

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

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

DATA:

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

Parking Explanation

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

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

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

Target parking spaces _____ = 725
Pad parking spaces (excl pads not constructed) _____ = 225
Retail parking spaces _____ = 1,336
Grand total parking spaces _____ = 2,286

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

Sign Table

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

Category 1 Sign Area Allowance:

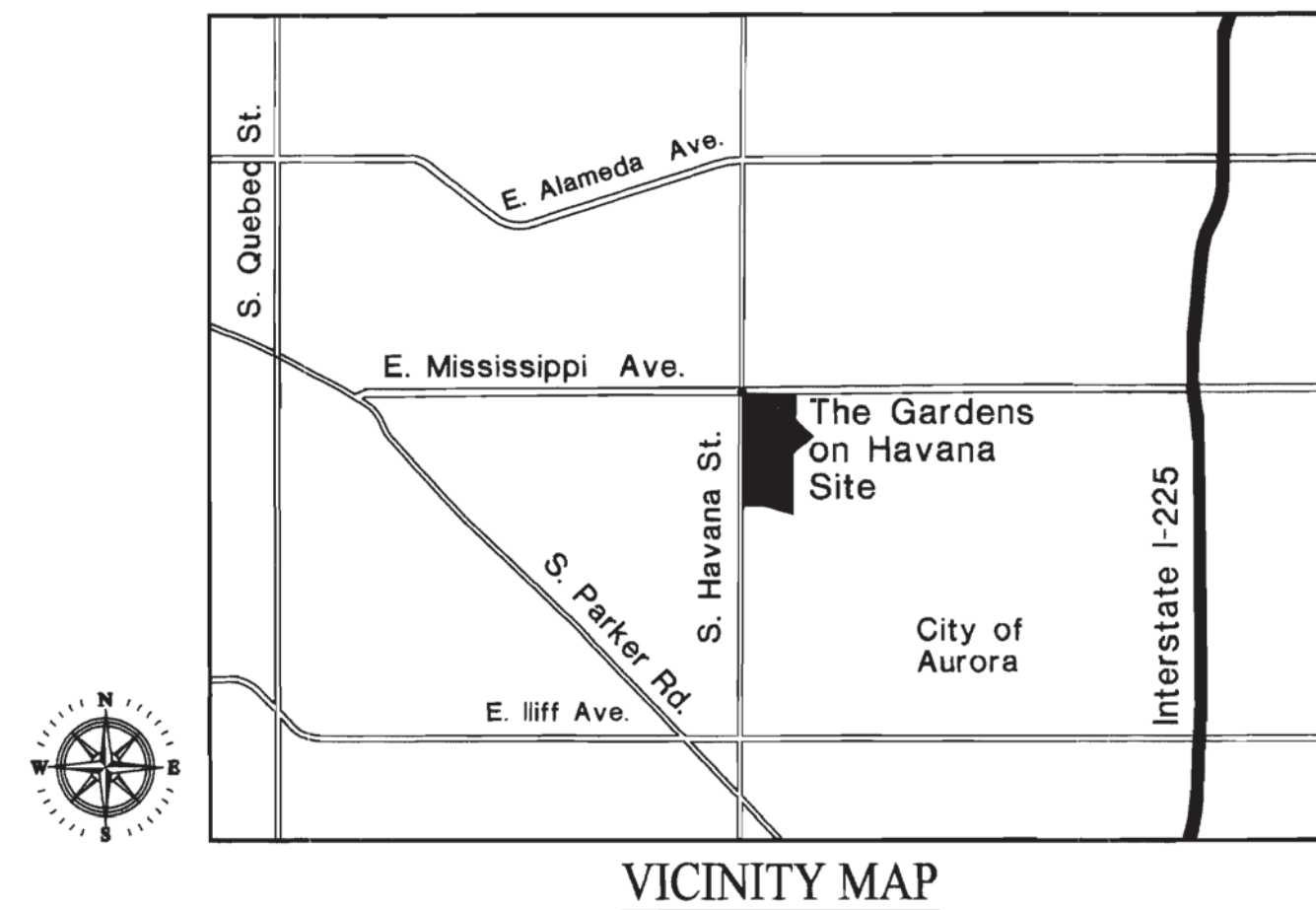
Primary facade: 2 sf per linear foot of primary frontage for the first 100 feet plus 1/2 sf per linear foot of primary frontage thereafter. Max. 300 sf per sign.

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

Category 2 Sign Area Allowance:

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

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



VICINITY MAP

Will need to be modified

Ross Primary: 198 sq. ft
Ross Secondary: 200 sq. ft.
2nd Tenant Primary 194 sq. ft.
2nd Tenant Secondary: 200 sq. ft.

AMENDMENTS

SIGNATURE BLOCK

This Site Plan and any amendments hereto, upon approval by the City of Aurora and recording, shall be binding upon the applicants therefore, their successors and assigns. This plan shall limit and control the issuance and validity of all building permits, and shall restrict and limit the construction, location, use, occupancy and operation of all land and structures within this plan to all conditions, requirements, locations and limitations set forth herein. Abandonment, withdrawal or amendment of this plan may be permitted only upon approval of the City of Aurora.

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

Weingarten Miller MDH Buckingham LLC
a Colorado limited liability company

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

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

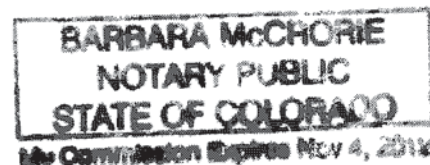
By: Steven A. Shoflick
Steven A. Shoflick
Its Manager

State of Colorado)
County of Arapahoe)ss

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

Witness my hand and official seal

Notary Seal



Notary Business Address:

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

CITY OF AURORA APPROVALS

City Attorney: Bob Repa Date: December 9, 2011

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

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

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

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

Database Approval Date: _____

RECORDER'S CERTIFICATE:

Accepted for filing in the office of the Clerk and Recorder of _____, Colorado at _____ o'clock _____ M, this _____ day of _____ AD, _____.

Clerk and Recorder: _____ Deputy: _____

SHEET INDEX:

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

CONTACTS:

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

Architect:
Naos Design Group
5031 S. Ulster Street, Ste. 300
Denver, CO 80237
Phone 303.759.5777
Architect:
Camburas & Theodore Ltd.
2454 E. Dempster St., Ste. 202
Des Plaines, IL 60016
Phone 847.298.1525

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

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

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



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

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

A DEVELOPMENT OF:
Miller Weingarten Realty, LLC
850 ENGLEWOOD PARKWAY, SUITE 200
ENGLEWOOD, COLORADO 80110
(303) 799-6300 FAX (303) 414-0676



Naos Design
Group, LLC

5031 S. ULSTER STREET
SUITE 300
DENVER, COLORADO 80237
(p) 303.759.5777
(f) 303.759.5277
www.naosdg.com



CARROLL & LANGE
- MANHARD
7442 South Tucson Way, Suite 190-A
Centennial, Colorado 80112
ph 303.708.0500 fc 303.708.0400
manhard.com



1101 Bannock Street P 303.892.1166
Denver, Colorado 80204 F 303.892.1166
www.norris-design.com

ISSUE LOG

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

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

SHEET NO.

T1

COVER SHEET

COPYRIGHT © 2011 NAOS DESIGN GROUP, LLC
THESE DRAWINGS OR PARTS THEREOF MAY NOT BE
REPRODUCED IN ANY FORM BY ANY METHOD FOR ANY
PURPOSE WITHOUT PRIOR WRITTEN CONSENT FROM NAOS

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

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

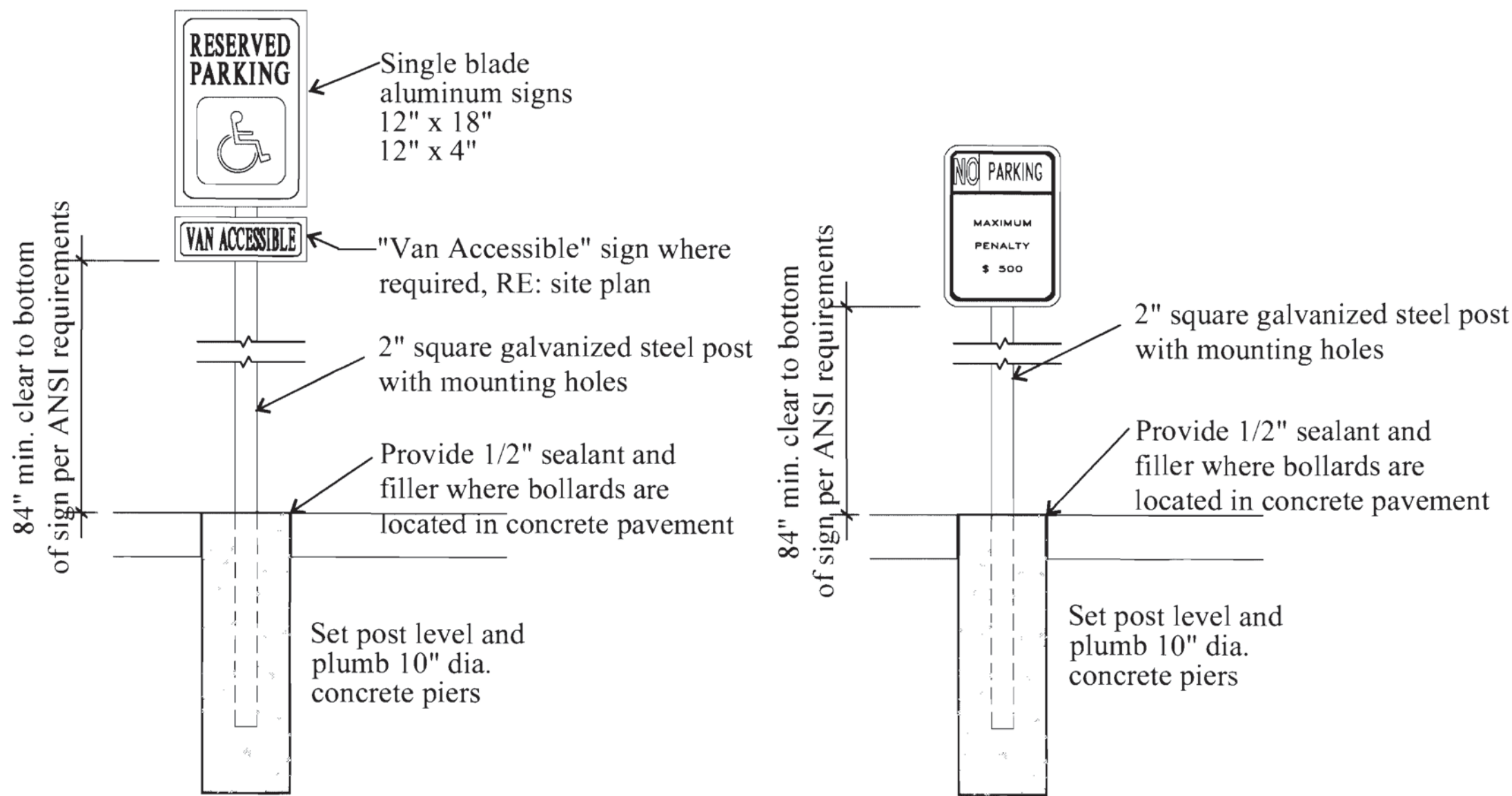
SITE PLAN NOTES:

1. The developer, his successors and assigns, including the homeowners or merchants association, shall be responsible for installation, maintenance and replacement of all fire lane signs as required by the City of Aurora.
2. All signs must conform to The Gardens on Havana GDP sign code.
3. Right of way for ingress and egress for service and emergency vehicles is granted over, across, on and through any and all private roads and ways now or hereafter established on the described property, and the same are hereby designated as "Service/Emergency and Utility Easements" and shall be posted "No Parking Fire Lane."
4. "Accessible exterior routes" shall be provided from public transportation stops, accessible parking and accessible passenger loading zones and public sidewalks to 60% of the accessible building entrance they serve. The accessible route between accessible parking and accessible building entrances shall be the most practical direct route. The accessible route must be located within a sidewalk. No slope along this route may exceed 1:20 without providing a ramp with a maximum slope of 1:12 and handrails. Crosswalks along this route shall be wide enough to wholly contain the curb ramp with a minimum width of 36" and shall be painted with white stripes. The City of Aurora enforces handicapped accessibility requirements based on the 2009 International Building Code, Chapter 11, and the American National Standards Institute (ICC/ANSI) A117-2003.
5. The applicant has the obligation to comply with all applicable requirements of the American with Disabilities Act.
6. The developer, his successors and assigns, shall be responsible for installation, maintenance and replacement of all landscaping materials shown or indicated on the approved Site Plan or Landscape Plan on file in the Planning Department. All landscaping will be installed prior to issuance of Certificate of Occupancy.
7. All crossings and encroachments by private landscape irrigation systems or private utilities into easements and street rights-of-way owned by the City of Aurora are acknowledged by the undersigned as being subject to City of Aurora's use and occupancy of the said easements or rights-of-way. The undersigned, their successors and assigns, hereby agree to indemnify the City of Aurora for any loss, damage or repair to City facilities that may result from the installation, operation or maintenance of said private irrigation systems or private utilities
8. The approval of this document does not constitute final approval of grading, drainage, utility, public improvements and building plans. Construction plans must be reviewed and approved by the appropriate agency prior to the issuance of building permits.
9. All building address numbers shall comply with Sections 126-271 and 126-278 of the Aurora City Code.
10. All rooftop mechanical equipment and vents greater than eight (8) inches in diameter must be screened. Screening may be done either with an extended parapet wall or a freestanding screen wall. Screens shall be at least as high as the equipment they hide. If equipment is visible because screens don't meet this minimum height requirement, the Director of Planning may require construction modifications prior to the issuance of a permanent Certificate of Occupancy.
11. Notwithstanding any surface improvements, landscaping, planting or changes shown in these site or construction plans, or actually constructed or put in place, all utility easements must remain unobstructed and fully accessible along their entire length to allow for adequate maintenance equipment. Additionally, no installation, planting, change in the surface, etc., shall interfere with the operation of the utility lines placed within the easement. By submitting these site or construction plans for approval, the landowner recognizes and accepts the terms, conditions and requirements of this note.
12. Final grade shall be at least six (6) inches below any exterior wood siding on the premises.
13. All interested parties are hereby alerted that this Site Plan is subject to administrative changes and as shown on the original Site Plan on file in the Aurora City Planning Office at the Municipal Building. A copy of the official current plan may be purchased there. Likewise, Site Plans are required to agree with the approved subdivision plat of record at the time of a building permit; and if not, must be amended to agree with the plat as needed, or vice versa.
14. Errors in approved Site Plans resulting from computations or inconsistencies in the drawings made by the applicant are the responsibility of the property owner of record. Where found, the current minimum Code requirements will apply at the time of building permit. Please be sure that all plan computations are correct.
15. All representations and commitments made by applicants and property owners at public hearings regarding this plan are binding upon the applicant, property owner, and its heirs, successors, and assigns.
16. Architectural features, such as bay windows, fireplaces, roof overhangs, gutters, eaves, foundations, footings, cantilevered walls, etc, are not allowed to encroach into any easement or fire lane.

