

U-WRENCH-IT SITE PLAN AND USE APPROVAL

LOT 1, BLOCK 1, NOME SUBDIVISION FILING NO. 1 AND LOT 2, BLOCK 1, C & M SUBDIVISION FILING NO. 1

CITY OF AURORA, ADAMS COUNTY, COLORADO
SHEET 1 OF 3

GENERAL NOTES:

1. THE DEVELOPER, HIS SUCCESSORS AND ASSIGNS, INCLUDING HOMEOWNERS ASSOCIATION, SHALL BE RESPONSIBLE FOR INSTALLATION, MAINTENANCE AND REPLACEMENT OF ALL FIRE LANE SIGNS AS REQUIRED BY THE CITY OF AURORA.
2. ALL SIGNS MUST CONFORM TO THE CITY OF AURORA SIGN CODE.
3. 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".
4. THE DEVELOPER, HIS SUCCESSORS AND ASSIGNS, SHALL BE RESPONSIBLE FOR THE 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 SHALL BE INSTALLED PRIOR TO ISSUANCE OF CERTIFICATE OF OCCUPANCY.
5. 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.
6. ALL BUILDING ADDRESS NUMBERS SHALL COMPLY WITH SECTIONS 34-122 AND 34-129 OF THE AURORA CITY CODE.
7. ~~THERE WILL BE NO USABLE ROOF TOP UNITS
THERE ARE NO ROOF TOP MECHANICAL UNITS ON THESE BUILDINGS~~
8. 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 UNOBTURATED AND FULLY ACCESSIBLE ALONG THEIR ENTIRE LENGTH TO ALLOW FOR ADEQUATE MAINTENANCE EQUIPMENT. ADDITIONALLY, NO INSTALLATION, PLANTING, CHANGE IN THE SURFACE, ET CETERA 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.
9. 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 CITY OF AURORA PLANNING OFFICE AT THE MUNICIPAL BUILDING. LIKEWISE, SITE PLANS ARE REQUIRED TO SUBSTANTIALLY AGREE WITH THE APPROVED SUBDIVISION PLAT OF RECORD AT THE TIME OF THE BUILDING PERMIT; AND IF NOT, MUST BE AMENDED TO AGREE WITH THE PLAT AS NEEDED.
10. FINAL GRADES SHALL BE AT LEAST SIX (6) INCHES BELOW ANY EXTERIOR WOOD SIDING ON THE PREMISES.
11. 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 THE BUILDING PERMIT. PLEASE BE SURE THAT ALL PLAN COMPUTATIONS ARE CORRECT.
12. THE APPLICANT HAS THE OBLIGATION TO COMPLY WITH ALL APPLICABLE REQUIREMENTS OF THE AMERICANS WITH DISABILITIES ACT.
13. "ACCESSIBLE EXTERIOR ROUTES" SHALL BE PROVIDED FROM PUBLIC TRANSPORTATION STOPS, ACCESSIBLE PARKING AND ACCESSIBLE PASSENGER LOADING ZONES AND PUBLIC SIDEWALKS TO THE ACCESSIBLE BUILDING ENTRANCE THEY SERVE. AT LEAST 50% OF ALL BUILDING ENTRANCES SHALL BE ACCESSIBLE. THE ACCESSIBLE ROUTE BETWEEN ACCESSIBLE PARKING AND ACCESSIBLE BUILDING ENTRANCES SHALL BE THE MOST PRACTICAL, DIRECT ROUTE. NO SLOPE ALONG THIS ROUTE MAY EXCEED 1:20 WITHOUT PROVIDING A RAMP OF 1:12 AND HANDRAILS. CROSSWALKS ALONG THIS ROUTE SHALL BE WIDE ENOUGH TO WHOLLY CONTAIN THE CURB RAMP WITH A MINIMUM OF 36" AND SHALL BE PAINTED WITH WHITE STRIPES. REQUIRED ACCESSIBLE MEANS OF EGRESS SHALL BE CONTINUOUS FROM EACH REQUIRED ACCESSIBLE OCCUPIED AREA TO THE PUBLIC WAY. THE "ACCESSIBLE EXTERIOR ROUTES" SHALL COMPLY WITH UBC CHAPTER 11, APPENDIX 11, AND CBO/ANS 117.1.
14. ALL CROSSINGS OR ENCROACHMENTS BY PRIVATE LANDSCAPE IRRIGATION LINES OR SYSTEMS INTO EASEMENTS AND STREET RIGHTS-OF-WAY OWNED BY THE CITY OF AURORA ARE ACKNOWLEDGED BY THE UNDERSIGNED AS BEING SUBJECT TO CITY OF AURORA'S USE AND OCCUPANCY OF SAID EASEMENTS OR RIGHTS-OF-WAY. THE UNDERSIGNED, THEIR SUCCESSORS AND ASSIGNS, HEREBY AGREE TO INDEMNIFY THE CITY OF AURORA FOR ANY LOSS, DAMAGE OR REPAIR TO CITY FACILITIES THAT MAY RESULT FROM THE INSTALLATION, OPERATION OR MAINTENANCE OF SAID PRIVATE IRRIGATION LINES OR SYSTEMS.
15. DUST CONTROL SURFACE TREATMENT (SALVAGE AREA)
IT IS THE OBJECTIVE OF THE CITY OF AURORA AND THE APPLICANT TO MITIGATE TO THE EXTENT PRACTICAL AND REASONABLE, NUISANCE AIRBORNE FUGITIVE DUST CAUSED BY ACTIVITY IN THE SALVAGE AREA, FROM LEAVING THE PROJECT SITE. TO THIS END, THE APPLICANT, U-WRENCH-IT, HEREBY AGREES TO THE FOLLOWING CONDITIONS OF SITE PLAN APPROVAL:
 - i. SALVAGE AREA WILL BE COVERED WITH AN ALL WEATHER GRAVEL SURFACE AND TREATED AS REQUIRED WITH AN APPROVED DUST CONTROL ADDITIVE SUCH AS MAGNESIUM CHLORIDE.
 - ii. THE SITE OWNER SHALL FILE WITH THE CITY (WITHIN 30 DAYS OF APPROVAL OF THE SITE PLAN), AND THE CITY SHALL APPROVE (NO SOONER THAN 15 DAYS THEREAFTER) A FUGITIVE DUST CONTROL PLAN WHICH SHALL BECOME AN ENFORCEABLE DOCUMENT REQUIRING SPECIFIC PERFORMANCE ON THE PART OF THE SITE OWNER;
 - iii. IN THE EVENT THE FUGITIVE DUST CONTROL PLAN FOR THE SALVAGE AREA SHALL FAIL TO ACHIEVE THE OBJECTIVE SET FORTH HEREIN, THE OWNER SHALL HAVE (2) BUSINESS DAYS TO COMPLY WITH THE ABOVE AGREEMENT OR THE SITE OWNER HEREBY AGREES TO CAUSE THE OFFENDING PORTION OF THE SALVAGE AREA SURFACE TO BE PAVED WITH ASPHALT CONSISTANT WITH THE PAVING NECESSARY FOR PRIVATE CONSTRUCTION YARD PAVED ROADWAYS.
16. NO ABANDONED OR DISABLED VEHICLES WILL BE STORED OUTSIDE OF THE FENCED AREA.
17. AN INSULATED MOTOR HOUSING AND HOSPITAL MUFFLER WILL BE USED ON THE VEHICLE CRUSHER AND WILL BE MAINTAINED IN PROPER OPERATING ORDER AT ALL TIMES.
18. THE LETTER OF JUSTIFICATION IS INCORPORATED AS PART OF THIS SITE PLAN.

SITE DATA:

LAND AREA WITHIN PROPERTY LINES: 10.362 ACRES
GROSS FLOOR AREA: 5,000 ± SQUARE FEET
NUMBER OF BUILDINGS: TWO
NUMBER OF STORIES: ONE
MAXIMUM HEIGHT OF BUILDING: 20 FEET
TOTAL BUILDING COVERAGE: 5,416 SQUARE FEET OR 1.2%
HARD SURFACE AREA (EXCLUSIVE OF BUILDINGS): 378,370 SQ. FT. OR 83.8%
AREA DEVOTED TO OPEN SPACE WITHIN SITE: 67,550 SQ. FT. OR 15.0%
PRESENT ZONING CLASSIFICATION: M-3
EXISTING USE: VACANT LAND
PROPOSED USE: AUTOMOBILE SALVAGE AND PARTS SALES
LOADING SPACES PROVIDED: ALL LOADING INSIDE FENCED AREA
ON-SITE PARKING SPACES PROVIDED: 166 COMPACT; 0
HANDICAP ON-SITE PARKING SPACES PROVIDED: 6 REQUIRED 6
PARKING SPACES REQUIRED: 125
PARKING CALCULATIONS: ONE SPACE FOR EACH 200 SQ. FT. RETAIL SALES AND 2000 SQ. FT. SALVAGE YARD.

