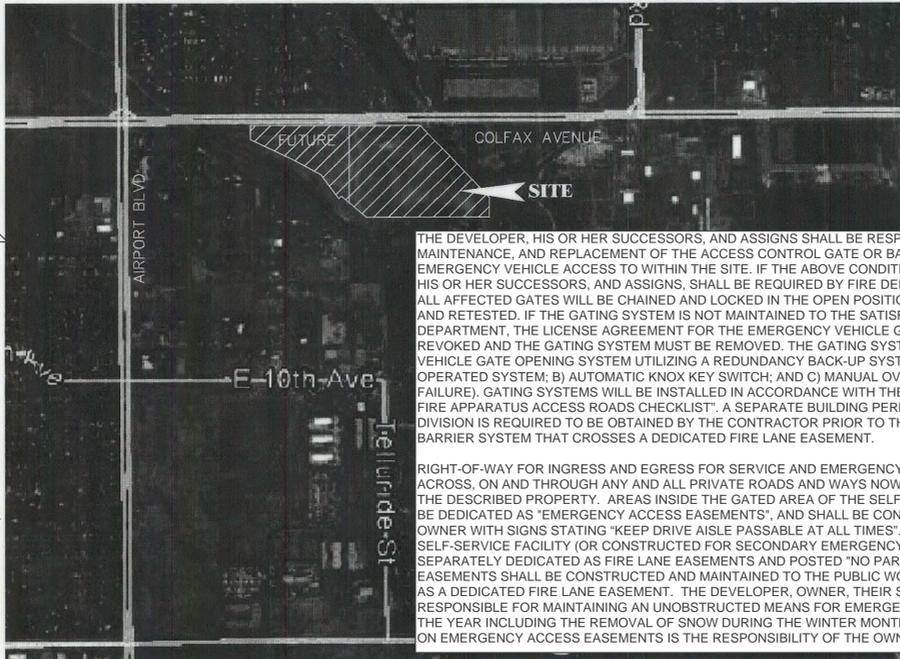


# COTTONWOOD STORAGE SITE PLAN

PORTIONS OF THE SW 1/4 OF SECTION 2 AND SE 1/4 OF SECTION 3,  
TOWNSHIP 3 SOUTH, RANGE 66 WEST, OF THE 6TH PRIME MERIDIAN,  
CITY OF AURORA, COUNTY OF ARAPAHOE, STATE OF COLORADO

Sheet Number	Sheet Title	
1	COVER SHEET	
2	GENERAL NOTES	
3	OVERALL SITE PLAN	SHEET 3a OVERALL SITE PLAN
4	SITE PLAN (1 OF 2)	SHEET 4a SITE PLAN
5	SITE PLAN (2 OF 2)	
6	STORAGE BUILDING SITE	SHEET 6a GRADING PLAN
7	GRADING AND UTILITIES PLAN (1 OF 2)	SHEET 7a UTILITY PLAN
8	GRADING AND UTILITIES PLAN (2 OF 2)	
9	OVERALL WATER PLAN	
10-9	LANDSCAPING COVER SHEET	
11-10	PLANTING SCHEDULE AND CHARTS	
12-11	LANDSCAPING PLAN (1 OF 3)	SHEET 11a LANDSCAPE PLAN
13-12	LANDSCAPING PLAN (2 OF 3)	
14-13	LANDSCAPING PLAN (3 OF 3)	
15-14	SITE DETAILS	SHEET 14 SECURITY GATE DETAIL ADDED
16-15	LANDSCAPE DETAILS	
17-16	TREE PROTECTION DETAILS	
18-17	LANDSCAPE PHASE PLAN	
19-18	EXTERIOR ELEVATIONS OFFICE/RESIDENCE	SHEET 18a EXTERIOR ELEVATIONS
20-19	EXTERIOR ELEVATIONS GARAGE	SHEET 19a EXTERIOR ELEVATIONS
21-20	EXTERIOR ELEVATIONS BUILDING A	
22-21	EXTERIOR ELEVATIONS BUILDING B, C, AND D	
23-22	EXTERIOR ELEVATIONS BUILDING E	
24-23	EXTERIOR ELEVATIONS BUILDING F	
25-24	EXTERIOR ELEVATIONS BUILDING G	
26-25	EXTERIOR ELEVATIONS BUILDING H	
27-26	EXTERIOR ELEVATIONS BUILDING I-M	
28-27	EXTERIOR ELEVATIONS BUILDING N	
29-28	EXTERIOR ELEVATIONS BUILDING O	
30-29	SITE DETAILS	
31-30	PHOTOMETRIC ANALYSIS	SHEET 30a SITE PHOTOMETRIC



THE DEVELOPER, HIS OR HER SUCCESSORS, AND ASSIGNS SHALL BE RESPONSIBLE FOR INSTALLATION, MAINTENANCE, AND REPLACEMENT OF THE ACCESS CONTROL GATE OR BARRIER SYSTEM TO ENSURE EMERGENCY VEHICLE ACCESS TO WITHIN THE SITE. IF THE ABOVE CONDITIONS ARE NOT MET, THE OWNERS, HIS OR HER SUCCESSORS, AND ASSIGNS, SHALL BE REQUIRED BY FIRE DEPARTMENT ORDER NOTICE THAT ALL AFFECTED GATES WILL BE CHAINED AND LOCKED IN THE OPEN POSITION UNTIL REPAIRED OR REPLACED, AND RETESTED. IF THE GATING SYSTEM IS NOT MAINTAINED TO THE SATISFACTION OF THE FIRE DEPARTMENT, THE LICENSE AGREEMENT FOR THE EMERGENCY VEHICLE GATE OPENING SYSTEM WILL BE REVOKED AND THE GATING SYSTEM MUST BE REMOVED. THE GATING SYSTEM WILL INCLUDE AN EMERGENCY VEHICLE GATE OPENING SYSTEM UTILIZING A REDUNDANCY BACK-UP SYSTEM THAT CONSISTS OF: A) SIREN OPERATED SYSTEM; B) AUTOMATIC KNOX KEY SWITCH; AND C) MANUAL OVERRIDE (IN THE EVENT OF SYSTEM FAILURE). GATING SYSTEMS WILL BE INSTALLED IN ACCORDANCE WITH THE "GATING SYSTEMS CROSSING FIRE APPARATUS ACCESS ROADS CHECKLIST". A SEPARATE BUILDING PERMIT THROUGH THE BUILDING DIVISION IS REQUIRED TO BE OBTAINED BY THE CONTRACTOR PRIOR TO THE INSTALLATION OF ANY GATING/BARRIER SYSTEM THAT CROSSES A DEDICATED FIRE LANE EASEMENT.

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. AREAS INSIDE THE GATED AREA OF THE SELF-SERVICE STORAGE FACILITY WILL BE DEDICATED AS "EMERGENCY ACCESS EASEMENTS", AND SHALL BE CONSPICUOUSLY POSTED BY THE OWNER WITH SIGNS STATING "KEEP DRIVE AISLE PASSABLE AT ALL TIMES". AREAS OUTSIDE THE GATED SELF-SERVICE FACILITY (OR CONSTRUCTED FOR SECONDARY EMERGENCY ACCESS ONLY) WILL BE SEPARATELY DEDICATED AS FIRE LANE EASEMENTS AND POSTED "NO PARKING-FIRE LANE". THESE EASEMENTS SHALL BE CONSTRUCTED AND MAINTAINED TO THE PUBLIC WORK DEPARTMENT'S STANDARDS AS A DEDICATED FIRE LANE EASEMENT. THE DEVELOPER, OWNER, THEIR SUCCESSORS AND ASSIGNS ARE RESPONSIBLE FOR MAINTAINING AN UNOBSTRUCTED MEANS FOR EMERGENCY ACCESS TO THROUGHOUT THE YEAR INCLUDING THE REMOVAL OF SNOW DURING THE WINTER MONTHS. THE MAINTENANCE OF PAVING ON EMERGENCY ACCESS EASEMENTS IS THE RESPONSIBILITY OF THE OWNER.

ITEM	PROPOSED SITE	FUTURE SITE
LAND AREA WITHIN PROPERTY LINES	1,218,000 S.F. (27.95 ACRES)	438,000 S.F. (10.05 ACRES)
GROSS FLOOR AREA	62,000 S.F.	TBD
NUMBER OF BUILDINGS	16 BUILDINGS	TBD
MAXIMUM HEIGHT OF BUILDINGS	26 FEET	TBD
TOTAL BUILDING COVERAGE	62,000 S.F. (1.4 ACRES) 5.1%	TBD
HARD SURFACE AREA	833,000 S.F. (19.13 ACRES) 68.4%	TBD
LANDSCAPE AREA	323,000 S.F. (7.42 ACRES) 26.5%	TBD
PRESENT ZONING CLASSIFICATION	APZ (Accidental Potential Zone)	APZ (Accidental Potential Zone) and MU-C (Mixed-Use Corridor)
PERMITTED MAXIMUM SIGN AREA	375 S.F.	TBD
PERMITTED NUMBER OF SIGNS	5	TBD
PROPOSED NUMBER OF SIGNS	1	TBD
BUILDING PARKING SPACES PROVIDED	8	TBD
HANDICAP SPACES REQUIRED	1 VAN ACCESSIBLE HANDICAP SPACE	TBD
HANDICAP SPACES PROVIDED	1 VAN ACCESSIBLE HANDICAP SPACE	TBD
BICYCLE PARKING	4	TBD
BUILDING OCCUPANCIES	IBC S-1	TBD
BUILDING CONSTRUCTION TYPE	IBC TYPE II-B	TBD
BUILDING STORIES	1 AND 2	TBD
STORAGE UNITS	320-330	TBD
SPRINKLER SYSEM	NONE	TBD

### PROJECT TEAM

**LAND OWNER:**  
HR ACQUISITION PARTNERS, LLC  
CONTACT: RALPH WALKER  
PHONE: 303-905-4444

**ENGINEER:**  
J3 ENGINEERING CONSULTANTS  
6505 S. PARIS ST., STE. B  
CENTENNIAL, CO 80111  
PHONE: (303) 368-5601  
CONTACT: JASON MONFORTON, P.E.

**ARCHITECT/CLIENT:**  
HOVER ARCHITECTURE, PC  
8089 S. LINCOLN STREET, SUITE 201  
LITTLETON, CO 80122  
CONTACT: TROY KIRSCHMAN  
PHONE: (720) 773-2801

**SURVEYOR:**  
AZTEC CONSULTANTS, INC.  
300 EAST MINERAL AVE., STE. 1  
LITTLETON, CO 80122  
PHONE: (303) 713-1898  
FAX: (303) 713-1897  
CONTACT: ROB SNODGRASS, P.L.S.

**LANDSCAPE ARCHITECT:**  
PCS GROUP INC.  
200 KALAMATH  
DENVER, CO 80223  
CONTACT: JONAH WEISS  
PHONE: (303) 653-9772

### AGENCY LIST

**MUNICIPALITY:**  
CITY OF AURORA PUBLIC WORKS  
15151 E. ALAMEDA PKWY.  
AURORA, CO 80012  
PHONE: (303) 739-7000  
CONTACT: BILL MC CORMICK

**BUILDING DIVISION --  
FIRE/LIFE SAFETY:**  
CITY OF AURORA  
15151 E. ALAMEDA PKWY.  
AURORA, CO 80012  
PHONE: (303) 739-7447  
CONTACT: MIKE DEAN

**MUNICIPALITY:**  
CITY OF AURORA PLANNING  
DIVISION  
15151 E. ALAMEDA PKWY.  
AURORA, CO 80012  
PHONE: (303) 739-7000  
CONTACT: MINDY PARNES

**WATER AND SANITATION:**  
CITY OF AURORA  
15151 E. ALAMEDA PKWY.  
AURORA, CO 80012  
PHONE: (303) 739-7000  
CONTACT: VERN ADAMS

**ELECTRIC & GAS COMPANY:**  
XCEL ENERGY  
1123 W. 3RD AVE. STE 103  
DENVER, CO 80223  
PHONE: (303) 571-3927

### LEGAL DESCRIPTION:

LOTS 1 AND 2, BLOCK 1, COTTONWOODS MINI-STORAGE SUBDIVISION FILING NO. 1, IN THE CITY OF AURORA, COUNTY OF ARAPAHOE, STATE OF COLORADO, PER PLAT RECORDED AT RECEPTION NO. 2475956 IN THE OFFICE OF THE CLERK AND RECORDER OF SAID COUNTY TOGETHER WITH LOTS 1, 2 AND 3, BLOCK 1, COTTONWOOD INDUSTRIAL PARK SUBDIVISION FILING NO. 1, IN SAID CITY, COUNTY AND STATE, PER PLAT RECORDED AT RECEPTION NO. 2721278, IN SAID OFFICE OF THE CLERK AND RECORDER, LYING WITHIN THE NORTH HALF OF SECTION 4, TOWNSHIP 4 SOUTH, RANGE 66 WEST, SIXTH PRINCIPAL MERIDIAN, IN SAID CITY, COUNTY AND STATE, BEING MORE PARTICULARLY DESCRIBED AS FOLLOWS:

BEGINNING AT THE NORTHWEST CORNER OF SAID LOT 1, BLOCK 1, COTTONWOODS MINI-STORAGE SUBDIVISION FILING NO. 1;  
THENCE ALONG THE NORTHERLY BOUNDARY OF SAID LOT 1, BLOCK 1, NORTH 89°36'18" EAST, 320.00 FEET TO THE NORTHEAST CORNER OF SAID LOT 1, BLOCK 1;  
THENCE ALONG THE EASTERLY BOUNDARY OF SAID LOT 1, BLOCK 1, SOUTH 00°23'42" EAST, 47.00 FEET TO THE NORTHWEST CORNER OF SAID LOT 1, BLOCK 1, COTTONWOOD INDUSTRIAL PARK SUBDIVISION FILING NO. 1;  
THENCE ALONG THE NORTHERLY AND NORTHEASTERLY BOUNDARY OF SAID COTTONWOOD INDUSTRIAL PARK SUBDIVISION FILING NO. 1 THE FOLLOWING 4 COURSES:  
1. NORTH 89°36'18" EAST, 555.56 FEET;  
2. SOUTH 42°03'55" EAST, 645.39 FEET;  
3. SOUTH 52°07'25" EAST, 338.36 FEET;  
4. SOUTH 43°02'53" EAST, 262.99 FEET TO THE MOST EASTERLY CORNER OF SAID LOT 2, BLOCK 1,

COTTONWOOD INDUSTRIAL PARK SUBDIVISION FILING NO. 1 AND THE NORTHWESTERLY BOUNDARY OF THE B. HIGHLINE CANAL;  
THENCE ALONG THE SOUTHERLY BOUNDARY OF SAID COTTONWOOD INDUSTRIAL PARK SUBDIVISION FILING NO. 1, THE SOUTHERLY BOUNDARY OF SAID COTTONWOODS MINI-STORAGE SUBDIVISION FILING NO. 1 AND THE NORTHERLY BOUNDARY OF THE HIGHLINE CANAL THE FOLLOWING 14 COURSES:

- SOUTH 28°49'12" WEST, 61.05 FEET TO THE BEGINNING OF A NON-TANGENT CURVE CONCAVE NORTHWESTERLY HAVING A RADIUS OF 101.86 FEET, THE RADIUS POINT OF SAID CURVE BEARS NORTH 61°55'47" WEST;
- SOUTHWESTERLY ALONG SAID CURVE THROUGH A CENTRAL ANGLE OF 73°31'35", AN ARC LENGTH OF 130.72 FEET TO THE BEGINNING OF A NON-TANGENT CURVE CONCAVE NORTHERLY HAVING A RADIUS OF 1,071.12 FEET, THE RADIUS POINT OF SAID CURVE BEARS NORTH 11°36'02" EAST;
- WESTERLY ALONG SAID CURVE THROUGH A CENTRAL ANGLE OF 13°13'42", AN ARC LENGTH OF 247.30 FEET;
- NON-TANGENT TO SAID CURVE, NORTH 65°12'34" WEST, 118.75 FEET TO THE BEGINNING OF A NON-TANGENT CURVE CONCAVE SOUTHERLY HAVING A RADIUS OF 711.34 FEET, THE RADIUS POINT OF SAID CURVE BEARS SOUTH 24°45'33" WEST;
- WESTERLY ALONG SAID CURVE THROUGH A CENTRAL ANGLE OF 06°21'10", AN ARC LENGTH OF 78.87 FEET;
- NON TANGENT TO SAID CURVE, NORTH 71°12'33" WEST, 72.72 FEET TO THE BEGINNING OF A NON-TANGENT CURVE CONCAVE SOUTHERLY HAVING A RADIUS OF 361.53 FEET, THE RADIUS POINT OF SAID CURVE BEARS SOUTH 18°29'43" WEST;
- WESTERLY ALONG SAID CURVE THROUGH A CENTRAL ANGLE OF 61°27'37", AN ARC LENGTH OF 387.81 FEET;

- NON-TANGENT TO SAID CURVE, SOUTH 47°10'44" WEST, 34.67 FEET TO THE BEGINNING OF A NON-TANGENT CURVE CONCAVE NORTHWESTERLY HAVING A RADIUS OF 334.26 FEET, THE RADIUS POINT OF SAID CURVE BEARS NORTH 42°42'58" WEST;
- SOUTHWESTERLY ALONG SAID CURVE THROUGH A CENTRAL ANGLE OF 25°39'10", AN ARC LENGTH OF 149.66 FEET;
- NON-TANGENT TO SAID CURVE, SOUTH 73°38'46" WEST, 69.49 FEET TO THE BEGINNING OF A NON-TANGENT CURVE CONCAVE NORTHERLY HAVING A RADIUS OF 211.47 FEET, THE RADIUS POINT OF SAID CURVE BEARS NORTH 17°34'36" WEST;
- WESTERLY ALONG SAID CURVE THROUGH A CENTRAL ANGLE OF 27°07'13", AN ARC LENGTH OF 100.10 FEET;
- NON-TANGENT TO SAID CURVE, NORTH 79°32'59" WEST, 184.85 FEET TO THE BEGINNING OF A NON-TANGENT CURVE CONCAVE NORTHEASTERLY HAVING A RADIUS OF 365.74 FEET, THE RADIUS POINT OF SAID CURVE BEARS NORTH 09°40'58" EAST;
- NORTHWESTERLY ALONG SAID CURVE THROUGH A CENTRAL ANGLE OF 27°35'33", AN ARC LENGTH OF 176.13 FEET;
- NON-TANGENT TO SAID CURVE, NORTH 51°30'43" WEST, 131.08 FEET TO THE SOUTHWESTERLY CORNER OF SAID LOT 2, BLOCK 1, COTTONWOODS MINI-STORAGE SUBDIVISION FILING NO. 1;  
THENCE ALONG THE WESTERLY BOUNDARY OF SAID COTTONWOODS MINI-STORAGE SUBDIVISION FILING NO. 1, NORTH 00°22'09" WEST, 863.76 FEET TO THE POINT OF BEGINNING.

PARCEL CONTAINS A NET AREA OF 27.729 ACRES (1,207,894 SQ. FT.), MORE OR LESS.

### OWNER'S CERTIFICATE:

THIS SITE PLAN AND ANY AMENDMENTS HERETO, UPON APPROVAL BY THE CITY OF AURORA AND RECORDING, SHALL BE BINDING UPON THE APPLICANTS THEREFORE, THEIR SUCCESSORS AND ASSIGNS. THIS PLAN SHALL LIMIT AND CONTROL THE ISSUANCE AND VALIDITY OF ALL BUILDING PERMITS, AND SHALL RESTRICT AND LIMIT THE CONSTRUCTION, LOCATION, USE, OCCUPANCY, AND OPERATION OF ALL LAND AND STRUCTURES WITHIN THIS PLAN TO ALL CONDITIONS, REQUIREMENTS, LOCATIONS AND LIMITATIONS SET FORTH HEREIN. ABANDONMENT, WITHDRAWAL OR AMENDMENT OF THIS PLAN MAY BE PERMITTED ONLY UPON APPROVAL OF THE CITY OF AURORA.

IN WITNESS WHEREOF, HR Acquisitions Partners, LLC HAS CAUSED THESE PRESENTS TO BE EXECUTED THIS 10th DAY OF JUNE AD. 2019  
BY: Ralph Walker CORPORATE SEAL  
(PRINCIPALS OR OWNERS)

STATE OF COLORADO )  
COUNTY OF ARAPAHOE )SS

THE FOREGOING INSTRUMENT WAS ACKNOWLEDGED BEFORE ME THIS 10th DAY OF JUNE AD. 2019  
BY: Ralph L. Walker  
(PRINCIPALS OR OWNERS)

WITNESS MY HAND AND OFFICIAL SEAL NOTARY SEAL  
Mary Beth  
(NOTARY PUBLIC)

MY COMMISSION EXPIRES: 5/5/20 NOTARY BUSINESS ADDRESS:



### CITY OF AURORA APPROVALS:

CITY ATTORNEY: \_\_\_\_\_ DATE: 6/17/19  
PLANNING DIRECTOR: Ralph Walker DATE: 6-17-19  
PLANNING COMMISSION: Rahib Begum DATE: 6/13/19  
(CHAIRPERSON)  
CITY COUNCIL: NA DATE: N/A  
(MAYOR)  
ATTEST: NA DATE: N/A  
(CITY CLERK)  
DATABASE APPROVAL DATE: 8/9/17

### RECORDER'S CERTIFICATE:

ACCEPTED FOR FILING IN THE CLERK AND RECORDER OF

\_\_\_\_\_, COLORADO AT \_\_\_\_\_ O'CLOCK, \_\_\_\_ M,

THIS \_\_\_\_\_ DAY OF \_\_\_\_\_ AD. 20\_\_\_\_

CLERK AND RECORDER: \_\_\_\_\_

DEPUTY: \_\_\_\_\_

### AMENDMENTS:

TO BE USED FOR AMENDMENTS FOLLOWING APPROVAL OF THE SITE PLAN

AMENDMENT #1: MINOR AMENDMENT TO UPDATE SOME BUILDING ELEVATIONS AND TO REVISE INTERIOR LAYOUTS AND EXTERIOR DOOR COUNTS. APPROVED 3/20/20  
AMENDMENT #2: MINOR AMENDMENT TO MODIFY SITE LAYOUT TO REDESIGN THE OFFICE/RESIDENCE/GARAGE STRUCTURE TO AN OFFICE AND STORAGE UNITS.  
Minor amendment to add a stealth telecom facility to the site plan. See sheets R-1 through R-5.

No.	Date	Description
1	07/10/17	FINAL SUBMITTAL
2	06/01/17	3RD SUBMITTAL
3	04/19/17	2ND SUBMITTAL
4	04/19/17	1ST SUBMITTAL
5	01/14/16	SITE PLAN

Project Number: 141003  
Drawn By: DJH  
Designed By: DJH  
Checked By: JDM  
Street Number: 1

# COTTONWOOD STORAGE SITE PLAN

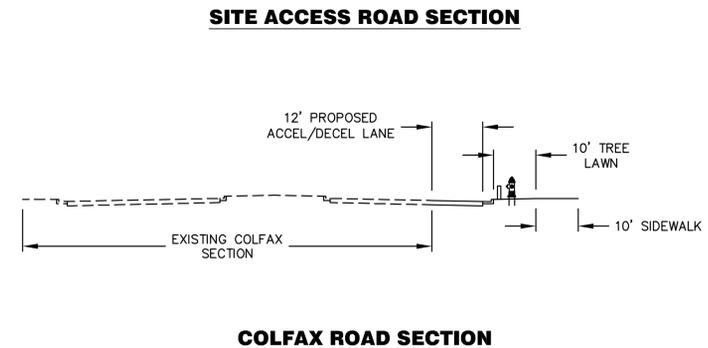
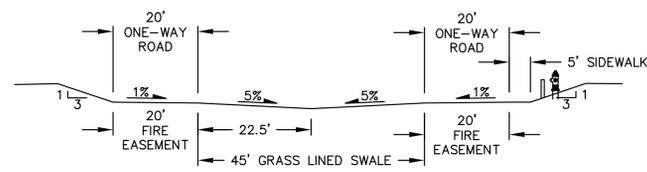
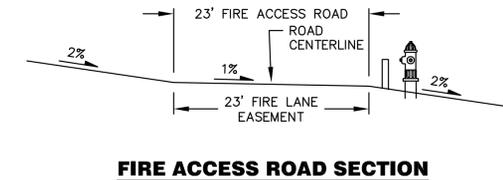
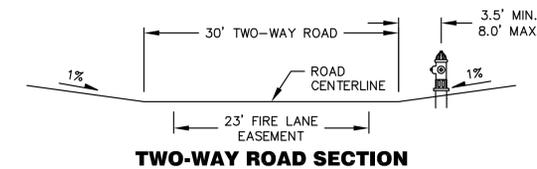
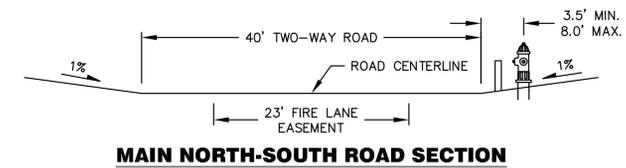
BEING A PORTION THE NORTH HALF OF SECTION 4  
TOWNSHIP 4 SOUTH, RANGE 66 WEST, SIXTH PRINCIPAL MERIDIAN  
CITY OF AURORA, COUNTY OF ARAPAHOE, STATE OF COLORADO

