

Verizon Wireless Aurora MSC - Building Expansion Project Site Plan Amendment

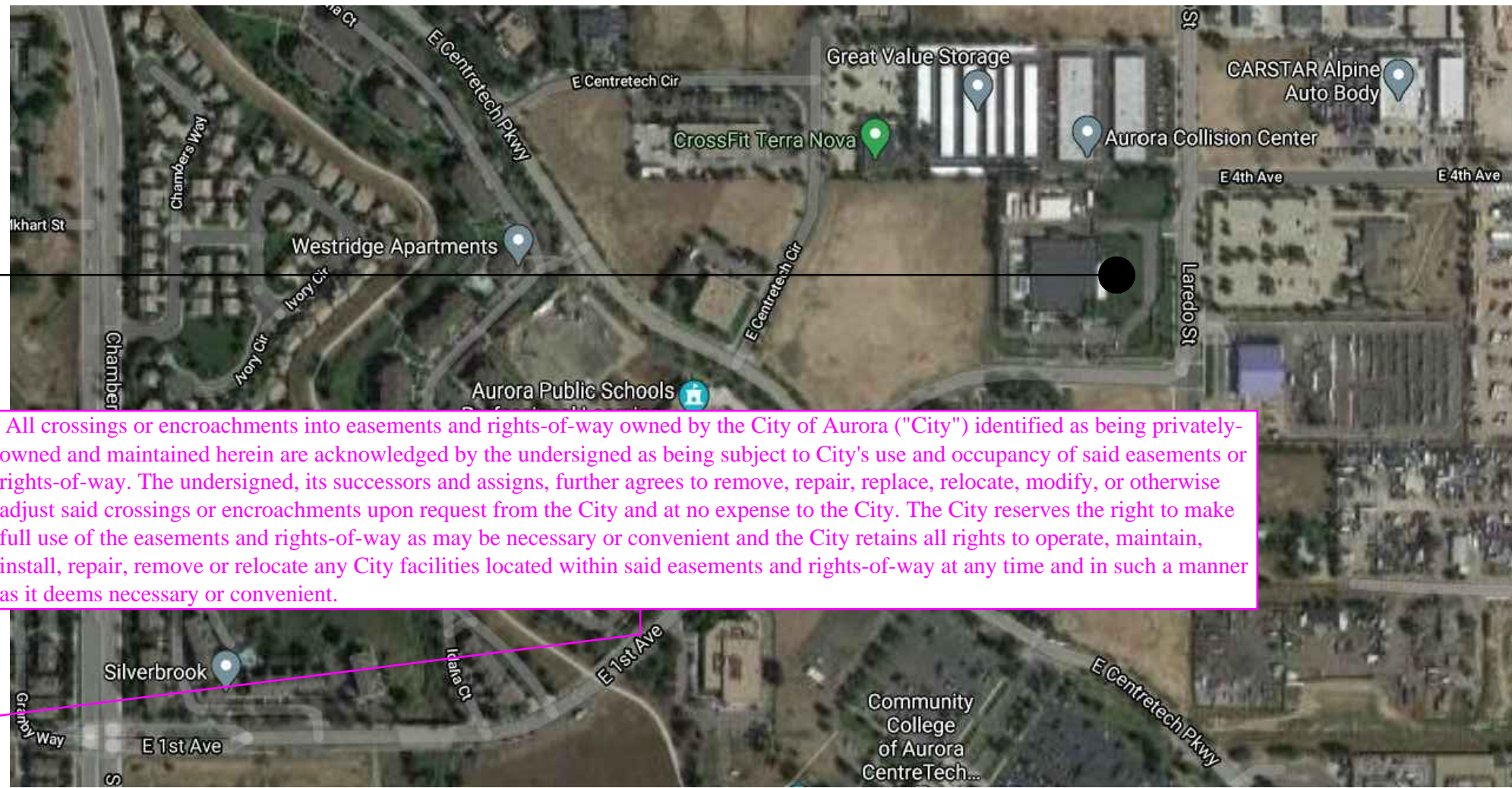
SITE PLAN NOTES

1. THE DEVELOPER, HIS SUCCESSORS AND ASSOCIATION, SHALL BE RESPONSIBLE FOR SIGNS AS REQUIRED BY THE CITY OF AURORA. ALL SIGNS MUST CONFORM TO THE CITY OF AURORA RIGHT OF WAY FOR INGRESS AND EGRESS ON AND THROUGH ANY AND ALL PRIVATE PROPERTY, AND THE SAME ARE HEREBY DESIGNATED AS "SERVICE/EMERGENCY AND UTILITY EASEMENTS" AND SHALL BE POSTED "NO PARKING - FIRE LANE".
4. COMMERCIAL PROJECTS BUILT UNDER THE 2015 IBC: "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 THE 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. (NOTE TO APPLICANT: PLEASE SEE EXHIBITB8 UNDER THE DEVELOPMENT/DESIGN STANDARDS SECTION OF THIS GUIDEBOOK FOR ITEMS TO BE SHOWN ON A SITE PLAN).
- ACCESSIBILITY NOTE FOR COMMERCIAL PROJECTS BUILT UNDER THE 2009 IBC:**
"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 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 1:1 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.
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 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 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 ALL 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 ENCROACH INTO ANY EASEMENT OR FIRE LANE.
17. (THIS NOTE IS REQUIRED ONLY WHEN APPLICABLE)--
ATTENTION BUILDING DEPARTMENT: AN ACOUSTIC ANALYSIS, PREPARED BY AN EXPERT, AND PREPARED ACCORDING TO THE PLANNING APPLICATION GUIDEBOOK INSTRUCTIONS, WILL IDENTIFY BUILDING DESIGN FEATURES NECESSARY TO ACOMPLISH EXTERIOR NOISE REDUCTION TO ACHIEVE INTERIOR NOISE LEVELS NOT EXCEEDING 45 DBA (LBN VALUE TO BE PROVIDED BY THE APPLICANT) UNDER WORSE-CASE NOISE CONDITIONS. (THIS NOTE IS REQUIRED ONLY WHEN APPLICABLE)--
VENDOR OF ANY FUTURE SALE OF THE REAL PROPERTY SHALL PROVIDE THE REQUIRED NOTICE PER CITY OF AURORA SECTION 146-822(D) TO BE RECORDED WITH THE COUNTY CLERK AND RECORDER AND SHALL PROVIDE THE REQUIRED NOTICE TO EACH PROSPECTIVE PURCHASER OF ANY AND ALL SAID PROPERTY. SEE EXHIBIT C4 UNDER THE AURORA CITY CODE, RELATED LAND USE RESTRICTIONS SECTION OF THIS GUIDEBOOK.
19. (THIS NOTE IS REQUIRED ONLY WHEN APPLICABLE) --
STATE ANY REQUESTED WAIVERS OF DEVELOPMENT STANDARDS AND THE APPLICABLE TERMS AND CONDITIONS PURSUANT THERETO.
20. FOR PROPOSED AUTO REPAIR/SERVICE USES, ADD THE FOLLOWING NOTE:
• THERE WILL BE NO OUTSIDE, OVERNIGHT STORAGE OF VEHICLES ON THE SITE.
21. FOR PROPOSED AUTO SALES LOTS, ADD THE FOLLOWING NOTES:
• NO LOADING AND UNLOADING OF VEHICLES WILL BE ALLOWED IN THE PUBLIC RIGHTS-OF-WAY.
• NO PARKING OR SALE OF DISPLAY VEHICLES WILL OCCUR IN THE PUBLIC RIGHTS-OF-WAY.
• NO VEHICLE SHALL BE PARKED, STORED OR DISPLAYED FOR PURPOSE OF SALE IN THE DESIGNATED DISPLAY SPACES THAT SHOWS EVIDENCE OF HAVING FLAT TIRES OR HAS EXTERIOR BODY DAMAGE THAT IS OBVIOUSLY VISIBLE FROM PUBLIC RIGHTS-OF-WAY.
• NO VEHICLE RAMP DISPLAY EQUIPMENT WILL BE USED ON THE SITE AND NO VEHICLE(S) FOR DISPLAY OR SALE SHALL BE MOUNTED ON VEHICLE RAMP DISPLAY EQUIPMENT.

BASED ON THE 2015 INTERNATIONAL BUILDING CODE (ICC/ANSI) A117-2009, 2009 THE AMERICAN NATIONAL STANDARDS

Please add the following NOTE: - 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.

CITY OF AURORA
COUNTY OF ARAPAHOE
STATE OF COLORADO



VICINITY MAP (NTS)

Site Plan *

(Aurora MSC Expansion at Lockheed)

Legal Description: LOT 1, BLOCK 1, VERIZON WIRELESS SUBDIVISION FILING NO. 1
CITY OF AURORA, COUNTY OF ARAPAHOE, STATE OF COLORADO

This Site Plan and any amendments hereto, upon approval by the City of Aurora, binding upon the applicants therefore, their successors and assigns. This plan shall be a part of a Subdivision Plat, so it will not be re-recorded.

In witness thereof, _____ has caused these
(Corporate Seal)
presents to be executed this _____ day of _____, AD, _____
By: _____
(Principals or Owners)
State of Colorado _____
County of _____
The foregoing instrument was acknowledged before me this _____ day of _____, AD, _____ by _____
(Principals or Owners)
Witness my hand and official seal _____
(Notary Public) _____
Notary Business Address: _____

PROJECT TEAM:

ADD THE FOLLOWING NOTE:
The developer is responsible for signing and striping all public streets. The developer is required to place traffic control, street name, and guide signs on all public streets 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.