1600 SF RETAIL SPACE = 8 SPACES
200
234,000 SF SALVAGE YARD = 117 SPACES
2000
TOTAL = 125 SPACES
SIGNAGE: ONE SINGLE-FACED MONUMENT AND ONE BUILDING MOUNTED
ALLOWABLE SIGN AREA = 33RD AVENUE - 80 SQUARE FEET
PROPOSED SIGN AREA: SINGLE FACED MONUMENT SIGN: 40 S.F.
WALL SIGN: 40 S.F.

OPERATIONS DATA:

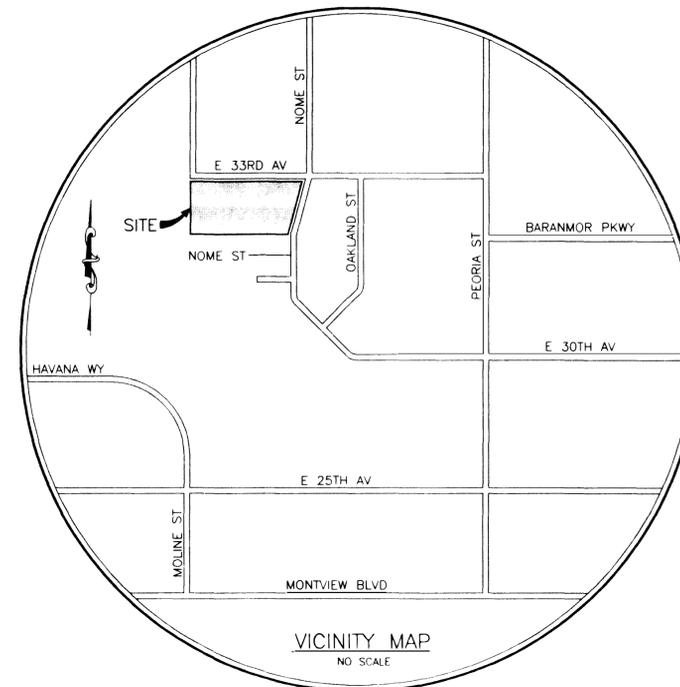
HOURS OF OPERATION: 7:00 A.M. TO 7:00 P.M. DURING WINTER MONTHS
7:00 A.M. TO 9:00 P.M. DURING SUMMER MONTHS

FLUIDS MANAGEMENT SYSTEM:

VEHICLES ARE DRAINED OF ALL FLUIDS
OIL, TRANSMISSION FLUID, REAR AXLE OIL, COOLANT, BRAKE FLUID,
POWER STEERING FLUID AND WASHER FLUID ARE COLLECTED & SEPARATED
GAS TANKS ARE PUNCTURE AT ISOLATED PAD & GAS IS STORED ON SITE
FOR EMPLOYEE AND TRUCK DRIVER USE
AIR CONDITIONING REFRIGERANT IS PUMPED TO HOLDING TANK
BATTERIES ARE TESTED FOR RESALE OR RECYCLING
ALL FLUIDS ARE RECYCLED OR USED ON SITE
ALL FLUIDS COLLECTION FACILITIES HAVE SECONDARY CONTAINMENT

USE APPROVAL:

THE USE APPROVAL FOR THIS SITE PLAN IS FOR RETAIL USE IN EXCESS OF 20% OF THE BUILDING SPACE IN AN M-3 ZONE.



LEGAL DESCRIPTION:

LOT 1, BLOCK 1, NOME SUBDIVISION FILING NO. 1 AND
LOT 2, BLOCK 1, C & M SUBDIVISION FILING NO. 1,
CITY OF AURORA, ADAMS COUNTY, COLORADO.

SITE ADDRESS: VACANT LAND - NO ADDRESS

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 Dean R. Anderson
HAS CAUSED THESE PRESENTS TO BE EXECUTED
THIS 24 DAY OF February, 1998 A.D.

BY: Dean R. Anderson

Dean R. Anderson AS PRES U-WRENCH
PRINT NAME PRINT TITLE

NOTARIAL:

STATE OF COLORADO }
COUNTY OF Arapahoe } SS

THE FOREGOING INSTRUMENT WAS ACKNOWLEDGED BEFORE ME
THIS 24 DAY OF February, 1998 A.D.
BY Dean R. Anderson AS President OF
U-Wrench-It Aurora Corp.

WITNESS MY HAND AND OFFICIAL SEAL: Beth A. Miller

MY COMMISSION EXPIRES: 11-09-99



CITY OF AURORA APPROVALS:

CITY ATTORNEY: Scott B. DATE: 2-22-98
PLANNING DIRECTOR: Michelle B. DATE: 2-27-98
PLANNING COMMISSION: Michelle B. DATE: 6-11-97
CHAIRMAN
CITY COUNCIL: NA DATE: _____
MAYOR
ATTEST: NA DATE: _____
CITY CLERK

AMENDMENTS:

6
ADD 3 20' TALL COMMUNICATION POLES
W/ CONTROLLER/POWER SOURCE
REGULATING & MONITORING EQUIPMENT

AMENDMENTS:

- 1. NO USABLE ROOF TOP UNITS
- 2. CHANGE COLOR OF SIGN FROM WHITE TO GRAY.
- 3. ELIMINATE CURB
- 4. REMOVE DISTANCE BETWEEN KEEPER & PARKING LOT FROM 15' TO 8'
- 5. CHANGE INTERNAL DRIVE FROM ASPHALT TO CONCRETE

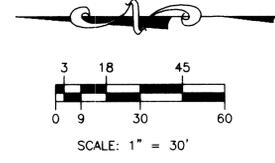
PREPARED BY:



Engineering Service Company
1442 1/2 East Evans Avenue, Suite 150
Aurora, Colorado 80014
Phone (303) 337-1383 Fax (303) 337-2481
engineers@esc.com
DATE OF LAST REVISION: 02/12/98

RECORDERS CERTIFICATE:

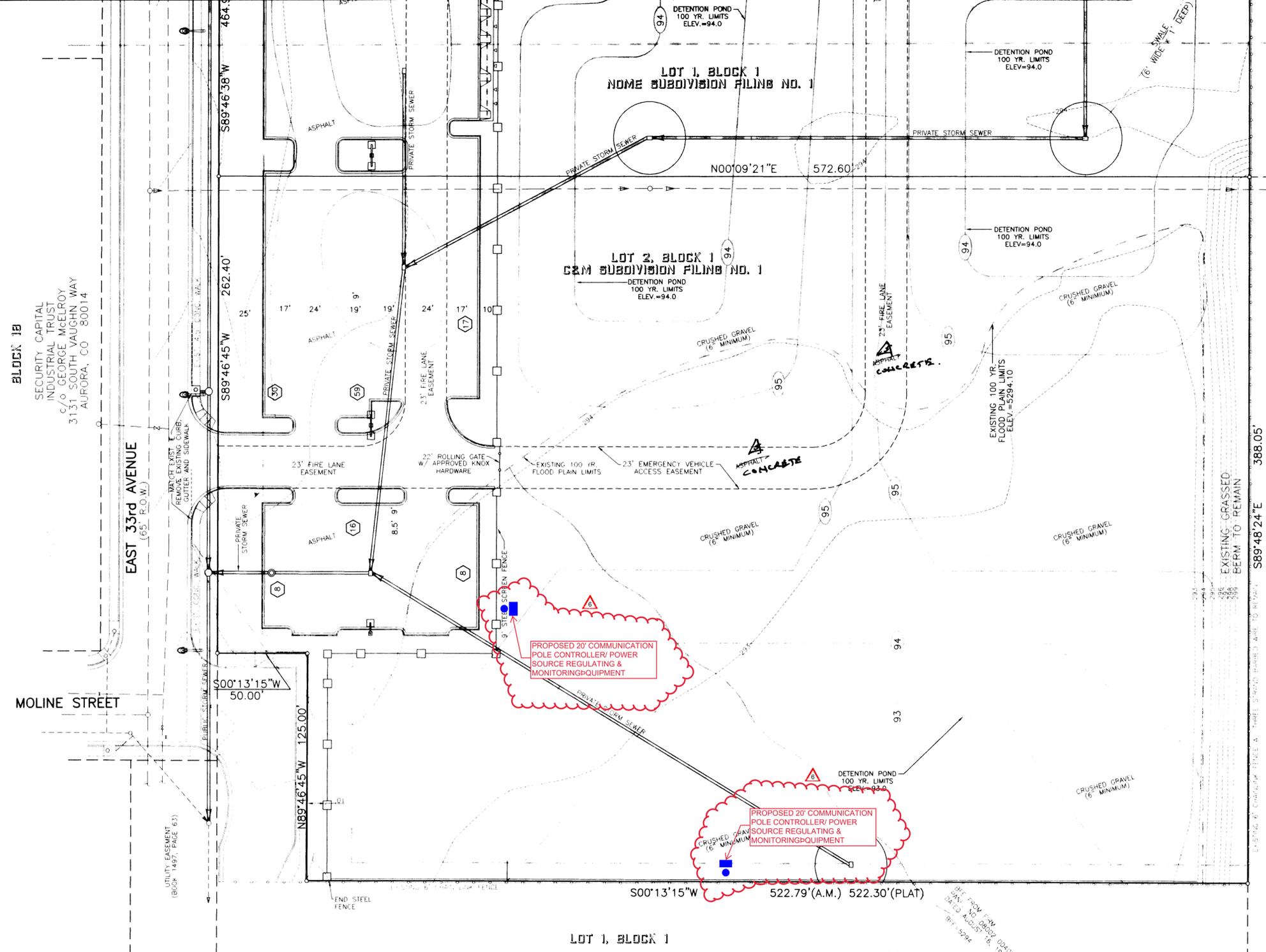
ACCEPTED FOR FILING IN THE OFFICE OF THE CLERK AND RECORDER OF
ADAMS COUNTY, COLORADO AT _____ O'CLOCK _____ M.
THIS _____ DAY OF _____, 19____ A.D. IN
BOOK _____ AT PAGE _____ RECEPTION NO. _____
CLERK AND RECORDER: _____
DEPUTY: _____



