Lot 1, Block 1,

Added

change this - match the plat

Changed

CAUTION: IF THIS SHEET IS NOT 24"x36" IT IS A REDUCED PRINT

LEGAL DESCRIPTION

PORTEOS SUBDIVISION FILING NO. 4

A PARCEL OF LAND SITUATED IN THE NORTH HALF OF SECTION 8, TOWNSHIP 3 SOUTH, RANGE 65 WEST OF THE SIXTH PRINCIPAL MERIDIAN, CITY OF AURORA, COUNTY OF ADAMS, STATE OF COLORADO

CITY OF AURORA SITE PLAN NOTES

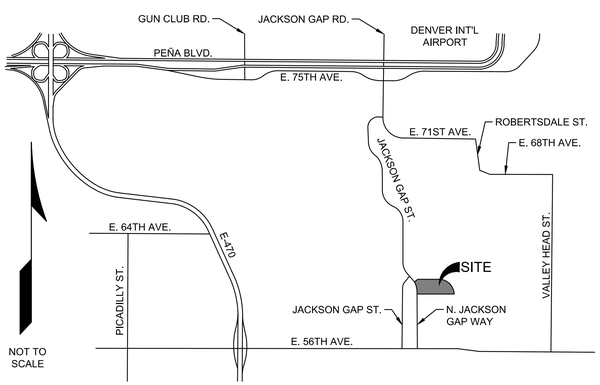
1. THE DEVELOPER, HIS SUCCESSORS AND ASSIGNS, INCLUDING THE HOMEOWNERS OR MERCHANTS ASSOCIATION, SHALL BE RESPONSIBLE FOR INSTALLATION, MAINTENANCE AND REPLACEMENT OF ALL FIRE LANE SIGNS AS REQUIRED BY THE CITY OF AURORA.
2. ALL SIGNS MUST CONFORM TO THE CITY OF AURORA SIGN CODE.
3. RIGHT OF WAY FOR INGRESS AND EGRESS FOR SERVICE AND EMERGENCY VEHICLES IS GRANTED OVER, ACROSS, ON AND THROUGH ANY AND ALL PRIVATE ROADS AND WAYS NOW OR HEREAFTER ESTABLISHED ON THE DESCRIBED PROPERTY, AND THE SAME ARE HEREBY DESIGNATED AS "SERVICE/EMERGENCY AND UTILITY EASEMENTS" AND SHALL BE POSTED "NO PARKING -FIRE LANE."
4. "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 ENTRANCES 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 INTERNATIONAL CODE COUNCIL (ICC) A117.1-2009.
5. THE APPLICANT HAS THE OBLIGATION TO COMPLY WITH ALL APPLICABLE REQUIREMENTS OF THE AMERICAN WITH DISABILITIES ACT.
6. 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.
7. 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.
8. 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.
9. ALL BUILDING ADDRESS NUMBERS SHALL COMPLY WITH THE AURORA CITY CODE, SECTION 126, ARTICLE VII -NUMBERINGOF BUILDINGS.
10. 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 DONT MEET THIS MINIMUM HEIGHT REQUIREMENT, THE DIRECTOR OF PLANNING MAY REQUIRE CONSTRUCTION MODIFICATIONS PRIOR TO THE ISSUANCE OF A PERMANENT CERTIFICATE OF OCCUPANCY.
11. 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, THELANDOWNER RECOGNIZES AND ACCEPTS THE TERMS, CONDITIONS AND REQUIREMENTS OF THIS NOTE.
12. ATTENTION BUILDING DIVISION: PER ARTICLE XI, C.0.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 60 (LDN VALUE TO BE DETERMINED FOR EACH PROJECT) UNDER WORSE-CASE NOISE CONDITIONS.
13. FINAL GRADE SHALL BE AT LEAST SIX (6) INCHES BELOW ANY EXTERIOR WOOD SIDING ON THE PREMISES.
14. 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.
15. 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.
16. 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.
17. ARCHITECTURAL FEATURES, SUCH AS BAY WINDOWS, FIREPLACES, ROOF OVERHANGS, GUTTERS, EAVES, FOUNDATIONS, FOOTINGS, CANTILEVERED WALLS, ETC, ARE NOT ALLOWED TO ENCROACH INTO ANY EASEMENT OR FIRE LANE.
18. THE 2015 INTERNATIONAL FIRE CODE (IFC), REQUIRES ALL BUILDINGS TO BE ASSESSED FOR ADEQUATE EMERGENCY RESPONDER RADIO COVERAGE (ERRC). AT THE TIME THE STRUCTURE IS AT FINAL FRAME AND FINAL ELECTRICAL INSPECTIONS, THE GENERAL CONTRACTOR (GC) WILL BE REQUIRED TO HIRE A QUALIFIED INDEPENDENT 3RD PARTY TO ASSESS THE RADIO FREQUENCY LEVELS WITHIN THE STRUCTURE. ONCE COMPLETED, THE 3RD PARTY WILL PROVIDE THE RESULTS OF THE TEST TO BOTH THE GC AND THE AURORA BUILDING DIVISION AS TO WHETHER THE STRUCTURE PASSED OR FAILED THE PRELIMINARY RADIO SURVEILLANCE. A STRUCTURE THAT HAS PASSED THIS SURVEILLANCE REQUIRES NO FURTHER ACTION BY THE GC. A FAILED RADIO SURVEILLANCE WILL REQUIRE A LICENSED CONTRACTOR TO SUBMIT PLANS TO THE AURORA BUILDING DIVISION TO OBTAIN A BUILDING PERMIT FOR THE INSTALLATION OF AN ERRC SYSTEM PRIOR TO INSTALLATION. THIS ASSESSMENT AND INSTALLATION IS AT THE OWNER OR DEVELOPERS EXPENSE. FUTURE INTERIOR OR EXTERIOR MODIFICATIONS TO THE STRUCTURE AFTER THE ORIGINAL CERTIFICATE OF OCCUPANCY IS ISSUED WILL REQUIRE A REASSESSMENT FOR ADEQUATE RADIO FREQUENCY COVERAGE.
19. THE LOCATION OF LIQUID AND GAS PIPELINES ARE REGULATED BY THE U.S. DEPARTMENT OF TRANSPORTATION, PIPELINE AND HAZARDOUS MATERIALS SAFETY ADMINISTRATION, CFR-49, SECTION 195-210, SUBSECTION (B); NO PIPE LINE MAY BE LOCATED WITHIN 50 FEET OF ANY PRIVATE DWELLING, OR ANY INDUSTRIAL BUILDING, OR PLACE OF PUBLIC ASSEMBLY IN WHICH PERSONS WORK, CONGREGATE, OR ASSEMBLE, UNLESS PROVIDED WITH AT LEAST 12 INCHES OF COVERING ADDITION TO THAT PRESCRIBED IN CFR 49, SECTION 195-210 AND SECTION 195-248. PROVIDE A LETTER FROM PETROLEUM OR GAS COMPANY, ON COMPANY LETTER HEAD THAT REFLECTS THEIR SET BACK REQUIREMENTS FROM THE EASEMENT LINE AND THE ACTUAL UNDERGROUND PIPE TO THE EXTERIOR WALL OF YOUR PROPOSED STRUCTURES. THE SETBACK ESTABLISHED BY PETROLEUM OR GAS COMPANY MUST BE INCLUDED ON THE SITE PLAN AS PART OF THE GENERAL NOTES.
20. THE STREETLIGHT OR PEDESTRIAN LIGHT INSTALLATION WITHIN THE PUBLIC RIGHT-OF-WAY SHALL BE DESIGNED, FUNDED, AND CONSTRUCTED BY THE DEVELOPER/OWNER. OWNERSHIP AND MAINTENANCE OF THE STREET/PEDESTRIAN LIGHTS SHALL BE THE RESPONSIBILITY OF THE CITY OF AURORA ONCE THEY HAVE BEEN ACCEPTED. STREET LIGHT AND/OR PEDESTRIAN PHOTOMETRICS PLANS SHALL BE PREPARED AND SUBMITTED TO THE CITY FOR REVIEW AND APPROVAL AND SHALL BECOME A PART OF THE APPROVED CIVIL CONSTRUCTION PLANS FOR THE PROJECT. AN ELECTRICAL PLAN SHOWING SITE LOCATION OF LIGHTS, ELECTRICAL ONE LINE AND GROUNDING DETAILS SHALL BE SUBMITTING TO THE PERMIT CENTER FOR REVIEW BY THE BUILDING DEPARTMENT. THE OWNER IS RESPONSIBLE FOR OBTAINING AN ADDRESS FOR THE METER(S) FROM THE PLANNING DEPARTMENT. A BUILDING PERMIT FOR THE METER AND A PUBLIC INSPECTIONS PERMIT FOR THE STREET LIGHTS ARE REQUIRED. CERTIFICATE OF OCCUPANCIES WILL NOT BE ISSUED UNTIL THE STREET AND/OR PEDESTRIAN LIGHTING PLANS ARE APPROVED, CONSTRUCTED, AND INITIALLY ACCEPTED.
21. PER ARTICLE XI, C.O.A. BUILDING AND ZONING CODE, SECTIONS 22-425 THROUGH 22-434, AN ACOUSTIC ANALYSIS, PREPARED BY AN ACOUSTIC EXPERT THAT WILL IDENTIFY BUILDING DESIGN FEATURES NECESSARY TO ACCOMPLISH EXTERIOR NOISE REDUCTION TO ACHIEVE INTERIOR NOISE LEVELS NOT EXCEEDING INFLUENCE AREA UNDER WORSE-CASE NOISE CONDITIONS.
22. SIGNS SHALL BE FURNISHED AND INSTALLED PER THE MOST CURRENT EDITIONS OF THE MANUAL ON UNIFORM TRAFFIC CONTROL DEVICES (MUTCD) AND CITY STANDARDS, AND SHOWN ON THE SIGNING AND STRIPING PLAN FOR THE DEVELOPMENT.
23. THE DEVELOPER IS RESPONSIBLE FOR SIGNING AND STRIPING ALL PUBLIC STREETS. THE DEVELOPER IS REQUIRED TO PLACE TRAFFIC CONTROL, STREET NAME, AND GUIDE SIGNS ON ALL PUBLIC STREETS AND PRIVATE STREETS APPROACHING AN INTERSECTION WITH A PUBLIC STREET.
24. IN LOCATIONS WHERE UTILITY EASEMENTS OVERLAP DRAINAGE EASEMENTS, ONLY SUBSURFACE UTILITIES SHALL BE PERMITTED WITHIN THE PORTION OF THE UTILITY EASEMENT THAT OVERLAPS THE DRAINAGE EASEMENT. INSTALLATION OF ABOVE GROUND UTILITIES WITHIN A DRAINAGE EASEMENT REQUIRES PRIOR WRITTEN APPROVAL BY CITY ENGINEER.
25. RIGHT-OF-WAY FOR INGRESS AND EGRESS FOR SERVICE AND EMERGENCY VEHICLES IS GRANTED OVER, ACROSS, ON AND THROUGH ANY AND ALL PRIVATE ROADS AND WAYS NOW OR HEREAFTER ESTABLISHED ON THE DESCRIBED PROPERTY. THE UNDERSIGNED DOES HEREBY COVENANT AND AGREE THAT THEY SHALL CONSTRUCT UPON THE FIRE LANE EASEMENTS, AS DEDICATED AND SHOWN HERE ON, A HARD SURFACE IN ACCORDANCE WITH THE CITY OF AURORA'S PAVING STANDARDS FOR FIRE LANE EASEMENTS, AND THAT THEY SHALL MAINTAIN THE SAME IN A STATE OF GOOD REPAIR AT ALL TIMES AND KEEP THE SAME FREE AND CLEAR OF ANY STRUCTURES, FENCES, LANDSCAPE MATERIALS, SNOW OR OTHER OBSTRUCTIONS. THE MAINTENANCE OF PAVING ON THE FIRE LANE EASEMENT(S) IS THE RESPONSIBILITY OF THE OWNER, AND THE OWNER SHALL POST AND MAINTAIN APPROPRIATE SIGNS IN CONSPICUOUS PLACES ALONG SUCH FIRE LANE EASEMENTS, STATING "FIRE LANE, NO PARKING." THE LOCAL LAW ENFORCEMENT AGENCY(S) IS HEREBY AUTHORIZED TO ENFORCE PARKING REGULATIONS WITHIN THE FIRE LANE EASEMENTS, AND TO CAUSE SUCH EASEMENTS TO BE MAINTAINED FREE AND UNOBSTRUCTED AT ALL TIMES FOR FIRE DEPARTMENT AND EMERGENCY APPARATUS USE.
26. 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.
27. 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 _____ (LDN VALUE TO BE DETERMINED FOR EACH PROJECT) UNDER WORSE-CASE NOISE CONDITIONS.

RYDER TRUCK

SITE PLAN

PORTEOS SUBDIVISION FILING NO. 4

VICINITY MAP



PROJECT TEAM

OWNER/DEVELOPER
RYDER SYSTEM, INC.
4712 S. FREEWAY
FORT WORTH, TX 76115

CONTACT: MATT DELLO RUSSO
PHONE: 817.874.1237

ARCHITECT
BENNET BENNER PARTNERS
500 W. 7TH ST., STE 1400
FORT WORTH, TX 76102

CONTACT: BRANDON BURNS
PHONE: 817.335.4991

ELECTRICAL ENGINEER
BHB
6300 RIDGLEA PL., STE. 700
FORT WORTH, TX 76115

CONTACT: ALI BURON
PHONE: 817.338.1277

CIVIL ENGINEER
WARE MALCOMB
909 S BROADWAY, STE. 230
DENVER, CO 80209

CONTACT: CHRIS STRAWN
PHONE: 303.689.1502

LANDSCAPE ARCHITECT
STACK LOT
5639 S. CURTICE ST.
LITTLETON, CO 80120

CONTACT: STEVE WIENS
PHONE: 303.808.4523

SURVEYOR
WARE MALCOMB
990 S BROADWAY, STE. 230
DENVER, CO 80209

CONTACT: JUSTIN SCHEITLER
PHONE: 720.709.5131

PROJECT DATA

LAND AREA OF DEVELOPED PARCEL	992,602 SF (22.79 AC)
NUMBER OF BUIILDINGS	2
NUMBER OF STORIES	BLDG 1: 2 BLDG 2: 1
BUILDING HEIGHT	BLDG 1: 33' BLDG 2: 15'
MAXIMUM HEIGHT OF BUILDINGS PERMITTED	BLDG 1:40' BLDG 2: 40'
GROSS BUILDING AREA	BLDG 1: 23,761 SF BLDG 2: 1,308 SF
FIRE SPRINKLERING	BLDG 1: FULLY SPRINKLERED BLDG 2: NONE
TOTAL BUILDING COVERAGE	24,176 SF (0.56 AC)
HARD SURFACE AREA	747,010 SF (17.15 AC)
LANDSCAPE AREA PROPOSED	221,136 SF (5.08 AC)
USES	OFFICE AND COMMERCIAL TRUCK MAINTENANCE BUILDING AND FUELING
OCCUPANCY CLASSIFICATION	BLDG 1: TYPE B (OFFICE) BLDG 2: TYPE S-1 (STORAGE)
2015 IBC CONSTRUCTION	BLDG 1: II-B BLDG 2: II-B
PRESENT ZONING CLASSIFICATION	NORTHEAST PLAINS DISTRICT
PERMITTED SIGN AREA	210 SF
PLANNED SIGN AREA	82 SF
REQUIRED PARKING	STANDARD: 15 VAN ACCESSIBLE: 1 TRAILER: X BIKE: 1
PROVIDED PARKING	STANDARD: 24 VAN ACCESSIBLE: 4 TRAILER: 381 BIKE: 1

SHEET INDEX

1	COVER SHEET
2	SITE PLAN
3 - 7	DETAIL SITE PLANS
8	GRADING PLAN
9 - 13	DETAIL GRADING PLANS
14	UTILITY PLAN
15 - 19	DETAIL UTILITY PLANS
20 - 21	BUILDING 1 ELEVATIONS
22	BUILDING 2 ELEVATIONS
23	FUEL SERVICE ISLAND
24 - 28	LANDSCAPE PLANS
29	LANDSCAPE NOTES AND CHARTS
30	LANDSCAPE DETAILS AND PLANT MATERIAL SCHEDULE
31	PHOTOMETRIC PLAN

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

We will get the preliminary drainage letter/report approved before the site plan.

AMENDMENTS

Provide a response to comments with the next submittal

Responses will be provided

SIGNATURE BLOCK

LEGAL DESCRIPTION: SEE THIS SHEET

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 THEREOF, _____ AS ITS INTEREST MAY APPEAR OF RECORD HAS CAUSED THESE PRESENTS TO BE EXECUTED.

THIS _____ DAY OF _____ A.D. _____

BY: _____
(AUTHORIZED SIGNATORY)

TITLE: _____

STATE OF COLORADO

COUNTY OF ADAMS

THE FOREGOING INSTRUMENT WAS ACKNOWLEGED BEFORE ME, A NOTARY PUBLIC IN AND FOR THE STATE OF COLORADO

ON _____, 20____ BY _____ IN HIS CAPACITY

AS AUTHORIZED SIGNATORY OF _____

WITNESS MY HAND AND OFFICIAL SEAL

The copyright language will be removed.

_____ NOTARY SEAL
(NOTARY PUBLIC)

MY COMISSION EXPIRES _____

NOTARY BUSINESS ADDRESS: _____

This will be a public document and must be able to be reproduced. Remove the copyright statement

CLERK AND RECORDER'S CERTIFICATE

ACCEPTED FOR FILING IN THE OFFICE OF THE CLERK AND RECORDER OF ADAMS COUNTY, COLORADO ON THIS

_____ DAY OF _____, 20_____ A.D. AT _____ O'CLOCK _____,M.

FILE: _____

COUNTY CLERK AND RECORDER DEPUTY

PAGE NO.: _____

RECEPTION NO: _____

CITY OF AURORA APPROVALS

CITY ATTORNEY: _____ DATE: _____

PLANNING DIRECTOR: _____ DATE: _____

PLANNING COMMISSION: _____ DATE: _____

CITY COUNSEL: _____ DATE: _____

ATTEST: _____ DATE: _____

DATABASE APPROVAL: _____ DATE: _____

WARE MALCOMB
CIVIL ENGINEERING & SURVEYING
990 south broadway
suite 230
denver, co 80209
p. 303.561.3333
waremalcomb.com

FOR AND ON BEHALF OF WARE MALCOMB

RYDER TRUCK
SITE PLAN

NO.	DATE	REMARKS

JOB NO.:	DCS19-4085
PA / PM:	C. STRAWN
DRAWN BY:	C. JOHNSON
DATE:	03/29/22

SHEET 1
Sheet 1 of 31

THESE DRAWINGS AND SPECIFICATIONS ARE THE PROPERTY AND COPYRIGHT OF WARE MALCOMB AND SHALL NOT BE USED ON ANY OTHER WORK EXCEPT BY AGREEMENT WITH WARE MALCOMB. WRITTEN DIMENSIONS SHALL TAKE PRECEDENCE OVER SCALED DIMENSIONS AND SHALL BE VERIFIED ON THE JOB SITE. ANY DISCREPANCY SHALL BE BROUGHT TO THE NOTICE OF WARE MALCOMB PRIOR TO THE COMMENCEMENT OF ANY WORK.
NOT FOR CONSTRUCTION

CAUTION: IF THIS SHEET IS NOT 24"x36" IT IS A REDUCED PRINT

RYDER TRUCK
SITE PLAN

PORTEOS SUBDIVISION FILING NO. 4
A PORTION OF THE NORTH HALF OF SECTION 8, TOWNSHIP 3 SOUTH, RANGE 65 WEST OF THE SIXTH PRINCIPAL MERIDIAN, CITY OF AURORA, COUNTY OF ADAMS, STATE OF COLORADO

change

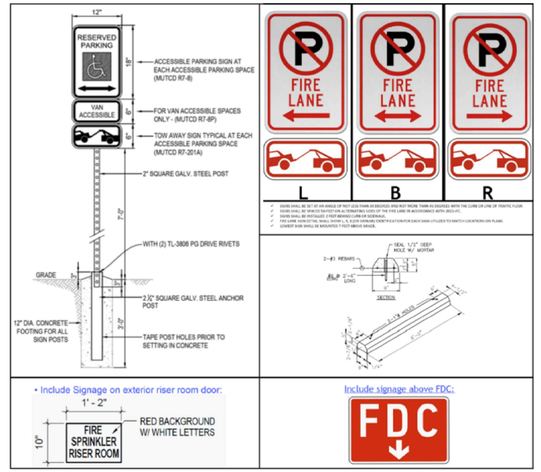
Changed

LEGEND:

- PROPERTY LINE
- EXISTING CURB & GUTTER
- PROPOSED CURB & GUTTER (COA DETAIL S7.1)
- PROPOSED CONCRETE SIDEWALK 6" DEPTH
- GRASS / LANDSCAPE
- (X) PARKING COUNT
- PROPOSED EASEMENT
- EXISTING RIGHT-OF-WAY LINE
- FUTURE RIGHT-OF-WAY LINE
- PROPOSED SETBACK
- EXISTING EASEMENT
- PROPOSED SAWCUT LINE
- PROPOSED FENCE / GATE
- ADA ACCESS ROUTE
- PROPOSED SPILL CURB & GUTTER
- PROPOSED LIGHT POLE
- PROPOSED BUILDING LIGHTS

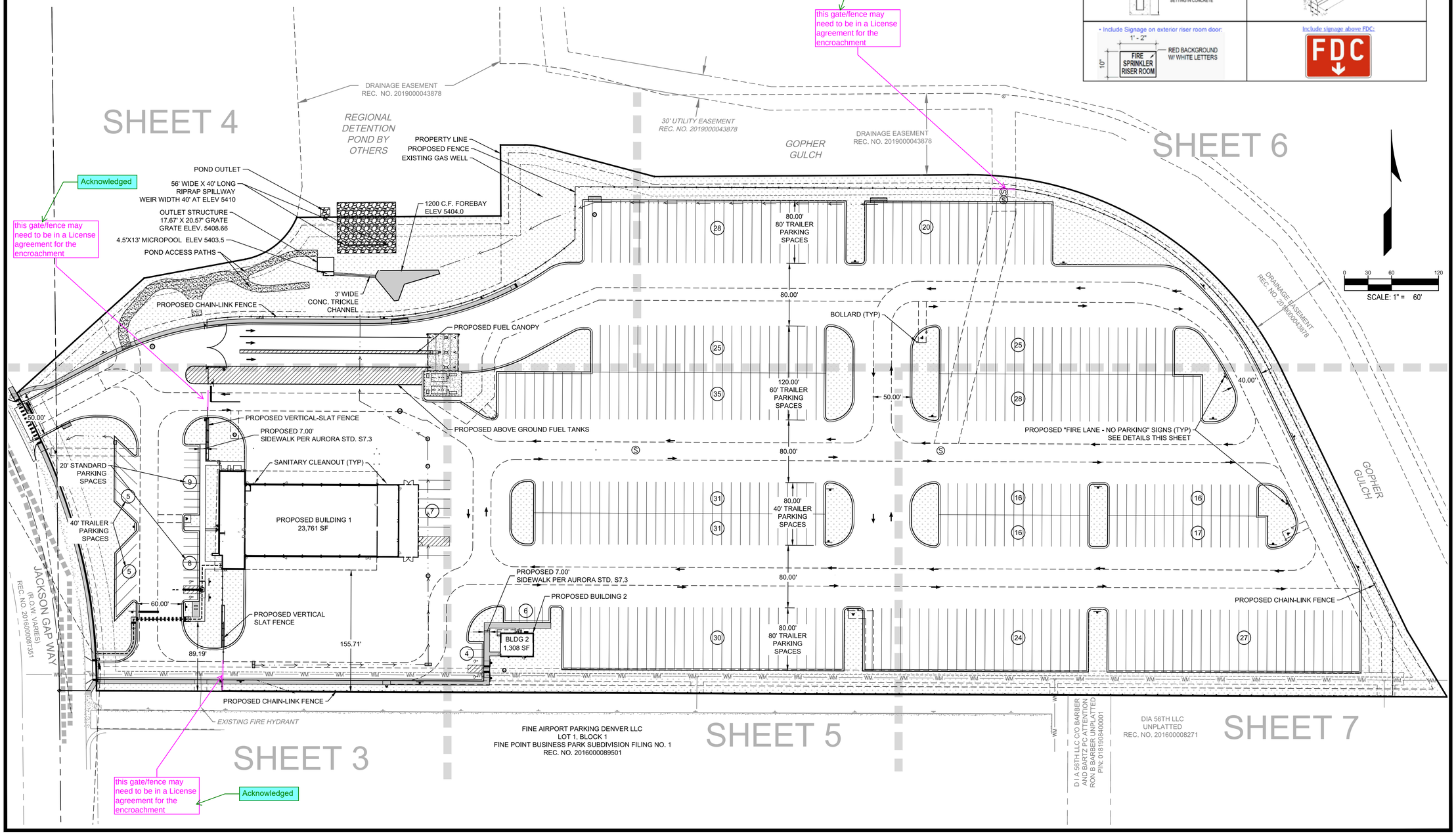
STANDARD:	24
ACCESSIBLE:	4
TRAILER:	
40' SPACES:	149
60' SPACES:	103
80' SPACES:	129
TOTAL:	381

NOTICE
THIS DOOR TO REMAIN UNLOCKED DURING BUSINESS HOURS



Acknowledged

this gate/fence may need to be in a License agreement for the encroachment



this gate/fence may need to be in a License agreement for the encroachment

Acknowledged

WARE MALCOMB
CIVIL ENGINEERING & SURVEYING
990 south broadway
suite 230
denver, co 80209
p. 303.561.3333
waremalcomb.com

FOR AND ON BEHALF OF WARE MALCOMB

RYDER TRUCK
SITE PLAN

NO.	DATE	REMARKS

JOB NO.:	DCS19-4085
PA / PM:	C. STRAWN
DRAWN BY:	C. JOHNSON
DATE:	03/29/22

SHEET 2
Sheet 2 of 31

THESE DRAWINGS AND SPECIFICATIONS ARE THE PROPERTY AND COPYRIGHT OF WARE MALCOMB AND SHALL NOT BE USED ON ANY OTHER WORK EXCEPT BY AGREEMENT WITH WARE MALCOMB. WRITTEN DIMENSIONS SHALL TAKE PRECEDENCE OVER SCALED DIMENSIONS AND SHALL BE VERIFIED ON THE JOB SITE. ANY DISCREPANCY SHALL BE BROUGHT TO THE NOTICE OF WARE MALCOMB PRIOR TO THE COMMENCEMENT OF ANY WORK
NOT FOR CONSTRUCTION

CAUTION: IF THIS SHEET IS NOT 24"x36" IT IS A REDUCED PRINT

RYDER TRUCK
SITE PLAN

PORTEOS SUBDIVISION FILING NO. 4
A PORTION OF THE NORTH HALF OF SECTION 8,
TOWNSHIP 3 SOUTH, RANGE 65 WEST OF THE SIXTH
PRINCIPAL MERIDIAN, CITY OF AURORA, COUNTY OF
ADAMS, STATE OF COLORADO

LEGEND:

- PROPERTY LINE
- EXISTING CURB & GUTTER
- PROPOSED CURB & GUTTER (COA DETAIL S7.1)
- PROPOSED HANDICAP PARKING
- PROPOSED SAWCUT
- ICC A117.1 ACCESSIBLE ROUTE
- PROPOSED FIRE HYDRANT
- EXISTING FIRE HYDRANT
- PROPOSED WATER METER
- FDC W/APP'D KNOX CAPS
- KNOX BOX
- PROPOSED SIGN
- PROPOSED SIDEWALK
- GRASS / LANDSCAPE
- BIKE RACK
- PROPOSED BLDG
- LIGHT (TYP.)

NOTES:

1) ALL DIMENSIONS ARE TO FLOWLINE AND BUILDING FACE UNLESS OTHERWISE NOTED.
2) ALL HANDICAP RAMPS SHALL BE CONSTRUCTED WITH DETECTIBLE WARNING PADS. REFERENCE AURORA STD DETAIL S9.5.
3) CONTRACTOR SHALL FIELD VERIFY EXISTING CONDITIONS PRIOR TO CONSTRUCTION. NOTIFY ENGINEER IMMEDIATELY OF ANY DISCREPANCIES FROM PLANS.
4) CONTRACTOR SHALL REMOVE AND REPLACE DAMAGED CURB, GUTTER, PAVING, AND LANDSCAPED AREAS OUTSIDE THE LIMITS OF SITE AND RESTORE BACK TO ITS ORIGINAL CONDITION.
5) PAVEMENT THICKNESS PER GEOTECH REPORT.
6) ALL ENTRANCES ARE PRIVATE UNLESS OTHERWISE NOTED.
7) ALL PROPOSED LANDSCAPING WITHIN THE SIGHT TRIANGLE SHALL BE IN COMPLIANCE WITH COA ROADWAY SPECIFICATIONS, SECTION 4.04.2.10.

WARE MALCOMB assumes no responsibility for utility locations. The utilities shown on this drawing have been plotted from the best available information. It is, however, the contractors responsibility to field verify the location of all utilities prior to commencement of any construction.

change
Changed
Gate was mislabeled. It now says 24'.
Please verify this 4' gate.
Matched
match the plat easement name
Text moved to make readable.
may need a License Agreement
Acknowledged
Unreadable text
this gate/fence may need to be in a License agreement for the encroachment
Acknowledged
match the plat easement name
Matched
match the plat easement name
Easements remvoed
This is pointing to fence, please verify.
Callout is now pointing to the cantilever gate.
All gating must be labeled with one of the following examples:
- (2) 13' Automatic Sliding with approved Siren Operated System, Knox Key Switch and Manual Release.
- (2) 11.5' Manual Swinging Gate with Approved Knox Hardware.
- (2) 20' Manual Sliding Gate with Approved Knox Hardware.
- (1) 26' Electrical Sliding Gate with Approved Knox Hardware.

Typical All Gating.
Please realign the fire lane easement so it doesn't run directly into the curb.
Fire lane easement has been realigned.
Matched
Label for gates have been changed
Note added
Add these gating notes, typically with gating details. GATING SYSTEM NOTES: 1) The installation of any gating system will require a City of Aurora licensed contractor to obtain a building permit through the Aurora Building Division prior to the start of any work. This would be considered a structural, life safety and electrical review within the Building Division that is conducted on behalf of the Fire Department. For assistance please call 303-739-7420 and ask for a Life Safety Plans Examiner. 2) An encroachment into or over a fire lane easement will require the developer to obtain a license agreement through the Real Property Division of the Public Works Department please call 303-739-7300.
Knox box labeled
match the plat easement name
This label is pointing to a knox box; please label knox box.
Matched
Labeled
Please label FDC.
Provide gating details. In the detail show the knox box location and the required 6" minimum clearance from ground to bottom of gate. Typical
match the plat easement name
Acknowledged
may need a License Agrerement
Provide a 26' wide Aerial Fire Lane within 15' to 30' of one side of the structure per 2015-IFC D105 for roof surfaces greater than 30' above grade.
Revised
26' wide aerial lane has been added.
Acknowledged
this gate/fence may need to be in a License agreement for the encroachment
Please revise fire lane turning radii as follows:

23' fire lane easement with inside turning radii of 29' and outside turning radii of 52'.

26' fire lane easement with inside turning radii of 26' and outside turning radii of 52'.

Typical
Curb returns are required. Why was this access changed from the previous submittal?

