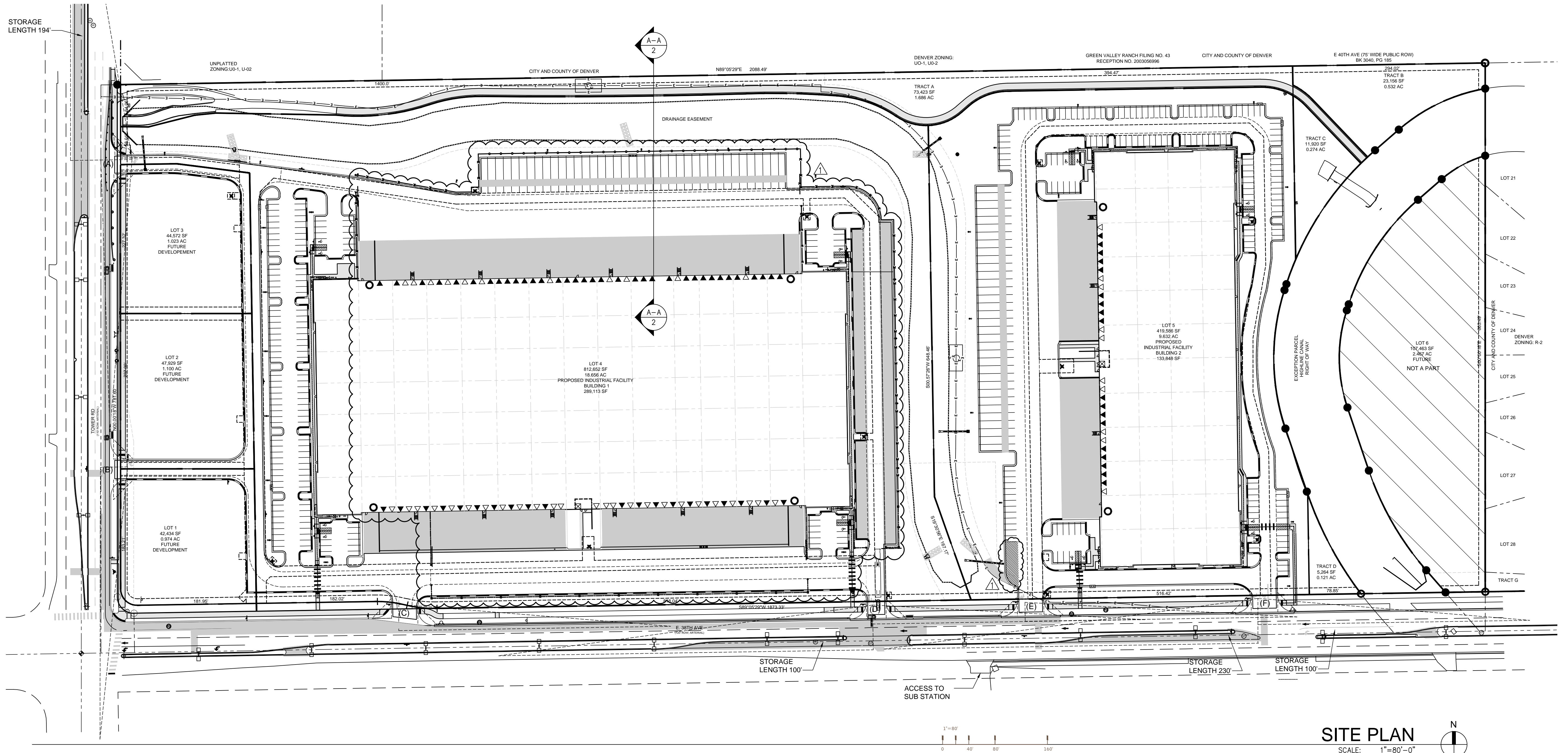


38TH AND TOWER SITE PLAN  
LOTS 1, 2, 3, 4 & 5 AND TRACTS A, B, C & D OF BLOCK 1  
TOWER BUSINESS CENTER SUBDIVISION FILING NO. 1