- LEGEND**
- CATV TELEVISION PEDESTAL
 - FH FIRE HYDRANT
 - LP LIGHT POLE
 - MH MANHOLE
 - HP HADICAPPED PARKING
 - NS NUMBER OF PARKING SPACES
 - ET EXISTING TREE
 - SL STREET LIGHT
 - 9' SF 9' STEEL FENCE
 - CLF CHAIN LINK FENCE
 - PSW PROP. STORM SEWER
 - EU EXIST. UNDERGROUND UTILITIES
 - 100 YR. FP EXIST 100 YR. FLOOD PLAIN

MORRIS HEIGHTS FILING NO. 2 AMENDED
BLOCK 1B

SECURITY CAPITAL
 INDUSTRIAL TRUST
 c/o GEORGE McELROY
 3131 SOUTH VAUGHN WAY
 AURORA, CO 80014



MATCH LINE
SEE SHEET 2 OF 3

SAND CREEK SUBDIVISION FILING NO. 1
 WATER TREATMENT PLANT
 CITY OF AURORA

LOT 1, BLOCK 1
C&M SUBDIVISION FILING NO. 1

C&M READ MIX Ltd.
 c/o CAMAS AMERICA INC.
 3333 SOUTH WADSWORTH BOULEVARD
 SUITE 210
 LAKEWOOD, COLORADO 80227

U-WRENCH-IT SITE PLAN

LOT 1, BLOCK 1, NOME SUBDIVISION FILING NO. 1 AND
 LOT 2, BLOCK 1, C & M SUBDIVISION FILING NO. 1

CITY OF AURORA, ADAMS COUNTY, COLORADO
 SHEET 3 OF 3

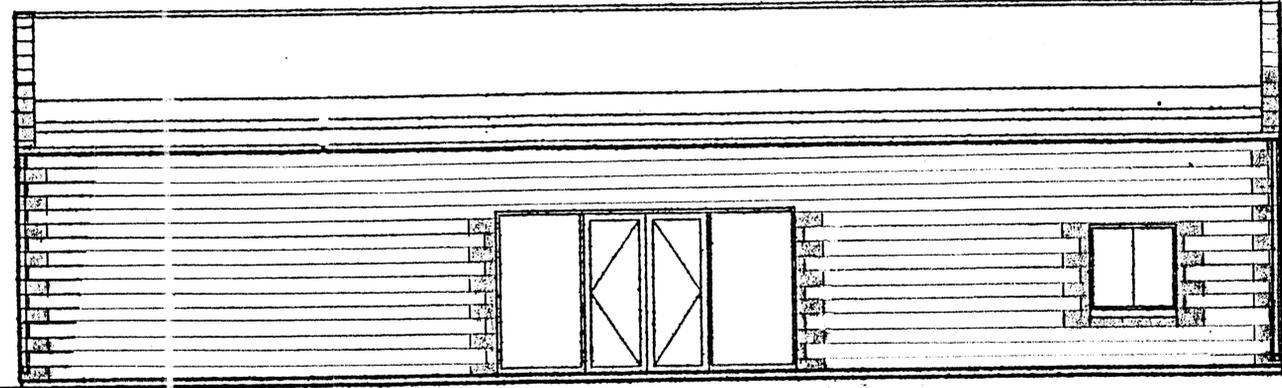
ADD 3 20' TALL COMMUNICATION POLES
 W/ CONTROLLER/POWER SOURCE
 REGULATING & MONITORING EQUIPMENT

E:\acardogs\UWRENCH\133-site Tue Feb 24 10:36:06 1998

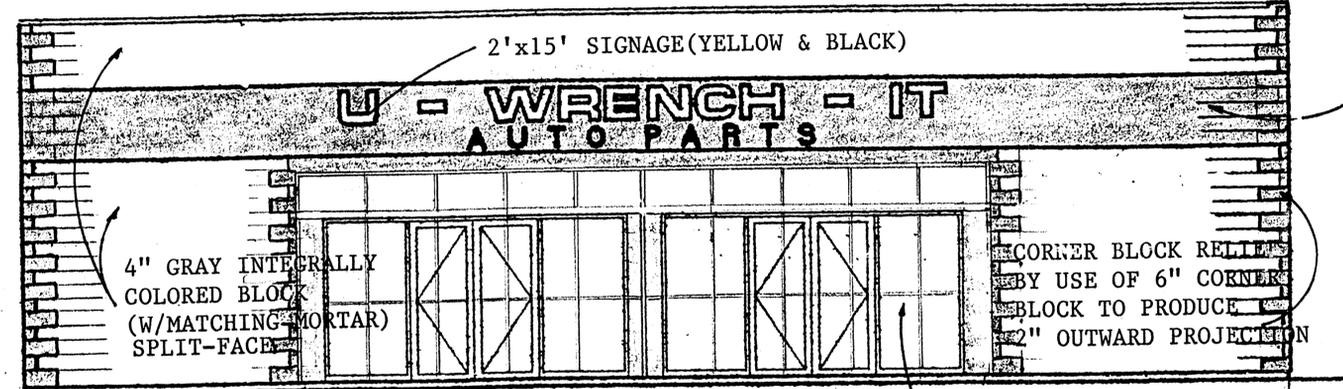
OWNER: U-WRENCH-IT, AURORA PROPERTIES, L.P. 33 RD AVE. & HOME ST. AURORA, COLORADO SALES BUILDING	JAN. 1998	DESIGNED	WB	REVISIONS
	DATE	DRAWN	WB	
	DRAWING NO.	CHECKED		
	OF DRAWINGS	APPROVED		

GENERAL CONTRACTOR:
ANDERSON'S SALES & SALVAGE
(CONSTRUCTION DIVISION)
1490 E. 8 TH STREET GREELEY, COLORADO

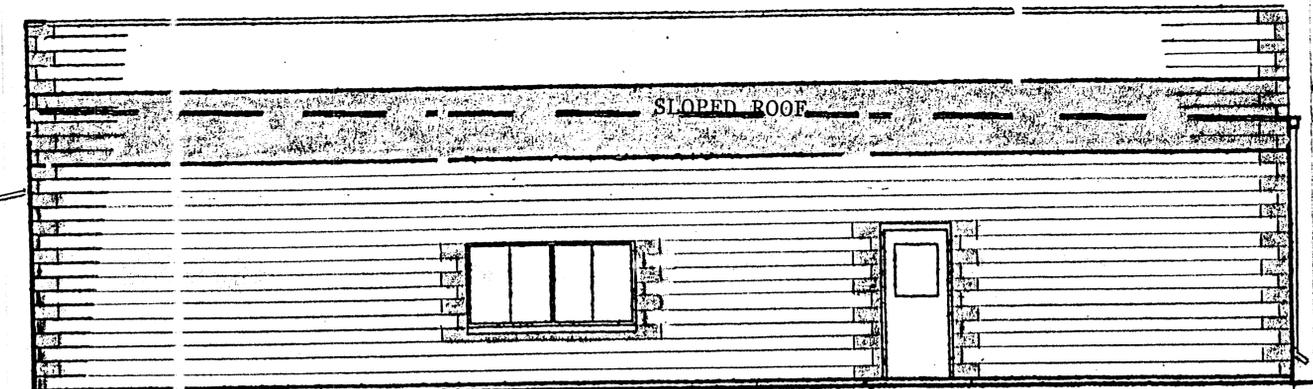
4" RED INTEGRALLY COLORED BLOCK
SMOOTH FACE (W/MATCHING MORTAR)
(5 COURSES ONLY)



