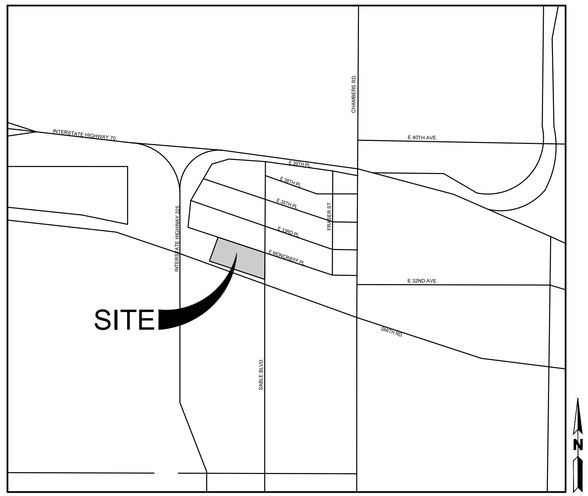
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REDEVELOPMENT PLAN

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'

SHEET INDEX

1	COVER SHEET
2	NOTES
3	SITE PLAN
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12	SITE LIGHTING DETAILS

AMENDMENTS

LEGAL DESCRIPTION

LOT 1, BLOCK 1, MONCRIEFF SUBDIVISION FILING NO. 1, LYING SOUTHEASTERLY OF THE FOLLOWING DESCRIBED LINE:

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 MONUMENTION 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 1,070.96 FEET TO THE SOUTHERLY LINE OF LOT 1, BLOCK ONE, UPLAND PARK SUBDIVISION RECORDED AT RECEPTION NUMBER A0070666 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°36'00" 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**;

SAID PARCEL CONTAINS A MEASURED AREA OF 612,066 SQUARE FEET OR 14.051 ACRES MORE OR LESS.

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

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 _____)
ON THIS _____ DAY OF _____ AD. _____, BEFORE ME
_____

NOTARY PUBLIC, PERSONALLY APPEARED _____
AND ACKNOWLEDGED THE HE/THEY EXECUTED THE FOREGOING INSTRUMENT.

WITNESS MY HAND AND OFFICIAL SEAL

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

CITY OF AURORA APPROVALS:

PLANNING DIRECTOR: _____ DATE: _____

PLANNING AND
ZONING COMMISSION: _____ DATE: _____
(CHAIRPERSON)

CITY COUNCIL: _____ DATE: _____
(MAYOR)

CITY ATTORNEY: _____ DATE: _____

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: _____

PROJECT TEAM

APPLICANT / OWNER:
BEACON
1977 SAFARI TRAIL
EAGAN, MN 55122
651.775.1800
NICK SPADACCINI

CIVIL ENGINEER:
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DAN ALLEN

PHOTOMETRIC ENGINEER:
AE DESIGN
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303.296.4443
ERIC REITAN

LANDSCAPE ARCHITECT:
OUTSIDE LA
BOULDER, CO
STEAMBOAT SPRINGS, CO
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SANDI GIBSON

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

FOR AND ON BEHALF
OF WARE MALCOMB

REDEVELOPMENT PLAN
14200 E MONCRIEFF PLACE
COVER SHEET

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6	03/23/2021	6TH PLANNING SUBMITTAL

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

SHEET
1
Sheet 1 of 12

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NOT FOR CONSTRUCTION

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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 ENCROACH 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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p 303.561.3333
waremalcomb.com

FOR AND ON BEHALF
OF WARE MALCOMB

REDEVELOPMENT PLAN
14200 E MONCRIEFF PLACE

NOTES

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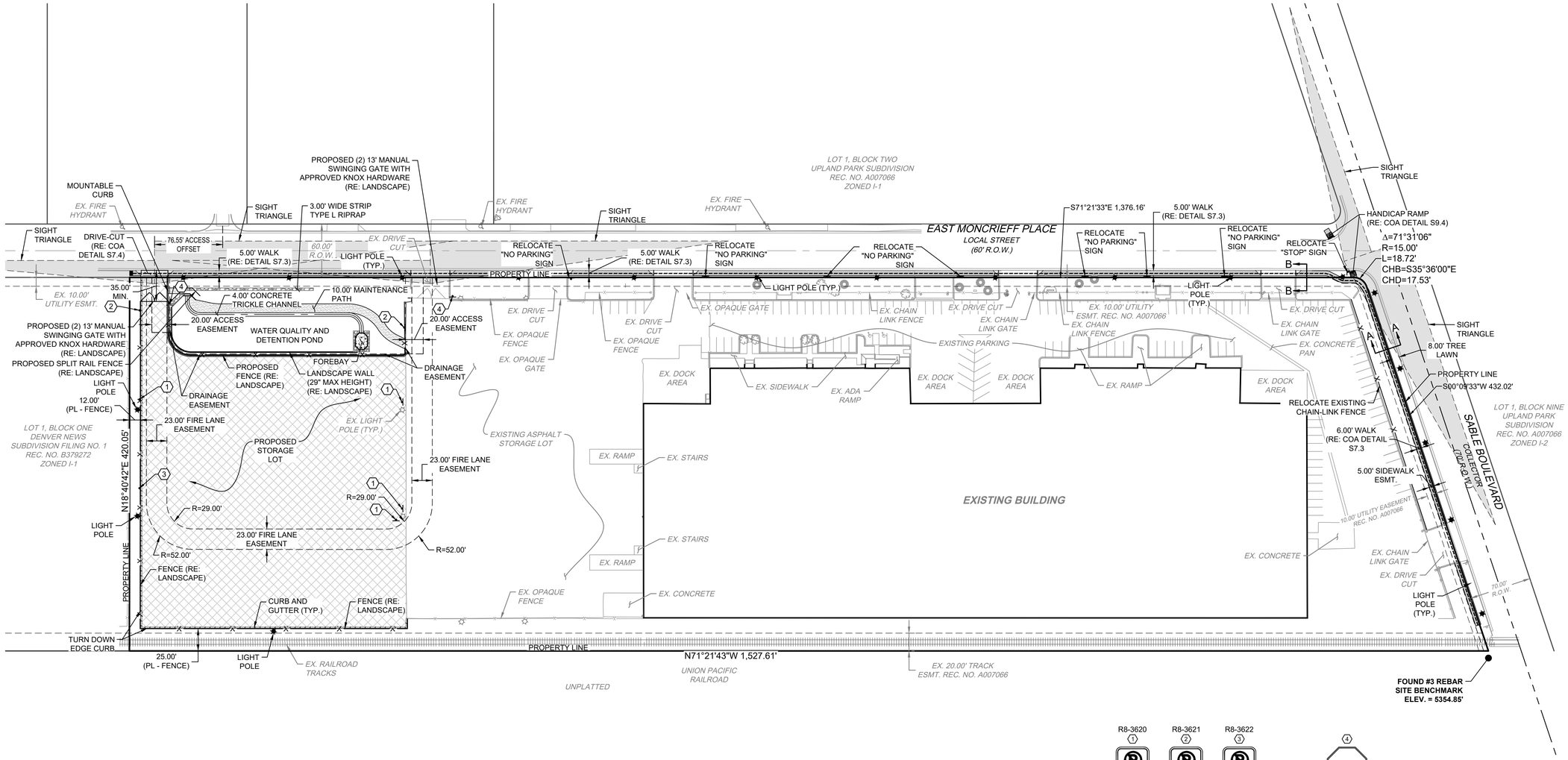
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PA / PM:	D. ALLEN
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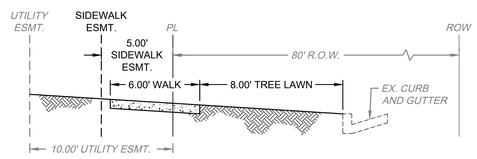
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Sheet 2 of 12

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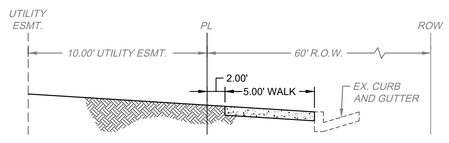
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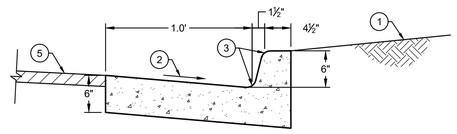




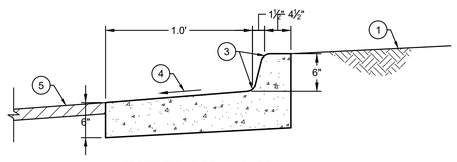
SABLE BOULEVARD SIDEWALK SECTION
SECTION A-A
N.T.S.