ARCHITECT
JACKSON MAIN ARCHITECTURE
311 FIRST AVENUE SOUTH
SEATTLE, WA 98104
360.424.4800
CONTACT: LEONARDO MALDONADO

LANDSCAPE ARCHITECT
OUTDOOR DESIGN GROUP
5690 WEBSTER STREET
ARVADA, CO 80002
303.993.4811
CONTACT: MATTHEW CORRION

ILLUMINATION ENGINEERING LLC
1100 N. GAYLORD STREET
DENVER, CO 80205
720.504.8629
CONTACT: JESSE DONOVAN

SHEET INDEX:

- 1 OF 10 COVER SHEET
2 OF 10 SITE PLAN
3 OF 10 GRADING PLAN
4 OF 10 UTILITY PLAN
5 OF 10 LANDSCAPE COVER SHEET
6 OF 10 LANDSCAPE PLAN
7 OF 10 TREE SUGGESTION PLAN
8 OF 10 SITE PHOTOMETRIC PLAN
9 OF 10 ELECTRICAL LIGHTING DETAILS
10 OF 10 EXTERIOR ELEVATIONS

The site plan will not be approved by public works until the preliminary drainage letter/report is approved

Traffic Letter is approved. Per recommendation in the Letter, remove existing NB stop sign to convert to a side street stop.

Remove the Articles, all apply, though may not be applicable.

This will be a public document. Please remove this statement

16091 EAST LOCKHEED DRIVE
AURORA, CO 80011
ARAPAHOE COUNTY

LOT AREA
184,271 SQ. FT. (4.230 ACRES)

OWNER
VERIZON WIRELESS
16091 EAST LOCKHEED DRIVE
AURORA, CO 80011

ZONE
(PER UNIFIED DEVELOPMENT ORDINANCE ARTICLE 146-2 SECTION 2.1 - 2.2. I-1 BUSINESS TECH DISTRICT).

USE
(PER ARTICLE 146-3 BUSINESS)

FLOOR AREA RATIO/MAX. COVERAGE
ALLOWED:
EXISTING BUILDING: 27,989 SQ. FT.
PROPOSED BUILDING EXPANSION 118,663 SQ. FT.
TOTAL: 46,652 SQ. FT.

SETBACKS (PER ARTICLE 146-4 SECTION 4.2 TABLE 4.2.4):
FRONT YARD: 10'-0"
SIDE YARD: 5'-0"
REAR YARD: 10'-0"

MAX. HEIGHT
(PER ARTICLE 146-4 SECTION 4.2 TABLE 4.2.4):
STORIES ALLOWED (6)
HEIGHT ALLOWED: 100'-0"
STORIES PROPOSED: ONE (1)
HEIGHT PROPOSED: 20'-0" ABOVE FINISHED FLOOR LEVEL

PARKING
(PER ARTICLE SECTION 146-4 SECTION 4.6)
REQUIRED: 17 SPACES
PROVIDED: 31 SPACES
NO PARKING IS REQUIRED FOR THE WAREHOUSING SPACE

DATA BLOCK

LAND AREA WITHIN PROPERTY LINES	4.23 AC. (184,271 S.F.)
NUMBER OF BUILDINGS	1
BUILDING HEIGHT	20'-0"
TOTAL BUILDING COVERAGE AND GFA	~18,663 S.F. (10.13%)
HARD SURFACE AREA	113,192 S.F. (61.43%)
LANDSCAPE AREA	52,112 S.F. (28.28%)
SIDEWALKS AND PATIOS	288 S.F. (0.16%)
PRESENT ZONING CLASSIFICATION	I-1
MAXIMUM PERMITTED/ALLOWABLE SIGN AREA	NO SIGNAGE PROPOSED
PROPOSED TOTAL SIGN AREA	NO SIGNAGE PROPOSED
PROPOSED NUMBER OF SIGNS	NO SIGNAGE PROPOSED
PROPOSED MONUMENT SIGN	NO SIGNAGE PROPOSED
PROPOSED MONUMENT SIGN AREA	NO SIGNAGE PROPOSED
PARKING SPACES REQUIRED	17
PARKING SPACES PROVIDED	31
ACCESSIBLE SPACES REQUIRED	2
ACCESSIBLE SPACES PROVIDED	23
LOADING SPACES REQUIRED	0
LOADING SPACES PROVIDED	0

Include the new bike parking spaces. (1 required, 2 provided).

AMENDMENTS

AMENDMENT 1
Add a brief description on this amendment: Bld Expansion, ~18,500 s.f.

verizon
This drawing was prepared solely for the use of Verizon Wireless and must only be used by Verizon Wireless employees, contractors, and vendors while performing the work shown on this drawing. Any other use of this drawing is forbidden.

InSite Group
KANSAS CITY, MO (816) 228-3377
3540 NE RAIN TOWN RD, SUITE 8, LEWIS & CLARK, MO 64604
PORTLAND, OR (503) 222-2044
150 82nd Drive, Suite 30, Gladstone, OR 97027
ISO PROJECT NUMBER: 20-0682-0

JACKSON | MAIN
ARCHITECTURE

JM
311 FIRST AVENUE SOUTH
SEATTLE, WA 98104
1.206.324.4800 | 1.206.332.2875
WWW.JACKSONMAIN.COM

verizon
VERIZON WIRELESS AURORA MSC
BUILDING EXPANSION PROJECT SITE PLAN AMENDMENT
16091 LOCKHEED DRIVE
AURORA, CO 80011

REV	DESCRIPTION	DATE
1	LAND USE SITE PLAN AMENDMENT	11-19-20

NETWORK COMPLIANCE SUBMITTALS	DATE
PRELIMINARY SUBMISSION	-
30% SUBMISSION	-
60% SUBMISSION	-
90% SUBMISSION	-
100% SUBMISSION	-
CONSTRUCTION DESIGN SUBMISSION	-
RECORD SET (AS-BUILTS)	-

PROJECT NO: _____	STAMP
CAD DWG FILE: _____	DESIGNED BY: _____
DRAWN BY: _____	CHECKED BY: _____
COPYRIGHT: _____	

SHEET TITLE
COVER SHEET

SHEET NUMBER
1 OF 10



This drawing was prepared solely for the use of Verizon Wireless and must only be used by Verizon Wireless employees, contractors, and vendors while performing the work shown on this drawing. Any other use of this drawing is forbidden.

DEDICATION. DESIRE. INTEGRITY.

KANSAS CITY: (816) 228-3377
3540 NE RAIN TOWNSHIP RD., Ste. B, Leawood, MO 64064
PORTLAND: (503) 222-2044
15 82nd Drive, Ste. 30, Gladstone, OR 97027
156 PROJECT NUMBER: 20-6682-0

JACKSON | MAIN
ARCHITECTURE

311 FIRST AVENUE SOUTH
SEATTLE, WA 98104
T 206.324.4800 | F 206.332.2875
WWW.JACKSONMAIN.COM

VERIZON WIRELESS AURORA MSC
BUILDING EXPANSION PROJECT SITE PLAN AMENDMENT

16091 LOCKHEED DRIVE
AURORA, CO 80011

REV	DESCRIPTION	DATE
1	LAND USE SITE PLAN AMENDMENT	11-19-20
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AURORA MSC EXPANSION

LOT 1, BLOCK 1, VERIZON WIRELESS SUBDIVISION FILING NO. 1, LOCATED IN THE NORTHWEST QUARTER OF SECTION 8, TOWNSHIP 4 SOUTH, RANGE 66
WEST OF THE 6TH P.M., CITY OF AURORA, COUNTY OF ARAPAHOE, STATE OF COLORADO

LANDSCAPE PLANT LIST

DECIDUOUS SHADE TREES								
SYMBOL	COMMON NAME	BOTANICAL NAME	MATURE HEIGHT	MATURE SPREAD	WATER USE	SUN/SHADE	SIZE AND CONDITION	QTY
SHL	Shademaster Honeyloast	Gleditsia triacanthos var. 'Shademaster'	40-50'	30-40'	Low	Sun	2 1/2' Cal, B&B	4
SKE	Seedless Kentucky Coffee tree	Gymnocladia dioica 'Espresso'	40-50'	40-50'	Low	Sun	2 1/2' Cal, B&B	4
GRL	Greenspire Linden	Tilia cordata 'Greenspire'	30-40'	25-35'	Medium	Sun	2 1/2' Cal, B&B	3
ABM	Autumn Blaze Maple	Acer x freemorii 'Autumn Blaze'	40-50'	30-40'	Medium	Sun	2 1/2' Cal, B&B	

ORNAMENTAL TREES								
SYMBOL	COMMON NAME	BOTANICAL NAME	MATURE HEIGHT	MATURE SPREAD	WATER USE	SUN/SHADE	SIZE AND CONDITION	QTY
TCH	Thornless Cocksaur Hawthorn	Crataegus crus-galli inermis	15-25'	15-20'	Low	Sun	2" Cal, B&B	2
CCP	Chantidier Pear	Pyrus calleryana 'Chantidier'	20-30'	15-20'	Medium	Sun	2" Cal, B&B	3
CSO	Skyrocket English Oak	Quercus robur 'Skyrocket'	50	10	Adaptable	Sun	2" Cal, B&B	6

EVERGREEN TREES								
SYMBOL	COMMON NAME	BOTANICAL NAME	MATURE HEIGHT	MATURE SPREAD	WATER USE	SUN/SHADE	SIZE AND CONDITION	QTY
RMJ	Rocky Mountain Juniper	Juniperus scopulorum	20-30'	8-12'	Very Low	Sun	6' H, B&B	4
MGJ	Mongolow Juniper	Juniperus scopulorum 'Mongolow'	12-15'	6-8'	Very Low	Sun	6' H, B&B	2
CBS	Colorado Blue Spruce	Picea pungens	40-60'	20-30'	Medium	Sun / Part Shade	6' H, B&B	7

