

MANKO WINDOW SYSTEMS, INC. BUILDING ADDITION OPTIMA BATTERIES, INC. LOT 2, BLOCK 1 AURORA, COLORADO DECEMBER, 2023

SITE PLAN NOTES

- THE DEVELOPERS, HIS SUCCESSORS AND ASSIGNS, INCLUDING THE HOMEOWNERS OR MERCHANTS ASSOCIATION, SHALL BE RESPONSIBLE FOR INSTALLATION, MAINTENANCE AND REPLACEMENT OF ALL FIRE LANE SIGNS AS REQUIRED BY THE CITY OF AURORA.
- ALL SIGNS MUST CONFORM TO THE CITY OF AURORA SIGN CODE.
- 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."
- COMMERCIAL PROJECTS BUILT UNDER THE 2021 IBC: "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. (NOTE TO APPLICANT: PLEASE SEE EXHIBIT B8 UNDER THE DEVELOPMENT/DESIGN STANDARDS SECTION OF THIS GUIDEBOOK FOR ITEMS TO BE SHOWN ON A SITE PLAN).
- THE APPLICANT HAS THE OBLIGATION TO COMPLY WITH ALL APPLICABLE REQUIREMENTS OF THE AMERICANS WITH DISABILITIES ACT.
- THE DEVELOPER, HIS SUCCESSORS AND ASSIGNS, SHALL BE RESPONSIBLE FOR INSTALLATION, MAINTENANCE AND REPLACEMENT OF ALL LANDSCAPING MATERIALS SHOWN OR INDICATED ON THE APPROVED SITE PLAN OR LANDSCAPE PLAN ON FILE IN THE PLANNING DEPARTMENT. ALL LANDSCAPING WILL BE INSTALLED PRIOR TO ISSUANCE OF CERTIFICATE OF OCCUPANCY.
- ALL CROSSINGS OR ENCROACHMENTS BY PRIVATE LANDSCAPE IRRIGATION SYSTEMS OR PRIVATE UTILITIES INTO EASEMENTS AND STREET RIGHTS-OF-WAY OWNED BY THE CITY OF AURORA ARE ACKNOWLEDGED BY THE UNDERSIGNED AS BEING SUBJECT TO CITY OF AURORA'S USE AND OCCUPANCY OF THE SAID EASEMENTS OR RIGHTS-OF-WAY. THE UNDERSIGNED, THEIR SUCCESSORS AND ASSIGNS, HEREBY AGREE TO INDEMNIFY THE CITY OF AURORA FOR ANY LOSS, DAMAGE OR REPAIR TO CITY FACILITIES THAT MAY RESULT FROM THE INSTALLATION, OPERATION OR MAINTENANCE OF SAID PRIVATE IRRIGATION LINES OR SYSTEMS AND/OR PRIVATE UTILITIES.
- THE APPROVAL OF THIS DOCUMENT DOES NOT CONSTITUTE FINAL APPROVAL OF GRADING, DRAINAGE, UTILITY, PUBLIC IMPROVEMENTS AND BUILDING PLANS. CONSTRUCTION PLANS MUST BE REVIEWED AND APPROVED BY THE APPROPRIATE AGENCY PRIOR TO THE ISSUANCE OF BUILDING PERMITS.
- ALL BUILDING ADDRESS NUMBERS SHALL COMPLY WITH SECTIONS 126-271 AND 126-278 OF THE AURORA CITY CODE, ARTICLE VII-NUMBERING OF BUILDINGS.
- ALL ROOFTOP MECHANICAL EQUIPMENT AND VENTS GREATER THAN EIGHT (8) INCHES IN DIAMETER MUST BE SCREENED. SCREENING MAY BE DONE EITHER WITH AN EXTENDED PARAPET WALL OR A FREESTANDING SCREEN WALL. SCREENS SHALL BE AT LEAST AS HIGH AS THE EQUIPMENT THEY HIDE. IF EQUIPMENT IS VISIBLE BECAUSE SCREENS DON'T MEET THIS MINIMUM HEIGHT REQUIREMENT, THE DIRECTOR OF PLANNING MAY REQUIRE CONSTRUCTION MODIFICATIONS PRIOR TO THE ISSUANCE OF A PERMANENT CERTIFICATE OF OCCUPANCY.
- NOTWITHSTANDING ANY SURFACE IMPROVEMENTS, LANDSCAPING, PLANTING OR CHANGES SHOWN IN THESE SITE OR CONSTRUCTION PLANS, OR ACTUALLY CONSTRUCTED OR PUT IN PLACE, ALL UTILITY EASEMENTS MUST REMAIN UNOBSERVED AND FULLY ACCESSIBLE ALONG THEIR ENTIRE LENGTH TO ALLOW FOR ADEQUATE MAINTENANCE EQUIPMENT. ADDITIONALLY, NO INSTALLATION, PLANTING, CHANGE IN THE SURFACE, ETC., SHALL INTERFERE WITH THE OPERATION OF THE UTILITY LINES PLACED WITHIN THE EASEMENT. BY SUBMITTING THESE SITE OR CONSTRUCTION PLANS FOR APPROVAL, THE LANDOWNER RECOGNIZES AND ACCEPTS THE TERMS, CONDITIONS AND REQUIREMENTS OF THIS NOTE.
- FINAL GRADE SHALL BE AT LEAST SIX (6) INCHES BELOW ANY EXTERIOR WOOD SIDING ON THE PREMISES.
- ALL INTERESTED PARTIES ARE HEREBY ALERTED THAT THIS SITE PLAN IS SUBJECT TO ADMINISTRATIVE CHANGES AND AS SHOWN ON THE ORIGINAL SITE PLAN ON FILE IN THE AURORA CITY PLANNING OFFICE AT THE MUNICIPAL BUILDING. A COPY OF THE OFFICIAL CURRENT PLAN MAY BE PURCHASED THERE. LIKEWISE, SITE PLANS ARE REQUIRED TO AGREE WITH THE APPROVED SUBDIVISION PLAT OF RECORD AT THE TIME OF A BUILDING PERMIT; AND IF NOT, MUST BE AMENDED TO AGREE WITH THE PLAT AS NEEDED, OR VICE VERSA.



VICINITY MAP
SCALE: 1"=1000'

- ERRORS IN APPROVED SITE PLANS RESULTING FROM COMPUTATIONS OR INCONSISTENCIES IN THE DRAWINGS MADE BY THE APPLICANT ARE THE RESPONSIBILITY OF THE PROPERTY OWNER OF RECORD. WHERE FOUND, THE CURRENT MINIMUM CODE REQUIREMENTS WILL APPLY AT THE TIME OF BUILDING PERMIT. PLEASE BE SURE THAT ALL PLAN COMPUTATIONS ARE CORRECT.
- ALL REPRESENTATIONS AND COMMITMENTS MADE BY APPLICANTS AND PROPERTY OWNERS AT PUBLIC HEARINGS REGARDING THIS PLAN ARE BINDING UPON THE APPLICANT, PROPERTY OWNER, AND ITS HEIRS, SUCCESSORS, AND ASSIGNS.
- ARCHITECTURAL FEATURES, SUCH AS BAY WINDOWS, FIREPLACES, ROOF OVERHANGS, GUTTERS, EAVES, FOUNDATIONS, FOOTINGS, CANTILEVERED WALLS, ETC. ARE NOT ALLOWED TO ENCRUCH INTO ANY EASEMENT OR FIRE LANE. BASED ON THE 2009 INTERNATIONAL BUILDING CODE, CHAPTER 11, AND THE AMERICAN NATIONAL STANDARDS INSTITUTE (ICC/ANSI) A117-2003.
- THE 2021 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 TO OBTAIN A BUILDING PERMIT FOR THE INSTALLATION OF AN ERRC SYSTEM PRIOR TO INSTALLATION. THIS ASSESSMENT AND INSTALLATION IS AT THE OWNER OR DEVELOPER'S EXPENSE. FUTURE INTERIOR OR EXTERIOR MODIFICATIONS TO THE STRUCTURE AFTER THE ORIGINAL CERTIFICATE OF OCCUPANCY IS ISSUED WILL REQUIRE A REASSESSMENT FOR ADEQUATE RADIO FREQUENCY COVERAGE.
- FIRE LANE SIGN DETAIL: THE DETAIL MUST SHOW THE FIRE LANE SIGN EITHER ON POSTS OR PERMANENTLY ATTACHED TO ADJACENT EXTERIOR WALL OF A STRUCTURE. WHERE BOTH DISPLAY METHODS ARE UTILIZED WITHIN THE SITE, THEN A SEPARATE DETAIL WILL BE REQUIRED FOR EACH POSTING METHOD. (NOTE: PRE-APPROVAL OF THE LOCATION FOR WALL MOUNTED FIRE LANE SIGNAGE IS REQUIRED).
 - IN ADDITION TO THE STANDARD MUTCD NOTES PLEASE PROVIDE THESE DETAIL: "SIGNS SHALL BE PERMANENTLY LABELED AS NO PARKING FIRE LANE COMPLYING WITH IFC FIGURE D103.6.
- FIRE LANE EASEMENT - AN APPROVED MEANS OF ACCESS OR OTHER PASSAGEWAY THAT IS FORMALLY DEDICATED AND IDENTIFIED TO PROVIDE ACCESS FOR EMERGENCY APPARATUS WHERE PARKING IS PROHIBITED.
- ALL CROSSINGS OR ENCROACHMENTS INTO EASEMENTS AND RIGHT-OF-WAY OWNED BY THE CITY OF AURORA ("CITY") IDENTIFIED AS BEING PRIVATELY OWNED AND MAINTAINED HEREIN ARE ACKNOWLEDGED BY THE UNDERSIGNED AS BEING SUBJECT TO CITY'S USE AND OCCUPANCY OF SAID EASEMENT OR RIGHT-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 RIGHT-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 RIGHT-OF-WAY AT ANY TIME AND IN SUCH A MANNER AS IT DEEMS NECESSARY OR COVENANT.
- 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 THE CITY ENGINEER.
- THE DEVELOPER IS RESPONSIBLE FOR SIGNING AND STRIPING ALL PUBLIC STREETS. THE DEVELOPER IS REQUIRED TO PLACE TRAFFIC CONTROL, STREET NAME, AND GUIDE SIGNS ON ALL PUBLIC STREETS AND PRIVATE STREETS APPROACHING AN INTERSECTION WITH A PUBLIC STREET. SIGNS SHALL BE FURNISHED AND INSTALLED PER THE MOST CURRENT EDITION OF THE MANUAL ON UNIFORM TRAFFIC CONTROL DEVICES (MUTCD) AND CITY STANDARDS, AND SHOWN ON THE SIGNING AND STRIPING PLAN FOR THE DEVELOPMENT.
- THE NEW EXPANSIONS ARE STORAGE AND WAREHOUSE SPACE WITH NO NEW PLUMBING FIXTURES. EXISTING UTILITY SERVICE CONNECTIONS TO PUBLIC MAINS ARE OUTSIDE OF THE AREA WHERE CONSTRUCTION OF THE EXPANSIONS ARE OCCURRING.
- SEE CITY OF AURORA CIVIL PLAN APPROVAL NUMBERS CP 940075, CP 203102, AND CP 219048 FOR ADDITIONAL INFORMATION.

PROJECT BENCHMARK

BENCHMARK #1:
C.O.A. ID 3S6633NE005
C.O.A. BC ON SOUTH BANK OF E-W CONCRETE LINED DRAINAGE DITCH, AND 2.7' NORTH OF E-W CL FENCE ON NORTH PROPERTY LINE OF ASSOC GROCERS, STAMPED C1/4 S33 T3S R66 W LS 2132 1982 ELEV ON S EDGE CAP
ELEVATION = 5419.540 (NAVD88 DATUM)

BENCHMARK #2:
C.O.A. ID 3S6633NW009
3" METAL CAP IN STEEL PIPE ON SOUTH BANK OF E-W CONCRETE LINED DRAINAGE DITCH @ NW FENCE CORNER OF ASSOC GROCERS AND STAMPED W1/16 C-C SEC 33 LS 2132 1982 ELEV. E. EDGE OF CAP
ELEVATION = 5412.31 (NAVD88 DATUM)

BASIS OF BEARING STATEMENT

EAST LINE OF THE NORTHWEST 1/4 OF SECTION 33,
T3S, R66W OF THE 6TH PM SAID TO BEAR N 00°27'52"E

ZONING

ACCIDENT POTENTIAL ZONE II - NORTH RESTRICTIONS

LEGAL DESCRIPTION

BLOCK 1, LOT 2, OPTIMA BATTERIES INC. SUBDIVISION FILING NO. 1
SITUATE IN THE NORTHWEST QUARTER OF SECTION 33, TOWNSHIP 3 SOUTH,
RANGE 66 WEST, OF THE 6TH P.M.; CITY OF AURORA, COUNTY OF ADAMS,
STATE OF COLORADO

RECORDER'S CERTIFICATE

ACCEPTED FOR FILING IN THE OFFICE OF THE CLERK AND RECORDER OF

COLORADO AT _____ O'CLOCK _____ M. THIS _____ DAY OF _____ AD, _____

CLERK AND RECORDER: _____ DEPUTY: _____

SHEET INDEX

C1	TITLE SHEET
C2	TOPOGRAPHIC SURVEY
C3	SITE PLAN
C4	GRADING PLAN
C5	DETAILS
L1	LANDSCAPE PLAN
L2	LANDSCAPE DETAILS & NOTES
A1.01	ADDITION A
A1.02	ADDITION B
A1.03	ADDITION C
A1.04	ADDITION A SECTIONS
E001	SITE PHOTOMETRIC PLAN

OWNER:
MANKO WINDOW SYSTEMS INC.
GARY JONES
17500 E. 22ND AVE.
AURORA, CO 80011
888-642-1488

DESIGNER:
SMH CONSULTANTS
BRETT LOUK
620 N. TEJON STREET, SUITE 201
COLORADO SPRINGS, CO 80903
719-465-2145

ARCHITECT:
ANDERSON KNIGHT ARCHITECTS
DAN KNIGHT
2505 ANDERSON AVENUE, SUITE 201
MANHATTAN, KS 66502
785-539-0806

DATA BLOCK

LAND AREA WITHIN PROPERTY LINES	14.1 AC. (614,178 SF)
NUMBER OF EXISTING BUILDINGS	1
NUMBER OF PROPOSED BUILDINGS	0
BUILDING HEIGHT	26'-8"
EXISTING BUILDING COVERAGE AND GFA	113,181 SF (18.43%)
TOTAL BUILDING COVERAGE AND GFA (EX.+PROP.)	142,049 SF (23.13%)
HARD SURFACE AREA	128,056 SF (20.85%)
LANDSCAPE AREA	332,547 SF (54.14%)
SIDEWALKS AND PATIOS	11,526 SF (1.88%)
PRESENT ZONING CLASSIFICATION	APZ II-N
PROPOSED NUMBER OF SIGNS	0
PARKING SPACES REQUIRED	92
PARKING SPACES PROVIDED	119
ACCESSIBLE SPACES REQUIRED	5
ACCESSIBLE SPACES PROVIDED	5
MAX % OF LOT COVERAGE (FROM MAX # OF EMP)	35%

