

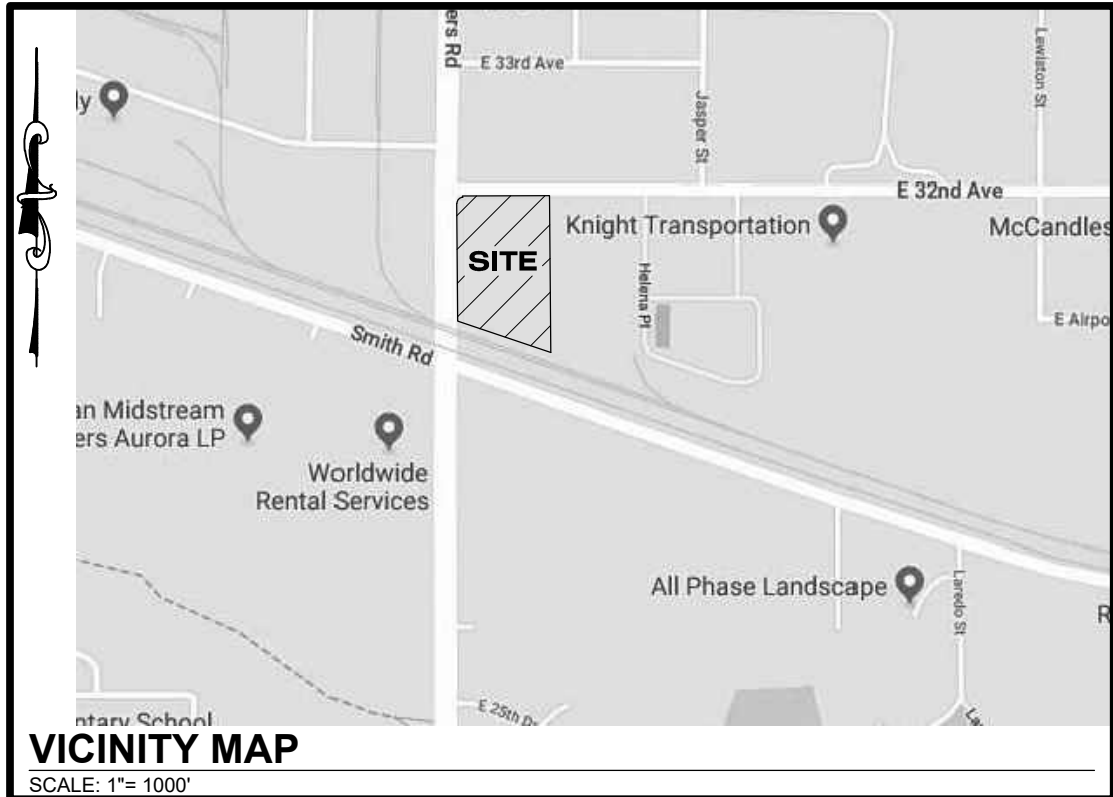
PENSKE EXPANSION

SITE PLAN

LOT 1, BLOCK 1, PENSKE SUBDIVISION FILING NO. 2

SITUATED IN THE NW 1/4 OF SECTION 29, T.3S., R.66W. OF THE 6TH P.M.

CITY OF AURORA, COUNTY OF ADAMS, STATE OF COLORADO



SHEET INDEX

- | | |
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CONTACTS:

OWNER:
PENSKE TRUCK LEASING CO., LP.
5 CAPITAL DRIVE, SUITE 202
HARRISBURG, PENNSYLVANIA 17110
PHONE: (844) 847-9518
ATTN: SEAN YENTSCH

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: 5.10 ACRES (222,281 SQ FT)

PRESENT ZONING CLASSIFICATION: I-1, "BUSINES/TECH DISTRICT"

NUMBER OF BUILDINGS: 0

TOTAL BUILDING COVERAGE: 0 SQUARE FEET OR 0%

SIGNAGE: FOR ALL SIGNAGE, REFER TO PENSKE CENTER SITE PLAN, CASE NUMBER 2000-6030-01.

HARD SURFACE AREA: 146,468 SQ FT (65.9%)

LANDSCAPE AREA: 75,813 SQ FT (34.1%)

PERMITTED TOTAL NUMBER OF SIGNS: N/A
PERMITTED SIGN AREA: N/A
PROPOSED MAX. TOTAL SIGN AREA: N/A
PROPOSED NUMBER OF SIGNS: 0

PARKING SPACES REQUIRED: 0 SPACES

PARKING SPACES PROVIDED: 95 - 12'X30' SPACES
92 - 12'X34' SPACES
187 TOTAL SPACES (NOT PUBLIC PARKING)

HANDICAP SPACES REQUIRED: 0 SPACES

HANDICAP SPACES PROVIDED: 0 SPACES (0 VAN ACCESSIBLE)

LOADING SPACES REQUIRED: 0

LOADING SPACES PROVIDED: 0

BICYCLE PARKING REQUIRED: 0

BICYCLE PARKING PROVIDED: 0

OWNER'S CERTIFICATE

SITE ADDRESS: VACANT LAND

THIS SITE PLAN AND ANY AMENDMENTS HERETO, UPON APPROVAL BY THE CITY OF AURORA AND RECORDING, SHALL BE BINDING UPON THE APPLICANTS THEREFORE, THEIR SUCCESSORS, AND ASSIGNS. THIS PLAN SHALL LIMIT AND CONTROL THE ISSUANCE AND VALIDITY OF ALL BUILDING PERMITS, AND SHALL RESTRICT AND LIMIT THE CONSTRUCTION, LOCATION, USE, OCCUPANCY, AND OPERATION OF ALL LAND AND STRUCTURES WITHIN THIS PLAN TO ALL CONDITIONS, REQUIREMENTS, LOCATIONS, AND LIMITATIONS SET FORTH HEREIN. ABANDONMENT, WITHDRAWAL, OR AMENDMENT OF THIS PLAN MAY BE PERMITTED ONLY UPON APPROVAL OF THE CITY OF AURORA.

IN WITNESS THEREOF PENSKE TRUCK LEASING CO., LP HAS CAUSED THESE PRESENTS TO BE EXECUTED THIS ____ DAY OF _____, 20____ A.D.

PENSKE TRUCK LEASING CO., LP, A DELAWARE LIMITED PARTNERSHIP

STATE OF _____)

COUNTY OF _____) \$

THE FOREGOING INSTRUMENT WAS ACKNOWLEDGED BEFORE ME THIS ____ DAY OF _____, 20____ A.D., BY _____.

WITNESS MY HAND AND OFFICIAL SEAL:

MY COMMISSION EXPIRES: _____ ADDRESS: _____

NOTARY PUBLIC

CITY OF AURORA APPROVALS

CITY ATTORNEY: _____ DATE: _____

PLANNING DIRECTOR: _____ DATE: _____

ATTEST: _____ DATE: _____
CITY CLERK

DATABASE APPROVAL DATE: _____

RECORDER'S CERTIFICATE

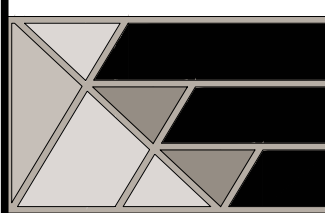
ACCEPTED FOR FILING IN THE OFFICE OF THE CLERK AND RECORDER OF ADAMS COUNTY, COLORADO AT ____ O'CLOCK ____ M. THIS ____ DAY OF _____, 20____ A.D.

