

LEGEND	
	PROPERTY LINE
	EASEMENT
	CENTERLINE
	SETBACK
	EXISTING CURB AND GUTTER
	PROPOSED CURB AND GUTTER
	PROPOSED VERTICAL CURB
	PROPOSED SIDEWALK
	PROPOSED STORM DRAIN
	PROPOSED CATCH BASIN
	PROPOSED DRAIN MANHOLE
	PROPOSED SANITARY SEWER
	EXISTING SANITARY SEWER
	EXISTING WATER MAIN
	EXISTING GAS LINE
	EXISTING ELECTRICAL
	EXISTING TELECOM
	EXISTING SEWER MANHOLE
	EXISTING FIRE HYDRANT
	PROPOSED FIRE HYDRANT
	PROPOSED WATER VALVE
	PROPOSED WATER
	PROPOSED SEWER CLEANOUT
	EXISTING OVERHEAD ELECTRIC
	PROPOSED MAJOR CONTOUR
	PROPOSED MINOR CONTOUR
	EXISTING MAJOR CONTOUR
	EXISTING MINOR CONTOUR
	PROPOSED SIGN
	EXISTING SIGN
	PARKING COUNT SYMBOL
	PROPOSED SIGHT VISIBILITY LINES
	HANDRAIL
	GUARDRAIL

**LEGAL DESCRIPTION**

KNOW ALL PEOPLE BY THESE PRESENTS THAT THE UNDERSIGNED WARRANT THEY ARE THE OWNER OF A PARCEL OF LAND SITUATED IN THE SOUTH HALF OF THE SOUTHEAST QUARTER OF SECTION 19, TOWNSHIP 3 SOUTH, RANGE 66 WEST OF THE SIXTH PRINCIPAL, CITY OF AURORA, COUNTY OF ADAMS, STATE OF COLORADO, MORE PARTICULARLY DESCRIBED AS FOLLOWS:

COMMENCING AT THE NORTHEAST CORNER OF SAID SOUTH HALF OF THE SOUTHEAST QUARTER OF SECTION 19, AND CONSIDERING THE NORTH LINE OF SAID SOUTH HALF TO BEAR NORTH 89°27'55" EAST, WITH ALL BEARINGS CONTAINED HEREIN BEING RELATIVE THERETO;

THENCE SOUTH 83°30'21" WEST, A DISTANCE OF 577.91 FEET TO THE NORTHWEST CORNER OF LOT 2, U-HAUL SUBDIVISION FILING NO. 1, RECORDED JULY 1, 1999 AT RECEPTION NO. C0562671 AND THE POINT OF BEGINNING;

THENCE SOUTH 00°44'55" EAST, A DISTANCE OF 369.52 FEET ALONG THE WEST LINE OF LOTS 1 AND 2, U-HAUL SUBDIVISION FILING NO. 1 TO THE NORTHERLY RIGHT-OF-WAY LINE OF INTERSTATE HIGHWAY NO. 70, RECORDED IN BOOK 4044, PAGE 538 AND BOOK 4065, PAGE 828;

THENCE ALONG SAID NORTHERLY RIGHT-OF-WAY LINE FOR THE FOLLOWING FIVE (5) COURSES:

- 1) THENCE SOUTH 83°38'32" WEST, A DISTANCE OF 100.30 FEET;
- 2) THENCE SOUTH 85°32'45" WEST, A DISTANCE OF 133.60 FEET TO A POINT OF CURVATURE;
- 3) THENCE ALONG THE ARC OF A TANGENT CURVE TO THE RIGHT HAVING A CENTRAL ANGLE OF 10°18'26", A RADIUS OF 1,419.90 FEET, AN ARC LENGTH OF 255.43 FEET, THE CHORD OF WHICH BEARS NORTH 89°18'02" WEST, A DISTANCE OF 255.09 FEET TO A NON-TANGENT LINE;
- 4) THENCE NORTH 00°30'33" WEST, A DISTANCE OF 14.85 FEET;
- 5) THENCE NORTH 83°11'00" WEST, A DISTANCE OF 555.38 FEET TO THE SOUTHEAST CORNER OF LOT 1, BLOCK 1, DIA SELF SERVICE STORAGE SUBDIVISION FILING NO. 2, RECORDED MAY 24, 2000 AT RECEPTION NO. C0673636;

THENCE NORTH 00°32'04" WEST, A DISTANCE OF 297.42 FEET ALONG THE EAST LINE OF SAID LOT 1, BLOCK 1 TO THE SOUTH RIGHT-OF-WAY LINE OF EAST 40TH AVENUE, RECORDED AT RECEPTION NO. 807145;

THENCE NORTH 89°27'55" EAST, A DISTANCE OF 1,037.53 FEET ALONG SAID SOUTH RIGHT-OF-WAY LINE TO THE POINT OF BEGINNING,

CONTAINING A CALCULATED AREA OF 371,172 SQUARE FEET OR 8.5209 ACRES, MORE OR LESS.

HAVE LAID OUT, PLATTED, AND SUBDIVIDED THE SAME INTO LOTS AND BLOCKS AS SHOWN ON THIS PLAT UNDER THE NAME AND STYLE OF CONFLUENT CENTER 70 SUBDIVISION FILING NO. 1, AND BY THESE PRESENTS DO HEREBY DEDICATE TO THE CITY OF AURORA, COLORADO, FOR THE PERPETUAL USE OF THE PUBLIC, THE STREETS AND EASEMENTS AS SHOWN HEREON AND NOT PREVIOUSLY DEDICATED TO THE PUBLIC.

