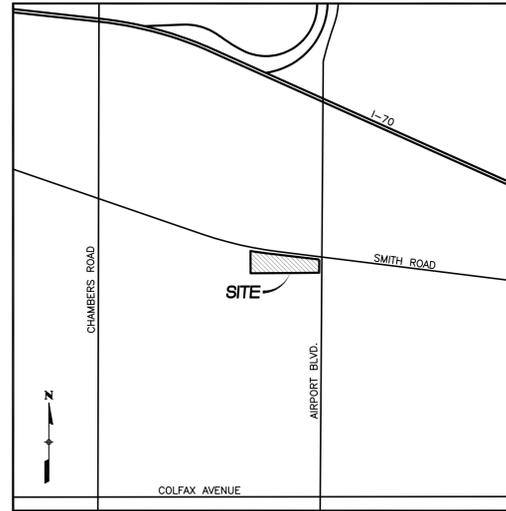


# R&L CARRIERS SITE PLAN AMENDMENT WITH CONDITIONAL USE FOR MOTOR FREIGHT IN M-1 ZONE

LOCATED IN THE SE 1/4 OF SECTION 29, T3S, R66W OF THE 6TH P.M.  
CITY OF AURORA, COUNTY OF ADAMS, STATE OF COLORADO

### 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. 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 THEY SERVE. THE ACCESSIBLE ROUTE BETWEEN ACCESSIBLE PARKING AND ACCESSIBLE BUILDING ENTRANCES SHALL BE THE MOST PRACTICAL DIRECT ROUTE. THE ACCESSIBLE ROUTE MUST BE LOCATED WITHIN A SIDEWALK, NO SLOPE ALONG THIS ROUTE MAY EXCEED 1:20 WITHOUT PROVIDING A RAMP WITH A MAXIMUM SLOPE OF 1:12 AND HANDRAILS. CROSSWALKS ALONG THIS ROUTE SHALL BE WIDE ENOUGH TO WHOLLY CONTAIN THE CURB RAMP WITH A MINIMUM WIDTH OF 36" AND SHALL BE PAINTED WITH WHITE STRIPES. THE CITY OF AURORA ENFORCES HANDICAPPED ACCESSIBILITY REQUIREMENTS BASED ON THE 2015 INTERNATIONAL BUILDING CODE, CHAPTER 11, AND THE INTERNATIONAL CODE COUNCIL (ICC) A117.1-2009. (NOTE TO APPLICANT: PLEASE SEE EXHIBIT B 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 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 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.
8. THE APPROVAL OF THIS DOCUMENT DOES NOT CONSTITUTE FINAL APPROVAL OF GRADING, DRAINAGE, UTILITY, PUBLIC IMPROVEMENTS AND BUILDING PLANS. CONSTRUCTION PLANS MUST BE REVIEWED AND APPROVED BY THE APPROPRIATE AGENCY PRIOR TO THE ISSUANCE OF BUILDING PERMITS.
9. ALL BUILDING ADDRESS NUMBERS SHALL COMPLY WITH THE AURORA CITY CODE, SECTION 126, ARTICLE VII - NUMBERING OF BUILDINGS.
10. ALL ROOFTOP MECHANICAL EQUIPMENT AND VENTS GREATER THAN EIGHT (8) INCHES IN DIAMETER MUST BE SCREENED. SCREENING MAY BE DONE EITHER WITH AN EXTENDED PARAPET WALL OR A FREESTANDING SCREEN WALL. SCREENS SHALL BE AT LEAST AS HIGH AS THE EQUIPMENT THEY HIDE. IF EQUIPMENT IS VISIBLE BECAUSE SCREENS DON'T MEET THIS MINIMUM HEIGHT REQUIREMENT, THE DIRECTOR OF PLANNING MAY REQUIRE CONSTRUCTION MODIFICATIONS PRIOR TO THE ISSUANCE OF A PERMANENT CERTIFICATE OF OCCUPANCY.
11. NOTWITHSTANDING ANY SURFACE IMPROVEMENTS, LANDSCAPING, PLANTING OR CHANGES SHOWN IN THESE SITE OR CONSTRUCTION PLANS, OR ACTUALLY CONSTRUCTED OR PUT IN PLACE, ALL UTILITY EASEMENTS MUST REMAIN UNOBTURATED 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 ENCRDACH INTO ANY EASEMENT OR FIRE LANE.
17. THE DEVELOPER, HIS OR HER SUCCESSORS, AND ASSIGNS SHALL BE RESPONSIBLE FOR INSTALLATION, MAINTENANCE, AND REPLACEMENT OF THE ACCESS CONTROL GATE OR BARRIER SYSTEM TO ENSURE EMERGENCY VEHICLE ACCESS TO WITHIN THE SITE. IF THE ABOVE CONDITIONS ARE NOT MET, THE OWNERS, HIS OR HER SUCCESSORS, AND ASSIGNS, SHALL BE REQUIRED BY FIRE DEPARTMENT ORDER NOTICE THAT ALL AFFECTED GATES WILL BE CHAINED AND LOCKED IN THE OPEN POSITION UNTIL REPAIRED OR REPLACED, AND RETESTED. IF THE GATING SYSTEM IS NOT MAINTAINED TO THE SATISFACTION OF THE FIRE DEPARTMENT, THE LICENSE AGREEMENT FOR THE EMERGENCY VEHICLE GATE OPENING SYSTEM WILL BE REVOKED AND THE GATING SYSTEM MUST BE REMOVED. THE GATING SYSTEM WILL INCLUDE AN EMERGENCY VEHICLE GATE OPENING SYSTEM UTILIZING A REDUNDANCY BACK-UP SYSTEM THAT CONSISTS OF: A) SIREN OPERATED SYSTEM; B) AUTOMATIC KNOX KEY SWITCH; AND C) MANUAL OVERRIDE (IN THE EVENT OF SYSTEM FAILURE). GATING SYSTEMS WILL BE INSTALLED IN ACCORDANCE WITH THE "GATING SYSTEMS CROSSING FIRE APPARATUS ACCESS ROADS CHECKLIST". A SEPARATE BUILDING PERMIT THROUGH THE BUILDING DIVISION IS REQUIRED TO BE OBTAINED BY THE CONTRACTOR PRIOR TO THE INSTALLATION OF ANY GATING/BARRIER SYSTEM THAT CROSSES A DEDICATED FIRE LANE EASEMENT.



