

December 13, 2017

Colorado Aurora Property Partners, LLC
c/o Sherman & Howard L.L.C.
633 Seventeenth Street, Ste. 3000
Denver, CO 80202
Attn: Diana M. Wendel, Esq.
Telephone: 303-299-8362
Email: dwendel@shermanhoward.com

Re: Prologis Park 70 II

Ladies and Gentlemen:

Pursuant to the DECLARATION OF COVENANTS, CONDITIONS, RESTRICTIONS AND EASEMENTS FOR PROLOGIS PARK 70 II more particularly described on Exhibit A, attached hereto and by this reference incorporated herein (collectively, the "Declaration"), various covenants, conditions and restrictions have been placed on the Property (defined below). Colorado Aurora Property Partners, LLC ("Purchaser") is contemplating the purchase and development of certain real Property which is subject to the Declaration, and which "Property" is more particularly described on Exhibit B, attached hereto and by this reference incorporated herein. . In connection with the proposed purchase, Purchaser requests that certain information be certified to Purchaser and certain agreements be made by Prologis Park 70 Land Venture, LLC (in its capacity as the Declarant under the Declaration) and the Architectural Control Committee ("Committee") under the Declaration, all as set forth in this letter. All initially capitalized terms not otherwise defined in this letter will have the same meaning given such terms in the Declaration.

This letter is to certify to Purchaser the matters set forth below:

1. **Approvals by the Declarant and the Committee.** Declarant and the Committee approve Buyer's final plans and specifications as previously provided by Buyer and more particularly described on Exhibit C, attached hereto and by this reference incorporated herein (collectively, the "Final Plans"). In addition, Purchaser has advised Declarant and the Committee that it may elect to increase the height of the Building. Declarant and the Committee agree to an increase in the height of the Building up to 60 feet, subject to Declarant's and the Committee's right to review and approve any revised plans and specifications, which approval will not be unreasonably withheld, delayed or qualified. Notwithstanding the foregoing or any language in this letter or the Declaration to the contrary, the approval or deemed approval of Declarant and the Committee of the Final Plans in this letter shall not limit, restrict or eliminate the rights of the Committee to receive, review and approve any changes to the final plans for the Property required to be delivered by Buyer pursuant to the Declaration with respect to the exterior of the Building and improvements outside of the Building, excluding underground utilities, except that the Committee may not disapprove aspects of the Plans that were approved or deemed approved during the review and approval (or deemed approval) of the Final Plans pursuant to this letter.

2. **Other Approvals/Variances.** Declarant and the Committee approve the following matters, and the Committee hereby grant Purchaser a variance to Section 5.1 of the Declaration, in each case as follows:

- a. Buyer shall have the right to place its dock area facing south towards I-70 and, if so placed, is allowed to use landscaping and berming for its required screening.

- b. Buyer shall have the right to locate and install a trash compactor that will be located on the south side of the building facing I-70 and is allowed to use landscaping and berming for its required screening, provided the compactor is free of graffiti and is painted with a color to complement the building.
- c. Buyer shall have the right to install internally lit signs on the Property for the building mounted logo, as well as the streetside monument sign, as same are further approved by Declarant and Committee.
- d. Declarant and Committee will approve elimination of the masonry column requirement for site fencing, but fencing on all sides of the property shall be black ornamental steel fencing due to visibility.
- e. Buyer's proposed curb cuts and site access entry points as set forth in the Final Plans submitted to Declarant and the Committee prior to the date hereof are hereby approved.

The provisions and agreements in this letter will be for the benefit of Purchaser and its Affiliates. For the purposes of this paragraph, the term "Affiliate(s)" means an entity that directly or indirectly controls, is controlled by or is under common control with Purchaser, and the term "control" means the power to direct the management of such entity through voting rights, ownership or contractual obligations.

The undersigned acknowledge that the agreements and certifications contained in this letter will be relied upon by Purchaser and its successors and assigns and are material in connection with Purchaser's purchase of the Property.

[Intentionally left blank--Signatures on following page.]

Sincerely,

DECLARANT:

Prologis Park 70 Land Venture, LLC,
a Delaware limited liability company

By: ProLogis Logistics Services Incorporated,
a Delaware corporation,
Member and Authorized Signatory

By: Megan C. Robert
Name: Megan C. Robert
Title: Senior Vice President

ARCHITECTURAL
CONTROL COMMITTEE:

By: Tom Marko
Name: Tom Marko

By: Lynn Shipp
Name: Lynn Shipp

By: Wayne E. Barrett
Name: Wayne E. Barrett

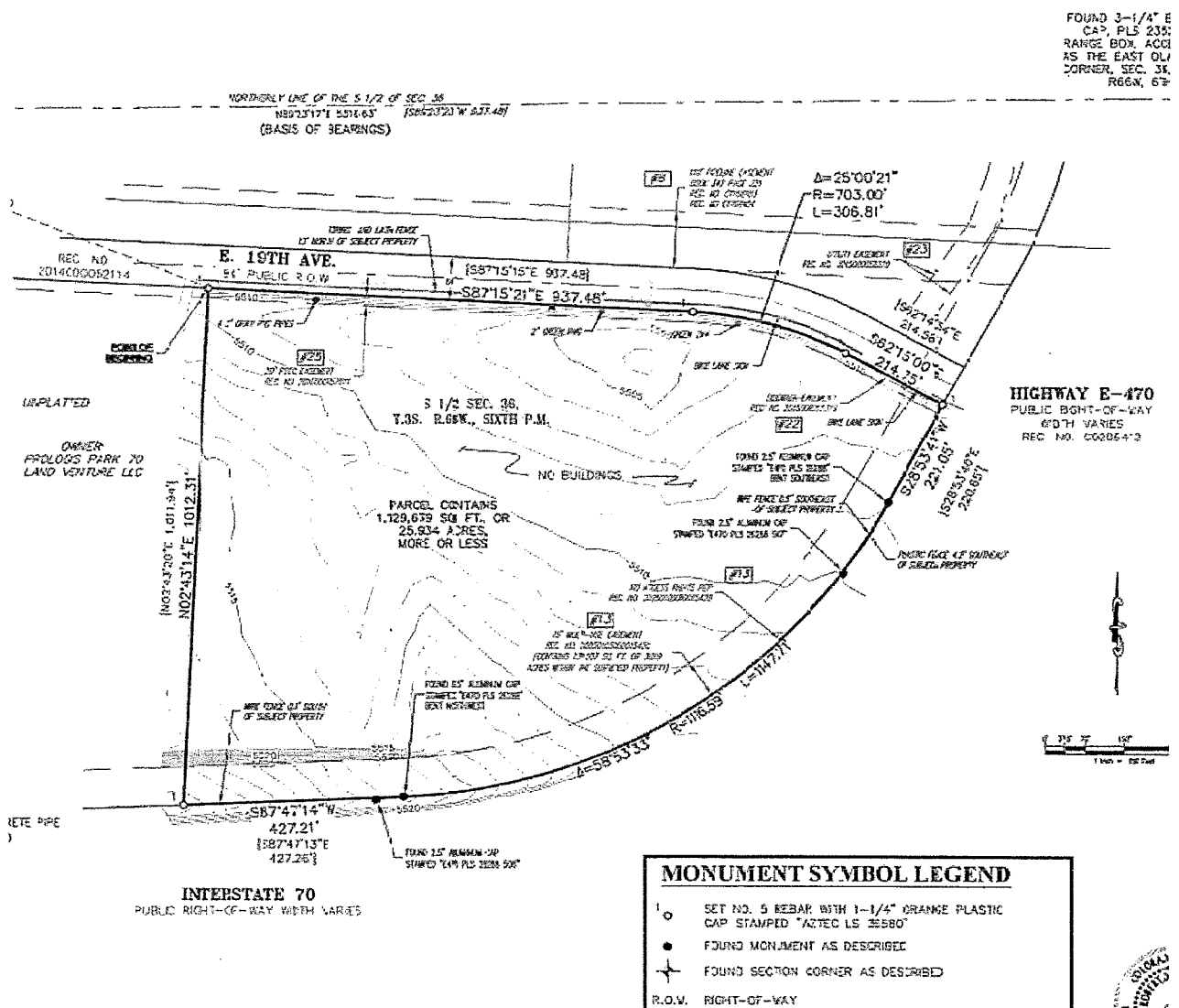
EXHIBIT A

Declaration

Declaration of Covenants, Conditions, Restrictions and Easements for Prologis Park 70 II recorded January 3, 2012 at Reception No. 2012000000151, and First Amendment recorded August 4, 2016 at Reception No. 2016000063459, all in the Clerk and Records office of Adams County, Colorado.

The Property

A PARCEL LOCATED IN SECTION 36,
TOWNSHIP 3 SOUTH, RANGE 66 WEST OF THE SIXTH PRINCIPAL MERIDIAN,
CITY OF AURORA, COUNTY OF ADAMS, STATE OF COLORADO



LEGAL DESCRIPTION
OF THE PROPERTY

A PARCEL OF LAND BEING A PORTION OF THE SOUTHEAST QUARTER OF SECTION 36, TOWNSHIP 3 SOUTH, RANGE 66 WEST, 6TH PRINCIPAL MERIDIAN, IN THE CITY OF AURORA, COUNTY OF ADAMS, STATE OF COLORADO, BEING MORE PARTICULARLY DESCRIBED AS FOLLOWS:

COMMENCING AT THE WEST QUARTER CORNER OF SECTION 36, AND CONSIDERING THE NORTH LINE OF THE SOUTH HALF OF SECTION 36 TO BEAR NORTH 89°23'17" EAST, WITH ALL BEARINGS CONTAINED HEREIN RELATIVE THERETO;

THENCE SOUTH 68°54'13" EAST A DISTANCE OF 3,114.85 FEET TO A POINT ON THE SOUTHERLY RIGHT-OF-WAY LINE OF EAST 19TH AVENUE AS DESCRIBED AT RECEPTION NO. 2014000052114 OF THE RECORDS OF THE ADAMS COUNTY CLERK AND RECORDER AND THE POINT OF BEGINNING;

THENCE ALONG SAID SOUTHERLY RIGHT-OF-WAY LINE THE FOLLOWING THREE (3) COURSES:

- 1) SOUTH 87°15'21" EAST A DISTANCE OF 937.48 FEET TO A POINT OF CURVATURE;
- 2) ALONG A CURVE TO THE RIGHT HAVING A CENTRAL ANGLE OF 25°00'21", A RADIUS OF 703.00 FEET, AN ARC LENGTH OF 306.81 FEET AND A CHORD THAT BEARS SOUTH 74°45'10" EAST A DISTANCE OF 304.38 FEET;
- 3) SOUTH 62°15'00" EAST A DISTANCE OF 214.75 FEET TO A POINT ON THE WESTERLY RIGHT-OF-WAY LINE OF HIGHWAY E-470 AS DESCRIBED AT RECEPTION NO. CO206412 OF THE RECORDS OF THE ADAMS COUNTY CLERK AND RECORDER;

THENCE ALONG SAID WESTERLY RIGHT-OF-WAY LINE THE FOLLOWING TWO (2) COURSES:

- 1) SOUTH 28°53'41" WEST A DISTANCE OF 221.05 FEET TO A POINT OF CURVATURE;
- 2) THENCE ALONG A CURVE TO THE RIGHT HAVING A CENTRAL ANGLE OF 58°53'33", A RADIUS OF 1,116.59 FEET, AN ARC LENGTH OF 1,147.71 FEET AND A CHORD THAT BEARS SOUTH 58°20'28" WEST A DISTANCE 1,097.85 FEET TO A POINT ON THE NORTHERLY RIGHT-OF-WAY LINE OF INTERSTATE 70;

THENCE SOUTH 87°47'14" WEST ALONG SAID NORTHERLY RIGHT-OF-WAY LINE A DISTANCE OF 427.21 FEET;

THENCE NORTH 02°43'14" EAST A DISTANCE OF 1,012.31 FEET TO THE POINT OF BEGINNING.

CONTAINS AN AREA OF 1,129,679 SQUARE FEET, 25.934 ACRES, MORE OR LESS;

*The above legal description was prepared by
James E. Lynch, Professional Land Surveyor
Aztec Consultants, Inc.
300 E. Mineral Ave., Suite 1
Littleton, Colorado 80122*

EXHIBIT C

The Plans and Specifications

The final Plans and Specifications of Buyer in the form delivered to Seller and Declarant and the Association on November 22, 2017, entitled “Prologis Re-Submittal Documents 11/21/17”.



November 21, 2017

Tom Marko
Prologis
1800 Wazee St. Suite 500
Denver, Colorado 80202

Re: Southern Glazer's Wine and Spirits, Aurora, CO

Dear Mr. Marko,

Please find the below in response to comments received November 10, 2017.

1. The plans indicate up to (30) future dock doors facing 19th Avenue, which requires berming and landscape screening. Coordinate plans with the FDP as well as City requirements.
[Response: This has been addressed per discussions with Prologis and the City of Aurora on Wednesday \(11/8\). Berming has been added on the Civil plans and landscape screening is indicated on the landscape plans.](#)
2. Construction and installation of the streetside monument sign need to follow the attached plans and specifications. Building mounted signage, if desired, will also require review.
[Response: The construction detail provided will be followed. Noted re building mounted signage.](#)
3. The plans include details for the trash enclosure, but do not show the location. It should be located on the south/back side of the building.
[Response: Please see DAB-A1.1 for the proposed trash compactor in the south dock area. A trash enclosure is not proposed.](#)
4. Sheet DAB-A4.2 shows landscape berms on cross sections, but the grading plans don't seem to address this.
[Response: See attached revised civil plans updated to show berms per discussion with Prologis and the City of Aurora on Wednesday \(11/8\).](#)
5. All roof mounted equipment must be screened from view from public ROW per cross sections on DAB-A4.2.
[Response: All roof top equipment will be screened from view from adjacent on grade right of ways by either the parapet or a roof screen designed to match the architectural character of the building.](#)
6. Due to the visibility of this site from all sides, provide black metal picket for all fencing, not chain link. Masonry columns, as required by the FDP, will be waived.
[Response: Noted, see A1.1 which indicates the same.](#)
7. Please update the paint colors to be overall lighter to match the context of the park colors
[Response: See attached revised material board and colored elevations updated accordingly.](#)

Furthermore, and upon your review and acceptance of the responses to the Prologis comments above and the corresponding revised plans, we formally request from Prologis along with your formal approval of these documents, and as per the request of the City of Aurora, a letter indicating that the following items, although not in compliance with the Eastgate FDP as on file with the City, are approved as shown on the plans being approved:

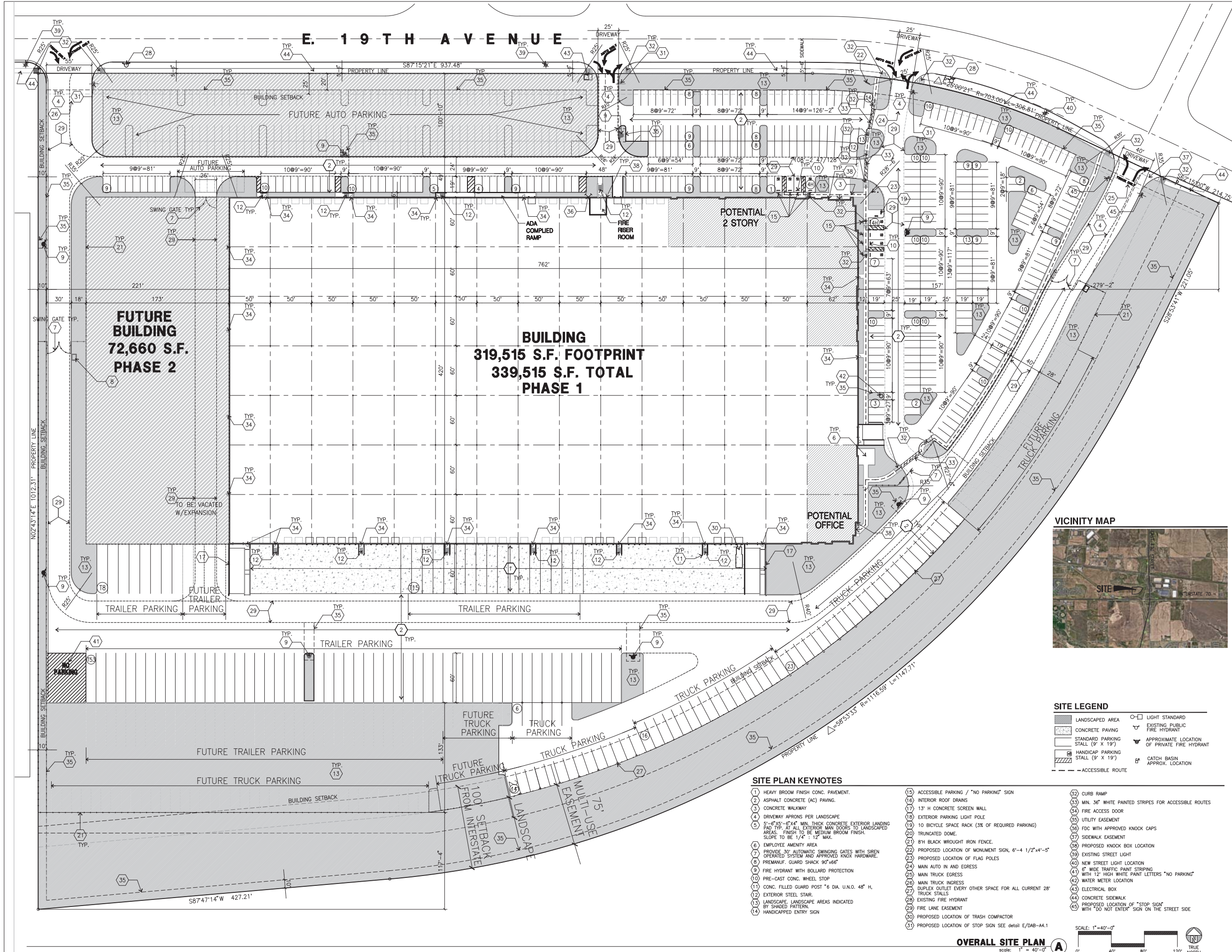
1. Loading/Dock Doors facing south towards I-70 are acceptable
2. Increase the dock door screen walls from 12' (FDP requirement) to 13'.
3. Utilize a black colored fence in lieu of green (FDP requirement).

4. Provide internally illuminated monument/building signage as was specifically not acceptable per the FDP.
5. Provide a sidewalk that runs parallel to E. 19th Ave. to match adjacent sites rather than a meandering sidewalk as required per the FDP.
6. Provide 30' tall light poles to match the other light poles in the park in lieu of the 25' requirement as noted in the FDP.

Sincerely,

A handwritten signature in cursive script, appearing to read "Jun Lee", written in a light gray or blue ink.

Jun Lee
HPA Architects
P: 949 862 2133



hpa, inc.
18831 barden avenue, - ste. #100
irvine, ca 92612
tel: 949-863-1770
fax: 949-863-0851
email: hpa@hparchs.com

NOT FOR
CONSTRUCTION

Owner:



Project:
Aurora
Distribution
Center
Southern
Glazer's
Wine & Spirits
Aurora, CO

Consultants:

CIVIL
STRUCTURAL
MECHANICAL
PLUMBING
ELECTRICAL
LANDSCAPE
FIRE PROTECTION
SOILS ENGINEER
MATERIAL HANDLING

Title: OVERALL SITE PLAN

Project Number: 16098
Drawn by: JL
Date: 11/20/2017
Revision:

Sheet:

DAB-A1.1

VICINITY MAP



SITE LEGEND

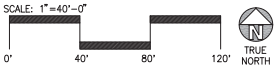
LANDSCAPED AREA	LIGHT STANDARD
CONCRETE PAVING	EXISTING PUBLIC FIRE HYDRANT
STANDARD PARKING (9' X 19')	APPROXIMATE LOCATION OF PRIVATE FIRE HYDRANT
HANDICAP PARKING (9' X 19')	CATCH BASIN APPROX. LOCATION
ACCESSIBLE ROUTE	

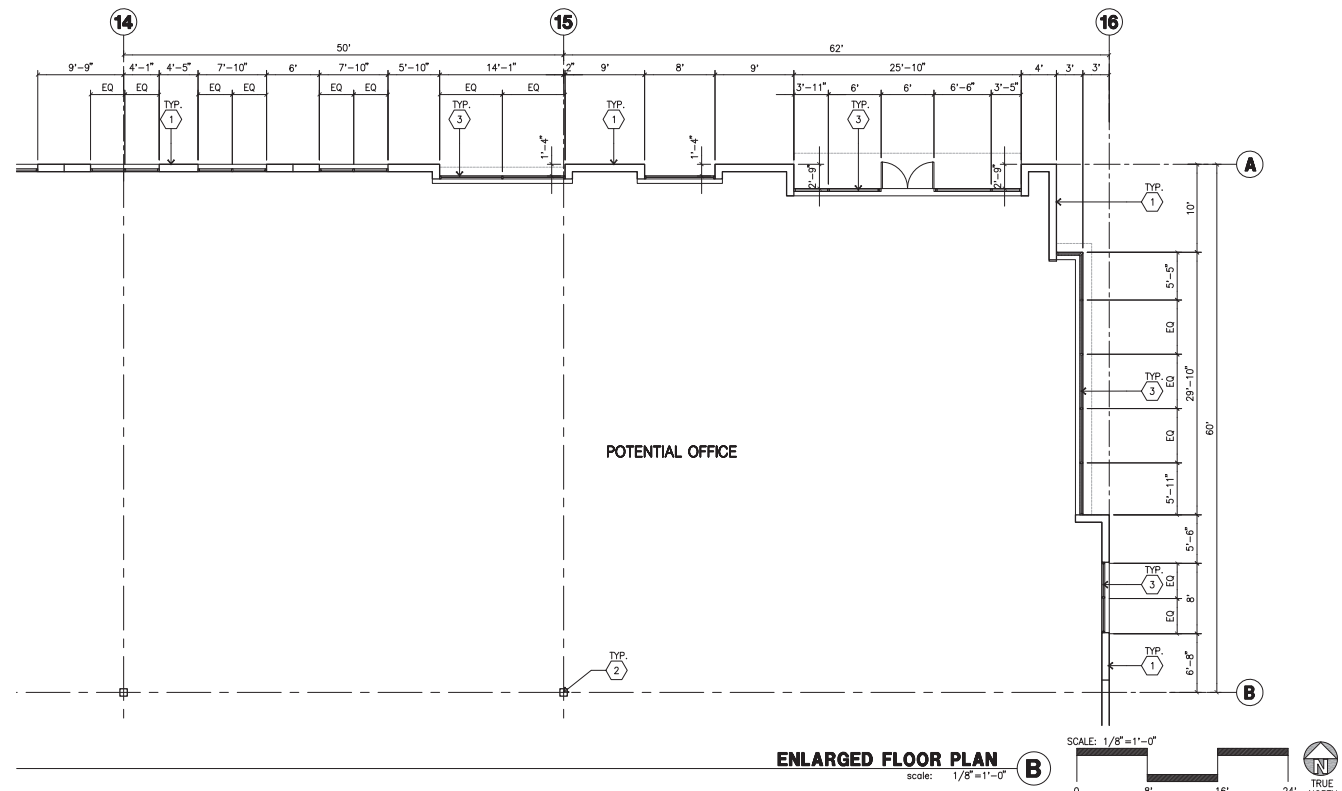
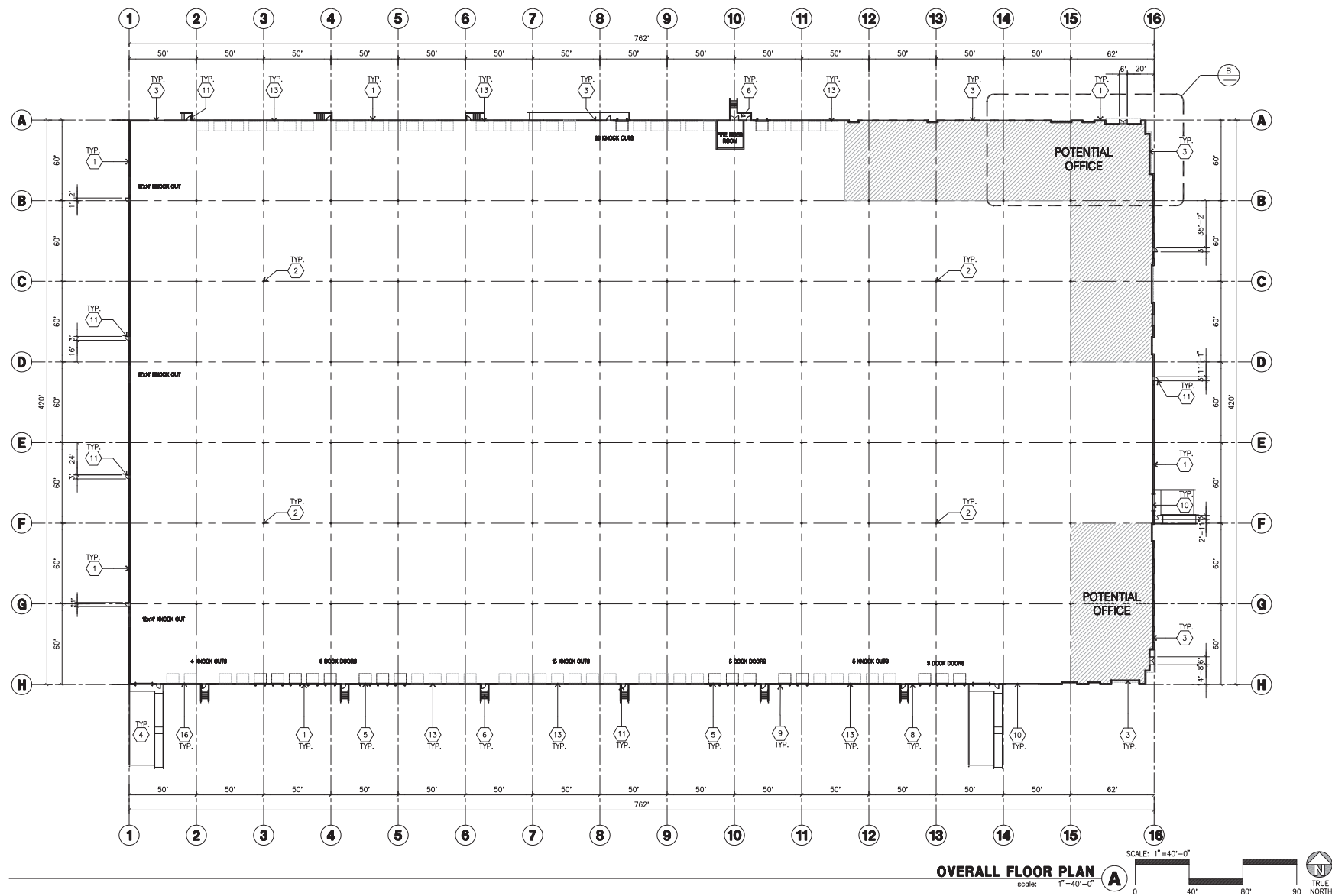
SITE PLAN KEYNOTES

- HEAVY BROOM FINISH CONC. PAVEMENT.
- ASPHALT CONCRETE (AC) PAVING.
- CONCRETE WALKWAY
- DRIVEWAY APRONS PER LANDSCAPE
- 5'-6"X5'-6"X4" MIN. THICK CONCRETE EXTERIOR LANDING PAD TYP. AT ALL EXTERIOR MAN DOORS TO LANDSCAPED AREAS. FINISH TO BE MEDIUM BROOM FINISH. SLOPE TO BE 1/4" : 12' MAX.
- EMPLOYEE AMENITY AREA
- PROVIDE 30" AUTOMATIC SWINGING GATES WITH SIREN OPERATED SYSTEM AND APPROVED KNOX HARDWARE.
- PREMANUF. GUARD SHACK 90"x66"
- FIRE HYDRANT WITH BOLLARD PROTECTION
- PRE-CAST CONC. WHEEL STOP
- CONC. FILLED GUARD POST "6 DIA. U.N.O. 48" H.
- EXTERIOR STEEL STAIR.
- LANDSCAPE, LANDSCAPE AREAS INDICATED BY SHADED PATTERN.
- HANDICAPPED ENTRY SIGN
- ACCESSIBLE PARKING / "NO PARKING" SIGN
- INTERIOR ROOF DRAINS
- 13' H CONCRETE SCREEN WALL
- EXTERIOR PARKING LIGHT POLE
- 10 BICYCLE SPACE RACK (3% OF REQUIRED PARKING)
- TRUNCATED DOME.
- 8" H BLACK WROUGHT IRON FENCE.
- PROPOSED LOCATION OF MONUMENT SIGN, 6'-4 1/2"x4'-5"
- PROPOSED LOCATION OF FLAG POLES
- MAIN AUTO IN AND EGRESS
- MAIN TRUCK EGRESS
- MAIN TRUCK INGRESS
- DUPLEX OUTLET EVERY OTHER SPACE FOR ALL CURRENT 28' TRUCK STALLS
- EXISTING FIRE HYDRANT
- FIRE LANE EASEMENT
- PROPOSED LOCATION OF TRASH COMPACTOR
- PROPOSED LOCATION OF STOP SIGN SEE detail E/DAB-A4.1
- CURB RAMP
- MIN. 36" WHITE PAINTED STRIPES FOR ACCESSIBLE ROUTES
- FIRE ACCESS DOOR
- UTILITY EASEMENT
- FDC WITH APPROVED KNOCK CAPS
- SIDEWALK EASEMENT
- PROPOSED KNOCK BOX LOCATION
- EXISTING STREET LIGHT
- NEW STREET LIGHT LOCATION
- 6" WIDE TRAFFIC PAINT STRIPING WITH 12" HIGH WHITE PAINT LETTERS "NO PARKING"
- WATER METER LOCATION
- ELECTRICAL BOX
- CONCRETE SIDEWALK
- PROPOSED LOCATION OF "STOP SIGN" WITH "DO NOT ENTER" SIGN ON THE STREET SIDE

OVERALL SITE PLAN

scale: 1" = 40'-0"





KETNOTES - FLOOR PLAN

- 1 CONCRETE TILT-UP PANEL.
- 2 STRUCTURAL STEEL COLUMN.
- 3 TYPICAL STOREFRONT SYSTEM WITH GLAZING. SEE OFFICE BLOW-UP AND ELEVATIONS FOR SIZE, COLOR AND LOCATIONS.
- 4 CONCRETE RAMP W/ 42" HIGH CONC TILT-UP GUARD WALL BLOW-UP AND WALL ON BOTH SIDE OF RAMP.
- 5 9'-0" X 10' TRUCK DOOR, SECTIONAL O.H., STANDARD GRADE.
- 6 EXTERIOR CONCRETE STAIR
- 7 5'-6" X 5'-6" X 4" THICK CONCRETE EXTERIOR LANDING PAD TYPICAL AT ALL EXTERIOR MAN DOORS TO LANDSCAPED AREA. FINISH TO BE MEDIUM BLOOM FINISH. SLOPE TO BE 1/4" : 12" MAX.
- 8 LOUVERED OPENING FOR VENTILATION.
- 9 DOCK DOOR BUMPER
- 10 12' X 14' DRIVE THRU. SECTIONAL O.H., STANDARD GRADE.
- 11 3'X7' HOLLOW METAL EXTERIOR MAN DOOR.
- 12 SOFFIT LINE ABOVE
- 13 KNOCK-OUT PANEL.
- 14 CONC. FILLED GUARD POST. 6" DIA. U.N.O.. 48"H.
- 15 INTERIOR DRAINS WITH OVERFLOW SCUPPER.
- 16 Z GUARD



hpa, inc.
18831 barden avenue, - ste. #100
irvine, ca 92612
tel: 949-863-1770
fax: 949-863-0851
email: hpa@hparchs.com

NOT FOR
CONSTRUCTION

Owner:



1600 N.W. 163rd St.
MIAMI, FL 33169

Project:
Aurora
Distribution
Center
Southern
Glazer's
Wine & Spirits
Aurora, CO

Consultants:

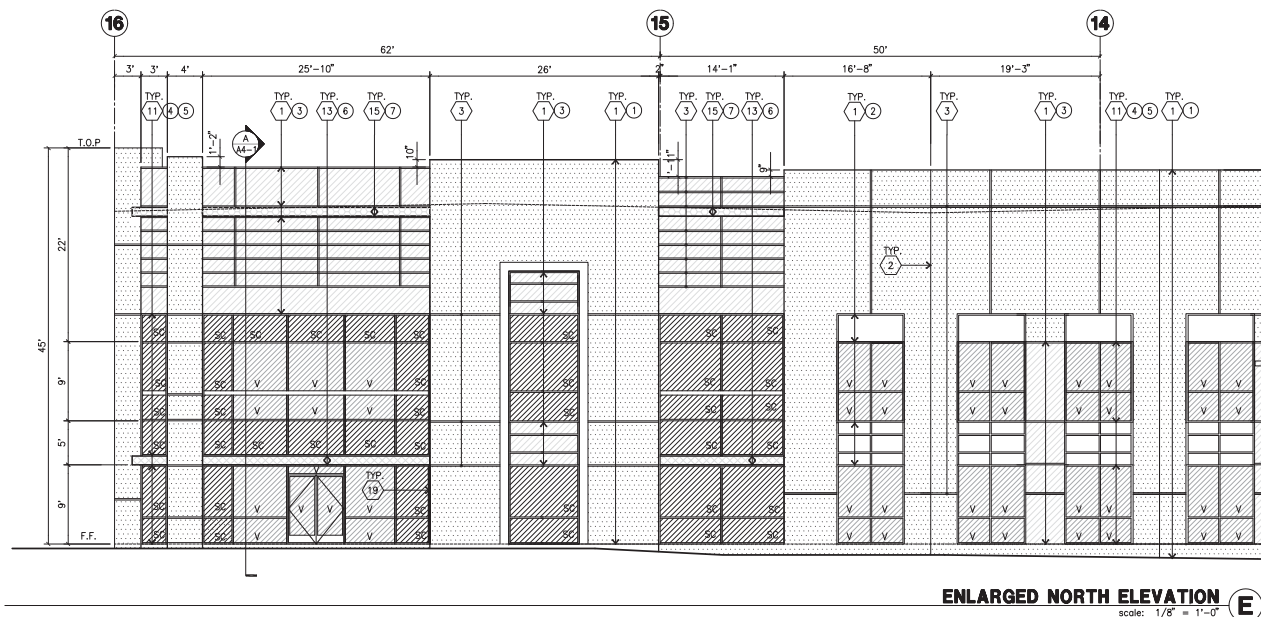
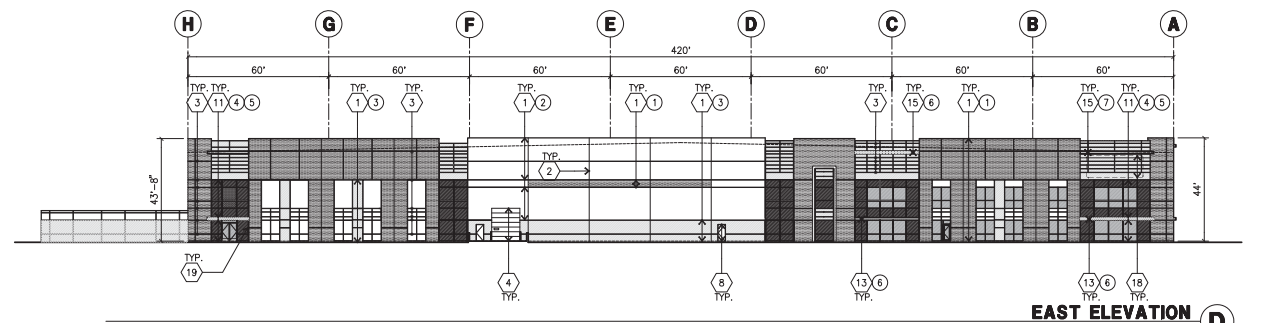
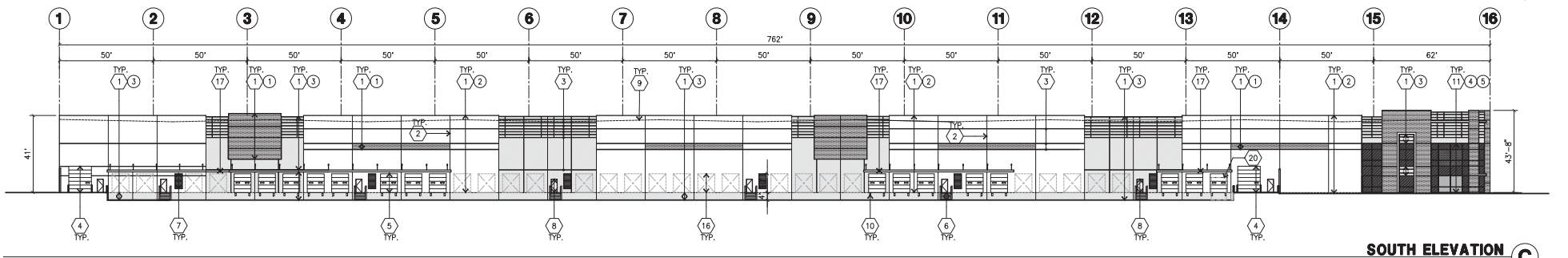
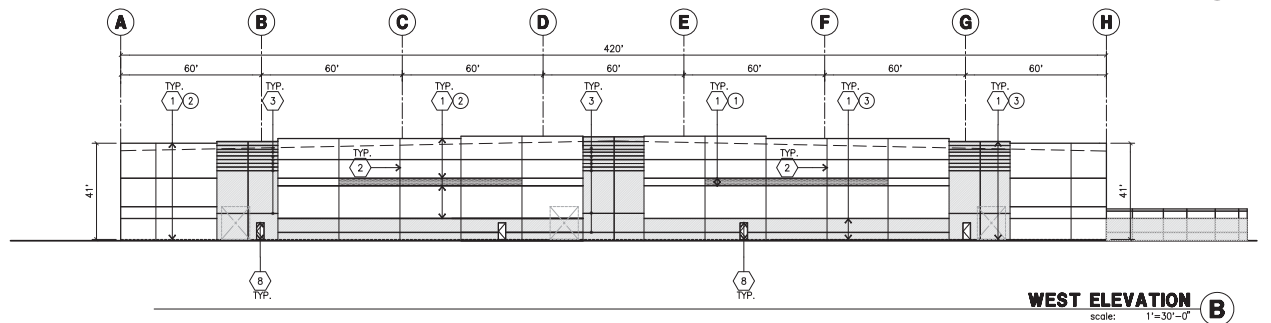
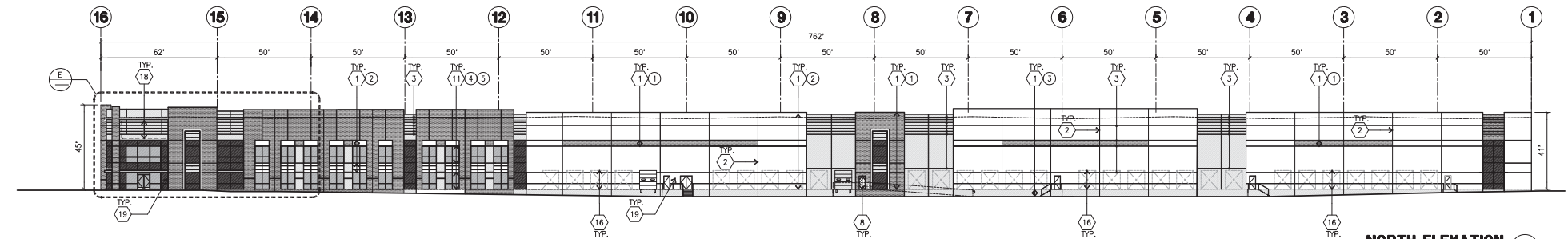
CIVIL
STRUCTURAL
MECHANICAL
PLUMBING
ELECTRICAL
LANDSCAPE
FIRE PROTECTION
SOILS ENGINEER
MATERIAL HANDLING

Title: overall floor plan

Project Number: 16098
Drawn by: JL
Date: 11/20/2017
Revision:

Sheet:

DAB-A2.1



KEYNOTES - ELEVATIONS

- 1 CONCRETE TILT-UP PANEL(PAINTED). FINISH GRADE VARIES. SEE "C" DRAWINGS.
- 2 PANEL JOINT.
- 3 PANEL REVEAL. ALL REVEALS TO HAVE A MAX. OF 3/8" CHAMFER. REVEAL COLOR TO MATCH ADJACENT BUILDING FIELD COLOR. U.N.O.
- 4 OVERHEAD DOOR. DRIVE THRU. PROVIDE COMPLETE WEATHER-STRIPPING PROTECTION ALL AROUND.
- 5 OVERHEAD DOOR. DOCK HIGH. PROVIDE COMPLETE WEATHER-STRIPPING PROTECTION ALL AROUND. FACTORY FINISHED WHITE.
- 6 STEEL STAIR, LANDING AND GUARDRAIL W/ METAL PIPE HANDRAIL. PROVIDE NON SKID NOSING TO MEET ADA REQUIREMENTS. PROVIDE CONTRASTING COLORED 3" WIDE WARNING STRIPE AT TOP LANDING AND BOTTOM TREAD PER ADA REQUIREMENTS.
- 7 METAL LOUVER. PAINT COLOR TO MATCH FIELD COLOR.
- 8 HOLLOW METAL DOORS. PROVIDE COMPLETE WEATHER STRIPPING ALL AROUND DOOR. PROVIDE FOR RAIN OVERTER ABOVE DOOR. ROOF LINE BEYOND.
- 9 DOCK BUMPER
- 10 ALUMINUM STOREFRONT FRAMING WITH TEMPERED GLAZING
- 11 BUILDING ADDRESS
- 12 CANOPY -METALIC PAINTED STEEL TUBE (12"x12")
- 13 INTERIOR DOWNSPOUT.
- 14 CANOPY, (REYNOLBOND, COLORWELD 500XL, BRIGHT SILVER METALLIC)
- 15 KNOCK-OUT PANEL.
- 16 PREFAB DOCK DOOR CANOPY
- 17 PROPOSED LOCATION OF BUILDING SIGNAGE AND ADDRESS
- 18 PROPOSED KNOCK BOX LOCATION
- 19 PROPOSED LOCATION OF COMPACTOR

GENERAL NOTES - ELEVATIONS

- A. ALL PAINT COLOR CHANGES TO OCCUR AT INSIDE CORNERS UNLESS NOTED OTHERWISE.
- B. ALL PAINT FINISHES ARE TO BE FLAT UNLESS NOTED OTHERWISE.
- C. T.O.P. EL = TOP OF PARAPET ELEVATION.
- D. F.F. = FINISH FLOOR ELEVATION.
- E. STOREFRONT CONSTRUCTION: GLASS, METAL ATTACHMENTS AND LINTELS. CONTRACTOR SHALL SUBMIT SHOP DRAWINGS PRIOR TO INSTALLATION.
- F. CONTRACTOR SHALL FULLY PAINT ONE CONCRETE PANEL W/ SELECTED COLORS. ARCHITECT AND OWNER SHALL APPROVE PRIOR TO PAINTING REMINDER OF BUILDING.
- G. BACK SIDE OF PARAPETS TO HAVE SMOOTH FINISH AND BE PAINTED WITH ELASTOMERIC PAINT.
- H. FOR SPANDREL GLAZING, ALLOW SPACE BEHIND SPANDREL TO BREATHE. USE ADHESIVE BACK WOOD STRIPS FOR ALL REVEAL FORMS.
- K. THE FIRST COAT OF PAINT TO BE ROLLED-ON AND THE SECOND COAT TO BE SPRAYED-ON.

