

LEGAL DESCRIPTION

LOT 1, BLOCK 1,  
PORTEOS SUBDIVISION FILING NO. 8  
A PARCEL OF LAND SITUATED IN THE NORTH HALF OF SECTION 8, TOWNSHIP 3 SOUTH, RANGE 65 WEST OF THE SIXTH PRINCIPAL MERIDIAN, CITY OF AURORA, COUNTY OF ADAMS, STATE OF COLORADO

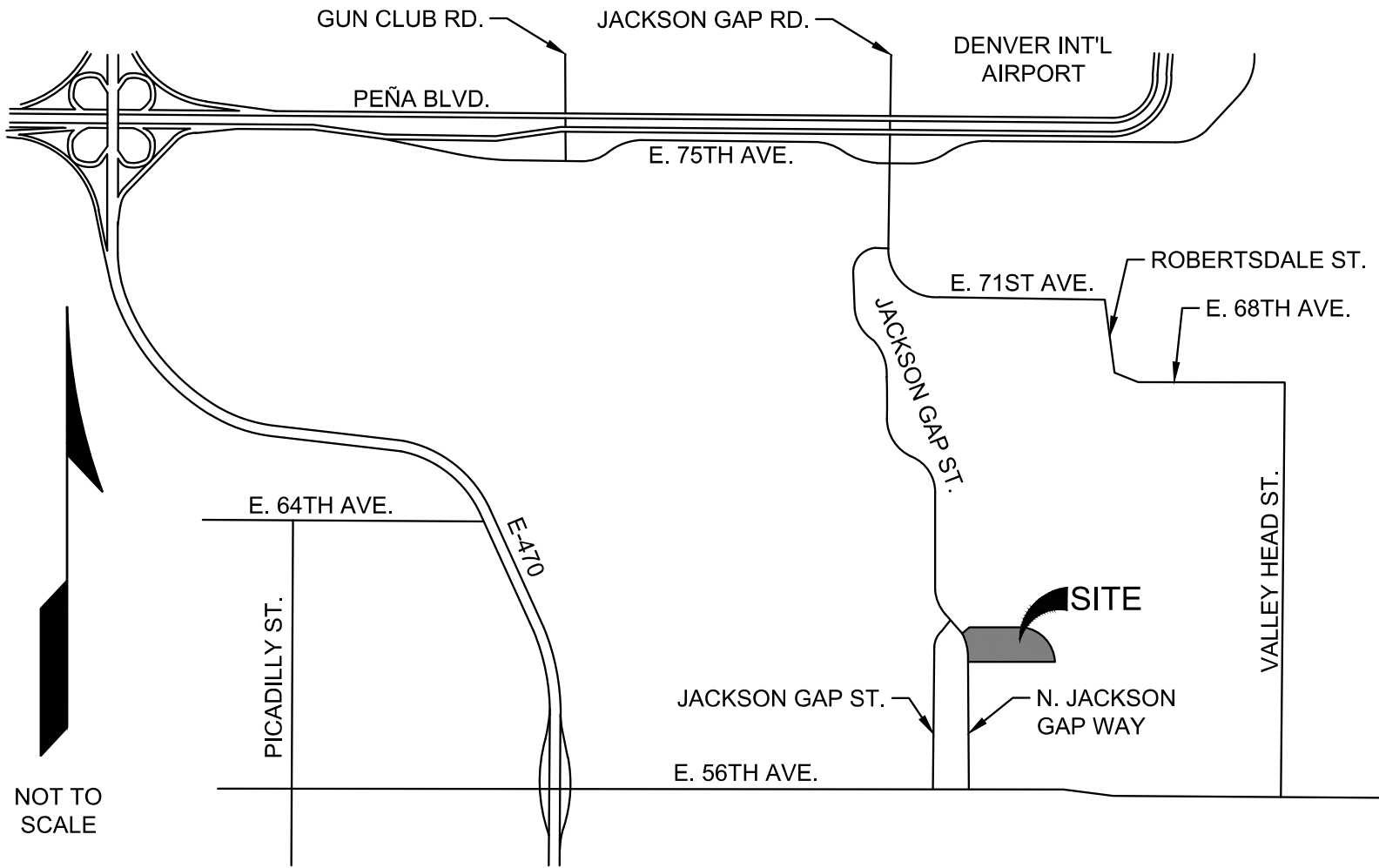
CITY OF AURORA SITE PLAN NOTES

- 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.
- 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 AMERICAN 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 OR ENCROACHMENTS INTO EASEMENTS AND RIGHTS-OF-WAY OWNED BY THE CITY OF AURORA ("CITY") IDENTIFIED AS BEING PRIVATELY-OWNED AND MAINTAINED HEREIN ARE ACKNOWLEDGED BY THE UNDERSIGNED AS BEING SUBJECT TO CITY'S USE AND OCCUPANCY OF SAID EASEMENTS OR RIGHTS-OF-WAY. THE UNDERSIGNED, ITS SUCCESSORS AND ASSIGNS, FURTHER AGREES TO REMOVE, REPAIR, REPLACE, RELOCATE, MODIFY, OR OTHERWISE ADJUST SAID CROSSINGS OR ENCROACHMENTS UPON REQUEST FROM THE CITY AND AT NO EXPENSE TO THE CITY. THE CITY RESERVES THE RIGHT TO MAKE FULL USE OF THE EASEMENTS AND RIGHTS-OF-WAY AS MAY BE NECESSARY OR CONVENIENT AND THE CITY RETAINS ALL RIGHTS TO OPERATE, MAINTAIN, INSTALL, REPAIR, REMOVE OR RELOCATE ANY CITY FACILITIES LOCATED WITHIN SAID EASEMENTS AND RIGHTS-OF-WAY AT ANY TIME AND IN SUCH A MANNER AS IT DEEMS NECESSARY OR CONVENIENT.
- 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.
- 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 60 (LDN VALUE TO BE DETERMINED FOR EACH PROJECT) UNDER WORSE-CASE NOISE CONDITIONS.
- 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, SUCH AS BAY WINDOWS, FIREPLACES, ROOF OVERHANGS, GUTTERS, EAVES, FOUNDATIONS, FOOTINGS, CANTILEVERED WALLS, ETC, ARE NOT ALLOWED TO ENCROACH INTO ANY EASEMENT OR FIRE LANE.
- THE 2015 INTERNATIONAL FIRE CODE (IFC), REQUIRES ALL BUILDINGS TO BE ASSESSED FOR ADEQUATE EMERGENCY RESPONDER RADIO COVERAGE (ERRC). AT THE TIME THE STRUCTURE IS AT FINAL FRAME AND FINAL ELECTRICAL INSPECTIONS, THE GENERAL CONTRACTOR (GC) WILL BE REQUIRED TO HIRE A QUALIFIED INDEPENDENT 3RD PARTY TO ASSESS THE RADIO FREQUENCY LEVELS WITHIN THE STRUCTURE. ONCE COMPLETED, THE 3RD PARTY WILL PROVIDE THE RESULTS OF THE TEST TO BOTH THE GC AND THE AURORA BUILDING DIVISION AS TO WHETHER THE STRUCTURE PASSED OR FAILED THE PRELIMINARY RADIO SURVEILLANCE. A STRUCTURE THAT HAS PASSED THIS SURVEILLANCE REQUIRES NO FURTHER ACTION BY THE GC. A FAILED RADIO SURVEILLANCE WILL REQUIRE A LICENSED CONTRACTOR TO SUBMIT PLANS TO THE AURORA BUILDING DIVISION TO OBTAIN A BUILDING PERMIT FOR THE INSTALLATION OF AN ERRC SYSTEM PRIOR TO INSTALLATION. THIS ASSESSMENT AND INSTALLATION IS AT THE OWNER OR DEVELOPERS EXPENSE. FUTURE INTERIOR OR EXTERIOR MODIFICATIONS TO THE STRUCTURE AFTER THE ORIGINAL CERTIFICATE OF OCCUPANCY IS ISSUED WILL REQUIRE A REASSESSMENT FOR ADEQUATE RADIO FREQUENCY COVERAGE.
- THE LOCATION OF LIQUID AND GAS PIPELINES ARE REGULATED BY THE U.S. DEPARTMENT OF TRANSPORTATION, PIPELINE AND HAZARDOUS MATERIALS SAFETY ADMINISTRATION. CFR-49, SECTION 195-210, SUBSECTION (B); NO PIPE LINE MAY BE LOCATED WITHIN 50 FEET OF ANY PRIVATE DWELLING, OR ANY INDUSTRIAL BUILDING, OR PLACE OF PUBLIC ASSEMBLY IN WHICH PERSONS WORK, CONGREGATE, OR ASSEMBLE, UNLESS PROVIDED WITH AT LEAST 12 INCHES OF COVERING ADDITION TO THAT PRESCRIBED IN CFR 49, SECTION 195-210 AND SECTION 195-248. PROVIDE A LETTER FROM PETROLEUM OR GAS COMPANY, ON COMPANY LETTER HEAD THAT REFLECTS THEIR SET BACK REQUIREMENTS FROM THE EASEMENT LINE AND THE ACTUAL UNDERGROUND PIPE TO THE EXTERIOR WALL OF YOUR PROPOSED STRUCTURES. THE SETBACK ESTABLISHED BY PETROLEUM OR GAS COMPANY MUST BE INCLUDED ON THE SITE PLAN AS PART OF THE GENERAL NOTES.
- THE STREETLIGHT OR PEDESTRIAN LIGHT INSTALLATION WITHIN THE PUBLIC RIGHT-OF-WAY SHALL BE DESIGNED, FUNDED, AND CONSTRUCTED BY THE DEVELOPER/OWNER. OWNERSHIP AND MAINTENANCE OF THE STREET/PEDESTRIAN LIGHTS SHALL BE THE RESPONSIBILITY OF THE CITY OF AURORA ONCE THEY HAVE BEEN ACCEPTED. STREET LIGHT AND/OR PEDESTRIAN PHOTOMETRICS PLANS SHALL BE PREPARED AND SUBMITTED TO THE CITY FOR REVIEW AND APPROVAL AND SHALL BECOME A PART OF THE APPROVED CIVIL CONSTRUCTION PLANS FOR THE PROJECT. AN ELECTRICAL PLAN SHOWING SITE LOCATION OF LIGHTS, ELECTRICAL ONE LINE AND GROUNDING DETAILS SHALL BE SUBMITTING TO THE PERMIT CENTER FOR REVIEW BY THE BUILDING DEPARTMENT. THE OWNER IS RESPONSIBLE FOR OBTAINING AN ADDRESS FOR THE 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.
- PER ARTICLE XI, C.O.A. BUILDING AND ZONING CODE, SECTIONS 22-425 THROUGH 22-434, AN ACOUSTIC ANALYSIS, PREPARED BY AN ACOUSTIC EXPERT THAT WILL IDENTIFY BUILDING DESIGN FEATURES NECESSARY TO ACCOMPLISH EXTERIOR NOISE REDUCTION TO ACHIEVE INTERIOR NOISE LEVELS NOT EXCEEDING INFLUENCE AREA UNDER WORSE-CASE NOISE CONDITIONS.
- SIGNS SHALL BE FURNISHED AND INSTALLED PER THE MOST CURRENT EDITIONS OF THE MANUAL ON UNIFORM TRAFFIC CONTROL DEVICES (MUTCD) AND CITY STANDARDS, AND SHOWN ON THE SIGNING AND STRIPING PLAN FOR THE DEVELOPMENT.
- THE 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.
- IN LOCATIONS WHERE UTILITY EASEMENTS OVERLAP DRAINAGE EASEMENTS, ONLY SUBSURFACE UTILITIES SHALL BE PERMITTED WITHIN THE PORTION OF THE UTILITY EASEMENT THAT OVERLAPS THE DRAINAGE EASEMENT. INSTALLATION OF ABOVE GROUND UTILITIES WITHIN A DRAINAGE EASEMENT REQUIRES PRIOR WRITTEN APPROVAL BY CITY ENGINEER.
- RIGHT-OF-WAY FOR INGRESS AND EGRESS FOR SERVICE AND EMERGENCY VEHICLES IS GRANTED OVER, ACROSS, ON AND THROUGH ANY AND ALL PRIVATE ROADS AND WAYS NOW OR HEREAFTER ESTABLISHED ON THE DESCRIBED PROPERTY. THE UNDERSIGNED DOES HEREBY COVENANT AND AGREE THAT THEY SHALL CONSTRUCT UPON THE FIRE LANE EASEMENTS, AS DEDICATED AND SHOWN HERE ON, A HARD SURFACE IN ACCORDANCE WITH THE CITY OF AURORA'S PAVING STANDARDS FOR FIRE LANE EASEMENTS, AND THAT THEY SHALL MAINTAIN THE SAME IN A STATE OF GOOD REPAIR AT ALL TIMES AND KEEP THE SAME FREE AND CLEAR OF ANY STRUCTURES, FENCES, LANDSCAPE MATERIALS, SNOW OR OTHER OBSTRUCTIONS. THE MAINTENANCE OF PAVING ON THE FIRE LANE EASEMENT(S) IS THE RESPONSIBILITY OF THE OWNER, AND THE OWNER SHALL POST AND MAINTAIN APPROPRIATE SIGNS IN CONSPICUOUS PLACES ALONG SUCH FIRE LANE EASEMENTS, STATING "FIRE LANE, NO PARKING." THE LOCAL LAW ENFORCEMENT AGENCY(S) IS HEREBY AUTHORIZED TO ENFORCE PARKING REGULATIONS WITHIN THE FIRE LANE EASEMENTS, AND TO CAUSE SUCH EASEMENTS TO BE MAINTAINED FREE AND UNOBSTRUCTED AT ALL TIMES FOR FIRE DEPARTMENT AND EMERGENCY APPARATUS USE.
- THE DEVELOPER, HIS OR HER SUCCESSORS, AND ASSIGNS SHALL BE RESPONSIBLE FOR INSTALLATION, MAINTENANCE, AND REPLACEMENT OF THE ACCESS CONTROL GATE OR BARRIER SYSTEM TO ENSURE EMERGENCY VEHICLE ACCESS TO WITHIN THE SITE. IF THE ABOVE CONDITIONS ARE NOT MET, THE OWNERS, HIS OR HER SUCCESSORS, AND ASSIGNS, SHALL BE REQUIRED BY FIRE DEPARTMENT ORDER NOTICE THAT ALL AFFECTED GATES WILL BE CHAINED AND LOCKED IN THE OPEN POSITION UNTIL REPAIRED OR REPLACED, AND RETESTED. IF THE GATING SYSTEM IS NOT MAINTAINED TO THE SATISFACTION OF THE FIRE DEPARTMENT, THE LICENSE AGREEMENT FOR THE EMERGENCY VEHICLE GATE OPENING SYSTEM WILL BE REVOKED AND THE GATING SYSTEM MUST BE REMOVED. THE GATING SYSTEM WILL INCLUDE AN EMERGENCY VEHICLE GATE OPENING SYSTEM UTILIZING A REDUNDANCY BACK-UP SYSTEM THAT CONSISTS OF: A) SIREN OPERATED SYSTEM; B) AUTOMATIC KNOX KEY SWITCH; AND C) MANUAL OVERRIDE (IN THE EVENT OF SYSTEM FAILURE). GATING SYSTEMS WILL BE INSTALLED IN ACCORDANCE WITH THE "GATING SYSTEMS CROSSING FIRE APPARATUS ACCESS ROADS CHECKLIST". A SEPARATE BUILDING PERMIT THROUGH THE BUILDING DIVISION IS REQUIRED TO BE OBTAINED BY THE CONTRACTOR PRIOR TO THE INSTALLATION OF ANY GATING/BARRIER SYSTEM THAT CROSSES A DEDICATED FIRE LANE EASEMENT.
- 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 \_\_\_\_ (LDN VALUE TO BE DETERMINED FOR EACH PROJECT) UNDER WORSE-CASE NOISE CONDITIONS.

RYDER TRUCK  
SITE PLAN

PORTEOS SUBDIVISION FILING NO. 8

VICINITY MAP



PROJECT TEAM

|   |   |  |
|---|---|--|
| <b>OWNER/DEVELOPER</b><br>RYDER SYSTEM, INC.<br>4712 S. FREEWAY<br>FORT WORTH, TX 76115<br><br>CONTACT: MATT DELLO RUSSO<br>PHONE: 817.874.1237 | <b>ARCHITECT</b><br>BENNET BENNER PARTNERS<br>500 W. 7TH ST., STE 1400<br>FORT WORTH, TX 76102<br><br>CONTACT: BRANDON BURNS<br>PHONE: 817.335.4991 | <b>ELECTRICAL ENGINEER</b><br>BHB<br>6300 RIDGLEA PL., STE. 700<br>FORT WORTH, TX 76115<br><br>CONTACT: ALI BURON<br>PHONE: 817.338.1277 |
| <b>CIVIL ENGINEER</b><br>WARE MALCOMB<br>909 S BROADWAY, STE. 230<br>DENVER, CO 80209<br><br>CONTACT: CHRIS STRAWN<br>PHONE: 303.689.1502       | <b>LANDSCAPE ARCHITECT</b><br>WARE MALCOMB<br>5639 S. CURTICE ST.<br>LITTLETON, CO 80120<br><br>CONTACT: STEVE WIENS<br>PHONE: 303.808.4523         | <b>SURVEYOR</b><br>WARE MALCOMB<br>990 S BROADWAY, STE. 230<br>DENVER, CO 80209<br><br>CONTACT: JUSTIN SCHEITLER<br>PHONE: 720.709.5131  |

PROJECT DATA

|                                       |                                       |
|---------------------------------------|---------------------------------------|
| LAND AREA OF DEVELOPED PARCEL         | 992,602 SF (22.79 AC)                 |
| NUMBER OF BUILDINGS                   | 2                                     |
| NUMBER OF STORIES                     | BLDG 1: 2<br>BLDG 2: 1                |
| BUILDING HEIGHT                       | BLDG 1: 33'<br>BLDG 2: 15'            |
| MAXIMUM HEIGHT OF BUILDINGS PERMITTED | BLDG 1: 40'<br>BLDG 2: 40'            |
| GROSS BUILDING AREA                   | BLDG 1: 23,761 SF<br>BLDG 2: 1,308 SF |

replace note: oThe 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

|                               |  |
|-------------------------------|--|
|                               | RYDER TRUCK<br>MAINTENANCE BUILDING AND FUELING              |
| OCCUPANCY CLASSIFICATION      | BLDG 1: TYPE B (OFFICE)<br>BLDG 2: TYPE S-1 (STORAGE)        |
| 2015 IBC CONSTRUCTION         | BLDG 1: II-B<br>BLDG 2: II-B                                 |
| PRESENT ZONING CLASSIFICATION | NORTHEAST PLAINS DISTRICT                                    |
| PERMITTED SIGN AREA           | 210 SF   |
| PLANNED SIGN AREA             | 82 SF  |
| REQUIRED PARKING              | STANDARD: 15<br>VAN ACCESSIBLE: 1<br>TRAILER: X<br>BIKE: 1   |
| PROVIDED PARKING              | STANDARD: 24<br>VAN ACCESSIBLE: 4<br>TRAILER: 381<br>BIKE: 1 |

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The site plan will not be approved by public works until the preliminary drainage letter/report is approved

RSN 1419177 is under review as of 4/11/23.

AMENDMENTS

SIGNATURE BLOCK

LEGAL DESCRIPTION: SEE THIS SHEET

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 WHEREOF, \_\_\_\_\_ AS ITS INTEREST MAY APPEAR OF RECORD HAS CAUSED THESE PRESENTS TO BE EXECUTED.

THIS \_\_\_\_ DAY OF \_\_\_\_\_, A.D. \_\_\_\_\_

BY: \_\_\_\_\_  
(AUTHORIZED SIGNATORY)

TITLE: \_\_\_\_\_

STATE OF COLORADO

COUNTY OF ADAMS

THE FOREGOING INSTRUMENT WAS ACKNOWLEDGED BEFORE ME, A NOTARY PUBLIC IN AND FOR THE STATE OF COLORADO

ON \_\_\_\_\_, 20 \_\_\_\_ BY \_\_\_\_\_ IN HIS CAPACITY

AS AUTHORIZED SIGNATORY OF \_\_\_\_\_

WITNESS MY HAND AND OFFICIAL SEAL

\_\_\_\_\_, NOTARY SEAL

(NOTARY PUBLIC)

MY COMMISSION EXPIRES \_\_\_\_\_

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

CLERK AND RECORDER'S CERTIFICATE

ACCEPTED FOR FILING IN THE OFFICE OF THE CLERK AND RECORDER OF ADAMS COUNTY, COLORADO ON THIS

\_\_\_\_\_, DAY OF \_\_\_\_\_, 20\_\_\_\_, A.D. AT \_\_\_\_\_ O'CLOCK \_\_\_\_\_, M.

FILE: \_\_\_\_\_

COUNTY CLERK AND RECORDER \_\_\_\_\_ DEPUTY

PAGE NO.: \_\_\_\_\_

RECEPTION NO.: \_\_\_\_\_

CITY OF AURORA APPROVALS

|                            |             |
|----------------------------|-------------|
| CITY ATTORNEY: _____       | DATE: _____ |
| PLANNING DIRECTOR: _____   | DATE: _____ |
| PLANNING COMMISSION: _____ | DATE: _____ |
| CITY COUNSEL: _____        | DATE: _____ |
| ATTEST: _____              | DATE: _____ |
| DATABASE APPROVAL: _____   | DATE: _____ |

WARE MALCOMB  
CIVIL ENGINEERING & SURVEYING

990 south broadway  
suite 230  
denver, co 80209  
p 303.661.3333  
waremalcomb.com

FOR AND ON BEHALF  
OF WARE MALCOMB

RYDER TRUCK  
SITE PLAN

|     |      |         |
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| NO. | DATE | REMARKS |
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| JOB NO.:  | DCS19-4085 |
| PA / PM:  | C. STRAWN  |
| DRAWN BY: | C. JOHNSON |
| DATE:     | 03/29/22   |

|               |
|---------------|
| SHEET         |
| 1             |
| Sheet 1 of 31 |

NOT FOR CONSTRUCTION



Sheet 2 of 31

Sheet 2 of 31

NOT FOR CONSTRUCTION

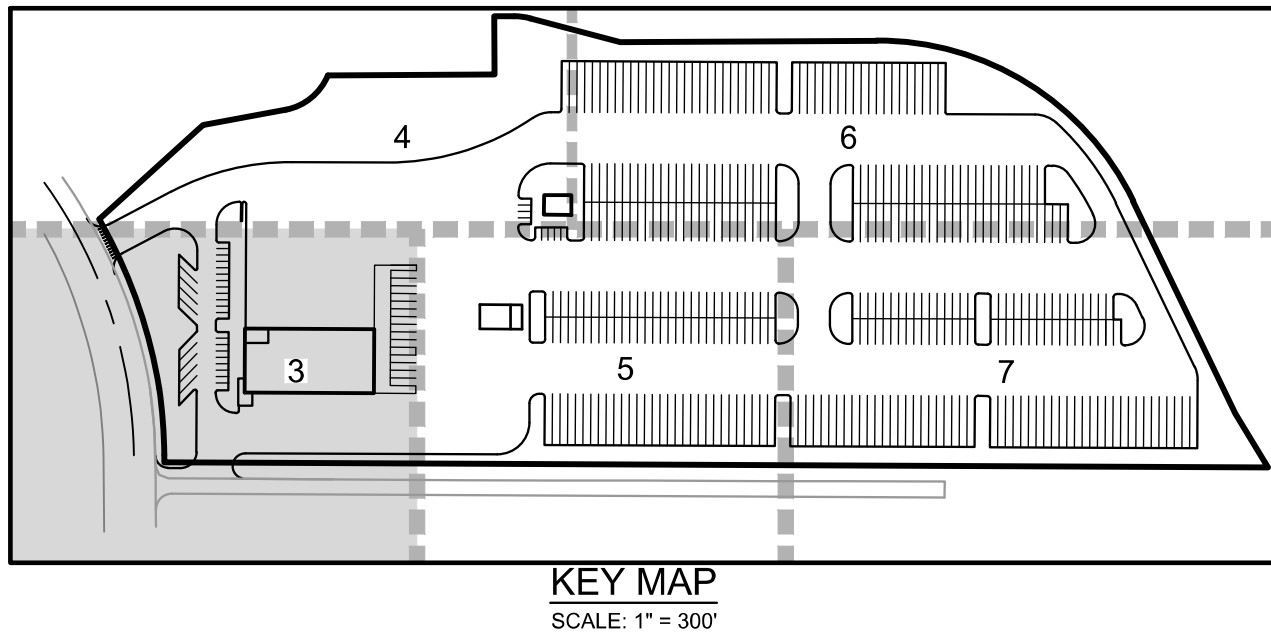


- LEGEND:
- PROPERTY LINE
  - EXISTING CURB & GUTTER
  - PROPOSED CURB & GUTTER (COA DETAIL S7.1)
  - PROPOSED HANDICAP PARKING
  - PROPOSED SAWCUT
  - ICC A117.1 ACCESSIBLE ROUTE
  - PROPOSED FIRE HYDRANT
  - EXISTING FIRE HYDRANT
  - PROPOSED WATER METER
  - FDC W/APPD KNOX CAPS
  - KNOX BOX
  - PROPOSED SIGN
  - PROPOSED SIDEWALK
  - GRASS / LANDSCAPE
  - BIKE RACK
  - PROPOSED BLDG LIGHT (TYP.)

- NOTES:
- 1) ALL DIMENSIONS ARE TO FLOWLINE AND BUILDING FACE UNLESS OTHERWISE NOTED.
  - 2) ALL HANDICAP RAMPS SHALL BE CONSTRUCTED WITH DETECTIBLE WARNING PADS. REFERENCE AURORA STD DETAIL S9.5.
  - 3) CONTRACTOR SHALL FIELD VERIFY EXISTING CONDITIONS PRIOR TO CONSTRUCTION. NOTIFY ENGINEER IMMEDIATELY OF ANY DISCREPANCIES FROM PLANS.
  - 4) CONTRACTOR SHALL REMOVE AND REPLACE DAMAGED CURB, GUTTER, PAVING, AND LANDSCAPED AREAS OUTSIDE THE LIMITS OF SITE AND RESTORE BACK TO ITS ORIGINAL CONDITION.
  - 5) PAVEMENT THICKNESS PER GEOTECH REPORT.
  - 6) ALL ENTRANCES ARE PRIVATE UNLESS OTHERWISE NOTED.
  - 7) ALL PROPOSED LANDSCAPING WITHIN THE SIGHT TRIANGLE SHALL BE IN COMPLIANCE WITH COA ROADWAY SPECIFICATIONS, SECTION 4.04.2.10.

WARE MALCOMB 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.

RYDER TRUCK  
SITE PLAN  
PORTEOS SUBDIVISION FILING NO. 8  
A PORTION OF THE NORTH HALF OF SECTION 8,  
TOWNSHIP 3 SOUTH, RANGE 65 WEST OF THE SIXTH  
PRINCIPAL MERIDIAN, CITY OF AURORA, COUNTY OF  
ADAMS, STATE OF COLORADO



WARE MALCOMB  
CIVIL ENGINEERING & SURVEYING

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FOR AND ON BEHALF  
OF WARE MALCOMB

RYDER TRUCK  
SITE PLAN

REMARKS

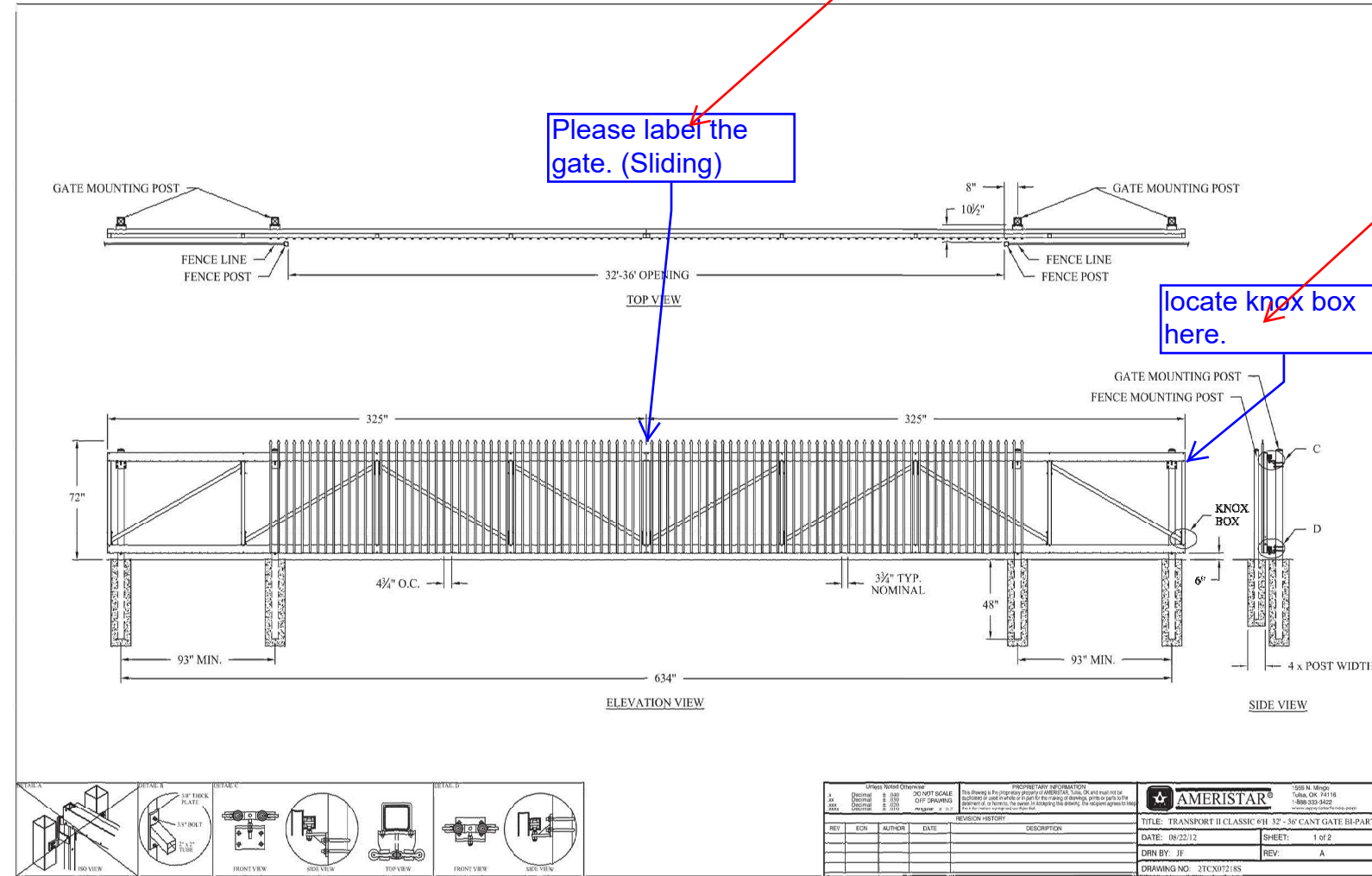
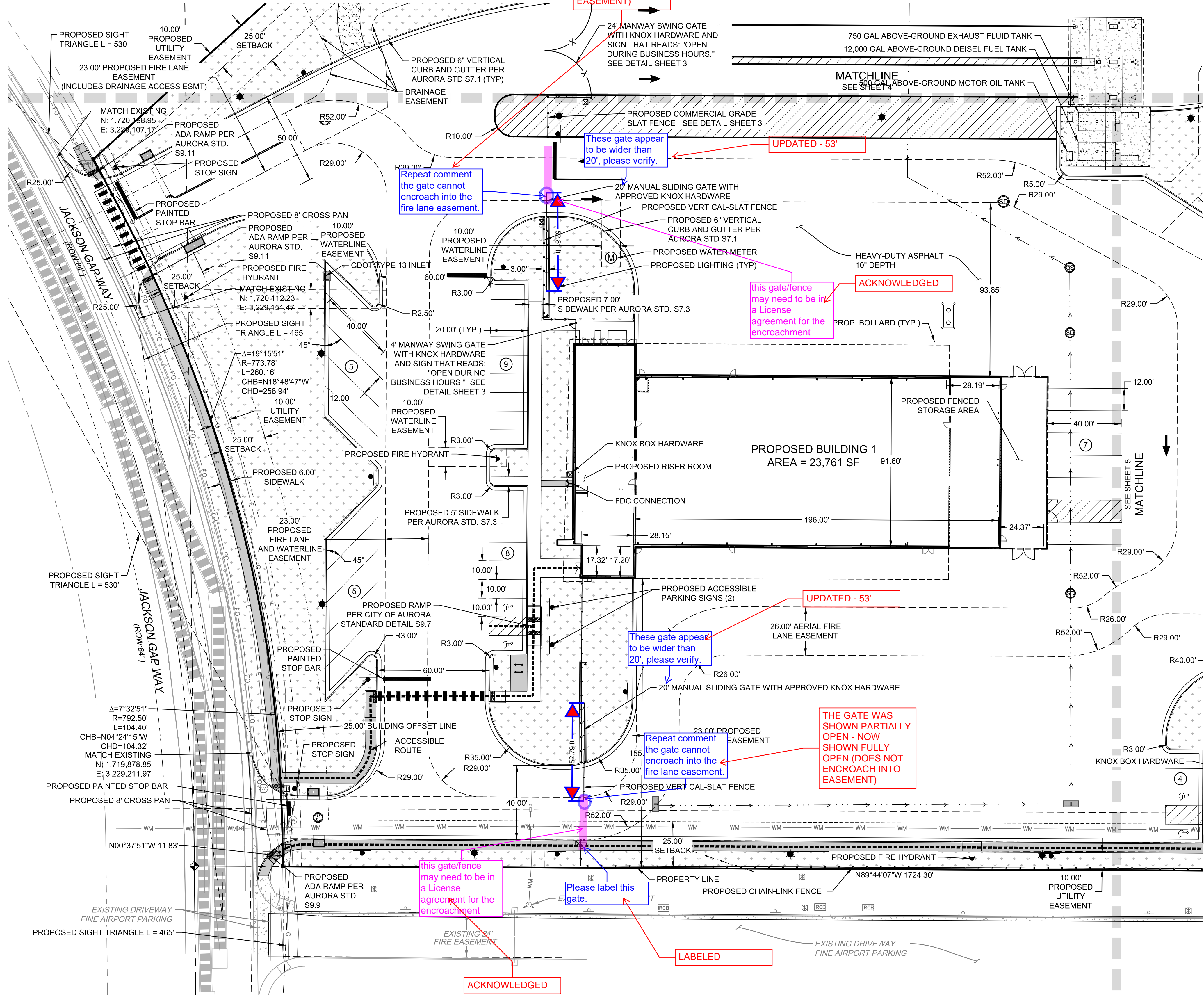
JOB NO.: DCS19-4085  
PA / PM: C. STRAWN  
DRAWN BY: C. JOHNSON  
DATE: 03/29/22

SHEET

3

Sheet 3 of 31

NOT FOR CONSTRUCTION



GATING SYSTEM NOTES:

- 1) THE INSTALLATION OF ANY GATING SYSTEM WILL REQUIRE A CITY OF AURORA LICENSED CONTRACTOR TO OBTAIN A BUILDING PERMIT THROUGH THE AURORA BUILDING DIVISION PRIOR TO THE START OF ANY WORK. THIS WOULD BE CONSIDERED A STRUCTURAL, LIFE SAFETY, AND ELECTRICAL REVIEW WITHIN THE BUILDING DIVISION THAT IS CONDUCTED ON BEHALF OF THE FIRE DEPARTMENT. FOR ASSISTANCE, PLEASE CALL 303-739-7420 AND ASK FOR A LIFE SAFETY PLANS EXAMINER.
- 2) AN ENCR OACHMENT INTO OR OVER A FIRE LANE EASEMENT WILL REQUIRE THE DEVELOPER TO OBTAIN A LICENSE AGREEMENT THROUGH THE REAL PROPERTY DIVISION OF THE PUBLIC WORKS DEPARTMENT PLEASE CALL 303-739-7300.



