

**SITE PLAN NOTES**

- THE DEVELOPER, HIS SUCCESSORS AND ASSIGNS, 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."
- "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.
- 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 CROSSING OR ENCROACHMENT 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 RIGHT-OF-WAY. THE UNDERSIGNED, IT 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.
- THE APPROVAL OF THIS DOCUMENT DOES NOT CONSTITUTE FINAL APPROVAL OF GRADING, DRAINAGE, UTILITY, PUBLIC IMPROVEMENTS AND BUILDING PLANS. CONSTRUCTION PLANS MUST BE REVIEWED AND APPROVED BY THE APPROPRIATE AGENCY PRIOR TO THE ISSUANCE OF BUILDING PERMITS.
- ALL BUILDING ADDRESS NUMBERS SHALL COMPLY WITH THE AURORA CITY CODE, SECTION 126, ARTICLE VII - NUMBERING OF BUILDINGS.
- ALL ROOFTOP MECHANICAL EQUIPMENT AND VENTS GREATER THAN EIGHT (8) INCHES IN DIAMETER MUST BE SCREENED. SCREENING MAY BE DONE EITHER WITH AN EXTENDED PARAPET WALL OR A FREESTANDING SCREEN WALL. SCREENS SHALL BE AT LEAST AS HIGH AS THE EQUIPMENT THEY HIDE. IF EQUIPMENT IS VISIBLE BECAUSE SCREENS DON'T MEET THIS MINIMUM HEIGHT REQUIREMENT, THE DIRECTOR OF PLANNING MAY REQUIRE CONSTRUCTION MODIFICATIONS PRIOR TO THE ISSUANCE OF A PERMANENT CERTIFICATE OF OCCUPANCY.
- NOTWITHSTANDING ANY SURFACE IMPROVEMENTS, LANDSCAPING, PLANTING OR CHANGES SHOWN IN THESE SITE OR CONSTRUCTION PLANS, OR ACTUALLY CONSTRUCTED OR PUT IN PLACE, ALL UTILITY EASEMENTS MUST REMAIN UNOBSTRUCTED AND FULLY ACCESSIBLE ALONG THEIR ENTIRE LENGTH TO ALLOW FOR ADEQUATE MAINTENANCE EQUIPMENT. ADDITIONALLY, NO INSTALLATION, PLANTING, CHANGE IN THE SURFACE, ETC., SHALL INTERFERE WITH THE OPERATION OF THE UTILITY LINES PLACED WITHIN THE EASEMENT. BY SUBMITTING THESE SITE OR CONSTRUCTION PLANS FOR APPROVAL, THE LANDOWNER RECOGNIZES AND ACCEPTS THE TERMS, CONDITIONS AND REQUIREMENTS OF THIS NOTE.
- FINAL GRADE SHALL BE AT LEAST SIX (6) INCHES BELOW ANY EXTERIOR WOOD SIDING ON THE PREMISES.
- ALL INTERESTED PARTIES ARE HEREBY ALERTED THAT THIS SITE PLAN IS SUBJECT TO ADMINISTRATIVE CHANGES AND AS SHOWN ON THE ORIGINAL SITE PLAN ON FILE IN THE AURORA CITY PLANNING OFFICE AT THE MUNICIPAL BUILDING. A COPY OF THE OFFICIAL CURRENT PLAN MAY BE PURCHASED THERE. LIKEWISE, SITE PLANS ARE REQUIRED TO AGREE WITH THE APPROVED SUBDIVISION PLAT OF RECORD AT THE TIME OF A BUILDING PERMIT; AND IF NOT, MUST BE AMENDED TO AGREE WITH THE PLAT AS NEEDED, OR VICE VERSA.
- ERRORS IN APPROVED SITE PLANS RESULTING FROM COMPUTATIONS OR INCONSISTENCIES IN THE DRAWINGS MADE BY THE APPLICANT ARE THE RESPONSIBILITY OF THE PROPERTY OWNER OF RECORD. WHERE FOUND, THE CURRENT MINIMUM CODE REQUIREMENTS WILL APPLY AT THE TIME OF BUILDING PERMIT. PLEASE BE SURE THAT ALL PLAN COMPUTATIONS ARE CORRECT.
- ALL REPRESENTATIONS AND COMMITMENTS MADE BY APPLICANTS AND PROPERTY OWNERS AT PUBLIC HEARINGS REGARDING THIS PLAN ARE BINDING UPON THE APPLICANT, PROPERTY OWNER, AND ITS HEIRS, SUCCESSORS, AND ASSIGNS.
- ARCHITECTURAL FEATURES (I.E. BAY WINDOWS, FIREPLACES, ROOF OVERHANG, GUTTERS, EAVES, FOUNDATIONS, FOOTINGS, CANTILEVERED WALLS, ETC.) ARE NOT ALLOWED TO ENCRROACH INTO ANY EASEMENT OR FIRE LANE.
- THE 2015 IFC, CHAPTER 33, SHALL BE UTILIZED FOR REQUIREMENTS ASSOCIATED TO BOTH CONSTRUCTION AND DEMOLITION OF ANY STRUCTURE WITHIN THE SITE. A DEMOLITION PERMIT IS REQUIRED TO BE OBTAINED THROUGH THE CITY OF AURORA BUILDING DIVISION PRIOR TO THE REMOVAL OF ANY STRUCTURE WITHIN YOUR SITE.
- EMERGENCY RESPONDER RADIO COVERAGE: ALL NEW COMMERCIAL BUILDINGS; ADDITIONS TO EXISTING BUILDINGS; SHALL HAVE APPROVED RADIO COVERAGE FOR EMERGENCY RESPONDERS WITHIN THE BUILDING. THIS BUILDING MUST BE ASSESSED TO DETERMINE ADEQUATE IN-BUILDING RADIO COVERAGE AT TIME OF FINAL FRAME AND ELECTRICAL INSPECTION BY A QUALIFIED 3RD PARTY INSPECTION SERVICE AT THE OWNER/DEVELOPERS EXPENSE. LACK OF ADEQUATE IN-BUILDING RADIO COVERAGE MAY DELAY THE ISSUANCE OF A CERTIFICATE OF OCCUPANCY. WHERE THE STRUCTURE IS FOUND DEFICIENT A SEPARATE PERMIT IS REQUIRED TO INSTALL, REPAIR OR MODIFY ANY EMERGENCY RESPONSE RADIO COVERAGE SYSTEM. PER 2015 IFC, SECTION 510.
- THE 38TH AND TOWER DEVELOPMENT IS RESPONSIBLE FOR 100% OF THE COST FOR SIGNAL MODIFICATIONS AT THE 38TH AND TOWER CORNER DUE TO THE ADDITION OF A WESTBOUND RIGHT TURN LANE.
- TRACT 'A' SHALL BE DEDICATED TO THE CITY OF AURORA FOR OPEN SPACE AND TRAIL CORRIDOR PURPOSES AND WILL BE CONSTRUCTED BY THE DEVELOPER TO THE CITY OF AURORA SPECIFICATIONS PRIOR TO THE ISSUANCE OF A CERTIFICATE OCCUPANCY ON LOT 4, BLOCK 1 OF THE TOWER BUSINESS CENTER SUBDIVISION FIG. NO. 1.
- LOT 6 IS NOT A PART OF THIS SITE PLAN. APPROVAL OF A SEPARATE SITE PLAN FOR LOT 6 SHALL BE REQUIRED PRIOR TO ANY FUTURE DEVELOPMENT ON THAT LOT.
- 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 AND REPLACED, AND RETESTED. IF THE GATING SYSTEM IS NOT MAINTAINED IN ACCORDANCE WITH THE FOREGOING, THE LICENSE FOR THE EMERGENCY VEHICLE GATE OPENING SYSTEM WILL BE REVOKED IN ACCORDANCE WITH THE MASTER LICENSE AGREEMENT, 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 CHECKLISTS". 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.

**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

**PROJECT DATA**

PROPOSED USES	OFFICE/WAREHOUSE/FABRICATION/RETAIL
OCCUPANCY CLASSIFICATION	IBC B/S-1/F-1/M
2015 IBC CONSTRUCTION TYPE	TYPE IIB - FULLY SPRINKLED
PRESENT ZONING CLASSIFICATIONS	M-1
TOTAL SITE AREA	1,588,399 SQ. FT. ; 36.465 AC
TOTAL LAND AREA LOT 1	42,434 SQ. FT. ; .974 AC
TOTAL LAND AREA LOT 2	47,929 SQ. FT. ; 1.100 AC
TOTAL LAND AREA LOT 3	44,572 SQ. FT. ; 1.023 AC
TOTAL LAND AREA LOT 4	812,652 SQ. FT. ; 18.656 AC
TOTAL BUILDING COVERAGE BUILDING 1	36% (289,113 SQ FT)
HARD SURFACE AREA BUILDING 1	40% (327,318.81 SQ FT)
LANDSCAPE AREA BUILDING 1	24% (197,700.19 SQ FT)
BUILDING 1 HEIGHT	42'-0"
BUILDING 1 NUMBER OF STORIES	1 STORY
BUILDING 1 ALLOWABLE SIGN AREA	BUILDING 1 = (1SFx200LF) + (.5SF x 610LF) = 200SF + 305SF = 505SF MAXIMUM SIGN AREA (5 SIGNS MAX)
TOTAL LAND AREA LOT 5	419,586 SQ. FT. ; 9.632 AC
TOTAL BUILDING COVERAGE BUILDING 2	32% (133,848 SQ FT)
HARD SURFACE AREA BUILDING 2	39% (161,931 SQ FT)
LANDSCAPE AREA BUILDING 2	29% (123,807 SQ FT)
BUILDING 2 HEIGHT	43'-0"
BUILDING 2 NUMBER OF STORIES	1 STORY
BUILDING 2 ALLOWABLE SIGN AREA	BUILDING 2 = (1SF X 200LF) + (.5SF X 430LF) = 200SF+215SF =415SF MAXIMUM SIGN AREA (5 SIGNS MAX)
TOTAL LAND AREA LOT 6 - NOT A PART	107,463 SQ. FT. ; 2.47 AC
TOTAL LAND AREA TRACT A	73,423 SQ. FT. ; 1.686 AC
TOTAL LAND AREA TRACT B	23,156 SQ. FT. ; .532 AC
TOTAL LAND AREA TRACT C	11,920 SQ. FT. ; .274 AC
TOTAL LAND AREA TRACT D	5,264 SQ. FT. ; .121 AC
PARKING CALCULATIONS: - BUILDING 1	REQUIRED 144 PROVIDED 148
STANDARD SPACES:	
1/2,000 SQ. FT (GROSS FLOOR AREA)	
ACCESSIBLE SPACES:	7 6
ACCESSIBLE VAN SPACES:	1.16 2
TRAILER SPACES:	- .91 PER 1,000 SF
PARKING RATIO	5 (3% OF 144) 5
BICYCLE SPACES:	---
DOCK DOORS INSTALLED	---
DOCK DOORS FUTURE	---
PARKING CALCULATIONS: - BUILDING 2	REQUIRED 66 PROVIDED 125
STANDARD SPACES:	
1/2,000 SQ. FT (GROSS FLOOR AREA)	
ACCESSIBLE SPACES:	5 6
ACCESSIBLE VAN SPACES:	1 2
TRAILER SPACES:	- 16 PER 1,000 SF
PARKING RATIO	2 (3% OF 66) 2
BICYCLE SPACES:	---
DOCK DOORS INSTALLED	---
DOCK DOOR FUTURE	---
JOINT TENANT AND PROJECT IDENTIFICATION SIGNAGE	ONE (1) JOINT TENANT OR PROJECT IDENTIFICATION MONUMENT SIGN FOR EACH ABUTTING PUBLIC STREET (2 SIGNS MAX) MAX SIGN AREA = 100 SQ. FEET PER SIGN FACE