COLOR SCHED. - ELEVATIONS

- | | |
|---|---|
| 1 | CONCRETE TILT-UP PANEL PAINT BRAND SW 7006 Extra White |
| 2 | CONCRETE TILT-UP PANEL PAINT BRAND SW 6232 Misty |
| 3 | CONCRETE TILT-UP PANEL PAINT BRAND SW 6234 Uncertain Gray |
| 4 | GLAZING COLOR Blue |
| 5 | MULLIONS COLOR Clear Anodized |
| 6 | CANOPY COLOR Metallic paint on tube steel, match 1 |
| 7 | CANOPY COLOR 500 XL bright silver metallic reynobond |

GLAZING LEGEND

NOTE: ALL EXTERIOR AND INTERIOR GLAZING SHALL BE TEMPERED.

- | | |
|-------------------------------------|-------------------------------------|
| INSULATED VISION GLASS | SPANDREL GLASS WITH CONCRETE BEHIND |
| SINGLE LITE VISION GLASS (NOT USED) | SPANDREL GLASS |



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SOILS ENGINEER
MATERIAL HANDLING

Title: Elevations

Project Number: 16098

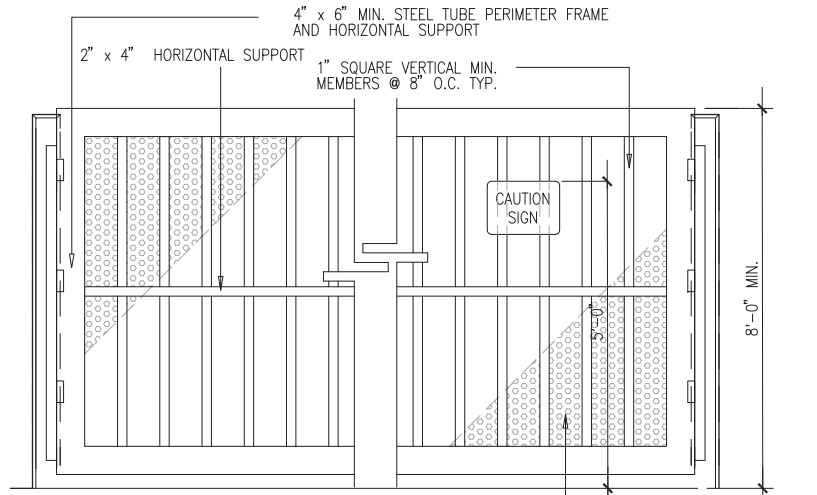
Drawn by: JL

Date: 11/20/2017

Revision:

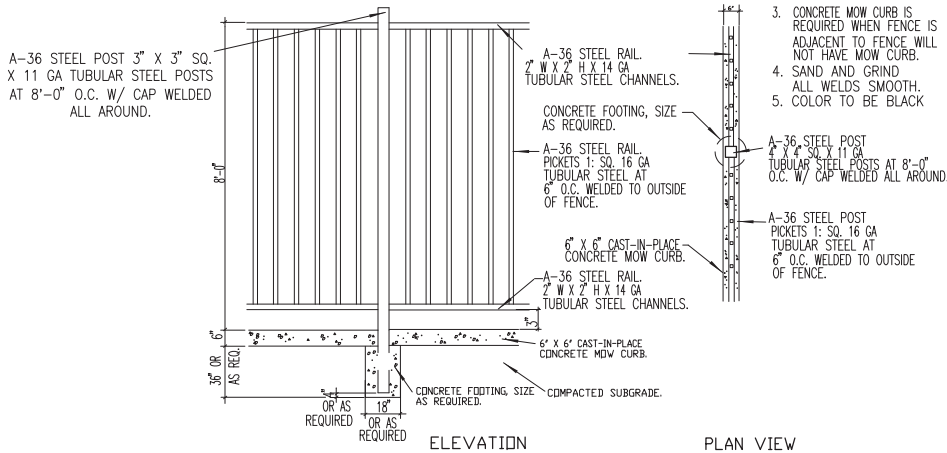
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DAB-A3.1



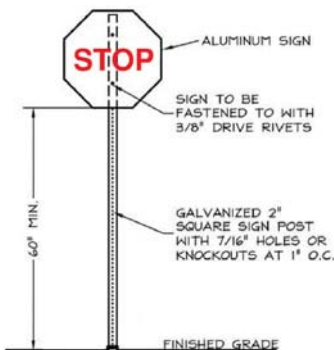
- NOTES:
1. SAND AND GRIND ALL WELDS SMOOTH. PRIME AND PAINT BLACK
 2. FOR CAUTION SIGN, SEE DETAIL 12 AND 17
 3. COLOR TO BE BLACK
 4. GATE TO HAVE LATCH MECHANISM
- PROVIDE PERFORATED METAL MESH FOR SCREENING PURPOSES. PERFORATED MESH TO BE 1/16" DIAMETER @ 1/8" STAGGERED.

METAL GATE D
scale:

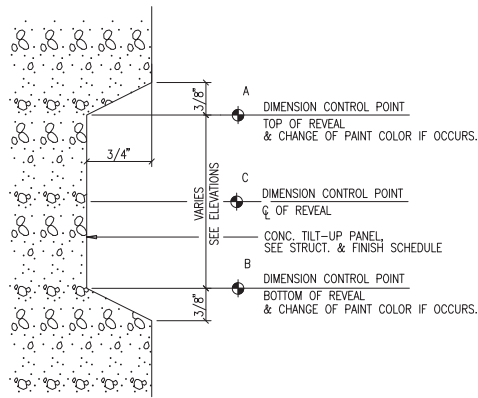


- NOTES:
1. ALL TERMINAL POSTS TO BE 3" W X 3" D X 11 GA STEEL TUBES W/ CAP WELDED ALL AROUND.
 2. ALL FENCE COMPONENTS TO BE PRIMED AND PAINTED BLACK
 3. CONCRETE MOW CURB IS REQUIRED WHEN FENCE IS ADJACENT TO FENCE WILL NOT HAVE MOW CURB.
 4. SAND AND GRIND ALL WELDS SMOOTH.
 5. COLOR TO BE BLACK

METAL FENCE C
scale:

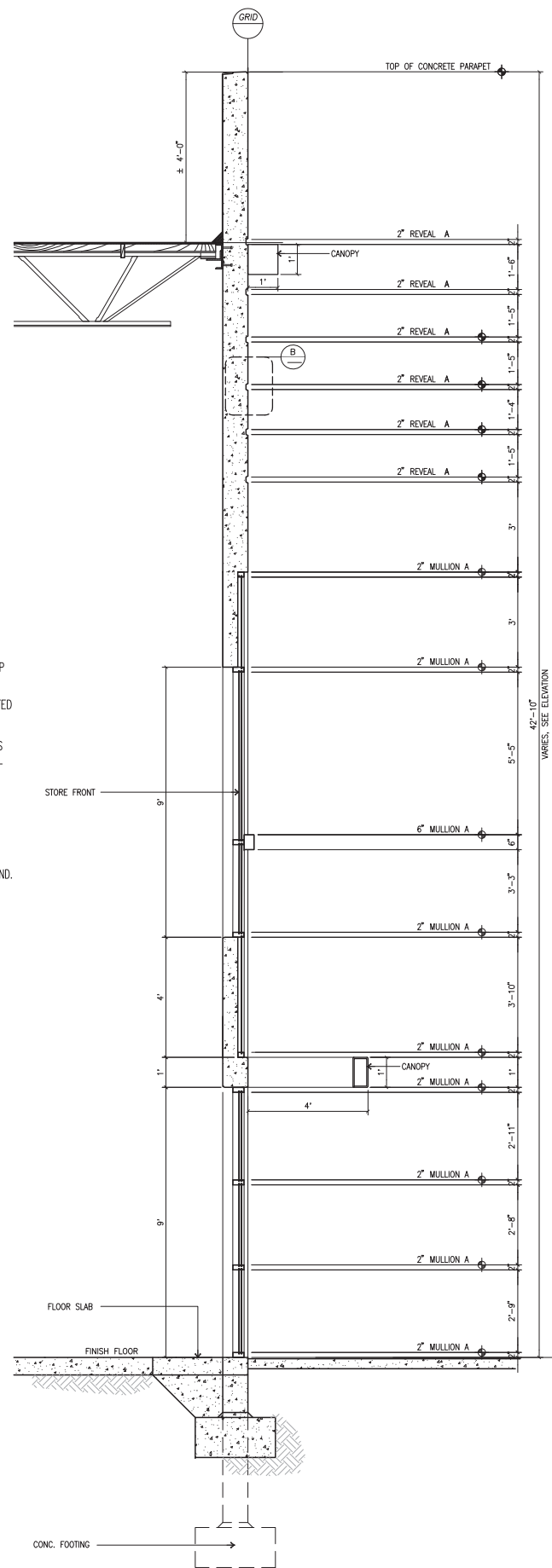


TYP. STOP SIGN E
scale: N.T.S.



- NOTES:
1. DIMENSION CONTROL POINTS AT REVEALS AND EDGE OF CONCRETE OPENINGS WHERE OCCUR, SEE WALL SECTIONS.
 2. PAINT COLOR CHANGES TO ALWAYS OCCUR AT CONTROL POINT "A" OR "B"

TYP. CONCRETE REVEAL B
scale: N.T.S.



WALL SECTION @ WINDOWS A
scale: 1/2"=1'-0"



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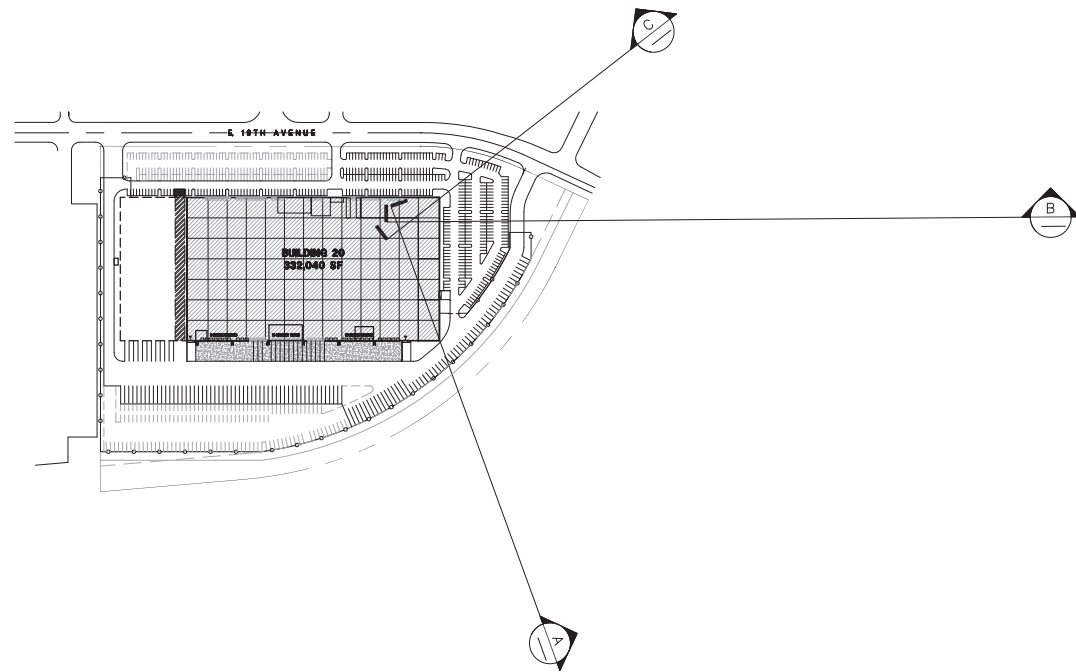
CIVIL
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LANDSCAPE
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MATERIAL HANDLING

Title: Sections & Details

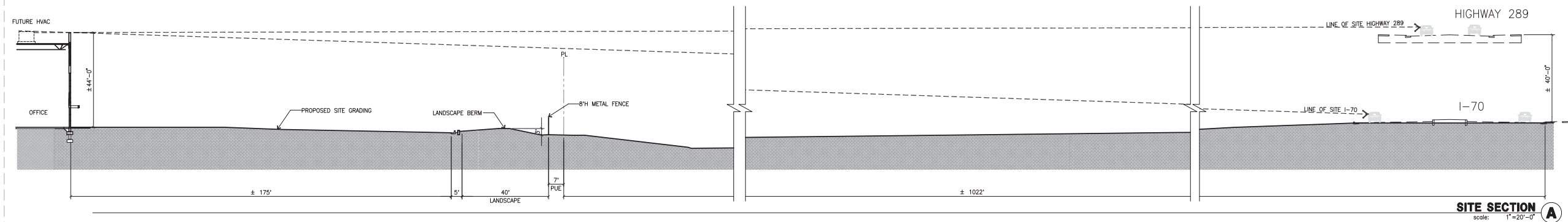
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Revision:

Sheet:

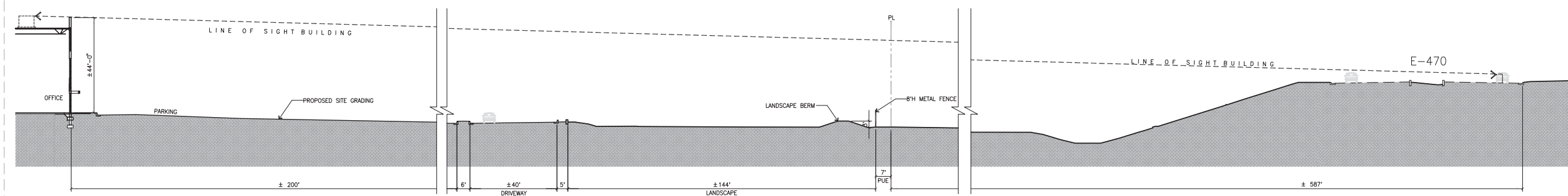
DAB-A4.1



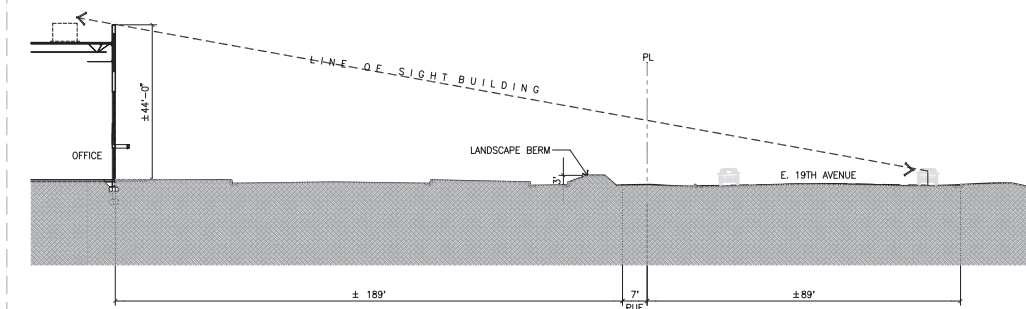
KEYMAP 1
scale: no scale



SITE SECTION A
scale: 1"=20'-0"



SITE SECTION B
scale: 1"=20'-0"



SITE SECTION C
scale: 1"=20'-0"



hpa, inc.
18831 bardeen avenue, - ste. #100
irvine, ca 92612
tel: 949-863-1770
fax: 949-863-0851
email: hpa@hparchs.com

NOT FOR
CONSTRUCTION

Owner:



1600 N.W. 163rd St.
MIAMI, FL 33169

Project:
**Aurora
Distribution
Center**
Southern
Glazer's
Wine & Spirits
Aurora, CO

Consultants:

- CIVIL
- STRUCTURAL
- MECHANICAL
- PLUMBING
- ELECTRICAL
- LANDSCAPE
- FIRE PROTECTION
- SOILS ENGINEER
- MATERIAL HANDLING

Title: site section

Project Number: 16098

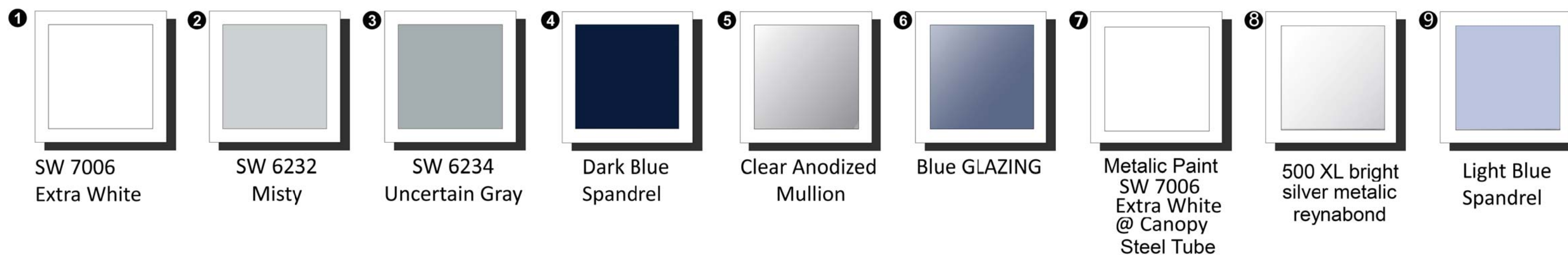
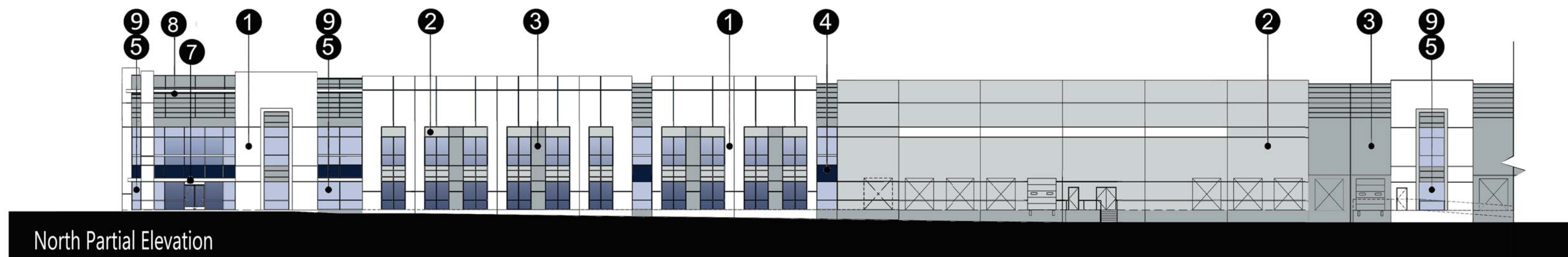
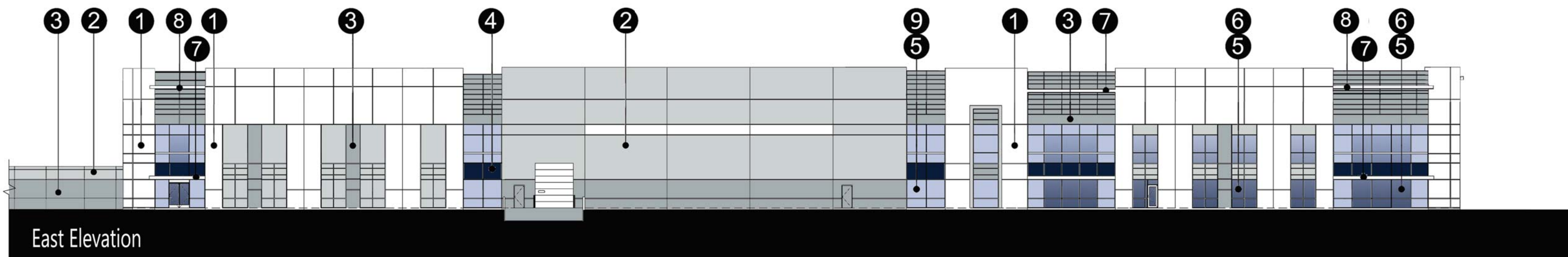
Drawn by: JL

Date: 11/20/2017

Revision:

Sheet:

DAB-A4.2



SGWS- Aurora Distribution Center

Aurora, CO





SGWS- Aurora Distribution Center

Aurora, CO



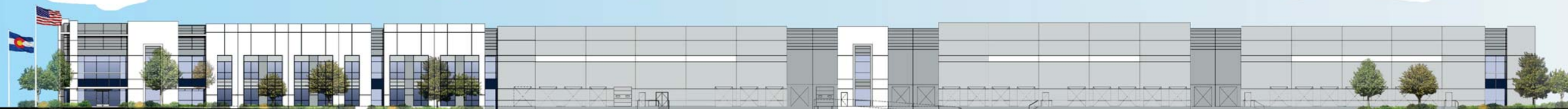
Job No. 16098.00

PERSPECTIVE



11.17.2017

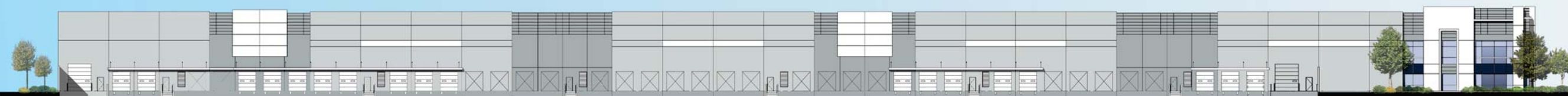
North Elevation



West Elevation



South Elevation



East Elevation



Enlarged North Elevation

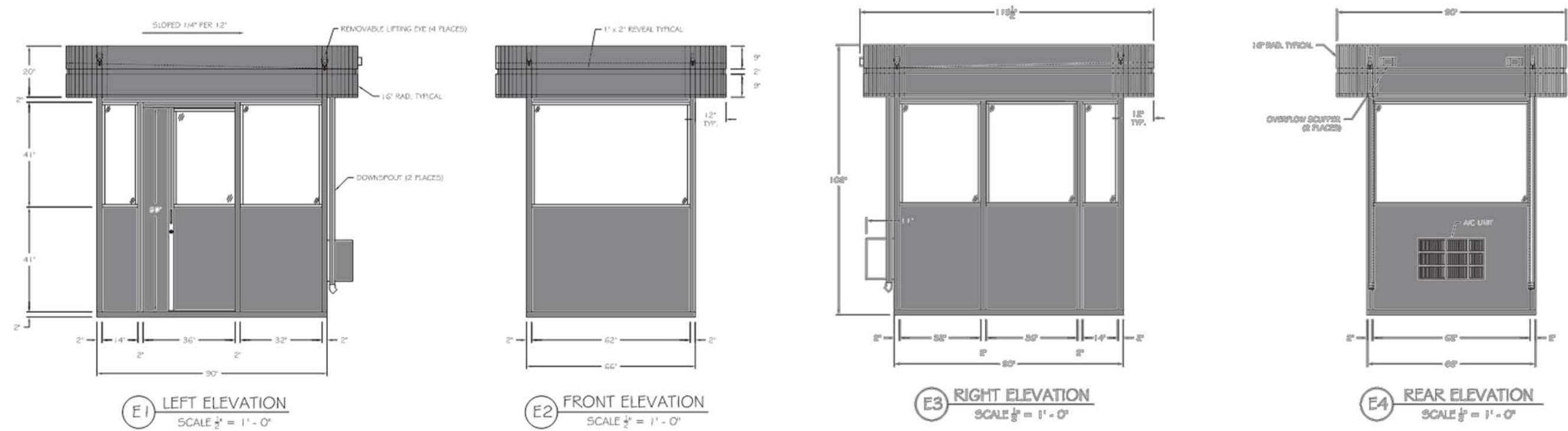


SGWS- Aurora Distribution Center

Aurora, CO



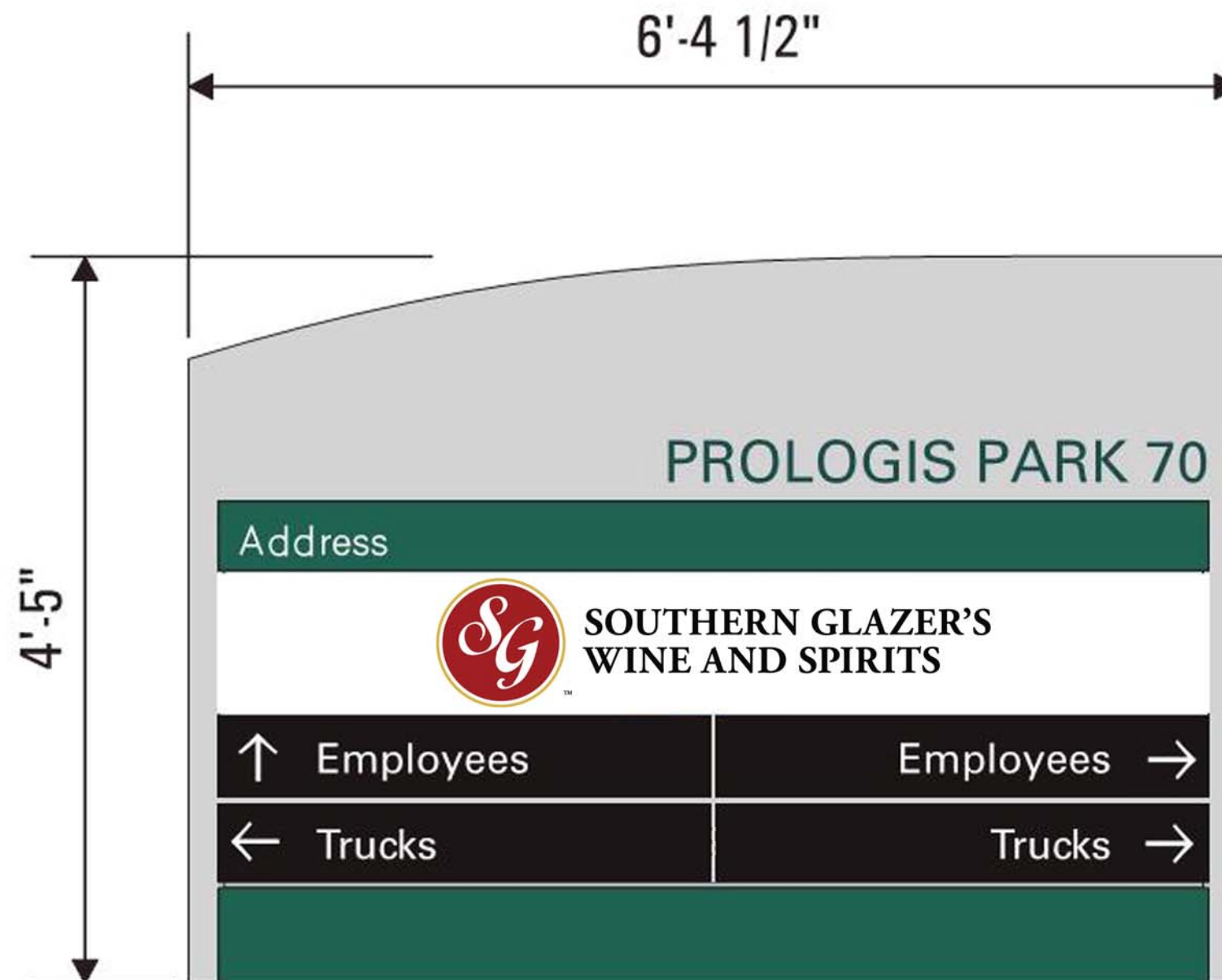
B.I.G Model DS56760A Delux Guard Booth, color : Cardtex Gray, Steel wall and roof



SGWS- Aurora Distribution Center

Aurora, CO



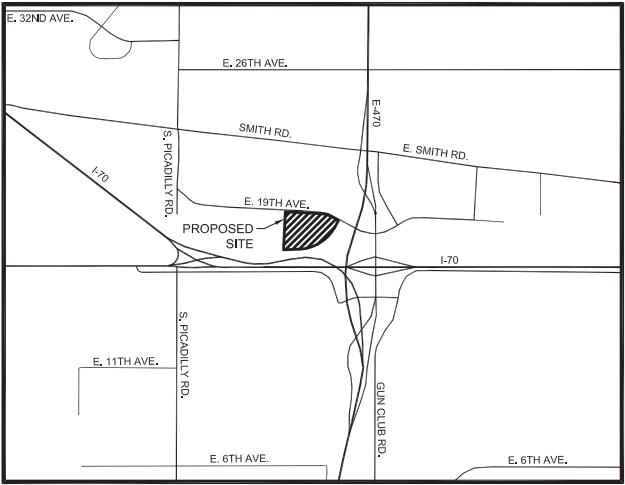


SGWS- Aurora Distribution Center

Aurora, CO

SITE PLAN
PROLOGIS PARK 70 FILING NO. 10

A PORTION OF THE SOUTHEAST 1/4 SECTION 36,
TOWNSHIP 3 SOUTH, RANGE 66 WEST OF THE SIXTH PRINCIPAL MERIDIAN, CITY OF AURORA, COUNTY OF ADAMS STATE OF COLORADO



VICINITY MAP
SCALE: 1" = 1500'

DATA BLOCK			
	BUILDING	FUTURE	TOTAL
2015 IBC OCCUPANCY CLASSIFICATION	S1/B		
NUMBER OF BUILDINGS	ONE		
BUILDING CONSTRUCTION TYPE	II B, FULLY SPRINKLERED		
LAND AREA WITHIN PROPERTY LINES	25.93 ACRES		
NUMBER OF BUILDINGS	ONE		
FIRST FLOOR BUILDING AREA	28,000 S.F.	-	28,000 S.F.
SECOND FLOOR BUILDING AREA	20,000 S.F.	-	20,000 S.F.
WAREHOUSE BUILDING AREA	291,515 S.F.	72,660	364,175 S.F.
TOTAL BUILDING AREA	339,515 S.F.	72,660	412,175 S.F.
FOOTPRINT	319,515 S.F.	72,660	392,175 S.F.
GROSS COVERAGE	28%		35%
MAXIMUM BUILDING HEIGHT	44 FEET		
TOTAL BUILDING COVERAGE	412,175 S.F. (9.46 AC) 36%		
HARD SURFACE COVERAGE	911,275 S.F. (20.92 AC) 81%		
LANDSCAPE COVERAGE	199,505 S.F. (4.58 AC) 18%		
PRESENT ZONING CLASSIFICATION	E-470 LIGHT INDUSTRIAL/ FLEX OFFICE SUBAREA		
PARKING SPACES REQUIRED	419		
INDUTRIAL	(1 PER 1,000 SQ. FT. UP TO 150,000 SF PLUS 1 PER 2,500SF IN EXCESS OF 150,000 SF)		
OFFICE	(1 PER 300SF)		
PARKING PROVIDED			
AUTO STALLS	338	183	521
28' TRUCK STALLS	43	72	115
34.5' TRUCK STALLS	16	-	16
53' TRAILER STALLS	75	40	115
ACCESSIBLE STALLS (9'X19')	8		
VAN ACCESSIBLE STALLS (12'X19')	2		
BICYCLE SPACES PROVIDED	10 (3% OF TOTAL REQUIRED PARKING)		
E. 19TH AVE. SETBACK	25 FEET		
REAR YARDS	5 FEET		
SIDE YARDS	10 FEET		
PERMITTED MAXIMUM SIGN AREA	600 SQUARE FEET		
PROPOSED TOTAL SIGN AREA	TBD		
PERMITTED NUMBER OF SIGNS	6		
PROPOSED NUMBER OF SIGNS	TBD		

SHEET INDEX		
1	C1	COVER SHEET
2	C2	SITE PLAN NOTES
3	DAB-A1.1	OVERALL SITE PLAN
4	C3	GRADING PLAN
5	C4	UTILITY PLAN
6	1	LANDSCAPE PLAN
7	2	LANDSCAPE NOTES & PLANT LIST
8	3	LANDSCAPE DETAILS
9	DAB-A2.1	OVERALL FLOOR PLAN
10	DAB-A3.1	ELEVATIONS
11	DAB-A4.1	SECTIONS AND DETAILS
12	A4.2	SITE SECTION
13	E0.0	ELECTRICAL GENERAL INFORMATION
14	E1.0	SITE LIGHTING PHOTOMETRIC PLAN
15	E1.1	ELECTRICAL SITE PLAN
16	E1.2	SITE ELECTRICAL DETAILS

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MATHEW ADAMS, P.E.

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APPLICANT
SOUTHERN GLAZER'S WINE & SPIRITS
1600 N.W. 163RD ST.
MIAMI, FL 33169
305-625-4171
LARRY CHAPLIN

- WAIVER/VARIANCE REQUEST
- REQUEST TO HAVE LOADING DOORS FACE SOUTH TOWARDS I-70.
 - REQUEST TO INCREASE THE SCREEN WALL HEIGHTS FROM 12' TO 13'.
 - REQUEST TO UTILIZE BLACK AS THE COLOR OF THE PERIMETER FENCE.
 - REQUEST TO USE INTERNALLY ILLUMINATED SIGNS IN LIEU OF EXTERNALLY ILLUMINATED SIGNS.
 - REQUEST TO LEAVE THE PROPOSED 19TH STREET SIDEWALK STRAIGHT IN LIEU OF MEANDERING THE SIDEWALK.
 - REQUEST TO USE 30' TALL SITE LIGHTING POLE TO MATCH EXISTING IN PROLOGIS PARK IN LIEU OF 25' REQUESTED IN FDP.

CITY OF AURORA APPROVALS

PLANNING DIRECTOR: _____ DATE: _____

PLANNING COMMISSION: _____ DATE: _____
(CHAIRPERSON)

CITY COUNCIL: _____ DATE: _____
(MAYOR)

ATTEST: _____ DATE: _____
(CITY CLERK)

DATABASE APPROVAL DATE _____

RECORDERS 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: _____

LEGAL DESCRIPTION:
LOT 1, BLOCK 1 PROLOGIS PARK 70 FILING NO. 10
A PORTION OF THE SOUTHEAST 1/4 SECTION 36, TOWNSHIP 3 SOUTH, RANGE 66 WEST OF THE SIXTH PRINCIPAL MERIDAN, CITY OF AURORA, COUNTY OF ADAMS, STATE OF COLORADO.

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, _____
THESE PRESENTS TO BE EXECUTED THIS ____ DAY OF ____ AD. ____.

BY: _____

STATE OF _____)SS
COUNTY OF _____) CORPORATE SEAL

ON THIS ____ DAY OF _____, 2016, BEFORE ME _____
NOTARY PUBLIC, PERSONALLY APPEARED
AND ACKNOWLEDGED THAT HE/THEY EXECUTED THE FOREGOING INSTRUMENT.