CLERK AND RECORDER: _____ DEPUTY: _____

LEGAL DESCRIPTION

LOT 1, BLOCK 1 PENSKE SUBDIVISION FILING NO. 2
SITUATED IN THE NW 1/4 OF SECTION 29, T.3S., R.66W. OF THE 6TH P.M.
CITY OF AURORA, COUNTY OF ADAMS, STATE OF COLORADO

AMENDMENTS



PENSKE EXPANSION

SITE PLAN

LOT 1, BLOCK 1, PENSKE SUBDIVISION FILING NO. 2

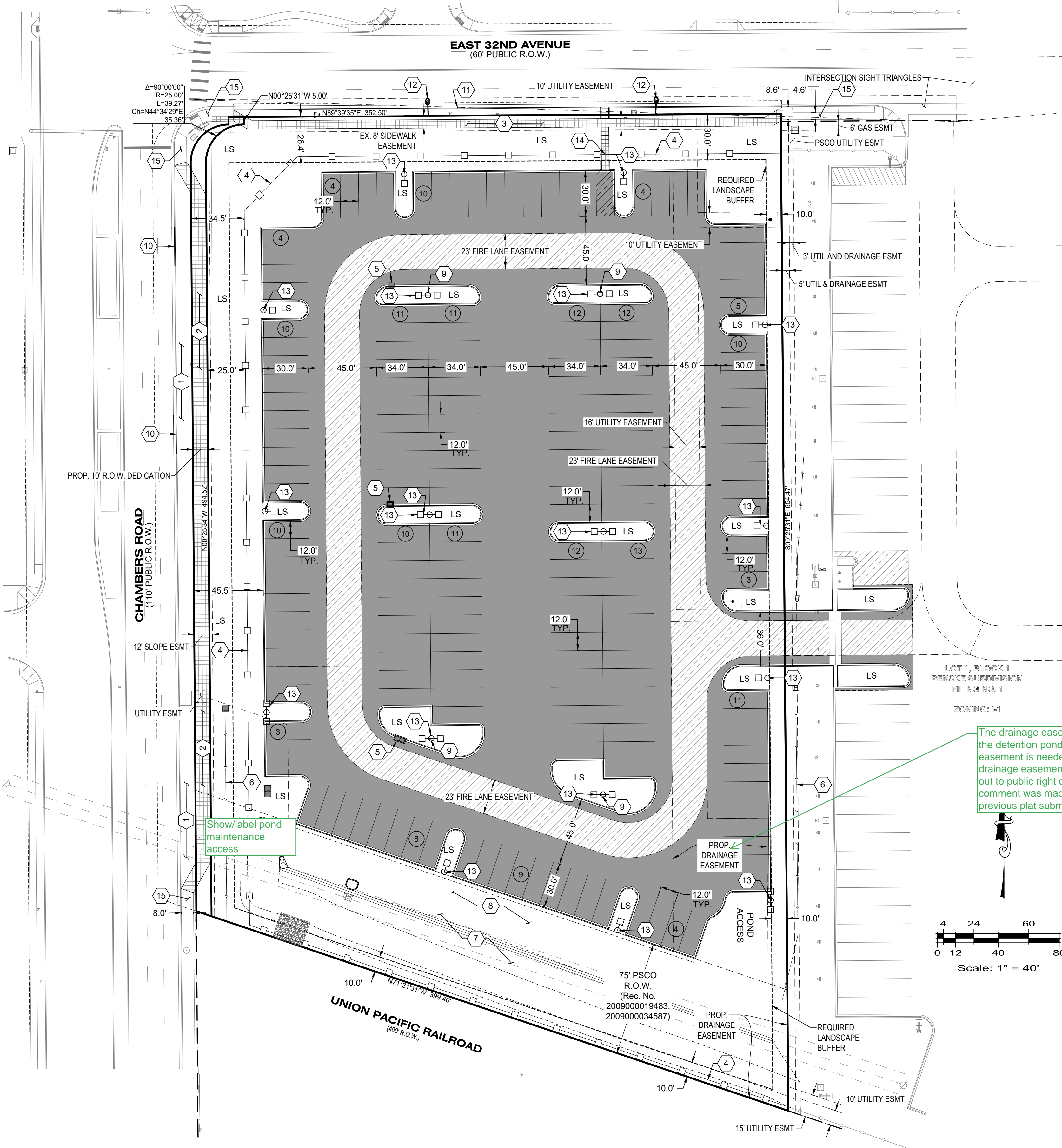
SITUATED IN THE NW 1/4 OF SECTION 29, T.3S., R.66W. OF THE 6TH P.M.
CITY OF AURORA, COUNTY OF ADAMS, STATE OF COLORADO

OVERALL SITE PLAN KEYED NOTES

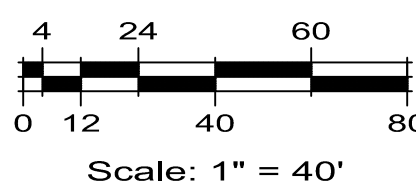
- EXISTING CONCRETE WALK TO BE REMOVED.
- PROPOSED 10' WIDE DETACHED CONCRETE WALK AND 10' TREE LAWN.
- PROPOSED 5.5' WIDE DETACHED CONCRETE WALK AND 7.5' TREE LAWN.
- PROPOSED WROUGHT IRON FENCE. LINETYPE DOES NOT INDICATE PILLAR OR POST LOCATIONS. PLEASE SEE LANDSCAPE NOTES AND DETAILS FOR LOCATIONS OF PILLARS AND POSTS.
- PROPOSED INLET.
- PROPOSED SWALE.
- PROPOSED DETENTION POND.
- PROPOSED SNOW STORAGE AREA.
- PROPOSED 'NO PARKING - FIRE LANE' SIGN
- EXISTING DRIVEWAY/CURB CUT TO BE REMOVED.
- CONSTRUCT NEW CURB ALONG EAST 32ND AVE.
- PROPOSED STREET LIGHTS - REFER TO UTILITY PLAN FOR TYPE.
- PROPOSED PARKING LOT LIGHTING - SEE SHEET 6.
- PROPOSED MANUAL 4' GATE WITH RELEASING MECHANISM AND APPROVED KNOX HARDWARE. SIGNS SHALL HAVE A MINIMUM DIMENSION OF 12 INCHES WIDE BY 18 INCHES HIGH AND HAVE RED LETTERS ON A WHITE REFLECTIVE BACKGROUND. "FIRE DEPARTMENT ACCESS ONLY". SIGNS SHALL BE LOCATED AT ALL ENTRY POINTS AND ON BOTH SIDES OF SAID ENTRANCE IN ORDER TO BE SEEN BY RESPONDING FIRE CREWS FROM EITHER SIDE OF THE GATE. THE CLEARANCE TO THE BOTTOM OF THE SIGN LOCATED ADJACENT TO THE GATE AND ON THE FENCE SHALL BE BETWEEN 5 FT & 7 FT FROM GRADE. THERE SHALL BE NO OTHER SIGNS ATTACHED TO THE SIGN.
- EXISTING SIDEWALK TO REMAIN.

LEGEND

- DEVELOPMENT BOUNDARY
- PROPOSED CURB AND GUTTER
- EXISTING CURB AND GUTTER
- EXISTING OR PROPOSED EASEMENT
- PARKING COUNT
- LANDSCAPING AREA
- PROPOSED ASPHALT PAVEMENT
- PROPOSED SIDEWALK
- PROPOSED FIRE LANE PAVEMENT
- PROPOSED STREET LIGHT



The drainage easement is only for the detention pond. An access easement is needed from the drainage easement for the pond out to public right of way. This comment was made on the previous plat submittal



BENCHMARK:

COA ID: 3S6629SW001
3" DIAM. BRASS CAP STAMPED (COA BM 3S6629SW001) ON EAST SIDE OF CHAMBERS ROAD BEING AT THE NORTHEAST CORNER OF THE INTERSECTION OF THE ENTRANCE TO MOBILE PRE-MIX & ALSO BEING 393' +/- NORTH OF CORNER TO SECTIONS 30, 29, 31 & 32, T.3S., R.66W. OF THE 6TH P.M.
ELEVATION = 5374.46 FEET (NAVD 1988 DATUM)

PENSKE TRUCK LEASING CO., L.P.
5 CAPITAL DRIVE, SUITE 202
HARRISBURG, PENNSYLVANIA 17110-9477
ATTN: SEAN PENTSCH
PHONE: (844) 847-9518

No.	Description	Date
1	INITIAL SUBMITTAL	2019-10-03
2	SECOND SUBMITTAL	2019-12-03
3	THIRD SUBMITTAL	2020-02-12
4	SITE PLAN CHANGE	2020-07-24

14190 East Evans Avenue
Aurora, Colorado 80014
engineers@esc-engineering.com
P 303.337.1393 F 303.337.1481

ESC ENGINEERING SERVICE COMPANY
Creative Solutions Since 1964
CIVIL ENGINEERS | LAND SURVEYORS

OVERALL SITE PLAN

PENSKE EXPANSION - SITE PLAN
LOT 1, BLOCK 1 PENSKE SUBDIVISION FILING NO. 2
SITUATED IN THE NW 1/4 OF SECTION 29, T.3S., R.66W. OF THE 6TH P.M.
CITY OF AURORA, COUNTY OF ADAMS, STATE OF COLORADO

ESC Team:	Date:
CMA, JB, JP	2020-06-28
Engineering No.:	Scale: 1" = 40'
E-010-19	N/A
Sheet No.:	

PENSKE EXPANSION

SITE PLAN

LOT 1, BLOCK 1, PENSKE SUBDIVISION FILING NO. 2

SITUATED IN THE NW 1/4 OF SECTION 29, T.3S., R.66W. OF THE 6TH P.M.