A PORTION OF THE SOUTHWEST 1/4 SECTION 22, TOWNSHIP 3 SOUTH, RANGE 66 WEST OF THE  
6TH PRINCIPAL MERIDIAN, CITY OF AURORA, COUNTY OF ADAMS, STATE OF COLORADO

SUBMITTAL - 07/16/2018  
SUBMITTAL - 08/19/2019  
SUBMITTAL - 09/27/2019  
SUBMITTAL - 11/08/2019  
SUBMITTAL - 11/26/2019

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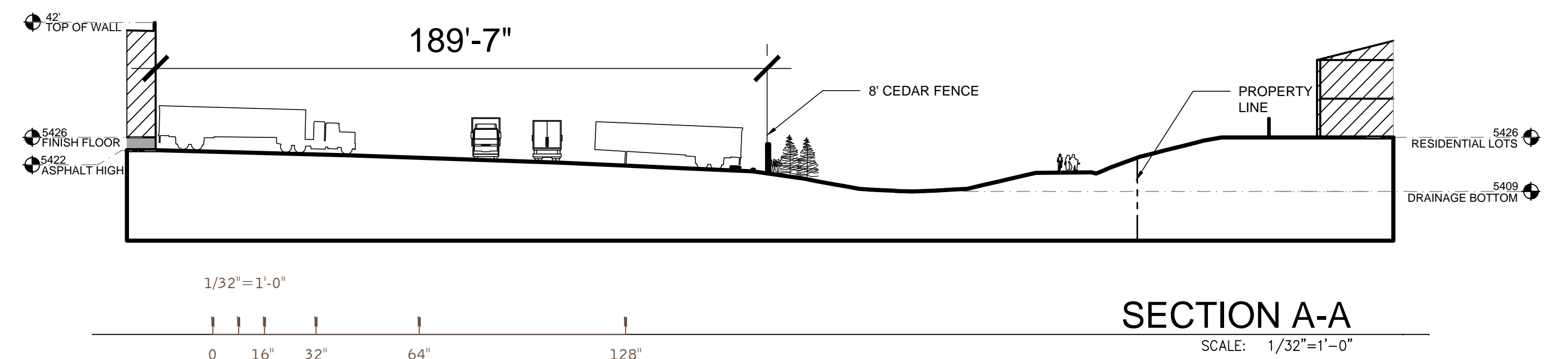
SITE LEGEND

- DOCK HIGH TRUCK DOOR (INSTALLED)
- DOCK HIGH TRUCK DOOR (FUTURE)
- GRADE LEVEL TRUCK DOOR
- FIRE HYDRANT (VERIFY LOCATION WITH CIVIL DRAWINGS)
- ACCESSIBLE ROUTE
- PROJECT MONUMENT SIGN (RE: 9/23)
- POLE MOUNTED LIGHT
- FENCE
- STREET LIGHT
- CONCRETE
- ASHPALT
- PROPOSED SIDEWALK
- CEDAR FENCE
- TUBULAR METAL FENCE
- TUBULAR METAL FENCE WITH 24"X24" MASONRY COLUMNS

VEHICULAR CIRCULATION

ROADWAY ENTRY	DRIVEWAY ACCESS	VEHICULAR MOVEMENT
A*	FULL MOVEMENT	TRUCK/AUTO IN & OUT
B	RIGHT IN/RIGHT OUT	AUTO IN & OUT
C	RIGHT IN/RIGHT OUT	TRUCK/AUTO IN & OUT
D	FULL MOVEMENT	TRUCK IN & OUT
E	RIGHT IN/RIGHT OUT	TRUCK IN & OUT
F	FULL MOVEMENT	AUTO IN & OUT

\* THIS ACCESS WILL NOT BE SIGNALIZED, IN THE FUTURE, IF AN ACCIDENT PATTERN DEVELOPS, THEN MODIFICATIONS TO THE DRIVEWAY AND/OR MEDIAN ON TOWER LIMITING MOVEMENTS SHALL BE REQUIRED.