EAST MONCRIEFF PLACE SIDEWALK SECTION
SECTION B-B
N.T.S.



6" VERTICAL CATCH CURB

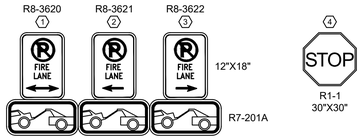


6" VERTICAL SPILL CURB

NOTES:
1) BACKFILL, SEE DETAIL OF CUT/FILL SLOPE
2) SLOPE AT 1" PER FOOT
3) ½" RADIUS TYPICAL
4) SLOPE TO MATCH ADJACENT PAVEMENT
5) 7" FULL DEPTH ASPHALT

CURB DETAILS
N.T.S.

LEGEND:
- PROPERTY LINE
- EXISTING RIGHT-OF-WAY
- EXISTING CURB AND GUTTER
- PROPOSED CURB AND GUTTER
- EXISTING EASEMENT
- EXISTING FENCE
- PROPOSED FENCE
- EXISTING LIGHT POLE
- PROPOSED LIGHT POLE
- EXISTING FIRE HYDRANT
- EXISTING SIGN
- PROPOSED SIGN
- PROPOSED WALK
- PROPOSED POND MAINTENANCE PATH
- SIGHT TRIANGLE
- 7" FULL DEPTH ASHPHALT (RE: COA TABLE 5.01.2.03.2



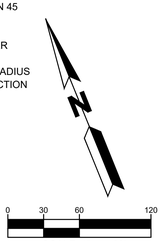
FIRE LANE, STOP & TOW-AWAY ZONE SIGNS
N.T.S.

NOTES:
1) 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.
2) 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.
3) THE 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.
4) FIRE LANE SIGNS SHOULD BE INSTALLED 2' BEHIND CURB OR SIDEWALK.
5) THE CLEARANCE TO THE BOTTOM OF THE SIGN SHALL BE 7 FEET. THERE SHALL BE NOT OTHER SIGNS ATTACHED TO THE SIGN OR THE SIGN POST.
6) 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).



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FOR AND ON BEHALF OF WARE MALCOMB

REDEVELOPMENT PLAN
14200 E MONCRIEFF PLACE
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	02/12/2021	5TH PLANNING SUBMITTAL
6	03/23/2021	6TH PLANNING SUBMITTAL

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

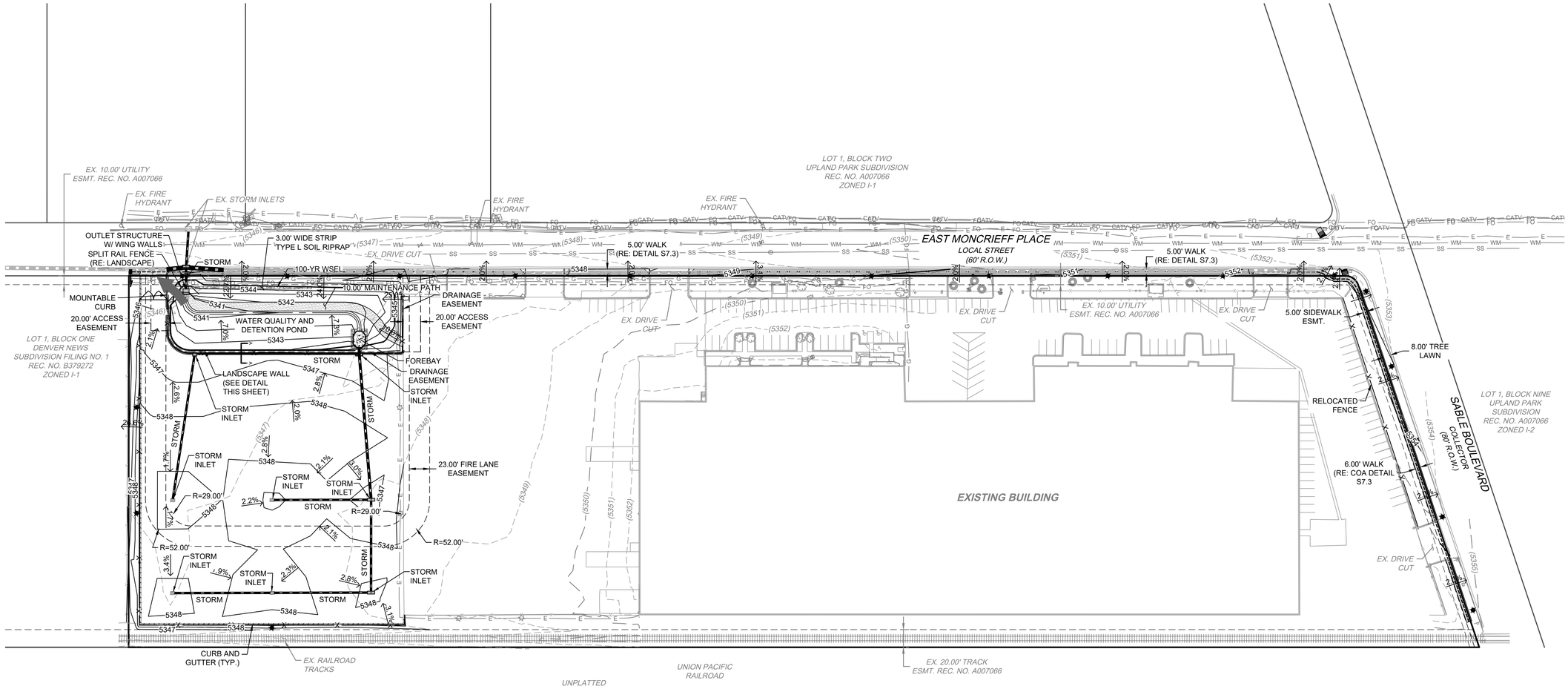
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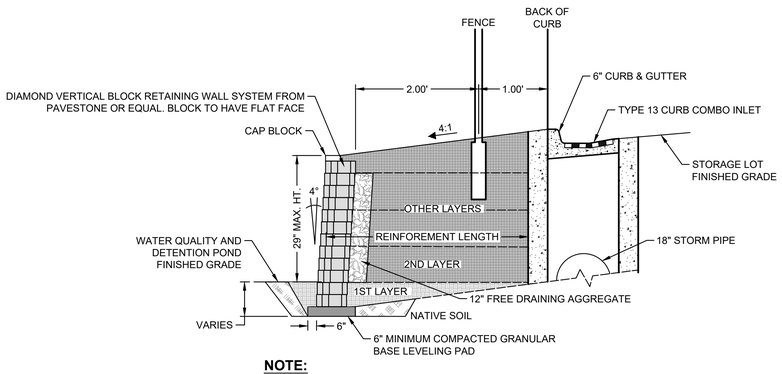
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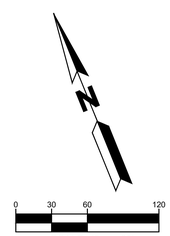
NOTE:
1) WALL COLOR TO MATCH BASE OF BLDG.

SECTION A-A
N.T.S.

LEGEND:

PROPERTY LINE	EXISTING FIRE HYDRANT
EXISTING RIGHT-OF-WAY	EXISTING SIGN
5720 PROPOSED 5' CONTOUR	PROPOSED SIGN
5721 PROPOSED 1' CONTOUR	EXISTING GAS LINE
5720 EXISTING 5' CONTOUR	EXISTING WATER LINE
5721 EXISTING 1' CONTOUR	EXISTING WATER VALVE
PROPOSED STORM LINE	EXISTING WATER BOX
PROPOSED STORM INLET	EXISTING WATER BOX
EXISTING STORM INLET	EXISTING FIBER OPTIC LINE
EXISTING STORM MANHOLE	EXISTING FIBER OPTIC VAULT
FLOW DIRECTION	EXISTING CABLE TV LINE
PROPOSED WALK	EXISTING CABLE TV PEDESTAL
EXISTING CURB AND GUTTER	EXISTING SANITARY LINE
PROPOSED CURB AND GUTTER	EXISTING SANITARY MANHOLE
PROPOSED EASEMENT	EXISTING ELECTRIC LINE
EXISTING EASEMENT	EXISTING TELEPHONE LINE
EXISTING FENCE	EXISTING TELEPHONE PEDESTAL
PROPOSED FENCE	EXISTING TELEPHONE
EXISTING LIGHT POLE	EMERGENCY FLOW PATH
PROPOSED LIGHT POLE	

NOTES:
1) ALL PROPOSED WALKS TO BE ACCESSIBLE (2.0% MAXIMUM CROSS SLOPE, 5.0% MAXIMUM LONGITUDINAL SLOPE).
2) DRAINAGE FACILITIES ARE PRIVATE AND TO BE MAINTAINED BY THE OWNER.
3) ALL ENTRANCES ARE PRIVATE UNLESS OTHERWISE NOTED.
4) MINIMUM PAVEMENT SLOPES: 1% FOR ASPHALT, 0.5% FOR CONCRETE.



