

T-MOBILE PHII SWITCH EXPANSION

SITE PLAN AMENDMENT

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

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

CITY OF AURORA, COUNTY OF ADAMS, STATE OF COLORADO



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CONTACTS:

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

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

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

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

SITE DATA

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

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

NUMBER OF BUILDINGS: 1

IBC OCCUPANCY TYPE:

CONSTRUCTION TYPE:

SPRINKLERED?:

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

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

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

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

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

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

ACCESSIBLE SPACES REQUIRED: 3 SPACES (1 VAN ACCESSIBLE)

ACCESSIBLE SPACES PROVIDED: 4 SPACES (2 VAN ACCESSIBLE)

LOADING SPACES REQUIRED: 0

LOADING SPACES PROVIDED: 0

BICYCLE PARKING REQUIRED: 0

BICYCLE PARKING PROVIDED: 0

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

Noted. Preliminary drainage is approved.

OWNER'S CERTIFICATE

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

THIS SITE PLAN AND ANY AMENDMENTS HERETO, UPON APPROVAL BY THE CITY OF AURORA AND RECORDING, SHALL BE BINDING UPON THE CITY OF AURORA AND ITS SUCCESSORS, AND ASSIGNS. THIS PLAN SHALL LIMIT AND RESTRICT AND LIMIT THE CITY OF AURORA AND ITS SUCCESSORS, AND ASSIGNS, TO THE USE, OCCUPANCY, AND OPERATION OF ALL LAND AND STRUCTURES LOCATED WITHIN THE NE 1/4 OF SECTION 33, T.3S., R.66W. OF THE 6TH P.M. CITY OF AURORA, COUNTY OF ADAMS, STATE OF COLORADO.

IN WITNESS THEREOF SWSG CONSTRUCTION MANAGEMENT HAS CAUSED THESE PRESENTS TO BE

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

STATE OF _____)
COUNTY OF _____)

THE FOREGOING INSTRUMENT WAS ACKNOWLEDGED BEFORE ME THIS _____ DAY OF _____, 20____ A.D., BY _____.

WITNESS MY HAND AND OFFICIAL SEAL:

MY COMMISSION EXPIRES: _____ ADDRESS: _____

NOTARY PUBLIC

RECORDER'S CERTIFICATE

ACCEPTED FOR FILING IN THE OFFICE OF THE CLERK AND RECORDER OF ADAMS COUNTY, COLORADO AT _____ O'CLOCK _____ M. THIS _____ DAY OF _____, 20____ A.D.

CLERK AND RECORDER: _____ DEPUTY: _____

LEGAL DESCRIPTION

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

AMENDMENTS

Please briefly list the scope in the amendments block for this change.

Added.

SWSG CONSTRUCTION MANAGEMENT 555 HEMDON PARKWAY SUITE 260 HEMDON, VIRGINIA 20170 ATTN: MARK KING	
No.:	Description:
INITIAL SUBMITTAL	
Date:	2020-09-25
Client:	
14190 East Evans Avenue Aurora, Colorado 80014 engineering@esccompany.com P 303.337.1393 F 303.337.1481	
ESCCOMpany ENGINEERING SERVICE COMPANY Creative Solutions Since 1964 CIVIL ENGINEERS LAND SURVEYORS	
COVER SHEET	
T-MOBILE PHII SWITCH EXPANSION - SITE PLAN AMENDMENT LOT 1, BLOCK 2, TOWER CENTER FOR INDUSTRY SUBDIVISION FILING NO. 2 SITUATED IN THE NE 1/4 OF SECTION 33, T.3S., R.66W. OF THE 6TH P.M. CITY OF AURORA, COUNTY OF ADAMS, STATE OF COLORADO	
Title:	
ESG Team:	CHM, JWB
Engineering No.:	E-020-13
Scale:	N.A.
Date:	2020-09-25
Sheet No.:	1 OF 9

T-MOBILE PHII SWITCH EXPANSION

SITE PLAN AMENDMENT

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

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

LEGEND

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

SITE PLAN KEYNOTE LEGEND:

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

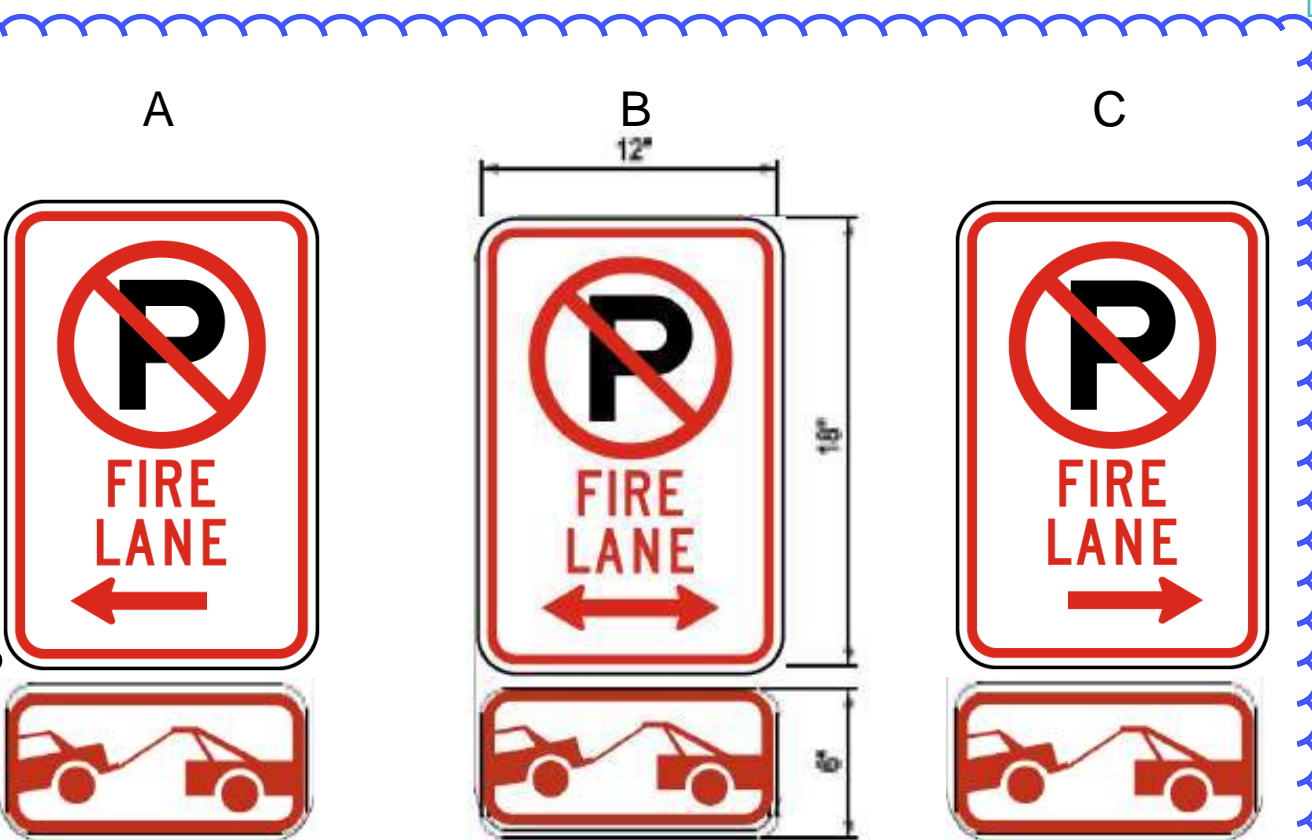
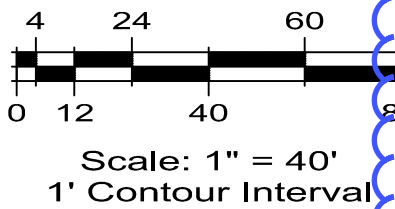
Added.

Add sight triangles from this intersection. Label stop sign (once Traffic Signal would go in, the stop sign would be removed by the City)

Shifted.

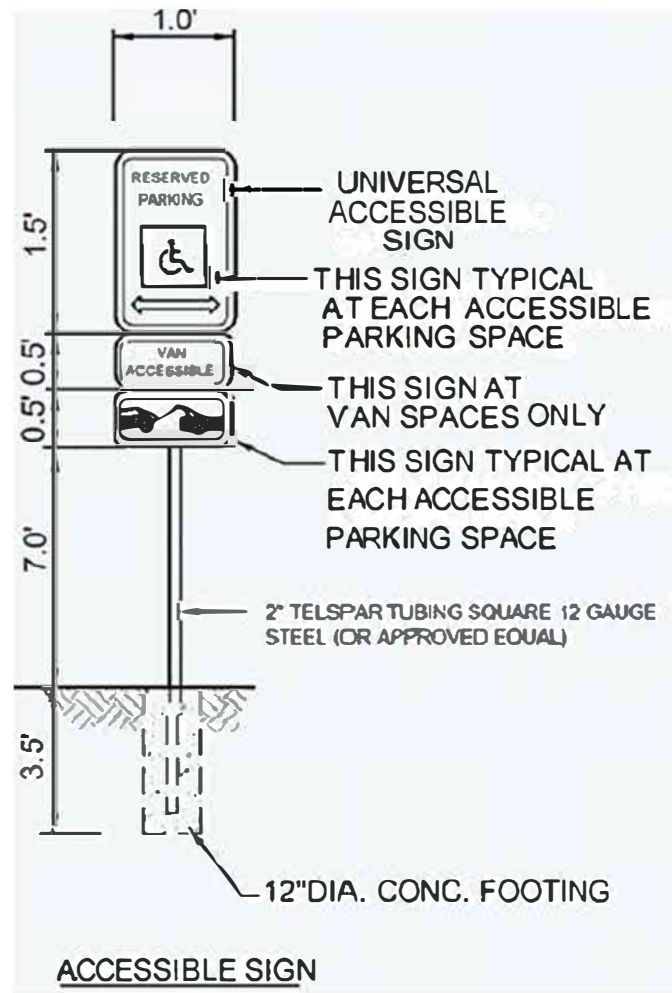
Revised.

