2020 TOWER ROAD REDEVELOPMENT

SITE PLAN

LOCATED IN THE NORTHEAST 1/4 OF SECTION 34, TOWNSHIP 3, RANGE 66 WEST OF THE 6TH P.M.
CITY OF AURORA, COUNTY OF ADAMS, STATE OF COLORADO
ADDRESS: 2020 TOWER ROAD, AURORA, CO

RAPTOR CIVIL ENGINEERING
WORK@RAPTOR-CIVIL.COM
WWW.RAPTOR-CIVIL.COM
720-774-7736

CITY OF AURORA SITE PLAN NOTES:

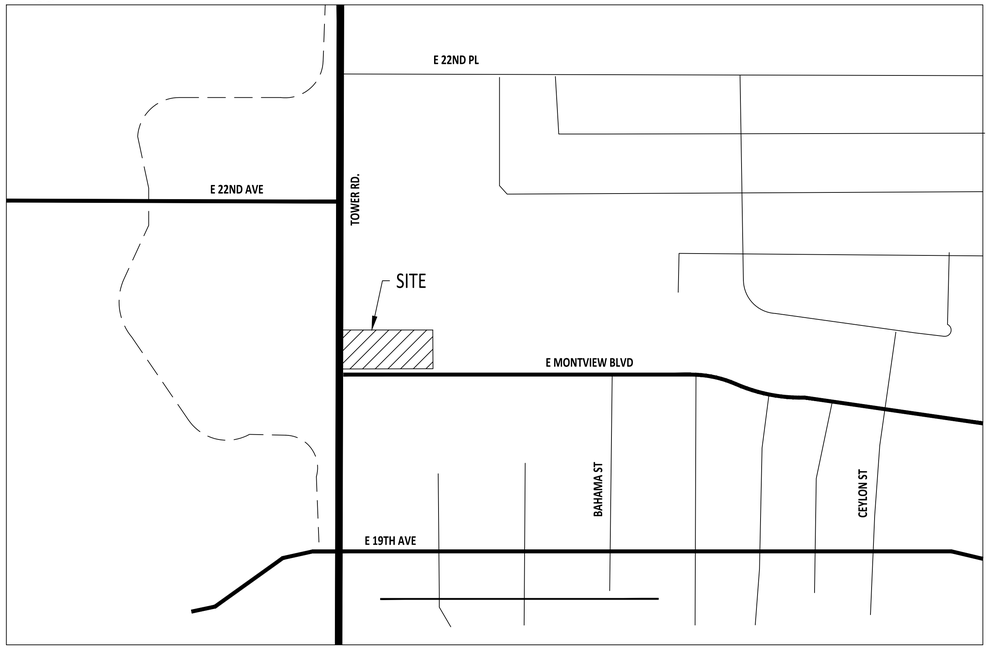
1. THE DEVELOPER, SUCCESSORS OR ASSIGNS, INCLUDING THE HOMEOWNERS OR MERCHANTS ASSOCIATION, SHALL BE RESPONSIBLE FOR INSTALLATION, MAINTENANCE AND REPLACEMENT OF ALL FIRE LANE SIGNS AS REQUIRED BY THE CITY OF AURORA.
2. RIGHT-OF-WAY FOR INGRESS AND EGRESS FOR EMERGENCY VEHICLES IS GRANTED OVER, ACROSS, ON, AND THROUGH ANY AND ALL PRIVATE ROADS, WAYS, FIRE LANES EASEMENTS OR FIRE LANE CORRIDORS NOW OR HEREAFTER ESTABLISHED ON THE DESCRIBED PROPERTY. WHERE DEDICATED AS A FIRE LANE EASEMENT OR DESIGNATED AS A FIRE LANE CORRIDOR, THE ROADWAY SHALL BE POSTED "NO PARKING - FIRE LANE".
3. "ACCESSIBLE EXTERIOR ROUTES" SHALL BE PROVIDED FROM PUBLIC TRANSPORTATION STOPS, ACCESSIBLE PARKING, ACCESSIBLE PASSENGER LOADING ZONES AND PUBLIC SIDEWALKS TO THE ACCESSIBLE BUILDING ENTRANCE THEY SERVE. AT LEAST 50% OF ALL BUILDING ENTRANCES SHALL BE THE MOST PRACTICAL DIRECT ROUTE. 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. REQUIRED ACCESSIBLE MEANS OF EGRESS SHALL BE CONTINUOUS FROM EACH REQUIRED ACCESSIBLE OCCUPIED AREA TO THE PUBLIC WAY. THE "ACCESSIBLE EXTERIOR ROUTES" SHALL COMPLY WITH 2021 IBC CHAPTER 11,AND 2017 ICC A117.1 ANSI.
4. THE APPLICANT HAS THE OBLIGATION TO COMPLY WITH ALL APPLICABLE REQUIREMENTS OF THE AMERICAN WITH DISABILITIES ACT.
5. THE DEVELOPER, SUCCESSORS OR 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 AND DEVELOPMENT SERVICES DEPARTMENT. ALL LANDSCAPING WILL BE INSTALLED PRIOR TO ISSUANCE OF CERTIFICATE OF OCCUPANCY.
6. ALL CROSSINGS OR ENCROACHMENTS BY PRIVATE LANDSCAPE IRRIGATION LINES OR SYSTEMS AND/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.
7. THE STREETLIGHT OR PEDESTRIAN LIGHT INSTALLATION WITHIN THE PUBLIC RIGHT-OF-WAY SHALL BE DESIGNED, FUNDED, AND CONSTRUCTED BY THE DEVELOPER/OWNER. OWNERSHIP AND MAINTENANCE OF THE STREET/PEDESTRIAN LIGHTS SHALL BE THE RESPONSIBILITY OF THE CITY OF AURORA ONCE THEY HAVE BEEN ACCEPTED. STREET LIGHT AND/OR PEDESTRIAN PHOTOMETRICS PLANS SHALL BE PREPARED AND SUBMITTED TO THE CITY FOR REVIEW AND APPROVAL AND SHALL BECOME A PART OF THE APPROVED CIVIL CONSTRUCTION PLANS FOR THE PROJECT. SEPARATE PERMITS FOR STREET LIGHTS WILL BE REQUIRED: ONE FOR PUBLIC IMPROVEMENTS AND ONE FOR A BUILDING PERMIT FOR ELECTRICAL. THE BUILDING PERMIT SUBMITTAL WILL NEED TO INCLUDE AN ELECTRICAL PLAN SHOWING SITE LOCATION OF LIGHTS, ELECTRIC METER LOCATION, ELECTRICAL ONE LINE AND GROUNDING DETAILS AND ANY ADDITIONAL ELECTRICAL INFORMATION FOR APPROVAL . THE OWNER IS RESPONSIBLE FOR OBTAINING AN ADDRESS FOR THE METER(S) FROM THE PLANNING DEPARTMENT. CERTIFICATE OF OCCUPANCIES WILL NOT BE ISSUED UNTIL THE STREET AND/OR PEDESTRIAN LIGHTING PLANS ARE APPROVED, CONSTRUCTED, AND INITIALLY ACCEPTED.
8. THE APPROVAL OF THIS DOCUMENT DOES NOT CONSTITUTE FINAL APPROVAL OF GRADING, DRAINAGE, UTILITY, PUBLIC IMPROVEMENTS AND BUILDING PLANS. CONSTRUCTION PLANS MUST BE REVIEWED AND APPROVED BY THE APPROPRIATE AGENCY PRIOR TO THE ISSUANCE OF BUILDING PERMITS.
9. ALL BUILDING ADDRESS NUMBERS SHALL COMPLY WITH SECTIONS 126-271 AND 126-278 OF THE AURORA CITY CODE.
10. ALL ROOFTOP MECHANICAL EQUIPMENT AND VENTS GREATER THAN EIGHT (8) INCHES IN DIAMETER MUST BE SCREENED. SCREENING MAY BE DONE EITHER WITH AN EXTENDED PARAPET WALL OR A FREESTANDING SCREEN WALL. SCREENS SHALL BE AT LEAST AS HIGH AS THE EQUIPMENT THEY HIDE. IF EQUIPMENT IS VISIBLE BECAUSE SCREENS DON'T MEET THIS MINIMUM HEIGHT REQUIREMENT, THE DIRECTOR OF PLANNING AND DEVELOPMENT SERVICES MAY REQUIRE CONSTRUCTION MODIFICATIONS PRIOR TO THE ISSUANCE OF A PERMANENT CERTIFICATE OF OCCUPANCY.
11. NOTWITHSTANDING ANY SURFACE IMPROVEMENTS, LANDSCAPING, PLANTING OR CHANGES SHOWN IN THESE SITE OR CONSTRUCTION PLANS, OR ACTUALLY CONSTRUCTED OR PUT IN PLACE, ALL UTILITY EASEMENTS MUST REMAIN UNOBSTRUCTED AND FULLY ACCESSIBLE ALONG THEIR ENTIRE LENGTH TO ALLOW FOR ADEQUATE MAINTENANCE EQUIPMENT. ADDITIONALLY, NO INSTALLATION, PLANTING, CHANGE IN THE SURFACE, ETC., SHALL INTERFERE WITH THE OPERATION OF THE UTILITY LINES PLACED WITHIN THE EASEMENT. BY SUBMITTING THESE SITE OR CONSTRUCTION PLANS FOR APPROVAL, THE LANDOWNER RECOGNIZES AND ACCEPTS THE TERMS, CONDITIONS AND REQUIREMENTS OF THIS NOTE.
12. FINAL GRADE SHALL BE AT LEAST SIX (6) INCHES BELOW ANY EXTERIOR WOOD SIDING ON THE PREMISES.
13. 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 AND DEVELOPMENT SERVICES DEPARTMENT. A COPY OF THE OFFICIAL CURRENT PLAN MAY BE OBTAINED 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.
14. 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.
15. 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.
16. ARCHITECTURAL FEATURES, SUCH AS BAY WINDOWS, FIREPLACES, ROOF OVERHANGS, GUTTERS, EAVES, FOUNDATIONS, FOOTINGS, CANTILEVERED WALLS, ETC., ARE NOT ALLOWED TO ENCROACH INTO ANY EASEMENT OR FIRE LANE.
17. (THIS NOTE IS REQUIRED ONLY WHEN APPLICABLE) ATTENTION BUILDING DEPARTMENT: AN ACOUSTIC ANALYSIS, PREPARED BY AN ACOUSTIC EXPERT, AND WILL IDENTIFY BUILDING DESIGN FEATURES NECESSARY TO ACCOMPLISH EXTERIOR NOISE REDUCTION TO ACHIEVE INTERIOR NOISE LEVELS NOT EXCEEDING ___ (25/30 - REFER TO SECTION 146-2.6.2.C.) DECIBELS AS CALCULATED IN CHAPTER 22 OF THE AURORA MUNICIPAL CODE UNDER WORSE-CASE NOISE CONDITIONS.
18. (THIS NOTE IS REQUIRED ONLY WHEN APPLICABLE) THE VENDOR OF ANY FUTURE SALE OF THE REAL PROPERTY SHALL PROVIDE THE REQUIRED NOTICE PER CITY CODE SECTION 146-1587(C) TO BE RECORDED WITH THE COUNTY CLERK AND RECORDER AND SHALL PROVIDE SUCH NOTICE TO EACH PROSPECTIVE PURCHASER OF ANY AND ALL SAID PROPERTY. SEE EXHIBIT C4 UNDER THE AIRPORT RELATED LAND USE RESTRICTIONS SECTION OF THIS GUIDEBOOK.
19. 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 EDITIONS OF THE MANUAL ON UNIFORM TRAFFIC CONTROL DEVICES (MUTCD) AND CITY STANDARDS, SHOWN ON THE SIGNING AND STRIPING PLAN FOR DEVELOPMENT.
20. FIRE LANE AND HANDICAPPED PARKING SIGNS, SIGN DETAILS, HANDICAPPED PARKING STALL DETAILS, AND LOCATIONS SHALL BE APPROVED WITH THE CIVIL PLANS, "SIGNAGE AND STRIPING" PACKAGE.
21. THE DEVELOPER, HIS OR HER SUCCESSORS, AND ASSIGNS SHALL BE RESPONSIBLE FOR INSTALLATION, MAINTENANCE, AND REPLACEMENT OF THE ACCESS CONTROL GATE OR BARRIER SYSTEM TO ENSURE EMERGENCY VEHICLE ACCESS TO WITHIN THE SITE. IF THE ABOVE CONDITIONS ARE NOT MET, THE OWNERS, HIS OR HER SUCCESSORS, AND ASSIGNS, SHALL BE REQUIRED BY FIRE DEPARTMENT ORDER NOTICE THAT ALL AFFECTED GATES WILL BE CHAINED AND LOCKED IN THE OPEN POSITION UNTIL REPAIRED OR REPLACED, AND RETESTED. IF THE GATING SYSTEM IS NOT MAINTAINED TO THE SATISFACTION OF THE FIRE DEPARTMENT, THE LICENSE AGREEMENT FOR THE EMERGENCY VEHICLE GATE OPENING SYSTEM WILL BE REVOKED AND THE GATING SYSTEM MUST BE REMOVED. THE GATING SYSTEM WILL INCLUDE AN EMERGENCY VEHICLE GATE OPENING SYSTEM UTILIZING A REDUNDANCY BACK-UP SYSTEM THAT CONSISTS OF; A) SIREN OPERATED SYSTEM; B) AUTOMATIC KNOX KEY SWITCH; AND C) MANUAL OVERRIDE (IN THE EVENT OF SYSTEM FAILURE). GATING SYSTEMS WILL BE INSTALLED IN ACCORDANCE WITH THE "GATING SYSTEMS CROSSING FIRE APPARATUS ACCESS ROADS CHECKLIST". A SEPARATE BUILDING PERMIT THROUGH THE BUILDING DIVISION IS REQUIRED TO BE OBTAINED BY THE CONTRACTOR PRIOR TO THE INSTALLATION OF ANY GATING/BARRIER SYSTEM THAT CROSSES A DEDICATED FIRE LANE EASEMENT.
22. ALL CROSSINGS OR ENCROACHMENTS INTO EASEMENTS AND RIGHTS-OF-WAY OWNED BY THE CITY OF AURORA ("CITY") IDENTIFIED AS BEING PRIVATELY-OWNED AND MAINTAINED HEREIN ARE ACKNOWLEDGED BY THE UNDERSIGNED AS BEING SUBJECT TO CITY'S USE AND OCCUPANCY OF SAID EASEMENTS OR RIGHTS-OF-WAY. THE UNDERSIGNED, ITS SUCCESSORS AND ASSIGNS, FURTHER AGREES TO REMOVE, REPAIR, REPLACE, RELOCATE, MODIFY, OR OTHERWISE ADJUST SAID CROSSINGS OR ENCROACHMENTS UPON REQUEST FROM THE CITY AND AT NO EXPENSE TO THE CITY. THE CITY RESERVES THE RIGHT TO MAKE FULL USE OF THE EASEMENTS AND RIGHTS-OF-WAY AS MAY BE NECESSARY OR CONVENIENT AND THE CITY RETAINS ALL RIGHTS TO OPERATE, MAINTAIN, INSTALL, REPAIR, REMOVE OR RELOCATE ANY CITY FACILITIES LOCATED WITHIN SAID EASEMENTS AND RIGHTS-OF-WAY AT ANY TIME AND IN SUCH A MANNER AS IT DEEMS NECESSARY OR CONVENIENT.
23. 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.

