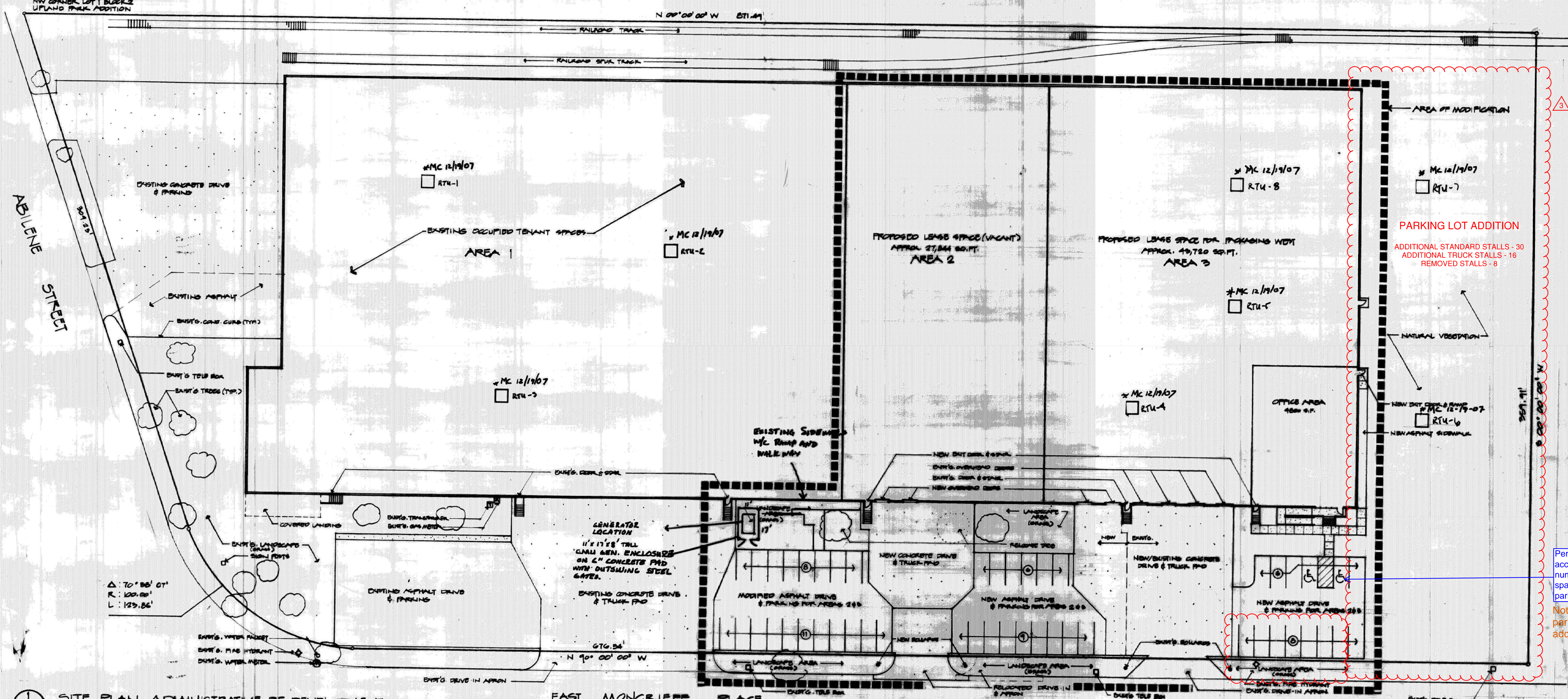
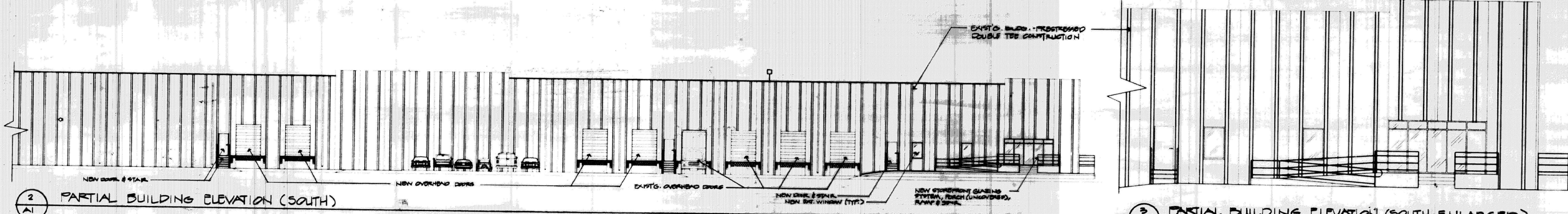


Date	Issue Record
12/20/14	ISSUED FOR ADMIN. REDEVELOPMENT
10/31/15	REVISED - ISSUED FOR ADMIN. RE-DEVELOPMENT ATTYL
12/10/15	ADD GENERATOR AND RELOCATE SCREEN WALL
07 Aug. 20	Parking lot addition



1 SITE PLAN - ADMINISTRATIVE RE-DEVELOPMENT
SCALE: 1/8" = 1'-0"

MC 12/19/07 146-1300(8)4
SHEWING Not Required.

NOTES	LEGAL DESCRIPTION	PARKING SUMMARY (PARTIAL/EXIST)	VICINITY MAP	PROJECT DATA
<p>All signs must conform to the City of Aurora sign code. But in no cases shall this exceed the space described herein.</p> <p>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 fire lanes and emergency service vehicle roads, and shall be posted "No Parking - Fire Lane".</p> <p>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.</p> <p>The approval of this document does not constitute final approval of grading, drainage, utilities, and public improvements. Construction plans must be reviewed and approved by the Director of Public Works prior to the issuance of building permits.</p> <p>MC 8-22-2006</p>	<p>A parcel of Land in Lot 1, Block 2, UPLAND PARK ADDITION. More particularly described as follows:</p> <p>Beginning at the Northwest corner of said Lot 1; Thence Easterly along the North line of said Lot 1, 871.48 feet; Thence at an angle to the right 80°, 359.81 feet to the North line of Moncrieff Place; Thence at an angle to the right 90°, 676.84 feet along the North line of Moncrieff Place to the point of curve; Thence on a curve to the right having a central angle of 70° 58' 00". A radius of 100.0 feet on arc distance of 135.86 feet to the point of tangency on the East line of Abilene Street; Thence Northwesterly along the East line of Abilene Street 309.23 feet to the true point of beginning.</p> <p>Containing 6.67 acres more or less.</p>	<p>SUMMARY OF PARKING SPACES PROVIDED @ EAST END OF BUILDING ONLY IS AS FOLLOWS:</p> <p>EXISTING SPACES TO REMAIN EXISTING SPACES TO BE REMOVED SUBTOTAL ADD NEW SPACES TOTAL PROPOSED</p> <p>PARKING DATA FOR AREAS 2 & 3, ZONING CODE, SECTION 41-660. CALCULATIONS AS FOLLOWS:</p> <p>AREA 3 OFFICES, 1200 S.F. BASED ON REQUIRED PARKING @ 1/200 S.F. = 16 SPACES</p> <p>AREA 2 & 3 WAREHOUSE EMPLOYEE PARKING, BASED ON REQUIRED PARKING @ 1-2 EMPLOYEES PER PARKING SPACE, 32 SPACES PROVIDED FOR EMPLOYEES PERMITTED TO OCCUPY THE WAREHOUSE SPACE. 32 SPACES</p>		<p>LAND AREA: 309,000 S.F.</p> <p>BUILDING AREA: 150,000 S.F.</p> <p>ZONING DISTRICT: M1</p> <p>OCCUPANCY TYPE: D-2/D-4</p> <p>PROPOSED USE: WAREHOUSE</p>

