

SITE DATA

LAND AREA WITHIN PROPERTY LINES:
LAND AREA WITHIN PROPERTY LINES:
GROSS FLOOR AREA:
NUMBER OF BUILDINGS:
NUMBER OF STORIES:
MAXIMUM HEIGHT OF BUILDING:
LOT 1 BUILDING COVERAGE:
LOT 1 HARD SURFACE AREA:
LOT 1 LANDSCAPE AREA:
LOT 2 BUILDING COVERAGE:
LOT 2 HARD SURFACE AREA:
LOT 2 LANDSCAPE AREA:

NORTH LOT 1: +/- 152,459 S.F. (+/- 3.50 ACRES)
SOUTH LOT 1: +/- 217,799 S.F. (+/- 5.00 ACRES)
+/- 5,417 S.F. BLDG. W/ 4,000 S.F. GARAGE
2
1
60'-0"
0%, +/- 0 S.F. (+/- 0.00 ACRES)
60.3%, +/- 91,795 S.F. (+/- 2.11 ACRES)
39.7%, +/- 60,664 S.F. (+/- 1.39 ACRES)
6.4%, +/- 13,992 S.F. (+/- 0.32 ACRES)
22.2%, +/- 48,443 S.F. (+/- 1.12 ACRES)
71.3%, +/- 155,364 S.F. (+/- 3.57 ACRES)

PRESENT ZONING CLASSIFICATION:
PROPOSED USE:
PERMITTED SIGN AREA:
PROPOSED SIGN AREA:
TYPE OF SIGNS:
PARKING SPACES REQUIRED:

M-2
OFFICE/WAREHOUSE/NURSURY
36 S.F.
0 SQ. FT.
NONE
65 @ 9' x 18', 0% COMPACT (PROVIDED: 66)
3 @ 8' x 18' MIN., (PROVIDED: 3)
1 REQ/6 PROVIDED
2 REQ/2 PROVIDED
SHOP: 1 SPACE/1.5 EMPLOYEES PLUS 1 PER 150 S.F. GFA OF REPAIR OR MAINTENANCE SPACE
OFFICE: 1 SPACE/300 S.F. GFA

HANDICAP PARKING SPACES REQUIRED:
LOADING SPACES REQUIRED:
BICYCLE PARKING SPACES REQUIRED:
PARKING CALCULATIONS:

SHOP: 8 EMPLOYEES, 4000 SF = 32 SPACES

OFFICE: 9,992 S.F. GFA = 33 SPACES

HANDICAP SPACES: 1 PER 25 SPACES
66 SPACES PROVIDED = 3 HANDICAP SPACES (1 VAN ACCESSIBLE)

BICYCLE SPACES: 3% OF TOTAL PARKING SPACES REQUIRED
3% OF 64 = 2 BICYCLE SPACES

Please revise redline comment to read "Refer to updated data block on sheet 11" as the numbering of pages has changed.

REFER TO UPDATED DATA BLOCK ON AMENDMENT SHEET 1 OF 6.

CITY OF AURORA PLAN REVIEW IS ONLY FOR GENERAL CONFORMANCE WITH CITY OF AURORA DESIGN CRITERIA AND THE CITY CODE. THE CITY IS NOT RESPONSIBLE FOR THE ACCURACY AND ADEQUACY OF THE DESIGN, OF DIMENSIONS, AND ELEVATIONS, WHICH SHALL BE CONFIRMED AND CORRELATED AT THE JOB SITE. THE CITY OF AURORA THROUGH THE APPROVAL OF THIS DOCUMENT ASSUMES NO OTHER RESPONSIBILITY OTHER THAN AS STATED ABOVE FOR COMPLETENESS AND/OR ACCURACY OF THIS DOCUMENT.

AMENDMENT BLOCK

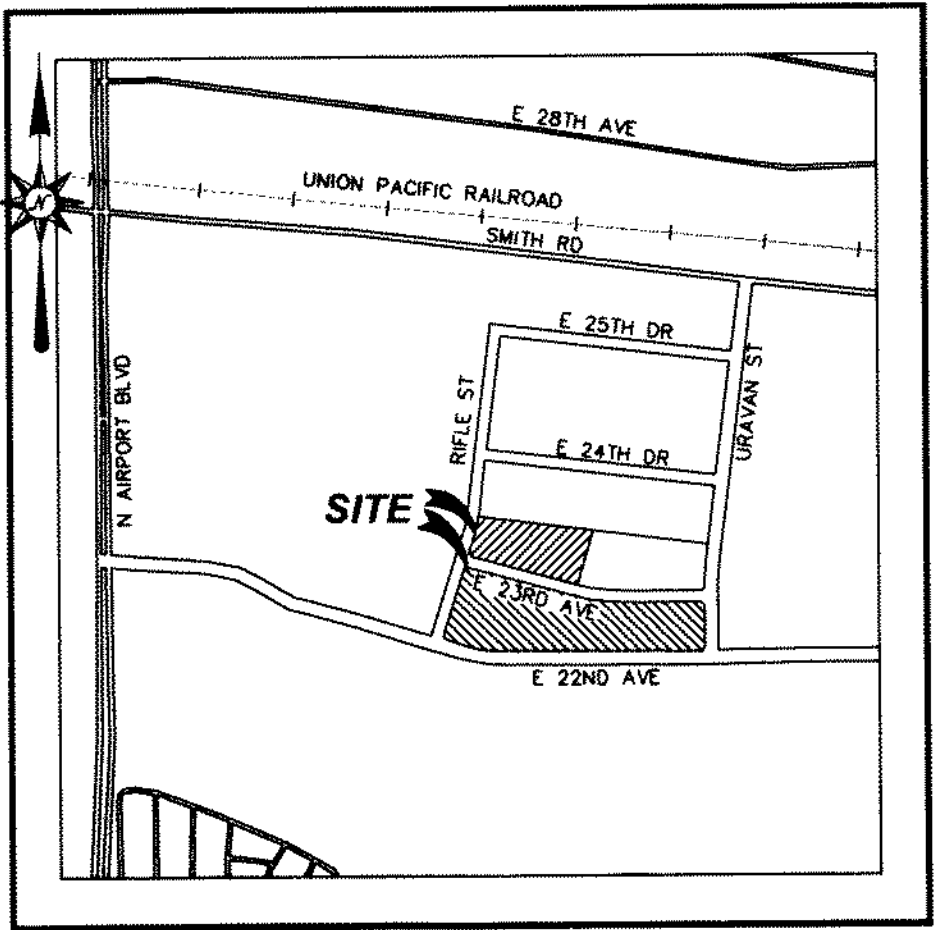
05/09/05 AS-BUILTS

07/26/2018 REVISION 2 FOR MAINTENANCE FACILITY SITE PLAN MINOR MODIFICATION SUBMITTAL. THE NEW MAINTENANCE FACILITY BUILDING IS COMPRIZED OF 1/2 OFFICE AND 1/2 MAINTENANCE SHOP.

"Comprised" is spelled incorrectly. Please change the note completely to read "7/26/2018 Addition of office building and storage facility on storage yard".

SITE PLAN WITH WAIVERS FOR METCO LANDSCAPE

LOCATED IN THE NORTH HALF OF SECTION 33, TOWNSHIP 3 SOUTH, RANGE 66 WEST, 6TH P.M., CITY OF AURORA, COUNTY OF ADAMS, STATE OF COLORADO

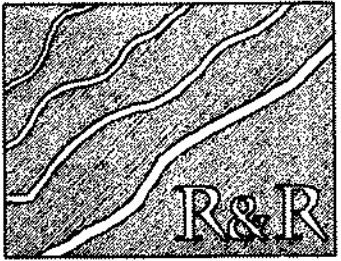


VICINITY MAP
SCALE: 1" = 1000'

FOR:

J.B. OLSEN CONSTRUCTION
9780 MT. PYRAMID COURT
ENGLEWOOD, COLORADO 80112
CONTACT: MIKE FINNEGAN

PREPARED BY:



R&R ENGINEERS-SURVEYORS, INC.

1190 SOUTH COLORADO BOULEVARD
ANNEX BUILDING
DENVER, COLORADO 80246
PH: 303-753-6730 - FX: 303-753-6568
www.RRENGINEERS.com

CONTACT: DOUGLAS S. DUNKIN, P.E.
SEPTEMBER, 2004

SIGNATURE BLOCK

METCO LANDSCAPE SITE PLAN
(OFFICIAL PROJECT NAME)
LEGAL DESCRIPTION: LOT 1 BLOCK 1 TOWER CENTER PARTNERS SUBFLING NO 4
LOT 1 BLOCK 1 TOWER CENTER PARTNERS SUBFLING NO 3
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 Tamko Properties LLC. HAS
(CORP. COMPANY OR INDIVIDUAL)
CAUSED THESE PRESENTS TO BE EXECUTED THIS 27th DAY OF Sept 2004
BY: [Signature] CORPORATE SEAL
(PRINCIPALS OR OWNERS)
NOTARIAL:
STATE OF COLORADO)SS,
COUNTY OF Denver
THE FOREGOING INSTRUMENT WAS ACKNOWLEDGED BEFORE ME THIS 27 DAY
OF September AD. 2004 BY:
Mark Tamko
(PRINCIPALS OR OWNERS)
WITNESS MY HAND AND OFFICIAL SEAL
[Signature]
(NOTARY PUBLIC)
MY COMMISSION EXPIRES 2/5/05 NOTARY/BUSN. ADDRESS: 67100.52nd Ave
Arvada, Co 80002
CITY OF AURORA APPROVALS:
CITY ATTORNEY: Paul Whiting DATE: 11/8/04
PLANNING DIRECTOR: Walt Watter DATE: 11/14/04
PLANNING COMMISSION: NA DATE: 8/11/04
(CITY PERSON)
CITY COUNCIL: NA DATE: NA
(MAYOR)
ATTEST: _____ 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, 2000
CLERK AND RECORDER: _____ DEPUTY: _____

SHEET INDEX

COVER	1
GENERAL NOTES	2
SITE PLAN	3
LANDSCAPE PLAN	4-5
ELEVATIONS	6-7
LIGHTING PLAN	8
DETAILS	9

Signed before this 3rd day
of September, 2004, in the State
of Colorado, Carolyn Denver
[Signature]
sep 14/04



METCO LANDSCAPE INC. 2004-6029-00

REVISIONS	
DATA BLOCK IBC OCCUPA	
7/26/2018 REV.2	
File Name	ML03038-COVER
Plot Date	04/30/2004
Date	4/30/04
Drawn	GMS
Checked	DSO
Job No.	
ML04034	

LOCATED IN THE NORTH HALF OF SECTION
33, TOWNSHIP 3 SOUTH, RANGE 66 WEST,
6TH P.M., CITY OF AURORA, COUNTY OF
ADAMS, STATE OF COLORADO

1. THE DEVELOPER, HIS SUCCESSORS AND ASSIGNS, INCLUDING THE MERCHANT ASSOCIATION SHALL BE RESPONSIBLE FOR INSTALLATION, MAINTENANCE AND REPLACEMENT OF ALL FIRE LANE SIGNS AS REQUIRED BY THE CITY OF AURORA.

3. 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".

5. THE APPLICANT HAS THE OBLIGATION TO COMPLY WITH ALL APPLICABLE REQUIREMENTS OF THE AMERICANS WITH DISABILITIES ACT.

7. 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.

9. ALL ROOFTOP MECHANICAL EQUIPMENT AND VENTS GREATER THAT EIGHT INCHES IN DIAMETER MUST BE SCREENED. SCREENING MAY BE DONE EITHER WITH AN EXTENDED PARAPET WALL OR A FREESTANDING SCREEN WALL OF A MATERIAL, COLOR, AND DESIGN MATCHING THE BUILDING. SCREENS SHALL BE AT LEAST AS HIGH AS THE EQUIPMENT THEY HIDE. IF EQUIPMENT IS VISIBLE BECAUSE SCREENS DON'T MEET THE MINIMUM HEIGHT REQUIREMENT, THE DIRECTOR OF PLANNING MAY REQUIRE CONSTRUCTION MODIFICATIONS PRIOR TO ISSUANCE OF A CERTIFICATE OF OCCUPANCY.

11. FINAL GRADE SHALL BE AT LEAST SIX (6) INCHES BELOW ANY EXTERIOR WOOD SIDING ON THE PREMISES.

13. 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 BUILDING PERMIT, PLEASE BE SURE THAT ALL PLAN COMPUTATIONS ARE CORRECT.

16. ARCHITECTURAL FEATURES (I.E. BAY WINDOWS, FIREPLACES, ROOF OVERHANG, GUTTERS, EAVES, FOUNDATION, FOOTINGS, CANTILEVERED WALLS, ETC.) ARE NOT ALLOWED TO ENCROACH INTO ANY EASEMENT OR FIRE LANE.

18. Emergency Responder Radio Coverage: All New Buildings; Additions to Existing Buildings; shall have approved radio coverage for emergency responders within the building. This building must be assessed to determine adequate in-building radio coverage at time of final frame and electrical inspection by a qualified 3rd party inspection service at the owner/developers expense. Lack of adequate in-building radio coverage may delay the issuance of a Certificate of Occupancy. Where the structure is found deficient a separate permit is required to install, repair or modify any Emergency Response Radio Coverage system. Per 2015 IFC, Section 510.

METCO LANDSCAPE INC. 2004-6029-00

METCO FACILITIES
Lot 1, Block 5 Tower Center Partners
Subdivision Filing No. 3
East 22nd Avenue and Rifle Street

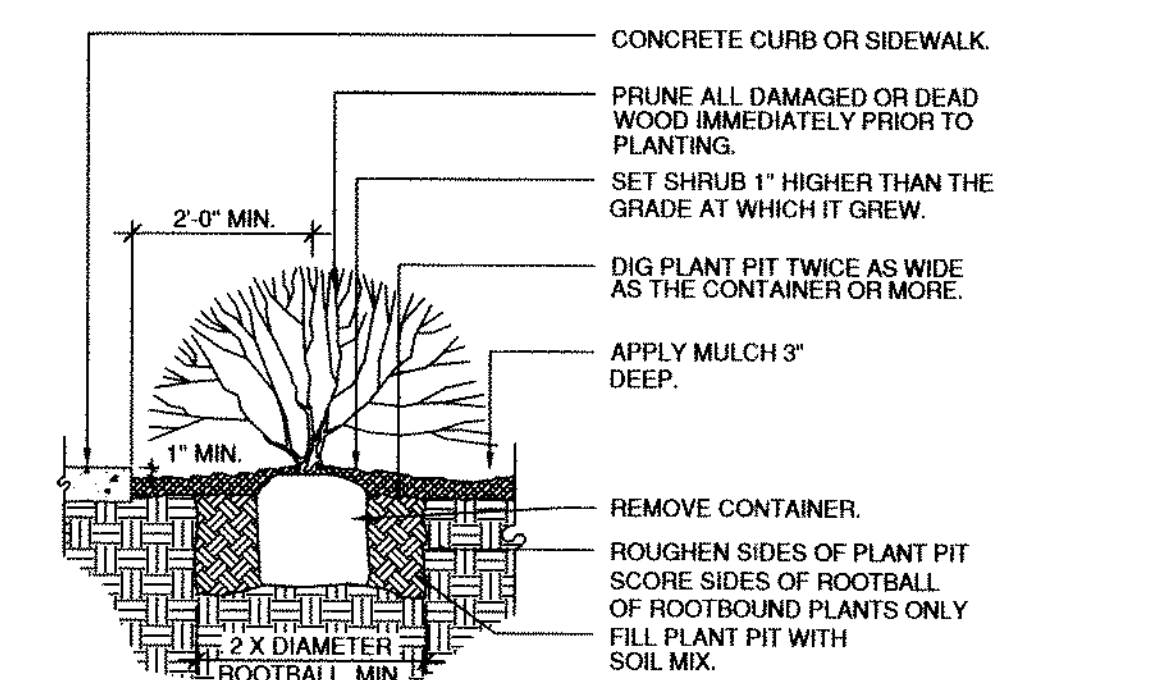
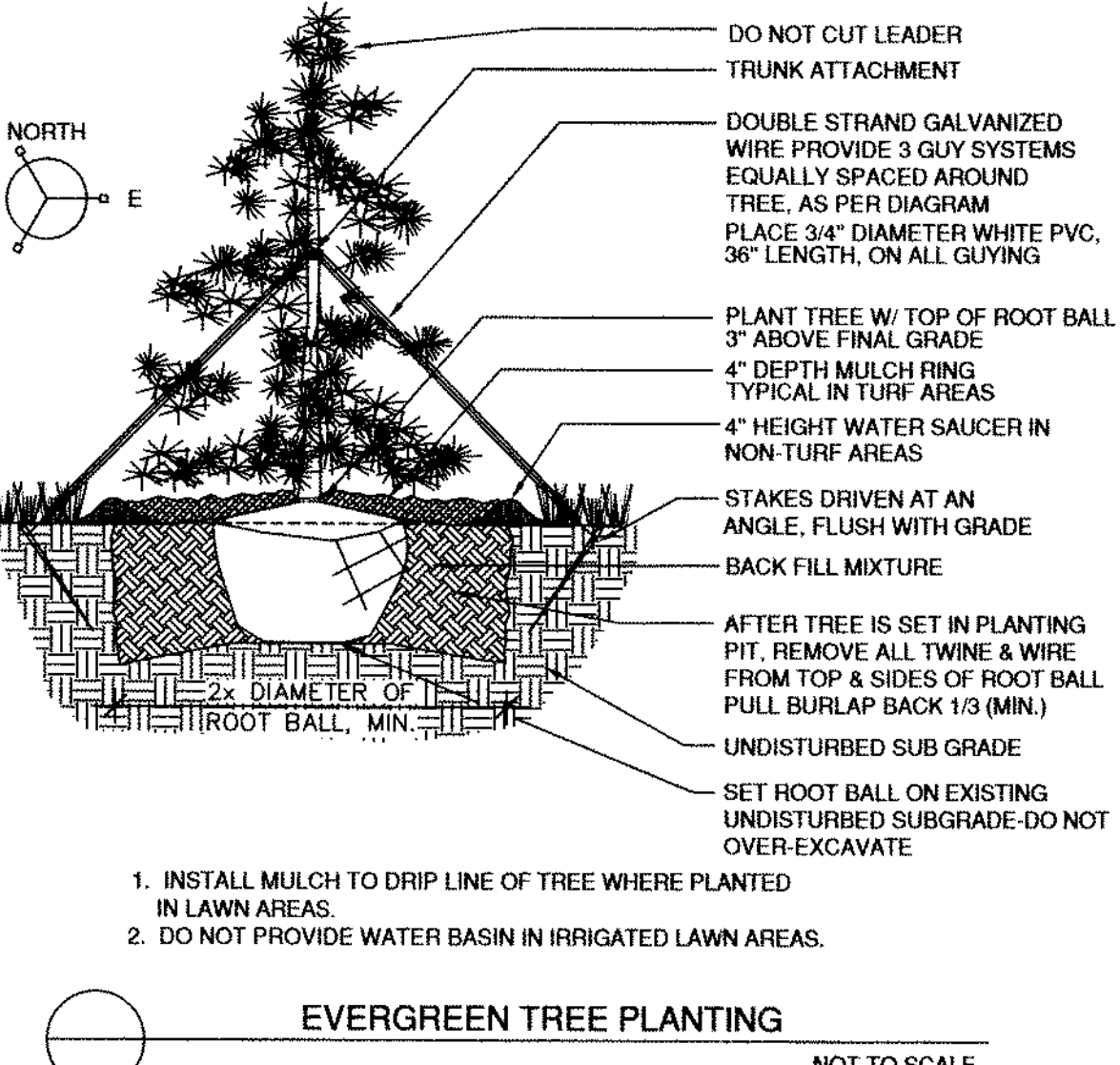
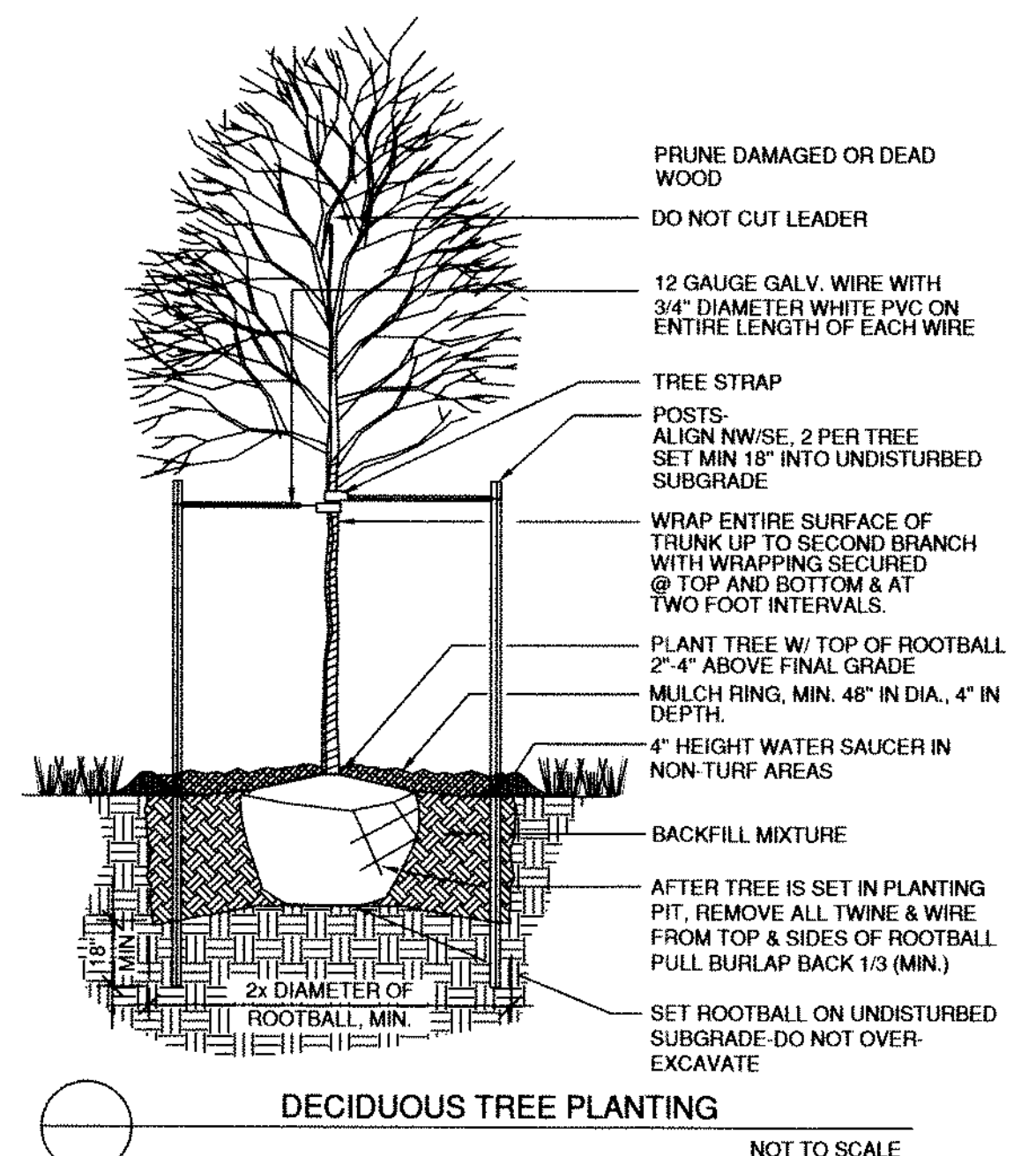
PROJECT NUMBER: **Project 33220** DATE: **7-29-04**
DESIGNED: RM
DRAWN: RM
CHECKED: GB