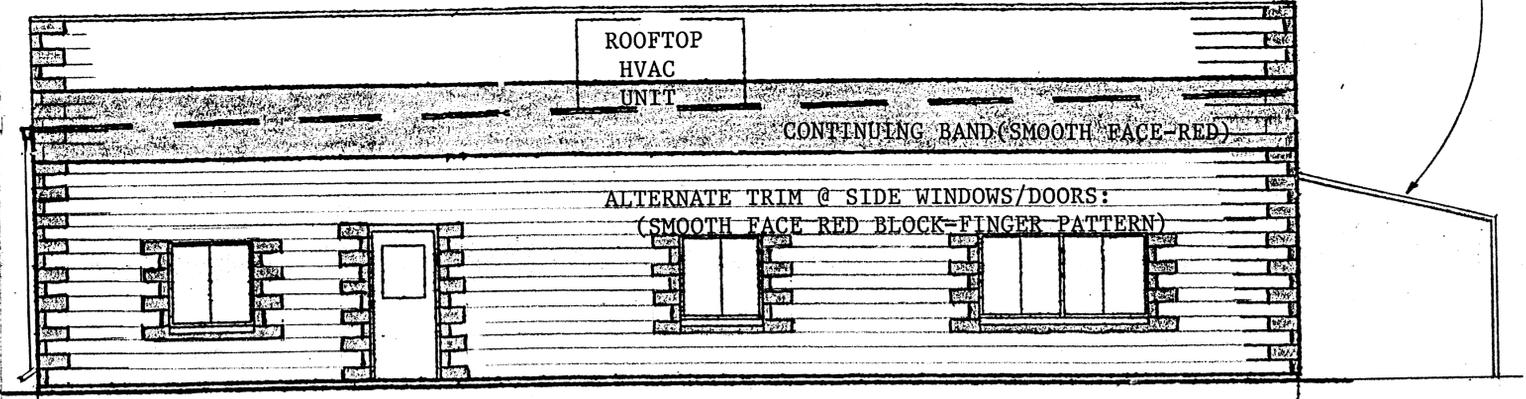
SOUTH ELEVATION



NORTH ELEVATION



WEST ELEVATION



EAST ELEVATION

GLASS/ALUM. FRAMED PORTICO
SLOPED TOP-OPEN ENDS
HGT. 9'-7"@BLDG/7'-10"@GUTTER
VERTICAL PANELS@9'-7"OUT

4" GRAY INTEGRALLY
COLORED BLOCK
(W/MATCHING MORTAR)
SPLIT-FACE

CORNER BLOCK RELIEF
BY USE OF 6" CORNER
BLOCK TO PRODUCE
2" OUTWARD PROJECTION

2'x15' SIGNAGE (YELLOW & BLACK)

ROOFTOP
HVAC
UNIT

CONTINUING BAND (SMOOTH FACE-RED)

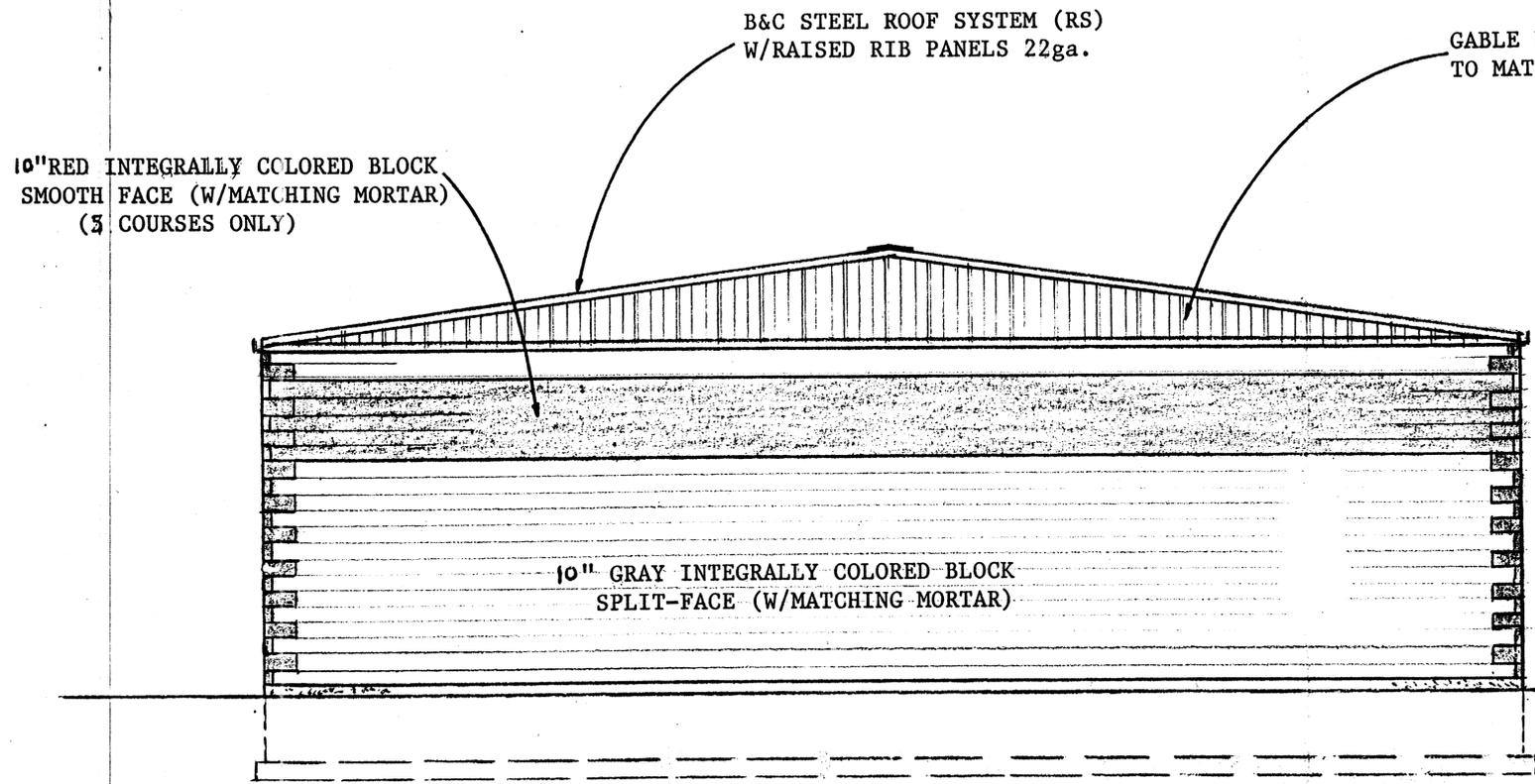
ALTERNATE TRIM @ SIDE WINDOWS/DOORS:
(SMOOTH FACE RED BLOCK-FINGER PATTERN)