Drawn by: CN / CMH / CN
Date: 5 OCTOBER 1994
Job Number: 10075

Sheet: 1 of 1
A1

95-6005-1

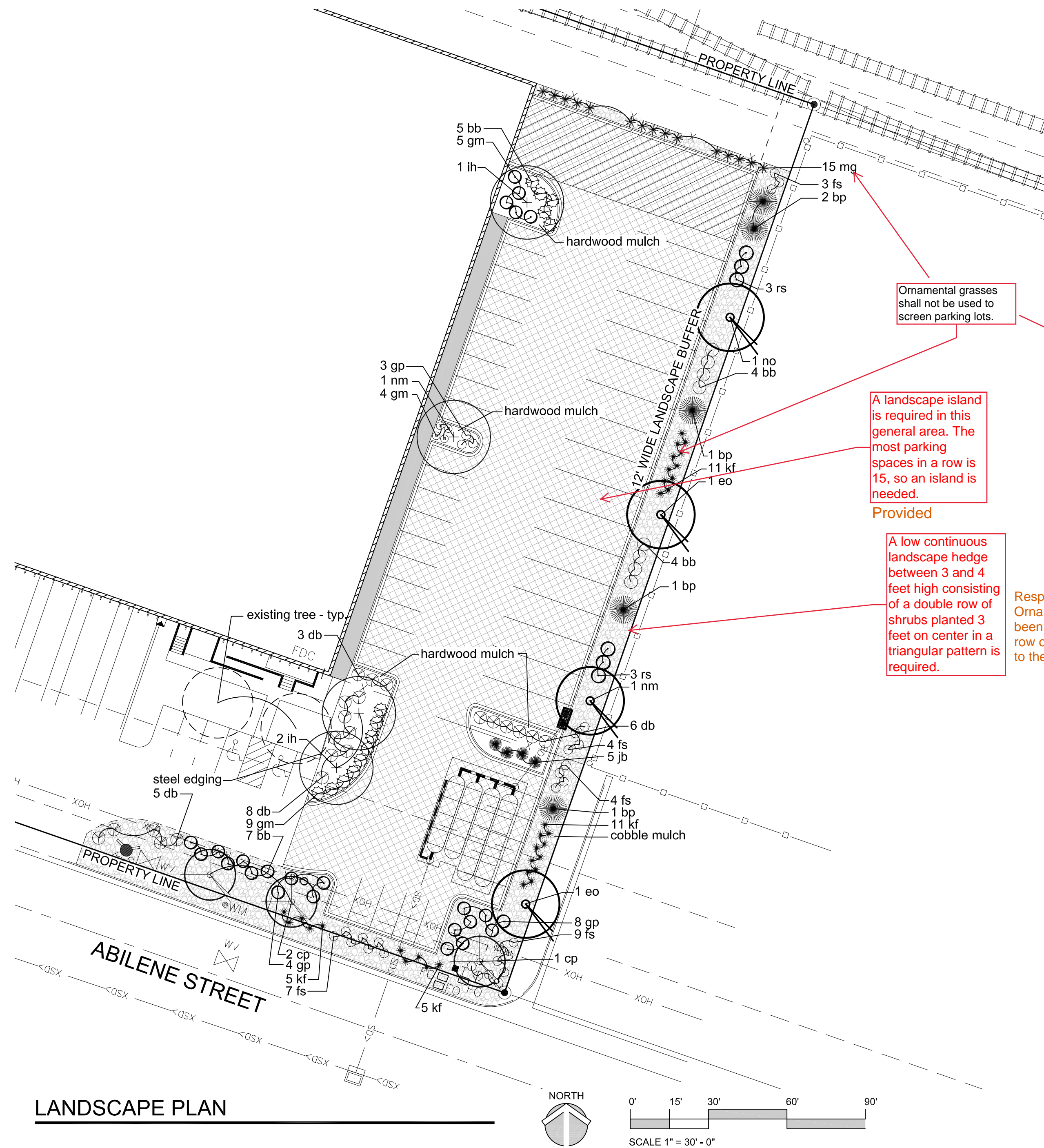
SITUATED IN THE SOUTHWEST QUARTER OF SECTION 19 AND THE NORTHWEST QUARTER OF SECTION 30, TOWNSHIP 3 SOUTH,
RANGE 66 WEST OF THE SIXTH PRINCIPAL MERIDIAN, CITY OF AURORA, COUNTY OF ADAMS, STATE OF COLORADO

DRAWING NO.