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suite 230  
denver, co 80209  
p 303.561.3333  
waremail@comb.com

# RYDER TRUCK

## SITE PLAN

















| NO. | DATE | REMARKS |
|-----|------|---------|
|-----|------|---------|

|           |             |
|-----------|-------------|
| JOB NO.:  | DCS19-40855 |
| PA / PM:  | C. STRAWN   |
| DRAWN BY: | C. JOHNSON  |
| DATE:     | 03/29/22    |

SHEET  
4

Sheet 4 of 31

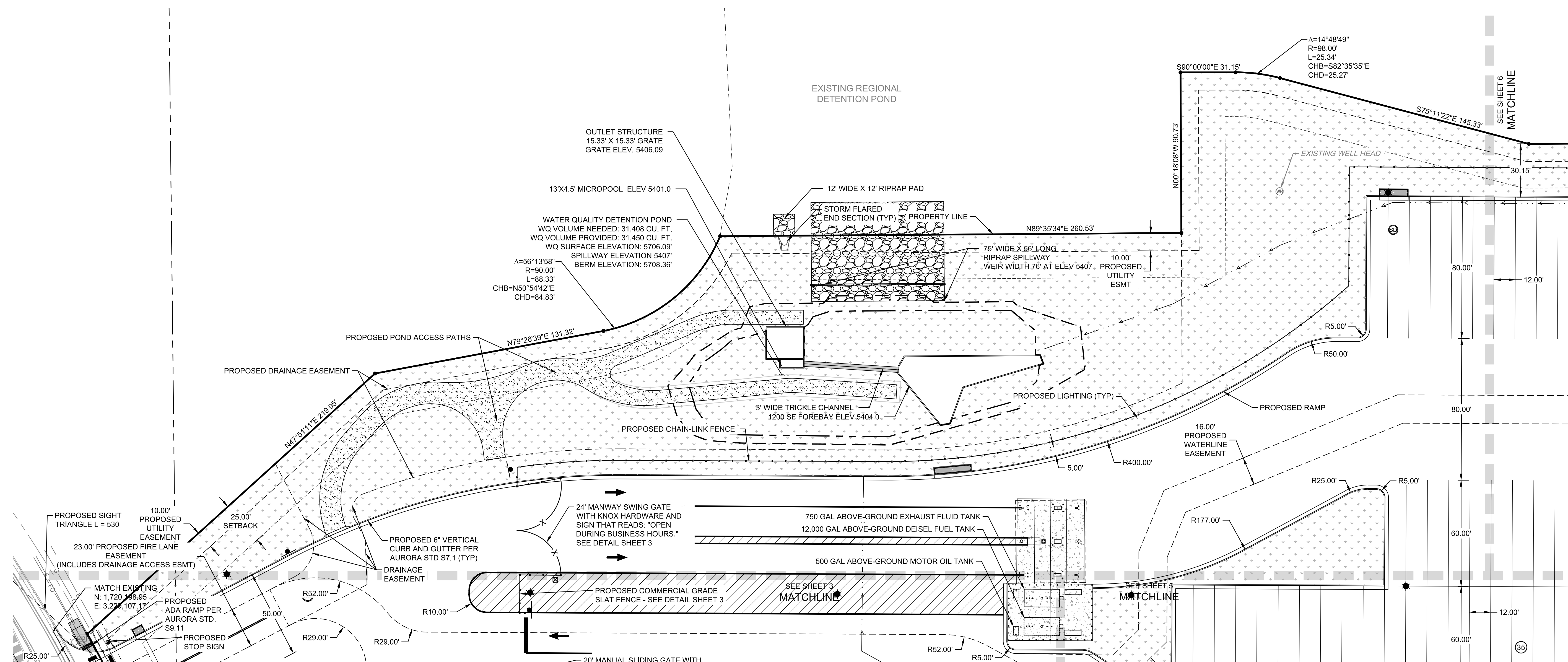
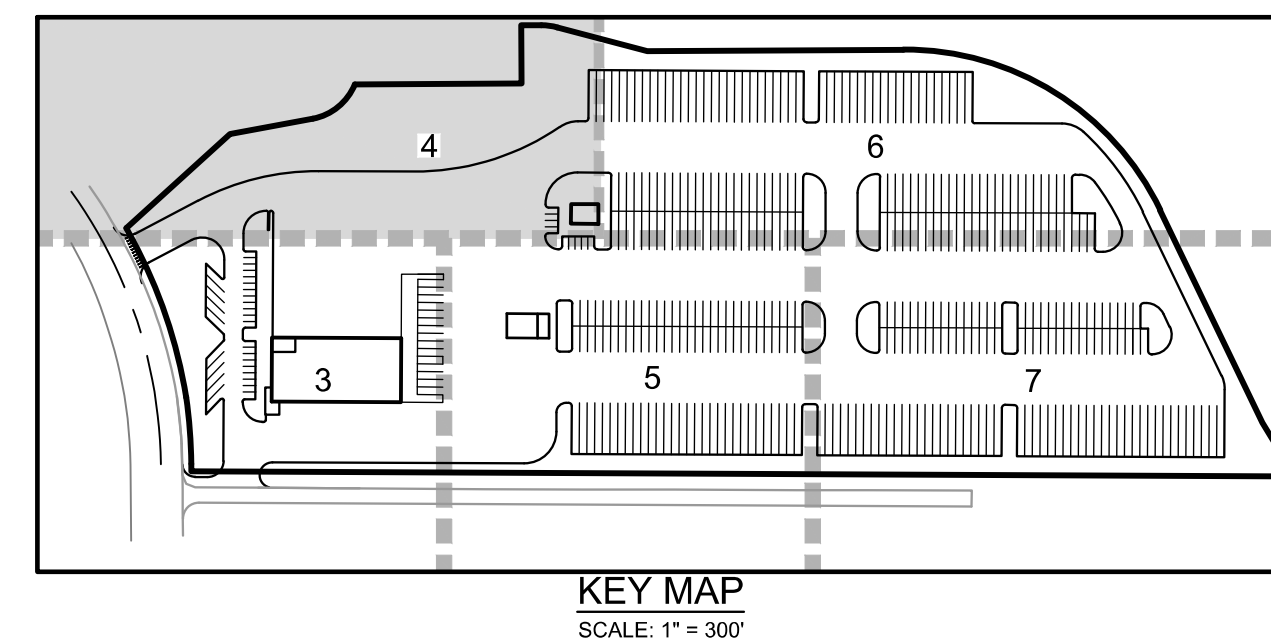
NOT FOR CONSTRUCTION

|   |   |
|---|---|
|  | PROPERTY LINE                               |
|  | EXISTING CURB & GUTTER                      |
|  | PROPOSED CURB & GUTTER<br>(COA DETAIL S7.1) |
|  | PROPOSED HANDICAP PARKING                   |
|  | PROPOSED SAWCUT                             |
|  | ICC A117.1 ACCESSIBLE ROUTE                 |
|  | PROPOSED FIRE HYDRANT                       |
|  | EXISTING FIRE HYDRANT                       |
|  | PROPOSED WATER METER                        |
|  | FDC W/APPD KNOX CAPS                        |
|  | KNOX BOX                                    |
|  | PROPOSED SIGN                               |
|  | PROPOSED SIDEWALK                           |
|  | GRASS / LANDSCAPE                           |
|  | BIKE RACK                                   |
|  | PROPOSED BLDG<br>LIGHT (TYP.)               |

- 1) ALL DIMENSIONS ARE TO FLOWLINE AND BUILDING FACE UNLESS OTHERWISE NOTED.
- 2) ALL HANDICAP RAMPS SHALL BE CONSTRUCTED WITH DETECTIBLE WARNING PAVING. REFERENCE AURORA STD DETAIL \$9.5.
- 3) CONTRACTOR SHALL FIELD VERIFY EXISTING CONDITIONS PRIOR TO CONSTRUCTION. NOTIFY ENGINEER IMMEDIATELY OF ANY DISCREPANCIES FROM PLANS.
- 4) CONTRACTOR SHALL REMOVE AND REPLACE DAMAGED CURB, GUTTER, PAVING, AND LANDSCAPED AREAS OUTSIDE THE LIMITS OF SITE AND RESTORE BACK TO ITS ORIGINAL CONDITION.
- 5) PAVEMENT THICKNESS PER GEOTECH REPORT.
- 6) ALL ENTRANCES ARE PRIVATE UNLESS OTHERWISE NOTED.
- 7) ALL PROPOSED LANDSCAPING WITHIN THE SIGHT TRIANGLE SHALL BE IN COMPLIANCE WITH COA ROADWAY SPECIFICATIONS, SECTION 4.04.2.10.

WARE MALCOMB 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.

RYDER TRUCK  
SITE PLAN  
PORTEOS SUBDIVISION FILING NO. 8  
A PORTION OF THE NORTH HALF OF SECTION 8,  
TOWNSHIP 3 SOUTH, RANGE 65 WEST OF THE SIXTH  
PRINCIPAL MERIDIAN, CITY OF AURORA, COUNTY OF  
ADAMS, STATE OF COLORADO





LEGEND:

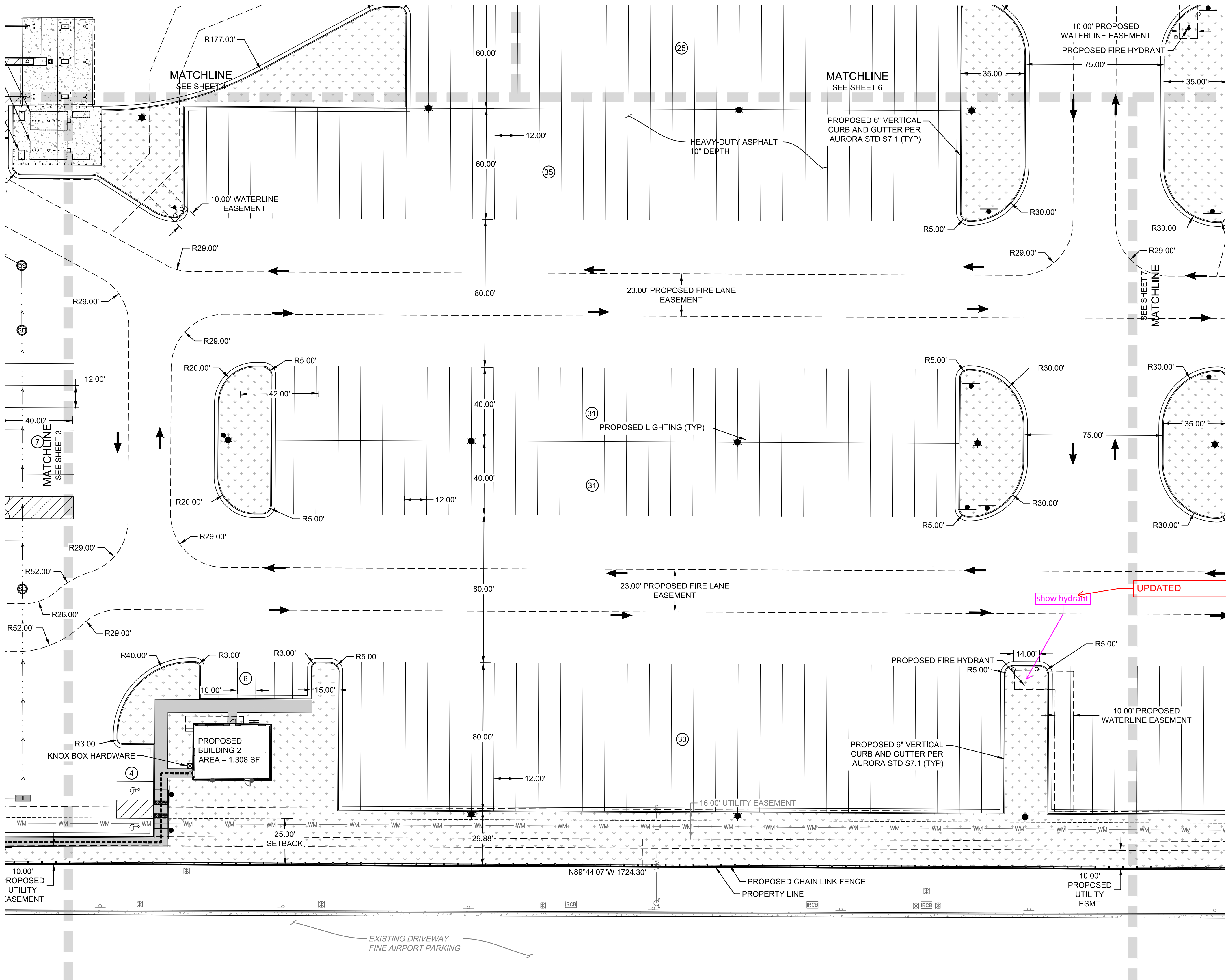
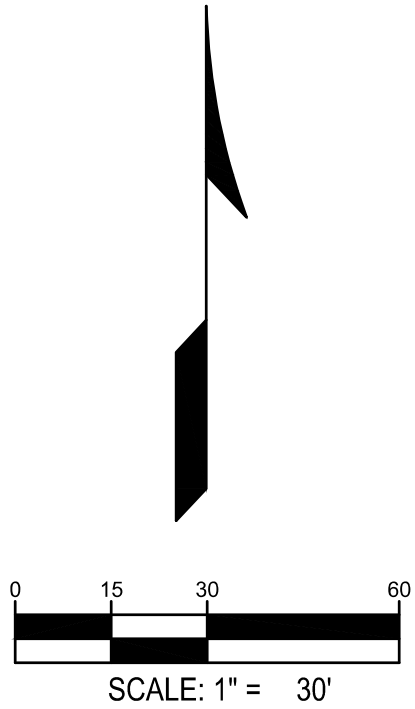
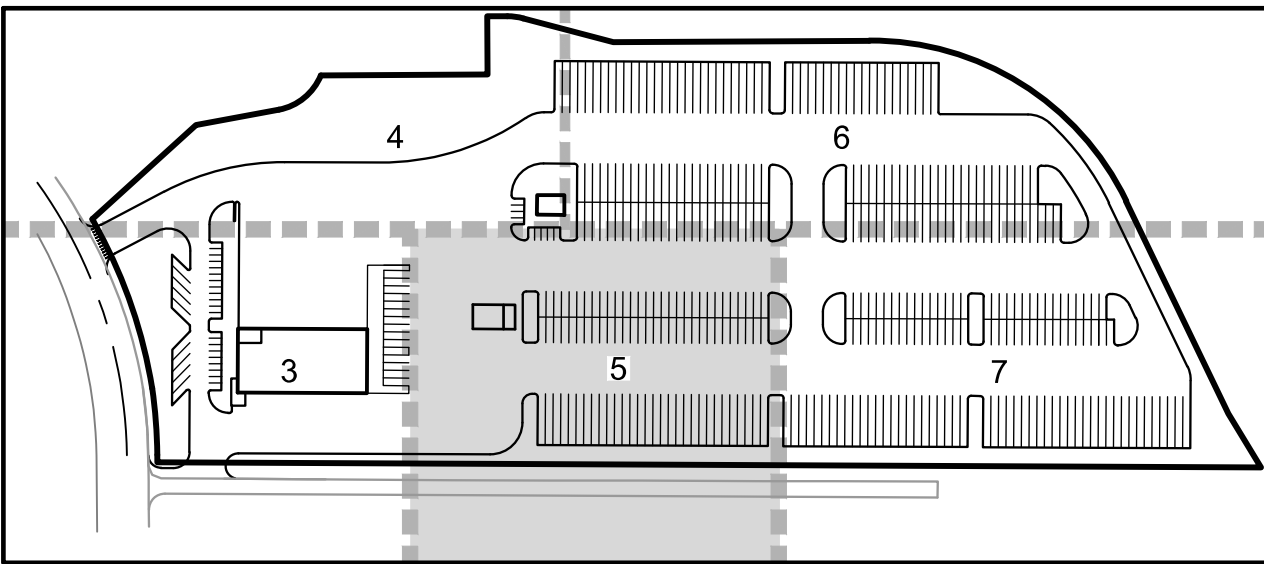
- PROPERTY LINE
- EXISTING CURB & GUTTER
- PROPOSED CURB & GUTTER (COA DETAIL S7.1)
- PROPOSED HANDICAP PARKING
- PROPOSED SAWCUT
- ICC A117.1 ACCESSIBLE ROUTE
- PROPOSED FIRE HYDRANT
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- KNOX BOX
- PROPOSED SIGN
- PROPOSED SIDEWALK
- GRASS / LANDSCAPE
- BIKE RACK
- PROPOSED BLDG LIGHT (TYP.)

NOTES:

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SITE PLAN  
PORTEOS SUBDIVISION FILING NO. 8  
A PORTION OF THE NORTH HALF OF SECTION 8,  
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PRINCIPAL MERIDIAN, CITY OF AURORA, COUNTY OF  
ADAMS, STATE OF COLORADO



WARE MALCOMB  
CIVIL ENGINEERING & SURVEYING

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p 303.561.3333  
waremalcomb.com

FOR AND ON BEHALF  
OF WARE MALCOMB

RYDER TRUCK  
SITE PLAN

REMARKS

NO. DATE

JOB NO.: DCS19-4085  
PA / PM: C. STRAWN  
DRAWN BY: C. JOHNSON  
DATE: 03/29/22

SHEET

5

Sheet 5 of 31

NOT FOR CONSTRUCTION



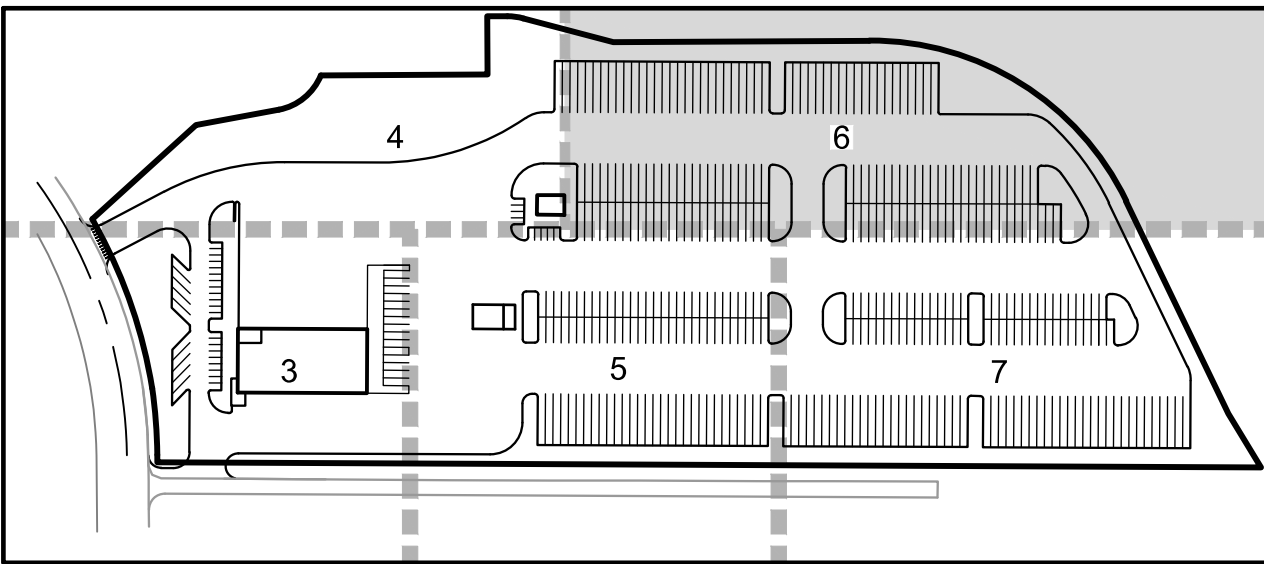
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- PROPERTY LINE
- EXISTING CURB & GUTTER
- PROPOSED CURB & GUTTER (COA DETAIL S7.1)
- PROPOSED HANDICAP PARKING
- PROPOSED SAWCUT
- ICC A117.1 ACCESSIBLE ROUTE
- PROPOSED FIRE HYDRANT
- EXISTING FIRE HYDRANT
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- FDC W/APPD KNOX CAPS
- KNOX BOX
- PROPOSED SIGN
- PROPOSED SIDEWALK
- GRASS / LANDSCAPE
- BIKE RACK
- PROPOSED BLDG LIGHT (TYP.)

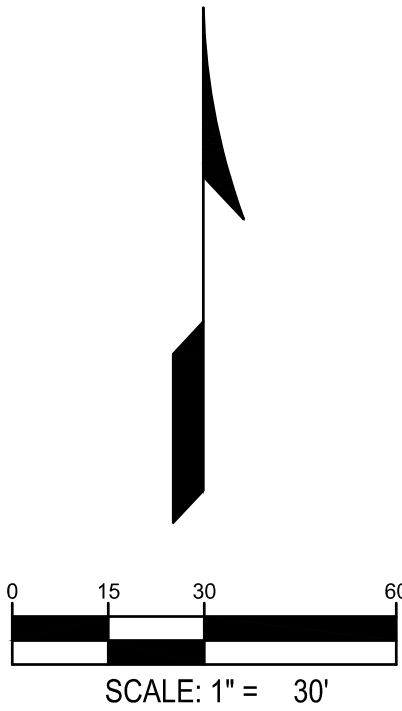
- NOTES:**
- 1) ALL DIMENSIONS ARE TO FLOWLINE AND BUILDING FACE UNLESS OTHERWISE NOTED.
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**RYDER TRUCK  
SITE PLAN**  
PORTEOS SUBDIVISION FILING NO. 8  
A PORTION OF THE NORTH HALF OF SECTION 8,  
TOWNSHIP 3 SOUTH, RANGE 65 WEST OF THE SIXTH  
PRINCIPAL MERIDIAN, CITY OF AURORA, COUNTY OF  
ADAMS, STATE OF COLORADO



**KEY MAP**  
SCALE: 1" = 300'



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p 303.561.3333  
waremalcomb.com

FOR AND ON BEHALF  
OF WARE MALCOMB

**RYDER TRUCK  
SITE PLAN**

REMARKS

NO. DATE

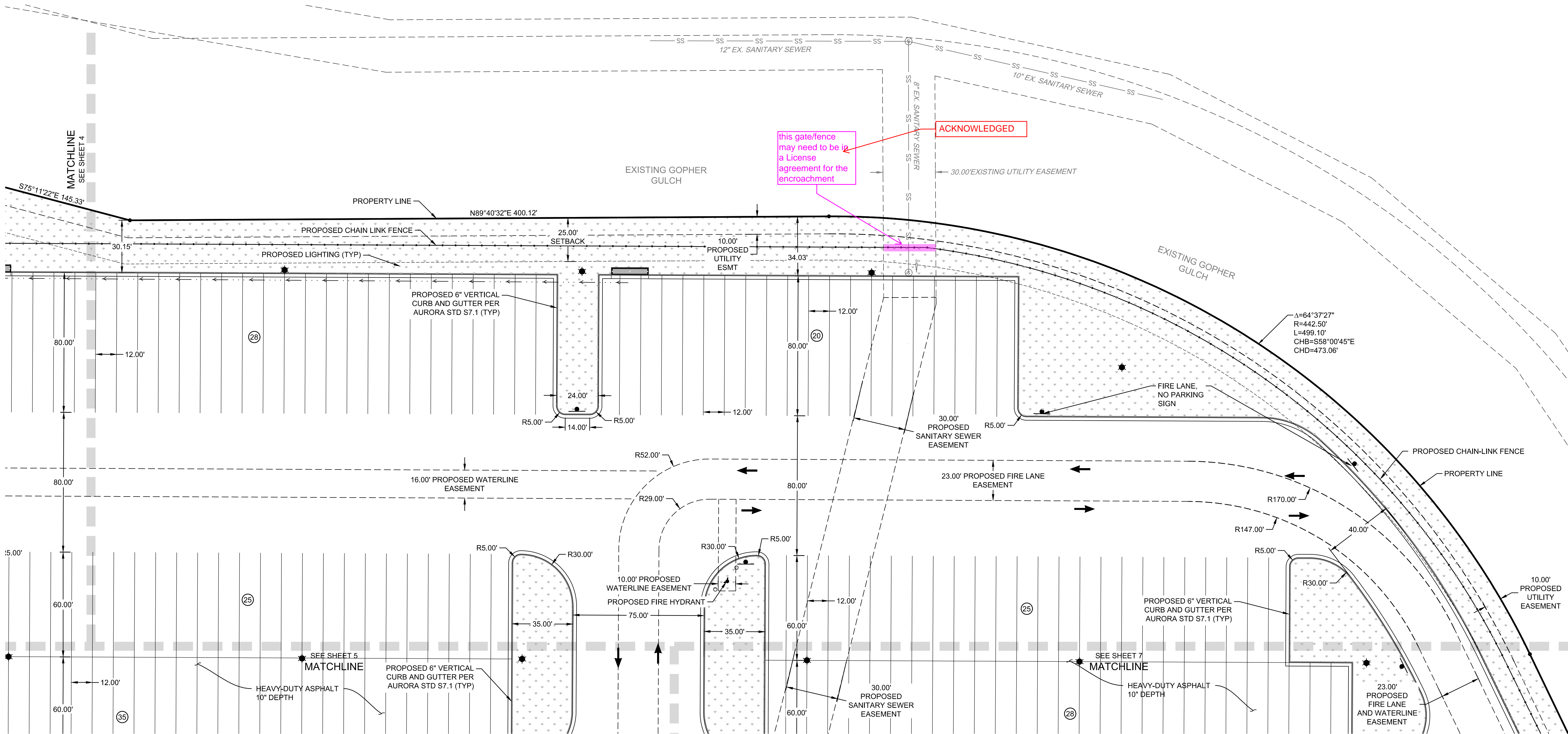
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|-----------|------------|
| JOB NO.:  | DCS19-4085 |
| PA / PM:  | C. STRAWN  |
| DRAWN BY: | C. JOHNSON |
| DATE:     | 03/29/22   |

SHEET

**6**

Sheet 6 of 31

NOT FOR CONSTRUCTION





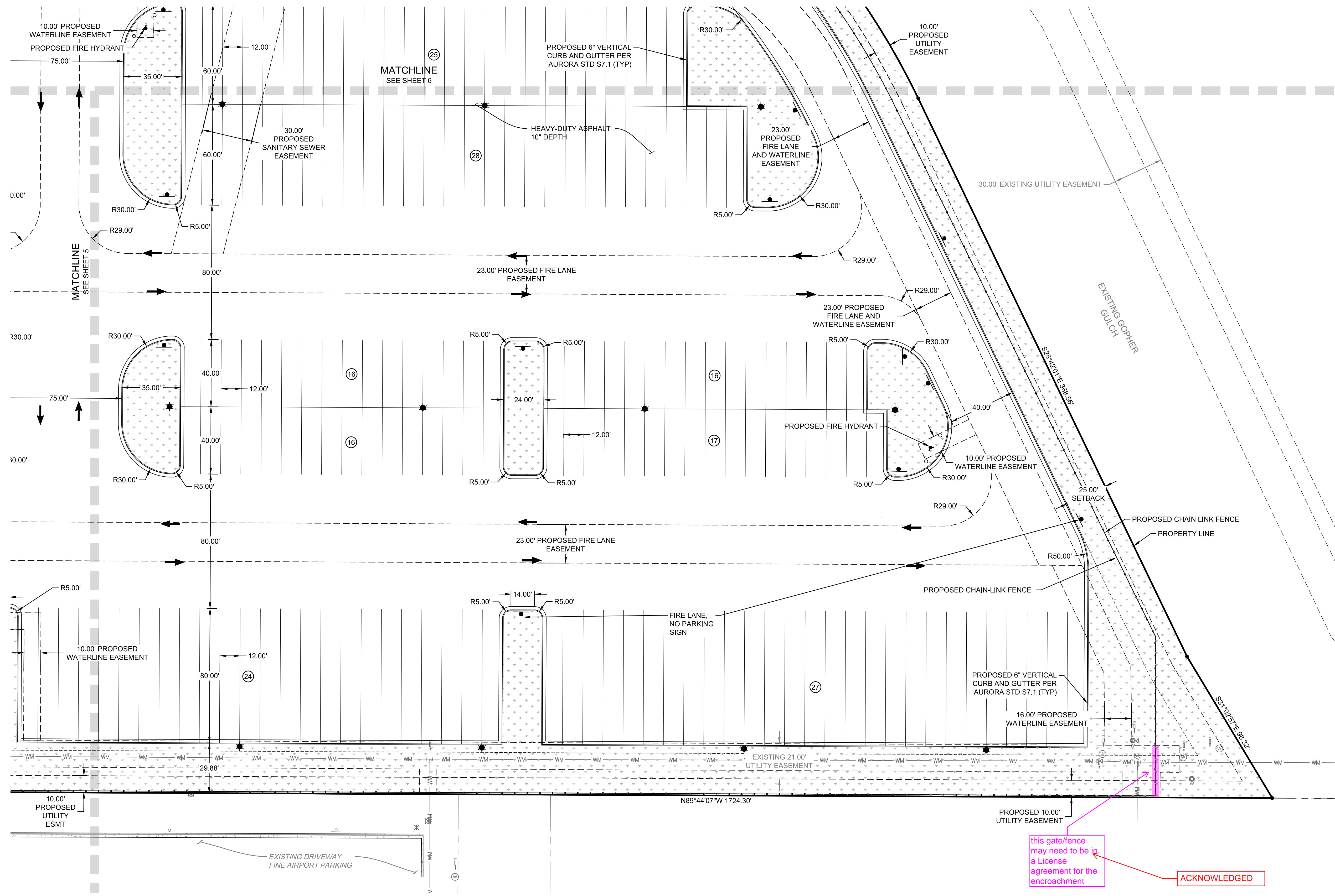
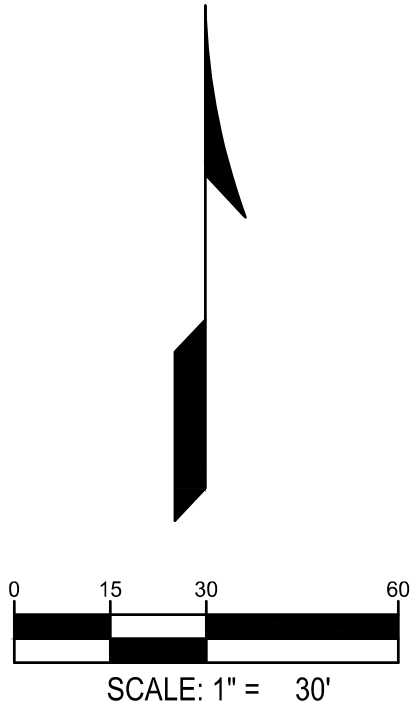
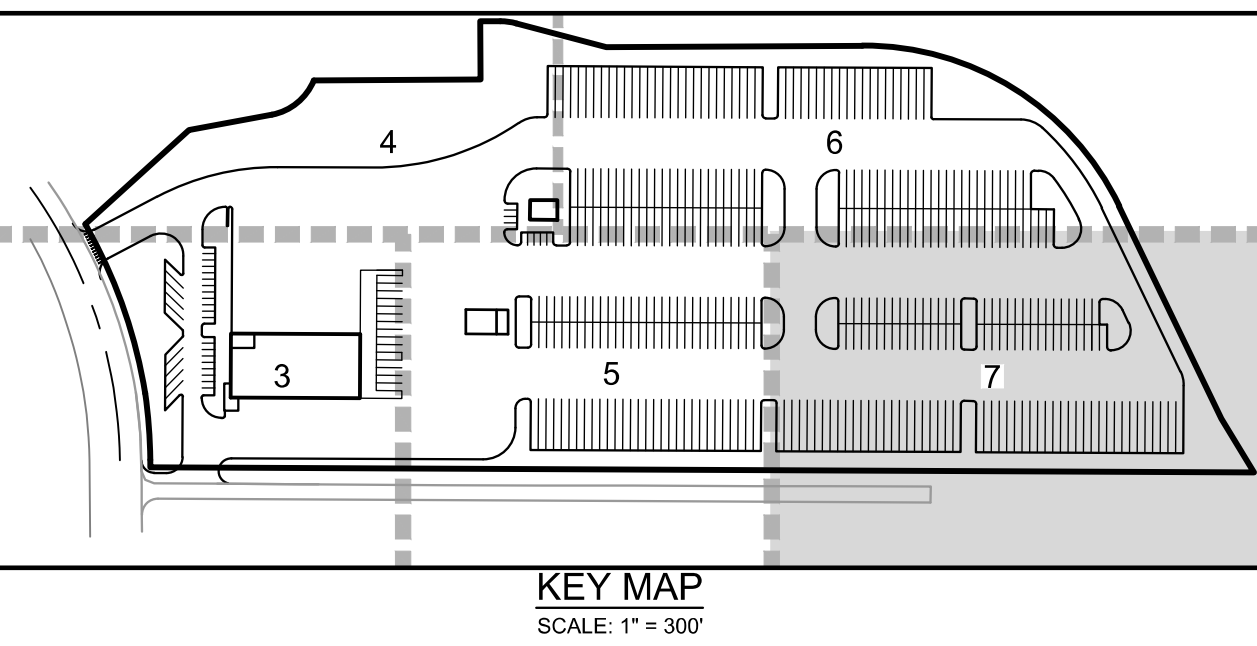
**LEGEND:**

- PROPERTY LINE
- EXISTING CURB & GUTTER
- PROPOSED CURB & GUTTER (COA DETAIL S7.1)
- PROPOSED HANDICAP PARKING
- PROPOSED SAWCUT
- ICC A117.1 ACCESSIBLE ROUTE
- PROPOSED FIRE HYDRANT
- EXISTING FIRE HYDRANT
- PROPOSED WATER METER
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- PROPOSED SIGN
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- GRASS / LANDSCAPE
- BIKE RACK
- PROPOSED BLDG LIGHT (TYP.)

