAWN/LF)	N/A	N/A		(1 TREE/40 L.F.) 16	N/A	16	N/A	N/A
E. 22ND STREET – STREET BUFFER 657 L.F.	10'	10'	STANDARD DESIGN PLUS XERISCAPE	(1 TREE/40 L.F.) 16	(10 SHRUBS/40 L.F.) 164	17	138 <sub>t</sub>	59
EAST NON-STREET BUFFER EDGE BUFFER 492 L.F.	10'	10'	STANDARD DESIGN PLUS XERISCAPE	(1 TREE/40 L.F.) N/A	(5 SHRUBS/40 L.F.) N/A	N/A	N/A	N/A
SOUTH NON-STREET BUFFER BUFFER 811 L.F. *	25'	75'	STANDARD DESIGN PLUS XERISCAPE	(1 TREE/25 L.F.) 32	(5 SHRUBS/25 L.F.) 162	63 <sub>tt</sub>	204	–
WEST NON-STREET BUFFER BUFFER 491 L.F.	10'	10'	STANDARD DESIGN PLUS XERISCAPE	(1 TREE/40 L.F.) 12	(5 SHRUBS/40 L.F.) 61	19	0 <sub>ttt</sub>	–
			TOTALS	76	387	99	342	59

\* THE LANDSCAPING FOR THE SOUTH NON-STREET BUFFER HAS BEEN PLANTED AS PER THE COMMERCIAL MASTER PLAN DESIGN GUIDELINES, SECTION 5.4, SITE LANDSCAPE STANDARDS, (d).

t 1 TREE AND 59 GRASSES SUBSTITUTED FOR 28 SHRUBS

tt INCLUDES 4 MITIGATED TREES. SEE ON-SITE TREE MITIGATION REQUIREMENTS, THIS SHEET

ttt 7 TREES SUBSTITUTED FOR 68 SHRUBS

LANDSCAPE NOTES:

- THE TURF AREAS, AS WELL AS THE SHRUB BEDS SHALL BE ROTOTILLED WITH PURE ORGANIC COMPOST MATTER AT A RATE OF 4 CUBIC YARDS PER 1,000 SQUARE FEET. THIS PREPARATION SHALL BE THOROUGHLY INCORPORATED INTO THE TOP 6" OF SOIL.
- ALL SHRUB BEDS AND MULCH AREAS ARE TO BE CONTAINED WITH STEEL EDGER (NOT REQUIRED AT CURB, WALKS OR BUILDING). COLOR TO BE DARK GREEN.
- 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.
- ALL UTILITY EASEMENTS SHALL REMAIN UNOBSTRUCTED AND FULLY ACCESSIBLE ALONG THIER ENTIRE LENGTH FOR MAINTENANCE EQUIPMENT ENTRY.
- THE DEVELOPER, HIS SUCCESSORS AND ASSIGNS, SHALL BE RESPONSIBLE FOR INSTALLATION, MAINTENANCE AND REPLACEMENT OF ALL SITE 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.
- SITE LIGHTING SHALL CONSIST OF:  
BUILDING EXTERIOR – RE: SITE LIGHTING PLAN
- ALL VEHICULAR DRIVES AND PARKING AREAS TO BE CONSTRUCTED OF ASPHALT, ALL PEDESTRIAN WALKS INSIDE OF STORAGE AREA TO BE CONSTRUCTED OF ASPHALT, ALL PEDESTRIAN SIDEWALKS ADJACENT TO PUBLIC STREETS TO BE CONSTRUCTED OF CONCRETE, AND THE STORAGE AREA TO BE CONSTRUCTED OF RECYCLED ASPHALT.
- 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.
- 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 FIVE (5) FEET.
- LANDSCAPING MATERIAL SHOWN WITHIN THE SITE PLAN CANNOT ENCROACH INTO ROADWAYS THAT ARE DEDICATED (OR DESIGNATED) AS FIRE LANE EASEMENTS (OR CORRIDORS).
- A 5–FOOT CLEAR SPACE SHALL BE MAINTAINED AROUND THE CIRCUMFERENCE OF FIRE HYDRANTS.
- ALL PROPOSED PLANTS WITHIN THE SIGHT TRIANGLES MUST COMPLY WITH THE CITY OF AURORA ROADWAY SPECIFICATIONS, SECTION 4.04.2.10.

PLANT LIST

QTY.	SYM.	COMMON/ BOTANIC NAME	SIZE	COMMENTS	WATER USE
DECIDUOUS SHADE TREES					
9	SH	Shademaster Honeylocust Gleditsia triacanthos var. inermis 'Shademaster'	2 1/2" cal.	Specimen quality, full crown, B&B, staked	LOW
5	NRO	Northern Red Oak Quercus rubra	2 1/2" cal.	Specimen quality, full crown, B&B, staked	LOW
2	CH	Chicagoland Hackberry Celtis occidentalis 'Chicagoland'	3 1/2" cal.	Specimen quality, full crown, B&B, staked	LOW
2	WC	Western Catalpa Catalpa speciosa	3 1/2" cal.	Specimen quality, full crown, B&B, staked	LOW
ORNAMENTAL TREES					
12	SSC	Spring Snow Crabapple Malus sp. 'Spring Snow'	2" cal.	Specimen quality, full crown, B&B, staked	LOW
3	TCH	Thornless Cockspur Hawthorn Crataegus crus-galli inermis	6' ht.	Specimen quality, slump form, B&B, staked	LOW
8	RC	Radiant Crabapple Malus sp. 'Radiant'	2" cal.	Specimen quality, full crown, B&B, staked	LOW
EVERGREEN TREES*					
29	AP	Austrian Pine Pinus nigra	6'–8'/12' ht.	Specimen quality, full form, B&B, guyed	LOW
11	PP	Pinon Pine Pinus cembroides edulis	6'–8'/12' ht.	Specimen quality, full form, B&B, guyed	LOW
DECIDUOUS SHRUBS					
40	AWS	Anthony Waterer Spirea Spiraea 'Anthony Waterer'	5 gal.	container, 5 canes min. 3' ht., plant 3' o.c.	MED
52	WR	Winnipeg Parks Shrub Rosa 'Winnipeg Parks'	5 gal.	container, 5 canes min. 3' ht., plant 3' o.c.	LOW
40	LRS	Little Spire Russian Sage Perovskia atriplicifolia 'Little Spire'	5 gal.	container, 5 canes min. 3' ht., plant 3' o.c.	LOW
43	LDN	Little Devil Ninebark Physocarpus opulifolius 'Little devil'	5 gal.	container, 5 canes min. 3' ht., plant 3' o.c.	LOW
37	SR	Morden Sunrise Shrub Rosa 'Morden Sunrise'	5 gal.	container, 5 canes min. 2' ht., plant 3' o.c.	LOW
15	MKL	Miss Kim Lilac Syringa patula 'Miss Kim'	5 gal.	container, 5 canes min. 4' ht., plant 4' o.c.	LOW
33	SP	Silver Peashrub Caragana microphylla 'Mongolian Silver Spires'	5 gal.	container, 5 canes min. 10' ht., plant 4' o.c.	LOW
12	PC	Peking Cotoneaster Cotoneaster lucidus	5 gal.	container, 5 canes min. 5' ht., plant 4' o.c.	LOW
64	CL	Chinese Lilac Syringa chinensis	5 gal.	container, 5 canes min. 8' ht., plant 4' o.c.	LOW
28	AV	Alleghany Viburnum Viburnum x rhytidophylloides 'Alleghany'	5 gal.	container, 5 canes min. 10' ht., plant 4' o.c.	LOW
28	BD	Bailey Dogwood Cornus sericea 'Bailey'	5 gal.	container, 5 canes min. 8' ht., plant 4' o.c.	LOW
EVERGREEN SHRUBS					
33	BCJ	Blue Chip Juniper Juniperus horizontalis 'Blue Chip'	5 gal.	container, 18"–24" spread plant 4' o.c.	LOW
ORNAMENTAL GRASSES					
109	DFG	Dwarf Fountain Grass Pennisetum alopecuroides 'Hameln'	1 gal.	container, plant 24" o.c.	LOW
16	BGG	Blue Grama Grass Bouteloua gracilis 'Blonde Ambition'	1 gal.	container, plant 30" o.c.	LOW
31	KRG	Korean Reed Grass Calamagrostis brachytricha	1 gal.	container, plant 30" o.c.	LOW
75	FRG	Feather Reed Grass** Calamagrostis acutiflora 'Karl Foerster'	1 gal./5 gal.	container, plant 30" o.c.	LOW
76	NSO	Northern Sea Oats** Chasmanthium latifolium	1 gal./5 gal.	container, plant 36" o.c.	MED