DECIDUOUS SHRUBS								
SYMBOL	COMMON NAME	BOTANICAL NAME	MATURE HEIGHT	MATURE SPREAD	WATER USE	SUN/SHADE	SIZE AND CONDITION	QTY
DSP	Dakota Sunspot Potentilla	Potentilla fruticosa Dakota Sunspot	2'-3"	2'-3"	Low	Sun	5 Gallon Cont	15
MKD	Miss Kim Dwarf Lilac	Syringa patula 'Miss Kim'	3'-5"	3'-5"	Low	Sun	5 Gallon Cont	10

SOD
90 / 10 Fescue/Bluegrass Mix

NATIVE SEEDING - DRYLAND MIX
 Pawnee Buttes Seed Mixes (www.pawneebuttesseed.com):
PBSI Low Grow Mix
 Application Rate: 5 LBS/1,000 SF

STREET FRONTAGE, PARKING LOT ISLAND, AND BUFFER REQUIREMENTS

BUFFER DESCRIPTION / ADJACENT LAND USE	LENGTH	STANDARD BUFFER WIDTH / BUFFER WIDTH PROVIDED	# TREES REQUIRED	# SHRUBS REQUIRED	# TREES PROVIDED	# SHRUBS PROVIDED
LAREDO ST. CURBSIDE LANDSCAPING (1 TREE / 40 FT) ¹	194'	N/A	5	0	5 ¹	0
E. LOCKHEED DR. CURBSIDE LANDSCAPING (1 TREE / 40 FT) ²	234'	N/A	6	0	6 ²	0
LAREDO ST. STREET FRONTAGE LANDSCAPE BUFFER (1 TREE & 10 SHRUBS / 40 FT) ³	388'	10' / 10'	10	39	11 ³	40 ³
E. LOCKHEED DR. STREET FRONTAGE LANDSCAPE BUFFER (1 TREE & 10 SHRUBS / 40 FT) ⁴	N/A	N/A - EXISTING	N/A	N/A	N/A	N/A
BUILDING PERIMETER LANDSCAPING (1 TREE / 40 FT)						
SOUTH	102'	N/A	3 ⁵	0	3 ⁵	5

NOTES:

1) 5 TREES PROVIDED INCLUDES 3 EXISTING TREES TO REMAIN AND 2 PROPOSED TREES REPLACING EXISTING STREET TREES IN POOR CONDITION

2) 6 TREES PROVIDED INCLUDES 6 PROPOSED TREES REPLACING EXISTING STREET TREES EITHER MISSING OR IN POOR CONDITION

3) 4 EVERGREEN TREES ARE COUNTED AS AN EQUIVALENT OF 40 SHRUBS FOR THE STREET FRONTAGE LANDSCAPE BUFFER REQUIREMENT

4) E. LOCKHEED DR. STREET FRONTAGE LANDSCAPE BUFFER LANDSCAPE REQUIREMENTS ARE NOT BEING CONSIDERED AS THE EXISTING LANDSCAPING IS TO REMAIN

5) 20 SHRUBS HAVE BEEN SUBSTITUTED FOR 2 TREES AT THE RATE OF 1 TREE EQUALS 10 SHRUBS

GENERAL LANDSCAPE NOTES

1. ALL PLANTING BED AREAS SHALL BE MULCHED WITH 1-1/2" GRAY ROSE MULTI-COLORED RIVER ROCK, AT A DEPTH OF 3", INSTALLED OVER PERMEABLE WEED BARRIER FABRIC. DO NOT INSTALL EDGING BETWEEN WOOD MULCH AND ROCK MULCH AREAS.

2. SOD EDGER SHALL BE 14 GAUGE ROLLED TOP STEEL EDGING (DARK GREEN COLOR) IN THE LOCATIONS SHOWN ON THE PLANS. EDGER IS NOT REQUIRED WHERE SOD ABUTS CONCRETE.

3. ALL AREAS TO BE LANDSCAPED SHALL HAVE ORGANIC AMENDMENTS THOROUGHLY INCORPORATED INTO THE SOIL AT A RATE OF 5 CUBIC YARDS PER 1,000 SQUARE FEET, AND TILLED TO A DEPTH OF 6 INCHES.

4. ALL SOD AREAS, BED AREAS, AND LANDSCAPE AREAS SHALL BE FINE GRADED PRIOR TO INSTALLATION OF NEW PLANT MATERIAL. ROCKS, WOOD, AND ANY MATERIAL LARGER THAN 1" IN DIAMETER SHALL BE REMOVED FROM ALL PLANTING AREAS PRIOR TO SODDING AND PLANTING NEW MATERIALS.

5. EXISTING TURF, SHRUBS, TREES, AND PLANT MATERIAL TO BE REMOVED SHALL BE FULLY REMOVED FROM THE SITE, INCLUDING ALL ROOTS.

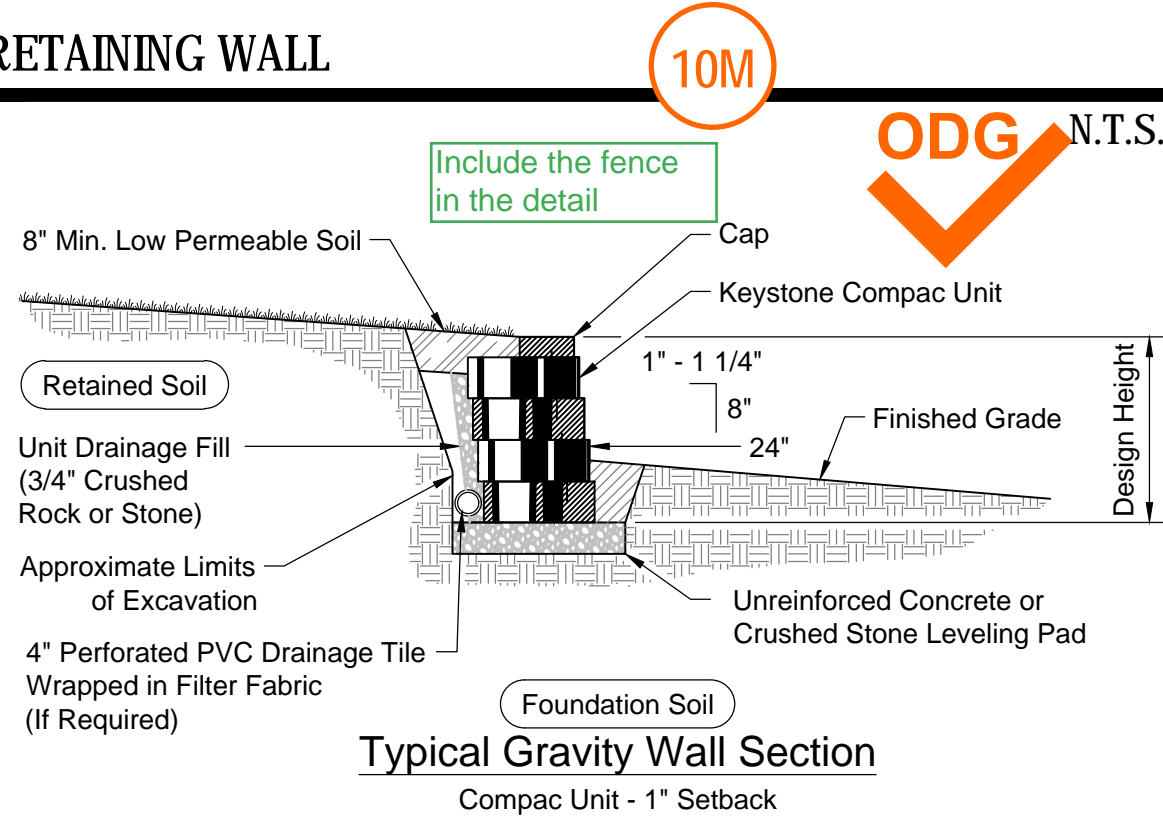
6. ALL LANDSCAPED AREAS SHALL BE WATERED BY A FULLY AUTOMATIC UNDERGROUND IRRIGATION SYSTEM.

7. SOD AREAS SHALL BE ZONED SEPARATELY THAN BEDS, AND SHALL BE IRRIGATED VIA POP-UP SPRAY HEADS PROVIDING FULL (HEAD TO HEAD) COVERAGE. HEADS SHALL BE COMMERCIAL GRADE WITH REPLACEABLE NOZZLES, PRESSURE REGULATORS, AND CHECK VALVES.

8. BED AREAS SHALL BE ZONED SEPARATELY THAN SOD AREAS, AND SHALL BE IRRIGATED BY INDIVIDUAL DRIP EMITTERS TO EACH PLANT. DRIP COMPONENTS SHALL BE COMMERCIAL GRADE RAIN-BIRD OR EQUAL POINT SOURCE EMITTERS, WITH ALL PLANTS RECEIVING IRRIGATION.

