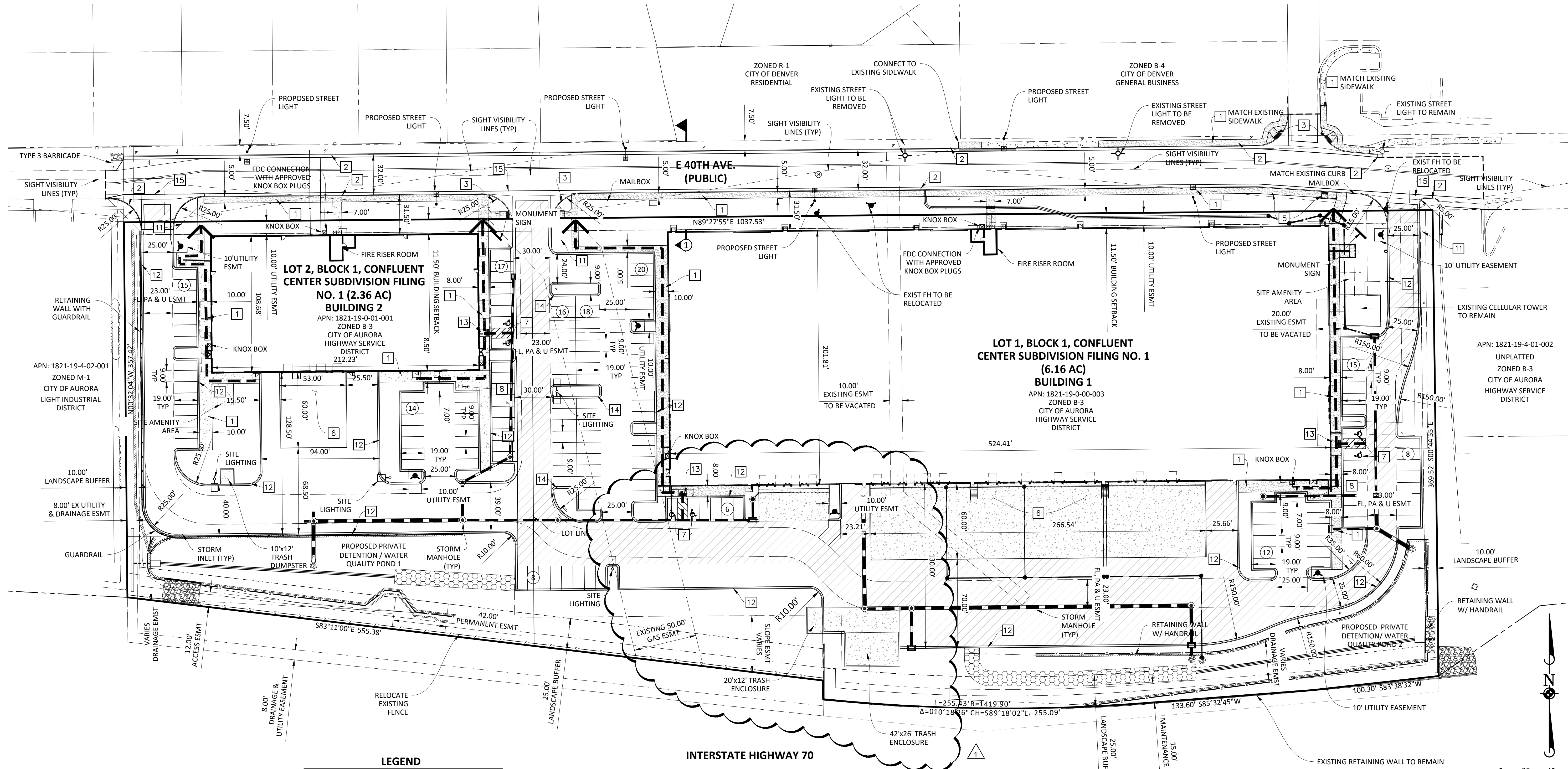






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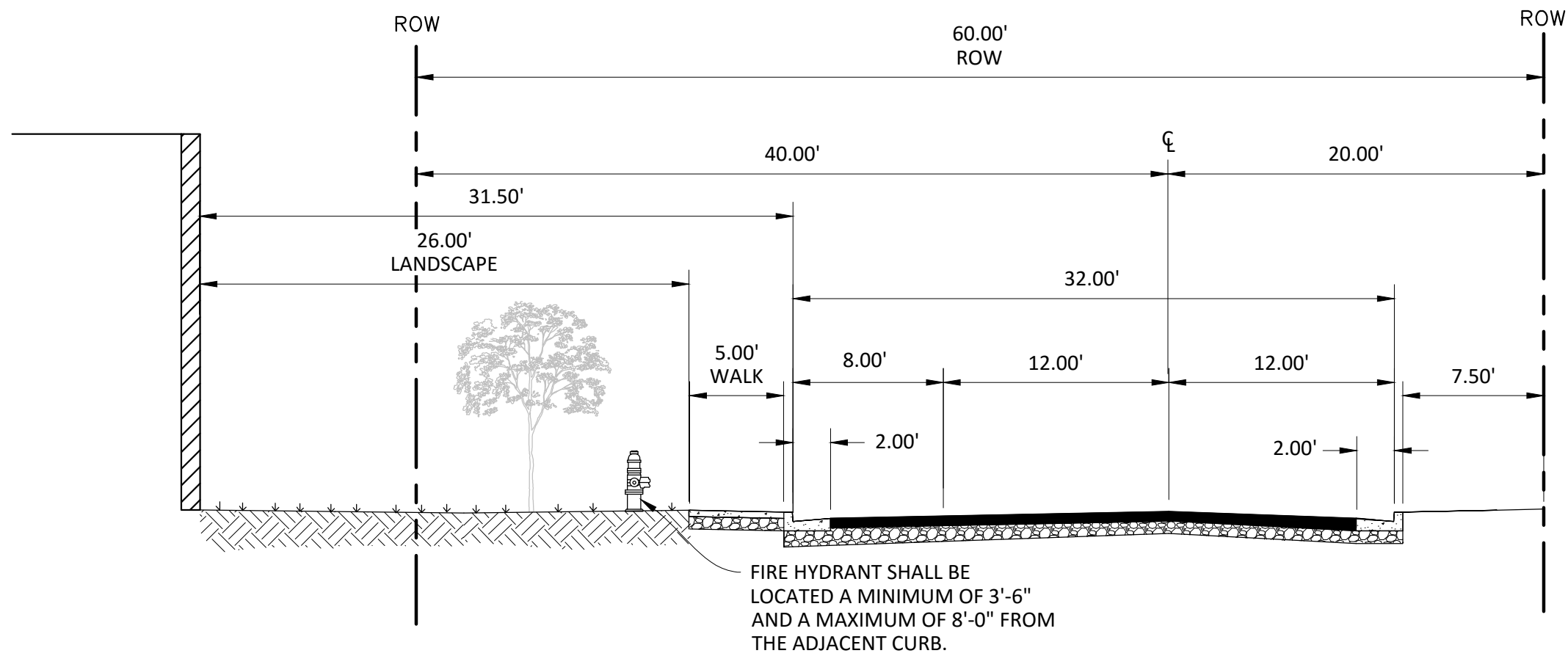
#### SITE CONSTRUCTION NOTES