PROPOSED SIGHT TRIANGLE L = 530
10.00' PROPOSED UTILITY EASEMENT
25.00' SETBACK
23.00' PROPOSED FIRE LANE AND UTILITY EASEMENT (INCLUDES DRAINAGE ACCESS ESMT)
PROPOSED 6" VERTICAL CURB AND GUTTER PER AURORA STD S7.1 (TYP)
DRAINAGE AND ACCESS EASEMENT
MATCH EXISTING N: 1,720,188.95 E: 3,228,107.17'
PROPOSED ADA RAMP PER AURORA STD. S9.11
PROPOSED STOP SIGN
PROPOSED PAINTED STOP BAR
PROPOSED 8' CROSS PAN
PROPOSED ADA RAMP PER AURORA STD. S9.11
CDOT TYPE 13 INLET
PROPOSED FIRE HYDRANT
MATCH EXISTING N: 1,720,112.23 E: 3,229,151.47
PROPOSED SIGHT TRIANGLE L = 465
Δ=19°15'51" R=773.78' L=260.16' CHB=N18°48'47"W CHD=258.94'
10.00' UTILITY EASEMENT
PROPOSED 6.00' SIDEWALK
PROPOSED 7.00' SIDEWALK PER AURORA STD. S7.3
4' MANWAY SWING GATE WITH KNOX HARDWARE AND SIGN THAT READS: "OPEN DURING BUSINESS HOURS." SEE DETAIL SHEET 3
10.00' PROPOSED UTILITY EASEMENT
FDC CONNECTION W/ KNOX HARDWARE
PROPOSED RISER ROOM
PROPOSED FIRE HYDRANT
PROPOSED 5' SIDEWALK PER AURORA STD. S7.3
23.00' PROPOSED FIRE LANE AND UTILITY EASEMENT
PROPOSED SIGHT TRIANGLE L = 530'
PROPOSED RAMP PER CITY OF AURORA STANDARD DETAIL S9.7
PROPOSED PAINTED STOP BAR
PROPOSED STOP SIGNS
25.00' BUILDING OFFSET LINE
Δ=7°32'51" R=792.50' L=104.40' CHB=N04°24'15"W CHD=104.32'
MATCH EXISTING N: 1,719,861.84 E: 3,229,213.25
PROPOSED PAINTED STOP BAR
PROPOSED 8' CROSS PAN
N00°37'51"W 11.83'
PROPOSED ADA RAMP PER AURORA STD. S9.9
PROPOSED FIRE LANE EASEMENT BY SEPARATE DOCUMENT
EXISTING 24' FIRE EASEMENT
EXISTING FIRE HYDRANT
PROPERTY LINE
PROPOSED CHAIN-LINK FENCE
N89°44'07"W 1724.30'
10.00' PROPOSED UTILITY EASEMENT
PROPOSED VERTICAL-SLAT FENCE
23.00' PROPOSED FIRE LANE EASEMENT
25.00' SETBACK
PROPOSED FIRE HYDRANT
EXISTING DRIVEWAY FINE AIRPORT PARKING
JACKSON GAP WAY (ROW=84')
4' MANWAY SWING GATE WITH KNOX HARDWARE AND SIGN THAT READS: "OPEN DURING BUSINESS HOURS." SEE DETAIL SHEET 3
PROPOSED 42.5' SLIDING CANTALEVER GATE, 30.0' OPENING, WITH KNOX HARDWARE
500 GAL ABOVE-GROUND MOTOR OIL TANK
MATCHLINE SEE SHEET 4
12,000 GAL ABOVE-GROUND DEIS
750 GAL ABOVE-GROUND EXHAU
PROPOSED SLAT FE
PROP. BOLLARD (TYP.)
PROPOSED ACCESSIBLE PARKING SIGNS (2)
PROPOSED 36.5' SLIDING CANTALEVER GA 24.0' OPENING, WITH KNOX HARDWARE
PROPOSED STORAGE AREA
PROPOSED BUILDING 1 AREA = 23,761 SF
SEE SHEET 5 MAT
16.00' PROPOSED FIRE LANE EASEMENT
R30.00'
R53.00'
R40.00'
R25.00'
R2.50'
R3.00'
R35.00'
20.00' (TYP.)
40.00'
60.00'
155.71'
196.00'
91.60'
93.88'
135.26'
28.15'
17.32'
17.20'
24.37'
28.40'

KEY MAP
SCALE: 1" = 300'

SCALE: 1" = 30'

WARE MALCOMB
CIVIL ENGINEERING & SURVEYING
990 south broadway
suite 230
denver, co 80209
p. 303.561.3333
waremalcomb.com

FOR AND ON BEHALF OF WARE MALCOMB

RYDER TRUCK
SITE PLAN

NO.	DATE	REMARKS

JOB NO.:	DCS19-4085
PA / PM:	C. STRAWN
DRAWN BY:	C. JOHNSON
DATE:	03/29/22

SHEET 3
Sheet 3 of 31

THESE DRAWINGS AND SPECIFICATIONS ARE THE PROPERTY AND COPYRIGHT OF WARE MALCOMB AND SHALL NOT BE USED ON ANY OTHER WORK EXCEPT BY AGREEMENT WITH WARE MALCOMB. WRITTEN DIMENSIONS SHALL TAKE PRECEDENCE OVER SCALED DIMENSIONS AND SHALL BE VERIFIED ON THE JOB SITE. ANY DISCREPANCY SHALL BE BROUGHT TO THE NOTICE OF WARE MALCOMB PRIOR TO THE COMMENCEMENT OF ANY WORK

NOT FOR CONSTRUCTION

CAUTION: IF THIS SHEET IS NOT 24"x36" IT IS A REDUCED PRINT

LEGEND:

- PROPERTY LINE
- EXISTING CURB & GUTTER
- PROPOSED CURB & GUTTER (COA DETAIL S7.1)
- PROPOSED HANDICAP PARKING
- PROPOSED SAWCUT
- ICC A117.1 ACCESSIBLE ROUTE
- PROPOSED FIRE HYDRANT
- EXISTING FIRE HYDRANT
- PROPOSED WATER METER
- FDC W/APP'D KNOX CAPS
- KNOX BOX
- PROPOSED SIGN
- PROPOSED SIDEWALK
- GRASS / LANDSCAPE
- BIKE RACK
- PROPOSED BLDG LIGHT (TYP.)

NOTES:

1) ALL DIMENSIONS ARE TO FLOWLINE AND BUILDING FACE UNLESS OTHERWISE NOTED.
2) ALL HANDICAP RAMPS SHALL BE CONSTRUCTED WITH DETECTIBLE WARNING PADS. REFERENCE AURORA STD DETAIL S9.5.
3) CONTRACTOR SHALL FIELD VERIFY EXISTING CONDITIONS PRIOR TO CONSTRUCTION. NOTIFY ENGINEER IMMEDIATELY OF ANY DISCREPANCIES FROM PLANS.
4) CONTRACTOR SHALL REMOVE AND REPLACE DAMAGED CURB, GUTTER, PAVING, AND LANDSCAPED AREAS OUTSIDE THE LIMITS OF SITE AND RESTORE BACK TO ITS ORIGINAL CONDITION.
5) PAVEMENT THICKNESS PER GEOTECH REPORT.
6) ALL ENTRANCES ARE PRIVATE UNLESS OTHERWISE NOTED.
7) ALL PROPOSED LANDSCAPING WITHIN THE SIGHT TRIANGLE SHALL BE IN COMPLIANCE WITH COA ROADWAY SPECIFICATIONS, SECTION 4.04.2.10.

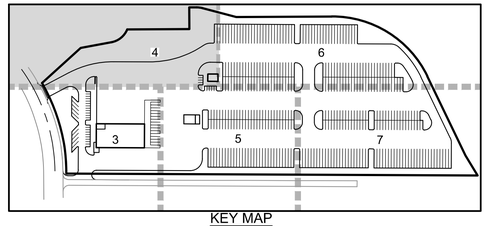
WARE MALCOMB assumes no responsibility for utility locations. The utilities shown on this drawing have been plotted from the best available information. It is, however, the contractors responsibility to field verify the location of all utilities prior to the commencement of any construction.

RYDER TRUCK
SITE PLAN

PORTEOS SUBDIVISION FILING NO. 4
A PORTION OF THE NORTH HALF OF SECTION 8, TOWNSHIP 3 SOUTH, RANGE 65 WEST OF THE SIXTH PRINCIPAL MERIDIAN, CITY OF AURORA, COUNTY OF ADAMS, STATE OF COLORADO

change

Changed



KEY MAP
SCALE: 1" = 300'

SCALE: 1" = 30'

EXISTING REGIONAL DETENTION POND

OUTLET STRUCTURE
15.33' X 15.33' GRATE
GRATE ELEV. 5408.66

13'X4.5' MICROPOOL ELEV 5403.0

12' WIDE X 12' RIPRAP PAD

STORM FLARED END SECTION (TYP)

PROPERTY LINE

N89°35'34"E 260.53'

WATER QUALITY DETENTION POND
WQ VOLUME NEEDED: 36,285 CU. FT.
WQ VOLUME PROVIDED: 41,546 CU. FT.
WQ SURFACE ELEVATION: 5708.66'
SPILLWAY ELEVATION 5410'
BERM ELEVATION: 5711'

Δ=56°13'58"
R=90.00'
L=88.33'
CHB=N50°54'42"E
CHD=84.83'

56' WIDE X 40' LONG RIPRAP SPILLWAY WEIR WIDTH 40' AT ELEV 5410

10.00' PROPOSED UTILITY ESMT

Matched

match the plat easement name

PROPOSED POND ACCESS PATHS

N79°26'39"E 131.32'

PROPOSED DRAINAGE EASEMENT

N47°51'11"E 219.06'

Fire lane signs removed

Please verify fire lane signs; it appears there is no fire lane in this area.

FIRE LANE, NO PARKING SIGN (TYP)

PROPOSED CHAIN-LINK FENCE

FIRE LANE, NO PARKING SIGN

STORM FLARED END SECTION (TYP)

PROPOSED LIGHTING (TYP)

PROPOSED RAMPS AND 5' WIDE CROSSWALK STRIPING PER CITY OF AURORA STANDARD DETAIL S9.15

16.00' PROPOSED FIRE LANE AND UTILITY EASEMENT

R400.00'

5.00'

R5.00'

R50.00'

80.00'

12.00'

30.15'

S90°00'00"E 31.15'

Δ=14°48'49"
R=98.00'
L=25.34'
CHB=S82°35'35"E
CHD=25.27'

S75°11'22"E 145.33'

N00°18'08"W 90.73'

SEE SHEET 6 MATCHLINE

EXISTING WELL HEAD

PROPOSED SIGHT TRIANGLE L = 530

10.00' PROPOSED UTILITY EASEMENT

25.00' SETBACK

23.00' PROPOSED FIRE LANE AND UTILITY EASEMENT (INCLUDES DRAINAGE ACCESS ESMT)

PROPOSED 6" VERTICAL CURB AND GUTTER PER AURORA STD S7.1 (TYP)

DRAINAGE AND ACCESS EASEMENT

4' MANWAY SWING GATE WITH KNOX HARDWARE AND SIGN THAT READS: "OPEN DURING BUSINESS HOURS." SEE DETAIL SHEET 3

Leaders have been moved to point to the tanks.

Show the tanks in their locations.

12,000 GAL ABOVE-GROUND DEISEL FUEL TANK

500 GAL ABOVE-GROUND MOTOR OIL TANK

750 GAL ABOVE-GROUND EXHAUST FLUID TANK

R480.00'

R30.00'

R5.00'

60.00'

12.00'

PROPOSED 42.5' SLIDING CANTALEVER GATE, 30.0' OPENING, WITH KNOX HARDWARE

SEE SHEET 3 MATCHLINE

SEE SHEET 5 MATCHLINE

MATCH EXISTING
N: 1,720,198.95
E: 3,228,107.17

PROPOSED ADA RAMP PER AURORA STD. S9.11

PROPOSED STOP SIGN

R53.00'

50.00'

R30.00'

may need the License Agreement

Acknowledged

PROPOSED COMMERCIAL GRADE

Hydrant relocated

10.00' PROPOSED UTILITY EASEMENT

16.00' PROPOSED FIRE LANE

PROPOSED FIRE HYDRANT

Easements removed

60.00'

35

WARE MALCOMB
CIVIL ENGINEERING & SURVEYING

990 south broadway
suite 230
denver, co 80209
p. 303.561.3333
waremalcomb.com

FOR AND ON BEHALF OF WARE MALCOMB

RYDER TRUCK
SITE PLAN

NO.	DATE	REMARKS

JOB NO.:	DCS19-4085
PA / PM:	C. STRAWN
DRAWN BY:	C. JOHNSON
DATE:	03/29/22

SHEET 4
Sheet 4 of 31

THESE DRAWINGS AND SPECIFICATIONS ARE THE PROPERTY AND COPYRIGHT OF WARE MALCOMB AND SHALL NOT BE USED ON ANY OTHER WORK EXCEPT BY AGREEMENT WITH WARE MALCOMB. WRITTEN DIMENSIONS SHALL TAKE PRECEDENCE OVER SCALED DIMENSIONS AND SHALL BE VERIFIED ON THE JOB SITE. ANY DISCREPANCY SHALL BE BROUGHT TO THE NOTICE OF WARE MALCOMB PRIOR TO THE COMMENCEMENT OF ANY WORK

NOT FOR CONSTRUCTION

CAUTION: IF THIS SHEET IS NOT 24"x36" IT IS A REDUCED PRINT

RYDER TRUCK
SITE PLAN

PORTEOS SUBDIVISION FILING NO. 4
A PORTION OF THE NORTH HALF OF SECTION 8,
TOWNSHIP 3 SOUTH, RANGE 65 WEST OF THE SIXTH
PRINCIPAL MERIDIAN, CITY OF AURORA, COUNTY OF
ADAMS, STATE OF COLORADO

change

Changed

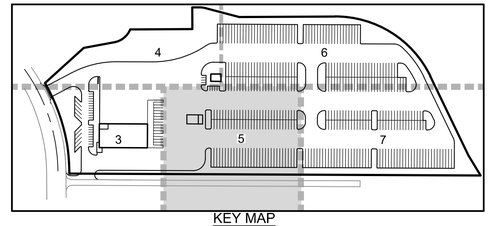
LEGEND:

- PROPERTY LINE
- EXISTING CURB & GUTTER
- PROPOSED CURB & GUTTER (COA DETAIL S7.1)
- PROPOSED HANDICAP PARKING
- PROPOSED SAWCUT
- ICC A117.1 ACCESSIBLE ROUTE
- PROPOSED FIRE HYDRANT
- EXISTING FIRE HYDRANT
- PROPOSED WATER METER
- FDC W/APP'D KNOX CAPS
- KNOX BOX
- PROPOSED SIGN
- PROPOSED SIDEWALK
- GRASS / LANDSCAPE
- BIKE RACK
- PROPOSED BLDG LIGHT (TYP.)

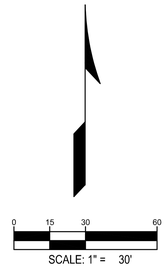
NOTES:

1) ALL DIMENSIONS ARE TO FLOWLINE AND BUILDING FACE UNLESS OTHERWISE NOTED.
2) ALL HANDICAP RAMPS SHALL BE CONSTRUCTED WITH DETECTIBLE WARNING PADS. REFERENCE AURORA STD DETAIL S9.5.
3) CONTRACTOR SHALL FIELD VERIFY EXISTING CONDITIONS PRIOR TO CONSTRUCTION. NOTIFY ENGINEER IMMEDIATELY OF ANY DISCREPANCIES FROM PLANS.
4) CONTRACTOR SHALL REMOVE AND REPLACE DAMAGED CURB, GUTTER, PAVING, AND LANDSCAPED AREAS OUTSIDE THE LIMITS OF SITE AND RESTORE BACK TO ITS ORIGINAL CONDITION.
5) PAVEMENT THICKNESS PER GEOTECH REPORT.
6) ALL ENTRANCES ARE PRIVATE UNLESS OTHERWISE NOTED.
7) ALL PROPOSED LANDSCAPING WITHIN THE SIGHT TRIANGLE SHALL BE IN COMPLIANCE WITH COA ROADWAY SPECIFICATIONS, SECTION 4.04.2.10.

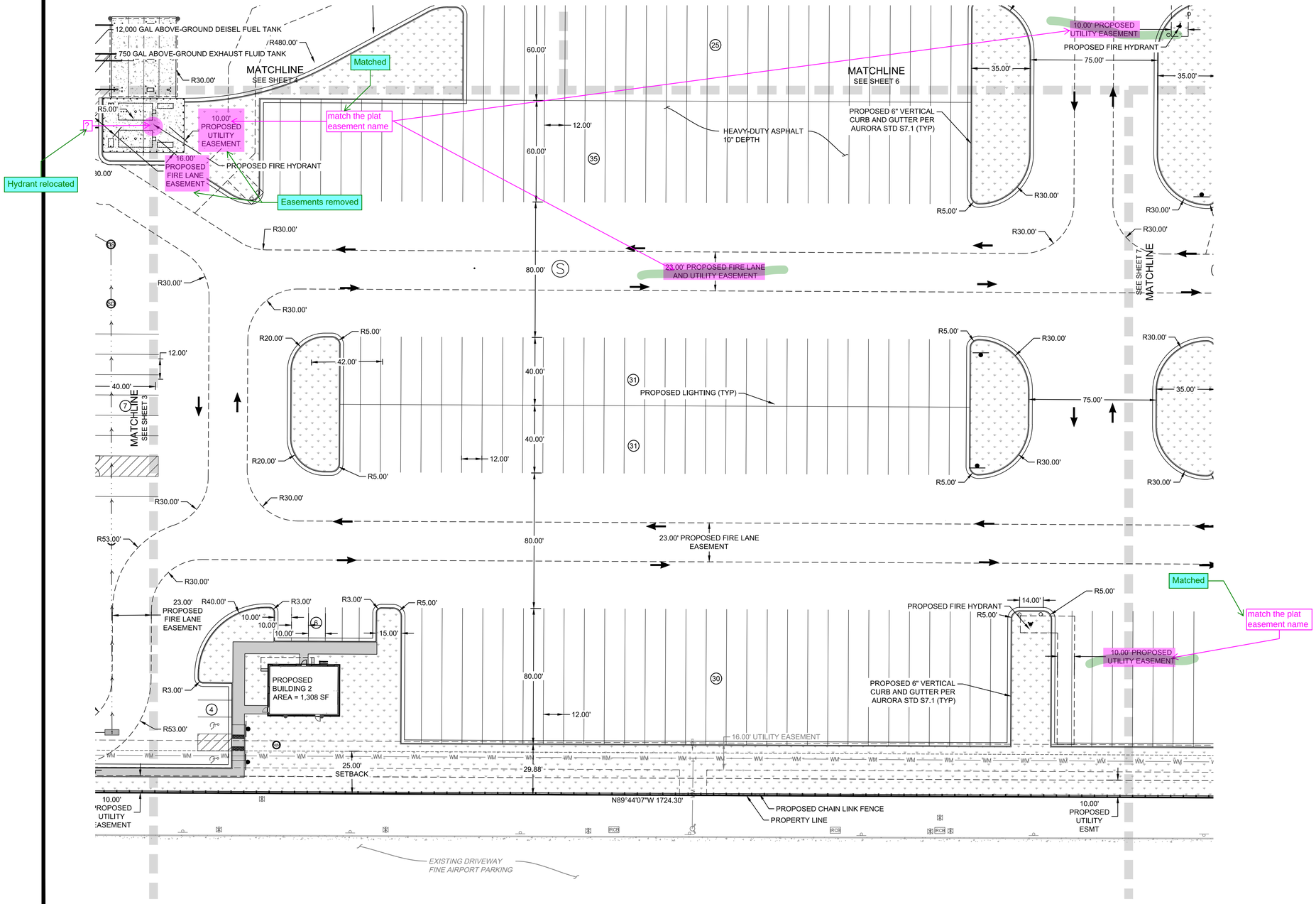
WARE MALCOMB assumes no responsibility for utility locations. The utilities shown on this drawing have been plotted from the best available information. It is, however, the contractors responsibility to field verify the location of all utilities prior to the commencement of any construction.



KEY MAP
SCALE: 1" = 300'



SCALE: 1" = 30'



WARE MALCOMB
CIVIL ENGINEERING & SURVEYING
990 south broadway
suite 230
denver, co 80209
p. 303.561.3333
waremalcomb.com

FOR AND ON BEHALF OF WARE MALCOMB

RYDER TRUCK
SITE PLAN

NO.	DATE	REMARKS

JOB NO.:	DCS19-4085
PA / PM:	C. STRAWN
DRAWN BY:	C. JOHNSON
DATE:	03/29/22

SHEET
5
Sheet 5 of 31

THESE DRAWINGS AND SPECIFICATIONS ARE THE PROPERTY AND COPYRIGHT OF WARE MALCOMB AND SHALL NOT BE USED ON ANY OTHER WORK EXCEPT BY AGREEMENT WITH WARE MALCOMB. WRITTEN DIMENSIONS SHALL TAKE PRECEDENCE OVER SCALED DIMENSIONS AND SHALL BE VERIFIED ON THE JOB SITE. ANY DISCREPANCY SHALL BE BROUGHT TO THE NOTICE OF WARE MALCOMB PRIOR TO THE COMMENCEMENT OF ANY WORK

NOT FOR CONSTRUCTION

CAUTION: IF THIS SHEET IS NOT 24"x36" IT IS A REDUCED PRINT

LEGEND:

- PROPERTY LINE
- EXISTING CURB & GUTTER
- PROPOSED CURB & GUTTER (COA DETAIL S7.1)
- PROPOSED HANDICAP PARKING
- PROPOSED SAWCUT
- ICC A117.1 ACCESSIBLE ROUTE
- PROPOSED FIRE HYDRANT
- EXISTING FIRE HYDRANT
- PROPOSED WATER METER
- FDC W/APP'D KNOX CAPS
- KNOX BOX
- PROPOSED SIGN
- PROPOSED SIDEWALK
- GRASS / LANDSCAPE
- BIKE RACK
- PROPOSED BLDG LIGHT (TYP.)

NOTES:

1) ALL DIMENSIONS ARE TO FLOWLINE AND BUILDING FACE UNLESS OTHERWISE NOTED.
2) ALL HANDICAP RAMPS SHALL BE CONSTRUCTED WITH DETECTIBLE WARNING PADS. REFERENCE AURORA STD DETAIL S9.5.
3) CONTRACTOR SHALL FIELD VERIFY EXISTING CONDITIONS PRIOR TO CONSTRUCTION. NOTIFY ENGINEER IMMEDIATELY OF ANY DISCREPANCIES FROM PLANS.
4) CONTRACTOR SHALL REMOVE AND REPLACE DAMAGED CURB, GUTTER, PAVING, AND LANDSCAPED AREAS OUTSIDE THE LIMITS OF SITE AND RESTORE BACK TO ITS ORIGINAL CONDITION.
5) PAVEMENT THICKNESS PER GEOTECH REPORT.
6) ALL ENTRANCES ARE PRIVATE UNLESS OTHERWISE NOTED.
7) ALL PROPOSED LANDSCAPING WITHIN THE SIGHT TRIANGLE SHALL BE IN COMPLIANCE WITH COA ROADWAY SPECIFICATIONS, SECTION 4.04.2.10.

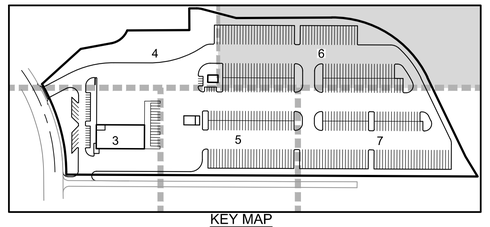
WARE MALCOMB assumes no responsibility for utility locations. The utilities shown on this drawing have been plotted from the best available information. It is, however, the contractors responsibility to field verify the location of all utilities prior to the commencement of any construction.

RYDER TRUCK
SITE PLAN

PORTEOS SUBDIVISION FILING NO. 4
A PORTION OF THE NORTH HALF OF SECTION 8, TOWNSHIP 3 SOUTH, RANGE 65 WEST OF THE SIXTH PRINCIPAL MERIDIAN, CITY OF AURORA, COUNTY OF ADAMS, STATE OF COLORADO

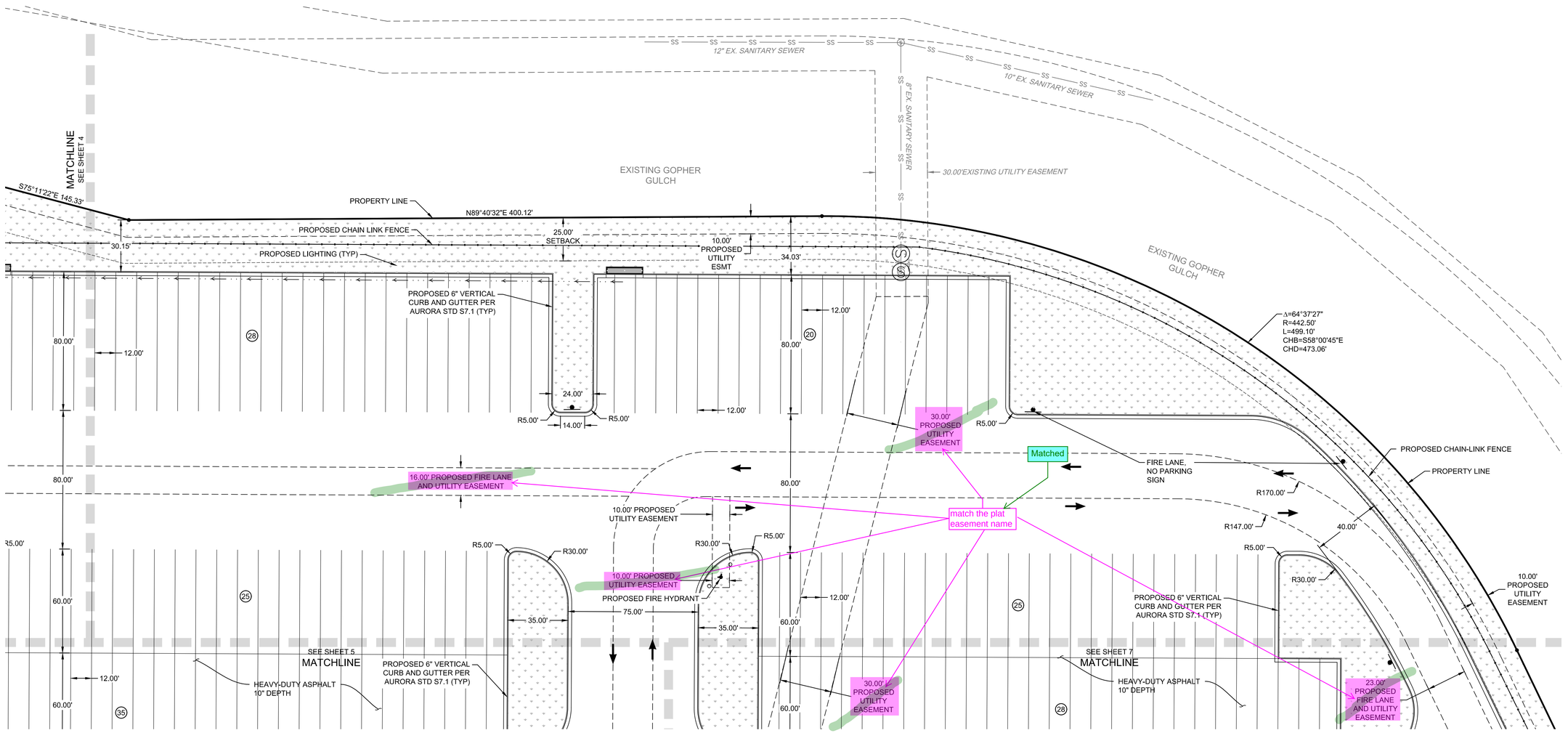
change

Changed



KEY MAP
SCALE: 1" = 300'

SCALE: 1" = 30'



WARE MALCOMB
CIVIL ENGINEERING & SURVEYING
990 south broadway
suite 230
denver, co 80209
p 303.561.3333
waremalcomb.com

FOR AND ON BEHALF OF WARE MALCOMB

RYDER TRUCK
SITE PLAN

NO.	DATE	REMARKS

JOB NO.:	DCS19-4085
PA / PM:	C. STRAWN
DRAWN BY:	C. JOHNSON
DATE:	03/29/22

SHEET 6
Sheet 6 of 31

THESE DRAWINGS AND SPECIFICATIONS ARE THE PROPERTY AND COPYRIGHT OF WARE MALCOMB AND SHALL NOT BE USED ON ANY OTHER WORK EXCEPT BY AGREEMENT WITH WARE MALCOMB. WRITTEN DIMENSIONS SHALL TAKE PRECEDENCE OVER SCALED DIMENSIONS AND SHALL BE VERIFIED ON THE JOB SITE. ANY DISCREPANCY SHALL BE BROUGHT TO THE NOTICE OF WARE MALCOMB PRIOR TO THE COMMENCEMENT OF ANY WORK

NOT FOR CONSTRUCTION

CAUTION: IF THIS SHEET IS NOT 24"x36" IT IS A REDUCED PRINT

LEGEND:

- PROPERTY LINE
- EXISTING CURB & GUTTER
- PROPOSED CURB & GUTTER (COA DETAIL S7.1)
- PROPOSED HANDICAP PARKING
- PROPOSED SAWCUT
- ICC A117.1 ACCESSIBLE ROUTE
- PROPOSED FIRE HYDRANT
- EXISTING FIRE HYDRANT
- PROPOSED WATER METER
- FDC W/APP'D KNOX CAPS
- KNOX BOX
- PROPOSED SIGN
- PROPOSED SIDEWALK
- GRASS / LANDSCAPE
- BIKE RACK
- PROPOSED BLDG LIGHT (TYP.)

NOTES:

1) ALL DIMENSIONS ARE TO FLOWLINE AND BUILDING FACE UNLESS OTHERWISE NOTED.
2) ALL HANDICAP RAMPS SHALL BE CONSTRUCTED WITH DETECTIBLE WARNING PADS. REFERENCE AURORA STD DETAIL S9.5.
3) CONTRACTOR SHALL FIELD VERIFY EXISTING CONDITIONS PRIOR TO CONSTRUCTION. NOTIFY ENGINEER IMMEDIATELY OF ANY DISCREPANCIES FROM PLANS.
4) CONTRACTOR SHALL REMOVE AND REPLACE DAMAGED CURB, GUTTER, PAVING, AND LANDSCAPED AREAS OUTSIDE THE LIMITS OF SITE AND RESTORE BACK TO ITS ORIGINAL CONDITION.
5) PAVEMENT THICKNESS PER GEOTECH REPORT.
6) ALL ENTRANCES ARE PRIVATE UNLESS OTHERWISE NOTED.
7) ALL PROPOSED LANDSCAPING WITHIN THE SIGHT TRIANGLE SHALL BE IN COMPLIANCE WITH COA ROADWAY SPECIFICATIONS, SECTION 4.04.2.10.

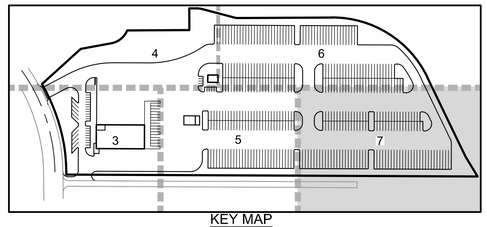
WARE MALCOMB assumes no responsibility for utility locations. The utilities shown on this drawing have been plotted from the best available information. It is, however, the contractors responsibility to field verify the location of all utilities prior to the commencement of any construction.