## SITE PLAN NOTES

- THE DEVELOPER, HIS SUCCESSORS AND ASSIGNS, INCLUDING THE HOMEOWNERS OR MERCHANTS ASSOCIATION, SHALL BE RESPONSIBLE FOR INSTALLATION, MAINTENANCE AND REPLACEMENT OF ALL FIRE LANE SIGNS AS REQUIRED BY THE CITY OF AURORA.
- ALL SIGNS SHALL BE IN ACCORDANCE WITH APPROVED SIGN PROGRAM.
- 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 ROUTE. THE ACCESSIBLE ROUTE MUST BE LOCATED WITHIN A SIDEWALK. NO SLOPE ALONG THIS ROUTE MAY EXCEED 1:20 WITHOUT PROVIDING A RAMP WITH A MAXIMUM SLOPE OF 1:12 AND HANDRAILS. CROSSWALKS ALONG THIS ROUTE SHALL BE WIDE ENOUGH TO WHOLLY CONTAIN THE CURB RAMP WITH A MINIMUM WIDTH OF 36" AND SHALL BE PAINTED WITH WHITE STRIPES. THE CITY OF AURORA ENFORCES HANDICAPPED ACCESSIBILITY REQUIREMENTS BASED ON THE 2015 INTERNATIONAL BUILDING CODE, CHAPTER 11, AND THE AMERICAN NATIONAL STANDARDS INSTITUTE (ICC/ANSI) A117-2009.
- THE APPLICANT HAS THE OBLIGATION TO COMPLY WITH ALL APPLICABLE REQUIREMENTS OF THE AMERICAN WITH DISABILITIES ACT.
- THE DEVELOPER, HIS SUCCESSORS AND ASSIGNS, SHALL BE RESPONSIBLE FOR INSTALLATION, MAINTENANCE AND REPLACEMENT OF ALL LANDSCAPING MATERIALS SHOWN OR INDICATED ON THE APPROVED SITE PLAN OR LANDSCAPE PLAN ON FILE IN THE PLANNING DEPARTMENT. ALL LANDSCAPING WILL BE INSTALLED PRIOR TO ISSUANCE OF CERTIFICATE OF OCCUPANCY.
- ALL CROSSINGS AND ENCROACHMENTS BY PRIVATE LANDSCAPE IRRIGATION SYSTEMS OR PRIVATE UTILITIES 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 THE 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 SYSTEMS OR PRIVATE UTILITIES.
- THE APPROVAL OF THIS DOCUMENT DOES NOT CONSTITUTE FINAL APPROVAL OF GRADING, DRAINAGE, UTILITY, PUBLIC IMPROVEMENTS AND BUILDING PLANS. CONSTRUCTION PLANS MUST BE REVIEWED AND APPROVED BY THE APPROPRIATE AGENCY PRIOR TO THE ISSUANCE OF BUILDING PERMITS.
- ALL BUILDING ADDRESS NUMBERS SHALL COMPLY WITH THE AURORA CITY CODE, ARTICLE VII-NUMBERING OF BUILDINGS.
- ALL ROOFTOP MECHANICAL EQUIPMENT AND VENTS GREATER THAN EIGHT (8) INCHES IN DIAMETER MUST BE SCREENED. SCREENING MAY BE DONE EITHER WITH AN EXTENDED PARAPET WALL OR A FREESTANDING SCREEN WALL. SCREENS SHALL BE AT LEAST AS HIGH AS THE EQUIPMENT THEY HIDE. IF EQUIPMENT IS VISIBLE BECAUSE SCREENS DON'T MEET THIS MINIMUM HEIGHT REQUIREMENT, THE DIRECTOR OF PLANNING MAY REQUIRE CONSTRUCTION MODIFICATIONS PRIOR TO THE ISSUANCE OF A PERMANENT CERTIFICATE OF OCCUPANCY.
- NOTWITHSTANDING ANY SURFACE IMPROVEMENTS, LANDSCAPING, PLANTING OR CHANGES SHOWN IN THESE SITE OR CONSTRUCTION PLANS, OR ACTUALLY CONSTRUCTED OR PUT IN PLACE, ALL UTILITY EASEMENTS MUST REMAIN UNOBSTRUCTED AND FULLY ACCESSIBLE ALONG THEIR ENTIRE LENGTH TO ALLOW FOR ADEQUATE MAINTENANCE EQUIPMENT. ADDITIONALLY, NO INSTALLATION, PLANTING, CHANGE IN THE SURFACE, ETC., SHALL INTERFERE WITH THE OPERATION OF THE UTILITY LINES PLACED WITHIN THE EASEMENT. BY SUBMITTING THESE SITE OR CONSTRUCTION PLANS FOR APPROVAL, THE LANDOWNER RECOGNIZES AND ACCEPTS THE TERMS, CONDITIONS AND REQUIREMENTS OF THIS NOTE.
- FINAL GRADE SHALL BE AT LEAST SIX (6) INCHES BELOW ANY EXTERIOR WOOD SIDING ON THE PREMISES.
- ALL INTERESTED PARTIES ARE HEREBY ALERTED THAT THIS SITE PLAN IS SUBJECT TO ADMINISTRATIVE CHANGES AND AS SHOWN ON THE ORIGINAL SITE PLAN ON FILE IN THE AURORA CITY PLANNING OFFICE AT THE MUNICIPAL BUILDING. A COPY OF THE OFFICIAL CURRENT PLAN MAY BE PURCHASED THERE. LIKEWISE, SITE PLANS ARE REQUIRED TO AGREE WITH THE APPROVED SUBDIVISION PLAT OF RECORD AT THE TIME OF A BUILDING PERMIT; AND IF NOT, MUST BE AMENDED TO AGREE WITH THE PLAT AS NEEDED, OR VICE VERSA.
- ERRORS IN APPROVED SITE PLANS RESULTING FROM COMPUTATIONS OR INCONSISTENCIES IN THE DRAWINGS MADE BY THE APPLICANT ARE THE RESPONSIBILITY OF THE PROPERTY OWNER OF RECORD. WHERE FOUND, THE CURRENT MINIMUM CODE REQUIREMENTS WILL APPLY AT THE TIME OF BUILDING PERMIT. PLEASE BE SURE THAT ALL PLAN COMPUTATIONS ARE CORRECT.
- ALL REPRESENTATIONS AND COMMITMENTS MADE BY APPLICANTS AND PROPERTY OWNERS AT PUBLIC HEARINGS REGARDING THIS PLAN ARE BINDING UPON THE APPLICANT, PROPERTY OWNER, AND ITS HEIRS, SUCCESSORS, AND ASSIGNS.
- ARCHITECTURAL FEATURES, SUCH AS BAY WINDOWS, FIREPLACES, ROOF OVERHANGS, GUTTERS, EAVES, FOUNDATIONS, FOOTINGS, CANTILEVERED WALLS, ETC, ARE NOT ALLOWED TO ENCR OACH INTO ANY EASEMENT OR FIRE LANE.
- THE DEVELOPER, HIS OR HER SUCCESSORS, AND ASSIGNS SHALL BE RESPONSIBLE FOR INSTALLATION, MAINTENANCE, AND REPLACEMENT OF THE ACCESS CONTROL GATE OR BARRIER SYSTEM TO ENSURE EMERGENCY VEHICLE ACCESS TO WITHIN THE SITE. IF THE ABOVE CONDITIONS ARE NOT MET, THE OWNERS, HIS OR HER SUCCESSORS, AND ASSIGNS,

SHALL BE REQUIRED BY FIRE DEPARTMENT ORDER NOTICE THAT ALL AFFECTED GATES WILL BE CHAINED AND LOCKED IN THE OPEN POSITION UNTIL REPAIRED OR REPLACED, AND RETESTED, IF THE GATING SYSTEM IS NOT MAINTAINED TO THE SATISFACTION OF THE FIRE DEPARTMENT, THE LICENSE AGREEMENT FOR THE EMERGENCY VEHICLE GATE OPENING SYSTEM WILL BE REVOKED AND THE GATING SYSTEM MUST BE REMOVED. THE GATING SYSTEM WILL INCLUDE AN EMERGENCY VEHICLE GATE OPENING SYSTEM UTILIZING A REDUNDANCY BACK-UP SYSTEM THAT CONSISTS OF: A) SIREN OPERATED SYSTEM; B) AUTOMATIC KNOX KEY SWITCH; AND C) MANUAL OVERRIDE (IN THE EVENT OF SYSTEM FAILURE). GATING SYSTEMS WILL BE INSTALLED IN ACCORDANCE WITH THE GATING SYSTEMS CROSSING FIRE APPARATUS ACCESS ROADS CHECKLIST. A SEPARATE BUILDING PERMIT THROUGH THE BUILDING DIVISION IS REQUIRED TO BE OBTAINED BY THE CONTRACTOR PRIOR TO THE INSTALLATION OF ANY GATING/BARRIER SYSTEM THAT CROSSES A DEDICATED FIRE LANE EASEMENT.

- ATTENTION BUILDING DIVISION: PER ARTICLE XI, C.O.A. BUILDING AND ZONING CODE, SECTION 22-425 THROUGH 22-434, AN ACOUSTIC ANALYSIS, PREPARED BY AN ACOUSTIC EXPERT THAT WILL IDENTIFY BUILDING DESIGN FEATURES NECESSARY TO ACCOMPLISH EXTERIOR NOISE REDUCTION TO ACHIEVE INTERIOR NOISE LEVELS NOT EXCEEDING \_\_\_\_ UNDER WORSE-CASE NOISE CONDITIONS.
- 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: GRASS PAVE, 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.
- THE 2015 INTERNATIONAL FIRE CODE, REQUIRE ALL BUILDINGS TO BE ASSESSED FOR ADEQUATE EMERGENCY RESPONDER RADIO COVERAGE. AT THE TIME THE STRUCTURE IS AT FINAL FRAME AND FINAL ELECTRICAL INSPECTIONS, THE GENERAL CONTRACTOR (GC) WILL BE REQUIRED TO HIRE A 3RD PARTY TO ASSESS THE RADIO FREQUENCY LEVELS WITHIN THE STRUCTURE AT TIME OF FINAL FRAME AND ELECTRICAL INSPECTIONS. THE 3RD PARTY WILL PROVIDE THE RESULTS OF THE TEST TO BOTH THE GENERAL CONTRACTOR AND THE AURORA BUILDING DIVISION AS TO WHETHER THE STRUCTURE PASSED OR FAILED THE PRELIMINARY RADIO SURVEILLANCE. THIS ASSESSMENT IS AT THE OWNER OR DEVELOPERS EXPENSE. A STRUCTURE THAT HAS PASSED THIS SURVEILLANCE REQUIRES NO FURTHER ACTION BY THE GC. A FAILED RADIO SURVEILLANCE WILL REQUIRE A DESIGNATED CONTRACTOR TO SUBMIT PLANS TO THE AURORA BUILDING DIVISION TO OBTAIN A BUILDING PERMIT PRIOR TO INSTALLATION.
- 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 WAY NOW OR HERE AFTER ESTABLISHED ON THE DESCRIBED PROPERTY. THE UNDERSIGNED DOES HEREBY CONVEY AND AGREE THAT THEY SHALL CONSTRUCT UPON THE FIRE LANE EASEMENTS, AS DEDICATED AND SHOWN HER 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 EASMENT(S) IS THE RESPONSIBILITY OF THE OWNERS, 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 REGULATION 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.
- 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.
- 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. AREAS INSIDE THE GATED AREA OF THE SELF-SERVICE STORAGE FACILITY WILL BE DEDICATED AS "EMERGENCY ACCESS EASEMENTS", AND SHALL BE CONSPICUOUSLY POSTED BY THE OWNER WITH SIGNS STATING "KEEP DRIVE AISLE PASSABLE AT ALL TIMES". AREAS OUTSIDE THE GATED SELF-SERVICE FACILITY (OR CONSTRUCTED FOR SECONDARY EMERGENCY ACCESS ONLY) WILL BE SEPARATELY DEDICATED AS FIRE LANE EASEMENTS AND POSTED "NO PARKING-FIRE LANE". THESE EASEMENTS SHALL BE CONSTRUCTED AND MAINTAINED TO THE PUBLIC WORK DEPARTMENT'S STANDARDS AS A DEDICATED FIRE LANE EASEMENT. THE DEVELOPER, OWNER, THEIR SUCCESSORS AND ASSIGNS ARE RESPONSIBLE FOR MAINTAINING AN UNOBSTRUCTED MEANS FOR EMERGENCY ACCESS TO THROUGHOUT THE YEAR INCLUDING THE REMOVAL OF SNOW DURING THE WINTER MONTHS. THE MAINTENANCE OF PAVING ON EMERGENCY ACCESS EASEMENTS IS THE RESPONSIBILITY OF THE OWNER.
- A SECOND POINT OF EMERGENCY ACCESS, LOOPED WATER SUPPLY WITH FIRE HYDRANTS WILL BE PROVIDED PRIOR TO ANY LAND USE OR CONSTRUCTION BEYOND PHASE A & B. WHERE ANY INCREASE TO THE CURRENTLY PROPOSED SQUARE FOOTAGE OF STRUCTURES IS PROPOSED, THEN A REASSESSMENT OF EMERGENCY ACCESS, WATER SUPPLY AND FIRE HYDRANTS WILL BE REQUIRED.



## LIST OF ACRONYMS AND ABBREVIATIONS

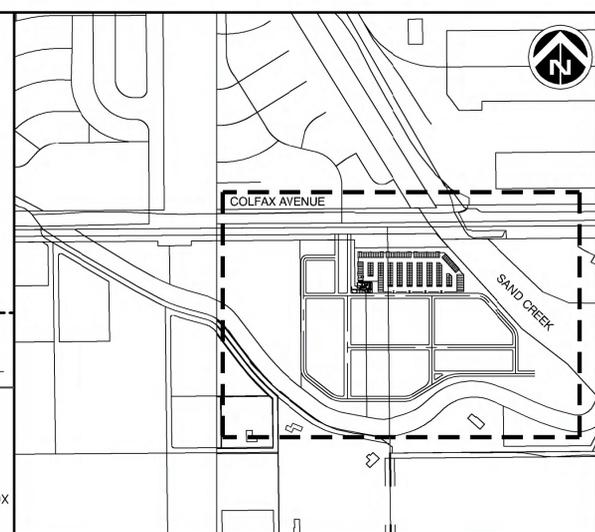
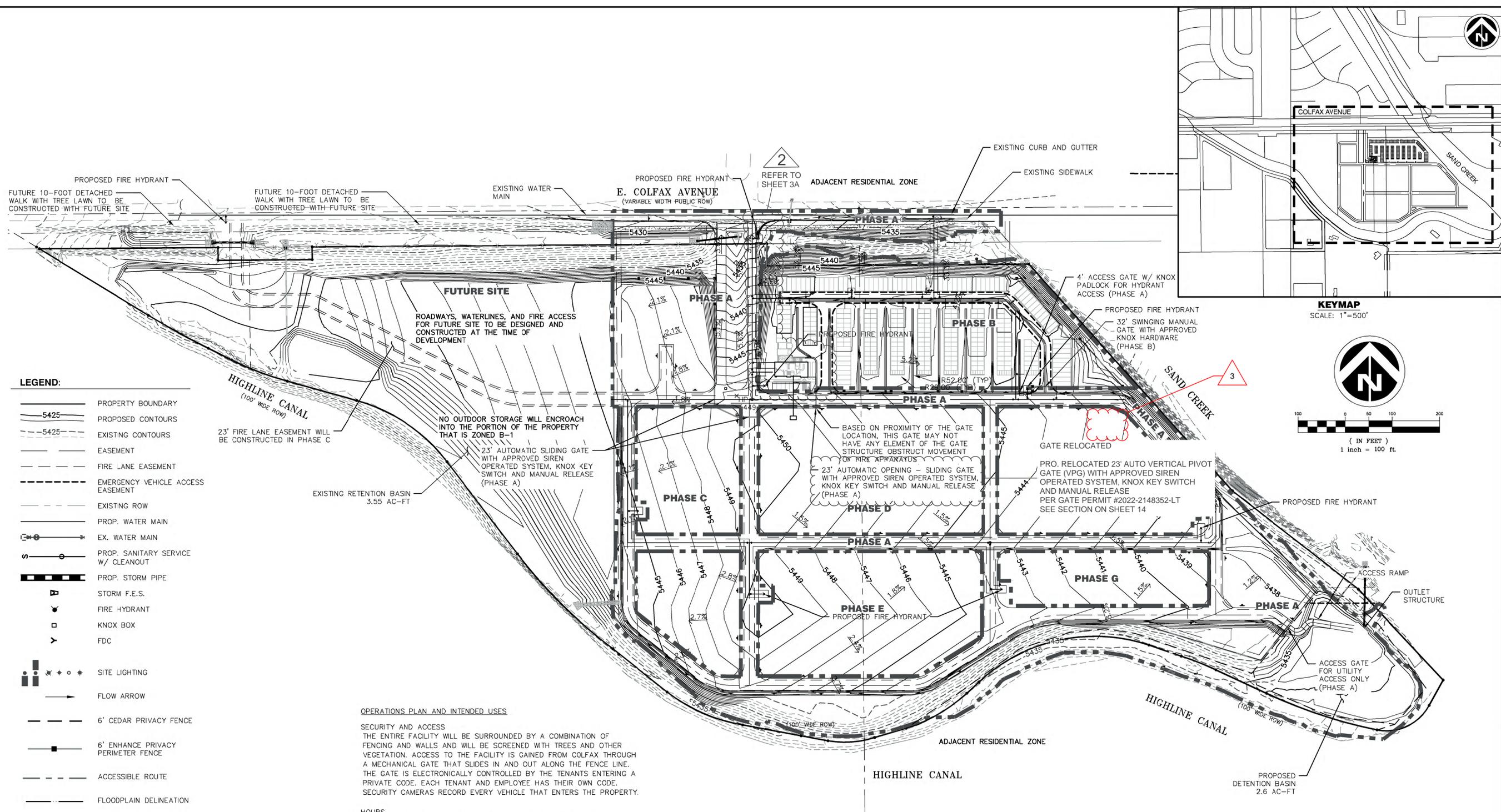
AC	ACRE	FHAD	FLOOD HAZARD AREA DELINEATION	NO.	NUMBER	TOF	TOP OF FOUNDATION
BMP	BEST MANAGEMENT PRACTICES	FIRM	FLOOD INSURANCE RATE MAP	NWSEL	NORMAL WATER SURFACE ELEVATION	TOP	TOP OF PIPE
BNDY	BOUNDARY	FL	FLOW LINE	PI	POINT OF INTERSECTION	TOS	TOP OF SLAB
BOW	BACK OF WALK	FS	FIRE SERVICE	PL	PROPERTY LINE	TW	TOP OF WALL
BP	BEGINNING POINT	FT	FOOT	PMF	PROBABLE MAXIMUM FLOOD	TYP	TYPICAL
BW	BOTTOM OF WALL	FUT	FUTURE	PROP	PROPOSED	U.E.	UTILITY EASEMENT
CFS	CUBIC FEET PER SECOND	G.B.	GRADE BREAK	PVC	POLY VINYL CHLORIDE	UDFCD	URBAN DRAINAGE AND FLOOD CONTROL DISTRICT
CL	CENTERLINE	G.E.	GAS EASEMENT	Q10	10 YEAR DISCHARGE	UTIL	UTILITY
CONC	CONCRETE	GV	GATE VALVE	Q100	100 YEAR DISCHARGE	VERT	VERTICAL
D.U.E.	DRAINAGE AND UTILITY EASEMENT	HC	HANDICAP	R	RADIUS	VN	NORMAL VELOCITY
DIA.	DIAMETER	HORZ	HORIZONTAL	RCBC	REINFORCED CONCRETE BOX CULVERT	W/	WITH
DIP	DUCTILE IRON PIPE	HP	HIGH POINT	RCP	REINFORCED CONCRETE PIPE	W/L	WATER LINE
E.A.E.	EMERGENCY ACCESS EASEMENT	HW	HEAD WALL	ROW	RIGHT OF WAY	WQ	WATER QUALITY
ELEV	ELEVATION	INT	INTERSECTION OR INTERCEPT	SAN	SANITARY SEWER	WQCV	WATER QUALITY CAPTURE VOLUME
EX	EXISTING	INV	INVERT	SB	STILLING BASIN	WSL	WATER SURFACE ELEVATION
EVA	EMERGENCY VEHICLE ACCESS	IRR	IRRIGATION	SEC.	SECTION	YR	YEAR
FEMA	FEDERAL EMERGENCY MANAGEMENT AGENCY	LP	LOW POINT	STA	STATION		
FES	FLARED END SECTION	MAX	MAXIMUM	STM	STORM SEWER		
FG	FINISHED GRADE	MH	MANHOLE	TB	THRUST BLOCK		
FH	FIRE HYDRANT	MIN	MINIMUM	TBC	TOP BACK OF CURB		
		N.T.S.	NOT TO SCALE	TEMP	TEMPORARY		

No.	Date	Description
5	07/10/17	FINAL SUBMITTAL
4	06/01/17	3RD SUBMITTAL
3	04/19/17	2ND SUBMITTAL
2	07/10/17	1ST SUBMITTAL
1	07/14/16	SITE PLAN

Project Number:	141003
Drawn By:	DJH
Designed By:	DJH
Checked By:	JDM
Sheet Number:	2

No.	Date	Description
2	11/22/17	SITE REVISIONS PER FIELD CONDITIONS
1	10/18/17	FINAL DRAINAGE REPORT

Project Number:	141003
Designed By:	DJH
Checked By:	JDM
Drawn By:	DJH
Sheet Number:	3



- LEGEND:**
- PROPERTY BOUNDARY
  - 5425 PROPOSED CONTOURS
  - - - 5425 EXISTING CONTOURS
  - - - EASEMENT
  - - - FIRE LANE EASEMENT
  - - - EMERGENCY VEHICLE ACCESS EASEMENT
  - - - EXISTING ROW
  - PROP. WATER MAIN
  - EX. WATER MAIN
  - PROP. SANITARY SERVICE W/ CLEANOUT
  - PROP. STORM PIPE
  - STORM F.E.S.
  - FIRE HYDRANT
  - KNOX BOX
  - Y FDC
  - SITE LIGHTING
  - FLOW ARROW
  - - - 6' CEDAR PRIVACY FENCE
  - - - 6' ENHANCE PRIVACY PERIMETER FENCE
  - - - ACCESSIBLE ROUTE
  - - - FLOODPLAIN DELINEATION

- NOTES:**
- ALL WATER LINES TO BE CONSTRUCTED AS PART OF PHASE A.
  - ALL EXTERIOR FENCES TO BE CONSTRUCTED AS A PART OF PHASE 2 EXCLUDING FENCES CONNECTED TO STORAGE BUILDINGS AND THE FENCE TO THE EAST OF THE EXIT DRIVE. THESE FENCES WILL BE CONSTRUCTED AS A PART OF PHASE B (WITH THE BUILDING).
  - PHASES B THRU G TO BE CONSTRUCTED AS DEEMED NECESSARY BY OWNER. EACH PHASE CONSTRUCTION WILL INCLUDE ALL NECESSARY ACCESS ROADS AND UTILITIES TO COMPLY WITH CITY STANDARDS.
  - 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.

Architectural features (i.e. bay windows, fireplaces, roof overhang, gutters, eaves, foundation, footings, cantilevered walls, etc.) are not allowed to encroach into any easement or fire lane

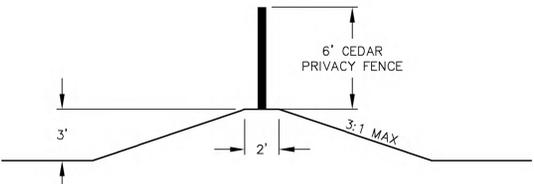
**OPERATIONS PLAN AND INTENDED USES**

**SECURITY AND ACCESS**  
 THE ENTIRE FACILITY WILL BE SURROUNDED BY A COMBINATION OF FENCING AND WALLS AND WILL BE SCREENED WITH TREES AND OTHER VEGETATION. ACCESS TO THE FACILITY IS GAINED FROM COLFAX THROUGH A MECHANICAL GATE THAT SLIDES IN AND OUT ALONG THE FENCE LINE. THE GATE IS ELECTRONICALLY CONTROLLED BY THE TENANTS ENTERING A PRIVATE CODE. EACH TENANT AND EMPLOYEE HAS THEIR OWN CODE. SECURITY CAMERAS RECORD EVERY VEHICLE THAT ENTERS THE PROPERTY.

**HOURS**  
 THE FACILITY WILL BE OPEN 6:00 AM TO 10 PM, 7 DAYS A WEEK. HOWEVER, THE MAJORITY OF TENANTS TYPICALLY VISIT STORAGE LOCATIONS BETWEEN THE HOURS OF 10:00 AM AND 7:00PM.

**INTENDED USES**  
 OUR TENANTS STORE A VARIETY OF ITEMS AT OUR FACILITIES. IN THE SELF STORAGE UNITS CUSTOMERS CAN RENT SPACES FROM CLOSET SIZE TO ONES THAT HOUSE THE CONTENTS OF A LARGE HOME. TENANTS ARE ALLOWED TO STORE ANYTHING IN THEIR UNIT EXCEPT FOR LIVE PLANTS, ANIMALS, FLAMMABLE LIQUIDS OR OTHER ILLEGAL ITEMS. THE MAJORITY OF OUTDOOR STORAGE USES ARE FOR BOATS AND RECREATIONAL VEHICLES. A MINORITY OF CUSTOMERS WILL STORE CARS, JET SKIS, SHIPPING CONTAINERS, AND CONSTRUCTION SUPPLIES ETC. WE REQUIRE THAT ALL OUTDOOR STORAGE TENANT'S PROPERTY REMAINS NEAT AND ORDERLY. TOWING SERVICES, OR LANDSCAPE CONTRACTOR YARDS WITH OUTDOOR STORAGE OR EQUIPMENT MATERIALS, ABANDONED OR WRECKED VEHICLE STORAGE AND SIMILAR USES ARE NOT PERMITTED. RAILROAD BOXCARS AND TRAILERS MAY NOT BE USED FOR STORAGE OR WAREHOUSING PURPOSES.

**CARETAKER RESPONSIBILITIES**  
 THE SELF STORAGE COMPONENT OF THE DEVELOPMENT HAS A ON-SITE MANAGER'S OFFICE AND RESIDENCE. THE MANAGER WILL SERVE AS A LEASING AGENT, PROPERTY MANAGER AS WELL AS AN ON-SITE SECURITY GUARD FOR THE ENTIRE DEVELOPMENT. ALL OF THESE ROLES WILL BE UNDER THE DIRECTION OF THE OWNERS.

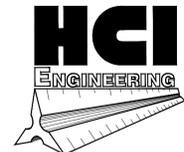


- PERIMETER FENCE DETAIL**
- NOTES:**
- THE TOTAL HEIGHT BETWEEN THE LANDSCAPED BERM AND FENCE WILL BE 9 FEET TO ENSURE MAXIMUM SCREENING.
  - IN AREAS WHERE GRADING DOESN'T ALLOW FOR A BERM AN 8' CEDAR FENCE WILL BE USED

J:\141003\PLAN SETS\CSP\VRZ-02.DWG 1/20/2019 10:12 AM BEACH, CHRISTOPHER

**BENCHMARK**

CITY OF AURORA BENCH MARK, COA ID 4S6604NE002.  
RECOVERED 3" BRASS CAP IN CONCRETE STAMPED 12-32.5.  
ELEV. = 5445.78 (NAVD 88)



A DIVISION OF  
**HABERER CARPENTRY INC.**  
621 SOUTH PARK DR., SUITE 1000  
LITTLETON CO, 80120  
PHONE: (303) 979-3900  
INFO@HABERERGROUP.COM

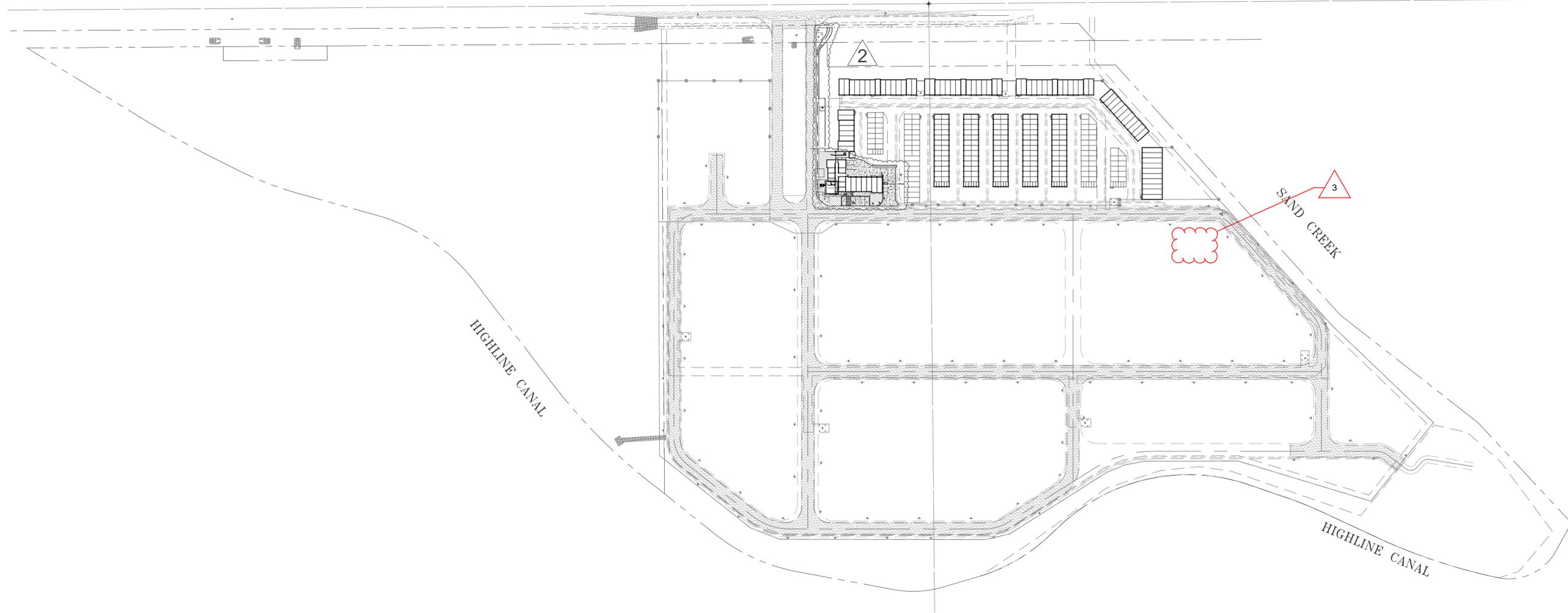


**M.J. Cassutt Architects, P.C.**  
7553 South Salida Court  
Centennial, Colorado 80016  
Office: (303) 771-0113  
Fax: (303) 400-1098  
Email: reception@mjcarch.com

**HATCHING LEGEND**

EXISTING		PROPOSED
	CONCRETE	
	ASPHALT	
	LANDSCAPE	

E. COLFAX AVENUE



**NOTES**  
**DO NOT SCALE THE DRAWINGS.**  
Request verification of dimensions from the Architect as required.  
The General Contractor shall check and verify all levels, datums and dimensions and shall report any and all errors and omissions to the Architect immediately. This drawing is to be read in conjunction with structural, mechanical, electrical and/or any other consultants drawings that may be applicable.