6 ADD 3 20' TALL COMMUNICATION POLES
W/ CONTROLLER/POWER SOURCE
REGULATING & MONITORING EQUIPMENT

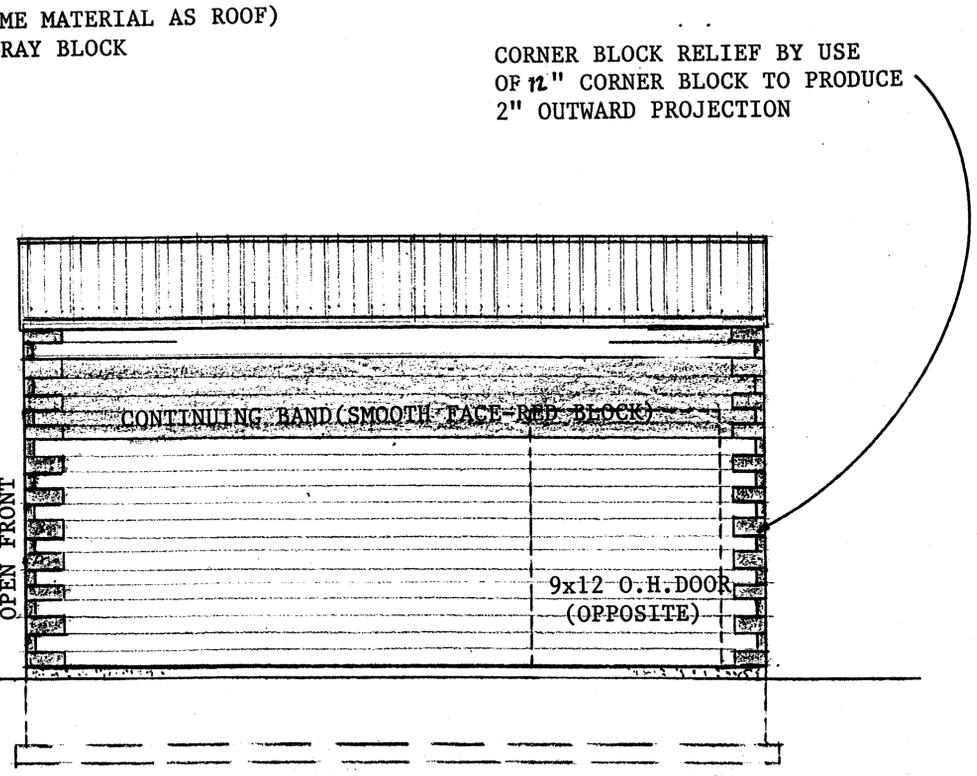
4 OF 6
U-WRENCH-IT 97-6024-1

U-WRENCH-IT 97-6024-1

OWNER: U-WRENCH-IT, AURORA PROPERTIES, L.P. 33 RD AVE. & HOME ST. AURORA, COLORADO	JAN 1998	DESIGNED	WB	REVISIONS		GENERAL CONTRACTOR: ANDERSON'S SALES & SALVAGE (CONSTRUCTION DIVISION) 1400 E. 8 TH STREET GREELEY, COLORADO
	DATE	DRAWN	WB			
FLUIDS RECOVERY BUILDING	DRAWING NO.	CHECKED	WB			
	OF DRAWINGS	APPROVED				



EAST ELEVATION



SOUTH ELEVATION (NORTH ELEVATION SAME)

10" RED INTEGRALLY COLORED BLOCK
SMOOTH FACE (W/MATCHING MORTAR)
(3 COURSES ONLY)

B&C STEEL ROOF SYSTEM (RS)
W/RAISED RIB PANELS 22ga.

GABLE END PANELS (SAME MATERIAL AS ROOF)
TO MATCH COLOR OF GRAY BLOCK

CORNER BLOCK RELIEF BY USE
OF 1 1/2" CORNER BLOCK TO PRODUCE
2" OUTWARD PROJECTION

10" GRAY INTEGRALLY COLORED BLOCK
SPLIT-FACE (W/MATCHING MORTAR)

CONTINUING BAND (SMOOTH FACE RED BLOCK)

9x12 O.H. DOOR
(OPPOSITE)

6
ADD 3 20' TALL COMMUNICATION POLES
W/ CONTROLLER/POWER SOURCE
REGULATING & MONITORING EQUIPMENT

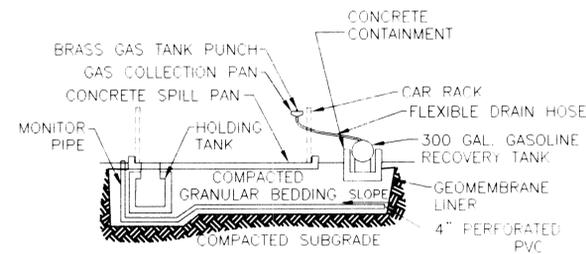
5 of 6
U-WRENCH-IT 97-6024-1

U-WRENCH-IT 97-6024-1

U-WRENCH-IT FLUIDS MANAGEMENT PLAN

VEHICLE HANDLING

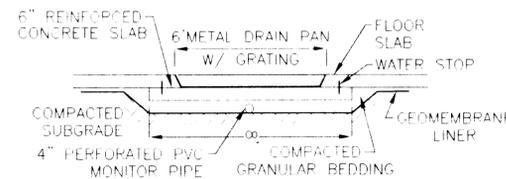
1. All vehicles are drained of fluids before being set out for parts.
2. Vehicles are set on hydraulic lift over drain pan in fluids drain building.
3. The oil pan and transmission sump are punctured, all hoses and break lines are cut and rear axle plugs removed. All fluid reservoirs under the hood are pumped out. The drain pan is drained by pump into the oil/antifreeze separator tank. The hydraulic lift can tilt the vehicle to insure complete draining. All holes are plug with rubber stoppers and cut lines are sealed to prevent any remnant fluid discharge. Batteries are removed and tested. Good batteries are taken into the sales building and the others are sold to recycling services.
4. Vehicles are then placed on gas tank punch rack outside of the building. A brass punch is used to preclude sparks and the gas is collected in an integral funnel and drained to a separate gas holding tank.
5. At this point, the vehicle is virtually fluid free. It is moved to a holding area and when a sufficient number are ready they are set out in the parting out area. Each vehicle is set up on stands with sufficient space on all sides for clear, safe access. Customers enter the sales office, get verification that the vehicle they need is available and using their own tools, remove the wanted part(s). No torches are allowed on site and all tool boxes are examined before the customer is allowed to proceed.
6. Vehicles remain in the parting out area for 30 to 45 days. They are then moved to the crusher holding area. When enough cars are ready, at least a flat bed truck load, they are crushed, loaded and taken to a scrap metal recycling yard for processing.



NOTE: RECOVERY TANK DRAINED BY AIR PUMP

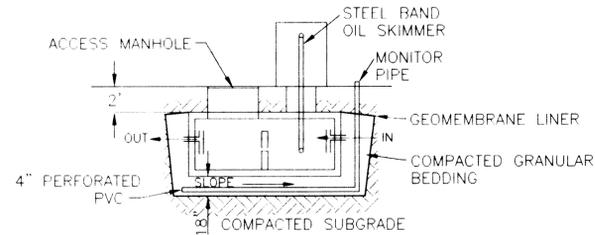
1 GAS TANK PUNCH RACK

NO SCALE



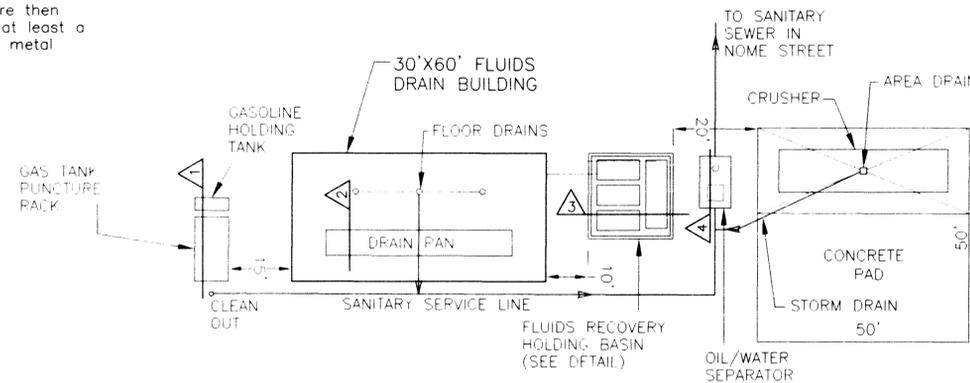
2 FLUIDS DRAIN PAN

NO SCALE

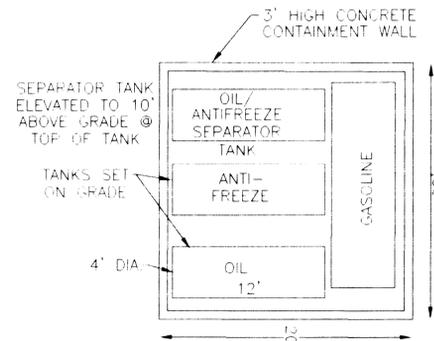


4 OIL/WATER SEPARATOR

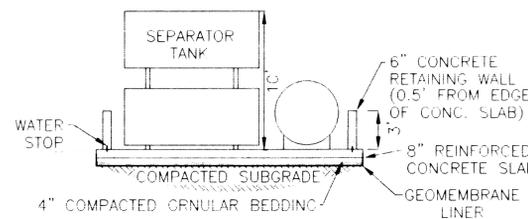
NO SCALE



FLUIDS RECOVERY SYSTEM



FLUIDS RECOVERY HOLDING BASIN



3 HOLDING BASIN SECTION

NO SCALE



ADD 3 20' TALL COMMUNICATION POLES
W/ CONTROLLER/POWER SOURCE
REGULATING & MONITORING EQUIPMENT

SPILL PROTECTION

1. Each of the drain facilities is protected from inadvertent spills by containment facilities.
2. The drain pan in the drain building is set on a concrete slab with the concrete floor of the building poured around the pan and sloped toward it. The support slab is joined to the floor slab with water stops to prevent any leaks from the pan migrating between the two slabs. There is an area between the two separate pans where the top of the support slab can be seen. If one of the metal drain pans begins to leak, it will be seen in this area. A drain pipe from this area is connected to the collection system that passes through the oil/water separator.