WITNESS MY HAND AND OFFICIAL SEAL

(NOTARY PUBLIC) NOTARY SEAL
COMMISSION EXPIRES _____ NOTARY BUSINESS ADDRESS: _____

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waremalcomb.com

FOR AND ON BEHALF OF WARE MALCOMB

PROLOGIS PARK 70
FILING NO. 10 SITE PLAN

COVER SHEET

NO.		DATE	REMARKS
1	11/16/2017	PLANNING RESUBMITTAL	
2	11/21/2017	PLANNING RESUBMITTAL	

PA / PM:	MAA
DRAWN BY:	KYS
JOB NO.:	DCS17-4064

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 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 THE AURORA CITY CODE, SECTION 126, ARTICLE VII -NUMBERING OF BUILDINGS.
10. ALL ROOFTOP MECHANICAL EQUIPMENT AND VENTS GREATER THAN EIGHT (8) INCHES IN DIAMETER MUST BE SCREENED. SCREENING MAY BE DONE EITHER WITH AN EXTENDED PARAPET WALL OR A FREESTANDING SCREEN WALL. SCREENS SHALL BE AT LEAST AS HIGH AS THE EQUIPMENT THEY HIDE. IF EQUIPMENT IS VISIBLE BECAUSE SCREENS DON'T MEET THIS MINIMUM HEIGHT REQUIREMENT, THE DIRECTOR OF PLANNING MAY REQUIRE CONSTRUCTION MODIFICATIONS PRIOR TO THE ISSUANCE OF A PERMANENT CERTIFICATE OF OCCUPANCY.
11. NOTWITHSTANDING ANY SURFACE IMPROVEMENTS, LANDSCAPING, PLANTING OR CHANGES SHOWN IN THESE SITE OR CONSTRUCTION PLANS, OR ACTUALLY CONSTRUCTED OR PUT IN PLACE, ALL UTILITY EASEMENTS MUST REMAIN UNOBSTRUCTED AND FULLY ACCESSIBLE ALONG THEIR ENTIRE LENGTH TO ALLOW FOR ADEQUATE MAINTENANCE EQUIPMENT. ADDITIONALLY, NO INSTALLATION, PLANTING, CHANGE IN THE SURFACE, ETC., SHALL INTERFERE WITH THE OPERATION OF THE UTILITY LINES PLACED WITHIN THE EASEMENT. BY SUBMITTING THESE SITE OR CONSTRUCTION PLANS FOR APPROVAL, THE LANDOWNER RECOGNIZES AND ACCEPTS THE TERMS, CONDITIONS AND REQUIREMENTS OF THIS NOTE.
12. FINAL GRADE SHALL BE AT LEAST SIX (6) INCHES BELOW ANY EXTERIOR WOOD SIDING ON THE PREMISES.
13. ALL INTERESTED PARTIES ARE HEREBY ALERTED THAT THIS SITE PLAN IS SUBJECT TO ADMINISTRATIVE CHANGES AND AS SHOWN ON THE ORIGINAL SITE PLAN ON FILE IN THE AURORA CITY PLANNING OFFICE AT THE MUNICIPAL BUILDING. A COPY OF THE OFFICIAL CURRENT PLAN MAY BE PURCHASED THERE. LIKEWISE, SITE PLANS ARE REQUIRED TO AGREE WITH THE APPROVED SUBDIVISION PLAT OF RECORD AT THE TIME OF A BUILDING PERMIT; AND IF NOT, MUST BE AMENDED TO 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. THE DEVELOPER, HIS SUCCESSORS AND ASSIGNS, SHALL BE RESPONSIBLE FOR STRIPING, PLACEMENT OF TRAFFIC CONTROL SIGNS AND GUIDE SIGNS ON ALL PUBLIC AND PRIVATE STREETS APPROACHING AN INTERSECTION WITH A PUBLIC STREET.
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 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 DEVELOPERS 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. BY ORDER OF THE AURORA FIRE DEPARTMENT, A 50' SETBACK WILL BE ESTABLISHED FOR NEW CONSTRUCTION BETWEEN NEAREST EDGES OF ANY NATURAL GAS (EXAMPLE: COLORADO INTERSTATE GAS) OR PETROLEUM (EXAMPLE: PHILLIPS PETROLEUM) EASEMENT TO THE NEAREST EXTERIOR WALL (OR EAVE LINE) OF ANY STRUCTURE WITHIN THE BOUNDARIES OF THIS SITE. REFERENCE THE 2015 INTERNATIONAL FIRE CODE, CHAPTER 53, U.S. DEPARTMENT OF TRANSPORTATION, 10-1-99 EDITION, CFR-49, SECTION 195-210, SUBSECTION (B); NO PIPE LINE MAY BE LOCATED WITHIN 50 FEET OF ANY PRIVATE DWELLING, OR ANY INDUSTRIAL BUILDING, OR PLACE OF PUBLIC ASSEMBLY IN WHICH PERSONS WORK, CONGREGATE, OR ASSEMBLE, UNLESS PROVIDED WITH AT LEAST 12 INCHES OF COVER IN ADDITION TO THAT PRESCRIBED IN CFR-49, SECTION 195-210 AND SECTION 195-248.
19. STREET LIGHTS ARE INSTALLED AND FUNDED BY THE DEVELOPER PRIOR TO ISSUANCE OF A CERTIFICATE OF OCCUPANCY. THE DEVELOPER SHALL COORDINATE INSTALLATION WITH XCEL ENERGY. USE THE THE BUILDERS CALL LINE 1-800-628-2121 TO SCHEDULE A POWER SUPPLY DESIGN AND COST ESTIMATE.
20. ARCHITECTURAL FEATURES (I.E. BAY WINDOWS, FIREPLACES, ROOF OVERHANG, GUTTERS, EAVES, FOUNDATIONS, FOOTINGS, CANTILEVERED WALLS, ETC.) ARE NOT ALLOWED TO ENCROACH INTO ANY EASEMENT OR FIRE LANE.
21. FIRE LANE AND HANDICAPPED PARKING SIGNS, SIGN DETAILS, HANDICAPPED PARKING STALL DETAILS, AND LOCATIONS SHALL BE APPROVED WITH THE CIVIL PLANS, "SIGNAGE AND STRIPING" PACKAGE ALONG WITH OTHER SIGNAGE REQUIRED BY OTHER CITY DEPARTMENTS.
22. THE INSTALLATION OF ANY GATING SYSTEM WILL REQUIRE A CITY OF AURORA LICENSED CONTRACTOR TO OBTAIN A BUILDING PERMIT THROUGH THE AURORA BUILDING DIVISION PRIOR TO THE START OF ANY WORK. THIS WOULD BE CONSIDERED A STRUCTURAL, LIFE SAFETY AND ELECTRICAL REVIEW WITHIN THE BUILDING DIVISION THAT IS CONDUCTED ON BEHALF OF THE FIRE CHIEF.
23. THE INSTALLATION OF SECURITY GATES ACROSS A FIRE APPARATUS ACCESS ROAD SHALL BE APPROVED BY THE FIRE CHIEF. WHERE SECURITY GATES ARE INSTALLED AT PRIMARY ACCESS POINTS, AS DETERMINED BY THE FIRE CHIEF, THOSE GATES SHALL HAVE AN APPROVED AUTOMATIC MEANS OF EMERGENCY OPERATION. ADDITIONALLY, EACH AUTOMATIC GATE SHALL HAVE A BACK-UP SWITCH (KNOX KEYED), AS WELL AS ACCESSIBLE MEANS OF MANUAL OPERATION. SECURITY GATES INSTALLED AT SECONDARY ACCESS POINTS, AS DETERMINED BY THE FIRE CHIEF, SHALL HAVE A MEANS OF OPERATION APPROVED BY THE FIRE CHIEF. THE SECURITY GATES AND THE EMERGENCY OPERATION SHALL BE MAINTAINED IN PROPER WORKING CONDITION AT ALL TIMES. IN THE EVENT THAT THERE ARE ELECTRIC GATE OPERATORS, THEY SHALL BE LISTED IN ACCORDANCE WITH UL 325. GATES INTENDED FOR AUTOMATIC OPERATION SHALL BE DESIGNED, CONSTRUCTED, AND INSTALLED IN COMPLIANCE WITH THE REQUIREMENTS OF ASTM F 2200.

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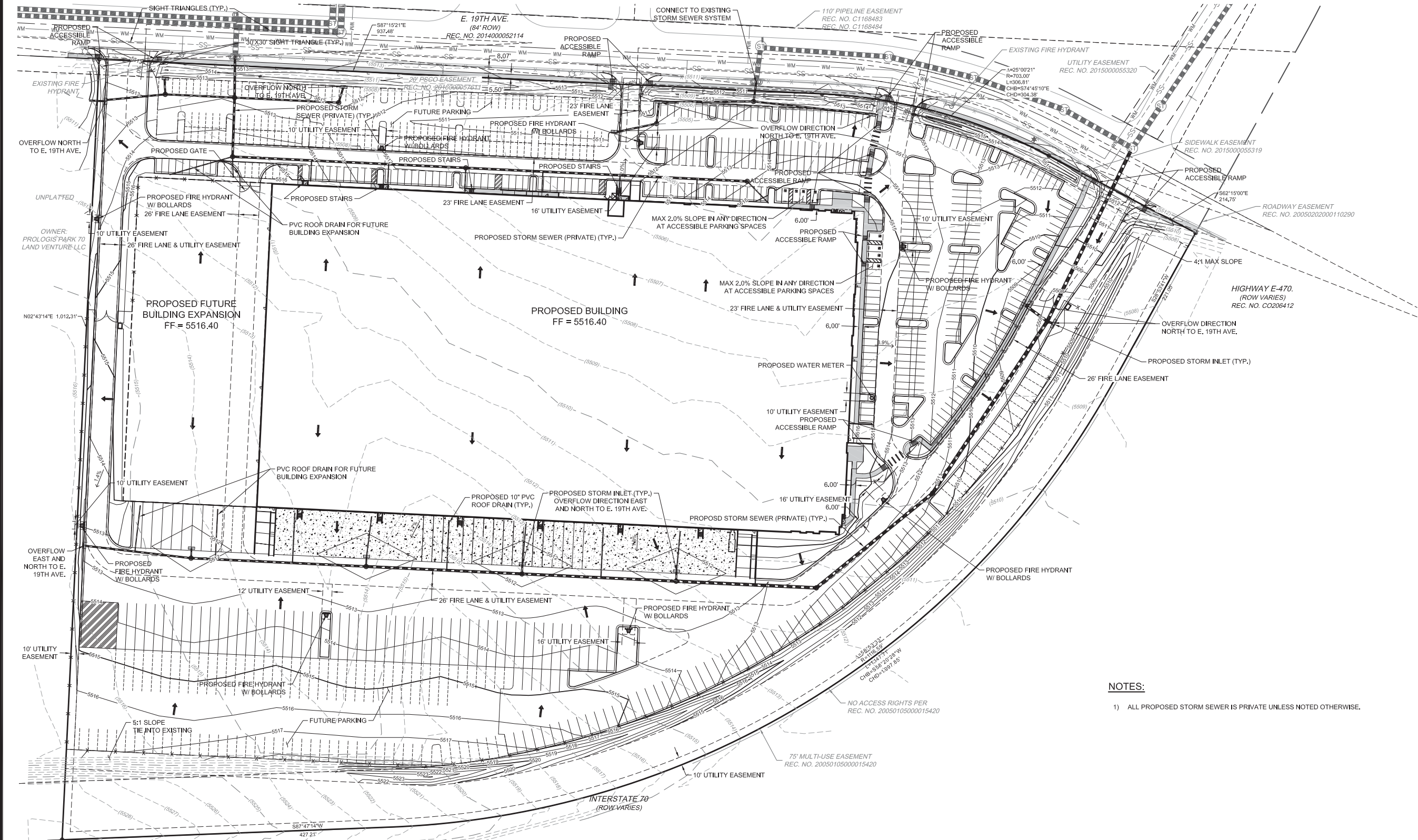
PROLOGIS PARK 70
FILING NO. 10 SITE PLAN

SITE PLAN NOTES

NO.	DATE	REMARKS
1	11/16/2017	PLANNING RESUBMITTAL
2	11/21/2017	PLANNING RESUBMITTAL

PA / PM:	MAA
DRAWN BY:	KYS
JOB NO.:	DCS17-4064

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LEGEND:

PROPERTY LINE	EXISTING EASEMENT LINE	EXISTING ELECTRIC METER	KNOX BOX
EXISTING CURB & GUTTER	PROPOSED EASEMENT LINE	EXISTING SPRINKLER CONTROL	FDC
PROPOSED CURB & GUTTER	EXISTING ROAD CENTER LINE	PROPOSED SIGN	PROPOSED FIRE HYDRANT W/ BOLLARDS
PARKING COUNT	EXISTING FENCE	EXISTING TREE	
PROPOSED BUILDING	ICC/ANSI A117-2009 ROUTE	EXISTING COMM. BOX	
PROPOSED WALK	EXISTING WATER VALVE	EXISTING ELECTRIC PEDESTAL	
EXISTING STREET LIGHT	PROPOSED FIRE HYDRANT	EXISTING ELECTRIC BREAKER	
PROPOSED STREET LIGHTS	EXISTING FIRE HYDRANT		
EXISTING SIGN	EXISTING TRANSFORMER		

NOTES:

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

WM

SCALE: 1" = 60'
ORIGINAL GRAPHIC SCALE

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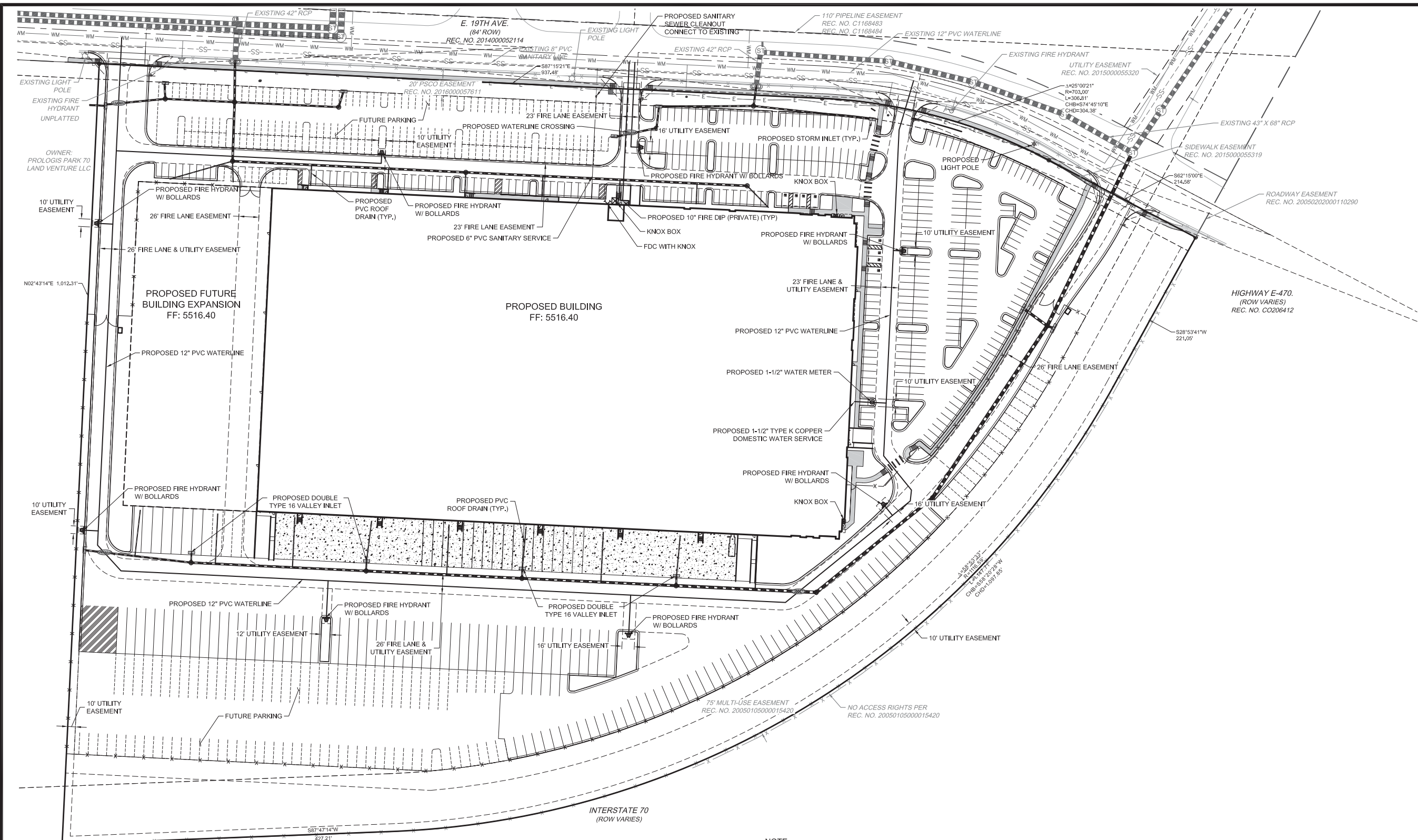
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**PROLOGIS PARK 70
FILING NO. 10 SITE PLAN**

GRADING PLAN		REMARKS
NO.	DATE	
1	11/16/2017	PLANNING RESUBMITTAL
2	11/21/2017	PLANNING RESUBMITTAL

PA / PM:	MAA
DRAWN BY:	KYS
JOB NO.:	DCS17-4064

SHEET
C3
Sheet of

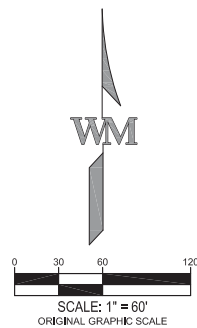


LEGEND:

- | | | | | | |
|--|----------------------------|--|------------------------------------|--|----------------------------|
| | PROPERTY LINE | | EXISTING TELEPHONE LINE | | EXISTING COMM. BOX |
| | PROPOSED STORM LINE | | EXISTING ELECTRIC LINE | | EXISTING ELECTRIC PEDESTAL |
| | EXISTING STORM LINE | | PROPOSED SANITARY SEWER W/ MANHOLE | | EXISTING ELECTRIC BREAKER |
| | PROPOSED STORM INLET | | EXISTING SANITARY SEWER W/ MANHOLE | | EXISTING ELECTRIC METER |
| | EXISTING STORM INLET | | PROPOSED WATERLINE & VALVE | | EXISTING SPRINKLER CONTROL |
| | EXISTING STORM MANHOLE | | PROPOSED FIRE HYDRANT ASSEMBLY | | EXISTING TREE |
| | PROPOSED STORM MANHOLE | | PROPOSED WATER METER | | EXISTING SIGN |
| | PROPOSED CURB & GUTTER | | EXISTING FIRE HYDRANT | | PROPOSED FENCE |
| | EXISTING CURB & GUTTER | | PROPOSED UTILITY CROSSING | | EXISTING EASEMENT LINE |
| | EXISTING WATERLINE & VALVE | | PROPOSED LIGHT POLE | | PROPOSED EASEMENT LINE |

NOTE:

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PROLOGIS PARK 70
FILING NO. 10 SITE PLAN

UTILITY PLAN		REMARKS
NO.	DATE	
1	11/16/2017	PLANNING RESUBMITTAL
2	11/21/2017	PLANNING RESUBMITTAL

PA / PM: MAA
DRAWN BY: KYS
JOB NO.: DCS17-4064

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NOT FOR
CONSTRUCTION

Owner:



1600 N.W. 163rd St.
MIAMI, FL 33169

Project:
Aurora
Distribution
Center
Southern
Glazer's
Wine & Spirits
Aurora, CO

Consultants:

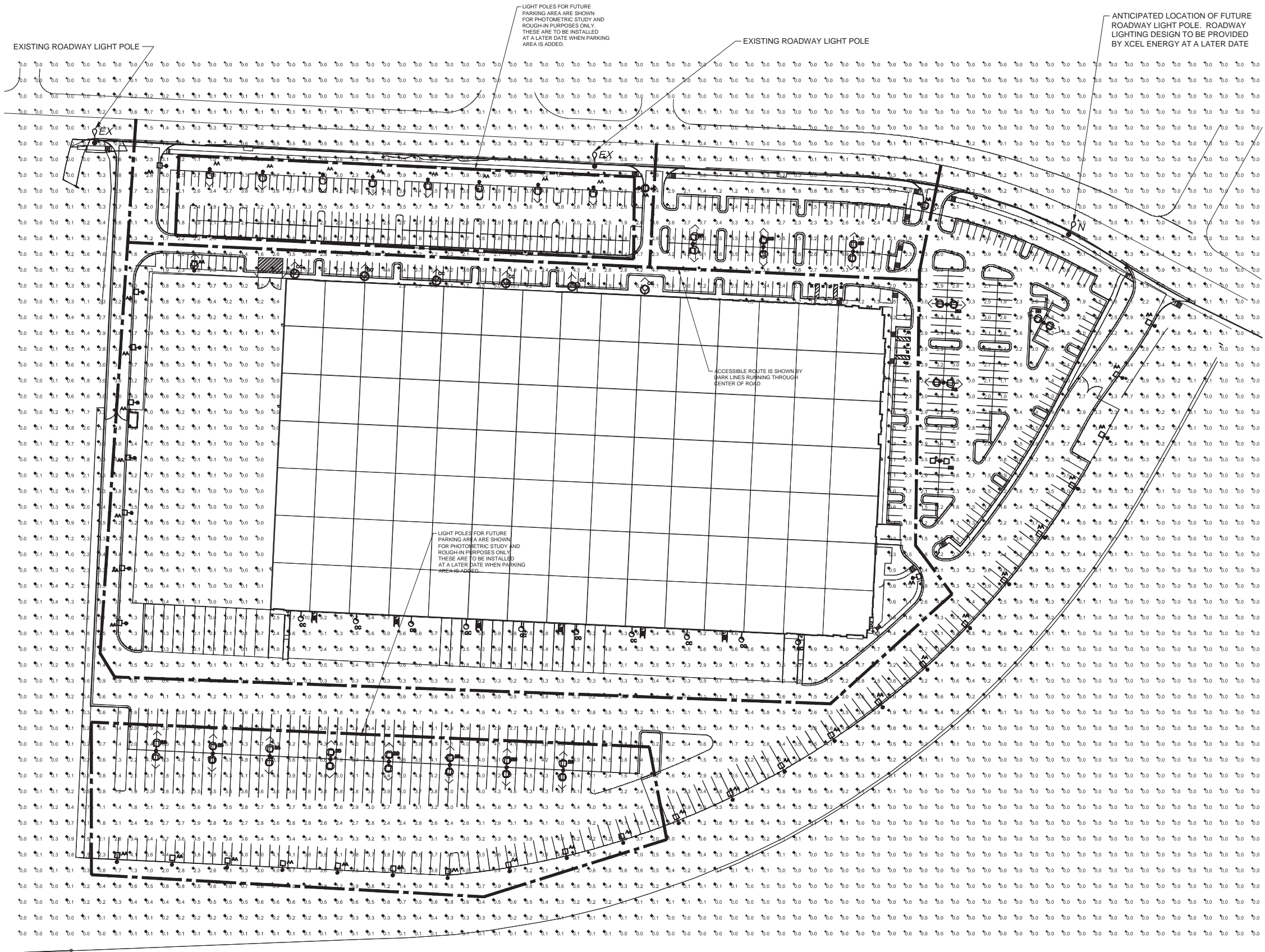
CIVIL
STRUCTURAL
MECHANICAL
PLUMBING
ELECTRICAL
LANDSCAPE
FIRE PROTECTION
SOILS ENGINEER
MATERIAL HANDLING

Title:
**SITE LIGHTING
PHOTOMETRIC PLAN**

Project Number: 16098
Drawn by: LJF
Date: 07/28/2017
Revision:
SDP SUBMITTAL 11/17/2017

Sheet:

E1.0



SITE LIGHTING PHOTOMETRIC PLAN
SCALE: 1" = 50'-0"

25' 0 25' 50' 100'

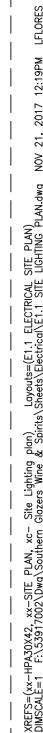
Statistics

Description	Symbol	Avg	Max	Min	Max/Min	Avg/Min
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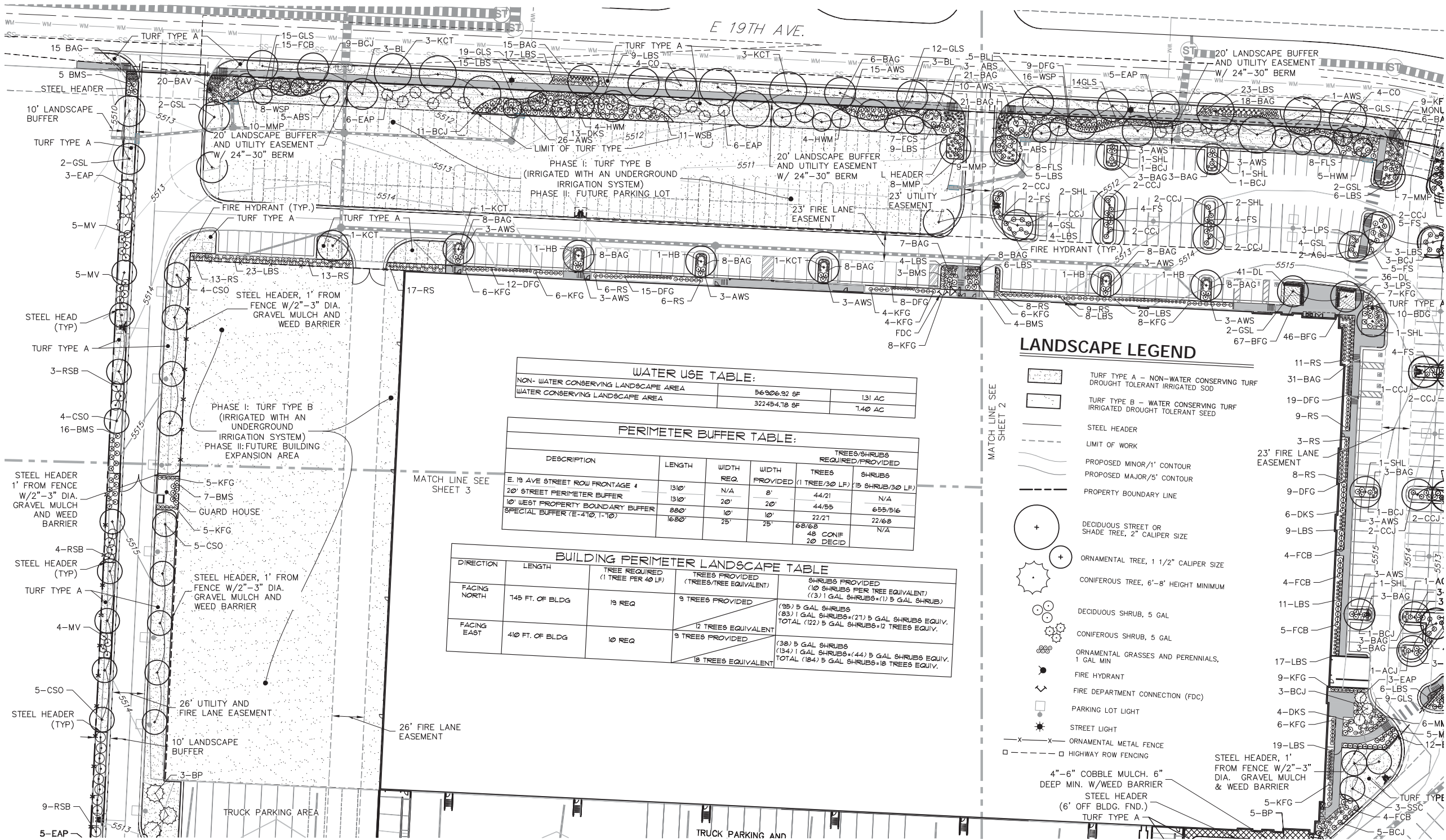
GENERAL NOTES

- ALL EXTERIOR LIGHTING IS TO COMPLY WITH THE PROLOGIS SITE LIGHTING STANDARDS. NO PRODUCT SUBSTITUTIONS ARE ACCEPTABLE.
- ALL EXTERIOR LIGHTING UTILIZES LED LAMP TECHNOLOGY.
- REFER TO SHEET E1.2 FOR POLE DETAILS AND EXTERIOR LUMINAIRE SCHEDULE.
- UTILITY EASEMENT LOCATIONS ARE SHOWN ON SHEET E1.1 FOR CLARITY. REFER TO SHEET C3 FOR ADDITIONAL UTILITY EASEMENTS INFORMATION.

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PHASE II DEVELOPMENT NOTE:

PRIOR TO THE CONSTRUCTION OF THE PHASE II PARKING LOT AREA OR PHASE II FUTURE BUILDING EXPANSION, THE APPLICANT SHALL BE REQUIRED TO SUBMIT MINOR AMENDMENT WITH A LANDSCAPE PLAN FOR THESE AREAS.

LANDSCAPE/FIRE HYDRANT NOTE:

THE LANDSCAPE PLAN MUST REFLECT THE LOCATION OF ALL FIRE HYDRANTS 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.

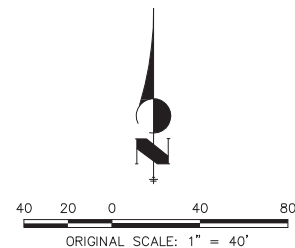
LANDSCAPE LEGEND

- TURF TYPE A - NON-WATER CONSERVING TURF DROUGHT TOLERANT IRRIGATED SOD
- TURF TYPE B - WATER CONSERVING TURF IRRIGATED DROUGHT TOLERANT SEED
- STEEL HEADER
- LIMIT OF WORK
- PROPOSED MINOR/1' CONTOUR
- PROPOSED MAJOR/5' CONTOUR
- PROPERTY BOUNDARY LINE
- DECIDUOUS STREET OR SHADE TREE, 2" CALIPER SIZE
- ORNAMENTAL TREE, 1 1/2" CALIPER SIZE
- CONIFEROUS TREE, 6'-8" HEIGHT MINIMUM
- DECIDUOUS SHRUB, 5 GAL
- CONIFEROUS SHRUB, 5 GAL
- ORNAMENTAL GRASSES AND PERENNIALS, 1 GAL MIN
- FIRE HYDRANT
- FIRE DEPARTMENT CONNECTION (FDC)
- PARKING LOT LIGHT
- STREET LIGHT
- ORNAMENTAL METAL FENCE
- HIGHWAY ROW FENCING
- 4"-6" COBBLE MULCH, 6" DEEP MIN. W/WEED BARRIER
- STEEL HEADER (6' OFF BLDG. FND.)
- TURF TYPE A

WATER USE TABLE:			
NON- WATER CONSERVING LANDSCAPE AREA	56926.32 SF	131 AC	
WATER CONSERVING LANDSCAPE AREA	322454.18 SF	7.40 AC	

PERIMETER BUFFER TABLE:					
DESCRIPTION	LENGTH	WIDTH REQ.	WIDTH PROVIDED	TREES/SHRUBS REQUIRED/PROVIDED	
				TREES (1 TREE/30 LF)	SHRUBS (15 SHRUB/30 LF)
E. 19 AVE STREET ROW FRONTAGE	1310'	N/A	8'	44/21	N/A
20' STREET PERIMETER BUFFER	1310'	20'	20'	44/55	655/516
10' WEST PROPERTY BOUNDARY BUFFER	880'	10'	10'	22/27	22/68
SPECIAL BUFFER (E-410, I-10)	1680'	25'	25'	68/68	48 CONIF 20 DECID

BUILDING PERIMETER LANDSCAPE TABLE				
DIRECTION	LENGTH	TREE REQUIRED (1 TREE PER 40 LF)	TREES PROVIDED (TREES/TREE EQUIVALENT)	SHRUBS PROVIDED (10 SHRUBS PER TREE EQUIVALENT) ((3) 1 GAL SHRUBS=(1) 5 GAL SHRUB)
FACING NORTH	145 FT. OF BLDG	13 REQ	9 TREES PROVIDED	(95) 5 GAL SHRUBS (83) 1 GAL SHRUBS=(21) 5 GAL SHRUBS EQUIV. TOTAL (122) 5 GAL SHRUBS=12 TREES EQUIV.
FACING EAST	410 FT. OF BLDG	10 REQ	12 TREES PROVIDED	(38) 5 GAL SHRUBS (134) 1 GAL SHRUBS=(44) 5 GAL SHRUBS EQUIV. TOTAL (184) 5 GAL SHRUBS=18 TREES EQUIV.



UNTIL SUCH TIME AS THESE DRAWINGS ARE APPROVED BY THE AGENCIES, JR ENGINEERING APPROVES THEIR USE ONLY FOR THE PURPOSES DESIGNATED BY WRITTEN AUTHORIZATION.

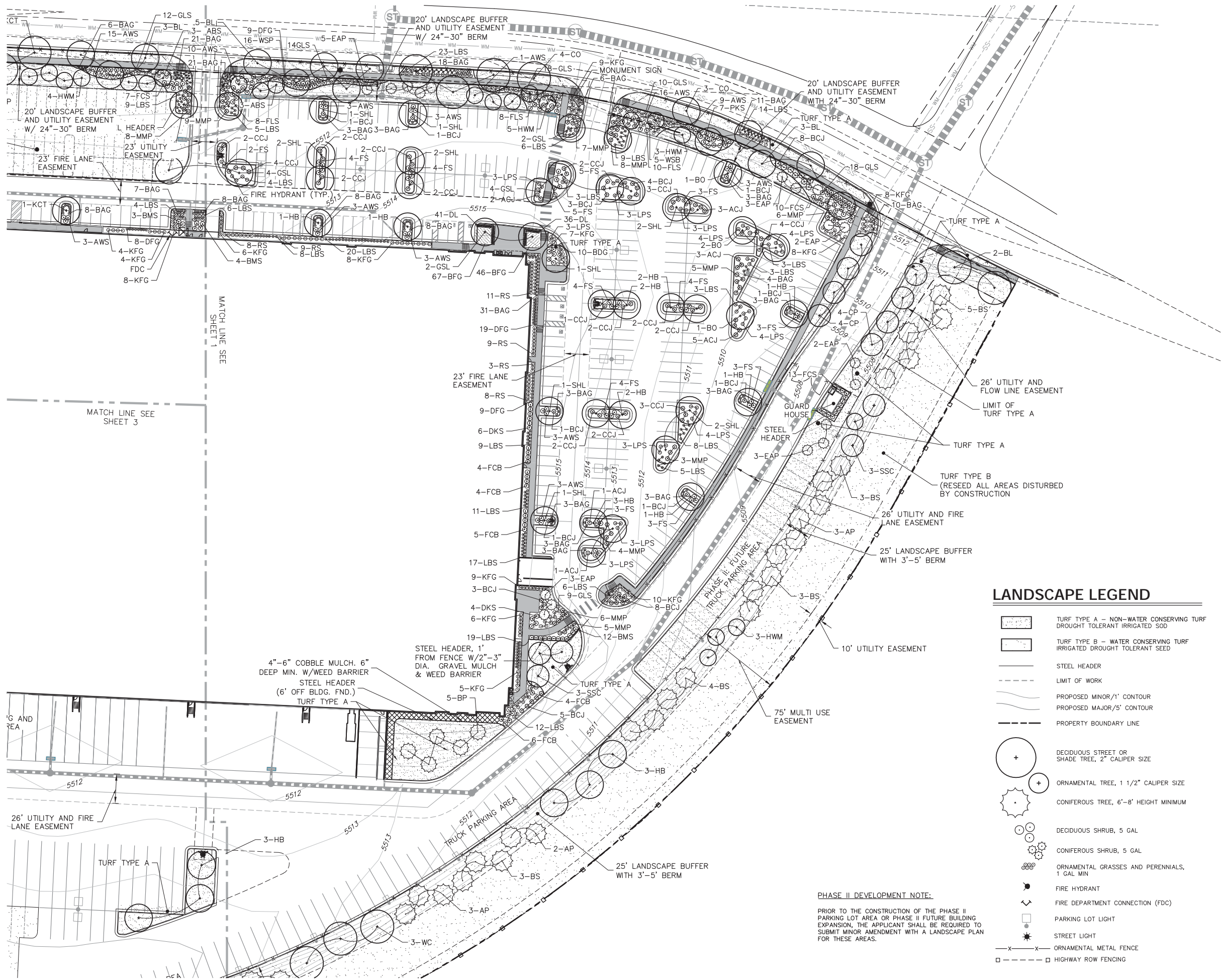
PREPARED FOR
SGWS
1600 NW 163RD STREET
MIAMI, FLORIDA 33169

J-R ENGINEERING
A WASHCO COMPANY

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NO.	REVISION	DATE	BY	DATE
1	REVISED PER CITY COMMENTS	AUG 11-20-17		
		DATED 10-26-17		

1"=40'	H-SCALE	7/28/17	DATE	DESIGNED BY	RAB
N/A	V-SCALE			DRAWN BY	RAB
				CHECKED BY	

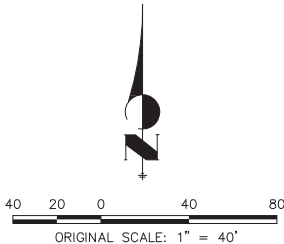


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- STREET LIGHT
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NO.	REVISION	DATE	BY
1	REVISED PER CITY COMMENTS	AUG 11-20-17	
	DATED 10-26-17		

SGWS AURORA	
LANDSCAPE PLAN	
SHEET 2 OF 5	
JOB NO. 15937.00	

1. SOIL AMENDMENTS: SOIL AMENDMENTS SHALL BE PROVIDED AND DOCUMENTED TO THE LANDSCAPE ARCHITECT, THE SOIL IN ALL LANDSCAPE AREAS, INCLUDING PARKWAYS AND MEDIANS, PARKING ISLANDS, TREE LAWNS, ETC. SHALL BE THOROUGHLY LOOSENEED TO A DEPTH OF NOT LESS THAN EIGHT(8) INCHES AND SOIL AMENDMENT SHALL BE THOROUGHLY INCORPORATED INTO THE SOIL OF ALL LANDSCAPE AREAS TO A DEPTH OF AT LEAST SIX (6) INCHES BY TILLING, DIGGING OR OTHER SUITABLE METHOD, AT A RATE OF FOUR (4) CUBIC YARDS OF APPROVED ORGANIC COMPOST PER ONE THOUSAND (1,000) SQUARE FEET OF LANDSCAPE AREA.
2. SITE LIGHTING: PARKING LOTS AND PRIVATE DRIVES SHALL BE ILLUMINATED WITH 25' HIGH POLE MOUNTED LIGHT FIXTURES.
3. SURFACE MATERIALS: ALL WALKS AND CURB AND CUTTERS SHALL BE CONCRETE. ALL VEHICULAR DRIVES AND PARKING LOTS SHALL BE ASPHALT PAVEMENT, TRUCK LOADING DOCK AREAS SHALL BE CONCRETE PAVEMENT.
4. ALL UTILITY EASEMENT SHALL REMAIN UNOBSTRUCTED AND FULLY ACCESSIBLE ALONG THEIR ENTIRE LENGTH FOR MAINTENANCE EQUIPMENT ENTRY.
5. THE DEVELOPER, HIS SUCCESSORS AND ASSIGNS, SHALL BE RESPONSIBLE FOR INSTALLATION, MAINTENANCE AND REPLACEMENT OF ALL LANDSCAPING MATERIALS SHOWN OR INDICATED ON THE APPROVED SITE PLAN OR LANDSCAPE PLAN ON FILE IN THE PLANNING DEPARTMENT. ALL LANDSCAPING WILL BE INSTALLED AS DELINEATED ON THE PLAN, PRIOR TO ISSUANCE OF CERTIFICATES OF OCCUPANCY.
6. 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 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.

3. **PLANT QUALITY:** ALL PLANT MATERIALS SHALL BE A-GRADE OR NO. 1 GRADE - FREE OF ANY DEFECTS, OF NORMAL HEALTH, HEIGHT, LEAF DENSITY AND SPREAD APPROPRIATE TO THE SPECIES AS DEFINED BY THE AMERICAN ASSOCIATION OF NURSERYMEN (AAN) STANDARDS. ALL TREES SHALL BE BALL AND BURLAP OR EQUIVALENT.
2. **INSTALLATION AND GUARANTEE:** ALL LANDSCAPING SHALL BE INSTALLED ACCORDING TO SOUND HORTICULTURAL PRACTICES IN A MANNER DESIGNED TO ENCOURAGE QUICK ESTABLISHMENT AND HEALTHY GROWTH. ALL IRRIGATION SYSTEMS, LANDSCAPE PLANTS, AND LANDSCAPE MATERIALS MUST BE SAUNTERED/WARRANTED FOR A PERIOD OF ONE YEAR FROM THE DATE OF FINAL ACCEPTANCE.
3. **MAINTENANCE:** TREES, SHRUBS, TURF, AND ALL OTHER VEGETATION, IRRIGATION SYSTEMS, AND OTHER LANDSCAPE ELEMENTS WITH THESE FINAL PLANS SHALL BE CONSIDERED AS ELEMENTS OF THE PROJECT IN THE SAME MANNER AS PARKING, BUILDING MATERIALS AND OTHER SITE DETAILS; THE APPLICANT, DEVELOPER OR SUCCESSORS IN INTEREST SHALL BE RESPONSIBLE FOR THE REGULAR MAINTENANCE OF ALL LANDSCAPING ELEMENTS IN GOOD CONDITION. ALL LANDSCAPING SHALL BE MAINTAINED FREE FROM DISEASE, PESTS, WEEDS AND LITTER.
4. **REPLACEMENT:** ANY LANDSCAPE ELEMENT THAT DIES, OR IS OTHERWISE REMOVED, SHALL BE PROMPTLY REPLACED IN ACCORDANCE WITH THE REQUIREMENTS OF THESE PLANS.
5. **THE FOLLOWING SEPARATIONS SHALL BE PROVIDED BETWEEN TREES/SHRUBS AND UTILITIES.**
 - 10 FEET BETWEEN TREES AND PUBLIC WATER, SANITARY AND STORM SEWER MAIN LINES
 - 5 FEET BETWEEN TREES AND PUBLIC WATER, SANITARY AND STORM SEWER SERVICE LINES.
 - 5 FEET BETWEEN SHRUBS AND PUBLIC WATER AND SANITARY AND STORM SEWER LINES
 - 5 FEET BETWEEN TREES AND GAS LINES
6. **PLACEMENT OF ALL LANDSCAPING SHALL BE IN ACCORDANCE WITH THE SIGHT DISTANCE CRITERIA AS SPECIFIED BY THE CITY OF AURORA.** NO LANDSCAPE ELEMENTS GREATER THAN 24" SHALL BE ALLOWED WITHIN THE SIGHT DISTANCE TRIANGLE OR SIGHT DISTANCE EASEMENTS WITH THE EXCEPTION OF DECIDUOUS TREES PROVIDED THAT THE LOWEST BRANCH IS AT LEAST 6' FROM GRADE.
7. **LANDSCAPING WITHIN RIGHT OF WAY'S AND TREE LAWNS ARE REQUIRED TO BE MAINTAINED BY A PROPERTY OWNER.** THE PROPERTY OWNER IS RESPONSIBLE FOR SNOW REMOVAL ON ALL ADJACENT STREET SIDEWALKS AND ON ALL DRIVEWAYS, PRIVATE DRIVES AND PARKING AREAS WITHIN THE DEVELOPMENT.
8. **THE DEVELOPER SHALL ENSURE THAT THE FINAL LANDSCAPE PLAN IS COORDINATED WITH ALL OTHER FINAL PLAN ELEMENTS SO THAT THE PROPOSED GRADING, STORM DRAINAGE, AND OTHER DEVELOPMENT IMPROVEMENTS DO NOT CONFLICT WITH NOR PRECLUDE INSTALLATION AND MAINTENANCE OF LANDSCAPE ELEMENTS ON THIS PLAN.**
9. **MINOR CHANGES IN PLANT MATERIAL LOCATIONS MAY BE MADE DURING CONSTRUCTION AS REQUIRED BY SITE CONDITIONS.** OVERALL QUANTITY, QUALITY, AND DESIGN CONCEPT MUST BE CONSISTENT WITH THE APPROVED PLANS. IN THE EVENT OF CONFLICT WITH THE QUANTITIES INCLUDED IN THE PLANT LIST, SPECIES AND QUANTITIES GRAPHICALLY ILLUSTRATED SHALL BE PROVIDED. ALL CHANGES IN PLANT LOCATIONS MUST HAVE WRITTEN APPROVAL BY THE LANDSCAPE ARCHITECT PRIOR TO INSTALLATION.
10. **MAINTAIN A MINIMUM OF THREE (3) FEET OF CLEARANCE ON EACH SIDE OF FIRE DEPARTMENT CONNECTION (FDC).** NO VEGETATION OTHER THAN TURF OR GROUND COVERS SHALL BE PLANTED IN FRONT OF FDC.
11. **IF TREES OR SHRUBS ARE LOCATED ON TOP OF FIELD VERIFIED UTILITIES, NOTIFY THE LANDSCAPE ARCHITECT BEFORE ANY DIGGING COMMENCES.** VERIFY WHICH TREES OR SHRUBS MAY NEED TO BE RELOCATED OR REMOVED PRIOR TO PLANNING.
12. **ALL LANDSCAPE AREAS SHALL BE MAINTAINED, INCLUDING MOWING, WATER AND FERTILIZING, UNTIL FINAL ACCEPTANCE BY OWNER REPRESENTATION.** AT SUCH TIME OWNER WILL BE RESPONSIBLE FOR ALL MAINTENANCE. LANDSCAPE AND IRRIGATION WILL BE WARRANTED FOR ONE (1) FULL YEAR AFTER FINAL ACCEPTANCE. THIS SHALL INCLUDE IRRIGATION SYSTEMS, AND ALL ITS COMPONENTS, TREES, SHRUBS, GROUND COVER, TURF & SEED, AND OTHER LANDSCAPE ELEMENTS.
13. **IRRIGATION:** ALL LANDSCAPE AREAS WITHIN THE SITE INCLUDING TURF, SHRUB BEDS AND TREE AREAS SHALL BE IRRIGATED WITH AN AUTOMATIC UNDERGROUND IRRIGATION SYSTEM. THE IRRIGATION PLAN MUST BE REVIEWED AND APPROVED BY THE CITY OF AURORA. PRIOR TO CONSTRUCTION AREAS SHALL BE IRRIGATED WITH AN AUTOMATIC POP-UP IRRIGATION SYSTEM. ALL SHRUB BEDS AND TREES, SHALL BE IRRIGATED WITH AN AUTOMATIC DRIP (TRICKLE) IRRIGATION SYSTEM. THE IRRIGATION SYSTEM SHALL BE ADJUSTED TO MEET THE WATER REQUIREMENTS OF THE INDIVIDUAL PLANT MATERIAL SPECIES.
14. **DROUGHT TOLERANT SEEDING:** ALL SEEDING AREAS SHALL BE IRRIGATED WITH AN AUTOMATIC UNDERGROUND IRRIGATION SYSTEM.
15. **TOPSOIL:** TO THE MAXIMUM EXTENT POSSIBLE, TOPSOIL THAT IS REMOVED DURING CONSTRUCTION ACTIVITY SHALL BE CONSERVED FOR LATER USE ON AREAS REQUIRING REVEGETATION AND LANDSCAPING.

