

T-MOBILE PHII SWITCH EXPANSION

SITE PLAN AMENDMENT

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

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

CITY OF AURORA SITE PLAN NOTES:

- THE DEVELOPER, HIS OR HER SUCCESSORS, AND ASSIGNS SHALL BE RESPONSIBLE FOR INSTALLATION, MAINTENANCE, AND REPLACEMENT OF THE ACCESS CONTROL GATE OR BARRIER SYSTEM TO ENSURE EMERGENCY VEHICLE ACCESS TO WITHIN THE IF THE ABOVE CONDITIONS ARE NOT MET, THE OWNERS, HIS OR HER SUCCESSORS, AND ASSIGNS, SHALL BE REQUIRED BY FIRE DEPARTMENT ORDER NOTICE THAT ALL AFFECTED GATES WILL BE CHAINED AND LOCKED IN THE OPEN POSITION UNTIL REPAIRED OR REPLACED, AND RETESTED. IF THE GATING SYSTEM IS NOT MAINTAINED TO THE SATISFACTION OF THE FIRE DEPARTMENT, THE LICENSE AGREEMENT FOR THE EMERGENCY VEHICLE GATE OPENING SYSTEM WILL BE REVOKED AND THE GATING SYSTEM MUST BE REMOVED. THE GATING SYSTEM WILL INCLUDE AN EMERGENCY VEHICLE GATE OPENING SYSTEM UTILIZING A REDUNDANCY BACK-UP SYSTEM THAT CONSISTS OF: A) SIREN OPERATED SYSTEM; B) AUTOMATIC KNOX KEY SWITCH; AND C) MANUAL OVERRIDE (IN THE EVENT OF SYSTEM FAILURE). GATING SYSTEMS WILL BE INSTALLED IN ACCORDANCE WITH THE "GATING SYSTEMS CROSSING FIRE APPARATUS ACCESS ROADS CHECKLIST". A SEPARATE BUILDING PERMIT THROUGH THE BUILDING DIVISION IS REQUIRED TO BE OBTAINED BY THE CONTRACTOR PRIOR TO THE INSTALLATION OF ANY GATING/BARRIER SYSTEM THAT CROSSES A DEDICATED FIRE LANE EASEMENT.
- "ACCESSIBLE EXTERIOR ROUTES" SHALL BE PROVIDED FROM PUBLIC TRANSPORTATION STOPS, ACCESSIBLE PARKING AND ACCESSIBLE PASSENGER LOADING ZONES AND PUBLIC SIDEWALKS TO 60% OF THE ACCESSIBLE BUILDING ENTRANCE THEY SERVE. THE ACCESSIBLE ROUTE BETWEEN ACCESSIBLE PARKING AND ACCESSIBLE BUILDING ENTRANCES SHALL BE THE MOST PRACTICAL DIRECT THE ACCESSIBLE ROUTE MUST BE LOCATED WITHIN A SIDEWALK. NO SLOPE ALONG THIS ROUTE MAY EXCEED 1:20 WITHOUT PROVIDING A RAMP WITH A MAXIMUM SLOPE OF 1:12 AND HANDRAILS. CROSSWALKS ALONG THIS ROUTE SHALL BE WIDE ENOUGH TO WHOLLY CONTAIN THE CURB RAMP WITH A MINIMUM WIDTH OF 36" AND SHALL BE PAINTED WITH WHITE STRIPES. THE CITY OF AURORA ENFORCES ACCESSIBILITY REQUIREMENTS BASED ON THE 2015 INTERNATIONAL BUILDING CODE, CHAPTER 11, AND THE ICC A117.1-2009.
- ALL BUILDING ADDRESS NUMBERS SHALL COMPLY WITH THE AURORA CITY CODE, CHAPTER 126, ARTICLE VII -NUMBERING OF BUILDINGS.
- THE APPLICANT HAS THE OBLIGATION TO COMPLY WITH ALL APPLICABLE REQUIREMENTS OF THE AMERICANS WITH DISABILITIES ACT.
- RIGHT-OF-WAY FOR INGRESS AND EGRESS FOR SERVICE AND EMERGENCY VEHICLES IS GRANTED OVER, ACROSS, ON AND THROUGH ANY AND ALL PRIVATE ROADS AND WAYS NOW OR HEREAFTER ESTABLISHED ON THE DESCRIBED PROPERTY. THE UNDERSIGNED DOES HEREBY COVENANT AND AGREE THAT THEY SHALL CONSTRUCT UPON THE FIRE LANE EASEMENTS, AS DEDICATED AND SHOWN HERE ON, A HARD SURFACE IN ACCORDANCE WITH THE CITY OF AURORA'S PAVING STANDARDS FOR FIRE LANE EASEMENTS, AND THAT THEY SHALL MAINTAIN THE SAME IN A STATE OF GOOD REPAIR AT ALL TIMES AND KEEP THE SAME FREE AND CLEAR OF ANY STRUCTURES, FENCES, LANDSCAPE MATERIALS, SNOW OR OTHER OBSTRUCTIONS. THE MAINTENANCE OF PAVING ON THE FIRE LANE EASEMENT(S) IS THE RESPONSIBILITY OF THE OWNER, AND THE OWNER SHALL POST AND MAINTAIN APPROPRIATE SIGNING IN CONSISTENT PLACES ALONG SUCH FIRE LANE EASEMENTS, STATING "FIRE LANE, NO PARKING." THE LOCAL LAW ENFORCEMENT AGENCY(S) IS HEREBY AUTHORIZED TO ENFORCE PARKING REGULATIONS WITHIN THE FIRE LANE EASEMENTS, AND TO CAUSE SUCH EASEMENTS TO BE MAINTAINED FREE AND UNOBSTRUCTED AT ALL TIMES FOR FIRE DEPARTMENT AND EMERGENCY APPARATUS USE.
- PER ARTICLE XI, C.O.A. BUILDING AND ZONING CODE, SECTIONS 22-425 THROUGH 22-434, AN ACOUSTIC ANALYSIS, PREPARED BY AN ACOUSTIC EXPERT THAT WILL IDENTIFY BUILDING DESIGN FEATURES NECESSARY TO ACCOMPLISH EXTERIOR NOISE REDUCTION TO ACHIEVE INTERIOR NOISE LEVELS NOT EXCEEDING _____ (LDN VALUE TO BE DETERMINED FOR EACH PROJECT) UNDER WORSE-CASE NOISE CONDITIONS.
- THE DEVELOPER, HIS SUCCESSORS AND ASSIGNS, INCLUDING THE HOMEOWNERS OR MERCHANTS ASSOCIATION SHALL BE RESPONSIBLE FOR INSTALLATION, MAINTENANCE AND REPLACEMENT OF ALL FIRE LANE SIGNS.
- THE 2015 INTERNATIONAL FIRE CODE, SECTION 510, REQUIRES ALL BUILDINGS TO BE ASSESSED FOR ADEQUATE EMERGENCY RESPONDER RADIO COVERAGE (ERRC). AT THE TIME THE STRUCTURE IS AT FINAL FRAME AND FINAL ELECTRICAL INSPECTIONS, THE GENERAL CONTRACTOR (GC) WILL BE REQUIRED TO HIRE AN APPROVED AND QUALIFIED INDEPENDENT 3RD PARTY TO ASSESS THE RADIO FREQUENCY LEVELS WITHIN THE STRUCTURE. ONCE COMPLETED, THE 3RD PARTY WILL PROVIDE THE RESULTS OF THE TEST TO BOTH THE GC AND THE AURORA BUILDING DIVISION AS TO WHETHER THE STRUCTURE PASSED OR FAILED THE PRELIMINARY RADIO SURVEILLANCE. A STRUCTURE THAT HAS PASSED THIS SURVEILLANCE REQUIRES NO FURTHER ACTION BY THE GC. A FAILED RADIO SURVEILLANCE WILL REQUIRE A LICENSED CONTRACTOR TO SUBMIT PLANS TO THE AURORA BUILDING DIVISION TO OBTAIN A BUILDING PERMIT FOR THE INSTALLATION OF AN ERRC SYSTEM PRIOR TO INSTALLATION. THIS ASSESSMENT AND INSTALLATION IS AT THE OWNER OR DEVELOPER'S EXPENSE. FUTURE INTERIOR OR EXTERIOR MODIFICATIONS TO THE STRUCTURE AFTER THE ORIGINAL CERTIFICATE OF OCCUPANCY IS ISSUED WILL REQUIRE A REASSESSMENT FOR ADEQUATE RADIO FREQUENCY COVERAGE.
- EXCEPT FOR THE SALE OF GOODS AND SERVICES BY THE FACILITY MANAGEMENT, NO PRIVATE BUSINESSES, COMMERCIAL SALES, MANUFACTURING, FABRICATING, OR ASSEMBLY OF ANY ITEMS SHALL BE CONDUCTED WITHIN ANY STORAGE UNIT ON SITE WITHOUT FIRST OBTAINING THE PROPER BUSINESS LICENSES AND BUILDING PERMITS. PRIOR TO THE OCCUPANCY OF ANY STORAGE UNIT THE SPACE SHALL BE IN CONFORMANCE WITH ALL ADOPTED CODES, STANDARDS AND REQUIREMENTS OF THE CITY OF AURORA. NO HAZARDOUS MATERIALS, FLAMMABLE, CAUSTIC, EXPLOSIVE, POISONOUS, RADIOACTIVE OR OTHERWISE DANGEROUS MATERIALS SHALL BE STORED ON SITE OR WITHIN ANY STORAGE UNIT.
- IN LOCATIONS WHERE UTILITY EASEMENTS OVERLAP DRAINAGE EASEMENTS, ONLY SUBSURFACE UTILITIES SHALL BE PERMITTED WITHIN THE PORTION OF THE UTILITY EASEMENT THAT OVERLAPS THE DRAINAGE EASEMENT. INSTALLATION OF ABOVE GROUND UTILITIES WITHIN A DRAINAGE EASEMENT REQUIRES PRIOR WRITTEN APPROVAL BY CITY ENGINEER.
- ALL CROSSINGS OR ENCROACHMENTS INTO EASEMENTS AND RIGHTS-OF-WAY OWNED BY THE CITY OF AURORA ("CITY") IDENTIFIED AS BEING PRIVATELY-OWNED AND MAINTAINED HEREIN ARE ACKNOWLEDGED BY THE UNDERSIGNED AS BEING SUBJECT TO CITY'S USE AND OCCUPANCY OF SAID EASEMENTS OR RIGHTS-OF-WAY. THE UNDERSIGNED, ITS SUCCESSORS AND ASSIGNS, FURTHER AGREES TO REMOVE, REPAIR, REPLACE, RELOCATE, MODIFY OR OTHERWISE ADJUST SAID CROSSINGS OR ENCROACHMENTS UPON REQUEST FROM THE CITY AND AT NO EXPENSE TO THE CITY. THE CITY RESERVES THE RIGHT TO MAKE FULL USE OF THE EASEMENTS AND RIGHTS-OF-WAY AS MAY BE NECESSARY OR CONVENIENT AND THE CITY RETAINS ALL RIGHTS TO OPERATE, MAINTAIN, INSTALL, REPAIR, REMOVE OR RELOCATE ANY CITY FACILITIES LOCATED WITHIN SAID EASEMENTS AND RIGHTS-OF-WAY AT ANY TIME AND IN SUCH A MANNER AS IT DEEMS NECESSARY OR CONVENIENT.
- ARCHITECTURAL FEATURES (I.E. BAY WINDOWS, FIREPLACES, ROOF OVERHANG, GUTTERS, EAVES, FOUNDATION, FOOTINGS, CANTILEVERED WALLS, ETC.) ARE NOT ALLOWED TO ENCR OACH INTO ANY EASEMENT OR FIRE LANE.
- THE DEVELOPER IS RESPONSIBLE FOR SIGNING AND STRIPING ALL PUBLIC STREETS. THE DEVELOPER IS REQUIRED TO PLACE TRAFFIC CONTROL, STREET NAME, AND GUIDE SIGNS ON ALL PUBLIC STREETS AND PRIVATE STREETS APPROPRIATE AT AN INTERSECTION WITH A PUBLIC STREET. SIGNS SHALL BE FURNISHED AND INSTALLED PER THE MOST CURRENT EDITIONS OF THE MANUAL ON UNIFORM TRAFFIC CONTROL DEVICES (MUTCD) AND CITY STANDARDS, AND SHOWN ON THE SIGNING AND STRIPING PLAN FOR THE DEVELOPMENT.
- THE APPROVAL OF THIS DOCUMENT DOES NOT CONSTITUTE FINAL APPROVAL OF GRADING, DRAINAGE, UTILITY, PUBLIC IMPROVEMENTS AND BUILDING PLANS. CONSTRUCTION PLANS MUST BE REVIEWED AND APPROVED BY THE APPROPRIATE AGENCY PRIOR TO THE ISSUANCE OF BUILDING PERMITS.
- THE STREETLIGHT OR PEDESTRIAN LIGHT INSTALLATION WITHIN THE PUBLIC RIGHT-OF-WAY SHALL BE DESIGNED, FUNDED, AND CONSTRUCTED BY THE DEVELOPER/OWNER. OWNERSHIP AND MAINTENANCE OF THE STREET/PEDESTRIAN LIGHTS SHALL BE THE RESPONSIBILITY OF THE CITY OF AURORA ONCE THEY HAVE BEEN ACCEPTED. STREET LIGHT AND/OR PEDESTRIAN PHOTOMETRICS PLANS SHALL BE PREPARED AND SUBMITTED TO THE CITY FOR REVIEW AND APPROVAL AND SHALL BECOME A PART OF THE APPROVED CIVIL CONSTRUCTION PLANS FOR THE PROJECT. AN ELECTRICAL PLAN SHOWING SITE LOCATION OF LIGHTS, ELECTRICAL ONE LINE AND GROUNDING DETAILS SHALL BE SUBMITTING TO THE PERMIT CENTER FOR REVIEW BY THE BUILDING DEPARTMENT. THE OWNER IS RESPONSIBLE FOR OBTAINING AN ADDRESS FOR THE METERS FROM THE PLANNING DEPARTMENT. A BUILDING PERMIT FOR THE METER AND A PUBLIC INSPECTIONS PERMIT FOR THE STREET LIGHTS ARE REQUIRED. CERTIFICATE OF OCCUPANCIES WILL NOT BE ISSUED UNTIL THE STREET AND/OR PEDESTRIAN LIGHTING PLANS ARE APPROVED, CONSTRUCTED, AND INITIALLY ACCEPTED.



