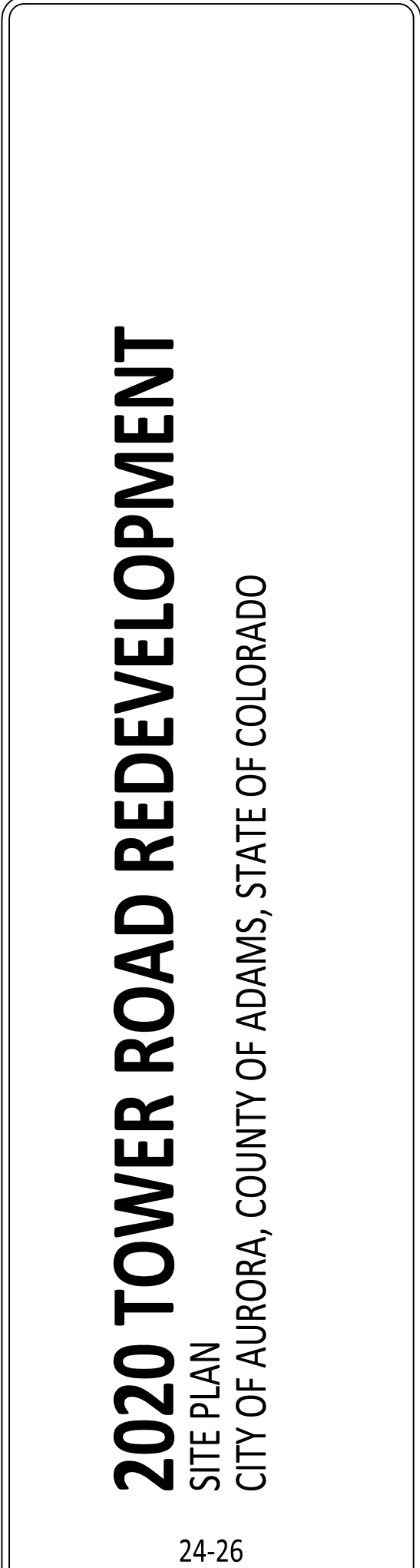


LOCATED IN THE NORTHEAST 1/4 OF SECTION 34, TOWNSHIP 3, RANGE 66 WEST OF THE 6TH P.M.  
CITY OF AURORA, COUNTY OF ADAMS, STATE OF COLORADO  
ADDRESS: 2020 TOWER ROAD, AURORA, CO



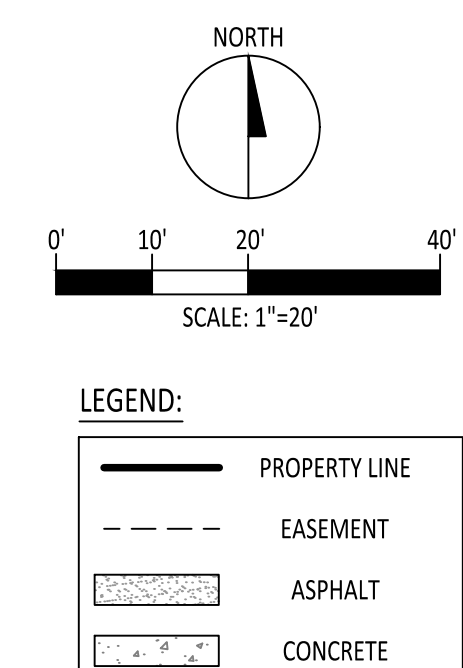
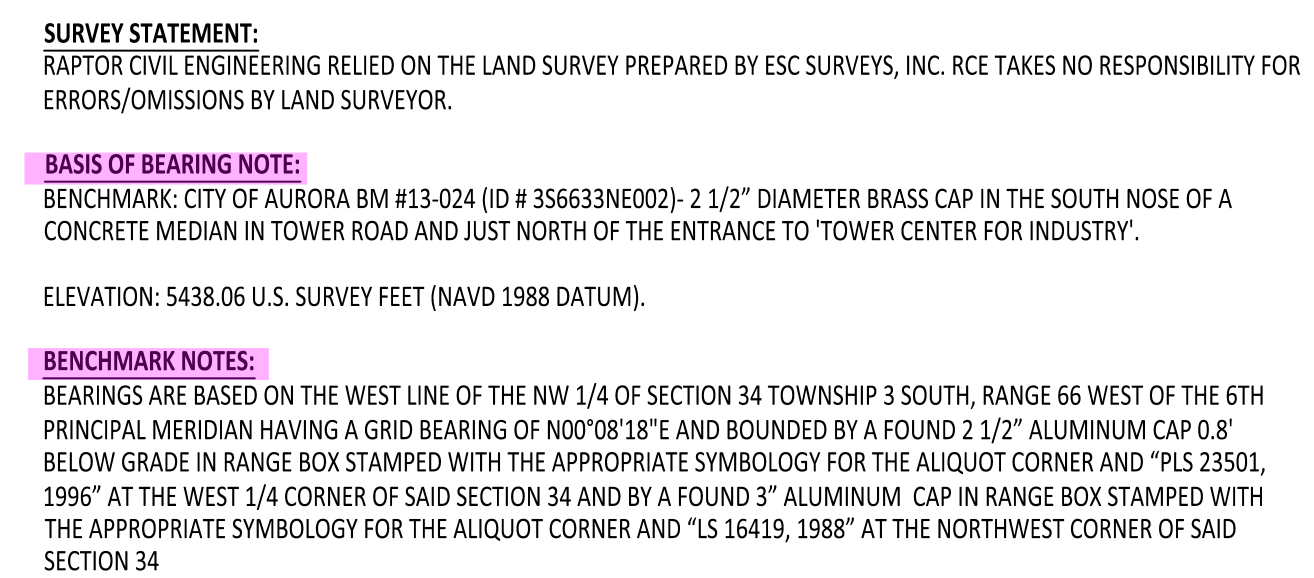
1. THE DEVELOPER, SUCCESSORS OR ASSIGNS, INCLUDING THE HOMEOWNERS OR MERCHANTS ASSOCIATION, SHALL BE RESPONSIBLE FOR INSTALLATION, MAINTENANCE AND REPLACEMENT OF ALL FIRE LANE SIGNS AS REQUIRED BY THE CITY OF AURORA.
2. RIGHT-OF-WAY FOR INGRESS AND EGRESS FOR EMERGENCY VEHICLES IS GRANTED OVER, ACROSS, ON, AND THROUGH ANY AND ALL PRIVATE ROADS, WAYS, FIRE LANES, EASEMENTS OR FIRE LANE CORRIDORS NOW OR HEREAFTER ESTABLISHED ON THE DESCRIBED PROPERTY, WHERE DESIGNATED AS A FIRE LANE EASEMENT OR DESIGNATED AS A FIRE LANE CORRIDOR, THE ROADWAY SHALL BE POSTED "NO PARKING - FIRE LANE".
3. "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 "ACCESSIBLE EXTERIOR ROUTES" SHALL COMPLY WITH 2021 ICC CHAPTER 11.1 AND 2017 ICC A117.1 ANSI.
4. THE APPLICANT HAS THE OBLIGATION TO COMPLY WITH ALL APPLICABLE REQUIREMENTS OF THE AMERICAN WITH DISABILITIES ACT.
5. THE DEVELOPER, SUCCESSORS OR 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 AND DEVELOPMENT SERVICES DEPARTMENT. ALL LANDSCAPING WILL BE INSTALLED PRIOR TO ISSUANCE OF CERTIFICATE OF OCCUPANCY.
6. ALL CROSSINGS OR ENCROACHMENTS BY PRIVATE LANDSCAPE IRRIGATION LINES OR 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 OR SYSTEMS AND/OR PRIVATE UTILITIES.
7. 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 CITY CONSTRUCTION PLANS FOR THE PROJECT. SEPARATE PERMITS FOR STREET LIGHTS WILL BE REQUIRED: ONE FOR PUBLIC IMPROVEMENTS AND ONE FOR A BUILDING PERMIT FOR ELECTRICAL. THE BUILDING PERMIT SUBMITTAL WILL NEED TO INCLUDE AN ELECTRICAL PLAN SHOWING SITE LOCATION OF LIGHTS, ELECTRIC METER LOCATION, ELECTRICAL ONE LINE AND GROUNDING DETAILS AND ANY ADDITIONAL ELECTRICAL INFORMATION FOR APPROVAL. THE OWNER IS RESPONSIBLE FOR OBTAINING AN ADDRESS FOR THE METER(S) FROM THE PLANNING DEPARTMENT. CERTIFICATE OF OCCUPANCIES WILL NOT BE ISSUED UNTIL THE STREET AND/OR PEDESTRIAN LIGHTING PLANS ARE APPROVED, CONSTRUCTED, AND INITIALLY ACCEPTED.
8. 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 BUILDING ADDRESS NUMBERS SHALL COMPLY WITH SECTIONS 126-271 AND 126-278 OF THE AURORA CITY CODE.
10. ALL ROOFTOP MECHANICAL EQUIPMENT AND VENTS GREATER THAN EIGHT (8) INCHES IN DIAMETER MUST BE SCREENED. SCREENING MAY BE DONE EITHER WITH AN EXTENDED PARAPET WALL OR A FREESTANDING SCREEN WALL. SCREENS SHALL BE AT LEAST AS HIGH AS THE EQUIPMENT THEY HIDE. IF EQUIPMENT IS VISIBLE BECAUSE SCREENS DON'T MEET THIS MINIMUM HEIGHT REQUIREMENT, THE DIRECTOR OF PLANNING AND DEVELOPMENT SERVICES MAY REQUIRE CONSTRUCTION MODIFICATIONS PRIOR TO THE ISSUANCE OF A PERMANENT CERTIFICATE OF OCCUPANCY.
11. 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 UNOBTSTRUCTED AND FULLY ACCESSIBLE ALONG THEIR ENTIRE LENGTH TO ALLOW FOR ADEQUATE MAINTENANCE EQUIPMENT. ADDITIONALLY, NO INSTALLATION, PLANTING, CHANGE IN THE SURFACE, ETC., 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.
12. FINAL GRADE SHALL BE AT LEAST SIX (6) INCHES BELOW ANY EXTERIOR WOOD SIDING ON THE PREMISES.
13. 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 AND DEVELOPMENT SERVICES DEPARTMENT. A COPY OF THE OFFICIAL CURRENT PLAN MAY BE OBTAINED 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.
14. 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.
15. 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.
16. ARCHITECTURAL FEATURES, SUCH AS BAY WINDOWS, FIREPLACES, ROOF OVERHANGS, GUTTERS, EAVES, FOUNDATIONS, FOOTINGS, CANTILEVERED WALLS, ETC., ARE NOT ALLOWED TO ENCRACH INTO ANY EASEMENT OR FIRE LANE.
17. (THIS NOTE IS REQUIRED ONLY WHEN APPLICABLE) ATTENTION BUILDING DEPARTMENT: AN ACOUSTIC ANALYSIS, PREPARED BY AN ACOUSTIC EXPERT, AND WILL IDENTIFY BUILDING DESIGN FEATURES NECESSARY TO ACCOMPLISH EXTERIOR NOISE REDUCTION TO ACHIEVE INTERIOR NOISE LEVELS NOT EXCEEDING \_\_\_\_ (25/30 - REFER TO SECTION 146-2.6.2.C) DECIBELS AS CALCULATED IN CHAPTER 22 OF THE AURORA MUNICIPAL CODE UNDER WORSE-CASE NOISE CONDITIONS.
18. (THIS NOTE IS REQUIRED ONLY WHEN APPLICABLE) THE VENDOR OF ANY FUTURE SALE OF THE REAL PROPERTY SHALL PROVIDE THE REQUIRED NOTICE PER CITY CODE SECTION 146-1587(C) TO BE RECORDED WITH THE COUNTY CLERK AND RECORDER AND SHALL PROVIDE SUCH NOTICE TO EACH PROSPECTIVE PURCHASER OF ANY AND ALL SAID PROPERTY. SEE EXHIBIT CA UNDER THE AIRPORT RELATED LAND USE RESTRICTIONS SECTION OF THIS GUIDEBOOK.
19. THE DEVELOPER IS RESPONSIBLE FOR SIGNING AND STRIPING ALL PUBLIC STREETS. THE DEVELOPER IS REQUIRED TO PLACE TRAFFIC CONTROL, STREET NAME, AND GUIDE SIGNS ON ALL PUBLIC STREETS AND PRIVATE STREETS APPROACHING AN INTERSECTION WITH A PUBLIC STREET. SIGNS SHALL BE FURNISHED AND INSTALLED PER THE MOST CURRENT EDITIONS OF THE MANUAL ON UNIFORM TRAFFIC CONTROL DEVICES (MUTCD) AND CITY STANDARDS, SHOWN ON THE SIGNING AND STRIPING PLAN FOR DEVELOPMENT.
20. FIRE LANE AND HANDICAPPED PARKING SIGNS, SIGN DETAILS, HANDICAPPED PARKING STALL DETAILS, AND LOCATIONS SHALL BE APPROVED WITH THE CIVIL PLANS, "SIGNAGE AND STRIPING" PACKAGE.
21. 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 SITE. 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 AGREEING 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.
22. 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.
23. IN LOCATIONS WHERE UTILITY EASEMENTS OVERLAP DRAINAGE EASEMENTS, ONLY SURFACE 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 THE CITY ENGINEER.