16. TURF TYPE A; IRRIGATED TURF/SOD SHALL BE A DROUGHT TOLERANT BLEND OF TEXAS BLUEGRASS/KENTUCKY BLUEGRASS HYBRID OR APPROVED EQUAL.
17. EXCAVATED MATERIAL TO BE USED AS PLANTING BACKFILL WILL HAVE ALL ROCKS, DEBRIS, WATER, FROZEN MATERIAL, AND VEGETATION LARGER THAN 3" IN ANY DIMENSION REMOVED BEFORE PLACEMENT AND COMPACTION OF SOIL.
18. PROVIDE POSITIVE DRAINAGE AWAY FROM BUILDING AND WALL FOUNDATIONS AND A SMOOTH TRANSITION BETWEEN ALL ADJACENT EXISTING GRADES AND PROPOSED GRADES THROUGH THE SITE.
19. UNIFORMLY COMPACT AND FINE GRADE ALL AREAS TO BE PLANTED TO A SMOOTH SURFACE, FREE FROM IRREGULAR SURFACE GRADES, RE-COMPACT SOD SPOTS, FILL IN LOW AREAS AND TRIM HIGH SPOTS TO COMPLY WITH REQUIRED GRADE TOLERANCES, REFER TO CIVIL PLANS FOR REQUIRED FINISH SPOT AND CONTOUR GRADES.
20. ONCE SOD IS LAID IT SHALL BE PROPERLY ROLLED, COMPACTED, AND SOD JOINTS SHALL BE PUSHED TOGETHER TO ELIMINATE ANY GAPS BETWEEN ROLL EDGES. APPLY FERTILIZER IN THESE AREAS PER SOD FARM'S RECOMMENDATIONS.
21. ALL MINIMUM PLANT MATERIAL SIZES ARE SHOWN IN THE PLANT LIST, ALL PLANTS SHALL BE PLANTED IN AMENDED BACKFILL SOIL AND TREES SHALL BE STAKED AS SHOWN IN DETAILS.
22. ALL PLANT MATERIAL SHALL HAVE ALL WIRE TWINE, BASKETS, BURLAP, AND ALL OTHER NON-BIODEGRADABLE CONTAINMENT MATERIAL REMOVED FROM THE TRUNK AND ROOT BALL OF THE PLANT PRIOR TO PLANTING.
23. ALL SHRUB BEDS SHALL HAVE MINIMUM 3" DEPTH, 2"-3" DIAMETER SMOOTH WASHED RIVER ROCK, A CONTINUOUS LAYER OF APPROVED WEED BARRIER LANDSCAPE FABRIC SHALL BE INSTALLED IN ALL SHRUB BEDS WITH 6" OVERLAP AT SEAMS WITH 4" STAPLES 4' O.C. IN ALL DIRECTIONS, DO NOT USE WEED BARRIER WHERE TREES ARE PLANTED IN TURF AREAS.
24. ALL TREE PLANTING RINGS IN TURF AREAS SHALL BE MULCHED WITH A 3" LAYER OF SHREDDED REDWOOD BARK MULCH.
25. STEEL HEADER BETWEEN GRASS AND SHRUB BEDS/ROCK COBBLE AREAS ETC. SHALL BE HEAVY RYERSON DUTY STEEL EDGER OR AN APPROVED EQUAL, MIN. 14 GA X 4" WITH ROLLED TOP & DRAINAGE HOLES 1' MINIMUM ON CENTER, STEEL HEADERS SHALL BE SET LEVEL WITH THE TOP OF THE ADJACENT SOD.

RIGHT OF WAY TREES (TREES LOCATED ALONG E. 19TH AVE. ROW)

Quantity	Symbol	Common Name	Botanical Name	Size	Cond.	Kc Value
13	BL	Boulevard Linden	Tilia Americana "Boulevard"	2 1/2" CAL	B4B	71
6	KCT	Kentucky Coffeetree	Gymnocladus dioica "Espresso"	2 1/2" CAL	B4B	71
11	CO	Chinkapin Oak	Quercus Mushlenbergii	2 1/2" CAL	B4B	71

Quantity	Symbol	Common Name	Botanical Name	Size	Cond.	Kc Value
14	AP	Austrian Pine	Pinus nigra	8' Hgt. Min.	B4B	M
32	BP	Colorado Blue Spruce	Pinus pungens 'Colorado Blue'	8' Hgt. Min.	B4B	
46	EAP	European Austrian Pine	Pinus Leucodermis 'Emerald Arrow'	8' Hgt. Min.	B4B	
3	BS	Bosnian Pine	Pinus Heldreichii	8' HGT MIN.	B4B	L

Quantity	Symbol	Common Name	Botanical Name	Size	Cond.	Ke Value
3	BO	Burr Oak	<i>Quercus macrocarpa</i>	2 1/2" CAL	B4B	L
4	CO	Chinkapin Oak	<i>Quercus muhlenbergii</i>	2 1/2" CAL	B4B	M
9	CF	Chimblee Pear	<i>Fyrus calleryana</i> 'Chimblee Form'	2 1/2" CAL	B4B	M
10	CSO	Crimson Spice Oak	<i>Quercus 'Crimsoncild'</i>	2 1/2" CAL	B4B	M
12	GBL	Greenspire Linden	<i>Tilia Cordata</i> 'Greenspire'	2 1/2" CAL	B4B	M
25	HB	Hackberry	<i>Celtis occidentalis</i>	2 1/2" CAL	B4B	L
3	KCC	Kentucky Coffeetree	<i>Gymnocladus dioica</i> 'Espresso'	2 1/2" CAL	B4B	M
3	SHL	Shademaster Honeylocust	<i>Gleditsia triacanthos</i> 'inermis Shademaster'	2 1/2" CAL	B4B	M
6	UC	Western Catalpa	<i>Catalpa speciosa</i>	2 1/2" CAL	B4B	L

Quantity	Symbol	Common Name	Botanical Name	Size	Cond.	Kc Value
11	AB5	Autumn Brilliance Serviceberry	Amelanchier x grandiflora 'Autumn Brilliance'	2" Cal	B4B	L
6	SSC	Spring Snow Crabapple	Malus x 'Spring Snow'	2" Cal	B4B	L
15	HWM	Hot Wings Maple	Acer Tataricum 'GarAnn'	2" Cal	B4B	M

Quantity	Symbol	Common Name	Botanical Name	Size	Cond.	Kc Value
	ACJ	Alpine Carpet Juniper	Juniperus Communis 'Alpine Carpet'	5 Gal.	Cont.	L
	AW	Anthony Waterer Spirea	Spiraea japonica 'Anthony Waterer'	5 Gal.	Cont.	M
	BJC	Bluechip Juniper	Juniperus horizontalis 'Bluechip'	5 Gal.	Cont.	L
	BMJ	Blue Mist Spirea	Caryopteris x clandonensis 'Blue Mist'	5 Gal.	Cont.	M
	CCJ	Calgary Carpet Juniper	Juniperus Sabina 'Calgary Carpet'	5 Gal.	Cont.	L
	CKN	Dark Knight Spirea	Caryopteris x clandonensis 'Dark Knight'	5 Gal.	Cont.	M
	FCB	First Choice Blue Spirea	Caryopteris x Clandonensis 'First Choice'	5 Gal.	Cont.	M
	FS	Froebel Spirea	Spiraea x bumalda 'Froebel'	5 Gal.	Cont.	L
	GLS	Gro-Low Sumac	Rhus aromatica 'Gro-Low'	5 Gal.	Cont.	L
	LSP	Little Princess Spirea	Spiraea japonica 'Little Princess'	5 Gal.	Cont.	M
	MFP	Mops Mugo Pine	Pinus mugo 'Mops'	5 Gal.	Cont.	L
	MY	Monarch Viburnum	Viburnum Monarch	5 Gal.	Cont.	L
	RBS	Regent Highberry	Amelanchier Alnifolia 'Regent'	5 Gal.	Cont.	L
	RS	Russian Sage	Perovskia Atropurpurea	5 Gal.	Cont.	L
	USB	White Snowberry	Symphoricarpos Albus	5 Gal.	Cont.	L

Quantity	Symbol	Common Name	Botanical Name	Size	Cont.	Kc Value
BAG		Blue Avena Grass	Helictotrichon sempervirens	1 Gal.	Cont.	L
BFG		Blue Fescue Grass	Festuca Glauca 'Elijah Blue'	1 Gal.	Cont.	L
DFG		Dwarf Fountain Grass	Pennisetum Alopecuroides 'Hansin'	1 Gal.	Cont.	L
KFG		Karl Forester Grass	Calamagrostis Acutiflora 'Karl Forester'	5 Gal.	Cont.	L
LBS		Little Bluestem	Schizachyrium scoparium 'The Blues'	1 Gal.	Cont.	L

DROUGHT TOLERANT IRRIGATED TURF SOD MIX

HYBRID KENTUCKY x TEXAS BLUEGRASS BEING A MIX OF 100% TEXAS BLUEGRASS HYBRID SEED. THE SEED SOURCE & TURF BASED MIX FOR SOD SHALL BE APPROVED BY THE LANDSCAPE ARCHITECT BEFORE INSTALLATION OF SOD.

DROUGHT TOLERANT IRRIGATED TURF SEED MIX

30% EPHRAIM CRESTED WHEATGRASS, 25% DWARF PERENNIAL RYEGRASS, 20% SR3200 BLUE FESCUE, 15% REUBENS CANADA BLUEGRASS, 10% CHEWINGS FESCUE.

UNTIL SUCH TIME AS THESE DRAWINGS ARE APPROVED BY THE APPROPRIATE REVIEWING AGENCIES, JR ENGINEERING APPROVES THEIR USE ONLY FOR THE PURPOSES DESIGNATED BY WRITTEN AUTHORIZATION.

PREPARED FOR

SGWS
1600 NW 163RD STREET
MIAMI, FLORIDA 33169



J·R ENGINEERING
A Westrian Company

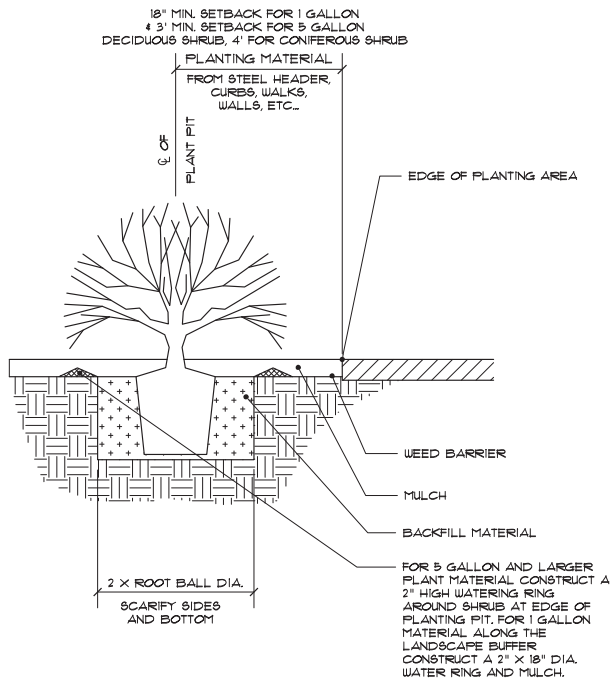
Centennial 303-740-9393 • Colorado Springs 719-593-2593
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No.	REVISION	BY	DATE
1	REVISED PER CITY COMMENTS DATED 10-26-17	AJH	11-20-17

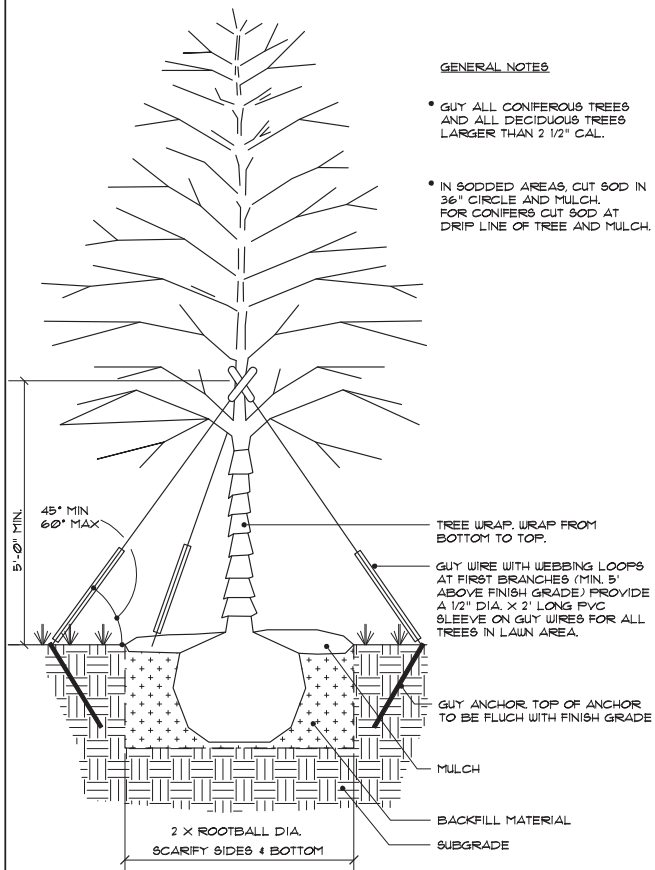
SGWS AURORA

LANDSCAPE NOTES
& PLANT LIST

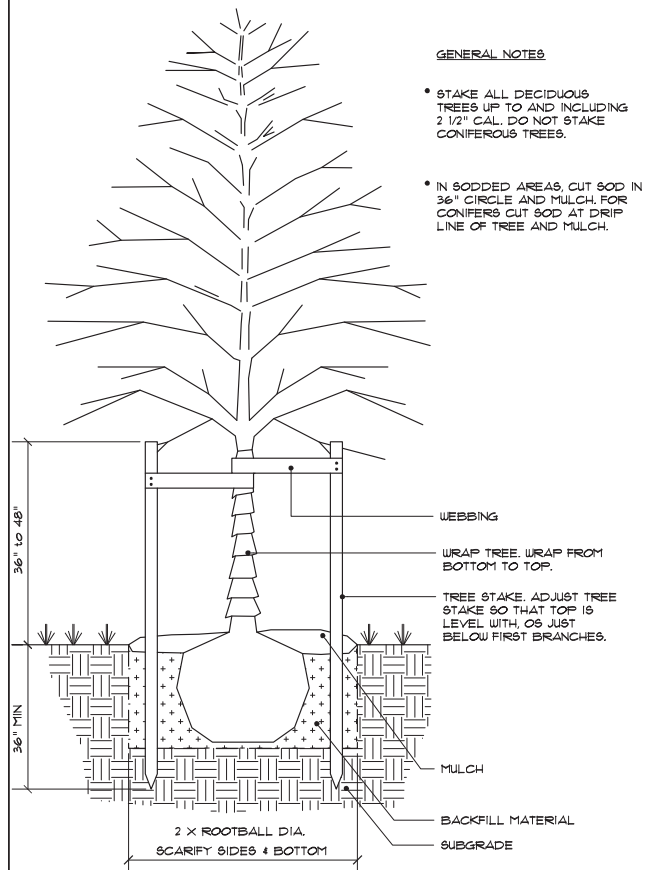
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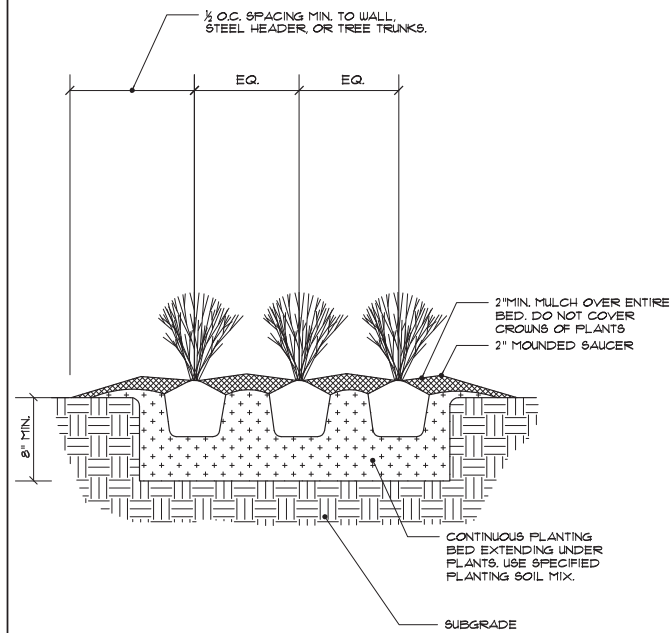
A SHRUB PLANTING



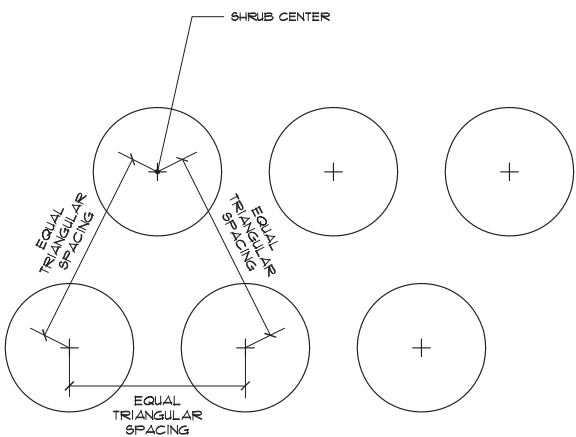
B TREE PLANTING AND GUYING



C TREE PLANTING AND STAKING



D PERENNIAL PLANTING



E TRIANGULAR SHRUB SPACING

NOT FOR CONSTRUCTION

UNTIL SUCH TIME AS THESE DRAWINGS ARE APPROVED BY THE APPROPRIATE REVIEWING AGENCIES, JR ENGINEERING APPROVES THEIR USE ONLY FOR THE PURPOSES DESIGNATED BY WRITTEN AUTHORIZATION.

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Central 305-740-9383 • Colorado Springs 719-539-2593
Fort Collins 970-491-9888 • www.jrengineering.com

BY	DATE	REVISION	NO.	REVISION	DATE	COMMENTS
AJH	11-20-17	1	1	1	11-20-17	DATED 10-26-17

H-SCALE	N/A	DESIGNED BY	RAB	CHECKED BY	
V-SCALE	N/A	DRAWN BY	RAB		
DATE	7/28/17				

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FOR AND ON BEHALF OF WARE MALCOMB

PROLOGIS FILING NO. 10

PRELIMINARY DRAINAGE PLAN

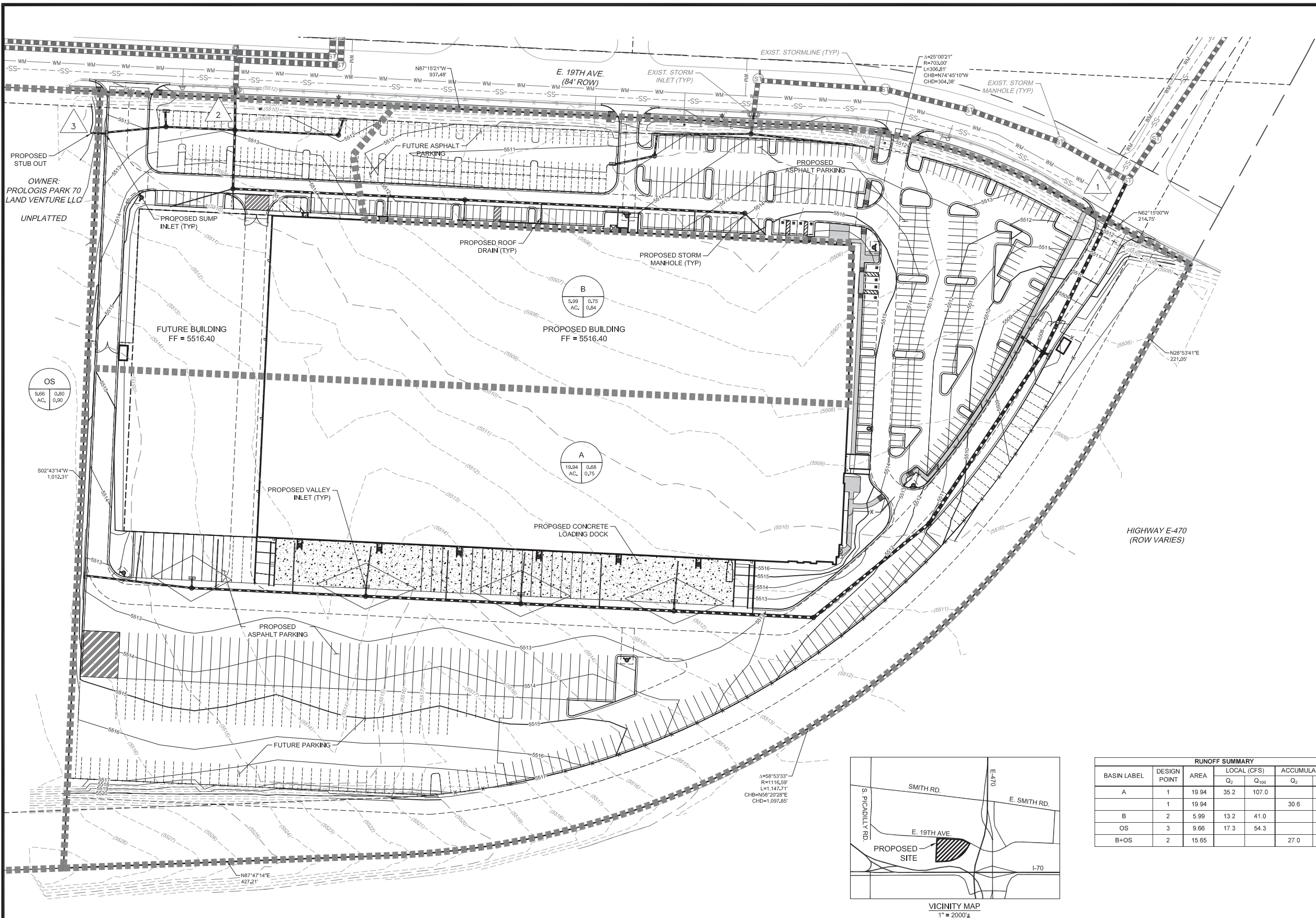
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PA / PM: KYS
DRAWN BY: MAA
JOB NO.: DCS17-4064

SHEET

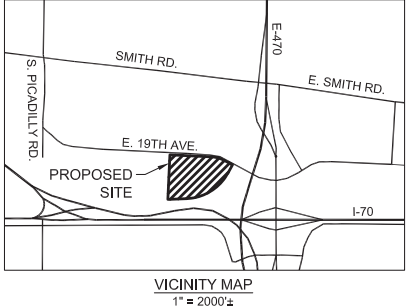
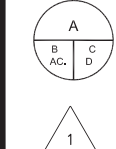
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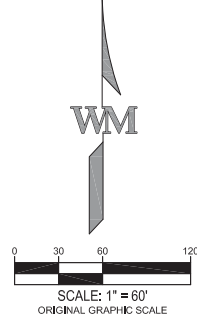
	BASIN BOUNDARY		FLOW DIRECTION		EXISTING 1' CONTOUR		PROPOSED STORM LINE
	PROPERTY LINE		EXISTING STORM LINE		EXISTING STORM INLET		PROPOSED STORM INLET
	PROPOSED 5' CONTOUR		EXISTING CURB & GUTTER		PROPOSED CURB & GUTTER		
	PROPOSED 1' CONTOUR						
	EXISTING 5' CONTOUR						



RUNOFF SUMMARY						
BASIN LABEL	DESIGN POINT	AREA	LOCAL (CFS)		ACCUMULATIVE (CFS)	
			Q ₂	Q ₁₀₀	Q ₂	Q ₁₀₀
A	1	19.94	35.2	107.0		
	1	19.94			30.6	92.8
B	2	5.99	13.2	41.0		
OS	3	9.66	17.3	54.3		
B+OS	2	15.65			27.0	84.3

NOTE:

- CITY OF AURORA PLAN REVIEW IS ONLY FOR GENERAL CONFORMANCE WITH CITY OF AURORA DESIGN CRITERIA AND THE CITY CODE. THE CITY IS NOT RESPONSIBLE FOR THE ACCURACY AND ADEQUACY OF THE DESIGN, OF DIMENSIONS AND ELEVATIONS WHICH SHALL BE CONFIRMED AND CORRELATED AT THE JOB SITE. THE CITY OF AURORA, THROUGH THE APPROVAL OF THIS DOCUMENT, ASSUMES NO RESPONSIBILITY FOR THE COMPLETENESS AND/OR ACCURACY OF THIS DOCUMENT.
- ALL PROPOSED STORM SEWER IS PRIVATE UNLESS OTHERWISE NOTED AND IS SIZED FOR THE 100 YR EVENT.



PROLOGIS PARK 70 SUBDIVISION FILING NO. 10

A PORTION OF THE SOUTHEAST 1/4 SECTION 36,
TOWNSHIP 3 SOUTH, RANGE 66 WEST OF THE SIXTH PRINCIPAL MERIDIAN, CITY OF AURORA, COUNTY OF ADAMS, STATE OF COLORADO

EROSION CONTROL NOTES:

STANDARD STATEMENT AND NOTES FOR SWMP DRAWINGS (NON CITY OWNED PROJECTS)
"PURSUANT TO SECTIONS 138-440 AND 138-442 OF THE AURORA MUNICIPAL CODE, THE PERMITTEE SHALL LOCATE, INSTALL, AND MAINTAIN ALL EROSION CONTROL AND WATER QUALITY BMPs AS INDICATED IN THE APPROVED EROSION AND SEDIMENT CONTROL PLAN. THE FOLLOWING NOTES ARE A REQUIREMENT AND SHALL BE INCLUDED ON THE CONSTRUCTION DRAWINGS AND PLANS DEVELOPED FOR THIS PROJECT SUBMITTED FOR APPROVAL BY THE CITY."

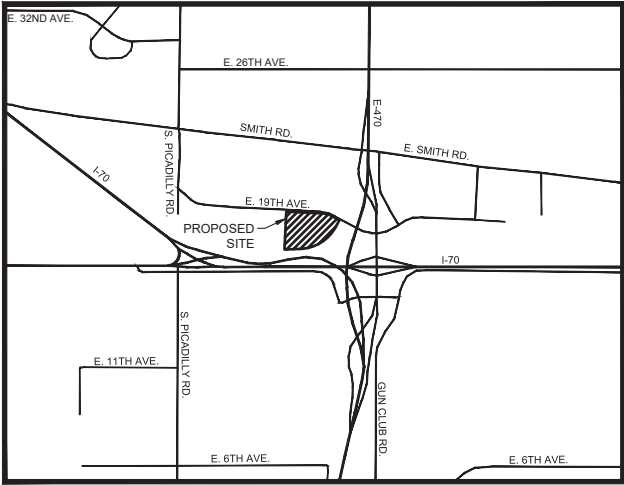
- THE PERMITTEE SHALL BE RESPONSIBLE FOR REMEDIATION OF ANY ADVERSE IMPACTS TO STORM DRAINS, ADJACENT WATERWAYS, WETLANDS, OTHER PROPERTIES, ETC., RESULTING FROM WORK DONE AS PART OF THIS PROJECT.
- ADDITIONAL EROSION AND SEDIMENT CONTROL BMPs MAY BE REQUIRED DURING AND AFTER CONSTRUCTION AND SHALL BE EXECUTED AND COMPLETED BY THE PERMITTEE. THE PERMITTEE SHALL PLAN, INSTALL, AND MAINTAIN ALL EROSION, AND SEDIMENT CONTROL MEASURES, INCLUDING DRAINAGE AND WATER QUALITY BMPs AS INDICATED ON THIS PLAN AND AS NECESSARY TO REDUCE THE DISCHARGE OF POLLUTANTS TO THE MAXIMUM EXTENT PRACTICABLE ADVERSE IMPACTS, EROSION AND SEDIMENT DEPOSITION ONTO PAVED SECTIONS, INTO STORM SEWERS, STORM SEWER APPURTANCES, RECEIVING WATERS, OR OFF PROJECT SITE.
- THE PERMITTEE SHALL TAKE APPROPRIATE PREVENTIVE MEASURES TO PREVENT DIRT AND MUD FROM BEING TRACKED OR DEPOSITED ONTO PAVED SECTIONS VIA MULTIPLE BMPs. ALL SEDIMENT, MUD, AND CONSTRUCTION DEBRIS THAT MAY BE TRACKED, DEPOSITED, OR ACCUMULATED ON PAVED SECTIONS, IN THE FLOW LINES, PRIVATE PROPERTY, AND/OR PUBLIC RIGHTS-OF-WAY OF THE CITY AS A RESULT OF THIS CONSTRUCTION PROJECT SHALL BE CLEANED UP.
- AREAS REACHING SUBSTANTIAL COMPLETION OF GRADING AND TOPSOIL PLACEMENT OPERATIONS MUST BE DRILL SEEDED AND CRIMP MULCHED WITHIN 14 DAYS OF SUBSTANTIAL COMPLETION OF GRADING AND TOPSOIL OPERATIONS. IF AN INCOMPLETE AREA IS TO REMAIN INACTIVE FOR LONGER THAN 30 DAYS, IT MUST BE DRILL SEEDED AND CRIMP MULCHED OR OTHERWISE LANDSCAPED WITHIN 14 DAYS FROM THE SUSPENSION OR COMPLETION OF LAND DISTURBANCE ACTIVITIES.
- THIS APPROVED SWMP DESIGN DRAWING, THE ASSOCIATED APPROVED SWMP NARRATIVE, A COPY OF THE STORMWATER QUALITY DISCHARGE PERMIT, AND THE RULES AND REGULATIONS REGARDING STORMWATER DISCHARGES ASSOCIATED WITH CONSTRUCTION ACTIVITIES MANUAL SHALL BE KEPT ON SITE AT ALL TIMES.
- ACCUMULATED SEDIMENT AND DEBRIS SHALL BE REMOVED FROM A BMP (MAINTENANCE) WHEN THE SEDIMENT LEVEL OR DEBRIS ADVERSELY IMPACTS THE FUNCTIONING OF THE BMP OR AS DEFINED WITHIN THE RULES AND REGULATIONS REGARDING STORMWATER DISCHARGES ASSOCIATED WITH CONSTRUCTION ACTIVITIES MANUAL, WHICHEVER IS MORE RESTRICTIVE. IF MAINTENANCE OF THE BMP DOES NOT RESTORE THE INTENDED FUNCTION, THEN THE BMP MUST BE REPLACED.
- THE DISCHARGING OF CEMENT, CONCRETE, OR MORTAR FROM READY MIX DELIVERY TRUCKS, PUMP TRUCKS, BATCH PLANTS OR SMALL MECHANICAL MIXERS DIRECTLY ONTO PAVED SURFACES IS PROHIBITED. THE DISPOSAL OF ANY LIQUID WASTES OR WASH WATER FROM ANY OPERATIONS SUCH AS PAINTING, DRYWALL, OR TILE INSTALLATIONS DIRECTLY ONTO PAVED SURFACES OR THE GROUND WITHOUT CONTAINMENT IS PROHIBITED. THE PERMITTEE SHALL PROTECT ALL CURB FLOW LINES, STORM DRAINS, ADJACENT WATERWAYS, WETLANDS, OTHER PROPERTIES, ETC., ADJACENT TO ANY LOCATION WHERE PAVEMENT CUTTING OPERATIONS INVOLVING WHEEL CUTTING, SAW CUTTING OR ABRASIVE WATER JET CUTTING ARE TO TAKE PLACE.
- IT SHALL BE THE RESPONSIBILITY OF THE PERMITTEE TO RESOLVE CONSTRUCTION PROBLEMS DUE TO CHANGING CONDITIONS OR DESIGN ERRORS THEY MAY ENCOUNTER DURING THE PROGRESS OF ANY PORTION OF THE WORK. IF CONDITIONS IN THE FIELD REQUIRE CHANGES AND THE PROPOSED MODIFICATIONS TO THE APPROVED PLANS INVOLVE SIGNIFICANT CHANGES TO THE CHARACTER OF THE WORK OR TO FUTURE CONTIGUOUS PUBLIC OR PRIVATE IMPROVEMENTS, THE CONTRACTOR SHALL BE RESPONSIBLE TO REVISE PLANS AND SUBMIT THEM TO THE CITY OF AURORA FOR APPROVAL PRIOR TO ANY FURTHER CONSTRUCTION RELATED TO THAT PORTION OF THE WORK. ANY CONTROLS, FEATURES OR IMPROVEMENTS NOT CONSTRUCTED IN ACCORDANCE WITH THE APPROVED PLANS, CITY OF AURORA DETAIL DESIGNS, OR THE APPROVED REVISED PLANS SHALL BE REMOVED AND THE CONTROLS, FEATURES AND/OR IMPROVEMENTS SHALL BE RECONSTRUCTED.
- SECONDARY CONTAINMENT FEATURES SHALL BE IN PLACE FOR ANY BULK FUEL STORAGE, MIXERS, GENERATORS, OR ANY OTHER SPILL OR LEAK SOURCE THAT REMAINS ON-SITE FOR A PERIOD LONGER THAN 7 CALENDAR DAYS. A RECOVERY OR SALVAGE DRUM SHALL BE KEPT ON-SITE FOR STORAGE OF CONTAMINATED SOILS.
- STRAW BALES AND RECYCLED ASPHALT OR CONCRETE ARE NOT ACCEPTABLE CONSTRUCTION BMPs WITHIN THE CITY OF AURORA AND MAY NOT BE USED.

ADDITIONAL EROSION CONTROL NOTES:

- SEE COA MANUAL FOR DETAILED REQUIREMENTS AND TEMPORARY CONSTRUCTION STORMWATER BMP DETAILS.
- ALL BMPs LABELED "INITIAL" ARE REQUIRED TO BE IN PLACE PRIOR TO ANY WORK BEGINNING ONSITE.
- ANY AREAS THAT WILL BE LEFT UNCHANGED FOR MORE THAN 14 DAYS AFTER DISTURBANCE SHALL BE TEMPORARILY SEEDED AND MULCHED PER THE COA MANUAL.
- ANY AREAS THAT ARE NOT PERMANENTLY STABILIZED WITH HARDSCAPE OR THE FOOTPRINT OF THE PROPOSED BUILDING, SHALL BE PERMANENTLY LANDSCAPED. SEE LANDSCAPE PLAN FOR PERMANENT LANDSCAPING INFORMATION.
- ALL BMPs EXCEPT FOR SILT FENCE, CHECK DAMS, CURB SOCKS, AND INLET PROTECTION SHALL BE REMOVED AT THE CONCLUSION OF CONSTRUCTION ACTIVITIES. THE REMAINING BMPs ARE TO REMAIN IN PLACE UNTIL PERMANENT STABILIZATION HAS BEEN ACHIEVED AND ALL LANDSCAPING IS SUFFICIENTLY ESTABLISHED, AND SHALL ONLY BE REMOVED WITH THE PERMISSION OF THE SWMP INSPECTOR.
- CONTRACTOR, DURING CONSTRUCTION, TO CONTACT ENGINEER FOR BMPs DURING ANY OVER-EXCAVATION ACTIVITIES.
- UTILITY SPOILS TO BE PLACED ON UPHILL SIDE.
- IN LOCATION WHERE CONSTRUCTION TRAFFIC MUST CROSS A DIVERSION DITCH, THE PERMITTEES SHOULD INSTALL A TSC (TEMPORARY STREAM CROSSING) PER COA DETAIL.
- ALL EXISTING TREES WITHIN LIMITS OF DISTURBANCE SHALL PROTECTED PER THE CITY OF AURORA PARKS, RECREATION AND OPEN SPACE DETAILS.
- CONSTRUCTION DELINEATOR TO BE POSTS 35 FEET ON CENTER WITH VISIBLE ROPE AND SURVEY FLAGS TO DELINEATE LIMITS OF CONSTRUCTION.
- NO OVER-EXCAVATION IS ANTICIPATED WITH THE IMPROVEMENTS.
- REVISION AND APPROVAL OF PLANS WILL BE REQUIRED IF OVER-EXCAVATION IS NEEDED.

NOTES:

- ALL CROSSINGS OR ENCRoACHMENTS BY PRIVATE LANDSCAPE IRRIGATION LINES OR SYSTEMS AND/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 LINES OR SYSTEMS AND/OR PRIVATE UTILITIES.
- 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.
- ALL BUILDING ADDRESS NUMBERS SHALL COMPLY WITH 2009 IFC SECTION 505, 408.11.2 AURORA CITY CODE OF ORDINANCE. CHAPTER 126 - ARTICLE VII - NUMBERING OF BUILDINGS.
- 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 DONT 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 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.
- 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.
- 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.



