

T-MOBILE OFFICE BUILDING

MAJOR SITE PLAN AMENDMENT

LOT 1, BLOCK 2, TOWER CENTER FOR INDUSTRY SUBDIVISION FILING NO. 2

SITUATED IN THE NE 1/4 OF SECTION 33, T.3S., R.66W. OF THE 6TH P.M.
CITY OF AURORA, COUNTY OF ADAMS, STATE OF COLORADO

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

Please remove AutoCad SHX text items in the comment section. Please flatten to reduce select-ability of the items.

RESPONSES - ENGINEERING SERVICE COMPANY - CARLOS BARRIENTOS

CITY OF AURORA SITE PLAN NOTES:

- 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 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.
- "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 ENTRANCE THEY SERVE. THE ACCESSIBLE ROUTE BETWEEN ACCESSIBLE PARKING AND ACCESSIBLE BUILDING ENTRANCES SHALL BE THE MOST PRACTICAL DIRECT 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 ACCESSIBILITY REQUIREMENTS BASED ON THE 2015 INTERNATIONAL BUILDING CODE, CHAPTER 11, AND THE ICC A117.1-2009.
- ALL BUILDING ADDRESS NUMBERS SHALL COMPLY WITH THE AURORA CITY CODE, CHAPTER 126, ARTICLE VII -NUMBERING OF BUILDINGS.
- THE APPLICANT HAS THE OBLIGATION TO COMPLY WITH ALL APPLICABLE REQUIREMENTS OF THE AMERICANS WITH DISABILITIES ACT.
- 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. THE UNDERSIGNED DOES HEREBY COVENANT AND AGREE THAT THEY SHALL CONSTRUCT UPON THE FIRE LANE EASEMENTS, AS DEDICATED AND SHOWN HERE ON, A HARD SURFACE IN ACCORDANCE WITH THE CITY OF AURORA'S PAVING STANDARDS FOR FIRE LANE EASEMENTS, AND THAT THEY SHALL MAINTAIN THE SAME IN A STATE OF GOOD REPAIR AT ALL TIMES AND KEEP THE SAME FREE AND CLEAR OF ANY STRUCTURES, FENCES, LANDSCAPE MATERIALS, SNOW OR OTHER OBSTRUCTIONS. THE MAINTENANCE OF PAVING ON THE FIRE LANE EASEMENT(S) IS THE RESPONSIBILITY OF THE OWNER, AND THE OWNER SHALL POST AND MAINTAIN APPROPRIATE SIGNS IN CONSPICUOUS PLACES ALONG SUCH FIRE LANE EASEMENTS, STATING "FIRE LANE, NO PARKING." THE LOCAL LAW ENFORCEMENT AGENCY(S) IS HEREBY AUTHORIZED TO ENFORCE PARKING REGULATIONS WITHIN THE FIRE LANE EASEMENTS, AND TO CAUSE SUCH EASEMENTS TO BE MAINTAINED FREE AND UNOBSTRUCTED AT ALL TIMES FOR FIRE DEPARTMENT AND EMERGENCY APPARATUS USE.
- PER ARTICLE XI, C.O.A. BUILDING AND ZONING CODE, SECTIONS 22-425 THROUGH 22-434, AN ACOUSTIC ANALYSIS, PREPARED BY AN ACOUSTIC EXPERT THAT WILL IDENTIFY BUILDING DESIGN FEATURES NECESSARY TO ACCOMPLISH EXTERIOR NOISE REDUCTION TO ACHIEVE INTERIOR NOISE LEVELS NOT EXCEEDING ____ (LDN VALUE TO BE DETERMINED FOR EACH PROJECT) UNDER WORSE-CASE NOISE CONDITIONS.
- 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.
- THE 2015 INTERNATIONAL FIRE CODE, SECTION 510, 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 DEVELOPER'S 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.
- EXCEPT FOR THE SALE OF GOODS AND SERVICES BY THE FACILITY MANAGEMENT, NO PRIVATE BUSINESSES, COMMERCIAL SALES, MANUFACTURING, FABRICATING, OR ASSEMBLY OF ANY ITEMS SHALL BE CONDUCTED WITHIN ANY STORAGE UNIT ON SITE WITHOUT FIRST OBTAINING THE PROPER BUSINESS LICENSES AND BUILDING PERMITS. PRIOR TO THE OCCUPANCY OF ANY STORAGE UNIT THE SPACE SHALL BE IN CONFORMANCE WITH ALL ADOPTED CODES, STANDARDS AND REQUIREMENTS OF THE CITY OF AURORA. NO HAZARDOUS MATERIALS, FLAMMABLE, CAUSTIC, EXPLOSIVE, RADIOACTIVE OR OTHERWISE DANGEROUS MATERIALS SHALL BE STORED ON SITE OR WITHIN ANY STORAGE UNIT.
- IN LOCATIONS WHERE UTILITY EASEMENTS OVERLAP DRAINAGE EASEMENTS, ONLY SUBSURFACE UTILITIES SHALL BE PERMITTED WITHIN THE PORTION OF THE UTILITY EASEMENT THAT OVERLAPS THE DRAINAGE EASEMENT. INSTALLATION OF ABOVE GROUND UTILITIES WITHIN A DRAINAGE EASEMENT REQUIRES PRIOR WRITTEN APPROVAL BY CITY ENGINEER.
- ALL CROSSINGS OR ENCROACHMENTS INTO EASEMENTS AND RIGHTS-OF-WAY OWNED BY THE CITY OF AURORA ("CITY") IDENTIFIED AS BEING PRIVATELY-OWNED AND MAINTAINED HEREIN ARE ACKNOWLEDGED BY THE UNDERSIGNED AS BEING SUBJECT TO CITY'S USE AND OCCUPANCY OF SAID EASEMENTS OR RIGHTS-OF-WAY. THE UNDERSIGNED, ITS SUCCESSORS AND ASSIGNS, FURTHER AGREES TO REMOVE, REPAIR, REPLACE, RELOCATE, MODIFY, OR OTHERWISE ADJUST SAID CROSSINGS OR ENCROACHMENTS UPON REQUEST FROM THE CITY AND AT NO EXPENSE TO THE CITY. THE CITY RESERVES THE RIGHT TO MAKE FULL USE OF THE EASEMENTS AND RIGHTS-OF-WAY AS MAY BE NECESSARY OR CONVENIENT AND THE CITY RETAINS ALL RIGHTS TO OPERATE, MAINTAIN, INSTALL, REPAIR, REMOVE OR RELOCATE ANY CITY FACILITIES LOCATED WITHIN SAID EASEMENTS AND RIGHTS-OF-WAY AT ANY TIME AND IN SUCH A MANNER AS IT DEEMS NECESSARY OR CONVENIENT.
- ARCHITECTURAL FEATURES (I.E. BAY WINDOWS, FIREPLACES, ROOF OVERHANG, GUTTERS, EAVES, FOUNDATION, FOOTINGS, CANTILEVERED WALLS, ETC.) ARE NOT ALLOWED TO ENCROACH INTO ANY EASEMENT OR FIRE LANE.
- 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.
- 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.
- THE STREETLIGHT OR PEDESTRIAN LIGHT INSTALLATION WITHIN THE PUBLIC RIGHT-OF-WAY SHALL BE DESIGNED, FUNDED, AND CONSTRUCTED BY THE DEVELOPER/OWNER. OWNERSHIP AND MAINTENANCE OF THE STREET/PEDESTRIAN LIGHTS SHALL BE THE RESPONSIBILITY OF THE CITY OF AURORA ONCE THEY HAVE BEEN ACCEPTED. STREET LIGHT AND/OR PEDESTRIAN PHOTOMETRICS PLANS SHALL BE PREPARED AND SUBMITTED TO THE CITY FOR REVIEW AND APPROVAL AND SHALL BECOME A PART OF THE APPROVED CIVIL CONSTRUCTION PLANS FOR THE PROJECT. AN ELECTRICAL PLAN SHOWING SITE LOCATION OF LIGHTS, ELECTRICAL ONE LINE AND GROUNDING DETAILS SHALL BE SUBMITTING TO THE PERMIT CENTER FOR REVIEW BY THE BUILDING DEPARTMENT. THE OWNER IS RESPONSIBLE FOR OBTAINING AN ADDRESS FOR THE METER(S) FROM THE PLANNING DEPARTMENT. A BUILDING PERMIT FOR THE METER AND A PUBLIC INSPECTIONS PERMIT FOR THE STREET LIGHTS ARE REQUIRED. CERTIFICATE OF OCCUPANCIES WILL NOT BE ISSUED UNTIL THE STREET AND/OR PEDESTRIAN LIGHTING PLANS ARE APPROVED, CONSTRUCTED, AND INITIALLY ACCEPTED
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SHEET INDEX

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CONTACTS:

OWNER:
REDWOOD ASSOCIATES LLC
229 AVENUE I STE 300
REDONDO BEACH CA 90277-5600

APPLICANT:
SWSG CONSTRUCTION MANAGEMENT
555 HEMDON PARKWAY SUITE 260
HEMDON, VIRGINIA 20170
PHONE: (703) 471-6803
ATTN: MARK KING

ARCHITECT:
SWSG CONSTRUCTION MANAGEMENT
555 HEMDON PARKWAY SUITE 260
HEMDON, VIRGINIA 20170
PHONE: (703) 471-6803
ATTN: GARY LUZADDER, RA, AIA

CIVIL ENGINEER:
ENGINEERING SERVICE COMPANY
14190 EAST EVANS AVENUE
AURORA, COLORADO 80014
PHONE: (303) 337-1393
ATTN: CHAD M. ANDERSON, PE

LAND SURVEYOR:
ENGINEERING SERVICE COMPANY
14190 EAST EVANS AVENUE
AURORA, COLORADO 80014
PHONE: (303) 337-1393
ATTN: CHARLES N. BECKSTROM, PLS

LANDSCAPE ARCHITECT:
JIMENEZ DESIGN GROUP, LLC
314 WEST ROSE FINCH CIRCLE
HIGHLANDS RANCH, CO 80129
PHONE: (303) 736-8259
ATTN: JULIO JIMENEZ, RLA

SITE DATA

TOTAL LAND AREA WITHIN PROPERTY LINES: 7.38 ACRES (321,679 SQ FT)

PRESENT ZONING CLASSIFICATION: I-2, "INDUSTRIAL DISTRICT"

NUMBER OF BUILDINGS: 3

SWITCH BUILDING (NORTH)
IBC OCCUPANCY TYPE: B (TELECOMMUNICATION)
CONSTRUCTION TYPE: II-B
SPRINKLERED?: YES
BUILDING HEIGHT: 41' 7"

OFFICE BUILDING (SOUTH)
IBC OCCUPANCY TYPE: B (BUSINESS)
CONSTRUCTION TYPE: II-B
SPRINKLERED?: YES
BUILDING HEIGHT: 23' 0"

STORAGE BUILDING (WEST)
IBC OCCUPANCY TYPE: S2 (LOW HAZARD STORAGE)
CONSTRUCTION TYPE: V-B
SPRINKLERED?: YES
BUILDING HEIGHT: 25' 0"

TOTAL BUILDING COVERAGE: 81,613 SQUARE FEET (25.4%)
HARD SURFACE AREA: 156,935 SQ FT (48.8%)
LANDSCAPE AREA: 83,176 SQ FT (25.9%)

SIGNAGE: FOR ALL SIGNAGE, REFER TO SPECIALTY WOOD PRODUCTS SITE PLAN, CASE NUMBER 2006-6019-00.

PARKING SPACES REQUIRED: SWITCH BUILDING (NORTH)=17 SPACES (5,600 SF OFFICE @ 3 SPACES PER 1,000 SF)

OFFICE BUILDING (SOUTH)= 53 SPACES (17,500 SF OFFICE @ 3 SPACES PER 1,000 SF)

STORAGE BUILDING (WEST) = NO PARKING REQUIRED.