**VICINITY MAP**



**AMENDMENTS**

- PAINT COLOR AROUND CLERESTORY WINDOWS REVISED FROM SECONDARY COLOR TO ACCENT COLOR.
- STEEL CANOPY AT CORNERS OF BUILDINGS 1 AND 2 REVISED FOR STRUCTURAL STABILITY.
- LANDSCAPE AT SOUTHWEST CORNER OF LOT 5 REVISED TO ASPHALT TO BETTER ACCOMMODATE TRUCK ACCESS TO TRUCK COURT. LANDSCAPE DISTRIBUTED TO OTHER AREAS OF THE SITE.
- 8'-0" HIGH CEDAR FENCE ADDED TO NORTH AND EAST SIDES OF LOT 4 SITE.
- 8'-0" HIGH TUBULAR STEEL FENCE WITH AUTOMATIC CANTILEVER SLIDING GATES ADDED TO EAST, WEST AND SOUTH SIDES OF LOT 4 SITE.
- 8'-0" HIGH TUBULAR STEEL FENCE WITH 8'-4" HIGH CONCRETE MASONRY UNIT POSTS LOCATED AT 60'-0" MAX. O.C. ADDED TO SOUTH SIDE OF LOT 4 SITE.
- CONCRETE PATIO ADDED TO LOT 4 SITE AT NORTHWEST CORNER OF BUILDING 1.
- 15 DOCK DOORS INSTALLED IN APPROVED KNOCKOUT PANELS ON NORTH ELEVATION OF BLDG. 1.
- PARKING AND LANDSCAPE ISLANDS REMOVED ON EAST SIDE OF BUILDING 1 AT LOT 4 SITE.
- REMOVE PARKING ISLANDS AND AUTO STRIPING ON THE NORTH SIDE OF BUILDING 2. (See...)
- ADD WELDED WIRE FENCE AND (2) SLIDING GATES ON NORTH AND SOUTH SIDES OF TRUCK COURT AT BUILDING 2. ADD (2) 24"x24" MASONRY POST ON SOUTHERN PORTION OF FENCE.
- REVISION STRIPING AT TRAILER STORAGE IN TRUCK COURT.
- INSTALL +/- 7'-9"W X 28'-9"L X 8'-4"H COMPRESSOR IN THE AUTO PARKING STALLS AT THE NORTHEAST CORNER OF BUILDING 2. INSTALL 6'-0" HIGH CEDAR FENCE AROUND COMPRESSOR FOR SECURITY.
- INSTALL (1) DOCK DOOR IN LOCATION DESIGNATED FOR FUTURE DOCK DOOR AND 15 DOCK LEVELERS ON WEST SIDE OF BUILDING.

SUBMITTAL - 07/16/2018  
 SUBMITTAL - 08/19/2019  
 SUBMITTAL - 09/27/2019  
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 SUBMITTAL - 12/11/2020

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**SIGNATURE BLOCK**

**38TH AND TOWER SITE PLAN**  
**TOWER RETAIL, LLC**

LEGAL DESCRIPTION:

LOT 1, 2 & 3 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 SIXTH PRINCIPAL MERIDIAN, CITY OF AURORA, COUNTY OF ADAMS, STATE OF COLORADO.

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

IN WITNESS WHEREOF, \_\_\_\_\_ HAS CAUSED THESE

PRESENTS TO BE EXECUTED THIS \_\_\_\_\_ DAY OF \_\_\_\_\_ AD. \_\_\_\_\_

BY: \_\_\_\_\_ CORPORATE SEAL

STATE OF COLORADO ) ss

COUNTY OF \_\_\_\_\_ )

THE FOREGOING INSTRUMENT WAS ACKNOWLEDGED BEFORE ME THIS \_\_\_\_\_ DAY OF \_\_\_\_\_ AD, \_\_\_\_\_ BY \_\_\_\_\_

WITNESS MY HAND AND OFFICIAL SEAL

NOTARY SEAL

MY COMMISSION EXPIRES \_\_\_\_\_ NOTARY BUSINESS ADDRESS \_\_\_\_\_

IN WITNESS THEREOF, \_\_\_\_\_ HAS CAUSED THESE

PRESENTS TO BE EXECUTED THIS \_\_\_\_\_ DAY OF \_\_\_\_\_ AD. \_\_\_\_\_

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WITNESS MY HAND AND OFFICIAL SEAL

NOTARY SEAL

MY COMMISSION EXPIRES \_\_\_\_\_ NOTARY BUSINESS ADDRESS \_\_\_\_\_

**38TH AND TOWER SITE PLAN**  
**TOWER BUSINESS CENTER L.P.**

LEGAL DESCRIPTION:

LOTS 4 & 5 AND TRACTS A & 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 SIXTH PRINCIPAL MERIDIAN, CITY OF AURORA, COUNTY OF ADAMS, STATE OF COLORADO.

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IN WITNESS THEREOF, \_\_\_\_\_ HAS CAUSED THESE

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BY: \_\_\_\_\_ CORPORATE SEAL

STATE OF COLORADO ) ss

COUNTY OF \_\_\_\_\_ )

THE FOREGOING INSTRUMENT WAS ACKNOWLEDGED BEFORE ME THIS \_\_\_\_\_ DAY OF \_\_\_\_\_ AD, \_\_\_\_\_ BY \_\_\_\_\_

WITNESS MY HAND AND OFFICIAL SEAL

NOTARY SEAL

MY COMMISSION EXPIRES \_\_\_\_\_ NOTARY BUSINESS ADDRESS \_\_\_\_\_

**CITY OF AURORA APPROVALS**

CITY ATTORNEY: \_\_\_\_\_ DATE: \_\_\_\_\_

PLANNING DIRECTOR: \_\_\_\_\_ DATE: \_\_\_\_\_

PLANNING COMMISSION: \_\_\_\_\_ DATE: \_\_\_\_\_ (CHAIRPERSON)

CITY COUNCIL: \_\_\_\_\_ DATE: \_\_\_\_\_ (MAYOR)

ATTEST: \_\_\_\_\_ DATE: \_\_\_\_\_ (CITY CLERK)

DATABASE APPROVAL DATE \_\_\_\_\_

**RECORDERS 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: \_\_\_\_\_

COVER SHEET  
 SHEET 1 OF 27

SHEET NO.	SHEET INDEX	SHEET NO.	SHEET INDEX
1	COVER SHEET	10-15	LANDSCAPE PLAN
2-4	SITE PLAN	16	LANDSCAPE DETAILS
5	GRADING PLAN	17-22	BUILDING ELEVATIONS
6	GRADING PLAN	23-24	ARCHITECTURAL DETAILS
7	UTILITY PLAN	25	PHOTOMETRIC SITE PLAN - WEST
8	UTILITY PLAN	26	PHOTOMETRIC SITE PLAN - EAST
9	LANDSCAPE CALCULATIONS	27	PHOTOMETRIC DETAILS

**OWNER/ DEVELOPER**

UNITED PROPERTIES  
 CONTACT: MEGAN TURNER  
 1331 17TH STREET, SUITE 604  
 DENVER, CO 80202  
 PH: (720)-898-5947  
 EMAIL: MEGAN.TURNER@UPROPERTIES.COM

**LANDSCAPE ARCHITECT**

MEURAN DESIGN GROUP  
 CONTACT: KERRY SMEESTER  
 700 COLORADO BOULEVARD, SUITE 131  
 DENVER, CO 80206  
 PH: (303) 512-0549  
 EMAIL: KTS@MEURAN.COM

**CIVIL ENGINEER**

WARE MALCOMB  
 CONTACT: CHRIS STRAWN  
 990 S. BROADWAY STREET, SUITE 230  
 DENVER, CO 80209  
 PH: (303) 561-3333  
 EMAIL: CSTRAWN@WAREMALCOMB.COM

**ARCHITECT**

WARE MALCOMB  
 CONTACT: JAN DAVIS  
 1600 CHAMPA STREET, SUITE 350  
 DENVER, CO 80202  
 PH: (303) 699-1503  
 EMAIL: JDAVIS@WAREMALCOMB.COM

**ELECTRICAL ENGINEER**

ARCHITECTURAL ENGINEERING DESIGN GROUP  
 CONTACT: ERIC REITAN  
 1900 WAZEE STREET, SUITE 350  
 DENVER, CO 80203  
 PH: (303) 296-3034  
 EMAIL: EREITAN@AEDSIGN-INC.COM

# 38TH AND TOWER SITE PLAN

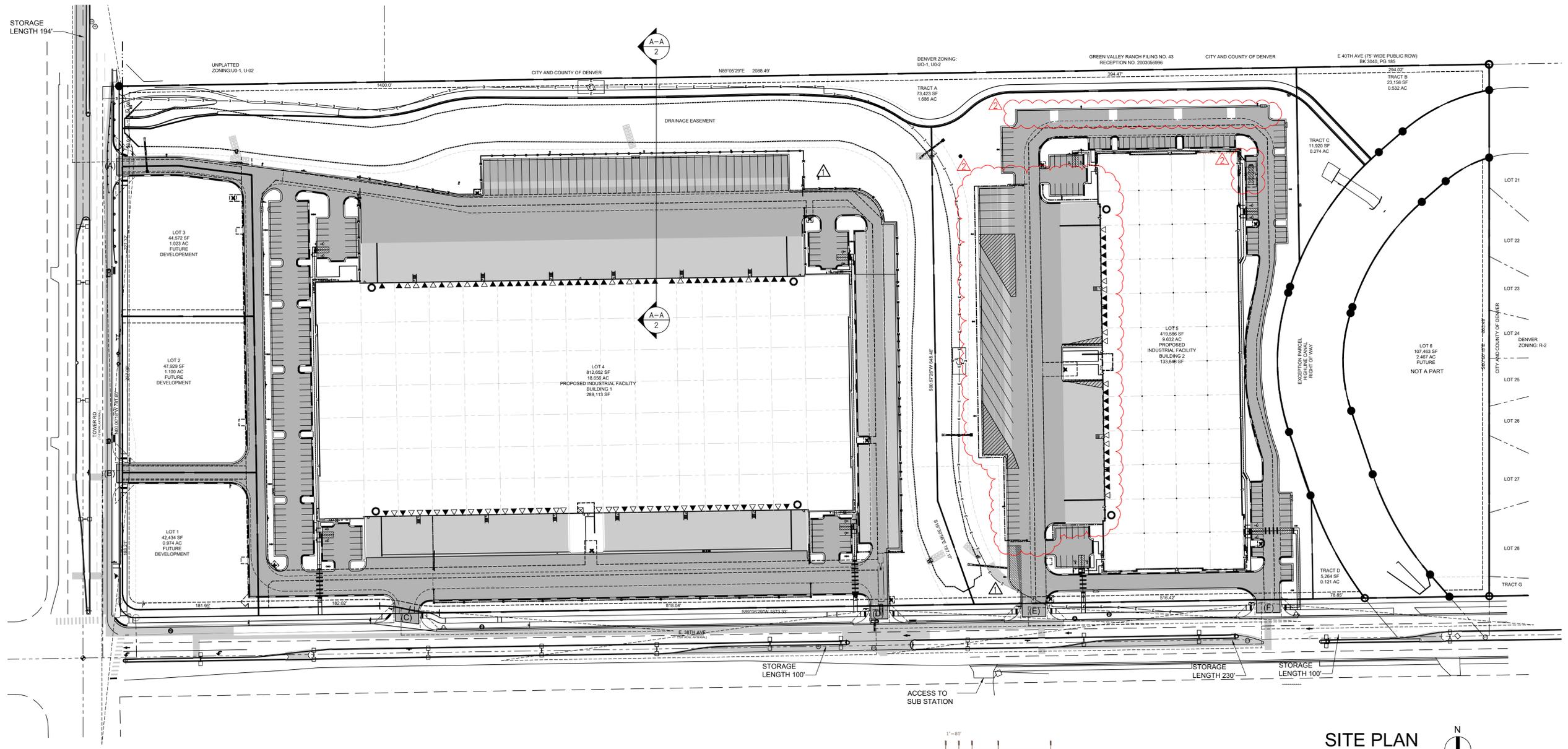
## LOTS 1, 2, 3, 4 & 5 AND TRACTS A, B, C & D OF BLOCK 1