SHEET INDEX

1 OF 9	COVER SHEET
2 OF 9	SITE PLAN
3 OF 9	GRADING AND UTILITY PLAN
4 OF 9	ORIGINAL LANDSCAPE PLAN
5 OF 9	REVISED LANDSCAPE PLAN
6 OF 9	PHOTOMETRIC PLAN
7 OF 9	BUILDING ELEVATIONS
8 OF 9	BUILDING ELEVATIONS
9 OF 9	BUILDING ELEVATIONS

CONTACTS:

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

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

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

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

SITE DATA

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

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

NUMBER OF BUILDINGS: 1

IBC OCCUPANCY TYPE:

CONSTRUCTION TYPE:

SPRINKLERED?:

TOTAL BUILDING COVERAGE: 58,000 SQUARE FEET OR 18.0%

HARD SURFACE AREA: 258,652 SQ FT (80.4%)

LANDSCAPE AREA: 63,027 SQ FT (19.6%)

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

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

PARKING SPACES PROVIDED: 65 - 20'X9' SPACES
65 TOTAL SPACES (NOT PUBLIC PARKING)

ACCESSIBLE SPACES REQUIRED: 3 SPACES (1 VAN ACCESSIBLE)

ACCESSIBLE SPACES PROVIDED: 4 SPACES (2 VAN ACCESSIBLE)

LOADING SPACES REQUIRED: 0

LOADING SPACES PROVIDED: 0

BICYCLE PARKING REQUIRED: 0

BICYCLE PARKING PROVIDED: 0

OWNER'S CERTIFICATE

SITE ADDRESS: 18400 EAST 22ND AVENUE, AURORA, COLORADO 80011

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 SWSG CONSTRUCTION MANAGEMENT HAS CAUSED THESE PRESENTS TO BE

EXECUTED THIS _____ DAY OF _____, 20____ A.D.
SWSG CONSTRUCTION MANAGEMENT

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

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

Provide building height.
Added.

Please provide this information.
Added.

AMENDMENTS

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

Client:	
Date:	2020-09-25
Description:	INITIAL SUBMITTAL
No.:	

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



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

T-MOBILE PHII SWITCH EXPANSION

SITE PLAN AMENDMENT

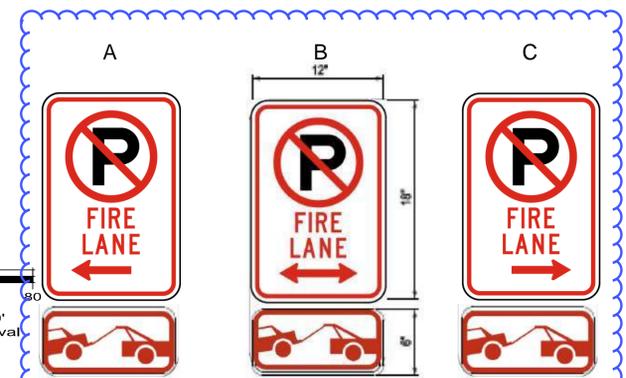
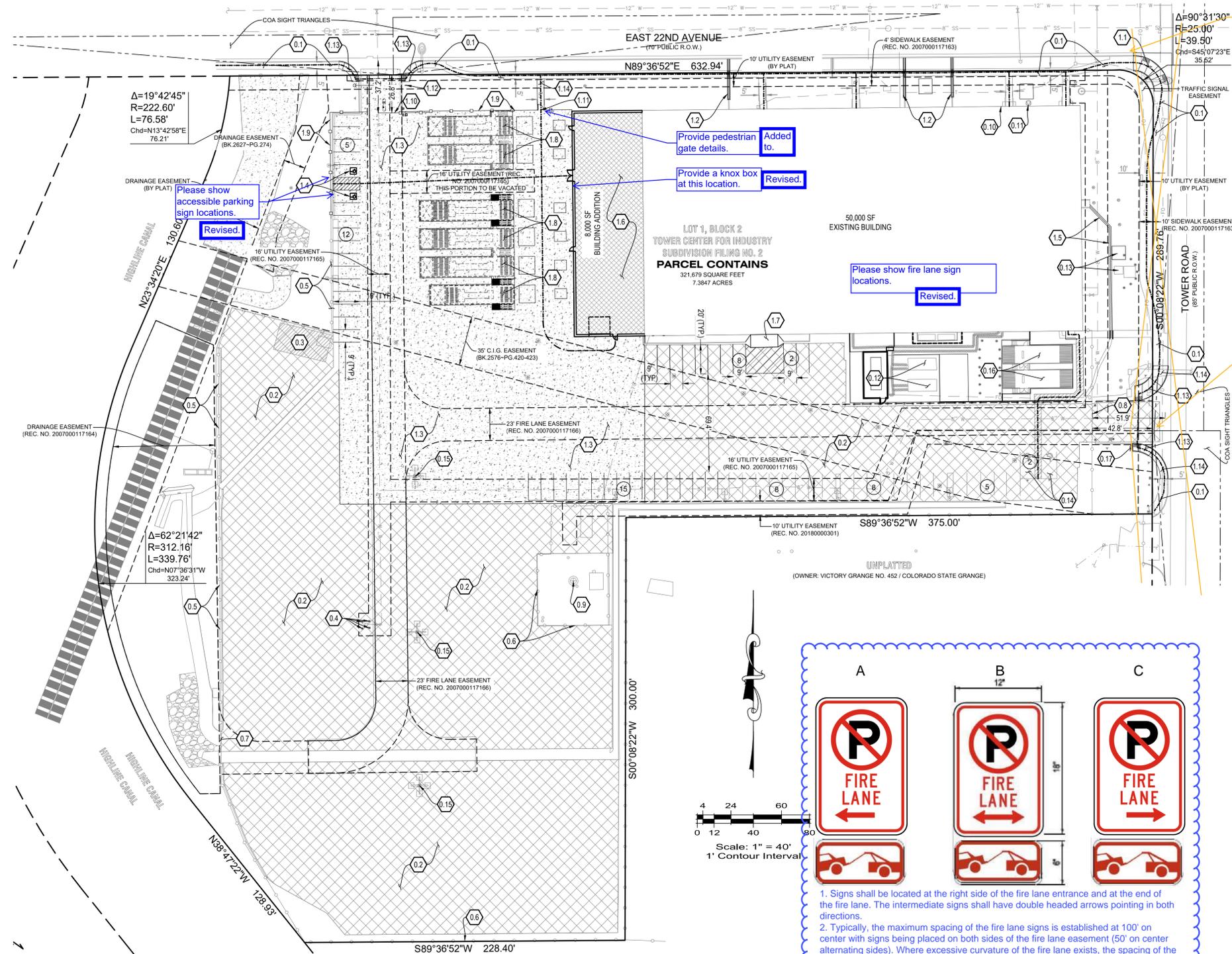
LOT 1, BLOCK 2, TOWER CENTER FOR INDUSTRY SUBDIVISION FILING NO. 2

