

ALTEC SITE PLAN

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

LEGAL DESCRIPTION:

LOT 1, BLOCK 1, SPRINGHILL INDUSTRIAL PARK SUBDIVISION FILING NO. 2 COUNTY OF ARAPAHOE, 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 SITE PLAN SHALL LIMIT AND CONTROL THE SPACING 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 WHEREOF
Altec Industries Inc.
 (CORPORATION, COMPANY OR INDIVIDUAL)
 HAS CAUSED THESE PRESENTS TO BE EXECUTED THIS
 15th DAY OF July AD, 1998
 BY: *Michael P. Spicard*
 (PRINCIPAL OR OWNERS)

NOTARIAL:
 STATE OF COLORADO
 COUNTY OF ARAPAHOE

THE FOREGOING INSTRUMENT WAS ACKNOWLEDGED BEFORE ME
 THIS 15th DAY OF July
 AD, 1998 BY *Michael P. Spicard*
 (PRINCIPAL OR OWNERS)

WITNESS MY HAND AND OFFICIAL SEAL
Sam J. Fox
 (NOTARY PUBLIC)
 MY COMMISSION EXPIRES 4/1/02
 NOTARY BUSINESS ADDRESS: AURORA, COLORADO

CITY OF AURORA APPROVALS

CITY ATTORNEY: *Chad Schuch* DATE 8-6-98
 PLANNING DIRECTOR: *Annise M. Bolker* DATE 7-17-98
 PLANNING COMMISSION (CHAIRPERSON): *William J. ...* DATE 3-25-98
 CITY COUNCIL (MAYOR): *NA* DATE
 ATTEST: *NA* DATE
 (CITY CLERK)
 RECORDER'S CERTIFICATE:
 ACCEPTED FOR FILING IN THE OFFICE OF THE CLERK AND RECORDER OF ARAPAHOE COUNTY, COLORADO
 AT _____ O'CLOCK _____ M, THIS _____ DAY OF _____ AD, 1998
 CLERK AND RECORDER _____
 DEPUTY _____

AMENDMENTS

- MYLAR CHANGE 12-16-1998
 REPLACE ASPHALT AREA WITH NATIVE GRASS
 CHANGE MONUMENT SIGN 12-23-98
 MYLAR CHANGE 2-25-1999
 RELOCATE HVAC UNIT TO NORTH ELEVATION
 MYLAR CHANGE 3-11-1999
 CHANGE FENCE - 7 PILLARS ON 10' CENTERS
 MINOR SITE PLAN AMENDMENT 12.05.19
 MINOR SITE PLAN AMENDMENT 01.15.20

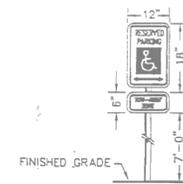
REQUIRED SITE PLAN NOTES

- THE DEVELOPER, HIS SUCCESSORS AND ASSIGNS, INCLUDING THE HOMEOWNER'S ASSOCIATION/MERCHANTS ASSOCIATION, SHALL BE RESPONSIBLE FOR THE INSTALLATION, MAINTENANCE AND REPLACEMENT OF ALL FIRE LANE SIGNS AS REQUIRED BY THE CITY OF AURORA.
- ALL SIGNS MUST CONFORM TO THE CITY OF AURORA SIGN CODE.
- 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."
- "ACCESSIBLE EXTERIOR ROUTES" SHALL BE PROVIDED FROM PUBLIC TRANSPORTATION STOPS, ACCESSIBLE PARKING, ACCESSIBLE PASSENGER LOADING ZONES AND PUBLIC SIDEWALKS TO THE ACCESSIBLE BUILDING ENTRANCE THEY SERVE. AT LEAST 50% OF ALL BUILDING ENTRANCES SHALL BE THE MOST PRACTICAL DIRECT ROUTE. 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 THIS CURB RAMP WITH A MINIMUM WIDTH OF 36", AND SHALL BE PAINTED WITH WHITE STRIPES. REQUIRED ACCESSIBLE MEANS OF EGRESS SHALL BE CONTINUOUS FROM EACH REQUIRED ACCESSIBLE OCCUPIED AREA TO THE PUBLIC WAY. THE "ACCESSIBLE EXTERIOR ROUTES" SHALL COMPLY WITH U.B.C. CHAPTER II, APPENDIX II, AND C.A.B.O./A.N.S.I. III.
- THE APPLICANT HAS THE OBLIGATION TO COMPLY WITH ALL APPLICABLE REQUIREMENTS OF THE AMERICANS WITH DISABILITIES ACT.
- 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 THE ISSUANCE OF CERTIFICATE OF OCCUPANCY.
- ALL BUILDING ADDRESS NUMBERS SHALL COMPLY WITH SECTIONS 126-271 AND 126-278 OF THE AURORA CITY CODE.
- AN ADDITIONAL SET OF KEYS FOR THE LOCKS ON THE 24" SLIDING GATES WILL BE PROVIDED IN THE APPROVED KNOX BOX THAT WILL BE LOCATED AT THE FRONT MAIN ENTRANCE TO THE BUILDING.
- ALL CROSSINGS OR ENCROACHMENTS BY PRIVATE LANDSCAPE IRRIGATION LINES OR SYSTEMS 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 THE CITY FACILITIES THAT MAY RESULT FROM THE INSTALLATION, OPERATION OR MAINTENANCE OF SAID PRIVATE IRRIGATION LINES OR SYSTEMS.
- 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, ET CETERA 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.
- 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. LICENSED 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.
- 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 THE BUILDING PERMIT. PLEASE BE SURE THAT ALL COMPUTATIONS ARE CORRECT.
- NO ROOFTOP EQUIPMENT IS TO BE INSTALLED FOR THE ENTIRE STRUCTURE. ALL AIR HANDLING EQUIPMENT IS CONTAINED WITHIN THE BUILDING STRUCTURE.
- ALTEC INDUSTRIES, THEIR SUCCESSORS, HEIRS OR ASSIGNS SHALL NOTIFY BUCKLEY AIR NATIONAL GUARD AT LEAST 24 HOURS PRIOR TO EXTENDING EQUIPMENT, STRUCTURES OR APPARATUS ABOVE SEA LEVEL OF 5550 FEET. THE PENETRATION THIS ELEVATION IS RESTRICTED TO A MAXIMUM OF SIX OCCURRENCES PER YEAR.

