

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 if the preliminary drainage letter/report is approved

PROS' approval of the Site Plan will be deferred pending review of the proposed impact to the Highway Water and the Highway Corridor by Denver Conservancy. The submittal should be referred to these entities.

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 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 CONFORMANCE WITH THE CITY OF AURORA 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, POISONOUS, 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 ENCR OACH 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 METERS) 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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9 OF 9	BUILDING ELEVATIONS

Several comments throughout are requests (fence, For clarification add a sheet & the request details there.

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

Add note with below:
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 approach 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.

Add the following note:
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 55 UNDER WORSE-CASE NOISE CONDITIONS.

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

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

STORAGE BUILDING (WEST)
IBC OCCUPANCY TYPE: V-B
CONSTRUCTION TYPE: S2 (LOW HAZARD STORAGE)
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

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

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

Client:
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@esec.com
P 303.337.1393
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COVER SHEET

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

ESec Team: CMA, JWB
Engineering No: E-020-13
Sheet No: 1 OF 9

Date: 2021-06-29
Scale: N.A.
N.A.

T-MOBILE OFFICE BUILDING

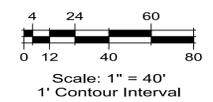
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LOT 1, BLOCK 2, TOWER CENTER FOR INDUSTRY SUBDIVISION FILING NO. 2

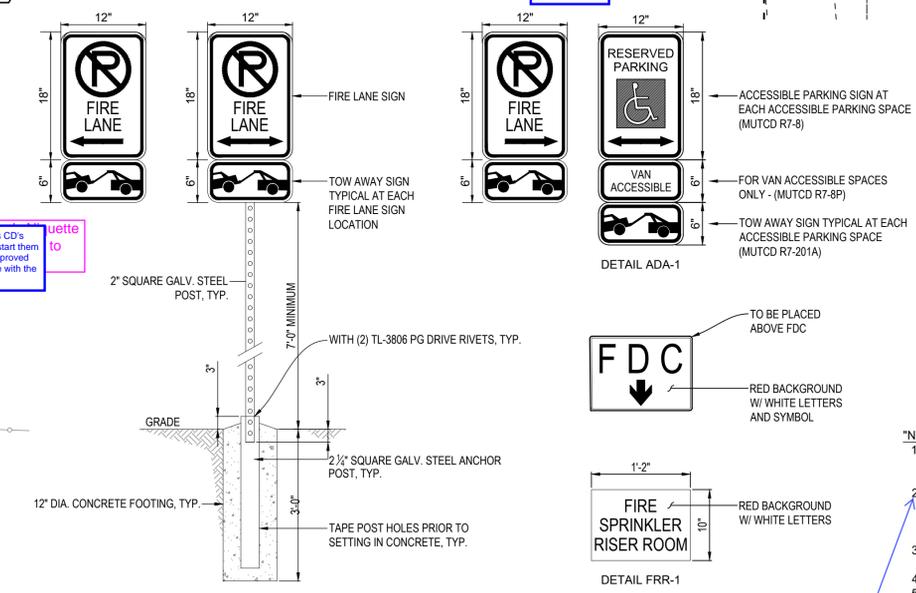
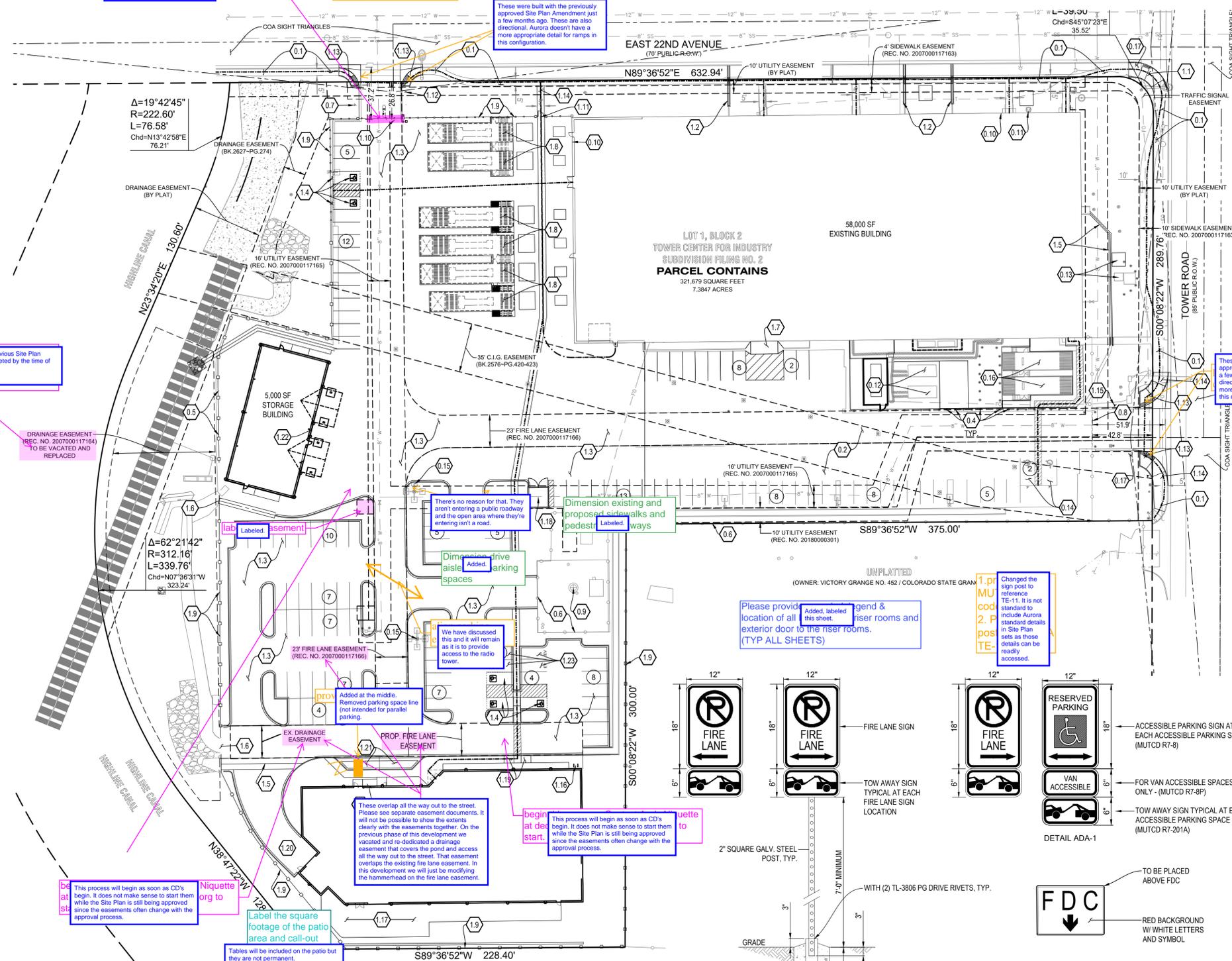
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CITY OF AURORA, COUNTY OF ADAMS, STATE OF COLORADO