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

LEGAL DESCRIPTION:

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

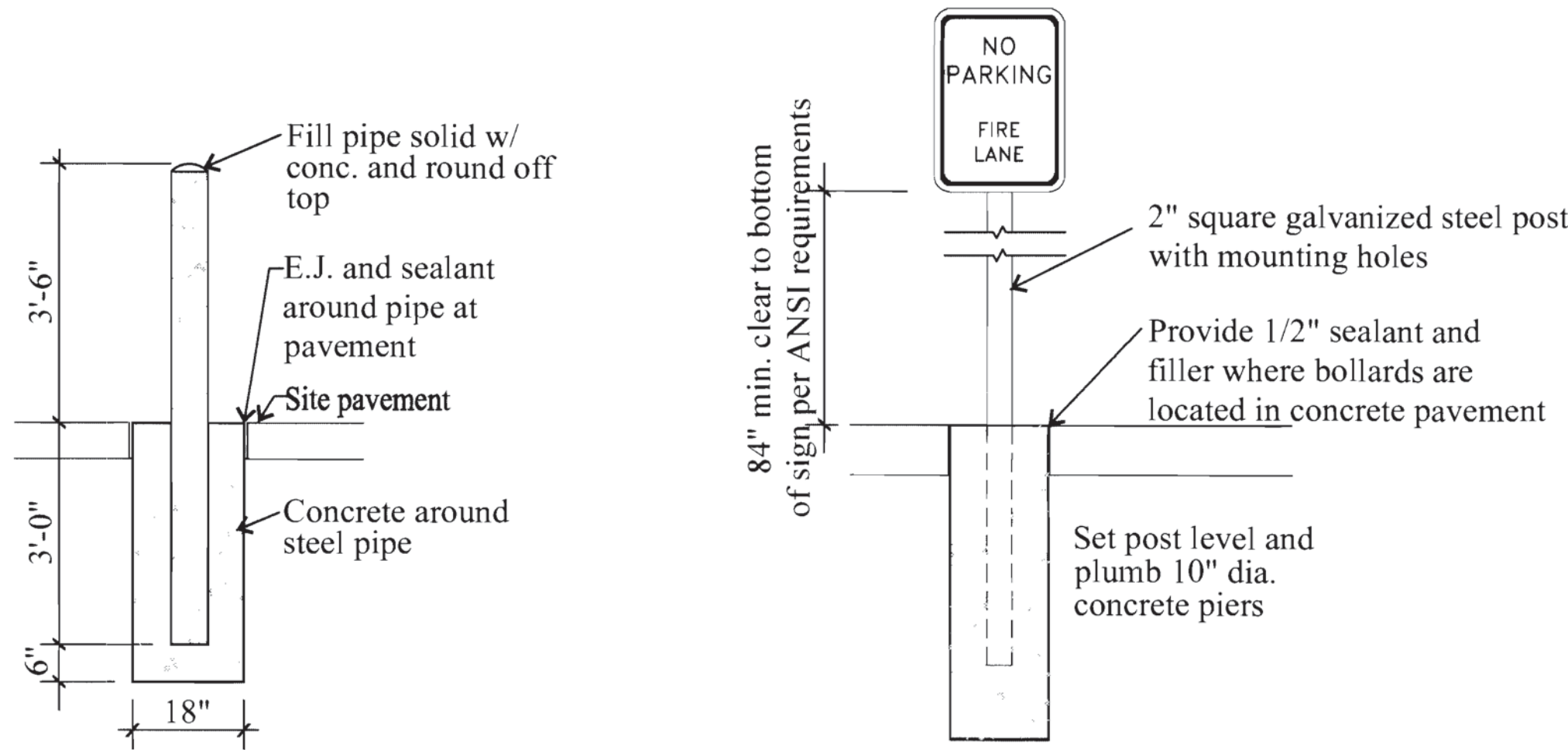


1 H.C. SIGN DETAIL

SCALE: NOT TO SCALE

2 N.P. SIGN DETAIL

SCALE: NOT TO SCALE

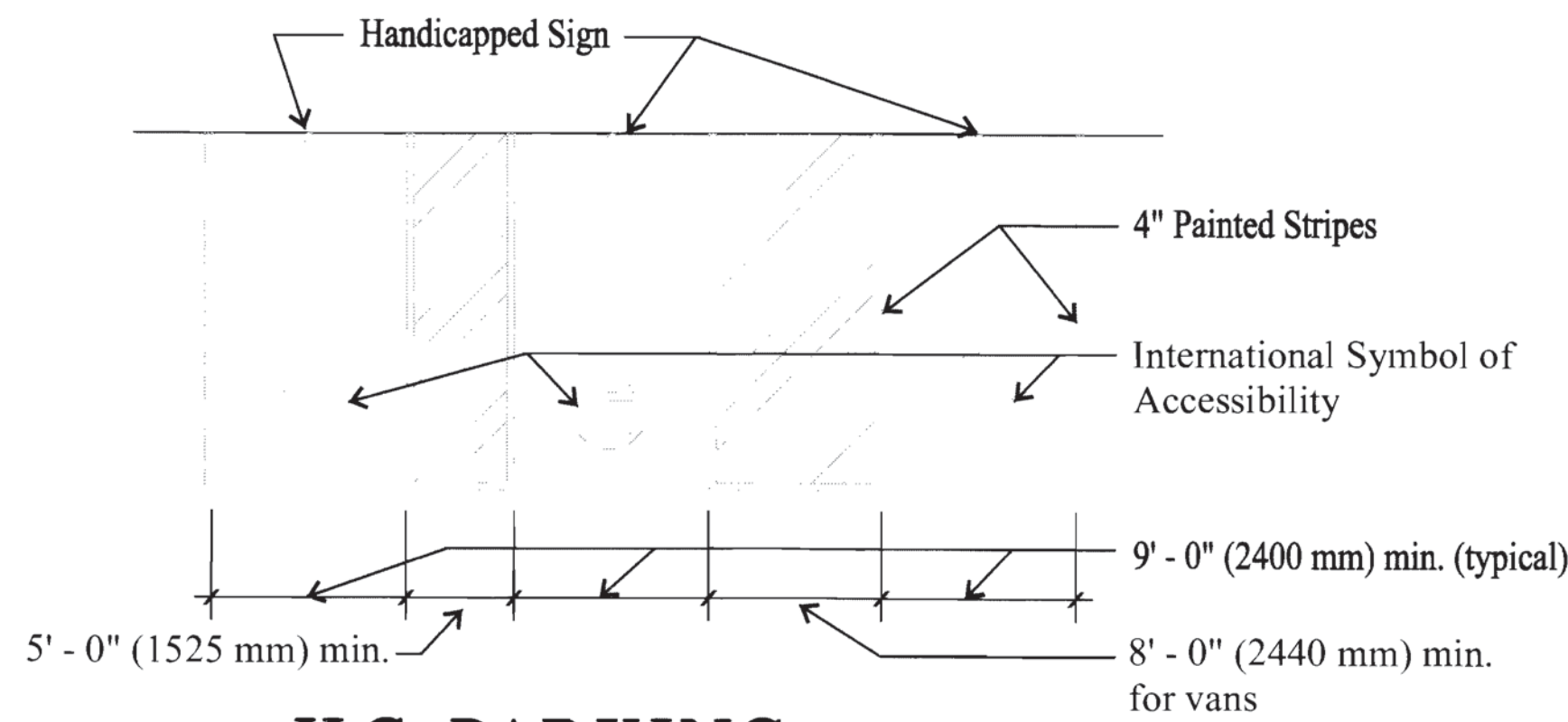


3 PIPE BOLLARD

SCALE: NOT TO SCALE

4 FIRE LANE SIGN DETAIL

SCALE: NOT TO SCALE



5 H.C. PARKING STALL DETAILS

SCALE: NOT TO SCALE

MILLERWEINGARTEN
W

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

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

A DEVELOPMENT OF:
Miller Weingarten Realty, LLC
860 ENGLEWOOD PARKWAY, SUITE 200
ENGLEWOOD, COLORADO 80110
(303) 708-6500 FAX (303) 414-0876

naos

Naos Design
Group, LLC

5031 S. ULSTER STREET
SUITE 300
DENVER, COLORADO 80237
(p) 303.759.5777
(f) 303.759.5277
www.naosdg.com

CARROLL & LANGE
- MANHARD

7442 South Tucson Way, Suite 190A
Centennial, Colorado 80112
ph:303.708.0500 fax:303.708.0400
manhard.com

NORRIS DESIGN
Planning | Landscape Architecture

1101 Bannock Street P 303.892.1166
Denver, Colorado 80204 F 303.892.1186
www.norris-design.com

ISSUE LOG

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

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

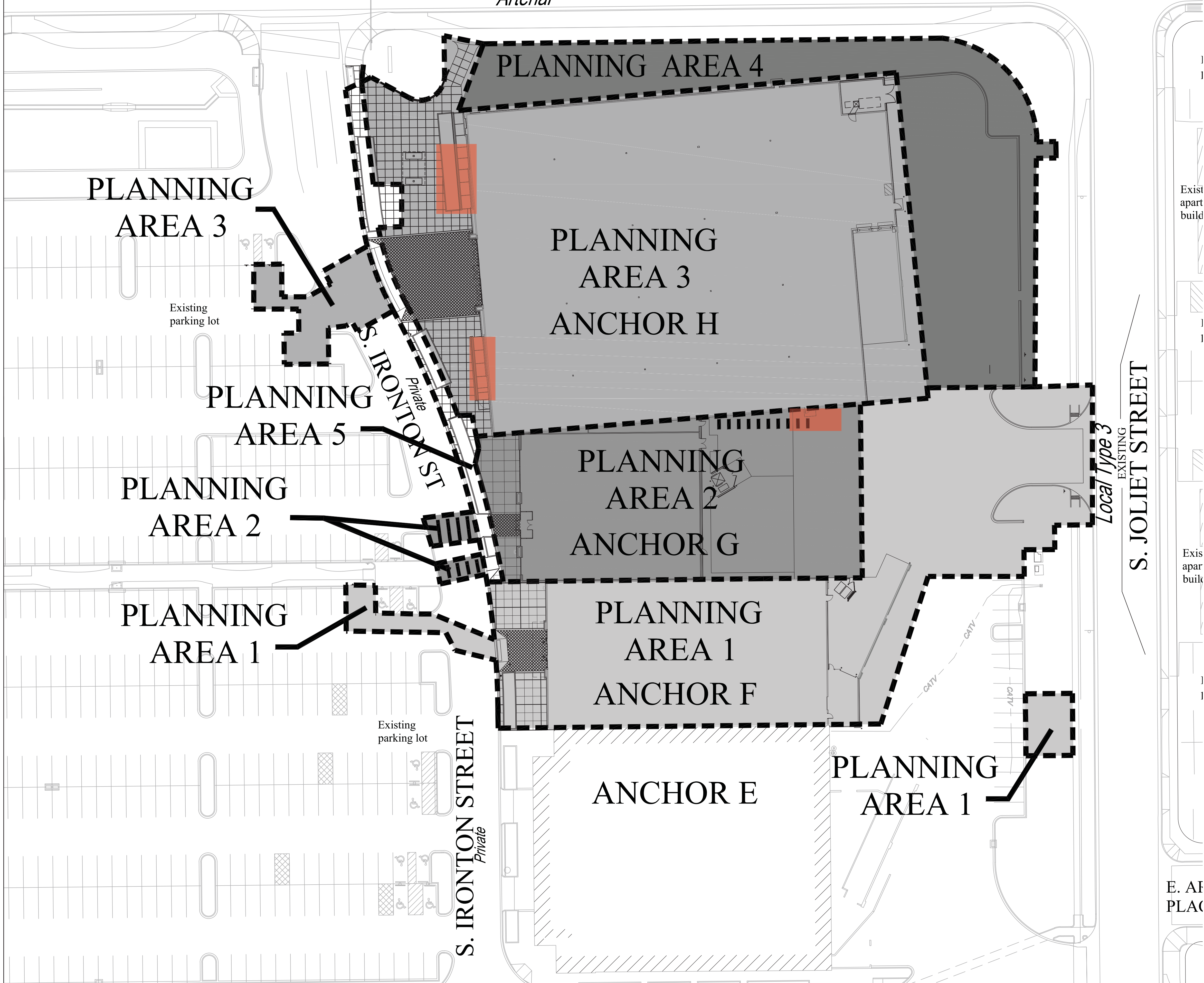
SHEET NO.

T2

NOTES AND DETAILS

ANCHORS F, G AND H AT
THE GARDENS ON HAVANA SITE PLAN
LOT 3, BLOCK 1, BUCKINGHAM SQUARE SUBDIVISION FILING NO. 8 LOCATED IN THE N.W. QUARTER OF SECTION 23, TOWNSHIP 4 SOUTH,
RANGE 67 WEST OF THE 6TH PRINCIPAL MERIDIAN, CITY OF AURORA, COUNTY OF ARAPAHOE, STATE OF COLORADO
EAST MISSISSIPPI AVENUE

Arterial



PHASING PLAN GENERAL NOTES

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

Planning Area 2 - New screen wall for Anchor H compactor and trash enclosure
Planning Area 3 - Anchor H will be demised into 2 tenants. (2) new entry locations will be constructed. Remove cart screen at south of Anchor space. Reduce cart screen and landscaping at north of Anchor space to create access for new entry location. Minor site patching at new entries

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

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

PHASING PLAN

SCALE: 1" = 30'-0"



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

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

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



Naos Design
Group, LLC

5031 S. ULSTER STREET
SUITE 300
DENVER, COLORADO 80237
(p) 303.759.5777
(f) 303.759.5277
www.naosdg.com



ISSUE LOG

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

DATE:	JOB:	SCALE:
07/29/11	2014008	1" = 30'-0"

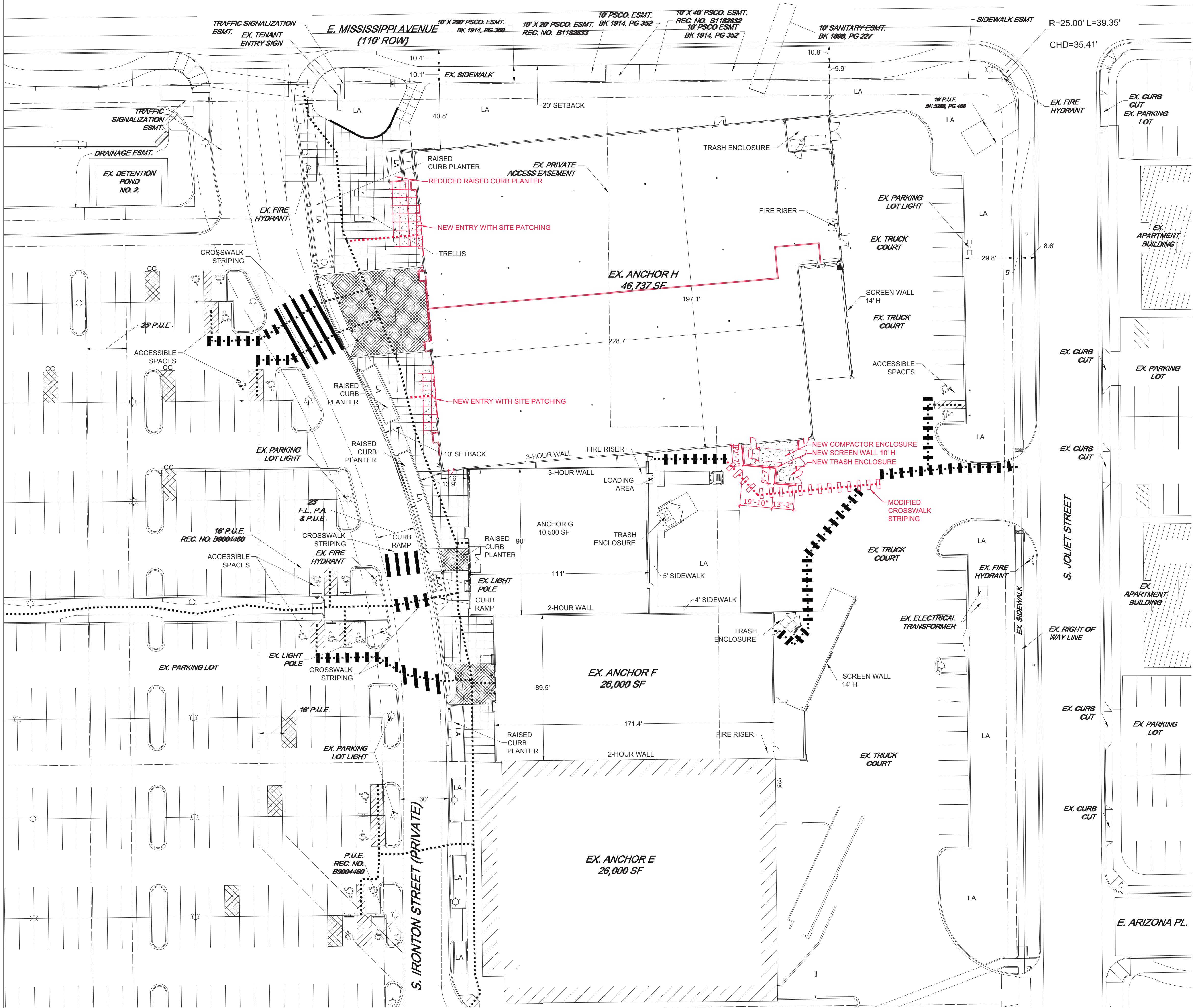
SHEET NO.