**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, ACCESSIBLE PASSENGER LOADING ZONES AND PUBLIC SIDEWALKS TO THE ACCESSIBLE BUILDING ENTRANCE THEY SERVE. AT LEAST 50% OF ALL BUILDING ENTRANCES SHALL BE THE MOST PRACTICAL DIRECT ROUTE. 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. REQUIRED ACCESSIBLE MEANS OF EGRESS SHALL BE CONTINUOUS FROM EACH REQUIRED ACCESSIBLE OCCUPIED AREA TO THE PUBLIC WAY. THE "ACCESSIBLE EXTERIOR ROUTES" SHALL COMPLY WITH U.B.C. CHAPTER 11, APPENDIX 11, AND C.A.B.O./A.N.S.I. 117.1. (NOTE TO APPLICANT: PLEASE SEE EXHIBIT B8 UNDER THE DEVELOPMENT/DESIGN STANDARDS SECTION OF THIS GUIDEBOOK FOR ITEMS TO BE SHOWN ON A SITE PLAN).
5. THE APPLICANT HAS THE OBLIGATION TO COMPLY WITH ALL APPLICABLE REQUIREMENTS OF THE AMERICAN WITH DISABILITIES ACT.
6. THE DEVELOPER, HIS SUCCESSORS AND ASSIGNS, SHALL BE RESPONSIBLE FOR INSTALLATION, MAINTENANCE AND REPLACEMENT OF ALL LANDSCAPING MATERIALS SHOWN OR INDICATED ON THE APPROVED SITE PLAN OR LANDSCAPE PLAN ON FILE IN THE PLANNING DEPARTMENT. ALL LANDSCAPING WILL BE INSTALLED PRIOR TO ISSUANCE OF CERTIFICATE OF OCCUPANCY.
7. ALL CROSSINGS OR ENCROACHMENTS BY PRIVATE LANDSCAPE IRRIGATION SYSTEMS OR PRIVATE UTILITIES INTO EASEMENTS AND STREET RIGHTS-OF-WAY OWNED BY THE CITY OF AURORA ARE ACKNOWLEDGED BY THE UNDERSIGNED AS BEING SUBJECT TO CITY OF AURORA'S USE AND OCCUPANCY OF THE SAID EASEMENTS OR RIGHTS-OF-WAY. THE UNDERSIGNED, THEIR SUCCESSORS AND ASSIGNS, HEREBY AGREE TO INDEMNIFY THE CITY OF AURORA FOR ANY LOSS, DAMAGE OR REPAIR TO CITY FACILITIES THAT MAY RESULT FROM THE INSTALLATION, OPERATION OR MAINTENANCE OF SAID PRIVATE IRRIGATION LINES OR SYSTEMS AND/OR PRIVATE UTILITIES.
8. THE APPROVAL OF THIS DOCUMENT DOES NOT CONSTITUTE FINAL APPROVAL OF GRADING, DRAINAGE, UTILITY, PUBLIC IMPROVEMENTS AND BUILDING PLANS. CONSTRUCTION PLANS MUST BE REVIEWED AND APPROVED BY THE APPROPRIATE AGENCY PRIOR TO THE ISSUANCE OF BUILDING PERMITS.
9. ALL BUILDING ADDRESS NUMBERS SHALL COMPLY WITH SECTIONS 126-271 AND 126-278 OF THE AURORA CITY CODE.
10. ALL ROOFTOP MECHANICAL EQUIPMENT AND VENTS GREATER THAN EIGHT (8) INCHES IN DIAMETER MUST BE SCREENED. SCREENING MAY BE DONE EITHER WITH AN EXTENDED PARAPET WALL OR A FREESTANDING SCREEN WALL. SCREENS SHALL BE AT LEAST AS HIGH AS THE EQUIPMENT THEY HIDE. IF EQUIPMENT IS VISIBLE BECAUSE SCREENS DON'T MEET THIS MINIMUM HEIGHT REQUIREMENT, THE DIRECTOR OF PLANNING MAY REQUIRE CONSTRUCTION MODIFICATIONS PRIOR TO THE ISSUANCE OF A PERMANENT CERTIFICATE OF OCCUPANCY.
11. NOTWITHSTANDING ANY SURFACE IMPROVEMENTS, LANDSCAPING, PLANTING OR CHANGES SHOWN IN THESE SITE OR CONSTRUCTION PLANS, OR ACTUALLY CONSTRUCTED OR PUT IN PLACE, ALL UTILITY EASEMENTS MUST REMAIN UNOBTSTRUCTED AND FULLY ACCESSIBLE ALONG THEIR ENTIRE LENGTH TO ALLOW FOR ADEQUATE MAINTENANCE EQUIPMENT. ADDITIONALLY, NO INSTALLATION, PLANTING, CHANGE IN THE SURFACE, ETC., SHALL INTERFERE WITH THE OPERATION OF THE UTILITY LINES PLACED WITHIN THE EASEMENT. BY SUBMITTING THESE SITE OR CONSTRUCTION PLANS FOR APPROVAL, THE LANDOWNER RECOGNIZES AND ACCEPTS THE TERMS, CONDITIONS AND REQUIREMENTS OF THIS NOTE.
12. FINAL GRADE SHALL BE AT LEAST SIX (6) INCHES BELOW ANY EXTERIOR WOOD SIDING ON THE PREMISES.
13. ALL INTERESTED PARTIES ARE HEREBY ALERTED THAT THIS SITE PLAN IS SUBJECT TO ADMINISTRATIVE CHANGES AND AS SHOWN ON THE ORIGINAL SITE PLAN ON FILE IN THE AURORA CITY PLANNING OFFICE AT THE MUNICIPAL BUILDING. A COPY OF THE OFFICIAL CURRENT PLAN MAY BE PURCHASED THERE. LIKEWISE, SITE PLANS ARE REQUIRED TO AGREE WITH THE APPROVED SUBDIVISION PLAT OF RECORD AT THE TIME OF A BUILDING PERMIT; AND IF NOT, MUST BE AMENDED TO AGREE WITH THE PLAT AS NEEDED, OR VICE VERSA.
14. ERRORS IN APPROVED SITE PLANS RESULTING FROM COMPUTATIONS OR INCONSISTENCIES IN THE DRAWINGS MADE BY THE APPLICANT ARE THE RESPONSIBILITY OF THE PROPERTY OWNER OF RECORD. WHERE FOUND, THE CURRENT MINIMUM CODE REQUIREMENTS WILL APPLY AT THE TIME OF BUILDING PERMIT. PLEASE BE SURE THAT ALL PLAN COMPUTATIONS ARE CORRECT.
15. ALL REPRESENTATIONS AND COMMITMENTS MADE BY APPLICANTS AND PROPERTY OWNERS AT PUBLIC HEARINGS REGARDING THIS PLAN ARE BINDING UPON THE APPLICANT, PROPERTY OWNER, AND ITS HEIRS, SUCCESSORS, AND ASSIGNS.
16. ARCHITECTURAL FEATURES, SUCH AS BAY WINDOWS, FIREPLACES, ROOF OVERHANGS, GUTTERS, EAVES, FOUNDATIONS, FOOTINGS, CANTILEVERED WALLS, ETC. ARE NOT ALLOWED TO ENCRACH INTO ANY EASEMENT OR FIRE LANE.
17. ALL CROSSINGS AND ENCROACHMENTS BY PRIVATE LANDSCAPE IRRIGATION SYSTEMS OR PRIVATE UTILITIES INTO EASEMENTS AND STREET RIGHTS-OF-WAY OWNED BY THE CITY OF AURORA ARE ACKNOWLEDGED BY THE UNDERSIGNED AS BEING SUBJECT TO CITY OF AURORA'S USE AND OCCUPANCY OF THE SAID EASEMENTS OR RIGHTS-OF-WAY. THE UNDERSIGNED, THEIR SUCCESSORS AND ASSIGNS, HEREBY AGREE TO INDEMNIFY THE CITY OF AURORA FOR ANY LOSS, DAMAGE, OR REPAIR TO CITY FACILITIES THAT MAY RESULT FROM THE INSTALLATION, OPERATION, OR MAINTENANCE OF SAID PRIVATE IRRIGATION SYSTEMS OR PRIVATE UTILITIES.
18. THE 2009 INTERNATIONAL FIRE CODE, APPENDIX J AND CITY OF AURORA CODE, CHAPTER 66-38 FIRE PREVENTION REGULATIONS, REQUIRE ALL BUILDINGS TO BE ASSESSED FOR ADEQUATE EMERGENCY RESPONDER RADIO COVERAGE. AT THE TIME THE STRUCTURE IS AT FINAL FRAME AND FINAL ELECTRICAL INSPECTIONS. THE GENERAL CONTRACTOR (GC) WILL BE NOTIFIED BY A BUILDING DIVISION LIFE SAFETY INSPECTOR AS TO WHETHER THE STRUCTURE HAS 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 AN INDEPENDENT THIRD PARTY RADIO STUDY FOR THE ENTIRE BUILDING AT THE OWNER OR DEVELOPERS EXPENSE. WHERE AN EMERGENCY RESPONDER RADIO COVERAGE SYSTEM IS REQUIRED, A DESIGNATED CONTRACTOR SHALL SUBMIT PLANS TO THE BUILDING DIVISION TO OBTAIN A BUILDING PERMIT PRIOR TO INSTALLATION.
19. FIRE LANE AND HANDICAPPED PARKING SIGNS, SIGN DETAILS, HANDICAPPED PARKING STALL DETAILS, AND LOCATIONS SHALL BE APPROVED WITH THE CIVIL PLANS, "SIGNAGE AND STRIPING" PACKAGE.
20. THE 2009 IFC, CHAPTER 14, SHALL BE UTILIZED FOR REQUIREMENTS ASSOCIATED TO BOTH CONSTRUCTION AND DEMOLITION OF ANY STRUCTURE WITHIN THE SITE. A DEMOLITION PERMIT IS REQUIRED TO BE OBTAINED THROUGH THE CITY OF AURORA BUILDING DIVISION PRIOR TO THE REMOVAL OF ANY STRUCTURE WITHIN YOUR SITE.
21. FOR ASBESTOS ABATEMENT OR REMOVAL, INCLUDING STRUCTURE DEMOLITION, CONTACT THE STATE OF COLORADO DEPARTMENT OF HEALTH, 303-692-2000.
22. SMOKE AND HEAT VENTING: THE BUILDING DIVISION MAY REQUIRE THE INSTALLATION OF SMOKE AND HEAT VENTING IN PROPOSED WAREHOUSE STRUCTURES. THE INSTALLATION OF CURTAIN BOARDS WILL BE ADDRESSED ON AN INDIVIDUAL BASIS, PER INFORMATION PROVIDED AT THE TIME OF PLAN REVIEW. PREVIOUSLY APPROVED AND/OR CONSTRUCTED WAREHOUSES WITHOUT SMOKE AND HEAT VENTING WILL NOT BE REQUIRED TO INSTALL HEAT AND SMOKE VENTS, SINCE THE ORIGINAL BUILDINGS WERE APPROVED FOR WAREHOUSING WITH HIGH PILE COMBUSTIBLE STORAGE UP TO 25 TO 30 FEET IN HEIGHT. (PER BUILDING DIVISION MEMO, SMOKE AND HEAT VENTING REQUIREMENTS, 12/22/00)
23. INSTALLATION OF ROOF VENTS MAY BE REQUIRED IN LARGE ONE STORY STRUCTURES HAVING ESFR SYSTEMS, AND WHERE AN INCREASE IN EXIT ACCESS TRAVEL DISTANCE UP TO 400 FEET IS REQUIRED (SEE 2009 IFC SECTION 1016.1), PROVIDED THAT THE VENTS ARE MANUALLY OPERATED OR THE OPERATING MECHANISM ACTIVATES AT A MUCH HIGHER TEMPERATURE RATING (PREFERABLY 360 DEGREES) THAN THE RATING OF THE SPRINKLER HEAD (USUALLY 165 - 288 DEGREES). PLASTIC OR MELT-AWAY DOMES ARE NOT BE PERMITTED TO BE INSTALLED IN BUILDINGS WITH ESFR SYSTEMS.
24. CORE AND SHELL ADVISORY NOTE: 2009 IFC, SEC. 2306.2 - A CORE AND SHELL STRUCTURE HAS THE POTENTIAL OF BEING UTILIZED FOR "HIGH-PILED COMBUSTIBLE STORAGE" AS DEFINED BY THE IFC. THE DESIGNER OF THE STRUCTURE MUST BE AWARE OF THE REQUIREMENTS INDICATED WITHIN TABLE 2306.2, AND UNDERSTAND THAT FUTURE IMPROVEMENTS CAN REQUIRE THE INSTALLATION OF ADDITIONAL FIRE DETECTION SYSTEMS, SMOKE AND HEAT REMOVAL, DRAFT CURTAINS, BUILDING ACCESS (ADDITIONAL DOORS) AND AUTOMATIC SPRINKLER SYSTEMS. FIRE SPRINKLER DESIGN DENSITIES MAY BE REQUIRED TO BE REEVALUATED IN THE EVENT THAT THE ORIGINAL DESIGN OF THE SYSTEM DID NOT COMPENSATE FOR HIGH-PILED COMBUSTIBLE STORAGE. THESE ADDITIONAL REQUIREMENTS COULD BE REQUIRED DURING FUTURE TENANT IMPROVEMENTS PRIOR TO ISSUANCE OF A CERTIFICATE OF OCCUPANCY.
25. HIGH-PILED COMBUSTIBLE STORAGE ADVISORY NOTE: 2009 IFC, CHAPTER 23 - A PERMIT THROUGH THE AURORA BUILDING CODES DIVISION IS REQUIRED TO USE A BUILDING OR PORTION THEREOF AS A HIGH-PILED STORAGE AREA EXCEEDING 500 SQUARE FEET. APPLICATION FOR NEW STRUCTURES DESIGNED TO ACCOMMODATE HIGH-PILED STORAGE OR FOR REQUESTING A CHANGE OF OCCUPANCY/USE, AND AT THE TIME OF APPLICATION FOR A STORAGE PERMIT, PLANS AND SPECIFICATIONS SHALL BE SUBMITTED FOR REVIEW AND APPROVAL. IN ADDITION TO THE INFORMATION REQUIRED BY THE INTERNATIONAL BUILDING CODE, THE STORAGE PERMIT SUBMITTAL SHALL INCLUDE THE INFORMATION SPECIFIED IN THIS SECTION. FOR SUBMITTAL REQUIREMENTS TO THE AURORA BUILDING CODES DIVISION, PLEASE VISIT OUR WEBSITE AT [HTTP://WWW.AURORA.GOV/BUILDING](http://www.aurora.gov/building) UNDER THE LIFE SAFETY HEADING TO DOWNLOAD A COPY OF THE 2009 HIGH-PILED COMBUSTIBLE STORAGE CHECKLIST.

Plot Name: p:\connauc01\eng\final drawings\Plan Sets\site plan\COVER AND NOTES.dwg Updated By: Laron

# CONFLUENT CENTER 70 SITE PLAN

SITUATED IN THE SOUTH HALF OF THE SOUTHEAST QUARTER OF SECTION 19, TOWNSHIP 3 SOUTH, RANGE 66 WEST OF THE SIXTH PRINCIPAL, CITY OF AURORA, COUNTY OF ADAMS, STATE OF COLORADO

**BASIS OF BEARINGS**

THE BASIS OF BEARINGS IS THE NORTH LINE OF THE SOUTH HALF OF THE SOUTHEAST QUARTER OF SECTION 19, TOWNSHIP 3 SOUTH, RANGE 66 WEST OF THE 6TH PRINCIPAL MERIDIAN, BEING N 89°42'55".

**BENCHMARK**

CITY OF AURORA BENCHMARK BM #3566195E002- CHISELED SQUARE AT THE NE CORNER OF CONCRETE BASE OF POWER POLE AT THE NW CORNER OF CHAMBERS RD & E 40TH AVE. ELEVATION: 5380.502 FEET (NAVD 1988 DATUM)

**TOPOGRAPHY**

THE TOPOGRAPHIC SURVEY FOR THIS PROJECT IS BASED ON A FIELD TOPOGRAPHIC SURVEY PROVIDED BY MANHARD CONSULTING, INC. DATE: 06/17/15

**SHEET INDEX**

SHEET NUMBER	SHEET TITLE
1	COVER
2	CONTEXT MAP
3	SITE PLAN
4	GRADING AND UTILITY SCHEMATIC
5	PRELIMINARY DRAINAGE PLAN
6	SITE DETAILS
7	PHASING PLAN
8	OPERATIONS PLAN
9	BUILDING 1 ARCHITECTURAL DETAILS
10	BUILDING 1 EXTERIOR ELEVATIONS
11	BUILDING 1 COLORED ELEVATIONS
12	BUILDING 1 SITE PHOTOMETRIC PLAN
13	BUILDING 1 ENLARGED FLOOR PLAN & ELEVATION
14	BUILDING 2 ARCHITECTURAL DETAILS
15	BUILDING 2 EXTERIOR ELEVATIONS
16	BUILDING 2 COLORED ELEVATIONS
17	BUILDING 2 SITE PHOTOMETRIC PLAN
18	BUILDING 2 ENLARGED FLOOR PLAN & ELEVATION
L1	LANDSCAPE NOTES
L2	LANDSCAPE DETAILS
L3	LANDSCAPE PLAN 01
L4	LANDSCAPE PLAN 02
L5	TREE MITIGATION