1. CONSTRUCT CONCRETE SIDEWALK (WIDTH AS SHOWN ON PLAN) PER DETAIL S7.3.
2. CONSTRUCT 2.5' PUBLIC CURB AND GUTTER PER DETAILS 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

	PROPERTY LINE
	EASEMENT
	CENTERLINE
	SETBACK
	BUILDING
	EXISTING CURB AND GUTTER
	PROPOSED CURB AND GUTTER
	PROPOSED VERTICAL CURB
	PROPOSED SIDEWALK
	PROPOSED STORM DRAIN
	EXISTING STORM DRAIN
	PROPOSED CATCH BASIN
	PROPOSED DRAIN MANHOLE
	PROPOSED FIRE HYDRANT
	PROPOSED SIGN
	PARKING COUNT SYMBOL
	PROPOSED SIGHT VISIBILITY TRIANGLE
	ADA ACCESS ROUTE
	DETENTION POND MAINTENANCE ACCESS ROAD (GRAVEL)
	PARKING ASPHALT SECTION
	CONCRETE PAVING SECTION
	DRIVE ASPHALT PAVING SECTION

#### INTERSTATE HIGHWAY 70



#### E 40TH AVE TYPICAL SECTION

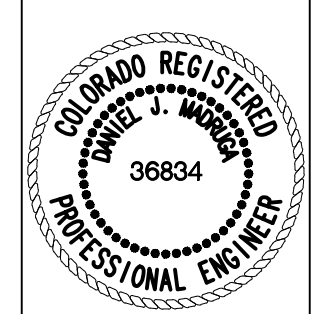
#### SITE PLAN NOTE:

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.



Know what's below.  
Call before you dig.

DATE	REVISIONS
01/27/17	SITE PLAN MINOR AMENDMENT SUBMITTAL #2
02/09/17	SITE PLAN MINOR AMENDMENT
02/09/17	SITE PLAN MINOR AMENDMENT
12/03/15	2ND SUBMITTAL TO CITY OF AURORA
10/02/15	RESUBMITTAL TO CITY OF AURORA

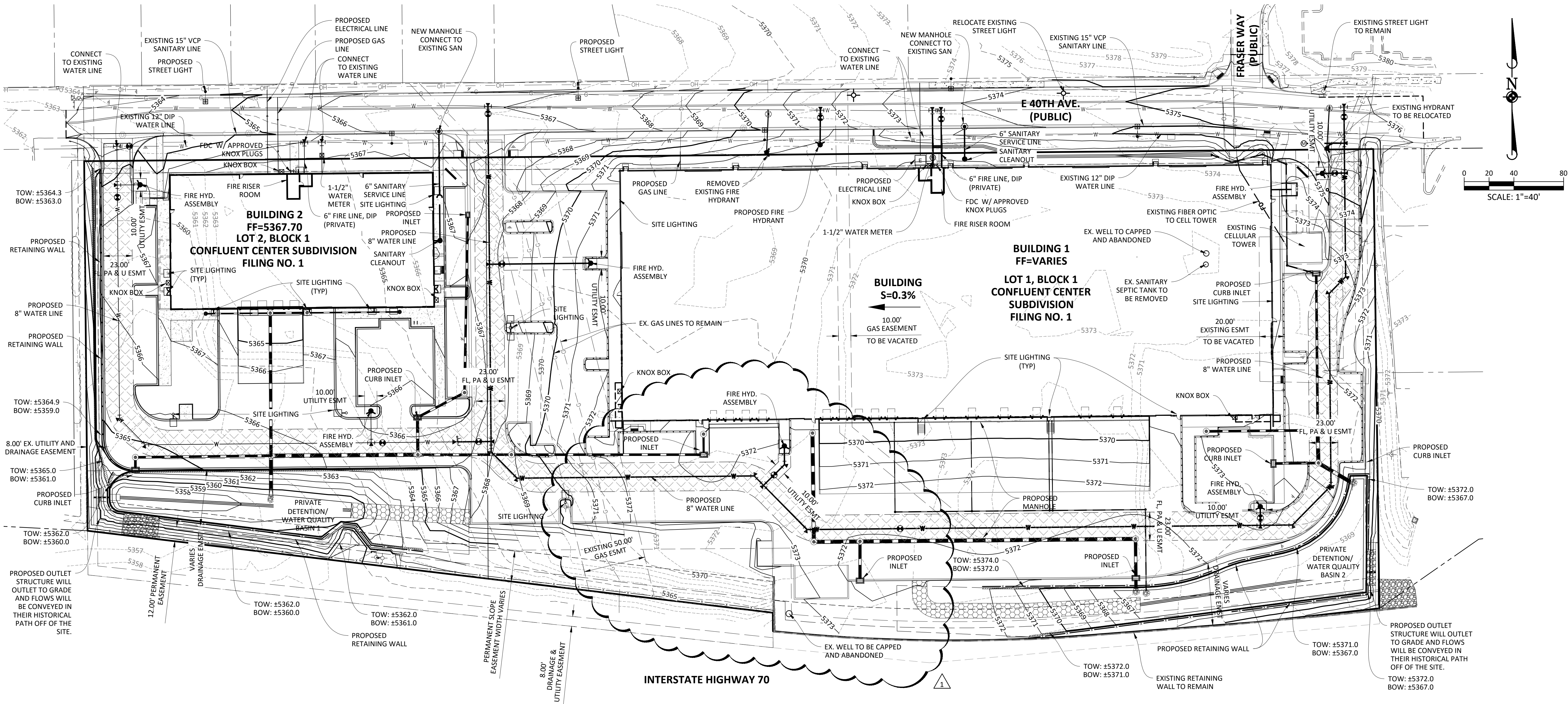


CONFLUENT CENTER 70  
CITY OF AURORA, COLORADO  
SITE PLAN

PROJ. MGR.:	DJM
PROJ. ASSOC.:	LMM
DRAWN BY:	KJR
DATE:	01/27/17
SHEET	3
CONAUC01	

FINAL





GRADING PLAN NOTES:

- IT IS THE CONTRACTOR'S RESPONSIBILITY TO DETERMINE THE EXACT LOCATION OF ALL EXISTING UTILITIES AND FEATURES PRIOR TO CONSTRUCTION.
- ALL RETAINING WALLS OVER 4-FEET IN HEIGHT SHALL BE DESIGNED BY A REGISTERED STRUCTURAL ENGINEER AND APPROVED BY THE CITY OF AURORA PRIOR TO CONSTRUCTION.
- PROPOSED RETAINING WALLS ARE PRIVATE AND SHALL BE KEYSTONE BLOCK (OR APPROVED EQUAL AS DETERMINED BY THE OWNER/DEVELOPER). COLOR AND BLOCK TYPE/PATTERN OF RETAINING WALL TO BE CHOSEN AND APPROVED BY THE OWNER/DEVELOPER PRIOR TO CONSTRUCTION.
- CONTRACTOR SHALL MATCH EXISTING GRADES AT PROPERTY AND NOT GRADE ON ADJACENT PROPERTIES WITHOUT PRIOR WRITTEN CONSENT FROM PROPERTY OWNER.
- THE GRADING PLAN INDICATES THE FINISHED GROUND ELEVATIONS AROUND THE PERIMETER OF THE BUILDINGS. THE CONTRACTOR SHALL REFER TO THE ARCHITECTURAL AND/OR STRUCTURAL PLANS FOR FOUNDATION TYPES AND FOOTING ELEVATIONS.
- CONTRACTOR SHALL REFER TO THE GEOTECHNICAL ENGINEER'S REPORT TO MAKE SURE REQUIREMENTS FOR MINIMUM SLOPE AWAY FROM THE BUILDING ARE BEING MET.
- PER ADA REQUIREMENTS, HANDICAP PARKING SPACES SHALL HAVE A MAXIMUM SLOPE OF 2.0% IN ANY DIRECTION. CONTRACTOR SHALL TAKE CARE DURING PAVING TO ENSURE THAT THIS REQUIREMENT IS MET.
- ALL HANDICAP RAMPS AND SIDEWALKS SHALL BE CONSTRUCTED WITH A MAXIMUM CROSS SLOPE OF 2.0% OR LESS.
- THE OWNER/CONTRACTOR MUST OBTAIN A CDPS STORM WATER DISCHARGE PERMIT FROM THE COLORADO DEPARTMENT OF PUBLIC HEALTH AND ENVIRONMENT PRIOR TO CONSTRUCTION.
- ALL RADII LABELS ON THE PLAN SHEET FOR CURB AND GUTTER RETURNS, NOSES, OR CURVES ARE TO THE FLOWLINE. ALL RADII FOR PARKING STALL RETURNS ARE 2.0' TO THE FLOWLINE, UNLESS OTHERWISE NOTED.

LEGEND

	PROPERTY LINE
	EASEMENT
	SETBACK
	PROPOSED CURB AND GUTTER
	PROPOSED SIDEWALK
	PROPOSED STORM DRAIN
	PROPOSED CATCH BASIN
	PROPOSED DRAIN MANHOLE
	PROPOSED FLARED END SECTION
	PROPOSED SANITARY SEWER
	PROPOSED FIRE HYDRANT
	PROPOSED WATER VALVE
	PROPOSED KNOX BOX
	PROPOSED WATER
	PROPOSED SEWER CLEANOUT
	PROPOSED MAJOR CONTOUR
	PROPOSED MINOR CONTOUR
	EXISTING MAJOR CONTOUR
	EXISTING MINOR CONTOUR
	PROPOSED SIGN
	FIRE LANE
	DETENTION POND MAINTENANCE ACCESS ROAD
	SITE LIGHTING

BENCHMARK:

CITY OF AURORA BENCHMARK BM #356619SE002- 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)

UTILITY PLANS NOTE:

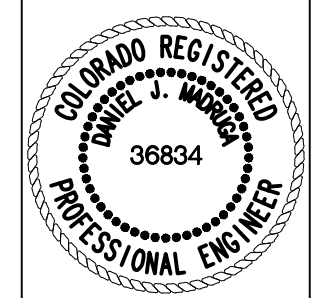
- ALL PROPOSED STORM DRAIN PIPE AND STRUCTURES FOR THIS PROJECT ARE PRIVATE AND ARE TO BE OWNED AND MAINTAINED BY THE PROPERTY OWNER OR FUTURE ASSIGNS.
- ALL DETENTION BASINS FOR THIS PROJECT ARE PRIVATE AND ARE TO OWNED AND MAINTAINED BY THE PROPERTY OWNER OR FUTURE ASSIGNS.
- ALL WATER METERS SHALL BE SET WITHIN THE RIGHT-OF-WAY AND A MINIMUM OF 2' FOR CONCRETE STRUCTURES INCLUDING SIDEWALK.
- OWNER SHALL PROVIDE A LICENSE AGREEMENT FOR ALL RETAINING WALLS LOCATED WITHIN THE PROPOSED DRAINAGE EASEMENTS.



Know what's below.  
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DATE	REVISIONS	BY	CHKD
01/27/17	SITE PLAN MINOR AMENDMENT SUBMITTAL #2	LMM	
02/08/17	SITE PLAN MINOR AMENDMENT	LMM	
02/08/17	2ND SUBMITTAL TO CITY OF AURORA	KJR	
12/03/15	2ND SUBMITTAL TO CITY OF AURORA	KJR	
10/02/15	RESUBMITTAL TO CITY OF AURORA	KJR	

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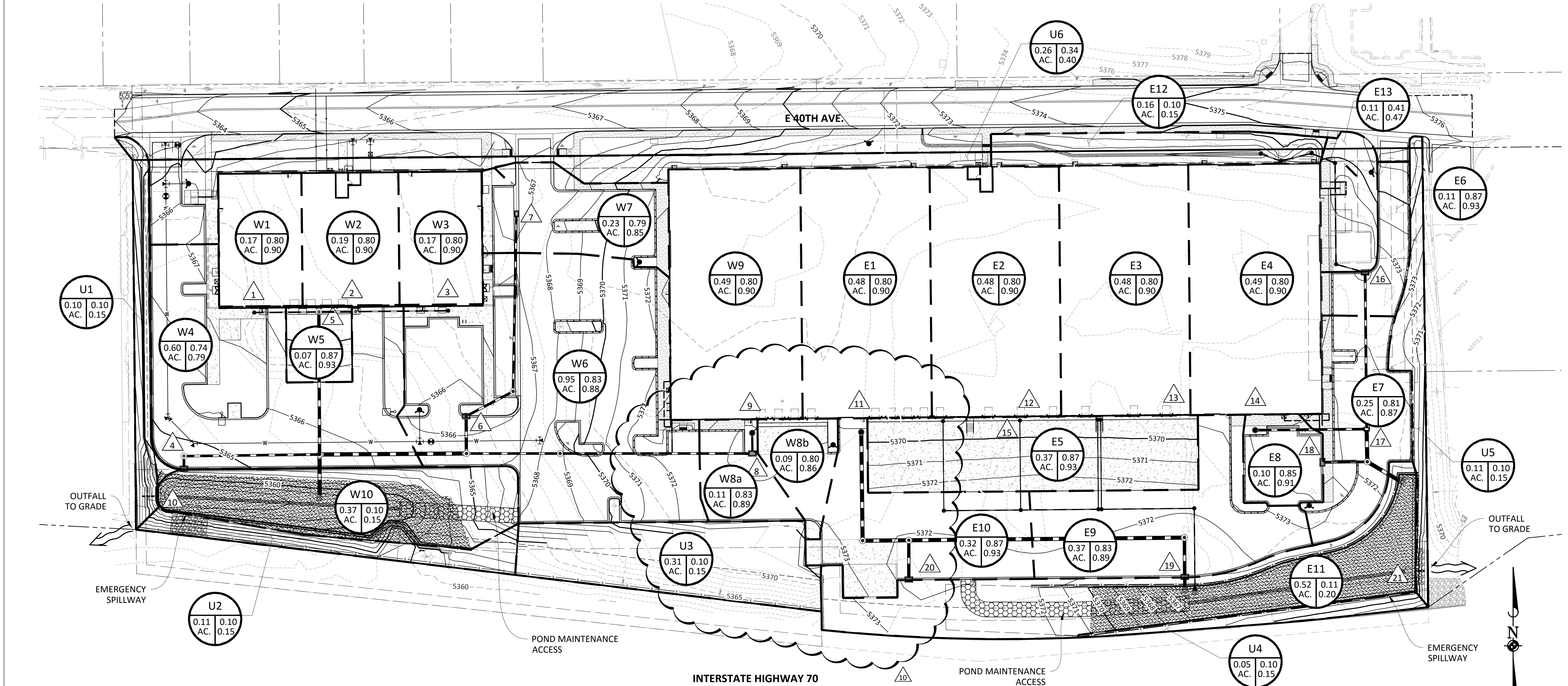