PH1

PHASING PLAN

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

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

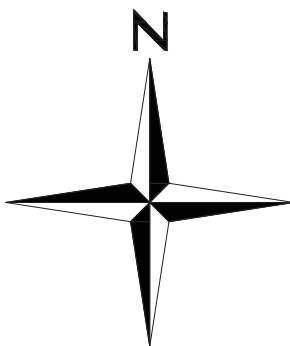


EXISTING LEGEND

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

PROPOSED LEGEND

- PROPOSED SITE WORK
- ACCESSIBLE ROUTE



SCALE: 1" = 30'

ANCHORS F, G AND H AT
The Gardens on
Havana Site Plan
E. Mississippi Ave and
S. Havana Street
Aurora, Colorado

A DEVELOPMENT OF:
Miller Real Estate Investments, LLC
7100 E. BELLEVUE AVENUE, SUITE 309
GREENWOOD VILLAGE, COLORADO 80111
(303) 799-6300 FAX (303) 999-6361

naos
Naos Design
Group, LLC
5031 S. ULSTER STREET
SUITE 300
DENVER, COLORADO 80237
(p) 303.759.5777
(f) 303.759.5277
www.naosdg.com

REDLAND
Engineering Great Places
1500 West Canal Court, Littleton, CO 80120

NORRIS DESIGN
Planning | Landscape Architecture
1101 Barnook Street P 303.892.1166
Denver, Colorado 80204 F 303.892.1186
www.norris-design.com

CT
CAMBURAS & THEODORE, LTD
ARCHITECTURE | ENGINEERING
I INTERIORS
2454 E. Dempster St. Suite 202
Des Plaines, IL 60016
P (847)298-1525 | F (847)390-8130
www.camburasandtheodore.com

ISSUE LOG		
NO.	DESCRIPTION	DATE
1	1st SUBMITTAL	07/29/11
2	2nd SUBMITTAL	10/14/11
3	Mylar	12/01/11
4	AMENDMENT #1	10/26/12
5	AMENDMENT #2	04/14/12
6	1st SUBMITTAL - AMEND #3	09/09/18

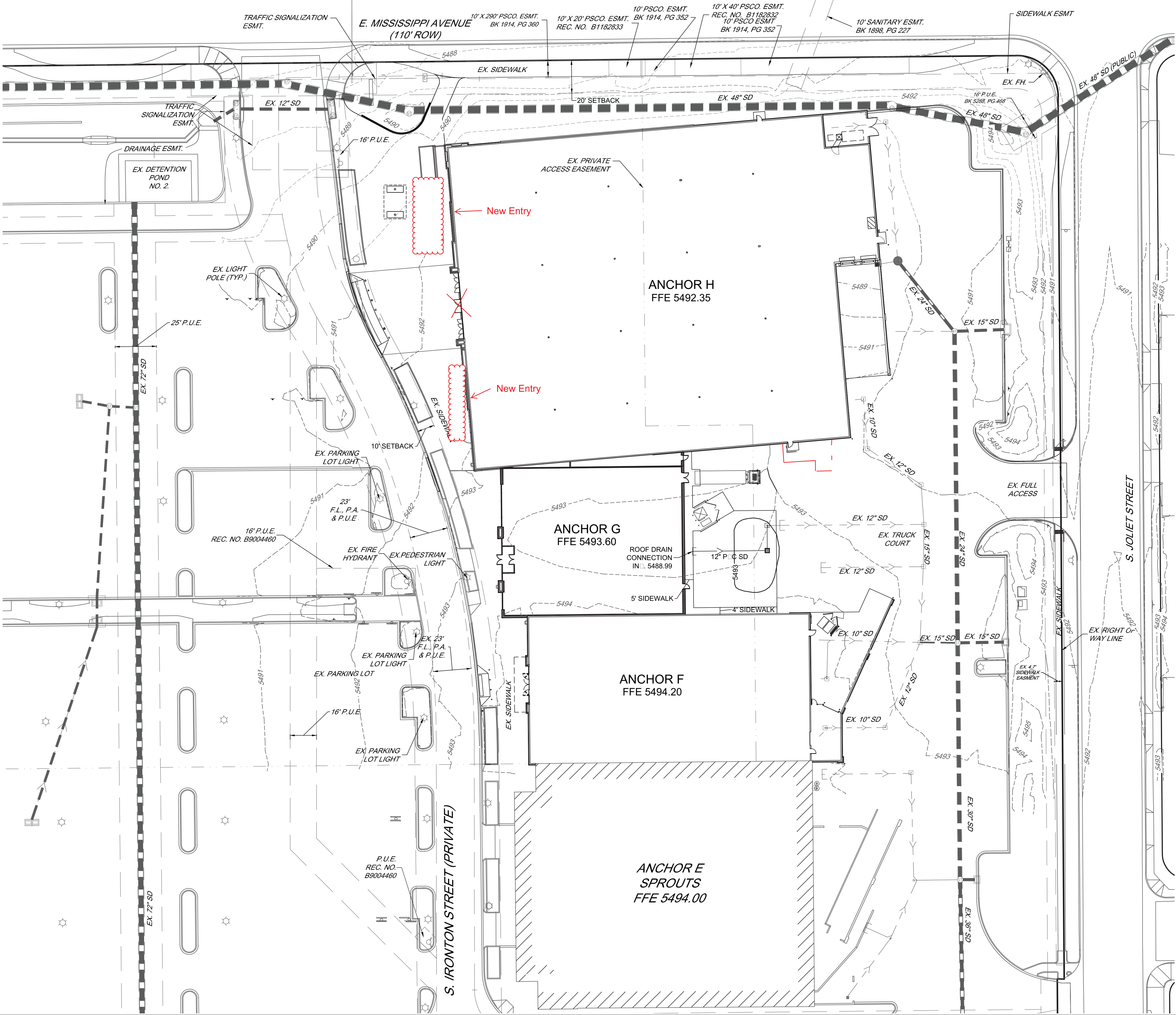
DATE:	JOB:	SCALE:
09/09/18	2014008	1/16"=1'-0"

SHEET NO.

SP-C1
SITE PLAN

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

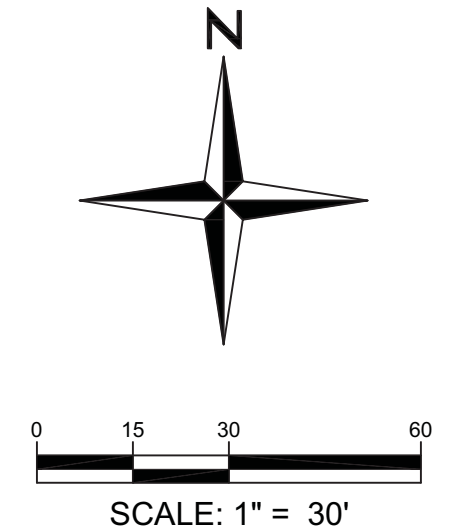
LOT 3, BLOCK 1, BUCKINGHAM SQUARE SUBDIVISION FILING NO. 8 LOCATED IN THE N.W. QUARTER OF SECTION 23, TOWNSHIP 4 SOUTH,
RANGE 67 WEST OF THE 6TH PRINCIPAL MERIDIAN, CITY OF AURORA, COUNTY OF ARAPAHOE, STATE OF COLORADO



LEGEND

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

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



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

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

A DEVELOPMENT OF:
Miller Real Estate Investments, LLC
7100 E. BELLEVUE AVENUE, SUITE 300
GREENWOOD VILLAGE, COLORADO 80111
(303) 799-6300 FAX (303) 996-6361



Naos Design
Group, LLC

5031 S. ULSTER STREET
SUITE 300
DENVER, COLORADO 80237
(p) 303.759.5777
(f) 303.759.5277
www.naosdg.com



NORRIS DESIGN
Planning | Landscape Architecture

1101 Bannock Street P 303.892.1166
Denver, Colorado 80204 F 303.892.1186
www.norris-design.com

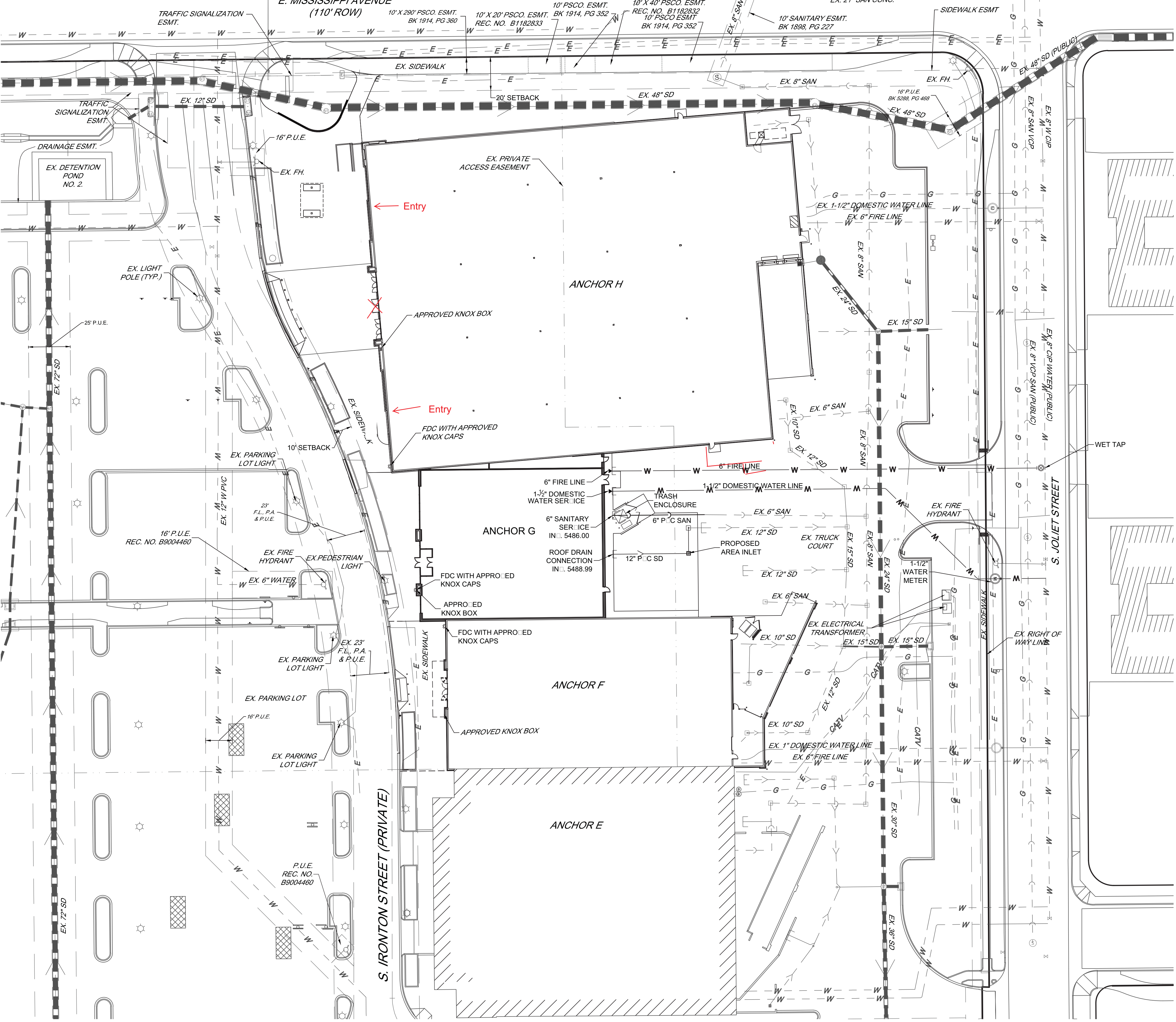
ISSUE LOG		
NO.	DESCRIPTION	DATE
1	1st SUBMITTAL	07/29/11
2	2nd SUBMITTAL	10/14/11
3	Mylar	12/01/11
4	Amendment #1	10/26/12
5	Amendment #2	04/14/14

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

SHEET NO.
SP-C2
GRADING PLAN

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

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



EXISTING LEGEND

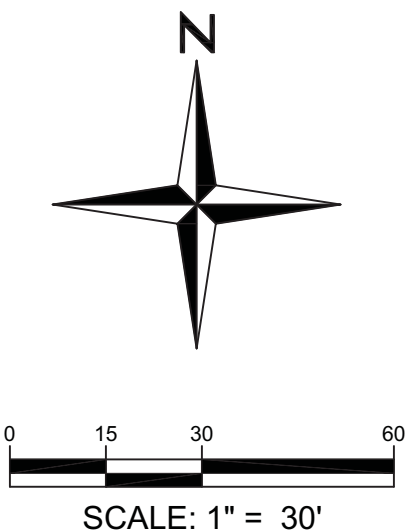
- LOT LINE
- EASEMENT LINE
- STORM SEWER
- STORM INLETS
- SANITARY SEWER
- SANITARY MANHOLE
- IRRIGATION LINE
- GAS LINE
- TELEPHONE LINE
- ELECTRIC LINE
- WATER LINE

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

PROPOSED LEGEND

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

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



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

E. MISSISSIPPI AVE AND
S. HAVANA STREET
AURORA, COLORADO

A DEVELOPMENT OF:
Miller Real Estate Investments, LLC
7100 E. BELLEVUE AVENUE, SUITE 300
GREENWOOD VILLAGE, COLORADO 80111
(303) 799-6300 FAX (303) 996-6361



Naos Design
Group, LLC

5031 S. ULSTER STREET
SUITE 300
DENVER, COLORADO 80237
(p) 303.759.5777
(f) 303.759.5277
www.naosdsg.com



8000 South Lincoln Street, #206 | Littleton, CO 80122
Office: (720) 283-6783 | www.redland.com



1101 Bannock Street P 303.892.1166
Denver, Colorado 80204 F 303.892.1186
www.norris-design.com

ISSUE LOG

NO.	DESCRIPTION	DATE
1	1st SUBMITTAL	07/29/11
2	2nd SUBMITTAL	10/14/11
3	Mylar	12/01/11
4	Amendment #1	10/26/12
5	Amendment #2	04/14/14

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

SHEET NO.

SP-C3

UTILITY PLAN

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

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

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

JOLIET STREETSCAPE			
EVERGREEN TREES REMOVED	EVERGREEN TREES REPLACED	DECIDUOUS TREES REMOVED	DECIDUOUS TREES REPLACED
18	18	3	3

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

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

- 4 LANDSCAPE CONTAINERS

- 4 BENCHES

- TRELLIS

- BIKE RACKS

- TRASH RECEPTACLE

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

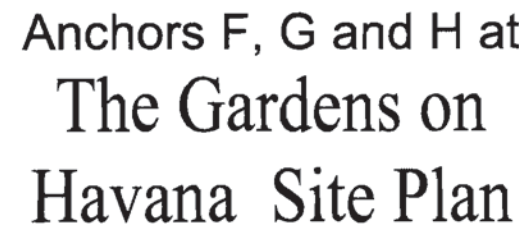
17. ALL FUTURE PHASES THAT ARE DISTURBED BY CONSTRUCTION WILL BE SEEDED AND STABILIZED IN ACCORDANCE WITH REQUIREMENTS FOUND IN THE CITY OF AURORA ROADWAY SPECIFICATIONS MANUAL CHAPTER 45.00 EROSION AND SEDIMENT CONTROL ASSOCIATED WITH CONSTRUCTION ACTIVITIES.

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

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

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

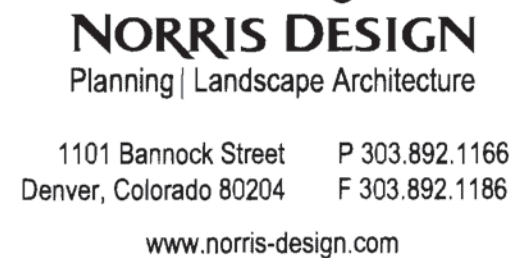
24. CONTACT LANDSCAPE ARCHITECT FOR FINAL FIELD APPROVAL OF THE BENCH, TRASH RECEPTACLE, AND BIKE RACK LOCATIONS PRIOR TO INSTALLATION.



A DEVELOPMENT OF:
Miller Weingarten Realty, LLC
850 ENGLEWOOD PARKWAY, SUITE 200
ENGLEWOOD, COLORADO 80110
(303) 799-8300 FAX (303) 414-0876



5031 S. ULSTER STREET
SUITE 300
DENVER, COLORADO 80237
(p) 303.759.5777
(f) 303.759.5277
www.naosdg.com

[illegible]

DATE:	JOB:	SCALE:
07/29/11	2011016	

SHEET NO.