\* ALL EVERGREEN TREES ARE 6'–8' IN HEIGHT UNLESS NOTED AS 12' IN HEIGHT ON LANDSCAPE PLAN.

\*\* ALL GRASSES ARE 1 GAL. SIZE UNLESS NOTED AS 5 GAL. ON LANDSCAPE PLAN.

ON-SITE TREE MITIGATION REQUIREMENTS\*

MITIGATION IN CALIPER INCHES	3–1/2" CAL. TREES PROVIDED	12' EVERGREEN TREES PROVIDED	AMOUNT PAID TO "TREE PLANTING FUND"
23 CAL. INCHES	0 (0 CAL. IN.)	4** (24 CAL. IN.)	\$0

\* REFER TO LANDSCAPE PLAN, SHEET 12, FOR IDENTIFICATION AND LOCATIONS OF MITIGATED TREES PROVIDED.

\*\* CALIPER IS THE DIAMETER OF THE TREE TRUNK MEASURED AT A HEIGHT OF 4.5 FEET OR AT BREAST HEIGHT.














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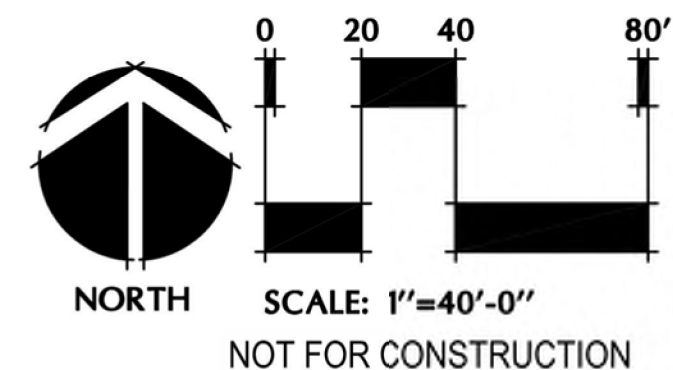
architecture  
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1600 Champa Street Suite 350  
Denver, CO 80202  
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## LANDSCAPE LEGEND

- |   |   |   |  |
|---|---|---|--|
|  | NEW DECIDUOUS SHADE TREE                        |  | EXISTING DECIDUOUS TREE TO REMAIN                    |
|  | NEW DECIDUOUS ORNAMENTAL TREE                   |  | EXISTING EVERGREEN TREE TO REMAIN                    |
|  | NEW EVERGREEN TREE                              |   |  |
|  | NEW EVERGREEN TREE<br>(MITIGATED— SEE SHEET 11) |  | EXISTING DECIDUOUS AND<br>EVERGREEN SHRUBS TO REMAIN |
|  | NEW DECIDUOUS SHRUBS                            |   |  |
|  | NEW ORNAMENTAL GRASSES                          |   |  |

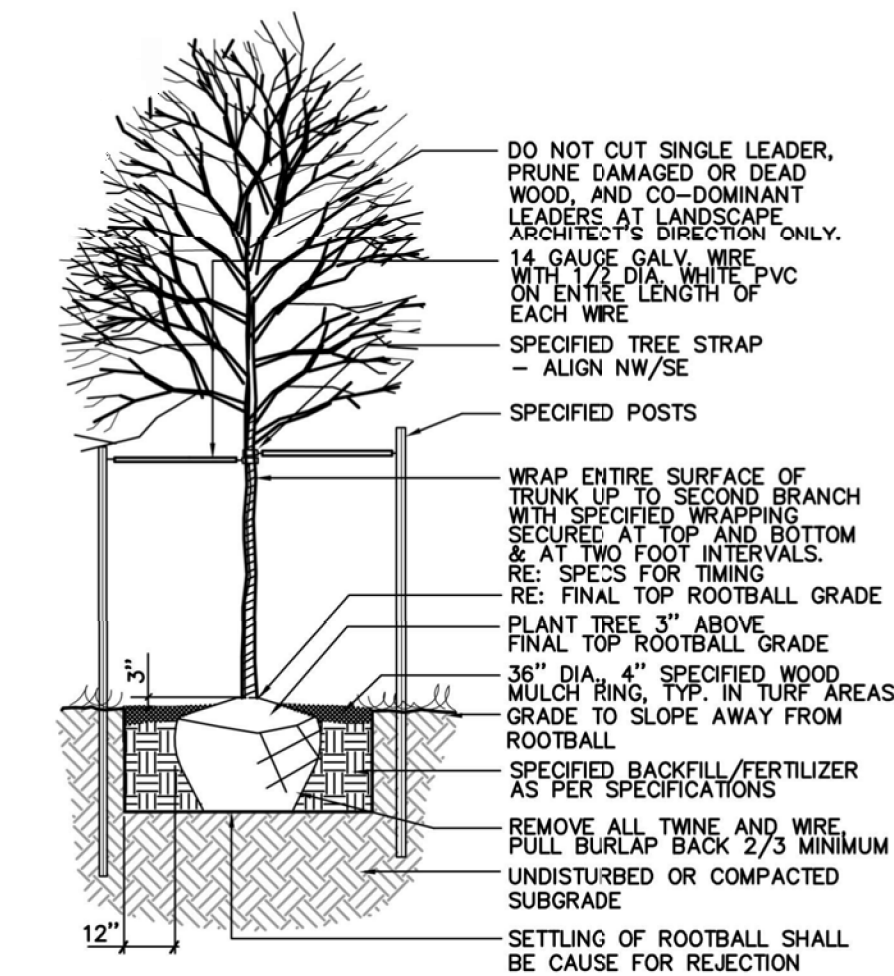
REFER TO SHEET 13 FOR  
LANDSCAPE DETAILS