CONFLUENT CENTER 70  
CITY OF AURORA, COLORADO  
GRADING AND UTILITY SCHEMATIC

PROJ. MGR.:	DJM
PROJ. ASSOC.:	LMM
DRAWN BY:	KJR
DATE:	01/27/17
SHEET	4
CONAUC01	



Plot time: 4/30/2014 3:52 PM Dwg Name: P:\Conaus01\Documents\StormWater Reports\Preliminary Stormwater Reports\Appendix A\EX DRAINAGE PLAN.dwg Updated By: Ibrahimbeg



PROPOSED SUMMARY						
BASIN	AREA acres	DESIGN POINT	C2	C100	Q2 cfs	Q100 cfs
W1	0.17	1	0.80	0.90	0.72	1.31
W2	0.19	2	0.80	0.90	0.84	1.52
W3	0.17	3	0.80	0.90	0.72	1.31
W4	0.60	4	0.74	0.79	2.40	4.18
W5	0.07	5	0.87	0.93	0.36	0.61
W6	0.95	6	0.83	0.88	4.26	7.37
W7	0.23	7	0.79	0.85	1.00	1.73
W8a	0.11	8	0.83	0.89	0.50	0.86
W8b	0.09	9	0.80	0.86	0.41	0.71
W9	0.49	9	0.80	0.90	2.15	3.91
W10	0.37	10	0.10	0.15	0.20	0.49
SUBTOTAL	3.44				13.56	24.02
E1	0.48	11	0.80	0.90	2.11	3.82
E2	0.48	12	0.80	0.90	2.11	3.83
E3	0.48	13	0.80	0.90	2.11	3.83
E4	0.49	14	0.80	0.90	2.15	3.90
E5	0.37	15	0.87	0.93	1.74	3.01
E6	0.11	16	0.87	0.93	0.51	0.88
E7	0.25	17	0.81	0.87	1.12	1.94
E8	0.10	18	0.85	0.91	0.48	0.82
E9	0.37	19	0.83	0.89	1.68	2.90
E10	0.32	20	0.87	0.93	1.54	2.65
E11	0.52	21	0.11	0.20	0.22	0.68
E12	0.16		0.10	0.15	0.09	0.21
E13	0.11		0.41	0.47	0.25	0.46
SUBTOTAL	4.25				16.09	28.94
U1	0.10		0.10	0.15	0.05	0.13
U2	0.11		0.10	0.15	0.06	0.15
U3	0.31		0.10	0.15	0.17	0.41
U4	0.05		0.10	0.15	0.03	0.07
U5	0.11		0.10	0.15	0.06	0.14
U6	0.26		0.34	0.40	0.38	0.71
SUBTOTAL	0.94				0.75	1.61

- LEGEND**
- BASIN**  
AREA AC. C2 C100
  - PROPOSED DRAINAGE BASIN
  - DRAINAGE BASIN OUTLINE
  - DESIGN POINT
  - PROPOSED FLOW PATH
  - PROPOSED SWALE PATH
  - EXISTING FLOW PATH
  - PROPOSED EMERGENCY OVERFLOW PATH
  - EXISTING STORM DRAIN
  - EXISTING STORM DRAIN INLET
  - PROPOSED STORM DRAIN
  - PROPOSED STORM DRAIN INLET

**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)



Know what's below.  
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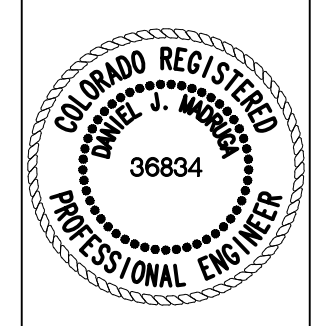
BASIN DATA TABLE				
	VOLUME	ELEVATION	DEPTH	RELEASE RATE
SOUTHWEST FACILITY				
EURV	0.31 AF	5360.72 FT	3.72 FT	0.80 CFS
100-YEAR	0.54 AF	5361.97 FT	4.97 FT	2.94 CFS
SOUTHEAST FACILITY				
EURV	0.36 AF	5368.84 FT	1.84 FT	0.93 CFS
100-YEAR	0.62 AF	5370.03 FT	3.03 FT	3.45 CFS

**NOTE:**  
CITY OF AURORA PLAN REVIEW IS ONLY FOR GENERAL CONFORMANCE WITH CITY OF AURORA DESIGN CRITERIA AND THE CITY CODE. THE CITY IS NOT RESPONSIBLE FOR THE ACCURACY AND ADEQUACY OF THE DESIGN, OF DIMENSIONS AND ELEVATIONS WHICH SHALL BE CONFIRMED AND CORRELATED AT THE JOB SITE. THE CITY OF AURORA, THROUGH THE APPROVAL OF THIS DOCUMENT, ASSUMES NO RESPONSIBILITY FOR THE COMPLETENESS AND/OR ACCURACY OF THIS DOCUMENT.

**DRAINAGE:**  
ALL STORM SEWER IS PRIVATE AND IS SIZED FOR THE 100-YEAR EVENT, UNLESS OTHERWISE NOTED.

DATE	REVISIONS
01/27/17	SITE PLAN MINOR AMENDMENT SUBMITTAL #2
03/09/17	SITE PLAN MINOR AMENDMENT
07/05/17	2ND SUBMITTAL TO CITY OF AURORA
12/03/15	2ND SUBMITTAL TO CITY OF AURORA
10/02/15	RESUBMITTAL TO CITY OF AURORA

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CONFLUENT CENTER 70  
CITY OF AURORA, COLORADO  
PROPOSED DRAINAGE BASINS

PROJ. MGR.: DJM  
PROJ. ASSOC.: KJR  
DRAWN BY: LMM  
DATE: 01/27/17  
SHEET  
**5**  
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

