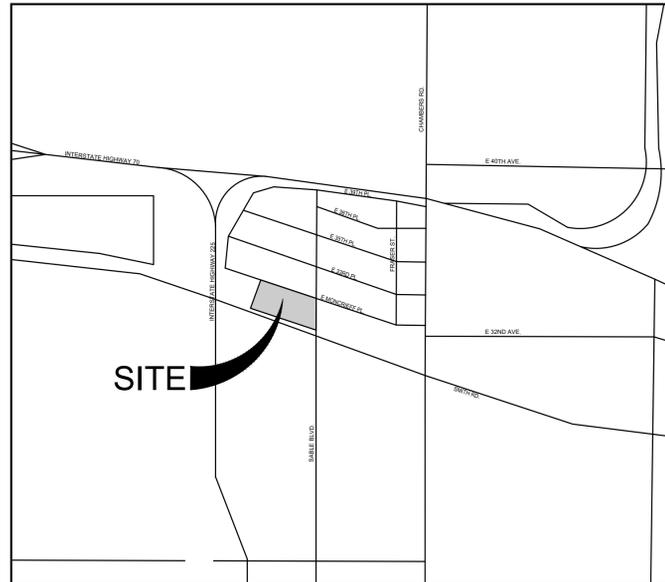


REDEVELOPMENT PLAN 14200 EAST MONCRIEFF PLACE

MONCRIEFF SUBDIVISION FILING NO. 1
A PORTION OF THE NORTHWEST OF SECTION 30, TOWNSHIP 3 SOUTH, RANGE 66 WEST
OF THE SIXTH PRINCIPAL MERIDIAN, CITY OF AURORA, COUNTY OF ADAMS,
STATE OF COLORADO



VICINITY MAP
SCALE: 1" = 500'

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| 10 | LANDSCAPE NOTES AND DETAILS |
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990 south broadway
suite 230
denver, co 80209
p 303.561.3333
waremalcomb.com

FOR AND ON BEHALF
OF WARE MALCOMB

REDEVELOPMENT PLAN 14200 E MONCRIEFF PLACE COVER SHEET

| AMENDMENTS |
|------------|
| |

These comments have been addressed.

add the plat name here

delete

| LEGAL DESCRIPTION |
|---|
| <p>THAT PORTION OF LOT 1, BLOCK 1, UPLAND PARK LYING SOUTHEASTERLY OF THE FOLLOWING DESCRIBED LINE:</p> <p>COMMENCING AT THE NORTHWEST CORNER OF SECTION 30 FROM WHICH THE WEST QUARTER CORNER OF SAID SECTION 30 BEARS SOUTH 00°18'43" EAST BETWEEN MONUMENTATION AS SHOWN HEREON: THENCE SOUTH 00°18'43" EAST ALONG SAID WEST LINE, A DISTANCE OF 1,399.15 FEET TO THE NORTHERLY RIGHT-OF-WAY LINE OF UNION PACIFIC RAILROAD MAIN LINE; THENCE SOUTH 71°21'43" EAST ALONG SAID NORTHERLY RIGHT-OF-WAY LINE, A DISTANCE OF 1,070.98 FEET TO THE SOUTHERLY LINE OF LOT 1, BLOCK ONE, UPLAND PARK SUBDIVISION RECORDED AT RECEPTION NUMBER A007066 IN THE RECORDS OF THE ADAMS COUNTY CLERK AND RECORDER AND THE POINT OF BEGINNING; THENCE NORTH 18°40'42" EAST DEPARTING SAID SOUTHERLY LINE, A DISTANCE OF 420.05 FEET TO THE NORTHERLY LINE OF SAID LOT 1; THENCE ALONG THE BOUNDARY OF SAID LOT 1 THE FOLLOWING FOUR COURSES: 1. SOUTH 71°21'33" EAST, A DISTANCE OF 1,376.16 FEET TO A TANGENT CURVE TO THE RIGHT; 2. ALONG SAID CURVE HAVING A CENTRAL ANGLE OF 71°31'06", A RADIUS OF 15.00 FEET, AN ARC LENGTH OF 18.72 FEET AND A CHORD THAT BEARS SOUTH 35°38'00" EAST, A DISTANCE OF 17.53 FEET TO A POINT OF TANGENCY; 3. SOUTH 00°09'33" WEST, A DISTANCE OF 432.02 FEET; 4. NORTH 71°21'43" WEST, 1,527.61 FEET TO THE POINT OF BEGINNING;</p> <p>SAID PARCEL CONTAINS A MEASURED AREA OF 612,066 SQUARE FEET OR 14.051 ACRES MORE OR LESS.</p> |

| SITE DATA | |
|---|----------------|
| 2015 IBC OCCUPANCY CLASSIFICATION | S-1/B |
| BUILDING CONSTRUCTION TYPE | V-B |
| SPRINKLERED | YES |
| LAND AREA WITHIN PROPERTY LIMITS | 14.051 AC |
| GROSS FLOOR AREA APPROXIMATE | ~238,606 SQ FT |
| NUMBER OF BUILDINGS | 1 |
| NUMBER OF STORIES | 2 |
| BUILDING HEIGHT | 24 FT |
| TOTAL BUILDING COVERAGE | ~199,553 SQ FT |
| HARD SURFACE COVERAGE | 7.02 AC |
| LANDSCAPE COVERAGE | 2.46 AC |
| PRESENT ZONING CLASSIFICATION | I-1 |
| PARKING SPACES REQUIRED (1 PER 2,000 SQ. FT. GROSS FLOOR AREA) | 100 |
| PARKING SPACES PROVIDED | 155 |
| ACCESSIBLE SPACES REQUIRED | 2 |
| ACCESSIBLE SPACES PROVIDED | 2 |

| SIGNATURE BLOCK | |
|--|--|
| <p>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.</p> | |
| <p>IN WITNESS THEREOF, _____ THESE PRESENTS TO BE EXECUTED THIS ____ DAY OF ____ AD, ____</p> <p>BY: _____</p> | |
| <p>STATE OF _____) COUNTY OF _____) ON THIS ____ DAY OF ____ AD, ____ , BEFORE ME</p> | |
| <p>NOTARY PUBLIC, PERSONALLY APPEARED _____ AND ACKNOWLEDGED THE HE/THEY EXECUTED THE FOREGOING INSTRUMENT.</p> <p>WITNESS MY HAND AND OFFICIAL SEAL</p> | |
| <p>(NOTARY PUBLIC) COMMISSION EXPIRES ____ NOTARY BUSINESS ADDRESS: _____</p> | |
| <p>CITY OF AURORA APPROVALS:</p> <p>PLANNING DIRECTOR: _____ DATE: _____</p> <p>PLANNING AND ZONING COMMISSION: _____ DATE: _____ (CHAIRPERSON)</p> <p>CITY COUNCIL: _____ DATE: _____ (MAYOR)</p> <p>CITY ATTORNEY: _____ DATE: _____</p> <p>ATTEST: _____ DATE: _____ (CITY CLERK)</p> <p>DATABASE APPROVAL DATE: _____</p> <p>RECORDERS CERTIFICATE:</p> <p>ACCEPTED FOR FILING IN THE OFFICE OF THE CLERK AND RECORDER OF _____ COLORADO AT ____ O'CLOCK ____ M, THIS ____ DAY OF ____ AD, ____.</p> <p>CLERK AND RECORDER: _____ DEPUTY: _____</p> | |

| PROJECT TEAM | | | |
|--|---|---|---|
| APPLICANT / OWNER: BEACON 1977 SAFARI TRAIL FAGAN, MN 55122 651.775.1800 NICK SPADACCINI | CIVIL ENGINEER: WARE MALCOMB 900 S. BROADWAY, SUITE 320 DENVER, CO 80209 303.561.3333 DAN ALLEN | PHOTOMETRIC ENGINEER: AE DESIGN 1900 WAZEE ST. #205 DENVER, CO 80202 303.296.4443 ERIC REITAN | LANDSCAPE ARCHITECT: OUTSIDE LA BOULDER, CO STEAMBOAT SPRINGS, CO 303.517.9256 SANDI GIBSON |

| NO. | DATE | REMARKS |
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| 4 | 01/08/2021 | 4TH PLANNING SUBMITTAL |
| 5 | 02/12/2021 | 5TH PLANNING SUBMITTAL |

| | |
|------------|-------------|
| JOB NO.: | DCS19-4033 |
| PA / PM: | D. ALLEN |
| DESIGN BY: | I.CONTRERAS |
| DATE: | 07/10/2020 |
| PLOT DATE: | |