CONSULTANT

CLIENT

**COTTONWOOD STORAGE PHASE 2**  
**17700 EAST COLFAX AVENUE**  
**AURORA, COLORADO**

PROJECT NUMBER  
HCI 22\_19

BUILDING TYPE  
COMMERCIAL

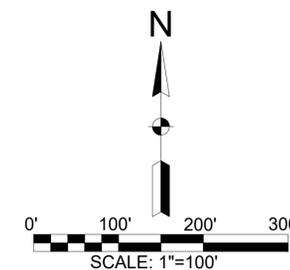
DRAWN BY  
TGG

DATE  
2/6/2023

REVISIONS  
2. 12.20.22 - ADDED SHEETS TO SHOW CHANGES NEEDED FOR NEW FLOOR PLAN LAYOUT

SHEET NAME  
OVERALL SITE PLAN

SHEET NUMBER  
**3A**



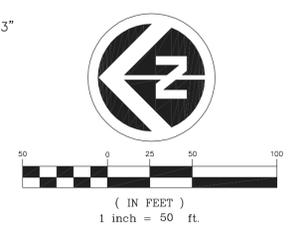
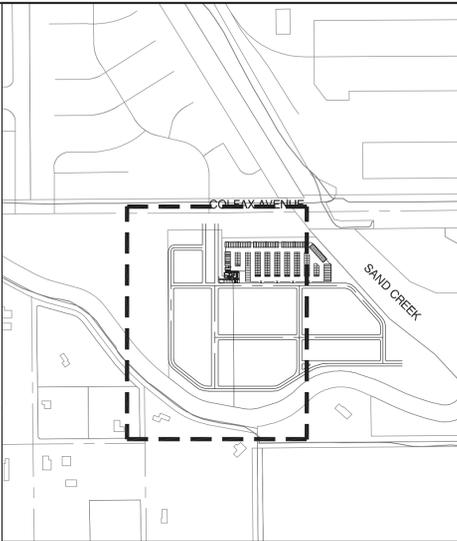
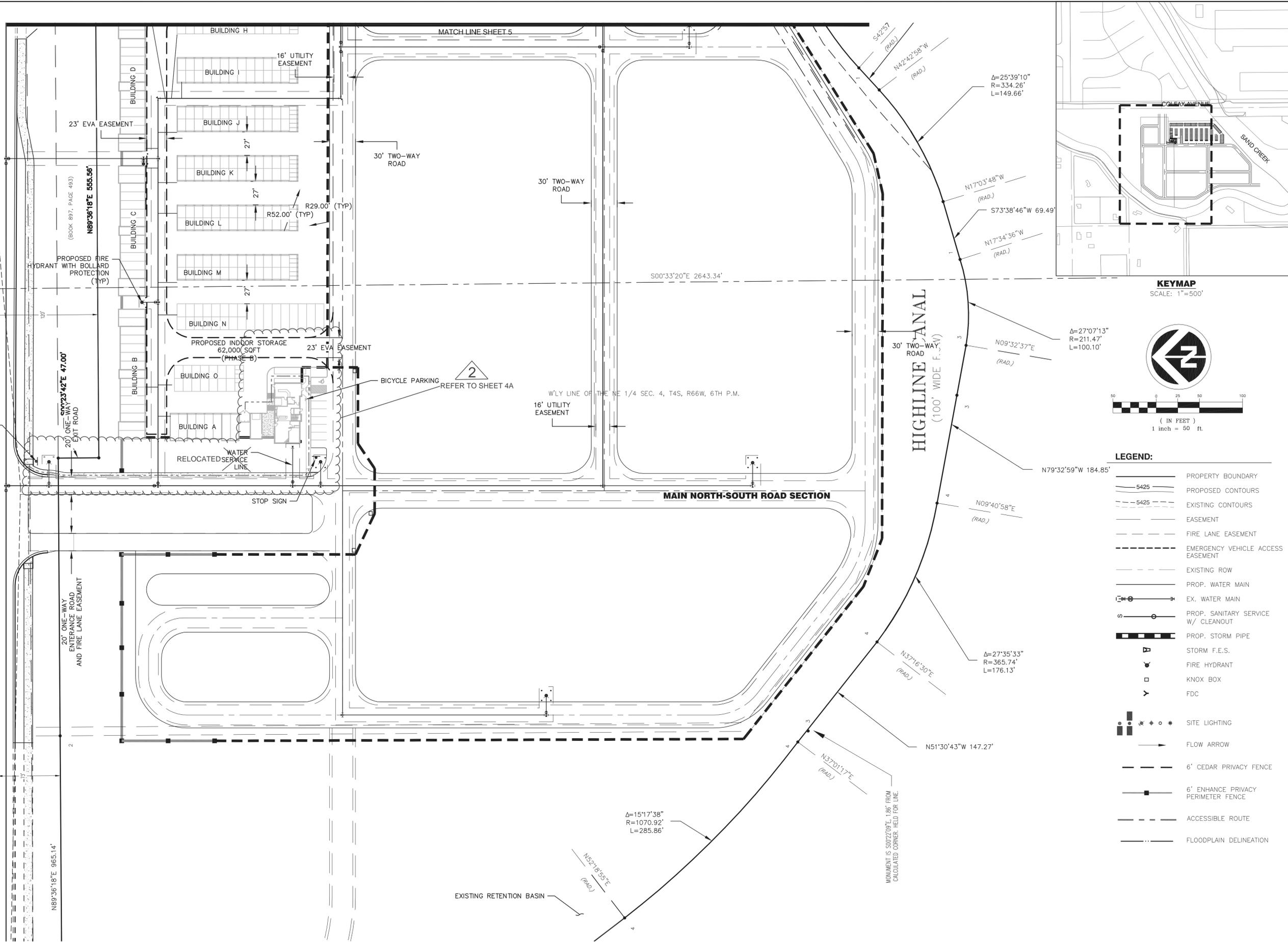
REVISION TO SHEET 3  
• INSTALLATION OF NEW SIDEWALK CONNECTION TO PUBLIC ROW  
• NEW FLOOR PLAN AND PARKING LAYOUT FOR ON-SITE OFFICE STRUCTURE.

2

FD, 3" BRASS CAP, I.S. 16419, IN RANGE BOX PER MONUMENT RECORD FILED BY JANK L. STRONG, DATED 09/17/2008, ACCEPTED AS THE NORTH 1/4 CORNER OF SEC. 4, T4S, R66W, 6TH P.M.

**E. COLFAX AVENUE**  
(VARIABLE WIDTH PUBLIC ROW)

**NOTES**  
1. SEE PLAT FOR EASEMENTS TO BE REMOVED



**ENGINEERING CONSULTANTS**  
Contact: Cliff Stephens, PE  
6505 S. Para St., Suite B - Centennial, CO 80111-6500  
(303) 966-9601 - FAX: (303) 966-9603  
Email: CStephens@Engineering.net

**COTTONWOOD STORAGE**  
**SITE PLAN (1 OF 2)**

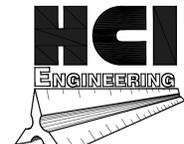
**HR Acquisitions Partners, LLC**  
Tel: (303) 905-4444  
FAX: (303) 680-2179  
Contact: Ralph Walker  
Walkercolorado@gmail.com

No.	Date	Description
5	07/10/17	FINAL SUBMITTAL
4	06/01/17	3RD SUBMITTAL
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2	07/10/17	1ST SUBMITTAL
1	07/14/16	SITE PLAN

**DOCUMENT AMENDMENTS**

Project Number:	141003
Drawn By:	DJH
Designed By:	DJH
Checked By:	JDM
Sheet Number:	4

**2** - WATER SERVICE LINE NOT INSTALLED AS SHOWN.



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 Email: reception@mjcarch.com

SEAL

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CONSULTANT

CLIENT

CONSULTANT

CLIENT

**COTTONWOOD STORAGE PHASE 2**  
**17700 EAST COLFAX AVENUE**  
**AURORA, COLORADO**

PROJECT NUMBER  
 HCI 22\_19

BUILDING TYPE  
 COMMERCIAL

DRAWN BY  
 TGG

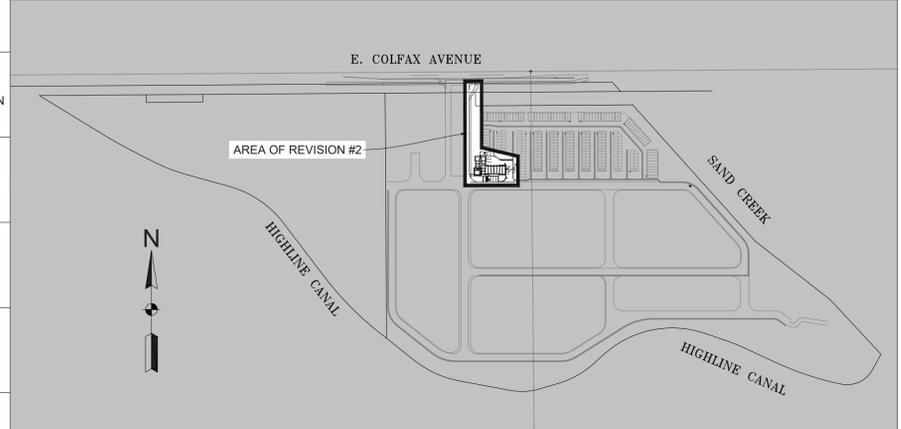
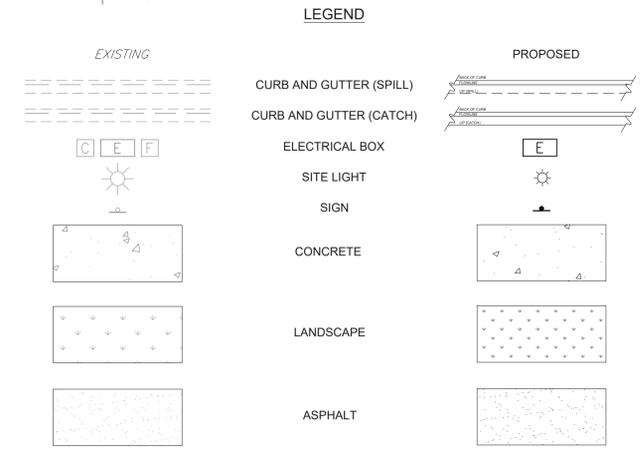
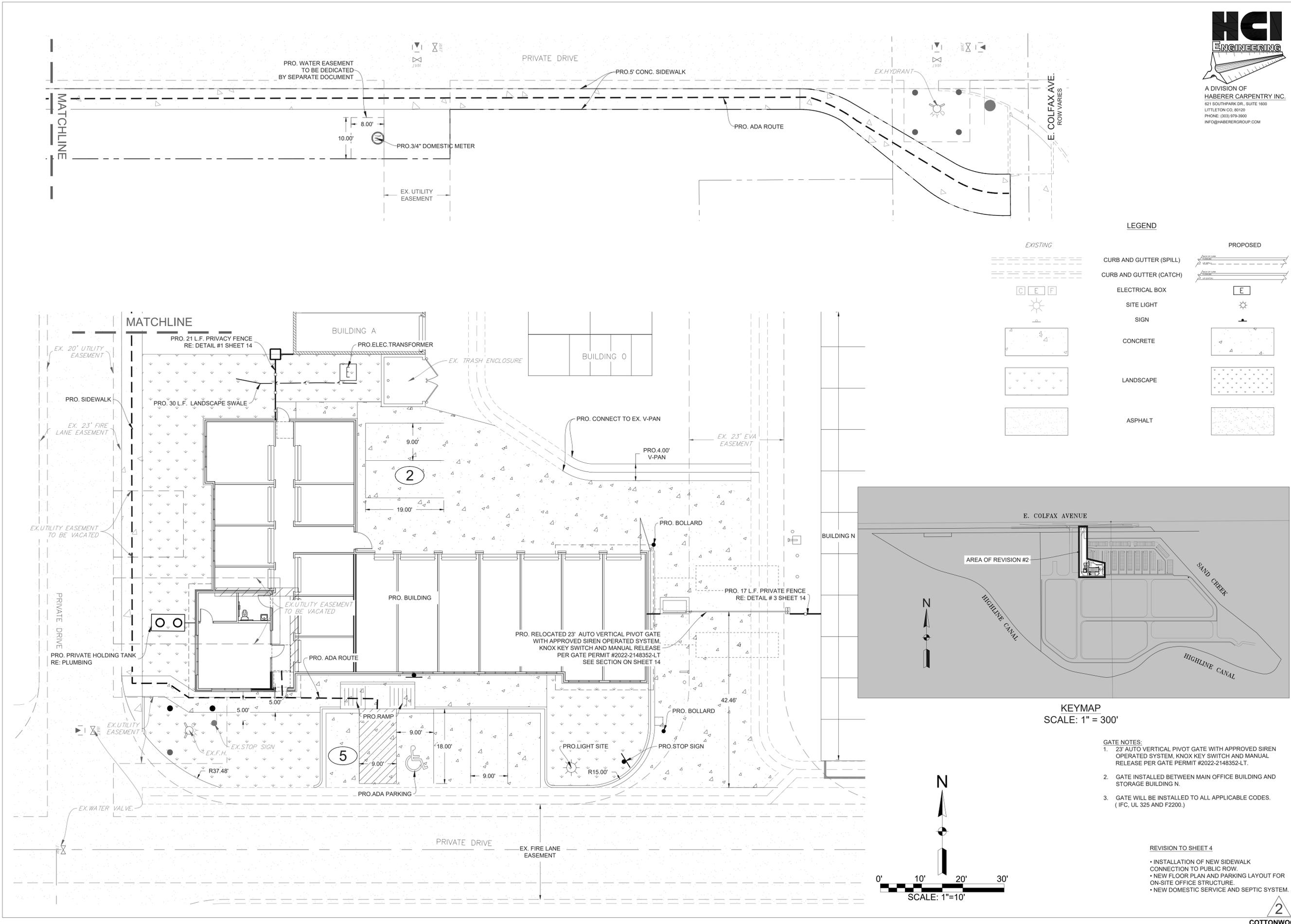
DATE  
 2/6/2023

REVISIONS  
 2. 12.20.22 - ADD SHEETS TO SHOW CHANGES NEEDED FOR NEW FLOOR PLAN LAYOUT

SHEET NAME  
 SITE PLAN

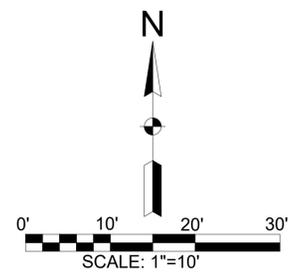
SHEET NUMBER  
**4A**

COTTONWOOD STORAGE 2016-6005-02



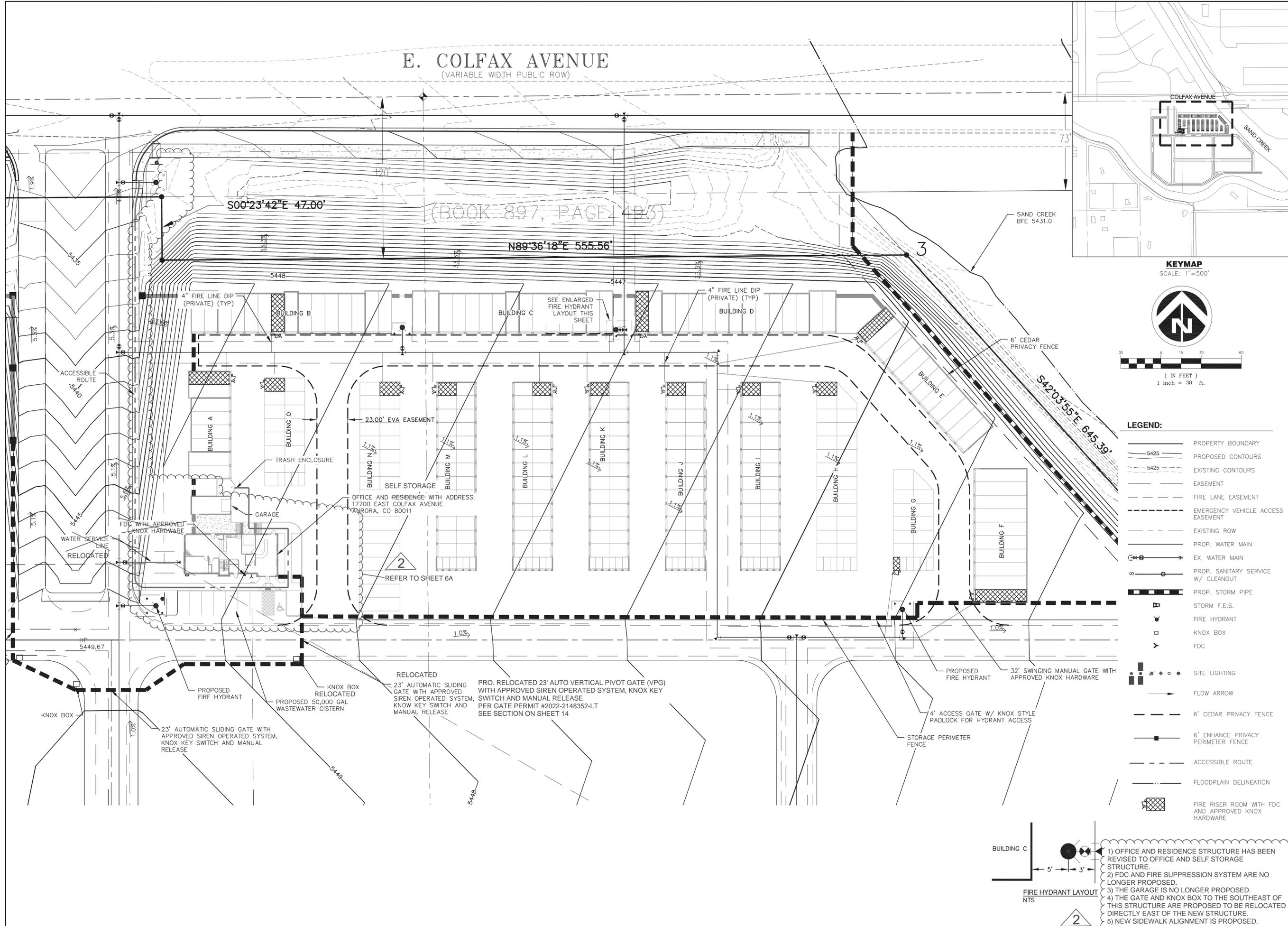
- GATE NOTES:**
- 23' AUTO VERTICAL PIVOT GATE WITH APPROVED SIREN OPERATED SYSTEM, KNOX KEY SWITCH AND MANUAL RELEASE PER GATE PERMIT #2022-2148352-LT.
  - GATE INSTALLED BETWEEN MAIN OFFICE BUILDING AND STORAGE BUILDING N.
  - GATE WILL BE INSTALLED TO ALL APPLICABLE CODES. (IFC, UL 325 AND F2200.)

- REVISION TO SHEET 4**
- INSTALLATION OF NEW SIDEWALK CONNECTION TO PUBLIC ROW.
  - NEW FLOOR PLAN AND PARKING LAYOUT FOR ON-SITE OFFICE STRUCTURE.
  - NEW DOMESTIC SERVICE AND SEPTIC SYSTEM.





**E. COLFAX AVENUE**  
(VARIABLE WIDTH PUBLIC ROW)



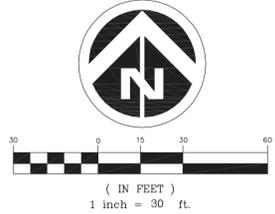
S00°23'42"E 47.00'

(BOOK 897, PAGE 493)

N89°36'18"E 555.56'

SAND CREEK  
BFE 5431.0

**KEYMAP**  
SCALE: 1"=500'



**LEGEND:**

- PROPERTY BOUNDARY
- PROPOSED CONTOURS
- EXISTING CONTOURS
- EASEMENT
- FIRE LANE EASEMENT
- EMERGENCY VEHICLE ACCESS EASEMENT
- EXISTING ROW
- PROP. WATER MAIN
- EX. WATER MAIN
- PROP. SANITARY SERVICE W/ CLEANOUT
- PROP. STORM PIPE
- STORM F.E.S.
- FIRE HYDRANT
- KNOX BOX
- FDC
- SITE LIGHTING
- FLOW ARROW
- 6' CEDAR PRIVACY FENCE
- 6' ENHANCE PRIVACY PERIMETER FENCE
- ACCESSIBLE ROUTE
- FLOODPLAIN DELINEATION
- FIRE RISER ROOM WITH FDC AND APPROVED KNOX HARDWARE

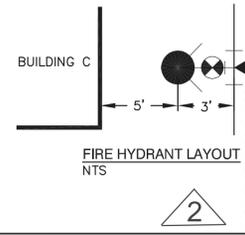
**ENGINEERING CONSULTANTS**  
Contact: Cliff Stephens, PE  
(CO) 985-6601 - FAX: (303) 365-3663  
Email: CStephens@Engineering.net

**COTTONWOOD STORAGE**  
**STORAGE BUILDING SITE**

**HR Acquisitions Partners, LLC**  
Tel: (303) 905-4444  
FAX: (303) 680-2179  
Contact: Ralph Walker  
Walkercloradoc@gmail.com

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Project Number:	Drawn By:	Checked By:	Sheet Number:
141003	DJH	JDM	6



- 1) OFFICE AND RESIDENCE STRUCTURE HAS BEEN REVISED TO OFFICE AND SELF STORAGE STRUCTURE.
- 2) FDC AND FIRE SUPPRESSION SYSTEM ARE NO LONGER PROPOSED.
- 3) THE GARAGE IS NO LONGER PROPOSED.
- 4) THE GATE AND KNOX BOX TO THE SOUTHEAST OF THIS STRUCTURE ARE PROPOSED TO BE RELOCATED DIRECTLY EAST OF THE NEW STRUCTURE.
- 5) NEW SIDEWALK ALIGNMENT IS PROPOSED.

BENCHMARK

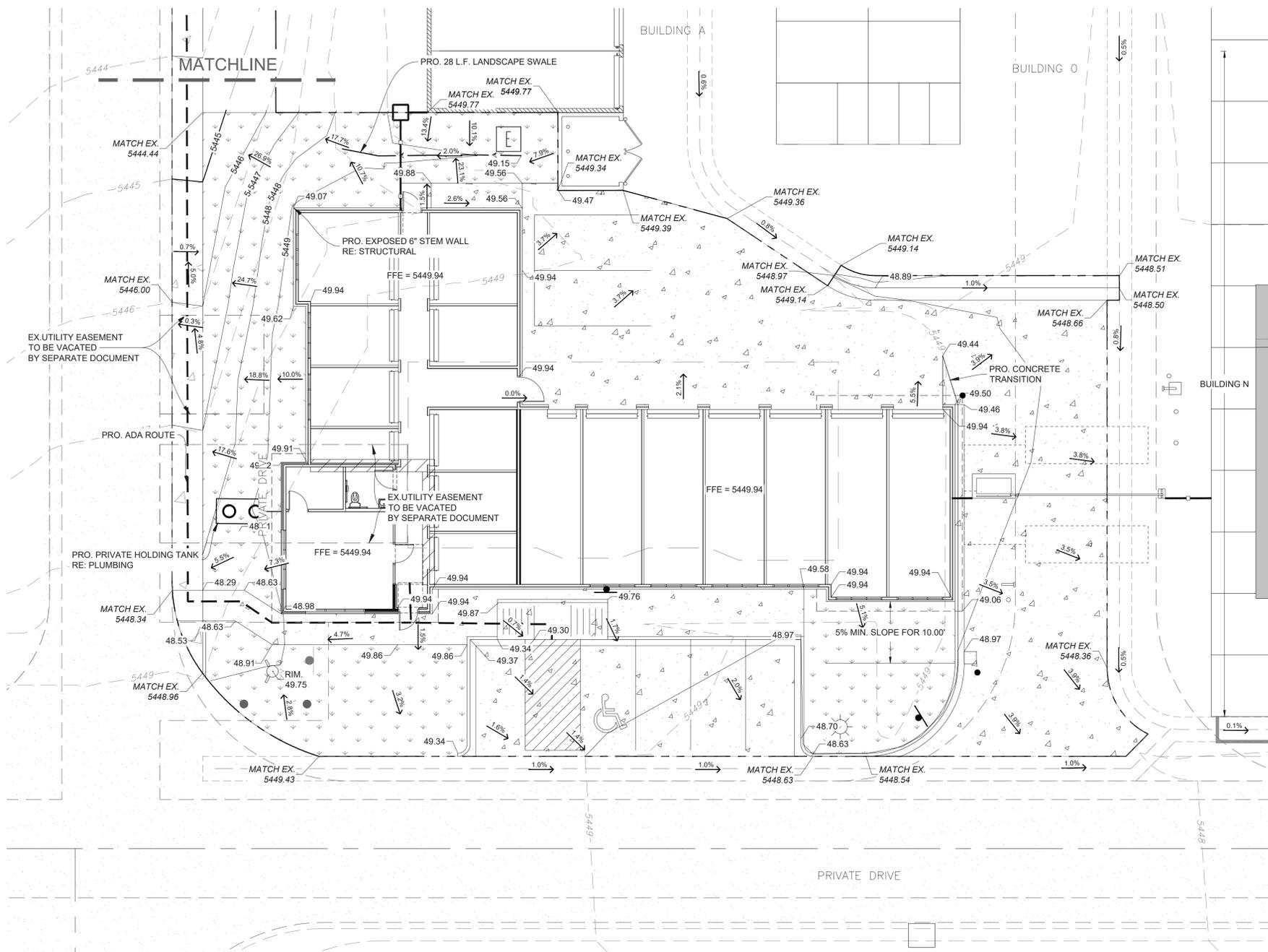
CITY OF AURORA BENCH MARK, COA ID 4S6604NE002.  
RECOVERED 3" BRASS CAP IN CONCRETE STAMPED 12-32.5.  
ELEV. = 5445.78 (NAVD 88)



A DIVISION OF  
HABERER CARPENTRY INC.  
621 SOUTH PARK DR., SUITE 1000  
LITTLETON CO, 80120  
PHONE: (303) 979-3900  
INFO@HABERERGROUP.COM

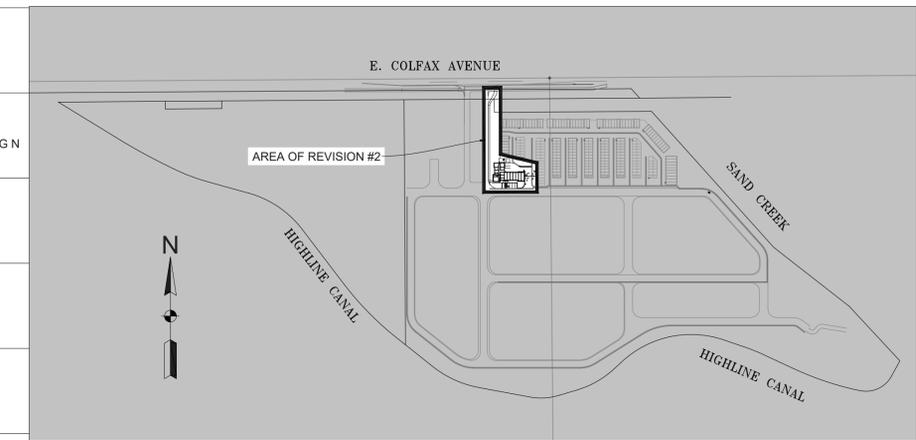


M.J. Cassutt Architects, P.C.  
7553 South Salda Court  
Centennial, Colorado 80016  
Office: (303) 771-0113  
Fax: (303) 400-1098  
Email: reception@mjcarch.com

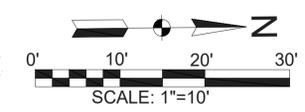
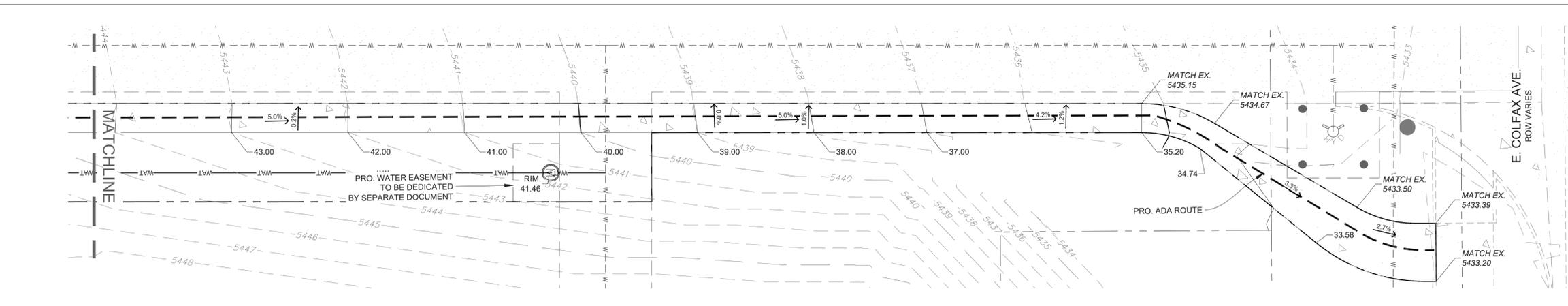
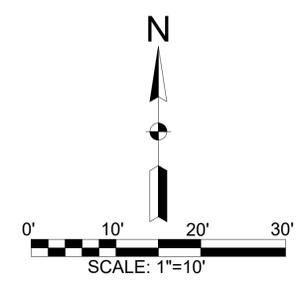


**GRADING LEGEND**

EXISTING	PROPOSED
(XXX)	XXX
5420	5420
5420	5421
(XXXX)	XXXX



KEYMAP  
SCALE: 1" = 500'



- REVISION TO SHEET 6
- INSTALLATION OF NEW SIDEWALK CONNECTION TO PUBLIC ROW.
  - NEW FLOOR PLAN AND PARKING LAYOUT FOR ON-SITE OFFICE STRUCTURE.
  - FDC AND FIRE SUPPRESSION SYSTEM ARE NO LONGER PROPOSED.
  - THE GATE AND KNOX BOX TO THE SOUTHEAST OF THE OFFICE BUILDING HAVE BEEN RELOCATED DIRECTLY EAST OF THE BUILDING.