- NOTES:**
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**RYDER TRUCK  
SITE PLAN**  
PORTEOS SUBDIVISION FILING NO. 8  
A PORTION OF THE NORTH HALF OF SECTION 8,  
TOWNSHIP 3 SOUTH, RANGE 65 WEST OF THE SIXTH  
PRINCIPAL MERIDIAN, CITY OF AURORA, COUNTY OF  
ADAMS, STATE OF COLORADO



this gate/fence may need to be in a License agreement for the encroachment

ACKNOWLEDGED

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suite 230  
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waremalcomb.com

FOR AND ON BEHALF  
OF WARE MALCOMB

**RYDER TRUCK  
SITE PLAN**

| REMARKS |      |
|---------|------|
| NO.     | DATE |
|         |      |
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|           |            |
|-----------|------------|
| JOB NO.:  | DCS19-4085 |
| PA / PM:  | C. STRAWN  |
| DRAWN BY: | C. JOHNSON |
| DATE:     | 03/29/22   |

NOT FOR CONSTRUCTION



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suite 230  
denver, co 80209  
p 303.561.3333  
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RYDER TRUCK  
OVERALL GRADING PLAN

[illegible]

|           |            |
|-----------|------------|
| JOB NO.:  | DCS19-4085 |
| PA / PM:  | C. STRAWN  |
| DRAWN BY: | C. JOHNSON |
| DATE:     | 03/29/22   |

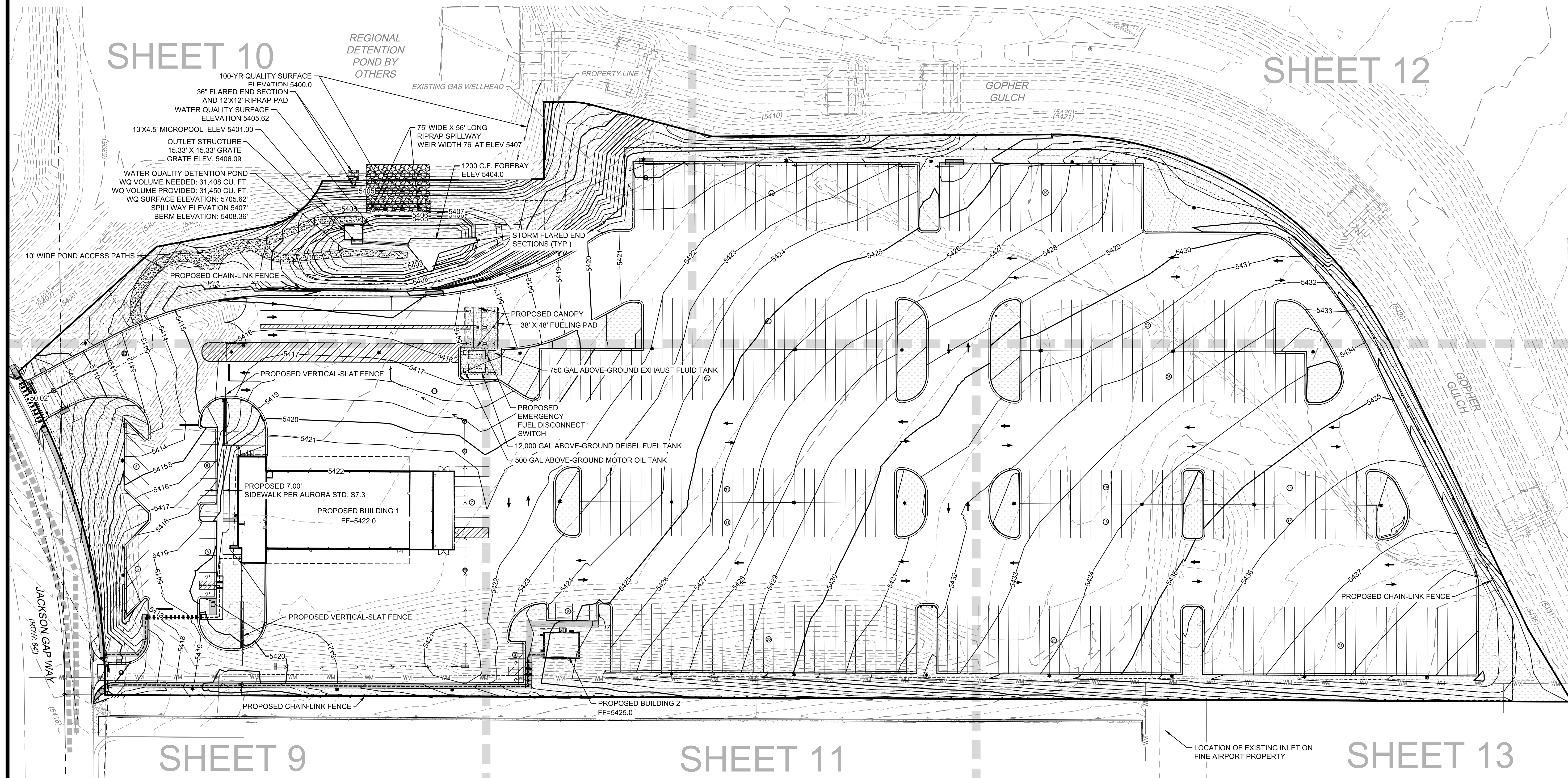
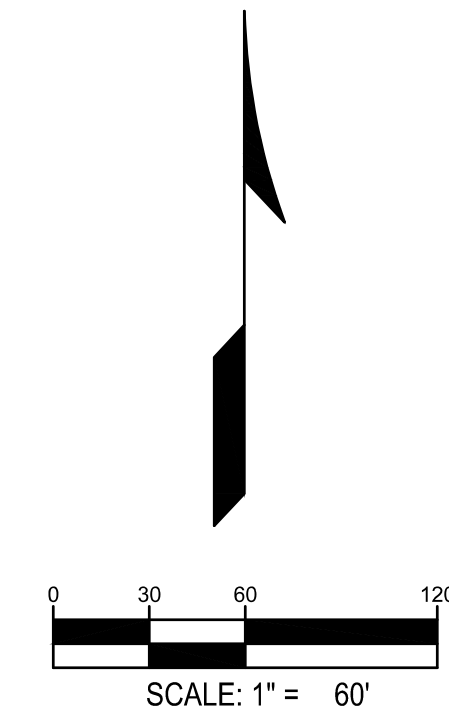
8

Sheet 8 of 31

NOT FOR CONSTRUCTION

RYDER TRUCK  
SITE PLAN  
PORTEOS SUBDIVISION FILING NO. 8  
A PORTION OF THE NORTH HALF OF SECTION 8,  
TOWNSHIP 3 SOUTH, RANGE 65 WEST OF THE SIXTH  
PRINCIPAL MERIDIAN, CITY OF AURORA, COUNTY OF  
ADAMS, STATE OF COLORADO

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LEGEND:

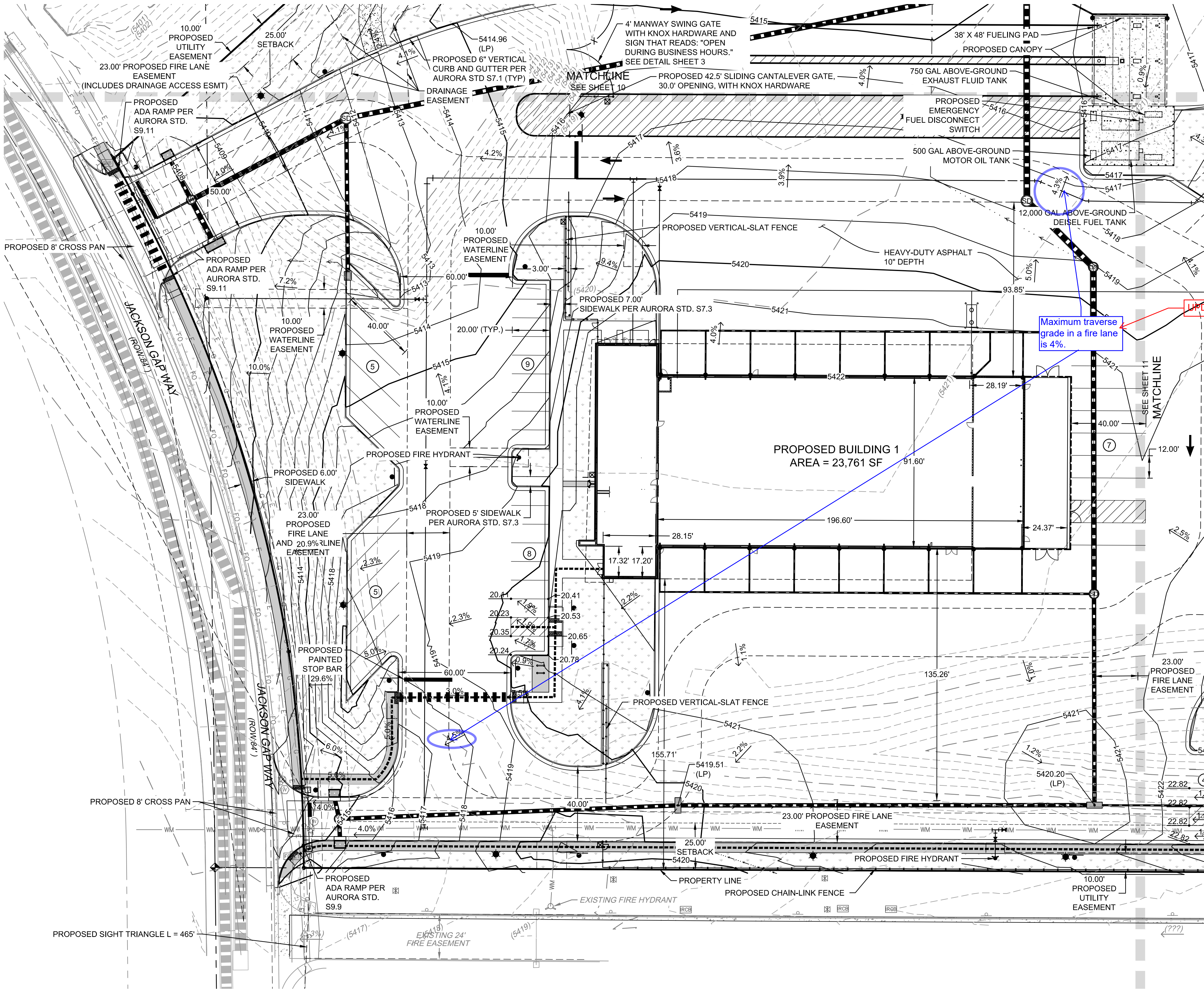
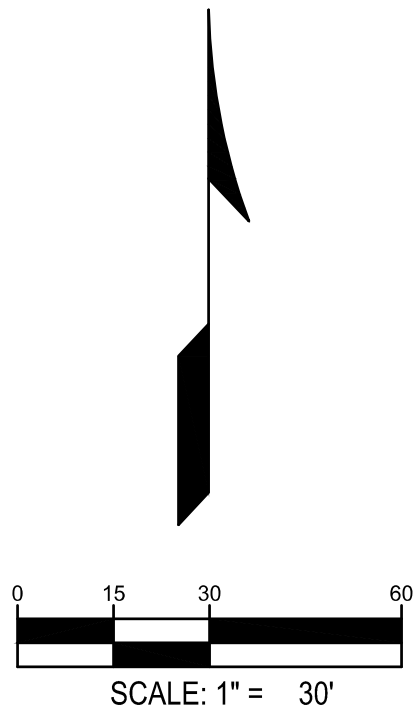
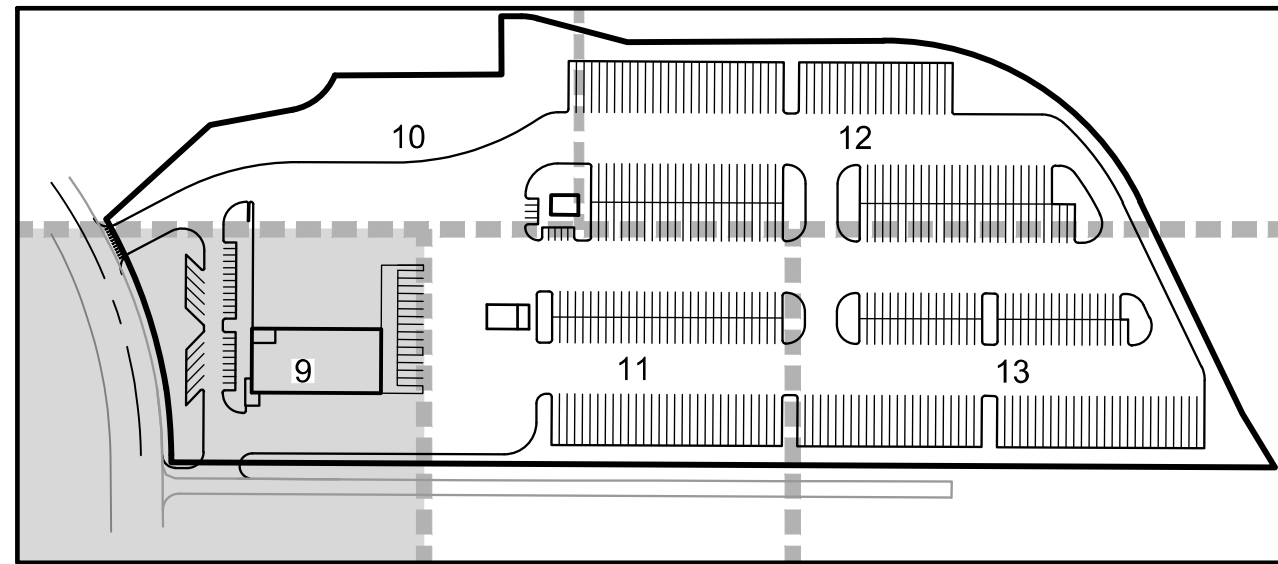
|                  |                                    |           |   |        |  |
|------------------|------------------------------------|-----------|---|--------|--|
| — 5720 —         | PROPERTY LINE                      | — — — — — | PROPOSED CURB & GUTTER<br>(COA DETAIL S7.1) | — E —  | EXISTING ELECTRIC LINE                         |
| — 5721 —         | PROPOSED 5' CONTOUR                | - - - - - | PROPOSED EASEMENT                           | - FO - | EXISTING FIBER OPTIC LINE                      |
| - - - 5720 - - - | PROPOSED 1' CONTOUR                | - - - - - | EXISTING EASEMENT                           | ☼      | PROPOSED LIGHT POLE                            |
| - - - 5721 - - - | EXISTING 5' CONTOUR                | - - - - - | PROPOSED WATER LINE                         | ⊕      | EXISTING LIGHT POLE                            |
| - - - 5721 - - - | EXISTING 1' CONTOUR                | - - - - - | EXISTING FENCE                              | ⊕      | EXISTING ELECTRIC METER                        |
| ▬▬▬▬▬▬▬          | PROPOSED STORM LINE                | - - - - - | PROPOSED FIRE HYDRANT                       | ⊕      | EXISTING ELECTRIC BREAKER                      |
| ▬▬▬▬▬▬▬          | EXISTING STORM LINE                | - - - - - | EXISTING FIRE HYDRANT                       | ⊕      | EXISTING TRANSFORMER                           |
| ▬▬▬▬▬▬▬          | PROPOSED STORM INLET               | - - - - - | EXISTING SANITARY SEWER<br>W/ MANHOLE       | ⊕      | EXISTING EXISTING TELEPHONE BOX                |
| ▬▬▬▬▬▬▬          | EXISTING STORM INLET               | - - - - - | EXISTING WATERLINE & VALVE                  | ⊕      | EXISTING EXISTING ELECTRIC BOX                 |
| →                | FLOW DIRECTION                     | - - - - - | EXISTING GAS LINE                           | ⊕      | EXISTING EXISTING IRRIGATION VAULT             |
| ▬▬▬▬▬▬▬          | PROPOSED CONCRETE WALK             | - - - - - | EXISTING TELEPHONE LINE                     | ⊕      | KNOX BOX                                       |
| ▬▬▬▬▬▬▬          | GRASS / LANDSCAPE                  | - - - - - | EXISTING CURB & GUTTER                      | ⊕      | FIRE DEPARTMENT CONNECTION W/<br>KNOX HARDWARE |
| ▬▬▬▬▬▬▬          | PROPOSED DRAINAGE<br>OVERFLOW PATH | - - - - - | ADA ACCESSIBLE ROUTE                        | ⊕      | PROPOSED ELECTRIC TRANSFORMER                  |

RYDER TRUCK  
SITE PLAN  
PORTEOS SUBDIVISION FILING NO. 8  
A PORTION OF THE NORTH HALF OF SECTION 8,  
TOWNSHIP 3 SOUTH, RANGE 65 WEST OF THE SIXTH  
PRINCIPAL MERIDIAN, CITY OF AURORA, COUNTY OF  
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NOTES:

1. ALL PROPOSED WALKS TO BE ACCESSIBLE (2.0% MAX CROSS SLOPE, 5.0% MAX LONGITUDINAL SLOPE).
2. DRAINAGE FACILITIES ARE PRIVATE AND TO BE MAINTAINED BY THE OWNER.
3. ALL ENTRANCES ARE PRIVATE UNLESS OTHERWISE NOTED.
4. MAX 2% SLOPE IN ANY DIRECTION AT HANDICAP PARKING SPACES.
5. MIN SLOPE AWAY FROM THE BUILDING IS 5% FOR 10' FOR LANDSCAPE AREAS, MIN 2% FOR IMPERVIOUS AREAS.
6. MIN PAVEMENT SLOPES: 1% FOR ASPHALT, 0.5% FOR CONCRETE.



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FOR AND ON BEHALF  
OF WARE MALCOMB

RYDER TRUCK  
GRADING PLAN

REMARKS

NO. DATE

JOB NO.: DCS19-4085  
PA / PM: C. STRAWN  
DRAWN BY: C. JOHNSON  
DATE: 03/29/22

SHEET

9

Sheet 9 of 31

NOT FOR CONSTRUCTION



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suite 230  
denver, co 80209  
p 303.561.3333  
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# RYDER TRUCK

## GRADING PLAN

[illegible]

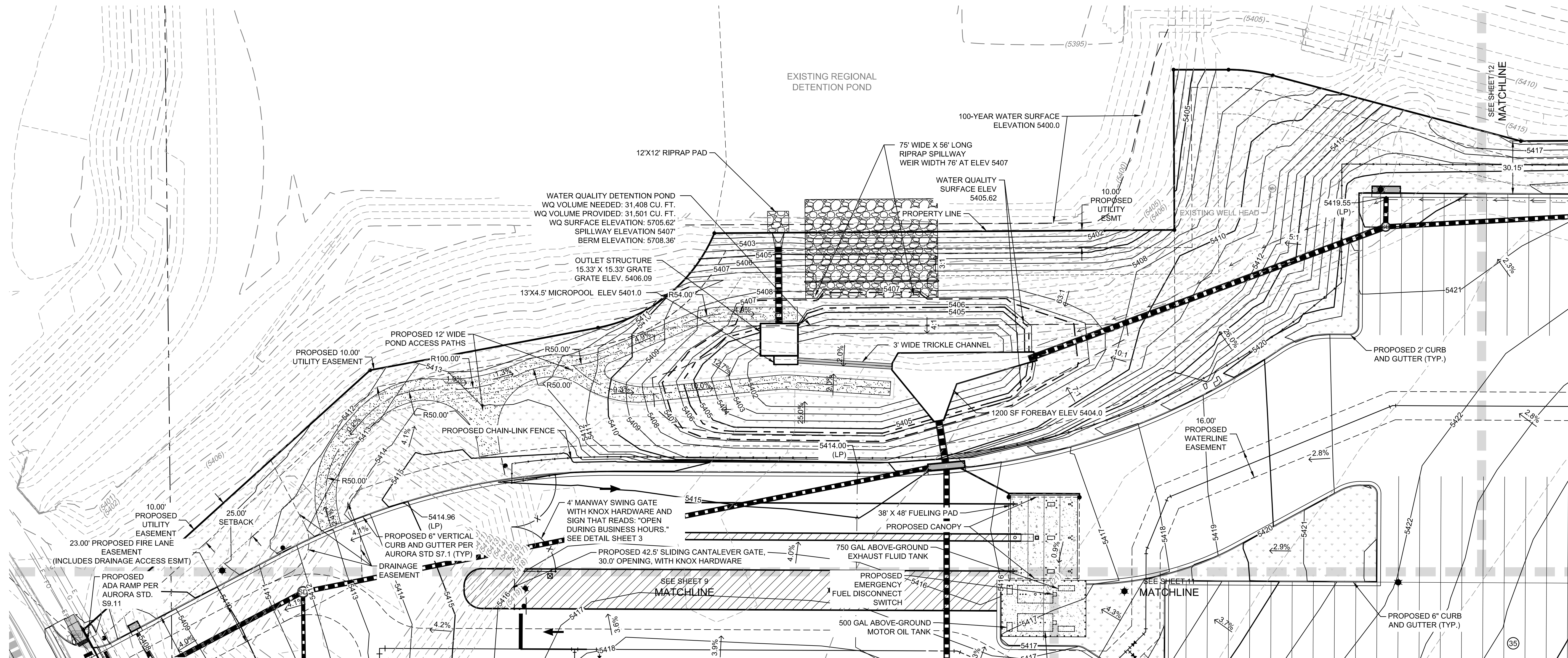
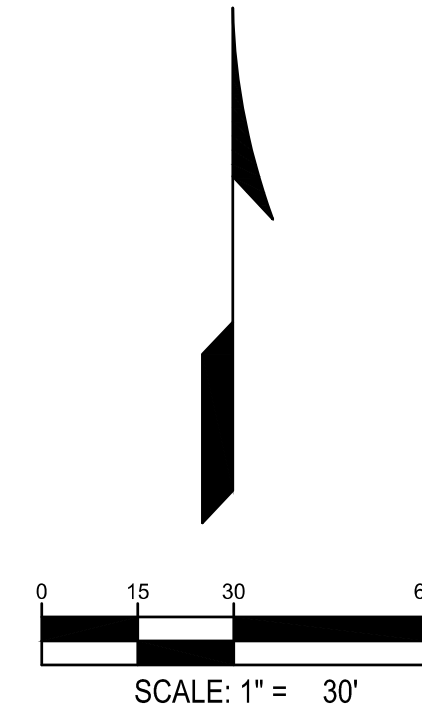
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|-----------|------------|
| JOB NO.:  | DCS19-4085 |
| PA / PM:  | C. STRAWN  |
| DRAWN BY: | C. JOHNSON |
| DATE:     | 03/29/22   |

Sheet 10 of 31

NOT FOR CONSTRUCTION

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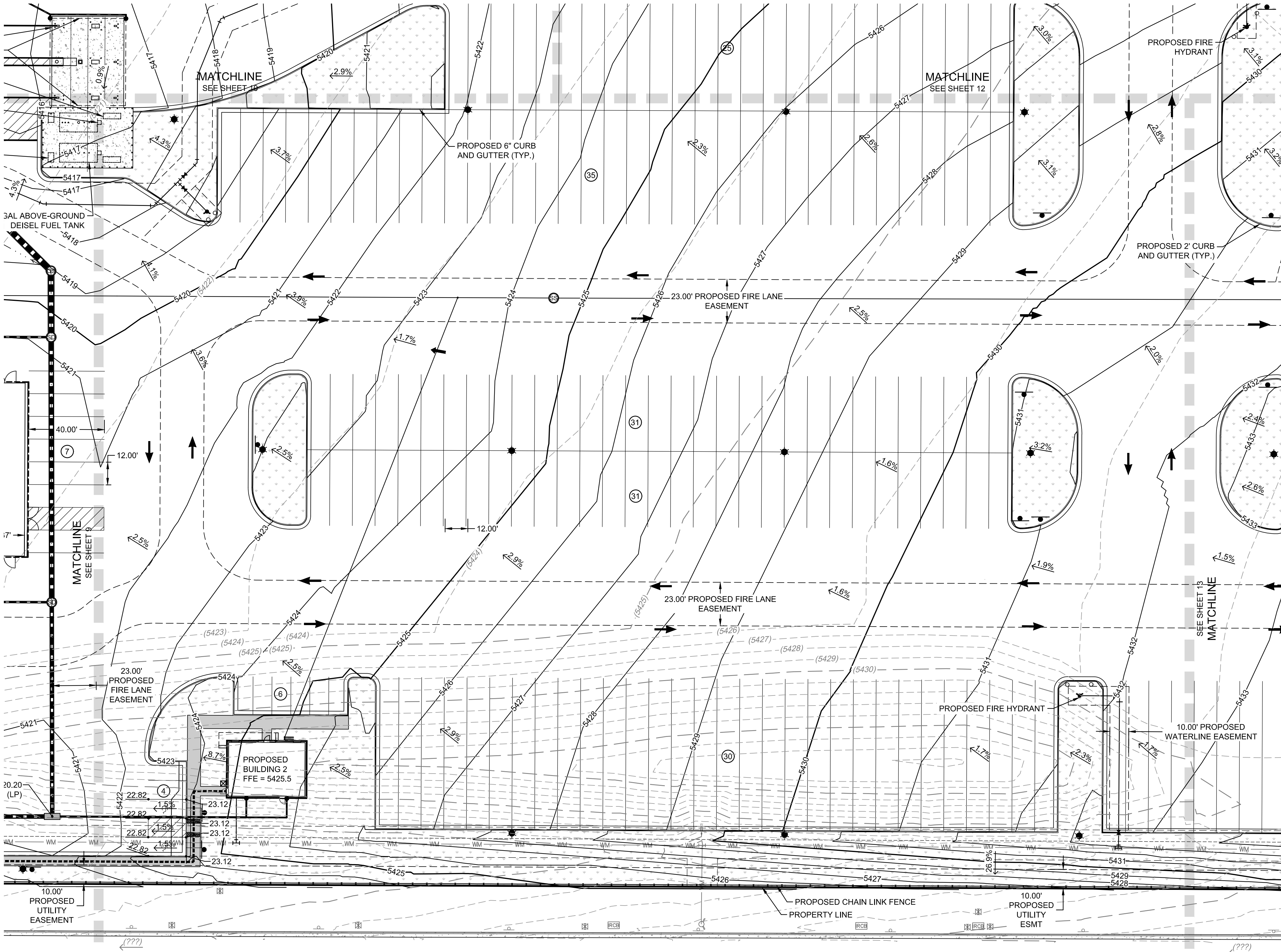
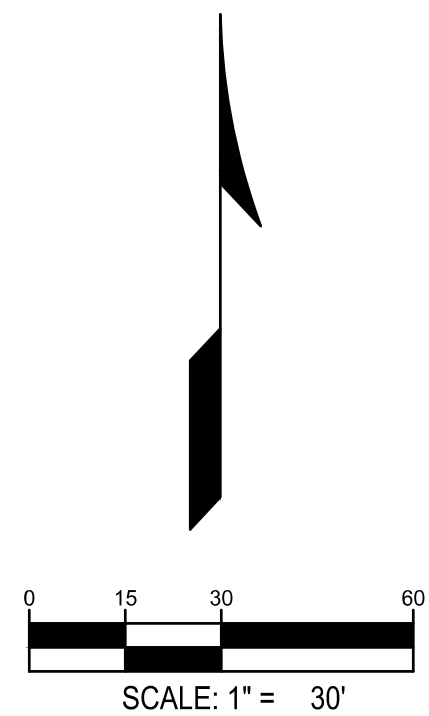
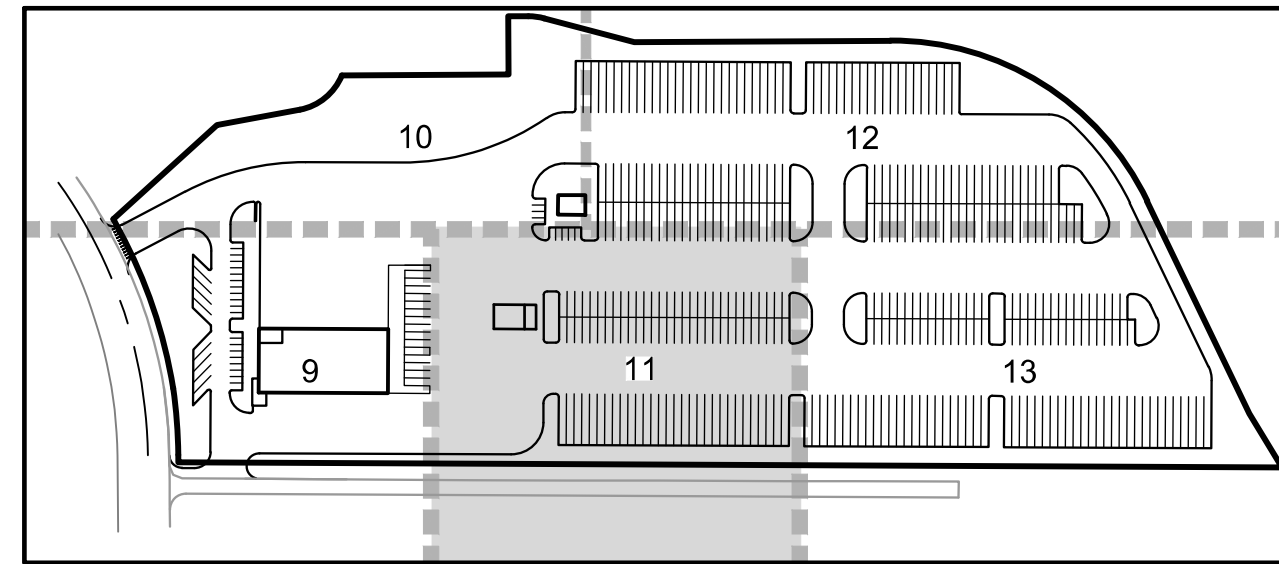
LEGEND:

|          |                                    |           |   |        |  |
|----------|------------------------------------|-----------|---|--------|--|
| — 5720 — | PROPERTY LINE                      | — — — — — | PROPOSED CURB & GUTTER<br>(COA DETAIL S7.1) | — E —  | EXISTING ELECTRIC LINE                         |
| — 5721 — | PROPOSED 5' CONTOUR                | — — — — — | PROPOSED EASEMENT                           | — FO — | EXISTING FIBER OPTIC LINE                      |
| — 5720 — | PROPOSED 1' CONTOUR                | — — — — — | EXISTING EASEMENT                           | ☼      | PROPOSED LIGHT POLE                            |
| — 5720 — | EXISTING 5' CONTOUR                | — — — — — | PROPOSED WATER LINE                         | ☼      | EXISTING LIGHT POLE                            |
| — 5721 — | EXISTING 1' CONTOUR                | — — — — — | EXISTING FENCE                              | ☼      | EXISTING ELECTRIC METER                        |
| ▬▬▬▬▬▬   | PROPOSED STORM LINE                | — — — — — | PROPOSED FIRE HYDRANT                       | ☼      | EXISTING ELECTRIC BREAKER                      |
| ▬▬▬▬▬▬   | EXISTING STORM LINE                | — — — — — | EXISTING FIRE HYDRANT                       | ☼      | EXISTING TRANSFORMER                           |
| ☼        | PROPOSED STORM INLET               | — — — — — | EXISTING SANITARY SEWER<br>W/ MANHOLE       | ☼      | EXISTING EXISTING TELEPHONE BOX                |
| ☼        | EXISTING STORM INLET               | — — — — — | EXISTING WATERLINE & VALVE                  | ☼      | EXISTING EXISTING ELECTRIC BOX                 |
| →        | FLOW DIRECTION                     | — — — — — | EXISTING GAS LINE                           | ☼      | EXISTING EXISTING IRRIGATION VAULT             |
| ▬▬▬▬▬▬   | PROPOSED CONCRETE WALK             | — — — — — | EXISTING TELEPHONE LINE                     | ☼      | KNOX BOX                                       |
| ▬▬▬▬▬▬   | GRASS / LANDSCAPE                  | — — — — — | EXISTING CURE & GUTTER                      | ☼      | FIRE DEPARTMENT CONNECTION W/<br>KNOX HARDWARE |
| ▬▬▬▬▬▬   | PROPOSED DRAINAGE<br>OVERFLOW PATH | — — — — — | ADA ACCESSIBLE ROUTE                        | ☼      | PROPOSED ELECTRIC TRANSFORMER                  |

RYDER TRUCK  
SITE PLAN  
PORTEOS SUBDIVISION FILING NO. 8  
A PORTION OF THE NORTH HALF OF SECTION 8,  
TOWNSHIP 3 SOUTH, RANGE 65 WEST OF THE SIXTH  
PRINCIPAL MERIDIAN, CITY OF AURORA, COUNTY OF  
ADAMS, STATE OF COLORADO

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5. MIN SLOPE AWAY FROM THE BUILDING IS 5% FOR 10' FOR LANDSCAPE AREAS, MIN 2% FOR IMPERVIOUS AREAS.
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FOR AND ON BEHALF  
OF WARE MALCOMB

RYDER TRUCK  
GRADING PLAN

REMARKS

NO. DATE

JOB NO.: DCS19-4085  
PA / PM: C. STRAWN  
DRAWN BY: C. JOHNSON  
DATE: 03/29/22

SHEET  
11

Sheet 11 of 31

WARE MALCOMB 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.



