

# PENSKE CENTER

## LOT 1, BLOCK 1, PENSKE SUBDIVISION FILING NO. 1

### CITY OF AURORA, COLORADO

#### LEGAL DESCRIPTION

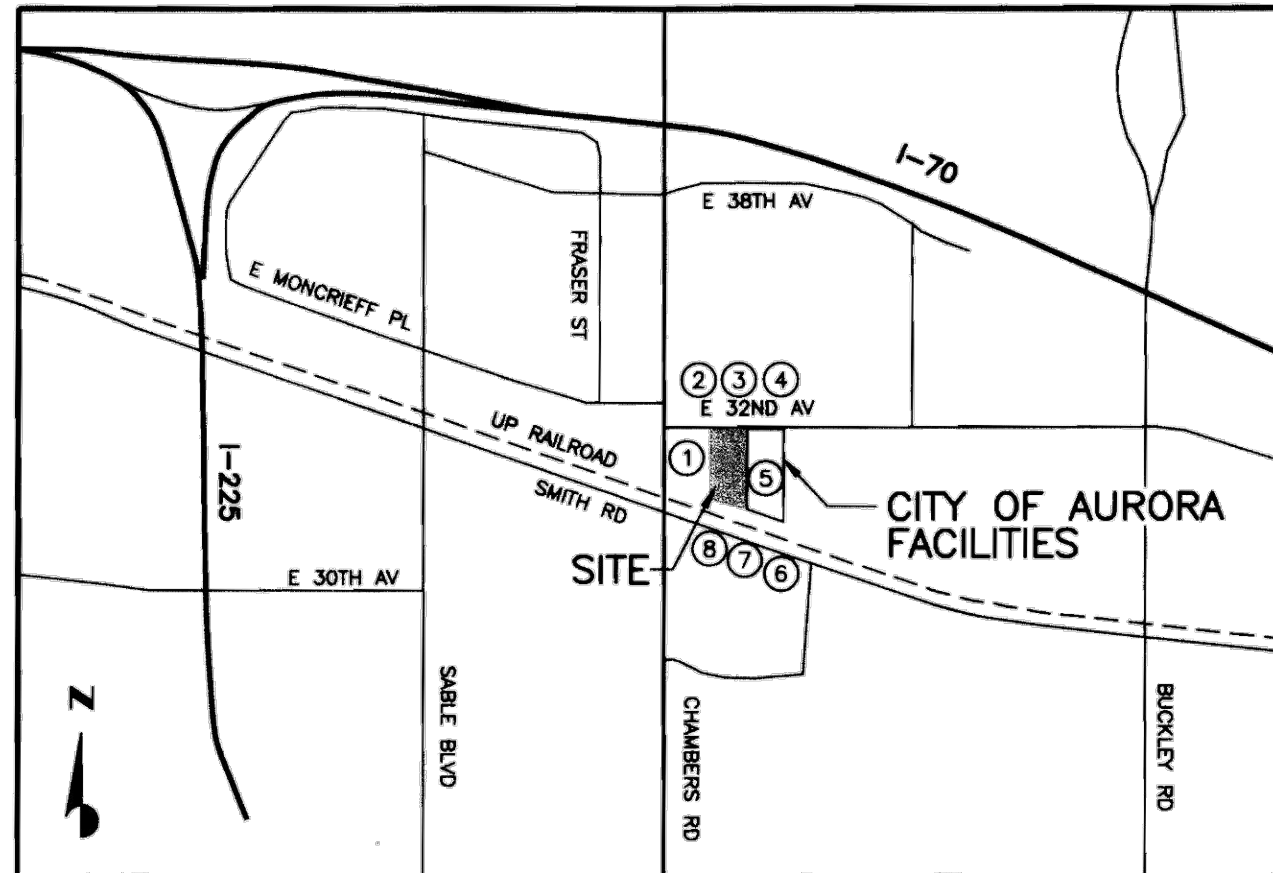
LOT 1, BLOCK 1, PENSKE SUBDIVISION FILING NO. 1, CITY OF AURORA, COLORADO

PARCEL CONTAINS (432,814 SQUARE FEET) 9.936 ACRES

#### NOTES:

- THE DEVELOPER, HIS SUCCESSORS AND ASSIGNS, INCLUDING THE MERCHANTS ASSOCIATION, SHALL BE RESPONSIBLE FOR INSTALLATION, MAINTENANCE AND REPLACEMENT OF ALL FIRE LANE SIGNS AS REQUIRED BY THE CITY OF AURORA.
- ALL SIGNS MUST CONFORM TO THE CITY OF AURORA SIGN CODE.
- RIGHT OF WAY FOR INGRESS AND EGRESS FOR SERVICE AND EMERGENCY VEHICLES IS GRANTED OVER, ACROSS, ON AND THROUGH ANY AND ALL PRIVATE ROADS AND WAYS NOW OR HEREAFTER ESTABLISHED ON THE DESCRIBED PROPERTY, AND THE SAME ARE HEREBY DESIGNATED AS "SERVICE/EMERGENCY AND UTILITY EASEMENTS" AND SHALL BE POSTED "NO PARKING - FIRE LANE."
- 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.
- THE APPROVAL OF THIS DOCUMENT DOES NOT CONSTITUTE FINAL APPROVAL OF GRADING, DRAINAGE, UTILITY, PUBLIC IMPROVEMENTS AND BUILDING PLANS. CONSTRUCTION PLANS MUST BE REVIEWED AND APPROVED BY THE APPROPRIATE AGENCY PRIOR TO THE ISSUANCE OF BUILDING PERMITS.
- ALL BUILDING ADDRESS NUMBERS SHALL COMPLY WITH SECTIONS 126-271 AND 126-278 OF THE AURORA CITY CODE.
- ALL ROOFTOP MECHANICAL EQUIPMENT AND VENTS GREATER THAN 8 INCHES IN DIAMETER MUST BE SCREENED. SCREENING MAY BE DONE EITHER WITH AN EXTENDED PARAPET WALL OR A FREE-STANDING 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 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, ET CETERA 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.
- 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.
- ALL CROSSINGS AND ENCROACHMENTS BY PRIVATE LANDSCAPE IRRIGATION LINES OR SYSTEMS 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.
- THE APPLICANT HAS THE OBLIGATION TO COMPLY WITH ALL APPLICABLE REQUIREMENTS OF THE AMERICANS WITH DISABILITIES ACT.
- "ACCESSIBLE EXTERIOR ROUTES" SHALL BE PROVIDED FROM PUBLIC TRANSPORTATION STOPS, ACCESSIBLE PARKING AND ACCESSIBLE PASSENGER LOADING ZONES AND PUBLIC SIDEWALKS TO THE ACCESSIBLE BUILDING ENTRANCE THEY SERVE. AT LEAST 50 SHALL BE ACCESSIBLE. THE ACCESSIBLE ROUTE BETWEEN ACCESSIBLE PARKING AND ACCESSIBLE 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 UBC CHAPTER 11, APPENDIX 11 AND CABO/ANSI 117.1.
- 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.
- ALL LIGHTING TO BE DOWNCAST
- NO ARCHITECTURAL FEATURE (I.E. ROOF OVERHANG, FOUNDATION, FOOTERS, CANTILEVERED WALLS, ETC.) IS ALLOWED TO ENCROACH INTO ANY EASEMENT.
- ILLUMINATION OF ANY KIND SHALL BE DIRECTED AND CONTROLLED IN SUCH A MANNER SO THAT THERE SHALL BE NO DIRECT RAYS OF LIGHT WHICH EXTEND BEYOND THE BOUNDARIES OF THE PROPERTY FROM WHICH THEY ORIGINATE.
- SIGN LOCATIONS AND SIZES SHOWN ON THE SITE PLAN ARE NOT APPROVED AS PART OF THE SITE PLAN REVIEW AND APPROVAL PROCESS. THESE SIGNS REQUIRE A SEPARATE SIGN APPROVAL PERMIT.
- ALL CONSTRUCTION TRAFFIC SHALL ACCESS THE SITE FROM CHAMBERS ROAD OR BUCKLEY ROAD VIA EAST 32nd AVENUE, AND NOT THROUGH THE RESIDENTIAL AREA TO THE NORTH.

19. REFERENCE UPDATED NOTES ON SHEET 6.



#### VICINITY/OWNERSHIP MAP

SCALE: 1" = 2000'

#### ADJACENT OWNERSHIP

MARK	OWNERSHIP	ZONING	EXISTING LAND USE
①	WALTER LESER P.O. BOX 2918 LITTLETON, CO 80161	B-3	RESIDENTIAL
②	BERNEICE A. ALDRED 15381 E. 32ND AVENUE AURORA, CO 80111	M-1	RESIDENTIAL
③	CHARLES & JUDYTHE STEVENS 39 TILLY LN CASTLEROCK, CO 80104	M-1	CONSTRUCTION STORAGE YARD
④	NORMAN & DELILA GORDON 6576 S. ANDES PLACE AURORA, CO 80016	M-1	AGRICULTURAL/ STABLE
⑤	AURORA CAPITAL LEASING GROUP 1470 S. HAVANA AURORA, CO 80012	EXEMPT	CITY OF AURORA OFFICES & MAINT. YARD
⑥	YELLOW FREIGHT SYSTEMS 10990 ROE AVENUE SHAWNEE MSN, KS 66211	M-1	COMMERCIAL
⑦	CLARON E. ASHBURN 15400 SMITH ROAD AURORA, CO 80011	M-1	COMMERCIAL
⑧	JOHN C. & KAY MARQUIS 15370 SMITH ROAD #H AURORA, CO 80011	M-1	COMMERCIAL

SHEET NUMBER	SHEET TITLE
1	COVER SHEET
2	SITE INFORMATION AND DETAILS
3	SITE PLAN
4	LANDSCAPE PLAN
5	BUILDING ELEVATIONS
6	GENERAL NOTES
7	OVERALL SITE PLAN
8 - 9	DETAILED SITE PLAN
10	SITE DETAILS
11	OVERALL GRADING PLAN
12 - 13	DETAILED GRADING PLAN
14	OVERALL UTILITY PLAN
15 - 16	DETAILED UTILITY PLAN
17	TREE MITIGATION PLAN
18	LANDSCAPING PLAN
19 - 27	DETAILED LANDSCAPING PLAN
28 - 29	LANDSCAPE DETAILS
30	TREE MITIGATION & LANDSCAPE NOTES
A7-0	EXTERIOR ELEVATIONS
P0-1	PLUMBING COVER SHEET
E1-0	ELECTRICAL SITE PLAN

#### AFFIDAVIT:

PENSKE CENTER  
(OFFICIAL PROJECT NAME)

LEGAL DESCRIPTION LOT 1, BLOCK 1, PENSKE SUBDIVISION FILING NO. 1

THIS SITE PLAN APPROVAL 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, Carlos Questell HAS CAUSED THESE PRESENTS TO BE

EXECUTED THIS 18th DAY OF October AD, 20 00

BY: Carlos Questell  
(PRINCIPAL OR OWNER)

CORPORATE  
SEAL

#### NOTARIAL:

STATE OF COLORADO  
COUNTY OF Bucks

CARLOS QUESTELL  
Vice President of Real Estate

THE FOREGOING INSTRUMENT WAS ACKNOWLEDGED BEFORE ME THIS 18th DAY OF October

AD, 20 00 BY Carlos Questell  
(PRINCIPALS OR OWNERS)

WITNESS MY HAND AND OFFICIAL SEAL

Nancy J. Hutchens  
NOTARY PUBLIC

Notary Seal  
Nancy J. Hutchens, Notary Public  
Cumru Twp., Bucks County  
My Commission Expires July 26, 2003  
Member, Pennsylvania Association of Notaries

NOTARY  
SEAL

MY COMMISSION EXPIRES 7/29/03 NOTARY/BUSINESS ADDRESS: Reading, PA

#### CITY OF AURORA APPROVALS:

CITY ATTORNEY: Bub Rogers DATE: 11-7-00  
PLANNING DIRECTOR: Debbie M. Barker DATE: 11-7-00  
PLANNING COMMISSION: CHAIRMAN DATE: 8-9-00  
CITY COUNCIL: MAJOR DATE: 11-7-00  
ATTEST: N/A DATE: 11-7-00  
CITY CLERK

#### RECORDERS CERTIFICATE:

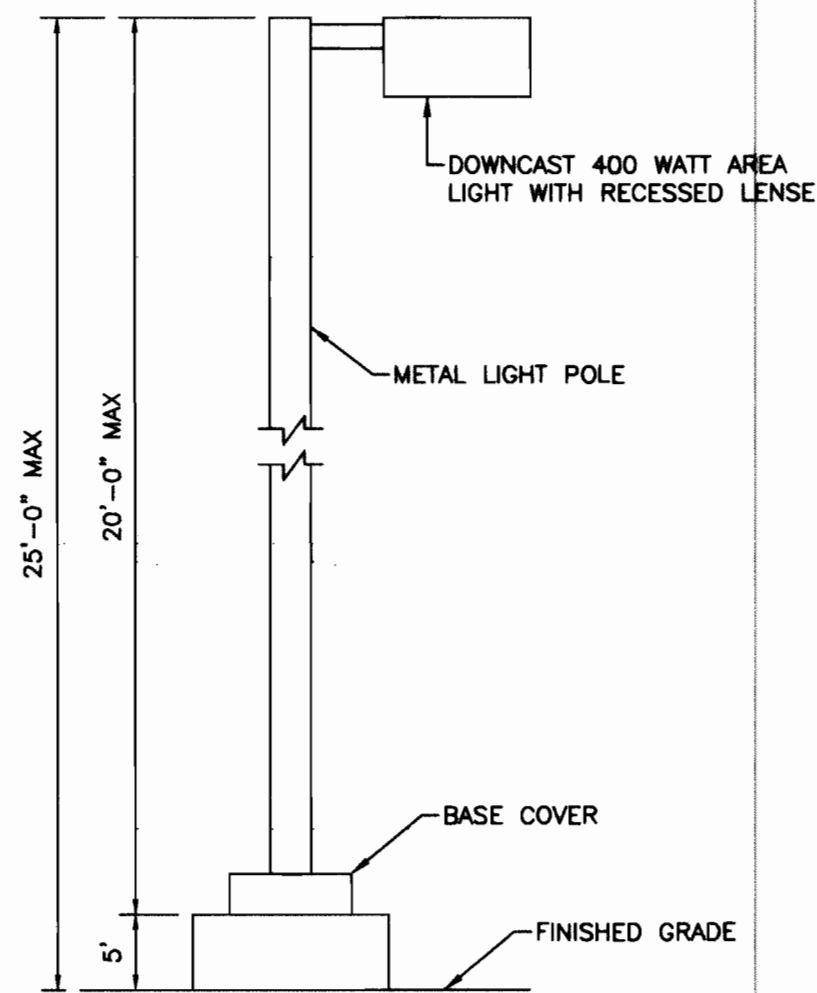
ACCEPTED FOR FILING IN THE OFFICE OF THE CLERK AND RECORDER OF ADAMS COUNTY,  
COLORADO AT \_\_\_\_\_ O'CLOCK \_\_\_\_\_ M, THIS \_\_\_\_\_ DAY OF \_\_\_\_\_ AD, 20 \_\_\_\_\_  
CLERK AND RECORDER: \_\_\_\_\_ DEPUTY: \_\_\_\_\_

1 REVISIONS PER CITY COMMENTS		AMENDMENTS	
2 BUILDING EXPANSION		LCJ JMK 7/20/00 CAO BJC 4/14/2023	
PENSKE 1541 W. BELL DE MAR TEMPE, AZ. 85283 Phone: (714) 572-6277 Fax: (480) 730-5281		5350 DTC Parkway Englewood, Colorado 80111 Tel. (303) 770-8884 Fax. (303) 770-3636	
TITLE SHEET			
PENSKE CENTER			
15500 E. 32nd AVENUE AURORA, COLORADO			
Designed By: LCJ	Date: MAY, 2000	Sht	1
Drawn By: LCJ	Scale: FULL		
Checked By: LCJ	Disk File: ZP23PCS		

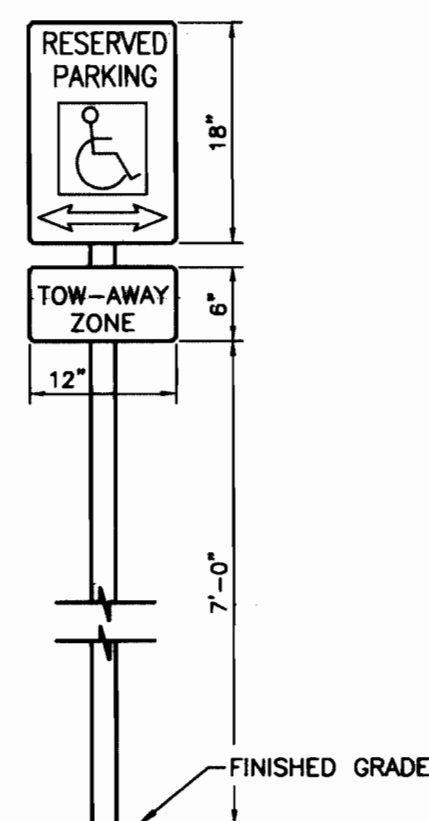
Please include a photometric plan sheet. It must show and label the location of the internal site accessible route. Provide a minimum of 1 foot-candle of lighting within the accessible route.

KH: A photometric plan has been included with this submittal.