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FOR AND ON BEHALF OF WARE MALCOMB

REDEVELOPMENT PLAN
14200 E MONCRIEFF PLACE
GRADING 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
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6	03/23/2021	6TH PLANNING SUBMITTAL

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

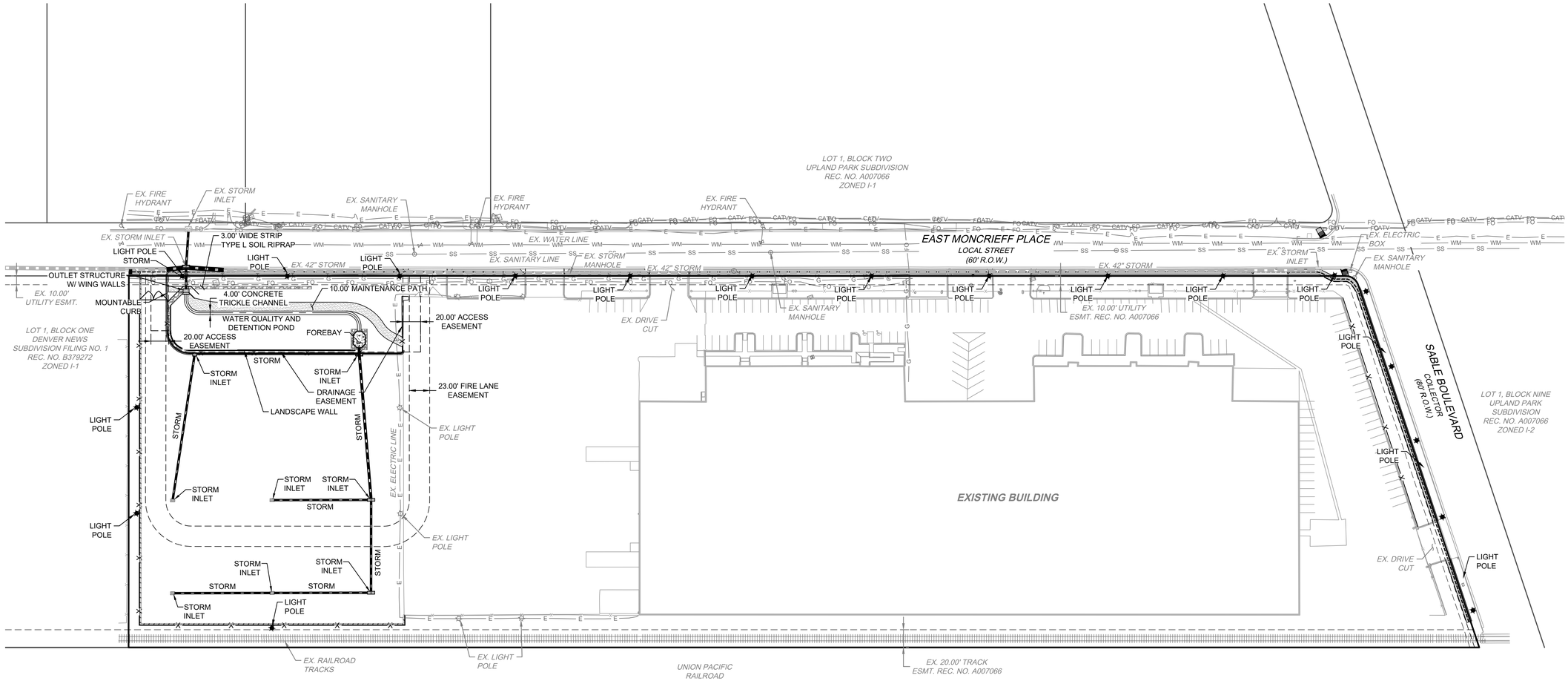
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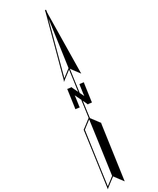


LEGEND:

PROPERTY LINE	EXISTING GAS LINE
EXISTING RIGHT-OF-WAY	EXISTING FIRE HYDRANT
PROPOSED EASEMENT	EXISTING WATER LINE
EXISTING EASEMENT	EXISTING WATER VALVE
EXISTING FENCE	EXISTING WATER BOX
PROPOSED FENCE	EXISTING WATER BOX
PROPOSED STORM LINE	EXISTING FIBER OPTIC LINE
PROPOSED STORM INLET	EXISTING FIBER OPTIC VAULT
EXISTING STORM INLET	EXISTING CABLE TV LINE
EXISTING STORM MANHOLE	EXISTING CABLE TV PEDESTAL
EXISTING LIGHT POLE	EXISTING TELEPHONE LINE
PROPOSED LIGHT POLE	EXISTING TELEPHONE PEDESTAL
EXISTING SIGN	EXISTING TELEPHONE
PROPOSED SIGN	
EXISTING SANITARY LINE	
EXISTING SANITARY MANHOLE	
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.



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FOR AND ON BEHALF OF WARE MALCOMB

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
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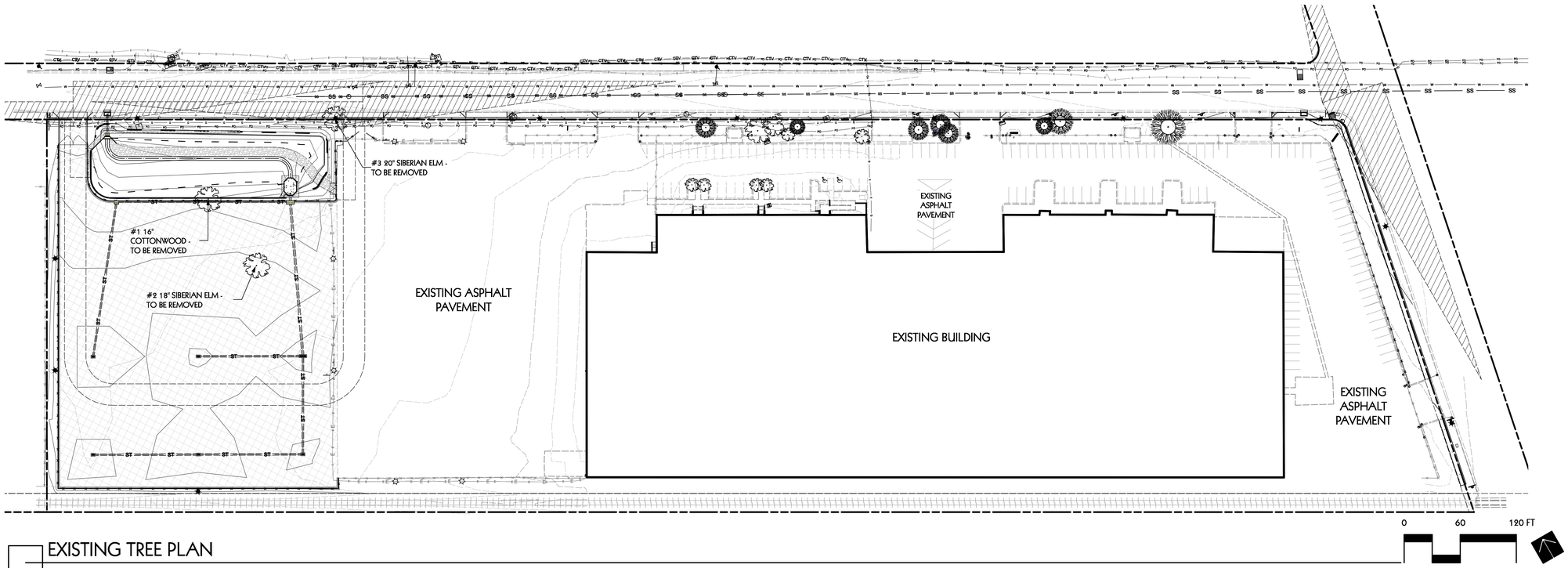
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EXISTING TREE PLAN

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.