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WARE MALCOMB
CIVIL ENGINEERING & SURVEYING

990 south broadway
suite 230
denver, co 80209
p 303.661.3333
waremalcomb.com

FOR AND ON BEHALF
OF WARE MALCOMB

REDEVELOPMENT PLAN
14200 E MONCRIEFF PLACE

NOTES

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 AMERICANS WITH DISABILITIES ACT.
6. THE DEVELOPER, HIS SUCCESSORS AND ASSIGNS, SHALL BE RESPONSIBLE FOR INSTALLATION, MAINTENANCE AND REPLACEMENT OF ALL LANDSCAPING MATERIALS SHOWN OR INDICATED ON THE APPROVED SITE PLAN OR LANDSCAPE PLAN ON FILE IN THE PLANNING DEPARTMENT. ALL LANDSCAPING WILL BE INSTALLED PRIOR TO ISSUANCE OF CERTIFICATE OF OCCUPANCY.
7. ALL CROSSINGS OR ENCROACHMENTS INTO EASEMENTS AND RIGHTS-OF-WAY OWNED BY THE CITY OF AURORA ("CITY") IDENTIFIED AS BEING PRIVATELY-OWNED AND MAINTAINED HEREIN ARE ACKNOWLEDGED BY THE UNDERSIGNED AS BEING SUBJECT TO CITY'S USE AND OCCUPANCY OF SAID EASEMENTS OR RIGHTS-OF-WAY. THE UNDERSIGNED, ITS SUCCESSORS AND ASSIGNS, FURTHER AGREES TO REMOVE, REPAIR, REPLACE, RELOCATE, MODIFY, OR OTHERWISE ADJUST SAID CROSSINGS OR ENCROACHMENTS UPON REQUEST FROM THE CITY AND AT NO EXPENSE TO THE CITY. THE CITY RESERVES THE RIGHT TO MAKE FULL USE OF THE EASEMENTS AND RIGHTS-OF-WAY AS MAY BE NECESSARY OR CONVENIENT AND THE CITY RETAINS ALL RIGHTS TO OPERATE, MAINTAIN, INSTALL, REPAIR, REMOVE OR RELOCATE ANY CITY FACILITIES LOCATED WITHIN SAID EASEMENTS AND RIGHTS-OF-WAY AT ANY TIME AND IN SUCH A MANNER AS IT DEEMS NECESSARY OR CONVENIENT.
8. THE APPROVAL OF THIS DOCUMENT DOES NOT CONSTITUTE FINAL APPROVAL OF GRADING, DRAINAGE, UTILITY, PUBLIC IMPROVEMENTS AND BUILDING PLANS. CONSTRUCTION PLANS MUST BE REVIEWED AND APPROVED BY THE APPROPRIATE AGENCY PRIOR TO THE ISSUANCE OF BUILDING PERMITS.
9. ALL BUILDING ADDRESS NUMBERS SHALL COMPLY WITH THE AURORA CITY CODE, SECTION 126, ARTICLE VII -NUMBERING OF BUILDINGS.
10. ALL ROOFTOP MECHANICAL EQUIPMENT AND VENTS GREATER THAN EIGHT (8) INCHES IN DIAMETER MUST BE SCREENED. SCREENING MAY BE DONE EITHER WITH AN EXTENDED PARAPET WALL OR A FREESTANDING SCREEN WALL. SCREENS SHALL BE AT LEAST AS HIGH AS THE EQUIPMENT THEY HIDE. IF EQUIPMENT IS VISIBLE BECAUSE SCREENS DON'T MEET THIS MINIMUM HEIGHT REQUIREMENT, THE DIRECTOR OF PLANNING MAY REQUIRE CONSTRUCTION MODIFICATIONS PRIOR TO THE ISSUANCE OF A PERMANENT CERTIFICATE OF OCCUPANCY.
11. NOTWITHSTANDING ANY SURFACE IMPROVEMENTS, LANDSCAPING, PLANTING OR CHANGES SHOWN IN THESE SITE OR CONSTRUCTION PLANS, OR ACTUALLY CONSTRUCTED OR PUT IN PLACE, ALL UTILITY EASEMENTS MUST REMAIN UNOBSTRUCTED AND FULLY ACCESSIBLE ALONG THEIR ENTIRE LENGTH TO ALLOW FOR ADEQUATE MAINTENANCE EQUIPMENT. ADDITIONALLY, NO INSTALLATION, PLANTING, CHANGE IN THE SURFACE, ETC., SHALL INTERFERE WITH THE OPERATION OF THE UTILITY LINES PLACED WITHIN THE EASEMENT. BY SUBMITTING THESE SITE OR CONSTRUCTION PLANS FOR APPROVAL, THE LANDOWNER RECOGNIZES AND ACCEPTS THE TERMS, CONDITIONS AND REQUIREMENTS OF THIS NOTE.
12. FINAL GRADE SHALL BE AT LEAST SIX (6) INCHES BELOW ANY EXTERIOR WOOD SIDING ON THE PREMISES.
13. ALL INTERESTED PARTIES ARE HEREBY ALERTED THAT THIS SITE PLAN IS SUBJECT TO ADMINISTRATIVE CHANGES AND AS SHOWN ON THE ORIGINAL SITE PLAN ON FILE IN THE AURORA CITY PLANNING OFFICE AT THE MUNICIPAL BUILDING. A COPY OF THE OFFICIAL CURRENT PLAN MAY BE PURCHASED THERE. LIKEWISE, SITE PLANS ARE REQUIRED TO AGREE WITH THE APPROVED SUBDIVISION PLAT OF RECORD AT THE TIME OF A BUILDING PERMIT, AND IF NOT, MUST BE AMENDED TO 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. SIGNS SHALL BE FURNISHED AND INSTALLED PER THE MOST CURRENT EDITIONS OF THE MANUAL ON UNIFORM TRAFFIC CONTROL DEVICES (MUTCD) AND CITY STANDARDS AND SHOWN ON THE SIGNING AND STRIPING PLAN FOR THE DEVELOPMENT.
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. STREET LIGHTS ARE REQUIRED ALONG ADJACENT ROADWAYS PER SECTION 4.10. STREET LIGHTS ALONG PUBLIC RIGHT-OF-WAYS SHALL BECOME CITY OWNED AND MAINTAINED ONCE THEY HAVE BEEN INSTALLED AND ACCEPTED.
19. ARCHITECTURAL FEATURES (I.E. BAY WINDOWS, FIREPLACES, ROOF OVERHANG, GUTTERS, EAVES, FOUNDATIONS, FOOTINGS, CANTILEVERED WALLS, ETC.) ARE NOT ALLOWED TO ENCRROACH INTO ANY EASEMENT OR FIRE LANE.
20. THE FIRE LANE EASEMENT CANNOT BE OBSTRUCTED BY PARKED VEHICLES AT ANY TIME. THIS SITE HAS BEEN GIVEN APPROVAL TO CONDUCT THE LOADING AND UNLOADING OF STORE MERCHANDISE ONLY DURING THE HOURS THE STORE IS CLOSED AND ONLY IN THE PARKING AREAS LOCATED OUTSIDE OF THE FIRE LANE EASEMENTS WITHIN THIS SITE.
21. THE DEVELOPER, HIS OR HER SUCCESSORS AND ASSIGNS SHALL BE RESPONSIBLE FOR INSTALLATION, MAINTENANCE AND REPLACEMENT OF THE ACCESS CONTROL GATE OR BARRIER SYSTEM TO ENSURE EMERGENCY VEHICLE ACCESS TO WITHIN THE SITE. IF THE ABOVE CONDITIONS ARE NOT MET, THE OWNERS, HIS OR HER SUCCESSORS AND ASSIGNS SHALL BE REQUIRED BY FIRE DEPARTMENT ORDER NOTICE THAT ALL AFFECTED GATES BE CHAINED AND LOCKED IN THE OPEN POSITION UNTIL REPAIRED OR REPLACED AND RETESTED TO ALL CITY OF AURORA STANDARDS AT THE TIME OF THE VIOLATION. IF THE GATING SYSTEM IS NOT MAINTAINED TO THE SATISFACTION OF THE FIRE DEPARTMENT, THE LICENSE FOR THE EMERGENCY VEHICLE GATE OPENING SYSTEM WILL BE REVOKED AND THE GATING SYSTEM MUST BE REMOVED. ELECTRONIC GATING SYSTEMS SHALL INCLUDE AN EMERGENCY VEHICLE GATE OPENING SYSTEM UTILIZING A REDUNDANCY BACK-UP SYSTEM THAT CONSISTS OF A SIREN OPERATED SYSTEM, AN AUTOMATIC KNOX KEY SWITCH AND A MANUAL OVERRIDE (IN THE EVENT OF SYSTEM FAILURE). GATING SYSTEMS WILL BE INSTALLED IN ACCORDANCE WITH THE "GATING SYSTEM CROSSING FIRE APPARATUS ACCESS ROADS CHECKLIST". A SEPARATE BUILDING PERMIT THROUGH THE BUILDING DIVISION IS REQUIRED TO BE OBTAINED BY THE CONTRACTOR PRIOR TO THE INSTALLATION OF ANY GATING/BARRIER SYSTEM THAT CROSSES A DEDICATED FIRE LANE EASEMENT.
22. INDUSTRIAL FACILITIES ARE REQUIRED TO CONTACT METRO WASTEWATER RECLAMATION DISTRICT (303-286-3000) REGARDING INDUSTRIAL WASTE DISCHARGES TO THE SANITARY SEWER TO DETERMINE WASTEWATER PRETREATMENT REQUIREMENTS.
23. IN LOCATIONS WHERE UTILITY EASEMENTS OVERLAP DRAINAGE EASEMENTS, ONLY SUBSURFACE UTILITIES SHALL BE PERMITTED WITHIN THE PORTION OF THE UTILITY EASEMENT THAT OVERLAPS THE DRAINAGE EASEMENT. INSTALLATION OF ABOVE GROUND UTILITIES WITHIN A DRAINAGE EASEMENT REQUIRES PRIOR WRITTEN APPROVAL BY CITY ENGINEER.
24. 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. THE UNDERSIGNED DOES HEREBY COVENANT AND AGREE THAT THEY SHALL CONSTRUCT UPON THE FIRE LANE EASEMENT, AS DEDICATED AND SHOWN HERE ON, A HARD SURFACE IN ACCORDANCE WITH THE CITY OF AURORA'S PAVING STANDARDS FOR FIRE LANE EASEMENTS, AND THAT THEY SHALL MAINTAIN THE SAME IN STATE OF GOOD REPAIR AT ALL TIMES AND KEEP THE SAME FREE AND CLEAR OF ANY STRUCTURES, FENCES, LANDSCAPE MATERIALS, SNOW OR OTHER OBSTRUCTIONS. THE MAINTENANCE OF PAVING ON THE FIRE LANE EASEMENT(S) IS THE RESPONSIBILITY OF THE OWNER, AND THE OWNER SHALL POST AND MAINTAIN APPROPRIATE SIGNS IN CONSPICUOUS PLACES ALONG SUCH FIRE LANE EASEMENTS, STATING "FIRE LANE, NO PARKING." THE LOCAL LAW ENFORCEMENT AGENCY(S) IS HEREBY AUTHORIZED TO ENFORCE PARKING REGULATIONS WITHIN THE FIRE LANE EASEMENT, AND TO CAUSE SUCH EASEMENTS TO BE MAINTAINED FREE AND UNOBSTRUCTED AT ALL TIMES FOR FIRE DEPARTMENT AND EMERGENCY APPARATUS USE.