**OWNER:**  
CONFLUENT CENTER 70, LLC  
2240 BLAKE STREET, SUITE 200  
DENVER, CO 80205  
PHONE: 303.573.6500  
CONTACT: CHRISTINE HAYES

**DEVELOPER:**  
CONFLUENT DEVELOPMENT  
2240 BLAKE STREET, SUITE 200  
DENVER, CO 80205  
PHONE: 303.573.6500  
CONTACT: H MCNEISH

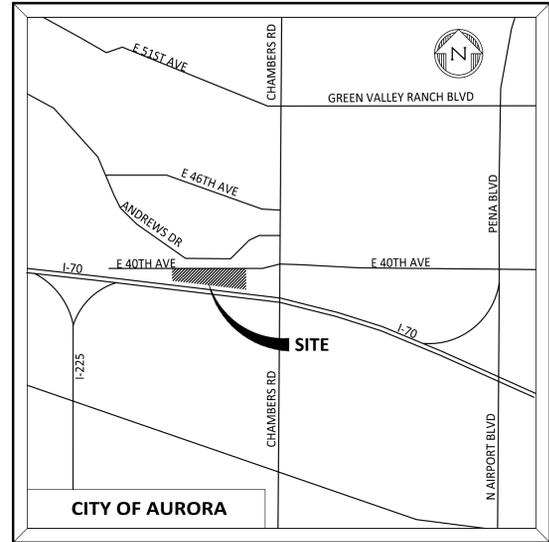
**ENGINEER:**  
MANHARD CONSULTING LTD  
8008 EAST ARAPAHOE COURT  
SUITE 110  
CENTENNIAL, CO 80112  
PHONE: 303.531.3232  
CONTACT: KEVIN ROHRBOUGH, PE  
EMAIL: KROHRBOUGH@MANHARD.COM

**TRAFFIC:**  
SM ROCHA, LLC  
12303 AIRPORT WAY, SUITE 200  
BROOMFIELD, CO 80021  
PHONE: 303.327.1490  
CONTACT: MIKE ROCHA  
EMAIL: MIKE@SMROCHA.COM

**LANDSCAPE ARCHITECT:**  
NORRIS DESIGN  
1101 BANNOCK STREET  
DENVER, CO 80204  
PHONE: 303.892.1166  
CONTACT: DAVID LANE  
EMAIL: DLANE@NORRIS-DESIGN.COM

**ARCHITECT:**  
WARE MALCOMB  
6251 GREENWOOD PLAZA BLVD.  
GREENWOOD VILLAGE, CO 80111  
PHONE: 303.689.1539  
CONTACT: LISA KELLEY  
EMAIL: LKELLEY@WAREMALCOMB.COM

**PLANNING:**  
NORRIS DESIGN  
1101 BANNOCK STREET  
DENVER, CO 80204  
PHONE: 303.892.1166  
CONTACT: DIANA RAEZ  
EMAIL: DRAEL@NORRIS-DESIGN.COM



**LOCATION MAP**  
(SCALE: 1" = 2,000')

DATA BLOCK	
LAND AREA WITHIN PROPERTY LINES	8.5209 AC
NUMBER OF BUILDINGS	2
BUILDING #1 HEIGHT	42' - 8"
BUILDING #1 TYPE	II-B
BUILDING #1 OCCUPANCY	S-1, F-1, OR B
BUILDING #2 HEIGHT	32' - 6"
BUILDING #2 TYPE	II-B
BUILDING #2 OCCUPANCY	S-1, F-1, OR B
TOTAL BUILDING COVERAGE AND GFA	128,590 SF (34.64 %)
HARD SURFACE AREA	146,057 SF (39.35 %)
LANDSCAPE AREA	85,015 SF (22.90 %)
SIDEWALKS AND PATIOS	11,510 SF (3.10 %)
PRESENT ZONING CLASSIFICATION	M-1
MAXIMUM PERMITTED/ALLOWABLE SIGN AREA	PER CITY CODE
PROPOSED TOTAL SIGN AREA	0 SF
PROPOSED NUMBER OF SIGNS	TBD
PROPOSED MONUMENT SIGN	TBD
PROPOSED MONUMENT SIGN AREA	TBD SF
PARKING SPACES REQUIRED	65
PARKING SPACES PROVIDED	149
ACCESSIBLE SPACES REQUIRED	6
ACCESSIBLE SPACES PROVIDED	6
LOADING SPACES REQUIRED	0
LOADING SPACES PROVIDED	0

\* ALLOWABLE SIGNAGE CALCULATION:  
1,036' FRONTAGE  
100 LF X 2 = 200 SF  
936 LF X 0.5 = 468 SF

SITE TABLE		
	PROPOSED	REQUIRED
PARKING	149	65
ACCESSIBLE	6 - 3 VAN (2 - BUILDING 1, 1 - BUILDING 2)	6 - 2 VAN (1 REQUIRED AT EACH BUILDING)
BICYCLE PARKING	8	7
RATIO	2.3/2,000 GFA	1.00/2,000 GFA
BUILDING GFA	128,590 GFA	
CONSTRUCTION TYPE	II-B (FULLY SPRINKLERED)	
POTENTIAL OCCUPANCY CLASSIFICATION	S1 (STORAGE), F1 (FABRICATION) & B (BUSINESS)	

**NOT TO SCALE**

- VARIANCES GRANTED AT PLANNING COMMISSION ON OCTOBER 14, 2015
1. ROADWAY DESIGN & CONSTRUCTION SPECIFICATIONS 4.08 LOCAL TYPE III STANDARD STREET SECTION REQUIREMENT TO REMOVE THE ON STREET PARKING AND DETACHED SIDEWALK ALONG THE NORTH SIDE OF 40TH AVE. ALSO, ATTACH THE SIDEWALK ALONG THE SOUTH SIDE OF THE ROADWAY AND INCREASE THE LANDSCAPE BUFFER ZONE BETWEEN THE ROADWAY AND PROPOSED FACE OF BUILDING.
  2. WAIVER FOR A 13.5 FEET REDUCTION TO AN 11.5 FEET FRONT BUILDING SETBACK ALONG 40TH AVENUE.

CONFLUENT CENTER 70 Site Plan \*  
(Official Project Name)

Legal Description: SEE LEGAL DESCRIPTION ABOVE

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, \_\_\_\_\_ has caused these  
(Corporation, Company, or Individual)

presents to be executed this \_\_\_\_\_ day of \_\_\_\_\_ AD, \_\_\_\_\_.

By: \_\_\_\_\_ Corporate Seal  
(Principals or Owners)

State of Colorado \_\_\_\_\_ )ss  
County of \_\_\_\_\_ )

The foregoing instrument was acknowledged before me this \_\_\_\_\_ day of \_\_\_\_\_ AD, \_\_\_\_\_ by \_\_\_\_\_  
(Principals or Owners)

Witness my hand and official seal \_\_\_\_\_ Notary Seal

My commission expires \_\_\_\_\_ Notary Business Address: \_\_\_\_\_

**CITY OF AURORA APPROVALS**

City Attorney: \_\_\_\_\_ Date: \_\_\_\_\_

Planning Director: \_\_\_\_\_ Date: \_\_\_\_\_

Planning Commission: \_\_\_\_\_ Date: \_\_\_\_\_  
(Chairperson)

City Council: \_\_\_\_\_ Date: \_\_\_\_\_  
(Mayor)

Attest: \_\_\_\_\_ Date: \_\_\_\_\_  
(City Clerk)

Database Approval Date \_\_\_\_\_

**RECORDER'S CERTIFICATE:**  
Accepted for filing in the office of the Clerk and Recorder of \_\_\_\_\_  
Colorado at \_\_\_\_\_ o'clock \_\_\_\_\_ M, this \_\_\_\_\_ day of \_\_\_\_\_ AD, \_\_\_\_\_.  
Clerk and Recorder: \_\_\_\_\_ Deputy: \_\_\_\_\_



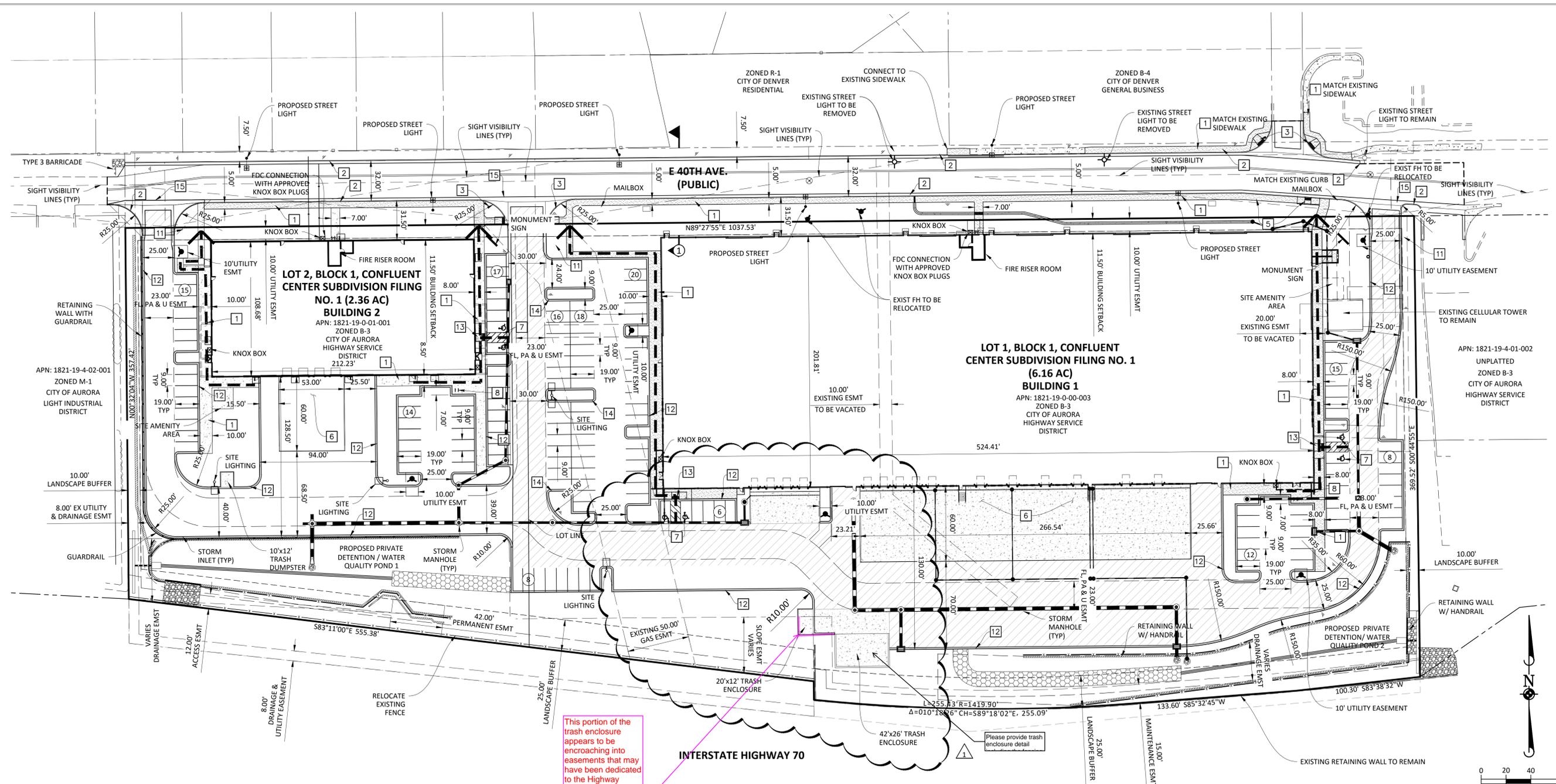
Know what's below.  
Call before you dig.