REVISIONS:
04/14/05
07/26/2018 REV. 2

JOB DESCRIPTION:
Landscape Plan Submittal

SHEET TITLE:
LANDSCAPE PLAN

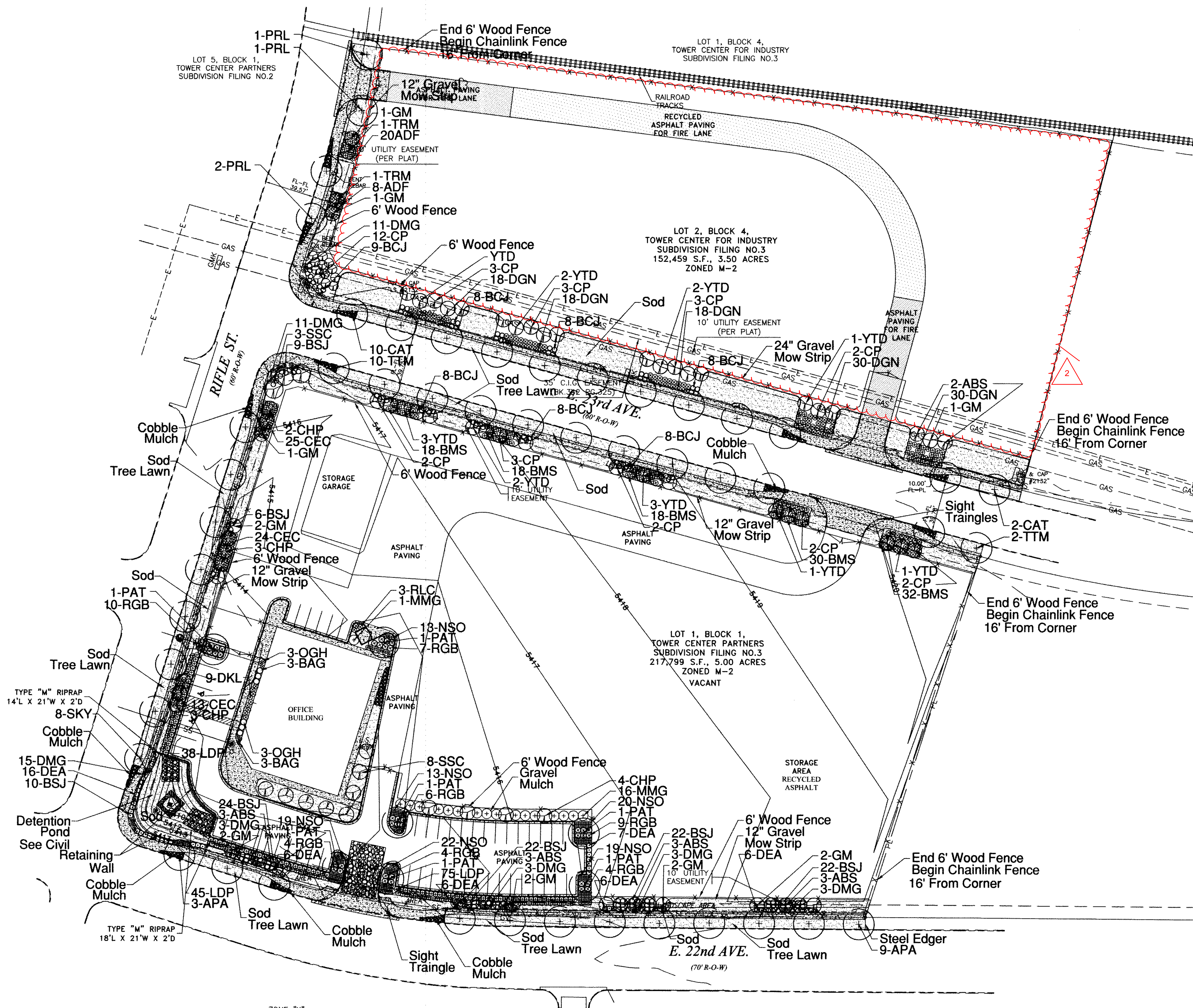
scale: 1"=40'-0"
SHEET NUMBER:
L1
SHEET OF



NOTE: ANY BROKEN OR CRUMBLING ROOTBALL WILL BE REJECTED. REMOVING THE CONTAINERS WILL NOT BE AN EXCUSE FOR DAMAGED ROOTBALLS.

NOTE: HOLD GRADE 1" BELOW EDGE OF WALK OR CURB

SHRUB PLANTING NOT TO SCALE



Waiver Request

As per our Meeting with Dustin Nilsen and Don Fecko, of the City of Aurora, we are requesting a waiver for the fence on the north and east side of the property. We will be putting a wood fence on the south and west sides of the property and wrapping it around the corners to the north and east 16 feet and then continuing with the chain link fence already in place. A Landscape waiver to Sec.146-1420 is also requested. Additional plant materials will be added to the buffers to make up for the required trees/shrubs along the east property lines and rail spur.

PLANT LIST

QTY	SYM	COMMON/ BOTANICAL NAME	SIZE	COMMENTS	WATER USAGE
DECIDUOUS SHADE TREES					
7	PAT	Patmore Ash Fraxinus pennsylvanica 'Patmore'	21/2" cal.	Specimen quality B&B, staked	LOW
8	SKY	Skyline Honeylocust Gleditsia triacanthos inermis 'Skyline'	2 1/2" cal.	Specimen quality B&B, staked	MODERATE
14	TTM	Tartarian Maple Acer tataricum	2 1/2" cal.	Specimen quality B&B, staked	MODERATE
14	CAT	Western Catalpa Catalpa speciosa	2 1/2" cal.	Specimen quality B&B, staked	MODERATE
12	APA	Autumn Purple Ash Fraxinus americana 'Autumn Purple'	2 1/2" cal.	Specimen quality B&B, staked	MODERATE
4	PRL	Purple Robe Locust Robinia pseudoacacia 'Purple Robe'	2 1/2" cal.	Specimen quality B&B, staked	MODERATE
ORNAMENTAL TREES					
12	CHP	Chanticleer Pear Pyrus calleryana 'Chanticleer'	2" cal.	Specimen quality B&B, staked	MODERATE
12	ABS	Autumn Blaze Serviceberry Amelanchier 'Autumn Blaze'	2" cal.	Specimen quality B&B, staked	LOW
13	TCH	Thornless Cockspur Hawthorn Crataegus crus-galli 'Inermis'	2" cal.	Specimen quality B&B, staked	LOW
13	SBS	Shadblow Serviceberry Amelanchier canadensis	2" cal.	Specimen quality B&B, staked	MODERATE
2	TRM	Tartarian Maple Acer tataricum	2" cal.	Specimen quality B&B, staked	LOW
29	GM	Ginnala Maple Acer ginnala	3'-4'	Specimen quality B&B, staked	MODERATE
8	CEO	Columnar English Oak Quercus robur 'Fastigiata'	2" cal.	Specimen quality B&B, staked	MODERATE
DECIDUOUS SHRUBS					
99	RLC	Red Lake Currant Ribes silvestre 'Red Lake'	5 gal.	Container, 5 canes min. 12"-18" ht.	LOW
6	OGH	Oregon Grapeholly Mahonia aquifolium	5 gal.	Container, 5 canes min. 12"-18" ht.	MODERATE
9	DKL	Dwarf Korean Lilac Syringa meyeri 'Palibin'	5 gal.	Container, 5 canes min. 12"-18" ht.	MODERATE
43	RGB	Rose Glow Barberry Berberis thunbergii 'Rose Glow'	5 gal.	Container, 5 canes min. 12"-18" ht.	LOW
116	BMS	Blue Mist Spirea Caryopteris x clandonensis	5 gal.	Container, 5 canes min. 12"-18" ht.	MODERATE
114	DGN	Dart's Gold Ninebark Physocarpus opulifolius 'Dart's Gold'	5 gal.	Container, 5 canes min. 24"-30" ht.	MODERATE
17	MMG	Mountain Mahogany Cercocarpus montanus	5 gal.	Container, 5 canes min. 12"-18" ht.	LOW
157	LDP	Lodense Privet Ligustrum vulgare 'Lodense'	5 gal.	Container, 5 canes min. 12"-18" ht.	MODERATE
62	CEC	Compact European Cranberrybush Viburnum opulus 'Compactum'	5 gal.	Container, 5 canes min. 12"-18" ht.	MODERATE
47	DEA	Dwarf Euonymus Alatus Euonymus alatus 'Compactum'	5 gal.	Container, 5 canes min. 12"-18" ht.	MODERATE
EVERGREEN SHRUBS					
160	BSJ	Blue Star Juniper Juniperus squamata 'Blue Star'	5 gal.	Container 18"-24" spread	MODERATE
ORANEMENTAL GRASSES					
49	DMG	Dwarf Miscanthus Grass Miscanthus sinensis 'Yaku Jima'	1 gal.	Container 4"-6" spread	MODERATE
103	NSO	Northern Sea Oats Chasmanthium latifolium	1 gal.	Container 4"-6" spread	MODERATE
6	BAG	Blue Avena Grass Helictotrichon sempervirens	1 gal.	Container 4"-6" spread	MODERATE

LANDSCAPE NOTES:

- ALL SHRUBS BEDS ARE TO BE CONTAINED WITH STEEL EDGER ADJACENT TO SOD. NOT REQUIRED AT CURB, WALKS OR BETWEEN SHRUB PLANTING AND DRY ZONE AREAS.
- ALL TREES AND SHRUB BED LOCATIONS ARE TO BE STAKED OUT ON THE SITE FOR APPROVAL BY THE LANDSCAPE ARCHITECT PRIOR TO INSTALLATION.
- ALL PLANT MATERIALS ARE TO BE APPROVED BY THE LANDSCAPE ARCHITECT PRIOR TO INSTALLATION. ANY PLANT NOT MEETING THE LANDSCAPE ARCHITECT'S APPROVAL WILL BE REJECTED AT ANY TIME PRIOR TO FINAL ACCEPTANCE.
- ALL IRRIGATED LANDSCAPE AREAS SHALL RECEIVE SOIL PREPERATION AMENDMENTS CONSISTING OF COMPOST AT 4 C.Y. / 1000 S.F., COMMERCIAL FERTILIZER AT 10 LBS. / 1000 S.F.. AND SUPERPHOSPHATE AT 10 LBS. / 100 S.F. TILLED TO A DEPTH OF 6".
- ALL SHRUB BEDS ARE TO BE MULCHED WITH 3/4" MOUNTAIN GRAVEL MULCH AT A MINIMUM DEPTH OF 4" OVER FILTER FABRIC. INSTALL 4" DEPTH FIR FIBER MULCH WITHOUT FILTER FABRIC AT ALL TREE LOCATIONS TURF AREASINSTALL MULCH 1" BELOW ALL CURBS AND SIDEWALKS.
- THE CONTRACTOR SHALL BE RESPONSIBLE FOR THE REPAIR OF ANY DAMAGE TO EXISTING UTILITIES, CURB AND GUTTER, WALLS, OR WALKWAYS AND OTHER STRUCTURES THAT IS A RESULT OF HIS WORK. THE REPAIR OF SUCH DAMAGE WILL BE AT NO ADDITIONAL COST TO THE OWNER.
- ALL UTILITY EASEMENTS SHALL REMAIN UNOBSTRUCTED AND FULLY ACCESSIBLE ALONG THEIR ENTIRE LENGTH FOR MAINTENANCE EQUIPMENT ENTRY.
- THE CONTRACTOR MUST USE THE ARCHITECTURAL AND ENGINEERING PLANS IN CONJUNCTION WITH THE LANDSCAPE PLANS. ANY DISCREPANCY IN DESIGN MUST BE BROUGHT TO THE ATTENTION OF THE LANDSCAPE ARCHITECT IMMEDIATELY, AND PRIOR TO CONSTRUCTION.
- ALL LANDSCAPE AREAS AND PLANT MATERIAL WILL BE WATERED BY AN AUTOMATIC IRRIGATION SYSTEM. THE CONTROLLER FOR THIS SYSTEM WILL BE CONNECTED TO AN AUTOMATIC RAIN SENSOR. BED AREAS TO BE DRIP IRRIGATED AND SOD AREAS TO BE SPRAY IRRIGATED.
- LANDSCAPE CONTRACTOR TO PROVIDE ADEQUATE ACCESS CLEARANCE AROUND FIRE HYDRANTS WHEN INSTALLING SHRUBS AND GRASSES.
- COBBLE AREAS TO HAVE 3-6" WASHED RIVER COBBLE INSTALLED OVER FILTER FABRIC. INSTALLING SHRUBS AND GRASSES.
- SIDEWALKS & VEHICULAR DRIVES WILL BE SURFACED WITH CONCRETE AND/OR ASPHALT.
- THE DEVELOPER, HIS SUCCESSORS AND ASSIGNS, SHALL BE RESPONSIBLE FOR INSTALLATION, MAINTENANCE AND REPLACEMENT OF ALL LANDSCAPEING 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 ISSUCANCE OF CERTIFICATE OF OCCUPANCY.
- SITE WILL HAVE ON 18' POLE LIGHT LOCATED IN THE PARKING AREA AND WALL PANEL LIGHTS ON THE SIDES OF THE BUILDINGS.

Street Frontage Landscape Requirements (1 Tree / 40 L.F.)

Street	Frontage Length Linear Feet	# Trees Required	# Trees Provided
East 22nd Avenue	470	12	12
Rifle Street	424	11	12
East 23rd Avenue (North)	458	11	12*
East 23rd Avenue (South)	455	11	12*

*Plus 2 Extra at Each Entrance

General Landscape Buffers - Street Frontages

Buffer / Length	Width Required	Width Provided Features	# Trees & Shrubs Required / Provided
East 22nd Avenue 485 L.F.	20'	15'	12 Trees, 61 Shrubs 12 Trees, 88 Shrubs*
*Additional 67 Shrubs For Hedge Along Parking Lots			
Rifle Street 500 L.F.	20'	15'	13 Trees, 63 Shrubs 12 Trees, 74 Shrubs*

*Additional 24 Shrubs For Hedge Along Parking Lot

East 23rd Avenue (S) 528 L.F.	20'	15'	13 Trees, 66 Shrubs 13 Trees, 96 Shrubs
East 23rd Avenue (N) 536 L.F.	20'	15'	13 Trees, 66 Shrubs 13 Trees, 96 Shrubs
North Property Line Along Rail Spur 587 L.F.			Non Required ***

**Enhanced Planting At The Intersections of Rifle St. & East 23rd Avenue
***An Additional 29 Trees and 145 Shrubs Have Been Added To Buffers
To Satsify Requirements On The Non-Street Frontage Property Lines
(A Landscape Waiver Has Been Submitted With This Landscape Package)

Non-Residential Building Elevation Landscape Information:

Elevation (direction facing)	Building Perimeter	# Trees required at 1 tree per 30 l.f. # Trees provided	Total lenght of beds required. Must equal or exceed 1/3 elevation length.	Total lenght of beds provided.
West along Rifle Street & South along E. 22nd Ave.	194'	7 / 8	65	145

METCO LANDSCAPE, INC.

6770 WEST 52ND AVE. #A
ARVADA, COLORADO 80002

SERVICEDESIGN

A New Design Group Company
1600 Wynkoop Street, Suite 100
Denver, Colorado 80209
Phone 720.904.0440 Fax 720.932.7561

THE IDEAL DRAWINGS AND SPECIFICATIONS CONTAINED HEREIN ARE COPYRIGHTED BY NEWMAN CAUVENIER & SOHN. WRITTEN AUTHORIZATION IS REQUIRED FOR ANY REPRODUCTION. USE WITHOUT THE ARCHITECT'S WRITTEN CONSENT CONSTITUTE

SITE: LOT 1, BLOCK 5, TOWER CENTER
PARTNERS SUBDIVISION FILING
NO. 3 E. 22ND AVENUE AND
RIFLE STREET

NO. REVISION / SUBMISSIONS	DATE
1 ADDENDUM #1	05.04.05

PROJECT NUMBER	DATE
104-002.00	7-29-04

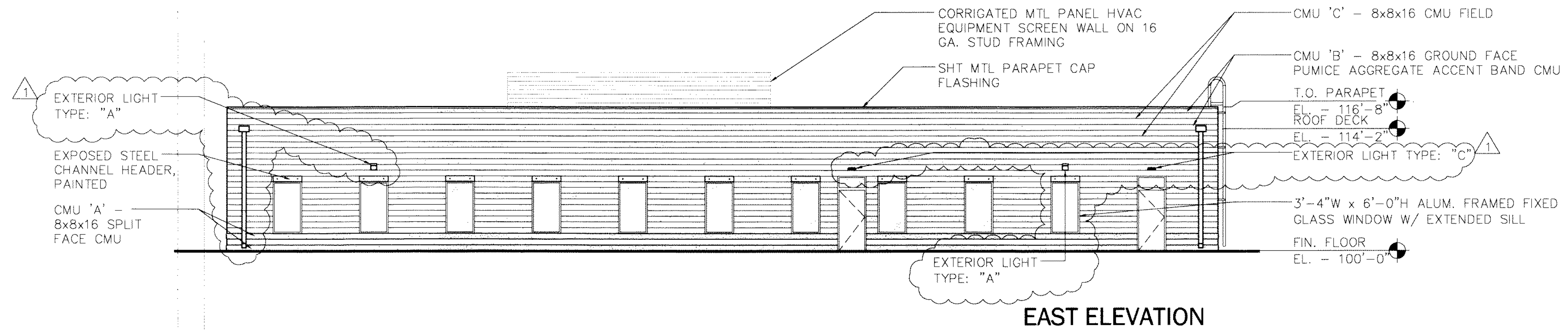
DRAWING TITLE
OFFICE BUILDING ELEVATIONS