If a landscape adjustment is being requested, list it on the Cover Sheet and Landscape Plan.

SHEET 1 OF 12



LOCATED IN THE NORTHEAST 1/4 OF SECTION 34, TOWNSHIP 3, RANGE 66 WEST OF THE 6TH P.M.  
CITY OF AURORA, COUNTY OF ADAMS, STATE OF COLORADO  
ADDRESS: 2020 TOWER ROAD, AURORA, CO

[illegible]

## EXISTING CONDITIONS

2

HEET 2 OF 12



# 2020 TOWER ROAD REDEVELOPMENT

## SITE PLAN

LOCATED IN THE NORTHEAST 1/4 OF SECTION 34, TOWNSHIP 3, RANGE 66 WEST OF THE 6TH P.M.  
CITY OF AURORA, COUNTY OF ADAMS, STATE OF COLORADO  
ADDRESS: 2020 TOWER ROAD, AURORA, CO



## 2020 TOWER ROAD REDEVELOPMENT

### SITE PLAN

CITY OF AURORA, COUNTY OF ADAMS, STATE OF COLORADO

24-26

NOT FOR CONSTRUCTION

### ULTIMATE SITE PLAN

3

SHEET 3 OF 12

KEYNOTE	DESCRIPTION
1	STANDARD PARKING (9'X19')
2	ACCESSIBLE PARKING (9'X19') (ALL VAN ACCESSIBLE)
3	EXTRUDED SPILL CURB
4	ACCESSIBLE RAMP
5	ACCESSIBLE LANDING
6	ACCESSIBLE PATH
7	SIDEWALK (WIDTH PER PLAN)
8	HANDRAILS
9	LANDSCAPE WALL
10A	STOP SIGN (SEE SHEET 6)
10B	ACCESSIBLE PARKING SIGN (SEE SHEET 6)
10C	NO PARKING FIRE LANE SIGN (SEE SHEET 6)
10D	DEAD END FIRE LANE SIGN (SEE SHEET 6)
11A	EX BUILDING DOOR
11B	NEW BUILDING DOOR (SEE ARCH ELEVATIONS)
12	NEW GARAGE DOOR (SEE ARCH ELEVATIONS)
13	LANDSCAPE AREA (SEE LA PLANS)
14	23" ELECTRIC SWINGING GATE WITH MANUAL RELEASE & APPROVED KNOX HARDWARE
15A	6" TALL SOLID CEDAR FENCING (SEE SHEET 8)
15B	MASONRY COLUMN (SEE SHEET 8)
16	TRASH ENCLOSURE
17	4" VALLEY GUTTER (COADTL S7.6)
18	PROP. RAIN GARDEN W/ VERTICAL LANDSCAPE WALLS
19	PROP. HYDRANT
20	PROP. 4" MAN GATE WITH KNOX KEY
21	CATCH CURB (COADTL S7.1)
22	PROP. CHASE DRAIN
23	WALL MOUNTED LIGHTING (SEE PHOTOMETRICS)
24	LIGHT POLE (SEE PHOTOMETRICS)
25	FIRE TURN AROUND
26	PROP. STORM INLET
27	PROP. CONCRETE TRICKLE CHANNEL
28	PROP. INLET

**SURVEY STATEMENT:**  
RAPTOR CIVIL ENGINEERING RELIED ON THE LAND SURVEY PREPARED BY ESC SURVEYS, INC. RCE TAKES NO RESPONSIBILITY FOR ERRORS/OMISSIONS BY LAND SURVEYOR.

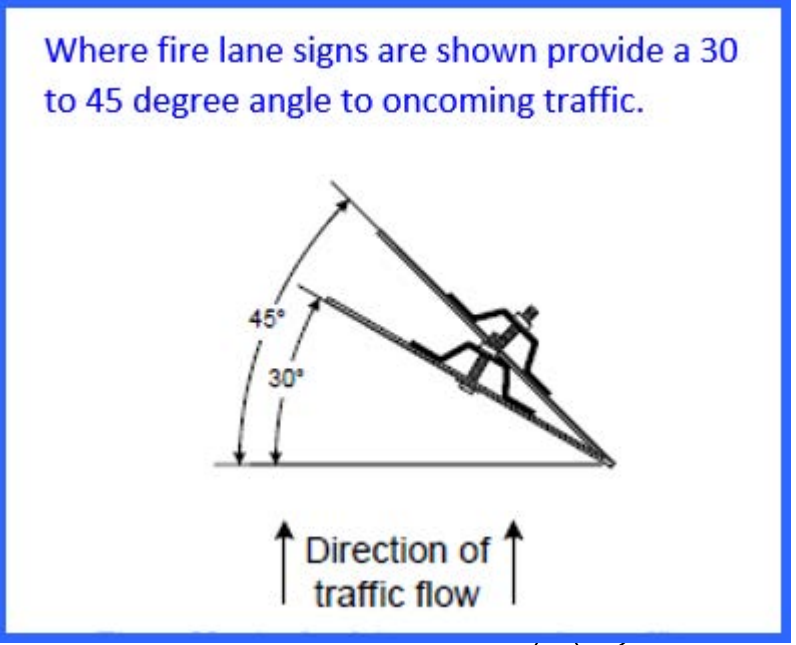
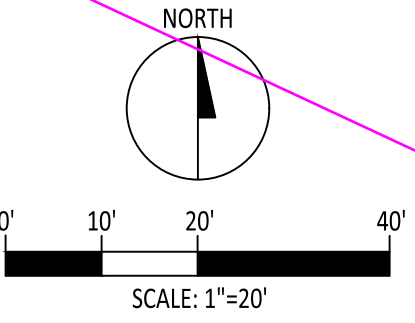
**BASIS OF BEARING NOTE:**  
BENCHMARK: CITY OF AURORA BM #13-024 (ID # 356633NE002)- 2 1/2" DIAMETER BRASS CAP IN THE SOUTH NOSE OF A CONCRETE MEDIAN IN TOWER ROAD AND JUST NORTH OF THE ENTRANCE TO TOWER CENTER FOR INDUSTRY.

ELEVATION: 5438.06 U.S. SURVEY FEET (NAVD 1988 DATUM).

**BENCHMARK NOTES:**  
BEARINGS ARE BASED ON THE WEST LINE OF THE NW 1/4 OF SECTION 34 TOWNSHIP 3 SOUTH, RANGE 66 WEST OF THE 6TH PRINCIPAL MERIDIAN HAVING A GRID BEARING OF N00°08'18"E AND BOUNDED BY A FOUND 2 1/2" ALUMINUM CAP 0.8" BELOW GRADE IN RANGE BOX STAMPED WITH THE APPROPRIATE SYMBOLGY FOR THE ALIQUOT CORNER AND "PLS 23501, 1996" AT THE WEST 1/4 CORNER OF SAID SECTION 34 AND BY A FOUND 3" ALUMINUM CAP IN RANGE BOX STAMPED WITH THE APPROPRIATE SYMBOLGY FOR THE ALIQUOT CORNER AND "LS 16419, 1988" AT THE NORTHWEST CORNER OF SAID SECTION 34

LEGEND:

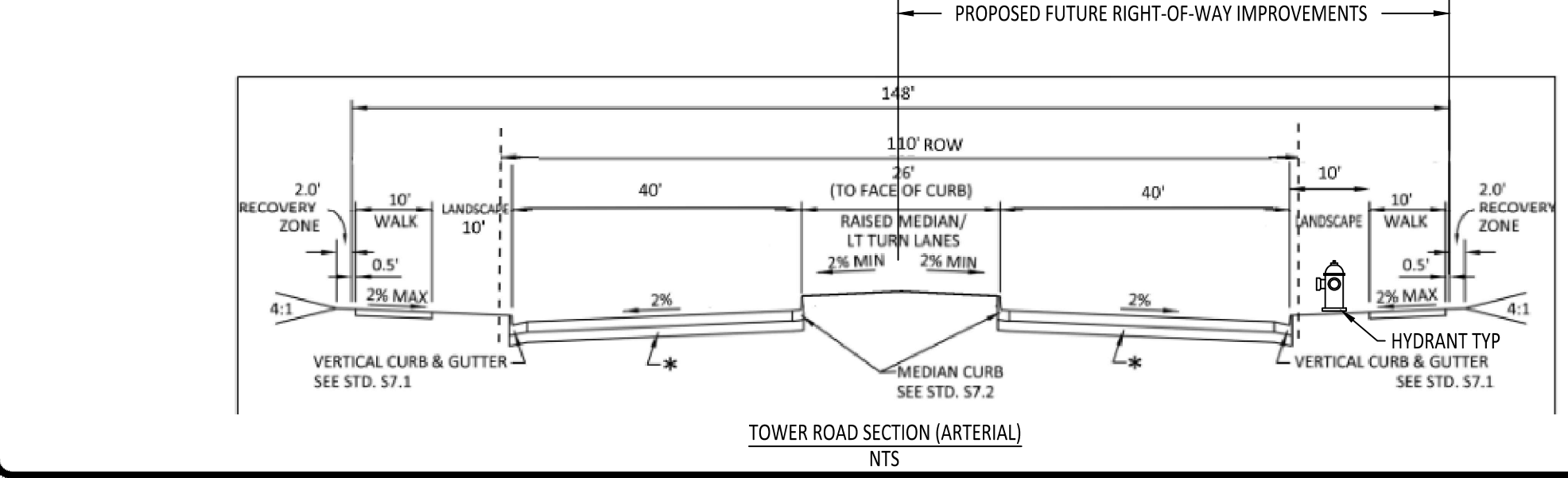
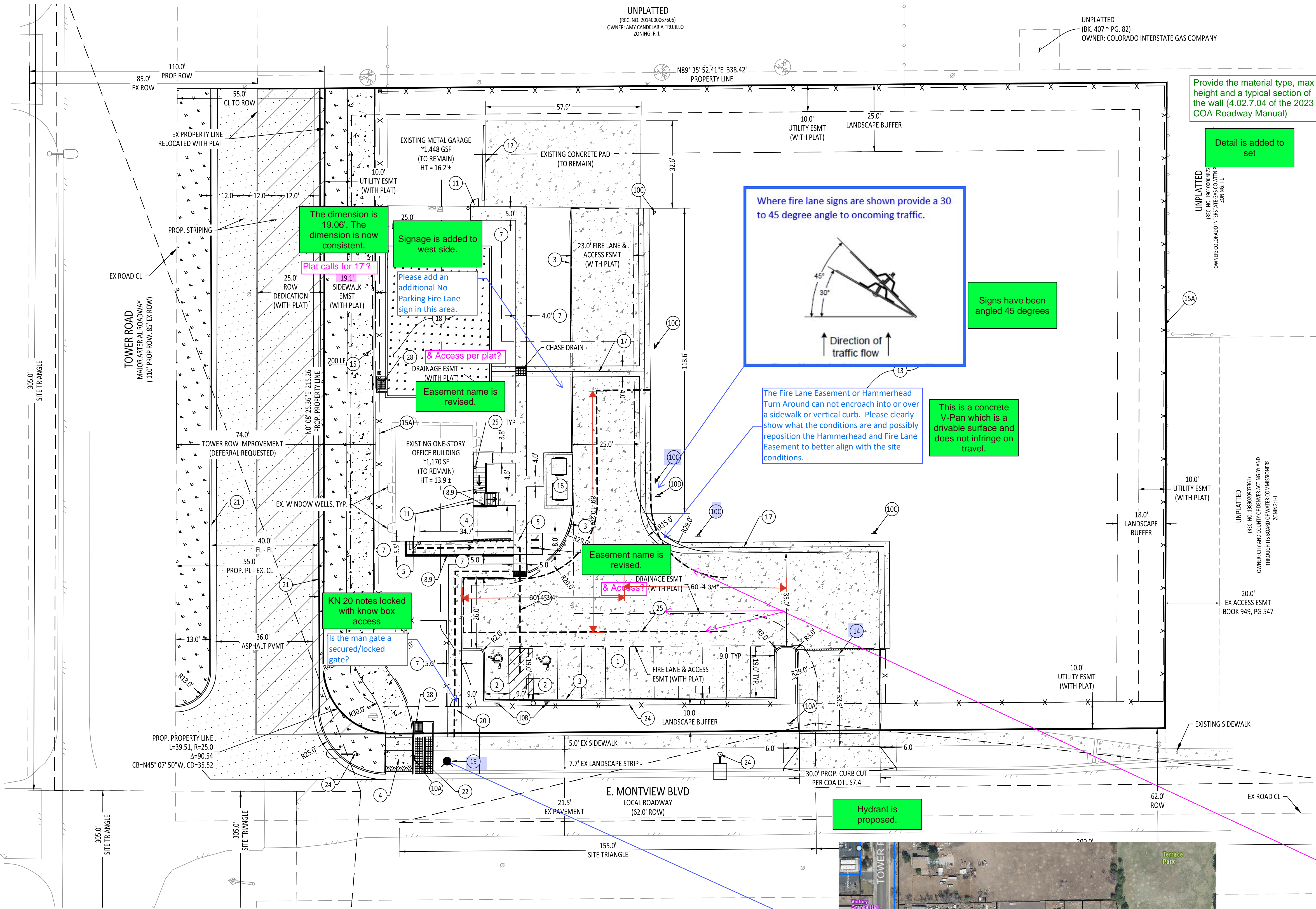
---	PROPERTY LINE
- - -	EASEMENT
---	SETBACK
---	ROW DEDICATION
---	EASEMENT
---	ADA ROUTE
---	CONCRETE
---	ASPHALT
---	6" CEDAR FENCING, SEE DTL SHEET 8
●	FIRE HYDRANT



Signs have been angled 45 degrees

The Fire Lane Easement or Hammerhead Turn Around can not encroach into or over a sidewalk or vertical curb. Please clearly show what the conditions are and possibly reposition the Hammerhead and Fire Lane Easement to better align with the site conditions.

This is a concrete V-Pan which is a drivable surface and does not infringe on travel.



NOTE: 25.0' OF R.O.W. WILL BE DEDICATED AS PART OF THIS PLAT. IN ADDITION, THE ROADWAY DESIGN REFLECTS THE ULTIMATE BUILD-OUT OF TOWER ROAD, AS REQUESTED BY THE CLIENT. THIS ROADWAY WILL BE DEFERRED AND CONSTRUCTED AT A LATER TIME WHEN TOWER ROAD IMPROVEMENTS ARE MERITED.



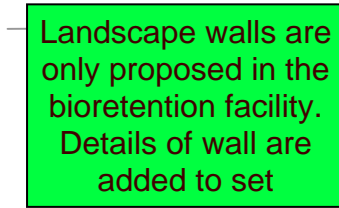
LOCATED IN THE NORTHEAST 1/4 OF SECTION 34, TOWNSHIP 3, RANGE 66 WEST OF THE 6TH P.M.  
CITY OF AURORA, COUNTY OF ADAMS, STATE OF COLORADO  
ADDRESS: 2020 TOWER ROAD, AURORA, CO



NOT FOR CONSTRUCTION

[illegible]

## SHEET 4 OF 12



I don't see any retaining wall on the plan, is this for the landscape wall? and is the landscaping wall retaining any soil?

- GRADING NOTES:**
- 1) CONTRACTOR SHALL ENSURE POSITIVE DRAINAGE AWAY FROM BUILDING FOUNDATION. IF IT IS DETERMINED IN THE FIELD THAT POSITIVE DRAINAGE IS NOT POSSIBLE, CONTRACTOR SHALL CONTACT ENGINEERING IMMEDIATELY.
  - 2) CONTRACTOR SHALL ENSURE FAMILIARITY WITH THE GEOTECHNICAL REPORT RECOMMENDATIONS FOR SURFACE DRAINAGE ON THE PROJECT. CONTRACTOR SHALL ENSURE 4" CLEARANCE FROM BOTTOM OF BUILDING FACADE TO EXISTING/FINISHED GRADE ADJACENT TO FOUNDATION UNLESS OTHERWISE NOTED BY THE GEOTECHNICAL ENGINEER. CONTRACTOR SHALL ENSURE 6" CLEARANCE FROM TOP OF SLAB TO EXISTING/FINISHED GRADE ADJACENT TO FOUNDATION UNLESS OTHERWISE NOTED BY THE GEOTECHNICAL ENGINEER. IF THESE CONDITIONS ARE NOT POSSIBLE IN FIELD, CONTRACTOR SHALL CONTACT ENGINEERING IMMEDIATELY.
  - 3) DOWNSPOUT DISCHARGE SHALL NOT BE ROUTED TOWARD ADJACENT PROPERTIES. ADDITIONALLY, DOWNSPOUTS SHALL BE ROUTED AWAY FROM SIDEWALKS WHENEVER POSSIBLE TO AVOID ICING AND PEDESTRIAN RISK.
  - 4) ALL CONCENTRATED FLOWS SHALL BE RELEASED NO CLOSER THAN 10' TO FRONT PROPERTY

LINE AND 3' TO SIDE PROPERTY LINES. ALL FLOWS SHALL BE ROUTED AWAY FROM ADJACENT PROPERTIES.

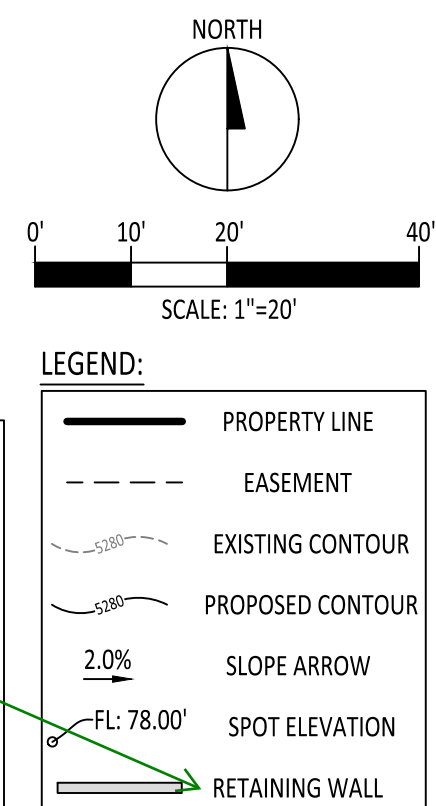
ALL CURBS SHOWN HEREON ARE ASSUMED TO BE 6" VERTICAL CURB UNLESS OTHERWISE NOTED. ALL ADA RAMPS SHOWN HEREON ARE ASSUMED TO BE 1:21 SLOPE UNLESS OTHERWISE NOTED.

CONTRACTOR SHALL REFER TO ALL STRUCTURAL DRAWINGS AND CIVIL ENGINEER DRAWINGS FOR ALL DETAILS OF CONSTRUCTION. IF ANY DISCREPANCIES SHALL BE BROUGHT TO CIVIL ENGINEER'S ATTENTION IMMEDIATELY.

MAXIMUM ADA CROSS-SLOPE IS 2% AND MAXIMUM LONGITUDINAL SLOPE IS 5% WITHOUT HANDRAILS. CONTRACTOR SHALL CONTACT ENGINEER IF ADA PATHS/ACCESS POINTS DO NOT MEET THESE CONDITIONS IN THE FIELD.