SITE LIGHT DETAIL  
NOT TO SCALE



HANDICAP PARKING SIGN  
NOT TO SCALE

#### DEVELOPMENT DATA

LAND AREA WITHIN PROPERTY LINES	432,814 SQ. FT.	9.936 ACRES
GROSS FLOOR AREA	12,215 SQ. FT.	
NUMBER OF BUILDINGS	1	
NUMBER OF STORIES	2	
MAXIMUM HEIGHT OF BUILDINGS	NOT TO EXCEED 80'	
TOTAL ROOF COVERAGE	14,150 S.F./3.3%	
HARD-SURFACE AREA (EXCLUSIVE OF ROOFS)	304,134 S.F./70.3%	
AREA DEVOTED TO LANDSCAPING WITHIN SITE	114,531 S.F./26.4%	
PRESENT ZONING CLASSIFICATION	M-1	
PROPOSED USES	TRUCK LEASING AND REPAIR	
TYPE OF SIGNS PERMITTED	WALL, WINDOW AND MONUMENT	
PERMITTED MAXIMUM SIGN AREA	80 SQ. FT.	
PROPOSED SIGN AREA	80 SQ. FT. (ALL WALL SIGNAGE)	
LOADING SPACES PROVIDED	1	
PARKING SPACES PROVIDED	31 (SEE CALCULATIONS BELOW)	
HANDICAP SPACES PROVIDED	2	

#### PARKING CALCULATIONS

##### PARKING REQUIRED

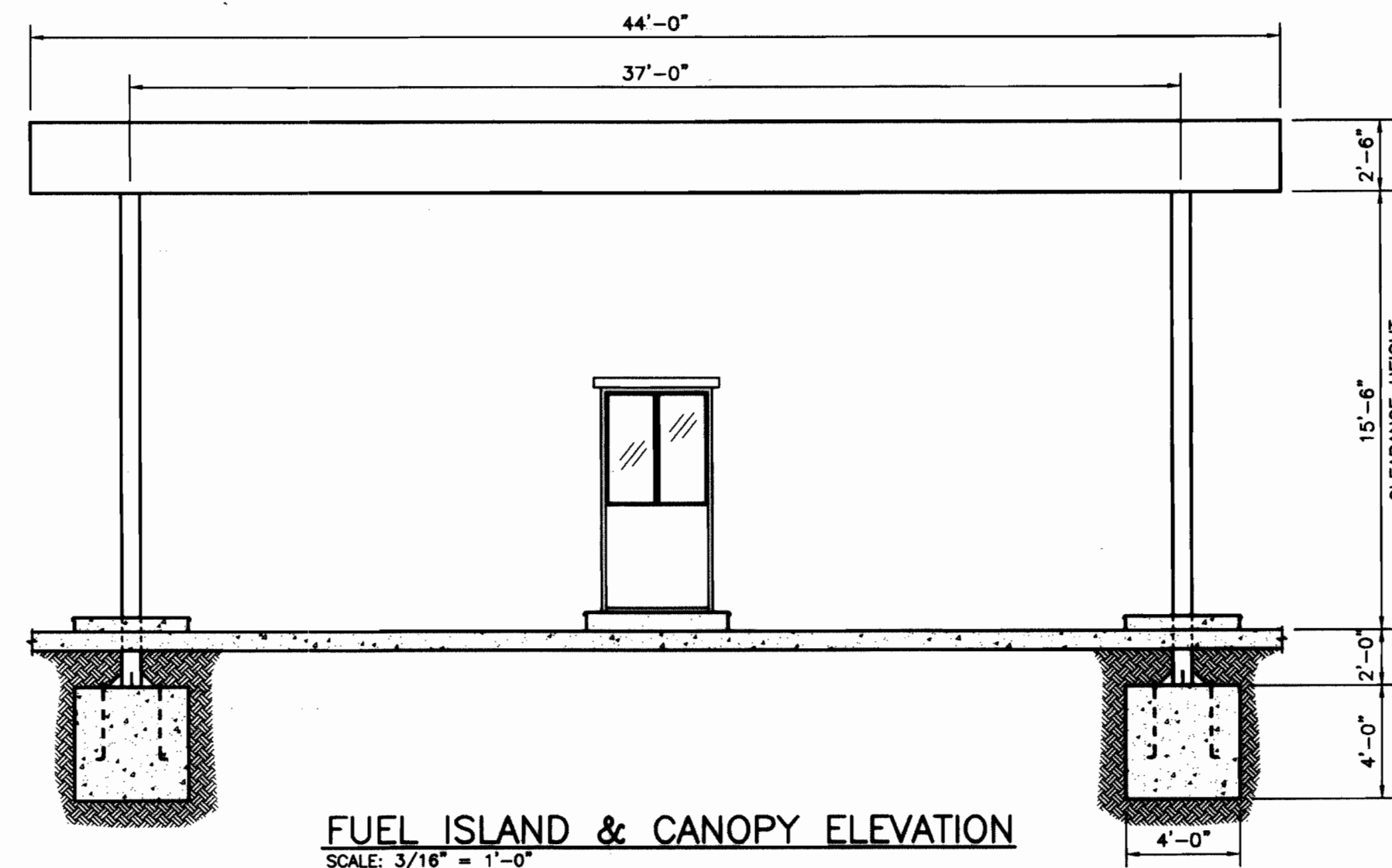
MOTOR VEHICLE LEASING & REPAIR	
1 SPACE/1.5 EMPLOYEES (10)	15
OFFICE	
1 SPACE/300 SF (4,800 SF)	16
TOTAL REQUIRED	31
HANDICAP ACCESSIBLE PARKING	2

##### PARKING PROVIDED:

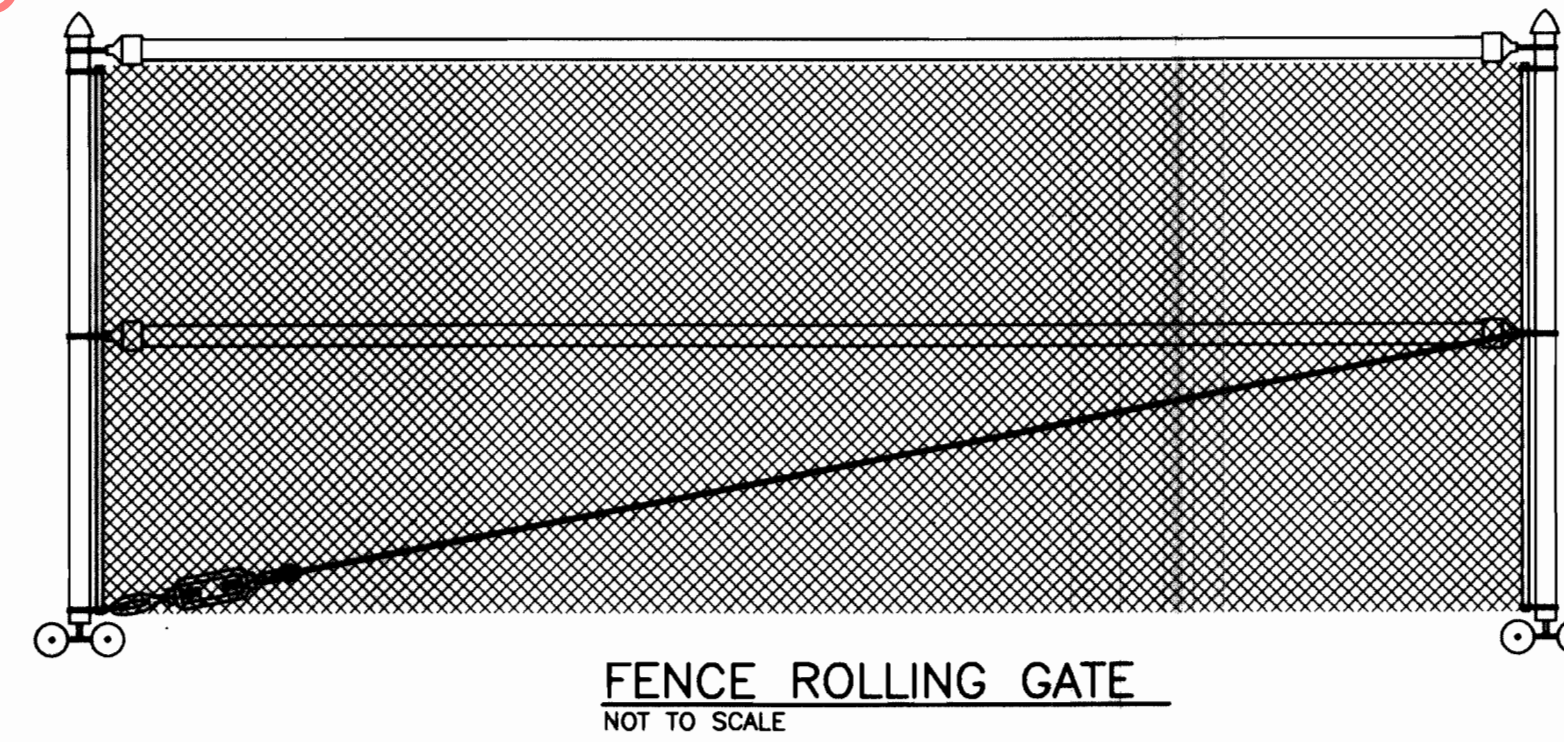
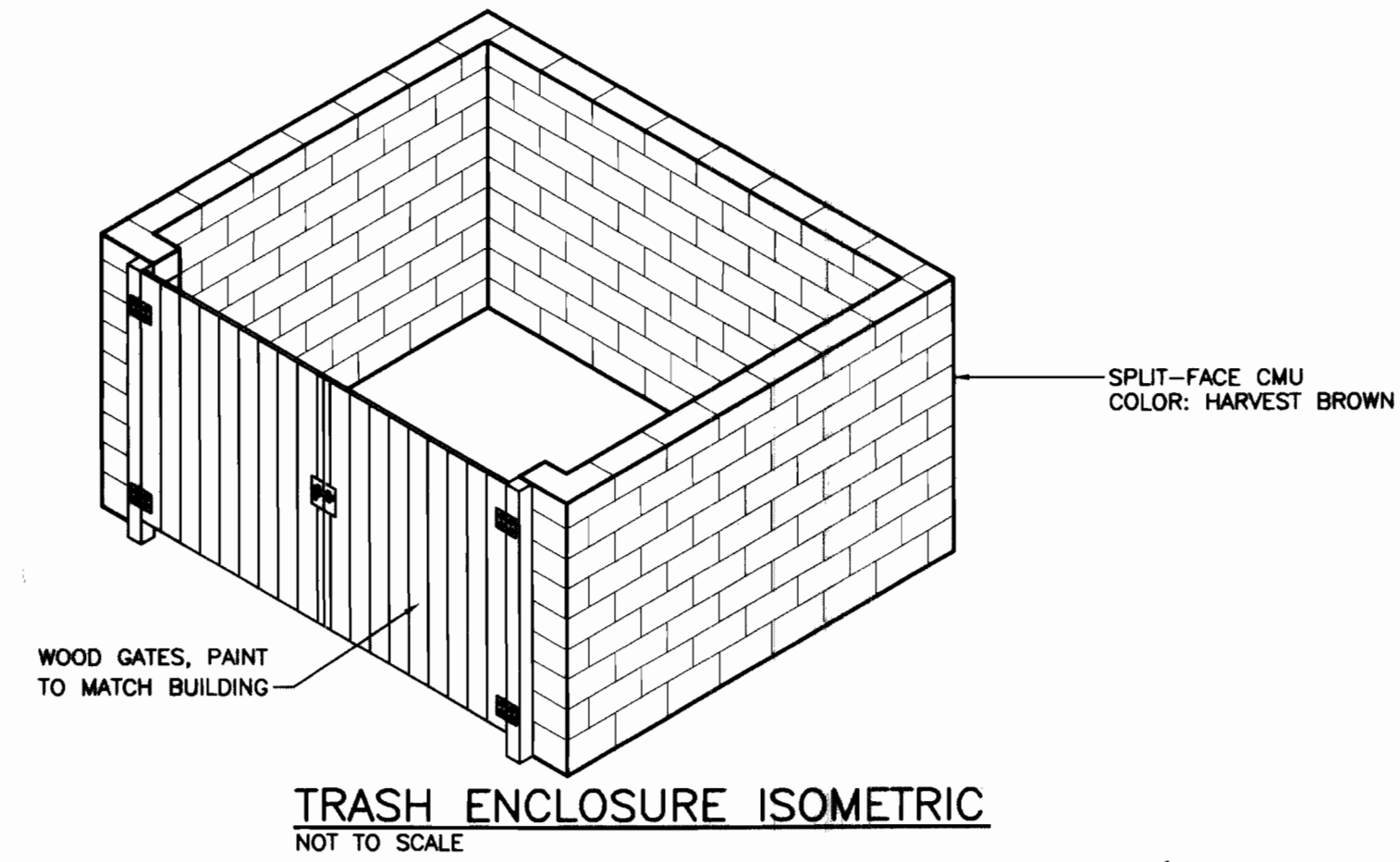
REGULAR	31 SPACES
TRUCK	150 SPACES
HANDICAP	2 SPACE
TOTAL:	183 SPACES

##### PARKING:

50' X 12' TRUCK PARKING	= 44
60' X 12' TRUCK PARKING	= 106
19' X 9' PARKING	= 31
19' X 8' HANDICAP PARKING	= 2



FUEL ISLAND & CANOPY ELEVATION  
SCALE: 3/16" = 1'-0"



#### SIGN AREA CALCULATIONS

BUILDING FRONTAGE = 80 L.F.  
ALLOWABLE SIGN AREA = 80 SF  
MAX SIGNS PER USE = 5  
ALLOWABLE SIGNS: WALL, WINDOW & GROUND SIGNS  
ALLOWABLE GROUND SIGN HEIGHT: EIGHT (8) FEET

#### USE APPROVAL

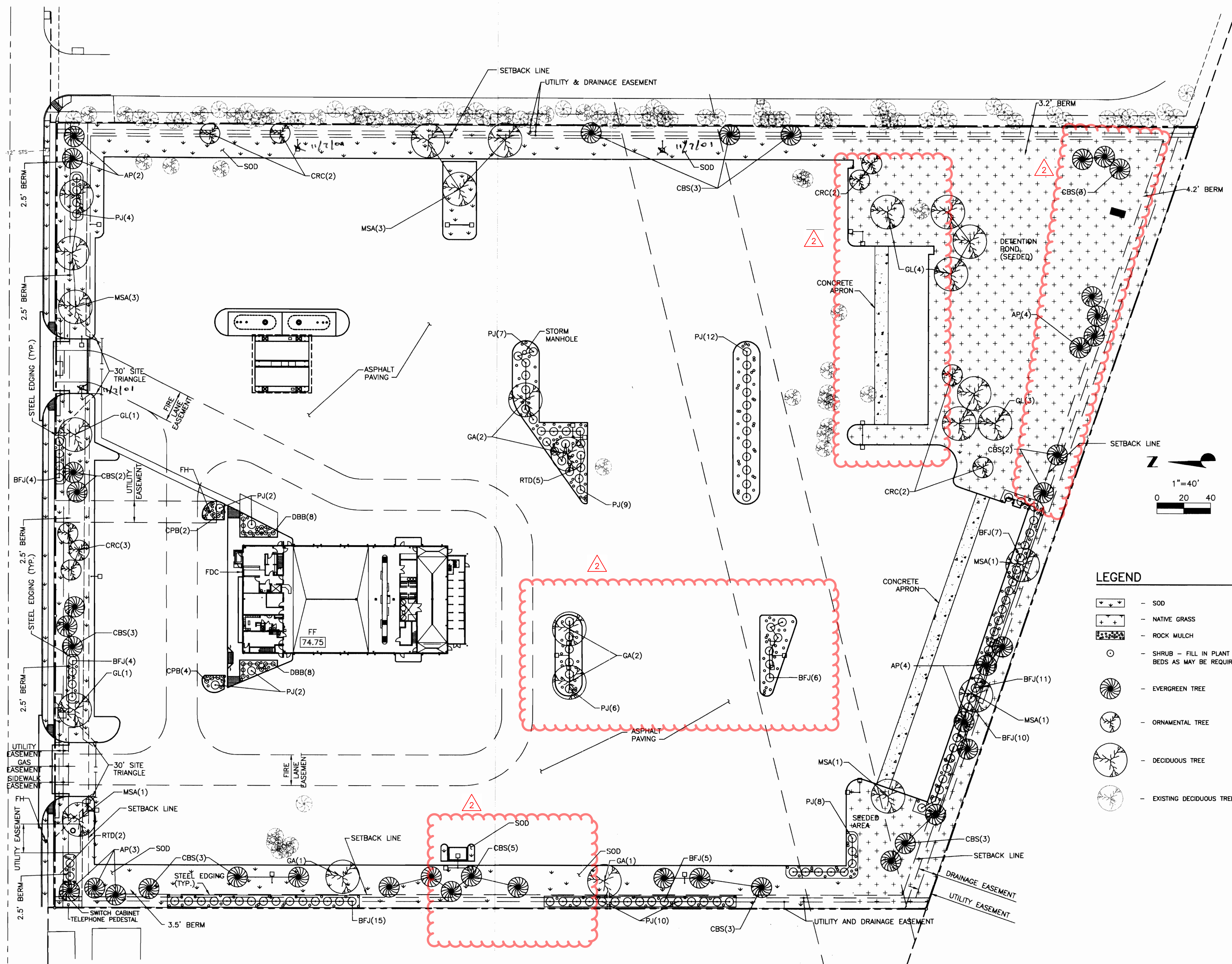
PER SECTIONS 146-1172 (10) AND (11) OF THE CITY ZONING ORDINANCE, REPAIR, RENTAL AND SERVICING IN A M-1 DISTRICT IS PERMITTED SUBJECT TO SITE PLAN APPROVAL.

AMENDMENTS			
1	REVISIONS PER CITY COMMENTS	LCJ	JMK 7/20/00
<b>PENSKE</b> Truck Leasing		<b>Galloway, Romero &amp; Associates</b> Design Engineering Planning 5350 DTC Parkway Englewood, Colorado 80111 Tel. (303) 770-8884 Fax. (303) 770-3636	
PENSKE 1541 W. BELL DE MAR TEMPE, AZ 85283 Phone: (714) 572-6277 Fax: (480) 730-5281		<b>SITE INFORMATION AND DETAILS</b> PENSKE CENTER 15500 E. 32nd AVENUE AURORA, COLORADO	
Designed By: LCJ	Date: MAY, 2000	Sht	2 OF 5
Drawn By: LCJ	Scale: FULL		
Checked By: LCJ	Desk File: ZP23PDET		



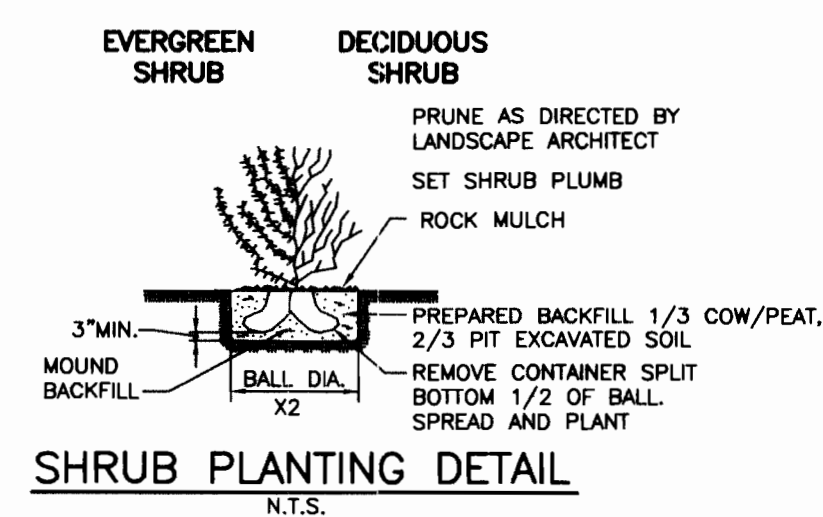




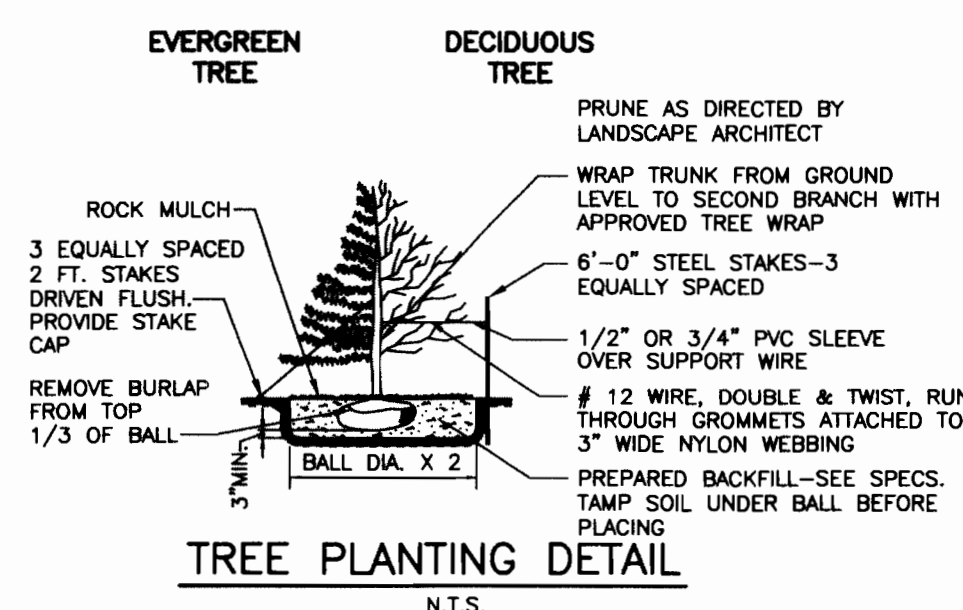


LEGEND

- SOD
- NATIVE GRASS
- ROCK MULCH
- SHRUB - FILL IN PLANT BEDS AS MAY BE REQUIRED
- EVERGREEN TREE
- ORNAMENTAL TREE
- DECIDUOUS TREE
- EXISTING DECIDUOUS TREE



SHRUB PLANTING DETAIL  
N.T.S.



TREE PLANTING DETAIL  
N.T.S.