VICINITY MAP
SCALE: 1" = 2000'±

STANDARD NOTES FOR UTILITY WORK:

- ALL MATERIALS, WORKMANSHIP, CONSTRUCTION DETAILS, AND TESTING FOR THE WATER LINE CONSTRUCTION SHALL CONFORM TO STANDARDS AND SPECIFICATIONS REGARDING WATER, SANITARY SEWER AND STORM DRAINAGE INFRASTRUCTURE. LATEST REVISION AS SET FORTH BY THE CITY OF AURORA WATER DEPARTMENT, LATEST REVISION.
- ALL FIRE HYDRANTS SHALL BE LOCATED NOT LESS THAN THREE FEET - SIX INCHES (3" - 6") AND NOT MORE THAN 8 FEET FROM THE BACK OF CURB TO THE CENTER OF THE HYDRANT AND BE UNOBSTRUCTED ON THE STREET SIDE. MINIMUM CLEARANCE ON ALL OTHER SIDES SHALL BE 5 FEET. FIRE HYDRANTS MUST BE GRADE STAKED IN THE FIELD. FIRE HYDRANTS ARE NOT ALLOWED IN SIDEWALKS.
- ALL FIRE HYDRANTS MUST BE GRADE STAKED IN THE FIELD WHENEVER CURB AND GUTTER HAS NOT BEEN INSTALLED.
- ALL UTILITY EASEMENTS MUST REMAIN UNOBSTRUCTED AND FULLY ACCESSIBLE ALONG THEIR ENTIRE LENGTH FOR MAINTENANCE EQUIPMENT.
- WATER MAIN RESTRAINT SHALL BE IN ACCORDANCE WITH STANDARDS AND SPECIFICATIONS REGARDING WATER, SANITARY SEWER AND STORM DRAINAGE INFRASTRUCTURE. LATEST REVISION. MEGALUGS OR UNI-FLANGE MAY BE USED IN PLACE OF RODS AND CLAMPS.
- WATER LINE VALVES ARE NOT ALLOWED IN CROSS PANS.
- ALL WATER METERS, WATER SERVICE LINES AND SANITARY SEWER SERVICE LINES ARE NOT ALLOWED IN OR UNDER DRIVEWAYS.
- ALL SANITARY SERVICE LINES SHALL BE TEES OFF OF MAINS. WYES SHALL BE USED FOR LOTS AT BACK OF CUL-DE-SACS.
- WATER PRESSURE ZONE 3, ZERO (0) PSI @ ELEVATION 5720 STATIC. A PRESSURE REDUCING VALVE (PRV) IS REQUIRED WHEN THE PRESSURE AT THE UNIT IS GREATER THAN (80) PSI. PRV'S ARE NOT ALLOWED IN CITY OF AURORA OWNED AND MAINTAINED METER PITS.
- ADJUST ALL MANHOLES, FIRE HYDRANTS, AND VALVE BOXES TO GRADE PER AURORA WATER STANDARDS AND SPECIFICATIONS REGARDING WATER, SANITARY SEWER AND STORM SEWER INFRASTRUCTURE, LATEST REVISION, AS NECESSARY.
- ALL FIRE LINES AND COMMERCIAL WATER SERVICE LINES REQUIRE REDUCED PRESSURE BACK FLOW ASSEMBLY OR DOUBLE CHECK VALVES AS REQUIRED BY THE CITY OF AURORA WATER DEPARTMENT. CONTACT WATER SERVICES AT (303) 326-8114 OR (303) 326-8129 FOR INSPECTION PRIOR TO THE ISSUANCE OF A CERTIFICATE OF OCCUPANCY.
- THE CONTRACTOR SHALL CONTACT AURORA WATER ENGINEERING AT (303) 739-7300 FOR INSPECTION OF ANY REQUIRED GREASE TRAPS OR SAND/OIL INTERCEPTORS PRIOR TO THE ISSUANCE OF THE CERTIFICATE OF OCCUPANCY.
- THE CONTRACTOR SHALL CONTACT THE AURORA WATER INSPECTION LINE AT (303) 739-7385 AT LEAST 24 HOURS IN ADVANCE OF COMMENCING CONSTRUCTION OF ANY WET UTILITY TO SCHEDULE INSPECTIONS.
- BUILDING SURFACE AREA = 412,175 S.F. TOTAL HARD SURFACE = 911,275 S.F.

ADDITIONAL UTILITY NOTES:

- DEAD-END WATER LINES SUPPLYING FIRE HYDRANTS MUST MAINTAIN A MINIMUM AVAILABLE RESIDUAL PRESSURE OF 20 PSI FOR FIREFIGHTING PURPOSES. NO MORE THAN ONE FIRE DEVICE (FIRE HYDRANT OR FIRE SUPPRESSION LINE) IS ALLOWED OFF OF A DEAD-END WATER LINE EXTENSION. THE WATER LINE SUPPLYING THE DEAD-END LINE MUST BE SUPPLIED FROM A LOOPED SYSTEM. ANY DEAD-END WATER LINE SUPPLYING A FIRE HYDRANT THAT EXCEEDS 150 FT. WILL REQUIRE CALCULATIONS TO BE SHOWN ON THE UTILITY SHEET OF THE CIVIL DRAWINGS. THE CALCULATION PROVIDED MUST REFLECT NO LESS THAN A 20-PSI RESIDUAL WATER PRESSURE.
- NO CONNECTIONS ARE ALLOWED TO THE FIRE SERVICE LINE BETWEEN THE GATE VALVE AT THE WATER LINE MAIN AND THE BACKFLOW PREVENTER (WITHIN THE BUILDING).
- ALL FIRE SERVICE LINES SHALL BE INSTALLED, IN THEIR ENTIRETY, BY A STATE LICENSED CONTRACTOR. LICENSING CAN BE OBTAINED FROM THE COLORADO DIVISION OF FIRE SAFETY LOCATED AT 690 KIPLING STREET, LAKEWOOD, CO 80215 (303-239-4600). IN ADDITION, APPROVED CIVIL PLANS FROM THE CITY OF AURORA WATER DEPARTMENT ARE REQUIRED FOR ALL FIRE SERVICE LINE CONNECTIONS. THE CONTRACTOR MUST PRESENT LICENSE AND APPROVED CIVIL PLANS TO THE PUBLIC IMPROVEMENTS DIVISION OF THE PUBLIC WORKS DEPARTMENT BEFORE PERMITS ARE ISSUED. ONCE THE PERMIT HAS BEEN ISSUED CONTACT THE CITY OF AURORA BUILDING CODES DIVISION AT 303-739-7420 TO SCHEDULE A FLUSH INSPECTION WITH A LIFE SAFETY INSPECTOR. FIRE SERVICE LINES SHALL BE RESTRAINED FOR THEIR ENTIRE LENGTH. REFER TO THE CITY OF AURORA PUBLIC UTILITY IMPROVEMENTS RULES AND REGULATIONS REGARDING STANDARDS AND SPECIFICATIONS, SECTION 15.00.

SHEET INDEX:

- C1.0 COVER SHEET
 - 5 C2.0 - C2.3 INITIAL EROSION CONTROL PLAN
 - 9 C2.4 - C2.7 POST PAVE EROSION CONTROL PLAN
- *NOT INCLUDED IN CITY REVIEW SET

OVER EXCAVATION NOTES

- THE CONTRACTOR SHALL NOT LEAVE ANY 1:1 SLOPES OPEN FOR ANY EXTENDED PERIOD OF TIME. EXCAVATIONS SHALL BE BACKFILLED IF CONSTRUCTION IS DELAYED MORE THAN THREE WEEKS.
- A COLORADO LICENSED PROFESSIONAL ENGINEER MUST BE ONSITE TO OBSERVE THE EXCAVATION, EVALUATE SLOPE STABILITY, AND DETERMINE WHEN SHORING AND/OR SIDE SLOPING OF THE EXCAVATION IS REQUIRED.
- DUE TO THE DEPTH OF THE EXCAVATION, THE EXCAVATED AREA MUST BE SURROUNDED WITH A SIX-FOOT HIGH CHAIN LINK FENCE. IT MUST BE SECURELY CLOSED DURING NON-WORKING HOURS TO PREVENT UNAUTHORIZED ACCESS.

CITY OF AURORA NOTES:

- CITY OF AURORA PLAN REVIEW IS ONLY FOR GENERAL CONFORMANCE WITH CITY OF AURORA DESIGN CRITERIA AND THE CITY CODE. THE CITY IS NOT RESPONSIBLE FOR THE ACCURACY AND ADEQUACY OF THE DESIGN, DIMENSIONS, AND ELEVATIONS WHICH SHALL BE CONFIRMED AND CORRELATED AT THE JOB SITE. THE CITY OF AURORA, THROUGH THE APPROVAL OF THIS DOCUMENT, ASSUMES NO RESPONSIBILITY FOR THE COMPLETENESS AND/OR ACCURACY OF THIS DOCUMENT.
- ALL ROADWAY CONSTRUCTION SHALL CONFORM TO CITY OF AURORA "ROADWAY DESIGN & CONSTRUCTION SPECIFICATIONS," LATEST EDITION.
- ALL WATER DISTRIBUTION, SANITARY SEWER, AND STORM DRAINAGE CONSTRUCTION SHALL CONFORM TO CITY OF AURORA "STANDARDS AND SPECIFICATIONS REGARDING WATER, SANITARY SEWER AND STORM DRAINAGE INFRASTRUCTURE," LATEST REVISION.
- ALL MATERIALS AND WORKMANSHIP SHALL BE SUBJECT TO INSPECTION BY THE CITY. THE CITY RESERVES THE RIGHT TO ACCEPT OR REJECT ANY MATERIALS AND WORKMANSHIP THAT DOES NOT CONFORM TO THE CITY STANDARDS AND SPECIFICATIONS.
- THE CONTRACTOR SHALL NOTIFY THE CITY PUBLIC IMPROVEMENT INSPECTIONS DIVISION, 303-739-7420, 24 HOURS PRIOR TO THE BEGINNING OF CONSTRUCTION.
- LOCATION OF EXISTING UTILITIES SHALL BE VERIFIED BY THE CONTRACTOR PRIOR TO ACTUAL CONSTRUCTION. FOR INFORMATION, CONTACT UTILITY NOTIFICATION CENTER OF COLORADO, 1-800-922-1987 OR 811.
- THE CONTRACTOR SHALL HAVE ONE SIGNED COPY OF THE PLANS (APPROVED BY THE CITY OF AURORA), ONE COPY OF THE APPROPRIATE STANDARDS AND SPECIFICATIONS AT THE JOB SITE AT ALL TIMES, AND A COPY OF ANY PERMITS AND EXTENSION AGREEMENTS NEEDED AT THE JOB SITE AT ALL TIMES.
- IT IS THE CONSULTANT'S RESPONSIBILITY TO ACCURATELY SHOW EXISTING CONDITIONS, BOTH ON-SITE, AND OFF-SITE, ON THE CONSTRUCTION PLANS. ANY MODIFICATIONS NEEDED DUE TO CONFLICTS, OMISSIONS, OR CHANGED CONDITIONS EITHER ON-SITE OR OFF-SITE, WHICH ARISE IN THE FIELD, WILL BE ENTIRELY THE DEVELOPER'S RESPONSIBILITY. THE COST TO RECTIFY ANY ADVERSE SITUATION TO MEET THE CITY STANDARDS AND SPECIFICATIONS AND THE CITY CODE SHALL BE BORNE SOLELY BY THE DEVELOPER.
- HE OWNER/DEVELOPER MUST OBTAIN THE WRITTEN PERMISSION OF THE ADJACENT PROPERTY OWNER(S) PRIOR TO ANY OFF-SITE GRADING OR CONSTRUCTION.
- CONCRETE SHALL NOT BE PLACED UNTIL THE FORMS HAVE BEEN INSPECTED AND A POUR SLIP ISSUED.
- PAVING OF PUBLIC STREETS SHALL NOT START UNTIL A SOIL REPORT AND PAVEMENT DESIGN IS APPROVED BY THE CITY ENGINEER, PROOF ROLLING, AND SUBGRADE AND TRENCH COMPACTION TESTS TAKEN BY THE DEVELOPER'S GEOTECH ARE APPROVED BY PUBLIC IMPROVEMENTS INSPECTIONS/MATERIALS LAB.
- STANDARD CITY OF AURORA CURB RAMPS SHALL BE CONSTRUCTED AT ALL CURB RETURNS, AT ALL "T" INTERSECTIONS AND AT ALL CURBSIDE KIOSKS OR CLUSTERS, UNLESS OTHERWISE MODIFIED BY THESE PLANS.
- ALL STATIONING IS BASED ON CENTERLINE OF ROADWAYS UNLESS OTHERWISE NOTED.
- ALL ELEVATIONS ARE TO FLOW LINE UNLESS OTHERWISE NOTED.
- THE CITY OF AURORA SHALL NOT BE LIABLE FOR THE MAINTENANCE OF PROLOGIS PARK 70 SUBDIVISION FILING NO. 10. THESE FACILITIES MAY NOT MEET CITY STANDARDS AND SHALL REMAIN IN PRIVATE MAINTENANCE BY SOUTHERN GLAZER'S WINE & SPIRITS IN PERPETUITY. THESE PRIVATE FACILITIES INCLUDE, IF PROVIDED, THE PRIVATE UNDERDRAIN SYSTEM PLACED WITHIN THE PUBLIC RIGHT-OF-WAY.
- THE CONTRACTOR/DEVELOPER IS RESPONSIBLE FOR CONTACTING CDOT TO ENSURE ALL WORK ON OR ADJACENT TO STATE HIGHWAYS OR CDOT R.O.W. MEETS CDOT REQUIREMENTS.
- THE STREETLIGHT INSTALLATION COST IS FUNDED BY THE DEVELOPER/OWNER. COORDINATE THE STREETLIGHT LOCATIONS AND INSTALLATION WITH XCEL ENERGY USING THE APPROVED SITE PLANS/CIVIL PLANS THAT SHOW THE PROPOSED STREET LIGHT LOCATIONS.
- THE OWNER/CONTRACTOR MUST OBTAIN A C.D.P.S. STORM WATER DISCHARGE PERMIT FROM THE COLORADO DEPARTMENT OF PUBLIC HEALTH AND ENVIRONMENT, IF REQUIRED.
- THE OWNER/CONTRACTOR IS RESPONSIBLE FOR COORDINATING WITH THE ARMY CORP OF ENGINEERS FOR WETLAND MITIGATION OR WORK WITHIN THE WATERS OF THE U.S., IF REQUIRED. IT IS THE RESPONSIBILITY OF THE OWNER/CONTRACTOR TO PROVIDE A COPY OF THE ARMY CORP OF ENGINEERS REQUIREMENTS TO THE CITY OF AURORA. IF THERE ARE NO REQUIREMENTS BY THE ARMY CORP OF ENGINEERS, THEN A WRITTEN NOTIFICATION FROM THE ARMY CORP OF ENGINEERS SHALL BE SUBMITTED TO THE CITY OF AURORA STATING SUCH. CITY APPROVAL OF THE CONSTRUCTION PLANS IS SUBJECT TO THE OWNER/CONTRACTOR OBTAINING A 404 PERMIT, IF APPLICABLE. A COPY OF THIS PERMIT SHALL BE SUBMITTED TO THE CITY OF AURORA PRIOR TO ANY PERMITS BEING ISSUED.
- ALL SIGNAGE AND STRIPING SHALL BE IN ACCORDANCE WITH THE MANUAL OF UNIFORM TRAFFIC CONTROL DEVICES, UNLESS OTHERWISE NOTED BY THE CITY OF AURORA.
- PRIVATE UNDERDRAIN SYSTEMS FOR GROUNDWATER DISCHARGES FROM FOUNDATION DRAINS SHALL BE OWNED AND MAINTAINED BY THE OWNER.

ENGINEER'S CERTIFICATION

THESE CONSTRUCTION PLANS FOR PROLOGIS PARK 70 SUBDIVISION FILING NO. 10 HAVE BEEN PREPARED BY ME (OR UNDER MY DIRECT SUPERVISION) IN ACCORDANCE WITH THE REQUIREMENTS OF THE ROADWAY DESIGN AND CONSTRUCTION STANDARDS AND THE STORM DRAINAGE AND TECHNICAL CRITERIA OF THE CITY.

MATHEW A. ADAMS P.E.
REGISTERED PROFESSIONAL ENGINEER
STATE OF COLORADO NO. 42628
JANSEN STRAWN CONSULTING ENGINEERS

APPROVED FOR ONE YEAR FROM THIS DATE	
_____	_____
CITY ENGINEER	DATE
FIRE DEPARTMENT	DATE
WATER DEPARTMENT	DATE

CONSULTANT TEAM:

CIVIL ENGINEER
WARE MALCOMB
990 S. BROADWAY, SUITE 230
DENVER, CO 80209
303-561-3333
MATHEW ADAMS, P.E.

ARCHITECT
HPA ARCHITECTURE
16831 BARDEEN ACENUE, - STE. #100
IRVINE, CA 92612
949-863-1770

APPLICANT
SOUTHERN GLAZER'S WINE & SPIRITS
1600 N.W. 163RD ST.
MIAMI, FL 33169
305-625-4171
LARRY CHAPLIN

WARE MALCOMB
LEADING DESIGN FOR COMMERCIAL REAL ESTATE

990 south broadway
suite 230
denver, co 80209
p 303.561.3333
waremalcomb.com

FOR AND ON BEHALF
OF WARE MALCOMB

PROLOGIS PARK 70 SUBDIVISION
FILING NO. 10

COVER SHEET

REMARKS

NO

PA / PM.

MAA

DRAWN BY:

KYS

JOB NO.:

DCS17-4064

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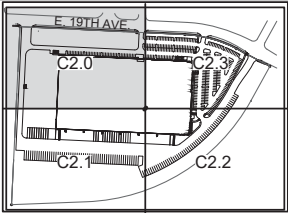
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of

NOT FOR CONSTRUCTION



KEY MAP

1" = 500'

LEGEND:

- PROPERTY LINE
- EXISTING 5' CONTOUR
- EXISTING 1' CONTOUR
- DEMOLISHED CURB & GUTTER
- EXISTING CURB & GUTTER
- EXISTING STORM LINE
- EXISTING STORM INLET
- EXISTING STORM MANHOLE
- EXISTING SANITARY SEWER W/ MANHOLE
- EXISTING GAS LINE
- EXISTING TELEPHONE LINE
- EXISTING ELECTRIC LINE
- EXISTING WATERLINE & VALVE
- EXISTING FIRE HYDRANT
- EXISTING FIBER OPTIC LINE
- EXISTING LIGHT POLE
- EXISTING TREE
- FLOW DIRECTION

NOTES:

- SEE COA MANUAL FOR DETAILED REQUIREMENTS AND TEMPORARY CONSTRUCTION STORMWATER BMP DETAILS.
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- ANY AREAS THAT ARE NOT PERMANENTLY STABILIZED WITH HARDSCAPE OR THE FOOTPRINT OF THE PROPOSED BUILDING, SHALL BE PERMANENTLY LANDSCAPED. SEE LANDSCAPE PLAN FOR PERMANENT LANDSCAPING INFORMATION.
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- ALL EXISTING TREES WITHIN LIMITS OF DISTURBANCE SHALL PROTECTED PER THE CITY OF AURORA PARKS, RECREATION AND OPEN SPACE DETAILS.
- CONSTRUCTION DELINEATOR TO BE POSTS 35 FEET ON CENTER WITH VISIBLE ROPE AND SURVEY FLAGS TO DELINEATE LIMITS OF CONSTRUCTION.

BMP LEGEND:

- | | | | | | |
|-----|--------------------------------|-----|--------------------------------|-----|---------------------------------|
| CWA | CONCRETE WASHOUT AREA | IP | INLET PROTECTION | CD | CHECK DAM |
| DD | DIVERSION DITCH | OP | OUTLET PROTECTION | TSD | TEMPORARY SLOPE DRAIN |
| TSB | TEMPORARY SEDIMENT BASIN | SM | TEMPORARY SEEDING AND MULCHING | | DISTURBED AREA TRIBUTARY TO TSB |
| SM | TEMPORARY SEEDING AND MULCHING | CF | CONSTRUCTION FENCE | | CUT/FILL BOUNDARY |
| SP | TOPSOIL STOCKPILE AREA | SF | SILT FENCE | | SURFACE ROUGHENING |
| LOC | LIMITS OF CONSTRUCTION | VTC | VEHICLE TRACKING CONTROL | | |
| CS | CURB SOCK INLET PROTECTION | SSA | STABILIZED STAGING AREA | | |

EARTHWORK:
CUT: 9,000 CY
FILL: 144,000 CY
STRUCTURAL FILL: 13,000 CY
NET: 148,000 CY (FILL)

SCALE: 1" = 30'
ORIGINAL GRAPHIC SCALE

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FOR AND ON BEHALF
OF WARE MALCOMB

PROLOGIS PARK 70 SUBDIVISION
FILING NO. 10

INITIAL EROSION CONTROL PLAN

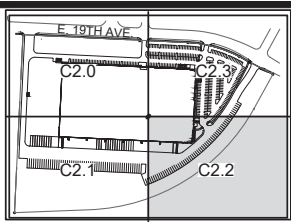
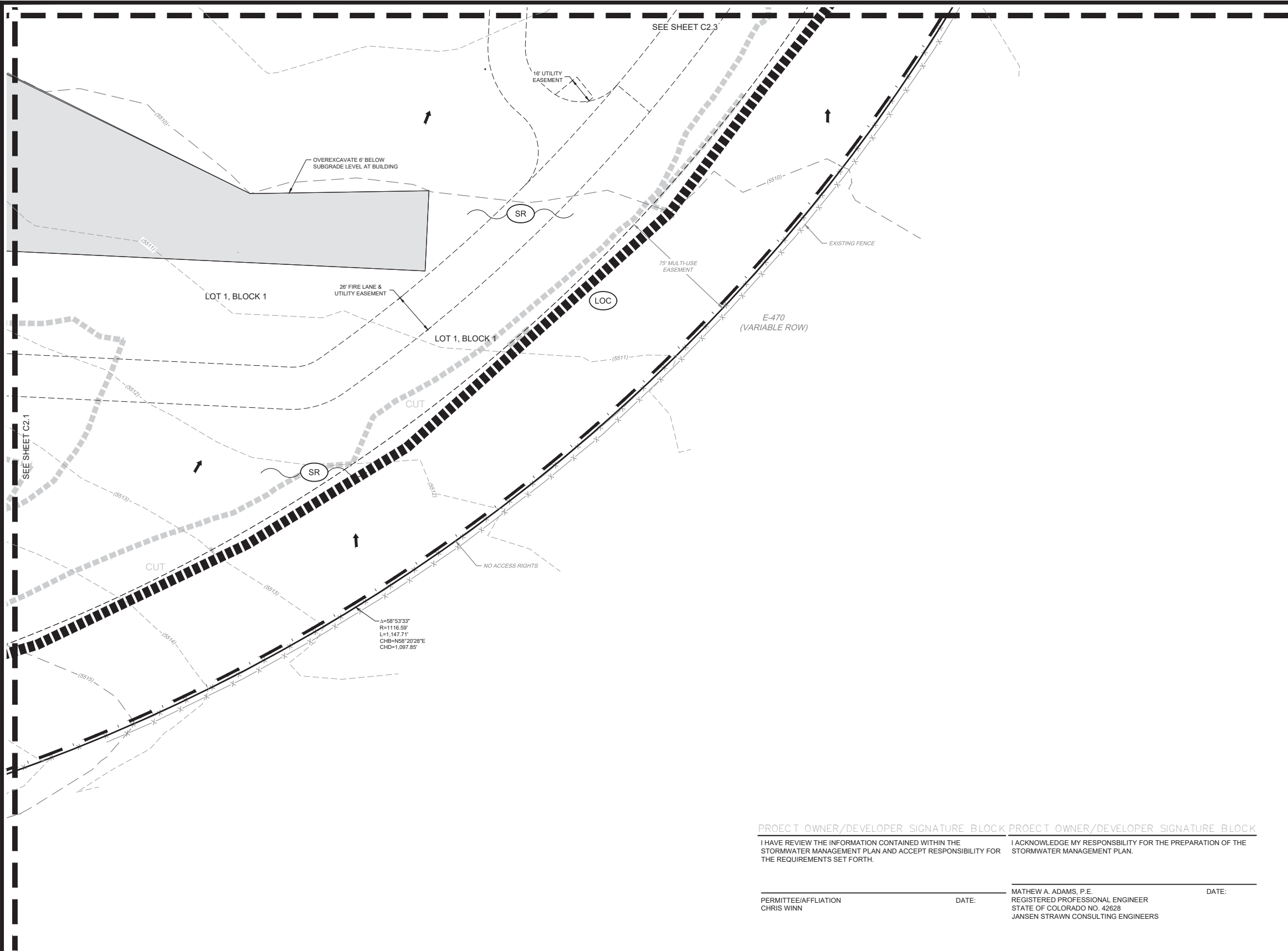
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DRAWN BY: KYS
JOB NO.: DCS17-4064

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Sheet 2 of

NOT FOR CONSTRUCTION





KEY MAP

1" = 500'

LEGEND:

- PROPERTY LINE
- 5720— EXISTING 5' CONTOUR
- 5721— EXISTING 1' CONTOUR
- DEMOLISHED CURB & GUTTER
- EXISTING CURB & GUTTER
- EXISTING STORM LINE
- EXISTING STORM INLET
- EXISTING STORM MANHOLE
- EXISTING SANITARY SEWER W/ MANHOLE
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- EXISTING ELECTRIC LINE
- EXISTING WATERLINE & VALVE
- EXISTING FIRE HYDRANT
- EXISTING FIBER OPTIC LINE
- EXISTING LIGHT POLE
- EXISTING TREE
- FLOW DIRECTION

SEED MIX:

- TURF TYPE A: DROUGHT TOLERANT IRRIGATED SOD MIX
 - TEXAS BLUEGRASS HYBRID SEED
 - TURF TYPE B: DROUGHT TOLERANT IRRIGATED TURF SEED MIX
 - EPHRAIM CRESTED WHEATGRASS
 - DWARF PERENNIAL RYSEGRASS
 - SR3200 BLUE FESCUE
 - REUBENS CANADA BLUEGRASS
 - CHEWINGS FESCUE
 - TURF TYPE C: DROUGHT TOLERANT TEMPORARY SEED MIX
 - CRESTED WHEATGRASS
 - ANNUAL RYEGRASS
 - SODAR STREAMBANK WHEATGRASS
 - SLENDER WHEATGRASS
 - CANADA BLUEGRASS
 - HARD FESCUE
 - PUBESCENT WHEATGRASS
 - SHERMAN BIG BLUEGRASS
 - BLUE GRAMA
 - SWITCHGRASS
- REFERENCE APPROVED LANDSCAPING PLANS FOR LOCATIONS
SEED APPLICATION BY BROADCAST SPREADER

PROJECT OWNER/DEVELOPER SIGNATURE BLOCK PROJECT OWNER/DEVELOPER SIGNATURE BLOCK

I HAVE REVIEW THE INFORMATION CONTAINED WITHIN THE STORMWATER MANAGEMENT PLAN AND ACCEPT RESPONSIBILITY FOR THE REQUIREMENTS SET FORTH.

I ACKNOWLEDGE MY RESPONSIBILITY FOR THE PREPARATION OF THE STORMWATER MANAGEMENT PLAN.

PERMITTEE/AFFILIATION
CHRIS WINN

DATE:

MATHEW A. ADAMS, P.E.
REGISTERED PROFESSIONAL ENGINEER
STATE OF COLORADO NO. 42628
JANSEN STRAWN CONSULTING ENGINEERS

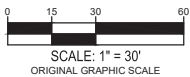
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BMP LEGEND:

- | | | | | | |
|-----|--------------------------------|-----|--------------------------------|-----|---------------------------------|
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| SP | TOPSOIL STOCKPILE AREA | SF | SILT FENCE | | SURFACE ROUGHENING |
| LOC | LIMITS OF CONSTRUCTION | VTC | VEHICLE TRACKING CONTROL | | |
| CS | CURB SOCK INLET PROTECTION | SSA | STABILIZED STAGING AREA | | |

NOTES:

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PROLOGIS PARK 70 SUBDIVISION
FILING NO. 10

INITIAL EROSION CONTROL PLAN

REMARKS

NO DATE

PA / PM:

MAA

DRAWN BY:

KYS

JOB NO.:

DCS17-4064

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Sheet 4 of

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LEADING DESIGN FOR COMMERCIAL REAL ESTATE

FOR AND ON BEHALF
OF WARE MALCOMB



	PROPERTY LINE
	EXISTING 5' CONTOUR
	EXISTING 1' CONTOUR
	DEMOLISHED CURB & GUTTER
	EXISTING CURB & GUTTER
	EXISTING STORM LINE
	EXISTING STORM INLET
	EXISTING STORM MANHOLE
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	EXISTING FIBER OPTIC LINE
	EXISTING LIGHT POLE
	EXISTING TREE
	FLOW DIRECTION

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denver, co 80209
p 303.561.3333
waremalcomb.com

AND ON BEHALF
WARE MALCOMB

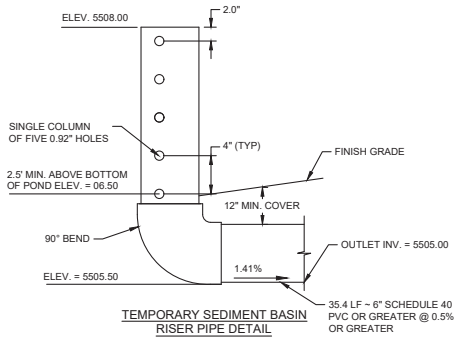
INITIAL EROSION CONTROL PLAN

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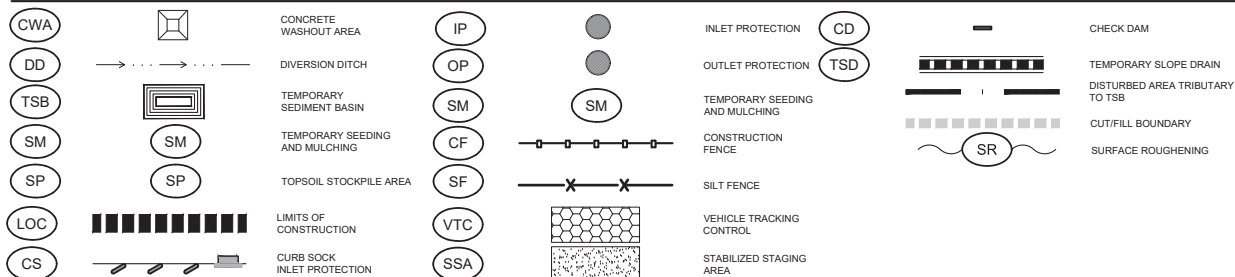
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KYS	KYS
DCS17-4064	DCS17-4064

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Sheet 5 of

NOT FOR CONSTRUCTION



BMP LEGEND:



1. SEE COA MANUAL FOR DETAILED REQUIREMENTS AND TEMPORARY CONSTRUCTION STORMWATER BMP DETAILS.
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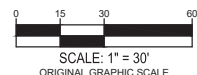


PROLOGIS PARK 70 SUBDIVISION
FILING NO. 10

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DRAWN BY:	KYS
JOB NO.:	DCS17-4064

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Sheet 6 of



BMP LEGEND:								
		CONCRETE WASHOUT AREA			INLET PROTECTION			CHECK DAM
		DIVERSION DITCH			OUTLET PROTECTION			TEMPORARY SLOPE DRAIN
		TEMPORARY SEDIMENT BASIN			TEMPORARY SEEDING AND MULCHING			DISTURBED AREA TRIBUTARY TO TSB
		TEMPORARY SEEDING AND MULCHING			CONSTRUCTION FENCE			CUT/FILL BOUNDARY
		TOPSOIL STOCKPILE AREA			SILT FENCE			SURFACE ROUGHENING
		LIMITS OF CONSTRUCTION			VEHICLE TRACKING CONTROL			
		CURB SOCK INLET PROTECTION			STABILIZED STAGING AREA			

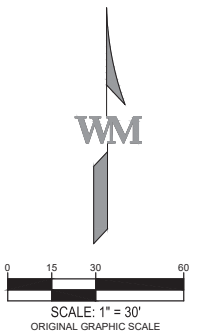


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PROLOGIS PARK 70 SUBDIVISION
FILING NO. 10

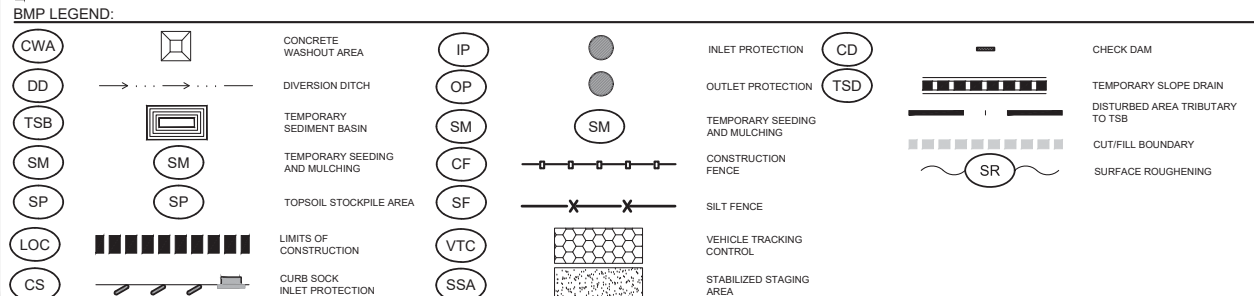
AWN BY:	MAA
DCS NO.:	KYS
	DCS17-4064

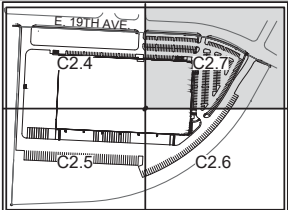
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SHEET
C2.6
Sheet 8 of





KEY MAP
1" = 500'

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FOR AND ON BEHALF
OF WARE MALCOMB

PROLOGIS PARK 70 SUBDIVISION
FILING NO. 10

POST PAVE EROSION CONTROL PLAN

REMARKS

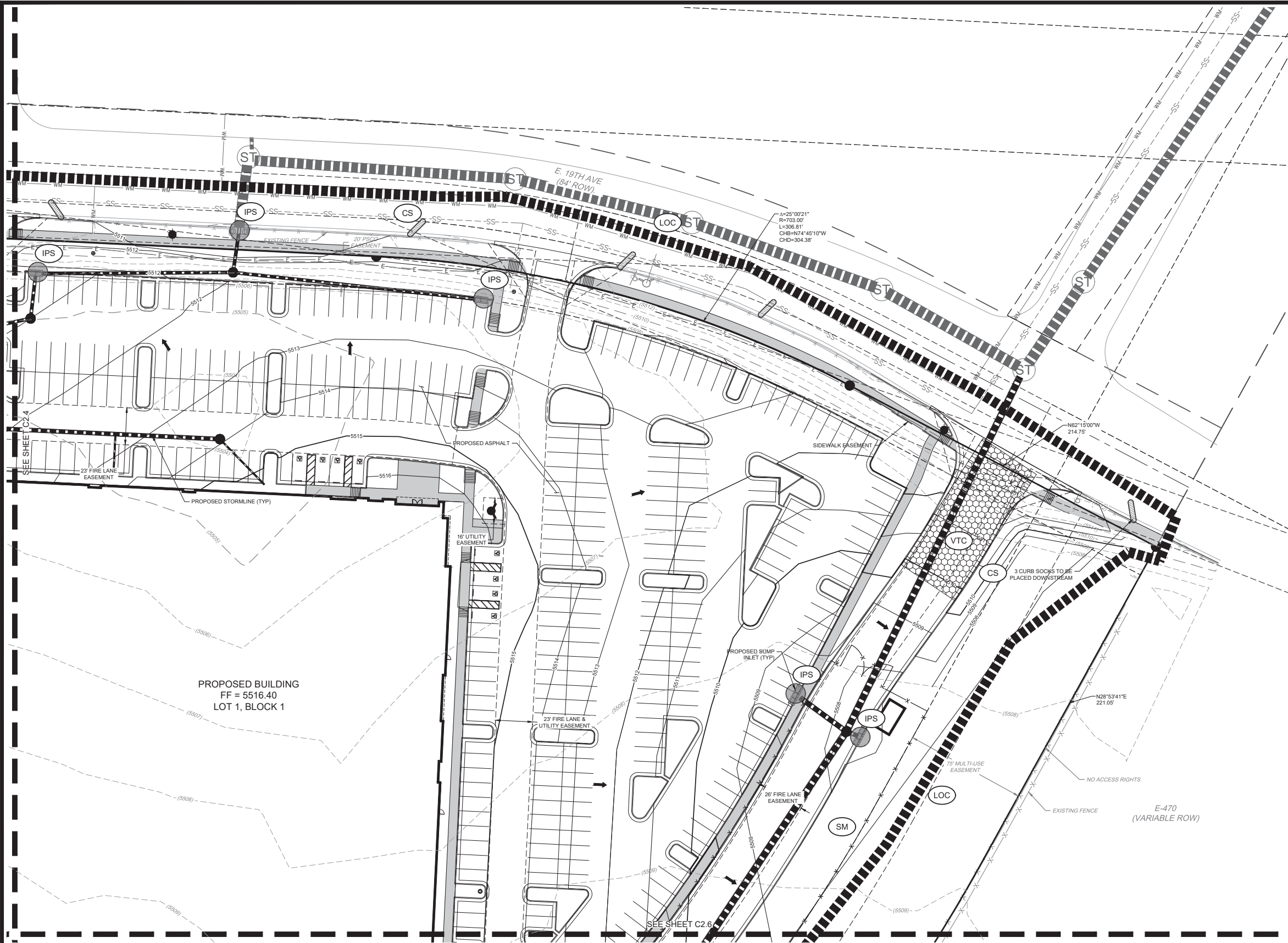
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Sheet 9 of

NOT FOR CONSTRUCTION



BMP LEGEND:

CWA	CONCRETE WASHOUT AREA	IP	INLET PROTECTION	CD	CHECK DAM
DD	DIVERSION DITCH	OP	OUTLET PROTECTION	TSB	TEMPORARY SLOPE DRAIN
TSB	TEMPORARY SEDIMENT BASIN	SM	TEMPORARY SEEDING AND MULCHING		DISTURBED AREA TRIBUTARY TO TSB
SM	TEMPORARY SEEDING AND MULCHING	CF	CONSTRUCTION FENCE		CUT/FILL BOUNDARY
SP	TOPSOIL STOCKPILE AREA	SF	SILT FENCE		SURFACE ROUGHENING
LOC	LIMITS OF CONSTRUCTION	VTC	VEHICLE TRACKING CONTROL		
CS	CURB SOCK INLET PROTECTION	SSA	STABILIZED STAGING AREA		



0 15 30 60
SCALE: 1" = 30'
ORIGINAL GRAPHIC SCALE

Stormwater Management Plan

for:

Prologis Park 70 Subdivision Filing No. 10

Lot 1, Block 1 Prologis Park 70 Subdivision Filing No. 10

A Portion of the Southeast 1/4 Section 36, Township 3 South, Range 66 West of the 6th Principal Meridian
City of Aurora, County of Adams, State of Colorado

Owner/Operator(s):

Southern Glazer's Wine & Spirits

Larry Chaplin

1600 N.W. 163rd Street

Irvine, CA 92612

949-863-1770

Engineer Contact(s):

Ware Malcomb

Mathew A. Adams

990 South Broadway Suite 230

Denver, CO 80209

(303) 561-3333

madams@waremalcomb.com

SWMP Preparation Date: 9/15/2017

Estimated Project Dates:

Project Start Date: 11/2017

Project Completion Date: 11/2018

APPROVED FOR ONE YEAR FROM THIS DATE	
City Engineer	Date
Aurora Water Department	Date

“THIS STORMWATER MANAGEMENT PLAN HAS BEEN PLACED IN THE CITY OF AURORA FILE FOR THIS PROJECT AND HAS BEEN DETERMINED TO COMPLY WITH THE APPLICABLE CITY OF AURORA STORMWATER MANAGEMENT CRITERIA. ADDITIONAL STORMWATER MANAGEMENT, EROSION AND SEDIMENT CONTROL MEASURES MAY BE REQUIRED OF THE OWNER OR HIS/HER AGENTS, DUE TO UNFORESEEN EROSION PROBLEMS OR IF THE SUBMITTED PLAN DOES NOT FUNCTION AS INTENDED.”

“REVIEW OF THIS PLAN BY THE CITY OF AURORA SHALL NOT IMPLY THAT IT HAS BEEN REVIEWED FOR COMPLIANCE WITH THE REQUIREMENTS SET FORTH BY THE STATE OF COLORADO DEPARTMENT OF PUBLIC HEALTH AND ENVIRONMENT GENERAL PERMIT FOR STORMWATER DISCHARGES ASSOCIATED WITH CONSTRUCTION ACTIVITY.”

“SEE APPROVED STORMWATER MANAGEMENT PLAN DESIGN DRAWINGS (SITE PLAN) FOR SITE SPECIFIC BEST MANAGEMENT PRACTICES.”

Project Owner/Developer Signature Block

I have reviewed the information contained within the Stormwater Management Plan and accept responsibility for the requirements set forth.

Permittee/Affiliation
Larry Chaplin

Date

Plan Preparer Signature Block

I acknowledge my responsibility for the preparation of the Stormwater Management Plan.