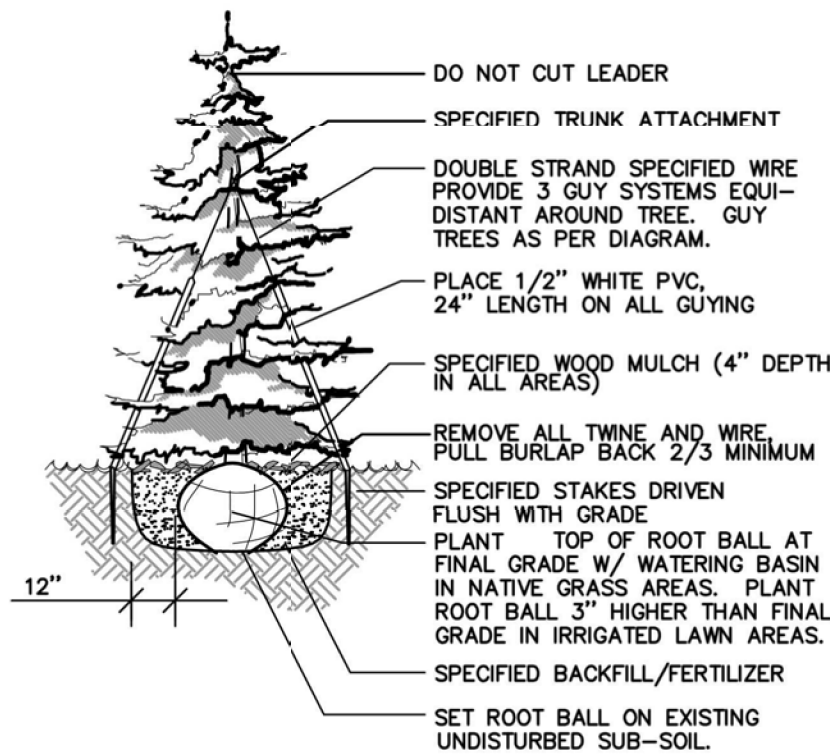
LANDSCAPE PLAN		DATE	REMARKS
		2019-05-10	PLANNING SUBMISSION
		2019-09-06	PLANNING SUBMISSION
		2019-10-xx	PLANNING SUBMISSION

PA/PM:	KTS
DRAWN BY:	KTS
JOB NO:	DEN17-0094-00

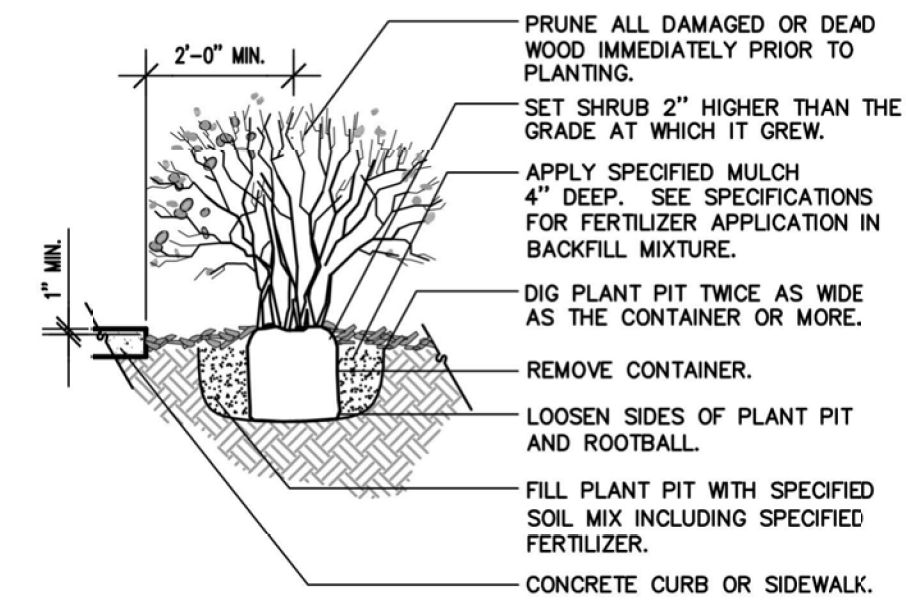




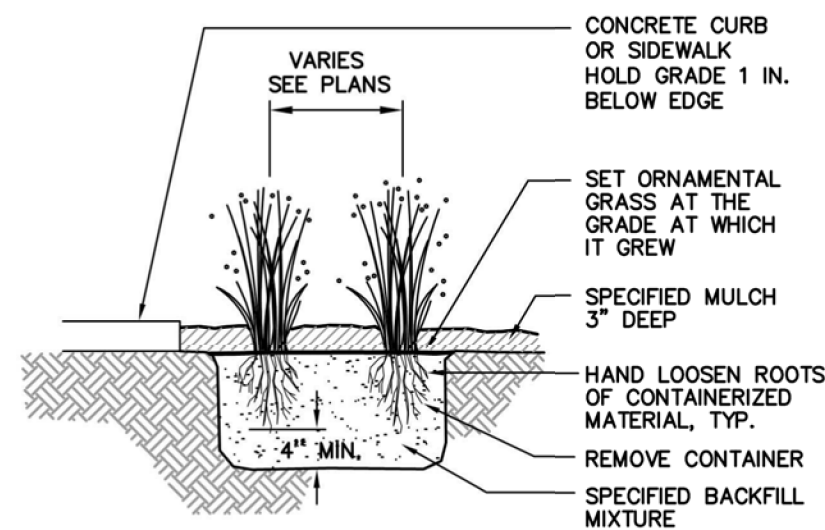
1 DECIDUOUS TREE PLANTING N.T.S.