CLERESTORY 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

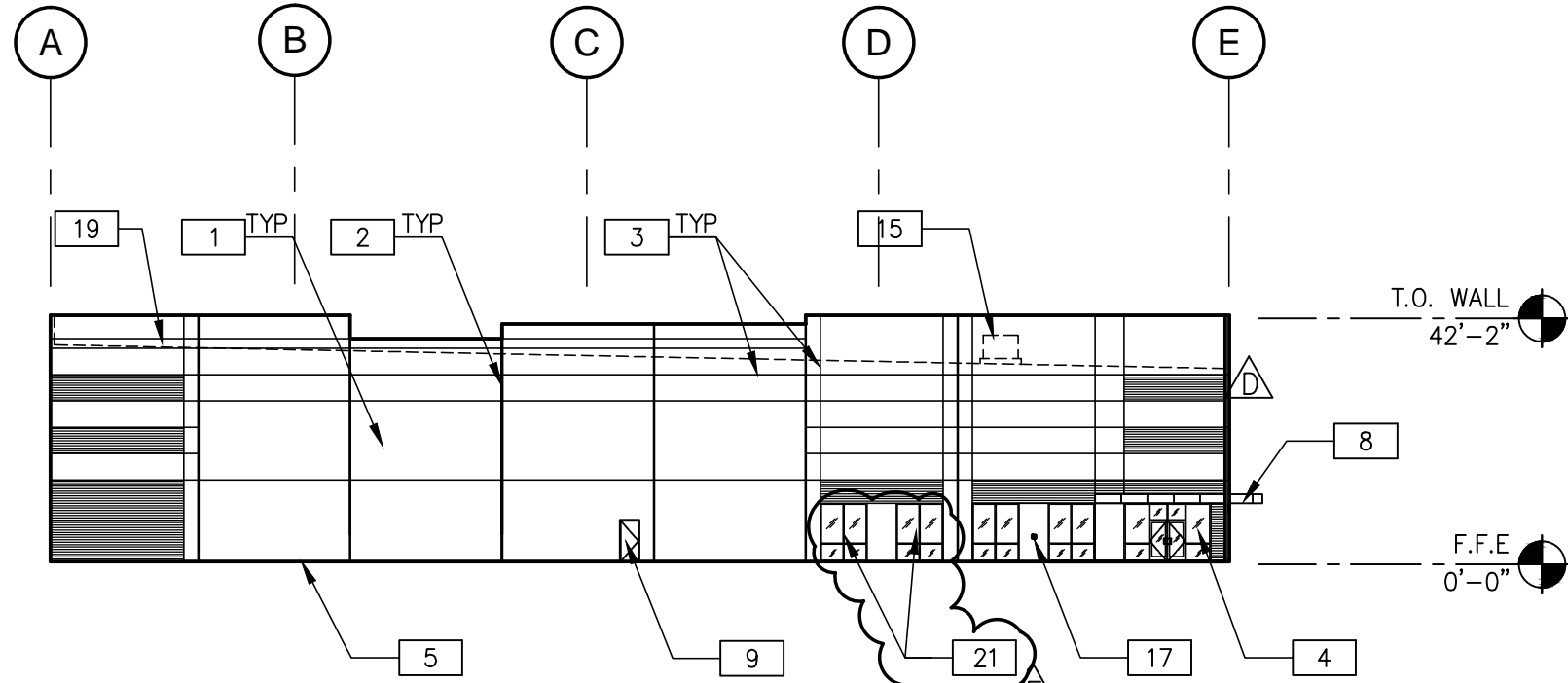
NEW ALUMINUM STOREFRONT SYSTEM WITH 1" THICK INSULATED GLASS IN EXISTING KNOCK-OUT PANEL.
- 22