CITY OF AURORA APPROVALS

CITY ATTORNEY: _____ DATE: _____

PLANNING DIRECTOR: _____ DATE: _____

PLANNING AND ZONING COMMISSION: N/A DATE: N/A
(CHAIRPERSON)

CITY COUNCIL: N/A DATE: N/A
(MAYOR)

ATTEST: N/A DATE: N/A
(CITY CLERK)

DATABASE APPROVAL DATE: _____

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Colorado Springs, CO
(719) 465-2145

OPTIMA BATTERIES, INC., LOT 2, BLOCK 1
MANKO WINDOW SYSTEMS, INC.
BUILDING ADDITION
SITE PLAN DOCUMENTS

REVISION DESCRIPTION
(DESCRIPTION)

REVISION DATE
000000

NORTH



PROJECT #: 2307-0238
CHECKED BY: BML
DRAWN BY: AVZ

DATE: 12/13/2023

SHEET #

C1

TOTAL SHEETS 12



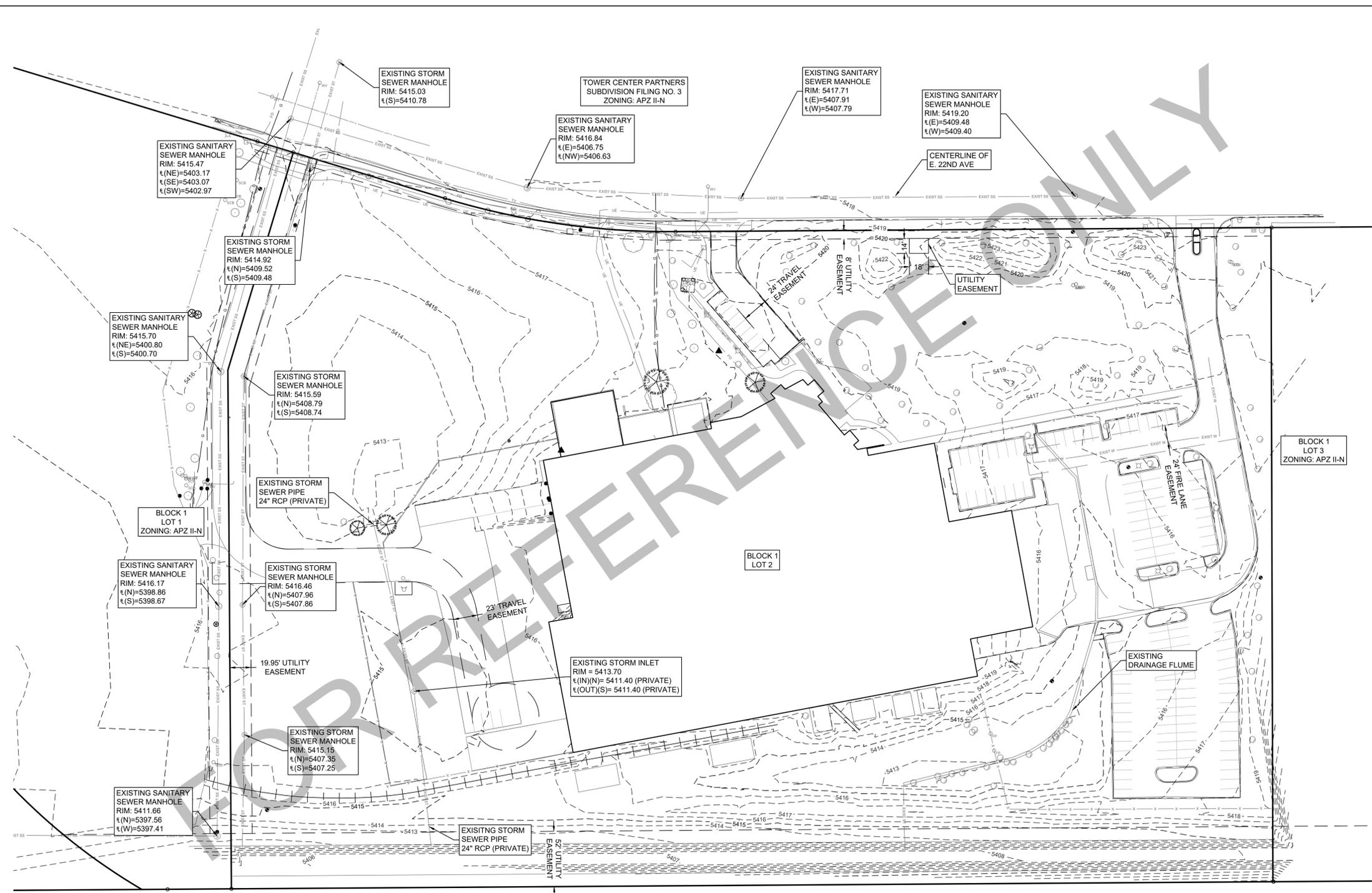
SCALE: 1" = 50'

PROJECT #: 2307-0238
CHECKED BY: BML
DRAWN BY: AVZ

DATE: 12/13/2023

SHEET #
C2

TOTAL SHEETS 12



LINETYPE LEGEND

---	UE	EXISTING ELECTRIC (UNDERGROUND)
---	OE	EXISTING ELECTRIC (OVERHEAD)
---	T	EXISTING TELEPHONE (UNDERGROUND)
---	FO	EXISTING FIBER OPTIC (UNDERGROUND)
---	EXST SS	EXISTING SANITARY SEWER
---	EXST WM	EXISTING WATER MAIN
---	EXST ST	EXISTING STORM SEWER (UNDERGROUND)
---	G	EXISTING RAILROAD TRACK
---	X	EXISTING GAS (UNDERGROUND)
---	X	EXISTING CHAINLINK FENCE
---	---	ROAD CENTERLINE
---	---	ROW/PROPERTY LINE
---	---	EXISTING FIRE LANE EASEMENT
---	---	EXISTING UTILITY EASEMENT
---	---	EXISTING BUILDING
---	6961	1' EXISTING CONTOUR
---	6960	5' EXISTING CONTOUR

SYMBOL LEGEND

●	BENCHMARK
+	MONUMENT
+	SIGN
⊙	LIGHT POLE
⊙	EXISTING ELECTRIC BOX
⊙	TELEPHONE PEDESTAL (EXISTING)
⊙	TELEPHONE STRUCTURE (EXISTING)
⊙	GAS METER (EXISTING)
⊙	SANITARY SEWER MANHOLE (EXISTING)
⊙	FLAG POLE / FENCE POST (EXISTING)
⊙	ROOF DRAIN (EXISTING)
⊙	STORM SEWER DRAIN (EXISTING)
⊙	WATER METER (EXISTING)
⊙	WATER VALVE (EXISTING)
⊙	SPRINKLER CONTROL BOX (EXISTING)
⊙	FIRE HYDRANT (EXISTING)
⊙	BOLLARD
⊙	BUSH
⊙	TREE

PROJECT BENCHMARK

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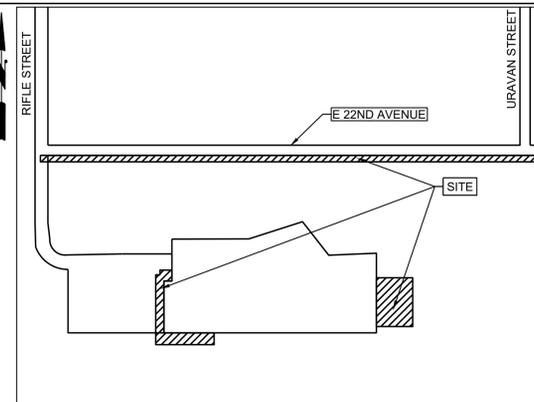
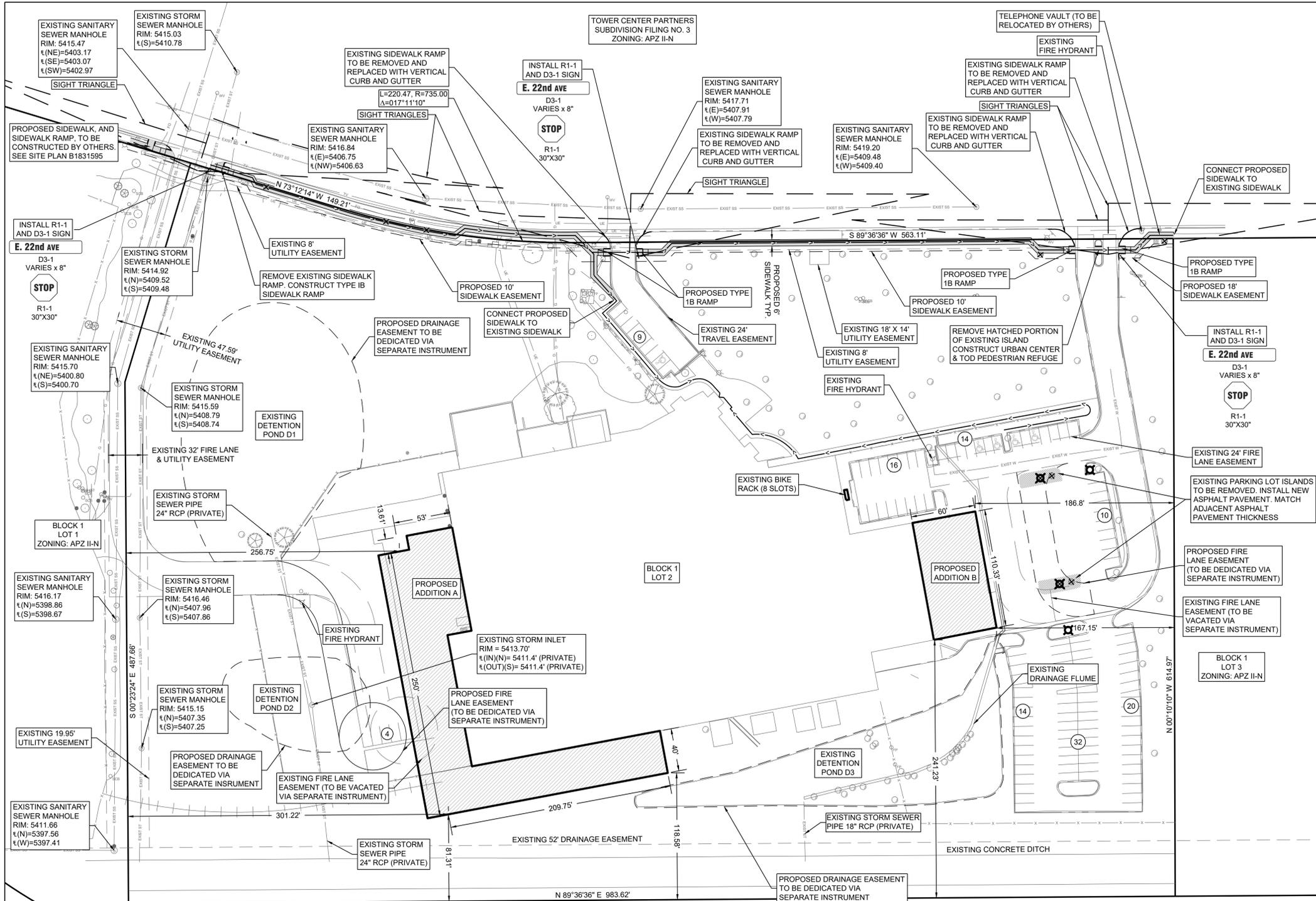
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C.O.A. ID 3S6633NW009
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SITE CONTROL TO BE USED FOR CONSTRUCTION LAYOUT

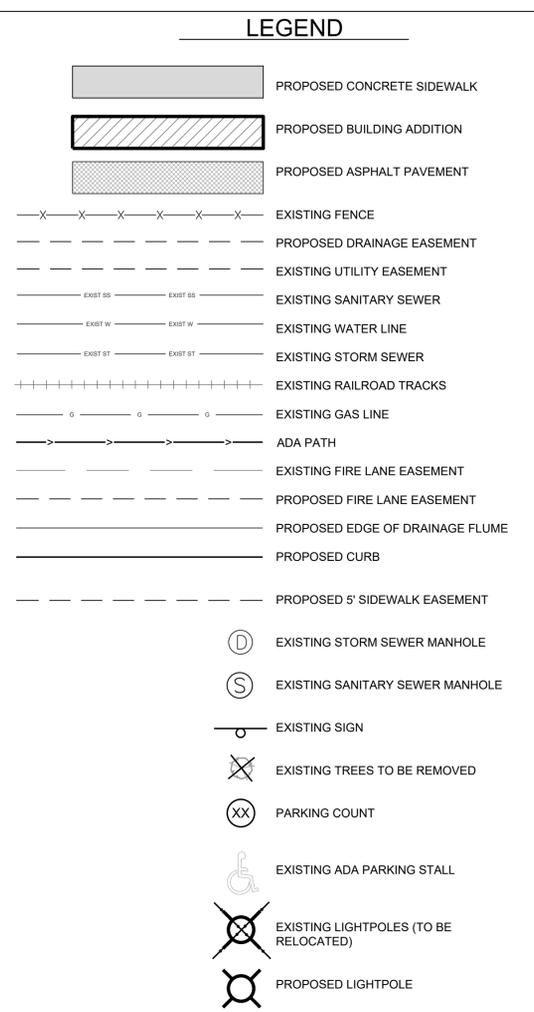
INFORMATION LISTED BELOW BELOW AS: POINT NUMBER, NORTHING, EASTING, ELEVATION AND DESCRIPTION.
10, 1698562.2520, 3200996.1840, 5416.11, SET NO5 REBAR W/ RPC "PSM CONTROL CAP"
11, 1697978.2920, 3201002.7390, 5414.82, SET NO5 REBAR W/ RPC "PSM CONTROL CAP"
14, 1698194.3760, 3201050.3030, 5415.64, SET MAG NAIL IN ASPHALT

BURIED UTILITY NOTE:

UTILITY LOCATES AS SHOWN HEREON ARE TO ASSIST IN THE PLANNING/DESIGN PROCESS ONLY. DUE TO THE METHODOLOGY OF ELECTROMAGNETIC LOCATING PROCESSES, LOCATING IS NOT AN EXACT SCIENCE AND IS ONLY ACCURATE TO APPROXIMATELY 18". THEREFORE, TO OBTAIN THE EXACT LOCATION OF ANYALL BURIED UTILITIES, THEY WOULD NEED TO BE POTHOLED. SAID MARKS ARE NOT INTENDED FOR CONSTRUCTION USE.