DRAWING NUMBER

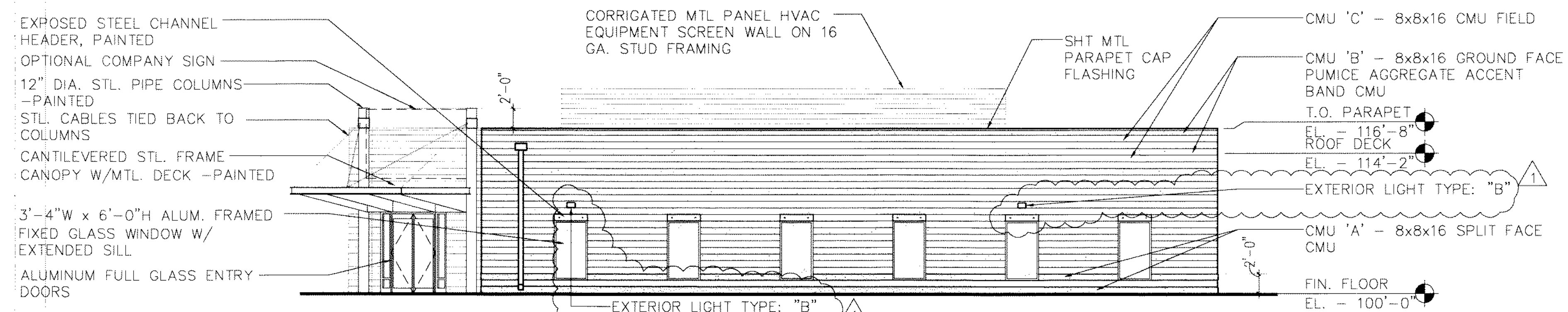
201

METCO 2004-6029

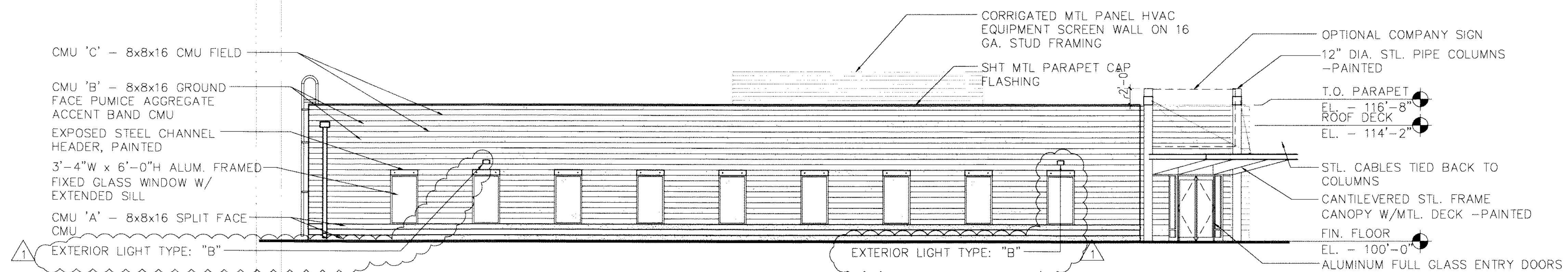
5 of 16



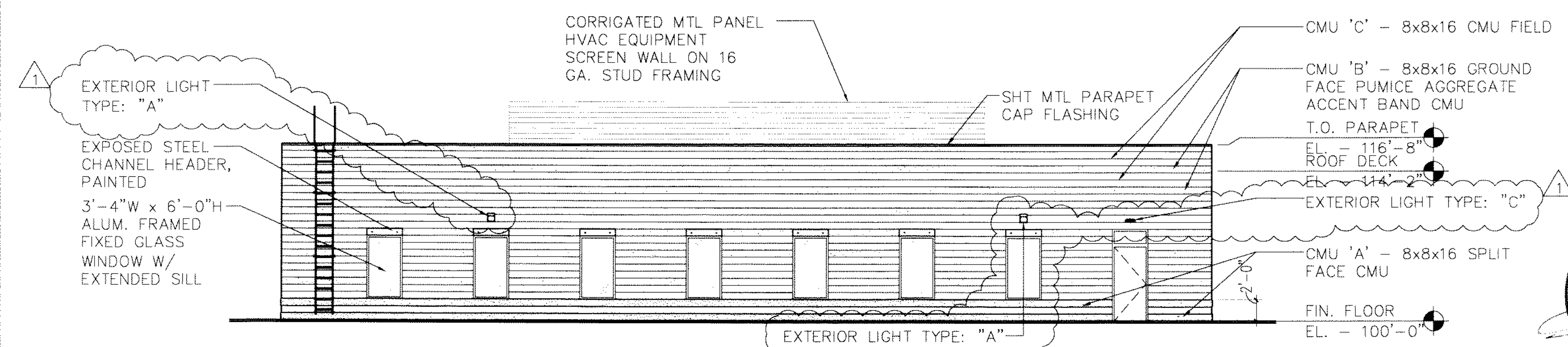
EAST ELEVATION



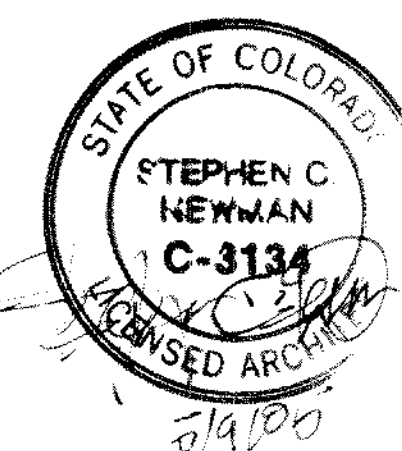
SOUTH ELEVATION



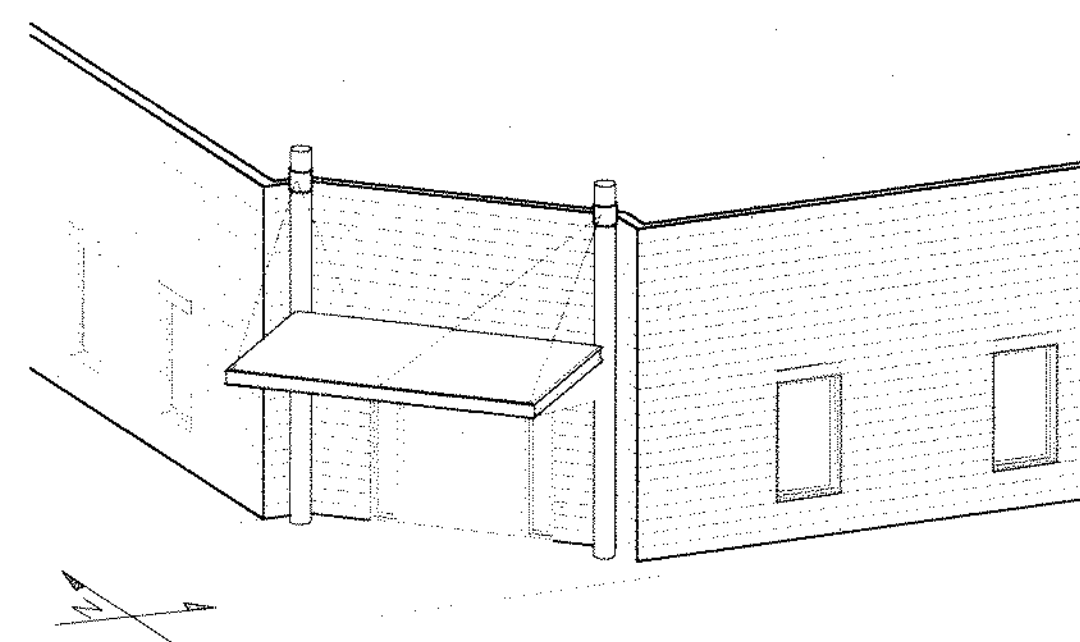
WEST ELEVATION

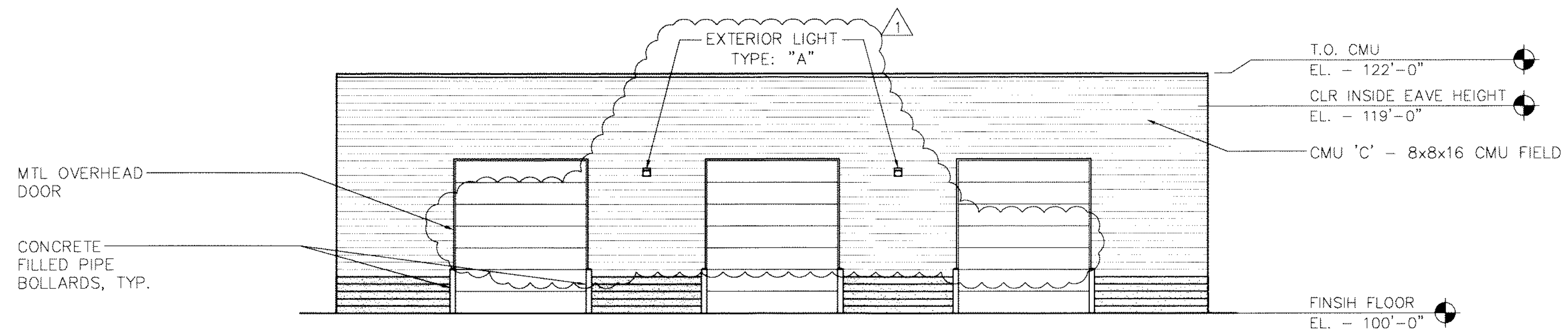


NORTH ELEVATION

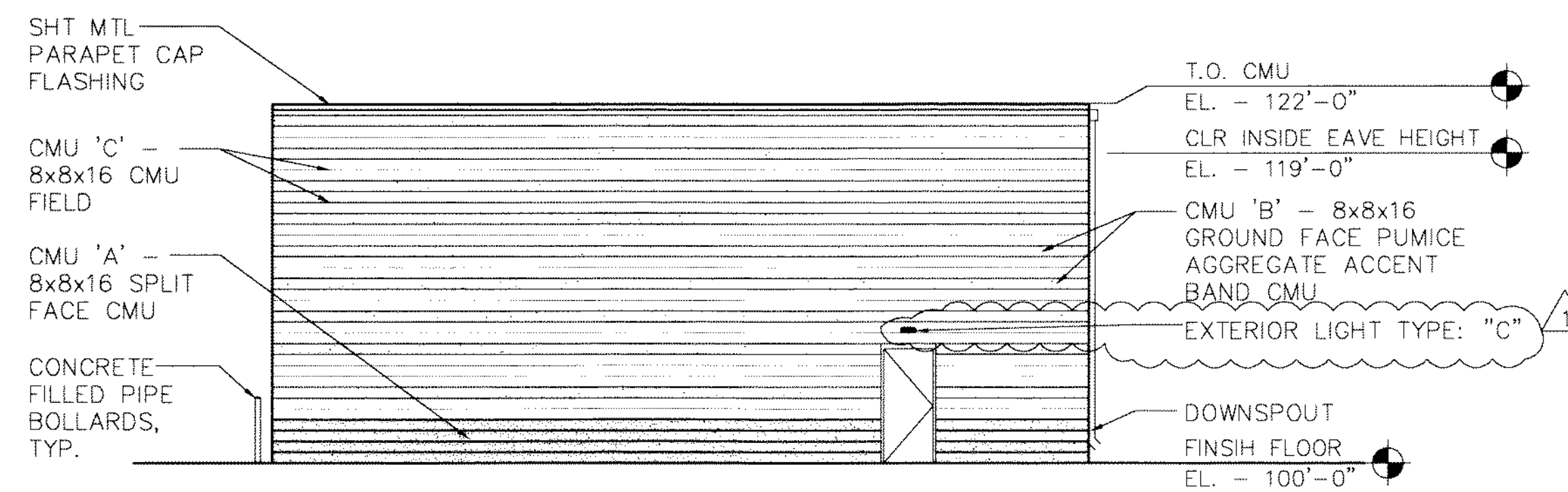


ENTRY ISOMETRIC

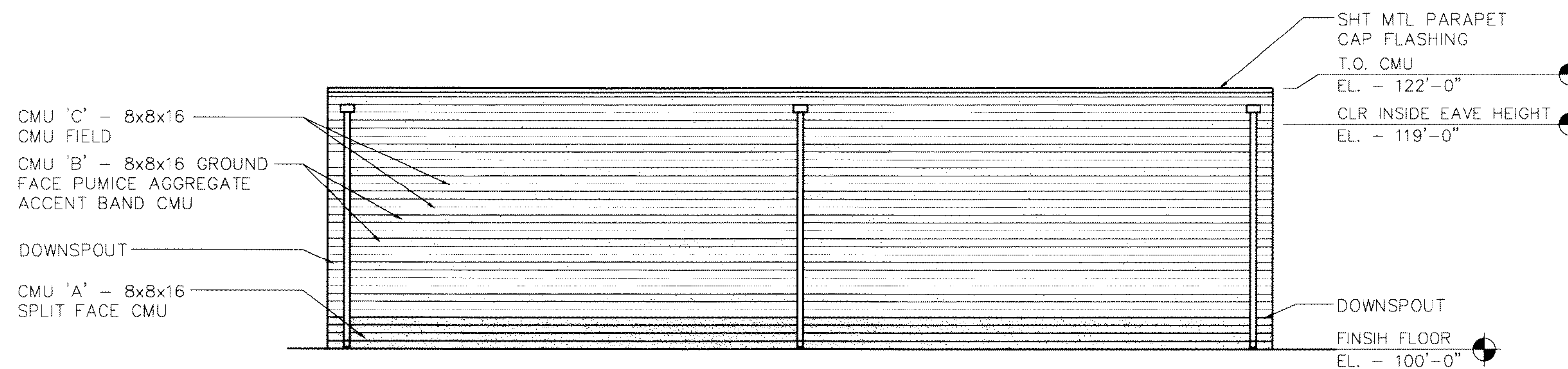




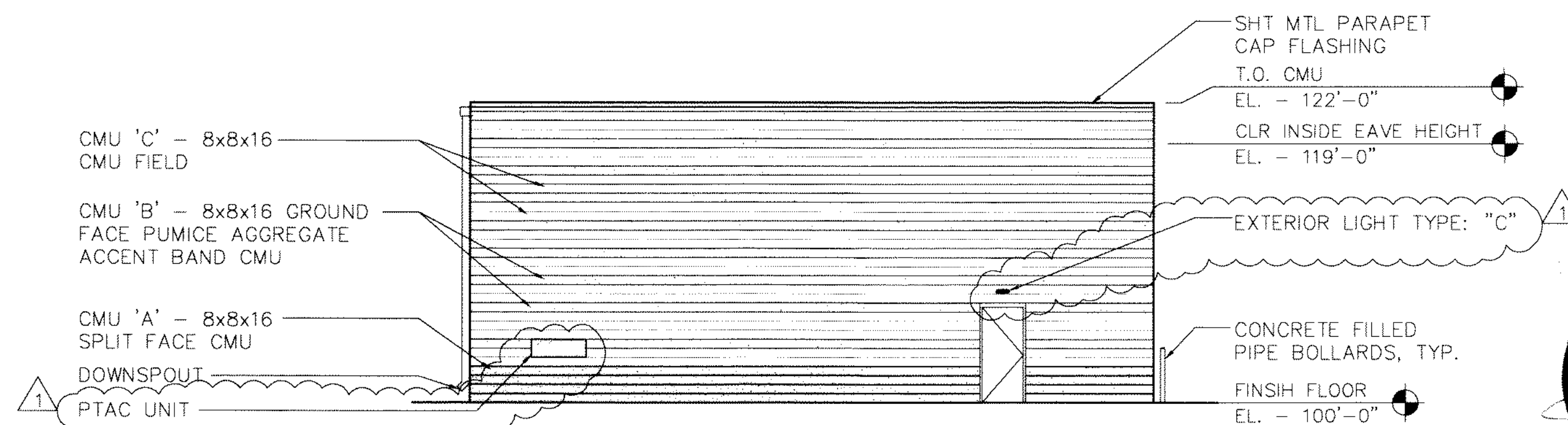
EAST ELEVATION



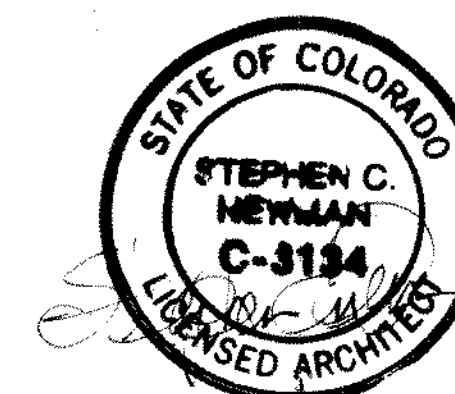
NORTH ELEVATION



WEST ELEVATION



SOUTH ELEVATION



METCO LANDSCAPE, INC.

6770 WEST 52ND AVE. #A
ARVADA, COLORADO 80002

SERVICE DESIGN

A New Design Group Company
1600 Wynkoop Street, Suite 100
Denver, Colorado 80209
Phone 720.904.0440 Fax 720.932.7561

THE IDEAS, DRAWINGS AND SPECIFICATIONS CONTAINED HEREIN ARE COPYRIGHTED BY NEWMAN CAUTERER & DORR. WRITTEN AUTHORIZATION IS REQUIRED FOR ANY REPRODUCTION. USE WITHOUT THE ARCHITECTS WRITTEN CONSENT CONSTITUTE.

SITE: LOT 1, BLOCK 5, TOWER CENTER
PARTNERS SUBDIVISION FILING
NO. 3 E. 22ND AVENUE AND
RIFLE STREET

NO. REVISION / SUBMISSIONS	DATE
1 ADDENDUM #1	05.04.05

PROJECT NUMBER	DATE
104-002.00	7-29-04
DRAWING TITLE	

SHOP BUILDING ELEVATIONS

DRAWING NUMBER

202

METCO L/S 2004-629

6 of 16



FEATURES & APPLICATIONS

Features:
Housing Manufactured From Heavy Duty Die-cast Aluminum With a Powder Coated Dark Bronze Finish and Chromate Conversion Coating for Durability
Weatherproof Silicone Gasket Present for Moisture And Dust Proof Protection
Fixture Includes an Anodized Aluminum Reflector and High Impact Heat Resistant Tempered Glass For Optimal Light Distribution
Housing Comes With Threaded 1/2" Apertures for Securing Conduit and/or Photocell Installation
Fixture Wall Mounts Directly Over 4" Outlet Box
Polyester Powder Coat Finish
Tempered Clear Flat Glass Lens
Night Sky Compliant
CSA Listed for Wet Locations
Custom Colors Available
Lamp Included

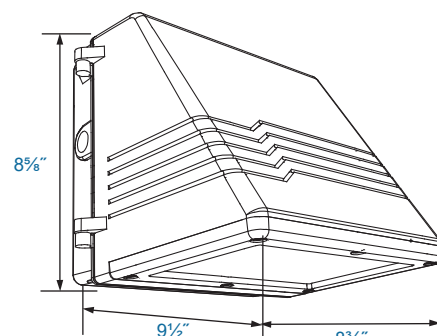
Applications:
Warehouse Facilities
Shipping and Receiving Areas
Cold Storage Facilities
Industrial Plants
Commercial Buildings

Accessories Sold Separately

Small Wallpack - Constellation Series (Full Cutoff)

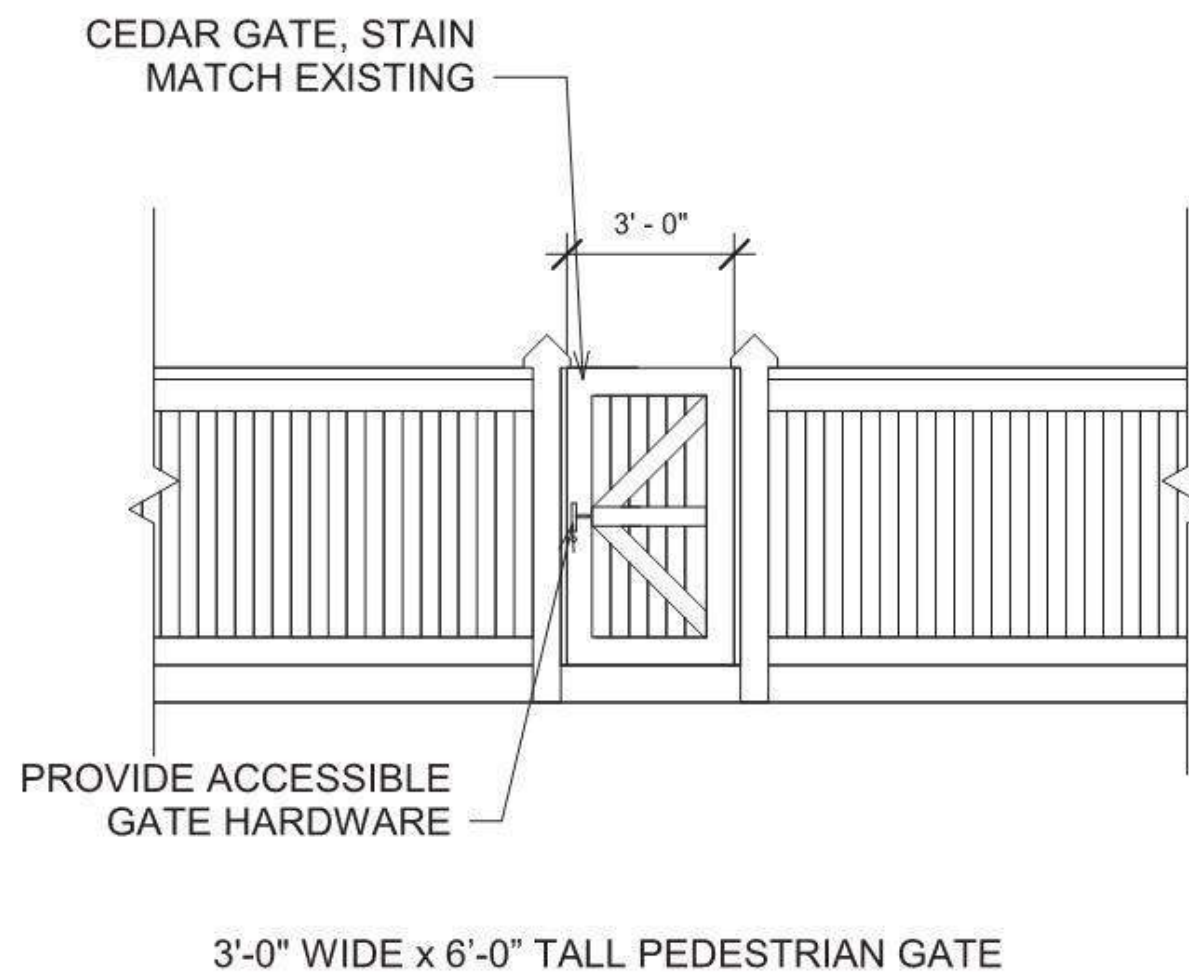


DIMENSIONS

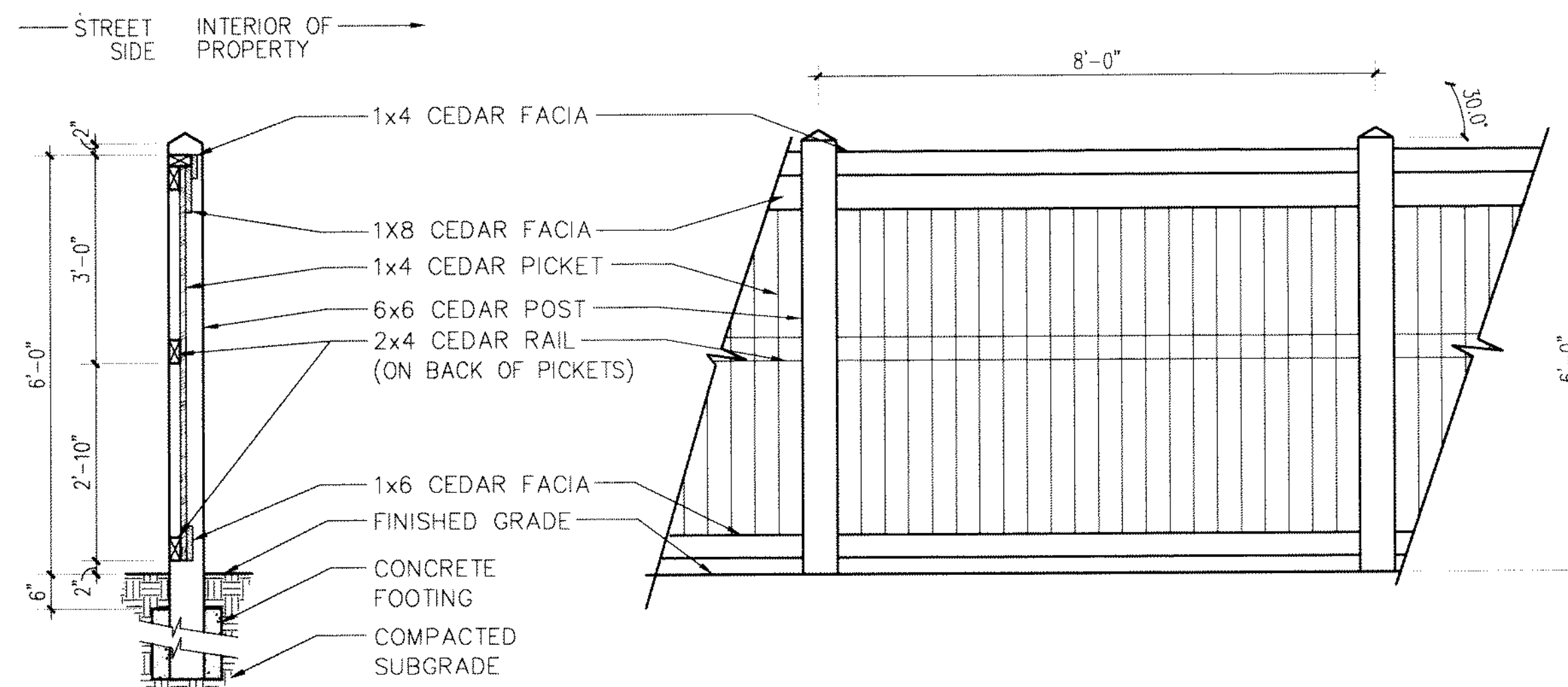


WPC12

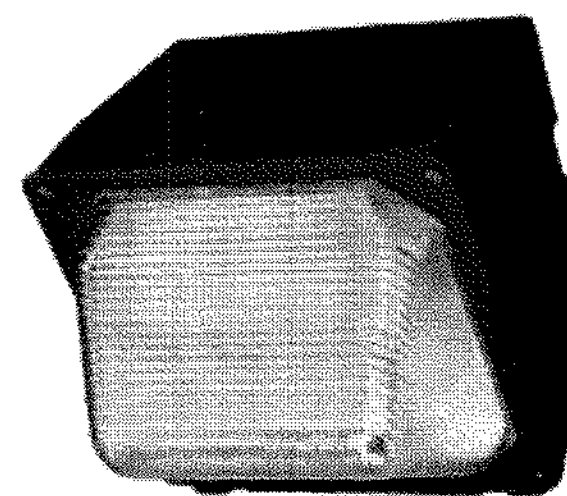
AMENDED EXTERIOR LIGHT TYPE: "B"



3'-0" WIDE x 6'-0" TALL PEDESTRIAN GATE

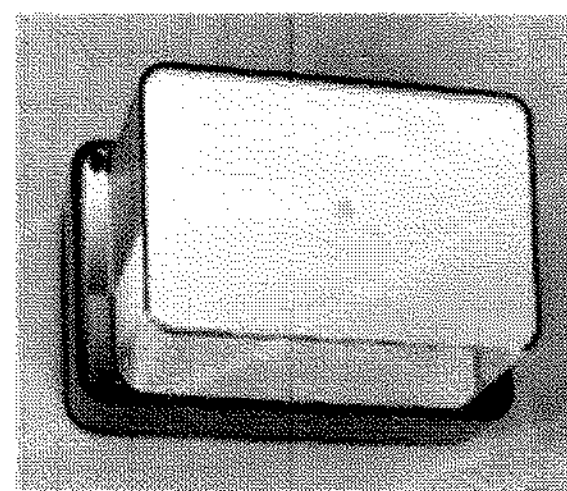


FENCE DETAIL/ELEVATION



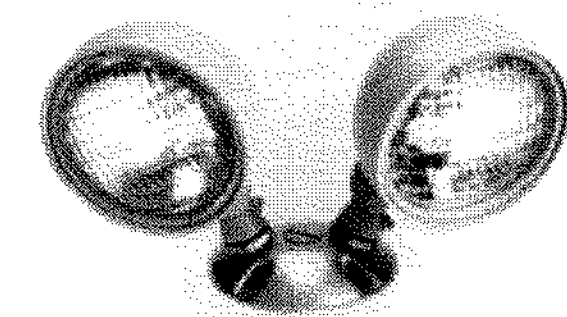
LUMARK WALLY GLASS
TYPE: AA LS15G 70-150W
HIGH PRESSURE SODIUM
METAL HALIDE

EXTERIOR LIGHT TYPE: "A"