**VICINITY MAP**  
SCALE: 1"=2000'

### SHEET INDEX

COVER SHEET	1
SITE PLAN	2
GRADING PLAN	3
UTILITY PLAN	4

### DATA BLOCK

LAND AREA WITHIN PROPERTY LINES	15.34 AC. (668,587 SF)
NUMBER OF BUILDINGS	4
BUILDING HEIGHT	25'-6"
TOTAL BUILDING COVERAGE AND GFA	94,067 S.F. (14.1%)
HARD SURFACE AREA	422,608 S.F. (63.2%)
LANDSCAPE AREA	149,304 S.F. (22.3%)
SIDEWALKS AND PATIOS	2,608 S.F. (0.0%)
PRESENT ZONING CLASSIFICATION	M-1, M-2
MAXIMUM PERMITTED/ALLOWABLE SIGN AREA	463 SF
PROPOSED TOTAL SIGN AREA	153 SF
PROPOSED NUMBER OF SIGNS	1 BUILDING, 1 MONUMENT
PROPOSED MONUMENT SIGN	64 SF PER SIDE
PROPOSED MONUMENT SIGN AREA	66
PARKING SPACES REQUIRED	203
PARKING SPACES PROVIDED	5
ACCESSIBLE SPACES REQUIRED	5
ACCESSIBLE SPACES PROVIDED (EXISTING)	1
VAN ACCESSIBLE SPACES REQUIRED	1
VAN ACCESSIBLE SPACES PROVIDED (EXISTING)	1
LOADING SPACES REQUIRED	1
LOADING SPACES PROVIDED	1
<b>BUILDING GROSS SQUARE FOOTAGES</b>	
	EXISTING      ADDITION
CROSS-DOCK:	46,080 SF      32,995 SF
MAINTENANCE:	9,800 SF      0 SF
GUARD SHACK:	100 SF      -100 SF
FUEL CANOPY:	192 SF      0 SF
OFFICE SPACE:	5,000 SF      0 SF
TOTALS:	61,172 SF      32,895 SF