LEGEND

- DEVELOPMENT BOUNDARY
- PROPOSED CURB AND GUTTER
- EXISTING CURB AND GUTTER
- EXISTING OR PROPOSED EASEMENT
- ADA ROUTE
- 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 LIGHTING 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 PATIO 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



- #### "NO PARKING - FIRE LANE" SIGN NOTES:
- 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.
 - 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.
 - 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.
 - FIRE LANE SIGNS SHOULD BE INSTALLED 2' BEHIND CURB OR SIDEWALK.
 - 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.
 - 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.

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

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 Aurora, Colorado 80014
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 F. 303.337.4811
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SITE 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

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

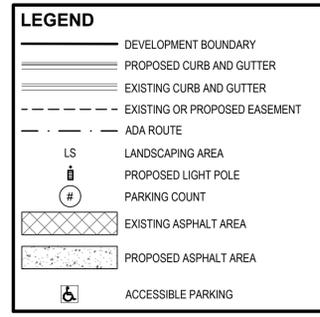
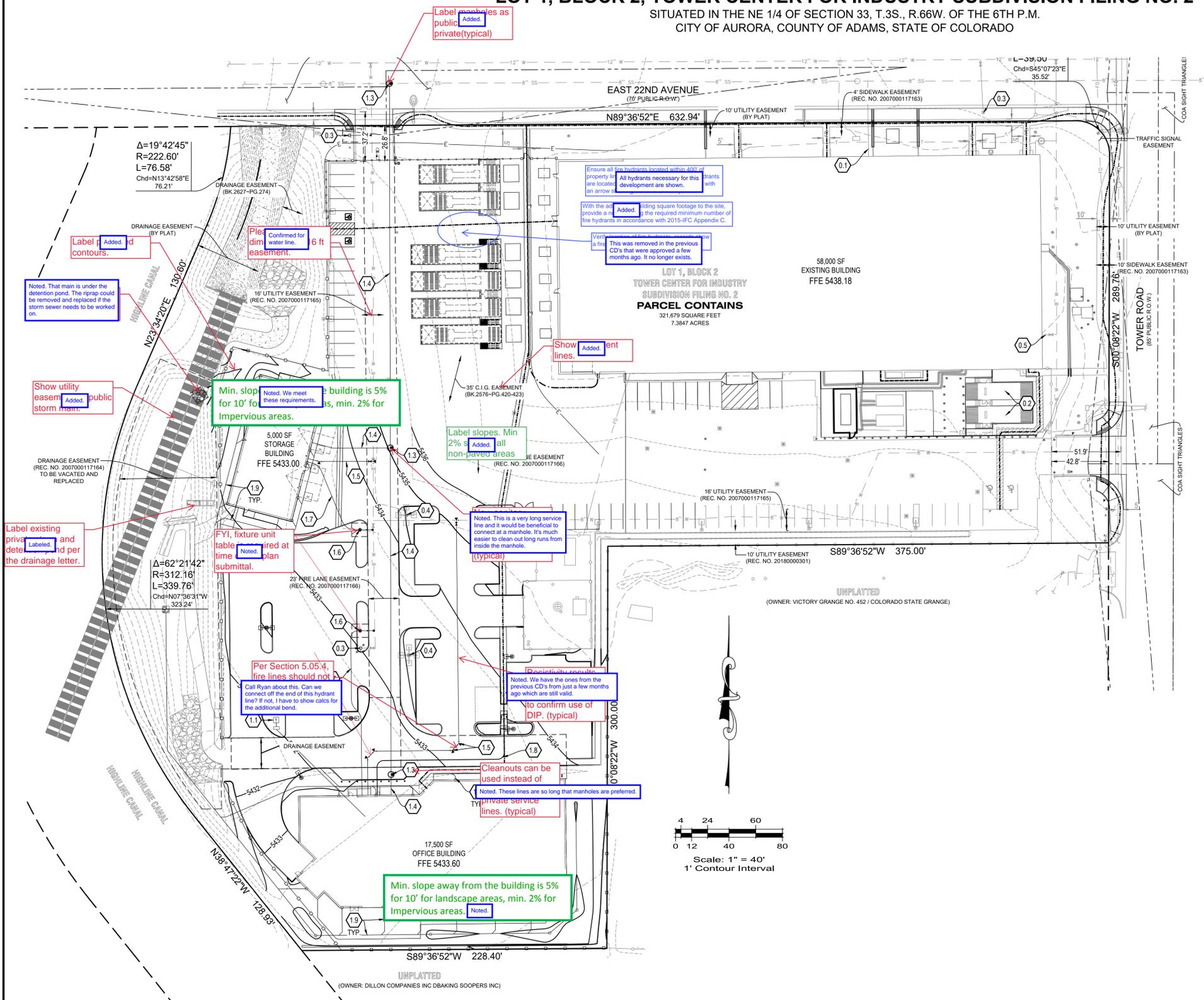
EBC Team: CMA, JWB
 Date: 2021-06-29
 Engineering No: E-020-13
 Scale: N.T.S.
 Sheet No: 2 OF 9

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



GRADING AND UTILITY PLAN KEYNOTE LEGEND:

- 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)
 - 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
 - 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

Add a n [All private. Added. if the storm sewer system is public or private and who will maintain it.

If thi [Labeled as private (all). Only the manhole on the public line will be public.

Label [Added. and contours.

Noted. That main is under the detention pond. The riprap could be removed and replaced if the storm sewer needs to be worked on.

Pl [Confirmed for water line. 6 ft easement.

Ensure all fire hydrants located within 400' of property line are located in accordance with 2015-IFC Appendix C.

All hydrants necessary for this development are shown.

With the addition of existing square footage to the site, provide a note indicating the required minimum number of fire hydrants in accordance with 2015-IFC Appendix C.