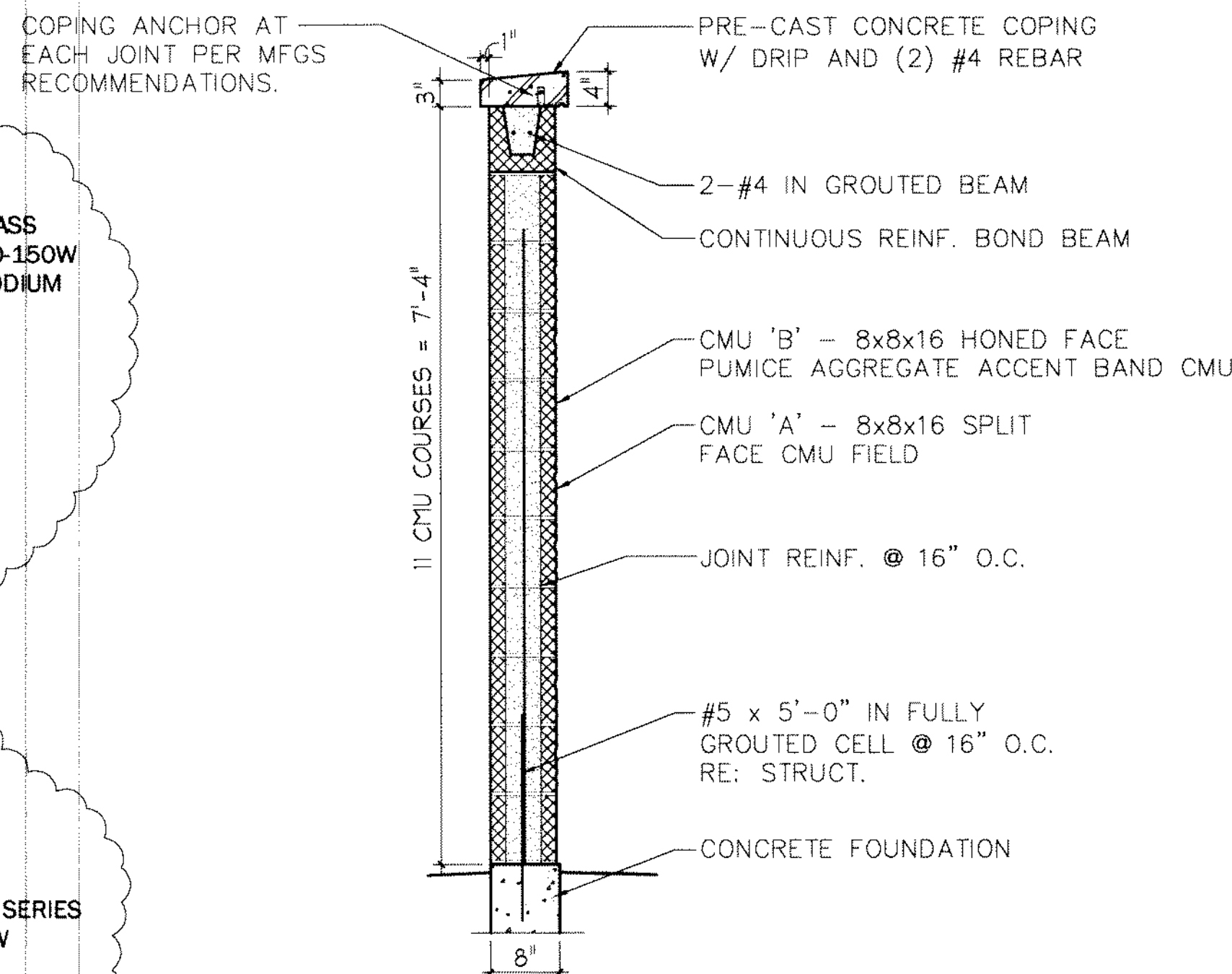
RUUD LIGHTING E8 SERIES
TYPE: E8407-D 70W
WALL DOWNLIGHT

EXTERIOR LIGHT TYPE: "B"

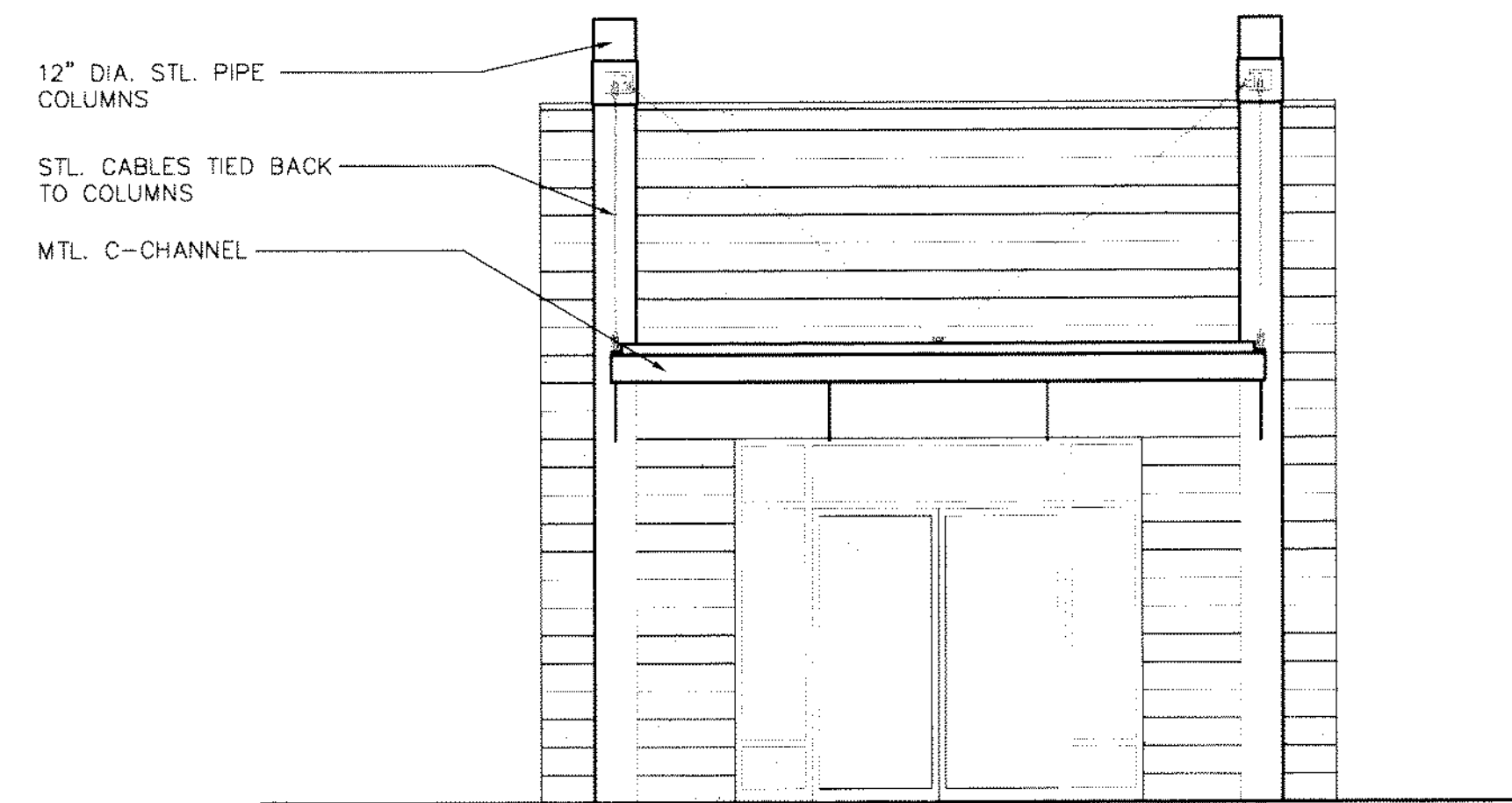


E-CONOLIGHT TYPE:
E-XH20506WG 5.4 WATT
DUAL REMOTE HEAD
(WET LISTED)

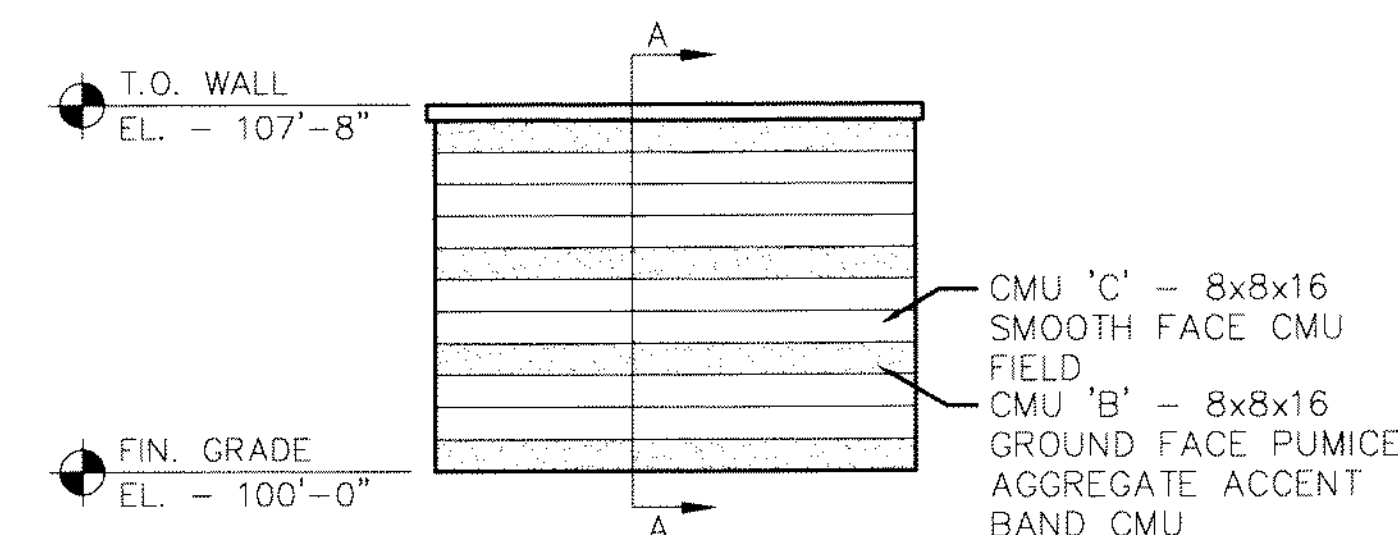
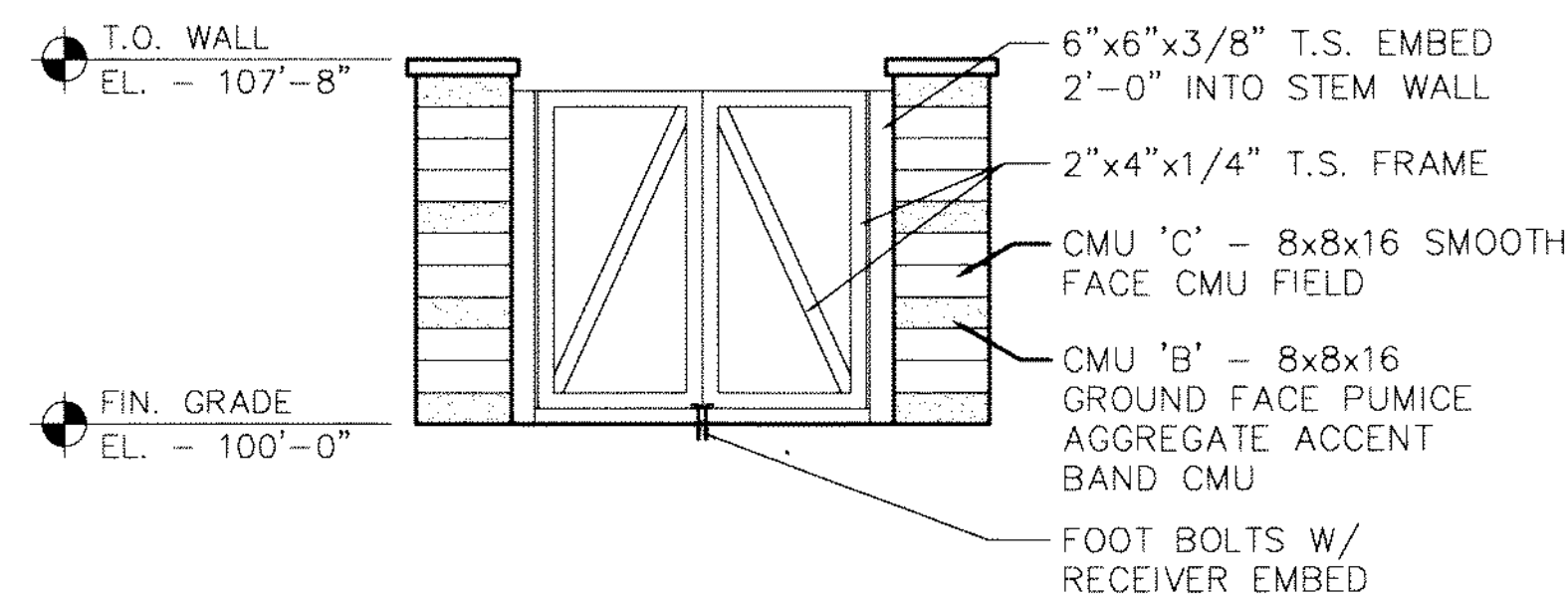
EXTERIOR LIGHT TYPE: "C"



TRASH ENCLOSURE SECTION A-A

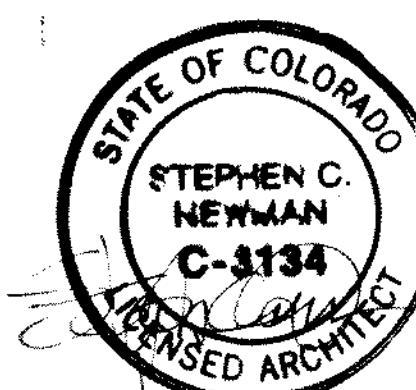


ENTRY



TRASH ENCLOSURE ELEVATIONS

REFERENCE TRASH ENCLOSURE AND FENCE DETAIL FOR REV.2
SITE PLAN SUBMITTAL. Additional trash enclosure to be added to
"Lot 1, Block 1, Tower Center Partners, Subdivision Filing No. 4".



**METCO
LANDSCAPE, INC.**
6770 WEST 52ND AVE. #A
ARVADA, COLORADO 80002

SERVICEDESIGN

A New Design Group Company
1600 Wynkoop Street, Suite 100
Denver, Colorado 80209
Phone 720.904.0440 Fax 720.932.7561

THE IDEAL DRAWINGS AND SPECIFICATIONS CONTAINED HEREIN ARE COPYRIGHTED
BY NEWMAN, CAVALIER & DUNN. WRITTEN AUTHORIZATION IS REQUIRED FOR ANY
REPRODUCTION, USE WITHOUT THE ARCHITECT'S WRITTEN CONSENT CONSTITUTE