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

LEGEND	
	DEVELOPMENT BOUNDARY
	PROPOSED CURB AND GUTTER
	EXISTING CURB AND GUTTER
	EXISTING OR PROPOSED EASEMENT
	ADA ROUTE
	LANDSCAPING AREA
	PROPOSED LIGHT POLE
	PARKING COUNT
	EXISTING ASPHALT AREA
	PROPOSED ASPHALT AREA
	ACCESSIBLE PARKING

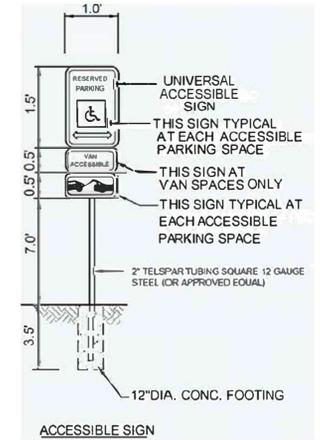
SITE PLAN KEYNOTE LEGEND:

- EXISTING ITEMS (E)
- 0.1 SIDEWALK
 - 0.2 ASPHALT PAVEMENT
 - 0.3 TRASH ENCLOSURE WITH CONCRETE PAD
 - 0.4 BOLLARDS
 - 0.5 8' TALL WOODEN FENCE
 - 0.6 CHAIN LINK FENCE
 - 0.7 POND ACCESS GATE
 - 0.8 8' HIGH X 24' WIDE SLIDING GATE, OPTICOM CONTROLLED W/ KNOCK OPENING DEVICE
 - 0.9 MONOPOLE ANTENNA
 - 0.10 KNOX BOX HARDWARE AT ENTRY
 - 0.11 FIRE DEPARTMENT CONNECTION
 - 0.12 WATER CHILLER
 - 0.13 TRANSFORMER
 - 0.14 ACCESSIBLE PARKING SIGNS AND PAINTED SYMBOLS
 - 0.15 EXISTING SITE LIGHTING
 - 0.16 EXISTING GENERATORS
 - 0.17 STOP SIGN TO REMAIN
- CONSTRUCTION ITEMS
- 1.1 RAMP AND CROSS-PAN PER AURORA DETAILS S4.1 AND S9.9
 - 1.2 SIDEWALK CHASE PER AURORA DETAILS S3.1, S3.2, AND S3.3
 - 1.3 ASPHALT PAVEMENT
 - 1.4 ACCESSIBLE PARKING SIGNS AND PAINT
 - 1.5 2' VALLEY PAN IN LANDSCAPE AREA
 - 1.6 REMOVE EXISTING IMPROVEMENTS IN AREA OF BUILDING ADDITION
 - 1.7 ACCESS RAMP TO BUILDING
 - 1.8 DIESEL GENERATOR WITH 10,000 GALLON STORAGE EACH AND ELECTRICAL INFRASTRUCTURE
 - 1.9 6' TALL FENCE (RE: LANDSCAPE PLANS)
 - 1.10 8' HIGH X 24' WIDE SLIDING GATE, OPTICOM CONTROLLED W/ KNOCK OPENING DEVICE
 - 1.11 PEDESTRIAN GATE
 - 1.12 STOP SIGN
 - 1.13 SIDEWALK RAMP PER AURORA DETAIL S9.9
 - 1.14 SIDEWALK PER AURORA DETAIL S7.3



- Signs shall be located at the right side of the fire lane entrance and at the end of the fire lane. The intermediate signs shall have double headed arrows pointing in both directions.
- Typically, the maximum spacing of the fire lane signs is established at 100' on center with signs being placed on both sides of the fire lane easement (50' on center alternating sides). Where excessive curvature of the fire lane exists, the spacing of the fire lane signage will be increased as needed.
- The signs shall be set at an angle of not less than 30 degrees and not more than 45 degrees with the curb or line of traffic flow.
- Fire lane signs should be installed 2' behind curb or sidewalk.
- The clearance to the bottom of the sign shall be 7 feet. There shall be not other signs attached to the sign or the sign post.
- Placement of these fire lane signs cannot encroach into the 29' inside turning radius of the fire lane easement, obstruct any fire hydrant or fire department connection or encroach into the accessible route of the sidewalk area.

CITY OF AURORA FIRE LANE SIGN DETAIL



BENCHMARK:
CITY OF AURORA BM 356633SE002 - CHISELED SQUARE AT THE SOUTHWEST CORNER OF INLET AT THE SOUTHWEST CORNER OF TOWER ROAD AND SOUTH ACCESS ROAD TO ASSOCIATED GROCERS EMPLOYEE PARKING ENTRANCE.
ELEVATION: 5432.981 FEET (NAVD 1988 DATUM).

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

ES&C ENGINEERING COMPANY
 14190 East Evans Avenue
 Aurora, Colorado 80014
 engineering@esandc.com
 P 303.337.1393
 F 303.337.7481
 Creative Solutions Since 1964
 CIVIL ENGINEERS / LAND SURVEYORS

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

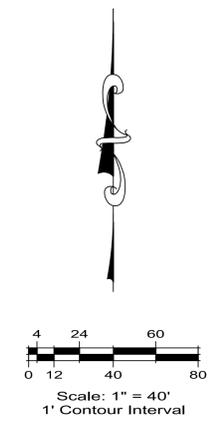
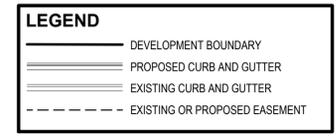
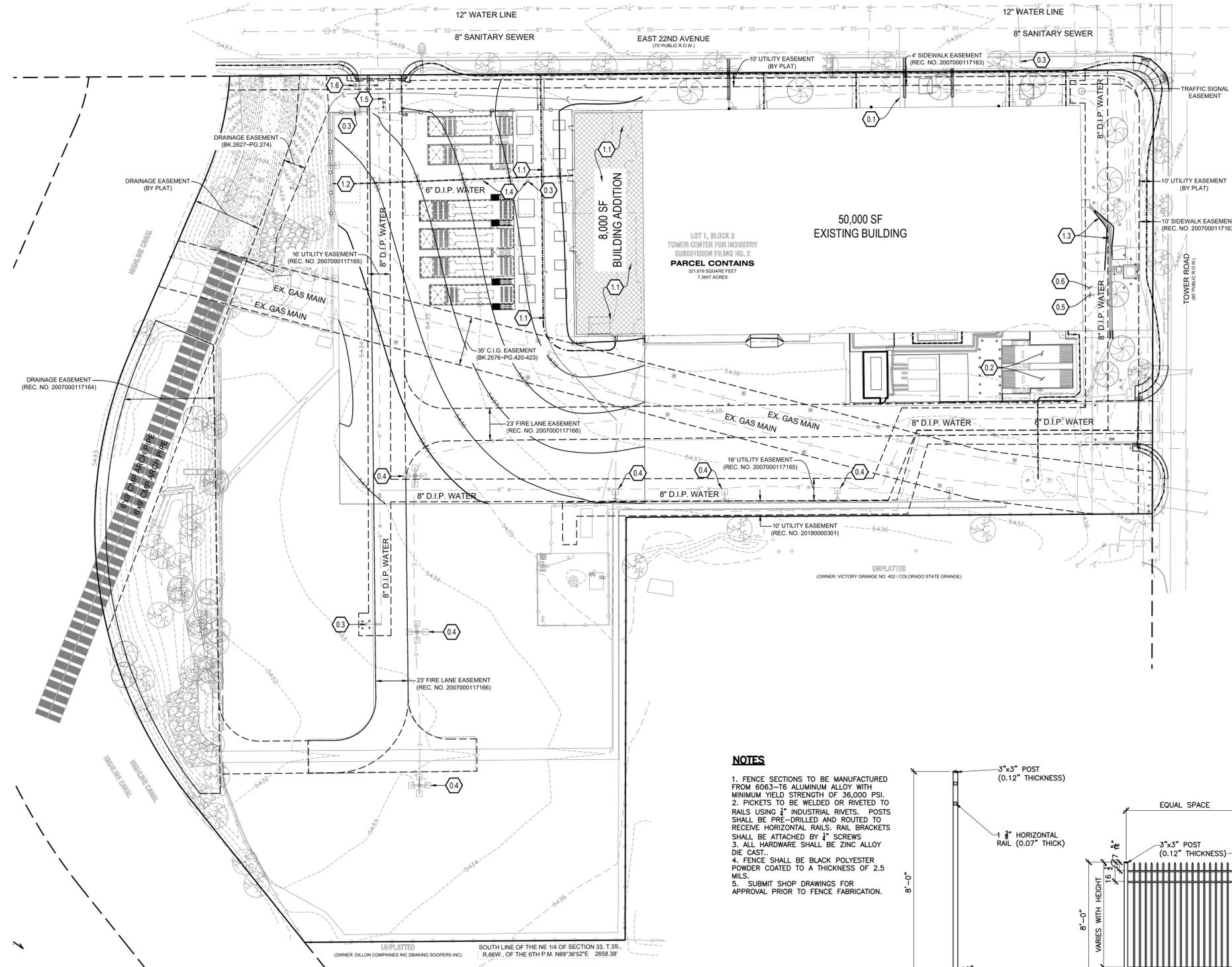
ESC Team: CMA, JWB
 Date: 2020-09-25
 Engineering No.: E-020-13
 Scale: H: T=20
 V: N.A.
 Sheet No.: 2 OF 9