Detail and elevations indicate the proposed fence is 8'. Please verify and correct throughout the plan.



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

CITY OF AURORA FIRE LANE SIGN DETAIL



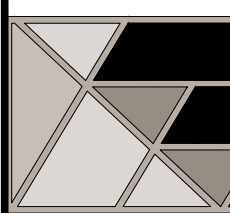
BENCHMARK:
CITY OF AURORA BM 358633SE002 - CHISELED SQUARE AT THE SOUTHWEST CORNER OF INLET AT THE SOUTHWEST CORNER OF TOWER ROAD AND SOUTH ACCESS ROAD TO ASSOCIATED GROCERS EMPLOYEE PARKING ENTRANCE..
ELEVATION: 5432.981 FEET (NAVD 1988 DATUM).

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

Client: SWSG CONSTRUCTION MANAGEMENT
Date: 2020-09-25
Description: INITIAL SUBMITTAL
No.: 1

14190 East Evans Avenue
Aurora, Colorado 80014
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SITE PLAN
T-MOBILE PHII SWITCH EXPANSION - SITE PLAN AMENDMENT
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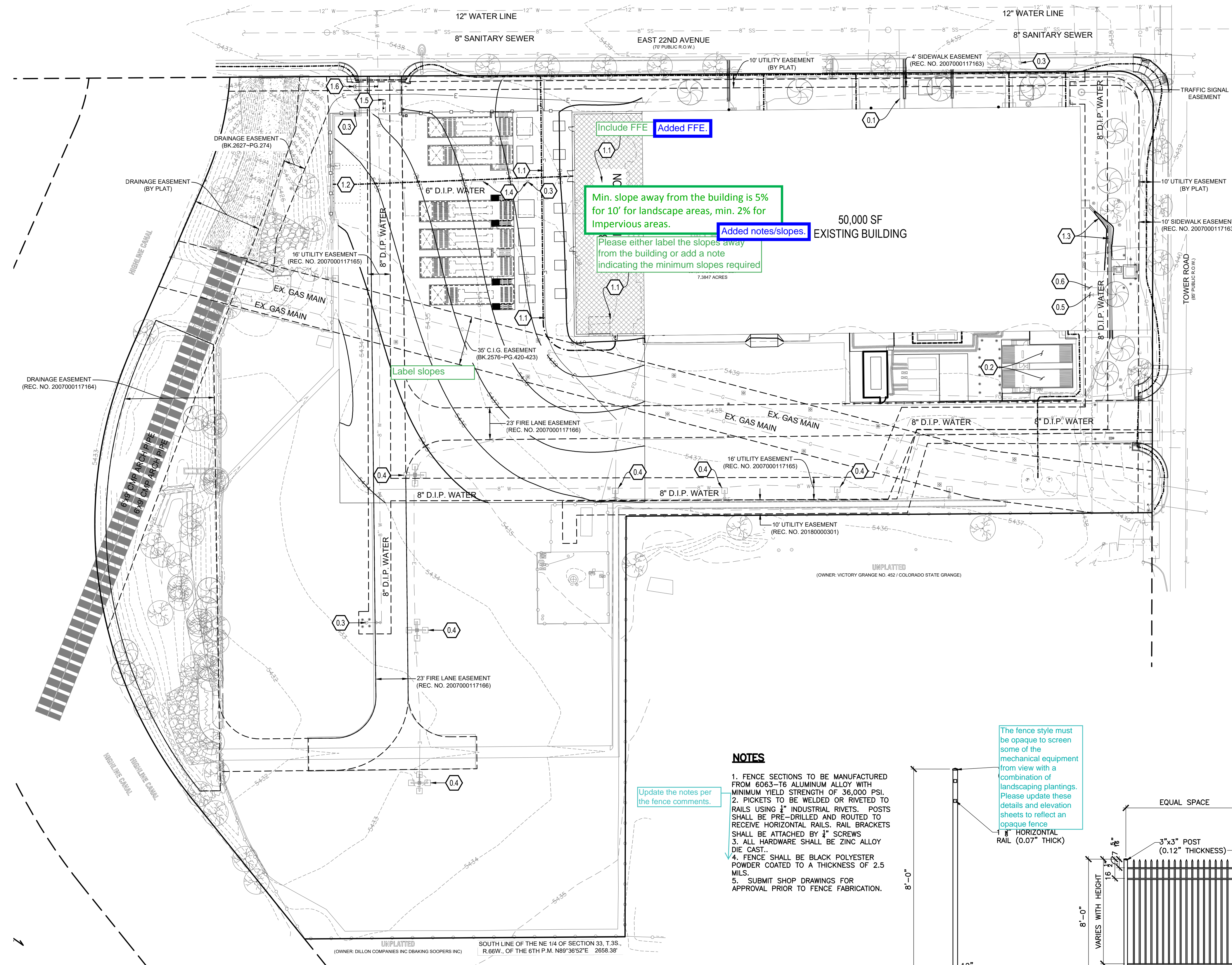
ESCC Team: CMA, JWB
Date: 2020-09-25
Engineering No.: E-020-13
Scale: H: 1/2"
Sheet No.: 2 OF 9

T-MOBILE PHII SWITCH EXPANSION

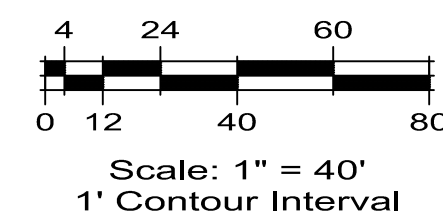
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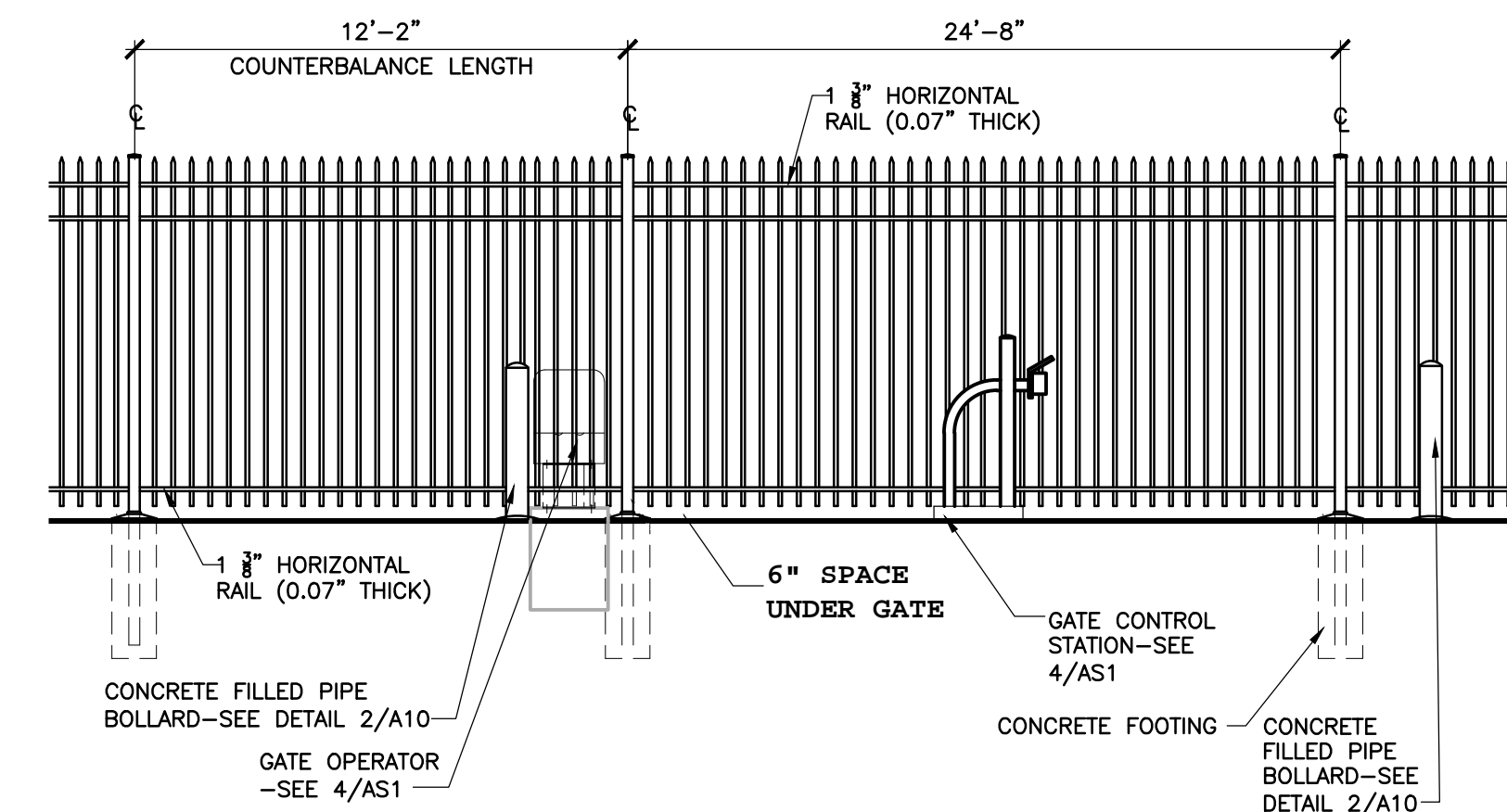