### 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

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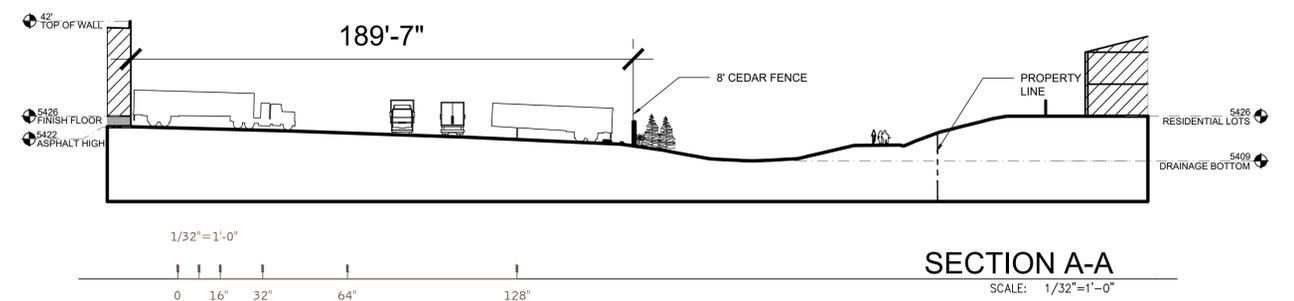
#### SITE LEGEND

- |   |  |       |  |
|---|--|-------|--|
| ▲ | DOCK HIGH TRUCK DOOR (INSTALLED)                   | ■     | CONCRETE   |
| △ | DOCK HIGH TRUCK DOOR (FUTURE)                      | ■     | ASHPALT  |
| ○ | GRADE LEVEL TRUCK DOOR                             | ▨     | PROPOSED SIDEWALK                                |
| ● | FIRE HYDRANT (VERIFY LOCATION WITH CIVIL DRAWINGS) | -x-x- | CEDAR FENCE                                      |
| — | ACCESSIBLE ROUTE                                   | —○—   | TUBULAR METAL FENCE                              |
| — | PROJECT MONUMENT SIGN (RE: 9123)                   | —□—   | TUBULAR METAL FENCE WITH 24"x24" MASONRY COLUMNS |
| ⊙ | POLE MOUNTED LIGHT                                 | —○—   | WELDED WIRE FENCE                                |
| ● | STREET LIGHT                                       |       |  |

#### 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

### TOWER BUSINESS CENTER SUBDIVISION FILING NO. 1

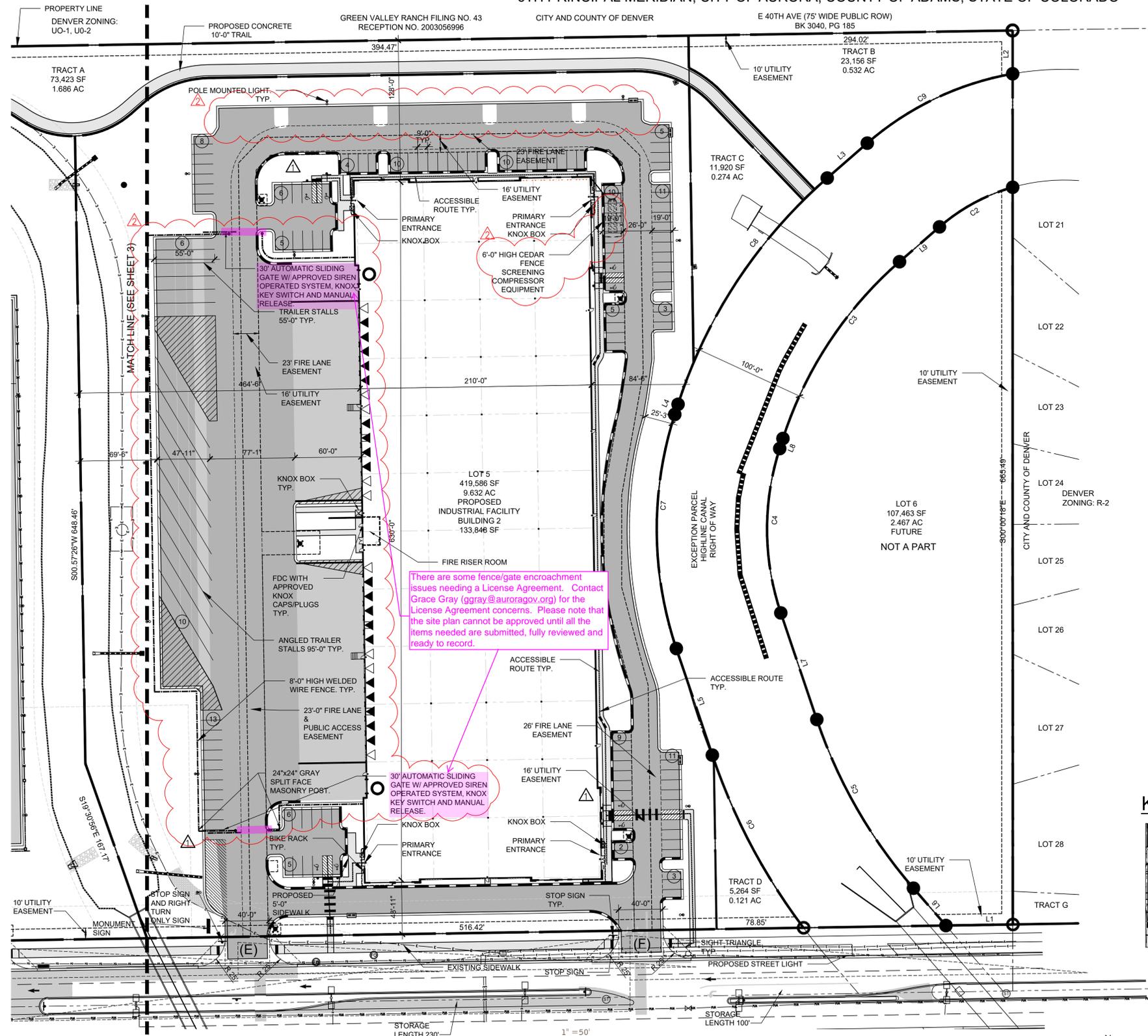
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There are some fence/gate encroachment issues needing a License Agreement. Contact Grace Gray (ggray@auroragov.org) for the License Agreement concerns. Please note that the site plan cannot be approved until all the items needed are submitted, fully reviewed and ready to record.

30' AUTOMATIC SLIDING GATE W/ APPROVED SIREN OPERATED SYSTEM, KNOX KEY SWITCH AND MANUAL RELEASE.

### 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
- ASPHALT
- PROPOSED SIDEWALK
- ⋈ FDC WITH APPROVED KNOX CAPS/PLUGS
- ⊠ KNOX BOX
- STREET LIGHT
- WELDED WIRE FENCE

### GENERAL NOTES

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

### VEHICULAR CIRCULATION

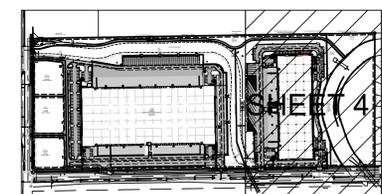
ROADWAY ENTRY	DRIVEWAY ACCESS	VEHICULAR MOVEMENT
A*	FULL MOVEMENT	TRUCK/AUTO IN & OUT
B	RIGHT IN/RIGHT OUT	AUTO IN & OUT
C	RIGHT IN/RIGHT OUT	TRUCK/AUTO IN & OUT
D	FULL MOVEMENT	TRUCK IN & OUT
E	RIGHT IN/RIGHT OUT	TRUCK IN & OUT
F	FULL MOVEMENT	AUTO IN & OUT

\* 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



### LINE TABLE

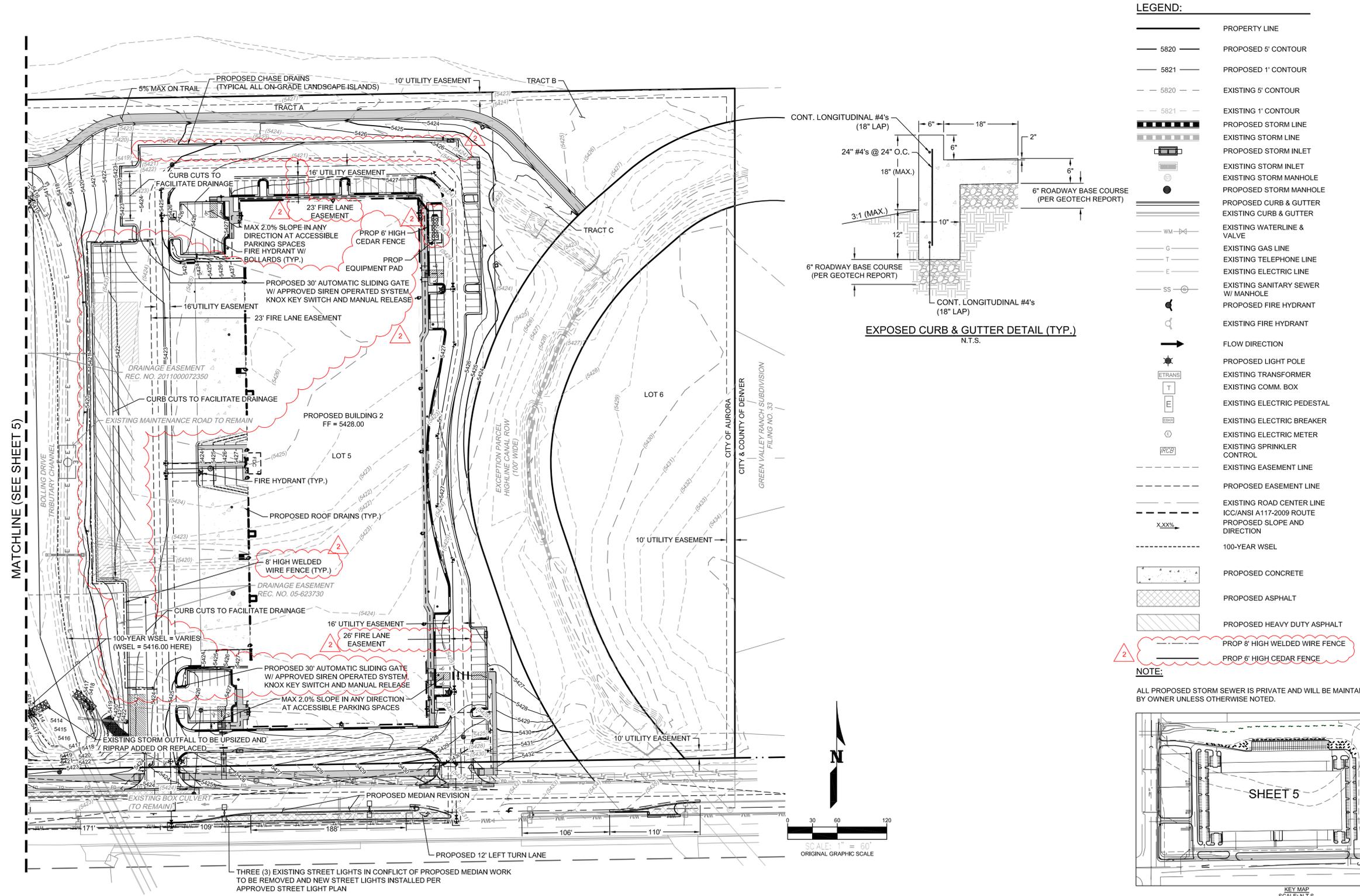
CURVE	BEARING	LENGTH
L1	S89°05'29"W	60.59'
L2	S00°00'18"E	39.09'
L3	S49°03'46"W	48.03'
L4	S17°58'01"W	9.57'
L5	S18°44'29"E	101.62'
L6	S41°06'59"E	44.76'
L7	S18°44'29"E	101.62'
L8	S17°58'01"W	9.57'
L9	S49°03'46"W	48.03'