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FOR AND ON BEHALF OF WARE MALCOMB

MONCRIEFF SUBDIVISION FILING No.1

EXISTING TREE PLAN

NO	DATE	REMARKS
1	07/06/2020	1ST PLANNING SUBMITTAL
2	09/14/2020	2ND PLANNING SUBMITTAL
3	11/06/2020	3RD PLANNING SUBMITTAL
4	01/08/2021	4TH PLANNING SUBMITTAL
5	02/04/2021	5TH PLANNING SUBMITTAL

JOB NO.:	DCS19-4033
PA / PM:	S. GIBSON
DESIGN BY:	OSLA
DATE:	07/06/2020
PLOT DATE:	07/07/2020

SHEET 6

Sheet 6 of 12

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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:

1. 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.
2. ALL FREESTANDING LIGHTS SHALL BE SAME HEIGHT AND FIXTURE AS EXISTING LIGHTS - SEE LIGHTING DETAILS.
3. ALL SIDEWALKS EITHER EXISTING OR PROPOSED TO BE CONCRETE WALKS. ALL VEHICULAR DRIVES AND PARKING AREAS EXISTING AND PROPOSED TO BE ASPHALT.
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. 146-4.7.3.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."
7. ALL UTILITY EASEMENTS SHALL REMAIN UNOBSTRUCTED AND FULLY ACCESSIBLE ALONG THEIR ENTIRE LENGTH FOR MAINTENANCE EQUIPMENT ENTRY.
8. 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.
9. A 5'-CLEAR SPACE SHALL BE MAINTAINED AROUND THE CIRCUMFERENCE OF FIRE HYDRANTS.
10. LANDSCAPING MATERIALS SHOWN WITHIN THE SITE PLAN CANNOT ENCROACH INTO ROADWAYS THAT ARE DEDICATED (OR DESIGNATED) AS FIRE LANE EASEMENTS (OR CORRIDORS).
11. 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.
12. 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.

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REDEVELOPMENT PLAN
14200 E. MONCRIEFF PLACE
LANDSCAPE NOTES

NO.	DATE	REMARKS
1	07/06/2020	1ST PLANNING SUBMITTAL
2	09/08/2020	2ND PLANNING SUBMITTAL
3	11/02/2020	3RD PLANNING SUBMITTAL
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JOB NO.:	DCS19-4033
PA / PM:	S. GIBSON
DESIGN BY:	OSLA
DATE:	07/06/2020
PLOT DATE:	07/07/2020

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

SIGHT TRIANGLE - TYP

14-SJ
10-RS
4-SHL
29-RTD

E. MONCRIEFF PL

EXISTING OPAQUE GATE

PROPOSED TURF

EXISTING OPAQUE SLIDING GATES

EXISTING OPAQUE FENCE

EXISTING OPAQUE SLIDING GATES

10' UTILITY EASEMENT

L1.1
L1.2

10' UTILITY EASEMENT

1-HB

7-FAM

7-CP

SPLIT RAIL FENCE

8' MAINTENANCE PATH

WATER QUALITY

L6.2

100 YR FLOOD

PROPOSED LANDSCAPE WALL

4-CR
4-HB

6-CR
8-MTP
3-SHL
10-RTD
8-CR
12-MTP

4-HB

12-RTD
7-CR
14-MTP
6-MTP

1-HB

EXISTING CHAINLINK FENCE

EXISTING OPAQUE FENCE

EXISTING OPAQUE SWING GATES

20' ACCESS EASEMENT

MAINTENANCE ACCESS GATES

DRAINAGE EASEMENT

NON-STREET BUFFER

12'-0"

EXISTING ASPHALT PAVEMENT

PROPOSED ASPHALT PARKING LOT

23' FIRE LANE EASEMENT

PROPERTY LINE

NEW OPAQUE FENCING TO MATCH EXISTING

EXISTING OPAQUE FENCE

NO LANDSCAPE IN THIS AREA - DISTRIBUTE BUFFER LANDSCAPE AROUND SITE.

25'-0"

EX. RAILROAD TRACKS

EX. 20' TRACK EASEMENT

PROPERTY LINE

L1.1
L1.2

0 30 60 FT

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 Grow Seed Mix - 30% Ephraim Crested Wheatgrass, 25% VNS Sheep Fescue, 20% covet Perennial Ryegrass, 15% Talon Canada Bluegrass, 10% SR3210 Blue Fescue.
- ROCK MULCH:

WEST LANDSCAPE PLAN

SCALE: 1"=30'-0"

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FOR AND ON BEHALF OF WARE MALCOMB

REDEVELOPMENT PLAN
14200 E. MONCRIEFF PLACE
WEST LANDSCAPE PLAN

NO.	DATE	REMARKS
1	07/09/2020	1ST PLANNING SUBMITTAL
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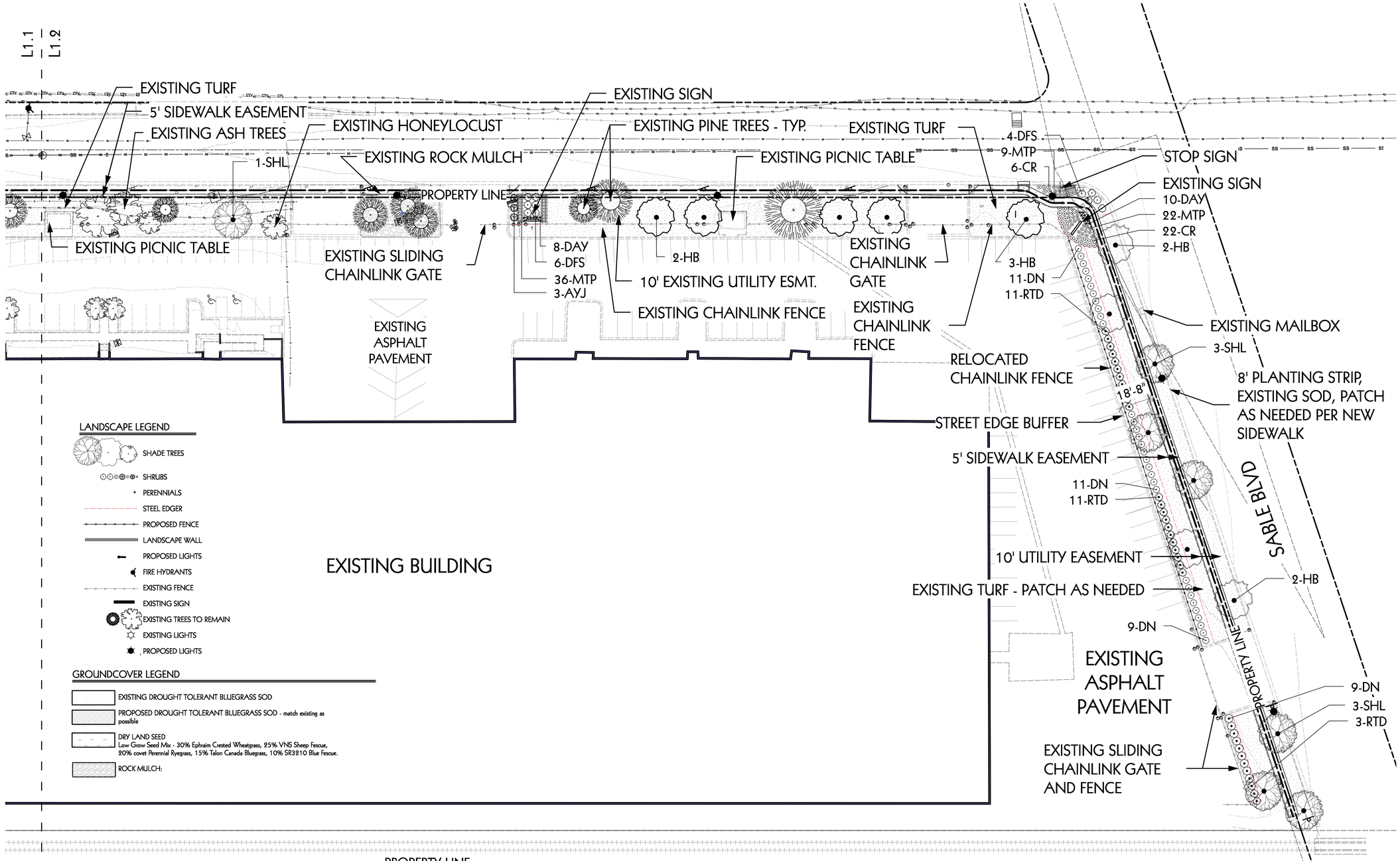
SHEET 8