### OWNER/DEVELOPER

RLR INVESTMENTS LLC  
600 GILLAM ROAD  
WILLMINGTON, OH 45177  
CONTACT: SCOTT ECCARD

### ARCHITECT

ARCWEST ARCHITECTS  
1525 RALEIGH STREET, SUITE 320  
DENVER, CO 80204  
303-455-7741  
CONTACT: TODD HEIRLS

### CIVIL ENGINEER/SURVEYOR

VERMILION PEAK ENGINEERING  
1745 SHEA CENTER DRIVE, 4TH FLOOR  
HIGHLANDS RANCH, CO 80129  
720-402-6070  
CONTACT: BRIAN KROMBEIN, PE, PLS

### SIGNATURE BLOCKS

R&L CARRIERS SITE PLAN AMENDMENT

LEGAL DESCRIPTION: LOTS 1 AND 2, BLOCK 1, FRANK T. FERRIS SUBDIVISION FILING NO. 3, CITY OF AURORA, COUNTY OF ADAMS, STATE OF COLORADO.

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, R&L INVESTMENTS LLC HAS CAUSED THESE PRESENTS TO BE

EXECUTED THIS \_\_\_\_ DAY OF \_\_\_\_\_ AD. \_\_\_\_

BY: \_\_\_\_\_ CORPORATE  
(PRINCIPALS OR OWNERS) SEAL

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 PUBLIC)

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 ADAMS COUNTY,

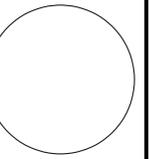
COLORADO AT \_\_\_\_\_ O'CLOCK \_\_\_\_M., THIS \_\_\_\_ DAY OF \_\_\_\_\_ AD, \_\_\_\_

CLERK AND RECORDER: \_\_\_\_\_

DEPUTY: \_\_\_\_\_

### AMENDMENTS

- ADD PARKING LOT
- RECONSTRUCT DETENTION AREA



No.	Date	Description
1	9-26-18	CITY COMMENTS
2	10-25-18	CITY COMMENTS
3	7-8-19	MINOR AMENDMENT
4	10-4-19	CITY COMMENTS
5	6-22-20	MINOR AMENDMENT

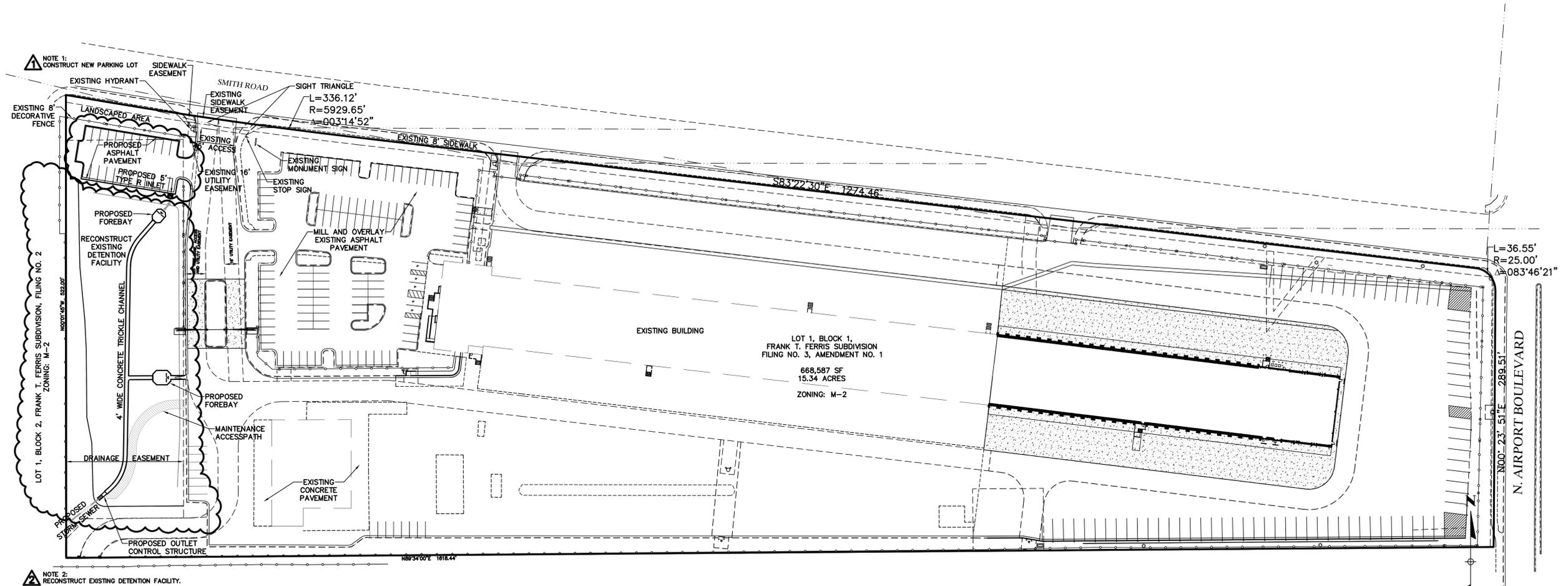
SHEET ISSUE DATE:  
6-22-20  
PROJ. NO. 18006  
© ARCWEST ARCHITECTS, INC.