NOTES  
**DO NOT SCALE THE DRAWINGS.**  
Request verification of dimensions from the Architect as required.  
The General Contractor shall check and verify all levels, datums and dimensions and shall report any and all errors and omissions to the Architect immediately. This drawing is to be read in conjunction with structural, mechanical, electrical and/or any other consultants drawings that may be applicable.

CONSULTANT

CLIENT

**COTTONWOOD STORAGE PHASE 2  
17700 EAST COLFAX AVENUE  
AURORA, COLORADO**

PROJECT NUMBER  
HCI 22\_19

BUILDING TYPE  
COMMERCIAL

DRAWN BY  
TGG

DATE  
2/6/2023

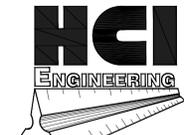
REVISIONS  
2. 12.20.22 - ADDED SHEETS TO SHOW CHANGES NEEDED FOR NEW FLOOR PLAN LAYOUT

SHEET NAME  
GRADING PLAN

SHEET NUMBER

**6A**

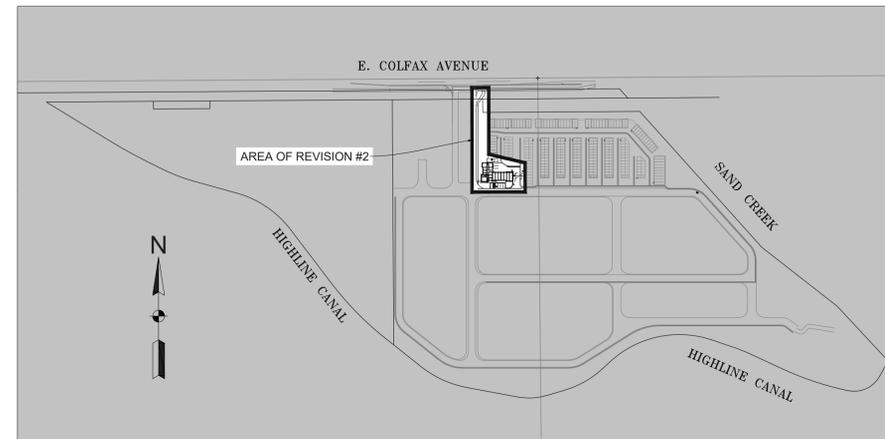




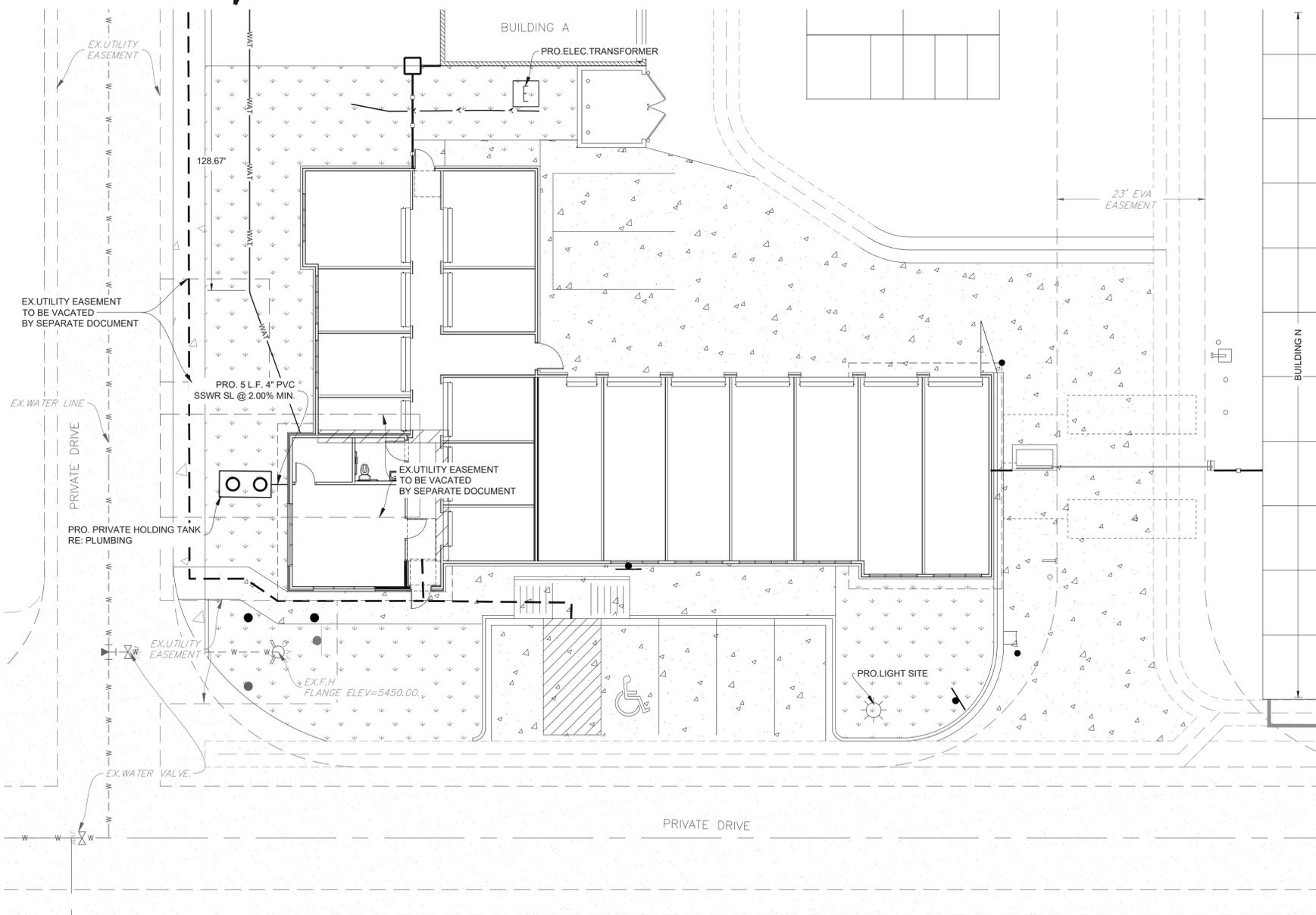
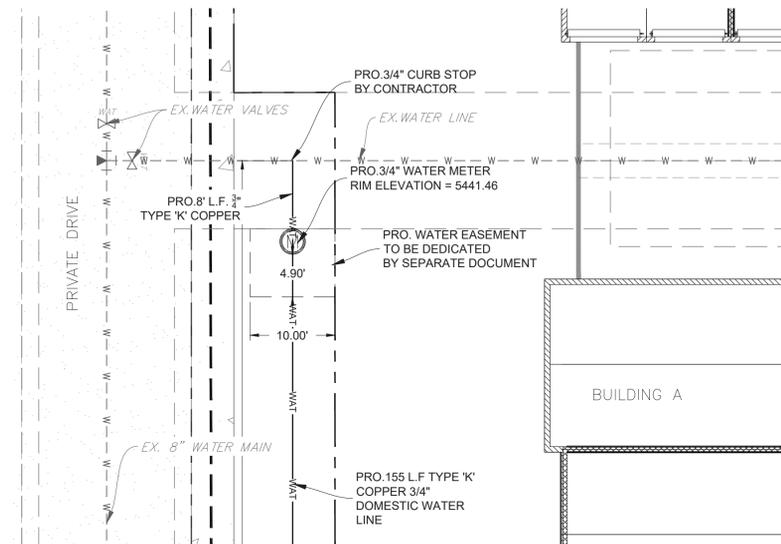
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 Email: reception@mjcarch.com



KEYMAP  
 SCALE: 1" = 500'



**UTILITY LEGEND**

EXISTING		PROPOSED
SS - - - SS - - - SS	SANITARY SEWER	SAN - - - SAN
W - - - W - - - W - - - W	WATER LINE	WAT - - - WAT
G - - - G - - - G - - - G	GAS LINE	GAS - - - GAS
E - - - E - - - E - - - E	ELECTRICAL	ELEC - - - ELEC
FO - - - FO - - - FO	FIBER OPTIC LINE	FO - - - FO
[C] [E] [F]	ELECTRICAL BOX	[E]
[Sun symbol]	SITE LIGHT	[Sun symbol]
[T symbol]	SIGN	[T symbol]
[M symbol]	METER PIT	[M symbol]
[V symbol]	GATE VALVE	[V symbol]
[B symbol]	THRUST BLOCK	[B symbol]
[C symbol]	CLEAN OUT	[C symbol]
[H symbol]	FIRE HYDRANT	[H symbol]
[FDC symbol]	FIRE DEPARTMENT CONNECTION	[FDC symbol]
[G symbol]	GAS METER	[G symbol]

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CONSULTANT

CLIENT

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 17700 EAST COLFAX AVENUE  
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BUILDING TYPE  
 COMMERCIAL

DRAWN BY  
 TGG

DATE  
 2/6/2023

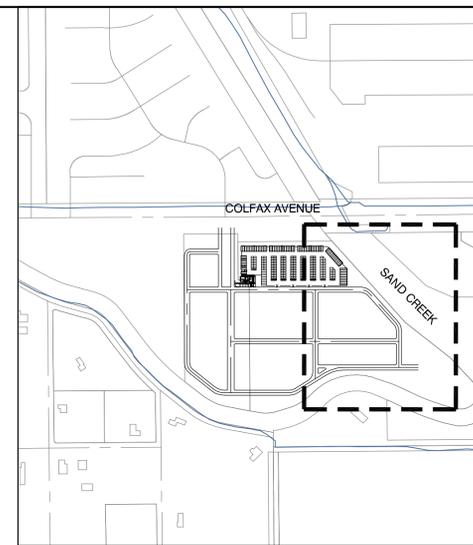
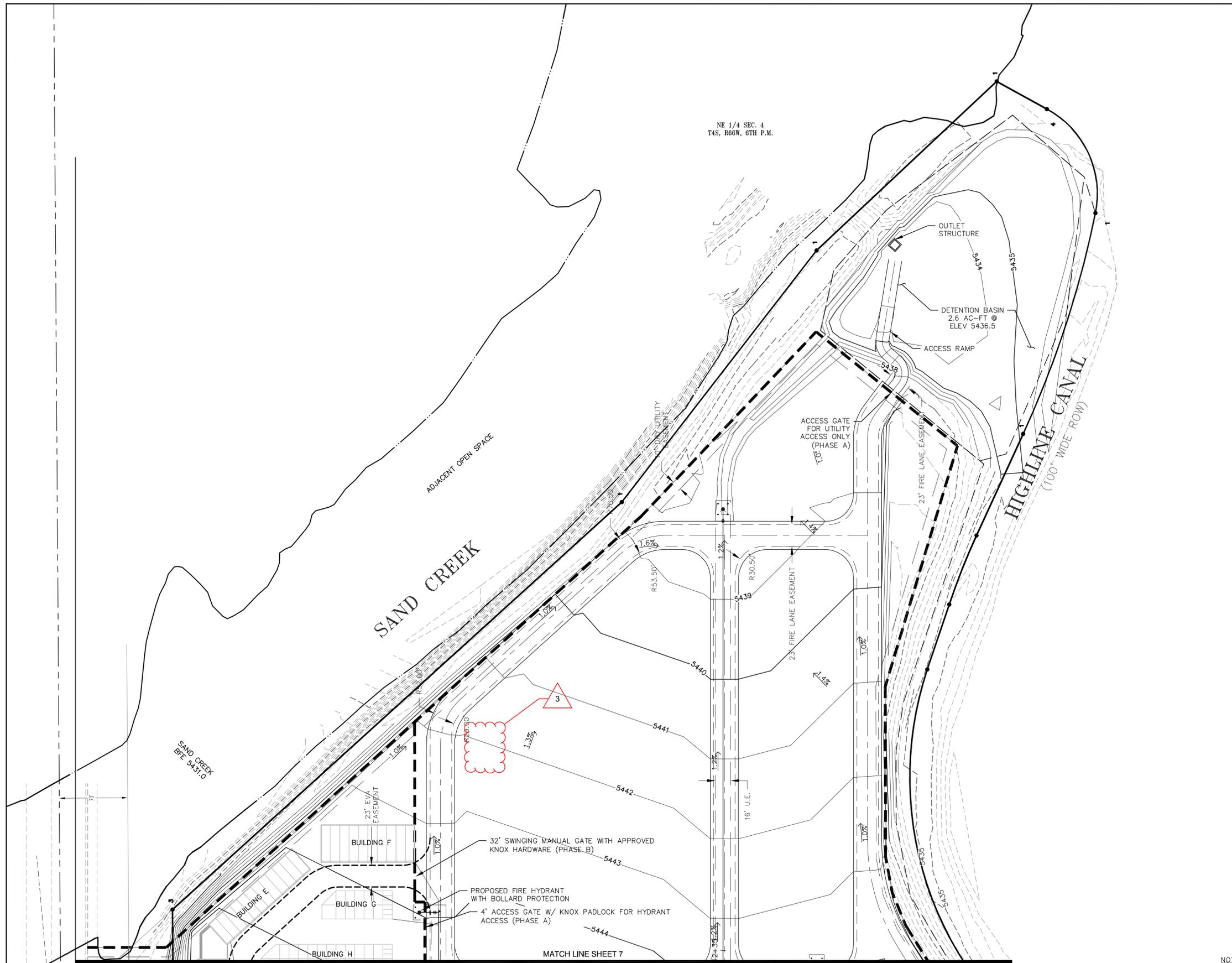
REVISIONS  
 2. 12.20.22 - ADDED SHEETS TO SHOW CHANGES NEEDED FOR NEW FLOOR PLAN LAYOUT

SHEET NAME  
 UTILITY PLAN

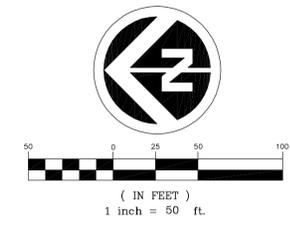
SHEET NUMBER

**7A**

REVISION TO SHEET 7  
 • FIRE LINE AND DOMESTIC SERVICE ON SHEET 7 WERE NOT INSTALLED. ASSOCIATED EASEMENTS ARE BEING VACATED.  
 • NEW DOMESTIC SERVICE AND SEPTIC SYSTEM.  
 • THE GATE A KNOX BOX TO THE SOUTHEAST OF THE OFFICE BUILDING HAVE BEEN RELOCATED DIRECTLY EAST OF THE STRUCTURE.



**KEYMAP**  
SCALE: 1"=500'



**LEGEND:**

- PROPERTY BOUNDARY
- PROPOSED CONTOURS
- EXISTING CONTOURS
- EASEMENT
- FIRE LANE EASEMENT
- EMERGENCY VEHICLE ACCESS EASEMENT
- EXISTING ROW
- PROP. WATER MAIN
- EX. WATER MAIN
- PROP. SANITARY SERVICE W/ CLEANOUT
- PROP. STORM PIPE
- STORM F.E.S.
- FIRE HYDRANT
- KNOX BOX
- FDC
- SITE LIGHTING
- FLOW ARROW
- 6' CEDAR PRIVACY FENCE
- 6' ENHANCE PRIVACY PERIMETER FENCE
- ACCESSIBLE ROUTE
- FLOODPLAIN DELINEATION

**NOTES**

1. ANY LANDFILL DEBRIS DISTURBED DURING GRADING PROCESS MUST BE DISPOSED OF AND CANNOT BE USED AS BACKFILL. ALL BACKFILL MATERIAL WILL NEED TO BE IMPORTED AND MUST ADHERE TO AURORA WATER'S STANDARDS AND SPECIFICATIONS.
2. INTERNAL ROADS TO BE PAVED WITH RECYCLED ASPHALT AND CONSTRUCTED TO MEET FIRE ACCESS STANDARDS.
3. ROADS/FIRE LANES MUST BE PAVED WITH APPROVED PAVING MATERIAL.

**ENGINEERING CONSULTANTS**  
**Contact Cliff Stephens, PE**  
 6505 S. Para St., Suite B - Centennial, CO 80111-6500  
 (303) 968-9601 - FAX: (303) 968-9603  
 Email: CStephens@Engineering.net

**COTTONWOOD STORAGE**

**GRADING AND UTILITIES PLAN (2 OF 2)**

**HR Acquisitions Partners, LLC**  
 Tel: (303) 905-4444  
 FAX: (303) 680-2179  
 Contact: Ralph Walker  
 Walkercolorado@gmail.com

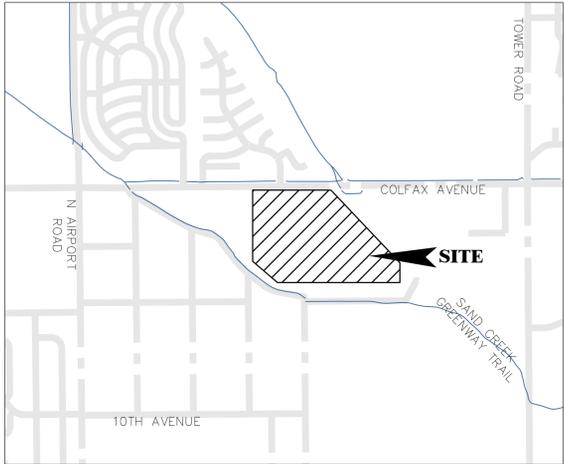
No.	Date	Description
5	07/10/17	FINAL SUBMITTAL
4	06/01/17	3RD SUBMITTAL
3	04/19/17	2ND SUBMITTAL
2	07/10/17	1ST SUBMITTAL
1	07/14/16	SITE PLAN

**DOCUMENT AMENDMENTS**

Project Number:	141003
Designed By:	DJH
Drawn By:	DJH
Checked By:	JDM
Sheet Number:	8

# COTTONWOOD STORAGE

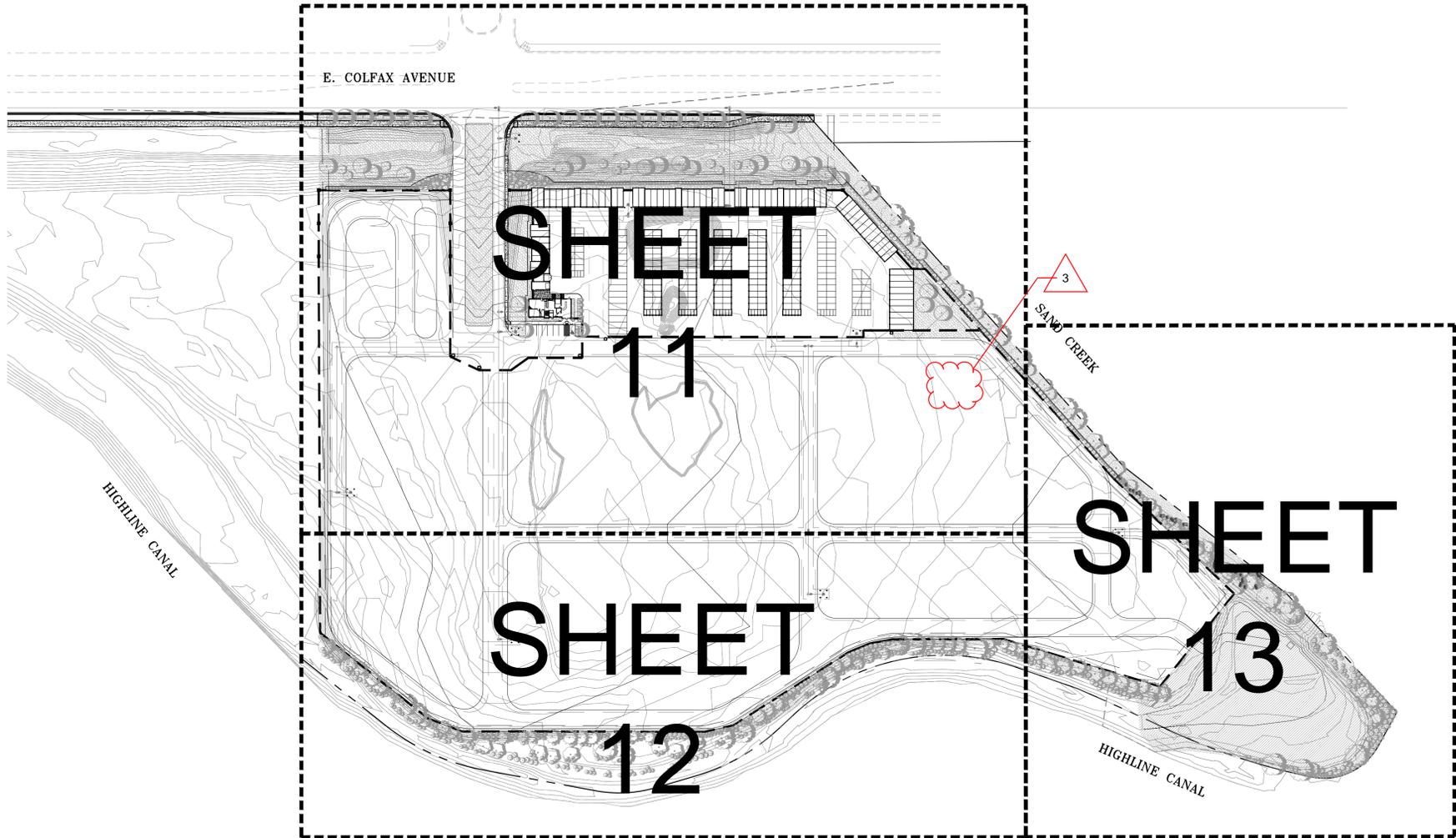
## Site Plan



VICINITY MAP  
SCALE: 1" = 1000' - 0"

**TABLE OF CONTENTS**

- 9 COVER SHEET
- 10 PLANTING SCHEDULE & CHARTS
- 11 LANDSCAPE PLAN
- 12 LANDSCAPE PLAN
- 13 LANDSCAPE PLAN
- 14 SITE DETAILS
- 15 LANDSCAPE DETAILS
- 16 TREE PROTECTION DETAILS
- 17 LANDSCAPE PHASING PLAN



PREPARED FOR:

LAND PLANNING

**PCS**  
GROUP Inc.  
1001 16th St. B-180  
Denver, CO 80265  
tel 303.531.4905

NOT FOR  
CONSTRUCTION

**Cottonwood Storage**  
Aurora, Colorado

Drawn by: JW  
Checked by: AC  
Issue Date: 9.30.16  
Revision: 10.7.16  
Revision: 1.5.17  
Revision: 6.1.17  
Extension: 7.12.17  
Extension: 8.8.17  
Extension: 8.16.17

SHEET NAME  
Landscape  
Cover Sheet

SHEET NUMBER  
**9**

# PLANT SCHEDULE

DECIDUOUS TREES	CODE	QTY	BOTANICAL NAME	COMMON NAME	CONT	CAL / SIZE	HT X SPD	XERIC RATING
	AY	7	ACER FREEMANII 'AUTUMN FANTASY'	AUTUMN FANTASY	B & B	2.5" CAL	45' X 35'	X
	HB	13	CELTIS OCCIDENTALIS	COMMON HACKBERRY	B & B	2.5" CAL	50' X 30'	XX
	SL	13	GLEDTISIA TRIACANTHOS INERMIS 'SHADEMASTER' TM	SHADEMASTER LOCUST	B & B	2.5" CAL	40' X 30'	X
	NP	29	POPULUS ANGUSTIFOLIA	NARROWLEAF POPLAR	B & B	2.5" CAL	40' X 30'	-
	PI	28	POPULUS SARGENTII	PLAINS COTTONWOOD	B & B	2.5" CAL	80' X 50'	-
	BR	9	QUERCUS MACROCARPA	BURR OAK	B & B	2.5" CAL	50' X 30'	XXX
	SA	22	SALX AMYGDALIOIDES	PEACH LEAF WILLOW	B & B	2.5" CAL	35' X 30'	-
EVERGREEN TREES	CODE	QTY	BOTANICAL NAME	COMMON NAME	CONT	CAL / SIZE	HT X SPD	XERIC RATING
	PB	8	PICEA PUNGENS GLAUCA 'BAKERT'	BLUE SPRUCE	B & B	6'-8" HT	40' X 20'	-
	LN	6	PINUS FLEXILIS	LIMBER PINE	B & B	6' HT	70' X 25'	XXX
	PN	25	PINUS NIGRA	AUSTRIAN BLACK PINE	B & B	6'-8" HT	50' X 35'	XXX
ORNAMENTAL TREES	CODE	QTY	BOTANICAL NAME	COMMON NAME	CONT	CAL / SIZE	HT X SPD	XERIC RATING
	MR	14	MALUS X 'RADIANT'	RADIANT CRAB APPLE	B & B	2" CAL	20' X 20'	X
DECIDUOUS SHRUBS	CODE	QTY	BOTANICAL NAME	COMMON NAME	CONT	HT X SPD	XERIC RATING	
	DPN	16	PHYSOCARPUS OPULIFOLIUS 'MONLO' TM	DIABLO PURPLE NINEBARK	5 GAL	9' X 6'	XX	
	PSC	131	PRUNUS BESSEYI	SAND CHERRY	5 GAL	6' X 6'	XX	
	PVC	163	PRUNUS VIRGINIANA	CHOCHECHERRY	5 GAL	15' X 10'	X	
	TLS	85	RHUS TRILOBATA	THREE-LEAF SUMAC	5 GAL	3' X 6'	XXX	
	RGC	77	RIBES AUREUM	GOLDEN CURRANT	5 GAL	6' X 6'	XXX	
	RWC	98	RIBES CEREUM	WAX CURRANT	5 GAL	4' X 4'	XXX	
	SEW	213	SALX EXIGUA	COYOTE WILLOW	5 GAL	10' X 6'	-	
	SPE	72	SAMBUCUS PUBENS	RED BERRIED ELDER	5 GAL	12' X 12'	-	
	SAS	47	SYMPHORICARPOS ALBUS	COMMON WHITE SNOWBERRY	5 GAL	4' X 4'	XXX	
	SMI	58	SYRINGA MEYERI	KOREAN LILAC	5 GAL	5' X 5'	XX	
	KV2	49	VIBURNUM CARLESII	KOREAN SPICE VIBURNUM	5 GAL	6' X 6'	XX	
EVERGREEN SHRUBS	CODE	QTY	BOTANICAL NAME	COMMON NAME	CONT	HT X SPD	XERIC RATING	
	BCJ	14	JUNIPERUS HORIZONTALIS 'BLUE CHIP'	BLUE CHIP JUNIPER	5 GAL	8' X 7'	XX	
	JSB	24	JUNIPERUS SABINA 'BUFFALO'	BUFFALO JUNIPER	5 GAL	1' X 8'	XX	
	JMP	40	JUNIPERUS X MEDIA 'PFTIZERANA'	PFTIZER JUNIPER	5 GAL	9' X 9'	XX	

48% Xeric (94% xeric without cottonwoods & willows). Cottonwoods and willows will be located along the Highline Canal and Sand Creek drainage's.