2

SITE PLAN AMENDMENT- 3250 ABILENE STREET
LOT 1, BLOCK 2, UPLAND PARK SUBDIVISION FILING NO. 1

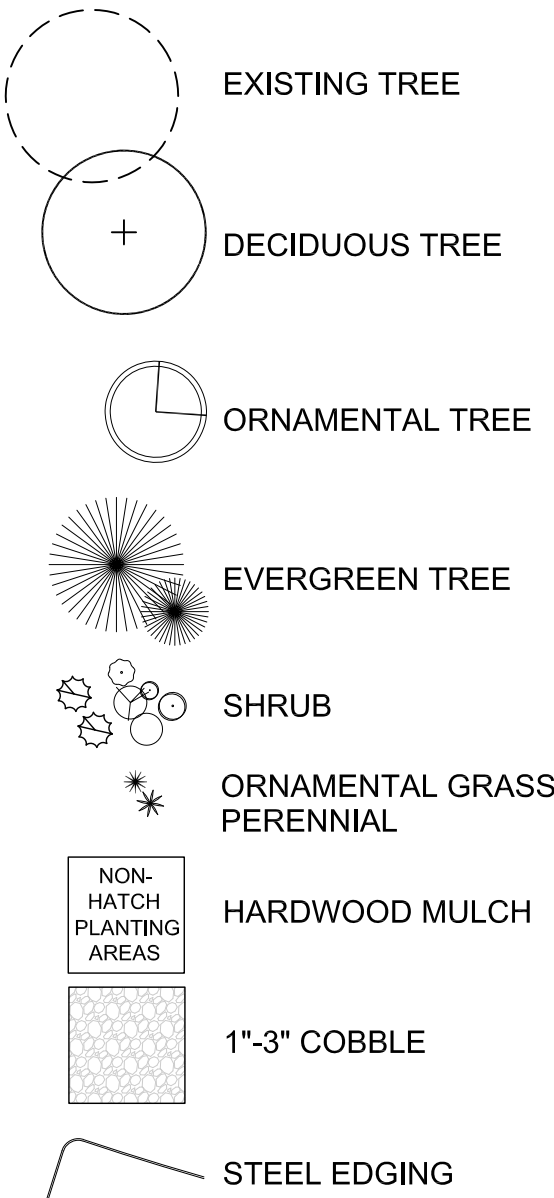
SITUATED IN THE SOUTHWEST QUARTER OF SECTION 19 AND THE NORTHWEST QUARTER OF SECTION 30, TOWNSHIP 3 SOUTH,
RANGE 66 WEST OF THE SIXTH PRINCIPAL MERIDIAN, CITY OF AURORA, COUNTY OF ADAMS, STATE OF COLORADO



PLANT MATERIAL SCHEDULE:						
QTY.	SYMBOL	COMMON NAME	BOTANICAL NAME	SIZE	COND.	WTR
SHADE TREES						
2	nm	NORWAY MAPLE	ACER PLATANOIDES	2 1/2" CAL.	B & B	M
3	ih	IMPERIAL HONEY LOCUST	GLEDITSIA TRIACANTHOS INERMIS 'IMPERIAL'	2 1/2" CAL.	B & B	VL
1	no	NORTHERN RED OAK	QUERCUS RUBRA	2 1/2" CAL.	B & B	L-M
2	eo	ENGLISH OAK	QUERCUS ROBUR	2 1/2" CAL.	B & B	L-M
ORNAMENTAL TREES						
3	cp	CHANTICLEER PEAR	PYRUS CALLERYANA	2" CAL.	B & B	M
EVERGREEN TREES						
5	bp	BOSNIAN PINE	PINUS HELDREICHII	6' HT.	B & B	M
SHRUBS						
9	jb	BROADMOORE JUNIPER	JUNIPERUS SABINA 'BROADMOOR'	5 GAL.	CONT.	L-M
27	fs	GOLD FLAME SPIREA	SPIREA JAPONICA 'GOLDFLAME'	5 GAL.	CONT.	L-M
11	gp	GOLD DROP POTENTILLA	POTENTILLA FRUITICOSA 'GOLD DROP'	5 GAL.	CONT.	L-M
18	gm	GREEN MOUND CURRANT	RIBES ALPINUM 'GREENMOUND'	5 GAL.	CONT.	L-M
22	db	DWARF BURNING BUSH	EUONYMUS ALATA 'DWARF NANA'	5 GAL.	CONT.	L-M
6	rs	RUSSIAN SAGE	PEROVSKIA ATRIPLICIFOLIA	5 GAL.	CONT.	VL
20	bb	BEAUTY BUSH	KOLWITZIA AMABILIS	5 GAL.	CONT.	L
ORNAMENTAL GRASSES						
15	mg	MAIDEN GRASS	MISCANTHUS SINENSIS 'GRACILLIMUS'	5 GAL.	CONT.	L
32	kf	KARL REED FORESTER GRASS	CALAMAGROSTIS ACUTI 'KARL FORESTER'	5 GAL.	CONT.	M

NON-STREET FRONTAGE LANDSCAPE BUFFER						
AREA	DESCRIPTION	LENGTH	WIDTH REQUIRED	WIDTH PROVIDED (VARIANCE REQUEST)	TREES (1/40')	SHURBS (5/40')
A	EAST PROPERTY LINE	360 LF	20 FT	12 FT	9 REQ. 9 PROVIDED 5 of 9 ARE EVERGREEN (55%)	45 REQ. 52 (5) GAL. PROVIDED

LANDSCAPE LEGEND:



NOTES

1. ALL PROPOSED LANDSCAPING WITHIN THE SIGHT TRIANGLE SHALL BE IN COMPLIANCE WITH COA ROADWAY SPECIFICATIONS, SECTION 4.04.2.10'

PROOFcivil
consulting engineers
800 W. 8th Ave Ste 104, Denver, CO 80204

SEAL:

FOR AND ON BEHALF OF PROOF CIVIL CO.