ADJUSTMENT REQUESTS:

1. A RIGHT-OF-WAY IMPROVEMENT DEFERRAL IS BEING REQUESTED FOR TOWER ROAD IMPROVEMENTS.
2. A LANDSCAPE DEFERRAL IS BEING REQUESTED FOR REQUIRED LANDSCAPE ALONG TOWER ROAD DUE TO THE ULTIMATE ROADWAY BUILD OUT AND SITE CONSTRAINTS

NORTH

VICINITY MAP:



SURVEY STATEMENT:
RAPTOR CIVIL ENGINEERING RELIED ON THE LAND SURVEY PREPARED BY ESC SURVEYS, INC. RCE TAKES NO RESPONSIBILITY FOR ERRORS/OMISSIONS BY LAND SURVEYOR.

BENCHMARK NOTES:
BENCHMARK: CITY OF AURORA BM #13-024 (ID # 356633NE002)- 2 1/2" DIAMETER BRASS CAP IN THE SOUTH NOSE OF A CONCRETE MEDIAN IN TOWER ROAD AND JUST NORTH OF THE ENTRANCE TO 'TOWER CENTER FOR INDUSTRY'.

ELEVATION: 5438.06 U.S. SURVEY FEET (NAVD 1988 DATUM).

BASIS OF BEARING NOTE:
BEARINGS ARE BASED ON THE WEST LINE OF THE NW 1/4 OF SECTION 34 TOWNSHIP 3 SOUTH, RANGE 66 WEST OF THE 6TH PRINCIPAL MERIDIAN HAVING A GRID BEARING OF N00°08'18"E AND BOUNDED BY A FOUND 2 1/2" ALUMINUM CAP 0.8' BELOW GRADE IN RANGE BOX STAMPED WITH THE APPROPRIATE SYMBOLOGY FOR THE ALIQUOT CORNER AND "PLS 23501, 1996" AT THE WEST 1/4 CORNER OF SAID SECTION 34 AND BY A FOUND 3" ALUMINUM CAP IN RANGE BOX STAMPED WITH THE APPROPRIATE SYMBOLOGY FOR THE ALIQUOT CORNER AND "LS 16419, 1988" AT THE NORTHWEST CORNER OF SAID SECTION 34

SITE DATA TABLE

SITE ADDRESS	2020 TOWER ROAD
LOT AREA (AC / SF)	1.86 / 81,386
NUMBER OF BUILDNGS	2 EX TO REMAIN (1 STORY STEEL GARAGE, 1 STORY W/ BASEMENT CONVERTED SFR TO OFFICE)
LOT ZONE	I-1
PROPOSED LAND USE	OFFICE/WAREHOUSE
EXISTING BUILDINGS	2 (1 STORY STEEL GARAGE, 1 STORY W/ BASEMENT CONVERTED SFR TO OFFICE)
NUMBER OF BUILDINGS TO REMAIN	2
NW BUILDINGS	0
MAX BUILDING HEIGHT	65'-0"
EXISTING BUILDING HEIGHT	~ 16'
PROPOSED BUILDING HEIGHT	N/A
TYPE OF CONSTRUCTION (EX MAIN BUILDING / EX GARAGE)	TYPE V CONSTRUCTION / TYPE V CONSTRUCTION
OCCUPANCY CLASSIFICATION (EX MAIN BUILDING / EX GARAGE)	GROUP B OCCUPANCY (OFFICE USE) / GROUP S-2 OCCUPANCY (STORAGE USE)
SPRINKLERED? (EX MAIN BUILDING / EX GARAGE)	NO / NO
BUILDING / HARD SURFACES AREA	33,065 SF
LANDSCAPE AREA	53,727 SF / 71.41%
HARD SURFACES	21,508 SF / 28.59%
SIDEWALK AND PATIOS	3,861 SF / 5.13%
BUILDING COVERAGE	2,412 SF / 3.21%
PARKING REQUIREMENTS	OFFICE: 3 SPACES / 1,000 GSF * 1,242 GSF = 4 SPACES WAREHOUSE: 1 SPACE / 1,000 GSF * 1,268 GSF = 2 SPACES 6 SPACES TOTAL
PARKING PROVIDED	11 (19' X 9')
ACCESSIBLE SPACES REQUIRED/PROVIDED	1 (1 VAN ACCESSIBLE)/ 2 (2 VAN ACCESSIBLE)
REQUIRED / PROVIDED LOADING SPACES	0

CONTACTS

OWNER/DEVELOPER
OUTSIDE DREAMS
2020 TOWER ROAD
AURORA, CO 8002
CONTACT: AMY KRUSE
(303) 359 - 9533

CIVIL ENGINEER
RAPTOR CIVIL
8620 WOLFF CT, SUITE 250
WESTMINSTER, CO 80031
CONTACT: ERIC BURTZLAFF, PE
(720) 774 - 7736

ARCHITECT
DRINKWINE DESIGNS, LLC
2602 HANOVER CT
DENVER, CO 80238
CONTACT: NATE DRINKWINE
(833) 800 - 4393

SURVEYOR
ENGINEERING SERVICE COMPANY
14190 E EVANS AVE
AURORA, CO 80014
CONTACT: CHIP BECKSTROM
(303) 337 - 7481

LANDSCAPE ARCHITECT
TIM DUNN DESIGN
6948 DAVENTY PL
CASTLE PINES, CO 80108
CONTACT: TIM DUNN, ASLA RLA
(720) 350 - 2411

LIGHTING ENGINEER
STUDIO LIGHTING
63 SUNSET DR
BAILEY, CO 80421
CONTACT: JACOB BENNEFIELD, LC
(303) 242 - 1572

SHEET INDEX

1	COVER SHEET & NOTES
2	EXISTING CONDITIONS PLAN
3	ULTIMATE SITE PLAN
4	ULTIMATE GRADING PLAN
5	ULTIMATE UTILITY PLAN
6	SITE DETAILS
7	LANDSCAPE PLAN
8	LANDSCAPE DETAILS
9	ELEVATIONS
10	ELEVATIONS
11	ULTIMATE SITE LIGHTING PLAN
12	LIGHTING DETAILS

Signature Block

_____ 2020 TOWER REDEVELOPMENT _____ Site Plan *
(Official Project Name)

Legal Description: 2020 TOWER ROAD SUBDIVISION FILING NO. 1

This Site Plan and any amendments hereto, upon approval by the City of Aurora and recording, shall be binding upon the applicants therefore, their successors and assigns. This plan shall limit and control the issuance and validity of all building permits, and shall restrict and limit the construction, location, use, occupancy and operation of all land and structures within this plan to all conditions, requirements, locations and limitations set forth herein. Abandonment, withdrawal or amendment of this plan may be permitted only upon approval of the City of Aurora.

In witness thereof,_____ has caused these
(Corporation, Company, or Individual)

presents to be executed this ____ day of _____ AD. _____.

By: _____ Corporate
(Principals or Owners) Seal

State of Colorado)ss
County of _____)

The foregoing instrument was acknowledged before me this __day of _____AD, _____by
_____
(Principals or Owners)

Witness my hand and official seal

_____ Notary
(Notary Public) 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 _____

RECORDER'S CERTIFICATE:
Accepted for filing in the office of the Clerk and Recorder of_____
Colorado at _____ ___ _____ _____
Clerk and Recorder:_____

2020 TOWER ROAD REDEVELOPMENT
SITE PLAN
CITY OF AURORA, COUNTY OF ADAMS, STATE OF COLORADO

24-26

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NOT FOR CONSTRUCTION

REVISION BLOCK

#	DESC / DATE	BY
1	1ST COMMENTS / 10/4/24	MEJ

COVER SHEET

1

2020 TOWER ROAD REDEVELOPMENT

SITE PLAN

LOCATED IN THE NORTHEAST 1/4 OF SECTION 34, TOWNSHIP 3, RANGE 66 WEST OF THE 6TH P.M.
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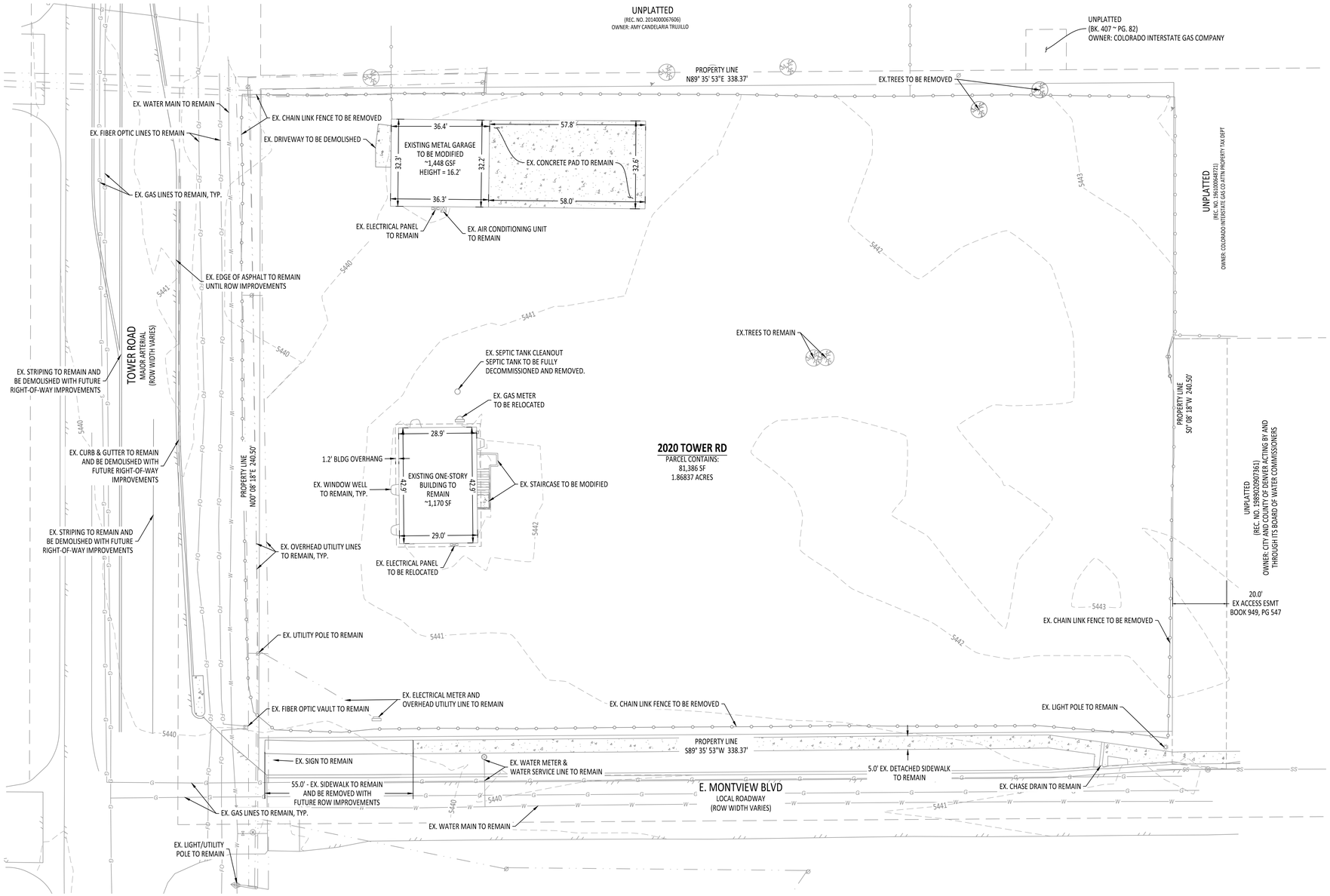