70 SPACES TOTAL

PARKING SPACES PROVIDED: 131 - 20'X9' SPACES (NOT PUBLIC PARKING)

ACCESSIBLE SPACES REQUIRED: 5 SPACES (1 VAN ACCESSIBLE)

ACCESSIBLE SPACES PROVIDED: 7 SPACES (5 VAN ACCESSIBLE)

LOADING SPACES REQUIRED: 0

LOADING SPACES PROVIDED: 2

BICYCLE PARKING REQUIRED: 0

Change to 4 required bicycle parking spaces. **CHANGED**

BICYCLE PARKING PROVIDED: 6

LEGAL DESCRIPTION

LOT 1, BLOCK 2, TOWER CENTER FOR INDUSTRY SUBDIVISION FILING NO. 2
SITUATED IN THE NE 1/4 OF SECTION 33, T.3S., R.66W. OF THE 6TH P.M.
CITY OF AURORA, COUNTY OF ADAMS, STATE OF COLORADO

AMENDMENTS

- | | | |
|----|------------|--|
| 1. | 2021-01-21 | AMENDMENT TO EXPAND THE BUILDING 8,000 SF TO THE WEST |
| 2. | 2021-06-08 | AMENDMENT TO ADD AN OFFICE BUILDING AND STORAGE BUILDING TO THE SITE |

SWSG CONSTRUCTION MANAGEMENT
555 HEMDON PARKWAY SUITE 260
HEMDON, VIRGINIA 20170
ATTN: MARK KING

Date:	Description:	No.:
2021-06-29	INITIAL SUBMITTAL	

14190 East Evans Avenue
Aurora, Colorado 80014
engineering@eswc.com
P. 303.337.1393
F. 303.337.7481

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COVER SHEET
T-MOBILE OFFICE BUILDING - MAJOR SITE PLAN AMENDMENT
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CITY OF AURORA, COUNTY OF ADAMS, STATE OF COLORADO

ESWC Team: CMA, JWB
Date: 2021-06-29
Engineering No.: E-020-13
Scale: N.A.
Sheet No.: F. 303.337.1393

T-MOBILE OFFICE BUILDING

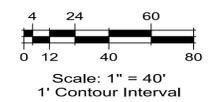
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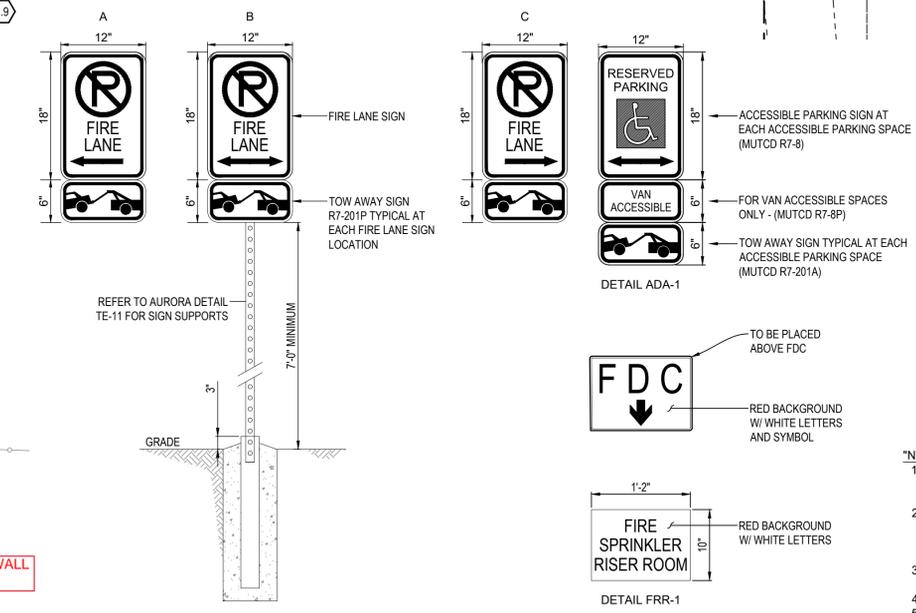
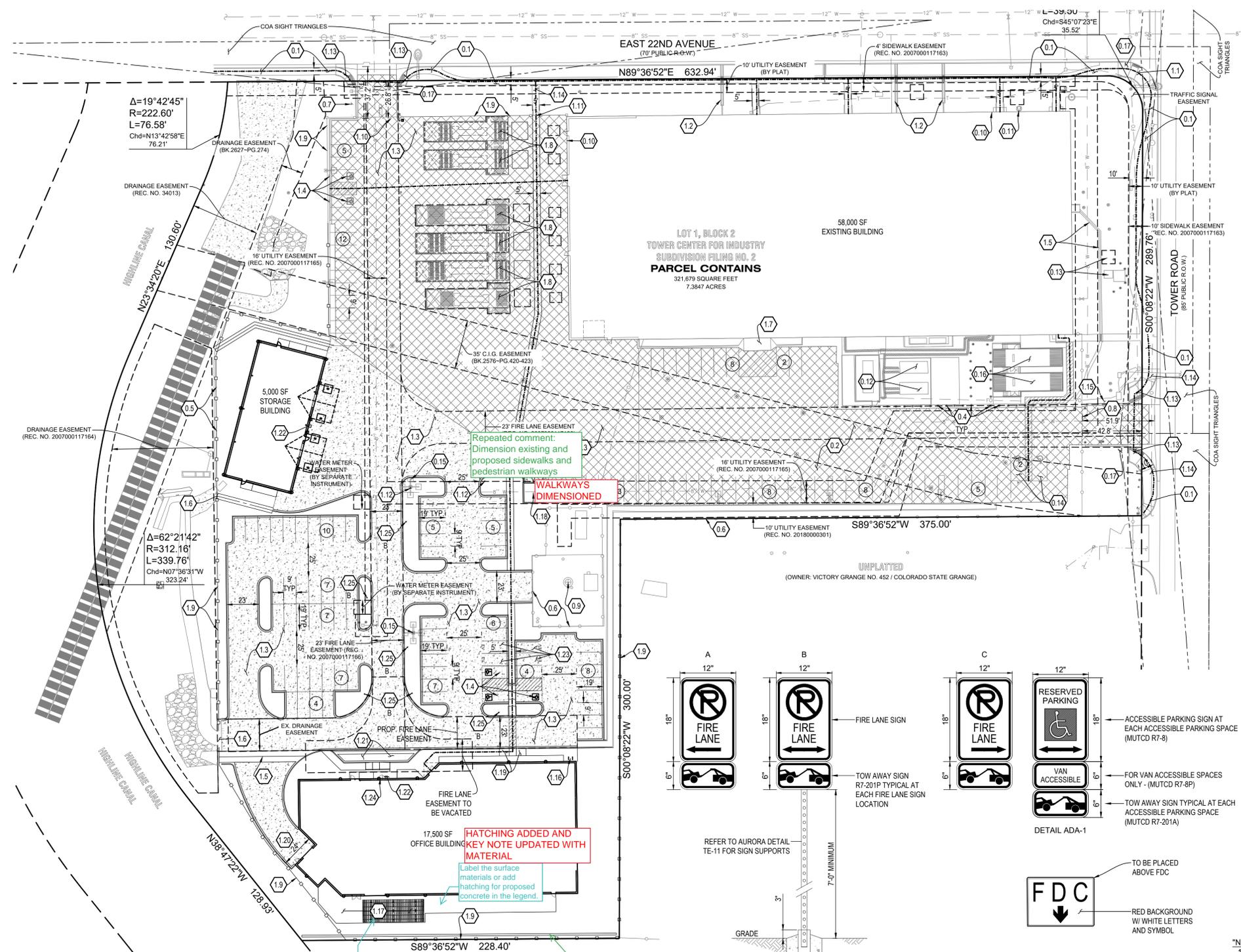
LEGEND

- DEVELOPMENT BOUNDARY
- PROPOSED CURB AND GUTTER
- EXISTING CURB AND GUTTER
- - - EXISTING OR PROPOSED EASEMENT
- - - ADA ROUTE
- LS LANDSCAPING AREA
- PROPOSED LIGHT POLE
- ⊕ PARKING COUNT
- ▨ EXISTING ASPHALT AREA
- ▩ PROPOSED ASPHALT AREA
- ♿ ACCESSIBLE PARKING



SITE PLAN KEYNOTE LEGEND:

- EXISTING ITEMS (E)**
- 0.1 SIDEWALK
 - 0.2 ASPHALT PAVEMENT
 - 0.3 TRASH ENCLOSURE WITH CONCRETE PAD
 - 0.4 BOLLARDS
 - 0.5 8' TALL WOODEN FENCE
 - 0.6 CHAIN LINK FENCE
 - 0.7 "NO PARKING - FIRE LANE" SIGNS
 - 0.8 8' HIGH X 24' WIDE SLIDING GATE, OPTICOM CONTROLLED W/ KNOCK OPENING DEVICE
 - 0.9 MONOPOLE ANTENNA
 - 0.10 KNOX BOX HARDWARE AT ENTRY
 - 0.11 FIRE DEPARTMENT CONNECTION
 - 0.12 WATER CHILLER
 - 0.13 TRANSFORMER
 - 0.14 ACCESSIBLE PARKING SIGNS AND PAINTED SYMBOLS
 - 0.15 EXISTING SITE LIGHTING
 - 0.16 EXISTING GENERATORS
 - 0.17 STOP SIGN TO REMAIN
- CONSTRUCTION ITEMS**
- 1.1 RAMP AND CROSS-PAN PER AURORA DETAILS S4.1 AND S9.9
 - 1.2 SIDEWALK CHASE PER AURORA DETAILS S3.1, S3.2, AND S3.3
 - 1.3 ASPHALT PAVEMENT
 - 1.4 ACCESSIBLE PARKING SIGNS AND PAINT ACCESSIBLE SYMBOLS ON PAVEMENT
 - 1.5 VALLEY PAN
 - 1.6 MANUAL GATE FOR ACCESS INTO THE DETENTION POND
 - 1.7 ACCESS RAMP TO BUILDING
 - 1.8 DIESEL GENERATOR WITH 10,000 GALLON STORAGE EACH AND ELECTRICAL INFRASTRUCTURE
 - 1.9 8' TALL FENCE WITH 18" MASONRY COLUMNS AT CORNERS, ENDS, ETC. AS SHOWN
 - 1.10 8' HIGH X 24' WIDE SLIDING GATE, OPTICOM CONTROLLED W/ KNOX OPENING DEVICE
 - 1.11 PEDESTRIAN GATE
 - 1.12 STOP SIGN
 - 1.13 SIDEWALK RAMP PER AURORA DETAIL S9.9
 - 1.14 SIDEWALK PER AURORA DETAIL S7.3
 - 1.15 "NO PARKING - FIRE LANE" SIGNS PER DETAIL, THIS SHEET.
 - 1.16 BICYCLE RACK
 - 1.17 CONCRETE PATIO AREA - 2,700 SF PATIO INCLUDING 700 SF COVERED TRELLIS AREA.
 - 1.18 TRASH ENCLOSURE
 - 1.19 PRIVATE ADA RAMP
 - 1.20 TRUCK LOADING/UNLOADING
 - 1.21 PASSENGER LOADING ZONE
 - 1.22 FIRE DEPARTMENT CONNECTIONS
 - 1.23 FUTURE ELECTRIC VEHICLE CHARGING STATIONS/SPACES
 - 1.24 KNOX BOX HARDWARE AT ENTRY TO RISER ROOM
 - 1.25 FIRE LANE SIGNS (DETAIL THIS SHEET)



- "NO PARKING - FIRE LANE" SIGN NOTES:**
1. SIGNS SHALL BE LOCATED AT THE RIGHT SIDE OF THE FIRE LANE ENTRANCE AND AT THE END OF THE FIRE LANE. THE INTERMEDIATE SIGNS SHALL HAVE DOUBLE HEADED ARROWS POINTING IN BOTH DIRECTIONS.
 2. TYPICALLY, THE MAXIMUM SPACING OF THE FIRE LANE SIGNS IS ESTABLISHED AT 100' ON CENTER WITH SIGNS BEING PLACED ON BOTH SIDES OF THE FIRE LANE EASEMENT (50' ON CENTER, ALTERNATING SIDES). WHERE EXCESSIVE CURVATURE OF THE FIRE LANE EXISTS, THE SPACING OF THE FIRE LANE SIGNAGE WILL BE INCREASED AS NEEDED.
 3. THE SIGNS SHALL BE SET AT AN ANGLE OF NOT LESS THAN 30 DEGREES AND NOT MORE THAN 45 DEGREES WITH THE CURB OR LINE OF TRAFFIC FLOW.
 4. FIRE LANE SIGNS SHOULD BE INSTALLED 2' BEHIND CURB OR SIDEWALK.
 5. THE CLEARANCE TO THE BOTTOM OF THE SIGN SHALL BE 7 FEET. THERE SHALL NOT BE OTHER SIGNS ATTACHED TO THE SIGN OR THE SIGN POST.
 6. PLACEMENT OF THESE FIRE LANE SIGNS CANNOT ENCROACH INTO THE 29' INSIDE TURNING RADIUS OF THE FIRE LANE EASEMENT, OBSTRUCT ANY FIRE HYDRANT OR FIRE DEPARTMENT CONNECTION, OR ENCROACH INTO THE ACCESSIBLE ROUTE OF THE SIDEWALK AREA.