NOTES

- THE CONTRACTOR IS TO FURNISH AND INSTALL PLANT MATERIALS AS NOTED. ALL PLANT MATERIAL MUST EQUAL OR EXCEED THE CODE OF STANDARDS CURRENTLY RECOMMENDED BY THE COLORADO NURSERY ACT, AND IS SUBJECT TO APPROVAL OF THE OWNERS REPRESENTATIVE.
- THE CONTRACTOR IS TO VERIFY FIELD CONDITIONS AND NOTIFY THE OWNERS REPRESENTATIVE OF ANY DISCREPANCIES PRIOR TO PROCEEDING WITH THE WORK.
- CONTRACTOR TO REPAIR OR REPLACE ANY SOD, MULCH OR SITE IMPROVEMENTS DISTURBED OR DAMAGED BY THE CONTRACTOR AT NO ADDITIONAL COST TO THE OWNER.
- CONTRACTOR TO PROVIDE FOR PROTECTION OF ALL UTILITIES, PRIVATE OR PUBLIC PROPERTY, AND PUBLIC SAFETY FOR THE DURATION OF THE CONTRACT AND SHALL REPAIR OR REPLACE ANY DAMAGES TO SAME WITHOUT ADDITIONAL COST TO THE OWNER.
- CONTRACTOR SHALL SECURE AND PAY ALL APPLICABLE TAXES, PERMITS AND FEES IN CONNECTION WITH THE WORK UNDER THE CONTRACT.
- CONTRACTOR SHALL KEEP THE PREMISES CLEAN AND ORDERLY AND SHALL DISPOSE OF ALL WASTE AND DEBRIS AT AN APPROVED LOCATION OFF-SITE PRIOR TO FINAL ACCEPTANCE.
- CONTRACTOR TO MAINTAIN ALL PLANTINGS INSTALLED UNDER THIS CONTRACT UNTIL FINAL ACCEPTANCE AND TURNOVER TO OWNER.
- CONTRACTOR SHALL SECURE AND PAY ALL APPLICABLE TAXES, PERMITS AND FEES IN CONNECTION WITH THE WORK UNDER THE CONTRACT.
- PLANTS SHALL BE GUARANTEED FOR ONE GROWING SEASON. SPRING PLANTINGS WILL BE GUARANTEED THROUGH OCTOBER OF THE SAME YEAR. ANY PLANTINGS AFTER THE MONTH OF AUGUST WILL BE GUARANTEED THROUGH MAY THE FOLLOWING SPRING. ANY PLANT MATERIAL THAT IS IN QUESTIONABLE CONDITION MAY RECEIVE AN EXTENDED GUARANTEE AT THE REQUEST OF THE LANDSCAPE CONTRACTOR AND APPROVAL OF THE OWNERS REPRESENTATIVE. ALL GUARANTEES ON PLANTS ARE 100% INCLUDING MATERIALS AND LABOR BASED UPON A ONE-TIME REPLACEMENT.
- PRIOR TO ANY PLANTING OPERATIONS, THE AREA TO BE PLANTED IS TO BE PREPARED WITH 5 CUBIC YARDS OF ORGANIC MATERIAL/1,000 SQUARE FEET OF AREA TO BE PLANTED, ROTOTILLED A MINIMUM OF 6" DEEP.
- ALL TREES AND SHRUBS ARE TO BE PLANTED AFTER ROUGH GRADING AND PRIOR TO PLACING OF GROUND COVER MATERIAL.
- SOD SHALL BE DROUGHT TOLERANT SPECIES, WHENEVER POSSIBLE, APPROVED BY OWNER AND SHALL BE LAID ON A FIRM BED WITH TIGHT JOINTS AND NO VOIDS BETWEEN STRIPS. SOD TO BE FERTILIZED WITH GRANULAR DIAMMONIUM PHOSPHATE (18-46-0) AT RATE OF SIX (6) POUNDS PER 1,000 SQ. FT.
- EXCAVATE PLANTING PIT TWICE AS WIDE AS ROOT BALL. PREPARE PLANT BACKFILL TO BE 1/3 ORGANIC MATERIAL AND 2/3 CLEAN TOPSOIL. STAKE ALL EVERGREEN TREES AND ALL DECIDUOUS TREES OVER 3" CALIPER WITH TREE GUY WIRES AND CANVAS STRAPS WITH GROMMETS. STAKE ALL DECIDUOUS TREES UNDER 3" CALIPER WITH T-BAR METHOD (TWO STAKES PER TREE). NO EXPOSED WIRES SHOULD COME INTO CONTACT WITH THE TRUNK FOR EITHER GUYING METHOD. TREE WRAP ALL DECIDUOUS TREES TO SECOND BRANCH.
- PLANTING BED EDGER TO BE RYERSON STEEL EDGER, 1/8" x 4" x 10", OR EQUAL, AS APPROVED BY THE OWNERS REPRESENTATIVE.
- ALL BEDS TO BE MULCHED WITH ROCK. SUBMIT SAMPLE TO OWNERS REPRESENTATIVE FOR APPROVAL. MULCH ALL PLANTING BEDS AT A THREE INCH DEPTH.
- PLACE GEOTEXTILE FABRIC (MIRAFI #140-S OR EQUAL) UNDER ALL ROCK AND PLANTING BEDS.
- THE LANDSCAPE CONTRACTOR IS RESPONSIBLE FOR THE LAYOUT OF THE IRRIGATION SYSTEM. LAWN AND PLANTING BEDS SHALL BE ZONED SEPARATELY. LAWN SHALL BE IRRIGATED WITH POP-UP SPRAYS AND ROTORS (SPACE ALLOWED). NO OVERSPRAY INTO ASPHALT, ROADWAYS OR OTHER PLANTING AREAS IS PERMITTED. TREES AND SHRUBS TO BE DRIP IRRIGATED. ONE EMITTER PER TREE UNLESS DIRECTED OTHERWISE BY OWNERS REPRESENTATIVE. PERENNIAL, GROUNDCOVER AND ANNUAL PLANTING AREAS TO BE IRRIGATED WITH MICROSPIRALS OR TURF-TYPE POP-UPS ZONED SEPARATELY FROM TURF.
- THE LANDSCAPE CONTRACTOR IS REQUIRED TO PROVIDE TO THE OWNER AN ACCURATE, SCALED, AS-BUILT DRAWING OF THE IRRIGATION LINES AND HEADS. A COPY OF THIS DRAWING SHALL BE LEFT INSIDE THE IRRIGATION CONTROLLER BOX AT THE PROJECT SITE.
- ALL HEADS TO BE ADJUSTED TO PREVENT OVERSPRAY ONTO BUILDINGS AND WALK-WAYS.
- BACKFLOW PREVENTION DEVICE SHALL BE IN ACCORDANCE WITH CITY OR COUNTY SPECIFICATIONS.
- ALL PIPING TO BE PVC CLASS 200.
- THE DEVELOPER AND ALL 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 A CERTIFICATE OF OCCUPANCY.
- ALL LANDSCAPED AREAS AND PLANT MATERIALS MUST BE WATERED BY AN AUTOMATIC IRRIGATION SYSTEM. THE IRRIGATION SYSTEM FOR THE NATIVE SEED AREAS WILL BE TEMPORARY AND WILL BE OPERATIONAL FOR A MINIMUM OF THREE YEARS.
- ALL CITY OF AURORA UTILITY EASEMENTS SHALL REMAIN UNOBSTRUCTED AND FULLY ACCESSIBLE ALONG THEIR ENTIRE LENGTH FOR MAINTENANCE EQUIPMENT.

PLANT SCHEDULE

ABB	BOTANICAL NAME	COMMON NAME	QTY	SIZE	REMARKS
MSA	FRAXINUS PENNSYLVANICA MARSHALL'S SEEDLESS	MARSHALL'S SEEDLESS ASH	10	2 1/2"	B&B
GL	TILIA CORDATA "GREENSPIRE"	GREENSPIRE LINDEN	9	2 1/2"	B&B
GA	GAMBELII ROBUR	GAMBEL OAK	6	1 1/2"	B&B
CRC	PRUNUS VIRGINIANA MELANOCORPA "SCHUBERT"	CANADIAN RED CHERRY	9	1 1/2"	B&B
AP	PINUS NIGRA	AUSTRIAN PINE	13	6'-8"	B&B
CBS	PICEA PUNGENS	COLORADO BLUE SPRUCE	27	6'-8"	B&B
BFJ	JUNIPERUS SABINA "BUFFALO"	BUFFALO JUNIPER	62	5 GAL.	CONT
PJ	JUNIPERUS CHINENSIS PITZERIANA	PITZER JUNIPER	60	5 GAL.	CONT
RTD	CORNUS STOLONIFERA COLORADENSIS	RED TWIG DOGWOOD	7	5 GAL.	CONT
CPB	BERBERIS THUNBERGI ATROPUREA NANA	CRIMSON PYGMY BARBERRY	6	5 GAL.	CONT
DBB	EUONYMUS ALATUS "COMPACTA"	DWARF BURNING BUSH	16	5 GAL.	CONT

AMENDMENTS

1	REVISIONS PER CITY COMMENTS	LCJ	JMK	7/20/00
2	REVISIONS PER CITY COMMENTS	LCJ	LCJ	8/8/00
3	REVISIONS PER CITY COMMENTS	LCJ	LCJ	8/9/00

11/7/01 MYLAN CHATGEE  
DELETED COMMENTS



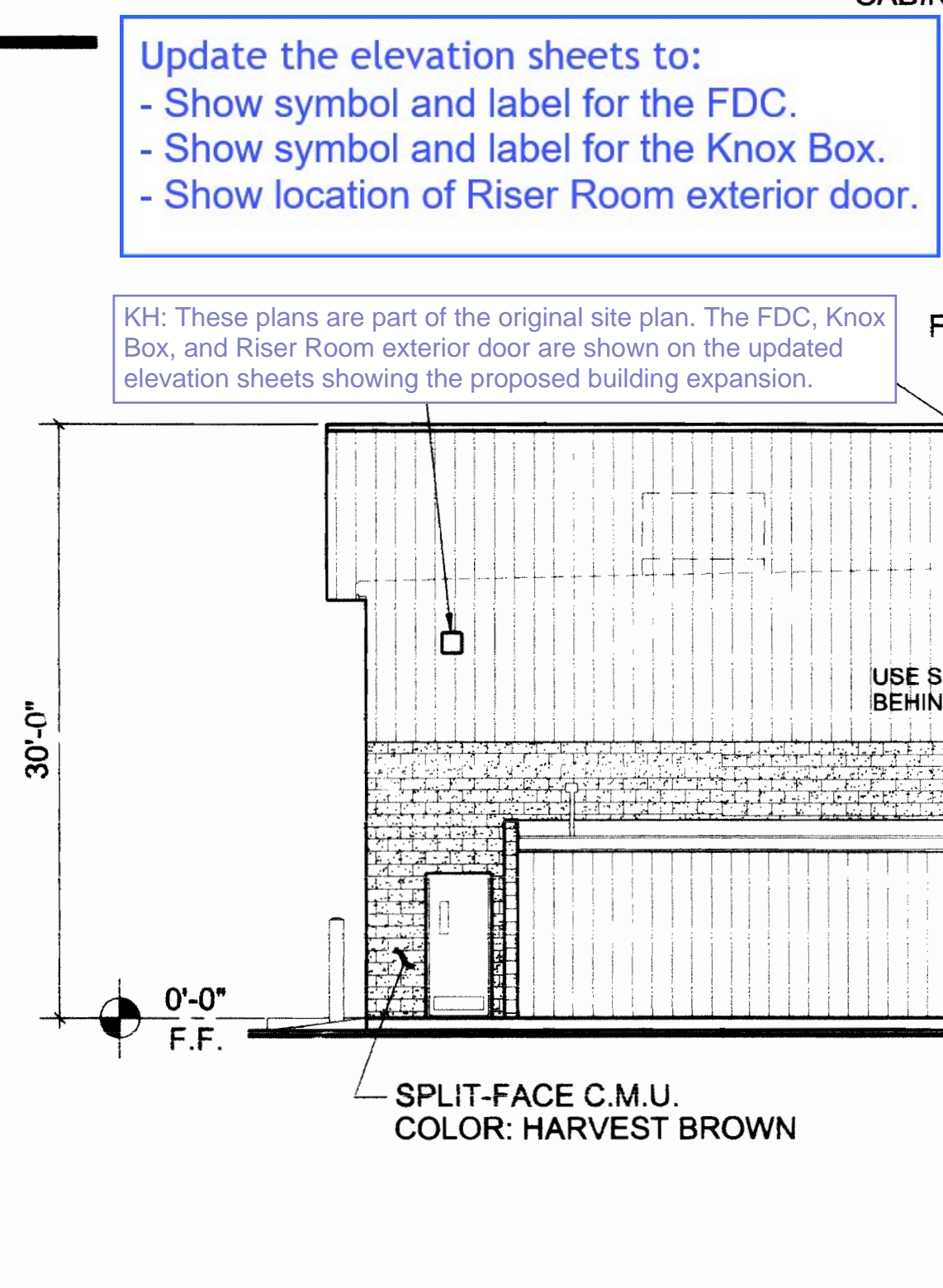
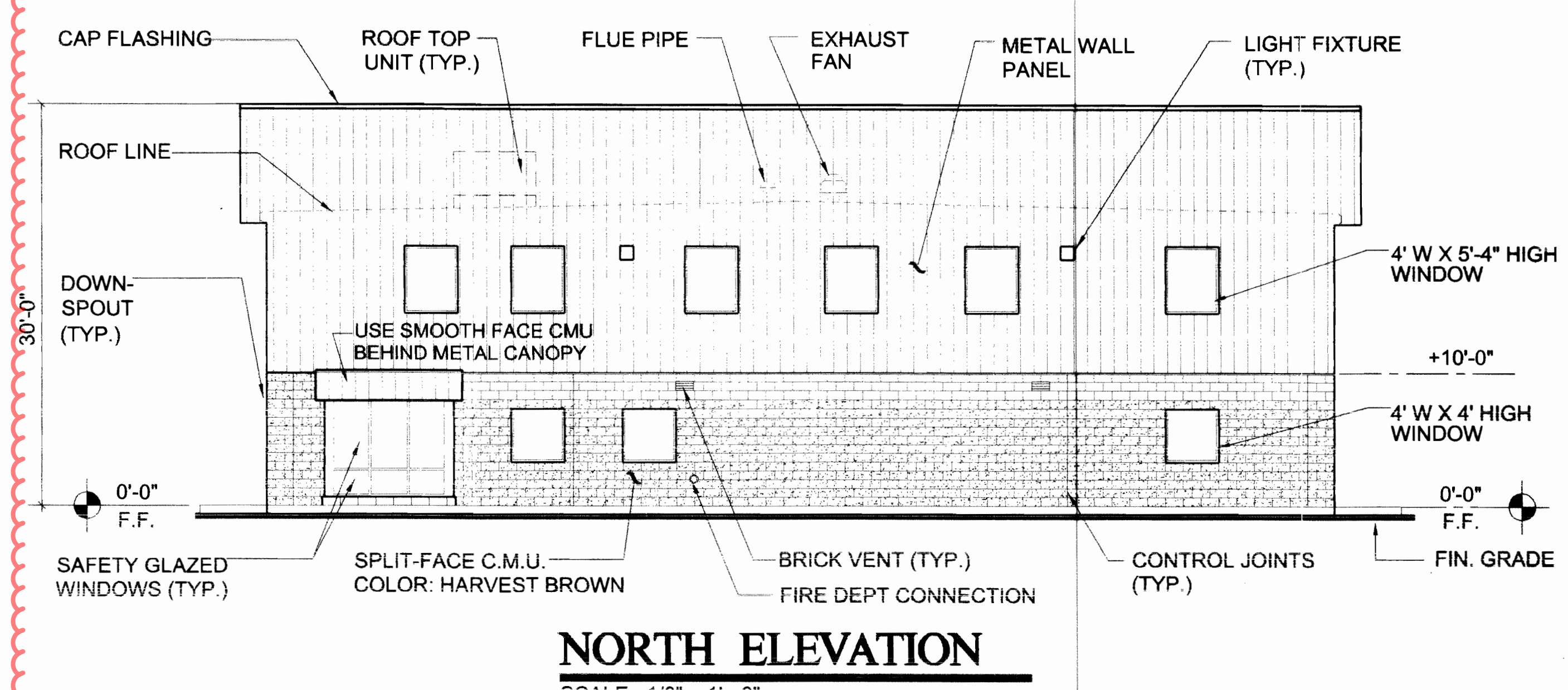
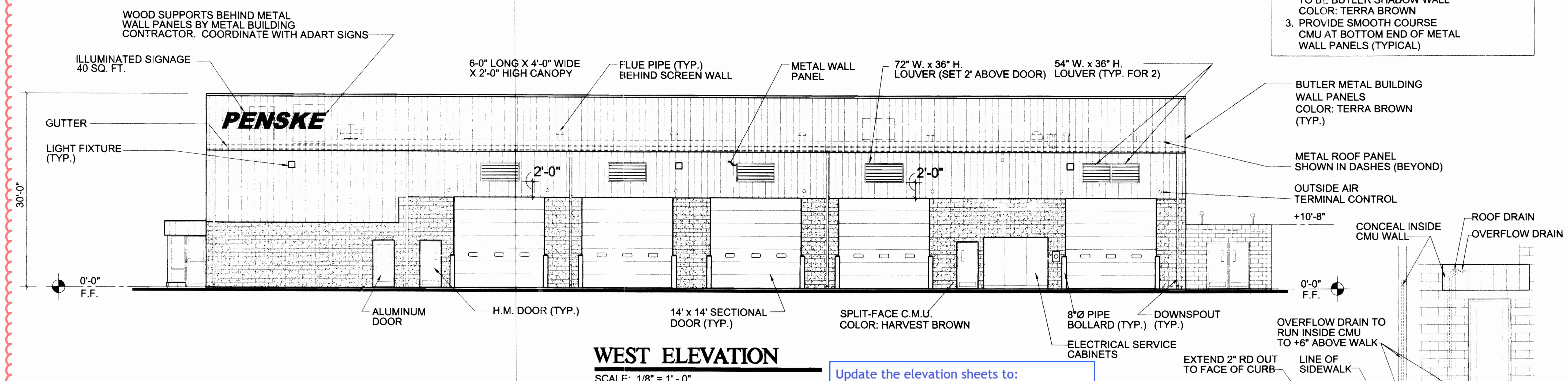
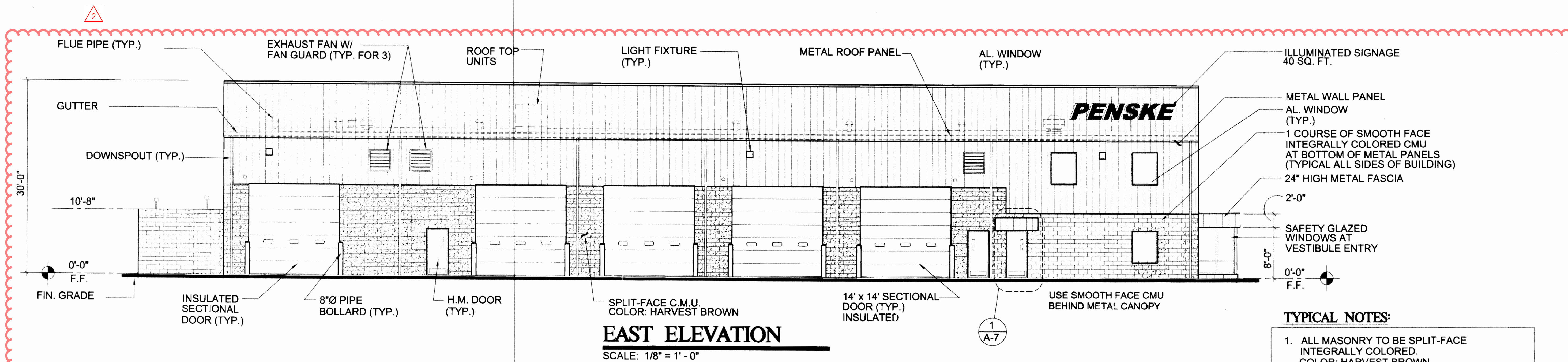
PENSKE  
1541 W. BELL DE MAR  
TEMPE, AZ 85283  
Phone: (714) 572-6277  
Fax: (480) 730-5281  
Contact: JOE BERRETTA

Galloway, Romero & Associates  
Design Engineering Planning  
5350 DTC Parkway  
Greenwood Village, Colorado 80111  
Tel: (303) 770-8884  
Fax: (303) 770-3636  
Contact: Lisa C. Johnson

LANDSCAPE PLAN

15500 E. 32ND AVENUE	PENSKE CENTER	AURORA, CO
Designed By: LCJ	Date: MAY, 2000	Sht
Drawn By: LCJ	Scale: 1"=40'	4 OF 5
Checked By: DAG	Disk File: ZP23PLS.DWG	





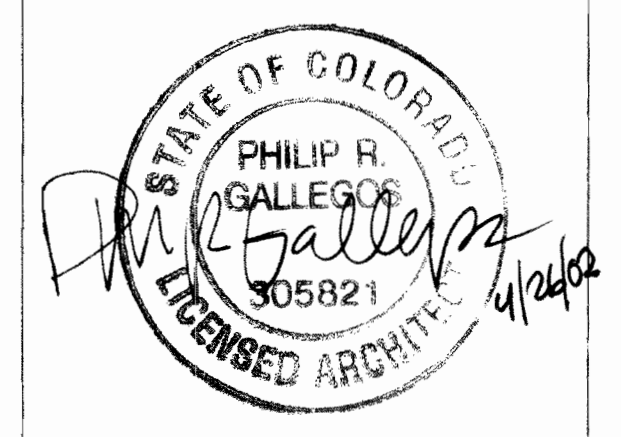
- TYPICAL NOTES:**
1. ALL MASONRY TO BE SPLIT-FACE INTEGRALLY COLORED. COLOR: HARVEST BROWN
  2. ALL METAL WALL PANELS TO BE BUTLER SHADOW WALL COLOR: TERRA BROWN
  3. PROVIDE SMOOTH COURSE CMU AT BOTTOM END OF METAL WALL PANELS (TYPICAL)

Update the elevation sheets to:  
 - Show symbol and label for the FDC.  
 - Show symbol and label for the Knox Box.  
 - Show location of Riser Room exterior door.