Verify a fire CD that was removed in the previous CD's that were approved a few months ago. If no longer exists.

Label slopes. Min 2% [Added. all non-paved areas

Min. slope for 10' for impervious areas. [Noted. We meet these requirements. The building is 5% as, min. 2% for impervious areas.

Show utility easement [Added. public storm drain

Label existing private [Labeled. and detention per the drainage letter.

FYI, fixture unit table [Noted. required at time of plan submittal.

Per Section 5.05.4, fire lines should not be [Noted. Call Ryan about this. Can we connect off the end of this hydrant line? If not, I have to show callouts for the additional bend.

Noted. This is a very long service line and it would be beneficial to connect at a manhole. It's much easier to clean out long runs from inside the manhole.

[Positive results. Noted. We have the ones from the previous CD's from just a few months ago which are still valid.

To confirm use of DIP. (typical)

Cleanouts can be used instead of private service lines. (typical)

Noted. These lines are so long that manholes are preferred.

Min. slope away from the building is 5% for 10' for landscape areas, min. 2% for impervious areas. [Noted.]

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).

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

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

14190 East Evans Avenue
Aurora, Colorado 80014
engineering@esccompany.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

ESCC Team:	CMA, JWB	Date:	2021-06-29
Engineering No.:	E-020-13	Scale:	N: 1"=20'
Sheet No.:		V:	N.A.

T-MOBILE OFFICE BUILDING

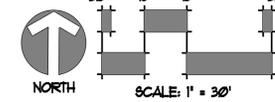
MAJOR SITE PLAN AMENDMENT

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

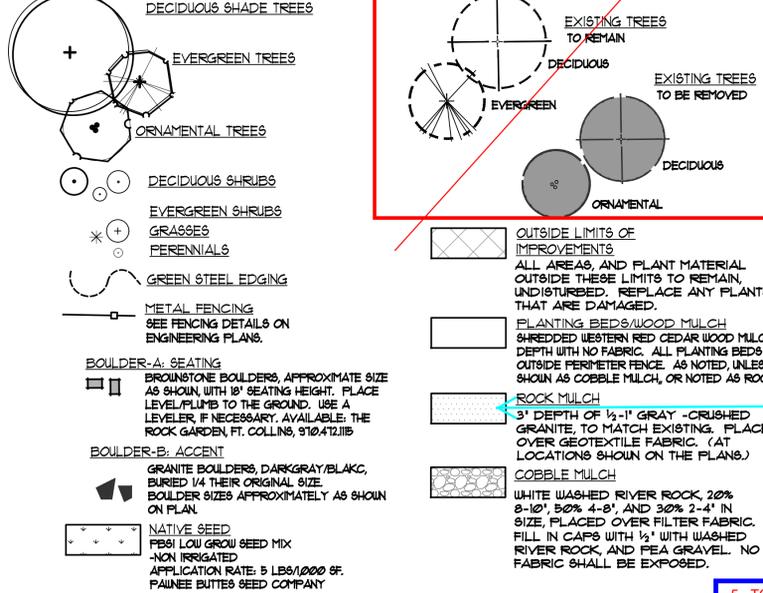
SITUATED IN THE NE 1/4 OF SECTION 33, T.3S., R.66W. OF THE 6TH P.M.
CITY OF AURORA, COUNTY OF ADAMS, STATE OF COLORADO

NOT FOR CONSTRUCTION

LANDSCAPE IMPROVEMENTS



LEGEND



1. LEGEND HAS BEEN ADDED TO MITIGATION PLAN

Add this same legend/symbology to the tree mitigation plan for reference.

3. BUILDING SIDE, FACING OPEN SPACE, IS ACTUALLY 100 FT. LONG, REQUIRING 2.5 TES. PLAN HAS BEEN REVISED AND TABLE HAS BEEN ADDED.

Technically code requires buildings that face open space (i.e. the Highline Canal) to have building perimeter landscaping. The length of the building would require two trees. These trees may count toward that requirement. Update the landscape table accordingly.

This is not showing up here or on the plan very well. Too light in color.

4. CHANGED TO A DARKER COLOR, AND A MORE CONDENSED HATCH PATTERN

5. TO IDENTIFY TREES THAT ARE BEING PROPOSED FOR MITIGATION OF MISSING/REMOVED TREES, THOSE LABELS HAVE BEEN BOXED IN, AS SHOWN AND DESCRIBED UNDER PLANT LEGEND, AND NOT COUNTED UNDER ANY OF THE REQUIRED CATEGORIES.

Add an asterisk and a note at the bottom of the table that states that one extra tree is provided API - B that is being used toward tree mitigation.

11. ACKNOWLEDGED

Shrubs are not permitted to be used as a substitute for trees in the buffer unless the buffer is encumbered i.e. easements, floodplain etc.

12. HAVE BEEN CHANGED

No more than 20% of the total shrub count may be ornamental grasses used to satisfy the buffer requirement.

13. ACKNOWLEDGED

Perennials may not be used to satisfy the buffer requirement. They may be used as accents only.

MODIFICATIONS

Each of the buffer requirements shall be met independently. Shifting plant material does not meet code requirements. If the buffer can not be met, ask for an adjustment and express a hardship. Staff however is not in support of an adjustment as changes can be made to the layout to account for the correct buffer width and plant material.

17. PIPE WAS MOVED TO THE EAST

A 25' wide Special Landscape Buffer with 1 tree and 10 shrubs per 25 linear feet along the boundary should be provided adjacent to the High Line Canal. Clearly label/identify the proposed landscape material.

16. ACKNOWLEDGE AND DONE AS REQUESTED

2. TREES THAT ARE INTENDED TO SERVE AS MITIGATION REPLACEMENTS ARE BOXED IN, AS NOTED ON THE PLANT SCHEDULE.

These are trees that can be used toward mitigation UNLESS adjustments are being requested in which case they may need to be used to mitigate or offset the adjustment request.

25. THIS IS A PRIVATE, FENCED, INTERIOR PARKING LOT

provide sight triangles at parking lot egresses and verify landscaping is in compliance with COA Roadway Specifications, Section 4.04.2.10

UNDISTURBED AREA

Parking lot islands can not be all ornamental grasses. Only 30% for the total required plant count. So two for a small parking lot island.