9. ALL PROPOSED LANDSCAPING WITHIN THE SIGHT TRIANGLE SHALL BE IN COMPLIANCE WITH COA ROADWAY SPECIFICATIONS, SECTION 4.04.2.10

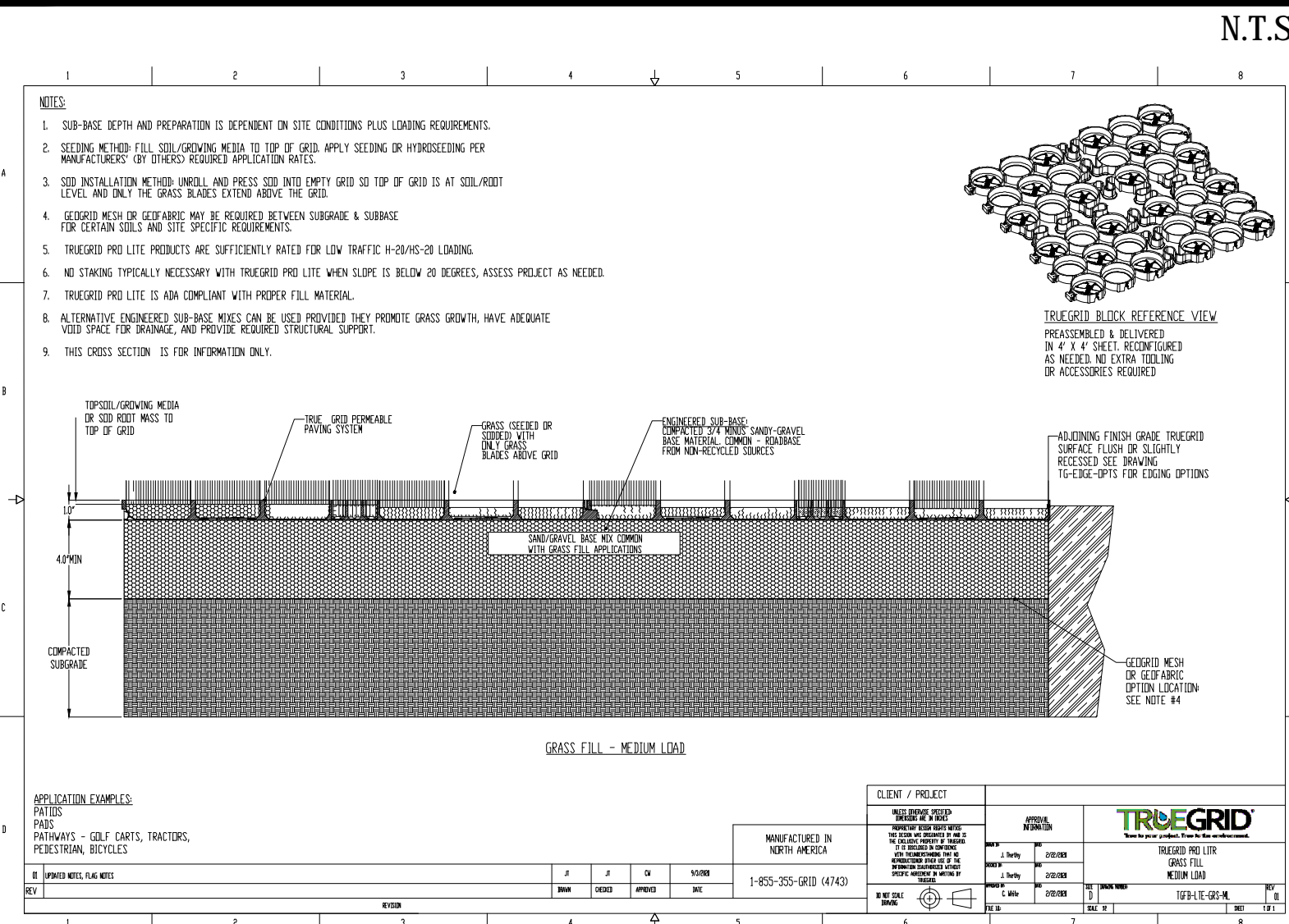
RETAINING WALL



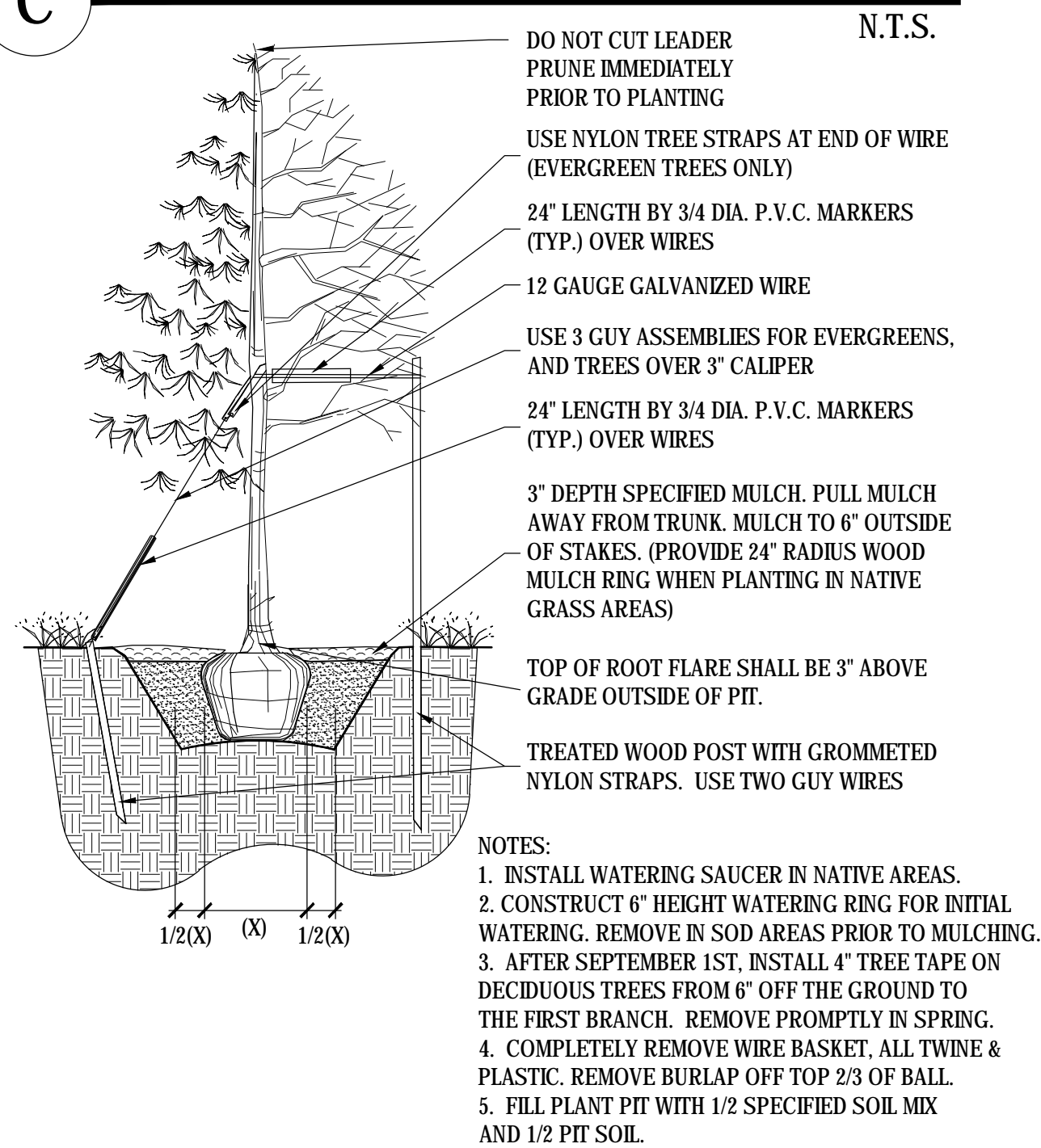
NOTES:

- 1) ALL WALLS TO BE 48" MAX. HEIGHT
- 2) **BLOCK SPECIFICATION:** KEYSTONE, "Compac Unit, Straight Face"
- 3) **COLOR:** "Tan", "Brown", or "Grey"
- 4) **TYPE:** STRAIGHT FACE