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NORTH

0' 10' 20' 40'
SCALE: 1"=20'

LEGEND:

- PROPERTY LINE
- EASEMENT
- ASPHALT
- CONCRETE

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SITE PLAN
CITY OF AURORA, COUNTY OF ADAMS, STATE OF COLORADO

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EXISTING CONDITIONS

2

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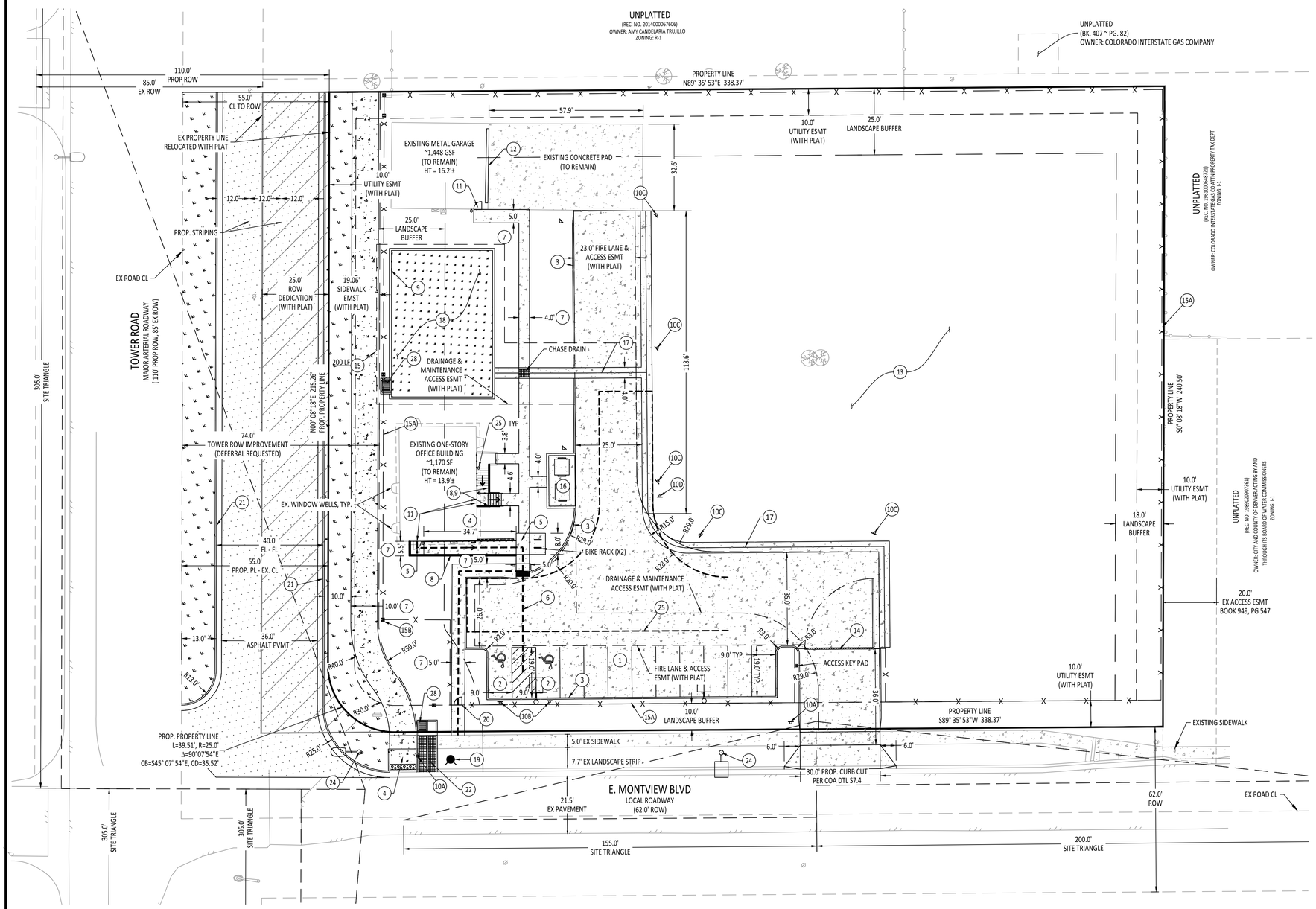

KEYNOTE	DESCRIPTION
1	STANDARD PARKING (9'X19')
2	ACCESSIBLE PARKING (9'X19') (ALL VAN ACCESSIBLE)
3	EXTRUDED SPILL CURB
4	ACCESSIBLE RAMP
5	ACCESSIBLE LANDING
6	ACCESSIBLE PATH
7	SIDEWALK (WIDTH PER PLAN)
8	HANDRAILS
9	LANDSCAPE WALL
10A	STOP SIGN (SEE SHEET 6)
10B	ACCESSIBLE PARKING SIGN (SEE SHEET 6)
10C	NO PARKING FIRE LANE SIGN (SEE SHEET 6)
10D	DEAD END FIRE LANE SIGN (SEE SHEET 6)
11A	EX BUILDING DOOR
11B	NEW BUILDING DOOR (SEE ARCH ELEVATIONS)
12	NEW GARAGE DOOR (SEE ARCH ELEVATIONS)
13	LANDSCAPE AREA (SEE LA PLANS)
14	23' ELECTRIC SWINGING GATE WITH MANUAL RELEASE & APPROVED KNOX HARDWARE
15A	6' TALL SOLID CEDAR FENCING (SEE SHEET 8)
15B	MASONARY COLUMN (SEE SHEET 8)
16	TRASH ENCLOSURE
17	4' VALLEY GUTTER (COA DTL S7.6)
18	PROP. RAIN GARDEN W/ VERTICAL LANDSCAPE WALLS
19	PROP. HYDRANT
20	PROP. 4' MAN GATE (LOCKED) WITH APPROVED KNOW HARDWARE
21	CATCH CURB (COA DTL S7.1)
22	PROP. CHAISE DRAIN
23	WALL MOUNTED LIGHTING (SEE PHOTOMETRICS)
24	LIGHT POLE (SEE PHOTOMETRICS)
25	FIRE TURN AROUND
26	PROP. STORM INLET
27	PROP. CONCRETE TRICKLE CHANNEL
28	PROP. INLET

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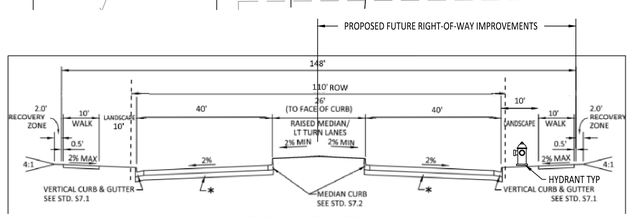
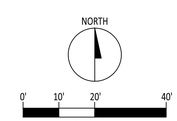


TOWER ROAD SECTION (ARTERIAL)
NTS

NOTE: 25.0' OF R.O.W WILL BE DEDICATED AS PART OF THIS PLAT. IN ADDITION, THE ROADWAY DESIGN REFLECTS THE ULTIMATE BUILD-OUT OF TOWER ROAD. AS REQUESTED BY THE CLIENT, THIS ROADWAY WILL BE DEFERRED AND CONSTRUCTED AT A LATER TIME WHEN TOWER ROAD IMPROVEMENTS ARE MERITED.



LEGEND:

- PROPERTY LINE
- EASEMENT
- SETBACK
- ROW DEDICATION
- EASEMENT
- ADA ROUTE
- CONCRETE
- ASPHALT
- 6' CEDAR FENCING, SEE DTL SHEET 8
- FIRE HYDRANT
- FIRE TURN AROUND

2020 TOWER ROAD REDEVELOPMENT
SITE PLAN
CITY OF AURORA, COUNTY OF ADAMS, STATE OF COLORADO

24-26

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ULTIMATE SITE PLAN

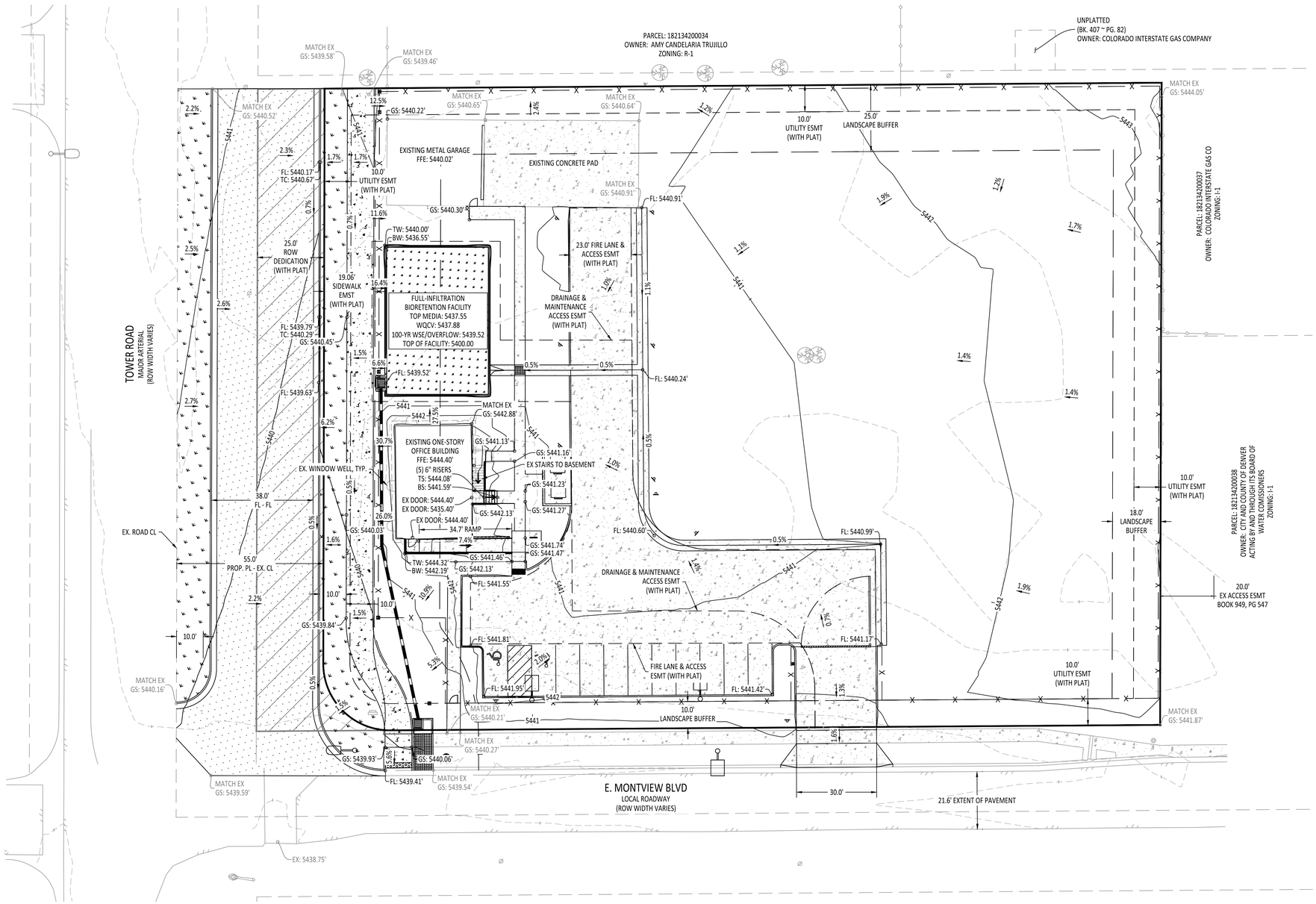
3

2020 TOWER ROAD REDEVELOPMENT

SITE PLAN

LOCATED IN THE NORTHEAST 1/4 OF SECTION 34, TOWNSHIP 3, RANGE 66 WEST OF THE 6TH P.M.
CITY OF AURORA, COUNTY OF ADAMS, STATE OF COLORADO
ADDRESS: 2020 TOWER ROAD, AURORA, CO

RAPTOR CIVIL ENGINEERING
WORK@RAPTOR-CIVIL.COM
WWW.RAPTOR-CIVIL.COM
720-774-7736



GRADING NOTES:

1) CONTRACTOR SHALL ENSURE POSITIVE DRAINAGE AWAY FROM BUILDING FOUNDATION. IF IT IS DETERMINED IN THE FIELD THAT POSITIVE DRAINAGE IS NOT POSSIBLE, CONTRACTOR SHALL CONTACT ENGINEERING IMMEDIATELY.
2) CONTRACTOR SHALL ENSURE FAMILIARITY WITH THE GEOTECHNICAL REPORT RECOMMENDATIONS FOR SURFACE DRAINAGE ON THE PROJECT. CONTRACTOR SHALL ENSURE 4" CLEARANCE FROM BOTTOM OF BUILDING FACADE TO EXISTING/FINISHED GRADE ADJACENT TO FOUNDATION UNLESS OTHERWISE NOTED BY THE GEOTECHNICAL ENGINEER. CONTRACTOR SHALL ENSURE 6" CLEARANCE FROM TOP OF SLAB TO EXISTING/FINISHED GRADE ADJACENT TO FOUNDATION UNLESS OTHERWISE NOTED BY THE GEOTECHNICAL ENGINEER. IF THESE CONDITIONS ARE NOT POSSIBLE IN FIELD, CONTRACTOR SHALL CONTACT ENGINEERING IMMEDIATELY.
3) DOWNSPOUT DISCHARGE SHALL NOT BE ROUTED TOWARD ADJACENT PROPERTIES. ADDITIONALLY, DOWNSPOUTS SHALL BE ROUTED AWAY FROM SIDEWALKS WHENEVER POSSIBLE TO AVOID ICING AND PEDESTRIAN RISK.
4) ALL CONCENTRATED FLOWS SHALL BE RELEASED NO CLOSER THAN 10' TO FRONT PROPERTY LINE AND 3' TO SIDE PROPERTY LINES. ALL FLOWS SHALL BE ROUTED AWAY FROM ADJACENT PROPERTIES.
5) ALL CURBS SHOWN HEREON ARE ASSUMED TO BE 6" VERTICAL CURB UNLESS OTHERWISE NOTED. ALL ADA RAMPS SHOWN HEREON ARE ASSUMED TO BE 12:1 SLOPE UNLESS OTHERWISE NOTED.
6) CONTRACTOR SHALL REFER TO ALL STRUCTURAL DRAWINGS AND CIVIL ENGINEER DRAWINGS PRIOR TO CONSTRUCTION OF FOUNDATION. ANY DISCREPANCIES SHALL BE BROUGHT TO CIVIL ENGINEER'S ATTENTION IMMEDIATELY.
7) MAXIMUM ADA CROSS-SLOPE IS 2% AND MAXIMUM LONGITUDINAL SLOPE IS 5% WITHOUT HANDRAILS. CONTRACTOR SHALL CONTACT ENGINEER IF ADA PATHES/ACCESS POINTS DO NOT MEET THESE CONDITIONS IN THE FIELD.

AURORA GRADING NOTES:

1. MINIMUM SLOPE ON UNPAVED AREAS IS 2%, MINIMUM SLOPE ON ASPHALT IS 1%, AND MINIMUM SLOPE ON CONCRETE IS 0.5%.
2. THE MAXIMUM SLOPE WITHIN ROW IS 4:1, THE MAXIMUM SLOPE FOR PROPERTY OUTSIDE OF THE ROW IS 3:1.
3. THE SLOPE AWAY FROM THE BUILDING SHALL HAVE A MINIMUM GRADE OF FIVE (5) PERCENT FOR THE FIRST TEN FEET OR TO THE PROPERTY LINE, WHICHEVER OCCURS FIRST, THEN A MINIMUM OF TWO (2) PERCENT UNTIL THE SLOPE REACHES THE SWALE AROUND THE BUILDING. IF PHYSICAL OBSTRUCTIONS OR LOT LINES PROHIBIT THE TEN FEET OF HORIZONTAL DISTANCE, A FIVE (5) PERCENT SLOPE SHALL BE PROVIDED TO AN APPROVED ALTERNATIVE METHOD OF DIVERTING STORM RUNOFF AWAY FROM THE FOUNDATION. IMPERVIOUS SURFACES WITHIN TEN FEET OF THE BUILDING FOUNDATION SHALL BE SLOPED A MINIMUM OF TWO (2) PERCENT AWAY FROM THE BUILDING.
4. THE MAXIMUM PERMISSIBLE LONGITUDINAL GRADE FOR FIRE LANES IS 10%. THE MAXIMUM TRANSVERSE GRADE FOR A FIRE LANE IS FOUR PERCENT WITH A RESULTANT MAXIMUM SLOPE OF TEN PERCENT.
5. THE RESULTANT GRADE IN ANY DIRECTION WITHIN ACCESSIBLE PARKING AREAS SHALL NOT EXCEED TWO PERCENT.
6. THE MAXIMUM CROSS SLOPE IN AN ACCESSIBLE PATH SHALL NOT EXCEED TWO PERCENT. THE MAXIMUM LONGITUDINAL SLOPE IN AN ACCESSIBLE PATH SHALL NOT EXCEED FIVE PERCENT.

NORTH

0' 10' 20' 40'
SCALE: 1"=20'

LEGEND:

- PROPERTY LINE
- EASEMENT
- EXISTING CONTOUR
- PROPOSED CONTOUR
- 2.0% SLOPE ARROW
- FL: 78.00' SPOT ELEVATION
- LANDSCAPE WALL

ABBREVIATION LIST:
FG: FINISHED GRADE
EG: EXISTING GRADE
FL: FLOWLINE
TC: TOP OF CURB
TW: TOP OF WALL
BW: BOTTOM OF WALL
GS: GROUND SHOT
TS: TOP OF STEP
BS: BOTTOM OF STEP
GB: GRADE BREAK
FFE: FINISHED FLOOR ELEVATION

2020 TOWER ROAD REDEVELOPMENT
SITE PLAN
CITY OF AURORA, COUNTY OF ADAMS, STATE OF COLORADO

24-26

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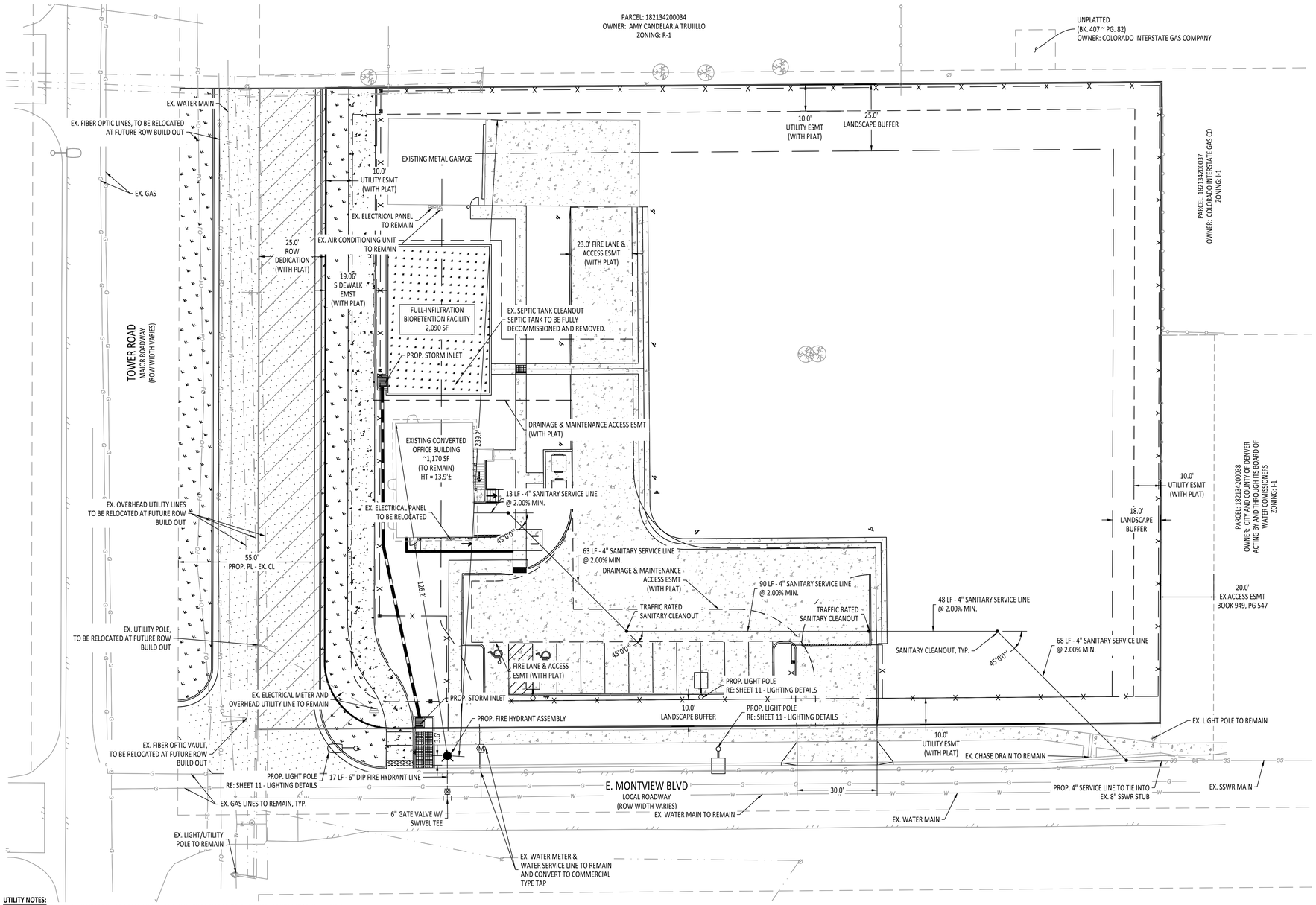
ULTIMATE GRADING PLAN
4

2020 TOWER ROAD REDEVELOPMENT

SITE PLAN

LOCATED IN THE NORTHEAST 1/4 OF SECTION 34, TOWNSHIP 3, RANGE 66 WEST OF THE 6TH P.M.
CITY OF AURORA, COUNTY OF ADAMS, STATE OF COLORADO
ADDRESS: 2020 TOWER ROAD, AURORA, CO



UTILITY NOTES:

1) ALL UTILITIES SHOWN HEREON ARE BASED UPON LAND SURVEY PROVIDED TO ENGINEER. CONTRACTOR SHALL FIELD VERIFY ALL LOCATIONS BOTH HORIZONTAL AND VERTICAL IN THE FIELD. IF UTILITY CONFLICTS EXIST IN THE FIELD, CONTRACTOR SHALL CONTACT ENGINEERING IMMEDIATELY.
2) ALL DOMESTIC TAPS SHALL BE INSPECTED BY LOCAL WATER JURISDICTION AT TIME OF TAP. CONTRACTOR IS RESPONSIBLE FOR ENSURING PROPER FIELD INSPECTIONS ARE COMPLETED.
3) CONTRACTOR SHALL ENSURE POSITIVE DRAINAGE WITHIN GRAVITY PIPES. MINIMUM LONGITUDINAL SLOPE OF STORM PIPES IS 0.5%. MINIMUM LONGITUDINAL OF SANITARY SEWER PIPES IS 2% (4 INCH), 1% (6 INCH) AND 0.4% (8 INCH). RCE RECOMMENDS EXCEEDING THESE MINIMUMS WHEREVER POSSIBLE.
4) ALL STORM MANHOLES SHALL HAVE 0.1' DROP MINIMUM UNLESS OTHERWISE NOTES ON THIS PLAN. ALL SANITARY MANHOLES SHALL HAVE 0.2' DROP MINIMUM UNLESS OTHERWISE NOTED ON THIS PLAN. CONTRACTOR SHALL CONTACT ENGINEER WITH ANY FIELD DISCREPANCIES.
5) ALL WATER SERVICES MUST HAVE A MAX VELOCITY OF 15 FPS.
6) ALL WATER SERVICES MUST HAVE A MINIMUM PRESSURE AT BUILDING FOUNDATION EDGE OF 30 PSI.
7) NO METERS TO BE PLACED WITHIN 10' OF TREE TRUNKS.
8) ALL UTILITY CROSSINGS TO MAINTAIN MINIMUM 18" CLEARANCE.

LEGEND:

- PROPERTY LINE
- INTERNAL PROPERTY LINE
- EASEMENT
- SETBACK
- CONCRETE
- ASPHALT
- WATER METER
- SANITARY CLEANOUT
- RAIN GARDEN
- FIRE HYDRANT

NORTH

0' 10' 20' 40'
SCALE: 1"=20'

RAPTOR CIVIL ENGINEERING
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2020 TOWER ROAD REDEVELOPMENT
SITE PLAN
CITY OF AURORA, COUNTY OF ADAMS, STATE OF COLORADO

24-26

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ULTIMATE UTILITY PLAN

5

2020 TOWER ROAD REDEVELOPMENT

SITE PLAN

LOCATED IN THE NORTHEAST 1/4 OF SECTION 34, TOWNSHIP 3, RANGE 66 WEST OF THE 6TH P.M.
CITY OF AURORA, COUNTY OF ADAMS, STATE OF COLORADO
ADDRESS: 2020 TOWER ROAD, AURORA, CO

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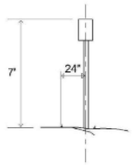
SUPPLEMENTAL SIGN



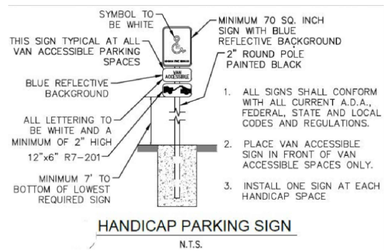
SIGNS FOR ACCESSIBLE PARKING SHALL:

1. Be at least 12 inches wide and 18 inches high.
2. Have white letter on blue background.
3. State "Reserved Parking" and "Tow Away Zone" on supplemental sign.
4. Show a handicapped symbol
5. Be permanently mounted within 10 feet of each accessible parking space.
6. Be located at the center of the front of each accessible parking space, facing the rear of the space.
7. Minimum 7 feet (84 inches) to the bottom of the lowest sign.
8. Be 5 feet above the ground when wall mounted.