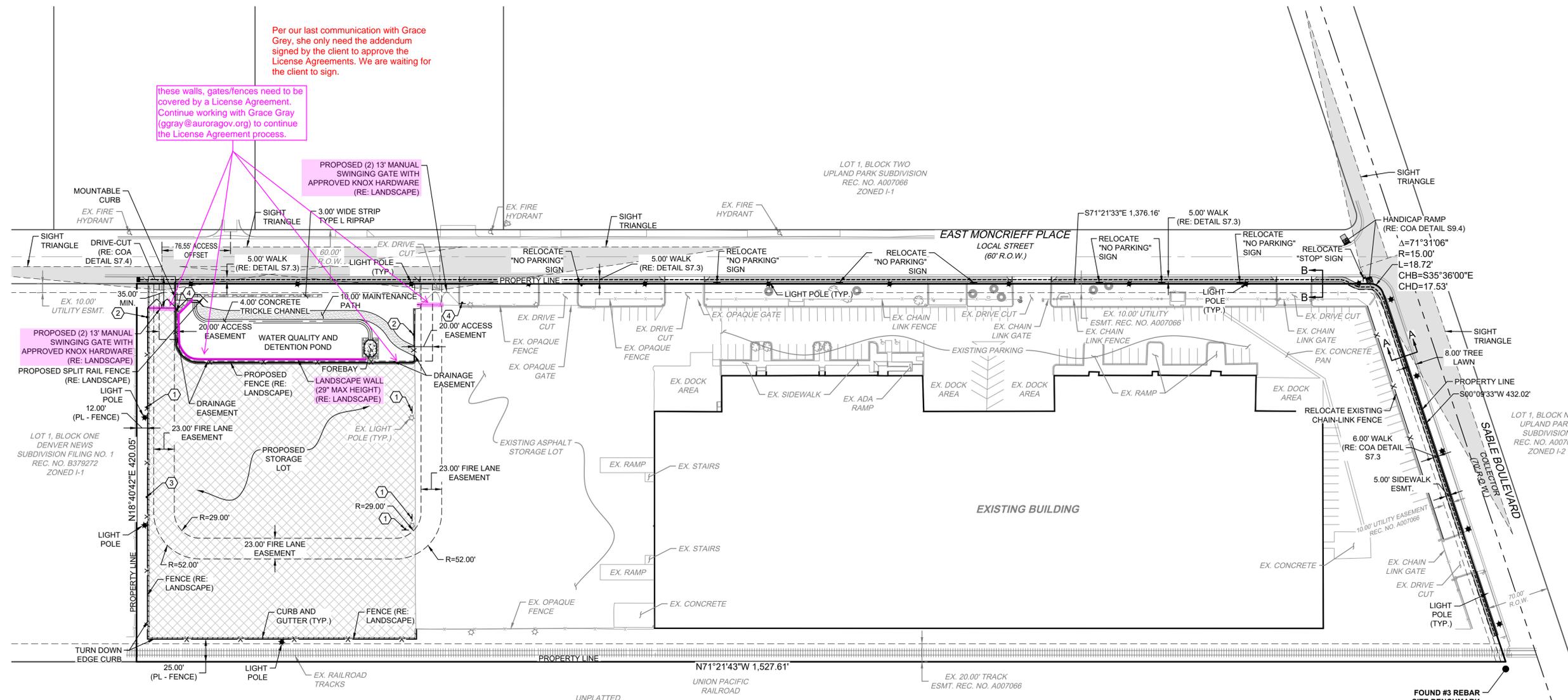
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| JOB NO.: | DCS19-4033 |
| PA / PM: | D. ALLEN |
| DESIGN BY: | I.CONTRERAS |
| DATE: | 07/10/2020 |
| PLOT DATE: | |

| | |
|----------|---------|
| SHEET | |
| 2 | |
| Sheet | 2 of 12 |

**REDEVELOPMENT PLAN
14200 E MONCRIEFF PLACE**

SITE PLAN



Per our last communication with Grace Grey, she only need the addendum signed by the client to approve the License Agreements. We are waiting for the client to sign.

these walls, gates/fences need to be covered by a License Agreement. Continue working with Grace Gray (ggray@auragov.org) to continue the License Agreement process.

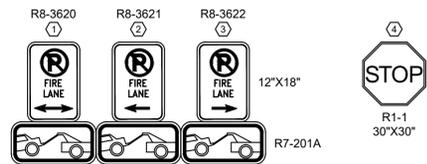
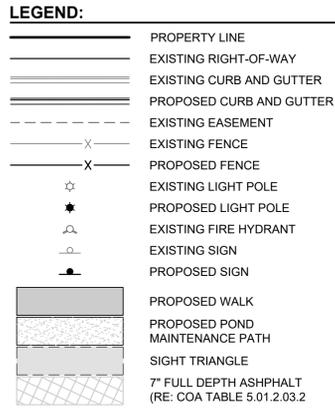
PROPOSED (2) 13' MANUAL SWINGING GATE WITH APPROVED KNOX HARDWARE (RE: LANDSCAPE)

PROPOSED (2) 13' MANUAL SWINGING GATE WITH APPROVED KNOX HARDWARE (RE: LANDSCAPE)

PROPOSED SPLIT RAIL FENCE (RE: LANDSCAPE)

LOT 1, BLOCK ONE DENVER NEWS SUBDIVISION FILING NO. 1 REC. NO. B379272 ZONED I-1

LOT 1, BLOCK NINE UPLAND PARK SUBDIVISION REC. NO. A007066 ZONED I-2

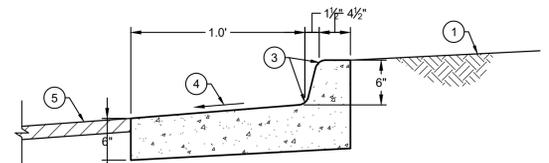
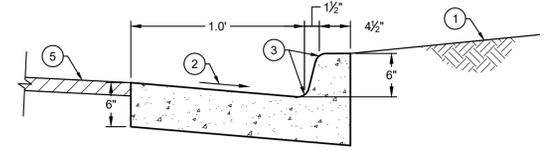
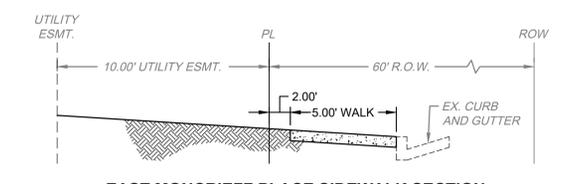
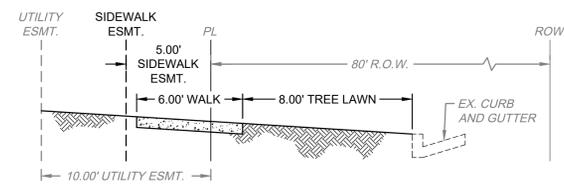


- NOTES:**
- SIGNS SHALL BE LOCATED AT THE RIGHT SIDE OF THE FIRE LANE ENTRANCE AND AT THE END OF THE FIRE LANE. THE INTERMEDIATE SIGNS SHALL HAVE DOUBLE HEADED ARROWS POINTING IN BOTH DIRECTIONS.
 - TYPICALLY, THE MAXIMUM SPACING OF THE FIRE LANE SIGNS IS ESTABLISHED AT 100' ON CENTER WITH SIGNS BEING PLACED ON BOTH SIDES OF THE FIRE LANE EASEMENT (50' ON CENTER ALTERNATING SIDES), WHERE EXCESSIVE CURVATURE OF THE FIRE LANE EXISTS, THE SPACING OF THE FIRE LANE SIGNAGE WILL BE INCREASED AS NEEDED.
 - PROPOSED SIGNS SHALL BE SET AT AN ANGLE OF NOT LESS THAN 30 DEGREES AND NOT MORE THAN 45 DEGREES WITH THE CURB OR LINE OF TRAFFIC FLOW.
 - FIRE LANE SIGNS SHOULD BE INSTALLED 2' BEHIND CURB OR SIDEWALK.
 - THE CLEARANCE TO THE BOTTOM OF THE SIGN SHALL BE 7 FEET. THERE SHALL BE NO OTHER SIGNS ATTACHED TO THE SIGN OR THE SIGN POST.
 - PLACEMENT OF THESE FIRE LANE SIGNS CANNOT ENCROACH INTO THE 29' INSIDE TURNING RADIUS OF THE FIRE LANE EASEMENT, OBSTRUCT ANY FIRE HYDRANT OR FIRE DEPARTMENT CONNECTION OR ENCROACH INTO THE ACCESSIBLE ROUTE OF THE SIDEWALK AREA.

BASIS OF BEARINGS:
BEARINGS ARE BASED ON THE EAST LINE OF THE NORTHWEST QUARTER SECTION 30, WITH AN ASSUMED BEARING OF SOUTH 00°09'33" WEST WITH ALL BEARINGS SHOWN HEREON RELATIVE THERETO; MONUMENTED AS SHOWN HEREON.

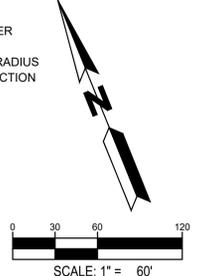
PROJECT BENCHMARK:
FOUND 3" BRASS CAP, CITY OF AURORA "COA 7-10" LOCATION: AT THE NORTHEASTERLY CORNER OF ABILENE AND EAST 33RD PLACE, AT THE SOUTHEAST CORNER OF AN INLET STRUCTURE ON THE EASTERLY SIDE OF ABILENE ST. ELEVATION: 5342.85', (NAVD 88).

SITE BENCHMARK:
FOUND #3 REBAR NEAR THE SOUTHEAST CORNER OF SITE. ELEVATION: 5354.85', (NAVD 88).



- NOTES:**
- BACKFILL, SEE DETAIL OF CUT/FILL SLOPE
 - SLOPE AT 1" PER FOOT
 - 1 1/2" RADIUS TYPICAL
 - SLOPE TO MATCH ADJACENT PAVEMENT
 - 7" FULL DEPTH ASPHALT

CURB DETAILS
N.T.S.