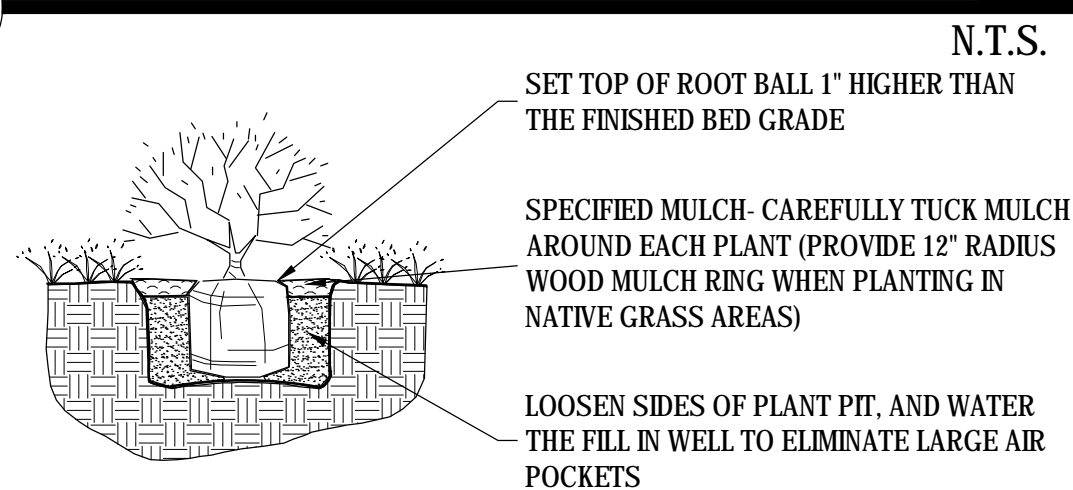
TRUEGRID PRO LITE PERMEABLE PAVER



PLANTING DETAIL FOR ALL TREES & B&B SHRUBS



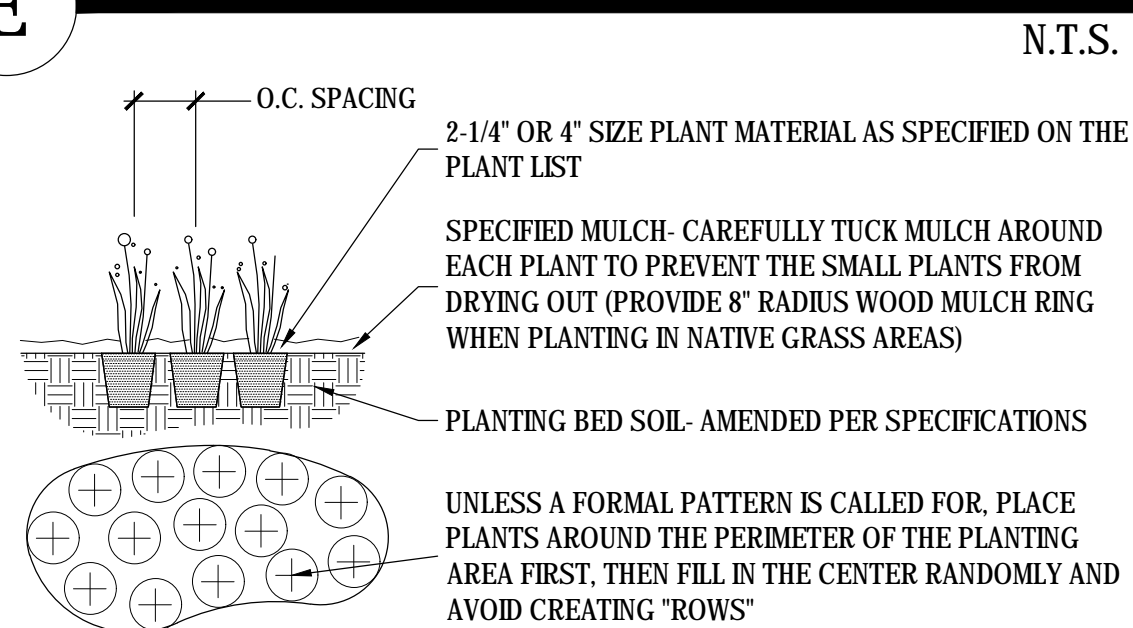
PLANTING DETAIL FOR SHRUBS, AND ALL CONTAINER PLANTS LARGER THAN 1 GALLON



NOTES:

1. PRUNE ALL DEAD OR DAMAGED BRANCHES PRIOR TO, AND AFTER PLANTING.
2. CRUMBLING OR BROKEN ROOT BALLS WILL BE REJECTED.
3. DIG PLANT PIT TWICE AS WIDE AND HIGH AS CONTAINER.
4. TAKE CARE NOT TO DAMAGE ROOT BALL WHEN REMOVING THE PLANT FROM ITS CONTAINER.
5. FOR ALL PLANTS IDENTIFIED WITH WATER USE OF "LOW" OR "VERY LOW" ON THE PLANT LIST, KEEP WOOD MULCH 2" BACK FROM TRUNK OR STEM.
6. FILL PLANT PIT WITH 1/2 SPECIFIED SOIL MIX AND 1/2 PIT SOIL.
7. SCORE ROOT BOUND ROOT BALLS TO FREE UP ROOTS.

PLANTING DETAIL FOR PERENNIALS, ANNUALS, & ALL CONTAINER PLANTS 1 GALLON OR SMALLER



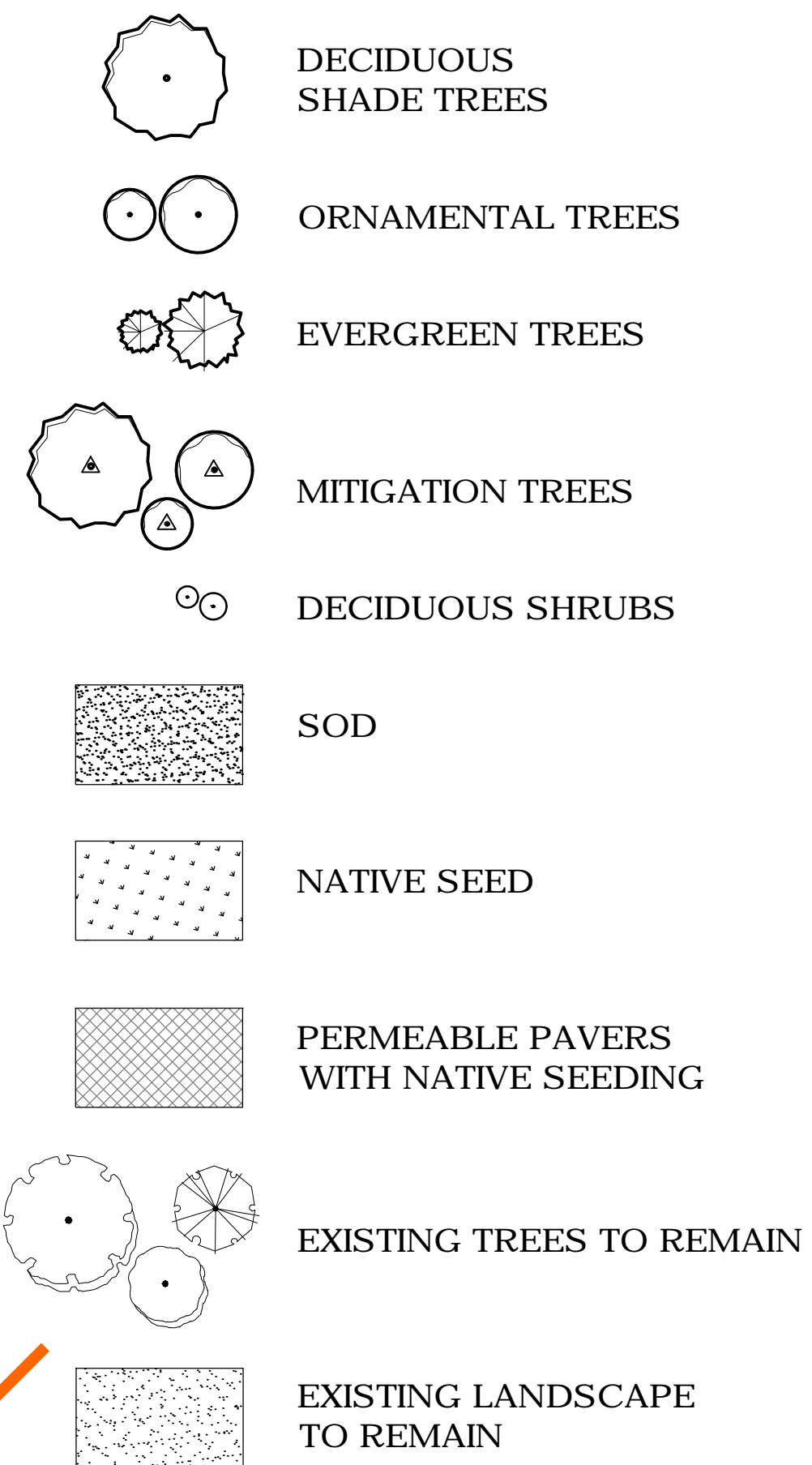
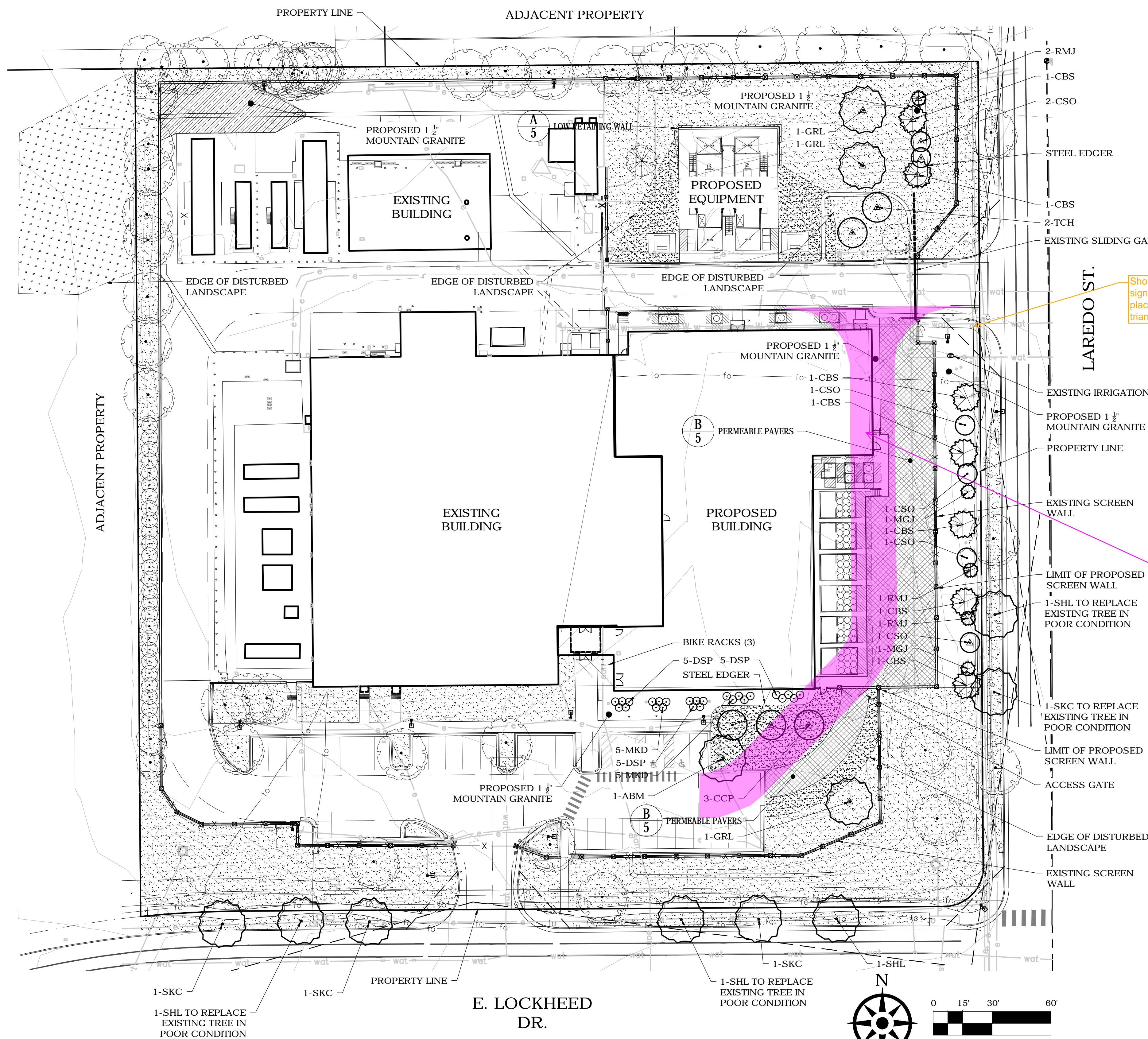
NOTE: IF INDIVIDUAL PLANT LOCATIONS ARE NOT SHOWN
ON THE LANDSCAPE PLAN, SPACE PLANTS AT THE O.C.
SPACING SHOWN ON THE LANDSCAPE PLANT LIST