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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 Grow Seed Mix - 30% Ephraim Crested Wheatgrass, 25% VNS Sheep Fescue, 20% covet Perennial Ryegrass, 15% Talon Canada Bluegrass, 10% SR3210 Blue Fescue.
- ROCK MULCH:

0 30 60 FT

EAST LANDSCAPE PLAN

SCALE: 1"=30'-0"

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REDEVELOPMENT PLAN
14200 E. MONCRIEFF PLACE
EAST LANDSCAPE PLAN

NO.	DATE:	REMARKS
1	07/06/2020	1ST PLANNING SUBMITTAL
2	09/18/2020	2ND PLANNING SUBMITTAL
3	11/02/2020	3RD PLANNING SUBMITTAL
4	01/05/2021	4TH PLANNING SUBMITTAL
5	02/04/2021	5TH PLANNING SUBMITTAL

JOB NO.:	DC519-4033
PA / PM:	S. GIBSON
DESIGN BY:	OSLA
DATE:	07/06/2020
PLOT DATE:	07/07/2020

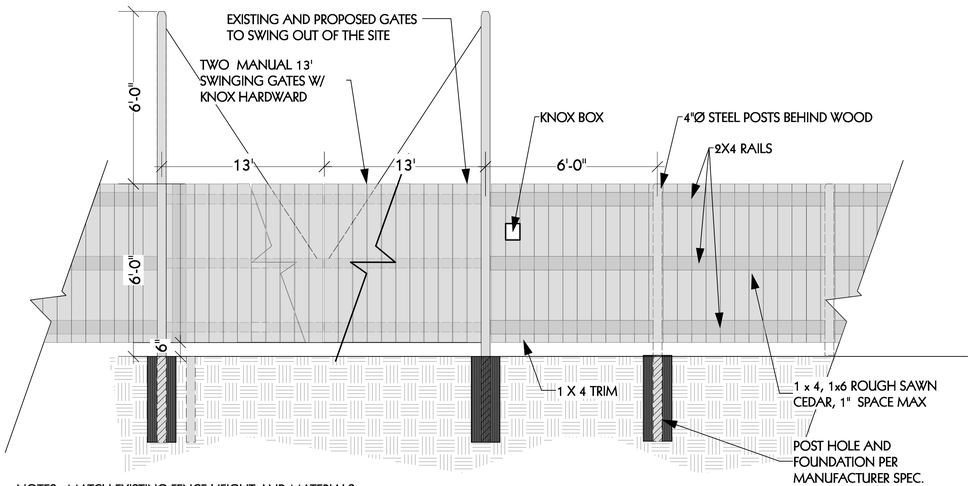
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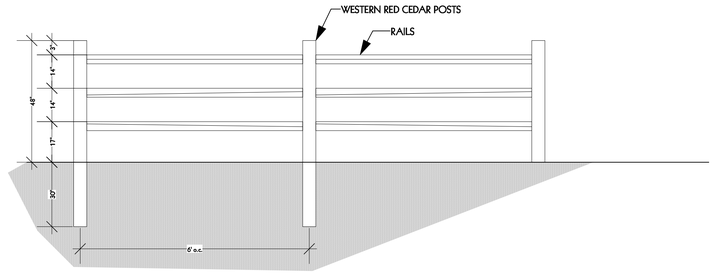
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NOTES: MATCH EXISTING FENCE HEIGHT AND MATERIALS.

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

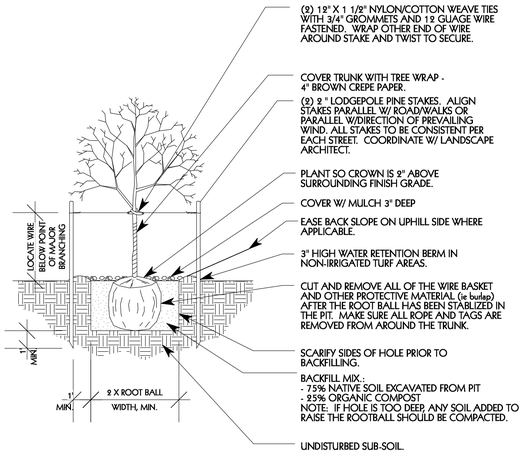
SCALE: NTS



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.

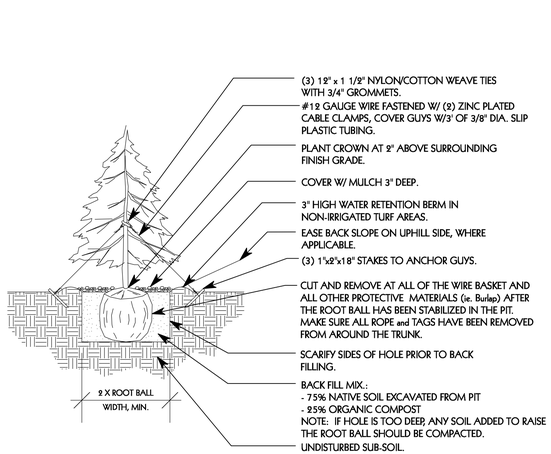
SPLIT RAIL FENCING

SCALE: NTS



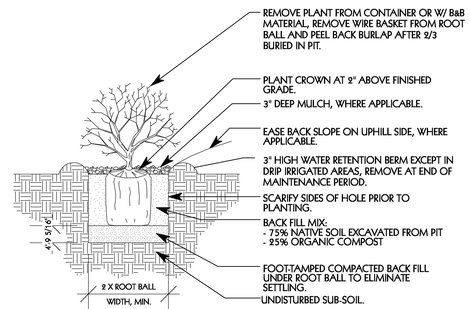
DECIDUOUS TREE PLANTING & STAKING

SCALE: NTS



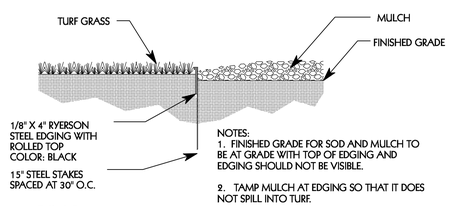
EVERGREEN TREE PLANTING & STAKING

SCALE: NTS



TYPICAL SHRUB PLANTING

SCALE: NTS



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.

EDGING

SCALE: NTS

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REDEVELOPMENT PLAN
14200 E. MONCRIEFF PLACE

LANDSCAPE NOTES AND DETAILS

NO.	DATE	REMARKS
1	07/06/2020	1ST PLANNING SUBMITTAL
2	09/07/2020	2ND PLANNING SUBMITTAL
3	11/02/2020	3RD PLANNING SUBMITTAL
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5	02/04/2021	5TH PLANNING SUBMITTAL