RYDER TRUCK
SITE PLAN

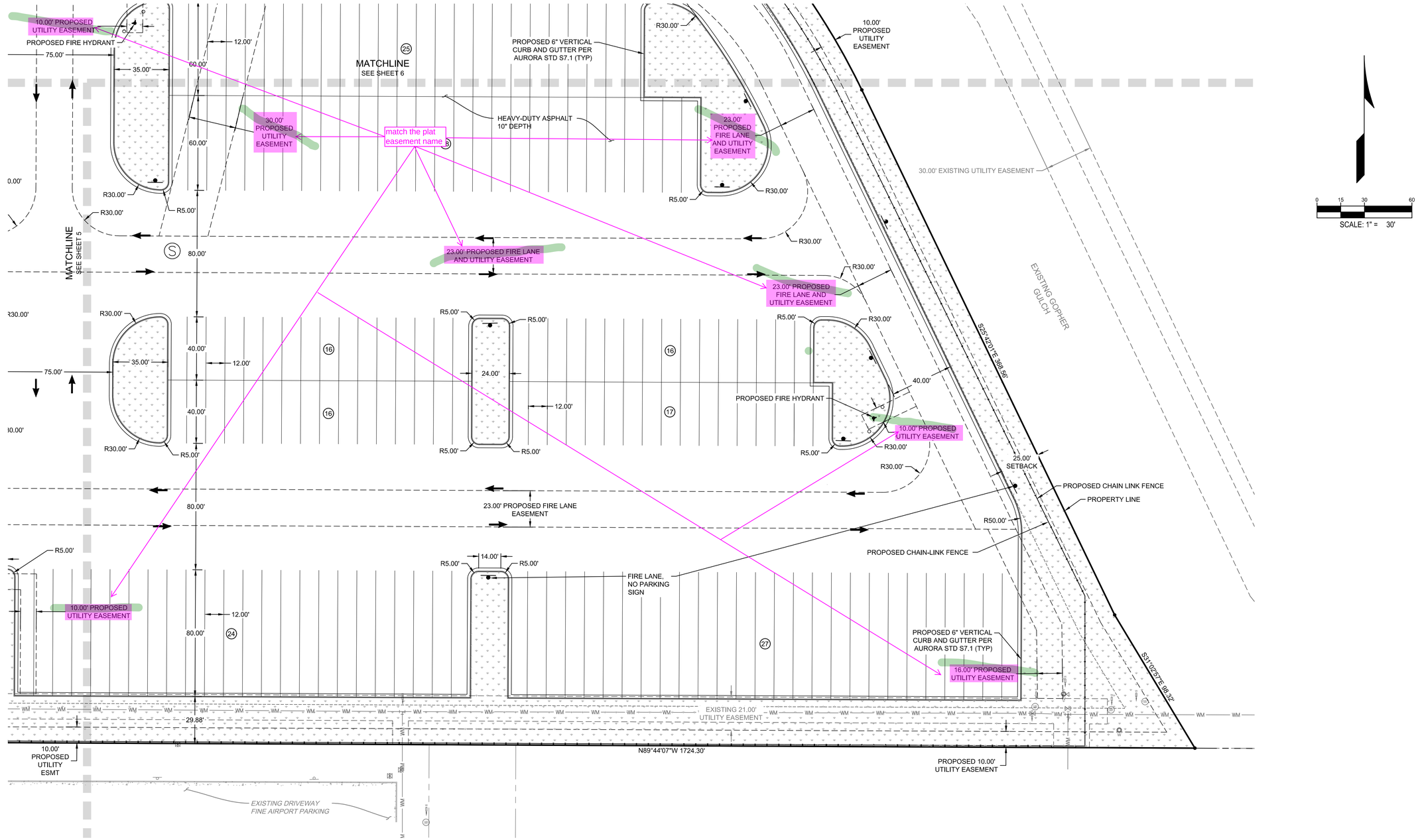
PORTEOS SUBDIVISION FILING NO. 4
A PORTION OF THE NORTH HALF OF SECTION 8, TOWNSHIP 3 SOUTH, RANGE 65 WEST OF THE SIXTH PRINCIPAL MERIDIAN, CITY OF AURORA, COUNTY OF ADAMS, STATE OF COLORADO

change

Changed



KEY MAP
SCALE: 1" = 300'



0 15 30 60
SCALE: 1" = 30'

WARE MALCOMB
CIVIL ENGINEERING & SURVEYING
990 south broadway
suite 230
denver, co 80209
p. 303.561.3333
waremalcomb.com

FOR AND ON BEHALF OF WARE MALCOMB

RYDER TRUCK
SITE PLAN

NO.	DATE	REMARKS

JOB NO.:	DCS19-4085
PA / PM:	C. STRAWN
DRAWN BY:	C. JOHNSON
DATE:	03/29/22

SHEET 7
Sheet 7 of 31

THESE DRAWINGS AND SPECIFICATIONS ARE THE PROPERTY AND COPYRIGHT OF WARE MALCOMB AND SHALL NOT BE USED ON ANY OTHER WORK EXCEPT BY AGREEMENT WITH WARE MALCOMB. WRITTEN DIMENSIONS SHALL TAKE PRECEDENCE OVER SCALED DIMENSIONS AND SHALL BE VERIFIED ON THE JOB SITE. ANY DISCREPANCY SHALL BE BROUGHT TO THE NOTICE OF WARE MALCOMB PRIOR TO THE COMMENCEMENT OF ANY WORK.
NOT FOR CONSTRUCTION

CAUTION: IF THIS SHEET IS NOT 24"x36" IT IS A REDUCED PRINT

LEGEND:

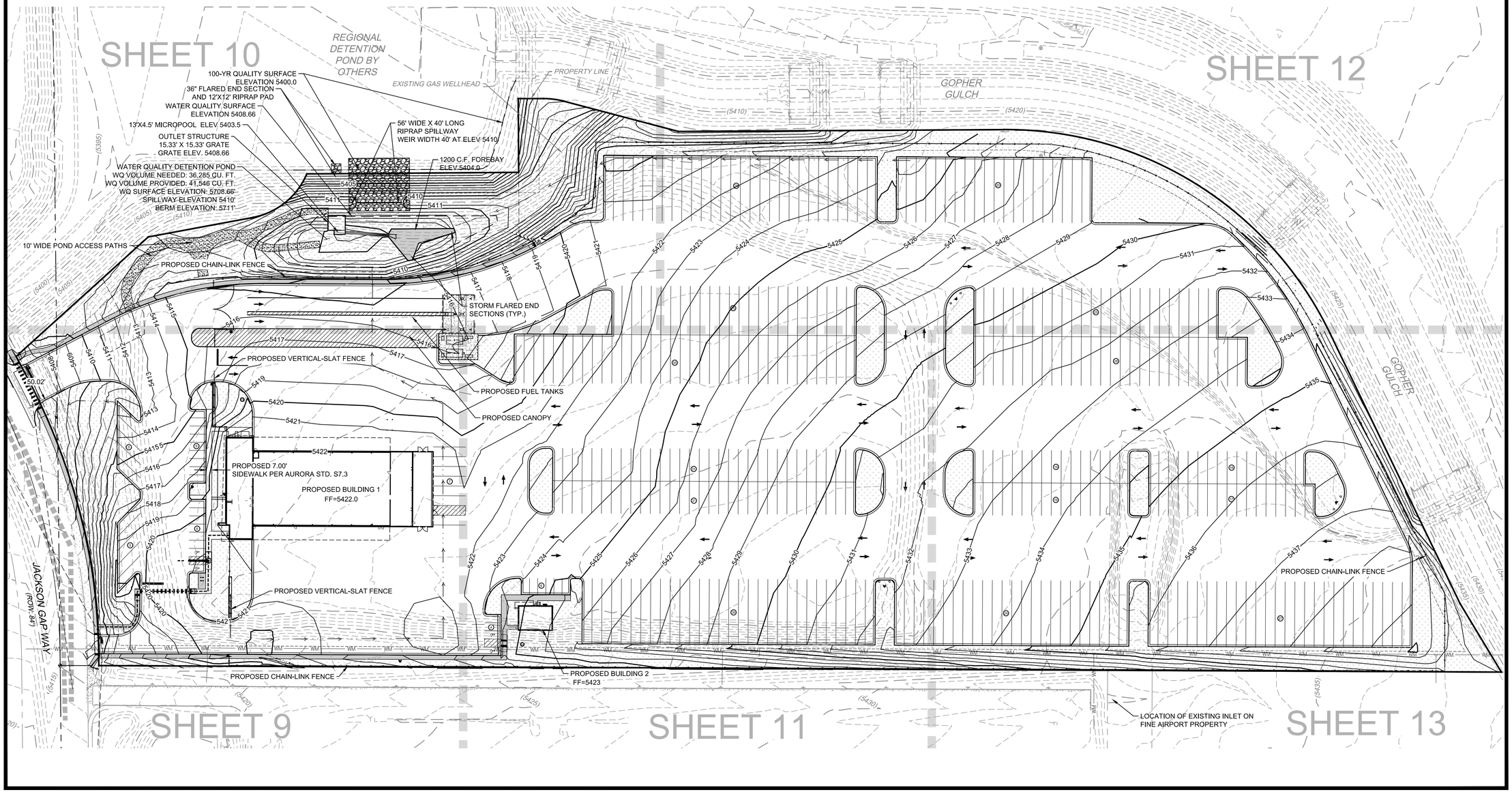
- PROPERTY LINE
- 5720 PROPOSED 5' CONTOUR
- 5721 PROPOSED 1' CONTOUR
- 5720 EXISTING 5' CONTOUR
- 5721 EXISTING 1' CONTOUR
- PROPOSED STORM LINE
- EXISTING STORM LINE
- PROPOSED STORM INLET
- EXISTING STORM INLET
- FLOW DIRECTION
- PROPOSED CONCRETE WALK
- WATER QUALITY SURFACE
- GRASS / LANDSCAPE
- PROPOSED CURB & GUTTER (COA DETAIL S7.1)
- PROPOSED EASEMENT
- EXISTING EASEMENT
- PROPOSED WATER LINE
- X X EXISTING FENCE
- PROPOSED FIRE HYDRANT
- EXISTING FIRE HYDRANT
- PROPOSED SIGN
- SS EXISTING SANITARY SEWER W/ MANHOLE
- WM EXISTING WATERLINE & VALVE
- G EXISTING GAS LINE
- T EXISTING TELEPHONE LINE
- EXISTING CURB & GUTTER
- ADA ACCESSIBLE ROUTE
- E EXISTING ELECTRIC LINE
- FO EXISTING FIBER OPTIC LINE
- PROPOSED LIGHT POLE
- EXISTING LIGHT POLE
- E EXISTING ELECTRIC METER
- EBKR EXISTING ELECTRIC BREAKER
- ETRANS EXISTING TRANSFORMER
- TV EXISTING EXISTING TELEPHONE BOX
- E EXISTING EXISTING ELECTRIC BOX
- IRVLT EXISTING EXISTING IRRIGATION VAULT
- KNOX BOX
- FIRE DEPARTMENT CONNECTION W/ KNOX HARDWARE
- ET PROPOSED ELECTRIC TRANSFORMER

RYDER TRUCK
SITE PLAN

PORTEOS SUBDIVISION FILING NO. 4
A PORTION OF THE NORTH HALF OF SECTION 8, TOWNSHIP 3 SOUTH, RANGE 65 WEST OF THE SIXTH PRINCIPAL MERIDIAN, CITY OF AURORA, COUNTY OF ADAMS, STATE OF COLORADO

WARE MALCOMB assumes no responsibility for utility locations. The utilities shown on this drawing have been plotted from the best available information. It is, however, the contractors responsibility to field verify the location of all utilities prior to the commencement of any construction.

0 30 60 120
SCALE: 1" = 60'



WARE MALCOMB
CIVIL ENGINEERING & SURVEYING
990 south broadway
suite 230
denver, co 80209
p. 303.561.3333
waremalcomb.com

FOR AND ON BEHALF OF WARE MALCOMB

RYDER TRUCK
OVERALL GRADING PLAN

NO.	DATE	REMARKS

JOB NO.:	DCS19-4085
PA / PM:	C. STRAWN
DRAWN BY:	C. JOHNSON
DATE:	03/29/22

SHEET 8
Sheet 8 of 31

THESE DRAWINGS AND SPECIFICATIONS ARE THE PROPERTY AND COPYRIGHT OF WARE MALCOMB AND SHALL NOT BE USED ON ANY OTHER WORK EXCEPT BY AGREEMENT WITH WARE MALCOMB. WRITTEN DIMENSIONS SHALL TAKE PRECEDENCE OVER SCALED DIMENSIONS AND SHALL BE VERIFIED ON THE JOB SITE. ANY DISCREPANCY SHALL BE BROUGHT TO THE NOTICE OF WARE MALCOMB PRIOR TO THE COMMENCEMENT OF ANY WORK.
NOT FOR CONSTRUCTION

CAUTION: IF THIS SHEET IS NOT 24"x36" IT IS A REDUCED PRINT

LEGEND:

	PROPERTY LINE		PROPOSED CURB & GUTTER (COA DETAIL S7.1)
5720	PROPOSED 5' CONTOUR		PROPOSED EASEMENT
5721	PROPOSED 1' CONTOUR		EXISTING EASEMENT
5720	EXISTING 5' CONTOUR		PROPOSED WATER LINE
5721	EXISTING 1' CONTOUR	X	EXISTING FENCE
	PROPOSED STORM LINE		PROPOSED FIRE HYDRANT
	EXISTING STORM LINE		EXISTING FIRE HYDRANT
	PROPOSED STORM INLET		PROPOSED SIGN
	EXISTING STORM INLET	SS	EXISTING SANITARY SEWER W/ MANHOLE
	FLOW DIRECTION	WM	EXISTING WATERLINE & VALVE
	PROPOSED CONCRETE WALK	G	EXISTING GAS LINE
	GRASS / LANDSCAPE	T	EXISTING TELEPHONE LINE
			EXISTING CURB & GUTTER
			ADA ACCESSIBLE ROUTE

E	EXISTING ELECTRIC LINE
FO	EXISTING FIBER OPTIC LINE
	PROPOSED LIGHT POLE
	EXISTING LIGHT POLE
E	EXISTING ELECTRIC METER
EBKR	EXISTING ELECTRIC BREAKER
ETRANS	EXISTING TRANSFORMER
TV	EXISTING EXISTING TELEPHONE BOX
E	EXISTING EXISTING ELECTRIC BOX
IRVLT	EXISTING EXISTING IRRIGATION VAULT
	KNOX BOX
	FIRE DEPARTMENT CONNECTION W/ KNOX HARDWARE
ET	PROPOSED ELECTRIC TRANSFORMER

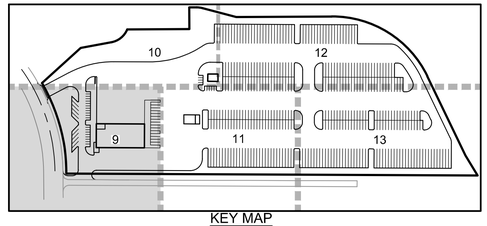
RYDER TRUCK
SITE PLAN

PORTEOS SUBDIVISION FILING NO. 4
A PORTION OF THE NORTH HALF OF SECTION 8, TOWNSHIP 3 SOUTH, RANGE 65 WEST OF THE SIXTH PRINCIPAL MERIDIAN, CITY OF AURORA, COUNTY OF ADAMS, STATE OF COLORADO

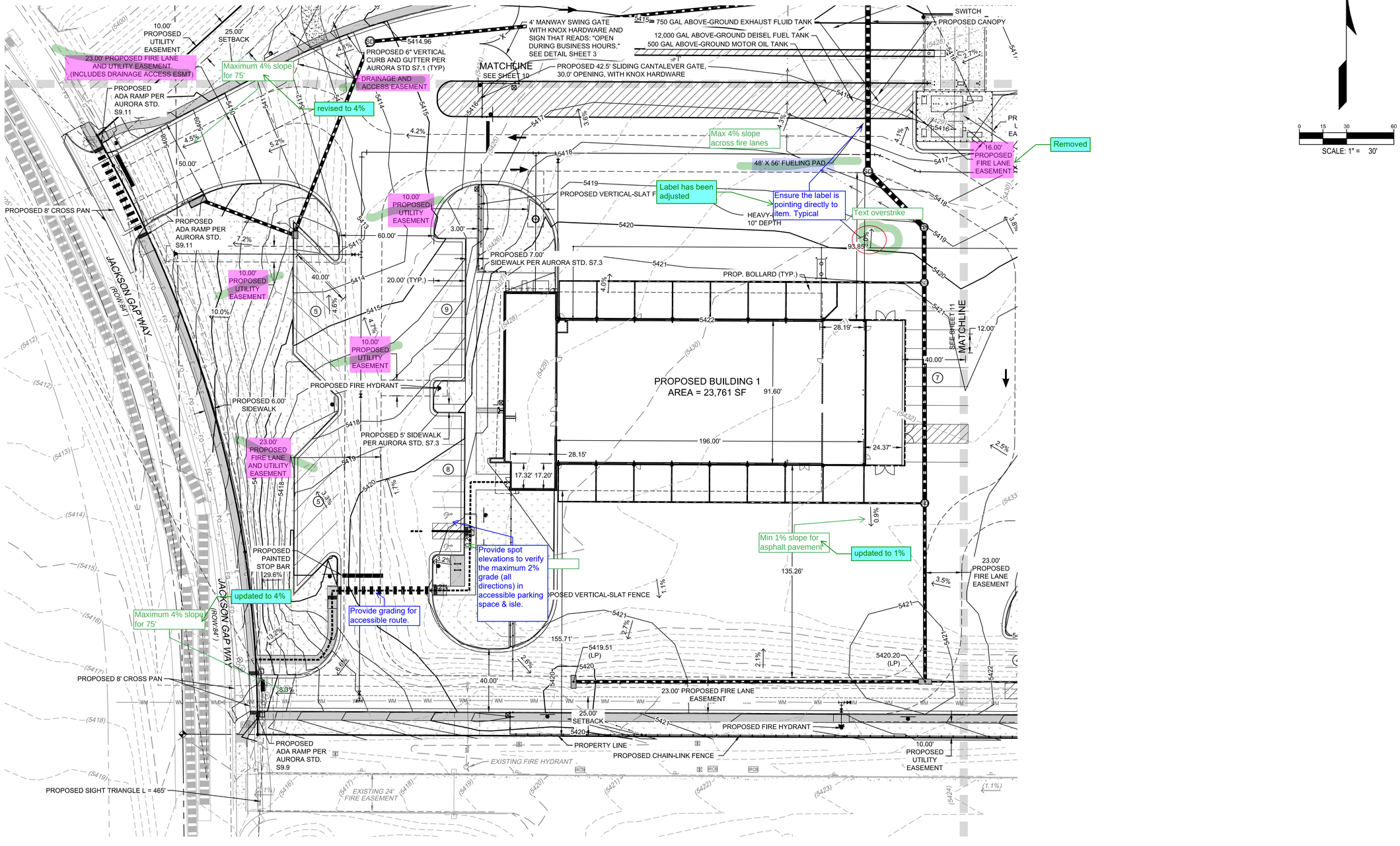
WARE MALCOMB assumes no responsibility for utility locations. The utilities shown on this drawing have been plotted from the best available information. It is, however, the contractors responsibility to field verify the location of all utilities prior to the commencement of any construction.

NOTES:

1. ALL PROPOSED WALKS TO BE ACCESSIBLE (2.0% MAX CROSS SLOPE, 5.0% MAX LONGITUDINAL SLOPE).
2. DRAINAGE FACILITIES ARE PRIVATE AND TO BE MAINTAINED BY THE OWNER.
3. ALL ENTRANCES ARE PRIVATE UNLESS OTHERWISE NOTED.
4. MAX 2% SLOPE IN ANY DIRECTION AT HANDICAP PARKING SPACES.
5. MIN SLOPE AWAY FROM THE BUILDING IS 5% FOR 10' FOR LANDSCAPE AREAS, MIN 2% FOR IMPERVIOUS AREAS.
6. MIN PAVEMENT SLOPES: 1% FOR ASPHALT, 0.5% FOR CONCRETE.



KEY MAP
SCALE: 1" = 300'



WARE MALCOMB
CIVIL ENGINEERING & SURVEYING
990 south broadway
suite 230
denver, co 80209
p. 303.561.3333
waremalcomb.com

FOR AND ON BEHALF OF WARE MALCOMB

RYDER TRUCK
GRADING PLAN

NO.	DATE	REMARKS

JOB NO.:	DCS19-4085
PA / PM:	C. STRAWN
DRAWN BY:	C. JOHNSON
DATE:	03/29/22

SHEET
9
Sheet 9 of 31

THESE DRAWINGS AND SPECIFICATIONS ARE THE PROPERTY AND COPYRIGHT OF WARE MALCOMB AND SHALL NOT BE USED ON ANY OTHER WORK EXCEPT BY AGREEMENT WITH WARE MALCOMB. WRITTEN DIMENSIONS SHALL TAKE PRECEDENCE OVER SCALED DIMENSIONS AND SHALL BE VERIFIED ON THE JOB SITE. ANY DISCREPANCY SHALL BE BROUGHT TO THE NOTICE OF WARE MALCOMB PRIOR TO THE COMMENCEMENT OF ANY WORK
NOT FOR CONSTRUCTION

CAUTION: IF THIS SHEET IS NOT 24"x36" IT IS A REDUCED PRINT

LEGEND:

PROPERTY LINE	PROPOSED CURB & GUTTER (COA DETAIL S7.1)	E	EXISTING ELECTRIC LINE
5720 PROPOSED 5' CONTOUR	PROPOSED EASEMENT	FO	EXISTING FIBER OPTIC LINE
5721 PROPOSED 1' CONTOUR	EXISTING EASEMENT		PROPOSED LIGHT POLE
5720 EXISTING 5' CONTOUR	PROPOSED WATER LINE		EXISTING LIGHT POLE
5721 EXISTING 1' CONTOUR	EXISTING FENCE	E	EXISTING ELECTRIC METER
PROPOSED STORM LINE	PROPOSED FIRE HYDRANT	EBKR	EXISTING ELECTRIC BREAKER
EXISTING STORM LINE	EXISTING FIRE HYDRANT	ETRANS	EXISTING TRANSFORMER
PROPOSED STORM INLET	PROPOSED SIGN	TV	EXISTING EXISTING TELEPHONE BOX
EXISTING STORM INLET	EXISTING SANITARY SEWER W/ MANHOLE	E	EXISTING EXISTING ELECTRIC BOX
FLOW DIRECTION	EXISTING WATERLINE & VALVE	IRVLT	EXISTING EXISTING IRRIGATION VAULT
PROPOSED CONCRETE WALK	EXISTING GAS LINE		KNOX BOX
GRASS / LANDSCAPE	EXISTING TELEPHONE LINE		FIRE DEPARTMENT CONNECTION W/ KNOX HARDWARE
	EXISTING CURB & GUTTER	ET	PROPOSED ELECTRIC TRANSFORMER
	ADA ACCESSIBLE ROUTE		

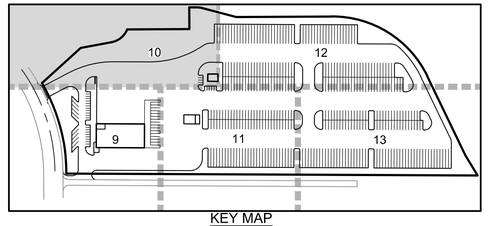
RYDER TRUCK
SITE PLAN

PORTEOS SUBDIVISION FILING NO. 4
A PORTION OF THE NORTH HALF OF SECTION 8, TOWNSHIP 3 SOUTH, RANGE 65 WEST OF THE SIXTH PRINCIPAL MERIDIAN, CITY OF AURORA, COUNTY OF ADAMS, STATE OF COLORADO

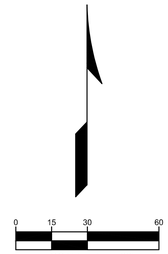
WARE MALCOMB assumes no responsibility for utility locations. The utilities shown on this drawing have been plotted from the best available information. It is, however, the contractors responsibility to field verify the location of all utilities prior to the commencement of any construction.

NOTES:

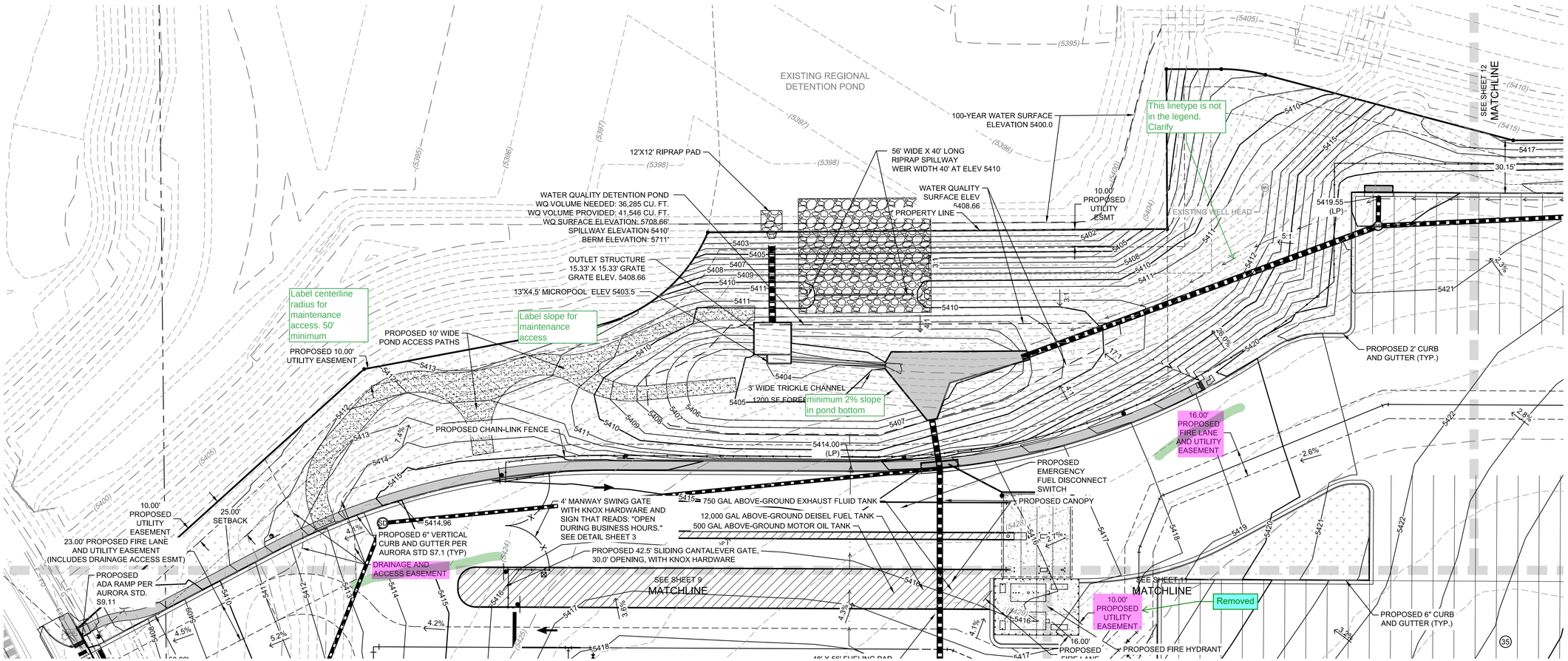
1. ALL PROPOSED WALKS TO BE ACCESSIBLE (2.0% MAX CROSS SLOPE, 5.0% MAX LONGITUDINAL SLOPE).
2. DRAINAGE FACILITIES ARE PRIVATE AND TO BE MAINTAINED BY THE OWNER.
3. ALL ENTRANCES ARE PRIVATE UNLESS OTHERWISE NOTED.
4. MAX 2% SLOPE IN ANY DIRECTION AT HANDICAP PARKING SPACES.
5. MIN SLOPE AWAY FROM THE BUILDING IS 5% FOR 10' FOR LANDSCAPE AREAS, MIN 2% FOR IMPERVIOUS AREAS.
6. MIN PAVEMENT SLOPES: 1% FOR ASPHALT, 0.5% FOR CONCRETE.



KEY MAP
SCALE: 1" = 300'



0 15 30 60
SCALE: 1" = 30'



WARE MALCOMB
CIVIL ENGINEERING & SURVEYING
990 south broadway
suite 230
denver, co 80209
p. 303.561.3333
waremalcomb.com

FOR AND ON BEHALF OF WARE MALCOMB

RYDER TRUCK
GRADING PLAN

NO.	DATE	REMARKS

JOB NO.:	DCS19-4085
PA / PM:	C. STRAWN
DRAWN BY:	C. JOHNSON
DATE:	03/29/22

SHEET 10
Sheet 10 of 31

THESE DRAWINGS AND SPECIFICATIONS ARE THE PROPERTY AND COPYRIGHT OF WARE MALCOMB AND SHALL NOT BE USED ON ANY OTHER WORK EXCEPT BY AGREEMENT WITH WARE MALCOMB. WRITTEN DIMENSIONS SHALL TAKE PRECEDENCE OVER SCALED DIMENSIONS AND SHALL BE VERIFIED ON THE JOB SITE. ANY DISCREPANCY SHALL BE BROUGHT TO THE NOTICE OF WARE MALCOMB PRIOR TO THE COMMENCEMENT OF ANY WORK
NOT FOR CONSTRUCTION

CAUTION: IF THIS SHEET IS NOT 24"x36" IT IS A REDUCED PRINT

LEGEND:

PROPERTY LINE	PROPOSED CURB & GUTTER (COA DETAIL ST.1)	E	EXISTING ELECTRIC LINE
5720 PROPOSED 5' CONTOUR	PROPOSED EASEMENT	FO	EXISTING FIBER OPTIC LINE
5721 PROPOSED 1' CONTOUR	EXISTING EASEMENT		PROPOSED LIGHT POLE
5720 EXISTING 5' CONTOUR	PROPOSED WATER LINE		EXISTING LIGHT POLE
5721 EXISTING 1' CONTOUR	EXISTING FENCE	E	EXISTING ELECTRIC METER
PROPOSED STORM LINE	PROPOSED FIRE HYDRANT	EBKR	EXISTING ELECTRIC BREAKER
EXISTING STORM LINE	EXISTING FIRE HYDRANT	ETRANS	EXISTING TRANSFORMER
PROPOSED STORM INLET	PROPOSED SIGN	TV	EXISTING EXISTING TELEPHONE BOX
EXISTING STORM INLET	EXISTING SANITARY SEWER W/ MANHOLE	E	EXISTING EXISTING ELECTRIC BOX
FLOW DIRECTION	EXISTING WATERLINE & VALVE	IRVLT	EXISTING EXISTING IRRIGATION VAULT
PROPOSED CONCRETE WALK	EXISTING GAS LINE		KNOX BOX
GRASS / LANDSCAPE	EXISTING TELEPHONE LINE		FIRE DEPARTMENT CONNECTION W/ KNOX HARDWARE
	EXISTING CURB & GUTTER	ET	PROPOSED ELECTRIC TRANSFORMER
	ADA ACCESSIBLE ROUTE		

RYDER TRUCK
SITE PLAN

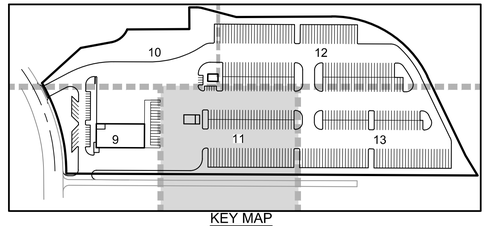
PORTEOS SUBDIVISION FILING NO. 4
A PORTION OF THE NORTH HALF OF SECTION 8, TOWNSHIP 3 SOUTH, RANGE 65 WEST OF THE SIXTH PRINCIPAL MERIDIAN, CITY OF AURORA, COUNTY OF ADAMS, STATE OF COLORADO

Label slopes in landscape areas. Min 2% slope for all non-paved areas

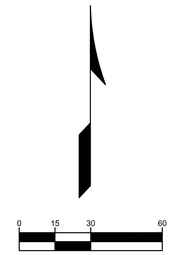
slopes labeled

NOTES:

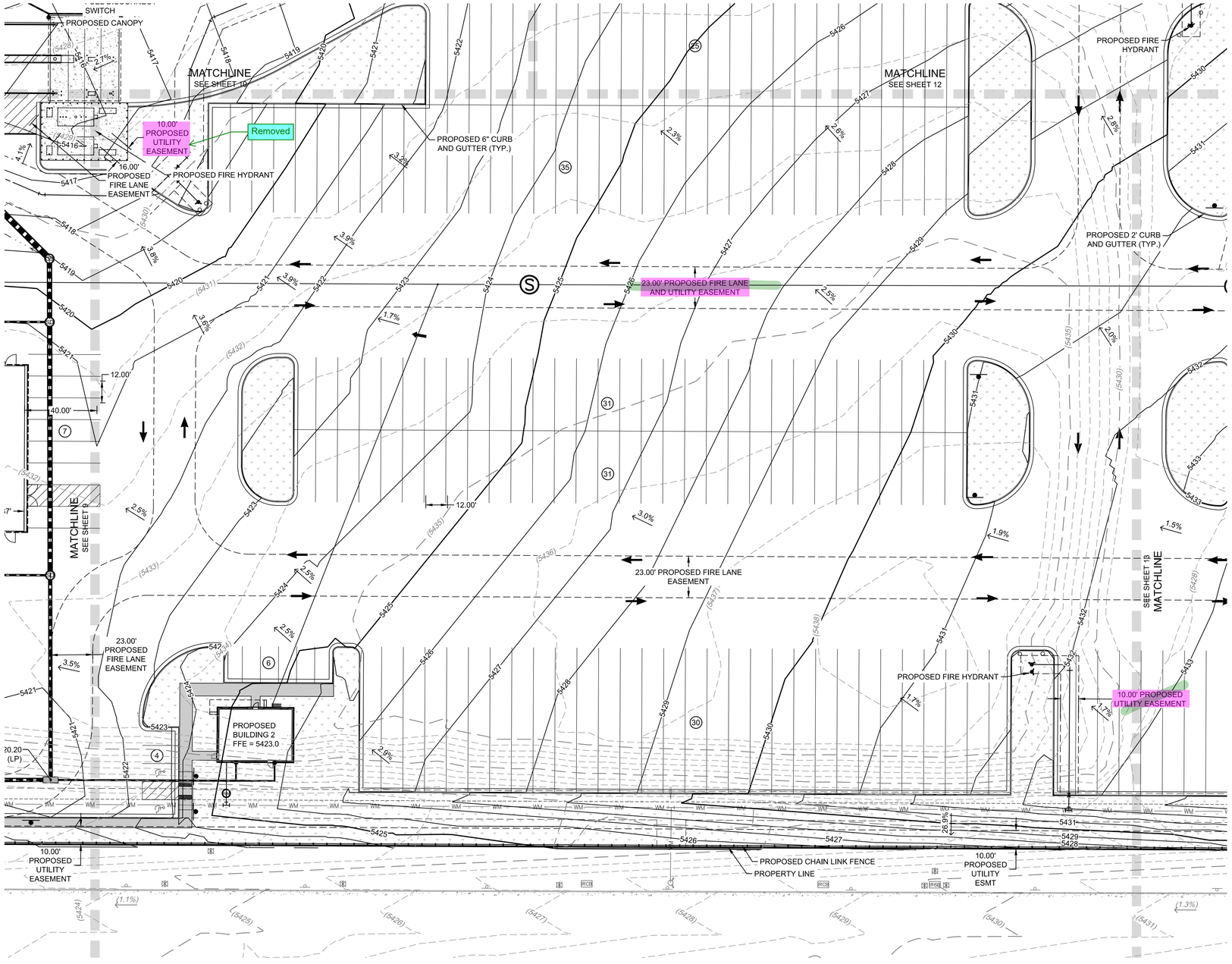
1. ALL PROPOSED WALKS TO BE ACCESSIBLE (2.0% MAX CROSS SLOPE, 5.0% MAX LONGITUDINAL SLOPE).
2. DRAINAGE FACILITIES ARE PRIVATE AND TO BE MAINTAINED BY THE OWNER.
3. ALL ENTRANCES ARE PRIVATE UNLESS OTHERWISE NOTED.
4. MAX 2% SLOPE IN ANY DIRECTION AT HANDICAP PARKING SPACES.
5. MIN SLOPE AWAY FROM THE BUILDING IS 5% FOR 10' FOR LANDSCAPE AREAS, MIN 2% FOR IMPERVIOUS AREAS.
6. MIN PAVEMENT SLOPES: 1% FOR ASPHALT, 0.5% FOR CONCRETE.