74% Xeric (100% xeric without willows & elder) Willows and elder will be located along the Highline Canal and Sand Creek drainage's.

Description	Length	Notes	Trees Required	Trees Provided
Colfax (1 Tree/40LF)	747	92' Entry Drive Excluded	19	19

Description	Length	Notes	Buffer Required/Provided	Trees Required	Trees Provided	Shrubs Required	Shrubs Provided
Colfax (1 Tree & 10 Shrubs / 40LF)	747	92' Entry Drive Excluded	25' / 25' min.	19	19	187	187
Highline Canal (1 tree & 10 shrubs per 25 LF)	1682	-	25' / 25' min.	68	76	673	577*
Sand Creek (1 tree & 10 shrubs per 25 LF)	922	-	25' / 25' min.	37	42	369	309**
West Property Line***	856	-	n/a	n/a	n/a	n/a	n/a

\*96 shrubs are provided by tree equivalents (8 extra trees are provided)  
 \*\*60 shrubs are provided by tree equivalents (5 extra trees are provided)  
 \*\*\* This is an internal property line

Easment Area	Minus Detention Pond 100yr	Total Landscape Area	Required Trees (1 / per 4,000sf)	Required Shrubs (10 shrubs / per 4,000sf)	# Trees Provided	# Shrubs Provided
56,872	52,535	4,337	2	11	0*	0*

\* This is an overlapping requirement the 2 trees and 11 shrubs are provided as part of the Highline / Sand Creek Special Buffer

Elevation Length	Elevation Length	Tree Equivalent Required (1 Tree/40 LF)	Trees Provided	Shrubs Provided
Bldg D	150	4	4	0
Bldg E	150	4	4	0
Bldg F	150	4	4	0
Bldg G	120	3	0*	0
Bldg H	100	3	3	0
Total	670	18	15	0

\* this requirement overlaps with the Sand Creek buffer requirement. perimeter landscaping not required for Bldg A,B,C,I,J,K,L,M,N,O,P,Q (does not face ROW or Open Space)

GROUND COVERS	QTY	BOTANICAL NAME	COMMON NAME	CONT
	5,990 SF	ROCK MULCH		SURFACE
SOD/SEED	QTY	BOTANICAL NAME	COMMON NAME	CONT
	61,964 SF	SEED	DETENTION	SEED
	98,795 SF	SEED	SHORT GRASS MIX	SEED
	5,337 SF	SOD	SOD	SOD
	68,117 SF	SEED	TRANSITION MIX	SEED

	12.8 lbs / AC
Redtop ( <i>Agrostis alba</i> )	0.1 lbs
Switchgrass - Pathfinder ( <i>Panicum virgatum</i> )	2.2 lbs
Western wheatgrass - Arriba ( <i>Pascopyrum smithii</i> )	7.9 lbs
Inland saltgrass ( <i>Distichlis spicata</i> )	1 lbs
Woolly sedge ( <i>Carex lanuginosa</i> )	0.1 lbs
Baltic rush ( <i>Juncus balticus</i> )	0.1 lbs
Prairie cordgrass ( <i>Spartina pectinata</i> )	1 lbs
Nuttall's sunflower ( <i>Helianthus nuttallii</i> )	0.1 lbs
Wild bergamot ( <i>Monarda fistulosa</i> )	0.12 lbs
Yarrow Achillea ( <i>millefolium</i> )	0.06 lbs
Blue vervain ( <i>Verbena hastata</i> )	0.12 lbs

	17.94 lbs / AC
Sheep fescue - Durar ( <i>Festuca ovina</i> )	1.3 lbs
Western wheatgrass - Arriba ( <i>Pascopyrum smithii</i> )	7.9 lbs
Alkali sacaton ( <i>Sporobolus airoides</i> )	0.5 lbs
Slender wheatgrass ( <i>Elymus trachycalus</i> )	5.5 lbs
Inland saltgrass ( <i>Distichlis spicata</i> )	1.7 lbs
Switch grass - Pathfinder ( <i>Panicum virgatum</i> )	1.3 lbs
Blariket flower ( <i>Gaillardia aristata</i> )	0.25 lbs
Prairie coneflower ( <i>Ratibida columnaris</i> )	0.2 lbs
Purple prairie clover ( <i>Petalostemum purpurea</i> )	0.2 lbs
Gayfeather ( <i>Liatris punctata</i> )	0.06 lbs
Flax ( <i>Linum lewisii</i> )	0.2 lbs
Pensileman ( <i>Penstemon strictus</i> )	0.2 lbs
Yarrow ( <i>Achillea millefolium</i> )	0.03 lbs

	17 lbs / AC
Ephraim Crested Wheatgrass ( <i>Agropyron cristatum</i> Ephraim)	4.0 lbs
Sheep Fescue ( <i>Festuca ovina</i> )	1.30 lbs
Buffalo Grass ( <i>Bouteloua dactyloides</i> )	9.50 lbs
Blue Grama ( <i>Bouteloua gracilis</i> )	1 lbs
Muttongrass ( <i>Poa fendleriana</i> )	0.4 lbs
Annual Ryegrass ( <i>Lolium perenne</i> ssp. multiflorum)	0.8 lbs

PREPARED FOR:

LAND PLANNING  
**PCS**  
 GROUP Inc.  
 1001 16th St. B-180  
 Denver, CO 80265  
 tel 303.531.4905

NOT FOR CONSTRUCTION

Cottonwood Storage  
 Aurora, Colorado

Drawn by: **JW**  
 Checked by: **AC**  
 Issue Date: **9.30.16**  
 Revision: **10.7.16**  
 Revision: **6.1.17**  
 Revision: **1.5.17**  
 Extension: **7.12.17**  
 Extension: **8.8.17**  
 Extension: **8.16.17**

SHEET NAME  
 Planting Schedule & Charts

SHEET NUMBER  
**10**

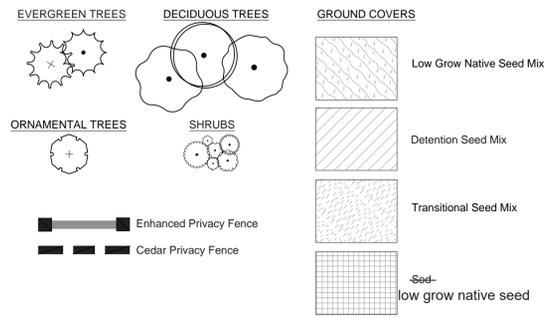
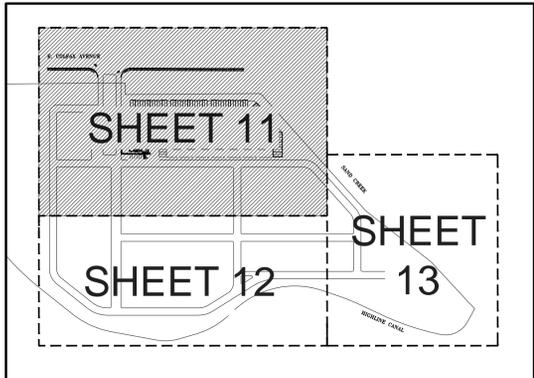
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 Aurora, Colorado

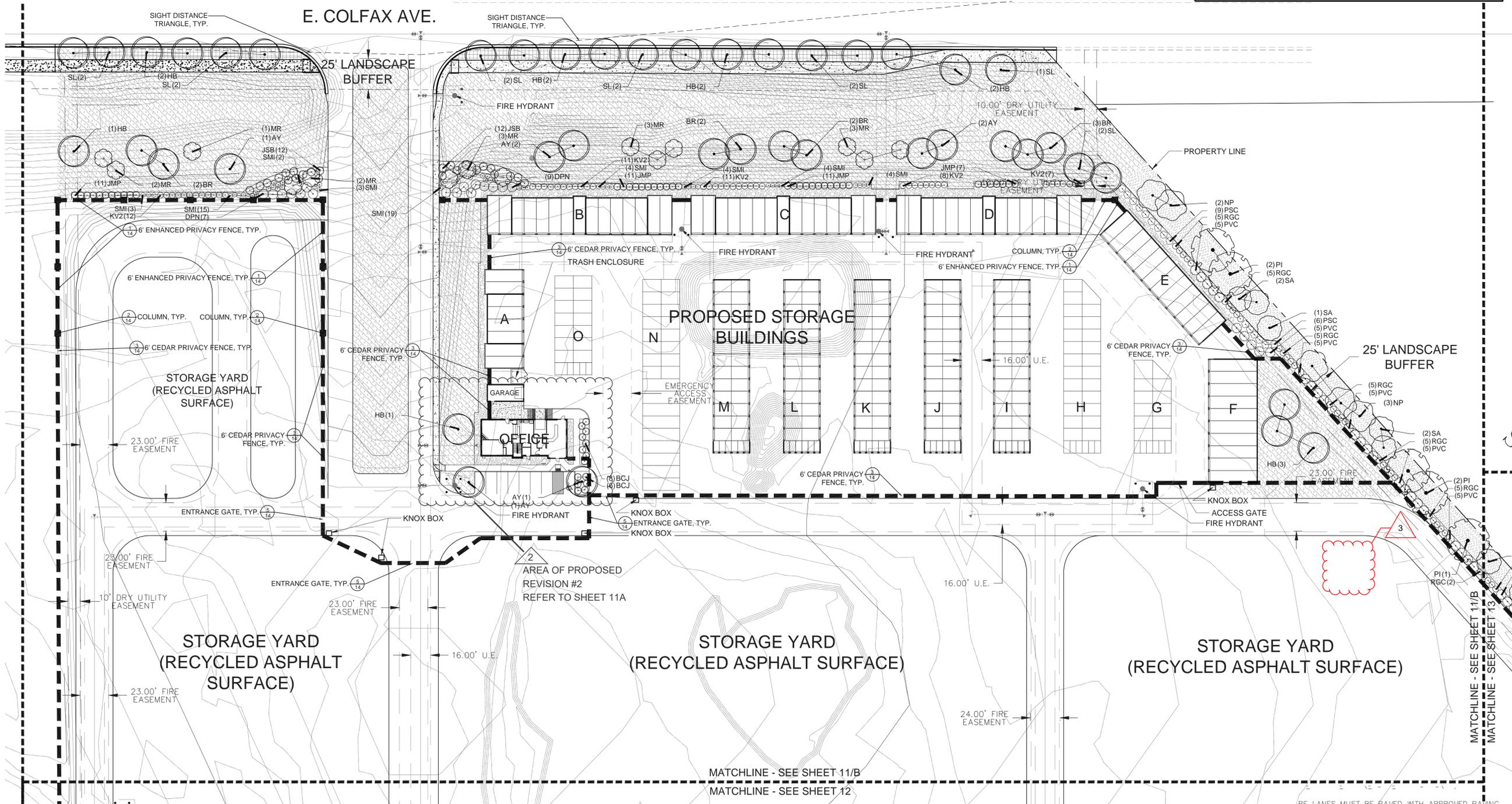
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SHEET NAME  
**Landscape Plan**

SHEET NUMBER  
**11**

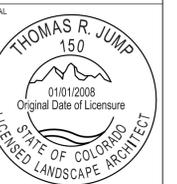


SIGHT TRIANGLES AND THE LANDSCAPING CONTAINED WITHIN ARE IN COMPLIANCE WITH THE CITY OF AURORA ROADWAY SPECIFICATIONS, SECTION 4.04.2.10.





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 7563 South Salda Court  
 Centennial, Colorado 80016  
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CONSULTANT

CLIENT

**COTTONWOOD STORAGE PHASE 2**  
**17700 EAST COLFAX AVENUE**  
**AURORA, COLORADO**

PROJECT NUMBER

BUILDING TYPE  
 COMMERCIAL

DRAWN BY  
 JDC

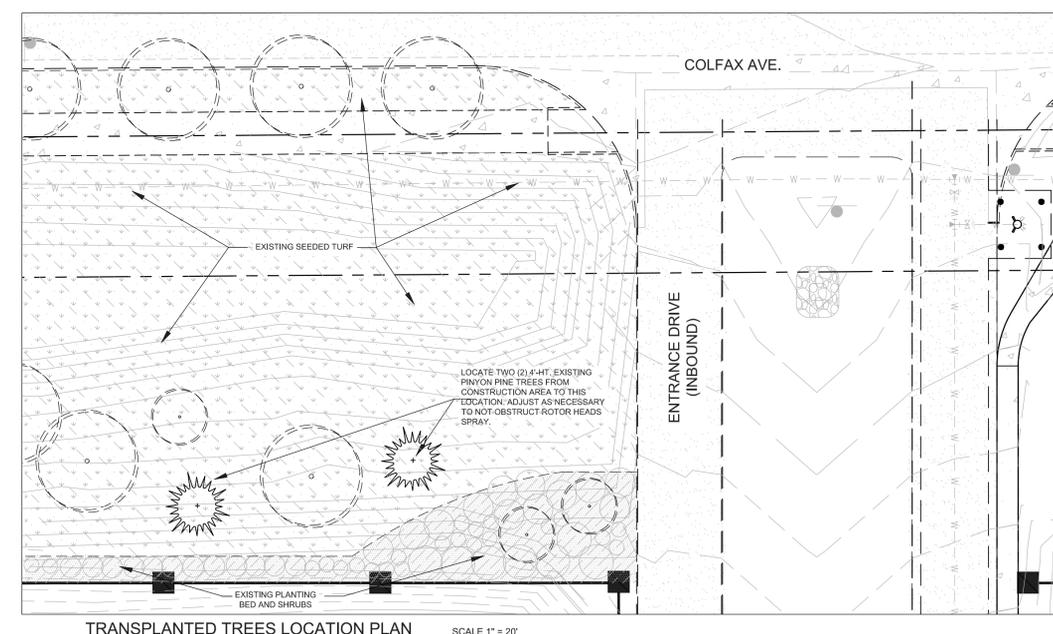
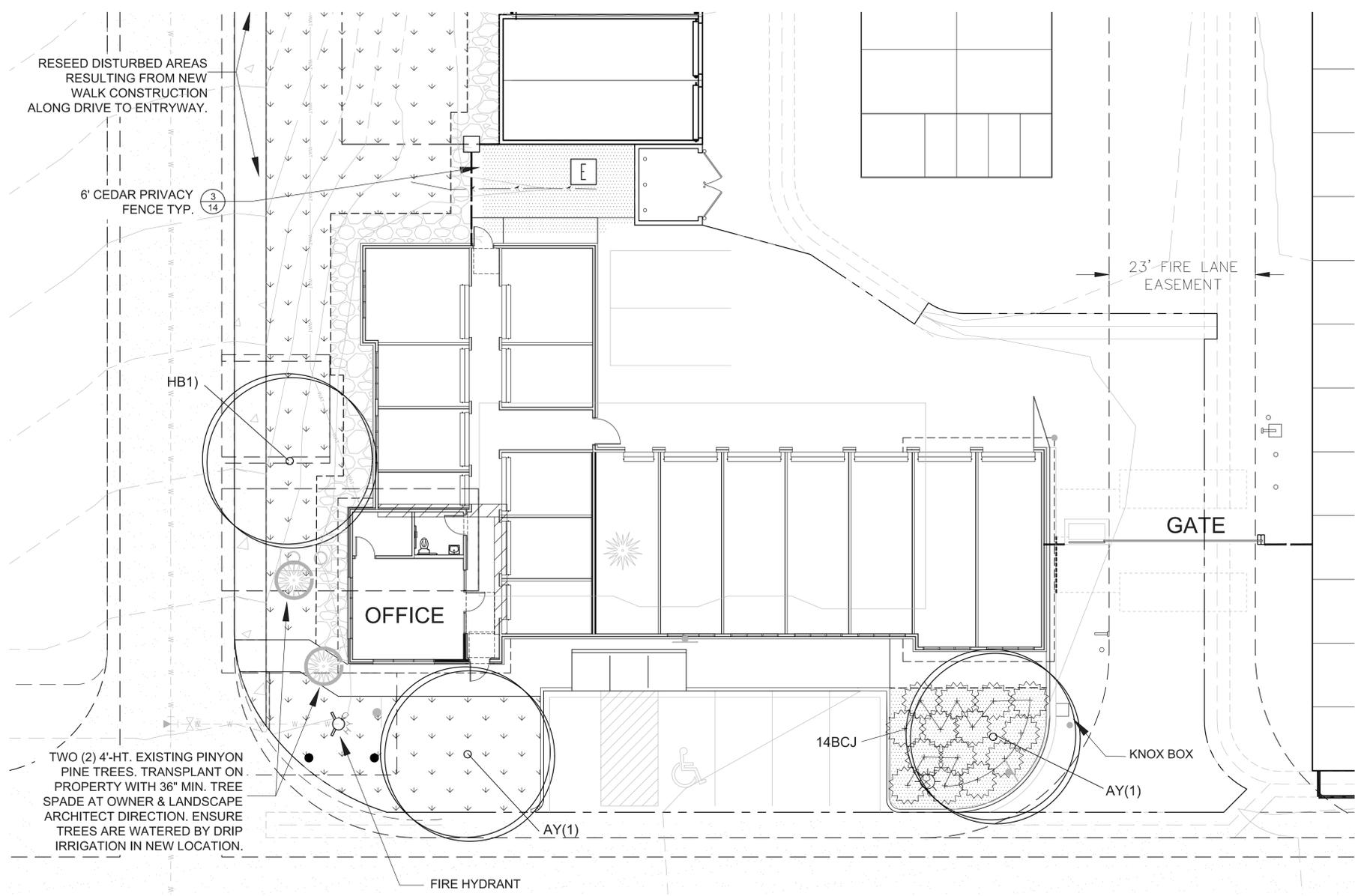
DATE  
 5/13/2022

REVISIONS  
 1 09/16/2022 CITY COMMENTS  
 2 11/07/2022 CITY COMMENTS

SHEET NAME  
 LANDSCAPE PLAN

SHEET NUMBER

**11A**

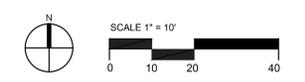


REFER TO PREVIOUSLY APPROVED DRAWINGS DATED 8/16/17 AND PREPARED BY PCS GROUP LAND PLANNING, DENVER, CO 303-531-4905 AS FOLLOWS:

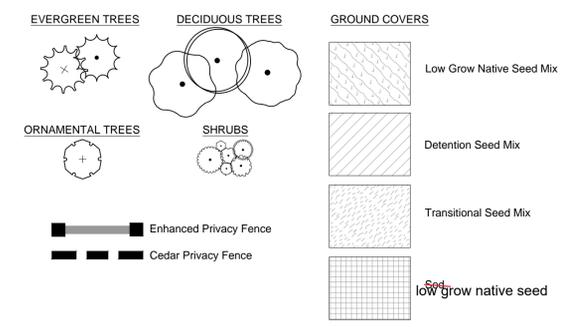
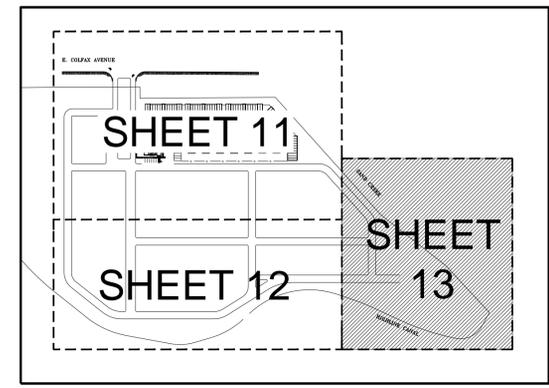
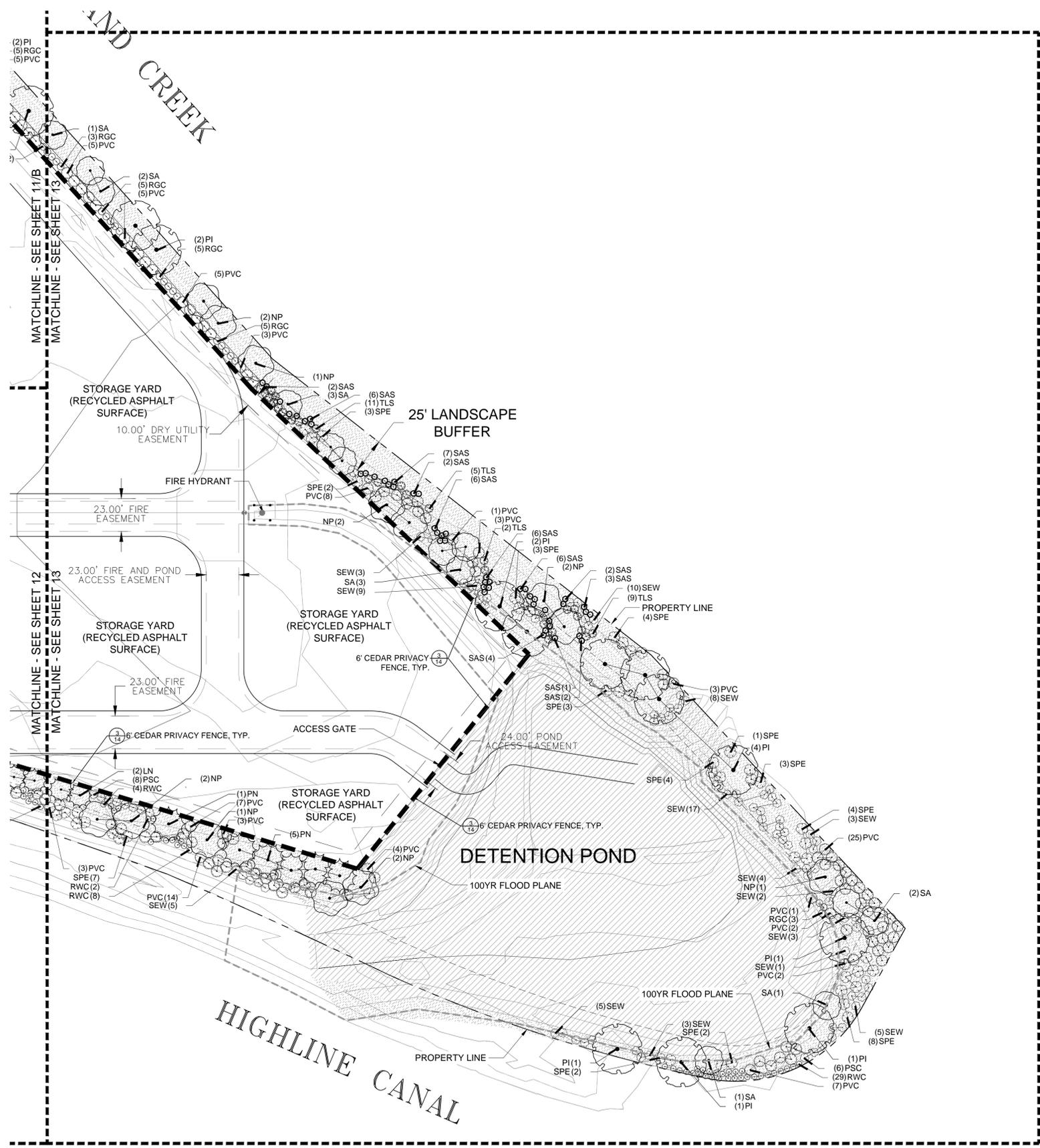
SHEET #	DESCRIPTION
10	PLANTING SCHEDULE
11	LANDSCAPE PLAN
15	LANDSCAPE DETAILS & NOTES

**LEGEND**

	DECIDUOUS TREE		LOW GROW NATIVE SEED MIX
	EVERGREEN SHRUB		ROCK MULCH
	CEDAR PRIVACY FENCE		SHREDDED WOOD MULCH
			STEEL EDGER







PREPARED FOR:  
 ■ LAND PLANNING ■  
**PCS**  
 GROUP Inc.  
 1001 16th St. B-180  
 Denver, CO 80265  
 tel 303.531.4905

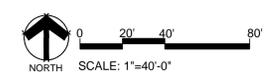
NOT FOR CONSTRUCTION

**Cottonwood Storage**  
 Aurora, Colorado

Drawn by: **JW**  
 Checked by: **AC**  
 Issue Date: **9.30.16**  
 Revision: **10.7.16**  
 Revision: **1.5.17**  
 Revision: **6.1.17**  
 Extension: **7.12.17**  
 Extension: **8.8.17**  
 Extension: **8.16.17**

SHEET NAME  
**Landscape Plan**

SHEET NUMBER  
**13**



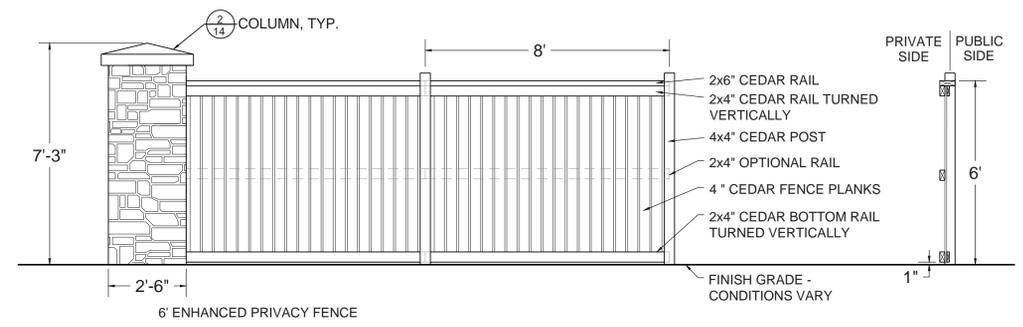
NOT FOR CONSTRUCTION

**Cottonwood Storage**  
Aurora, Colorado

Drawn by: **JW**  
Checked by: **AC**  
Issue Date: **9.30.16**  
Revision: **10.7.16**  
Revision: **1.5.17**  
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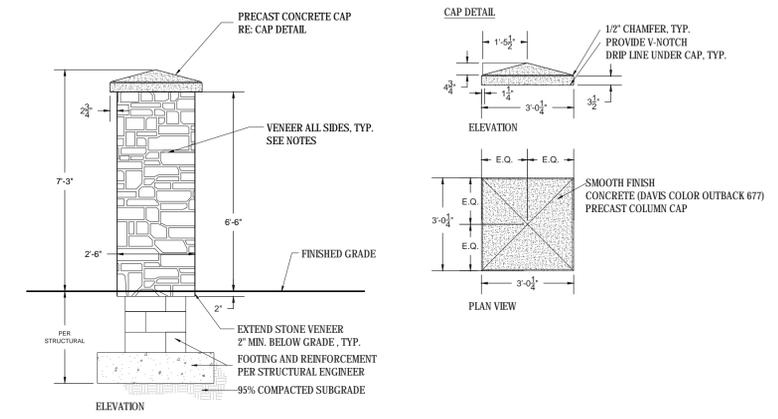
SHEET NAME  
**Site Details**

SHEET NUMBER  
**14**



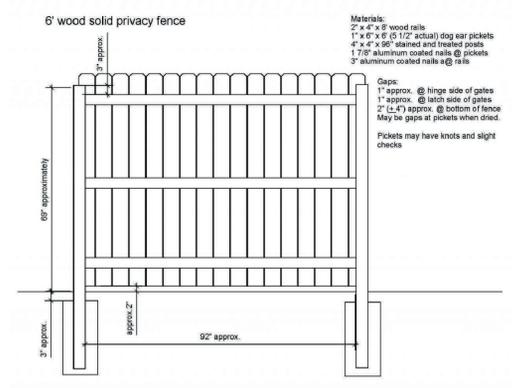
- 6' ENHANCED PRIVACY FENCE**
- NOTES:
1. ALL WOOD TO BE CEDAR, OR APPROVED MATERIAL FROM THE LANDSCAPE ARCHITECT, OWNER, OR OWNERS REP.
  2. WOOD TO BE WEATHER AND ROT RESISTANT
  3. PAINT OR STAIN T.B.D.
  4. FENCING THAT ENCROACHES INTO EASEMENTS WILL REQUIRE A LICENCE AGREEMENT.
  5. COLUMNS WILL BE SPACED AT A MAXIMUM INTERVAL OF 60' O.C.