SHEET TITLE:  
COVER SHEET

SHEET NUMBER:  
1

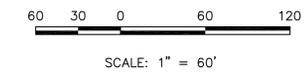
# R&L CARRIERS SITE PLAN AMENDMENT WITH CONDITIONAL USE FOR MOTOR FREIGHT IN M-1 ZONE

LOCATED IN THE SE 1/4 OF SECTION 29, T3S, R66W OF THE 6TH P.M.  
CITY OF AURORA, COUNTY OF ADAMS, STATE OF COLORADO



NOTE 1:  
CONSTRUCT NEW PARKING LOT

NOTE 2:  
RECONSTRUCT EXISTING DETENTION FACILITY.



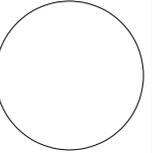
### LEGEND

- PROPERTY BOUNDARY
- EXISTING EDGE OF ASPHALT
- PROPOSED FENCE
- EXISTING FENCE
- EXISTING EDGE OF CONCRETE
- EXISTING CURB & GUTTER
- EXISTING FIRE HYDRANT
- EXISTING LIGHT POLE
- EXISTING EASEMENT
- PROPOSED CONCRETE
- FIRELANE STRIPING
- LANDSCAPE BUFFER

**ARCWEST**  
ARCHITECTS  
1525 Raleigh St., Suite 320 Denver, CO 80204  
ARCWESTARCHITECTS.COM 303-455-7741

Vermilion Peak  
Engineering  
Civil Engineering & Land Surveying  
1740 Shoa Center Drive 4th Floor  
Highlands Ranch, CO 80129  
720-402-5670 / www.vermilionpeak.com

**R & L CARRIERS**  
**SITE PLAN - MINOR AMENDMENT**  
**16500 E SMITH RD, AURORA, CO 80011**



REVISIONS:

No.	Date	Description
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SHEET ISSUE DATE:  
6-22-20  
PROJ. NO. 18006  
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SHEET TITLE:  
SITE PLAN

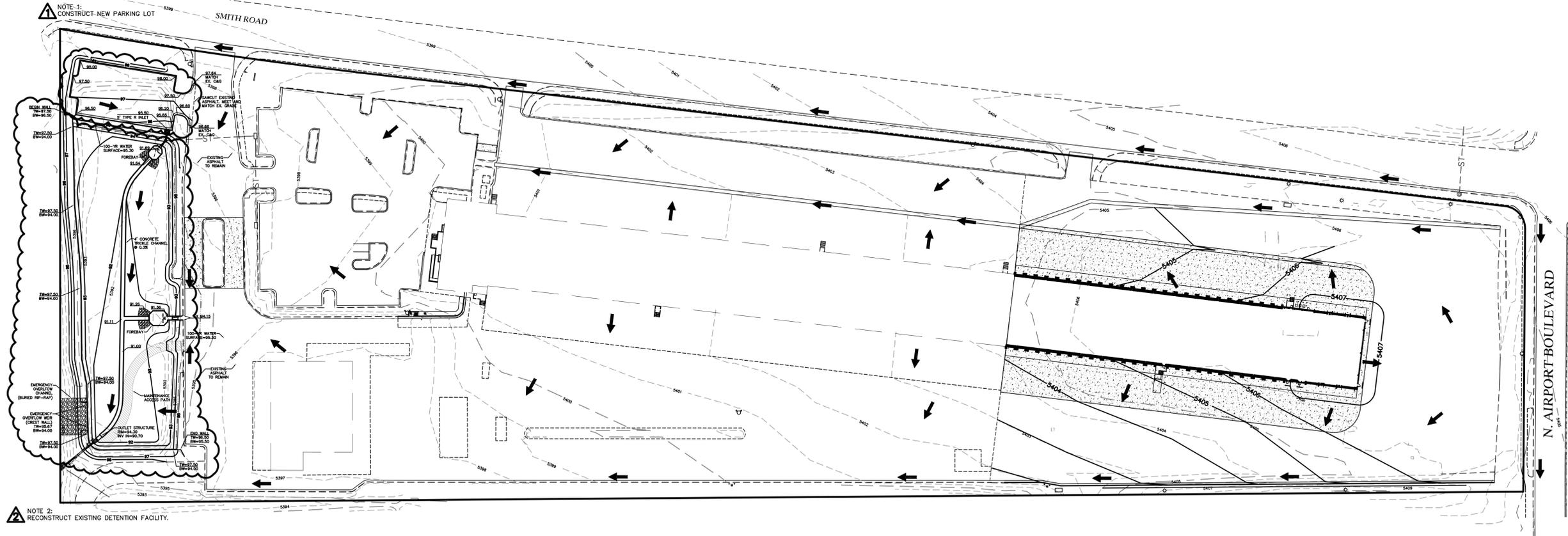
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# R&L CARRIERS SITE PLAN AMENDMENT WITH CONDITIONAL USE FOR MOTOR FREIGHT IN M-1 ZONE