AURORA MSC EXPANSION

LOT 1, BLOCK 1, VERIZON WIRELESS SUBDIVISION FILING NO. 1, LOCATED IN THE NORTHWEST QUARTER OF SECTION 8, TOWNSHIP 4 SOUTH, RANGE 66
WEST OF THE 6TH P.M., CITY OF AURORA, COUNTY OF ARAPAHOE, STATE OF COLORADO

LANDSCAPE PLAN

LANDSCAPE LEGEND



STREET FRONTAGE, PARKING LOT ISLAND, AND BUFFER REQUIREMENTS

BUFFER DESCRIPTION / ADJACENT LAND USE	LENGTH	STANDARD BUFFER WIDTH / BUFFER WIDTH PROVIDED	# TREES REQUIRED	# SHRUBS REQUIRED	# TREES PROVIDED	# SHRUBS PROVIDED
LAREDO ST. CURBSIDE LANDSCAPING (1 TREE / 40 FT) ¹	194'	N/A	5	0	5 ¹	0
E. LOCKHEED DR. CURBSIDE LANDSCAPING (1 TREE / 40 FT) ²	234'	N/A	6	0	6 ²	0
LAREDO ST. STREET FRONTAGE LANDSCAPE BUFFER (1 TREE & 10 SHRUBS / 40 FT) ³	388'	10' / 10'	10	39	11 ³	40 ³
E. LOCKHEED DR. STREET FRONTAGE LANDSCAPE BUFFER (1 TREE & 10 SHRUBS / 40 FT) ⁴	N/A	N/A - EXISTING	N/A	N/A	N/A	N/A
BUILDING PERIMETER LANDSCAPING (1 TREE / 40 FT) SOUTH	102'	N/A	3 ⁵	0	3 ⁵	5

NOTES:

- 1) 5 TREES PROVIDED INCLUDES 3 EXISTING TREES TO REMAIN AND 2 PROPOSED TREES REPLACING EXISTING STREET TREES IN POOR CONDITION
- 2) 6 TREES PROVIDED INCLUDES 6 PROPOSED TREES REPLACING EXISTING STREET TREES EITHER MISSING OR IN POOR CONDITION
- 3) 4 EVERGREEN TREES ARE COUNTED AS AN EQUIVALENT OF 40 SHRUBS FOR THE STREET FRONTAGE LANDSCAPE BUFFER REQUIREMENT
- 4) E. LOCKHEED DR. STREET FRONTAGE LANDSCAPE BUFFER LANDSCAPE REQUIREMENTS ARE NOT BEING CONSIDERED AS THE EXISTING LANDSCAPING IS TO REMAIN
- 5) 20 SHRUBS HAVE BEEN SUBSTITUTED FOR 2 TREES AT THE RATE OF 1 TREE EQUALS 10 SHRUBS



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KANSAS CITY - (816) 228-3377
3540 NE Ralph Powell Rd., Ste. B, Lee's Summit, MO 64064
PORTLAND - (503) 222-2044
15 82nd Drive, Ste. 30, Gladstone, OR 97027
ISG PROJECT NUMBER: 20-6682-0



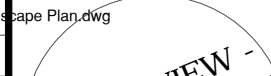
OUTDOOR DESIGN GROUP, INC.
690 WEBSTER STREET
ARVADA, CO 80002
(303) 993-4811
WWW.ODGDESIGN.COM



VERIZON WIRELESS AURORA MSC
BUILDING EXPANSION PROJECT SITE PLAN AMENDMENT
16091 LOCKHEED DRIVE
AURORA, CO 80011

[illegible]

NETWORK COMPLIANCE SUBMITTALS	DATE
PRELIMINARY SUBMISSION	-
30% SUBMISSION	-
60% SUBMISSION	-
90% SUBMISSION	-
100% SUBMISSION	-
CONSTRUCTION DESIGN SUBMISSION	-
RECORD SET (AS-BUILTS)	-

PROJECT NO:	-	STAMP
CAD DWG FILE:	Verizon Wireless_Landscape Plan.dwg	
DESIGNED BY:		
DRAWN BY:		
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COPYRIGHT:		