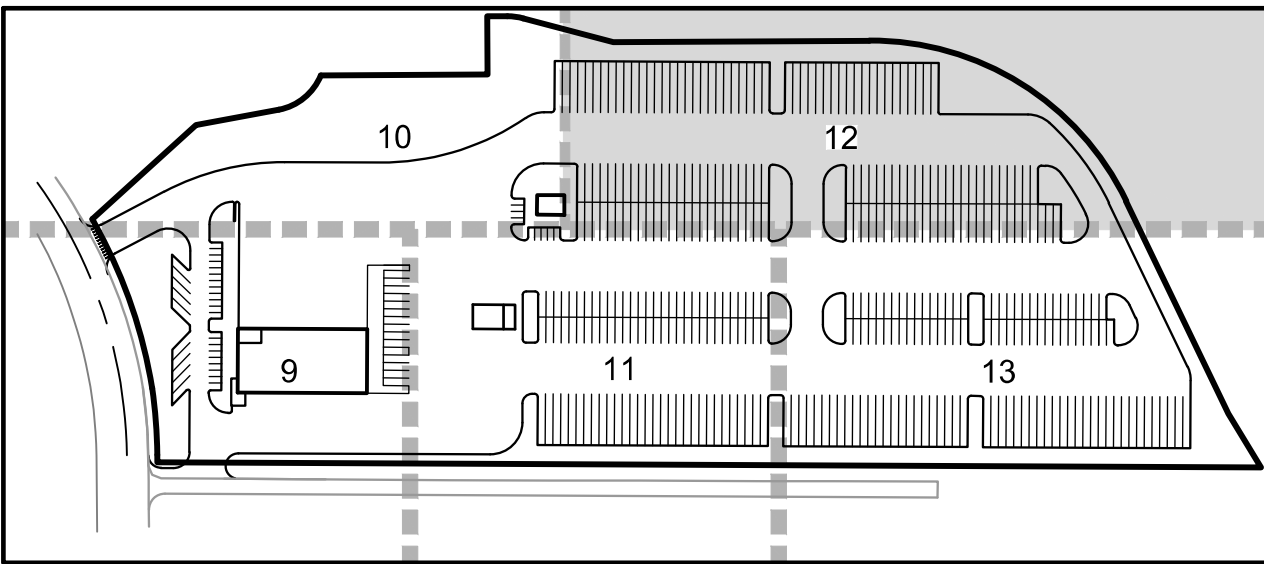
LEGEND:

|          |                        |           |  |        |   |
|----------|------------------------|-----------|--|--------|---|
| — 5720 — | PROPERTY LINE          | — — — — — | PROPOSED CURB & GUTTER (COA DETAIL S7.1) | — E —  | EXISTING ELECTRIC LINE                      |
| — 5721 — | PROPOSED 5' CONTOUR    | — — — — — | PROPOSED EASEMENT                        | — FO — | EXISTING FIBER OPTIC LINE                   |
| — 5720 — | PROPOSED 1' CONTOUR    | — — — — — | EXISTING EASEMENT                        | ☼      | PROPOSED LIGHT POLE                         |
| — 5721 — | EXISTING 5' CONTOUR    | — — — — — | PROPOSED WATER LINE                      | ☼      | EXISTING LIGHT POLE                         |
| — 5721 — | EXISTING 1' CONTOUR    | — — — — — | EXISTING FENCE                           | ☼      | EXISTING ELECTRIC METER                     |
| ▬▬▬▬▬▬▬  | PROPOSED STORM LINE    | — — — — — | PROPOSED FIRE HYDRANT                    | ☼      | EXISTING ELECTRIC BREAKER                   |
| ▬▬▬▬▬▬▬  | EXISTING STORM LINE    | — — — — — | EXISTING FIRE HYDRANT                    | ☼      | EXISTING TRANSFORMER                        |
| ☼        | PROPOSED STORM INLET   | — — — — — | PROPOSED SIGN                            | ☼      | EXISTING EXISTING TELEPHONE BOX             |
| ☼        | EXISTING STORM INLET   | — — — — — | EXISTING SANITARY SEWER W/ MANHOLE       | ☼      | EXISTING EXISTING ELECTRIC BOX              |
| →        | FLOW DIRECTION         | — — — — — | EXISTING WATERLINE & VALVE               | ☼      | EXISTING EXISTING IRRIGATION VAULT          |
| ▬▬▬▬▬▬▬  | PROPOSED CONCRETE WALK | — — — — — | EXISTING GAS LINE                        | ☼      | KNOX BOX                                    |
| ▬▬▬▬▬▬▬  | GRASS / LANDSCAPE      | — — — — — | EXISTING TELEPHONE LINE                  | ☼      | FIRE DEPARTMENT CONNECTION W/ KNOX HARDWARE |
|          |                        | — — — — — | EXISTING CURB & GUTTER                   | ☼      | PROPOSED ELECTRIC TRANSFORMER               |
|          |                        | — — — — — | ADA ACCESSIBLE ROUTE                     | ☼      |   |
|          |                        | — — — — — | PROPOSED DRAINAGE OVERFLOW PATH          | ☼      |   |

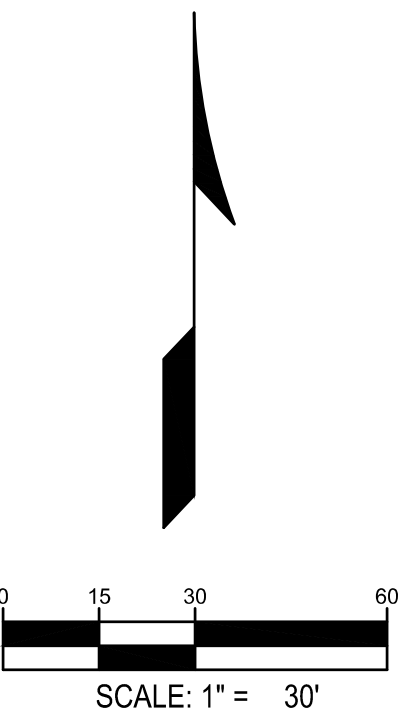
RYDER TRUCK  
SITE PLAN  
PORTEOS SUBDIVISION FILING NO. 8  
A PORTION OF THE NORTH HALF OF SECTION 8,  
TOWNSHIP 3 SOUTH, RANGE 65 WEST OF THE SIXTH  
PRINCIPAL MERIDIAN, CITY OF AURORA, COUNTY OF  
ADAMS, STATE OF COLORADO

NOTES:

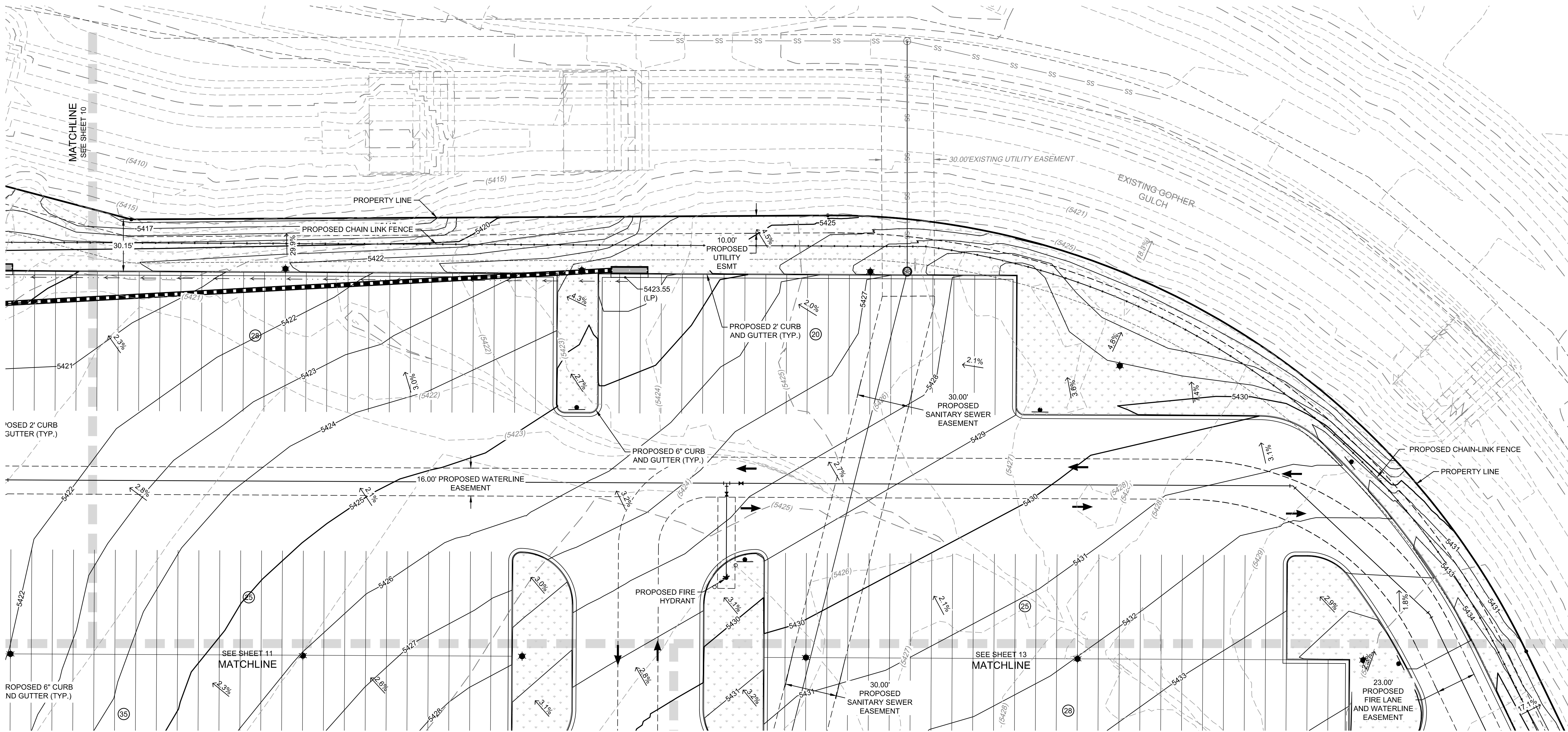
1. ALL PROPOSED WALKS TO BE ACCESSIBLE (2.0% MAX CROSS SLOPE, 5.0% MAX LONGITUDINAL SLOPE). DRAINAGE FACILITIES ARE PRIVATE AND TO BE MAINTAINED BY THE OWNER. ALL ENTRANCES ARE PRIVATE UNLESS OTHERWISE NOTED.
2. MAX 2% SLOPE IN ANY DIRECTION AT HANDICAP PARKING SPACES.
3. MIN SLOPE AWAY FROM THE BUILDING IS 5% FOR 10' FOR LANDSCAPE AREAS, MIN 2% FOR IMPERVIOUS AREAS.
4. MIN PAVEMENT SLOPES: 1% FOR ASPHALT, 0.5% FOR CONCRETE.



KEY MAP  
SCALE: 1" = 300'



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RYDER TRUCK  
GRADING PLAN

REMARKS

NO. DATE

JOB NO.: DCS19-4085  
PA / PM: C. STRAWN  
DRAWN BY: C. JOHNSON  
DATE: 03/29/22

SHEET

12

Sheet 12 of 31

NOT FOR CONSTRUCTION



LEGEND:

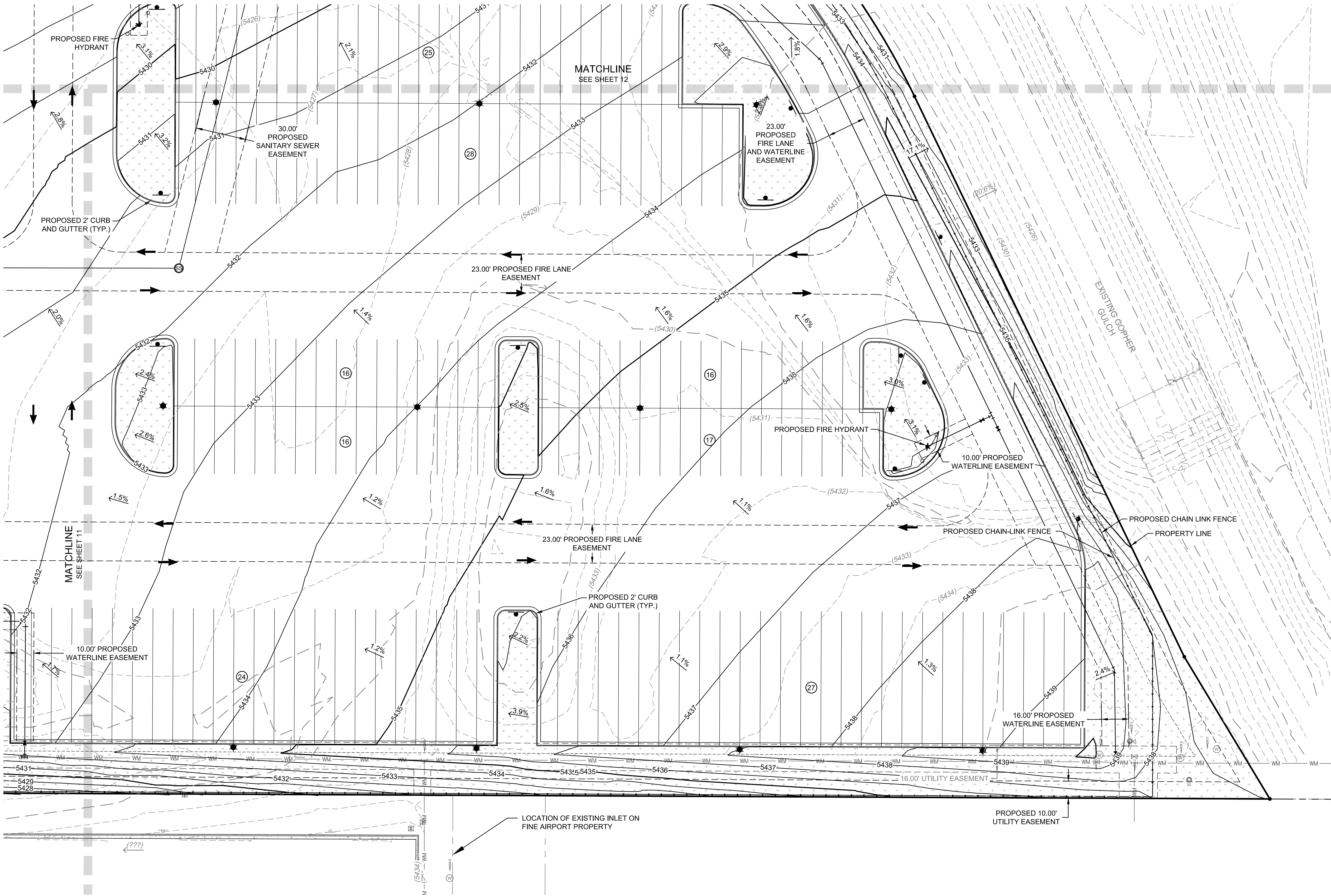
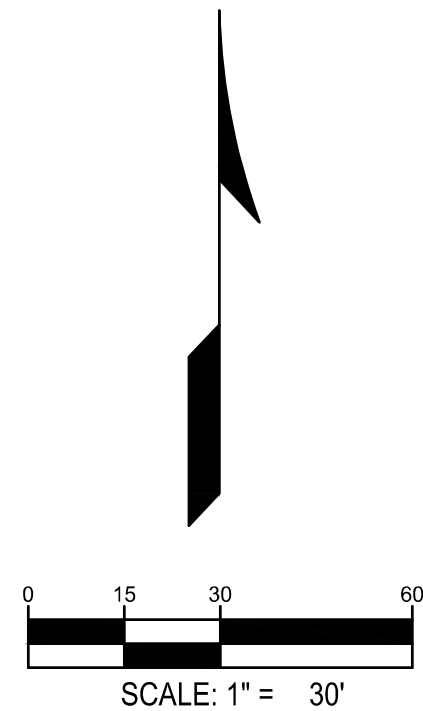
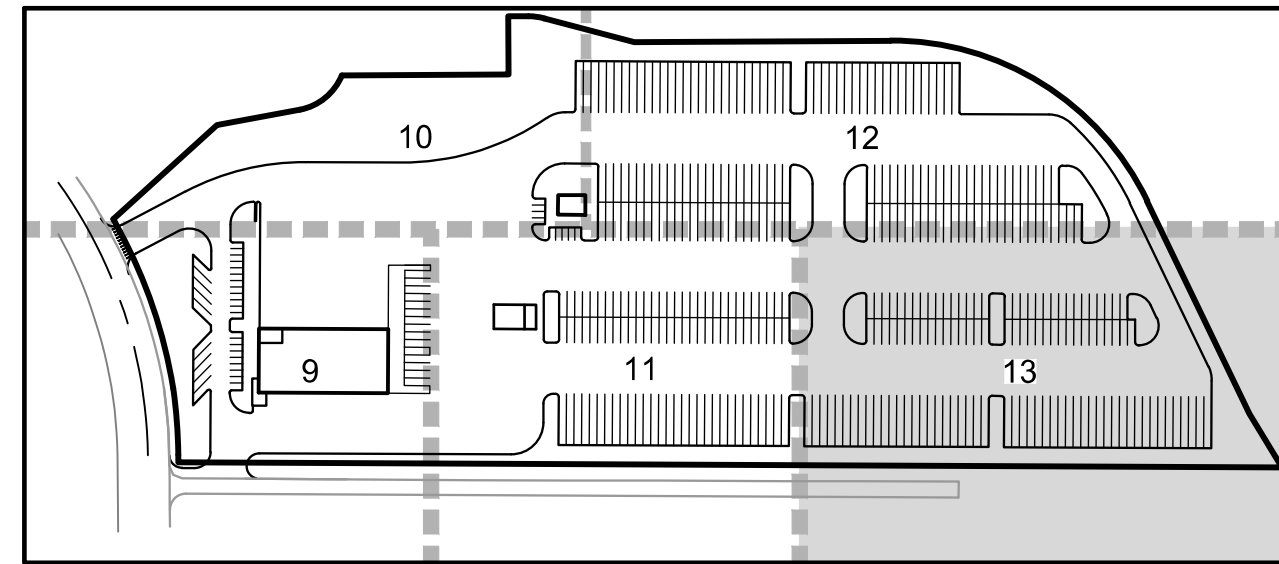
|  |                                 |  |  |  |   |
|--|---------------------------------|--|--|--|---|
|  | PROPERTY LINE                   |  | PROPOSED CURB & GUTTER (COA DETAIL S7.1) |  | EXISTING ELECTRIC LINE                      |
|  | PROPOSED 5' CONTOUR             |  | PROPOSED EASEMENT                        |  | EXISTING FIBER OPTIC LINE                   |
|  | PROPOSED 1' CONTOUR             |  | EXISTING EASEMENT                        |  | PROPOSED LIGHT POLE                         |
|  | EXISTING 5' CONTOUR             |  | PROPOSED WATER LINE                      |  | EXISTING LIGHT POLE                         |
|  | EXISTING 1' CONTOUR             |  | EXISTING FENCE                           |  | EXISTING ELECTRIC METER                     |
|  | PROPOSED STORM LINE             |  | PROPOSED FIRE HYDRANT                    |  | EXISTING ELECTRIC BREAKER                   |
|  | EXISTING STORM LINE             |  | EXISTING FIRE HYDRANT                    |  | EXISTING TRANSFORMER                        |
|  | PROPOSED STORM INLET            |  | EXISTING SANITARY SEWER W/ MANHOLE       |  | EXISTING EXISTING TELEPHONE BOX             |
|  | EXISTING STORM INLET            |  | EXISTING WATERLINE & VALVE               |  | EXISTING EXISTING ELECTRIC BOX              |
|  | FLOW DIRECTION                  |  | EXISTING GAS LINE                        |  | EXISTING EXISTING IRRIGATION VAULT          |
|  | PROPOSED CONCRETE WALK          |  | EXISTING TELEPHONE LINE                  |  | KNOX BOX                                    |
|  | GRASS / LANDSCAPE               |  | EXISTING CURB & GUTTER                   |  | FIRE DEPARTMENT CONNECTION W/ KNOX HARDWARE |
|  | PROPOSED DRAINAGE OVERFLOW PATH |  | ADA ACCESSIBLE ROUTE                     |  | PROPOSED ELECTRIC TRANSFORMER               |

RYDER TRUCK  
SITE PLAN  
PORTEOS SUBDIVISION FILING NO. 8  
A PORTION OF THE NORTH HALF OF SECTION 8,  
TOWNSHIP 3 SOUTH, RANGE 65 WEST OF THE SIXTH  
PRINCIPAL MERIDIAN, CITY OF AURORA, COUNTY OF  
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FOR AND ON BEHALF  
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RYDER TRUCK  
GRADING PLAN

REMARKS

JOB NO.: DCS19-4085  
PA / PM: C. STRAWN  
DRAWN BY: C. JOHNSON  
DATE: 03/29/22

SHEET  
**13**

Sheet 13 of 31

NOT FOR CONSTRUCTION



Sheet 14 of 31

Sheet 14 of 31



LEGEND:

PROPERTY LINE

PROPOSED BUILDING

UTILITY CROSSING

PROPOSED STORM LINE (TYP.)

EXISTING STORM LINE

PROPOSED STORM INLET

EXISTING STORM INLET

PROPOSED SANITARY SEWER W/ MANHOLE

EXISTING SANITARY SEWER

PROPOSED WATERLINE

KNOX BOX

FDC W/ KNOX HARDWARE

PROPOSED FIRE HYDRANT HYDRANT

PROPOSED WATER METER

PROPOSED ELECTRIC TRANSFORMER

EXISTING WATERLINE W/ VALVE

EXISTING FIRE HYDRANT

EXISTING WATER METER

EXISTING ELECTRICAL LINE

EXISTING GAS LINE

EXISTING CABLE TV LINE

EXISTING TELEPHONE LINE

PROPOSED EASEMENT LINE

EXISTING EASEMENT LINE

RYDER TRUCK  
SITE PLAN

ORTEOS SUBDIVISION FILING NO. 8  
A PORTION OF THE NORTH HALF OF SECTION 8,  
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RYDER TRUCK  
UTILITY PLAN

REMARKS

NO. DATE

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DRAWN BY: C. JOHNSON  
DATE: 03/29/22

SHEET  
15

Sheet 15 of 31

NOT FOR CONSTRUCTION



LEGEND:

- PROPERTY LINE
- PROPOSED BUILDING
- UTILITY CROSSING
- PROPOSED STORM LINE (TYP.)
- EXISTING STORM LINE
- PROPOSED STORM INLET
- EXISTING STORM INLET
- PROPOSED SANITARY SEWER W/ MANHOLE
- SS

EXISTING SANITARY SEWER
- PROPOSED WATERLINE W/ VALVE
- EXISTING WATERLINE W/ VALVE
- KNOX BOX

FDC W/ KNOX HARDWAREPROPOSED FIRE HYDRANT HYDRANTPROPOSED WATER METERPROPOSED ELECTRIC TRANSFORMER

WM

EXISTING WATERLINE W/ VALVEEXISTING FIRE HYDRANTEXISTING WATER METER

E

EXISTING ELECTRICAL LINE

G

EXISTING GAS LINE

CATV

EXISTING CABLE TV LINE

T

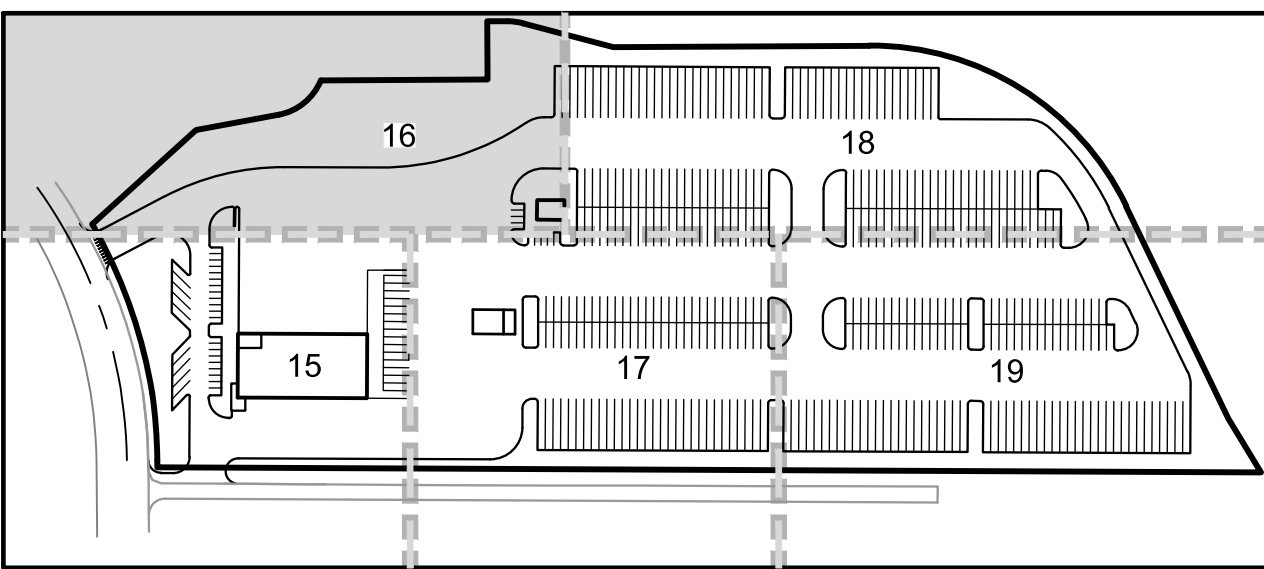
EXISTING TELEPHONE LINEPROPOSED EASEMENT LINEEXISTING EASEMENT LINE

RYDER TRUCK  
SITE PLAN  
PORTEOS SUBDIVISION FILING NO. 8  
A PORTION OF THE NORTH HALF OF SECTION 8,  
TOWNSHIP 3 SOUTH, RANGE 65 WEST OF THE SIXTH  
PRINCIPAL MERIDIAN, CITY OF AURORA, COUNTY OF  
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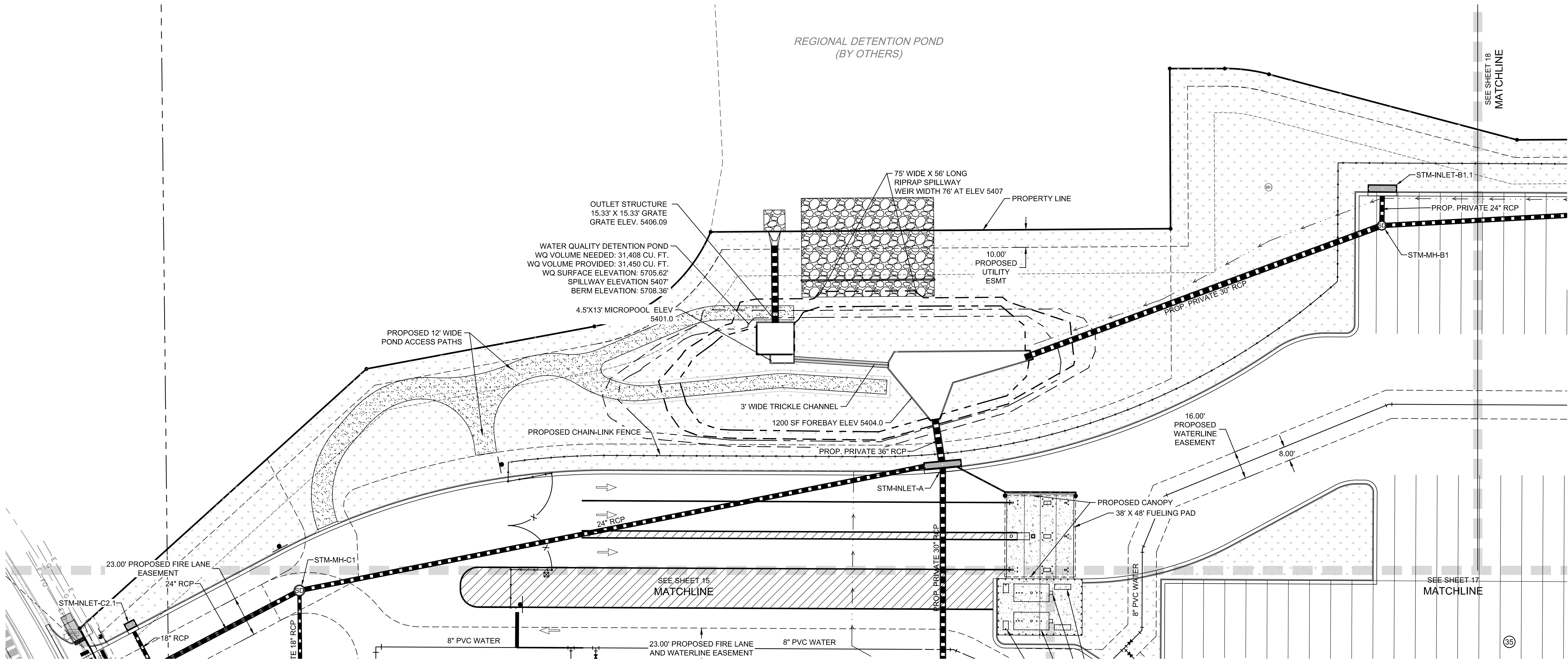
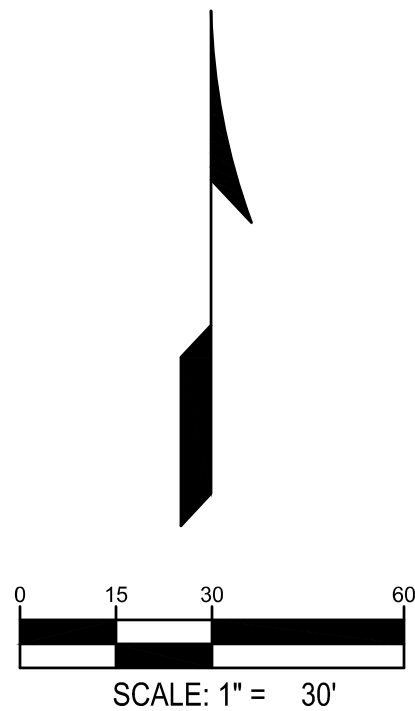
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KEY MAP  
SCALE: 1" = 300'



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UTILITY PLAN

REMARKS

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DATE: 03/29/22

SHEET  
**16**

Sheet 16 of 31

NOT FOR CONSTRUCTION



LEGEND:

- PROPERTY LINE

PROPOSED BUILDING

UTILITY CROSSING

PROPOSED STORM LINE (TYP.)

EXISTING STORM LINE

PROPOSED STORM INLET

EXISTING STORM INLET

PROPOSED SANITARY SEWER W/ MANHOLE

EXISTING SANITARY SEWER

PROPOSED WATERLINE W/ VALVE

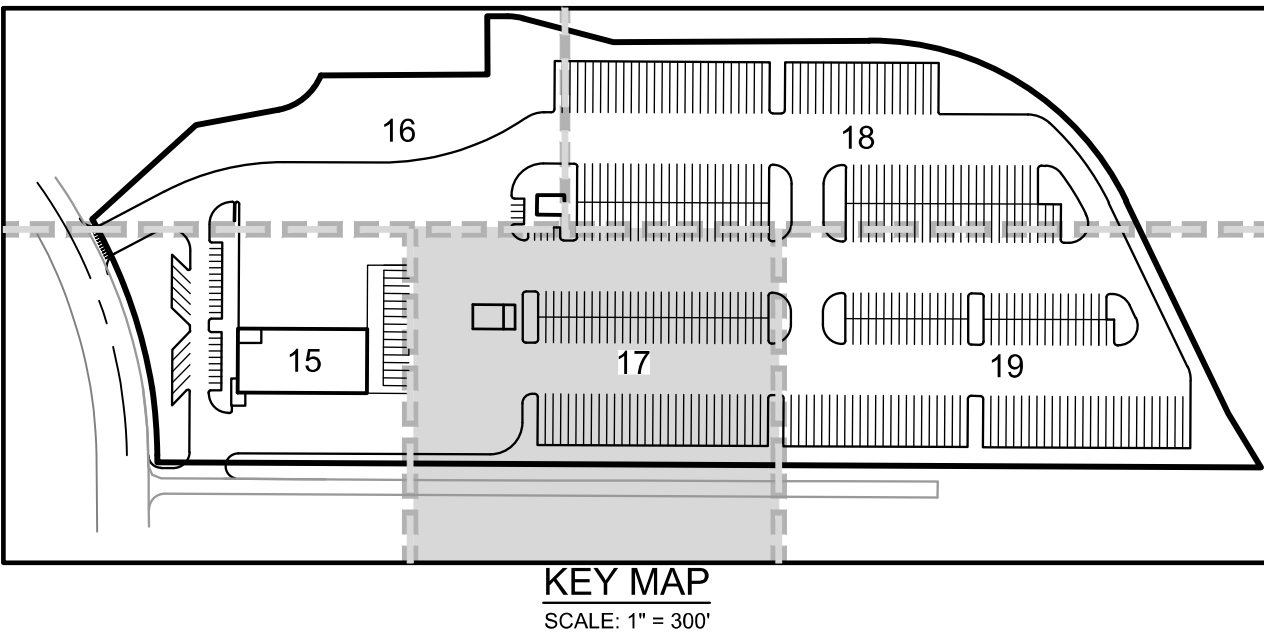
KNOX BOX
- FDC W/ KNOX HARDWARE
- PROPOSED FIRE HYDRANT HYDRANT
- PROPOSED WATER METER
- PROPOSED ELECTRIC TRANSFORMER
- EXISTING WATERLINE W/ VALVE
- EXISTING FIRE HYDRANT
- EXISTING WATER METER
- EXISTING ELECTRICAL LINE
- EXISTING GAS LINE
- EXISTING CABLE TV LINE
- EXISTING TELEPHONE LINE
- PROPOSED EASEMENT LINE
- EXISTING EASEMENT LINE

RYDER TRUCK  
SITE PLAN  
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REMARKS

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DRAWN BY: C. JOHNSON  
DATE: 03/29/22

SHEET

17

Sheet 17 of 31

NOT FOR CONSTRUCTION



LEGEND:

- PROPERTY LINE

PROPOSED BUILDING

UTILITY CROSSING

PROPOSED STORM LINE (TYP.)