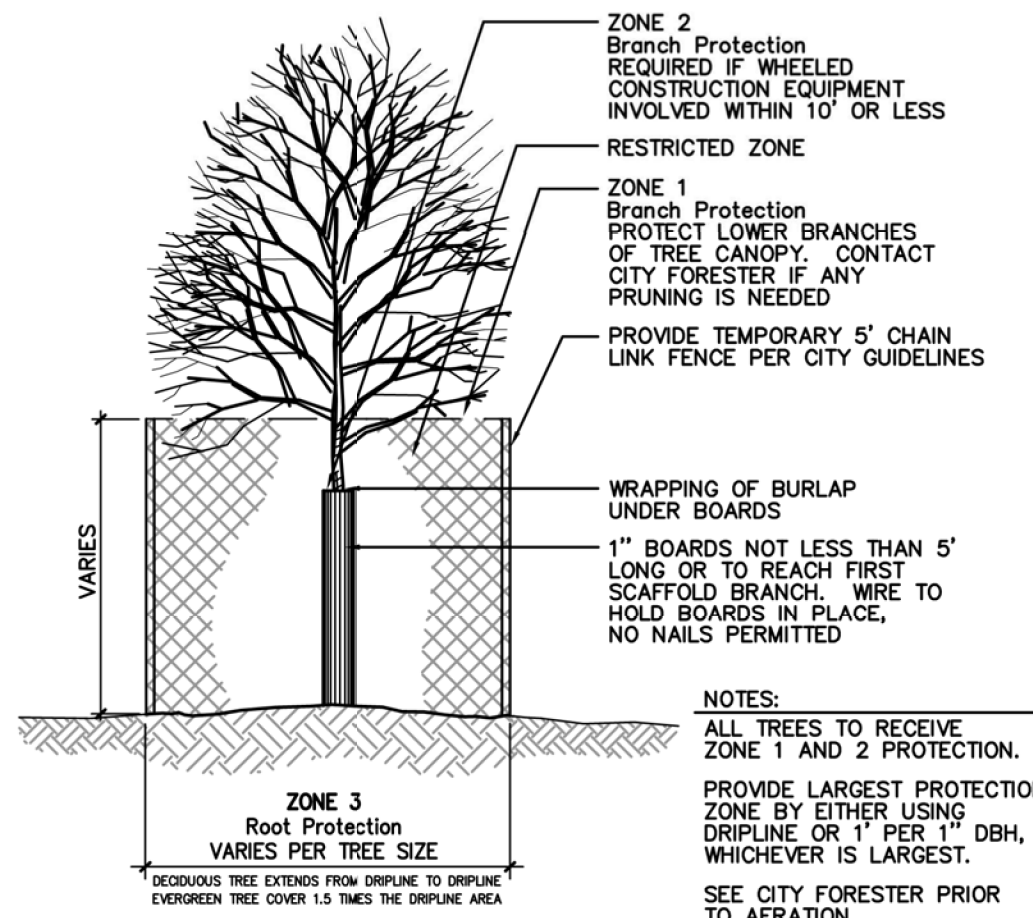
2 EVERGREEN TREE PLANTING N.T.S.



3 SHRUB PLANTING DETAIL N.T.S.



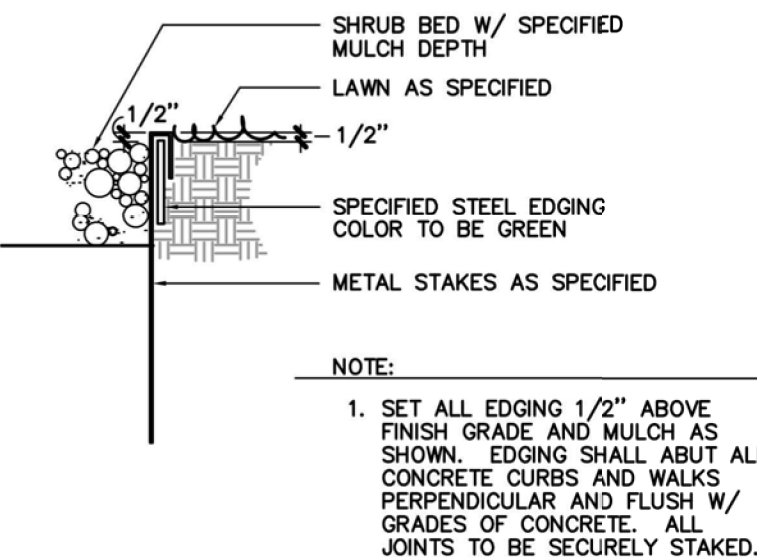
4 ORNAMENTAL GRASS DETAIL N.T.S.



5 EXISTING TREE PROTECTION N.T.S.

### TREE PRESERVATION NOTES:

1. BARRICADES SHALL HAVE A 1-FOOT RADIUS PER INCH OF TRUNK DIAMETER, WITH A WOOD CHIP MULCH 6 TO 8 INCHES DEEP EXTENDING BEYOND THE BARRIER TO THE DRIPLINE, IF NEEDED. IF LOW BRANCHES WILL BE KEPT, PLACE THE FENCE OUTSIDE THE DRIPLINE. EXAMINE TREES AND BARRICADES AT LEAST ONCE A WEEK DURING CONSTRUCTION. WITHIN THE DRIPLINE OF PROTECTED EXISTING TREES, THERE SHALL BE NO CUT OR FILL UNLESS THE CONSULTING ARBORIST HAS EVALUATED AND APPROVED THE DISTURBANCE. TREE ROOTS ON TREES IN NATIVE AREAS SUCH AS THIS CAN BE FOUND AT THE VERY SURFACE OF THE SOIL, AND AS MANY OF THESE ARE FEEDER ROOTS, NO DISTURBANCE OF ANY KIND SHALL BE PERMITTED UNLESS APPROVED BY THE CONSULTING ARBORIST.
2. ALL EXISTING PRESERVED SPRUCE TREES SHALL BE TREATED FOR Ips BEETLES TWICE PER YEAR (MARCH AND JULY).
3. ALL TRENCHING, BORING, AND PUSHING OF UTILITIES THROUGH THE ROOT ZONES OF EXISTING SHALL BE AVOIDED.
4. IF DAMAGE OCCURS TO ROOTS OF EXISTING TREES, THE ROOTS SHALL BE PRUNED AND COVERED WITH SOIL OR MOIST BURLAP WITHIN TWO HOURS.
5. THE CONSULTING ARBORIST MUST BE CONTACTED PRIOR TO ANY NECESSARY CUT AND FILL EARTHWORK WITHIN THE DRIPLINE OF AN EXISTING PRESERVED TREE.
6. EARTHWORK SHALL NOT BE PLACED ADJACENT TO TREE TRUNKS.
7. ALL CONSTRUCTION ACTIVITY SHALL BE PROHIBITED WITHIN THE FENCED ROOT/DRIPLINE IN ORDER TO PREVENT SOIL COMPACTION.
8. NO CONSTRUCTION RELATED WASH-OUT (E.G., LIME, ACID, CONCRETE) SHOULD OCCUR WITHIN 30 FEET OF ANY TREE TRUNK.
9. A CERTIFIED ARBORIST SHALL PRUNE ALL EXISTING PRESERVED TREES.
10. SUPPLEMENTAL WATERING IS NOT RECOMMENDED UNLESS APPROVED BY THE CONSULTING ARBORIST.