NEW 3'X7' HOLLOW METAL MAN DOOR IN EXISTING KNOCK-OUT PANEL, PAINT
- 23

NEW 8'X10' TRUCK DOOR, PREFINISHED
- 24

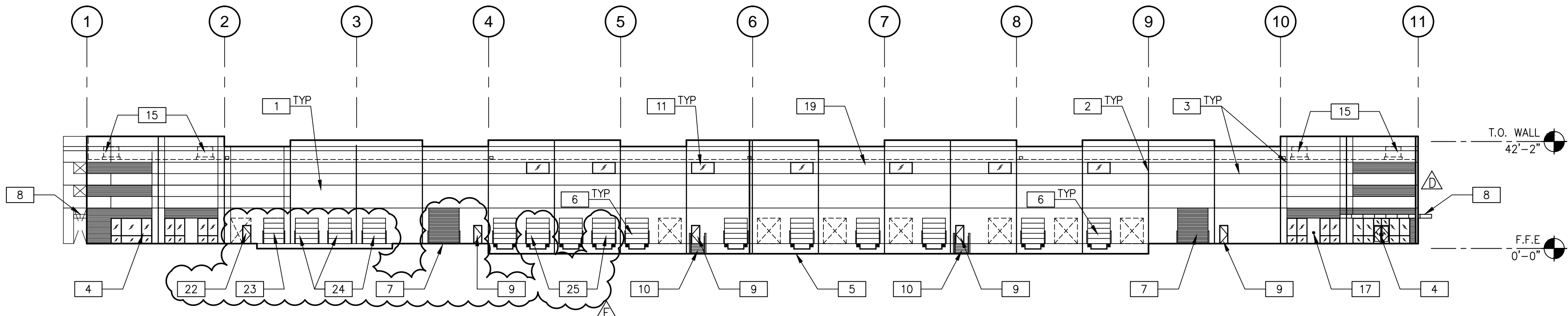
NEW 9'X10' TRUCK DOOR, PREFINISHED
- 25

NEW 9'X10' TRUCK DOOR IN EXISTING KNOCK-OUT PANEL, PREFINISHED



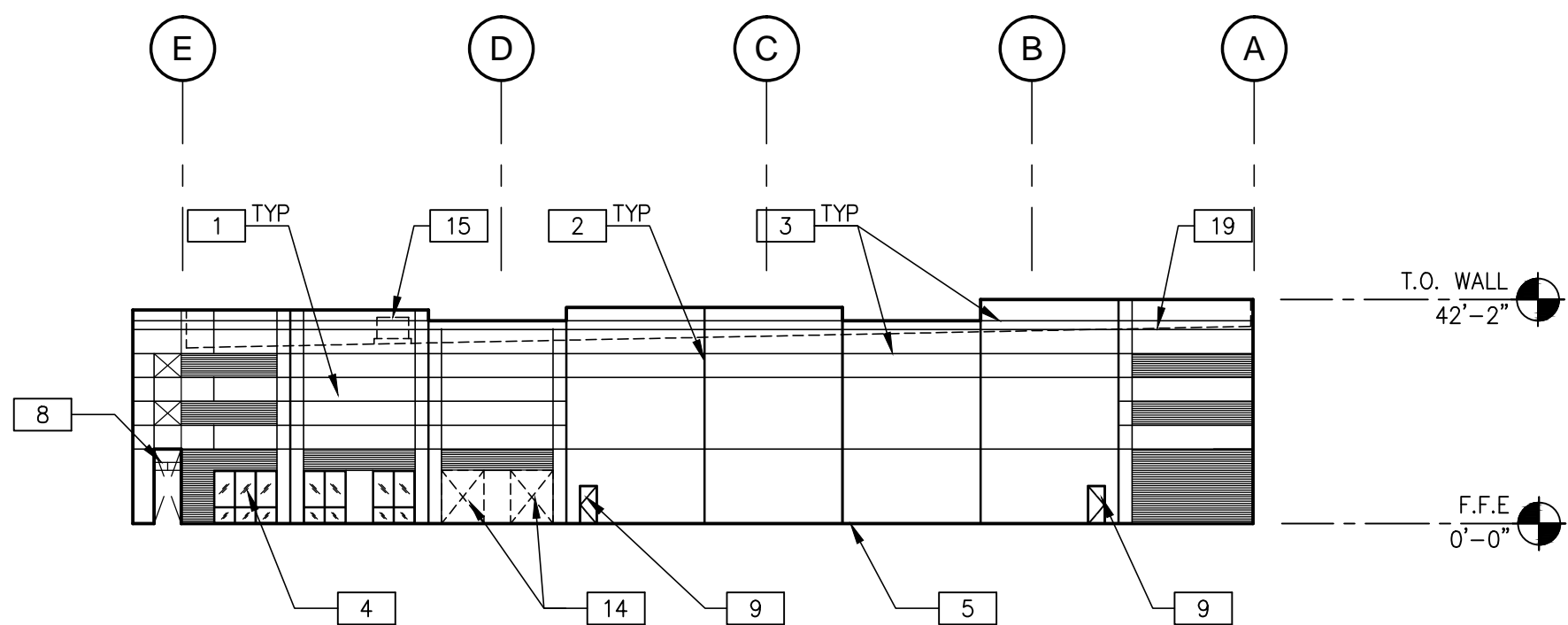
WEST EXTERIOR ELEVATION

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



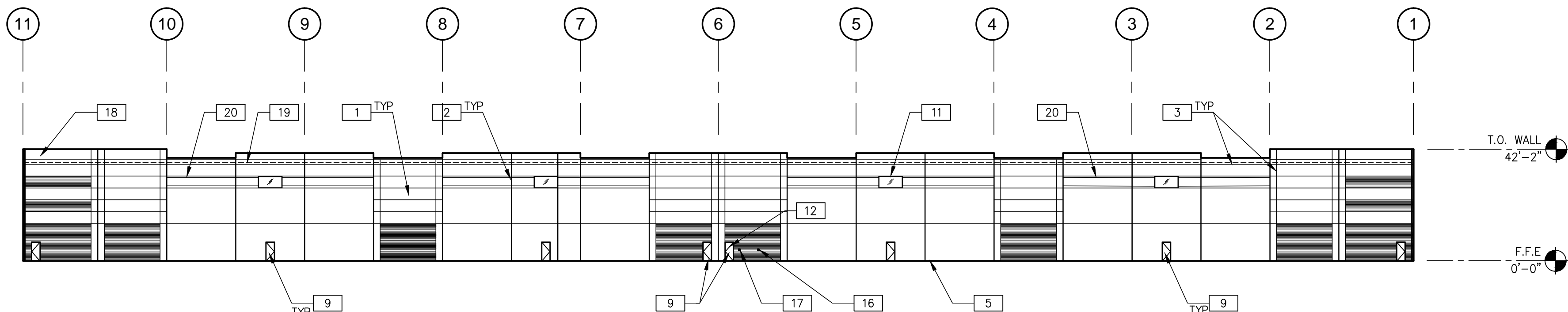
SOUTH EXTERIOR ELEVATION

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



EAST EXTERIOR ELEVATION

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



NORTH EXTERIOR ELEVATION

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

DATE	REVISIONS	BY	CHK	DATE	REVISIONS	BY	CHK
01/06/17	DATE REVISIONS FOR TENANT	UK		01/06/17	DATE REVISIONS FOR TENANT	UK	
03/04/18	FINAL SUBMITTAL TO THE CITY OF AURORA	UK		03/04/18	FINAL SUBMITTAL TO THE CITY OF AURORA	UK	
10/06/18	RESUBMITTAL TO THE CITY OF AURORA	UK		10/06/18	RESUBMITTAL TO THE CITY OF AURORA	UK	

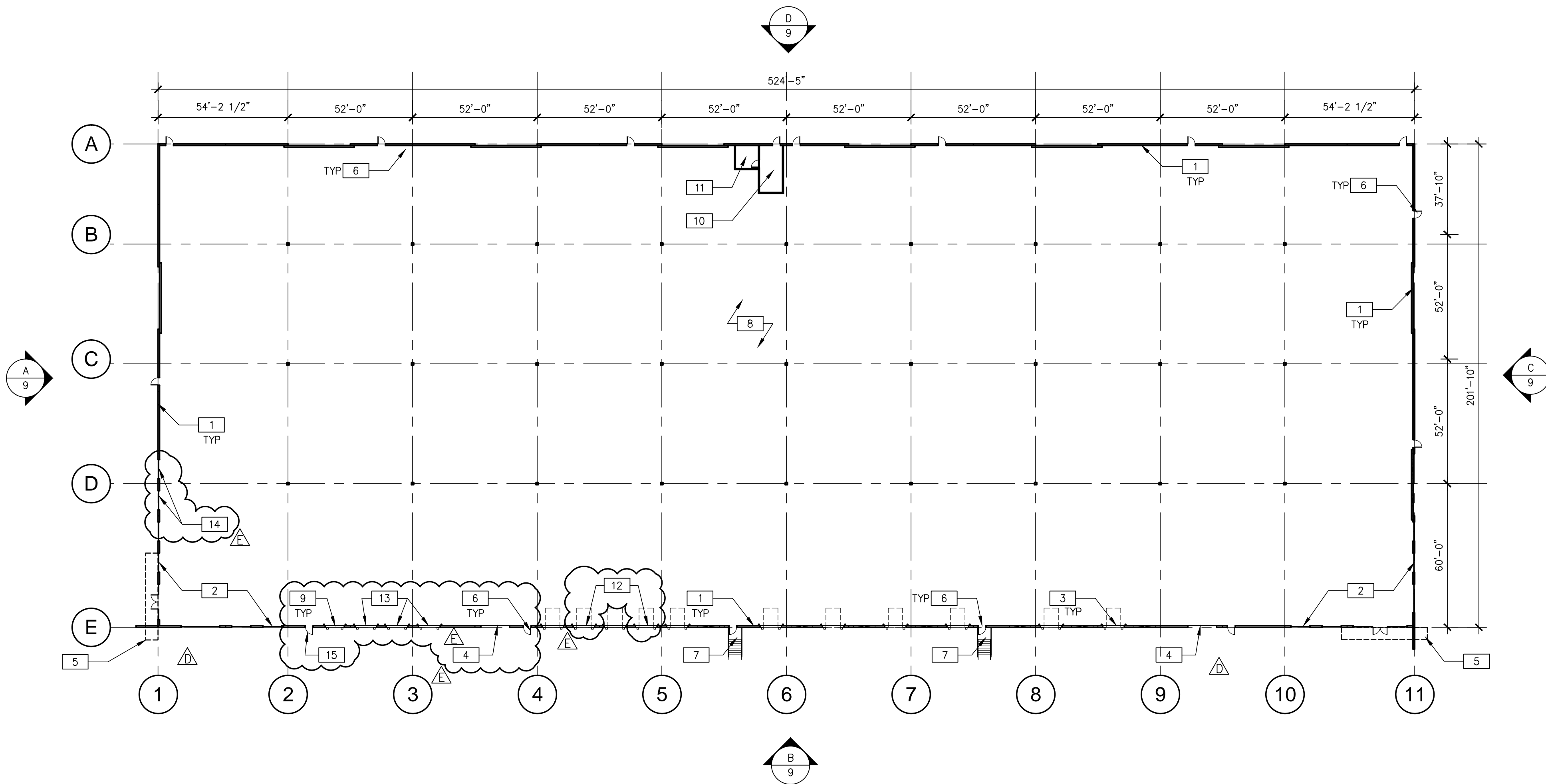
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CONFLUENT CENTER 70  
CITY OF AURORA, COLORADO  
BUILDING 1 - EXTERIOR ELEVATIONS