KEY MAP
SCALE: 1" = 300'



SCALE: 1" = 30'



WARE MALCOMB assumes no responsibility for utility locations. The utilities shown on this drawing have been plotted from the best available information. It is, however, the contractors responsibility to field verify the location of all utilities prior to the commencement of any construction.

WARE MALCOMB
CIVIL ENGINEERING & SURVEYING
990 south broadway
suite 230
denver, co 80209
p. 303.561.3333
waremalcomb.com

FOR AND ON BEHALF OF WARE MALCOMB

RYDER TRUCK
GRADING PLAN

NO.	DATE	REMARKS

JOB NO.:	DCS19-4085
PA / PM:	C. STRAWN
DRAWN BY:	C. JOHNSON
DATE:	03/29/22

SHEET
11
Sheet 11 of 31

THESE DRAWINGS AND SPECIFICATIONS ARE THE PROPERTY AND COPYRIGHT OF WARE MALCOMB AND SHALL NOT BE USED ON ANY OTHER WORK EXCEPT BY AGREEMENT WITH WARE MALCOMB. WRITTEN DIMENSIONS SHALL TAKE PRECEDENCE OVER SCALED DIMENSIONS AND SHALL BE VERIFIED ON THE JOB SITE. ANY DISCREPANCY SHALL BE BROUGHT TO THE NOTICE OF WARE MALCOMB PRIOR TO THE COMMENCEMENT OF ANY WORK.

NOT FOR CONSTRUCTION

CAUTION: IF THIS SHEET IS NOT 24"x36" IT IS A REDUCED PRINT

LEGEND:

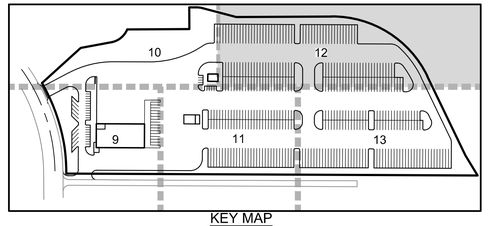
PROPERTY LINE	PROPOSED CURB & GUTTER (COA DETAIL ST.1)	E	EXISTING ELECTRIC LINE
5720 PROPOSED 5' CONTOUR	PROPOSED EASEMENT	FO	EXISTING FIBER OPTIC LINE
5721 PROPOSED 1' CONTOUR	EXISTING EASEMENT		PROPOSED LIGHT POLE
5720 EXISTING 5' CONTOUR	PROPOSED WATER LINE		EXISTING LIGHT POLE
5721 EXISTING 1' CONTOUR	EXISTING FENCE	E	EXISTING ELECTRIC METER
PROPOSED STORM LINE	PROPOSED FIRE HYDRANT	EBKR	EXISTING ELECTRIC BREAKER
EXISTING STORM LINE	EXISTING FIRE HYDRANT	ETRANS	EXISTING TRANSFORMER
PROPOSED STORM INLET	PROPOSED SIGN	TV	EXISTING EXISTING TELEPHONE BOX
EXISTING STORM INLET	EXISTING SANITARY SEWER W/ MANHOLE	E	EXISTING EXISTING ELECTRIC BOX
FLOW DIRECTION	EXISTING WATERLINE & VALVE	IRVLT	EXISTING EXISTING IRRIGATION VAULT
PROPOSED CONCRETE WALK	EXISTING GAS LINE		KNOX BOX
GRASS / LANDSCAPE	EXISTING TELEPHONE LINE		FIRE DEPARTMENT CONNECTION W/ KNOX HARDWARE
	EXISTING CURB & GUTTER	ET	PROPOSED ELECTRIC TRANSFORMER
	ADA ACCESSIBLE ROUTE		

RYDER TRUCK
SITE PLAN

PORTEOS SUBDIVISION FILING NO. 4
A PORTION OF THE NORTH HALF OF SECTION 8, TOWNSHIP 3 SOUTH, RANGE 65 WEST OF THE SIXTH PRINCIPAL MERIDIAN, CITY OF AURORA, COUNTY OF ADAMS, STATE OF COLORADO

NOTES:

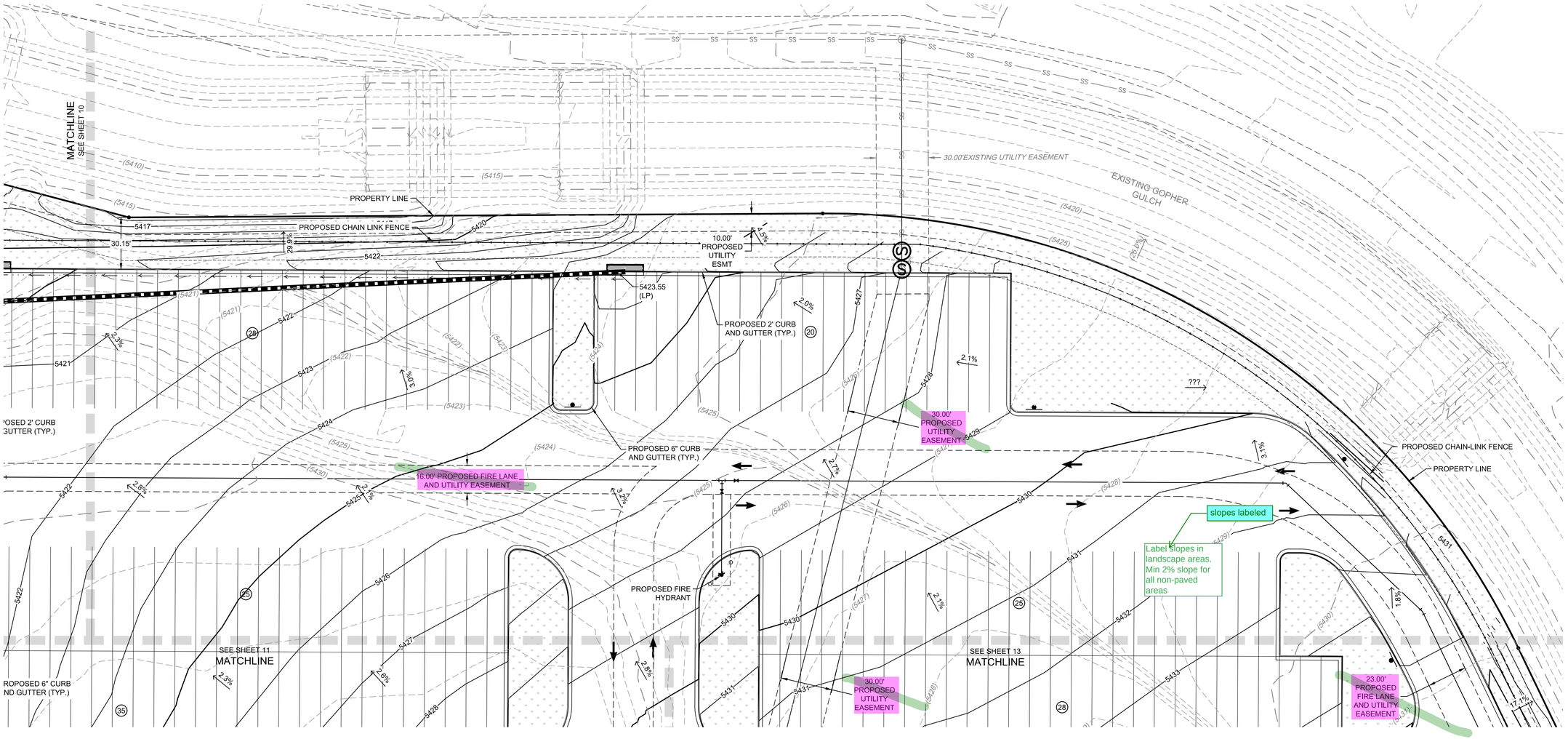
1. ALL PROPOSED WALKS TO BE ACCESSIBLE (2.0% MAX CROSS SLOPE, 5.0% MAX LONGITUDINAL SLOPE).
2. DRAINAGE FACILITIES ARE PRIVATE AND TO BE MAINTAINED BY THE OWNER.
3. ALL ENTRANCES ARE PRIVATE UNLESS OTHERWISE NOTED.
4. MAX 2% SLOPE IN ANY DIRECTION AT HANDICAP PARKING SPACES.
5. MIN SLOPE AWAY FROM THE BUILDING IS 5% FOR 10' FOR LANDSCAPE AREAS, MIN 2% FOR IMPERVIOUS AREAS.
6. MIN PAVEMENT SLOPES: 1% FOR ASPHALT, 0.5% FOR CONCRETE.



KEY MAP
SCALE: 1" = 300'

0 15 30 60
SCALE: 1" = 30'

WARE MALCOMB assumes no responsibility for utility locations. The utilities shown on this drawing have been plotted from the best available information. It is, however, the contractors responsibility to field verify the location of all utilities prior to the commencement of any construction.



WARE MALCOMB
CIVIL ENGINEERING & SURVEYING
990 south broadway
suite 230
denver, co 80209
p 303.561.3333
waremalcomb.com

FOR AND ON BEHALF OF WARE MALCOMB

RYDER TRUCK
GRADING PLAN

NO.	DATE	REMARKS

JOB NO.:	DCS19-4085
PA / PM:	C. STRAWN
DRAWN BY:	C. JOHNSON
DATE:	03/29/22

SHEET 12
Sheet 12 of 31

THESE DRAWINGS AND SPECIFICATIONS ARE THE PROPERTY AND COPYRIGHT OF WARE MALCOMB AND SHALL NOT BE USED ON ANY OTHER WORK EXCEPT BY AGREEMENT WITH WARE MALCOMB. WRITTEN DIMENSIONS SHALL TAKE PRECEDENCE OVER SCALED DIMENSIONS AND SHALL BE VERIFIED ON THE JOB SITE. ANY DISCREPANCY SHALL BE BROUGHT TO THE NOTICE OF WARE MALCOMB PRIOR TO THE COMMENCEMENT OF ANY WORK.
NOT FOR CONSTRUCTION

CAUTION: IF THIS SHEET IS NOT 24"x36" IT IS A REDUCED PRINT

LEGEND:

PROPERTY LINE	PROPOSED CURB & GUTTER (COA DETAIL S7.1)	E	EXISTING ELECTRIC LINE
5720 PROPOSED 5' CONTOUR	PROPOSED EASEMENT	FO	EXISTING FIBER OPTIC LINE
5721 PROPOSED 1' CONTOUR	EXISTING EASEMENT		PROPOSED LIGHT POLE
5720 EXISTING 5' CONTOUR	PROPOSED WATER LINE		EXISTING LIGHT POLE
5721 EXISTING 1' CONTOUR	EXISTING FENCE	E	EXISTING ELECTRIC METER
PROPOSED STORM LINE	PROPOSED FIRE HYDRANT	EBKR	EXISTING ELECTRIC BREAKER
EXISTING STORM LINE	EXISTING FIRE HYDRANT	ETRANS	EXISTING TRANSFORMER
PROPOSED STORM INLET	PROPOSED SIGN	TV	EXISTING EXISTING TELEPHONE BOX
EXISTING STORM INLET	EXISTING SANITARY SEWER W/ MANHOLE	E	EXISTING EXISTING ELECTRIC BOX
FLOW DIRECTION	EXISTING WATERLINE & VALVE	IRVLT	EXISTING EXISTING IRRIGATION VAULT
PROPOSED CONCRETE WALK	EXISTING GAS LINE		KNOX BOX
GRASS / LANDSCAPE	EXISTING TELEPHONE LINE		FIRE DEPARTMENT CONNECTION W/ KNOX HARDWARE
	EXISTING CURB & GUTTER	ET	PROPOSED ELECTRIC TRANSFORMER
	ADA ACCESSIBLE ROUTE		

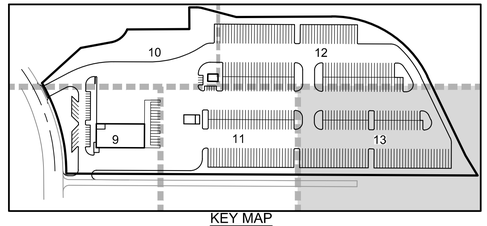
RYDER TRUCK
SITE PLAN

PORTEOS SUBDIVISION FILING NO. 4
A PORTION OF THE NORTH HALF OF SECTION 8, TOWNSHIP 3 SOUTH, RANGE 65 WEST OF THE SIXTH PRINCIPAL MERIDIAN, CITY OF AURORA, COUNTY OF ADAMS, STATE OF COLORADO

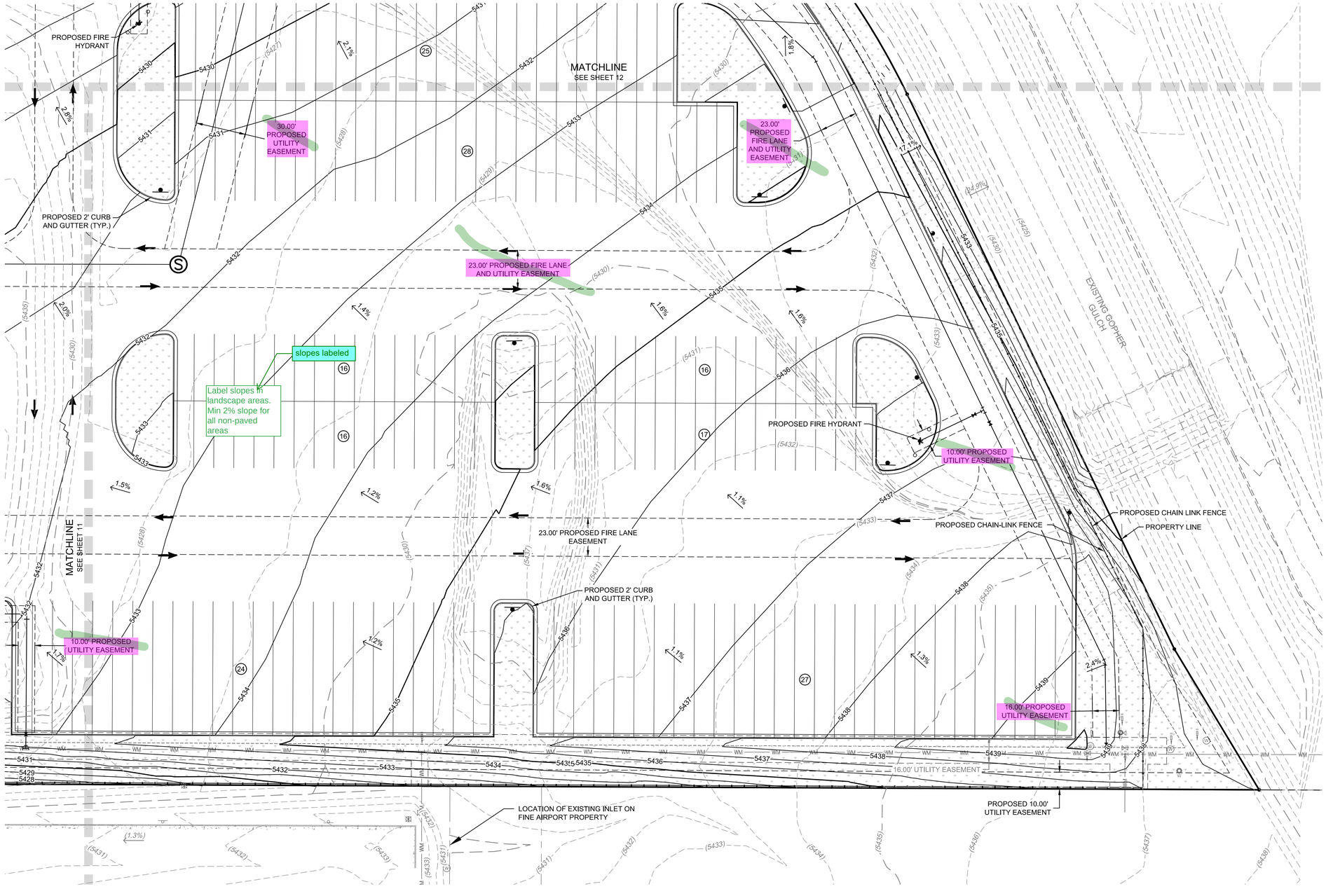
WARE MALCOMB assumes no responsibility for utility locations. The utilities shown on this drawing have been plotted from the best available information. It is, however, the contractors responsibility to field verify the location of all utilities prior to the commencement of any construction.

NOTES:

1. ALL PROPOSED WALKS TO BE ACCESSIBLE (2.0% MAX CROSS SLOPE, 5.0% MAX LONGITUDINAL SLOPE).
2. DRAINAGE FACILITIES ARE PRIVATE AND TO BE MAINTAINED BY THE OWNER.
3. ALL ENTRANCES ARE PRIVATE UNLESS OTHERWISE NOTED.
4. MAX 2% SLOPE IN ANY DIRECTION AT HANDICAP PARKING SPACES.
5. MIN SLOPE AWAY FROM THE BUILDING IS 5% FOR 10' FOR LANDSCAPE AREAS, MIN 2% FOR IMPERVIOUS AREAS.
6. MIN PAVEMENT SLOPES: 1% FOR ASPHALT, 0.5% FOR CONCRETE.



KEY MAP
SCALE: 1" = 300'



0 15 30 60
SCALE: 1" = 30'

WARE MALCOMB
CIVIL ENGINEERING & SURVEYING
990 south broadway
suite 230
denver, co 80209
p. 303.561.3333
waremalcomb.com

FOR AND ON BEHALF OF WARE MALCOMB

RYDER TRUCK
GRADING PLAN

NO.	DATE	REMARKS

JOB NO.:	DCS19-4085
PA / PM:	C. STRAWN
DRAWN BY:	C. JOHNSON
DATE:	03/29/22

SHEET
13
Sheet 13 of 31

THESE DRAWINGS AND SPECIFICATIONS ARE THE PROPERTY AND COPYRIGHT OF WARE MALCOMB AND SHALL NOT BE USED ON ANY OTHER WORK EXCEPT BY AGREEMENT WITH WARE MALCOMB. WRITTEN DIMENSIONS SHALL TAKE PRECEDENCE OVER SCALED DIMENSIONS AND SHALL BE VERIFIED ON THE JOB SITE. ANY DISCREPANCY SHALL BE BROUGHT TO THE NOTICE OF WARE MALCOMB PRIOR TO THE COMMENCEMENT OF ANY WORK.
NOT FOR CONSTRUCTION

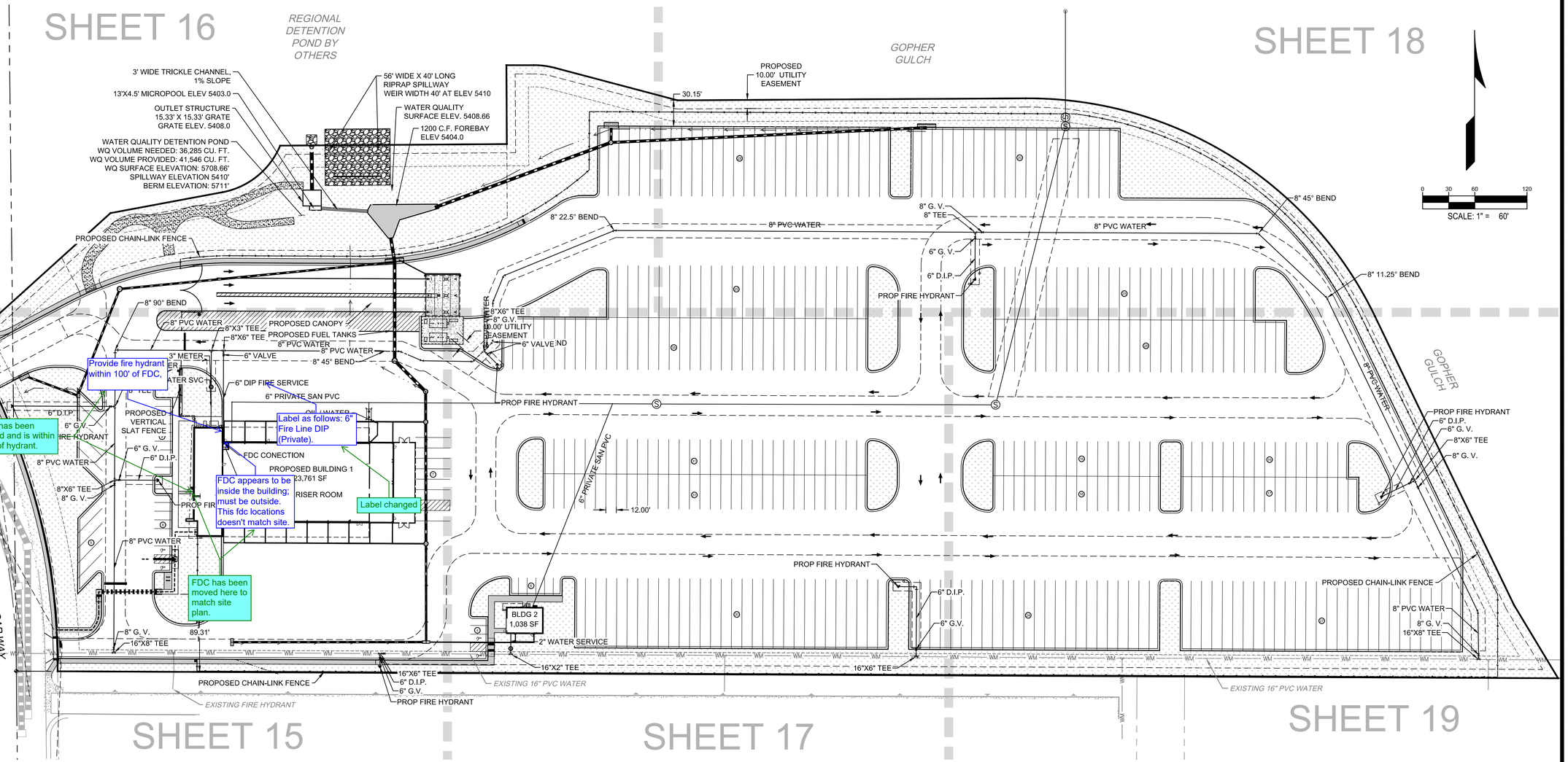
CAUTION: IF THIS SHEET IS NOT 24"x36" IT IS A REDUCED PRINT

LEGEND:

- PROPERTY LINE
- 5720 PROPOSED 5' CONTOUR
- 5721 PROPOSED 1' CONTOUR
- 5720 EXISTING 5' CONTOUR
- 5721 EXISTING 1' CONTOUR
- PROPOSED STORM LINE
- EXISTING STORM LINE
- PROPOSED STORM INLET
- EXISTING STORM INLET
- PROPOSED CONCRETE WALK
- GRASS / LANDSCAPE
- PROPOSED CURB & GUTTER (COA DETAIL S7.1)
- PROPOSED EASEMENT
- EXISTING EASEMENT
- PROPOSED WATER LINE
- EXISTING FENCE
- PROPOSED FIRE HYDRANT
- EXISTING FIRE HYDRANT
- PROPOSED SIGN
- EXISTING SANITARY SEWER W/ MANHOLE
- EXISTING WATERLINE & VALVE
- EXISTING GAS LINE
- EXISTING TELEPHONE LINE
- EXISTING CURB & GUTTER
- E EXISTING ELECTRIC LINE
- FO EXISTING FIBER OPTIC LINE
- PROPOSED LIGHT POLE
- EXISTING LIGHT POLE
- E EXISTING ELECTRIC METER
- EBKR EXISTING ELECTRIC BREAKER
- ETRANS EXISTING TRANSFORMER
- TV EXISTING EXISTING TELEPHONE BOX
- E EXISTING EXISTING ELECTRIC BOX
- IRVLT EXISTING EXISTING IRRIGATION VAULT

RYDER TRUCK
SITE PLAN

PORTEOS SUBDIVISION FILING NO. 4
A PORTION OF THE NORTH HALF OF SECTION 8,
TOWNSHIP 3 SOUTH, RANGE 65 WEST OF THE SIXTH
PRINCIPAL MERIDIAN, CITY OF AURORA, COUNTY OF
ADAMS, STATE OF COLORADO



WARE MALCOMB
CIVIL ENGINEERING & SURVEYING
990 south broadway
suite 230
denver, co 80209
p 303.561.3333
waremalcomb.com

FOR AND ON BEHALF OF WARE MALCOMB

RYDER TRUCK
OVERALL UTILITY PLAN

NO.	DATE	REMARKS

JOB NO.:	DCS19-4085
PA / PM:	C. STRAWN
DRAWN BY:	C. JOHNSON
DATE:	03/29/22

SHEET 14
Sheet 14 of 31

THESE DRAWINGS AND SPECIFICATIONS ARE THE PROPERTY AND COPYRIGHT OF WARE MALCOMB AND SHALL NOT BE USED ON ANY OTHER WORK EXCEPT BY AGREEMENT WITH WARE MALCOMB. WRITTEN DIMENSIONS SHALL TAKE PRECEDENCE OVER SCALED DIMENSIONS AND SHALL BE VERIFIED ON THE JOB SITE. ANY DISCREPANCY SHALL BE BROUGHT TO THE NOTICE OF WARE MALCOMB PRIOR TO THE COMMENCEMENT OF ANY WORK
NOT FOR CONSTRUCTION

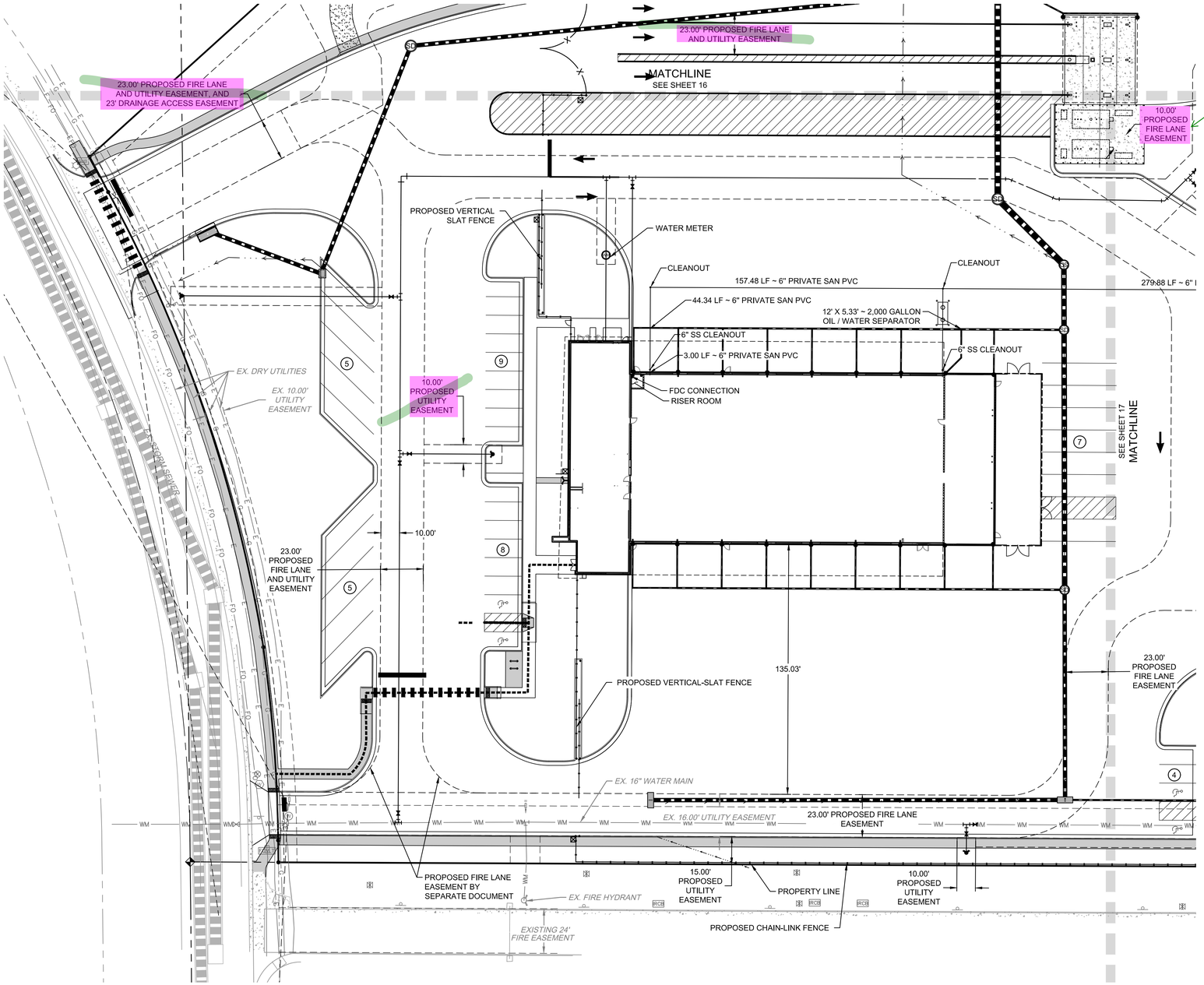
CAUTION: IF THIS SHEET IS NOT 24"x36" IT IS A REDUCED PRINT

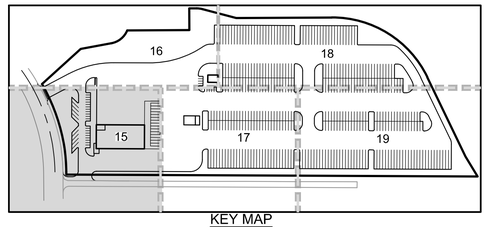
LEGEND:

- PROPERTY LINE
- PROPOSED BUILDING
- UTILITY CROSSING
- PROPOSED STORM LINE (TYP.)
- EXISTING STORM LINE
- PROPOSED STORM INLET
- EXISTING STORM INLET
- PROPOSED SANITARY SEWER W/ MANHOLE
- SS — EXISTING SANITARY SEWER
- PROPOSED WATERLINE
- KNOX BOX
- FDC W/ KNOX HARDWARE
- PROPOSED FIRE HYDRANT HYDRANT
- PROPOSED WATER METER
- ET — PROPOSED ELECTRIC TRANSFORMER
- WM — EXISTING WATERLINE W/ VALVE
- EXISTING FIRE HYDRANT
- EXISTING WATER METER
- E — EXISTING ELECTRICAL LINE
- G — EXISTING GAS LINE
- CATV — EXISTING CABLE TV LINE
- T — EXISTING TELEPHONE LINE
- PROPOSED EASEMENT LINE
- EXISTING EASEMENT LINE

RYDER TRUCK
SITE PLAN

PORTEOS SUBDIVISION FILING NO. 4
A PORTION OF THE NORTH HALF OF SECTION 8,
TOWNSHIP 3 SOUTH, RANGE 65 WEST OF THE SIXTH
PRINCIPAL MERIDIAN, CITY OF AURORA, COUNTY OF
ADAMS, STATE OF COLORADO





KEY MAP
SCALE: 1" = 300'

0 15 30 60
SCALE: 1" = 30'

NOTES:

1) ALL PROPOSED STORM SEWER IS PRIVATE UNLESS NOTED OTHERWISE.

