

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

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 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, REIN, ABANDONMENT, WITHDRAWAL, OR AMENDMENT APPROVAL OF THE CITY OF AURORA.

MANAGEMENT HAS CAUSED THESE PRESENTS TO BE

_____, 20____ A.D.

EDGED BEFORE ME THIS _____ DAY

MY COMMISSION EXPIRES: _____ ADDRESS: _____

NOTARY PUBLIC

CITY OF AURORA APPROVALS

CITY ATTORNEY: _____ DATE: _____

PLANNING DIRECTOR: _____ DATE: _____

ATTEST: _____ DATE: _____

CITY CLERK

DATABASE APPROVAL DATE: _____

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

CITY OF AURORA SITE PLAN NOTES:

1. 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 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.
2. "ACCESSIBLE EXTERIOR ROUTES" SHALL BE PROVIDED FROM PUBLIC TRANSPORTATION STOPS, ACCESSIBLE PARKING AND ACCESSIBLE PASSENGER LOADING ZONES AND PUBLIC SIDEWALKS TO 60% OF THE ACCESSIBLE BUILDING ENTRANCE THEY SERVE. THE ACCESSIBLE ROUTE BETWEEN ACCESSIBLE PARKING AND ACCESSIBLE BUILDING ENTRANCES SHALL BE THE MOST PRACTICAL DIRECT 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 ACCESSIBILITY REQUIREMENTS BASED ON THE 2015 INTERNATIONAL BUILDING CODE, CHAPTER 11, AND THE ICC A117.1-2009.
3. ALL BUILDING ADDRESS NUMBERS SHALL COMPLY WITH THE AURORA CITY CODE, CHAPTER 126, ARTICLE VII -NUMBERING OF BUILDINGS.
4. ~~THE DEVELOPER, HIS SUCCESSORS AND ASSIGNS SHALL BE RESPONSIBLE FOR INSTALLATION, MAINTENANCE AND REPLACEMENT OF FIRE LANE EASEMENTS CONSTRUCTED WITHIN THIS SITE USING ALTERNATIVE SURFACING MATERIALS SUCH AS, BUT NOT LIMITED TO, GRASSPAVE, GRASS CRETE, RITTER RINGS, INVISIBLE STRUCTURES UTILIZED ONLY FOR EMERGENCY VEHICLE ACCESS USE. THIS AGREEMENT WILL INCLUDE SNOW REMOVAL TO ENSURE EMERGENCY ACCESS IS AVAILABLE AT ALL TIMES. IF THE ABOVE CONDITIONS ARE NOT MET, THE OWNERS, HIS SUCCESSORS AND ASSIGNS SHALL BE REQUIRED BY ORDER NOTICE FROM THE AURORA FIRE DEPARTMENT TO REMOVE THE INVISIBLE STRUCTURE AND REPLACE IT WITH AN ASPHALT OR CONCRETE ROAD SURFACE THAT MEETS THE CONSTRUCTION REQUIREMENTS OF THE PUBLIC WORKS DEPARTMENT FIRE LANE STANDARDS AND BE SHOWN IN DETAIL WITHIN THE CIVIL PLANS.~~
5. THE APPLICANT HAS THE OBLIGATION TO COMPLY WITH ALL APPLICABLE REQUIREMENTS OF THE AMERICANS WITH DISABILITIES ACT.
6. ~~EMERGENCY INGRESS AND EGRESS - RIGHT-OF-WAY FOR INGRESS AND EGRESS FOR SERVICE AND EMERGENCY VEHICLES IS GRANTED OVER ACROSS, ON AND THROUGH ANY AND ALL 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".~~
7. ~~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.~~
8. 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.
9. ~~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".~~
10. EXCEPT FOR THE SALE OF GOODS AND SERVICES BY THE FACILITY MANAGEMENT, NO PRIVATE BUSINESSES, COMMERCIAL SALES, MANUFACTURING, FABRICATING, OR ASSEMBLY OF ANY ITEMS SHALL BE CONDUCTED WITHIN ANY STORAGE UNIT ON SITE WITHOUT FIRST OBTAINING THE PROPER BUSINESS LICENSES AND BUILDING PERMITS. PRIOR TO THE OCCUPANCY OF ANY STORAGE UNIT THE SPACE SHALL BE IN CONFORMANCE WITH ALL ADOPTED CODES, STANDARDS AND REQUIREMENTS OF THE CITY OF AURORA. NO HAZARDOUS MATERIALS, FLAMMABLE, CAUSTIC, EXPLOSIVE, POISONOUS, RADIOACTIVE OR OTHERWISE DANGEROUS MATERIALS SHALL BE STORED ON SITE OR WITHIN ANY STORAGE UNIT.
11. 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.
12. 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.
13. ARCHITECTURAL FEATURES (I.E. BAY WINDOWS, FIREPLACES, ROOF OVERHANG, GUTTERS, EAVES, FOUNDATION, FOOTINGS, CANTILEVERED WALLS, ETC.) ARE NOT ALLOWED TO ENCRROACH INTO ANY EASEMENT OR FIRE LANE.
14. THE DEVELOPER IS RESPONSIBLE FOR SIGNING AND STRIPING ALL PUBLIC STREETS. THE DEVELOPER IS REQUIRED TO PLACE TRAFFIC CONTROL, STREET NAME, AND GUIDE SIGNS ON ALL PUBLIC STREETS AND PRIVATE STREETS APPROACHING AN INTERSECTION WITH A PUBLIC STREET. SIGNS SHALL BE FURNISHED AND INSTALLED PER THE MOST CURRENT EDITIONS OF THE MANUAL ON UNIFORM TRAFFIC CONTROL DEVICES (MUTCD) AND CITY STANDARDS, AND SHOWN ON THE SIGNING AND STRIPING PLAN FOR THE DEVELOPMENT.
15. 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.
16. 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 METERS 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.

City of Aurora, Added.

Remove note #4, Removed.

Remove duplicate note #6, Removed.

Remove note #9, Removed.

Add this note:
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 _____ (LDN VALUE TO BE DETERMINED FOR EACH PROJECT) UNDER WORSE-CASE NOISE CONDITIONS.

Add this note:
THE 2015 INTERNATIONAL FIRE CODE, SECTION 510, 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 AN APPROVED AND 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 DEVELOPER'S 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.

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

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

Per the pre-application notes:
A preliminary drainage letter may be submitted in lieu of a preliminary drainage study. It should state the approved drainage patterns will not be altered and address any changes in imperviousness from the approved drainage study covering this development. The letter shall include calculations for onsite improvements, compare peak flows to the previously approved report, and include any relevant sheets from said report. A drainage plan, sized no larger than 11" x 17", shall be included, as well as a comparison of the proposed drainage plan to the previously approved plan, with the proposed area highlighted. Additional information may be requested from the reviewing engineer to ensure adequate analysis. It will need to be signed and stamped by a Professional Engineer licensed in the State of Colorado. The letter shall be submitted to Engineering at the time of the Planning Department application submittal. Contact the Civil Plan Submittal staff at 303-739-7335 to create a folder for the drainage letter. A review fee shall be paid to the City prior to acceptance of the letter. The site plan will not be approved until the preliminary drainage letter is approved.

Do not resubmit the site plan amendment until the drainage letter has been submitted and 1st review comments received

Comments received

Please remove the City of Aurora approvals. This plan set will be added to the original site plan set being amended; the original signatures will be kept in lieu of new ones.

Removed.

Please note: these file names are okay for review, but must be removed from the final document. Removed.

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

No.	Description	Date
1	INITIAL SUBMITTAL	2020-09-25

14190 East Evans Avenue
Aurora, Colorado 80014
engineering@esc-engineering.com
P 303.337.1393
F 303.337.1481

ESC ENGINEERING 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.
COUNTY OF ADAMS, STATE OF COLORADO

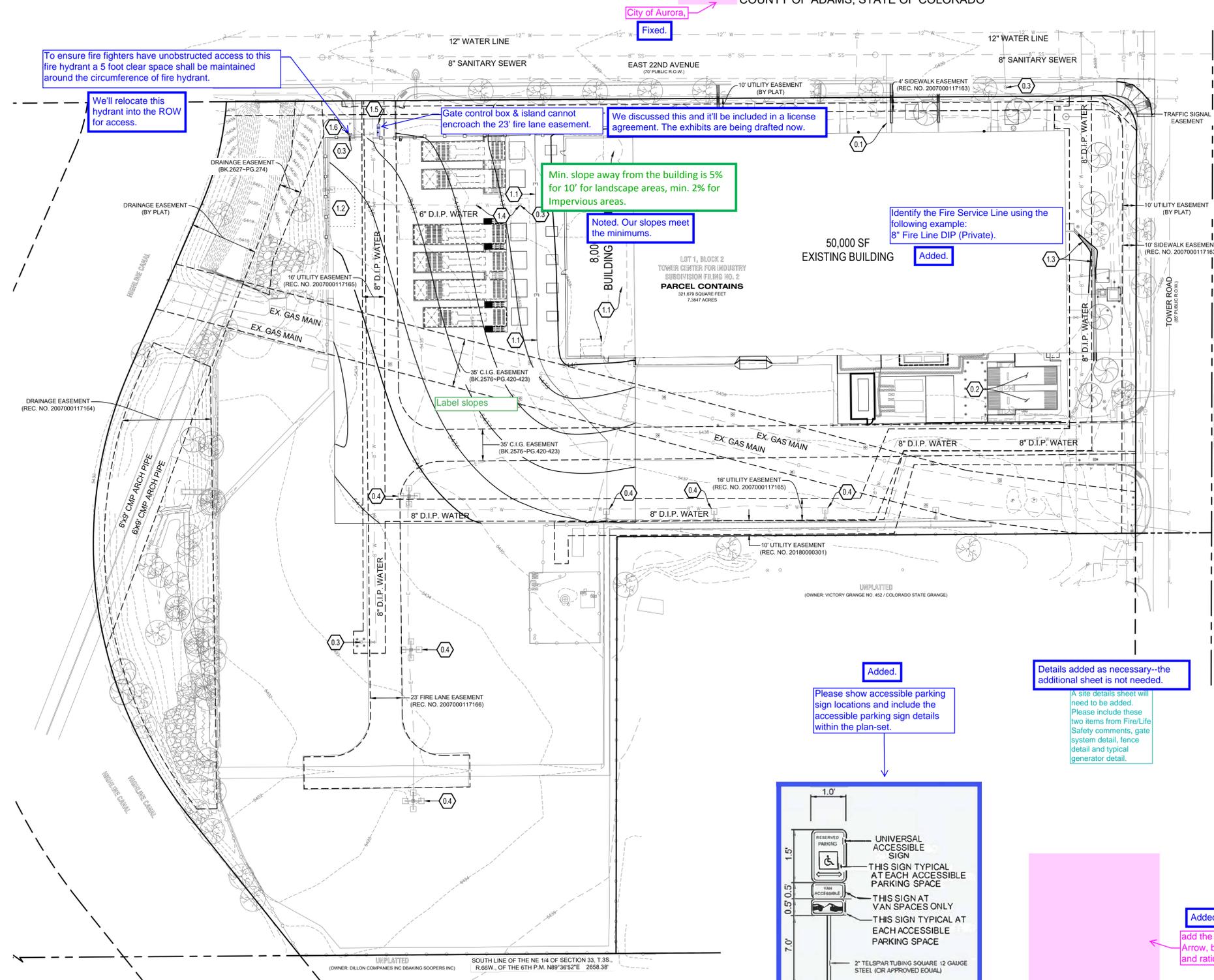
ESC Team: CMA, JWB
Date: 2020-09-25
Engineering No.: E-020-13
Scale: N.A.
Sheet No.: 1 OF 7

T-MOBILE PHII SWITCH EXPANSION

SITE PLAN AMENDMENT

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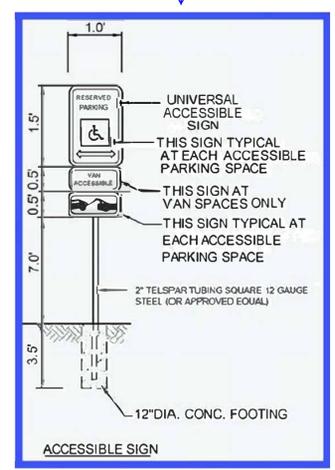


LEGEND

- DEVELOPMENT BOUNDARY
- PROPOSED CURB AND GUTTER
- EXISTING CURB AND GUTTER
- - - EXISTING OR PROPOSED EASEMENT
- - - ADA ROUTE
- LS LANDSCAPING AREA
- ⊕ PROPOSED LIGHT POLE
- ⊙ PARKING COUNT
- ▭ CONCRETE AREA
- ♿ ACCESSIBLE PARKING

- #### GRADING AND UTILITY PLAN KEYNOTE LEGEND:
- EXISTING ITEMS (E)
- 0.1 SANITARY SEWER SERVICE
 - 0.2 GENERATORS
 - 0.3 FIRE HYDRANT ASSEMBLY
 - 0.4 SITE LIGHTING
- 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 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 or line 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 no 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.



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 HEMLOCK PARKWAY SUITE 260
HEMDON, VIRGINIA 20170
ATTN: MARK KING

ENGINEERING SERVICE COMPANY
14190 East Evans Avenue
Aurora, Colorado 80014
engineering@esvc.com
P 303.337.1393
F 303.337.1481
CIVIL ENGINEERS & LAND SURVEYORS

GRADING AND UTILITY PLAN

T-MOBILE PHII SWITCH EXPANSION - SITE PLAN AMENDMENT
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Client: 2020-09-25
Date: 2020-09-25
Description: INITIAL SUBMITTAL
No.:
Title:

ESVC Team: CMA, JWB
Date: 2020-09-25
Engineering No: E-020-13
Scale: H: 1/20
V: N/A
Sheet No: **3 OF 7**

T-MOBILE PHII SWITCH EXPANSION

SITE PLAN AMENDMENT

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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.

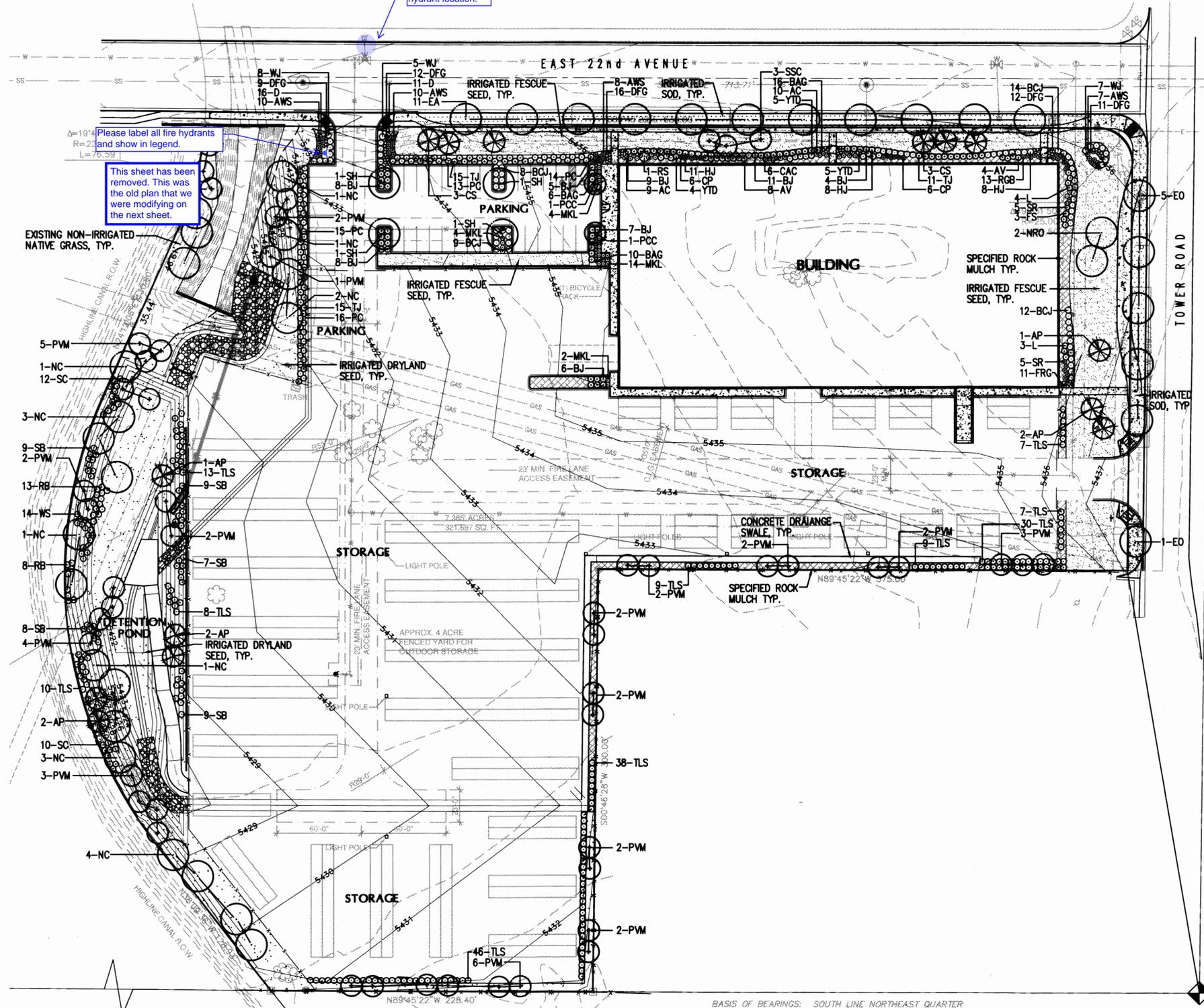
Verify this fire hydrant location.

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.

GROUNDCOVER LEGEND:

- IRRIGATED RHIZOMATOUS FESCUE SOD
50% BARRINGTON
50% LABARINTH
- IRRIGATED RHIZOMATOUS FESCUE SEED
50% BARRINGTON
50% LABARINTH
- IRRIGATED RESTORATIVE DRY/UPLAND GRASS SEED MIX
WESTERN WHEATGRASS
THICK SPIKE WHEATGRASS
SIDEOATS 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.

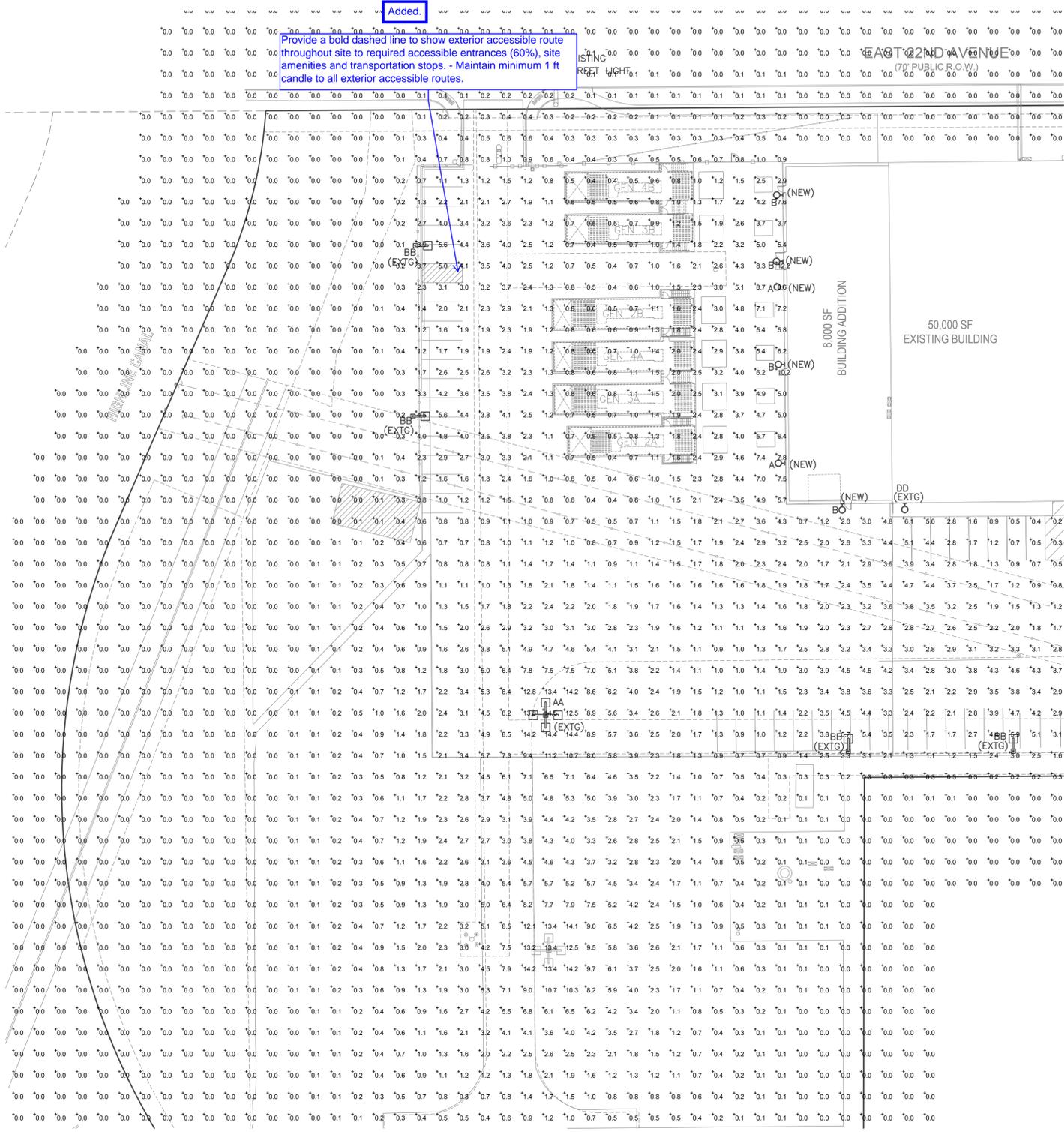
REFER TO SHEET 5 FOR LANDSCAPE CALCULATIONS

REFER TO SHEET 5 FOR LANDSCAPE PLANT LIST



meuran
designgroup
site design
landscape architecture
site planning
882 broadway, suite 250
denver, colorado 80203
303.512.0549 fax 303.812.1224

Added.
Provide a bold dashed line to show exterior accessible route throughout site to required accessible entrances (60%), site amenities and transportation stops. - Maintain minimum 1 ft candle to all exterior accessible routes.



SITE PHOTOMETRIC PLAN
Scale: 1"=30'



SITE PHOTOMETRIC SUMMARY

AVERAGE	= 0.6 FT. CANDLE
MAXIMUM	= 14.4 FT. CANDLE
MINIMUM	= 0.0 FT. CANDLE

LIGHTING FIXTURE SCHEDULE

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



RSX2 LED Area Luminaire



FIXTURE 'A'



ARC1 LED Architectural Wall Luminaire

FIXTURE 'B'

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".



8811 E. Hampden Ave. SUITE 200, DENVER, CO 80231
(303) 355-5534 (tel) walter@rgeinc.com

Client:
Date: 2020-09-25
No.: INITIAL SUBMITTAL
Description: INITIAL SUBMITTAL

14190 East Evans Avenue
Aurora, Colorado 80014
engineeringserviceco.com
303.337.1393
303.337.7481

EST
ENGINEERING SERVICE COMPANY
Creative Solutions Since 1954
C O U N T Y O F C O L O R A D O

PHOTOMETRIC PLAN
T-MOBILE PHIL 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.65W. OF THE 6TH P.M.
COUNTY OF ADAMS, STATE OF COLORADO

ES&C Team: CMA, JWB
Date: 2020-09-25
Engineering No: E-020-13
Scale: H: 1/20
V: N/A
Sheet No: 5 OF 7

T-MOBILE PHII SWITCH EXPANSION

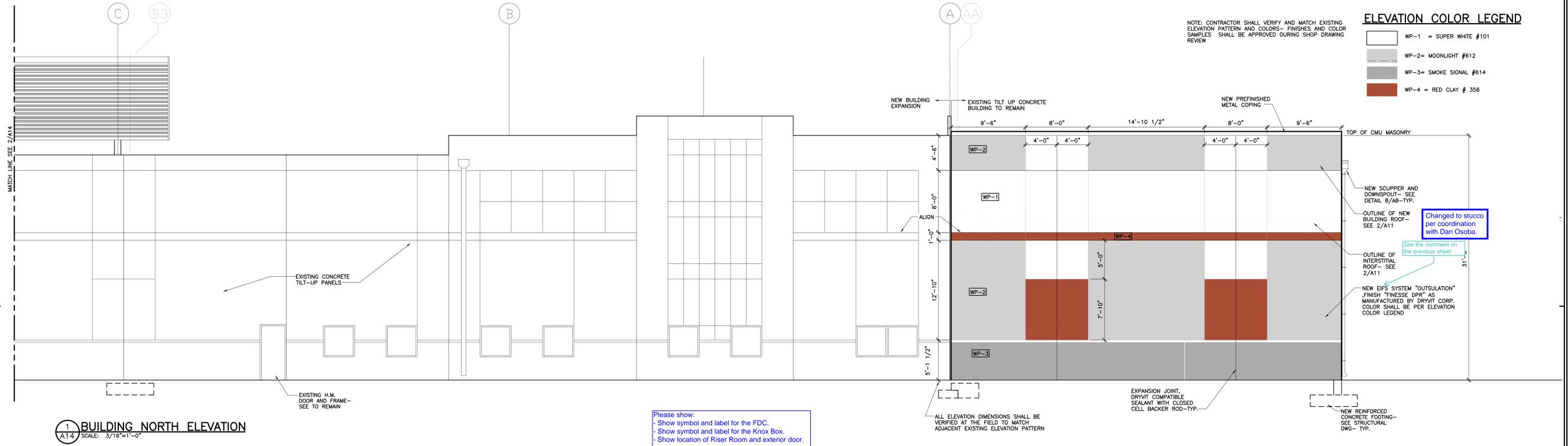
SITE PLAN AMENDMENT

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

SWSG
 SHAFER
 WILSON
 & GRAY
 607 Herndon Parkway
 Herndon, VA 20150
 703-471-8800
A. PROFESSIONAL CORPORATION
 Engineering & Architecture • Construction Management

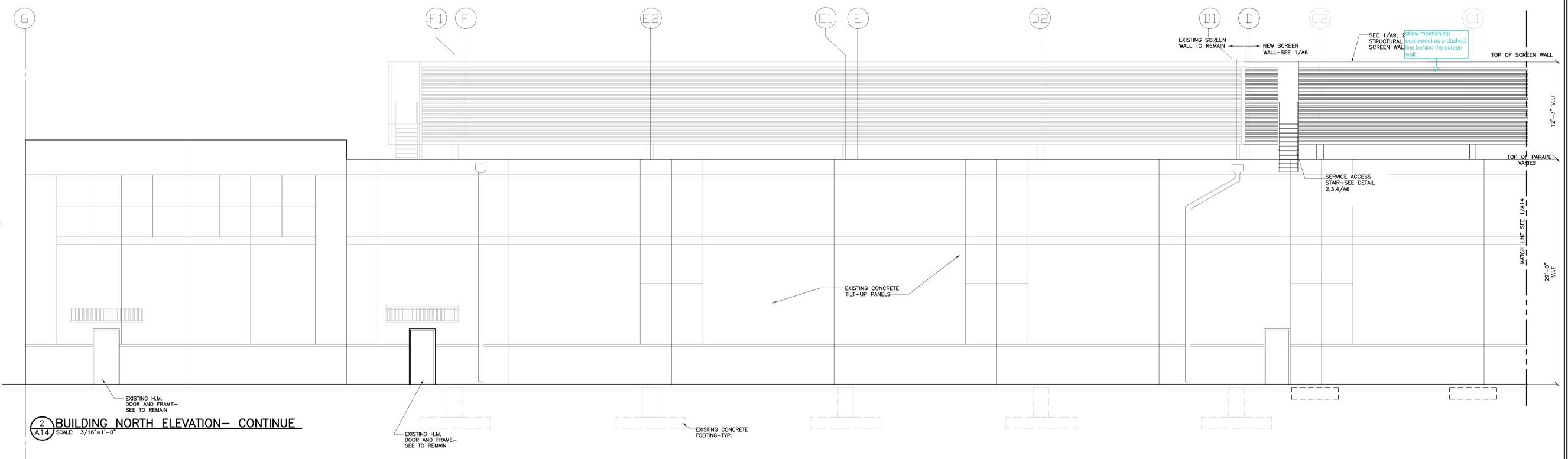
T-Mobile



1 BUILDING NORTH ELEVATION
A14 SCALE: 3/16"=1'-0"

Please show:
 - Show symbol and label for the FDC.
 - Show symbol and label for the Knox Box.
 - Show location of Riser Room and exterior door.

Added.



2 BUILDING NORTH ELEVATION— CONTINUE
A14 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

100% DRAWING REVIEW	DATE
90% DRAWING REVIEW	02-21-20
75% DRAWING REVIEW-MEP	01-21-20
75% DRAWING REVIEW-ME	01-16-20
SUBMISSION	11-13-19

BUILDING ELEVATIONS
 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

JOB# 18-100