CITY OF AURORA, COUNTY OF ADAMS, STATE OF COLORADO

GRADING AND UTILITY PLAN KEYED NOTES

- 1 PROPOSED DETENTION POND.
- 2 PROPOSED SWALE
- 3 PROPOSED 18" RCP STORM SEWER (PRIVATE).
- 4 PROPOSED 24" RCP STORM SEWER (PRIVATE).
- 5 PROPOSED INLET (PRIVATE).
- 6 CONNECT TO EXISTING INLET.
- 7 PROPOSED STREET LIGHT - AURORA TYPE SL-3 ON A 30' POLE. LOCATION SHOWN IS CONCEPTUAL. FINAL STREET LIGHT LOCATIONS WILL BE DETERMINED WITH STREET LIGHTING PLAN SUBMITTED WITH CIVIL PLANS.
- 8 PARKING LOT LIGHT POLES
- 9 EXISTING FIRE HYDRANT
- 10 PROPOSED FIRE HYDRANT
- 11 PROPOSED 8" PVC WATER MAIN
- 12 PROPOSED 6" DUCTILE IRON FIRE LINE
- 13 PROPOSED "BUBBLER" INLET WITH FLAP GATE TO PREVENT BACKFLOW FROM PUBLIC STORM SEWER INTO POND.
- 14 PROPOSED 3' WIDE TRICKLE CHANNEL.
- 15 PROPOSED OUTLET CONTROL STRUCTURE
- 16 PROPOSED FLARED END SECTION.
- 17 PROPOSED FOREBAY.
- 18 PROPOSED DOUBLE 18" STORM SEWER (PRIVATE).

ALL PROPOSED STORM SEWER TO BE PRIVATE AND MAINTAINED BY THE PROPERTY OWNER.

LEGEND

- DEVELOPMENT BOUNDARY
- PROPOSED CURB AND GUTTER
- EXISTING CURB AND GUTTER
- EXISTING EASEMENT
- FLOW ARROW
- PROPOSED LIGHT POLE
- EXISTING FIRE HYDRANT
- PROPOSED FIRE HYDRANT
- PROPOSED CONTOURS
- EXISTING CONTOURS

Street lights have this label

Scale: 1" = 40'
Contour Interval: 1'

LOT 1, BLOCK 1
PENSKE SUBDIVISION
FILING NO. 1
ZONING: M-1

Note 12 calls out a 6 inch fire line. Please clarify.

Label maintenance access to bottom of pond. It was located in this area in the original pond design.

This area was labeled as pond access on the site plan. How is access provided?

BENCHMARK:

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GRADING AND UTILITY PLAN

PENSKE EXPANSION - SITE PLAN

LOT 1, BLOCK 1 PENSKE SUBDIVISION FILING NO. 2
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ENGINEERING SERVICE COMPANY
Creative Solutions Since 1964
CIVIL ENGINEERS | LAND SURVEYORS

14190 East Evans Avenue
Aurora, Colorado 80014
engineering@escc.com
P 303.337.3933 F 303.337.4871

No.: Description:

Date:

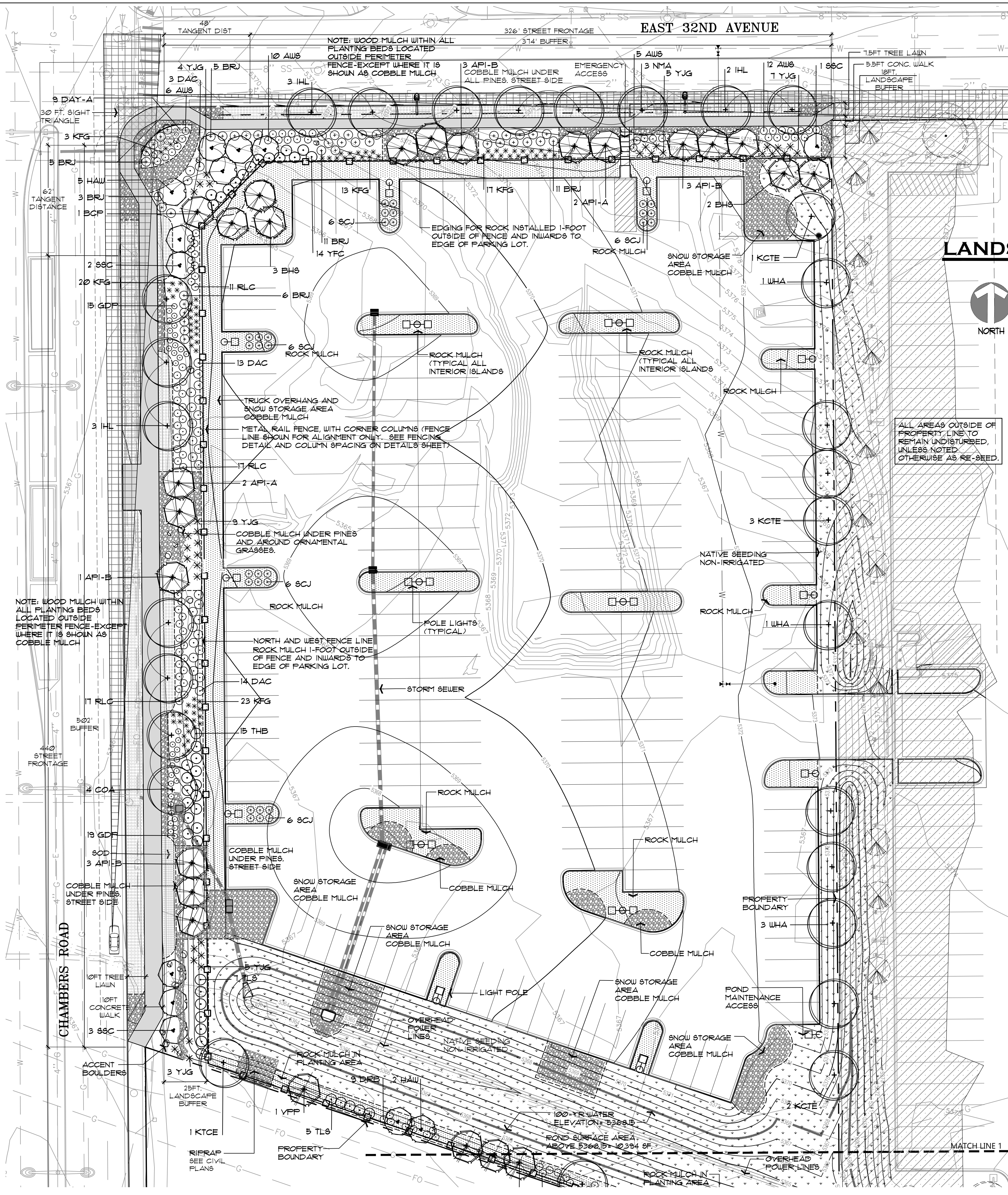
Client:

PENSKE TRUCK LEASING CO., L.P.
5 CAPITAL DRIVE, SUITE 202
HARRISBURG, PENNSYLVANIA 17110-9477
ATTN: SEAN YENTSCH
PHONE: (844) 847-9518

Title:

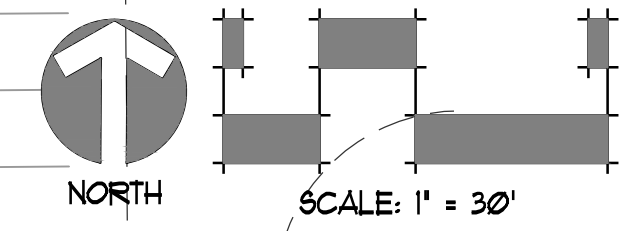
ESCC Team: CMA, JB, JPL Date: 2020-06-28
Engineering No.: E-010-19 Scale: 1" = 40'
Sheet No.: N/A