WARE MALCOMB assumes no responsibility for utility locations. The utilities shown on this drawing have been plotted from the best available information. It is, however, the contractors responsibility to field verify the location of all utilities prior to the commencement of any construction.

WARE MALCOMB
CIVIL ENGINEERING & SURVEYING
990 south broadway
suite 230
denver, co 80209
p. 303.561.3333
waremalcomb.com

FOR AND ON BEHALF OF WARE MALCOMB

RYDER TRUCK
UTILITY PLAN

NO.	DATE	REMARKS

JOB NO.:	DCS19-4085
PA / PM:	C. STRAWN
DRAWN BY:	C. JOHNSON
DATE:	03/29/22

SHEET
15
Sheet 15 of 31

THESE DRAWINGS AND SPECIFICATIONS ARE THE PROPERTY AND COPYRIGHT OF WARE MALCOMB AND SHALL NOT BE USED ON ANY OTHER WORK EXCEPT BY AGREEMENT WITH WARE MALCOMB. WRITTEN DIMENSIONS SHALL TAKE PRECEDENCE OVER SCALED DIMENSIONS AND SHALL BE VERIFIED ON THE JOB SITE. ANY DISCREPANCY SHALL BE BROUGHT TO THE NOTICE OF WARE MALCOMB PRIOR TO THE COMMENCEMENT OF ANY WORK.
NOT FOR CONSTRUCTION

CAUTION: IF THIS SHEET IS NOT 24"x36" IT IS A REDUCED PRINT

LEGEND:

- PROPERTY LINE
- PROPOSED BUILDING
- UTILITY CROSSING
- PROPOSED STORM LINE (TYP.)
- EXISTING STORM LINE
- PROPOSED STORM INLET
- EXISTING STORM INLET
- PROPOSED SANITARY SEWER W/ MANHOLE
- SS — EXISTING SANITARY SEWER
- PROPOSED WATERLINE W/ VALVE
- KNOX BOX
- FDC W/ KNOX HARDWARE
- PROPOSED FIRE HYDRANT HYDRANT
- PROPOSED WATER METER
- ET — PROPOSED ELECTRIC TRANSFORMER
- WM — EXISTING WATERLINE W/ VALVE
- EXISTING FIRE HYDRANT
- EXISTING WATER METER
- E — EXISTING ELECTRICAL LINE
- G — EXISTING GAS LINE
- CATV — EXISTING CABLE TV LINE
- T — EXISTING TELEPHONE LINE
- PROPOSED EASEMENT LINE
- EXISTING EASEMENT LINE

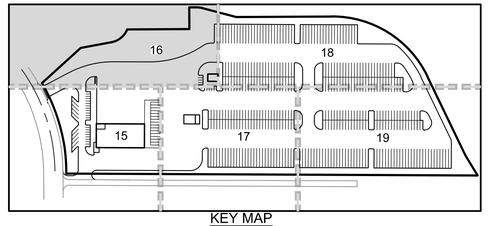
RYDER TRUCK
SITE PLAN

PORTEOS SUBDIVISION FILING NO. 4
A PORTION OF THE NORTH HALF OF SECTION 8,
TOWNSHIP 3 SOUTH, RANGE 65 WEST OF THE SIXTH
PRINCIPAL MERIDIAN, CITY OF AURORA, COUNTY OF
ADAMS, STATE OF COLORADO

NOTES:

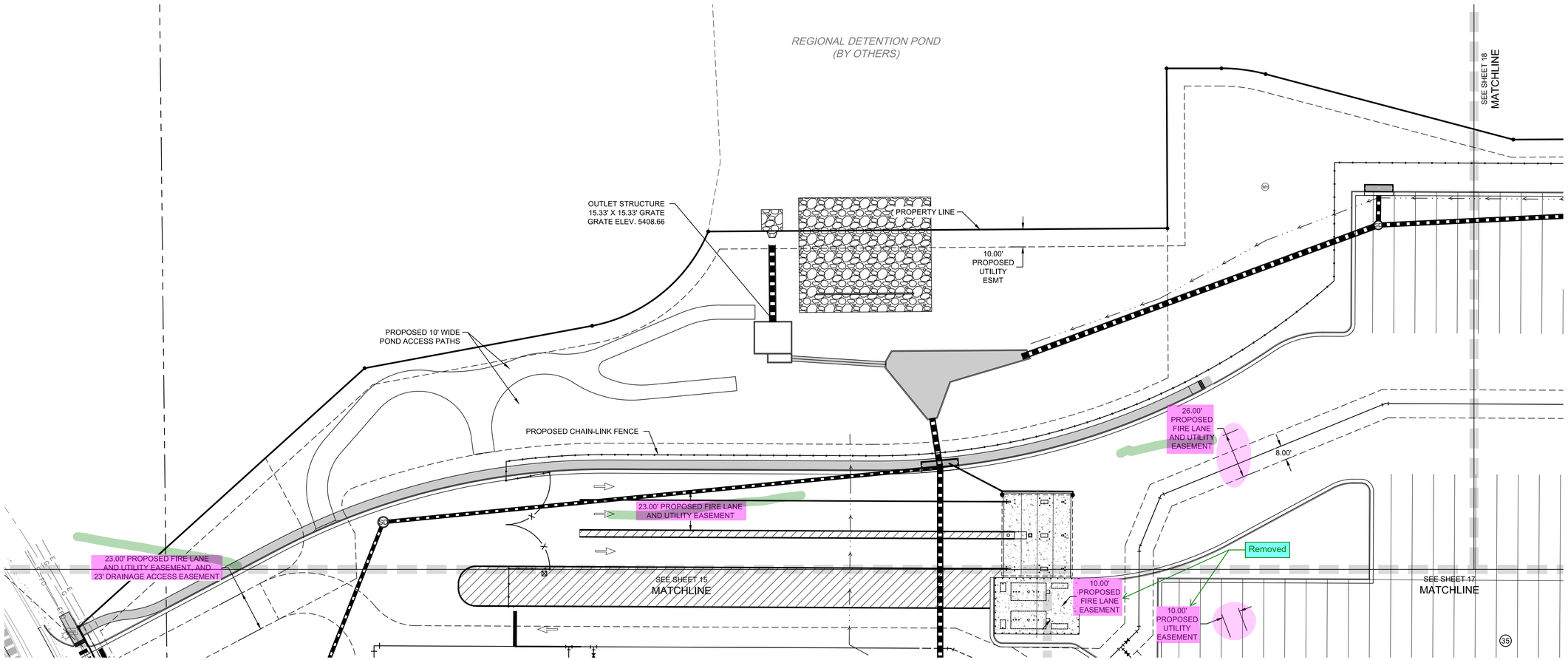
1) ALL PROPOSED STORM SEWER IS PRIVATE UNLESS NOTED OTHERWISE.

WARE MALCOMB assumes no responsibility for utility locations. The utilities shown on this drawing have been plotted from the best available information. It is, however, the contractors responsibility to field verify the location of all utilities prior to the commencement of any construction.



KEY MAP
SCALE: 1" = 300'

0 15 30 60
SCALE: 1" = 30'



WARE MALCOMB
CIVIL ENGINEERING & SURVEYING
990 south broadway
suite 230
denver, co 80209
p 303.561.3333
waremalcomb.com

FOR AND ON BEHALF
OF WARE MALCOMB

RYDER TRUCK
UTILITY PLAN

NO.	DATE	REMARKS

JOB NO.:	DCS19-4085
PA / PM:	C. STRAWN
DRAWN BY:	C. JOHNSON
DATE:	03/29/22

SHEET
16
Sheet 16 of 31

THESE DRAWINGS AND SPECIFICATIONS ARE THE PROPERTY AND COPYRIGHT OF WARE MALCOMB AND SHALL NOT BE USED ON ANY OTHER WORK EXCEPT BY AGREEMENT WITH WARE MALCOMB. WRITTEN DIMENSIONS SHALL TAKE PRECEDENCE OVER SCALED DIMENSIONS AND SHALL BE VERIFIED ON THE JOB SITE. ANY DISCREPANCY SHALL BE BROUGHT TO THE NOTICE OF WARE MALCOMB PRIOR TO THE COMMENCEMENT OF ANY WORK

NOT FOR CONSTRUCTION

CAUTION: IF THIS SHEET IS NOT 24"x36" IT IS A REDUCED PRINT

LEGEND:

- PROPERTY LINE
- PROPOSED BUILDING
- UTILITY CROSSING
- PROPOSED STORM LINE (TYP.)
- EXISTING STORM LINE
- PROPOSED STORM INLET
- EXISTING STORM INLET
- PROPOSED SANITARY SEWER W/ MANHOLE
- SS — EXISTING SANITARY SEWER
- PROPOSED WATERLINE W/ VALVE
- KNOX BOX
- FDC W/ KNOX HARDWARE
- PROPOSED FIRE HYDRANT HYDRANT
- PROPOSED WATER METER
- ET — PROPOSED ELECTRIC TRANSFORMER
- WM — EXISTING WATERLINE W/ VALVE
- EXISTING FIRE HYDRANT
- EXISTING WATER METER
- E — EXISTING ELECTRICAL LINE
- G — EXISTING GAS LINE
- CATV — EXISTING CABLE TV LINE
- T — EXISTING TELEPHONE LINE
- PROPOSED EASEMENT LINE
- EXISTING EASEMENT LINE

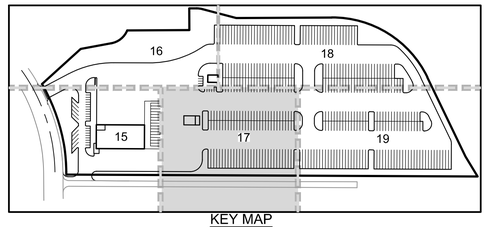
RYDER TRUCK
SITE PLAN

PORTEOS SUBDIVISION FILING NO. 4
A PORTION OF THE NORTH HALF OF SECTION 8, TOWNSHIP 3 SOUTH, RANGE 65 WEST OF THE SIXTH PRINCIPAL MERIDIAN, CITY OF AURORA, COUNTY OF ADAMS, STATE OF COLORADO

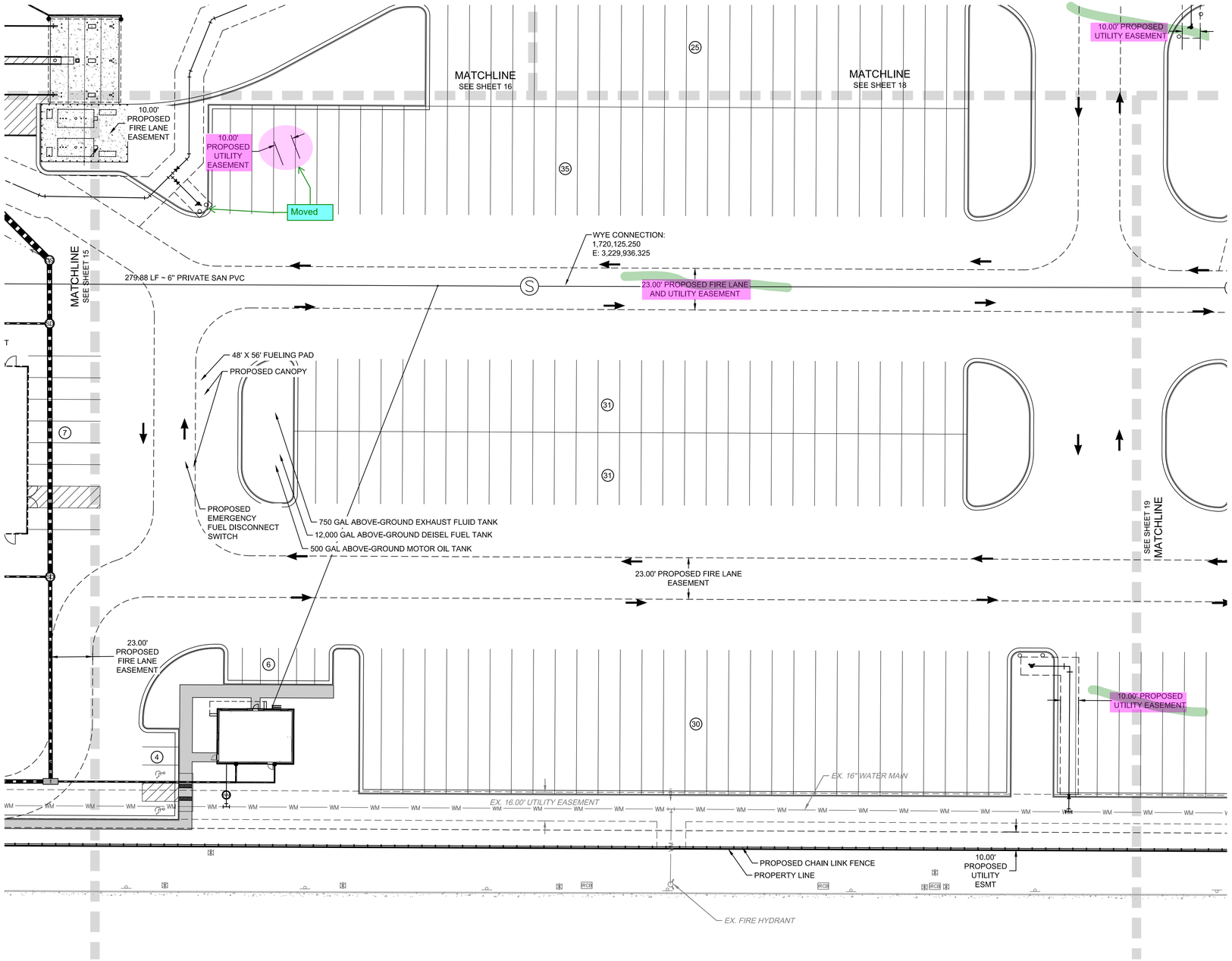
NOTES:

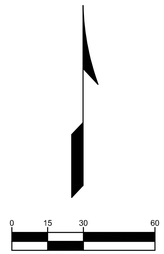
1) ALL PROPOSED STORM SEWER IS PRIVATE UNLESS NOTED OTHERWISE.

WARE MALCOMB assumes no responsibility for utility locations. The utilities shown on this drawing have been plotted from the best available information. It is, however, the contractors responsibility to field verify the location of all utilities prior to the commencement of any construction.



KEY MAP
SCALE: 1" = 300'





SCALE: 1" = 30'

WARE MALCOMB
CIVIL ENGINEERING & SURVEYING
990 south broadway
suite 230
denver, co 80209
p 303.561.3333
waremalcomb.com

FOR AND ON BEHALF OF WARE MALCOMB

RYDER TRUCK
UTILITY PLAN

NO.	DATE	REMARKS

JOB NO.:	DCS19-4085
PA / PM:	C. STRAWN
DRAWN BY:	C. JOHNSON
DATE:	03/29/22

SHEET 17
Sheet 17 of 31

THESE DRAWINGS AND SPECIFICATIONS ARE THE PROPERTY AND COPYRIGHT OF WARE MALCOMB AND SHALL NOT BE USED ON ANY OTHER WORK EXCEPT BY AGREEMENT WITH WARE MALCOMB. WRITTEN DIMENSIONS SHALL TAKE PRECEDENCE OVER SCALED DIMENSIONS AND SHALL BE VERIFIED ON THE JOB SITE. ANY DISCREPANCY SHALL BE BROUGHT TO THE NOTICE OF WARE MALCOMB PRIOR TO THE COMMENCEMENT OF ANY WORK

NOT FOR CONSTRUCTION

CAUTION: IF THIS SHEET IS NOT 24"x36" IT IS A REDUCED PRINT

LEGEND:

- PROPERTY LINE
- PROPOSED BUILDING
- UTILITY CROSSING
- PROPOSED STORM LINE (TYP.)
- EXISTING STORM LINE
- PROPOSED STORM INLET
- EXISTING STORM INLET
- PROPOSED SANITARY SEWER W/ MANHOLE
- SS — EXISTING SANITARY SEWER
- PROPOSED WATERLINE W/ VALVE
- KNOX BOX
- FDC W/ KNOX HARDWARE
- PROPOSED FIRE HYDRANT HYDRANT
- PROPOSED WATER METER
- ET — PROPOSED ELECTRIC TRANSFORMER
- WM — EXISTING WATERLINE W/ VALVE
- EXISTING FIRE HYDRANT
- EXISTING WATER METER
- E — EXISTING ELECTRICAL LINE
- G — EXISTING GAS LINE
- CATV — EXISTING CABLE TV LINE
- T — EXISTING TELEPHONE LINE
- PROPOSED EASEMENT LINE
- EXISTING EASEMENT LINE

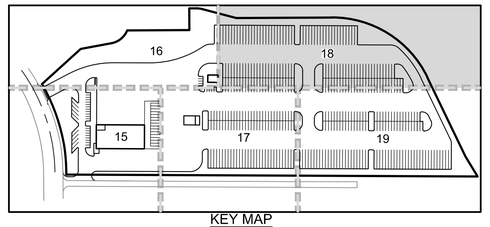
RYDER TRUCK
SITE PLAN

PORTEOS SUBDIVISION FILING NO. 4
A PORTION OF THE NORTH HALF OF SECTION 8,
TOWNSHIP 3 SOUTH, RANGE 65 WEST OF THE SIXTH
PRINCIPAL MERIDIAN, CITY OF AURORA, COUNTY OF
ADAMS, STATE OF COLORADO

NOTES:

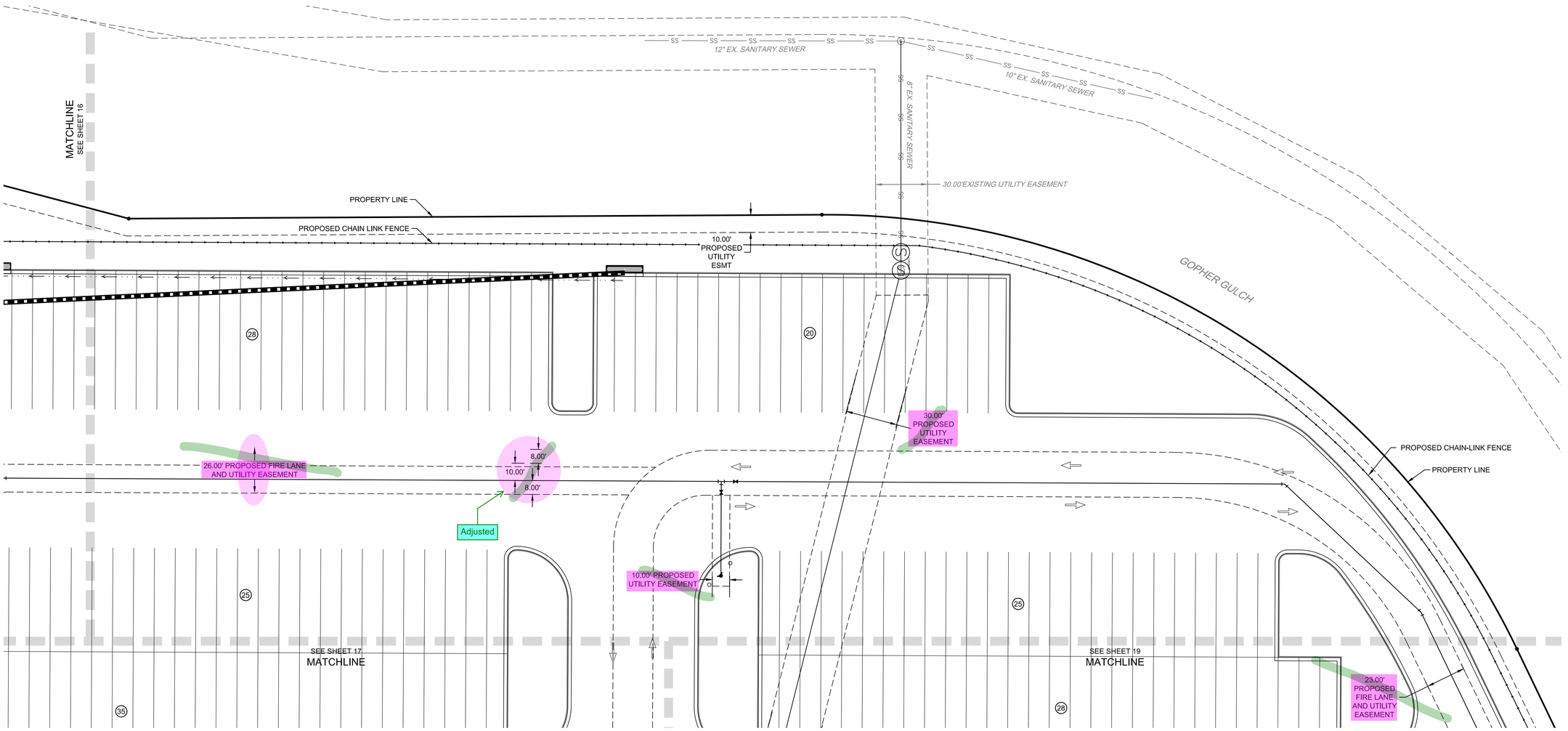
1) ALL PROPOSED STORM SEWER IS PRIVATE UNLESS NOTED OTHERWISE.

WARE MALCOMB assumes no responsibility for utility locations. The utilities shown on this drawing have been plotted from the best available information. It is, however, the contractors responsibility to field verify the location of all utilities prior to the commencement of any construction.



KEY MAP
SCALE: 1" = 300'

0 15 30 60
SCALE: 1" = 30'



WARE MALCOMB
CIVIL ENGINEERING & SURVEYING
990 south broadway
suite 230
denver, co 80209
p 303.561.3333
waremalcomb.com

FOR AND ON BEHALF
OF WARE MALCOMB

RYDER TRUCK
UTILITY PLAN

NO.	DATE	REMARKS

JOB NO.:	DCS19-4085
PA / PM:	C. STRAWN
DRAWN BY:	C. JOHNSON
DATE:	03/29/22

SHEET
18
Sheet 18 of 31

THESE DRAWINGS AND SPECIFICATIONS ARE THE PROPERTY AND COPYRIGHT OF WARE MALCOMB AND SHALL NOT BE USED ON ANY OTHER WORK EXCEPT BY AGREEMENT WITH WARE MALCOMB. WRITTEN DIMENSIONS SHALL TAKE PRECEDENCE OVER SCALED DIMENSIONS AND SHALL BE VERIFIED ON THE JOB SITE. ANY DISCREPANCY SHALL BE BROUGHT TO THE NOTICE OF WARE MALCOMB PRIOR TO THE COMMENCEMENT OF ANY WORK.
NOT FOR CONSTRUCTION

CAUTION: IF THIS SHEET IS NOT 24"x36" IT IS A REDUCED PRINT

LEGEND:

- PROPERTY LINE
- PROPOSED BUILDING
- UTILITY CROSSING
- PROPOSED STORM LINE (TYP.)
- EXISTING STORM LINE
- PROPOSED STORM INLET
- EXISTING STORM INLET
- PROPOSED SANITARY SEWER W/ MANHOLE
- SS — EXISTING SANITARY SEWER
- PROPOSED WATERLINE W/ VALVE
- KNOX BOX
- FDC W/ KNOX HARDWARE
- PROPOSED FIRE HYDRANT HYDRANT
- PROPOSED WATER METER
- ET — PROPOSED ELECTRIC TRANSFORMER
- WM — EXISTING WATERLINE W/ VALVE
- EXISTING FIRE HYDRANT
- EXISTING WATER METER
- E — EXISTING ELECTRICAL LINE
- G — EXISTING GAS LINE
- CATV — EXISTING CABLE TV LINE
- T — EXISTING TELEPHONE LINE
- PROPOSED EASEMENT LINE
- EXISTING EASEMENT LINE

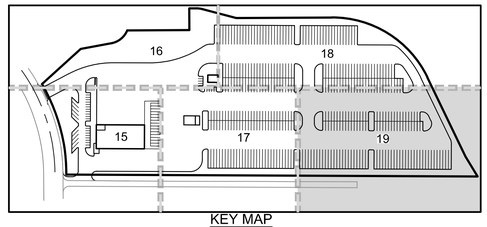
RYDER TRUCK
SITE PLAN

PORTEOS SUBDIVISION FILING NO. 4
A PORTION OF THE NORTH HALF OF SECTION 8, TOWNSHIP 3 SOUTH, RANGE 65 WEST OF THE SIXTH PRINCIPAL MERIDIAN, CITY OF AURORA, COUNTY OF ADAMS, STATE OF COLORADO

NOTES:

1) ALL PROPOSED STORM SEWER IS PRIVATE UNLESS NOTED OTHERWISE.

WARE MALCOMB assumes no responsibility for utility locations. The utilities shown on this drawing have been plotted from the best available information. It is, however, the contractors responsibility to field verify the location of all utilities prior to the commencement of any construction.



KEY MAP
SCALE: 1" = 300'

0 15 30 60
SCALE: 1" = 30'

WARE MALCOMB
CIVIL ENGINEERING & SURVEYING
990 south broadway
suite 230
denver, co 80209
p 303.561.3333
waremalcomb.com

FOR AND ON BEHALF OF WARE MALCOMB

RYDER TRUCK
UTILITY PLAN

NO.	DATE	REMARKS

JOB NO.:	DCS19-4085
PA / PM:	C. STRAWN
DRAWN BY:	C. JOHNSON
DATE:	03/29/22

SHEET 19
Sheet 19 of 31

THESE DRAWINGS AND SPECIFICATIONS ARE THE PROPERTY AND COPYRIGHT OF WARE MALCOMB AND SHALL NOT BE USED ON ANY OTHER WORK EXCEPT BY AGREEMENT WITH WARE MALCOMB. WRITTEN DIMENSIONS SHALL TAKE PRECEDENCE OVER SCALED DIMENSIONS AND SHALL BE VERIFIED ON THE JOB SITE. ANY DISCREPANCY SHALL BE BROUGHT TO THE NOTICE OF WARE MALCOMB PRIOR TO THE COMMENCEMENT OF ANY WORK

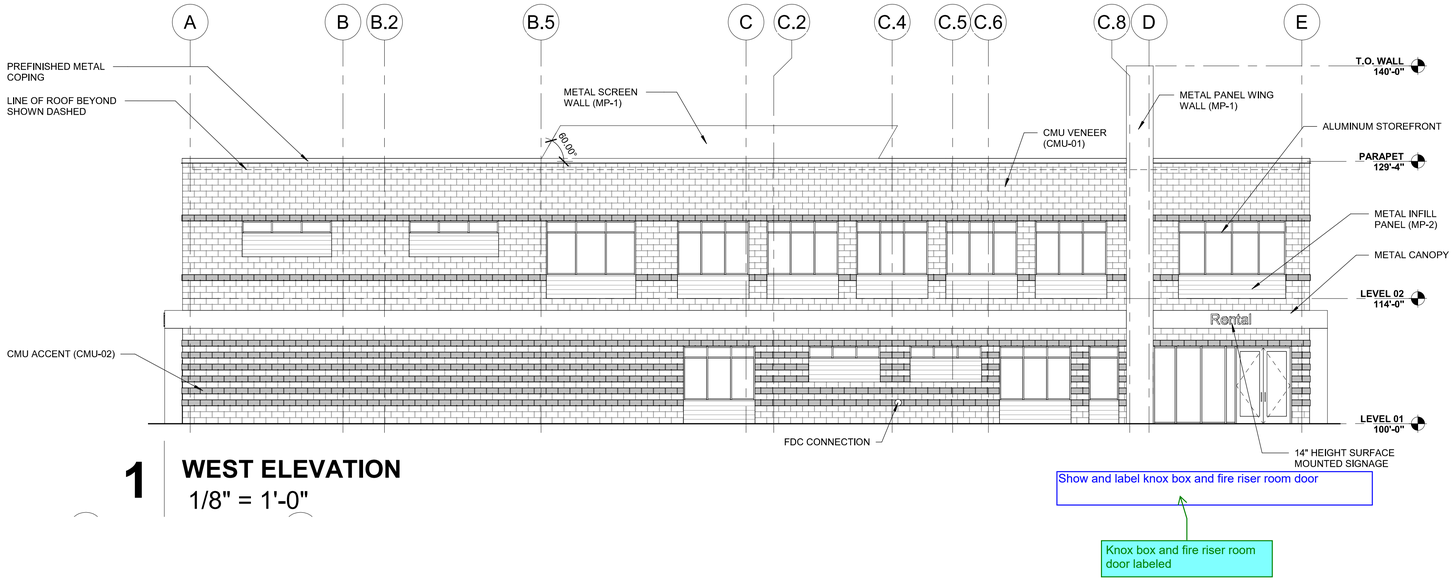
NOT FOR CONSTRUCTION

CAUTION: IF THIS SHEET IS NOT 24"x36" IT IS A REDUCED PRINT

RYDER TRUCK
SITE PLAN

PORTEOS SUBDIVISION FILING NO. 4
A PORTION OF THE NORTH HALF OF SECTION 8,
TOWNSHIP 3 SOUTH, RANGE 65 WEST OF THE SIXTH
PRINCIPAL MERIDIAN, CITY OF AURORA, COUNTY OF
ADAMS, STATE OF COLORADO

BENNETT ▪ BENNER PARTNERS
ARCHITECTURE + INTERIORS + PLANNING
500 West Seventh Street Suite 1400
Fort Worth, Texas 76102
Tel 817.335.4991 Fax 817.877.1861
www.bbptx.com



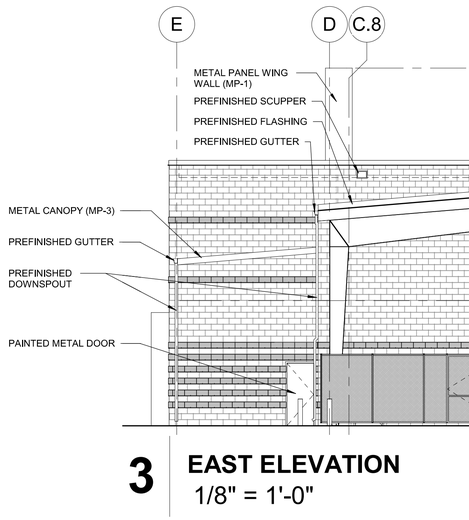
1 **WEST ELEVATION**
1/8" = 1'-0"

EXTERIOR MATERIAL GENERAL NOTES

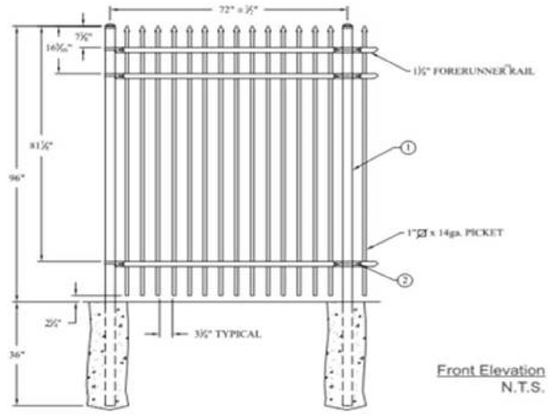
1. SOME FLASHING MATERIALS ARE NOT REFLECTED ON THE EXTERIOR ELEVATIONS AND WALL SECTIONS. REFER TO DETAILS FOR ACTUAL FLASHING CONDITIONS.
2. REFER TO MECHANICAL, ELECTRICAL, AND PLUMBING DOCUMENTS FOR PENETRATIONS, EQUIPMENT, AND FIXTURES NOT REFLECTED ON EXTERIOR ELEVATIONS OR WALL SECTIONS.
3. GRAPHIC DESIGNATIONS ARE NOT ALL INCLUSIVE. REFER TO WALL SECTIONS AND DETAILS FOR ADDITIONAL INFORMATION REGARDING FINISHES AND COLOR SELECTIONS.
4. REINFORCE AND SEAL ALL JOINTS IN GYPSUM SHEATHING AS SPECIFIED. APPLY VAPOR PERMEABLE AIR BARRIER MEMBRANE TO EXTERIOR FACE OF ALL GYPSUM SHEATHING, CMU, CONCRETE STRUCTURE AND MISCELLANEOUS STEEL IN WALL CAVITY. AFTER AIR BARRIER IS INSTALLED, APPLY JOINT TAPE OVER JOINTS BETWEEN DISSIMILAR MATERIALS AND ALL CORNERS.
5. ALL EXPOSED STEEL TO BE GALVANIZED AND PAINTED. ALL MASONRY SUPPORT STEEL TO BE GALVANIZED.
6. PROVIDE ADDITIONAL THRU WALL FLASHING AND SEALANT WHERE MASONRY ANCHORS OR REINFORCING PENETRATE THRU WALL FLASHING.
7. PROVIDE A MAXIMUM OF 1/2" JOINTS IN RELIEF ANGLES AND COVER JOINTS WITH JOINT TAPE.
8. SEALANT COLORS TO MATCH ADJACENT GROUT. PROVIDE SAMPLES TO ARCHITECT FOR REVIEW BEFORE INSTALLATION.