24. GRASS NUMBERS HAVE BEEN REDUCED

AREA "A" LIMITS OF LANDSCAPE MODIFICATIONS

23. DIMENSION IS NOW SHOWN

Dimension the buffer being provided

22. MISLABELED. SHOULD BE MOONGLW JUNIPERS

These plants for the buffer are supposed to attain a minimum height of between 4'-5'

24. REDUCED

Too many grasses

24. REMOVED

Too many grasses

21. LODENSE PRIVET WAS CHANGED TO CHEYENNE PRIVET, PROVIDING A 6-8FT. SCREEN. THERE IS AN 8FT. SOLID FENCE AROUND PERIMETER OF SITE

20. IT IS A MAJOR CONTOUR LINE

What is this line running along here and can it be turned off?

19. TWO SECTIONS ARE INCLUDED

18. BUFFER DIMENSIONS ARE NOW SHOWN, AND TABLE CALCULATIONS HAVE BEEN ADJUSTED

STANDARD REQUIREMENTS

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	# SHRUBS PROVIDED
A NORTH PERIMETER BUFFER USE: SAME SITE AND USE LENGTH: 374 LF.	N/A	N/A	6	0	28	38 5GAL
B EAST PERIMETER BUFFER USE: SAME USE LENGTH: 288 LF.	STANDARD BUFFER: 10 FT. BUFFER PROVIDED: 30 FT. 1 TREE & 5 SHRUBS PER 40 LF. (30% EVERGREEN)	STANDARD DESIGN	6	0	28	38 5GAL
C SOUTH PERIMETER BUFFER USE: SAME USE LENGTH: 255 LF.	STANDARD BUFFER: 10 FT. BUFFER PROVIDED: 30 FT. 1 TREE & 5 SHRUBS PER 40 LF. (30% EVERGREEN)	STANDARD DESIGN	6	6	29	48 5GAL (1*)
D WEST PERIMETER BUFFER USE: HIGHLINE CANAL LENGTH: 119 LF.	STANDARD BUFFER: 25 FT. BUFFER PROVIDED: 30 FT. 1 TREE & 3 SHRUBS PER 40 LF.	STANDARD DESIGN	4	4	15	3 5GAL (1*)

(1*) = DUE TO SPACE CONSTRAINTS, 12 OF THE 15-5GAL SHRUBS REQUIRED ON THE WESTERN BOUNDARY HAVE BEEN MOVED TO THE SOUTH BOUNDARY.

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 NORTH- INTERIOR OF SITE (NEW BUILDING ADDITION)	200 LF.	1 TE EQUIVALENT/40 LF OF BUILDING ELEVATION	5.00	2	38 5GAL, 20 1GAL

NOTES = 1. NORTH FACING SIDE OF BUILDING HAS MAIN ENTRANCE DOOR. REMAINING SIDE DO NOT FACE R.O.W.s, RESIDENTIAL OR PUBLIC OPEN SPACE.
2. 39-5GAL. SHRUBS EQUAL TO 3.9 TES

PARKING LOT LANDSCAPE

LANDSCAPE DESCRIPTION	TOTAL PARKING ISLANDS	LANDSCAPE REQ.	# TREES REQUIRED	# TREES PROVIDED	# SHRUBS REQUIRED	# SHRUBS PROVIDED
INTERIOR PARKING ISLANDS	18	1 TREE AND 6- 5GAL SHRUBS PER 9'x19' ISLAND	18	15	108	111 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 ELSEWHERE WITHIN THE SITE.

INTERIOR LANDSCAPE

LANDSCAPE DESCRIPTION	LANDSCAPE REQ.	# TREES REQUIRED	# TREES PROVIDED	# SHRUBS REQUIRED	# SHRUBS PROVIDED
A N/A	N/A	--	11	--	48 5GAL.

NOTE = 11 (ELEVEN) TREES PLUS 3 (THREE) EXTRA TREES INSTALLED ON THE EAST PERIMETER BUFFER WILL BE APPLIED AS REPLACEMENT OF 14 (FOURTEEN) ORIGINAL MISSING TREES.

Update the table. See comment above on the actual landscape plan for the proposed storage building.

14. TABLE FOR STORAGE PERIMETER LANDSCAPE HAS BEEN UPDATED

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

Date: 2020/09/22

No.: 2020/09/22

Description: INITIAL SUBMITTAL

14188 East Evans Avenue
Aurora, Colorado 80014
engineers@swsg.com
Creative Solutions Since 1954 P. 303.337.1393
Civil Engineers & Landscapers F. 303.337.7481

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: JCU
Date: 2020-09-25
Engineering No: 00-587
Scale: H: 1/20
V: N.A.

5 OF 9

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

PLANT SCHEDULE

SYMBOL	QTY.	BOTANICAL NAME	COMMON NAME	SIZE
DECIDUOUS TREES				
CHA	2	CELTIS OCCIDENTALIS	COMMON HACKBERRY	2 1/2' CAL.
UCA	2	CATALPA SPECIOSA	WESTERN CATALPA	2 1/2' CAL.
KCTE	2	GYMNOCLADUS DIOICUS 'ESPRESSO'	KENTUCKY COFFEE TREE SEEDLESS	2 1/2' CAL.
NMA	2	ACER PLATANOIDES	NORWAY MAPLE	2 1/2' CAL.
SHL	9	GLEDITSIA TRIACANTHOS 'SHADEMASTER'	SHADEMASTER HONEYLOCUST	2 1/2' CAL.
SHO	2	QUERCUS ROBUR	SWAMP WHITE OAK	2' CAL.
GRT	9	KOELREUTERIA PANICULATA	GOLDEN RAINTREE	2' CAL.
ORNAMENTAL TREES				
WKH	4	CRATAEGUS VIRIDIS 'WINTER KING'	WINTER KING HAWTHORNE	2' CAL.
HUM	6	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				
TLB	6	RHUS TRILOBA	THREE-LEAF SUMAC	5 GAL.
RGB	11	BERBERIS THUNBERGII 'ROSE GLOW'	ROSE GLOW BARBERRY	5 GAL.
RSG	30	PEROVSKIA ATRIPPLICIFOLIA	RUSSIAN SAGE	5 GAL.
LFR	1	LIGUSTRUM VULGARE 'LODENSE'	LODENSE PRIVET	5 GAL.
COGH	10	MAHONIA AQUIFOLIUM COMPACTA	COMPACT OREGON GRAPE HOLLY	5 GAL.
ALC	10	RIBES ALPINUM 'GREENMOUND'	GREENMOUND CURRANT	5 GAL.
SHW	14	HYPERICUM 'HIDCOTE'	ST. JOHN'S WORT HIDCOTE	5 GAL.
PFCT	44	POT. FRUIT. 'CORONATION TRIUMPH'	CORONATION TRIUMPH POTENTILLA	5 GAL.
EVERGREEN SHRUBS				
MJW	11	JUNIFERUS x MEDIA 'FFITZERIANA COMPACT'	MOONGLOW JUNIFER	5 GAL.
BRJ	25	JUNIFERUS SABINA 'BROADMOOR'	BROADMOOR JUNIFER	5 GAL.
SCJ	15	JUNIFERUS SABINA 'SCANDIA'	SCANDIA JUNIFER	5 GAL.
GRASSES & PERENNIALS				
GMG	10	MISCANTHUS SINENSIS 'GOLIATH'	GOLIATH MAIDEN GRASS	5 GAL.
KFG	13	CALAMAGROSTIS ACUTIFLORA 'KARL FORESTER'	FEATHER REED GRASS	5 GAL.
DZG	18	MISCANTHUS SINENSIS 'LITTLE NICKY'	DWARF ZEBRA GRASS	5 GAL.
RCB	20	HEUCHERA SANGUINEA 'FIREFLY'	RED CORAL BELLS	1 GAL.
DAY-A	19	HEMEROCALLIS SP. 'RED SCARLET'	RED SCARLET DAYLILY	1 GAL.
DAY-B	23	HEMEROCALLIS x 'RUFFLED APRICOT'	APRICOT DAYLILY	1 GAL.