3 OF 7



NOT FOR CONSTRUCTION

LANDSCAPE PLAN



LEGEND

DECIDUOUS SHADE TREES	SOD
EVERGREEN TREES	TEXAS HYBRID- THERMAL BLUE
ORNAMENTAL TREES	-DROUGHT RESISTANT, LOW WATER DEMANDING, AND LOW MAINTENANCE.
DECIDUOUS SHRUBS	EXISTING NATIVE AREA, WITHIN DETENTION POND TO REMAIN UNDISTURBED. RE-SEED ANY AREA THAT IS SCARIFIED OR DAMAGED DURING CONSTRUCTION.
EVERGREEN SHRUBS	PLANTING BEDS/WOOD MULCH
GRASSES	SHREDDED WESTERN RED CEDAR WOOD MULCH, 3" DEPTH WITH NO FABRIC. ALL PLANTING BEDS OUTSIDE PERIMETER FENCE, AS NOTED, UNLESS SHOWN AS COBBLE MULCH, OR NOTED AS ROCK.
PERENNIALS	ROCK MULCH
ACCENT BOULDERS	CRUSHED RED GRANITE, 1" IN SIZE, PLACED OVER LANDSCAPE FABRIC, AND PLACED AT A 3' DEPTH. TOP OF MULCH COVER TO BE A MINIMUM OF 1" BELOW TOP OF CURB. ALL PLANTING BEDS INSIDE PERIMETER FENCE, AS NOTED, UNLESS SHOWN AS COBBLE.
BROWNSTONE BOULDERS	COBBLE MULCH
APPROXIMATE SIZE AS SHOWN, AND BURIED 1/4 THEIR ORIGINAL SIZE OR SIMILAR BOULDER TYPE APPROVED BY DEVELOPER	COLORADO RIVER ROCK, 4'-8" IN SIZE, OVER FILTER FABRIC. FILL IN GAPS BETWEEN ROCK WITH PEA GRAVEL TO COVER ALL FABRIC.
AVAILABLE: THE ROCK GARDEN, FT. COLLINS, 910.412.1115	EXISTING - REMAIN UNDISTURBED
GREEN STEEL EDGING	ALL AREAS OUTSIDE THE BOUNDARIES OR ROWS OF PROPOSED SITE, TO REMAIN UNDISTURBED
RYERSON STEEL EDGER, OR EQUAL	
METAL FENCING	
SEE FENCE DETAILS AND COLUMN SPACING NOTED ON LANDSCAPE PLAN AND DETAILS SHEET.	

STANDARD REQUIREMENTS

CURBSIDE LANDSCAPING

LANDSCAPE DESCRIPTION	STANDARD STREET FRONTAGE REQUIREMENT	LANDSCAPE REQ.	# TREES REQUIRED	# TREES PROVIDED	# SHRUBS REQUIRED	# SHRUBS PROVIDED
A NORTH STREET FRONTAGE EAST 32ND AVE. (326 LF)	7.5 FT. TREE LAWN	1 TREE PER 40 LF.	8	8	---	---
B WEST STREET FRONTAGE CHAMBERS ROAD (440 LF)	10 FT. TREE LAWN	1 TREE PER 40 LF.	11	0 (*)	---	---

(*) = DUE TO EXISTING UNDERGROUND UTILITIES ADJACENT TO CHAMBERS ROAD, STREET TREES CANNOT BE INSTALLED TO MEET THE "CURBSIDE LANDSCAPING". THE REQUIRED 11 TREES ARE PLACED ELSEWHERE ON THE SITE, BUT DO NOT COUNT TOWARD MEETING THE TREES REQUIRED FOR OTHER LANDSCAPE STANDARDS.

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: E. 32ND AVE. LENGTH: 374 LF.	STANDARD BUFFER: 10 FT. BUFFER PROVIDED: 18 FT. 1 TREE & 10 SHRUBS PER 40 LF.	STANDARD DESIGN	10	12	94	78 5GAL 30 1GAL
B EAST PERIMETER BUFFER USE: SAME USE LENGTH: N/A	N/A	N/A	---	12	---	---
C SOUTH PERIMETER BUFFER (2*) USE: RAILROAD LENGTH: 363 LF.	STANDARD BUFFER: N/A BUFFER PROVIDED: 10 FT. 1 TREE & 5 SHRUBS PER 40 LF. (50% EVERGREEN)	STANDARD DESIGN	9	11	45	45 5GAL
D WEST PERIMETER BUFFER USE: CHAMBERS ROAD LENGTH: 502 LF.	STANDARD BUFFER: 25 FT. BUFFER PROVIDED: 25 FT. 1 TREE & 10 SHRUBS PER 40 LF.	STANDARD DESIGN	13	20	126	154 5GAL 43 1GAL

OVERLAPPING LANDSCAPE STANDARDS. TREES AND SHRUBS AT PERIMETER OF POND MAY ALSO BE COUNTED FOR SOUTH PERIMETER BUFFER. (2*) = TO AVOID ISSUES WITH THE RAILROAD MAINTENANCE AND WEED CONTROL PRACTICES, THE PLANT MATERIAL FOR THE SOUTHERN BUFFER HAS BEEN APPROVED TO BE ON THE INTERIOR OF THE FENCE LINE.

POND LANDSCAPE BUFFER

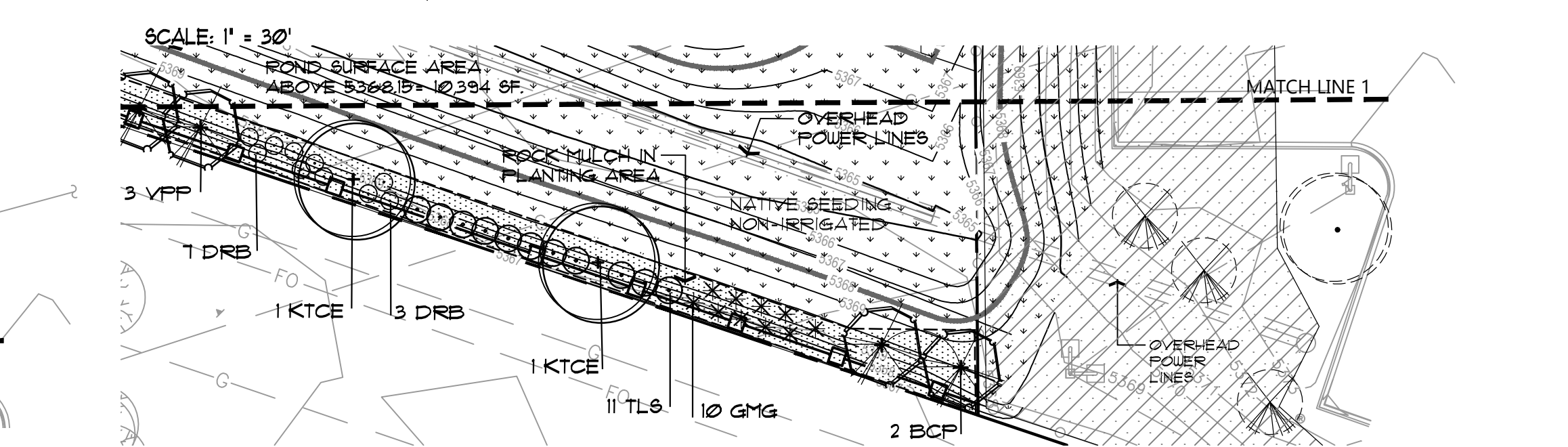
	SURFACE AREA ABOVE 100-YR WATER SURFACE	LANDSCAPE REQ.	# TREES REQUIRED	# TREES PROVIDED	# SHRUBS REQUIRED	# SHRUBS PROVIDED
A DETENTION POND SOUTH BOUNDARY OF SITE	10,394 SF.	1 TREE AND 10 SHRUBS PER 4,000 SF. SURFACE AREA	3	3	26	26 5GAL.

OVERLAPPING LANDSCAPE STANDARDS. POND PERIMETER LANDSCAPE MATERIAL MAY ALSO BE USED TO MEET SOUTH PERIMETER BUFFER REQUIREMENT.