Repeated comment:
Dimension existing and proposed sidewalks and pedestrian walkways

WALKWAYS DIMENSIONED

HATCHING ADDED AND KEY NOTE UPDATED WITH MATERIAL

Label the surface materials or add hatching for proposed concrete in the legend.

KEYNOTE RELOCATED. KEYNOTE TO INDICATE CONCRETE PATIO AREA WITH TRELLIS

Label retaining wall.

RETAINING WALL LABELED

Indicate masonry column spacing.

COLUMN SPACING ADDED. MAX 72 FEET BETWEEN COLUMNS. 8 FEET BETWEEN 6"X6" WOOD POST

BENCHMARK:
CITY OF AURORA BM 358633SE002 - CHISELED SQUARE AT THE SOUTHWEST CORNER OF INLET AT THE SOUTHWEST CORNER OF TOWER ROAD AND SOUTH ACCESS ROAD TO ASSOCIATED GROCERS EMPLOYEE PARKING ENTRANCE.
ELEVATION: 5432.981 FEET (NAVD 1988 DATUM).

SWSG CONSTRUCTION MANAGEMENT
 555 HEMLOCK PARKWAY SUITE 260
 HEMDON, VIRGINIA 20170
 ATTN: MARK KING

Client:	SWSG CONSTRUCTION MANAGEMENT
Date:	2021/06/29
Description:	FINAL SUBMITTAL
No.:	

ENGINEERING COMPANY
 14190 East Evans Avenue
 Aurora, Colorado 80014
 engineering@evco.com
 P 303.337.3933
 F 303.337.7481
 Creative Solutions Since 1964
 CIVIL ENGINEERS / LAND SURVEYORS

SITE PLAN
 T-MOBILE OFFICE BUILDING - MAJOR SITE PLAN AMENDMENT
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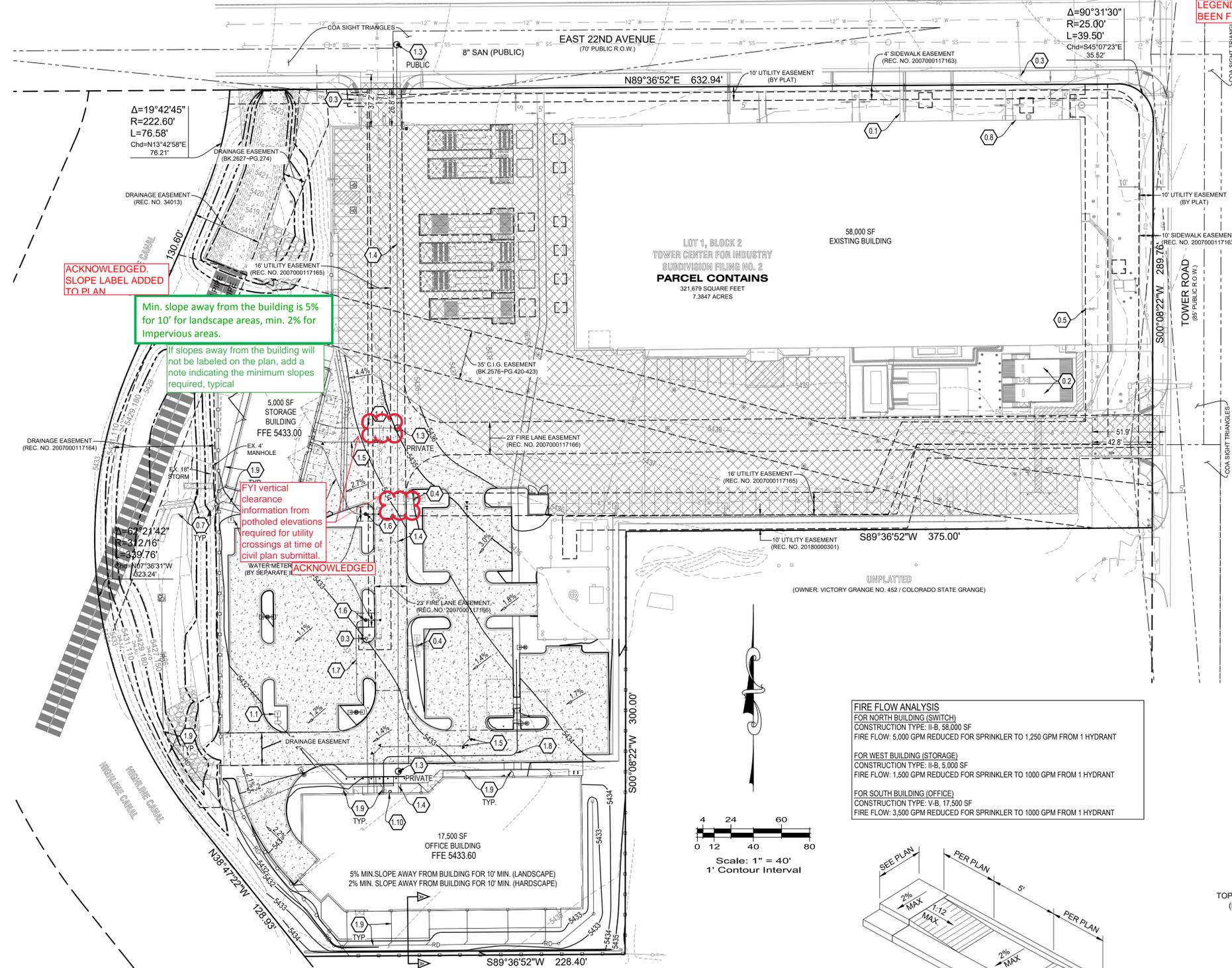
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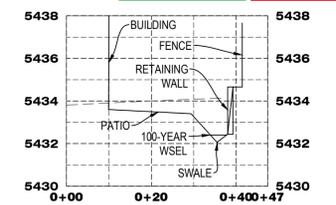
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- LEGEND**
- DEVELOPMENT BOUNDARY
 - PROPOSED CURB AND GUTTER
 - EXISTING CURB AND GUTTER
 - - - EXISTING OR PROPOSED EASEMENT
- GRADING AND UTILITY PLAN KEYNOTE LEGEND:**
- 0.1 EXISTING ITEMS (E)
 - 0.1 SANITARY SEWER SERVICE
 - 0.2 GENERATORS
 - 0.3 FIRE HYDRANT ASSEMBLY
 - 0.4 SITE LIGHTING TO REMAIN
 - 0.5 FIRE SERVICE LINE (PRIVATE)
 - 0.6 WATER SERVICE LINE (PRIVATE)
 - 0.7 DETENTION POND INFRASTRUCTURE (PRIVATE) TO REMAIN
 - 0.8 KNOX BOX HARDWARE AT ENTRY TO RISER ROOM
 - CONSTRUCTION ITEMS
 - 1.1 TRANSFORMER LOCATION
 - 1.2 ACCESSIBLE PARKING AREA (NO GRADES GREATER THAN 2% IN ANY DIRECTION)
 - 1.3 SANITARY SEWER MANHOLE
 - 1.4 SANITARY SEWER SERVICE LINE (PRIVATE)
 - 1.5 FIRE LINE
 - 1.6 WATER METER
 - 1.7 WATER SERVICE LINE
 - 1.8 CONDUITS FOR FUTURE ELECTRIC VEHICLE CHARGER
 - 1.9 ROOF DRAINS
 - 1.10 KNOX BOX HARDWARE AT ENTRY TO RISER ROOM



STORM SEWER NOTE:
ALL PROPOSED STORM SEWER IS PRIVATE EXCEPT WHERE NOTED.

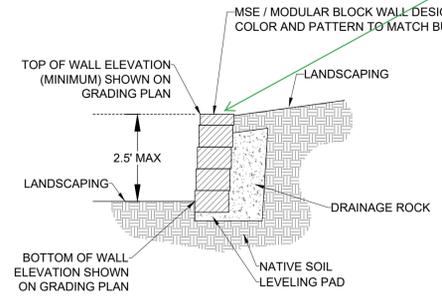
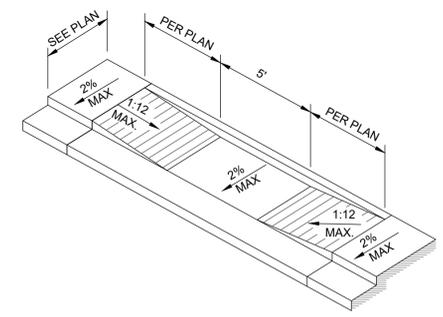
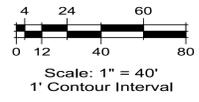


FIRE FLOW ANALYSIS

FOR NORTH BUILDING (OFFICE)
CONSTRUCTION TYPE: II-B, 58,000 SF
FIRE FLOW: 5,000 GPM REDUCED FOR SPRINKLER TO 1,250 GPM FROM 1 HYDRANT

FOR WEST BUILDING (STORAGE)
CONSTRUCTION TYPE: II-B, 5,000 SF
FIRE FLOW: 1,500 GPM REDUCED FOR SPRINKLER TO 1,000 GPM FROM 1 HYDRANT

FOR SOUTH BUILDING (OFFICE)
CONSTRUCTION TYPE: V-B, 17,500 SF
FIRE FLOW: 3,500 GPM REDUCED FOR SPRINKLER TO 1,000 GPM FROM 1 HYDRANT



BENCHMARK:
CITY OF AURORA BM 358633SE002 - CHISELED SQUARE AT THE SOUTHWEST CORNER OF INLET AT THE SOUTHWEST CORNER OF TOWER ROAD AND SOUTH ACCESS ROAD TO ASSOCIATED GROCERS EMPLOYEE PARKING ENTRANCE.
ELEVATION: 5432.981 FEET (NAVD 1988 DATUM).