REVISIONS

NO.	DATE	DESCRIPTION
1	08/06/2020	SDW
2		JAH

PROJ. NO.: 20016
DATE: 08/06/2020
DRAWN BY: SDW
CHECKED BY: JAH

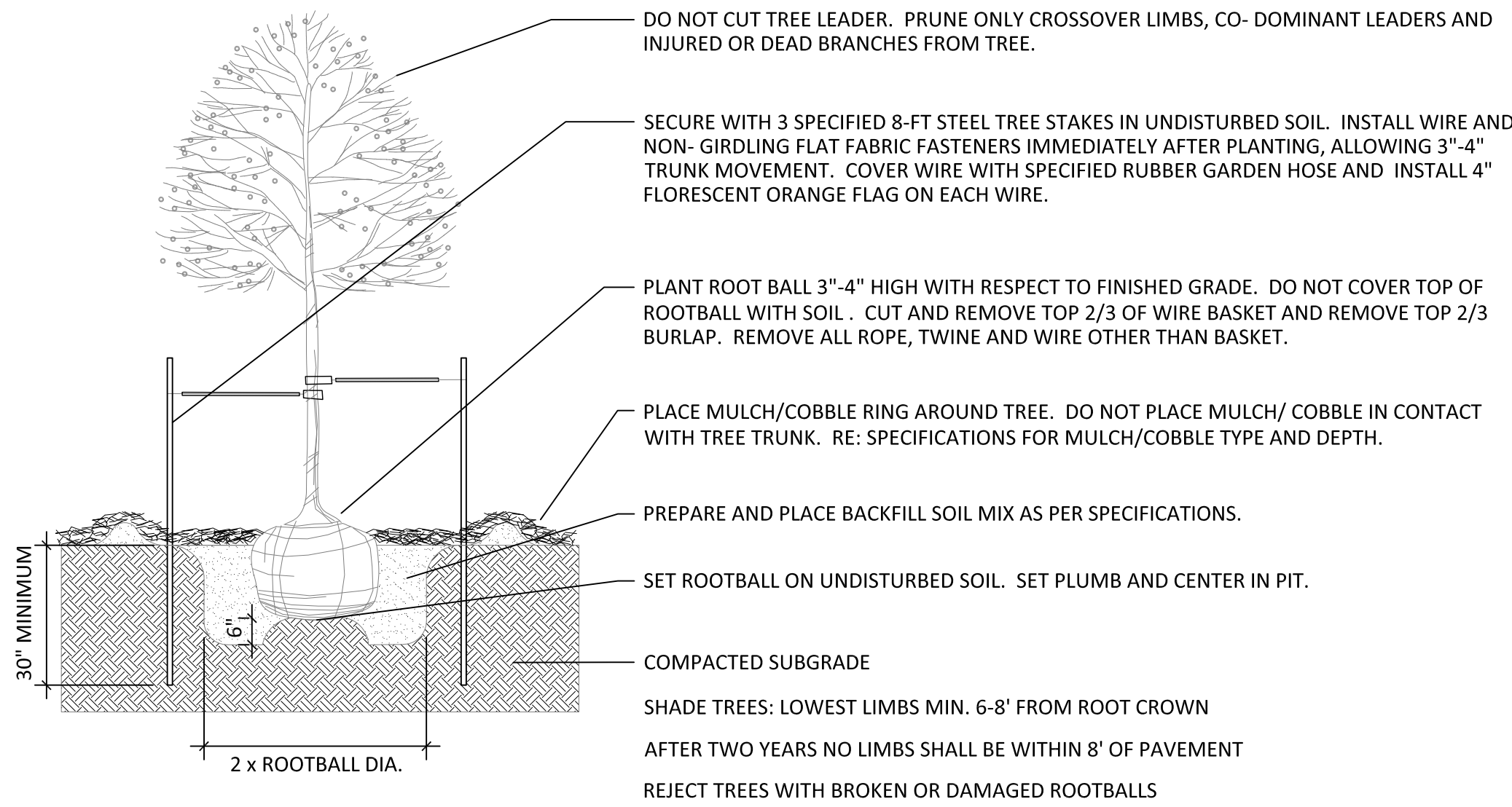
LANDSCAPE PLAN
3250 ABILENE STREET
SITE PLAN AMENDMENT

AURORA
COLORADO

DRAWING NO. 3

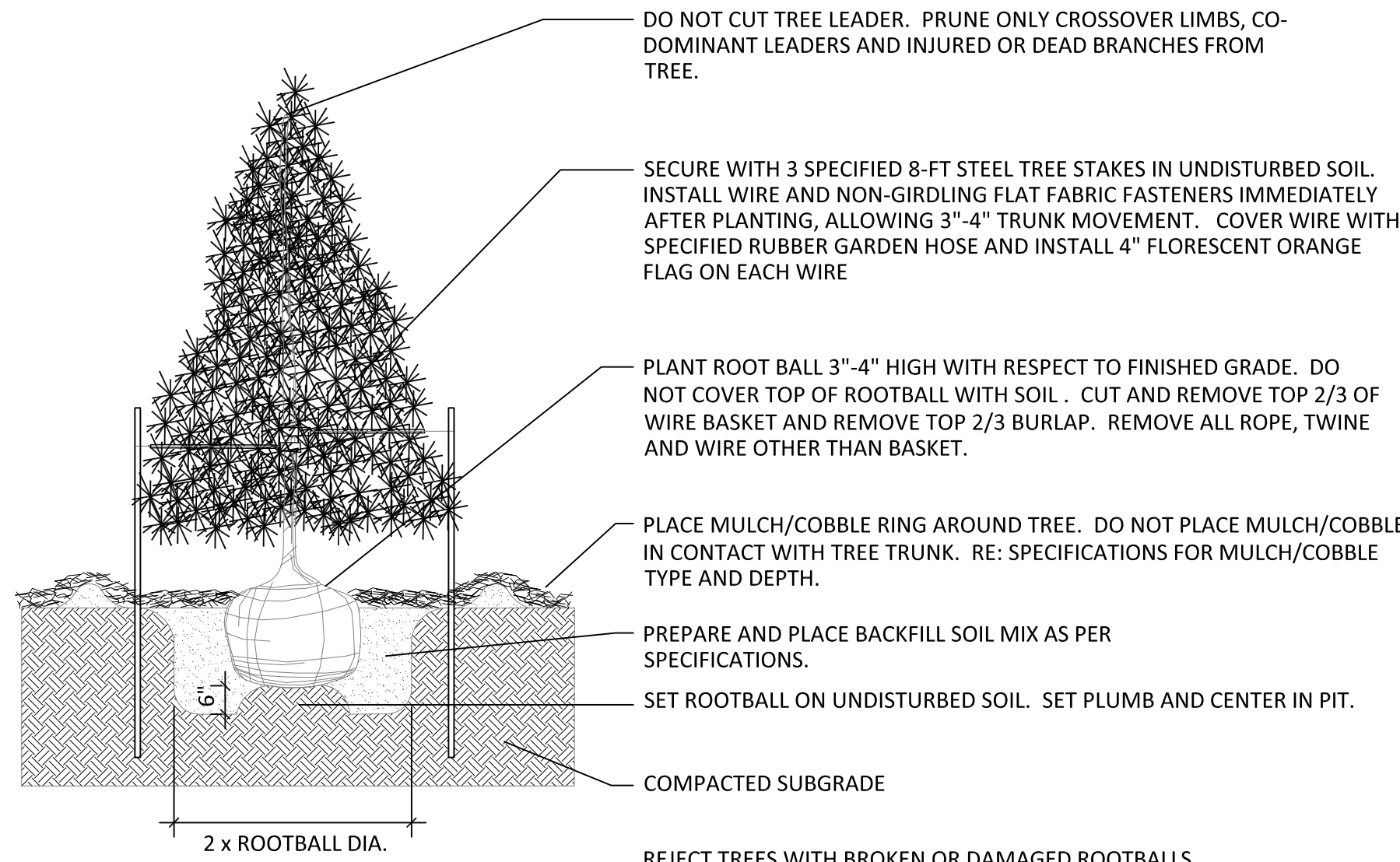
SITE PLAN AMENDMENT- 3250 ABILENE STREET
LOT 1, BLOCK 2, UPLAND PARK SUBDIVISION FILING NO. 1

SITUATED IN THE SOUTHWEST QUARTER OF SECTION 19 AND THE NORTHWEST QUARTER OF SECTION 30, TOWNSHIP 3 SOUTH,
RANGE 66 WEST OF THE SIXTH PRINCIPAL MERIDIAN, CITY OF AURORA, COUNTY OF ADAMS, STATE OF COLORADO