6 STEEL EDGER DETAIL N.T.S.

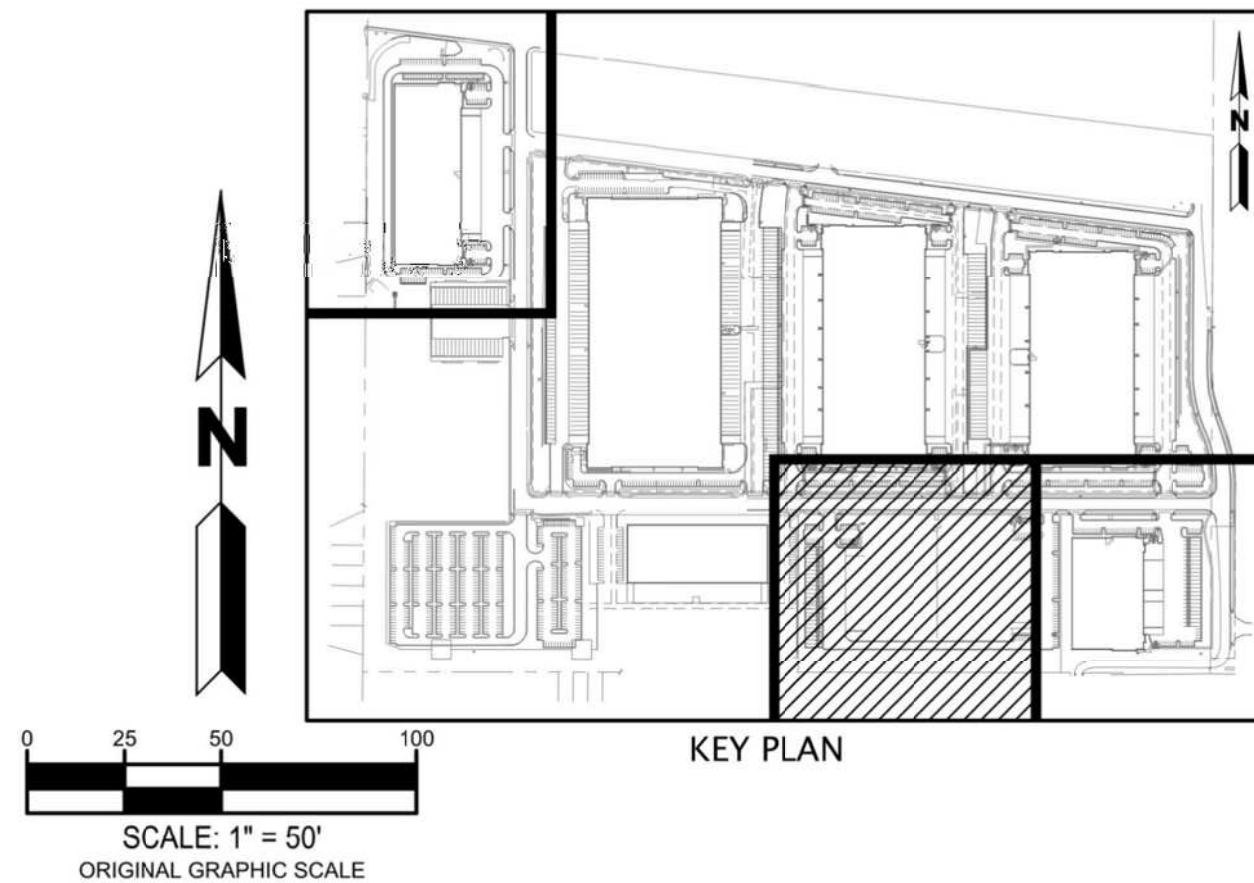
LANDSCAPE DETAILS	REMARKS	
	DATE	
	2019-05-10	PLANNING SUBMISSION
	2019-09-06	PLANNING SUBMISSION
	2019-10-xx	PLANNING SUBMISSION

PA/PM:	KTS
DRAWN BY:	KTS
JOB NO:	DEN17-0094-00



GENERAL NOTES

1. ALL SITE LIGHTING FIXTURES TO BE CONTROLLED VIA ASTRONOMICAL TIMECLOCK WITH PHOTOCCELL TO ALLOW LIGHTS TO BE TURNED "ON" ONLY DURING NON-DAYLIGHT HOURS.
2. ILLUMINANCE VALUES SHOWN ARE AT GRADE AND SHOULD BE CONSIDERED INITIAL USING A LIGHT LOSS FACTOR OF 1.0
3. ILLUMINANCE VALUES SHOWN HERE REPRESENT LIGHTING FROM LUMINAIRES SHOWN EXPLICITLY ON THIS DRAWING.
4. ALL LIGHT FIXTURES THAT ARE VISIBLE FROM ANY STREET RIGHT-OF-WAY OR ADJACENT PROPERTIES ARE FULL-CUTOFF AND SHIELDED TO REDUCE GLARE BEYOND THE PROPERTY LINE. ALL LAMPS DO NOT EXTEND BELOW THE HOUSING OF THE FIXTURE.
5. FIXTURE POLE HEIGHTS DO NOT EXCEED 30 FEET.
6. LIGHT LEVELS AT THE PROPERTY LINE DO NOT EXCEED 2.0 FOOT-CANDLES. AT THE RESIDENTIAL PROPERTY LINE, THE LIGHT LEVEL IS 0.0 FOOT-CANDLES.
7. LIGHT LEVEL ALONG ACCESSIBLE ROUTE IS 10 FOOT-CANDLE MINIMUM ALONG THE WHOLE LENGTH OUT TO "PUBLIC WAY".
8. THE LIGHT LEVEL IN ALL PARKING AREAS MEETS THE MINIMUM FOOT-CANDLE REQUIREMENT OF 0.2 FOR LOW TRAFFIC AND PEDESTRIAN TRAFFIC.
9. ILLUMINATION WITHIN THE SITE MUST COMPLY WITH THE 2015 INTERNATIONAL BUILDING CODE REQUIREMENT FROM SECTION 1006 - MEANS OF EGRESS ILLUMINATION, SECTION 1006.2 ILLUMINATION REQUIRED: THE MEANS OF EGRESS, INCLUDING THE EXIT DISCHARGE, SHALL BE ILLUMINATED AT ALL TIMES THE BUILDING IS OCCUPIED. SECTION 1006.2 ILLUMINATION LEVEL: THE MEANS OF EGRESS ILLUMINATION LEVEL SHALL NOT BE LESS THAN 1 FOOT-CANDLE (11 LUX) AT THE FLOOR LEVEL, AND CONTINUING TO THE "PUBLIC WAY".
10. EXISTING STREET ASSOCIATED WITH BUILDING 5 HAS EXISTING CITY OF AURORA STREET LIGHTING. EXISTING STREET LIGHTS ARE SHOWN FOR REFERENCE AND NO NEW STREET LIGHTS ARE INCLUDED IN THE BUILDING 5 DEVELOPMENT.