JOB NO.:	DCS19-4033
PA / PM:	S. GIBSON
DESIGN BY:	OSLA
DATE:	07/06/2020
PLOT DATE:	07/07/2020

SHEET
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Sheet 10 of 12

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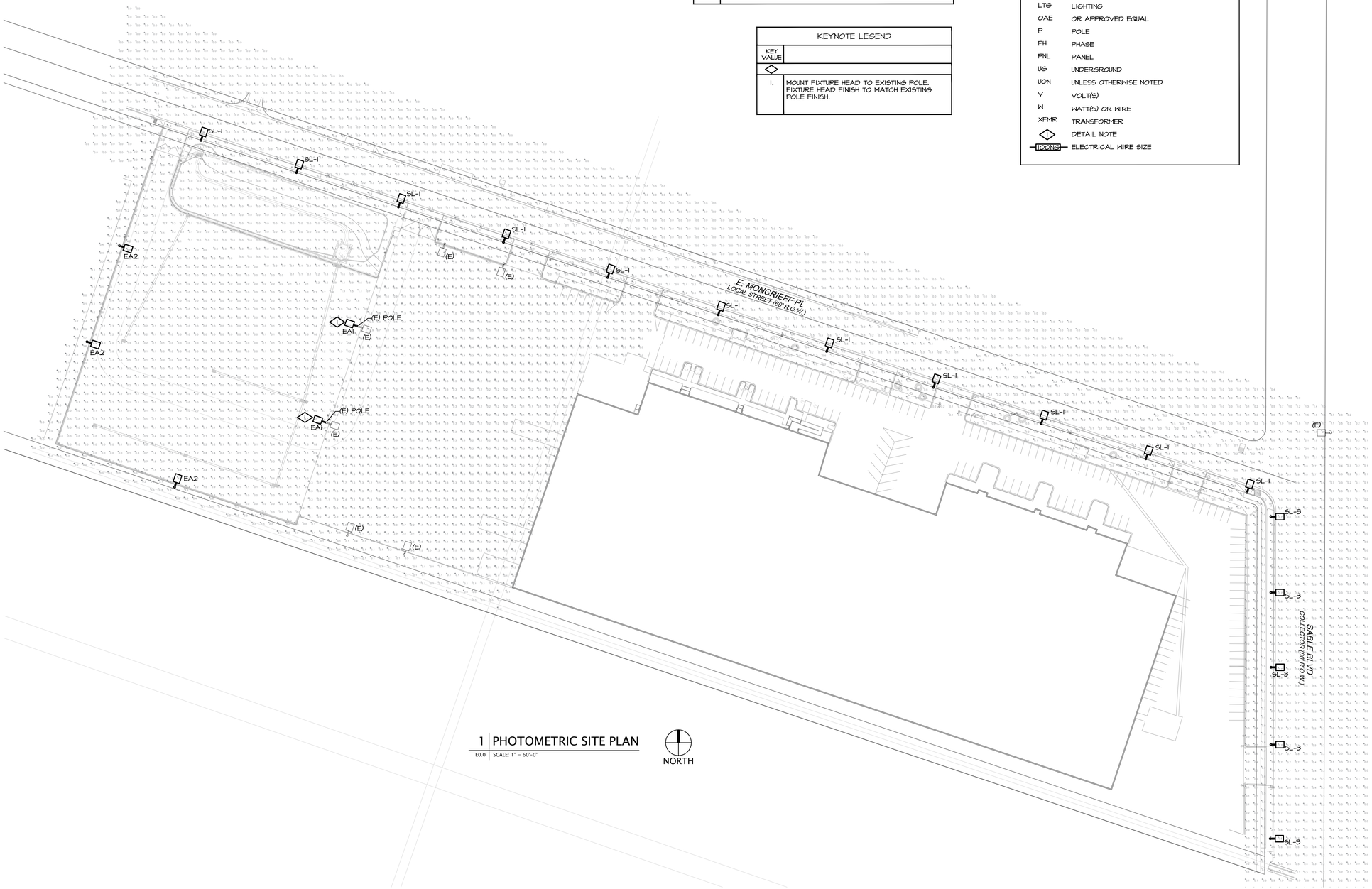
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GENERAL NOTES	
A.	ALL LIGHT FIXTURES SHALL BE CONTROLLED VIA ASTRONOMICAL TIME-CLOCK.
B.	ILLUMINANCE VALUES SHOWN ARE AT GRADE AND SHOULD BE CONSIDERED INITIAL USING A LIGHT LOSS FACTOR OR I.O.
C.	ILLUMINANCE VALUES SHOWN HERE REPRESENT LIGHTING FROM 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.

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

ABBREVIATIONS	
A	AMPERE(S)
AFG	ABOVE FINISHED GRADE
AHJ	AUTHORITY HAVING JURISDICTION
AIC	AMPERES INTERRUPTING CURRENT
C	CONDUIT
DWG(S)	DRAWING(S)
EC	ELECTRICAL CONTRACTOR OR EMPTY CONDUIT
(E)	EXISTING TO REMAIN
FLA	FULL LOAD AMPS
GC	GENERAL CONTRACTOR
KVA	KILOVOLT AMPERE(S)
KW	KILOWATT(S)
LTG	LIGHTING
OAE	OR APPROVED EQUAL
P	POLE
PH	PHASE
PNL	PANEL
UG	UNDERGROUND
UON	UNLESS OTHERWISE NOTED
V	VOLT(S)
W	WATT(S) OR WIRE
XFMR	TRANSFORMER
◇	DETAIL NOTE
12GWG	ELECTRICAL WIRE SIZE

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



1 PHOTOMETRIC SITE PLAN
E0.0 | SCALE: 1" = 60'-0"

NORTH

AE DESIGN
Integrated Lighting and Electrical Solutions
1900 Wazee Street #205 | Denver, CO 80202 | 303.296.3034
aedesign-inc.com
Project #:4564.01

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PHOTOMETRIC SITE PLAN

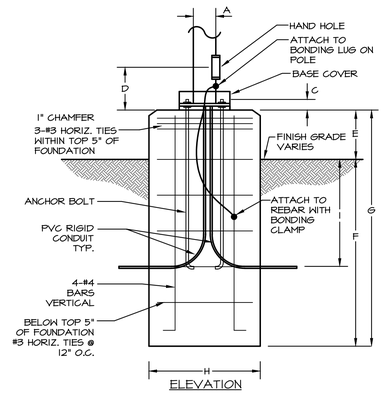
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DESIGN BY:	ENM
DATE:	02/03/2021
PLOT DATE:	02/03/2021

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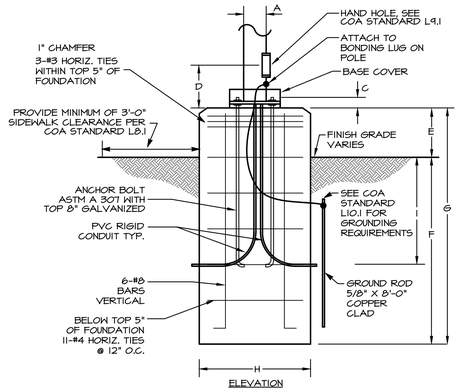
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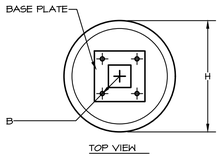
POLE KEY	OVERALL HEIGHT	A	ANCHOR BOLT DATA B	SIZE	C	D	E	F	G	H	I
EA2	20'0"	4"	PER MANUFACTURER				2'0"	6'0"	8'0"	24"	36"

1 | POLE BASE DETAIL
E1.0 | SCALE: NONE



POLE KEY	OVERALL HEIGHT	A	ANCHOR BOLT DATA B	SIZE	C	D	E	F	G	H	I
SL-1	20'0"	4"	4	1"	PER COA L10.1		0'2"	6'10"	7'0"	24"	36"
SL-3	30'0"	7"	4	1"	PER COA L10.1		0'2"	6'10"	7'0"	24"	36"

2 | COA POLE BASE DETAIL
E1.0 | SCALE: NONE



POLE BASE FOUNDATION NOTES:

1. FOR ADDITIONAL INFORMATION REGARDING POLE BASE FOUNDATION DESIGN, REFER TO COA STANDARD L10.1 DRAWINGS FOR STRUCTURAL REQUIREMENTS.