1. MINIMUM SLOPE ON UNPAVED AREAS IS 2%, MINIMUM SLOPE ON ASPHALT IS 1%, AND MINIMUM SLOPE ON CONCRETE IS 0.5%.
2. THE MAXIMUM SLOPE WITHIN ROW IS 4:1, THE MAXIMUM SLOPE FOR PROPERTY OUTSIDE OF THE ROW IS 3:1.
3. THE SLOPE AWAY FROM THE BUILDING SHALL HAVE A MINIMUM GRADE OF FIVE (5) PERCENT FOR THE FIRST TEN FEET OR TO THE PROPERTY LINE, WHICHEVER OCCURS FIRST, THEN A MINIMUM OF TWO (2) PERCENT UNTIL THE SLOPE REACHES THE SWALE AROUND THE BUILDING. IF PHYSICAL OBSTRUCTIONS OR LOT LINES PROHIBIT THE TEN FEET OF HORIZONTAL DISTANCE, A FIVE (5) PERCENT SLOPE SHALL BE PROVIDED TO AN APPROVED ALTERNATIVE METHOD OF DIVERTING STORM RUNOFF AWAY FROM THE FOUNDATION. IMPERVIOUS SURFACES WITHIN TEN FEET OF THE BUILDING FOUNDATION SHALL BE SLOPED A MINIMUM OF TWO (2) PERCENT AWAY FROM THE BUILDING.
4. THE MAXIMUM PERMISSIBLE LONGITUDINAL GRADE FOR FIRE LANES IS 10%. THE MAXIMUM TRANSVERSE GRADE FOR A FIRE LANE IS FOUR PERCENT WITH A RESULTANT MAXIMUM SLOPE OF TEN PERCENT.
5. THE RESULTANT GRADE IN ANY DIRECTION WITHIN ACCESSIBLE PARKING AREAS SHALL NOT EXCEED TWO PERCENT.
6. THE MAXIMUM CROSS SLOPE IN AN ACCESSIBLE PATH SHALL NOT EXCEED TWO PERCENT. THE MAXIMUM LONGITUDINAL SLOPE IN AN ACCESSIBLE PATH SHALL NOT EXCEED FIVE PERCENT.

- ABBREVIATION LIST:**  
FG: FINISHED GRADE  
EG: EXISTING GRADE  
FL: FLOWLINE  
TC: TOP OF CURB  
TW: TOP OF WALL  
BW: BOTTOM OF WALL  
GS: GROUND SHOT  
TS: TOP OF STEP  
BS: BOTTOM OF STEP  
GB: GRADE BREAK  
FFE: FINISHED FLOOR ELEVATION





LOCATED IN THE NORTHEAST 1/4 OF SECTION 34, TOWNSHIP 3, RANGE 66 WEST OF THE 6TH P.M.  
CITY OF AURORA, COUNTY OF ADAMS, STATE OF COLORADO  
ADDRESS: 2020 TOWER ROAD, AURORA, CO

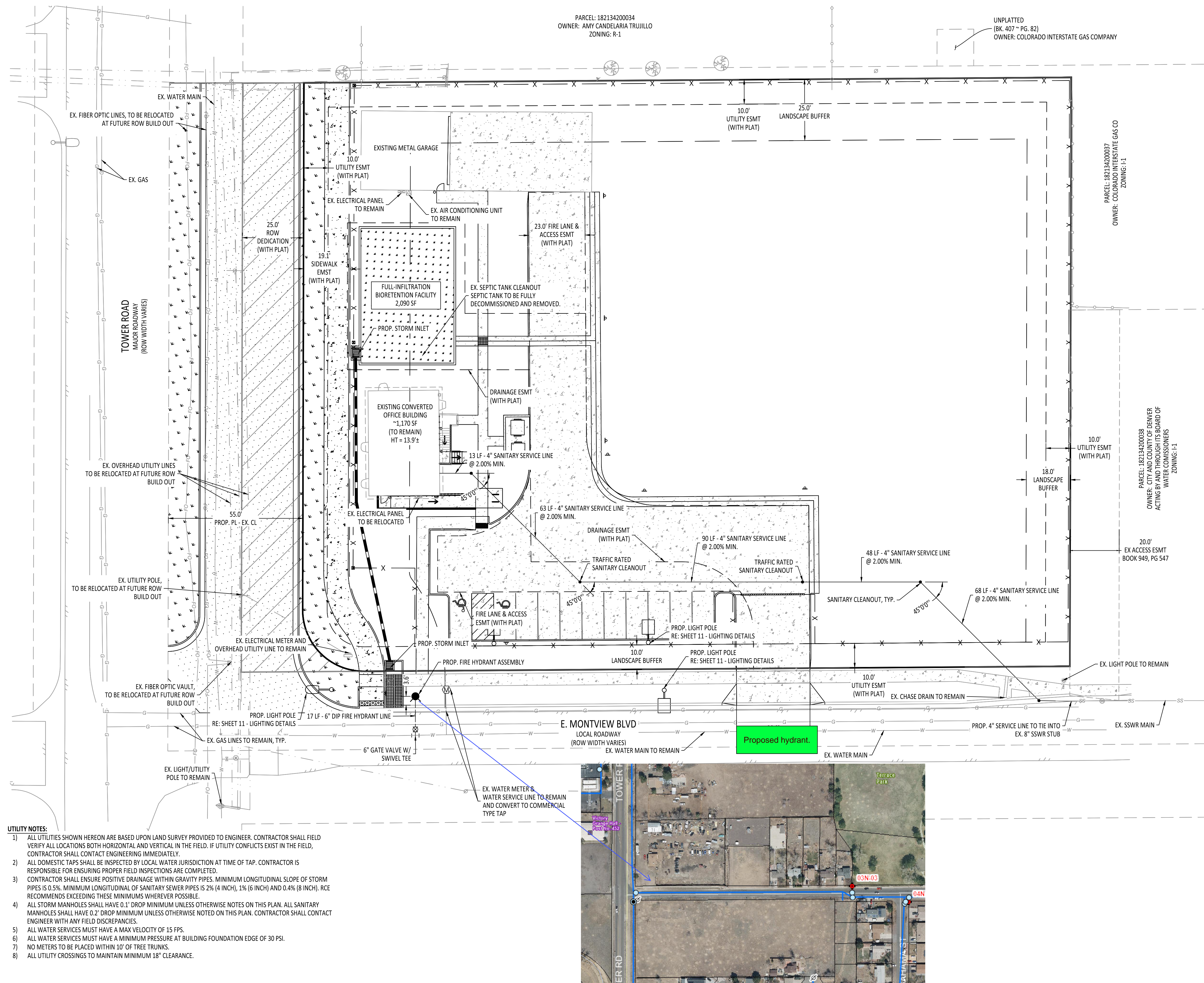


NOT FOR CONSTRUCTION

[illegible]

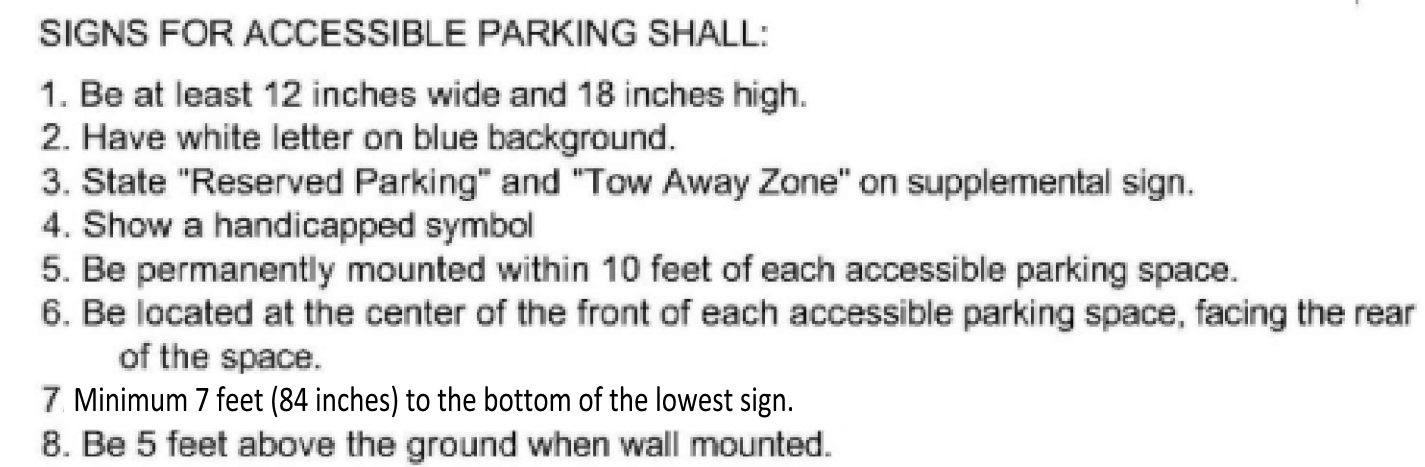
5

SHEET 5 OF 12



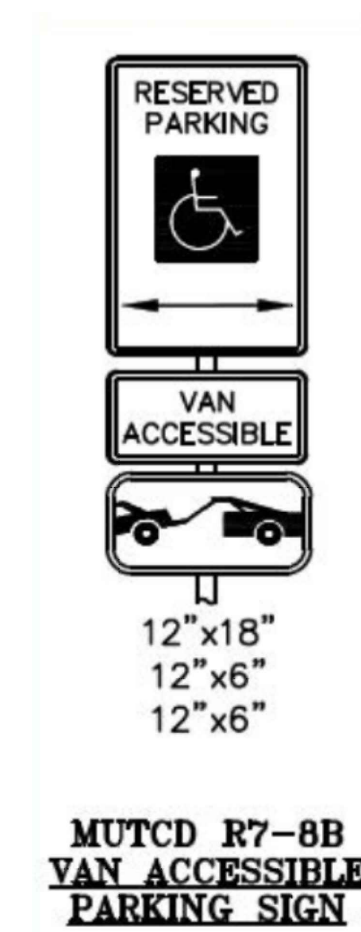


LOCATED IN THE NORTHEAST 1/4 OF SECTION 34, TOWNSHIP 3, RANGE 66 WEST OF THE 6TH P.M.  
CITY OF AURORA, COUNTY OF ADAMS, STATE OF COLORADO  
ADDRESS: 2020 TOWER ROAD, AURORA, CO



## ACCESSIBLE PARKING STALL SIGNS

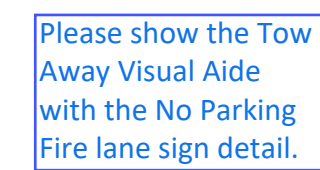
### NTS



MUTCD  
R1-1  
STOP SIGN DTL  
NTS



### ACCESSIBLE PARKING STALL STRIPING



Signage is swapped out

NOT FOR CONSTRUCTION

## ITE DETAILS

5

SHEET 6 OF 12



2020 TOWER REDEVELOPMENT
SITE PLAN

LOCATED IN THE NORTHEAST 1/4 OF SECTION 34, TOWNSHIP 3, RANGE 66 WEST OF THE 6TH P.M.
CITY OF AURORA, COUNTY OF ADAMS, STATE OF COLORADO
ADDRESS: 2020 TOWER ROAD, AURORA, CO

TIM DUNN A.S.L.A R.L.A.
Tim Dunn Design
Landscape Architecture
tdunn1958@gmail.com
720.350.2411
State of Colorado License #400

Please add the note:
A deferral has been requested, if approved, the landscaping will be installed upon completion of the roadway.

SEE NOTE #1 CITY OF AURORA NOTES

BUFFER WIDTHS PROVIDED & REQUIRED HAVE BEEN ADDED

Repeat comment:
Include the required 25' buffer and provided 8'-25' buffer.