L-1

LANDSCAPE NOTES

SITE PLAN FOR
THE GARDENS ON HAVANA SITE PLAN

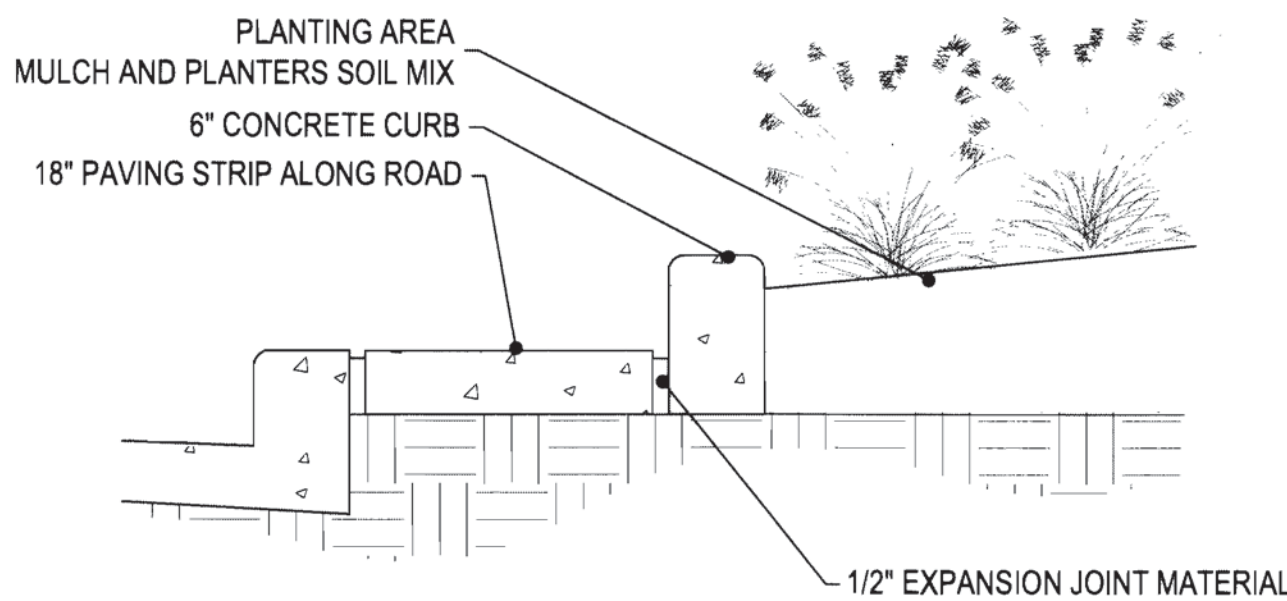
LOT 3, BLOCK 1, BUCKINGHAM SQUARE SUBDIVISION FILING NO. 8 LOCATED IN THE N.W. QUARTER OF SECTION 23, TOWNSHIP 4 SOUTH,
RANGE 67 WEST OF THE 6TH PRINCIPAL MERIDIAN, CITY OF AURORA, COUNTY OF ARAPAHOE, STATE OF COLORADO

LANDSCAPE PLANT LIST

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

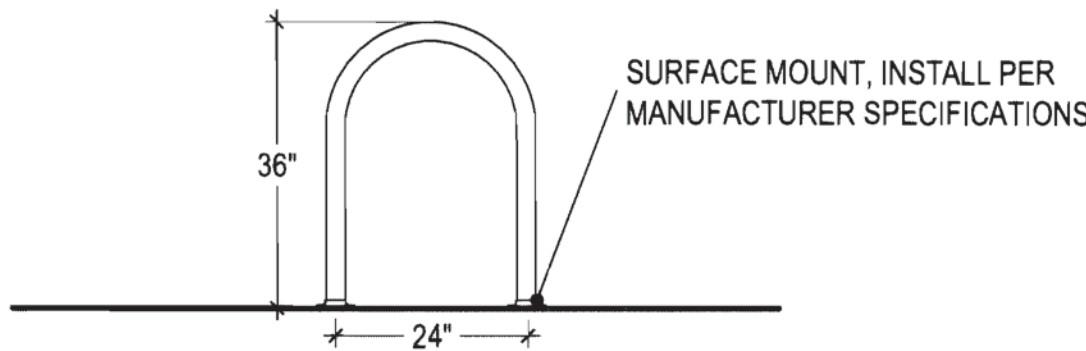
PROMENADE PLANTER EDGE DETAIL

SCALE: 1" = 1'



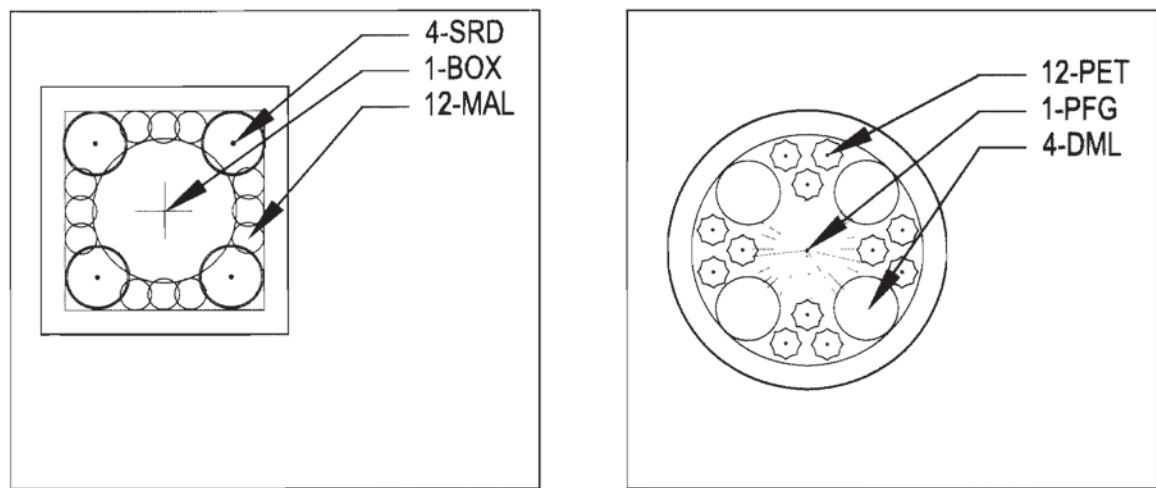
BIKE RACK DETAIL

N.T.S.



TYPICAL PLANTING DETAIL FOR CONTAINERS

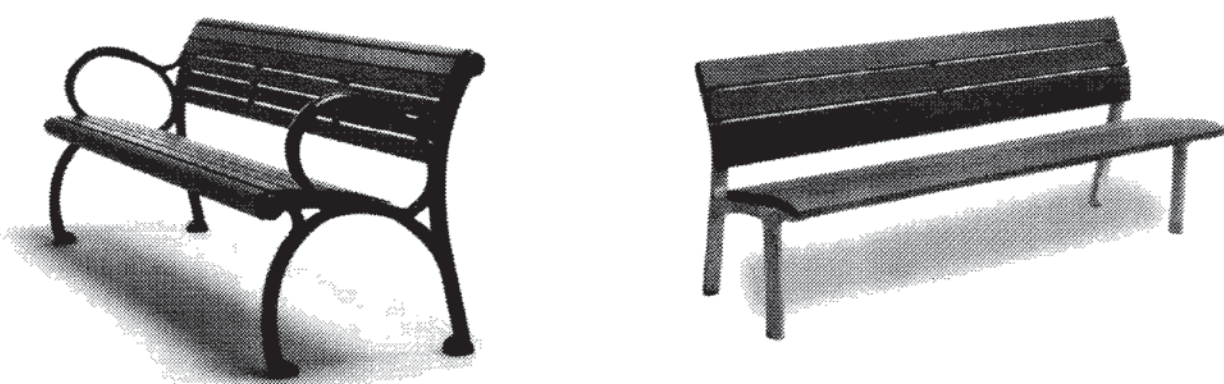
SCALE: N.T.S.



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

TYPICAL BENCH STYLE

SCALE: N.T.S.

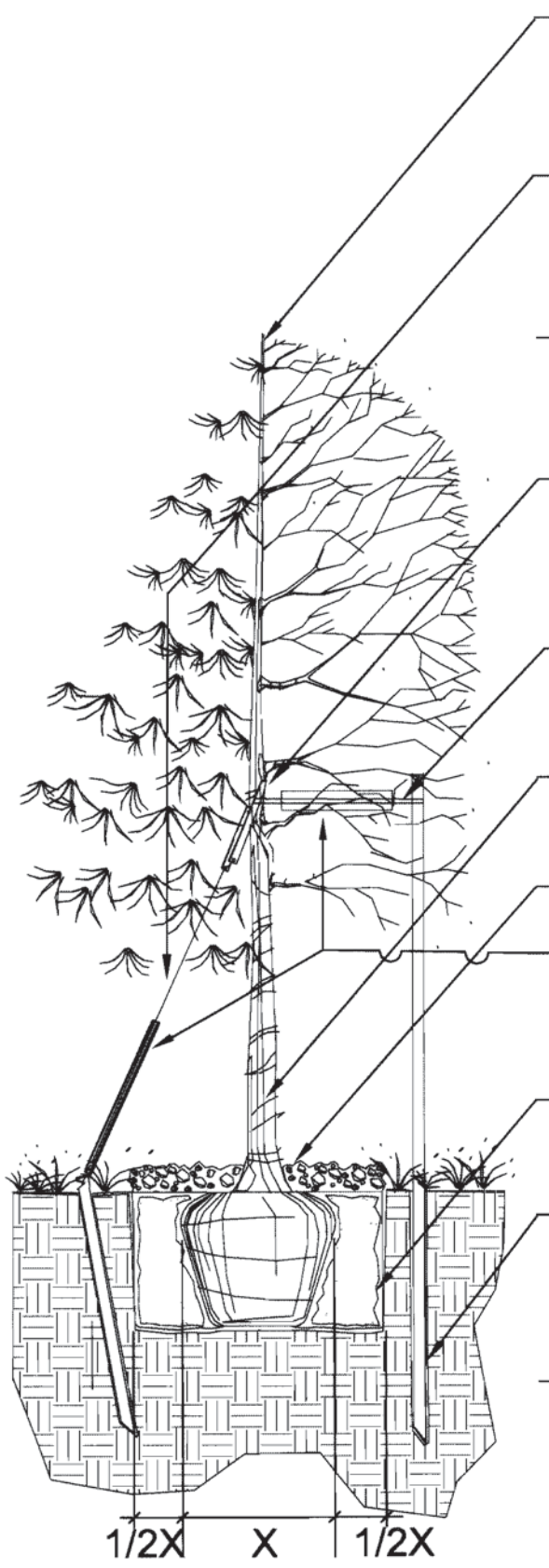


PLAINWELL

NEOROMANTICO

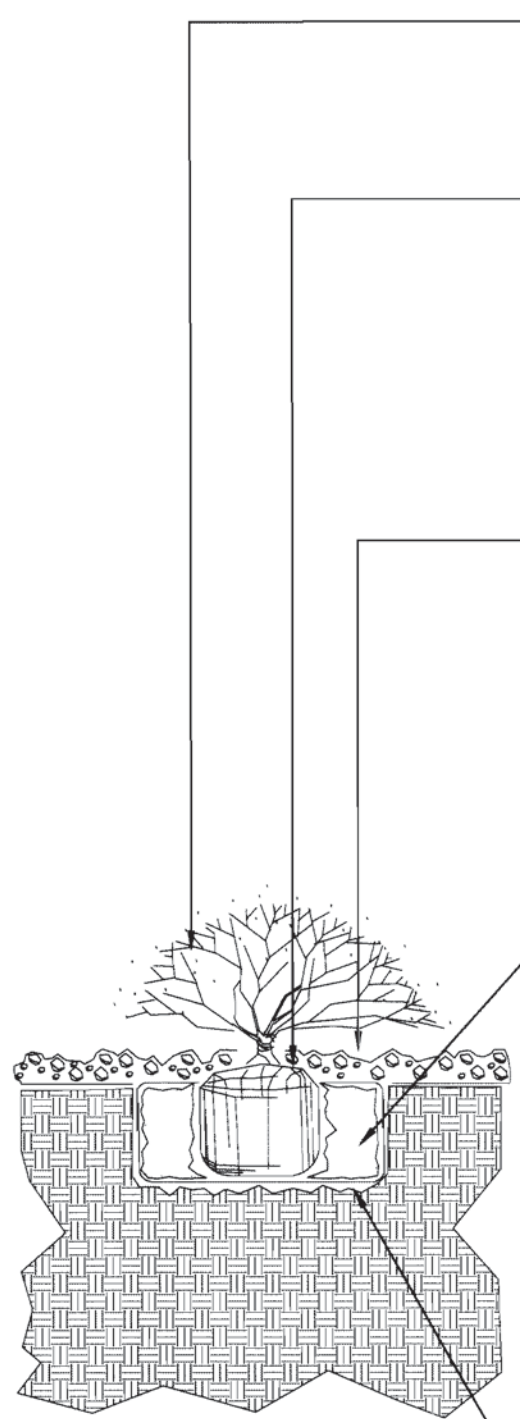
NOTES:
SEVERAL BENCH STYLES SHALL BE USED IN THE GARDENS. DETAILED DESIGNS WILL BE
PRESENT WITHIN THE CONSTRUCTION DOCUMENTS.

TREE PLANTING DETAIL



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

SHRUB PLANTING DETAIL



PRUNE ALL DEAD OR
DAMAGED WOOD
PRIOR TO PLANTING.
SET SHRUB 1" HIGHER
THAN THE FINISHED
BED GRADE.
DIG PLANT PIT TWICE
AS WIDE & HIGH AS
THE CONTAINER
APPLY SPECIFIED
MULCH.
CARE SHOULD BE
TAKEN NOT TO DAMAGE
THE SHRUB OR ROOT-
BALL WHEN REMOVING
IT FROM ITS CONTAINER.
LOOSEN SIDES OF
PLANT PIT & WATER IN
WELL TO ELIMINATE
LARGE AIR POCKETS.
ALL JUNIPER PLANTS
SHOULD BE PLANTED
SO TOP OF ROOT MASS
OCCURS AT FINISH
GRADE OF MULCH
LAYER.
COMPACTED BACKFILL
MIX
FILL PLANT PIT WITH
1/2 SPECIFIED SOIL MIX
& 1/2 PIT SOIL

PLANTER POT PLANT LIST

SYM.	COMMON NAME	BOTANICAL NAME	SIZE & COND.
(UNLESS OTHERWISE NOTED)			
DECIDUOUS SHRUBS- 2'-5' SPREAD			
BOX	WINTER GEM BOXWOOD	BUXUS MICROPHYLLA 'WINTER GEM'	#5 CONT.
ORNAMENTAL GRASSES			
PFG	PURPLE FOUNTAIN GRASS	PENNISETUM SETACEUM 'RUBRUM'	#1 CONT.
ANNUAL FLOWERS			
PET	PETUNIA	PETUNIA X HYBRIDA	4" POTS
MAL	MOUNTAIN ALYSSUM	ALYSSUM MONTANUM	4" POTS
SRD	SWAN RIVER DAISY	BRACHYCOME IBERIDIFOLIA	4" POTS
DML	DUSTY MILLER	SENECIO CINERARA	4" POTS

NOT FOR CONSTRUCTION

M
W
MILLER WEINGARTEN

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

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

A DEVELOPMENT OF:
Miller Weingarten Realty, LLC
850 ENGLEWOOD PARKWAY, SUITE 200
ENGLEWOOD, COLORADO 80110
(303) 798-6300 FAX (303) 414-0876

naos

Naos Design
Group, LLC

5031 S. ULSTER STREET
SUITE 300
DENVER, COLORADO 80237
(p) 303.759.5777
(f) 303.759.5277
www.naosdg.com

MANHARD

CARROLL & LANGE
- MANHARD
7442 South Tucson Way, Suite 190-A
Centennial, Colorado 80112
ph 303.708.0500 fx 303.708.0400
manhard.com