**1 6' ENHANCED PRIVACY FENCE**  
Scale: NTS

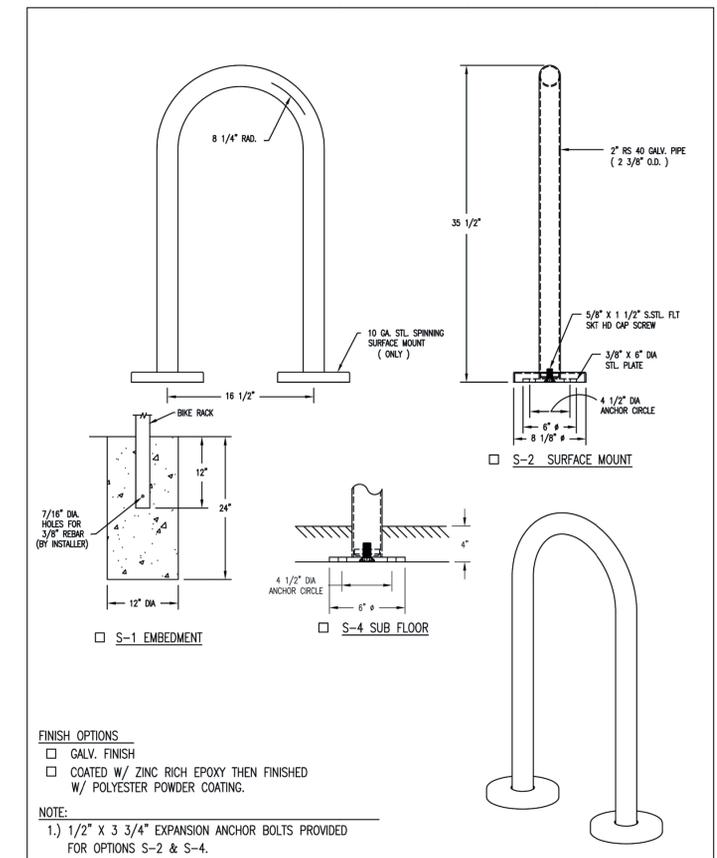


- FENCE COLUMN**
- NOTES:
1. BRICK OR STONE STYLE VENEER TO BE USED. PRODUCT / TYPE: TBD
  2. CONTRACTOR TO PROVIDE STONE SAMPLE FOR APPROVAL BY OWNER/OWNERS REP.
  3. GROUT COLOR TO MATCH STONE
  4. CONTRACTOR TO PROVIDE STAMPED STRUCTURAL DRAWINGS FOR COLUMNS.
  5. COLUMNS WILL BE SPACED AT A MAXIMUM INTERVAL OF 60' O.C.

**2 FENCE COLUMN**  
Scale: NTS

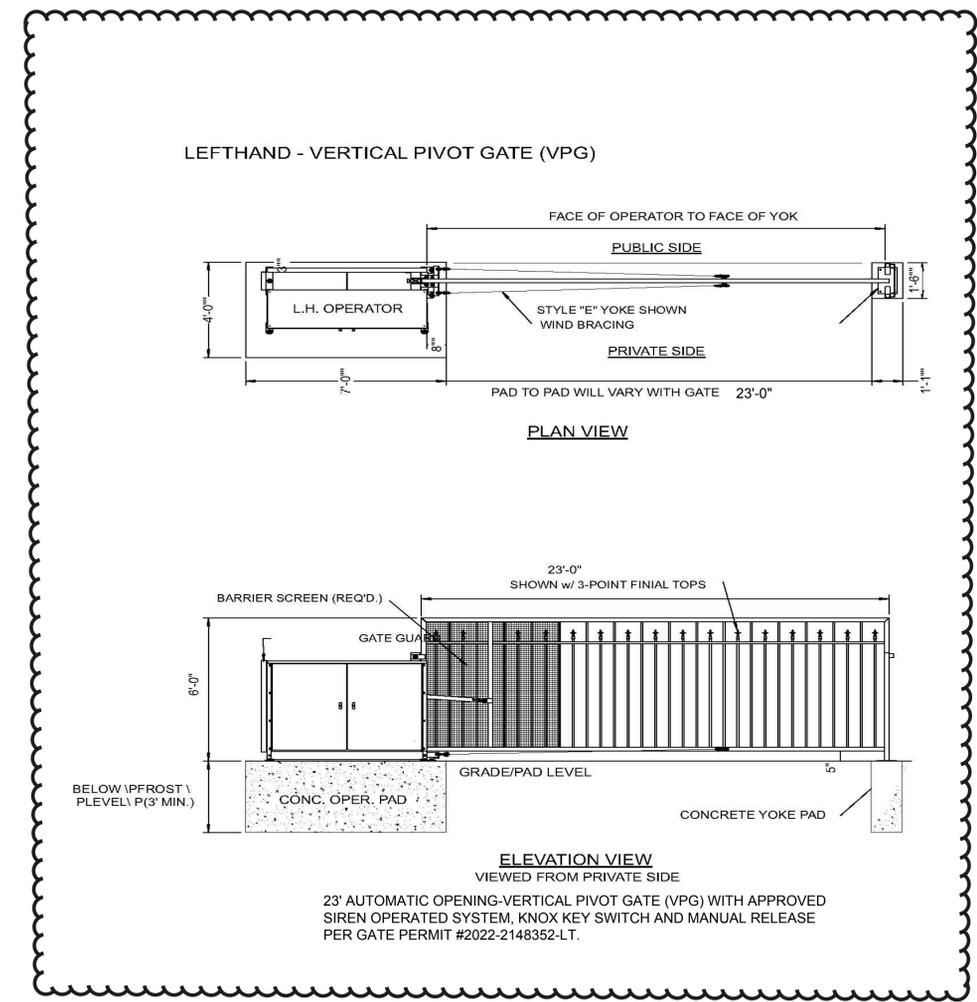


**3 6' CEDAR PRIVACY FENCE**  
Scale: NTS



SCALE: NONE	TITLE: LOOP BIKE RACK
DATE DRAWN: 3/22/94	REV. F
DRAWN BY: CDC	DRAWING NUMBER: 83 SERIES
DATE REV.: 11/11/09	SHEET: 1 OF 2
REV. BY: AMH	

**4 BIKE RACK**  
Scale: NTS



**23' AUTOMATIC OPENING-VERTICAL PIVOT GATE (VPG) WITH APPROVED SIREN OPERATED SYSTEM, KNOX SWITCH AND MANUAL RELEASE PER GATE PERMIT #2022-2148352-LT.**



## GENERAL LANDSCAPE NOTES

- ALL LANDSCAPING SHALL BE IN CONFORMANCE WITH LANDSCAPE REGULATIONS, 2004 EDITION, ORDINANCE NO. 3133, SERIES OF 2004, AND THE AAN (American Association of Nurserymen) SPECIFICATIONS FOR NUMBER ONE GRADE.
- ALL WORK SHALL CONFORM TO LOCAL CITY AND COUNTY CODES. ALL WORK SHALL BE IN ACCORDANCE WITH OSHA CODES AND STANDARDS. NOTHING INDICATED ON THE LANDSCAPE DRAWINGS SHALL RELIEVE THE CONTRACTOR FROM COMPLYING WITH ANY APPROPRIATE SAFETY REGULATIONS.
- SEE CIVIL ENGINEER'S DRAWINGS FOR GRADING AND DRAINAGE, EROSION CONTROL, PAVING AND SLEEVES, UTILITIES, AND OTHER ENGINEERED DETAILS.
- STREET TREES SHALL HAVE A MINIMUM SEPARATION OF 10' UTILITY SERVICE LINES AND BE LOCATED TO AVOID INTERFERENCE WITH POLE LIGHTS.
- TO THE MAXIMUM EXTENT FEASIBLE, TOPSOIL THAT IS REMOVED PRIOR TO CONSTRUCTION SHALL BE COLLECTED, SAVED, AND PROTECTED FOR LATER USE ON AREAS REQUIRING REVEGETATION (SEED) AND/OR LANDSCAPING.
- ALL PLANTS OF THE SAME SPECIES AND SIZE SHALL HAVE MATCHING HEIGHT AND FORM, UNLESS OTHERWISE NOTED. ALL PLANTS SHALL CONFORM TO THE "AMERICAN STANDARD FOR NURSERY STOCK."
- GRAPHIC SYMBOLS PRESIDE OVER WRITTEN PLANT QUANTITIES.
- ALL TURF AREAS TO BE SPRAY IRRIGATED. ALL SHRUB BEDS, PERENNIALS AND ORNAMENTAL GRASSES TO BE DRIP IRRIGATED. TREES AND SHRUBS MUST BE IRRIGATED BY A SEPARATE ZONE THAN SOD/GRASS; THIS INCLUDES TREES PLANTED IN SOD/GRASS AREA.
- PLANT SUBSTITUTIONS WILL NOT BE PERMITTED WITHOUT APPROVAL BY LANDSCAPE ARCHITECT, DEVELOPER AND CITY. ANY SUBSTITUTIONS MUST BE DOCUMENTED AS A MYLAR CHANGE TO THE ORIGINAL APPROVED PLAN SET.
- ALL SHRUB BEDS TO BE MULCHED WITH NON-DYED SHREDDED WESTERN RED CEDAR BARK MULCH. MULCH TO A DEPTH OF 3 INCHES MINIMUM WITH LANDSCAPE FABRIC.
- FOR TREES IN SOD, ALLOW A 2' DIAMETER BED WITHOUT SOD AROUND ROOT COLLAR. APPLY 3" DEPTH OF SHREDDED WESTERN RED CEDAR BARK MULCH OVER 2' DIAMETER.
- BUFFALO GRASS TO BE 100% FROM SINGLE GROWER
- STEEL EDGER WILL OCCUR BETWEEN ALL PLANTING BEDS ADJACENT TO SOD AND SEED AND MULCH AND WILL BE SET LEVEL WITH THE TOP OF SOD. STEEL EDGER SHALL BE GALVANIZED, 1/8" X 4" DEEP WITH ROLLED EDGE, RYERSON OR APPROVED EQUAL. EDGING IS NOT NECESSARY WHEN ADJACENT TO CURBS, WALKS AND WALLS.
- PLANTS SHALL BE INSTALLED IMMEDIATELY UPON DELIVERY TO SITE. IF THIS IS NOT POSSIBLE, PLANTS SHALL BE HELED IN AND WATERED TO PREVENT DEHYDRATION.
- PLANTING PITS SHALL BE EXCAVATED TO A MINIMUM OF TWICE THE WIDTH OF THE ROOTBALL. DO NOT DISTURB SOIL AT THE BOTTOM OF PIT BUT SCARIFY SIDES TO PREVENT GLAZING.
- PLANTS SHOULD BE THOROUGHLY WATERED IMMEDIATELY AFTER PLANTING, ALLOWING WATER TO SOAK DOWN AND FILL REMAINDER OF HOLE WITH LOOSE SOIL. WITHOUT FURTHER PACKING, A MOUND OF SOIL SHALL BE FORMED AROUND THE EDGE OF EACH TREE PIT TO FORM A SHALLOW SAUCER.
- AFTER PLANT INSTALLATION, ALL PLANT MATERIAL SHALL BE PLACED WITH THEIR ROOT COLLARS SLIGHTLY HIGHER THAN FINISH GRADE. (3" HIGHER FOR TREES.)
- ALL LANDSCAPE SHOWN ON THESE PLANS SHALL BE MAINTAINED IN A NEAT AND ADEQUATE MANNER. REQUIRED MAINTENANCE ACTIVITIES SHALL INCLUDE, BUT NOT BE LIMITED TO, MOWING OF LAWNS, TRIMMING OF HEDGES, ADEQUATE IRRIGATION, REPLACEMENT OF DEAD, DISEASED OR UNSIGHTLY LANDSCAPING, REMOVAL OF WEEDS FROM PLANTING AREAS, AND APPROPRIATE PRUNING OF PLANT MATERIALS.
- ALL PLANTS SHALL BE MAINTAINED CONTINUALLY IN A HEALTHY CONDITION IN ACCORDANCE WITH GENERALLY ACCEPTED PROFESSIONAL HORTICULTURAL STANDARDS AND PRACTICES. PLANTS THAT DIE OR ARE UNHEALTHY SHALL BE REPLACED. REGULAR PRUNING AND TRIMMING SHALL APPLY TO MAINTAIN HEALTH AND AN ATTRACTIVE APPEARANCE AND TO PERMIT THE PLANTS TO ACHIEVE THEIR INTENDED FORM AND HEIGHT. LANDSCAPE AREAS SHALL REMAIN FREE OF WEEDS, LITTER, JUNK, RUBBISH, AND OTHER NUISANCES AND OBSTRUCTIONS. TO PREVENT WEED GROWTH, EROSION AND BLOWING DUST, AREAS NOT COVERED BY VEGETATION SHALL BE COVERED WITH MULCH, WOOD OR BARK CHIPS, OR DECORATIVE ROCKS OR COBBLE, OR SIMILAR NATURAL MATERIALS PROVIDING A CLEAN, UNIFORM APPEARANCE.

### REQUIRED CITY NOTES:

- SOIL PREPARATION FOR ALL NON-HARDSCAPE AREAS SHALL INCLUDE TOPSOIL AND/OR ORGANIC MATTER (COMPOST OR AGED GROUND MANURE) AND SHALL BE ADDED AT A RATE OF 4 CUBIC YARDS PER 1,000 SQUARE FEET AND TILLED 8" DEPTH INTO SOIL. PRIOR TO INSTALLATION OF PLANT MATERIALS, ALL AREAS SHALL BE THOROUGHLY LOOSENED.
- THE DEVELOPER, HIS SUCCESSORS AND ASSIGNS, SHALL BE RESPONSIBLE FOR INSTALLATION, MAINTENANCE AND REPLACEMENT OF ALL LANDSCAPING MATERIALS SHOWN OR INDICATED ON THE APPROVED SITE PLAN OR LANDSCAPE PLAN ON FILE IN THE PLANNING DEPARTMENT. ALL LANDSCAPING WILL BE INSTALLED AS DELINEATED ON THE PLAN PRIOR TO ISSUANCE OF CERTIFICATE OF OCCUPANCY.
- ALL UTILITY EASEMENTS SHALL REMAIN UNOBSTRUCTED AND FULLY ACCESSIBLE ALONG THEIR ENTIRE LENGTH FOR USE OF MAINTENANCE EQUIPMENT ENTRY.
- ALL LANDSCAPE AREAS AND PLANT MATERIAL, EXCEPT FOR NON-IRRIGATED NATIVE, RESTORATIVE AND DRYLAND GRASS AREAS THAT COMPLY WITH REQUIREMENTS FOUND IN SEC. 146-1429 AND / O SEC. 146-1435 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.
- LIGHTING PROPOSED WITHIN THIS PLAN ARE OVERHEAD STREET LIGHTS. PLEASE REFER TO ENGINEERING PLANS FOR FURTHER DETAIL.
- SURFACE MATERIAL FOR VEHICLES ARE TYPICALLY ASPHALT FOR ROADS, SIDEWALKS ARE TYPICALLY CONCRETE. STORAGE YARD AREAS WILL BE GRAVEL. PLEASE REFER TO ENGINEERING PLANS FOR MORE DETAIL.
- ALL FUTURE PHASES THAT ARE DISTURBED BY CONSTRUCTION WILL BE SEEDED AND STABILIZED IN ACCORDANCE WITH REQUIREMENTS FOUND IN THE CITY OF AURORA ROADWAY SPECIFICATIONS MANUAL CHAPTER 45.00 EROSION AND SEDIMENT CONTROL ASSOCIATED WITH CONSTRUCTION ACTIVITIES.

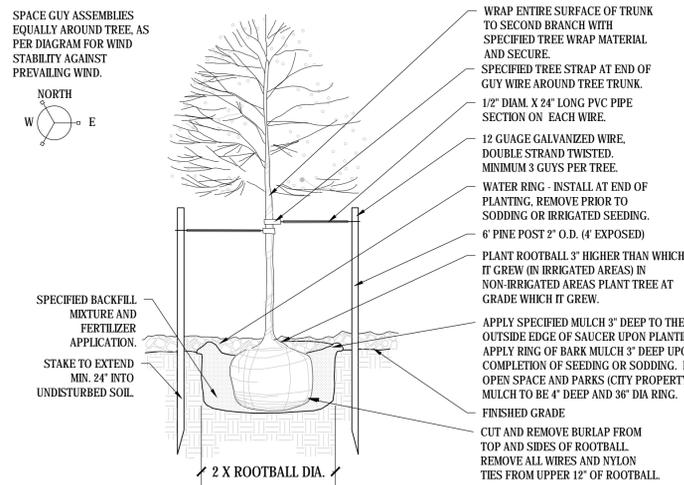
### FIRE LIFE SAFETY LANDSCAPE NOTES:

- LANDSCAPE MATERIAL PLACEMENT SHALL NOT BE PLACED OR KEPT NEAR FIRE HYDRANTS, FIRE DEPARTMENT INLET CONNECTIONS OR FIRE PROTECTION CONTROL VALVES IN A MANNER THAT WOULD PREVENT SUCH EQUIPMENT OR FIRE HYDRANTS FROM BEING IMMEDIATELY DISCERNIBLE. THE FIRE DEPARTMENT SHALL NOT BE DETERRED OR HINDERED FROM GAINING IMMEDIATE ACCESS TO FIRE PROTECTION EQUIPMENT OR HYDRANTS.
- ALL FIRE HYDRANTS WILL BE LOCATED NOT LESS THAN THREE FEET - SIX INCHES (3' 6") AND NOT MORE THAN EIGHT (8) FEET FROM THE BACK OF CURB TO THE CENTER OF THE HYDRANT, UNOBSTRUCTED ON THE STREET SIDE WITH A MINIMUM CLEARANCE ON ALL OTHER SIDES OF FIVE (5) FEET.
- LANDSCAPING MATERIAL SHOWN WITHIN THE SITE PLAN CANNOT ENCROACH INTO ROADWAYS THAT ARE DEDICATED (OR DESIGNED) AS FIRE LANE EASEMENTS (OR CORRIDORS).

### NOTES:

- ANY BROKEN OR CRUMBLING ROOTBALLS WILL BE REJECTED.
- REMOVING THE CONTAINERS WILL NOT BE AN EXCUSE FOR DAMAGED ROOTBALLS.
- TREES PLANTED WITHIN DRAIN STRIP OR SCREE AREA SHALL HAVE 3'-0" DIAMETER RING OF MULCH 5" DEEP AT THE BASE OF EACH TREE
- PLANT TREES AND APPLY MULCH PRIOR TO PLACING SCREE MATERIAL.
- STREET TREES ARE TO BE LIMBED UP TO 8'. PRUNING SHALL OCCUR IN THE APPROPRIATE MANNER AT THE NURSERY. SUBSTANTIAL PRUNING WILL NOT BE ALLOWED ON-SITE.

SPACE GUY ASSEMBLIES EQUALLY AROUND TREE, AS PER DIAGRAM FOR WIND STABILITY AGAINST PREVAILING WIND.



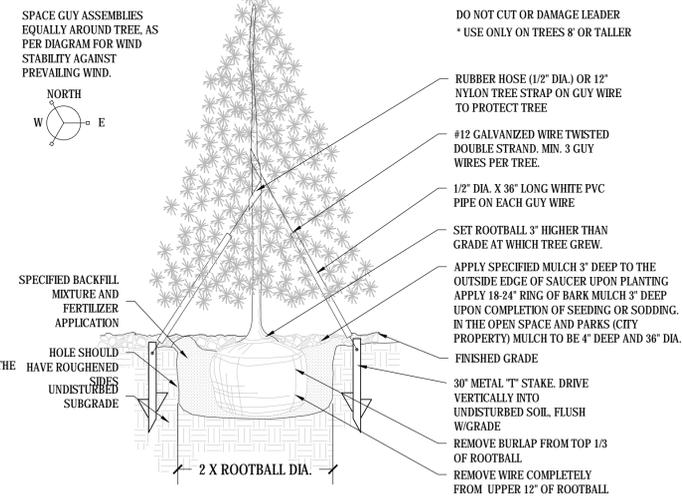
## 1 DECIDUOUS TREE PLANTING

Scale: NTS

### NOTES:

- ANY BROKEN OR CRUMBLING ROOTBALLS WILL BE REJECTED. REMOVING THE CONTAINERS WILL NOT BE AN EXCUSE FOR DAMAGED ROOTBALLS.
- TREES PLANTED WITHIN DRAIN STRIP OR SCREE AREA SHALL HAVE 3'-0" DIAMETER RING OF MULCH 5" DEEP AT THE BASE OF EACH TREE.
- PLANT TREES AND APPLY MULCH PRIOR TO PLACING SCREE MATERIAL.

SPACE GUY ASSEMBLIES EQUALLY AROUND TREE, AS PER DIAGRAM FOR WIND STABILITY AGAINST PREVAILING WIND.

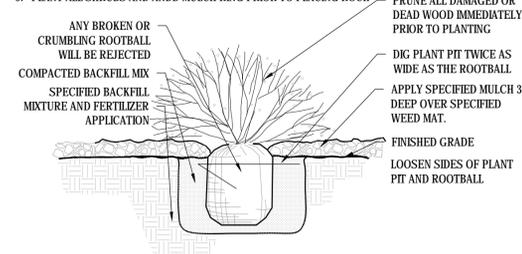


## 2 EVERGREEN TREE PLANTING

Scale: NTS

### NOTES:

- ANY BROKEN OR CRUMBLING ROOTBALLS WILL BE REJECTED. REMOVING THE CONTAINERS WILL NOT BE AN EXCUSE FOR DAMAGED ROOTBALLS.
- HOLD GRADE 1" BELOW EDGE OF WALK OR CURB.
- ALL JUNIPER PLANTS SHOULD BE PLANTED SO TOP OF ROOT MASS OCCURS AT FINISH GRADE OF MULCH LAYER
- SHRUBS PLANTED WITHIN THE DRAIN STRIP OR SCREE AREAS SHALL HAVE A 12" DIAMETER RING OF MULCH AT THE BASE OF EACH SHRUB
- PLANT ALL SHRUBS AND ADD MULCH RING PRIOR TO PLACING ROCK



## 3 SHRUB PLANTING

Scale: NTS

LAND PLANNING  
**PCS**  
GROUP Inc.  
1001 16th St. B-180  
Denver, CO 80265  
tel 303.531.4905

NOT FOR CONSTRUCTION

Cottonwood Storage  
Aurora, Colorado

Drawn by: JW  
Checked by: AC  
Issue Date: 9.30.16  
Revision: 10.7.16  
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Extension: 7.12.17  
Extension: 8.8.17  
Extension: 8.16.17

SHEET NAME  
Landscape  
Details

SHEET NUMBER  
15

**PROJECT TEAM**

**APPLICANT:**  
 ADDRESS: AT&T  
 CITY, STATE, ZIP: 7670 S. CHESTER ST.  
 CONTACT: CENTENNIAL, CO 80112  
 PHONE: BECKY JOHN-HANEY  
 EMAIL: 720-480-6429  
 BJ739H@ATT.COM

**APPLICANT REPRESENTATIVE:**  
 COMPANY: AT&T  
 ADDRESS: 7670 S. CHESTER ST.  
 CITY, STATE, ZIP: CENTENNIAL, CO 80112  
 CONTACT: FRANK DEPERALTA  
 856.666.7635  
 FD1733@ATT.COM

**ZONING/REAL ESTATE SPECIALIST:**  
 COMPANY: SMARTLINK LLC  
 ADDRESS: 1997 ANNAPOLIS EXCHANGE PARKWAY, SUITE 200  
 CITY, STATE, ZIP: ANNAPOLIS, MD 21401  
 CONTACT: ERIC POLDEN  
 562-522-8350  
 ERIC.POLDEN@SMARTLINKGROUP.COM

**RF ENGINEER:**  
 COMPANY: AT&T  
 ADDRESS: 7670 S. CHESTER ST.  
 CITY, STATE, ZIP: CENTENNIAL, CO 80112  
 CONTACT: TROY JOHNSON  
 720.244.1913  
 TJ184M@ATT.COM

**CONSTRUCTION MANAGER:**  
 COMPANY: AT&T  
 ADDRESS: 7670 S. CHESTER ST.  
 CITY, STATE, ZIP: CENTENNIAL, CO 80112  
 CONTACT: REID POST  
 720.838.4228  
 RP836C@AT&T.COM

**ARCHITECT & ENGINEER:**  
 COMPANY: TRYLON TSF  
 ADDRESS: 1825 W. WALNUT HILL LANE, SUITE 120  
 CITY, STATE, ZIP: IRVING, TX 75038  
 CONTACT: CLIFF ABERNATHY  
 770.548.8268  
 CLIFF.ABERNATHY@TRYLON.COM



**PROJECT: AT&T NEW BUILD**  
**SITE #: COL01816**  
**SITE NAME: CO.HWY287\_AND\_TOWER**  
**FA#: 15201938**  
**USID: 317187**  
**IWM #: WSUTH0031831/WSUTH0044909/WSUTH0044907**  
**WSUTH0044910/WSUTH0044905**  
**PTN #: 3755A0YBYT**  
**SITE ADDRESS: 17700 E COLFAX AVE**  
**AURORA, CO 80011**  
**JURISDICTION: CITY OF AURORA**

**PROJECT INFORMATION**

**SITE ADDRESS:** 17700 E COLFAX AVE  
 AURORA, CO 80011

**STRUCTURE TYPE:** 60'-0" MONOPINE

**SITE TYPE:** RAW LAND IN EXISTING COTTONWOOD STORAGE DEVELOPMENT

**LATITUDE (NAD 83):** 39.7388417 / 39°44'19.83"N

**LONGITUDE (NAD 83):** -104.780069 / 104°46'48.25"W

**GROUND ELEVATION:** 5443± (AMSL)

**PROPERTY OWNER:** HR ACQUISITION PARTNERS LLC  
 ADDRESS: 17700 E COLFAX AVE  
 AURORA, CO 80011

**PARCEL NUMBER (APN):** 1975-04-1-08-001

**OCCUPANCY GROUP:** UNKNOWN

**COUNTY:** ARAPAHOE

**JURISDICTION:** CITY OF AURORA

**ZONING CLASSIFICATION:** APZ II-N (ACCIDENT POTENTIAL ZONE II-NORTH)

**COMPOUND/ LEASE AREA:** 2500 SQ. FT.

**PROPOSED USE:** UNMANNED TELECOMMUNICATIONS FACILITY

**HANDICAP REQUIREMENTS:** FACILITY IS UNMANNED AND NOT FOR HUMAN HABITATION. HANDICAPPED ACCESS NOT REQUIRED.

**ELECTRIC:** XCEL ENERGY

**TELCO:** LNS

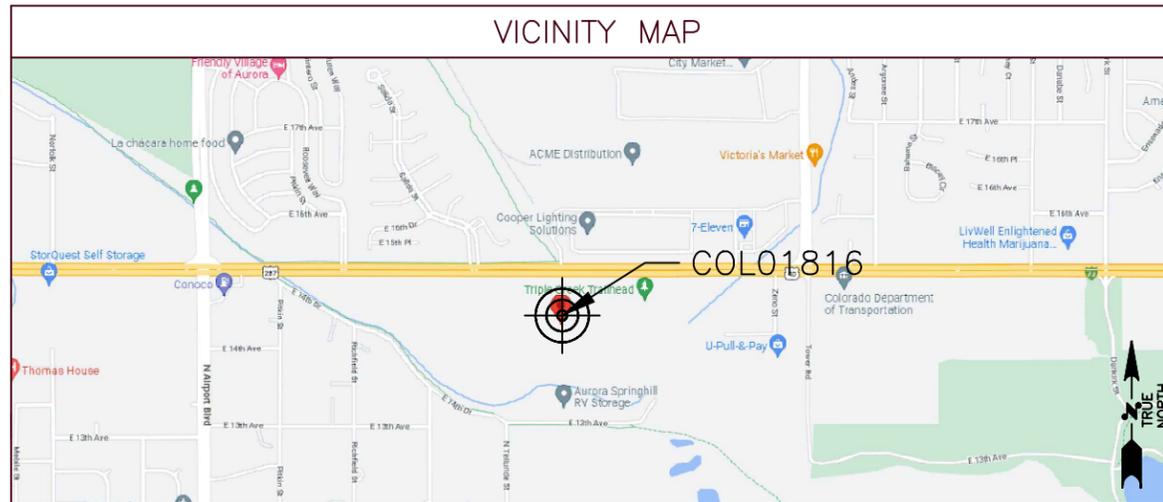
**LEGAL DESCRIPTION**

SEE LS-1 FOR LEGAL DESCRIPTION



TO OBTAIN LOCATION OF PARTICIPANTS UNDERGROUND FACILITIES BEFORE YOU DIG IN COLORADO, CALL COLORADO 811  
 TOLL FREE: 1-800-922-1987 OR www.co811.org  
 COLORADO STATUTE REQUIRES MIN OF 2 WORKING DAYS NOTICE BEFORE YOU EXCAVATE

Know what's below.  
 Call before you dig.