CO Professional Engineer
Mathew A. Adams for Ware Malcomb

Date

Table of Contents

SECTION 1 SITE DESCRIPTION

- i Site Location
- ii Description of Adjacent Areas
 - a) Nature and Purpose of Construction Activity
 - b) Construction Sequence
 - c) Area
 - d) Topography, Soils, and Rainfall Data
 - e) Existing Vegetation
 - f) Potential Sources of Pollution
 - g) Non Stormwater Discharges
 - h) Receiving Waters
 - i) Site Features and Sensitive Areas to be Protected
 - j) Other Applicable Federal, State or Local Programs, Regulations or Restrictions

SECTION 2 DESIGN DRAWINGS

SECTION 3 STORMWATER MANAGEMENT CONTROLS

- a) SWMP Administrator and Important Contacts
- b) Identification of Potential Pollutant Sources
- c) BMPs for Stormwater Pollution Prevention

SECTION 4 FINAL STABILIZATION AND LONG TERM STORMWATER MANAGEMENT

- a) Final Stabilization Measures
- b) Seed Mix Information
- c) Final Stabilization Notes

SECTION 5 INSPECTIONS AND MAINTENANCE

SECTION 6 PROBABLE COST FOR INSTALLATION OF BMPs

SECTION 7 CALCULATIONS MADE FOR THE DESIGN

SECTION 8 VARIANCE REQUESTS

REFERENCES

SWMP APPENDIX A – Floodplain Information

SWMP APPENDIX B – Soils Information

SWMP APPENDIX C – Probable Cost Forms

SWMP APPENDIX D – Calculations

SWMP APPENDIX E – Variance Request Details

SWMP APPENDIX F – Vertical and General Construction Matrix

"Pursuant to Sections 138-440 and 138-442 of the Aurora Municipal Code, the Permittee shall locate, install, and maintain all Best Management Practices, including, but not limited to, erosion controls, sediment controls, drainage controls, and water quality BMPs as indicated in the approved Stormwater Management Plan (SWMP). The following notes are a requirement and shall be included in the SWMP narrative developed for this project and submitted for approval by the City. BMP installations shall be installed per the COA Standard Detail in effect at the time of installation or per the approved SWMP design drawing, a COA approved variance, or a COA approved design drawing plan amendment."

COA Stormwater Management Standard Notes

1. A City of Aurora Stormwater Quality Discharge Permit for Construction Activities must be issued by the City and executed by a COA Erosion Control staff prior to any earthwork activities. An on-site inspection will be conducted to verify the correct installation and adequacy of initial BMPs for the site. No earthwork, including clearing and grubbing, or demolition activities are to begin until the project site has passed an inspection and the City of Aurora Stormwater Quality Discharge Permit for Construction Activities has been executed. The Permittee is required to present the project's CDPHE-WQCD Stormwater Discharges Associated with Construction Activity Permit to the Inspector during the initial inspection. The Permittee shall designate a Stormwater Management Plan (SWMP) Administrator on the application for the City of Aurora Stormwater Quality Discharge Permit for Construction Activities. The SWMP Administrator will act as the project representative for any concerns or issues regarding environmental controls and stormwater management.
2. These requirements shall be the obligation of the Permittee, until such time as the Permit is properly closed, or otherwise allowed by the City to be voided, modified, transferred, re-assigned or replaced.
3. This SWMP narrative, the SWMP design drawings, and the Permittee's inspection and maintenance records are all components of required record keeping and shall be kept on site at all times and updated as required. These and any other pertinent records shall be provided to the City when requested.
4. Any discrepancy between this SWMP and any other approved Stormwater Management Plan for this site shall require compliance with the more restrictive valid, approved plan.
5. Streets shall be constructed with Rough Cut Street Control measures, surface roughened or otherwise temporarily stabilized with rough cut street controls within seven (7) days of completion of grading in the appropriate phase. If paving is to occur within fourteen (14) days after final grading, rough cut street controls shall be waived.
6. Inspection and maintenance of erosion and sediment control Best Management Practices (BMPs) are the continuous obligations of the Permittee. BMPs shall be inspected at a minimum every seven (7) days and within 24-hours after the end of a precipitation event that produces run-off, and following snowmelt events. If a site is temporarily idle and no construction activities will occur during the 48 hours following a storm event, the post-precipitation event (including

snowmelt) inspection shall be conducted prior to commencing construction activities on the site, but no later than 72 hours following the storm event. All necessary maintenance and repairs shall be initiated and completed on an on-going basis, as features are required to operate continuously. Inspections may need to be conducted at a greater frequency than noted above, to ensure features and systems are operating adequately. Erosion and sediment control BMPs shall be maintained and functional for the entire duration of the project.

7. Ingress and egress vehicle access points onto disturbed areas shall be stabilized with Vehicle Tracking Control Pads (VTC) and shall be constructed with angular rock, 3" to 6" in size and to a depth of at least 9-inches. The use of recycled asphalt or concrete is not permitted. The VTC shall be installed over a liner of non-woven geotextile with a weight of at least 10 oz/yd² and a grab tensile strength of at least 250 pounds. No dirt or other materials shall be placed on paved surfaces or curb flow lines to act as curb ramps. Only metal ramps or rock wattles may be used in the curb flow line.

8. Fugitive dust emissions resulting from grading activities and/or wind shall be controlled using reasonably available control technology as defined by the Colorado Department of Public Health and Environment.

9. All potential pollution sources on-site shall be identified and control measures installed and practiced to minimize the likelihood of a release. Spill prevention controls shall be developed for the site with BMPs in place to respond to any spills, leaks or other releases.

10. Hydraulic mulching as a means to cover and protect seeding is not an acceptable means of applying mulch in the City of Aurora unless a previously installed irrigation system is used to aid germination and growth and where approved through variance. Hydraulic seeding is not permitted.

11. For all porous landscape detention facilities, in order to prevent clogging of filter medium, installation of the filtration system must be delayed until after the site is fully landscaped.

12. If stockpiles are located within 100 feet of a drainageway or a public storm sewer system, additional sediment controls such as temporary diversion dikes, silt fence, or sediment basin shall be required.

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SECTION 1 SITE DESCRIPTION

In this section, the preparer can gather some basic site information that will be helpful to the permittee later when you file for permit coverage.

- For more information, see *City of Aurora Rules and Regulations Regarding Stormwater Discharges Associated with Construction Activities, current revision* (also known as the *Rules and Regs*), Chapter 2
- Detailed information on determining your site's latitude and longitude can be found at www.epa.gov/npdes/stormwater/latlong

i Site Location

- Site location including, Section, township, range, and latitude/longitude to the nearest 15 seconds.
- Project street location or nearest major cross streets
- If applicable, specific acknowledgement that the land is currently, or will ultimately be owned or managed by the Parks, Recreation and Open Space Department.

Project/Site Name: Prologis Park 70 Subdivision Filing No. 10

Project Street/Location: Intersection of E470 and E 19th Avenue

City: Aurora

State: CO

ZIP Code: 80019

County or Similar Subdivision: Adams County

Latitude/Longitude (Use **one** of three possible formats, and specify method)

Latitude:

Longitude:

1. 39° 44' 24" N (degrees, minutes, seconds)

1. -104° 43' 12" W (degrees, minutes, seconds)

2. ° ' N (degrees, minutes, decimal)

2. ° ' W (degrees, minutes, decimal)

3. N (decimal)

3. W (decimal)

Method for determining latitude/longitude:

☐ USGS topographic map (specify scale:)

☐ EPA Web site

☐ GPS

☒ Other (please specify): Google Earth

Is this land currently or will it ultimately be owned or managed by COA Parks, Recreation, and Open Space Department? ☐ Yes ☒ No

CDPS Permit #*:

COA SWQ Permit #*:

**(This is the unique identifying number assigned to your project by your permitting authority after you have applied for coverage under the appropriate construction permit.)*

ii Description of Adjacent Areas

- Provide a description of adjacent areas such as residential areas, roads, streams, lakes, etc, which might be affected by the proposed project's land disturbing activity.

Provide adjacent area information

The site is bounded by I-70 to the south, E-470 to the east, East 19th Avenue to the north, and vacant land to the west. The neighboring site to the west is currently unplatted and owned by Prologis Park 70 Land Venture LLC.

a) Nature and Purpose of Construction Activity

Describe the nature and purpose of the construction activity, note any vertical construction.

The site includes construction of an approximately 319,000 square foot industrial building with associated parking lots, loading docks, and landscaping on a 26 acre site.

☐ Residential ☐ Commercial ☒ Industrial ☐ Road Construction ☒ Linear
Utility ☒ Overlot Grading ☐ Over-excavation ☐ Vertical Construction
☒ Other (please specify): Parking Lot Paving

b) Construction Sequence

The proposed sequence for major activities should be described, including:

- An estimated project start
- An estimated project end date
- The sequence of major construction activities (Initial, interim, final or overlot grading, utilities, vertical, paving, over – excavation, etc.). This is expected to be a brief overview of the project as more detailed phasing information and specific BMPs will be addressed in later sections of the SWMP narrative report.

Estimated Project Start Date: 11/2017

Estimated Project Completion Date: 11/2018

Describe the major phases of construction:

Perimeter controls shall be installed prior to any demolition or construction beginning on the site. Grading activities and utility installation will follow, and any inlets installed will be protected immediately. Parking lot and drives will stabilize the majority of the site. Any remaining disturbed areas will be permanently stabilized with landscaping.

- i. Construction Activities are anticipated to start in November 2017 with initial BMP's installed. These include perimeter fence, curb socks, rock socks, and any other items shown on the initial erosion control plan as "INITIAL"
- ii. Vehicle tracking control pads and stabilized staging areas will be installed at the construction access points of the site. The entire site will have surface roughened and areas of the site that are to be left undisturbed for 14 or more days will be seeded and mulched.
- iii. After approval from The City of Aurora's assigned erosion control inspector, clearing and grubbing of the site will occur (where specified). The debris is to be hauled off the site.
- iv. Utilities are to be constructed and tied into the existing utilities within adjacent streets. All constructed and existing inlets area to be protected with sediment barriers.
- v. Walkways, curb and gutter, and concrete parking lot are to be constructed. Landscaping will occur within the designated areas on site. Silt fence, inlet protection, rock socks are to be removed as necessary for construction.

c) Area

The areas for the site should be described including any grading phasing which will need all of the information by phase, as well as for the overall project. This also includes overlot grading in different phases to achieve the outcome of the project. This may be required to be modified by the contractor with a phasing plan submittal.

- Provide estimates of the total area of the site and the sub area within the site expected to undergo clearing, excavation or grading.
- Include an estimate of the excavation and fill volumes involved during the proposed construction.
- Include an estimate of how excavation and fill will be phased.
- Include an estimate of over-excavation areas and volumes (and type) and an estimate of offsite trucking volume (import and/or export).

Note: If exporting material to an area within the COA limits, the receiving site must have its own SWMP and may be required to have its own COA Stormwater Quality Discharge Permit. If the export site is outside of COA limits, then the requirements of that local jurisdiction must be met and proof of a valid permit for the site will be required.

Total project area:		26	acres	
Construction site area to be disturbed: (Includes stockpile area and utility connections offsite with minimal, short-term disturbance)		25 +/-	acres	
Construction site over excavation area to be disturbed:		3 +/-	acres	
Export/Import Volume				

Cut Volume		9,000 +/-	CY	
Fill Volume		144,000 +/-	CY	
Stockpile Volume		135,000 +/-	CY	
Net Volume		148,000 +/- (Fill) (pavement and slab paving.)	CY	
Foundation Excavation Volume		6,000 +/-	CY	

Description of phasing for sites disturbing more than 40 acres.:

N/A

d) Topography, Soils, and Rainfall Data

- Provide a summary describing the soil, the soil type, and hydrologic soil group, permeability, texture, soil erosion potential, depth, soil structure, etc. and potential impacts of the soil type on the quality of any stormwater discharge from the site.
- A description of the topography of the site, existing site conditions, drainage patterns, and existing site slopes should also be included.

Note: A soils map showing the site limits and excerpts regarding the soils information shall be placed in the SWMP narrative report appendices.

Soil type(s):

The soils within the site are comprised of Adena-Colby, Platner loam, and Weld Loam according to the Web Soil Survey by the National Resources Conservation Service (NRCS). The on-site soils are categorized as soil type C. Refer to Appendix B for more detailed information on the physical soils properties of the site.

Description	Result	Location of Occurrence
Highest Elevation:	5529	Southwest Corner
Lowest Elevation:	5504	North-central edge of site
Steepest Slope:	4:1	Approximately 75' into the site at the southwest corner and along the northern edge of the site.
Average Slope:	2%	Majority of the site.

Slopes (describe current slopes and note any changes due to grading or fill activities):

The existing site is currently an undeveloped pad site that slopes at approximately 2% northeast from the southwest corner of the site to an on-site low point. From East 19th Avenue the site slopes at approximately 4:1 southeast to an on-site low point. The proposed slopes will vary from

Drainage Patterns (describe current drainage patterns and note any changes due to grading or fill activities):

The existing site currently acts as a retention pond with runoff draining northeast from the southwest corner site and from East 19th Avenue southeast to an on-site low point. Developed runoff will be conveyed to the Regional Detention Pond via curb and gutter, proposed storm sewer, and existing storm sewer to a Regional Detention Pond north of the site.

Normal Monthly Precipitation Table in Inches

Jan	Feb	Mar	Apr	May	Jun	Jul	Aug	Sep	Oct	Nov	Dec
0.51	0.49	1.28	1.93	2.32	1.56	2.16	1.82	1.14	0.99	0.98	0.63

Adapted from: <http://www.ncdc.noaa.gov/oa/climate/online/ccd/nrmlprcp.html>

Imperviousness and Runoff Coefficients:

- Calculate the percentage of impervious surface area before and after construction
- Calculate the runoff coefficients before and after construction.

Percentage impervious area before construction:	5	%
Runoff coefficient before construction (100 Yr):	0.17	
Percentage impervious area after construction:	78	%
Runoff coefficient after construction (100 Yr):	0.77	

e) Existing Vegetation

- Provide a description of the existing vegetation at the site and an estimate of the percent vegetative cover density prior to disturbance in an average square yard of the site. This requirement does not encompass hard surfaces or damaged areas. The consultant may have to evaluate vegetation from a nearby area if there has already been disturbance. There may

also be drastically different vegetation in areas of the project or prairie dog issues, discuss as appropriate.

- A plan showing the existing major trees (4" diameter trunks and larger), tree masses, and shrub masses should be provided.

Existing Vegetation on the site:

The site is currently covered with native grasses and weeds along with shrubs.

Pre-disturbance vegetation density:

Approximately 60%

Discuss tree protections and removals (reference detail for protection):

There are no existing trees on-site.

f) Potential Sources of Pollution

- Identify and list the proposed location and description of any potential pollution sources anticipated to be used during the project, such as portable toilets, vehicle fueling, grout/cement mixers, storage of fertilizers, paints or chemicals and stockpiles, etc.
- Materials of concern may include, but are not limited to, raw materials, fuels, metallic products, hazardous substances designated under Section 101(14) of the Comprehensive Environmental Response, Compensation, and Liability Act (CERCLA), any chemical the facility is required to report pursuant to Section 313 of title III of the Superfund Amendments and Reauthorization Act (SARA), fertilizers, pesticides, ash, slag, sludge concrete washout, paints, solvents, and waste piles.

Note: This is expected to be a brief list with detailed information being addressed in later sections of the SWMP narrative report.

Potential pollutants and sources to stormwater runoff:

Bedding stockpiles, boring operations, concrete cutting operations or other that use water, carpentry and framing, concrete materials and concrete waste management, concrete curing, demolition and debris disposal, form oil and concrete forms, generators, grading operations, hazardous wastes, HVAC, insulation, landscape products, masonry, material delivery, painters, paving operations, plumbing, processed water, roofing, soil stockpiling, stabilized staging, stucco, plastering, and drywalling, trash, utility excavations, vehicle and equipment maintenance, cleaning, or leaks.

Trade Name, Material, or Operation	Stormwater Pollutants	Potential Location
Bedding Stockpiles	Sediment	Entire site

<i>Trade Name, Material, or Operation</i>	<i>Stormwater Pollutants</i>	<i>Potential Location</i>
Boring Operations, Operations Concrete Cutting Operations or Other that use Water	Sediment, slurry, concrete fines, processed water, etc	Bore sites, site perimeters, pothole locations, etc
Carpentry and Framing	wood, solvents, stains, debris	Building Construction
Concrete Materials and Concrete Waste Management	Concrete	Areas of Concrete Construction
Concrete Curing	Curing Compound	Areas of Concrete Construction
Demolition and Debris Disposal	Trash, Sediment, various other contaminants	Existing improvements on site to be removed
Dewatering and Poned Water Management	Ground Water and Poned Water containing various other pollutants	Entire site
Form Oil and Concrete Forms	Form Oil	n/a
Generators	Oil, Gasoline, etc	Entire site
Grading Operations (clearing, excavating, etc)	Sediment	Entire Site
Hazardous Wastes	Fire Retardant, Acid Wash, Graffiti Prevention Liquid, Processed Water	n/a
HVAC	Debris, Glue, etc	n/a
Insulation	Fiberglass, other debris	n/a
Landscape Products	Fertilizers, Herbicides, pesticides, fungicides, etc.	Entire site
Masonry	Cement, Grout, Masonry Mixers, Sand Stockpiles, etc	Walls within drainage channel
Material Delivery	Other Materials	Entire site
Painters	Paint, Primers, Stains, Glue	Improvements around the perimeter of the building
Paving Operations	Asphalt, Tar, Road Base, Lime	Roadways and Parking areas
Plumbing	Trash, Glue, Solder	n/a
Processed Water	Any number of chemicals or other toxins	Entire site
Roofing	Asphalt, Wood, Concrete	n/a
Sanitary Waste Management	Sanitary Waste	Staging Areas
Soil Stockpiling	Sediment	Entire site
Stabilized Staging/Haul Routes	Sediment, Fuel, Oil	Entire site
Stucco, Plastering, Drywalling	Drywall, Plaster, Tool Cleaning, etc	Staging Areas
Trash	Debris, Bacteria, various chemicals, etc.	Staging Areas
Utility Excavations	Sediment, Fuel, Oil	Entire site

Trade Name, Material, or Operation	Stormwater Pollutants	Potential Location
Vehicle and Equipment Maintenance, Cleaning, or Leaks	Fuel, Oil, Grease, Chemicals, Hydraulic Oil	Entire site

g) Non Stormwater Discharges

Identify and list the location and description of any anticipated non-stormwater components of the discharge, such as springs (State permit required), potable water for dust suppression, landscape irrigation return flow, pipeline dewatering (i.e. waterline flushing and testing) diverted stream flows, flows from wetlands, firefighting activities, hydrant blow-offs, building power-washing where detergents are not used, construction dewatering of groundwater (State permit required), uncontaminated air conditioning or compressor condensate, foundation or footing drains where flows are not contaminated with process materials such as solvents (State permit may be required), or other discharges specifically authorized by a separate National Pollutant Discharge Elimination Systems (NPDES) permit or a separate Colorado Discharge Permit System (CDPS) permit etc. Discharges are those flows that are allowed to leave the site.

- Identify all allowable sources of non-stormwater discharges that are not identified. The allowable non-stormwater discharges identified might include those in the table below.
- Identify measures used to eliminate or reduce these discharges and the BMPs used to prevent those discharges from becoming contaminated.

Check if Applicable to Site	List of Potential Non-Stormwater Discharges	Management of Discharge
<input type="checkbox"/>	Waters used to wash vehicles where detergents are not used	
X	Water used to control dust	Shall be kept within disturbed area and treated by perimeter BMPs
X	Potable water including uncontaminated water line flushings	Discharge to be directed toward sediment basin
X	Routine external building wash down that does not use detergents	Storm water inlets shall be covered and all generated wash water shall be collected and appropriately disposed of.

Check if Applicable to Site	List of Potential Non-Stormwater Discharges	Management of Discharge
<input type="checkbox"/>	Pavement wash waters where spills or leaks of toxic or hazardous materials have not occurred (unless all spilled material has been removed) and where detergents are not used	
<input type="checkbox"/>	Uncontaminated air conditioning or compressor condensate	
<input type="checkbox"/>	Uncontaminated ground water or spring water	
<input type="checkbox"/>	Foundation or footing drains where flows are not contaminated with process materials such as solvents	
<input type="checkbox"/>	Uncontaminated excavation dewatering	
X	Landscape irrigation	Discharge to be treated by sediment basin and perimeter BMPs
X	Potable water for firefighting activities	Discharge to be treated by sediment basin and perimeter BMPs
<input type="checkbox"/>	Diverted channels or streams	
<input type="checkbox"/>	Flows from wetlands	
X	Sanitary sewer/plumbing line testing	Plumbing line test discharges will be disposed of into sanitary sewer system
<input type="checkbox"/>		

h) Receiving Waters

List the name of all potential receiving water (s) and the size, type and location of any outfall. If the discharge is to a municipal storm sewer system, then provide the name of that system, the location of the storm sewer discharge, and the ultimate receiving water(s). State whether or not there are wetlands, the 100-year floodplain status (i.e. if the site is within a floodway, near a flood plain or not within a flood zone), if the receiving water is impaired or not, and if there are any stream crossings proposed.

Note: Floodplain maps shall be provided in the SWMP narrative report appendices and shall show the site in relation to the floodplain.

- List the waterbody(s) that would receive stormwater from your site, including streams, rivers, lakes, and wetlands. Describe each as clearly as possible, such as *Murphy Creek, a tributary to the Sand Creek*, and so on. Indicate the location of all waters, including wetlands, on the site map.

- Note any stream crossings or stream diversions, if applicable.
- List the downstream storm inlets, storm sewer system or drainage system that stormwater from your site could discharge to and the waterbody(s) that it ultimately discharges to. It is preferred that the waterbodies are listed to a reservoir, Sand Creek, Cherry Creek or the South Platte.
- If any of the waterbodies above are impaired and/or subject to Total Maximum Daily Loads (TMDLs), please list the pollutants causing the impairment and any specific requirements in the TMDL(s) that are applicable to construction sites. Your SWMP should specifically include measures to prevent the discharge of these pollutants.

The site is within the Cherry Creek Drainage Basin: ☐ Yes ☒ No

The site is within the Aurora Reservoir Drainage Basin: ☐ Yes ☒ No

Description of receiving waters:

- Runoff from the site will be conveyed via a proposed and existing storm sewer system to an existing Regional Detention Pond located north of the site. Runoff is released from the pond to First Creek that conveys runoff to the South Platte River.

Description of storm inlets and storm sewer systems:

- Runoff will be collected by proposed inlets on-site. On-site proposed storm sewer will convey runoff to the existing storm sewer within E. 19th Ave. at two points.

Description of impaired waters or waters subject to TMDLs:

N/A

100- Year Floodplain Status:

- The site is not located within a 100-year floodplain.

Description of wetlands:

There are no known mapped wetlands on the site.

Other: N/A

i) Site Features and Sensitive Areas to be Protected

- Describe unique site features including streams, stream buffers, wetlands, specimen trees, natural vegetation, steep slopes, or highly erodible soils that are to be preserved.
- Describe measures to protect these features.
- Include these features and areas on your SWMP design drawings.

N/A

j) Other Applicable Federal, State or Local Programs, Regulations or Restrictions

State any other regulations that are affecting the site (i.e. **State CDPHE**, Regulation 72, Consent Decrees, etc).

CDPHE and EPA

1) Endangered Species Certification

State whether or not there are any endangered species or critical habitats on or near the site. If so, then describe the impacts and the measures being taken to address that impact and supply documentation in the SWMP narrative report appendices.

Are endangered or threatened species and critical habitats on or near the project area?

☐ Yes ☒ No

If yes, describe the species and/or critical habitat and provide reference to other documents as appropriate:

N/A

2) Historic Preservation

State whether or not there are any historic sites on or near the site. If so, then describe the impacts and the BMP measures being taken to address that impact

Are there any historic sites on or near the construction site?

☐ Yes ☒ No

If yes, describe or refer to documentation that determines the likelihood of an impact on this historic site and the steps taken to address that impact.

N/A

SECTION 2 DESIGN DRAWINGS

Approved design drawings shall be kept with the approved narrative report (this document) in the field and must be kept current. See COA Rules and Regs Chapter 3 for more information regarding Living Documents. For most projects, a series of site maps is recommended. The first should show the undeveloped site and its current features. An additional map or maps should be created to show the developed site or for more complicated sites show the major phases of development.

- SWMP design drawings are required to indicate the types, locations, and extents of BMPs proposed for installation on the project site.
- For more information and requirements, see *Rules and Regulations Regarding Stormwater Discharges Associated with Construction Activities, current revision* (also known as the *Rules and Regs*), Chapter 2

SECTION 3 STORMWATER MANAGEMENT CONTROLS

This section shall describe the stormwater management controls that will be used to control pollutants in stormwater discharge during construction activity.

a) SWMP Administrator and Important Contacts

- List Contact names and phone numbers for the SWMP Administrator, alternates, owner, developer, etc that are known
- Copy as needed

Owner/Operator(s):
Southern Glazer’s Wine and Spirits
1600 N.W. 163 rd Sreet
Miami, FL 33169
305-625-4171
Larry Chaplin

Project Manager(s) or Site Supervisor(s): TBD
Area of Control (if more than 1 operator at site):

SWMP Administrator Contact(s): TBD

Company or Organization Name:
Name:
Address:
City, State, Zip Code:
Telephone Number:
Fax/Email:
Area of Control (if more than 1 operator at site):

This SWMP was Prepared by (the Colorado Licensed Engineer):
Ware Malcomb
Karl Schwab
990 South Broadway Suite 230
Denver, CO 80209
303-561-3333
madams@waremalcomb.com

Emergency 24-Hour Contact (for site, not 911): TBD
Company or Organization Name:
Name:
Address:
City, State, Zip Code:
Telephone Number:
Fax/Email:
Area of Control (if more than 1 operator at site):

Subcontractor(s): TBD
Company or Organization Name:
Name:
Address:
City, State, Zip Code:
Telephone Number:
Fax/Email:
Area of Control (if more than 1 operator at site):

Other:
Company or Organization Name:
Name:
Address:
City, State, Zip Code:
Telephone Number:
Fax/Email:
Area of Control (if more than 1 operator at site):

Other:
Company or Organization Name:
Name:
Address:
City, State, Zip Code:
Telephone Number:
Fax/Email:

Area of Control (if more than 1 operator at site):

b) Identification of Potential Pollutant Sources

All potential pollutant sources, including materials and activities, at a site must be evaluated for the potential to contribute pollutants to stormwater discharges.

- Identify and describe the sources of potential pollutants to stormwater discharges. At a minimum, each of the following sources and activities shall be evaluated for the potential to contribute pollutants to stormwater discharges.
- Numbers in [] brackets indicate the appropriate section to describe the BMPs to be used to address the potential pollutant source

Applicable to Site (Y, N, Maybe)	Sources of Potential Pollutants to Stormwater Discharges
Y	All disturbed and stored soils (including borrow areas, stockpiles, haul routes, and over-excavation) [Section 3 c) 1, 2, and 3]
Y	Vehicle tracking controls and clean up [Section 3 c) 6]
N	Management of contaminated soils [Section 3 c) 4]
Y	Loading and unloading operations (including access points and protection of existing BMPs) [Section 3 c) 10]
Y	Outdoor storage areas (building materials, fertilizers, chemicals, etc.) [Section 3 c) 4]

Applicable to Site (Y, N, Maybe)	Sources of Potential Pollutants to Stormwater Discharges
Maybe	Routine maintenance activities involving fertilizers, pesticides, detergents, fuels, solvents, oils, etc. [Section 3 c) 4]
Y	On-site waste management practices (waste piles, liquid wastes, dumpsters, etc.) [Section 3 c) 7]
Y	Concrete truck/equipment washing, including the concrete truck chute, pump truck primary and associated fixtures and equipment [Section 3 c) 7]
N	Dedicated asphalt and concrete batch plants [Section 3 c) 5]
Y	Non-industrial waste sources such as worker trash and portable toilets [Section 3 c) 7]

Applicable to Site (Y, N, Maybe)	Sources of Potential Pollutants to Stormwater Discharges
Y	Vehicle and equipment maintenance and fueling [Section 3 c) 4]
Y	Significant dust or particulate generating processes (including haul routes, masonry mixing, and silos) [Section 3 c) 2]
Y	Power washing of building using detergents or other chemicals/solvents [Section 3 c) 4]
N	Building/vertical construction (including paints, solvents, drywall, fire retardant, etc) [Section 3 c) 4, 7, 10]

Applicable to Site (Y, N, Maybe)	Sources of Potential Pollutants to Stormwater Discharges
Maybe	Other areas or procedures where potential spills can occur [Section 3 c) 4]
N	Stormwater or groundwater dewatering [Section 3 c) 9]

c) BMPs for Stormwater Pollution Prevention

This section of the SWMP narrative report shall include a narrative description of the appropriate controls and measures that will be implemented before, during and after construction activities at the project site to manage and control the runoff of pollutants.

The SWMP narrative report shall clearly describe the relationship between the phases of construction, and the implementation and maintenance of BMP controls and measures. For example, the report must indicate which controls will be implemented during each of the following phases of construction: clearing and grubbing for perimeter controls, installation of initial BMPs, clearing and grubbing, overlot grading, installation of interim BMPs, site construction, utility construction, vertical construction, other pertinent construction phases, final grading, stabilization, removal of BMPs, and Permit closeout.

1) *Structural Practices*

- Clearly describe the initial/interim, post-paving, and permanent structural site management practices to control erosion and sediment transport. Practices may include, but are not limited to: silt fences, diversion dikes, temporary slope drains, inlet protection, outlet protection, check dams, curb/rock socks, sediment control logs, compacted earthen berm, and terracing.

BMP Description: Silt Fence (SF)

<i>Intended Use/Purpose:</i>	Prevent sediment laden runoff from exiting the site
<i>Appropriate Installation Timing:</i>	Initial BMP Placement
<i>Appropriate Removal Timing:</i>	Final Stabilization

BMP Description: Stock Pile Area (SP)

<i>Intended Use/Purpose:</i>	Prevent sediment laden runoff from exiting the site
<i>Appropriate Installation Timing:</i>	As needed for foundation excavation
<i>Appropriate Removal Timing:</i>	Prior to final stabilization

BMP Description: Inlet Protection, Sump and Area (IPS and IPA)

<i>Intended Use/Purpose:</i>	Prevent sediment laden runoff from entering storm system
<i>Appropriate Installation Timing:</i>	Initial and interim BMP Placement
<i>Appropriate Removal Timing:</i>	Final Stabilization

BMP Description: Curb Socks (CS)

<i>Intended Use/Purpose:</i>	Prevent sediment and debris from entering public roadway
<i>Appropriate Installation Timing:</i>	Initial and interim BMP Placement
<i>Appropriate Removal Timing:</i>	Final Stabilization

BMP Description: Erosion Control Blanket (ECB)

<i>Intended Use/Purpose:</i>	Control erosion and promote revegetation
<i>Appropriate Installation Timing:</i>	Final Stabilization
<i>Appropriate Removal Timing:</i>	Do not remove – degradable.

Temporary Sediment Basin (TSB)

<i>Intended Use/Purpose:</i>	Capture eroded or disturbed soil in storm runoff prior to discharge
<i>Appropriate Installation Timing:</i>	Initial BMP placement
<i>Appropriate Removal Timing:</i>	Interim phase

Outlet Protection (OP)

<i>Intended Use/Purpose:</i>	Reduce erosion immediately downstream of a pipe.
<i>Appropriate Installation Timing:</i>	Initial and interim BMP placement
<i>Appropriate Removal Timing:</i>	Final stabilization

Seeding and Mulching (SM)

<i>Intended Use/Purpose:</i>	Reduce erosion by protecting bare soil.
<i>Appropriate Installation Timing:</i>	Final stabilization
<i>Appropriate Removal Timing:</i>	Do not remove.

Surface Roughening (SR)

<i>Intended Use/Purpose:</i>	Provides temporary stabilization of disturbed areas.
<i>Appropriate Installation Timing:</i>	Interim phase
<i>Appropriate Removal Timing:</i>	Do not remove.

Surface Roughening (SR)

<i>Intended Use/Purpose:</i>	Provides temporary stabilization of disturbed areas.
<i>Appropriate Installation Timing:</i>	Interim phase
<i>Appropriate Removal Timing:</i>	Do not remove.

<i>Diversion Ditch (DD)</i>	
<i>Intended Use/Purpose:</i>	Convey runoff to the temporary sediment basin.
<i>Appropriate Installation Timing:</i>	Initial BMP placement
<i>Appropriate Removal Timing:</i>	Interim phase.
<i>Check Dam (CD)</i>	
<i>Intended Use/Purpose:</i>	Limit erosivity of stormwater by reducing flow velocity.
<i>Appropriate Installation Timing:</i>	Initial BMP placement
<i>Appropriate Removal Timing:</i>	Interim phase.
<i>Temporary Stream Crossing (TSC)</i>	
<i>Intended Use/Purpose:</i>	Prevent construction vehicles from entering waterway.
<i>Appropriate Installation Timing:</i>	Initial BMP placement
<i>Appropriate Removal Timing:</i>	Interim phase.
<i>Temporary Slope Drain (TSD)</i>	
<i>Intended Use/Purpose:</i>	Convey runoff down a slope where there is a high potential for erosion.
<i>Appropriate Installation Timing:</i>	Initial BMP placement
<i>Appropriate Removal Timing:</i>	Interim phase.

2) ***Non-Structural Practices***

- Clearly describe initial/interim, post-paving, and permanent stabilization practices, including site specific scheduling of the implementation of these practices. Site plans

should ensure that existing vegetation is preserved where possible and that all disturbed areas are stabilized. Non-structural practices may include, but are not limited to: temporary seeding, mulching, temporary sod stabilization, vegetative buffer strips, temporary landscaping, temporary erosion control blankets/matting, temporary soil retention matting, surface roughening, dust suppression, seasonal schedule, and preservation of mature vegetation.

BMP Description: Preventative Maintenance of Equipment and BMP's

<i>Intended Use/Purpose:</i>	Insurance of BMP performance as intended
<i>Appropriate Installation Timing:</i>	Prior to Closeout – Every 7 calendar days and within 24 hours of precipitation event After Closeout – Every 30 days and within 24 hours of precipitation event
<i>Appropriate Removal Timing:</i>	

BMP Description: Clean Up Schedules

<i>Intended Use/Purpose:</i>	Insurance of clean and orderly site
<i>Appropriate Installation Timing:</i>	Throughout construction activities
<i>Appropriate Removal Timing:</i>	

BMP Description: Training of Site Personnel

<i>Intended Use/Purpose:</i>	Awareness of BMPs and proper procedures
<i>Appropriate Installation Timing:</i>	Throughout construction activities
<i>Appropriate Removal Timing:</i>	

BMP Description: Seasonal Scheduling

<i>Intended Use/Purpose:</i>	Allow consideration for inclement weather conditions
<i>Appropriate Installation Timing:</i>	Throughout construction activities
<i>Appropriate Removal Timing:</i>	

3) Phase Construction Activity and BMP Implementation

This section shall describe the relationship between the phases of construction, and the implementation and maintenance of BMP controls and measures. For example, indicate which controls will be implemented during each of the following phases of construction: prior to clearing and grubbing for perimeter controls (installation of initial BMPs), clearing and grubbing, overlot grading, installation of interim BMPs, site construction, utility construction, vertical construction, other pertinent construction phases, final grading, stabilization, removal of BMPs, and Permit closeout.

- Clearly describe the various phases of construction and the implementation of BMPs to be used during each phase. Examples of project phases may include, but are not limited to, demolition, clearing and grubbing, overlot grading, over-excavation, road construction, utility installations, vertical construction, fine grading, and final stabilization. The description for a particular phase may have sub-phases. For example, the overlot grading of an 80 acre site may have to describe multiple sub-phases for the 40 acre disturbance limitation. Another example would be vertical construction phase may describe sub-phases of the construction such as grading, foundations, framing, finishing, and stabilization. For more information, see *Rules and Regs*, Chapter 2, Section 2.2.1)

Note: Some construction information may need to be added once a contractor(s) are involved. See the Manual and below for more information.

Phase Description: Clearing and Grubbing

<i>Duration of phase (start/end dates):</i>	11/17-01/18
<i>BMPs Associated with the Phase:</i>	VTC, SSA, SF, RS, CS, Street sweeping,
<i>Describe Temp/Final Stabilization for Phase:</i>	

Phase Description: Overlot Grading

<i>Duration of phase (start/end dates):</i>	11/17-01/18
<i>BMPs Associated with the Phase:</i>	VTC, SSA, SF, RS, CS, Street sweeping,
<i>Describe Temp/Final Stabilization for Phase:</i>	

Phase Description: Utility Installations

<i>Duration of phase (start/end dates):</i>	01/18-04/18
<i>BMPs Associated with the Phase:</i>	IPS, VTC, SSA, SF, RS, TSB, CS, Street sweeping,
<i>Describe Temp/Final Stabilization for Phase:</i>	Satisfactory performance of inlet protection.

Phase Description: Fine Grading

<i>Duration of phase (start/end dates):</i>	04/18-07/18
<i>BMPs Associated with the Phase:</i>	IPS, VTC, SSA, SF, RS, Street sweeping,
<i>Describe Temp/Final Stabilization for Phase:</i>	Surface roughening and mulching

Phase Description: Final Stabilization

<i>Duration of phase (start/end dates):</i>	07/18-11/18
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<i>BMPs Associated with the Phase:</i>	Permanent landscaping, street sweeping
<i>Describe Temp/Final Stabilization for Phase:</i>	Pavement of proposed impervious areas and acceptable vegetation of landscaped areas

a. Overlot Grading Specific Practices

Overlot grading specific practices should address items such as: surface roughening, blanketing, terracing, mulching, temporary seeding, permanent seeding, temporary sediment pond construction and removal, phasing, haul routes, disturbance limits, rough cut street controls, etc.

- Address haul routes may be designated on the SWMP updates and shall take into consideration drainage, erosion and sediment control BMPs, along with interim stabilization measures.

<i>BMP Description: Surface Roughening (SR)</i>	
<i>Intended Use/Purpose:</i>	Stabilize surface and prevent erosion from surface runoff
<i>Appropriate Installation Timing:</i>	During initial grading operations
<i>Appropriate Removal Timing:</i>	Final grading and pavement

- Discuss interim stabilization may be provided via plan amendment by the contractor and the engineer at the Erosion Control Kick Off meeting. These measures shall be provided with timeframes and down gradient controls.

Temporary drainage BMPs (diversion ditches, sediment traps or sediment basins) shall be maintained at all times.

- Discuss timing and procedural requirements for implementation, maintenance and removal of these items during this period of construction.

b. Vertical and General Construction Requirements – See Appendix for Table of Required Information

- Staging areas change during construction regularly. Therefore, if “con/conex” boxes are to be utilized and if they are to include liquid pollutants, then a redundant BMP measure must be provided
- Site drainage will need to be maintained during vertical construction. Review conditions to ensure that it will continue to work as shown during the grading/utility timeframes.
- Provide redundant BMPs for generators and mobile concrete washouts to protect from fuel/hydraulic leaks
- Continuously review the down gradient BMPs within the impervious and disturbed areas to ensure that conveyances, inlets and outlets are protected appropriately during this phase.
- Areas of disturbance outside of the building envelope shall still require BMPs.
- Continuously review the timing/phasing of the project to ensure the appropriate BMPs are implemented as construction continues. Deletion of BMPs shall require different measures to be implemented upon deletion.
- BMPs for keeping impervious surfaces clean may need to be enhanced or added to as construction continues.
- Review and implement BMP measures to control roof drainage. This becomes a point source and may cause extensive erosion on site.

Optional Section – To be included if the items in bullet points cannot be addressed elsewhere in this report.

A Plan Amendment from the contractor shall be required to be submitted to the engineer of record and City of Aurora Water Engineering Plans Reviewer three (3) business days prior to the Erosion Control Kick-Off Meeting. This submittal shall provide narrative information and the associated details required for vertical construction BMPs (structural and non-structural) that will be implemented during this phase of construction.

- Provide a mixing station detail/area for masonry/brick. If the site is going to bring in silos for masonry mixing, wind protection will be required to minimize the maximum extent practicable the dust from impacting adjacent buildings and streets.
- Saw cutting station detail/area will be completed in field.
- Options for handling paints, solvents, glues (i.e. utilize the CWS or provide alternative)
- Provide physical and procedural BMPs for clean up along the building during the installation of brick, stone or stucco

- Access may be required around the building, defining a haul route may be necessary and denote stabilization needs on this proposed haul route
- Address waste handling procedures for drywall, painters, carpet layers etc.
- Stream Diversion Method
- Cranes when access is required around the building and may impact BMPs, relocation may be required

4) Material Handling and Spill Prevention

This section shall describe any procedures and locations for all practices implemented at the site that will be used to minimize impacts from identified potential pollutant sources. BMPs need to address many different pollutant sources that include, but are not limited to exposed storage of construction materials, liquid contaminants, contaminated soils management, fueling procedures, redundant measures for any spill or leak sources, and equipment maintenance procedures. Activities involving potential for spills shall have spill prevention and spill response procedures identified.