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| DATE: | 07/10/2020 |
| PLOT DATE: | |

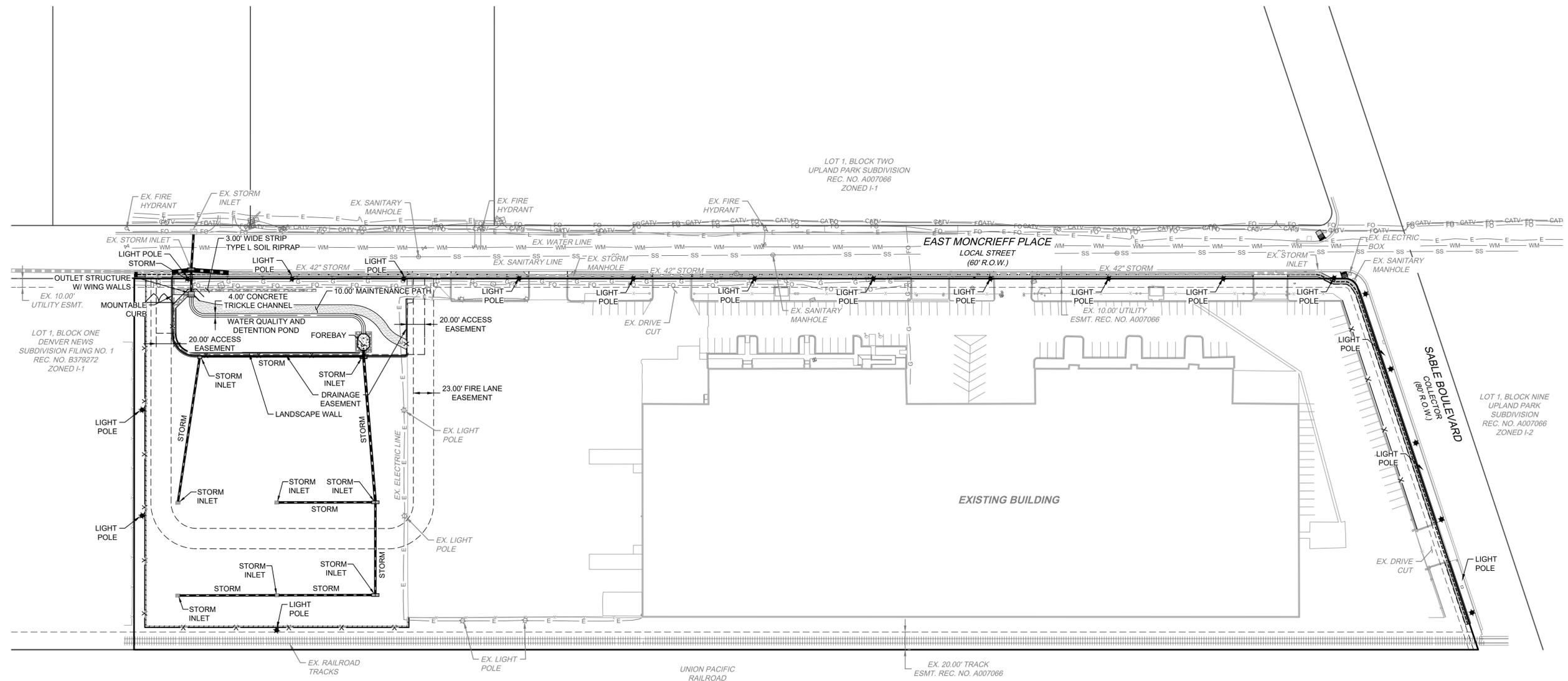
REDEVELOPMENT PLAN
14200 E MONCRIEFF PLACE
UTILITY PLAN

| NO. | DATE | REMARKS |
|-----|------------|------------------------|
| 1 | 07/27/2020 | 1ST PLANNING SUBMITTAL |
| 2 | 09/16/2020 | 2ND PLANNING SUBMITTAL |
| 3 | 11/20/2020 | 3RD PLANNING SUBMITTAL |
| 4 | 01/08/2021 | 4TH PLANNING SUBMITTAL |
| 5 | 02/12/2021 | 5TH PLANNING SUBMITTAL |

| | |
|------------|-------------|
| JOB NO.: | DCS19-4033 |
| PA / PM: | D. ALLEN |
| DESIGN BY: | I.CONTRERAS |
| DATE: | 07/10/2020 |
| PLOT DATE: | |

| | | | |
|-------|---|----|----|
| SHEET | 5 | of | 12 |
|-------|---|----|----|

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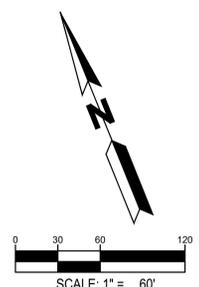


LEGEND:

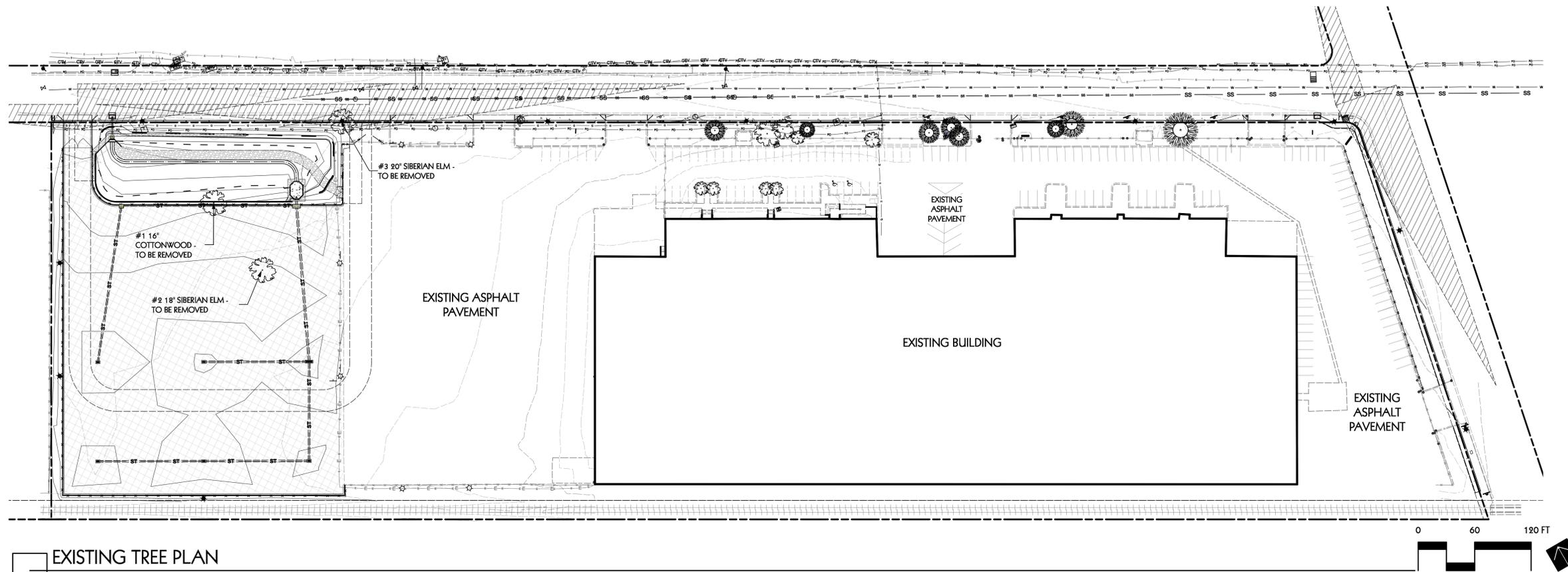
| | | | |
|-----------|---------------------------|-----------|-----------------------------|
| — | PROPERTY LINE | — G — G — | EXISTING GAS LINE |
| — | EXISTING RIGHT-OF-WAY | — Δ — | EXISTING FIRE HYDRANT |
| - - - | PROPOSED EASEMENT | — WM — | EXISTING WATER LINE |
| - - - | EXISTING EASEMENT | × | EXISTING WATER VALVE |
| — X — | EXISTING FENCE | ■ | EXISTING WATER BOX |
| — X — | PROPOSED FENCE | ○ | EXISTING WATER BOX |
| — | PROPOSED STORM LINE | — FO — | EXISTING FIBER OPTIC LINE |
| ■ | PROPOSED STORM INLET | — FO — | EXISTING FIBER OPTIC VAULT |
| □ | EXISTING STORM INLET | — CATV — | EXISTING CABLE TV LINE |
| □ | EXISTING STORM MANHOLE | □ | EXISTING CABLE TV PEDESTAL |
| ☆ | EXISTING LIGHT POLE | — T — T — | EXISTING TELEPHONE LINE |
| ★ | PROPOSED LIGHT POLE | □ | EXISTING TELEPHONE PEDESTAL |
| — | EXISTING SIGN | Δ | EXISTING TELEPHONE |
| — | PROPOSED SIGN | | |
| — SS — | EXISTING SANITARY LINE | | |
| — | EXISTING SANITARY MANHOLE | | |
| — E — E — | EXISTING ELECTRIC LINE | | |

NOTES:

1. ALL ON SITE GATES AND FENCES SHALL BE OWNED AND MAINTAINED BY THE OWNER AND THEIR SUCCESSORS.
2. CONTRACTOR SHALL FIELD VERIFY EXISTING CONDITIONS PRIOR TO CONSTRUCTION. NOTIFY ENGINEER IMMEDIATELY OF ANY DISCREPANCIES FROM PLANS.
3. CONTRACTOR SHALL REMOVE AND REPLACE DAMAGED CURB, GUTTER, PAVING, AND LANDSCAPED AREAS OUTSIDE THE LIMITS OF SITE AND RESTORE BACK TO ITS ORIGINAL CONDITION.
4. ALL ENTRANCES ARE PRIVATE UNLESS OTHERWISE NOTED.
5. ALL PROPOSED STORM SEWER IS PRIVATE UNLESS NOTED OTHERWISE.