PARKING LOT LANDSCAPE

LANDSCAPE DESCRIPTION	TOTAL PARKING ISLANDS	LANDSCAPE REQ.	# TREES REQUIRED	# TREES PROVIDED	# SHRUBS REQUIRED	# SHRUBS PROVIDED
A PARKING LOT PERIMETER	---	DOUBLE ROW HEDGE-3FT. TALL, SPACED @3FT O.C.	---	---	---	---
B INTERIOR PARKING ISLANDS	21	1 TREE AND 6- 5GAL SHRUBS PER 9'x19' ISLAND	---	---	---	---

NOTE: PER CITY OF AURORA'S STANDARDS, (1) TREE = 10-5GAL. SHRUBS = 30-1GAL. PERENNIALS



Know what's below.
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1-800-922-1987

Date:	12/31/19	02/12/20	07/24/20
No.:	1	2	3
Description:	CITY COMMENTS	CITY COMMENTS	SITE PLAN CHANGE

ENGINEERING SERVICE COMPANY

14190 East Evans Avenue
Aurora, Colorado 80014
P 303.337.1393
F 303.337.7481
T/F 1.877.273.0659

PENSKE TRUCK LEASING CO. L.P.

5 CAPITAL DRIVE SUITE 202
HARRISBURG, PENNSYLVANIA 17110-9477
ATTN: SEAN VENTSCH
PHONE: (844) 847-9518

PENSKE EXPANSION - SITE PLAN

LOT 1, BLOCK 1 PENSKE SUBDIVISION FILING NO. 2
SITUATED IN THE NW 1/4 OF SECTION 28 T.35N. R.68W. OF THE 6TH P.M.
CITY OF AURORA, COUNTY OF ADAMS, STATE OF COLORADO

Designed by: JCU

Drawn by: JCU

Checked by: RAJ

Sheet No.:

Engineering No.: 00-545

Date: 09/27/19

Scale: AS NOTED

Horz. Vert.:

4 OF 7

LANDSCAPE SCHEDULE

KEY	QTY.	BOTANIC NAME	COMMON NAME	SIZE	WATER REQ.
DECIDUOUS TREES					
KCTE	9	GYMNAELADUS DIOCUS 'ESPRESSO'	ESPRESSO KENTUCKY COFFEETREE	2 1/2" CAL.	XX
COA	4	QUERCUS MEHLENBERGII	CHINKAPIN OAK	2 1/2" CAL.	XX
WHA	5	CELTIS OCCIDENTALIS	WESTERN HACKBERRY	2 1/2" CAL.	XX
NMA	3	ACER FLATANOIDES 'ROYAL RED'	ROYAL RED NORWAY MAPLE	2 1/2" CAL.	XXX
IHL	8	GLADITSIA TRIA 'IMPERIAL'	IMPERIAL HONEYLOCUST	2 1/2" CAL.	XXX
EVERGREEN TREES					
API-A	4	PINUS NIGRA	AUSTRIAN PINE	6FT. HEIGHT	XXX
API-B	10	PINUS NIGRA	AUSTRIAN PINE	8FT. HEIGHT	XXX
BHS	5	PICEA GLAUCA 'DENSATA'	BLACK HILLS SPRUCE	6FT. HEIGHT	XXX
YFP	4	PINUS FLEXILIS 'VANDERWOLF'	VANDERWOLF LIMBER PINE	6FT. HEIGHT	XXX
BCP	3	PINUS ARISTATA	BRISTLEcone PINE	6FT. HEIGHT	XXX
ORNAMENTAL TREES					
HAW	1	CRATAEGUS MORDENENSIS 'TOBA'	WASHINGTON HAWTHORNE 'TOBA'	8FT., MULTISTEM	XXX
SSC	6	MALUS x SPRING SNOW	SPRING SNOW CRABAPPLE	2" CAL.	X

KEY	QTY.	BOTANIC NAME	COMMON NAME	SIZE	WATER REQ.
DECIDUOUS SHRUBS					
RLC	45	RIBES 'RED LAKE'	RED LAKE CURRANT	5 GAL. CONT.	XX
GDP	34	POTENTILLA FRUIT. 'GOLD DROP'	GOLD DROP POTENTILLA	5 GAL. CONT.	XX
THB	15	RHAMNUS FRANGULA 'COLUMNARIS'	TALL HEDGE BUCKTHORNE	5 GAL. CONT.	X
TLB	23	RHUS TRILOBA	THREE LEAF SUMAC	5 GAL. CONT.	XXX
YFC	14	RIBES AUREUM	YELLOW FLOWERING CURRANT	5 GAL. CONT.	XX
AWB	33	SPIRAEA BUNALDA 'ANTHONY WATERER'	ANTHONY WATERER SPIREA	5 GAL. CONT.	X
DAC	30	VIURNUM TRILOBUM 'COMPACTUM'	DWARF AMERICAN CRANBERRY	5 GAL. CONT.	X
DRB	19	CHRYSOETHAMNUS NAUSEOSUS	DWARF RABBITBURSH	5 GAL. CONT.	XXX
EVERGREEN SHRUBS/GRASSES/PERENNIALS					
BRJ	41	JUNIPERUS SABINA 'BROADMOOR'	BROADMOOR JUNIPER	5 GAL. CONT.	XX
SCJ	30	JUNIPERUS SABINA 'SCANDIA'	SCANDIA JUNIPER	5 GAL. CONT.	XX
YJG	33	MISCANTHUS SINENSIS 'YAKU JIMA'	YAKU JIMA MAIDEN GRASS	5 GAL. CONT.	XX
GMG	10	MISCANTHUS SINENSIS 'GOLIATH'	GOLIATH MAIDEN GRASS	5 GAL. CONT.	XX
KFG	16	CALAMAGROSTIS ACUTIFLORA	FEATHER REED 'KARLFORESTER'	1 GAL. CONT.	X
DAY-A	9	HEMEROCALLIS x 'RUFFLED APRICOT.'	APRICOT DAYLILY	1 GAL. CONT.	XX