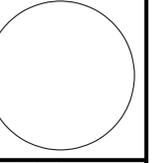
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**R & L CARRIERS**  
**SITE PLAN - MINOR AMENDMENT**  
**16500 E SMITH RD, AURORA, CO 80011**



REVISIONS:

No.	Date	Description
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SHEET ISSUE DATE:  
6-22-20  
PROJ. NO. 18006  
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SHEET TITLE:  
GRADING PLAN

SHEET NUMBER:

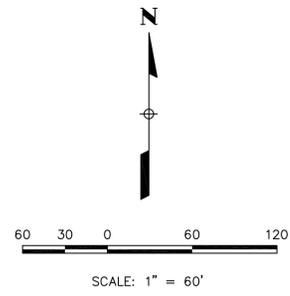
3

**NOTES**

1. THE STORM SEWER SYSTEM SHOWN ON THIS PROPERTY IS PRIVATELY OWNED AND IS MAINTAINED BY THE LANDOWNER.

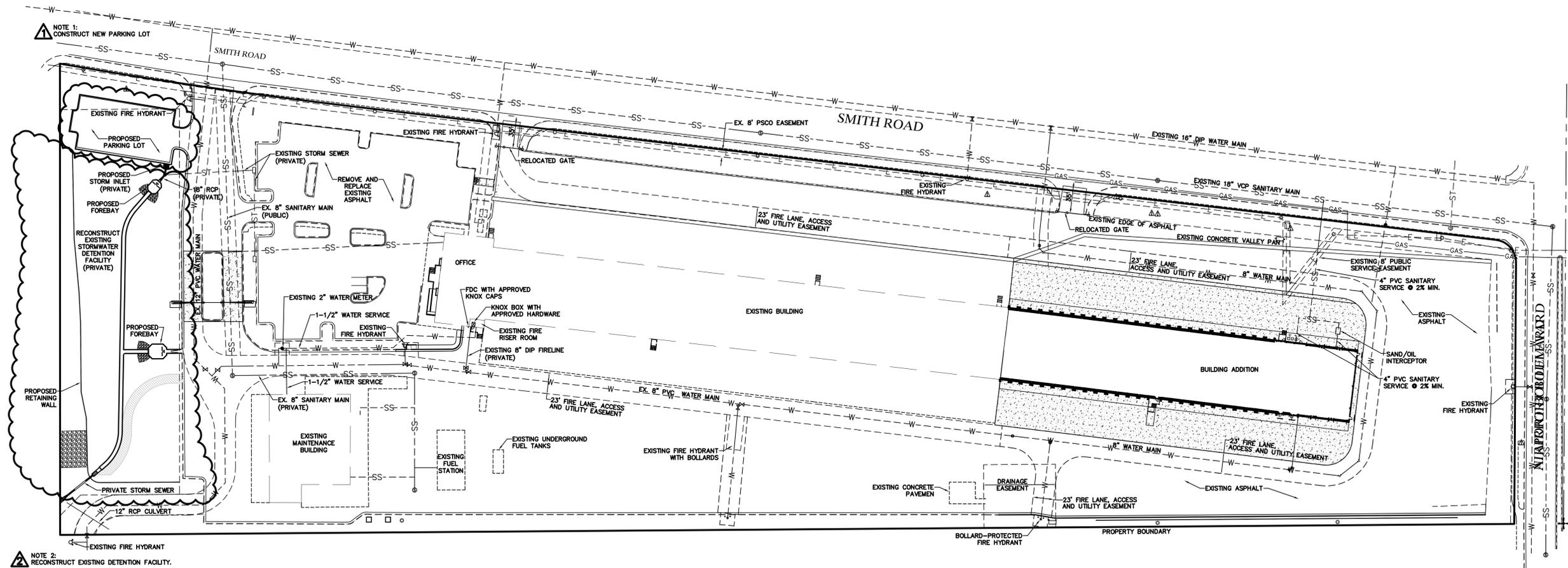
**LEGEND**

- PROPERTY BOUNDARY
- EXISTING CURB & GUTTER
- PROPOSED CURB & GUTTER
- EXISTING CONTOUR
- PROPOSED CONTOUR
- PROPOSED CONCRETE PAVEMENT
- DRAINAGE FLOW DIRECTION



# R&L CARRIERS SITE PLAN AMENDMENT WITH CONDITIONAL USE FOR MOTOR FREIGHT IN M-1 ZONE

LOCATED IN THE SE 1/4 OF SECTION 29, T3S, R66W OF THE 6TH P.M.  
CITY OF AURORA, COUNTY OF ADAMS, STATE OF COLORADO



## R & L CARRIERS SITE PLAN - MINOR AMENDMENT 16500 E SMITH RD, AURORA, CO 80011

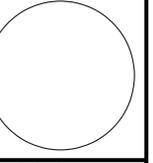
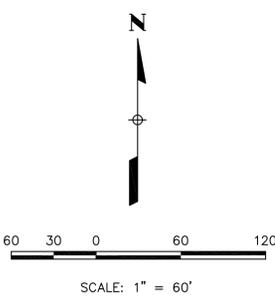
IPC WATER FIXTURE UNIT CALCULATIONS			
FIXTURE	Quantity	IPC Water F.U.	TOTAL IPC WATER FU
Water Closet - Flushometer Tank	0	2.00	0
Water Closet - Tank	2	5.00	10
Water Closet - Flush Valve	6	10.00	60
Urinal - 3/4 Valve	2	5.00	10
Lavatory - Public	6	2.00	12
