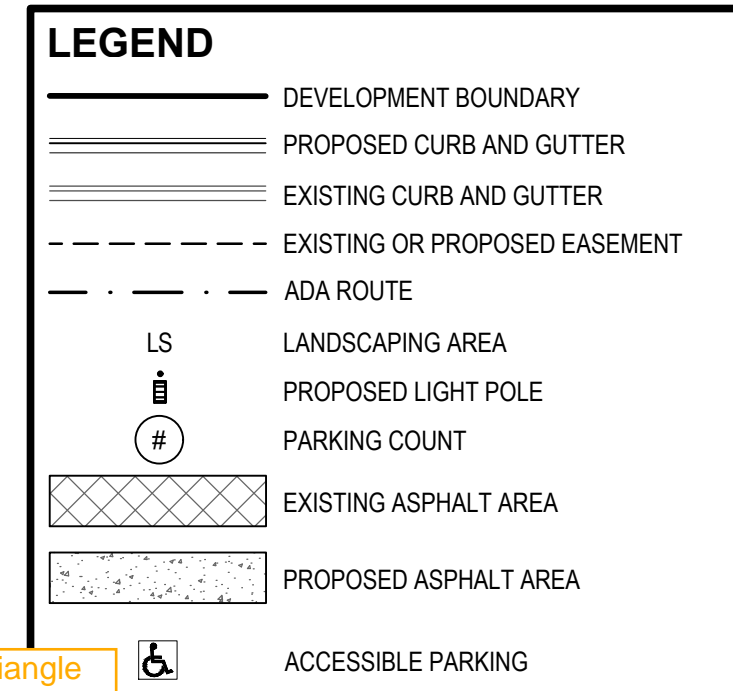


SITE PLAN AMENDMENT
LOT 1, BLOCK 2, TOWER CENTER FOR INDUSTRY SUBDIVISION FILING NO. 2

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



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

2020-09-25			
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INITIAL SUBMITTAL	

14190 East Evans Avenue
Aurora, Colorado 80014

**ENGINEERING
SERVICE
COMPANY**

...

SITE PLAN

T-MOBILE PHII SWITCH EXPANSION - SITE PLAN AMENDMENT

Team:	Date:
MA, JWB	202
Meeting No.:	Scale
020-13	

No.: **2 OF**

CONCLUSIONS

COUNTY OF ADAMS, STATE OF COLORADO

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

ACCESSIBLE PARKING

- 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 ROTATE TOP OF EX. FIRE HYDRANT ASSEMBLY

1. 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.
2. 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.
3. The signs shall be set at an angle of not less than 30 degrees and not more than 45 degrees with the curb and flow of traffic flow.
4. Fire lane signs should be installed 2' behind curb or sidewalk.
5. 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.
6. 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.

ELEVATION: 5432.981 FEET (NAVD 1988 DATUM)

3 OF

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

City of Aurora,
Fixed.

This sheet has been removed. This was the old plan that we were modifying on the next sheet.

Add sight triangles

This sheet has been removed. This was the old plan that we were modifying on the next sheet. That hydrant has been removed.

Verify this fire hydrant location.

Please label all fire hydrants and show in legend.

This sheet has been removed. This was the old plan that we were modifying on the next sheet.

Add the following Fire Life Safety landscape note:

• LANDSCAPE MATERIAL SHALL NOT BE PLACED OR KEPT NEAR FIRE HYDRANTS IN A 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' IN HEIGHT.

This sheet has been removed. The note has been added to sheet 5 of 8 (landscape plan).

LANDSCAPE NOTES:

1. ALL TREES TO BE STAKED OR GUYED AS PER PLANT LIST.
2. ALL SHRUB BEDS SHALL BE MULCHED WITH SPECIFIED ROCK MULCH. REFER TO PLAN FOR SHRUB BED LOCATIONS.
3. ALL NON-IRRIGATED ZONES ADJACENT TO THE BUILDINGS SHALL BE SPECIFIED 3/4" ROCK MULCH. COLOR TO MATCH BUILDING COLORS.
4. ALL SHRUB BEDS AND MULCH AREAS ARE TO BE CONTAINED WITH STEEL EDGER (NOT REQUIRED AT CURB, WALKS OR BUILDING)
5. ALL LANDSCAPED AREAS AND PLANT MATERIAL, EXCEPT FOR NON-IRRIGATED NATIVE, RESTORATIVE, AND DRYLAND GRASS AREAS THAT COMPLY WITH REQUIREMENTS FOUND IN SEC. 146-1429, MUST BE WATERED BY AN AUTOMATIC UNDERGROUND IRRIGATION SYSTEM. IRRIGATION SYSTEM DESIGN, INSTALLATION, OPERATION, AND MAINTENANCE SHALL CONFORM TO REQUIREMENTS FOUND IN THE CITY OF AURORA IRRIGATION ORDINANCE.
6. THE TURF AREAS, AS WELL AS THE SHRUB BEDS SHALL BE ROTOTILLED WITH PURE ORGANIC MATTER AT A RATE OF 4 CUBIC YARDS PER 1,000 SQUARE FEET. THIS PREPARATION SHALL BE THOROUGHLY INCORPORATED INTO THE TOP 6" OF SOIL.
7. ALL UTILITY EASEMENTS SHALL REMAIN UNOBSTRUCTED AND FULLY ACCESSIBLE ALONG THEIR ENTIRE LENGTH FOR MAINTENANCE EQUIPMENT ENTRY.
8. THE DEVELOPER, HIS SUCCESSORS AND ASSIGNS, SHALL BE RESPONSIBLE FOR INSTALLATION, MAINTENANCE AND REPLACEMENT OFF ALL LANDSCAPING MATERIALS SHOWN OR INDICATED ON THE APPROVED SITE PLAN OR LANDSCAPE PLAN ON FILE IN THE PLANNING DEPARTMENT. ALL LANDSCAPING WILL BE INSTALLED AS DELINEATED ON THE PLAN, PRIOR TO ISSUANCE OF CERTIFICATE OF OCCUPANCY.

GROUND COVER LEGEND:

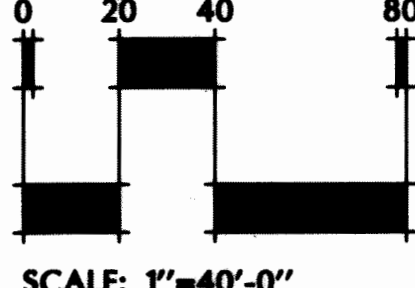
- IRRIGATED RHIZMATOUS FESCUE SOD
50% BARRINGTON
50% LABARINTH
- IRRIGATED RHIZMATOUS FESCUE SEED
50% BARRINGTON
50% LABARINTH
- IRRIGATED RESTORATIVE DRY/UPLAND GRASS SEED MIX
WESTERN WHEATGRASS
THICK SPIKE WHEATGRASS
SIDEOTS GRAMA
BLUE GRAMA
LITTLE BLUESTEM
PRAIRIE SANDREED
SAND DROPSOED
- SPECIFIED 3/4" CRUSHED GRANITE ROCK MULCH

Label this plan as existing conditions.

This sheet has been removed. Existing conditions are shown on sheet 4 of 8. Note that this was the previously approved plan.

REFER TO SHEET 5 FOR LANDSCAPE CALCULATIONS

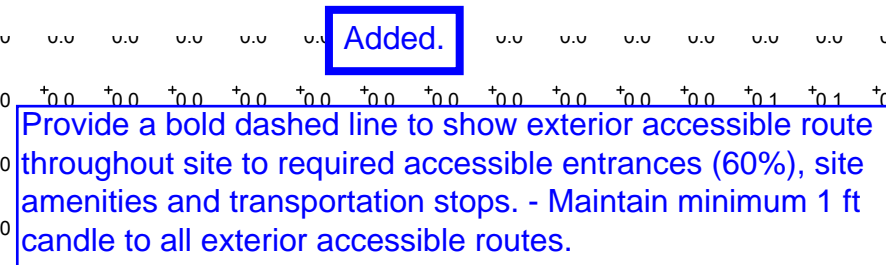
REFER TO SHEET 5 FOR LANDSCAPE PLANT LIST



meuran
designgroup

site design
landscape architecture
site planning

892 broadway, suite 250
denver, colorado 80203
303.512.0549 fax 303.812.1224



Scale: 1"=30'



SITE PHOTOMETRIC SUMMARY
 AVERAGE = 0.6 FT. CANDLE
 MAXIMUM = 14.4 FT. CANDLE
 MINIMUM = 0.0 FT. CANDLE

ITEM	MANUFACTURER	CAT. NO.	LAMPS	MOUNTING	DESCRIPTION
A	LITHONIA LIGHTING	RSX2LED-P4-40K-R4-MVOLT	187 WATT 4000K LED 25,059 LUMENS	WALL +25 FT	WET LOCATION POLE LIGHT HEAD INSTALLED WITH WALL BRACKET ON WALL TYPE IV OPTICS
B	LITHONIA LIGHTING	ARC1 LED P1 40K-MVOLT DDBX	11 WATT 4000K LED 1,500 LUMENS	WALL +8 FT	EXTERIOR WALL LIGHT AT EXIT DOOR
AA (EXTG)	LITHONIA LIGHTING	KSF2-250M-R3S-TB-RP09-LP1	(4) 250W MH	POLE +25 FT	EXISTING FOUR-HEAD FULL CUT OFF POLE LIGHT ON 25 FT. POLE, TYPE III OPTICS
BB (EXTG)	LITHONIA LIGHTING	KSF2-400M-R4SC-TB-RP09	(1) 400W MH	POLE +25 FT	EXISTING SINGLE-HEAD FULL CUT OFF POLE LIGHT ON 25 FT. POLE, TYPE IV SHARP CUT OFF OPTICS
DD (EXTG)	LITHONIA LIGHTING	KSF2-250M-R3S-TB-RP09-LP1	(4) 250W MH	POLE +25 FT	EXISTING POLE LIGHT HEAD INSTALLED ON WALL WITH WALL BRACKET. TYPE IV SHARP CUT OFF OPTICS OPTICS



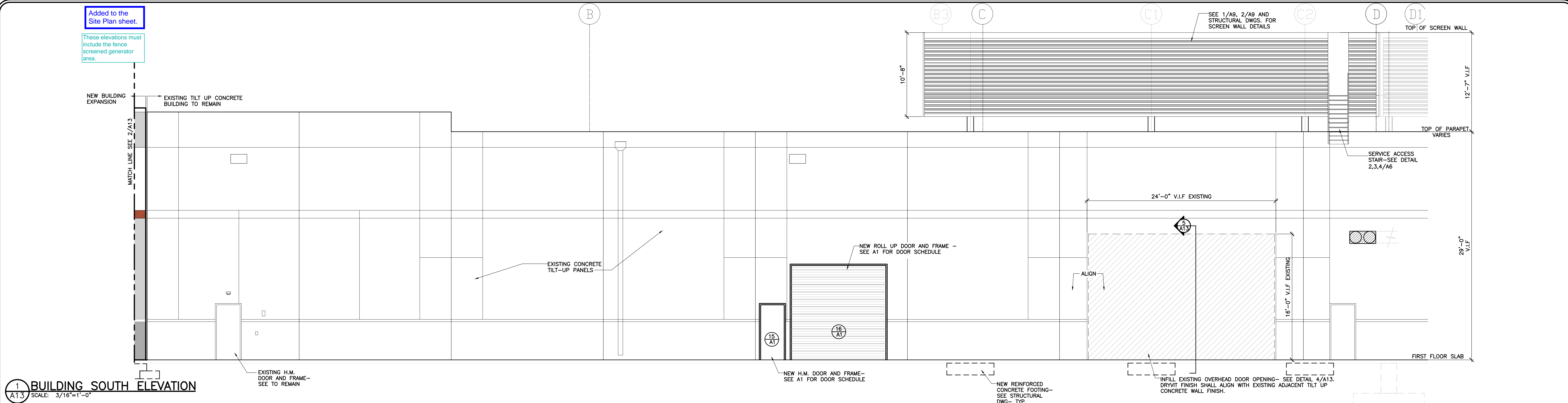
FIXTURE 'A'



ARC1 LED
Architectural Wall Luminaire

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





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

Changed to stucco per coordination with Dan Osoba.
EIFS is not a permitted building material unless it is utilized on the existing building. It appears the existing building is tilt-up concrete, the building materials and color must match existing.

NEW EIFS SYSTEM "OUTSULATION" FINISH "FINESSE DPR" AS MANUFACTURED BY DRYVIT CORP. COLOR SHALL BE PER ELEVATION COLOR LEGEND

2 BUILDING SOUTH ELEVATION- CONTINUE

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

ELEVATION COLOR LEGEND

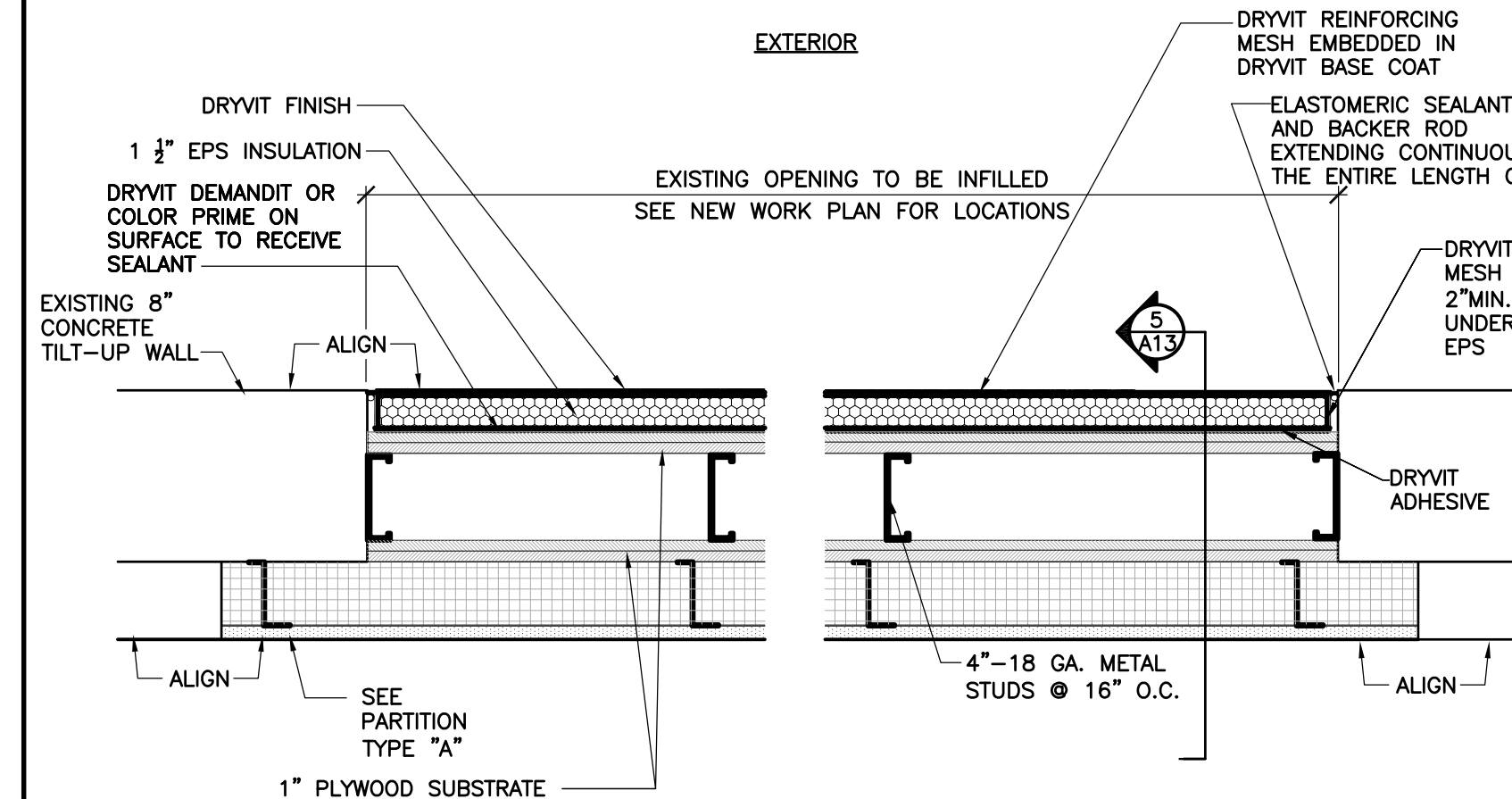
- WP-1 = SUPER WHITE #101
WP-2= MOONLIGHT #612
WP-3= SMOKE SIGNAL #614
WP-4 = RED CLAY # 356

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

NEW EIFS SYSTEM "OUTSULATION" FINISH "FINESSE DPR" AS MANUFACTURED BY DRYVIT CORP. COLOR SHALL BE PER ELEVATION COLOR LEGEND

3 BUILDING WEST ELEVATION

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



4 OPENING INFILL PLAN DETAIL

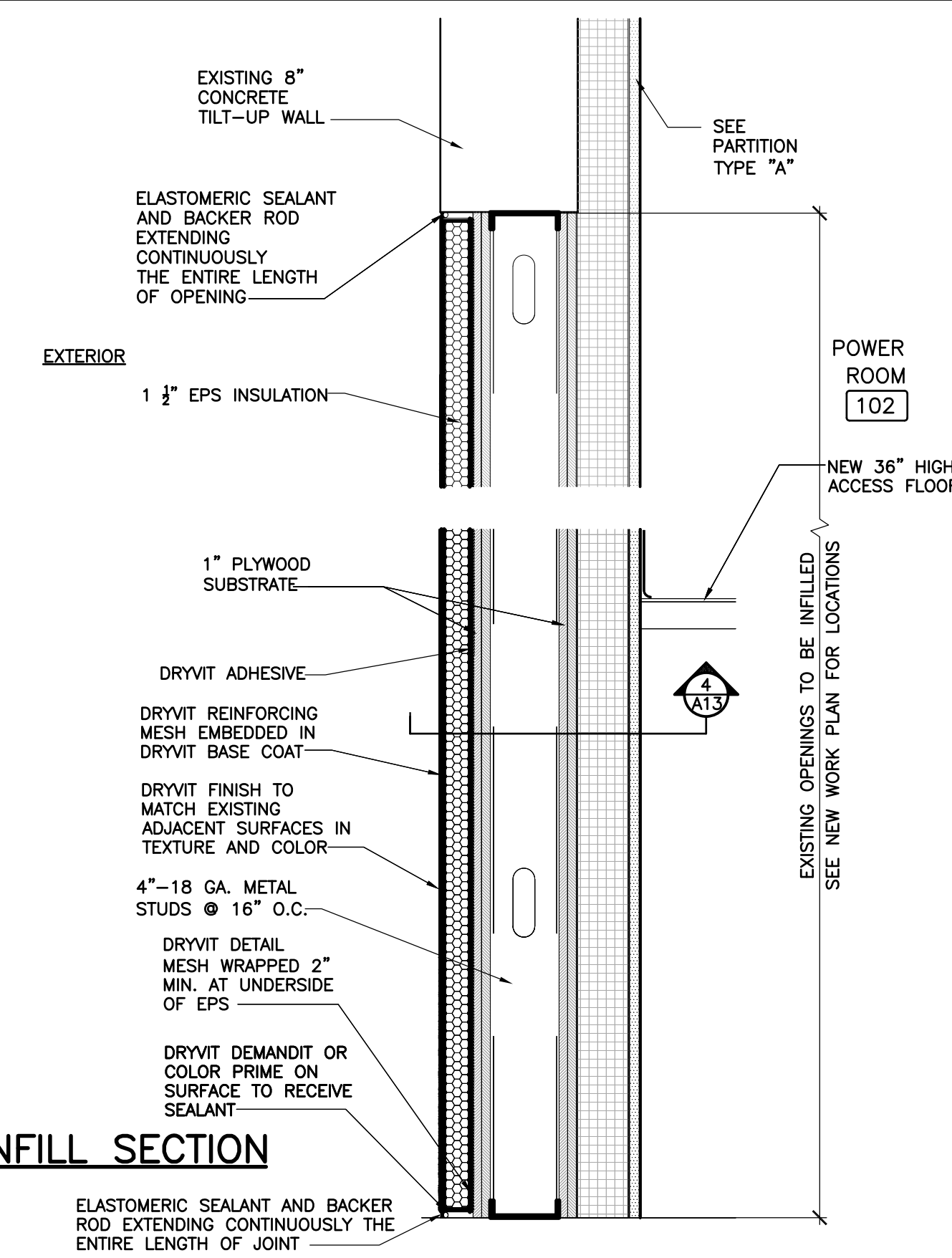
A1.3 SCALE: 1/8"=1'-0"

Revised.

Show the mechanical equipment as a dashed line behind the screen. For clarity, please only label as a screen wall; no pattern is necessary.

5 OPENING INFILL SECTION

A1.3 SCALE: 1 1/2"=1'-0"



100% DRAWING REVIEW	09-21-20	DATE
90% DRAWING REVIEW	01-21-20	
75% DRAWING REVIEW-MEP	01-16-20	
75% DRAWING REVIEW	11-13-19	
SUBMISSION		

BUILDING ELEVATIONS

T-MOBILE PHI 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.I.
COUNTY OF ADAMS, STATE OF COLORADO

JOB# 18-100

T-MOBILE PHII SWITCH EXPANSION
SITE PLAN AMENDMENT
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 COUNTY OF ADAMS, STATE OF COLORADO

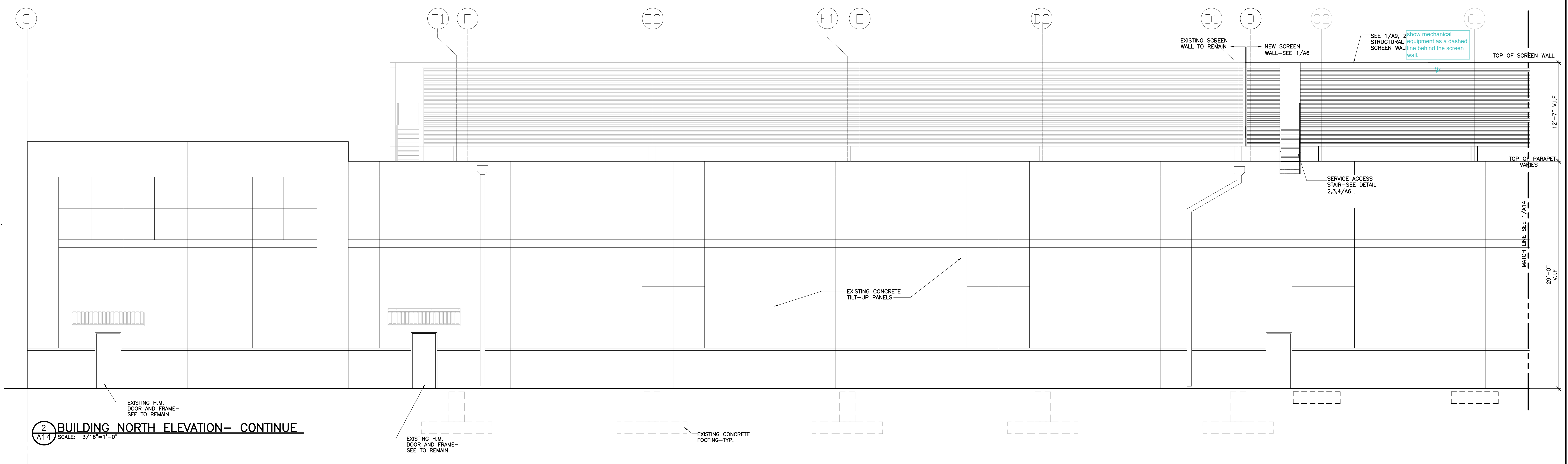
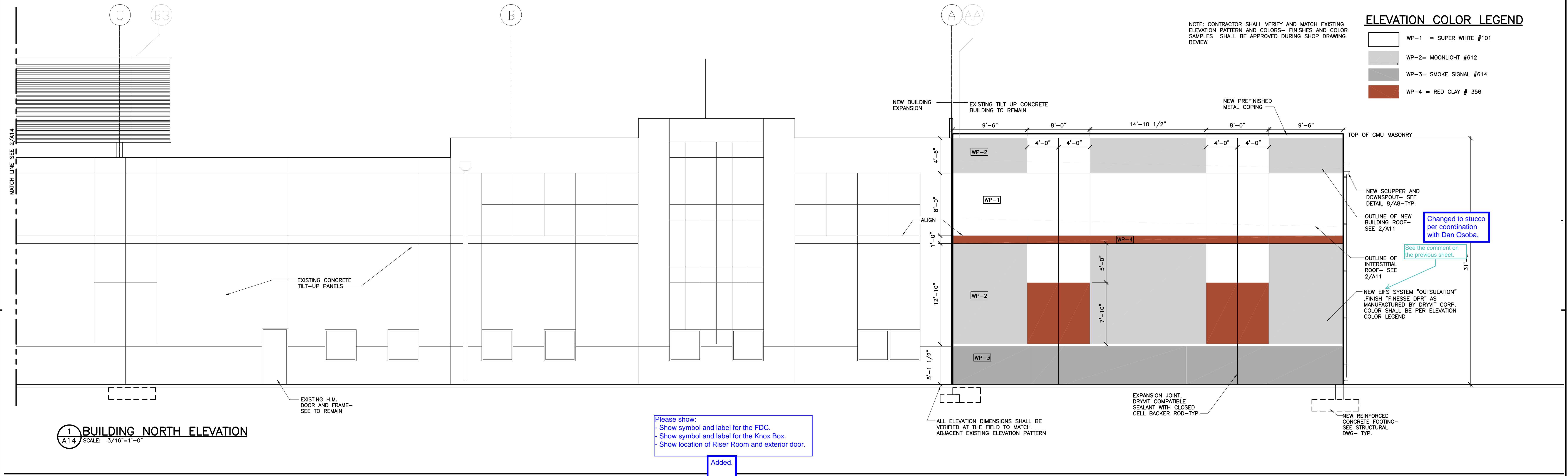
SWSG
SHIFFER
WATKINS
SARVER
& GRAY

607 Herndon Parkway
Suite 100
Herndon, VA 20170
703-471-6803

A PROFESSIONAL CORPORATION

Engineering • Architecture • Construction Management

T-Mobile



NO.	DATE	SUBMISSION
02-21-20		100% DRAWING REVIEW
01-20-20		50% EXAMINER REVIEW
01-16-20		75% DRAWING REVIEW
11-13-19		75% DRAWING REVIEW
		SUBMISSION

BUILDING ELEVATIONS