KEY MAP SCALE: 1"=250'



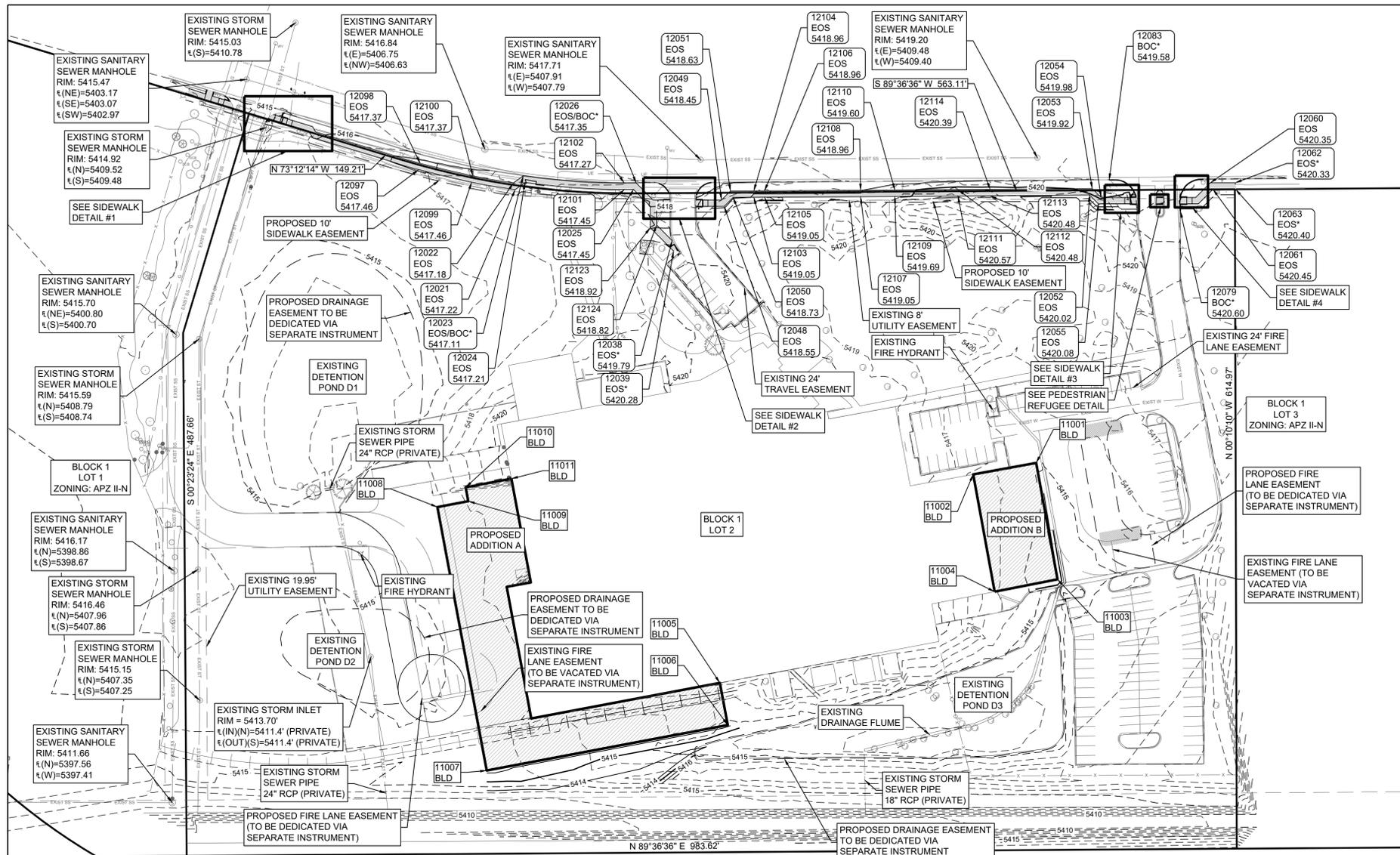
- TREE PROTECTION NOTES:**
- PRIOR TO THE BEGINNING OF CONSTRUCTION, ESTABLISH THE TREE PROTECTION ZONE BY INSTALLING TREE PROTECTION FENCING AROUND ALL EXISTING TREES TO REMAIN. LOCATE FENCING AT THE OUTSIDE OF THE DRIP LINE OF THE TREES OR AT A DISTANCE FROM THE TREE TRUNK OF ONE(1) FOOT OF RADIUS FOR EVERY INCH OF TRUNK DIAMETER, WHICHEVER IS GREATER. FOR GROUPS OF TREES, THE MINIMUM DISTANCE BETWEEN THE TREE TRUNK AND THE FENCING SHALL BE ONE(1) FOOT FOR EACH INCH OF TRUNK DIAMETER. FOLLOWING INSTALLATION OF FENCING, REQUEST INSPECTION BY THE CITY OF AURORA PARKS & FORESTRY DIVISION (303-739-7177) OR AUTHORIZED DESIGNER.
 - TREE PROTECTION FENCING SHALL BE 4' HEIGHT, ORANGE MESH FENCING ATTACHED TO "T" POSTS. FENCING SHALL BE INSPECTED AND MAINTAINED DAILY.
 - CONTRACTORS SHALL BE RESPONSIBLE FOR ALL OF THEIR WORKERS, SUBCONTRACTORS AND SUPPLIERS UNDER THIS REQUIREMENT. WITHIN THE TREE PROTECTION ZONE, THE FOLLOWING CONSTRUCTION ACTIVITIES SHALL NOT BE ALLOWED EXCEPT AS NECESSARY TO EXECUTE DETAILS TP-2.0, 2.1, 3.1 & 3.2.
 - EQUIPMENT USE AND STORAGE
 - MATERIAL DELIVERY OR STORAGE
 - VEHICLE TRAFFIC, PARKING, USE OR STORAGE
 - SPREADING, EXCAVATING, COMPACTING OR STOCKPILING OF SOIL
 - CONCRETE WASH-OUT AREAS AND RUN-OFF FROM CONCRETE WASH-OUT AREAS
 - FOOT TRAFFIC
 - RUN-OFF CONTAINING HARMFUL LIQUIDS SUCH AS OIL, GAS, PAINT, SOLVENTS, FERTILIZER, ASPHALT, MORTAR, TAR OR SIMILAR MATERIALS
 - VIOLATION OF THE TREE PROTECTION ZONE SHALL RESULT IN A FINE OF \$500 PER INCIDENCE AND MAY BE INCREASED BASED ON THE PERCENTAGE OF THE ZONE AFFECTED MULTIPLIED BY THE FULL VALUE OF THE TREE (OR TREES) ESTABLISHED PRIOR TO CONSTRUCTION. IF MORE THAN 30% OF THE TREE PROTECTION ZONE IS DAMAGED, THE FINE SHALL BE THE FULL VALUE OF THE ADJACENT TREE (OR TREES), FOR THE PURPOSE OF THESE REQUIREMENTS, CONSTRUCTION FENCING (LOCATED AT THE LIMITS OF CONSTRUCTION) SHALL BE TREATED AS TREE PROTECTION FENCING AND SHALL ESTABLISH A TREE PROTECTION ZONE FOR NEARBY TREES.
 - DAMAGE TO THE MAIN TRUNKS OF TREES SHALL IS PROHIBITED. DAMAGE NOT PREVIOUSLY DOCUMENTED SHALL RESULT IN A FINE BASED ON THE PERCENTAGE OF THE CIRCUMFERENCE AFFECTED. DAMAGE GREATER THAN 30% OF THE CIRCUMFERENCE OR AFFECTING THE STRUCTURAL INTEGRITY OF THE TREE WILL RESULT IN A FINE EQUAL TO THE FULL VALUE OF THE TREE.
 - LIMB REMOVAL IS PROHIBITED, UNLESS APPROVED PRIOR TO CONSTRUCTION OR AS AUTHORIZED BY THE CITY OF AURORA PARKS & FORESTRY DIVISION. LIMB REMOVAL, IF APPROVED, SHALL BE DONE PRIOR TO THE START OF CONSTRUCTION. DAMAGED BRANCHES SHALL BE PRUNED WITHIN 10 DAYS OF THE OCCURRENCE UTILIZING ANSI A300 STANDARDS. UNAUTHORIZED LIMB DAMAGE OR REMOVAL CAN RESULT IN A FINE OF \$500 PER BRANCH AS MAY BE DETERMINED BY THE CONSTRUCTION MANAGER OR HIS FORESTRY CONSULTANT. LIMB REMOVAL AND ALL OTHER APPROVED PRUNING SHALL BE PERFORMED BY A PROFESSIONAL COMPANY THAT IS LICENSED BY THE CITY OF AURORA FORESTRY DIVISION.
 - IF ROOTS GREATER THAN ONE(1) INCH DIAMETER REQUIRE CUTTING/REMOVAL, A CLEAN CUT SHALL BE ACCOMPLISHED USING A SHARP HAND TOOL. A MAXIMUM OF TWO(2) 3-INCH DIAMETER ROOTS PER TREE ARE PERMITTED FOR REMOVAL. THE REMOVAL OF ADDITIONAL ROOTS 3-INCHES OR GREATER IN DIAMETER REQUIRES APPROVAL OF THE CITY FORESTER OR AUTHORIZED DESIGNER.
 - EXISTING TREES DAMAGED BY CONSTRUCTION ACTIVITIES SHALL BE IMMEDIATELY REPAIRED AND IF DAMAGED BEYOND REPAIR, REPLACED PER THE MITIGATION SPECIFICATIONS OUTLINED IN SECTION IV, SUBSECTION A, ITEM 3 OF THE TREE PRESERVATION POLICY. THE MITIGATION PLAN FOR THESE TREES SHALL FOLLOW THAT APPROVED THROUGH THE SITE PLAN SUBMITTAL.
- NOTES:**
- ALL CONSTRUCTION ACTIVITIES SHALL BE COORDINATED WITH THE CITY OF AURORA AND THE OWNER.
 - CONSTRUCTION METHODS AND MATERIALS NOT SPECIFIED ON THESE PLANS SHALL MEET OR EXCEED THE STANDARD SPECIFICATIONS OF THE CITY OF AURORA.
 - ALL TREES NOT BEING REMOVED ARE TO BE SAVED AND SHALL BE PROTECTED DURING CONSTRUCTION.
 - IN LOCATIONS WHERE PROPOSED IMPROVEMENTS ARE NOT LOCATED, REMOVE STUMPS, ROOTS, AND OTHER DEBRIS PROTRUDING THROUGH GROUND SURFACE TO A DEPTH OF 24 INCHES BELOW FINISH SUBGRADE ELEVATION. IN ALL OTHER LOCATIONS, COMPLETE REMOVAL IS REQUIRED.
 - SEE CITY OF AURORA TRAFFIC DETAIL TE-11.0 FOR STOP SIGN INSTALLATION DETAILS.

SEE CITY OF AURORA PARKS, RECREATION & OPEN SPACE DEPARTMENT DETAILS TP-1.0, TP-2.0, TP-2.1, TP-3.0, TP-3.1, AND TP-3.2 FOR TREE PROTECTION DETAILS.

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OPTIMA BATTERIES, INC., LOT 2, BLOCK 1
MANKO WINDOW SYSTEMS, INC.
BUILDING ADDITION
 SITE PLAN DOCUMENTS

REVISION DESCRIPTION (DESCRIPTION)	
REVISION DATE	00/00/00
NORTH	
PROJECT #: 2307-0238 CHECKED BY: BML DRAWN BY: AVZ DATE: 12/13/2023 SHEET # C3 TOTAL SHEETS 12	