EXISTING STORM LINE

PROPOSED STORM INLET

EXISTING STORM INLET

PROPOSED SANITARY SEWER W/ MANHOLE

SS

EXISTING SANITARY SEWER

PROPOSED WATERLINE W/ VALVE

KNOX BOX
- FDC W/ KNOX HARDWARE

PROPOSED FIRE HYDRANT HYDRANT

PROPOSED WATER METER

PROPOSED ELECTRIC TRANSFORMER

WM

EXISTING WATERLINE W/ VALVE

EXISTING FIRE HYDRANT

EXISTING WATER METER

E

EXISTING ELECTRICAL LINE

G

EXISTING GAS LINE

CATV

EXISTING CABLE TV LINE

T

EXISTING TELEPHONE LINE

PROPOSED EASEMENT LINE

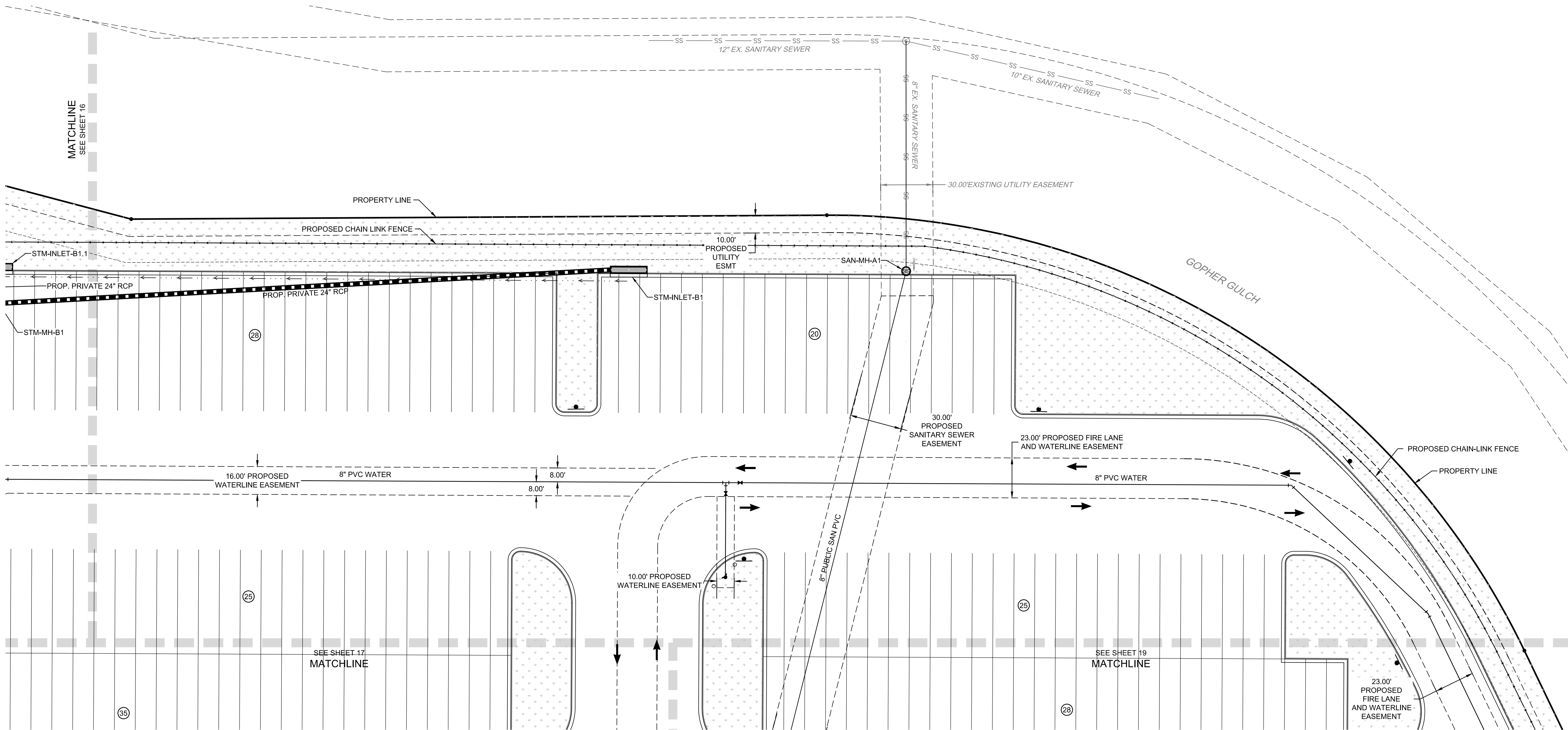
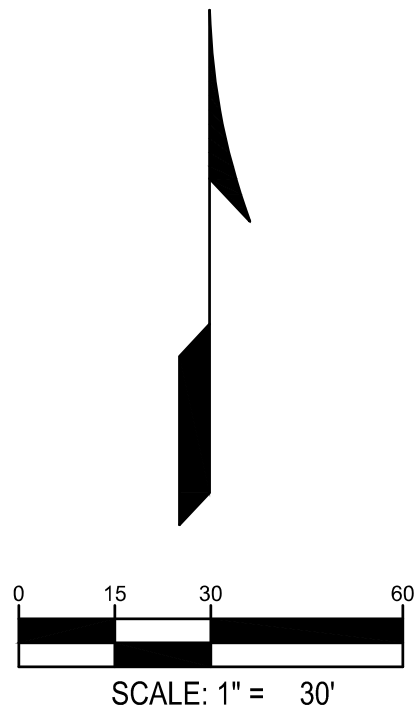
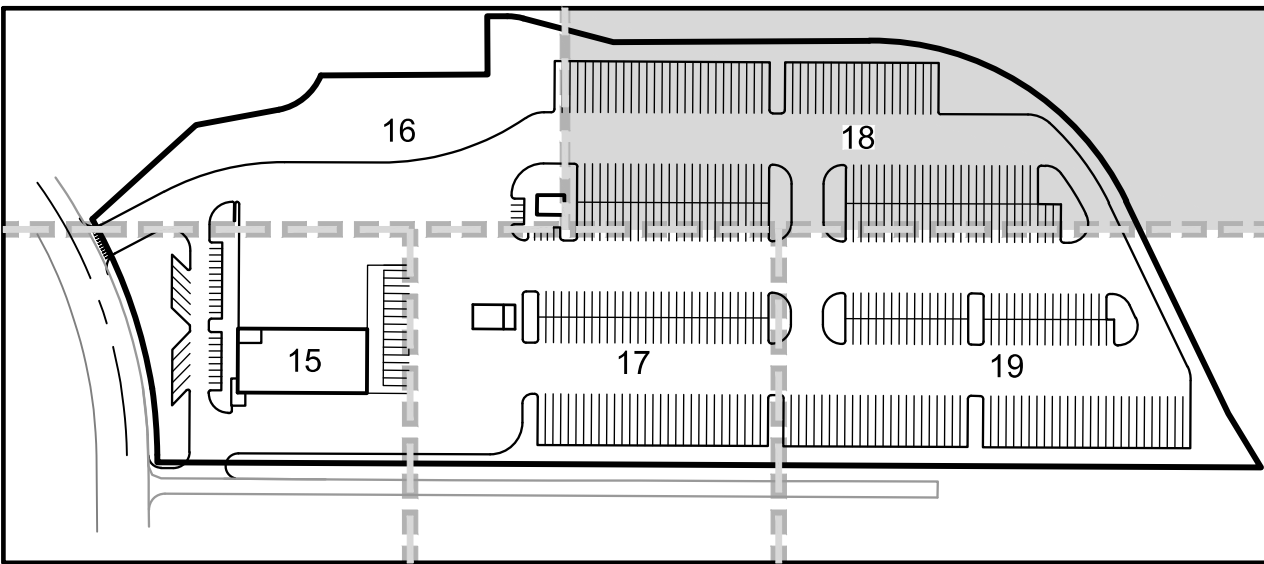
EXISTING EASEMENT LINE

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SITE PLAN  
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FOR AND ON BEHALF  
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RYDER TRUCK  
UTILITY PLAN

| REMARKS |      |
|---------|------|
| NO.     | DATE |
|         |      |
|         |      |
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|           |            |
|-----------|------------|
| JOB NO.:  | DCS19-4085 |
| PA / PM:  | C. STRAWN  |
| DRAWN BY: | C. JOHNSON |
| DATE:     | 03/29/22   |

|       |          |
|-------|----------|
| SHEET |          |
| 18    |          |
| Sheet | 18 of 31 |

NOT FOR CONSTRUCTION



LEGEND:

- PROPERTY LINE

PROPOSED BUILDING

UTILITY CROSSING

PROPOSED STORM LINE (TYP.)

EXISTING STORM LINE

PROPOSED STORM INLET

EXISTING STORM INLET

PROPOSED SANITARY SEWER W/ MANHOLE

SS

EXISTING SANITARY SEWER

PROPOSED WATERLINE W/ VALVE

KNOX BOX
- FDC W/ KNOX HARDWARE

PROPOSED FIRE HYDRANT HYDRANT

PROPOSED WATER METER

PROPOSED ELECTRIC TRANSFORMER

WM

EXISTING WATERLINE W/ VALVE

EXISTING FIRE HYDRANT

EXISTING WATER METER

E

EXISTING ELECTRICAL LINE

G

EXISTING GAS LINE

CATV

EXISTING CABLE TV LINE

T

EXISTING TELEPHONE LINE

PROPOSED EASEMENT LINE

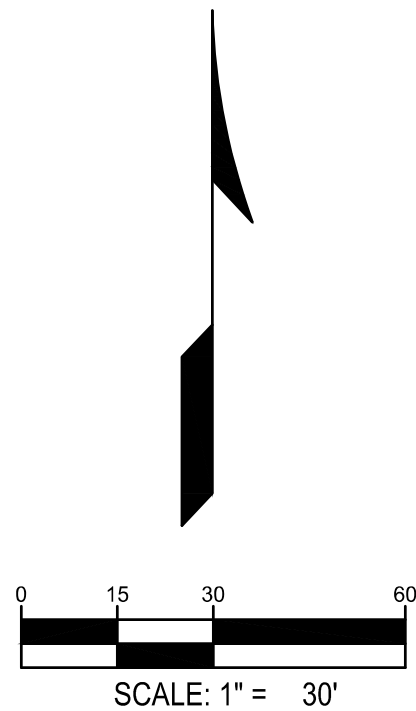
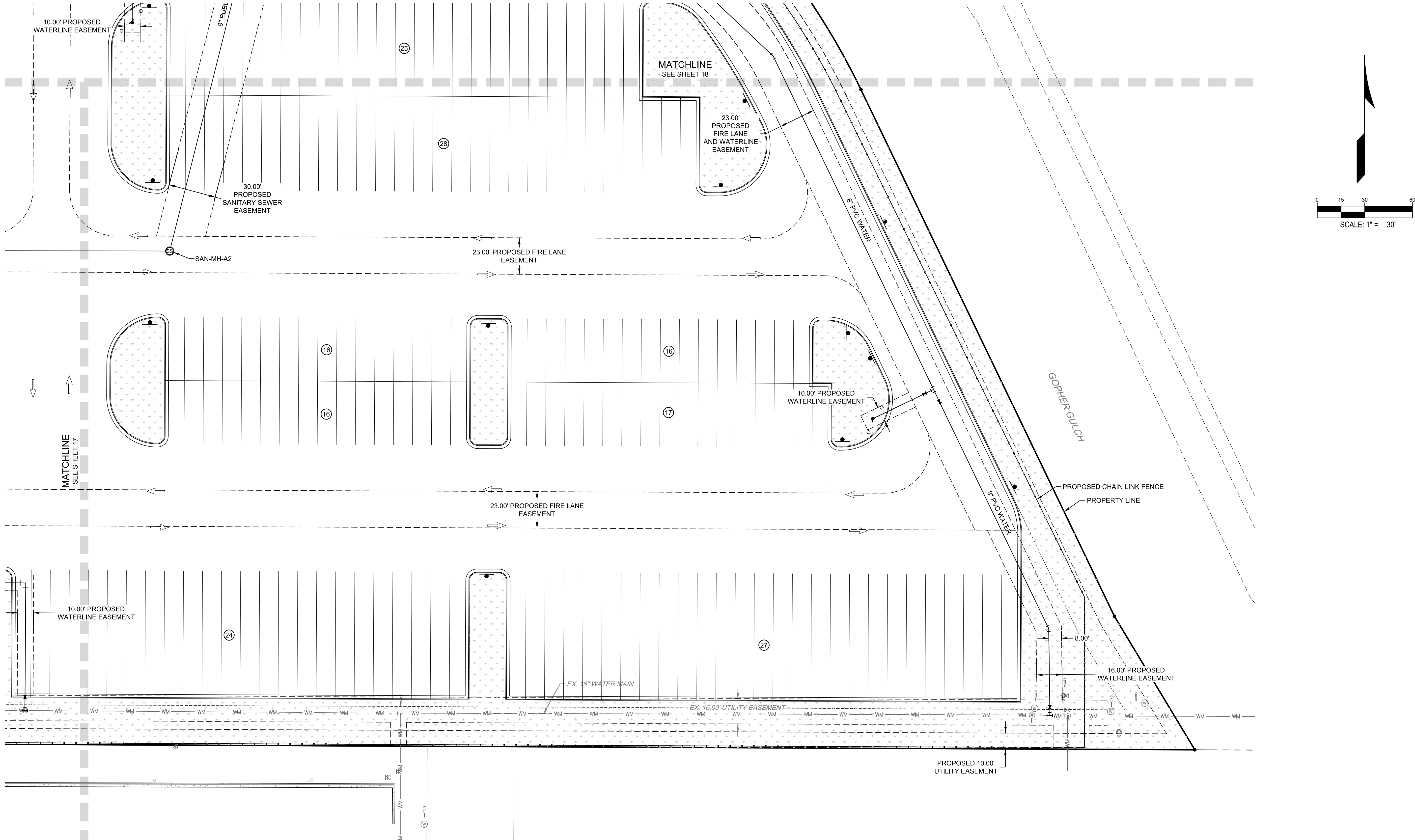
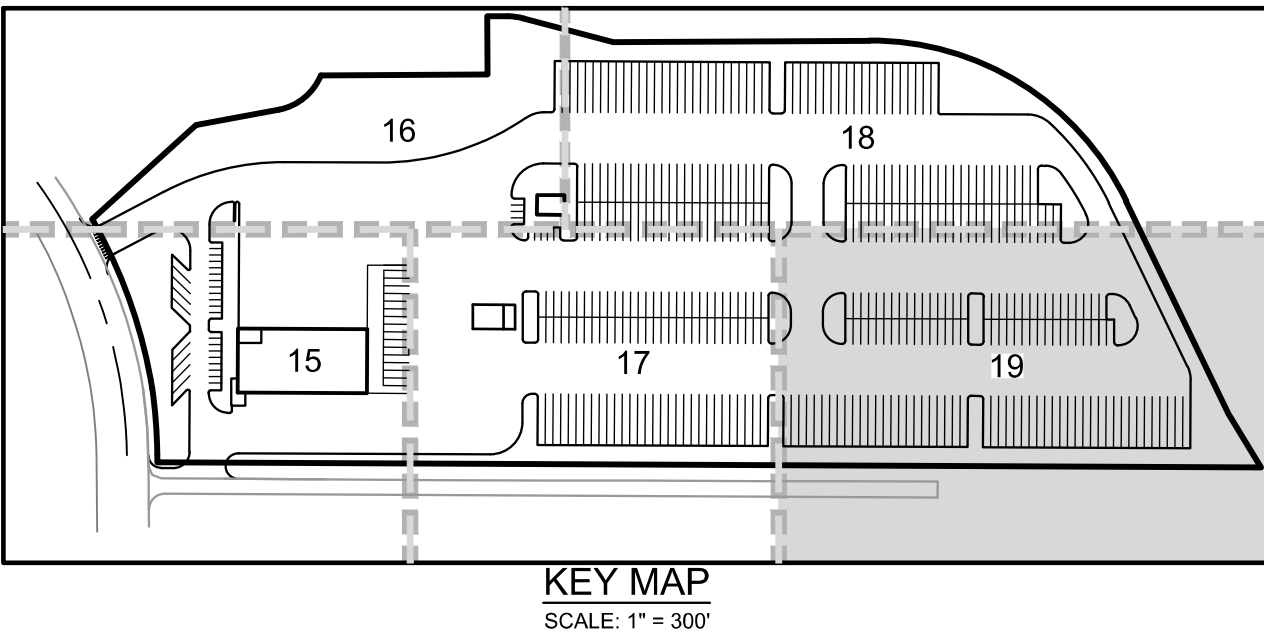
EXISTING EASEMENT LINE

RYDER TRUCK  
SITE PLAN  
PORTEOS SUBDIVISION FILING NO. 8  
A PORTION OF THE NORTH HALF OF SECTION 8,  
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REMARKS

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SHEET  
**19**

Sheet 19 of 31

NOT FOR CONSTRUCTION



RYDER TRUCK  
SITE PLAN

ORTEOS SUBDIVISION FILING NO. 8  
A PORTION OF THE NORTH HALF OF SECTION 8,  
TOWNSHIP 3 SOUTH, RANGE 65 WEST OF THE SIXTH  
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RYDER TRUCK

REMARKS

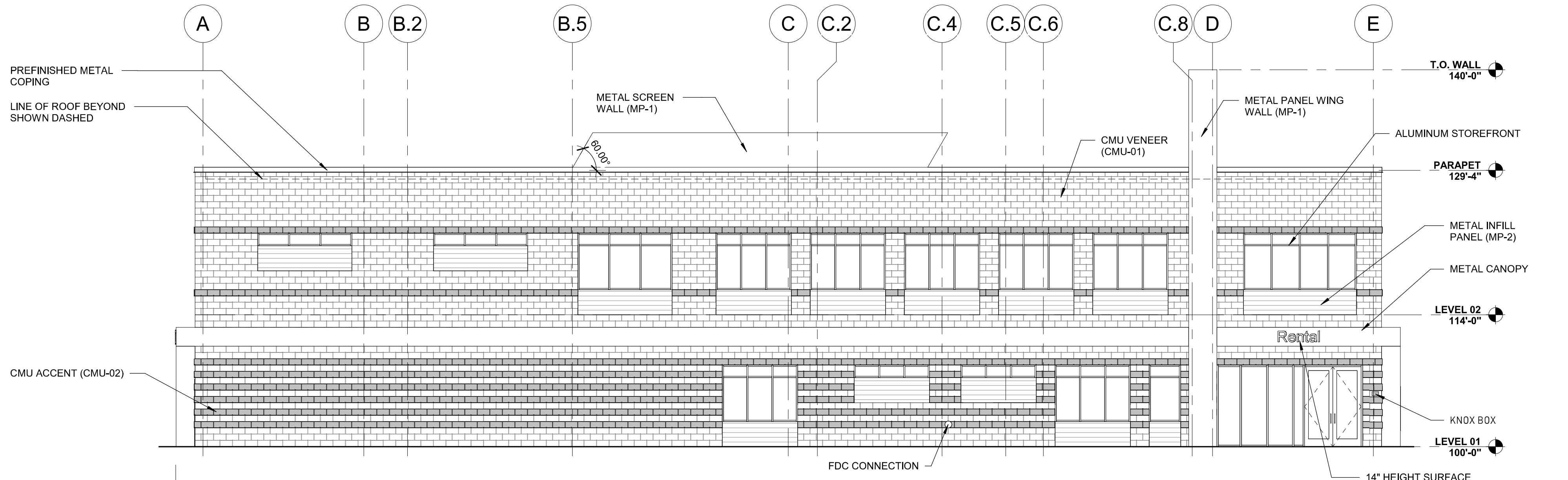
NO. DATE

JOB NO.: DCS19-4085  
PA / PM: C. STRAWN  
DRAWN BY: C. JOHNSON  
DATE: 6/05/2020

SHEET  
20

Sheet 20 of 31

NOT FOR CONSTRUCTION



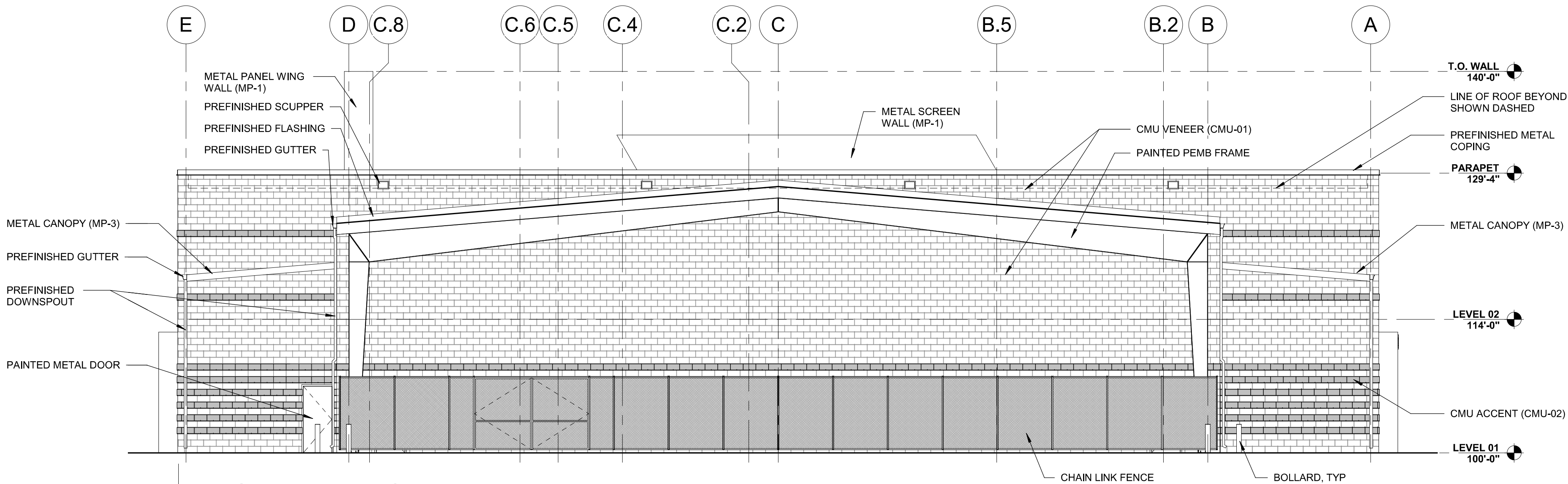
1 WEST ELEVATION  
1/8" = 1'-0"

EXTERIOR MATERIAL GENERAL NOTES

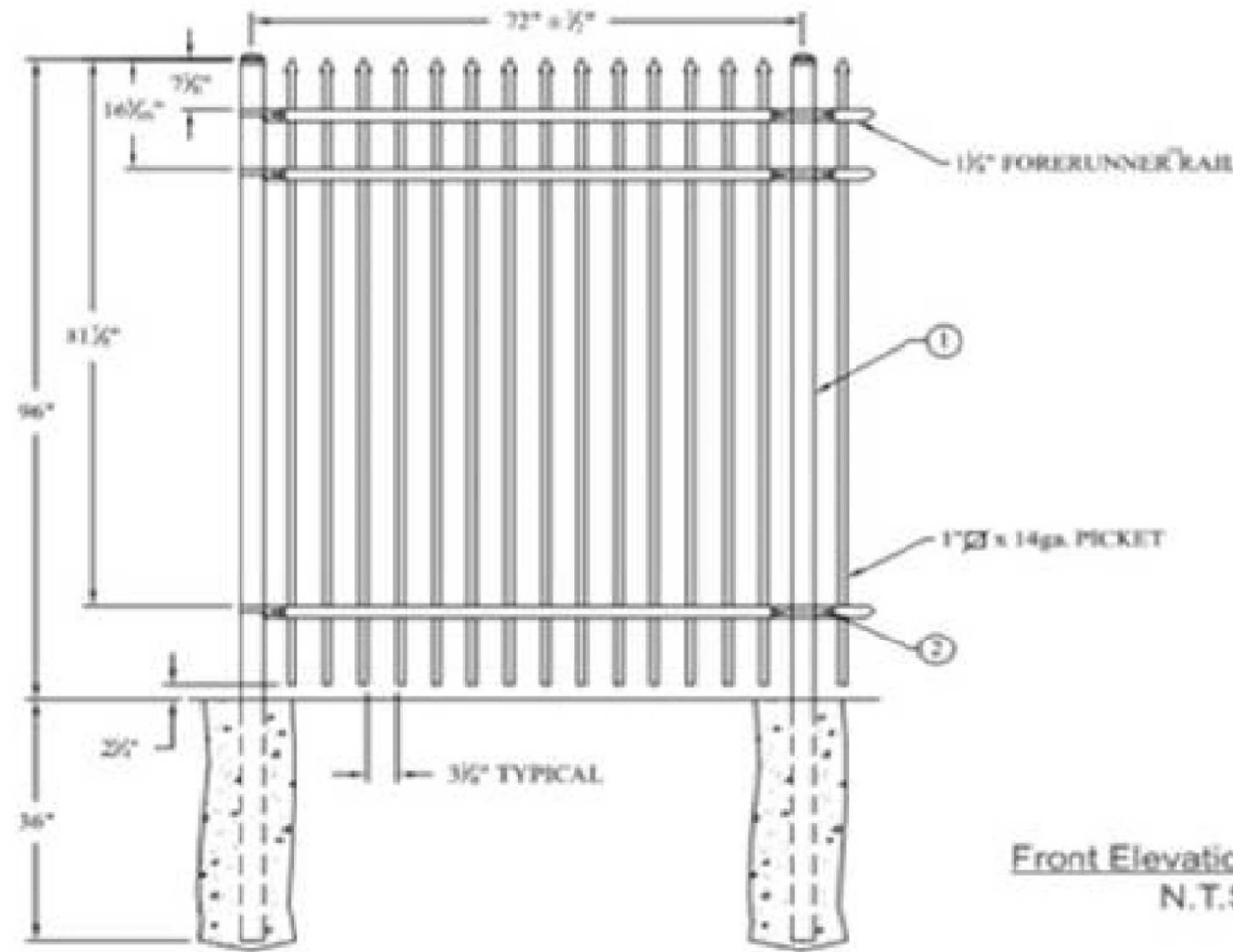
- SOME FLASHING MATERIALS ARE NOT REFLECTED ON THE EXTERIOR ELEVATIONS AND WALL SECTIONS. REFER TO DETAILS FOR ACTUAL FLASHING CONDITIONS.
- REFER TO MECHANICAL, ELECTRICAL, AND PLUMBING DOCUMENTS FOR PENETRATIONS, EQUIPMENT, AND FIXTURES NOT REFLECTED ON EXTERIOR ELEVATIONS OR WALL SECTIONS.
- GRAPHIC DESIGNATIONS ARE NOT ALL INCLUSIVE. REFER TO WALL SECTIONS AND DETAILS FOR ADDITIONAL INFORMATION REGARDING FINISHES AND COLOR SELECTIONS.
- REINFORCE AND SEAL ALL JOINTS IN GYPSUM SHEATHING AS SPECIFIED. APPLY VAPOR PERMEABLE AIR BARRIER MEMBRANE TO EXTERIOR FACE OF ALL GYPSUM SHEATHING, CMU, CONCRETE STRUCTURE AND MISCELLANEOUS STEEL IN WALL CAVITY. AFTER AIR BARRIER IS INSTALLED, APPLY JOINT TAPE OVER JOINTS BETWEEN DISSIMILAR MATERIALS AND ALL CORNERS.
- ALL EXPOSED STEEL TO BE GALVANIZED AND PAINTED. ALL MASONRY SUPPORT STEEL TO BE GALVANIZED.
- PROVIDE ADDITIONAL THRU WALL FLASHING AND SEALANT WHERE MASONRY ANCHORS OR REINFORCING PENETRATE THRU WALL FLASHING.
- PROVIDE A MAXIMUM OF 1/2" JOINTS IN RELIEF ANGLES AND COVER JOINTS WITH JOINT TAPE.
- SEALANT COLORS TO MATCH ADJACENT GROUT. PROVIDE SAMPLES TO ARCHITECT FOR REVIEW BEFORE INSTALLATION.

EXTERIOR PAINT COLOR SCHEDULE

- |    |  |    |  |
|----|--|----|--|
| C1 | COLOR TO MATCH SHERWIN WILLIAMS GULL GRAY HC-132; SEAL WITH TWO COATS SHERWIN WILLIAMS H&C SHEILD PLUS (CLEAR) | C4 | SAFETY RED, COLOR TO MATCH SHERWIN WILLIAMS SW-4081                                    |
| C2 | COLOR TO MATCH SHERWIN WILLIAMS BLACK, TYPICAL FOR DOOR AND WINDOW FRAMES                                      | C5 | COLOR TO MATCH SHERWIN WILLIAMS ARGOS SW-7065, TYPICAL FOR MASONRY, REFER TO ELEVATION |
| C3 | COLOR TO MATCH SHERWIN WILLIAMS GYPSY RED SW-6865, MASONRY ACCENT STRIPE, REFER TO ELEVATIONS                  | C6 | COLOR TO MATCH SHERWIN WILLIAMS STEELY GRAY SW-7664 TYPICAL FOR EXPOSED STRUCTURE      |



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



Commercial Grade Chain Link, 8'-0" H  
Privacy Slats to match Sherwin Williams  
Gull Gray (HC-132)  
Gate & Latch w/ Padlock & Cane Bolt



EXTERIOR MATERIAL GENERAL NOTES

- SOME FLASHING MATERIALS ARE NOT REFLECTED ON THE EXTERIOR ELEVATIONS AND WALL SECTIONS. REFER TO DETAILS FOR ACTUAL FLASHING CONDITIONS.
- REFER TO MECHANICAL, ELECTRICAL, AND PLUMBING DOCUMENTS FOR PENETRATIONS, EQUIPMENT, AND FIXTURES NOT REFLECTED ON EXTERIOR ELEVATIONS OR WALL SECTIONS.
- GRAPHIC DESIGNATIONS ARE NOT ALL INCLUSIVE. REFER TO WALL SECTIONS AND DETAILS FOR ADDITIONAL INFORMATION REGARDING FINISHES AND COLOR SELECTIONS.
- REINFORCE AND SEAL ALL JOINTS IN GYPSUM SHEATHING AS SPECIFIED. APPLY VAPOR PERMEABLE AIR BARRIER MEMBRANE TO EXTERIOR FACE OF ALL GYPSUM SHEATHING, CMU, CONCRETE STRUCTURE AND MISCELLANEOUS STEEL IN WALL CAVITY. AFTER AIR BARRIER IS INSTALLED, APPLY JOINT TAPE OVER JOINTS BETWEEN DISSIMILAR MATERIALS AND ALL CORNERS.
- ALL EXPOSED STEEL TO BE GALVANIZED AND PAINTED. ALL MASONRY SUPPORT STEEL TO BE GALVANIZED.
- PROVIDE ADDITIONAL THRU WALL FLASHING AND SEALANT WHERE MASONRY ANCHORS OR REINFORCING PENETRATE THRU WALL FLASHING.
- PROVIDE A MAXIMUM OF 1/2" JOINTS IN RELIEF ANGLES AND COVER JOINTS WITH JOINT TAPE.
- SEALANT COLORS TO MATCH ADJACENT GROUT. PROVIDE SAMPLES TO ARCHITECT FOR REVIEW BEFORE INSTALLATION.

EXTERIOR PAINT COLOR SCHEDULE

- |    |  |    |  |
|----|--|----|--|
| C1 | COLOR TO MATCH SHERWIN WILLIAMS GULL GRAY HC-132; SEAL WITH TWO COATS SHERWIN WILLIAMS H&C SHIELD PLUS (CLEAR) | C4 | SAFETY RED, COLOR TO MATCH SHERWIN WILLIAMS SW-4081                                    |
| C2 | COLOR TO MATCH SHERWIN WILLIAMS BLACK, TYPICAL FOR DOOR AND WINDOW FRAMES                                      | C5 | COLOR TO MATCH SHERWIN WILLIAMS ARGOS SW-7065, TYPICAL FOR MASONRY, REFER TO ELEVATION |
| C3 | COLOR TO MATCH SHERWIN WILLIAMS GYPSY RED SW-6865, MASONRY ACCENT STRIPE, REFER TO ELEVATIONS                  | C6 | COLOR TO MATCH SHERWIN WILLIAMS STEELY GRAY SW-7664 TYPICAL FOR EXPOSED STRUCTURE      |

RYDER TRUCK  
SITE PLAN  
PORTEOS SUBDIVISION FILING NO. 8  
A PORTION OF THE NORTH HALF OF SECTION 8,  
TOWNSHIP 3 SOUTH, RANGE 65 WEST OF THE SIXTH  
PRINCIPAL MERIDIAN, CITY OF AURORA, COUNTY OF  
ADAMS, STATE OF COLORADO

BENNETT ■ BENNER  
PARTNERS

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FOR AND ON BEHALF  
OF WARE MALCOMB

RYDER TRUCK

REMARKS

NO. DATE

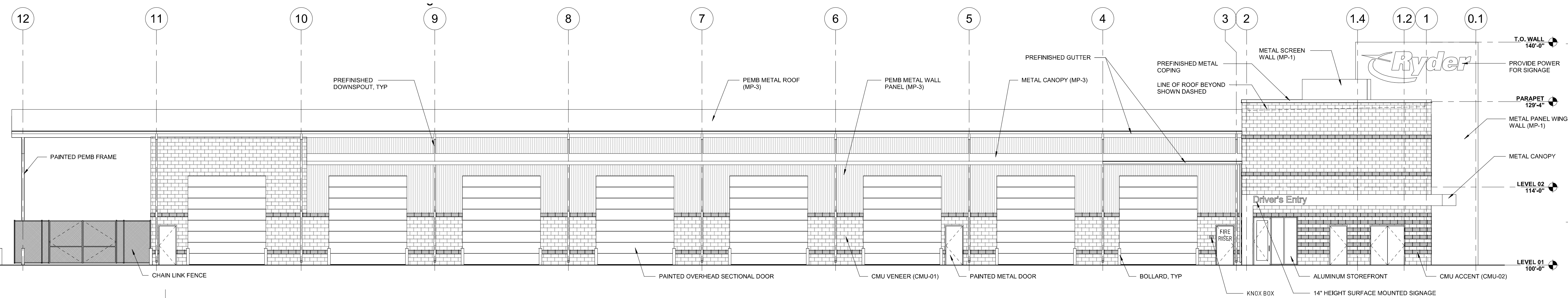
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| JOB NO.:  | DCS19-4085 |
| PA / PM:  | C. STRAWN  |
| DRAWN BY: | C. JOHNSON |
| DATE:     | 6/05/2020  |

SHEET

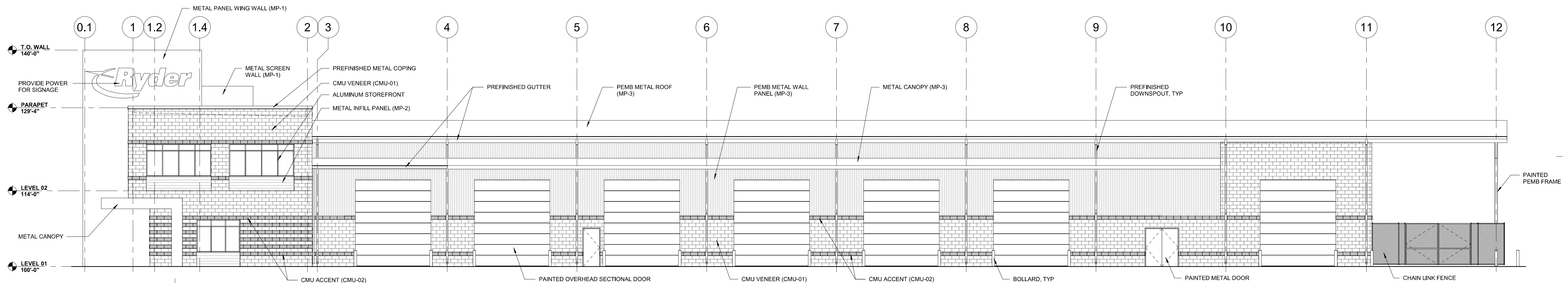
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Sheet 21 of 31

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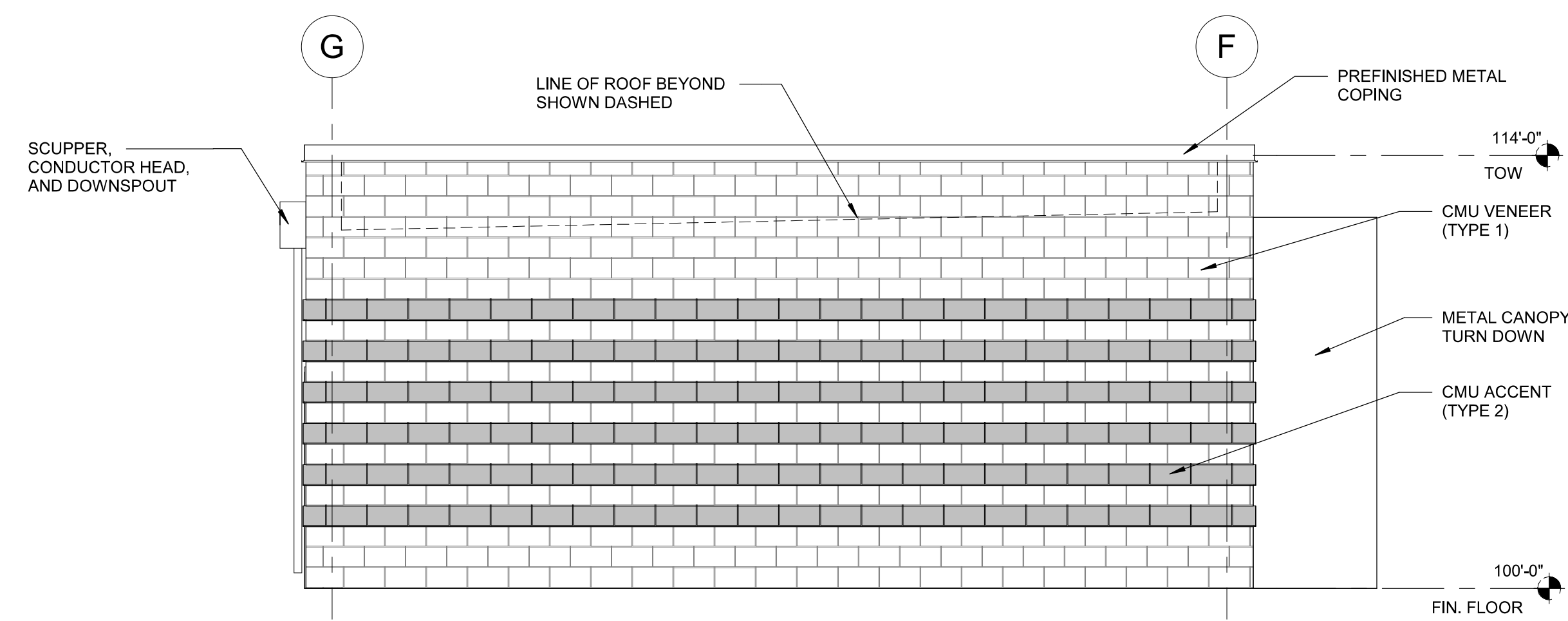