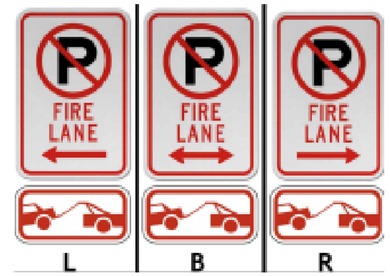
Note: Signs shall conform to sign types R7-8 and R7-201aP of the "Manual on Uniform Traffic Control Devices", 2009 r1r2.

MUTCD R7-8B
VAN ACCESSIBLE PARKING SIGN

ACCESSIBLE PARKING STALL SIGNS
NTS



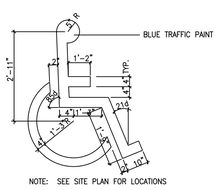
HANDICAP PARKING SIGN
N.T.S.



NO PARKING FIRE LANE SIGNS
NTS

MUTCD R1-1

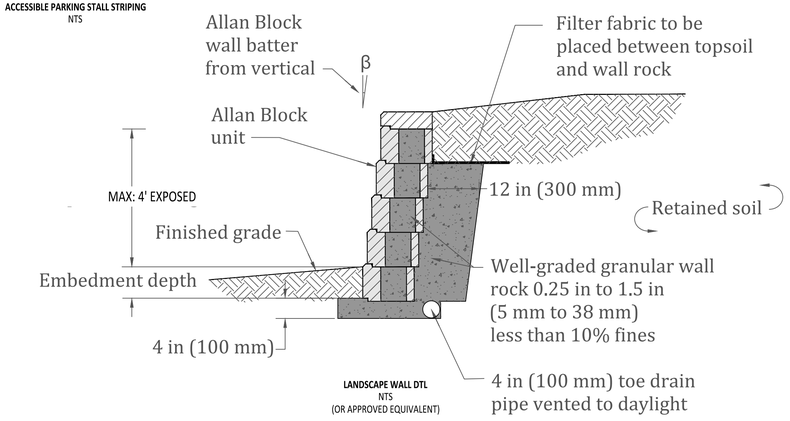
STOP SIGN DTL
NTS



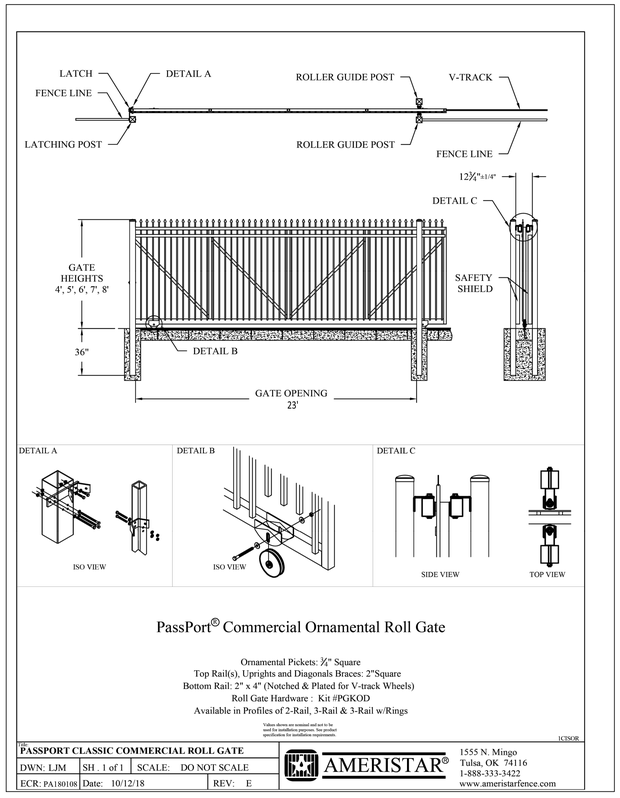
NOTE: SEE SITE PLAN FOR LOCATIONS

NOTE:
1- PARKING SPACE AND ACCESS AISLES SHALL HAVE OSHA SAFETY BLUE STRIPING. STRIPING SHALL BE 4" WIDE. ACCESS AISLES STRIPING SHALL BE 30" ON CENTER ACCESS AISLE SHALL HAVE THE WORDS "NO PARKING" IN CAPITAL LETTER OF WHICH SHALL BE AT LEAST ONE FOOT HIGH AND AT LEAST TWO INCHES WIDE PLACED AT THE READ OF THE PARKING SPACES SO AS TO BE CLOSE TO WHERE AN ADJACENT VEHICLES READ TIRES WOULD BE PLACED.

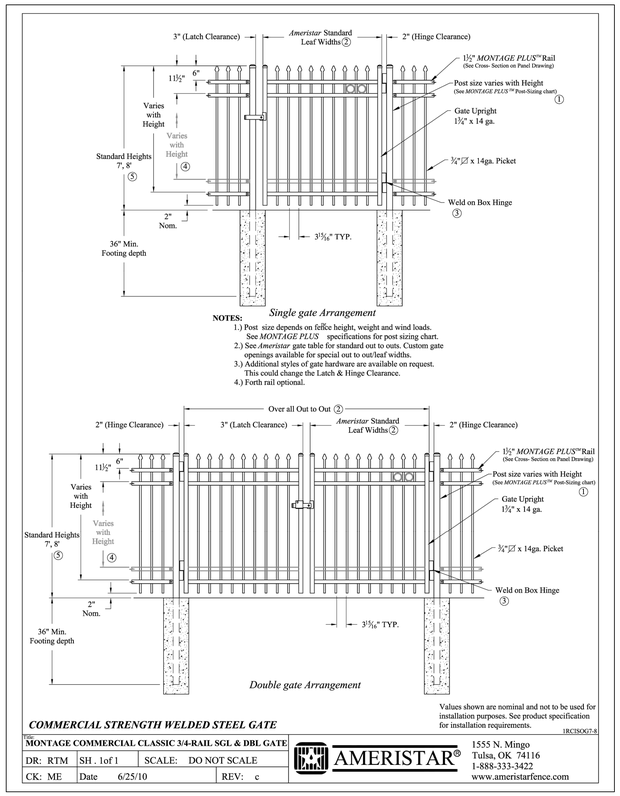
ACCESSIBLE PARKING STALL STRIPING
NTS



LANDSCAPE WALL DTL
NTS
(OR APPROVED EQUIVALENT)



AUTOMATIC ACCESS GATE DTL
NTS
(OR APPROVED EQUIVALENT)



MAN GATE DTL
NTS
(OR APPROVED EQUIVALENT)

2020 TOWER ROAD REDEVELOPMENT
SITE PLAN
CITY OF AURORA, COUNTY OF ADAMS, STATE OF COLORADO

24-26

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SITE DETAILS

6

2020 TOWER ROAD REDEVELOPMENT

SITE PLAN

LOCATED IN THE NORTHEAST 1/4 OF SECTION 34, TOWNSHIP 3, RANGE 66 WEST OF THE 6TH P.M.
CITY OF AURORA, COUNTY OF ADAMS, STATE OF COLORADO
ADDRESS: 2020 TOWER ROAD, AURORA, CO

TIM DUNN A.S.L.A R.L.A

Tim Dunn Design
Landscape Architecture
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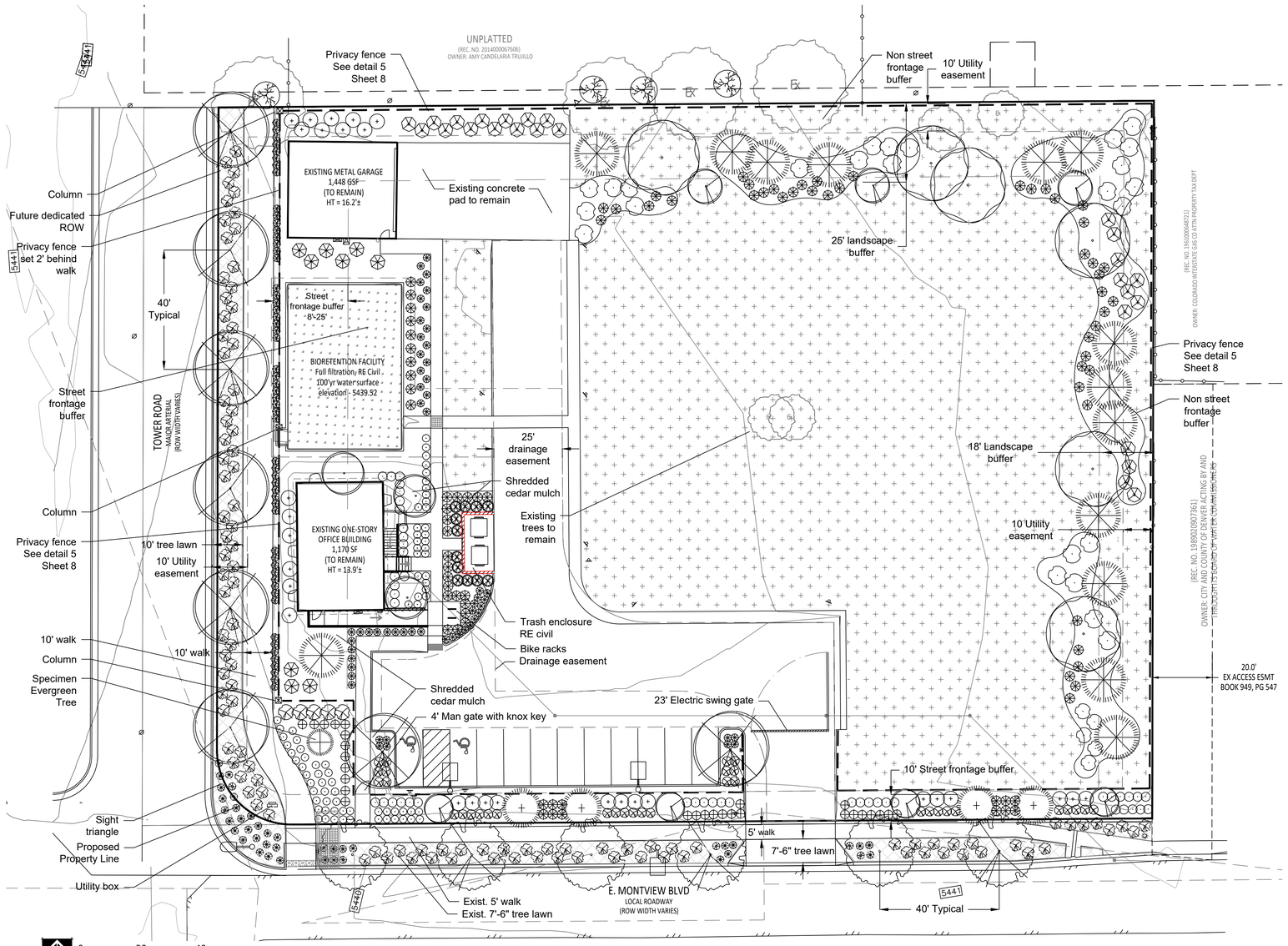
720.350.2411

State of Colorado License #400



REQUIRED LANDSCAPE

Per Article 146-4 Development Standards, Section4.7, Unified Development Ordinance

REQUIRED LANDSCAPE TYPE	TREES & SHRUBS REQUIRED		TREES, SHRUBS & GRASSES PROVIDED
CURBSIDE LANDSCAPE			
(Tower Road - 240 lf, 1 tree/40 lf,1 shrub/40 sf)	6 trees & 64 shrubs		6 trees & 64 shrubs (24 grasses)
(Montview Blvd - 280 lf, 1 tree/40lf, 1 shrub/40sf)	7 trees & 40 shrubs		6 trees & 50 shrubs (17 grasses)
STREET FRONTAGE BUFFER			
✱(Tower Road - 1 tree & 10 shrubs/40 lf, see deferral note #1) 25' Buffer required, 8'-25' Buffer provided	6 trees & 60 shrubs		6 trees & 6 shrubs (54 grasses)
(E. Montview Blvd - 1 tree & 10 shrubs/40 lf) 10' Buffer required, 10' Buffer provided	8 trees & 80 shrubs		8 trees & 76 shrubs (18 grasses)
PARKING LOT LANDSCAPE	2 trees & 12 shrubs		2 trees & 12 shrubs
BUILDING PERIMETER LANDSCAPE			
North (1 tree/40 lf - 29 lf = 1 tree)	1 tree		1 tree
South (1 tree/40 lf - 29 lf = 1 tree)	1 tree		1 tree
East (1 tree/40 lf - 42 lf = 1 tree)	1 tree		1 tree
West (1 tree/40 lf - 42 lf = 1 tree)	1 tree		1 tree
NON STREET PERIMETER BUFFERS (1 tree & 5 shrubs/25 lf, 50% evergreen provided)		Evergreens required/ Evergreens provided	
North Buffer 291 lf	12 trees & 60 shrubs	6-6, 50%	12 trees & 60 shrubs
East Buffer 240 lf	10 trees & 50 shrubs	6-6, 60%	10 trees & 50 shrubs
BIODETENTION FACILITY			
See Sheet 8 for Biodetention Seed Mix			
BUFFER WIDTHS			
North Buffer	25'		10'-25'
South	10'		10'
East Buffer	18'		18'
West Buffer	25'		8'-25'