SITE: LOT 1, BLOCK 5, TOWER CENTER
PARTNERS SUBDIVISION FILING
NO. 3 E. 22ND AVENUE AND
RIFLE STREET

NO. REVISION / SUBMISSIONS	DATE
1 ADDENDUM #1	05.04.05
07/26/2018 REV. 2	07/26/18

PROJECT NUMBER	DATE
104-002.00	7-29-04
DRAWING TITLE	

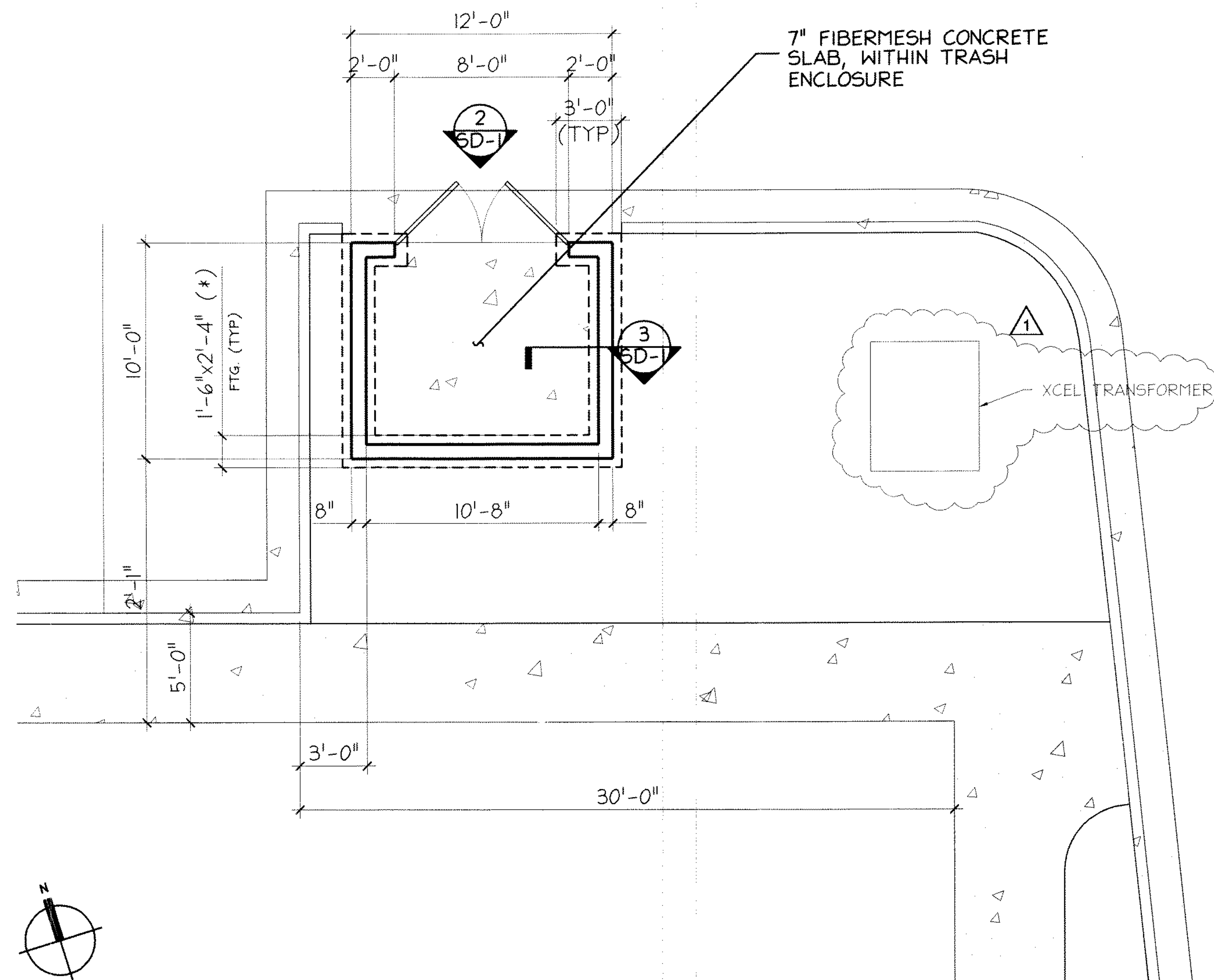
TRASH ENCLOSURE ELEVATIONS
DETAILS

DRAWING NUMBER

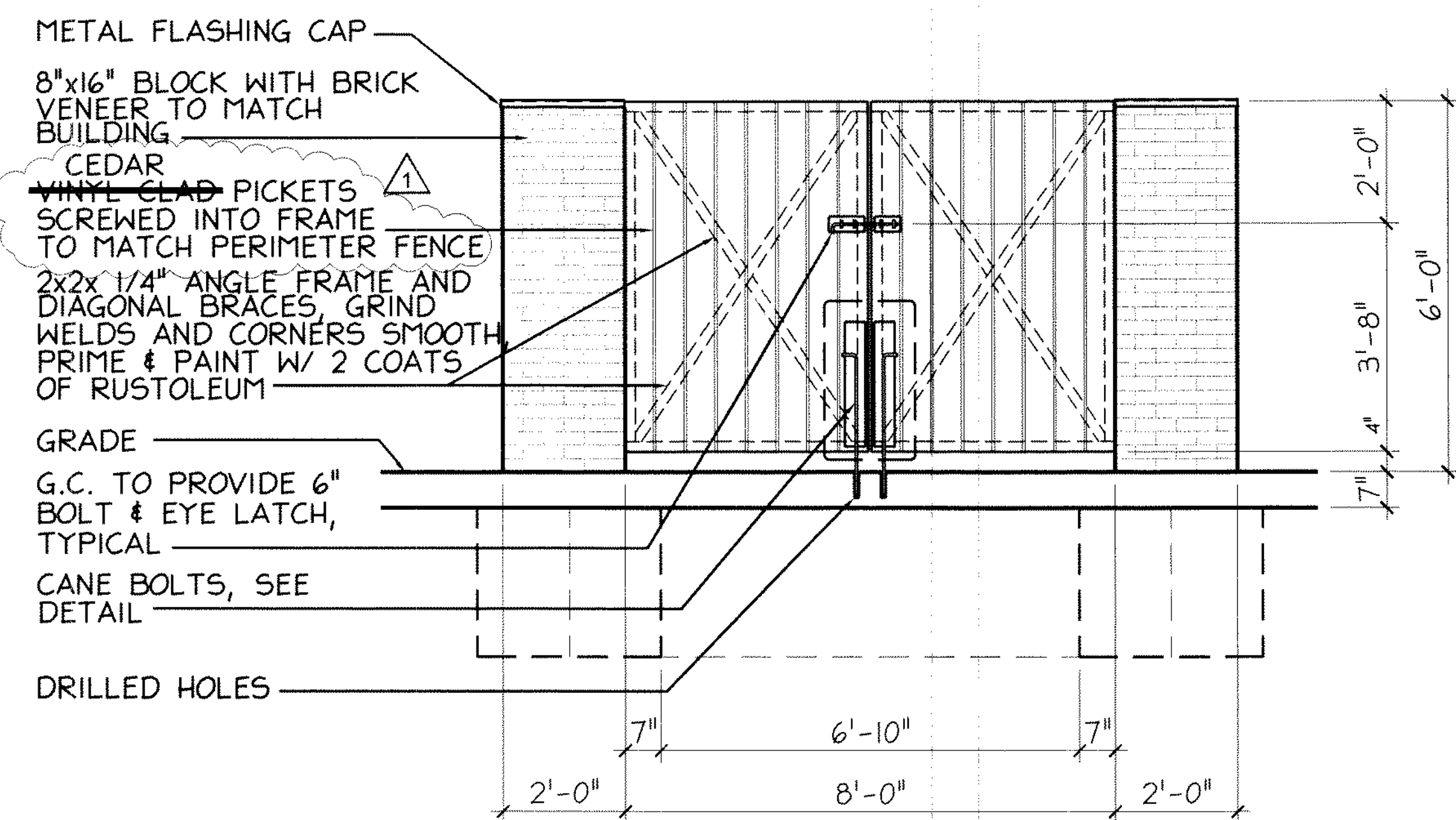
203

METCO L/S 2004-6029

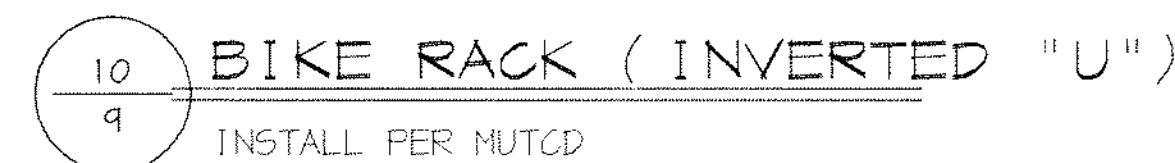
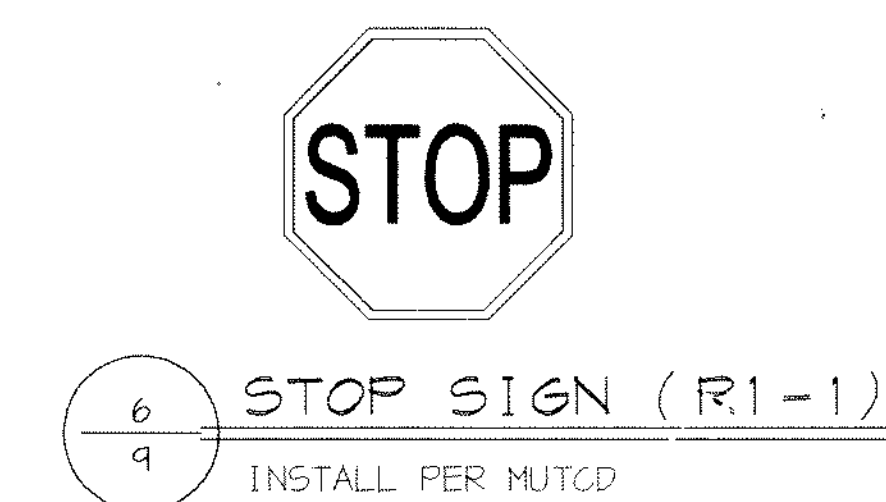
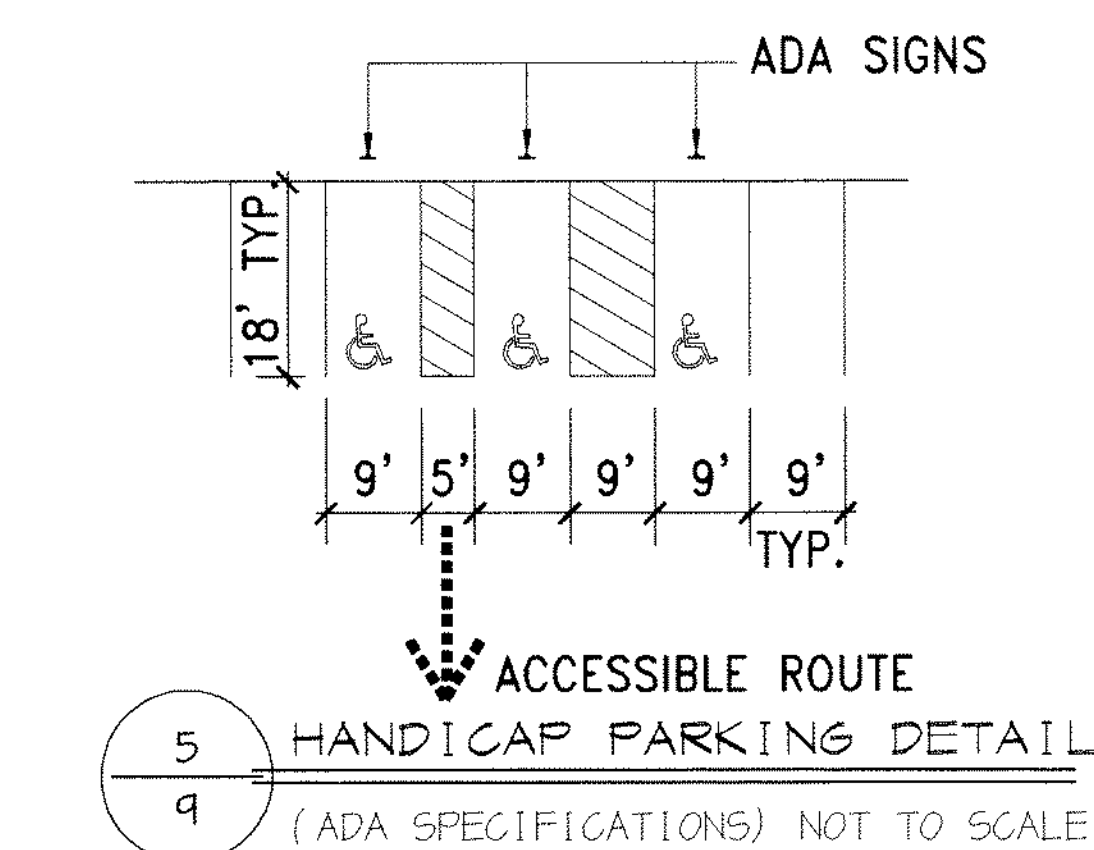
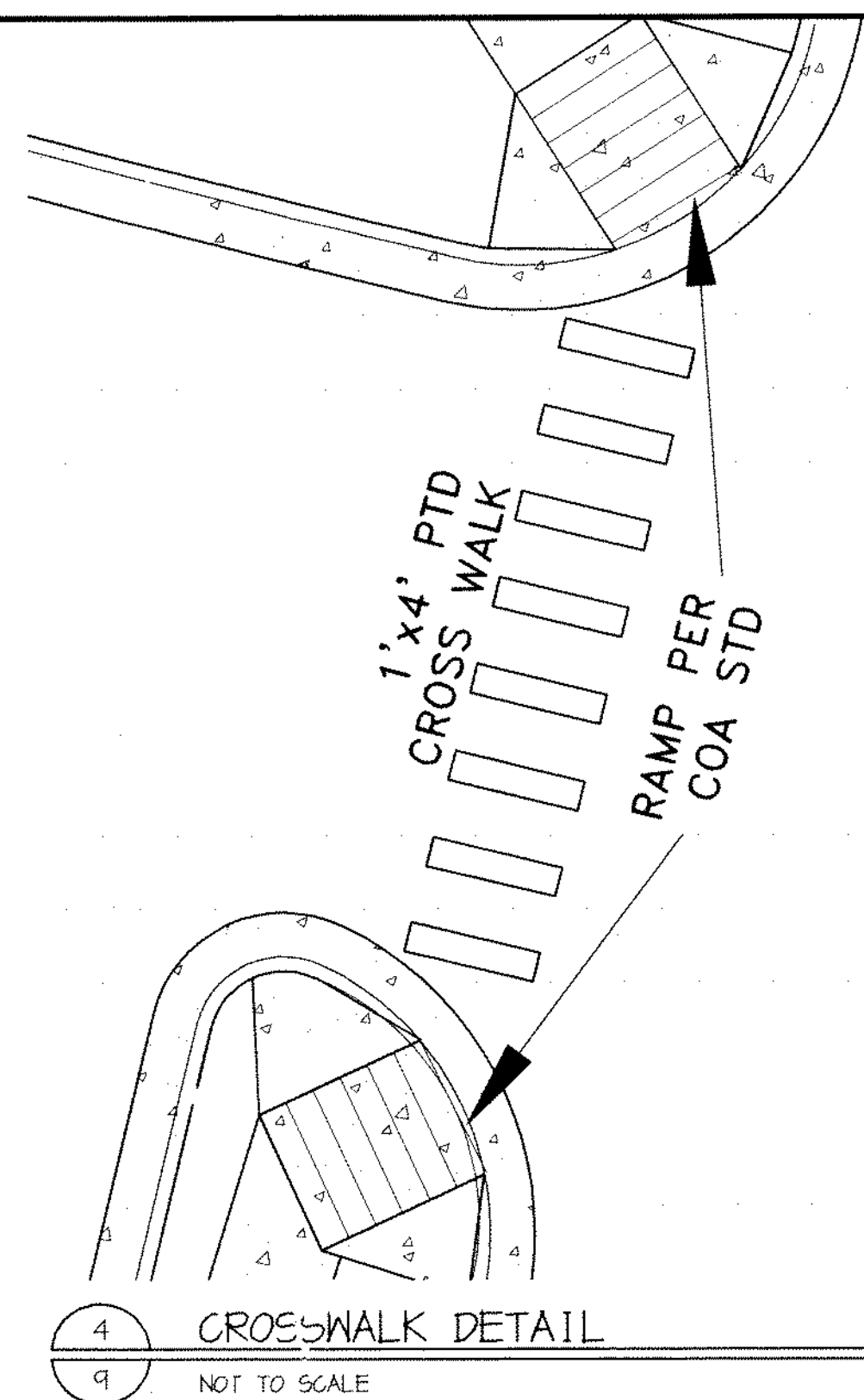
7 of 16



1 TRASH ENCLOSURE PLAN (PARTIAL SITE PLAN)
1/4" = 1'-0" * - MAY VARY BASED ON SOIL CONDITIONS



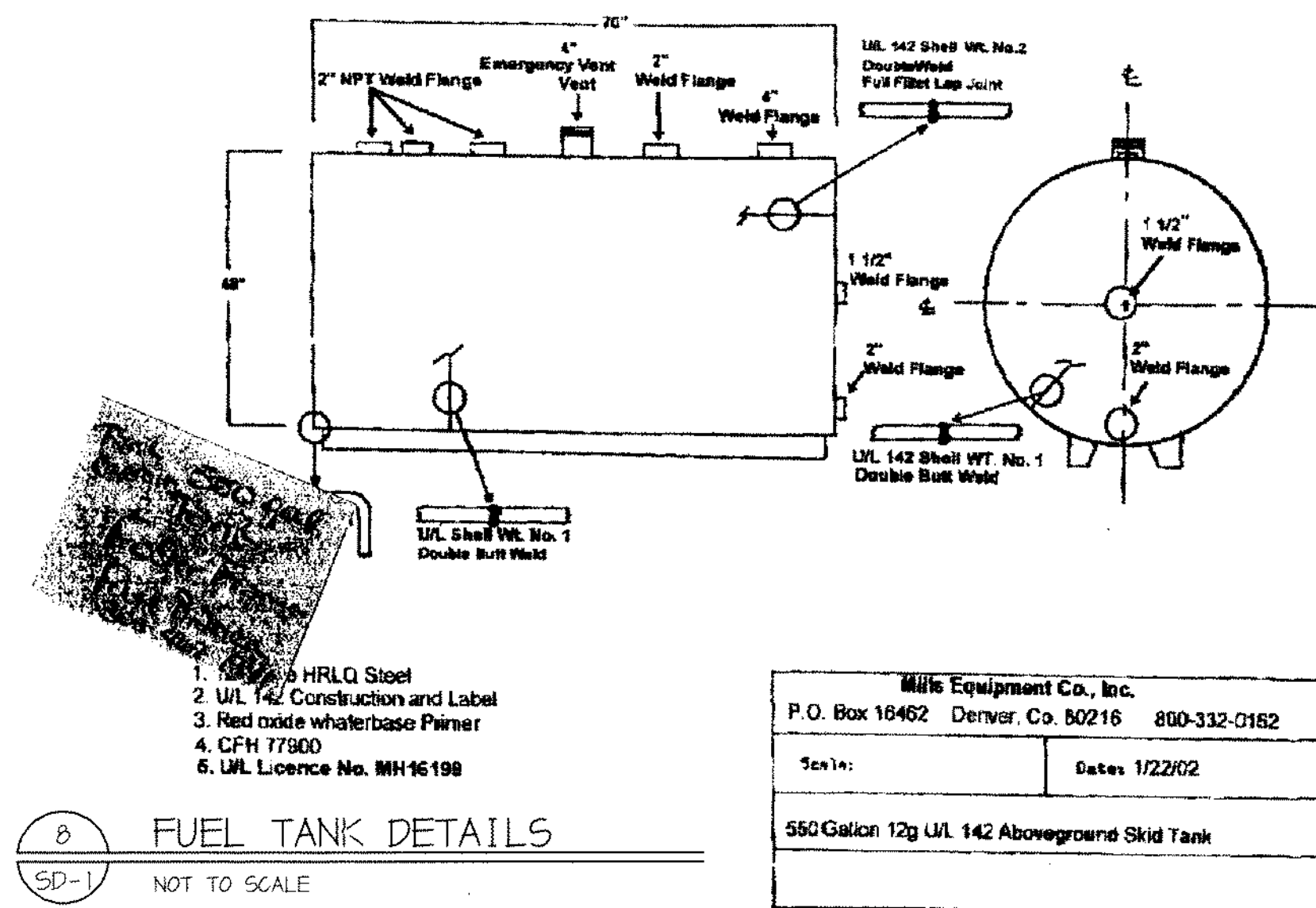
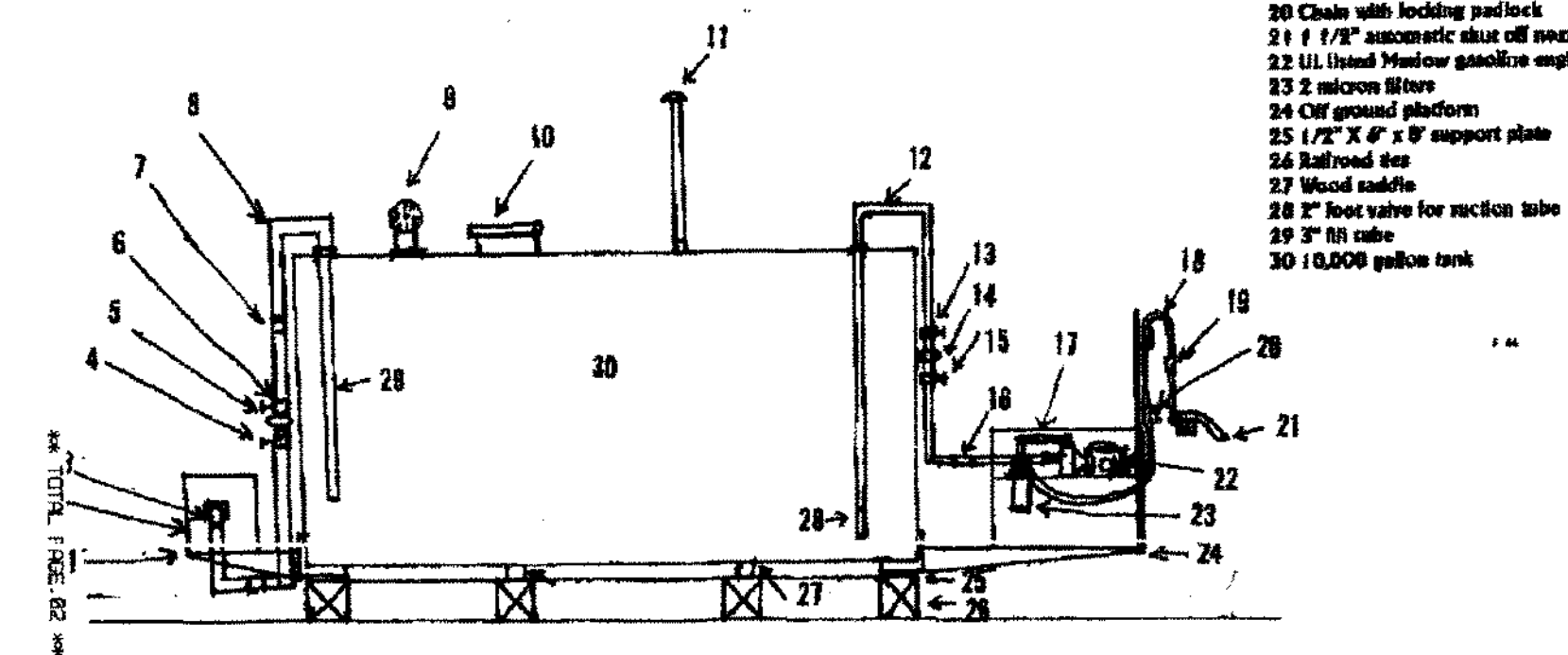
2 TRASH ENCLOSURE ELEVATION
1/2" = 1'-0"



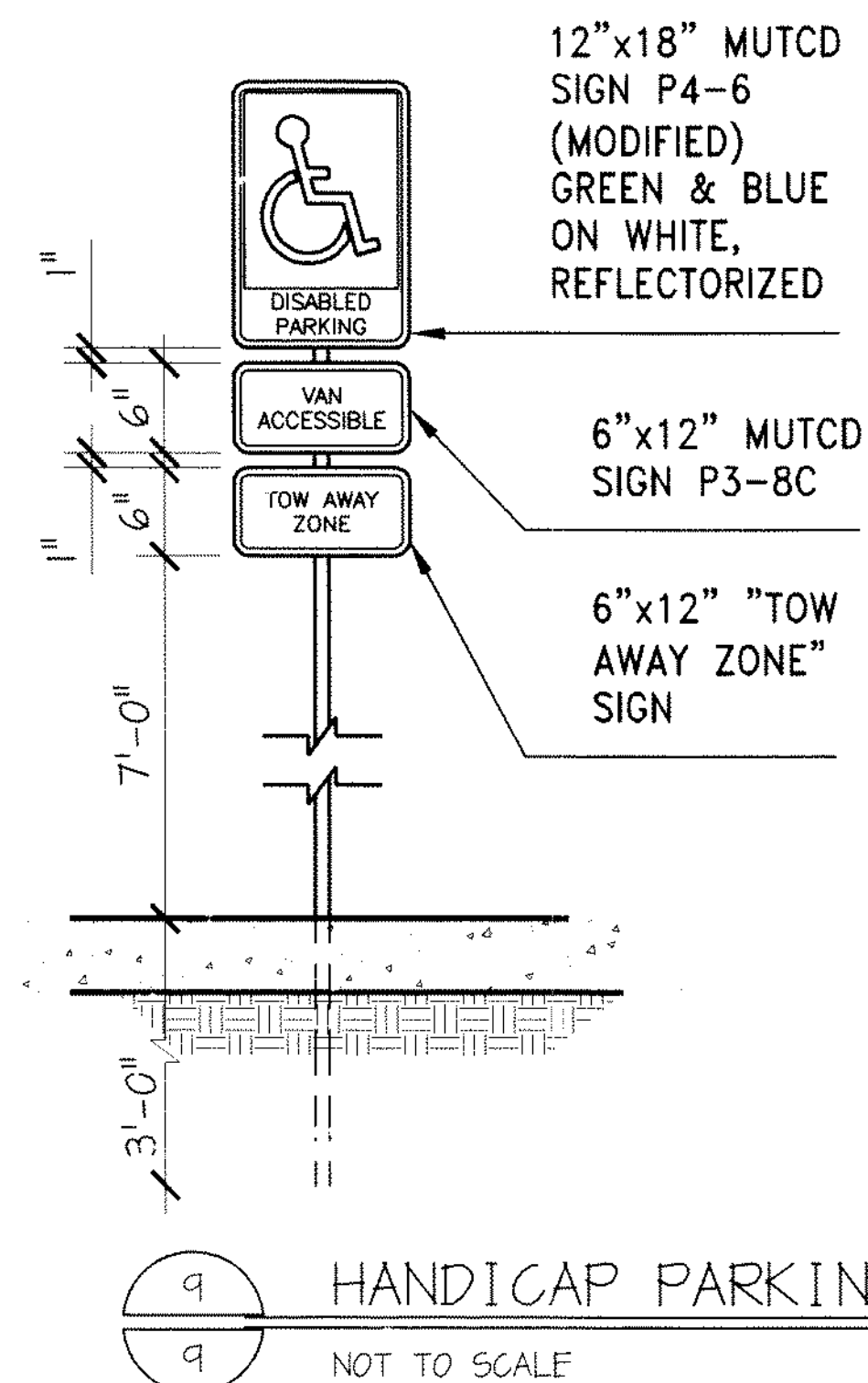
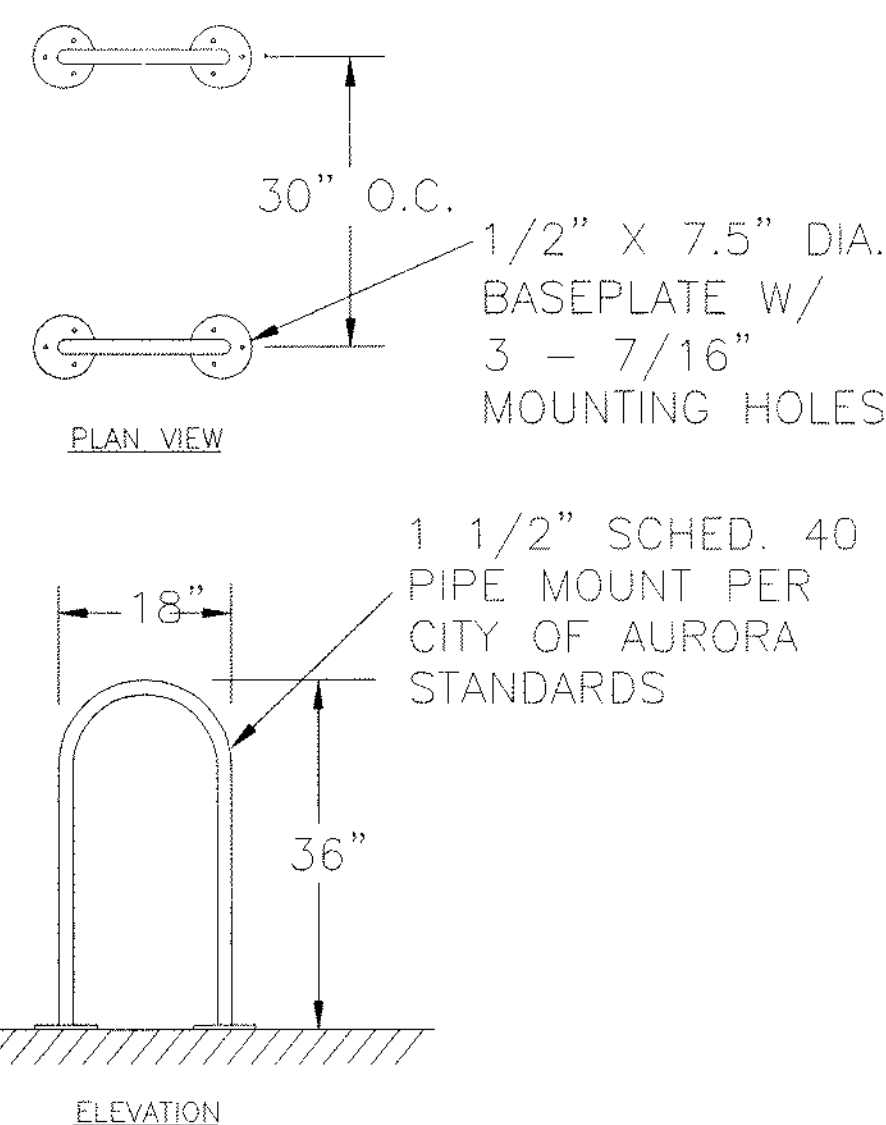
Dynamic Development, Inc.
15086 W. 44th Ave., #1, Golden, CO 80403
(303) 384-0000

SP-SERVICES LLC
(303) 374-7777

FUEL STORAGE AND DELIVERY SYSTEM



Mile Equipment Co., Inc. P.O. Box 16462 Denver, Co. 80216 800-332-0162	
Scale:	Date: 1/22/02
550 Gallon 12g UTL 142 Aboveground Skid Tank	



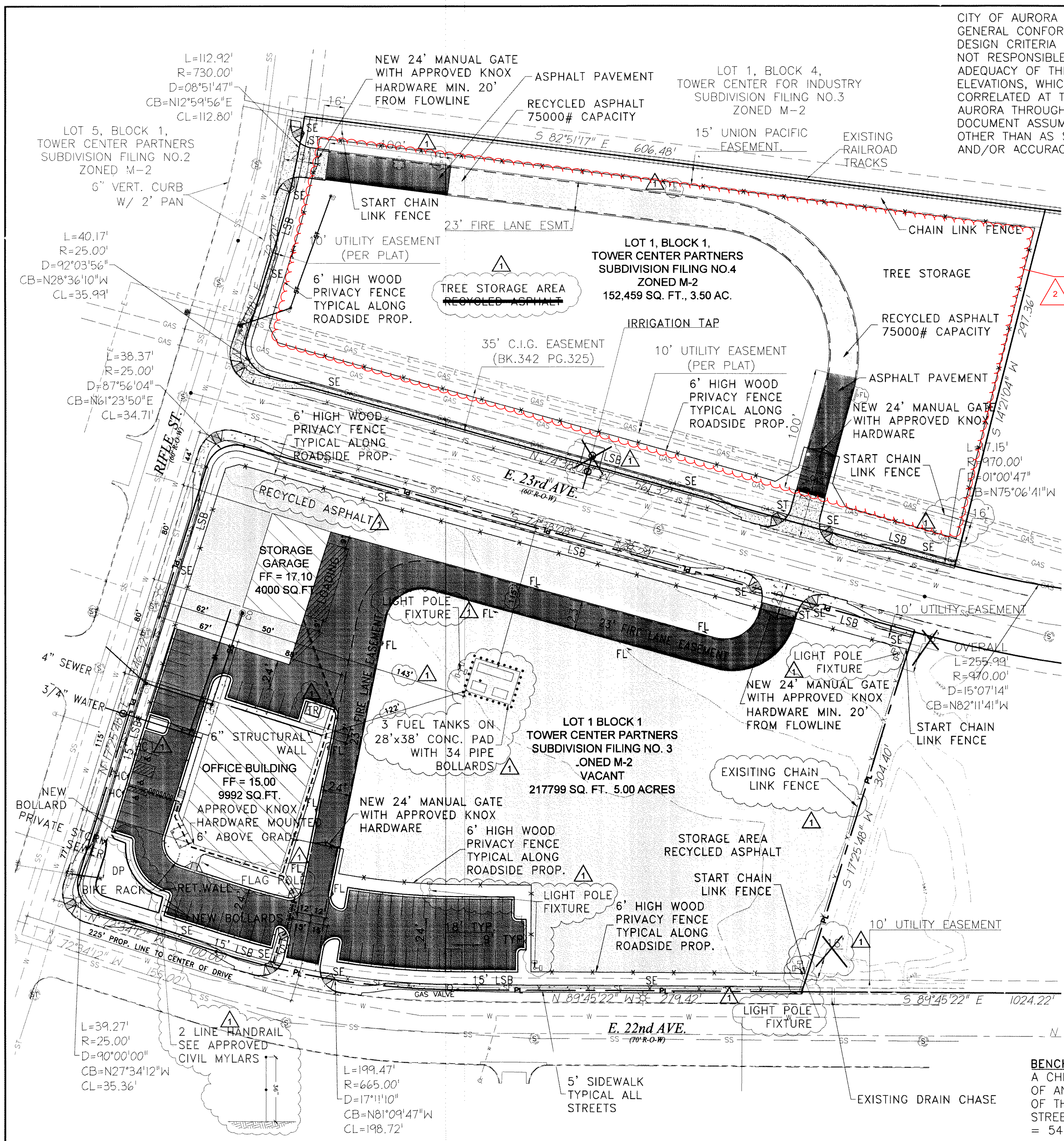
R&R ENGINEERS-SURVEYORS, INC.
1190 SOUTH COLORADO BOULEVARD
ANNEX BUILDING
DENVER, COLORADO 80246
PH 303-753-6730 FX 303-753-6568
WWW.RRENTERS.COM

TRASH ENCLOSURE / DETAILS
SITE: LOT 1, BLOCK 1, TOWER CENTER PARTNERS SUBDIVISION FILING NO. 3
AND LOT 1, BLOCK 1, TOWER CENTER PARTNERS SUBDIVISION FILING NO. 4
FOR: METCO LANDSCAPE, INC.
6770 WEST 52ND AVENUE, #A
ARVADA, COLORADO 80002

REVISIONS	
05/09/05	AS-BUILTS
07/26/18	REV. 2
File Name: MLO4034-SP-DETAILS	
Plot Date	5/9/05
Date	04/28/04
Drawn	DS
Checked	DSB
Job No.	9
MLO4034	CL 9

REFERECE SITE DETAILS FOR REV.2 MODIFIED SITE PLAN SUBMITTAL

METCO 2004-6029



CITY OF AURORA PLAN REVIEW IS ONLY FOR GENERAL CONFORMANCE WITH CITY OF AURORA DESIGN CRITERIA AND THE CITY CODE. THE CITY IS NOT RESPONSIBLE FOR THE ACCURACY AND ADEQUACY OF THE DESIGN, OF DIMENSIONS, AND ELEVATIONS, WHICH SHALL BE CONFIRMED AND CORRELATED AT THE JOB SITE. THE CITY OF AURORA THROUGH THE APPROVAL OF THIS DOCUMENT ASSUMES NO OTHER RESPONSIBILITY OTHER THAN AS STATED ABOVE FOR COMPLETENESS AND/OR ACCURACY OF THIS DOCUMENT.