Service Sink	2	3.00	6
Kitchen Sink - Public	1	4.00	4
Dishwasher	0	1.40	0
Hose Connection	6	2.25	13.5
Hand Sink	0	2.00	0
Washing Machine (15 lb.)	0	4.00	0
Drinking Fountain	3	0.25	0.75
TOTAL WATER F.U. =		116.25	
Estimated GPM (from Table E103) =		47.2	
WATER TAP / METER SIZE =		1.5	

Minimum WATER METER size based on 10ft/sec:  
3/4" Meter = 14 GPM MAX, 1" Meter = 24 GPM MAX, 1.5" Meter = 55 GPM MAX, 2" Meter = 98 GPM MAX, 3" Meter = 220 GPM MAX, 4" Meter = 391 GPM MAX

- ### EASEMENT NOTES
- EXISTING EASEMENTS TO BE VACATED BY SEPARATE DOCUMENT.
  - PROPERTY EASEMENTS TO BE DEDICATED BY PLAT.

- ### LEGEND
- PROPERTY BOUNDARY
  - EXISTING CURB & GUTTER
  - EXISTING EASEMENT
  - PROPOSED EASEMENT
  - EXISTING WATERLINE
  - PROPOSED WATER MAIN
  - EXISTING STORM SEWER
  - PROPOSED SANITARY SEWER
  - EXISTING GAS PIPE
  - EXISTING UNDERGROUND ELECTRIC
  - EXISTING UNDERGROUND TELEPHONE
  - PROPOSED CONCRETE PAVEMENT

- ### UTILITY NOTES
- THE STORM SEWER SHOWN ON THIS PROPERTY IS AN EXISTING, PRIVATE SYSTEM. IT WILL CONTINUE TO BE OWNED AND MAINTAINED BY THE PROPERTY OWNER.



REVISIONS:

No.	Date	Description
1	9-26-18	CITY COMMENTS
2	10-25-18	CITY COMMENTS
△	7-8-19	MINOR AMENDMENT
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SHEET ISSUE DATE:  
11-16-2018  
PROJ. NO. 18006  
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SHEET TITLE:  
UTILITY PLAN

SHEET NUMBER:  
4