NOTE:

- 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.

STANDARD LANDSCAPE NOTES

- LANDSCAPE DESIGN COMPLIES WITH THE CITY OF AURORA'S DESIGN STANDARDS AND REGULATIONS.
- 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 1/4" 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, ~~ADN~~ 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 CURBS/GUTTER SHALL BE CONCRETE. DRIVE LANES AND PARKING LOT SURFACING WILL BE ASPHALT.
- ALL UTILITY EASEMENTS SHALL REMAIN UNOBSSTRUCTED 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 ~~THAT COMPLY WITH THE REQUIREMENTS FOUND IN SECTION 4.04.2.10 AND/OR IN COA 4.04.2.10~~, 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 RIGHT 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 DISCOVERIBLE. A 5-FOOT CLEAR SPACE SHALL BE MAINTAINED AROUND THE CIRCUMFERENCE OF FIRE HYDRANTS AND NO MATERIAL GREATER THAN 2- FEET IN HEIGHT.

2. NOTE ADJUSTED

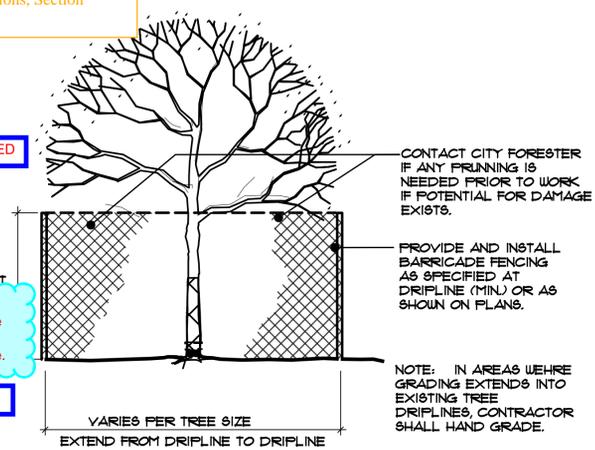
including COA Roadway Specifications, Section 4.04.2.10

Typo

3. CORRECTED

Remove any reference to the previous landscape code.

4. REMOVED



4 TREE PROTECTION

4 L2

1. FENCE AND WALLS NOT BEING PROPOSED UNDER THE LANDSCAPE SCOPE OF WORK. THOSE DETAILS ARE SHOWN ON THE CIVIL ENGINEERING PLANS.

Provide a detail of the proposed fence. Include the material, height, color etc.

Provide a detail of the proposed retaining wall. Staff does not have access to civil drawings.

TREE PROTECTION NOTES

- PRIOR TO THE BEGINNING OF CONSTRUCTION, INSTALL BARRICADE FENCING AROUND ALL EXISTING TREES TO REMAIN. LOCATE FENCING AT OR OUTSIDE THE DRIP 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 \$200. 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 INCIDENT AND MAY BE INCREASED BASED ON THE PERCENTAGE OF ROOT ZONE AFFECTED TIMES 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 50% 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.
- LIME 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.