Manhard CONSULTING LTD  
Professional Engineer  
36834  
CONFLUENT CENTER 70  
CITY OF AURORA, COLORADO  
COVER

PROJ. MGR.: DJM  
PROJ. ASSOC.: LMM  
DRAWN BY: KJR  
DATE: 01/06/17

SHEET  
**1**

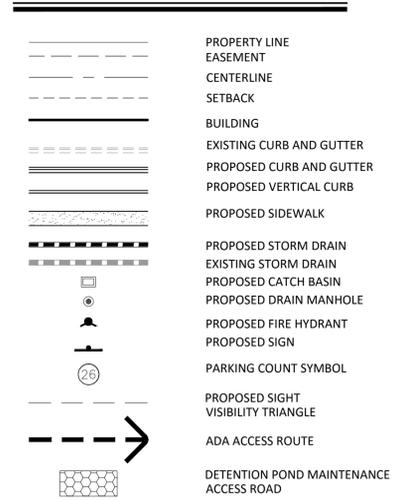
CONAUC01



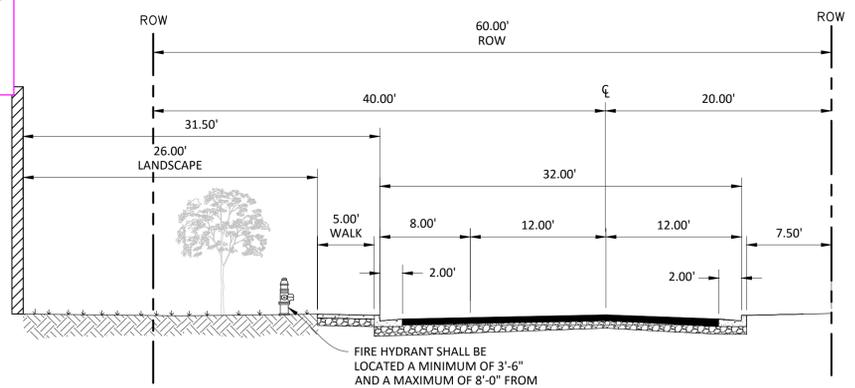
**SITE CONSTRUCTION NOTES**

- 1 CONSTRUCT CONCRETE SIDEWALK (WIDTH AS SHOWN ON PLAN) PER DETAIL S7.3.
- 2 CONSTRUCT 2.5' PUBLIC CURB AND GUTTER PER DETAIL S7.4.
- 3 CONSTRUCT TYPE 3 CURB ACCESS RAMP PER DETAIL S9.2.
- 4 CONSTRUCT CURB ACCESS RAMP PER DETAIL S9.7.
- 5 CONSTRUCT MIDBLOCK CURB ACCESS RAMP.
- 6 TRUCK DOCK. SEE SITE PLAN FOR DIMENSIONS.
- 7 ACCESSIBLE PARKING SPACE, TYPICAL.
- 8 BICYCLE PARKING RACKS.
- 11 STOP SIGN (MUTCD R1-1).
- 12 CONSTRUCT 1.5' PRIVATE CURB AND GUTTER.
- 13 CONSTRUCT ONSITE PRIVATE ATTACHED SIDEWALK RAMP.
- 14 CONSTRUCT VERTICAL CURB.

**LEGEND**



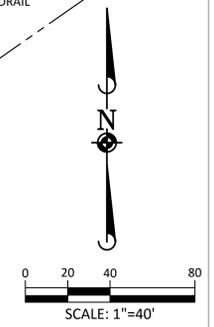
This portion of the trash enclosure appears to be encroaching into easements that may have been dedicated to the Highway department. I would check to see if they are okay with this encroachment. If so please provide documentation of this.



**E 40th AVE TYPICAL SECTION**

**SITE PLAN NOTE:**

- 1. BUILDING ADDRESSING SHALL BE LOCATED ON THE E 40TH AVENUE SIDE OF EACH BUILDING OR THE ASSOCIATED MONUMENT SIGN WITH EACH BUILDING. ADDRESS CHARACTERS SHALL BE A MINIMUM OF 8" HIGH.



Plot time: 1/5/2017 3:15 PM Dwg Name: p:\conauco01\dwg\Eng\final drawings\Plan Set\Site Plan.dwg updated by: Doloran

DATE	REVISIONS
10/05/17	1 SITE PLAN MINOR AMENDMENT
12/05/15	2 2ND SUBMITTAL TO CITY OF AURORA
10/02/15	3 RESUBMITTAL TO CITY OF AURORA

**Manhard CONSULTING LTD**  
 Environmental Scientists • Landscape Architects • Planners  
 3000 E. Arapahoe Circle, Suite 110, Greenwood Village, Colorado 80120  
 Phone: 303.755.8800 Fax: 303.755.8801  
 Email: info@manhard.com manhard.com



**CONFLUENT CENTER 70**  
**CITY OF AURORA, COLORADO**  
**SITE PLAN**

PROJ. MGR.:	DJM
PROJ. ASSOC.:	LMM
DRAWN BY:	KJR
DATE:	01/06/17
SHEET	<b>3</b>
CONAUC01	



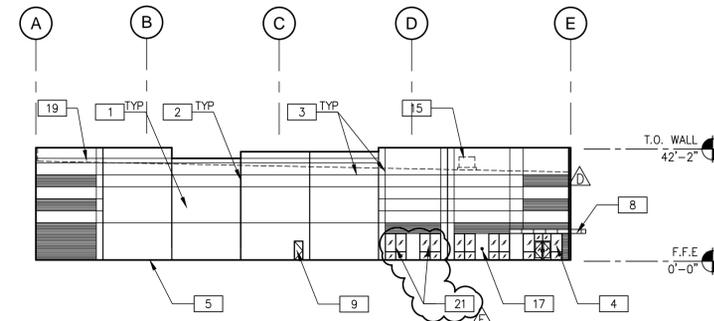
FINAL





### ELEVATION NOTES

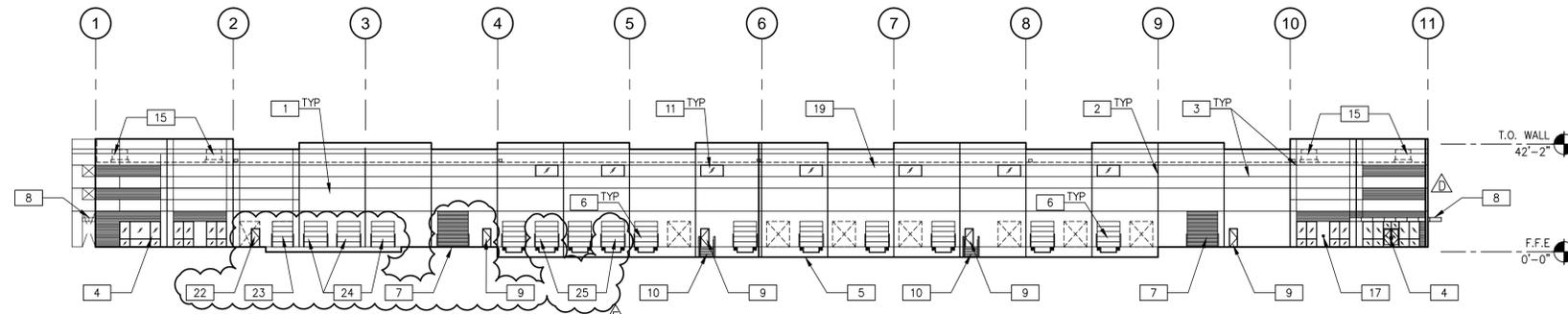
- 1 CONCRETE TILT-UP PANEL, PAINTED
- 2 CONCRETE TILT-UP JOINT
- 3 3/4" V-REVEAL.
- 4 ALUMINUM STOREFRONT SYSTEM WITH 1" THICK INSULATED GLASS
- 5 FINISH GRADE VARIES, SEE CIVIL DRAWINGS.
- 6 9'X10' TRUCK DOOR, PREFINISHED
- 7 12'X14' DRIVE IN DOOR, PREFINISHED
- 8 COMPOSITE METAL PANEL CANOPY
- 9 3'X7' HOLLOW METAL MAN DOOR, PAINT
- 10 EXTERIOR STEEL STAIRS
- 11 CLEARESTORY WINDOW, ALUMINUM STOREFRONT SYSTEM WITH 1" INSULATED GLAZING
- 12 FIRE RISER ROOM WITH PERMANENTLY AFFIXED "FIRE RISER ROOM" SIGN DETAIL ON EXTERIOR DOOR
- 13 NOT USED
- 14 KNOCK OUT FOR FUTURE WINDOW
- 15 POTENTIAL LOCATION OF FUTURE ROOF TOP EQUIPMENT - SIZE AND LOCATION TO BE DETERMINED DURING T.I.
- 16 FDC WITH APPROVED KNOX PLUGS
- 17 KNOX BOX
- 18 BUILDING ADDRESS
- 19 LINE OF ROOF BEYOND
- 20 8" REVEAL
- 21 NEW ALUMINUM STOREFRONT SYSTEM WITH 1" THICK INSULATED GLASS IN EXISTING KNOCK-OUT PANEL.
- 22 NEW 3'X7' HOLLOW METAL MAN DOOR IN EXISTING KNOCK-OUT PANEL, PAINT
- 23 NEW 8'X10' TRUCK DOOR, PREFINISHED
- 24 NEW 9'X10' TRUCK DOOR, PREFINISHED
- 25 NEW 9'X10' TRUCK DOOR IN EXISTING KNOCK-OUT PANEL, PREFINISHED



**WEST EXTERIOR ELEVATION**

SCALE: 1/32" = 1'-0"

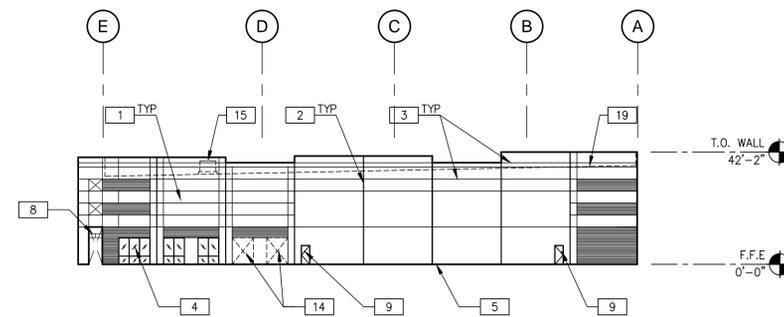
**A**



**SOUTH EXTERIOR ELEVATION**

SCALE: 1/32" = 1'-0"