✱ A LANDSCAPE DEFERRAL IS BEING REQUESTED FOR REQUIRED LANDSCAPE ALONG TOWER ROAD

City of Aurora Landscape Notes

1. A LANDSCAPE DEFERRAL IS BEING REQUESTED FOR REQUIRED LANDSCAPE ALONG TOWER ROAD DUE TO THE ULTIMATE ROADWAY BUILD OUT AND SITE CONSTRAINTS. LANDSCAPE WILL BE INSTALLED UPON COMPLETION OF THE ROADWAY.
2. ALL BED AREAS TO RECEIVE 4 CUBIC YARDS/1,000 SF OF SOIL AMENDMENT.
3. LIGHT LOCATIONS ARE SHOWN ON THE PLAN.
4. ALL UTILITY EASEMENTS SHALL REMAIN UNOBSTRUCTED AND FULLY ACCESSIBLE ALONG THEIR ENTIRE LENGTH FOR MAINTENANCE EQUIPMENT ENTRY.
5. 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 CERTIFICATES OF OCCUPANCY. A LANDSCAPE DEFERRAL HAS BEEN REQUESTED, IF APPROVED LANDSCAPING WILL BE INSTALLED UPON COMPLETION OF THE ROADWAY.
6. ALL LANDSCAPE AREAS AND PLANT MATERIAL, EXCEPT FOR NON-IRRIGATED NATIVE, RESTORATIVE, AND DRYLAND GRASS 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.
7. ALL PROPOSED LANDSCAPING WITHIN THE SITE TRIANGLE SHALL BE IN COMPLIANCE WITH COA ROADWAY SPECIFICATIONS SECTION 4.04.2.10
8. ALL LANDSCAPE PLANT MATERIAL SHALL NOT BE PLACED OR KEPT NEAR FIRE HYDRANTS IN A MANNER THAT WOULD PREVENT SUCH EQUIPMENT FROM BEING IMMEDIATELY DISCERNABLE. A FIVE FOOT CLEAR SPACE SHALL BE MAINTAINED AROUND THE CIRCUMFERENCE OF FIRE HYDRANTS. LANDSCAPING MATERIAL SHOWN WITHIN THE SITE PLAN CANNOT ENCROACH INTO ROADWAYS THAT ARE DEDICATED (OR DESIGNATED) AS FIRE LANE EASEMENTS (OR CORRIDORS).

WATER USE TABLE

Total Landscape Area - 51,643 sf

High water use (turf)	0	0%
Medium water use (shrub beds)	20,243 sf	40 %
Low water use (native grass)	31,400 sf	60%

BIORETENTION POND

Total Area - 2,090 sf (0 sf above the 100 yr WSE 5439.32)
Trees required 0, shrubs required 0
Trees provided 0, shrubs provided 0

LEGEND

- Rock Mulch — 2.5" diameter per City standard
- Temporary Irrigated Seed Mix — See seed mix on Sheet 8
- Bioretention Facility — See seed mix on Sheet 8
- 6' Cedar Privacy Fence
- Masonry Columns (3 total)
- Existing Trees to remain
- 2.5" cal. Dedicuous Trees
- 2" cal. Ornamental Trees
- 6' ht. Evergreen Trees
- 5 gallon Evergreen Shrubs
- 5 gallon Deciduous Shrubs
- 5 gallon Ornamental Grasses
- 1 gallon Ornamental Grasses
- 1 gallon Perennials

"NOT FOR CONSTRUCTION"

2020 TOWER ROAD REDEVELOPMENT
SITE PLAN
CITY OF AURORA, COUNTY OF ADAMS, STATE OF COLORADO

NOT FOR CONSTRUCTION

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LANDSCAPE PLAN

7

2020 TOWER ROAD REDEVELOPMENT

SITE PLAN

LOCATED IN THE NORTHEAST 1/4 OF SECTION 34, TOWNSHIP 3, RANGE 66 WEST OF THE 6TH P.M.
CITY OF AURORA, COUNTY OF ADAMS, STATE OF COLORADO
ADDRESS: 2020 TOWER ROAD, AURORA, CO

TIM DUNN A.S.L.A R.L.A

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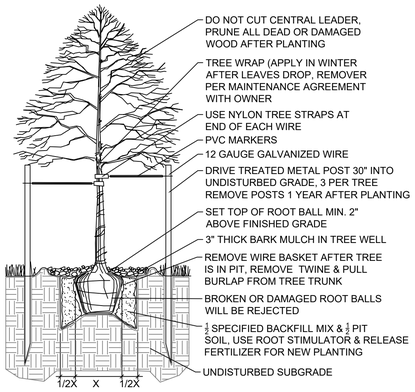
State of Colorado License #400

Plant Schedule & Legend

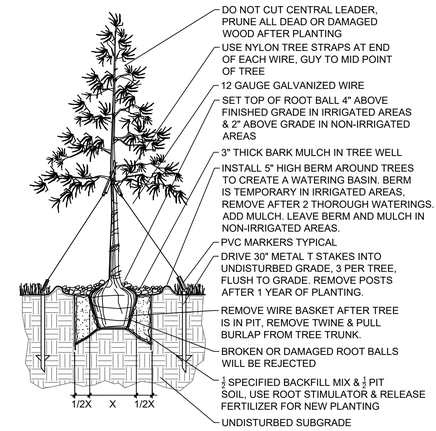
QUAN.	KEY	COMMON NAME	BOTANICAL NAME	SIZE	CONDITION	WATER USE	MATURE SIZE heightxwidth
DECIDUOUS SHADE TREES							
X	SMH	Shademaster Honeylocust	Gleditsia triacanthos inermis	2.5" cal.	b&b	low	45'x40'
X	CNK	Chinkapin Oak	Quercus muehlenberii	2.5" cal.	b&b	low	45'x45'
X	BTM	Big Tooth Maple	Acer grandidentatum	2.5" cal.	b&b	low	25'x20'
X	LIN	Greenspire Linden	Tilia cordata	2.5" cal.	b&b	medium	30'x30'
X	ABM	Autumn Blaze Maple	Acer freemanii 'Jeffersred'	2.5" cal.	b&b	medium	45'x30'
ORNAMENTAL TREES							
X	CHP	Chanticleer Pear	Pyrus calleryana 'Chanticleer'	2" cal.	b&b	medium	35'x25'
X	SSC	Spring Snow Crabapple	Malus spp. 'Spring Snow' Specimen tree	2" cal.	b&b	low	30'x18'
EVERGREEN TREES							
X	AUS	Austrian Pine	Pinus nigra	6' ht.	b&b	low	40'x30'
X	BOS	Bosnian Pine	Pinus heldreichii	6' ht.	b&b	low	25'x12'
X	BCP	Bristlecone Pine	Pinus cembroides edulis (specimen)	6' ht.	b&b	low	25'x15'
EVERGREEN SHRUBS							
X	SPJ	Spartan Juniper	Juniperus chinensis	5 gal.	container	low	15'x8
DECIDUOUS SHRUBS							
X	GRO	Gro-Low Sumac	Rhus aromatica 'Gro-Low'	5 gal.	container	low	2'x6'
X	POT	Gold Finger Potentilla	Potentilla fruticosa 'Gold Finger'	5 gal.	container	low	3'x3'
X	ROS	Knock Out Shrub Rose	Rosa spp. 'Knock Out'	5 gal.	container	low	3'x3'
X	MKL	Miss Kim Lilac	Syringa patula 'Miss Kim'	5 gal.	container	low	5'x3'
X	LIL	Common Lilac	Syringa vulgaris	5 gal.	container	low	15'x6'
X	VIB	Mohican Viburnum	Viburnum lantana 'Mohican'	5 gal.	container	low	7'x6'
ORNAMENTAL GRASSES							
X	KFG	Feather Reed Grass	Calamagrostis acutiflora 'K Foertser'	1 gal.	container	low-med	4'x2'
X	MLM	Morning Light Maiden Grass	Miscanthus sinensis 'Morning light'	1 gal.	container	medium	4'x3'
X	BLU	Blonde Ambition Blue Grama	Bouteloua gracilis 'Blonde Ambition'	1 gal.	container	low	3'x2'
X	BLU	Blonde Ambition Blue Grama	Bouteloua gracilis 'Blonde Ambition'	5 gal.	container	low	3'x2'
PERENNIALS							
X	COR	Moonbeam Coreopsis	Coreopsis verticillata 'Moonbeam'	1 gal.	container	low	2'x2'
X	CAT	Catmint 'Walkers low'	Nepeta x faassenii 'Walkers low'	1 gal.	container	low	2'x3'
X	CON	Purple Coneflower Tennessse	Echinacea tennesseensis	1 gal.	container	low	2'x2'
X	BES	Black Eyed Susan	Rudbeckia fulgida 'Goldstrum'	1 gal.	container	low	2'x2'

Irrigated Native Grass (temporary irrigation)
Arkansas Valley Seed Company (303.320.7500)
Native Wonder Seed Mix
70% Turf type Buffalo Grass
30% Native Blue Grama
Seeding rate: 3-4 lbs / 1000 sf

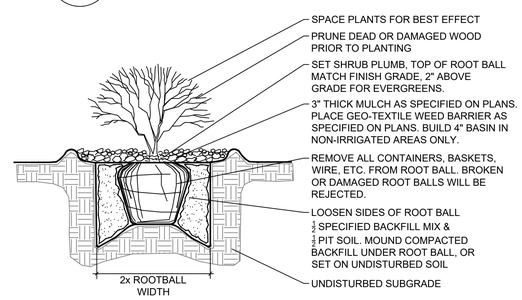
Bioretention Facility
Arkansas Valley Seed Company (303.320.7500)
Detention Wetland Seed Mix
45% Reed Canary Grass
25% Improved Meadow Brome
25% Garrison Creeping Foxtail
5% Climax Timothy
Seeding rate: 10lbs/acre



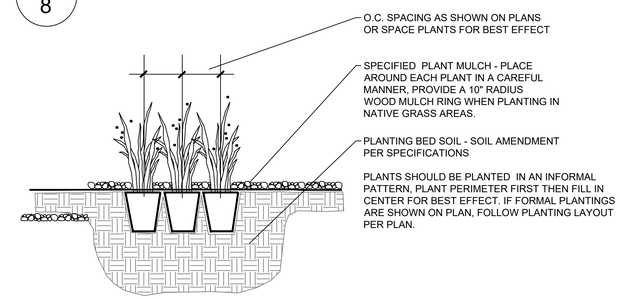
1/8 Deciduous Tree Planting Detail



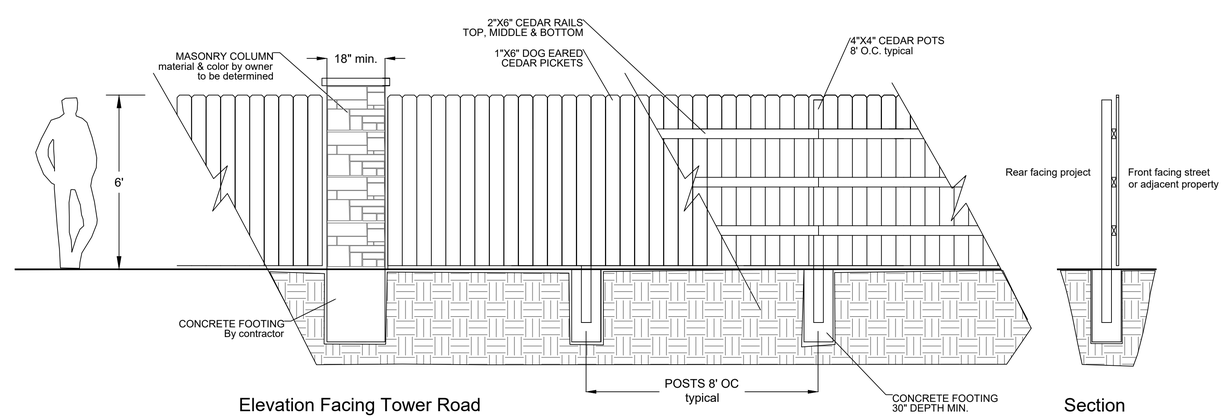
2/8 Evergreen Tree Planting Detail



3/8 Shrub Planting Detail



4/8 Ornamental Grass/Perennial Planting Detail



Elevation Facing Tower Road

Section

5/8 Privacy Fence Detail

"NOT FOR CONSTRUCTION"

2020 TOWER ROAD REDEVELOPMENT
SITE PLAN
CITY OF AURORA, COUNTY OF ADAMS, STATE OF COLORADO

NOT FOR CONSTRUCTION

REVISION BLOCK

#	DESC / DATE	BY
1	1ST COMMENTS / 10/4/24	MEJ
2	2ND COMMENTS / 10/29/24	

LANDSCAPE DETAILS

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2020 TOWER ROAD REDEVELOPMENT