EXTERIOR PAINT COLOR SCHEDULE

C1	COLOR TO MATCH SHERWIN WILLIAMS GULL GRAY HC-132; SEAL WITH TWO COATS SHERWIN WILLIAMS H&C SHEILD PLUS (CLEAR)	C4	SAFETY RED, COLOR TO MATCH SHERWIN WILLIAMS SW-4081
C2	COLOR TO MATCH SHERWIN WILLIAMS BLACK, TYPICAL FOR DOOR AND WINDOW FRAMES	C5	COLOR TO MATCH SHERWIN WILLIAMS ARGOS SW-7065, TYPICAL FOR MASONRY, REFER TO ELEVATION
C3	COLOR TO MATCH SHERWIN WILLIAMS GYPSY RED SW-6865, MASONRY ACCENT STRIPE, REFER TO ELEVATIONS	C6	COLOR TO MATCH SHERWIN WILLIAMS STEELY GRAY SW-7664 TYPICAL FOR EXPOSED STRUCTURE



3 **EAST ELEVATION**
1/8" = 1'-0"



Front Elevation
N.T.S.

Commercial Grade Chain Link, 8'-0" H
Privacy Slats to match Sherwin Williams
Gull Gray (HC-132)
Gate & Latch w/ Padlock & Cane Bolt

WARE MALCOMB
CIVIL ENGINEERING & SURVEYING
990 south broadway
suite 230
denver, co 80209
p. 303.561.3333
waremalcomb.com

FOR AND ON BEHALF OF WARE MALCOMB

RYDER TRUCK

NO.	DATE	REMARKS

JOB NO.:	DCS19-4085
PA / PM:	C. STRAWN
DRAWN BY:	C. JOHNSON
DATE:	6/05/2020

SHEET
20
Sheet 20 of 31

THESE DRAWINGS AND SPECIFICATIONS ARE THE PROPERTY AND COPYRIGHT OF WARE MALCOMB AND SHALL NOT BE USED ON ANY OTHER WORK EXCEPT BY AGREEMENT WITH WARE MALCOMB. WRITTEN DIMENSIONS SHALL TAKE PRECEDENCE OVER SCALED DIMENSIONS AND SHALL BE VERIFIED ON THE JOB SITE. ANY DISCREPANCY SHALL BE BROUGHT TO THE NOTICE OF WARE MALCOMB PRIOR TO THE COMMENCEMENT OF ANY WORK.
NOT FOR CONSTRUCTION

CAUTION: IF THIS SHEET IS NOT 24"x36" IT IS A REDUCED PRINT

EXTERIOR MATERIAL GENERAL NOTES

1. SOME FLASHING MATERIALS ARE NOT REFLECTED ON THE EXTERIOR ELEVATIONS AND WALL SECTIONS. REFER TO DETAILS FOR ACTUAL FLASHING CONDITIONS.
2. REFER TO MECHANICAL, ELECTRICAL, AND PLUMBING DOCUMENTS FOR PENETRATIONS, EQUIPMENT, AND FIXTURES NOT REFLECTED ON EXTERIOR ELEVATIONS OR WALL SECTIONS.
3. GRAPHIC DESIGNATIONS ARE NOT ALL INCLUSIVE. REFER TO WALL SECTIONS AND DETAILS FOR ADDITIONAL INFORMATION REGARDING FINISHES AND COLOR SELECTIONS.
4. REINFORCE AND SEAL ALL JOINTS IN GYPSUM SHEATHING AS SPECIFIED, APPLY VAPOR PERMEABLE AIR BARRIER MEMBRANE TO EXTERIOR FACE OF ALL GYPSUM SHEATHING, CMU, CONCRETE STRUCTURE AND MISCELLANEOUS STEEL IN WALL CAVITY, AFTER AIR BARRIER IS INSTALLED, APPLY JOINT TAPE OVER JOINTS BETWEEN DISSIMILAR MATERIALS AND ALL CORNERS.
5. ALL EXPOSED STEEL TO BE GALVANIZED AND PAINTED. ALL MASONRY SUPPORT STEEL TO BE GALVANIZED.
6. PROVIDE ADDITIONAL THRU WALL FLASHING AND SEALANT WHERE MASONRY ANCHORS OR REINFORCING PENETRATE THRU WALL FLASHING.
7. PROVIDE A MAXIMUM OF 1/2" JOINTS IN RELIEF ANGLES AND COVER JOINTS WITH JOINT TAPE.
8. SEALANT COLORS TO MATCH ADJACENT GROUT. PROVIDE SAMPLES TO ARCHITECT FOR REVIEW BEFORE INSTALLATION.

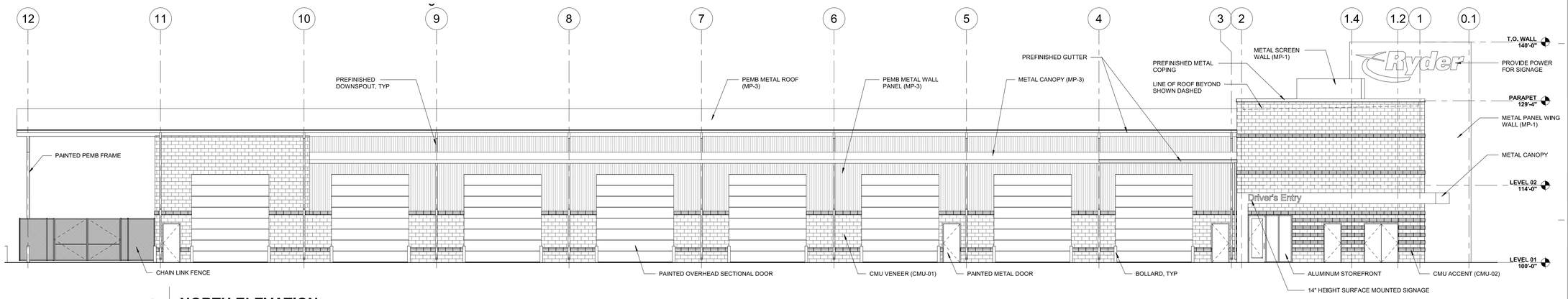
EXTERIOR PAINT COLOR SCHEDULE

C1	COLOR TO MATCH SHERWIN WILLIAMS GULL GRAY HC-132; SEAL WITH TWO COATS SHERWIN WILLIAMS H&C SHEILD PLUS (CLEAR)	C4	SAFETY RED, COLOR TO MATCH SHERWIN WILLIAMS SW-4081
C2	COLOR TO MATCH SHERWIN WILLIAMS BLACK, TYPICAL FOR DOOR AND WINDOW FRAMES	C5	COLOR TO MATCH SHERWIN WILLIAMS ARGOS SW-7065, TYPICAL FOR MASONRY, REFER TO ELEVATION
C3	COLOR TO MATCH SHERWIN WILLIAMS GYPSY RED SW-6865, MASONRY ACCENT STRIPE, REFER TO ELEVATIONS	C6	COLOR TO MATCH SHERWIN WILLIAMS STEELY GRAY SW-7664 TYPICAL FOR EXPOSED STRUCTURE

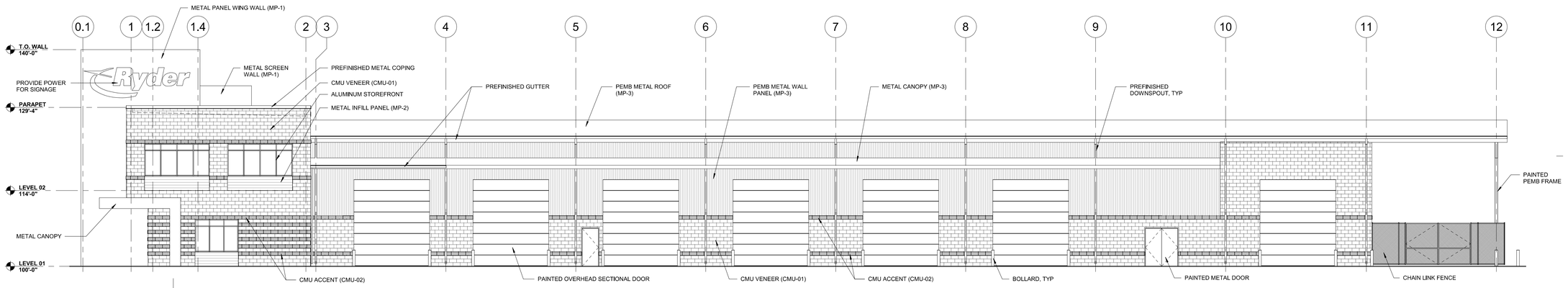
RYDER TRUCK
SITE PLAN

PORTEOS SUBDIVISION FILING NO. 4
A PORTION OF THE NORTH HALF OF SECTION 8,
TOWNSHIP 3 SOUTH, RANGE 65 WEST OF THE SIXTH
PRINCIPAL MERIDIAN, CITY OF AURORA, COUNTY OF
ADAMS, STATE OF COLORADO

BENNETT ▪ BENNER PARTNERS
ARCHITECTURE + INTERIORS + PLANNING
500 West Seventh Street Suite 1400
Fort Worth, Texas 76102
Tel 817.335.4991 Fax 817.877.1861
www.bbptx.com



2 NORTH ELEVATION
1/8" = 1'-0"



4 SOUTH ELEVATION
1/8" = 1'-0"

WARE MALCOMB
CIVIL ENGINEERING & SURVEYING
990 south broadway
suite 230
denver, co 80209
p. 303.561.3333
waremalcomb.com

FOR AND ON BEHALF OF WARE MALCOMB

RYDER TRUCK

NO.	DATE	REMARKS

JOB NO.:	DCS19-4085
PA / PM:	C. STRAWN
DRAWN BY:	C. JOHNSON
DATE:	6/05/2020

SHEET 21
Sheet 21 of 31

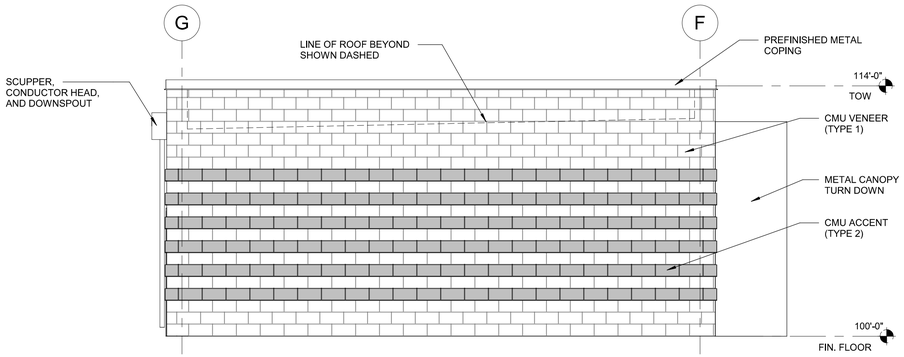
THESE DRAWINGS AND SPECIFICATIONS ARE THE PROPERTY AND COPYRIGHT OF WARE MALCOMB AND SHALL NOT BE USED ON ANY OTHER WORK EXCEPT BY AGREEMENT WITH WARE MALCOMB. WRITTEN DIMENSIONS SHALL TAKE PRECEDENCE OVER SCALED DIMENSIONS AND SHALL BE VERIFIED ON THE JOB SITE. ANY DISCREPANCY SHALL BE BROUGHT TO THE NOTICE OF WARE MALCOMB PRIOR TO THE COMMENCEMENT OF ANY WORK
NOT FOR CONSTRUCTION

CAUTION: IF THIS SHEET IS NOT 24"x36" IT IS A REDUCED PRINT

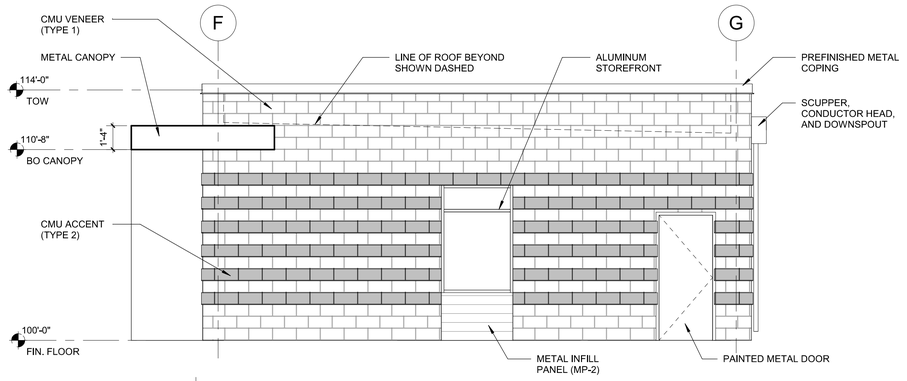
RYDER TRUCK
SITE PLAN

PORTEOS SUBDIVISION FILING NO. 4
A PORTION OF THE NORTH HALF OF SECTION 8,
TOWNSHIP 3 SOUTH, RANGE 65 WEST OF THE SIXTH
PRINCIPAL MERIDIAN, CITY OF AURORA, COUNTY OF
ADAMS, STATE OF COLORADO

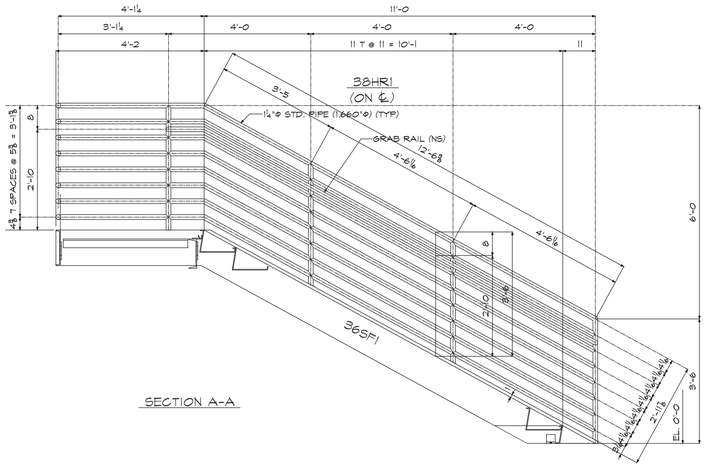
BENNETT ▪ BENNER PARTNERS
ARCHITECTURE + INTERIORS + PLANNING
500 West Seventh Street Suite 1400
Fort Worth, Texas 76102
Tel 817.335.4991 Fax 817.877.1861
www.bbptx.com



4 **EXTERIOR ELEVATION - UCS BUILDING**
1/4" = 1'-0"



3 **EXTERIOR ELEVATION - UCS BUILDING**
1/4" = 1'-0"

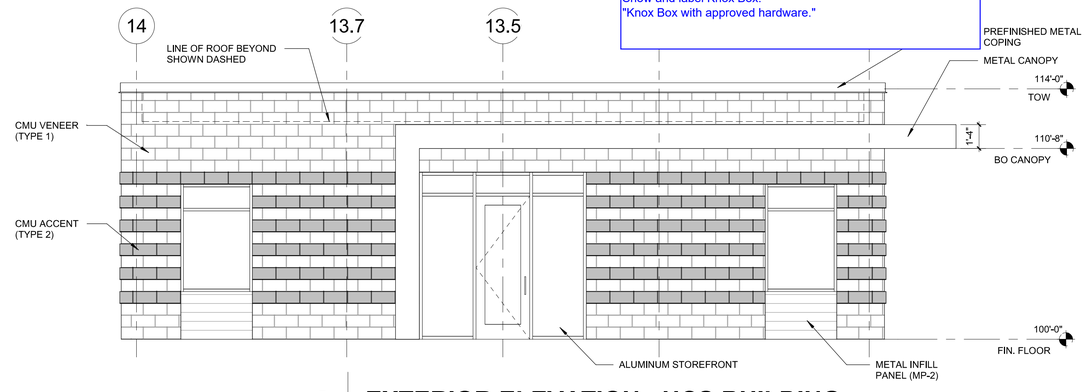


SECTION A-A

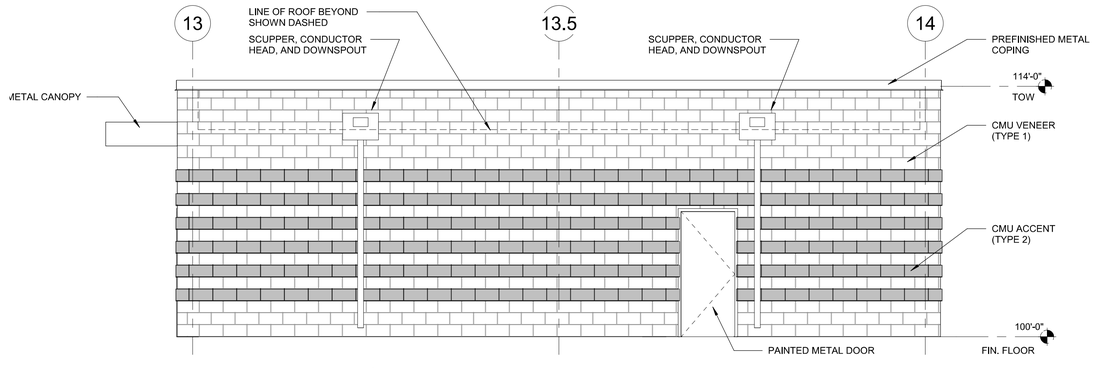
PROPOSED DETAIL OF EXTERIOR RAILING (TYP.)
NTS

Added and labeled

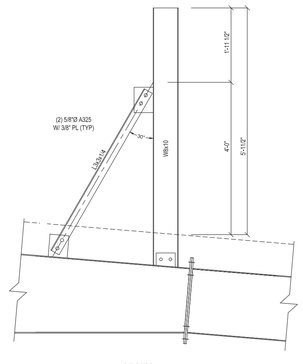
Show and label Knox Box:
"Knox Box with approved hardware."



1 **EXTERIOR ELEVATION - UCS BUILDING**
1/4" = 1'-0"



2 **EXTERIOR ELEVATION - UCS BUILDING**
1/4" = 1'-0"



SECTION A

PROPOSED DETAIL OF MECHANCIAL SCREEN WALL
NTS

WARE MALCOMB
CIVIL ENGINEERING & SURVEYING
990 south broadway
suite 230
denver, co 80209
p. 303.561.3333
waremalcomb.com

FOR AND ON BEHALF OF WARE MALCOMB

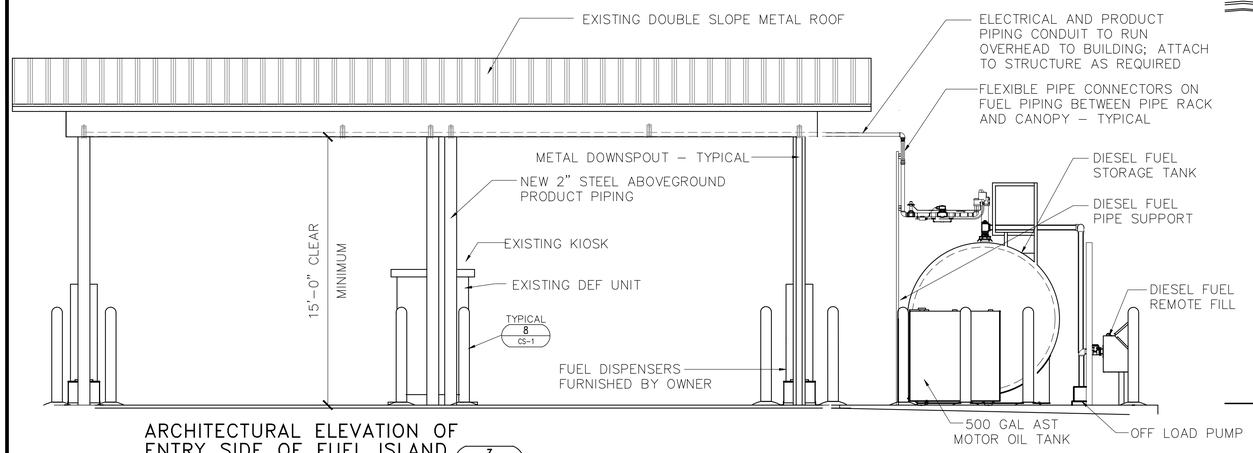
RYDER TRUCK
SITE PLAN

NO.	DATE	REMARKS

JOB NO.:	DCS19-4085
PA / PM:	C. STRAWN
DRAWN BY:	C. JOHNSON
DATE:	6/05/2020

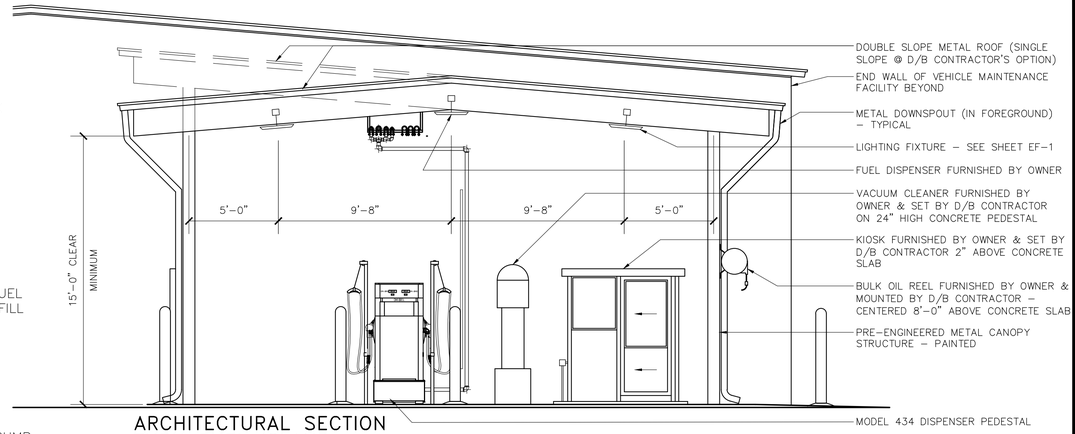
SHEET
22
Sheet 22 of 31

THESE DRAWINGS AND SPECIFICATIONS ARE THE PROPERTY AND COPYRIGHT OF WARE MALCOMB AND SHALL NOT BE USED ON ANY OTHER WORK EXCEPT BY AGREEMENT WITH WARE MALCOMB. WRITTEN DIMENSIONS SHALL TAKE PRECEDENCE OVER SCALED DIMENSIONS AND SHALL BE VERIFIED ON THE JOB SITE. ANY DISCREPANCY SHALL BE BROUGHT TO THE NOTICE OF WARE MALCOMB PRIOR TO THE COMMENCEMENT OF ANY WORK
NOT FOR CONSTRUCTION



ARCHITECTURAL ELEVATION OF ENTRY SIDE OF FUEL ISLAND (3 / AF-1)

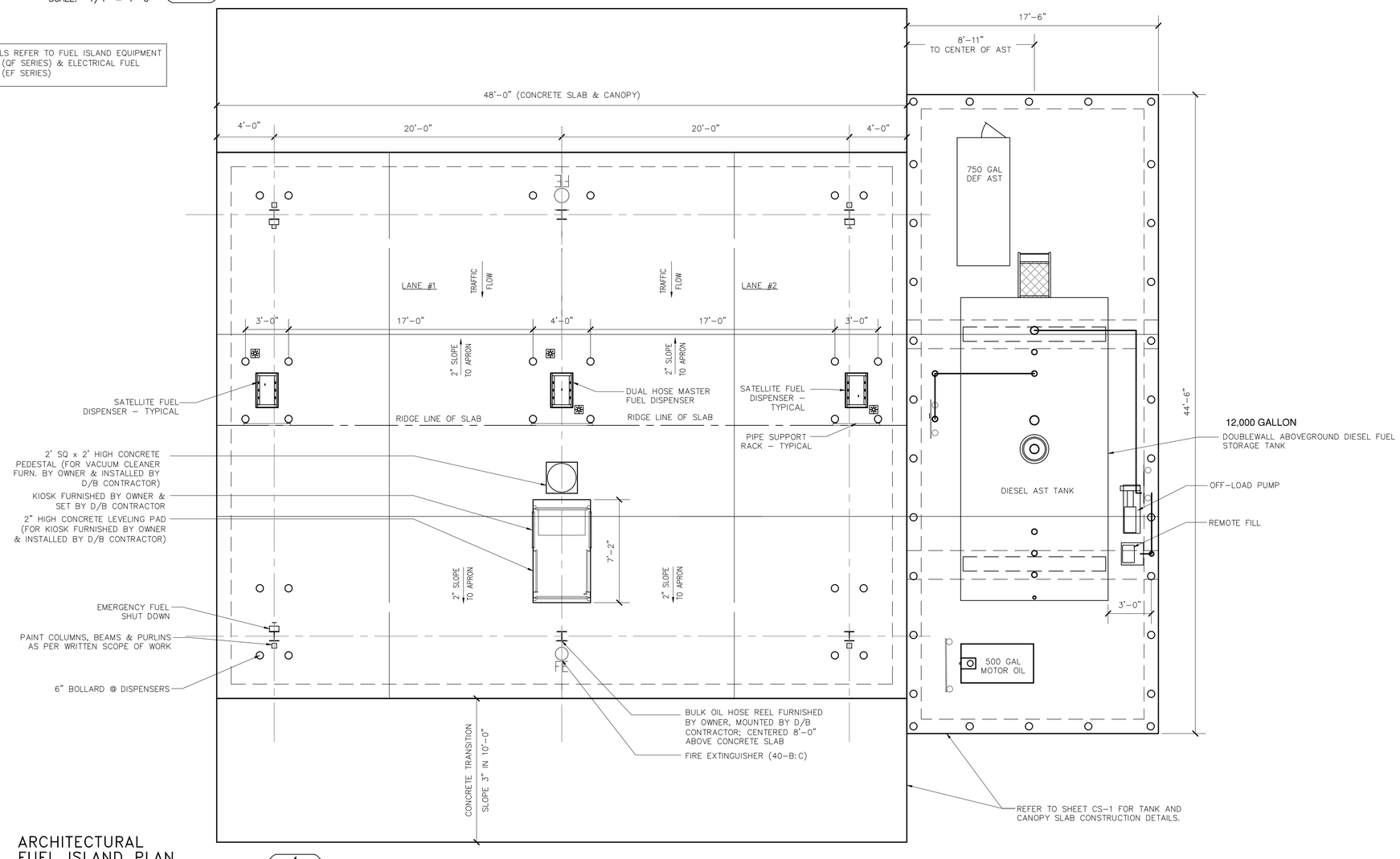
SCALE: 1/4" = 1'-0"



ARCHITECTURAL SECTION THRU FUEL ISLAND (2 / AF-1)

SCALE: 1/4" = 1'-0"

FOR DETAILS REFER TO FUEL ISLAND EQUIPMENT DRAWINGS (QF SERIES) & ELECTRICAL FUEL DRAWINGS (EF SERIES)



ARCHITECTURAL FUEL ISLAND PLAN (1 / AF-1)

SCALE: 1/4" = 1'-0"

Rev. #	Date	Description

Ryder LC XXXX
NEW FUEL SERVICE ISLAND
11812 ONYX DRIVE
MIDLAND, TX 79706

1 LANE FUEL ISLAND ARCHITECTURAL PLAN, SECTIONS, & ELEVATIONS

Ryder®

Job#:	RYD-24247
Scale:	AS shown
Date:	01-26-18
Drawn By:	JJ
Checked By:	

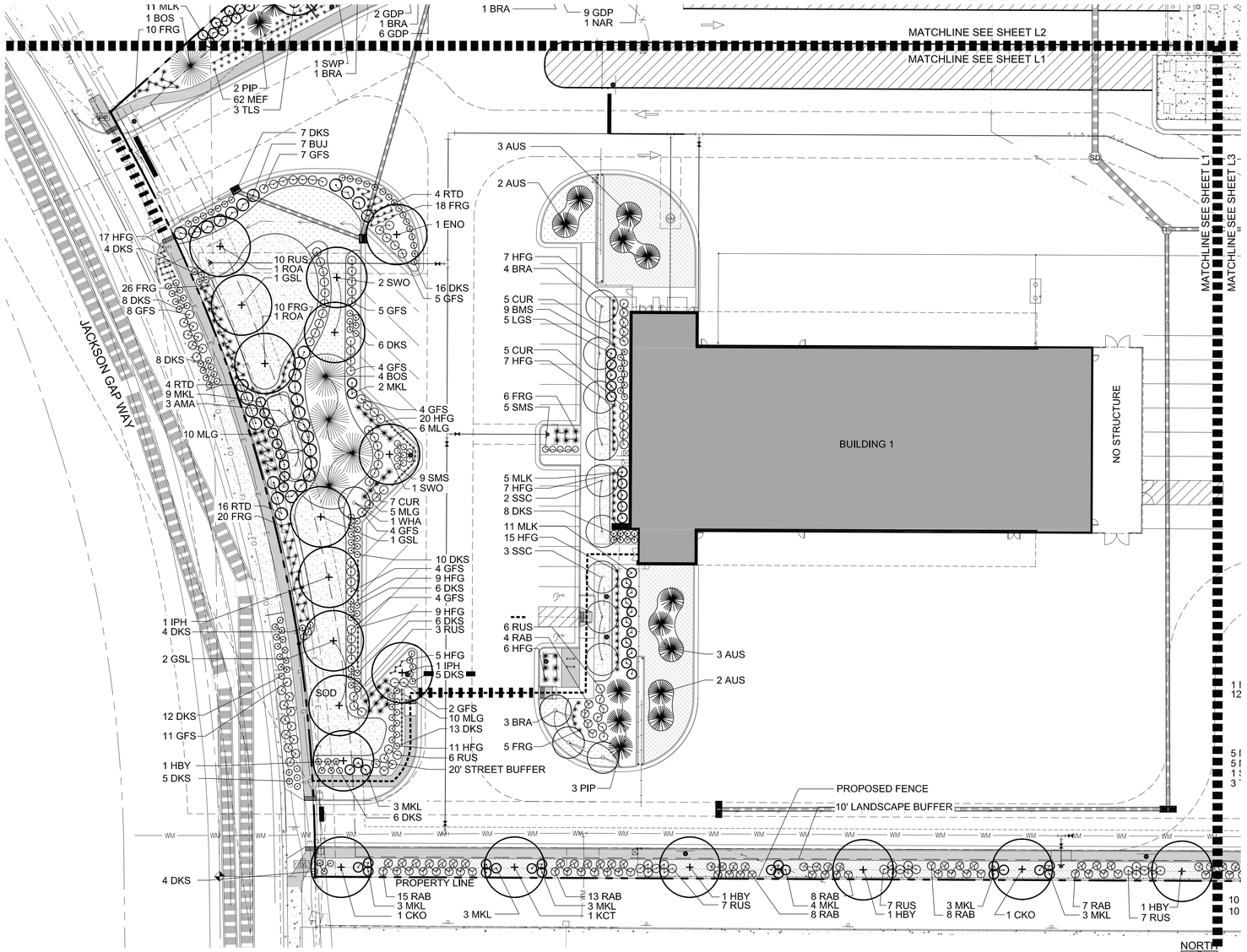
These guidelines were developed by Core States Group for Ryder. They are for use by the design build General Contractor as a guide to develop Ryder fueling facility. These guidelines should not be used for permitting, bidding or construction. The design build General Contractor is responsible for creating construction documents based on these guidelines for use in permitting, bidding and construction.