2 NORTH ELEVATION  
1/8" = 1'-0"

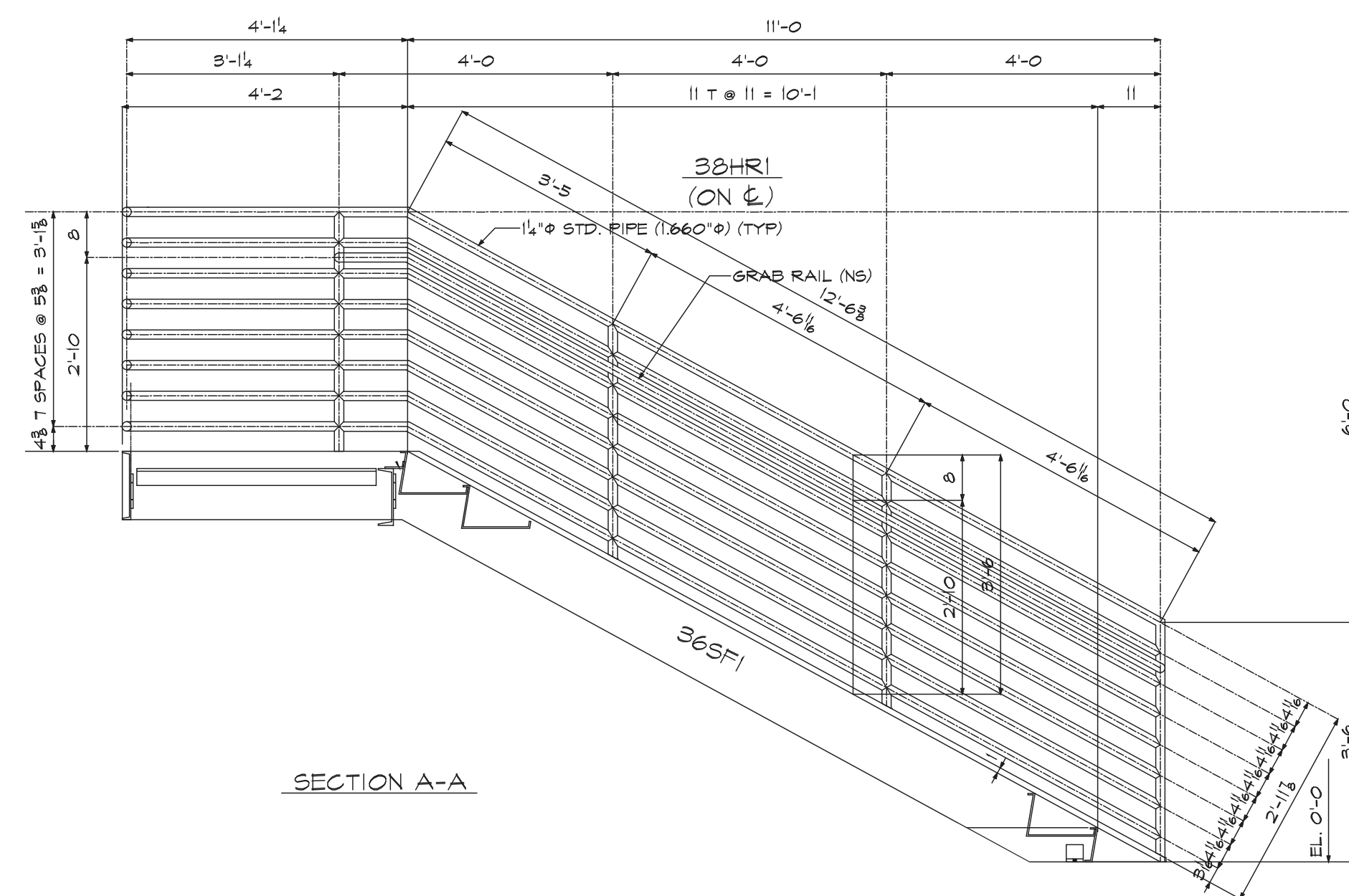


4 SOUTH ELEVATION  
1/8" = 1'-0"



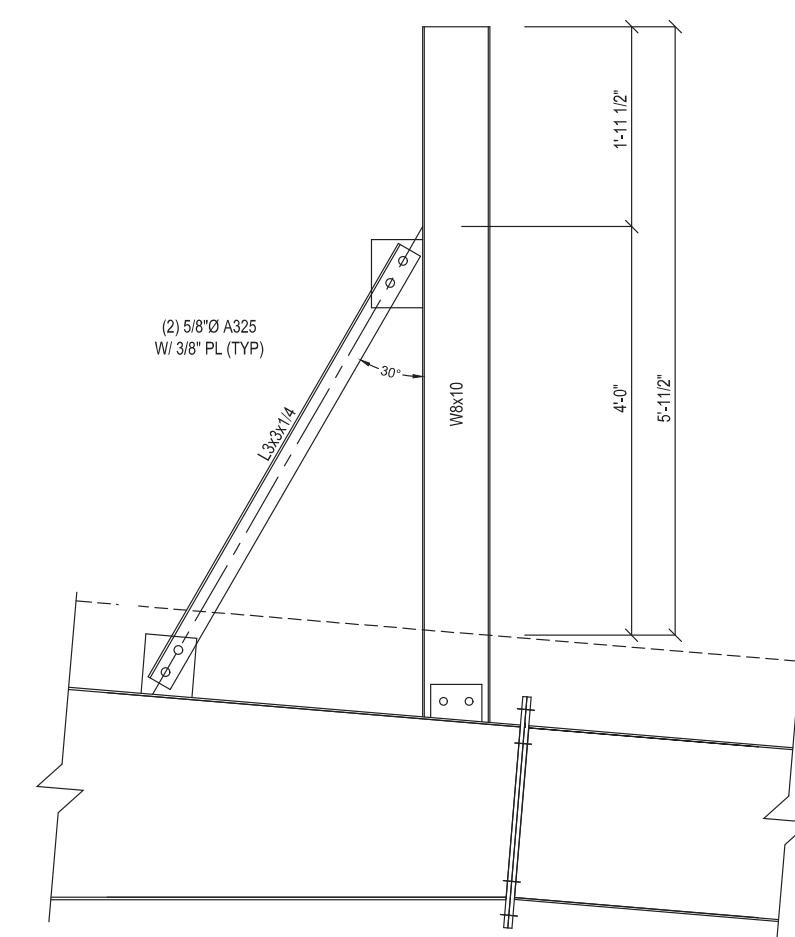


#### 4 EXTERIOR ELEVATION - UCS BUILDING



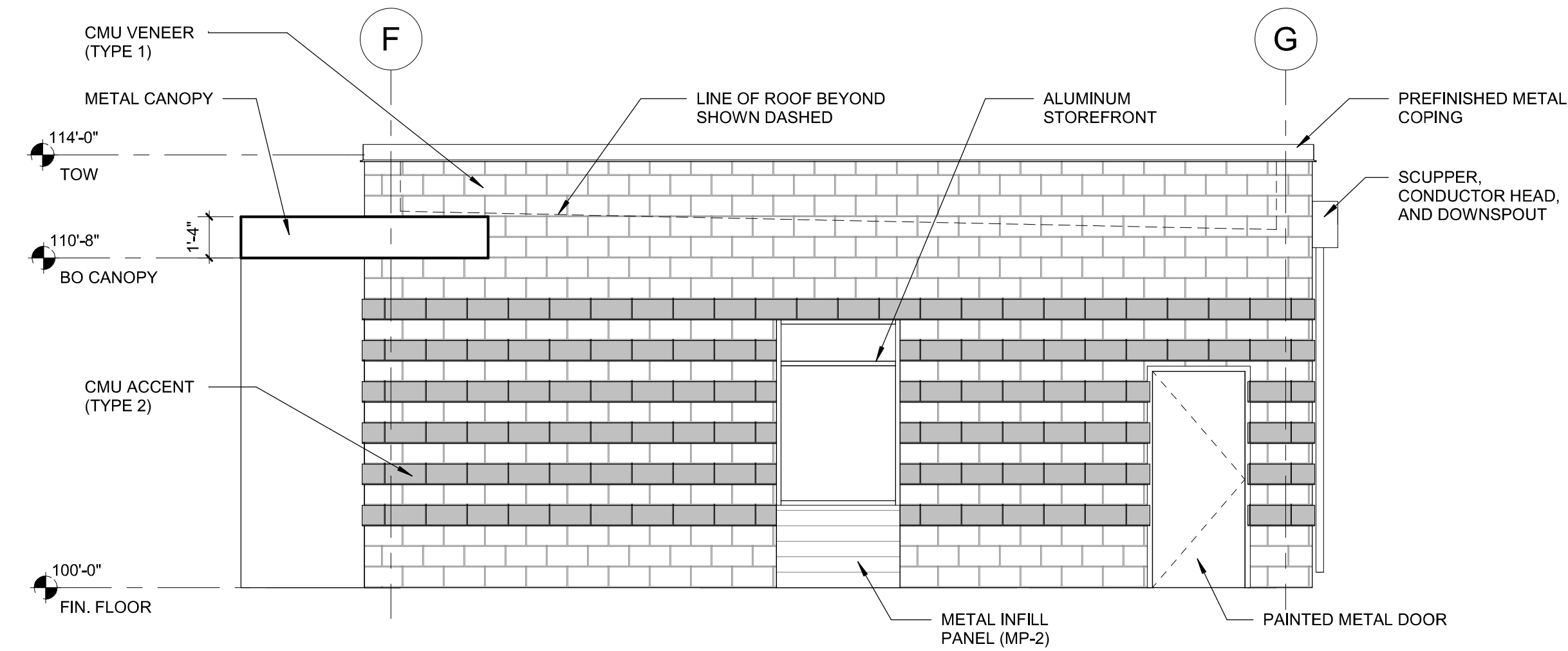
PROPOSED DETAIL OF EXTERIOR RAILING (TYP.)

NTS

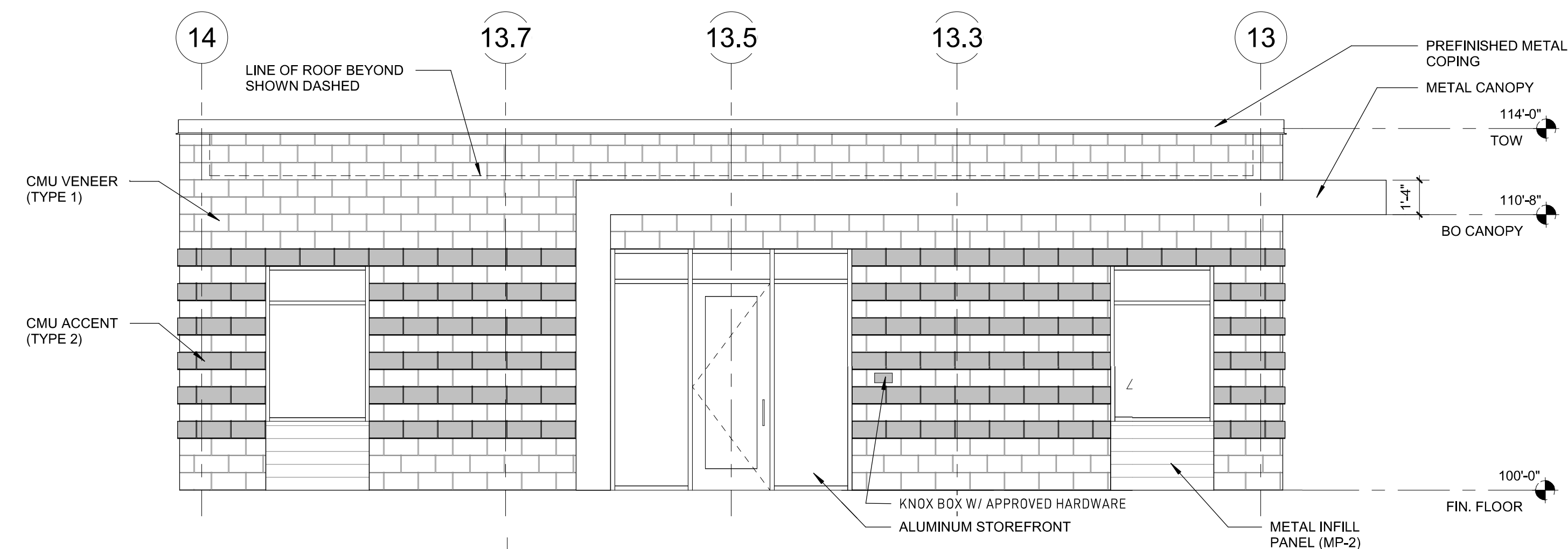


### PROPOSED DETAIL OF MECHANICAL SCREEN WALL

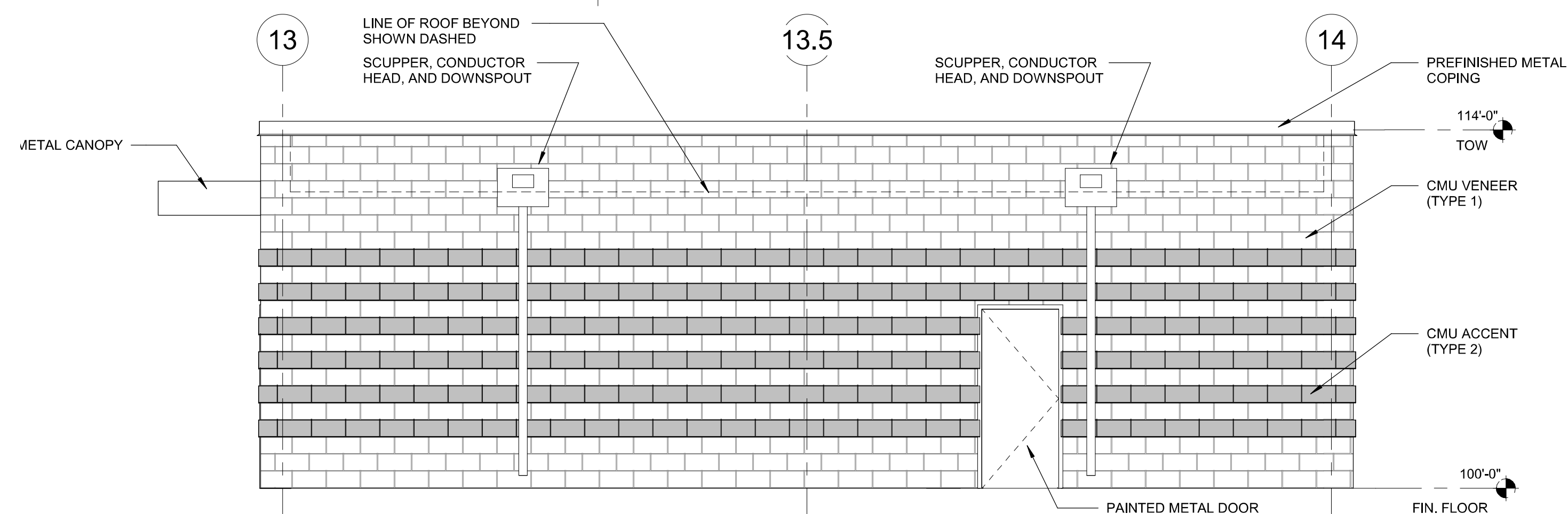
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### 3 EXTERIOR ELEVATION - UCS BUILDING

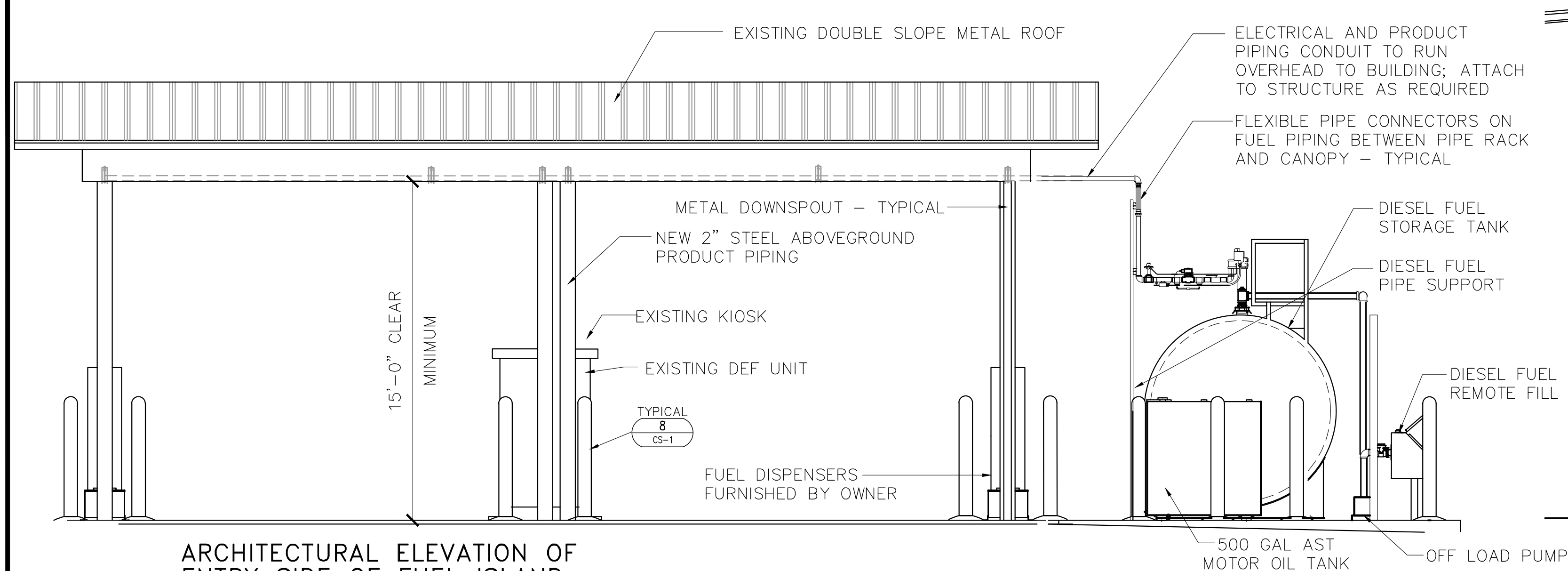


# 1 EXTERIOR ELEVATION - UCS BUILDING



## 2 EXTERIOR ELEVATION - UCS BUILDING

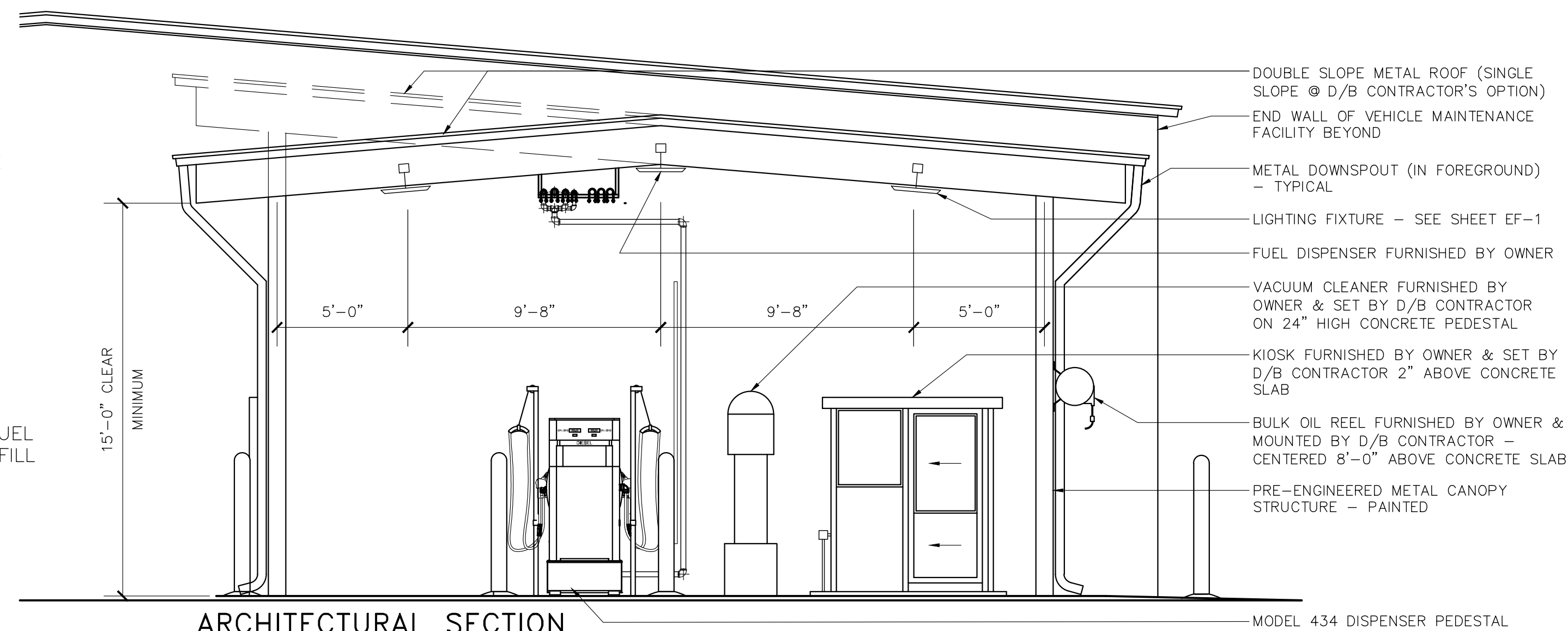




ARCHITECTURAL ELEVATION OF ENTRY SIDE OF FUEL ISLAND

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

3 AF-1

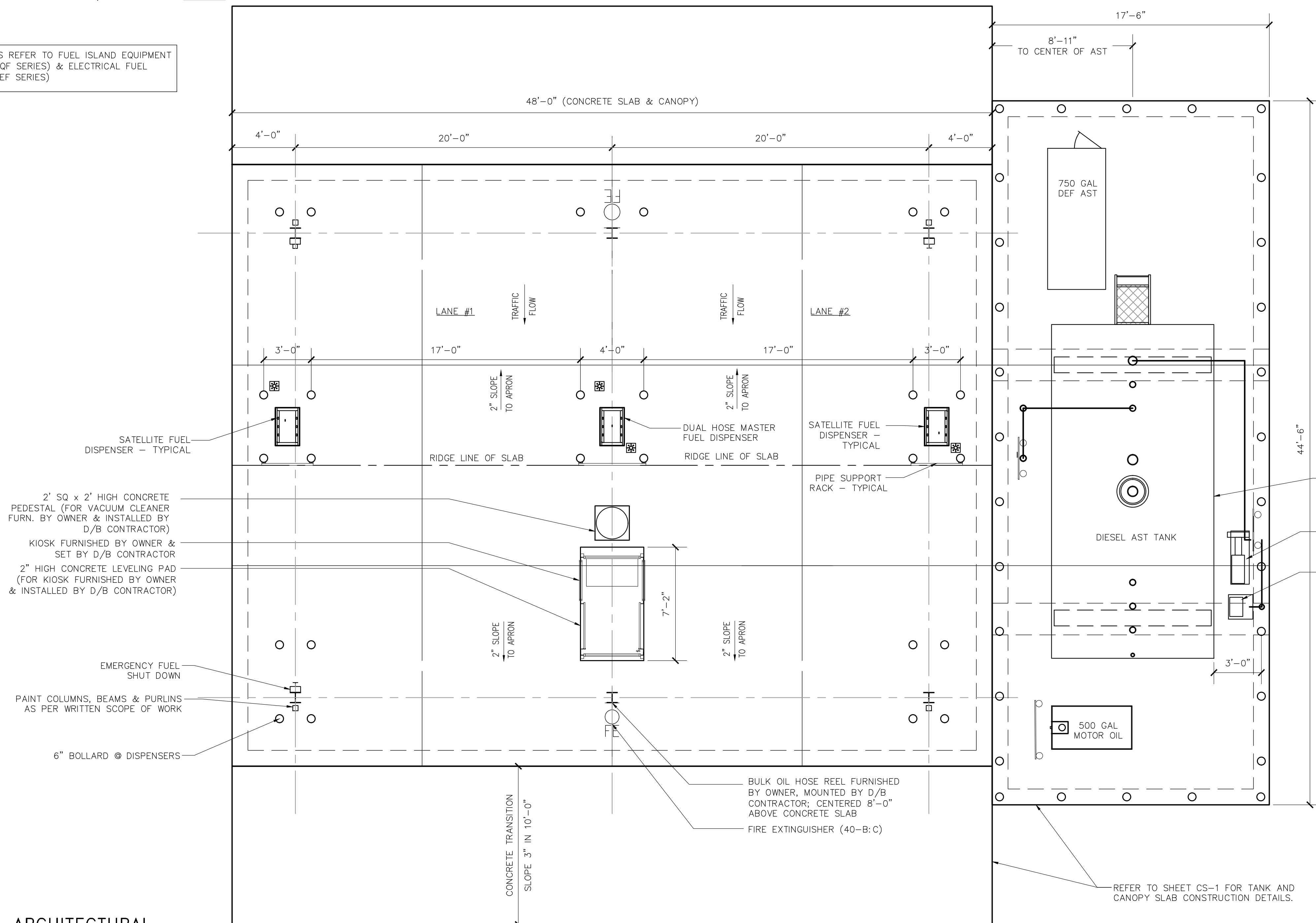


ARCHITECTURAL SECTION THRU FUEL ISLAND

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

2 AF-1

FOR DETAILS REFER TO FUEL ISLAND EQUIPMENT DRAWINGS (QF SERIES) & ELECTRICAL FUEL DRAWINGS (EF SERIES)



ARCHITECTURAL FUEL ISLAND PLAN

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

1 AF-1

| Rev. # | Date | Description |
|--------|------|-------------|
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|        |      |             |
|        |      |             |
|        |      |             |

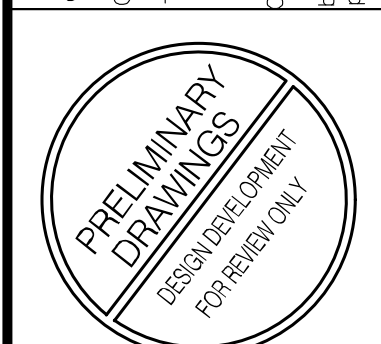
Ryder LC XXXX  
NEW FUEL SERVICE ISLAND  
11812 ONYX DRIVE  
MIDLAND, TX 79706

1 LANE FUEL ISLAND ARCHITECTURAL  
PLAN, SECTIONS, & ELEVATIONS



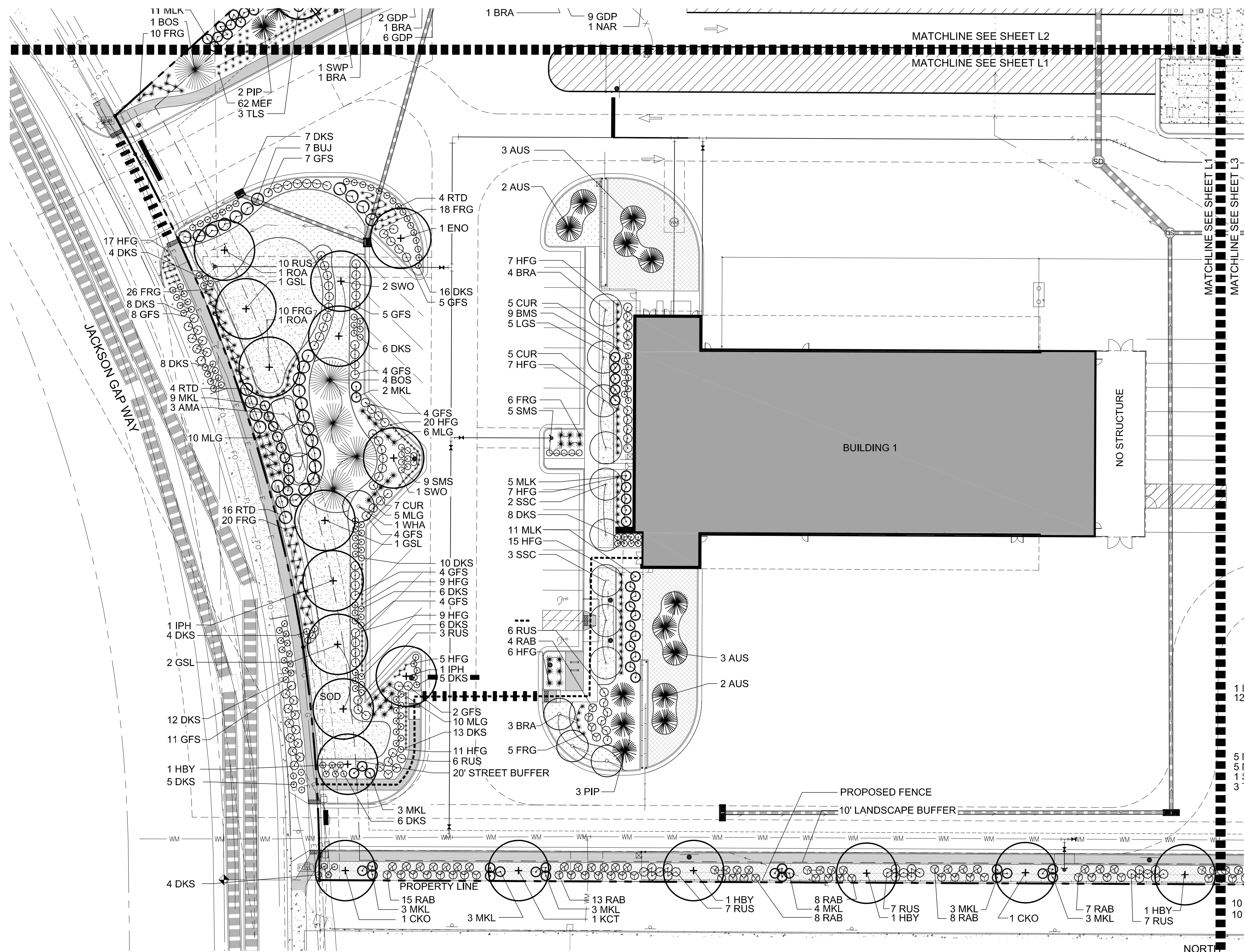
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| Job#:       | RYD-24247 |
| Scale:      | AS shown  |
| Date:       | 01-26-18  |
| Drawn By:   |           |
| Checked By: |           |

These guidelines were developed by the Core States Group for Ryder, Inc. They are intended to provide a minimum standard for the development of a fueling facility. These guidelines should not be used as a substitute for the design and construction of the fueling facility. The design build General Contractor shall be responsible for obtaining all necessary permits, bidding and construction.

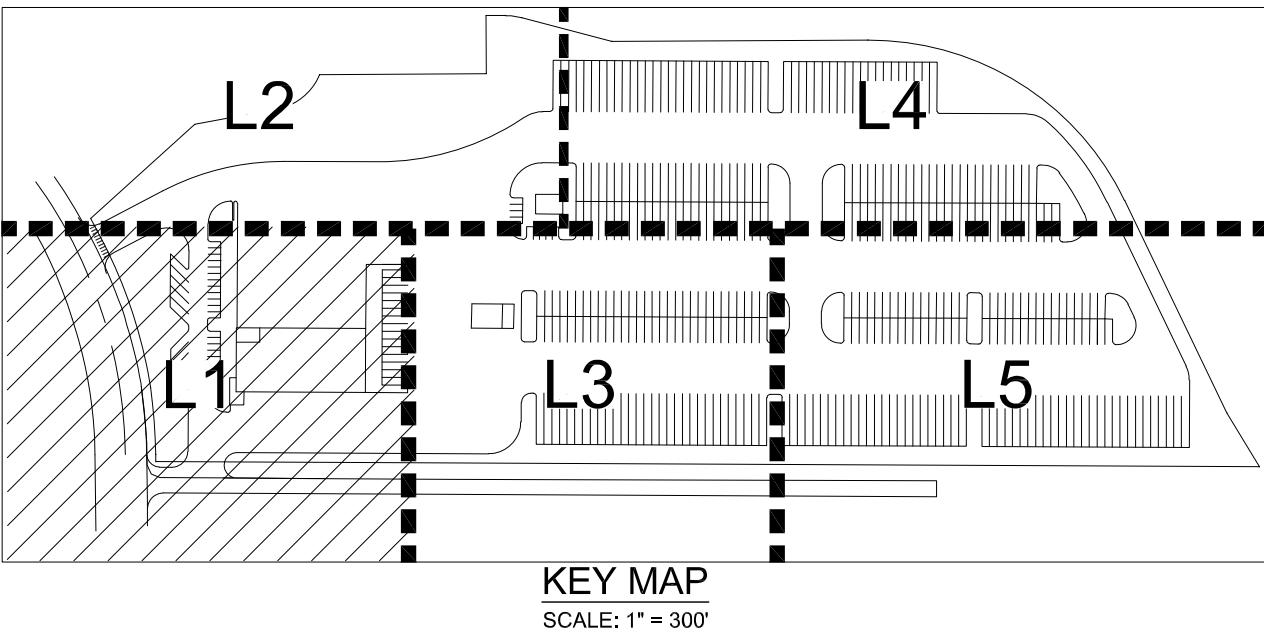
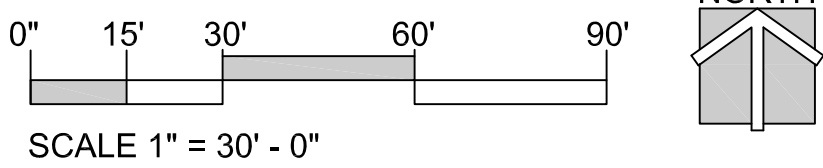




RYDER TRUCK  
SITE PLAN  
PORTEOS SUBDIVISION FILING NO. 8  
A PORTION OF THE NORTH HALF OF SECTION 8,  
TOWNSHIP 3 SOUTH, RANGE 65 WEST OF THE SIXTH  
PRINCIPAL MERIDIAN, CITY OF AURORA, COUNTY OF  
ADAMS, STATE OF COLORADO



LANDSCAPE PLAN L1



LANDSCAPE LEGEND:

- DECIDUOUS TREE
- ORNAMENTAL TREE
- EVERGREEN TREE
- SHRUB
- ORNAMENTAL GRASS / PERENNIAL
- ENHANCED NATIVE SEED MIX (IRRIGATED)  
SEE PLANT MATERIAL SCHEDULE
- NATIVE SEED MIX (ZONE Z)  
SEE PLANT MATERIAL SCHEDULE
- SOD
- 4"-6" COBBLE
- 1"-3" RIVER ROCK
- BARK MULCH
- DETENTION GRASS SEED
- STEEL EDGING
- PROPOSED FENCE -  
RE: ARCHITECTURAL  
SHEET 3, DETAILED SITE  
PLAN IN THIS PLAN SET.