**SITE PLAN**  
SCALE: 1" = 50'-0"

**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  
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 SUBMITTAL - 11/26/2019  
 SUBMITTAL - 09/11/2020  
 SUBMITTAL - 12/11/2020

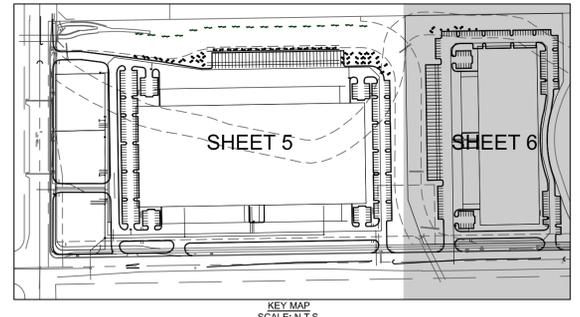
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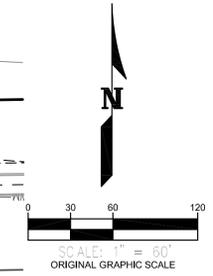
**LEGEND:**

	PROPERTY LINE
	PROPOSED 5' CONTOUR
	PROPOSED 1' CONTOUR
	EXISTING 5' CONTOUR
	EXISTING 1' CONTOUR
	PROPOSED STORM LINE
	EXISTING STORM LINE
	PROPOSED STORM INLET
	EXISTING STORM INLET
	EXISTING STORM MANHOLE
	PROPOSED STORM MANHOLE
	PROPOSED CURB & GUTTER
	EXISTING CURB & GUTTER
	EXISTING WATERLINE & VALVE
	EXISTING GAS LINE
	EXISTING TELEPHONE LINE
	EXISTING ELECTRIC LINE
	EXISTING SANITARY SEWER W/ MANHOLE
	PROPOSED FIRE HYDRANT
	EXISTING FIRE HYDRANT
	FLOW DIRECTION
	PROPOSED LIGHT POLE
	EXISTING TRANSFORMER
	EXISTING COMM. BOX
	EXISTING ELECTRIC PEDESTAL
	EXISTING ELECTRIC BREAKER
	EXISTING ELECTRIC METER
	EXISTING SPRINKLER CONTROL
	EXISTING EASEMENT LINE
	PROPOSED EASEMENT LINE
	EXISTING ROAD CENTER LINE
	ICC/ANSI A117-2009 ROUTE
	PROPOSED SLOPE AND DIRECTION
	100-YEAR WSEL
	PROPOSED CONCRETE
	PROPOSED ASPHALT
	PROPOSED HEAVY DUTY ASPHALT
	PROP 8' HIGH WELDED WIRE FENCE
	PROP 6' HIGH CEDAR FENCE

**NOTE:**  
 ALL PROPOSED STORM SEWER IS PRIVATE AND WILL BE MAINTAINED BY OWNER UNLESS OTHERWISE NOTED.



MATCHLINE (SEE SHEET 5)



THREE (3) EXISTING STREET LIGHTS IN CONFLICT OF PROPOSED MEDIAN WORK TO BE REMOVED AND NEW STREET LIGHTS INSTALLED PER APPROVED STREET LIGHT PLAN

# 38TH AND TOWER SITE PLAN

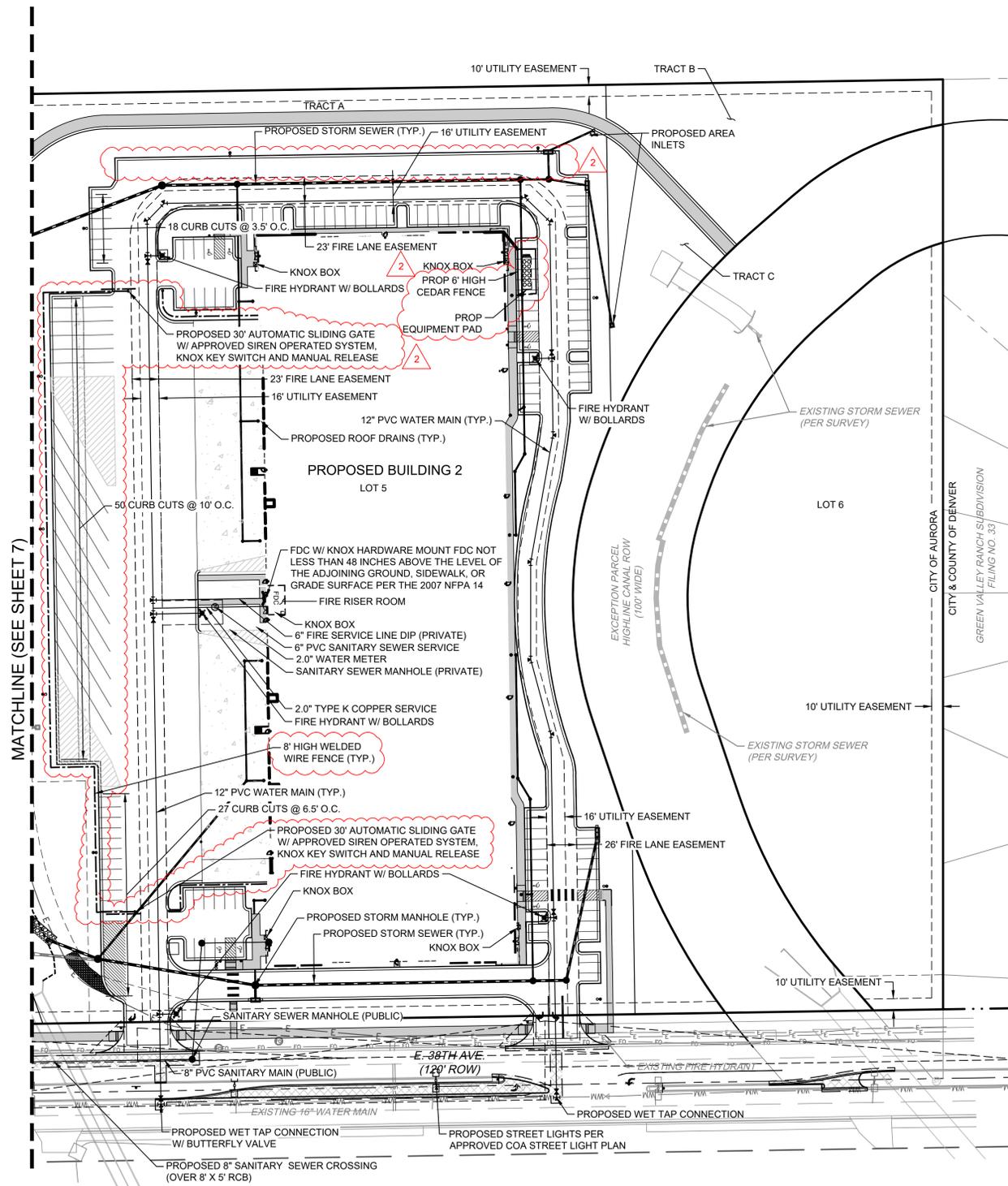
## LOTS 1, 2, 3, 4 & 5 AND TRACTS A, B, C & D OF BLOCK 1

### 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

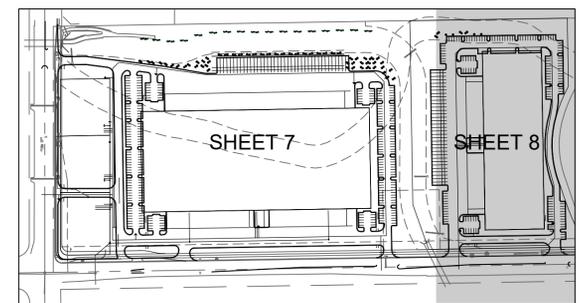
SUBMITTAL - 07/16/2018  
SUBMITTAL - 08/19/2019  
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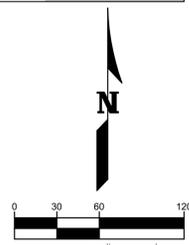


**LEGEND:**

- 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
- ▬▬▬▬▬▬ EXISTING CURB & GUTTER
- ▬▬▬▬▬▬ PROPOSED CURB & GUTTER
- - - - - PROPOSED EASEMENT
- - - - - EXISTING EASEMENT
- X — X — PROPOSED WATER LINE & FIRE HYDRANT
- X — X — EXISTING FENCE
- X — X — PROPOSED FIRE HYDRANT W/ BOLLARDS
- X — X — EXISTING FIRE HYDRANT
- X — X — PROPOSED SIGN
- SS — SS — EXISTING SANITARY SEWER W/ MANHOLE
- WM — WM — EXISTING WATERLINE & VALVE
- G — G — EXISTING GAS LINE
- T — T — EXISTING TELEPHONE LINE
- E — E — EXISTING ELECTRIC LINE
- FO — FO — EXISTING FIBER OPTIC LINE
- ☀ PROPOSED LIGHT POLE
- ☀ EXISTING LIGHT POLE
- ⊕ EXISTING ELECTRIC METER
- ⊕ EXISTING ELECTRIC BREAKER
- ⊕ EXISTING TRANSFORMER
- ⊕ EXISTING TELEPHONE BOX
- ⊕ EXISTING ELECTRIC BOX
- ⊕ EXISTING IRRIGATION VAULT
- ⊕ KNOX BOX
- ⊕ FIRE DEPARTMENT CONNECTION
- ⊕ PROPOSED LIGHT POLE
- ⊕ EXISTING LIGHT POLE
- ⊕ PROP 8' HIGH WELDED WIRE FENCE
- ⊕ PROP 6' HIGH CEDAR FENCE



NOTE: CONTRACTOR TO VERIFY LOCATION AND ELEVATIONS OF ALL UTILITIES.



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.