LIGHTING FIXTURE SCHEDULE

TYPE	DESCRIPTION	MANUFACTURER	CATALOG NUMBER	VOLTAGE	SOURCE QTY	WATT	TYPE	CCT/CRI	MAX WATTS	LUMEN OUTPUT	FIXTURE FINISH	MOUNTING INFORMATION LOCATION	BOF/RFD/OFH	NOTES
EA1	EXTERIOR LED AREA LIGHT, FORWARD THROW MEDIUM DISTRIBUTION, FULL CUT-OFF	LITHONIA	DSXO-LED-P1-30K-TFTM-MVOLT-RPA-DNAXD	120/277	1	166	LED	3000K 70 CRI	166	17,040	NATURAL ALUMINUM	POLE SEE PLANS	20'-0" OFH	1
EA2	EXTERIOR LED AREA LIGHT, FORWARD THROW MEDIUM DISTRIBUTION, FULL CUT-OFF, HOUSE-SIDE SHIELD, ROUND POLE	LITHONIA	DSXO-LED-P1-30K-TFTM-MVOLT-RPA-HSA-DNAXD	120/277	1	166	LED	3000K 70 CRI	166	17,040	NATURAL ALUMINUM	POLE	20'-0" OFH	1,2
SL-1	ROADWAY POLE MOUNTED SINGLE LED AREA LIGHT TYPE III OPTIC, 7-PIN TWISTLOCK RECEPTACLE STRAIGHT ROUND TAPERED GALV POLE, 20'-0", 3" DIAM	COOPER STREETWORKS POLE: VALMONT	HEAD: GAN-AF-01-LED-U-T3-AP-1030-1200-4NT POLE: DS210-540A200-D1-PC-GV-NC	120	1	67	LED	3000K 70 CRI	67	6,613	GRAY	POLE	20'-0" BOF	3,4,5
SL-3	ROADWAY POLE MOUNTED SINGLE LED AREA LIGHT TYPE III OPTIC, 7-PIN TWISTLOCK RECEPTACLE STRAIGHT ROUND TAPERED GALV POLE, 30'-0", 3" DIAM	COOPER ARCHEON POLE: VALMONT	HEAD: ARCH-M-AF48-130-D-U-T3-1030-4NT-AP POLE: DS210-800A300-D1-PC-GV-NC	120	1	131	LED	3000K 70 CRI	131	15,619	GRAY	POLE	30'-0" BOF	3,4,5

ABBREVIATIONS: BOF - BOTTOM OF FIXTURE, RFD - RECESSED FIXTURE DEPTH, OFH - OVERALL FIXTURE HEIGHT, AFF(AFG) - ABOVE FINISHED FLOOR (GRADE), WFD - WALL FIXTURE DEPTH

SPECIFIC NOTES:
1. FIXTURE FINISH TO MACH EXISTING FIXTURE FINISH.
2. NEW LIGHT POLES SHALL MATCH HEIGHT OF EXISTING SITE POLES.
3. COLOR OF ALL LIGHTING ASSEMBLY COMPONENTS MUST MATCH, I.E. POLE, BASE COVER, LUMINAIRE, BRACKET ARM, ETC.
4. THE STREETLIGHT OR PEDESTRIAN LIGHT INSTALLATION SHALL BE DESIGNED, FUNDED, AND CONSTRUCTED BY THE DEVELOPER/OWNER, OWNERSHIP AND MAINTENANCE OF THE STREET/PEDESTRIAN LIGHTS SHALL BE THE RESPONSIBILITY OF THE CITY OF AURORA ONCE THEY HAVE BEEN ACCEPTED.
5. REFER TO THE CITY OF AURORA PUBLIC LIGHT CONSTRUCTION STANDARDS FOR POLE BASE REQUIREMENTS.

Statistics

Description	Symbol	Avg	Max	Min	Max/Min	Avg/Min
BEYOND BOUNDARY	◇	0.4 fc	4.2 fc	0.0 fc	N/A	N/A
E MONCRIEFF PL	+	0.3 cd/m²	0.8 cd/m²	0.1 cd/m²	8.0:1	3.0:1
EXISTING SITE	□	1.1 fc	15.4 fc	0.0 fc	N/A	N/A
FENCED YARD	+	0.1 fc	1.9 fc	0.0 fc	N/A	N/A
LANDSCAPE	×	0.3 fc	1.3 fc	0.0 fc	N/A	N/A
MONCRIEFF SIDEWALK	+	1.0 fc	2.2 fc	0.1 fc	22.0:1	10.3:1
ROADWAY SPILLOVER	+	0.2 fc	2.4 fc	0.0 fc	N/A	N/A
SABLE BLVD	+	0.6 cd/m²	1.2 cd/m²	0.2 cd/m²	6.0:1	3.0:1
SABLE BLVD SIDEWALK	+	1.1 fc	2.4 fc	0.4 fc	6.0:1	2.8:1
STORAGE YARD	+	0.7 fc	5.4 fc	0.0 fc	N/A	N/A

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DESIGN BY:	ENM
DATE:	02/03/2021
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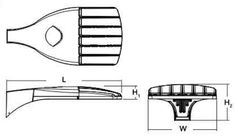
D-Series Size 0
LED Area Luminaire

Catalog Number
Notes
Type

Introduction

The modern styling of the D-Series is striking yet unobtrusive - making a bold, progressive statement even as it blends seamlessly with its environment. The D-Series distills the benefits of the latest in LED technology into a high performance, high efficacy, long-life luminaire. The outstanding photometric performance results in sites with excellent uniformity, greater pole spacing and lower power density. It is ideal for replacing up to 400W metal halide with typical energy savings of 70% and expected service life of over 100,000 hours.

Specifications



EPA: 0.95 ft² (.09 m²)
Length: 26" (66.0 cm)
Width: 13" (33.0 cm)
Height,1: 3" (7.62 cm)
Height,2: 7" (17.8 cm)
Weight (max): 16 lbs (7.25 kg)

A+ Cassible options indicated by this color background.

Ordering Information — EXAMPLE: DSX0 LED P6 40K T3M MVOLT SPA NLTAIR2 PIRHN DDBXD

DSX0 LED

Series	LEDs	Color temperature	Distribution	Voltage	Mounting
DSX0 LED	Forward optics: P1 P2 P3 P4 P5 P6 P7 — Rotated optics: P10 P11 P12 P13	30K 3000 K; 40K 4000 K; 50K 5000 K	T1S Type I short (Automotive); T2S Type II short; T2M Type II medium; T3S Type III short; T3M Type III medium; T4M Type IV medium; TFTM Forward throw medium; TSVS Type V very short; TSS Type V short; T5M Type V medium; T5W Type V wide; BLC Backlight control; LCCO Left corner cutoff; RCCO Right corner cutoff	MVOLT 4,5; 120 5; 208 5; 240 5; 277 5; 347 5,6; 480 5,6	Shipped included: SPA Square pole mounting; RPA Round pole mounting; WBA Wall bracket; SPUMBA Square pole universal mounting adaptor; RPUMBA Round pole universal mounting adaptor; Shipped separately: KMA8 DDBXD U Mast arm mounting bracket adaptor (specify finish)

Control options		Other options		Finish (required)	
Shipped installed: NLTAIR2 nLight AIR generation 2 enabled 7,8; PIRHN Network, high/low motion/ambient sensor 7; PER NEMA twist-lock receptacle only (control ordered separate) 10; PER5 Five-pin receptacle only (control ordered separate) 10,11; PER7 Seven-pin receptacle only (leads exit fixture) (control ordered separate) 10; DMG 0-10V dimming extend out back of housing for external control (control ordered separate) 9	PIR High/low, motion/ambient sensor, 8-15' mounting height, ambient sensor enabled at 5fc 7,8; PIRH High/low, motion/ambient sensor, 15-30' mounting height, ambient sensor enabled at 5fc 7,8; PIR1FC3V High/low, motion/ambient sensor, 8-15' mounting height, ambient sensor enabled at 1fc 7,8; PIRH1FC3V High/low, motion/ambient sensor, 15-30' mounting height, ambient sensor enabled at 1fc 7,8; FAO Field adjustable output 7	Shipped installed: HS House-side shield 12; SF Single fuse (120, 277, 347V) 5; DF Double fuse (208, 240, 480V) 5; L90 Left rotated optics 13; R90 Right rotated optics 13; DDL Diffused drop lens 14; Shipped separately: BS Bird spikes 14; EGS External glare shield	DDBXD Dark bronze; DBLXD Black; DNAXD Natural aluminum; DWHXD White; DDBTXD Textured dark bronze; DBLBXD Textured black; DNATXD Textured natural aluminum; DWHGXD Textured white	

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COMMERCIAL OUTDOOR
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DSX0 LED
Rev. 02/05/20
Page 1 of 8

3 | EA1, EA2
E1.0 | SCALE: NONE

Streetworks

Catalog #		Type	
Project			
Comments		Date	
Prepared by			

DESCRIPTION

The Galleon™ LED luminaire delivers exceptional performance in a highly scalable, low-profile design. Patented, high-efficiency AccuLED Optics™ system provides uniform and energy conscious illumination to walkways, parking lots, roadways, building areas and security lighting applications. IP66 rated and UL/cUL Listed for wet locations.

SPECIFICATION FEATURES

Construction
Extruded aluminum driver enclosure thermally isolated from Light Squares for optimal thermal performance. Heavy-wall, die-cast aluminum end caps enclose housing and die-cast aluminum heat sinks. A unique, patent pending interlocking housing and heat sink provides scalability with superior structural rigidity. 3G vibration tested and rated. Optional tool-less hardware available for ease of entry into electrical chamber. Housing is IP66 rated.