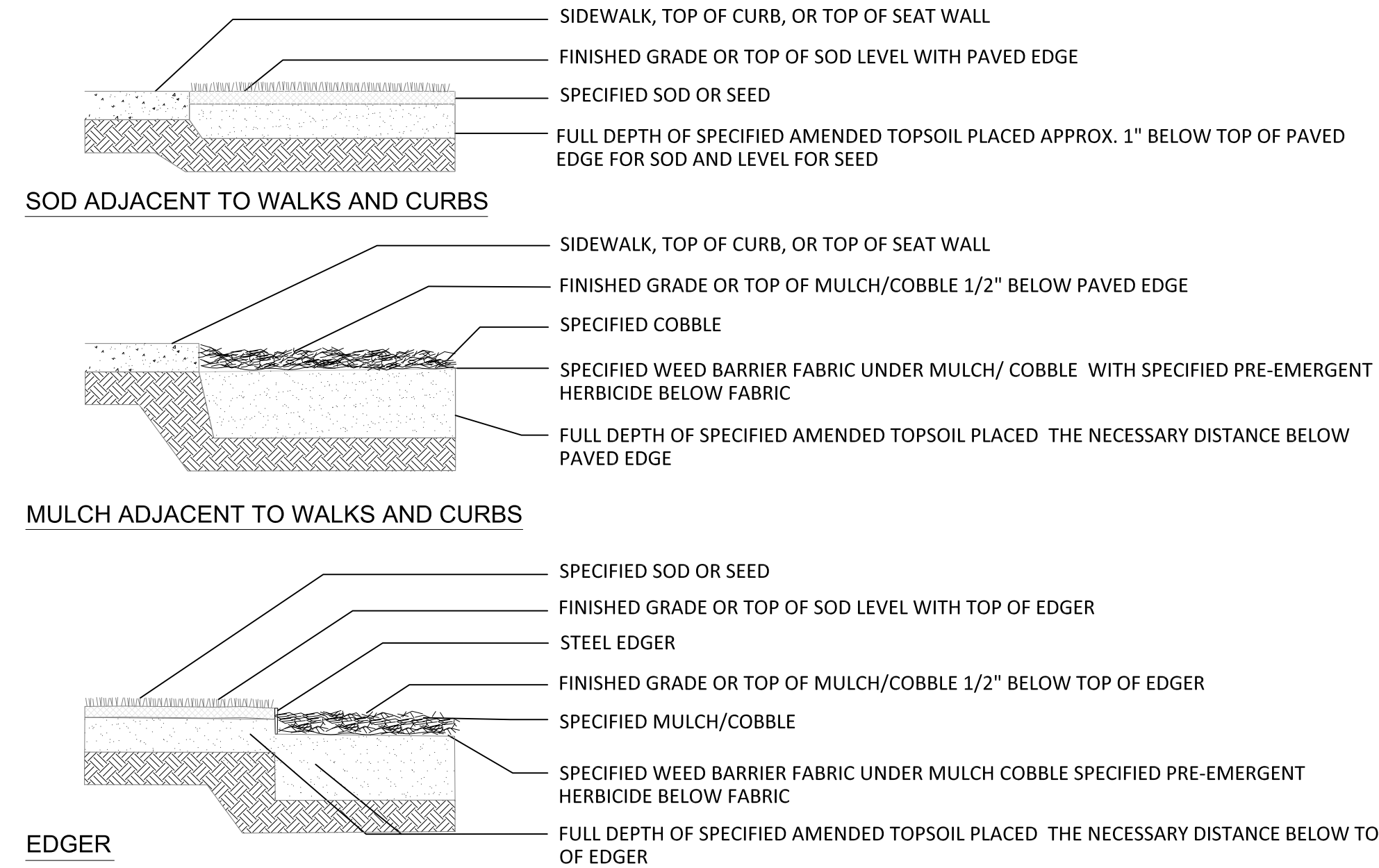
1 DECIDUOUS TREE

NOT TO SCALE



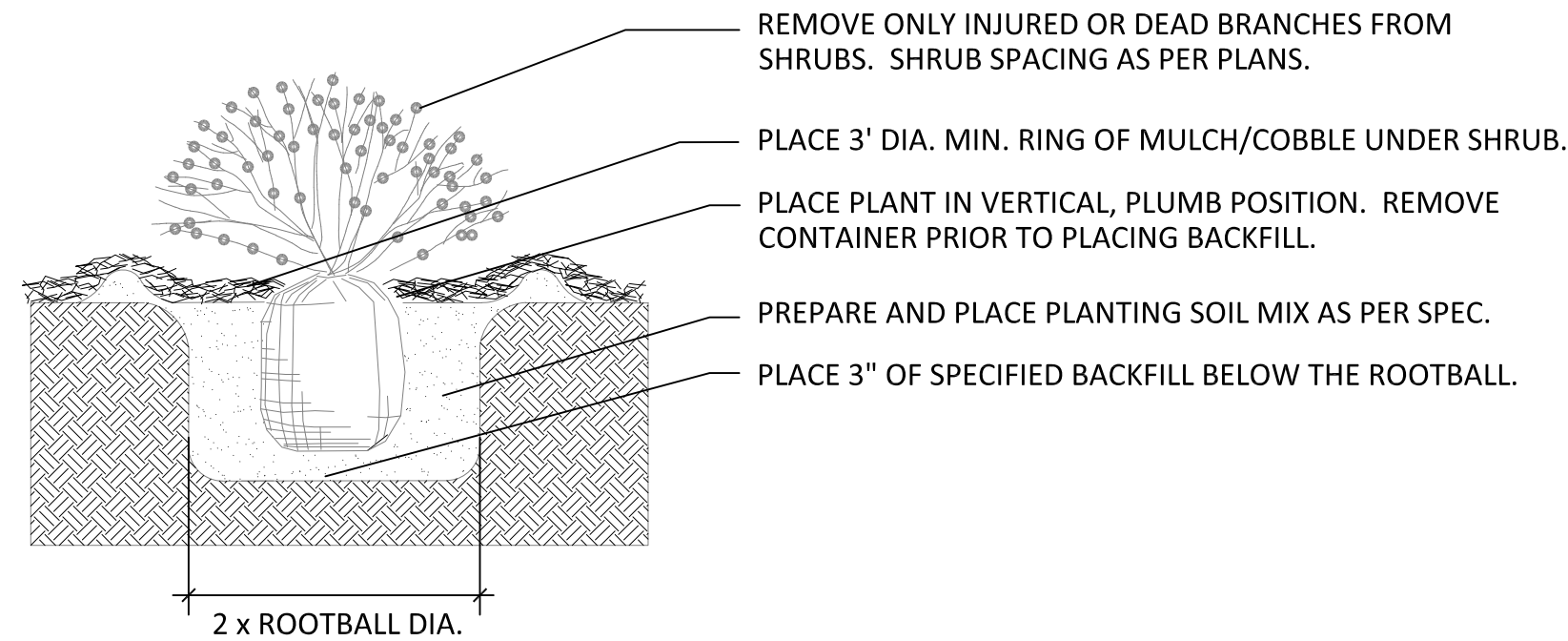
2 EVERGREEN TREE PLANTING

NOT TO SCALE



3 EDGE TREATMENT

NOT TO SCALE



4 SHRUB PLANTING

NOT TO SCALE

STANDARD CITY OF AURORA NOTES:

1. PRIOR TO PLANTING, ALL PLANTING AREAS SHALL INCORPORATE SOIL AMENDMENTS AT A RATE OF 3 CUBIC YARDS PER 1000 SQUARE FEET TO A MINIMUM DEPTH OF 6" INCHES. A LESSER AMOUNT SHALL BE ALLOWED IF A SOILS TEST SHOWS THAT 3 CUBIC YARDS PER 1000 SQUARE FEET IS NOT NECESSARY OR WATER RETENTION AND DEEP ROOTING OF PLANT MATERIALS. IF SPECIFIED PLANT MATERIAL REQUIRES LESS FERTILE SOIL, THOSE AREAS MAY HAVE LESS SOIL AMENDMENTS INSTALLED. EXISTING TOPSOIL SHALL BE SALVAGED AND STOCKPILED FOR USE AS SOIL AMENDMENTS OR TOPSOIL. ACCEPTABLE SOIL AMENDMENTS INCLUDE COMPOST AND AGED MANURE.

2. PROPOSED SIDEWALKS TO BE STANDARD CONCRETE WITH A BROOM FINISH. ALL PARKING AND VEHICULAR DRIVES WILL BE ASPHALT.

3. ALL UTILITY EASEMENTS SHALL REMAIN UNOBSTRUCTED AND FULLY ACCESSIBLE ALONG THE ENTIRE LENGTH FOR MAINTENANCE EQUIPMENT ENTRY.

4. THE DEVELOPER, HIS SUCCESSORS AND ASSIGNS, SHALL BE RESPONSIBLE FOR INSTALLATION, MAINTENANCE AND REPLACEMENT OF ALL LANDSCAPING MATERIALS SHOWN OR INDICATED WITHIN THE PROPERTY DEFINED AS THE AREA WITHIN THE PROPERTY LINE 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.

THE METROPOLITAN DISTRICT SHALL BE CREATED BY THE DEVELOPER AND OWNER OF THE PROPERTY. THE METRO DISTRICT SHALL BE RESPONSIBLE FOR INSTALLATION, MAINTENANCE AND REPLACEMENT OF ALL LANDSCAPING MATERIALS SHOWN OR INDICATED WITHIN THE STREETScape AND REGIONAL DETENTION POND DEFINED AS THE AREA OUTSIDE OF THE PROPERTY LINE 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.

5. ALL LANDSCAPE AREAS AND PLANT MATERIAL, EXCEPT FOR NON-IRRIGATED NATIVE RESTORATION, AND DRYLAND GRASS AREAS THAT COMPLY WITH REQUIREMENTS FOUND IN SEC. 146-1429 AND/OR SEC. 146-1435 MUST BE WATERED BY AN AUTOMATIC UNDERGROUND IRRIGATION SYSTEM. IRRIGATION SYSTEM DESIGN, INSTALLATION, OPERATION, AND MAINTENANCE SHALL CONFORM TO REQUIREMENTS FOUND IN THE CITY OF AURORA IRRIGATION ORDINANCE.

6. ALL PROPOSED LANDSCAPING WITHIN THE SIGHT TRIANGLE SHALL BE IN COMPLIANCE WITH COA ROADWAY SPECIFICATIONS, SECTION 4.04.2.10.

7. THE LANDSCAPE PLAN MUST REFLECT THE LOCATION OF ALL FIRE HYDRANTS, KNOX HARDWARE AND FIRE DEPARTMENT CONNECTIONS TO ENSURE THAT THESE DEVICES ARE NOT PHYSICALLY OR VISUALLY OBSTRUCTED FROM RESPONDING FIRE CREWS. THE SEPARATION REQUIREMENTS FROM FIRE DEPARTMENT CONNECTIONS AND FIRE HYDRANTS MUST MEET BOTH LIFE SAFETY (TYPICALLY 5 FEET AND NO MATERIAL GREATER THAN 2 FEET IN HEIGHT) AND LANDSCAPING REQUIREMENTS. LANDSCAPING MATERIAL CANNOT BE OMITTED OR REDUCED BASED ON THE INSTALLATION OF A FIRE HYDRANT WITHIN A PARKING LOT ISLAND OR PLANT BED. IT IS RECOMMENDED THAT THE ISLAND OR PLANT BED BE CONSTRUCTED LARGE ENOUGH TO ADEQUATELY ACCOMMODATE BOTH LANDSCAPING MATERIAL AND FIRE HYDRANTS IN ORDER TO COMPLY WITH ALL CITY STANDARDS.

8. STREETLIGHTS MUST BE CONSTRUCTED ALONG ALL PUBLIC STREETS AS REQUIRED BY SECTION 126-236. SIDEWALKS, INTERNAL PEDESTRIAN PATHS, AND BICYCLE PATHS SHALL BE LIT WITH FULL CUTOFF LIGHTING FIXTURES NO MORE THAN 16 FEET TALL, AND PROVIDING CONSISTENT ILLUMINATION OF AT LEAST ONE FOOTCANDLE ON THE WALKING SURFACE. LIGHTING ALONG PUBLIC STREETS AND LANDSCAPED AREAS SHALL BE OF A RECOGNIZABLY UNIFIED DESIGN. LIGHTING SOURCES SHALL BE COLOR-CORRECT TYPES SUCH AS HALOGEN OR METAL HALIDE, AND LIGHT TYPES OF LIMITED SPECTRAL EMISSION, SUCH AS LOW PRESSURE SODIUM OR MERCURY VAPOR LIGHTS, ARE PROHIBITED EVEN IN SERVICE AREAS. PRIVATE AND SECURITY LIGHTING SHALL NOT CAUSE GLARE ABOVE A LEVEL OF 4 FEET ONTO ADJACENT PROPERTIES.