**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  
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 SUBMITTAL - 09/11/2020  
 SUBMITTAL - 12/11/2020



**LOT 4 SITE DATA**

SITE DATA	AREA (SF)	%
TOTAL SITE AREA	812,652	
BUILDING COVERAGE	289,113	36
HARD SURFACE AREA	327,319	40
LANDSCAPE AREA	197,700	24
COOL SEASON GRASSES % OF LANDSCAPE AREA	2,905	1.5



**LOT 5 SITE DATA**

SITE DATA	AREA (SF)	%
TOTAL SITE AREA	419,586	
BUILDING COVERAGE	133,848	32
HARD SURFACE AREA	161,931	39
LANDSCAPE AREA	123,807	29
COOL SEASON GRASSES % OF LANDSCAPE AREA	6,984	5.6



**LOT 4 NON-RESIDENTIAL BUILDING PERIMETER LANDSCAPE INFORMATION**

BUILDING PERIMETER (DIRECTION FACING)	ELEVATION LENGTH*	TREE EQUIVALENT REQUIRED (1 TREE EQUIVALENT PER 40 LINEAR FEET)	TREES PROVIDED	SHRUBS PROVIDED (10 SHRUBS PER 1 TREE EQUIVALENT)	PERENNIALS/ ORN. GRASSES PROVIDED (30 PER 1 TREE EQUIVALENT)
NORTH	132	3.3	2	1.9 (19 shrubs)	1.9 (57 grasses)
WEST	355	8.9	4	4.4 (44 shrubs)	0.5 (14 grasses)
SOUTH	185'	4.6	1	1.5 (15 shrubs)	2.6 (79 grasses)
EAST	355	8.9	4	4.4 (44 shrubs)	0.5 (14 grasses)



\* DOES NOT INCLUDE LOADING DOCKS

⚠ QUANTITY REVISED DUE TO ADDITION OF PEDESTRIAN PATIO (SEE SHEET 10)

**LOT 4 TABLE OF STREET FRONTAGE, STREET PERIMETER BUFFER, AND NON-STREET FRONTAGE BUFFER LANDSCAPE REQUIREMENTS**

FRONTAGE DESCRIPTION BUFFER DESCRIPTION LENGTH/ADJ. LAND USE	WIDTH REQUIRED	WIDTH PROVIDED	BUFFER REDUCTION FEATURES	# TREES REQUIRED	# SHRUBS REQUIRED	# TREES PROVIDED	# SHRUBS PROVIDED	# PERENNIALS/ ORN. GRASSES PROVIDED
TOWER ROAD FRONTAGE 86" (TREE LAWN/LF)	N/A	N/A		(1 TREE/40 L.F.) 2	N/A	2	N/A	N/A
E. 38TH AVENUE FRONTAGE 905' (TREE LAWN/LF)	N/A	N/A		(1 TREE/40 L.F.) 23	N/A	23	N/A	N/A
TOWER ROAD - ARTERIAL PERIMETER BUFFER 86' L.F.	20'	20'	STANDARD DESIGN PLUS XERISCAPE	(1 TREE/40 L.F.) 2	(10 SHRUBS/40 L.F.) 22	2	21	17
E. 38TH AVENUE - STREET BUFFER 905' L.F.	20'	20'	STANDARD DESIGN PLUS XERISCAPE	(1 TREE/40 L.F.) 23	(10 SHRUBS/40 L.F.) 226	33	237	-
EAST NON-STREET PERIMETER BUFFER 816 L.F.*	20'	20'	STANDARD DESIGN PLUS XERISCAPE	(1 TREE/40 L.F.) 20	(5 SHRUBS/40 L.F.) 204	22	188	-
NORTH SPECIAL LANDSCAPE BUFFER 1,237 L.F.**	25'	25'	STANDARD DESIGN PLUS XERISCAPE	(1 TREE/25 L.F.) 49	(5 SHRUBS/25 L.F.) 247	61	239	-
<b>TOTALS</b>				<b>119</b>	<b>699</b>	<b>143</b>	<b>685<sub>t</sub></b>	<b>17</b>

\* THE REQUIRED BUFFER LANDSCAPING IS RELOCATED TO THE WEST BANK OF THE TRIBUTARY CHANNEL.

\*\* THE REQUIRED SPECIAL BUFFER LANDSCAPING IS RELOCATED TO THE SOUTH BANK OF THE TRIBUTARY CHANNEL PER THE REQUEST OF THE PARKS, RECREATION, AND OPEN SPACE DEPARTMENT.

t (2) TREES SUBSTITUTED FOR 14 SHRUBS

**ON-SITE TREE MITIGATION CHART**

TREE NO.	SPECIES	CALIPER	SPECIES VALUE	CONDITION VALUE	LOCATION VALUE	MITIGATION INCHES	MITIGATION VALUE	AMOUNT TO BE PAID
1	AMERICAN ELM	19	65%	55%	60%	10	\$3,539.04	\$3,539.04
2	COTTONWOOD	24	55%	45%	60%	8	\$2,057.50	\$2,057.50
3	COTTONWOOD	18	55%	40%	60%	6	\$1,162.15	\$1,162.15
4	COTTONWOOD	20	55%	40%	60%	7	\$1,432.18	\$1,432.18
<b>TOTAL</b>		<b>81</b>				<b>31</b>	<b>\$8,190.86</b>	<b>\$8,190.86</b>

**LOT 5 NON-RESIDENTIAL BUILDING PERIMETER LANDSCAPE INFORMATION**

BUILDING PERIMETER (DIRECTION FACING)	ELEVATION LENGTH*	TREE EQUIVALENT REQUIRED (1 TREE EQUIVALENT PER 40 LINEAR FEET)	TREES PROVIDED	SHRUBS PROVIDED (10 SHRUBS PER 1 TREE EQUIVALENT)	PERENNIALS/ ORN. GRASSES PROVIDED (30 PER 1 TREE EQUIVALENT)
NORTH	210	5.3	3	2.1 (21 shrubs)	0.4 (12 grasses)
WEST	193	4.8	1	5.1 (51 shrubs)	3.3 (100 grasses)
SOUTH	210	5.3	3**	2.7 (27 shrubs)	0.0 (0 grasses)
EAST	630	15.8	11	1.8 (18 shrubs)	3.0 (90 grasses)

\* DOES NOT INCLUDE LOADING DOCKS

\*\* THREE TREES WITHIN THE 38TH AVE. STREET PERIMETER BUFFER HAVE BEEN APPROVED TO COUNT TOWARD THIS REQUIREMENT.

**LOT 5 TABLE OF STREET FRONTAGE, STREET PERIMETER BUFFER, AND NON-STREET FRONTAGE BUFFER LANDSCAPE REQUIREMENTS**

FRONTAGE DESCRIPTION BUFFER DESCRIPTION LENGTH/ADJ. LAND USE	WIDTH REQUIRED	WIDTH PROVIDED	BUFFER REDUCTION FEATURES	# TREES REQUIRED	# SHRUBS REQUIRED	# TREES PROVIDED	# SHRUBS PROVIDED	# PERENNIALS/ ORN. GRASSES PROVIDED
E. 38TH AVENUE FRONTAGE 435' (TREE LAWN/LF)	N/A	N/A		(1 TREE/40 L.F.) 11	N/A	11	N/A	N/A
E. 38TH AVENUE - STREET PERIMETER BUFFER 435' L.F.	20'	20'	STANDARD DESIGN PLUS XERISCAPE	(1 TREE/40 L.F.) 11	(10 SHRUBS/40 L.F.) 109	20	59	78
WEST NON-STREET PERIMETER BUFFER 816 L.F. *	20'	20'	STANDARD DESIGN PLUS XERISCAPE	(1 TREE/40 L.F.) 20	(10 SHRUBS/40 L.F.) 204	28	147	-
EAST SPECIAL LANDSCAPE BUFFER 839 L.F.	25'	25'	STANDARD DESIGN PLUS XERISCAPE	(1 TREE/25 L.F.) 34	(10 SHRUBS/25 L.F.) 335	47	204	-
NORTH SPECIAL LANDSCAPE BUFFER 558 L.F.	25'	25'	STANDARD DESIGN PLUS XERISCAPE	(1 TREE/25 L.F.) 22	(5 SHRUBS/25 L.F.) 112	25	97	-
<b>TOTALS</b>				<b>98</b>	<b>760</b>	<b>128</b>	<b>507<sub>t</sub></b>	<b>78</b>

\* THE REQUIRED BUFFER LANDSCAPING IS RELOCATED TO THE EAST BANK OF THE TRIBUTARY CHANNEL.

t (26) TREES SUBSTITUTED FOR 253 SHRUBS

**LOT LANDSCAPE INSTALLATION NOTES:**

THE PROJECT CONSISTS OF THREE OUT PARCEL LOTS FOR FUTURE DEVELOPMENT. (EACH, A "LOT"). THE LANDSCAPING IMPROVEMENTS WILL BE PHASED FOR EACH LOT. THE DEVELOPER(S) OF EACH OUT PARCEL(S) SHALL BE RESPONSIBLE FOR THE DESIGN AND INSTALLATION OF PLANTINGS, INCLUDING THE INSTALLATION OF LANDSCAPE STREET TREES, LAWNS, AND BUFFERS AS INDICATED IN THE DESIGN PACKAGE, WITHIN AND IMMEDIATELY ADJACENT TO THEIR RESPECTIVE PROPERTY LOTS. ALL PLANTINGS SHALL CONFORM TO CITY OF AURORA STANDARDS AS OUTLINED IN THE CITY OF AURORA LANDSCAPE MANUAL AND AS APPROVED ON THE 38TH AND TOWER MASTER SITE PLAN/ LANDSCAPE PLAN.

IF NOT COMPLETED SOONER, THE OWNER/DEVELOPER SHALL INSTALL AND COMPLETE ALL LANDSCAPING IMPROVEMENTS FOR EACH LOT NOT LATER THAN THE DATE THAT IS THREE (3) YEARS AFTER ISSUANCE OF THE FIRST CERTIFICATE OF OCCUPANCY.

# 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

ON 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

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SUBMITTAL - 12/11/2020

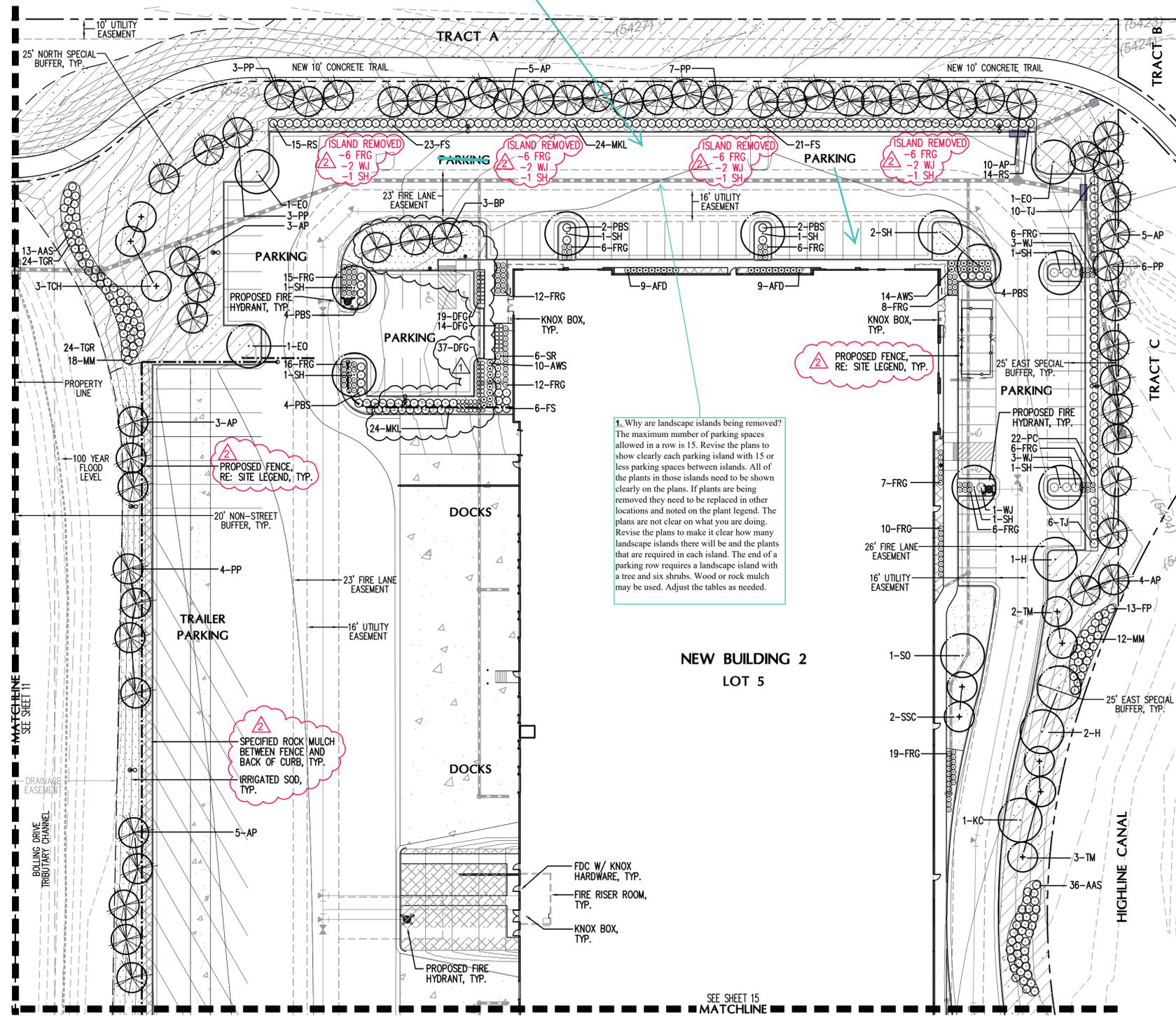
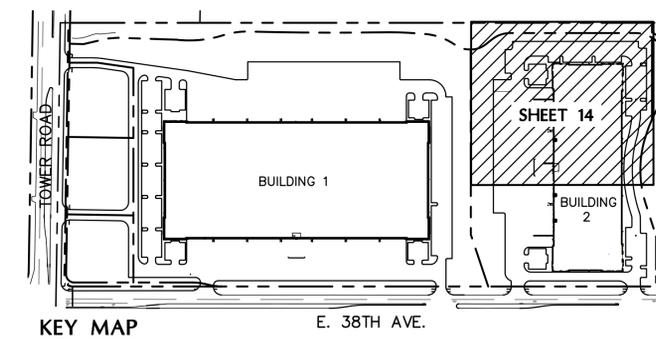
**meuran**  
designgroup