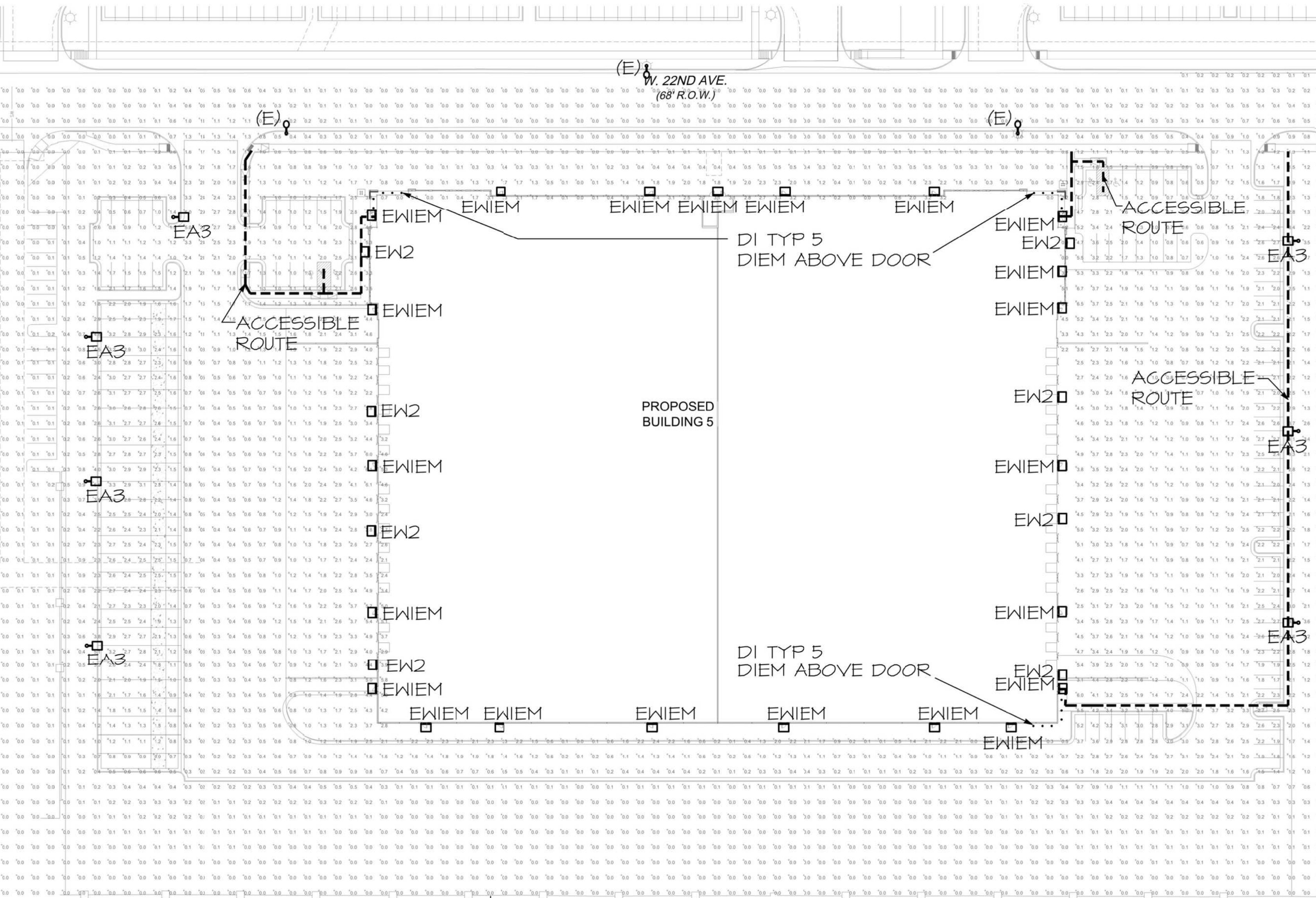


AE DESIGN

Integrated Lighting and Electrical Solutions  
1900 Wazee Street #205 Denver, CO 80202 | 303.296.3034  
aesign-inc.com Project #:2941.07

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1 BUILDING 5 PHOTOMETRIC SITE PLAN

SCALE: 1"=50'-0"

EASTPARK 70  
BUILDING 5  
SITE PLAN  
AURORA, CO

PHOTOMETRIC PLAN	
DATE	REMARKS
2019-05-10	PLANNING SUBMISSION
2019-09-06	PLANNING SUBMISSION

PA/PM:	E. REITAN
DRAWN BY:	SK
JOB NO:	DEN17-0094-00





### 6" LED Downlight LC6ML

2400 & 3000 Lumens  
120V-277V, 347V  
0-10V Dimming

#### APPLICATIONS:

LifeFrame Commercial LC6ML is a 6" commercial grade LED downlight with available outputs between 2400-3000 lumens. This is suitable to replace most CFL downlighting applications, while realizing substantial energy and maintenance savings. Rated for a minimum of 50,000 hours life (70% lumen maintenance) with ambient plenum temperatures up to 25°C. Free Air Flow around fixture is required for optimal life performance. This product is not recommended for use with 3rd party "FIREHAT" or insulation barriers.

#### HOUSING:

One-piece 22 gauge non-corrosive steel platform. Pre-wired J-box with snap-on cover for easy access. Snap-in connection from driver compartment allows easy installation of light engine/trim assembly and can be upgraded to accommodate technology improvements. Approved for 8 (4 in/4 out) No. 12 AWG conductors rated for 90°C through wiring.

#### REFLECTOR:

High purity aluminum, Alzak, iridescent suppressed, semi-diffuse reflector. Self-trim standard. Painted white self-trim (WT) available as option.