**DRIVING DIRECTIONS**

FROM DENVER INTERNATIONAL AIRPORT 8500 PEÑA BLVD, DENVER, CO 80249, UNITED STATES

HEAD NORTH ON PEÑA BLVD, CONTINUE TO PEÑA BLVD, KEEP RIGHT TO CONTINUE ON TERMINAL E, FOLLOW SIGNS FOR AIRPORT TERMINAL E, USE THE LEFT LANE TO TURN SLIGHTLY LEFT ONTO PARKING - TERMINAL E, KEEP LEFT, FOLLOW PEÑA BLVD TO N AIRPORT BLVD. TAKE THE 40TH AVE/AIRPORT BLVD EXIT FROM PEÑA BLVD, CONTINUE ONTO PEÑA BLVD (SIGNS FOR I-70/AIRPORT EXIT/AIRPORT RETURN TO TERMINAL), TAKE THE 40TH AVE/AIRPORT BLVD EXIT TOWARD I-70 E, CONTINUE ON N AIRPORT BLVD. DRIVE TO E COLFAX AVE IN AURORA, KEEP LEFT AT THE Y JUNCTION TO CONTINUE ON N AIRPORT BLVD, TURN LEFT ONTO E COLFAX AVE, DESTINATION WILL BE ON THE LEFT.

**BUILDING CODES**

SUBCONTRACTOR'S WORK SHALL COMPLY WITH ALL APPLICABLE NATIONAL, STATE, AND LOCAL CODES AS ADOPTED BY THE LOCAL AUTHORITY HAVING JURISDICTION (AHJ) FOR THE LOCATION. THE EDITION OF THE AHJ ADOPTED CODES AND STANDARDS IN EFFECT ON THE DATE OF CONTRACT AWARD SHALL GOVERN THE DESIGN. NOTHING IN THESE PLANS IS TO BE CONSTRUED TO PERMIT WORK NOT CONFORMING TO THE FOLLOWING CODES.

BUILDING CODE: INTERNATIONAL BUILDING CODE 2021  
 MECHANICAL CODE: INTERNATIONAL MECHANICAL CODE 2021  
 ELECTRICAL CODE: INTERNATIONAL FIRE CODE 2021  
 COLORADO ELECTRICAL CODE 2023 (NGPA 70, 2023)  
 LIGHTNING PROTECTION CODE: NFPA 780 - 2000, LIGHTNING PROTECTION CODE

SUBCONTRACTOR'S WORK SHALL COMPLY WITH THE LATEST EDITION OF THE FOLLOWING STANDARDS:  
 AMERICAN CONCRETE INSTITUTE (ACI) 318, BUILDING CODE REQUIREMENTS FOR STRUCTURAL CONCRETE  
 AMERICAN INSTITUTE OF STEEL CONSTRUCTION (AISC), MANUAL OF STEEL CONSTRUCTION, ASD, NINTH EDITION  
 TELECOMMUNICATIONS INDUSTRY ASSOCIATION (TIA) 222-G, STRUCTURAL STANDARDS FOR STEEL ANTENNA TOWER AND ANTENNA SUPPORTING STRUCTURES:  
 TIA 607, COMMERCIAL BUILDING GROUNDING AND BONDING REQUIREMENTS FOR TELECOMMUNICATIONS

INSTITUTE FOR ELECTRICAL AND ELECTRONICS ENGINEERS (IEEE) 81, GUIDE FOR MEASURING EARTH RESISTIVITY, GROUND IMPEDANCE, AND EARTH SURFACE POTENTIALS OF A GROUND SYSTEM  
 IEEE 1100 (1999) RECOMMENDED PRACTICE FOR POWERING AND GROUNDING OF ELECTRONIC EQUIPMENT  
 IEEE C62.41, RECOMMENDED PRACTICES ON SURGE VOLTAGES IN LOW VOLTAGE AC POWER CIRCUITS (FOR LOCATION CATEGORY "C3" AND "HIGH SYSTEM EXPOSURE")  
 TELCORDIA GR-1275, GENERAL INSTALLATION REQUIREMENTS  
 TELCORDIA GR-1503, COAXIAL CABLE CONNECTIONS  
 ANSI T1.311, FOR TELECOM - DC POWER SYSTEMS - TELECOM, ENVIRONMENTAL PROTECTION

FOR ANY CONFLICTS BETWEEN SECTIONS OF LISTED CODES AND STANDARDS REGARDING MATERIAL, METHODS OF CONSTRUCTION, OR OTHER REQUIREMENTS, THE MOST RESTRICTIVE REQUIREMENT SHALL GOVERN. WHERE THERE IS CONFLICT BETWEEN A GENERAL REQUIREMENT AND A SPECIFIC REQUIREMENT, THE SPECIFIC REQUIREMENT SHALL GOVERN.

**PROJECT SCOPE**

1C  3C  5C  6C  4T4R  2ND RRH ADD

2C  4C  5G NR 1SR  RRH SWAP

RFDS ID: 2904

**PROJECT DESCRIPTION**

THIS PROJECT WILL BE COMPRISED OF:

**PROPOSED 60'-0" MONOPINE TOWER SCOPE OF WORK:**

- PROPOSED (1) RMVD10-NPNH MOUNT
- PROPOSED (9) AT&T PANEL ANTENNAS, (3) PER SECTOR
- PROPOSED (18) AT&T RRH'S, (6) PER SECTOR
- PROPOSED (3) RAYCAP SURGE SUPPRESSORS, (1) PER SECTOR
- PROPOSED (3) FIBER LINES
- PROPOSED (6) DC POWER LINES, (2) PER SECTOR

**PROPOSED AT&T GROUND SCOPE OF WORK:**

- PROPOSED 50'-0"x50'-0" AT&T LEASE AREA W/ WOODEN FENCED COMPOUND
- PROPOSED (1) AT&T VERTIV 3-BAY WUC ON PROPOSED 9'-0" x 12'-0" CONCRETE PAD
- PROPOSED (1) 30KW DIESEL GENERATOR ON PROPOSED 9'-0" x 4'-0" CONCRETE PAD
- PROPOSED 8'-6" ICE BRIDGE
- PROPOSED FAST CEINA H-FRAME
- PROPOSED (1) GPS ANTENNA
- PROPOSED 200A ELECTRIC SERVICE WITH 200A METER BASE AND DISCONNECT

**SHEET INDEX**

SHEET #	DESCRIPTION	REVISION #
R-1	TITLE SHEET	4
LS-1	SITE SURVEY	-
R-2	SITE PLAN	4
R-3	ENLARGED SITE PLAN	4
R-4	EQUIPMENT AND ANTENNA LAYOUT	4
R-5	TOWER ELEVATIONS	4

**GENERAL NOTES**

THE FACILITY IS UNMANNED AND NOT FOR HUMAN HABITATION. A TECHNICIAN WILL VISIT THE SITE AS REQUIRED FOR ROUTINE MAINTENANCE. THE PROJECT WILL NOT RESULT IN ANY SIGNIFICANT DISTURBANCE OR EFFECT ON DRAINAGE; NO SANITARY SEWER SERVICE, PORTABLE WATER, OR TRASH DISPOSAL IS REQUIRED, NO COMMERCIAL SIGNAGE AND NO LANDSCAPING IS PROPOSED.

**DO NOT SCALE DRAWINGS**

CONTRACTOR SHALL VERIFY ALL PLANS AND EXISTING DIMENSIONS AND CONDITIONS ON THE JOB SITE AND SHALL IMMEDIATELY NOTIFY THE ARCHITECT/ENGINEER IN WRITING OF ANY DISCREPANCIES BEFORE PROCEEDING WITH THE WORK OR BE RESPONSIBLE FOR SAME.



1997 ANNAPOLIS EXCHANGE PARKWAY,  
 SUITE 200  
 ANNAPOLIS, MD 21401



1825 W. WALNUT HILL LANE, SUITE 120  
 IRVING, TEXAS 75038  
 1-855-669-5421

DRAWING SCALES ARE INTENDED FOR 11"x17" SIZE PRINTED MEDIA ONLY.

**SUBMITTALS**

REV	DATE	DESCRIPTION	BY
A	04/07/22	90% ZD	PSK
0	04/18/22	100% ZD	VAS
1	01/31/23	100% ZD	MVF
2	09/10/24	100% ZD	PKS
3	10/03/24	100% ZD	PKS
4	10/07/24	100% ZD	DAB



**SITE INFORMATION**

**SITE NAME:**  
 CO.HWY287\_AND\_TOWER

N/A

**SITE ID:** COL01816

**FA#:** 15201938

**SITE ADDRESS:**  
 17700 E COLFAX AVE  
 AURORA, CO 80011

ARAPAHOE COUNTY

**SHEET DESCRIPTION**

TITLE SHEET 3

SHEET NO.

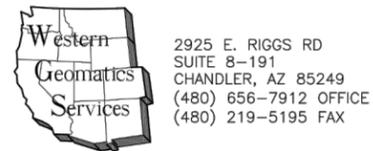
R-1



THE INFORMATION CONTAINED IN THIS SET OF DRAWINGS IS PROPRIETARY & CONFIDENTIAL TO AT&T WIRELESS. ANY USE OR DISCLOSURE OTHER THAN AS IT RELATES TO AT&T WIRELESS IS STRICTLY PROHIBITED.



50 116TH AVENUE SE, SUITE 210  
BELLEVUE, WA 98004



2925 E. RIGGS RD  
SUITE 8-191  
CHANDLER, AZ 85249  
(480) 656-7912 OFFICE  
(480) 219-5195 FAX

A	7-1-22	PRELIMINARY
REV.	DATE	REVISION DESCRIPTION



PROJECT INFORMATION:  
NSB\_BP\_CO.HWY287\_AND\_TOWER  
COLO1816

17700 E COLFAX AVE  
AURORA, CO 80011  
ARAPAHOE COUNTY

DRAWN BY: CB CHECKED BY: JC

SHEET TITLE:  
SITE SURVEY 3

SHEET NUMBER: LS-1 1



**LESSOR'S LEGAL DESCRIPTION**  
LOT 1 OF COTTONWOOD STORAGE SUBDIVISION FILING NO. 1 PER BOOK 550, PAGE 32, SITUATED IN THE NORTH HALF OF SECTION 4, TOWNSHIP 4 SOUTH, RANGE 66 WEST, SIXTH PRINCIPAL MERIDIAN, CITY OF AURORA, COUNTY OF ARAPAHOE, STATE OF COLORADO.

**AT&T LEASE AREA LEGAL DESCRIPTION**  
LEASE AREA SITUATED IN A PORTION OF LOT 1 OF COTTONWOOD STORAGE SUBDIVISION FILING NO. 1 PER BOOK 550, PAGE 32, SITUATED IN THE NORTH HALF OF SECTION 4, TOWNSHIP 4 SOUTH, RANGE 66 WEST, SIXTH PRINCIPAL MERIDIAN, CITY OF AURORA, COUNTY OF ARAPAHOE, STATE OF COLORADO. MORE PARTICULARLY DESCRIBED AS FOLLOWS:  
COMMENCING AT THE NORTH QUARTER CORNER OF SAID SECTION 4; THENCE ALONG THE NORTH LINE OF THE NORTHWEST QUARTER OF SAID SECTION 4, SOUTH 89°36'18" WEST, A DISTANCE OF 290.98 FEET;  
THENCE DEPARTING SAID NORTH LINE, SOUTH 00°00'00" EAST, 73.04 FEET TO A POINT ON THE NORTH LINE OF SAID LOT 1, ALSO BEING THE SOUTH RIGHT OF WAY OF COLFAX AVE;  
THENCE CONTINUE SOUTH 00°00'00" EAST, 328.38 FEET;  
THENCE SOUTH 90°00'00" EAST, 792.17 FEET;  
THENCE SOUTH 00°00'00" EAST, 28.62 FEET TO THE POINT OF BEGINNING;  
THENCE SOUTH 90°00'00" EAST, 25.00 FEET;  
THENCE SOUTH 00°00'00" EAST, 50.00 FEET;  
THENCE SOUTH 90°00'00" WEST, 50.00 FEET;  
THENCE NORTH 00°00'00" WEST, 50.00 FEET;  
THENCE SOUTH 90°00'00" EAST, 25.00 FEET TO THE POINT OF BEGINNING.  
HAVING AN AREA OF 2,500 SQ FT MORE OR LESS

**ACCESS EASEMENT LEGAL DESCRIPTION**  
A SIXTEEN FOOT (16) ACCESS EASEMENT SITUATED IN A PORTION OF LOT 1 OF COTTONWOOD STORAGE SUBDIVISION FILING NO. 1 PER BOOK 550, PAGE 32, SITUATED IN THE NORTH HALF OF SECTION 4, TOWNSHIP 4 SOUTH, RANGE 66 WEST, SIXTH PRINCIPAL MERIDIAN, CITY OF AURORA, COUNTY OF ARAPAHOE, STATE OF COLORADO. MORE PARTICULARLY DESCRIBED AS FOLLOWS:  
COMMENCING AT THE NORTH QUARTER CORNER OF SAID SECTION 4; THENCE ALONG THE NORTH LINE OF THE NORTHWEST QUARTER OF SAID SECTION 4, SOUTH 89°36'18" WEST, A DISTANCE OF 290.98 FEET;  
THENCE DEPARTING SAID NORTH LINE, SOUTH 00°00'00" EAST, 73.04 FEET TO A POINT ON THE NORTH LINE OF SAID LOT 1, ALSO BEING THE SOUTH RIGHT OF WAY OF COLFAX AVE AND BEING THE POINT OF BEGINNING OF THE CENTERLINE OF SAID EASEMENT, LYING 8.00 FEET ON EACH SIDE OF THE FOLLOWING DESCRIBED CENTERLINE:  
THENCE CONTINUE SOUTH 00°00'00" EAST, 328.38 FEET;  
THENCE SOUTH 90°00'00" EAST, 792.17 FEET;  
THENCE SOUTH 00°00'00" EAST, 28.62 FEET TO THE POINT OF TERMINUS.  
HAVING A TOTAL LENGTH OF 1149.17 FEET, AND AREA OF 18,387 SQ FT MORE OR LESS

**UTILITY EASEMENT LEGAL DESCRIPTION**  
AN EIGHT (8) FOOT WIDE UTILITY EASEMENT SITUATED IN A PORTION OF LOT 1 OF COTTONWOOD STORAGE SUBDIVISION FILING NO. 1 PER BOOK 550, PAGE 32, SITUATED IN THE NORTH HALF OF SECTION 4, TOWNSHIP 4 SOUTH, RANGE 66 WEST, SIXTH PRINCIPAL MERIDIAN, CITY OF AURORA, COUNTY OF ARAPAHOE, STATE OF COLORADO. MORE PARTICULARLY DESCRIBED AS FOLLOWS:  
COMMENCING AT THE NORTH QUARTER CORNER OF SAID SECTION 4; THENCE ALONG THE NORTH LINE OF THE NORTHWEST QUARTER OF SAID SECTION 4, SOUTH 89°36'18" WEST, A DISTANCE OF 211.59 FEET; THENCE DEPARTING SAID NORTH LINE, SOUTH 00°00'00" EAST, 73.04 FEET TO THE POINT OF BEGINNING OF THE CENTERLINE OF SAID EASEMENT, LYING 4.00 FEET ON EACH SIDE OF THE FOLLOWING DESCRIBED CENTERLINE:  
THENCE CONTINUING SOUTH 00°00'00" EAST, 340.60 FEET;  
THENCE NORTH 90°00'00" EAST, 46.96 FEET TO A POINT DESIGNATED AS "POINT A";  
THENCE CONTINUE NORTH 90°00'00" EAST, 679.73 FEET;  
THENCE SOUTH 00°00'00" EAST, 16.95 FEET TO THE POINT OF TERMINUS;  
TOGETHER WITH THE FOLLOWING DESCRIBED CENTERLINE:  
COMMENCING AT "POINT A", THENCE NORTH 00°00'00" WEST, 128.41 FEET TO THE POINT OF TERMINUS.  
HAVING A TOTAL LENGTH OF 1212.65 FT, CONTAINING AN AREA OF 9,669 SQ FT MORE OR LESS.

**BENCHMARK**  
ELEVATIONS WERE ESTABLISHED FROM PROCESSING GPS DATA WITH AND CONSTRAINING TO NGS "CORS" STATIONS AND APPLYING GEOID12b SEPARATIONS AND ARE AT NAVD88 DATUM

**BASIS OF BEARINGS**  
BEARINGS SHOWN HEREON ARE BASED UPON U.S. STATE PLANE NAD83 COORDINATE SYSTEM COLORADO CENTRAL ZONE, DETERMINED BY GPS OBSERVATIONS.

**UTILITY NOTES**  
SURVEYOR DOES NOT GUARANTEE THAT ALL UTILITIES ARE SHOWN OR THEIR LOCATIONS. IT IS THE RESPONSIBILITY OF THE CONTRACTOR AND DEVELOPER TO CONTACT BLUE STAKE AND ANY OTHER INVOLVED AGENCIES TO LOCATE ALL UTILITIES PRIOR TO CONSTRUCTION, REMOVAL, RELOCATION AND/OR REPLACEMENT IS THE RESPONSIBILITY OF THE CONTRACTOR.

**SURVEY DATE**  
3.23.22

**SURVEYOR'S NOTES**  
A TITLE REPORT WAS NOT PROVIDED AT THE TIME THIS SURVEY WAS PERFORMED. ANY EASEMENTS OR OTHER ITEMS CONTAINED WITHIN THE TITLE REPORT WHICH MAY AFFECT THE LEASE AREA HAVE NOT BEEN PLOTTED. THE BOUNDARY SHOWN HEREON IS PLOTTED FROM RECORD INFORMATION AND DOES NOT CONSTITUTE A BOUNDARY SURVEY OF THE PROPERTY.

**SCHEDULE B EXCEPTIONS:**  
TITLE COMMITMENT 2155741HM, ISSUED BY PRIORITY TITLE & ESCROW, LLC, DATED 4.08.2021. EXCEPTIONS 1-10 ARE GENERAL EXCEPTIONS

- SLOPE EASEMENT RECORDED 04/29/2015 IN RECEPTION NO. D5042788, IN LAND RECORDS OF ARAPAHOE COUNTY, STATE OF COLORADO. NOT PLOTTED: NO EFFECT ON LEASE AREA OR EASEMENTS
- STORMWATER MAINTENANCE AGREEMENT BY AND BETWEEN THE CITY OF AURORA AND HR ACQUISITION PARTNERS, LLC 12/20/2018 RECEPTION NO. E8124114 IN LAND RECORDS OF ARAPAHOE COUNTY, STATE OF COLORADO. NOT SURVEY RELATED
- UTILITY EASEMENT DATED 07/09/2020 RECEPTION NO. E0084209, IN LAND RECORDS OF ARAPAHOE COUNTY, STATE OF COLORADO. NOT PLOTTED: NO EFFECT ON LEASE AREA OR EASEMENTS
- EASEMENT DATED 08/07/2020 RECORDED IN RECEPTION NO. E0100964, IN LAND RECORDS OF ARAPAHOE COUNTY, STATE OF COLORADO. PLOTTED: NO EFFECT ON LEASE AREA
- MASTER LICENCE AGREEMENT DATED 06/24/2020 RECORDED IN RECEPTION NO. E0075545, IN LAND RECORDS OF ARAPAHOE COUNTY, STATE OF COLORADO. NOT SURVEY RELATED

# SCHEDULE B EXCEPTION NUMBER PER TITLE REPORT

**1-A ACCURACY CERTIFICATION**  
THE HORIZONTAL ACCURACY OF THE LATITUDE AND LONGITUDE AT THE CENTER OF EACH SECTOR FALLS WITHIN FIFTEEN (15) FEET. THE ELEVATIONS (NAVD88) OF THE GROUND AND FIXTURES FALL WITHIN THREE (3) FEET.

**POSITION OF PROPOSED TOWER (NAD83)**  
LATITUDE 39°44'19.83" (39.7388417°) NORTH  
LONGITUDE 104°46'48.25" (104.780069°) WEST  
ELEVATION 5443.0' (NAVD88)

**LEGEND**

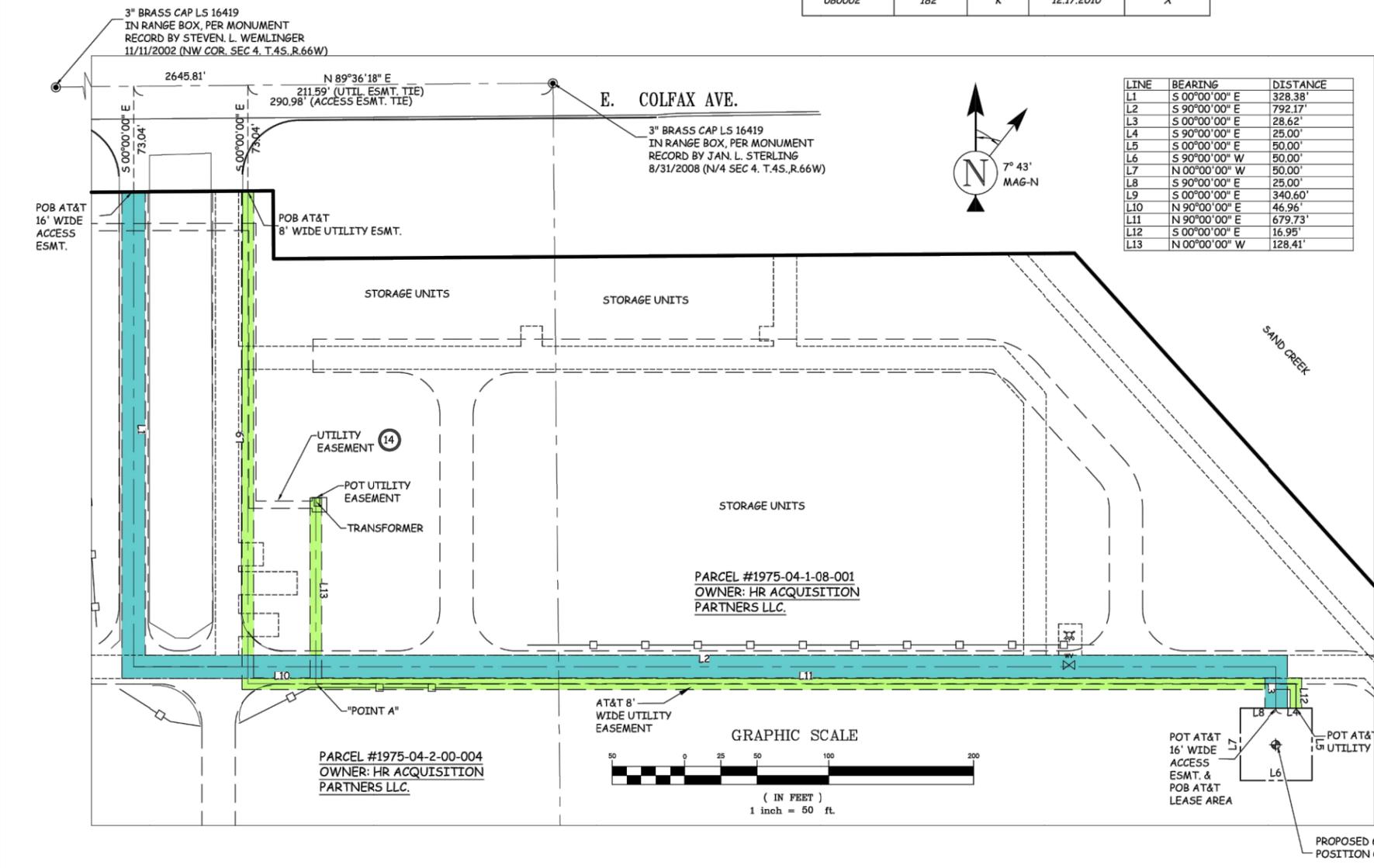
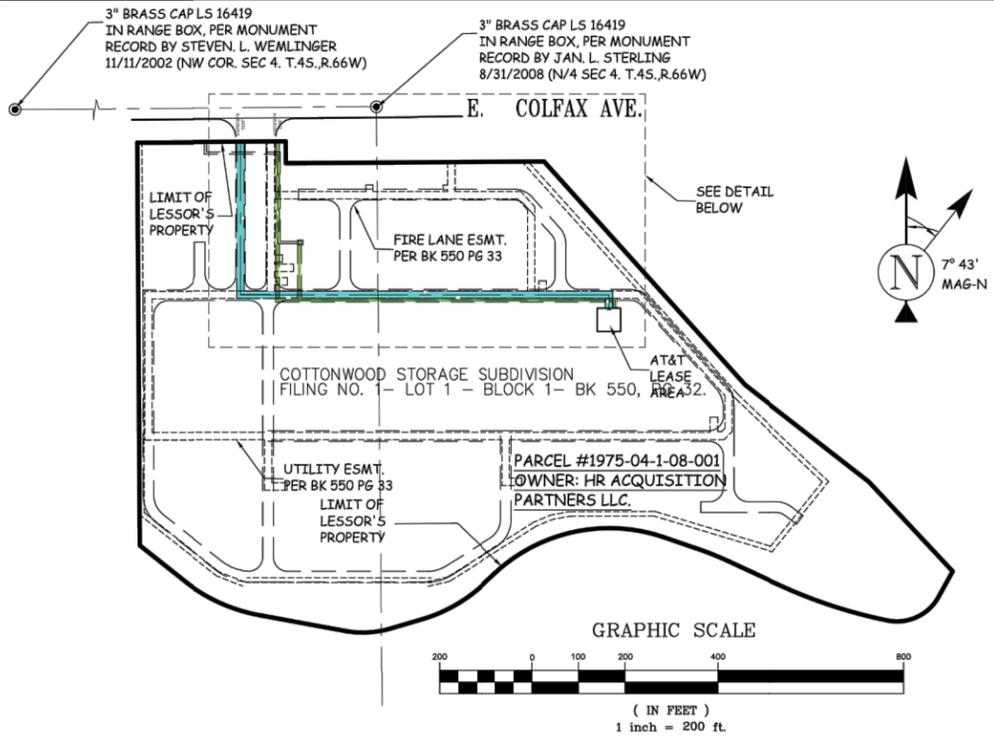
POB	POINT OF BEGINNING	0000	SPOT ELEVATION
POT	POINT OF TERMINUS	+	POSITION OF GEODETIC COORDINATES
PUE	PUBLIC UTILITY EASEMENT	—	WATER CONTROL VALVE
ROW	RIGHT OF WAY	—	FIRE HYDRANT
DW	DRIVEWAY	—	POWER POLE
SW	SIDEWALK	—	LIGHT POLE
BCHH	BRASS CAP IN HANDHOLE	☆	SEWER MANHOLE
BCFL	BRASS CAP FLUSH	☆	FOUND AS NOTED
MCR	MARICOPA COUNTY RECORDS	●	

OVERHEAD ELECTRIC    PROPERTY LINE    CHAIN LINK FENCE

**FLOOD INFORMATION**

COMMUNITY NUMBER	PANEL #	SUFFIX	PANEL DATE	FIRM ZONE
080002	182	K	12.17.2010	X

LINE	BEARING	DISTANCE
L1	S 00°00'00" E	328.38'
L2	S 90°00'00" E	792.17'
L3	S 00°00'00" E	28.62'
L4	S 90°00'00" E	25.00'
L5	S 00°00'00" E	50.00'
L6	S 90°00'00" W	50.00'
L7	N 00°00'00" W	50.00'
L8	S 90°00'00" E	25.00'
L9	S 00°00'00" E	340.60'
L10	N 90°00'00" E	46.96'
L11	N 90°00'00" E	679.73'
L12	S 00°00'00" E	16.95'
L13	N 00°00'00" W	128.41'



PROPOSED 60' MONOPINE & POSITION OF GEODETIC COORDINATES



DRAWING SCALES ARE INTENDED FOR 11"x17" SIZE  
PRINTED MEDIA ONLY.

