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VACANT

VACANT
M-2 ZONING
TOWER CENTER
FOR INDUSTRY SUB
FILING NO. 3
LOT 1, BLOCK 5
NOTE: STREET LIGHTING SHALL BE PROVIDED
PER CITY OF AURORA REQUIREMENTS

WAGNER EQUIPMENT
CORPORATION
M-2 ZONING
TOWER CENTER
FOR INDUSTRY SUB
FILING NO. 3
LOT 6, BLOCK 1

EAST 22ND AVE.

URAVAN STREET

SITE ZONING: M-2

SITE DATA:

TOTAL SITE	341,736 S.F.	7.87 ACRES
BUILDING COVERAGE	18,000 S.F.	4.83%
LANDSCAPE COVERAGE	33,700 S.F.	9.86%
PARKING COVERAGE (INCLUDES SIDEWALKS, PLAZA, PARKING, RAMP EASEMENTS)	272,446 S.F.	79.31%
PARKING SPACES	46 SPACES	
OVERALL PARKING RATIO	1.8/1000	
OVERALL LANDSCAPE	33,700 S.F.	
LANDSCAPE COVERAGE	33,700 S.F.	
R.O.V. LANDSCAPE COVERAGE	33,700 S.F.	9.86%

SITE PLAN LEGEND

- PROPERTY LINE
- CURB AND GUTTER
- CENTER LINE OF ROAD
- NEW CONCRETE
- EXISTING WATER LINE (16" P.V.)
- EXISTING SANITARY (12" P.V.)
- EXISTING STORM (18" P.V.)
- NEW FIRE LINE
- NEW WATER SERVICE
- NEW SANITARY SERVICE LINE
- NEW WATER METER
- NEW STREET LIGHT
- WALL MOUNTED LIGHTING - EXISTING
- POLL MOUNTING LOT LIGHTING - EXISTING

ELLEN EQUIPMENT
CORPORATION
M-2 ZONING
TOWER CENTER
FOR INDUSTRY SUB
FILING NO. 4
LOT 1, BLOCK 1

OPTIMA
BATTERIES
M-2 ZONING
OPTIMA BATTERIES
SUB FILING NO. 1
LOT 2, BLOCK 1

DETENTION AREA
RE: SITE DRAINAGE PLAN, SHEET 6

1 SITE PLAN

2 DETAIL
SITE LIGHT

3 DETAIL
WALL FIXTURE

NEW OFFICES AND SHOP
FOR
LAYNE WESTERN
EAST 22nd AVENUE AND URAPAN STREET
AURORA, COLORADO

ISSUE
0-1-00
6-16-99

JOB NUMBER:
99027
SHEET TITLE:
SITE PLAN

SHEET NUMBER:
2

AYAB - 11-17-99 08:51 AM 99-6022-1

VACANT

VACANT
M-2 ZONING
TOWER CENTER
FOR INDUSTRY SUB
PLNG NO. 3
LOT 1, BLOCK 5
NOTE: STREET LIGHTING SHALL BE PROVIDED
PER CITY OF AURORA REQUIREMENTS.

WAGNER EQUIPMENT
CORPORATION
M-2 ZONING
TOWER CENTER
FOR INDUSTRY SUB
PLNG NO. 3
LOT 6, BLOCK 1

EAST 22ND AVE.

URAVAN STREET

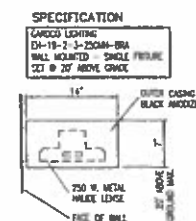
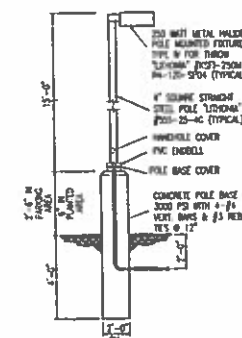
SITE ZONING- M-2

SITE DATA:

TOTAL SITE	342,736 S.F.	7.87 ACRES
BUILDING COVERAGE	16,330 S.F.	4.8%
LANDSCAPE COVERAGE	33,780 S.F.	15.6%
PARKING COVERAGE	272,626 S.F.	79.6%
PARKING SPACES	48 SPACES	
OVERALL PARKING RATE	2.8/1,000	
OVERALL LANDSCAPE	50,110 S.F.	
R.O.W. LANDSCAPE COVERAGE	5,000 S.F.	
TOTAL	55,110 S.F.	12.6%

SITE PLAN LEGEND

- PROPERTY LINE
- CLUB AND OUTLET
- CENTER LINE OF ROAD
- NEW CONCRETE
- EXISTING WATER LINE (NO P.S.)
- EXISTING SANITARY SEWER LINE
- EXISTING STORM SEWER LINE
- NEW FIRE LINE
- NEW WATER SERVICE
- NEW SANITARY SEWER LINE
- NEW WATER METER
- NEW STREET LIGHT
- WALL MOUNTED LIGHTING - DOWNCAST
- POLE MOUNTED LOT LIGHTING - DOWNCAST



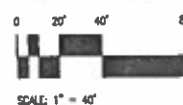
SEE APPROVED CIVIL
PLANS FOR DRAINAGE
& GRADING DETAILS

DETENTION AREA
SEE SITE DRAINAGE PLAN SHEET 6

1 SITE PLAN

2 DETAIL N.T.S.
SITE LIGHT

3 DETAIL N.T.S.
WALL FIXTURE



NEW OFFICES AND SHOP
FOR
LAYNE WESTERN
EAST 22nd AVENUE AND URUVAN STREET
AURORA, COLORADO

ISSUED:
6-1-99
6-16-99

JOB NUMBER:
99027
SHEET TITLE:
SITE PLAN

SHEET NUMBER:
2

AYA 6 - 1/2\"/>