SITE PLAN

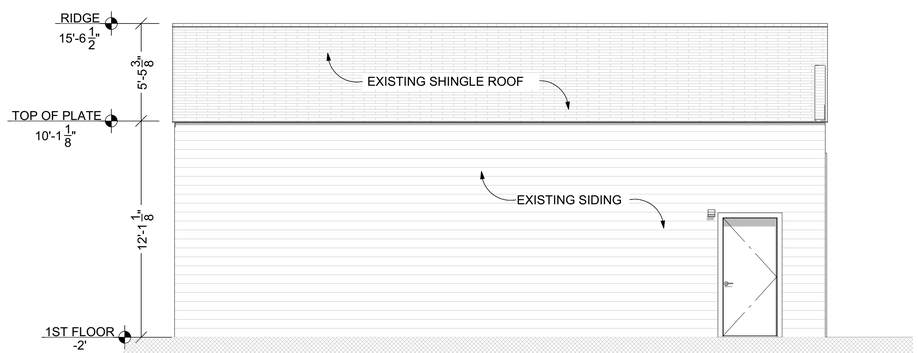
LOCATED IN THE NORTHEAST 1/4 OF SECTION 34, TOWNSHIP 3, RANGE 66 WEST OF THE 6TH P.M.
CITY OF AURORA, COUNTY OF ADAMS, STATE OF COLORADO
ADDRESS: 2020 TOWER ROAD, AURORA, CO

drinkwine DESIGNS

Drinkwine Designs, LLC
2602 Hanover Court
Denver, CO 80238

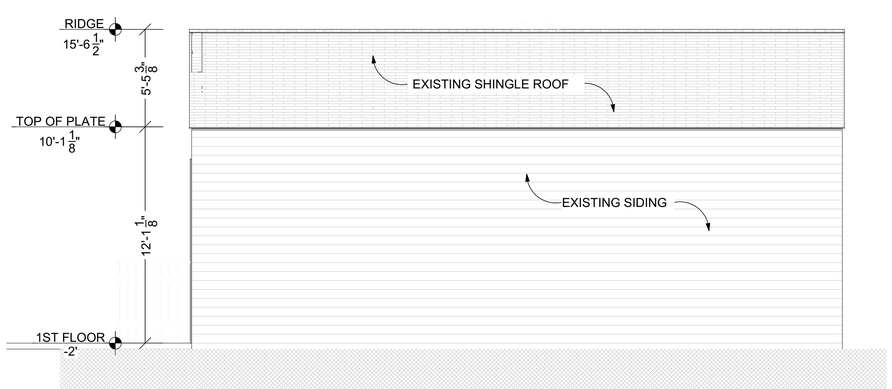
Nate@drinkwineDESIGNS.com
o: 833.800.4393 | f: 888.909.5549

RAPTOR CIVIL ENGINEERING
WORK@ RAPTOR-CIVIL.COM
WWW.RAPTOR-CIVIL.COM
720-774-7736



C5 North Elevation (Vinyl Siding Building)
SCALE: %box_scale%

C2 East Elevation (Vinyl Siding Building)
SCALE: %box_scale%



A5 South Elevation (Vinyl Siding Building)
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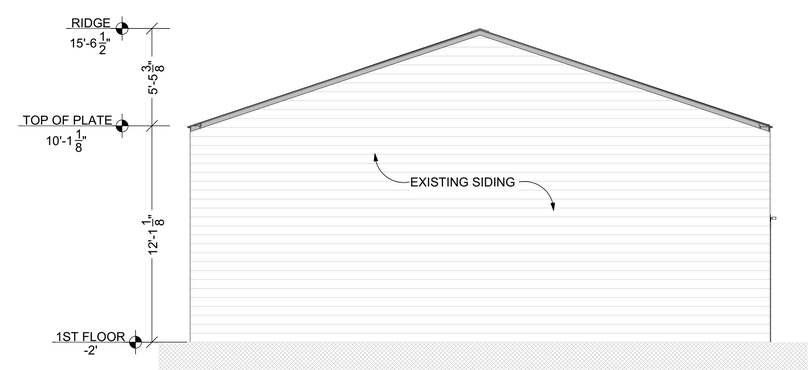

A2 West Elevation (Vinyl Siding Building)
SCALE: %box_scale%

2020 TOWER ROAD REDEVELOPMENT
SITE PLAN
CITY OF AURORA, COUNTY OF ADAMS, STATE OF COLORADO

NOT FOR CONSTRUCTION

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ELEVATIONS:

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2020 TOWER ROAD REDEVELOPMENT

SITE PLAN

LOCATED IN THE NORTHEAST 1/4 OF SECTION 34, TOWNSHIP 3, RANGE 66 WEST OF THE 6TH P.M.
CITY OF AURORA, COUNTY OF ADAMS, STATE OF COLORADO
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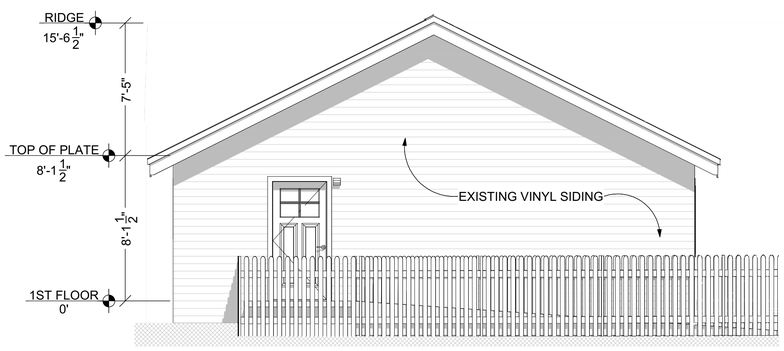
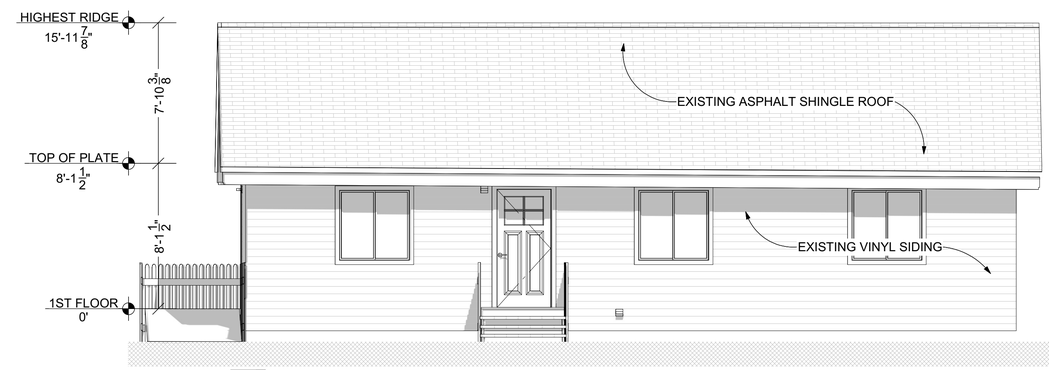
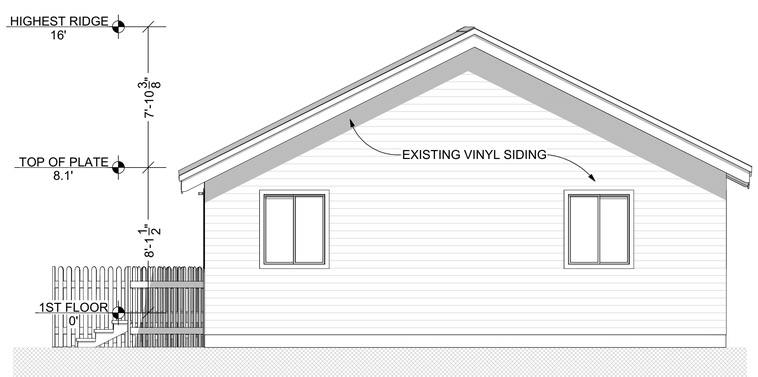


C6 North Elevation (One Story Vinyl Siding Building)
SCALE: %box_scale%



C2 East Elevation (One Story Vinyl Siding Building)
SCALE: %box_scale%



A6 South Elevation (One Story Vinyl Siding Building)
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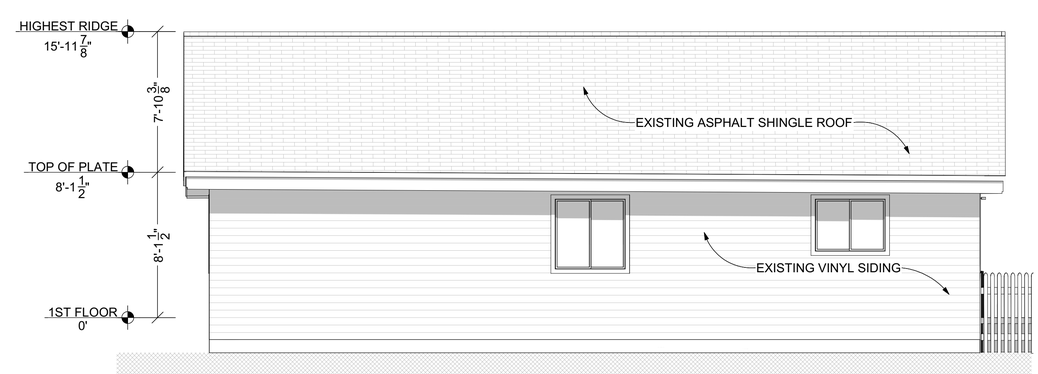

A3 West Elevation (One Story Vinyl Siding Building)
SCALE: %box_scale%

2020 TOWER ROAD REDEVELOPMENT
SITE PLAN
CITY OF AURORA, COUNTY OF ADAMS, STATE OF COLORADO

NOT FOR CONSTRUCTION

REVISION BLOCK

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1	1ST COMMENTS/ 10/4/24	
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ELEVATIONS:

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2020 TOWER ROAD REDEVELOPMENT

SITE PLAN

LOCATED IN THE NORTHEAST 1/4 OF SECTION 34, TOWNSHIP 3, RANGE 66 WEST OF THE 6TH P.M.
CITY OF AURORA, COUNTY OF ADAMS, STATE OF COLORADO
ADDRESS: 2020 TOWER ROAD, AURORA, CO

STUDIO LIGHTNING
63 SUNSET DR.
BAILEY, CO 80421
303.242.1572

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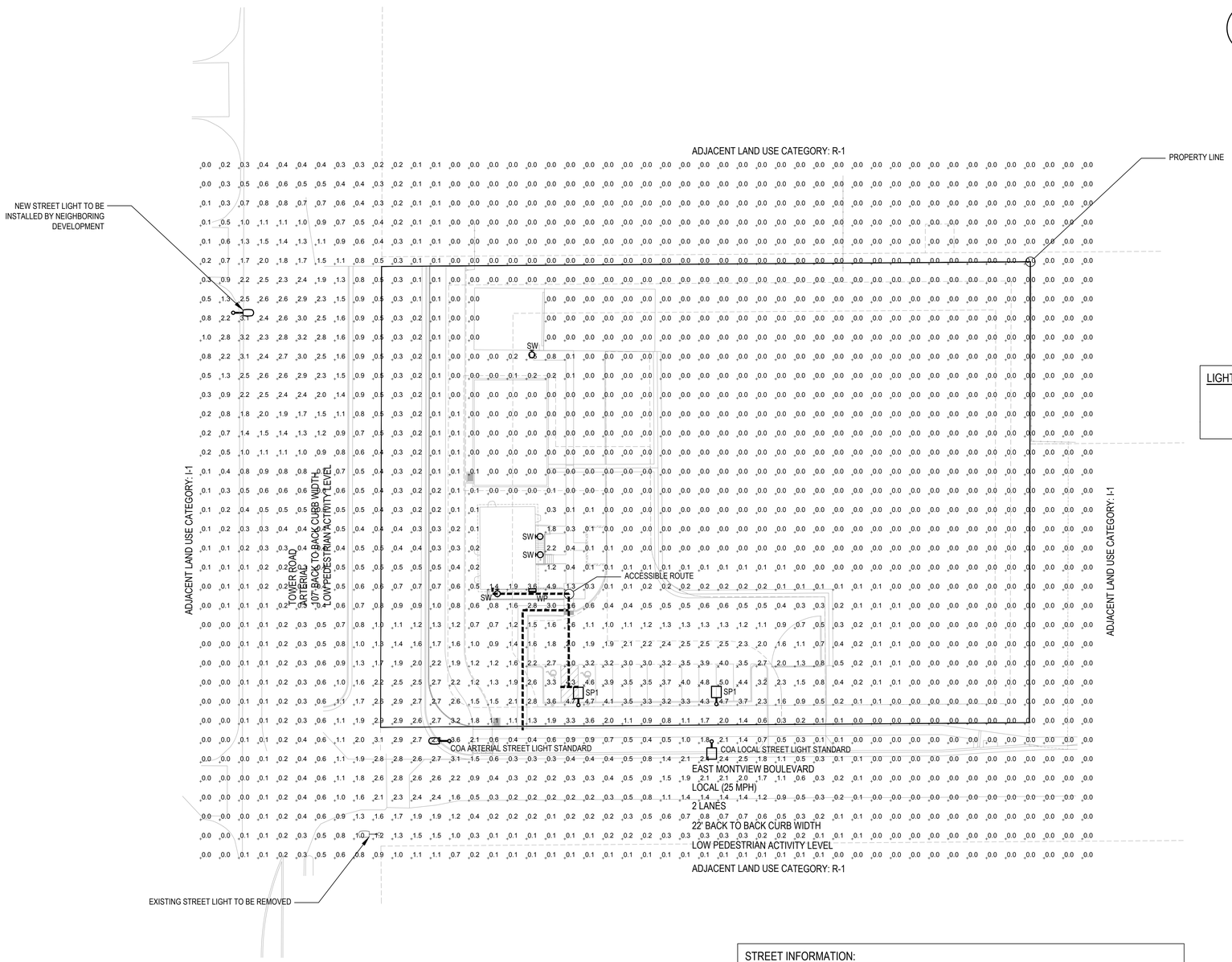
WORK@RAPTOR-CIVIL.COM
WWW.RAPTOR-CIVIL.COM
720-774-7736



1 SITE LIGHTING PHOTOMETRIC

SCALE: 1" = 30'-0"

PHOTOMETRY PLAN GENERAL NOTES:

1. VALUES SHOWN ARE MAINTAINED HORIZONTAL ILLUMINANCE VALUES MEASURED AT GRADE.
2. SITE LIGHTING DESIGN HAS BEEN COMPLETED TO PRODUCE EVEN ILLUMINATION OF PARKING AND PAVED AREAS.
3. ALL LIGHT FIXTURES SHALL BE FULLY SHIELDED AND DIRECT LIGHT DOWNWARDS.
4. THERE WILL BE NO OFF-SITE GLARE ALLOWED.
5. ALL EXTERIOR LIGHTING, INCLUDING FIXTURE TYPE SW, TO BE PHOTOCELL CONTROLLED. PROVIDE IECC COMPLIANT CONTROLS AND VERIFY ALL CONTROLS WITH OWNERSHIP PRIOR TO PURCHASE AND INSTALL.
6. PAVEMENT TYPE R3 USED FOR ALL LIGHTING CALCULATIONS.