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



EXISTING TREE PLAN
SCALE: 1"=60'-0"

| EXISTING TREE MITIGATION | | | | | |
|--------------------------|--------------|----------|------------------|-------------------------------|-------------------|
| TREE | SPECIES | DIAMETER | MITIGATION VALUE | COMMENTS | MITIGATION INCHES |
| 1 | COTTONWOOD | 16 | \$1,052.06 | - | 6 |
| 2 | SIBERIAN ELM | 14 | \$0.00 | NO MITIGATION, POOR CONDITION | 0 |
| 3 | SIBERIAN ELM | 20 | \$0.00 | NO MITIGATION, POOR CONDITION | 0 |
| TOTAL: | | 50 | \$1,052.06 | | 6 |

NOTE: TREES TO BE MITIGATED VIA UPSIZED SHADE TREES - SEE PLANT LIST.

ANY TREES THAT ARE PRESERVED ON THE SITE DURING CONSTRUCTION ACTIVITIES SHALL FOLLOW THE STANDARD DETAILS FOR TREE PROTECTION PER THE CURRENT PARKS, RECREATION & OPEN SPACE DEDICATION AND DEVELOPMENT CRITERIA MANUAL. PARKS, RECREATION & OPEN SPACE DEDICATION AND DEVELOPMENT CRITERIA MANUAL.

WARE MALCOMB
CIVIL ENGINEERING & SURVEYING

980 South Broadway
Suite 220
Denver, CO 80209
P: 303.561.3333
www.waremalcomb.com

NOT FOR CONSTRUCTION

FORWARD ON BEHALF OF WARE MALCOMB

MONCRIEFF SUBDIVISION
FILING No.1
EXISTING TREE PLAN

| NO. | DATE | REMARKS |
|-----|------------|------------------------|
| 1 | 07/08/2020 | 1ST PLANNING SUBMITTAL |
| 2 | 09/16/2020 | 2ND PLANNING SUBMITTAL |
| 3 | 11/05/2020 | 3RD PLANNING SUBMITTAL |
| 4 | 01/08/2021 | 4TH PLANNING SUBMITTAL |
| 5 | 03/04/2021 | 5TH PLANNING SUBMITTAL |

| | |
|------------|------------|
| JOB NO.: | DCB19-4033 |
| PA / PM: | S. GIBSON |
| DESIGN BY: | OSLA |
| DATE: | 07/08/2020 |
| PLOT DATE: | 07/07/2020 |

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NOT FOR CONSTRUCTION

| STREET FRONTAGE REQUIREMENTS: | | |
|---|--|--|
| Buffer Description/Length / Adj. Land Use | # Trees Required (1 tree/ 40) | # Trees Provided |
| Sable Blvd. | 1 @ 40' o.c. @ 352 LF = 9 | 10 provided split between planting strip and buffer |
| East Moncrieff Place | 1 @ 40' o.c. @ 454 LF = 12 (western end storage area only) | 12 + 10 add'l trees dispersed thru entire length for south side buffer |

| STREET EDGE BUFFER REQUIREMENTS: | | | | | | | | |
|---|----------------|----------------|---------------------------|-----------------------------|---------------------------------------|--|---|-----------|
| Buffer Description/Length / Adj. Land Use | Width Required | Width Provided | Buffer Reduction Features | # Trees Required 1 tree/ 40 | # Shrubs Required (10 shrubs / 40 LF) | # Trees Provided | # Shrubs Provided | % of Turf |
| East Moncrieff Place | 25' | 25' | none | 1 @ 40' o.c. @ 454 LF = 12 | 114 | 12 + 11 additional trees for south side buffer | 114 + 53 + 72 (238 total) for west & south side buffers | 17% |

| NON-STREET FRONTAGE BUFFER LANDSCAPE REQUIREMENTS: | | | | | | | | |
|--|----------------|----------------|---------------------------|-----------------------------|---------------------------------------|--|---|-----------|
| Buffer Description/Length / Adj. Land Use | Width Required | Width Provided | Buffer Reduction Features | # Trees Required 1 tree/ 40 | # Shrubs Required (10 shrubs / 40 LF) | # Trees Provided | # Shrubs Provided | % of Turf |
| WEST Non-Street Frontage | 10' | 13' | none | 1 @ 40' o.c. @ 420 LF = 11 | 53 | 11 trees + 4 add'l trees for south side buffer | 0 provided, shifted to Moncrieff buffer | 4% |
| SOUTH Non-Street Frontage | 10' | 35' | none | 1 @ 40' o.c. @ 578 LF = 15 | 75 | 0 adjacent to railroad tracks | 0 adjacent to railroad tracks | 0% |

PLANT MATERIALS REQUIRED FOR SOUTHERN BUFFER (ALONG RAILROAD TRACKS) CAN NOT BE PLANTED IN THE EASEMENT. THEY HAVE BEEN DISPERSED THROUGH OUT THE OTHER BUFFERS.

| OPEN SPACE REQUIREMENTS: | | | | |
|--------------------------|----------------------------------|---|------------------|-------------------|
| Landscape area | # Trees Required 1 tree/ 4000 sf | # Shrubs Required (10 shrubs / 4000 sf) | # Trees Provided | # Shrubs Provided |
| 1,416 | 0 | 4 | 7 | 23 |

| PLANT LIST: | | | | | |
|-------------------------|------------|--|----------------------------|---------|--------------------|
| KEY | QTY | BOTANICAL NAME | COMMON NAME | SIZE | WATER REQUIREMENTS |
| DECIDUOUS TREES: | | | | | |
| FAM | 14 | Acer ginnala 'Flame' | Flame Amur Maple | 2" cal. | LOW |
| HB | 19 | Celtis occidentalis | Hackberry | 2" cal. | LOW |
| SHL | 14 | Gleditsia triacanthos var. inermis 'Shademaster' | Shademaster Honeylocust | 3" cal. | LOW |
| TOTAL: | 47 | | | | |
| SHRUBS: | | | | | |
| AYJ | 3 | Juniperus horizontalis 'Youngstonwn' | Andorra Youngstown Juniper | #5 | LOW |
| CR | 65 | Rosa x 'Tanabamar' | Caramba Shrub Rose | #5 | LOW |
| DFS | 10 | Rhus aromatica 'Gro-Low' | Dwarf Fragrant Sumac | #5 | LOW |
| MTP | 107 | Potentilla fruticosa 'Uman' | Mango Tango Potentilla | #5 | LOW |
| RS | 10 | Perovskia atriplicifolia | Russian Sage | #5 | LOW |
| RTD | 117 | Cornus sericea 'Isanti' | Isanti Redtwig Dogwood | #5 | LOW |
| SJ | 14 | Juniperus sabina 'Scandia' | Arcadia Juniper | #5 | LOW |
| TOTAL: | 326 | | | | |
| PERENNIALS: | | | | | |
| DAY | 18 | Hemerocallis 'Joan Senior' | White Daylily | #1 | LOW |

LANDSCAPE NOTES:

- THE TURF AREAS, AS WELL AS THE SHRUB BEDS SHALL BE ROTOTILLED WITH PURE ORGANIC COMPOST AT A RATE OF 4 CUBIC YARDS PER 1,000 SQUARE FEET. THIS PREPARATION SHALL BE THOROUGHLY INCORPORATED INTO THE TOP 6" OF SOIL.
- ALL FREESTANDING LIGHTS SHALL BE SAME HEIGHT AND FIXTURE AS EXISTING LIGHTS - SEE LIGHTING DETAILS.
- ALL SIDEWALKS EITHER EXISTING OR PROPOSED TO BE CONCRETE WALKS. ALL VEHICULAR DRIVES AND PARKING AREAS EXISTING AND PROPOSED TO BE ASPHALT.
- ALL UTILITY EASEMENT SHALL REMAIN UNOBSTRUCTED AND FULLY ACCESSIBLE ALONG THEIR ENTIRE LENGTH FOR MAINTENANCE EQUIPMENT ENTRY
- 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."
- ALL LANDSCAPED AREAS AND PLANT MATERIAL, EXCEPT FOR NON-IRRIGATED NATIVE, RESTORATIVE, AND DRYLAND GRASS AREAS THAT COMPLY WITH REQUIREMENTS FOUND IN SEC. 146-4.7.3.C MUST BE WATERED BY AN AUTOMATIC UNDERGROUND IRRIGATION SYSTEM. IRRIGATION SYSTEM DESIGN, INSTALLATION, OPERATION, AND MAINTENANCE SHALL CONFORM TO REQUIREMENTS FOUND IN THE CITY OF AURORA IRRIGATION ORDINANCE."
- ALL UTILITY EASEMENTS SHALL REMAIN UNOBSTRUCTED AND FULLY ACCESSIBLE ALONG THEIR ENTIRE LENGTH FOR MAINTENANCE EQUIPMENT ENTRY.
- THE LANDSCAPE PLAN MUST REFLECT THE LOCATION OF ALL FIRE HYDRANTS, KNOX HARDWARE AND FIRE DEPARTMENT CONNECTIONS TO ENSURE THAT THESE DEVICES ARE NOT PHYSICALLY OR VISUALLY OBSTRUCTED FROM RESPONDING FIRE CREWS. THE SEPARATION REQUIREMENTS FROM FIRE DEPARTMENT CONNECTIONS AND FIRE HYDRANTS MUST MEET BOTH LIFE SAFETY (TYPICALLY 5 FEET AND NO MATERIAL GREATER THAN 2 FEET IN HEIGHT) AND LANDSCAPING REQUIREMENTS. LANDSCAPING MATERIAL CANNOT BE OMITTED OR REDUCED BASED ON THE INSTALLATION OF A FIRE HYDRANT WITHIN A PARKING LOT ISLAND OR PLANT BED. IT IS RECOMMENDED THAT THE ISLAND OR PLANT BED BE CONSTRUCTED LARGE ENOUGH TO ADEQUATELY ACCOMMODATE BOTH LANDSCAPING MATERIAL AND FIRE HYDRANTS IN ORDER TO COMPLY WITH ALL CITY STANDARDS.
- A 5'-CLEAR SPACE SHALL BE MAINTAINED AROUND THE CIRCUMFERENCE OF FIRE HYDRANTS.
- LANDSCAPING MATERIALS SHOWN WITHIN THE SITE PLAN CANNOT ENCR OACH INTO ROADWAYS THAT ARE DEDICATED (OR DESIGNATED) AS FIRE LANE EASEMENTS (OR CORRIDORS).
- ANY TREES THAT ARE PRESERVED ON THE SITE DURING CONSTRUCTION ACTIVITIES SHALL FOLLOW THE STANDARD DETAILS FOR TREE PROTECTION PER THE CURRENT PARKS, RECREATION & OPEN SPACE DEDICATION AND DEVELOPMENT CRITERIA MANUAL. PARKS, RECREATION & OPEN SPACE DEDICATION AND DEVELOPMENT CRITERIA MANUAL.
- LANDSCAPING, STRUCTURES, FENCES, OR ANY OTHER OBJECTS THAT OBSTRUCT OR OBSCURE SIGHT VISIBILITY LESS THAN OR EQUAL TO 25 PERCENT THROUGH SUCH STRUCTURES, FENCES, LANDSCAPING, OR OTHER OBJECTS IN THE VERTICAL PLANE ABOVE THE SIGHT TRIANGLE AREA BETWEEN A HEIGHT OF 26 INCHES AND 42 INCHES ABOVE THE ROADWAY SURFACE.