site design  
landscape architecture  
site planning

700 colorado boulevard, suite 131  
denver, colorado 80206  
303.512.0549 www.meuran.com

per the cover letter, these islands are being removed for truck circulation but the trucks and/or trailers will not be parked along this curb. Please note the area is "no parking" and add signs accordingly.

1. Why are landscape islands being removed?  
The maximum number of parking spaces allowed in a row is 15. Revise the plans to show clearly each parking island with 15 or less parking spaces between islands. All of the plants in those islands need to be shown clearly on the plans. If plants are being removed they need to be replaced in other locations and noted on the plant legend. The plants are not clear on what you are doing. Revise the plans to make it clear how many landscape islands there will be and the plants that are required in each island. The end of a parking row requires a landscape island with a tree and six shrubs. Wood or rock mulch may be used. Adjust the tables as needed.



#### SITE LEGEND:

- PROPERTY LINE
- - - PROP. CONTOURS
- (5410) - - - EXIST. CONTOURS
- - - 100 YR FLOOD LINE
- x-x- 8' HT. CEDAR FENCE
- WELDED WIRE FENCE
- SINGLE LIGHT
- DOUBLE LIGHT
- ★ STREET LIGHT
- STORM SEWER
- FIRE HYDRANT
- WATER LINE
- CONCRETE PAVING

#### GROUNDCOVER LEGEND:

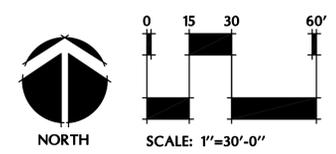
- IRRIGATED SOD
- TEXAS HYBRID 'THERMAL BLUE'
- IRRIGATED NATIVE SEED MIX
- WESTERN WHEATGRASS 'ARRIBA'
- THICK SPIKE WHEATGRASS
- SIDEOATS GRAMA
- BLUE GRAMA
- LITTLE BLUESTEM
- PRAIRIE SANDREED 'GOSHEN'
- SAND DROPSEED
- NON-IRRIGATED RESTORATIVE DRY/UPLAND GRASS SEED MIX
- BIG BLUEGRASS, SHERMAN
- SANBERG/CANBY BLUEGRASS
- ARIZONA FESCUE, REDONDO
- SHEEP FESCUE, OVINA
- SPECIFIED 3/4" CRUSHED GRANITE ROCK MULCH (BLDG. & FENCE PERIMETERS & ALL SHRUB BEDS)

#### LANDSCAPE LEGEND

- DECIDUOUS SHADE TREE
- ⊕ DECIDUOUS ORNAMENTAL TREE
- ⊗ EVERGREEN TREE
- ⊙ DECIDUOUS SHRUBS
- ⊙ EVERGREEN SHRUBS
- ⊙ ORNAMENTAL GRASSES

REFER TO SHEET 9 FOR BLDG 2 CITY LANDSCAPE REQUIREMENTS

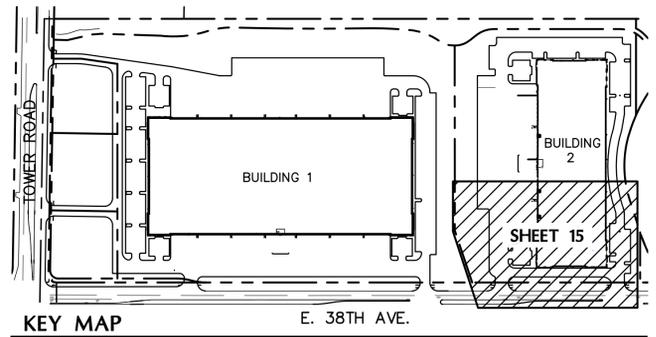
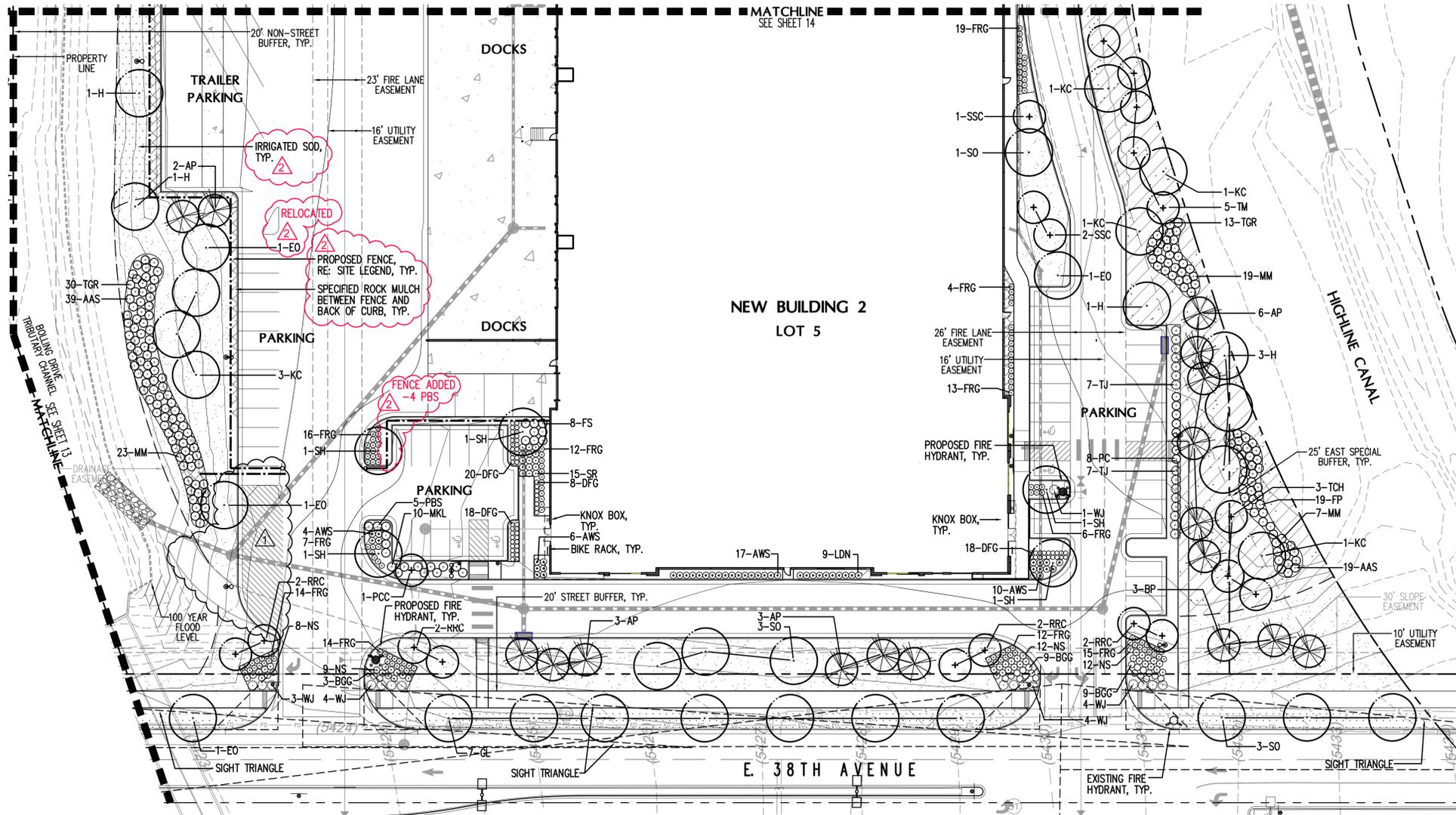
REFER TO SHEET 16 FOR LANDSCAPE PLANT LIST & DETAILS



NOT FOR CONSTRUCTION LANDSCAPE PLAN SHEET 14 OF 27

**38TH AND TOWER SITE PLAN**  
**LOTS 1, 2, 3, 4 & 5 AND TRACTS A, B, C & D OF BLOCK 1**  
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 SUBMITTAL - 12/11/2020



**GROUND COVER LEGEND:**

- IRRIGATED SOD  
TEXAS HYBRID 'THERMAL BLUE'
- IRRIGATED NATIVE SEED MIX  
WESTERN WHEATGRASS 'ARRIBA'  
THICK SPIKE WHEATGRASS  
SIDEOTS GRAMA  
BLUE GRAMA  
LITTLE BLUESTEM  
PRAIRIE SANDREED 'GOSHEN'  
SAND DROPSEED
- NON-IRRIGATED RESTORATIVE  
DRY/UPLAND GRASS SEED MIX  
BIG BLUEGRASS, SHERMAN  
SANDBERG/CANBY BLUEGRASS  
ARIZONA FESCUE, REDONDO  
SHEEP FESCUE, OVINA
- SPECIFIED 3/4" CRUSHED  
GRANITE ROCK MULCH (BLDG. &  
FENCE PERIMETERS & ALL SHRUB  
BEDS)

**LANDSCAPE LEGEND**

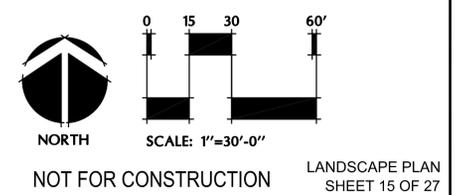
- DECIDUOUS SHADE TREE
- DECIDUOUS ORNAMENTAL TREE
- EVERGREEN TREE
- DECIDUOUS SHRUBS
- EVERGREEN SHRUBS
- ORNAMENTAL GRASSES

**SITE LEGEND:**

- PROPERTY LINE
- PROP. CONTOURS
- EXIST. CONTOURS
- 100 YR FLOOD LINE
- 8' HT. CEDAR FENCE
- WELDED WIRE FENCE
- SINGLE LIGHT
- DOUBLE LIGHT
- STREET LIGHT
- STORM SEWER
- FIRE HYDRANT
- WATER LINE
- CONCRETE PAVING
- EXIST. FIBER
- EXIST. ELECTRIC