WARE MALCOMB  
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P. 303.868.4523

FOR AND ON BEHALF  
OF WARE MALCOMB

RYDER TRUCK  
LANDSCAPE PLAN L1

| NO. | DATE    | REMARKS          |
|-----|---------|------------------|
| 3   | 4.29.20 | Third Submittal  |
| 4   | 6.4.20  | Fourth Submittal |
| 5   | 7.27.22 | Fifth Submittal  |
|     |         |                  |
|     |         |                  |
|     |         |                  |

JOB NO.: DCS19-4085

PA / PM: SDW

DRAWN BY: SDW

DATE: 2/4/2020

SHEET  
L1

Sheet 24 of 31

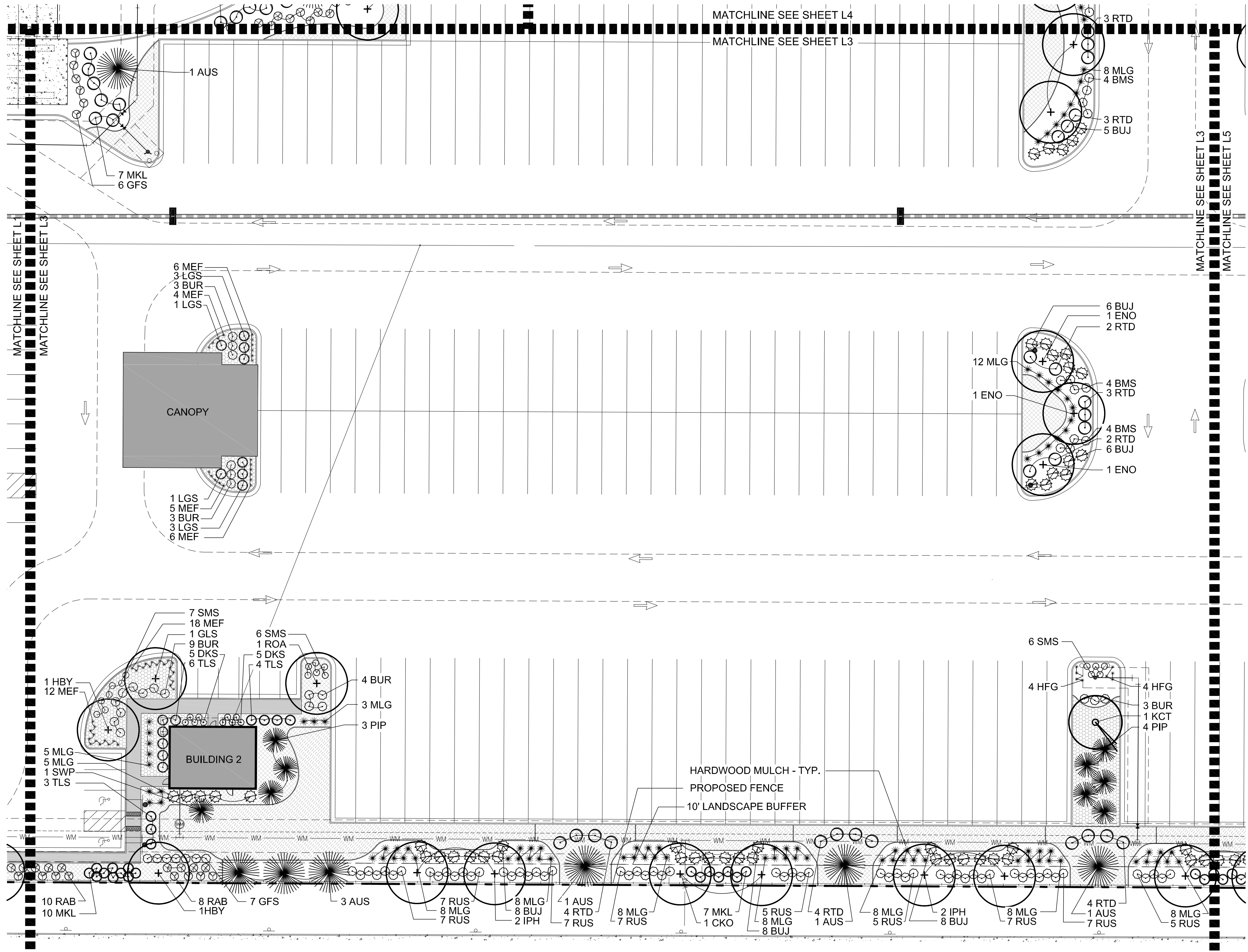
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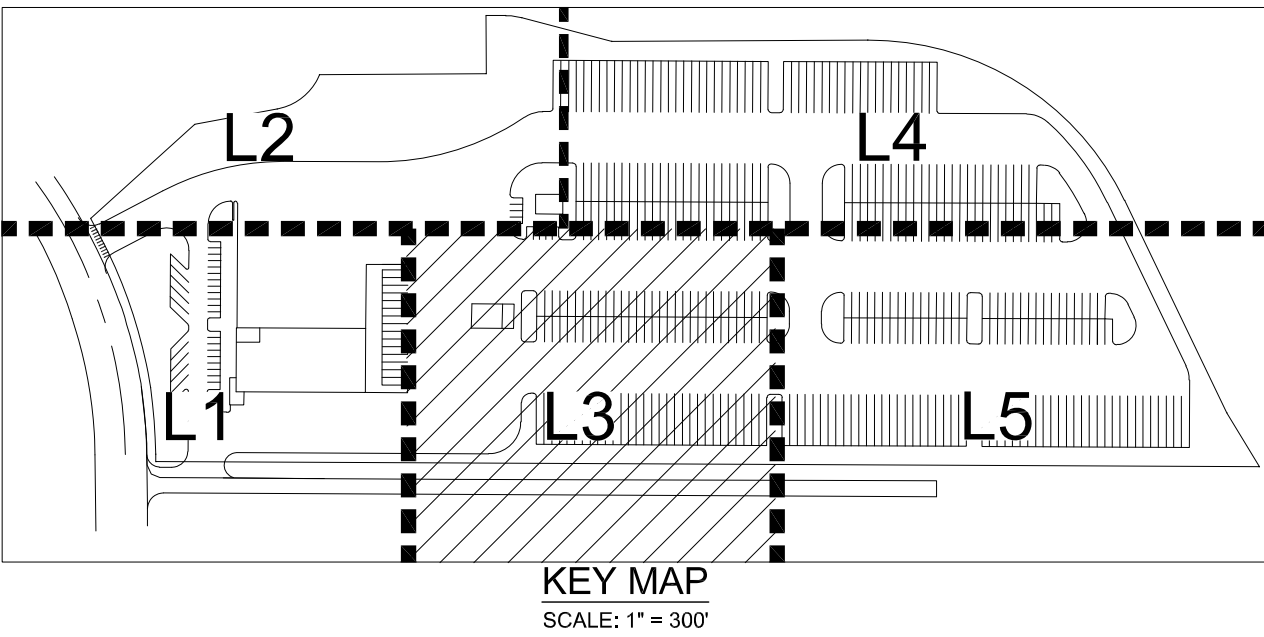
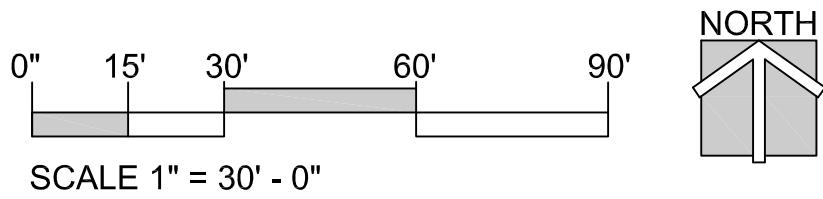




RYDER TRUCK  
SITE PLAN  
PORTEOS SUBDIVISION FILING NO. 8  
A PORTION OF THE NORTH HALF OF SECTION 8,  
TOWNSHIP 3 SOUTH, RANGE 65 WEST OF THE SIXTH  
PRINCIPAL MERIDIAN, CITY OF AURORA, COUNTY OF  
ADAMS, STATE OF COLORADO



LANDSCAPE PLAN L3



LANDSCAPE LEGEND:

- DECIDUOUS TREE
- ORNAMENTAL TREE
- EVERGREEN TREE
- SHRUB
- ORNAMENTAL GRASS / PERENNIAL
- ENHANCED NATIVE SEED MIX (IRRIGATED)  
SEE PLANT MATERIAL SCHEDULE
- NATIVE SEED MIX (ZONE Z)  
SEE PLANT MATERIAL SCHEDULE
- SOD
- 4"-6" COBBLE
- 1"-3" RIVER ROCK
- BARK MULCH
- DETENTION GRASS SEED
- STEEL EDGING
- PROPOSED FENCE -  
RE: ARCHITECTURAL  
SHEET 3, DETAILED SITE  
PLAN IN THIS PLAN SET.

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FOR AND ON BEHALF  
OF WARE MALCOMB

RYDER TRUCK  
LANDSCAPE PLAN L3

| NO. | DATE    | REMARKS          |
|-----|---------|------------------|
| 3   | 4.29.20 | Third Submittal  |
| 4   | 6.4.20  | Fourth Submittal |
| 5   | 7.27.22 | Fifth Submittal  |
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JOB NO.: DCS19-4085

PA / PM: SDW

DRAWN BY: SDW

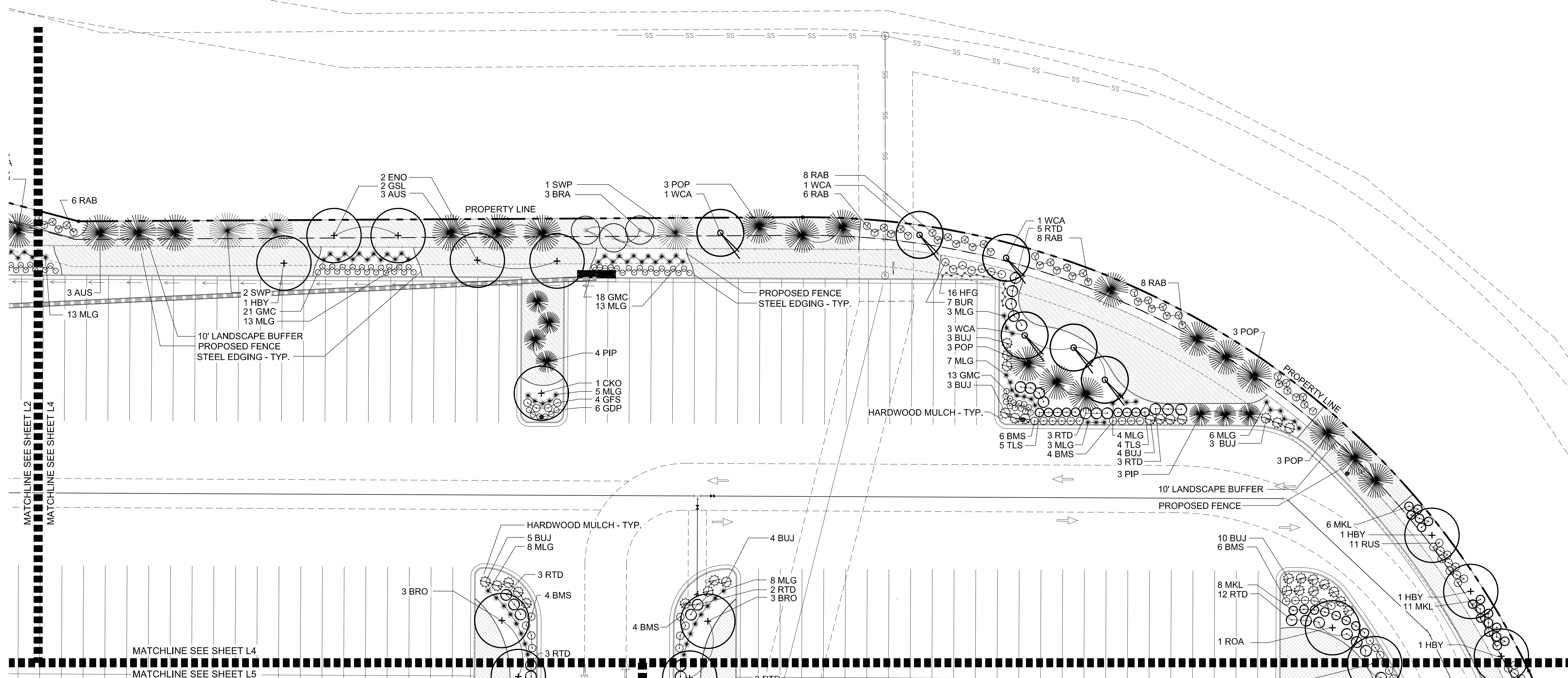
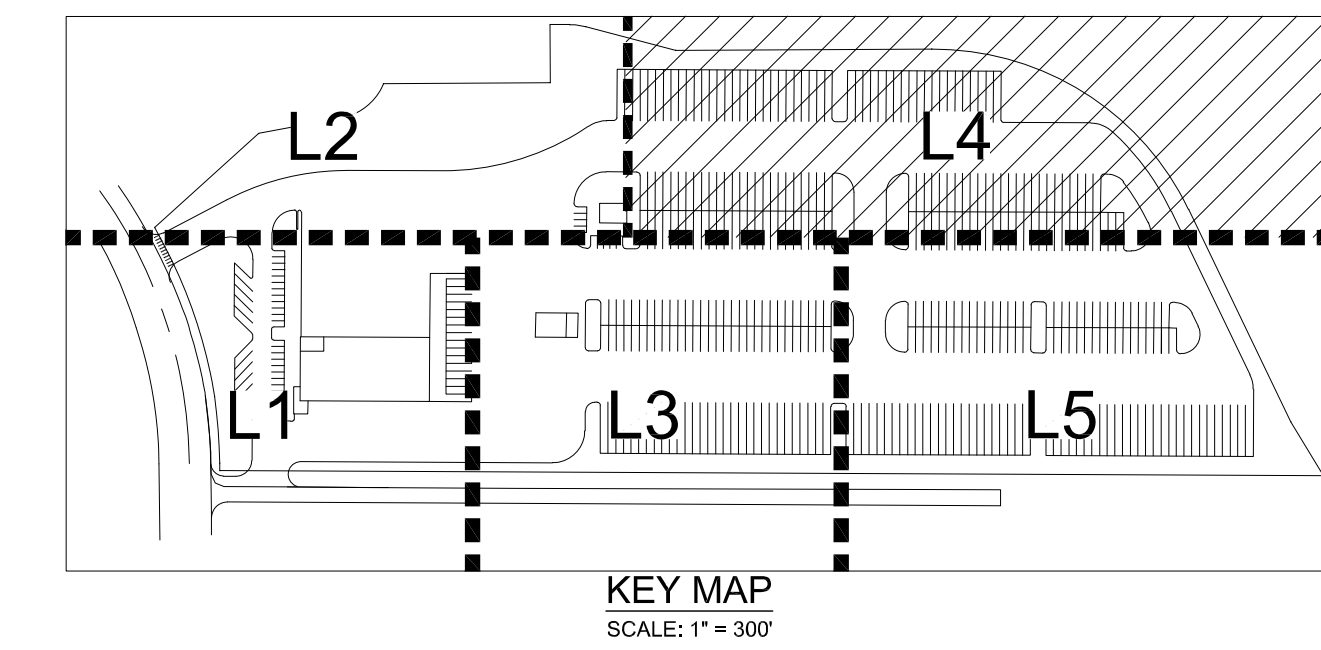
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SHEET  
L3

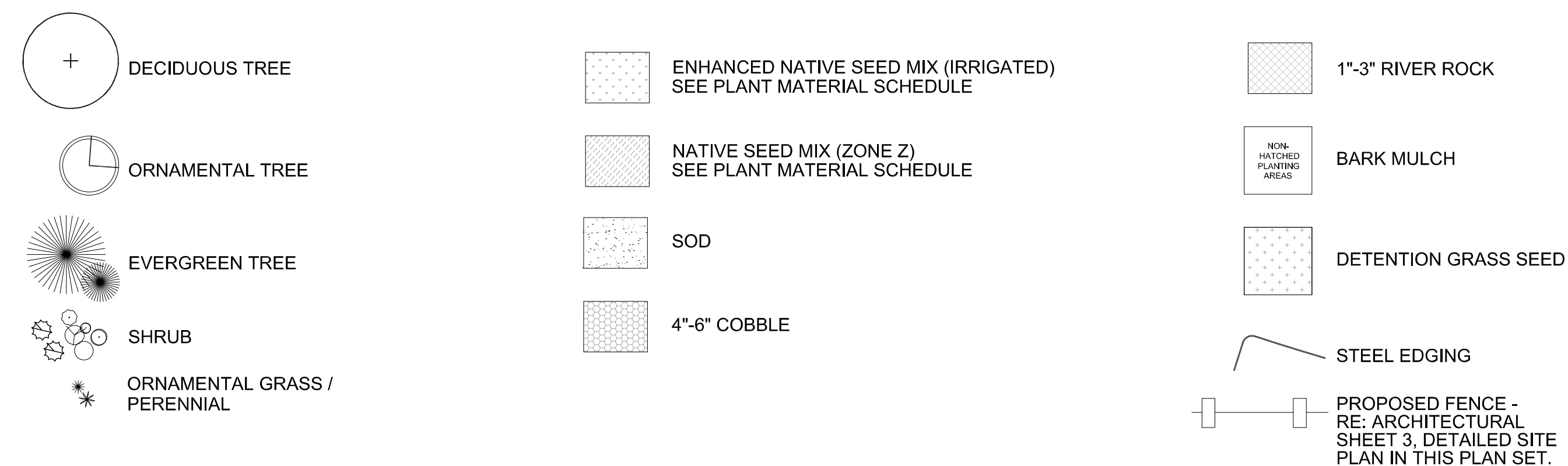
Sheet 26 of 31

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LANDSCAPE LEGEND:



| NO. | DATE    | REMARKS        |
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| 4   | 6.4.20  | Forth Summital |
| 5   | 7.27.22 | Fifth Summital |
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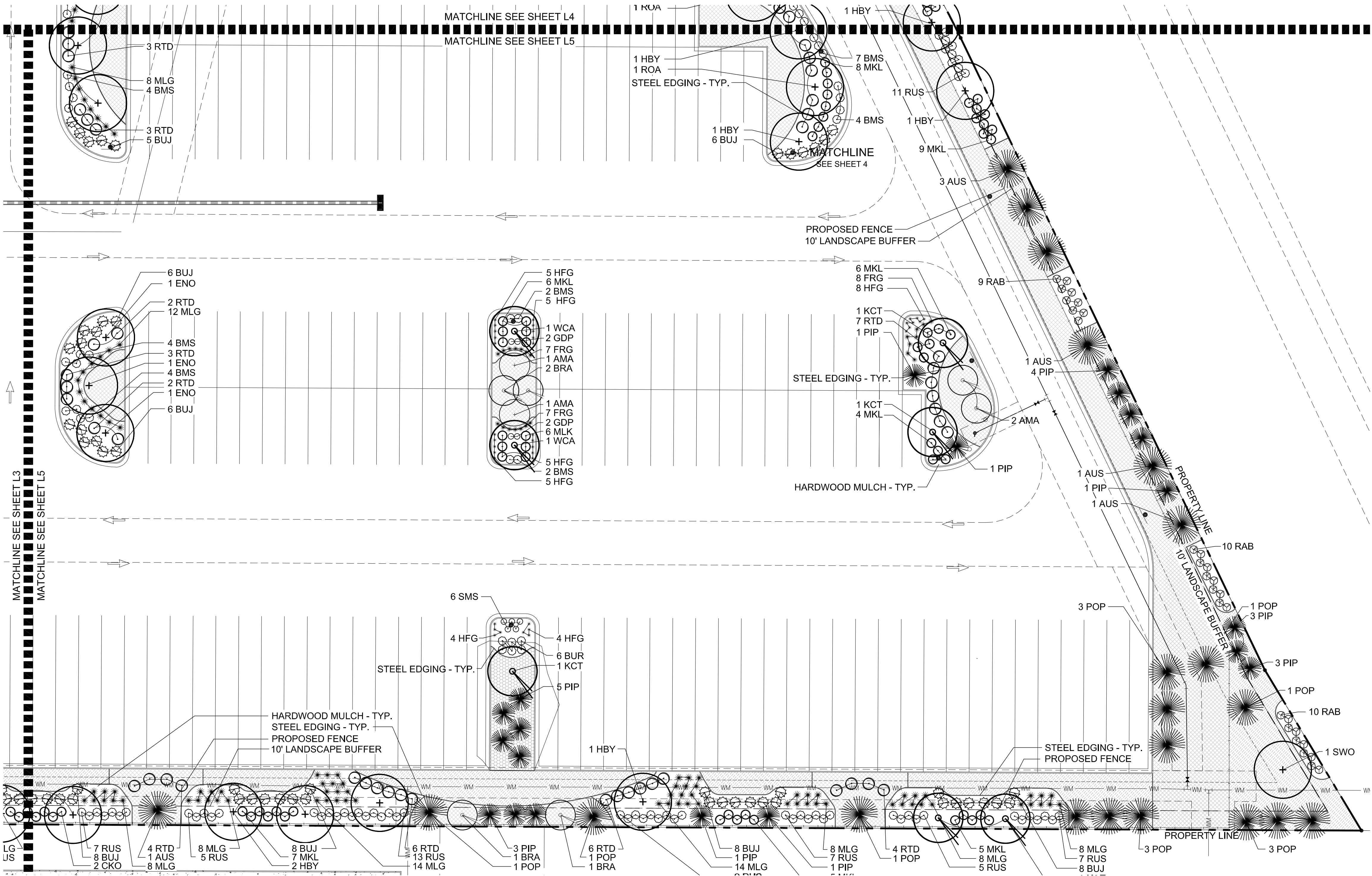
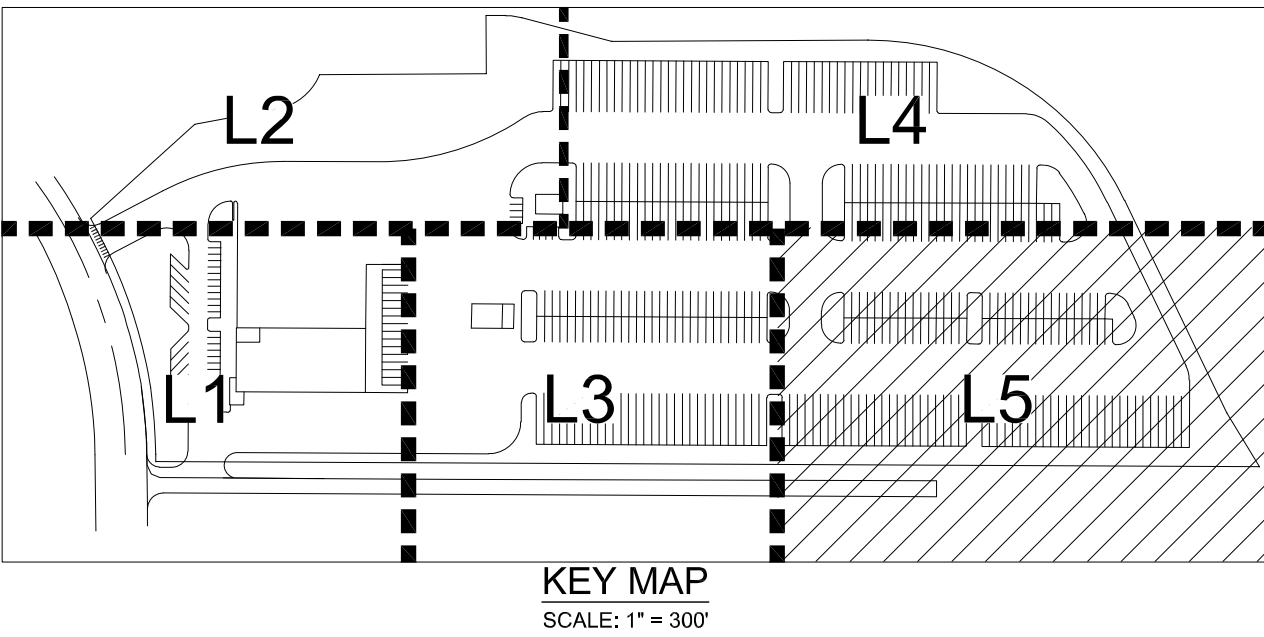
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| JOB NO.:  | DCS19-4085 |
| PA / PM:  | SDW        |
| DRAWN BY: | SDW        |
| DATE:     | 2/4/2020   |

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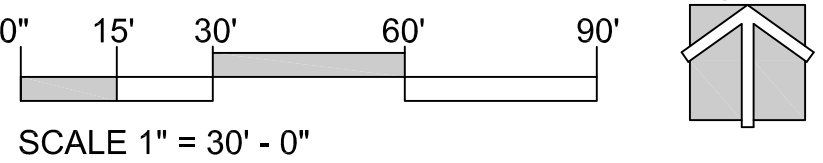
RYDER TRUCK  
SITE PLAN  
PORTEOS SUBDIVISION FILING NO. 8  
A PORTION OF THE NORTH HALF OF SECTION 8,  
TOWNSHIP 3 SOUTH, RANGE 65 WEST OF THE SIXTH  
PRINCIPAL MERIDIAN, CITY OF AURORA, COUNTY OF  
ADAMS, STATE OF COLORADO



LANDSCAPE LEGEND:

- DECIDUOUS TREE
- ORNAMENTAL TREE
- EVERGREEN TREE
- SHRUB
- ORNAMENTAL GRASS / PERENNIAL
- ENHANCED NATIVE SEED MIX (IRRIGATED) SEE PLANT MATERIAL SCHEDULE
- NATIVE SEED MIX (ZONE 2) SEE PLANT MATERIAL SCHEDULE
- SOD
- 4"-6" COBBLE
- 1"-3" RIVER ROCK
- BARK MULCH
- DETENTION GRASS SEED
- STEEL EDGING
- PROPOSED FENCE - RE: ARCHITECTURAL SHEET 3, DETAILED SITE PLAN IN THIS PLAN SET.

LANDSCAPE PLAN L5



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LITTLETON, COLORADO 80120  
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FOR AND ON BEHALF  
OF WARE MALCOMB

RYDER TRUCK  
LANDSCAPE PLAN L5

| NO. | DATE    | REMARKS          |
|-----|---------|------------------|
| 3   | 4.29.20 | Third Submittal  |
| 4   | 6.4.20  | Fourth Submittal |
| 5   | 7.27.22 | Fifth Submittal  |

JOB NO.: DCS19-4085  
PA / PM: SDW  
DRAWN BY: SDW  
DATE: 2/4/2020

SHEET  
L5  
Sheet 28 of 31

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RYDER TRUCK  
SITE PLAN  
PORTEOS SUBDIVISION FILING NO. 8  
A PORTION OF THE NORTH HALF OF SECTION 8,  
TOWNSHIP 3 SOUTH, RANGE 65 WEST OF THE SIXTH  
PRINCIPAL MERIDIAN, CITY OF AURORA, COUNTY OF  
ADAMS, STATE OF COLORADO

STANDARD CITY OF AURORA NOTES:

1. PRIOR TO PLANTING, ALL PLANTING AREAS SHALL INCORPORATE SOIL AMENDMENTS AT A RATE OF 3 CUBIC YARDS PER 1000 SQUARE FEET TO A MINIMUM DEPTH OF 6" INCHES. A LESSER AMOUNT SHALL BE ALLOWED IF A SOILS TEST SHOWS THAT 3 CUBIC YARDS PER 1000 SQUARE FEET IS NOT NECESSARY OR WATER RETENTION AND DEEP ROOTING OF PLANT MATERIALS. IF SPECIFIED PLANT MATERIAL REQUIRES LESS FERTILE SOIL, THOSE AREAS MAY HAVE LESS SOIL AMENDMENTS INSTALLED. EXISTING TOPSOIL SHALL BE SALVAGED AND STOCKPILED FOR USE AS SOIL AMENDMENTS OR TOPSOIL. ACCEPTABLE SOIL AMENDMENTS INCLUDE COMPOST AND AGED MANURE.
2. PROPOSED SIDEWALKS TO BE STANDARD CONCRETE WITH A BROOM FINISH. ALL PARKING AND VEHICULAR DRIVES WILL BE ASPHALT.
3. ALL UTILITY EASEMENTS SHALL REMAIN UNOBSTRUCTED AND FULLY ACCESSIBLE ALONG THE ENTIRE LENGTH FOR MAINTENANCE EQUIPMENT ENTRY.
4. THE DEVELOPER, HIS SUCCESSORS AND ASSIGNS, SHALL BE RESPONSIBLE FOR INSTALLATION, MAINTENANCE AND REPLACEMENT OF ALL LANDSCAPING MATERIALS SHOWN OR INDICATED WITHIN THE PROPERTY DEFINED AS THE AREA WITHIN THE PROPERTY LINE 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.
5. ALL LANDSCAPE AREAS AND PLANT MATERIAL, EXCEPT FOR NON-IRRIGATED NATIVE RESTORATION, 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.
6. ALL PROPOSED LANDSCAPING WITHIN THE SIGHT TRIANGLE SHALL BE IN COMPLIANCE WITH COA ROADWAY SPECIFICATIONS, SECTION 4.04.2.10.
7. 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 LIFE SAFETY (TYPICALLY 5 FEET AND NO MATERIAL GREATER THAN 2 FEET IN HEIGHT) AND LANDSCAPING REQUIREMENTS. LANDSCAPING MATERIAL CANNOT BE OMITTED OR REDUCED BASED ON THE INSTALLATION OF A FIRE HYDRANT 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 ORDER TO COMPLY WITH ALL CITY STANDARDS.
8. STREETLIGHTS MUST BE CONSTRUCTED ALONG ALL PUBLIC STREETS AS REQUIRED BY SECTION 126-236. SIDEWALKS, INTERNAL PEDESTRIAN PATHS, AND BICYCLE PATHS SHALL BE LIT WITH FULL CUTOFF LIGHTING FIXTURES NO MORE THAN 16 FEET TALL, AND PROVIDING CONSISTENT ILLUMINATION OF AT LEAST ONE FOOTCANDLE ON THE WALKING SURFACE. LIGHTING ALONG PUBLIC STREETS AND LANDSCAPED AREAS SHALL BE OF A RECOGNIZABLY UNIFIED DESIGN. LIGHTING SOURCES SHALL BE COLOR-CORRECT TYPES SUCH AS HALOGEN OR METAL HALIDE, AND LIGHT TYPES OF LIMITED SPECTRAL EMISSION, SUCH AS LOW PRESSURE SODIUM OR MERCURY VAPOR LIGHTS, ARE PROHIBITED EVEN IN SERVICE AREAS. PRIVATE AND SECURITY LIGHTING SHALL NOT CAUSE GLARE ABOVE A LEVEL OF 4 FEET ONTO ADJACENT PROPERTIES.

| WATER USE            |             |
|----------------------|-------------|
| DESCRIPTION          | AREA IN SF  |
| NON WATER CONSERVING | 9,056 S.F.  |
| WATER CONSERVING     | 62,255 S.F. |
| NON WATER (Z)        | 87,016 S.F. |

| STREET FRONTAGES |             |         |                 |                    |                |
|------------------|-------------|---------|-----------------|--------------------|----------------|
| AREA             | DESCRIPTION | LENGTH  | NOTES           | TREES REQ. (1/40') | TREES PROVIDED |
| A                | Jackson Gap | 259 LF. | DRIVES EXCLUDED | 6                  | *6             |

\* The presence of utilities in the curbside landscape, the street trees have been located along the backside of walk.

| STREET BUFFER |             |        |                |                |                      |                                 |
|---------------|-------------|--------|----------------|----------------|----------------------|---------------------------------|
| AREA          | DESCRIPTION | LENGTH | WIDTH REQUIRED | WIDTH PROVIDED | TREES (1/40')        | SHRUBS (10/40')                 |
| A             | Jackson Gap | 259 LF | 20 FT          | 20 FT          | 6 REQ.<br>9 PROVIDED | 65 REQ.<br>87 (5) GAL. PROVIDED |

| NON-STREET FRONTAGE LANDSCAPE BUFFER |                     |          |                |                |                        |   |
|--------------------------------------|---------------------|----------|----------------|----------------|------------------------|---|
| AREA                                 | DESCRIPTION         | LENGTH   | WIDTH REQUIRED | WIDTH PROVIDED | TREES (1/40')          | SHRUBS (5/40')  |
| A                                    | NORTH PROPERTY LINE | 1,641 LF | 10 FT          | 10 FT          | 41 REQ.<br>51 PROVIDED | 205 REQ.<br>115 (5) GAL. PROVIDED<br>EACH ADDITIONAL TREE = 10 SHRUBS<br>100 SHRUB CREDITS, 215 TOTAL |
| B                                    | EAST PROPERTY LINE  | 716 LF   | 10 FT          | 10 FT          | 18 REQ.<br>26 PROVIDED | 90 REQ.<br>100 (5) GAL. PROVIDED  |
| C                                    | SOUTH PROPERTY LINE | 1,724 LF | 10 FT          | 10 FT          | 43 REQ.<br>43 PROVIDED | 216 REQ.<br>272 (5) GAL. PROVIDED   |

| NON RESIDENTIAL BUILDING ELEVATIONS |        |   |                        |                        |
|-------------------------------------|--------|---|------------------------|------------------------|
| BUILDING / ELEVATION                | LENGTH | NO. T.E. REQUIRED<br>REQUIRED -<br>1 T.E. / 40' LN. FT. | NO. T.E.'S<br>REQUIRED | NO. T.E.'S<br>PROVIDED |
| BUILDING 1 / WEST                   | 126 LF | 3.15  | 4                      | 6                      |
| BUILDING 2 / PERIMETER              | 146 LF | 3.65  | 4                      | 4                      |

| STREET - TREE LAWNS |             |                              |  |                 |
|---------------------|-------------|------------------------------|--|-----------------|
| AREA                | DESCRIPTION | SQUARE FEET TREE LAWN (S.F.) | SHRUBS REQ. .025 Shrubs / S.F. Tree Lawn | SHRUBS PROVIDED |
| A                   | Jackson Gap | 2041                         | 51                                       | 60              |

| EVERGREEN TREES    |                                 |                          |
|--------------------|---------------------------------|--------------------------|
| DESCRIPTION        | EVERGREEN TREES REQ. (50% MIN.) | EVERGREEN TREES PROVIDED |
| Onsite Trees = 232 | 116 TREES                       | 122 TREES                |

| SITE DATA         |            |            |
|-------------------|------------|------------|
| DESCRIPTION       | AREA IN SF | PERCENTAGE |
| TOTAL SITE AREA   | 994,431 SF | 100%       |
| BUILDING COVERAGE | 23,697 SF  | 2.38%      |
| HARD SURFACE AREA | 748,491 SF | 75.27%     |
| LANDSCAPE AREA    | 222,243 SF | 22.35%     |