- Identify and describe how the sources of potential pollutants to stormwater discharges identified in Section 3.2 will be controlled through BMP selection and implementation. The information provided may address frequency, seasonal considerations, characteristics of the area and surface type, primary and secondary containment, proximity to drainageways and stormwater facilities.

BMP Description: Preventative Maintenance of Equipment and BMP's

<i>Intended Use/Purpose:</i>	Insurance of BMP performance as intended
<i>Appropriate Installation Timing:</i>	Prior to Closeout – Every 7 calendar days and within 24 hours of precipitation event After Closeout – Every 30 days and within 24 hours of precipitation event
<i>Appropriate Removal Timing:</i>	Once site has achieved permanent stabilization

BMP Description: Clean Up Schedules

<i>Intended Use/Purpose:</i>	Insurance of clean and orderly site
<i>Appropriate Installation Timing:</i>	Throughout construction activities
<i>Appropriate Removal Timing:</i>	Following construction activities

BMP Description: Material Storage and Inventory

<i>Intended Use/Purpose:</i>	Prevention of spills and insurance of proper spill cleanup
<i>Appropriate Installation Timing:</i>	Throughout construction activities
<i>Appropriate Removal Timing:</i>	Following construction activities

BMP Description: Utilizing Redundant Measures

<i>Intended Use/Purpose:</i>	Prevention of spilling or tracking of sediment due to BMP failure
<i>Appropriate Installation Timing:</i>	Initial and Post-Pavement BMP placement
<i>Appropriate Removal Timing:</i>	Final Stabilization

BMP Description: Spill Kits

<i>Locations</i>	At Stabilized Staging Area
<i>Appropriate Installation Timing:</i>	Throughout construction activities
<i>Appropriate Removal Timing:</i>	Following construction activities

BMP Description: SPILL RESPONSE -Cleanup and Removal Procedures

NOTE: IN CASE OF FIRE, EVACUATE ALL PERSONNEL FROM THE IMMEDIATE AREA, RENDER FIRST AID TO ANYONE WHO IS INJURED, AND DIAL 911 IMMEDIATELY. TAKE APPROPRIATE STEPS TO PROTECT HUMAN LIFE AND TO CONTROL FIRES FIRST. SPILL CONTROL IS SECONDARY.

- Upon detection of any spill, the first action to be taken is to ensure personal safety. All possible ignition sources, including running engines, electrical equipment (including cellular telephones, etc.), or other hazards will be immediately turned off or removed from the area. The extent of the spill and the nature of the spilled material will be evaluated to determine if remedial actions could result in any health hazards, escalation of the spill, or further damage that would intensify the problem. If such conditions exist, a designated employee will oversee the area of the spill and the construction SWMP Administrator will be notified immediately.
- The source of the spill will be identified and if possible the flow of pollutants stopped if it can be done safely. However, no one should attend to the source or begin cleanup of the spill until **ALL** emergency priorities (fire, injuries, etc.) have been addressed.

Small Spills

Small spills (usually <5 gallons) consist of minor quantities of gasoline, oil, anti-freeze, or other materials that can be cleaned up by a single employee using readily available materials.

The following procedures should be used for clean-up of small spills:

- a. Ensure personal safety, evaluate the spill, and if possible, stop the flow of pollutants.
- b. Contain the spread of the spill using absorbents, portable berms, sandbags, or other available measures.
- c. Spread absorbent materials on the area to soak up as much of the liquid as possible and to prevent infiltration into the soil.
- d. Once the liquids have been absorbed, remove all absorbents from the spill and place the materials in a suitable storage container. On paved areas, wipe any remaining liquids from the surface and place the materials in a storage container. Do not spray or wash down the area using water. For open soil areas, excavate any contaminated soil as soon as possible and place the soil in a suitable storage container. All materials will then be transported off-site for disposal.
- e. If immediate transfer and storage of the contaminated soil is not practical, excavate and place the contaminated soil on a double thickness sheet of 3-mil or higher polyethylene film. In addition, a small berm should be formed around the outer edges of the soil stockpile, underneath the polyethylene film, to ensure that contaminants are not washed from the site during precipitation events and that materials do not seep through the berm.
- f. Record all significant facts and information about the spill, including the following:
 - Type of pollutant

- Location
 - Apparent source
 - Estimated volume
 - Time of discovery
 - Actions taken to clean up spill
- g. Notify the SWMP Administrator of the spill and provide the information from Item f. The SWMP Administrator will then contact the City of Aurora Erosion Control Staff.

Medium to Large Spills

Medium to large spills consist of larger quantities of materials (usually >5 – 25 gallons) that are used on site that cannot be controlled by a single employee. Generally, a number of facility personnel will be needed to control the spill and a response may require the suspension of other facility activities.

The following procedure shall be used for the cleanup of medium to large spills:

- a. Ensure personal safety, evaluate the spill, and if possible, stop the flow of pollutants.
- b. Immediately dispatch a front-end loader or similar equipment to the spill and construct a berm or berms down gradient of the spill to minimize the spread of potential pollutants. On paved surfaces, portable berms, sandbags, booms, or other measures will be used to control the lateral spread of the pollutants.
- c. When the spread of the spill has been laterally contained, contact the SWMP Administrator or designated facility employee and provide them information on the location, type, and amount of spilled material, and a briefing on the extent of the spread and measures undertaken to contain the contaminants.
- d. Depending on the nature of the spill, mobilize additional resources as needed to contain the contaminants.
- e. Cleanup will commence when the lateral spread has been contained and the notification to the SWMP Administrator has been made.
- f. Freestanding liquid will be bailed or pumped into 55-gallon storage drums, steel tanks, or other suitable storage containers. When all the liquid has been removed from the pavement or soil layer, absorbents will be applied to the surface and transferred to the storage containers when they have soaked up as much of the spill as possible.
- g. On paved surfaces, the remaining contaminants will be removed to the extent possible, with rags, sweeping, or similar measures. The area of the spill will not be sprayed or washed down using water. Any contaminant soaked materials will be placed into the storage containers with the other absorbents.
- h. The remaining contaminated soils will be excavated and loaded into a dump truck(s) for disposal off-site at a designated facility. If transport off-site is not immediately available, the remaining soils will be stockpiled on a double thickness sheet of 3-mil or higher polyethylene film. In addition, a small berm will be formed around the outer edges of the soil stockpile, underneath the

polyethylene film, to ensure that contaminants are not washed from the site during precipitation and do not seep through the berm.

- i. Record all significant facts and information about the spill, including the following:
 - Type of pollutant
 - Location
 - Apparent source
 - Estimated volume
 - Time of discovery
 - Actions taken to clean up spill
- j. Provide the SWMP Administrator (or designated employee) with the information from Item i. The SWMP Administrator will then contact the City of Aurora Flow Control Center.

NOTIFICATION

Notification to the Colorado Department of Public Health & Environment (CDPHE) and the City of Aurora is required if there is any release or suspected release of any substance, including oil or other substances that spill into or threaten State waters. Unless otherwise noted, notifications are to be made by the SWMP Administrator and only after emergency responses related to the release have been implemented. This will prevent misinformation and assures that notifications are properly conducted.

The notification requirements are as follows:

1. **Spills into/or Threatens State Waters:** Immediate notification is required for releases that occur beneath the surface of the land or impact or threaten waters of the State or threaten the public health and welfare. Notifications that will be made are:
 - a. For any substance, regardless of quantity, contact CDPHE at 1-877-518-5608. State as follows:
 - a) Give your name.
 - b) Give location of spill (name of city).
 - c) Describe the nature of the spill, type of products, and estimate size of spill.
 - d) Describe type of action taken thus far, type of assistance or equipment needed.
 - b. For any quantity of oil or other fluids, call the National Response Center at 1-800-424-8802. State as follows:
 - a) Give your name.
 - b) Give location of spill (name of city and state).
 - c) Describe the nature of the spill, type of product, and estimate size of spill.
 - d) Describe type of action taken thus far, type of assistance or equipment needed.
2. **Reportable Quantity Spill on Land Surface:** Immediate notification is required of a release upon the land surface of an oil in quantity that exceeds 25 gallons, or of a hazardous substance that equals or exceeds 10 pounds or its reportable quantity under Section 101(14) of the Comprehensive Environmental Response, Compensation Liability Act (CERCLA) of 1980 as amended (40 CFR Part 302) and Section 329 (3) of the Emergency Planning and Community Right to Know Act of 1986 (40 CFR Part

355) whichever is less. This requirement does apply at a minimum to the substances listed in Table A below.

TABLE A

Substances Requiring Notification

SUBSTANCE	REPORTABLE QUANTITY
Motor Oil	25 Gallons
Hydraulic Oil	25 Gallons
Gasoline/Diesel Fuel	25 Gallons

The notification procedures to be followed are:

- a) Give your name.
 - b) Give location of spill (name of city and state).
 - c) Describe nature of the spill, type of product, and estimate size of spill.
 - d) Describe type of action taken thus far, type of assistance or equipment needed.
3. Notification is not required for release of oil upon the land surface of 25 gallons or less that will not constitute a threat to public health and welfare, the environmental or a threat of entering the waters of the State.
4. Notification, as required in paragraphs 1 and 2 above, will be made to the CDPHE using the 24-hour telephone number to report environmental spills. All information known about the release at the time of discovery is to be included, such as the time of occurrence, quantity and type of material, location and any corrective or clean-up actions presently being taken. Table B lists these phone numbers.

SPILL RESPONSE CONTACTS

TABLE B

Emergency Notification Contacts

Name/Agency	Number
City of Aurora Fire Department	911
City of Aurora Police Department	911
Ambulance	911
Hospital	911
National Response Center	1-800-424-8802
CDPHE – Report Environmental Spills (24 hrs/day)	1-877-518-5608
City of Aurora – Water Dept Erosion Control Staff	303-326-8645

It is the responsibility of the SWMP Administrator to contact the City of Aurora, CDPHE, and/or the National Response Center.

- **The National Response Center** is to be contacted when a release containing a hazardous substance or oil in an amount equal to or in excess of a reportable quantity established under either 40 CFR 110, 4- DFR 117, or 40 CFR 302 occurs during a 24-hour period.
- Notification to the **CDPHE** and **COA** is required if there is any release or suspected release of any material, including oil or hazardous substances that spill into or threaten state waters.

REPORTS

The CDPHE and COA require written notification of a spill or discharge of oil or other substance that may cause pollution of the waters of the State of Colorado. A written report must be submitted to the Water Quality Control District (WQCD) and the COA Erosion Control Staff within five days after becoming aware of the spill or discharge.

The CDPHE and COA require a written final report within 15 days for all releases of an oil or hazardous substance that require implementation of a contingency plan. The CDPHE and COA may also require additional reports on the status of the clean up until any required remedial action has been complete.

Written notification of reports must contain at a minimum:

1. Date, time, and duration of the release.
2. Location of the release.
3. Person or persons causing and responsible for the release.
4. Type and amount of oil or substance released.
5. Cause of the release.
6. Environmental damage caused by the release.
7. Actions taken to respond, contain, and clean up the release.
8. Location and method of ultimate disposal of the oil or other fluids.
9. Actions taken to prevent a reoccurrence of the release.
10. Any known or anticipated acute or chronic health risks associated with the release.
11. When appropriate advice regarding medical attention necessary for exposed individuals.

5) Dedicated Concrete or Asphalt Batch Plants

- Describe measures to control stormwater pollution from dedicated concrete batch plants or dedicated asphalt batch plants covered by the SWMP.

6) Vehicle Tracking Control

- Describe all practices implemented at the site to control potential sediment discharges from vehicle tracking. Practices must be implemented for all areas of potential vehicle tracking, and

can include: minimizing site access; street sweeping or scraping; tracking pads; stabilized staging and parking areas; requiring that vehicles stay on paved areas on-site; wash racks; contractor education; and/or sediment control BMPs, etc

***BMP Description:* Mandatory sweeping of all internal and adjacent external paved areas is required on a weekly basis at a minimum. This applies until Initial Close-Out acceptance. At that time it will be on an as needed basis.**

BMP Description: Vehicle Tracking Control (VTC)

<i>Location(s):</i>	Northeast and southeast corner of site.
<i>Intended Use/Purpose:</i>	Prevent sediment and debris from entering public roadway
<i>Appropriate Installation Timing:</i>	Initial BMP Placement
<i>Appropriate Removal Timing:</i>	Prior to final stabilization

BMP Description: Designated Access Points

<i>Location(s):</i>	Northeast and southeast corner of site.
<i>Intended Use/Purpose:</i>	Prevent tracking of sediment and debris from construction traffic
<i>Appropriate Installation Timing:</i>	Throughout construction activities
<i>Appropriate Removal Timing:</i>	Final Inspection and Project Closeout

BMP Description: Stabilized Staging Area (SSA)

<i>Intended Use/Purpose:</i>	Prevent sediment laden runoff from exiting the site
<i>Appropriate Installation Timing:</i>	Initial BMP Placement
<i>Appropriate Removal Timing:</i>	Immediately before final Stabilization

BMP Description: Street Sweeping

<i>Intended Use/Purpose:</i>	Remove sediment and debris from public road
<i>Appropriate Installation Timing:</i>	Throughout construction activities
<i>Appropriate Removal Timing:</i>	Final Inspection and Project Closeout

BMP Description: Designated Access Points

<i>Intended Use/Purpose:</i>	Prevent tracking of sediment and debris from construction traffic
<i>Appropriate Installation Timing:</i>	Throughout construction activities
<i>Appropriate Removal Timing:</i>	Final Inspection and Project Closeout

7) Waste Management and Disposal, Including Concrete Washout

- Clearly describe the practices implemented at the site to control stormwater pollution from all construction site wastes (liquid and solid), including concrete washout activities and liquid waste washouts, dumpsters, worker trash, and portable toilets.

BMP Description: Concrete Washout

<i>Intended Use/Purpose:</i>	Contain excess concrete and mortar
<i>Appropriate Installation Timing:</i>	Prior to mixing/use of any concrete or mortar
<i>Appropriate Removal Timing:</i>	Following all masonry/concrete activities

BMP Description: Portable Toilet Protection

<i>Locations</i>	All on-site portable toilets
<i>Appropriate Installation Timing:</i>	Throughout construction activities
<i>Appropriate Removal Timing:</i>	Following vertical construction

BMP Description: Trash Cans/Dumpsters

<i>Locations</i>	On site
<i>Appropriate Installation Timing:</i>	Throughout construction activities
<i>Appropriate Removal Timing:</i>	Following vertical construction

8) BMP Specifications

BMP Details for installation and maintenance shall be the City of Aurora Standard Details in Appendix D of the (City of Aurora Rules and Regulations Regarding Stormwater Discharge Associated with Construction Activities (Rules and Regs)), latest revision, an approved variance, or an approved plan amendment. All approved variances must be documented in the SWMP. It is understood that not all details in the COA Rules and Regs will be used on this project site, but that all details are available for implementation if unforeseen circumstances warrant their use.

Proper procedures must be used to update the living document and get approval as documented in the COA Rules and Regs. All physical BMPs require a detail to show installation and maintenance information. If a detail is not available through the manufacturer, then one must be created by the preparer of this SWMP narrative report.

9) Groundwater and Stormwater Dewatering

- The SWMP shall clearly describe the practices to be implemented at the site to control stormwater pollution from the dewatering of groundwater or stormwater from excavations, wells, etc.
- For any construction dewatering of stormwater from construction areas, describe the BMPs to be used to control additional erosion and transport of sediment.

Note: This City of Aurora Stormwater permit does not authorize dewatering of groundwater. A separate State permit is required for this activity.

BMP Description: Dewatering Operations

<i>Intended Use/Purpose:</i>	Pumping water from an inundated area to a BMP downstream
<i>Appropriate Installation Timing:</i>	Dewatering of groundwater is not anticipated for this site. If groundwater is encountered the appropriate state permit will be obtained prior to dewatering.
<i>Appropriate Removal Timing:</i>	Final Stabilization

10) Developer/Builder Specific Practices

Include a description of standard practices of the company for whom this SWMP is being developed. At a minimum it shall include:

- Standard practices for construction operations during wet weather conditions and winter weather conditions
- Methods used to obtain compliance from sub-contractors (i.e. fines, education, etc)
- Stormwater education policies for educating personnel and subcontractors
- Company Standard Operating Procedures as they relate to stormwater management (as appropriate)
- Describe any standard construction practices that will be used on the site such as material loading and unloading practices, lot controls, lot access etc.

Note: Any practices requiring a variance that are discussed here must reference the variance section, and must be requested in the variance section, or they will be considered unapproved and not allowed.

BMP Description: Wet Weather Conditions

<i>Intended Use/Purpose:</i>	Access to and from the site during wet weather conditions
<i>Appropriate Installation Timing and Description:</i>	Access will be limited during wet weather conditions and ceased if SWMP controls cannot be maintained
<i>Appropriate Removal Timing:</i>	N/A

BMP Description: Stormwater education policies

<i>Intended Use/Purpose:</i>	Ensure proper BMP installation and maintenance
<i>Appropriate Installation Timing and Description:</i>	Inspection firm shall educate general contractor's staff as necessary for SWMP compliance throughout the duration of the project.
<i>Appropriate Removal Timing:</i>	N/A

BMP Description: Company standard operating procedures

<i>Intended Use/Purpose:</i>	Ensure proper BMP installation and maintenance
<i>Appropriate Installation Timing and Description:</i>	Install wheel wash facility at construction entrance/exit, if required
<i>Appropriate Removal Timing:</i>	Prior to final stabilization

BMP Description: Standard Construction Practices

<i>Intended Use/Purpose:</i>	Ensure proper BMP installation and maintenance
<i>Appropriate Installation Timing and Description:</i>	<ul style="list-style-type: none">-Construction access to the site shall be in a specified location.-Contractual requirements for the general contractor to maintain and inspect erosion control measures for the duration of the project, including cleaning of any project related dirt from the adjacent roadway.-Owner shall be copied on general contractor's inspection reports, to monitor compliance.-Owner reserves right to fix deficient SWMP controls and to back-charge general contractor.
<i>Appropriate Removal Timing:</i>	Prior to final stabilization

BMP Description: Methods to obtain compliance from subcontractors

<i>Intended Use/Purpose:</i>	Ensure proper BMP installation and maintenance
<i>Appropriate Installation Timing and Description:</i>	<ul style="list-style-type: none">-Inspection firm shall educate general contractor's staff as necessary for SWMP compliance throughout the duration of the project.-General contractor will require subcontractors to comply with project SWMP throughout the duration of the project.
<i>Appropriate Removal Timing:</i>	N/A

SECTION 4 FINAL STABILIZATION AND LONG TERM STORMWATER MANAGEMENT

a) Final Stabilization Measures

Include a description of the proposed measures to be used to achieve final stabilization and long-term stormwater control. Revegetation with seeding and mulching, revegetation with seeding with erosion control blankets, landscaping, green roofs, permeable paving, permanent water quality ponds and permanent outlet protection are examples of final stabilization measures.

b) Seed Mix Information

Provide the name of the City of Aurora standard seed mix(es) that may be appropriate for the site and the soils anticipated for the site and the preferred method(s) for protecting the seed. If the site is not using a COA standard seed mix, then a variance request must be submitted and the preferred seed mix must be provided with the application rates.

c) Final Stabilization Notes

See Chapter 5 of the Rules and Regulations for more information.

- 1) *Final stabilization is reached when all soil disturbing activities at the site have been completed, and uniform vegetative cover has been established with a density of at least 70% of pre-disturbance levels, or equivalent permanent physical erosion reduction methods have been employed.*
- 2) *Vegetative coverage density does not apply to paved areas, walks, buildings, or other hard surface impermeable areas.*
- 3) *Establishment of a vegetative cover capable of providing the erosion control equivalent to pre-existing conditions at the site can be considered final stabilization (i.e. landscape rocks, mulch, shrubs, etc). This determination will be made by the City of Aurora Water Department Erosion Control Program Staff prior to the close-out of the permit.*

BMP Description: Permanent Seeding and Mulching (Temp-Irrigated) Per City of Aurora's SM detail 3 of 7 Standard for Sandy Loam to Clay Loam Soil Seed Mix

<i>Intended Use/Purpose:</i>	Stabilize surface and prevent erosion from surface runoff
<i>Seed Mix:</i>	Seed Mix: 1. TURF TYPE A: DROUGHT TOLERANT IRRIGATED SOD MIX 1.1. TEXAS BLUEGRASS HYBRID SEED 2. TURF TYPE B: DROUGHT TOLERANT IRRIGATED TURF SEED MIX 2.1. EPHRAIM CRESTED WHEATGRASS 2.2. DWARF PERENNIAL RYSEGRASS 2.3. SR3200 BLUE FESCUE 2.4. REUBENS CANADA BLUEGRASS 2.5. CHEWINGS FESCUE 3. TURF TYPE C: DROUGHT TOLERANT TEMPORARY SEED MIX 3.1. CRESTED WHEATGRASS 3.2. ANNUAL RYEGRASS 3.3. SODAR STREAMBANK WHEATGRASS 3.4. SLENDER WHEATGRASS 3.5. CANADA BLUEGRASS 3.6. HARD FESCUE 3.7. PUBESCENT WHEATGRASS 3.8. SHERMAN BIG BLUEGRASS 3.9. BLUE GRAMA SWITCHGRASS ** Reference Approved Landscaping Plans for Locations
<i>Appropriate Installation Timing:</i>	Immediately following fine grading activities and installation of curbs
<i>Appropriate Removal Timing:</i>	Permanent

<i>BMP Description:</i>	<i>Permanent Seeding and Mulching (SM)</i>
<i>Intended Use/Purpose:</i>	Stabilize surface and prevent erosion from surface runoff
<i>Appropriate Installation Timing:</i>	Immediately following fine grading activities and installation of curbs
<i>Appropriate Removal Timing:</i>	

BMP Description: Permanent Irrigated Sod

<i>Intended Use/Purpose:</i>	Stabilize surface and prevent erosion from surface runoff
<i>Type:</i>	(as specified on Landscape Plan)
<i>Appropriate Installation Timing:</i>	Immediately following fine grading activities and installation of curbs
<i>Appropriate Removal Timing:</i>	Permanent

BMP Description: Landscaping (per the landscape plan)

<i>Intended Use/Purpose:</i>	Stabilize surface and prevent erosion from surface runoff
<i>Appropriate Installation Timing:</i>	Immediately following fine grading activities and installation of curbs
<i>Appropriate Removal Timing:</i>	Permanent

SECTION 5 INSPECTIONS AND MAINTENANCE

This section shall describe procedures to inspect and maintain, in good effective operating condition, the vegetation, erosion, and sediment control measures and all other protective measures identified in the plan.

The following are the required frequencies of inspections:

- i. *Prior to Initial Closeout Acceptance:* Permittee shall self-inspect the site at least every 7 calendar days and within 24-hours after the end of any precipitation event or snowmelt event that results in runoff and causes surface erosion, except as allowed in Item iii below.
 - ii. *Following Initial Closeout Acceptance and until permit closeout:* Permittee shall self-inspect the site at least every 30 calendar days, and within 24-hours after the end of any precipitation event or snowmelt event that results in runoff and causes surface erosion
 - iii. *Post-Precipitation Event Inspections for Temporarily Idle Sites:* If a site is temporarily idle and no construction activities will occur during the 48 hours following a storm event, the post-precipitation event (including snowmelt) inspection shall be conducted prior to commencing construction activities on the site, but no later than 72 hours following the storm event.
- Describe all other procedures necessary to inspect and maintain all BMPs on this site.

Note: Do not duplicate information that is provided in the COA Standard Details for Maintenance and Inspection.

<i>BMP Description: Preventative Maintenance of Equipment and BMP's</i>	
<i>Intended Use/Purpose:</i>	Insurance of BMP performance as intended
<i>Appropriate Installation Timing:</i>	Prior to Closeout – Every 7 calendar days and within 24 hours of precipitation event After Closeout – Every 30 days and within 24 hours of precipitation event
<i>Appropriate Removal Timing:</i>	Once site has achieved permanent stabilization

SECTION 6 PROBABLE COST FOR INSTALLATION OF BMPs

The standardized probable cost form shall include costs for required maintenance during the construction phase and shall establish the required Fiscal Security amount.

*Notes: City of Aurora projects do not require Fiscal Security, unless otherwise required.
The Forms should be located in the Appendix of this SWMP narrative report.*

- List the total cost and the Fiscal Security amount, which is equal to the 25% Maintenance Cost amount of the higher of the two forms.

Initial BMP Total Cost:	\$	65,851
Initial BMP Maintenance Cost:	\$	16,463
Post-Paving BMP Total Cost:	\$	32,497
Post-Paving BMP Maintenance Cost:	\$	8,124
Fiscal Security amount:	\$	16,463

SECTION 7 CALCULATIONS MADE FOR THE DESIGN

Include calculations made in the design of the SWMP, including calculations for sizing of sediment basins, design of erosion control matting, soil retention matting, sediment traps, diversion ditches, temporary stream crossings, weir sizing, or sizing of outlet protection riprap in the appendix with a summary of the results below.

- Address any required additional information below.

Sediment Basin

Please refer to Appendix D for SWMP Calculations

Required sediment pond volume = 69,336 cu-ft

Provided sediment pond volume = 75,120 cu-ft

Tributary Area: 25.68

Disturbed Area: 25.68 Acres

Undisturbed Area: 0.00 Acres

SECTION 8 VARIANCE REQUESTS

As may be reasonably required by COA, additional information shall be included here. A listing of variances requested and/or requests for special consideration of innovative BMPs should be provided along with their justification.

Any variance from COA Rules and Regulations Regarding Stormwater Discharges Associated with Construction Activities shall be approved by the City of Aurora. If it is not specifically listed within this section of the narrative, then it shall not be considered an approved variance. There are provisions for Variance requests once construction has begun. See Chapter 3 Section 3.3.3 of the Rules and Regulations. In such cases the City of Aurora approved variance shall be added to the field maintained SWMP.

Note: Manufacturer documentation and specifications for requested variances shall be provided in the appendices. If no detail is provided for a physical BMP, the request for variance will automatically be denied.

- List all Variances being requested

<i>Variance Description: N/A</i>	
<i>Intended Use/Purpose:</i>	
<i>Reason for Variance:</i>	
<i>Maintenance Requirements:</i>	
<i>Appropriate Installation Timing:</i>	
<i>Appropriate Removal Timing:</i>	

REFERENCES

References should include the drainage report, the COA Rules and Regs, and the CDPHE permit at a minimum. Other relevant references may be included.

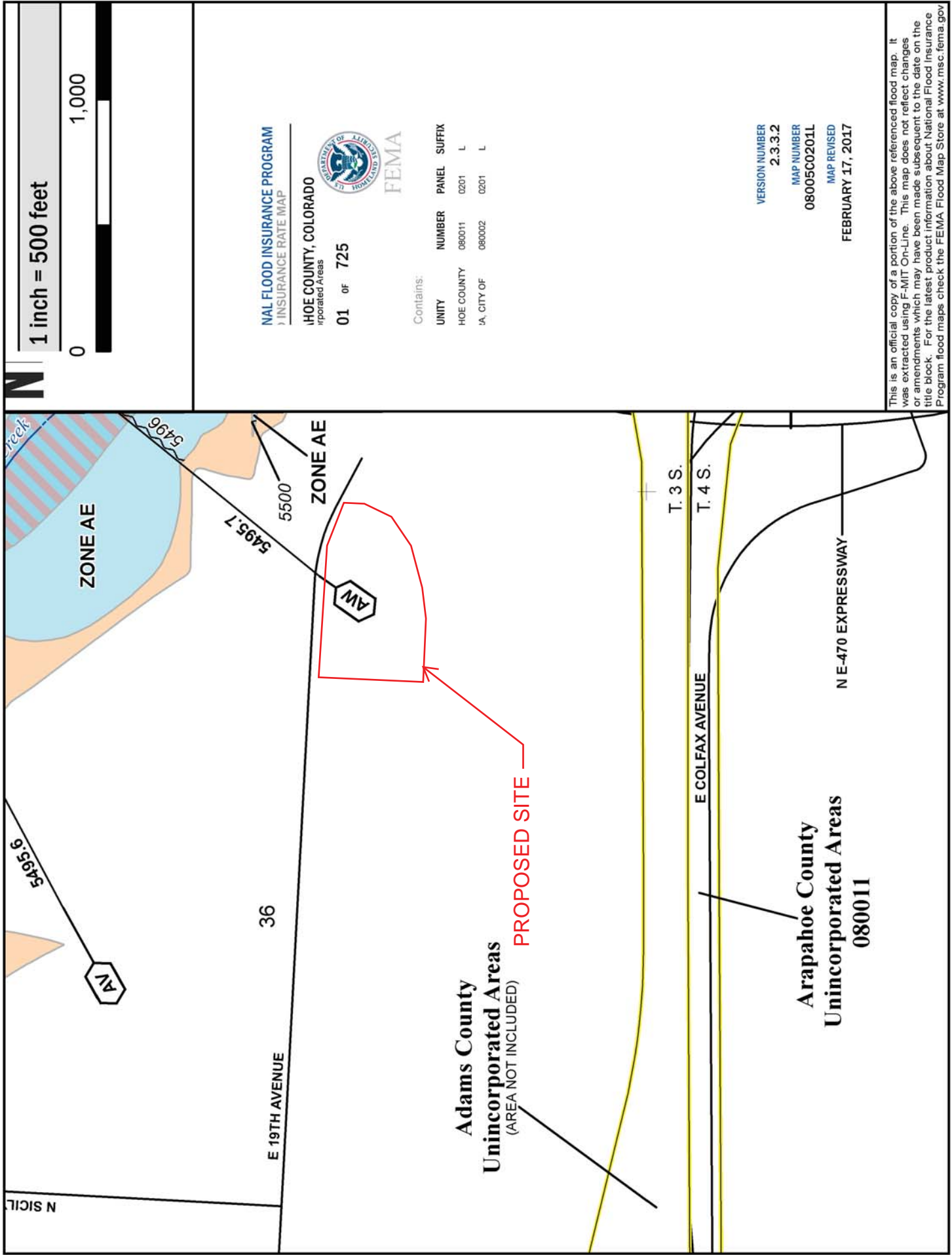
Rules and Regulations Regarding Stormwater Discharges Associated with Construction Activities, current revision

Colorado Department of Public Health and Environment CDPS General Permit – Stormwater Discharges Associated with Construction Activity, current revision to expire June 30, 2012.

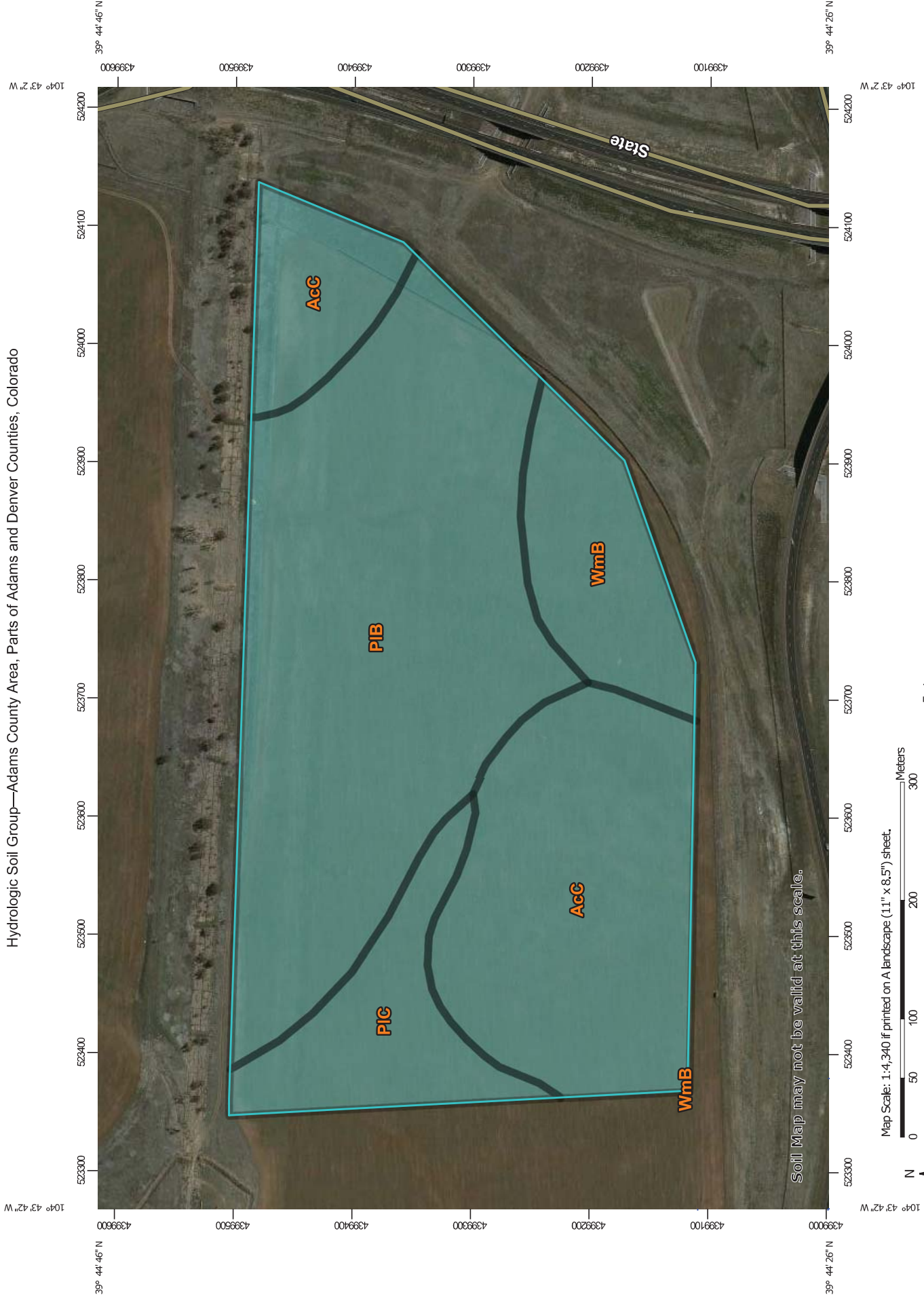
Federal Emergency Management Agency (FEMA) – Flood Insurance Rate Map number 08005C0201L. Revised.

Natural Resources Conservation Service (NRCS) – Web Soil Survey for Adams County, Colorado. Accessed at NRCS.org July 2017.

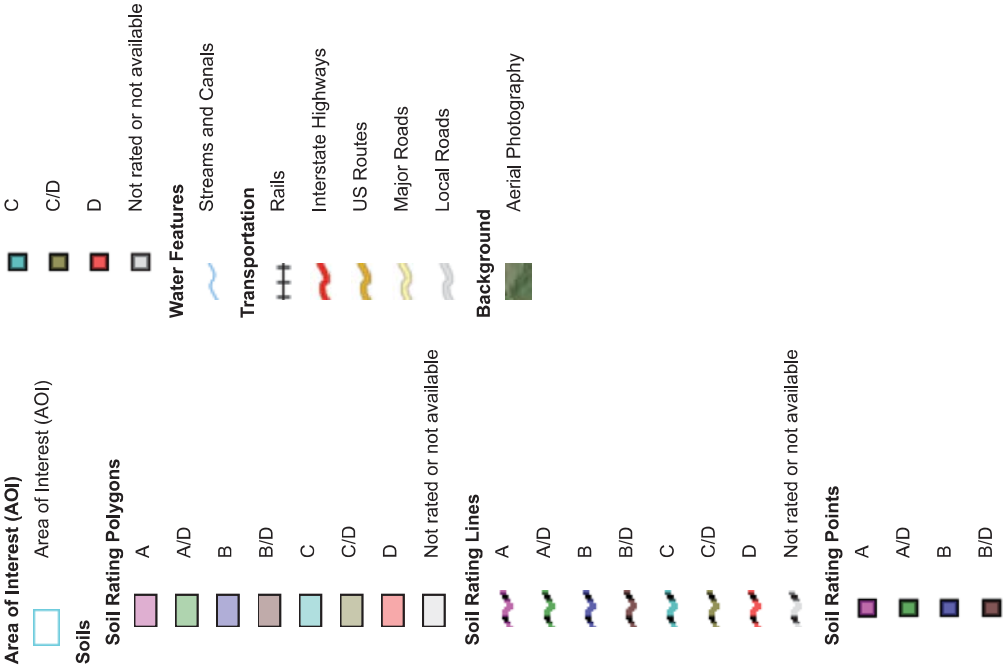
SWMP APPENDIX A – Floodplain Information



SWMP APPENDIX B – Soils Information



MAP LEGEND



MAP INFORMATION

The soil surveys that comprise your AOI were mapped at 1:20,000.

Warning: Soil Map may not be valid at this scale.

Enlargement of maps beyond the scale of mapping can cause misunderstanding of the detail of mapping and accuracy of soil line placement. The maps do not show the small areas of contrasting soils that could have been shown at a more detailed scale.

Please rely on the bar scale on each map sheet for map measurements.

Source of Map: Natural Resources Conservation Service
Web Soil Survey URL:
Coordinate System: Web Mercator (EPSG:3857)

Maps from the Web Soil Survey are based on the Web Mercator projection, which preserves direction and shape but distorts distance and area. A projection that preserves area, such as the Albers equal-area conic projection, should be used if more accurate calculations of distance or area are required.

This product is generated from the USDA-NRCS certified data as of the version date(s) listed below.

Soil Survey Area: Adams County Area, Parts of Adams and Denver Counties, Colorado
Survey Area Data: Version 13, Sep 22, 2016

Soil map units are labeled (as space allows) for map scales 1:50,000 or larger.

Date(s) aerial images were photographed: Mar 16, 2012—Apr 13, 2012

The orthophoto or other base map on which the soil lines were compiled and digitized probably differs from the background imagery displayed on these maps. As a result, some minor shifting of map unit boundaries may be evident.

Hydrologic Soil Group

Hydrologic Soil Group— Summary by Map Unit — Adams County Area, Parts of Adams and Denver Counties, Colorado (CO001)				
Map unit symbol	Map unit name	Rating	Acres in AOI	Percent of AOI
AcC	Adena-Colby association, gently sloping	C	19.7	32.1%
PIB	Platner loam, 0 to 3 percent slopes	C	29.2	47.8%
PIC	Platner loam, 3 to 5 percent slopes	C	6.1	10.0%
WmB	Weld loam, 1 to 3 percent slopes	C	6.2	10.1%
Totals for Area of Interest			61.2	100.0%

Description

Hydrologic soil groups are based on estimates of runoff potential. Soils are assigned to one of four groups according to the rate of water infiltration when the soils are not protected by vegetation, are thoroughly wet, and receive precipitation from long-duration storms.

The soils in the United States are assigned to four groups (A, B, C, and D) and three dual classes (A/D, B/D, and C/D). The groups are defined as follows:

Group A. Soils having a high infiltration rate (low runoff potential) when thoroughly wet. These consist mainly of deep, well drained to excessively drained sands or gravelly sands. These soils have a high rate of water transmission.

Group B. Soils having a moderate infiltration rate when thoroughly wet. These consist chiefly of moderately deep or deep, moderately well drained or well drained soils that have moderately fine texture to moderately coarse texture. These soils have a moderate rate of water transmission.

Group C. Soils having a slow infiltration rate when thoroughly wet. These consist chiefly of soils having a layer that impedes the downward movement of water or soils of moderately fine texture or fine texture. These soils have a slow rate of water transmission.

Group D. Soils having a very slow infiltration rate (high runoff potential) when thoroughly wet. These consist chiefly of clays that have a high shrink-swell potential, soils that have a high water table, soils that have a claypan or clay layer at or near the surface, and soils that are shallow over nearly impervious material. These soils have a very slow rate of water transmission.

If a soil is assigned to a dual hydrologic group (A/D, B/D, or C/D), the first letter is for drained areas and the second is for undrained areas. Only the soils that in their natural condition are in group D are assigned to dual classes.