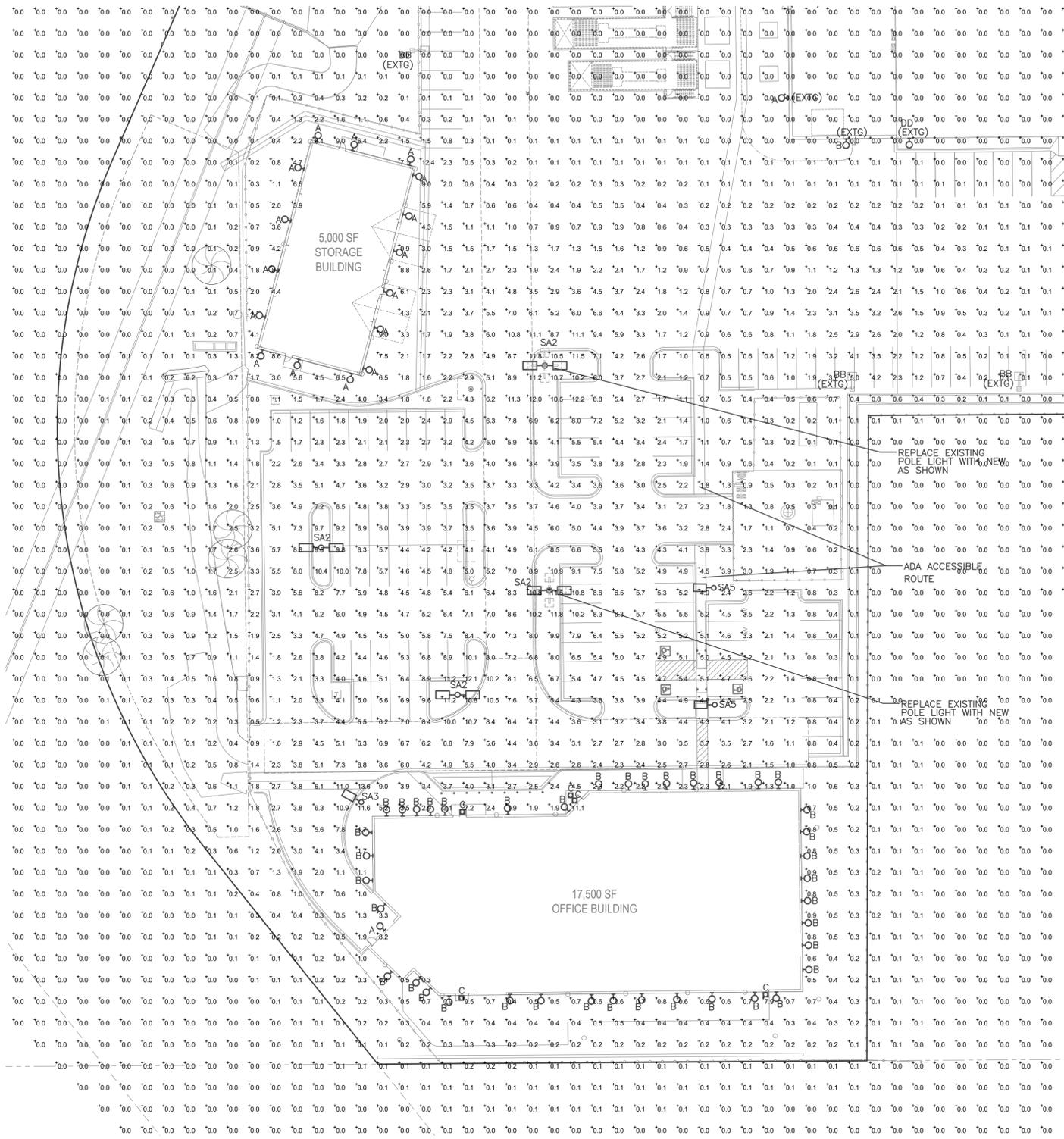
SWSG CONSTRUCTION MANAGEMENT
 555 HEMLOCK PARKWAY SUITE 280
 HEMLOCK, VIRGINIA 20170
 ATTN: MARK KING

No.	Description:	Date:
	INITIAL SUBMITTAL	2020/09/22

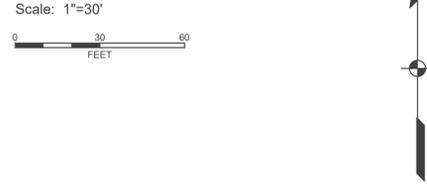
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 Creative Solutions Since 1954 P 303.337.1393
 Civil Engineers & Landscapers F 303.337.7481



NOTES & DETAILS
 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



SITE PHOTOMETRIC PLAN
Scale: 1"=30'

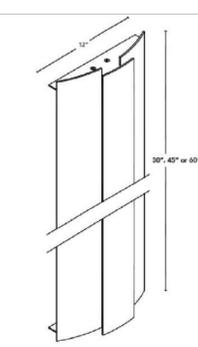


LIGHTING FIXTURE SCHEDULE

ITEM	MANUFACTURER	CAT. NO.	LAMPS	MOUNTING	DESCRIPTION
A	LUMARK	LDWP-FC-3B-120V-PE-EMLD-CD-7040	27 WATT 4000K LED 1,884 LUMENS	WALL +9 FT	WET LOCATION CUT OFF TYPE WALL PACK LIGHT
B	ALVA LIGHTING	TESS 30" EOB 3500K	23 WATT 3500K LED 2,300 LUMENS	WALL +14 FT	30" EXTERIOR FULLY SHIELDED LED WALL SCONCE LIGHT MOUNTED HORIZONTALLY ABOVE THE WINDOWS
C	LITHONIA - GOTHAM	EVO 40/10-6-DFR-120	11.8 WATT 4000K LED 1000 LUMENS	UNDER SOFFIT	EXTERIOR SOFFIT RECESSED DOWN LIGHT
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



FIXTURE 'A'



FIXTURE 'B'

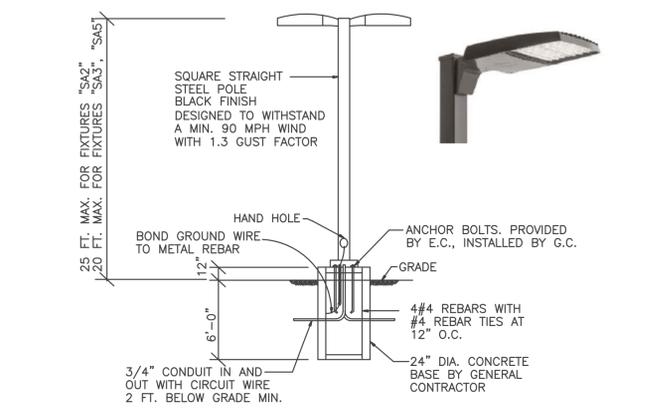


FIXTURE 'C'

SITE PHOTOMETRIC SUMMARY
AVERAGE = 1.1 FT. CANDLE
MAXIMUM = 13.6 FT. CANDLE
MINIMUM = 0.0 FT. CANDLE

PHOTOMETRIC SUMMARY ACCESSIBLE ROUTE
AVERAGE = 3.1 FT. CANDLE

Ensure fixture B is full-revised. It does not extend light in an upward direction.