LEGEND	
	DEVELOPMENT BOUNDARY
	PROPOSED CURB AND GUTTER
	EXISTING CURB AND GUTTER
	EXISTING OR PROPOSED EASEMENT

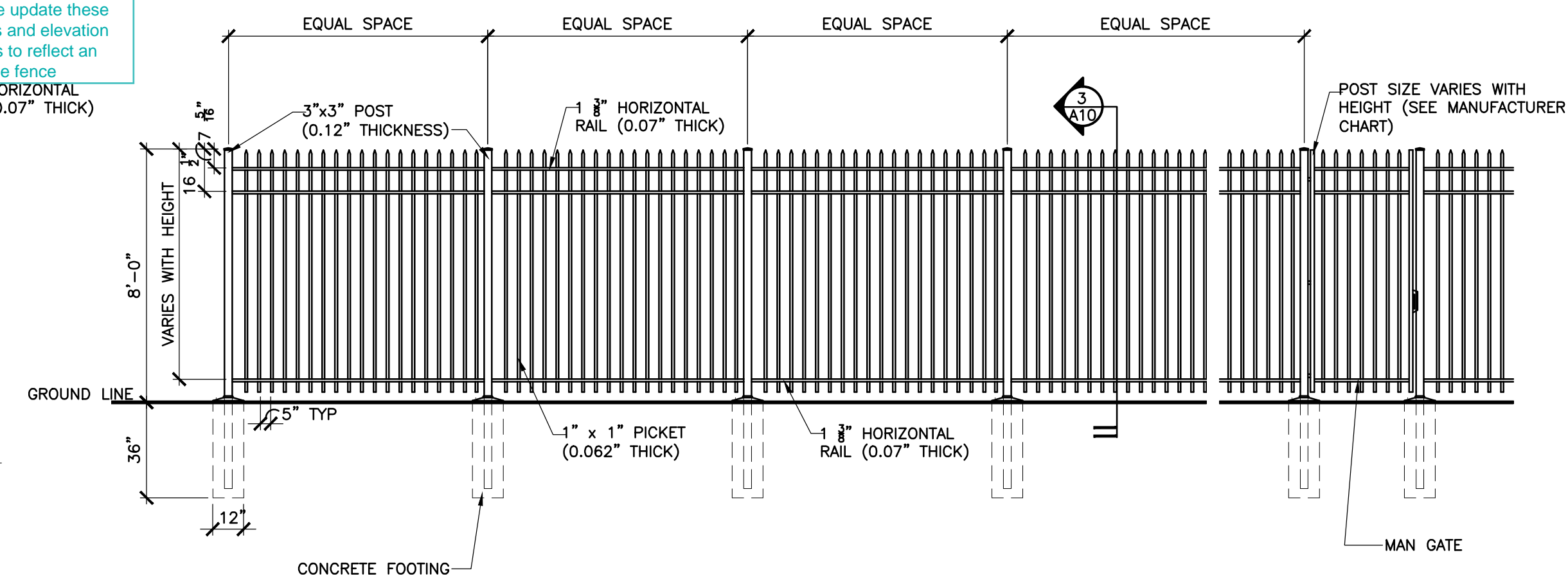


GRADING AND UTILITY PLAN KEYNOTE LEGEND:

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



5 CANTILEVER SLIDING GATE-TYP
SCALE: 1/4" = 1'-0"



4 FENCE ELEVATION-TYP
SCALE: 1/4" = 1'-0"

NOTES

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

3 FENCE POST
SCALE: 1/2" = 1'-0"

BENCHMARK:
CITY OF AURORA BM 358633SE002 - CHISELED SQUARE AT THE SOUTHWEST CORNER OF INLET AT THE SOUTHWEST CORNER OF TOWER ROAD AND SOUTH ACCESS ROAD TO ASSOCIATED GROCERS EMPLOYEE PARKING ENTRANCE.
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SWSG CONSTRUCTION MANAGEMENT
555 HEMDON PARKWAY SUITE 280
HEMDON, VIRGINIA 20170
ATTN: MARK KING

Date: 2020-09-25

No.: INITIAL SUBMITAL

14190 East Evans Avenue
Aurora, Colorado 80014
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P 303.337.1393
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GRADING AND UTILITY PLAN
T-MOBILE PHII SWITCH EXPANSION - SITE PLAN AMENDMENT
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CITY OF AURORA, COUNTY OF ADAMS, STATE OF COLORADO

ESC Team: CMA, JWB
Date: 2020-09-25
Engineering No: E-020-13
Scale: H: 1/2"
V: N.A.
Sheet No: 3 OF 9

NOT FOR CONSTRUCTION

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

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

NOTES

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

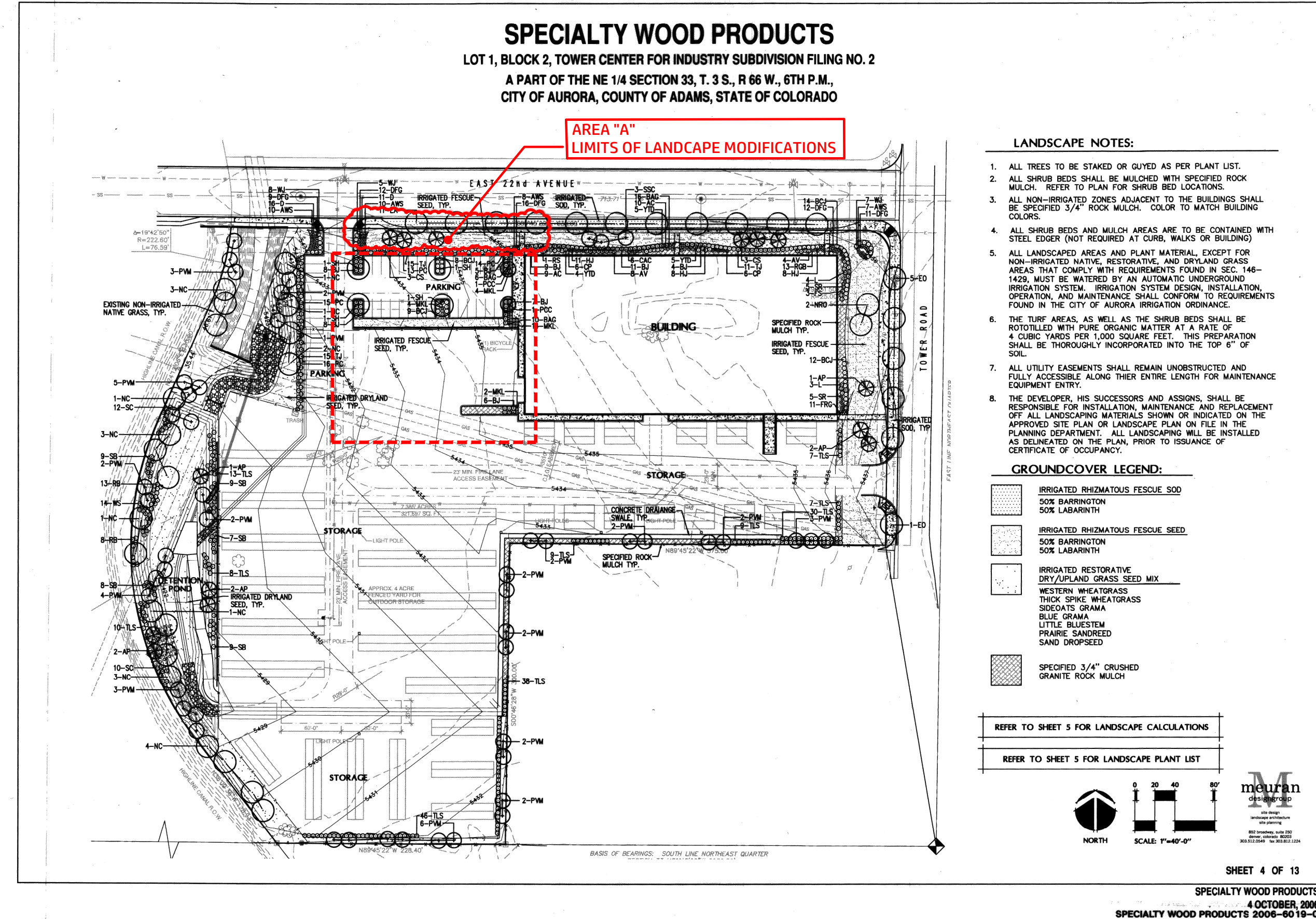
Indicate on the tree mitigation plan how mitigation will be achieved. If trees will be planted on the site, please show a symbol indicating trees that are specific to tree mitigation.

Added to mitigation plan.