Underlying the entire drain pan area is a layer of granular fill over a geomembrane. A perforated monitor pipe runs the length of the pan area and rises near one of the walls of the drain building. This pipe is sampled periodically to check for any contaminants that might have somehow gotten through the pan and the sealed concrete slab undetected. This containment and monitoring system is typical of all of the fluids handling facilities.

3. The gas tank punch pad is similarly isolated for any spills. A concrete spill pan lies under the vehicle on the rack. If the funnel does not catch all of the gas, it will spill on the concrete and most likely evaporate away. A concrete holding tank is provided at the low end of the pan to collect any runoff. The holding tank is not connected directly to the underground sewer line. The sewer has a clean out located near the holding tank and whatever collects in the tank can be pumped into the sewer. However, no gasoline will be put into the sewer to prevent any possible exposure to explosions. Indeed, this is why the gas draining is performed outside of the fluids drain building. This is a smaller chance for explosions to occur in an unconfined area and there will be less damage if one does somehow happen.

The small storage tank at this location is isolated within its own concrete containment basin. The gas is pumped from here into the main holding tank on the other side of the drain building. This limits the amount of fuel in the immediate vicinity of the punch operation. The piping between the tanks is all above ground for easy observation. Underlying this whole area is the geomembrane-monitoring pipe system.

4. The fluids recovery holding basin is a twenty foot square concrete pad with a three foot high containment wall with water stops installed between the wall and the slab. The slab is underlain by granular bedding and geomembrane but does not have a monitoring capacity. This reflects the open nature of this basin and the fact that any material spills will be manually cleaned before they can migrate out. Again, this open, accessible facility is easily monitored while providing protection from spills.

5. One of the last lines of defense is the oil/water separator that collects all contaminated surface water. The floor drains in the drain building drain through it as does the spill pipe from the drain pan and the area drain set under the car crusher. Any storm drainage from this isolated pad will be passed through the separator to keep any small debris from the crusher being washed off site.

One interesting feature of the separator is the steel band oil skimmer. It is activated by a float, with the hydrocarbons sticking to the metal band and being squeezed into a small tank and then pumped into the oil/antifreeze separator tank. Again, this oil/water separator tank is underlain by the granular fill, geomembrane and monitoring pipe.

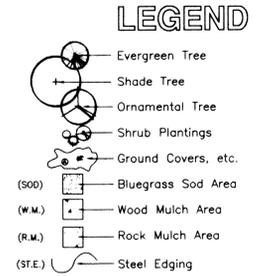
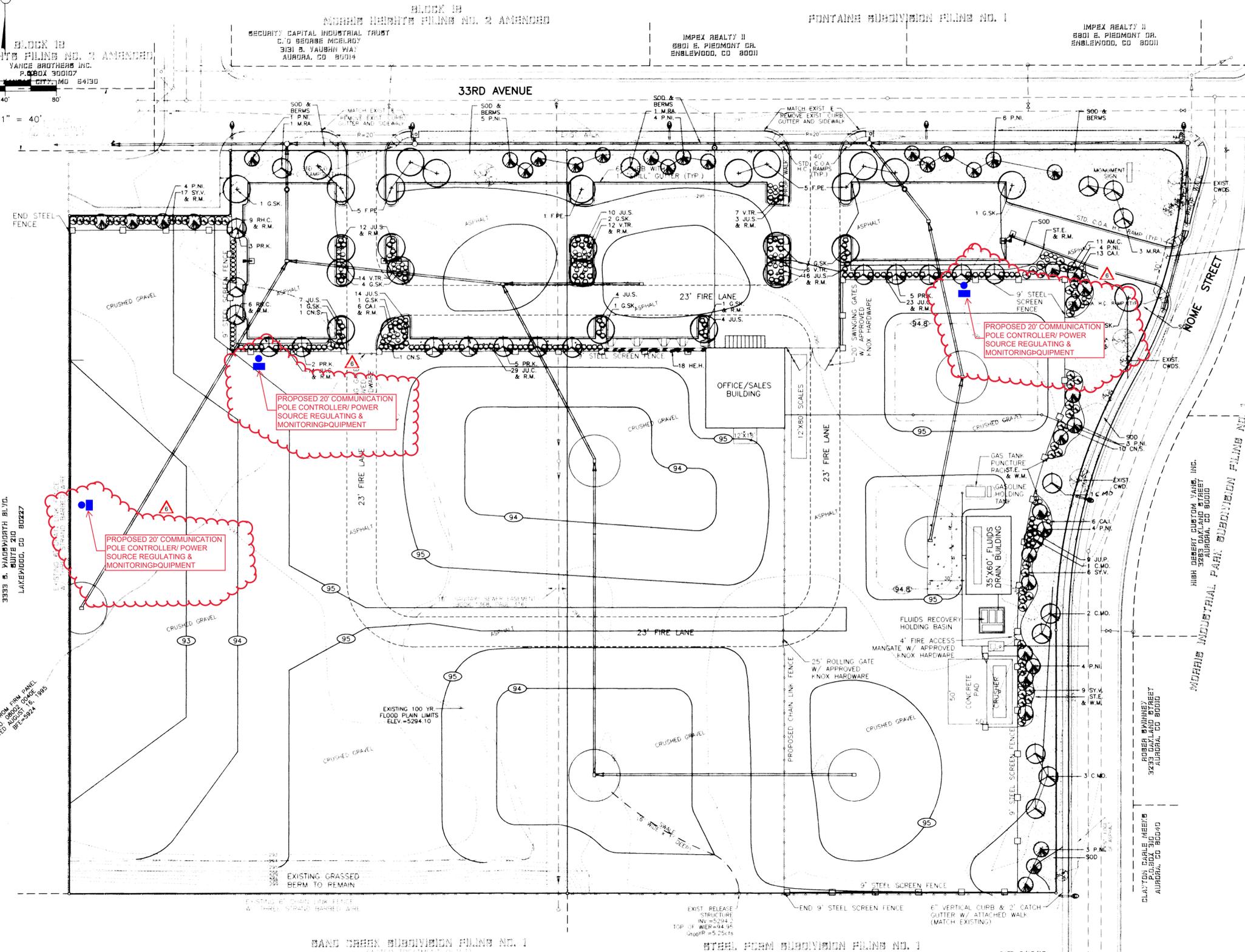
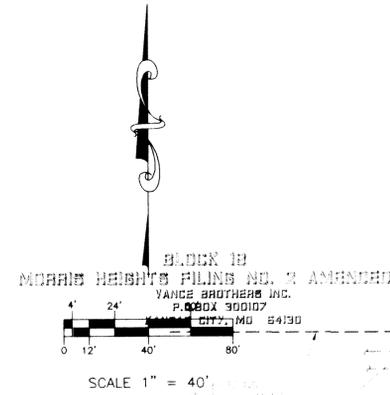
FLUIDS HANDLING

1. The combined fluids from the drain pan are pumped into the oil/antifreeze separator tank. The hose is exposed for easy inspection to check for leaks.
2. The lighter fluids are drained off the bottom of the separator tank and then the oil is drained into the oil holding tank. Recyclers come and take the oil and the antifreeze mixture for purification and resale.
3. The gasoline is drained from the gas tanks into a separate gas holding tank. It is then air pumped into the larger storage tank, again by means of above ground hosing. Gasoline is used on site, given to the truck drivers and employees.