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FOR AND ON BEHALF  
OF WARE MALCOMB

RYDER TRUCK  
LANDSCAPE NOTES AND  
CHARTS

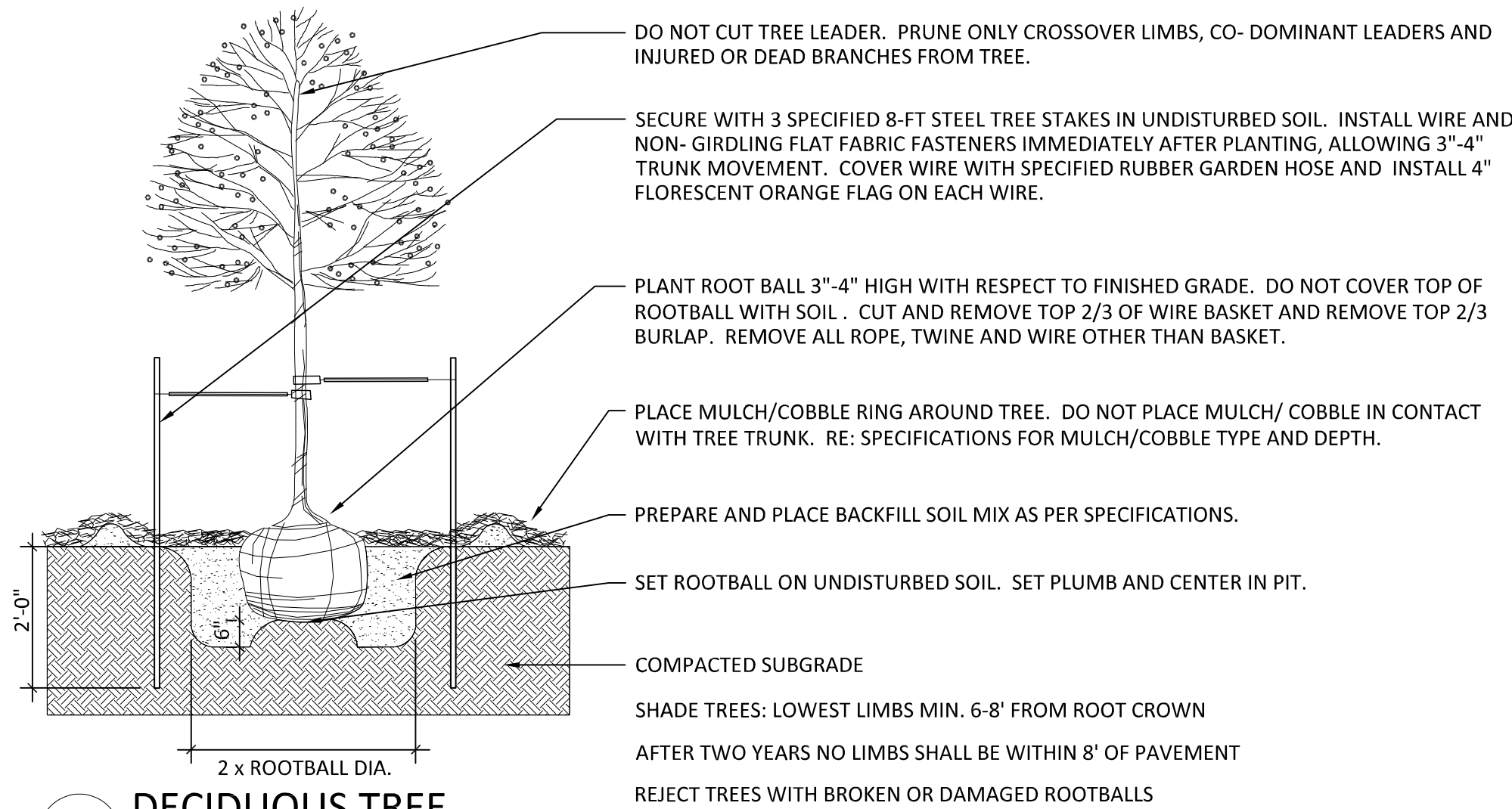
| NO. | DATE    | REMARKS         |                  |
|-----|---------|-----------------|------------------|
|     |         | Third Submittal | Fourth Submittal |
| 3   | 4.29.20 |                 |                  |
| 4   | 6.4.20  |                 |                  |
| 5   | 7.27.22 |                 |                  |
|     |         |                 |                  |
|     |         |                 |                  |
|     |         |                 |                  |

|           |            |
|-----------|------------|
| JOB NO.:  | DCS19-4085 |
| PA / PM:  | SDW        |
| DRAWN BY: | SDW        |
| DATE:     | 2/4/2020   |

|       |          |
|-------|----------|
| SHEET |          |
| L6    |          |
| Sheet | 29 of 31 |

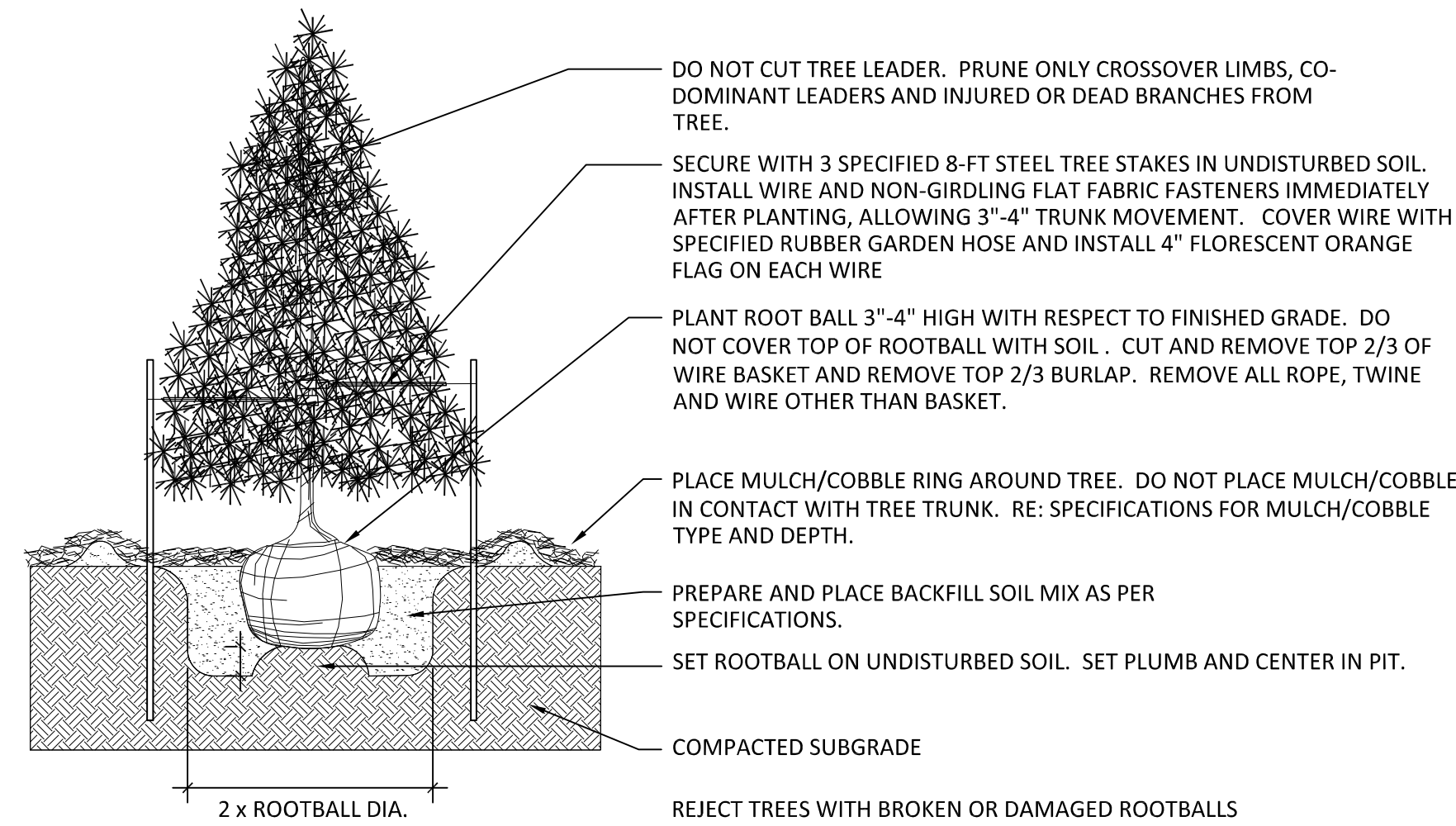


RYDER TRUCK  
SITE PLAN  
PORTEOS SUBDIVISION FILING NO. 8  
A PORTION OF THE NORTH HALF OF SECTION 8,  
TOWNSHIP 3 SOUTH, RANGE 65 WEST OF THE SIXTH  
PRINCIPAL MERIDIAN, CITY OF AURORA, COUNTY OF  
ADAMS, STATE OF COLORADO



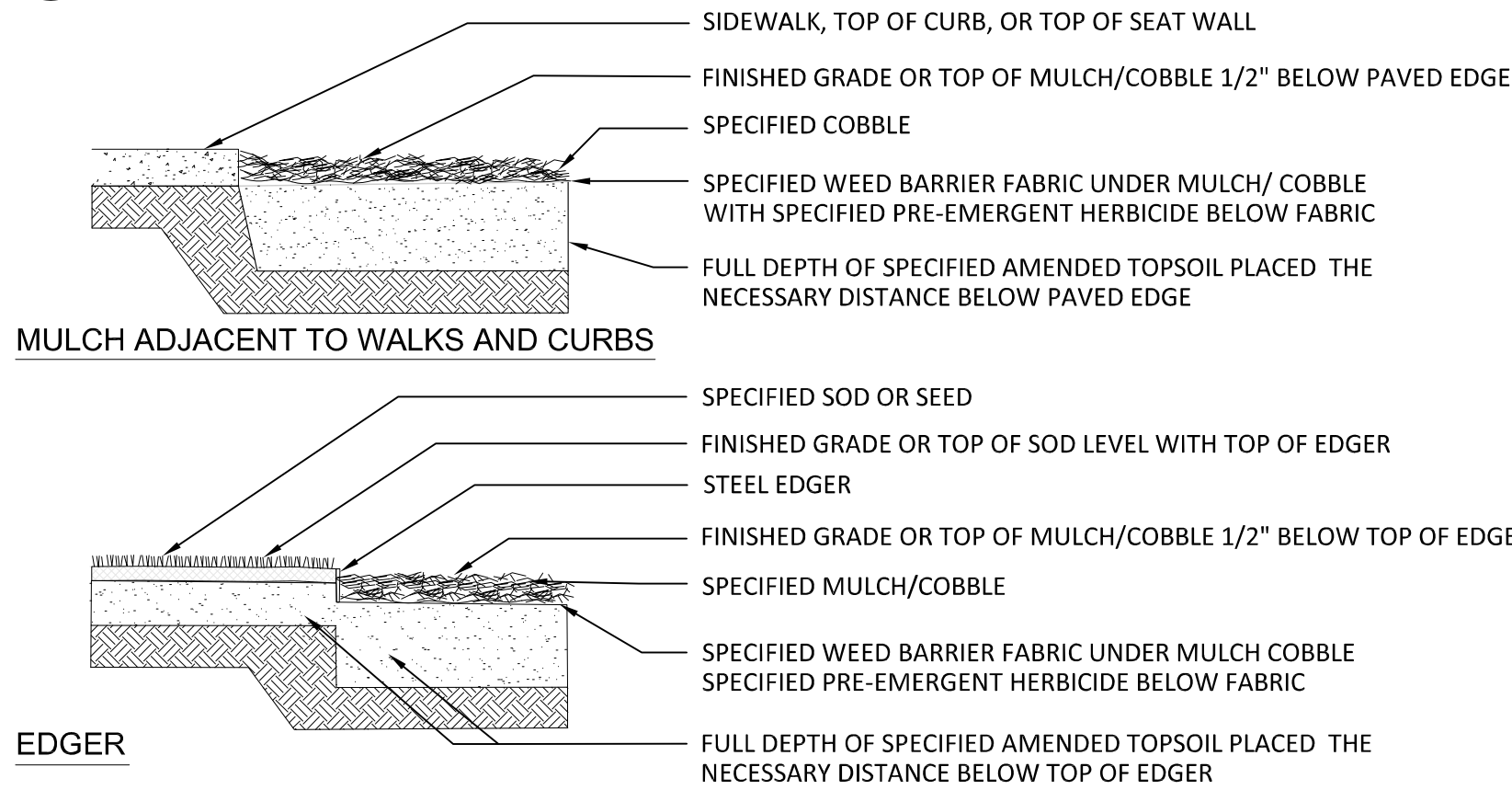
1 DECIDUOUS TREE

NOT TO SCALE



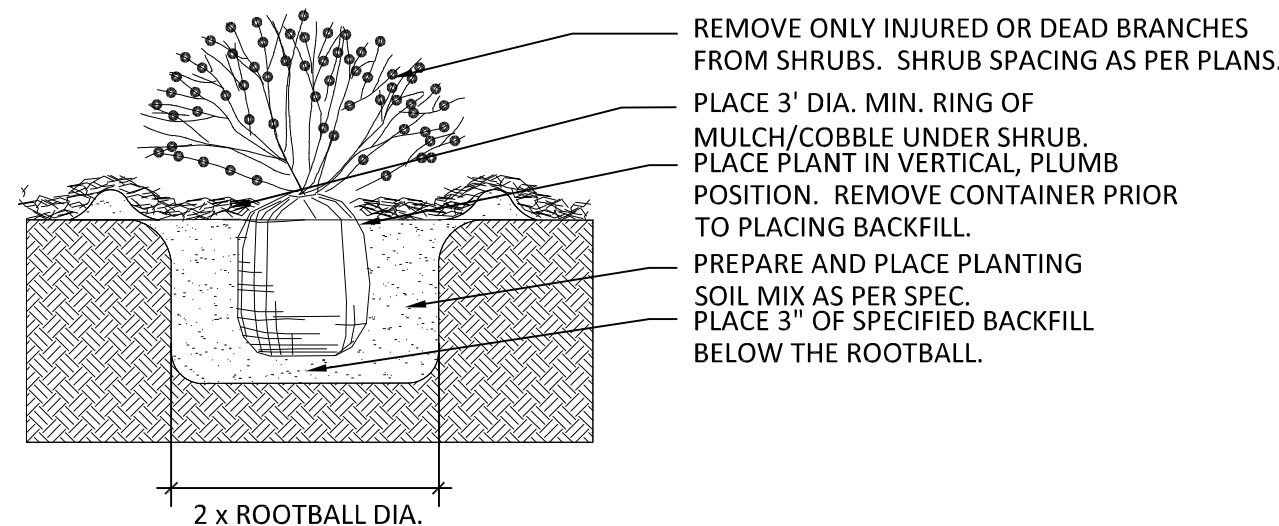
2 EVERGREEN TREE PLANTING

NOT TO SCALE



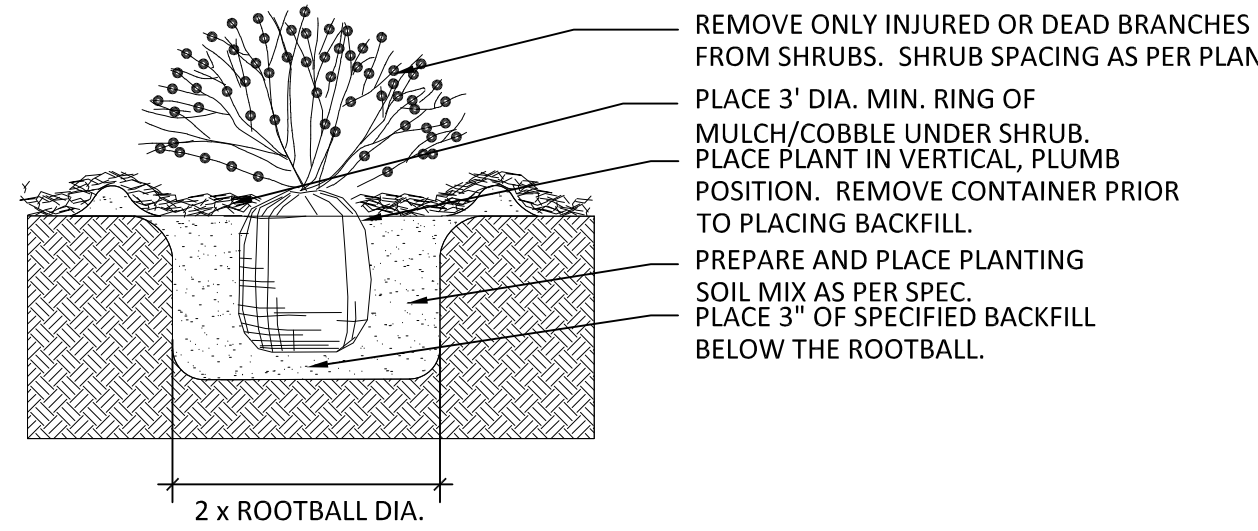
3 EDGE TREATMENT

NOT TO SCALE



4 SHRUB PLANTING

NOT TO SCALE



4 SHRUB PLANTING

NOT TO SCALE

PLANT MATERIAL SCHEDULE:

| QUANTITY           | SYMBOL | COMMON NAME              | BOTANICAL NAME                           | SIZE        | COND.  | WATER USAGE |
|--------------------|--------|--------------------------|--|-------------|--------|-------------|
| SHADE TREES        |        |                          |  |             |        |             |
| 6                  | CKO    | CHINKAPIN OAK            | QUERCUS MUEHLENBERGII                    | 2 1/2" CAL. | B & B  | L           |
| 11                 | WCA    | CATALPA                  | CATALPA SP.                              | 2 1/2" CAL. | B & B  | VL          |
| 15                 | HBV    | COMMON HACKBERRY         | CELTIS OCCIDENTALIS                      | 2 1/2" CAL. | B & B  | VL          |
| 6                  | IPH    | IMPERIAL HONEY LOCUST    | GLEDITSIA TRIACANTHOS INERMIS 'IMPERIAL' | 2 1/2" CAL. | B & B  | VL          |
| 8                  | KCT    | KENTUCKY COFFEE TREE     | GYMNOCLADUS DIOICUS                      | 2 1/2" CAL. | B & B  | VL          |
| 10                 | NAR    | NARROWLEAF COTTONWOOD    | POPULUS AUGUSTIFOLIA                     | 2 1/2" CAL. | B & B  | L-M         |
| 4                  | SWO    | SWAMP WHITE OAK          | QUERCUS BICOLOR                          | 2 1/2" CAL. | B & B  | VL-M        |
| 6                  | BRO    | BUR OAK                  | QUERCUS MACROCARPA                       | 2 1/2" CAL. | B & B  | VL          |
| 6                  | ROA    | NORTHERN RED OAK         | QUERCUS RUBRA                            | 2 1/2" CAL. | B & B  | L-M         |
| 1                  | GSL    | GREENSPIRE LINDEN        | TILIA CORDATA 'GREEN SPIRE'              | 2 1/2" CAL. | B & B  | M           |
| 9                  | ENO    | ENGLISH OAK              | QUERCUS ROBUR                            | 2 1/2" CAL. | B & B  | L-M         |
| ORNAMENTAL TREES   |        |                          |  |             |        |             |
| 1                  | WHA    | WASHINGTON HAWTHORN      | CRATAEGUS PHAENOPYRUM                    | 2" CAL.     | B & B  | VL          |
| 5                  | SSC    | SPRING SNOW CRABAPPLE    | MALUS 'SPRING SNOW' '                    | 2" CAL.     | B & B  | L           |
| 15                 | BRA    | PEAR (CHANTICLEER)       | PYRUS CALLERYANA                         | 2" CAL.     | B & B  | L           |
| 7                  | AMA    | JAPANESE LILAC           | SYRINGA RETICILATA                       | 2" CAL.     | B & B  | L           |
| EVERGREEN TREES    |        |                          |  |             |        |             |
| 52                 | PIP    | PINON PINE               | PINUS EDULIS                             | 6' HT.      | B & B  | VL          |
| 36                 | AUS    | AUSTRIAN PINE            | PINUS NIGRA                              | 6' HT.      | B & B  | VL          |
| 2                  | POP    | PONDEROSA PINE           | PINUS PONDEROSA                          | 6' HT.      | B & B. | VL          |
| 11                 | SWP    | SOUTHWESTERN WHITE PINE  | PINUS STROBIFORMIS                       | 6' HT.      | B & B  | M           |
| 5                  | BOS    | BOSNIAN PINE             | PINUS HELDREICHII                        | 6' HT.      | B & B  | M           |
| 16                 | SPA    | SPARTAN JUNIPER          | JUNIPERUS CHINENSIS 'SPARTAN'            | 6' HT.      | B & B  | VL          |
| SHRUBS             |        |                          |  |             |        |             |
| 164                | RAB    | RABBIT BRUSH             | CHRYSOETHAMNUS NASEOSUS 'GRAVEOLENS'     | 5 GAL.      | CONT.  | VL          |
| 143                | BUJ    | BUFFALO JUNIPER          | JUNIPERUS SABINA 'BUFFALO'               | 5 GAL.      | CONT.  | L-M         |
| 137                | RTD    | REDTWIG DOGWOOD          | CORNUS SERICEA 'BAILEY'                  | 5 GAL.      | CONT.  | VL          |
| 178                | RUS    | RUSSIAN SAGE             | PEROVSKIA ATRIPLICIFOLIA                 | 5 GAL.      | CONT.  | VL          |
| 34                 | TLS    | THREE LEAF SUMAC         | RHUS TRILOBATA                           | 5 GAL.      | CONT.  | VL          |
| 17                 | CUR    | GOLDEN CURRANT           | RIBES AUREUM                             | 5 GAL.      | CONT.  | VL          |
| 143                | MKL    | MISS KIM LILAC           | SYRINGA PATULA 'MISS KIM'                | 5 GAL.      | CONT.  | M           |
| 160                | DKS    | DARK KNIGHT SPIREA       | CARYOPTERIS X CLANDONENSIS 'DARK KNIGHT' | 5 GAL.      | CONT.  | L-M         |
| 20                 | LGS    | LOW-GRO SUMAC            | RHUS AROMATICA 'GROW LOW'                | 5 GAL.      | CONT.  | L-M         |
| 75                 | GFS    | GOLD FLAME SPIREA        | SPIREA JAPONICA 'GOLDFLAME'              | 5 GAL.      | CONT.  | L           |
| 34                 | GDP    | GOLD DROP POTENTILLA     | POTENTILLA FRUITICOSA 'GOLD DROP'        | 5 GAL.      | CONT.  | L-M         |
| 72                 | GMC    | GREEN MOUND CURRANT      | RIBES ALPINUM 'GREENMOUND'               | 5 GAL.      | CONT.  | L-M         |
| 72                 | BMS    | BLUE MIST SPIREA         | CARYOPTERIS X CLANDONENSIS               | 5 GAL.      | CONT.  | L-M         |
| 42                 | BUR    | DWARF BURNING BUSH       | EOUNYMUS ALATA 'DWARF NANA'              | 5 GAL.      | CONT.  | M           |
| 6                  | BSW    | BLUE STEM WILLOW         | SALIX IRRORATA                           | 5 GAL.      | CONT.  | VL          |
| 5                  | YUC    | IVORY TOWER YUCCA        | YUCCA FLIAMENTOSA 'IVORY TOWER'          | 5 GAL.      | CONT.  | L-M         |
| 39                 | SMS    | SNOWMOUND SPIREA         | SPIREA NIPPONICA 'SNOWMOUND'             | 5 GAL.      | CONT.  | L-M         |
| ORNAMENTAL GRASSES |        |                          |  |             |        |             |
| 304                | MLG    | MAIDEN GRASS             | MISCANTHUS SINENSIS 'GRACILLIMUS'        | 5 GAL.      | CONT.  | L           |
| 113                | MEF    | MEXICAN FEATHER GRASS    | NESSELLA TENUISSIMA                      | 5 GAL.      | CONT.  | VL          |
| 173                | HFG    | DWARF FOUNTAIN GRASS     | PENNISETUM ALOPECUROIDES 'HAMELN'        | 5 GAL.      | CONT.  | VL          |
| 127                | FRG    | KARL REED FORESTER GRASS | CALAMAGROSTIS ACUTI ' KARL FORESTER'     | 5 GAL.      | CONT.  | M           |

ENHANCED NATIVE SEED MIX (IRRIGATED)

| % OF TOTAL |                    |                         | PLS PER ACRE |
|------------|--------------------|-------------------------|--------------|
| 35%        | WESTERN WHEATGRASS | AGROPYRON SMITHII       | 10.5 LBS.    |
| 35%        | SIDE OATS GRAMA    | BOUTELOUA CURTIPENDULA  | 10.5 LBS.    |
| 10%        | BLUE GRAMA         | BOUTELOUA GRACILIS      | 3.0 LBS.     |
| 10%        | SWITCHGRASS        | PANICUM VIRGATUM        | 3.0 LBS.     |
| 10%        | LITTLE BLUESTEM    | SCHIZACHYRIUM SCOPARIUS | 3.0 LBS.     |

NATIVE SEED MIX (ZONE Z)

| % OF TOTAL |                              |                        | PLS PER ACRE |
|------------|------------------------------|------------------------|--------------|
| 30%        | CRESTED WHEATGRASS "FAIRWAY" | AGROPYRON CRISTATUM    | 10.5 LBS.    |
| 30%        | WESTERN WHEATGRASS "ARRIBA"  | BOUTELOUA SMITHII      | 10.5 LBS.    |
| 20%        | SIDE OATS GRAMA              | BOUTELOUA CURTIPENDULA | 3.0 LBS.     |
| 15%        | BLUE GRAMA                   | BOUTELOUA GRACILIS     | 3.0 LBS.     |
| 5%         | BUFFALO GRASS                | BOUTELOUA DACTYLOIDES  | 3.0 LBS.     |

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P. 303.868.4523

FOR AND ON BEHALF  
OF WARE MALCOMB

RYDER TRUCK  
LANDSCAPE DETAILS AND  
PLANT MATERIAL SCHEDULE

| NO. | DATE    | REMARKS         |                  |                 |  |
|-----|---------|-----------------|------------------|-----------------|--|
|     |         | Third Submittal | Fourth Submittal | Fifth Submittal |  |
| 3   | 4.29.20 |                 |                  |                 |  |
| 4   | 6.4.20  |                 |                  |                 |  |
| 5   | 7.27.22 |                 |                  |                 |  |
|     |         |                 |                  |                 |  |
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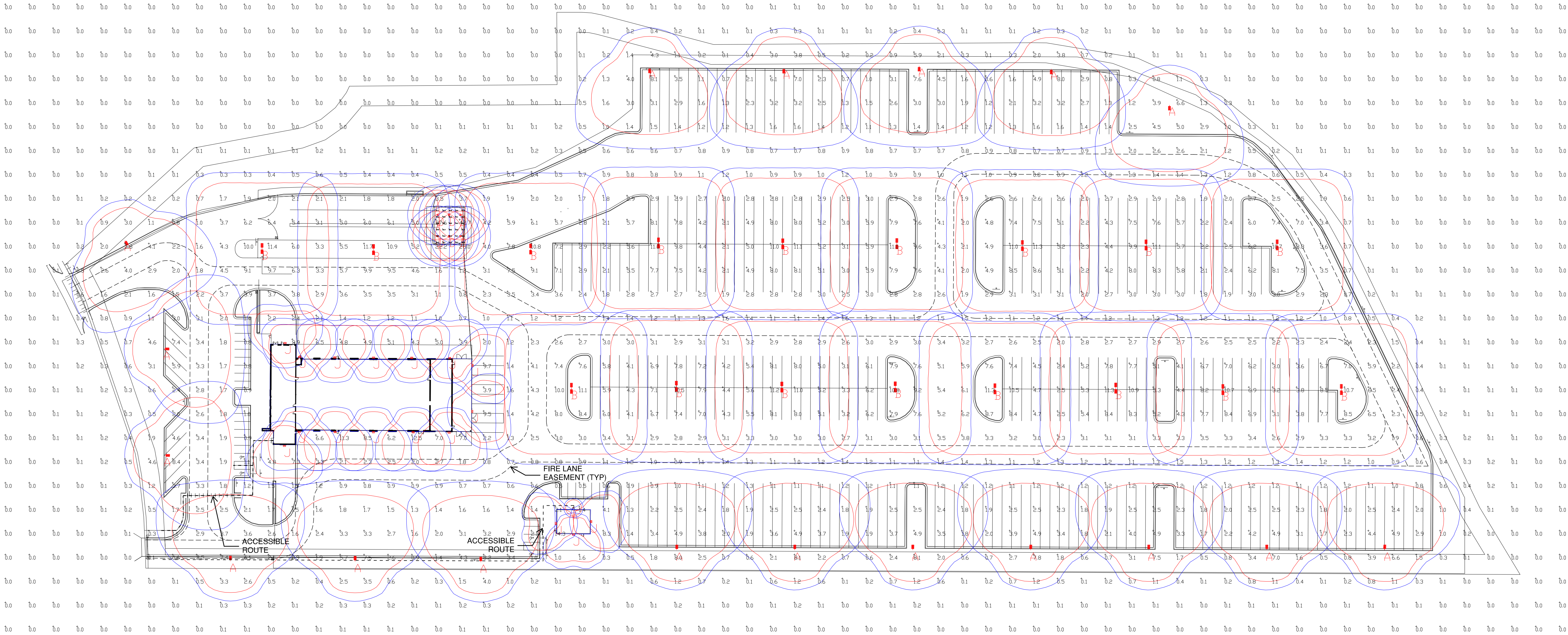
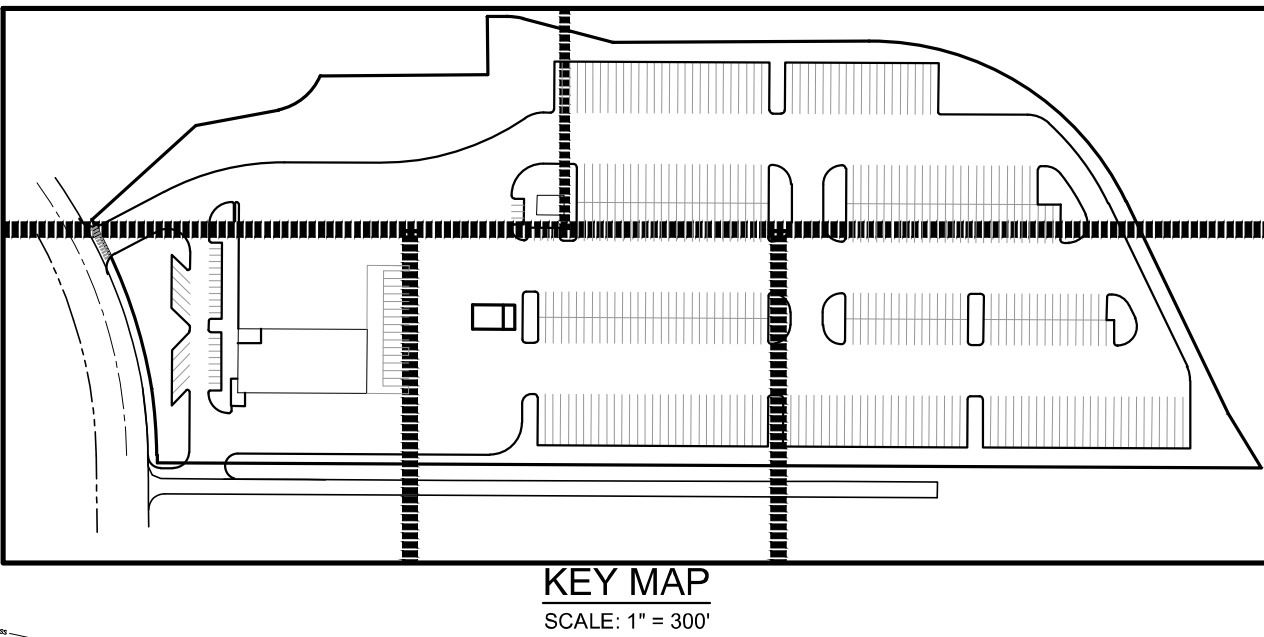
|           |            |
|-----------|------------|
| JOB NO.:  | DC519-4085 |
| PA / PM:  | SDW        |
| DRAWN BY: | SDW        |
| DATE:     | 2/4/2020   |

SHEET

L7



RYDER TRUCK  
SITE PLAN  
PORTEOS SUBDIVISION FILING NO. 8  
A PORTION OF THE NORTH HALF OF SECTION 8,  
TOWNSHIP 3 SOUTH, RANGE 65 WEST OF THE SIXTH  
PRINCIPAL MERIDIAN, CITY OF AURORA, COUNTY OF  
ADAMS, STATE OF COLORADO



| Calculation Summary        |             |       |       |      |      |         |         |
|----------------------------|-------------|-------|-------|------|------|---------|---------|
| Label                      | CalcType    | Units | Avg   | Max  | Min  | Avg/Min | Max/Min |
| ALL CALCS @ 4' ABOVE GRADE | Illuminance | Fc    | 1.94  | 42.7 | 0.0  | N.A.    | N.A.    |
| CANOPY                     | Illuminance | Fc    | 35.15 | 45.5 | 26.5 | 1.33    | 1.72    |
| PARKING AND DRIVE SUMMARY  | Illuminance | Fc    | 3.41  | 12.5 | 0.5  | 6.82    | 25.00   |

| Luminaire Schedule |     |       |             |  |       |       |       |                  |            |  |
|--------------------|-----|-------|-------------|--|-------|-------|-------|------------------|------------|--|
| Symbol             | Qty | Label | Arrangement | Description  | LLD   | UDF   | LLF   | Arr. Lum. Lumens | Arr. Watts |  |
|                    | 18  | A     | SINGLE      | MRL-LED-50L-SIL-FT-50-70CRI-SINGLE-30'POLE&4'BASE TILTED 15° | 1.000 | 1.000 | 1.000 | 53978            | 375        |  |
|                    | 17  | B     | D180°       | MRL-LED-50L-SIL-SW-50-70CRI-DOUBLE-30'POLE&4'BASE            | 1.000 | 1.000 | 1.000 | 108094           | 750        |  |
|                    | 6   | D     | SINGLE      | CRUS-SC-HO-50-16' MH   | 1.000 | 1.000 | 1.000 | 19071            | 125        |  |
|                    | 1   | E     | SINGLE      | LAD6-LED-25L-UNV-DIM1-40-WF-TR6RL-HAZ                        | 1.000 | 1.000 | 1.000 | 1703             | 21.9       |  |
|                    | 17  | J     | SINGLE      | XWM-FT-LED-15L-50-12' MH & 17' MH                            | 1.000 | 1.000 | 1.000 | 15750            | 105        |  |

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FOR AND ON BEHALF  
OF WARE MALCOMB

RYDER TRUCK  
SITE PHOTOMETRIC PLAN

REMARKS

NO. DATE

JOB NO.: DCS19-4085  
PA / PM: C. STRAWN  
DRAWN BY: C. JOHNSON  
DATE: 06/05/2020

SHEET