T-MOBILE PHII SWITCH EXPANSION

SITE PLAN AMENDMENT

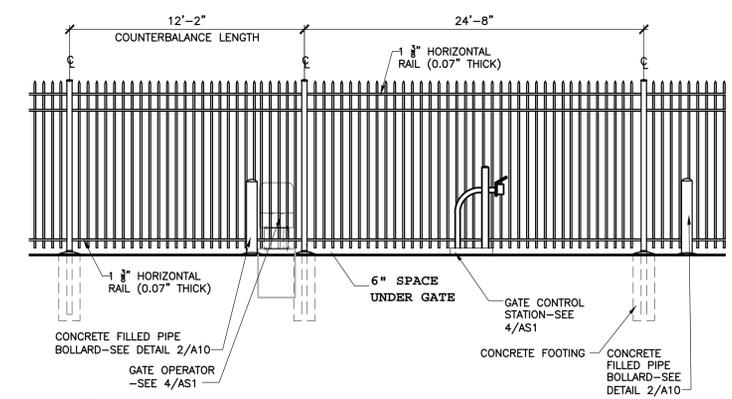
LOT 1, BLOCK 2, TOWER CENTER FOR INDUSTRY SUBDIVISION FILING NO. 2

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



GRADING AND UTILITY PLAN KEYNOTE LEGEND:

- EXISTING ITEMS (E)**
- 0.1 SANITARY SEWER SERVICE
 - 0.2 GENERATORS
 - 0.3 FIRE HYDRANT ASSEMBLY TO BE RELOCATED
 - 0.4 SITE LIGHTING
 - 0.5 FIRE SERVICE LINE (PRIVATE)
 - 0.6 WATER SERVICE LINE (PRIVATE)
- CONSTRUCTION ITEMS**
- 1.1 REMOVE AND REPLACE EXISTING SITE ELECTRICAL LINES IN AREA OF BUILDING ADDITION
 - 1.2 ACCESSIBLE PARKING AREA (NO GRADES GREATER THAN 2% IN ANY DIRECTION)
 - 1.3 2' VALLEY PAN IN LANDSCAPE AREA
 - 1.4 REMOVE EXISTING FIRE HYDRANT ASSEMBLY AND LATERAL PER AURORA STANDARDS
 - 1.5 ENTRY ISLAND WITH OPTI-COM GATE CONTROL BOX
 - 1.6 RELOCATE FIRE HYDRANT ASSEMBLY AND FIRE LINE AS SHOWN



5 CANTILEVER SLIDING GATE-TYP

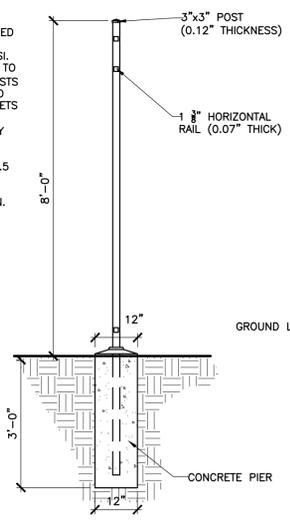
A10 SCALE: 1/4" = 1'-0"

NOTES

1. FENCE SECTIONS TO BE MANUFACTURED FROM 6063-T6 ALUMINUM ALLOY WITH MINIMUM YIELD STRENGTH OF 36,000 PSI.
2. PICKETS TO BE WELDED OR RIVETED TO RAILS USING 1/2" INDUSTRIAL RIVETS. POSTS SHALL BE PRE-DRILLED AND ROUTED TO RECEIVE HORIZONTAL RAILS. RAIL BRACKETS SHALL BE ATTACHED BY 1/2" SCREWS.
3. ALL HARDWARE SHALL BE ZINC ALLOY DIE CAST.
4. FENCE SHALL BE BLACK POLYESTER POWDER COATED TO A THICKNESS OF 2.5 MILS.
5. SUBMIT SHOP DRAWINGS FOR APPROVAL PRIOR TO FENCE FABRICATION.

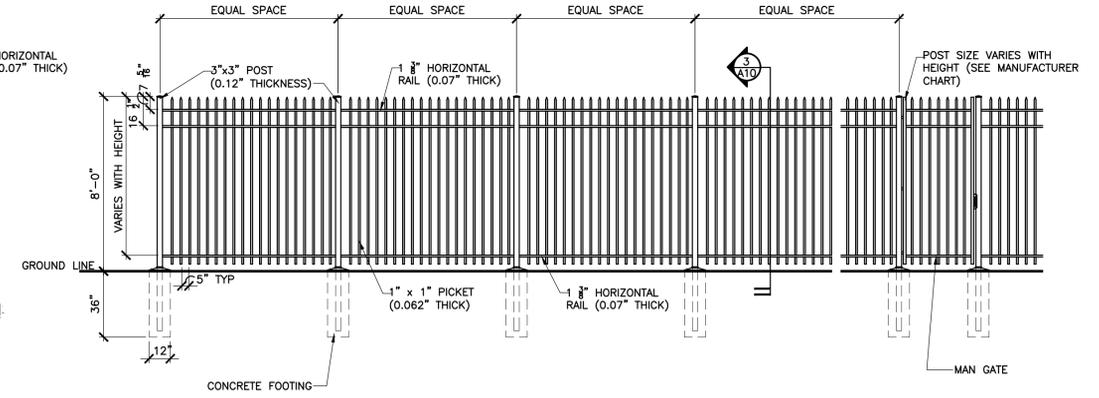
3 FENCE POST

A10 SCALE: 1/2" = 1'-0"



4 FENCE ELEVATION-TYP

A10 SCALE: 1/4" = 1'-0"



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

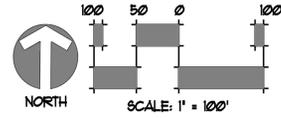
SWSG CONSTRUCTION MANAGEMENT
 555 HEMLOCK PARKWAY SUITE 260
 HEMLOCK, VIRGINIA 20170
 ATTN: MARK KING

Client:	
Date:	2020-09-25
Description:	INITIAL SUBMITTAL
No.:	

ENGINEERING SERVICE COMPANY
 Creative Solutions Since 1964
 CIVIL ENGINEERS & LAND SURVEYORS
 14190 East Evans Avenue
 Aurora, Colorado 80014
 engineering@svcsco.com
 P 303.337.1393
 F 303.337.7481

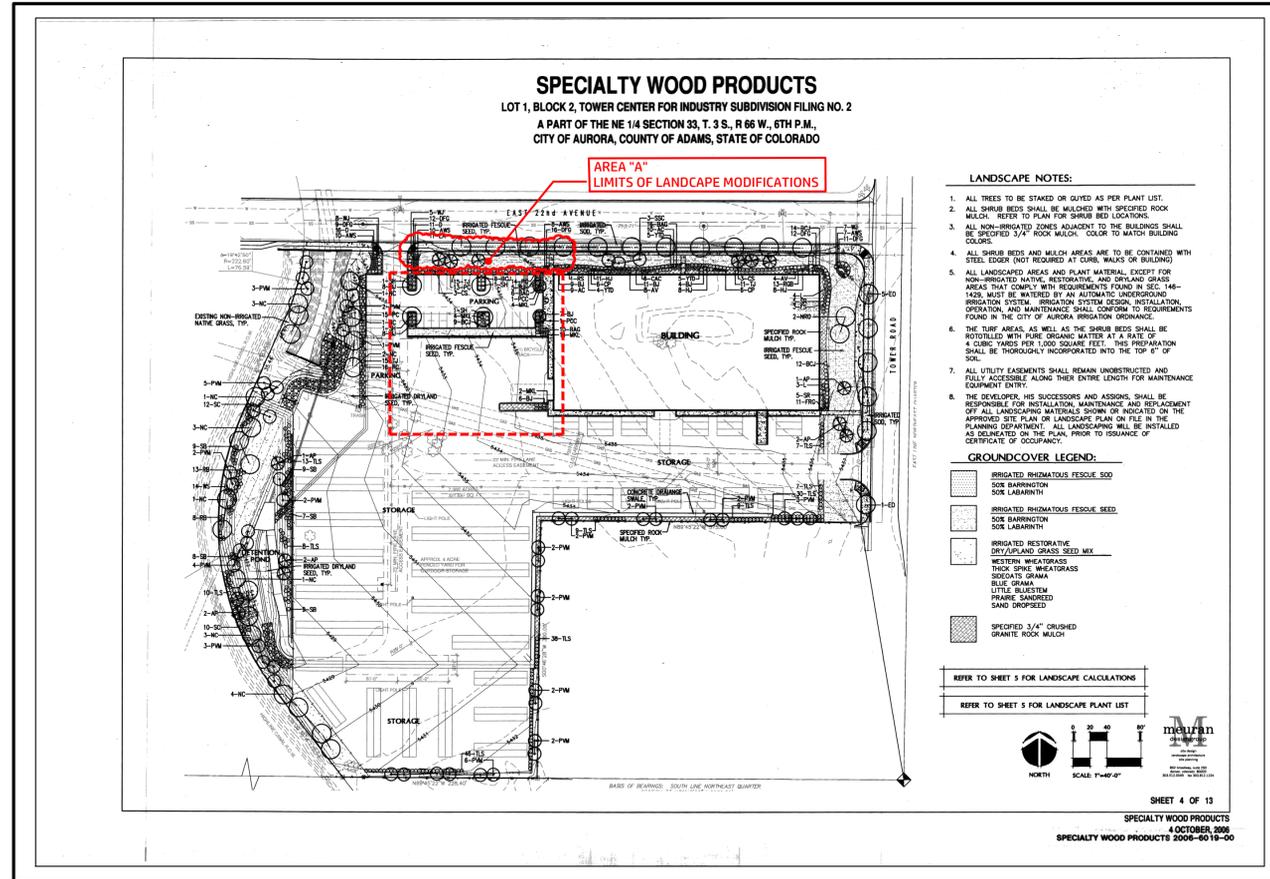
GRADING AND UTILITY PLAN
 T-MOBILE PHII SWITCH EXPANSION - SITE PLAN AMENDMENT
 LOT 1, BLOCK 2, TOWER CENTER FOR INDUSTRY SUBDIVISION FILING NO. 2
 SITUATED IN THE NE 1/4 OF SECTION 33, T.3S., R.66W. OF THE 6TH P.M.
 CITY OF AURORA, COUNTY OF ADAMS, STATE OF COLORADO