NORRIS DESIGN
Planning | Landscape Architecture

1101 Bannock Street P 303.892.1166
Denver, Colorado 80204 F 303.892.1166
www.norris-design.com

ISSUE LOG

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

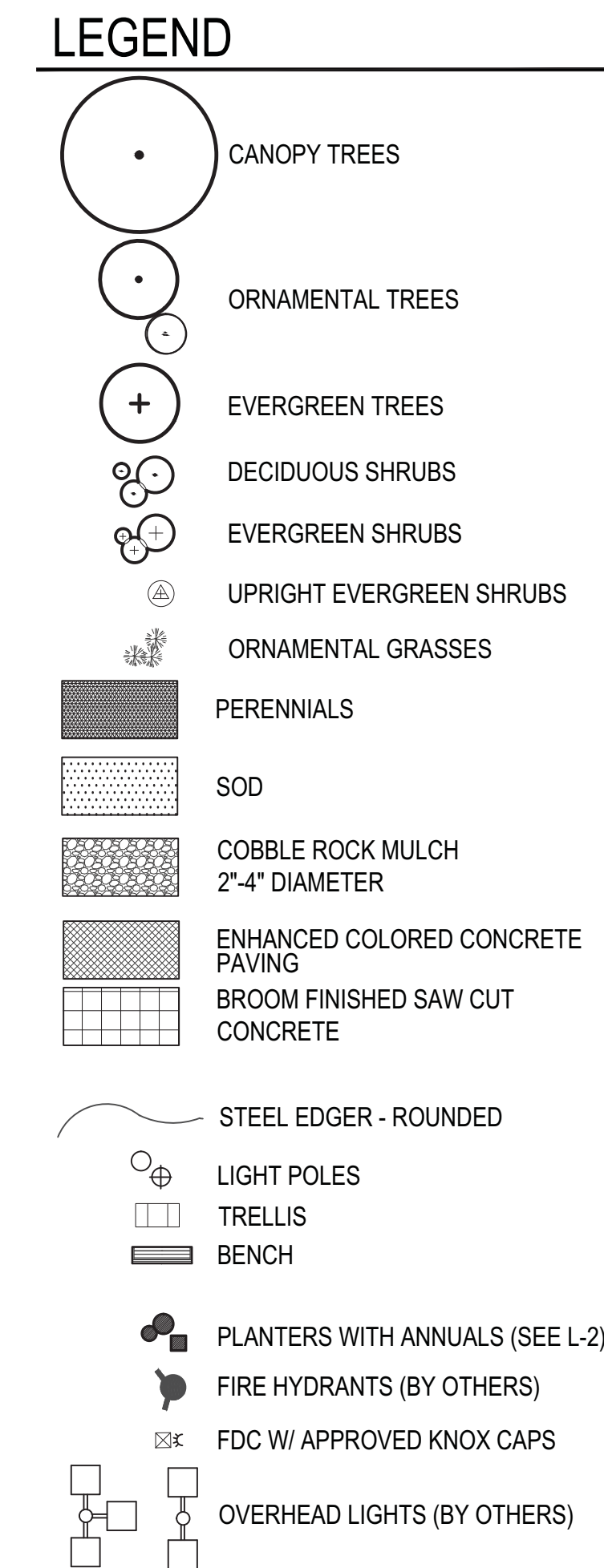
DATE:	JOB:	SCALE:
07/29/11	2011016	

SHEET NO.

L-2

LANDSCAPE DETAILS

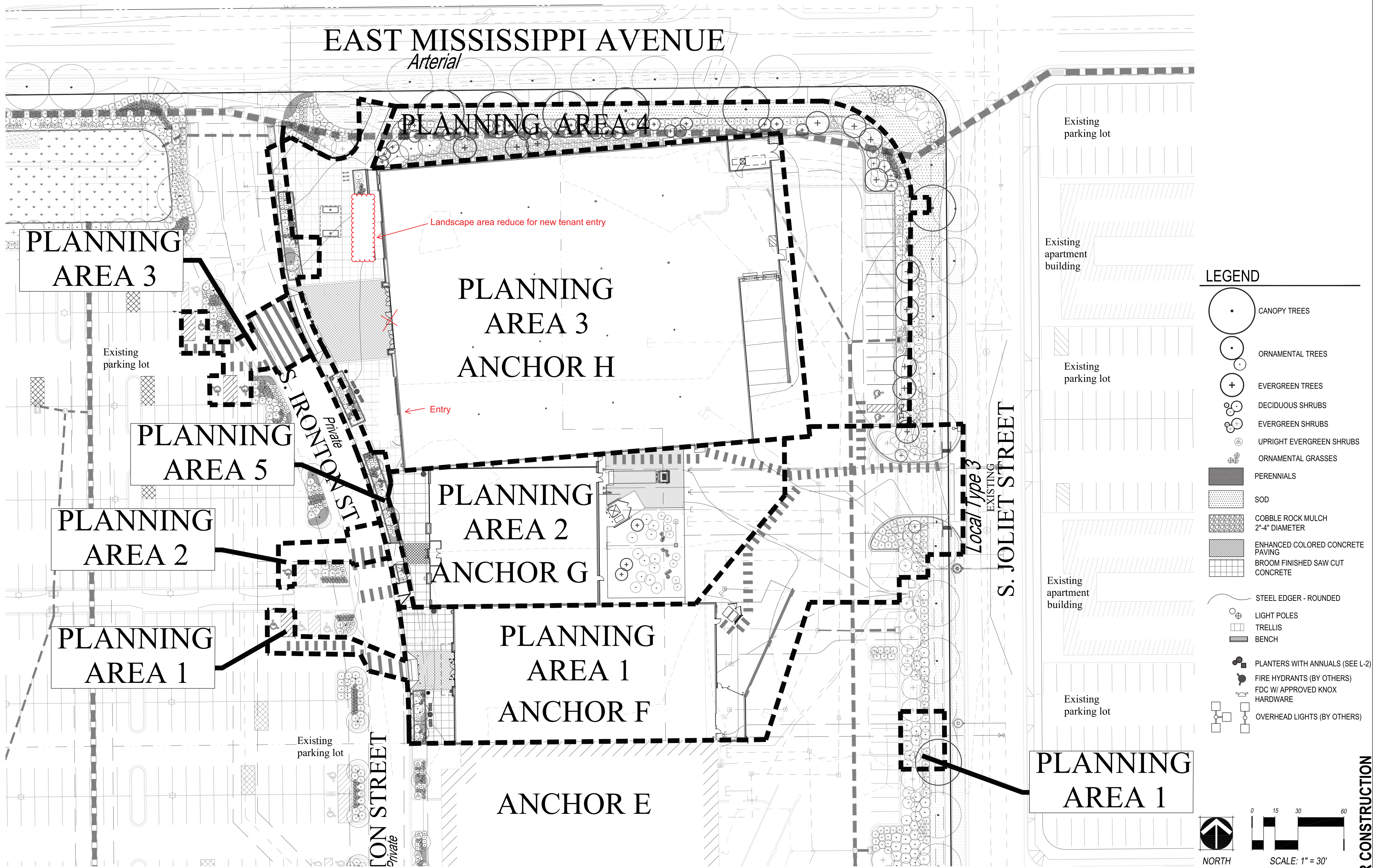
LOT 3, BLOCK 1, BUCKINGHAM SQUARE SUBDIVISION FILING NO. 8 LOCATED IN THE N.W. QUARTER OF SECTION 23, TOWNSHIP 4 SOUTH,
RANGE 67 WEST OF THE 6TH PRINCIPAL MERIDIAN, CITY OF AURORA, COUNTY OF ARAPAHOE, STATE OF COLORADO



NOT FOR CONSTRUCTION



ANCHORS F, G AND H AT
THE GARDENS ON HAVANA SITE PLAN
LOT 3, BLOCK 1, BUCKINGHAM SQUARE SUBDIVISION FILING NO. 8 LOCATED IN THE N.W. QUARTER OF SECTION 23, TOWNSHIP 4 SOUTH,
RANGE 67 WEST OF THE 6TH PRINCIPAL MERIDIAN, CITY OF AURORA, COUNTY OF ARAPAHOE, STATE OF COLORADO



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

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

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



Naos Design
Group, LLC

5031 S. ULSTER STREET
SUITE 300
DENVER, COLORADO 80237
(p) 303.759.5777
(f) 303.759.5277
www.naosdg.com



ISSUE LOG		
NO.	DESCRIPTION	DATE
1	1st SUBMITTAL	07/29/11
2	2nd SUBMITTAL	10/14/11
3	Mylar	12/01/11
4	Amendment #1	10/26/12
5	Amendment #2	04/14/14

DATE:	JOB:	SCALE:
07/29/11	2014008	

SHEET NO.
L-4
LANDSCAPE PHASING

NOT FOR CONSTRUCTION

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

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

EAST MISSISSIPPI AVENUE

ANCHOR H

ANCHOR G

ANCHOR F

ANCHOR E

S. JOLIET STREET

EXISTING LIGHT TO REMAIN
WALL MOUNTED LIGHT, TYPICAL

Relocate and add lighting for 2 storefronts instead of 1

PEDESTRIAN POLE
EXISTING LIGHT TO REMAIN

EXISTING LIGHT TO REMAIN
PARKING LOT LIGHT, TYPICAL

EXISTING LIGHT TO REMAIN
PEDESTRIAN POLE

EXISTING LIGHT TO REMAIN
PARKING LOT LIGHT, TYPICAL

EXISTING LIGHT TO REMAIN
PARKING LOT LIGHT

SITE PLAN

SCALE: 1" = 30'-0"



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

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

A DEVELOPMENT OF:
Miller Real Estate Investments, LLC
7100 E. BELLEVUE AVENUE, SUITE 909
GREENWOOD VILLAGE, COLORADO 80111
(303) 759-5500 FAX (303) 696-8361



Naos Design
Group, LLC

5031 S. ULSTER STREET
SUITE 300
DENVER, COLORADO 80237
(p) 303.759.5777
(f) 303.759.5277
www.naosdsg.com



13771 East Rice Place
Aurora, Colorado 80015
720.870.5630 Telephone
720.941.1311 Fax
ead@meacei.com E-mail

MEA Project Number: 14012



8000 South Lincoln Street, #206 | Littleton, CO 80122
Office: (720) 283-6783 | www.redland.com



NORRIS DESIGN
Planning | Landscape Architecture

1101 Bannock Street P 303.892.1166
Denver, Colorado 80204 F 303.892.1186
www.norris-design.com

ISSUE LOG

NO.	DESCRIPTION	DATE
1	1st SUBMITTAL	07/29/11
2	2nd SUBMITTAL	10/14/11
3	Mylar	12/01/11
4	AMENDMENT #2	08/11/11

DATE:	JOB:	SCALE:
07/29/11	2014008	1" = 30'-0"


SHEET NO.

SP-E1

SITE PHOTOMETRIC PLAN

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

Saturn Cutoff



Project:

Type:

Qty:

SAC

Feature Series

Reflector

Mounting

Lamp Type/Wattage

Lamp Color

Finish

Voltage

Options

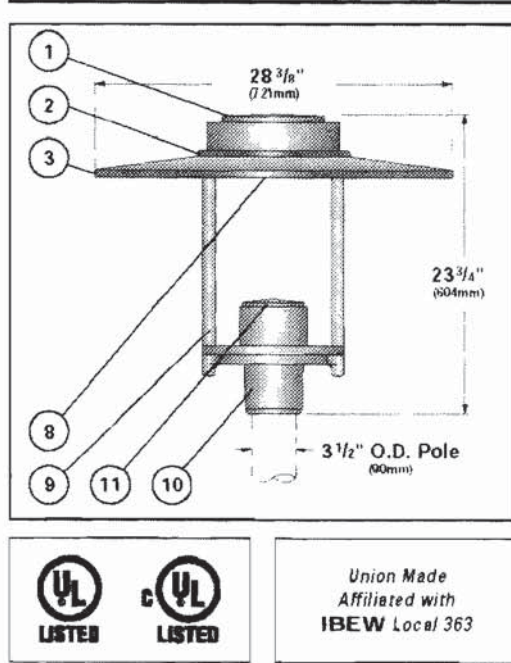
Pole Series

Height

Finish

Options

Series	Reflector	Mounting	Lamp Type	Lamp Color	Finish	Voltage	Options
SAC	R2	1	MR	100W	White	120	Ballast
Saturn	R2	1	MR	100W	White	120	Ballast
Cutoff	R2	1	MR	100W	White	120	Ballast



1. Fixture Cover - Die cast aluminum cover, removable easily for access to ballast and lamp.
2. Gasketing - Continuous gasket provides weatherproofing, dust and moisture protection.
3. Fixture Hood - Aluminum shade with pin-pointed reflector.
4. Reflector - Aluminum shade with pin-pointed reflector.
5. Lamp - High pressure sodium lamp, 100W, 120V, 10000 hours.
6. Reflector - Aluminum shade with pin-pointed reflector.
7. Ballast - Electronic ballast, 100W, 120V, 10000 hours.
8. Access Door - Removable door for access to ballast and lamp.
9. Hood Supports - Two aluminum supports, one for each side of the fixture.
10. Pole Fitter - Self-aligning pole fitter, 1/2\"/>
11. Ballast Cover - Cast aluminum ballast cover, removable easily for access to ballast.

SELUX Corp. 2002
P.O. Box 1060, 11 Lanes Lane
Hawthorne, NY 10532
Tel: (845) 931-7123
Fax: (845) 931-7124
Email: sales@selux.com
Web Site: www.selux.com
1-800-742-7123

EXISTING PEDESTRIAN POLE

EXISTING AREA LIGHT POLE

Saturn 90 Wall

Project: _____ Qty: _____

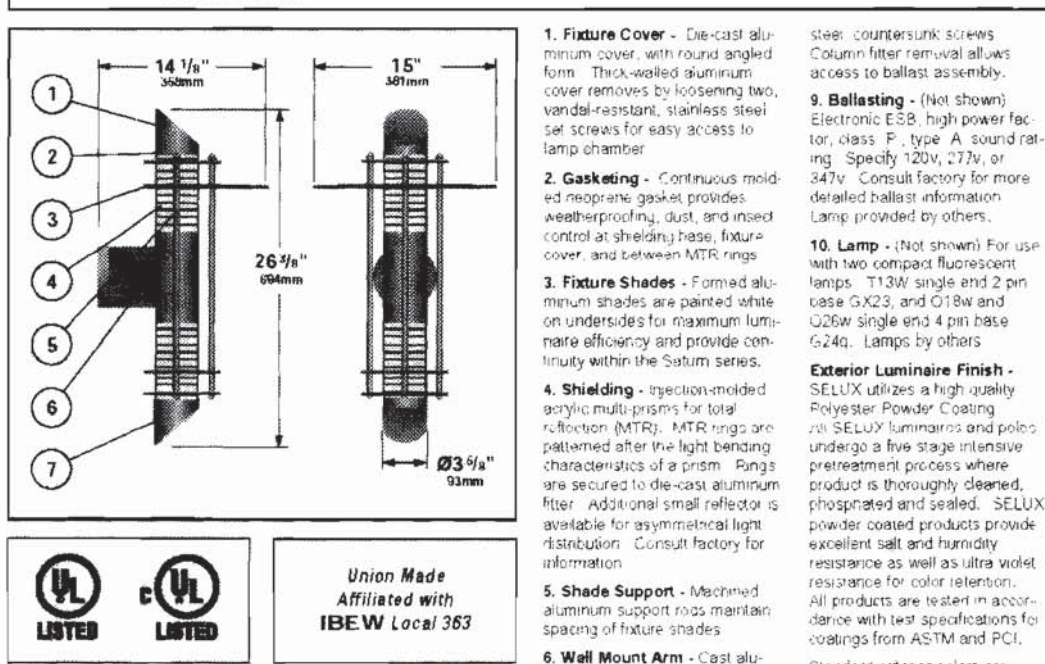
Type: _____

SA90 - MR - _____

Fixture Series Shielding Lamp Type / Wattage Finish Voltage

Series	Shielding	Lamp Type / Wattage	Finish	Voltage
SA90 Saturn 90 Wall	MR MTD™ 90 Reflector Reflector is an integral part of the fixture and is not an option	T 11 Q 18 Q 26 11w Twin tube fluorescent 18w (low Bay) fluorescent 26w (low Bay) fluorescent	WH BK BL BR SP White Black Bronze Blue Specify RAL*	120 277 347

*US Patent No. 4,963,624



SELUX Corp. 2002
P.O. Box 1060, 11 Lanes Lane
Hawthorne, NY 10532
Tel: (845) 931-7123
Fax: (845) 931-7124
Email: sales@selux.com
Web Site: www.selux.com
1-800-742-7123

TYPE "GG"

TYPE "DD"

LIGHTING FIXTURE SCHEDULE					
TYPE	MANUFACTURER	CATALOG NUMBER	DESCRIPTION	MOUNTING	LAMPS
CC	LITHONIA	ASW2-350H-45C-271	WALL MOUNTED ARCHITECTURAL AREA LIGHT WITH TYPE 4 SHARP CUTOFF OPTICS, BLACK IN COLOR	WALL 25'-0" AFF	(1) 350W MHVCAU POLE START
DD	LITHONIA	MR-2/42TRT-HD-ELDHVR-271 BODINE 800 BATTERY	WALL MOUNTED CUTOFF AREA LIGHT WITH REMOTE EMERGENCY 40-MINUTE BATTERY PACK BALLAST	WALL AT 4'-6" AFF	(2) 42W TRT/835
66	SELUX	SA90-HR-A26-SF-120	WALL MOUNTED ARCHITECTURAL EXTERIOR SCONCE 24 INCHES TALL, COLOR SPECIFIED BY ARCHITECT	WALL MOUNT AT 4'-0" AFF	(2) 26W GUAD/830 120 VOLT ELECTRONIC

SELUX Corp. 2002
P.O. Box 1060, 11 Lanes Lane
Hawthorne, NY 10532
Tel: (845) 931-7123
Fax: (845) 931-7124
Email: sales@selux.com
Web Site: www.selux.com
1-800-742-7123

LITHONIA LIGHTING

FEATURES & SPECIFICATIONS

INTRODUCE US

For building and well-ventilated applications.