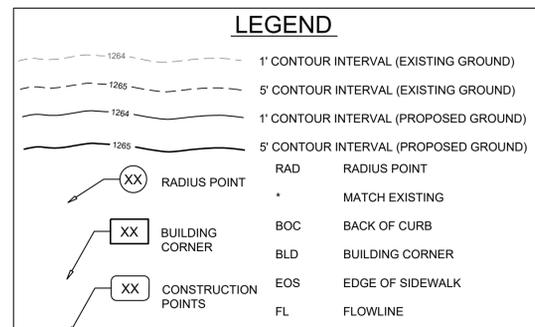
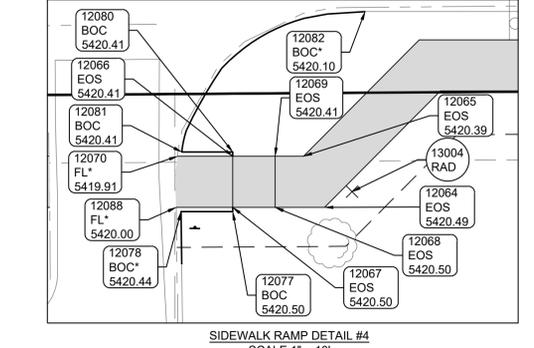
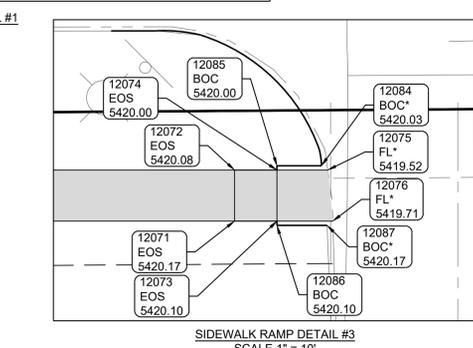
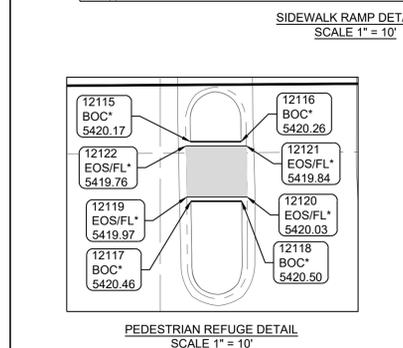
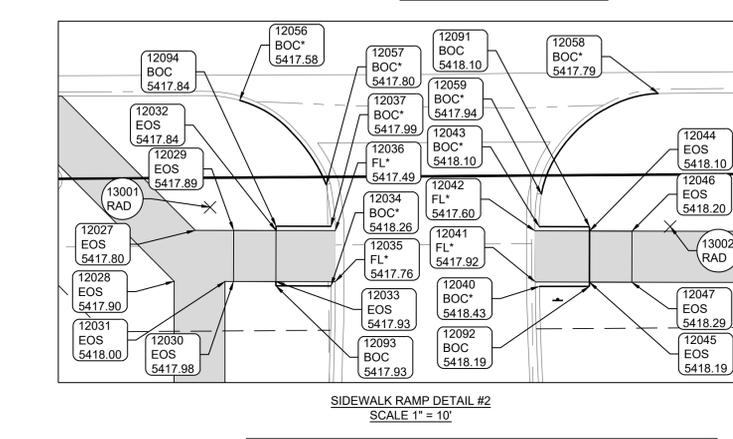
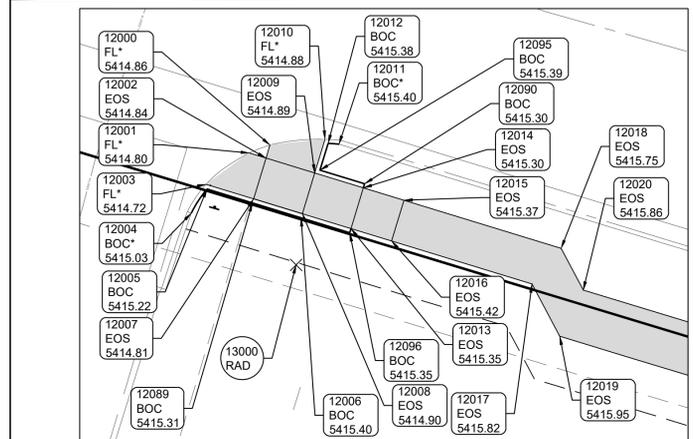
COORDINATES				
POINT #	NORTHING	EASTING	ELEVATION	DESCRIPTION
12000	1698596.51	3201052.62	5414.86	FL*
12001	1698595.58	3201050.19	5414.80	FL*
12002	1698594.98	3201052.16	5414.84	EOS
12003	1698591.91	3201045.09	5414.72	FL*
12004	1698588.52	3201043.34	5415.03	BOC*
12005	1698591.35	3201045.20	5415.22	BOC
12006	1698587.98	3201056.29	5415.40	BOC
12007	1698590.20	3201050.70	5414.81	EOS
12008	1698588.45	3201056.44	5414.90	EOS
12009	1698593.24	3201057.90	5414.89	EOS
12010	1698597.20	3201059.10	5414.88	FL*
12011	1698596.61	3201060.76	5415.40	BOC*
12012	1698596.71	3201059.48	5415.38	BOC
12013	1698586.71	3201062.18	5415.35	EOS
12014	1698581.49	3201063.64	5415.30	EOS
12015	1698590.03	3201068.42	5415.37	EOS
12016	1698585.25	3201066.96	5415.42	EOS
12017	1698580.21	3201083.52	5415.82	EOS
12018	1698584.39	3201086.95	5415.75	EOS
12019	1698574.07	3201066.79	5415.95	EOS
12020	1698579.50	3201089.56	5415.86	EOS
12021	1698525.42	3201276.67	5417.22	EOS
12022	1698531.72	3201275.11	5417.18	EOS
12023	1698538.46	3201284.28	5417.11	EOS/BOC*
12024	1698532.18	3201285.86	5417.21	EOS
12025	1698525.73	3201387.60	5417.45	EOS
12026	1698531.74	3201390.08	5417.35	EOS/BOC*
12027	1698516.00	3201405.82	5417.80	EOS
12028	1698510.00	3201403.33	5417.90	EOS
12029	1698515.99	3201410.34	5417.89	EOS
12030	1698509.99	3201410.33	5417.98	EOS
12031	1698509.99	3201409.33	5418.00	EOS
12032	1698515.98	3201415.34	5417.84	EOS
12033	1698509.98	3201415.33	5417.93	EOS
12034	1698509.47	3201421.83	5418.26	BOC*
12035	1698509.97	3201422.33	5417.76	FL*
12036	1698515.97	3201422.34	5417.49	FL*
12037	1698516.47	3201421.84	5417.99	BOC*
12038	1698477.99	3201423.80	5419.79	EOS*
12039	1698468.17	3201425.12	5420.28	EOS*
12040	1698509.42	3201446.41	5418.43	BOC*
12041	1698509.92	3201445.95	5417.92	FL*
12042	1698515.92	3201445.88	5417.60	FL*
12043	1698516.42	3201446.37	5418.10	BOC*
12044	1698515.91	3201452.32	5418.10	EOS
12045	1698509.91	3201452.31	5418.19	EOS
12046	1698515.89	3201457.32	5418.20	EOS
12047	1698509.90	3201457.31	5418.29	EOS
12048	1698509.86	3201472.46	5418.55	EOS
12049	1698515.87	3201469.98	5418.45	EOS
12050	1698518.24	3201480.83	5418.73	EOS
12051	1698524.22	3201478.33	5418.63	EOS
12052	1698520.51	3201814.72	5420.02	EOS
12053	1698526.51	3201817.21	5419.92	EOS
12054	1698518.21	3201825.51	5419.98	EOS
12055	1698512.21	3201823.02	5420.08	EOS
12056	1698531.25	3201411.06	5417.58	BOC*
12057	1698521.34	3201421.27	5417.80	BOC*
12058	1698532.06	3201480.45	5417.79	BOC*
12059	1698520.23	3201446.63	5417.94	BOC*
12060	1698531.87	3201927.79	5420.35	EOS
12061	1698525.87	3201930.27	5420.45	EOS
12062	1698531.87	3201951.16	5420.33	EOS*

COORDINATES				
POINT #	NORTHING	EASTING	ELEVATION	DESCRIPTION
12063	1698525.87	3201951.48	5420.40	EOS*
12064	1698512.21	3201916.61	5420.49	EOS
12065	1698518.21	3201914.13	5420.39	EOS
12066	1698518.21	3201905.79	5420.41	EOS
12067	1698512.21	3201905.79	5420.50	EOS
12068	1698512.21	3201910.79	5420.50	EOS
12069	1698518.21	3201910.79	5420.41	EOS
12070	1698518.21	3201899.28	5419.91	FL*
12071	1698512.21	3201847.65	5420.17	EOS
12072	1698518.21	3201847.65	5420.08	EOS
12073	1698512.21	3201852.65	5420.10	EOS
12074	1698518.21	3201852.65	5420.00	EOS
12075	1698518.21	3201858.65	5419.52	FL*
12076	1698512.21	3201859.23	5419.71	FL*
12077	1698511.71	3201905.79	5420.50	BOC
12078	1698511.71	3201899.69	5420.44	BOC*
12079	1698505.54	3201899.77	5420.60	BOC*
12080	1698518.21	3201905.79	5420.41	BOC
12081	1698518.21	3201899.79	5420.41	BOC
12082	1698535.19	3201921.39	5420.10	BOC*
12083	1698534.53	3201833.11	5419.56	BOC*
12084	1698518.21	3201857.90	5420.03	BOC*
12085	1698518.21	3201852.65	5420.00	BOC
12086	1698511.71	3201852.65	5420.10	BOC
12087	1698511.71	3201858.57	5420.17	BOC*
12088	1698512.21	3201899.13	5420.00	FL*
12089	1698589.72	3201050.55	5415.31	BOC
12090	1698591.97	3201063.78	5415.30	BOC
12091	1698516.41	3201452.32	5418.10	BOC
12092	1698509.41	3201452.31	5418.19	BOC
12093	1698509.48	3201415.33	5417.93	BOC
12094	1698516.48	3201415.34	5417.84	BOC
12095	1698593.57	3201058.52	5415.39	BOC
12096	1698586.23	3201062.03	5415.35	BOC
12097	1698544.13	3201186.25	5417.46	EOS
12098	1698549.94	3201187.75	5417.37	EOS
12099	1698532.35	3201235.88	5417.46	EOS
12100	1698538.22	3201237.14	5417.37	EOS
12101	1698525.70	3201379.01	5417.45	EOS
12102	1698531.70	3201379.01	5417.27	EOS
12103	1698518.39	3201500.28	5419.05	EOS
12104	1698524.39	3201500.25	5418.96	EOS
12105	1698518.42	3201510.32	5419.05	EOS
12106	1698524.42	3201510.29	5418.96	EOS
12107	1698518.98	3201600.28	5419.05	EOS
12108	1698524.98	3201600.24	5418.96	EOS
12109	1698519.16	3201632.39	5419.69	EOS
12110	1698525.16	3201632.36	5419.60	EOS
12111	1698519.56	3201691.48	5420.57	EOS
12112	1698525.56	3201691.43	5420.48	EOS
12113	1698519.79	3201721.58	5420.48	EOS
12114	1698525.79	3201721.53	5420.39	EOS
12115	1698518.71	3201877.54	5420.17	BOC*
12116	1698518.71	3201883.51	5420.26	BOC*
12117	1698511.71	3201877.60	5420.46	BOC*
12118	1698511.71	3201883.60	5420.50	BOC*
12119	1698512.21	3201877.11	5419.97	EOS/FL*
12120	1698512.21	3201884.23	5420.03	EOS/FL*
12121	1698518.21	3201884.13	5419.84	EOS/FL*
12122	1698518.21	3201877.03	5419.76	EOS/FL*
12123	1698489.99	3201403.31	5418.92	EOS
12124	1698492.47	3201409.31	5418.82	EOS

BUILDING POINTS			
POINT #	NORTHING	EASTING	DESCRIPTION
11001	1698270.66	3201784.77	BLD
11002	1698259.95	3201705.73	BLD
11003	1698162.08	3201784.74	BLD
11004	1698150.58	3201725.85	BLD
11005	1698065.54	3201468.46	BLD
11006	1698026.23	3201475.84	BLD
11007	1697983.82	3201250.04	BLD
11008	1698229.53	3201203.90	BLD
11009	1698234.95	3201232.78	BLD
11010	1698247.89	3201230.35	BLD
11011	1698255.94	3201273.21	BLD

RADIUS POINTS			
POINT #	NORTHING	EASTING	DESCRIPTION
13000	1698582.45	3201055.70	RAD 25.25'
13001	1698518.71	3201461.56	RAD 18.25'
13002	1698516.43	3201461.83	RAD 15.75'
13003	1698513.30	3201837.17	RAD 21.75'
13004	1698514.06	3201919.86	RAD 21.00'

NOTES:
 THE CROSS SLOPES OF ALL SIDEWALKS SHALL BE 1.5% OR LESS.
 ALL GRADE AGAINST THE BUILDING SHALL BE 6" BELOW FINISH FLOOR UNLESS OTHERWISE SPECIFIED.
 ALL STRIPPED TOPSOIL SHALL BE STOCKPILED FOR RE-USE.



REVISION DATE (DESCRIPTION)

000000

NORTH

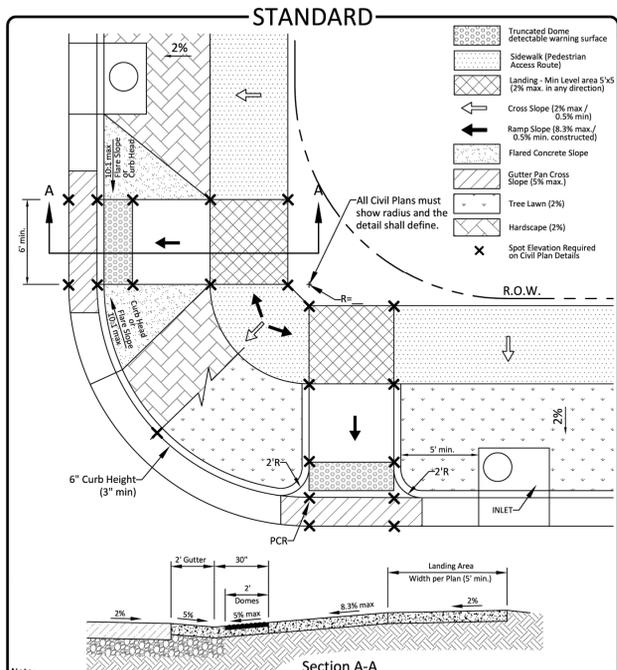
PROJECT #: 2307-0238
 CHECKED BY: BML
 DRAWN BY: AVZ

DATE: 12/13/2023

SHEET # **C4**

TOTAL SHEETS 12

GRADING & HVC PLAN

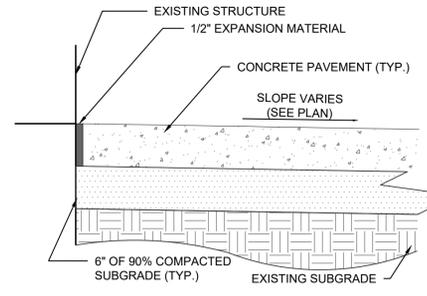


Section A-A

Notes:

- Both tree lawn and hardscape shown for graphical representation. Use appropriate treatment per approved plans or as existing conditions require.
- All ramps are to be in accordance with general notes on S9.0.
- All slopes shown are constructed finished surface slope.
- Sides of ramps must be flared where a walkable surface is adjacent to the ramp. If a tree lawn or some other non-walkable surface or obstruction exists adjacent to the ramp, a transition curb will be acceptable. The length of the flare must be 10-times the height of the curb, measured along the curb line.

City of Aurora, Colorado	Type 1b Perpendicular (≤ 20' Radius)	2 of 4 S9.1
<i>Heidi Bohner</i> CITY ENGINEER	01/31/2023 DATE	