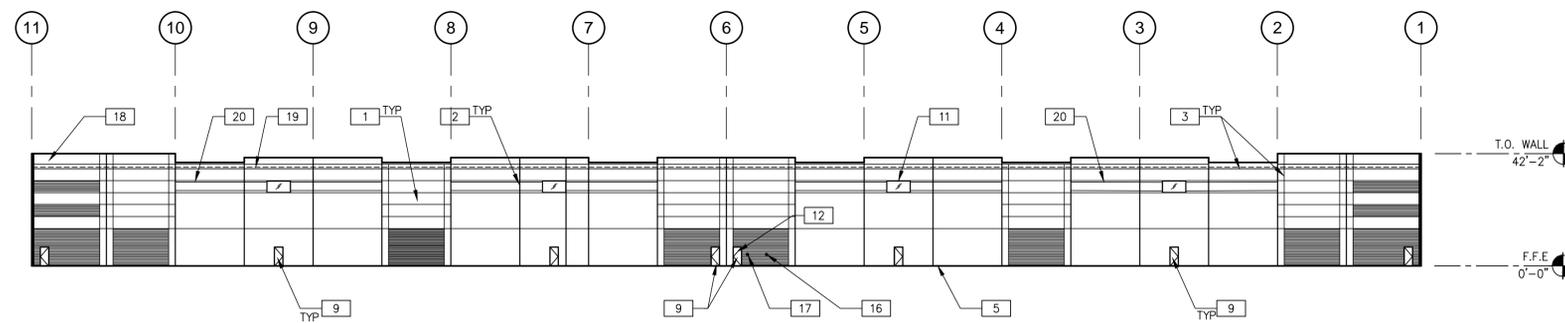
**B**



**EAST EXTERIOR ELEVATION**

SCALE: 1/32" = 1'-0"

**C**



**NORTH EXTERIOR ELEVATION**

SCALE: 1/32" = 1'-0"

**D**

DATE	REVISIONS
01/06/17	DATE SUBMITTED FOR PERMIT
03/01/18	FINAL SUBMITTAL TO THE CITY OF AURORA
03/26/18	RESUBMITTAL TO THE CITY OF AURORA
10/02/18	RESUBMITTAL TO THE CITY OF AURORA

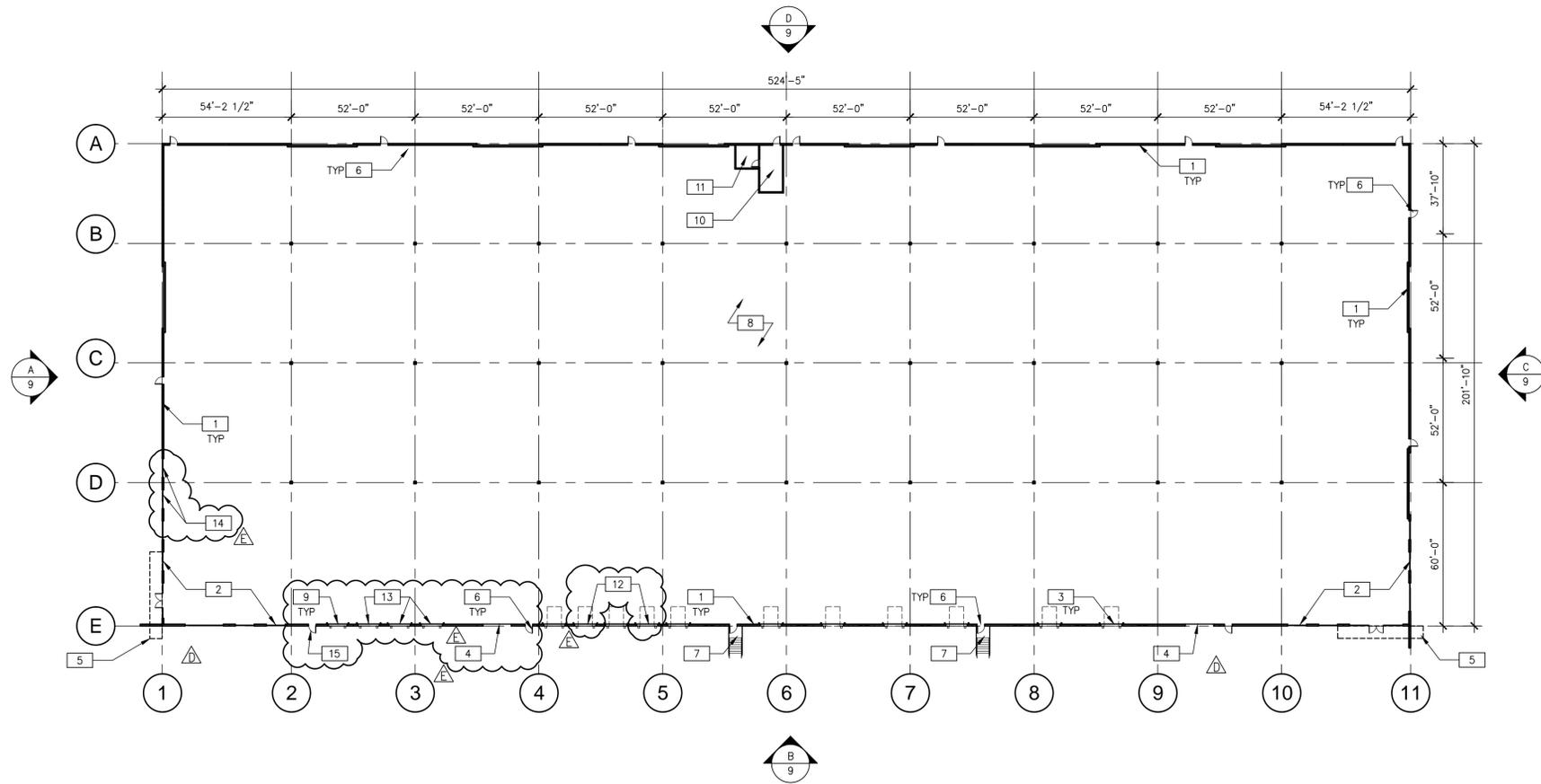
**WARE MALCOLM**  
Leading Design for Commercial Real Estate

architecture  
planning  
interiors  
landscape  
civil engineering  
1600 Champa St.  
Denver, CO 80202  
P. 720.488.2626

CONFLUENT CENTER 70  
CITY OF AURORA, COLORADO  
BUILDING 1 - EXTERIOR ELEVATIONS

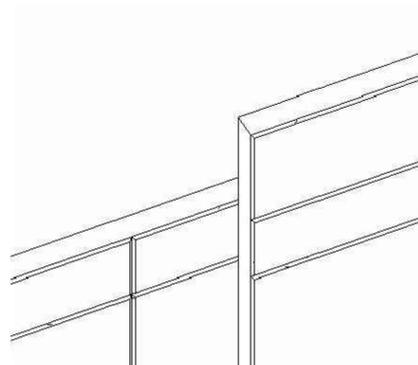
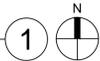
PROJ. MGR.: LK  
PROJ. ASSOC.:  
DRAWN BY: LK  
DATE: 06/26/18

SHEET  
**10**



**BUILDING 1 - FLOOR PLAN**

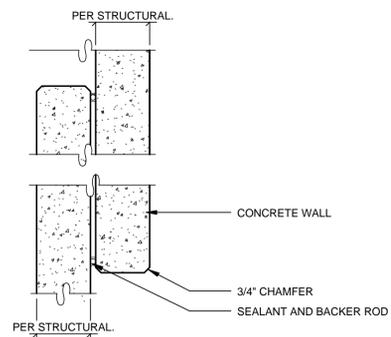
SCALE: 1/32" = 1'-0"



**PARAPET AT LAY-UP PANEL**

SCALE: N.T.S.

2



**CONCRETE OVERLAP**

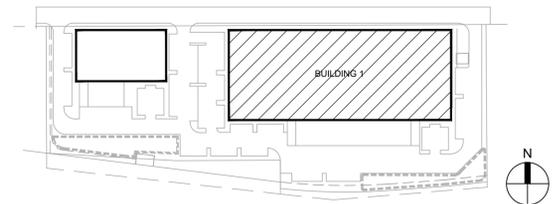
SCALE: 1"=1'-0"

1

**NOTES**

- 1 CONCRETE TILT-UP PANEL, PAINTED
- 2 ALUMINUM STOREFRONT SYSTEM WITH 1" THICK INSULATED GLASS.
- 3 9'x10' TRUCK DOOR, PREFINISHED
- 4 12'x14' DRIVE IN DOOR, PREFINISHED
- 5 COMPOSITE METAL PANEL CANOPY
- 6 3'x7' HOLLOW METAL MAN DOOR, PAINT
- 7 EXTERIOR STEEL STAIRS
- 8 CONCRETE SLAB
- 9 NEW 8'x10' TRUCK DOOR, PREFINISHED
- 10 FIRE RISER ROOM
- 11 ELECTRICAL ROOM
- 12 NEW 9'x10' TRUCK DOOR IN EXISTING KNOCK-OUT PANEL, PREFINISHED
- 13 NEW 9'x10' TRUCK DOOR, PREFINISHED
- 14 NEW ALUMINUM STOREFRONT SYSTEM WITH 1" THICK INSULATED GLASS IN EXISTING KNOCK-OUT PANEL.
- 15 NEW 3'x7' HOLLOW METAL MAN DOOR IN EXISTING KNOCK-OUT PANEL, PAINT

**KEYPLAN**



DATE	REVISIONS	DRAWN BY
01/06/17		
01/06/17	DATE REVISIONS FOR TRACT	
03/24/18	FINAL SUBMITTAL TO THE CITY OF AURORA	LK
05/24/18	RESUBMITTAL TO THE CITY OF AURORA	LK
06/26/18	RESUBMITTAL TO THE CITY OF AURORA	LK

**WARE MALCOLM B**  
Leading Design for Commercial Real Estate

architecture  
planning  
interiors  
civil engineering  
1660 Champa St.  
denver, co 80202  
p. 720.488.2626

CONFLUENT CENTER 70  
CITY OF AURORA, COLORADO  
BUILDING 1 - FLOOR PLAN

PROJ. MGR.: LK  
PROJ. ASSOC.: LK  
DRAWN BY: LK  
DATE: 06/26/18

SHEET  
**13**

**LANDSCAPE REQUIREMENTS - STREET BUFFER**

AREA DESCRIPTION	REQUIREMENT	AREA/ LENGTH	# OF TREES REQUIRED	# OF TREES PROVIDED	# OF MITIGATION TREES PROVIDED	MITIGATION INCHES PROVIDED	# OF SHRUBS REQUIRED	# OF SHRUBS PROVIDED
40TH AVENUE NORTH R.O.W.*	1 TE PER 40 LF	870 L.F.	22	0	0	0.0	0	0 SHRUBS; 0 GRASSES
40TH AVENUE SOUTH R.O.W.	1 TE PER 40 LF	716 L.F.	18	18	18	9.0	0	0 SHRUBS; 0 GRASSES
40TH AVENUE BUFFER	1 TREE AND 10 SHRUBS PER 40 LF	833 L.F.	21	29	29	35.5	210	207 SHRUBS; 632 GRASSES
NON-STREET FRONTAGE BUFFER* (W)	10' WIDTH, 1 TREE AND 5 SHRUBS PER 40 LF	298 L.F.	8	0	0	0.0	40	157 SHRUBS; 11 GRASSES
NON-STREET FRONTAGE BUFFER (E)	10' WIDTH, 1 TREE AND 5 SHRUBS PER 40 LF	370 L.F.	10	10	10	5.0	50	54 SHRUBS; 24 GRASSES
SPECIAL LANDSCAPE BUFFER 1-70*	25' WIDTH, 1 TREE AND 10 SHRUBS PER 25 LF	1,060 L.F.	43	37	37	18.5	430	309 SHRUBS; 200 GRASSES
PARKING LOT BUFFER	5' WIDTH, DOUBLE ROW SHRUBS 3' OC (2 SHRUBS PER 3 LF)	1,652 L.F.	N/A	14	14	42.0	1,101	559 SHRUBS; 0 GRASSES
PARKING LOT ISLANDS	1 TREE AND 6 SHRUBS PER ISLAND	N/A	18	23	23	24.0	108	193 SHRUBS; 160 GRASSES
DETENTION PONDS	1 TREE AND 10 SHRUBS PER 4000 SF OF AREA ABOVE 100 YR WATER ELEV.	12,360 S.F.	3	4	4	5.0	30	186 SHRUBS; 0 GRASSES
						<b>TOTAL:</b>	<b>139.0</b>	

\* DUE TO EASEMENT AND UTILITY CONFLICTS IT IS NOT POSSIBLE TO PROVIDE THE REQUIRED QUANTITY OF TREES.