LANDSCAPE NOTES & DETAILS

NOT FOR CONSTRUCTION

PLANT WATER REQUIREMENTS

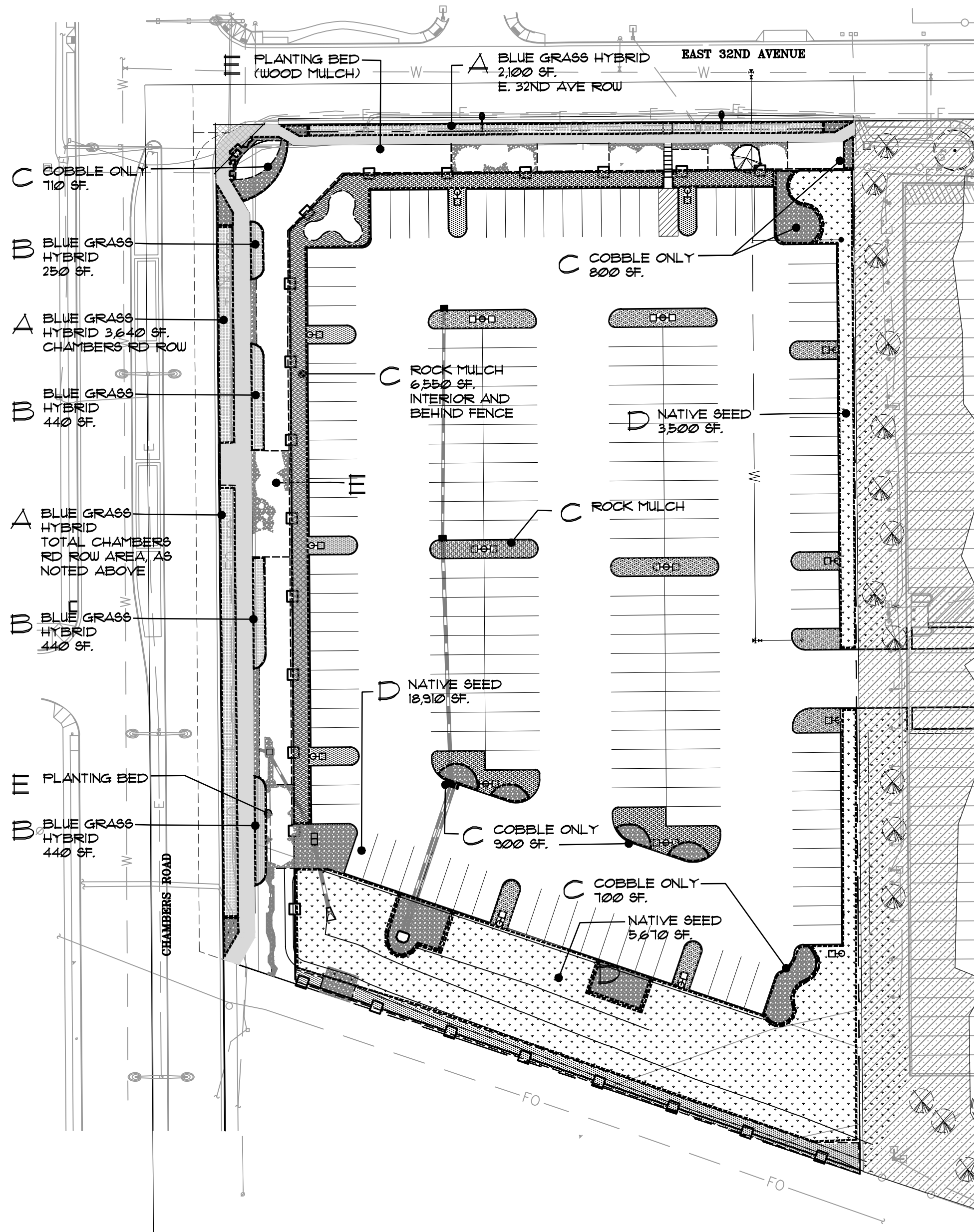
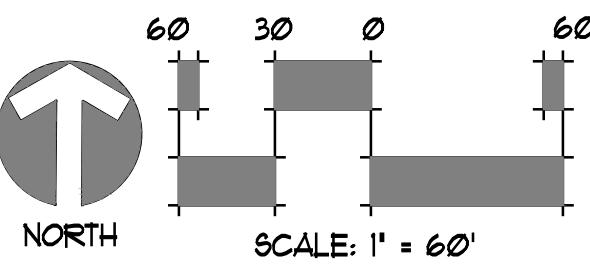
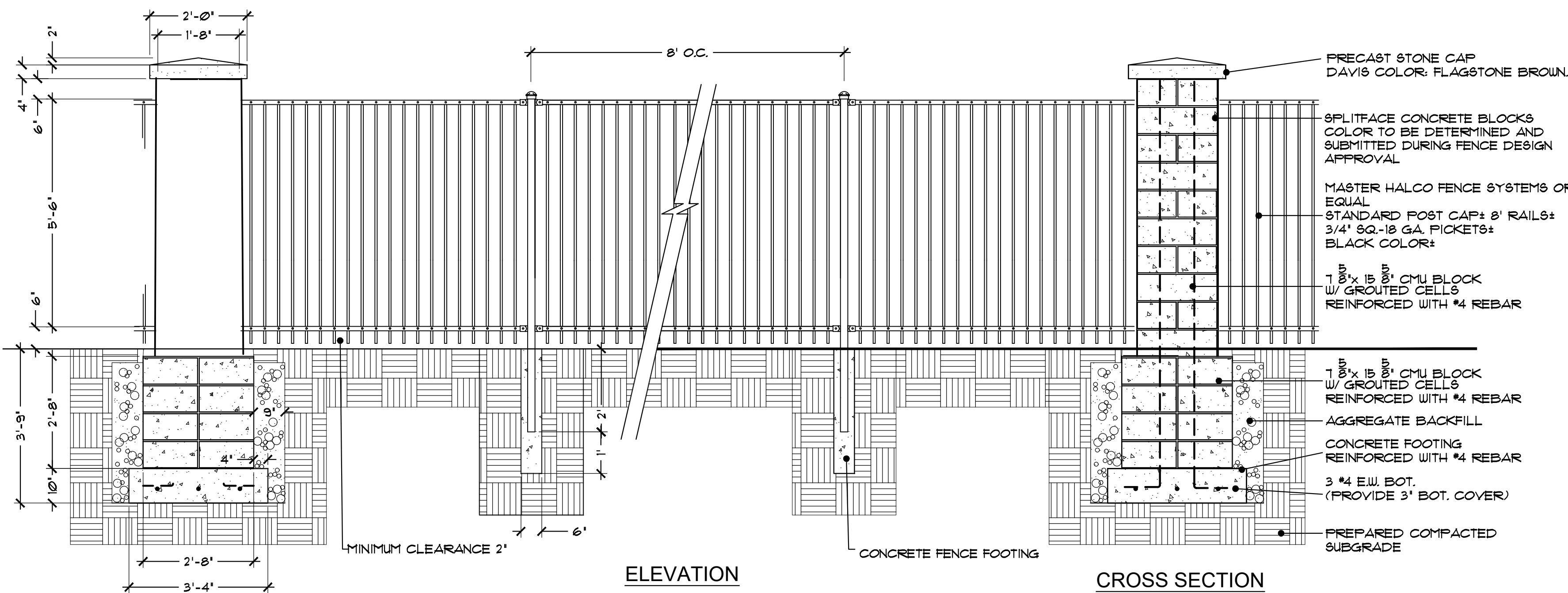
WATER REQUIREMENT	HYDROZONE
HIGH-WATER-USE	(WATER DEMANDING)
PLANT NEEDS 1" OF WATER PER WEEK	(ADAPTABLE-DRY)
PLANT NEEDS 1/2" OF WATER PER WEEK	(DRY)
PLANT NEEDS 1/2" OF WATER EVERY TWO WEEKS	(VERY DRY)

BASED ON:

'PLANTING TREES AND SHRUBS IN DRY CLIMATES', COLORADO NURSERY ASSOCIATION 'LANDSCAPING FOR WATER CONSERVATION: XERISCAPE', AURORA'S RECOMMENDATIONS. 'XERISCAPE PLANT GUIDE', FULCROM PUBLISHING

FENCE AND COLUMNN DETAIL

NOTE: COLUMNS TO BE LOCATED AT ALL FENCE CORNERS AND PLACED EVENLY BETWEEN CORNERS NOT TO EXCEED A MAXIMUM OF 120FT. BETWEEN COLUMNS.



PROJECTED SITE HYDROZONES

AREA	SYMBOL	NON CONSERVING	NON CONSERVING	WATER CONSERVING	NON IRRIGATED
A SOD (RIGHT-OF-WAY)		5,140 SF			
B SOD (PRIVATE)			1510 SF		
C COBBLE ONLY (PRIVATE)					1510 SF
D ROCK ONLY (PRIVATE)					6,350 SF
E SEEDED NON-IRRIGATED (PRIVATE)					33,610 SF
F PLANTING BEDS WOOD MULCH				32,513 SF	
G PLANTING BEDS ROCK MULCH					
TOTALS		5,140 SF	1,510 SF	32,513 SF	41,730 SF
BREAKDOWN: RIGHT-OF-WAY		5,140 SF			
PRIVATE			15,110 SF		

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.
- WOOD MULCH SHALL BE SHREDDED WOOD MULCH, AT LOCATION SHOWN ON THE PLAN. INSTALL AT A 3-INCH DEPTH, WITHOUT LANDSCAPE FABRIC. 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 INSTALL 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, ADD 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 PER 1000 SF. OF AREA 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 THAT COMPLY WITH THE REQUIREMENTS FOUND IN SEC. 146-1423 AND/OR IN SEC. 146-1435, 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 PLACEMENT SHALL NOT BE PLACED OR KEPT NEAR FIRE HYDRANTS, FIRE DEPARTMENT INLET CONNECTIONS, OR FIRE PROTECTION CONTROL VALVES IN A MANNER THAT WOULD PREVENT SUCH EQUIPMENT OR FIRE HYDRANTS FROM BEING IMMEDIATELY DISCERNIBLE. THE FIRE DEPARTMENT SHALL NOT BE DETERRED OR HINDERED FROM GAINING IMMEDIATE ACCESS TO FIRE PROTECTION EQUIPMENT OR HYDRANTS.
- A 5-FOOT CLEAR SPACE SHALL BE MAINTAINED AROUND THE CIRCUMFERENCE OF FIRE HYDRANTS
- LANDSCAPE MATERIAL SHOWN WITHIN THE SITE PLAN CANNOT ENCROACH INTO ROADWAYS THAT ARE DEDICATED (OR DESIGNATED) AS FIRE LANE EASEMENTS (OR CORRIDORS).

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www.call811.com
1-800-922-1987

Date:	12/31/19	02/12/20	07/24/20
No.:	1	2	3
Description:	CITY COMMENTS	CITY COMMENTS	SITE PLAN CHANGE

ENGINEERING SERVICE COMPANY

14190 East Evans Avenue
Aurora, Colorado 80014
P 303.337.1393
F 303.337.7481
T/F 1.877.273.0659

PENSKE TRUCK LEASING CO., L.P.