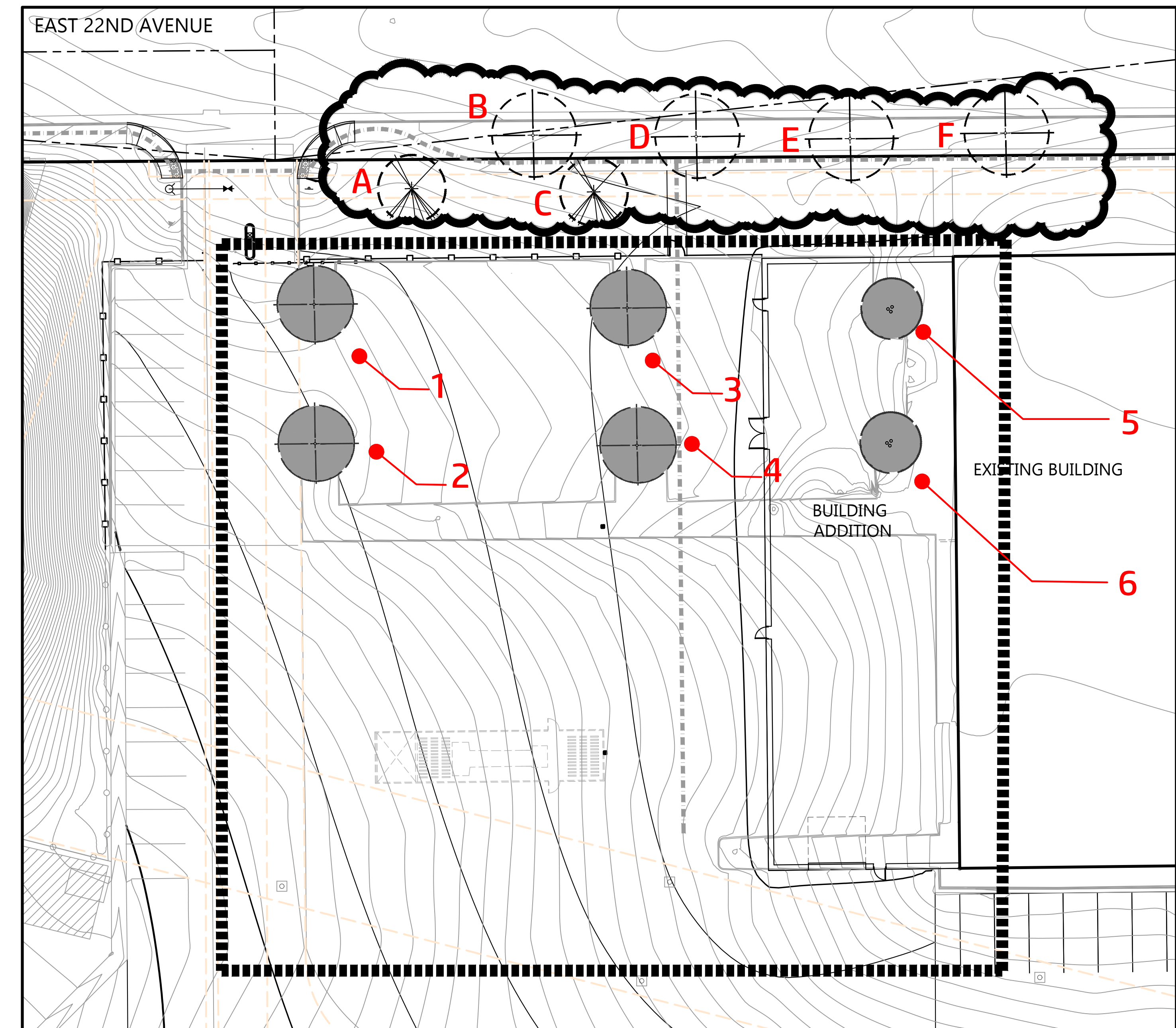
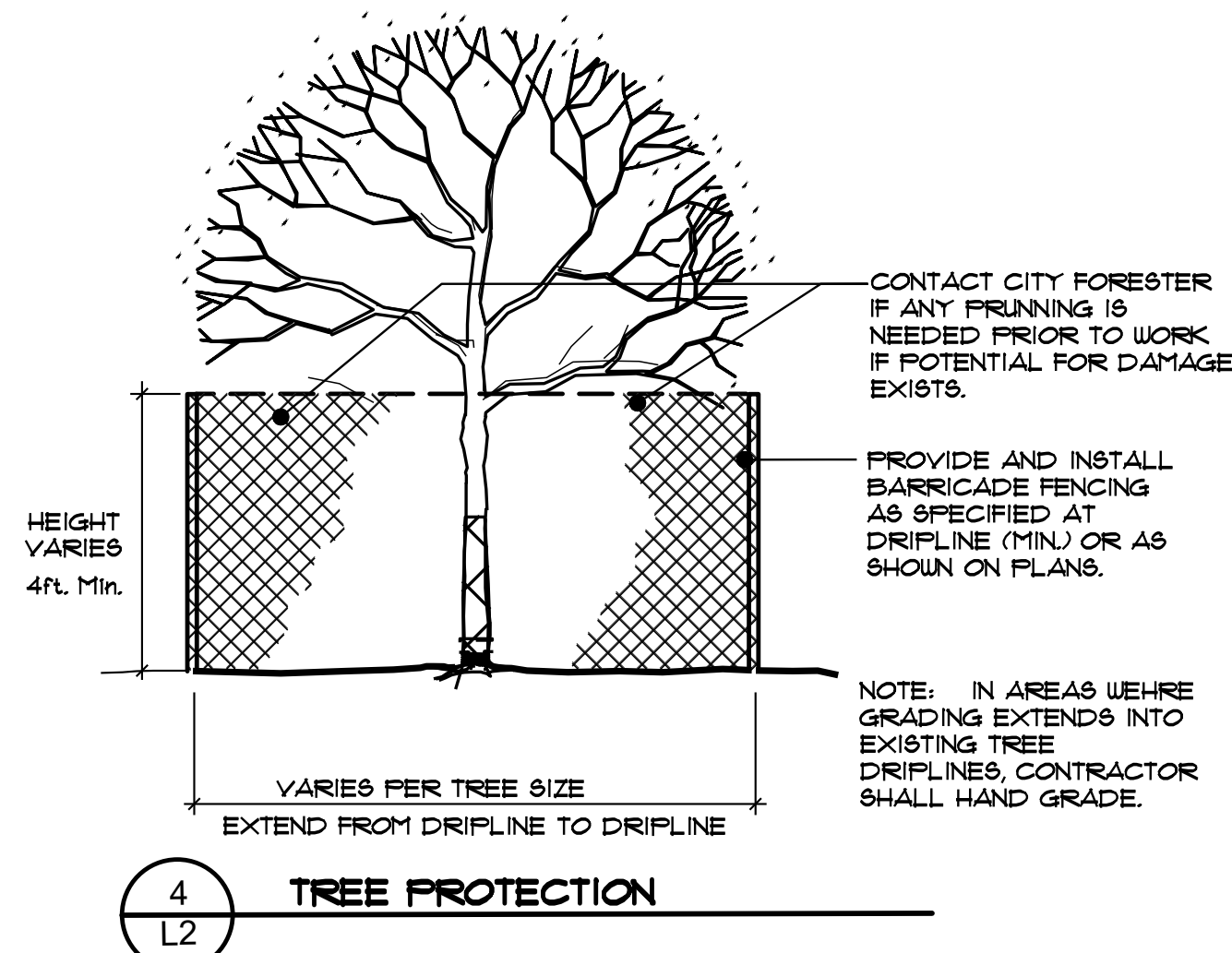
TREE MITIGATION TABLE		
CALIPER INCHES TO BE MITIGATED (MITIGATION INCHES)	CALIPER INCHES REPLANTED	CALIPER INCHES REPLACEMENT FOR MITIGATION AND/OR AMOUNT PAID TO "TREE PLANTING FUND"
--	0	--"/\$ --