SITE PLAN DATA

LAND AREA WITHIN PROPERTY LINES	5.25 ACRES (226,533 SF)	100%
GROSS FLOOR AREA	12,003 SQUARE FEET	5.25%
NUMBER OF BUILDINGS	ONE	
NUMBER OF STORIES	TWO	
MAXIMUM HEIGHT OF BUILDINGS	21'-0"	
TOTAL BUILDING COVERAGE	5.25%	
HARD SURFACE AREA	91,587 SQUARE FEET	40.08%
LANDSCAPE AREA	34,258 SQUARE FEET	14.99%
NATIVE GRASS AREA	90,685 SQUARE FEET	39.68%
PRESENT ZONING CLASSIFICATION	I-1	
PROPOSED USES	OFFICE/WAREHOUSE	
PERMITTED MAXIMUM SIGN AREA	100 SQUARE FEET	
TYPE OF SIGNAGE	WALL AND MONUMENT	
LOADING SPACES PROVIDED	N/A	
PARKING SPACES PROVIDED	24 SPACES	
PARKING SPACES REQUIRED	15 SPACES	
HANDICAPPED SPACES PROVIDED	1 SPACE	
HANDICAPPED SPACES REQUIRED	1 SPACE	

102 DISABLED PARKING SIGN



SIGN MOUNTED ON POST OR BUILDING/WALL MOUNTED

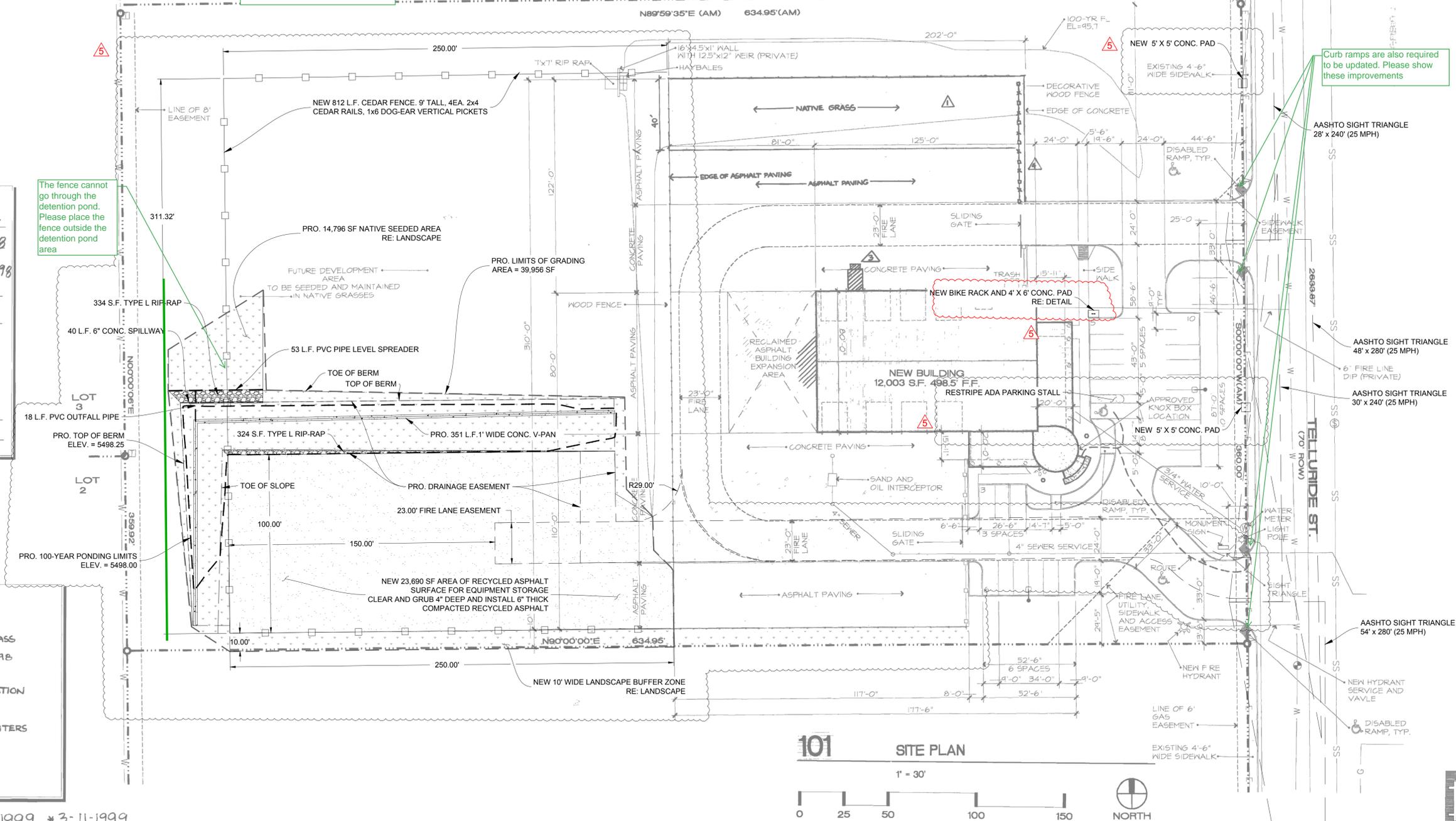
NOT TO SCALE

Add a note to refer to sheet 4 for additional required notes if they will not be added here