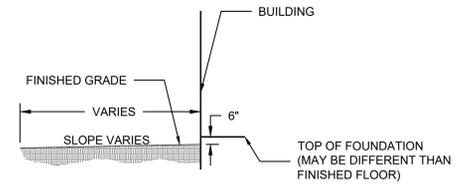


PAVEMENT ABUTTING BUILDING DETAIL (PRIVATE)
NOT TO SCALE

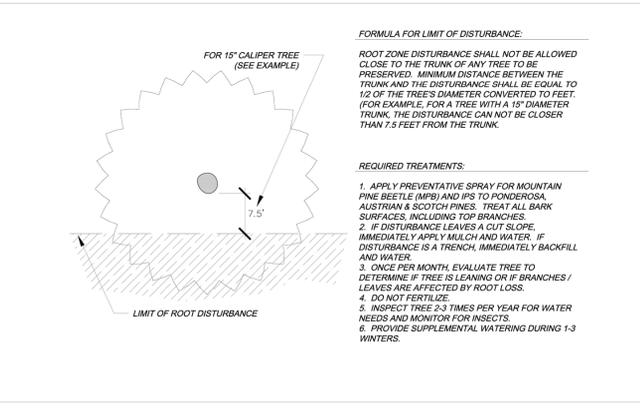
TREE PROTECTION NOTES

- PRIOR TO THE BEGINNING OF CONSTRUCTION, ESTABLISH THE TREE PROTECTION ZONE BY INSTALLING TREE PROTECTION FENCING AROUND ALL EXISTING TREES TO REMAIN. LOCATE FENCINGS AT THE OUTSIDE OF THE DRIP LINE OF THE TREES OR AT A DISTANCE FROM THE TREE TRUNK OF ONE (1) FOOT OF RADIUS FOR EVERY INCH OF TRUNK DIAMETER, WHICHEVER IS GREATER. FOR GROUPS OF TREES, THE MINIMUM DISTANCE BETWEEN THE TREE TRUNK AND THE FENCING SHALL BE ONE (1) FOOT FOR EACH INCH OF TRUNK DIAMETER. FOLLOWING INSTALLATION OF FENCING, REQUEST INSPECTION BY THE CITY OF AURORA PARKS & FORESTRY DIVISION (303-739-7177) OR AUTHORIZED DESIGNER.
- TREE PROTECTION FENCING SHALL BE 1" HEIGHT, ORANGE MESH FENCING ATTACHED TO 1" POSTS. FENCING SHALL BE INSPECTED AND MAINTAINED DAILY.
- CONTRACTORS SHALL BE RESPONSIBLE FOR ALL OF THEIR WORKERS, SUBCONTRACTORS AND SUPPLIERS UNDER THIS REQUIREMENT. WITHIN THE TREE PROTECTION ZONE, THE FOLLOWING CONSTRUCTION ACTIVITIES SHALL NOT BE ALLOWED EXCEPT AS NECESSARY TO EXECUTE DETAILS TP-2.0, 2.1, 3.1 & 3.2:
 - EQUIPMENT USE AND STORAGE
 - MATERIAL DELIVERY OR STORAGE
 - VEHICLE TRAFFIC, PARKING, USE OR STORAGE
 - SPREADING, EXCAVATING, COMPACTING OR STOCKPILING OF SOIL
 - CONCRETE WASH-OUT AREAS AND RUN-OFF FROM CONCRETE WASH-OUT AREAS
 - FOOT TRAFFIC
 - RUN-OFF CONTAINING HARMFUL LIQUIDS SUCH AS OIL, GAS, PAINT, SOLVENTS, FERTILIZER, ASPHALT, MORTAR, TAR OR SIMILAR MATERIALS
- VIOLATION OF THE TREE PROTECTION ZONE SHALL RESULT IN A FINE OF \$500 PER INCIDENCE AND MAY BE INCREASED BASED ON THE PERCENTAGE OF THE ZONE AFFECTED MULTIPLIED BY THE FULL VALUE OF THE TREE (OR TREES) ESTABLISHED PRIOR TO CONSTRUCTION. IF MORE THAN 30% OF THE TREE PROTECTION ZONE IS DAMAGED, THE FINE SHALL BE THE FULL VALUE OF THE ADJACENT TREE (OR TREES). FOR THE PURPOSE OF THESE REQUIREMENTS, CONSTRUCTION FENCING (LOCATED AT THE LIMITS OF CONSTRUCTION) SHALL BE TREATED AS TREE PROTECTION FENCING AND SHALL ESTABLISH A TREE PROTECTION ZONE FOR NEARBY TREES.
- DAMAGE TO THE MAIN TRUNKS OF TREES IS PROHIBITED. DAMAGE NOT PREVIOUSLY DOCUMENTED SHALL RESULT IN A FINE BASED ON THE PERCENTAGE OF THE CIRCUMFERENCE AFFECTED. DAMAGE GREATER THAN 30% OF THE CIRCUMFERENCE OR AFFECTING THE STRUCTURAL INTEGRITY OF THE TREE WILL RESULT IN A FINE EQUAL TO THE FULL VALUE OF THE TREE.
- LMB REMOVAL IS PROHIBITED, UNLESS APPROVED PRIOR TO CONSTRUCTION OR AUTHORIZED BY THE CITY OF AURORA PARKS & FORESTRY DIVISION. LMB REMOVAL, IF APPROVED, SHALL BE DONE PRIOR TO THE START OF CONSTRUCTION. DAMAGED BRANCHES SHALL BE PRUNED WITHIN 10 DAYS OF THE OCCURRENCE UTILIZING ANSI STANDARDS. UNAUTHORIZED LMB DAMAGE OR REMOVAL CAN RESULT IN A FINE OF \$500 PER BRANCH AS MAY BE DETERMINED BY THE CONSTRUCTION MANAGER OR HIS FORESTRY CONSULTANT. LMB REMOVAL AND ALL OTHER APPROVED PRUNING SHALL BE PERFORMED BY A PROFESSIONAL COMPANY THAT IS LICENSED BY THE CITY OF AURORA FORESTRY DIVISION.
- IF ROOTS GREATER THAN ONE (1) INCH DIAMETER REQUIRE CUTTING/REMOVAL, A CLEAN CUT SHALL BE ACCOMPLISHED USING A SHARP HAND TOOL. A MAXIMUM OF TWO (2) 3-INCH DIAMETER ROOTS PER TREE ARE PERMITTED FOR REMOVAL. THE REMOVAL OF ADDITIONAL ROOTS 3-INCHES OR GREATER IN DIAMETER REQUIRES APPROVAL OF THE CITY FORESTER OR AUTHORIZED DESIGNER.
- EXISTING TREES DAMAGED BY CONSTRUCTION ACTIVITIES SHALL BE IMMEDIATELY REPAIRED AND IF DAMAGED BEYOND REPAIR, REPLACED PER THE MITIGATION SPECIFICATIONS OUTLINED IN SECTION IV, SUBSECTION A, ITEM 3 OF THE TREE PRESERVATION POLICY. THE MITIGATION PLAN FOR THESE TREES SHALL FOLLOW THAT APPROVED THROUGH THE SITE PLAN SUBMITTAL.

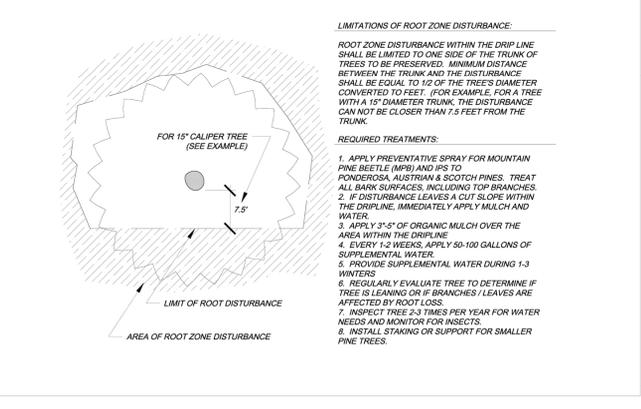
	City of Aurora Parks, Recreation & Open Space Dept. Date: October 2020	TREE PROTECTION NOTES	PROS TP-1.0
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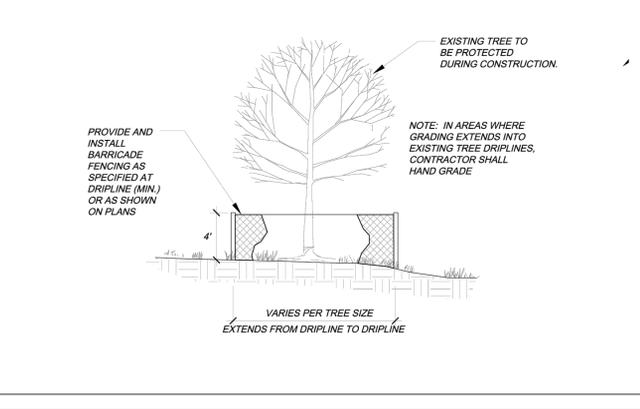
GRADE ADJACENT TO BUILDING DETAIL
NOT TO SCALE



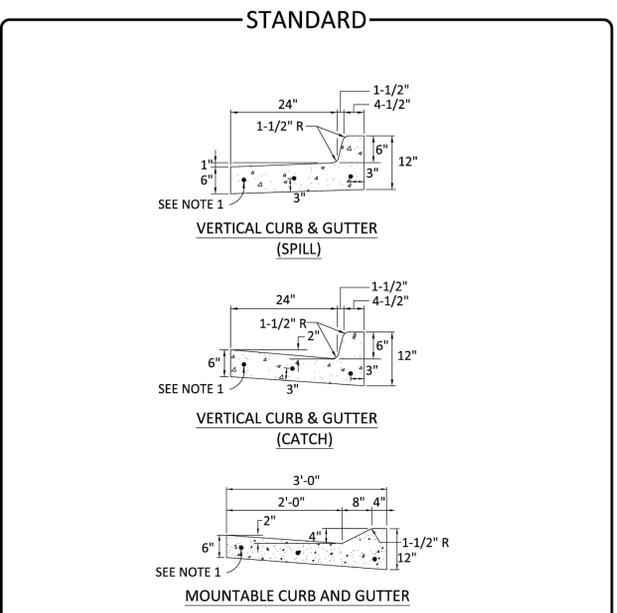
	City of Aurora Parks, Recreation & Open Space Dept. Date: October 2020	TREE PRESERVATION MEASURES -- 1 SIDE	PROS TP-2.0
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	City of Aurora Parks, Recreation & Open Space Dept. Date: October 2020	TREE PROTECTION MEASURES -- 2+ SIDES	PROS TP-2.1
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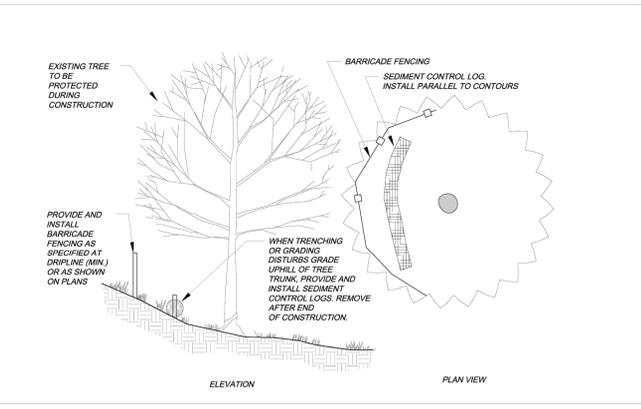
	City of Aurora Parks, Recreation & Open Space Dept. Date: October 2020	TREE PROTECTION FENCING	PROS TP-3.0
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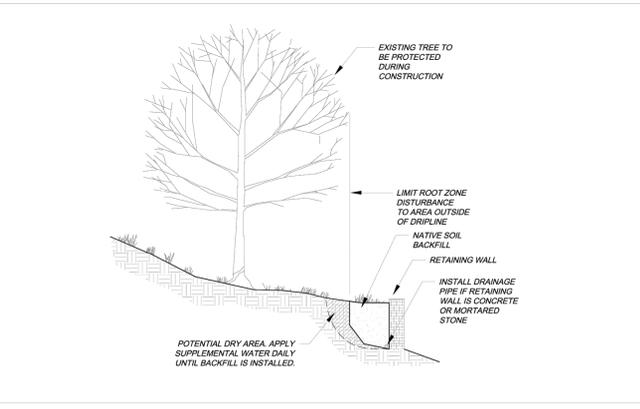
NOTES

- THREE NO. 4 REBARS SHALL BE USED IN ALL CURB RETURNS WITH 25' OR LARGER RADII. THE REBAR SHALL BE USED FROM BEGINNING TO END OF THE CURB RETURN.
- AT EACH LOW POINT OF EACH MEDIAN CURB, A DRAINAGE SLOT SHALL BE INSTALLED - SEE DRAINAGE SLOT DETAIL ON S2.4.
- SLIP FORM TEMPLATE FOR VERTICAL CURB AND GUTTER SHALL NOT BE ALLOWED FOR POURING STANDARD MEDIAN CURB.
- WHERE CONCRETE PAVEMENT IS USED, PLANS SHOULD SHOW MONOLITHIC CURBS.

City of Aurora, Colorado	CURB AND GUTTER	1 of 7 S7.1
<i>Heidi Bohner</i> CITY ENGINEER	01/31/2023 DATE	



	City of Aurora Parks, Recreation & Open Space Dept. Date: October 2020	TREE PROTECTION ON A SLOPE	PROS TP-3.1
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	City of Aurora Parks, Recreation & Open Space Dept. Date: October 2020	RETAINING WALL AT EXISTING TREE	PROS TP-3.2
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SMH CONSULTANTS

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Dodge City, KS
(620) 255-1952
Kansas City
(913) 444-9615
Colorado Springs, CO
(719) 465-2145

OPTIMA BATTERIES, INC., SUB FILING NO. 1, LOT 2, BLOCK 1

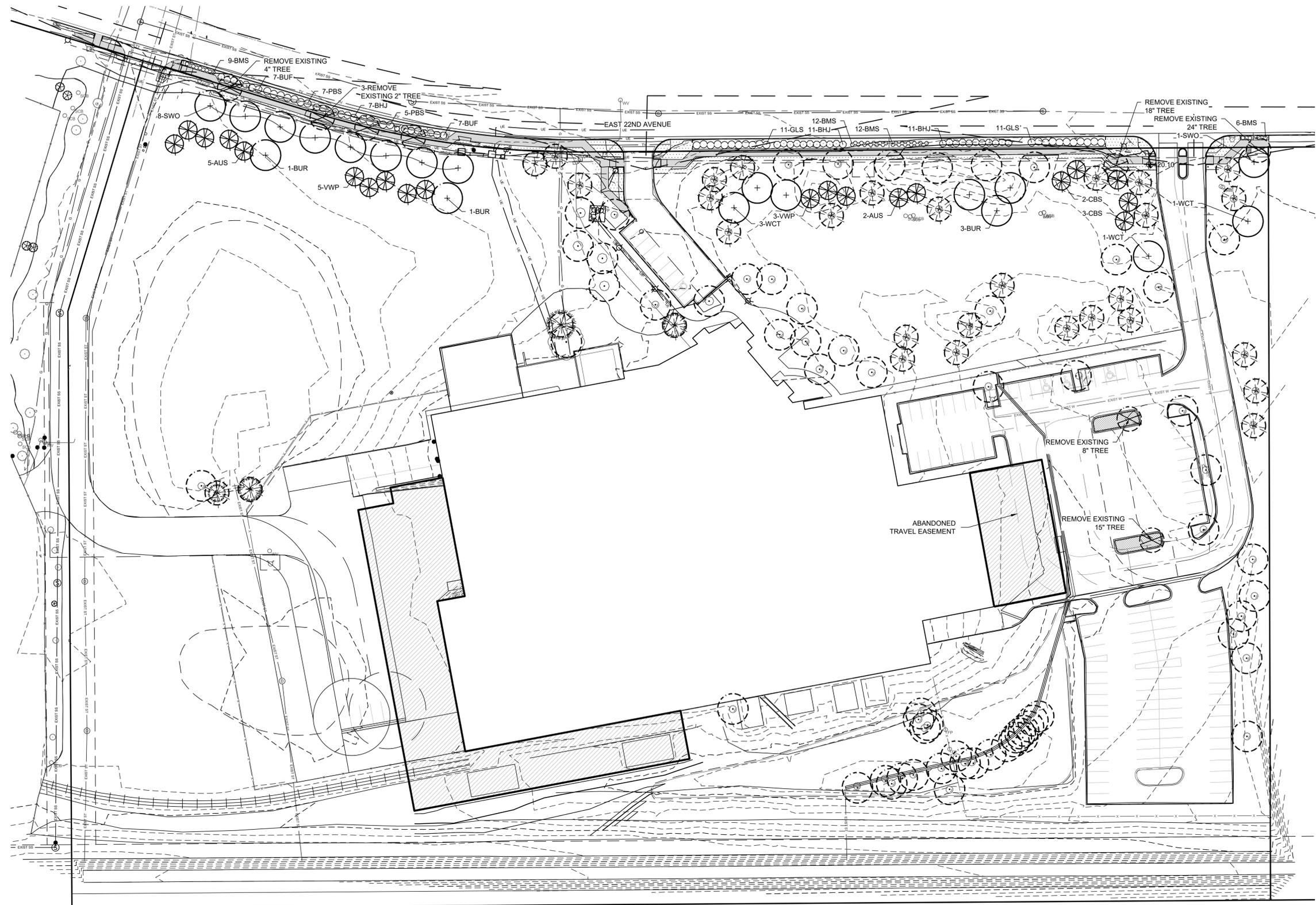
MANKO WINDOW SYSTEMS, INC.
BUILDING ADDITION