**LANDSCAPE REQUIREMENTS - BUILDING PERIMETER BUFFER**

AREA DESCRIPTION	REQUIREMENT	AREA/ LENGTH	# OF TREES REQUIRED	# OF TREES PROVIDED	# OF MITIGATION TREES PROVIDED	MITIGATION INCHES PROVIDED	# OF SHRUBS REQUIRED	# OF SHRUBS PROVIDED
BUILDING 1 PERIMETER (NORTH)	1 TREE OR 10 SHRUBS PER 40 LF	525 L.F.	14	25	25	40.0	140	144 SHRUBS; 382 GRASSES
BUILDING 1 PERIMETER (SOUTH)	1 TREE OR 10 SHRUBS PER 40 LF	525 L.F.	14	2	2	1.0	131	13 SHRUBS; 9 GRASSES
BUILDING 1 PERIMETER (EAST)	1 TREE OR 10 SHRUBS PER 40 LF	202 L.F.	5	1	1	0.5	50	14 SHRUBS; 36 GRASSES
BUILDING 1 PERIMETER (WEST)	1 TREE OR 10 SHRUBS PER 40 LF	202 L.F.	5	4	4	2.0	50	7 SHRUBS; 30 GRASSES
BUILDING 2 PERIMETER (NORTH)	1 TREE OR 10 SHRUBS PER 40 LF	213 L.F.	6	9	9	4.5	60	62 SHRUBS; 172 GRASSES
BUILDING 2 PERIMETER (SOUTH)	1 TREE OR 10 SHRUBS PER 40 LF	213 L.F.	6	2	2	1.0	60	5 SHRUBS; 13 GRASSES
BUILDING 2 PERIMETER (EAST)	1 TREE OR 10 SHRUBS PER 40 LF	109 L.F.	3	2	2	1.0	30	10 SHRUBS; 4 GRASSES
BUILDING 2 PERIMETER (WEST)	1 TREE OR 10 SHRUBS PER 40 LF	109 L.F.	3	1	1	0.5	30	5 SHRUBS; 22 GRASSES
						<b>TOTAL:</b>	<b>50.5</b>	

NOTES:

- DUE TO SITE CONSTRAINTS, DEFICIENT TREE & SHRUB EQUIVALENTS HAVE BEEN RELOCATED TO OTHER LANDSCAPE AREAS.
- ALL TREES HAVE BEEN UPSIZED BY 1/2" CAL. WITH THE ADDITIONAL 1/2" BEING APPLIED TO MITIGATION INCHES. FULL TREES PROVIDED OVER THE MINIMUM QUANTITY REQUIREMENTS HAVE BEEN APPLIED AT 1:1 CALIPER INCHES TOWARD MITIGATION REPLACEMENT VALUES.

**WATER USE TABLE**

AREA DESCRIPTION	WATER CONSERVING IRRIGATION (NON-SOD)	NON-WATER CONSERVING IRRIGATION (SOD)
40TH AVENUE BUFFER	11,848 S.F.	1050 S.F.
NON-STREET FRONTAGE BUFFER (W)	3655 S.F.	0 S.F.
NON-STREET FRONTAGE BUFFER (E)	3073 S.F.	640 S.F.
SPECIAL LANDSCAPE BUFFER 1-70	28,599 S.F.	0 S.F.
BUILDING PERIMETER (NORTH)	0 S.F.	0 S.F.
BUILDING PERIMETER (SOUTH)	0 S.F.	0 S.F.
BUILDING PERIMETER (EAST)	0 S.F.	0 S.F.
BUILDING PERIMETER (WEST)	0 S.F.	0 S.F.
PARKING LOT BUFFER	11,870 S.F.	0 S.F.
PARKING LOT ISLANDS	8,726 S.F.	612 S.F.
DETENTION PONDS	14,942 S.F.	0 S.F.
<b>TOTAL ON-SITE LANDSCAPE AREA = 85,015 SF</b>	<b>82,713 S.F.</b>	<b>2,302 S.F.</b>
40TH AVENUE ROW (OFF-SITE)	4180 S.F.	13,083 S.F.
<b>TOTAL LANDSCAPE AREA = 102,278 SF</b>	<b>86,893 S.F.</b>	<b>15,385 S.F.</b>

**LANDSCAPE NOTES**

- ALL LANDSCAPED AREAS ARE TO HAVE SOIL PREPARATION PER SPECIFICATIONS. (MINIMUM RATE OF 4 CU. YDS. OF ORGANIC MATTER PER 1000 S.F.)
- THE DEVELOPER, HIS SUCCESSORS AND ASSIGNS SHALL BE RESPONSIBLE FOR THE INSTALLATION, MAINTENANCE AND REPLACEMENT OF ALL LANDSCAPING MATERIALS SHOWN OR INDICATED ON THE APPROVED SITE PLAN OR LANDSCAPE PLAN ON FILE WITH THE PLANNING DEPARTMENT. ALL LANDSCAPING WILL BE INSTALLED AS DELINEATED ON THE PLAN, PRIOR TO ISSUANCE OF CERTIFICATE OF OCCUPANCY.
- ALL CROSSINGS OR ENCROACHMENTS BY PRIVATE LANDSCAPE IRRIGATION LINES OR SYSTEMS INTO EASEMENTS AND STREET RIGHTS-OF-WAY OWNED BY THE CITY OF AURORA ARE ACKNOWLEDGED BY THE OWNER AS BEING SUBJECT TO CITY OF AURORA'S USE AND OCCUPANCY OF THE SAID EASEMENTS OR RIGHTS-OF-WAY. THE OWNER, THEIR SUCCESSORS AND ASSIGNS, HEREBY AGREE TO INDEMNIFY THE CITY OF AURORA FOR ANY LOSS, DAMAGE OR REPAIR TO CITY FACILITIES THAT MAY RESULT FROM THE INSTALLATION, OPERATION, OR MAINTENANCE OF SAID PRIVATE IRRIGATION LINES OR SYSTEMS.
- ALL UTILITY EASEMENTS SHALL REMAIN UNOBSTRUCTED AND FULLY ACCESSIBLE ALONG THEIR ENTIRE LENGTH FOR THE MAINTENANCE EQUIPMENT ENTRY.
- ALL LANDSCAPED AREAS AND PLANT MATERIAL, EXCEPT FOR NON-IRRIGATED NATIVE, RESTORATIVE, AND DRYLAND GRASS AREAS THAT COMPLY WITH REQUIREMENTS FOUND IN SEC. 146-1429, 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.
- LANDSCAPE MATERIAL PLACEMENT SHALL NOT BE PLACED OR KEPT NEAR FIRE HYDRANTS, FIRE DEPARTMENT INLET CONNECTIONS OR FIRE PROTECTION CONTROL VALVES IN A MANNER THAT WOULD PREVENT SUCH EQUIPMENT OR FIRE HYDRANTS FROM BEING IMMEDIATELY DISCERNIBLE. THE FIRE DEPARTMENT SHALL NOT BE DETERRED OR HINDERED FROM GAINING IMMEDIATE ACCESS TO FIRE PROTECTION EQUIPMENT OR HYDRANTS.
- ALL FIRE HYDRANTS SHALL BE LOCATED NOT LESS THAN THREE FEET-SIX INCHES (3'-6") AND NOT MORE THAN EIGHT (8) FEET FROM THE BACK OF CURB TO THE CENTER OF THE HYDRANT AND SHALL BE UNOBSTRUCTED ON THE STREET SIDE. MINIMUM CLEARANCE ON ALL OTHER SIDES SHALL BE FIVE FEET (5').
- LANDSCAPING MATERIAL SHOWN WITHIN THE SITE PLAN CANNOT ENCROACH INTO ROADWAYS THAT ARE DEDICATED (OR DESIGNATED) AS FIRE LANE EASEMENTS (OR CORRIDORS).
- A FIVE (5) - FOOT CLEAR SPACE SHALL BE MAINTAINED AROUND THE CIRCUMFERENCE OF FIRE HYDRANTS.