NOTES

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



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



T-MOBILE PHII SWITCH EXPANSION

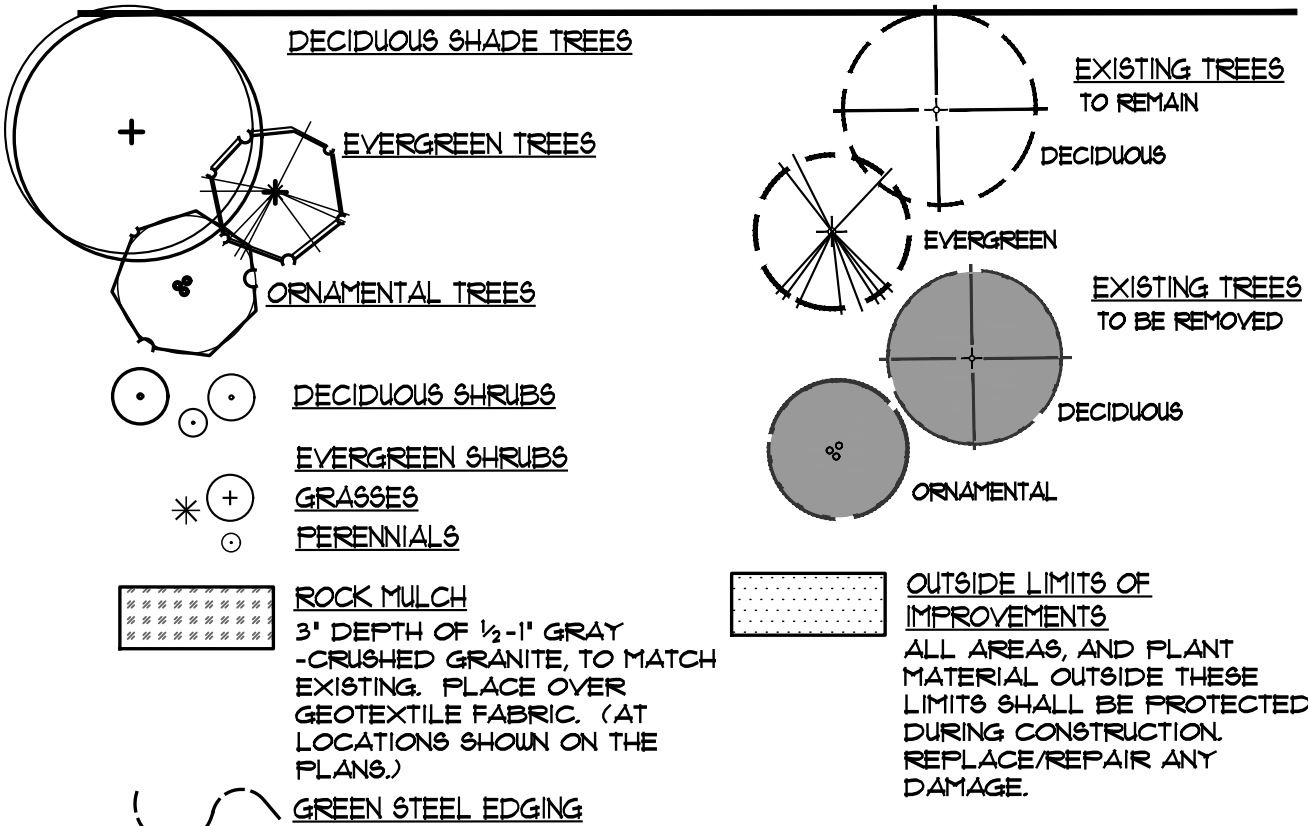
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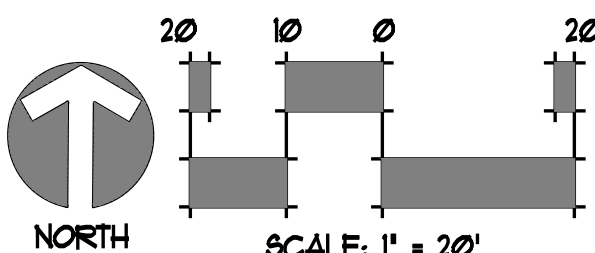
SITUATED IN THE NE 1/4 OF SECTION 33, T.3S., R.66W. OF THE 6TH P.M.
COUNTY OF ADAMS, STATE OF COLORADO

NOT FOR CONSTRUCTION

LEGEND



LANDSCAPE MODIFICATIONS



PLANT MATERIAL REMOVED -Six interior islands

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

PROPOSED LANDSCAPE IMPROVEMENTS

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

STANDARD LANDSCAPE NOTES

- LANDSCAPE DESIGN COMPLIES WITH THE CITY OF AURORA'S DESIGN STANDARDS AND REGULATIONS.
 - ALL EXISTING TREES AND SHRUBS TO REMAIN, UNLESS NOTED DIFFERENTLY ON THE PLANS.
 - COBBLE MULCH SHALL BE 4" WASHED RIVER ROCK PLACED TIGHTLY AND EVENLY. USE 3/4" PEA GRAVEL AS INFILL BETWEEN LARGER STONES. ALL ROCK MULCHED BEDS SHALL HAVE GEOTEXTILE WEED BARRIER INSTALLED PRIOR TO PLACEMENT. NO WEED BARRIER IS TO BE VISIBLE.
 - WHENEVER POSSIBLE, EXISTING TOPSOIL SHALL BE STRIPPED TO A MINIMUM DEPTH OF FOUR (4') INCHES AND STOCKPILED FOR FUTURE USE. UPON COMPLETION OF SITEWORK, ADD PRIOR TO PLACEMENT OF COMPOST, THE TOPSOIL SHALL BE SPREAD OVER ALL AREAS BEING LANDSCAPED.
 - AREAS THAT ARE TO BE SODDED SHALL RECEIVE A MINIMUM OF 4 CUBIC YARDS OF 'BLACK TEA' COMPOST, AS DISTRIBUTED BY BOSS COMPOST, BRIGHTON, COLORADO OR APPROVED EQUAL. COMPOST TO BE SPREAD EVENLY AND ROTOTILLED TO A DEPTH OF EIGHT (8') INCHES.
 - LIGHTING WILL BE POLE MOUNTED LIGHTS LOCATED AT THE PERIMETER OF THE PARKING LOT. ALL SITE AND BUILDING LIGHTING TO BE METAL HALIDE.
 - ALL SIDEWALKS, ENTRYWAYS AND CURB/GUTTER SHALL BE CONCRETE. DRIVE LANE AND PARKING LOT SURFACING WILL BE ASPHALT.
 - ALL UTILITY EASEMENTS SHALL REMAIN UNOBSTRUCTED AND FULLY ACCESSIBLE ALONG THE ENTIRE LENGTH FOR MAINTENANCE EQUIPMENT ENTRY.
 - THE DEVELOPER, HIS SUCCESSOR AND ASSIGNS SHALL BE RESPONSIBLE FOR INSTALLATION, MAINTENANCE AND REPLACEMENT OF ALL LANDSCAPE MATERIALS SHOWN OR INDICATED ON THE APPROVED SITE PLAN OR LANDSCAPE PLAN ON FILE IN THE PLANNING DEPARTMENT. ALL LANDSCAPING WILL BE INSTALLED AS DELINEATED ON THE PLAN, PRIOR TO ISSUANCE OF CERTIFICATE OF OCCUPANCY.
 - ALL LANDSCAPED AREAS AND PLANT MATERIAL, EXCEPT FOR NON-IRRIGATED NATIVE, RESTORATIVE, AND DRYLAND GRASS AREAS THAT COMPLY WITH THE REQUIREMENTS FOUND IN SEC. 146-1429 AND/OR IN SEC. 146-1438, MUST BE WATERED BY AN AUTOMATIC UNDERGROUND IRRIGATION SYSTEM. IRRIGATION SYSTEM DESIGN, INSTALLATION, OPERATION AND MAINTENANCE SHALL CONFORM TO THE REQUIREMENTS FOUND IN THE CITY OF AURORA'S IRRIGATION ORDINANCE.
 - ALL PROPOSED LANDSCAPING WITHIN THE SIGHT TRIANGLES SHALL BE IN COMPLIANCE WITH COA ROADWAY SPECIFICATIONS, SECTION 4.04.2.10.
- FIRE LIFE SAFETY LANDSCAPE NOTES:
- LANDSCAPE MATERIAL SHALL NOT BE PLACED OR KEPT NEAR FIRE HYDRANTS IN ANY MANNER THAT WOULD PREVENT SUCH EQUIPMENT FROM BEING IMMEDIATELY DISCERNIBLE. A 5-FOOT CLEAR SPACE SHALL BE MAINTAINED AROUND THE CIRCUMFERENCE OF FIRE HYDRANTS AND NO MATERIAL GREATER THAN 2-FEET IN HEIGHT.