PRELIMINARY DRAWINGS
DESIGN DEVELOPMENT
FOR REVIEW ONLY

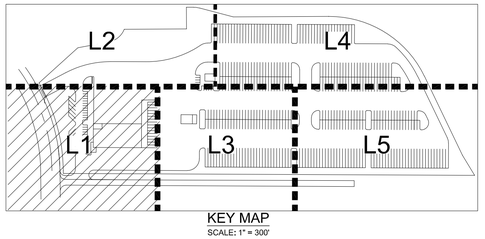
CAUTION: IF THIS SHEET IS NOT 24"x36" IT IS A REDUCED PRINT

RYDER TRUCK
SITE PLAN

PORTEOS SUBDIVISION FILING NO. 4
A PORTION OF THE NORTH HALF OF SECTION 8,
TOWNSHIP 3 SOUTH, RANGE 65 WEST OF THE SIXTH
PRINCIPAL MERIDIAN, CITY OF AURORA, COUNTY OF
ADAMS, STATE OF COLORADO



LANDSCAPE PLAN L1



KEY MAP
SCALE: 1" = 300'

LANDSCAPE LEGEND:

- DECIDUOUS TREE
- ORNAMENTAL TREE
- EVERGREEN TREE
- SHRUB
- ORNAMENTAL GRASS / PERENNIAL
- ENHANCED NATIVE SEED MIX (IRRIGATED) SEE PLANT MATERIAL SCHEDULE
- NATIVE SEED MIX (ZONE Z) SEE PLANT MATERIAL SCHEDULE
- SOD
- 4"-6" COBBLE
- 1"-3" RIVER ROCK
- BARK MULCH (NOT HATCHED PLANTING AREAS)
- DETENTION GRASS SEED
- STEEL EDGING
- PROPOSED FENCE - RE: ARCHITECTURAL SHEET 3, DETAILED SITE PLAN IN THIS PLAN SET.

NOT FOR CONSTRUCTION

WARE MALCOMB
CIVIL ENGINEERING & SURVEYING
990 south broadway
suite 230
denver, co 80209
p. 303.561.3333
waremalcomb.com

STACK lot
LITTLETON, COLORADO 80120
WWW.STACKLOT.COM
p. 303.808.4523
FOR AND ON BEHALF OF WARE MALCOMB

THESE DRAWINGS AND SPECIFICATIONS ARE THE PROPERTY AND COPYRIGHT OF WARE MALCOMB AND SHALL NOT BE USED ON ANY OTHER WORK EXCEPT BY AGREEMENT WITH WARE MALCOMB. WRITTEN DIMENSIONS SHALL TAKE PRECEDENCE OVER SCALED DIMENSIONS AND SHALL BE VERIFIED ON THE JOB SITE. ANY DISCREPANCY SHALL BE BROUGHT TO THE NOTICE OF WARE MALCOMB PRIOR TO THE COMMENCEMENT OF ANY WORK

RYDER TRUCK
LANDSCAPE PLAN L1

NO.	DATE	REMARKS
3	4.29.20	Third Submittal
4	6.4.20	Fourth Submittal
5	7.27.22	Fifth Submittal

JOB NO.:	DCS19-4085
PA / PM:	SDW
DRAWN BY:	SDW
DATE:	2/4/2020

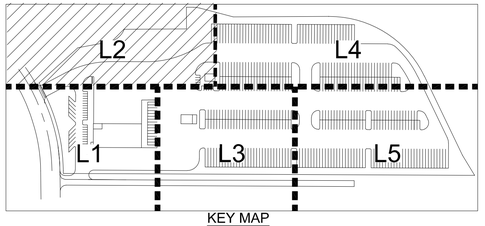
SHEET
L1
Sheet 24 of 31

NOT FOR CONSTRUCTION

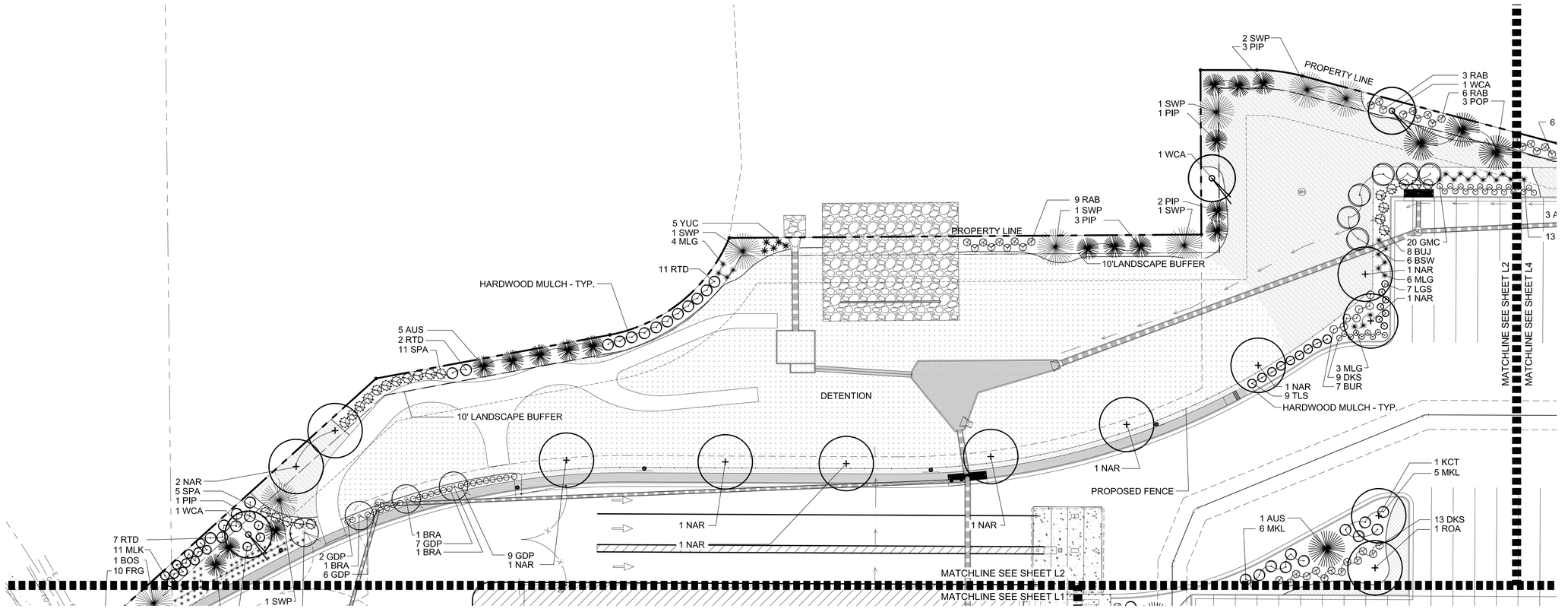
CAUTION: IF THIS SHEET IS NOT 24"x36" IT IS A REDUCED PRINT

RYDER TRUCK
SITE PLAN

PORTEOS SUBDIVISION FILING NO. 4
A PORTION OF THE NORTH HALF OF SECTION 8,
TOWNSHIP 3 SOUTH, RANGE 65 WEST OF THE SIXTH
PRINCIPAL MERIDIAN, CITY OF AURORA, COUNTY OF
ADAMS, STATE OF COLORADO



KEY MAP
SCALE: 1" = 300'



LANDSCAPE PLAN L2

0" 15' 30' 60' 90'
SCALE 1" = 30' - 0"

NORTH

LANDSCAPE LEGEND:

- DECIDUOUS TREE
- ORNAMENTAL TREE
- EVERGREEN TREE
- SHRUB
- ORNAMENTAL GRASS / PERENNIAL
- ENHANCED NATIVE SEED MIX (IRRIGATED) SEE PLANT MATERIAL SCHEDULE
- NATIVE SEED MIX (ZONE Z) SEE PLANT MATERIAL SCHEDULE
- SOD
- 4"-6" COBBLE
- 1"-3" RIVER ROCK
- BARK MULCH (NON-HATCHED PLANTING AREAS)
- DETENTION GRASS SEED
- STEEL EDGING
- PROPOSED FENCE - RE: ARCHITECTURAL SHEET 3, DETAILED SITE PLAN IN THIS PLAN SET.

NOT FOR CONSTRUCTION

WARE MALCOMB
CIVIL ENGINEERING & SURVEYING
990 south broadway
suite 230
denver, co 80209
p 303.561.3333
waremalcomb.com

STACK lot
LITTLETON, COLORADO 80120
WWW.STACKLOT.COM
p. 303.808.4523
FOR AND ON BEHALF OF WARE MALCOMB

RYDER TRUCK
LANDSCAPE PLAN L2

NO.	DATE	REMARKS
3	6.29.20	Third Submittal
4	7.20.20	Forth Submittal
5	7.27.22	Fifth Submittal

JOB NO.:	DCS19-4085
PA / PM:	SDW
DRAWN BY:	SDW
DATE:	2/4/2020

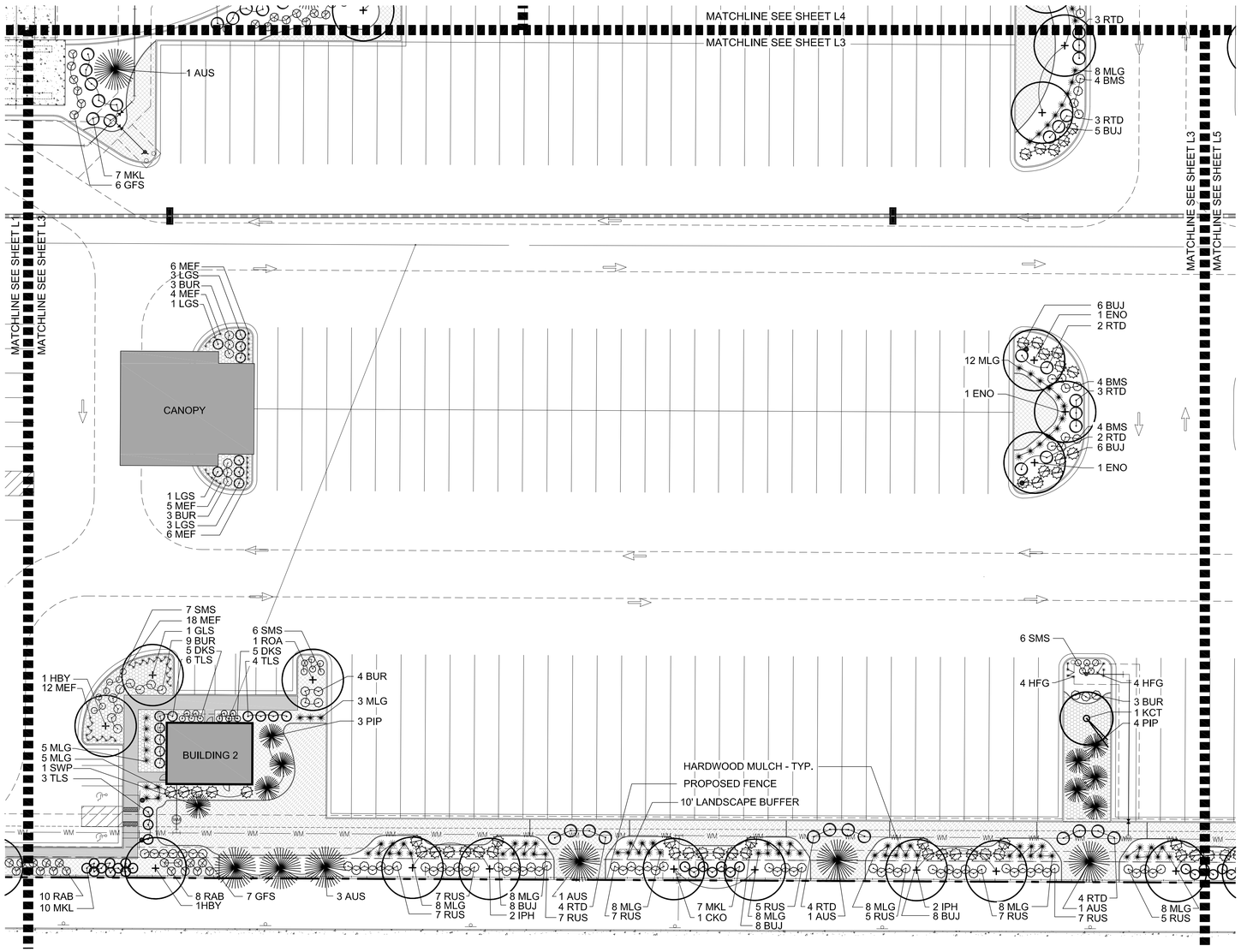
SHEET
L2
Sheet 25 of 31

THESE DRAWINGS AND SPECIFICATIONS ARE THE PROPERTY AND COPYRIGHT OF WARE MALCOMB AND SHALL NOT BE USED ON ANY OTHER WORK EXCEPT BY AGREEMENT WITH WARE MALCOMB. WRITTEN DIMENSIONS SHALL TAKE PRECEDENCE OVER SCALED DIMENSIONS AND SHALL BE VERIFIED ON THE JOB SITE. ANY DISCREPANCY SHALL BE BROUGHT TO THE NOTICE OF WARE MALCOMB PRIOR TO THE COMMENCEMENT OF ANY WORK
NOT FOR CONSTRUCTION

CAUTION: IF THIS SHEET IS NOT 24"x36" IT IS A REDUCED PRINT

RYDER TRUCK
SITE PLAN

PORTEOS SUBDIVISION FILING NO. 4
A PORTION OF THE NORTH HALF OF SECTION 8,
TOWNSHIP 3 SOUTH, RANGE 65 WEST OF THE SIXTH
PRINCIPAL MERIDIAN, CITY OF AURORA, COUNTY OF
ADAMS, STATE OF COLORADO

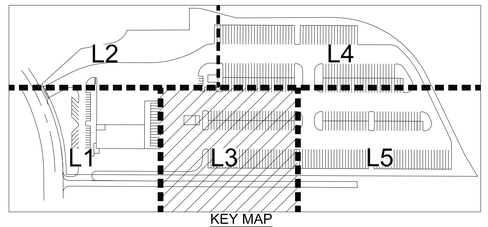


LANDSCAPE PLAN L3

0" 15' 30' 60' 90'

SCALE 1" = 30' - 0"

NORTH



KEY MAP
SCALE: 1" = 300'

LANDSCAPE LEGEND:

- DECIDUOUS TREE
- ORNAMENTAL TREE
- EVERGREEN TREE
- SHRUB
- ORNAMENTAL GRASS / PERENNIAL
- ENHANCED NATIVE SEED MIX (IRRIGATED) SEE PLANT MATERIAL SCHEDULE
- NATIVE SEED MIX (ZONE Z) SEE PLANT MATERIAL SCHEDULE
- SOD
- 4"-6" COBBLE
- 1"-3" RIVER ROCK
- NON-HATCHED PLANTING AREAS — BARK MULCH
- DETENTION GRASS SEED
- STEEL EDGING
- PROPOSED FENCE - RE: ARCHITECTURAL SHEET 3, DETAILED SITE PLAN IN THIS PLAN SET.

NOT FOR CONSTRUCTION

WARE MALCOMB
CIVIL ENGINEERING & SURVEYING
990 south broadway
suite 230
denver, co 80209
p. 303.561.3333
waremalcomb.com

STACK lot
LITTLETON, COLORADO 80120
WWW.STACKLOT.COM
p. 303.808.4523
FOR AND ON BEHALF OF WARE MALCOMB

NO.	DATE	REMARKS
3	4.22.20	Third Submittal
4	6.4.20	Forth Submittal
5	7.27.22	Fifth Submittal

JOB NO.:	DCS19-4085
PA / PM:	SDW
DRAWN BY:	SDW
DATE:	2/4/2020

SHEET
L3
Sheet 26 of 31

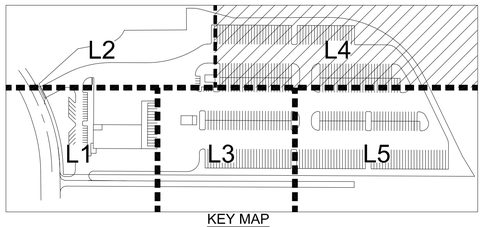
THESE DRAWINGS AND SPECIFICATIONS ARE THE PROPERTY AND COPYRIGHT OF WARE MALCOMB AND SHALL NOT BE USED ON ANY OTHER WORK EXCEPT BY AGREEMENT WITH WARE MALCOMB. WRITTEN DIMENSIONS SHALL TAKE PRECEDENCE OVER SCALED DIMENSIONS AND SHALL BE VERIFIED ON THE JOB SITE. ANY DISCREPANCY SHALL BE BROUGHT TO THE NOTICE OF WARE MALCOMB PRIOR TO THE COMMENCEMENT OF ANY WORK

NOT FOR CONSTRUCTION

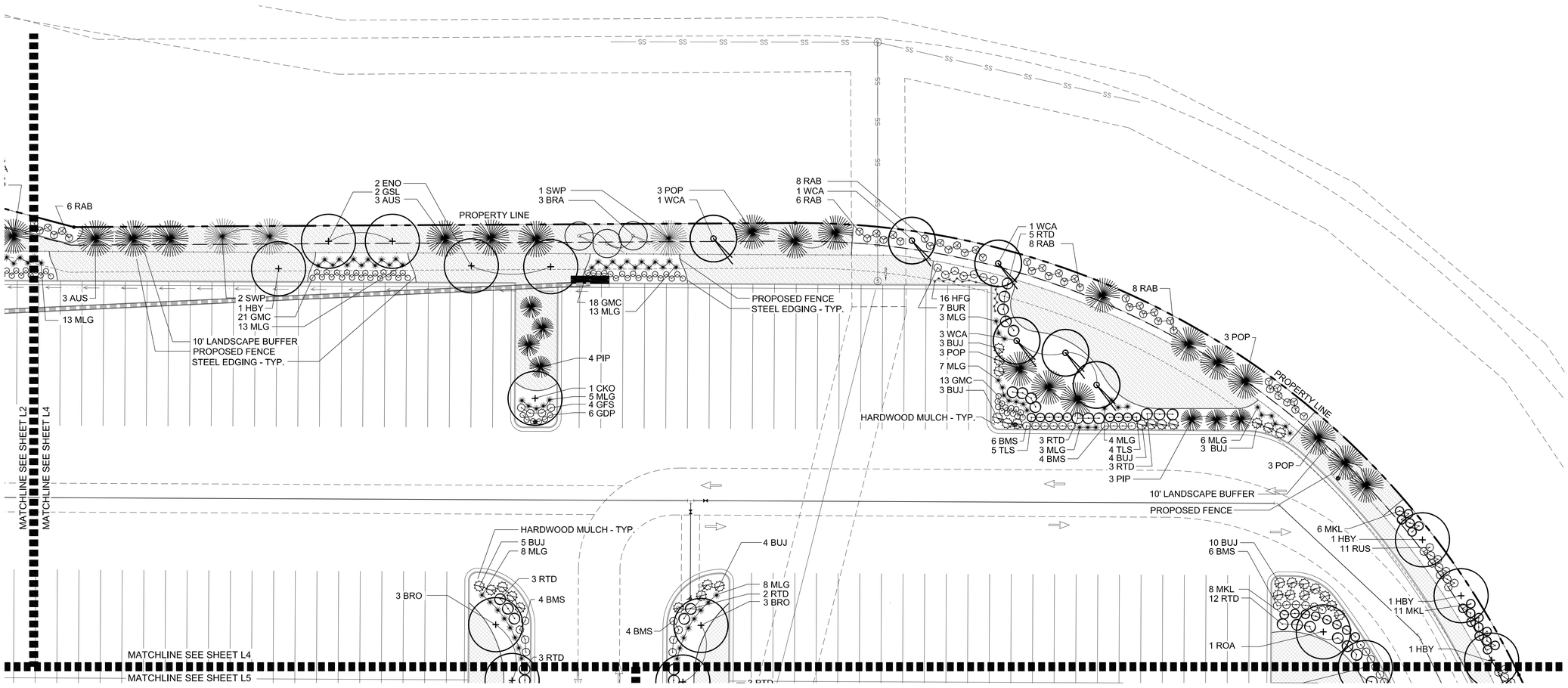
CAUTION: IF THIS SHEET IS NOT 24"x36" IT IS A REDUCED PRINT

RYDER TRUCK
SITE PLAN

PORTEOS SUBDIVISION FILING NO. 4
A PORTION OF THE NORTH HALF OF SECTION 8,
TOWNSHIP 3 SOUTH, RANGE 65 WEST OF THE SIXTH
PRINCIPAL MERIDIAN, CITY OF AURORA, COUNTY OF
ADAMS, STATE OF COLORADO



KEY MAP
SCALE: 1" = 300'



LANDSCAPE PLAN L4

0" 15' 30' 60' 90'
SCALE 1" = 30' - 0"

NORTH

LANDSCAPE LEGEND:

- DECIDUOUS TREE
- ORNAMENTAL TREE
- EVERGREEN TREE
- SHRUB
- ORNAMENTAL GRASS / PERENNIAL
- ENHANCED NATIVE SEED MIX (IRRIGATED) SEE PLANT MATERIAL SCHEDULE
- NATIVE SEED MIX (ZONE Z) SEE PLANT MATERIAL SCHEDULE
- SOD
- 4"-6" COBBLE
- 1"-3" RIVER ROCK
- BARK MULCH (NON-HATCHED PLANTING AREAS)
- DETENTION GRASS SEED
- STEEL EDGING
- PROPOSED FENCE - RE: ARCHITECTURAL SHEET 3, DETAILED SITE PLAN IN THIS PLAN SET.

NOT FOR CONSTRUCTION

WARE MALCOMB
CIVIL ENGINEERING & SURVEYING
990 south broadway
suite 230
denver, co 80209
p. 303.561.3333
waremalcomb.com

STACK lot
LITTLETON, COLORADO 80120
WWW.STACKLOT.COM
p. 303.808.4523
FOR AND ON BEHALF OF WARE MALCOMB

RYDER TRUCK
LANDSCAPE PLAN L4

NO.	DATE	REMARKS
3	4.29.20	Third Submittal
4	6.26.20	Fourth Submittal
5	7.27.22	Fifth Submittal

JOB NO.:	DCS19-4085
PA / PM:	SDW
DRAWN BY:	SDW
DATE:	2/4/2020

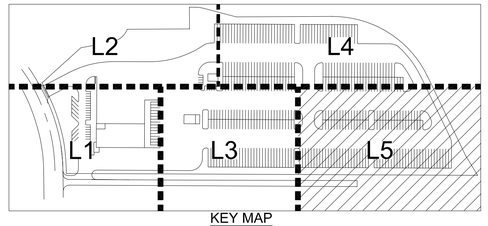
SHEET
L4
Sheet 27 of 31

THESE DRAWINGS AND SPECIFICATIONS ARE THE PROPERTY AND COPYRIGHT OF WARE MALCOMB AND SHALL NOT BE USED ON ANY OTHER WORK EXCEPT BY AGREEMENT WITH WARE MALCOMB. WRITTEN DIMENSIONS SHALL TAKE PRECEDENCE OVER SCALED DIMENSIONS AND SHALL BE VERIFIED ON THE JOB SITE. ANY DISCREPANCY SHALL BE BROUGHT TO THE NOTICE OF WARE MALCOMB PRIOR TO THE COMMENCEMENT OF ANY WORK
NOT FOR CONSTRUCTION

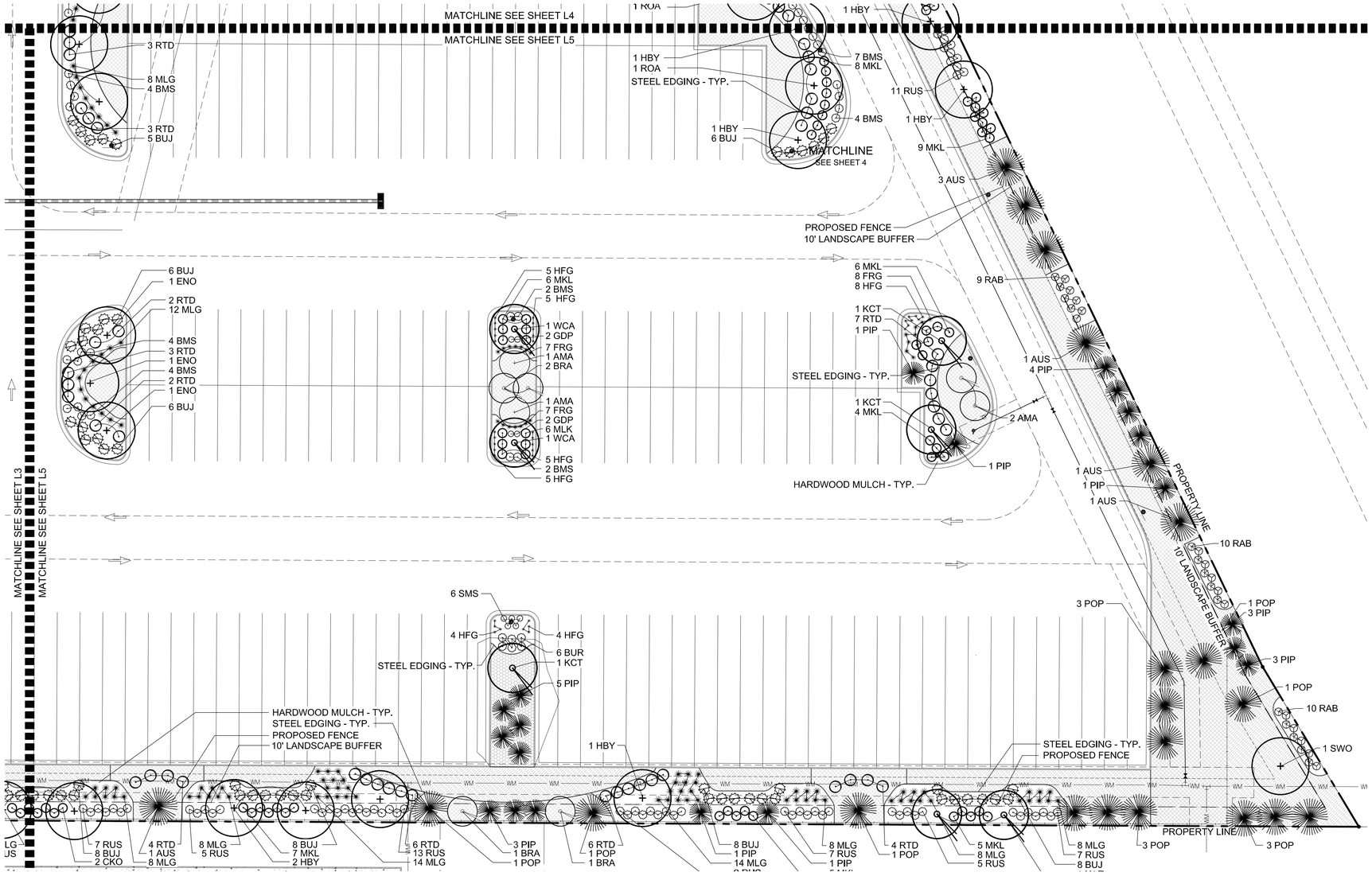
CAUTION: IF THIS SHEET IS NOT 24"x36" IT IS A REDUCED PRINT

RYDER TRUCK
SITE PLAN

PORTEOS SUBDIVISION FILING NO. 4
A PORTION OF THE NORTH HALF OF SECTION 8,
TOWNSHIP 3 SOUTH, RANGE 65 WEST OF THE SIXTH
PRINCIPAL MERIDIAN, CITY OF AURORA, COUNTY OF
ADAMS, STATE OF COLORADO



KEY MAP
SCALE: 1" = 300'



LANDSCAPE LEGEND:

- DECIDUOUS TREE
- ORNAMENTAL TREE
- EVERGREEN TREE
- SHRUB
- ORNAMENTAL GRASS / PERENNIAL
- ENHANCED NATIVE SEED MIX (IRRIGATED) SEE PLANT MATERIAL SCHEDULE
- NATIVE SEED MIX (ZONE Z) SEE PLANT MATERIAL SCHEDULE
- SOD
- 4"-6" COBBLE
- 1"-3" RIVER ROCK
- BARK MULCH (NON-HATCHED PLANTING AREAS)
- DETENTION GRASS SEED
- STEEL EDGING
- PROPOSED FENCE - RE: ARCHITECTURAL SHEET 3, DETAILED SITE PLAN IN THIS PLAN SET.