**LANDSCAPE PLANT LIST**

QTY.	SYM.	COMMON NAME	BOTANICAL NAME	SIZE & COND.	WATER REQMT.
<b>DECIDUOUS TREES</b>					
12	ABM	AUTUMN BLAZE MAPLE	ACER X FREEMANII	3" CAL. B&B	M
5	GSL	GREENSPIRE LINDEN	TILIA CORDATA 'GREENSPIRE'	3" CAL. B&B	L
12	NSM	NORWEGIAN SUNSET MAPLE	ACER TRUNCATUM X A. PLATANOIDES 'KEITHSFORM'	3" CAL. B&B	M
13	SHA	SHADEMASTER LOCUST	GLEDITSIA TRIACANTHOS INERMUS 'SHADEMASTER'	3" CAL. B&B	L
9	SWO	SWAMP WHITE OAK	QUERCUS BICOLOR	3" CAL. B&B	L
7	VFE	VALLEY FORGE ELM	ULMUS AMERICANA 'VALLEY FORGE'	3" CAL. B&B	L
5	CAL	WESTERN CATALPA	CATALPA SPECIOSA	3" CAL. B&B	M
12	PRE	PROSPECTOR ELM	ULMUS WILSONIANA 'PROSPECTOR'	3" CAL. B&B	M
5	CRB	RIVER BIRCH	BETULA NIGRA	3" CAL. B&B	M
80		TOTAL			
<b>DECIDUOUS ORNAMENTAL TREES</b>					
7	CCP	CHANTICLEER PEAR	PYRUS CALLERYANA	2.5" CAL. B&B	M
3	TCH	THORNLESS COCKSPUR HAWTHORN	CRATAEGUS CRUS-GALLI 'INERMIS'	2.5" CAL. B&B	L
18	NEW	NEWPORT PLUM	PRUNUS CERASIFERA 'NEWPORT'	2.5" CAL. B&B	M
28		TOTAL			
<b>EVERGREEN TREES</b>					
12	PON	PONDEROSA PINE	PINUS PONDEROSA	8' HT. B&B	L
15	CBS	COLORADO SPRUCE	PICEA PUNGENS	8' HT. B&B	L
27		TOTAL			
<b>ORNAMENTAL GRASSES</b>					
458	BGB	BLONDE AMBITION GRAMA GRASS	BOUTELLOUA GRACILIS 'BLONDE AMBITION'	#1 CONT.	L
165	FRG	FEATHER REED GRASS	CALAMAGROSTIS ARUNDINACEA 'KARL FOERSTER'	#1 CONT.	L
32	FRV	VARIEGATED FEATHER REED GRASS	CALAMAGROSTIS ARUNDINACEA 'AVALANCHE'	#1 CONT.	L
34	HFG	HARDY FOUNTAIN GRASS	PENNISETUM ALOPECUROIDES 'HAMELN'	#1 CONT.	L
59	KFG	KOREAN FEATHER REED GRASS	CALAMAGROSTIS BRACHYTRICHA	#1 CONT.	L
278	LBG	THE BLUES LITTLE BLUESTEM GRASS	SCHIZACHYRIUM SCOPARIUM 'THE BLUES'	#1 CONT.	L
141	DFG	ORIENTAL FOUNTAIN GRASS	PENNISETUM ORIENTALE	#1 CONT.	L
99	RSR	SHENANDOAH RED SWITCHGRASS	PANICUM VIRGATUM 'SHENANDOAH'	#1 CONT.	L
41	VMG	VARIEGATED MAIDEN GRASS	MISCANTHUS SINENSIS 'VARIEGATUS'	#1 CONT.	L
1307		TOTAL			
<b>DECIDUOUS SHRUBS</b>					
21	DBN	DART'S GOLD NINEBACK	PHYSOCARPUS MONOGYNUS 'DART'S GOLD'	#5 CONT.	L
135	DMO	DWARF MOCKORANGE	PHILADELPHUS X VIRGINALIS 'DW. MINN. SNOWFLAKE'	#5 CONT.	L
67	GCM	GREEN MOUND CURRANT	RIBES ALPINUM 'GREEN MOUND'	#5 CONT.	L
107	LMS	LIMEMOUND SPIREA	SPIRAEA X BUMALDA 'LIMEMOUND'	#5 CONT.	L
71	MKL	MISS KIM LILAC	SYRINGA PATULA 'MISS KIM'	#5 CONT.	L
536	DBB	DWARF BURNING BUSH	EUONYMUS ALATUS 'COMPACTA'	#5 CONT.	L
28	DBI	DIABOLO NINEBARK	PHYSOCARPUS OPULIFOLIUS 'MONIO'	#5 CONT.	L
128	RBS	PAWNEE BUTTES SANDCHERRY	PRUNUS BESSEYI 'PAWNEE BUTTES'	#5 CONT.	L
28	SBK	SASKATOON SERVICEBERRY	AMELANCHIER ALNIFOLIA	#5 CONT.	L
35	CLS	THREE LEAF SUMAC	RHUS TRILOBATA	#5 CONT.	L
37	YCU	GOLDEN CURRANT	RIBES AUREUM	#5 CONT.	L
1193		TOTAL			
<b>EVERGREEN SHRUBS</b>					
25	ARM	ARMSTRONG JUNIPER	JUNIPERUS CHINENSIS 'ARMSTRONGII'	#5 CONT.	L
29	BCH	BLUE CHIP JUNIPER	JUNIPERUS HORIZONTALIS 'BLUE CHIP'	#5 CONT.	L
16	CCJ	CALGARY CARPET JUNIPER	JUNIPERUS SABINA 'CALGARY CARPET'	#5 CONT.	L
21	ICE	ICEE BLUE JUNIPER	JUNIPERUS HORIZONTALIS 'MONBER'	#5 CONT.	L
30	BST	BIG TUNA MUGO PINE	PINUS MUGO 'BIG TUNA'	#5 CONT.	L
38	NPA	PANCHITO MANZANITA	ARCTOSTAPHYLOS 'PANCHITO'	#5 CONT.	L
159		TOTAL			
<b>PERENNIALS</b>					
BCB	BURGUNDY CARPET BUGLE	AJUGA REPTANS 'BURGANDY GLOW'	#1 CONT.	L	
BIS	BLACK EYED SUSAN	RUDBECKIA HIRTA	#1 CONT.	L	
CFL	CONEFLOWER	ECHINACEA PURPUREA	#1 CONT.	L	
DAY	WHITE DAYLILY	HEMEROCALLIS	#1 CONT.	L	
DDL	STELLA D'ORO DAYLILY	HEMEROCALLIS 'STELLA D'ORO'	#1 CONT.	L	
DSD	SHASTA DWARF DAISY	LEUCANTHEMIUM X COMPACT 'SNOW LADY'	#1 CONT.	L	
FSI	FIRE SPINNER ICE PLANT	DELOSPERMA 'FIRE SPINNER'	#1 CONT.	L	
LSG	STARGAZER LILY	LILIUM 'STARGAZER'	#1 CONT.	L	
MCB	MOONBEAM COREOPSIS	COREOPSIS VERTICILLATA 'MOONBEAM'	#1 CONT.	L	
PCB	BLUE CREEPING PHLOX	PHLOX SUBULATA 'BLUE EMERALD'	#1 CONT.	L	
RRP	RED ROCLS PENSTEMON	PENSTEMON MEXICALI 'RED ROCKS'	#1 CONT.	L	
SCB	SNOW ANGEL CORAL BELLS	HEUCHERA SANGUINEA 'SNOW ANGEL'	#1 CONT.	L	

**TURF GRASS BLEND: SOD**

"4-WAY BLUEGRASS BLEND" BY BITTERSWEET TURF FARMS, INC. OR APPROVED EQUAL

COMMON NAME	% OF TOTAL
NUGLADE	25%
FREEDOM II	25%
AWARD	25%
SR 2100	25%
<b>TOTAL</b>	<b>100%</b>

**NATIVE SEED MIX**

COMMON NAME	% OF TOTAL	PLS PER ACRE
WESTERN WHEATGRASS	30%	7.5 LBS.
DWARF PERENNIAL RYEGRASS	20%	5.0 LBS.
SR3200 BLUE FESCUE	25%	6.3 LBS.
REUBENS CANADA BLUEGRASS	15%	3.8 LBS.
CHEWINGS FESCUE	10%	2.5 LBS.
<b>TOTAL</b>	<b>100%</b>	<b>25.0 LBS.</b>

**WETLAND SEED MIX**

"MOIST DETENTION POND MIX" BY PAWNEE BUTTES SEED, INC. OR APPROVED EQUAL

COMMON NAME	SCIENTIFIC NAME	% OF TOTAL	PLS PER ACRE
BIG BLUESTEM	ANDROPOGON GERARDII	26%	2.20
CANADA WILDRYE	ELYMUS CANADENSIS	23%	2.00
YELLOW INDIANGRASS	SORGHASTRUM NUTANS	23%	2.00
PRAIRIE SANDREED	CALAMOVILFA LONGIFOLIA	16%	1.40
SWITCHGRASS	PANICUM VIRGATUM	12%	1.00
<b>TOTAL</b>		<b>100%</b>	<b>8.60 DRILLED</b> <b>17.2 BROADCAST</b> <b>34.4 SMALL AREAS</b>

DATE	BY	REVISIONS	DATE	BY	REVISIONS
01/06/17 <td>JN <td>1 <td></td> <td></td> <td></td> </td></td>	JN <td>1 <td></td> <td></td> <td></td> </td>	1 <td></td> <td></td> <td></td>			
03/03/16 <td>DL <td>2 <td></td> <td></td> <td></td> </td></td>	DL <td>2 <td></td> <td></td> <td></td> </td>	2 <td></td> <td></td> <td></td>			
03/03/15 <td>DL <td>3 <td></td> <td></td> <td></td> </td></td>	DL <td>3 <td></td> <td></td> <td></td> </td>	3 <td></td> <td></td> <td></td>			
03/03/15 <td>DL <td>4 <td></td> <td></td> <td></td> </td></td>	DL <td>4 <td></td> <td></td> <td></td> </td>	4 <td></td> <td></td> <td></td>			
03/03/15 <td>DL <td>5 <td></td> <td></td> <td></td> </td></td>	DL <td>5 <td></td> <td></td> <td></td> </td>	5 <td></td> <td></td> <td></td>			
03/03/15 <td>DL <td>6 <td></td> <td></td> <td></td> </td></td>	DL <td>6 <td></td> <td></td> <td></td> </td>	6 <td></td> <td></td> <td></td>			
03/03/15 <td>DL <td>7 <td></td> <td></td> <td></td> </td></td>	DL <td>7 <td></td> <td></td> <td></td> </td>	7 <td></td> <td></td> <td></td>			
03/03/15 <td>DL <td>8 <td></td> <td></td> <td></td> </td></td>	DL <td>8 <td></td> <td></td> <td></td> </td>	8 <td></td> <td></td> <td></td>			
03/03/15 <td>DL <td>9 <td></td> <td></td> <td></td> </td></td>	DL <td>9 <td></td> <td></td> <td></td> </td>	9 <td></td> <td></td> <td></td>			
03/03/15 <td>DL <td>10 <td></td> <td></td> <td></td> </td></td>	DL <td>10 <td></td> <td></td> <td></td> </td>	10 <td></td> <td></td> <td></td>			
03/03/15 <td>DL <td>11 <td></td> <td></td> <td></td> </td></td>	DL <td>11 <td></td> <td></td> <td></td> </td>	11 <td></td> <td></td> <td></td>			
03/03/15 <td>DL <td>12 <td></td> <td></td> <td></td> </td></td>	DL <td>12 <td></td> <td></td> <td></td> </td>	12 <td></td> <td></td> <td></td>			
03/03/15 <td>DL <td>13 <td></td> <td></td> <td></td> </td></td>	DL <td>13 <td></td> <td></td> <td></td> </td>	13 <td></td> <td></td> <td></td>			
03/03/15 <td>DL <td>14 <td></td> <td></td> <td></td> </td></td>	DL <td>14 <td></td> <td></td> <td></td> </td>	14 <td></td> <td></td> <td></td>			
03/03/15 <td>DL <td>15 <td></td> <td></td> <td></td> </td></td>	DL <td>15 <td></td> <td></td> <td></td> </td>	15 <td></td> <td></td> <td></td>			
03/03/15 <td>DL <td>16 <td></td> <td></td> <td></td> </td></td>	DL <td>16 <td></td> <td></td> <td></td> </td>	16 <td></td> <td></td> <td></td>			
03/03/15 <td>DL <td>17 <td></td> <td></td> <td></td> </td></td>	DL <td>17 <td></td> <td></td> <td></td> </td>	17 <td></td> <td></td> <td></td>			
03/03/15 <td>DL <td>18 <td></td> <td></td> <td></td> </td></td>	DL <td>18 <td></td> <td></td> <td></td> </td>	18 <td></td> <td></td> <td></td>			
03/03/15 <td>DL <td>19 <td></td> <td></td> <td></td> </td></td>	DL <td>19 <td></td> <td></td> <td></td> </td>	19 <td></td> <td></td> <td></td>			
03/03/15 <td>DL <td>20 <td></td> <td></td> <td></td> </td></td>	DL <td>20 <td></td> <td></td> <td></td> </td>	20 <td></td> <td></td> <td></td>			