SECTION A-A



38TH AND TOWER SITE PLAN  
LOTS 1, 2, 3, 4 & 5 AND TRACTS A, B, C & D OF BLOCK 1  
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SITE LEGEND

- 1 PARKING STALL COUNT TOTAL.
- DOCK HIGH TRUCK DOOR (INSTALLED)
- DOCK HIGH TRUCK DOOR (FUTURE)
- GRADE LEVEL TRUCK DOOR
- FIRE HYDRANT (VERIFY LOCATION WITH CIVIL DRAWINGS)
- ACCESSIBLE ROUTE
- BIKE RACK (ONE PER BUILDING ENTRY)
- PROJECT MONUMENT SIGN
- POLE MOUNTED LIGHT
- CONCRETE
- ASHPALT
- PROPOSED SIDEWALK
- FDC WITH APPROVED KNOX CAPS/PLUGS
- KNOX BOX
- STREET LIGHT
- CEDAR FENCE AT TRAILER PARKING
- CEDAR FENCE
- TUBULAR METAL FENCE
- TUBULAR METAL FENCE WITH 24"x24" MASONRY COLUMNS

GENERAL NOTES

- ALL HARDSCAPE SURFACES WILL BE PAVED WITH ASPHALT UNLESS NOTED OTHERWISE.
- ALL IMPROVEMENTS ARE PROPOSED U.N.O.
- DRIVEWAY ACCESS LABELS IN VEHICULAR CIRCULATION TABLE MATCH TRAFFIC STUDY.
- ELECTRICALLY OPERATED GATE NOTE: THE GATING SYSTEM SHALL 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; C) AN ELECTRICAL OR BATTERY BACKUP SYSTEM THAT OPENS THE GATE ON THE LOSS OF THE PRIMARY ELECTRICAL POWER; AND D) MANUAL OVERRIDE (IN THE EVENT OF SYSTEM FAILURE).

VEHICULAR CIRCULATION

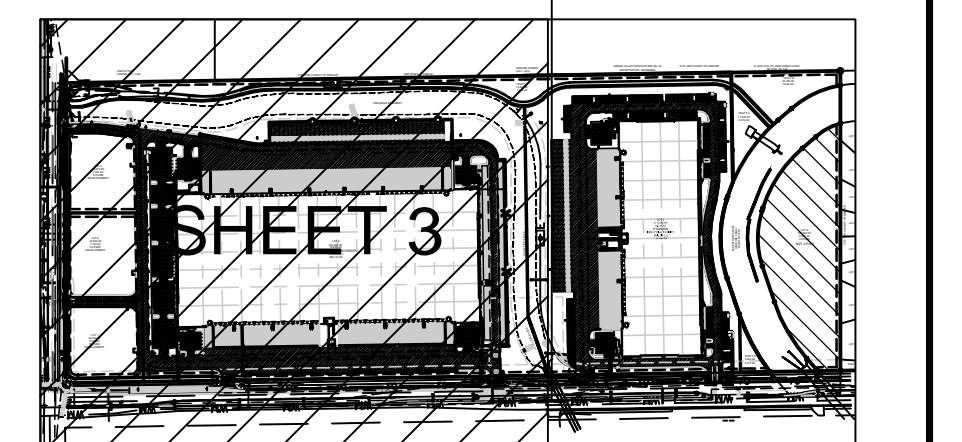
ROADWAY ENTRY	DRIVEWAY ACCESS	VEHICULAR MOVEMENT
A*	FULL MOVEMENT	TRUCK/AUTO IN & OUT
B	RIGHT IN/RIGHT OUT	AUTO IN & OUT
C	RIGHT IN/RIGHT OUT	TRUCK/AUTO IN & OUT
D	FULL MOVEMENT	TRUCK IN & OUT
E	RIGHT IN/RIGHT OUT	TRUCK IN & OUT
F	FULL MOVEMENT	AUTO IN & OUT

\* THIS ACCESS WILL NOT BE SIGNALIZED IN THE FUTURE. IF AN ACCIDENT PATTERN DEVELOPS, THEN MODIFICATIONS TO THE DRIVEWAY AND/OR MEDIAN ON TOWER LIMITING MOVEMENTS SHALL BE REQUIRED.