U-WRENCH-IT LANDSCAPE PLAN

LOT 1, BLOCK 1, NOME SUBDIVISION FILING NO. 1 AND LOT 2, BLOCK 1, C & M SUBDIVISION FILING NO. 1

CITY OF AURORA, ADAMS COUNTY, COLORADO
SHEET 1 OF 1



PLANT LIST

KEY	PLANT NAME	SIZE & REMARKS
TREES:		
C.M.O.	Crataegus mollis - Downy Hawthorn	2.0' Cal; B&B
F.P.E.	Fraxinus pennsylvanica - Green Ash	2.5' Cal; B&B
G.S.K.	Quercus x Skyline - Skyline Honeylocust	2.5' Cal; B&B
M.R.A.	Malus x 'Radiant' - Radiant Crabapple	2.0' Cal; B&B
P.N.I.	Prunus nigra - Austrian Pine	6' Ht; B&B
PR.K.	Prunus nigra 'P.K.' - Princess Kay Plum	2.0' Cal; B&B
SHRUBS:		
AM.C.	Amelanchier canadensis - Shadblow Serviceberry	#5 Cont; 3'-4" Ht.
CALL.	Caryopteris x clandestina - Blumiet Spiraea	#5 Cont; 2'-3' Ht.
CNS.	Cornus sericea colo. - Colo. Redtwig Dogwood	#5 Cont; 2'-3' Ht.
J.U.C.	Juniperus chin. 'Sea Green' - Sea Green Juniper	#5 Cont; 18"-24" Ht.
J.U.P.	Juniperus chin. 'Pfitzer, Glauca' - Blue Pfitzer	#5 Cont; 24"-30" Spr.
J.U.S.	Juniperus robinia 'Standard' - Standard Juniper	#5 Cont; 18"-24" Spr.
R.H.C.	Rhamnus fran. 'Column' - Columnar Buckthorn	#5 Cont; 3'-4" Ht.
S.Y.V.	Syringa vulgaris - Common Purple Lilac	#5 Cont; 3'-4" Ht.
V.T.R.	Viburnum tri. 'Comp.' - Comp. Euro. High. Cranb.	#5 Cont; 18"-24" Ht.
GROUNDCOVERS, PERENNIALS, ETC.:		
HE.H.	Hemerocallis x 'Hyperion' - Yellow Daylily	#1 Cont; 6"-12" Ht.
LANDSCAPE MATERIALS:		
R.M.	Rock Mulched Area - 3" layer of 1.5" dia. river rock over weed barrier.	
SOD	Bluegrass Sod - bluegrass sod mix, including soil prep and fine grading.	
S.T.E.	Steel Edging - 6x1/8" sized steel strap, bolted at the joints.	
W.M.	Wood Mulch - 3" thick layer of shredded cedar mulch.	

NOTE: The Contractor shall be responsible for plant quantities shown and noted on the plan drawings.

- ### GENERAL NOTES:
- See architectural/engineered drawings for grading and site improvement construction information.
 - The developer, his successor, or assignee shall be responsible for installation, maintenance and replacement of all landscaping materials shown or indicated on the approved site plan and landscape plan on file in the Planning Department. All landscaping will be installed as delineated on the plans prior to issuance of certificate of occupancy.
 - All utility easements shall remain unobstructed and fully accessible along their entire length for maintenance equipment.
 - An automatic irrigation system, meeting local requirements, shall be designed and installed providing adequate irrigation coverage to proposed landscaped areas. System shall consist of pop-up spray heads covering turf areas, and shrub spray heads (or drip irrigation) for mulched planting beds. Irrigation zoning and controller selection shall separate mulched planting beds from turf areas.
 - Parking areas and drive aisles shall be asphalt paved. Curbs, gutters, and sidewalks shall be constructed of concrete. See architectural/engineered drawings for additional information.
 - See Landscape Specifications for soil preparation information.
 - If the Contractor wishes to use equivalent materials other than those specified, the Contractor must first receive written approval from the Architect prior to bidding.
 - The Contractor shall be responsible for field verifying dimensions, grades, existing site conditions, etc. prior to bidding. Plan discrepancies shall be brought to the attention of the Architect.
 - The Contractor shall be responsible for furnishing materials, labor, equipment, and services (incl. permits, taxes, etc.) necessary and reasonably incidental to carry out specified work.
 - All existing trees shown on this plan shall be protected and are to remain in place.
 - Prior to any planting operation, the area to be planted is to be prepared with 5 cubic yards of organic material per 1000 square feet of area, rotted to a minimum of 6" deep.

MICHAEL I. STAHL INC.
LANDSCAPE ARCHITECT
8700 East Union Avenue
Denver, Colorado 80237
Ph. (303) 779-6601



**ADD 3 20' TALL COMMUNICATION POLES
W/ CONTROLLER/POWER SOURCE
REGULATING & MONITORING EQUIPMENT**

DATE: 3/17/97

LOT 1, BLOCK 1
 C&M SUBDIVISION FILING NO. 1
 C&M READY MIX LTD.
 C/O CHAMBERS AMERICA INC.
 3333 S. QUINCY ST. SUITE 210
 LAKEWOOD, CO 80227

SITE PLAN FOR PAVED
 DRIVE AND SIDEWALKS
 DATED AUGUST 16, 1995
 BY: [Signature]

SAND CREEK SUBDIVISION FILING NO. 1
 (WATER TREATMENT PLANT)

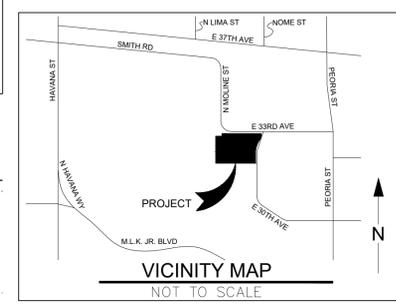
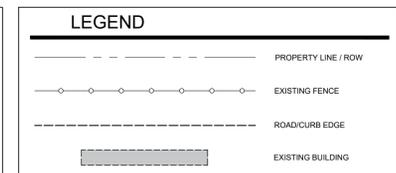
STEEL FORM SUBDIVISION FILING NO. 1

CITY OF AURORA

PROPERTY OWNER
 THIRTY-THIRD AVENUE LLC
 6 RUE CHAMONIX
 NEWPORT BEACH, CA 92660

PROJECT DATA PROJECT DATA
 APN: R0093905 APN: R0093906
 ZONING: I-2 ZONING: I-2
 ACRES: 4.93 ACRES: 5.35

SITE PLAN
REQUEST TO AUTHORIZE A
COMMUNICATION POLE FOR:
LKQ PICK YOUR PART
11602 E 33RD AVE
AURORA, CO 80010



#	DATE / DESCRIPTION

NOTES

DISCLAIMER:
 POLE LOCATIONS MAY SLIGHTLY DEVIATE FROM SITE PLAN DUE TO ON-SITE CONDITIONS

STORM DRAIN:
 NO STORM DRAIN IS BEING PROPOSED AS PART OF THIS PROJECT

NOTE:
 ALL CROSSINGS OR ENCROACHMENTS INTO EASEMENTS AND RIGHT-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.



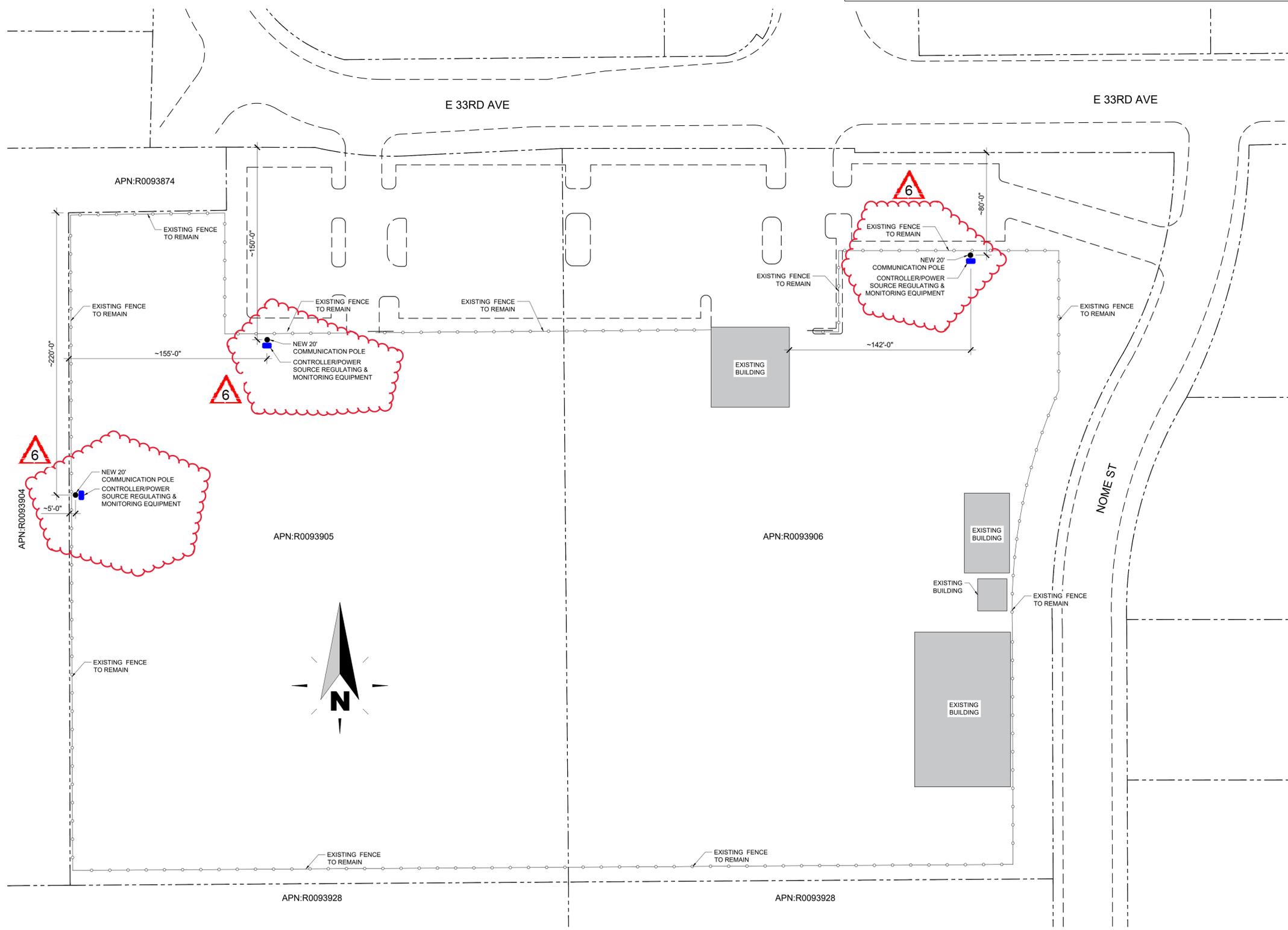
PROJECT:
LKQ PICK YOUR PART
11602 E 33RD AVE
AURORA, CO 80010