The site plan amendment will not be approved until the drainage report is approved

Curb ramps are also required to be updated. Please show these improvements

The fence cannot go through the detention pond. Please place the fence outside the detention pond area



101 SITE PLAN

1" = 30'



THOMAS SAVORY ARCHITECT
 1660 17th STREET SUITE 205 DENVER, COLORADO 80202 (303) 733-9933 (303) 595-4064 FAX

ISSUES/DATE

Calahan CONSTRUCTION
 95 IRO GRANDE BLVD., DENVER CO 80233 303-586-0254 FAX 303-571-5277

DENVER SUPPORT CENTER
 603 Teellride Street Aurora, Colorado

Altec

DATE: NOVEMBER 1997
 JOB NO. 925CC057
 SHEET 1 of 3

ADM AMDTS: *12-16-1998, 12-23-98 * 2-25-1999, * 3-11-1999

Altec DENVER SUPPORT STR. 98-6006-1

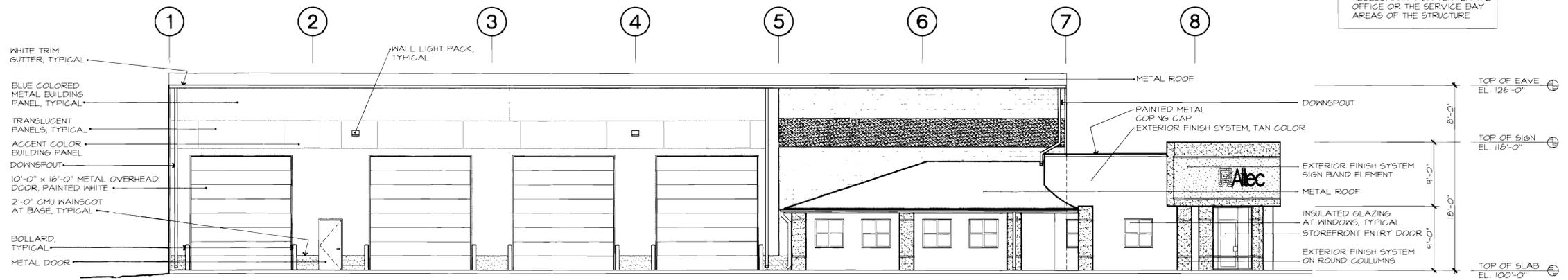
RELOCATE HVAC TO NORTH ELEVATION



501 SOUTHEAST ELEVATION

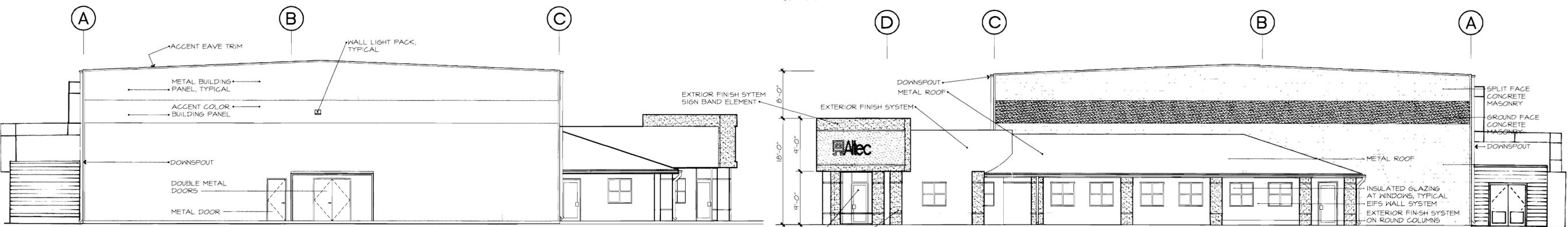
1/8" = 1'-0"

IMPORTANT NOTE: NO ROOFTOP EQUIPMENT IS NECESSARY FOR EITHER THE OFFICE OR THE SERVICE BAY AREAS OF THE STRUCTURE



502 SOUTH ELEVATION

1/8" = 1'-0"

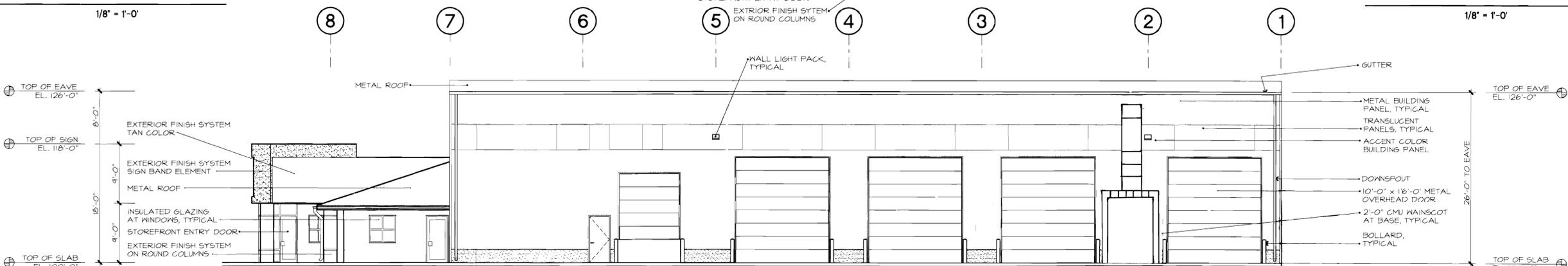


503 WEST ELEVATION

1/8" = 1'-0"

504 EAST ELEVATION

1/8" = 1'-0"



505 NORTH ELEVATION

1/8" = 1'-0"