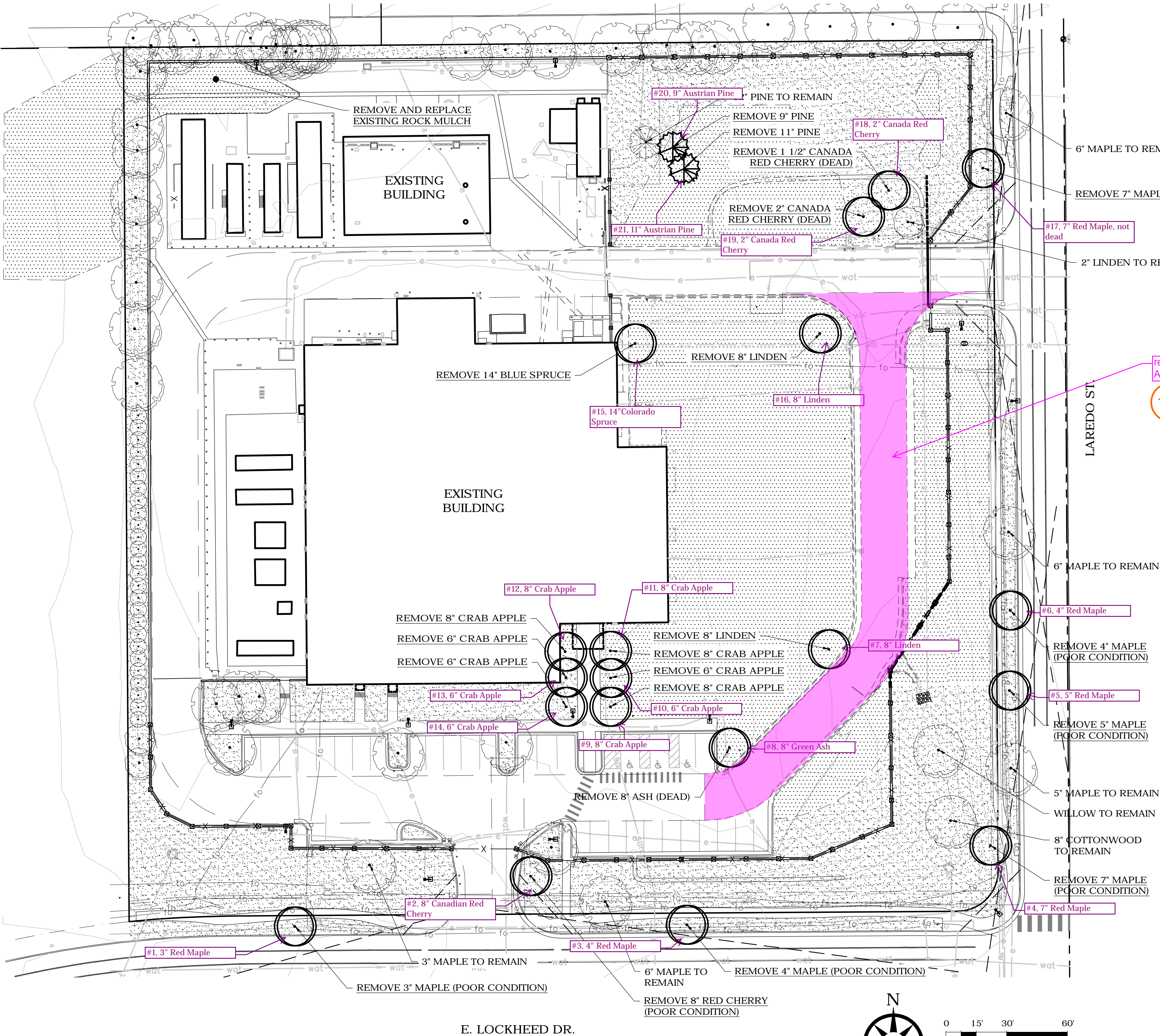
Landscape Plan

6 OF 10

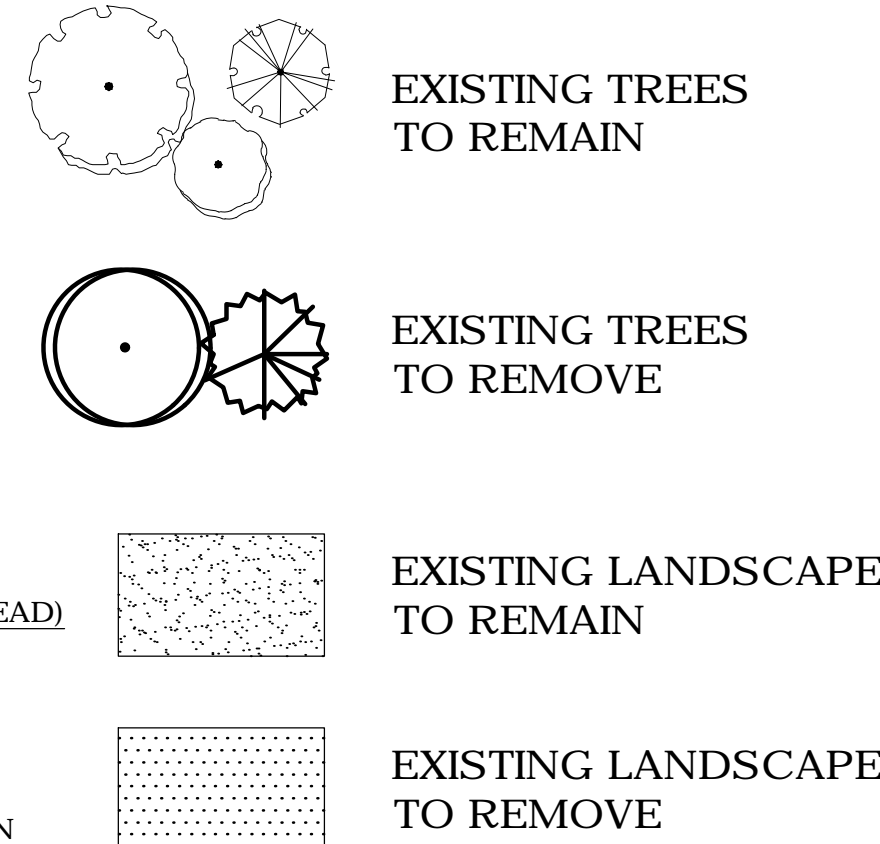
AURORA MSC EXPANSION

LOT 1, BLOCK 1, VERIZON WIRELESS SUBDIVISION FILING NO. 1, LOCATED IN THE NORTHWEST QUARTER OF SECTION 8, TOWNS
WEST OF THE 6TH P.M., CITY OF AURORA, COUNTY OF ARAPAHOE, STATE OF COLORADO

TREE MITIGATION PLAN



LEGEND

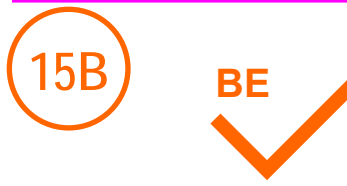


TREE INVENTORY SUMMARY

CATEGORY	QUANTITY
EXISTING DESIRABLE SPECIES TREES TO BE REMOVED (FAIR TO GOOD CONDITION)	11 TREES
TOTAL CALIPER INCHES TO BE REMOVED (FAIR TO GOOD CONDITION)	92 INCHES
EXISTING TREES TO BE REMOVED (DEAD OR POOR CONDITION)	10 TREES
TOTAL CALIPER INCHES TO BE REMOVED (DEAD OR POOR CONDITION)	48 INCHES
TOTAL MITIGATION CALIPER INCHES REQUIRED TO BE REPLACED (FAIR TO GOOD INCHES TO BE REMOVED)	92 INCHES
TOTAL TREE MITIGATION CALIPER INCHES REPLACED ON PROPOSED LANDSCAPE PLAN	27 INCHES
TOTAL TREE MITIGATION CALIPER INCHES TO BE PAID INTO AURORA TREE MITIGATION FUND	65 INCHES

NOTES:
1) OF THE EXISTING TREES, THOSE IN DEAD OR POOR CONDITION HAVE NOT BEEN COUNTED FOR THE REQUIRED CALIPER INCHES MITIGATION
2) ALL STREET TREES DEAD OR IN POOR CONDITION ARE BEING REPLACED WITH PROPOSED SHADE TREES SHOWN ON LANDSCAPE PLAN

release this portion of the Fire lane by separate document. Contact Andy Niquette (aniquette@auroragov.org) to start the process.



D CITY OF AURORA TREE PROTECTION DETAILS

N.T.S.



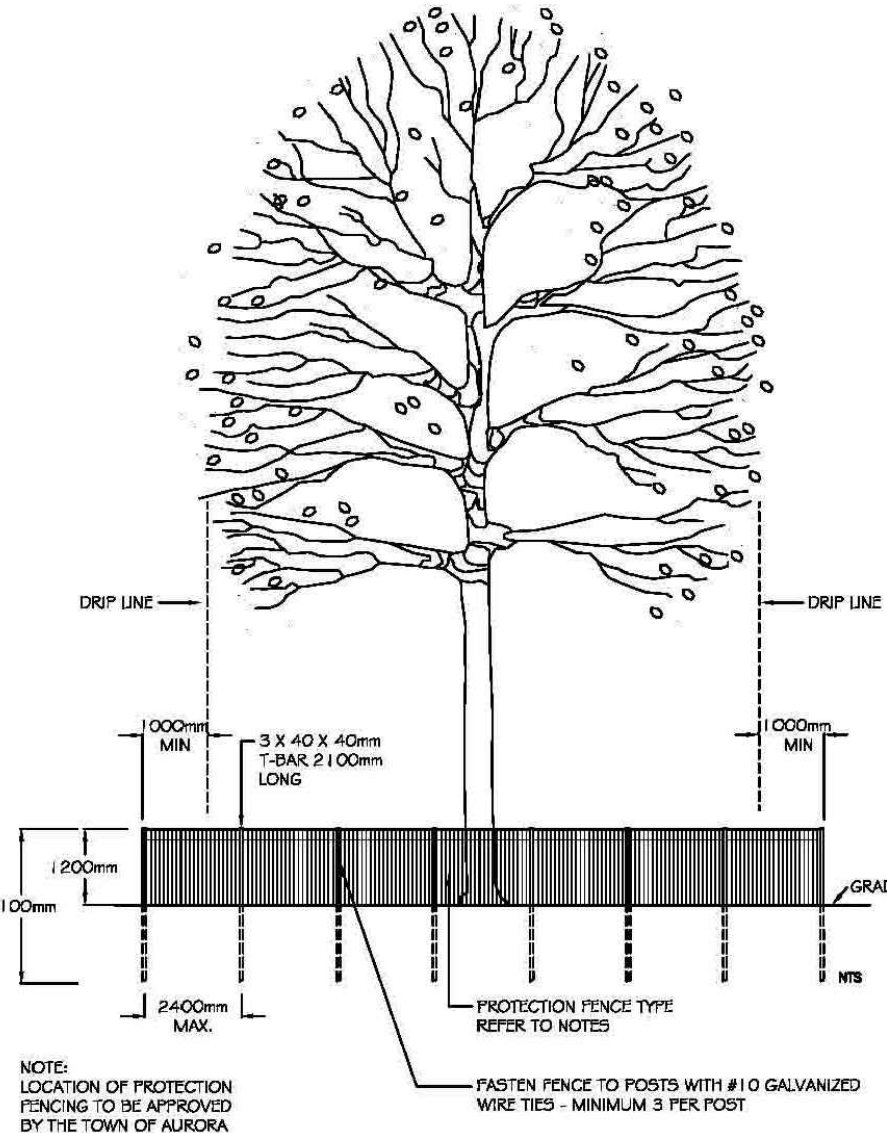
- Protection Fencing for all vegetation designated to be preserved shall be installed by the owner's forces and approved by the Town of Aurora prior to commencement of any demolition, grading or construction activities on the lands. Protection fence shall be erected outside the drip line of trees. Groups of trees and vegetation to be protected shall be done in a like manner with protective fencing around the entire group(s). All protection measures shall be monitored by the owner's arborist / landscape architect for the duration of the construction period.
- Areas within the protective fencing shall remain undisturbed and shall not be used for the storage of building materials or equipment. No rigging cables shall be wrapped around or installed in trees. Surplus soil, equipment, debris or materials shall not be placed over root systems of the trees within the protective fencing area. No contaminants shall be dumped or flushed where feeder roots of trees exist.
- Limbs or portions of trees removed to accommodate construction work shall be cleanly cut utilizing the collar cut method, in accordance with sound arboricultural techniques by a certified licensed arborist.
- If grades around trees to be protected are likely to change, the owner's forces shall be required to take any precautions such as dry welling and root feeding or any other method recommended by the arborist / landscape architect and approved by the Town of Aurora.
- Root systems of protected trees that are exposed or damaged by construction work shall be trimmed neatly. The area shall be back-filled with an appropriate material or the roots shall be sprayed with an approved antidesiccant to prevent drying. Where necessary, the trees will be given an overall pruning to restore the balance between roots and top-growth or to restore the appearance of the tree, as directed by the arborist.
- Preserved trees and/or remaining trees that become exposed through tree removals shall be inspected by the project arborist after tree removal has been completed and trees identified as being in poor health, having poor or unstable structure, or are considered hazardous, shall be removed. The arborist shall monitor said trees throughout construction and for a period of two (2) years thereafter and take the necessary precautions to address tree conditions in a timely manner or as directed by the Town of Aurora.
- Trees designated to be preserved and that have become damaged or die throughout the construction period, or for a period of two (2) years thereafter, shall be replaced in one of the following ways: i) Trees shall be replaced one-for-one with trees of similar species and equal diameter at breast height (DBH) or, ii) Trees shall be replaced with several trees of similar species providing an accumulative DBH equal to the total DBH of trees lost or, iii) Trees shall be evaluated monetarily by a certified arborist according to the Aggregate Replacement Method as per the Town's Tree Removal, Pruning and Compensation Policy and Replacement planting shall be of an equivalent value. Method and location of replacement planting shall be to the approval of the Director of Parks and Recreation Services.
- Any trees designated for removal shall have the stumps completely excavated and removed from the site.

TREE PRESERVATION NOTES

DRAWING NO. TP-1
JUNE 2015

NOTE:

- CONTACT CITY OF AURORA FORESTRY FOR APPROVAL ONCE THE TREE PROTECTION IS ESTABLISHED ON SITE.