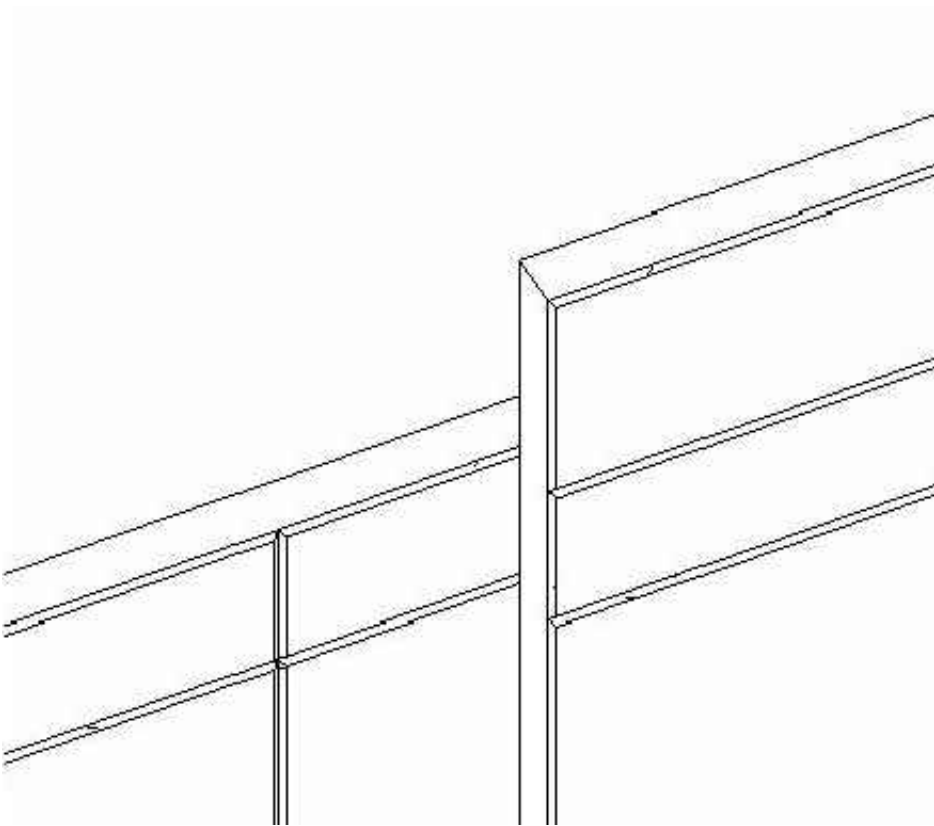
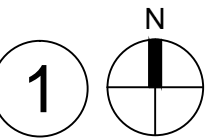
PROJ. MGR.: UK  
PROJ. ASSOC.: UK  
DRAWN BY: UK  
DATE: 06/26/18

SHEET  
10



BUILDING 1 - FLOOR PLAN

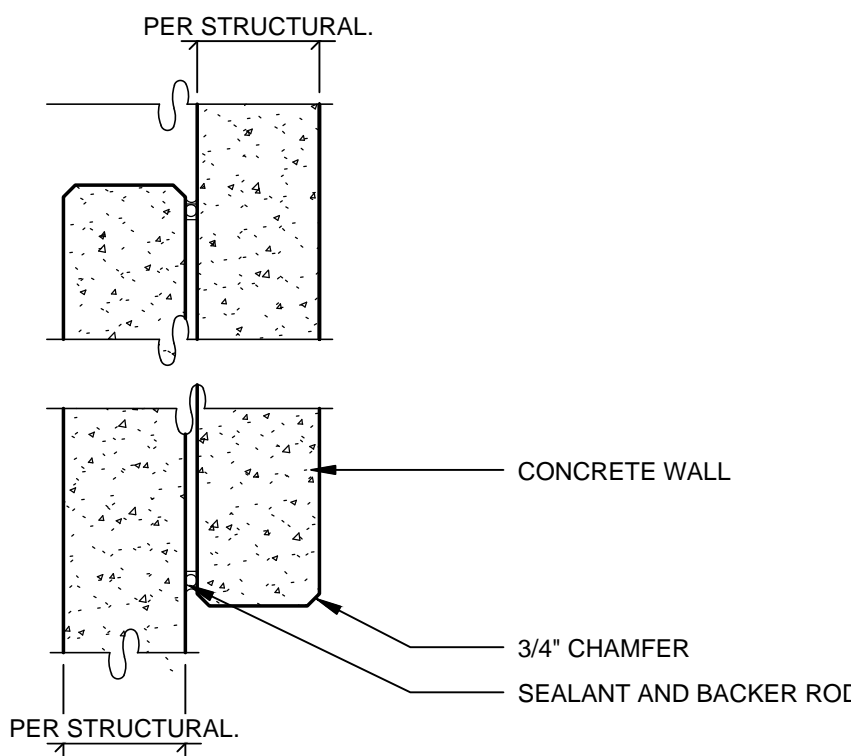
SCALE: 1/32" = 1'-0"



PARAPET AT LAY-UP PANEL

SCALE: N.T.S.

2



CONCRETE OVERLAP

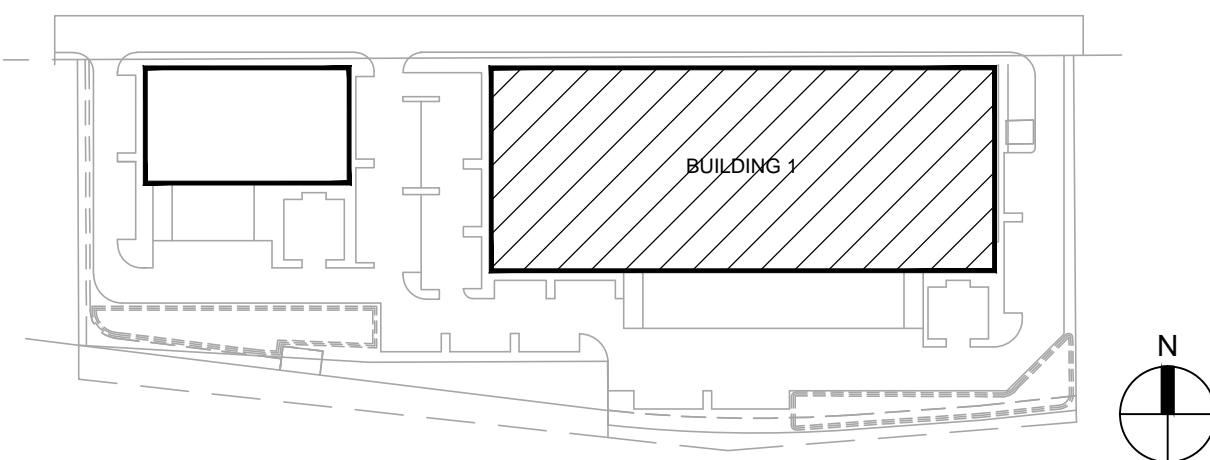
SCALE: 1"=1'-0"

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		
03/06/17		
05/06/17		
06/26/15		