#### LED LIGHT ENGINE:

The LC6ML uses mid power Nichia LEDs, specifically mixed to provide a minimum of 80 CRI with 3 SDCM color consistency. The use of multiple mid power LEDs allows for optimal thermal management by effectively spreading the heat over a larger area and eliminating hot spots on the LEDs. A diffuse, yet highly transmissive lens obscures the view of the LEDs and creates a smooth, even look from below. The light engine is available in multiple Kelvin temperatures and the system is designed to provide optimal life and lumen maintenance (50,000 hours at 70% lumen maintenance). The reflector/light engine assembly is mechanically retained to the housing.

#### LED DRIVER:

Order housing, reflector, and accessories separately

#### CATALOG NUMBER:

HOUSING	DRIVER OPTIONS	VOLTAGE	HOUSING OPTION
LC6ML	Standard 0-10V Dimming	Standard 120V-277V	EM1
LC6ML	0-10V 1% Dimming	347V	EM2
LC6ML	0-10V 1% Dimming	347V	EM3

- See Central Inverter compatibility note and web links on page 4.
- Dimmable only.
- Not available in 40K or 50K.
- CP must be selected on both housing and trim.
- Not compatible with WW option.
- WW must be selected on trim.
- Not compatible with CP.
- Not compatible with WWCP.
- EM must be selected on both the housing and the trim, not compatible with WW trim.

The LC6ML utilizes a constant current LED driver that is capable of running both lumen outputs, resulting in a reduction of housing size and simplified specification. The driver is UL8750, Class II compliant and universal 120V-277V.

#### DIMMING:

Come standard with flicker-free 0-10V dimming to 10%. 0-10V to 1% dimming options also available. See list of compatible dimmers on page 4. For the sizing of the control circuit, the dimming circuit may require up to 1.2mA of sink current.

#### INSTALLATION:

Light commercial bar hangers included (not with WWCP option). Universal adjustable mounting brackets also accept 1/2" EMT conduit or 1 1/2" or 3/4" fishing channel (by others) or Prescolite 24" bar hangers (B24 or B6). Wall wash orientation may be field adjusted in 90 increments to housing.

#### CERTIFICATIONS:

CSA certified to US and Canadian safety standards. Suitable for wet locations (EM, EMR & WW damp location).

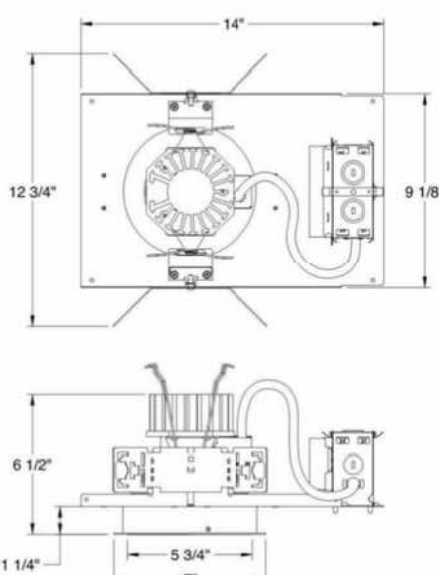
#### WARRANTY:

5 year warranty. See www.prescolite.com for details.

DATE: \_\_\_\_\_ TYPE: \_\_\_\_\_  
FIRM NAME: \_\_\_\_\_  
PROJECT: \_\_\_\_\_

## LifeFrame

Setting Ceiling: 0-7/8"  
Maximum Ceiling Thickness: 1 1/4"  
For conversion to millimeters, multiply inches by 25.4  
Not to Scale



\*See page 4 for LC6ML WWCP and EM1-EM3

#### LIGHTING FIXTURE SCHEDULE

TYPE	DESCRIPTION	MANUFACTURER	CATALOG NUMBER	VOLTAGE	LAMP QTY	WATT TYPE	MAX WATTS	MOUNTING LOCATION	INFORMATION
DI	6" RECESSED LED DOWNLIGHT, WET LOCATION RATED	PRESCOLITE	LC6LM-6LCML-30L-30K-0-WF	120-277V	1	41 LED	41	RECESSED CANOPY	0'-6" RFD
DIEM	SAME AS TYPE DI WITH INTEGRAL EMERGENCY BATTERY BACKUP	PRESCOLITE	LC6LM-6LCML-30L-30K-0-WF WITH INTEGRAL BATTERY PACK	120-277V	1	41 LED	41	RECESSED CANOPY	0'-4" RFD
EAI	FULL CUTOFF POLE MOUNT TYPE III DISTRIBUTION, LED SINGLE HEAD, 4000K	HE WILLIAMS	VAI-L160/T40-T3-F-S-SLV-RSD500-DIM-UNV	277V	1	161 LED	161	POLE MOUNT	+30'-0" BOF
EWI	ARCHITECTURAL LED WALL PACK, FULL CUTOFF	HE WILLIAMS	VWP-H-L30/T40-T3-SLV-SDGL-DIM-UNV	277V	1	36 LED	36	SURFACE WALL	+10'-0" BOF
EWIEM	ARCHITECTURAL LED WALL PACK EM BATTERY, FULL CUTOFF	HE WILLIAMS	VWP-H-L30/T40-T3-SLV-SDGL-EM/OWC-DIM-UNV	277V	1	36 LED	36	SURFACE WALL	+10'-0" BOF
EW2	FULL CUTOFF WALLPACK TYPE IV DISTRIBUTION, LED	HE WILLIAMS	VAI-L160/T40-T4-F-S-SLV-RSD500-DIM-UNV	277V	1	161 LED	161	SURFACE WALL	+30'-0" BOF

ABBREVIATIONS: BOF - BOTTOM OF FIXTURE, RFD - RECESSED FIXTURE DEPTH, OFH - OVERALL FIXTURE HEIGHT

#### GENERAL NOTES:

- PROVIDE COLD WEATHER BALLASTS AND COLD WEATHER EMERGENCY BALLASTS AS REQUIRED
- CONFIRM ALL FINISHES WITH ARCHITECT PRIOR TO PURCHASE