- LEGEND**
- ASPHALT PAVING
 - RECYCLED ASPHALT PAVING W/ DUST TREATMENT
 - CONCRETE PAVING
 - LIGHT POLE
 - ACCESSIBLE PARKING STALL
 - A.D.A. ACCESSIBLE ROUTE
 - A.D.A. SIGN
 - FIRE LANE SIGN
 - STOP SIGN
 - BICYCLE PARKING
 - PROPERTY LINE
 - NEW SEWER
 - EXISTING SEWER
 - NEW WATER
 - EXISTING WATER
 - EXISTING FENCE
 - NEW FENCE
 - NEW CURB
 - NEW FLOW LINE
 - NEW PAN/LIP
 - EXISTING CURB
 - EXISTING FLOW LINE
 - EXISTING PAN/LIP
 - NEW SEWER MANHOLE *
 - EXISTING SEWER MANHOLE *
 - PROPOSED FIRE HYDRANT *
 - EXISTING FIRE HYDRANT *
 - NEW DOUBLE CLEAN OUT *
 - ELECTRICAL TRANSFORMER
 - LANDSCAPE BUFFER
 - TRASH ENCLOSURE
 - PRIVATE DETENTION POND
 - 4.5' SIDEWALK EASEMENT (FOLLOWS BACK OF WALK)
 - STREET LIGHT
 - HANDICAP PARKING SIGN
- * NOTE: SYMBOLS MAY NOT BE TO SCALE FOR BETTER GRAPHICAL REPRESENTATION. ALL SIGNS SHALL BE FURNISHED AND INSTALLED BY DEVELOPER PER MVTCO

IT IS THE RESPONSIBILITY OF THE APPLICANT TO MITIGATE TO THE EXTENT PRACTICAL NUISANCE AIRBORNE FUGITIVE DUST CAUSED BY THE ACTIVITY IN THE STORAGE AREA FROM LEAVING THE SITE. TO THIS END, THE APPLICANT HEREBY AGREES TO THE FOLLOWING CONDITIONS OF THE SITE PLAN APPROVAL.

1. STORAGE WILL BE SURFACED WITH ALL WEATHER COMPACTED RECYCLED ASPHALT AND TREATED AS REQUIRED WITH AN APPROVED DUST CONTROL ADDITIVE SUCH AS ASPEN RT CONCENTRATE.
2. THE SITE OWNER SHALL FILE WITH THE CITY (WITHIN 30 DAYS OF APPROVAL OF THE SITE PLAN), AND THE CITY SHALL APPROVE (NO SOONER THAN 15 THEREAFTER) A FUGITIVE DUST CONTROL PLAN WHICH SHALL BECOME AN ENFORCEABLE DOCUMENT REQUIRING SPECIFIC PERFORMANCE ON THE PART OF THE OWNER.
3. IN THE EVENT THE FUGITIVE DUST CONTROL PLAN FOR THE STORAGE AREA FAILS TO ACHIEVE THE OBJECTIVE SET FORTH HEREIN, THE OWNER SHALL HAVE TWO BUSINESS DAYS TO COMPLY WITH THE ABOVE AGREEMENT OR THE SITE OWNER HEREBY AGREES TO CAUSE THE OFFENDING PORTION OF THE STORAGE AREA SURFACE TO BE PAVED WITH ASPHALT CONSISTENT WITH THE PAVING NECESSARY FOR PRIVATE CONSTRUCTION YARD PAVED ROADWAYS.

ENGINEERS CERTIFICATE:

I HEREBY CERTIFY THAT THESE DRAWINGS WERE PREPARED BY ME AND/OR UNDER MY SUPERVISION AND THAT I AM A REGISTERED PROFESSIONAL ENGINEER UNDER THE STATUTES OF THE STATE OF COLORADO.

DOUGLAS S. DUNKIN, P.E. #33736

BENCHMARK: NAVD 1929 "TELLURIDE" BEING A CHISELED SQUARE AT THE WEST EDGE OF AN INLET LOCATED AT THE NORTH PCR OF THE NORTHEAST CORNER OF RIFLE STREET AND EAST 22nd AVENUE. ELEVATION = 5412.30.

APPROVED FOR ONE YEAR FROM THIS DATE

DIRECTOR OF PUBLIC WORKS	DATE
DIRECTOR OF UTILITIES	DATE
FIRE DEPARTMENT	DATE

R&R ENGINEERS-SURVEYORS, INC.
1190 SOUTH COLORADO BOULEVARD
ANNEX BUILDING
DENVER, COLORADO 80246
PH 303-753-6730 FX 303-753-6568
WWW.RRENENGINEERS.COM

SITE PLAN

SITE: LOT 1, BLOCK 1, TOWER CENTER PARTNERS SUBDIVISION FILING NO. 3 AND LOT 1, BLOCK 1, TOWER CENTER PARTNERS SUBDIVISION FILING NO. 4

FOR: METCO LANDSCAPE, INC. 6770 WEST 52ND AVENUE, #A ARVADA, COLORADO 80002

REVISIONS	
2	05/09/05 AS-BUILTS 07/26/16 REV.

File Name	ML04034-SITE
Plot Date	5/9/05
Date	04/28/04
Drawn	as
Checked	SD
Job No.	ML04034
Sheet	3
Page	9

9 of 16

SITE PLAN WITH WAIVERS FOR
METCO LANDSCAPE

LOCATED IN THE NORTH HALF OF SECTION
33, TOWNSHIP 3 SOUTH, RANGE 66 WEST,
6TH P.M., CITY OF AURORA, COUNTY OF
ADAMS, STATE OF COLORADO

SITE PLAN NOTES:

1. THE DEVELOPER, HIS SUCCESSORS AND ASSIGNS, INCLUDING THE MERCHANT ASSOCIATION SHALL BE RESPONSIBLE FOR INSTALLATION, MAINTENANCE AND REPLACEMENT OF ALL FIRE LANE SIGNS AS REQUIRED BY THE CITY OF AURORA.
2. ALL SIGNS MUST CONFORM TO THE CITY OF AURORA SIGN CODE.
3. 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".
4. "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 THE 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 City of Aurora enforces handicapped accessibility requirements based on the 2015 International Building Code, Chapter 11, and the American National Standards Institute (ICC/ANSI) A117-2009.
5. THE APPLICANT HAS THE OBLIGATION TO COMPLY WITH ALL APPLICABLE REQUIREMENTS OF THE AMERICANS WITH DISABILITIES ACT.
6. THE DEVELOPER, HIS SUCCESSORS AND ASSIGNS, SHALL BE RESPONSIBLE FOR INSTALLATION, MAINTENANCE AND REPLACEMENT OF ALL LANDSCAPING MATERIALS SHOWN OR INDICATED ON THE APPROVED LANDSCAPE PLAN ON FILE IN THE PLANNING DEPARTMENT. ALL LANDSCAPING WILL BE INSTALLED PRIOR TO ISSUANCE OF CERTIFICATE OF OCCUPANCY.
7. 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.
8. ALL BUILDING ADDRESS NUMBERS SHALL COMPLY WITH the Aurora City Code of Ordinance, Chapter 126 - Article VII - Numbering of Buildings.
9. ALL ROOFTOP MECHANICAL EQUIPMENT AND VENTS GREATER THAN EIGHT INCHES IN DIAMETER MUST BE SCREENED. SCREENING MAY BE DONE EITHER WITH AN EXTENDED PARAPET WALL OR A FREESTANDING SCREEN WALL OF A MATERIAL, COLOR, AND DESIGN MATCHING THE BUILDING. SCREENS SHALL BE AT LEAST AS HIGH AS THE EQUIPMENT THEY HIDE. IF EQUIPMENT IS VISIBLE BECAUSE SCREENS DON'T MEET THE MINIMUM HEIGHT REQUIREMENT, THE DIRECTOR OF PLANNING MAY REQUIRE CONSTRUCTION MODIFICATIONS PRIOR TO ISSUANCE OF A CERTIFICATE OF OCCUPANCY.
10. 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 UNOBSTRUCTED 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.
11. FINAL GRADE SHALL BE AT LEAST SIX (6) INCHES BELOW ANY EXTERIOR WOOD SIDING ON THE PREMISES.
12. 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. LIKEWISE, 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.
13. 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 BUILDING PERMIT, PLEASE BE SURE THAT ALL PLAN COMPUTATIONS ARE CORRECT.
14. ALL REPRESENTATIONS AND COMMITMENTS MADE BY APPLICANTS AND PROPERTY OWNERS AT PUBLIC HEARINGS REGARDING THIS PLAN ARE BINDING UPON THE APPLICANT, PROPERTY OWNER, AND ITS HEIRS, SUCCESSORS AND ASSIGNS.
15. ALL CROSSINGS OR ENCROACHMENTS BY PRIVATE LANDSCAPE IRRIGATION LINES/SYSTEMS AND/OR PRIVATE UTILITIES 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 CITY FACILITIES THAT MAY RESULT FROM THE INSTALLATION, OPERATION, OR MAINTENANCE OF SAID PRIVATE IRRIGATION LINES/SYSTEMS AND/OR PRIVATE UTILITIES.
16. ARCHITECTURAL FEATURES (I.E. BAY WINDOWS, FIREPLACES, ROOF OVERHANG, GUTTERS, EAVES, FOUNDATION, FOOTINGS, CANTILEVERED WALLS, ETC.) ARE NOT ALLOWED TO ENCROACH INTO ANY EASEMENT OR FIRE LANE.

25' SQUARE STEEL POLE FOR LIGHT FIXTURES

STREETWORKS™

TYPE: BB
CAL-250-HPS-120V-3S-
BZ/CA40BZ/SSS4A20SFM1

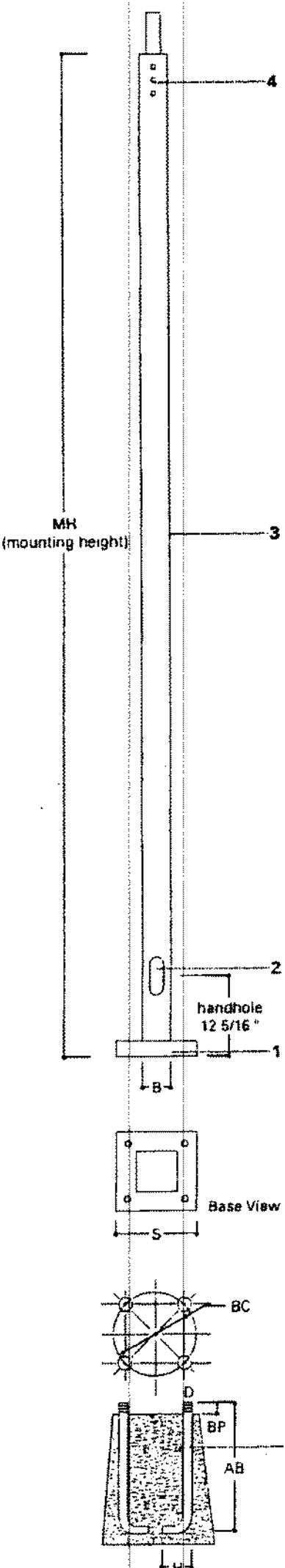
Catalog #	Type
Project	
Comments	
Prepared by	Date

SSSSQUARE
STRAIGHT STEEL

10' - 39'
Mounting Height

SQUARE STRAIGHT STEEL

DETAILS

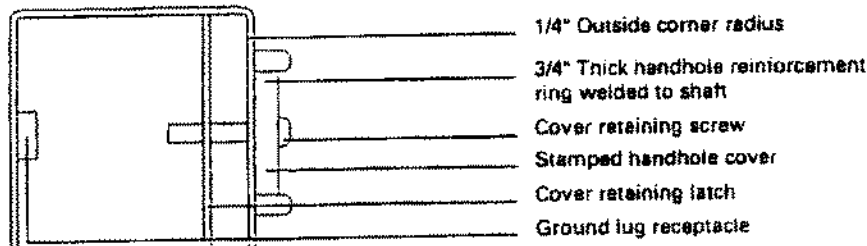


COOPER LIGHTING

FOUR BOLT ANCHORAGE (see ordering information)

BC=Bolt Circle
BP=Bolt Projection
AB=Bolt Dimensions
D=Bolt Diameter
H=Bolt Dimensions

HANDHOLE (section through standard handhole)



FINISH COLORS

F=Dark Bronze
G=Galvanized
V=Grey
W=White
Y=Black

SPECIFICATION FEATURES

- 1...ASTM Grade steel base plate with ASTM A366 base cover.
- 2...Handhole assembly 3" x 5" on 5" and 6" pole; and 2" x 4" on 4" pole.
- 3...ASTM A500 grade "B" steel shaft. Shot blasted and painted with polyester powder coat.
- 4...Drilled or Tenon (Specify).
- 5...Anchor bolt per ASTM A576 with (2) nuts, (2) flat washer, and (1) lock washer. Nuts, washers and threaded portion of bolt are hot dip galvanized. 3" hook for 3/4" bolt. 4" hook for 1" bolt.

ADWD42302



LIGHT FIXTURES

TYPE: BB
CAL-250-HPS-120V-3S-
BZ/CA40BZ/SSS4A20SFM1

McGRAW-EDISON®

TYPE:

OPTION

McGraw-Edison Concourse III is the most ideal, functionally designed, universally applicable outdoor lighting luminaire available. Through a variety of mounting styles, it offers a family of low profile sharp-cutoff luminaires that make optimum use of today's high output HID sources.

APPLICATION

Enhancing natural landscapes as well as cityscapes, the Concourse III brings outstanding performance and style to walkways, parking lots, roadways, loading docks, building areas, and any security lighting application. U.L. listed and CSA certified for wet locations.

SPECIFICATION FEATURES

A--Latches

Two spring-steel quick release latches on housing for toolless entry.

B--Socket

Porcelain mogul-base screw shell type lamp socket with spring-loaded center contact.

C--Housing

One-piece, die-cast aluminum housing features aesthetically pleasing soft-corner design.

D--Gasketing

Closed cell gas-filled high temperature silicone gasketing completely seals optical system from dirt, bugs or other foreign material.

E--Lens

Thermal shock- and impact-resistant clear tempered glass.

F--Optics

Optional high efficiency segmented or hydroformed reflectors available in a range of distributions. Reflector modules attach to the housing. All reflectors are field rotatable in 90° increments.*

G--Mounting

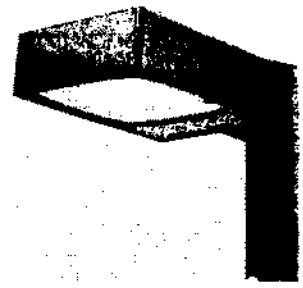
Universal mounting clamp concealed in housing fits 1 1/2" to 2 3/8" O.D. horizontal venons without adapters. Provides a +5° vertical leveling adjustment.

H--Ballast

Easily removable high power factor HID multi-tap ballast is standard.

J--Hinges

Integral hinges prevent door rocking and optimize sealing capabilities.



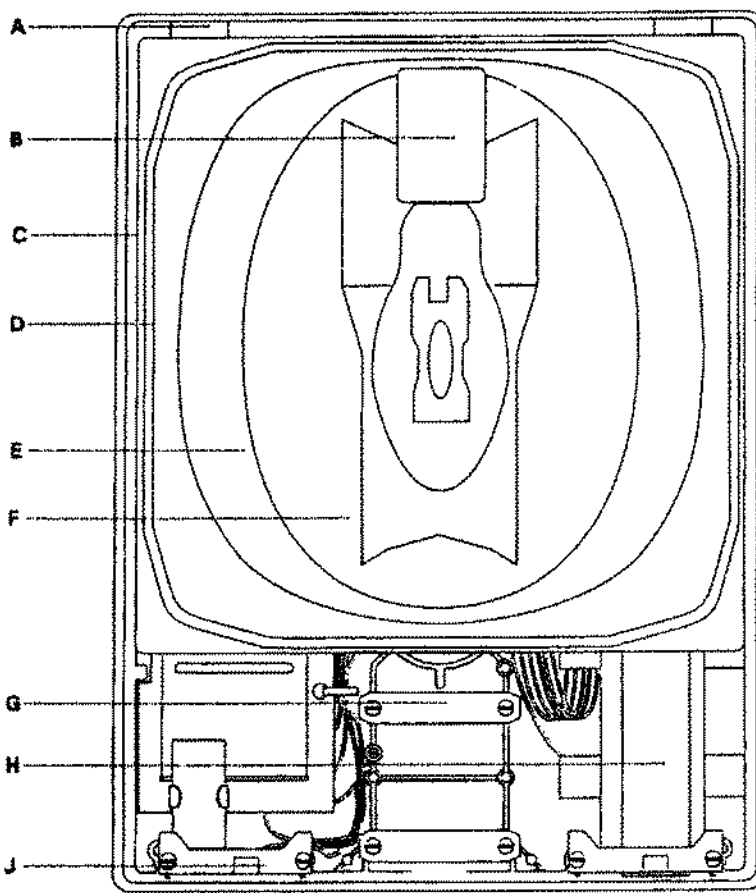
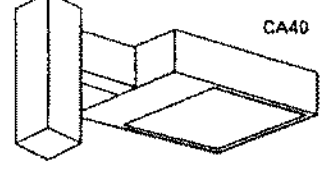
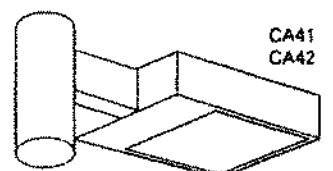
CAL
CONCOURSE III

70 - 400 W
High Pressure Sodium
Metal Halide

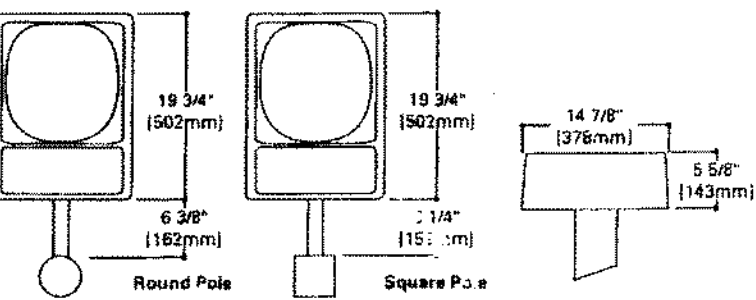
ARCHITECTURAL
AREA LUMINAIRE



DIRECT ARM MOUNTINGS



DIMENSIONS



COOPER LIGHTING

ENERGY DATA

Hi-Pressure Ballast Input Watts
70W HPS HPF (95 Watts)
70W MH HPF (84 Watts)
100W HPS HPF (130 Watts)
100W MH HPF (128 Watts)

CWA Ballast Input Watts
160W MH HPF (210 Watts)
175W MH HPF (210 Watts)
250W HPS HPF (350 Watts)
250W MH HPF (285 Watts)
400W HPS HPF (465 Watts)
400W MH HPF (455 Watts)

EPA

Effective Projected Area: 0.9

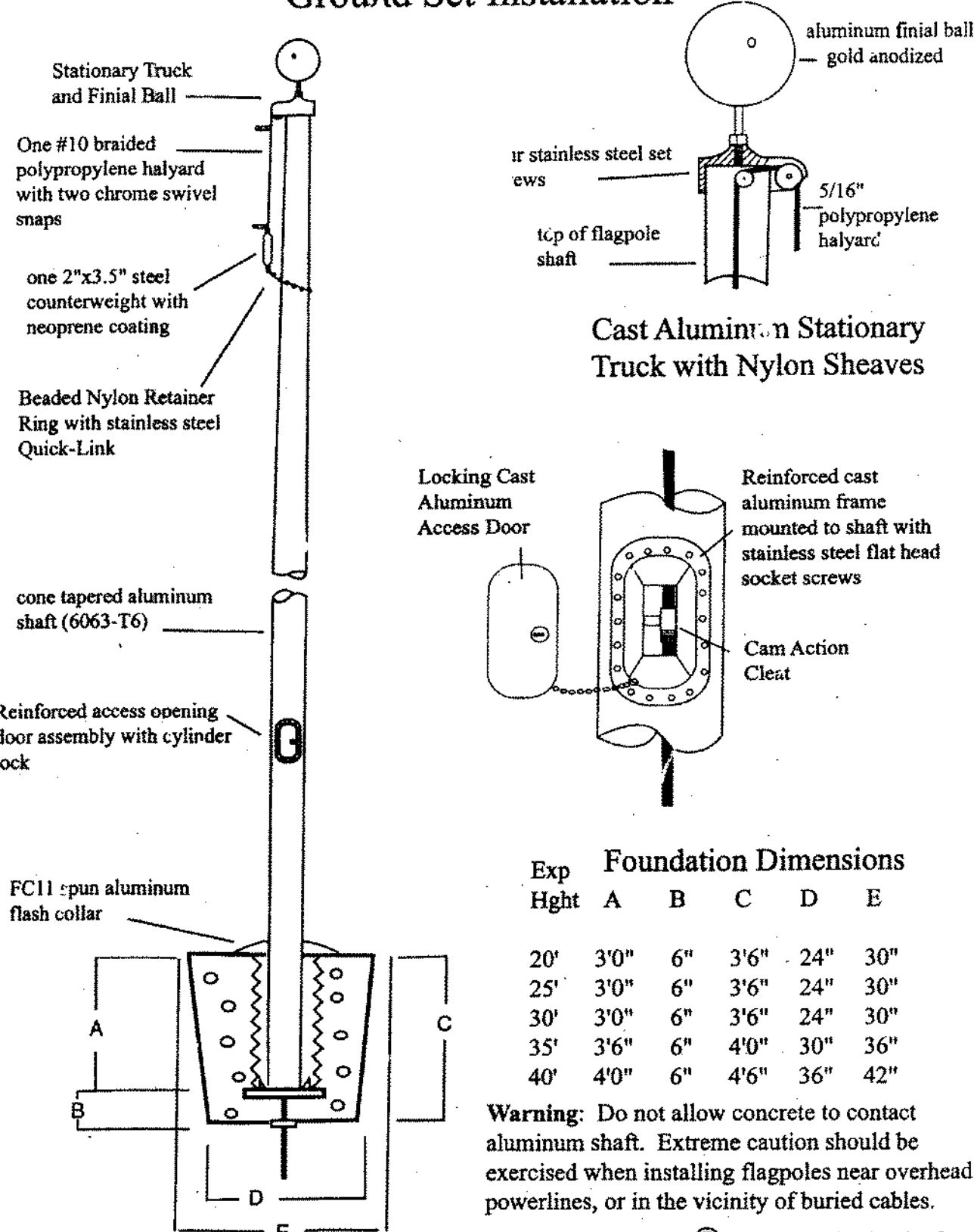
SHIPPING DATA
Approximate Net Weight:
39 lbs. (16 kg.)