8' CMU COMPRESSOR ENCLOSURE

THOMAS SAVORY ARCHITECT

1660 17th STREET SUITE 205 DENVER, COLORADO 80202 (303) 733-9535 FAX: 4084-596

ISSUES/DATE

Calahan CONSTRUCTION 1660 17th STREET SUITE 205 DENVER, CO 80223 (303) 596-0234 FAX: 303-571-5977

DENVER SUPPORT CENTER 603 Telluride Street Aurora, Colorado



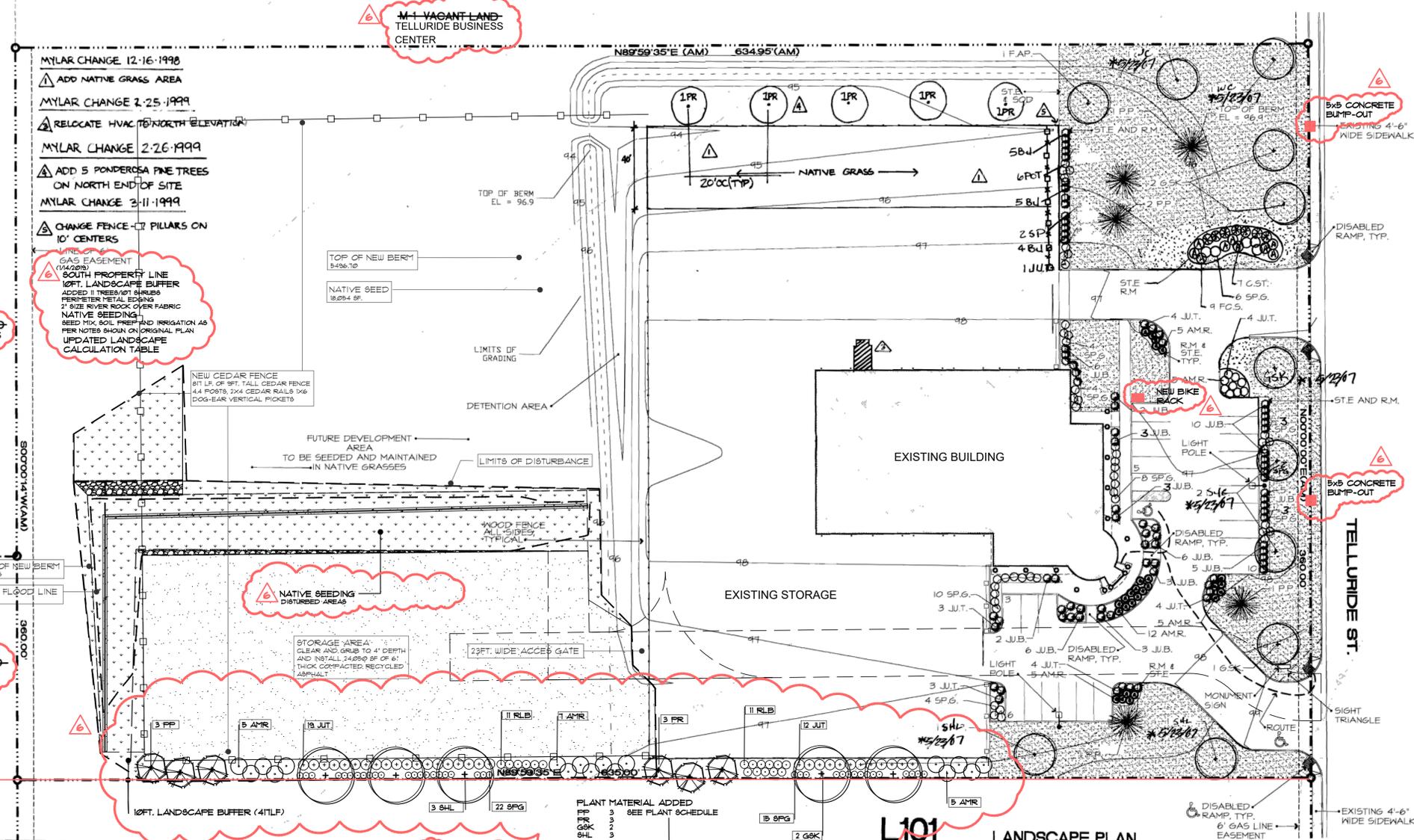
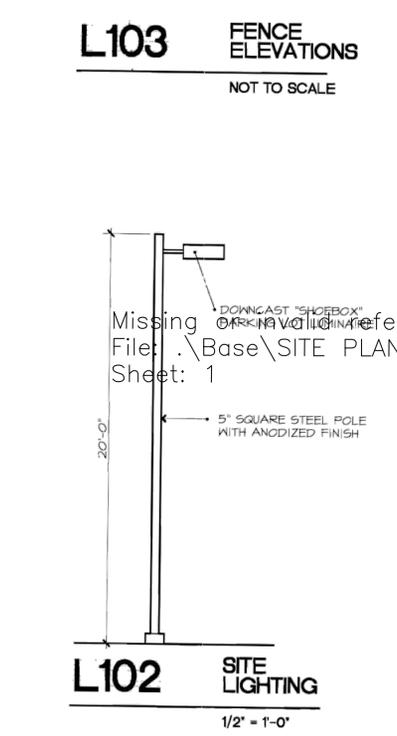
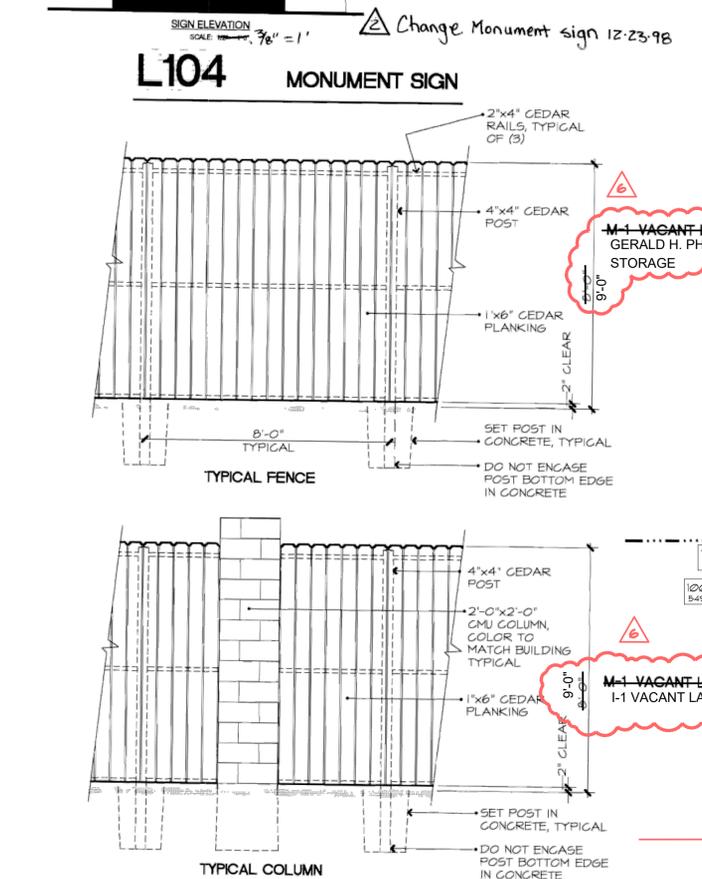
DATE: NOVEMBER 1997 JOB NO. 925CC057 SHEET