**SPECIALTY WOOD PRODUCTS
APPROVED SP 2006-6019-00
LANDSCAPE PLAN
EXISTING CONDITIONS
(SEE MODIFICATION ON SHEET 5 OF 8)**



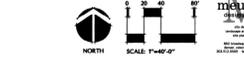
T-MOBILE PHII SWITCH EXPANSION
SITE PLAN AMENDMENT
LOT 1, BLOCK 2, TOWER CENTER FOR INDUSTRY SUBDIVISION FILING NO. 2
SITUATED IN THE NE 1/4 OF SECTION 33, T.3S., R.66W. OF THE 6TH P.M.
COUNTY OF ADAMS, STATE OF COLORADO

NOT FOR CONSTRUCTION

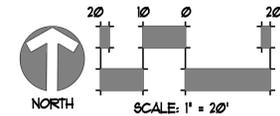


- LANDSCAPE NOTES:**
1. ALL TREES TO BE STAKED OR GATED AS PER PLANT LIST.
 2. ALL SHRUB BEDS SHALL BE MULCHED WITH SPECIFIED ROCK MULCH. REFER TO PLAN FOR SHRUB BED LOCATIONS.
 3. ALL NON-IRRIGATED ZONES ADJACENT TO THE BUILDINGS SHALL BE SPECIFIED 3/4" ROCK MULCH. COLOR TO MATCH BUILDING COLORS.
 4. ALL SHRUB BEDS AND MULCH AREAS ARE TO BE CONTAINED WITH STEEL EDGES (NOT REQUIRED AT CURB, WALLS OR BUILDING).
 5. ALL LANDSCAPED AREAS AND PLANT MATERIAL, EXCEPT FOR NON-IRRIGATED NATIVE, RESTORATIVE, AND ORLAND GRASS AREAS THAT COMPLY WITH REQUIREMENTS FOUND IN SEC. 146-1428 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.
 6. THE TOP SURFACE, AS WELL AS THE SHRUB BEDS SHALL BE ROTTLED WITH PURE ORGANIC MATTER AT A RATE OF 5 CUBIC YARDS PER 1,000 SQUARE FEET. THIS PREPARATION SHALL BE THOROUGHLY INCORPORATED INTO THE TOP 6" OF SOIL.
 7. ALL UTILITY EASEMENTS SHALL REMAIN UNOBTSTRUCTED AND FULLY ACCESSIBLE ALONG THEIR ENTIRE LENGTH FOR MAINTENANCE EQUIPMENT ENTRY.
 8. 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 CERTIFICATE OF OCCUPANCY.

- GROUND COVER LEGEND:**
- IRRIGATED RHIZOMATOUS FESCUE SEED
 - 50% BARRINGTON 50% LABARNTH
 - IRRIGATED RHIZOMATOUS FESCUE SEED
 - 50% BARRINGTON 50% LABARNTH
 - IRRIGATED RESTORATIVE ORYZOPSIS GRASS SEED MIX
 - WESTERN WHEATGRASS
 - SEICARIA GRAMA
 - LITTLE BLUESTEM
 - PRAIRIE SANDPEE
 - SAND DROPSIED
 - SPECIFIED 3/4" CRUSHED GRANITE ROCK MULCH



TREE MITIGATION & LANDSCAPE AREAS OF MODIFICATIONS (SEE SHEET 5 OF 8)



TREE REMOVAL IDENTIFICATION

TREE #	SPECIES	DIA.	MITIGATION INCHES PER CITY OF AURORA	MITIGATION VALUE
#1	SHADEMASTER H.L.	11"	---	\$ ---
#2	SHADEMASTER H.L.	10"	---	\$ ---
#3	SHADEMASTER H.L.	12"	---	\$ ---
#4	SHADEMASTER H.L.	10"	---	\$ ---
#5	CHANTICLEER PEAR	8"	---	\$ ---
#6	CHANTICLEER PEAR	8"	---	\$ ---
TOTAL			---	\$ ---

TREE MITIGATION TABLE

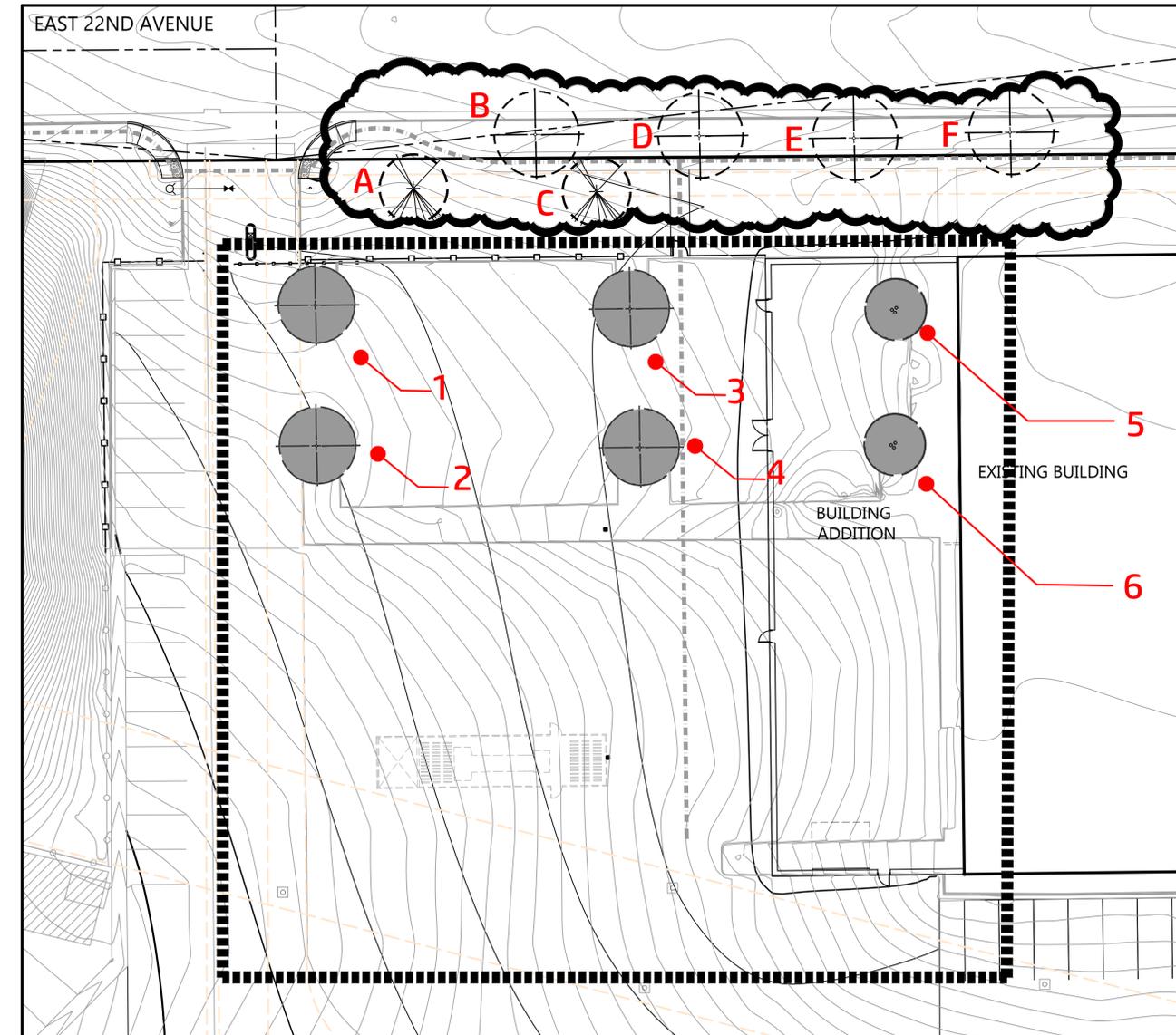
CALIPER INCHES TO BE MITIGATED (MITIGATION INCHES)	CALIPER INCHES REPLANTED	CALIPER INCHES REPLACED FOR MITIGATION AND/OR AMOUNT PAID TO "TREE PLANTING FUND"
---	0	---"/\$ ---

- NOTES**
1. FOR IDENTIFICATION, THE LABELING OF TREES TO BE MITIGATED ARE SHOWN IN RED. CITY TO ANALYZE AND ASSIGN VALUE TO EACH TREE.
 2. TREE PROTECTION FENCING TO BE PLACED AROUND EXISTING TREES, AS SHOWN ON SHEET 5 OF 8.

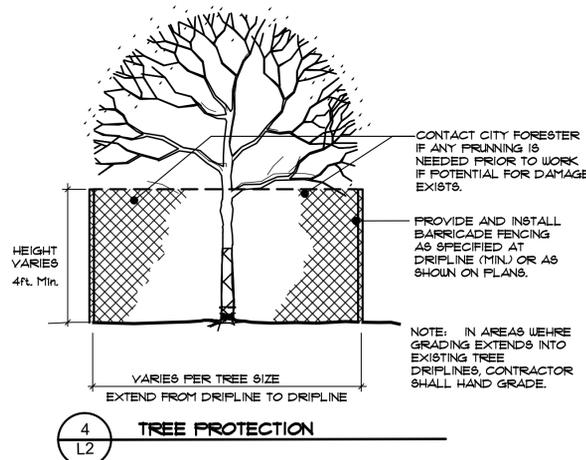
TREE PROTECTION

TREE #	SPECIES	SIZE	LOCATION
A	BLUE SPRUCE	8FT.	NORTH BOUNDARY
B	RED MAPLE	2"	STREET TREE (ROW)
C	AUSTRIAN PINE	6FT.	NORTH BOUNDARY
D	RED MAPLE	2"	STREET TREE (ROW)
E	RED MAPLE	2"	STREET TREE (ROW)
F	RED MAPLE	2"	STREET TREE (ROW)

- NOTES**
1. AT A MINIMUM, PROVIDE TREE PROTECTION AS SHOWN ON NOTES AND DETAILS FOR TREE PROTECTION, ON SHEET 4 OF 8.