CONSTRUCTION

Rugged, die-cast, magnesium aluminum housing. Die-cast die

SELUX Corp. 2002
P.O. Box 1060, 11 Lanes Lane
Hawthorne, NY 10532
Tel: (845) 931-7123
Fax: (845) 931-7124
Email: sales@selux.com
Web Site: www.selux.com
1-800-742-7123

EXISTING PEDESTRIAN POLE

EXISTING AREA LIGHT POLE

LITHONIA LIGHTING

Features & Specifications		Notes	Qty
INTENDED USE For building and wall-mounted applications			
CONSTRUCTION Rugged, cast aluminum die-cast aluminum housing. Standard mounting bracket for 1/2" standard hole size. D-mount is fully adjustable with universal hole pattern.			
FINISH Chromate finish in heavy saltwater test. Powdercoat finish available.			
OPTICAL SYSTEM Separated reflectors for superior uniformity and control. Multiple throw, wide beam, flood, and spot beam patterns available. Light adjustable.			
ELECTRICAL SYSTEM Fluorescent ballast in Class II enclosure. High power ballast (40W/60W) with dimming capability for 0-10V DC. Fluorescent ballast in vapor-tight enclosure for hazardous area (Class I, Div. 1) and Class II, Div. 1 applications.			
INSTALLATION Universal mounting mechanism with no-weld mounting, support allows future installation.			
LISTING Listed in UL Classified for hazardous area applications.			
OPTIONAL ACCESSORIES 1/2" hole reflectors, 1/2"			

SELUX Corp. 2002
P.O. Box 1060, 11 Lanes Lane
Hawthorne, NY 10532
Tel: (845) 931-7123
Fax: (845) 931-7124
Email: sales@selux.com
Web Site: www.selux.com
1-800-742-7123

EXISTING PEDESTRIAN POLE

EXISTING AREA LIGHT POLE

MILLER WEINGARTEN
W
The Gardens
on Havana

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

A DEVELOPMENT OF:
Miller Weingarten Realty, LLC
800 ENGLEWOOD PARKWAY, SUITE 200
ENGLEWOOD, COLORADO 80110
(303) 740-6300 FAX (303) 414-0676



Naos Design
Group, LLC

5031 S. ULSTER STREET
SUITE 300
DENVER, COLORADO 80237
(p) 303.759.5777
(f) 303.759.5277
www.naosdg.com

CARROLL & LANGE
-M ANHARD
7442 South Tucson Way, Suite 190-A
Centennial, Colorado 80112
ph: 303.708.0500
manhard.com

NORRIS DESIGN
Planning / Landscape Architecture

1101 Bannock Street P 303.892.1166
Denver, Colorado 80204 F 303.892.1186

www.norris-design.com

ISSUE LOG

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

DATE: 07/29/11 JOB: 2011016 SCALE: 1" = 30'-0"

SHEET NO.

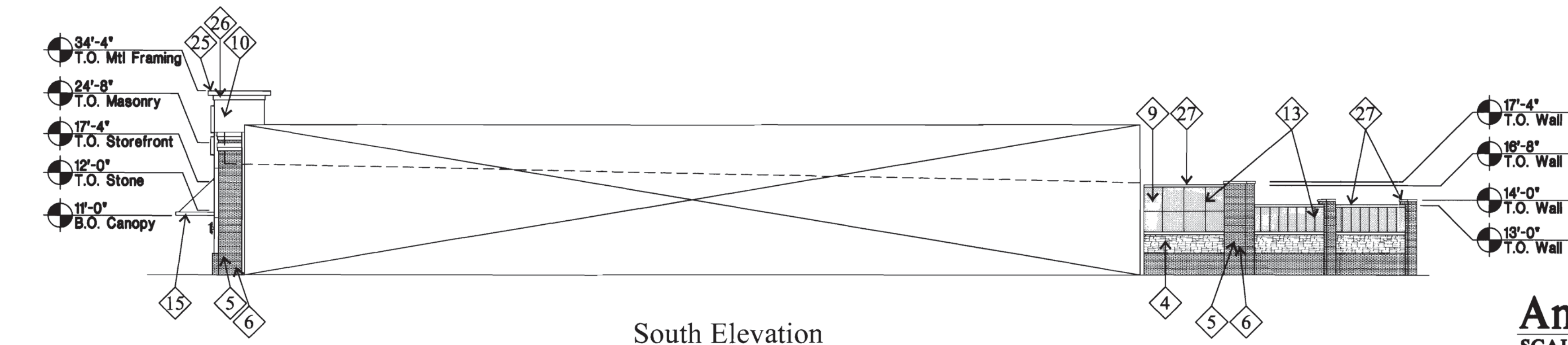
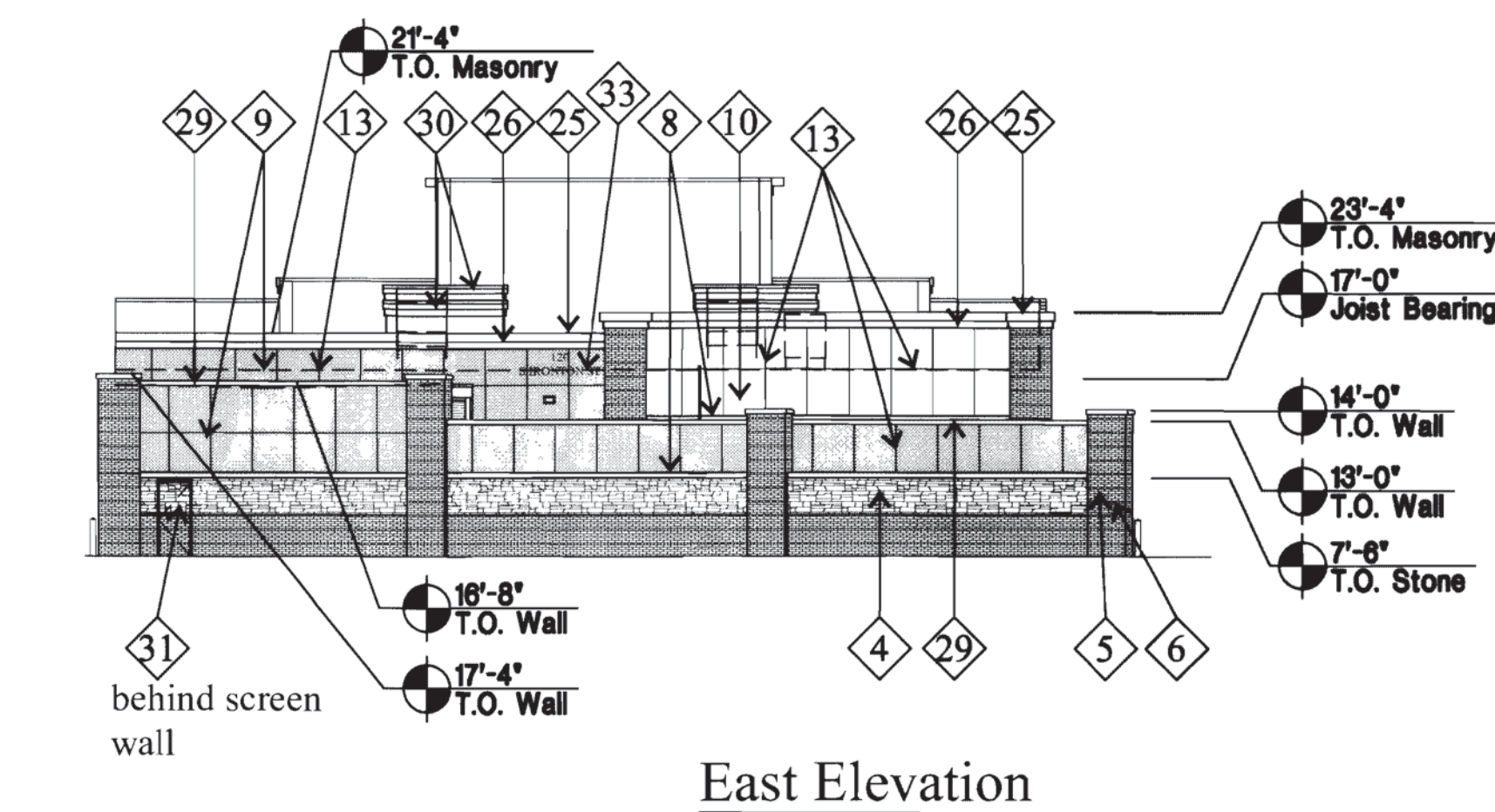
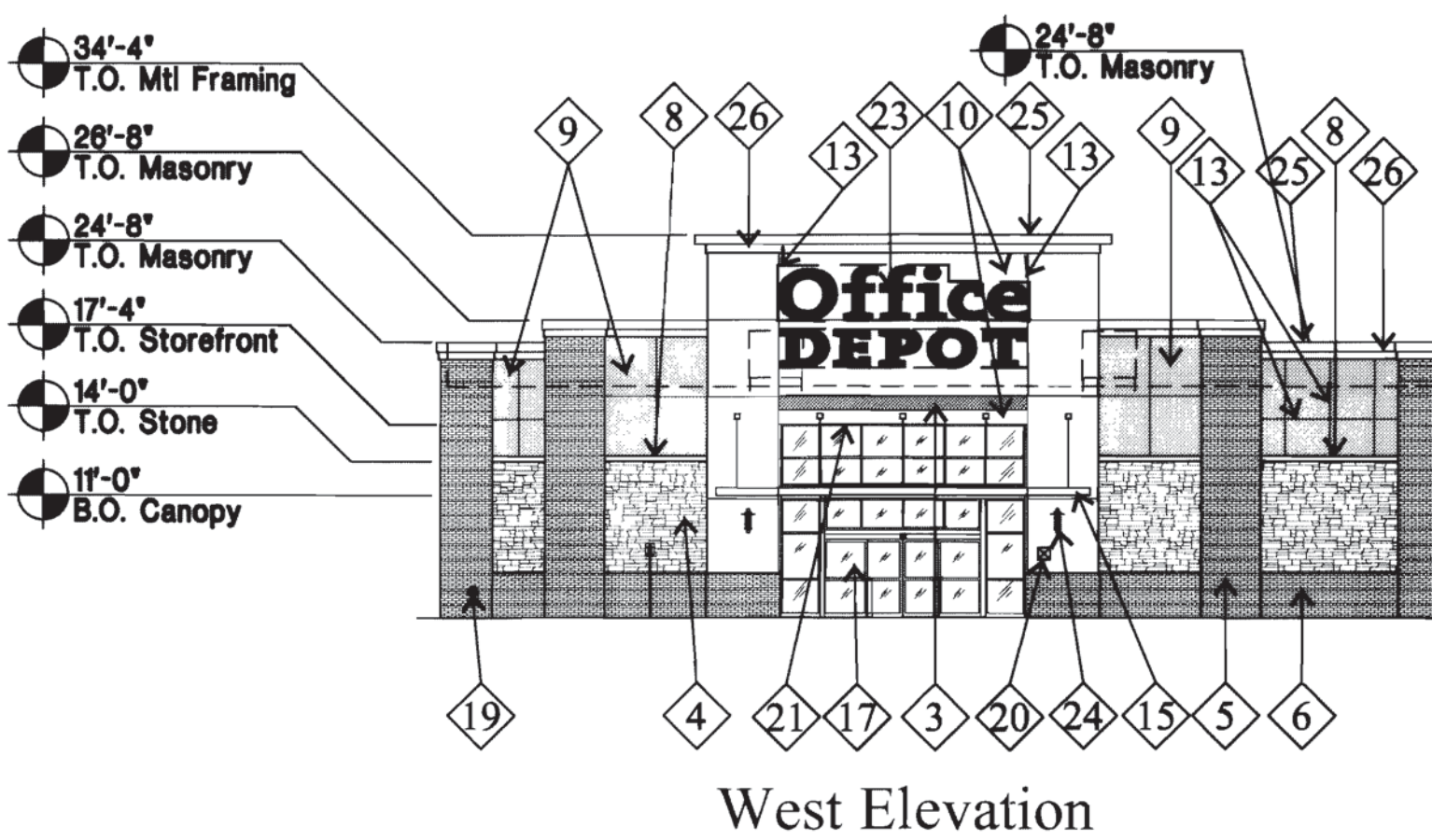
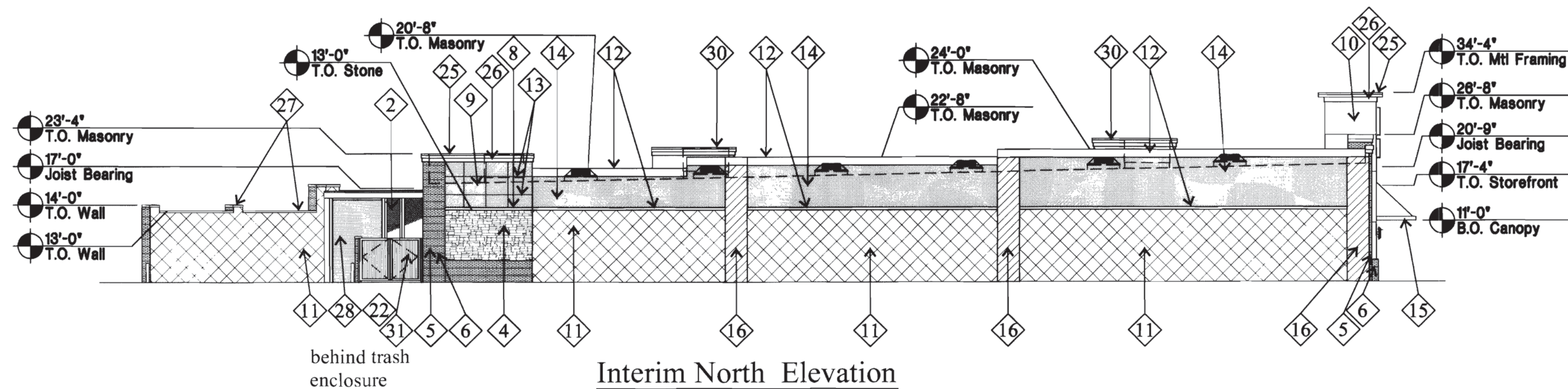
SP-E2

LIGHTING DETAILS

COPYRIGHT © 2011 NAOS DESIGN GROUP, LLC
THESE DRAWINGS, OR PARTS THEREOF, MAY NOT BE
REPRODUCED IN ANY FORM, BY ANY METHOD, FOR ANY
PURPOSE, WITHOUT PRIOR WRITTEN CONSENT FROM NAOS

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

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



Finish Legend

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

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



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

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

GARDENS ON HAVANA ANCHORS F, G, AND H 2011-6022-00

M
W
MILLERWEINGARTEN

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

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

A DEVELOPMENT OF:
Miller Weingarten Realty, LLC
880 ENGLEWOOD PARKWAY, SUITE 200
ENGLEWOOD, COLORADO 80110
(303) 798-6900 FAX (303) 414-0878

naos

Naos Design
Group, LLC

5031 S. ULSTER STREET
SUITE 300
DENVER, COLORADO 80237
(p) 303.759.5777
(f) 303.759.5277
www.naosdg.com



CARROLL & LANGE
- MANHARD
7442 South Tucson Way, Suite 130A
Denver, Colorado 80212
ph: 303.708.0500 fx: 303.708.0400
manhard.com