2 of 3

Atec
Attec Industries, Inc.
Global Rental Co., Inc.
641 Telluride

DOUBLE FACED MONUMENT SIGN... ALUMINUM CABINET PAINT TEXTURED GRAY TO MATCH BUILDING...
ALUMINUM FACES PAINT TEXTURED GRAY TO MATCH BUILDING...
ROTTED COPY AND LOCKED BACK WITH PLASTIC...
ALUMINUM BASE PAINT BLACK...
ALTEC COPY: WHITE WITH GOLD VINYL... ALTEC COPY: BLACK WHITE FLEXGLASS...
GLOBAL COPY: BLACK WHITE FLEXGLASS...
GRAY VINYL ADDRESS...

Change Monument sign 12-23-98



PLANT LIST INFORMATION

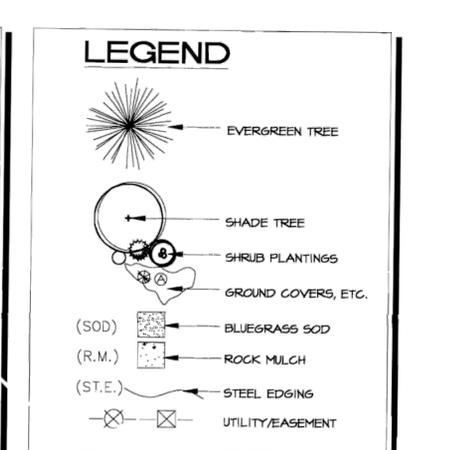
KEY	QUANTITY	PLANT NAME	SIZE and REMARKS
TREES:			
F.A.P.	5	FRAXINUS AMERICANA 'A.P.' - AUTUMN PURPLE ASH	2 1/2" CAL.; B4B
G.SK.	6	GLEDITSIA X SKYLINE - SKYLINE HONEYLOCUST	2 1/2" CAL.; B4B
P.P.	5	PINUS EDULIS - PINON PINE	6'-8" HEIGHT
P.R.	5	MONARDELLA PINE	
SHRUBS:			
AMR.	32	AMELANCHIER X 'REGENT' - REGENT SERVICEBERRY	#5 CONT.; 18"-24" HT.
JUB.	67	JUNIPERUS HORIZ. 'B.C.' - BLUE CHIP JUNIPER	#5 CONT.; 18"-24" SPR.
JUT.	22	JUNIPERUS SABINA 'TAM.' - TAMMY JUNIPER	#5 CONT.; 18"-24" SPR.
SP.6.	52	SPIRAEA X BUM. 'GOLDFLAME' - GOLDFLAME SPIREA	#5 CONT.; 18"-24" HT.
FO.5	4	FORSYTHIA SUSPENS. - WEEPING FORSYTHIA	#5 CONT.; 36"-48" HT.
CST.	7	CORNUS STOLONIFERA - DOGWOOD	#5 CONT.; 36"-42" HT.
---	---	LANDSCAPE MATERIALS	2.5" CAL. 84B
SOD.	---	ROCK MULCHED AREAS - 3" LAYER OF 2" DIAMETER RIVER ROCK OVER WEEK BARRIER.	2.5" CAL. 84B
ST.E.	---	BLUEGRASS MIX SODDING AREA, INCL. SOIL PREP AND FINE GRADING.	
J.C.	---	STEEL EDGING - 6" X 1/8" SIZED STEEL STRAP, BOLTED AT THE JOINTS.	
N.C.	---	NATIVE SEED MIX	
SPECIES		PERCENT OF MIXTURE	LBS. PLS/ACRE
		10	1.0
		20	5.5
		60	6.0
		10	1.0
		2 1/2	25

NOTE: ALL DISTURBED AREAS TO BE RESEEDING WITH MIX AS DESCRIBED. WATERING WILL BE PROVIDED BY TEMPORARY AUTOMATIC IRRIGATION UNTIL RESTORATIVE GRASSES ARE ESTABLISHED.