SWSG CONSTRUCTION MANAGEMENT
 555 HEMLOCK PARKWAY SUITE 260
 HEMLOCK, VIRGINIA 20170
 ATTN: MARK KING

ENGINEERING COMPANY
 14190 East Evans Avenue
 Aurora, Colorado 80014
 engineering@eswco.com
 P 303.337.3933
 F 303.337.7481

GRADING AND UTILITY PLAN
 T-MOBILE OFFICE BUILDING - MAJOR SITE PLAN AMENDMENT
 LOT 1, BLOCK 2, TOWER CENTER FOR INDUSTRY SUBDIVISION FILING NO. 2
 SITUATED IN THE NE 1/4 OF SECTION 33, T.3S., R.66W. OF THE 6TH P.M.
 CITY OF AURORA, COUNTY OF ADAMS, STATE OF COLORADO

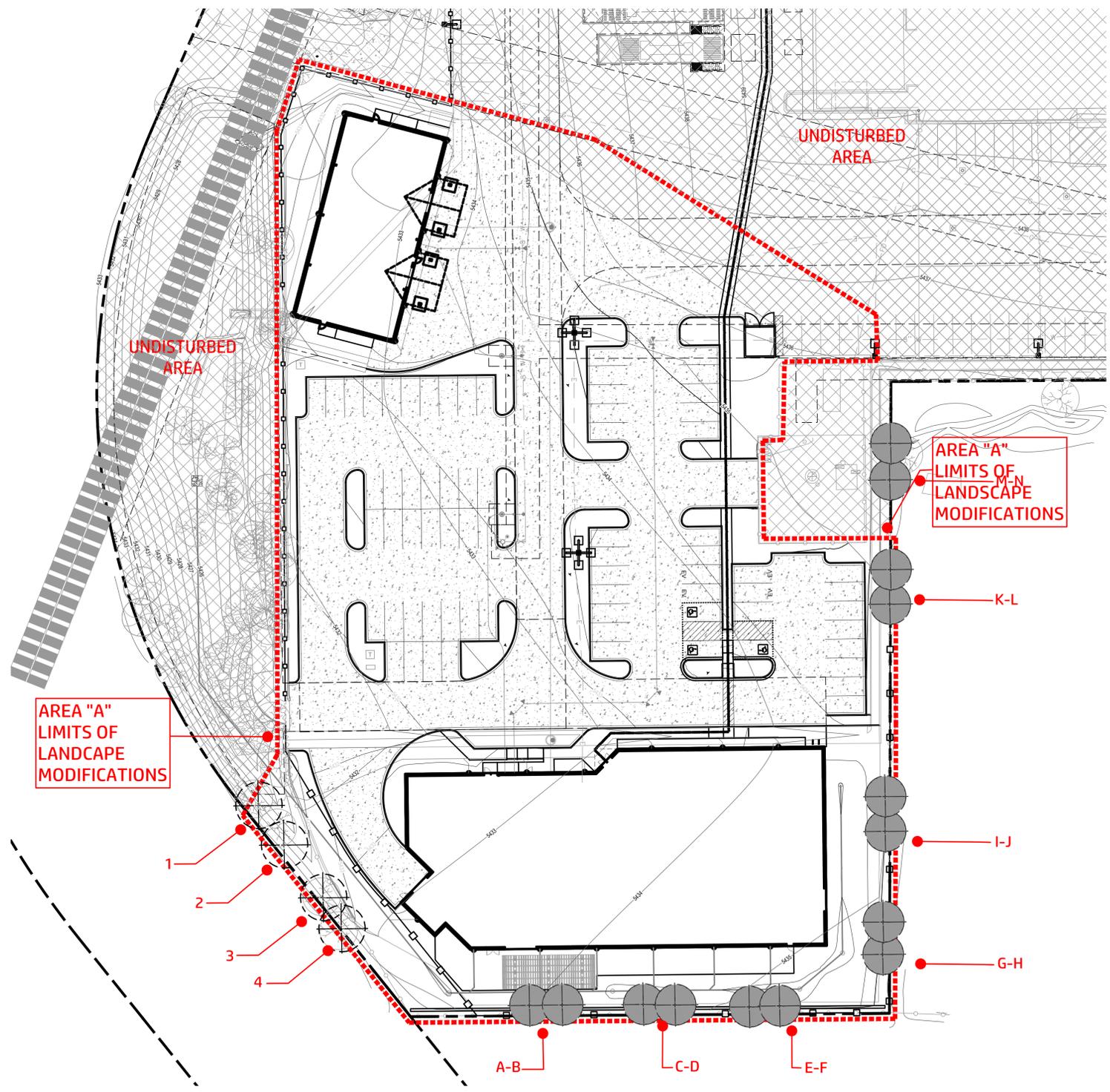
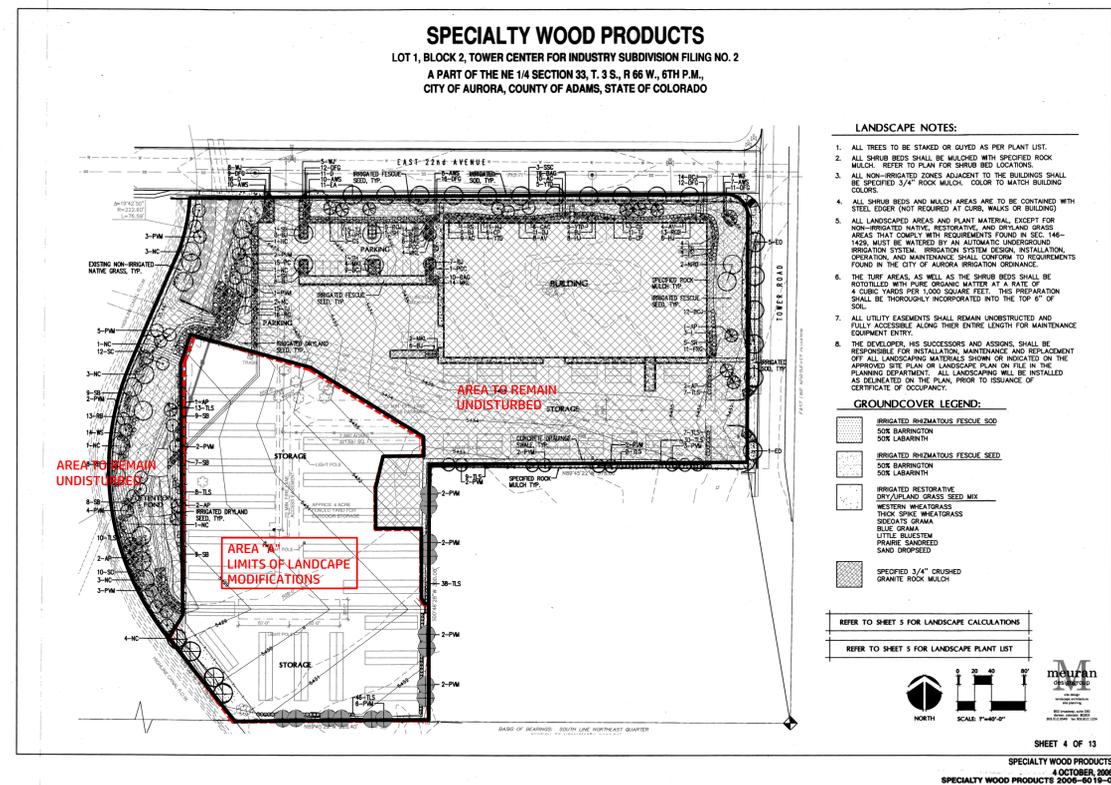
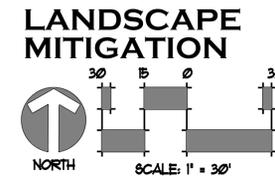
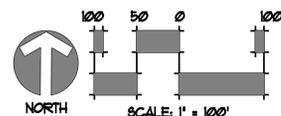
ESC Team: CMA, JWB
 Date: 2021-06-29
 Engineering No: E-020-13
 Scale: H: 1/2"=1'-0"
 V: N.A.
3 OF 10

T-MOBILE OFFICE BUILDING

MAJOR SITE PLAN AMENDMENT
 LOT 1, BLOCK 2, TOWER CENTER FOR INDUSTRY SUBDIVISION FILING NO. 2
 SITUATED IN THE NE 1/4 OF SECTION 33, T.3S., R.66W. OF THE 6TH P.M.
 CITY OF AURORA, COUNTY OF ADAMS, STATE OF COLORADO

NOT FOR CONSTRUCTION

SPECIALTY WOOD PRODUCTS
 APPROVED SP 2006-6019-00
 LANDSCAPE PLAN
 EXISTING CONDITIONS (SEE
 MODIFICATION ON LANDSCAPE PLAN

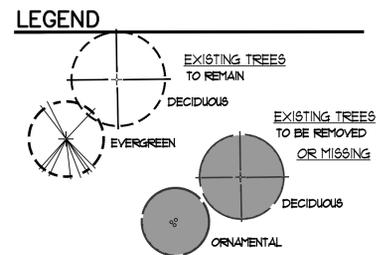


TREE MITIGATION TABLE
 TREES MISSING FROM ORIGINAL APPROVED PLAN

TREE #	SPECIES	DIA.	MITIGATION INCHES PER CITY OF AURORA	MITIGATION VALUE
A	WESTERN CATALPA			
B	WESTERN CATALPA			
C	WESTERN CATALPA			
D	WESTERN CATALPA			
E	WESTERN CATALPA			
F	WESTERN CATALPA			
G	WESTERN CATALPA			
H	WESTERN CATALPA			
I	WESTERN CATALPA			
J	WESTERN CATALPA			
K	WESTERN CATALPA			
L	WESTERN CATALPA			
M	WESTERN CATALPA			
N	WESTERN CATALPA			
TOTAL				

TOTAL	CALIPER INCHES TO BE MITIGATED (MITIGATION INCHES)	CALIPER INCHES REPLANTED	CALIPER INCHES REPLACED FOR MITIGATION AND/OR AMOUNT PAID TO "TREE PLANTING FUND"

- NOTES**
- MISSING TREES WILL BE REPLACED AT THE SAME RATE AND SIZE AS ORIGINALLY INTENDED. REPLACEMENT TREES DO NOT COUNT TOWARD THE TREE REQUIREMENT FOR THE NEW ADMINISTRATIVE OFFICE.
 - 14 (FOURTEEN) EXTRA TREES HAVE BEEN ADDED TO THE PLAN TO SUBSTITUTE 14 (FOURTEEN) MISSING TREES FROM ORIGINAL PLAN.



TREE PROTECTION

TREE #	SPECIES	LOCATION
1	NARROWLEAF COTTONWOOD	WEST BOUNDARY--OUTSIDE FENCE
2	NARROWLEAF COTTONWOOD	
3	NARROWLEAF COTTONWOOD	
4	NARROWLEAF COTTONWOOD	

- NOTES**
- AT A MINIMUM, PROVIDE TREE PROTECTION AS SHOWN ON NOTES AND DETAILS FOR TREE NOTED ON THIS SHEET.

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 CIVIL ENGINEERS & LANDSCAPE ARCHITECTS

SWSG CONSTRUCTION MANAGEMENT
 565 HEMDON PARKWAY SUITE 260
 HEMDON, VIRGINIA 20170
 ATTN: MARK KING

TREE MITIGATION PLAN
 T-MOBILE OFFICE BUILDING - MAJOR SITE PLAN AMENDMENT
 LOT 1, BLOCK 2 TOWER CENTER FOR INDUSTRY SUBDIVISION FILING NO. 2
 SITUATED IN THE NE 1/4 OF SECTION 33, T.3S., R.66W. OF THE 6TH P.M.
 CITY OF AURORA, COUNTY OF ADAMS, STATE OF COLORADO

ES&C Team: JCY Date: 2020-09-23
 Engineering No: 00-587 Scale: H: 1/20
 Sheet: 4 OF 10 V: N.A.