SUBMITTALS			
REV	DATE	DESCRIPTION	BY
A	04/07/22	90% ZD	PSK
0	04/18/22	100% ZD	VAS
1	01/31/23	100% ZD	MVF
2	09/10/24	100% ZD	PKS
3	10/03/24	100% ZD	PKS
4	10/07/24	100% ZD	DAB



SITE INFORMATION

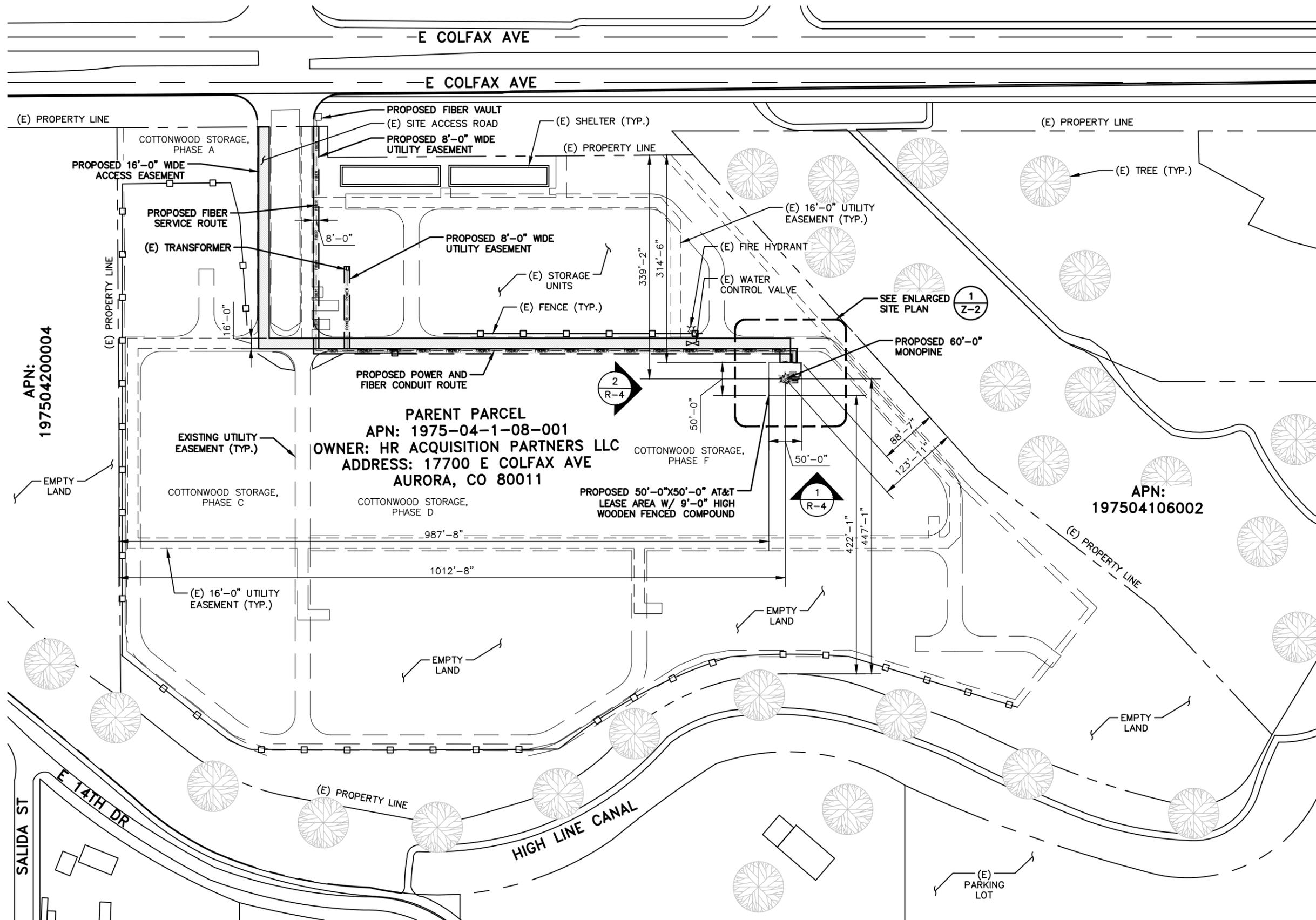
**SITE NAME:**  
CO.HWY287\_AND\_TOWER  
  
N/A  
  
SITE ID: COL01816  
FA#: 15201938  
**SITE ADDRESS:**  
17700 E COLFAX AVE  
AURORA, CO 80011  
ARAPAHOE COUNTY

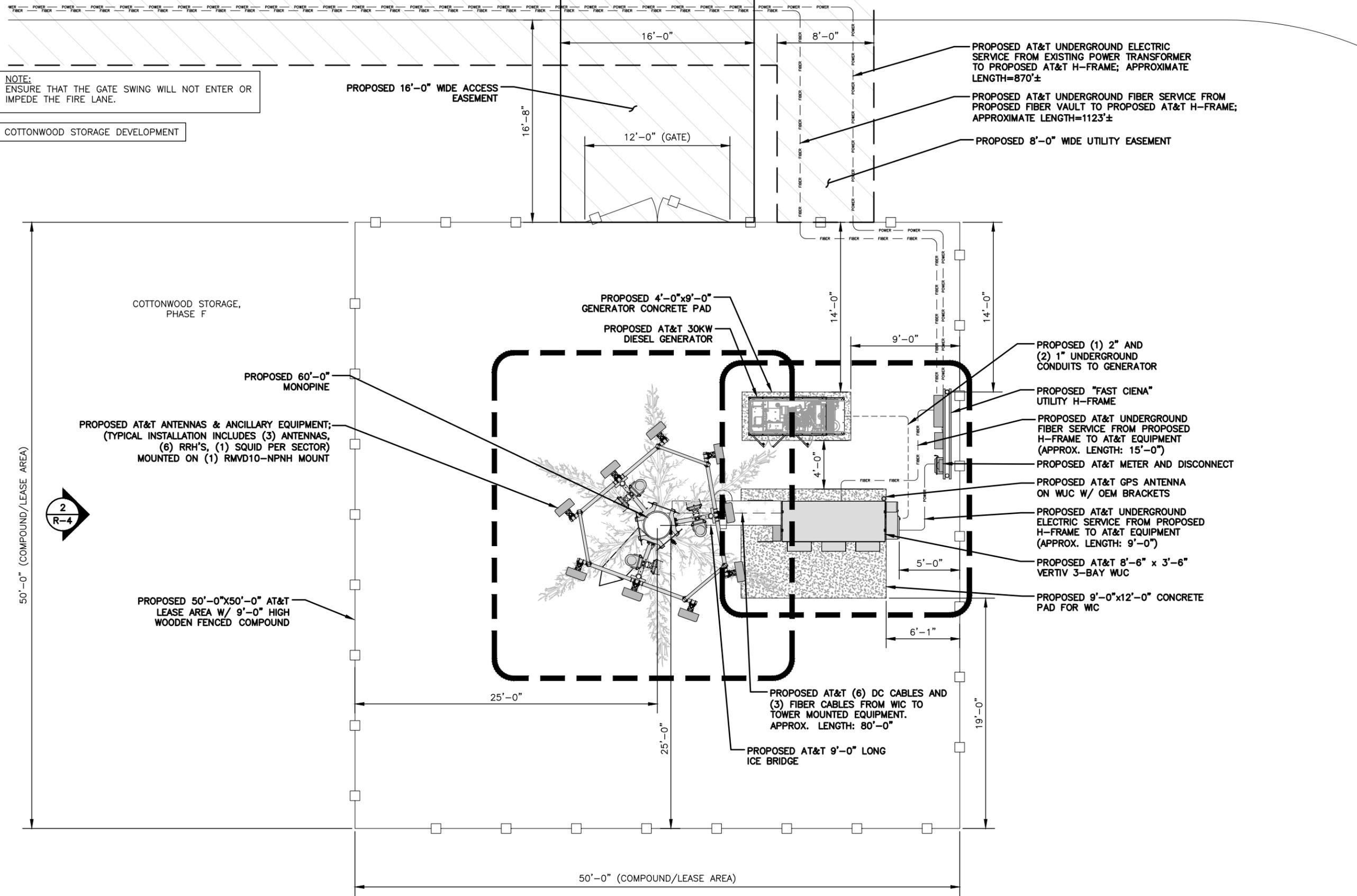
SHEET DESCRIPTION

SITE PLAN 3

SHEET NO.

R-2





NOTE:  
ENSURE THAT THE GATE SWING WILL NOT ENTER OR IMPEDE THE FIRE LANE.

COTTONWOOD STORAGE DEVELOPMENT

50'-0" (COMPOUND/LEASE AREA)



7670 S. CHESTER ST.  
CENTENNIAL, CO 80112

1997 ANNAPOLIS EXCHANGE PARKWAY,  
SUITE 200  
ANNAPOLIS, MD 21401

1825 W. WALNUT HILL LANE, SUITE 120  
IRVING, TEXAS 75038  
1-855-669-5421

DRAWING SCALES ARE INTENDED FOR 11"x17" SIZE PRINTED MEDIA ONLY.

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REV	DATE	DESCRIPTION	BY
A	04/07/22	90% ZD	PSK
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3	10/03/24	100% ZD	PKS
4	10/07/24	100% ZD	DAB

**SITE INFORMATION**

**SITE NAME:**  
CO.HWY287\_AND\_TOWER

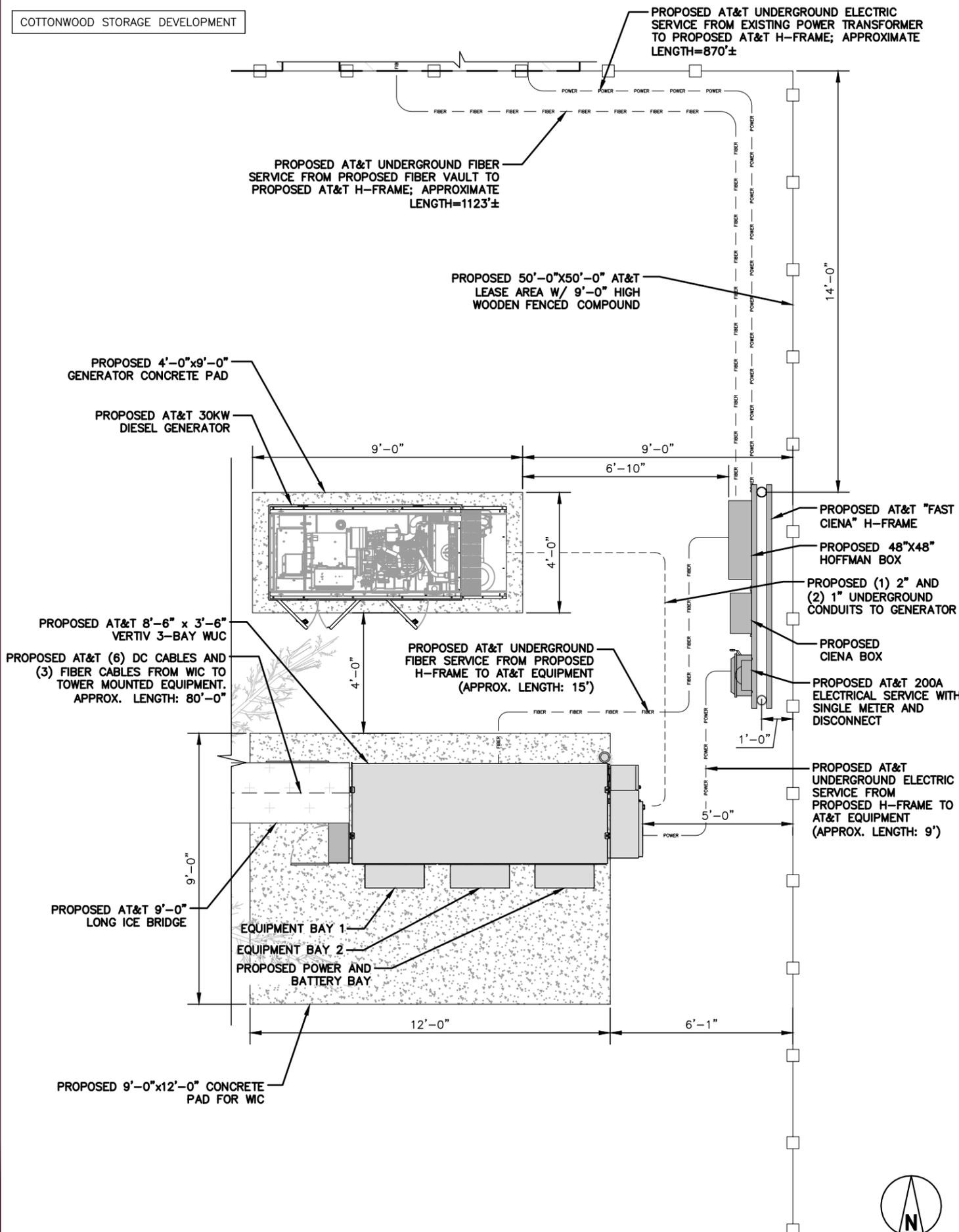
N/A

SITE ID: COL01816  
FA#: 15201938

**SITE ADDRESS:**  
17700 E COLFAX AVE  
AURORA, CO 80011  
ARAPAHOE COUNTY

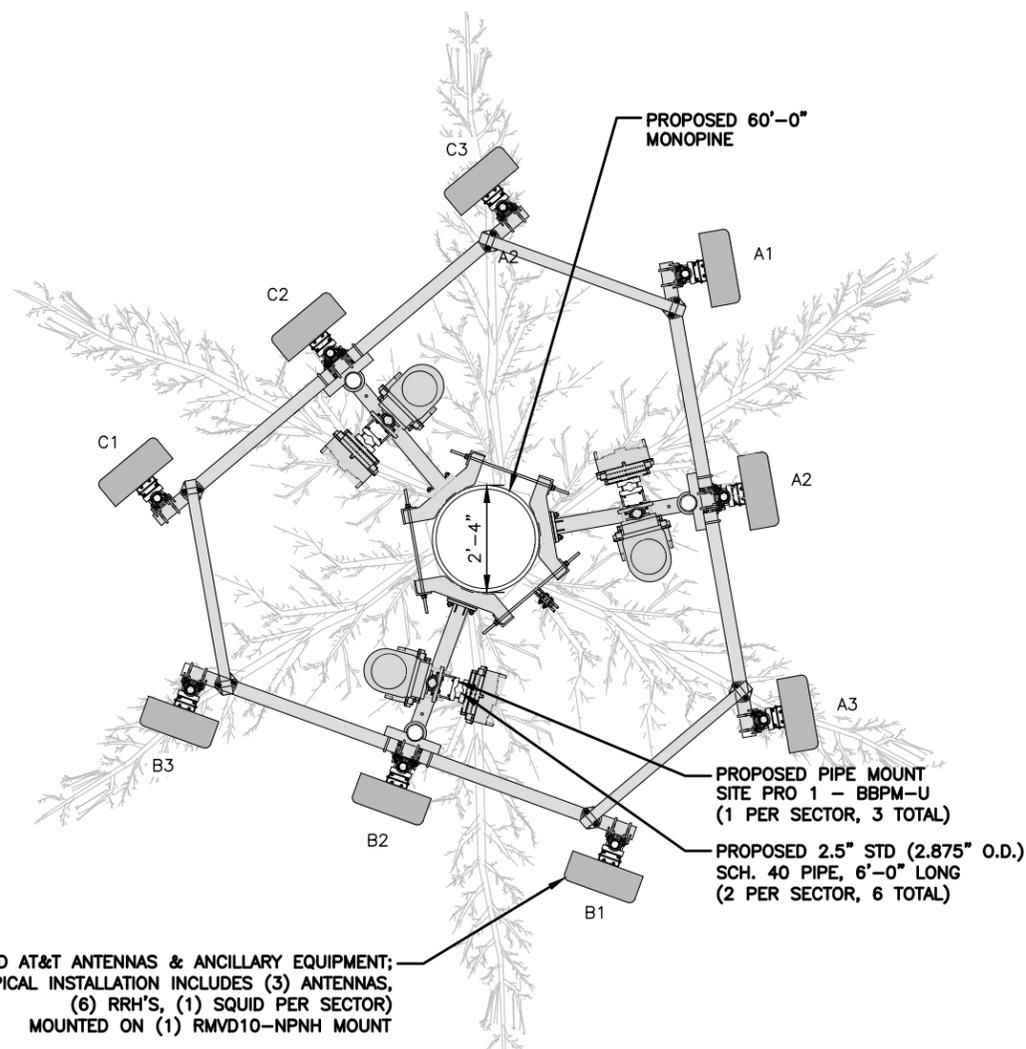
**SHEET DESCRIPTION**  
ENLARGED SITE PLAN

**SHEET NO.**  
R-3



**NOTES:**

- ALL ANTENNAS (EXCEPT C-BAND ANTENNAS), MOUNTS, RRHS, SQUIDS TO BE PAINTED TO MATCH MONOPINE AND ALL ANTENNAS TO BE FOLIAGE WRAPPED.
- CONTRACTOR TO FIELD CUT ANTENNA MOUNT AS REQUIRED.
- C-BAND ANTENNAS CANNOT BE PAINTED OR FOLIAGE WRAPPED. VINYL WRAP WILL BE REQUIRED.



DRAWING SCALES ARE INTENDED FOR 11"x17" SIZE PRINTED MEDIA ONLY.

SUBMITTALS			
REV	DATE	DESCRIPTION	BY
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4	10/07/24	100% ZD	DAB



**SITE INFORMATION**

**SITE NAME:**  
CO.HWY287\_AND\_TOWER  
  
N/A  
  
SITE ID: COL01816  
FA#: 15201938  
**SITE ADDRESS:**  
17700 E COLFAX AVE  
AURORA, CO 80011  
ARAPAHOE COUNTY

**SHEET DESCRIPTION**

EQUIPMENT AND ANTENNA LAYOUT 3

SHEET NO.

R-4

PROPOSED EQUIPMENT LAYOUT

SCALE: 1/4"=1'-0" (11x17)  
(OR) 1/2"=1'-0" (22x34)

PROPOSED ANTENNA LAYOUT

SCALE: 1/4"=1'-0" (11x17)  
(OR) 1/2"=1'-0" (22x34)

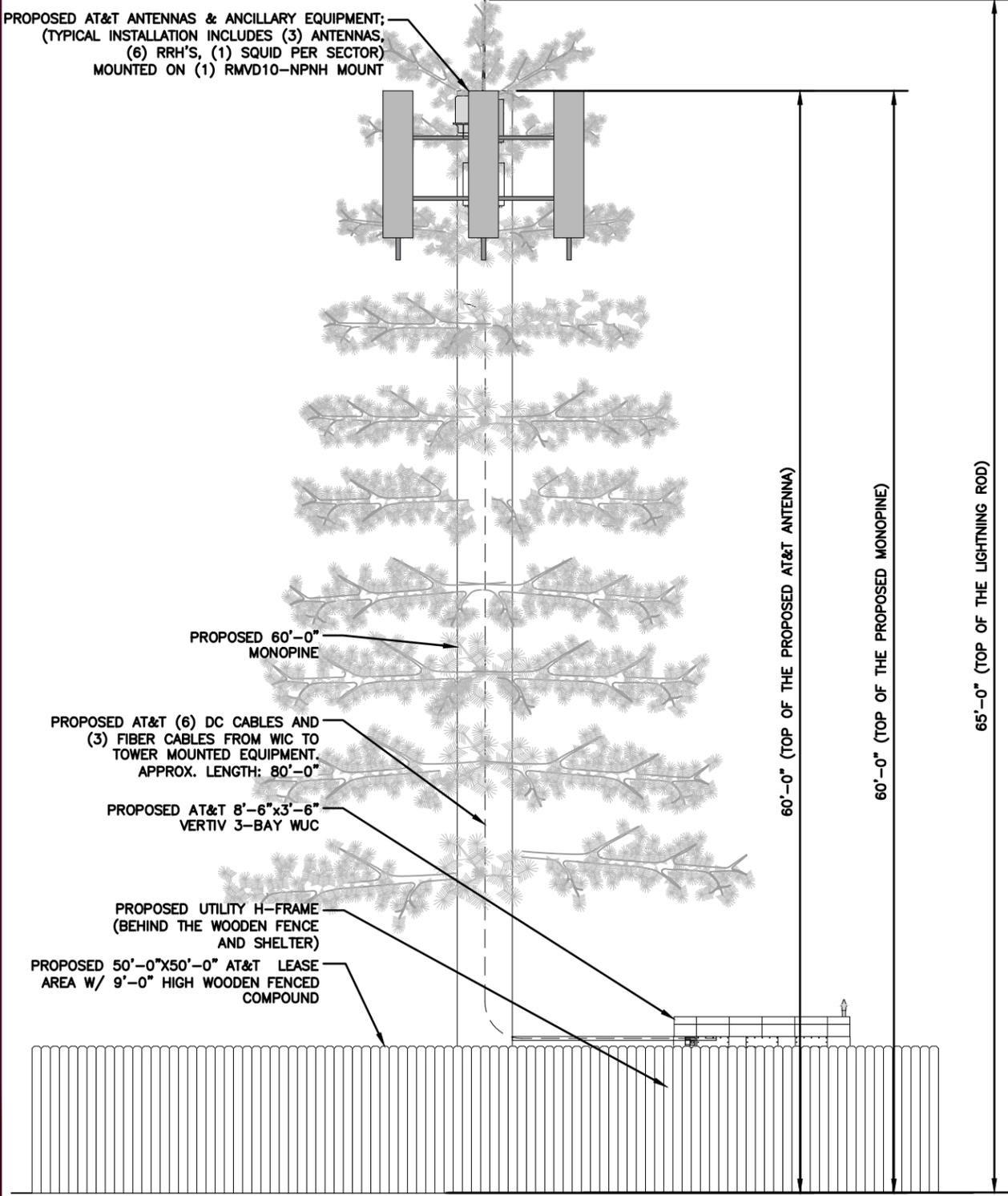
- NOTES:**
- ALL ANTENNAS (EXCEPT C-BAND ANTENNAS), MOUNTS, RRHS, SQUIDS TO BE PAINTED TO MATCH MONOPINE AND ALL ANTENNAS TO BE FOLIAGE WRAPPED.
  - CONTRACTOR TO FIELD CUT ANTENNA MOUNT AS REQUIRED.
  - C-BAND ANTENNAS CANNOT BE PAINTED OR FOILAGE WRAPPED. VINYL WRAP WILL BE REQUIRED.

**NOTE:**  
THE ANTENNA AND EQUIPMENT SHALL BE PAINTED TO MATCH OR BLEND WITH THE MONOPINE BRANCHES AND POLE COLOR.

THE PORTION OF ANY EQUIPMENT INSTALLED ON THE GROUND NOT COVERED BY THE WOOD FENCE SHALL HAVE A FINISHED STEEL DECOR.

PENDING MONOPINE DESIGN FOR BRANCH PLACEMENT

COTTONWOOD STORAGE DEVELOPMENT



PROPOSED SOUTH ELEVATION

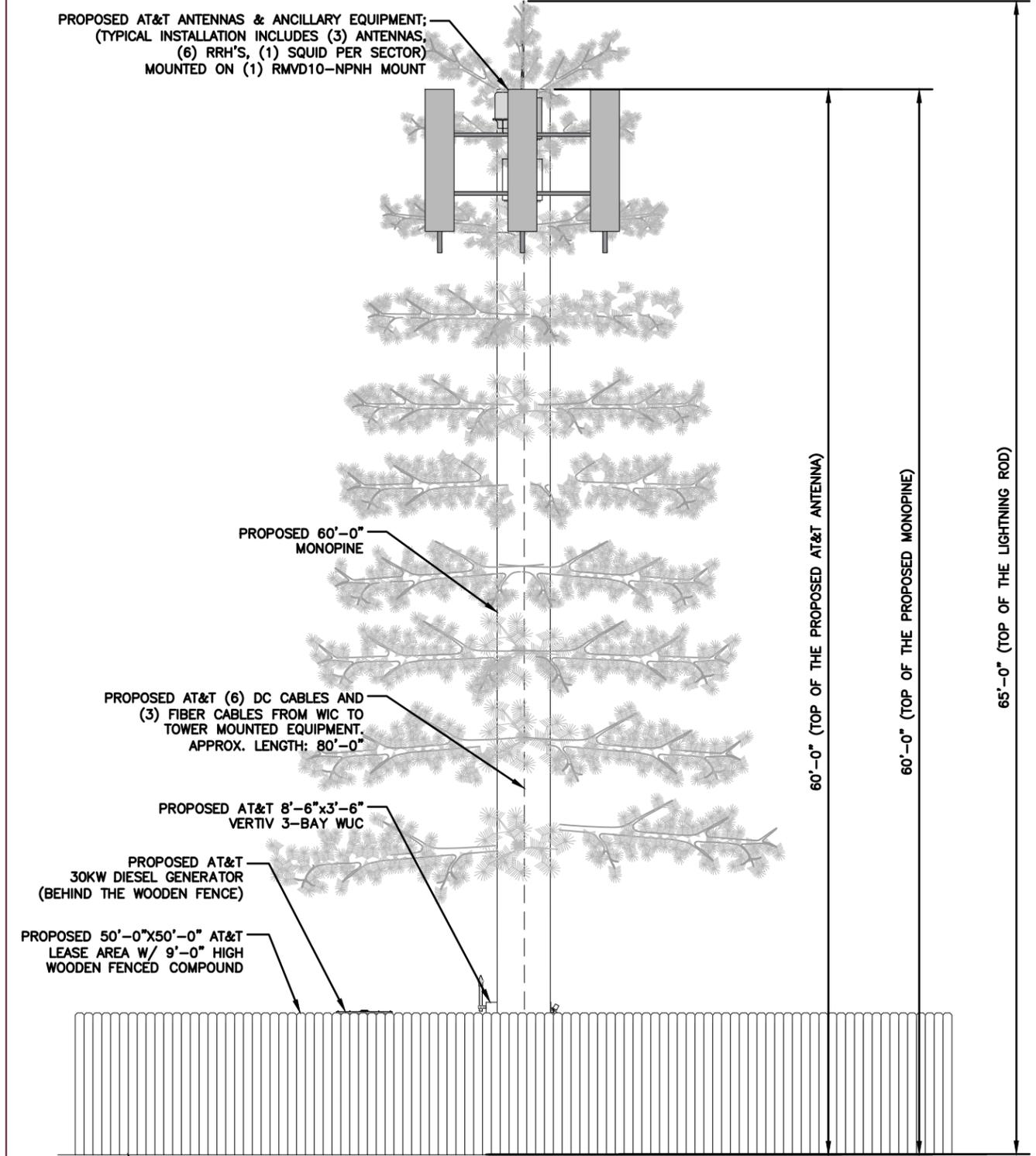
SCALE: 3/32"=1'-0" (11x17)  
(OR) 3/16"=1'-0" (22x34)

**NOTE:**  
STRUCTURAL ANALYSIS AND MOUNT ANALYSIS TO BE PERFORMED PRIOR TO EQUIPMENT INSTALLATION IN ORDER TO VERIFY THAT THE STRUCTURE IS ADEQUATE TO SUPPORT THE PROPOSED EQUIPMENT.

PENDING MONOPINE DESIGN FOR BRANCH PLACEMENT

THE PORTION OF ANY EQUIPMENT INSTALLED ON THE GROUND NOT COVERED BY THE WOOD FENCE SHALL HAVE A FINISHED STEEL DECOR.

- NOTES:**
- ALL ANTENNAS (EXCEPT C-BAND ANTENNAS), MOUNTS, RRHS, SQUIDS TO BE PAINTED TO MATCH MONOPINE AND ALL ANTENNAS TO BE FOLIAGE WRAPPED.
  - CONTRACTOR TO FIELD CUT ANTENNA MOUNT AS REQUIRED.
  - C-BAND ANTENNAS CANNOT BE PAINTED OR FOILAGE WRAPPED. VINYL WRAP WILL BE REQUIRED.



PROPOSED WEST ELEVATION

SCALE: 1/16"=1'-0" (11x17)  
(OR) 1/8"=1'-0" (22x34)

7670 S. CHESTER ST.  
CENTENNIAL, CO 80112

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1825 W. WALNUT HILL LANE, SUITE 120  
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3	10/03/24	100% ZD	PKS
4	10/07/24	100% ZD	DAB



**SITE INFORMATION**

**SITE NAME:**  
CO.HWY287\_AND\_TOWER

N/A

SITE ID: COL01816

FA#: 15201938

**SITE ADDRESS:**  
17700 E COLFAX AVE  
AURORA, CO 80011  
ARAPAHOE COUNTY

**SHEET DESCRIPTION**

TOWER ELEVATIONS 3

**SHEET NO.**

R-5