CURVE TABLE

CURVE	DELTA	RADIUS	LENGTH
C1	90°54'13"	25.00	39.66
C2	25°12'42"	172.64	75.97
C3	31°05'46"	357.03	193.77
C4	36°42'33"	235.57	150.93
C5	22°22'30"	452.65	176.77
C6	18°22'00"	552.65	177.16
C7	36°42'33"	335.57	215.00
C8	22°21'04"	457.03	178.29
C9	31°03'12"	272.64	147.77
C10	90°54'13"	25.00	39.66
C25	15°02'48"	175.00	45.96
C26	15°02'48"	175.00	45.96

KEY MAP



SITE PLAN

SCALE: 1"=50'-0"

SITE PLAN  
SHEET 3 OF 26



38TH AND TOWER SITE PLAN  
LOTS 1, 2, 3, 4 & 5 AND TRACTS A, B, C & D OF BLOCK 1  
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### SITE LEGEND

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- KNOX BOX
- STREET LIGHT

### GENERAL NOTES

- ALL HARDSCAPE SURFACES WILL BE PAVED WITH ASPHALT U.N.O.
- ALL IMPROVEMENTS ARE PROPOSED U.N.O.
- DRIVEWAY ACCESS LABELS IN VEHICULAR CIRCULATION TABLE MATCH TRAFFIC STUDY.

### VEHICULAR CIRCULATION

ROADWAY ENTRY	DRIVEWAY ACCESS	VEHICULAR MOVEMENT
A*	FULL MOVEMENT	TRUCK/AUTO IN & OUT
B	RIGHT IN/RIGHT OUT	AUTO IN & OUT
C	RIGHT IN/RIGHT OUT	TRUCK/AUTO IN & OUT
D	FULL MOVEMENT	TRUCK IN & OUT
E	RIGHT IN/RIGHT OUT	TRUCK IN & OUT
F	FULL MOVEMENT	AUTO IN & OUT