SITE PLAN DOCUMENTS

REVISION DESCRIPTION (DESCRIPTION)		
REVISION DATE		
000000		
NORTH		
NOT TO SCALE		
PROJECT #: 2307-0238		
CHECKED BY: BML		
DRAWN BY: AVZ		
DATE: 12/13/2023		
SHEET #		C5
TOTAL SHEETS		12

LEGEND

- DECIDUOUS TREE
- EVERGREEN TREE
- DECIDUOUS SHRUB
- EVERGREEN SHRUBS
- STEEL EDGER
- TURF GRASS MIX
- EXISTING TREE TO BE REMOVED
- EXISTING TREE TO REMAIN



PLANT LIST

- SHADE TREES**
- 5 BUR BUR OAK
Quercus macrocarpa
2 1/2" CAL. SINGLE TRUNK
 - 9 SWO SWAMP WHITE OAK
Quercus bicolor
2 1/2" CAL. SINGLE TRUNK
 - 5 WCT WESTERN CATALPA
Catalpa speciosa
2 1/2" CAL. SINGLE TRUNK
- EVERGREEN TREES**
- 7 AUS AUSTRIAN PINE
Pinus nigra
6' HT. SINGLE TRUNK
 - 5 CBS COLORADO BLUE SPRUCE
Picea pungens 'Glauca'
6' HT. SINGLE TRUNK
 - 8 VWP VANDERWOLF PINE
Pinus flexilis 'Vanderwolf's Pyramid'
6' HT. SINGLE TRUNK

- EVERGREEN SHRUBS**
- 29 BHJ BAR HARBOR JUNIPER
Juniperus horizontalis 'Bar Harbor'
5 GAL. 18"-24" SPREAD
 - 14 BUJ BUFFALO JUNIPER
Juniperus sabina 'Buffalo'
5 GAL. 18"-24" SPREAD
- DECIDUOUS SHRUBS**
- 39 BMS DARK KNIGHT BLUE MIST SPIREA
Caryopteris x clandonensis 'Dark Knight'
5 GAL. 18"-24" HT.
 - 22 GLS GRO LOW SUMAC
Rhus aromatica 'Grow Low'
5 GAL. 18"-24" SPREAD
 - 12 PBS PAWNEE BUTTES SAND CHERRY
Prunus besseyi 'Pawnee Buttes'
5 GAL. 18"-24" SPREAD

LANDSCAPE REQUIREMENTS

STANDARD R.O.W.

DESCRIPTION	LENGTH /SQ. FT.	NOTES	TREE (SHRUB) / FEET REQUIRED	NO. OF TREES (SHRUBS) REQ. / PROV.
E. 22ND AVE	311'	BETWEEN WEST & MIDDLE DRIVE	1 TREE / 40'	8 / 8
E. 22ND AVE	4,410 SF	LS AREA BETWEEN BOC & SIDEWALK	1 SHRUB / 40 SF	110 / 116

TREE PRESERVATION

DESCRIPTION	INCHES	INCHES REMOVED / INCHES REPLACED	NO. OF INCHES REQ. / PROV.
E. 22ND AVE & SITE	75"	1" / 1"	75' / 75"

REVISION DATE	REVISION DESCRIPTION (DESCRIPTION)
000000	



PROJECT #: 2307 - 0238
CHECKED BY: KML
DRAWN BY: KML

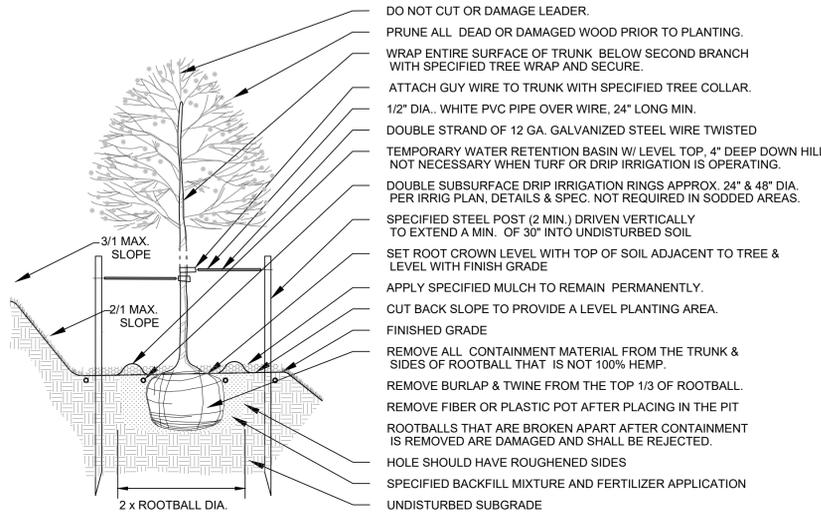
DATE: 12/13/2023

SHEET # **L1**

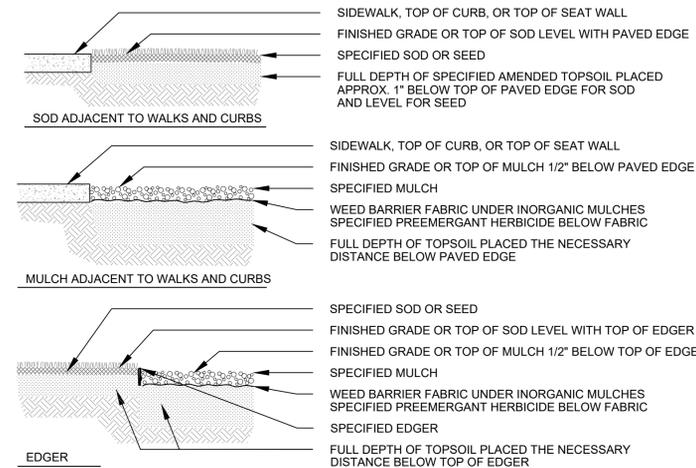
TOTAL SHEETS 12

LANDSCAPE NOTES

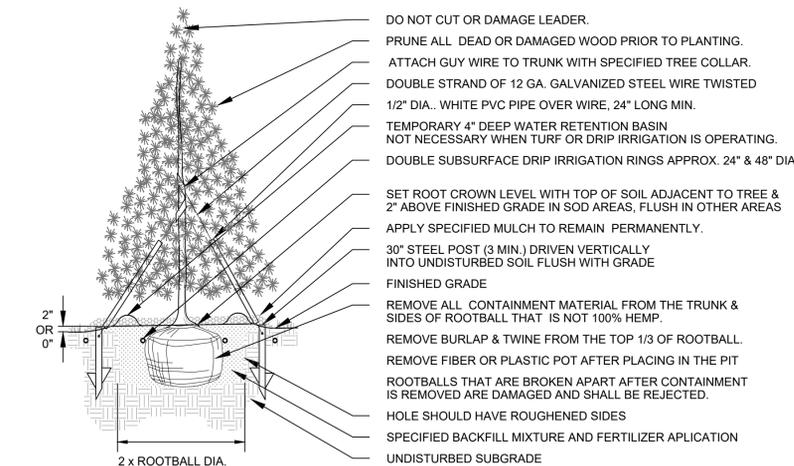
- THIS LANDSCAPE ARCHITECTURAL SITE PLAN IS TO BE USED IN CONJUNCTION WITH THE CIVIL, IRRIGATION, MECHANICAL, ELECTRICAL, AND ARCHITECTURAL CONSTRUCTION DOCUMENTS AND SPECIFICATIONS TO FORM COMPLETE INFORMATION REGARDING THIS SITE. IF A DISCREPANCY OR CONFLICT EXISTS BETWEEN THESE NOTES, PLANS, DETAILS, SPECIFICATIONS, & CITY STANDARDS & SPECIFICATIONS THE CONTRACTOR SHALL COORDINATE WITH THE LANDSCAPE ARCHITECT TO RESOLVE THE DISCREPANCY OR CONFLICT.
- LANDSCAPE CONSTRUCTION SHALL CONFORM TO ALL APPLICABLE STATE AND LOCAL CODES AND SPECIFICATIONS.
- ALL MATERIAL AND WORKMANSHIP SHALL BE WARRANTED FOR ONE YEAR, FROM DATE OF FINAL ACCEPTANCE.
- LANDSCAPE CONTRACTOR SHALL EXAMINE THE SITE CONDITIONS UNDER WHICH THE WORK IS TO BE PERFORMED AND NOTIFY THE GENERAL CONTRACTOR IN WRITING OF UNSATISFACTORY CONDITIONS. DO NOT PROCEED UNTIL CONDITIONS HAVE BEEN CORRECTED.
- BEFORE COMMENCING WORK, LANDSCAPE CONTRACTOR SHALL CONTACT APPROPRIATE UTILITY COMPANIES FOR UTILITY LOCATIONS, AND COORDINATE WITH GENERAL CONTRACTOR IN REGARD TO LOCATION OF PROPOSED UTILITIES, IRRIGATION SLEEVES, CONDUITS, ETC.
- IT IS THE RESPONSIBILITY OF THE CONTRACTOR TO PROVIDE SUBMITTALS, CUT SHEETS OF MATERIALS & SOIL TEST RESULTS DIRECTLY TO THE OWNERS REPRESENTATIVE FOR APPROVAL. SEE SPECIFICATIONS FOR DETAILED SUBMITTAL INFORMATION.
- REMOVE EXCESS SUB GRADE WHERE NECESSARY AND PLACE SPECIFIED TOP SOIL A MINIMUM DEPTH OF SIX INCHES (6") IN TURF AND GRASS AREAS AND TWELVE (12") INCHES IN SHRUB BEDS. DISTRIBUTE STOCKPILED TOPSOIL AND PROVIDE ANY ADDITIONAL TOPSOIL NEEDED.
- ORGANIC SOIL AMENDMENTS AND FERTILIZERS SHALL BE INCORPORATED IN TO ALL PLANTING PITS AS IN THE DETAILS.
- SOIL PREPARATION:
ORGANIC SOIL AMENDMENTS AND FERTILIZERS SHALL BE INCORPORATED IN TO ALL LANDSCAPE AREAS AND PLANTING PITS. PROVIDE NO LESS THAN THE FOLLOWING QUANTITIES OF THE SPECIFIED AMENDMENT MATERIAL.
SODDED AREAS:
Organic Soil Amendment: 4 cubic yards per 1000 s.f.
Commercial Fertilizer (20-10-5): 10lbs. per 1000 s.f.
Super Phosphate (0-46-0): 10lbs per 1000 s.f.
BACKFILL FOR TREES & SHRUBS:
Organic Soil Amendment: 1/4 by volume of backfill
Planting Pit Excavated Material: 3/4 by volume
Fertilizer Tablets: One 21 gram fertilizer tablet for each 1/2 inch of tree trunk caliper and on tablet per 12 inches height, or spread, whichever is greater, of each shrub per manufacturers recommendations.
ORGANIC SOIL AMENDMENTS SHALL BE A COMPOSTED ORGANIC WOOD AND MANURE BASED PRODUCT WITH A CARBON TO NITROGEN RATIO BETWEEN 15:1 AND 30:1 WITH A PH OF 6 TO 8, AND A SALT CONTENT BELOW 6 MMHOS/CM. THE ORGANIC SOIL AMENDMENT SHALL BE FREE FROM ALL VIABLE WEED SEEDS, AND BE FINELY SHREDDED TO PASS 70% THROUGH A 1/8" MESH. SPREAD ORGANIC AMENDMENTS MATERIAL EVENLY OVER AREA.
- ALL PLANT MATERIALS SHALL BE AS SPECIFIED AND MEET OR EXCEED SIZE IN SCHEDULES. OWNER'S REPRESENTATIVE RESERVES THE RIGHT TO REFUSE PLANT MATERIALS WHICH DO NOT MEET THE QUALITY REQUIRED FOR THE PROJECT PER SPECIFICATIONS.
ALL SHADE TREES MUST NOT HAVE LIMBS THAT ARE LESS THAN 6" FROM THE ROOT CROWN. AFTER TWO YEARS OF GROWTH SHADE TREES SHALL HAVE THE LOWER LIMBS REMOVED SO THAT THERE WILL BE 8' OF CLEARANCE ABOVE ANY PAVED SURFACE. EACH TREE THAT IS LIMBED UP MUST HAVE LIMBS REMOVED ALL THE WAY AROUND THE TREE SO THAT IT IS EVENLY BALANCED.
- ALL TREE AND SHRUB BED LOCATIONS ARE TO BE STAKED OUT ON SITE FOR APPROVAL BY OWNER'S REPRESENTATIVE PRIOR TO INSTALLATION.
- ALL CONVENTIONAL PLANTING BEDS AND MULCH AREAS ARE TO BE CONTAINED WITH STEEL EDGER AS SHOWN ON THE PLANS AND DEFINED IN THE DETAILS AND SPECIFICATIONS. EDGER IS NOT REQUIRED ADJACENT TO CURBS, WALKS, BUILDINGS OR RETAINING WALLS.
- SHREDDED CEDAR MULCH IS TO BE SPREAD FOUR (4) INCHES DEEP FOR TREES IN SOD, TURF, OR NATIVE GRASS UNLESS NOTED OTHERWISE ON THE PLAN. MULCH RINGS FOR TREES IN TURF SHALL BE FOUR (4) FOOT DIAMETER MIN. FOR SHADE AND EVERGREEN TREES. THREE (3) FOOT DIAMETER MIN. FOR ORNAMENTALS. ALL CONVENTIONAL PLANTING BEDS CONTAINED BY EDGER WILL BE UNIFORMLY MULCHED.
1 1/2" WASHED ROUNDED RIVER ROCK IS TO BE SPREAD FOUR (4) INCHES DEEP FOR SHRUBS AND ORNAMENTAL GRASSES UNLESS NOTED OTHERWISE ON THE PLAN.
PLACE SPECIFIED WEED BARRIER FABRIC OVER THE SOIL IN ALL PLANTING AREAS NOT TO BE SODDED OR SEEDED. APPLY SPECIFIED PRE-EMERGENT HERBICIDE UNDER THE FABRIC AS DEFINED IN THE SPECIFICATIONS.
- ALL LANDSCAPE AREAS AND PLANT MATERIALS SHALL BE WATERED BY AN AUTOMATIC UNDERGROUND IRRIGATION SYSTEM UNLESS OTHERWISE NOTED. ALL TURF AREAS LESS THAN 25' IN WIDTH SHALL HAVE A POP-UP SPRAY SYSTEM AND ALL TURF AREAS GREATER THAN 25' SHALL HAVE A ROTARY POP-UP SYSTEM PROVIDING HEAD TO HEAD COVERAGE.
ALL SHRUB BEDS SHALL HAVE FULL COVERAGE WITH A BURIED DRIP SYSTEM.
ALL TURF AND SHRUB BEDS SHALL BE ZONED SEPARATELY. ALL CONTROLLERS FOR THESE SYSTEMS SHALL BE CONNECTED TO AUTOMATIC SHUTOFF RAIN SENSORS.
- THE DEVELOPER, HIS SUCCESSORS AND ASSIGNS, SHALL BE RESPONSIBLE FOR INSTALLATION, MAINTENANCE AND REPLACEMENT OF ALL LANDSCAPING MATERIALS SHOWN OR INDICATED ON THE APPROVED SITE PLAN OR LANDSCAPE PLAN ON FILE IN THE PLANNING DEPARTMENT. ALL LANDSCAPING WILL BE INSTALLED AS DELINEATED ON THE PLAN, PRIOR TO ISSUANCE OF CERTIFICATE OF OCCUPANCY.
- ALL UTILITY EASEMENT SHALL REMAIN UNOBSTRUCTED AND FULLY ACCESSIBLE ALONG THEIR ENTIRE LENGTH FOR MAINTENANCE EQUIPMENT ENTRY.
- ALL LANDSCAPE AREAS AND PLANT MATERIAL, EXCEPT FOR NON-IRRIGATED NATIVE, RESTORATIVE, AND DRYLAND GRASS AREAS THAT COMPLY WITH REQUIREMENTS FOUND IN SEC. 146-1429 AND/OR SEC. 146-1435 MUST BE WATERED BY AN AUTOMATIC UNDERGROUND IRRIGATION SYSTEM. IRRIGATION SYSTEM DESIGN, INSTALLATION, OPERATION, AND MAINTENANCE SHALL CONFORM TO REQUIREMENTS FOUND IN THE CITY OF AURORA IRRIGATION ORDINANCE.