Optics
Patented, high-efficiency injection-molded AccuLED Optics technology. Optics are precisely designed to shape the distribution maximizing efficiency and application spacing. AccuLED Optics create consistent distributions with the scalability to meet customized application requirements. Offered standard in 4000K (+/- 275K) CCT 70 CRI. Optional 3000K, 5000K and 6000K CCT.

Electrical
LED drivers are mounted to removable tray assembly for ease of maintenance. 120-277V 50/60Hz, 347V 60Hz or 480V 60Hz operation. 480V is compatible for use with 480Y Wye systems only. Standard with 0-10V dimming. Shipped standard with Cooper Lighting Solutions proprietary circuit module designed to withstand 10kV of transient line surge. The Galleon LED luminaire is suitable for operation in -40°C to 40°C ambient environments. For applications with ambient temperatures exceeding 40°C, specify the HA (High Ambient) option. Light Squares are IP66 rated. Greater than 90% lumen maintenance expected at 60,000 hours. Available in standard 1A drive current and optional 600mA, 800mA and 1200mA drive currents (nominal).

Mounting
STANDARD ARM MOUNT:
Extruded aluminum arm includes internal bolt guides allowing for easy positioning of fixture during mounting. When mounting two or more luminaires at 90° and 120° apart, the EA extended arm may be required. Refer to the arm mounting requirement table. Round pole adapter included. For wall mounting, specify wall mount bracket option. QUICK MOUNT ARM: Adapter is bolted directly to the pole. Quick mount arm slide into place on the adapter and is secured via two screws, facilitating quick and easy installation. The versatile, patent pending, quick mount arm accommodates multiple drill patterns ranging from 1-1/2" to 4-7/8". Removal of the door on the quick mount arm enables wiring of the fixture without having to access the driver compartment. A knock-out enables round pole mounting.

Finish
Housing finished in super durable TGIC polyester powder coat paint, 2.5 mil nominal thickness for superior protection against fade and wear. Heat sink is powder coated black. Standard housing colors include black, bronze, grey, white, dark platinum and graphite metallic. RAL and custom color matches available.

Warranty
Standard five-year warranty. Optional ten-year warranty, please see your Cooper Lighting Solutions Streetworks sales representative for more information.

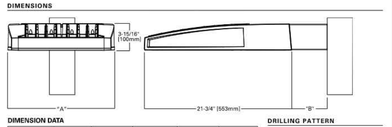


GAN
GALLEON LED

1-10 Light Squares
Solid State LED

AREA / ROADWAY LUMINAIRE

DIMENSIONS



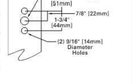
DIMENSION DATA

Number of Light Squares	"A" Width	"B" Standard Arm Length	"B" Optional Arm Length 1	Weight with Arm (lbs.)	EPA with Arm 2 (Sq. Ft.)
1-4	15-1/2" (394mm)	7" (178mm)	10" (254mm)	33 (15.0 kgs.)	0.96
5-6	21-5/8" (549mm)	7" (178mm)	10" (254mm)	44 (20.0 kgs.)	1.00
7-8	27-5/8" (702mm)	7" (178mm)	13" (330mm)	54 (24.5 kgs.)	1.07
9-10	33-3/4" (857mm)	7" (178mm)	16" (406mm)	63 (28.6 kgs.)	1.12

NOTES: 1. Optional arm length to be used when mounting two fixtures at 90° on a single pole. 2. EPA calculated with optional arm length.

DRILLING PATTERN

TYPE "N"



CERTIFICATION DATA
UL/cUL Wet Location Listed
ISO 9001
LM79 / LM80 Compliant
3G Vibration Rated
IP66 Rated
DesignLights Consortium® Qualified*

ENERGY DATA
Electronic LED Driver
>0.9 Power Factor
<20% Total Harmonic Distortion
120V-277V 50/60Hz
347V & 480V 60Hz
-40°C Min. Temperature
40°C Max. Temperature
50°C Max. Temperature (HA Option)

COOPER Lighting Solutions
*www.designlights.org

TD500019EN
July 14, 2020 2:35 PM

4 | SL-1
E1.0 | SCALE: NONE

Streetworks

Catalog #		Type	
Project			
Comments		Date	
Prepared by			

DESCRIPTION

The Archeon™ Medium LED roadway luminaire delivers all the performance benefits of the latest Cooper Lighting Solutions LED platforms and technologies with a modern, yet familiar cobrahead form factor. This discrete LED solution with the patented, high-efficiency AccuLED Optics™ system, provides uniform and energy conscious illumination for municipal streets and highways. Our customer focused features include single latch tool-less entry, industry leading surge protection options and superior lumen maintenance and performance, all in an economical design. Available in 13 standard lumen packages per optic.

SPECIFICATION FEATURES

Construction
Heavy-duty die-cast aluminum housing and door. Tool-less entry, hinged removable door for easy access to terminal block, mounting bolts, and optional surge module. 3G vibration rated.

Optics
Choice of four patented, high-efficiency AccuLED Optics . Available in Type IIR, III, IV wide and V square wide the optics are precisely designed to shape the distribution maximizing efficiency and application spacing. Offered standard in 4000K (+/- 275K) CCT and minimum 70 CRI. Optional 2700K (80 CRI), 3000K (70 CRI), 5000K (70 CRI) CCT are available. For the ultimate level of spill light control, an optional house side shield accessory is available and can be field or factory installed. The house side shield is designed to seamlessly integrate with the T2R, T3, and T4W optics. Optics are IP66 enclosure rated.

Electrical
120-277V 50/60Hz, 347V 60Hz or 480V 60Hz operation. Standard 0-10V dimming with 6kV/3kA and 10kV/10kA common- and differential- mode surge protection available. Thermal management transfers heat away from the LED source for optimal efficiency, light output and lumen maintenance. Ambient operating temperature from -40°C to 40°C, 50°C HA, high ambient, capability available. Standard with three-position tunnel type compression terminal block. Greater than 90% lumen maintenance expected at 50,000 hours.

Mounting
Standard four-bolt/two-bracket slipfitter with cast-in pipe stop and 2.5" leveling steps, and door tether. Fixed-in-place bird guard seals around 1-1/4" to 2" (1-5/8" to 2-3/8" O.D.) mounting arms. Optional 15" pole mount arm available with round pole adapter and mounting hardware included.

Finish
Housing and cast parts finished in five-stage super TGIC polyester powder coat paint, 2.5 mil nominal thickness for superior protection against fade and wear. Consult your lighting representative at Cooper Lighting Solutions for a complete selection of standard colors.

Warranty
Standard five-year warranty. Optional ten-year warranty, please see your Cooper Lighting Solutions Streetworks sales representative for more information.

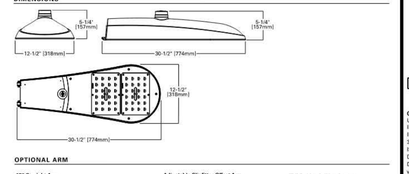


ARCH-M
ARCHEON MEDIUM

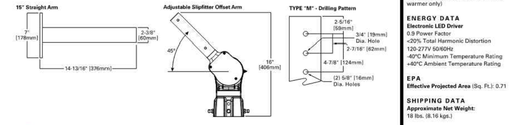
LED

ROADWAY LUMINAIRE

DIMENSIONS



OPTIONAL ARM



CERTIFICATION DATA
UL and cUL Wet Location Listed
IP66-Rated Optics
IP54-Rated Housing
3G Vibration Rated
ISO 9001
DesignLights Consortium® Qualified*
Dark Sky Approved (3000K CCT and warmer only)

ENERGY DATA
Electronic LED Driver
0.9 Power Factor
<20% Total Harmonic Distortion
120-277V 50/60Hz
-40°C Minimum Temperature Rating
>40°C Ambient Temperature Rating

EPA
Effective Projected Area (Sq. Ft.): 0.71

SHIPPING DATA
Approximate Net Weight:
18 lbs. (8.16 kgs.)

COOPER Lighting Solutions
*www.designlights.org

TD521023EN
July 7, 2020 2:22 PM

5 | SL-3
E1.0 | SCALE: NONE

AE DESIGN
Integrated Lighting and Electrical Solutions
1900 Wazee Street #205 | Denver, CO 80202 | 303.296.3034
aedesign-inc.com
Project #:4564.01