KH: These plans are part of the original site plan. The FDC, Knox Box, and Riser Room exterior door are shown on the updated elevation sheets showing the proposed building expansion.

**K/G ARCHITECTS**  
 7720 E. EVANS ROAD  
 SUITE 101  
 SCOTTSDALE, ARIZONA 85260  
 TELE (480) 443-5705  
 FAX (480) 443-3805

DRAWN BY: PG  
 CHECKED BY: LK  
 PROJECT NO. 00112



**PENSKE**

**PENSKE TRUCK LEASING**  
 15600 E. 32 ND AVENUE  
 AURORA, CO

REVISIONS	
11-17-00	BID ISSUE
4-23-02	
△	
△	
△	
DATE	ISSUED FOR
8-25-00	PERMIT SUBMITTAL
EXTERIOR ELEVATIONS	

**PENSKE CENTER** 2000-6033-1







# SITE PLAN

Check the recording information for the easements labeled on the SP Amd. Start or continue the easement release and the easement dedication processes – contact [releaseeasements@auroragov.org](mailto:releaseeasements@auroragov.org) and the [dedicationproperty@auroragov.org](mailto:dedicationproperty@auroragov.org) and submit the needed documents for the processes. There are many fences/gates crossing or encroaching into some of the easements. These objects need to be covered by a License Agreement. Contact [licenseagreement@auroragov.org](mailto:licenseagreement@auroragov.org) to submit the items needed for this process.

- KH: Recording information has been updated for labeled easements. License Agreements will be submitted with the civil plans.

Based on my notes from the 1/30/23 meeting, the amenity space is required; however, an adjustment request needs to be submitted to waive the requirement. Staff would need to see the justification and mitigation measures included to comply with Section 146-5.4.4.D.3 to evaluate support of any adjustment request.

KH: Adjustments request has been made with this submittal and is compliant with Section 146-5.4.4.D.3.

	SAW CUT LINE
	PROPOSED EASEMENT LINE
	EX. EASEMENT LINE
	DECORATIVE METAL FENCE
	KH: These submittals request has been reviewed with this submittal and is compliant with Section 146-5.4.4.D.3.
	ACCESSIBLE ROUTE
	CONCRETE SIDEWALK
	ASPHALT PAVEMENT
	CONCRETE PAVEMENT
	RIP RAP
	GRAVEL MAINTENANCE PATH
	PROPOSED STORM SEWER OUTLET
	PROPOSED SANITARY SEWER CLEANOUT
	EX. FIRE HYDRANT
	PROPOSED FIRE HYDRANT
	PROPOSED FDC W/ APPROVED KNOX HARDWARE
	TRASH ENCLOSURE

Show and label the location of the exterior fire riser room door for each fire sprinkled structure within the site. Show the fire service line extending to the fire riser and label this waterline using the following example: 4" Fire Service Line (Private).

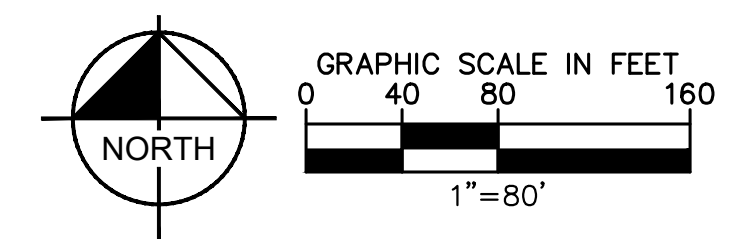
KH: Fire riser room door and fire service line have been labeled.

Label Fire Department Connections using the following examples: FIRE DEPARTMENT CONNECTION WITH APPROVED KNOX CAPS **OR** FDC w/app'd Knox Caps

KH: FDC label has been updated.

GENERAL NOTES:

1. ALL RADII ARE 3' AND MEASURE FROM THE FACE OF CURB UNLESS STATED OTHERWISE.
2. ALL EX. UTILITIES TO REMAIN UNLESS OTHERWISE NOTED.



**Kimley»»Horn**  
KIMLEY-HORN AND ASSOCIATES, INC.

ON FILING NO. 1  
COUNTY OF ADAMS  
N

**PENNS. SUBD**  
**CITY OF AUROI**

DATE:	9/12/2022
DESIGNED BY:	BJC
DRAWN BY:	CTM
CHECKED BY:	BJC

FILE NO.  
CSP\_SP  
PROJECT NO.  
196523000

SHEET NO. 7

OVERALL

4582 South Ulster Street, Suite 1500  
Denver, Colorado 80237 (303) 228-2300

NO.	REVISION
-----	----------

BY

DATE \_\_\_\_\_



# SITE PLAN

Check the recording information for the easements labeled on the SP Amd. Start or continue the easement release and the easement dedication processes – contact [releaseeasements@auroragov.org](mailto:releaseeasements@auroragov.org) and the dedication/[property@auroragov.org](mailto:property@auroragov.org) and submit the needed documents for the processes. There are many fences/gates crossing or encroaching into some of the easements. These objects need to be covered by a License Agreement. Contact [licenseagreement@auroragov.org](mailto:licenseagreement@auroragov.org) to submit the items needed for this process.

KH: Recording information has been updated for labeled easements. License Agreements will be submitted with the civil plans.

Show and label the location of the exterior fire riser room door for each fire sprinkled structure within the site. Show the fire service line extending to the fire riser and label this waterline using the following example: 4" Fire Service Line (Private).

Label Fire Department Connections using the following examples: FIRE DEPARTMENT CONNECTION WITH APPROVED KNOX CAPS OR FDC w/app'd Knox Caps

LEGEND: KH: Label has been updated.

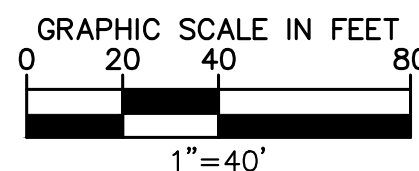
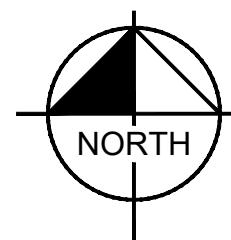
- PROPERTY LINE
- SAW CUT LINE
- PROPOSED EASEMENT LINE
- EX. EASEMENT LINE
- DECORATIVE METAL FENCE
- ACCESS GATE
- CURB AND GUTTER
- AR ACCESSIBLE ROUTE
- CONCRETE SIDEWALK
- ASPHALT PAVEMENT
- CONCRETE PAVEMENT
- RIP RAP
- GRAVEL MAINTENANCE PATH
- PROPOSED STORM SEWER OUTLET
- PROPOSED SANITARY SEWER CLEANOUT
- EX. FIRE HYDRANT
- PROPOSED FIRE HYDRANT
- PROPOSED FDC W/ APPROVED KNOX HARDWARE
- TRASH ENCLOSURE
- SITE LIGHTING

## SITE PLAN KEYNOTES:

- STANDARD PARKING SPACES 10'x20'
- 12'x35' & 12'x30' TRUCK PARKING STALL
- 12'x36' PARKING STALL
- 12'x30' PARKING STALL
- 10'x35' PARKING STALL
- 10'x58' PARKING STALL
- FIRE HYDRANT ASSEMBLY
- BUILDING EGRESS DOOR
- GARAGE DOOR
- CONCRETE SIDEWALK, WIDTH PER PLAN
- 18" CONCRETE CURB AND GUTTER
- SITE LIGHTING
- STOP SIGN
- ACCESSIBLE PARKING SPACES WITH ACCESSIBLE PARKING SIGN

## GENERAL NOTES:

- ALL RADII ARE 3' AND MEASURE FROM THE FACE OF CURB UNLESS STATED OTHERWISE.
- ALL EX. UTILITIES TO REMAIN UNLESS OTHERWISE NOTED.



**Kimley»Horn**

KIMLEY-HORN AND ASSOCIATES, INC.  
4355 South Ute Avenue, Suite 300  
Denver, Colorado 80237 (303) 228-2300

PENSKE SUBDIVISION FILING NO. 1

CITY OF AURORA, COUNTY OF ADAMS

SITE PLAN  
DETAILED SITE PLAN (1 OF 2)

DATE: 9/12/2022  
DESIGNED BY: BJC  
DRAWN BY: CTM  
CHECKED BY: BJC

FILE NO.  
CSP\_SP\_DETALD  
PROJECT NO.  
196523000

SHEET NO.  
8

APPR BY DATE

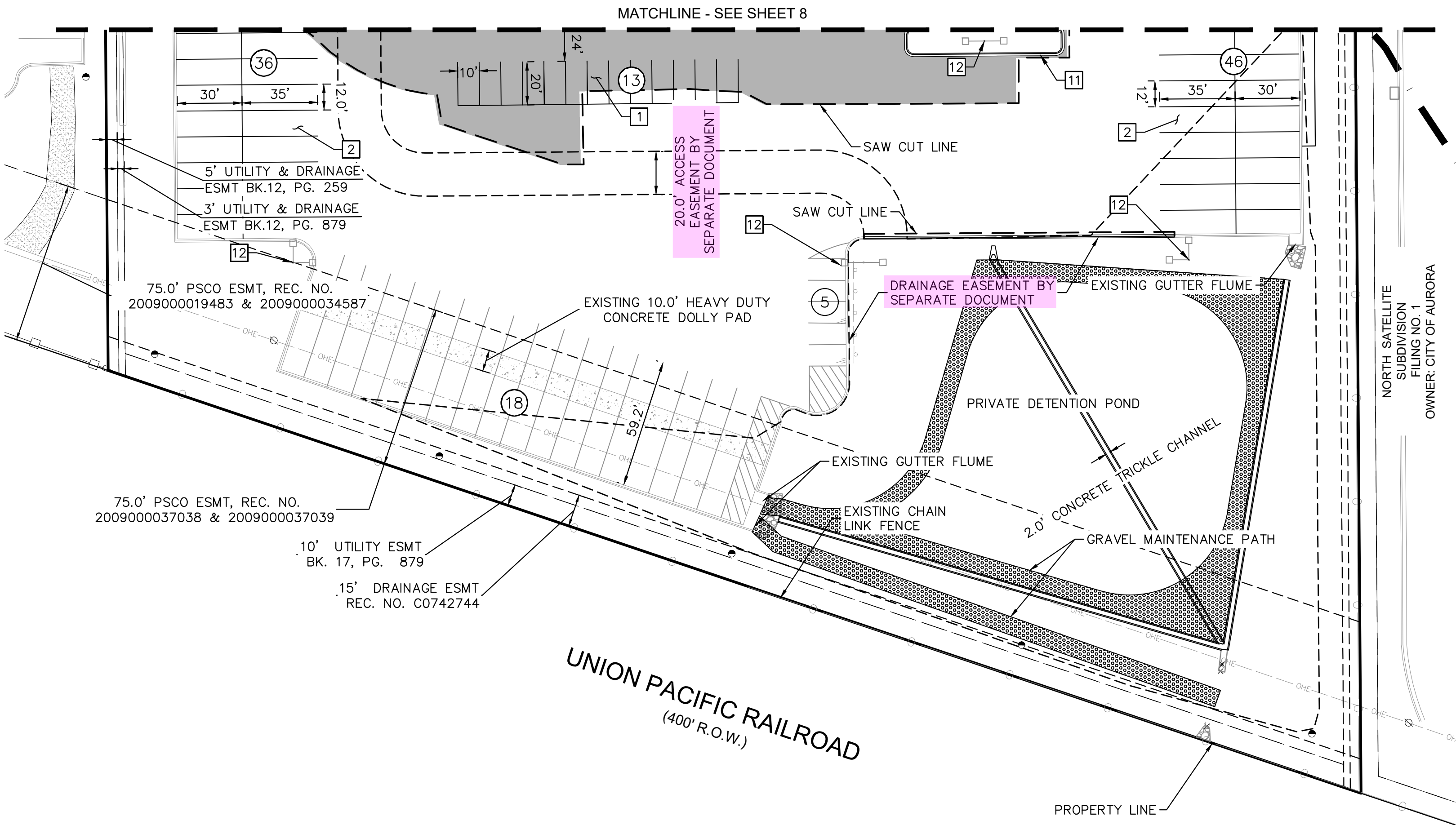
REVISION

NO.

MATCHLINE - SEE SHEET 9



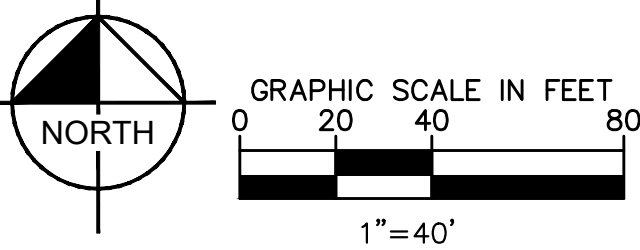
SITE PLAN



- LEGEND:**
- PROPERTY LINE
  - SAW CUT LINE
  - PROPOSED EASEMENT LINE
  - EX. EASEMENT LINE
  - DECORATIVE METAL FENCE
  - ACCESS GATE
  - CURB AND GUTTER
  - AR ACCESSIBLE ROUTE
  - CONCRETE SIDEWALK
  - ASPHALT PAVEMENT
  - CONCRETE PAVEMENT
  - RIP RAP
  - GRAVEL MAINTENANCE PATH
  - PROPOSED STORM SEWER OUTLET
  - PROPOSED SANITARY SEWER CLEANOUT
  - EX. FIRE HYDRANT
  - PROPOSED FIRE HYDRANT
  - PROPOSED FDC W/ APPROVED KNOX HARDWARE
  - TRASH ENCLOSURE
  - SITE LIGHTING

- SITE PLAN KEYNOTES:**
- 1 STANDARD PARKING SPACES 10'X20'
  - 2 12'X35' & 12'X30' TRUCK PARKING STALL
  - 3 12'X36' PARKING STALL
  - 4 12'X30' PARKING STALL
  - 5 10'X35' PARKING STALL
  - 6 10'X58' PARKING STALL
  - 7 FIRE HYDRANT ASSEMBLY
  - 8 BUILDING EGRESS DOOR
  - 9 GARAGE DOOR
  - 10 CONCRETE SIDEWALK, WIDTH PER PLAN
  - 11 18" CONCRETE CURB AND GUTTER
  - 12 SITE LIGHTING
  - 13 STOP SIGN
  - 14 ACCESSIBLE PARKING SPACES WITH ACCESSIBLE PARKING SIGN

- GENERAL NOTES:**
- ALL RADII ARE 3' AND MEASURE FROM THE FACE OF CURB UNLESS STATED OTHERWISE.
  - ALL EX. UTILITIES TO REMAIN UNLESS OTHERWISE NOTED.