LANDSCAPE CALCULATIONS

LANDSCAPE AREA PROVIDED	35,880 SF	15 PERCENT	34,258 SF. (14.99%)
NATIVE GRASS AREA	14,244 SF	50 PERCENT	90,685 SF. (39.68%)
INTERIOR PARKING LOT LANDSCAPING	13,630 SF	16-18% PARKING LOT AREAS	
LANDSCAPE BUFFER AT PROPERTY LINES	10' MINIMUM	13,646 SF. (16,702 SF. PARKING)	

- GENERAL LANDSCAPE NOTES**
- SEE ARCHITECTURAL & ENGINEERED DRAWINGS FOR GRADING & SIZE IMPROVEMENT CONSTRUCTION INFORMATION.
 - LANDSCAPE AND IRRIGATION WORK SHALL BE COMPLETED PRIOR TO ISSUANCE OF THE FINAL CERTIFICATE OF OCCUPANCY. ALL LANDSCAPED AREAS AND PLANT MATERIAL MUST BE WATERED BY AN AUTOMATIC IRRIGATION SYSTEM.
 - 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 FILE IN THE PLANNING DEPARTMENT. ALL LANDSCAPING WILL BE INSTALLED AS DELINEATED ON THE PLAN, PRIOR TO ISSUANCE OF A CERTIFICATE OF OCCUPANCY.
 - ALL UTILITY EASEMENTS SHALL REMAIN UNOBSTRUCTED AND FULLY ACCESSIBLE ALONG THEIR ENTIRE LENGTH FOR MAINTENANCE EQUIPMENT ENTRY.
 - CONTRACTOR SHALL DESIGN, FURNISH AND INSTALL AUTOMATIC UNDERGROUND IRRIGATION SYSTEM (MEETING LOCAL CODES AND REQUIREMENTS), PROVIDING ADEQUATE IRRIGATION COVERAGE TO PROPOSED LANDSCAPING. SYSTEM SHALL CONSIST OF POP-UP SPRAY HEADS COVERING SOD AREAS AND DRIP IRRIGATION FOR MULCHED PLANTING BED AREAS. VALVE ZONES SHALL SEPARATE TURF AREAS FROM MULCHED AREAS. CONTRACTOR SHALL SUBMIT SHOP DRAWINGS OF PROPOSED SYSTEM FOR APPROVAL PRIOR TO INSTALLATION.
 - SEE LANDSCAPE SPECIFICATIONS FOR SOIL PREPARATION INFORMATION.
 - IF THE CONTRACTOR WISHES TO USE EQUIVALENT MATERIALS OTHER THAN THOSE SPECIFIED, WRITTEN APPROVAL MUST FIRST BE RECEIVED FROM THE OWNER AND THE CITY OF AURORA PRIOR TO BIDDING.
 - CONTRACTOR SHALL BE RESPONSIBLE FOR FIELD VERIFYING DIMENSIONS, GRADES, AND SERVICES (INCLUDING PERMITS, TAXES, ETC.) NECESSARY AND REASONABLY INCIDENTAL TO CARRY OUT SPECIFIED WORK.
 - CONTRACTOR SHALL GRADE NEW LANDSCAPED AREAS AS NECESSARY PROVIDING POSITIVE SURFACE DRAINAGE (2% MINIMUM/25% MAXIMUM) SLOPE FOR LANDSCAPED AREAS. AREAS SHALL BE GRADED TO DRAIN AWAY FROM ANY BUILDING FOUNDATION.



ADM. AMENDMENTS: 12-16-1998, 12-23-98, 1-21-1999, *2-25-1999, *2-26-1999, *3-11-1999, 5-23-07

ALTEC DENVER SUPPORT TR.

98-6006-1

THOMAS SAVORY ARCHITECT
1680 17th STREET SUITE 205 DENVER, COLORADO 80202 (303) 733-9933 (303) 595-4064 FAX

ISSUES/DATE

Calahan CONSTRUCTION
800 GRANDE BLVD., DENVER, CO 80223 303-386-5624 FAX 303-371-7517

DENVER SUPPORT CENTER
603 Telluride Street Aurora, Colorado

Atec

DATE: NOVEMBER 1997
JOB NO. 925CC057
SHEET 3 of 3

ALTEC INDUSTRIES SITE PLAN AMENDMENT

LOTS 1 AND 2, BLOCK 1, SPRINGHILL INDUSTRIAL PARK SUBDIVISION FILING NO. 2,
CITY OF AURORA, COUNTY OF ARAPAHOE, STATE OF COLORADO

ADDITIONAL REQUIRED SITE PLAN NOTES

- 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.
- THE PROPERTY OWNER/DEVELOPER SHALL MAINTAIN THE DUST FREE SURFACE AS PROVIDED WITHIN THE SITE PLAN/CONTEXTUAL SITE PLAN. OTHERWISE IF THE PROPERTY OWNER/DEVELOPER FAILS TO CORRECT THE CONDITION AFTER NOTIFICATION OF THE CONDITION, THE PROPERTY OWNER/DEVELOPER AGREES TO REMOVE IT AND REPLACE IT WITH AN IMPROVED SURFACE SUCH AS CONCRETE OR ASPHALT WITHIN THE SPECIFIED TIME OF THE NOTIFICATION.
- OUTDOOR STORAGE AREAS ARE ONLY PERMITTED ON ASPHALT, CONCRETE, OR OTHER SURFACE MATERIAL APPROVED BY THE PLANNING DIRECTOR. LANDSCAPED AREAS SHALL NOT BE USED FOR OUTDOOR STORAGE.
- THE EXISTING SITE CONDITIONS MUST COMPLY WITH THE APPROVED SITE PLAN. ANY MISSING LANDSCAPING, PARKING LOT STRIPING OR FENCING SHOWN ON THE APPROVE SITE PLAN MUST BE BROUGHT INTO CONFORMANCE. THE SITE SHALL BE BROUGHT INTO COMPLIANCE WITH THE PREVIOUSLY APPROVED LANDSCAPE PLAN. ANY MISSING OR DEAD PLANT MATERIAL AS SHOWN ON THE PLAN SHALL BE REPLACED.
- A TRAFFIC SIGNAL EASEMENT SHALL BE REQUIRED AT THE INTERSECTION OF 6TH AVENUE AND TELLURIDE STREET TO ACCOMMODATE FUTURE MODIFICATIONS/IMPROVEMENTS TO THE TRAFFIC SIGNAL POLE, UNDERGROUND CONDUITS, PULL BOXES AND SIGNAL CONTROL CABINET.
- ALL PROPOSED LANDSCAPING WITHIN THE SIGHT TRIANGLE SHALL BE IN COMPLIANCE WITH THE COA ROADWAY SPECIFICATIONS, SECTION 4.04.2.10
- PUBLIC IMPROVEMENTS REQUIRED WITH THE YARD EXPANSION INCLUDE UPDATING THE CURB RAMPS AT THE ACCESS POINTS ON TELLURIDE 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 DEVELOPMENT.
- 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.

