

SITE PLAN NOTES

- THE DEVELOPER, HIS SUCCESSORS AND ASSIGNS, SHALL BE RESPONSIBLE FOR INSTALLATION, MAINTENANCE AND REPLACEMENT OF ALL FIRE LANE SIGNS AS REQUIRED BY THE CITY OF AURORA.
- ALL SIGNS MUST CONFORM TO THE CITY OF AURORA SIGN CODE.
- RIGHT OF WAY FOR INGRESS AND EGRESS FOR SERVICE AND EMERGENCY VEHICLES IS GRANTED OVER, ACROSS, ON AND THROUGH ANY AND ALL PRIVATE ROADS AND WAYS NOW OR HEREAFTER ESTABLISHED ON THE DESCRIBED PROPERTY, AND THE SAME ARE HEREBY DESIGNATED AS "SERVICE/EMERGENCY AND UTILITY EASEMENTS" AND SHALL BE POSTED "NO PARKING - FIRE LANE."
- "ACCESSIBLE EXTERIOR ROUTES" SHALL BE PROVIDED FROM PUBLIC TRANSPORTATION STOPS, ACCESSIBLE PARKING AND ACCESSIBLE PASSENGER LOADING ZONES AND PUBLIC SIDEWALKS TO 60% OF THE ACCESSIBLE BUILDING ENTRANCES THEY SERVE. THE ACCESSIBLE ROUTE BETWEEN ACCESSIBLE PARKING AND ACCESSIBLE BUILDING ENTRANCES SHALL BE THE MOST PRACTICAL DIRECT ROUTE. 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 HANDICAPPED ACCESSIBILITY REQUIREMENTS BASED ON THE 2015 INTERNATIONAL BUILDING CODE, CHAPTER 11, AND THE INTERNATIONAL CODE COUNCIL (ICC) A117.1-2009.
- THE APPLICANT HAS THE OBLIGATION TO COMPLY WITH ALL APPLICABLE REQUIREMENTS OF THE AMERICANS WITH DISABILITIES ACT.
- 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 PRIOR TO ISSUANCE OF CERTIFICATE OF OCCUPANCY.
- ALL CROSSINGS AND ENCROACHMENTS BY PRIVATE LANDSCAPE IRRIGATION SYSTEMS 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 SYSTEMS OR PRIVATE UTILITIES.
- 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.
- ALL BUILDING ADDRESS NUMBERS SHALL COMPLY WITH THE AURORA CITY CODE, SECTION 126, ARTICLE VII - NUMBERING OF BUILDINGS.
- 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 MAY REQUIRE CONSTRUCTION MODIFICATIONS PRIOR TO THE ISSUANCE OF A PERMANENT CERTIFICATE OF OCCUPANCY.
- 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, 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.
- FINAL GRADE SHALL BE AT LEAST SIX (6) INCHES BELOW ANY EXTERIOR WOOD SIDING ON THE PREMISES.
- 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.
- 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.
- 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.
- ARCHITECTURAL FEATURES (I.E. BAY WINDOWS, FIREPLACES, ROOF OVERHANG, GUTTERS, EAVES, FOUNDATIONS, FOOTINGS, CANTILEVERED WALLS, ETC.) ARE NOT ALLOWED TO ENCROACH INTO ANY EASEMENT OR FIRE LANE.
- THE 2015 IFC, CHAPTER 33, SHALL BE UTILIZED FOR REQUIREMENTS ASSOCIATED TO BOTH CONSTRUCTION AND DEMOLITION OF ANY STRUCTURE WITHIN THE SITE. A DEMOLITION PERMIT IS REQUIRED TO BE OBTAINED THROUGH THE CITY OF AURORA BUILDING DIVISION PRIOR TO THE REMOVAL OF ANY STRUCTURE WITHIN YOUR SITE.
- EMERGENCY RESPONDER RADIO COVERAGE: ALL NEW COMMERCIAL 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/DEVELOPER'S 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.
- THE 38TH AND TOWER DEVELOPMENT IS RESPONSIBLE FOR 100% OF THE COST FOR SIGNAL MODIFICATIONS AT THE 38TH AND TOWER CORNER DUE TO THE ADDITION OF A WESTBOUND RIGHT TURN LANE.
- TRACT 'A' SHALL BE DEDICATED TO THE CITY OF AURORA FOR OPEN SPACE AND TRAIL CORRIDOR PURPOSES AND WILL BE CONSTRUCTED BY THE DEVELOPER TO THE CITY OF AURORA SPECIFICATIONS PRIOR TO THE ISSUANCE OF A CERTIFICATE OF OCCUPANCY ON LOT 4, BLOCK 1 OF THE TOWER BUSINESS CENTER SUBDIVISION FIG. NO. 1.
- LOT 6 IS NOT A PART OF THIS SITE PLAN. APPROVAL OF A SEPARATE SITE PLAN FOR LOT 6 SHALL BE REQUIRED PRIOR TO ANY FUTURE DEVELOPMENT ON THAT LOT.
- 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 AND REPLACED, AND RETESTED. IF THE GATING SYSTEM IS NOT MAINTAINED IN ACCORDANCE WITH THE FOREGOING, THE LICENSE FOR THE EMERGENCY VEHICLE GATE OPENING SYSTEM WILL BE REVOKED IN ACCORDANCE WITH THE MASTER LICENSE AGREEMENT, 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 CHECKLISTS". 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.

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38TH AND TOWER SITE PLAN
LOTS 1, 2, 3, 4 & 5 AND TRACTS A, B, C & D OF BLOCK 1
TOWER BUSINESS CENTER SUBDIVISION FILING NO. 1

A PORTION OF THE SOUTHWEST 1/4 SECTION 22, TOWNSHIP 3 SOUTH, RANGE 66 WEST OF THE 6TH PRINCIPAL MERIDIAN, CITY OF AURORA, COUNTY OF ADAMS, STATE OF COLORADO

PROJECT DATA

PROPOSED USES	OFFICE/WAREHOUSE/FABRICATION/RETAIL
OCCUPANCY CLASSIFICATION	IBC B/S-1/F-1/M
2015 IBC CONSTRUCTION TYPE	TYPE IIB - FULLY SPRINKLED
PRESENT ZONING CLASSIFICATIONS	M-1
TOTAL SITE AREA	1,588,399 SQ. FT. ; 36.465 AC
TOTAL LAND AREA LOT 1	42,434 SQ. FT. ; .974 AC
TOTAL LAND AREA LOT 2	47,929 SQ. FT. ; 1.100 AC
TOTAL LAND AREA LOT 3	44,572 SQ. FT. ; 1.023 AC
TOTAL LAND AREA LOT 4	812,652 SQ. FT. ; 18.656 AC
TOTAL BUILDING COVERAGE BUILDING 1	36% (282,113 SQ FT)
HARD SURFACE AREA BUILDING 1	40% (327,318.81 SQ FT)
LANDSCAPE AREA BUILDING 1	24% (197,700.19 SQ FT)
BUILDING 1 HEIGHT	42'-0"
BUILDING 1 NUMBER OF STORIES	1 STORY
BUILDING 1 ALLOWABLE SIGN AREA	BUILDING 1 = (15F X 200LF) + (.55F X 610LF) = 2005F + 3055F = 5055F MAXIMUM SIGN AREA (5 SIGNS MAX)
TOTAL LAND AREA LOT 5	419,586 SQ. FT. ; 9.632 AC
TOTAL BUILDING COVERAGE BUILDING 2	32% (133,848 SQ FT)
HARD SURFACE AREA BUILDING 2	39% (161,931 SQ FT)
LANDSCAPE AREA BUILDING 2	29% (123,807 SQ FT)
BUILDING 2 HEIGHT	43'-0"
BUILDING 2 NUMBER OF STORIES	1 STORY
BUILDING 2 ALLOWABLE SIGN AREA	BUILDING 2 = (15F X 200LF) + (.55F X 430LF) = 2005F + 2155F = 4155F MAXIMUM SIGN AREA (5 SIGNS MAX)
TOTAL LAND AREA LOT 6 - NOT A PART	107,463 SQ. FT. ; 2.47 AC
TOTAL LAND AREA TRACT A	73,423 SQ. FT. ; 1.686 AC
TOTAL LAND AREA TRACT B	23,156 SQ. FT. ; .532 AC
TOTAL LAND AREA TRACT C	11,920 SQ. FT. ; .274 AC
TOTAL LAND AREA TRACT D	5,264 SQ. FT. ; .121 AC
PARKING CALCULATIONS: -BUILDING 1 STANDARD SPACES: 1/2,000 SQ. FT (GROSS FLOOR AREA)	REQUIRED 144 PROVIDED 145
ACCESSIBLE SPACES: ACCESSIBLE VAN SPACES: TRAILER SPACES: PARKING RATIO BICYCLE SPACES: DOCK DOORS INSTALLED DOCK DOORS FUTURE	7 1.16 - - 5 (3% OF 144) 55 (4 DRIVE UP) 37
PARKING CALCULATIONS: -BUILDING 2 STANDARD SPACES: 1/2,000 SQ. FT (GROSS FLOOR AREA)	REQUIRED 66 PROVIDED 164
ACCESSIBLE SPACES: ACCESSIBLE VAN SPACES: TRAILER SPACES: PARKING RATIO BICYCLE SPACES: DOCK DOORS INSTALLED DOCK DOOR FUTURE	5 1 - - 2 (3% OF 66) 18 (2 DRIVE UP) 10
JOINT TENANT AND PROJECT IDENTIFICATION SIGNAGE	ONE (1) JOINT TENANT OR PROJECT IDENTIFICATION MONUMENT SIGN FOR EACH ADJUTING PUBLIC STREET (2 SIGNS MAX) MAX SIGN AREA = 100 SQ. FEET PER SIGN FACE

VICINITY MAP



AMENDMENTS

- PAINT COLOR AROUND CLERESTORY WINDOWS REVISED FROM SECONDARY COLOR TO ACCENT COLOR.
- STEEL CANOPY AT CORNERS OF BUILDINGS 1 AND 2 REVISED FOR STRUCTURAL STABILITY.
- LANDSCAPE AT SOUTHWEST CORNER OF LOT 5 REVISED TO ASPHALT TO BETTER ACCOMMODATE TRUCK ACCESS TO TRUCK COURT. LANDSCAPE DISTRIBUTED TO OTHER AREAS OF THE SITE.
- 8'-0" HIGH CEDAR FENCE ADDED TO NORTH AND EAST SIDES OF LOT 4 SITE.
- 8'-0" HIGH TUBULAR STEEL FENCE WITH AUTOMATIC CANTILEVER SLIDING GATES ADDED TO EAST, WEST AND SOUTH SIDES OF LOT 4 SITE.
- 8'-0" HIGH TUBULAR STEEL FENCE WITH 8'-4" HIGH CONCRETE MASONRY UNIT POSTS LOCATED AT 60'-0" MAX. O.C. ADDED TO SOUTH SIDE OF LOT 4 SITE.
- CONCRETE PATIO ADDED TO LOT 4 SITE AT NORTHWEST CORNER OF BUILDING 1.
- 15 DOCK DOORS INSTALLED IN APPROVED KNOCKOUT PANELS ON NORTH ELEVATION OF BLDG. 1.
- PARKING AND LANDSCAPE ISLANDS REMOVED ON EAST SIDE OF BUILDING 1 AT LOT 4 SITE.

remove upon final approval

SUBMITTAL - 07/16/2018
SUBMITTAL - 08/19/2019
SUBMITTAL - 09/27/2019
SUBMITTAL - 11/08/2019

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SIGNATURE BLOCK

38TH AND TOWER SITE PLAN
TOWER RETAIL, LLC

LEGAL DESCRIPTION:

LOT 1, 2 & 3 OF BLOCK 1, TOWER BUSINESS CENTER SUBDIVISION FILING NO. 1. A PORTION OF THE SOUTHWEST 1/4 SECTION 22, TOWNSHIP 3 SOUTH, RANGE 66 WEST OF THE SIXTH PRINCIPAL MERIDIAN, CITY OF AURORA, COUNTY OF ADAMS, STATE OF COLORADO.

THIS SITE PLAN AND ANY AMENDMENTS HERETO, UPON APPROVAL BY THE CITY OF AURORA AND RECORDING, SHALL BE BINDING UPON THE APPLICANTS THEREFORE, THEIR SUCCESSORS AND ASSIGNS. THIS 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, _____ HAS CAUSED THESE

PRESENTS TO BE EXECUTED THIS _____ DAY OF _____ AD. _____

BY: _____ CORPORATE SEAL

STATE OF COLORADO)ss
COUNTY OF _____)

THE FOREGOING INSTRUMENT WAS ACKNOWLEDGED BEFORE ME THIS _____ DAY OF _____ AD. _____ BY _____

WITNESS MY HAND AND OFFICIAL SEAL

NOTARY SEAL

MY COMMISSION EXPIRES _____

NOTARY BUSINESS ADDRESS _____

IN WITNESS THEREOF, _____ HAS CAUSED THESE

PRESENTS TO BE EXECUTED THIS _____ DAY OF _____ AD. _____

BY: _____ CORPORATE SEAL

STATE OF COLORADO)ss
COUNTY OF _____)

THE FOREGOING INSTRUMENT WAS ACKNOWLEDGED BEFORE ME THIS _____ DAY OF _____ AD. _____ BY _____

WITNESS MY HAND AND OFFICIAL SEAL

NOTARY SEAL

MY COMMISSION EXPIRES _____

NOTARY BUSINESS ADDRESS _____

38TH AND TOWER SITE PLAN
TOWER BUSINESS CENTER L.P.

LEGAL DESCRIPTION:

LOTS 4 & 5 AND TRACTS A & D OF BLOCK 1, TOWER BUSINESS CENTER SUBDIVISION FILING NO. 1. A PORTION OF THE SOUTHWEST 1/4 SECTION 22, TOWNSHIP 3 SOUTH, RANGE 66 WEST OF THE SIXTH PRINCIPAL MERIDIAN, CITY OF AURORA, COUNTY OF ADAMS, STATE OF COLORADO.

THIS SITE PLAN AND ANY AMENDMENTS HERETO, UPON APPROVAL BY THE CITY OF AURORA AND RECORDING, SHALL BE BINDING UPON THE APPLICANTS THEREFORE, THEIR SUCCESSORS AND ASSIGNS. THIS 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, _____ HAS CAUSED THESE

PRESENTS TO BE EXECUTED THIS _____ DAY OF _____ AD. _____

BY: _____ CORPORATE SEAL

STATE OF COLORADO)ss
COUNTY OF _____)

THE FOREGOING INSTRUMENT WAS ACKNOWLEDGED BEFORE ME THIS _____ DAY OF _____ AD. _____ BY _____

WITNESS MY HAND AND OFFICIAL SEAL

NOTARY SEAL

MY COMMISSION EXPIRES _____

NOTARY BUSINESS ADDRESS _____

CITY OF AURORA APPROVALS

CITY ATTORNEY: _____ DATE: _____

PLANNING DIRECTOR: _____ DATE: _____

PLANNING COMMISSION: _____ DATE: _____
(CHAIRPERSON)

CITY COUNCIL: _____ DATE: _____

ATTEST: _____ DATE: _____
(CITY CLERK)

DATABASE APPROVAL DATE _____

RECORDERS CERTIFICATE

ACCEPTED FOR FILING IN THE OFFICE OF THE CLERK AND RECORDER OF _____

COLORADO AT _____ O'CLOCK _____ M, THIS _____ DAY OF _____ AD. _____

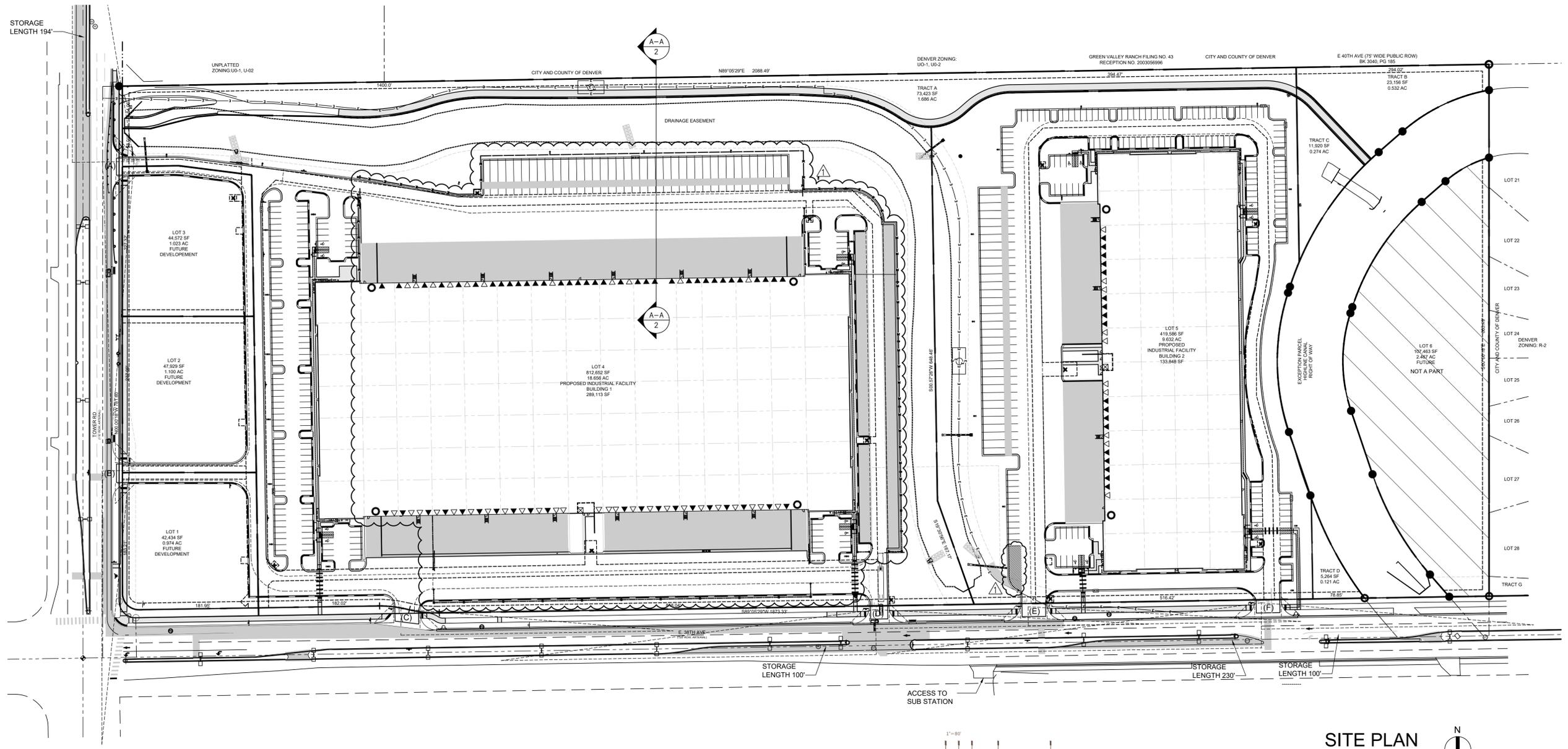
CLERK AND RECORDER: _____ DEPUTY: _____

38TH AND TOWER SITE PLAN
LOTS 1, 2, 3, 4 & 5 AND TRACTS A, B, C & D OF BLOCK 1
TOWER BUSINESS CENTER SUBDIVISION FILING NO. 1
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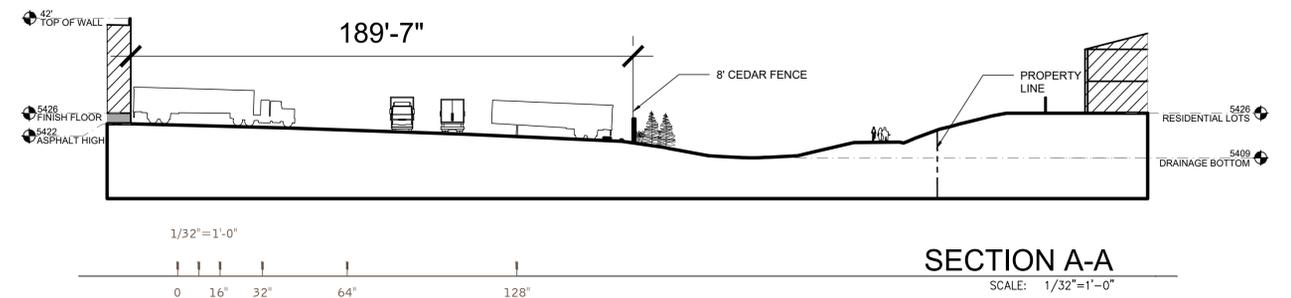
SITE LEGEND

- DOCK HIGH TRUCK DOOR (INSTALLED)
- DOCK HIGH TRUCK DOOR (FUTURE)
- GRADE LEVEL TRUCK DOOR
- FIRE HYDRANT (VERIFY LOCATION WITH CIVIL DRAWINGS)
- ACCESSIBLE ROUTE
- PROJECT MONUMENT SIGN (RE: 9/23)
- POLE MOUNTED LIGHT
- FENCE
- STREET LIGHT
- CONCRETE
- ASPHALT
- PROPOSED SIDEWALK
- CEDAR FENCE
- TUBULAR METAL FENCE
- TUBULAR METAL FENCE WITH 24"x24" MASONRY COLUMNS

VEHICULAR CIRCULATION

ROADWAY ENTRY	DRIVEWAY ACCESS	VEHICULAR MOVEMENT
A*	FULL MOVEMENT	TRUCK/AUTO IN & OUT
B	RIGHT IN/RIGHT OUT	AUTO IN & OUT
C	RIGHT IN/RIGHT OUT	TRUCK/AUTO IN & OUT
D	FULL MOVEMENT	TRUCK IN & OUT
E	RIGHT IN/RIGHT OUT	TRUCK IN & OUT
F	FULL MOVEMENT	AUTO IN & OUT

* THIS ACCESS WILL NOT BE SIGNALIZED IN THE FUTURE. IF AN ACCIDENT PATTERN DEVELOPS, THEN MODIFICATIONS TO THE DRIVEWAY AND/OR MEDIAN ON TOWER LIMITING MOVEMENTS SHALL BE REQUIRED.



SITE PLAN
 SCALE: 1"=80'-0"

SECTION A-A
 SCALE: 1/32"=1'-0"

38TH AND TOWER SITE PLAN

LOTS 1, 2, 3, 4 & 5 AND TRACTS A, B, C & D OF BLOCK 1

TOWER BUSINESS CENTER SUBDIVISION FILING NO. 1

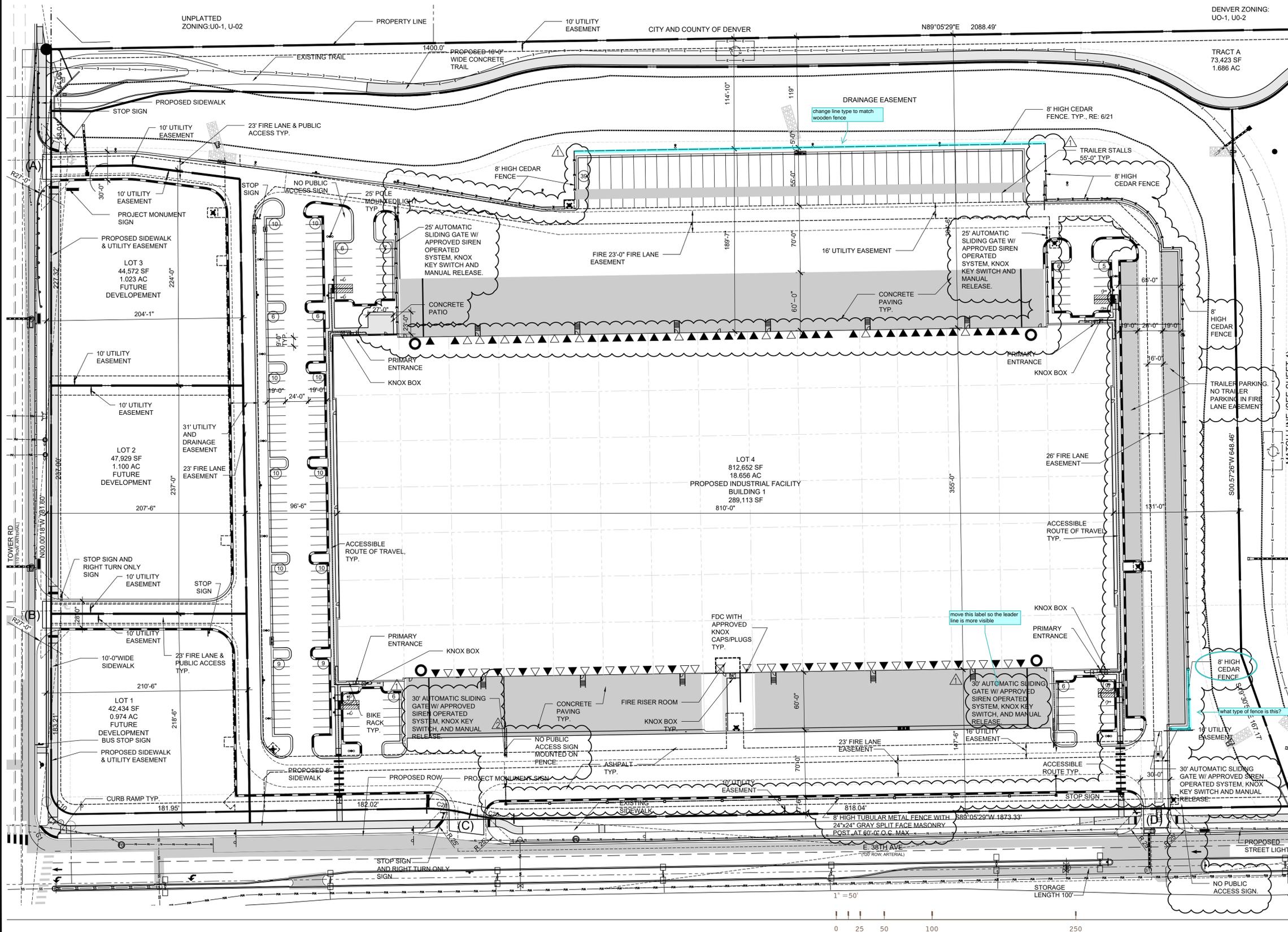
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SITE LEGEND

- 1. PARKING STALL COUNT TOTAL.
- ▲ DOCK HIGH TRUCK DOOR (INSTALLED)
- △ DOCK HIGH TRUCK DOOR (FUTURE)
- GRADE LEVEL TRUCK DOOR
- FIRE HYDRANT (VERIFY LOCATION WITH CIVIL DRAWINGS)
- ACCESSIBLE ROUTE
- 🚲 BIKE RACK (ONE PER BUILDING ENTRY)
- PROJECT MONUMENT SIGN
- ⊙ POLE MOUNTED LIGHT
- CONCRETE
- ▨ ASPHALT
- PROPOSED SIDEWALK
- ⚡ FDC WITH APPROVED KNOX CAPS/PLUGS
- ☒ KNOX BOX
- STREET LIGHT
- CEDAR FENCE AT TRAILER PARKING
- CEDAR FENCE
- TUBULAR METAL FENCE
- TUBULAR METAL FENCE WITH 24"x24" MASONRY COLUMNS

GENERAL NOTES

- ALL HARDSCAPE SURFACES WILL BE PAVED WITH ASPHALT UNLESS NOTED OTHERWISE.
- ALL IMPROVEMENTS ARE PROPOSED U.N.O.
- DRIVEWAY ACCESS LABELS IN VEHICULAR CIRCULATION TABLE MATCH TRAFFIC STUDY.
- ELECTRICALLY OPERATED GATE NOTE: THE GATING SYSTEM SHALL 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; C) AN ELECTRICAL OR BATTERY BACKUP SYSTEM THAT OPENS THE GATE ON THE LOSS OF THE PRIMARY ELECTRICAL POWER; AND D) MANUAL OVERRIDE (IN THE EVENT OF SYSTEM FAILURE).

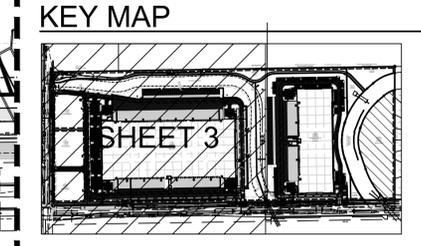
VEHICULAR CIRCULATION

ROADWAY ENTRY	DRIVEWAY ACCESS	VEHICULAR MOVEMENT
A*	FULL MOVEMENT	TRUCK/AUTO IN & OUT
B	RIGHT IN/RIGHT OUT	AUTO IN & OUT
C	RIGHT IN/RIGHT OUT	TRUCK/AUTO IN & OUT
D	FULL MOVEMENT	TRUCK IN & OUT
E	RIGHT IN/RIGHT OUT	TRUCK IN & OUT
F	FULL MOVEMENT	AUTO IN & OUT

* THIS ACCESS WILL NOT BE SIGNALIZED IN THE FUTURE. IF AN ACCIDENT PATTERN DEVELOPS, THEN MODIFICATIONS TO THE DRIVEWAY AND/OR MEDIAN ON TOWER LIMITING MOVEMENTS SHALL BE REQUIRED.

CURVE TABLE

CURVE	DELTA	RADIUS	LENGTH
C1	90°54'13"	25.00'	39.66'
C2	25°12'42"	172.64'	75.97'
C3	31°05'46"	357.03'	193.77'
C4	36°42'33"	235.57'	150.93'
C5	22°22'30"	452.65'	176.77'
C6	18°22'00"	552.65'	177.16'
C7	36°42'33"	335.57'	215.00'
C8	22°21'04"	457.03'	178.29'
C9	31°03'12"	272.64'	147.77'
C10	90°54'13"	25.00'	39.66'
C25	15°02'48"	175.00'	45.96'
C26	15°02'48"	175.00'	45.96'



SITE PLAN
SCALE: 1"=50'-0"

SITE PLAN
SHEET 3 OF 26

38TH AND TOWER SITE PLAN

LOTS 1, 2, 3, 4 & 5 AND TRACTS A, B, C & D OF BLOCK 1

TOWER BUSINESS CENTER SUBDIVISION FILING NO. 1

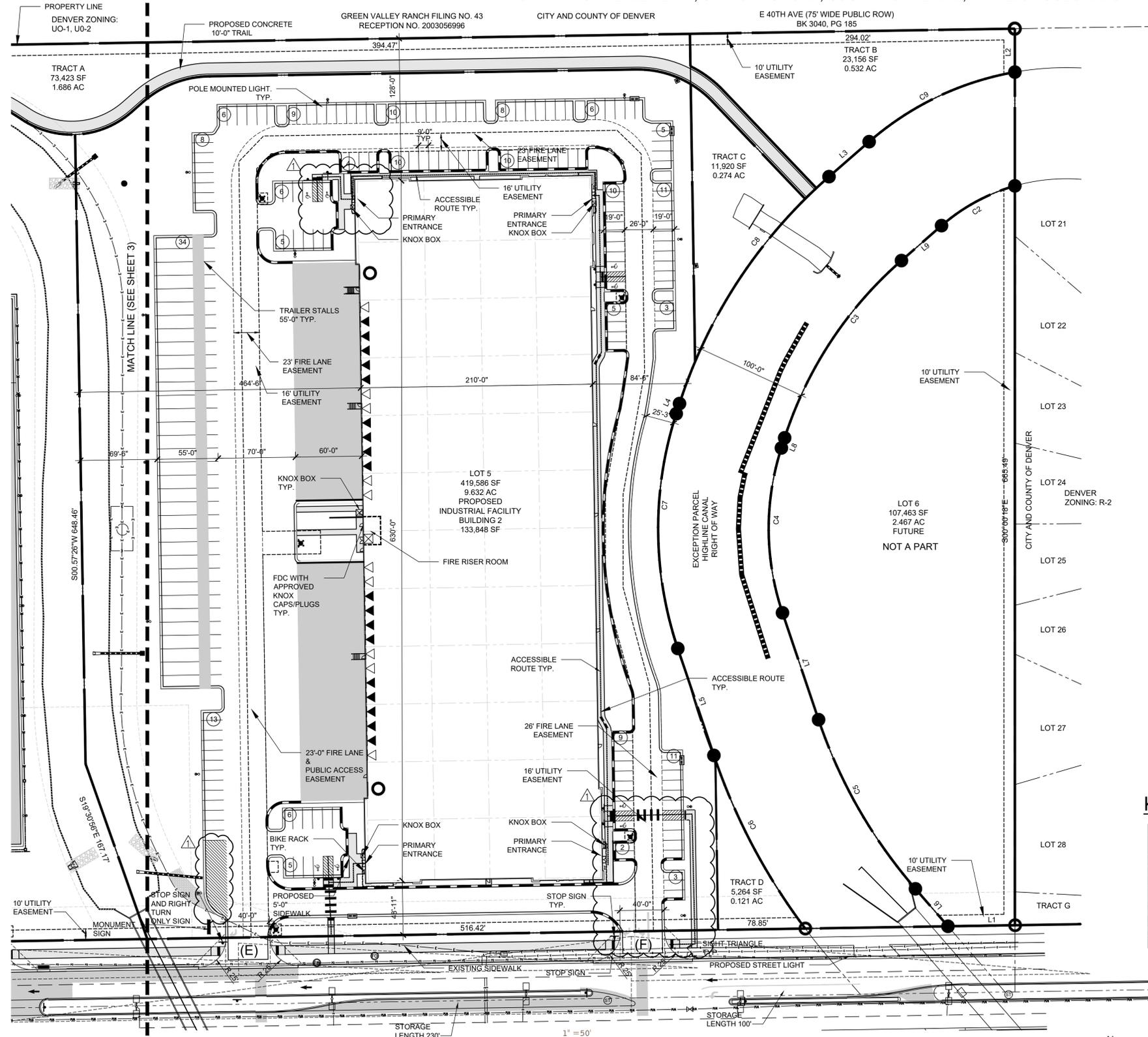
A PORTION OF THE SOUTHWEST 1/4 SECTION 22, TOWNSHIP 3 SOUTH, RANGE 66 WEST OF THE
6TH PRINCIPAL MERIDIAN, CITY OF AURORA, COUNTY OF ADAMS, STATE OF COLORADO

SUBMITTAL - 07/16/2018
SUBMITTAL - 08/19/2019
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SITE LEGEND

- 1 PARKING STALL COUNT TOTAL
- ▲ DOCK-HIGH TRUCK DOOR (INSTALLED)
- △ DOCK-HIGH TRUCK DOOR (FUTURE)
- GRADE LEVEL TRUCK DOOR
- FIRE HYDRANT (VERIFY LOCATION WITH CIVIL DRAWINGS)
- ACCESSIBLE ROUTE
- BIKE RACK (ONE PER BUILDING ENTRY)
- PROJECT MONUMENT SIGN
- POLE MOUNTED LIGHT
- CONCRETE
- ASPHALT
- PROPOSED SIDEWALK
- FDC WITH APPROVED KNOX CAPS/PLUGS
- KNOX BOX
- STREET LIGHT

GENERAL NOTES

1. ALL HARDSCAPE SURFACES WILL BE PAVED WITH ASPHALT U.N.O.
2. ALL IMPROVEMENTS ARE PROPOSED U.N.O.
3. DRIVEWAY ACCESS LABELS IN VEHICULAR CIRCULATION TABLE MATCH TRAFFIC STUDY.

VEHICULAR CIRCULATION

ROADWAY ENTRY	DRIVEWAY ACCESS	VEHICULAR MOVEMENT
A*	FULL MOVEMENT	TRUCK/AUTO IN & OUT
B	RIGHT IN/RIGHT OUT	AUTO IN & OUT
C	RIGHT IN/RIGHT OUT	TRUCK/AUTO IN & OUT
D	FULL MOVEMENT	TRUCK IN & OUT
E	RIGHT IN/RIGHT OUT	TRUCK IN & OUT
F	FULL MOVEMENT	AUTO IN & OUT

* THIS ACCESS WILL NOT BE SIGNALIZED, IN THE FUTURE, IF AN ACCIDENT PATTERN DEVELOPS, THEN MODIFICATIONS TO THE DRIVEWAY AND/OR MEDIAN ON TOWER LIMITING MOVEMENTS SHALL BE REQUIRED.

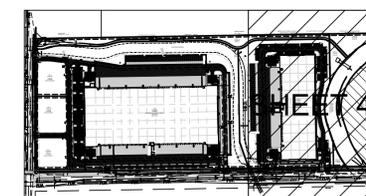
CURVE TABLE

CURVE	DELTA	RADIUS	LENGTH
C1	90°54'13"	25.00'	39.66'
C2	25°12'42"	172.64'	75.97'
C3	31°05'46"	357.03'	193.77'
C4	36°42'33"	235.57'	150.93'
C5	22°22'30"	452.65'	176.77'
C6	18°22'00"	552.68'	177.16'
C7	36°42'33"	335.57'	215.00'
C8	22°21'04"	457.03'	178.29'
C9	31°03'12"	272.64'	147.77'
C10	90°54'13"	25.00'	39.66'
C25	15°02'48"	175.00'	45.96'
C26	15°02'48"	175.00'	45.96'

LINE TABLE

CURVE	BEARING	LENGTH
L1	S89°05'29"W	60.59'
L2	S00°00'18"E	39.09'
L3	S49°03'46"W	48.03'
L4	S17°58'01"W	9.57'
L5	S18°44'29"E	101.62'
L6	S41°06'59"E	44.76'
L7	S18°44'29"E	101.62'
L8	S17°58'01"W	9.57'
L9	S49°03'46"W	48.03'

KEY MAP



SITE PLAN

SCALE: 1"=50'-0"

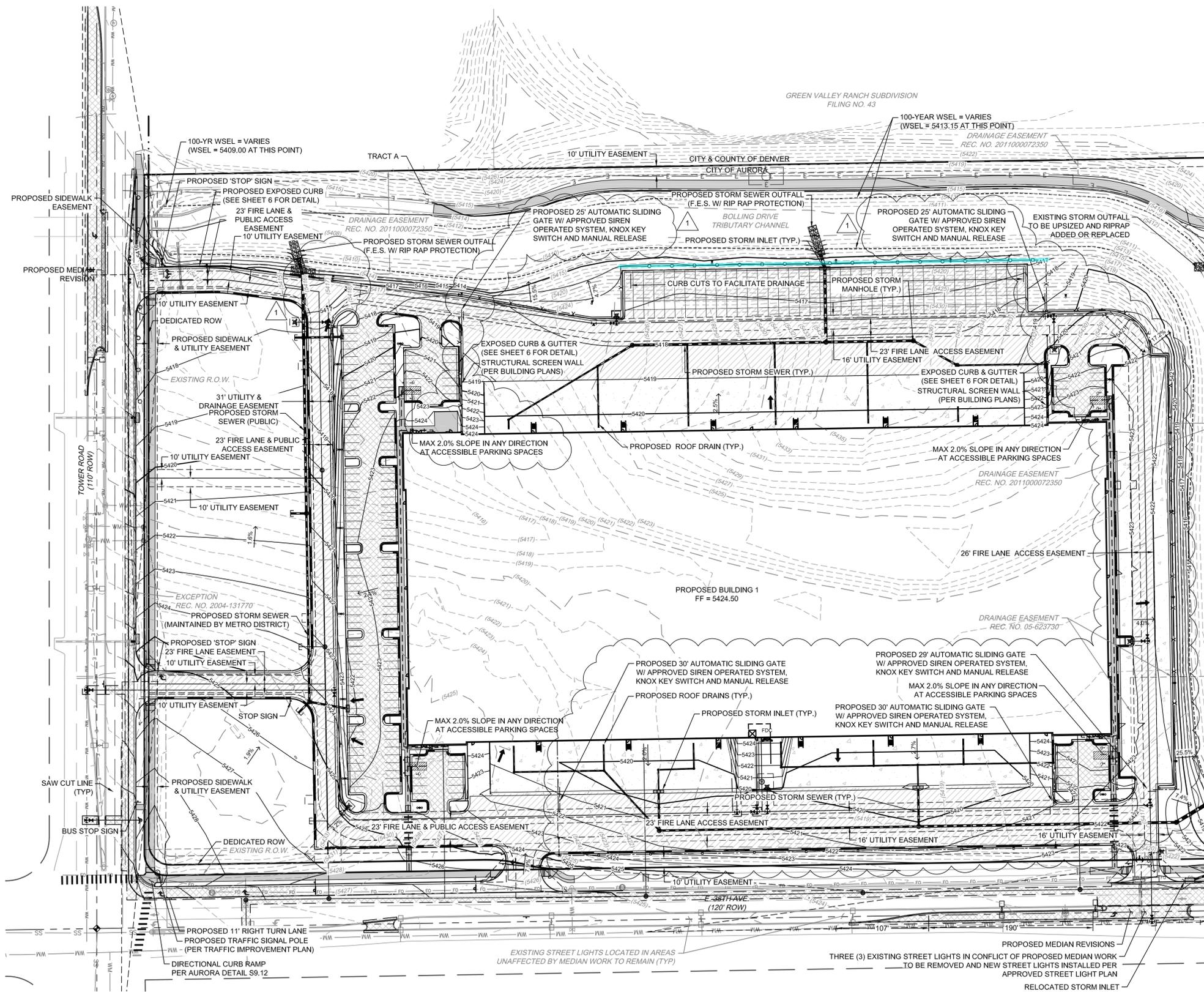


38TH AND TOWER SITE PLAN
LOTS 1, 2, 3, 4 & 5 AND TRACTS A, B, C & D OF BLOCK 1
TOWER BUSINESS CENTER SUBDIVISION FILING NO. 1

A PORTION OF THE SOUTHWEST 1/4 SECTION 22, TOWNSHIP 3 SOUTH, RANGE 66 WEST OF THE
 6TH PRINCIPAL MERIDIAN, CITY OF AURORA, COUNTY OF ADAMS, STATE OF COLORADO

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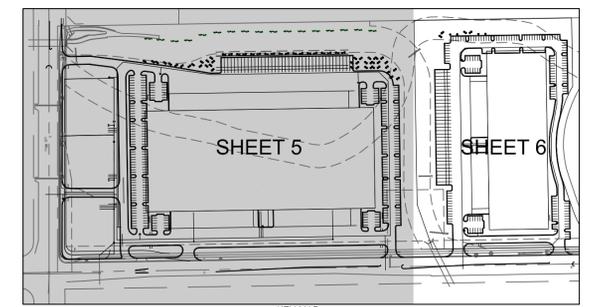


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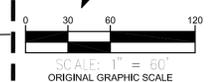
- PROPERTY LINE
- 5820 PROPOSED 5' CONTOUR
- 5821 PROPOSED 1' CONTOUR
- 5820 EXISTING 5' CONTOUR
- 5821 EXISTING 1' CONTOUR
- PROPOSED STORM LINE
- EXISTING STORM LINE
- PROPOSED STORM INLET
- EXISTING STORM INLET
- EXISTING STORM MANHOLE
- PROPOSED STORM MANHOLE
- PROPOSED CURB & GUTTER
- EXISTING CURB & GUTTER
- EXISTING WATERLINE & VALVE
- EXISTING GAS LINE
- EXISTING TELEPHONE LINE
- EXISTING ELECTRIC LINE
- EXISTING SANITARY SEWER W/ MANHOLE
- PROPOSED FIRE HYDRANT
- EXISTING FIRE HYDRANT
- FLOW DIRECTION
- PROPOSED LIGHT POLE
- EXISTING TRANSFORMER
- EXISTING COMM. BOX
- EXISTING ELECTRIC PEDESTAL
- EXISTING ELECTRIC METER
- EXISTING SPRINKLER CONTROL
- EXISTING EASEMENT LINE
- PROPOSED EASEMENT LINE
- EXISTING ROAD CENTER LINE
- ICC/ANSI A117-2009 ROUTE
- PROPOSED SLOPE AND DIRECTION
- 100-YEAR WSEL
- PROPOSED CONCRETE
- PROPOSED ASPHALT
- PROPOSED HEAVY DUTY ASPHALT

NOTE:

ALL PROPOSED STORM SEWER IS PRIVATE AND WILL BE MAINTAINED BY OWNER UNLESS OTHERWISE NOTED.



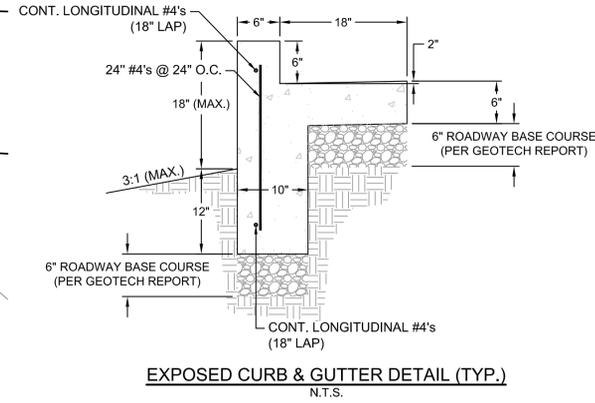
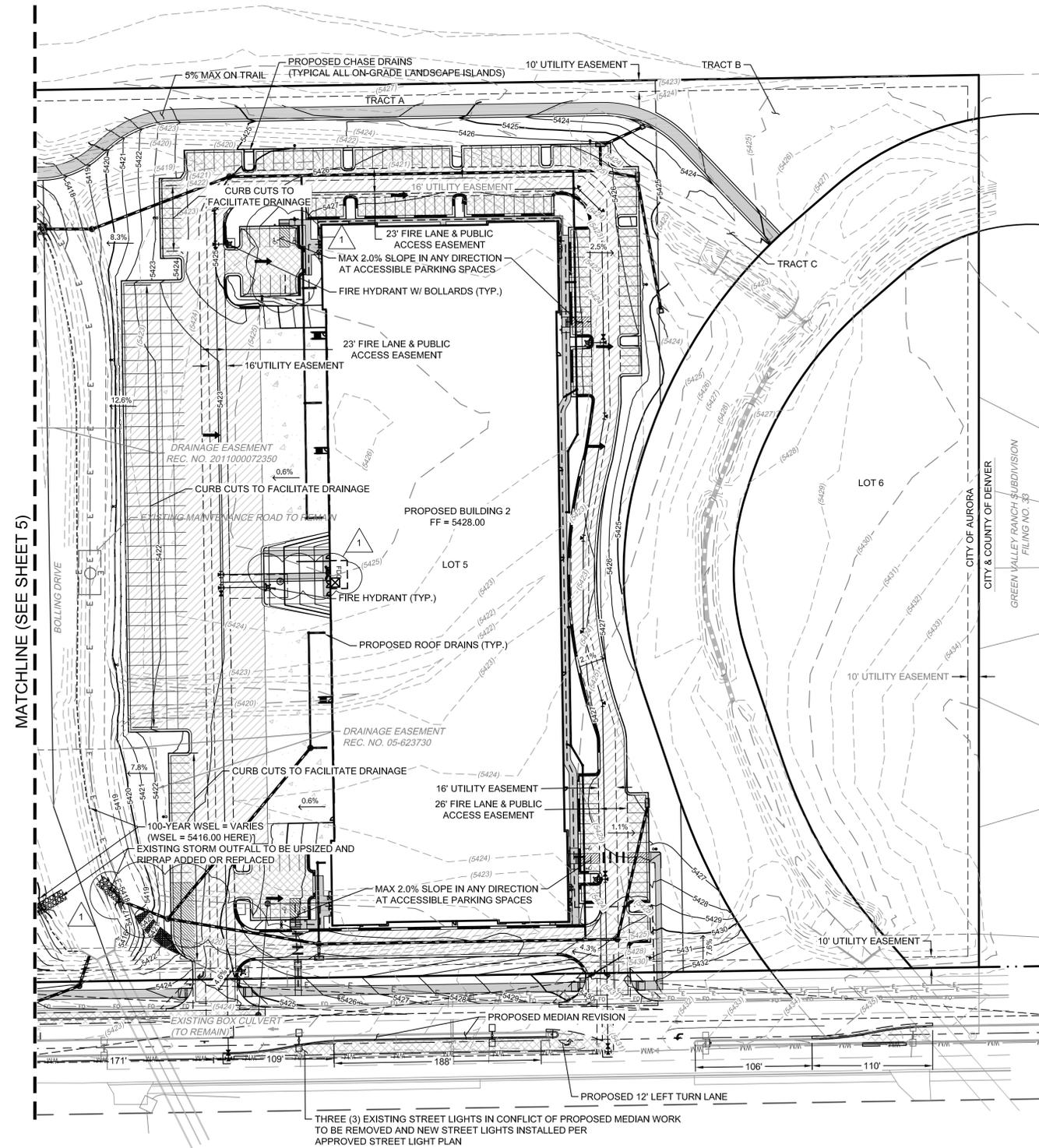
MATCHLINE (SEE SHEET 6)



38TH AND TOWER SITE PLAN
LOTS 1, 2, 3, 4 & 5 AND TRACTS A, B, C & D OF BLOCK 1
TOWER BUSINESS CENTER SUBDIVISION FILING NO. 1
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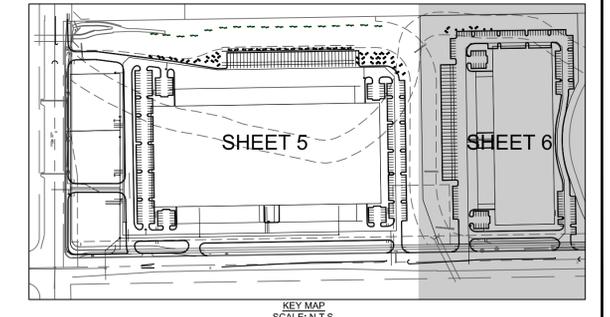


LEGEND:

- PROPERTY LINE
- 5820 — PROPOSED 5' CONTOUR
- 5821 — PROPOSED 1' CONTOUR
- - 5820 - - EXISTING 5' CONTOUR
- - 5821 - - EXISTING 1' CONTOUR
- ▬ PROPOSED STORM LINE
- ▬ EXISTING STORM LINE
- ⊕ PROPOSED STORM INLET
- ⊕ EXISTING STORM INLET
- ⊕ PROPOSED STORM MANHOLE
- ⊕ EXISTING STORM MANHOLE
- ▬ PROPOSED CURB & GUTTER
- ▬ EXISTING CURB & GUTTER
- WM EXISTING WATERLINE & VALVE
- G EXISTING GAS LINE
- T EXISTING TELEPHONE LINE
- E EXISTING ELECTRIC LINE
- SS EXISTING SANITARY SEWER W/ MANHOLE
- ⊕ PROPOSED FIRE HYDRANT
- ⊕ EXISTING FIRE HYDRANT
- FLOW DIRECTION
- ☼ PROPOSED LIGHT POLE
- ETRANS EXISTING TRANSFORMER
- T EXISTING COMM. BOX
- E EXISTING ELECTRIC PEDESTAL
- ⊕ EXISTING ELECTRIC BREAKER
- ⊕ EXISTING ELECTRIC METER
- ⊕ EXISTING SPRINKLER CONTROL
- - - EXISTING EASEMENT LINE
- - - PROPOSED EASEMENT LINE
- - - EXISTING ROAD CENTER LINE
- - - ICC/ANSI A117-2009 ROUTE
- x.xxx% PROPOSED SLOPE AND DIRECTION
- - - 100-YEAR WSEL
- ▬ PROPOSED CONCRETE
- ▬ PROPOSED ASPHALT
- ▬ PROPOSED HEAVY DUTY ASPHALT

NOTE:

ALL PROPOSED STORM SEWER IS PRIVATE AND WILL BE MAINTAINED BY OWNER UNLESS OTHERWISE NOTED.



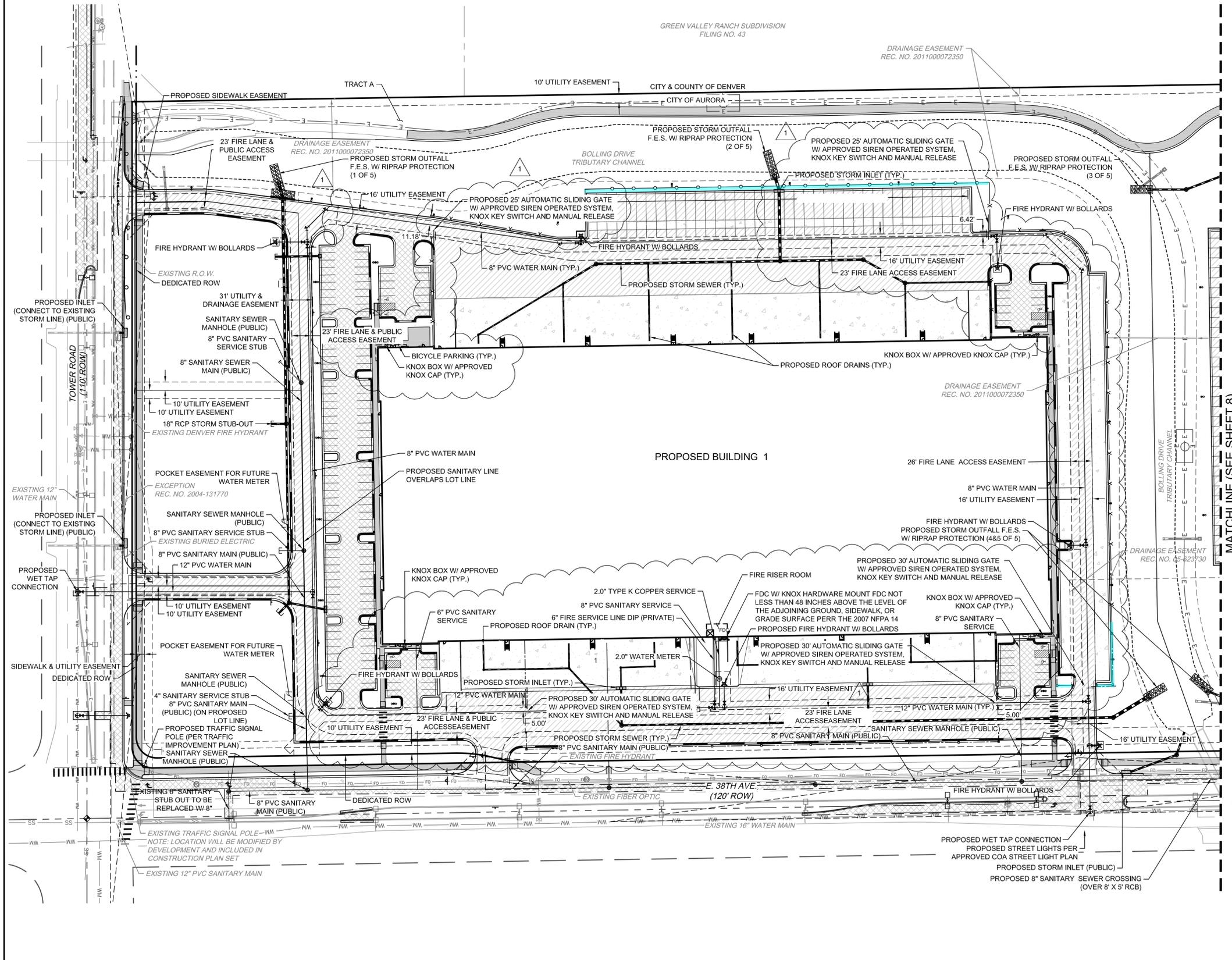
THREE (3) EXISTING STREET LIGHTS IN CONFLICT OF PROPOSED MEDIAN WORK TO BE REMOVED AND NEW STREET LIGHTS INSTALLED PER APPROVED STREET LIGHT PLAN

MATCHLINE (SEE SHEET 5)

38TH AND TOWER SITE PLAN
LOTS 1, 2, 3, 4 & 5 AND TRACTS A, B, C & D OF BLOCK 1
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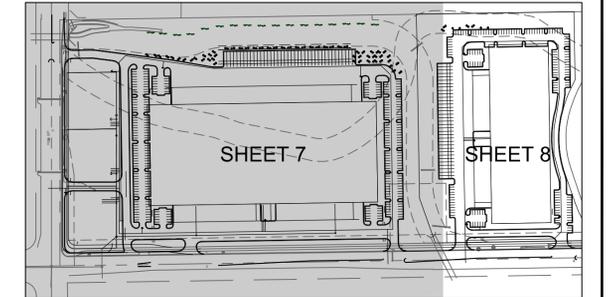
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LEGEND:

	PROPERTY LINE
	PROPOSED 5' CONTOUR
	PROPOSED 1' CONTOUR
	EXISTING 5' CONTOUR
	EXISTING 1' CONTOUR
	PROPOSED STORM LINE
	EXISTING STORM LINE
	PROPOSED STORM INLET
	EXISTING STORM INLET
	PROPOSED CONCRETE WALK
	EXISTING CURB & GUTTER
	PROPOSED CURB & GUTTER
	PROPOSED EASEMENT
	EXISTING EASEMENT
	PROPOSED WATER LINE & FIRE HYDRANT
	EXISTING FENCE
	PROPOSED FIRE HYDRANT W/ BOLLARDS
	EXISTING FIRE HYDRANT
	PROPOSED SIGN
	EXISTING SANITARY SEWER W/ MANHOLE
	EXISTING WATERLINE & VALVE
	EXISTING GAS LINE
	EXISTING TELEPHONE LINE
	EXISTING ELECTRIC LINE
	EXISTING FIBER OPTIC LINE
	PROPOSED LIGHT POLE
	EXISTING LIGHT POLE
	EXISTING ELECTRIC METER
	EXISTING ELECTRIC BREAKER
	EXISTING TRANSFORMER
	EXISTING EXISTING TELEPHONE BOX
	EXISTING EXISTING ELECTRIC BOX
	EXISTING EXISTING IRRIGATION VAULT
	KNOX BOX
	FIRE DEPARTMENT CONNECTION
	PROPOSED LIGHT POLE

MATCHLINE (SEE SHEET 8)



NOTE:
 1. CONTRACTOR TO VERIFY LOCATION AND ELEVATIONS OF ALL UTILITIES.
 2. AURORA WATER WILL HAVE 24/7 ACCESS TO WATER MAIN BEHIND SECURITY FENCE THROUGH APPROVED KNOX HARDWARE SYSTEM LOCATED AT GATE.

JANSEN STRAWN assumes no responsibility for utility locations. The utilities shown on this drawing have been plotted from the best available information. It is, however, the contractors responsibility to field verify the location of all utilities prior to the commencement of any construction.

UTILITY PLAN
SHEET 7 OF 26

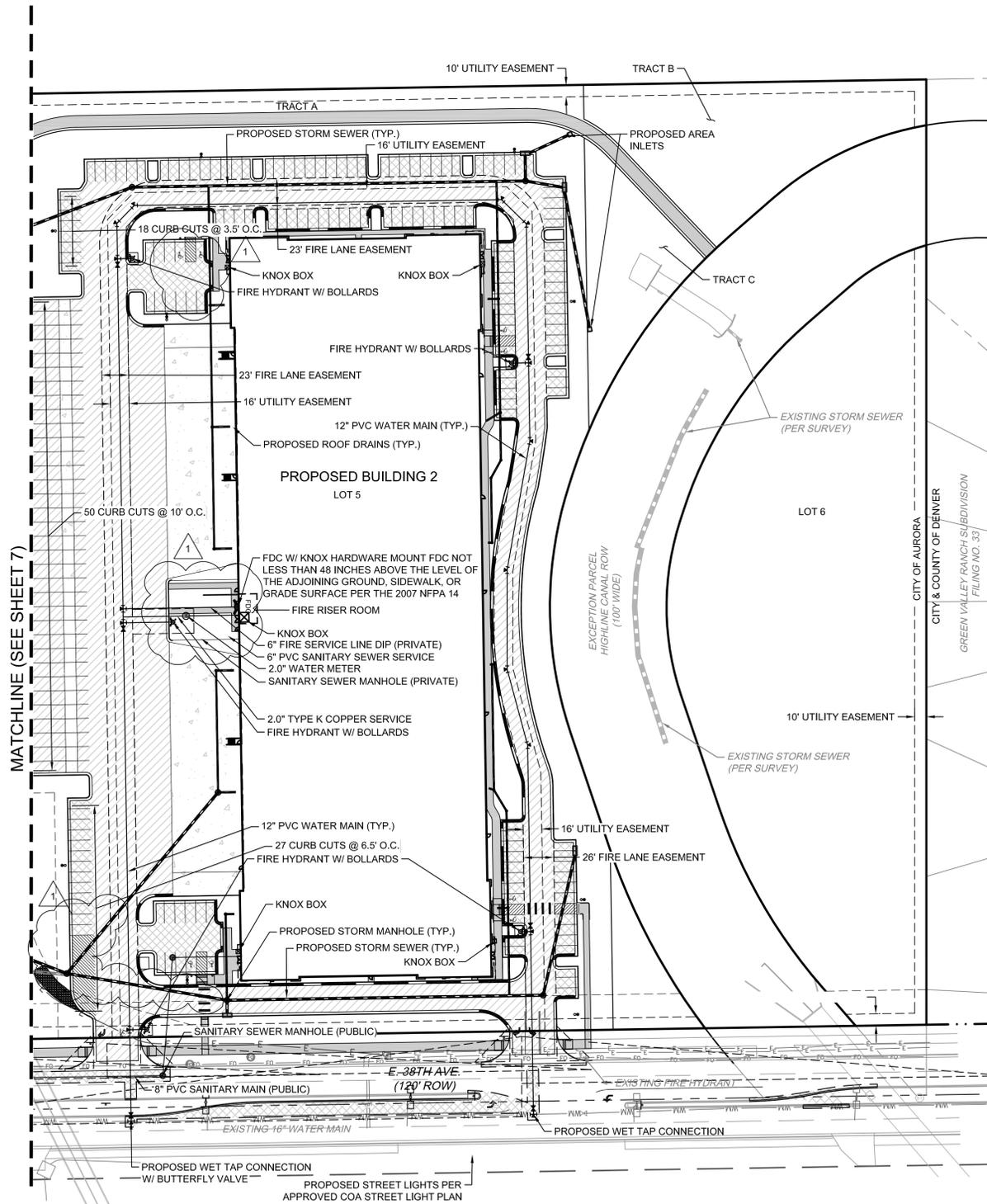
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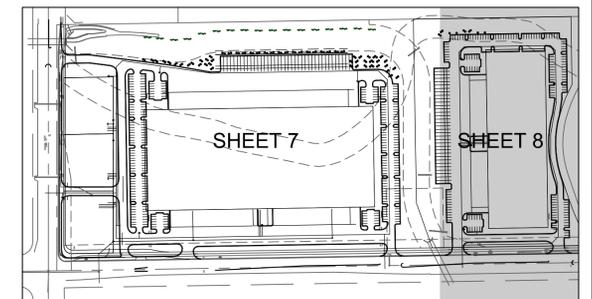
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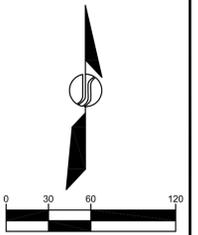


LEGEND:

	PROPERTY LINE
	PROPOSED 5' CONTOUR
	PROPOSED 1' CONTOUR
	EXISTING 5' CONTOUR
	EXISTING 1' CONTOUR
	PROPOSED STORM LINE
	EXISTING STORM LINE
	PROPOSED STORM INLET
	EXISTING STORM INLET
	PROPOSED CONCRETE WALK
	EXISTING CURB & GUTTER
	PROPOSED CURB & GUTTER
	PROPOSED EASEMENT
	EXISTING EASEMENT
	PROPOSED WATER LINE & FIRE HYDRANT
	EXISTING FENCE
	PROPOSED FIRE HYDRANT W/ BOLLARDS
	EXISTING FIRE HYDRANT
	PROPOSED SIGN
	EXISTING SANITARY SEWER W/ MANHOLE
	EXISTING WATERLINE & VALVE
	EXISTING GAS LINE
	EXISTING TELEPHONE LINE
	EXISTING ELECTRIC LINE
	EXISTING FIBER OPTIC LINE
	PROPOSED LIGHT POLE
	EXISTING LIGHT POLE
	EXISTING ELECTRIC METER
	EXISTING ELECTRIC BREAKER
	EXISTING TRANSFORMER
	EXISTING EXISTING TELEPHONE BOX
	EXISTING EXISTING ELECTRIC BOX
	EXISTING EXISTING IRRIGATION VAULT
	KNOX BOX
	FIRE DEPARTMENT CONNECTION
	PROPOSED LIGHT POLE



NOTE:
 CONTRACTOR TO VERIFY LOCATION AND ELEVATIONS OF ALL UTILITIES.



JANSEN STRAWN assumes no responsibility for utility locations. The utilities shown on this drawing have been plotted from the best available information. It is, however, the contractors responsibility to field verify the location of all utilities prior to the commencement of any construction.

38TH AND TOWER SITE PLAN
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 SUBMITTAL - 09-27-19
 SUBMITTAL - 11-08-19



LOT 4 SITE DATA

SITE DATA	AREA (SF)	%
TOTAL SITE AREA	812,652	
BUILDING COVERAGE	289,113	36
HARD SURFACE AREA	327,319	40
LANDSCAPE AREA	197,700	24
COOL SEASON GRASSES % OF LANDSCAPE AREA	2,905	1.5

LOT 5 SITE DATA

SITE DATA	AREA (SF)	%
TOTAL SITE AREA	419,586	
BUILDING COVERAGE	133,848	32
HARD SURFACE AREA	161,931	39
LANDSCAPE AREA	123,807	29
COOL SEASON GRASSES % OF LANDSCAPE AREA	1,986	1.6

LOT 4 NON-RESIDENTIAL BUILDING PERIMETER LANDSCAPE INFORMATION

BUILDING PERIMETER (DIRECTION FACING)	ELEVATION LENGTH*	TREE EQUIVALENT REQUIRED (1 TREE EQUIVALENT PER 40 LINEAR FEET)	TREES PROVIDED	SHRUBS PROVIDED (10 SHRUBS PER 1 TREE EQUIVALENT)	PERENNIALS/ ORN. GRASSES PROVIDED (30 PER 1 TREE EQUIVALENT)
NORTH	132	3.3	2	1.9 (19 shrubs)	1.9 (57 grasses)
WEST	355	8.9	4	4.4 (44 shrubs)	0.5 (14 grasses)
SOUTH	185'	4.6	1	1.5 (15 shrubs)	2.6 (79 grasses)
EAST	355	8.9	4	4.4 (44 shrubs)	0.5 (14 grasses)

* DOES NOT INCLUDE LOADING DOCKS

△ QUANTITY REVISED DUE TO ADDITION OF PEDESTRIAN PATIO (SEE SHEET 10)

LOT 4 TABLE OF STREET FRONTAGE, STREET PERIMETER BUFFER, AND NON-STREET FRONTAGE BUFFER LANDSCAPE REQUIREMENTS

FRONTAGE DESCRIPTION BUFFER DESCRIPTION LENGTH/ADJ. LAND USE	WIDTH REQUIRED	WIDTH PROVIDED	BUFFER REDUCTION FEATURES	# TREES REQUIRED	# SHRUBS REQUIRED	# TREES PROVIDED	# SHRUBS PROVIDED	# PERENNIALS/ ORN. GRASSES PROVIDED
TOWER ROAD FRONTAGE 86" (TREE LAWN/LF)	N/A	N/A		(1 TREE/40 L.F.) 2	N/A	2	N/A	N/A
E. 38TH AVENUE FRONTAGE 905' (TREE LAWN/LF)	N/A	N/A		(1 TREE/40 L.F.) 23	N/A	23	N/A	N/A
TOWER ROAD - ARTERIAL PERIMETER BUFFER 86' L.F.	20'	20'	STANDARD DESIGN PLUS XERISCAPE	(1 TREE/40 L.F.) 2	(10 SHRUBS/40 L.F.) 22	2	21	17
E. 38TH AVENUE - STREET BUFFER 905' L.F.	20'	20'	STANDARD DESIGN PLUS XERISCAPE	(1 TREE/40 L.F.) 23	(10 SHRUBS/40 L.F.) 226	33	237	-
EAST NON-STREET PERIMETER BUFFER 816 L.F.*	20'	20'	STANDARD DESIGN PLUS XERISCAPE	(1 TREE/40 L.F.) 20	(5 SHRUBS/40 L.F.) 204	22	188	-
NORTH SPECIAL LANDSCAPE BUFFER 1,237 L.F.**	25'	25'	STANDARD DESIGN PLUS XERISCAPE	(1 TREE/25 L.F.) 49	(5 SHRUBS/25 L.F.) 247	61	239	-
TOTALS				119	699	143	685_t	17

* THE REQUIRED BUFFER LANDSCAPING IS RELOCATED TO THE WEST BANK OF THE TRIBUTARY CHANNEL.

** THE REQUIRED SPECIAL BUFFER LANDSCAPING IS RELOCATED TO THE SOUTH BANK OF THE TRIBUTARY CHANNEL PER THE REQUEST OF THE PARKS, RECREATION, AND OPEN SPACE DEPARTMENT.

t (2) TREES SUBSTITUTED FOR 14 SHRUBS

ON-SITE TREE MITIGATION CHART

TREE NO.	SPECIES	CALIPER	SPECIES VALUE	CONDITION VALUE	LOCATION VALUE	MITIGATION INCHES	MITIGATION VALUE	AMOUNT TO BE PAID
1	AMERICAN ELM	19	65%	55%	60%	10	\$3,539.04	\$3,539.04
2	COTTONWOOD	24	55%	45%	60%	8	\$2,057.50	\$2,057.50
3	COTTONWOOD	18	55%	40%	60%	6	\$1,162.15	\$1,162.15
4	COTTONWOOD	20	55%	40%	60%	7	\$1,432.18	\$1,432.18
TOTAL		81				31	\$8,190.86	\$8,190.86

LOT 5 NON-RESIDENTIAL BUILDING PERIMETER LANDSCAPE INFORMATION

BUILDING PERIMETER (DIRECTION FACING)	ELEVATION LENGTH*	TREE EQUIVALENT REQUIRED (1 TREE EQUIVALENT PER 40 LINEAR FEET)	TREES PROVIDED	SHRUBS PROVIDED (10 SHRUBS PER 1 TREE EQUIVALENT)	PERENNIALS/ ORN. GRASSES PROVIDED (30 PER 1 TREE EQUIVALENT)
NORTH	210	5.3	3	2.1 (21 shrubs)	0.4 (12 grasses)
WEST	193	4.8	1	5.1 (51 shrubs)	3.3 (100 grasses)
SOUTH	210	5.3	3**	2.7 (27 shrubs)	0.0 (0 grasses)
EAST	630	15.8	11	1.8 (18 shrubs)	3.0 (90 grasses)

* DOES NOT INCLUDE LOADING DOCKS

** THREE TREES WITHIN THE 38TH AVE. STREET PERIMETER BUFFER HAVE BEEN APPROVED TO COUNT TOWARD THIS REQUIREMENT.

LOT 5 TABLE OF STREET FRONTAGE, STREET PERIMETER BUFFER, AND NON-STREET FRONTAGE BUFFER LANDSCAPE REQUIREMENTS

FRONTAGE DESCRIPTION BUFFER DESCRIPTION LENGTH/ADJ. LAND USE	WIDTH REQUIRED	WIDTH PROVIDED	BUFFER REDUCTION FEATURES	# TREES REQUIRED	# SHRUBS REQUIRED	# TREES PROVIDED	# SHRUBS PROVIDED	# PERENNIALS/ ORN. GRASSES PROVIDED
E. 38TH AVENUE FRONTAGE 435' (TREE LAWN/LF)	N/A	N/A		(1 TREE/40 L.F.) 11	N/A	11	N/A	N/A
E. 38TH AVENUE - STREET PERIMETER BUFFER 435' L.F.	20'	20'	STANDARD DESIGN PLUS XERISCAPE	(1 TREE/40 L.F.) 11	(10 SHRUBS/40 L.F.) 109	20	59	78
WEST NON-STREET PERIMETER BUFFER 816 L.F. *	20'	20'	STANDARD DESIGN PLUS XERISCAPE	(1 TREE/40 L.F.) 20	(10 SHRUBS/40 L.F.) 204	28	147	-
EAST SPECIAL LANDSCAPE BUFFER 839 L.F.	25'	25'	STANDARD DESIGN PLUS XERISCAPE	(1 TREE/25 L.F.) 34	(10 SHRUBS/25 L.F.) 335	47	204	-
NORTH SPECIAL LANDSCAPE BUFFER 558 L.F.	25'	25'	STANDARD DESIGN PLUS XERISCAPE	(1 TREE/25 L.F.) 22	(5 SHRUBS/25 L.F.) 112	25	97	-
TOTALS				98	760	128	507_t	78

* THE REQUIRED BUFFER LANDSCAPING IS RELOCATED TO THE EAST BANK OF THE TRIBUTARY CHANNEL.

t (26) TREES SUBSTITUTED FOR 253 SHRUBS

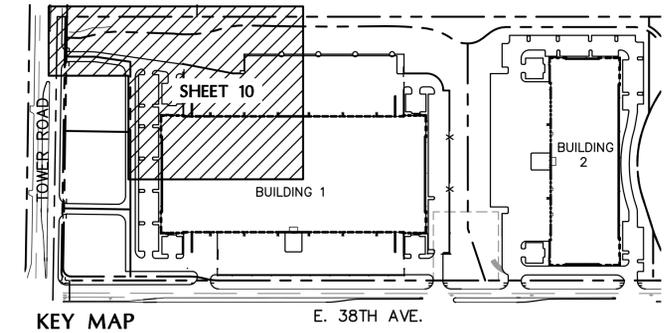
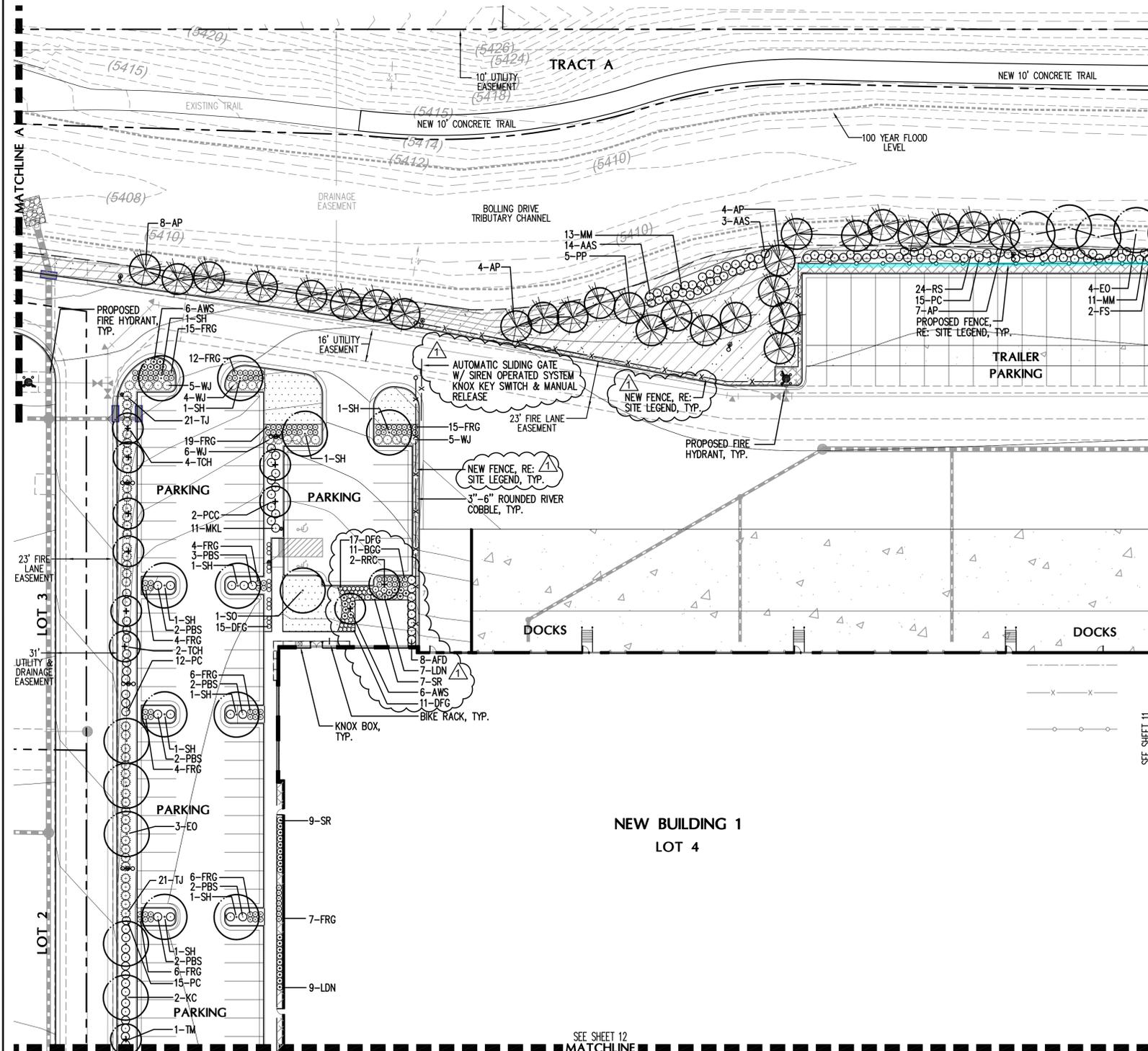
LOT LANDSCAPE INSTALLATION NOTES:

THE PROJECT CONSISTS OF THREE OUT PARCEL LOTS FOR FUTURE DEVELOPMENT. (EACH, A "LOT"). THE LANDSCAPING IMPROVEMENTS WILL BE PHASED FOR EACH LOT. THE DEVELOPER(S) OF EACH OUT PARCEL(S) SHALL BE RESPONSIBLE FOR THE DESIGN AND INSTALLATION OF PLANTINGS, INCLUDING THE INSTALLATION OF LANDSCAPE STREET TREES, LAWNS, AND BUFFERS AS INDICATED IN THE DESIGN PACKAGE, WITHIN AND IMMEDIATELY ADJACENT TO THEIR RESPECTIVE PROPERTY LOTS. ALL PLANTINGS SHALL CONFORM TO CITY OF AURORA STANDARDS AS OUTLINED IN THE CITY OF AURORA LANDSCAPE MANUAL AND AS APPROVED ON THE 38TH AND TOWER MASTER SITE PLAN/ LANDSCAPE PLAN.

IF NOT COMPLETED SOONER, THE OWNER/DEVELOPER SHALL INSTALL AND COMPLETE ALL LANDSCAPING IMPROVEMENTS FOR EACH LOT NOT LATER THAN THE DATE THAT IS THREE (3) YEARS AFTER ISSUANCE OF THE FIRST CERTIFICATE OF OCCUPANCY.

38TH AND TOWER SITE PLAN
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 6TH PRINCIPAL MERIDIAN, CITY OF AURORA, COUNTY OF ADAMS, STATE OF COLORADO

SUBMITTAL - 07-19-18
 SUBMITTAL - 08-19-19
 SUBMITTAL - 09-27-19
 SUBMITTAL - 11-08-19



SITE LEGEND:

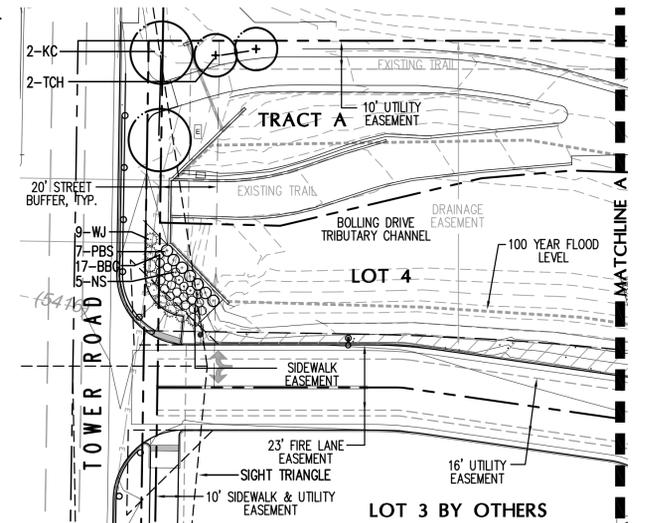
- PROPERTY LINE
- - - PROP. CONTOURS
- (5410) - EXIST. CONTOURS
- (5411) - 100 YR FLOOD LINE
- SINGLE LIGHT
- ⊗ DOUBLE LIGHT
- * STREET LIGHT
- STORM SEWER
- ⊕ FIRE HYDRANT
- WATER LINE
- CONCRETE PAVING
- CEDAR FENCE AT TRAILER PARKING
- x-x-x CEDAR FENCE
- - - TUBULAR METAL FENCE
- - - TUBULAR METAL FENCE W/ 24"x24" MASONRY COLUMNS

GROUNDCOVER LEGEND:

- IRRIGATED SOD
TEXAS HYBRID 'THERMAL BLUE'
- IRRIGATED NATIVE SEED MIX
WESTERN WHEATGRASS 'ARRIBA'
THICK SPIKE WHEATGRASS
SIDEOTS GRAMA
BLUE GRAMA
LITTLE BLUESTEM
PRAIRIE SANDREED 'GOSHEN'
SAND DROPSEED
- NON-IRRIGATED RESTORATIVE DRY/UPLAND GRASS SEED MIX
BIG BLUEGRASS, SHERMAN
SANDBERG/CANBY BLUEGRASS
ARIZONA FESCUE, REDONDO
SHEEP FESCUE, OVINA
- SPECIFIED 3/4" CRUSHED GRANITE ROCK MULCH (BLDG. & FENCE PERIMETERS & ALL SHRUB BEDS)

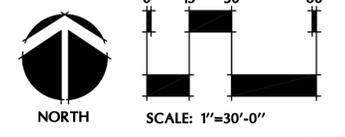
LANDSCAPE LEGEND

- DECIDUOUS SHADE TREE
- ⊕ DECIDUOUS ORNAMENTAL TREE
- ⊗ EVERGREEN TREE
- ⊗ DECIDUOUS SHRUBS
- ⊗ EVERGREEN SHRUBS
- ⊗ ORNAMENTAL GRASSES



REFER TO SHEET 9 FOR BLDG 1 CITY LANDSCAPE REQUIREMENTS

REFER TO SHEET 16 FOR LANDSCAPE PLANT LIST & DETAILS



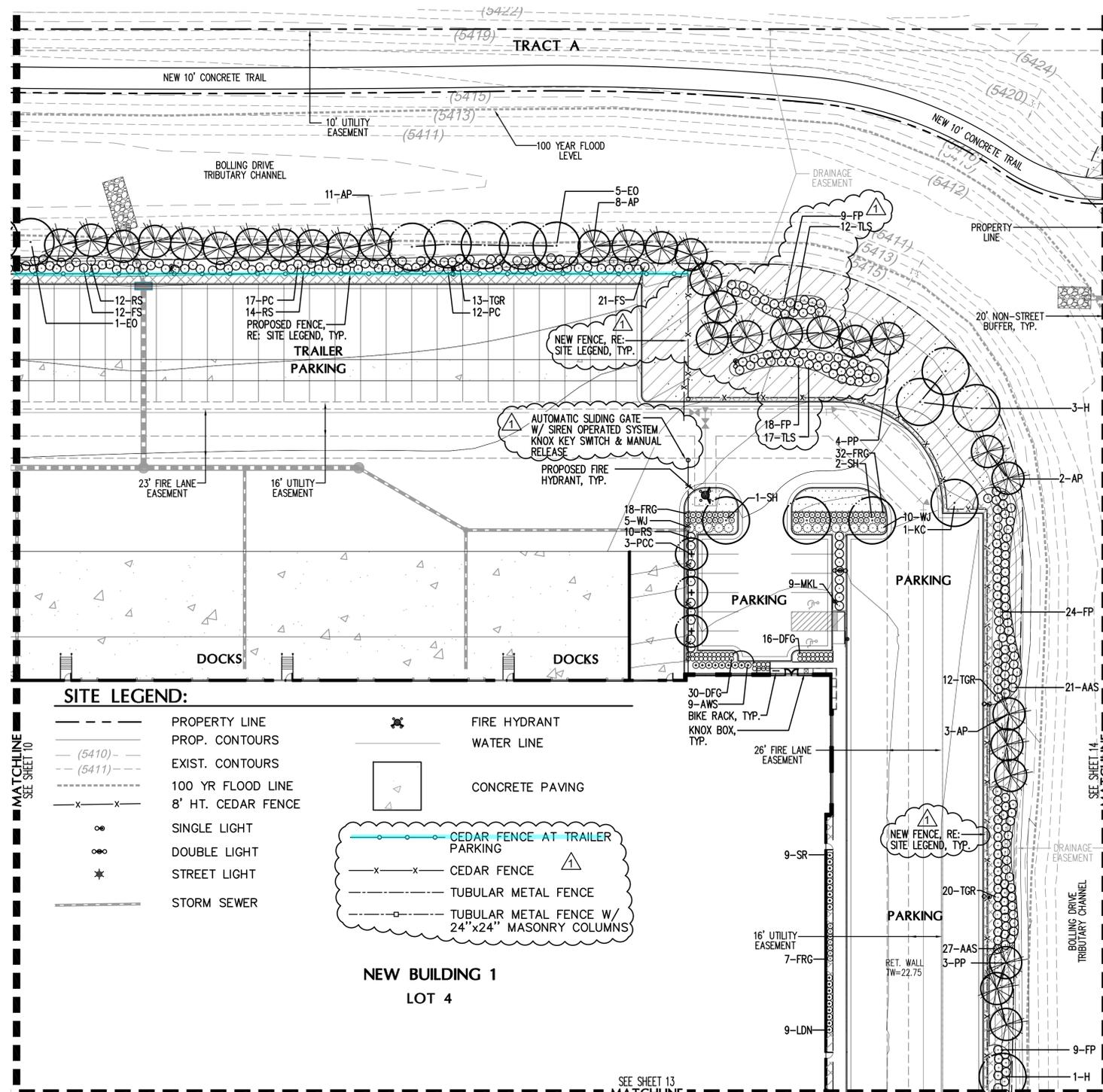
38TH AND TOWER SITE PLAN

LOTS 1, 2, 3, 4 & 5 AND TRACTS A, B, C & D OF BLOCK 1

TOWER BUSINESS CENTER SUBDIVISION FILING NO. 1

A PORTION OF THE SOUTHWEST 1/4 SECTION 22, TOWNSHIP 3 SOUTH, RANGE 66 WEST OF THE
6TH PRINCIPAL MERIDIAN, CITY OF AURORA, COUNTY OF ADAMS, STATE OF COLORADO

SUBMITTAL - 07-19-18
SUBMITTAL - 08-19-19
SUBMITTAL - 09-27-19
SUBMITTAL - 11-08-19



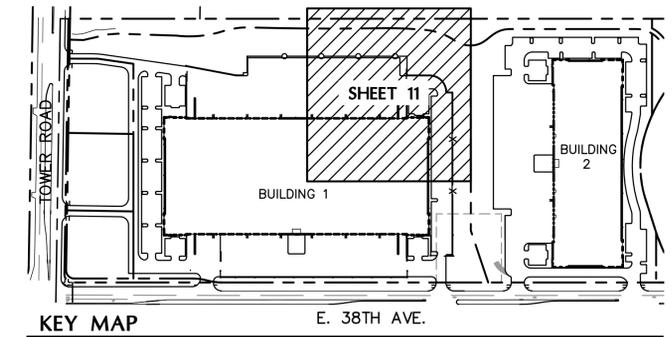
SITE LEGEND:

---	PROPERTY LINE	⊗	FIRE HYDRANT
---	PROP. CONTOURS	—	WATER LINE
(5410)---	EXIST. CONTOURS	□	CONCRETE PAVING
(5411)---	100 YR FLOOD LINE	○	CEDAR FENCE AT TRAILER PARKING
x-x-x	8' HT. CEDAR FENCE	○	CEDAR FENCE
○	SINGLE LIGHT	△	TUBULAR METAL FENCE
○○	DOUBLE LIGHT	—○—	TUBULAR METAL FENCE W/ 24"x24" MASONRY COLUMNS
*	STREET LIGHT		
—	STORM SEWER		

NEW BUILDING 1
LOT 4

REFER TO SHEET 9 FOR BLDG 1 CITY LANDSCAPE REQUIREMENTS

REFER TO SHEET 16 FOR LANDSCAPE PLANT LIST & DETAILS



LANDSCAPE NOTES:

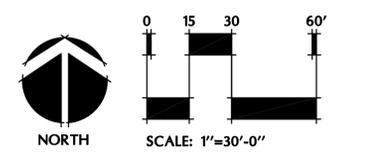
- THE TURF AREAS, AS WELL AS THE SHRUB BEDS SHALL BE ROTOTILLED WITH PURE ORGANIC COMPOST MATTER AT A RATE OF 4 CUBIC YARDS PER 1,000 SQUARE FEET. THIS PREPARATION SHALL BE THOROUGHLY INCORPORATED INTO THE TOP 6" OF SOIL.
- ALL SHRUB BEDS AND MULCH AREAS ARE TO BE CONTAINED WITH STEEL EDGER (NOT REQUIRED AT CURB, WALKS OR BUILDING)
- 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, 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.
- ALL UTILITY EASEMENTS SHALL REMAIN UNOBSTRUCTED AND FULLY ACCESSIBLE ALONG THEIR ENTIRE LENGTH FOR MAINTENANCE EQUIPMENT ENTRY.
- THE DEVELOPER, HIS SUCCESSORS AND ASSIGNS, SHALL BE RESPONSIBLE FOR INSTALLATION, MAINTENANCE AND REPLACEMENT OFF 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.
- SITE LIGHTING SHALL CONSIST OF:
PARKING - 25' HT. POLE MOUNTED LED AREA LIGHT
BUILDING EXTERIOR - WALL MOUNTED LED SCNCE
- ALL VEHICULAR DRIVES AND PARKING AREAS TO BE CONSTRUCTED OF ASPHALT, ALL LOADING DOCK AREAS TO BE CONSTRUCTED OF CONCRETE. ALL PEDESTRIAN SIDEWALKS ADJACENT TO PUBLIC STREETS TO BE CONSTRUCTED OF CONCRETE.
- LANDSCAPE MATERIALS SHALL NOT BE PLACED OR KEPT NEAR FIRE HYDRANTS, FIRE DEPARTMENT INLET CONNECTIONS OR FIRE PROTECTION CONTROL VALVES IN A MANNER THAT WOULD PREVENT SUCH EQUIPMENT OR FIRE HYDRANTS FROM BEING IMMEDIATELY DISCERNABLE. THE FIRE DEPARTMENT SHALL NOT BE DETERRED OR HINDERED FROM GAINING IMMEDIATE ACCESS TO FIRE PROTECTION EQUIPMENT OR HYDRANTS.
- ALL FIRE HYDRANTS WILL BE LOCATED NOT LESS THAN THREE FEET-SIX INCHES (3'-6") AND NOT MORE THAN EIGHT (8) FEET FROM THE BACK OF CURB TO THE CENTER OF THE HYDRANT, UNOBSTRUCTED ON THE STREET SIDE WITH A MINIMUM CLEARANCE ON ALL OTHER SIDES WILL BE FIVE (5) FEET.
- LANDSCAPING MATERIAL SHOWN WITHIN THE SITE PLAN CANNOT ENCR OACH INTO ROADWAYS THAT ARE DEDICATED (OR DESIGNATED) AS FIRE LANE EASEMENTS (OR CORRIDORS).
- A 5-FOOT CLEAR SPACE SHALL BE MAINTAINED AROUND THE CIRCUMFERENCE OF FIRE HYDRANTS.
- ALL PROPOSED PLANTS WITHIN THE SIGHT TRIANGLES MUST COMPLY WITH THE CITY OF AURORA ROADWAY SPECIFICATIONS, SECTION 4.04.2.10.

GROUND COVER LEGEND:

	IRRIGATED SOD TEXAS HYBRID 'THERMAL BLUE'
	IRRIGATED NATIVE SEED MIX WESTERN WHEATGRASS 'ARRIBA' THICK SPIKE WHEATGRASS SIDEOTS GRAMA BLUE GRAMA LITTLE BLUESTEM PRAIRIE SANDREED 'GOSHEN' SAND DROPSEED
	NON-IRRIGATED RESTORATIVE DRY/UPLAND GRASS SEED MIX BIG BLUEGRASS, SHERMAN SANDBERG/CANBY BLUEGRASS ARIZONA FESCUE, REDONDO SHEEP FESCUE, OVINA
	SPECIFIED 3/4" CRUSHED GRANITE ROCK MULCH (BLDG. & FENCE PERIMETERS & ALL SHRUB BEDS)

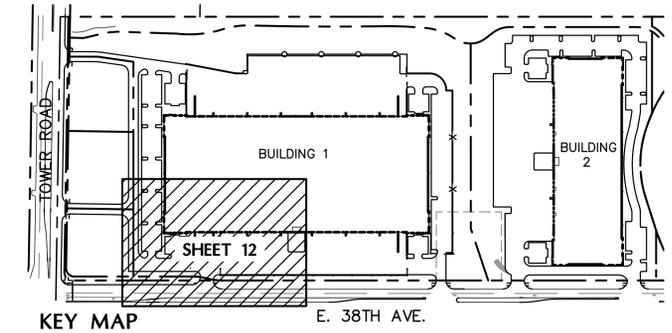
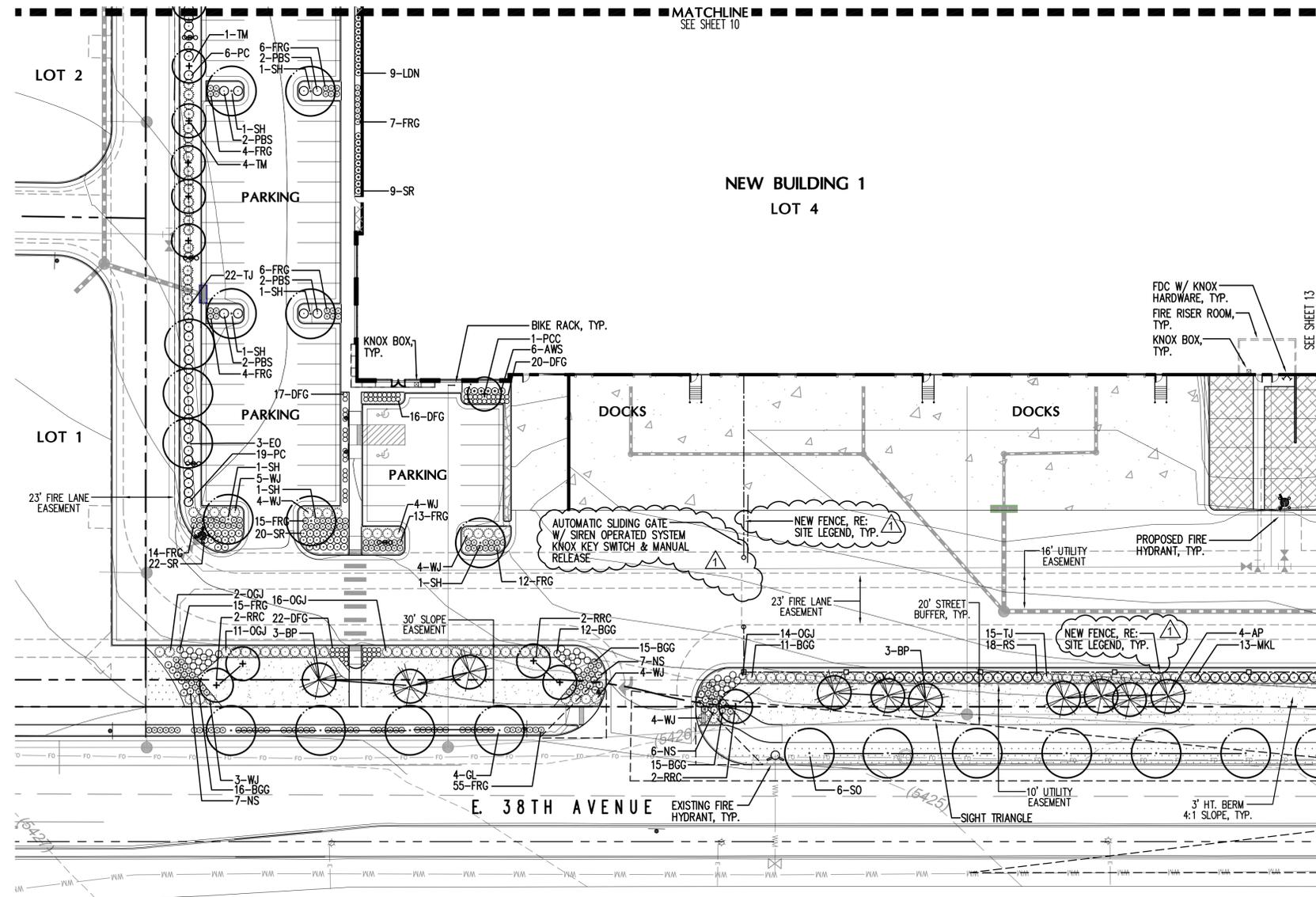
LANDSCAPE LEGEND

	DECIDUOUS SHADE TREE
	DECIDUOUS ORNAMENTAL TREE
	EVERGREEN TREE
	DECIDUOUS SHRUBS
	EVERGREEN SHRUBS
	ORNAMENTAL GRASSES



38TH AND TOWER SITE PLAN
LOTS 1, 2, 3, 4 & 5 AND TRACTS A, B, C & D OF BLOCK 1
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GROUNDCOVER LEGEND:

- IRRIGATED SOD
TEXAS HYBRID 'THERMAL BLUE'
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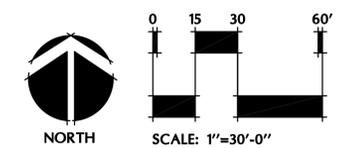
- PROPERTY LINE
- PROP. CONTOURS
- EXIST. CONTOURS
- 100 YR FLOOD LINE
- 8' HT. CEDAR FENCE
- SINGLE LIGHT
- DOUBLE LIGHT
- STREET LIGHT
- STORM SEWER
- FIRE HYDRANT
- WATER LINE
- CONCRETE PAVING
- EXIST. FIBER
- EXIST. WATER LINE
- CEDAR FENCE AT TRAILER PARKING
- CEDAR FENCE
- TUBULAR METAL FENCE
- TUBULAR METAL FENCE W/ 24"x24" MASONRY COLUMNS

LANDSCAPE LEGEND

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- EVERGREEN TREE
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- EVERGREEN SHRUBS
- ORNAMENTAL GRASSES

REFER TO SHEET 9 FOR BLDG 1 CITY LANDSCAPE REQUIREMENTS

REFER TO SHEET 16 FOR LANDSCAPE PLANT LIST & DETAILS

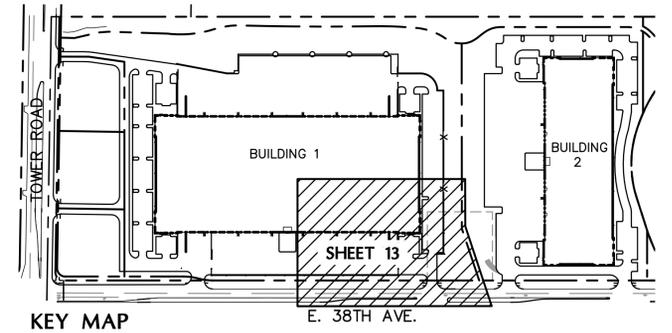
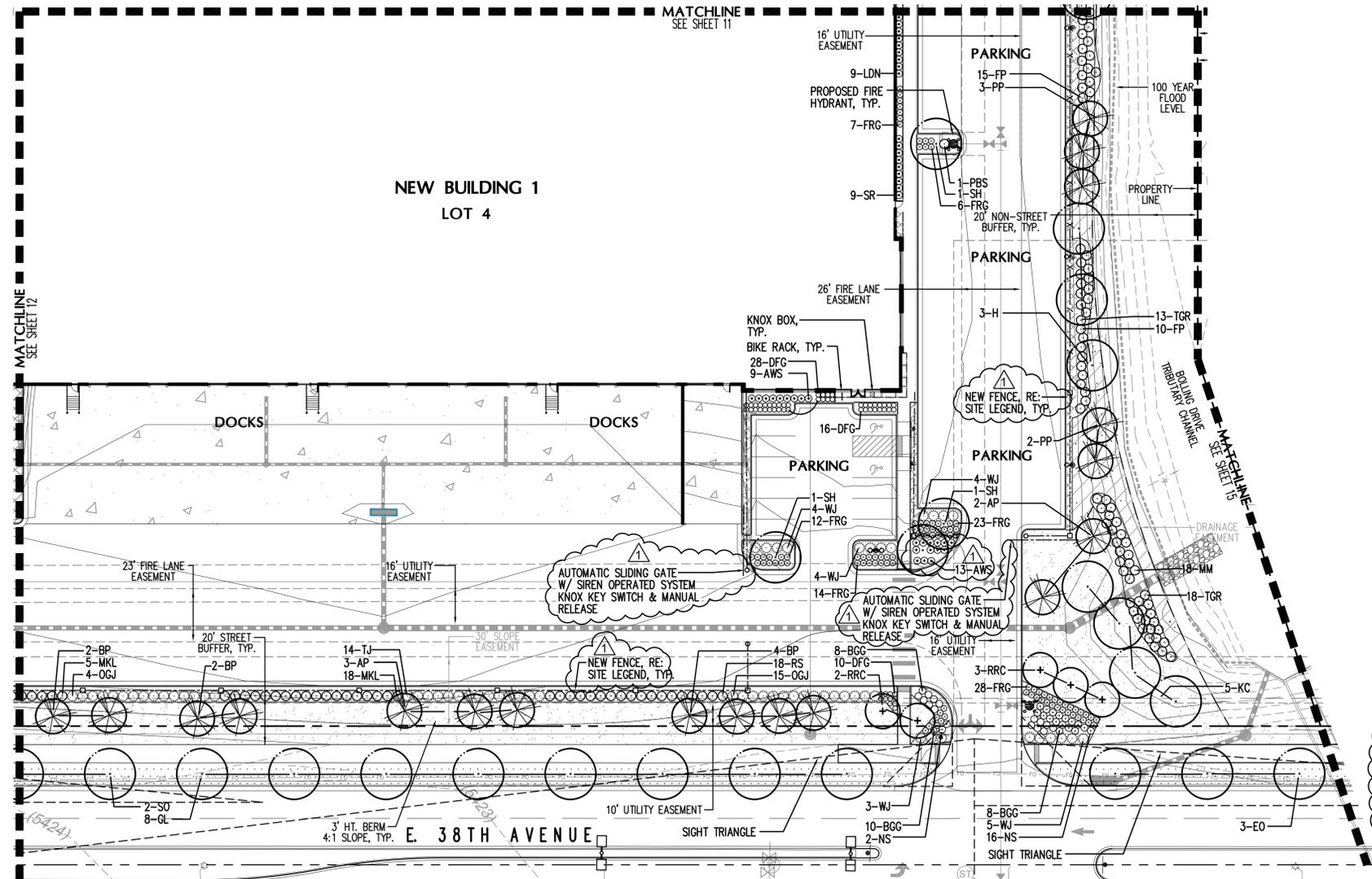


NOT FOR CONSTRUCTION

38TH AND TOWER SITE PLAN
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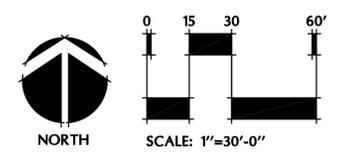
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LANDSCAPE LEGEND

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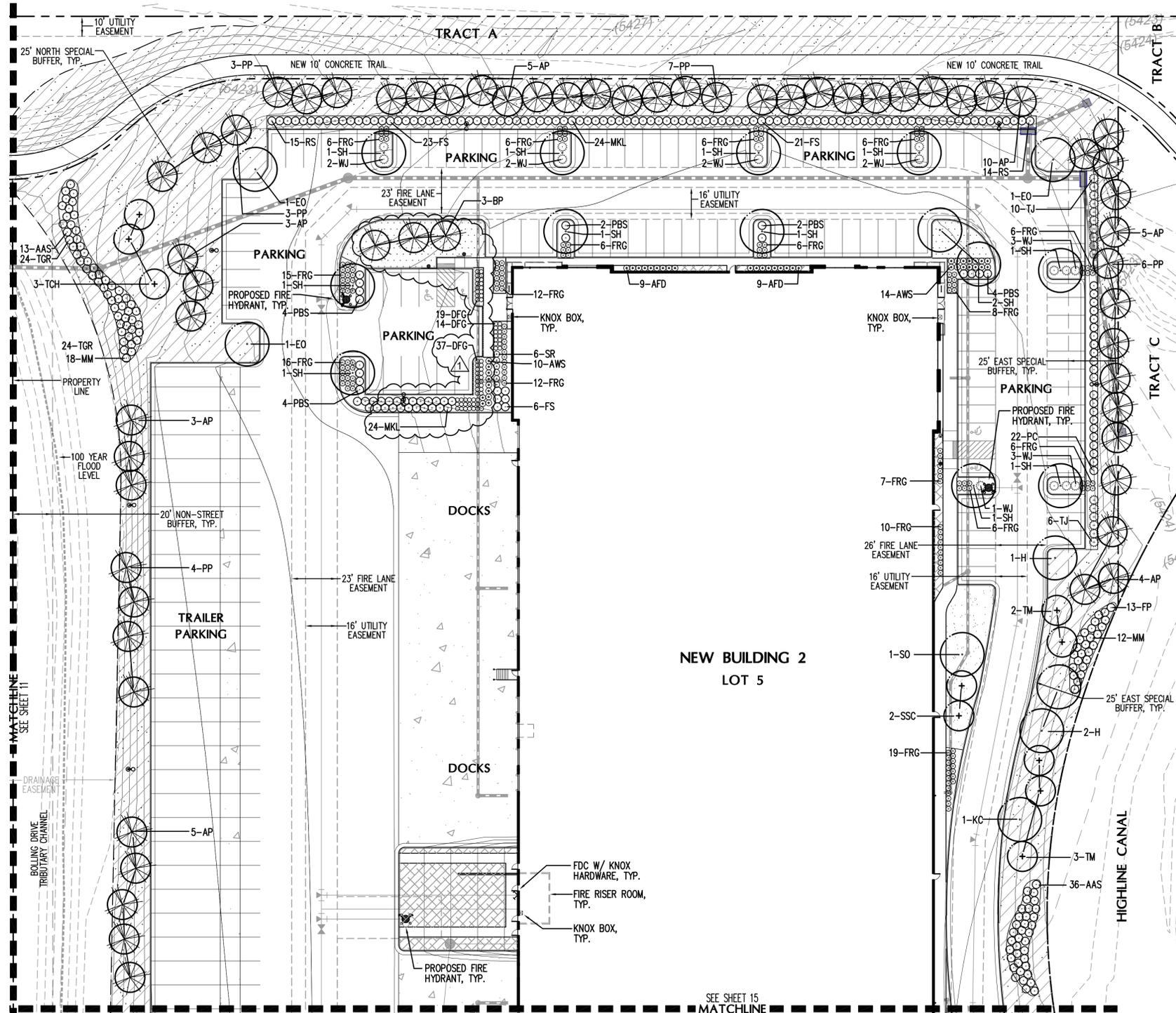
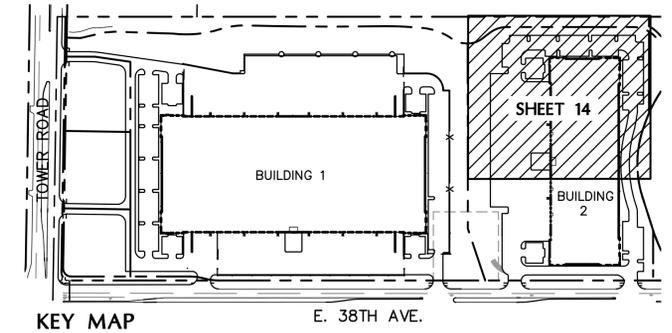
REFER TO SHEET 9 FOR BLDG 1 CITY LANDSCAPE REQUIREMENTS

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38TH AND TOWER SITE PLAN
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SITE LEGEND:

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- - - 100 YR FLOOD LINE
- x-x-x 8' HT. CEDAR FENCE
- o SINGLE LIGHT
- oo DOUBLE LIGHT
- * STREET LIGHT
- STORM SEWER
- FIRE HYDRANT
- WATER LINE
- CONCRETE PAVING

GROUNDCOVER LEGEND:

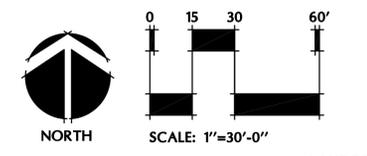
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- SPECIFIED 3/4" CRUSHED
GRANITE ROCK MULCH (BLDG. &
FENCE PERIMETERS & ALL SHRUB
BEDS)

LANDSCAPE LEGEND

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- ⊗ EVERGREEN TREE
- ⊙ DECIDUOUS SHRUBS
- ⊙ EVERGREEN SHRUBS
- ⊙ ORNAMENTAL GRASSES

REFER TO SHEET 9 FOR BLDG 2 CITY LANDSCAPE REQUIREMENTS

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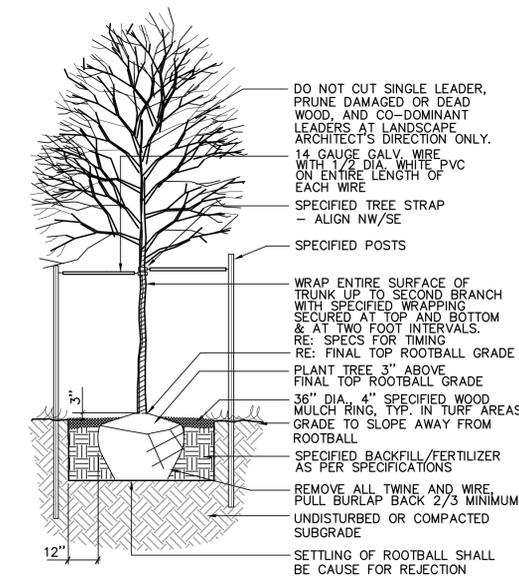


PLANT LIST

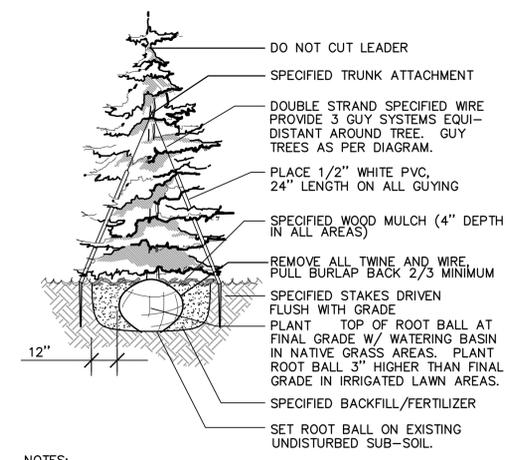
SYM.	QTY.	QTY.	KEY	COMMON/ BOTANIC NAME	SIZE	COMMENTS	ZONE
LOT 4	LOT 5						
DECIDUOUS SHADE TREES							
○	25	18	SH	Shademaster Honeylocust <i>Gleditsia triacanthos var. inermis</i> 'Shademaster'	2 1/2" cal.	Specimen quality, full crown, B&B, staked	Low
	12	7	GL	Glenleven Linden <i>Tilia 'Glenleven'</i>	2 1/2" cal.	Specimen quality, full crown, B&B, staked	Med
	7	7	KC	Kentucky Coffee Tree <i>Gymnocladus dioica</i>	2 1/2" cal.	Specimen quality, full crown, B&B, staked	Low
	7	8	H	Hackberry <i>Celtis occidentalis</i> 'Chicago Western'	2 1/2" cal.	Specimen quality, full crown, B&B, staked	Low
	9	8	SO	Shumard Oak <i>Quercus shumardii</i>	2 1/2" cal.	Specimen quality, full crown, B&B, staked	Low
	19	3	EO	English Oak <i>Quercus robur</i>	2 1/2" cal.	Specimen quality, full crown, B&B, staked	Low
ORNAMENTAL TREES							
+	6	1	PCC	Chanticleer Pear <i>Pyrus calleryana</i> 'Chanticleer'	2" cal.	Specimen quality, full crown, B&B, staked	Med
	-	5	SSC	Spring Snow Crabapple <i>Malus sp.</i> 'Spring Snow'	2" cal.	Specimen quality, full crown, B&B, staked	Low
	6	6	TCH	Thornless Cockspur Hawthorn <i>Crataegus crus-galli inermis</i>	2" cal.	Specimen quality, clump form, B&B, staked	Low
	6	10	TM	Tatarian Maple <i>Acer tataricum</i>	2" cal.	Specimen quality, clump form, B&B, staked	Low
	13	8	RRC	Royal Raindrops Crabapple <i>Malus sp.</i> 'Royal Raindrops'	2" cal.	Specimen quality, full crown, B&B, staked	Low
EVERGREEN TREES							
⊗	56	49	AP	Austrian Pine <i>Pinus nigra</i>	6'-8' ht.	Specimen quality, full form, B&B, guyed	Low
	17	23	PP	Pinon Pine <i>Pinus cembroides edulis</i>	6'-8' ht.	Specimen quality, full form, B&B, guyed	Low
	14	3	BP	Bosnian Pine <i>Pinus heldreichii</i>	6'-8' ht.	Specimen quality, full form, B&B, guyed	Low
DECIDUOUS SHRUBS							
○	54	57	AWS	Anthony Waterer Spirea <i>Spiraea 'Anthony Waterer'</i>	5 gal.	container, 5 canes min. 3' ht., plant 3' o.c.	Med
△	85	22	SR	Winnipeg Parks Shrub Rose <i>Rosa 'Winnipeg Parks'</i>	5 gal.	container, 5 canes min. 3' ht., plant 3' o.c.	Low
○	43	9	LDN	Little Devil Ninebark <i>Physocarpus opulifolius</i> 'Little devil'	5 gal.	container, 5 canes min. 3' ht., plant 3' o.c.	Low
	36	44	NS	Norman Spirea <i>Spiraea 'Norman'</i>	5 gal.	container, 5 canes min. 2' ht., plant 3' o.c.	Med
△	54	58	MKL	Miss Kim Lilac <i>Syringa patula</i> 'Miss Kim'	5 gal.	container, 5 canes min. 4' ht., plant 4' o.c.	Low
	35	59	FS	Fragrant Sumac <i>Rhus aromatica</i>	5 gal.	container, 5 canes min. 5' ht., plant 4' o.c.	Low
	114	29	RS	Russian Sage <i>Perovskia atriplicifolia</i>	5 gal.	container, 5 canes min. 5' ht., plant 4' o.c.	Low
	96	30	PC	Peking Cotoneaster <i>Cotoneaster lucidus</i>	5 gal.	container, 5 canes min. 8' ht., plant 4' o.c.	Low
	22	25	PBS	Pawnee Buttes Sandcherry <i>Prunus Besseyi</i> 'Pawnee Buttes'	5 gal.	container, 5 canes min. 2' ht., plant 4' o.c.	Low
	29	-	TLS	Three-Leaf Sumac <i>Rhus trilobata</i>	5 gal.	container, 5 canes min. 5' ht., plant 4' o.c.	Low
	85	32	FP	Apache Plume <i>Fallugia paradoxa</i>	5 gal.	container, 5 canes min. 4' ht., plant 4' o.c.	Low
	42	61	MM	Littleleaf Mountain Mahogany <i>Cercocarpus intricatus</i>	5 gal.	container, 5 canes min. 4' ht., plant 4' o.c.	Low
	65	94	AAS	Autumn Amber Creeping Sumac <i>Rhus trilobata</i> 'Autumn Amber'	5 gal.	container, 5 canes min. 2' ht., plant 4' o.c.	Low
	45	43	TGR	Tall Green Rabbitbrush <i>Ericameria nauseosa</i> ssp. <i>nauseosa</i> var. <i>glabrata</i>	5 gal.	container, 5 canes min. 4' ht., plant 4' o.c.	Low
△	8	18	AFD	Arctic Fire Dogwood <i>Cornus sericea</i> 'Arctic Fire'	5 gal.	container, 5 canes min. 5' ht., plant 4' o.c.	Med
EVERGREEN SHRUBS							
○	84	31	WJ	Wilton Juniper <i>Juniperus horizontalis</i> 'Wiltonii'	5 gal.	container, 18"-24" spread plant 4' o.c.	Low
	71	30	TJ	Tammy Juniper <i>Juniperus sabinna</i> 'Tamariscifolia'	5 gal.	container, 18"-24" spread plant 4' o.c.	Low
	66	-	OGJ	Old Gold Juniper <i>Juniperus x media</i> 'Old Gold'	5 gal.	container, 18"-24" spread plant 4' o.c.	Low

△ PLANT QUANTITIES REVISED DUE TO ADDITION OF PEDESTRIAN PATIO BUILDING 1 (SEE SHEET 10) AND REDESIGNED SIDEWALK AT NORTHWEST ENTRY OF BUILDING 2 (SEE SHEET 14)

SYM.	QTY.	QTY.	KEY	COMMON/ BOTANIC NAME	SIZE	COMMENTS	ZONE
LOT 4	LOT 5						
ORNAMENTAL GRASSES							
○	211	124	DFG	Dwarf Fountain Grass <i>Pennisetum alopecuroides</i> 'Hameln'	1 gal.	container, plant 24" o.c.	Low
○	61	21	BGG	Blond Ambition Blue Grama Grass <i>Bouteloua gracilis</i> 'Blonde Ambition'	1 gal.	container, plant 30" o.c.	Low
	424	284	FRG	Feather Reed Grass <i>Calamagrostis acut.</i> 'Karl Foerster'	1 gal.	container, plant 30" o.c.	Low

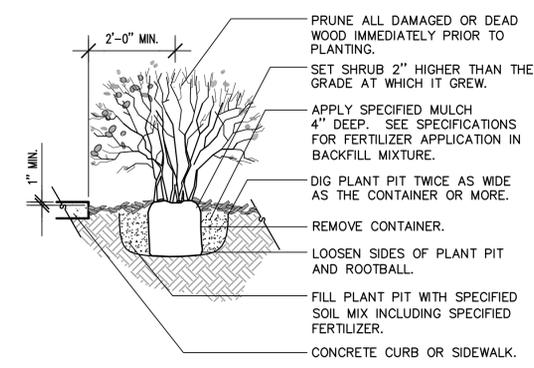


1 DECIDUOUS TREE PLANTING N.T.S.



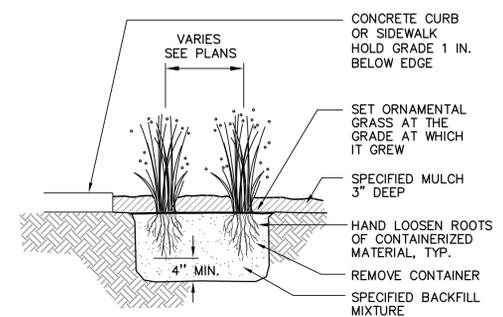
NOTES:
 1. INSTALL SPECIFIED MULCH TO DRIPLINE OF TREE WHERE PLANTED IN GRASS AREAS.
 2. DO NOT PROVIDE WATER BASIN IN IRRIGATED LAWN AREAS.

2 EVERGREEN TREE PLANTING N.T.S.

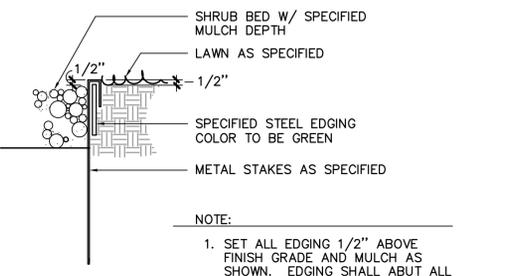


NOTES:
 1. ANY BROKEN OR CRUMBLING ROOTBALL WILL BE REJECTED. REMOVING THE CONTAINERS WILL NOT BE AN EXCUSE FOR DAMAGED ROOTBALLS.
 2. HOLD GRADE 1" BELOW EDGE OF WALK OR CURB. THIS DETAIL SHALL ALSO APPLY TO PERENNIAL FLOWERS IN CONTAINER.
 3. ALL JUNIPER PLANTS SHOULD BE PLANTED SO TOP OF ROOT MASS OCCURS AT FINISH GRADE OF MULCH LAYER.

3 SHRUB PLANTING DETAIL N.T.S.



4 ORNAMENTAL GRASS DETAIL N.T.S.

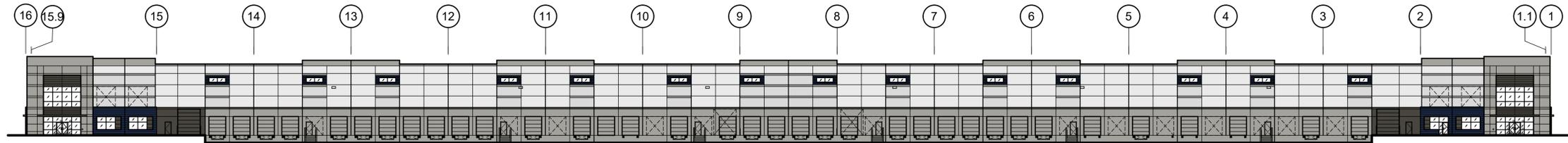


5 STEEL EDGER DETAIL N.T.S.

38TH AND TOWER SITE PLAN
LOTS 1, 2, 3, 4 & 5 AND TRACTS A, B, C & D OF BLOCK 1
TOWER BUSINESS CENTER SUBDIVISION FILING NO. 1
 A PORTION OF THE SOUTHWEST 1/4 SECTION 22, TOWNSHIP 3 SOUTH, RANGE 66 WEST OF THE
 6TH PRINCIPAL MERIDIAN, CITY OF AURORA, COUNTY OF ADAMS, STATE OF COLORADO

SUBMITTAL - 07/16/2018
 SUBMITTAL - 08/19/2019
 SUBMITTAL - 09/27/2019
 SUBMITTAL - 11/08/2019

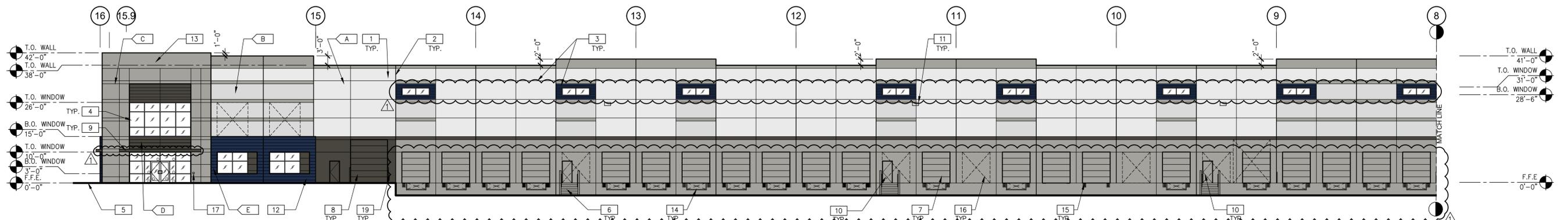
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BUILDING 1 NORTH EXTERIOR ELEVATION

SCALE: 1/32"=1'-0"

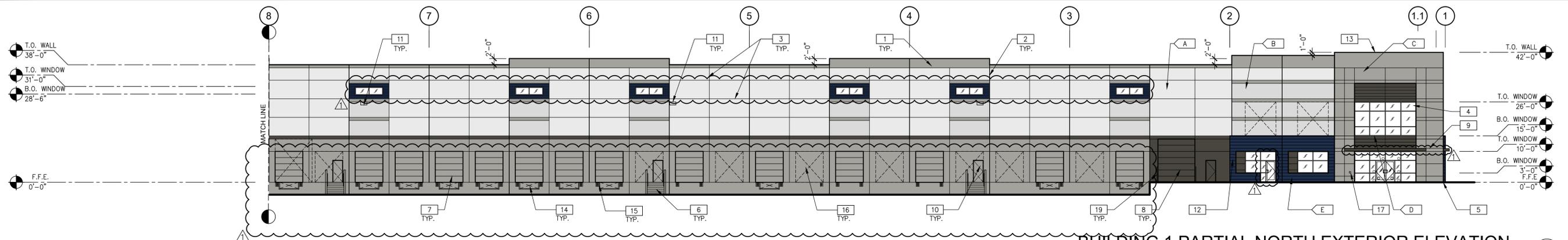
(A)



BUILDING 1 PARTIAL NORTH EXTERIOR ELEVATION

SCALE: 1/16"=1'-0"

(B)



BUILDING 1 PARTIAL NORTH EXTERIOR ELEVATION

SCALE: 1/16"=1'-0"

(B)

ELEVATION NOTES

- | | | |
|---|---|---|
| 1 CONCRETE TILT-UP, PAINTED | 9 STEEL CANOPY, PAINT | 16 KNOCKOUT PANEL FOR FUTURE DOOR OR WINDOW |
| 2 CONCRETE TILT-UP JOINT | 10 3'X7' HOLLOW METAL MAN DOOR | 17 KNOX BOX |
| 3 3/4" V-REVEAL | 11 WALL MOUNTED LIGHT FIXTURE | 18 FIRE DEPARTMENT CONNECTION |
| 4 ALUMINUM STOREFRONT SYSTEM WITH INSULATED GLASS | 12 TILT-UP LAYUP PANEL, PAINT | 19 42" HIGH GUARDRAIL |
| 5 FINISH GRADE, VARIES | 13 MECHANICAL UNIT WILL BE SCREENED BY PARAPET. MECHANICAL UNIT WILL BE MIN. 20'-0" BACK FROM PARAPET | |
| 6 EXTERIOR STEEL STAIRS, PAINTED TO MATCH ADJACENT WALL | 14 DOCK LEVELER | |
| 7 9'X10' DOCK DOOR | 15 DOCK BUMPER | |
| 8 12'X14' DRIVE IN DOOR | | |

COLOR LEGEND

- | | |
|-----|---|
| □ A | BASE COLOR: SHERWIN WILLIAMS SW 7014 - ELDER WHITE |
| □ B | SECONDARY COLOR: SHERWIN WILLIAMS SW 7672 -KNITTING NEEDLES |
| □ C | ACCENT COLOR: SHERWIN WILLIAMS SW 7669 - SUMMIT GRAY |
| □ D | ACCENT COLOR: SHERWIN WILLIAMS SW 2848 - ROYCROFT PEWTER |
| □ E | ACCENT COLOR: SHERWIN WILLIAMS SW 9178 - IN THE NAVY |

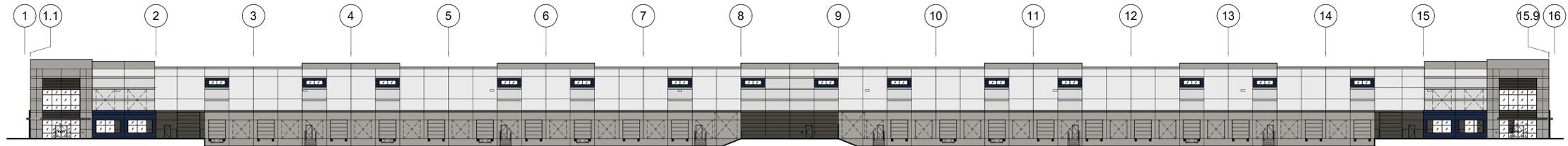
LEGEND

- | | |
|---|----------------------------|
| ⊗ | KNOX BOX |
| ○ | FIRE DEPARTMENT CONNECTION |
| □ | WALL MOUNTED LIGHT FIXTURE |
| ▨ | VISION GLASS |
| ⊙ | TEMPERED GLASS |

38TH AND TOWER SITE PLAN
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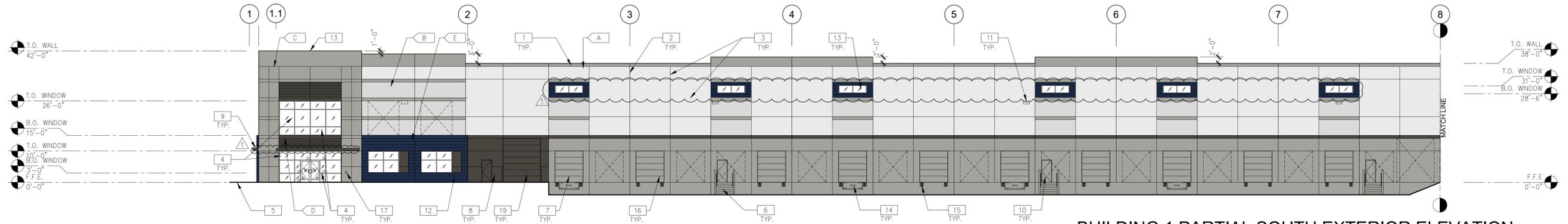
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BUILDING 1 SOUTH EXTERIOR ELEVATION

SCALE: 1/32"=1'-0"

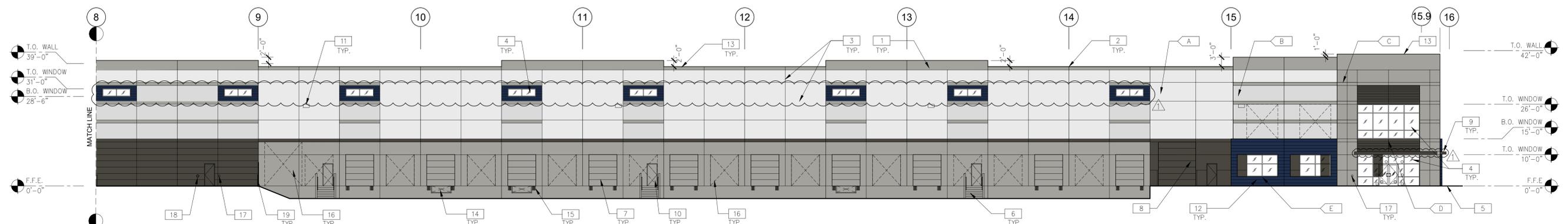
A



BUILDING 1 PARTIAL SOUTH EXTERIOR ELEVATION

SCALE: 1/16"=1'-0"

A



BUILDING 1 PARTIAL SOUTH EXTERIOR ELEVATION

SCALE: 1/16"=1'-0"

C

ELEVATION NOTES

- | | | |
|---|---|---|
| 1 CONCRETE TILT-UP, PAINTED | 9 STEEL CANOPY, PAINT | 16 KNOCKOUT PANEL FOR FUTURE DOOR OR WINDOW |
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COLOR LEGEND

- | | |
|-----|---|
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| □ D | ACCENT COLOR: SHERWIN WILLIAMS SW 2848 - ROYCROFT PEWTER |
| □ E | ACCENT COLOR: SHERWIN WILLIAMS SW 9178 - IN THE NAVY |

LEGEND

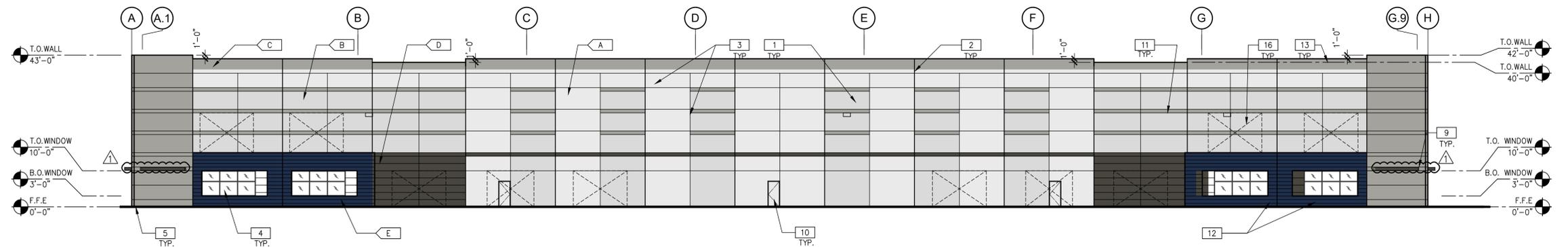
- | | |
|-----|----------------------------|
| □ | KNOX BOX |
| ○ | FIRE DEPARTMENT CONNECTION |
| □ | WALL MOUNTED LIGHT FIXTURE |
| ▨ | VISION GLASS |
| ○ T | TEMPERED GLASS |

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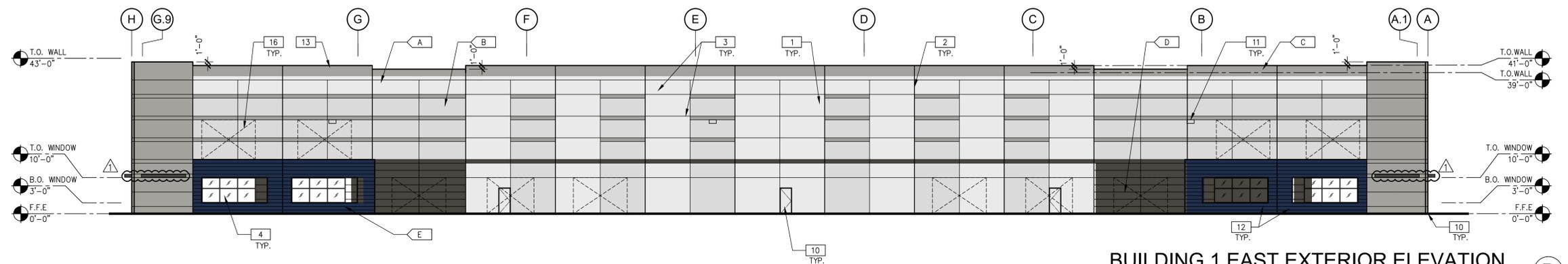
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BUILDING 1 WEST EXTERIOR ELEVATION

SCALE: 1/16"=1'-0"

A



BUILDING 1 EAST EXTERIOR ELEVATION

SCALE: 1/16"=1'-0"

B

ELEVATION NOTES

- | | | |
|---|---|---|
| 1 CONCRETE TILT-UP, PAINTED | 9 STEEL CANOPY, PAINT | 16 KNOCKOUT PANEL FOR FUTURE DOOR OR WINDOW |
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COLOR LEGEND

- | | |
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| ◁ E | ACCENT COLOR: SHERWIN WILLIAMS SW 9178 - IN THE NAVY |

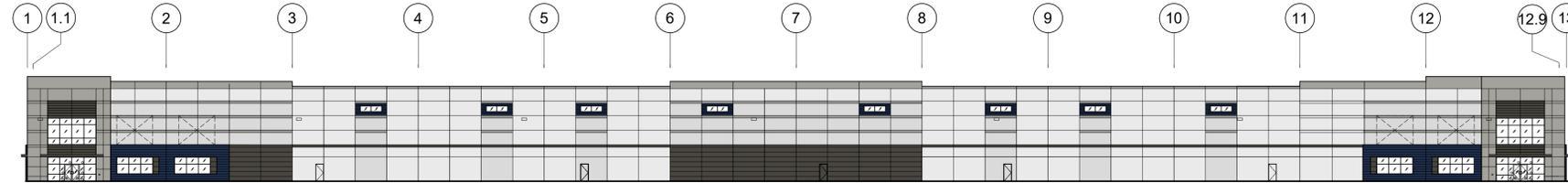
LEGEND

- | | |
|---|----------------------------|
| □ | KNOX BOX |
| ○ | FIRE DEPARTMENT CONNECTION |
| □ | WALL MOUNTED LIGHT FIXTURE |
| ▨ | VISION GLASS |
| ⊙ | TEMPERED GLASS |

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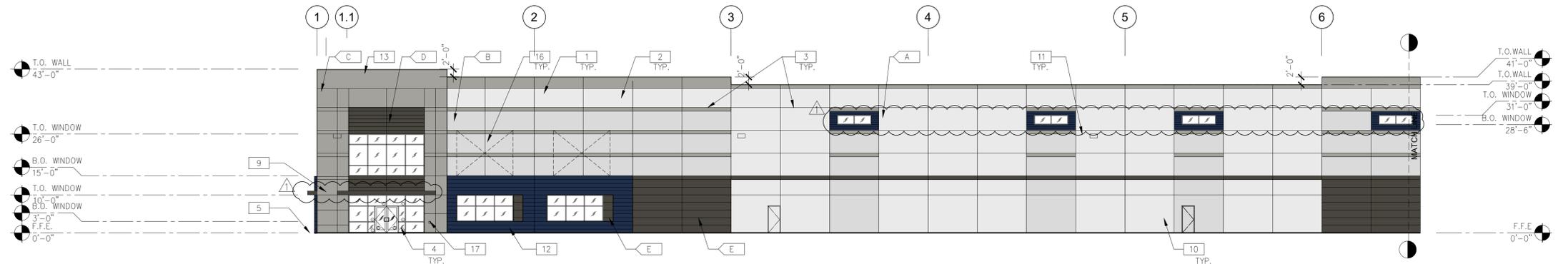
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BUILDING 2 EAST EXTERIOR ELEVATION

SCALE: 1/32"=1'-0"

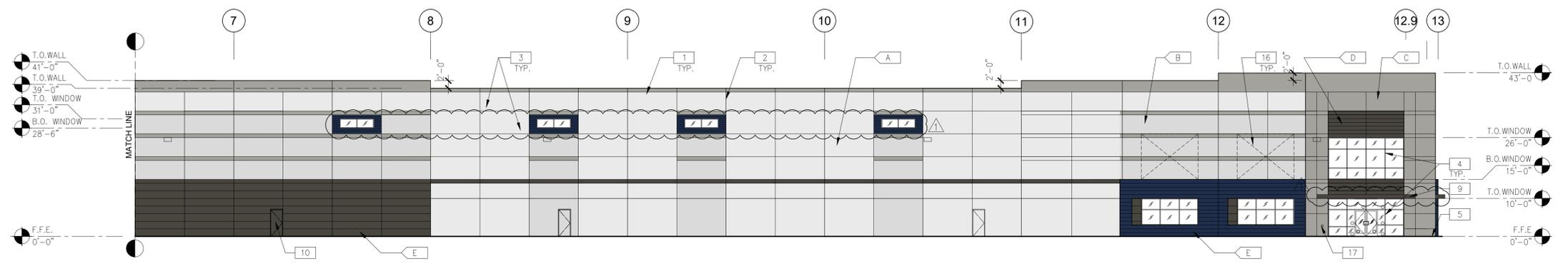
A



BUILDING 2 PARTIAL EAST EXTERIOR ELEVATION

SCALE: 1/16"=1'-0"

B



BUILDING 2 PARTIAL EAST EXTERIOR ELEVATION

SCALE: 1/16"=1'-0"

B

ELEVATION NOTES

- | | | |
|---|---|---|
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| ◁ E | ACCENT COLOR: SHERWIN WILLIAMS SW 9178 - IN THE NAVY |

LEGEND

- | | |
|---|----------------------------|
| ◻ | KNOX BOX |
| ○ | FIRE DEPARTMENT CONNECTION |
| ◻ | WALL MOUNTED LIGHT FIXTURE |
| ▨ | VISION GLASS |
| ⊙ | TEMPERED GLASS |

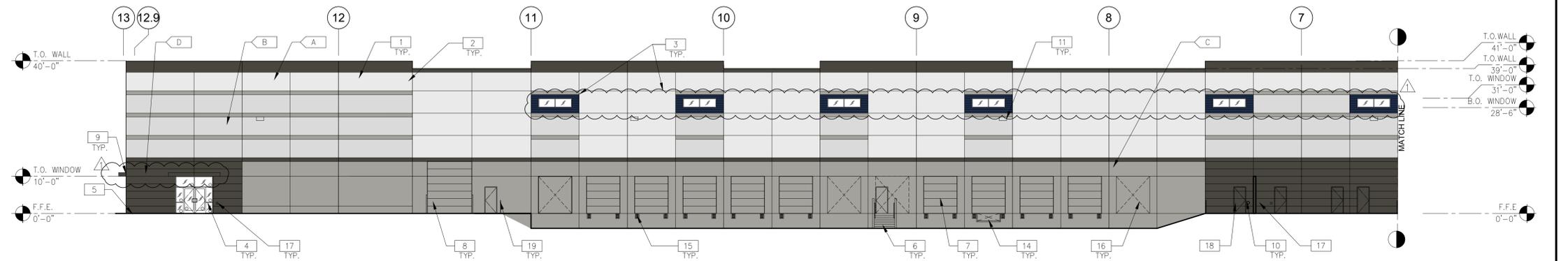
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BUILDING 2 WEST EXTERIOR ELEVATION
 SCALE: 1/32"=1'-0" (A)

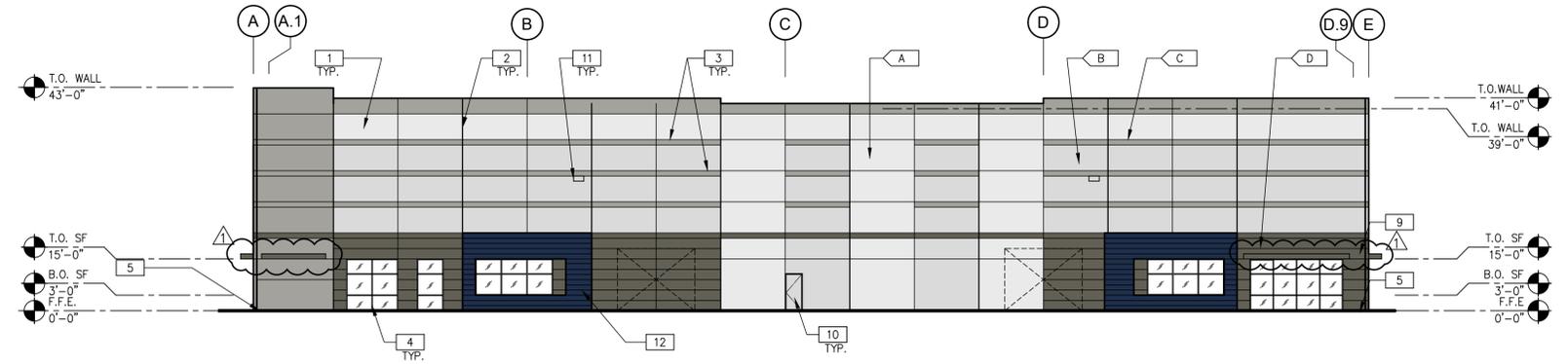


PARTIAL WEST EXTERIOR ELEVATION
 SCALE: 1/16"=1'-0" (B)

38TH AND TOWER SITE PLAN
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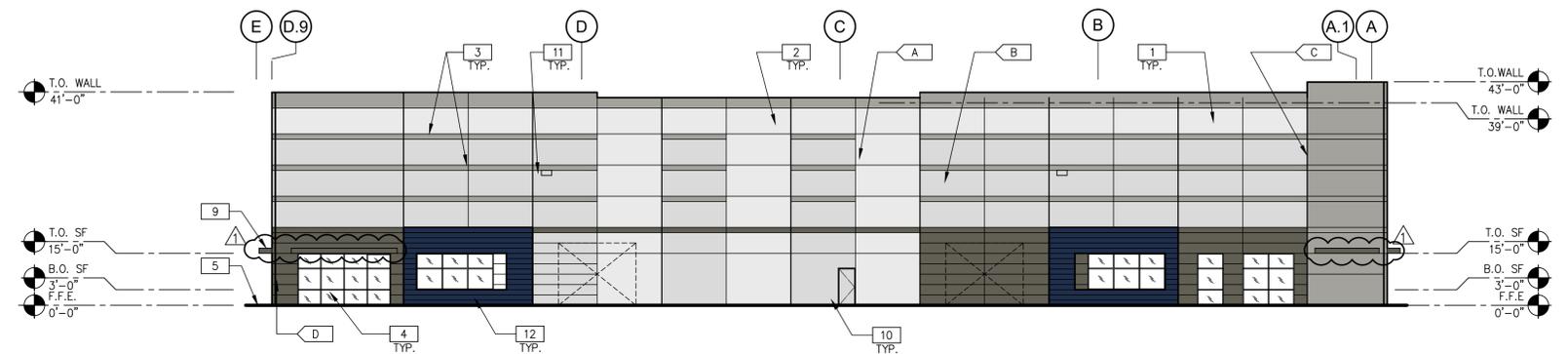
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BUILDING 2 NORTH EXTERIOR ELEVATION

SCALE: 1/16"=1'-0"

B



BUILDING 2 SOUTH EXTERIOR ELEVATION

SCALE: 1/16"=1'-0"

B

ELEVATION NOTES

- | | | |
|---|---|---|
| 1 CONCRETE TILT-UP, PAINTED | 9 STEEL CANOPY, PAINT | 16 KNOCKOUT PANEL FOR FUTURE DOOR OR WINDOW |
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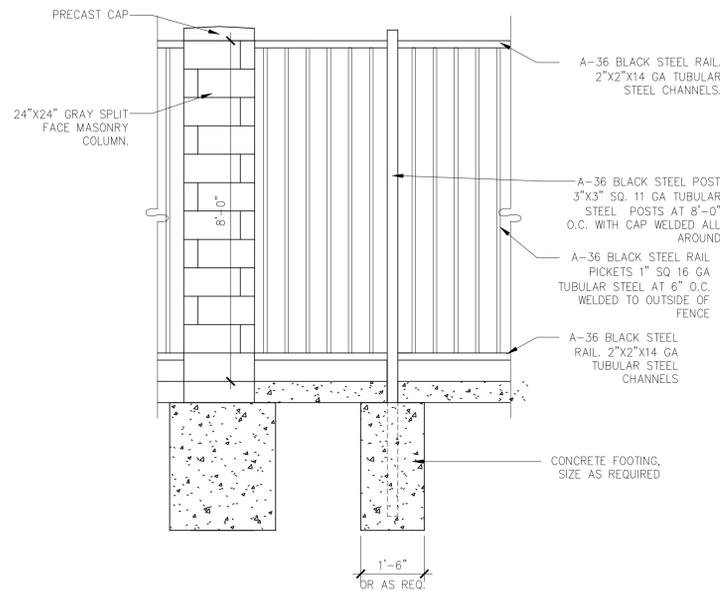
COLOR LEGEND

- | | |
|-----|---|
| ◁ A | BASE COLOR: SHERWIN WILLIAMS SW 7014 - ELDER WHITE |
| ◁ B | SECONDARY COLOR: SHERWIN WILLIAMS SW 7672 -KNITTING NEEDLES |
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| ◁ E | ACCENT COLOR: SHERWIN WILLIAMS SW 9178 - IN THE NAVY |

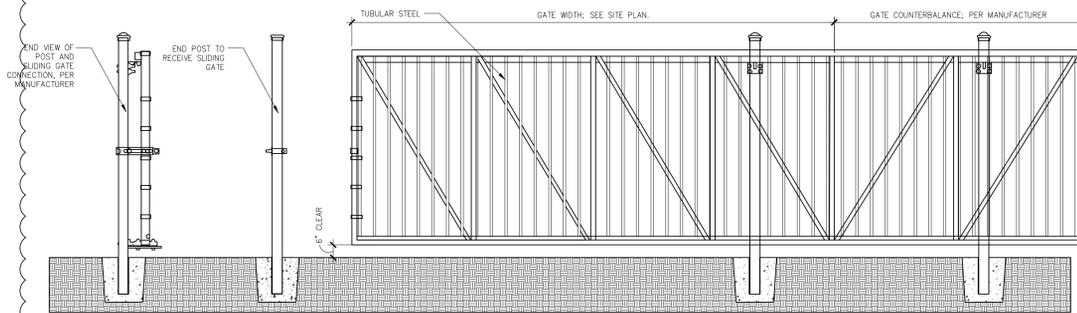
LEGEND

- | | |
|---|----------------------------|
| □ | KNOX BOX |
| ○ | FIRE DEPARTMENT CONNECTION |
| □ | WALL MOUNTED LIGHT FIXTURE |
| ▨ | VISION GLASS |
| ⊙ | TEMPERED GLASS |

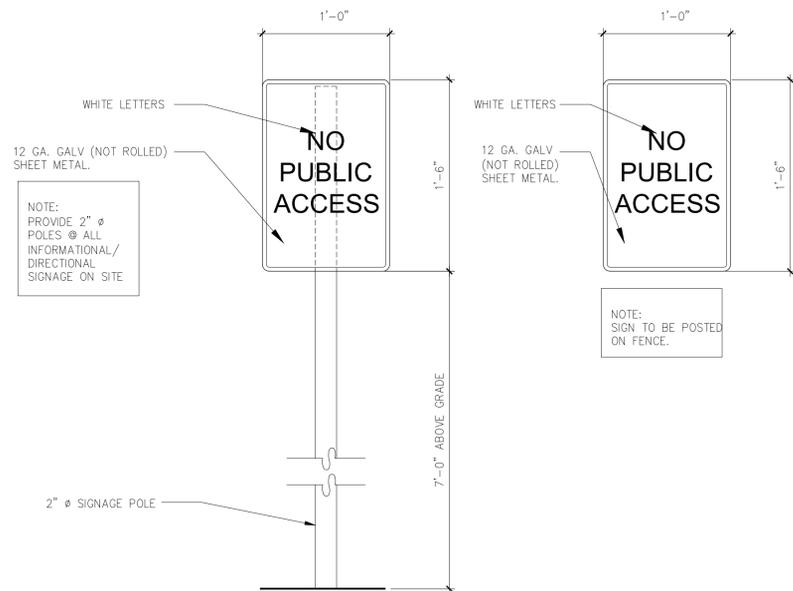
38TH AND TOWER SITE PLAN
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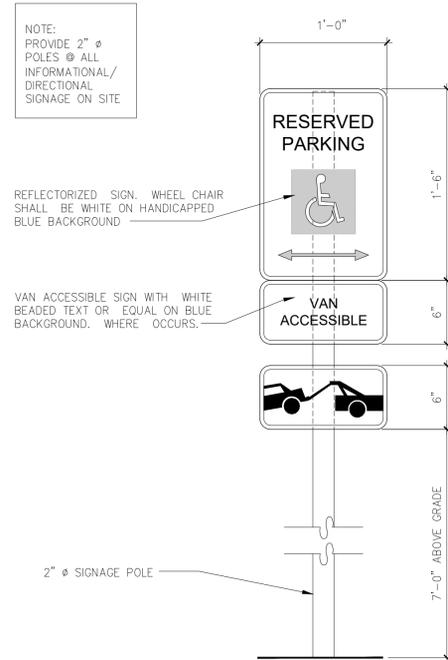
TUBULAR METAL FENCE
 SCALE: 1/2"=1'-0" **7**



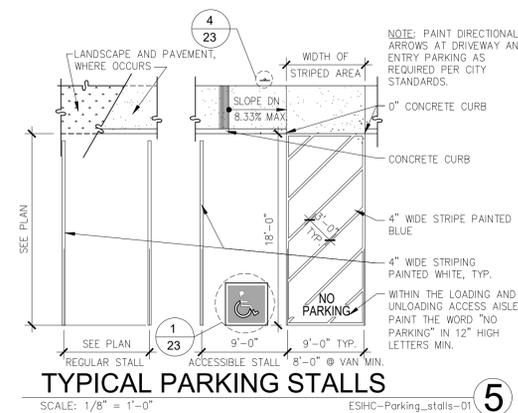
TUBULAR STEEL SLIDING GATE
 SCALE: 3/8"=1'-0" **8**



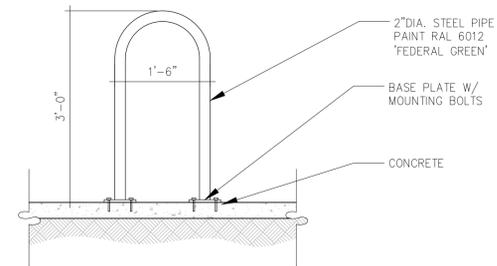
NO PUBLIC ACCESS SIGNAGE
 SCALE: 1-1/2"=1'-0" **9**



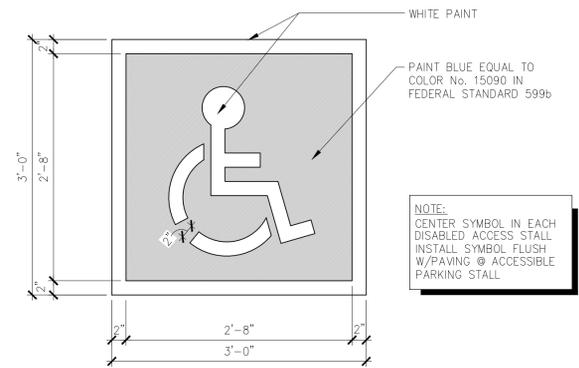
ACCESSIBLE PARKING SIGNAGE
 SCALE: 1-1/2"=1'-0" **4**



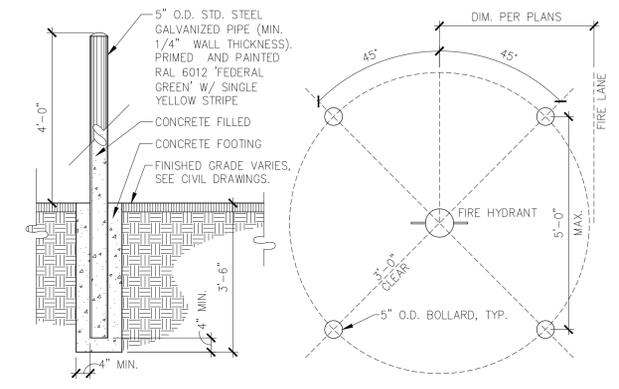
TYPICAL PARKING STALLS
 SCALE: 1/8"=1'-0" **5**



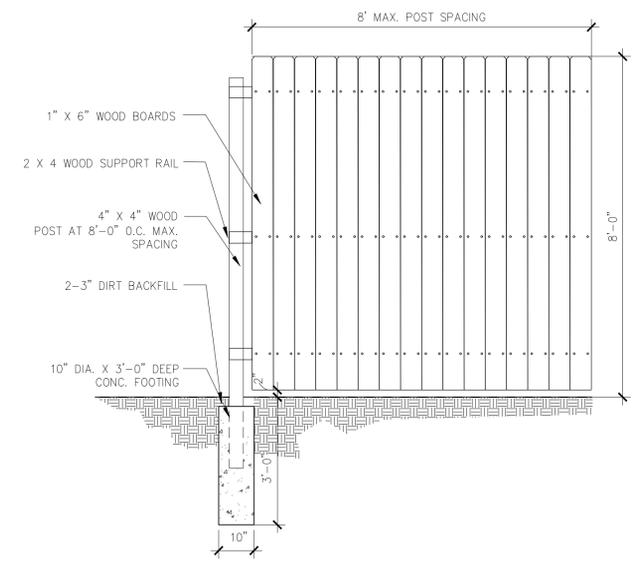
BIKE RACK
 SCALE: 3/4"=1'-0" **6**



ACCESSIBLE STALL SYMBOL
 SCALE: 1"=1'-0" **1**



BOLLARD
 SCALE: 1/2"=1'-0" **2**



WOOD FENCE DETAIL
 SCALE: 1/2"=1'-0" **3**

38TH AND TOWER SITE PLAN
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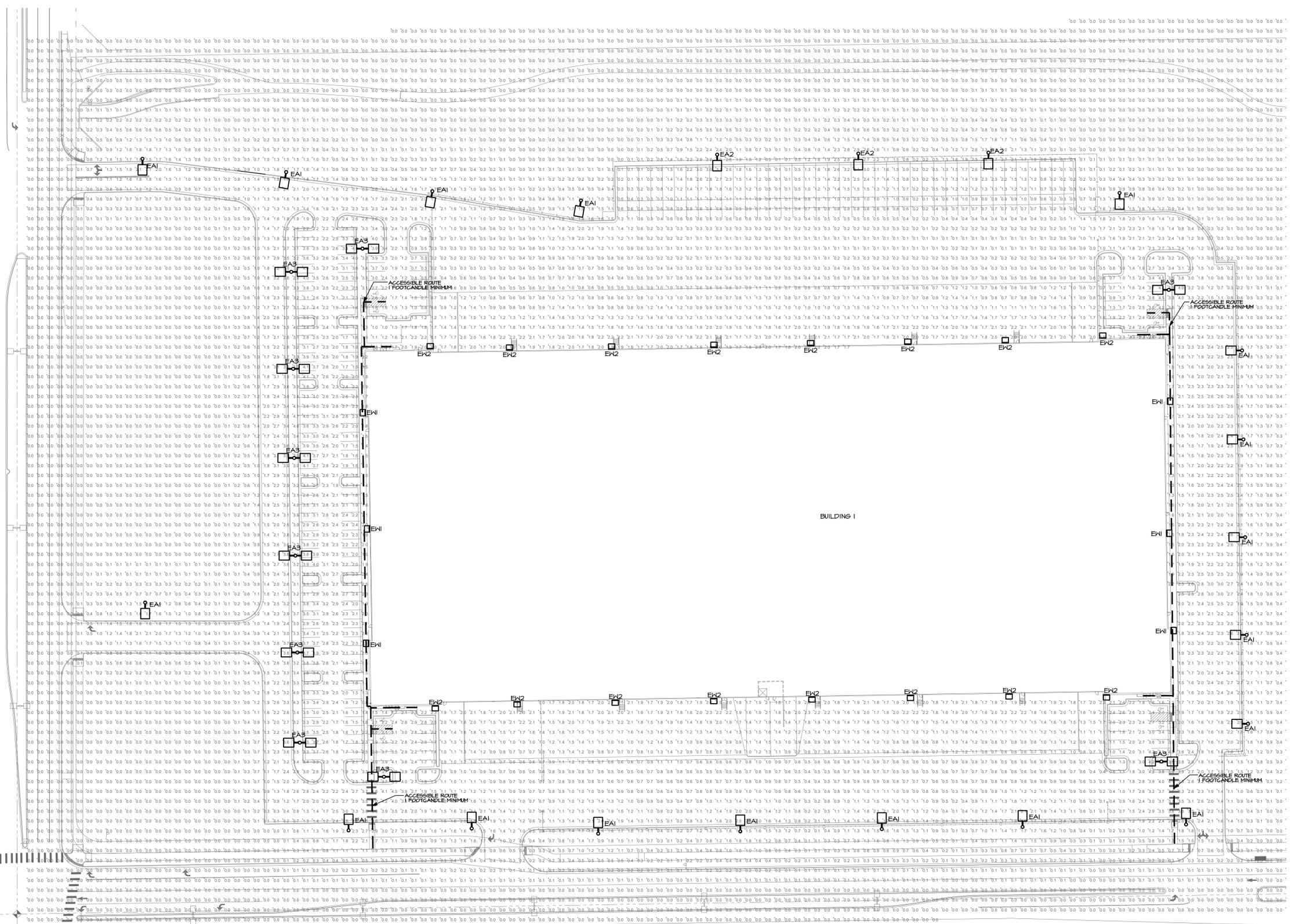
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- GENERAL NOTES**
1. FIXTURE POLE HEIGHTS DO NOT EXCEED 30 FEET ON THE PROPERTY.
 2. ALL LIGHT FIXTURES TO BE CONTROLLED VIA ASTRONOMICAL TIMELOCK WITH PHOTOCELL TO ALLOW LIGHTS TO BE TURNED 'ON' ONLY DURING NON-DAYLIGHT HOURS.
 3. ALL FEEDERS TO EXTERIOR LIGHTING TO BE FED WITH #10 WIRE MINIMUM FOR A BRANCH CIRCUIT VOLTAGE DROP OF LESS THAN 3%.
 4. ALL LIGHT FIXTURES THAT ARE VISIBLE FROM ANY STREET RIGHT-OF-WAY OR ADJACENT PROPERTIES ARE FULL-CUT-OFF AND SHIELDED TO REDUCE GLARE BEYOND THE PROPERTY LINE. ALL LAMPS DO NOT EXTEND BELOW THE HOUSING OF THE FIXTURE.
 5. ILLUMINATION WITHIN THE SITE MUST COMPLY WITH THE 2015 INTERNATIONAL BUILDING CODE REQUIREMENT FROM SECTION 1009 - MEANS OF EGRESS ILLUMINATION. SECTION 1009.2 ILLUMINATION REQUIRED. THE MEANS OF EGRESS SHALL BE ILLUMINATED AT ALL TIMES THE BUILDING IS OCCUPIED. SECTION 1009.2.2 ILLUMINATION LEVEL. THE MEANS OF EGRESS ILLUMINATION SHALL NOT BE LESS THAN 1 FOOT-CANDLE (1 LUX) AT THE FLOOR LEVEL, AND CONTINUING TO THE "PUBLIC WAY".



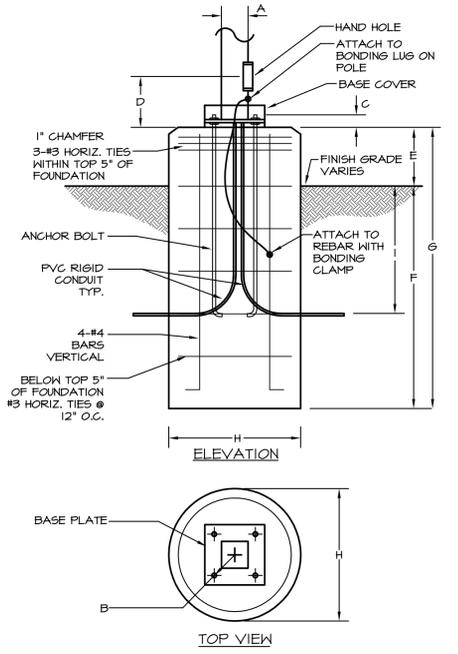
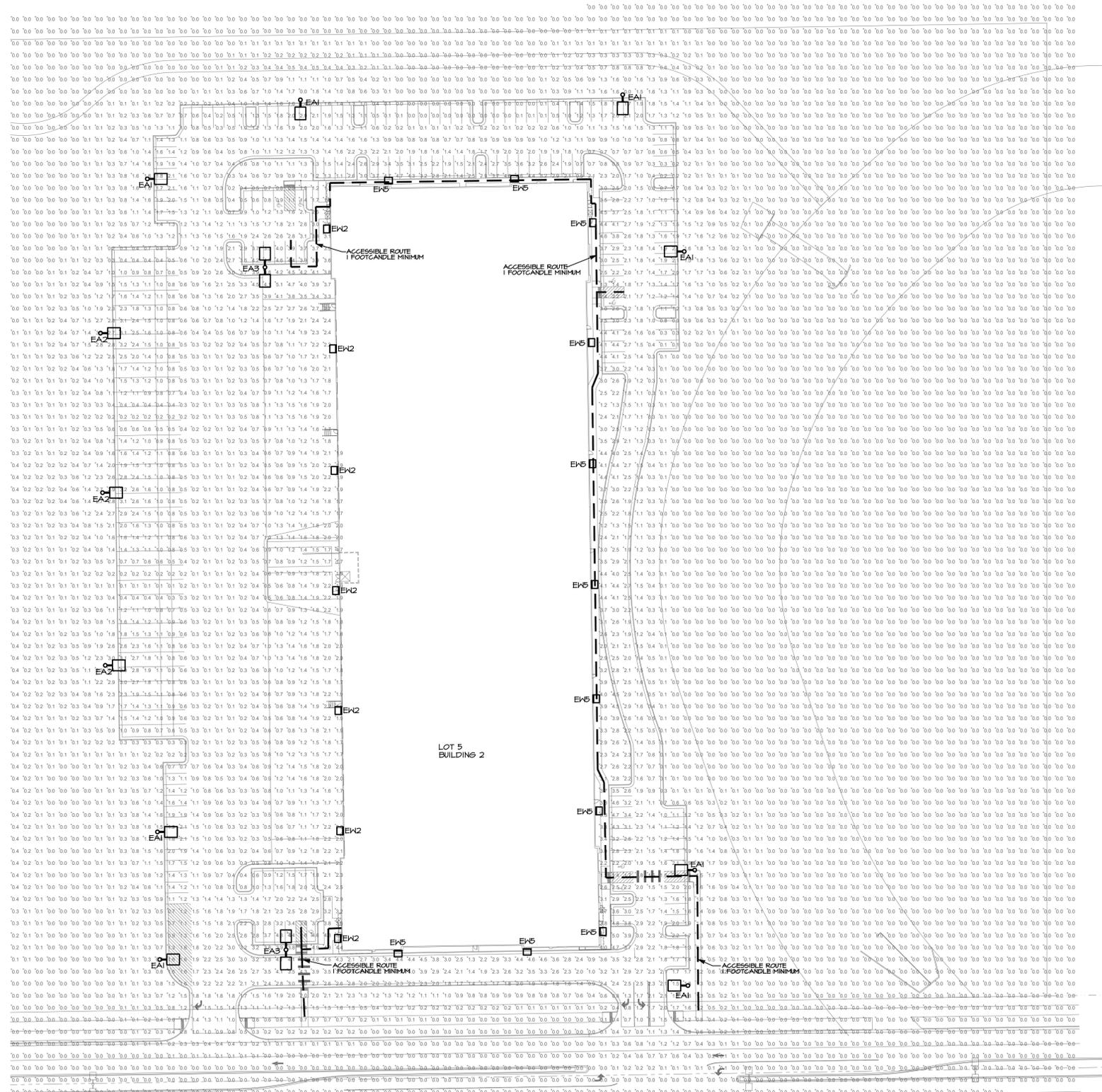
1 | PHOTOMETRIC SITE PLAN - WEST
 SCALE: 1"=50'-0"
 NORTH

38TH AND TOWER SITE PLAN
LOTS 1, 2, 3, 4 & 5 AND TRACTS A, B, C & D OF BLOCK 1
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AEDESIGN
 Integrated Lighting and Electrical Solutions
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 aedesign-inc.com Project #13764-00



POLE KEY	OVERALL HEIGHT	A	ANCHOR BOLT DATA			D	E	F	G	H	I
EA1,2,3	25'0"	4"	B	C	SIZE	2'0"	8'0"	10'0"	24"	36"	
			PER MANUFACTURER								

2 POLE BASE DETAIL
 SCALE NONE

- GENERAL NOTES**
1. FIXTURE POLE HEIGHTS DO NOT EXCEED 30 FEET ON THE PROPERTY.
 2. ALL LIGHT FIXTURES TO BE CONTROLLED VIA ASTRONOMICAL TIMELOCK WITH PHOTOCELL TO ALLOW LIGHTS TO BE TURNED "ON" ONLY DURING NON-DAYLIGHT HOURS.
 3. ALL FEEDERS TO EXTERIOR LIGHTING TO BE FED WITH #10 WIRE MINIMUM FOR A BRANCH CIRCUIT VOLTAGE DROP OF LESS THAN 3%.
 4. ALL LIGHT FIXTURES THAT ARE VISIBLE FROM ANY STREET RIGHT-OF-WAY OR ADJACENT PROPERTIES ARE FULL-CUTOFF AND SHIELDED TO REDUCE GLARE BEYOND THE PROPERTY LINE. ALL LAMPS DO NOT EXTEND BELOW THE HOUSING OF THE FIXTURE.
 5. ILLUMINATION WITHIN THE SITE MUST COMPLY WITH THE 2015 INTERNATIONAL BUILDING CODE REQUIREMENT FROM SECTION 506 - MEANS OF EGRESS ILLUMINATION SECTION 506.1 ILLUMINATION REQUIRED. THE MEANS OF EGRESS, INCLUDING THE EXIT DISCHARGE, SHALL BE ILLUMINATED AT ALL TIMES THE BUILDING IS OCCUPIED. SECTION 506.2 ILLUMINATION LEVEL. THE MEANS OF EGRESS ILLUMINATION SHALL NOT BE LESS THAN 1 FOOT-CANDLE (1 LUX) AT THE FLOOR LEVEL, AND CONTINUING TO THE "PUBLIC WAY".

1 PHOTOMETRIC SITE PLAN - EAST
 SCALE 1"=50'-0"