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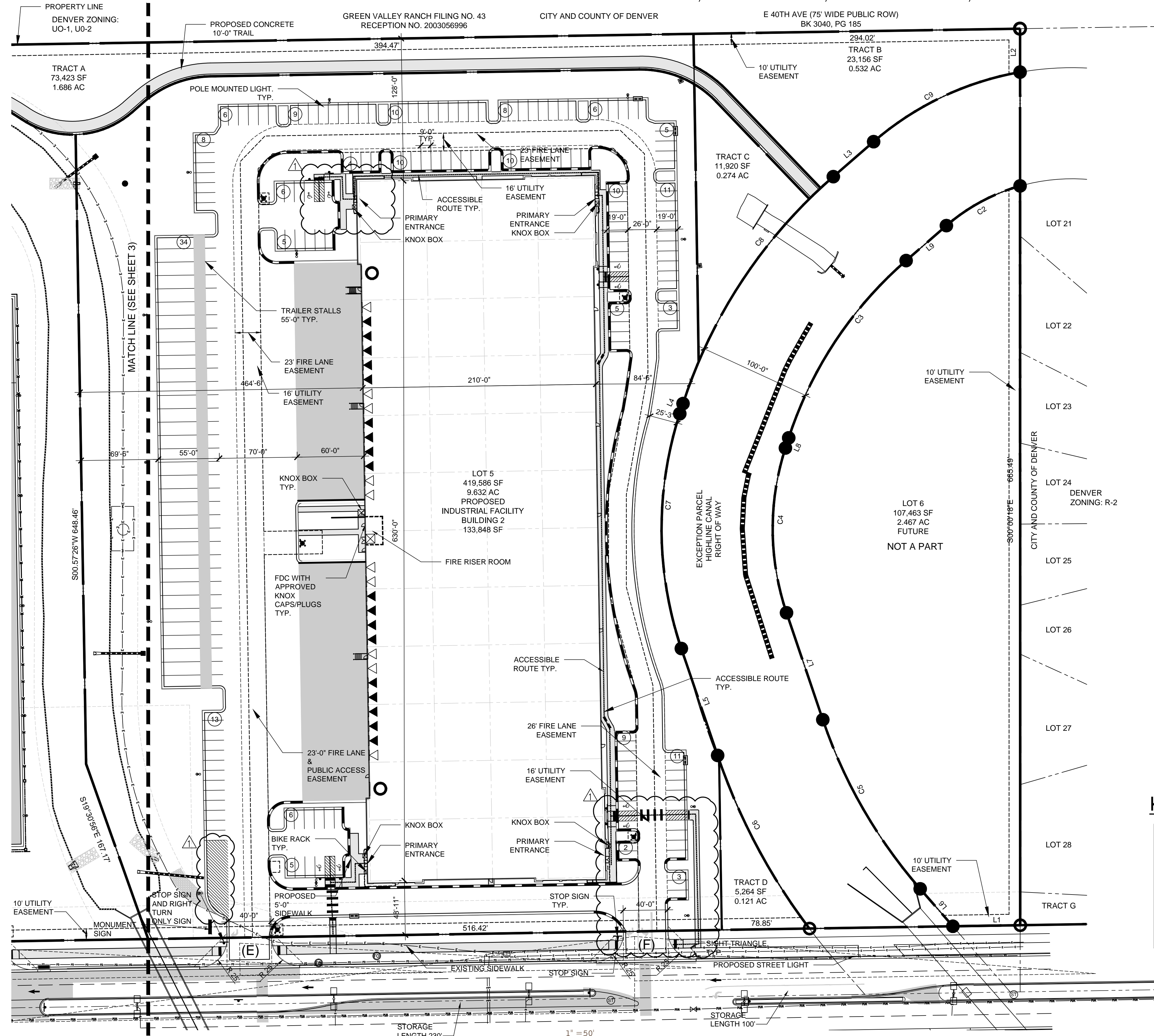
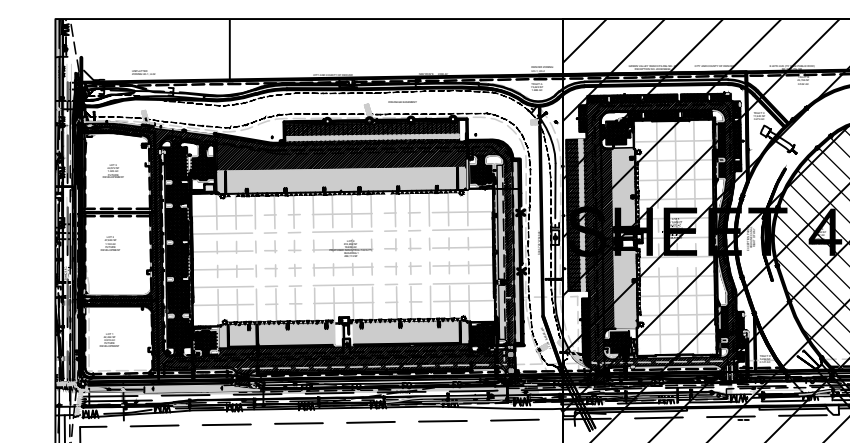
### CURVE TABLE

CURVE	DELTA	RADIUS	LENGTH
C1	90°54'13"	25.00'	39.66'
C2	25°12'42"	172.64'	75.97'
C3	31°05'46"	357.03'	193.77'
C4	36°42'33"	235.57'	150.93'
C5	22°22'30"	452.65'	176.77'
C6	18°22'00"	552.65'	177.16'
C7	36°42'33"	335.57'	215.00'
C8	22°21'04"	457.03'	178.23'
C9	31°03'12"	272.64'	147.77'
C10	90°54'13"	25.00'	39.66'
C25	15°02'48"	175.00'	45.96'
C26	15°02'48"	175.00'	45.96'

### LINE TABLE

CURVE	BEARING	LENGTH
L1	S89°05'29"W	60.59'
L2	S00°00'18"E	39.09'
L3	S49°03'46"W	48.03'
L4	S17°58'01"W	9.57'
L5	S18°44'29"E	101.62'
L6	S41°06'59"E	44.76'
L7	S18°44'29"E	101.62'
L8	S17°58'01"W	9.57'
L9	S49°03'46"W	48.03'

### KEY MAP



### SITE PLAN

SCALE: 1"=50'-0"