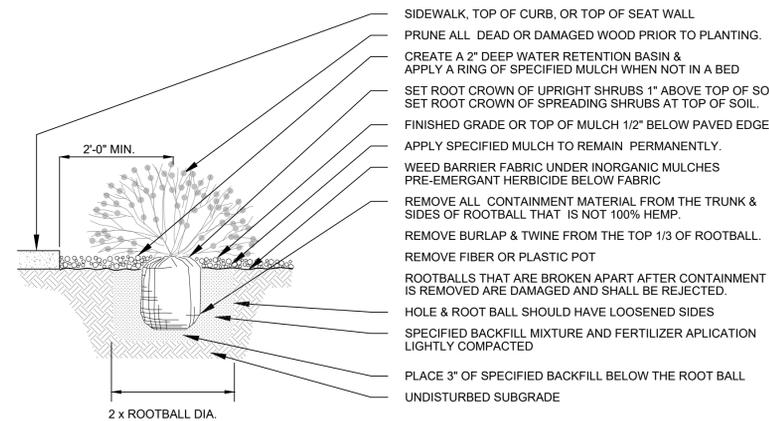
1 TREE PLANTING ON SLOPE
L 2.0 NOT TO SCALE



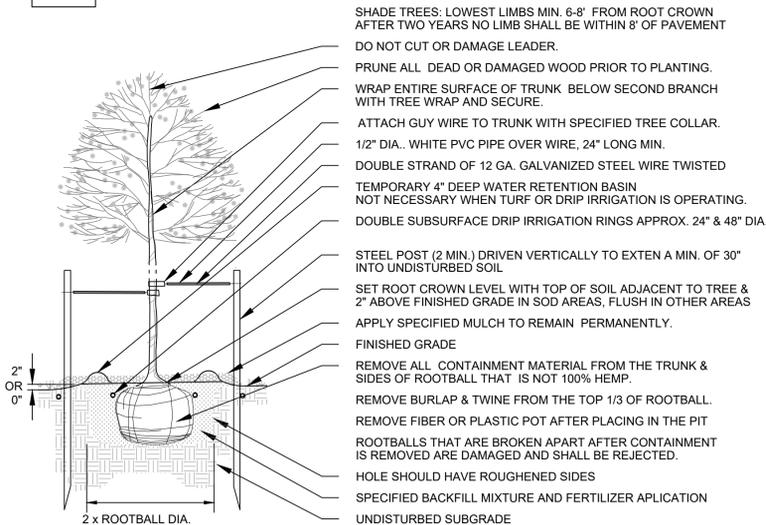
4 EDGE TREATMENT
L 2.0 NOT TO SCALE



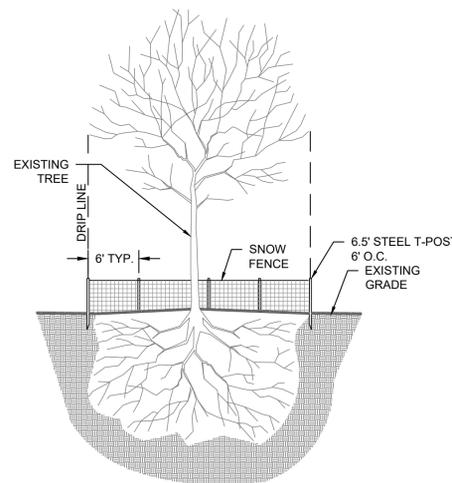
2 EVERGREEN TREE PLANTING
L 2.0 NOT TO SCALE



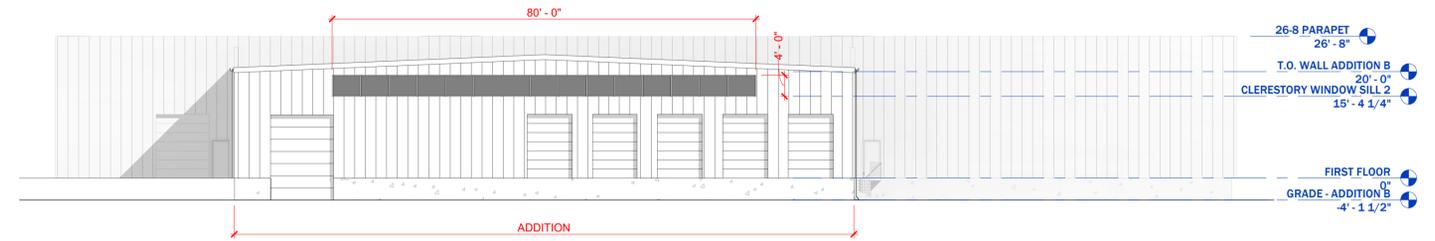
5 SHRUB PLANTING
L 2.0 NOT TO SCALE



3 DECIDUOUS TREE PLANTING
L 2.0 NOT TO SCALE



6 TREE PROTECTION DETAIL
L 2.0 NOT TO SCALE



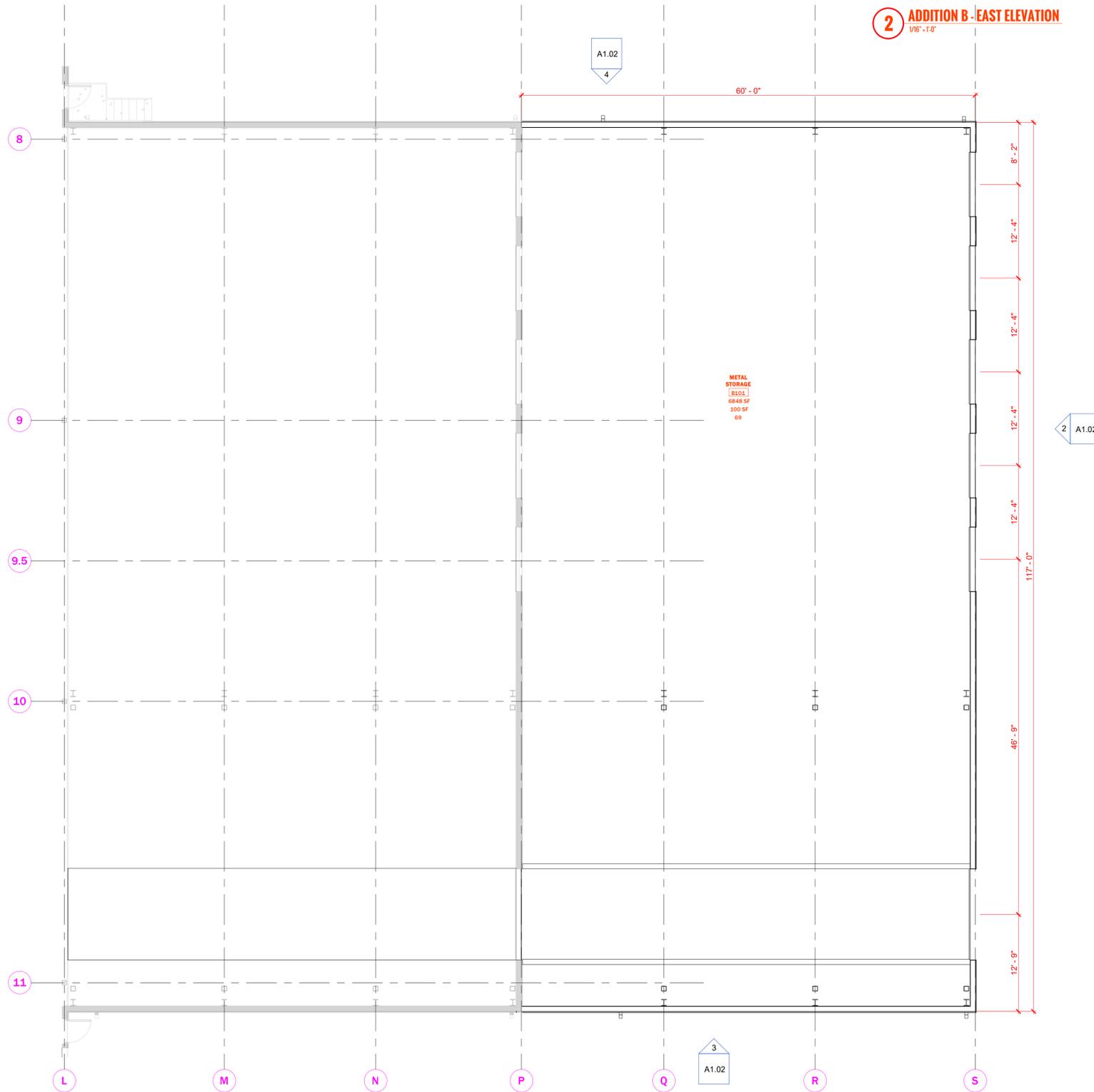
2 ADDITION B - EAST ELEVATION
1/16" = 1'-0"



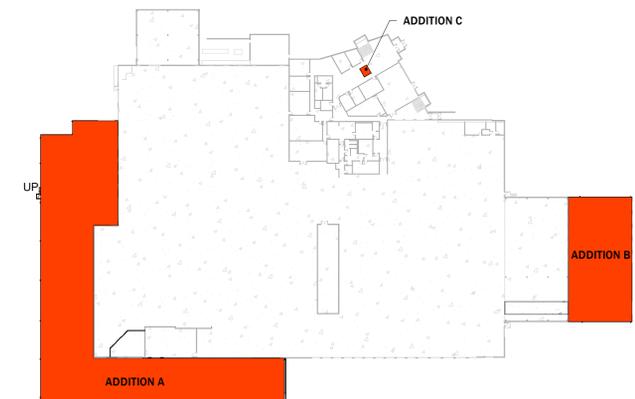
3 ADDITION B - SOUTH ELEVATION
1/16" = 1'-0"



4 ADDITION B - NORTH ELEVATION
1/16" = 1'-0"



1 ADDITION B
1/16" = 1'-0"



5 KEY PLAN
1" = 80'-0"



MANKO WINDOW SYSTEMS, INC. WAREHOUSE ADDITION

17500 EAST 22ND AVENUE
AURORA, COLORADO 80011

PROJECT NO. 23059

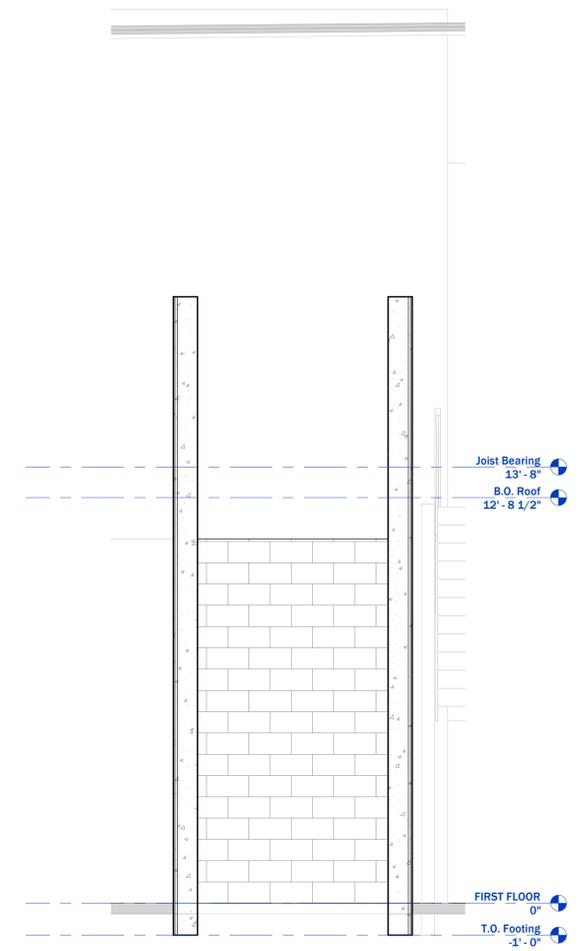
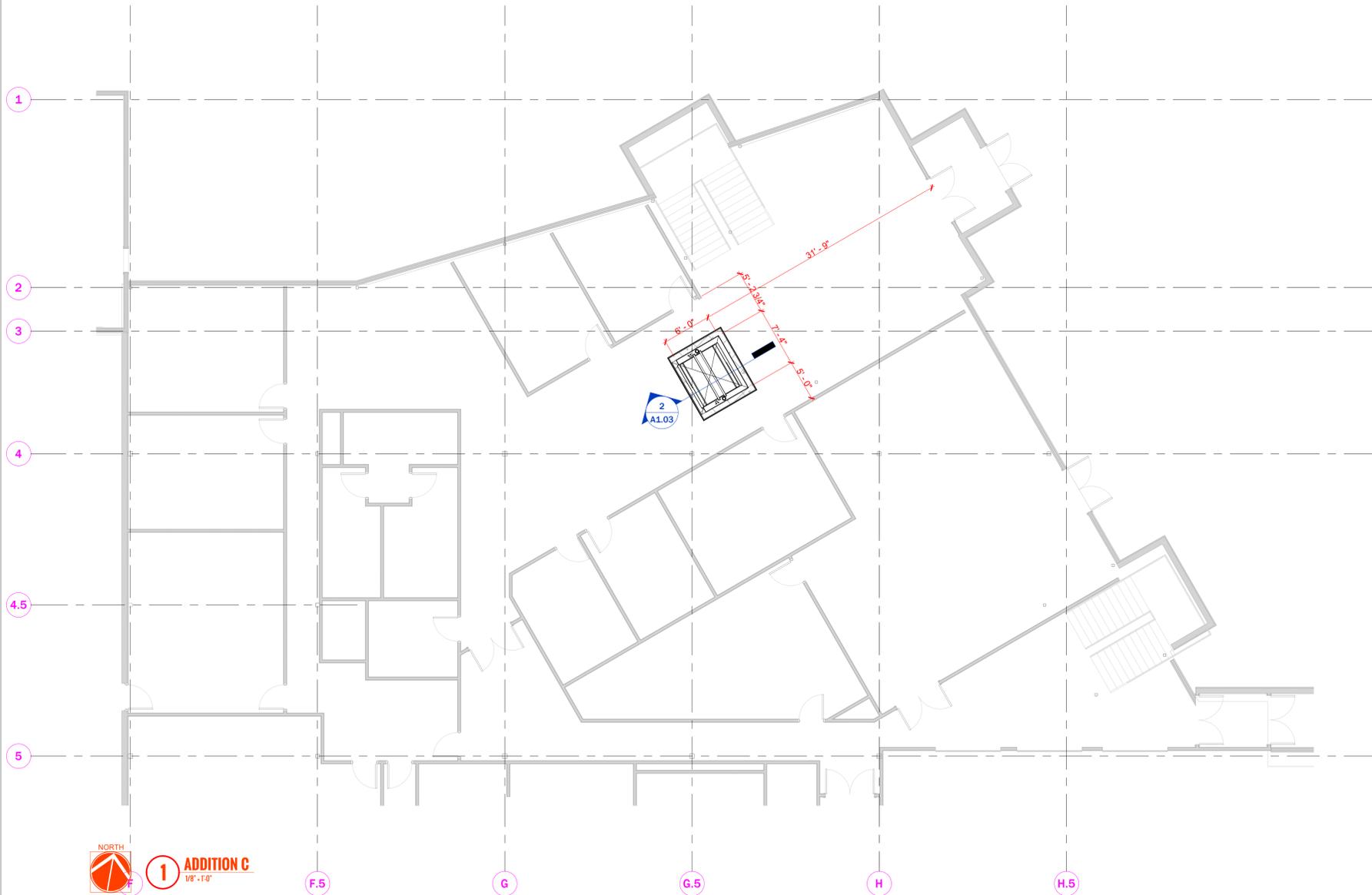
DATE 12.06.2023