ADHD41123

25' FLAG POLE

Concord Industries, Inc.

Ground Set Installation



Foundation Dimensions

Exp Hght	A	B	C	D	E
20'	3'0"	6"	3'6"	24"	30"
25'	3'0"	6"	3'6"	24"	30"
30'	3'0"	6"	3'6"	24"	30"
35'	3'6"	6"	4'0"	30"	36"
40'	4'0"	6"	4'6"	36"	42"

Warning: Do not allow concrete to contact aluminum shaft. Extreme caution should be exercised when installing flagpoles near overhead powerlines, or in the vicinity of buried cables.

REVISIONS

05/09/05 AS-BUILTS
07/26/18 REV.2

File Name ML04034-COVER

Plot Date 5/9/05

Date 4/20/04

Drawn GWS

Checked DS

Job No.

ML04034

METCO Lfs 2004-6029



Project Number: 18-01

Maintenance Facility Site Plan
Amendment

Sheet Title:

Sheet Number:
Amendment
11 OF 16

	PROPERTY LINE
	LOT LINE
	PROPOSED EASEMENT/SETBACK
	EXISTING EASEMENT/SETBACK
	EXISTING RIGHT-OF-WAY
	PROPOSED SAWCUT LINE
	PROPOSED LIMITS OF CONSTRUCTION
	PROPOSED CURB
	PROPOSED FLOW LINE
	PROPOSED PAN/LIP
	EXISTING CURB TO REMAIN
	EXISTING FLOW LINE TO REMAIN
	EXISTING PAN/LIP TO REMAIN
	PROPOSED CONCRETE: SIDEWALK - 4"
	PAVEMENT - 6" DEPTH 7,954 SF, 0.183 AC
	PROPOSED ASPHALT 5" FULL DEPTH ASPHALT 23,222 SF, 0.533 AC
	EXISTING CURB TO BE REMOVED
	EXISTING FLOW LINE TO BE REMOVED
	EXISTING PAN/LIP TO BE REMOVED
	CONCRETE REMOVAL
	ASPHALT REMOVAL
	PROPOSED ADA PARKING STRIPING SYMBOL *
	EXISTING/PROPOSED SIGN *
	EXISTING/PROPOSED LIGHT POLE *
	PARKING COUNT
	PROPOSED RECYCLED ASPHALT 4" FULL DEPTH 32,573 SF, 0.748 AC
	PROPOSED CRUSHED GRAVEL MIN 1"Ø, 15,465 SF, 0.355 AC
	PROPOSED GRASS EXTENDED DETENTION BASIN 17,745 SF, 0.407 AC

* SYMBOLS MAY NOT BE TO SCALE FOR BETTER GRAPHICAL REPRESENTATION.



Please only reference this minor amendment once in the amendment border block. The date of the amendment should be consistent throughout the pages. Please use 7/26 as it has been referenced as the amendment date on all previous pages. Do not include revision dates and submissions within this amendment process. Only one date should be referenced. Delete the 9/20 submittal line from this block.

IBC OCCUPANCY TYPE	OCCUPANCY TYPE B & S-1
IBC CONSTRUCTION TYPE	V-B NON-SPRINKLERED
LAND AREA WITHIN PROPERTY LINES	152,549 S.F. - 3.5 ACRES
NUMBER OF BUILDINGS	1 - 4,000 S.F.
BUILDING HEIGHT	22'-0"
TOTAL BUILDING COVERAGE AND GFA	4,000 S.F. (2.6%)
HARD SURFACE AREA	65,352 S.F. (42.9%)
LANDSCAPE AREA	13,115.97 S.F. (8.6%)
ZONING CLASSIFICATION	M-2
MAXIMUM PERMITTED/ALLOWABLE SIGN AREA	5
PROPOSED NUMBER OF SIGNS	0
PARKING SPACES REQUIRED	16
PARKING SPACES PROVIDED	16
ACCESSIBLE SPACES REQUIRED	1
ACCESSIBLE SPACES PROVIDED	1 VAN ACCESSIBLE SPACE
LOADING SPACES REQUIRED	0
LOADING SPACES PROVIDED	0

NOTE: REFER TO "SITE PLAN WITH WAIVERS FOR METCO
LANDSCAPE" PLAN SHEET 9 OF 9 DATED 05/09/05 FOR
SITE DETAILS INCLUDING TRASH ENCLOSURE AND SIGNAGE.

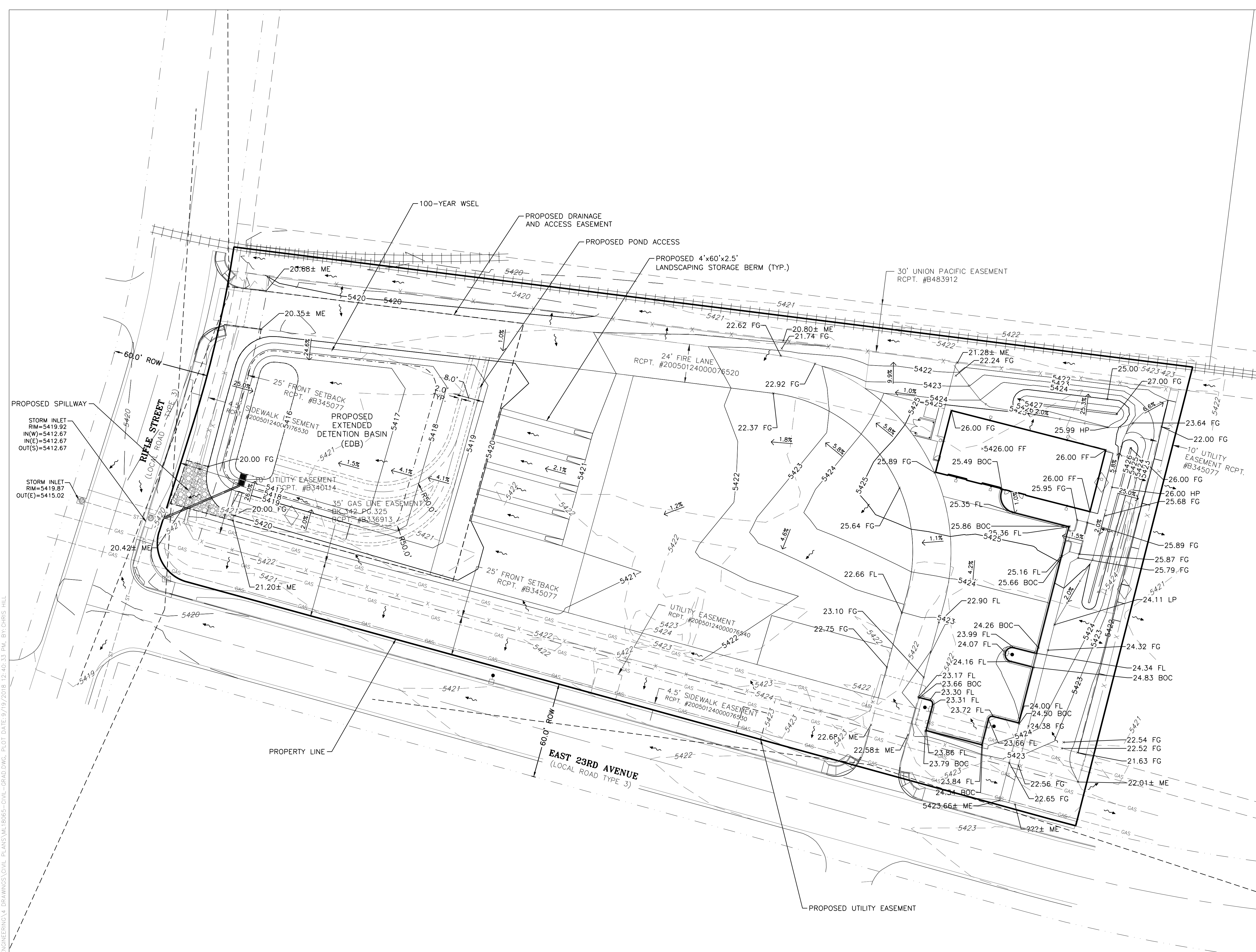
NOTE: REFER TO SHEET 1 OF 16 WITHIN THIS SET FOR LIST OF PLAN CHANGES.

BENCHMARK:
CITY OF AURORA BM #356633NW004. ELEVATION = 5415.23
FEET (NAVD 88 DATUM).

BASIS OF BEARINGS:
BEARINGS ARE BASED ON THE RANGE LINE IN THE CENTERLINE OF 23RD AVENUE. SAID LINE IS ASSUMED TO BEAR NORTH 74°38'08" WEST.

SURVEYOR COORDINATION NOTE:
SURVEYOR TO OBTAIN AUTOCAD FILE FROM ENGINEER AND VERIFY ALL HORIZONTAL CONTROL DIMENSIONING PRIOR TO CONSTRUCTION STAKING. SURVEYOR MUST VERIFY ALL BENCHMARK, BASIS OF BEARING AND DATUM INFORMATION TO ENSURE IMPROVEMENTS WILL BE AT THE SAME HORIZONTAL LOCATION AS LOCATIONS SHOWN ON THE DESIGN CONSTRUCTION DRAWINGS. PRIOR TO CONSTRUCTION STAKING ANY DISCREPANCY MUST BE REPORTED TO OWNER AND ENGINEER PRIOR TO CONTINUATION OF ANY FURTHER STAKING OR CONSTRUCTION WORK.

PATH:\ML18065 METCO LANDSCAPE - NURSERY\ENGINEERING\4 DRAWINGS\CIVIL\PLANS\ML18065-CIVIL-GRAD.DWG - PLOT DATE: 9/19/2018 12:40:33 PM, BY: CHRIS MILL



LEGEND

- PROPERTY LINE
- LOT LINE
- PROPOSED EASEMENT/SETBACK
- EXISTING EASEMENT/SETBACK
- EXISTING RIGHT-OF-WAY
- PROPOSED SAWCUT LINE
- PROPOSED LIMITS OF CONSTRUCTION
- PROPOSED CURB
- PROPOSED FLOW LINE
- PROPOSED PAN/LIP
- EXISTING CURB TO REMAIN
- EXISTING FLOW LINE TO REMAIN
- EXISTING PAN/LIP TO REMAIN
- PROPOSED CONTOUR
- EXISTING CONTOUR
- PROPOSED GRADE BREAK
- PROPOSED SWALE/DIVERSION DITCH
- EXISTING SWALE/DIVERSION DITCH
- PROPOSED FILL LINE
- PROPOSED CUT LINE
- EXISTING/PROPOSED GRADE
(FL=FLOWLINE, TC=TOP CURB, ME=MATCH EXISTING, TW=TOP WALL, FG=FINISH GRADE, REFER TO NOTES SHEET FOR ADDITIONAL ABBREVIATIONS)
- EXISTING/PROPOSED STORM INLET *
- PROPOSED STORM FLARED END SECTION *
- OVERLAND FLOW

* SYMBOLS MAY NOT BE TO SCALE FOR BETTER GRAPHICAL REPRESENTATION.

GRADING NOTE:
ALL SPOT ELEVATIONS SHOWN ARE TO FLOWLINE UNLESS OTHERWISE NOTED.

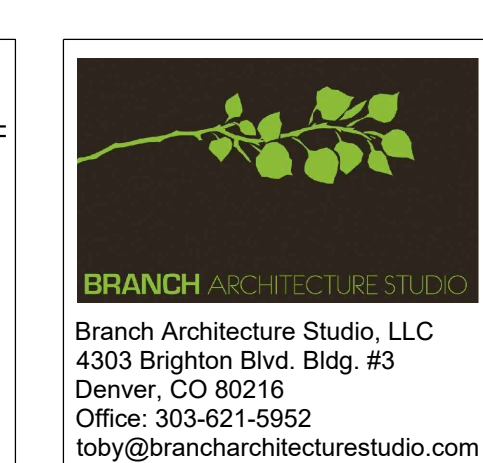
BENCHMARK:
CITY OF AURORA BM #356633NW004. ELEVATION = 5415.23 FEET (NAVD 88 DATUM).

BASIS OF BEARINGS:
BEARINGS ARE BASED ON THE RANGE LINE IN THE CENTERLINE OF 23RD AVENUE. SAID LINE IS ASSUMED TO BEAR NORTH 74°38'08" WEST.

SOIL IMPORT NOTE:
IMPORTING FILL MATERIAL FROM AN OFF-SITE LOCATION WITHOUT PRIOR APPROVAL FROM THE AUTHORITY HAVING JURISDICTION IS STRICTLY PROHIBITED. IDENTIFICATION OF OFF-SITE BORROW LOCATIONS AND MATERIAL MUST BE COORDINATED AND DOCUMENTED WITH THE SWMP. AN OWNER APPROVED TESTING FIRM MUST VERIFY THE SUITABILITY OF ALL OFF-SITE MATERIAL. THIS INCLUDES AN ANALYSIS TO ENSURE THAT NO ENVIRONMENTAL CONTAMINATION IS PRESENT. IF ANY MATERIAL IS BROUGHT ON-SITE WITHOUT PRIOR APPROVAL FROM THE AUTHORITY HAVING JURISDICTION, THE CONTRACTOR WILL BEAR ALL COSTS ASSOCIATED REMOVING THE MATERIAL, TESTING AND CONTAMINATION, MONITORING THE CLEAN-UP OPERATION, DISPOSAL IN AN APPROVED LANDFILL, AND CERTIFYING THAT THAT THE SITE IS ENVIRONMENTALLY CLEAN.

NOTE:
STORM SEWER SYSTEM IS PRIVATE AND WILL BE MAINTAINED BY OWNER.

Please only reference this minor amendment once in the amendment border block. The date of the amendment should be consistent throughout the pages. Please use 7/26 as it has been referenced as the amendment date on all previous pages. Do not include revision dates and submissions within this amendment process. Only one date should be referenced. Delete the 9/20 submittal line from this block.



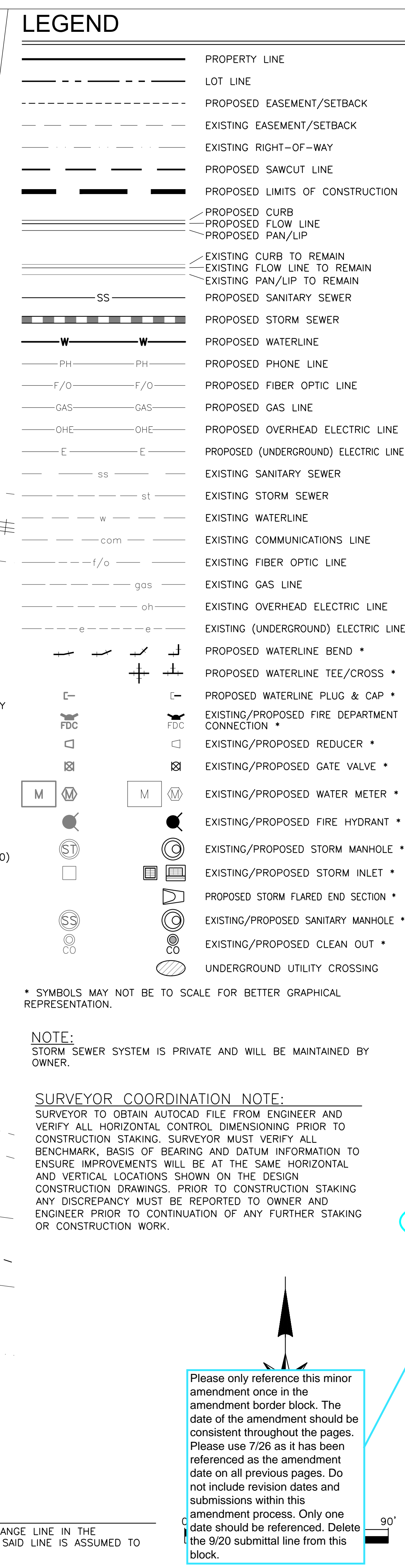
METCO LANDSCAPE INC.

Maintenance Facility Site Plan Amendment

17603 E. 23rd Avenue Aurora, Colorado

Project Number:	18-01
Issued For:	Date
DATE SUBMITTAL	9/19/2018
DATE SUBMITTAL	7/26/2018
DATE SUBMITTAL	09/20/2018

Maintenance Facility Site Plan Amendment
Sheet Title:
GRADING PLAN
Sheet Number:
Amendment
12 OF 16



Maintenance Facility Site Plan
Amendment

Sheet Title:

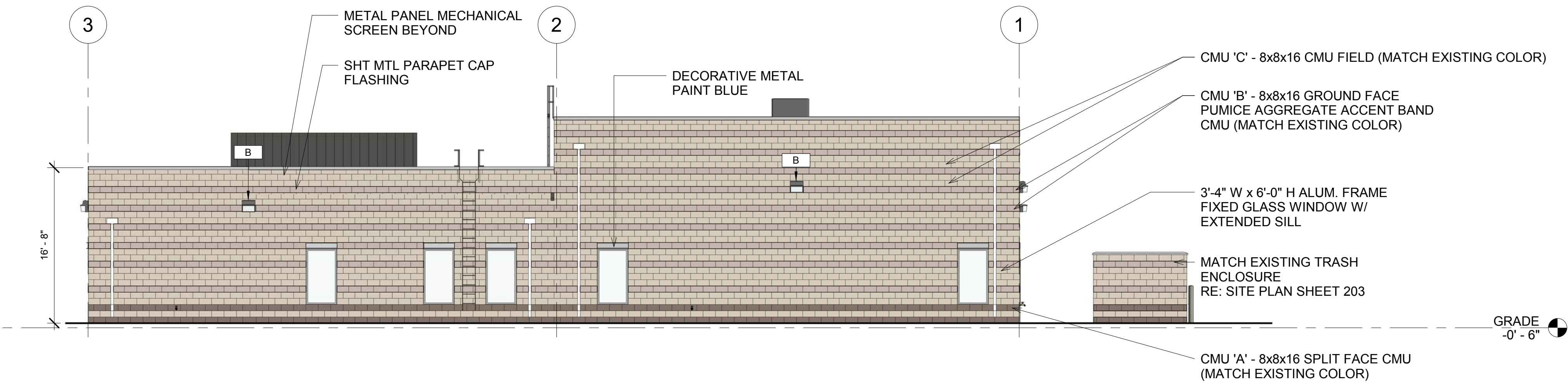
UTILITY PLAN

Sheet Number:

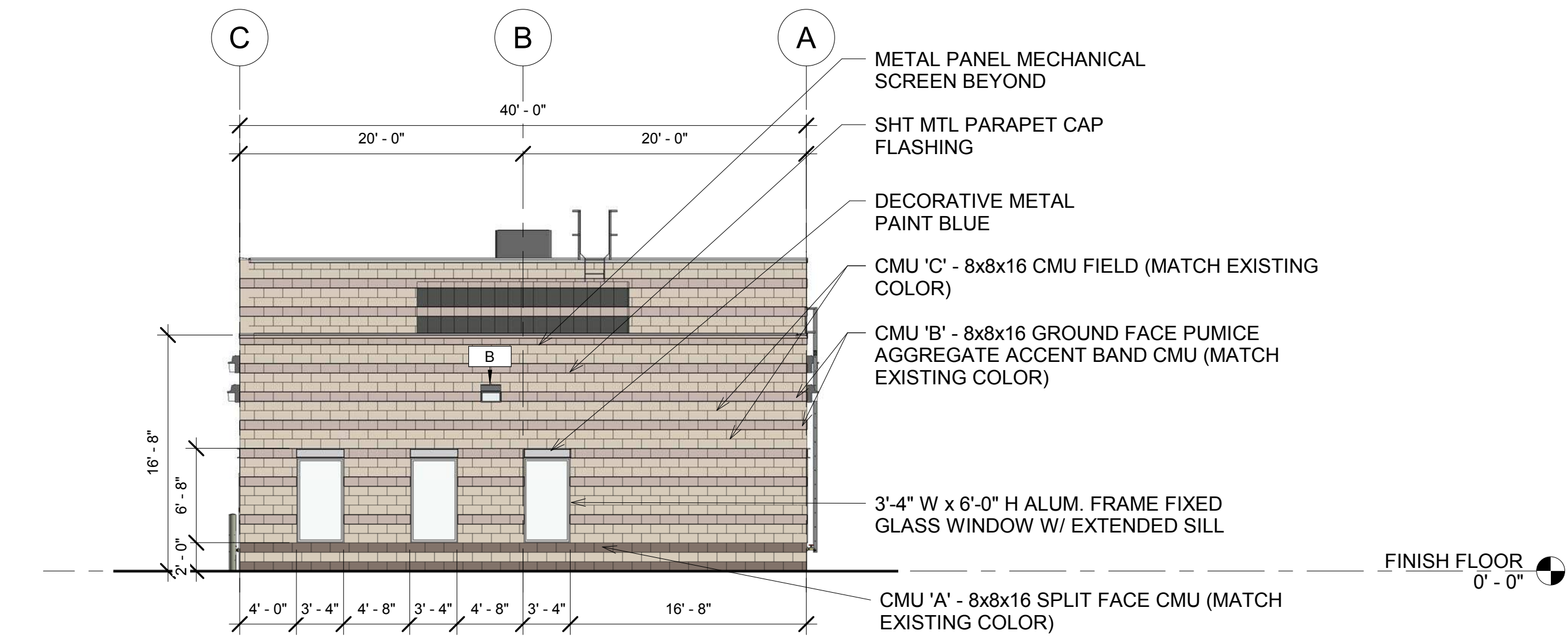
Amendment

13 OF 16

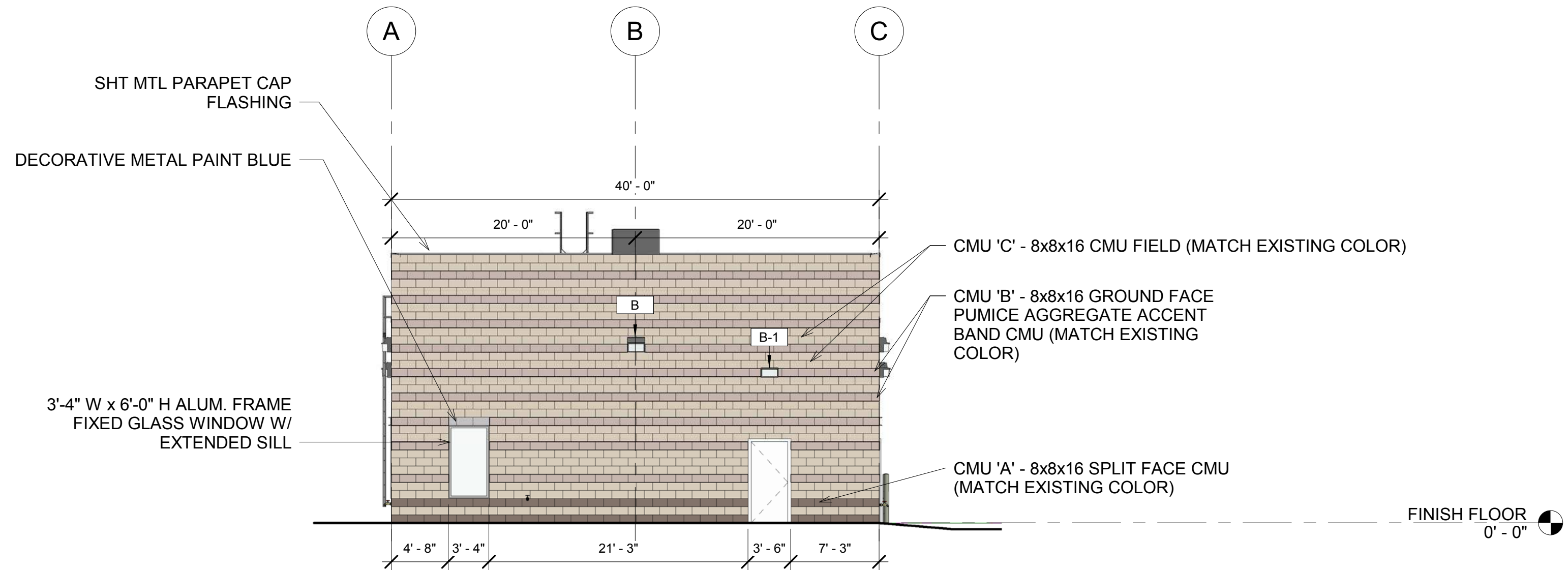
CMU SCHEDULE		
TYPE	COLOR	DESCRIPTION
CMU 'A'	BASALITE 962R	8x8x16 SPLIT FACE CMU (MATCH EXISTING COLOR)
CMU 'B'	BASALITE 721R	8x8x16 GROUND FACE PUMICE AGGREGATE ACCENT BAND CMU (MATCH EXISTING COLOR)
CMU 'C'	BASALITE 721 R	8x8x16 CMU FIELD (MATCH EXISTING COLOR)