- TREE PROTECTION NOTES**
1. PRIOR TO THE BEGINNING OF CONSTRUCTION, INSTALL BARRICADE FENCING AROUND ALL EXISTING TREES TO REMAIN. LOCATE FENCING AT OR OUTSIDE THE DRIP LINE OF THE TREES. BARRICADE FENCING SHALL BE 4' HEIGHT, ORANGE MESH ATTACHED TO 1" POSTS.
 2. FENCING SHALL BE MAINTAINED DAILY. TRESPASS BEYOND ESTABLISHED CONSTRUCTION LIMITS SHALL RESULT IN A FINE OF \$200. IF NOT PAID WITHIN 30 DAYS, THE FINE SHALL BE DEDUCTED FROM MONIES DUE TO CONTRACTOR. CONTRACTORS SHALL BE RESPONSIBLE FOR ALL OF THEIR WORKERS, SUBCONTRACTORS AND SUPPLIERS UNDER THIS REQUIREMENT. NO VEHICLE PARKING IS ALLOWED BEYOND CONSTRUCTION LIMITS.
 3. CONSTRUCTION WITHIN THE ROOT ZONE OF TREES TO REMAIN SHALL BE RESTRICTED TO AGREED-UPON LIMITS WITH REGARD TO EXCAVATION, ACCESS, DIRT STOCKPILING, AND BACKFILL. VIOLATION OF SET LIMITS SHALL RESULT IN A FINE OF \$100 PER INCIDENT AND MAY BE INCREASED BASED ON THE PERCENTAGE OF ROOT ZONE AFFECTED. THE VALUE OF THE TREE ESTABLISHED PRIOR TO CONSTRUCTION. IF MORE THAN 30% OF THE ROOT ZONE IS DAMAGED, THE FINE SHALL BE THE FULL VALUE OF THE TREE.
 4. DAMAGE TO THE MAIN TRUNKS OF TREES IS PROHIBITED. DAMAGE NOT PREVIOUSLY APPROVED SHALL RESULT IN A FINE BASED ON THE PERCENTAGE OF THE CIRCUMFERENCE AFFECTED. DAMAGE GREATER THAN 30% OF THE CIRCUMFERENCE OR AFFECTING THE STRUCTURAL INTEGRITY OF THE TREE WILL RESULT IN A FINE EQUAL TO THE FULL APPRAISED VALUE OF THE TREE.
 5. LIMB DAMAGE IS PROHIBITED, UNLESS APPROVED PRIOR TO CONSTRUCTION OR AS AUTHORIZED BY THE CITY OF AURORA FORESTRY DIVISION. PRUNING OF AFFECTED BRANCHES SHALL BE DONE PRIOR TO THE START OF CONSTRUCTION. DAMAGED BRANCHES SHALL BE PRUNED WITHIN 10 DAYS OF THE OCCURRENCE UTILIZING INTERNATIONAL SOCIETY OF ARBORICULTURE STANDARDS. UNAUTHORIZED BRANCH DAMAGE OR LOSS CAN RESULT IN A FINE OF \$100 PER BRANCH AS MAY BE DETERMINED BY THE CONSTRUCTION MANAGER OR HIS FORESTRY CONSULTANT.
 6. CONCRETE TRUCK WASHOUT AREAS SHALL BE IN DESIGNATED AREAS ONLY. WASHOUT RUNOFF SHALL NOT FLOW INTO OR ACROSS ROOT ZONES OF TREES.
 7. TREE PROTECTION MEASURES SHALL BE IN PLACE PRIOR TO CONSTRUCTION AND INSPECTED BY THE CITY OF AURORA FORESTRY DIVISION.



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

Date: 2020-09-25
2020-11-30

Description: INITIAL SUBMITTAL
RESPONSE TO CITY COMMENTS SUBMIT

No.: 1

ENGINEERING SERVICE COMPANY
14190 East Evans Avenue
Aurora, Colorado 80014
Creative Solutions Since 1954
P 303.337.1355
C 303.337.7481



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

T-MOBILE PHII SWITCH EXPANSION

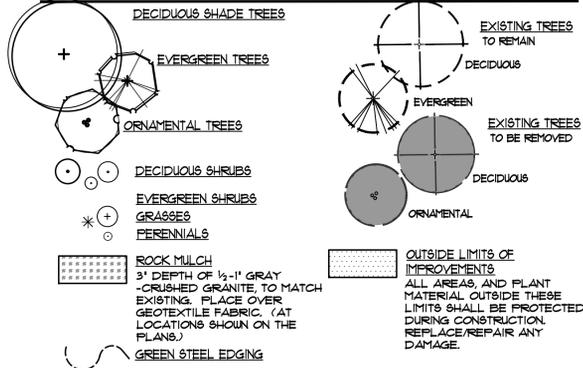
SITE PLAN AMENDMENT

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

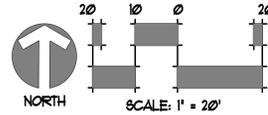
SITUATED IN THE NE 1/4 OF SECTION 33, T.3S., R.66W. OF THE 6TH P.M.
COUNTY OF ADAMS, STATE OF COLORADO

NOT FOR CONSTRUCTION

LEGEND



LANDSCAPE MODIFICATIONS



PLANT MATERIAL REMOVED - Six interior islands

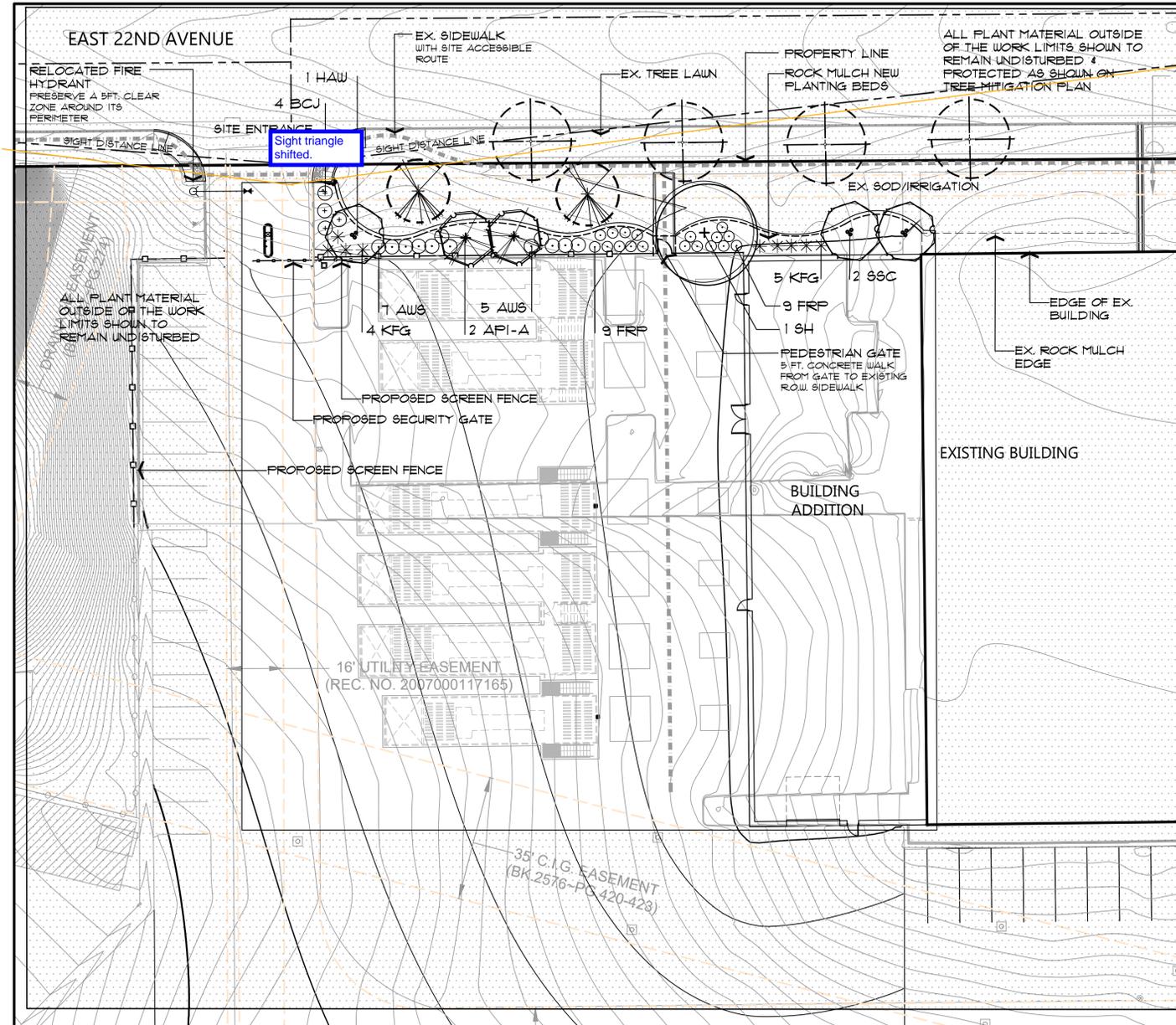
KEY	QTY.	BOTANIC NAME	COMMON NAME	SIZE
DECIDUOUS & ORNAMENTAL TREES				
SH	4	GLEDITSIA TRIANCANTHOS 'SHADEMASTER'	SHADEMASTER HONEYLOCUST	2 1/2' CAL.
PCC	2	CRATAEGUS MORDENENSIS 'TOBA'	CHANTICLEER FEAR	2' CAL.
DECIDUOUS & EVERGREEN SHRUBS				
MKL	20	SYRINGA FATULA 'MISS KIM'	MISS KIM LILAC	5 GAL.
BAG	16	HELICTOTRICHON SEMPERVIRENS	BLUE AVENA GRASS	5 GAL.
BJ	34	JUNIFERUS SABINA 'BUFFALO'	BUFFALO JUNIPER	5 GAL.
BCJ	17	JUNIFERUS HORIZONTALIS 'BLUE CHIP'	BLUE CHIP JUNIPER	5 GAL.