NORRIS DESIGN
Planning | Landscape Architecture

1101 Bannock Street P 303.892.1166
Denver, Colorado 80204 F 303.892.1166
www.norris-design.com

ISSUE LOG

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

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

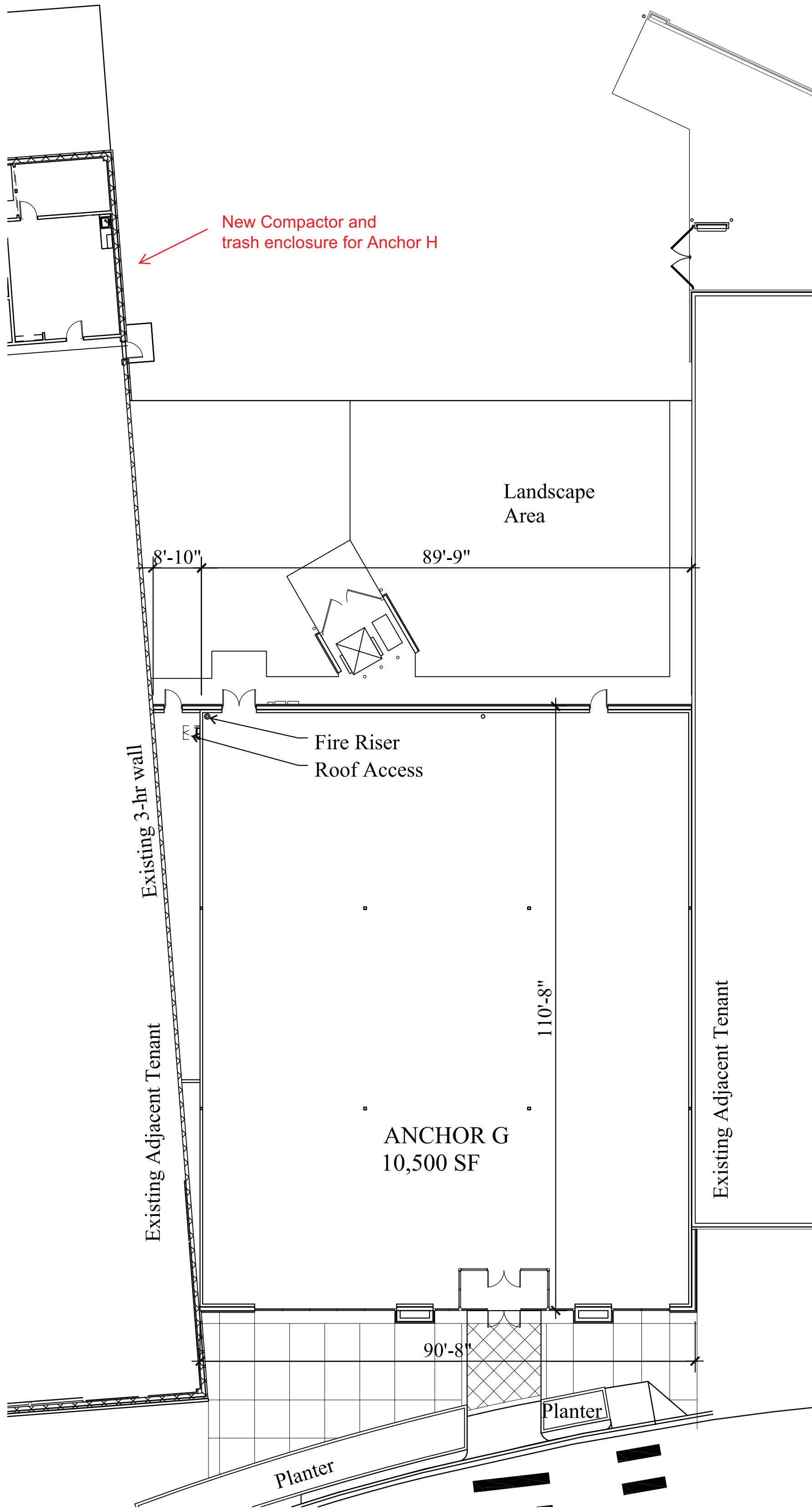
SHEET NO.

A1

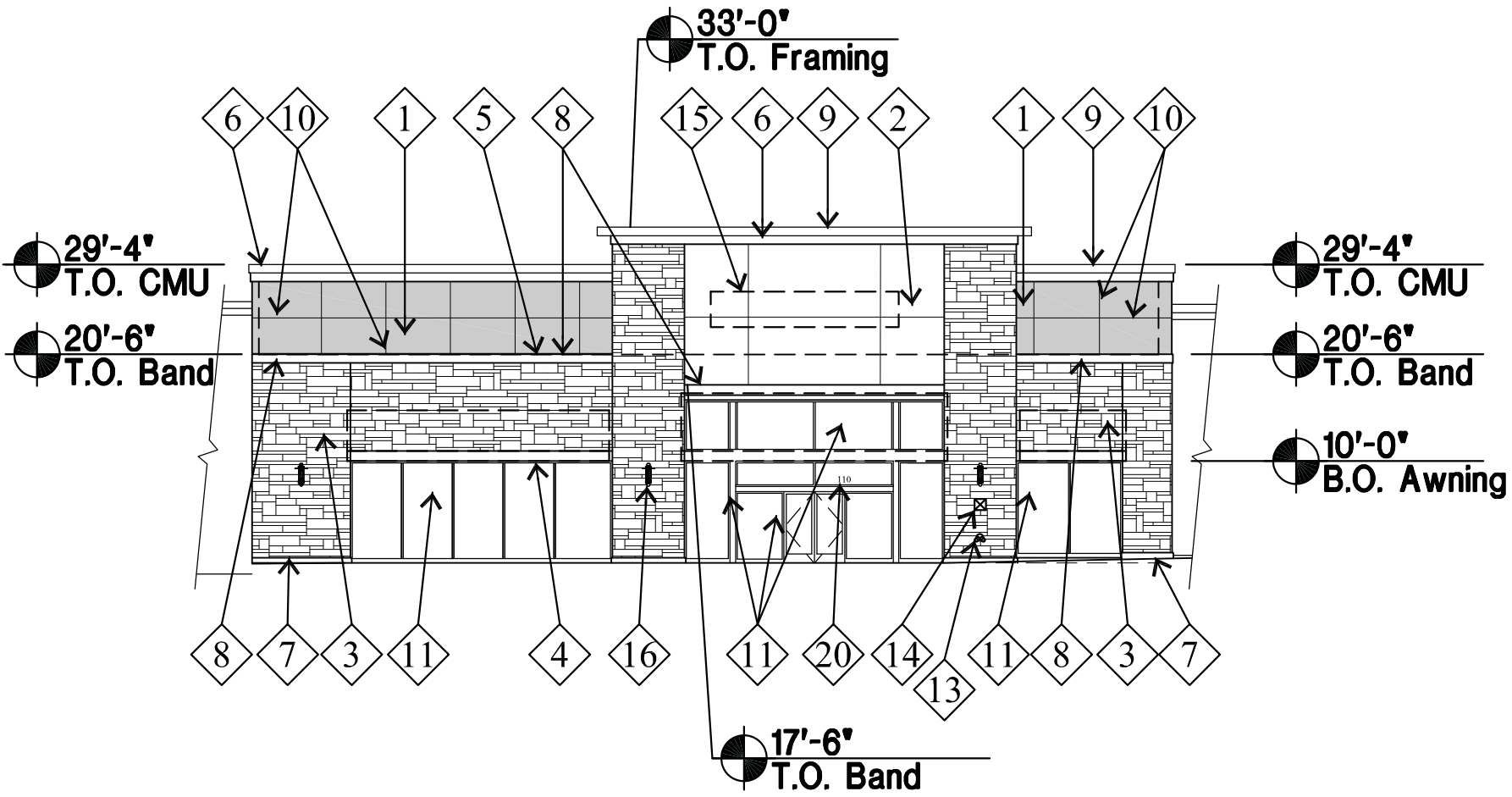
ANCHOR F ELEVATIONS

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

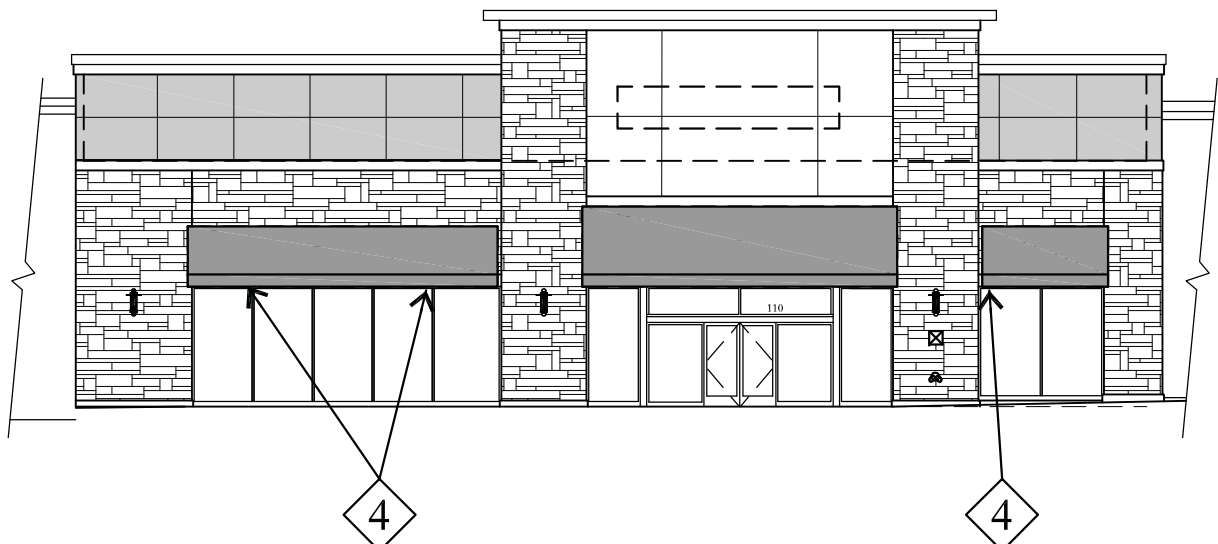
LOT 3, BLOCK 1, BUCKINGHAM SQUARE SUBDIVISION FILING NO. 8 LOCATED IN THE N.W. QUARTER OF SECTION 23, TOWNSHIP 4 SOUTH,
RANGE 67 WEST OF THE 6TH PRINCIPAL MERIDIAN, CITY OF AURORA, COUNTY OF ARAPAHOE, STATE OF COLORADO



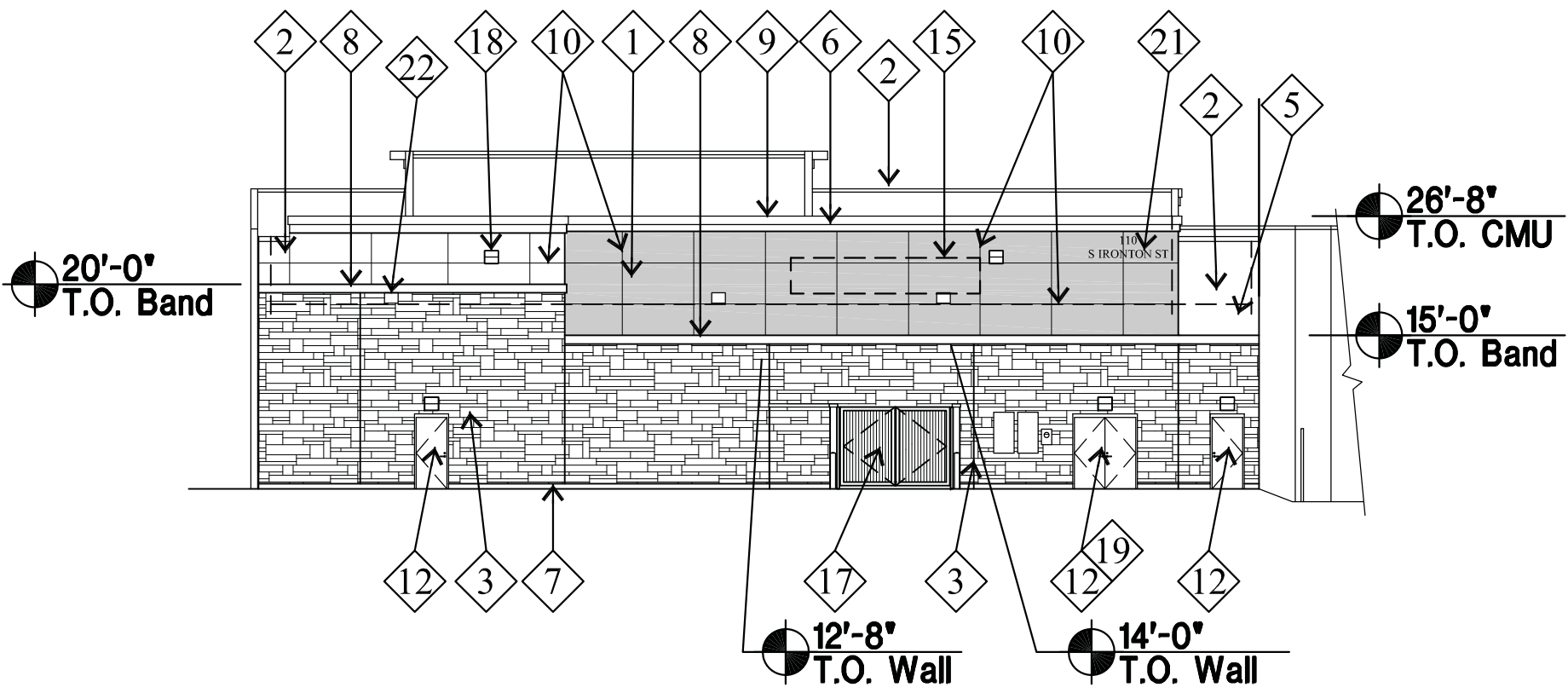
Floor Plan



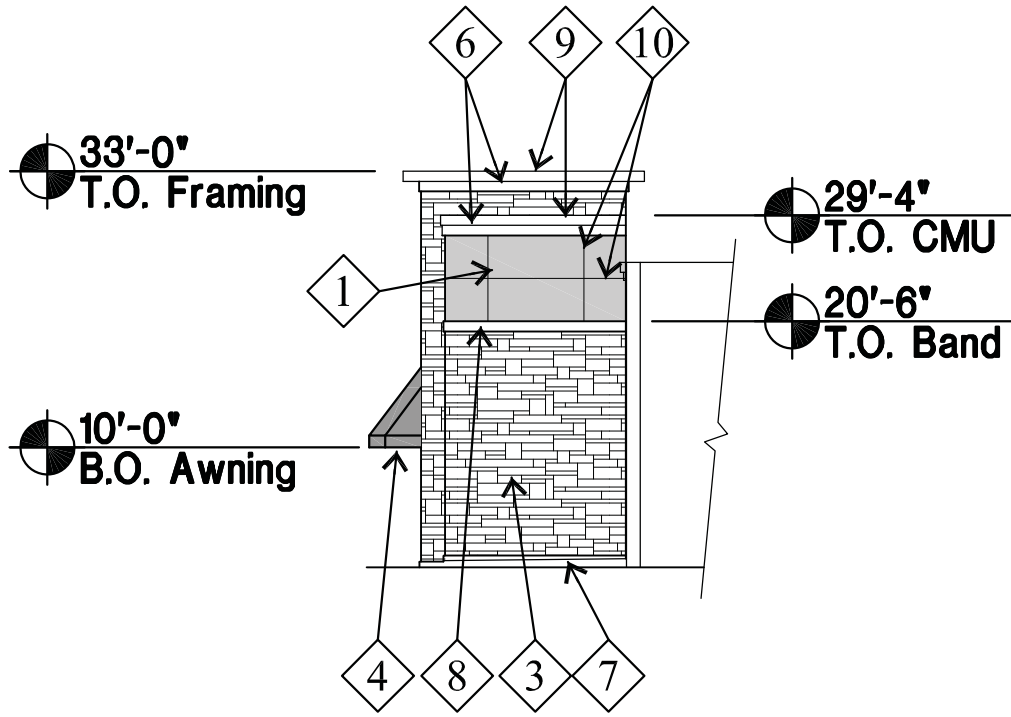
West Elevation



West Elevation with fabric awnings.