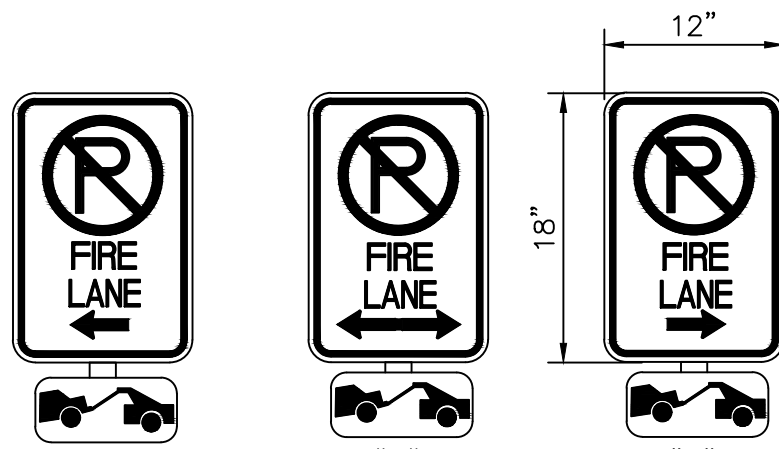
PENSKE SUBDIVISION FILING NO. 1		CITY OF AURORA, COUNTY OF ADAMS		SITE PLAN		DETAILED SITE PLAN (2 OF 2)			
DATE:	9/12/2022	DESIGNED BY:	BJC	DRAWN BY:	CTM	CHECKED BY:	BJC		
FILE NO.	CSP_SP_DETAILED	PROJECT NO.	196523000	SHEET NO.					
				9					
Kimley»Horn		Kimley-Horn and Associates, Inc. 4835 South Ute Street Denver, Colorado 80237 (303) 228-2300		NO.		REVISION	BY	DATE	APPR



# SITE PLAN

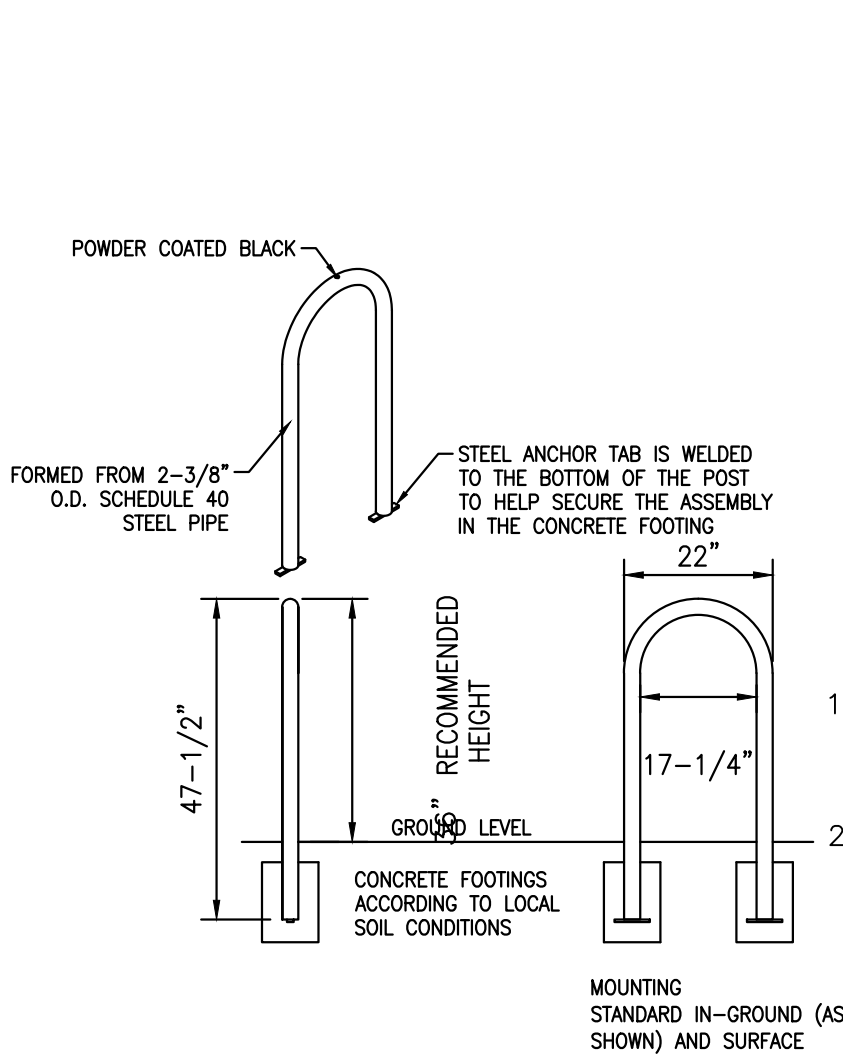
## LOT 1, BLOCK 1, PENSKE SUBDIVISION FILING NO. 1

LOCATED IN THE SOUTHWEST QUARTER OF SECTION 29, TOWNSHIP 3 SOUTH, RANGE 66 WEST OF THE 6TH P.M.,  
CITY OF AURORA, COUNTY OF ADAMS, STATE OF COLORADO



### FIRE LANE NOTES:

1. SIGNS SHALL BE LOCATED AT THE RIGHT SIDE OF THE FIRE LANE ENTRANCE AND AT THE END OF THE FIRE LANE. THE INTERMEDIATE SIGNS SHALL HAVE DOUBLE HEADED ARROWS POINTING IN BOTH DIRECTIONS.
2. TYPICALLY, THE MAXIMUM SPACING OF THE FIRE LANE SIGNS IS 100' ON CENTER WITH SIGNS BEING PLACED ON BOTH SIDES OF THE FIRE LANE EASEMENT. WHERE EXCESSIVE CURVATURE OF THE FIRE LANE EXISTS, THE SPACING OF THE FIRE LANE SIGNAGE WILL BE INCREASED AS NEEDED.
3. THE SIGNS SHALL BE SET AT ANGLE OF NOT LESS THAN 30 DEGREES AND NOT MORE THAN 45 DEGREES WITH THE CURB OR LINE OF TRAFFIC FLOW.
4. FIRE LANE SIGNS SHOULD BE INSTALLED 2' BEHIND CURB OR SIDEWALK.
5. THE CLEARANCE TO THE BOTTOM OF THE SIGN SHALL BE 7 FEET. THERE SHALL BE NO OTHER SIGNS ATTACHED TO THE SIGN OR POST.
6. PLACEMENT OF THESE SIGNS CANNOT ENCROACH INTO THE 29' INSIDE TURNING RADIUS OF THE FIRE LANE EASEMENT, OBSTRUCT ANY FIRE HYDRANT OR FIRE DEPARTMENT CONNECTION OR ENCROACH INTO THE ACCESSIBLE ROUTE OF THE SIDEWALK AREA.
7. SIGNS TO BE MOUNTED ON A 2" DIAM ROUND STEEL POLE



### 2 PRIVATE BIKE RACK

N.T.S.

MINIMUM 70 SQUARE INCH SIGN WITH  
BLUE REFLECTIVE BACKGROUND

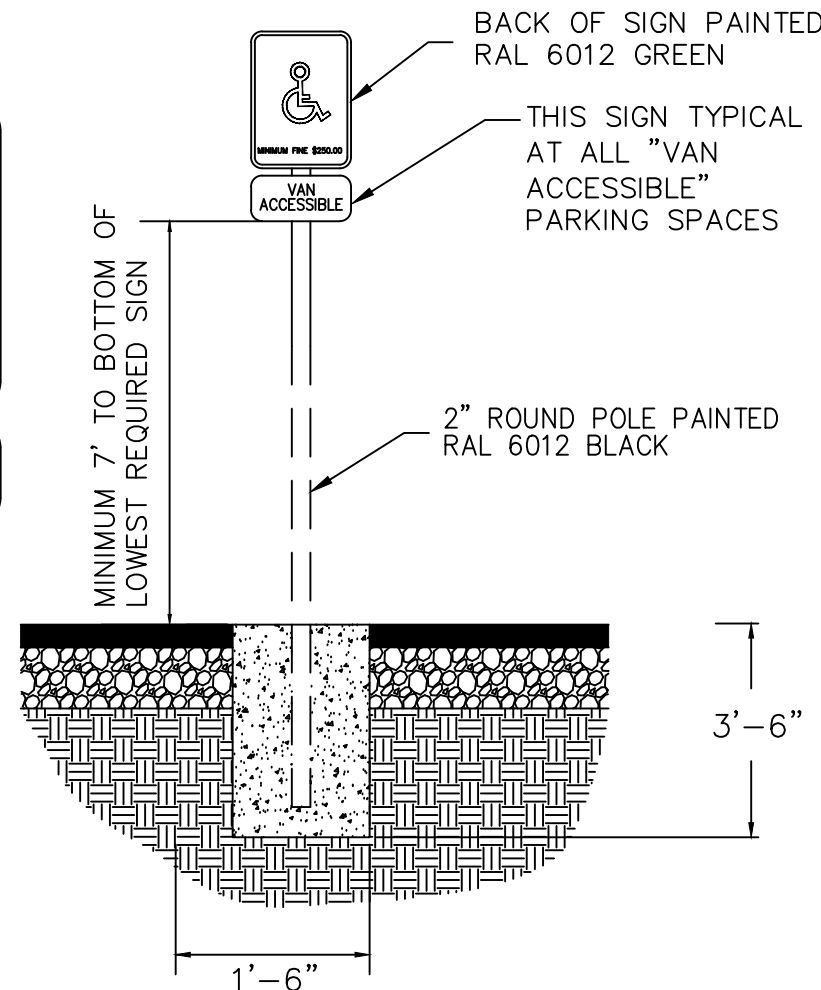
SYMBOL TO BE WHITE

BLUE REFLECTIVE  
BACKGROUND

ALL LETTERING TO BE WHITE  
& A MINIMUM OF 2" HIGH

1. ALL SIGNS SHALL CONFORM WITH ALL CURRENT A.D.A., FEDERAL, STATE AND LOCAL CODES AND REGULATIONS.
2. PLACE "VAN ACCESSIBLE" SIGN IN FRONT OF VAN ACCESSIBLE SPACES ONLY.

ONE AT EACH HANDICAP SPACE.



### 3 ACCESSIBLE PARKING SIGN

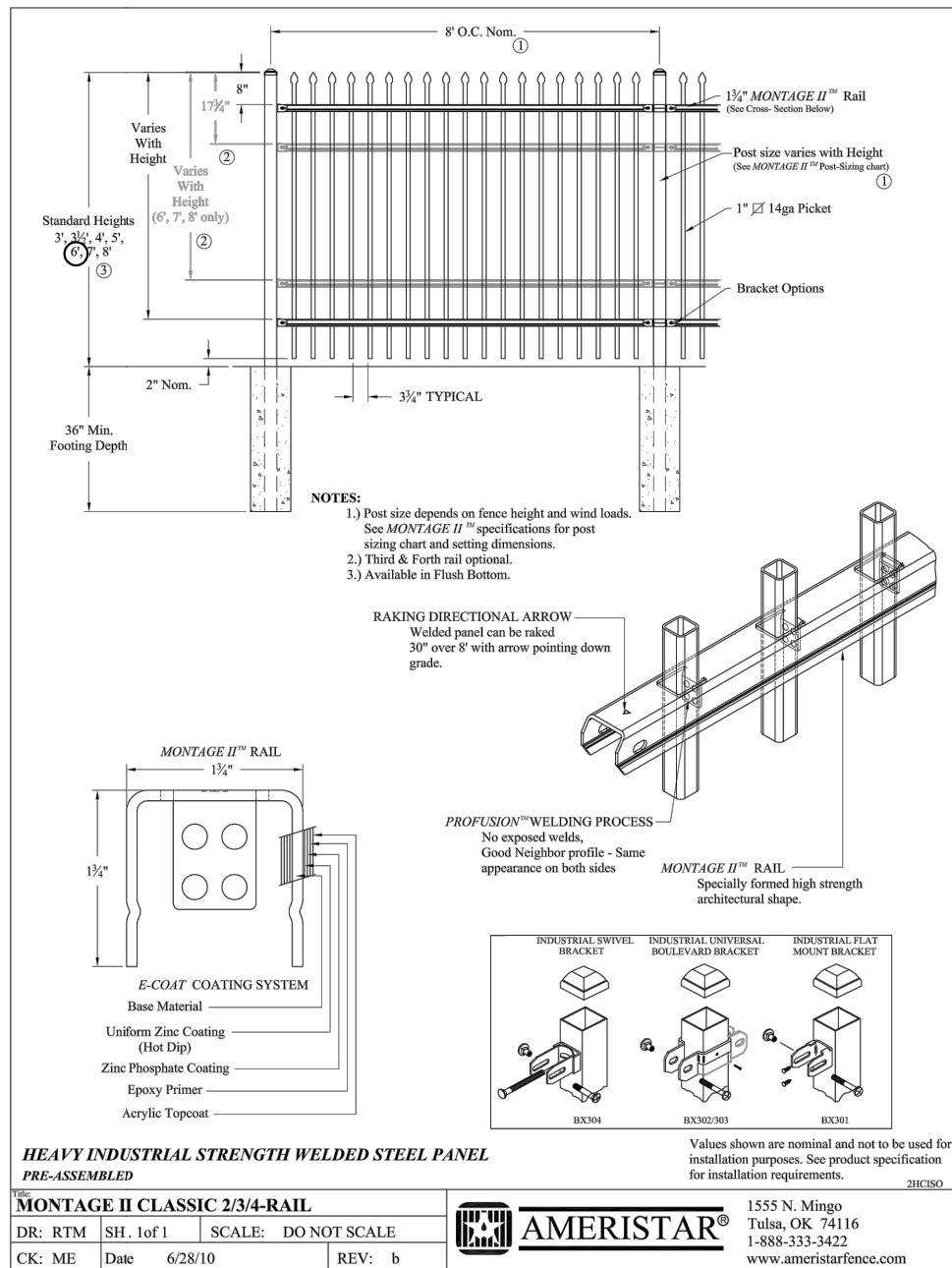
N.T.S.

KH: Gate details have been provided on the elevation sheets.

Provide gate details. See example. All gates must be named identically across all sheets. TYP

### 1 PRIVATE FIRE LANE SIGN

N.T.S.

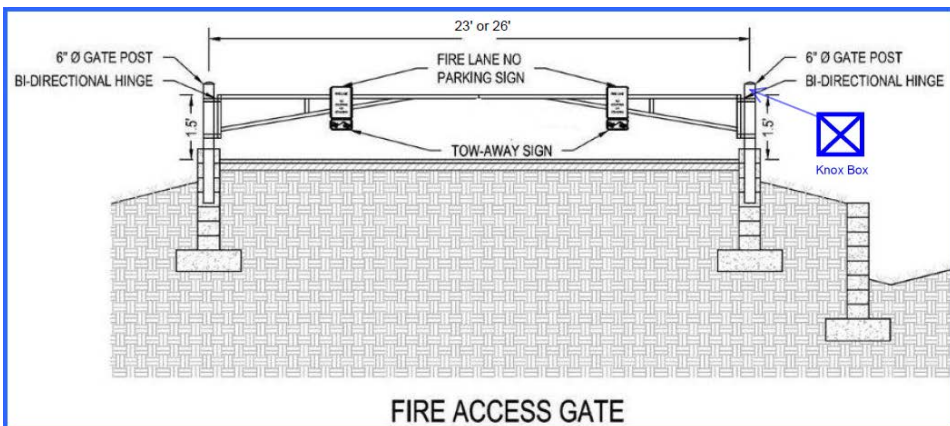


The installation of security gates across a fire apparatus access road shall be approved. Where security gates are installed at primary access points those gates shall have an approved automatic means of emergency operation (Siren Operated System or SOS), a Knox Key Switch or Knox Box with a means of manual operation. Security gates installed at secondary access points shall have an approved means of operation. The security gates and the emergency operation shall be maintained in proper working condition at all times. In the event that there are electric gate operators, they shall be listed in accordance with UL 325. Gates intended for automatic operation shall be designed, constructed, and installed in compliance with the requirements of ASTM F 2200.

Gating or barricade systems must be shown on the site plan in the following manner:

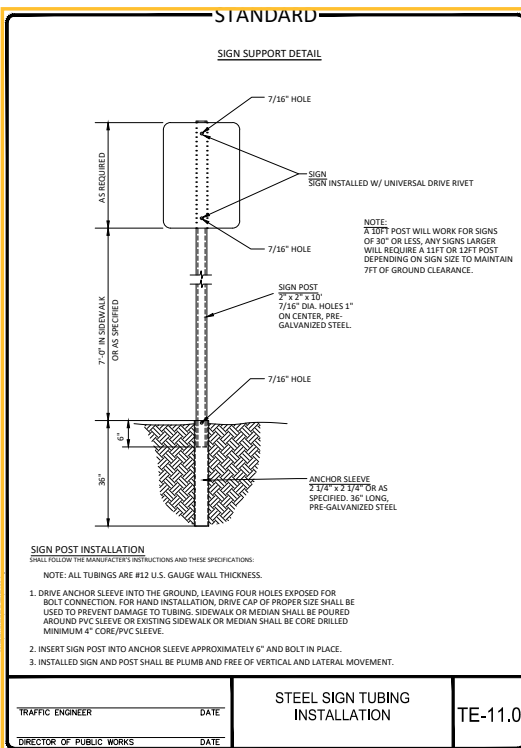
- The minimum gate width shall be 23 feet and shall not encroach into the fire lane easement.
  - Gating and barricade systems must be located a minimum of 35 ft. back from the adjacent street flow line.
- Label the type of gating or barricade system being installed on the site plan using one of the following examples:
- 23' Automatic Sliding Gate with approved Siren Operated System, Knox Key Switch and Manual Release.
  - 23' Manual Swinging Gate with Approved Knox Hardware.
  - 23' Manual Sliding Gate with Approved Knox Hardware.
  - 23' Electrical Sliding Gate with Approved Knox Hardware.

KH: A gate detail has been included on the elevations sheet.



Provide STOP sign detail (R1-1) with size and reference COA's TE-11 sign post detail

KH: Stop sign detail with COA reference has been added.



### 4 FENCING

N.T.S.

Kimley»Horn

KIMLEY-HORN AND ASSOCIATES, INC.  
4835 South Ute Avenue, Suite 100  
Denver, Colorado 80237 (303) 228-2300

PENSKE SUBDIVISION FILING NO. 1

CITY OF AURORA, COUNTY OF ADAMS

SITE PLAN  
SITE DETAILS

DATE: 9/12/2022

DESIGNED BY: BJC

DRAWN BY: CTM

CHECKED BY: BJC

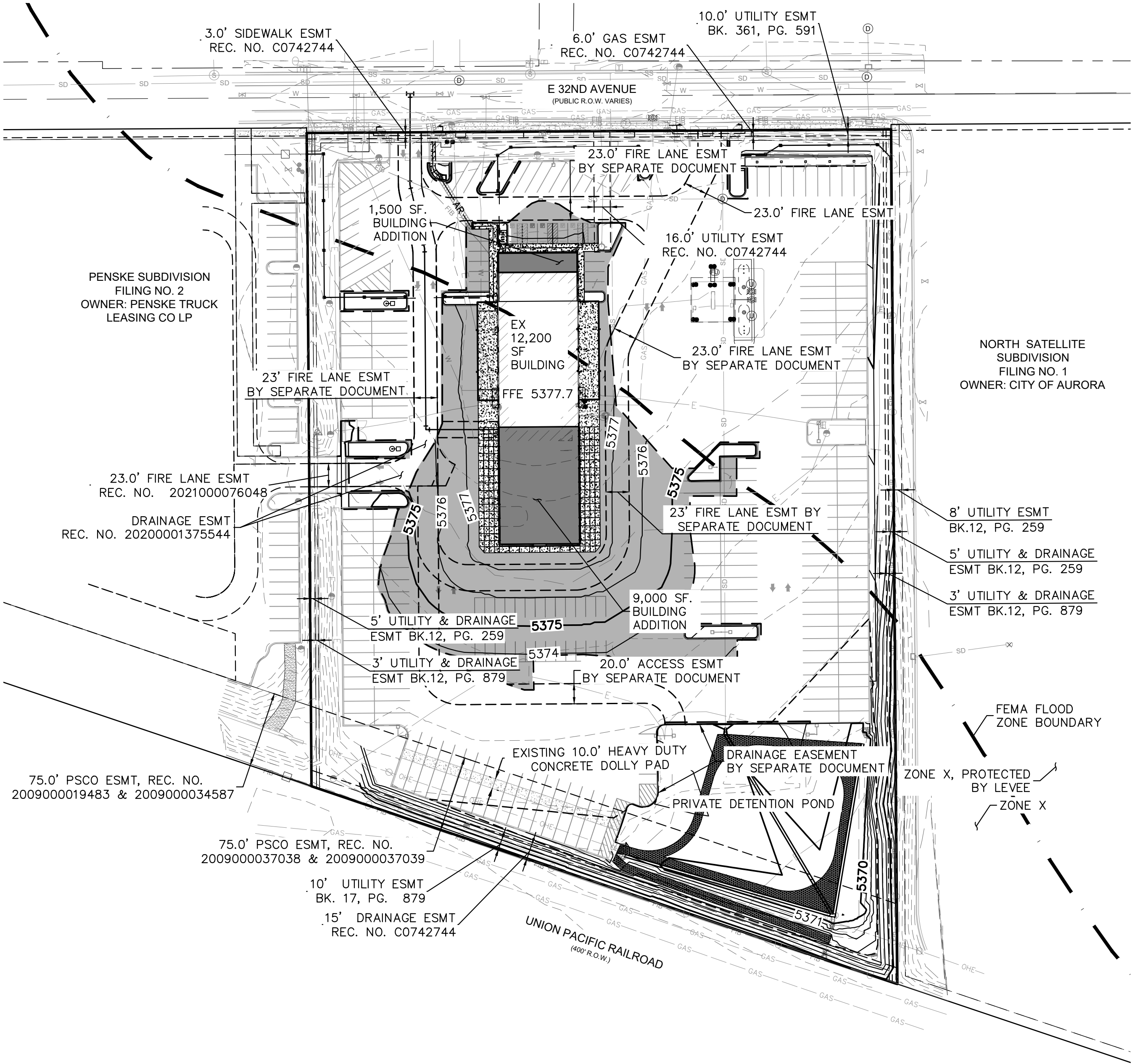
FILE NO.  
CSP\_DTLS

PROJECT NO.  
196523000

SHEET NO.  
10



SITE PLAN

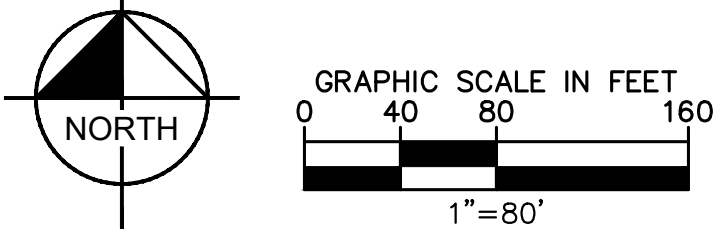


LEGEND:

- PROPERTY LINE
- PROPOSED EASEMENT LINE
- EX. EASEMENT LINE
- 5520 EX. CONTOUR
- 5520 PROPOSED CONTOUR
- PROPOSED SWALE
- PROPOSED SLOPE
- CURB AND GUTTER
- EX. STORM DRAIN
- EX. SANITARY SEWER
- EX. WATER MAIN
- EX. FIBER OPTIC
- EX. GAS LINE
- FEMA FLOOD BOUNDARY
- REMOVE/REPLACE PAVEMENT
- EX. STORM MANHOLE
- EX. STORM INLET
- PROPOSED FES
- PROPOSED SEWER MANHOLE
- PROPOSED WATERLINE
- PROPOSED HYDRANT
- KNOX BOX
- FDC W/ APPROVED KNOX HARDWARE

GRADING NOTES:

- GRADES ADJACENT TO THE BUILDING SHALL BE A MINIMUM OF 2% FOR THE FIRST 10 FEET FOR IMPERVIOUS AREAS AND A MINIMUM OF 5% FOR PERVIOUS AREAS PER COA CRITERIA, UNLESS OTHERWISE NOTES.
- ONSITE DRAINAGE SYSTEM TO BE PRIVATELY MAINTAINED BY OWNER UNLESS OTHERWISE NOTED ON PLANS.
- MAXIMUM 2% SLOPE IN ANY DIRECTION AT HANDICAP PARKING SPACES.
- THE MAXIMUM LONGITUDINAL SLOPE WITHIN A FIRE LANE EASEMENT SHALL NOT EXCEED 10%. THE TRANSVERSE SLOPE SHALL GENERALLY HAVE A 2%, BUT NOT EXCEEDING 4%. THE RESULTANT SLOPE SHALL NOTE EXCEED 10%.