#### POINT ILLUMINANCE SUMMARY:

AREA	AVERAGE (fc)	MAX (fc)	MIN (fc)	MAX/MIN	AVG/MIN
BUILDING 5 EAST PARKING	1.8	4.4	0.4	11.0:1	1.5:1
BUILDING 5 EAST TRUCK COURT	1.8	5.0	0.7	7.1:1	2.6:1
BUILDING 5 WEST PARKING	1.6	4.5	0.2	22.5:1	8.0:1
BUILDING 5 WEST TRUCK COURT	1.5	4.3	0.3	14.3:1	5.0:1
BUILDING 6 PARKING	1.6	4.7	0.3	12.7:1	5.3:1
BUILDING 6 TRUCK COURT	1.7	6.2	0.4	15.5:1	4.3:1
BUILDING 7 NORTH PARKING	1.7	5.0	0.4	12.5:1	4.3:1
BUILDING 7 SOUTH PARKING	1.7	6.7	0.7	9.6:1	2.4:1
BUILDING 5 SOUTH PROPERTY LINE	0.0	0.0	0.0	N/A	N/A
BUILDING 6 SOUTH PROPERTY LINE	0.0	0.0	0.0	N/A	N/A
BUILDING 7 WEST PROPERTY LINE	0.0	0.0	0.0	N/A	N/A



## 3 TYPES 'D1' AND 'DIEM'

SCALE: NTS

### VOLTAIRE ARCHITECTURAL WALL PACK

EXAMPLE: VWP-H-L30/T40-T3-F-S-DBZ-SDGL-OPTIONS-DIM-UNV

Series: VWP, Type: V, LED: DBZ, Finish: SDGL, Options: DIM, UNV

Ordering Information: See page 3 for ordering details.

Features: See page 3 for features.

Technical Data: See page 3 for technical data.

### VWP LED

Ordering Information: See page 3 for ordering details.

Features: See page 3 for features.

Technical Data: See page 3 for technical data.

### VOLTAIRE ARCHITECTURAL AREA LIGHT

EXAMPLE: VAI-L220/750-T3-F-S-DBZ-OPTIONS-DIM-UNV

Series: VAI, Type: T3, LED: DBZ, Finish: SDGL, Options: DIM, UNV

Ordering Information: See page 3 for ordering details.

Features: See page 3 for features.

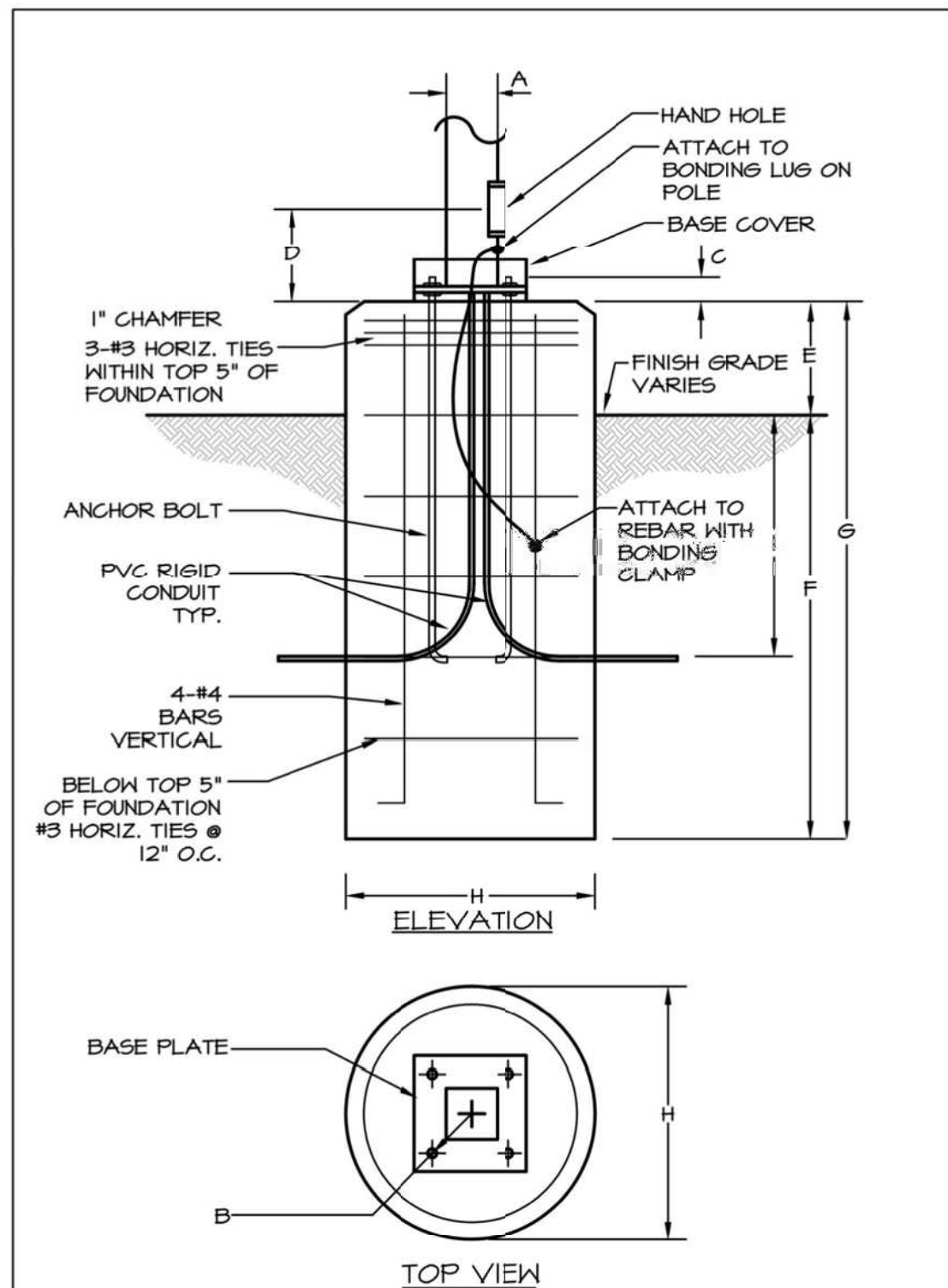
Technical Data: See page 3 for technical data.

### VAI LED

Ordering Information: See page 3 for ordering details.

Features: See page 3 for features.

Technical Data: See page 3 for technical data.



POLE KEY	OVERALL HEIGHT	A	ANCHOR BOLT DATA	D	E	F	G	H	I
EAI	30'-0"	4"	PER MANUFACTURER	0'-6"	8'-0"	8'-6"	24"	36"	

## 3 POLE BASE DETAIL

SCALE: NTS

## 1 TYPE 'EW1' AND 'EW1EM'

SCALE: NTS

## 2 TYPES 'EA1' AND 'EW2'

SCALE: NTS

## EASTPARK 70 BUILDING 5 SITE PLAN AURORA, CO

DATE	REMARKS
2019-05-10	PLANNING SUBMISSION
2019-09-06	PLANNING SUBMISSION

PA/PM:	E. REITAN
DRAWN BY:	SK
JOB NO:	DEN17-0094-00

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### AEDesign

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aedesign-inc.com Project #:2941.07