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

PROJ. MGR.: LK  
PROJ. ASSOC.: LK  
DRAWN BY: LK  
DATE: 06/26/15

SHEET  
**13**

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	12	12	6.0	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	6	6	3.0	50	54 SHRUBS; 24 GRASSES
SPECIAL LANDSCAPE BUFFER I-70*	25' WIDTH, 1 TREE AND 10 SHRUBS PER 25 LF	1,060 L.F.	43	31	31	15.5	430	236 SHRUBS; 176 GRASSES
PARKING LOT BUFFER	5' WIDTH, DOUBLE ROW SHRUBS 3' OC (2 SHRUBS PER 3 LF)	1,652 L.F.	N/A	19	19	57.0	1,101	745 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

## 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

## 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 I-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>

1. ALL LANDSCAPED AREAS ARE TO HAVE SOIL PREPARATION PER SPECIFICATIONS, (MINIMUM RATE OF 4 CU. YDS. OF ORGANIC MATTER PER 1000 S.F.).
2. 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.
3. 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.
4. ALL UTILITY EASEMENTS SHALL REMAIN UNOBSTRUCTED AND FULLY ACCESSIBLE ALONG THEIR ENTIRE LENGTH FOR THE MAINTENANCE EQUIPMENT ENTRY.
5. 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

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QTY.	SYM.	COMMON NAME	BOTANICAL NAME	SIZE & COND.	REQMT.
DECIDUOUS TREES			(UNLESS OTHERWISE NOTED)		
18	ABM	AUTUMN BLAZE MAPLE	ACER X FREEMANII	3' CAL. B&B	M
5	GSL	GREENSPIRE LINDEN	TILIA CORDATA 'GREENSPIRE'	3' CAL. B&B	L
5	NSM	NORWEGIAN SUNSET MAPLE	ACER TRUNCATUTUM X A. PLATANOIDES 'KEITHSFORM'	3' CAL. B&B	M
15	SHA	SHADEMASTER LOCUST	GLEDITSIA TRIACANTHOS INERMUS 'SHADEMASTER'	3' CAL. B&B	L
17	SWI	SWAMP WHITE OAK	QUERCUS BICOLOR	3' CAL. B&B	L
10	VFE	VALLEY FORGE ELM	ULMUS AMERICANA 'VALLEY FORGE'	3' CAL. B&B	L
5	CAL	WESTERN CATALPA	CATALPA SPECIOSA	3' CAL. B&B	L
9	PRE	PROSPECTOR ELM	ULMUS WILSONIANA 'PROSPECTOR'	3' CAL. B&B	M
5	CRB	RIVER BIRCH	BETULA NIGRA	3' CAL. B&B	M
89	TOTAL				
DECIDUOUS ORNAMENTAL TREES					
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				
EVERGREEN TREES					
12	PON	PONDEROSA PINE	PINUS PONDEROSA	8' HT. B&B	L
15	CBS	COLORADO SPRUCE	PICEA PUNGENS	8' HT. B&B	L
27	TOTAL				
ORNAMENTAL GRASSES					
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 'HADELN'	#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	OFG	ORIENTAL FOUNTAIN GRASS	PENNISETUM ORIENTALE	#1 CONT.	L
72	ASG	SHENANDOAH RED SWITCHGRASS	PANICUM VIRGATUM 'SHENANDOAH'	#1 CONT.	L
50	YMG	VARIEGATED MAIDEN GRASS	MISCANTHUS SINENSIS 'VARIEGATUS'	#1 CONT.	L
1289	TOTAL				
DECIDUOUS SHRUBS					
26	DGN	DART'S GOLD NINEBACK	PHYSOCARPUS MONOGYNUS 'DART'S GOLD'	#5 CONT.	L
66	DMO	DWARF MOCKORANGE	PHILADELPHUS X VIRGINALIS DW. MINN. SNOWFLAKE'	#5 CONT.	L
67	SGM	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
746	DBB	DWARF BURNING BUSH	EUONYMUS ALATUS 'COMPACTA'	#5 CONT.	L
14	DNI	DIABOLO NINEBARK	PHYSOCARPUS OPULIFOLIUS 'MONIO'	#5 CONT.	L
128	PBS	PAWNEE BUTTES SANDCHERRY	PRUNUS BESSEYI 'PAWNEE BUTTES'	#5 CONT.	L
28	SKK	SASKATOON SERVICEBERRY	AMELANCHIER ALNIFOLIA	#5 CONT.	L
35	TLS	THREE LEAF SUMAC	RHUS TRILOBATA	#5 CONT.	L
17	KCU	GOLDEN CURRANT	RIBES AUREUM	#5 CONT.	L
1305	TOTAL				
EVERGREEN SHRUBS					
25	ARM	ARMSTRONG JUNIPER	JUNIPERUS CHINENSIS 'ARMSTRONGII'	#5 CONT.	L
29	BCH	BLUE CHIP JUNIPER	JUNIPERUS HORIZONTALIS 'BLUE CHIP'	#5 CONT.	L
16	CJ	CALGARY CARPET JUNIPER	JUNIPERUS SABINA 'CALGARY CARPET'	#5 CONT.	L
21	ICE	ICEE BLUE JUNIPER	JUNIPERUS HORIZONTALIS 'MONBER'	#5 CONT.	L
30	BT	BIG TUNA MUGO PINE	PINUS MUGO 'BIG TUNA'	#5 CONT.	L
38	MPA	PANCHITO MANZANITA	ARCTOSTAPHYLOS 'PANCHITO'	#5 CONT.	L
159	TOTAL				
PERENNIALS					
26	DOL	STELLA D'ORO DAYLILY	HEMEROCALLIS 'STELLA D'ORO'	#1 CONT.	L
66	BSD	SHASTA DWARF DAISY	LEUCANTHEMUM X COMPACT 'SNOW LADY'	#1 CONT.	L
121	PBB	BLUE CREEPING PHLOX	PHLOX SUBULATA 'BLUE EMERALD'	#1 CONT.	L
213	TOTAL				

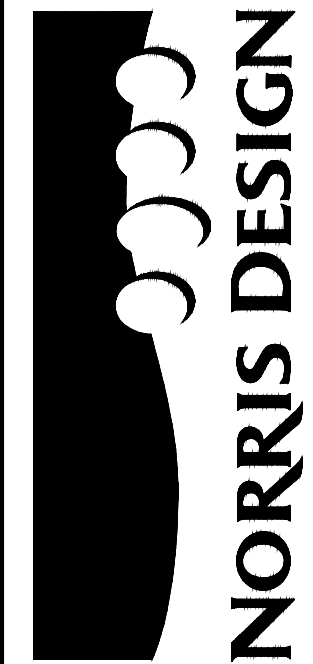
"4-WAY BLUEGRASS BLEND" BY BITTERSWEET TURF FARMS, INC, OR APPROVED EQUAL

COMMON NAME	% OF TOTAL
NUGLADE	25%
FREEDOM II	25%
AWARD	25%
SR 2100	25%
TOTAL	100%

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.
TOTAL	100%	25.0 LBS.

"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 WILDRIE	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
TOTAL		100%	8.60 DRILLED 17.2 BROADCAST 34.4 SMALL AREAS



1101 Bannock Street  
Denver, Colorado 80204  
P 303.892.1166  
F 303.892.1186  
[www.norris-design.com](http://www.norris-design.com)

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

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