<b>Kimley»Horn</b> <small>KIMLEY-HORN AND ASSOCIATES, INC.          4835 South Ute Avenue, Suite 150          Denver, Colorado 80237 (303) 228-2300</small>	
<b>PENSKE SUBDIVISION FILING NO. 1</b> CITY OF AURORA, COUNTY OF ADAMS SITE PLAN OVERALL GRADING PLAN	
DATE: 9/12/2022 DESIGNED BY: BJC DRAWN BY: CTM CHECKED BY: BJC	FILE NO. CSP_60 PROJECT NO. 196523000 SHEET NO. 11
NO. REVISION BY DATE APPR	



SITE PLAN

LEGEND:

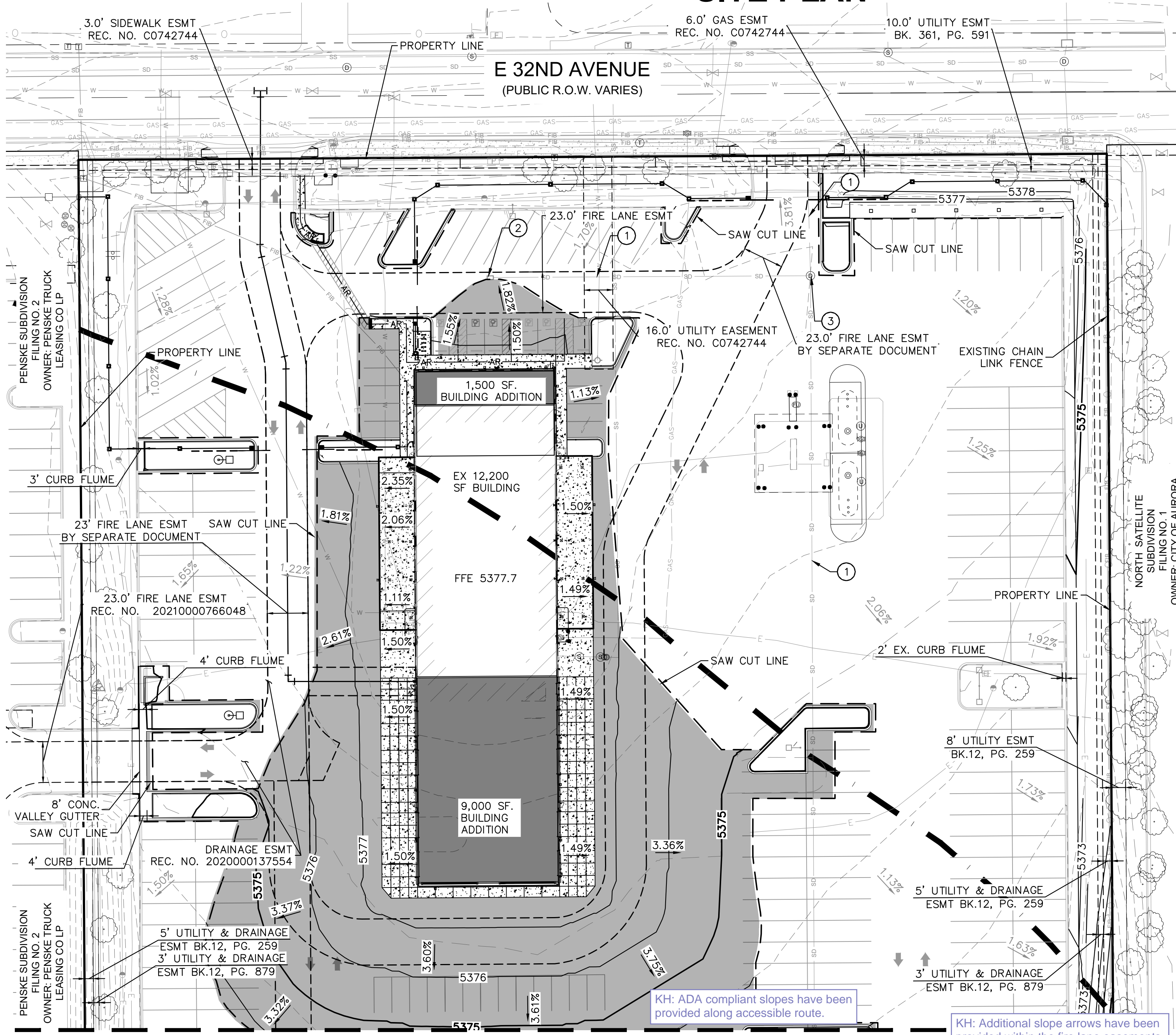
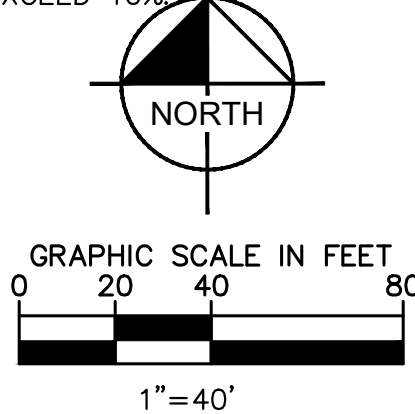
- PROPERTY LINE
- PROPOSED EASEMENT LINE
- EX. EASEMENT LINE
- EX. CONTOUR
- 5520 PROPOSED CONTOUR
- PROPOSED SWALE
- PROPOSED SLOPE
- CURB AND GUTTER
- EX. STORM DRAIN
- EX. SANITARY SEWER
- EX. WATER MAIN
- EX. FIBER OPTIC
- EX. GAS LINE
- FEMA FLOOD BOUNDARY
- REMOVE/REPLACE PAVEMENT
- EX. STORM MANHOLE
- EX. STORM INLET
- PROPOSED FES
- PROPOSED SEWER MANHOLE
- PROPOSED WATERLINE
- PROPOSED HYDRANT
- KNOX BOX
- FDC W/ APPROVED KNOX HARDWARE

GRADING PLAN KEYNOTES:

- 1 EX. STORM DRAIN PIPE
- 2 EX. STORM DRAIN INLET
- 3 EX. STORM DRAIN MANHOLE
- 4 STORM DRAIN OUTLET

GRADING NOTES:

- GRADES ADJACENT TO THE BUILDING SHALL BE A MINIMUM OF 2% FOR THE FIRST 10 FEET FOR IMPERVIOUS AREAS AND A MINIMUM OF 5% FOR PERVIOUS AREAS PER COA CRITERIA, UNLESS OTHERWISE NOTES.
- ONSITE DRAINAGE SYSTEM TO BE PRIVATELY MAINTAINED BY OWNER UNLESS OTHERWISE NOTED ON PLANS.
- MAXIMUM 2% SLOPE IN ANY DIRECTION AT HANDICAP PARKING SPACES.
- THE MAXIMUM LONGITUDINAL SLOPE WITHIN A FIRE LANE EASEMENT SHALL NOT EXCEED 10%. THE TRANSVERSE SLOPE SHALL GENERALLY HAVE A 2%, BUT NOT EXCEEDING 4%. THE RESULTANT SLOPE SHALL NOTE EXCEED 10%.



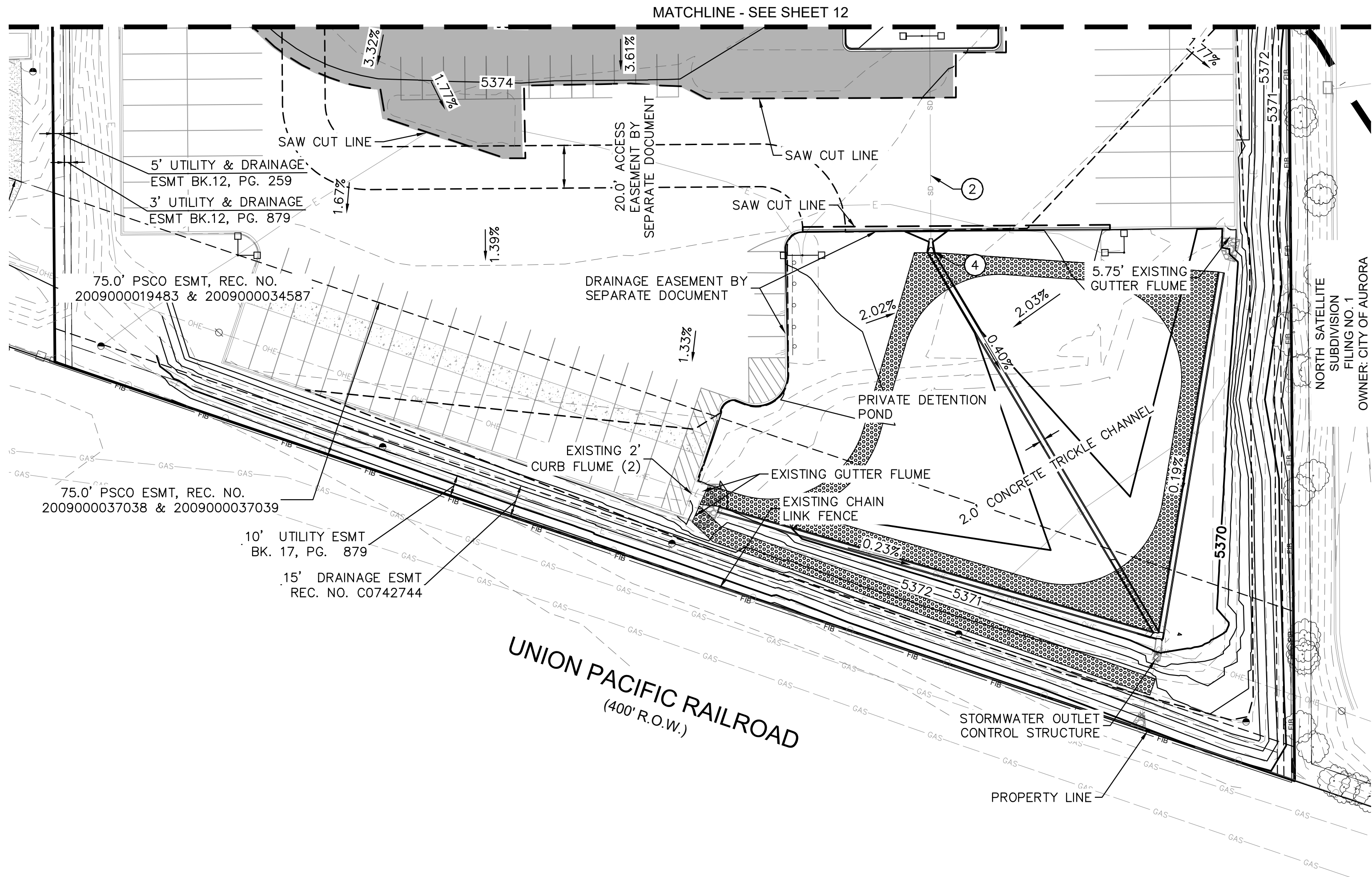
PENSKE SUBDIVISION FILING NO. 1  
CITY OF AURORA, COUNTY OF ADAMS  
SITE PLAN  
DETAILED GRADING PLAN (1 OF 2)

**Kimley»Horn**  
KIMLEY-HORN AND ASSOCIATES, INC.  
4855 East University Avenue, Suite 1500  
Denver, Colorado 80237 (303) 228-2300

FILE NO. CSP_GD_DETAILED	DATE: 9/12/2022	DESIGNED BY: BJC	BY	DATE	APPR
PROJECT NO. 196523000		DRAWN BY: CTM	REVISION		
SHEET NO. 12		CHECKED BY: BJC	NO.		



SITE PLAN



**LEGEND:**

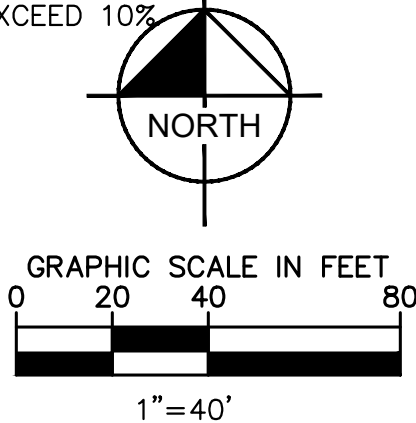
- PROPERTY LINE
- PROPOSED EASEMENT LINE
- EX. EASEMENT LINE
- 5520 EX. CONTOUR
- 5520 PROPOSED CONTOUR
- PROPOSED SWALE
- PROPOSED SLOPE
- CURB AND GUTTER
- EX. STORM DRAIN
- EX. SANITARY SEWER
- EX. WATER MAIN
- EX. FIBER OPTIC
- EX. GAS LINE
- FEMA FLOOD BOUNDARY
- REMOVE/REPLACE PAVEMENT
- EX. STORM MANHOLE
- EX. STORM INLET
- PROPOSED FES
- PROPOSED SEWER MANHOLE
- PROPOSED WATERLINE
- PROPOSED HYDRANT
- KNOX BOX
- FDC W/ APPROVED KNOX HARDWARE

GRADING PLAN KEYNOTES:

- 1 EX. STORM DRAIN PIPE
- 2 EX. STORM DRAIN INLET
- 3 EX. STORM DRAIN MANHOLE
- 4 STORM DRAIN OUTLET

GRADING NOTES:

- GRADES ADJACENT TO THE BUILDING SHALL BE A MINIMUM OF 2% FOR THE FIRST 10 FEET FOR IMPERVIOUS AREAS AND A MINIMUM OF 5% FOR PERVIOUS AREAS PER COA CRITERIA, UNLESS OTHERWISE NOTES.
- ONSITE DRAINAGE SYSTEM TO BE PRIVATELY MAINTAINED BY OWNER UNLESS OTHERWISE NOTED ON PLANS.
- MAXIMUM 2% SLOPE IN ANY DIRECTION AT HANDICAP PARKING SPACES.
- THE MAXIMUM LONGITUDINAL SLOPE WITHIN A FIRE LANE EASEMENT SHALL NOT EXCEED 10%. THE TRANSVERSE SLOPE SHALL GENERALLY HAVE A 2%, BUT NOT EXCEEDING 4%. THE RESULTANT SLOPE SHALL NOTE EXCEED 10%.



**Kimley»Horn**  
KIMLEY-HORN AND ASSOCIATES, INC.  
4835 East 1st Avenue, Suite 100  
Denver, Colorado 80237 (303) 228-2300

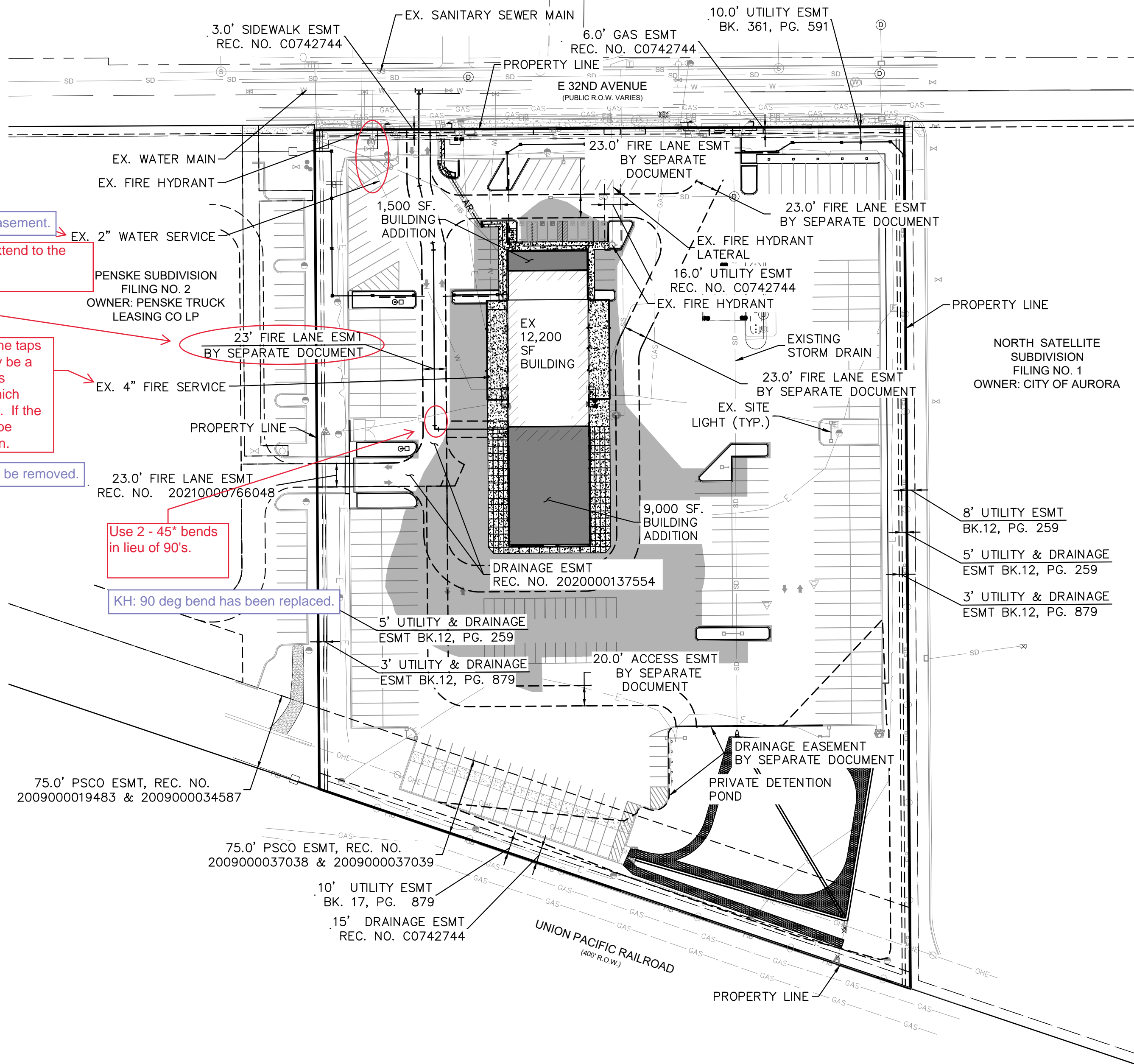
**PENSKE SUBDIVISION FILING NO. 1**  
CITY OF AURORA, COUNTY OF ADAMS  
SITE PLAN  
DETAILED GRADING PLAN (2 OF 2)

FILE NO. CSP_GD_DETAILED	DATE: 9/12/2022
PROJECT NO. 196523000	DESIGNED BY: BJC DRAWN BY: CTM CHECKED BY: BJC
SHEET NO. 13	

NO.	REVISION	BY	DATE	APPR



# SITE PLAN



KH: Acknowledged.