T-MOBILE OFFICE BUILDING

MAJOR SITE PLAN AMENDMENT

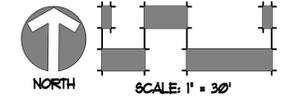
LOT 1, BLOCK 2, TOWER CENTER FOR INDUSTRY SUBDIVISION FILING NO. 2

SITUATED IN THE NE 1/4 OF SECTION 33, T.3S., R.66W. OF THE 6TH P.M.
CITY OF AURORA, COUNTY OF ADAMS, STATE OF COLORADO

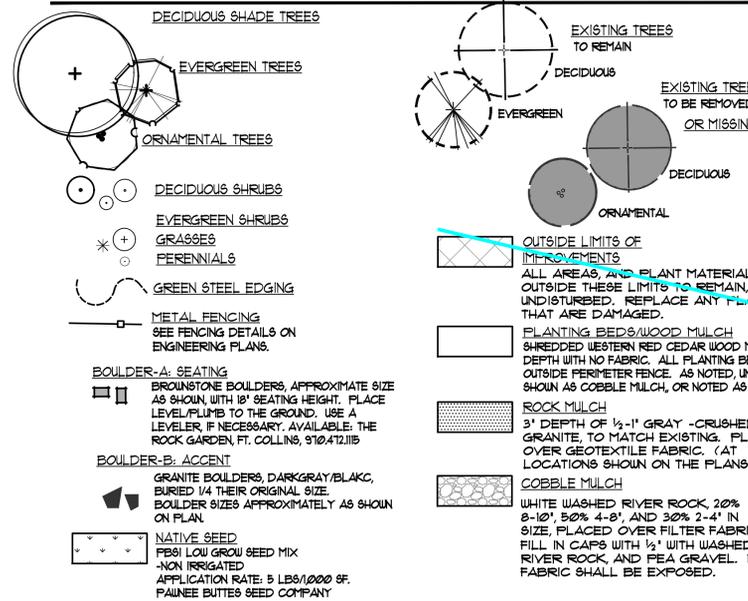
Responses by Julio Jimenez

NOT FOR CONSTRUCTION

LANDSCAPE IMPROVEMENTS



LEGEND



4. hatch has been removed, as requested

Please remove this hatch for clarity purposes. The dashed red line indicates the limit of work.

3. Those two trees are not being used to satisfy the internal parking lot requirement, they are being applied to tree mitigation replacement quantity. Additionally, one more tree (KCTE) has been added on the west perimeter to bring to total number of tree mitigation replacemtn trees to up to 10

If these two trees are being provided to offset the internal parking lot landscaping due to utility easement conflicts as noted in the Parking Lot Landscape Table, then they should not be counted towards mitigation. Tree mitigation is it's own requirement.

AREA "A" LIMITS OF LANDSCAPE MODIFICATIONS

There appear to be two sets of tree symbology occurring along the buffer.

2. One tree symbol has been removed

Add "D" and another tree. See landscape plan. And add one additional tree to the perimeter of the parking lot area.

1. Island D has been labeled on the plan, and added to this chart. A tree (SHL) has been added to the north perimeter of the parking lot to bring total number of parking lot trees to 19

STREET FRONTAGE AND NON-STREET PERIMETER BUFFERS

BUFFER DESCRIPTION / LENGTH/ADJ. LAND USE	STANDARD BUFFER WIDTH / BUFFER WIDTH PROVIDED	BUFFER REDUCTION FEATURES	# TREES REQUIRED	# TREES PROVIDED	# SHRUBS REQUIRED	# SH PROVIDED
A NORTH PERIMETER BUFFER USE: SAME SITE AND USE LENGTH: 374 LF.	N/A	N/A	--	--	--	--
B EAST PERIMETER BUFFER USE: SAME USE LENGTH: 222 LF.	STANDARD BUFFER: 20 FT. BUFFER PROVIDED: 12 FT. 1 TREE & 5 SHRUBS PER 40 LF. (30% EVERGREEN)	SOLID 8FT. SCREEN FENCE	6	6	28	34 5GAL
C SOUTH PERIMETER BUFFER USE: SAME USE LENGTH: 228 LF.	STANDARD BUFFER: 20 FT. BUFFER PROVIDED: 12 FT. 1 TREE & 5 SHRUBS PER 40 LF. (30% EVERGREEN)	SOLID 8FT. SCREEN FENCE	6	6	29	45 5GAL
D WEST PERIMETER BUFFER USE: HIGHLINE CANAL LENGTH: 119 LF.	STANDARD BUFFER: 25 FT. BUFFER PROVIDED: 25 FT. 1 TREE & 10 SHRUBS PER 25 LF.	STANDARD DESIGN	5	5 (INCLUDING 4 EXISTING TO REMAIN)	48	48 5GAL.

BUILDING PERIMETER LANDSCAPE (PUBLIC STREETS, TRANSPORTATION CORRIDORS, PUBLIC OPEN SPACE/PARKS, OR RESIDENTIAL NEIGHBORHOODS)

ELEVATION (DIRECTION FACING)	BUILDING ELEVATION LENGTH	LANDSCAPE REQ.	# T.E'S REQUIRED	# TREES PROVIDED	# SHRUBS PROVIDED
A WEST- OPEN SPACE (STORAGE BUILDING)	100 LF.	1 TE EQUIVALENT/40 LF OF BUILDING ELEVATION	2.50	2	5 5GAL.
B NORTH- ENTRY DOOR (ADMINISTRATIVE OFFICES)	200 LF.	1 TE EQUIVALENT/40 LF OF BUILDING ELEVATION	5.00	1	40 5GAL.
C WEST- OPEN SPACE (ADMINISTRATIVE OFFICES)	80 LF.	1 TE EQUIVALENT/40 LF OF BUILDING ELEVATION	2.00	2	--

NOTES: 1. STORAGE BUILDING WEST SIDE FACES OPEN SPACE
2. ADMINISTRATIVE OFFICES NORTH SIDE HAS ENTRANCE DOOR, WEST SIDE FACES OPEN SPACE
3. 1 TREE = 1 TE, 10 5GAL. SHRUBS = 1 TE.

PARKING LOT LANDSCAPE

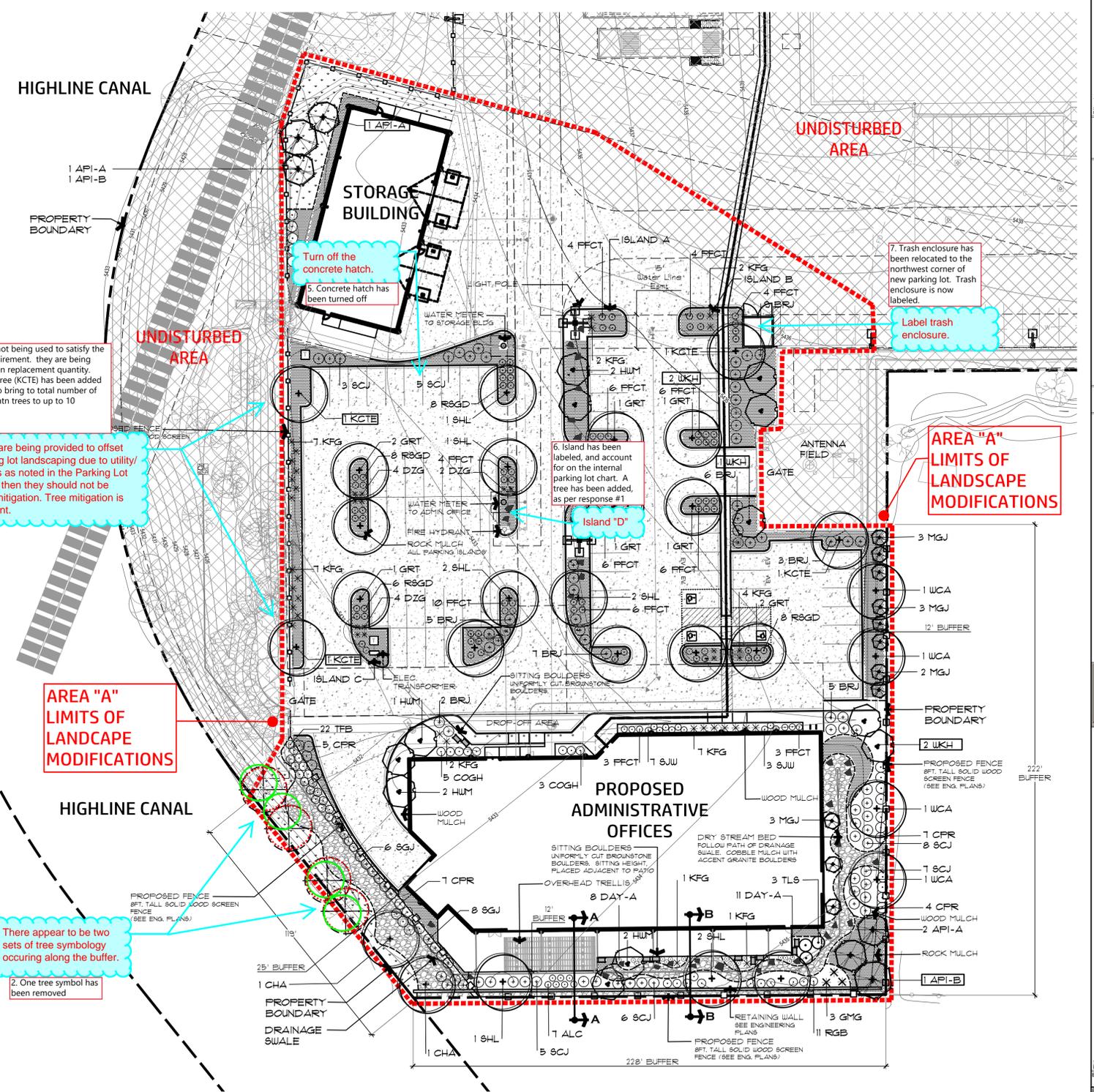
LANDSCAPE DESCRIPTION	TOTAL PARKING ISLANDS	LANDSCAPE REQ.	# TREES REQUIRED	# TREES PROVIDED	# SHRUBS REQUIRED	# SHRUBS PROVIDED
A INTERIOR PARKING ISLANDS	18	1 TREE AND 6- 5GAL SHRUBS PER 9'x19' ISLAND	18	18	108	132 5GAL.

NOTE = DUE TO UTILITY EASEMENTS, ISLANDS NOTED AS "A", "B" AND "C" WILL NOT HAVE A TREE PLANTED WITHIN THE ISLAND BOUNDARY. THOSE TREES WILL BE PLANTED WITHIN THE PERIMETER OF THE PARKING LOT, ACCOUNTING FOR ALL 18 TREES.

INTERIOR LANDSCAPE

LANDSCAPE DESCRIPTION	LANDSCAPE REQ.	# TREES REQUIRED	# TREES PROVIDED	# SHRUBS REQUIRED	# SHRUBS PROVIDED
A N/A	N/A	--	22 5GAL. 9 1GAL.	--	--

NOTE = 9 (NINE) TREES, LABELED ON THE PLAN BOXED-IN, WILL BE APPLIED AS REPLACEMENT OF ORIGINAL REMOVED/MISSING TREES.