East Elevation



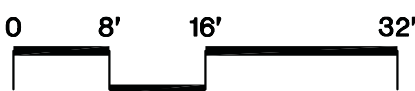
South Elevation

Finish Legend

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

Anchor G Elevations

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



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



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

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

A DEVELOPMENT OF:
Miller Real Estate Investments, LLC
7100 E. BELLEVUE AVENUE, SUITE 309
GREENWOOD VILLAGE, COLORADO 80111
(303) 788-6500 FAX (303) 696-6361



Naos Design
Group, LLC

5031 S. ULSTER STREET
SUITE 300
DENVER, COLORADO 80237
(p) 303.759.5777
(f) 303.759.5277
www.naosdg.com



1101 Bannock Street P 303.892.1166
Denver, Colorado 80204 F 303.892.1186
www.norris-design.com

ISSUE LOG

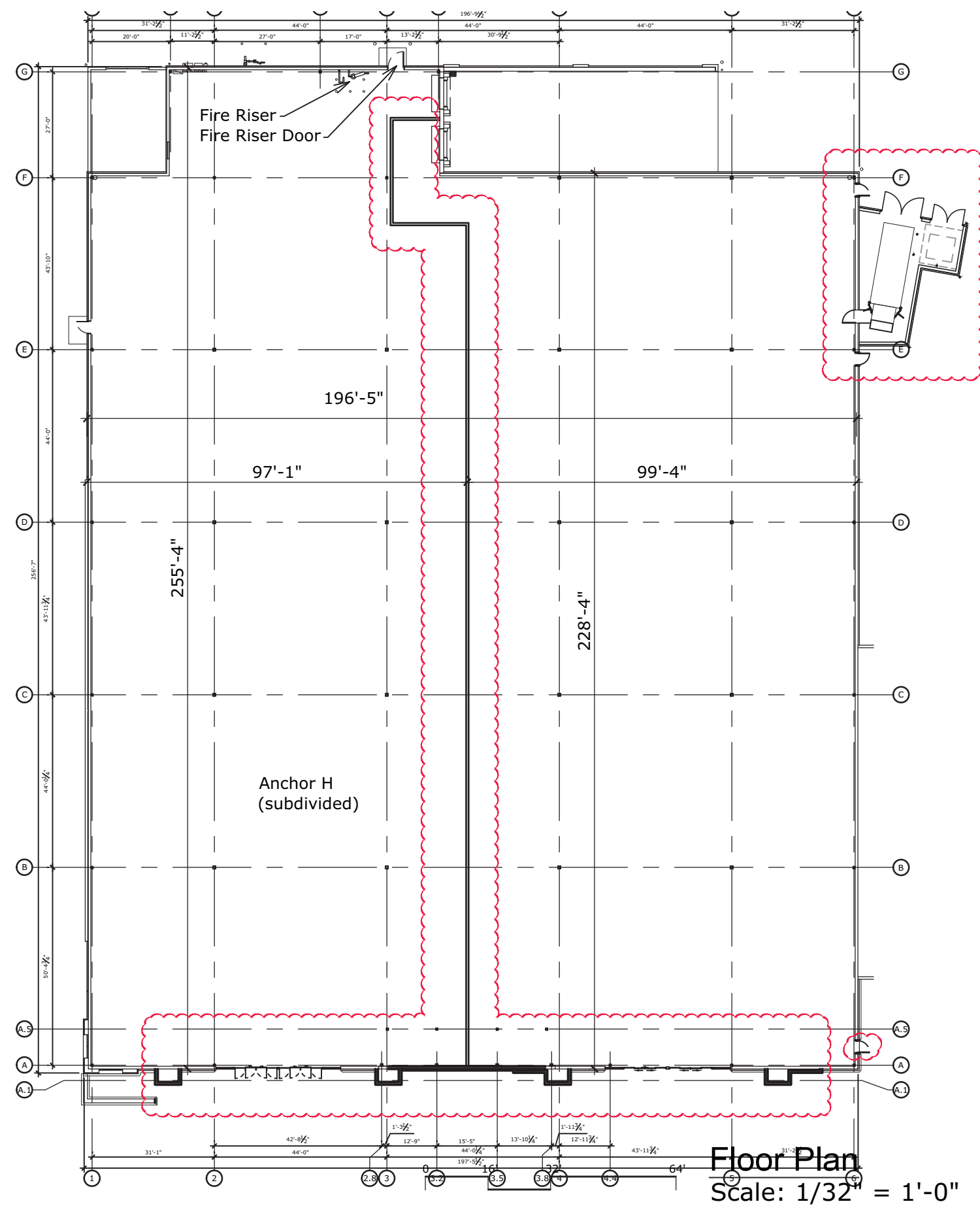
NO.	DESCRIPTION	DATE
1	1st SUBMITTAL	07/29/11
2	2nd SUBMITTAL	10/14/11
3	Mylar	12/01/11
4	AMENDMENT #2	04-14-14

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

SHEET NO.

A2

Anchor G Elevations

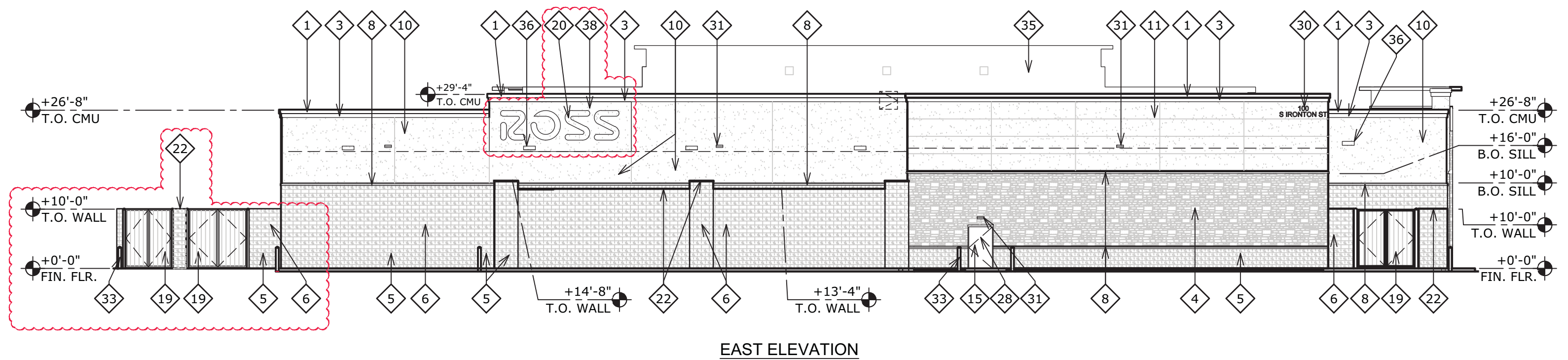
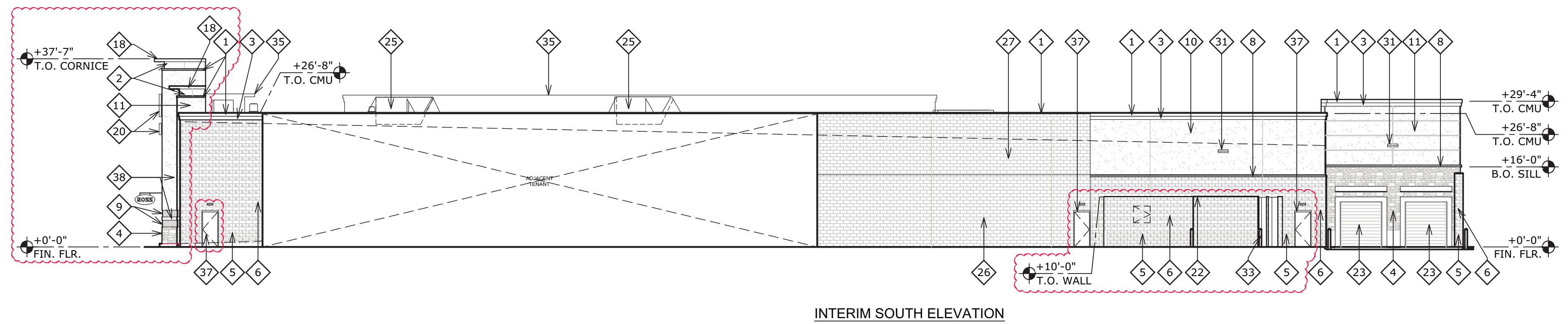
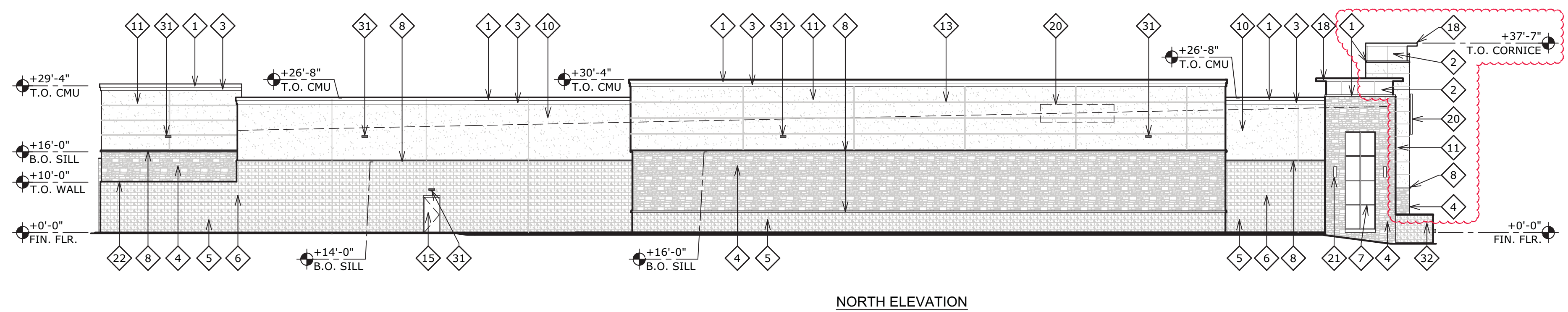
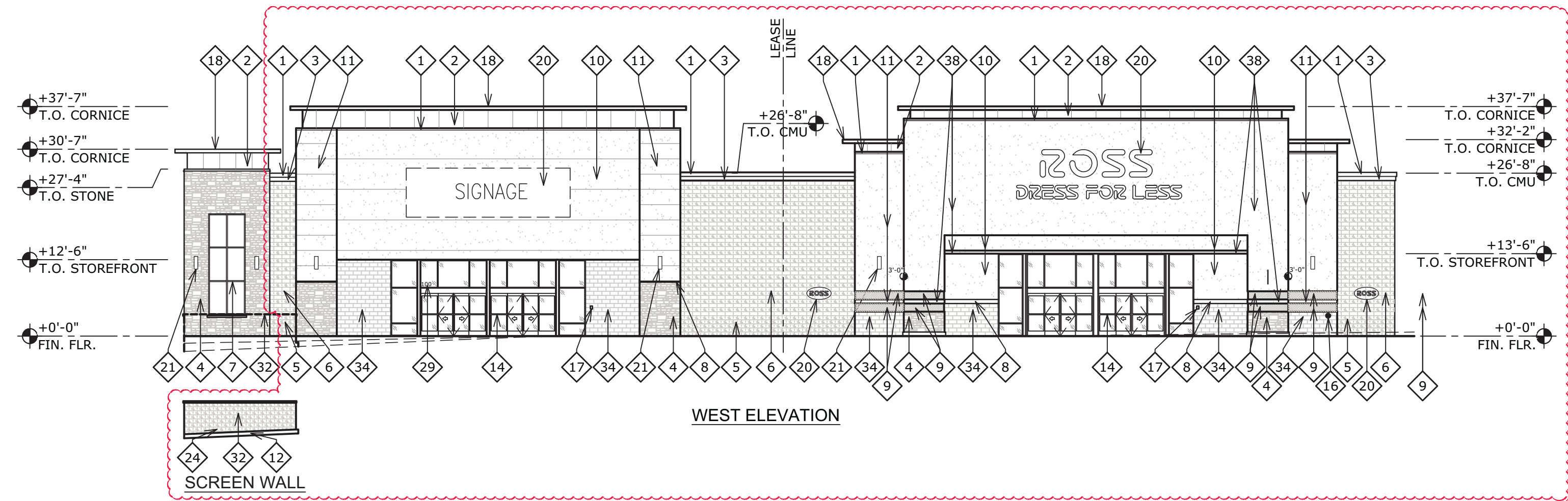


Finish Legend

- | | |
|---|---|
| 1 pre-finished metal coping - berridge | 21 Decorative light |
| 2 Alucobond metal panel - clear anodized aluminum | 22 Prairie stone peaked coping unit "Buff" |
| 3 EIFS cornice to match Sherwin Williams "SW6141 Softer Tan" | 23 Overhead rolling door |
| 4 Sunset "Natural Limestone", smallest mortar joint possible | 24 At grade planter |
| 5 Prairie Stone "Buff", rock face | 25 Roof Screen |
| 6 Alternating bands of Prairie Stone "Buff" smooth face and rock face | 26 Painted CMU to match Sherwin Williams "SW6141 Softer Tan" |
| 7 Clear anodized aluminum frames with spandrel glass - color light white | 27 Painted CMU to match Sherwin Williams "SW6116 Tatami Tan" |
| 8 Cast stone sill | 28 Fire riser door with 8" high white vinyl Helvetica letters reading "Fire Riser Door" |
| 9 EIFS to match Sherwin Williams "Ross Blue" | 29 8" high white vinyl Helvetica letters reading "100" for building address |
| 10 EIFS to match Sherwin Williams "SW6141 Softer Tan" | 30 10" high black gloss plastic Helvetica letters reading "100 S Ironston St" for building address. Letters to be pin mounted to hold off of wall 1/2" |
| 11 EIFS to match Sherwin Williams "SW6116 Tatami Tan" | 31 Wall pack or emergency wall pack light fixture. |
| 12 Concrete curb | 32 Screen wall in foreground: Prairie Stone "Buff" rock face, concrete curb and Prairie Stone peaked coping unit "Buff". Painted CMU back side of wall. |
| 13 3/4" reveal | 33 Concrete bollard painted Sherwin Williams "Osha Yellow" |
| 14 Storefront: Clear anodized aluminum frames with clear glass | 34 Prairie Stone "Buff", smooth face |
| 15 H.M. door and frames: Sherwin Williams "SW6116 Tatami Tan" | 35 Parapet beyond. |
| 16 FDC w/approved knox caps | 36 Overflow Supper |
| 17 Knox box - coordinate location w/fire marshal | 37 H.M. door and frames: Sherwin Williams "SW6141 Softer Tan" |
| 18 Pre-finished metal coping - berridge; color to match Sherwin Williams "7006 Extra White" | 38 EIFS to match Sherwin Williams "SW6385 Dover White" |
| 19 Steel decking gates - paint Sherwin Williams "SW6116 Tatami Tan" | |
| 20 Signage by others | |

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

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



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

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

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

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

A DEVELOPMENT OF:
Miller Real Estate Investments, LLC
7100 E. BELLEVUE AVENUE, SUITE 300
GREENWOOD VILLAGE, COLORADO 80111
(800) 799-6300 FAX (303) 996-6361

naos
Naos Design
Group, LLC
5031 S. ULSTER STREET
SUITE 300
DENVER, COLORADO 80237
(p) 303.759.5777
(f) 303.759.5277
www.naosdg.com

REDLAND
Engineering Great Places
1500 West Canal Court, Littleton, CO 80120

NORRIS DESIGN
Planning | Landscape Architecture
1101 Barnook Street P 303.892.1166
Denver, Colorado 80204 F 303.892.1186
www.norris-design.com

CT

**CAMBURAS &
THEODORE, LTD**
ARCHITECTURE | ENGINEERING
I INTERIORS
2454 E. Dempster St. Suite 202
Des Plaines, IL 60016
P (847)298-1525 | F (847)390-8130
www.camburasandtheodore.com

ISSUE LOG

NO.	DESCRIPTION	DATE
1	1st SUBMITTAL	07/29/11
2	2nd SUBMITTAL	10/14/11
3	Mylar	12/01/11
4	AMENDMENT #1	10/26/12
5	1st SUBMITTAL - AMEND #3	09/09/18

DATE:	JOB:	SCALE:
09/09/18	2014008	1/16"=1'-0"

SHEET NO.

A3

Anchor H Elevations