Advisory comment - Please include a water fixture unit table with civil plans to verify water meter capacity.

KH: Access has been added to this easement.















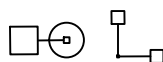
& access? Access easement must extend to the ROW for detention pond access.

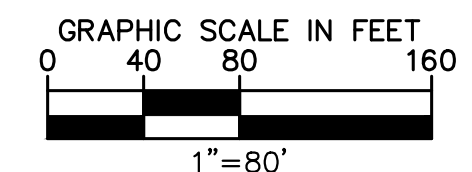
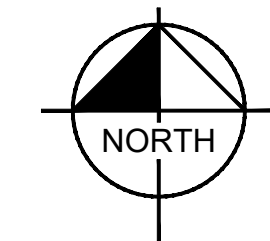
Will this be removed? Multiple fire line taps are not permitted. There should only be a single fire line connection serving this building. Please clarify and show which single fire line will serve this address. If the existing is to be abandoned, it must be disconnected and capped at the main.

KH: The existing fire service line will be removed.

Use 2 - 45° bends  
in lieu of 90's.

KH: 90 deg bend has been replaced.

- # LEGEND:
- |   |  |
|---|--|
|  | PROPERTY LINE                                |
|  | PROPOSED EASEMENT LINE                       |
|  | EX. EASEMENT LINE                            |
|  | EX. STORM<br>SEWER LINE                      |
|  | EX. SANITARY SEWER LINE                      |
|  | EX. WATER LINE                               |
|  | EX. FIBER OPTIC                              |
|  | EX. GAS                                      |
|  | EX. STORM<br>SEWER MANHOLE                   |
|  | EX. STORM<br>SEWER INLET                     |
|  | PROPOSED STORM<br>SEWER OUTLET               |
|  | PROPOSED WATER LINE                          |
|  | PROPOSED FIRE HYDRANT                        |
|  | PROPOSED FDC W/<br>APPROVED KNOX<br>HARDWARE |
|  | SITE LIGHTING                                |



**Kimley»»Horn**  
KIMLEY-HORN AND ASSOCIATES, INC.  
4582 South Ulster Street, Suite 1500  
Denver, Colorado 80237 (303) 228-2300

**PENSKE SUBDIVISION FILING NO. 1**  
**CITY OF AURORA, COUNTY OF ADAMS**  
**SITE PLAN**  
**OVERALL UTILITY PLAN**

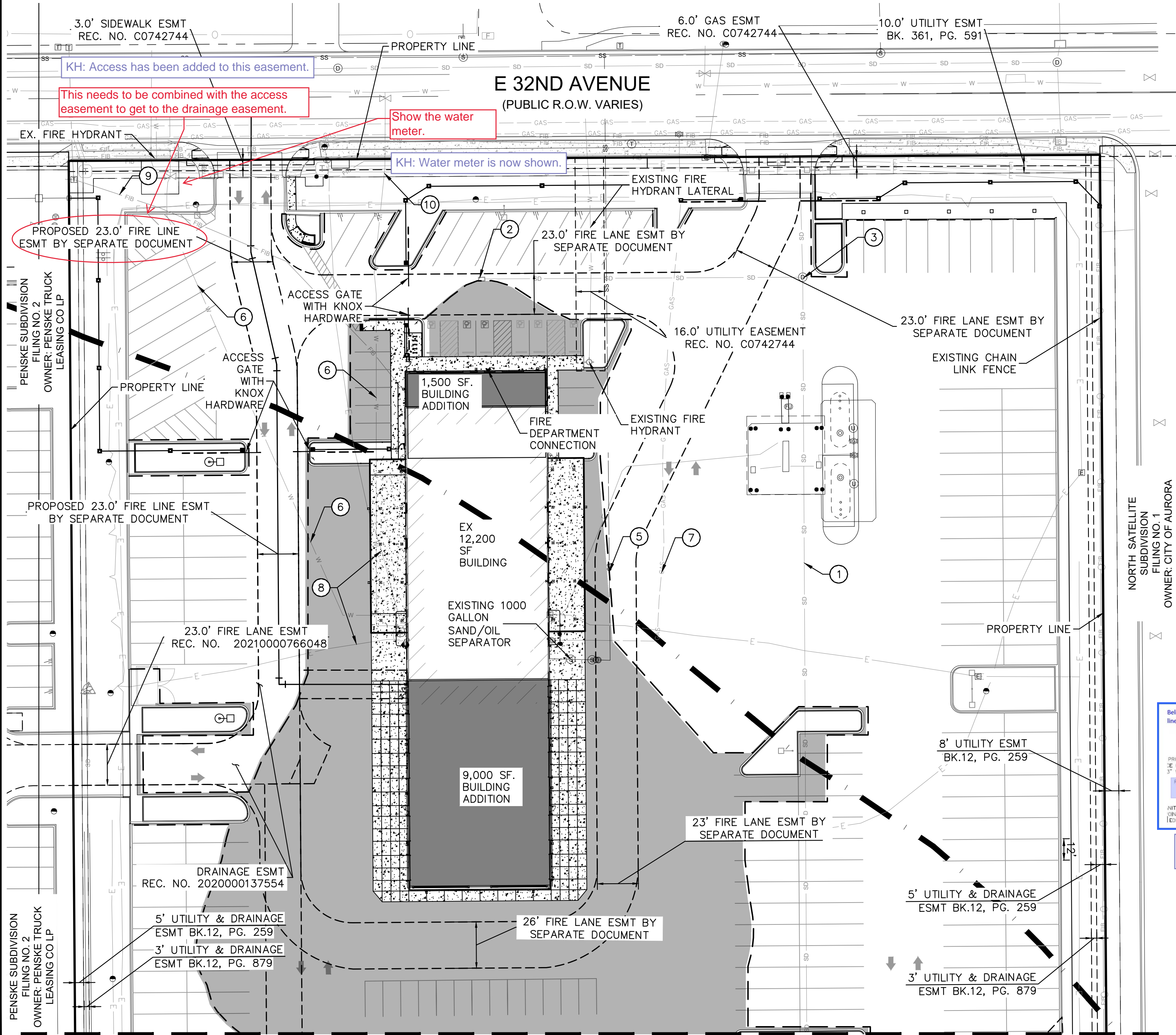
DATE:	9/12/2022
DESIGNED BY:	BJC
DRAWN BY:	CTM
CHECKED BY:	BJC

FILE NO.	PROJECT NO.
CSP_UT	196523000

SHEET NO. 14



SITE PLAN

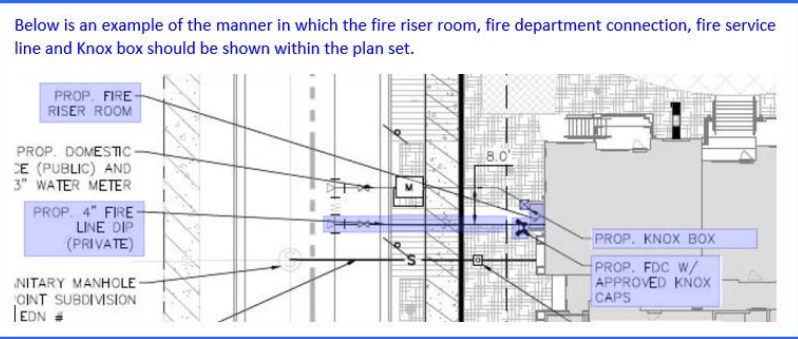


LEGEND:

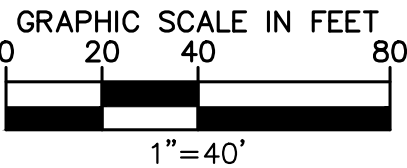
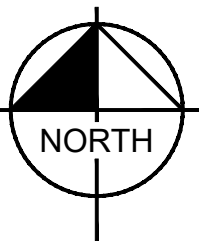
- PROPERTY LINE
- PROPOSED EASEMENT LINE
- EX. EASEMENT LINE
- CURB AND GUTTER
- EX. STORM SEWER LINE
- EX. SANITARY SEWER LINE
- EX. WATER LINE
- EX. FIBER OPTIC
- EX. GAS
- EX. STORM SEWER MANHOLE
- EX. STORM SEWER INLET
- PROPOSED STORM SEWER OUTLET
- PROPOSED WATER LINE
- PROPOSED FIRE HYDRANT
- PROPOSED FDC W/ APPROVED KNOX HARDWARE

UTILITY PLAN KEYNOTES:

- EX. STORM DRAIN
- EX. STORM DRAIN INLET
- EX. STORM DRAIN MANHOLE
- FLARED END SECTION
- EX. 6" SANITARY SEWER SERVICE
- EX. 2" WATER SERVICE
- EX. GAS SERVICE
- EX. ELECT SERVICE
- EX. FIBER OPTIC LINE
- EX. 4" FIRE SERVICE



KH: Fire riser room, FDC, fire service line, and knox box have been labeled.



Kimley»Horn

PENSKE SUBDIVISION FILING NO. 1

CITY OF AURORA, COUNTY OF ADAMS

SITE PLAN

DETAILED UTILITY PLAN (1 OF 2)

DATE: 9/12/2022

DESIGNED BY: BJC

DRAWN BY: CTM

CHECKED BY: BJC

FILE NO. CSP\_UT\_DET

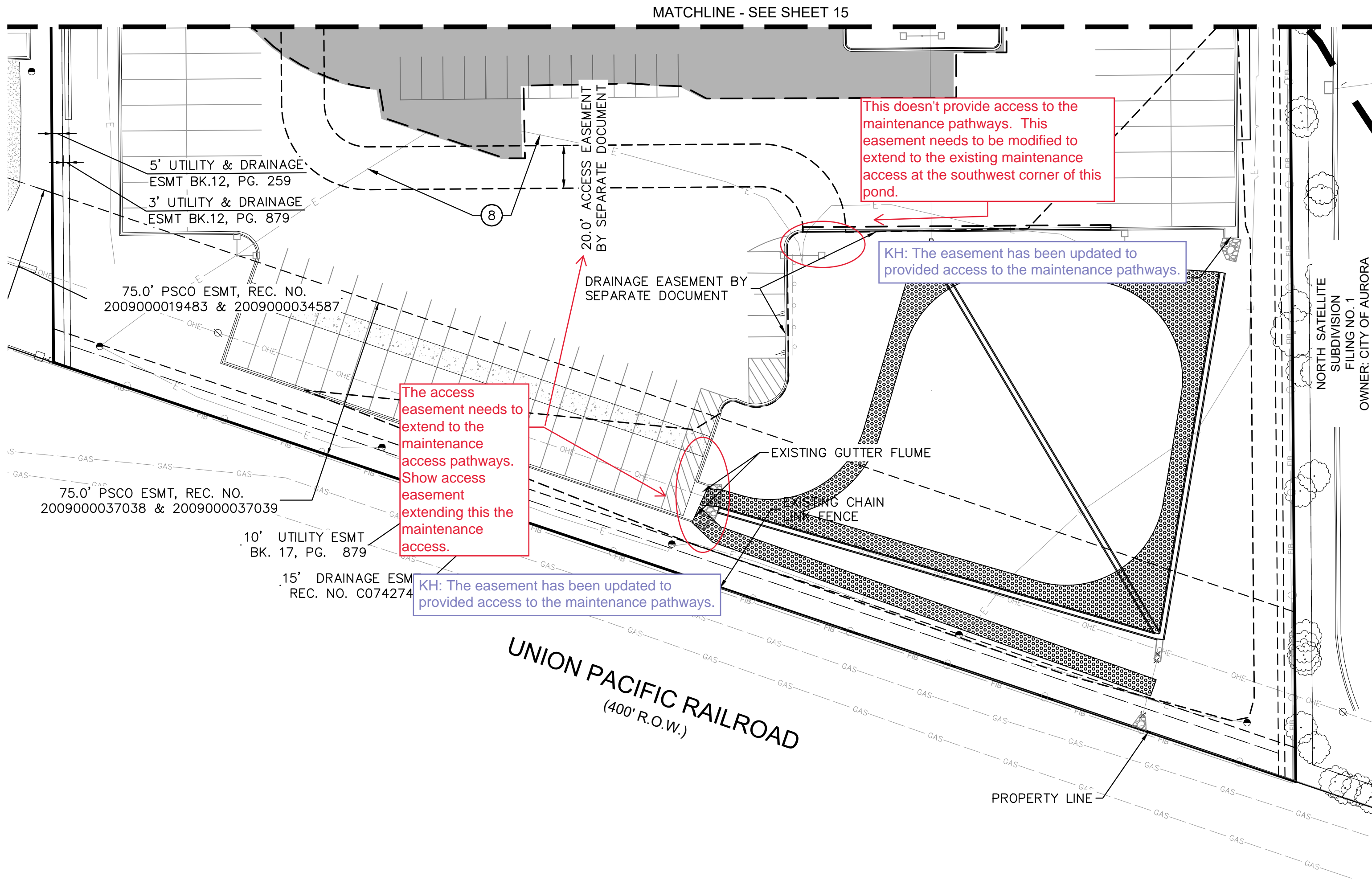
PROJECT NO. 196523000

SHEET NO. 15

NO.	REVISION	BY	DATE	APPR

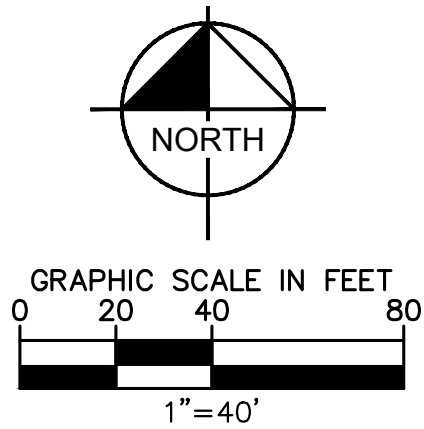


SITE PLAN



- LEGEND:**
- PROPERTY LINE
  - PROPOSED EASEMENT LINE
  - EX. EASEMENT LINE
  - CURB AND GUTTER
  - SD EX. STORM SEWER LINE
  - SS EX. SANITARY SEWER LINE
  - W EX. WATER LINE
  - GAS EX. FIBER OPTIC
  - FIB EX. GAS
  - D EX. STORM SEWER MANHOLE
  - EX. STORM SEWER INLET
  - PROPOSED STORM SEWER OUTLET
  - W PROPOSED WATER LINE
  - PROPOSED FIRE HYDRANT
  - PROPOSED FDC W/ APPROVED KNOX HARDWARE

- UTILITY PLAN KEYNOTES:**
- 1 EX. STORM DRAIN
  - 2 EX. STORM DRAIN INLET
  - 3 EX. STORM DRAIN MANHOLE
  - 4 FLARED END SECTION
  - 5 EX. 6" SANITARY SEWER SERVICE
  - 6 EX. 2" WATER SERVICE
  - 7 EX. GAS SERVICE
  - 8 EX. ELECT SERVICE
  - 9 EX. FIBER OPTIC LINE
  - 10 EX. 4" FIRE SERVICE



Kimley»Horn

PENSKE SUBDIVISION FILING NO. 1  
CITY OF AURORA, COUNTY OF ADAMS  
SITE PLAN  
DETAILED UTILITY PLAN (2 OF 2)

DATE: 9/12/2022  
DESIGNED BY: BJC  
DRAWN BY: CTM  
CHECKED BY: BJC

FILE NO. CSP\_UT\_DETAILED  
PROJECT NO. 196523000

SHEET NO. 16

NO.	REVISION	BY	DATE	APPR



SITE PLAN  
LOT 1, BLOCK 1, PENSKE SUBDIVISION FILING NO. 1

LOCATED IN THE SOUTHWEST QUARTER OF SECTION 29, TOWNSHIP 3 SOUTH, RANGE 66 WEST OF THE 6TH P.M.,  
CITY OF AURORA, COUNTY OF ADAMS, STATE OF COLORADO

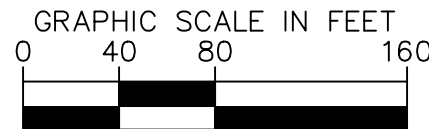
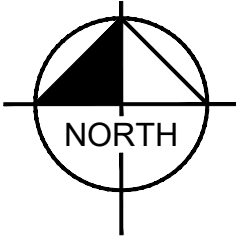
LEGEND



TREE MITIGATION TABLE

TREE NO.	BOTANICAL NAME	COMMON NAME	DBH	TREE CONDITION	STATUS	MITIGATION VALUE	MITIGATION INCHES
1	TBD	TBD	TBD	TBD	RETAIN	TBD	TBD
2	TBD	TBD	TBD	TBD	RETAIN	TBD	TBD
3	TBD	TBD	TBD	TBD	RETAIN	TBD	TBD
4	TBD	TBD	TBD	TBD	RETAIN	TBD	TBD
5	TBD	TBD	TBD	TBD	RETAIN	TBD	TBD
6	TBD	TBD	TBD	TBD	RETAIN	TBD	TBD
7	TBD	TBD	TBD	TBD	RETAIN	TBD	TBD
8	TBD	TBD	TBD	TBD	RETAIN	TBD	TBD
9	TBD	TBD	TBD	TBD	RETAIN	TBD	TBD
10	TBD	TBD	TBD	TBD	RETAIN	TBD	TBD
11	TBD	TBD	TBD	TBD	RETAIN	TBD	TBD
12	TBD	TBD	TBD	TBD	RETAIN	TBD	TBD
13	TBD	TBD	TBD	TBD	RETAIN	TBD	TBD
14	TBD	TBD	TBD	TBD	RETAIN	TBD	TBD
15	TBD	TBD	TBD	TBD	RETAIN	TBD	TBD
16	TBD	TBD	TBD	TBD	RETAIN	TBD	TBD
17	TBD	TBD	TBD	TBD	RETAIN	TBD	TBD
18	TBD	TBD	TBD	TBD	RETAIN	TBD	TBD
19	TBD	TBD	TBD	TBD	RETAIN	TBD	TBD
20	TBD	TBD	TBD	TBD	RETAIN	TBD	TBD

TBD - TO BE DETERMINED BY CITY FORESTRY STAFF



Kimley»Horn

KIMLEY-HORN AND ASSOCIATES, INC.  
4355 North Lincoln Street, Suite 100  
Denver, Colorado 80237 (303) 228-2300

PENSKE SUBDIVISION FILING NO. 1

CITY OF AURORA, COUNTY OF ADAMS

SITE PLAN

TREE MITIGATION PLAN

DATE: 9/12/2022

DESIGNED BY: BJC

DRAWN BY: CTM

CHECKED BY: BJC

FILE NO.  
CSP\_TM

PROJECT NO.  
196523000

SHEET NO.