WARE MALCOMB
CIVIL ENGINEERING & SURVEYING

980 South Broadway
Suite 220
Denver, CO 80209
P: 303.561.3333
www.waremalcomb.com

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FORWARD ON BEHALF OF WARE MALCOMB

REDEVELOPMENT PLAN
14200 E. MONCRIEFF PLACE
LANDSCAPE NOTES

| NO. | DATE | REMARKS |
|-----|------------|------------------------|
| 1 | 07/08/2020 | 1ST PLANNING SUBMITTAL |
| 2 | 09/16/2020 | 2ND PLANNING SUBMITTAL |
| 3 | 11/05/2020 | 3RD PLANNING SUBMITTAL |
| 4 | 01/08/2021 | 4TH PLANNING SUBMITTAL |
| 5 | 03/04/2021 | 5TH PLANNING SUBMITTAL |

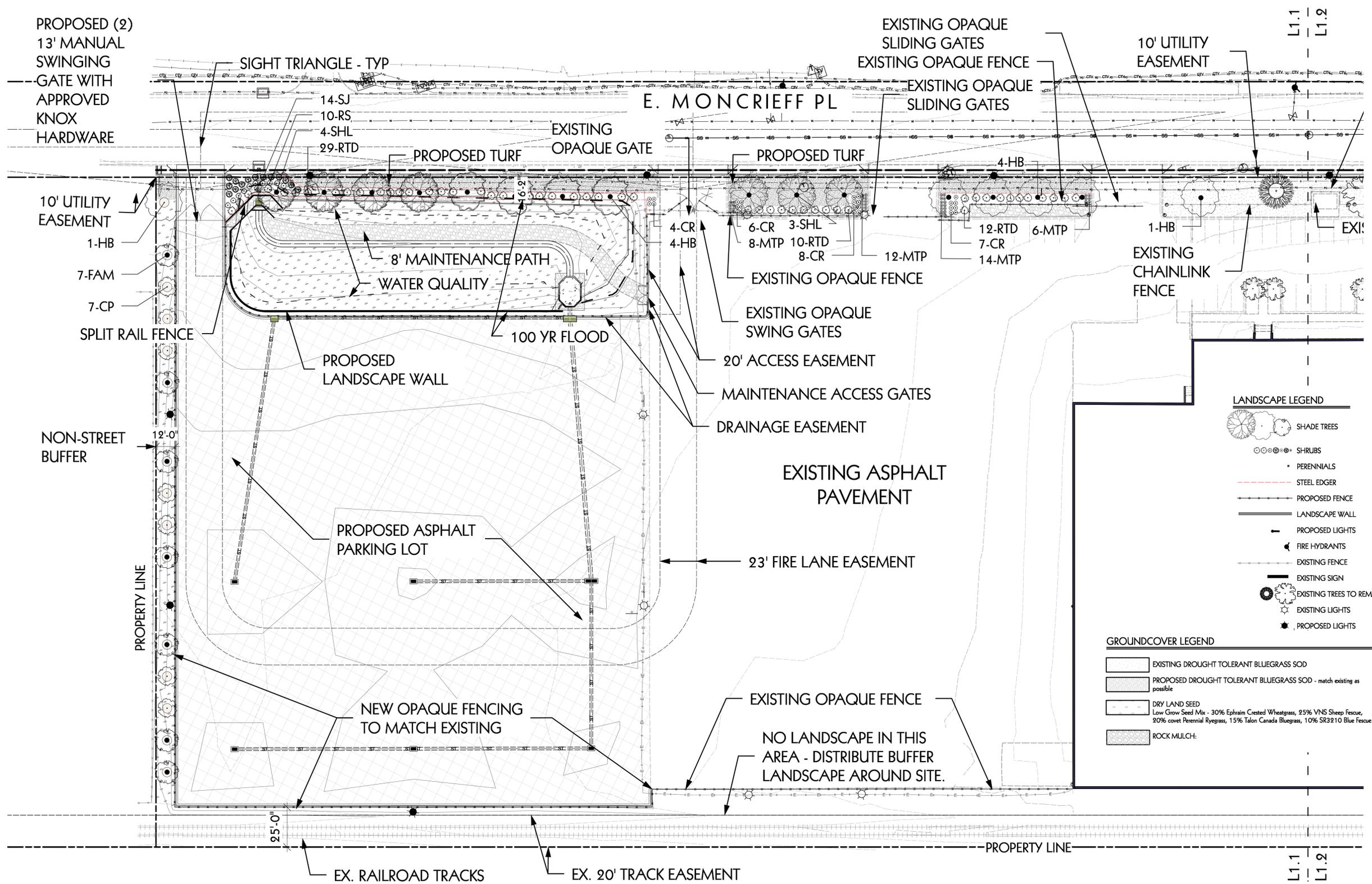
| | |
|------------|------------|
| JOB NO.: | DCB19-4033 |
| PA / PM: | S. GIBSON |
| DESIGN BY: | OBLA |
| DATE: | 07/08/2020 |
| PLOT DATE: | 07/07/2020 |

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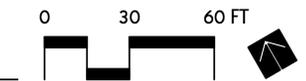
NOT FOR CONSTRUCTION

REDEVELOPMENT PLAN
14200 E. MONCRIEFF PLACE
WEST LANDSCAPE PLAN



- LANDSCAPE LEGEND**
- SHADE TREES
 - SHRUBS
 - PERENNIALS
 - STEEL EDGER
 - PROPOSED FENCE
 - LANDSCAPE WALL
 - PROPOSED LIGHTS
 - FIRE HYDRANTS
 - EXISTING FENCE
 - EXISTING SIGN
 - EXISTING TREES TO REMAIN
 - EXISTING LIGHTS
 - PROPOSED LIGHTS
- GROUND COVER LEGEND**
- EXISTING DROUGHT TOLERANT BLUEGRASS SOD
 - PROPOSED DROUGHT TOLERANT BLUEGRASS SOD - match existing as possible
 - DRY LAND SEED
Low Grow Seed Mix - 30% Ephraim Crested Wheatgrass, 25% VNS Sheep Fescue, 20% covert Perennial Ryegrass, 15% Talon Canada Bluegrass, 10% SR3210 Blue Fescue.
 - ROCK MULCH.

WEST LANDSCAPE PLAN
SCALE: 1"=30'-0"



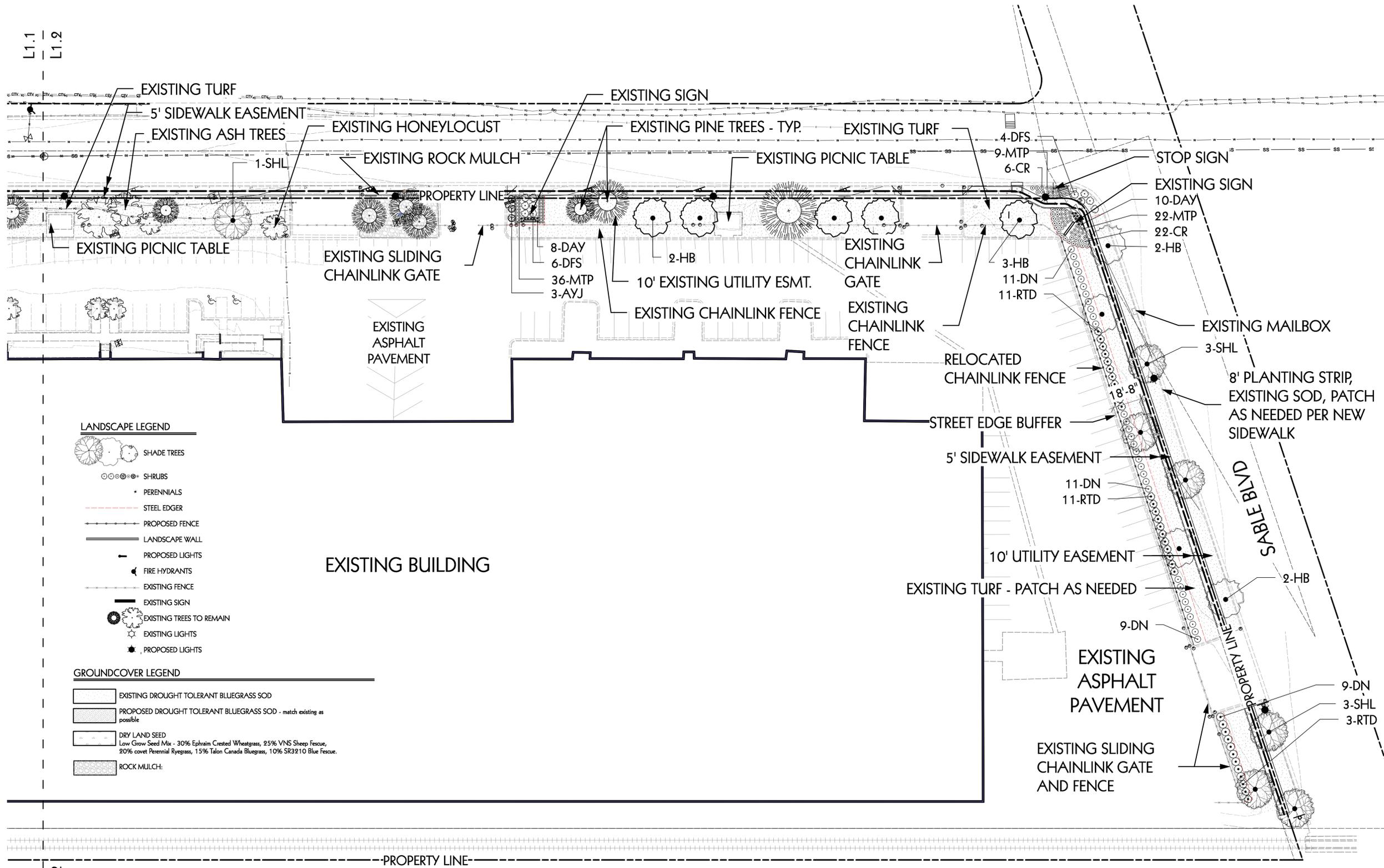
| NO. | DATE | REMARKS |
|-----|------------|------------------------|
| 1 | 07/08/2020 | 1ST PLANNING SUBMITTAL |
| 2 | 09/10/2020 | 2ND PLANNING SUBMITTAL |
| 3 | 11/02/2020 | 3RD PLANNING SUBMITTAL |
| 4 | 01/08/2021 | 4TH PLANNING SUBMITTAL |
| 5 | 03/04/2021 | 5TH PLANNING SUBMITTAL |