SITE LIGHTING DESIGN HAS BEEN COMPLETED TO CONFORM TO CITY OF AURORA EXTERIOR LIGHTING STANDARDS

LIGHTING CALCULATION STATISTICS SUMMARY:

	AVERAGE	MAXIMUM	MINIMUM	MAX/MIN	AVG/MIN
OVERALL SITE:	1.0fc	4.9fc	0.0fc	NA	NA
PARKING:	3.8fc	5.0fc	3.0fc	1.7:1	1.3:1

ILLUMINATION WITHIN THE SITE MUST COMPLY WITH THE 2015/2021 INTERNATIONAL BUILDING CODE REQUIREMENT FROM SECTION 1006 - MEANS OF EGRESS ILLUMINATION. SECTION 1006. ILLUMINATION REQUIRED: THE MEANS OF EGRESS, INCLUDING THE EXIT DISCHARGE, SHALL BE ILLUMINATED AT ALL TIMES THE BUILDING IS OCCUPIED. SECTION 1006.2 ILLUMINATION LEVEL. THE MEANS OF EGRESS ILLUMINATION LEVEL SHALL NOT BE LESS THAN 1 FOOT-CANDLE (11 LUX) AT THE FLOOR LEVEL AND CONTINUING TO THE "PUBLIC WAY".

THE PHOTOMETRIC PLAN MUST SHOW THE ACCESSIBLE ROUTE THROUGHOUT THE SITE. PLEASE ENSURE THAT A MINIMUM OF 1 FOOT CANDLE OF LIGHTING IS PROVIDED WITHIN THE ACCESSIBLE ROUTE.

PROPOSED STREET LIGHT LOCATIONS ARE CONCEPTUAL. FINAL LOCATIONS WILL BE DETERMINED WITH PHOTOMETRIC ANALYSIS SUBMITTED WITH THE STREET LIGHTING PLANS IN THE CIVIL PLAN SUBMITTAL.

STREET INFORMATION:

	# OF LANES	BTB CURB WIDTH	PED ACTIVITY LEVEL	PAVEMENT TYPE
MAJOR ARTERIAL STREET (TOWER RD.):	6	107'	LOW	R3
LOCAL STREET (E. MONTVIEW BLVD.):	2	22'	LOW	R3

2020 TOWER ROAD REDEVELOPMENT
SITE PLAN
CITY OF AURORA, COUNTY OF ADAMS, STATE OF COLORADO

NOT FOR CONSTRUCTION

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ULTIMATE SITE LIGHTING PLAN

2020 TOWER ROAD REDEVELOPMENT

SITE PLAN

LOCATED IN THE NORTHEAST 1/4 OF SECTION 34, TOWNSHIP 3, RANGE 66 WEST OF THE 6TH P.M.
CITY OF AURORA, COUNTY OF ADAMS, STATE OF COLORADO
ADDRESS: 2020 TOWER ROAD, AURORA, CO

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BAILEY, CO 80421
303.242.1572

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WORK@RAPTOR-CIVIL.COM
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720-774-7736

PRIVATE LUMINAIRE SCHEDULE

Symbol	Label	General Description	Mounting Height	Color	Catalog Number	Lamp	LLF	Watts	Shielding	Control
	SP1	SITE POLE PARKING & DRIVES	20'-0" AFG	BLACK	MCGRAW-EDISON GLEON-SA1C-730-U-T4W-BK-DIM-MA1036-XX	LED	1.00	59W	FULL CUTOFF	PHOTOCELL DUSK TO DAWN
	SW	WALL SCONCE ENTRIES	8'-0" AFG	BLACK	LUMIERE 303-W1-LEDB1-3000-UNV-T4-DIM10-BK	LED	1.00	8.5W	FULL CUTOFF	PHOTOCELL DUSK TO DAWN
	WP	WALL PACK WALKWAYS	8'-0" AFG	BLACK	INVUE ENV-SA1A-730-U-T4FT-BK-DIM	LED	1.00	20W	FULL CUTOFF	PHOTOCELL DUSK TO DAWN

Invue

Catalog #		Type	WP
Project			
Comments		Date	
Prepared by			

DESCRIPTION

The Entri LED luminaire features a classic and stylish design with the added benefits of solid state lighting technology, offering outstanding uniformity and energy savings. Using Cooper Lighting Solutions' proprietary LED LightSquare technology and AccuLED Optics™ system, the Entri LED luminaire offers designers vast versatility in system design, function and performance. Use Entri LED for wall mount architectural lighting applications and egress lighting requirements. UL/cUL listed for use in wet locations.

SPECIFICATION FEATURES

Construction
HOUSING: Heavy wall, one-piece, die-cast aluminum construction for precise tolerance control and repeatability in manufacturing. Integral extruded aluminum heat sink provides superior thermal heat transfer in +40°C ambient environments. FACEPLATE / DOOR: One-piece, die-cast aluminum construction. Captive, side hinged faceplate swings open via release of one flush mount die-cast aluminum latch on housing side panel. GASKET: One-piece molded silicone gasket mates perfectly between the door and housing for repeatable seal. LENS: Uplight lens is impact-resistant, 5/32" thick tempered frosted glass sealed to housing with continuous bead silicone gasket. Downlight lens is an LED LightSquare with integral optics sealed for IP66 rating. HARDWARE: Stainless steel mounting screws and latch hardware allow access to electrical components for installation and servicing.

Optics
Choice of 9 patented, high efficiency AccuLED Optics™ distributions. Optics are precisely designed to shape the light output, maximizing efficiency and application spacing. AccuLED Optics technology creates consistent distributions with the scalability to meet customized application requirements. CRI and CCT offering includes 2200K, 2700K, 3000K, 3500K, 4000K, 5000K, and 5700K with minimum 70CRI and 2700K and 3000K with minimum 80CRI all within 5-step MacAdam ellipse.

Electrical
LED drivers mount to die-cast aluminum back housing for optimal heat sinking, operation efficacy, and prolonged life. Standard drivers feature electronic universal voltage (120-277V 50/60Hz), 347V 60Hz or 480V 60Hz operation. 480V is compatible for use with 480V Wye systems only. Greater than 0.9 power factor, less than 20% harmonic distortion, and is suitable for operation in -40°C to 40°C ambient environments and optional 50C construction available. All fixtures are shipped standard with 10kV/10kA common – and differential – mode surge protection. LightSquare feature an IP66 enclosure rating and maintain greater than 98% lumen maintenance at 60,000 hours per IESNA TM-21. Emergency egress options for -20°C ambient environments, WaveLinx™, occupancy sensor, and dimming options available.

Mounting
JUNCTION BOX: Standard with zinc-plated, quick-mount junction box plate that mounts directly to 4" J-Box. LightSquare mounts facing downward. Fixture slides over mounting plate and is secured with two stainless steel fasteners. Mounting plate features a one-piece EPDM gasket on back side of plate to firmly seal fixture to wall surface, forbidding entry of moisture and particulates. Optional mounting arrangements utilize a die-cast mounting adaptor box to allow for LED battery pack, surface conduit and trough branch wiring. The Entri LED luminaire is approved for mounting on combustible surfaces.

Finish
Housing is finished in five-stage super TGIC polyester powder coat paint, 2.5 mil nominal thickness for superior protection against fade and wear. LightSquare cover plates are standard white and may be specified to match finish of luminaire housing. Standard colors include black, bronze, grey, white, dark platinum and graphite metallic. RAL and custom color matches available. Consult Outdoor Architectural Colors brochure for a complete selection.

Warranty
Five-year warranty.

ENC/ENT/ENV
ENTRI LED

LightSquare
Solid State LED

ARCHITECTURAL WALL LUMINAIRE

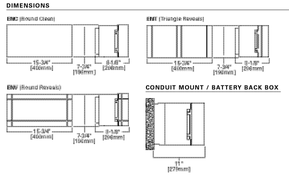
CERTIFICATION DATA
DesignLights Consortium® Qualified*
UL/cUL Listed
ISO 9001
IP66 LightSquares
LM79 / LM80 Compliant

ENERGY DATA
Electronic LED Driver
>0.9 Power Factor
<20% Total Harmonic Distortion
120-277V/50 & 60Hz, 347V/60Hz, 480V/60Hz
-30°C Minimum Temperature
40°C Ambient Temperature Rating (Optional)

SHIPPING DATA
Approximate Net Weight:
15.2 lbs. (6.9 kgs.) - Without backbox
29.1 lbs. (13.2 kgs.) - With backbox

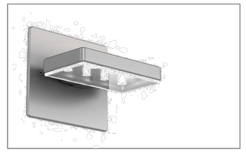
TD516115GEN
September 1, 2022 1:41 PM

DIMENSIONS



COOPER Lighting Solutions

Project		Catalog #		Type	SW
Prepared by		Notes		Date	



Lumière
EON 303-W1-LEDB1

Ceiling / Wall Mount
Direct / Indirect

Typical Applications
• Hospitality • Commerical Landscape • Outdoor Area/Site • Residential • Architectural

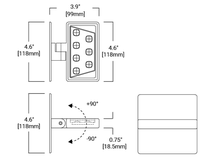
Interactive Menu
- Order Information page 2
- Product Specifications page 2
- Lumen Maintenance page 3
- Product Warranty

Product Certification

Product Features

Top Product Features
- Adjustable direct or indirect luminaire - 180° Adjustable at knuckle
- 2700K, 3000K or 3500K or 4000K Color Temperature and Amber (585-595nm)
- Forward/Lateral Throw or Flood Optics with diffuse glass sealed lens
- Patented AccuLED OpticsTM System
- Universal Input LED Driver Included (120 - 277V, 50/60 Hz)
- ELV or 0-10 Dimming

Dimensions



TECHNICAL DATA
50°C Maximum Temperature Rating
External Supply Wiring 90°C Minimum

COOPER Lighting Solutions

PSS260229EN page 1
March 01, 2022 6:14 PM

Project		Catalog #		Type	SP1
Prepared by		Notes		Date	

McGraw-Edison
GLEON Galleon

Area / Site Luminaire

Product Features

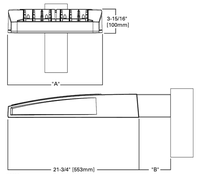
Product Certifications

Interactive Menu
- Ordering Information page 2
- Mounting Details page 3
- Optical Distributions page 4
- Product Specifications page 4
- Energy and Performance Data page 4
- Control Options page 9

Quick Facts
- Lumen packages range from 4,200 - 80,800 (34W - 640W)
- Efficacy up to 156 lumens per watt
- Options to meet Buy American and other domestic preference requirements

Connected Systems
- WaveLinx
- Enlighted

Dimensional Details



Number of Light Squares	'A' Width	'B' Standard Arm Length	'B' Extended Arm Length	'B' Quick Mount Arm Length	"B" Quick Mount Extended Arm Length
1-4	15-1/2"	7"	10"	10-5/8"	16-9/16"
5-6	21-5/8"	7"	10"	10-5/8"	16-9/16"
7-8	27-5/8"	7"	13"	10-5/8"	–
9-10	33-3/4"	7"	16"	–	–

NOTES:
1. See https://www.designlights.org/search/ to confirm qualification. Not all product variations are DLC qualified.
2. 8W Certified for 3000K CCT and warmer only.

NOTES:
For area selection requirements and additional line art, see Mounting Details section.

COOPER Lighting Solutions

PSS500320EN page 1
October 20, 2021 10:34 AM

2020 TOWER ROAD REDEVELOPMENT
SITE PLAN
CITY OF AURORA, COUNTY OF ADAMS, STATE OF COLORADO

NOT FOR CONSTRUCTION

REVISION BLOCK

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1	1ST COMMENTS / 10/4/24	MEJ
2	2ND COMMENTS / 10/29/24	

LIGHTING DETAILS

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