GENERAL PLANTING NOTES:

1. NO MATERIAL SUBSTITUTIONS SHALL BE MADE WITHOUT THE LANDSCAPE ARCHITECTS APPROVAL IN WRITING. ALTERNATE MATERIALS OF SIMILAR SIZE AND CHARACTER MAY BE CONSIDERED IF SPECIFIED PLANT MATERIALS CANNOT BE OBTAINED.
2. QUANTITIES OF MATERIALS SHOWN ON THE PLANTING PLAN TAKE PRECEDENCE OVER QUANTITIES SHOWN ON THE PLANT MATERIAL SCHEDULE.
3. VERIFY EXACT LOCATION OF ALL UTILITIES BY CONTACTING APPROPRIATE UTILITY COMPANIES.
4. COMMERCIAL GRADE $\frac{3}{16}$ INCH BY 4" POWDER COATED STEEL EDGING SHALL BE USED TO SEPARATE ALL TURF AREAS FROM PLANTING BEDS. PLACE EDGING FLUSH WITH GRADE AND STAKE TO GROUND PER MANUFACTURES RECOMMENDATIONS.
5. PLACE FOUR INCHES OF MULCH AS INDICATED IN THE LANDSCAPE LEGEND IN ALL SHRUB BEDS, GROUND COVER, PERENNIAL BEDS. PLACE 4 INCHES OF CEDAR MULCH AT ALL TREE SAUCERS.
6. ALL PLANTING BEDS SHALL RECIEVE 1"-3" RIVER ROCK MULCH UNLESS OTHERWISE NOTED ON THE PLANS. TREAT BEDS WITH A PRE-EMMERGENT HERBICIDE PRIOR TO PLANTING AND MULCH PLACEMENT. DO NOT APPLY HERBICIDE IN PERENNIAL OR ANNUAL BEDS.
7. ALL LANDSCAPE AREAS SHALL BE IRRIGATED BY AN UNDERGROUND AUTOMATIC UNDERGROUD IRRIGATION SYSTEM. WITH SEPARATE ZONES FOR TURF AND SHRUBS / TREES / GROUNDCOVER.
8. ALL PLANT MATERIALS SHALL HAVE BACKFILL. CAREFULLY PLACED AROUND BASE AND SIDES OF BALL TO TWO-THIRDS ($\frac{2}{3}$) DEPTH OF BALL THEN THOROUGHLY SOAKED WITH WATER TO ALLOW SETTLEMENT. ALL WIRE, BURLAP FASTENERS, TOP ONE-THIRD ($\frac{1}{3}$) OF BURLAP AND LOOSE BURLAP SHALL BE REMOVED AT THIS TIME THE REMAINDER OF HE PIT SHALL THEN BE BACKFILLED, ALLOWING FOR THE DEPTH OF THE MULCH SAUCER AND SETTLEMENT OF BACKFILL. BACKFILL SHALL THEN BE THOROUGHLY WATERED ONCE AGAIN.

SEAL:

FOR AND ON BEHALF OF PROOF CIVIL CO.

REVISIONS

DESCRIPTION

NO. DATE

PROJ. NO.:

LANDSCAPE DETAILS

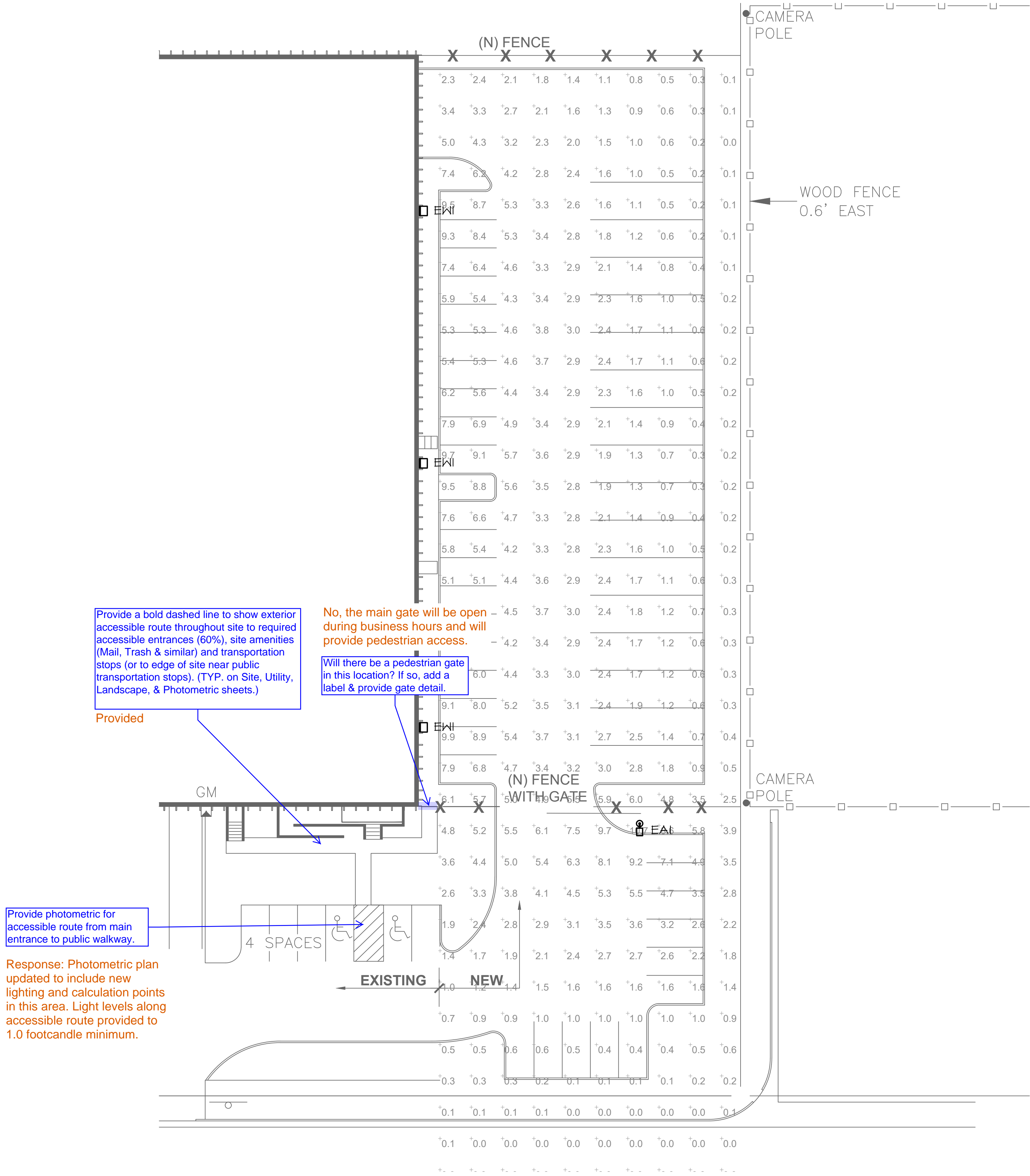
3250 ABILENE STREET
SITE PLAN AMENDMENT

COLORADO

AURORA

DRAWING NO.