REFER TO SHEET 9 FOR BLDG 2 CITY LANDSCAPE REQUIREMENTS

REFER TO SHEET 16 FOR LANDSCAPE PLANT LIST & DETAILS



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

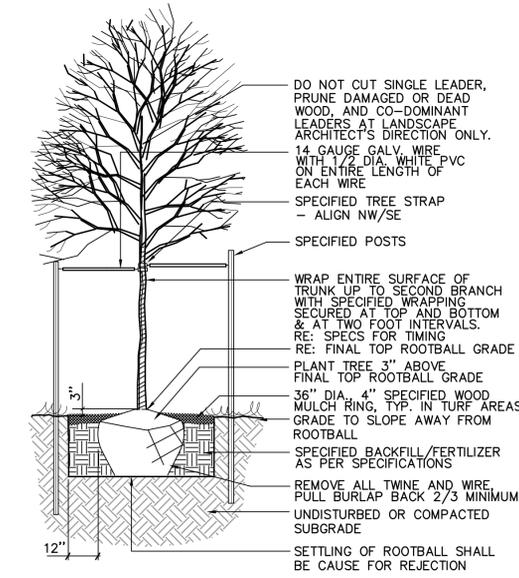
SUBMITTAL - 07/16/2018  
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 SUBMITTAL - 11/26/2019  
 SUBMITTAL - 09/11/2020  
 SUBMITTAL - 12/11/2020



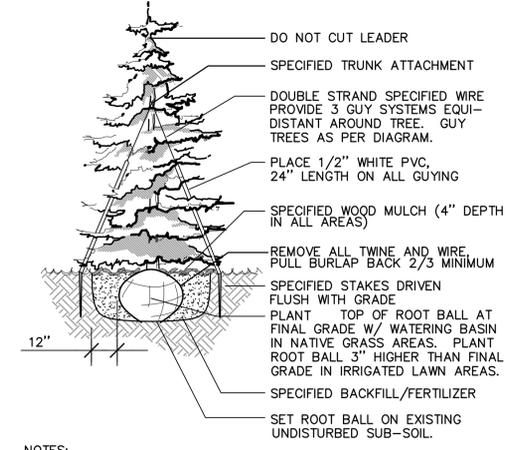
**PLANT LIST**

SYM.	QTY.	KEY	COMMON/ BOTANIC NAME	SIZE	COMMENTS	ZONE
<b>LOT 4</b>						
<b>DECIDUOUS SHADE TREES</b>						
14	25	SH	Shademaster Honeylocust <i>Gleditsia triacanthos var. inermis</i> 'Shademaster'	2 1/2" cal.	Specimen quality, full crown, B&B, staked	Low
7	12	GL	Glenleven Linden <i>Tilia 'Glenleven'</i>	2 1/2" cal.	Specimen quality, full crown, B&B, staked	Med
7	7	KC	Kentucky Coffee Tree <i>Gymnocladus dioica</i>	2 1/2" cal.	Specimen quality, full crown, B&B, staked	Low
8	7	H	Hackberry <i>Celtis occidentalis</i> 'Chicago Western'	2 1/2" cal.	Specimen quality, full crown, B&B, staked	Low
8	9	SO	Shumard Oak <i>Quercus shumardii</i>	2 1/2" cal.	Specimen quality, full crown, B&B, staked	Low
3	19	EO	English Oak <i>Quercus robur</i>	2 1/2" cal.	Specimen quality, full crown, B&B, staked	Low
<b>ORNAMENTAL TREES</b>						
1	6	PCC	Chanticleer Pear <i>Pyrus calleryana</i> 'Chanticleer'	2" cal.	Specimen quality, full crown, B&B, staked	Med
5	-	SSC	Spring Snow Crabapple <i>Malus sp.</i> 'Spring Snow'	2" cal.	Specimen quality, full crown, B&B, staked	Low
6	6	TCH	Thornless Cockspur Hawthorn <i>Crataegus crus-galli inermis</i>	2" cal.	Specimen quality, clump form, B&B, staked	Low
10	6	TM	Tatarian Maple <i>Acer tataricum</i>	2" cal.	Specimen quality, clump form, B&B, staked	Low
8	13	RRC	Royal Raindrops Crabapple <i>Malus sp.</i> 'Royal Raindrops'	2" cal.	Specimen quality, full crown, B&B, staked	Low
<b>EVERGREEN TREES</b>						
49	56	AP	Austrian Pine <i>Pinus nigra</i>	6'-8' ht.	Specimen quality, full form, B&B, guyed	Low
23	17	PP	Pinon Pine <i>Pinus cembroides edulis</i>	6'-8' ht.	Specimen quality, full form, B&B, guyed	Low
3	14	BP	Bosnian Pine <i>Pinus heldreichii</i>	6'-8' ht.	Specimen quality, full form, B&B, guyed	Low
<b>DECIDUOUS SHRUBS</b>						
57	54	AWS	Anthony Waterer Spirea <i>Spiraea 'Anthony Waterer'</i>	5 gal.	container, 5 canes min. 3' ht., plant 3' o.c.	Med
22	85	SR	Winnipeg Parks Shrub Rose <i>Rosa 'Winnipeg Parks'</i>	5 gal.	container, 5 canes min. 3' ht., plant 3' o.c.	Low
9	43	LDN	Little Devil Ninebark <i>Physocarpus opulifolius 'Little devil'</i>	5 gal.	container, 5 canes min. 3' ht., plant 3' o.c.	Low
44	36	NS	Norman Spirea <i>Spiraea 'Norman'</i>	5 gal.	container, 5 canes min. 2' ht., plant 3' o.c.	Med
58	54	MKL	Miss Kim Lilac <i>Syringa patula 'Miss Kim'</i>	5 gal.	container, 5 canes min. 4' ht., plant 4' o.c.	Low
59	35	FS	Fragrant Sumac <i>Rhus aromatica</i>	5 gal.	container, 5 canes min. 5' ht., plant 4' o.c.	Low
29	114	RS	Russian Sage <i>Perovskia atriplicifolia</i>	5 gal.	container, 5 canes min. 5' ht., plant 4' o.c.	Low
30	96	PC	Peking Cotoneaster <i>Cotoneaster lucidus</i>	5 gal.	container, 5 canes min. 8' ht., plant 4' o.c.	Low
21	22	PBS	Pawnee Buttes Sandcherry <i>Prunus Besseyi 'Pawnee Buttes'</i>	5 gal.	container, 5 canes min. 2' ht., plant 4' o.c.	Low
-	29	TLS	Three-Leaf Sumac <i>Rhus trilobata</i>	5 gal.	container, 5 canes min. 5' ht., plant 4' o.c.	Low
32	85	FP	Apache Plume <i>Fallugia paradoxa</i>	5 gal.	container, 5 canes min. 4' ht., plant 4' o.c.	Low
61	42	MM	Littleleaf Mountain Mahogany <i>Cercocarpus intricatus</i>	5 gal.	container, 5 canes min. 4' ht., plant 4' o.c.	Low
94	65	AAS	Autumn Amber Creeping Sumac <i>Rhus trilobata 'Autumn Amber'</i>	5 gal.	container, 5 canes min. 2' ht., plant 4' o.c.	Low
43	45	TGR	Tall Green Rabbitbrush <i>Ericameria nauseosa ssp. nauseosa var. glabrata</i>	5 gal.	container, 5 canes min. 4' ht., plant 4' o.c.	Low
8	18	AFD	Arctic Fire Dogwood <i>Cornus sericea 'Arctic Fire'</i>	5 gal.	container, 5 canes min. 5' ht., plant 4' o.c.	Med
<b>EVERGREEN SHRUBS</b>						
23	84	WJ	Wilton Juniper <i>Juniperus horizontalis 'Wiltonii'</i>	5 gal.	container, 18"-24" spread plant 4' o.c.	Low
30	71	TJ	Tammy Juniper <i>Juniperus sabinna 'Tamariscifolia'</i>	5 gal.	container, 18"-24" spread plant 4' o.c.	Low
-	66	OGJ	Old Gold Juniper <i>Juniperus x media 'Old Gold'</i>	5 gal.	container, 18"-24" spread plant 4' o.c.	Low

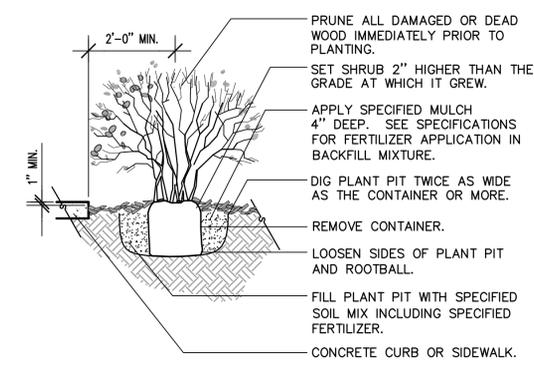
SYM.	QTY.	KEY	COMMON/ BOTANIC NAME	SIZE	COMMENTS	ZONE
<b>LOT 5</b>						
<b>ORNAMENTAL GRASSES</b>						
211	124	DFG	Dwarf Fountain Grass <i>Pennisetum alopecuroides 'Hameln'</i>	1 gal.	container, plant 24" o.c.	Low
61	21	BGG	Blond Ambition Blue Grama Grass <i>Bouteloua gracilis 'Blonde Ambition'</i>	1 gal.	container, plant 30" o.c.	Low
260	424	FRG	Feather Reed Grass <i>Calamagrostis acut. 'Karl Foerster'</i>	1 gal.	container, plant 30" o.c.	Low



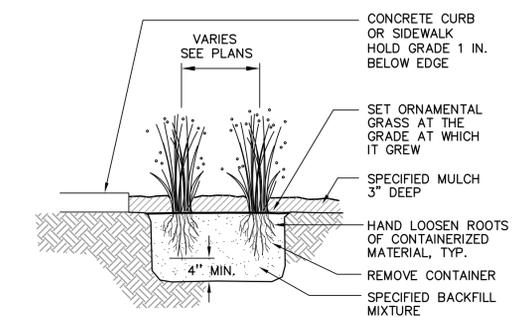
**1 DECIDUOUS TREE PLANTING** N.T.S.



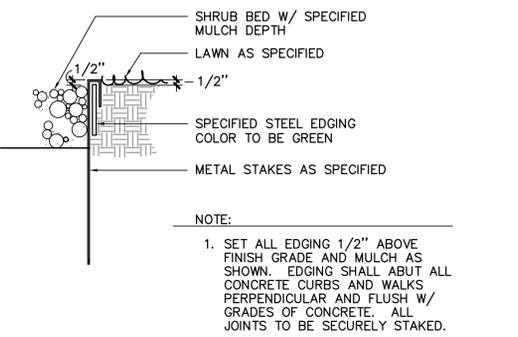
**2 EVERGREEN TREE PLANTING** N.T.S.