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



8811 E. Hampden Ave. SUITE 200, DENVER, CO 80231
(303) 355-5534 (tel) walter@rgeinc.com

SWSG CONSTRUCTION MANAGEMENT
555 HEMDON PARKWAY SUITE 280
HEMION, VIRGINIA 20170
A/TN: MARK KING

Date: 2020-09-25
Description: INITIAL SUBMITTAL
No.: []

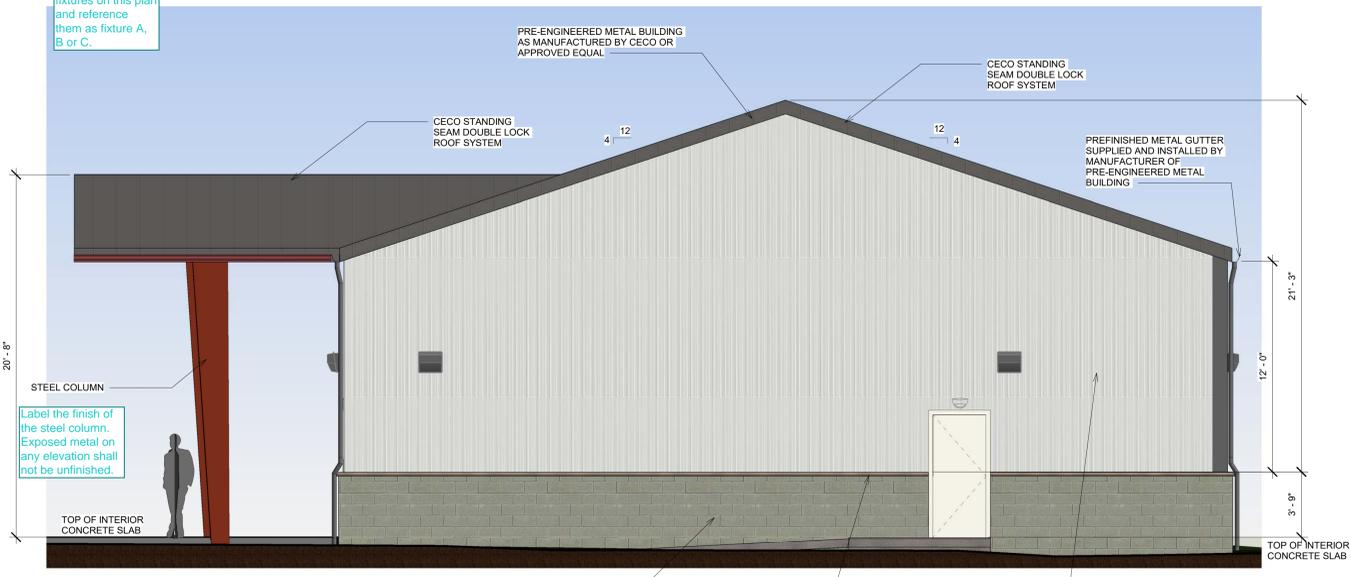
14190 East Evans Avenue
Aurora, Colorado 80014
engineeringserviceco.com
303.337.1393
303.337.7481

ENGINEERING SERVICE COMPANY
Creative Solutions Since 1954
COURTESY OF R. B. AND S. F.



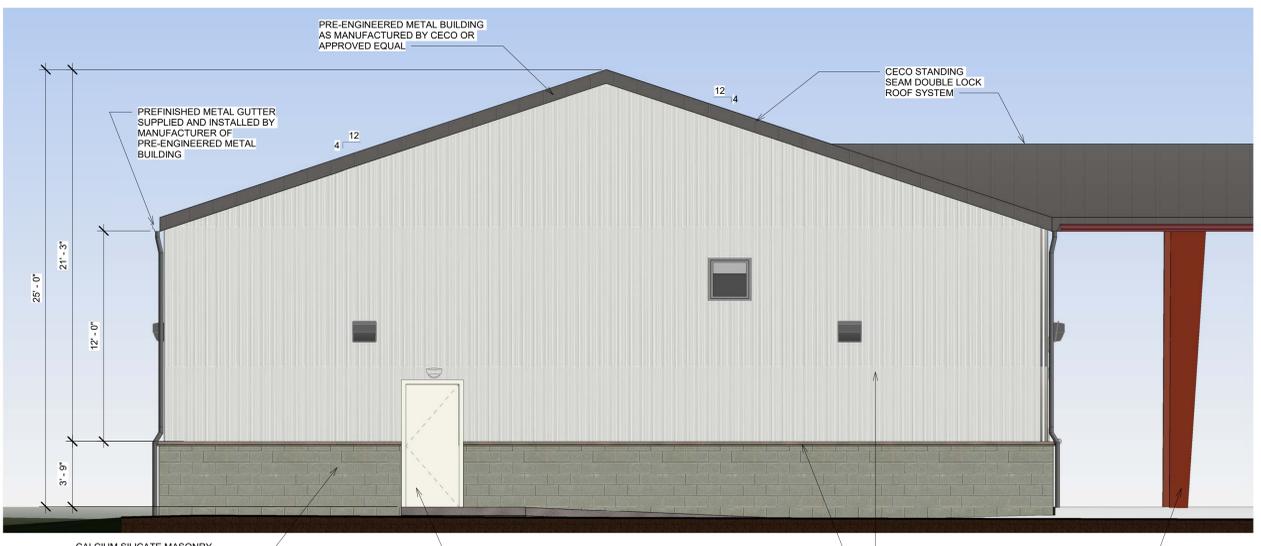
PHOTOMETRIC PLAN
T-MOBILE PHIL SWITCH EXPANSION - SITE PLAN AMENDMENT
LOT 1, BLOCK 2 TOWER CENTER FOR INDUSTRY SUBDIVISION FILING NO. 2
SITUATED IN THE NE 1/4 OF SECTION 33, T.3S., R.65W. OF THE 6TH P.M.
COUNTY OF ADAMS, STATE OF COLORADO

Call out light fixtures on this plan and reference them as fixture A, B or C.



1 BUILDING NORTH ELEVATION
B 1/4" = 1'-0"

Label the finish of the steel column. Exposed metal on any elevation shall not be unfinished.



2 BUILDING SOUTH ELEVATION
B 1/4" = 1'-0"



Please provide a symbol, legend & location of FDC, Knox Box, riser room and fire door to the riser room on E-1 Sheets.