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CIVIL ENGINEERS & LANDSCAPE ARCHITECTS
P.E. & P.L.A.N.C. # 3033571761

LANDSCAPE PLAN

T-MOBILE OFFICE BUILDING - MAJOR SITE PLAN AMENDMENT
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SITUATED IN THE NE 1/4 OF SECTION 33, T.3S., R.66W. OF THE 6TH P.M.
CITY OF AURORA, COUNTY OF ADAMS, STATE OF COLORADO

ES&C Team: JCU Date: 2020-09-28
Engineering No: 00-587 Scale: H: 1:20
Sheet No: 5 OF 10

T-MOBILE OFFICE BUILDING

MAJOR SITE PLAN AMENDMENT

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CITY OF AURORA, COUNTY OF ADAMS, STATE OF COLORADO

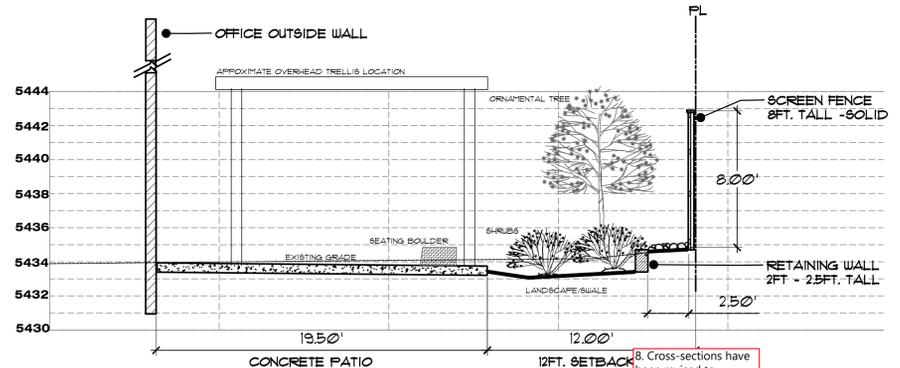
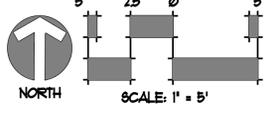
NOT FOR CONSTRUCTION

PLANT SCHEDULE

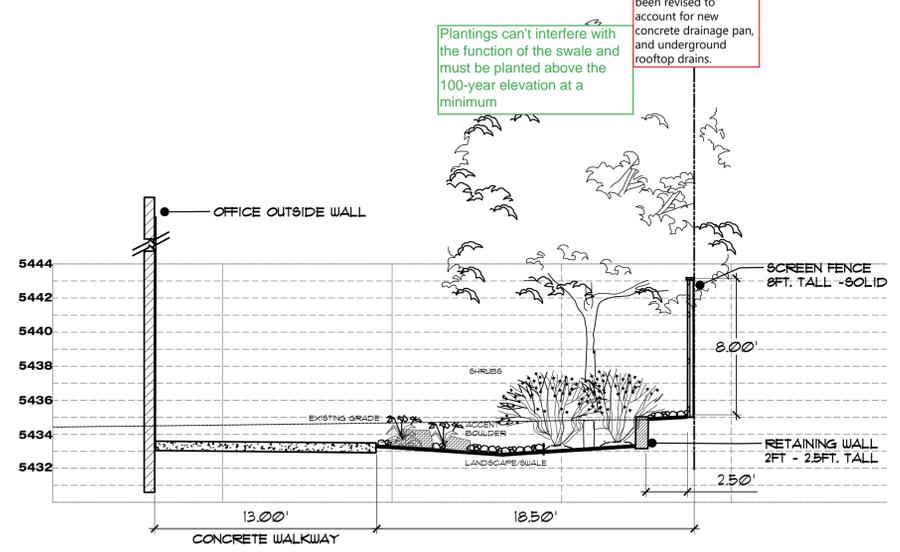
SYMBOL	QTY.	BOTANICAL NAME	COMMON NAME	SIZE
DECIDUOUS TREES				
CHA	2	CELTIS OCCIDENTALIS	COMMON HACKBERRY	2 1/2' CAL.
UCA	4	CATALPA SPECIOSA	WESTERN CATALPA	2 1/2' CAL.
KCTE	4	GYMNOCLADUS DIOICUS 'ESPRESSO'	KENTUCKY COFFEETREE SEEDLESS	2 1/2' CAL.
SHL	8	GLEDITSIA TRIACANTHOS 'SHADEMASTER'	SHADEMASTER HONEYLOCUST	2 1/2' CAL.
GRT	9	KOELREUTERIA PANICULATA	GOLDEN RAINTREE	2' CAL.
ORNAMENTAL TREES				
UKH	5	CRATAEGUS VIRIDIS 'WINTER KING'	WINTER KING HAWTHORNE	2' CAL.
HUM	7	ACER TATARICUM 'GARANN'	HOT WINGS TARTARIAN MAPLE	8 FT. CLUMP
EVERGREEN TREES				
API-A	4	PINUS NIGRA	AUSTRIAN PINE	6 FT., B4B
API-B	2	PINUS NIGRA	AUSTRIAN PINE	8 FT., B4B
DECIDUOUS SHRUBS				
TL3	3	RHUS TRILOBA	THREE-LEAF SUMAC	5 GAL.
RGB	11	BERBERIS THUNBERGII 'ROSE GLOW'	ROSE GLOW BARBERRY	5 GAL.
RSGD	30	PEROVSKIA ATRIPLICIFOLIA 'LITTLE SPIRE'	DWARF RUSSIAN SAGE	5 GAL.
CPR	28	LIGUSTRUM VULGARE 'CHEYENNE'	CHEYENNE PRIVET	5 GAL.
COGH	8	MAHONIA AQUIFOLIUM COMPACTA	COMPACT OREGON GRAPE HOLLY	5 GAL.
ALC	7	RIBES ALPINUM 'GREEN MOUND'	GREEN MOUND CURRANT	5 GAL.
TFB	22	FRANGULA ALNUS 'FINE LINE'	TALL FERNLEAF BUCKTHORNE	5 GAL.
SJW	10	HYPERICUM 'HIDCOTE'	ST. JOHN'S WORT HIDCOTE	5 GAL.
PFCT	62	POT. FRUIT. 'CORONATION TRIUMPH'	CORONATION TRIUMPH POTENTILLA	5 GAL.
EVERGREEN SHRUBS				
MJG	11	JUNIPERUS SCOPULORUM 'MOONGLOW'	MOONGLOW JUNIPER	5 GAL.
BRJ	37	JUNIPERUS SABINA 'BROADMOOR'	BROADMOOR JUNIPER	5 GAL.
SCJ	34	JUNIPERUS SABINA 'SCANDIA'	SCANDIA JUNIPER	5 GAL.
SGJ	14	JUNIPERUS x MEDIA 'SEA GREEN'	SEA GREEN JUNIPER	5 GAL.
GRASSES & PERENNIALS				
GMG	3	MISCANTHUS SINENSIS 'GOLIATH'	GOLIATH MAIDEN GRASS	5 GAL.
KFG	33	CALAMAGROSTIS ACUTIFLORA 'KARL FORESTER'	FEATHER REED GRASS	5 GAL.
DAY-A	19	HEMEROCALLIS SP. 'RED SCARLET'	RED SCARLET DAYLILY	1 GAL.

NOTE:
 1. IN THE EVENT OF A DISCREPANCY BETWEEN THE PLAN GRAPHIC AND THE LANDSCAPE SCHEDULE, THE PLANT MATERIAL QUANTITY, AS DETERMINED BY THE PLAN GRAPHIC SHALL TAKE PRECEDENCE.
 2. TREES WHOSE LABEL ON THE PLAN IS BOXED IN (SAMPLE: [UKH]) ARE TO BE APPLIED TO TREE MITIGATION QUANTITY REPLACEMENT. CURRENTLY THOSE ARE: 1 API-A, 2 KCTE, 5 UKH AND 1 API-B (NINE TOTAL).

LANDSCAPE CROSS-SECTIONS



A-A



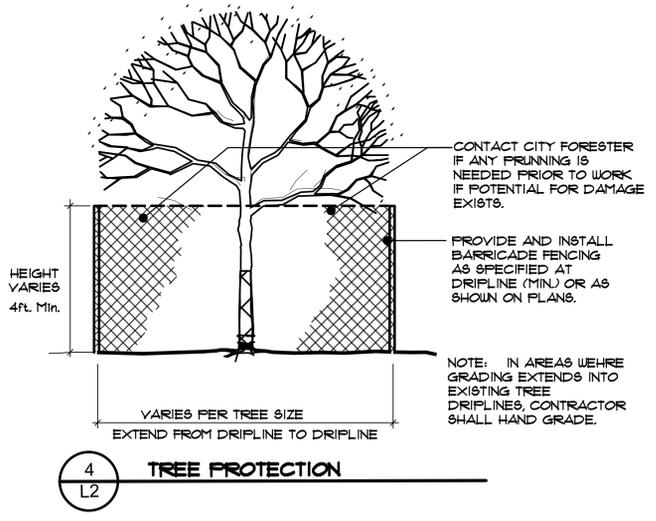
B-B

8. Cross-sections have been revised to account for new concrete drainage pan, and underground rooftop drains.

Plantings can't interfere with the function of the swale and must be planted above the 100-year elevation at a minimum

STANDARD LANDSCAPE NOTES

- LANDSCAPE DESIGN COMPLIES WITH THE CITY OF AURORA'S DESIGN STANDARDS/REGULATIONS, AND COA'S ROADWAY SPECIFICATIONS, SECTION 4.04.2.10.
 - ALL EXISTING TREES AND SHRUBS TO REMAIN, UNLESS NOTED DIFFERENTLY ON THE PLANS.
 - COBBLE MULCH SHALL BE 4" WASHED RIVER ROCK, PLACED TIGHTLY AND EVENLY. USE 3/4" PEA GRAVEL AS INFILL BETWEEN LARGER STONES. ALL ROCK MULCHED BEDS SHALL HAVE GEOTEXTILE WEED BARRIER INSTALLED PRIOR TO PLACEMENT. NO WEED BARRIER IS TO BE VISIBLE.
 - WHENEVER POSSIBLE, EXISTING TOPSOIL SHALL BE STRIPPED TO A MINIMUM DEPTH OF FOUR(4') INCHES AND STOCKPILED FOR FUTURE USE. UPON COMPLETION OF SITEWORK, AND PRIOR TO PLACEMENT OF COMPOST, THE TOPSOIL SHALL BE SPREAD OVER ALL AREAS BEING LANDSCAPED.
 - AREAS THAT ARE TO BE SODDED SHALL RECEIVE A MINIMUM OF 4 CUBIC YARDS OF 'BLACK TEA' COMPOST, AS DISTRIBUTED BY BOSS COMPOST, BRIGHTON, COLORADO OR APPROVED EQUAL. COMPOST TO BE SPREAD EVENLY AND ROTOTILLED TO A DEPTH OF EIGHT(8') INCHES.
 - LIGHTING WILL BE POLE MOUNTED LIGHTS LOCATED AT THE PERIMETER OF THE PARKING LOT. ALL SITE AND BUILDING LIGHTING TO BE METAL HALIDE.
 - ALL SIDEWALKS, ENTRYWAYS AND CURB/GUTTER SHALL BE CONCRETE. DRIVE LANES AND PARKING LOT SURFACING WILL BE ASPHALT.
 - ALL UTILITY EASEMENTS SHALL REMAIN UNOBSTRUCTED AND FULLY ACCESSIBLE ALONG THE ENTIRE LENGTH FOR MAINTENANCE EQUIPMENT ENTRY.
 - THE DEVELOPER, HIS SUCCESSOR AND ASSIGNS SHALL BE RESPONSIBLE FOR INSTALLATION, MAINTENANCE AND REPLACEMENT OF ALL LANDSCAPE MATERIALS SHOWN OR INDICATED ON THE APPROVED SITE PLAN OR LANDSCAPE PLAN ON FILE IN THE PLANNING DEPARTMENT. ALL LANDSCAPING WILL BE INSTALLED AS DELINEATED ON THE PLAN, PRIOR TO ISSUANCE OF CERTIFICATE OF OCCUPANCY.
 - ALL LANDSCAPED AREAS AND PLANT MATERIAL, EXCEPT FOR NON-IRRIGATED NATIVE, RESTORATIVE, AND DRYLAND GRASS AREAS MUST BE WATERED BY AN AUTOMATIC UNDERGROUND IRRIGATION SYSTEM. IRRIGATION SYSTEM DESIGN, INSTALLATION, OPERATION AND MAINTENANCE SHALL CONFORM TO THE REQUIREMENTS FOUND IN THE CITY OF AURORA'S IRRIGATION ORDINANCE.
 - ALL PROPOSED LANDSCAPING WITHIN THE SIGHT TRIANGLES SHALL BE IN COMPLIANCE WITH COA ROADWAY SPECIFICATIONS, SECTION 4.04.2.10.
- FIRE LIFE SAFETY LANDSCAPE NOTES:**
- LANDSCAPE MATERIAL SHALL NOT BE PLACED OR KEPT NEAR FIRE HYDRANTS IN ANY MANNER THAT WOULD PREVENT SUCH EQUIPMENT FROM BEING IMMEDIATELY DISCERNIBLE. A 5-FOOT CLEAR SPACE SHALL BE MAINTAINED AROUND THE CIRCUMFERENCE OF FIRE HYDRANTS AND NO MATERIAL GREATER THAN 2-FEET IN HEIGHT.