Include the required 10' buffer and provided 10' buffer.

REQUIRED LANDSCAPE Per Article 146-4 Development Standards, Section 4.7, Unified Development Ordinance

Table with 3 columns: REQUIRED LANDSCAPE TYPE, TREES & SHRUBS REQUIRED, TREES, SHRUBS & GRASSES PROVIDED. Rows include CURBSIDE LANDSCAPE, STREET FRONTAGE BUFFER, PARKING LOT LANDSCAPE, BUILDING PERIMETER LANDSCAPE, NON STREET PERIMETER BUFFERS, BIODETENTION FACILITY, and BUFFER WIDTHS.

Note # of required/provided evergreen trees and percentages.

Change to 10'-25'

BUFFER WIDTHS REVISED

Change to 8'-25'

City of Aurora Landscape Notes

- 1. A LANDSCAPE DEFERRAL IS BEING REQUESTED FOR REQUIRED LANDSCAPE ALONG TOWER ROAD DUE TO THE ULTIMATE ROADWAY BUILD OUT AND SITE CONSTRAINTS.
2. ALL BED AREAS TO RECEIVE 4 CUBIC YARDS/1,000 SF OF SOIL AMENDMENT.
3. LIGHT LOCATIONS ARE SHOWN ON THE PLAN.
4. ALL UTILITY EASEMENTS SHALL REMAIN UNOBSTRUCTED AND FULLY ACCESSIBLE ALONG THEIR ENTIRE LENGTH FOR MAINTENANCE EQUIPMENT ENTRY.
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.
6. ALL LANDSCAPE AREAS AND PLANT MATERIAL, EXCEPT FOR NON-IRRIGATED NATIVE, RESTORATIVE, AND DRYLAND GRASS MUST BE WATERED BY AN AUTOMATIC UNDERGROUND IRRIGATION SYSTEM.
7. ALL PROPOSED LANDSCAPING WITHIN THE SITE TRIANGLE SHALL BE IN COMPLIANCE WITH COA ROADWAY SPECIFICATIONS SECTION 4.04.2.10.
8. ALL LANDSCAPE PLANT MATERIAL SHALL NOT BE PLACED OR KEPT NEAR FIRE HYDRANTS IN A MANNER THAT WOULD PREVENT SUCH EQUIPMENT FROM BEING IMMEDIATELY DISCERNABLE.

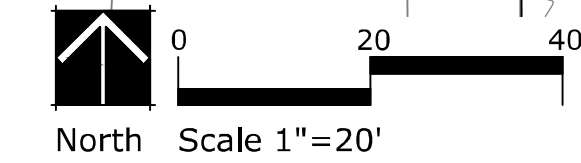
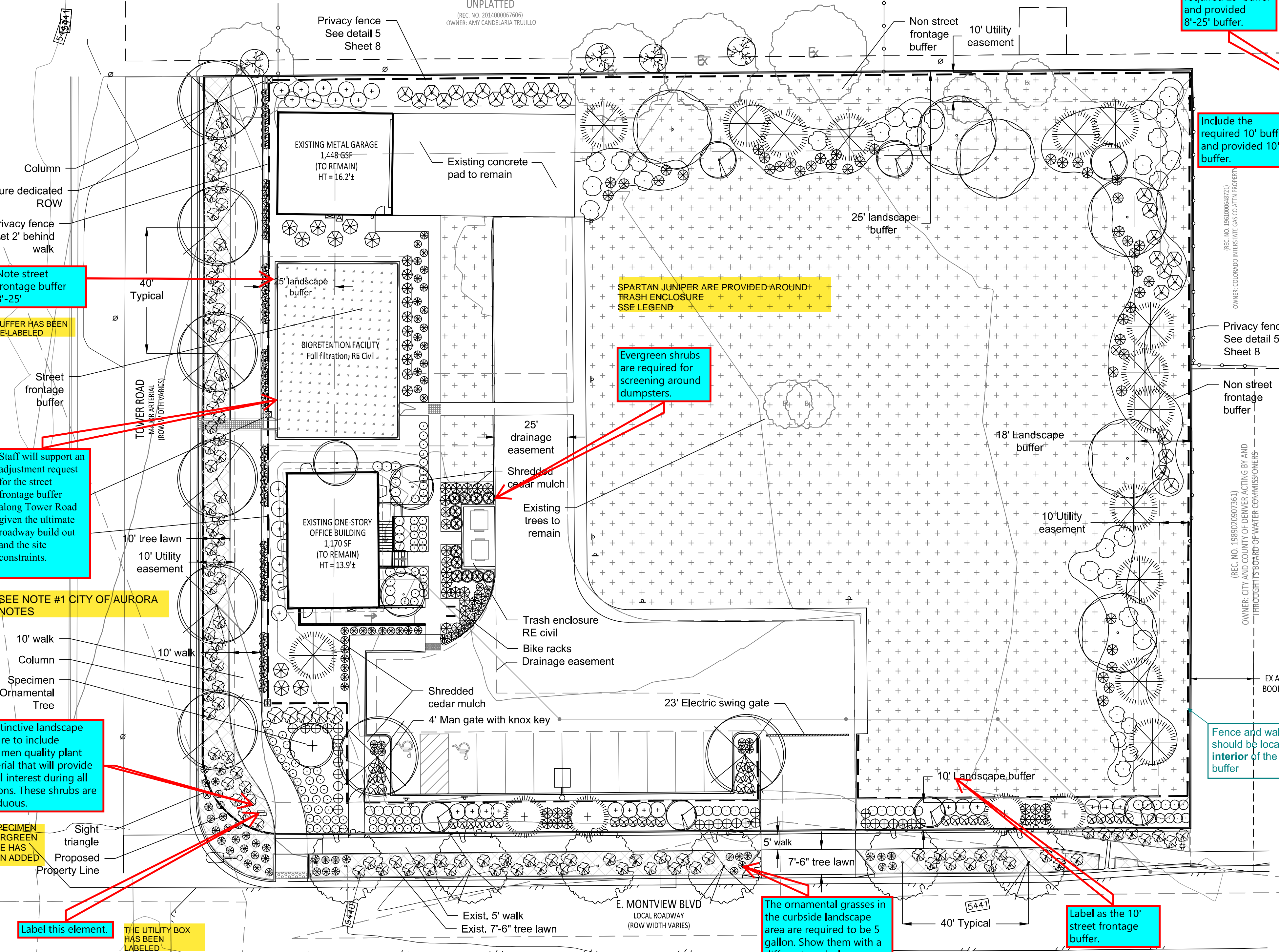
SEE NOTE #1 ABOVE. IT ADDRESSES THE DEFERRAL BEING REQUESTED

Repeat comment:
Update this note to address the deferral being requested for landscaping along Tower Road.

DEFERRAL IS ADDRESSED IN NOTE #5

Include the tree Legend and symbols on this sheet.

PLANT SYMBOLS HAVE BEEN ADDED TO LEGEND



LEGEND

- Rock Mulch
2.5' diameter per City standard
Temporary Irrigated Seed Mix
6' Cedar Privacy Fence
Masonry Columns (3 total)
Bioretention Facility
Existing Trees to remain

WATER USE TABLE

Table with 2 columns: Water Use Category, Area (sf). Rows: Total Landscape Area, High water use, Medium water use, Low water use.

sf areas have been added and percentages

Provide % of the overall landscape area.

2020 TOWER REDEVELOPMENT
SITE PLAN
CITY OF AURORA, COUNTY OF ADAMS, STATE OF COLORADO

24-26

REVISION BLOCK table with columns: #, DATE, BY. Row 2: 2, 10.2.24.

LANDSCAPE PLAN

7

SHEET 7 OF 12

"NOT FOR CONSTRUCTION"



LOCATED IN THE NORTHEAST 1/4 OF SECTION 34, TOWNSHIP 3, RANGE 66 WEST OF THE 6TH P.M.  
CITY OF AURORA, COUNTY OF ADAMS, STATE OF COLORADO  
ADDRESS: 2020 TOWER ROAD, AURORA, CO

Tim Dunn Design  
Landscape Architecture  
tadunn1958@gmail.com  
720.350.2411

# 2020 TOWER REDEVELOPMENT

SITE PLAN

CITY OF AURORA, COUNTY OF ADAMS, STATE OF COLORADO

**2020**  
**SITE PLAN**  
**CITY OF ARLINGTON**



+



Repeat comment:  
These are required  
by the UDO to be  
2" Caliper.

Diagram illustrating the cross-section of a tree pit and the required specifications for planting:

- SPRUE PLANTS FOR BEST EFFECT
- PRUNE DEAD OR DAMAGED WOOD PRIOR TO PLANTING
- SET SHRUB PLUMB, TOP OF ROOT BALL MATCH FINISH GRADE, 2" ABOVE GRADE FOR EVERGREENS.
- 3" THICK MULCH AS SPECIFIED ON PLANS. PLACE GEO-TEXTILE WEED BARRIER AS SPECIFIED ON PLANS. BUILD 4" BASIN IN NON-IRRIGATED AREAS ONLY.
- REMOVE ALL CONTAINERS, BASKETS, WIRE, ETC. FROM ROOT BALL, BROKEN OR DAMAGED ROOT BALLS WILL BE REJECTED.
- LOOSEN SIDES OF ROOT BALL  $\frac{1}{2}$  SPECIFIED BACKFILL MIX &  $\frac{1}{2}$  PIT SOIL. MOUND COMPACTED BACKFILL UNDER ROOT BALL, OR SET ON UNDISTURBED SOIL.
- UNDISTURBED SUBGRADE
- 2x ROOTBALL WIDTH

Ornamental grasses in the curbside landscape area are required to be 5 gallon. Provide a separate symbol and key for these grasses.

CURBSID  
GALLON

## 4 8 Ornamental Grass/Perennial Planting Detail

LANDSCAPE  
NOTES &  
DETAILS  
8

SHEET 8 OF 12



## 2020 TOWER ROAD REDEVELOPMENT

## SITE PLAN

LOCATED IN THE NORTHEAST 1/4 OF SECTION 34, TOWNSHIP 3, RANGE 66 WEST OF THE 6TH P.M.  
CITY OF AURORA, COUNTY OF ADAMS, STATE OF COLORADO  
ADDRESS: 2020 TOWER ROAD, AURORA, CO

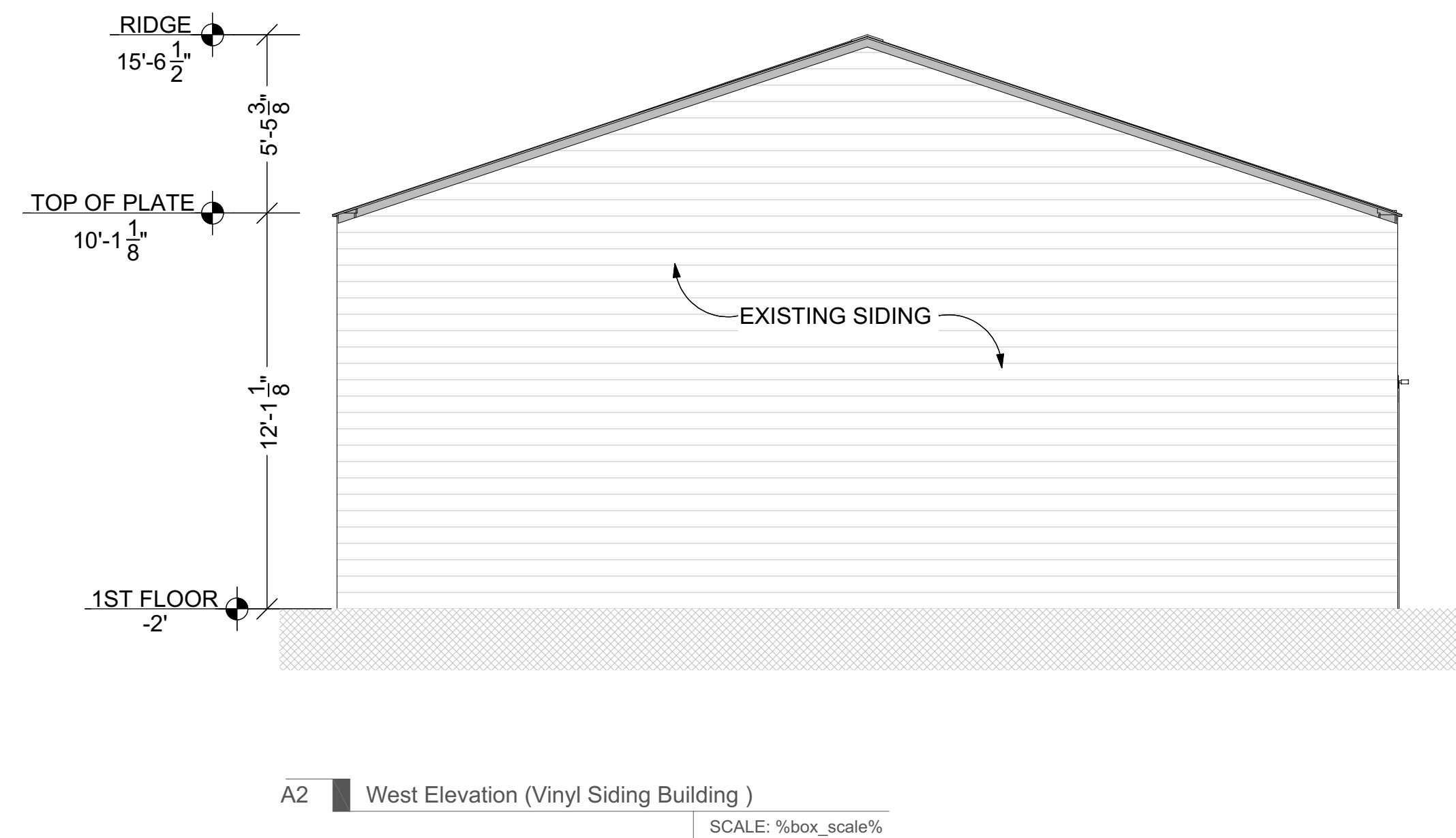
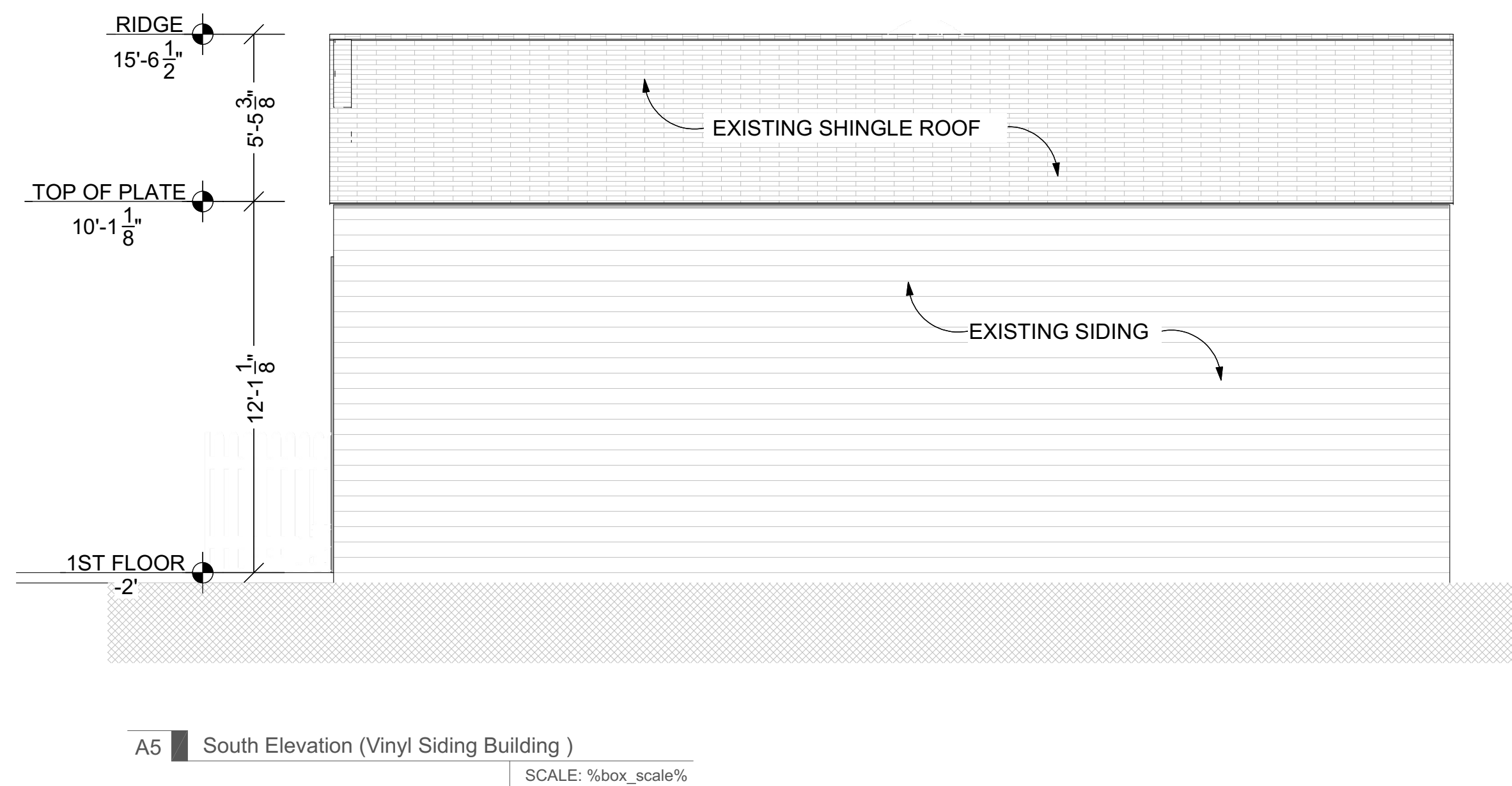
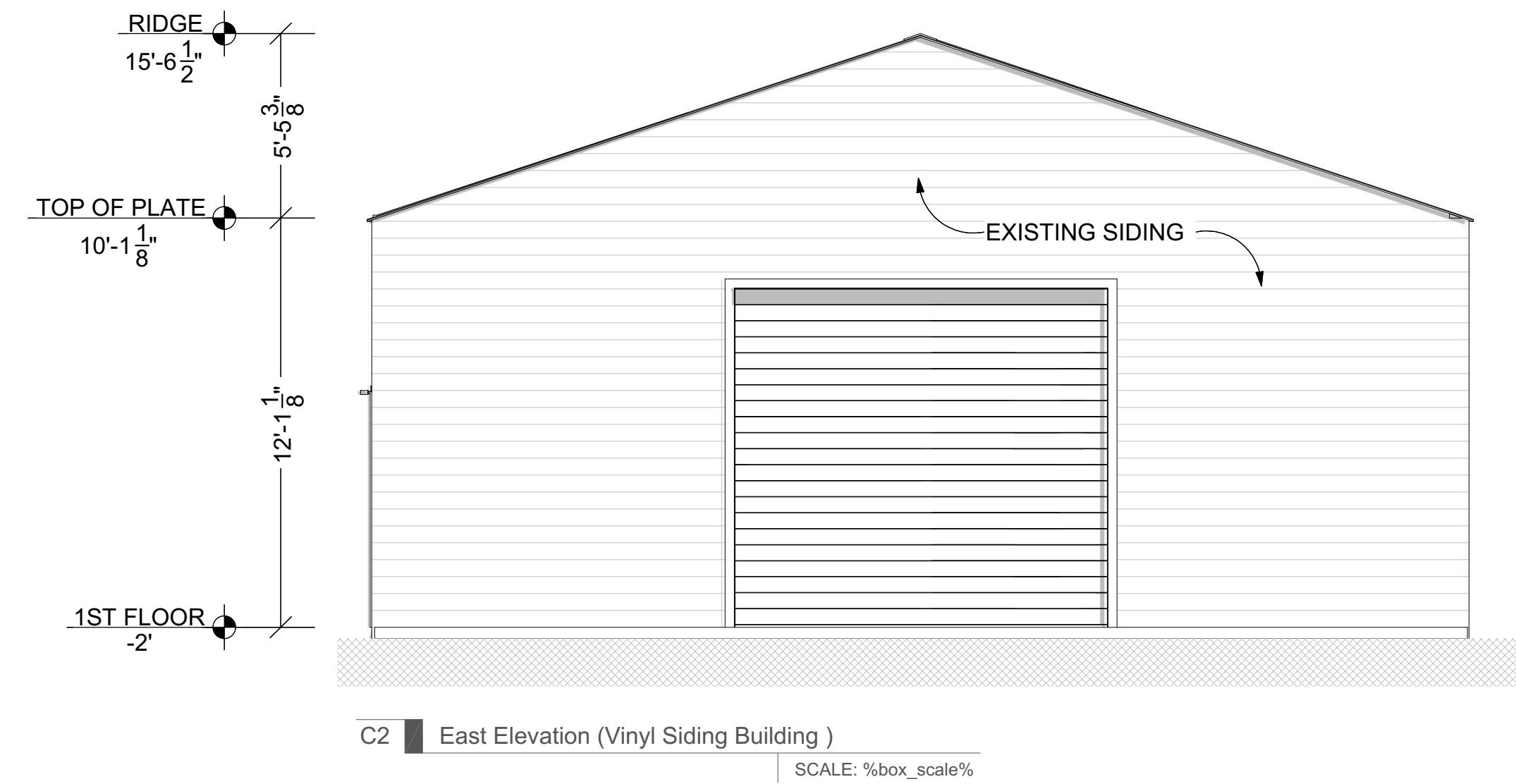
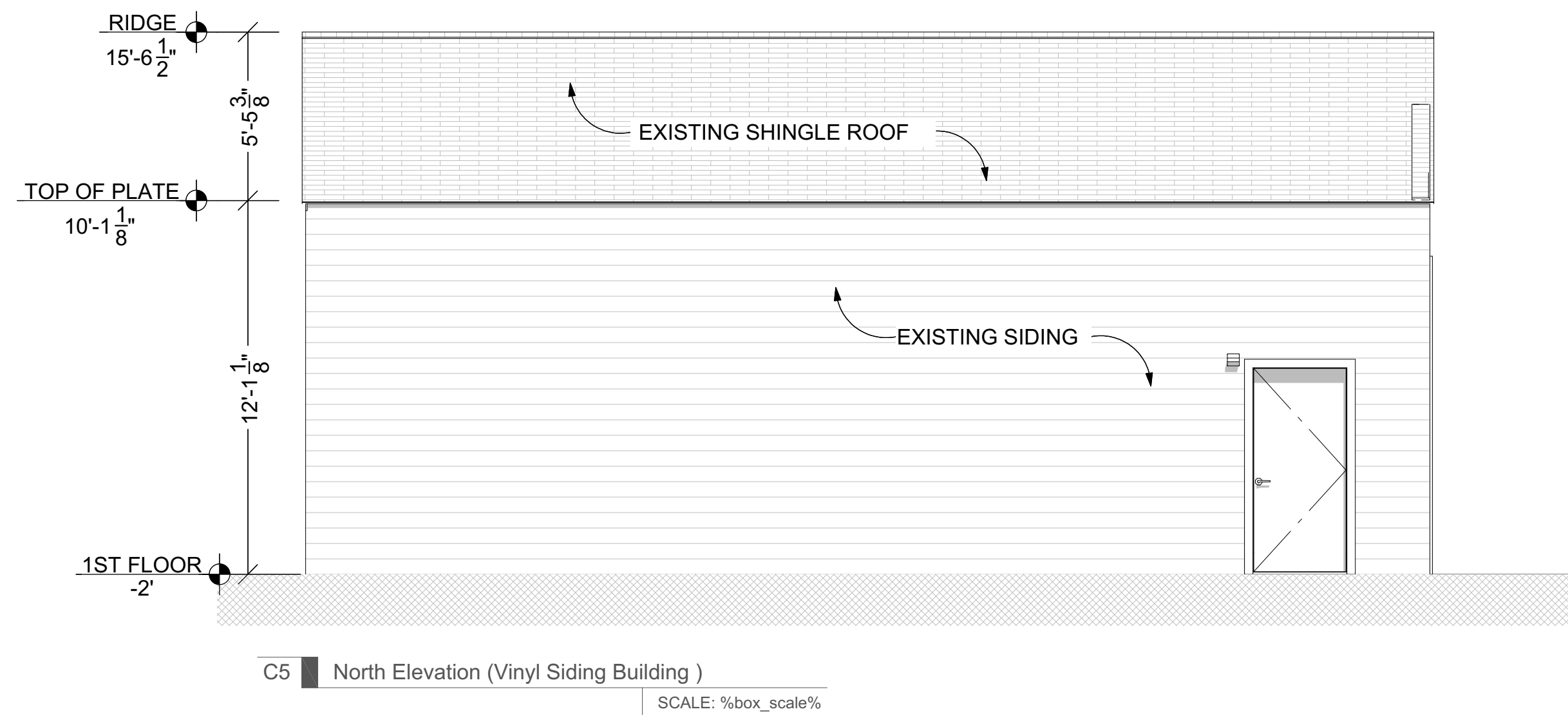


Drinkwine Designs, LLC  
2602 Hanover Court  
Denver, CO 80238

Nate@drinkwineDESIGNS.com  
o: 833.800.4393 | f: 888.909.5549



**2020 TOWER ROAD REDEVELOPMENT**  
SITE PLAN  
CITY OF AURORA, COUNTY OF ADAMS, STATE OF COLORADO



NOT FOR CONSTRUCTION

[illegible]**ELEVATIONS:**

9

SHEET: 9 of 12



## 2020 TOWER ROAD REDEVELOPMENT

## SITE PLAN

LOCATED IN THE NORTHEAST 1/4 OF SECTION 34, TOWNSHIP 3, RANGE 66 WEST OF THE 6TH P.M.  
CITY OF AURORA, COUNTY OF ADAMS, STATE OF COLORADO  
ADDRESS: 2020 TOWER ROAD, AURORA, CO



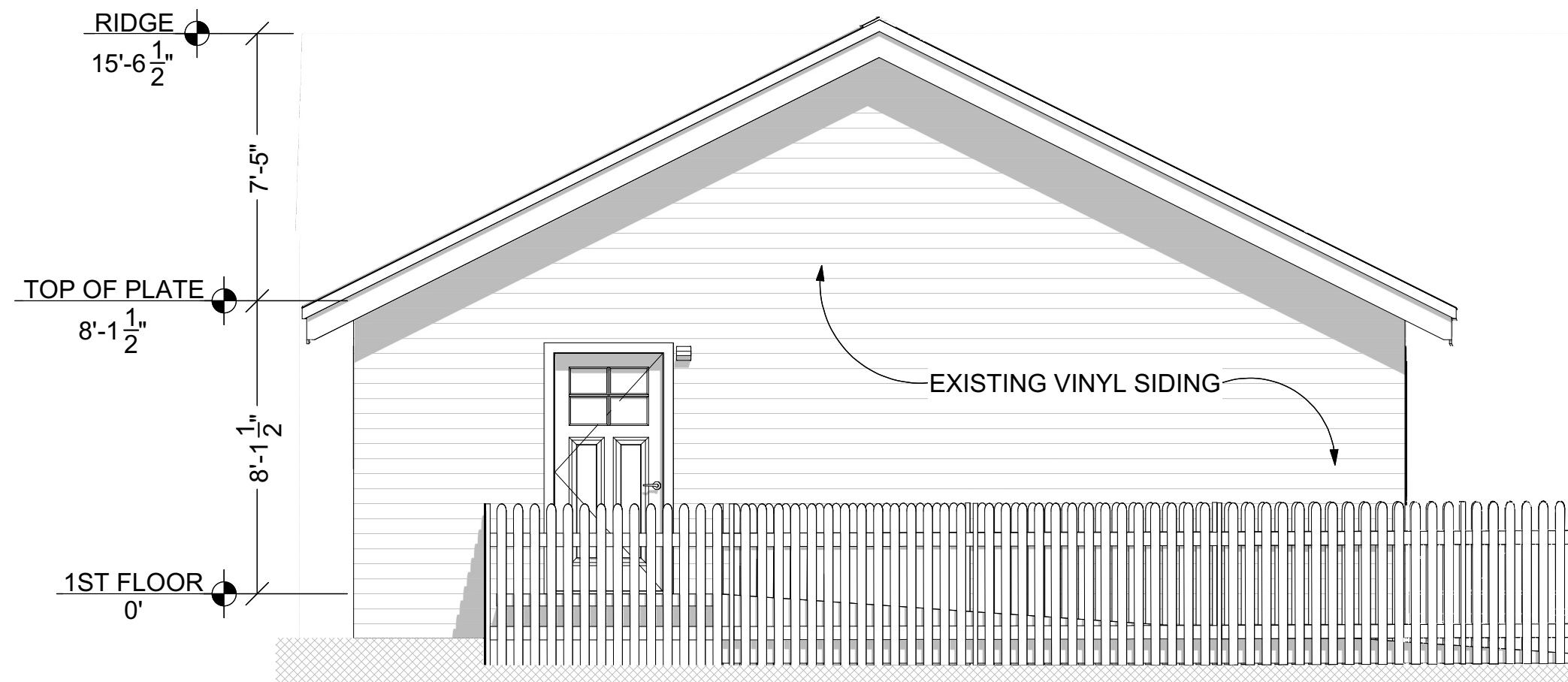
Drinkwine Designs, LLC  
2602 Hanover Court  
Denver, CO 80238

Nate@drinkwineDESIGNS.com  
o: 833.800.4393 | f: 888.909.5549

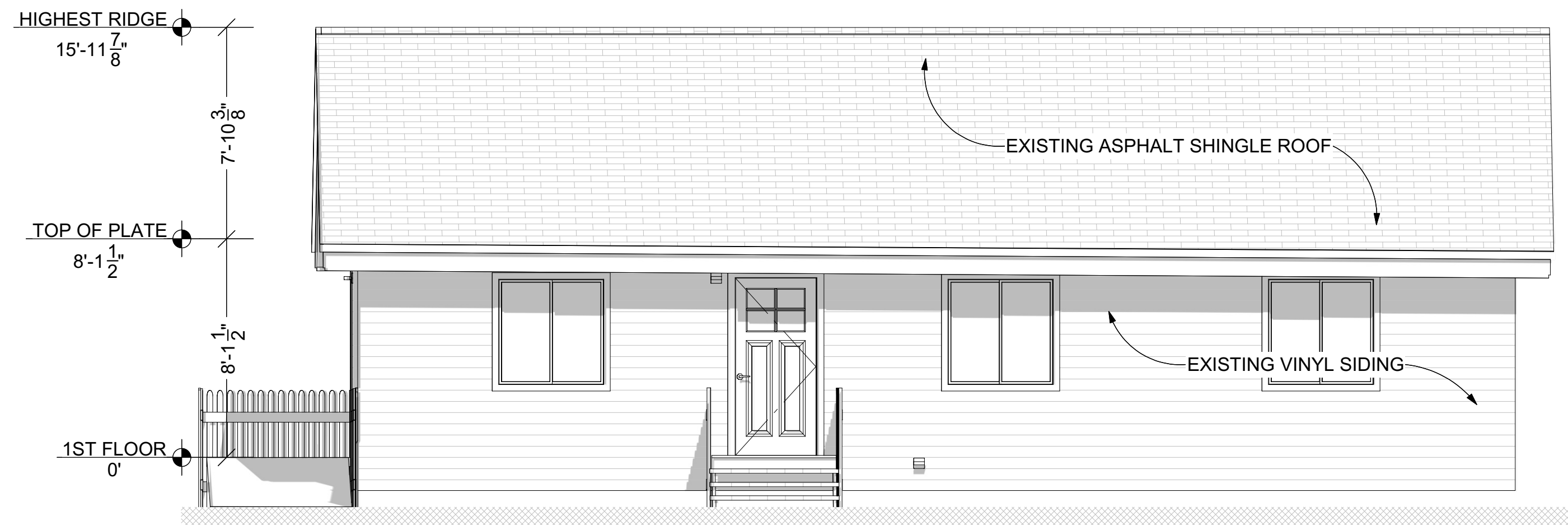


24-26

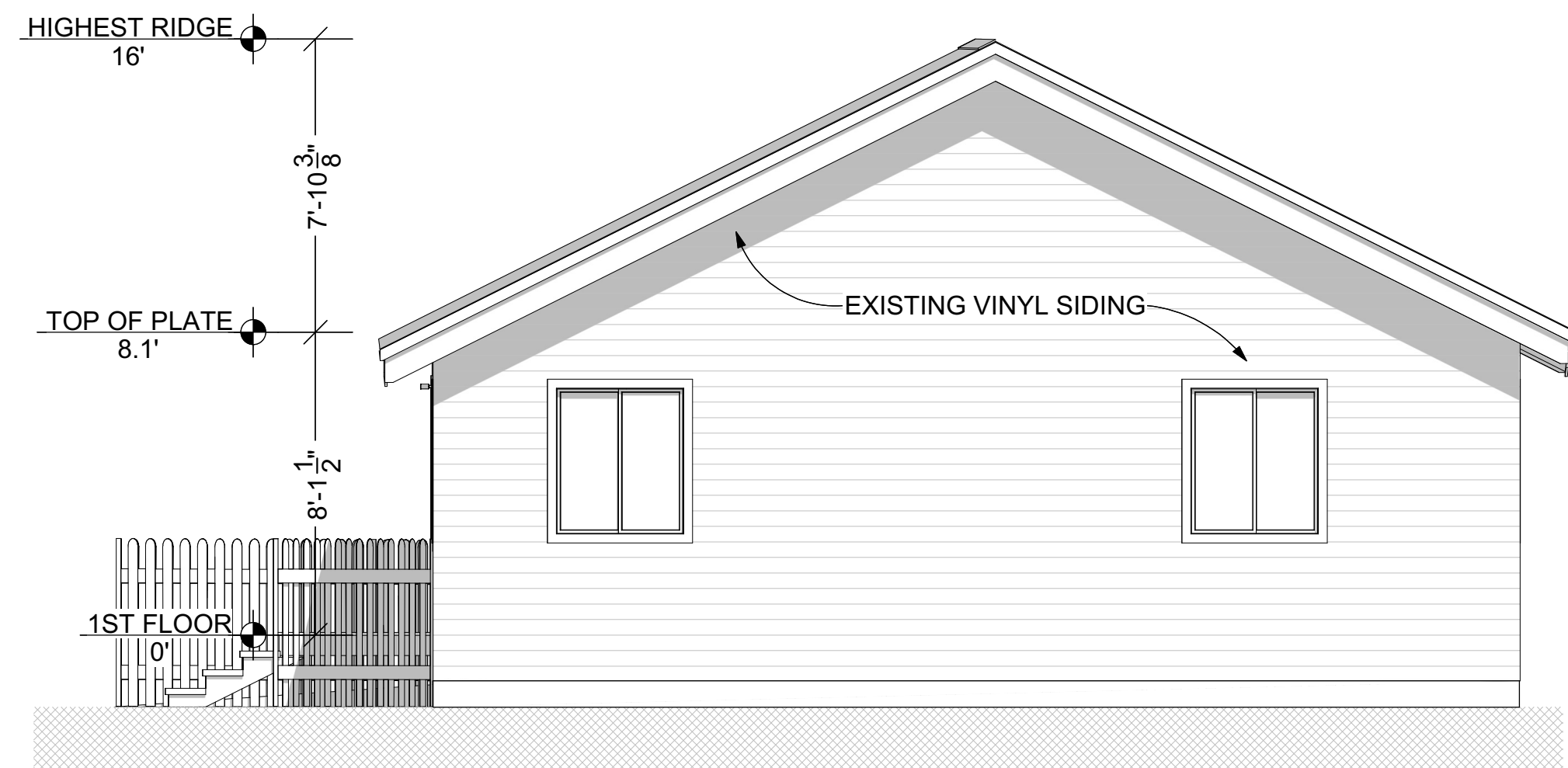
**2020 TOWER ROAD REDEVELOPMENT**  
SITE PLAN  
CITY OF AURORA, COUNTY OF ADAMS, STATE OF COLORADO



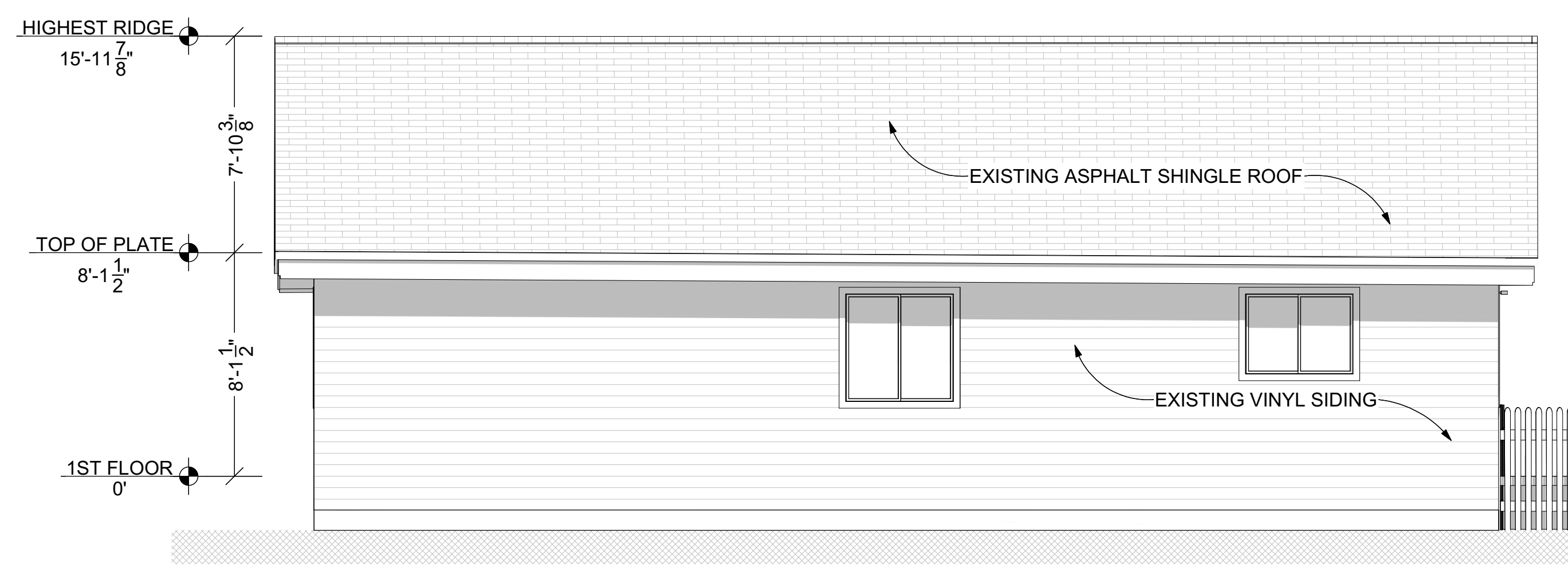
C6 North Elevation (One Story Vinyl Siding Building) SCALE: %box\_scale%



C2 East Elevation (One Story Vinyl Siding Building) SCALE: %box\_scale%



A6 South Elevation (One Story Vinyl Siding Building) SCALE: %box\_scale%



A3 West Elevation (One Story Vinyl Siding Building) SCALE: %box\_scale%

NOT FOR CONSTRUCTION

[illegible]**ELEVATIONS:**

10

SHEET: 10 of 12



LOCATED IN THE NORTHEAST 1/4 OF SECTION 34, TOWNSHIP 3, RANGE 66 WEST OF THE 6TH P.M.  
CITY OF AURORA, COUNTY OF ADAMS, STATE OF COLORADO  
ADDRESS: 2020 TOWER ROAD, AURORA, CO



## SITE PLAN

24-26

NOT FOR CONSTRUCTION

[illegible]

## 11

SHEET 11 OF 12

1

SCALE: 1" = 30'-0"

## PHOTOMETRY PLAN GENERAL NOTES:

1. VALUES SHOWN ARE MAINTAINED HORIZONTAL ILLUMINANCE VALUES MEASURED AT GRADE.
2. SITE LIGHTING DESIGN HAS BEEN COMPLETED TO PRODUCE EVEN ILLUMINATION OF PARKING AND PAVED AREAS.
3. ALL LIGHT FIXTURES SHALL BE FULLY SHIELDED AND DIRECT LIGHT DOWNWARDS.
4. THERE WILL BE NO OFF-SITE GLARE ALLOWED.
5. ALL EXTERIOR LIGHTING, INCLUDING FIXTURE TYPE SW, TO BE PHOTOCCELL CONTROLLED. PROVIDE IECC COMPLIANT CONTROLS AND VERIFY ALL CONTROLS WITH OWNERSHIP PRIOR TO PURCHASE AND INSTALL.
6. PAVEMENT TYPE R3 USED FOR ALL LIGHTING CALCULATIONS.

SITE LIGHTING DESIGN HAS BEEN COMPLETED TO  
CONFORM TO CITY OF AURORA EXTERIOR LIGHTING  
STANDARDS

LIGHTING CALCULATION STATISTICS SUMMARY:

	AVERAGE	MAXIMUM	MINIMUM	MAX/MIN	AVG/MIN
OVERALL SITE:	1.0fc	4.9fc	0.0fc	NA	NA
TOWER RD.:	1.1fc	2.3fc	0.4fc	5.8:1	2.5:1
PARKING:	3.8fc	5.0fc	3.0fc	1.7:1	1.3:1

ILLUMINATION WITHIN THE SITE MUST COMPLY WITH THE 2015/2021 INTERNATIONAL BUILDING CODE REQUIREMENT FROM SECTION 1006 - MEANS OF EGRESS ILLUMINATION. SECTION 1006. ILLUMINATION REQUIRED: THE MEANS OF EGRESS, INCLUDING THE EXIT DISCHARGE, SHALL BE ILLUMINATED AT ALL TIMES THE BUILDING IS OCCUPIED. SECTION 1006.2 ILLUMINATION LEVEL. THE MEANS OF EGRESS ILLUMINATION LEVEL SHALL NOT BE LESS THAN 1 FOOT-CANDLE (11 LUX) AT THE FLOOR LEVEL AND CONTINUING TO THE "PUBLIC WAY".

THE PHOTOMETRIC PLAN MUST SHOW THE ACCESSIBLE ROUTE THROUGHOUT THE SITE. PLEASE ENSURE THAT A MINIMUM OF 1 FOOT CANDLE OF LIGHTING IS PROVIDED WITHIN THE ACCESSIBLE ROUTE.

PROPOSED STREET LIGHT LOCATIONS ARE CONCEPTUAL.  
FINAL LOCATIONS WILL BE DETERMINED WITH PHOTOMETRIC  
ANALYSIS SUBMITTED WITH THE STREET LIGHTING PLANS IN  
THE CIVIL PLAN SUBMITTAL.

Please clarify why you have 2 lighting calculation summary table. Is one for the ultimate vs interim?

SL Response 11/8/24;  
Lighting calculations  
edited for clarity.

This level of details of the calculation needs to be on the civil plan. Please remove from site plan

SL Response 11/8/24;  
Removed from site plan.

**LIGHTING CALCULATION STATISTICS SUMMARY:**

	# OF LANES	BTB CURB WIDTH	PED ACTIVITY LEVEL	PAVEMENT TYPE	LLF	AVERAGE	MINIMUM	TARGET AVG. LUMINANCE/ILLUMINANCE	AVG/MIN	TARGET AVG/MIN UNIFORMITY RATIO
MAJOR ARTERIAL STREET (TOWER RD.):	6	107'	LOW	R3	0.85	1.0cd/m²	0.3cd/m²	0.6cd/m²	3.3:1	3.5:1

Include E Montview Blvd