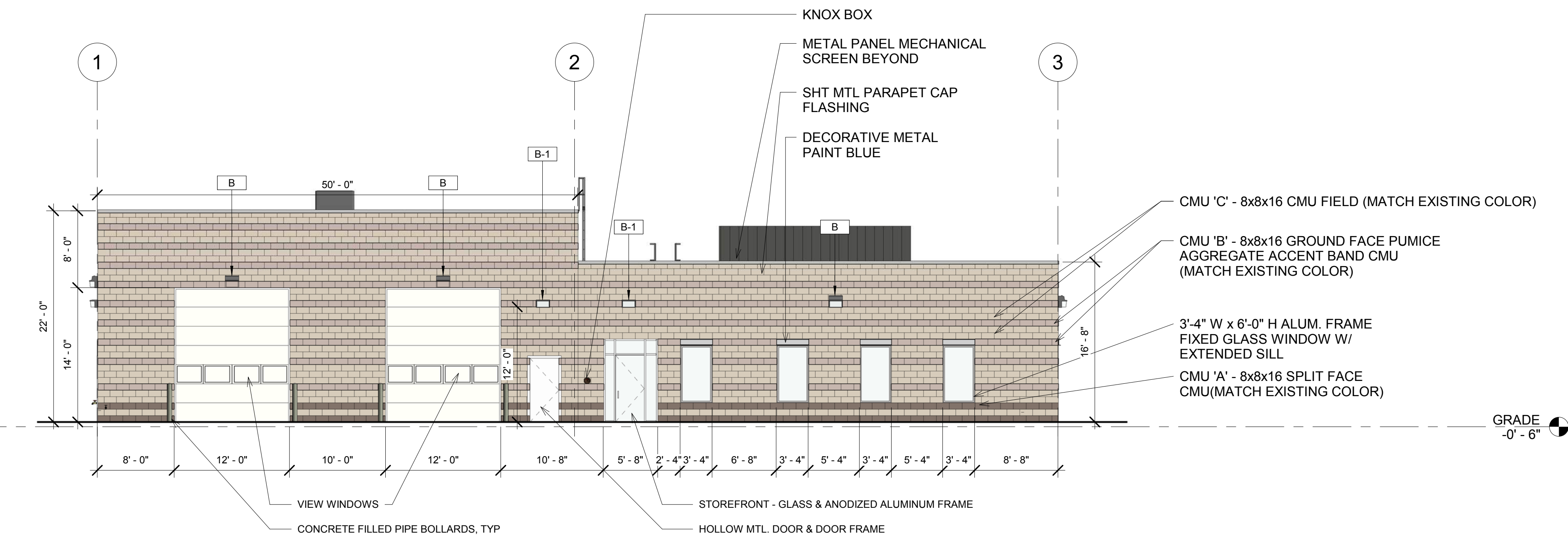
4 NORTH ELEVATION
1/8" = 1'-0"



3 EAST ELEVATION
1/8" = 1'-0"



2 WEST ELEVATION
1/8" = 1'-0"



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

Refer to Site Detail sheet 7 of 10 for
Pedestrian Gate Detail

Revise this note to read "sheet
7 of 16"

Please only reference this minor amendment once in the amendment border block. The date of the amendment should be consistent throughout the pages. Please use 7/26 as it has been referenced as the amendment date on all previous pages. Do not include revision dates and submissions within this amendment process. Only one date should be referenced. Delete the 9/20 submittal line from this block.

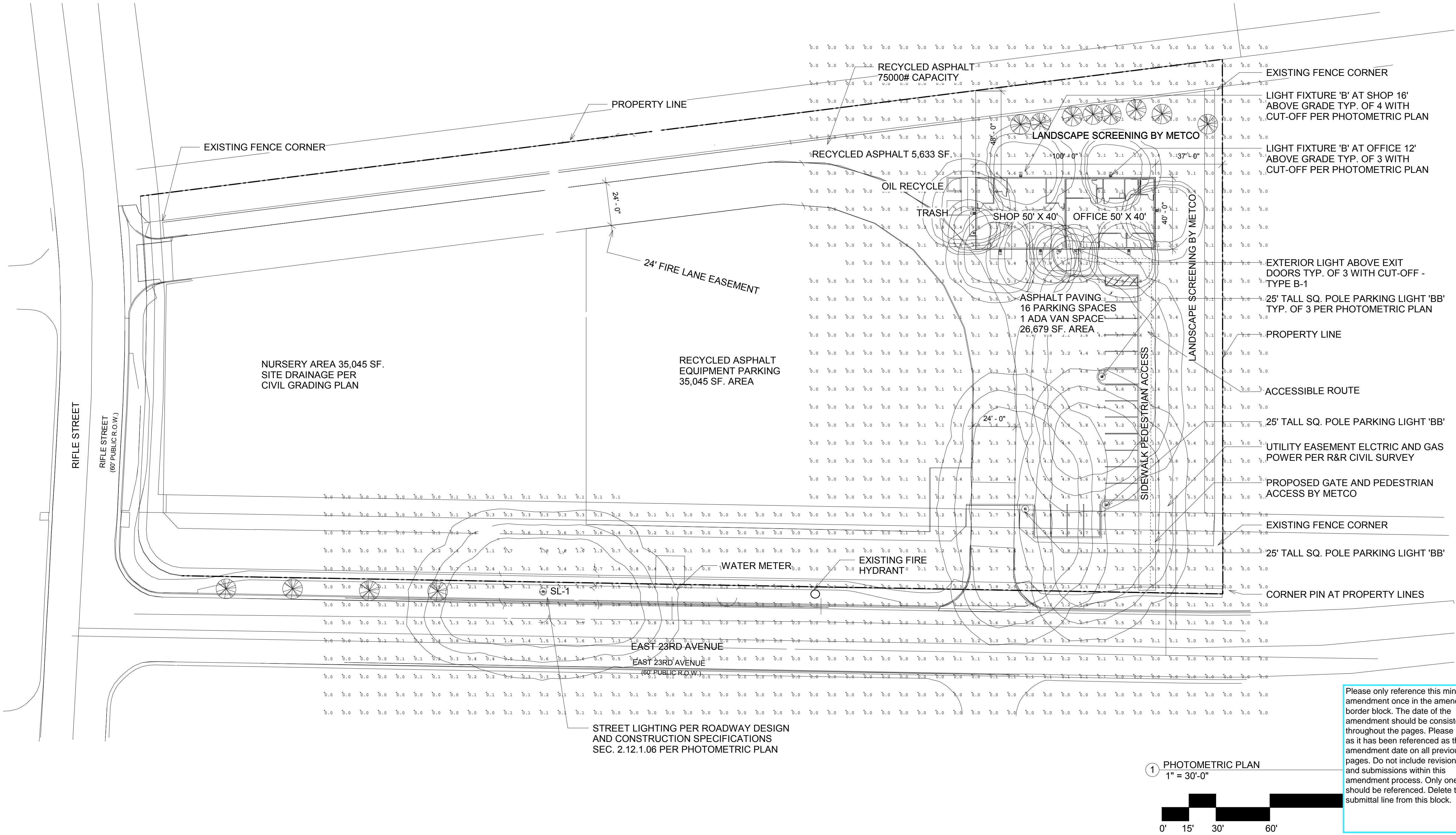
Project Number:	18-01
Issued For:	Date
SITE SUBMITTAL	9/19/2018
SITE SUBMITTAL	7/26/2018

Maintenance Facility Site Plan Amendment
Sheet Title:
ELEVATIONS
AMENDMENT
Sheet Number:

LUMINAIRE SCHEDULE						
SYMBOL	QTY	LABEL	ARRANGEMENT	TOTAL LAMP LUMENS	LLF	DESCRIPTION
	4	BB	SINGLE	28000	1.000	AVA-3-250HPS
	7	B	SINGLE	6500	1.000	D-70w-HPS-WPC12
	3	B1	SINGLE	2250	1.000	D-70w-HPS-WPC12

EXPANDED LUMINAIRE LOCATION SUMMARY											
LUMNO	LABEL	X	Y	Z	ORIENT	TILT	X-AIMPT	Y-AIMPT	Z-AIMPT	TCF	
13	B	2313.689	1489.407	15	90	0	2313.689	1489.407	0	1	
14	B	2288.112	1468.675	15	180	0	2288.112	1468.675	0	1	
15	B	2302.502	1447.929	15	270	0	2302.502	1447.929	0	1	
16	B	2324.865	1447.937	15	270	0	2324.865	1447.937	0	1	
17	B	2363.864	1489.41	12	90	0	2363.864	1489.41	0	1	
18	B	2389.575	1470.179	12	0	0	2389.575	1470.179	0	1	
19	B	2374.012	1447.938	12	270	0	2374.012	1447.938	0	1	
20	B1	2288.12	1457.746	10	180	0	2288.12	1457.746	0	1	
21	B1	2335.393	1447.935	10	270	0	2335.393	1447.935	0	1	
22	B1	2344.294	2344.294	10	270	0	2344.294	1447.935	0	1	
23	BB	2358.967	1377.76	25	180	0	2358.967	1377.7611	0	1	
24	BB	2361.2	1306.534	25	180	0	2361.2	1306.534	0	1	
25	BB	2316.408	1304.218	25	180	0	2316.408	1304.28	0	1	
26	BB	2048.373	1258.27	25	269.183	0	2048.373	1258.27	0	1	

NOTE: REFER TO SHEET 9 OF 9 FOR 25' SQ. POLE DETAIL.
REPLACE CAL CONCOURSE III TYPE: BB WITH AVALUME AVA-3-250 HPS LUMINAIRE OR EQUAL



Revise this note to read "sheet 7 of 16"

Refer to Site Detail sheet 7 of 10 for Rev. 2 Exterior Building Lighting Type "B"

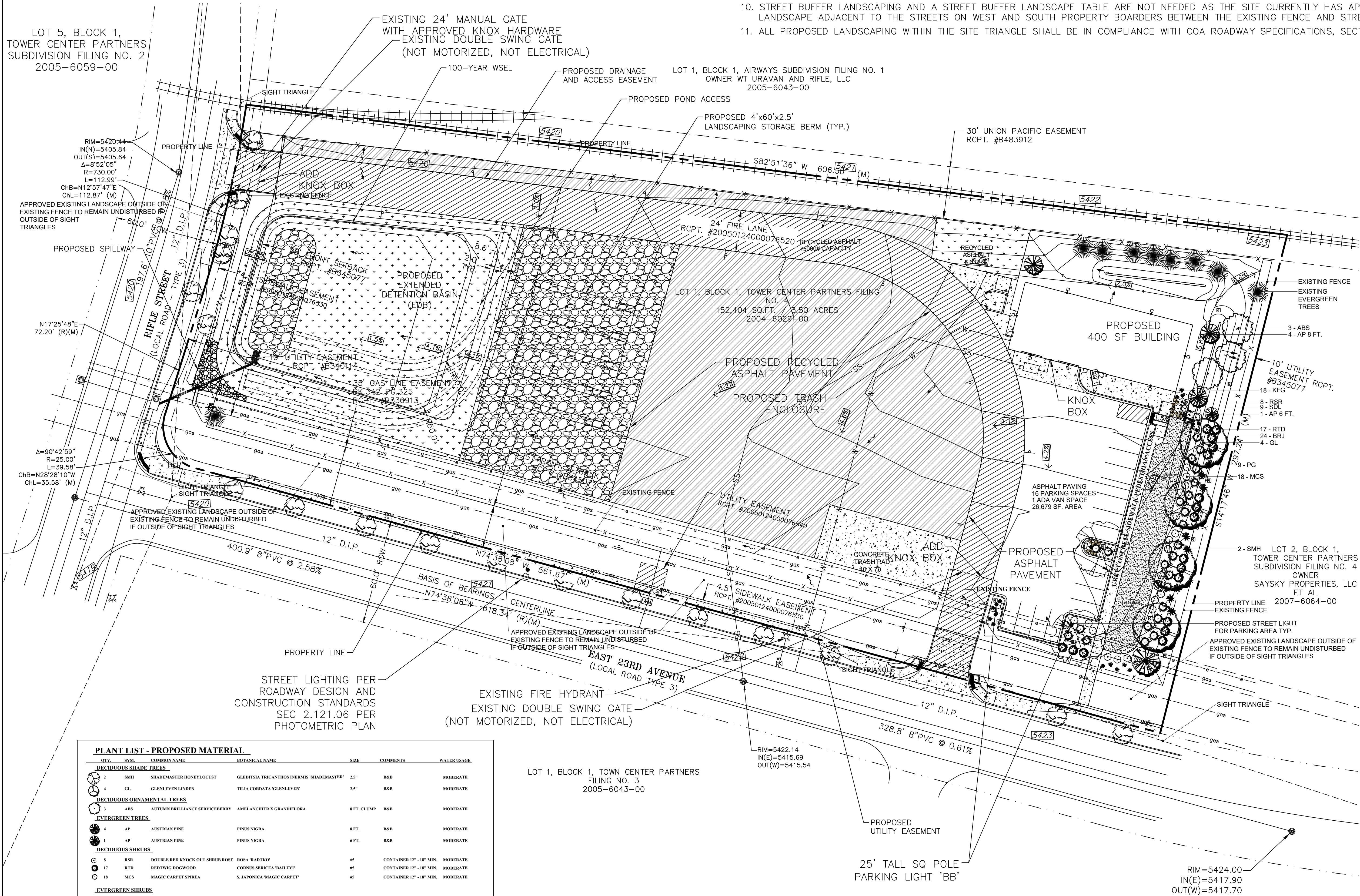
Project Number: 18-01

Issued For:	Date
Δ SITE SUBMITTAL	6/19/2018
Δ SITE SUBMITTAL	7/26/2018

LANDSCAPE NOTES

1. LANDSCAPE TO BE INSTALLED IN A SINGLE PHASE OF CONSTRUCTION.
2. SOIL PREP OF 4 CY / 1000 SF FOR ALL TURF AREAS.
3. SEE PHOTOMETRICS PLAN FOR ALL FREESTANDING LIGHTS.
4. SEE SITE PLAN FOR ALL SURFACE MATERIALS FOR WALKS, VEHICLE DRIVES, AND PARKING LOTS.
5. 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 ON FILE IN THE PLANNING DEPARTMENT. ALL LANDSCAPING WILL BE INSTALLED AS DELINEATED ON THE PLAN, PRIOR TO ISSUANCE OF CERTIFICATES OF OCCUPANCY.
6. ALL LANDSCAPED AREAS AND PLANT MATERIAL, EXCEPT FOR NON-IRRIGATED NATIVE, RESTORATIVE, AND DRYLAND GRASS AREAS THAT COMPLY WITH REQUIREMENTS FOUND IN SEC. 146-1429 AND/OR SEC. 146-1435 MUST BE WATERED BY AN AUTOMATIC UNDERGROUND IRRIGATION SYSTEM. IRRIGATION SYSTEM DESIGN, INSTALLATION, OPERATION, AND MAINTENANCE SHALL CONFORM TO REQUIREMENTS FOUND IN THE CITY OF AURORA IRRIGATION ORDINANCE.
7. SOME PLANTED AREAS ARE TO BE MULCHED WITH CEDAR WOOD MULCH WITH NO WEED FABRIC. IT WILL BE NOTED ON THE PLAN WHERE. ALL OTHER PLANTING BEDS ARE TO MULCHED WITH 1.5" MULTI COLOR RIVER ROCK, WITH WEED CONTOL FABRIC.
8. ALL BEDS TO BE EDGED WITH 4" GAVINIZED STEEL EDGER WITH ROLL OVER TOP AND WITH EDGING PINS 18" OC.
9. EXISTING APPROVED LANDSCAPE OUTSIDE OF EXISTING PERIMETER FENCE ON SOUTH AND WEST SIDES TO REMAIN UNDISTURBED. REFER TO L1 SHEET A DATED 7.25.18.
10. STREET BUFFER LANDSCAPING AND A STREET BUFFER LANDSCAPE TABLE ARE NOT NEEDED AS THE SITE CURRENTLY HAS APPROVED INSTALLED LANDSCAPE ADJACENT TO THE STREETS ON WEST AND SOUTH PROPERTY BOARDERS BETWEEN THE EXISTING FENCE AND STREET CURBS.
11. ALL PROPOSED LANDSCAPING WITHIN THE SITE TRIANGLE SHALL BE IN COMPLIANCE WITH COA ROADWAY SPECIFICATIONS, SECTION 4.04.2.10

LOT 5, BLOCK 1,
TOWER CENTER PARTNERS
SUBDIVISION FILING NO. 2
2005-6059-00



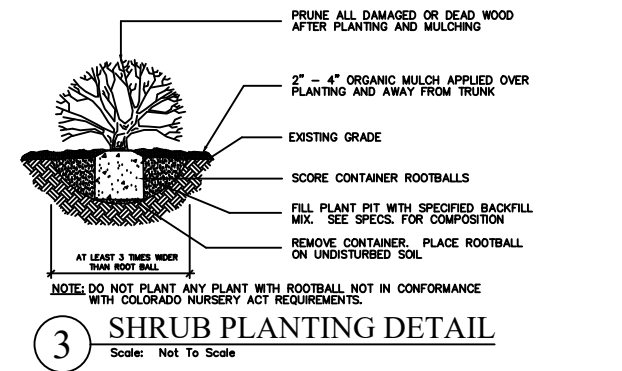
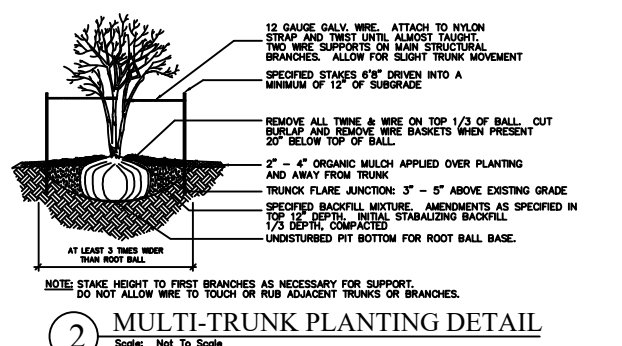
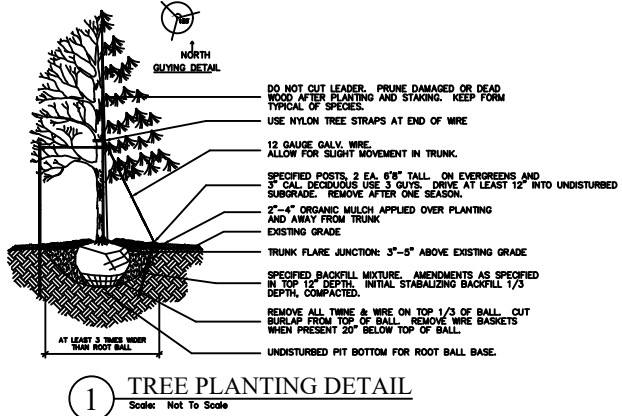
PLANT LIST - PROPOSED MATERIAL

QTY.	SYM.	COMMON NAME	BOTANICAL NAME	SIZE	COMMENTS	WATER USAGE
DECIDUOUS SHADE TREES						
5	SHH	SHADEMASTER HONEYLOCUST	GLADISTIA TRICANTHOS INERMIS 'SHADEMASTER'	25"	B&B	MODERATE
4	GL	GLENEVEN LINDEN	TILIA CORDATA 'GLENEVEN'	25"	B&B	MODERATE
DECIDUOUS ORNAMENTAL TREES						
3	ABS	AUTUMN BRILLIANCE SERVICEBERRY	AMELANCHIER X GRANDIFLORA	8 FT. CLUMP	B&B	MODERATE
EVERGREEN TREES						
4	AP	AUSTRIAN PINE	PINUS NIGRA	8 FT.	B&B	MODERATE
1	AP	AUSTRIAN PINE	PINUS NIGRA	6 FT.	B&B	MODERATE
DECIDUOUS SHRUBS						
8	BSR	DOUBLE RED KNOCK OUT SHRUB ROSE	ROSA 'BADTCKO'	45	CONTAINER 12" - 18" MIN.	MODERATE
17	RTD	REDBTWIG DOGWOOD	CORNUS SERICCA 'BAILEY'	45	CONTAINER 12" - 18" MIN.	MODERATE
18	MCS	MAGIC CARPET SPirea	S. JAPONICA 'MAGIC CARPET'	45	CONTAINER 12" - 18" MIN.	MODERATE
EVERGREEN SHRUBS						
24	BRJ	BLUE REG JUNIPER	JUNIPERUS HORIZONTALIS 'WILTON'	45	CONTAINER 6" - 12" MIN.	MODERATE
ORNAMENTAL GRASSES						
3	PG	PAMPAS GRASS	ERIANTHUS RAVENNAE	45	CONTAINER 6" - 12" MIN.	MODERATE
18	KFG	KARL FOERSTER GRASS	CALAMAGROSTIS ACUTIFLORA 'KARL FOERSTER'	45	CONTAINER 6" - 12" MIN.	MODERATE
FLOWERING PERENNIALS						
9	SDI	STELLA D'ORO DAYLILY	HEMEROCALLIS 'STELLA D'ORO'	41	CONTAINER 6" MIN.	LOW
TURF						
2,576 SF		BLUEGRASS SOD		10 SF SOD ROLLS	INSTALL PER PLAN	NON-WATER CONSERVING

EXISTING PLANT MATERIAL

EXISTING EVERGREEN TREE

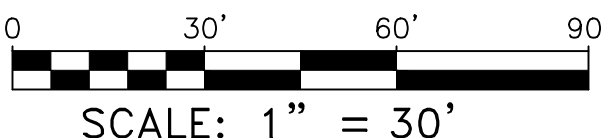
PLANTING DETAILS



Please only reference this minor amendment once in the amendment border block. The date of the amendment should be consistent throughout the pages. Please use 7/26 as it has been referenced as the amendment date on all previous pages. Do not include revision dates and submissions within this amendment process. Only one date should be referenced. Delete the 9/20 submittal line from this block.

LEGEND

- 1.5" TAN RIVER ROCK W/ FABRIC
- SHREADED CASCADE CEDAR WOOD MULCH
- GALV. ROLL TOP STEEL EDGING 6" TYP.
- GRANITE BOULDERS
- BLUEGRASS SOD
- PROPOSED GRASSED EXTENDED DETENTION BASIN 18,785 SF, 0.431 AC
- PROPOSED CRUSHED GRAVEL MIN 1" O, 13,299 SF, 0.305 AC



Branch Architecture Studio, LLC
4303 Brighton Blvd. Bldg. #3
Denver, CO 80216
Office: 303-621-5352
toby@brancharchitecturestudio.com

METCO LANDSCAPE INC.
Maintenance Facility Site Plan Amendment
17603 E. 23rd Avenue Aurora, Colorado

Project Number: 18-01

Issued For:	Date
5/15/2018	5/15/2018
7/26/2018	7/26/2018
9/20/2018	9/20/2018

Maintenance Facility Site Plan
Amendment
Sheet Title:

LANDSCAPE
PLAN

Sheet Number:
Amendment
16 OF 16