4 TREE PROTECTION

TREE PROTECTION NOTES

- PRIOR TO THE BEGINNING OF CONSTRUCTION, INSTALL BARRICADE FENCING AROUND ALL EXISTING TREES TO REMAIN. LOCATE FENCING AT OR OUTSIDE THE DRIF LINE OF THE TREES. BARRICADE FENCING SHALL BE 4' HEIGHT, ORANGE MESH ATTACHED TO 1" POSTS.
- FENCING SHALL BE MAINTAINED DAILY. TRESPASS BEYOND ESTABLISHED CONSTRUCTION LIMITS SHALL RESULT IN A FINE OF \$100. IF NOT PAID WITHIN 30 DAYS, THE FINE SHALL BE DEDUCTED FROM MONIES DUE TO CONTRACTOR. CONTRACTORS SHALL BE RESPONSIBLE FOR ALL OF THEIR WORKERS, SUBCONTRACTORS AND SUPPLIERS UNDER THIS REQUIREMENT. NO VEHICLE PARKING IS ALLOWED BEYOND CONSTRUCTION LIMITS.
- CONSTRUCTION WITHIN THE ROOT ZONE OF TREES TO REMAIN SHALL BE RESTRICTED TO AGREED-UPON LIMITS WITH REGARD TO EXCAVATION, ACCESS, DIRT STOCKPILING, AND BACKFILL. VIOLATION OF SET LIMITS SHALL RESULT IN A FINE OF \$100 PER INCIDENCE AND MAY BE INCREASED BASED ON THE PERCENTAGE OF ROOT ZONE AFFECTED. THE VALUE OF THE TREE ESTABLISHED PRIOR TO CONSTRUCTION. IF MORE THAN 30% OF THE ROOT ZONE IS DAMAGED, THE FINE SHALL BE THE FULL VALUE OF THE TREE.
- DAMAGE TO THE MAIN TRUNKS OF TREES IS PROHIBITED. DAMAGE NOT PREVIOUSLY APPROVED SHALL RESULT IN A FINE BASED ON THE PERCENTAGE OF THE CIRCUMFERENCE AFFECTED. DAMAGE GREATER THAN 30% OF THE CIRCUMFERENCE OR AFFECTING THE STRUCTURAL INTEGRITY OF THE TREE WILL RESULT IN A FINE EQUAL TO THE FULL APPRAISED VALUE OF THE TREE.
- LIMB DAMAGE IS PROHIBITED, UNLESS APPROVED PRIOR TO CONSTRUCTION OR AS AUTHORIZED BY THE CITY OF AURORA FORESTRY DIVISION. PRUNING OF AFFECTED BRANCHES SHALL BE DONE PRIOR TO THE START OF CONSTRUCTION. DAMAGED BRANCHES SHALL BE PRUNED WITHIN 10 DAYS OF THE OCCURRENCE UTILIZING INTERNATIONAL SOCIETY OF ARBORICULTURE STANDARDS. UNAUTHORIZED BRANCH DAMAGE OR LOSS CAN RESULT IN A FINE OF \$100 PER BRANCH AS MAY BE DETERMINED BY THE CONSTRUCTION MANAGER OR HIS FORESTRY CONSULTANT.
- CONCRETE TRUCK WASHOUT AREAS SHALL BE IN DESIGNATED AREAS ONLY. WASHOUT RUNOFF SHALL NOT FLOW INTO OR ACROSS ROOT ZONES OF TREES.
- TREE PROTECTION MEASURES SHALL BE IN PLACE PRIOR TO CONSTRUCTION AND INSPECTED BY THE CITY OF AURORA FORESTRY DIVISION.

SWSG CONSTRUCTION MANAGEMENT
 565 HEMDON PARKWAY SUITE 260
 HEMDON, VIRGINIA 20170
 ATTN: MARK KING

No.: Description:
 1 INITIAL SUBMITTAL
 2 2ND SUBMITTAL

Date:
 2021/07/22
 2021/11/17

ENGINEERING SERVICE COMPANY
 14190 East Evans Avenue
 Aurora, Colorado 80014
 engineer@esvc.com
 303.337.1390
 303.337.1390
 CIVIL ENGINEERS & LANDSCAPE ARCHITECTS

NOTES & DETAILS
 T-MOBILE OFFICE BUILDING - MAJOR SITE PLAN AMENDMENT
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EBC Team: JCU
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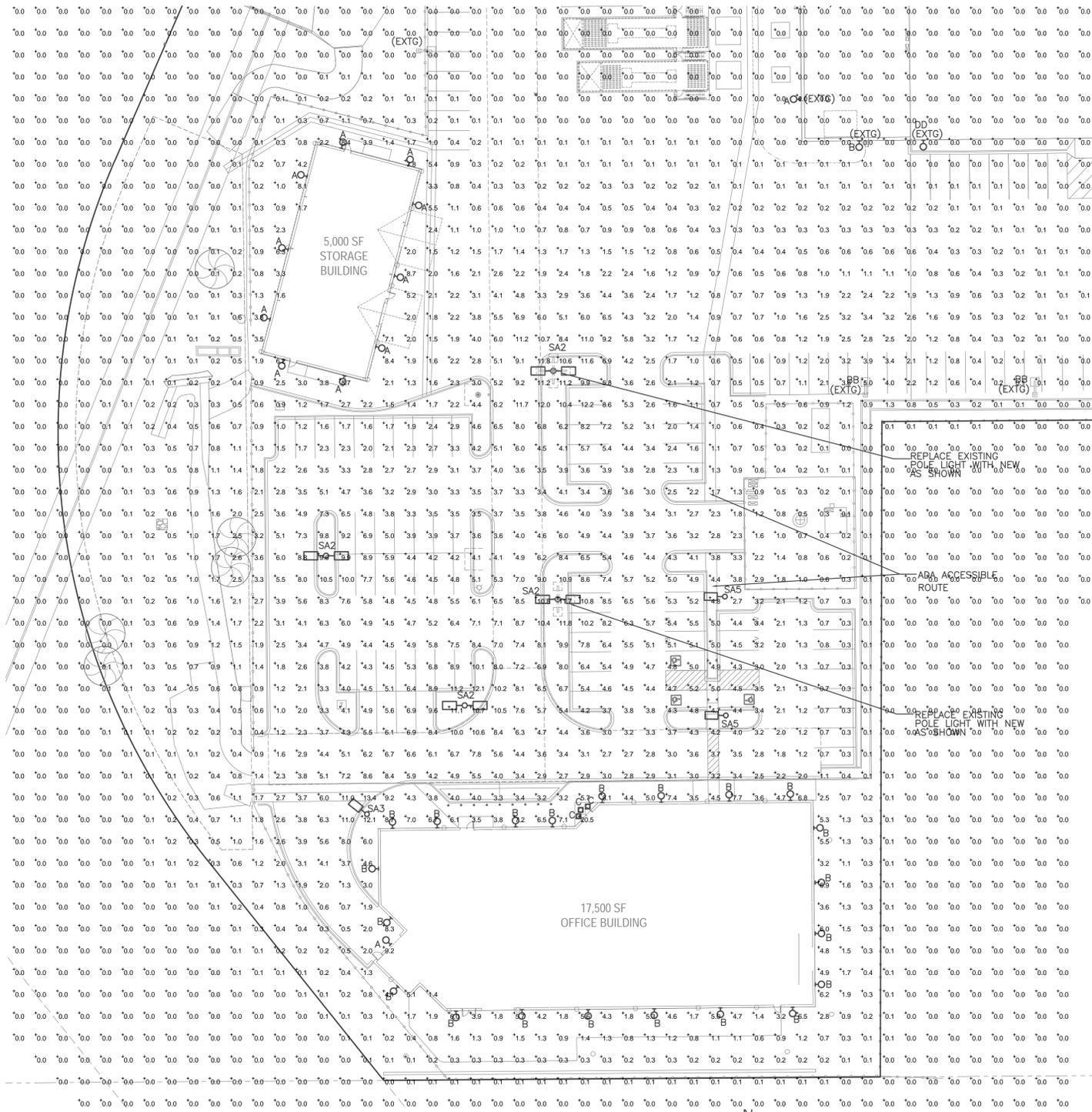
6 OF 10

T-MOBILE OFFICE BUILDING

MAJOR SITE PLAN AMENDMENT

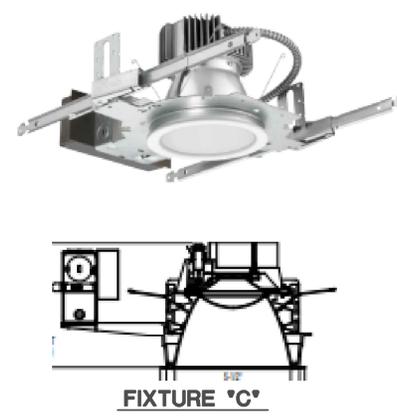
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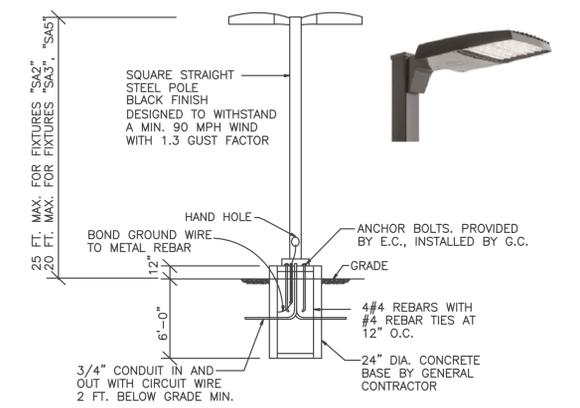
SITE PHOTOMETRIC PLAN
Scale: 1"=30'

LIGHTING FIXTURE SCHEDULE					
ITEM	MANUFACTURER	CAT. NO.	LAMPS	MOUNTING	DESCRIPTION
A	LUMARK	LDWP-FC-6B-120V-PE-EMLD-ED-7040	47 WATT 4000K LED 3,137 LUMENS	WALL +10 FT	WET LOCATION CUT OFF TYPE WALL PACK LIGHT
B	HUBBELL LIGHTING	PURSUIT DOWN RND210 35K8 SM DL UNV PSS W	26 WATT 3500K LED 2,126 LUMENS	WALL +14 FT	2 FT. EXTERIOR FULLY SHIELDED LED WALL DOWN LIGHT WITH DIFFUSE LENS
C	COOPER	LD6B-30-D010-EU6B-3040-80356 EU6B-3040-80356	11.8 WATT 3500K LED 1000 LUMENS	UNDER SOFFIT	EXTERIOR SOFFIT RECESSED DOWN LIGHT, WIDE BEAM
AA (EXTG)	LITHONIA LIGHTING	KSF2-250M-R3S-TB-RP09-LP1	(4) 250W MH	POLE +25 FT	EXISTING FOUR-HEAD FULL CUT OFF POLE LIGHT ON 25 FT. POLE, TYPE III OPTICS
SA2	LITHONIA LIGHTING	RSX2LED-P4-40K-R4-MVOLT	(2) 187 WATT 4000K LED 25,059 LUMENS EA	POLE +25 FT	TWO-HEAD FULL CUT OFF LED POLE LIGHT ON SQUARE 25 FT POLE. TYPE IV OPTICS
SA3	LITHONIA LIGHTING	RSX2LED-P4-40K-R3-MVOLT	187 WATT 4000K LED 25,059 LUMENS	POLE +20 FT	SINGLE HEAD FULL CUT OFF LED POLE LIGHT ON SQUARE 20 FT POLE. TYPE III OPTICS
SA5	LITHONIA LIGHTING	RSX2LED-P4-40K-R5-MVOLT	187 WATT 4000K LED 25,059 LUMENS	POLE +20 FT	SINGLE HEAD FULL CUT OFF LED POLE LIGHT ON SQUARE 20 FT POLE. TYPE V OPTICS