**NORRIS DESIGN**

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

**CONFLUENT CENTER 70 (CC70)**

**CITY OF AURORA, ADAMS COUNTY, COLORADO**

**LANDSCAPE NOTES**

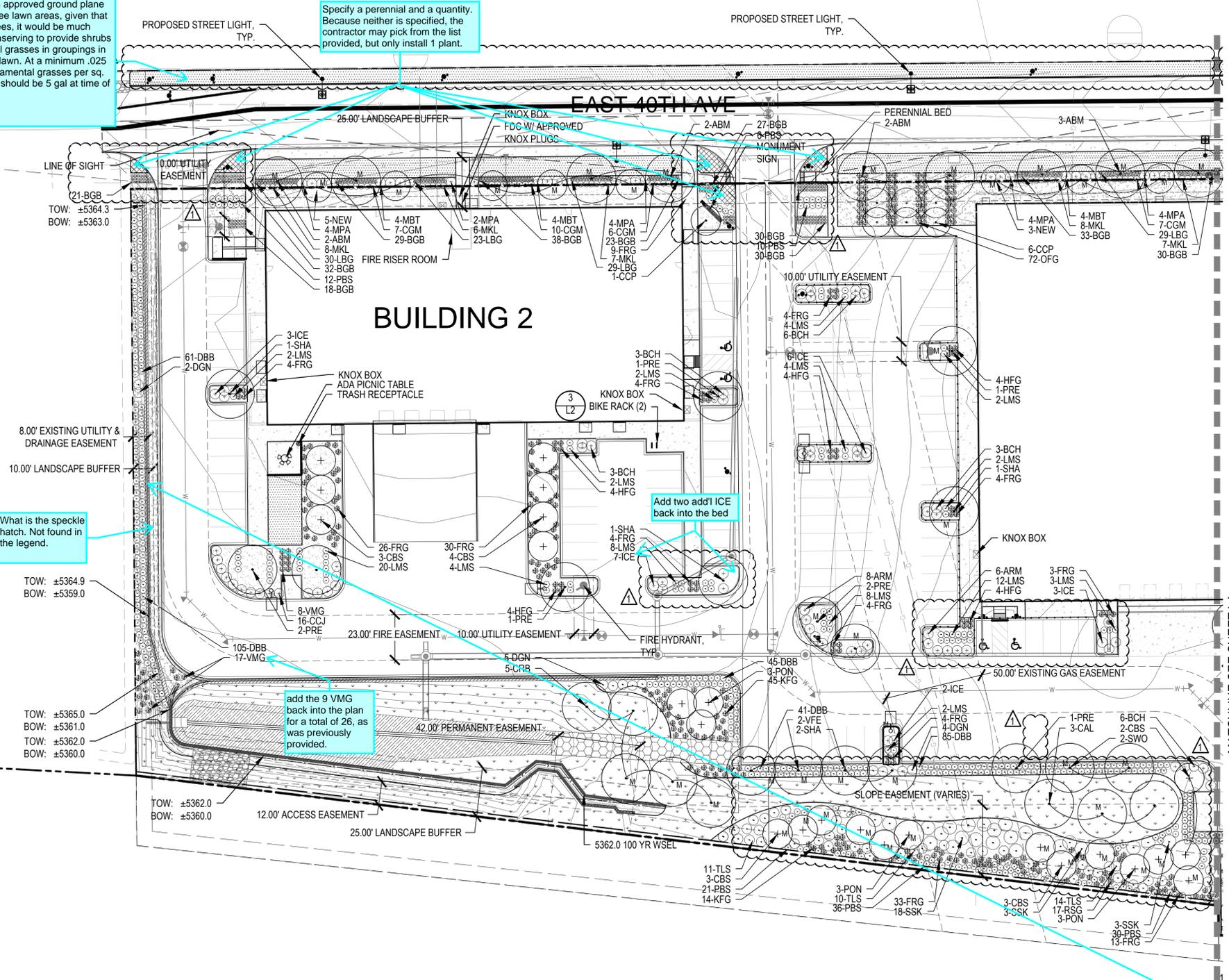
PROJ. MGR.: JN  
PROJ. ASSOC.: DL  
DRAWN BY: DL  
DATE: 01/06/17

**SHEET**

**L1**

While sod is an approved ground plane treatment for tree lawn areas, given that there are no trees, it would be much more water conserving to provide shrubs and ornamental grasses in groupings in lieu of the tree lawn. At a minimum .025 shrubs and ornamental grasses per sq. ft. Plant sizes should be 5 gal at time of installation.

Specify a perennial and a quantity. Because neither is specified, the contractor may pick from the list provided, but only install 1 plant.



What is the speckle hatch. Not found in the legend.

Add two add'l ICE back into the bed

add the 9 VMG back into the plan for a total of 26, as was previously provided.

Call out what the perennials are

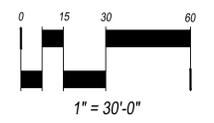
The retaining wall symbols do not match. Please correct one or the other.

A the #1 and the reasons for the changes. Someone looking at the original plans and comparing it to the new amended plan will not understand why or what the proposed changes were.

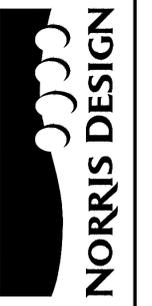
Add "Not for Construction" to all landscape sheets.

LANDSCAPE LEGEND

- DECIDUOUS CANOPY TREE
- MITIGATION TREE
- DECIDUOUS ORNAMENTAL TREE
- EVERGREEN SHRUBS
- DECIDUOUS SHRUBS
- ORNAMENTAL GRASSES
- IRRIGATED TURF
- PERENNIAL BED
- NATIVE SEED
- WET AREA SEED MIX
- RETAINING WALL (RE: CIVIL)
- FENCE (RE: CIVIL)



DATE	REVISIONS	BY	CHK	APP
01/06/17 <td>FINAL <td></td> <td></td> <td></td> </td>	FINAL <td></td> <td></td> <td></td>			
03/03/16 <td>SITE PLAN MINOR AMENDMENT <td></td> <td></td> <td></td> </td>	SITE PLAN MINOR AMENDMENT <td></td> <td></td> <td></td>			
12/03/15 <td>2ND SUBMITTAL TO CITY OF AURORA <td></td> <td></td> <td></td> </td>	2ND SUBMITTAL TO CITY OF AURORA <td></td> <td></td> <td></td>			
10/26/15 <td>RESUBMITTAL TO CITY OF AURORA <td></td> <td></td> <td></td> </td>	RESUBMITTAL TO CITY OF AURORA <td></td> <td></td> <td></td>			

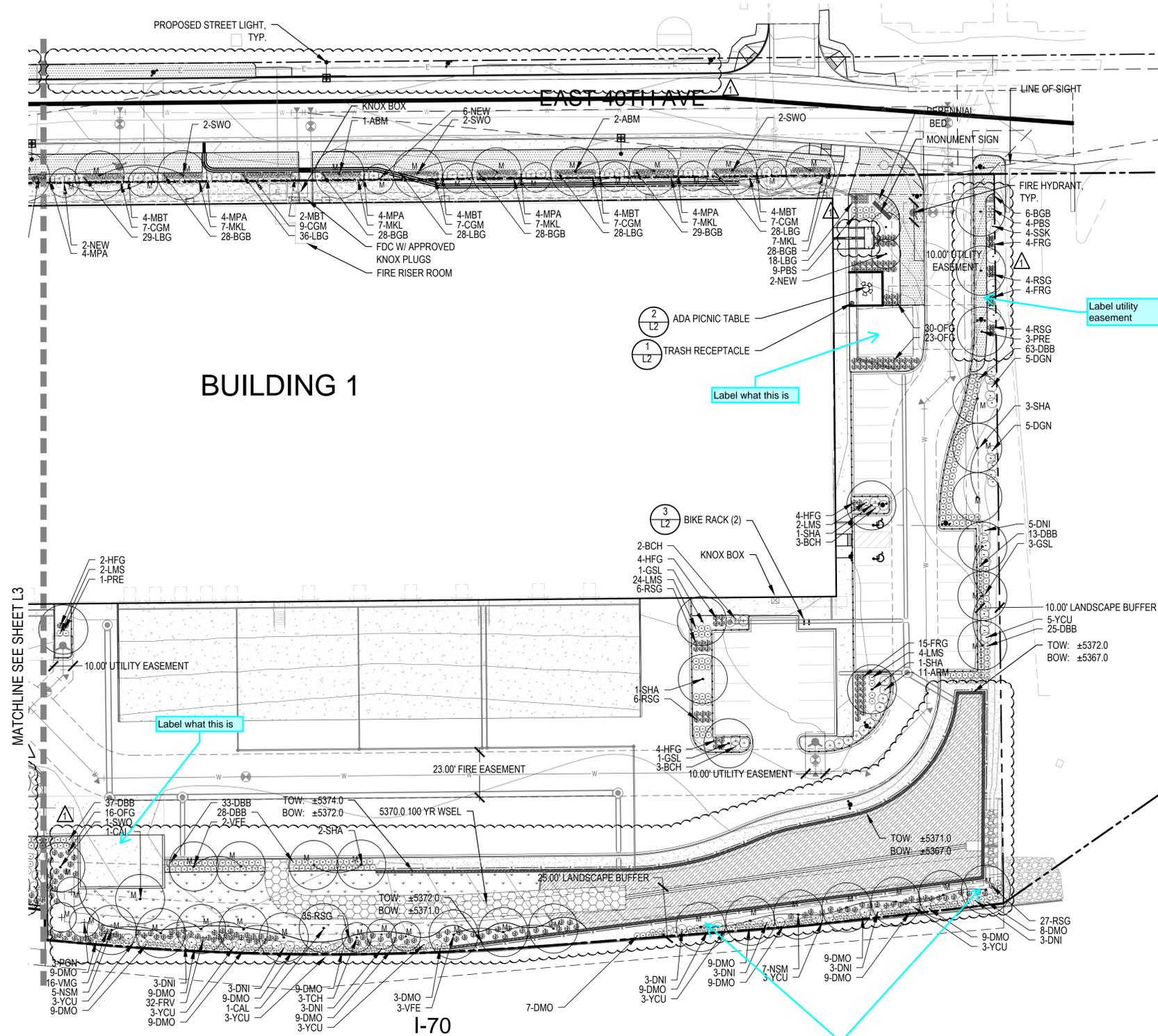


1101 Bannock Street  
Denver, Colorado 80204  
P 303.892.1166  
F 303.892.1186  
www.norris-design.com

CONFLUENT CENTER 70 (CC70)  
CITY OF AURORA, ADAMS COUNTY, COLORADO  
LANDSCAPE PLAN

PROJ. MGR.	JN
PROJ. ASSOC.	DL
DRAWN BY	DL
DATE	01/06/17

SHEET  
L3



MATCHLINE SEE SHEET L3

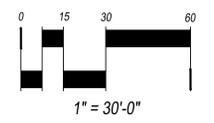
**BUILDING 1**

**EAST 40TH AVE**

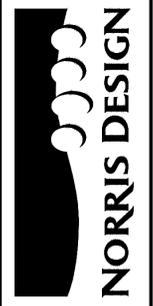
**I-70**

**LANDSCAPE LEGEND**

-  DECIDUOUS CANOPY TREE
-  MITIGATION TREE
-  DECIDUOUS ORNAMENTAL TREE
-  EVERGREEN SHRUBS
-  DECIDUOUS SHRUBS
-  ORNAMENTAL GRASSES
-  IRRIGATED TURF
-  PERENNIAL BED
-  NATIVE SEED
-  WET AREA SEED MIX
-  RETAINING WALL (RE: CIVIL)
-  FENCE (RE: CIVIL)



DATE	BY	REVISIONS
01/06/17	JN	PROJ. MGR.
03/03/15	DL	PROJ. ASSOC.
12/03/15	DL	DRAWN BY
07/02/15	DL	DATE
		FINAL
		2ND SUBMITTAL TO CITY OF AURORA
		RESUBMITTAL TO CITY OF AURORA



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

**CONFLUENT CENTER 70 (CC70)**  
**CITY OF AURORA, ADAMS COUNTY, COLORADO**  
**LANDSCAPE PLAN**

PROJ. MGR.: JN  
 PROJ. ASSOC.: DL  
 DRAWN BY: DL  
 DATE: 01/06/17  
**SHEET**  
**L4**