| | |
|------------|------------|
| JOB NO.: | DCB19-4033 |
| PA/PM: | S. GIBSON |
| DESIGN BY: | OBLA |
| DATE: | 07/08/2020 |
| PLOT DATE: | 07/07/2020 |

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REDEVELOPMENT PLAN
14200 E. MONCRIEFF PLACE
EAST LANDSCAPE PLAN



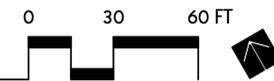
LANDSCAPE LEGEND

- SHADE TREES
- SHRUBS
- PERENNIALS
- STEEL EDGER
- PROPOSED FENCE
- LANDSCAPE WALL
- PROPOSED LIGHTS
- FIRE HYDRANTS
- EXISTING FENCE
- EXISTING SIGN
- EXISTING TREES TO REMAIN
- EXISTING LIGHTS
- PROPOSED LIGHTS

GROUNDCOVER LEGEND

- EXISTING DROUGHT TOLERANT BLUEGRASS SOD
- PROPOSED DROUGHT TOLERANT BLUEGRASS SOD - match existing as possible
- DRY LAND SEED
Low Crow Seed Mix - 30% Ephraim Crested Wheatgrass, 25% VNS Sheep Fescue, 20% covet Perennial Ryegrass, 15% Talon Canada Bluegrass, 10% SR3210 Blue Fescue.
- ROCK MULCH:

EAST LANDSCAPE PLAN
SCALE: 1"=30'-0"



| NO. | DATE | REMARKS |
|-----|------------|------------------------|
| 1 | 07/08/2020 | 1ST PLANNING SUBMITTAL |
| 2 | 09/16/2020 | 2ND PLANNING SUBMITTAL |
| 3 | 11/02/2020 | 3RD PLANNING SUBMITTAL |
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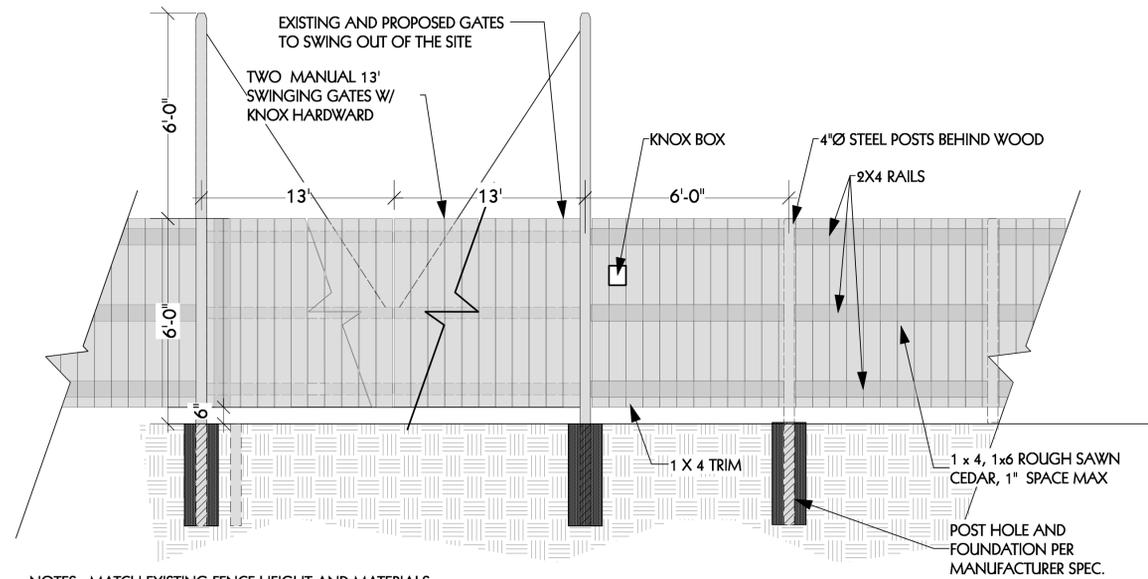
| | |
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| JOB NO.: | DCB19-4033 |
| PA/PM: | S. GIBSON |
| DESIGN BY: | OBLA |
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NOT FOR CONSTRUCTION

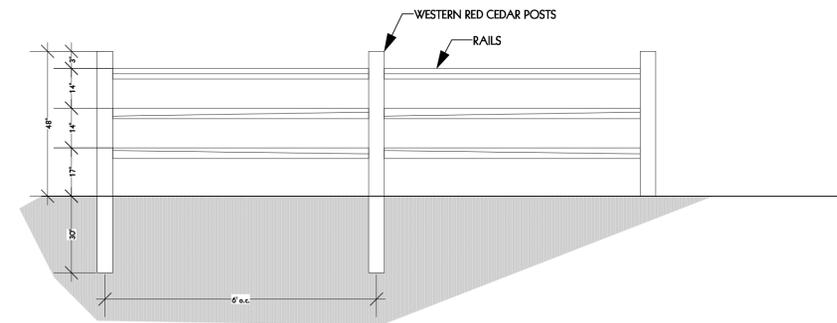
FORWARD ON BEHALF OF WARE MALCOMB

REDEVELOPMENT PLAN
14200 E. MONCRIEFF PLACE
LANDSCAPE NOTES AND DETAILS



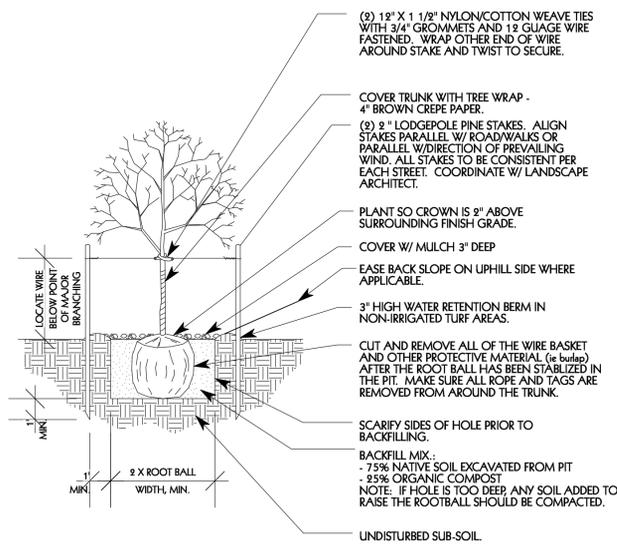
NOTES: MATCH EXISTING FENCE HEIGHT AND MATERIALS.

○ OPAQUE FENCING AND GATES - FRONT ELEVATION (finished side to street) - EXISTING & PROPOSED
SCALE: NTS

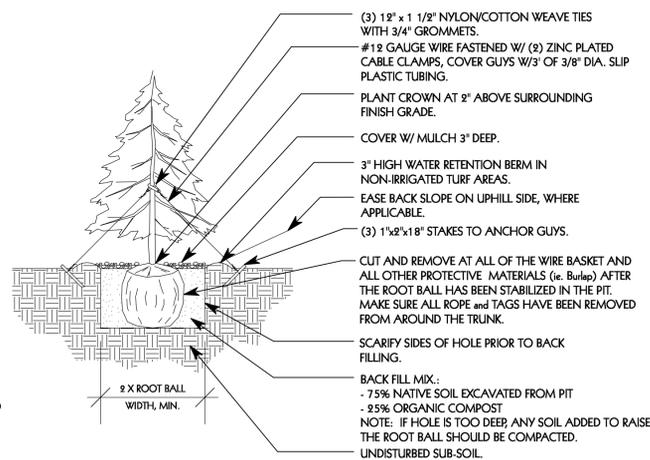


NOTE:
1. FENCE TO BE CONSTRUCTED OF NO. 1 GRADE CEDAR WITH KWAL STAIN - SUPERDEC SOLID STAIN - TANNED LEATHER.
2. OPEN RAIL FENCING ALLOWED FOR ALL LOTS (SIDE AND REAR) AND ANYWHERE ELSE IDENTIFIED SPECIFICALLY ON DETAILED LANDSCAPE PLANS.