6th AVENUE IMPROVEMENTS PHASING

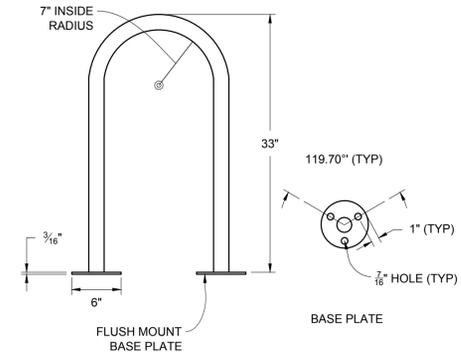
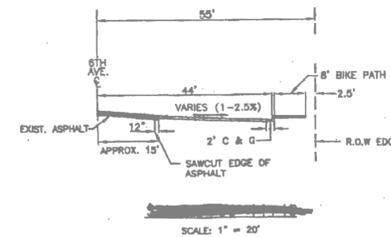
PHASE ONE: (WITH THIS PROJECT)
ASPHALT WIDENING AND CURB AND GUTTER

PHASE TWO (WITH FUTURE DEVELOPMENT):
SIDEWALK, STREET LIGHTS AND TRAFFIC SIGNAL COST SHARING

This has no context on this sheet.

Additional information will be required on this sheet regarding the 6th Ave improvements. See Public Works comments for clarity.

TYPICAL ROAD CROSS-SECTION



NOTES:

DIMENSIONS:

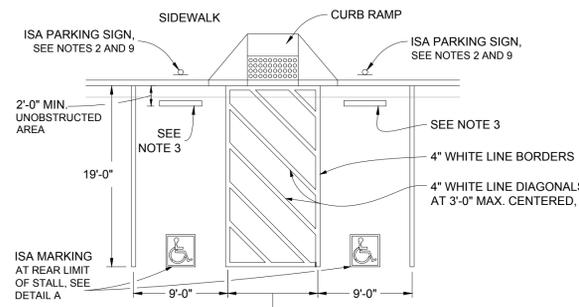
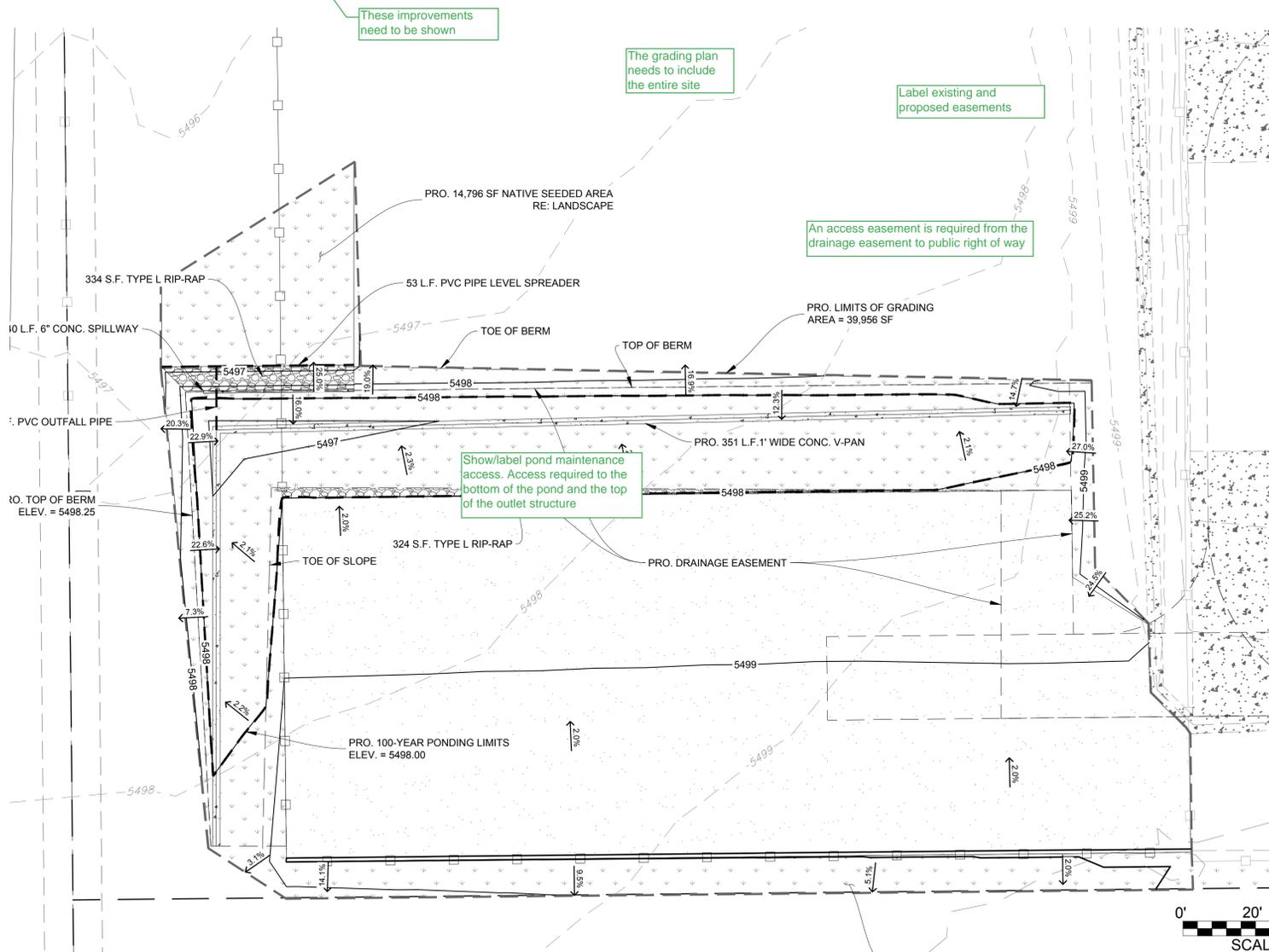
- HEIGHT - 33" FROM THE GROUND.
- CONTINUOUS BEND INSIDE RADIUS = 7".