PROPOSED LANDSCAPE IMPROVEMENTS

KEY	QTY.	BOTANIC NAME	COMMON NAME	SIZE
DECIDUOUS & ORNAMENTAL TREES				
SH	1	GLEDITSIA TRIANCANTHOS 'SHADEMASTER'	SHADEMASTER HONEYLOCUST	2 1/2' CAL.
HAW	1	CRATAEGUS MORDENENSIS 'TOBA'	WASHINGTON HAUTHORNE 'TOBA'	8FT. MULTISTEM
SSC	2	MALUS X SPRING SNOW	SPRING SNOW CRABAPPLE	2' CAL.
DECIDUOUS & ORNAMENTAL TREES				
API-A	2	PINUS NIGRA	AUSTRIAN PINE	6FT. HEIGHT
SHRUBS & GRASSES				
AWS	12	SPHIREA BIMALDA 'ANTHONY WATERER'	ANTHONY WATERER SPIREA	5 GAL.
GFP	18	POTENTILLA FRUITICOSA 'GOLD FINGER'	GOLD FINGER POTENTILLA	5 GAL.
BCJ	4	JUNIFERUS HORIZONTALIS 'BLUE CHIP'	BLUE CHIP JUNIPER	5 GAL.
KFG	9	CALAMAGROSTIS ACUTIFLORA	FEATHER REED KARL FORESTER	5 GAL.

STANDARD LANDSCAPE NOTES

- LANDSCAPE DESIGN COMPLIES WITH THE CITY OF AURORA'S DESIGN STANDARDS AND REGULATIONS.
 - ALL EXISTING TREES AND SHRUBS TO REMAIN, UNLESS NOTED DIFFERENTLY ON THE PLANS.
 - COBBLE MULCH SHALL BE 4" WASHED RIVER ROCK, PLACED TIGHTLY AND EVENLY. USE 1/2" PEA GRAVEL AS INFILL BETWEEN LARGER STONES. ALL ROCK MULCH BEDS SHALL HAVE GEOTEXTILE USED BARRIER INSTALLED PRIOR TO PLACEMENT. NO WEED BARRIER IS TO BE VISIBLE.
 - WHENEVER POSSIBLE, EXISTING TOPSOIL SHALL BE STRIPPED TO A MINIMUM DEPTH OF FOUR (4") INCHES AND STOCKPILED FOR FUTURE USE. UPON COMPLETION OF SITEWORK, ADV PRIOR TO PLACEMENT OF COMPOST, THE TOPSOIL SHALL BE SPREAD OVER ALL AREAS BEING LANDSCAPED.
 - AREAS THAT ARE TO BE SODED SHALL RECEIVE A MINIMUM OF 4 CUBIC YARDS OF 'BLACK TEA' COMPOST, AS DISTRIBUTED BY BOSS COMPOST, BRIGHTON, COLORADO OR APPROVED EQUAL. COMPOST TO BE SPREAD EVENLY AND ROTOTILLED TO A DEPTH OF EIGHT (8") INCHES.
 - LIGHTING WILL BE POLE MOUNTED LIGHTS LOCATED AT THE PERIMETER OF THE PARKING LOT. ALL SITE AND BUILDING LIGHTING TO BE METAL HALIDE.
 - ALL SIDEWALKS, ENTRYWAYS AND CURB/GUTTER SHALL BE CONCRETE. DRIVE LANE 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. 146-142B AND/OR IN SEC. 146-142B, MUST BE WATERED BY AN AUTOMATIC UNDERGROUND IRRIGATION SYSTEM. IRRIGATION SYSTEM DESIGN, INSTALLATION, OPERATION AND MAINTENANCE SHALL CONFORM TO THE REQUIREMENTS FOUND IN THE CITY OF AURORA'S IRRIGATION ORDINANCE.
 - ALL PROPOSED LANDSCAPING WITHIN THE SIGHT TRIANGLES SHALL BE IN COMPLIANCE WITH COA ROADWAY SPECIFICATIONS, SECTION 4.04.2.10.
- FIRE LIFE SAFETY LANDSCAPE NOTES:**
- LANDSCAPE MATERIAL SHALL NOT BE PLACED OR KEPT NEAR FIRE HYDRANTS IN ANY MANNER THAT WOULD PREVENT SUCH EQUIPMENT FROM BEING IMMEDIATELY DISCERNIBLE. A 5-FOOT CLEAR SPACE SHALL BE MAINTAINED AROUND THE CIRCUMFERENCE OF FIRE HYDRANTS AND NO MATERIAL GREATER THAN 2-FEET IN HEIGHT.



STANDARD REQUIREMENTS

STANDARD RIGHT-OF-WAYS

LANDSCAPE DESCRIPTION	STANDARD STREET FRONTAGE REQUIREMENT	LANDSCAPE REQ.	# TREES REQUIRED	# SHRUBS REQUIRED	# TREES PROVIDED	# SHRUBS PROVIDED
A	NORTH STREET FRONTAGE EAST 22ND AVENUE	EXISTING LANDSCAPE TO REMAIN UNDISTURBED				

STREET PERIMETER AND NON-STREET BUFFERS

BUFFER DESCRIPTION/LENGTH/ADJ. LAND USE	STANDARD BUFFER WIDTH/BUFFER WIDTH PROVIDED	BUFFER REDUCTION FEATURES	# TREES REQUIRED	# SHRUBS REQUIRED	# TREES PROVIDED	# SHRUBS PROVIDED
A	NORTH PERIMETER BUFFER USE: EAST 22ND AVENUE LENGTH: 172 LF.	STANDARD BUFFER: 10 FT. BUFFER PROVIDED: 10 FT. 1 TREE & 10 SHRUBS PER 40 LF.	5	43	3	27 5GAL. 13 1GAL.

OVERLAPPING LANDSCAPE STANDARDS, AREAS OF BUILDING PERIMETER, AND PARKING LOT SCREENING THAT FALL WITHIN THE BUFFERS MAY BE COUNTED TOWARD MEETING BUFFER LANDSCAPE REQUIREMENTS (SECTION 146-1422(A)(3)).

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

ELEVATION (DIRECTION FACING)	BUILDING ELEVATION LENGTH	LANDSCAPE REQ.	# T.E'S REQUIRED	# TREES PROVIDED	# SHRUBS PROVIDED
A	NORTH - EAST 22ND AVENUE (NEW BUILDING ADDITION)	1 TE EQUIVALENT/40 LF OF BUILDING ELEVATION	1.25	--	10 5GAL.

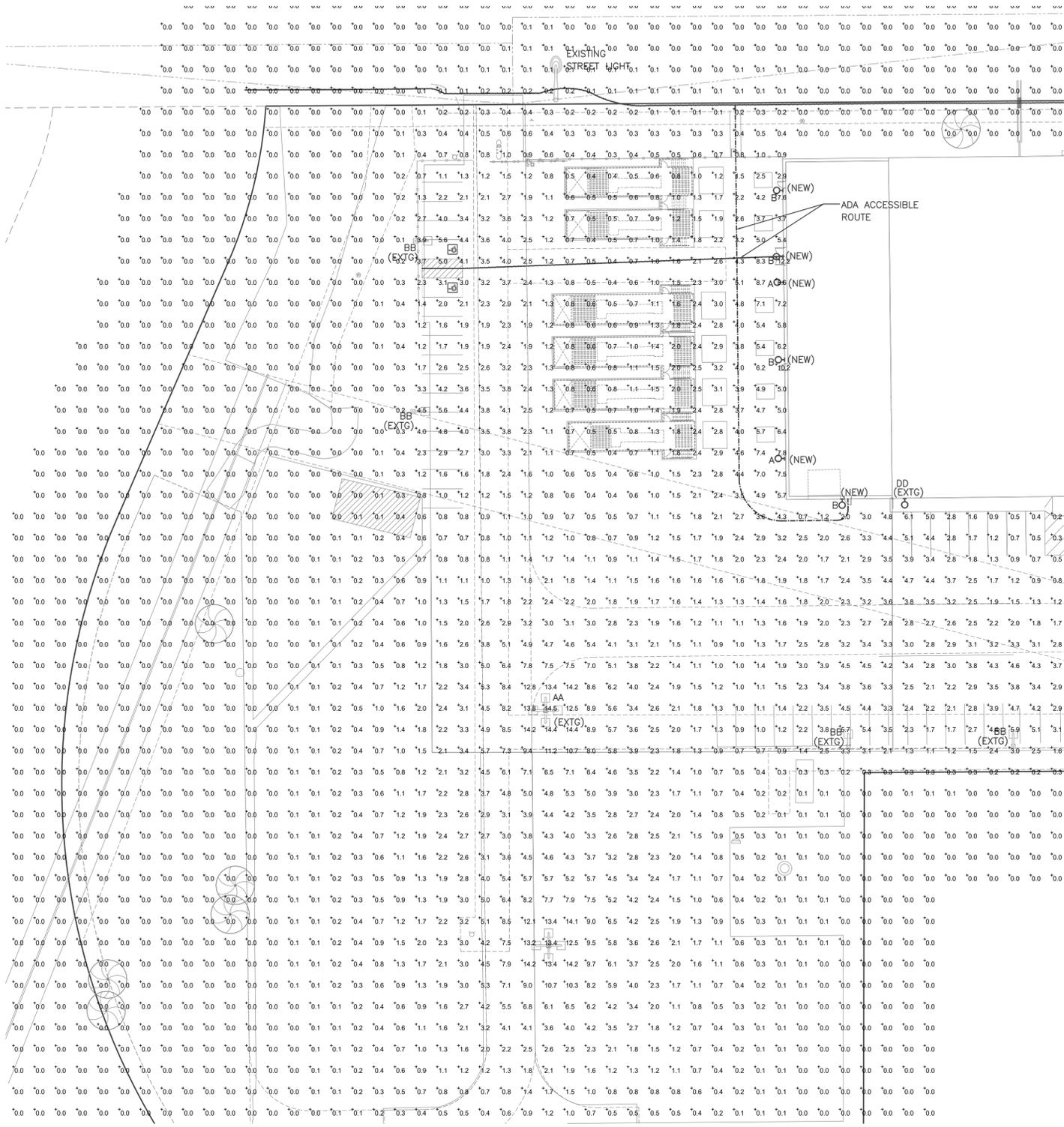
SWSG CONSTRUCTION MANAGEMENT
555 HEMLOCK PARKWAY SUITE 260
HEMDON, VIRGINIA 20170
ATTN: MARK KING