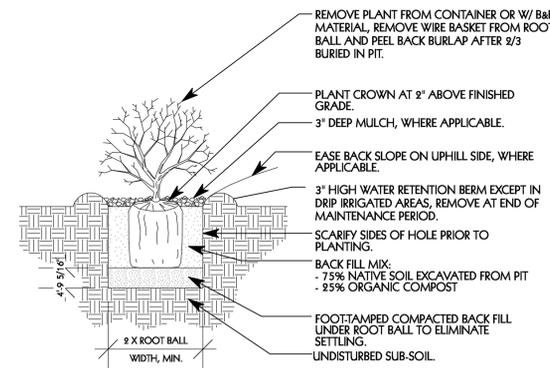
○ SPLIT RAIL FENCING
SCALE: NTS



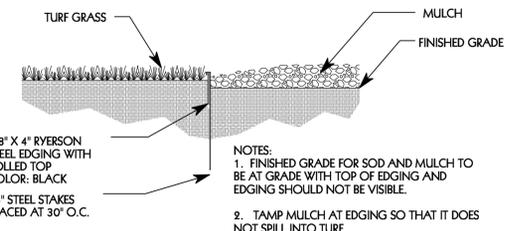
DECIDUOUS TREE PLANTING & STAKING
SCALE: NTS



EVERGREEN TREE PLANTING & STAKING
SCALE: NTS



TYPICAL SHRUB PLANTING
SCALE: NTS



EDGING
SCALE: NTS

NOTES:
1. FINISHED GRADE FOR SOD AND MULCH TO BE AT GRADE WITH TOP OF EDGING AND EDGING SHOULD NOT BE VISIBLE.
2. TAMP MULCH AT EDGING SO THAT IT DOES NOT SPILL INTO TURF.

| NO. | DATE | REMARKS |
|-----|------------|------------------------|
| 1 | 07/08/2020 | 1ST PLANNING SUBMITTAL |
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| | |
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| JOB NO.: | DCB19-4033 |
| PA / PM: | S. GIBSON |
| DESIGN BY: | OBLA |
| DATE: | 07/08/2020 |
| PLOT DATE: | 07/07/2020 |

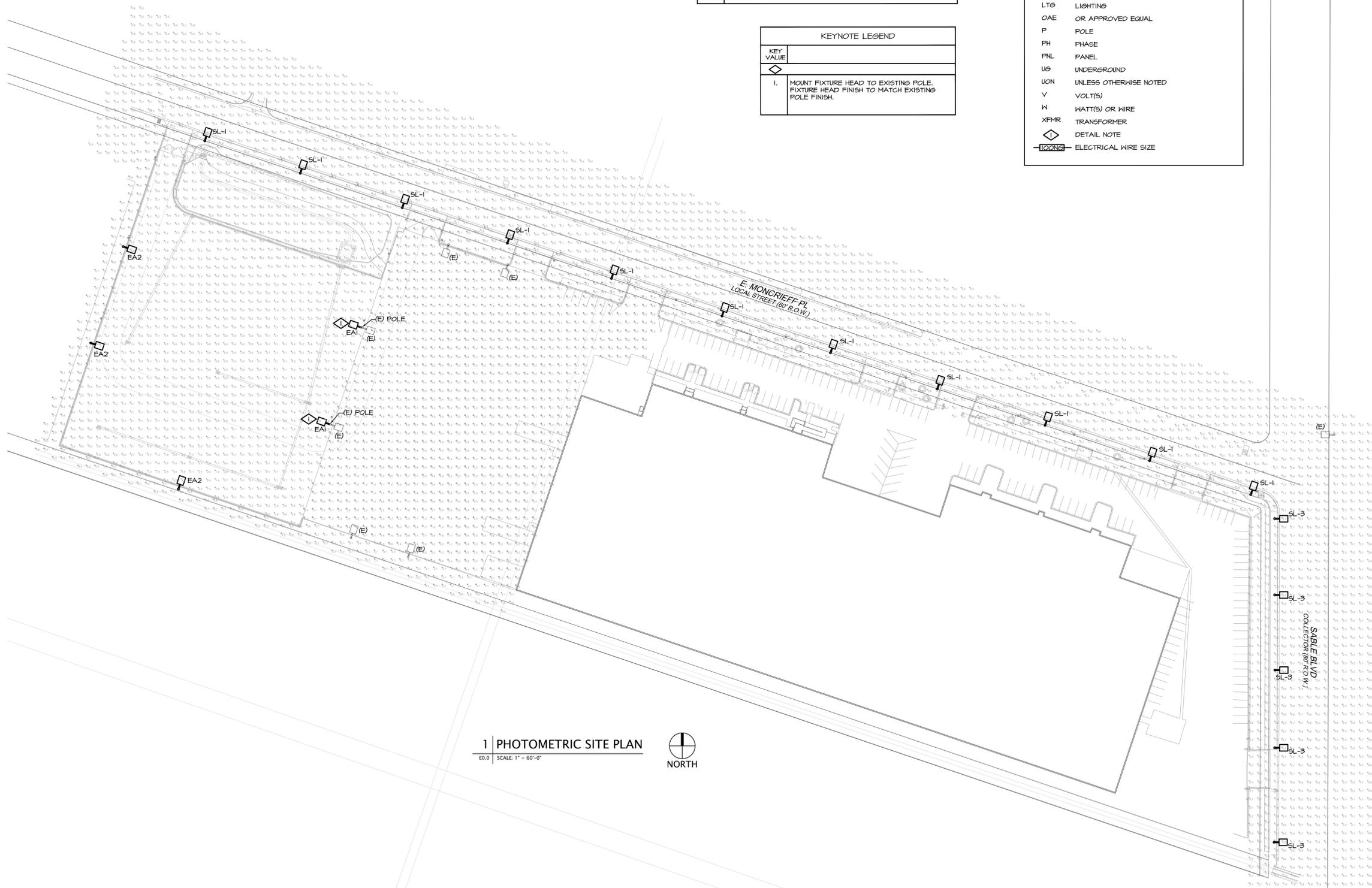
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| GENERAL NOTES | |
|---------------|---|
| A. | ALL LIGHT FIXTURES SHALL BE CONTROLLED VIA ASTRONOMICAL TIME-CLOCK. |
| B. | ILLUMINANCE VALUES SHOWN ARE AT GRADE AND SHOULD BE CONSIDERED INITIAL USING A LIGHT LOSS FACTOR OF 1.0. |
| C. | ILLUMINANCE VALUES SHOWN HERE REPRESENT LIGHTING FROM LUMINAIRES SHOWN EXPLICITLY ON THIS DRAWING. |
| D. | ON-SITE AND PARKING AREAS SHALL BE LIT WITH FULL CUTOFF TYPE LIGHT FIXTURES NO MORE THAN 25 FEET TALL. FIXTURES SHALL BE DOWNCAST TYPE. |
| E. | LIGHTING SOURCES SHALL BE COLOR-CORRECT TYPES SUCH AS HALOGEN OR METAL HALIDE, AND LIGHT TYPES OF LIMITED SPECTRAL EMISSION, SUCH AS LOW PRESSURE SODIUM OR MERCURY VAPOR LIGHTS, ARE PROHIBITED EVEN IN SERVICE AREAS. |
| F. | PRIVATE AND SECURITY LIGHTING SHALL NOT CAUSE GLARE ABOVE A LEVEL OF 4 FEET ONTO ADJACENT PROPERTIES. |

| ABBREVIATIONS | |
|---------------|--|
| A | AMPERE(S) |
| AFG | ABOVE FINISHED GRADE |
| AHJ | AUTHORITY HAVING JURISDICTION |
| AIG | AMPERES INTERRUPTING CURRENT |
| C | CONDUIT |
| DWS(S) | DRAWING(S) |
| EC | ELECTRICAL CONTRACTOR OR EMPTY CONDUIT |
| (E) | EXISTING TO REMAIN |
| FLA | FULL LOAD AMPS |
| GC | GENERAL CONTRACTOR |
| KVA | KILOVOLT AMPERE(S) |
| KWH | KILOWATT(S) |
| LTG | LIGHTING |
| OAE | OR APPROVED EQUAL |
| P | POLE |
| PH | PHASE |
| PNL | PANEL |
| UG | UNDERGROUND |
| UN | UNLESS OTHERWISE NOTED |
| V | VOLT(S) |
| W | WATT(S) OR WIRE |
| XFMR | TRANSFORMER |
| ◇ | DETAIL NOTE |
| — | ELECTRICAL WIRE SIZE |

| ELECTRICAL SYMBOLS | |
|--------------------|--|
| ⊙ | LUMINAIRE TYPE, REFERENCING LUMINAIRE SCHEDULE, TYPICAL ALL FIXTURES, SUBSCRIPT, IF SHOWN, REFERENCES WALL SWITCH. |
| ⊠ | EXTERIOR AREA LIGHT |

| KEYNOTE LEGEND | |
|----------------|--|
| ◇ | KEY VALUE |
| ◇ | 1. MOUNT FIXTURE HEAD TO EXISTING POLE. FIXTURE HEAD FINISH TO MATCH EXISTING POLE FINISH. |



1 PHOTOMETRIC SITE PLAN
 E.O.D. SCALE: 1" = 60'-0"
 NORTH

WARE MALCOMB
 CIVIL ENGINEERING & SURVEYING

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

FOR AND ON BEHALF
 OF WARE MALCOMB

**MONCRIEFF SUBDIVISION
 FILING NO. 1
 PHOTOMETRIC SITE PLAN**

| NO. | DATE | REMARKS |
|-----|------------|------------------------|
| 1 | 07/27/2020 | 1ST PLANNING SUBMITTAL |
| 2 | 09/16/2020 | 2ND PLANNING SUBMITTAL |
| 3 | 11/20/2020 | 3RD PLANNING SUBMITTAL |
| 4 | 01/08/2021 | 4TH PLANNING SUBMITTAL |
| 5 | 02/04/2021 | 5TH PLANNING SUBMITTAL |

| | |
|------------|------------|
| JOB NO.: | DCS19-4033 |
| PA / PM: | EDR |
| DESIGN BY: | ENM |
| DATE: | 02/03/2021 |
| PLOT DATE: | 02/03/2021 |

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NOT FOR CONSTRUCTION