STANDARD REQUIREMENTS

STANDARD RIGHT-OF-WAYS

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

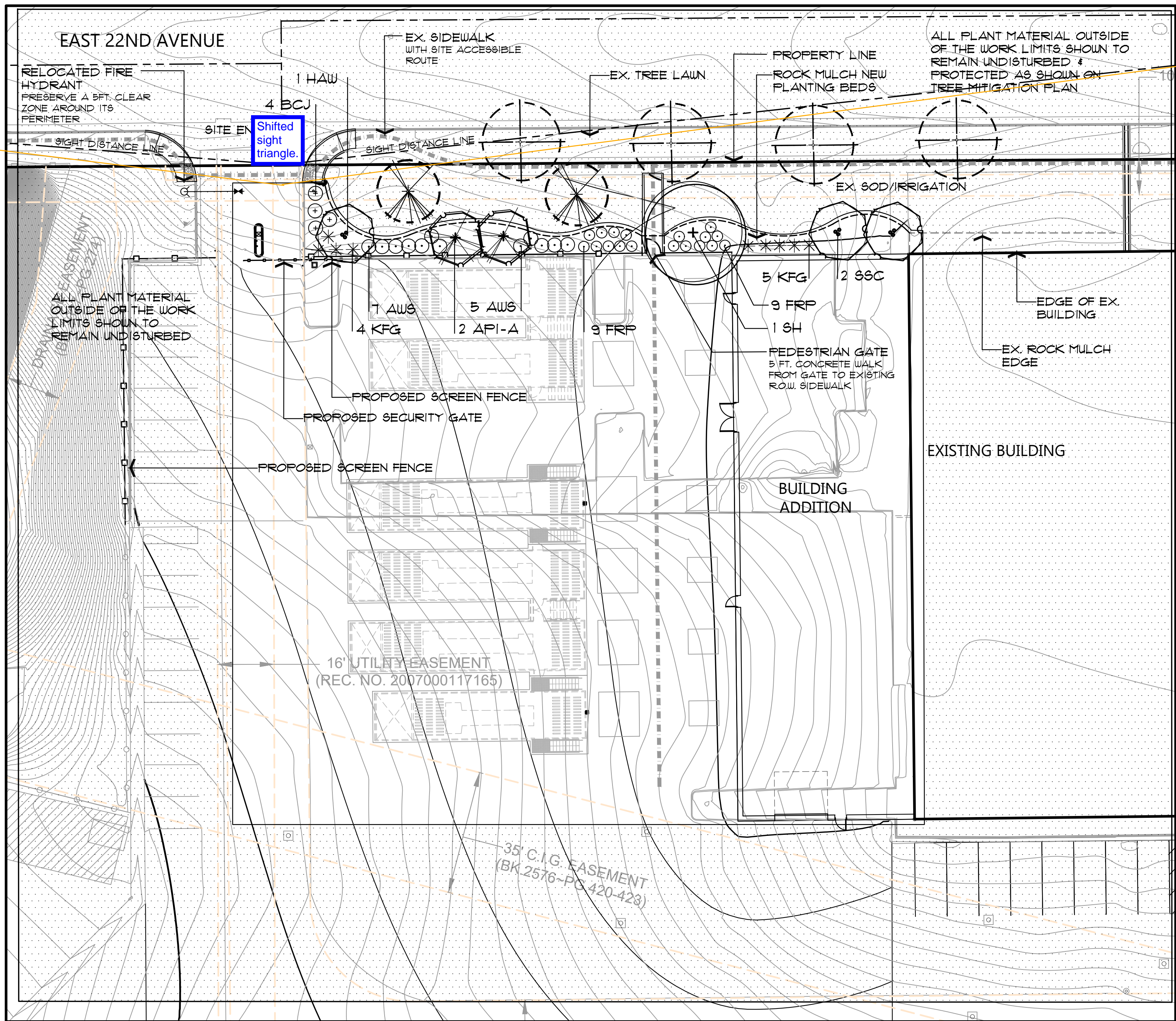
STREET PERIMETER AND NON-STREET BUFFERS

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

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

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

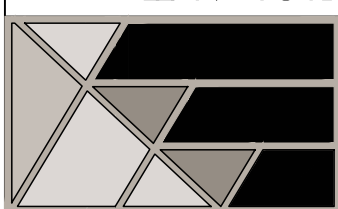
ELEVATION (DIRECTION FACING)	BUILDING ELEVATION LENGTH	LANDSCAPE REQ.	# T.E'S REQUIRED	# TREES PROVIDED	# SHRUBS PROVIDED
A NORTH- EAST 22ND AVENUE (NEW BUILDING ADDITION)	50 LF.	1 TE EQUIVALENT/40 LF OF BUILDING ELEVATION	1.25	--	10 5GAL.



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

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

ENGINEERING
SERVICE COMPANY
14190 East Evans Avenue
Aurora, Colorado 80014
P 303.337.1350
F 303.337.1351
C 303.337.1352
WWW.ESCSOLUTIONS.COM

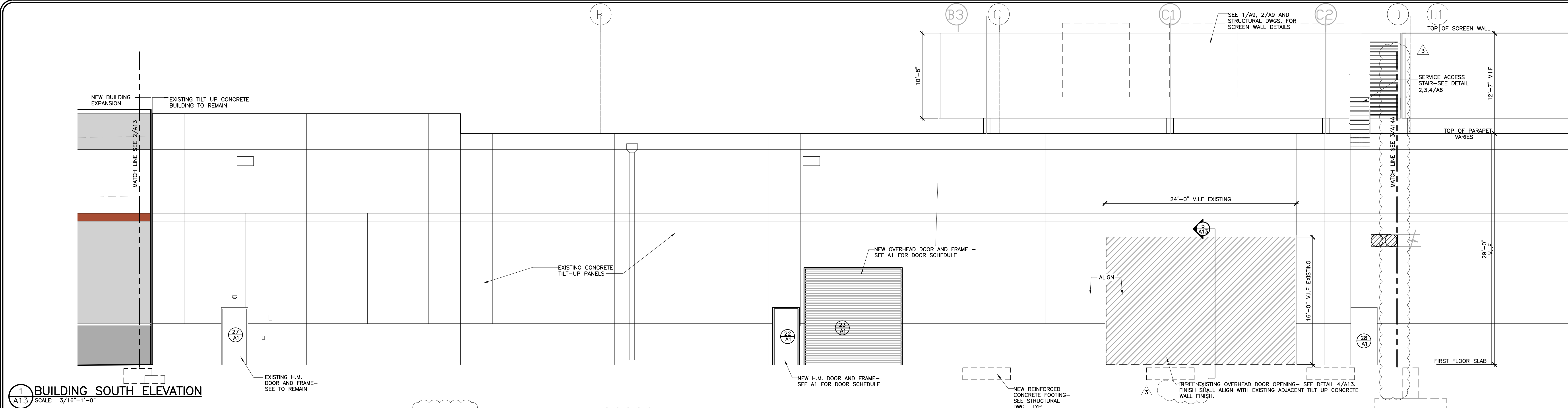


LANDSCAPE PLAN
AMENDMENT
T-MOBILE PHII SWITCH EXPANSION - SITE PLAN AMENDMENT
LOT 1, BLOCK 2 TOWER CENTER FOR INDUSTRY SUBDIVISION FILING NO. 2
SITUATED IN THE NE 1/4 OF SECTION 33, T.3S., R.66W. OF THE 6TH P.M.
COUNTY OF ADAMS, STATE OF COLORADO

Date:	2020-09-25
JDC Team:	JC/JRA/J
Engineering No.:	00-573
Scale:	
Sheet No.:	5 OF 9