3 BUILDING EAST ELEVATION
B 1/4" = 1'-0"

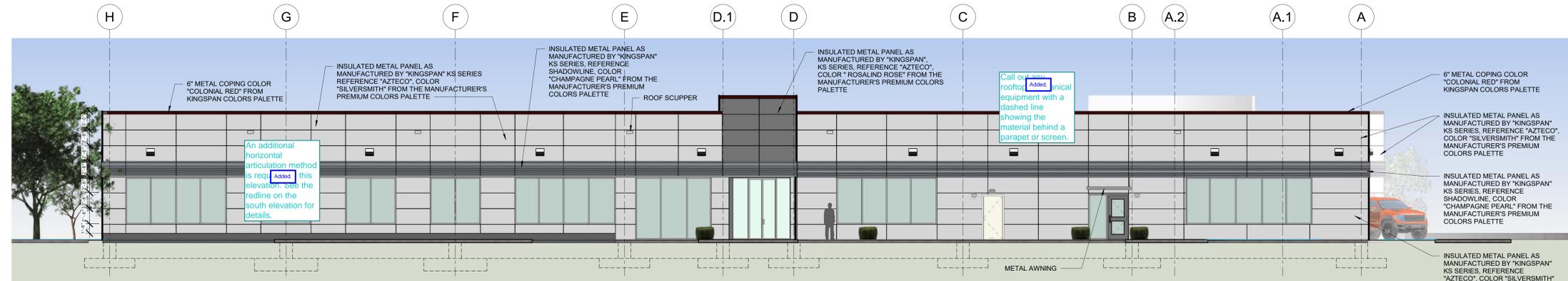
Label the overhead door m. Add



4 BUILDING WEST ELEVATION
B 1/4" = 1'-0"

NO.	DATE	SUBMISSION

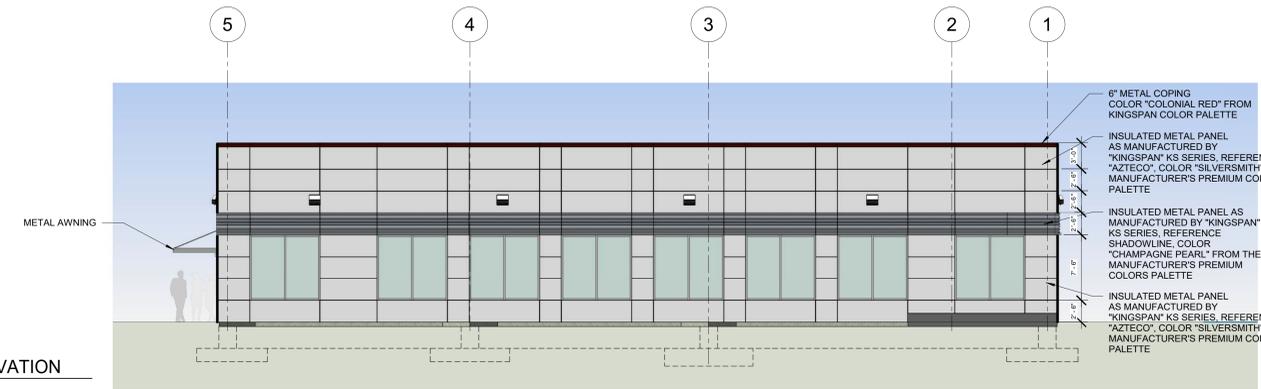
Generally, the facade character elements required for Special Purposes districts are not being met on the facade (west). Character Elements found in Table 4.8-8 need to be shown on the elevations here. Please provide additional elements to comply with this second submission.



Add a note for the roof material, Table 4.8-10 is permitted material.

1 BUILDING NORTH ELEVATION
1/8" = 1'-0"

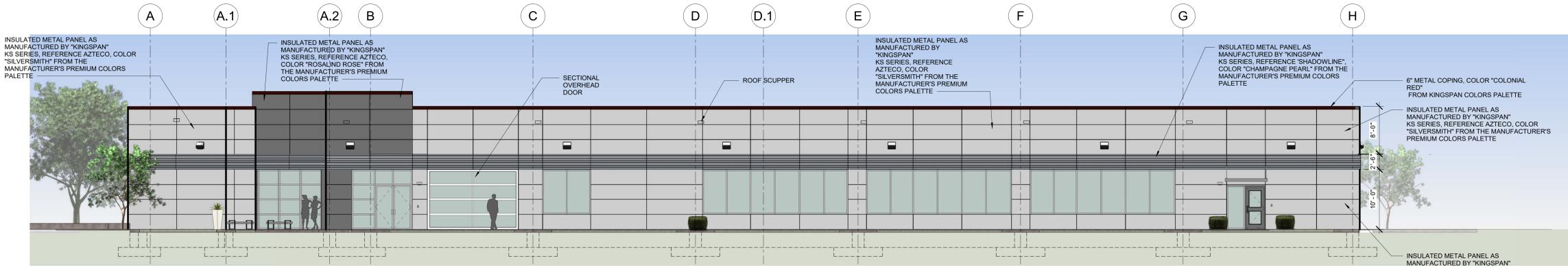
Label all glass spandrel. Glass is tinted but meets UDO requirements. Transparency labels have been added. The glass tint is for energy efficiency.



Provide horizontal dimensions on these elevation plans.

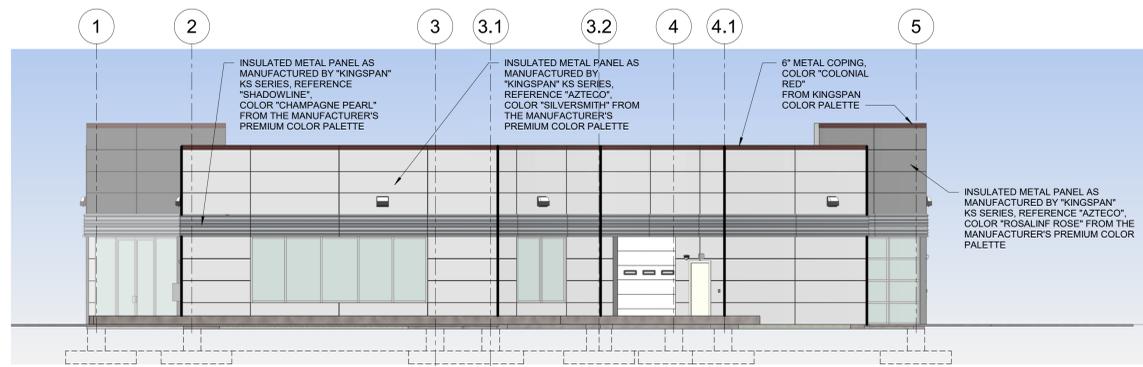
Please provide a symbol, legend & location of FDC, Box, riser room and exterior door to the riser room on Elevation Sheets.

2 BUILDING EAST ELEVATION
1/8" = 1'-0"



Horizontal articulation is required once every 100 linear feet. A change in roof height counts as an articulation method. Please see table 4.8-3 for details. The eastern portion of the facade is taking an articulation method.

3 BUILDING SOUTH ELEVATION
1/8" = 1'-0"



4 BUILDING WEST ELEVATION
1/8" = 1'-0"

NO.	DATE	DESCRIPTION

NO.	DATE	DESCRIPTION