ISSUE RECORD

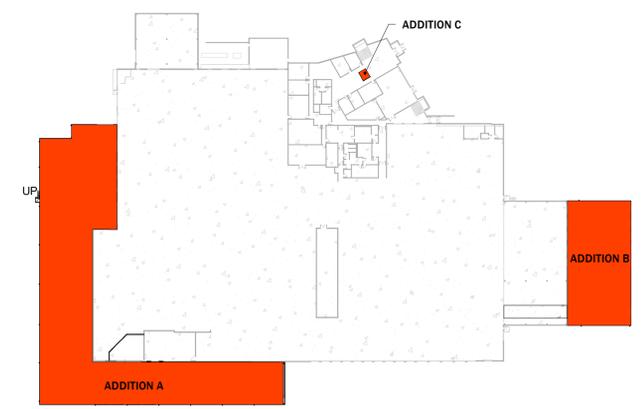
PRELIMINARY

A1.03

ADDITION C



2 ELEVATOR WALL SECTION
3/8" = 1'-0"



3 KEY PLAN
1" = 80'-0"

MANKO WINDOW SYSTEMS, INC. WAREHOUSE ADDITION

17500 EAST 22ND AVENUE
AURORA, COLORADO 80011

PROJECT NO. 23059

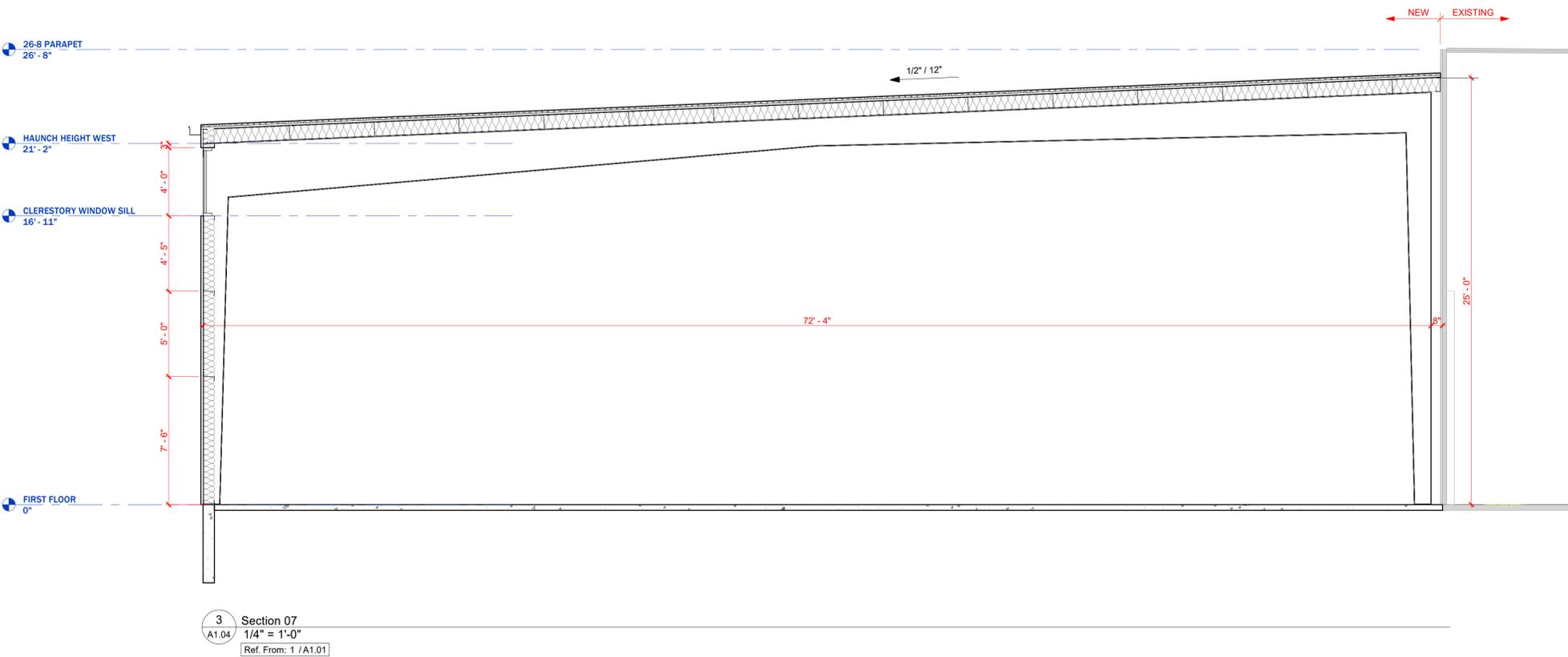
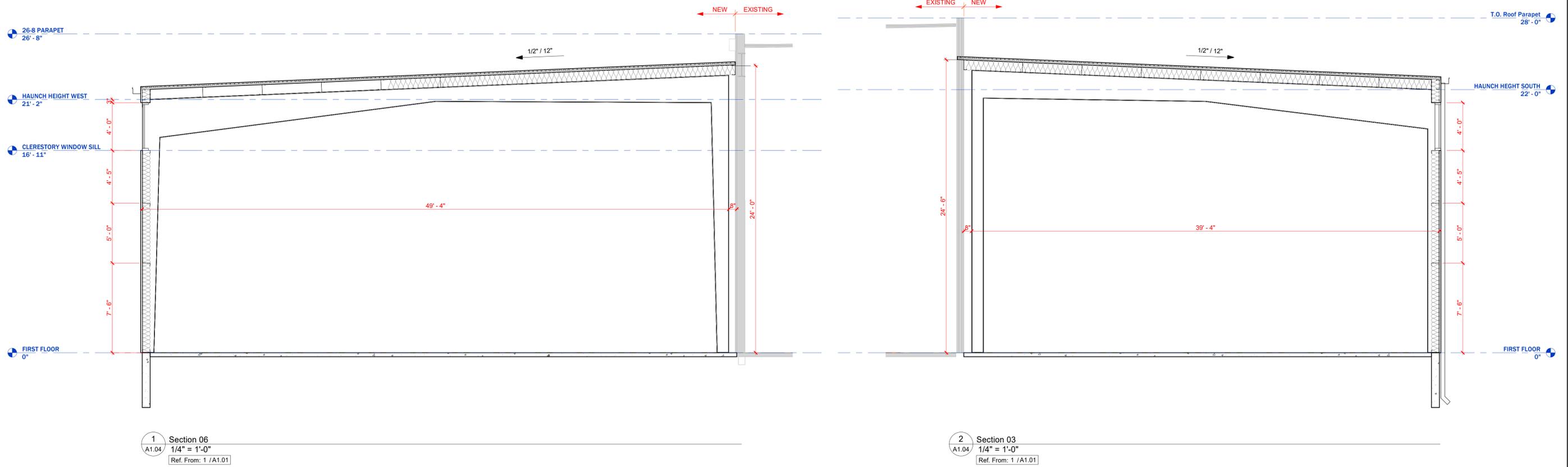
DATE 12.06.2023

ISSUE RECORD

PRELIMINARY

A1.04

ADDITION A SECTIONS



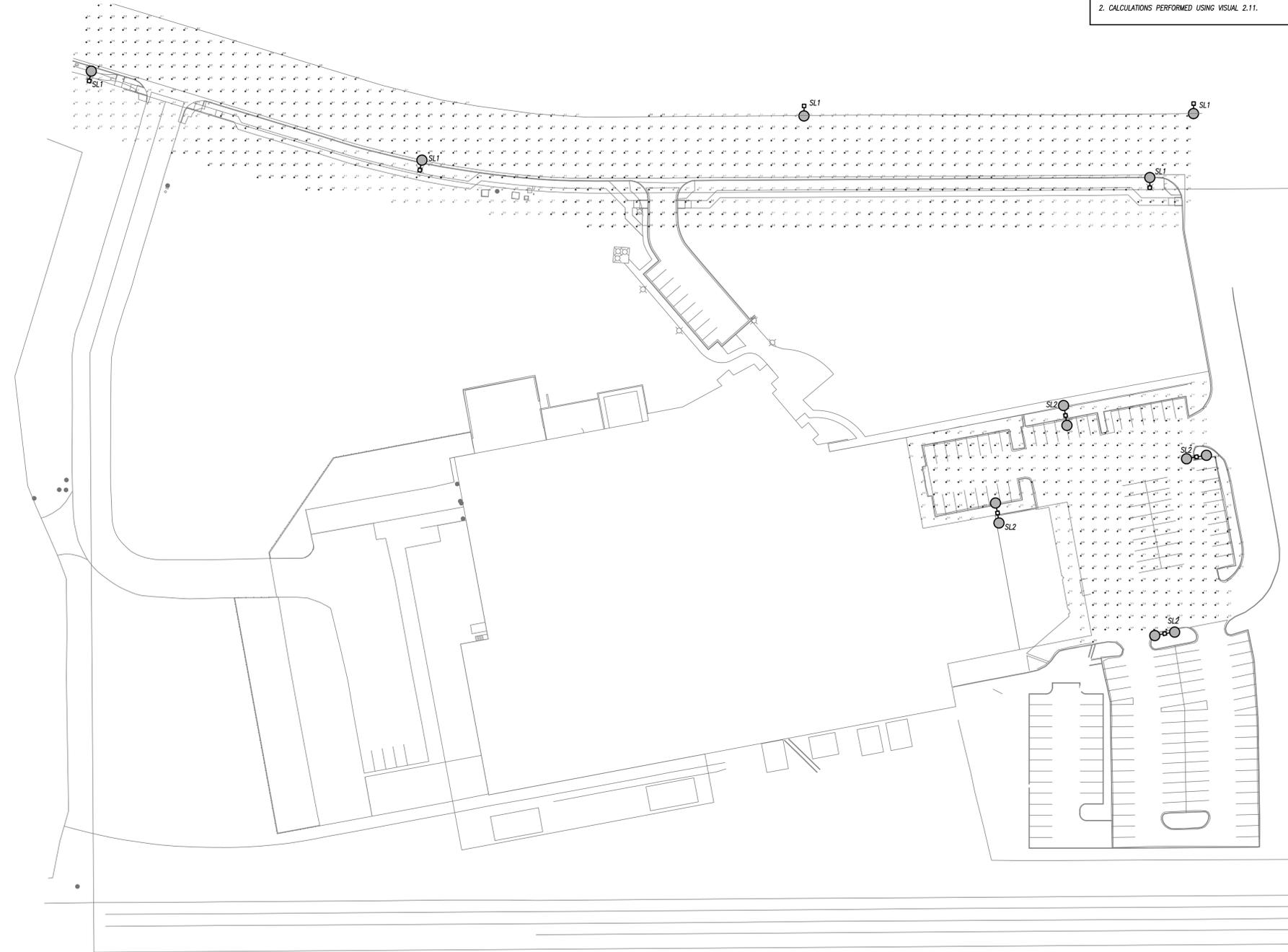
LIGHT FIXTURE SCHEDULE - SITE LIGHTING

FIXTURE TYPE	MANUFACTURER	CATALOG NUMBER	DESCRIPTION	FIXTURE INFO		
				ID	WATTS	LUMENS
SL1	EXISTING	HPS COBRA	EXISTING HIGH PRESSURE SODIUM COBRA HEAD FIXTURE, IES TYPE III DISTRIBUTION, FIXTURE MOUNTED ON 30' HIGH ROUND POLE.	-	250	27,000
SL2	EXISTING	-	EXISTING FIXTURE TO BE RELOCATED AS SHOWN	-	113	12,000

PARKING LOT STATISTICS

DESCRIPTION	MAINTAINED LIGHTING LEVELS			UNIFORMITY	
	AVG. (F.C.)	MAX. (F.C.)	MIN. (F.C.)	MAX. / MIN.	AVG. / MIN.
ROADWAY	0.6	5.9	0.0	N/A	N/A
PEDESTRIAN WALKWAY	0.4	3.5	0.0	N/A	N/A
BUILDING PARKING LOT	1.4	3.5	0.4	8.8:1	3.5:1

NOTES:
 1. NUMBERS INDICATE FOOTCANDLE LEVELS AT GRADE.
 2. CALCULATIONS PERFORMED USING VISUAL 2.11.



REVISION DATE	REVISION DESCRIPTION (DESCRIPTION)
00/00/00	



SCALE: 1" = 50'

PROJECT #: 2307-0238
 CHECKED BY: CA
 DRAWN BY: KP

DATE: ###

SHEET # **E001**

TOTAL SHEETS 1/1