SITE PHOTOMETRIC SUMMARY
AVERAGE = 1.0 FT. CANDLE
MAXIMUM = 20.5 FT. CANDLE
MINIMUM = 0.0 FT. CANDLE

**PHOTOMETRIC SUMMARY
ACCESSIBLE ROUTE**
AVERAGE = 3.1 FT. CANDLE



POLE MOUNTED FIXTURES INSTALLATION DETAIL
FOR FIXTURES "SA2", "SA3" AND "SA5"
NO SCALE

SWGS CONSTRUCTION MANAGEMENT
555 HEMLOCK PARKWAY SUITE 280
HEMLOCK, VIRGINIA 20170
A/TN: MARK KING

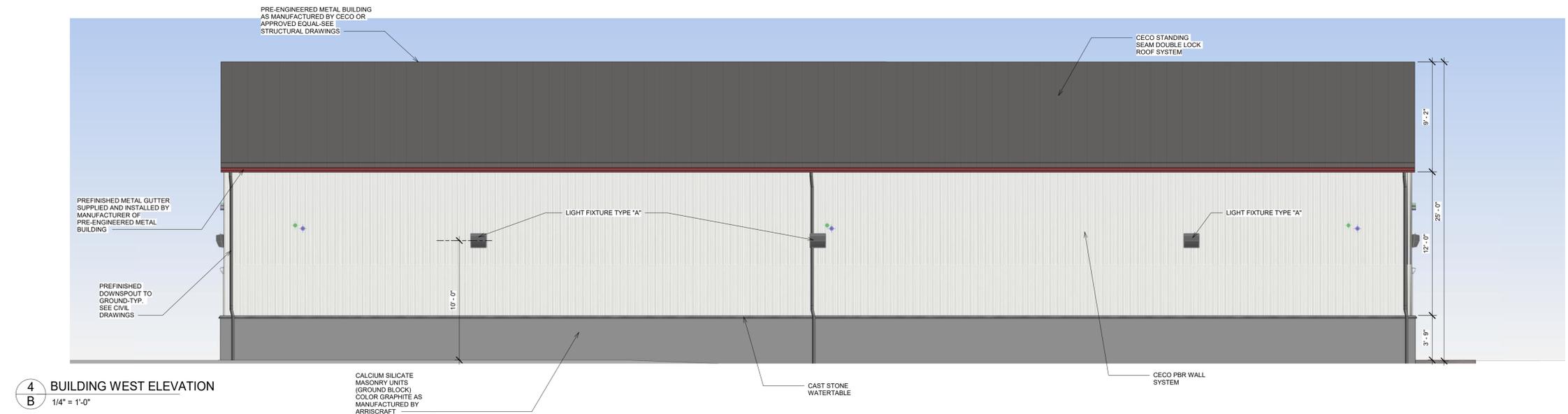
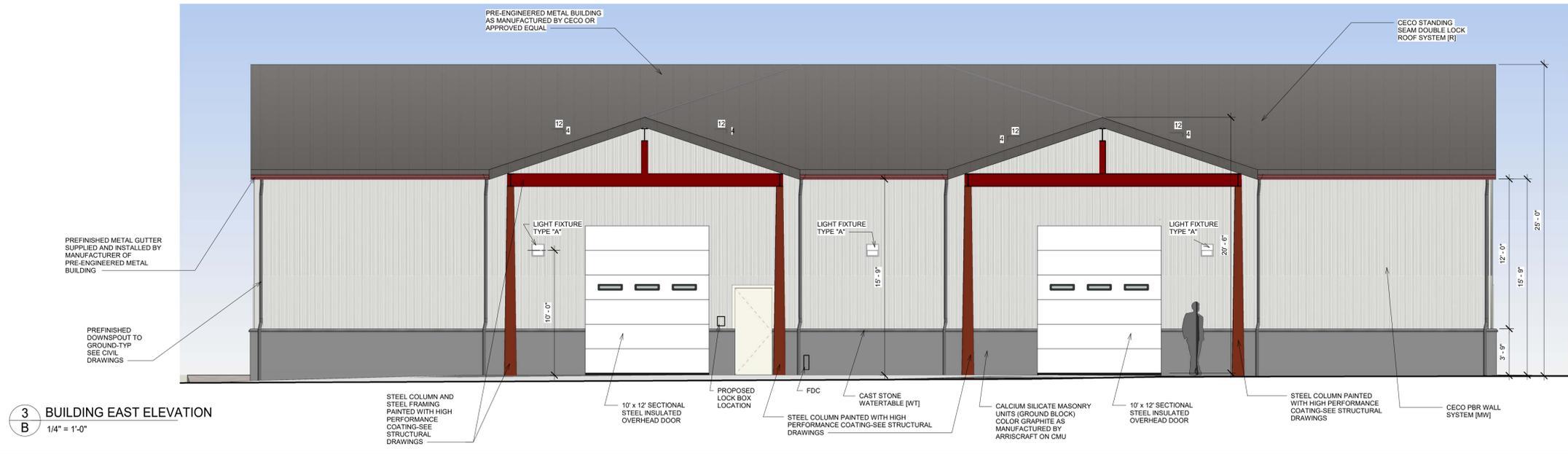
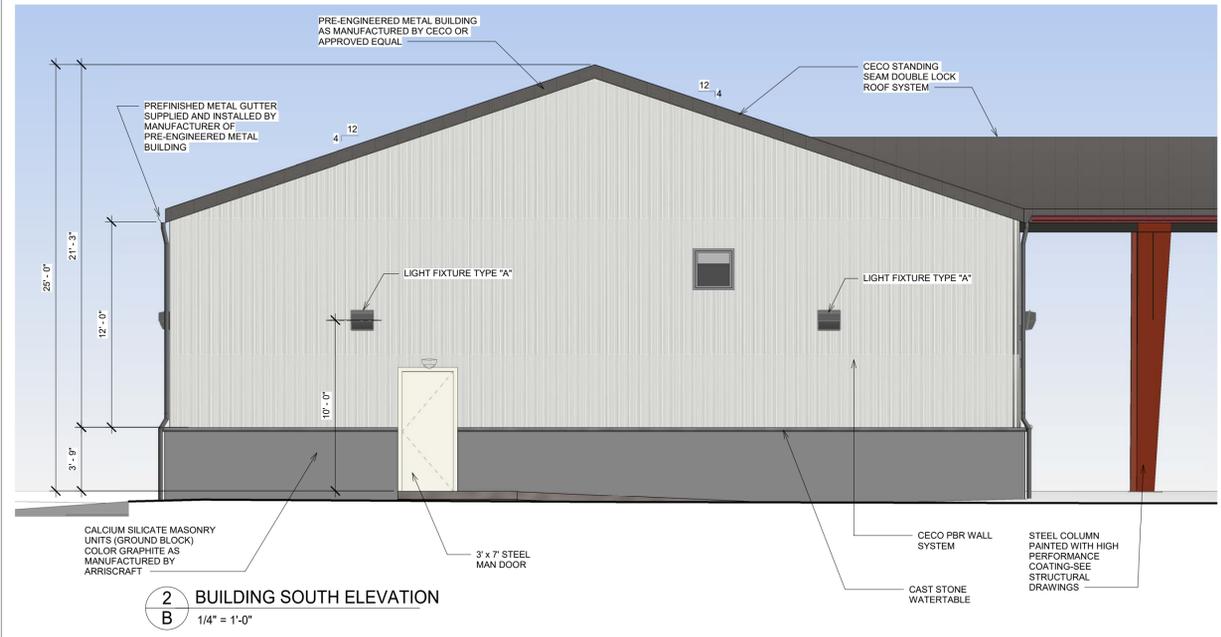
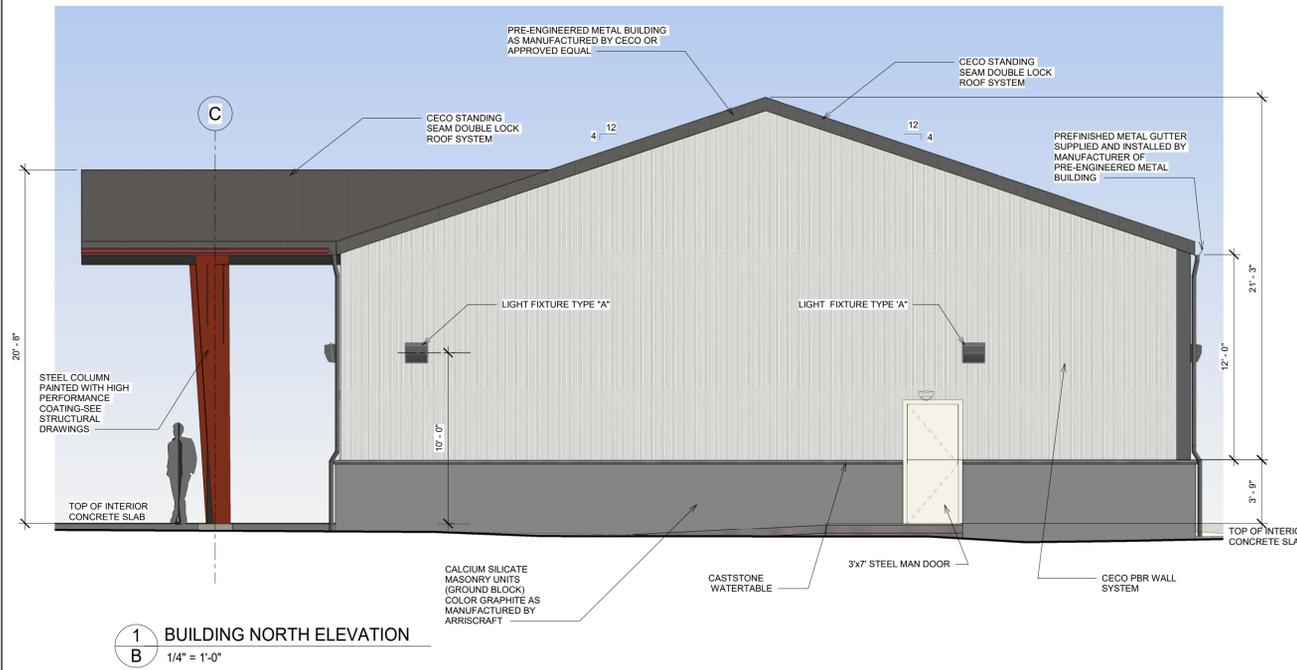
Date: 2021-06-08
2021-11-23

Description:
INITIAL SUBMITTAL
1ST RESUBMITTAL

No.:
14190 East Evans Avenue
Aurora, Colorado 80014
engineeringserviceco.com
303.337.1393
303.337.7481

PHOTOMETRIC PLAN
T-MOBILE OFFICE BUILDING - MAJOR SITE PLAN AMENDMENT
LOT 1, BLOCK 2 TOWER CENTER FOR INDUSTRY SUBDIVISION FILING NO. 2
SITUATED IN THE NE 1/4 OF SECTION 33, T.3S., R.66W. OF THE 6TH P.M.
CITY OF AURORA, COUNTY OF ADAMS, STATE OF COLORADO

ES&C Team: CMA, JWB Date: 2021-06-08
Engineering No.: E-020-13 Scale: H: 1/20
Sheet: 7 OF 10



NO.	DATE	SUBMISSION