5 CAPITAL DRIVE SUITE 202
HARRISBURG, PENNSYLVANIA 17110-9477
ATTN: SEAN VENTSCH
PHONE: (844) 847-9518

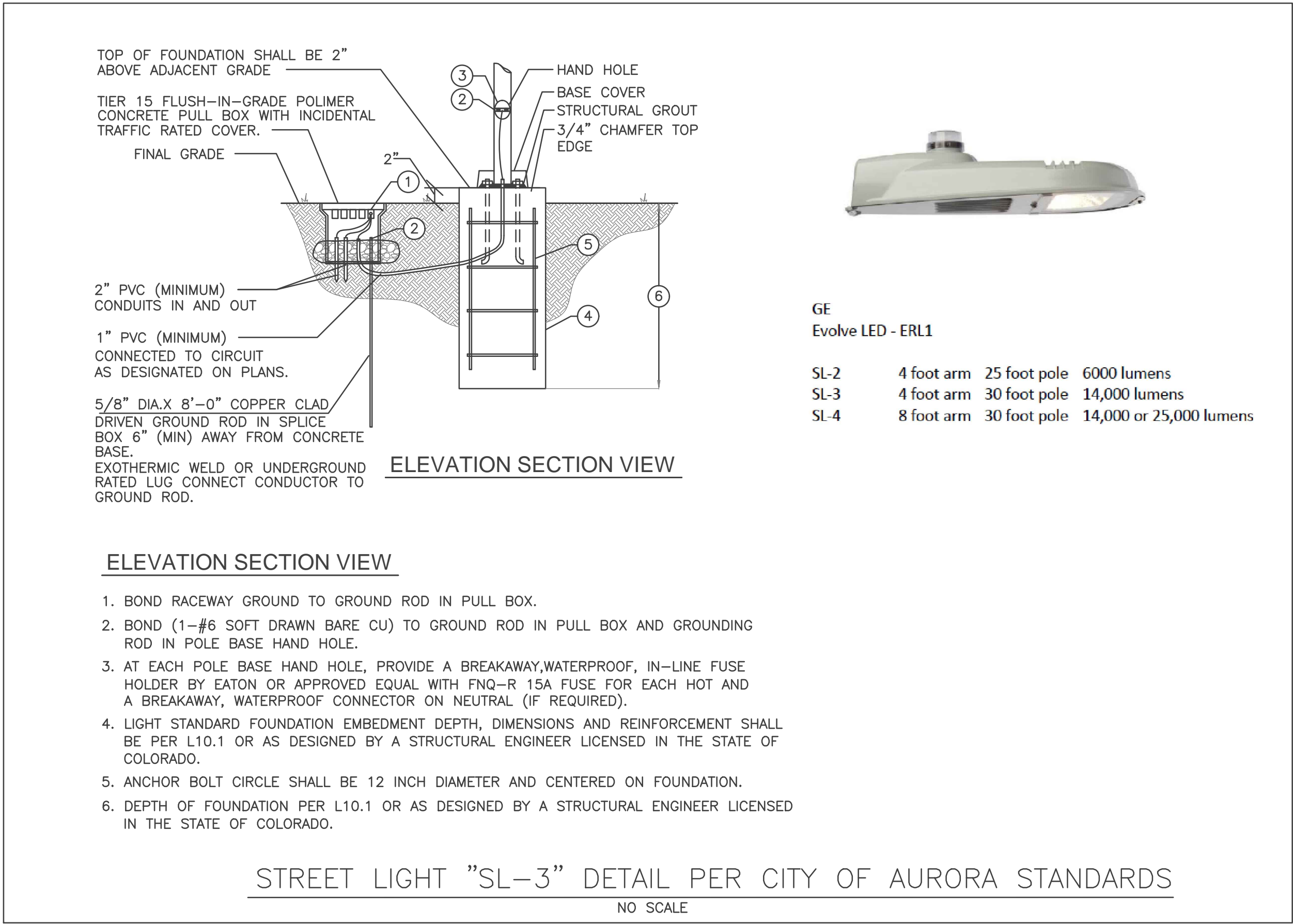
Designed by:	JCJ	Engineering No.:	00-545
Drawn by:	JCJ	Date:	09/27/19
Checked by:	RAJ	Scale:	AS NOTED
Sheet No.:	5 OF 7		



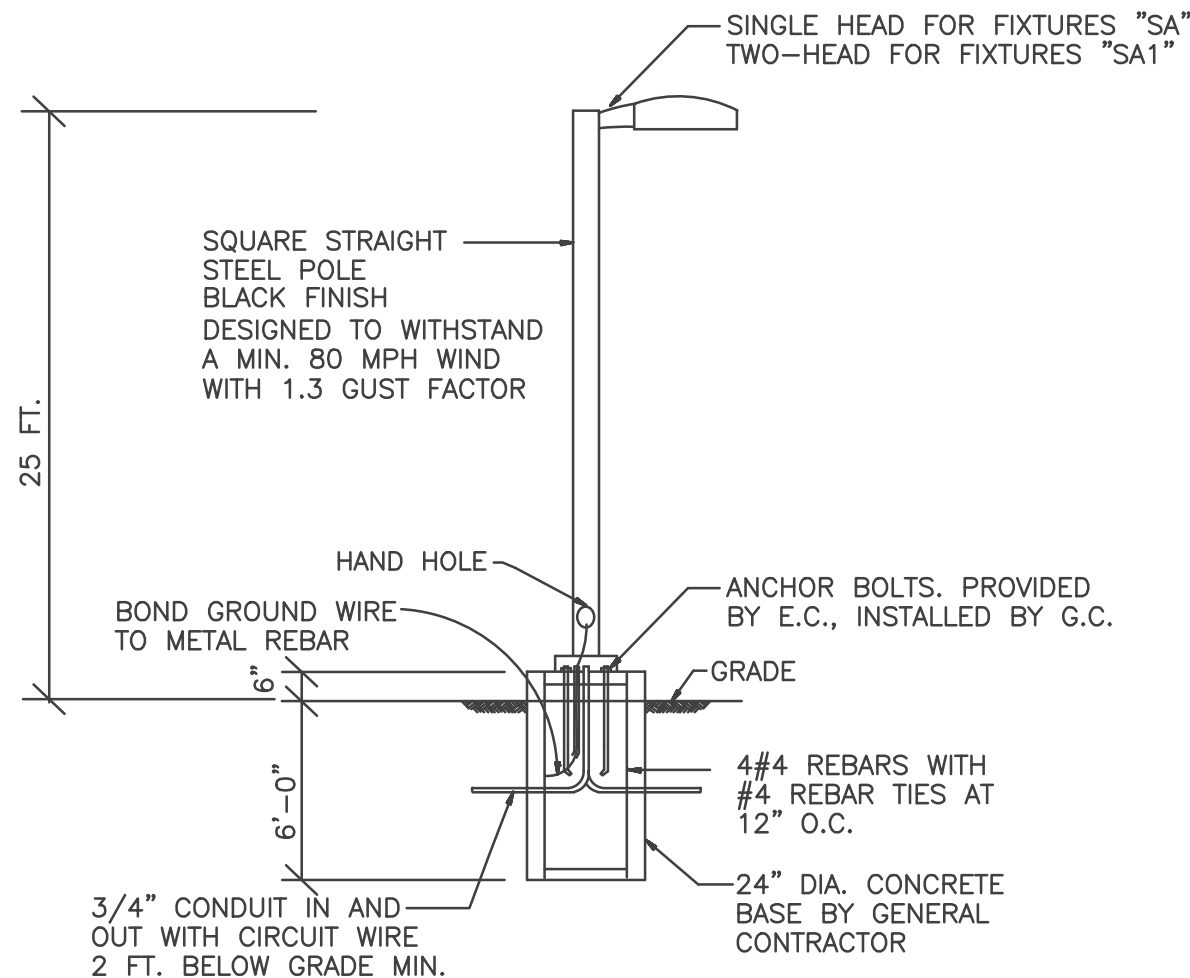
LIGHTING FIXTURE SCHEDULE – PARKING LIGHTS						
ITEM	NO	MANUFACTURER	CAT. NO.	LAMPS	MT. HT	DESCRIPTION
SA2	6	GE – EVOLVE	EALP03-0-JAF-740 -X-D1-BLCK-F4	188 WATT EA. 4000K LED 25,000 LUMENS EA.	25'	TWO-HEAD FULL CUT OFF POLE LIGHT ON 25 FT POLE, TYPE IV OPTICS
SA4	9	GE – EVOLVE	EALP03-0-HAF-740 -X-D1-BLCK-F4- ELS-EAL-RBL-BLCK	140 WATT . 4000K LED 20,000 LUMENS	25'	SINGLE HEAD FULL CUT OFF POLE LIGHT ON 25 FT POLE, TYPE IV OPTICS BACK LIGHT CONTROL
SA24	2	GE – EVOLVE	EALP03-0-HAF-740 -X-D1-BLCK-F4- ELS-EAL-RBL-BLCK	140 WATT . 4000K LED 20,000 LUMENS EACH HEAD	25'	TWO- HEAD FULL CUT OFF POLE LIGHT ON 25 FT POLE, TYPE IV OPTICS BACK LIGHT CONTROL CUSTOM MODIFICATION