Date:	2020-09-25
No.:	1
Description:	INITIAL SUBMITTAL RESPONSE TO CITY COMMENTS SUBMIT

ENGINEERING SERVICE COMPANY
14190 East Evans Avenue
Aurora, Colorado 80014
P: 303.337.1338
F: 303.337.7481
www.escc.com



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



SITE PHOTOMETRIC PLAN

Scale: 1"=30'



LIGHTING FIXTURE SCHEDULE

ITEM	MANUFACTURER	CAT. NO.	LAMPS	MOUNTING	DESCRIPTION
A	LITHONIA LIGHTING	RSX2LED-P4-40K-R4-MVOLT	187 WATT 4000K LED 25,059 LUMENS	WALL +25 FT	WET LOCATION POLE LIGHT HEAD INSTALLED WITH WALL BRACKET ON WALL TYPE IV OPTICS
B	LITHONIA LIGHTING	ARC1 LED P1 40K -MVOLT DDBX	11 WATT 4000K LED 1,500 LUMENS	WALL +8 FT	EXTERIOR WALL LIGHT AT EXIT DOOR
AA (EXTG)	LITHONIA LIGHTING	KSF2-250M-R3S-TB-RP09-LP1	(4) 250W MH	POLE +25 FT	EXISTING FOUR-HEAD FULL CUT OFF POLE LIGHT ON 25 FT. POLE, TYPE III OPTICS
BB (EXTG)	LITHONIA LIGHTING	KSF2-400M-R4SC-TB-RP09	(1) 400W MH	POLE +25 FT	EXISTING SINGLE-HEAD FULL CUT OFF POLE LIGHT ON 25 FT. POLE, TYPE IV SHARP CUT OFF OPTICS
DD (EXTG)	LITHONIA LIGHTING	KSF2-250M-R3S-TB-RP09-LP1	(4) 250W MH	POLE +25 FT	EXISTING POLE LIGHT HEAD INSTALLED ON WALL WITH WALL BRACKET, TYPE IV SHARP CUT OFF OPTICS



RSX2 LED
Area Luminaire



FIXTURE 'A'



ARC1 LED
Architectural Wall Luminaire



FIXTURE 'B'

SITE PHOTOMETRIC SUMMARY
AVERAGE = 0.6 FT. CANDLE
MAXIMUM = 14.4 FT. CANDLE
MINIMUM = 0.0 FT. CANDLE

PHOTOMETRIC SUMMARY ACCESSIBLE ROUTE
AVERAGE = 3.2 FT. CANDLE

Client:
SWSG CONSTRUCTION MANAGEMENT
555 HEMDON PARKWAY SUITE 280
HEMION, VIRGINIA 20170
ATTN: MARK KING

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

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

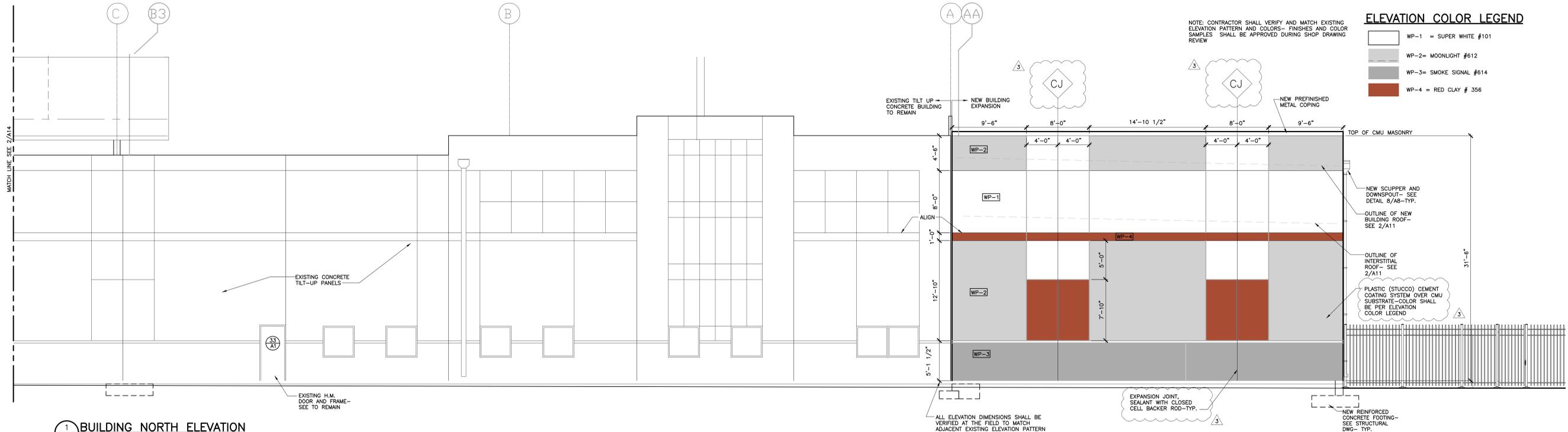
ENGINEERING SERVICE COMPANY
Creative Solutions Since 1954
CIVIL • ELECTRICAL • MECHANICAL • PLUMBING



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



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

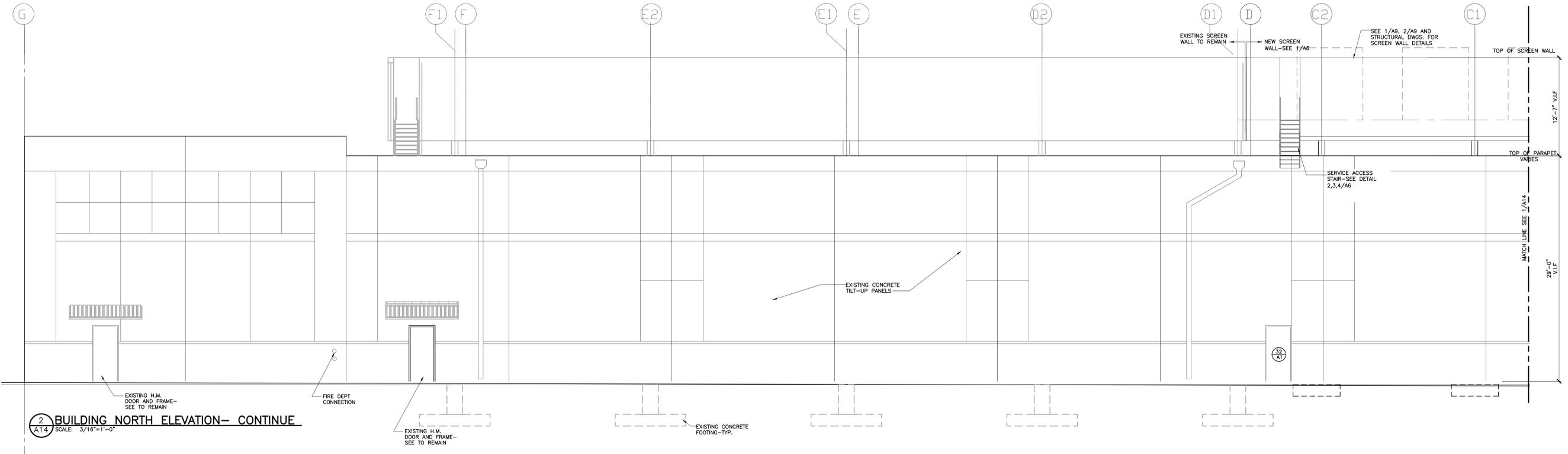


1 BUILDING NORTH ELEVATION
A14 SCALE: 3/16"=1'-0"

ELEVATION COLOR LEGEND

	WP-1 = SUPER WHITE #101
	WP-2= MOONLIGHT #612
	WP-3= SMOKE SIGNAL #614
	WP-4 = RED CLAY # 356

NOTE: CONTRACTOR SHALL VERIFY AND MATCH EXISTING ELEVATION PATTERN AND COLORS- FINISHES AND COLOR SAMPLES SHALL BE APPROVED DURING SHOP DRAWING REVIEW



2 BUILDING NORTH ELEVATION- CONTINUE
A14 SCALE: 3/16"=1'-0"

NO.	DATE	ISSUED FOR PERMIT SUBMISSION
1	01-06-21	CIVIL PERMIT COMMENTS
2	11-02-20	ADD THIS COMMENT
3	09-01-20	PERMIT COMMENT REVISIONS
4	07-15-20	ISSUED FOR PERMIT SUBMISSION

2020-2021 PERMITTING AND CONSTRUCTION SCHEDULE FOR T-MOBILE AURORA DATA CENTER EXPANSION PHASE II. THIS SCHEDULE IS SUBJECT TO CHANGE WITHOUT NOTICE. THE SCHEDULE IS BASED ON THE CURRENTLY AVAILABLE INFORMATION AND IS NOT A GUARANTEE OF PERFORMANCE. THE SCHEDULE IS SUBJECT TO CHANGE WITHOUT NOTICE. THE SCHEDULE IS BASED ON THE CURRENTLY AVAILABLE INFORMATION AND IS NOT A GUARANTEE OF PERFORMANCE.

BUILDING ELEVATIONS

T-MOBILE AURORA
DATA CENTER EXPANSION PH-II
18-000 EAST 25th AVENUE
AURORA, COLORADO