PHOTOMETRIC SUMMARY
ACCESSIBLE ROUTE
AVERAGE = 3.2 FT. CANDLE



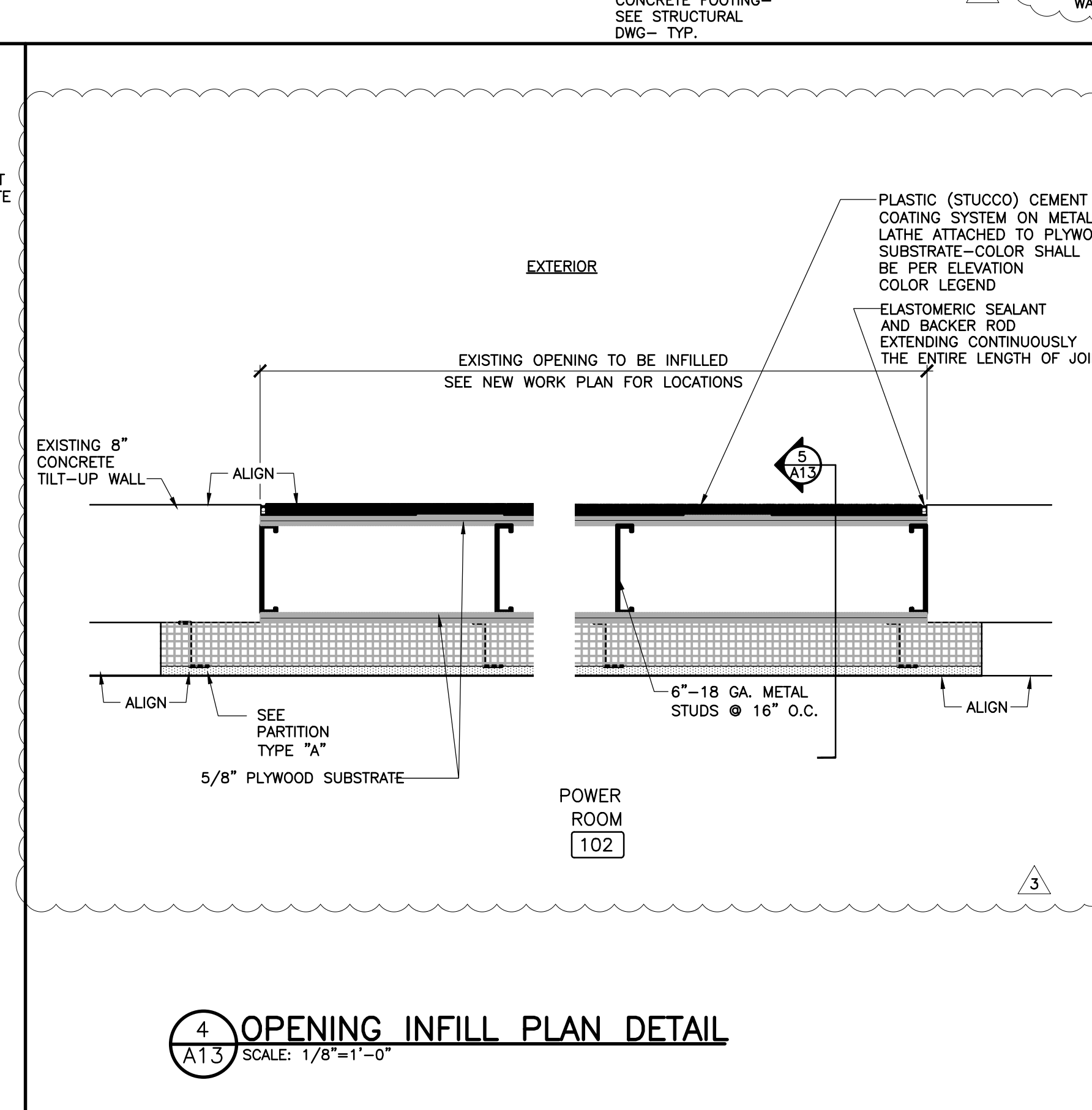
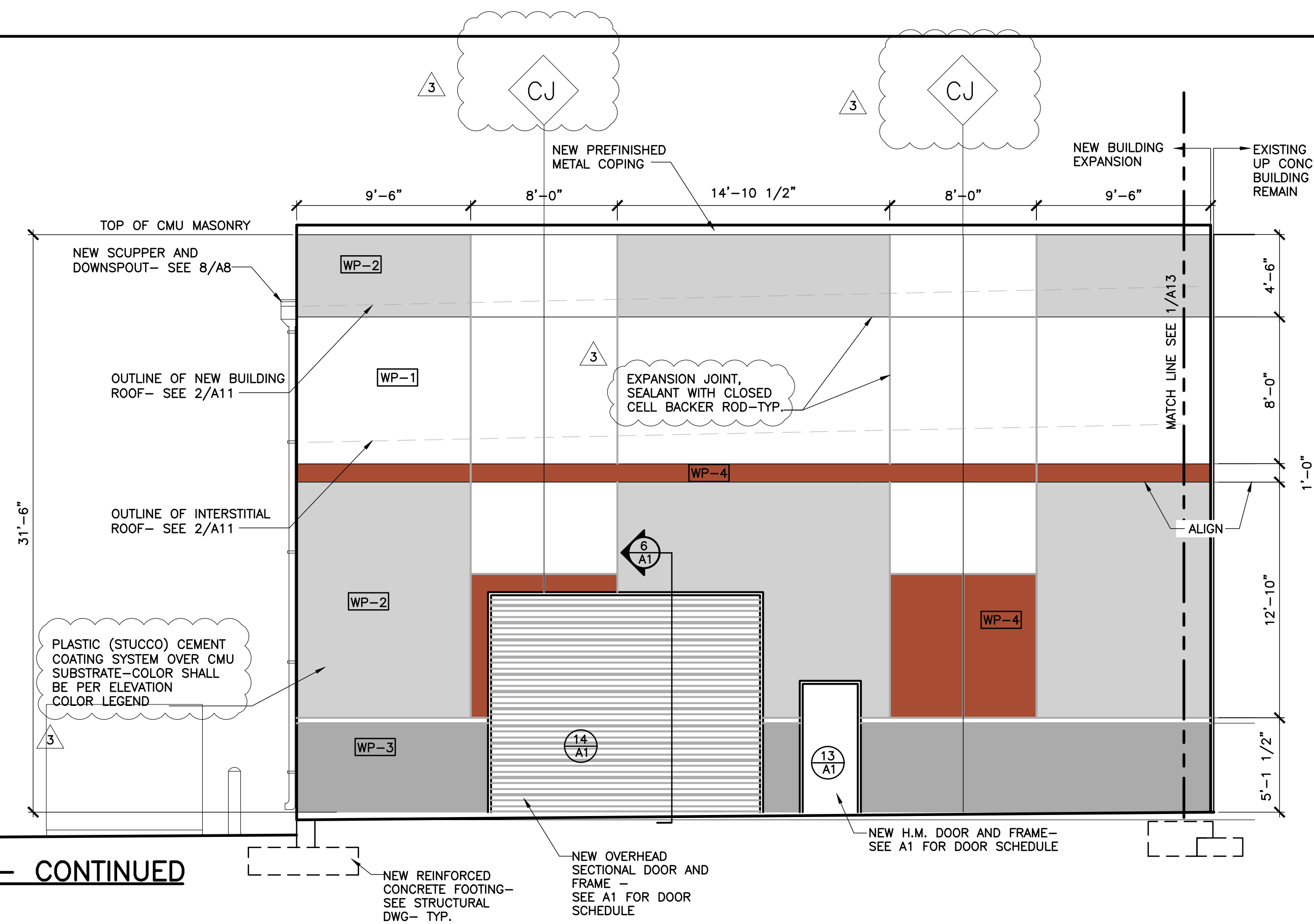
1 BUILDING SOUTH ELEVATION
A1.3 SCALE: 3/16"=1'-0"

ELEVATION COLOR LEGEND

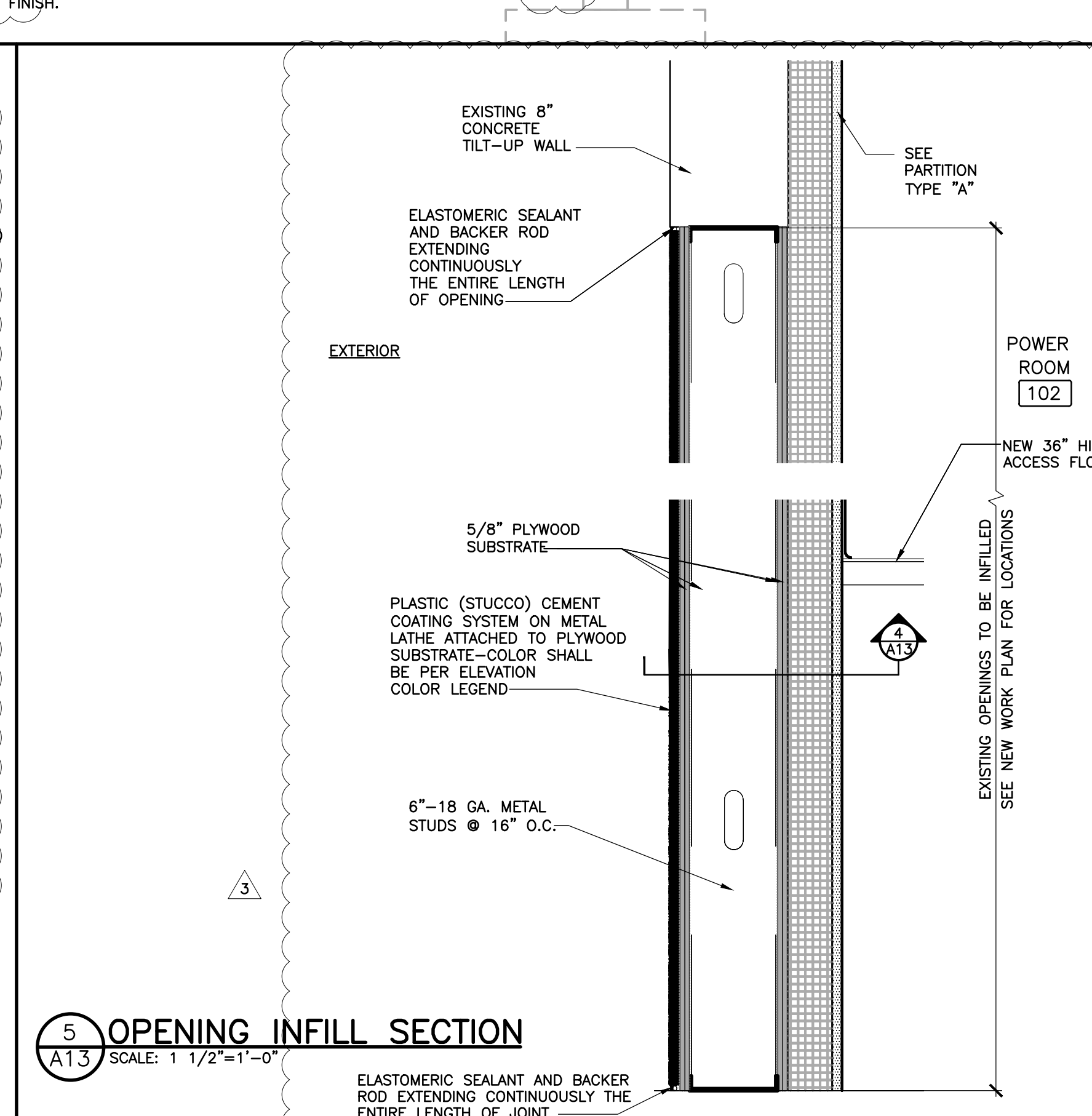
- WP-1 = SUPER WHITE #101
- WP-2= MOONLIGHT #612
- WP-3= SMOKE SIGNAL #614
- WP-4 = RED CLAY # 356