LIGHTING FIXTURE SCHEDULE – STREET LIGHTS								
ITEM	NO.	MANUFACTURER	CAT. NO.	LAMPS	WATT	COLOR	POLE HT	DESCRIPTION
SL-3	2	HEAD: GENERAL ELECTRIC POLE: MILLERBEND VALMONT	EVOLVE SERIES ERLH1-14-C3-30-A-GRAY-R SJ1-041-A-070-A-300-R-GV-NC2 DS210-800A300-D1-PC-GV-NC	3000K LED 13,400 INITIAL DELIVERED LUMENS	122	GRAY	30 FT	CITY STANDARD SINGLE POLE MOUNTED LED LIGHT ON 30 FT ROUND GALVANIZES STEEL POLE, 4 FT. ARM

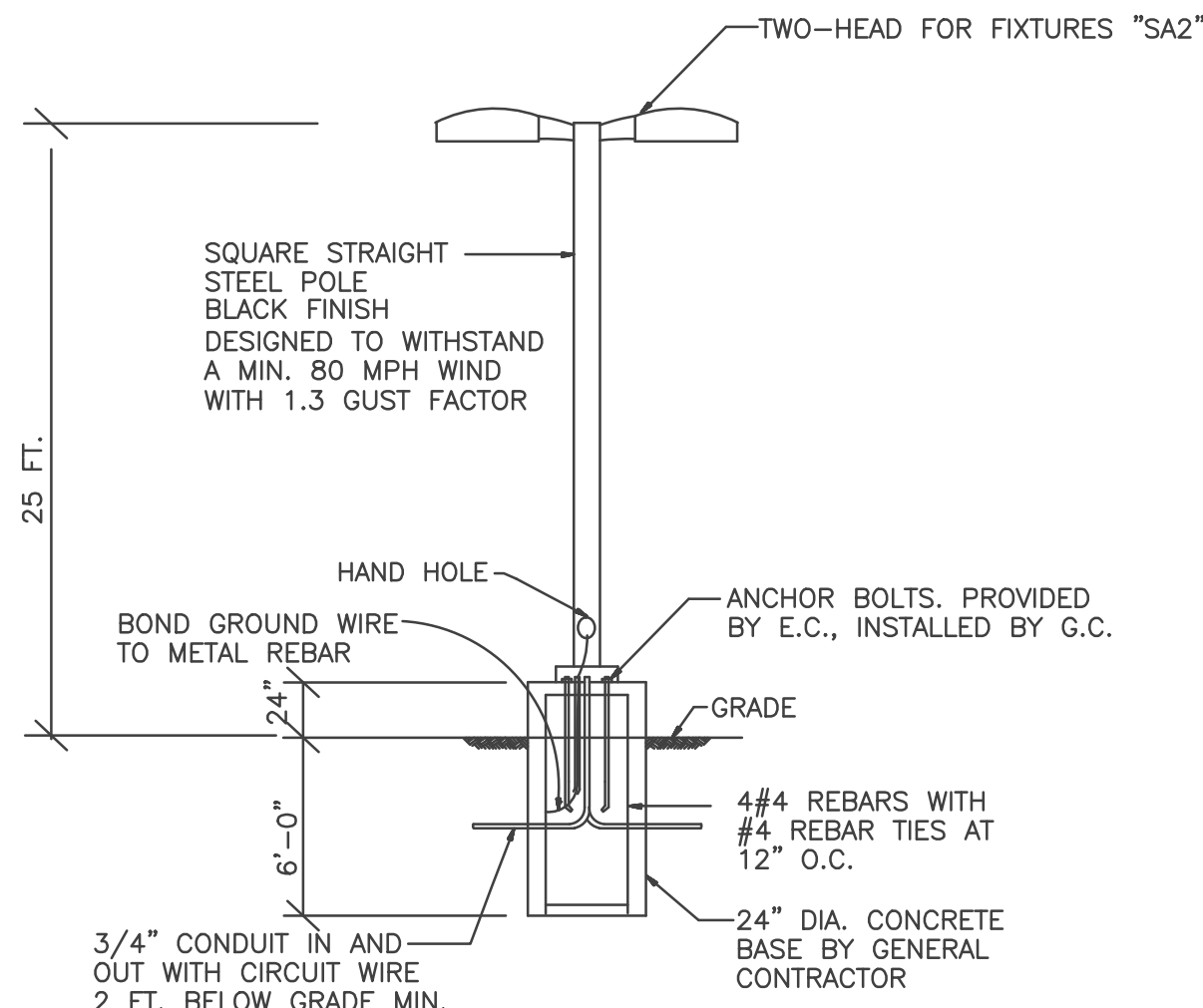
NOTES:
ALL LUMINAIRES MUST BE EQUIPPED WITH A SURGE SUPPRESSION DEVICE WITH A MINIMUM IMMUNITY LEVEL OF 10 KV.
ALL LUMINAIRES SHALL BE EQUIPPED WITH A 0-10V DIMMING DRIVER



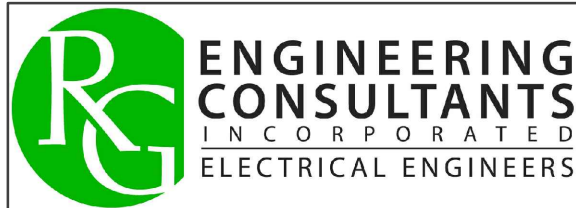
FIXTURE "SA" AND "SA1"



POLE MOUNTED FIXTURES INSTALLATION DETAIL
FOR FIXTURE "SA4"
NO SCALE



POLE MOUNTED FIXTURES INSTALLATION DETAIL
FOR FIXTURE "SA2"
NO SCALE



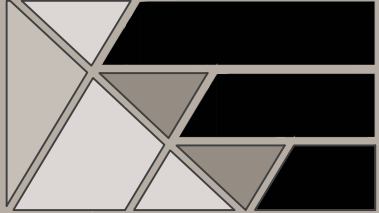
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Date:	2019-10-03	2019-12-03	2020-02-12	2020-07-24	-	-	-
Description:	INITIAL SUBMITTAL	SECOND SUBMITTAL	THIRD SUBMITTAL	SITE PLAN CHANGE	-	-	-
No.:	-	-	-	-	-	-	-

14190 East Evans Avenue
Aurora, Colorado 80014
P 303.337.1393
F 303.337.7481
T/F 1.877.273.0659
creative-solutions@csco.com
engineering@csco.com

ESL
ENGINEERING
SERVICE COMPANY



Site LIGHT FIXTURES
PENSKE EXPANSION - CIVIL CONSTRUCTION PLANS
SE CORNER OF EAST 32ND AVE. AND CHAMBERS RD.
SITUATED IN THE NW 1/4 OF SECTION 28, T13S, R168W, OF THE 6TH P.M.
CITY OF AURORA, COUNTY OF ADAMS, STATE OF COLORADO
Client: PENSKE TRUCK LEASING CO., L.P.
5 CAPITAL DRIVE, SUITE 302
HARRISBURG, PENNSYLVANIA 17110-9477
PHONE: (844) 847-9518
ATTN: MIKE BARNES

FOR REVIEW ONLY
NOT FOR CONSTRUCTION

Designed by:	Engineering No.:
SG	E-010-19
Drawn by:	Date:
SG	2020/12/29
Checked by:	Scale:
SG	
Sheet No.:	Horiz.:
	Vert.: N/A