MATERIALS AND CONSTRUCTION:

- MINIMUM OR 1 1/2" SCHEDULE 40 STEEL PIPE (1 1/8" OUTSIDE DIAMETER).
- MAXIMUM 1 1/2" SCHEDULE 40 STEEL PIPE (2" OUTSIDE DIAMETER).
- SOLID ONE-PIECE CONSTRUCTION; CONTINUOUS BEND; LEGS 14" - 18" APART.
- GALVANIZED WITH BLACK POWDER COAT FINISH.
- FLUSH MOUNTED WITH WELDED BASE PLATES (6" DIAMETER, 3/16" THICK BASE PLATE). HIDDEN OR VANDAL-RESISTANT FASTENERS (SCREWS OR EXPANSION BOLTS).

I BIKE RACK DETAIL

Scale: N.T.S.



NOTES:

- ACCESSIBLE PARKING SPACES SERVING A PARTICULAR BUILDING SHALL BE LOCATED ON THE SHORTEST ACCESSIBLE ROUTE OF TRAVEL FROM ADJACENT PARKING TO AN ACCESSIBLE ENTRANCE. IN PARKING FACILITIES THAT DO NOT SERVE A PARTICULAR BUILDING, ACCESSIBLE PARKING SHALL BE LOCATED ON THE SHORTEST ACCESSIBLE ROUTE OF TRAVEL TO AN ACCESSIBLE PEDESTRIAN ENTRANCE OF THE PARKING FACILITY.
- ONE IN EVERY SIX ACCESSIBLE OFF-STREET PARKING STALLS, BUT NOT LESS THAN ONE, SHALL BE SERVED BY AN ACCESSIBLE AISLE OF 8'-0" MINIMUM WIDTH AND SHALL BE SIGNED VAN ACCESSIBLE. THE R7-8B SIGN SHALL BE MOUNTED BELOW THE R7-8P PLAQUE OR THE R7-8 SIGN.
- IN EACH PARKING STALL, A CURB OR PARKING BUMPER SHALL BE PROVIDED IF REQUIRED TO PREVENT ENCROACHMENT OF VEHICLES OVER THE REQUIRED WIDTH OF WALKWAYS. PARKING STALLS SHALL BE SO LOCATED THAT PERSONS WITH DISABILITIES ARE NOT COMPELLED TO WHEEL OR WALK BEHIND PARKED VEHICLES OTHER THAN THEIR OWN.
- PARKING SPACES AND ACCESS AISLES SHALL BE LEVEL WITH SURFACE SLOPES NOT EXCEEDING 2.0% IN ALL DIRECTIONS.
- TABLE A SHALL BE USED TO DETERMINE THE REQUIRED NUMBER OF ACCESSIBLE PARKING STALLS IN EACH PARKING LOT OR GARAGE.
- WHERE PLAQUE R7-8P, SIGN R7-8 OR SIGN R7-8b ARE INSTALLED, THE BOTTOM OF THE SIGN OR PLAQUE PANEL SHALL BE A MINIMUM OF 7'-0" ABOVE THE SURROUNDING SURFACE.
- WHERE A SINGLE (NON-VAN) ACCESSIBLE PARKING SPACE IS PROVIDED, THE LOADING AND UNLOADING ACCESS AISLE SHALL BE ON THE PASSENGER SIDE OF THE VEHICLE AS THE VEHICLE IS GOING FORWARD INTO THE PARKING SPACE.
- WHERE A VAN ACCESSIBLE PARKING SPACE IS PROVIDED, THE LOADING AND UNLOADING ACCESS AISLE SHALL BE 8'-0" WIDE MINIMUM, AND SHALL BE ON THE PASSENGER SIDE OF THE VEHICLE AS THE VEHICLE IS GOING FORWARD INTO THE PARKING SPACE.
- ACCESSIBLE PARKING ONLY SIGN SHALL BE SIGN R7-8 WITH PLAQUE R7-8P.

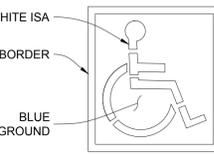


TABLE A

TOTAL NUMBER OF PARKING SPACES PROVIDED IN PARKING FACILITY	MINIMUM NUMBER OF REQUIRED ACCESSIBLE PARKING SPACES
1-25	1
26-50	2
51-75	3
76-100	4
101-150	5
151-200	6
201-300	7
301-400	8
401-500	9
501-1000	2% OF TOTAL
1001 AND OVER	20 PLUS 1 FOR EACH 100 OR FRACTION THEREOF OVER 1000

LEGEND:

ISA = International Symbol of Accessibility

K A.D.A. RAMP AND PARKING DETAILS

Scale: N.T.S.

A DIVISION OF
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REVISIONS:

No.	Date:	Description:
5	12.05.19	Site Plan Amendment 1
6	01.15.19	Site Plan Amendment 2

Project No: HCI 19_32
Drawn By: TGG
Checked By: CCH
Date Issued: 01.15.19
Sheet Name:
GRADING PLAN
Sheet Number: