



April 1, 2024

Stephen Gubrud  
Planner  
City of Aurora Planning Department  
15151 E. Alameda Pkwy, Ste. 2300  
Aurora, CO 80012

**Re: DA-2356-00 West Centertech – Site Plan  
Comment Response Letter #4**

Dear Mr. Gubrud:

Please find attached our formal responses to comments regarding the above referenced project:

***PLANNING DEPARTMENT COMMENTS***

**1. Community Questions, Comments and Concerns:**

1A. No comments, questions, or concerns were received from adjacent property owners or registered neighborhood groups notified of this application.

**R&R Response: Noted.**

1B. No further comments were received from outside agency organizations during this review.

**R&R Response: Noted.**

**2. Completeness and Clarity of the Application**

***Generally***

2A. Please contact me at [sgrubrud@auroragov.org](mailto:sgrubrud@auroragov.org) or 303-739-7209 to discuss plat requirements. A separate development application will need to be created for an updated plat to be associated with this site plan.

**R&R Response: A replat will be submitted that accounts for the lot line adjustment and for the proposed easements in the near future.**

**3. Zoning and Subdivision Comments**

3A. Zoning comments have been resolved.

**R&R Response: Acknowledged.**

**4. Streets and Pedestrian Connection Comments**

4A. Street and pedestrian comments have been resolved.

**R&R Response: Acknowledged.**

**5. Parking Comments**

5A. Parking comments have been resolved.

**R&R Response: Acknowledged.**

**6. Architectural and Urban Design Comments**

6A. Architectural comments have been resolved.

**R&R Response: Acknowledged.**

**7. Signage & Lighting Comments**

7A. Signage comments have been resolved.

**R&R Response: Acknowledged.**

**8. Landscaping Issues (Bill Tesauro / 954-921-7781 / [btesauro@cgasolutions.com](mailto:btesauro@cgasolutions.com) / Comments in bright teal)**

8A. Landscaping comments have been resolved.

**R&R Response: Acknowledged.**

**9. Addressing (Phil Turner / 303-739-7357 / [pcturner@auroragov.org](mailto:pcturner@auroragov.org))**

9A. Addressing comments have been resolved.

**R&R Response: Acknowledged.**

## **REFERRAL COMMENTS FROM OTHER DEPARTMENTS AND AGENCIES**

### **10. Civil Engineering** (Sara Siggue / 303-960-1349 / [ssiggue@auroragov.org](mailto:ssiggue@auroragov.org) / Comments in green)

*Site Plan Comments*

*Sheet 2*

10A. Please remove the elevations and provide the maximum height for the walls.

**R&R Response: Elevations removed and maximum heights added.**

### **11. Traffic Engineering** (Carl Harline / 303-739-7584 / [charline@auroragov.org](mailto:charline@auroragov.org) / Comments in amber)

*Trip Generation Letter*

*Sheet 1*

11A. Figure 2 Site Trips is not consistent with Table 1 Site Trip Generation table. Update including text.

**Galloway Response: Figures revised to be consistent.**

*Sheet 3*

11B. Indicated item(s) not consistent with Figure 2.

**Galloway Response: Figures revised to be consistent.**

*Sheet 4*

11C. Not consistent with Table 1 Site Trip Generation.

**Galloway Response: Figures revised to be consistent.**

*Sheet 5*

11D. Not consistent with Table 1 Site Trip Generation.

**Galloway Response: Figures revised to be consistent.**

### **12. Fire / Life Safety** (Erick Bumpass / 303-739-7627 / [ebumpass@auroragov.org](mailto:ebumpass@auroragov.org) / Comments in blue)

12A. Fire/ Life Safety comments have been resolved.

**R&R Response: Acknowledged.**

### **13. Aurora Water** (Iman Ghazali / 303-807-8869 / [ighazali@auroragov.org](mailto:ighazali@auroragov.org) / Comments in red)

*Site Plan Comments*

*Sheet 7*

13A. Shrubs shall be at least three-feet away from the meter pit.

**R&R Response: Shrub locations revised.**

13B. Manhole shall not be obscured by plantings.

**R&R Response: Planting locations revised.**

**14. Forestry** (Rebecca Lamphear / 303-739-7177 / [rlamphea@auroragov.org](mailto:rlamphea@auroragov.org))

*Site plan comments*

14A. Forestry comments have been resolved.

**R&R Response: Acknowledged.**

**15. Real Property** (Maurice Brooks / 303-739-7294 / [mbrooks@auroragov.org](mailto:mbrooks@auroragov.org) / Comments in magenta)

*Site Plan Comments*

14A. Easement releases have not been started, contact [releaseeasements@auroragov.org](mailto:releaseeasements@auroragov.org) for the easement concerns.

**R&R Response: Easement release documents are being prepared. The easement release process will be completed prior to construction.**



1. ACCESSIBLE EXTERIOR ROUTES SHALL BE PROVIDED FROM PUBLIC TRANSPORTATION STOPS, ACCESSIBLE PARKING AND ACCESSIBLE PASSENGER LOADING ZONES AND PUBLIC SIDEWALKS TO 60% OF THE ACCESSIBLE BUILDING ENTRANCE THEY SERVE. THE ACCESSIBLE ROUTE BETWEEN ACCESSIBLE PARKING AND ACCESSIBLE BUILDING ENTRANCES SHALL BE THE MOST PRACTICAL DIRECT 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 2021 INTERNATIONAL BUILDING CODE, CHAPTER 11, AND THE AMERICAN NATIONAL STANDARDS INSTITUTE (ICC/ANSI) A117-2017.
2. ALL BUILDING ADDRESS NUMBERS SHALL COMPLY WITH THE AURORA CITY CODE, SECTION 126-271 AND 126-278 - OF THE AURORA CITY CODE.
3. EMERGENCY INGRESS AND EGRESS - RIGHT-OF-WAY FOR INGRESS AND EGRESS FOR SERVICE AND EMERGENCY VEHICLES IS GRANTED OVER, ACROSS, ON AND THROUGH ANY AND ALL UNDERWATER UTILITIES ESTABLISHED ON THE DESCRIBED PROPERTY, AND THE SAME ARE HEREBY DESIGNATED AS "SERVICE/EMERGENCY AND UTILITY EASEMENTS" AND SHALL BE POSTED "NO PARKING - FIRE LANE".
4. THE APPLICANT HAS THE OBLIGATION TO COMPLY WITH ALL APPLICABLE REQUIREMENTS OF THE AMERICANS WITH DISABILITIES ACT.
5. THE 2021 INTERNATIONAL FIRE CODE, APPENDIX J AND CITY OF AURORA CODE, CHAPTER 66-38 FIRE PREVENTION REGULATIONS, REQUIRE ALL BUILDINGS TO BE ASSESSED FOR ADEQUATE EMERGENCY RESPONDER RADIO COVERAGE. AT THE TIME THE STRUCTURE IS AT FINAL FRAME AND FINAL ELECTRICAL INSPECTIONS, THE GENERAL CONTRACTOR (GC) WILL BE NOTIFIED BY A BUILDING DIVISION LIFE SAFETY INSPECTOR AS TO WHETHER THE STRUCTURE HAS PASSED OR FAILED THE PRELIMINARY RADIO SURVEILLANCE. A STRUCTURE THAT HAS PASSED THIS SURVEILLANCE REQUIRES NO FURTHER ACTION BY THE GC. A FAILED RADIO SURVEILLANCE WILL REQUIRE AN INDEPENDENT THIRD PARTY RADIO STUDY FOR THE ENTIRE BUILDING AT THE OWNER OR DEVELOPERS EXPENSE. WHEN AN EMERGENCY RESPONDER RADIO COVERAGE SYSTEM IS REQUIRED, A DESIGNATED CONTRACTOR SHALL SUBMIT PLANS TO THE BUILDING DIVISION TO OBTAIN A BUILDING PERMIT PRIOR TO INSTALLATION.
6. THE DEVELOPER, HIS SUCCESSORS AND ASSIGNS, INCLUDING THE HOMEOWNERS OR MERCHANTS ASSOCIATION SHALL BE RESPONSIBLE FOR INSTALLATION, MAINTENANCE AND REPLACEMENT OF ALL FIRE LANE SIGNS AS REQUIRED BY THE CITY OF AURORA.
7. 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, HIS SUCCESSORS AND ASSIGNS, FURTHER AGREE 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.
8. ALL SIGNS MUST CONFORM TO THE CITY OF AURORA SIGN CODE.
9. 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.
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 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 INSTALLED, THE APPLICANT AND HIS SUCCESSORS SHALL REMAIN UNBOtherED AND FULLY RESPONSIBLE ALONG THEIR ENTIRE LENGTH TO ALLOW FOR ADEQUATE MAINTENANCE OF 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. ALL INTERESTED PARTIES ARE HEREBY ALERTED THAT THIS SITE PLAN IS SUBJECT TO ADMINISTRATIVE CHANGES AND AS SHOWN ON THE ORIGINAL SITE PLAN ON FILE IN THE AURORA CITY PLANNING OFFICE AT THE MUNICIPAL BUILDING. A COPY OF THE OFFICIAL CURRENT PLAN MAY BE PURCHASED THERE. LIKEWISE, SITE PLANS ARE REQUIRED TO AGREE WITH THE APPROVED SUBDIVISION PLAT OF RECORD AT THE TIME OF A BUILDING PERMIT; AND IF NOT, MUST BE AMENDED TO AGREE WITH THE PLAT AS NEEDED, OR VICE VERSA.
13. ERRORS IN APPROVED SITE PLANS RESULTING FROM COMPUTATIONS OR INCONSISTENCIES IN THE DRAWINGS MADE BY THE APPLICANT ARE THE RESPONSIBILITY OF THE PROPERTY OWNER OF RECORD. WHERE FOUND, THE CURRENT MINIMUM CODE REQUIREMENTS WILL APPLY AT THE TIME OF BUILDING PERMIT. PLEASE BE SURE THAT ALL PLAN COMPUTATIONS ARE CORRECT.
14. ALL REPRESENTATIONS AND COMMITMENTS MADE BY APPLICANTS AND PROPERTY OWNERS AT PUBLIC HEARINGS REGARDING THIS PLAN ARE BINDING UPON THE APPLICANT, PROPERTY OWNER, AND HIS HEIRS, SUCCESSORS, AND ASSIGNS.
15. ALL BUILDING ADDRESS NUMBERS SHALL COMPLY WITH THE AURORA CITY CODE, ARTICLE VII - NUMBERING OF BUILDINGS.
16. ATTENTION BUILDING DIVISION: PER ARTICLE XI, C.O.A. BUILDING AND ZONING CODE, SECTION 22-425 THROUGH 22-434, AN ACOUSTIC ANALYSIS, PREPARED BY AN ACOUSTIC EXPERT THAT WILL IDENTIFY BUILDING DESIGN FEATURES NECESSARY TO ACCOMPLISH EXTERIOR NOISE REDUCTION TO ACHIEVE INTERIOR NOISE LEVELS NOT EXCEEDING 65+LDN (LDN VALUE TO BE DETERMINED FOR EACH PROJECT) UNDER WORSE-CASE NOISE CONDITIONS.
17. THE DEVELOPER, HIS SUCCESSORS AND ASSIGNS, INCLUDING THE HOMEOWNERS OR MERCHANTS ASSOCIATION SHALL BE RESPONSIBLE FOR INSTALLATION, MAINTENANCE AND REPLACEMENT OF ALL FIRE LANE SIGNS.
18. ARCHITECTURAL FEATURES (I.E. BAY WINDOWS, FIREPLACES, ROOF OVERHANG, GUTTERS, EAVES, FOUNDATION, FOOTINGS, CANTILEVERED WALLS, ETC.) ARE NOT ALLOWED TO ENCRACH INTO ANY EASEMENT OR FIRE LANE.
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 AND SHOWN ON THE SIGNING AND STRIPING PLAN FOR THE DEVELOPMENT.
20. IN LOCATIONS WHERE UTILITY EASEMENTS OVERLAP DRAINAGE EASEMENTS, ONLY SUBSURFACE UTILITIES SHALL BE PERMITTED WITHIN THE PORTION OF THE UTILITY EASEMENT THAT OVERLAPS THE DRAINAGE EASEMENT. INSTALLATION OF ABOVE GROUND UTILITIES WITHIN A DRAINAGE EASEMENT REQUIRES PRIOR WRITTEN APPROVAL BY THE CITY ENGINEER.
21. 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 PHOTOMETRIC PLANS SHALL BE PREPARED AND SUBMITTED TO THE CITY FOR REVIEW AND APPROVAL AND SHALL BECOME A PART OF THE APPROVED CIVIL CONSTRUCTION PLANS FOR THE PROJECT. AN ELECTRICAL PLAN SHOWING SITE LOCATION OF LIGHTS, ELECTRICAL ONE LINE AND GROUNDING DETAILS SHALL BE SUBMITTED TO THE PERMIT CENTER FOR REVIEW BY THE BUILDING DEPARTMENT. THE OWNER IS RESPONSIBLE FOR OBTAINING AN ADDRESS FOR THE METER(S) FROM THE PLANNING DEPARTMENT. A BUILDING PERMIT FOR THE METER AND A PUBLIC INSPECTIONS PERMIT FOR THE STREET LIGHTS ARE REQUIRED. CERTIFICATE OF OCCUPANCIES WILL NOT BE ISSUED UNTIL THE STREET AND/OR PEDESTRIAN LIGHTING PLANS ARE APPROVED, CONSTRUCTED, AND INITIALLY ACCEPTED.

SITE DATA TABLE			
	SF	AC	%
LAND AREA WITHIN PROPERTY LINES	102,046.80	2.34	100
BUILDING COVERAGE	37,800	0.87	37.18
HARD SURFACE AREA	45,412.25	1.04	44.44
LANDSCAPE AREA	18,837.77	0.43	18.38
USE CATEGORY	OFFICE, FLEX & WAREHOUSE		
NUMBER OF BUILDINGS	1		
NUMBER OF FLOORS	2 ABOVE GRADE, 1 BASEMENT		
MAXIMUM BUILDING HEIGHT	100'		
BUILDING HEIGHT	28'		
PRESENT ZONING CLASSIFICATION	I-1 BUSINESS / TECH DISTRICT		
2021 INTERNATIONAL BUILDING CODE OCCUPANCY	F-1		
2021 INTERNATIONAL BUILDING CODE CONSTRUCTION TYPE	IIB		
SPRINKLER SYSTEM	YES		
PARKING SPACES REQUIRED (30% REDUCTION APPROVED 7/18/23)	37		
PARKING SPACES PROVIDED	39		
ACCESSIBLE SPACES REQUIRED	2		
ACCESSIBLE SPACES PROVIDED	2		
VAN ACCESSIBLE SPACED REQUIRED	1		
VAN ACCESSIBLE SPACES PROVIDED	1		
BIKE PARKING SPACES REQUIRED	4		
BIKE PARKING SPACES PROVIDED	4		
PROPOSED NUMBER OF SIGNS	0		
SIGN TYPE	WALL (0), MONUMENT (1)		
TOTAL PROPOSED SIGN AREA	18.67 SF		

PORTION OF LOT 3, BLOCK 1, AURORA CENTRETECH PARK SUBDIVISION  
(FILING NO. 8), CITY OF AURORA, COUNTY OF ARAPAHOE,  
STATE OF COLORADO (APPROX. 2.34 ACRES)



201 N. Laredo St		4 or 8 UNIT SCHEME w/ BASEMENT - PARKING & AREA CALCULATIONS												
4 Unit scheme	W/H Area	Office/Flex Main Area	Office/Flex Mezz. Area	Basement W/H Area	Parking WH (1 sp per 1000)	Parking Office (2.5 sp per 1000)	Total Parking	Total Area	Occupants	Office	W/H	Total		
Unit 1 w/ Mezz & Basement	8208	686	700	10360	19	3	22	19954		14	37	51		
Unit 2-4	25733	2058	0	0	26	5	31	27791		21	51	72		
	33941	2744	700	10360	Total Parking required 4 tenants		53	47745		35	88	123		
8 Unit scheme	W/H Area	Office/Flex Main Area	Office/Flex Mezz. Area	Basement W/H Area	Parking WH (1 sp per 1000)	Parking Office (2.5 sp per 1000)	Total Parking	Total Area	Occupants	Office	W/H	Total		
Unit 1 w/ Mezz & Basement	3891	343	700	10360	14	3	17	15294		10	29	39		
Unit 2	4317	343			4	1	5	4660		3	9	12		
Unit 3	4195	343			4	1	5	4538		3	8	11		
Unit 4-8	21538	1715			22	4	26	23253		17	43	60		
	33941	2744	700	10360	Total Parking required 8 tenants		53	47745		33	89	122		
Total Parking Spaces Required			53 30% parking reduction for transit reduction per UDO				15.9 Parking required.			37				
Accessible parking spaces required per Table 1106.1			2 total accessible parking spaces, 1 accessible parking space and 1 van accessible space.											

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 OPERATIONS 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.



NOTARY BUSINESS ADDRESS: \_\_\_\_\_  
\_\_\_\_\_

## CLERK AND RECORDER: \_\_\_\_\_ DEPUTY \_\_\_\_\_

THE BENCHMARK FOR THIS SURVEY IS: CITY OF AURORA BENCHMARK "456608NW009" A 2" DIAM. BRASS CAP (STAMPED B.M., J-45, 10-43.5, CITY OF AURORA) ATOP THE S.E. COR. OF CURB OPENING INLET STRUCTURE BEING AT THE S.W. COR. OF E. LOCKHEED DR. & S. LAREDO ST. EXT. AKA 10-43.5.  
ELEVATION: 5474.44 FEET (NAVD 1988 DATUM)

BEARINGS ARE BASED ON A WESTERLY PROPERTY LINE OF A PROPERTY DESCRIBED AT RECEPTION NO. D7121472. SAID LINE BEARS NORTH 19°45'33" EAST, AND IS MONUMENTED AT THE NORTH END BY A 5 REBAR W/ BROKEN RED PLASTIC CAP (ILLEGIBLE) AND IS MONUMENTED AT THE SOUTH END BY A REBAR WITH 2" ALUMINUM CAP STAMPED "LS 13155".

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".

		DATE		BY	
		10/04/23		ESJ	
		2nd SUBMISSION		RSD	
		3rd SUBMISSION		RSD	
		4th SUBMISSION		RSD	
		NO.		REVISION	
		1		2	
		2		3	
		3		4	
		4		5	
<b>R&amp;R ENGINEERS-SURVEYORS, INC.</b> 1635 WEST 13TH AVENUE, SUITE 310 DENVER, COLORADO 80204 PHONE: 303-753-6730					
<b>ENGINEERS</b> <b>SURVEYORS</b>					
<a href="http://WWW.RRENGINEERS.COM">WWW.RRENGINEERS.COM</a>					
<b>WEST CENTERTECH</b> 201 N. LAREDO STREET AURORA, CO 80011 WEST CENTERTECH, LLC PO BOX 472918 AURORA, CO 80047					
SITE ADDRESS:					
PREPARED FOR:					
SITE PLAN					
JOB NO: WC22011 ORG. SUBM. DATE: 05/04/2023 DWN: MAD CHKD: RSD NAME:					
COVER SHEET					
NO. 1 OF 13					

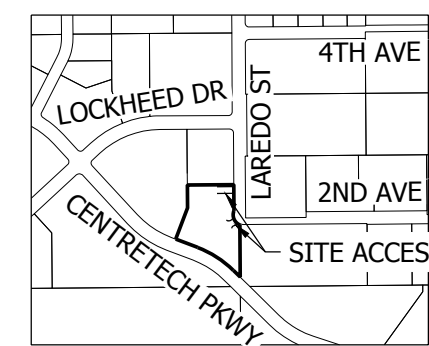


# SITE PLAN WEST CENTERTECH

PORTION OF LOT 3, BLOCK 1, AURORA CENTRETECH PARK SUBDIVISION  
(FILING NO. 8), CITY OF AURORA, COUNTY OF ARAPAHOE,  
STATE OF COLORADO (APPROX. 2.34 ACRES)

RESPONSE: WALL ELEVATIONS  
REMOVED AND MAX HEIGHTS ADDED.

Please remove the elevations and  
provide the maximum height for the  
walls.



VICINITY MAP  
SCALE: 1" = 1000'

## LEGEND

LINETYPE/SYMBOL	DESCRIPTION
---	EX. PROPERTY LINE
- - - -	EX. EASEMENT
- - - -	EX. CURB AND GUTTER
- - - -	EX. CONCRETE SIDEWALK
●	EX. FIRE HYDRANT
○	EX. WATER VALVE
○	EX. WATER METER
○	EX. STORM SEWER MANHOLE
○	EX. STORM SEWER INLET
○	EX. UTILITY POLE
○	EX. STREET LIGHT
---	PROP. PROPERTY LINE
- - - -	PROP. EASEMENT
- - - -	PROP. CURB AND GUTTER
- - - -	PROP. CONCRETE SIDEWALK
□	PROP. SITE LIGHTING
□	PROP. SIGN
◇	PARKING COUNT
---	ACCESSIBLE ROUTE
○	PROP. CHECK VALVE
○	PROP. WATER VALVE
○	PROP. WATER METER
○	PROP. KNOX BOX W/ APPROVED CAPS
○	PROP. FDC
○	PROP. STORM INLET
○	PROP. SANITARY MANHOLE
○	PROP. ACCESSIBLE PARKING
○	PROP. TREE GRATE
---	PROP. FENCE
---	PROP. SIGHT TRIANGLE

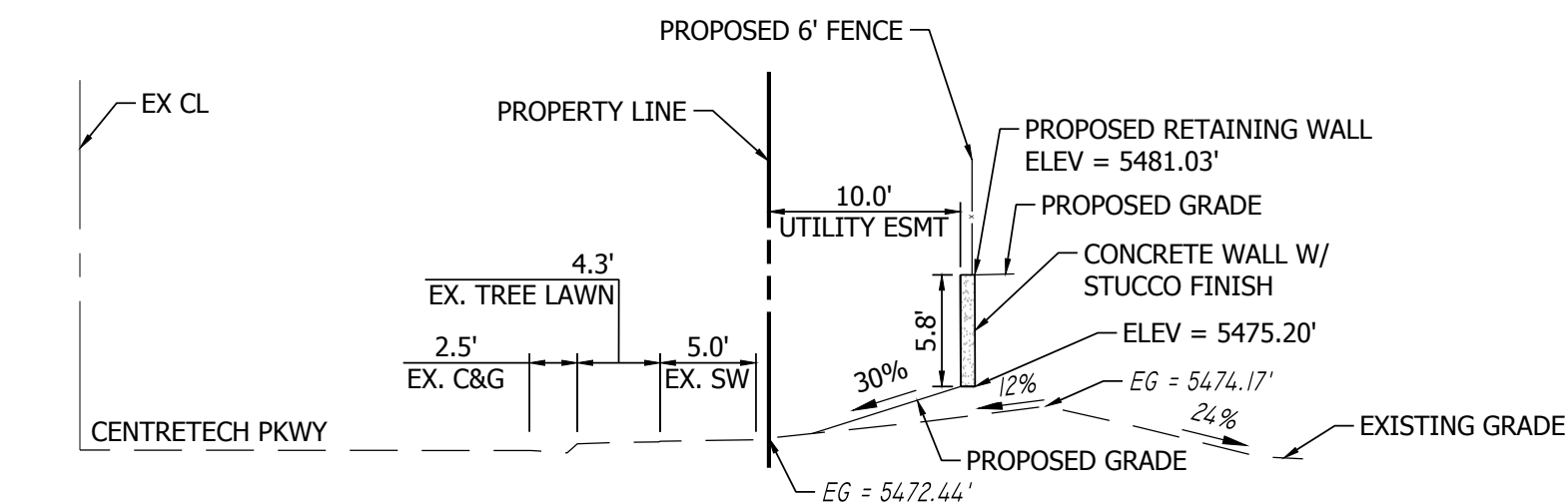
- NOTES:
1. DETAILED LAYOUT AND DESIGN FOR PROPOSED CURB RAMPS WITHIN RIGHT OF WAY OR ALONG AN ACCESSIBLE ROUTE WILL BE COMPLETED WITH THE CIVIL PLANS.
  2. ALL PROPOSED HARDSCAPE SHALL BE CONCRETE.
  3. A VARIANCE TO SECTION 4.02.7.07.2 OF AURORA'S ROADWAY DESIGN & CONSTRUCTION SPECIFICATIONS 2023 MANUAL SHALL BE REQUESTED DURING THE CIVIL SITE PLAN SUBMITTAL.

## LANDSCAPE: SECTION G

N.T.S.

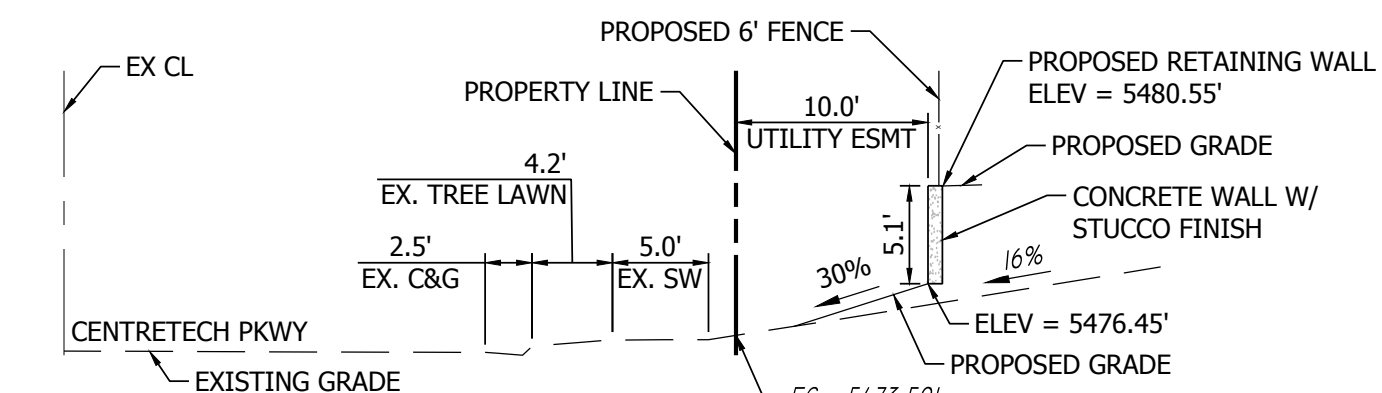


0 30' 60' 90'  
SCALE: 1" = 30'



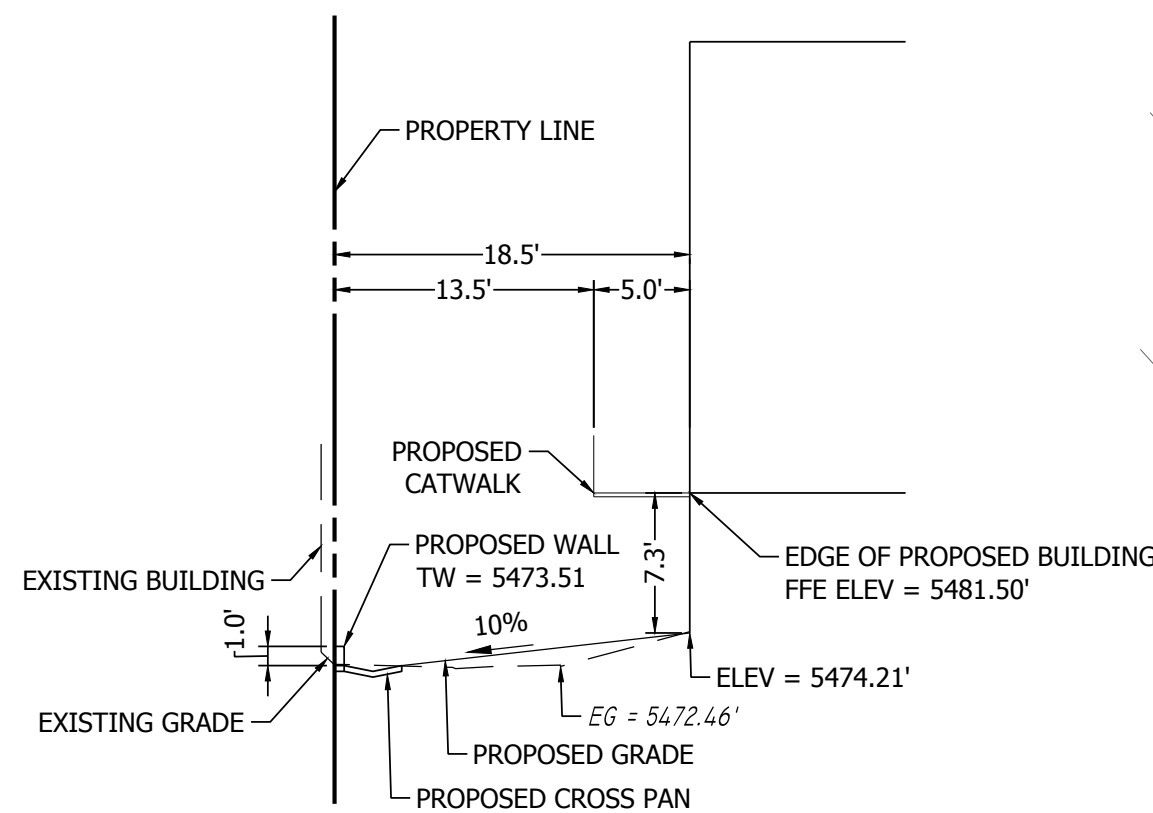
## RETAINING WALL: SECTION E

1" = 10'



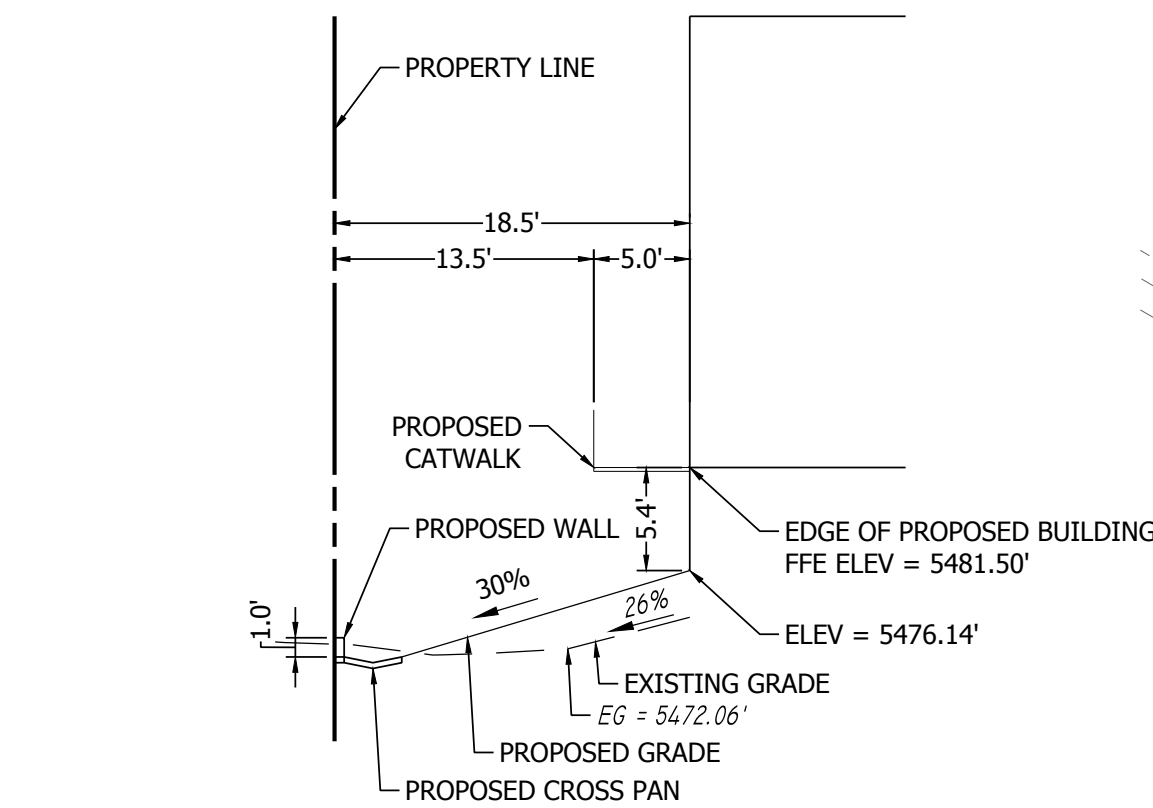
## RETAINING WALL: SECTION F

1" = 10'



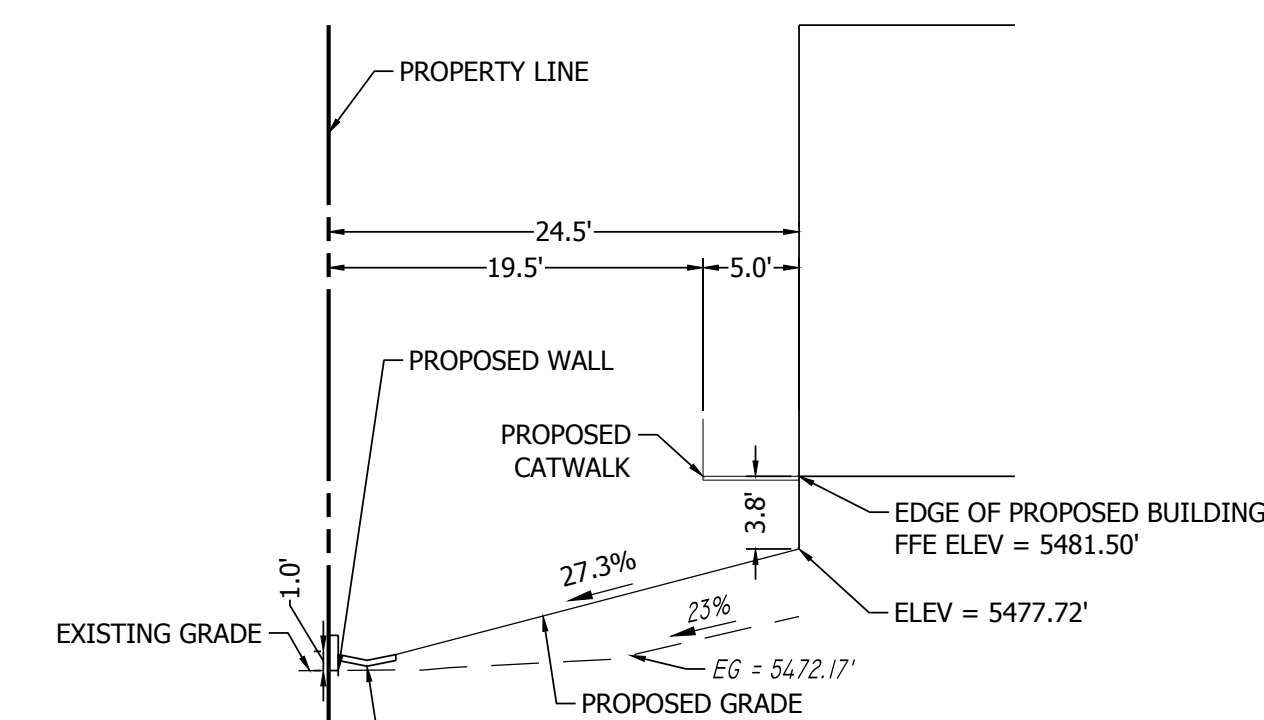
## CATWALK: SECTION A

1" = 10'



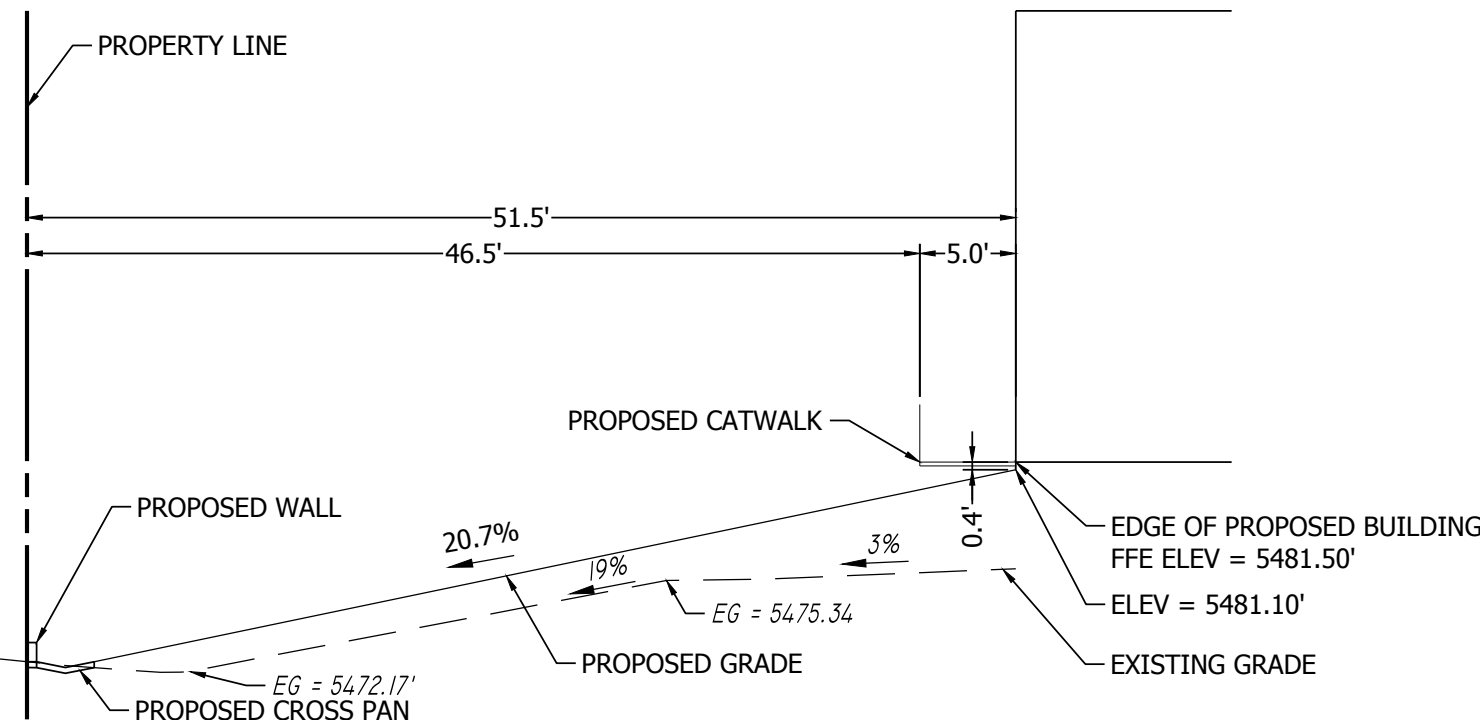
## CATWALK: SECTION B

1" = 10'



## CATWALK: SECTION C

1" = 10'



## CATWALK: SECTION D

1" = 10'

P:\A\WC2201\16001 E. LOCKHEED DRIVE\ENGINEERING & DRAWINGS\SITE PLAN\WC2201 - SITE PLAN.DWG, PLOT DATE: 2/23/2024 1:33:40 PM, BY: REVOR, SUTM

REVISION	DATE	BY
1	10/04/23	ESJ
2	12/20/23	RSD
3	2/23/24	RSD

**ENGINEERS  
SURVEYORS**

**R&R ENGINEERS-SURVEYORS, INC.**  
1635 WEST 13TH AVENUE, SUITE 310  
DENVER, COLORADO 80204  
PHONE: 303-753-6730

**WEST CENTERTECH**  
SITE ADDRESS: 201 N. LAREDO STREET  
AURORA, CO 80011  
PREPARED FOR: WEST CENTERTECH, LLC  
PO BOX 472918  
AURORA, CO 80047

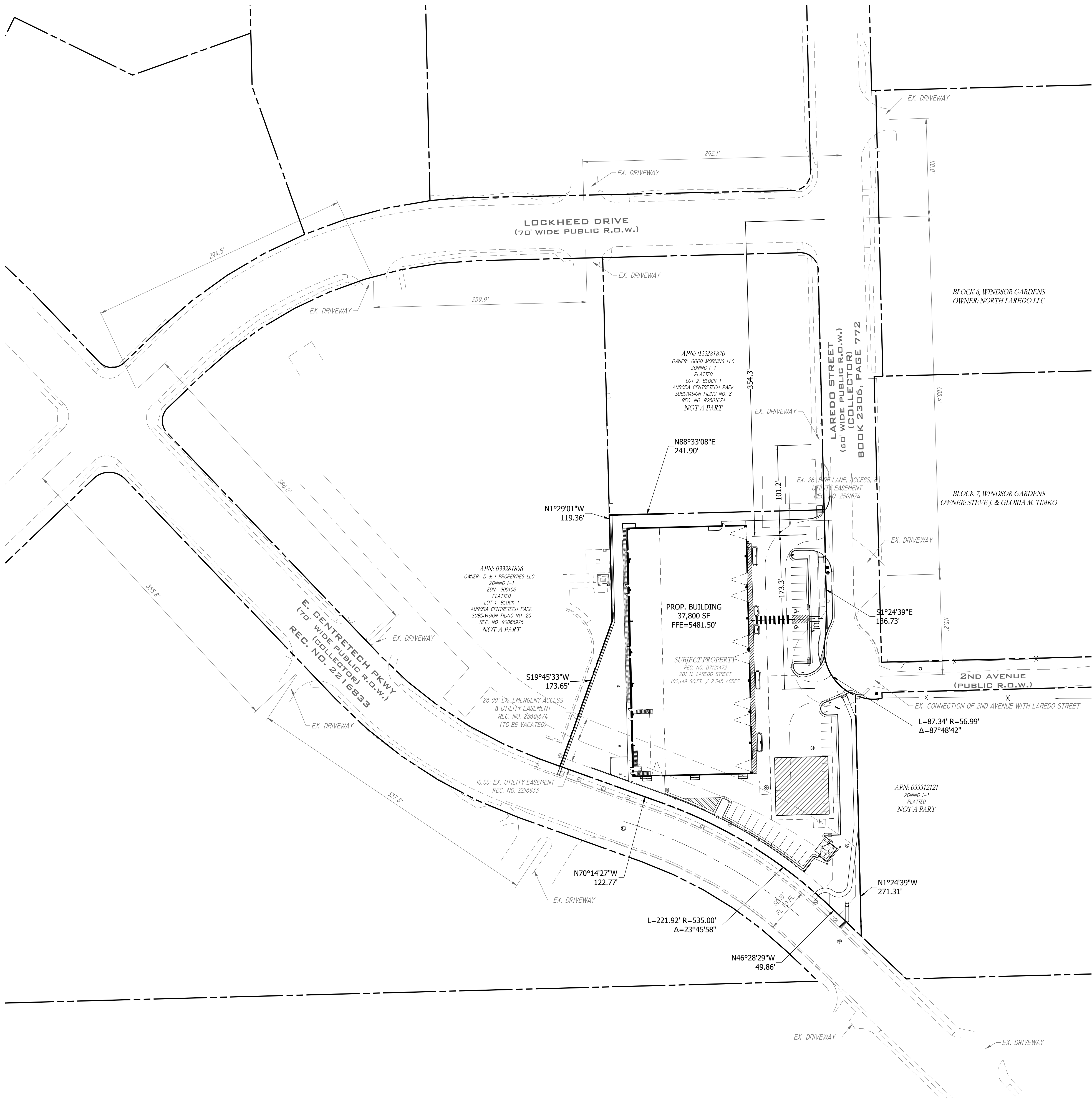
**SITE PLAN**  
JOB NO. WC22011  
ORG. SUBM. DATE 05/04/2023  
DWN: MAD CHD: RSD  
NAME

**SITE PLAN**  
NO. 2 OF 13



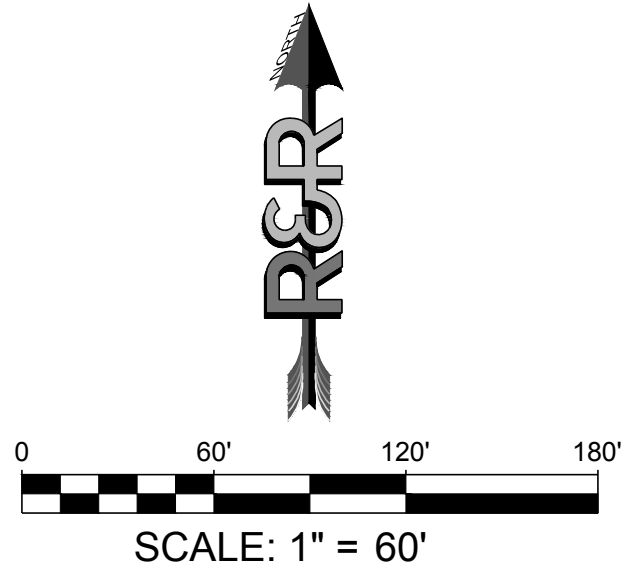
# SITE PLAN WEST CENTERTECH

PORTION OF LOT 3, BLOCK 1, AURORA CENTRETECH PARK SUBDIVISION  
(FILING NO. 8), CITY OF AURORA, COUNTY OF ARAPAHOE,  
STATE OF COLORADO (APPROX. 2.34 ACRES)



LEGEND	
LINE TYPE/SYMBOL	DESCRIPTION
	EX. PROPERTY LINE
	EX. EASEMENT
	EX. CURB AND GUTTER
	EX. CONCRETE SIDEWALK
	EX. FIRE HYDRANT
	EX. WATER VALVE
	EX. WATER METER
	EX. STORM SEWER MANHOLE
	EX. STORM SEWER INLET
	EX. UTILITY POLE
	EX. STREET LIGHT
	PROP. PROPERTY LINE
	PROP. EASEMENT
	PROP. CURB AND GUTTER
	PROP. CONCRETE SIDEWALK
	PROP. SITE LIGHTING
	PROP. SIGN
	PARKING COUNT
	ACCESSIBLE ROUTE
	PROP. CHECK VALVE
	PROP. WATER VALVE
	PROP. WATER METER
	PROP. KNOX BOX W/ APPROVED CAPS
	PROP. FDC
	PROP. STORM INLET
	PROP. SANITARY MANHOLE
	PROP. ACCESSIBLE PARKING
	PROP. TREE GRATE
	PROP. FENCE
	PROP. SIGHT TRIANGLE

- NOTES:
1. DETAILED LAYOUT AND DESIGN FOR PROPOSED CURB RAMPS WITHIN RIGHT OF WAY OR ALONG AN ACCESSIBLE ROUTE WILL BE COMPLETED WITH THE CIVIL PLANS.
  2. ALL PROPOSED HARDSCAPE SHALL BE CONCRETE.
  3. A VARIANCE TO SECTION 4.02.7.07.2 OF AURORA'S ROADWAY DESIGN & CONSTRUCTION SPECIFICATIONS 2023 MANUAL SHALL BE REQUESTED DURING THE CIVIL SITE PLAN SUBMITTAL.



REVISION	BY	DATE
2nd SUBMISSION	ESJ	10/04/23
3rd SUBMISSION	RSD	12/20/23
4th SUBMISSION	RSD	2/23/24

**ENGINEERS & SURVEYORS**

**R&R ENGINEERS-SURVEYORS, INC.**  
1635 WEST 13TH AVENUE, SUITE 310  
DENVER, COLORADO 80204  
PHONE: 303-753-6730

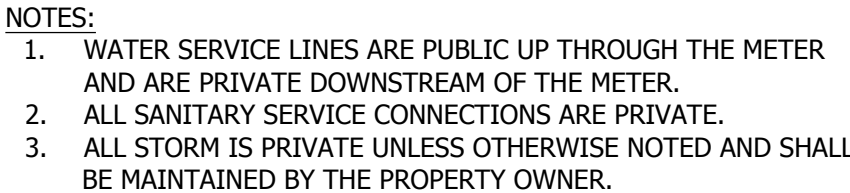
[WWW.RRENGINERS.COM](http://WWW.RRENGINERS.COM)

**WEST CENTERTECH**  
SITE ADDRESS: 201 N. LAREDO STREET  
AURORA, CO 80011  
PREPARED FOR: WEST CENTERTECH, LLC  
PO BOX 472918  
AURORA, CO 80047

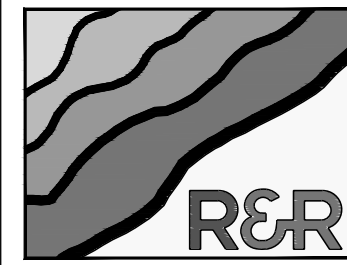
**SITE PLAN**  
JOB NO. WC22011  
ORG. SUBM. DATE 05/04/2023  
DWN: MAD CHKD: RSD  
NAME

**SITE ACCESS MAP**  
NO. 3 OF 13

PORTION OF LOT 3, BLOCK 1, AURORA CENTRETECH PARK SUBDIVISION  
(FILING NO. 8), CITY OF AURORA, COUNTY OF ARAPAHOE,  
STATE OF COLORADO (APPROX. 2.34 ACRES)



NO.	REVISION	BY	DATE
1	2nd SUBMISSION	ESJ	10/04/23
2	3rd SUBMISSION	RSD	12/20/23
2	4th SUBMISSION	RSD	2/23/24



ENGINEERS  
SURVEYORS

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PHONE: 303-753-6730

WWW.RRENGINEERS.COM

WEST CENTERTECH

201 N. LAREDO STREET  
AURORA, CO 80011

WEST CENTERTECH, L  
PO BOX 472918  
AURORA CO 80047

## S I T E   P L A N

JOB NO.		WC22011	
ORG. SUBM. DATE		05/04/2023	
DWN:	MAD	CHKD:	RS
NAME			

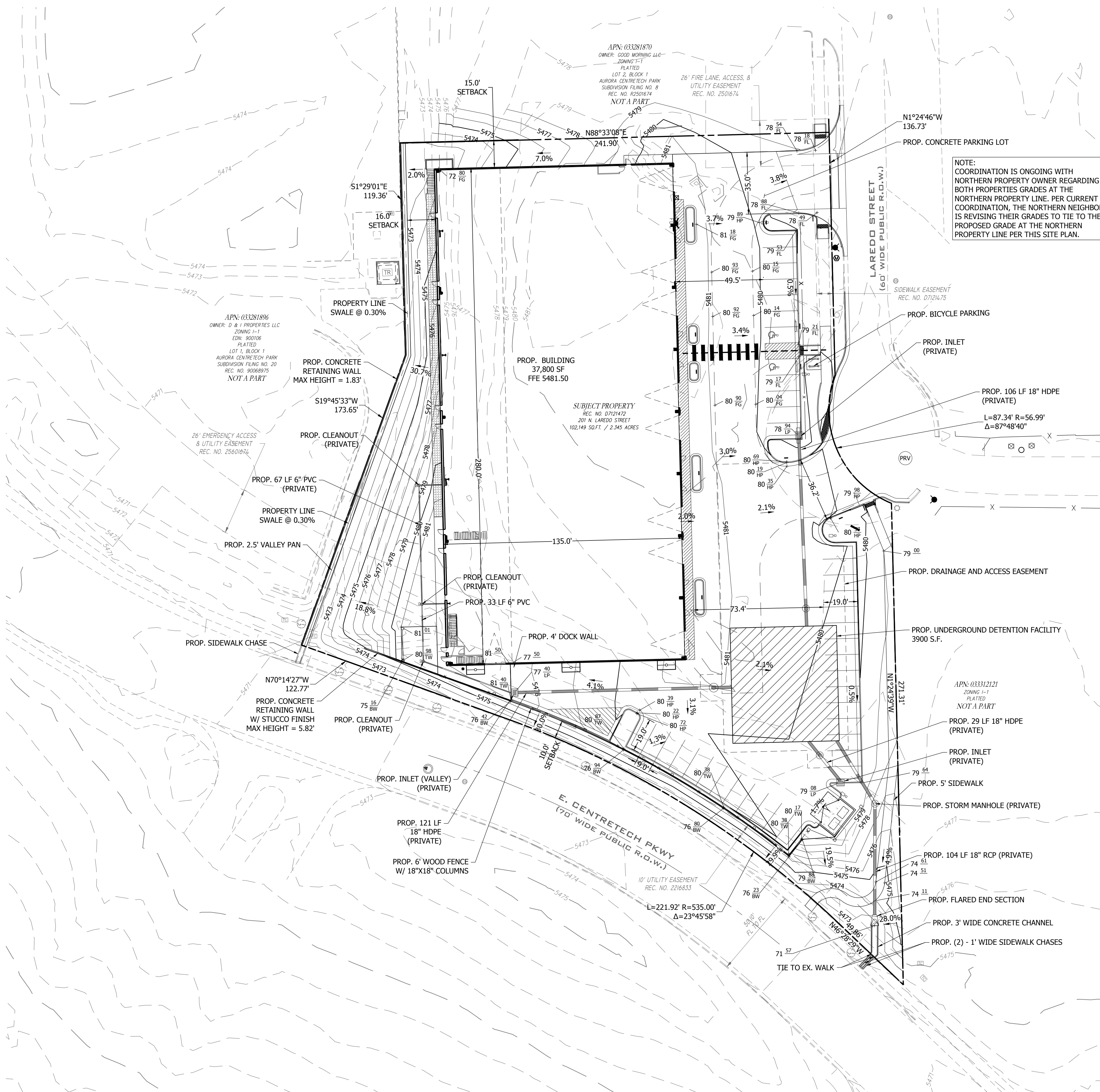
## UTILITY PLAN

NO.



# SITE PLAN WEST CENTERTECH

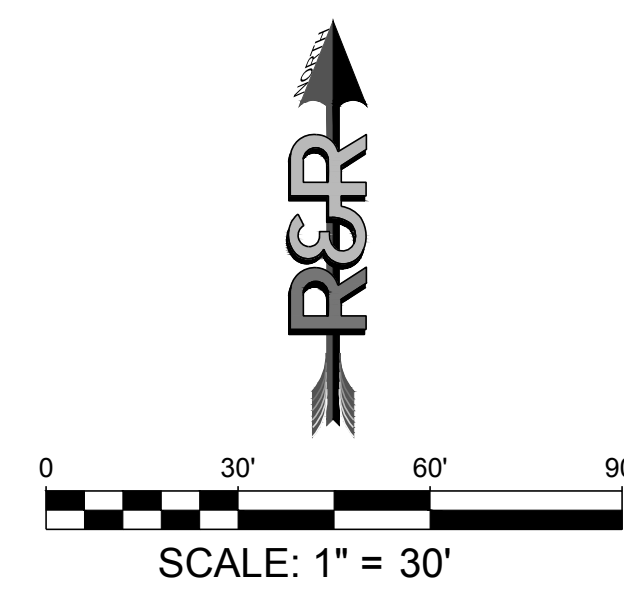
PORTION OF LOT 3, BLOCK 1, AURORA CENTRETECH PARK SUBDIVISION  
(FILING NO. 8), CITY OF AURORA, COUNTY OF ARAPAHOE,  
STATE OF COLORADO (APPROX. 2.34 ACRES)



### LEGEND

LINE TYPE/SYMBOL	DESCRIPTION
---	EX. PROPERTY LINE
---	EX. EASEMENT
---	EX. CURB AND GUTTER
---	EX. CONCRETE SIDEWALK
---	EX. STORM SEWER PIPE
---	EX. MAJOR CONTOUR
---	EX. MINOR CONTOUR
⊙	EX. FIRE HYDRANT
⊙	EX. WATER VALVE
⊙	EX. WATER METER
⊙	EX. SANITARY MANHOLE
⊙	EX. STORM SEWER MANHOLE
⊙	EX. STORM SEWER INLET
⊙	EX. UTILITY POLE
⊙	EX. STREET LIGHT
---	PROP. PROPERTY LINE
---	PROP. EASEMENT
---	PROP. CURB AND GUTTER
---	PROP. CONCRETE SIDEWALK
---	PROP. STORM SEWER PIPE
---	PROP. MAJOR CONTOUR
---	PROP. MINOR CONTOUR
---	PROP. SITE LIGHTING
---	PROP. SIGN
⊙	PROP. PRESSURE REDUCING VALVE
⊙	PROP. WATER VALVE
⊙	PROP. WATER METER
⊙	PROP. STORM INLET
⊙	PROP. STORM SEWER MANHOLE
⊙	PROP. STORM SEWER CLEANOUT
---	ACCESSIBLE ROUTE

- NOTES:
1. ALL STORM IS PRIVATE UNLESS OTHERWISE NOTED AND SHALL BE MAINTAINED BY THE PROPERTY OWNER.
  2. GRADES AWAY FROM BUILDINGS SHALL BE A MINIMUM OF 5% (LANDSCAPE AREAS) OR 2% (PAVED AREAS) FOR AT LEAST 10' OR UNTIL AN OBSTRUCTION IS ENCOUNTERED.
  3. GRADES IN LANDSCAPE AREAS ARE TO BE 2% MINIMUM.
  4. GRADES IN PAVED AREAS ARE TO BE 1% (ASPHALT) OR 0.5% (CONCRETE).
  5. WHERE RETAINING WALL HEIGHT IS GREATER THAN 30", PEDESTRIAN HANDRAILS ARE TO BE INSTALLED ALONG THE PROPOSED WALL.
  6. 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.



REVISION	BY	DATE
2nd SUBMISSION	ESJ	10/04/23
3rd SUBMISSION	RSD	12/20/23
4th SUBMISSION	RSD	2/23/24

NO.	1	2	2		
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**ENGINEERS  
SURVEYORS**

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1635 WEST 13TH AVENUE, SUITE 310  
DENVER, COLORADO 80204  
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**WEST CENTERTECH**  
201 N. LAREDO STREET  
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WEST CENTERTECH, LLC  
PO BOX 472918  
AURORA, CO 80047

**SITE PLAN**  
JOB NO. WC22011  
ORG. SUBM. DATE 05/04/2023  
DWN: MAD CHKD: RSD  
NAME

**GRADING PLAN**

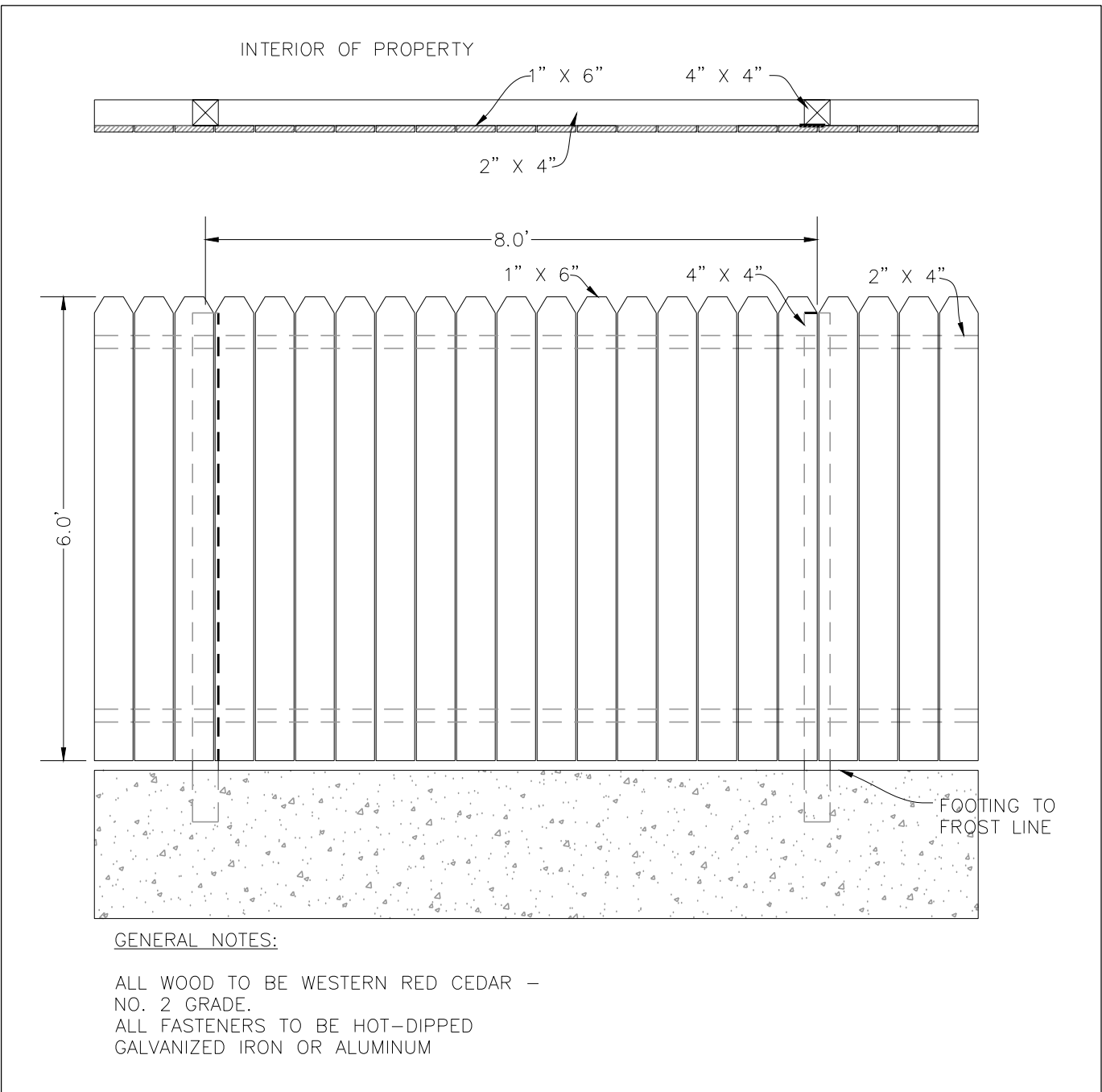
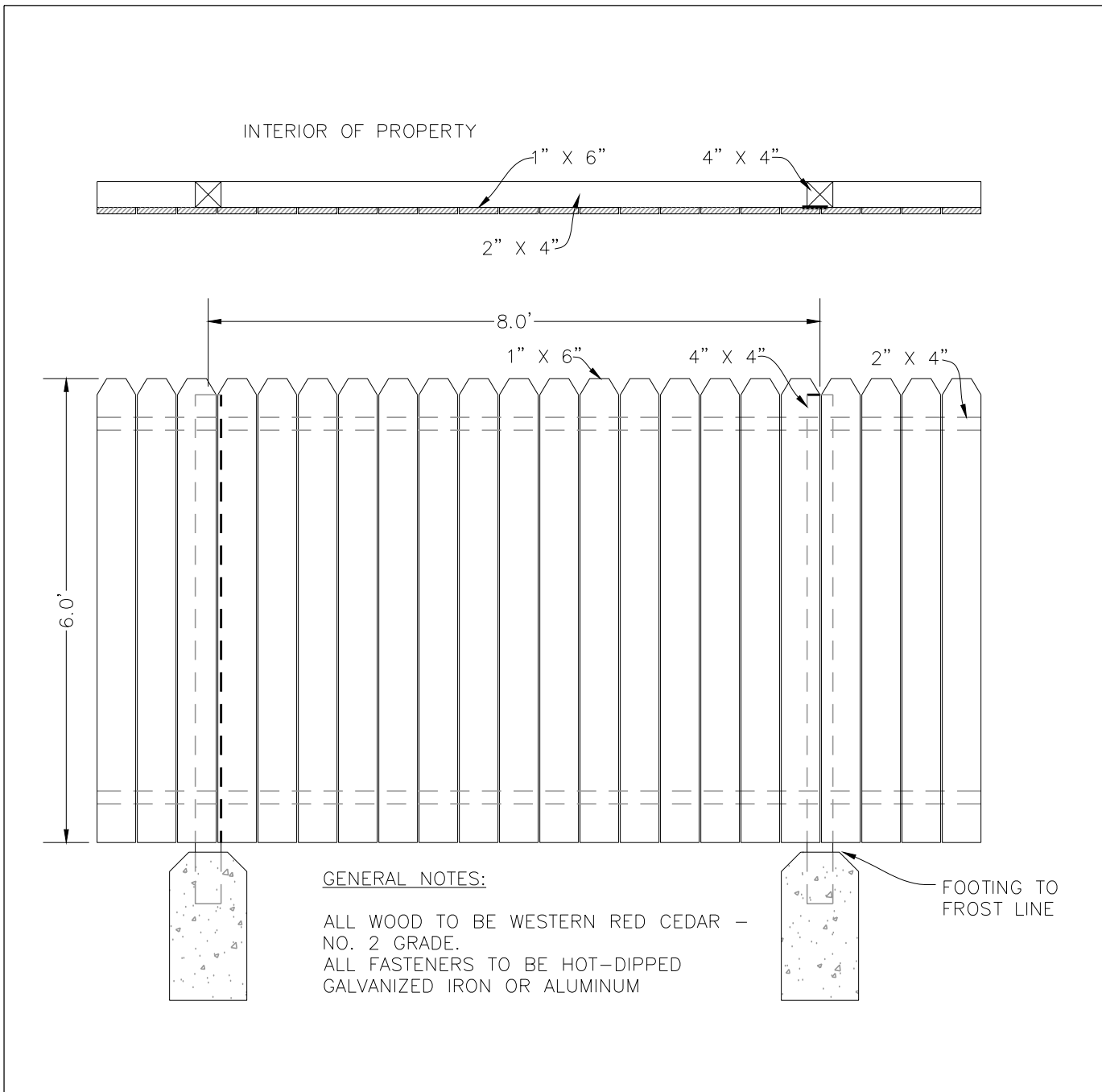
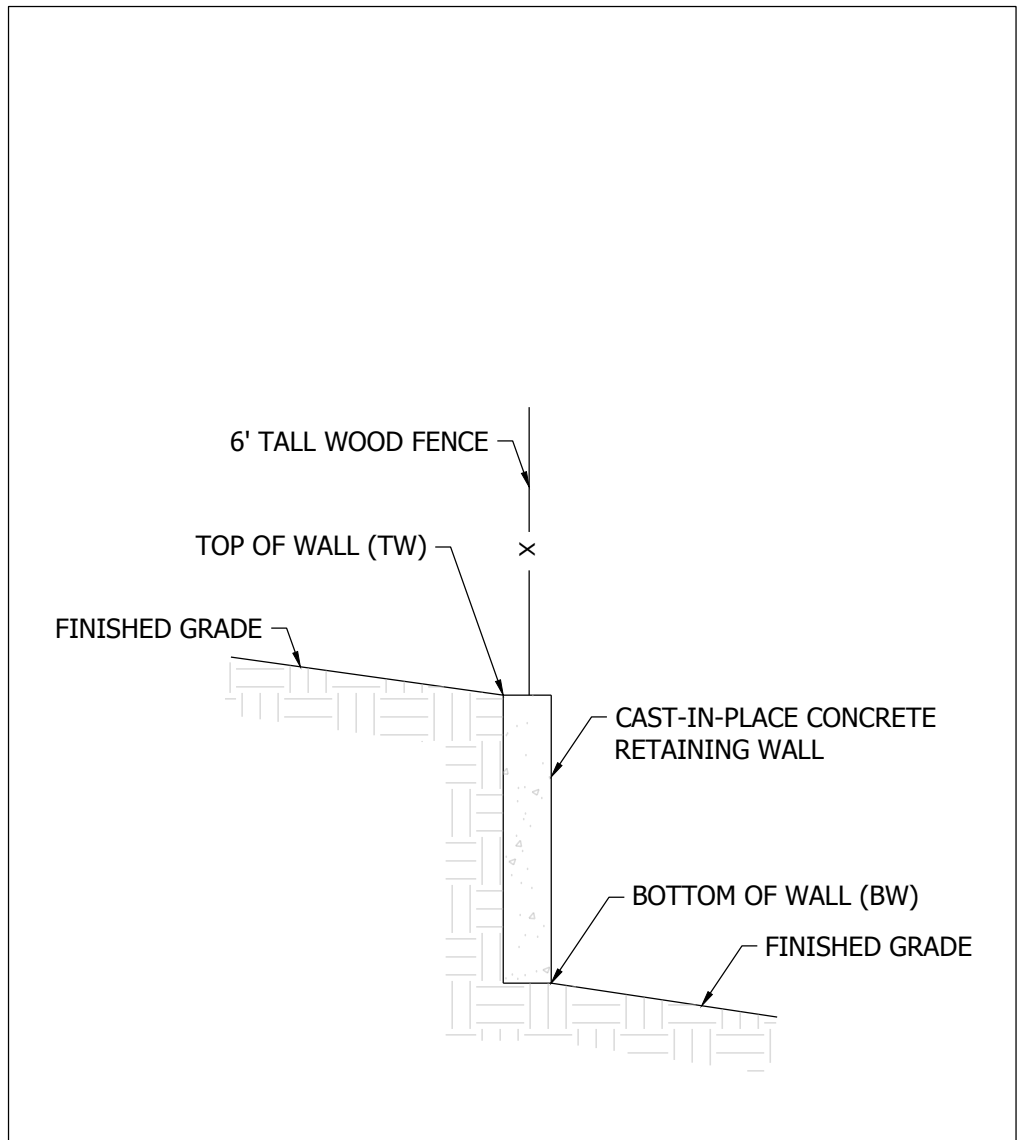
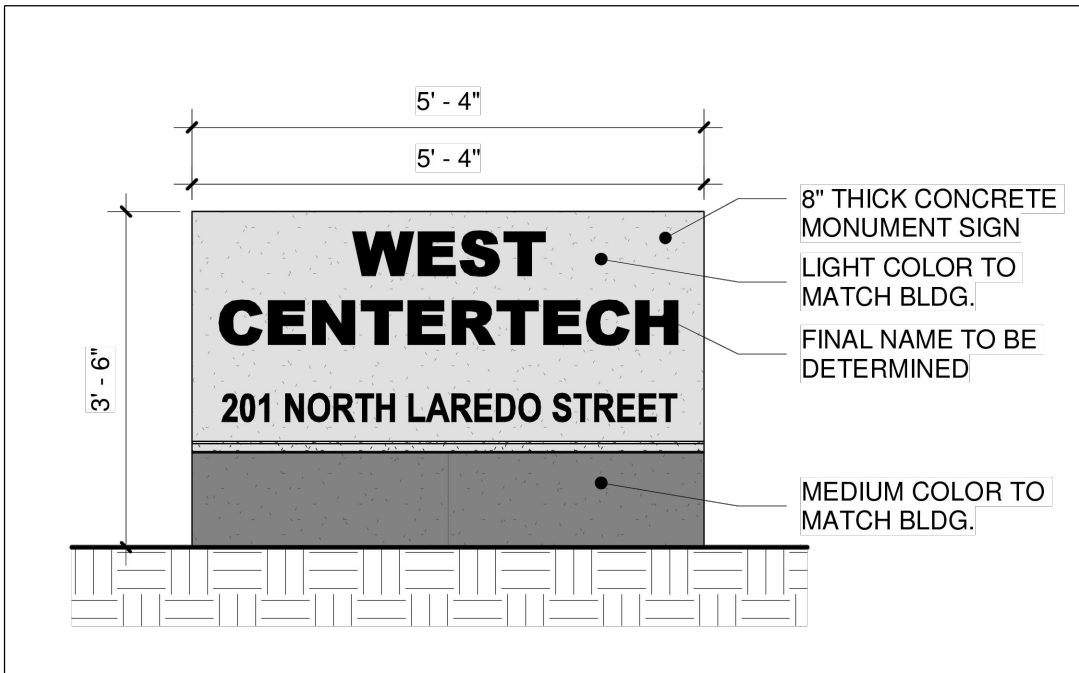
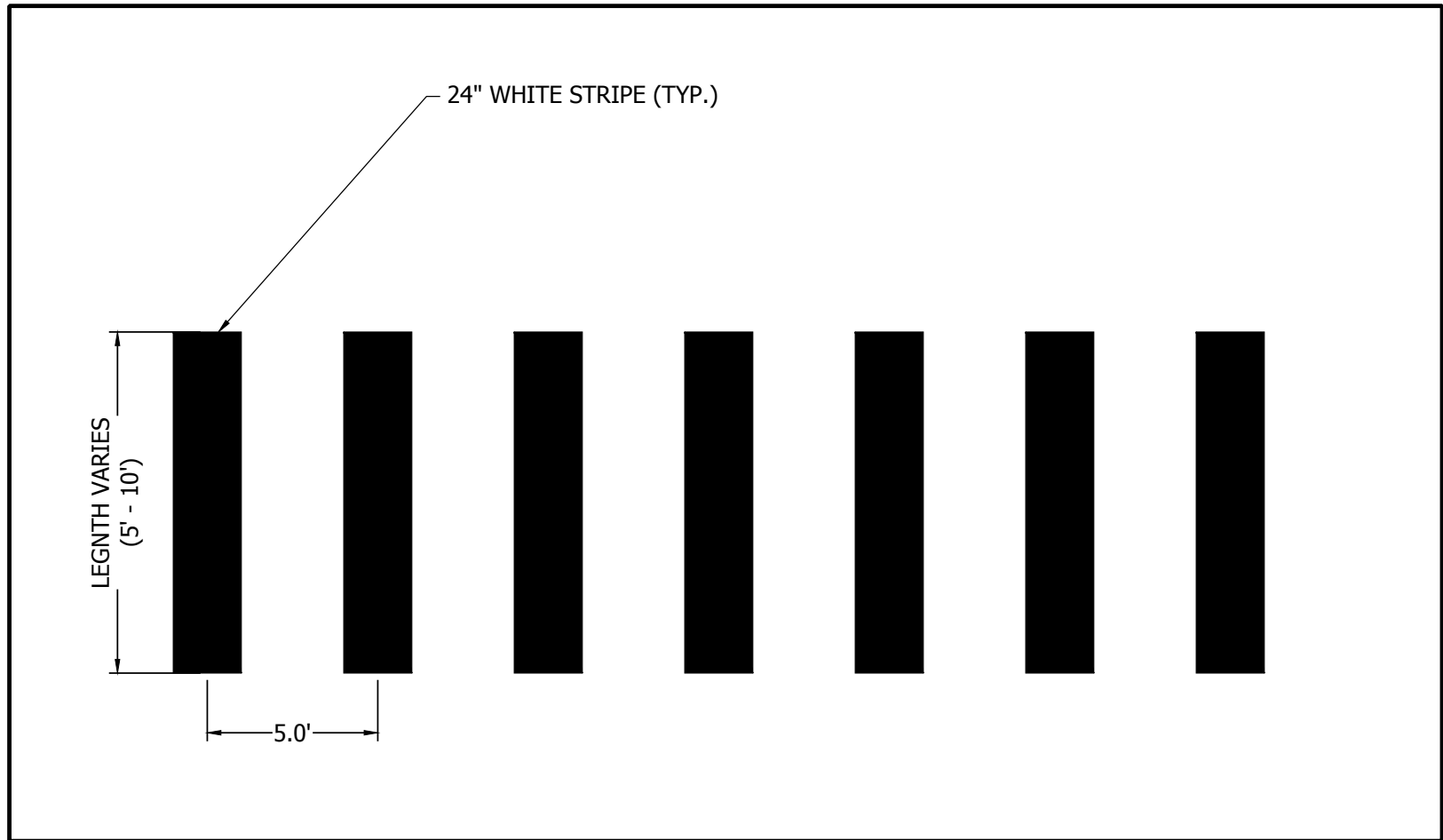
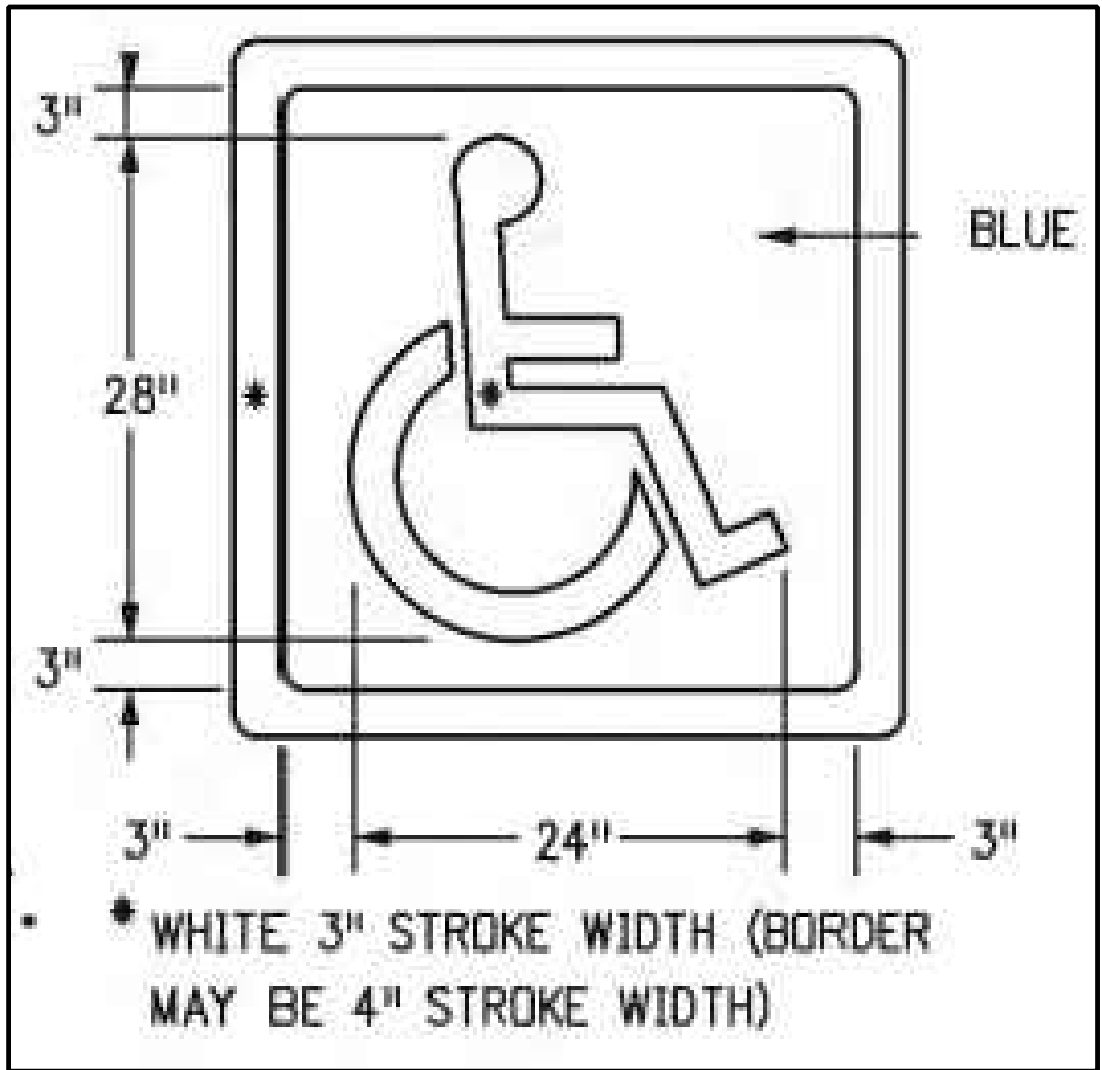
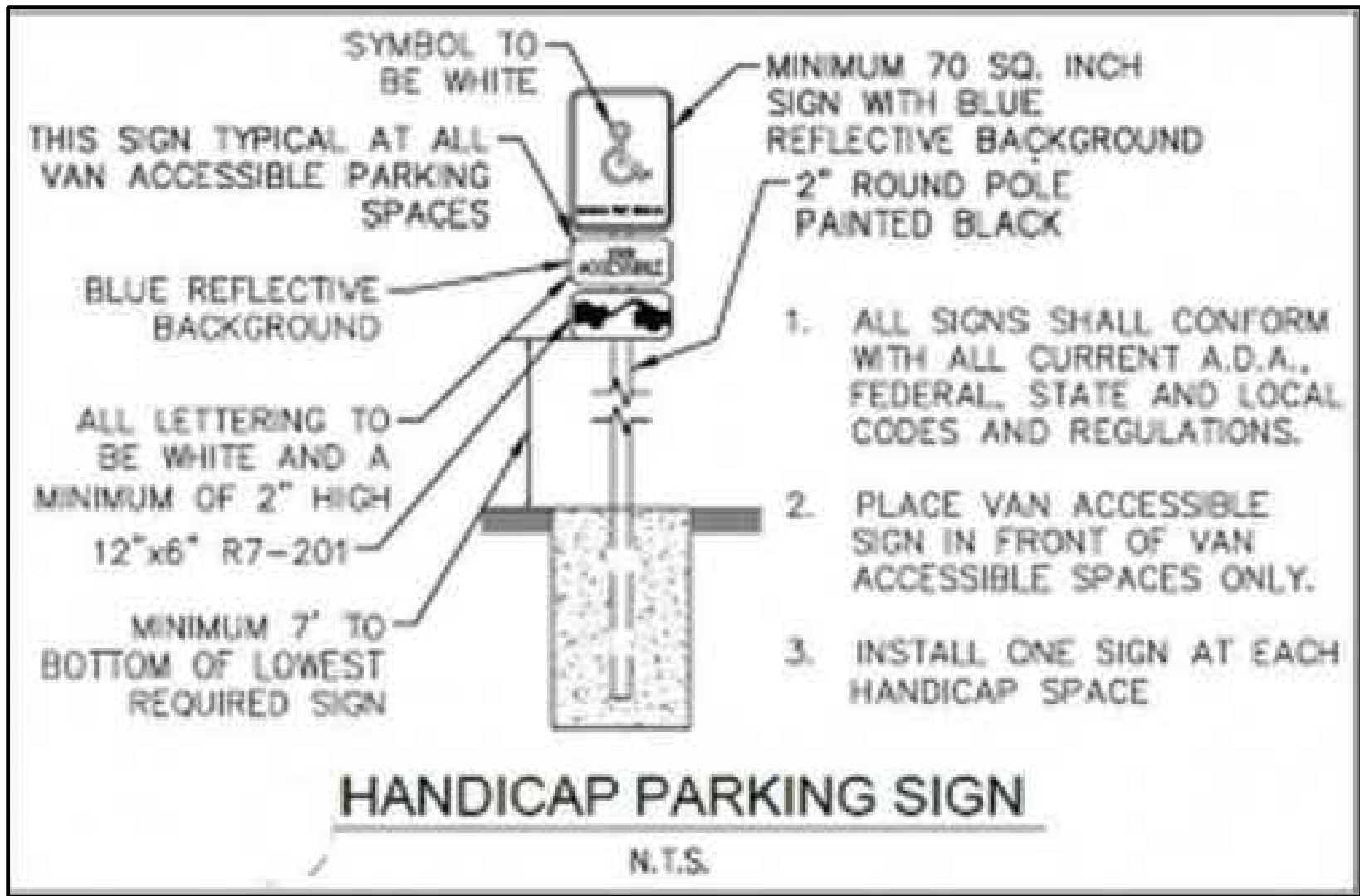
NO.  
**5 OF 13**

DATE: 10/04/2023 16:00 E:\LOCKHEED\_DRIVE\ENGINEERING\4 DRAWINGS\SITE PLAN\WC22011 - GRADING PLAN.DWG, PLOT DATE: 2/23/2024 1:34:03 PM, BY: TREVOR SMITH

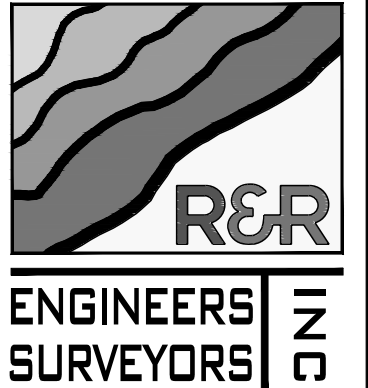


SITE PLAN  
WEST CENTERTECH

PORTION OF LOT 3, BLOCK 1, AURORA CENTRETECH PARK SUBDIVISION  
(FILING NO. 8), CITY OF AURORA, COUNTY OF ARAPAHOE,  
STATE OF COLORADO (APPROX. 2.34 ACRES)



REVISION	BY	DATE
2nd SUBMISSION	ESJ	10/04/23
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4th SUBMISSION	RSD	2/23/24



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**WEST CENTERTECH**  
SITE ADDRESS: 201 N. LAREDO STREET  
AURORA, CO 80011  
PREPARED FOR: WEST CENTERTECH, LLC  
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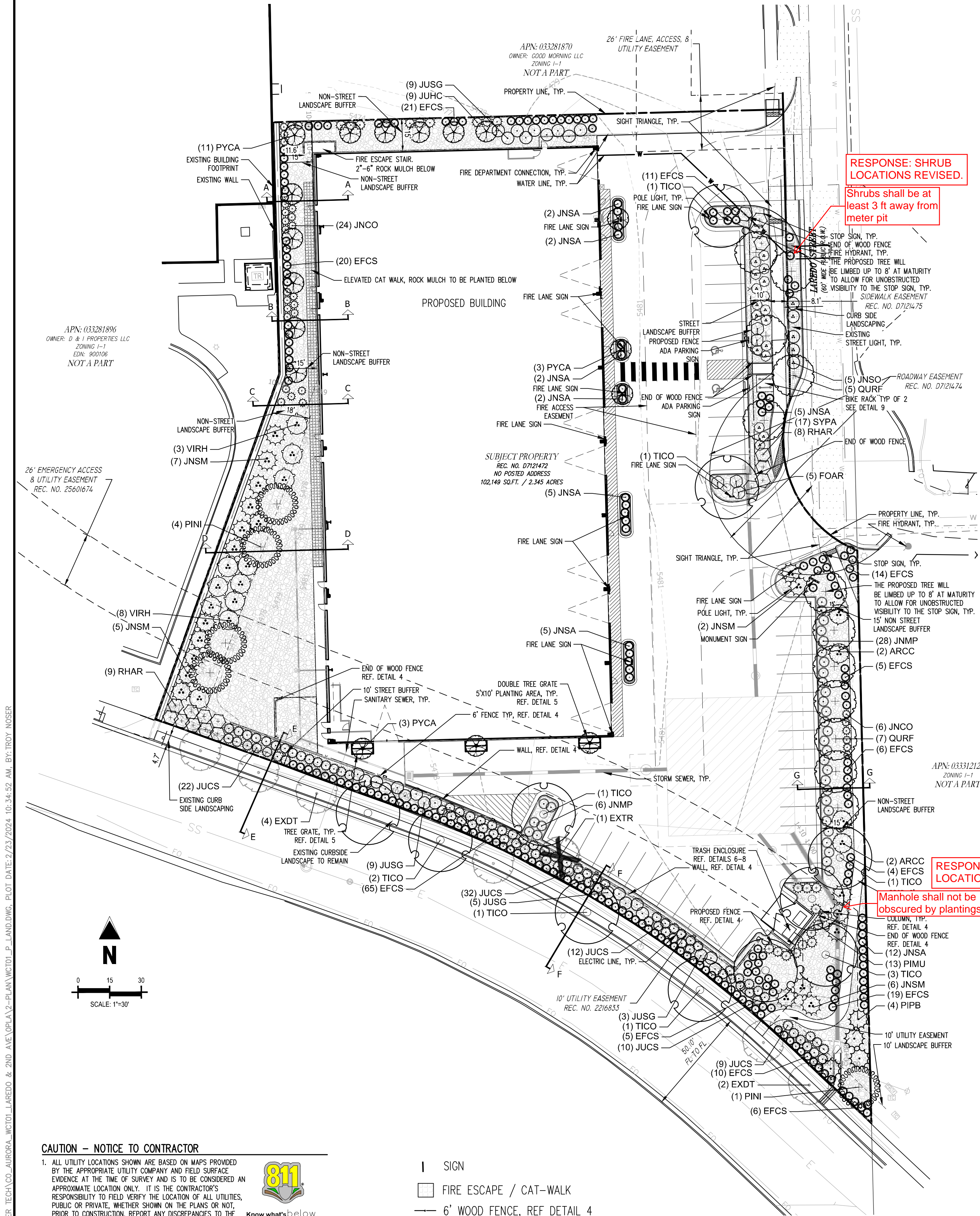
SITE PLAN	
JOB NO.	WC22011
ORG. SUBM. DATE	05/04/2023
DWN:	MAD
CHKD:	RSD
NAME	

SITE DETAILS



# SITE PLAN WEST CENTERTECH

PORTION OF LOT 3, BLOCK 1, AURORA CENTRETECH PARK SUBDIVISION  
(FILING NO. 8), CITY OF AURORA, COUNTY OF ARAPAHOE,  
STATE OF COLORADO (APPROX. 2.34 ACRES)



## PLANT SCHEDULE

SYMBOL	CODE	QTY	COMMON NAME	BOTANICAL NAME	CONT.	CAL / SIZE	HT. X SPD.	WATER USE	LIGHT REQ.
DECIDUOUS TREES									
	QURF	12	COLUMNAR ENGLISH OAK	QUERCUS ROBUR 'FASTIGIATA' TM	B&B	2" CAL	40'X20'	XX	SUN
	TICO	11	LITTLELEAF LINDEN	TILIA CORDATA	B&B	2" CAL	40'X30'	XX	SUN/PART SHADE
EVERGREEN TREES									
	PIPB	4	BAKER COLORADO SPRUCE	PICEA PUNGENS 'BAKERI'	B&B	6" HT	30'X10'	XX	SUN
	PINI	5	AUSTRIAN PINE	PINUS NIGRA	B&B	6" HT	50'X20'	XXX	SUN/PART SHADE
ORNAMENTAL TREES									
	PYCA	17	CALLERY PEAR	PYRUS CALLERYANA	B&B	1.5" CAL	35'X15'	XX	SUN
EXISTING TREES									
	EXTR	1	EXISTING RUSSIAN OLIVE	TO BE REMOVED	EXISTING				
	EXDT	6	EXISTING RUSSIAN OLIVE	TO REMAIN	EXISTING				

SYMBOL	CODE	QTY	COMMON NAME	BOTANICAL NAME	CONT.	HT. X SPD.	WATER USE	LIGHT REQ.
UPRIGHT JUNIPERS								
	JUHC	9	HETZI COLUMN JUNIPER	JUNIPERUS CHINENSIS 'HETZII COLUMNARIS'	#5 CONT.	20'X5'	XX	SUN/PART SHADE
	JUCS	85	SPARTAN JUNIPER	JUNIPERUS CHINENSIS 'SPARTAN'	#5 CONT.	15'X5'	XX	SUN
	JUSG	26	GRAY GLEAM JUNIPER	JUNIPERUS SCOPULORUM 'GRAY GLEAM'	#5 CONT.	15'X6'	XX	SUN
DECIDUOUS SHRUBS								
	FOAR	5	ARNOLD'S DWARF FORSYTHIA	FORSYTHIA X 'ARNOLD'S DWARF'	#5 CONT.	2'X7'	XX	SUN/PART SHADE
	RHAR	17	GRO-LOW FRAGRANT SUMAC	RHUS AROMATICA 'GRO-LOW'	#5 CONT.	3'X8'	XXX	SUN
	SYPA	17	MISS KIM KOREAN LILAC	SYRINGA PATULA 'MISS KIM'	#5 CONT.	5'X5'	XX	SUN/PART SHADE
	VIRH	11	ALLEGHANY LANTANAPHYLLUM VIBURNUM	VIBURNUM X RHYTIDOPHYLLOIDES 'ALLEGHANY'	#5 CONT.	10'X10'	X	SUN/PART SHADE
EVERGREEN SHRUBS								
	ARCC	4	CHIEFTAIN MOCK BEARBERRY MANZANITA	ARCTOSTAPHYLOS X COLORADENSIS 'CHIEFTAIN'	#5 CONT.	4'X10'	XXX	SUN/PART SHADE
	EFCS	186	PURPLE-LEAF WINTERCREEPER	EUONYMUS FORTUNEI 'COLORATUS'	#5 CONT.	4'X1.5'	XX	SUN/SHADE
	JINCO	30	ALPINE CARPET COMMON JUNIPER	JUNIPERUS COMMUNIS 'MONDAP' TM	#5 CONT.	8'X4'	XX	SUN/PART SHADE
	JNSA	35	ARCADIA JUNIPER	JUNIPERUS SABINA 'ARCADIA'	#5 CONT.	2'X4'	XX	SUN
	JNSO	5	BUFFALO JUNIPER	JUNIPERUS SABINA 'BUFFALO'	#5 CONT.	1'X6'	XX	SUN/PART SHADE
	JNSM	20	CALGARY CARPET JUNIPER	JUNIPERUS SABINA 'MONNA'	#5 CONT.	9'X10'	XX	SUN/PART SHADE
	JNMP	34	COMPACT PFITZER JUNIPER	JUNIPERUS X MEDIA 'PFITZERANA COMPACTA'	#5 CONT.	4'X5'	XX	SUN/PART SHADE
	PIMU	13	BIG TUNA MUGO PINE	PINUS MUGO 'BIG TUNA'	#5 CONT.	6'X5'	XXX	SUN/PART SHADE

## MATERIALS SCHEDULE

SYMBOL	LANDSCAPE DESCRIPTION	QTY	DETAIL
	WOOD MULCH (MIN. 4" DEEP) - DOUBLE SHREDDED CEDAR WOOD MULCH. NO LANDSCAPE FABRIC SHALL BE USED IN WOOD MULCH AREAS.	597 SF	N/A
	ROCK MULCH (MIN. 4" DEEP) - 2" - 6" MULTI-COLOR CRUSHED ROCK MULCH (60% - 2" 30%-4" 10% - 6") INSTALL DEWITT PRO-5 WEED BARRIER FABRIC UNDER ALL ROCK MULCH BEDS SPECIFIED ON THE PLANS ONLY. NO PLASTIC WEED BARRIERS SHALL BE SPECIFIED.	23,199 SF	N/A

WATER USE TABLE	
NON-WATER CONSERVING	1,607 SF (EXISTING IRRIGATED TURF ALONG CENTRETECH PARKWAY) IN THE CURB SIDE LANDSCAPING
WATER CONSERVING	16,516 SF
NON-WATER USING	7,282 SF

- THE LANDSCAPE PLAN MUST REFLECT THE LOCATION OF ALL FIRE HYDRANTS, KNOX HARDWARE, AND FIRE DEPARTMENT CONNECTIONS TO ENSURE THAT THESE DEVICES ARE NOT PHYSICALLY OR VISUALLY OBSTRUCTED FROM RESPONDING FIRE CREWS. THE SEPARATION REQUIREMENTS FROM FIRE DEPARTMENT CONNECTIONS AND FIRE HYDRANTS MUST MEET BOTH FIRE LIFE SAFETY (TYPICALLY 5' AND NO MATERIAL GREATER THEN 2 FEET IN HEIGHT) AND LANDSCAPING REQUIREMENTS. LANDSCAPING MATERIAL CANNOT BE OMITTED OR REDUCED BASED ON THE INSTALLATION OF A FIRE HYDRANT(S) WITHIN A PARKING LOT ISLAND OR PLANT BED. IT IS RECOMMENDED THAT THE ISLAND OR PLANT BED BE CONSTRUCTED LARGE ENOUGH TO ADEQUATELY ACCOMMODATE BOTH LANDSCAPING MATERIAL AND FIRE HYDRANTS IN OR ORDER TO COMPLY WITH ALL CITY STANDARDS.
- AN 5-FOOT CLEAR SPACE SHALL BE MAINTAINED AROUND THE CIRCUMFERENCE OF FIRE HYDRANTS.
- LANDSCAPING MATERIAL SHOWN WITHIN THE SITE PLAN CANNOT ENCR OACH INTO THE ROADWAYS THAT ARE DEDICATED (OR DESIGNATED) AS FIRE LANE EASEMENTS (OR CORRIDORS).

### CAUTION -- NOTICE TO CONTRACTOR

- ALL UTILITY LOCATIONS SHOWN ARE BASED ON MAPS PROVIDED BY THE APPROPRIATE UTILITY COMPANY AND FIELD SURFACE EVIDENCE AT THE TIME OF SURVEY AND IS TO BE CONSIDERED AN APPROXIMATE LOCATION ONLY. IT IS THE CONTRACTOR'S RESPONSIBILITY TO FIELD VERIFY THE LOCATION OF ALL UTILITIES, PUBLIC OR PRIVATE, WHETHER SHOWN ON THE PLANS OR NOT, PRIOR TO CONSTRUCTION. REPORT ANY DISCREPANCIES TO THE ENGINEER PRIOR TO CONSTRUCTION.
- WHERE A PROPOSED UTILITY CROSSES AN EXISTING UTILITY, IT IS THE CONTRACTOR'S RESPONSIBILITY TO FIELD VERIFY THE HORIZONTAL AND VERTICAL LOCATION OF SUCH EXISTING UTILITY, EITHER THROUGH POT-HOLING OR ALTERNATIVE METHOD. REPORT INFORMATION TO THE ENGINEER PRIOR TO CONSTRUCTION.



Know what's below.  
Call before you dig.

### 1 SIGN

- FIRE ESCAPE / CAT-WALK
- 6" WOOD FENCE, REF. DETAIL 4
- STUCCOED CONC. WALL
- 16" SQ. STUCCOED CONC. COLUMN
- SITE LIGHTING

NO.	REVISION	BY	DATE
1	2ND SUBMITTAL	JRW	10/03/23
2	3RD SUBMITTAL	JRW	12/19/23
3	4TH SUBMITTAL	TDN	02/23/24

**Galloway**  
5500 Greenwood Plaza Blvd, Suite 200  
Greenwood Village, CO 80111  
303.770.0888  
gallowayus.com

**PRELIMINARY**  
NOT FOR BIDDING  
NOT FOR CONSTRUCTION

**WEST CENTERTECH**  
201 NORTH LAREDO STREET  
AURORA, CO 80011

PREPARED FOR:  
WEST CENTERTECH, LLC  
PO BOX 472918  
AURORA, CO 80047

**SITE PLAN**  
JOB NO. WCT01  
ORG. SUBM. DATE: 04/11/2023  
DRW: JRW CHKD: JRW  
NAME

LANDSCAPE PLAN

NO.  
**L1.0**  
SHEET 7 OF 13



PATH:H:\WEST CENTER TECH\CD\_AURORA\WCTD\_LAREDO & 2ND AVE\CD-LA-2-PLAN\WCTD\_P\_LAND.DWG, PLOT DATE:2/22/2024 10:34:57 AM, BY:TROY MOSER

# SITE PLAN WEST CENTERTECH

PORTION OF LOT 3, BLOCK 1, AURORA CENTRETECH PARK SUBDIVISION  
(FILING NO. 8), CITY OF AURORA, COUNTY OF ARAPAHOE,  
STATE OF COLORADO (APPROX. 2.34 ACRES)

## IRRIGATION CONCEPT

1. AN AUTOMATIC IRRIGATION SYSTEM SHALL BE INSTALLED AND OPERATIONAL BY THE TIME OF FINAL INSPECTION. THE ENTIRE IRRIGATION SYSTEM SHALL BE INSTALLED BY A QUALIFIED IRRIGATION CONTRACTOR.
2. THE IRRIGATION SYSTEM WILL HAVE APPROPRIATE BACKFLOW PREVENTION DEVICES INSTALLED TO PREVENT CONTAMINATION OF THE WATER SOURCE IF APPLICABLE.
3. ALL NON-TURF/SEED PLANTED AREAS WILL BE DRIP IRRIGATED. TURF SOD/SEED SHALL RECEIVE POP-UP SPRAY IRRIGATION FOR HEAD TO HEAD COVERAGE.
4. ALL PLANTS SHARING SIMILAR HYDROZONE CHARACTERISTICS SHALL BE PLACED ON A VALVE DEDICATED TO PROVIDE THE NECESSARY WATER REQUIREMENTS SPECIFIC TO THAT HYDROZONE.
5. THE IRRIGATION SYSTEM SHALL BE DESIGNED AND INSTALLED, TO THE MAXIMUM EXTENT POSSIBLE, TO CONSERVE WATER BY USING THE FOLLOWING DEVICES AND SYSTEMS: MATCHED PRECIPITATION RATE TECHNOLOGY ON ROTOR AND SPRAY HEADS (WHEREVER POSSIBLE), RAIN SENSORS, AND SMART MULTI-PROGRAM COMPUTERIZED IRRIGATION CONTROLLERS FEATURING SENSORY INPUT CAPABILITIES.

## TREE PROTECTION NOTES:

1. USE THE CITY OF AURORA'S TREE PROTECTION NOTES (IF AVAILABLE). TREE PROTECTION NOTES BELOW SHALL BE USED FOR FURTHER INTEGRATION.
2. "PROTECTED ZONE" FOR EXISTING TREES: BEFORE BEGINNING ANY DEMOTION OR CONSTRUCTION OPERATIONS, THE CONTRACTOR SHALL INSTALL TEMPORARY FENCING AROUND ALL EXISTING TREES WITHIN THE CONSTRUCTION ZONE THAT ARE TO BE SAVED. THE FENCE SHALL BE INSTALLED NO CLOSER TO THE TREE THAN THE EDGE OF THE TREE'S PROTECTED ZONE. GENERALLY DEFINED AS THE AREA BEGINNING FIVE FEET OUTSIDE OF THE TREE'S DRIPLINE AND EXTENDING TOWARDS THE TREE (OR AS FAR AWAY FROM THE TRUNK AS PRACTICABLE). THE FENCING SHALL BE OF A MATERIAL AND HEIGHT ACCEPTABLE TO THE LANDSCAPE ARCHITECT. ALL CONTRACTORS AND THEIR CREWS SHALL NOT BE ALLOWED INSIDE THIS "PROTECTED ZONE" NOR SHALL THEY BE ALLOWED TO STORE OR DUMP FOREIGN MATERIALS WITHIN THIS AREA. NO WORK OF ANY KIND, INCLUDING TRENCHING, SHALL BE ALLOWED WITHIN THE PROTECTED ZONE EXCEPT AS DESCRIBED BELOW. THE FENCING SHALL REMAIN AROUND EACH TREE TO BE SAVED UNTIL THE COMPLETION OF CONSTRUCTION OPERATIONS.
3. TEMPORARY MULCH: TO ALLEVIATE SOIL COMPACTION IN ANTICIPATED AREAS OF HIGH CONSTRUCTION TRAFFIC, AND ONLY WHERE FENCING CANNOT BE SET FIVE FEET OUTSIDE OF THE DRIPLINE, THE CONTRACTOR SHALL INSTALL A LAYER OF MULCH, 9"-12" THICK, OVER ALL EXPOSED EARTH FROM THE TREE TRUNK TO 5' OUTSIDE OF THE DRIPLINE. THIS LAYER SHALL BE MAINTAINED AT ALL TIMES DURING CONSTRUCTION, WHEN PLANTING OPERATIONS ARE COMPLETED, THE MULCH SHALL BE REDISTRIBUTED THROUGHOUT ALL PLANTING AREAS IN A 3" THICK "PERMANENT" MULCH LAYER.
4. NECESSARY WORK: WHEN IT BECOMES NECESSARY TO ENTER THE "PROTECTED ZONE", SUCH AS FOR FINE GRADING, IRRIGATION INSTALLATION, AND PLANTING OPERATIONS, THE CONTRACTOR SHALL STRICTLY ADHERE TO THE FOLLOWING RULES:
  - A. EVERY EFFORT SHALL BE MADE TO PRESERVE THE EXISTING GRADE AROUND PROTECTED TREES IN AS WIDE AN AREA AS POSSIBLE.
  - B. TRENCHING WITHIN THE PROTECTED ZONE OF EXISTING TREES SHALL BE PERFORMED BY HAND, AND WITH EXTREME CARE NOT TO SEVER ROOTS 1-1/2" IN DIAMETER AND LARGER. WHERE ROOTS 1-1/2" IN DIAMETER AND LARGER ARE ENCOUNTERED, THE CONTRACTOR SHALL TUNNEL UNDER SAID ROOTS. EXPOSED ROOTS THAT HAVE BEEN TUNNELED UNDER SHALL BE WRAPPED IN WET BURLAP AND KEPT MOIST WHILE THE TRENCH IS OPEN.
  - C. WHERE ROOTS 1-1/2" IN DIAMETER OR LARGER MUST BE CUT DUE TO EXTENSIVE GRADE CHANGES, THOSE ROOTS MUST BE EXPOSED BY HAND DIGGING AND CUT CLEANLY. RAGGED CUTS GENERALLY DO NOT HEAL PROPERLY, AND MAY LEAVE THE TREE OPEN TO PESTS AND PATHOGENS.
  - D. WHERE TRENCHING NEAR TREES HAS ALREADY OCCURRED FROM PREVIOUS CONSTRUCTION OPERATIONS, THE CONTRACTOR SHALL MAKE EVERY EFFORT TO CONFINE HIS TRENCHING OPERATIONS TO THE PREVIOUSLY-CREATED TRENCHES, WHILE ADHERING TO THE CONDITIONS SET FORTH IN 3B.
4. POTENTIAL CONFLICTS: THE CONTRACTOR SHALL NOTIFY THE OWNER AND ARBORIST SHOULD ANY POTENTIAL CONFLICTS ARISE BETWEEN THESE SPECIFICATIONS AND/OR LARGE ROOTS ENCOUNTERED IN THE FIELD, AND CONSTRUCTION OPERATIONS. THE CONTRACTOR SHALL NOT TAKE ANY ACTION IN SUCH CONFLICTS WITHOUT THE ARBORIST'S WRITTEN APPROVAL. THE ARBORIST SHALL HAVE FINAL AUTHORITY OVER ALL METHODS NECESSARY TO HELP ENSURE THE PROTECTION AND SURVIVAL OF EXISTING TREES.
5. PRUNING: PRUNE ONLY THE TREES THAT ARE INDICATED ON THE PLANS AS REQUIRING PRUNING. PRUNE TREES ACCORDING TO INTERNATIONAL SOCIETY OF ARBORICULTURE / ANSI A300 STANDARDS:
  - A. REMOVE ALL DEAD WOOD.
  - B. PRUNE LIVE WOOD FOR HEALTH OR STRUCTURAL REASONS ONLY, INCLUDING THE NEED TO ELIMINATE DISEASED OR DAMAGED GROWTH, ELIMINATE STRUCTURALLY UNSOUND GROWTH, REDUCE THE POTENTIAL FOR WIND TOPPLING OR WIND DAMAGE, OR TO MAINTAIN GROWTH WITHIN LIMITED SPACE. DO NOT REMOVE MORE THAN 25% OF ANY TREE'S LIVE FOLIAGE IN ANY ONE GROWING SEASON. PRUNE ONLY TO INTERNATIONAL SOCIETY OF ARBORICULTURE/ANSI A300 STANDARDS, AND ONLY UNDER THE DIRECT SUPERVISION OF A CERTIFIED ARBORIST.
  - C. FINAL CUTS SHALL BE MADE JUST OUTSIDE THE SHOULDER RING AREA. EXTREMELY FLUSHED CUTS WHICH PRODUCE LARGE WOUNDS SHALL NOT BE MADE.
  - D. ALL TRIMMING CUTS SHALL BE PERFORMED IN SUCH A MANNER AS TO PROMOTE THE NATURAL GROWTH AND SHAPE OF EACH TREE SPECIES.
  - E. IMPROPER PRUNING METHODS INCLUDING, BUT NOT LIMITED TO, "TOPPING", "TIPPING", "HEADING BACK", "DEHORNING", AND "LIONTAILING" WILL NOT BE ALLOWED. THE CONTRACTOR SHALL PAY FOR ALL WORK NECESSARY TO CORRECT SUCH PRUNING WHEN PERFORMED BY HIS CREWS OR SUBCONTRACTORS.
  - F. SHOULD THE CONTRACTOR REQUIRE MORE INFORMATION, THE CONTRACTOR SHALL CONTACT THE ISA AT (217) 355-9411 FOR A COPY OF THE ANSI A300 PRUNING STANDARDS. CONTRACTOR SHALL ADHERE TO THE METHODS AND PRACTICES SET FORTH IN THIS DOCUMENT.
6. LANDSCAPE AND IRRIGATION (NATIVE TREES ONLY): ANY FUTURE LANDSCAPE AND IRRIGATION SHOULD ADHERE TO THE FOLLOWING GUIDELINES:
  - A. NO IRRIGATION OR PLANTING SHOULD OCCUR CLOSER THAN 8'-10' FROM THE TRUNK.
  - B. WHERE IRRIGATION DOES OCCUR WITHIN THE PROTECTED ZONE, DRIP IRRIGATION SHOULD BE USED WHEREVER POSSIBLE. ADDITIONALLY, ONLY PLANTS WITH LOW WATER NEEDS SHOULD BE PLANTED WITHIN THE PROTECTED ZONE, SPACED FAR APART WHERE CLOSE TO THE TREE. PLANTS MAY BE SPACED CLOSER TOGETHER NEAR THE EDGE OF THE PROTECTED ZONE.

## LANDSCAPE REQUIREMENTS

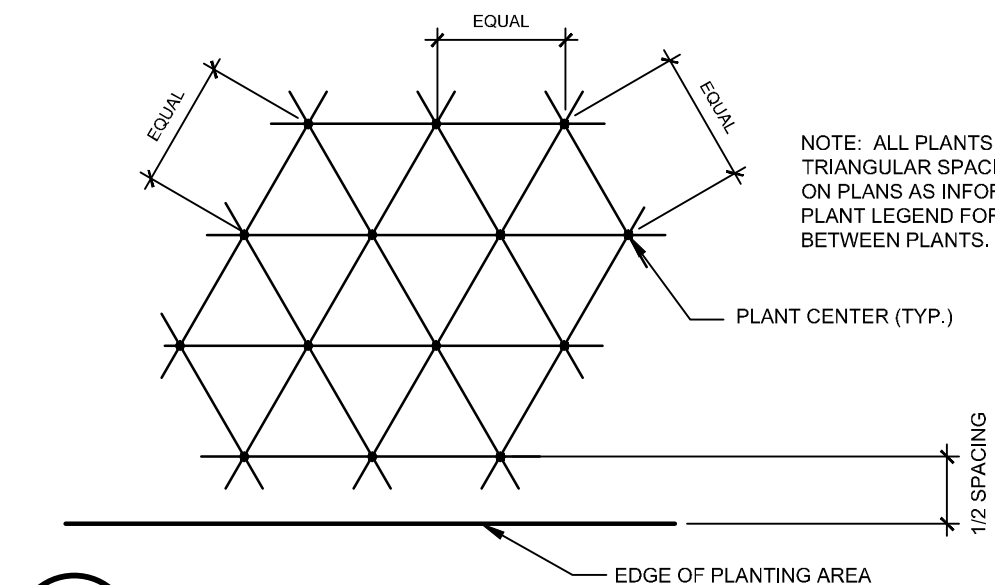
CODE SECTION	CATEGORY	FORMULA	CALCULATION	REQUIRED	PROVIDED
146-4.7.5.C	CURBSIDE LANDSCAPE	LAREDO ST. 1 TREE/40 LF	95 LF/ 40	2 TREES	2 TREES
146-4.7.5.C	CURBSIDE LANDSCAPE	LAREDO ST. (6-10 FT BETWEEN SIDEWALK & STREET) 1 SHRUB/40 SF	597 SF/40	15 SHRUBS	15 SHRUBS
146-4.7.5.C	CURBSIDE LANDSCAPE	E. CENTRETECH PKWY. 1 TREE/40 LF	395 LF/ 40	10 TREES	6 EXISTING / 4 PROPOSED TREES
146-4.7.5.C	CURBSIDE LANDSCAPE	E. CENTRETECH PKWY. (3-6 FT BETWEEN SIDEWALK & STREET) 1 SHRUB/40 SF	1,607 SF/ 40	40 SHRUBS	0 SHRUBS****
146-4.7.5.D	STREET FRONTAGE LANDSCAPE BUFFERS	E. CENTRETECH PKWY. (COLLECTOR) 10 FT SETBACK - 1 TREE/40 LF	395 LF/ 40	10 FT SETBACK & 7 TREES	10 FT SETBACK & 2 TREES***
146-4.7.5.D	STREET FRONTAGE LANDSCAPE BUFFERS	E. CENTRETECH PKWY. (COLLECTOR) 10 FT SETBACK - 10 SHRUBS/ 40 LF	395 LF/ 40 X 10 = 99	159 SHRUBS (INCLUDES TREE EQ.)	159 SHRUBS (INCLUDES TREE EQ.)
146-4.7.5.D	STREET FRONTAGE LANDSCAPE BUFFERS	LAREDO ST. (LOCAL) 10 FT SETBACK - 1 TREE/40 LF	117 LF/ 40	10 FT SETBACK & 3 TREES	10 FT SETBACK & 3 TREES
146-4.7.5.D	STREET FRONTAGE LANDSCAPE BUFFERS	LAREDO ST. (LOCAL) 10 FT SETBACK - 10 SHRUBS/40 LF	117 LF/40 X 10	29 SHRUBS	29 SHRUBS
146-4.7.5.J	BUILDING PERIMETER LANDSCAPE (SOUTH SIDE)	1 TREE/ 40 LF OF ELEVATION WITHIN 20 FT OF BUILDING	ELEVATION 135 LF/ 40	3 TREES	3 TREES
146-4.7.5.J	BUILDING PERIMETER LANDSCAPE (EAST SIDE)	1 TREE/ 40 LF OF ELEVATION WITHIN 20 FT OF BUILDING	ELEVATION **114 LF/ 40	3 TREES	3 TREES
146-4.7.5.E.2.a.i	NON-STREET BUFFER (NORTH) (15')	<b>TALL LANDSCAPE SCREEN</b> (1 DECIDUOUS TREE PER 25 LF & 1 EVERGREEN SHRUB/ 42") OR (1 EVERGREEN TREE PER 20-25LF WITH SHRUBS INTERSPERSED)	*153/ 25 = 6.12 TREES *153/3.5 = 44 SHRUBS	6 DECIDUOUS TREES 44 EVERGREEN SHRUBS	6 DECIDUOUS TREES 44 EVERGREEN SHRUBS
146-4.7.5.E.2.a.i	NON-STREET BUFFER (WEST) North Half (15')	<b>TALL LANDSCAPE SCREEN</b> (1 DECIDUOUS TREE PER 25 LF & 1 EVERGREEN SHRUB/ 42") OR (1 EVERGREEN TREE PER 20-25LF WITH SHRUBS INTERSPERSED)	124/25 = 5 TREES 124/3.5 = 35 SHRUBS	5 DECIDUOUS TREES 35 EVERGREEN SHRUBS	5 DECIDUOUS TREES 35 EVERGREEN SHRUBS
146-4.7.5.E.2.a.i	NON-STREET BUFFER (WEST) South Half (18')	1 TREE & 5 SHRUBS/40 LF	154/ 40 = 3.85	4 TREES/19 SHRUBS	4 TREES/19 SHRUBS
146-4.7.5.E.2.a.i	NON-STREET BUFFER (EAST) (15')	<b>TALL LANDSCAPE SCREEN</b> (1 DECIDUOUS TREE PER 25 LF & 1 EVERGREEN SHRUB/ 42") OR (1 EVERGREEN TREE PER 20-25LF WITH SHRUBS INTERSPERSED)	271'   25 = 10.84 TREES 271/3.5 = 77 SHRUBS	11 DECIDUOUS TREES 77 EVERGREEN SHRUBS	11 DECIDUOUS TREES 77 EVERGREEN SHRUBS
146-4.7.5.K	PARKING LOT LANDSCAPING	1 PARKING LOT (9FT X 19FT) ISLAND & 1 TREE/ 15 SPACES	37   15 = 2.5	3 TREES & 3 PARKING ISLANDS	3 TREES & 6 PARKING ISLANDS
146-4.7.5.K	PARKING LOT LANDSCAPING	6 PLANTS/PARKING ISLAND	6 X 6	36 PLANTS (MAX 30% ORN. GRASSES)	36 PLANTS (0% ORN. GRASSES)

\* SHARED DRIVE LENGTH (~89') WAS REMOVED FROM THE BUFFER LENGTH

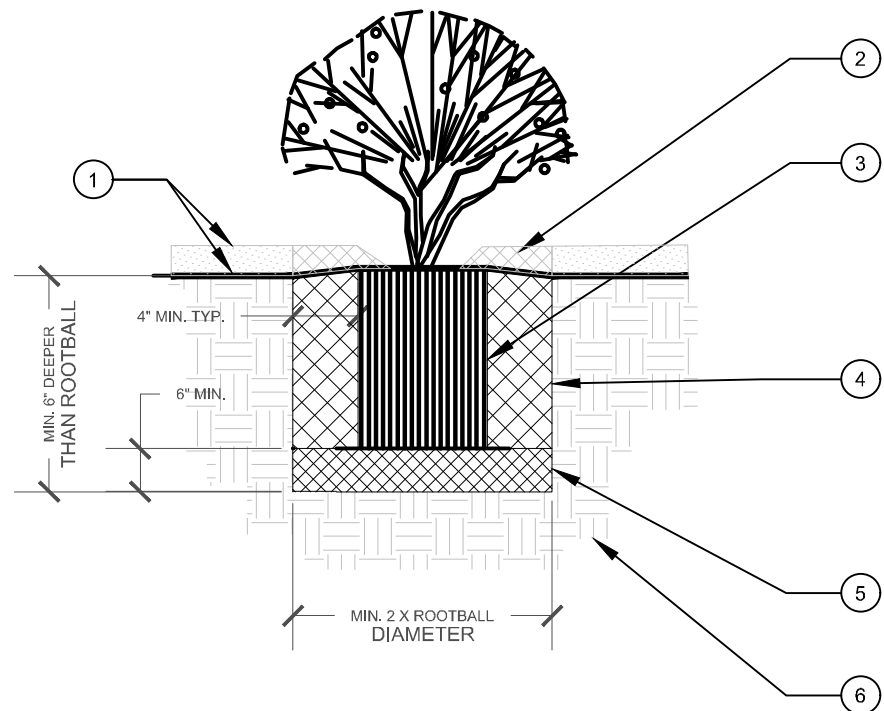
\*\* TRUCK ENTRANCES ON THE EAST BUILDING FACE ARE REMOVED FROM THE ELEVATION LF

\*\*\* DUE TO THE EXISTENCE OF A 10' UTILITY EASEMENT 5 TREES HAVE BEEN SUBSTITUTED FOR SHRUBS AT A RATE OF 12 SHRUBS TO 1 TREE

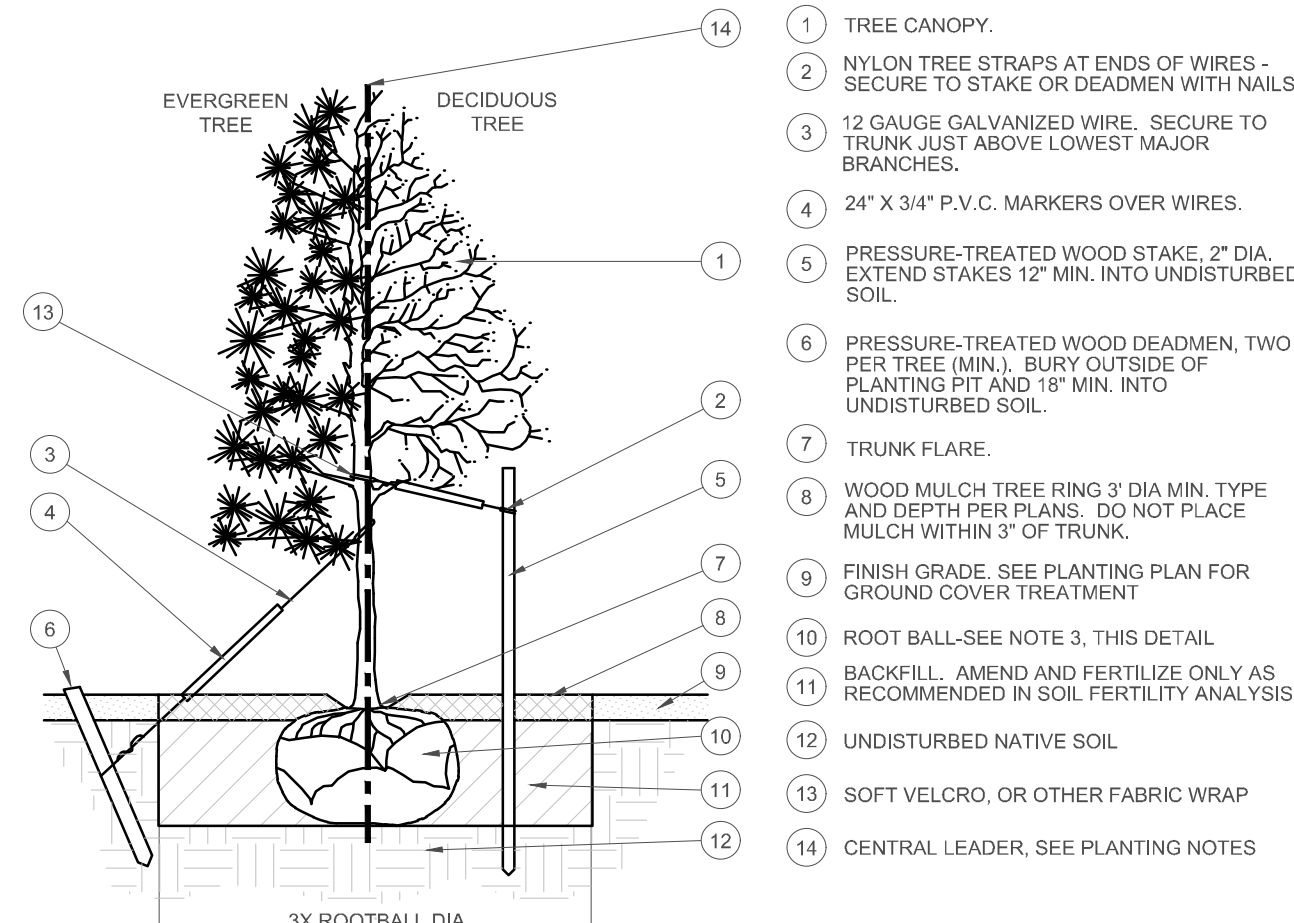
\*\*\*\* THE CURB SIDE LANDSCAPING ALONG E. CENTRETECH PKWY IS EXISTING IRRIGATED TURF GRASS. THE APPLICANT WOULD LIKE TO KEEP DISTURBANCE IN THIS AREA TO A MINIMUM AND MAINTAIN THE EXISTING LANDSCAPE.



1 PLANT SPACING  
SCALE: NOT TO SCALE

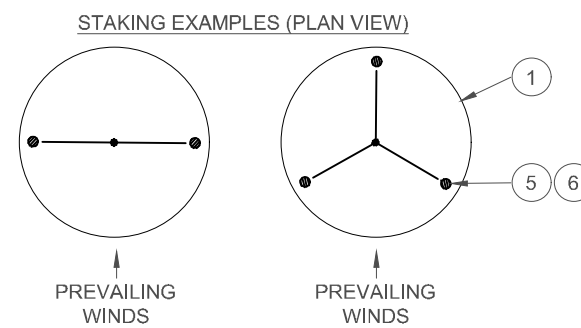


2 SHRUB AND PERENNIAL DETAIL  
SCALE: NOT TO SCALE



3 TREE PLANTING DETAIL  
SCALE: NOT TO SCALE

- NOTES:
1. SCARIFY SIDES OF PLANTING PIT PRIOR TO SETTING TREE.
  2. REMOVE EXCESS SOIL APPLIED ON TOP OF THE ROOTBALL THAT COVERS THE ROOT FLARE. THE PLANTING HOLE DEPTH SHALL BE SUCH THAT THE ROOTBALL RESTS ON UNDISTURBED SOIL, AND THE ROOT FLARE IS 3'-5" ABOVE FINISH GRADE.
  3. CUT OFF BOTTOM 1/3 OF WIRE BASKET BEFORE PLACING TREE IN HOLE. CUT OFF AND REMOVE REMAINDER OF BASKET AFTER TREE IS SET IN HOLE. REMOVE ALL NYLON TIES, TWINE, ROPE, AND OTHER PACKING MATERIAL. REMOVE ALL BURLAP FROM AROUND ROOTBALL.
  4. TREE WRAP IS NOT TO BE USED ON ANY NEW PLANTINGS, EXCEPT IN LATE FALL PLANTING SITUATIONS, AND ONLY THEN AFTER CONSULTATION WITH THE LANDSCAPE ARCHITECT. WHEN WRAPPING TREE, WRAP FROM TRUNK FLARE TO LOWEST MAJOR BRANCH.
  5. REMOVE ALL NURSERY STAKES AFTER PLANTING.
  6. FOR TREES OVER 3" CALIPER, USE THREE STAKES OR DEADMEN (AS APPROPRIATE), SPACED EVENLY AROUND TREE.
  7. DO NOT ALLOW AIR POCKETS TO FORM WHEN BACKFILLING.



## CITY OF AURORA NOTES:

1. ALL LANDSCAPE AREA ARE TO RECEIVE ORGANIC SOIL PREPARATION AT 4 CU. YDS / 1,000 SF.

2. ALL FREE STANDING LIGHTS WITHIN THIS PLAN ARE POLE MOUNTED FIXTURES PER THE PHOTOMETRIC PLANS AND DETAILS.

3. THE SURFACE MATERIAL OF WALKS AND PLAZAS ARE TO BE MEDIUM BROOM FINISHED STANDARD GRAY CONCRETE AND COLORED CONCRETE WITH SAND FINISH. VEHICULAR DRIVES AND PARKING LOTS ARE TO BE CONCRETE AND ASPHALT (REFER TO CIVIL PLANS)

4. ALL UTILITY EASEMENTS SHALL REMAIN UNOBSTRUCTED AND FULLY ACCESSIBLE ALONG THEIR ENTIRE LENGTH FOR THE MAINTENANCE EQUIPMENT ENTRY.

5. THE OWNER / DEVELOPER, HIS SUCCESSORS, AND ASSIGNS, SHALL BE RESPONSIBLE FOR INSTALLATION, MAINTENANCE AND REPLACEMENT OF ALL LANDSCAPING MATERIALS SHOWN OR INDICATED ON THE APPROVED SITE PLAN OR LANDSCAPE PLAN ON FILE IN THE PLANNING DEPARTMENT. ALL LANDSCAPING WILL BE INSTALLED AS DELINEATED ON THE PLAN, PRIOR TO ISSUANCE OF CERTIFICATE OF OCCUPANCY.

6. ALL LANDSCAPED AREAS AND PLANT MATERIAL, EXCEPT FOR NON-IRRIGATED NATIVE, RESTORATIVE AND DRYLAND GRASS AREAS MUST BE WATERED BY AN AUTOMATIC UNDERGROUND IRRIGATION SYSTEM. IRRIGATION SYSTEM DESIGN, INSTALLATION, OPERATION AND MAINTENANCE SHALL CONFORM TO REQUIREMENTS FOUND IN THE CITY OF AURORA IRRIGATION ORDINANCE.

7. LANDSCAPE MATERIAL PLACEMENT SHALL NOT BE PLACED OR KEPT NEAR FIRE HYDRANTS, FIRE DEPARTMENT INLET CONNECTIONS OR FIRE PROTECTION CONTROL VALVES IN A MANNER THAT WOULD PREVENT SUCH EQUIPMENT OR FIRE HYDRANTS FROM BEING IMMEDIATELY DISCERNABLE. THE FIRE DEPARTMENT SHALL NOT BE DETERRED OR HINDERED FROM GAINING IMMEDIATE ACCESS TO FIRE PROTECTION EQUIPMENT OR HYDRANTS.

8. A 5-FT CLEAR SPACE SHALL BE MAINTAINED AROUND THE CIRCUMFERENCE OF FIRE HYDRANTS.

9. LANDSCAPING MATERIAL SHOWN WITHIN THE SITE PLAN CANNOT ENCROACH INTO ROADWAYS THAT ARE DEDICATED (OR DESIGNATED) AS FIRE LANE EASEMENTS (OR CORRIDORS).

10. TREES MAY NOT BE PLACED WITHIN 8 FT OF ANY PUBLIC UTILITY.

11. ALL PROPOSED LANDSCAPING WITHIN THE SIGHT TRIANGLE SHALL COMPLY WITH COA ROADWAY SPECIFICATIONS, SECTION 4.04.2.10

12. ALL CROSSINGS OR ENCROACHMENTS BY PRIVATE LANDSCAPE IRRIGATION LINES OR SYSTEMS INTO EASEMENTS AND STREET RIGHTS-OF-WAY OWNED BY THE CITY OF AURORA ARE ACKNOWLEDGED BY THE OWNER AS BEING SUBJECT TO CITY OF AURORA'S USE AND OCCUPANCY OF THE SAID EASEMENTS OR RIGHTS-OF-WAY. THE OWNER, 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.

13. LANDSCAPE MATERIAL SHALL NOT BE PLACED OR KEPT NEAR FIRE HYDRANTS IN A MANNER THAT WOULD PREVENT SUCH EQUIPMENT FROM BEING IMMEDIATELY DISCERNABLE. A 5-FOOT CLEAR SPACE SHALL BE MAINTAINED AROUND THE CIRCUMFERENCE OF FIRE HYDRANTS. LANDSCAPING MATERIAL SHOWN WITHIN THE SITE PLAN CANNOT ENCROACH INTO ROADWAYS THAT ARE DEDICATED (OR DESIGNATED) AS FIRE LANE EASEMENTS (OR CORRIDORS).

NO.	REVISION	BY	DATE
1	2ND SUBMITTAL	JRW	10/03/23
2	3RD SUBMITTAL	JRW	12/19/23
3	4TH SUBMITTAL	TDN	02/23/24

**Galloway**  
5500 Greenwood Plaza Blvd, Suite 200  
Greenwood Village, CO 80111  
303.770.0466  
gallowayus.com

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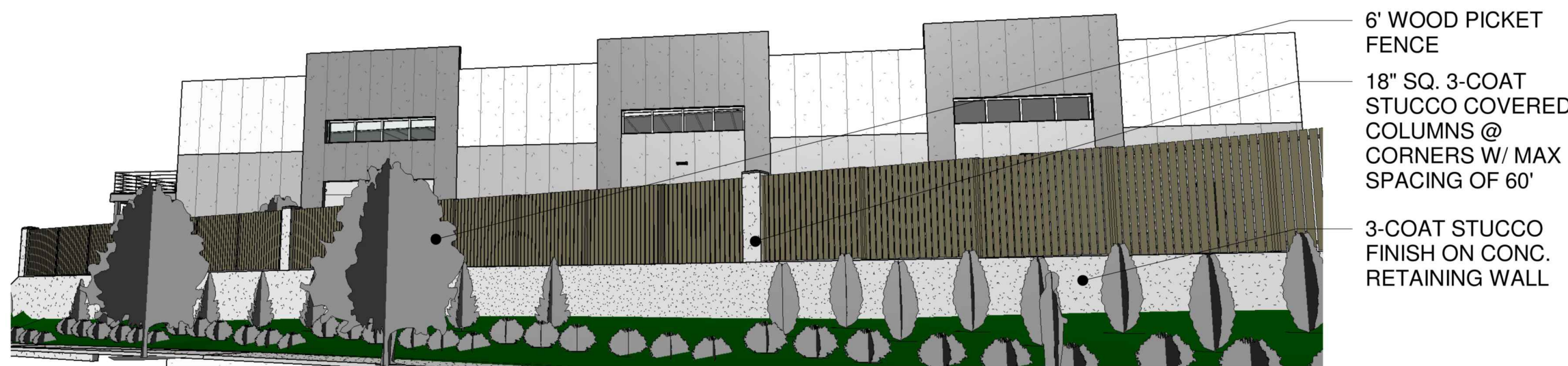
<b>WEST CENTERTECH</b>	<b>SITE ADDRESS:</b> 201 NORTH LAREDO STREET AURORA, CO 80011	<b>PREPARED FOR:</b> WEST CENTERTECH, LLC PO BOX 472918 AURORA, CO 80047
<b>SITE PLAN</b>		
JOB NO. WCT01	ORG. SUBM. DATE: 04/11/2023	
DWN: JRW	CHKD: JRW	
NAME		
LANDSCAPE NOTES		
NO.		
L2.0		
SHEET 8 OF 13		



PATH:H:\WEST CENTER TECH\CD\_AURORA\WCTD1\LANDING\_PLOT DATE:2/23/2024 10:35:09 AM BY:TROY MOSER

# SITE PLAN WEST CENTERTECH

PORTION OF LOT 3, BLOCK 1, AURORA CENTRETECH PARK SUBDIVISION  
(FILING NO. 8), CITY OF AURORA, COUNTY OF ARAPAHOE,  
STATE OF COLORADO (APPROX. 2.34 ACRES)



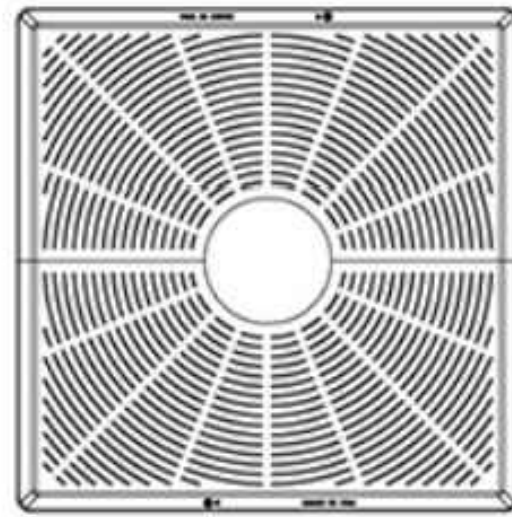
VIEW FROM THE SOUTH ON CENTRETECH PKWY (EYE LEVEL AT STREET APPROX. 5' BELOW FLOOR LINE (NEW LANDSCAPING ONLY SHOWN FOR DENSITY ONLY, SEE LANDSCAPE PLANTING SHEET FOR ACTUAL LAYOUT)



VIEW FROM THE SOUTHEAST ON CENTRETECH PKWY (EYE LEVEL AT STREET APPROX. 3' BELOW FLOOR LINE (NEW LANDSCAPING ONLY SHOWN FOR DENSITY ONLY, SEE LANDSCAPE PLANTING SHEET FOR ACTUAL LAYOUT)



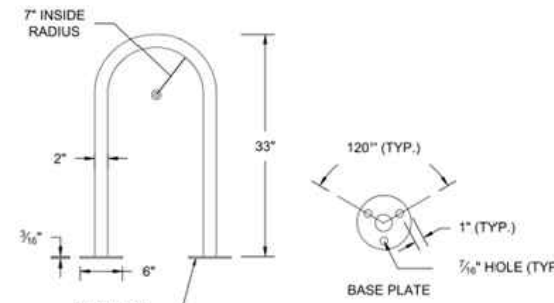
VIEW FROM THE SOUTHWEST ON CENTRETECH PKWY (EYE LEVEL @ 10' BELOW FLOOR LEVEL, ROOF AND MECHANICAL UNITS ARE NOT VISABLE) (NEW LANDSCAPING ONLY SHOWN FOR DENSITY ONLY, SEE LANDSCAPE PLANTING SHEET FOR ACTUAL LAYOUT)



**Product 00895521C01**  
**8955R Plaza Retrofit 64" Square Tree**  
**Grate Set for use in 60" Square**  
**Opening with 16" Diameter Tree**  
**Opening**

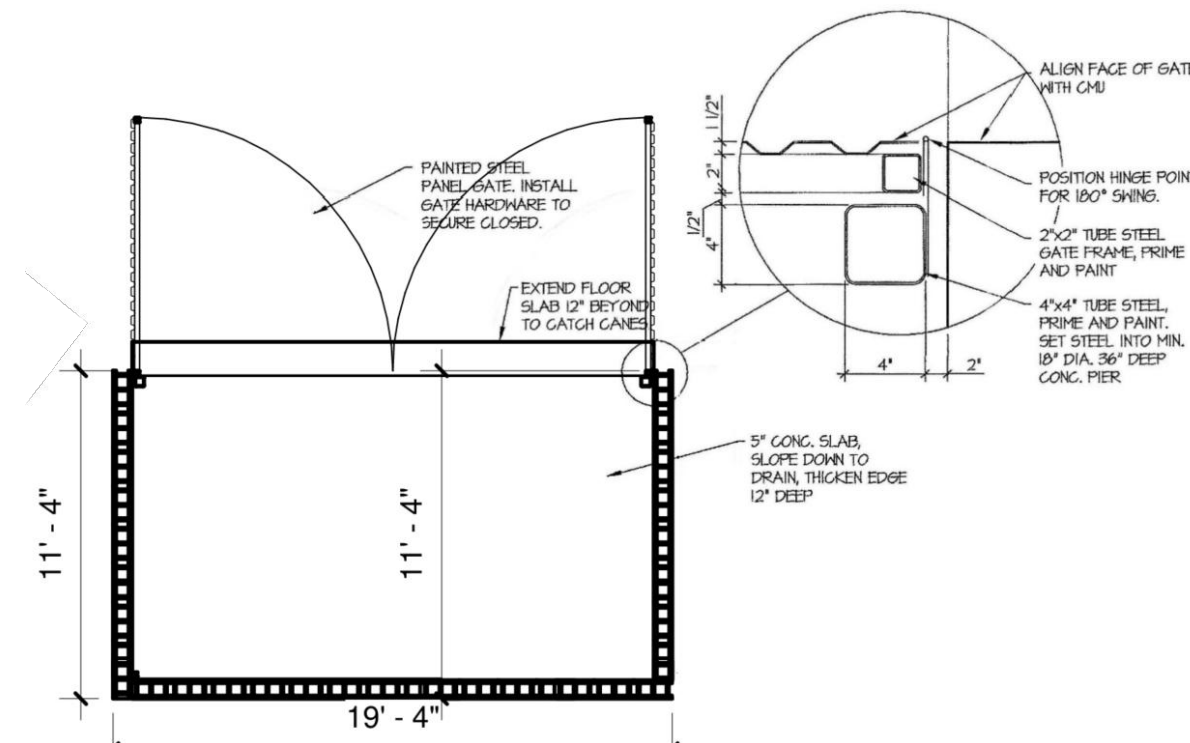
NOTES: OR APPROVED EQUAL.  
A DOUBLE TREE GRATE WILL BE USED TO CREATE A 5'X10' PLANTING AREA

**5 TREE GRATE DETAIL**  
SCALE: NOT TO SCALE

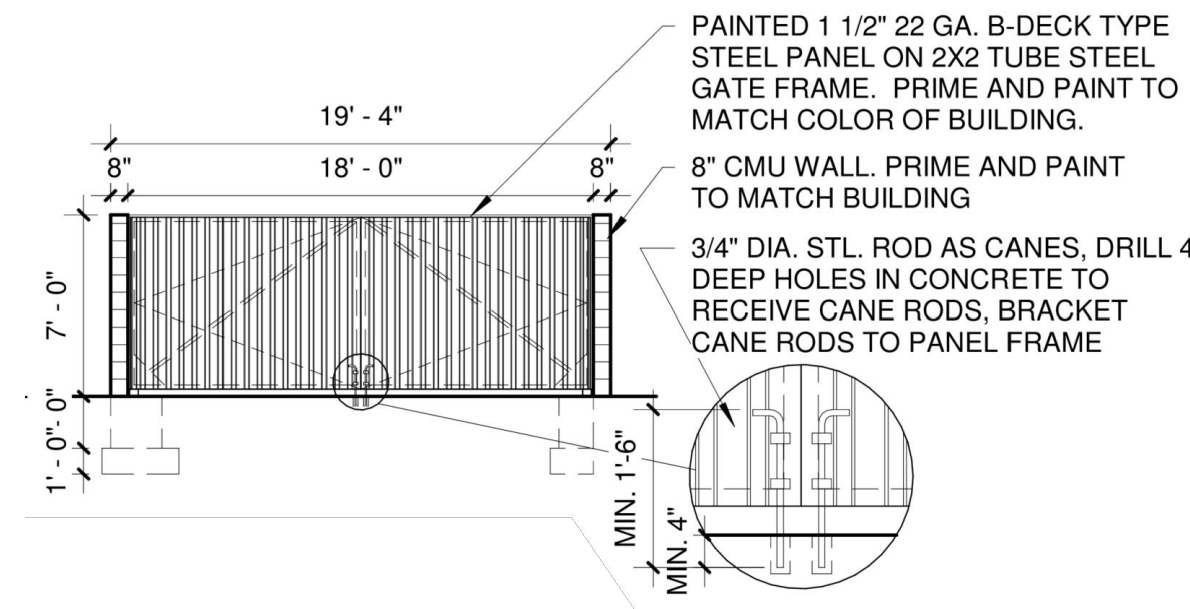


NOTES:  
DIMENSIONS:  
1. HEIGHT - 33" FROM THE GROUND.  
2. CONTINUOUS BEND INSIDE RADIUS = 7".  
MATERIALS AND CONSTRUCTION:  
1. MINIMUM OR 1 1/2" SCHEDULE 40 STEEL PIPE (1 3/4" OUTSIDE DIAMETER).  
2. MAXIMUM 1 1/2" SCHEDULE 40 STEEL PIPE (1" OUTSIDE DIAMETER).  
3. SOLID ONE-PIECE CONSTRUCTION; CONTINUOUS BEND; LEGS 14" - 18" APART.  
4. GALVANIZED WITH BLACK POWDER COAT FINISH.  
5. FLUSH MOUNTED WITH WELDED BASE PLATES (1/2" DIAMETER, 3/4" THICK BASE PLATE). HIDDEN OR VANDAL-RESISTANT FASTENERS (SCREWS OR EXPANSION BOLTS).

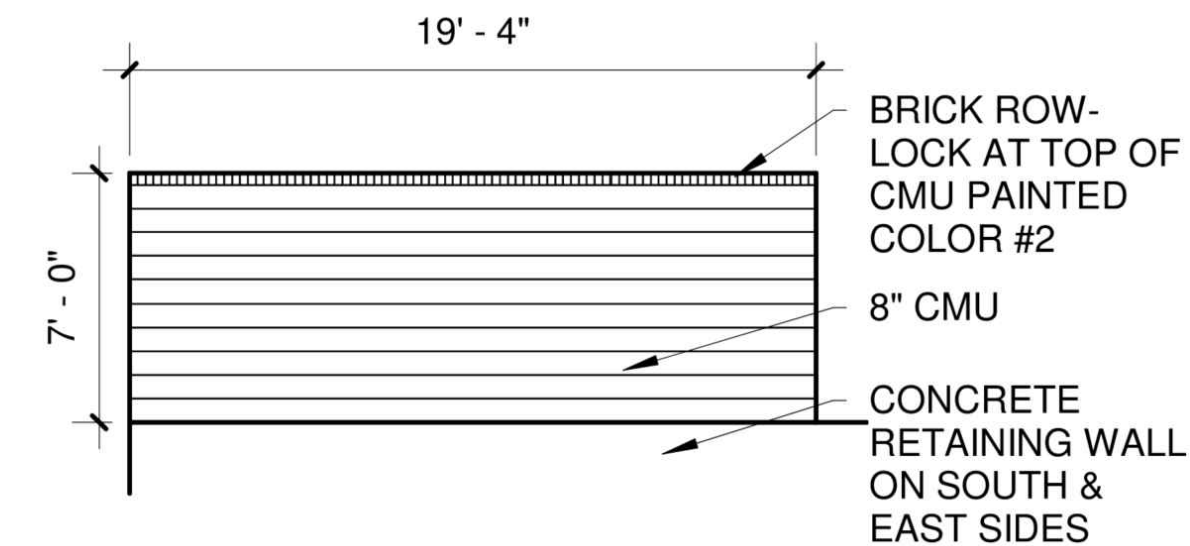
**9 BIKE RACK DETAIL**  
SCALE: NOT TO SCALE



**6 TRASH ENCLOSURE: PLAN DETAIL**  
SCALE: NOT TO SCALE

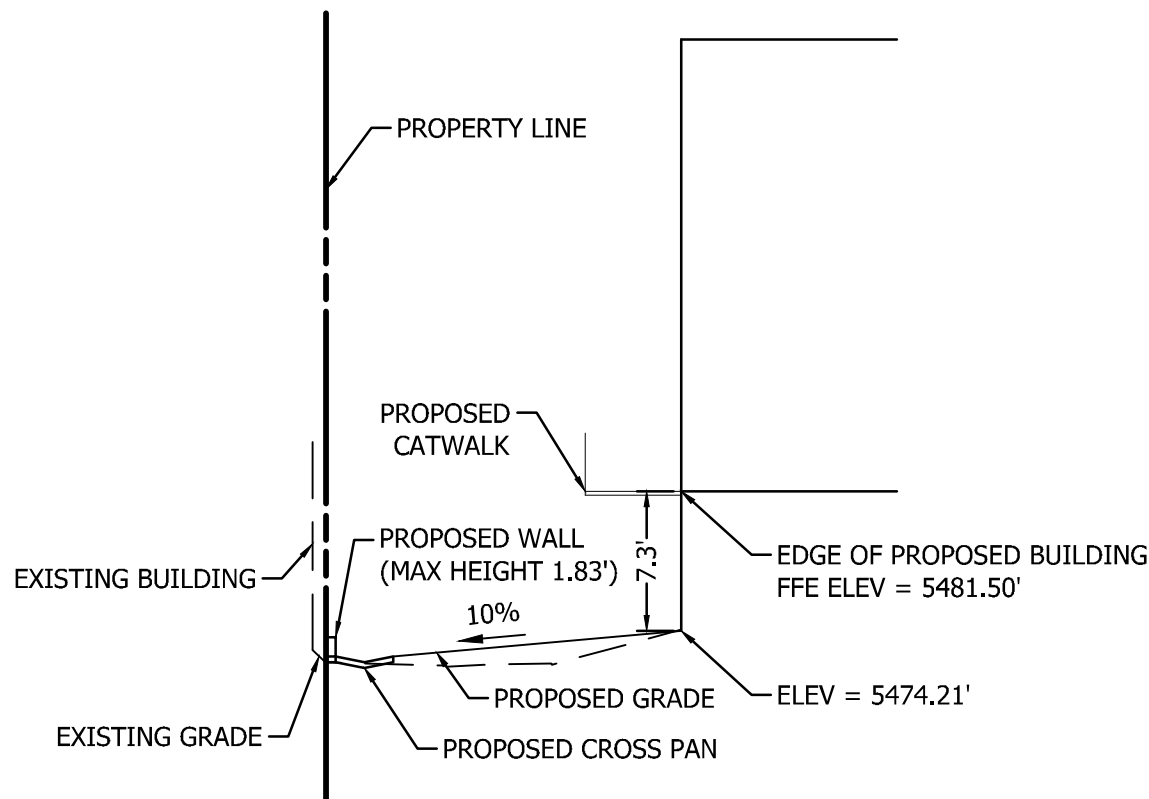


**7 TRASH ENCLOSURE: FRONT ELEVATION DETAIL**  
SCALE: NOT TO SCALE

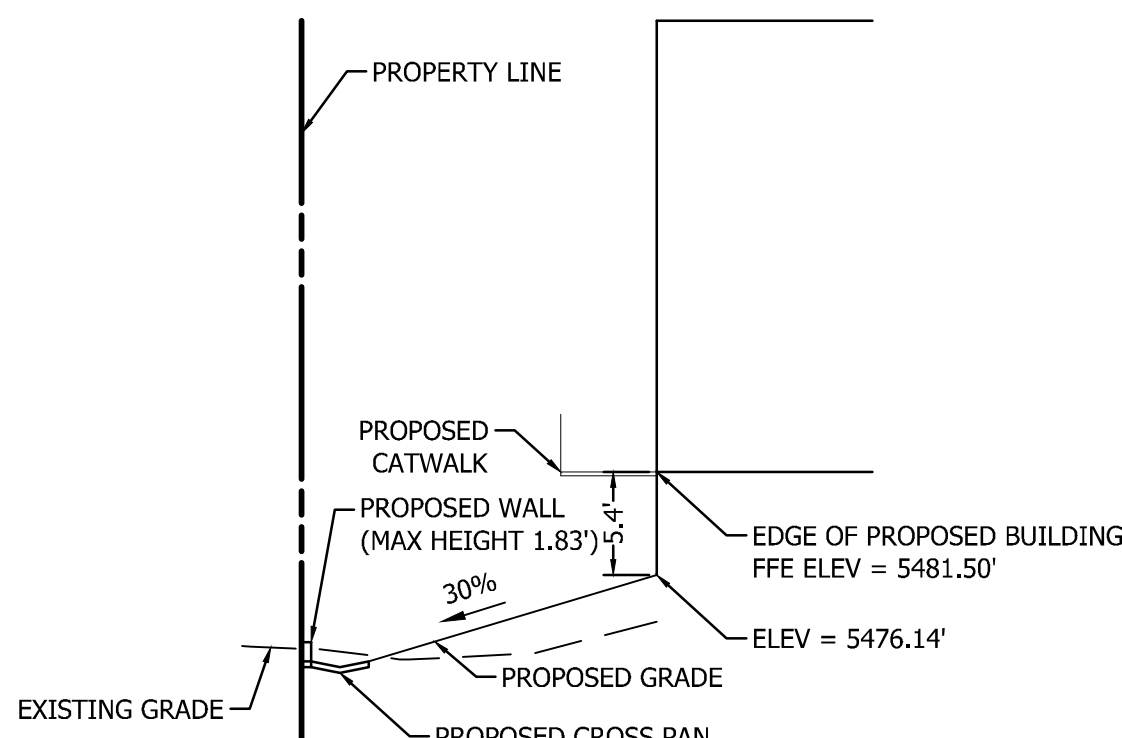


**8 TRASH ENCLOSURE: REAR ELEVATION DETAIL**  
SCALE: NOT TO SCALE

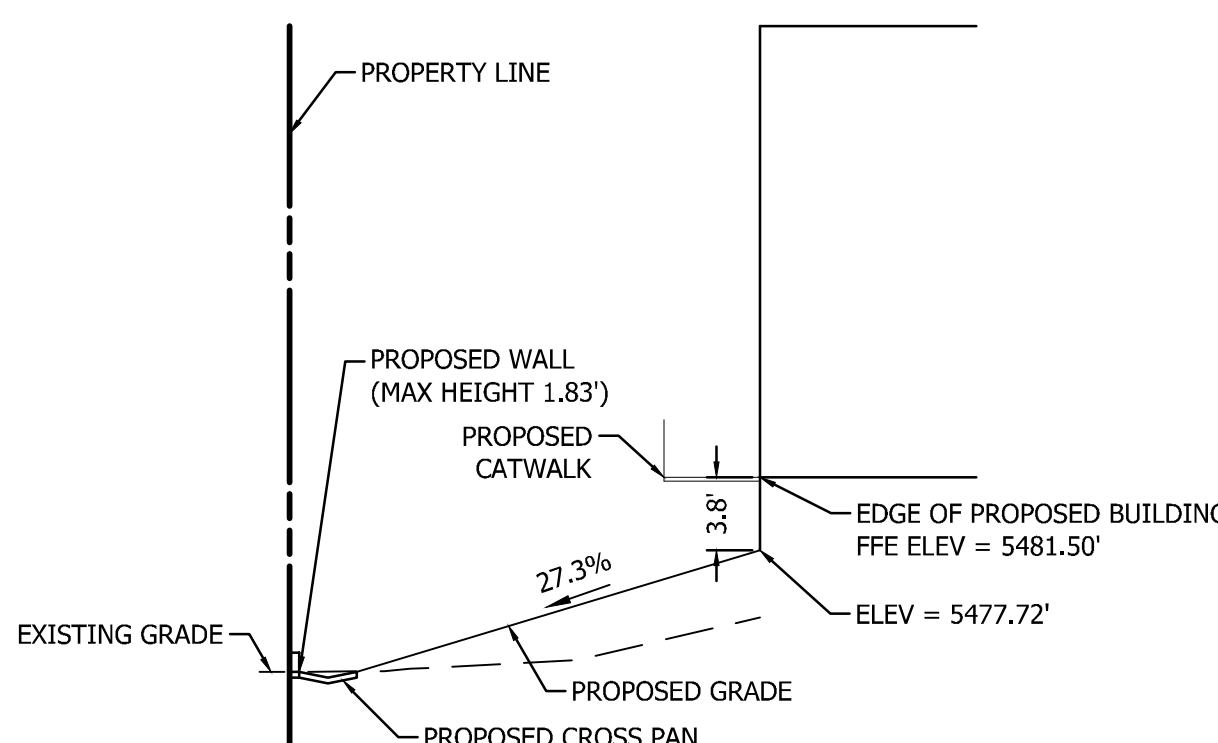
**4 WALL & FENCE ELEVATION DETAIL**  
SCALE: NOT TO SCALE



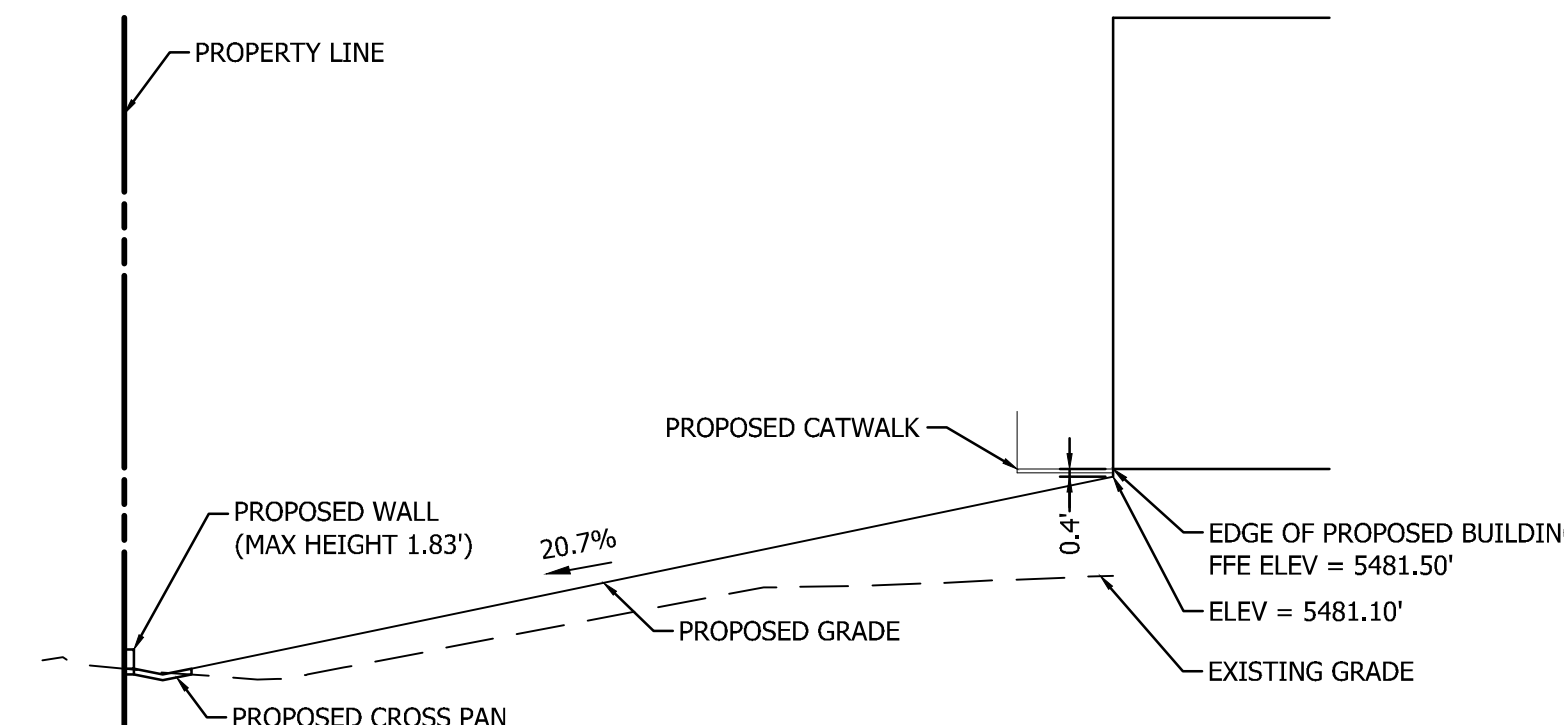
**CATWALK: SECTION A**  
1" = 10'



**CATWALK: SECTION B**  
1" = 10'



**CATWALK: SECTION C**  
1" = 10'

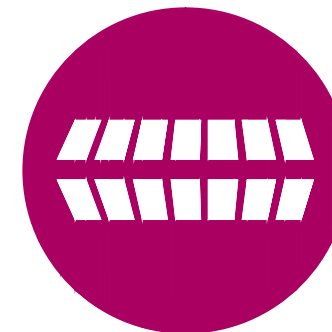


**CATWALK: SECTION D**  
1" = 10'

NO.	REVISION	BY	DATE
1	2ND SUBMITTAL	JRW	10/03/23
2	3RD SUBMITTAL	JRW	12/19/23
3	4TH SUBMITTAL	TDN	02/23/24

**Galloway**

5500 Greenwood Plaza Blvd, Suite 200  
Greenwood Village, CO 80111  
303.770.0888  
gallowayus.com



**PRELIMINARY**  
NOT FOR BIDDING  
NOT FOR CONSTRUCTION

**WEST CENTERTECH**

SITE ADDRESS: 201 NORTH LAREDO STREET  
AURORA, CO 80011

PREPARED FOR: WEST CENTERTECH, LLC  
PO BOX 472918  
AURORA, CO 80047

SITE PLAN

JOB NO: WCT01  
ORG. SUBM. DATE: 04/11/2023  
DWN: JRW CHKD: JRW  
NAME

LANDSCAPE NOTES

NO.

**L2.1**

SHEET 9 OF 13



PORTION OF LOT 3, BLOCK 1, AURORA CENTRETECH PARK SUBDIVISION  
(FILING NO. 8), CITY OF AURORA, COUNTY OF ARAPAHOE,  
STATE OF COLORADO (APPROX. 2.34 ACRES)

*TREE PROTECTION NOTES*

1. PRIOR TO THE BEGINNING OF CONSTRUCTION, ESTABLISH THE TREE PROTECTION ZONE BY INSTALLING TREE PROTECTION FENCING AROUND ALL EXISTING TREES TO REMAIN. LOCATE FENCING AT THE OUTSIDE OF THE DRIP LINE OF THE TREES OR AT A DISTANCE FROM THE TREE TRUNK OF ONE(1) FOOT OF RADIUS FOR EVERY INCH OF TRUNK DIAMETER, WHICHEVER IS GREATER. FOR GROUPS OF TREES, THE MINIMUM DISTANCE BETWEEN TREE TRUNKS AND THE FENCING SHALL BE ONE(1) FOOT FOR EACH INCH OF TRUNK DIAMETER. FOLLOWING INSTALLATION OF FENCING, REQUEST INSPECTION BY THE CITY OF AURORA PARKS & FORESTRY DIVISION (303-738-7177) OR AUTHORIZED DESIGNEE.
2. TREE PROTECTION FENCING SHALL BE 4' HEIGHT, ORANGE MESH FENCING ATTACHED TO 7" POSTS. FENCING SHALL BE INSPECTED AND MAINTAINED DAILY.
3. CONTRACTORS SHALL BE RESPONSIBLE FOR ALL OF THEIR WORKERS, SUBCONTRACTORS AND SUPPLIES UNDER THIS REQUIREMENT. WITHIN THE TREE PROTECTION ZONE, THE FOLLOWING CONSTRUCTION ACTIVITIES SHALL NOT BE ALLOWED EXCEPT AS NECESSARY TO EXECUTE DETAILS TP-2.0, 2.1, 3.1 & 3.2:
  - A. EQUIPMENT USE AND STORAGE
  - B. MATERIAL DELIVERY OR STORAGE
  - C. VEHICLE TRAFFIC, PARKING, USE OR STORAGE
  - D. SPREADING, EXCAVATING, COMPACTING OR STOCKPILING OF SOIL
  - E. CONCRETE WASH-OUT AREAS AND RUN-OFF FROM CONCRETE WASH-OUT AREAS
  - F. FOOT TRAFFIC
  - G. RUN-OFF CONTAINING HARMFUL LIQUIDS SUCH AS OIL, GAS, PAINT, SOLVENTS, FERTILIZER, ASPHALT, MORTAR, TAR OR SIMILAR MATERIALS
4. VIOLATION OF THE TREE PROTECTION ZONE SHALL RESULT IN A FINE OF \$500 PER INCIDENCE AND MAY BE INCREASED BASED ON THE PERCENTAGE OF THE ZONE AFFECTED MULTIPLIED BY THE FULL VALUE OF THE TREE (OR TREES) ESTABLISHED PRIOR TO CONSTRUCTION. IF MORE THAN 30% OF THE TREE PROTECTION ZONE IS DAMAGED, THE FINE SHALL BE THE FULL VALUE OF THE ADJACENT TREE (OR TREES). FOR THE PURPOSE OF THESE REQUIREMENTS, CONSTRUCTION FENCING (LOCATED AT THE LIMITS OF CONSTRUCTION) SHALL BE TREATED AS TREE PROTECTION FENCING AND SHALL ESTABLISH A TREE PROTECTION ZONE FOR NEARBY TREES.
5. DAMAGE TO THE MAIN TRUNKS OF TREES IS PROHIBITED. DAMAGE NOT PREVIOUSLY DOCUMENTED SHALL RESULT IN A FINE BASED ON THE PERCENTAGE OF THE TRUNKS OF THE TREE AFFECTED. DETERMINE THE CIRCUMFERENCE OR AFFECTING THE STRUCTURAL INTEGRITY OF THE TREE WILL RESULT IN A FINE EQUAL TO THE FULL VALUE OF THE TREE.
6. LIMB REMOVAL IS PROHIBITED, UNLESS APPROVED PRIOR TO CONSTRUCTION OR AS AUTHORIZED BY THE CITY OF AURORA PARKS & FORESTRY DIVISION. LIMB REMOVAL, IF APPROVED, SHALL BE DONE PRIOR TO THE START OF CONSTRUCTION. DAMAGED BRANCHES SHALL BE PRUNED WITHIN 10 DAYS OF THE OCCURRENCE UTILIZING ANSI A300 STANDARDS. UNAUTHORIZED LIMB DAMAGE OR REMOVAL CAN RESULT IN A FINE OF \$500 PER LIMB. DAMAGE TO THE TRUNKS OF THE TREE SHALL BE PROHIBITED. PRIOR TO ANY FORESTRY CONSULTANT, LIMB REMOVAL AND ALL OTHER APPROVED PRUNING SHALL BE DETERMINED BY A PROFESSIONAL COMPANY THAT IS LICENSED BY THE CITY OF AURORA FORESTRY DIVISION.
7. IF ROOTS GREATER THAN ONE(1) INCH DIAMETER REQUIRE CUTTING/REMOVAL, A CLEAN CUT SHALL BE ACCOMPLISHED USING A SHARP HAND TOOL. A MAXIMUM OF TWO(2) 3-INCH DIAMETER ROOTS PER TREE ARE PERMITTED FOR REMOVAL. THE REMOVAL OF ADDITIONAL ROOTS 3-INCHES OR GREATER IN DIAMETER REQUIRES APPROVAL OF THE CITY FORESTER OR AUTHORIZED DESIGNEE.
8. EXISTING TREES DAMAGED BY CONSTRUCTION ACTIVITIES SHALL BE IMMEDIATELY REPAIRED AND IF DAMAGED BEYOND REPAIR, REPLACED PER THE MITIGATION PLAN OUTLINED IN SECTION 3.0. SUBSECTION 4.0 ITEM 3 OF THE TREE PRESERVATION POLICY. THE MITIGATION PLAN FOR THESE TREES SHALL FOLLOW THAT APPROVED THROUGH THE SITE PLAN SUBMITTAL.



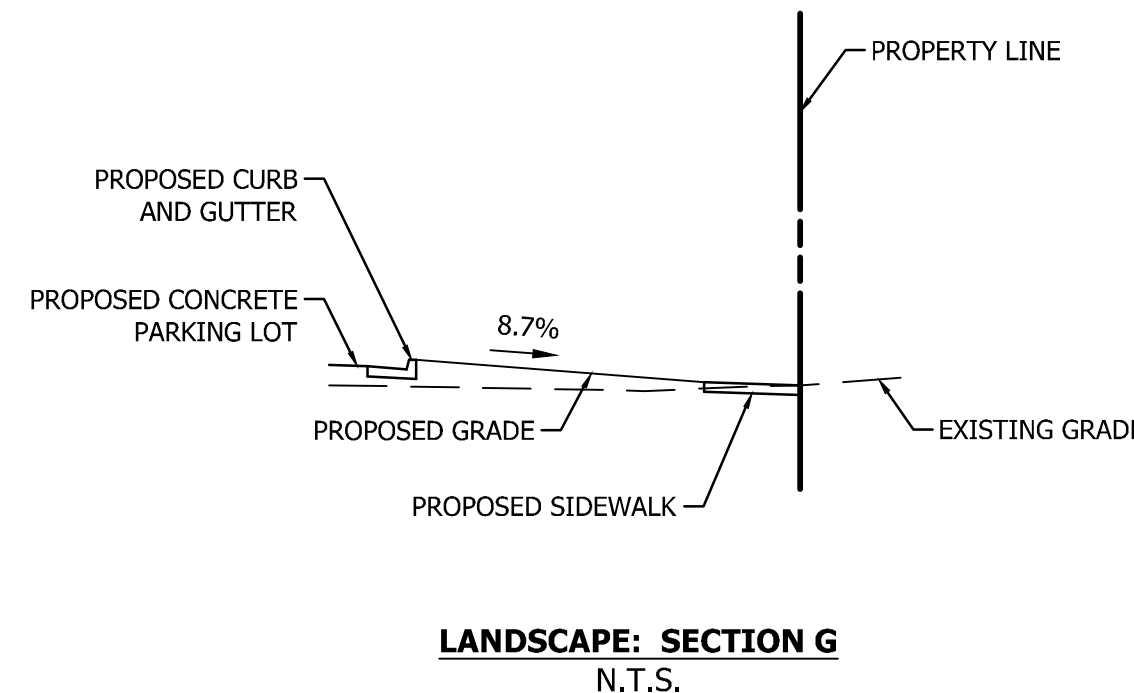
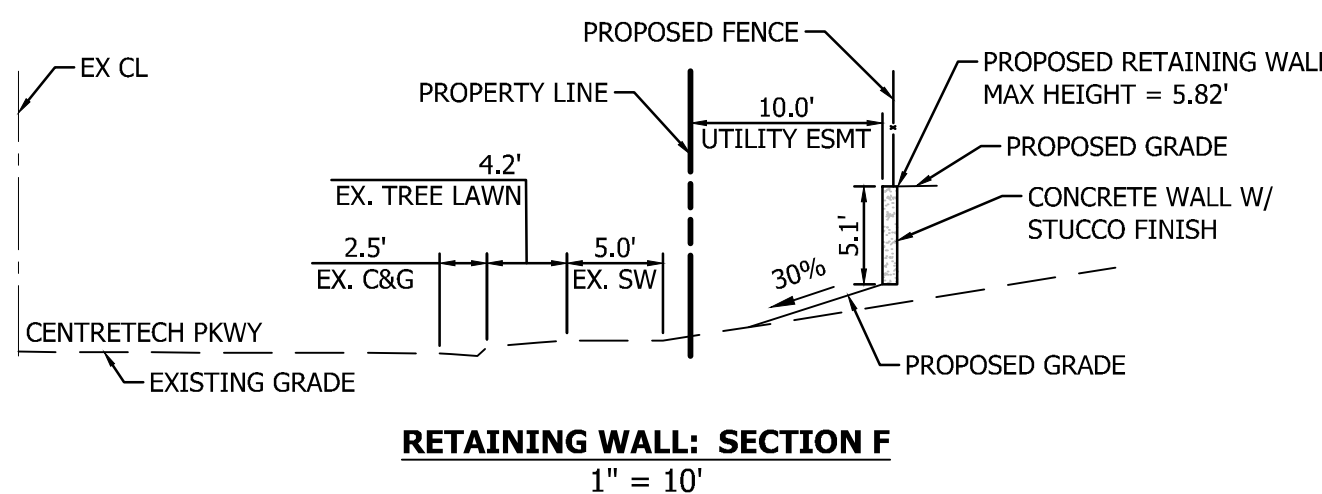
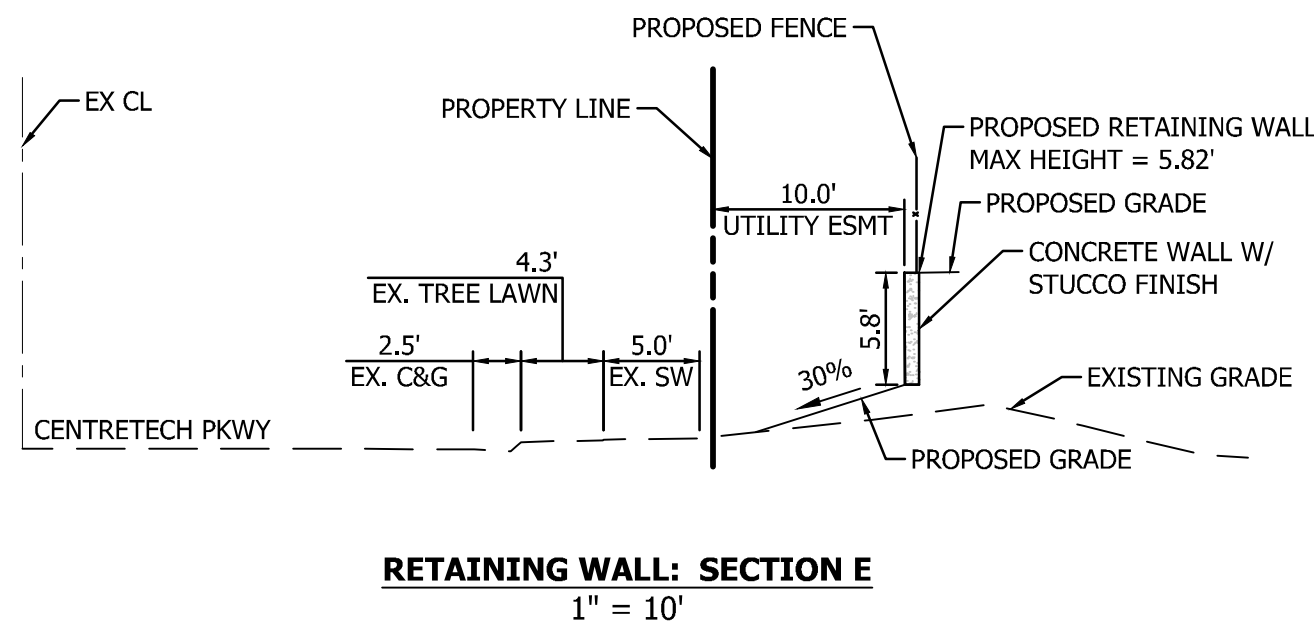
*TREE PROTECTION  
NOTES*

**PROS**  
**TP-1.0**



*TREE PROTECTION  
FENCING*

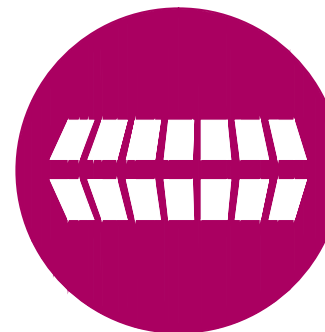
**PROS**  
**TP-3.0**



NO.	REVISION	BY	DATE
1	2ND SUBMITTAL	JRW	10/03/23
2	3RD SUBMITTAL	JRW	12/19/23
3	4TH SUBMITTAL	TDN	02/23/24

# Galloway

5500 Greenwood Plaza Blvd, Suite 200  
Greenwood Village, CO 80111  
303.770.8864  
GallowayUS.com



**PRELIMINARY**  
NOT FOR BIDDING  
NOT FOR CONSTRUCTION

WEST CENTERTECH

SITE ADDRESS: 201 NORTH LAREDO STREET  
AURORA, CO 80011

PREPARED FOR: WEST CENTERTECH, LLC  
PO BOX 472918  
AURORA, CO 80047

## S I T E   P L A N

JOB NO. WCT01	
ORG. SUBM. DATE: 04/11/2023	
DWN: JRW	CHKD: JRW
NAME	

LANDSCAPE NOTES

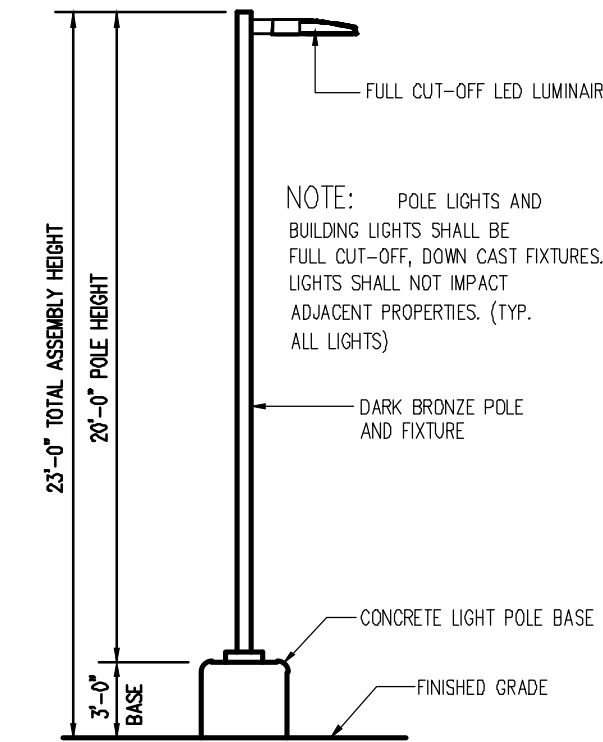
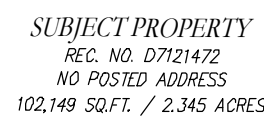
NO

L2.2

SHEET 10 OF 13






PORTION OF LOT 3, BLOCK 1, AURORA CENTRETECH PARK SUBDIVISION  
(FILING NO. 8), CITY OF AURORA, COUNTY OF ARAPAHOE,  
STATE OF COLORADO (APPROX. 2.34 ACRES)



2 AREA SITE LIGHT DETAIL  
FIXTURE 'SP1'  
SCALE: NOT TO SCALE

**NOTE:**  
THIS DETAIL FOR SITE LIGHTING  
FIXTURES ONLY. REFER TO CITY OF  
AURORA STANDARDS FOR PUBLIC  
LIGHTING DETAIL

PROPOSED STREET LIGHT SP3 LOCATION IS CONCEPTUAL. FINAL STREET LIGHT LOCATION WILL BE DETERMINED BY PHOTOMETRIC ANALYSIS SUBMITTED WITH THE STREET LIGHTING PLAN IN THE CIVIL PLAN SUBMITTAL.

LUMINAIRE SCHEDULE						
SYMBOL	QTY	LABEL	LUMENS	ULF	MODEL NUMBER	DESCRIPTION
	16	WP1	4942	1.0	CWC-SAY4-740-U-T4W-BK	MCGRATH-EDISON, GALLEON LED WALL FIXTURE, FLAT LENS, FULL CUTOFF, 615mA DRIVER, TYPE IV WIDE DISTRIBUTION, 1 LIGHT SQUARE, 4000K COOL TEMPERATURE, BLACK COLOR, WALL MOUNT AT 6" OFF A.F.G. OR APPROVED EQUAL
	14	WP2	4942	1.0	CWC-SAY4-740-U-T4W-BK	MCGRATH-EDISON, GALLEON LED WALL FIXTURE, FLAT LENS, FULL CUTOFF, 615mA DRIVER, TYPE IV WIDE DISTRIBUTION, 1 LIGHT SQUARE, 4000K COOL TEMPERATURE, BLACK COLOR, WALL MOUNT AT 15" OFF A.F.G. OR APPROVED EQUAL
	2	SP1	11610	1.0	GLEON-SAK2B-740-U-T4W-BK	MCGRATH-EDISON, GALLEON LED AREA/SITE FIXTURE, FLAT LENS, FULL CUTOFF, 800mA DRIVER, TYPE IV WIDE DISTRIBUTION, 2 LIGHT SQUARE, 4000K COOL TEMPERATURE, BLACK COLOR, MOUNT ON 20" POLE WITH 3" BASE

ALL FIXTURES TO BE INSTALLED SO THEY ARE DIRECTED DOWNWARD

CALCULATION SUMMARY				
LABEL	UNITS	AVG	MAX	MIN
ACCESSIBLE ROUTE	FC	8.35	14.4	1.0

GENERAL NOTE:

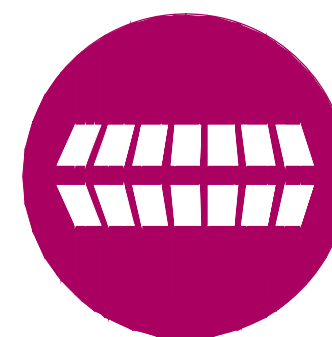
ILLUMINATION WITHIN THE SITE MUST COMPLY WITH THE 2021 INTERNATIONAL BUILDING CODE REQUIREMENT FROM SECTION 1006—MEANS OF EGRESS ILLUMINATION. SECTION 1006. ILLUMINATION REQUIRED: THE MEANS OF EGRESS, INCLUDING THE EXIT DISCHARGE SHALL BE ILLUMINATED AT ALL TIMES THE BUILDING IS OCCUPIED. SECTION 1006.2 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".

1 PHOTOMETRIC SITE PLAN  
SCALE: 1"=30'-0"

NO.	REVISION	BY	DATE
1	2ND SUBMITTAL	JRW	10/03/23
2	3RD SUBMITTAL	JRW	12/19/23
3	4TH SUBMITTAL	TDN	02/23/24

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AUBORA CO 80011

WEST CENTERTECH, LLC  
PO BOX 472918  
AURORA, CO 80047

W  
SITE ADDRESS:  
PREPARED FOR:

## S I T E   P L A N

JOB NO.	WCT01		
ORG. SUBM. DATE:	04/11/2023		
DWN:	JMG	CHKD:	JMG
NAME			

PHOTOMETRIC  
PLAN