LANDSCAPE PLAN L5

0" 15' 30' 60' 90'
SCALE 1" = 30' - 0"

NORTH

NOT FOR CONSTRUCTION

WARE MALCOMB
CIVIL ENGINEERING & SURVEYING
990 south broadway
suite 230
denver, co 80209
p. 303.561.3333
waremalcomb.com

STACK lot
LITTLETON, COLORADO 80120
WWW.STACKLOT.COM
p. 303.808.4523
FOR AND ON BEHALF OF WARE MALCOMB

RYDER TRUCK
LANDSCAPE PLAN L5

NO.	DATE	REMARKS
3	4.23.20	Third Submittal
4	6.4.20	Forth Submittal
5	7.27.22	Fifth Submittal

JOB NO.:	DCS19-4085
PA / PM:	SDW
DRAWN BY:	SDW
DATE:	2/4/2020

SHEET
L5
Sheet 28 of 31

THESE DRAWINGS AND SPECIFICATIONS ARE THE PROPERTY AND COPYRIGHT OF WARE MALCOMB AND SHALL NOT BE USED ON ANY OTHER WORK EXCEPT BY AGREEMENT WITH WARE MALCOMB. WRITTEN DIMENSIONS SHALL TAKE PRECEDENCE OVER SCALED DIMENSIONS AND SHALL BE VERIFIED ON THE JOB SITE. ANY DISCREPANCY SHALL BE BROUGHT TO THE NOTICE OF WARE MALCOMB PRIOR TO THE COMMENCEMENT OF ANY WORK

NOT FOR CONSTRUCTION

CAUTION: IF THIS SHEET IS NOT 24"x36" IT IS A REDUCED PRINT

RYDER TRUCK
SITE PLAN

PORTEOS SUBDIVISION FILING NO. 4
A PORTION OF THE NORTH HALF OF SECTION 8,
TOWNSHIP 3 SOUTH, RANGE 65 WEST OF THE SIXTH
PRINCIPAL MERIDIAN, CITY OF AURORA, COUNTY OF
ADAMS, STATE OF COLORADO

STANDARD CITY OF AURORA NOTES:

1. PRIOR TO PLANTING, ALL PLANTING AREAS SHALL INCORPORATE SOIL AMENDMENTS AT A RATE OF 3 CUBIC YARDS PER 1000 SQUARE FEET TO A MINIMUM DEPTH OF 6" INCHES. A LESSER AMOUNT SHALL BE ALLOWED IF A SOILS TEST SHOWS THAT 3 CUBIC YARDS PER 1000 SQUARE FEET IS NOT NECESSARY OR WATER RETENTION AND DEEP ROOTING OF PLANT MATERIALS. IF SPECIFIED PLANT MATERIAL REQUIRES LESS FERTILE SOIL, THOSE AREAS MAY HAVE LESS SOIL AMENDMENTS INSTALLED. EXISTING TOPSOIL SHALL BE SALVAGED AND STOCKPILED FOR USE AS SOIL AMENDMENTS OR TOPSOIL. ACCEPTABLE SOIL AMENDMENTS INCLUDE COMPOST AND AGED MANURE.
2. PROPOSED SIDEWALKS TO BE STANDARD CONCRETE WITH A BROOM FINISH. ALL PARKING AND VEHICULAR DRIVES WILL BE ASPHALT.
3. ALL UTILITY EASEMENTS SHALL REMAIN UNOBSTRUCTED AND FULLY ACCESSIBLE ALONG THE ENTIRE LENGTH FOR MAINTENANCE EQUIPMENT ENTRY.
4. THE DEVELOPER, HIS SUCCESSORS AND ASSIGNS, SHALL BE RESPONSIBLE FOR INSTALLATION, MAINTENANCE AND REPLACEMENT OF ALL LANDSCAPING MATERIALS SHOWN OR INDICATED WITHIN THE PROPERTY DEFINED AS THE AREA WITHIN THE PROPERTY LINE 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.
5. ALL LANDSCAPE AREAS AND PLANT MATERIAL, EXCEPT FOR NON-IRRIGATED NATIVE RESTORATION, AND DRYLAND GRASS AREAS 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 ORDINACE.
6. ALL PROPOSED LANDSCAPING WITHIN THE SIGHT TRIANGLE SHALL BE IN COMPLIANCE WITH COA ROADWAY SPECIFICATIONS, SECTION 4.04.2.10.
7. THE LANDSCAPE PLAN MUST REFLECT THE LOCATION OF ALL FIRE HYDRANTS, KNOX HARDWARE AND FIRE DEPARTMENT CONNECTIONS TO ENSURE THAT THESE DEVICES ARE NOT PHYSICALLY OR VISUALLY OBSTRUCTED FROM RESPONDING FIRE CREWS. THE SEPARATION REQUIREMENTS FROM FIRE DEPARTMENT CONNECTIONS AND FIRE HYDRANTS MUST MEET BOTH LIFE SAFETY (TYPICALLY 5 FEET AND NO MATERIAL GREATER THAN 2 FEET IN HEIGHT) AND LANDSCAPING REQUIREMENTS. LANDSCAPING MATERIAL CANNOT BE OMITTED OR REDUCED BASED ON THE INSTALLATION OF A FIRE HYDRANT WITHIN A PARKING LOT ISLAND OR PLANT BED. IT IS RECOMMENDED THAT THE ISLAND OR PLANT BED BE CONSTRUCTED LARGE ENOUGH TO ADEQUATELY ACCOMMODATE BOTH LANDSCAPING MATERIAL AND FIRE HYDRANTS IN ORDER TO COMPLY WITH ALL CITY STANDARDS.
8. STREETLIGHTS MUST BE CONSTRUCTED ALONG ALL PUBLIC STREETS AS REQUIRED BY SECTION 126-236. SIDEWALKS, INTERNAL PEDESTRIAN PATHS, AND BICYCLE PATHS SHALL BE LIT WITH FULL CUTOFF LIGHTING FIXTURES NO MORE THAN 16 FEET TALL, AND PROVIDING CONSISTENT ILLUMINATION OF AT LEAST ONE FOOTCANDLE ON THE WALKING SURFACE. LIGHTING ALONG PUBLIC STREETS AND LANDSCAPED AREAS SHALL BE OF A RECOGNIZABLY UNIFIED DESIGN. LIGHTING SOURCES SHALL BE COLOR-CORRECT TYPES SUCH AS HALOGEN OR METAL HALIDE, AND LIGHT TYPES OF LIMITED SPECTRAL EMISSION, SUCH AS LOW PRESSURE SODIUM OR MERCURY VAPOR LIGHTS, ARE PROHIBITED EVEN IN SERVICE AREAS. PRIVATE AND SECURITY LIGHTING SHALL NOT CAUSE GLARE ABOVE A LEVEL OF 4 FEET ONTO ADJACENT PROPERTIES.

STREET FRONTAGES

AREA	DESCRIPTION	LENGTH	NOTES	TREES REQ. (1/40')	TREES PROVIDED
A	Jackson Gap	259 LF.	DRIVES EXCLUDED	6	*6

* The presence of utilities in the curbside landscape, the street trees have been located along the backside of walk.

STREET BUFFER

AREA	DESCRIPTION	LENGTH	WIDTH REQUIRED	WIDTH PROVIDED	TREES (1/40')	SHRUBS (10/40')
A	Jackson Gap	259 LF	20 FT	20 FT	6 REQ. 9 PROVIDED	65 REQ. 87 (5) GAL. PROVIDED

NON-STREET FRONTAGE LANDSCAPE BUFFER

AREA	DESCRIPTION	LENGTH	WIDTH REQUIRED	WIDTH PROVIDED	TREES (1/40')	SHRUBS (5/40')
A	NORTH PROPERTY LINE	1,641 LF	10 FT	10 FT	41 REQ. 51 PROVIDED	205 REQ. 115 (5) GAL. PROVIDED EACH ADDITIONAL TREE = 10 SHRUBS 100 SHRUB CREDITS, 215 TOTAL
B	EAST PROPERTY LINE	716 LF	10 FT	10 FT	18 REQ. 26 PROVIDED	90 REQ. 100 (5) GAL. PROVIDED
C	SOUTH PROPERTY LINE	1,724 LF	10 FT	10 FT	43 REQ. 43 PROVIDED	216 REQ. 272 (5) GAL. PROVIDED

NON RESIDENTIAL BUILDING ELEVATIONS

BUILDING / ELEVATION	LENGTH	NO. T.E. REQUIRED REQUIRED - 1 T.E. / 40' LN. FT.	NO. T.E.'S REQUIRED	NO. T.E.'S PROVIDED
BUILDING 1 / WEST	126 LF	3.15	4	6
BUILDING 2 / PERIMETER	146 LF	3.65	4	4

STREET - TREE LAWNS

AREA	DESCRIPTION	SQUARE FEET TREE LAWN (S.F.)	SHRUBS REQ. .025 Shrubs / S.F. Tree Lawn	SHRUBS PROVIDED
A	Jackson Gap	2041	51	60

EVERGREEN TREES

DESCRIPTION	EVERGREEN TREES REQ. (50% MIN.)	EVERGREEN TREES PROVIDED
Onsite Trees = 232	116 TREES	122 TREES

WATER USE

DESCRIPTION	AREA IN SF
NON WATER CONSERVING	9,056 S.F.
WATER CONSERVING	62,255 S.F.
NON WATER (Z)	87,016 S.F.

SITE DATA

DESCRIPTION	AREA IN SF	PERCENTAGE
TOTAL SITE AREA	994,431 SF	100%
BUILDING COVERAGE	23,697 SF	2.38%
HARD SURFACE AREA	748,491 SF	75.27%
LANDSCAPE AREA	222,243 SF	22.35%

NOT FOR CONSTRUCTION

WARE MALCOMB
CIVIL ENGINEERING & SURVEYING
990 south broadway
suite 230
denver, co 80209
p. 303.561.3333
waremalcomb.com

STACK lot
LITTLETON, COLORADO 80120
WWW.STACKLOT.COM
p. 303.808.4523
FOR AND ON BEHALF
OF WARE MALCOMB

RYDER TRUCK
LANDSCAPE NOTES AND
CHARTS

NO.	DATE	REMARKS
3	4.28.20	Third Submittal
4	6.4.20	Forth Submittal
5	7.27.22	Fifth Submittal

JOB NO.:	DCS19-4085
PA / PM:	SDW
DRAWN BY:	SDW
DATE:	2/4/2020

SHEET
L6
Sheet 29 of 31

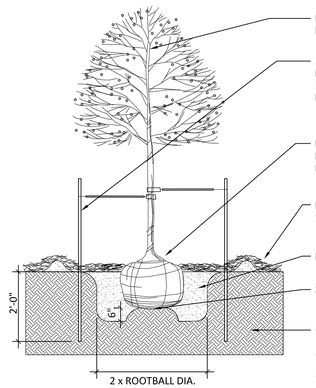
THESE DRAWINGS AND SPECIFICATIONS ARE THE PROPERTY AND COPYRIGHT OF WARE MALCOMB AND SHALL NOT BE USED ON ANY OTHER WORK EXCEPT BY AGREEMENT WITH WARE MALCOMB. WRITTEN DIMENSIONS SHALL TAKE PRECEDENCE OVER SCALED DIMENSIONS AND SHALL BE VERIFIED ON THE JOB SITE. ANY DISCREPANCY SHALL BE BROUGHT TO THE NOTICE OF WARE MALCOMB PRIOR TO THE COMMENCEMENT OF ANY WORK

NOT FOR CONSTRUCTION

CAUTION: IF THIS SHEET IS NOT 24"x36" IT IS A REDUCED PRINT

RYDER TRUCK
SITE PLAN

PORTEOS SUBDIVISION FILING NO. 4
A PORTION OF THE NORTH HALF OF SECTION 8,
TOWNSHIP 3 SOUTH, RANGE 65 WEST OF THE SIXTH
PRINCIPAL MERIDIAN, CITY OF AURORA, COUNTY OF
ADAMS, STATE OF COLORADO



DO NOT CUT TREE LEADER. PRUNE ONLY CROSSOVER LIMBS, CO- DOMINANT LEADERS AND INJURED OR DEAD BRANCHES FROM TREE.

SECURE WITH 3 SPECIFIED 8-FT STEEL TREE STAKES IN UNDISTURBED SOIL. INSTALL WIRE AND NON- GIRDLING FLAT FABRIC FASTENERS IMMEDIATELY AFTER PLANTING, ALLOWING 3"-4" TRUNK MOVEMENT. COVER WIRE WITH SPECIFIED RUBBER GARDEN HOSE AND INSTALL 4" FLORESCENT ORANGE FLAG ON EACH WIRE.

PLANT ROOT BALL 3"-4" HIGH WITH RESPECT TO FINISHED GRADE. DO NOT COVER TOP OF ROOTBALL WITH SOIL . CUT AND REMOVE TOP 2/3 OF WIRE BASKET AND REMOVE TOP 2/3 BURLAP. REMOVE ALL ROPE, TWINE AND WIRE OTHER THAN BASKET.

PLACE MULCH/COBBLE RING AROUND TREE. DO NOT PLACE MULCH/ COBBLE IN CONTACT WITH TREE TRUNK. RE: SPECIFICATIONS FOR MULCH/COBBLE TYPE AND DEPTH.

PREPARE AND PLACE BACKFILL SOIL MIX AS PER SPECIFICATIONS.

SET ROOTBALL ON UNDISTURBED SOIL. SET PLUMB AND CENTER IN PIT.

COMPACTED SUBGRADE

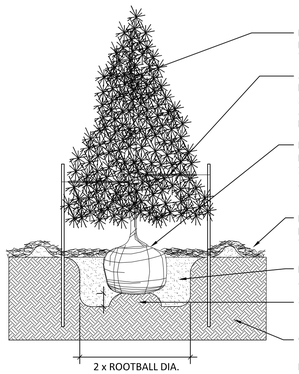
SHADE TREES: LOWEST LIMBS MIN. 6-8' FROM ROOT CROWN

AFTER TWO YEARS NO LIMBS SHALL BE WITHIN 8' OF PAVEMENT

REJECT TREES WITH BROKEN OR DAMAGED ROOTBALLS

1 DECIDUOUS TREE

NOT TO SCALE



DO NOT CUT TREE LEADER. PRUNE ONLY CROSSOVER LIMBS, CO-DOMINANT LEADERS AND INJURED OR DEAD BRANCHES FROM TREE.

SECURE WITH 3 SPECIFIED 8-FT STEEL TREE STAKES IN UNDISTURBED SOIL. INSTALL WIRE AND NON-GIRDLING FLAT FABRIC FASTENERS IMMEDIATELY AFTER PLANTING, ALLOWING 3"-4" TRUNK MOVEMENT. COVER WIRE WITH SPECIFIED RUBBER GARDEN HOSE AND INSTALL 4" FLORESCENT ORANGE FLAG ON EACH WIRE

PLANT ROOT BALL 3"-4" HIGH WITH RESPECT TO FINISHED GRADE. DO NOT COVER TOP OF ROOTBALL WITH SOIL . CUT AND REMOVE TOP 2/3 OF WIRE BASKET AND REMOVE TOP 2/3 BURLAP. REMOVE ALL ROPE, TWINE AND WIRE OTHER THAN BASKET.

PLACE MULCH/COBBLE RING AROUND TREE. DO NOT PLACE MULCH/COBBLE IN CONTACT WITH TREE TRUNK. RE: SPECIFICATIONS FOR MULCH/COBBLE TYPE AND DEPTH.

PREPARE AND PLACE BACKFILL SOIL MIX AS PER SPECIFICATIONS.

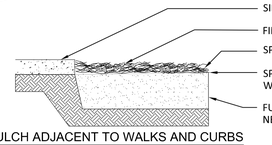
SET ROOTBALL ON UNDISTURBED SOIL. SET PLUMB AND CENTER IN PIT.

COMPACTED SUBGRADE

REJECT TREES WITH BROKEN OR DAMAGED ROOTBALLS

2 EVERGREEN TREE PLANTING

NOT TO SCALE



SIDEWALK, TOP OF CURB, OR TOP OF SEAT WALL

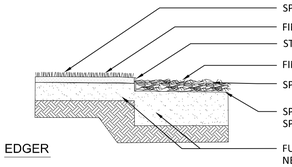
FINISHED GRADE OR TOP OF MULCH/COBBLE 1/2" BELOW PAVED EDGE

SPECIFIED COBBLE

SPECIFIED WEED BARRIER FABRIC UNDER MULCH/ COBBLE WITH SPECIFIED PRE-EMERGENT HERBICIDE BELOW FABRIC

FULL DEPTH OF SPECIFIED AMENDED TOPSOIL PLACED THE NECESSARY DISTANCE BELOW PAVED EDGE

MULCH ADJACENT TO WALKS AND CURBS



SPECIFIED SOD OR SEED

FINISHED GRADE OR TOP OF SOD LEVEL WITH TOP OF EDGER

STEEL EDGER

FINISHED GRADE OR TOP OF MULCH/COBBLE 1/2" BELOW TOP OF EDGER

SPECIFIED MULCH/COBBLE

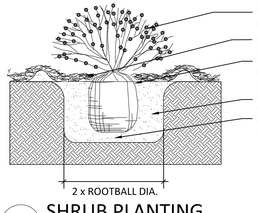
SPECIFIED WEED BARRIER FABRIC UNDER MULCH COBBLE SPECIFIED PRE-EMERGENT HERBICIDE BELOW FABRIC

FULL DEPTH OF SPECIFIED AMENDED TOPSOIL PLACED THE NECESSARY DISTANCE BELOW TOP OF EDGER

EDGER

3 EDGE TREATMENT

NOT TO SCALE



REMOVE ONLY INJURED OR DEAD BRANCHES FROM SHRUBS. SHRUB SPACING AS PER PLANS.

PLACE 3' DIA. MIN. RING OF MULCH/COBBLE UNDER SHRUB.

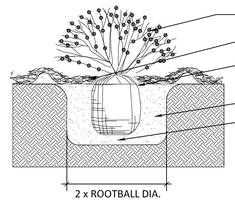
PLACE PLANT IN VERTICAL, PLUMB POSITION. REMOVE CONTAINER PRIOR TO PLACING BACKFILL.

PREPARE AND PLACE PLANTING SOIL MIX AS PER SPEC.

PLACE 3" OF SPECIFIED BACKFILL BELOW THE ROOTBALL.

4 SHRUB PLANTING

NOT TO SCALE



REMOVE ONLY INJURED OR DEAD BRANCHES FROM SHRUBS. SHRUB SPACING AS PER PLAN.

PLACE 3' DIA. MIN. RING OF MULCH/COBBLE UNDER SHRUB.

PLACE PLANT IN VERTICAL, PLUMB POSITION. REMOVE CONTAINER PRIOR TO PLACING BACKFILL.

PREPARE AND PLACE PLANTING SOIL MIX AS PER SPEC.

PLACE 3" OF SPECIFIED BACKFILL BELOW THE ROOTBALL.

4 SHRUB PLANTING

NOT TO SCALE

PLANT MATERIAL SCHEDULE:

QUANTITY	SYMBOL	COMMON NAME	BOTANICAL NAME	SIZE	COND.	WATER USAGE
SHADE TREES						
6	CKO	CHINKAPIN OAK	QUERCUS MUEHLENBERGII	2 1/2" CAL.	B & B	L
11	WCA	CATALPA	CATALPA SP.	2 1/2" CAL.	B & B	VL
15	HBY	COMMON HACKBERRY	CELTIS OCCIDENTALIS	2 1/2" CAL.	B & B	VL
6	IPH	IMPERIAL HONEY LOCUST	GLEDITSIA TRIACANTHOS INERMIS 'IMPERIAL'	2 1/2" CAL.	B & B	VL
8	KCT	KENTUCKY COFFEE TREE	GYMNOCLADUS DIOICUS	2 1/2" CAL.	B & B	VL
10	NAR	NARROWLEAF COTTONWOOD	POPOLUS AUGUSTIFOLIA	2 1/2" CAL.	B & B	L-M
4	SWO	SWAMP WHITE OAK	QUERCUS BICOLOR	2 1/2" CAL.	B & B	VL-M
6	BRO	BUR OAK	QUERCUS MACROCARPA	2 1/2" CAL.	B & B	VL
6	ROA	NORTHERN RED OAK	QUERCUS RUBRA	2 1/2" CAL.	B & B	L-M
1	GSL	GREENSPIRE LINDEN	TILIA CORDATA 'GREEN SPIRE'	2 1/2" CAL.	B & B	M
9	ENO	ENGLISH OAK	QUERCUS ROBUR	2 1/2" CAL.	B & B	L-M
ORNAMENTAL TREES						
1	WHA	WASHINGTON HAWTHORN	CRATAEGUS PHAENOPYRUM	2" CAL.	B & B	VL
5	SSC	SPRING SNOW CRABAPPLE	MALUS 'SPRING SNOW' '	2" CAL.	B & B	L
15	BRA	PEAR (CHANTICLEER)	PYRUS CALLERYANA	2" CAL.	B & B	L
7	AMA	JAPANESE LILAC	SYRINGA RETICILATA	2" CAL.	B & B	L
EVERGREEN TREES						
52	PIP	PINON PINE	PINUS EDULIS	6' HT.	B & B	VL
36	AUS	AUSTRIAN PINE	PINUS NIGRA	6' HT.	B & B	VL
2	POP	PONDEROSA PINE	PINUS PONDEROSA	6' HT.	B & B.	VL
11	SWP	SOUTHWESTERN WHITE PINE	PINUS STROBIFORMIS	6' HT.	B & B	M
5	BOS	BOSNIAN PINE	PINUS HELDREICHII	6' HT.	B & B	M
16	SPA	SPARTAN JUNIPER	JUNIPERUS CHINENSIS 'SPARTAN'	6' HT.	B & B	VL
SHRUBS						
164	RAB	RABBIT BRUSH	CHRYSOTHAMNUS NASEOSUS 'GRAVEOLENS'	5 GAL.	CONT.	VL
143	BUJ	BUFFALO JUNIPER	JUNIPERUS SABINA 'BUFFALO'	5 GAL.	CONT.	L-M
137	RTD	REDTWIG DOGWOOD	CORNUS SERICEA 'BAILEYI'	5 GAL.	CONT.	VL
178	RUS	RUSSIAN SAGE	PEROVSKIA ATRIPLICIFOLIA	5 GAL.	CONT.	VL
34	TLS	THREE LEAF SUMAC	RHUS TRILOBATA	5 GAL.	CONT.	VL
17	CUR	GOLDEN CURRANT	RIBES AUREUM	5 GAL.	CONT.	VL
143	MKL	MISS KIM LILAC	SYRINGA PATULA 'MISS KIM'	5 GAL.	CONT.	M
160	DKS	DARK KNIGHT SPIREA	CARYOPTERIS X CLANDONENSIS 'DARK KNIGHT'	5 GAL.	CONT.	L-M
20	LGS	LOW-GRO SUMAC	RHUS AROMATICA 'GROW LOW'	5 GAL.	CONT.	L-M
75	GFS	GOLD FLAME SPIREA	SPIREA JAPONICA 'GOLDFLAME'	5 GAL.	CONT.	L
34	GDP	GOLD DROP POTENTILLA	POTENTILLA FRUITICOSA 'GOLD DROP'	5 GAL.	CONT.	L-M
72	GMC	GREEN MOUND CURRANT	RIBES ALPINUM 'GREENMOUND'	5 GAL.	CONT.	L-M
72	BMS	BLUE MIST SPIREA	CARYOPTERIS X CLANDONENSIS	5 GAL.	CONT.	L-M
42	BUR	DWARF BURNING BUSH	EOUNYMUS ALATA 'DWARF NANA'	5 GAL.	CONT.	M
6	BSW	BLUE STEM WILLOW	SALIX IRRORATA	5 GAL.	CONT.	VL
5	YUC	IVORY TOWER YUCCA	YUCCA FLIAMENTOSA 'IVORY TOWER'	5 GAL.	CONT.	L-M
39	SMS	SNOWMOUND SPIREA	SPIREA NIPPONICA 'SNOWMOUND'	5 GAL.	CONT.	L-M
ORNAMENTAL GRASSES						
304	MLG	MAIDEN GRASS	MISCANTHUS SINENSIS 'GRACILLIMUS'	5 GAL.	CONT.	L
113	MEF	MEXICAN FEATHER GRASS	NESSELLA TENUISSIMA	5 GAL.	CONT.	VL
173	HFG	DWARF FOUNTAIN GRASS	PENNISETUM ALOPECUROIDES 'HAMELN'	5 GAL.	CONT.	VL
127	FRG	KARL REED FORESTER GRASS	CALAMAGROSTIS ACUTI ' KARL FORESTER'	5 GAL.	CONT.	M

ENHANCED NATIVE SEED MIX (IRRIGATED)

% OF TOTAL			PLS PER ACRE
35%	WESTERN WHEATGRASS	AGROPYRON SMITHII	10.5 LBS.
35%	SIDE OATS GRAMA	BOUTELOUA CURTIPENDULA	10.5 LBS.
10%	BLUE GRAMA	BOUTELOUA GRACILIS	3.0 LBS.
10%	SWITCHGRASS	PANICUM VIRGATUM	3.0 LBS.
10%	LITTLE BLUESTEM	SCHIZACHYRIUM SCOPARIUS	3.0 LBS.

NATIVE SEED MIX (ZONE Z)

% OF TOTAL			PLS PER ACRE
30%	CRESTED WHEATGRASS "FAIRWAY"	AGROPYRON CRISTATUM	10.5 LBS.
30%	WESTERN WHEATGRASS "ARRIBA"	BOUTELOUA SMITHII	10.5 LBS.
20%	SIDE OATS GRAMA	BOUTELOUA CURTIPENDULA	3.0 LBS.
15%	BLUE GRAMA	BOUTELOUA GRACILIS	3.0 LBS.
5%	BUFFALO GRASS	BOUTELOUA DACTYLOIDES	3.0 LBS.

NOT FOR CONSTRUCTION

THESE DRAWINGS AND SPECIFICATIONS ARE THE PROPERTY AND COPYRIGHT OF WARE MALCOMB AND SHALL NOT BE USED ON ANY OTHER WORK EXCEPT BY AGREEMENT WITH WARE MALCOMB. WRITTEN DIMENSIONS SHALL TAKE PRECEDENCE OVER SCALED DIMENSIONS AND SHALL BE VERIFIED ON THE JOB SITE. ANY DISCREPANCY SHALL BE BROUGHT TO THE NOTICE OF WARE MALCOMB PRIOR TO THE COMMENCEMENT OF ANY WORK

WARE MALCOMB
CIVIL ENGINEERING & SURVEYING
990 south broadway
suite 230
denver, co 80209
p. 303.561.3333
waremalcomb.com

STACK lot
LITTLETON, COLORADO 80120
WWW.STACKLOT.COM
p. 303.808.4523
FOR AND ON BEHALF
OF WARE MALCOMB

RYDER TRUCK
LANDSCAPE DETAILS AND
PLANT MATERIAL SCHEDULE

NO.	DATE	REMARKS
3	4.29.20	Third Submittal
4	6.4.20	Forth Submittal
5	7.27.22	Fifth Submittal

JOB NO.:	DCS19-4085
PA / PM:	SDW
DRAWN BY:	SDW
DATE:	2/4/2020

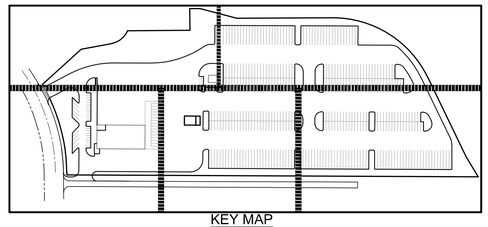
SHEET
L7
Sheet 30 of 31

NOT FOR CONSTRUCTION

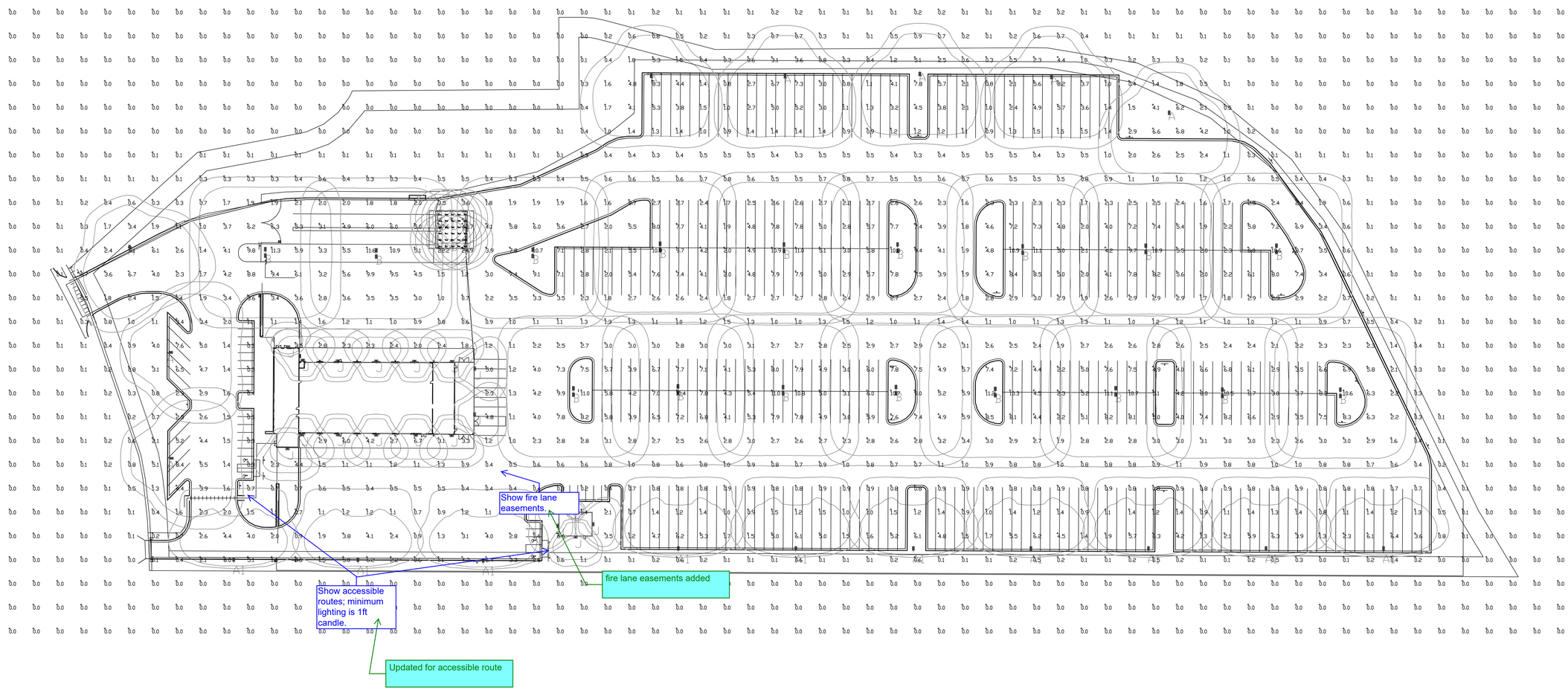
CAUTION: IF THIS SHEET IS NOT 24"x36" IT IS A REDUCED PRINT

RYDER TRUCK
SITE PLAN

PORTEOS SUBDIVISION FILING NO. 4
A PORTION OF THE NORTH HALF OF SECTION 8,
TOWNSHIP 3 SOUTH, RANGE 65 WEST OF THE SIXTH
PRINCIPAL MERIDIAN, CITY OF AURORA, COUNTY OF
ADAMS, STATE OF COLORADO



KEY MAP
SCALE: 1" = 300'



Calculation Summary							
Label	CalcType	Units	Avg	Max	Min	Avg/Min	Max/Min
ALL CALCS @ 4' ABOVE GRADE	Illuminance	Fc	1.75	42.7	0.0	N.A.	N.A.
CANOPY	Illuminance	Fc	35.10	45.4	26.4	1.33	1.72
PARKING AND DRIVE SUMMARY	Illuminance	Fc	3.17	11.6	0.2	15.85	58.00

Luminaire Schedule									
Symbol	Qty	Label	Arrangement	Description	LLD	UDF	LLF	Arr. Lum. Lumens	Arr. Watts
	8	A	SINGLE	MRL-LED-50L-SIL-FT-50-70CRI-SINGLE-30'POLE&4'BASE	1.000	1.000	1.000	53978	375
	10	A1	SINGLE	MRL-LED-50L-SIL-FT-50-70CRI-IL-30'POLE+4'BASE	1.000	1.000	1.000	30574	375
	17	B	D180*	MRL-LED-50L-SIL-SW-50-70CRI-DOUBLE-30'POLE&4'BASE	1.000	1.000	1.000	108094	750
	1	C	SINGLE	LAD6-LED-25L-UNV-DIM1-40-WF-TR6RL-HAZ-10' MH	1.000	1.000	1.000	1703	21.9
	6	D	SINGLE	CRUS-SC-HD-50-16' MH	1.000	1.000	1.000	19071	125
	17	J	SINGLE	XWM-FT-LED-08L-50-12' MH & 17' MH	1.000	1.000	1.000	8465	64

WARE MALCOMB
CIVIL ENGINEERING & SURVEYING
990 south broadway
suite 230
denver, co 80209
p. 303.561.3333
waremalcomb.com

FOR AND ON BEHALF
OF WARE MALCOMB

RYDER TRUCK
SITE PHOTOMETRIC PLAN

NO.	DATE	REMARKS

JOB NO.:	DCS19-4085
PA / PM:	C. STRAWN
DRAWN BY:	C. JOHNSON
DATE:	06/05/2020

SHEET
Sheet 31 of 31

THESE DRAWINGS AND SPECIFICATIONS ARE THE PROPERTY AND COPYRIGHT OF WARE MALCOMB AND SHALL NOT BE USED ON ANY OTHER WORK EXCEPT BY AGREEMENT WITH WARE MALCOMB. WRITTEN DIMENSIONS SHALL TAKE PRECEDENCE OVER SCALED DIMENSIONS AND SHALL BE VERIFIED ON THE JOB SITE. ANY DISCREPANCY SHALL BE BROUGHT TO THE NOTICE OF WARE MALCOMB PRIOR TO THE COMMENCEMENT OF ANY WORK

NOT FOR CONSTRUCTION