SHEET TITLE: SITE PLAN

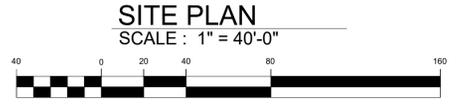
APPLICANT: AMAROK
 550 ASSEMBLY ST 5TH FL
 COLUMBIA SC 29201
 803-404-6189

DATE: 3/26/2024
 DRAWN BY: RLR
 SCALE: SEE PLAN

SHEET
C1
 of 2



*PROPOSED LOCATION OF ELECTRONICS ONLY, SUBJECT TO CHANGE BASED ON SITE CONDITIONS.



6
 ADD 3 20' TALL COMMUNICATION POLES
 W/ CONTROLLER/POWER SOURCE
 REGULATING & MONITORING EQUIPMENT

LAY DOWN POLE (2 SOLAR PANELS & 3 ENCLOSURES)



CONSTRUCTION NOTES:

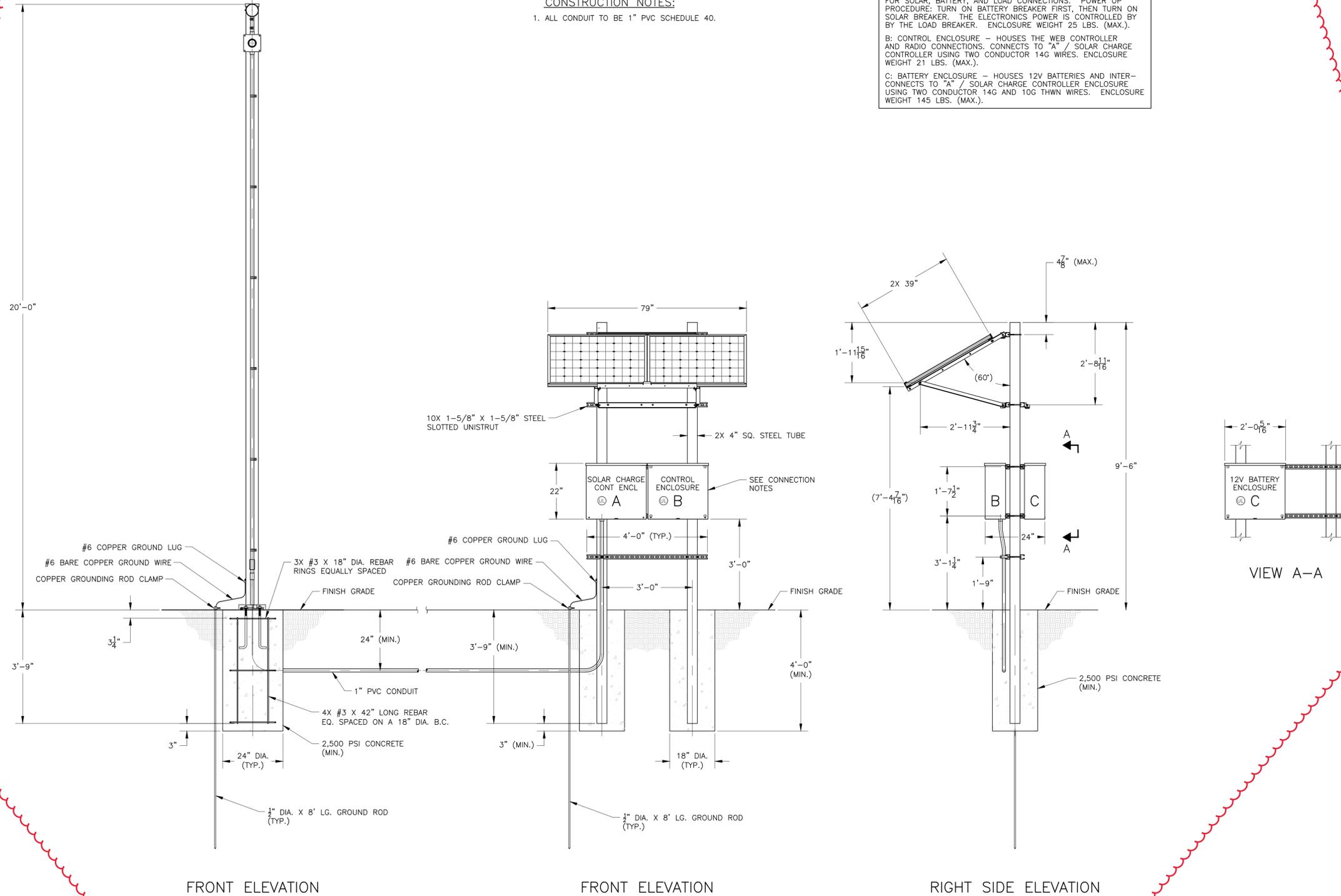
1. ALL CONDUIT TO BE 1" PVC SCHEDULE 40.

CONNECTION NOTES:

A: SOLAR CHARGE CONTROLLER ENCLOSURE - HOUSES POWER ELEMENTS FOR SOLAR CHARGE CONTROLLER AND DISCONNECTS FOR SOLAR, BATTERY, AND LOAD CONNECTIONS. POWER UP PROCEDURE: TURN ON BATTERY BREAKER FIRST, THEN TURN ON SOLAR BREAKER. THE ELECTRONICS POWER IS CONTROLLED BY THE LOAD BREAKER. ENCLOSURE WEIGHT 25 LBS. (MAX.).

B: CONTROL ENCLOSURE - HOUSES THE WEB CONTROLLER AND RADIO CONNECTIONS. CONNECTS TO "A" / SOLAR CHARGE CONTROLLER USING TWO CONDUCTOR 14G WIRES. ENCLOSURE WEIGHT 21 LBS. (MAX.).

C: BATTERY ENCLOSURE - HOUSES 12V BATTERIES AND INTERCONNECTS TO "A" / SOLAR CHARGE CONTROLLER ENCLOSURE USING TWO CONDUCTOR 14G AND 10G THWN WIRES. ENCLOSURE WEIGHT 145 LBS. (MAX.).



FRONT ELEVATION

FRONT ELEVATION

RIGHT SIDE ELEVATION

VIEW A-A



ADD 3 20' TALL COMMUNICATION POLES
W/ CONTROLLER/POWER SOURCE
REGULATING & MONITORING EQUIPMENT



PROJECT:
LQK PICK YOUR PART
11602 E 33RD AVE
AURORA, CO 80010

SHEET TITLE: TYPICAL DETAILS

APPLICANT: AMAROK
550 ASSEMBLY ST 5TH FL
COLUMBIA SC 29201
803-404-6189

DATE: 3/26/2024
DRAWN BY: RLR
SCALE: SEE PLAN

SHEET

C2

of 2