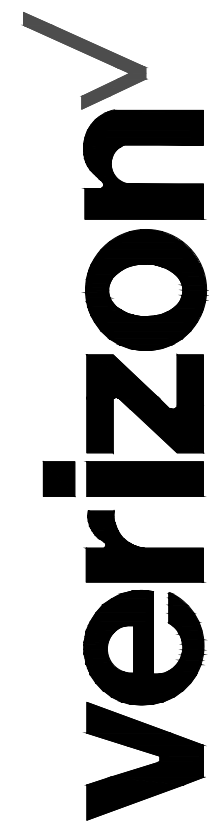
NOTE:
LOCATION OF PROTECTION FENCING TO BE APPROVED BY THE TOWN OF AURORA
TYPE 1 PROTECTION FENCE
PLASTIC MESH SAFETY FENCE OR WOOD SLAT SNOW FENCE
TYPE 2 PROTECTION FENCE
MINIMUM 6 STRAND FARM OR FARM WIRE FENCE

TREE PROTECTION FENCING

DRAWING NO. TP-2
JUNE 2015



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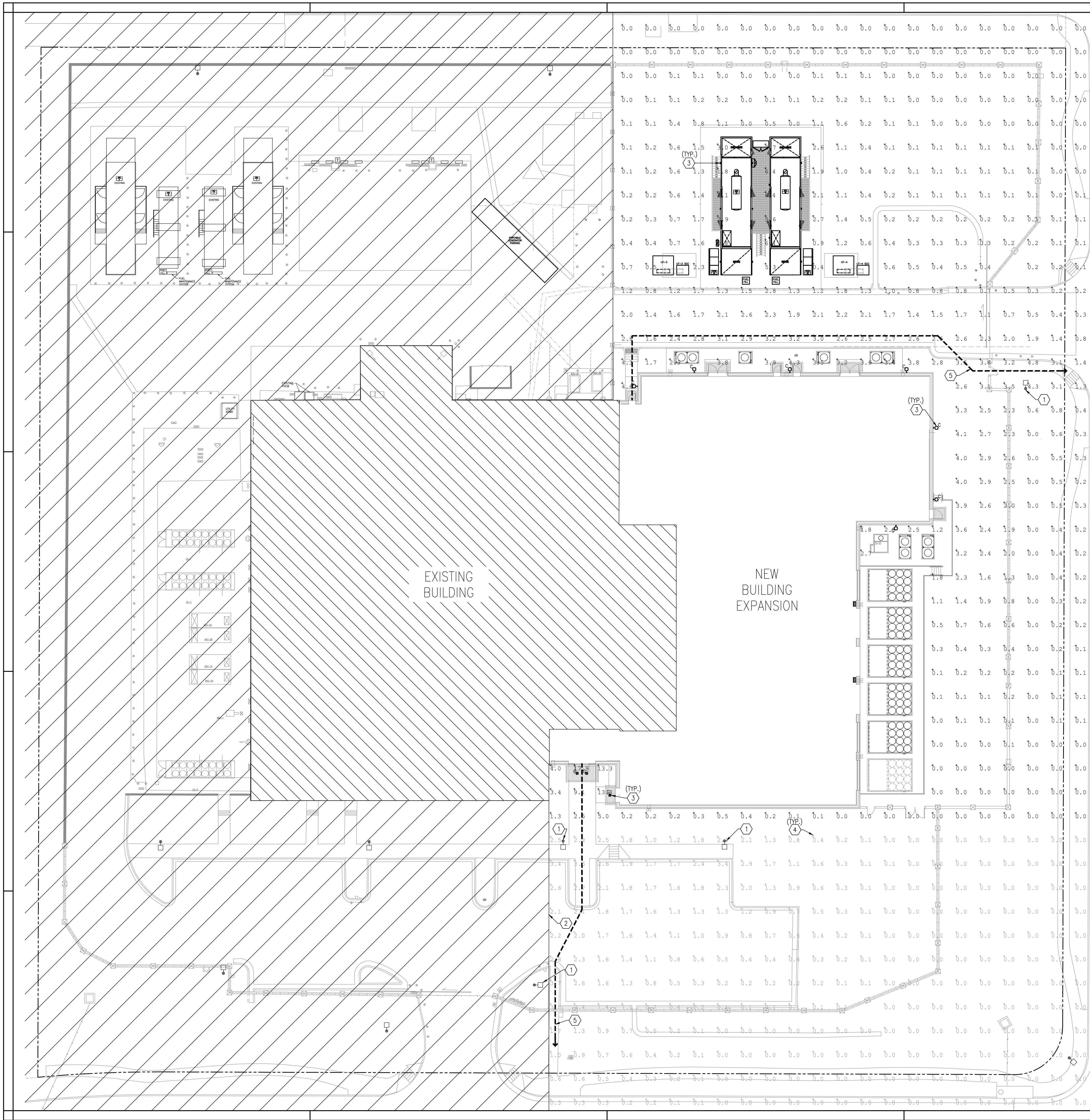


VERIZON WIRELESS AURORA MSC
BUILDING EXPANSION PROJECT SITE PLAN AMENDMENT
16091 LOCKHEED DRIVE
AURORA, CO 80011

REV	DESCRIPTION	DATE
1	LAND USE SITE PLAN AMENDMENT	11-19-20
2		
3		
4		
5		
6		
7		
8		
9		
10		

NETWORK COMPLIANCE SUBMITTALS	DATE
PRELIMINARY SUBMISSION	-
30% SUBMISSION	-
60% SUBMISSION	-
90% SUBMISSION	-
100% SUBMISSION	-
CONSTRUCTION DESIGN SUBMISSION	-
RECORD SET (AS-BUILTS)	-

PROJECT NO.:	STAMP
CAD DWG FILE: Verizon Wireless_Landscape Plan.dwg	FOR REVIEW
DESIGNED BY:	NOT FOR CONSTRUCTION
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CHECKED BY:	
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PHOTOMETRIC SUMMARY

ILLUMINANCE (FC)
MAXIMUM: 17.9
AVERAGE: 0.74
MINIMUM: 0.0
AVG/MIN: N/A
MAX/MIN: N/A

SHEET NOTES

- ILLUMINATION WITHIN THE SITE MUST COMPLY WITH THE 2015 INTERNATIONAL BUILDING CODE REQUIREMENT FROM SECTION 1006 - MEANS OF EGRESS ILLUMINATION. SECTION 1006. ILLUMINATION REQUIRED: THE MEANS OF EGRESS, INCLUDING THE EXIT DISCHARGE, SHALL BE ILLUMINATED AT ALL TIMES THE BUILDING IS OCCUPIED. SECTION 1006.2 ILLUMINATION LEVEL. THE MEANS OF EGRESS ILLUMINATION LEVEL SHALL NOT BE LESS THAN 1 FOOT-CANDLE (11 LUX) AT THE FLOOR LEVEL AND CONTINUING TO THE "PUBLIC WAY".

KEY NOTES

- EXISTING FIXTURE TO REMAIN.
- NO NEW WORK IN THIS AREA.
- NEW FIXTURE.
- GRAYED OUT LIGHT POINTS ASSUMED FROM EXISTING FIXTURES TO REMAIN.
- LINE INDICATES ACCESSIBLE EGRESS ROUTE.

1 ELECTRICAL PHOTOMETRIC SITE PLAN (NEW WORK)
SCALE: 1" = 20'



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InSite Group
DEDICATION. DESIRE. INTEGRITY.
KANSAS CITY, MO (816) 228-3377
3540 NE RAIN TOWER RD., Ste. B, Lee's Summit, MO 64064
PORTLAND, OR (503) 222-2044
15 82nd Drive, Ste. 30, Gladstone, OR 97027
ISS PROJECT NUMBER: 20-6682-0

JACKSON | MAIN
ARCHITECTURE

JM
311 FIRST AVENUE SOUTH
SEATTLE, WA 98104
1 206-460-4800 | F 206-332-2875
WWW.JACKSONMAIN.COM

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VERIZON WIRELESS AURORA MSC
BUILDING EXPANSION PROJECT SITE PLAN AMENDMENT
16091 LOCKHEED DRIVE
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REV	DESCRIPTION	DATE
-	LAND USE SITE PLAN AMENDMENT	11-19-20
-	-	-
-	-	-
-	-	-
-	-	-
-	-	-
-	-	-
-	-	-
-	-	-

NETWORK COMPLIANCE SUBMITTALS	DATE
PRELIMINARY SUBMISSION	-
30% SUBMISSION	-
60% SUBMISSION	-
90% SUBMISSION	-
100% SUBMISSION	-
CONSTRUCTION DESIGN SUBMISSION	-
RECORD SET (AS-BUILTS)	-

PROJECT NO: 20-6682-0	STAMP
CAD DWG FILE: E101	PRELIMINARY NOT FOR CONSTRUCTION
DESIGNED BY: AWE	
DRAWN BY: AWE	
CHECKED BY: SWK	
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FIXTURE DESIGNATION	FIXTURE DESCRIPTION	LAMPS			FIXTURE VOLTAGE	FIXTURE WATTAGE	MANUFACTURER	CATALOG NO.	NOTES
		QTY	TYPE	CODE					
C	OUTDOOR WALL MOUNTED LED LIGHT, WHITE FINISH.	-	LED	-	MVOLT	72	LITHONIA	TWH LED-20C-1000-40K3M-MVOLT-DDBXD	-
G	10" SQUARE CANOPY LUMINAIRE.	-	LED	-	MVOLT	27	LITHONIA	CNY LED-P0-40K-MVOLT-DDB	-
NOTES:									

1 **FIXTURE C**
NOT TO SCALE

2 **FIXTURE G**
NOT TO SCALE

verizon[✓]

VERIZON WIRELESS AURORA MSC
BUILDING EXPANSION PROJECT SITE PLAN AMENDMENT

16091 LOCKHEED DRIVE
AURORA, CO 80011

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