Rating Options

Aggregation Method: Dominant Condition

Component Percent Cutoff: None Specified

Tie-break Rule: Higher

SWMP APPENDIX C – Probable Cost Forms

PROBABLE BMP COST SHEETS

Standardized Probable Cost Spreadsheet for Initial BMPs

Project Name: Prologis Park Filing No. 10

Date: 9/13/17

No.	BMP	ID	Unit	Installation Unit Cost	Initial / Interim Quantity	Initial / Interim Cost
1	Check Dam	CD	LF	\$ 24.00		\$ -
2	Compost Blanket	CB	SF	\$ 0.50		\$ -
3	Compost Filter Berm	CFB	LF	\$ 4.00		\$ -
4	Concrete Washout Area	CWA	EA	\$ 1,000.00	1	\$ 1,000.00
5	Construction Fence	CF	LF	\$ 5.00	1025	\$ 5,125.00
6	Curb Socks	CS	EA	\$ 20.00	12	\$ 240.00
7	Diversion Channel	DC	EA	\$ 2,000.00		\$ -
8	Diversion Dike	DD	LF	\$ 1.50		\$ -
9	Dewatering	DW	EA	\$ 600.00		\$ -
10	Erosion Control Blanket	ECB	SY	\$ 5.00		\$ -
11	Inlet Protection - All types	IP	EA	\$ 300.00	2	\$ 600.00
12	Outlet Protection	OP	EA	\$ 250.00		\$ -
13	Reinforced Check Dam	RCD	LF	\$ 36.00		\$ -
14	Rock Socks	RS	LF	\$ 10.00		\$ -
15	Rough Cut Street Control	RCS	EA	\$ 50.00		\$ -
16	Sediment Basin	SB	CY	\$ 3.00	2568	\$ 7,704.00
17	Sediment Control Log	SCL	LF	\$ 3.00		\$ -
18	Sediment Trap	ST	EA	\$ 600.00		\$ -
19	Seeding & Mulching (Less than 10 Acres)	SM	AC	\$ 2,500.00		\$ -
	(Greater than 10 Acres)	SM	AC	\$ 1,500.00		\$ -
20	Silt Fence	SF	LF	\$ 2.00		\$ -
21	Silt Fence - Reinforced	SF-R	LF	\$ 4.00		\$ -
22	Stabilized Staging Area	SSA	SY	\$ 2.00	1366	\$ 2,732.00
23	Surface Roughening	SR	AC	\$ 600.00	25	\$ 15,000.00
24	Temporary Slope Drain	TSD	LF	\$ 25.00		\$ -
25	Temporary Stream Crossing	TSC	EA	\$ 1,500.00		\$ -
26	Terracing	TER		\$ -		\$ -
27	Tree Protection Fencing	TP	LF	\$ 5.00		\$ -
28	Vehicle Tracking Control	VTC	EA	\$ 1,000.00	2	\$ 2,000.00
29	VTC with Wheel Wash	WW	EA	\$ 1,500.00		\$ -
30	Mobilization (required on all projects)	MB	LS	\$ 5,000.00	1	\$ 5,000.00
31	Pond Maintenance/Sediment Removal (Based on area tributary to the pond)	PM	AC	\$ 1,000.00	26	\$ 26,000.00
32	Street Maintenance (Based on lane miles of streets within project and adjacent to project)	STM	LM	\$ 1,500.00	0.3	\$ 450.00
33	Other: _____			\$ -		\$ -
Subtotal Cost of Initial BMPs						\$ 65,851.00
34	Maintenance (required on all projects)		%	25% of Subtotal		\$ 16,462.75
Total Cost of Initial & Interim BMPs						\$ 82,313.75
Fiscal Security Amount						\$ 16,462.75

* For Temporary Batch Plant BMPs allow \$5000.00 in line 32.

** Fiscal Security required is the higher amount of either the Initial or the Post-Paving, not both.

PROBABLE BMP COST SHEETS

Standardized Probable Cost Spreadsheet for Post Paving BMPs

Project Name: _____ Prologis Park Filing No. 10

Date: 9/13/17

No.	BMP	ID	Unit	Installation Unit Cost	Initial / Interim Quantity	Initial / Interim Cost
1	Check Dam	CD	LF	\$ 24.00		\$ -
2	Compost Blanket	CB	SF	\$ 0.50		\$ -
3	Compost Filter Berm	CFB	LF	\$ 4.00		\$ -
4	Concrete Washout Area	CWA	EA	\$ 1,000.00	1	\$ 1,000.00
5	Construction Fence	CF	LF	\$ 5.00	1025	\$ 5,125.00
6	Curb Socks	CS	EA	\$ 20.00	12	\$ 240.00
7	Diversion Channel	DC	EA	\$2,000		\$ -
8	Diversion Dike	DD	LF	\$ 1.50		\$ -
9	Dewatering	DW	EA	\$ 600.00		\$ -
10	Erosion Control Blanket	ECB	SY	\$ 5.00		\$ -
11	Inlet Protection - All types	IP	EA	\$ 300.00	15	\$ 4,500.00
12	Perimeter Erosion Control BMPs (Lot)	PC	EA	\$ 500.00		\$ -
13	Outlet Protection	OP	EA	\$ 250.00		\$ -
14	Reinforced Check Dam	RCD	LF	\$ 36.00		\$ -
15	Rock Socks	RS	LF	\$ 10.00		\$ -
16	Sediment Basin	SB	CY	\$ 3.00		\$ -
17	Sediment Control Log	SCL	LF	\$ 3.00		\$ -
18	Sediment Trap	ST	EA	\$ 600.00		\$ -
19	Seeding & Mulching (Less than 10 Acres)	SM	AC	\$ 2,500.00	4.58	\$ 11,450.00
	(Greater than 10 Acres)	SM	AC	\$ 1,500.00		\$ -
20	Silt Fence	SF	LF	\$ 2.00		\$ -
21	Silt Fence Reinforced	SF-R	LF	\$ 4.00		\$ -
22	Stabilized Staging Area	SSA	SY	\$ 2.00	1366	\$ 2,732.00
23	Surface Roughening	SR	AC	\$ 600.00		\$ -
24	Temporary Slope Drain	TSD	LF	\$ 25.00		\$ -
25	Temporary Stream Crossing	TSC	EA	\$ 1,500.00		\$ -
26	Terracing	TER		\$ -		\$ -
27	Tree Protection Fencing	TP	LF	\$ 5.00		\$ -
28	Vehicle Tracking Control	VTC	EA	\$ 1,000.00	2	\$ 2,000.00
29	VTC with Wheel Wash	WW	EA	\$ 1,500.00		\$ -
30	Mobilization (required on all projects)	MB	LS	\$ 5,000.00	1	\$ 5,000.00
31	Pond Maintenance/Sediment Removal (Based on area tributary to the pond)	PM	AC	\$ 1,000.00		\$ -
32	Street Maintenance (Based on lane miles of streets within project and adjacent to project)	STM	LM	\$ 1,500.00	0.3	\$ 450.00
33	Other: _____			\$ -		\$ -
Subtotal Cost of Post Paving BMPs						\$ 32,497.00
34	Maintenance (required on all projects)		%	25% of Subtotal		\$ 8,124.25
Total Cost of Post Paving BMPs						\$ 40,621.25
Fiscal Security Amount						\$ 8,124.25

Note: Do not include costs for BMPs carried over from the Initial Plan, only new installations

* For Temporary Batch Plant BMPs allow \$5000.00 in line 32.

** Fiscal Security required is the higher amount of either the Initial or the Post-Paving, not both.

SWMP APPENDIX D – Calculations

PROJECT : Prologis Park Filing No. 10
PROJECT NO. : DEN17-4064

DATE : 9/13/2017
BY : KYS

TEMPORARY SEDIMENT BASIN

Required Volume

Tributary Area (ac)	% Impervious		
25.68	2.0%	(Disturbed Area)	(V_{SBD})
	Undeveloped	(Undisturbed Area)	(V_{SBU})
Hole Diameter = 0.92 in (UDFCD Equation SO - 13A)			
Total Required Volume = 1.59 ac-ft			
= 69,336 cu-ft (Volume = $2700 * V_{SBD}$)			

Provided Volume

Contour Elevation	Ft ²	$1/3 (A_1 + A_2 + (A_1 A_2)^{1/2}) D$	Total Volume (ft ³)	Total Volume (ac-ft)
5504.00	14,449		0	0.00
5505.00	16,532	15,479	15,479	0.36
5506.00	18,716	17,613	33,092	0.76
5507.00	21,000	19,847	52,939	1.22
5508.00	23,385	22,182	75,120	1.72

Basin Bottom Width =	85'	Bottom Hole Elevation =	5506.50
Hole Diameter =	0.92"	Required Top of PVC =	5507.74
		Provided Top of PVC =	5508.00

SWMP APPENDIX E – Variance Request Details

SWMP APPENDIX F – Vertical and General Construction Matrix

Vertical and General Construction Concern	BMP Measures	Information Provided by:	Approved by (COA Employee):
Provide a mixing station detail/area for masonry/brick. If the site is going to bring in silos for masonry mixing, wind protection will be required to minimize the maximum extent practicable the dust from impacting adjacent buildings and streets.			
Saw cutting station detail/area (must address slurry waste)			
Tool Cleanup BMPs and Practices			
Procedural BMPs for clean up in the above areas and clean up if spills should occur as traveling to the building area			
Options for handling paints, solvents, glues (i.e. utilize the CWS or provide alternative)			
Provide physical and procedural BMPs for clean up along the building during the installation of brick, stone or stucco (strike zone and scaffolding impacts to BMPs)			
Access may be required around the building, defining a haul route may be necessary and denote stabilization needs on this proposed haul route (cranes)			

Address access to the building as different stages of vertical construction occur. For example, a VTC may work for the duration of the infrastructure construction but as the grading is fine tuned, different measures may need to be implemented to limit access or be more mobile. Controlling access is important during vertical construction, especially when taking access from an impervious surface (i.e. pavement).			
Staging areas change during construction regularly. Therefore, if “con/conex” boxes are to be utilized and if they are to include liquid pollutants, then a redundant BMP measure must be provided			
Site drainage will need to be maintained during vertical construction. Review conditions to ensure that it will continue to work as shown during the grading/utility timeframes.			
Provide redundant BMPs for generators to protect from fuel/hydraulic leaks			
Utility Installation BMPs			
Waterproofing BMPs and procedures			

Review the down gradient BMPs within the impervious areas to ensure that conveyances, inlets and outlets are protected appropriately during each phase.			
Areas of disturbance outside of the building envelope shall still require BMPs review the timing/phasing of the project to ensure the appropriate BMPs are implemented as construction continues.			
BMPs for keeping impervious surfaces clean may need to be enhanced or added to as construction continues.			
Provide redundant BMPs for mobile concrete washouts and policies for cleanup of blobs of concrete by trades			
Review and implement BMP measures to control roof drainage. This becomes a point source and may cause extensive erosion on site.			
Address waste handling procedures for drywall, painters, carpet layers etc.			
Provide BMPs for delivery trucks – i.e. controlled access points, staging areas, delivery areas, parking area.			
Coordination Plan – required if different phases of work is to be done by different general contractors (i. e. road work vs. building façade)			

Details and BMP measures for form oil and form oil laydown area			
Run on modifications			
Interim lot stabilization techniques			
The methods to be used to address the following issues:			
▪ Irrigation testing			
▪ Water main/fire line testing			
▪ Sewer line testing			
▪ Building washing			

<ul style="list-style-type: none"> ▪ Graffiti deterrent application 			
<ul style="list-style-type: none"> ▪ Fire retardant application 			
<ul style="list-style-type: none"> ▪ Fueling 			
<ul style="list-style-type: none"> ▪ Process water (paving rollers, boring equipment, wet saws, etc) 			



November 20, 2017

City of Aurora
Public Works Department
15151 E. Alameda Parkway
Suite 3200
Aurora, CO 80012

Attn: Mr. Victor A. Rachael, Jr., P.E.
Project Engineer

Re: Southern Glazer's Wine & Spirits (SGWS) on 19th Ave - Aurora
Southwest Corner of 19th Avenue and E-470
Traffic Study Letter
Aurora, Colorado

Dear Mr. Rachael:

This traffic study letter documents a trip generation comparison to identify conformance with the original traffic impact study for the proposed Southern Glazer's Wine and Spirit (SGWS) distribution center proposed within Prologis Park 70 in Aurora, Colorado. The proposed distribution center will ultimately consist of a building totaling 412,175 square feet of office and warehouse space and is located on the southwest corner of 19th Avenue and E-470 (toll road). The proposed building space will consist of 364,175 square feet of distribution center warehouse/shipping & receiving and 48,000 square feet of general office space ultimately after a future building expansion. The first phase of construction is proposed to include a 339,515 square foot building, with 48,000 square feet of this area allocated as office space. An additional 72,660 square feet of warehouse space is proposed as a future building expansion. A site plan is attached. This traffic study identifies the amount of traffic associated with full build out of this proposed development use with the ultimate building size.

The purpose of this letter is to provide trip generation comparison, trip distribution, and project traffic assignment for the proposed SGWS distribution center to determine the increase in traffic attributable to the proposed project. A vicinity map illustrating the location of project site is shown in **Figure 1**. Regional access to the SGWS distribution center is provided by Interstate 70 (I-70) and E-470. Primary access is provided by Colfax Avenue and Smith Road. Direct access is provided by four access driveways to be located along the south side of 19th Avenue between Picadilly Road and E-470.

This development area was studied within the "Prologis Park 70 Distribution Center Revised Traffic Impact Study Addendum", completed by Langan in March 2017 (2017 Langan study). The trip generation of the proposed distribution center and office is compared with the trip generation for the applicable uses evaluated as part of the original traffic study. The 2017 Langan traffic impact study provided an update to a previous study completed by Kimley-Horn and Associates, Inc., dated September 23, 2003 (2003 Kimley-Horn study). The 2017 Langan study assumed a new density plan by the developer which consisted of 3,486,267 square feet of warehousing land use compared to 4,320,000 square feet of warehousing land use assumed in the 2003 Kimley-Horn study. This new square footage is 833,733 less than what was originally studied and approved in the 2003 Kimley-Horn study. This reduction of 833,733 square feet in addition to the 1,015,740 square feet of warehousing land use proposed in the 2017 Langan study was analyzed to calculate the remaining approved trip generation estimates for the overall Prologis Park 70 project area. It was determined that 2,470,527 square feet of warehousing space remained under the current density plan. Trip generation estimates for the remaining 2,470,527 square feet of warehouse land use were calculated

in the 2017 Langan study based on the rates used in the 2003 Kimley-Horn study. The proposed SGWS distribution center trip generation will be compared to the trip generation of the remaining warehousing land use presented in the 2017 Langan study. Applicable trip generation calculations and report documentation from the 2017 Langan study are attached.

Site-generated traffic estimates are determined through a process known as trip generation. Rates and equations are applied to the proposed land use to estimate traffic generated by the development during a specific time interval. The acknowledged source for trip generation rates is the *Trip Generation Report*¹ published by the Institute of Transportation Engineers (ITE). ITE has established trip rates in nationwide studies of similar land uses. Trip generation is based on the ITE Trip Generation, 9th Edition (most current edition) fitted curve equation for high-cube warehouse / distribution center (ITE Code 152) and the average rate equation for general office building (ITE Code 710) land use.

The following summarizes the anticipated trip generation for the proposed 291,515 square foot distribution center and 48,000 square foot office (trip generation calculations are attached) compared to the expected trip generation for the remaining 2,470,527 square feet of warehouse land use available as calculated in the 2017 Langan study.

Trip Generation Comparison
Prologis Park 70 (previous study) vs. SGWS on 19th Avenue (proposed)

USE AND SIZE	DAILY VEHICLE TRIPS	WEEKDAY VEHICLE TRIPS					
		AM Peak Hour			PM Peak Hour		
		In	Out	Total	In	Out	Total
Previous Study – Prologis Park 70 Distribution Center							
Warehousing – 2,470,527 SF	16,058	494	297	791	99	445	544
Current Proposal – SGWS on 19 th Avenue							
High-Cube warehouse / Distribution Center (152) – 364,175 SF	612	17	8	25	14	30	44
General Office Building (710) – 48,000 SF	530	66	9	75	12	60	72
Current Proposal Total 412,175 SF	1,142	83	17	100	26	90	116
Net Difference in Trips	-14,916	-411	-280	-691	-73	-355	-428

As summarized in the table, the currently proposed full build out of SGWS on 19th Avenue within Prologis Park 70 is anticipated to generate 1,142 daily weekday trips with 100 trips occurring during morning peak hour, and 116 trips occurring during the afternoon peak hour based on ITE equations and data. The outbound trucks leaving the facility will occur at 6:00 am with their arrivals occurring around 4:00 pm. The over the road truck arrivals occur in between the hours of 6:00 am and 2:30 pm.

Based on the previous traffic study assuming remaining development space of 2,470,527 square feet of warehousing land use within Prologis Park 70, the SGWS on 19th Avenue project is anticipated to

¹ Institute of Transportation Engineers, *Trip Generation: An Information Report*, Ninth Edition, Washington DC, 2012.

generate traffic within the volume limits previously studied, leaving a remaining 14,916 average weekday daily trips than previously studied. During the weekday morning peak hour, 691 trips are available for future development, while during the afternoon peak hour, 428 trips are still available after development of this SGWS on 19th Avenue project to be in overall traffic compliance. The proposed development occupies approximately seven (7) percent of the remaining weekday daily trips based on the remaining land use available in the previous traffic study, with the morning peak hour occupying approximately 13 percent, and the afternoon peak hour occupying approximately 21 percent of the remaining available trip usage, respectively.

Trip distribution of the anticipated project traffic was identified based on the area street system characteristics, surrounding demographic information, and the access system for the project. Traffic assignment was obtained by applying the project trip distribution to the estimated traffic generation of the proposed development. **Figure 2** and **Figure 3** illustrates the expected trip distribution and traffic assignment, respectively, for the proposed project on the surrounding street network at the key intersections. The project traffic assignment does not represent a significant amount of added traffic volumes; therefore, the adjacent public streets and surrounding area intersections are expected to successfully accommodate this project traffic volume.

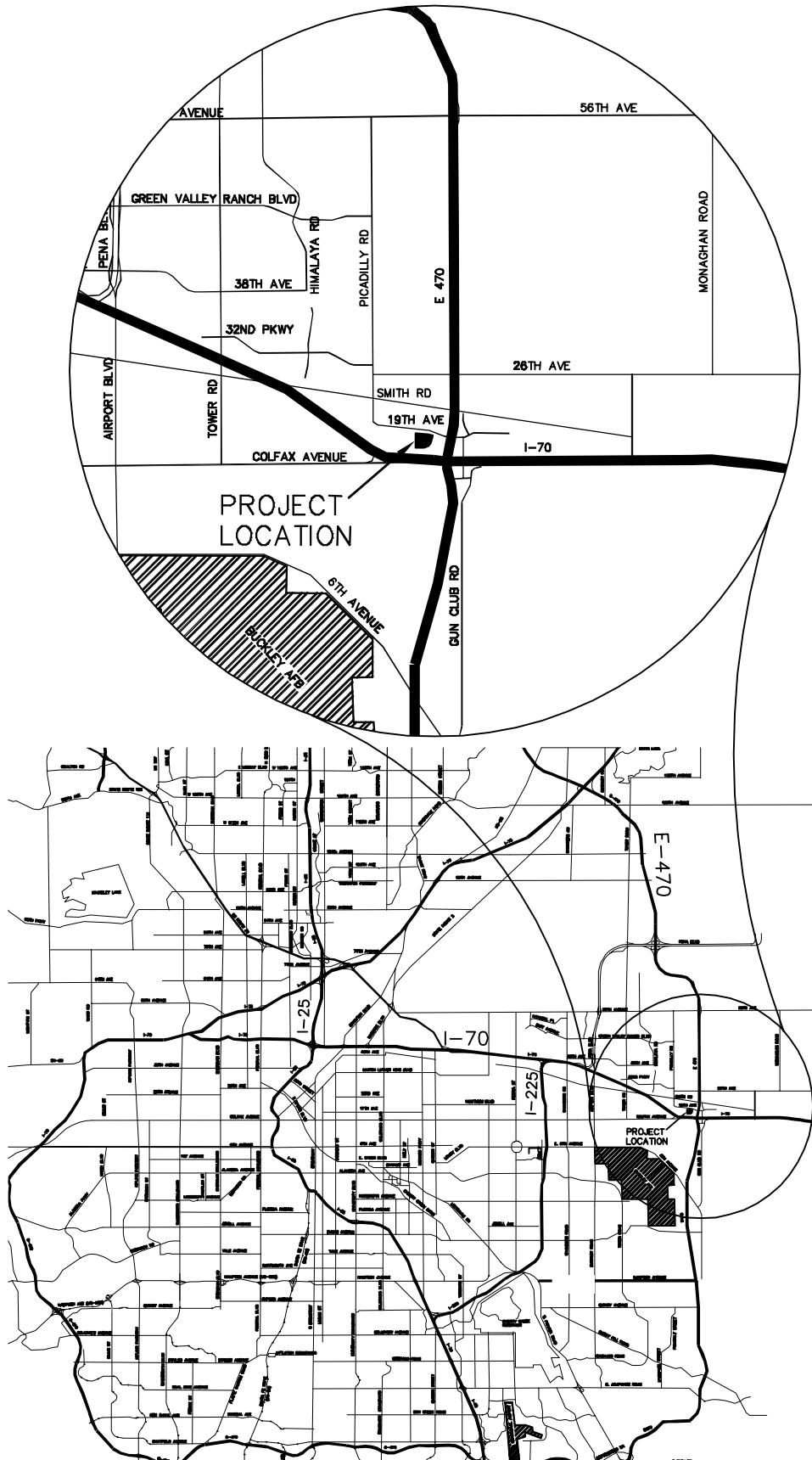
Based on the results of the trip generation comparison and traffic assignment, development of a 412,175 square foot Southern Glazer's Wine and Spirits distribution center should not change the results of the original traffic study as the adjacent public streets and surrounding area intersections are anticipated to successfully accommodate this project traffic volume. Therefore, the proposed SGWS distribution center within Prologis Park 70 project is believed to be in traffic compliance with the original "Prologis Park 70 Distribution Center Revised Traffic Impact Study Addendum", completed by Langan in March 2017, which included this development area. It is believed that all potential traffic impacts with the proposed project have been previously addressed within the original traffic impact study. We believe no further traffic analysis is needed due to this proposal. If you have any questions or require anything further, please feel free to call me at (303) 228-2304.

Sincerely,

KIMLEY-HORN AND ASSOCIATES, INC.

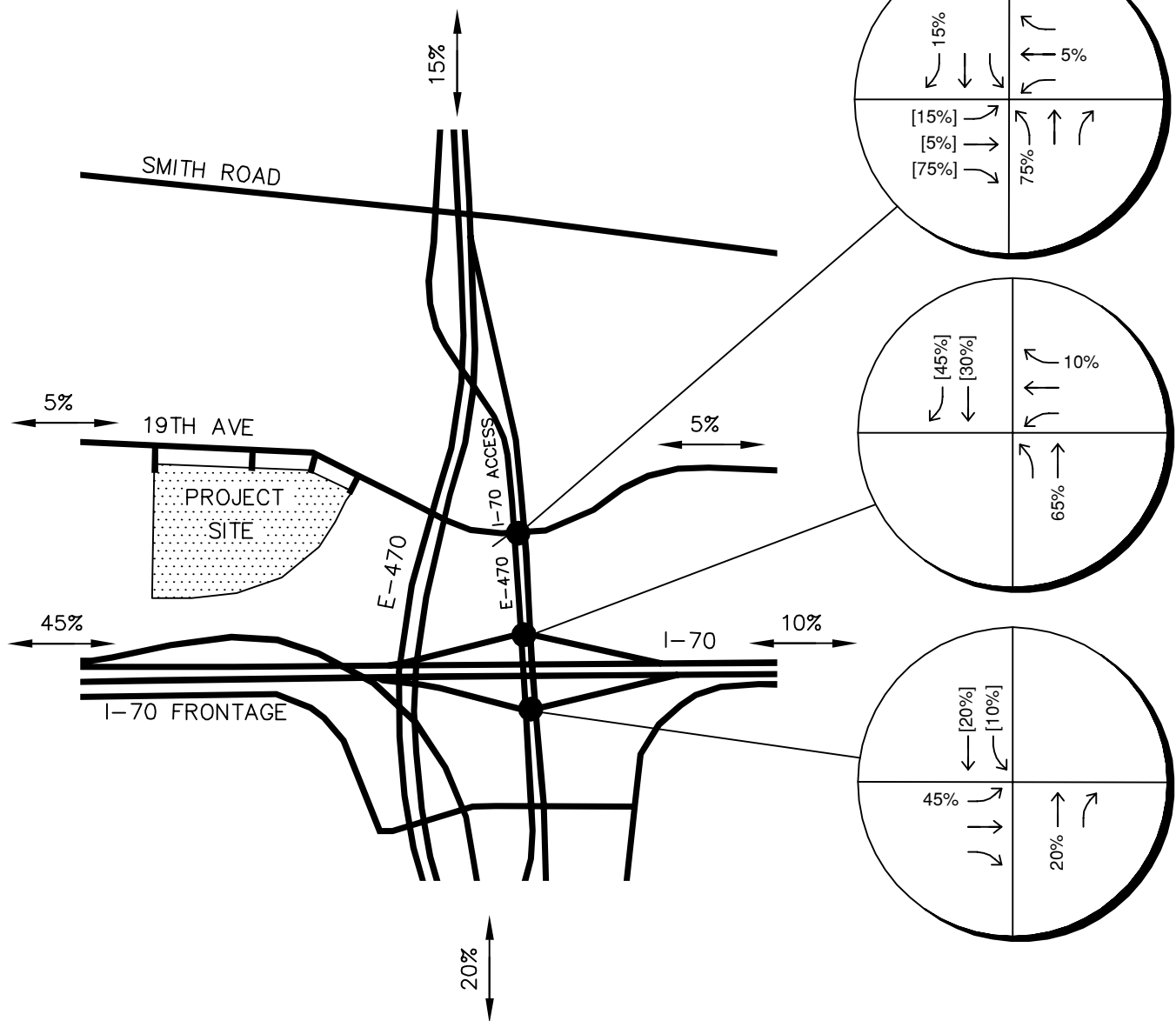
Curtis D. Rowe, P.E., PTOE
Vice President





SGWS ON 19TH AVENUE — AURORA
19TH AVENUE & E-470
VICINITY MAP

FIGURE 1



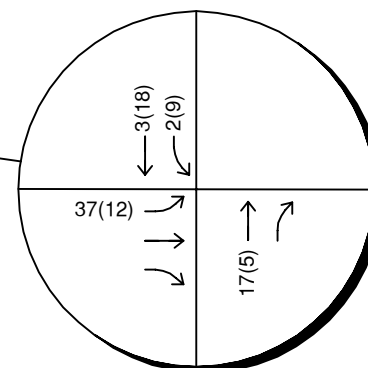
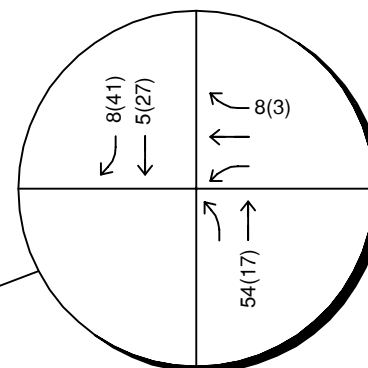
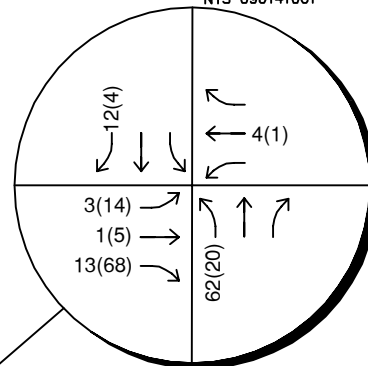
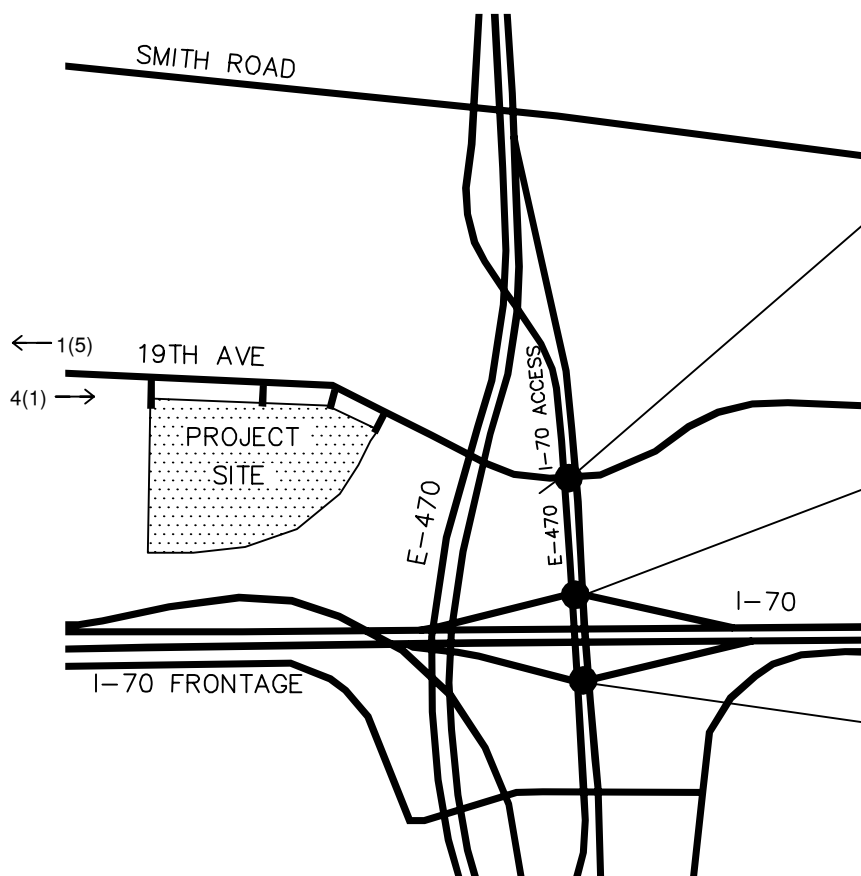
LEGEND

● Study Area Key Intersection

XX%[XX%] Entering[Exiting] Trip Distribution Percentage

SGWS ON 19TH AVENUE – AURORA
19TH AVENUE & E-470
PROJECT TRIP DISTRIBUTION

FIGURE 2



LEGEND

- Study Area Key Intersection
- xxx(xxx) Weekday AM(PM)
Peak Hour Traffic Volumes
- xx,x00 Estimated Daily Traffic Volume

SGWS ON 19TH AVENUE – AURORA
19TH AVENUE & E-470
PROJECT TRAFFIC ASSIGNMENT

FIGURE 3

Project SGWS on 19th Ave - Aurora

Subject Trip Generation for High-Cube Warehouse/Distribution Center

Designed by Curtis Rowe

Date November 20, 2017

Job No. 096373002

Checked by _____

Date _____

Sheet No. 1 of 1

TRIP GENERATION MANUAL TECHNIQUES

ITE Trip Generation Manual 9th Edition, Fitted Curve and Average Rate Equations

Land Use Code - High-Cube Warehouse/Distribution Center (152)

Independant Variable - 1000 Square Feet Gross Floor Feet (X)

Gross Floor Area = 364,175

X = 364.2

T = Average Vehicle Trip Ends

Peak Hour of Adjacent Street Traffic, One Hour Between 7 and 9 a.m. (page 274)

			Directional Distribution: 69% ent. 31% exit.			
T = 0.14 (X) - 25.62			T =	25	Average Vehicle Trip Ends	
T = 0.14 *	364.175	-25.62	17	entering	8	exiting
			17	+	8	= 25

Peak Hour of Adjacent Street Traffic, One Hour Between 4 and 6 p.m. (page 275)

			Directional Distribution: 31% ent. 69% exit.			
T = 0.13(X) - 3.73			T =	44	Average Vehicle Trip Ends	
T = 0.13 *	364.175	-3.73	14	entering	30	exiting
			14	+	30	(*) = 44

Weekday (page 273) (average rate)

			Directional Distribution: 50% entering, 50% exiting			
T = 1.68 (X)			T =	612	Average Vehicle Trip Ends	
T = 1.68 *	364.175		306	entering	306	exiting
			306	+	306	= 612

Project SGWS on 19th Ave - Aurora
 Subject Trip Generation for Office Building
 Designed by Curtis Rowe Date November 20, 2017 Job No. 096373002
 Checked by _____ Date _____ Sheet No. 1 of 1

TRIP GENERATION MANUAL TECHNIQUES

ITE Trip Generation Manual 9th Edition, Average Rates

Land Use Code - General Office Building (710)

Independant Variable - 1000 Square Feet (X)

$$X = 48.000$$

T = Average Vehicle Trip Ends

Peak Hour of Adjacent Street Traffic, One Hour Between 7 and 9 a.m. (Page 1260)

(T) = 1.56 (X)		Directional Distribution:	88% ent.	12% exit.
(T) = 1.56 *	(48.0)	T = 75	Average Vehicle Trip Ends	
		66 entering	9	exiting
		66 + 9 = 75		

Peak Hour of Adjacent Street Traffic, One Hour Between 4 and 6 p.m. (page 1261)

(T) = 1.49 (X)		Directional Distribution:	17% ent.	83% exit.
(T) = 1.49 *	(48.0)	T = 72	Average Vehicle Trip Ends	
		12 entering	60	exiting
		12 + 60 = 72		

Weekday (page 1259)

Average Weekday		Directional Distribution:	50% ent.	50% exit.
(T) = 11.03 (X)		T = 530	Average Vehicle Trip Ends	
(T) = 11.03 *	(48.0)	265 entering	265	exiting
		265 + 265 = 530		

Saturday, Peak Hour of Generator (page 1207)

Daily Weekday		Directional Distribution:	54% ent.	46% exit.
(T) = 0.41 (X)		T = 20	Average Vehicle Trip Ends	
(T) = 0.41 *	(48.0)	11 entering	9	exiting
		11 + 9 = 20		

TRAFFIC IMPACT STUDY

For

**Prologis Park 70
Distribution Center
City of Aurora
Adams County, Colorado**

Prepared For:

**Prologis
4545 Airport Way
Denver, CO 80239**

Prepared By:

**Langan Engineering & Environmental Services, Inc.
989 Lenox Drive
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NJ Certificate of Authorization No: 24GA27996400**



**Richard Burrow, P.E.
P.E. License No. 0050315**



Alan W. Lothian

**Revised 31 March 2017
Revised 25 January 2017
18 November 2016
100581601**

LANGAN

PROPOSED CONDITIONS

Site-Generated Trips

The overall development was originally approved for 4,320,000 sf of warehouse space. The trip generation estimates for the original approval are summarized in Table 2. As per the 2003 traffic studies, the trip generation was determined based on the calculated rates (Appendix C page C3) for an existing Prologis warehouse facility located in Denver, Colorado. The data collected at the existing Prologis facility is contained in Appendix C on pages C4 – C12. According to the 2003 addendum study, the rates were approved by both the City of Aurora and CDOT for this project and were therefore used in place of standard ITE (Institute of Transportation Engineers) trip generation rates.

The rates and calculations in Table 2 below are summarized in Appendix C on page C3. The trip generation estimates in Table 2 were used as the full buildout traffic generation for the EastGate Industrial Warehouse in the September 23, 2003 addendum traffic study. The traffic generation estimates below included both trucks and passenger cars. The 2003 traffic study did not have a vehicle breakdown of the trips. However based on information from page C12 the approximate truck percentage would be 20% of the traffic generation in Table 2.

Table 2 – Trip Generation Estimates – Original Approval (4,320,000 sf)

Use	Daily	Weekday AM Peak Hour			Weekday PM Peak Hour		
		In	Out	Total	In	Out	Total
<i>Rate</i>	<i>6.5</i>	<i>0.2</i>	<i>0.12</i>	<i>0.32</i>	<i>0.04</i>	<i>0.18</i>	<i>0.22</i>
4,320,000sf	28,080	864	518	1,382	173	778	951

For the 1,015,740 sf proposed distribution center, located within the overall development, we prepared trip generation estimates based on tenant-specific projected operations. The specific projected operations information was provided by the proposed tenant of the 1,015,740 sf distribution center and is separate from the Prologis rates on page C3.

The proposed distribution center trip generation estimates are based on operations during the anticipated peak operating season (November – December). During other times of the year the trip generation would be significantly less (approximately 40 percent), as shown in the following table. Table 3 summarizes the trip generation estimates for the distribution center during the weekday morning and evening peak hours during both the peak and non-peak operating seasons. The tenant-specific data is contained in Appendix C on pages C1 and C2.

Table 3 – Future Trip Generation Estimates – Proposed 1,015,740 sf Warehouse

Use	Daily	Weekday AM Peak Hour			Weekday PM Peak Hour		
		In	Out	Total	In	Out	Total
Peak Operating Season (November – December)							
Passenger Cars*	3,532	752	8	760	802	802	1,604
Trucks*	336	5	8	13	27	22	49
Total	3,868	757	16	773	829	824	1,653
Non-Peak Operating Season							
Passenger Cars*	2,122	454	4	458	484	484	968
Trucks*	178	4	4	8	8	9	17
Total	2,300	458	8	466	492	493	985
Trip Difference							
Difference	1,568	299	8	307	337	331	668

*Based on Tenant specific data.

Unlike the Prologis data (Appendix C page C12) that suggests 20% heavy vehicles during the peak roadway hours (7:00 AM to 9:00 AM; 4:00 PM to 6:00 PM) the tenant-specific data, during peak season operations, has approximately 2% heavy vehicles generated during the peak roadway hours.

Taking into account the trip generation estimates of the original approval, and both operating seasons of the proposed 1,015,740 sf distribution center, the remaining trip generation of the original approval is as follows in Table 4.

Table 4 – Trip Generation Estimates – Remaining Approved

Use	Daily	Weekday AM Peak Hour			Weekday PM Peak Hour		
		In	Out	Total	In	Out	Total
Peak Operating Season (November – December)							
4,320,000sf	28,080	864	518	1,382	173	778	951
1,015,740sf Proposed	- 3,868	- 757	- 16	- 773	- 829	- 824	- 1,653
Total	24,212	107	502	609	- 656	- 46	- 702
Non-Peak Operating Season							
4,320,000sf	28,080	864	518	1,382	173	778	951
1,015,740sf Proposed	- 2,300	- 458	- 8	- 466	- 492	- 493	- 985
Total	25,780	406	510	916	- 319	285	- 34

Based on the most recent density plan provided by Prologis, the overall development has potential for a total of 3,486,267 sf of warehouse space inclusive of the proposed 1,015,740 sf distribution center, which is approximately 833,733 sf less than what was originally approved. The single tenant building is proposed to occupy 1,015,740 sf of the overall square footage; therefore, the remaining square footage of the current density plan is 2,470,527 sf. To date only roadway construction has occurred within the overall development and no building construction has yet to occur. The trip generation estimates for the 2,470,527 sf of warehouse

space, calculated based on the rates used in the 2003 traffic studies and shown on page C3, is summarized in Table 5. The calculations are also shown on page C3 in Appendix C.

Table 5 – Trip Generation Estimates (2,470,527 sf)

Use	Daily	Weekday AM Peak Hour			Weekday PM Peak Hour		
		In	Out	Total	In	Out	Total
<i>Rate</i>	<i>6.5</i>	<i>0.2</i>	<i>0.12</i>	<i>0.32</i>	<i>0.04</i>	<i>0.18</i>	<i>0.22</i>
2,470,527sf	16,058	494	297	791	99	445	544

The trip generation estimates, as shown in Table 5, for the remaining 2,470,527 sf were included as an approved development in the calculation of the background growth in the 2036 traffic volume projections. To be consistent with the information from the 2003 traffic studies we did not do a vehicle type breakdown of the remaining 2,470,527 sf warehouse space since the addendum study rates (Appendix C page C3) are based on overall vehicles. However based on information from page C12 the approximate truck percentage would be 20% of the traffic generation in Table 5.

Trip Distribution

We determined the directional distribution of the site-generated trips based on existing and expected travel patterns in the study area, journey-to-work data, and a review of the prior distributions used in the 2003 traffic studies (Appendix F). To be conservative, and consistent with the 2003 traffic studies, we did not include the potential Picadilly Road or Harvest Road interchanges. Therefore, the trip distributions for both the 2018 and 2036 horizon years are the same. The directional distributions of site-generated trips are summarized in Table 6.

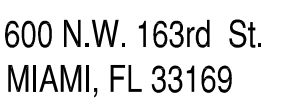
Table 6 – Trip Distribution

Direction (To/From)	Arrival	Departure
I-70 (East)	5%	5%
I-70 (West)	20%	20%
E-470 (North)	6%	6%
E-470 (South)	7%	19%
Gun Club Road (South)	22%	10%
Smith Road (West)	35%	35%
Picadilly Road (North)	5%	5%
Total	100%	100%

We assigned the site-generated traffic to the adjacent roadway system as per the above distributions. Figure 4 shows the arrival and departure distributions for both the short-term and long-term years. Figures 5 and 6 show the site-generated traffic for the passenger cars and trucks, respectively. Figure 7 shows the total site-generated traffic assigned to the roadway network.



Owner:



Consultants:

CIVIL
STRUCTURAL
MECHANICAL
PLUMBING
ELECTRICAL
LANDSCAPE
FIRE PROTECTION
SOILS ENGINEER
MATERIAL HANDLING

Title: OVERALL SITE PLAN

Project Number: 16098
 Drawn by: JL
 Date: 11/20/2017
 Revision:

Sheet:

DAB-A1.1