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

2 BUILDING SOUTH ELEVATION- CONTINUED
A1.3 SCALE: 3/16"=1'-0"



4 OPENING INFILL PLAN DETAIL
A1.3 SCALE: 1/8"=1'-0"



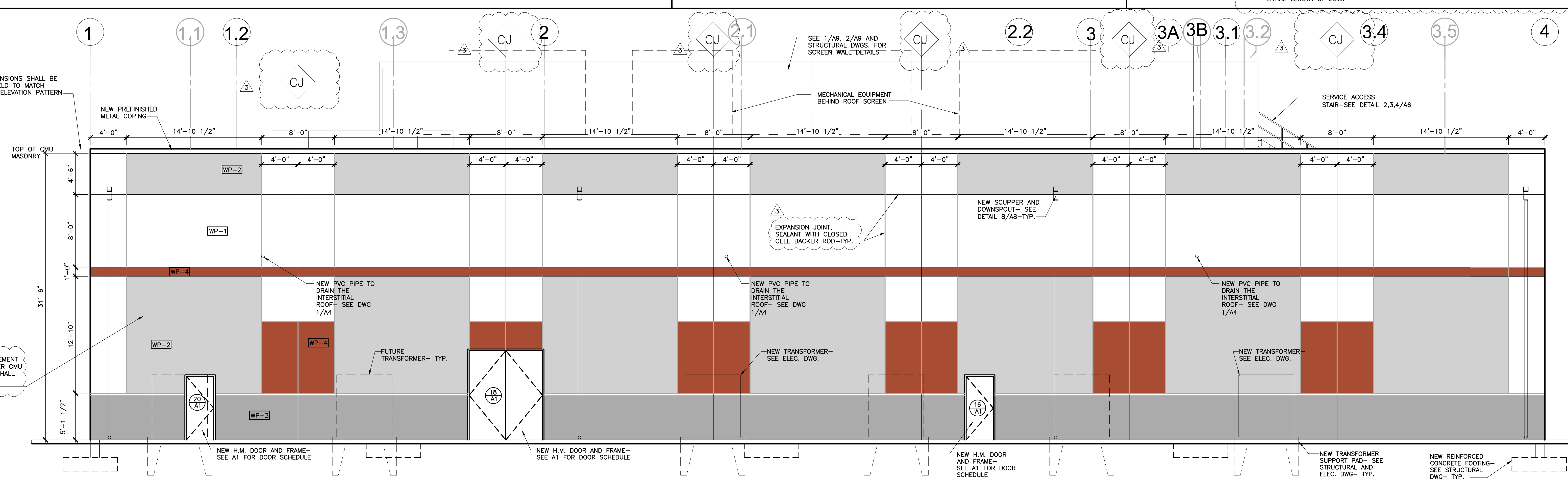
5 OPENING INFILL SECTION
A1.3 SCALE: 1 1/2"=1'-0"

ELEVATION COLOR LEGEND

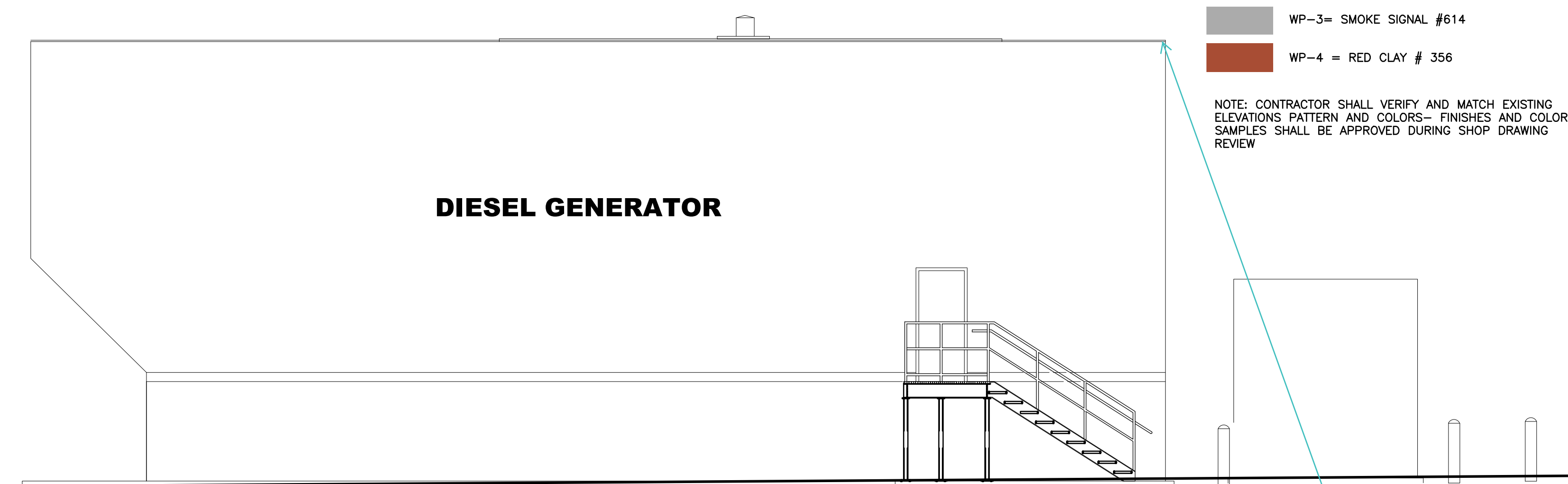
- WP-1 = SUPER WHITE #101
- WP-2= MOONLIGHT #612
- WP-3= SMOKE SIGNAL #614
- WP-4 = RED CLAY # 356

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

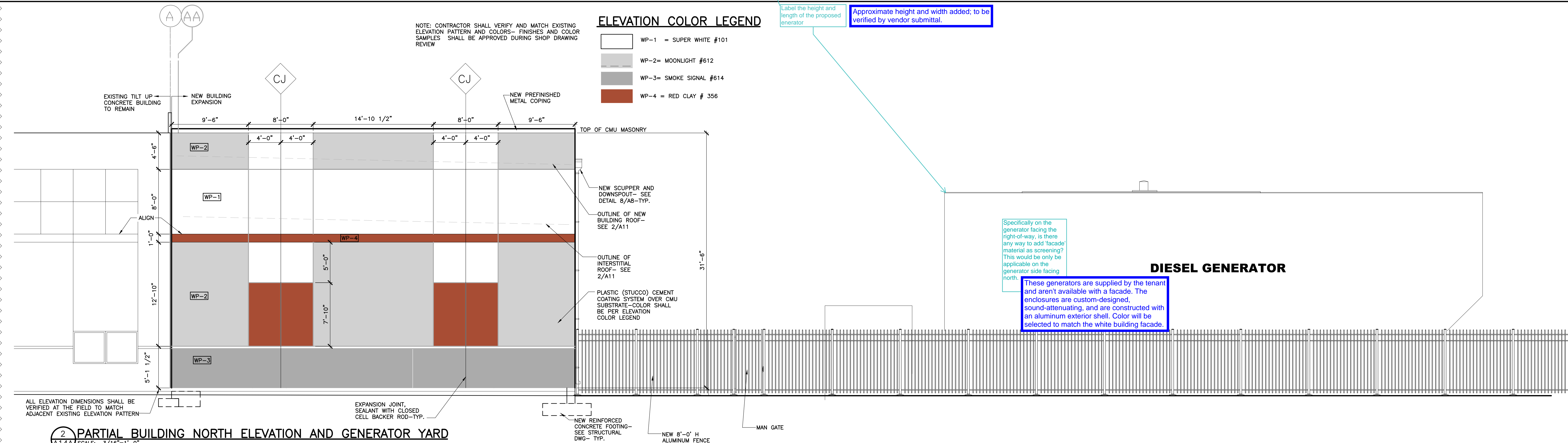
3 BUILDING WEST ELEVATION
A1.3 SCALE: 3/16"=1'-0"



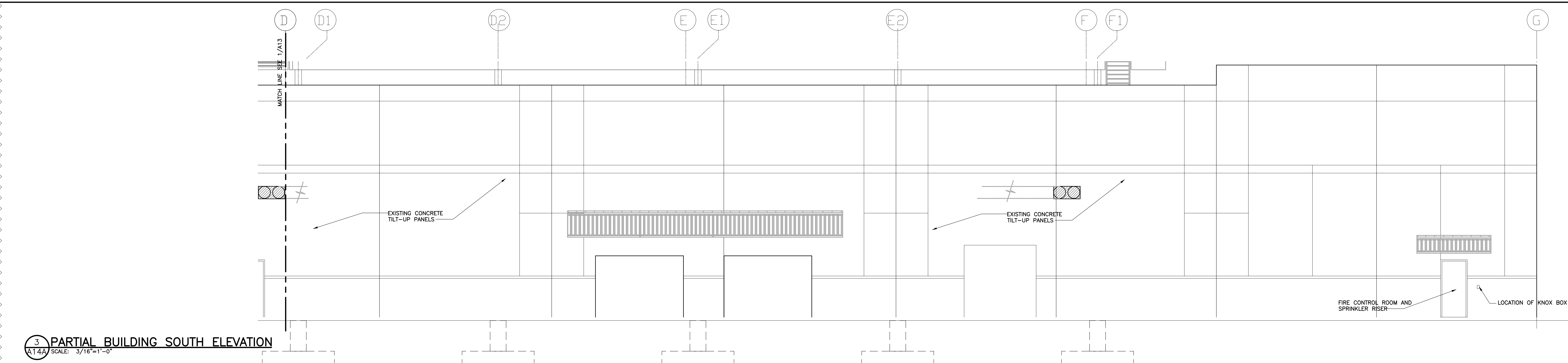
NO.	DATE	ISSUED FOR PERMIT	PERMIT COMMENT REVISIONS	ADD THIS COMMENT	CIVIL PERMIT COMMENTS
1	01-06-21				
2	11-02-20				
3	09-01-20				
4	07-15-20				



1 GENERATOR YARD AND PARTIAL BUILDING SOUTH ELEVATION
A1.4A SCALE: 3/16"=1'-0"



2 PARTIAL BUILDING NORTH ELEVATION AND GENERATOR YARD
A1.4A SCALE: 3/16"=1'-0"



3 PARTIAL BUILDING SOUTH ELEVATION
A1.4A SCALE: 3/16"=1'-0"

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