**3 SHRUB PLANTING DETAIL** N.T.S.



**4 ORNAMENTAL GRASS DETAIL** N.T.S.



**5 STEEL EDGER DETAIL** N.T.S.

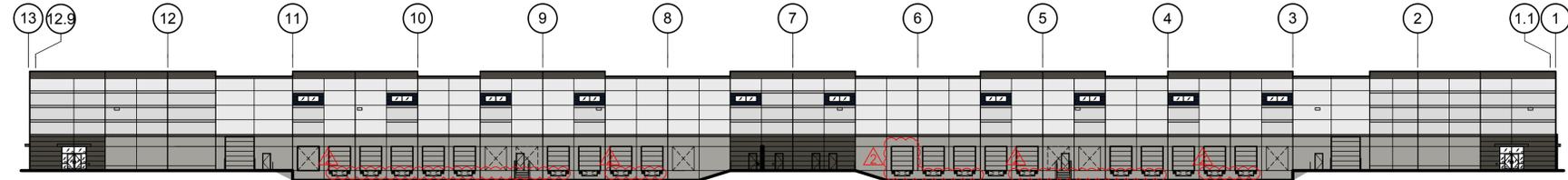
PLANT QUANTITIES REVISED DUE TO ADDITION OF PEDESTRIAN PATIO BUILDING 1 (SEE SHEET 10) AND REDESIGNED SIDEWALK AT NORTHWEST ENTRY OF BUILDING 2 (SEE SHEET 14)

PLANT QUANTITIES REVISED DUE TO REMOVAL OF 4 PARKING ISLANDS AT NORTH PARKING LOT (SEE SHEET 14)

**38TH AND TOWER SITE PLAN**  
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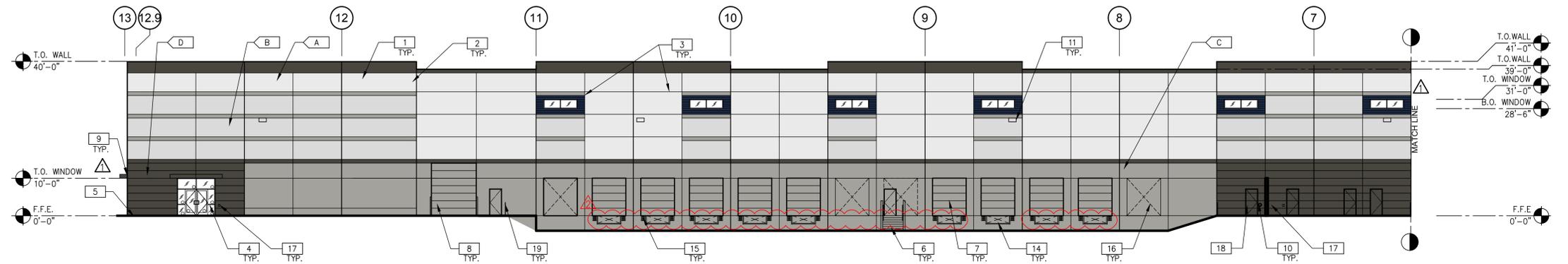
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**BUILDING 2 WEST EXTERIOR ELEVATION**

SCALE: 1/32"=1'-0"

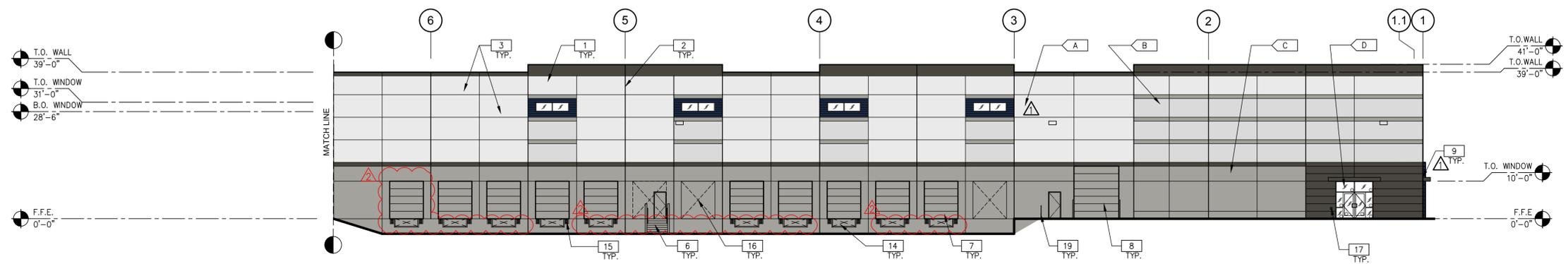
(A)



**PARTIAL WEST EXTERIOR ELEVATION**

SCALE: 1/16"=1'-0"

(B)



**PARTIAL WEST EXTERIOR ELEVATION**

SCALE: 1/16"=1'-0"

(B)

**ELEVATION NOTES**

- |   |   |   |
|---|---|---|
| 1 CONCRETE TILT-UP, PAINTED                             | 9 STEEL CANOPY, PAINT   | 16 KNOCKOUT PANEL FOR FUTURE DOOR OR WINDOW |
| 2 CONCRETE TILT-UP JOINT                                | 10 3'X7' HOLLOW METAL MAN DOOR  | 17 KNOX BOX                                 |
| 3 3/4" V-REVEAL   | 11 WALL MOUNTED LIGHT FIXTURE   | 18 FIRE DEPARTMENT CONNECTION               |
| 4 ALUMINUM STOREFRONT SYSTEM WITH INSULATED GLASS       | 12 TILT-UP LAYUP PANEL, PAINT   | 19 42" HIGH GUARDRAIL, RE: 6/21             |
| 5 FINISH GRADE, VARIES                                  | 13 MECHANICAL UNIT WILL BE SCREENED BY PARAPET. MECHANICAL UNIT WILL BE MIN. 20'-0" BACK FROM PARAPET |   |
| 6 EXTERIOR STEEL STAIRS, PAINTED TO MATCH ADJACENT WALL | 14 DOCK LEVELER   |   |
| 7 9'X10' DOCK DOOR                                      | 15 DOCK BUMPER  |   |
| 8 12'X14' DRIVE IN DOOR                                 |   |   |

**COLOR LEGEND**

- |     |   |
|-----|---|
| ◁ A | BASE COLOR: SHERWIN WILLIAMS SW 7014 - ELDER WHITE          |
| ◁ B | SECONDARY COLOR: SHERWIN WILLIAMS SW 7672 -KNITTING NEEDLES |
| ◁ C | ACCENT COLOR: SHERWIN WILLIAMS SW 7669 - SUMMIT GRAY        |
| ◁ D | ACCENT COLOR: SHERWIN WILLIAMS SW 2848 - ROYCROFT PEWTER    |
| ◁ E | ACCENT COLOR: SHERWIN WILLIAMS SW 9178 - IN THE NAVY        |

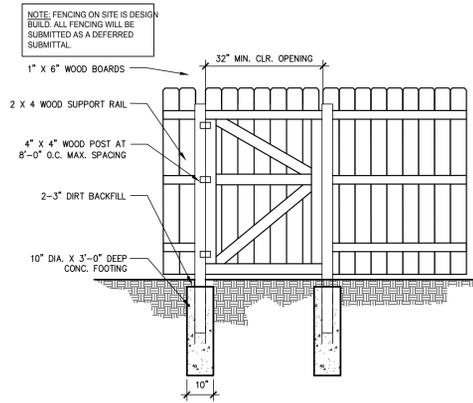
**LEGEND**

- |   |                            |
|---|----------------------------|
| □ | KNOX BOX                   |
| ○ | FIRE DEPARTMENT CONNECTION |
| □ | WALL MOUNTED LIGHT FIXTURE |
| ▨ | VISION GLASS               |
| ⊙ | TEMPERED GLASS             |

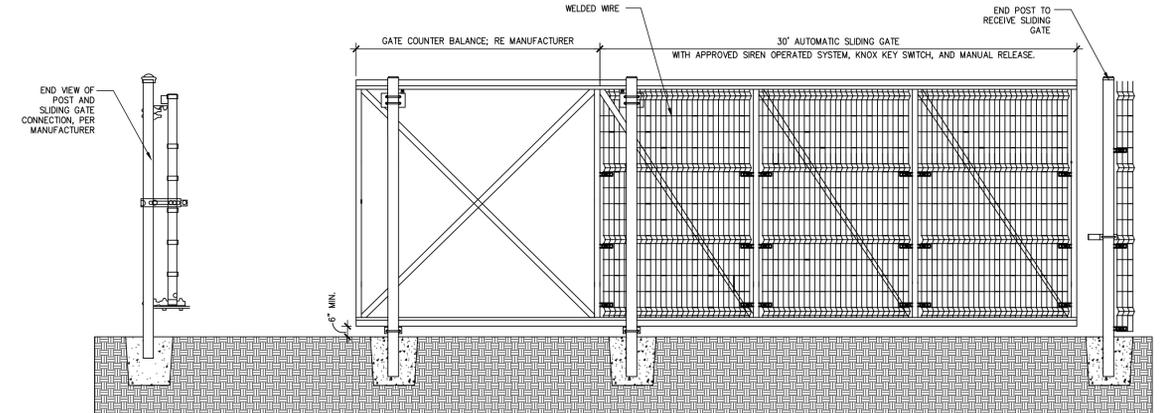
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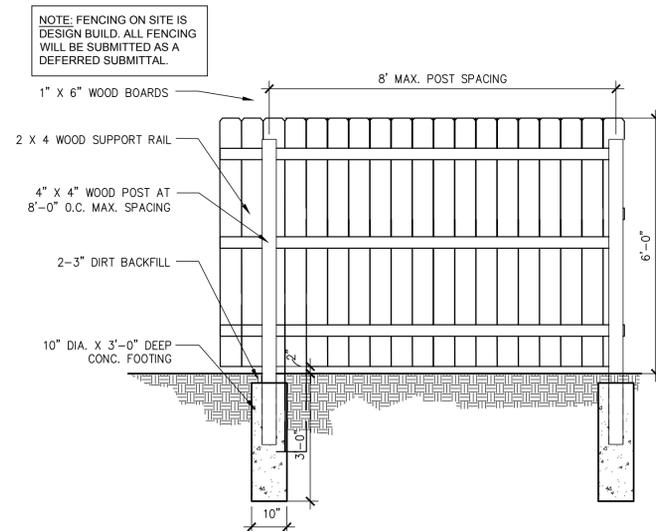
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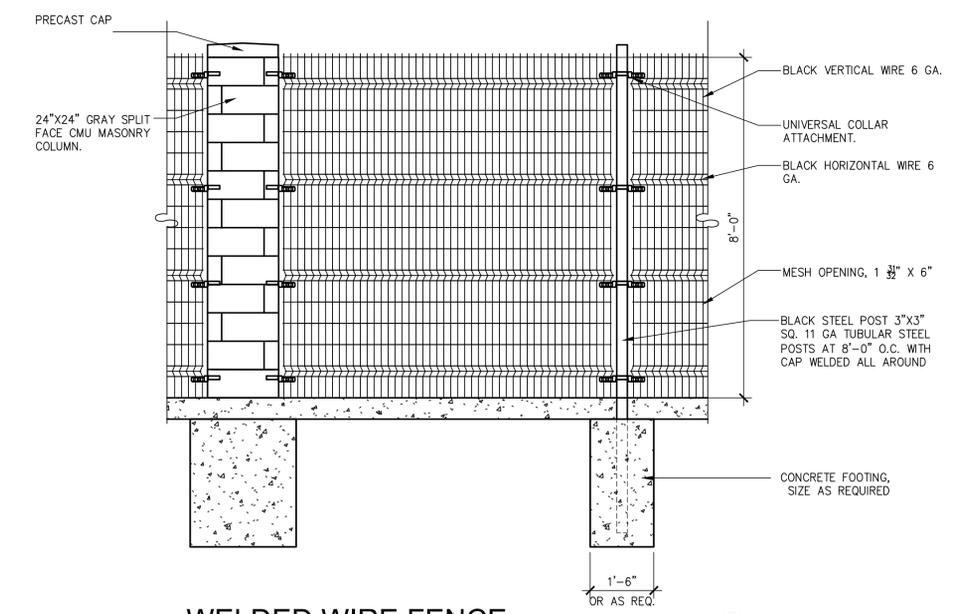
**CEDAR FENCE GATE**  
 SCALE: 3/8"=1'-0"  
 ESIFE-CHAIN\_LINK\_GATE-01 **3**



**WELDED WIRE SLIDING GATE**  
 SCALE: 3/8"=1'-0"  
**1**



**6'-0" HIGH WOOD FENCE DETAIL**  
 SCALE: 1/2"=1'-0"  
**4**



**WELDED WIRE FENCE**  
 SCALE: 1/2"=1'-0"  
**2**