4

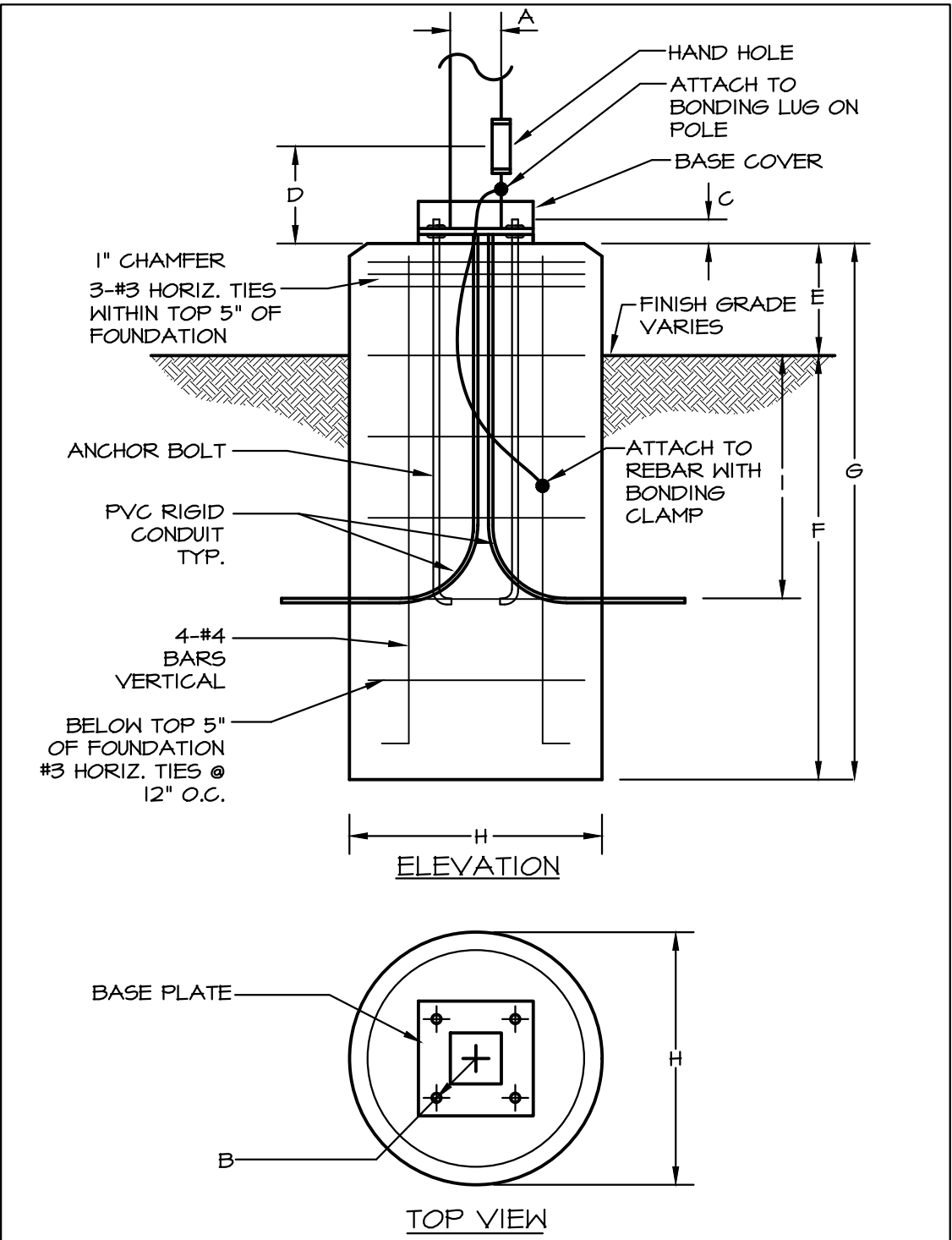


1 | PHOTOMETRIC PLAN
5 | SCALE: 1" = 20'

LIGHTING FIXTURES	
A _a	LUMINAIRE TYPE, REFERENCING LUMINAIRE SCHEDULE, TYPICAL ALL FIXTURES, SUBSCRIPT, IF SHOWN, REFERENCES WALL SWITCH.
	EXTERIOR AREA LIGHT
	EXTERIOR WALL PACK LIGHT

GENERAL NOTES	
A.	ALL LIGHTING FIXTURES ARE FULL CUT OFF WITH SHIELDING TO PREVENT GLARE AND LIGHT TRESPASS UNLESS OTHERWISE NOTED.
B.	THE PHOTOMETRIC GRID IS NO GREATER THAN TEN (10) FEET BY TEN (10) FEET AND PROVIDES LIGHTING LEVELS AT GRADE AND DIRECTLY UNDER THE FIXTURES.
C.	ALL SITE LIGHTING SHALL BE CONTROLLED VIA PHOTOCELL TIMECLOCK.
D.	ILLUMINANCE VALUES SHOWN ARE AT GRADE AND SHOULD BE CONSIDERED INITIAL USING A LIGHT LOSS FACTOR OF 1.0.
E.	ILLUMINANCE VALUES SHOWN HERE REPRESENT LIGHTING FROM LUMINAIRE SHOWN EXPLICITLY ON THIS DRAWING.
F.	ALL PARKING LOT LIGHT FIXTURES SHALL HAVE OVERALL FIXTURE HEIGHT OF 25'-0" OR LESS.

Statistics						
Description	Symbol	Avg	Max	Min	Max/Min	Avg/Min
Parking Lot	+	2.4 fc	10.7 fc	0.1 fc	N/A	N/A
Parking Spots	+	5.4 fc	9.4 fc	0.1 fc	44.0:1	53.4:1
Truck Parking	+	1.3 fc	3.0 fc	0.2 fc	15.0:1	6.5:1
Fire Lane	+	1.0 fc	5.0 fc	0.2 fc	25.0:1	9.0:1
Parking Aisle	+	3.3 fc	1.5 fc	0.7 fc	10.7:1	4.7:1
Property Line	+	0.5 fc	3.1 fc	0.0 fc	N/A	N/A



POLE KEY	OVERALL HEIGHT	A	ANCHOR BOLT DATA		D	E	F	G	H	I
EAI	25'0"	4"	B SIZE	C	PER MANUFACTURER	06"	10"	16"	24"	36"

2 | POLE BASE DETAIL
SCALE: NONE

SEAL:

FOR AND ON BEHALF OF PROOF CIVIL CO.

REVISIONS

NO.

PROJ. NO.: 20016

DATE: 08/06/2020

DRAWN BY:

CHECKED BY:

COLORADO

AURORA

PHOTOMETRIC PLAN

3250 ABILENE STREET

SITE PLAN AMENDMENT

DRAWING NO.

5