17

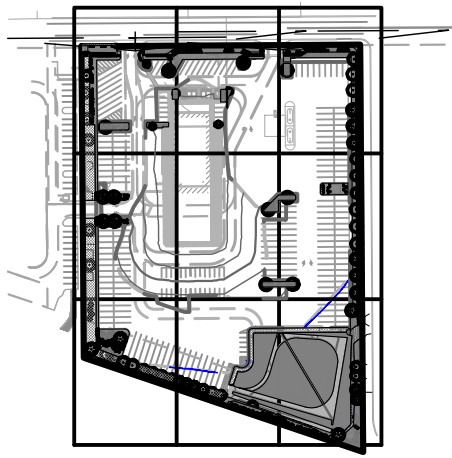
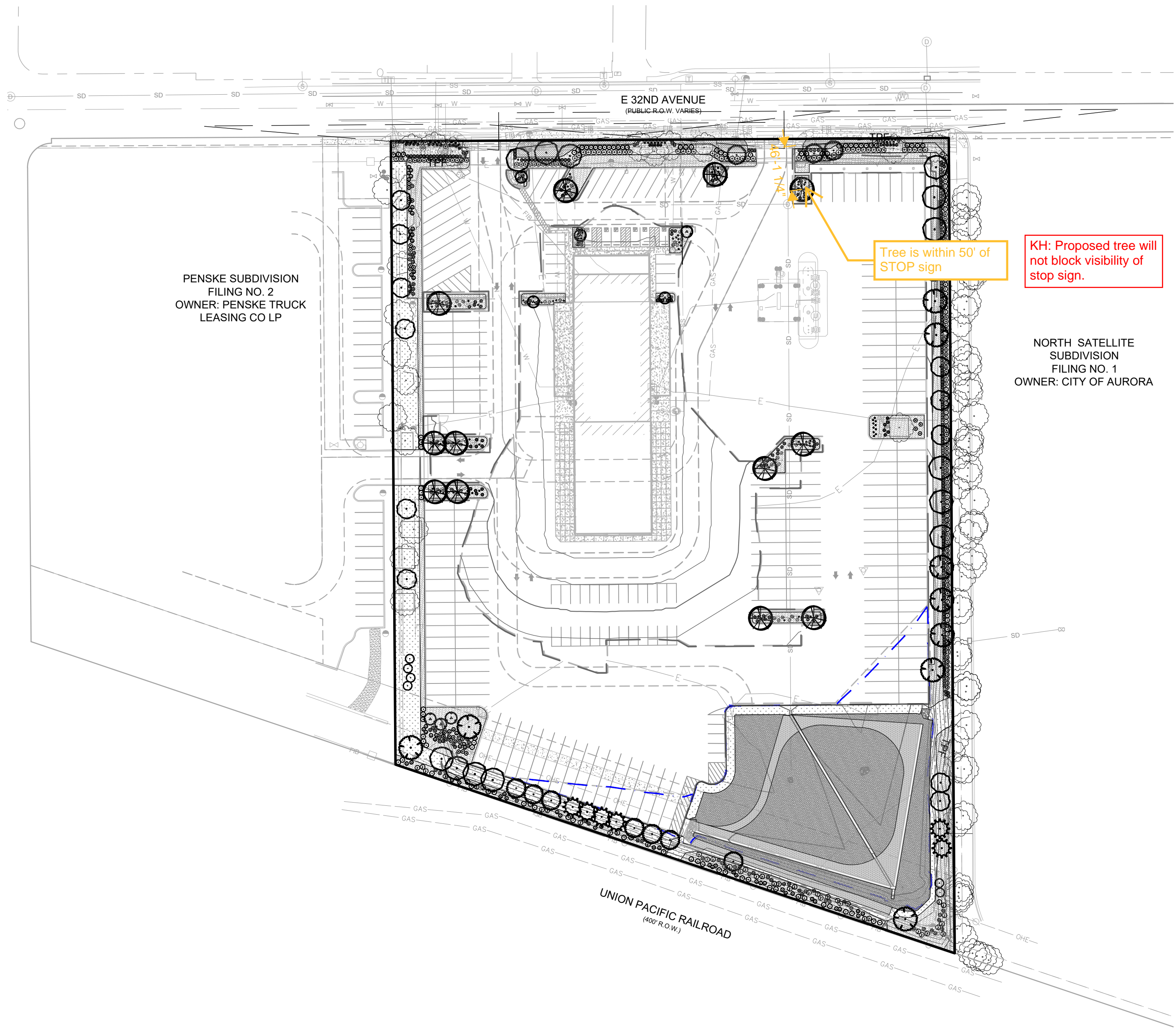
NO.	REVISION	BY	DATE	APPR



# SITE PLAN

## LOT 1, BLOCK 1, PENSKE SUBDIVISION FILING NO. 1

LOCATED IN THE SOUTHWEST QUARTER OF SECTION 29, TOWNSHIP 3 SOUTH, RANGE 66 WEST OF THE 6TH P.M.,  
CITY OF AURORA, COUNTY OF ADAMS, STATE OF COLORADO

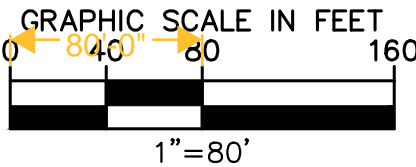
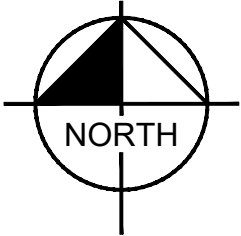


KEYMAP  
NTS

KH: Proposed tree will  
not block visibility of  
stop sign.

NORTH SATELLITE  
SUBDIVISION  
FILING NO. 1  
OWNER: CITY OF AURORA

PENSKE SUBDIVISION  
FILING NO. 2  
OWNER: PENSKE TRUCK  
LEASING CO LP



NOT FOR  
CONSTRUCTION

**Kimley»Horn**

KIMLEY-HORN AND ASSOCIATES, INC.  
4355 South Ute Avenue, Suite 150  
Denver, Colorado 80237 (303) 228-2300

PENSKE SUBDIVISION FILING NO. 1

CITY OF AURORA, COUNTY OF ADAMS

SITE PLAN  
LANDSCAPING PLAN

DATE: 9/12/2022

DESIGNED BY: BJC

DRAWN BY: CTM  
CHECKED BY: BJC

FILE NO.  
CSP\_LP

PROJECT NO.  
196523000

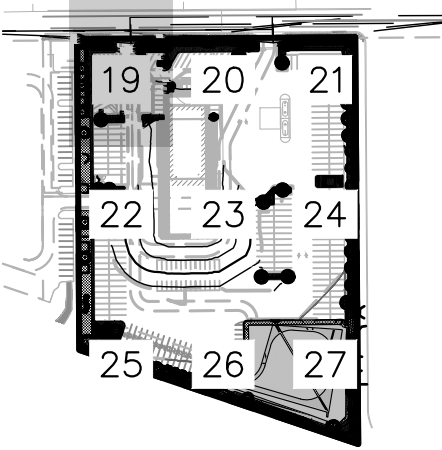
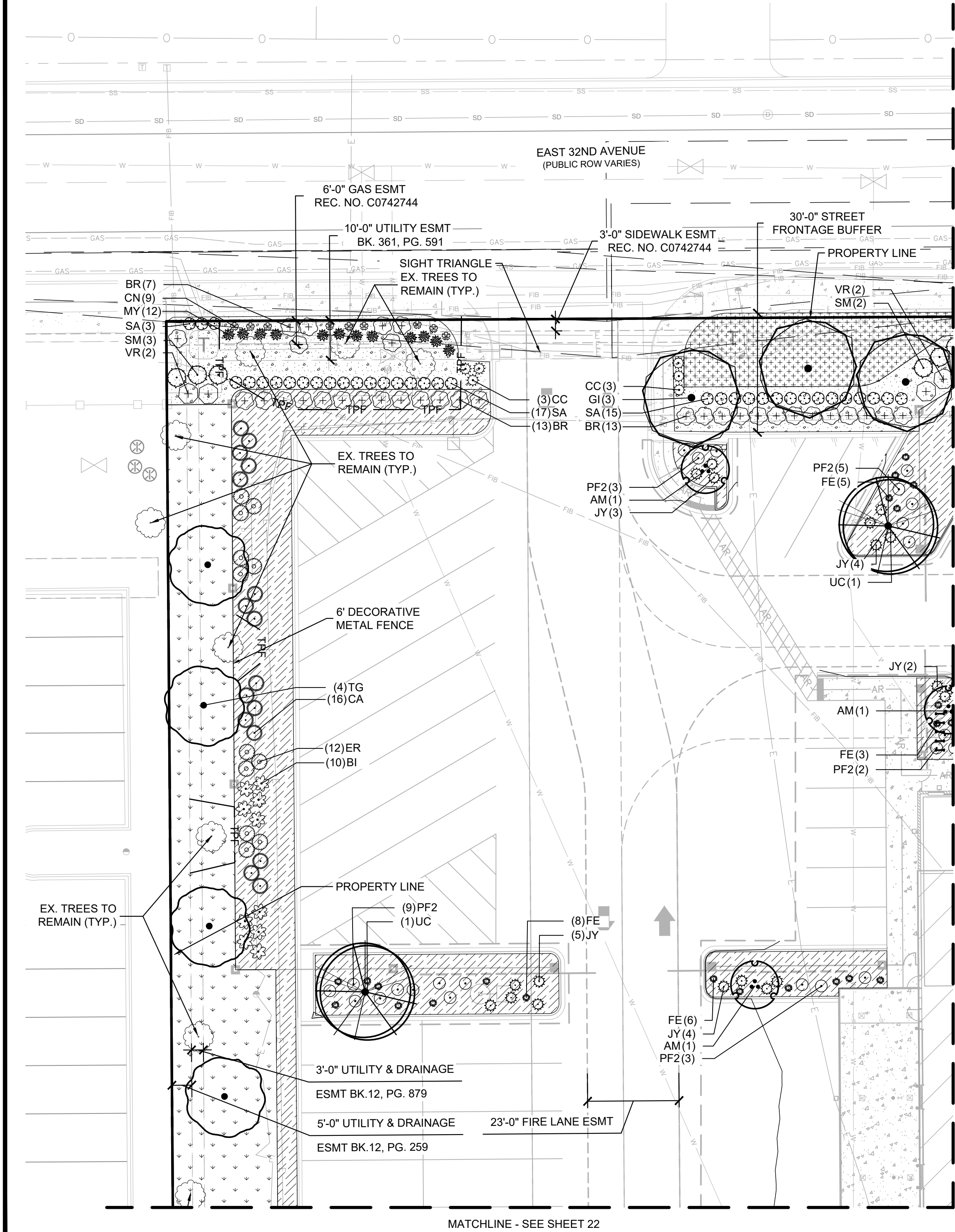
SHEET NO.

18

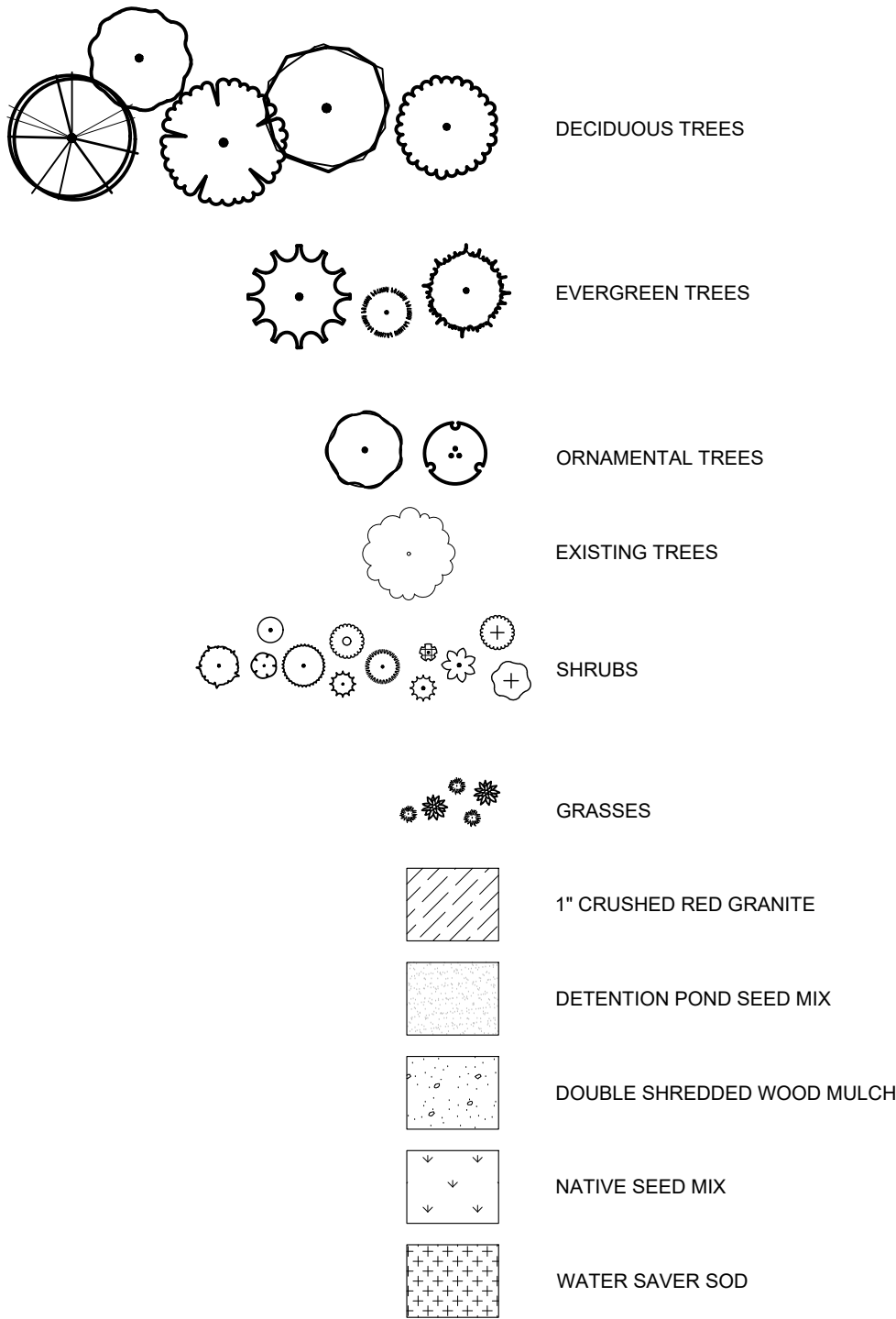
NO.	REVISION	BY	DATE	APPR



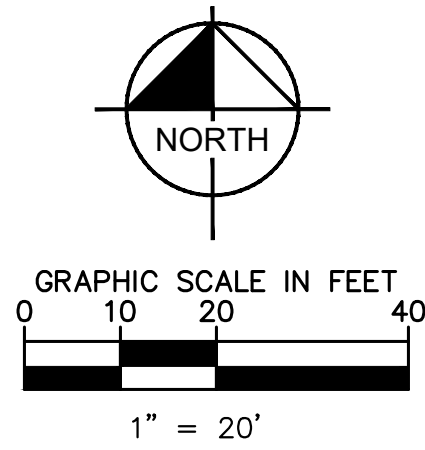
SITE PLAN



CONCEPT PLANT SCHEDULE



MATCHLINE - SEE SHEET 20

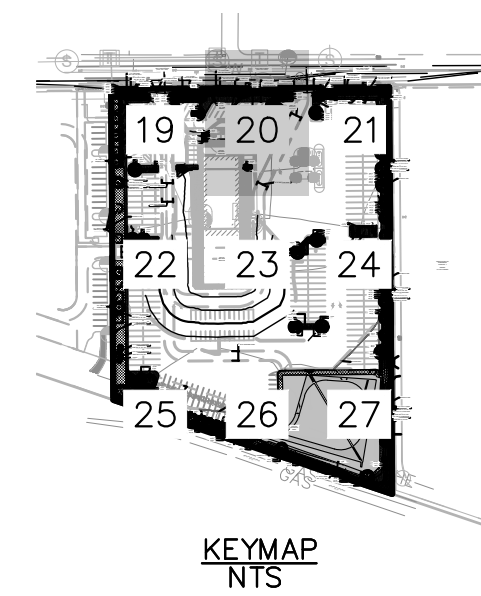
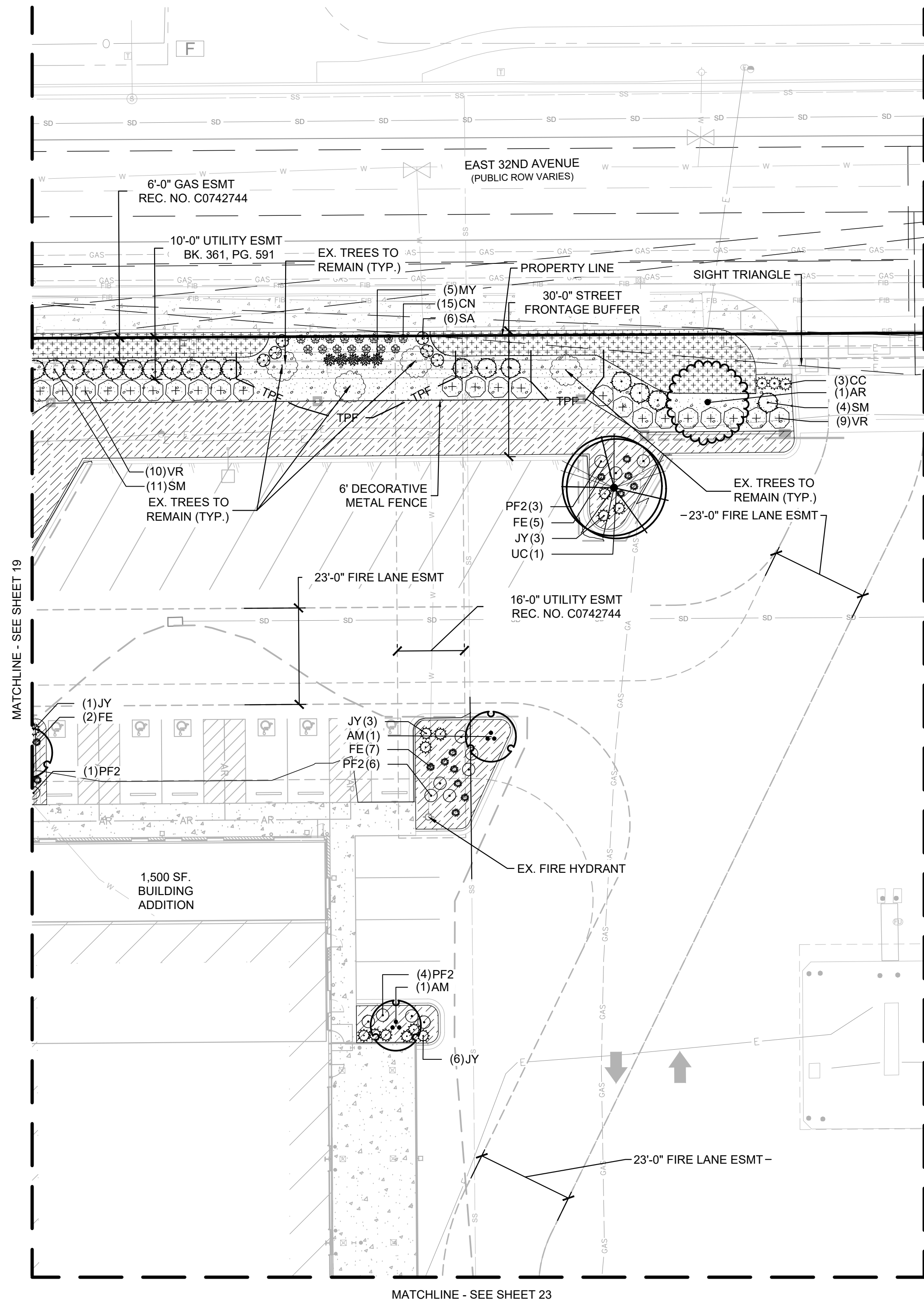


NOT FOR CONSTRUCTION

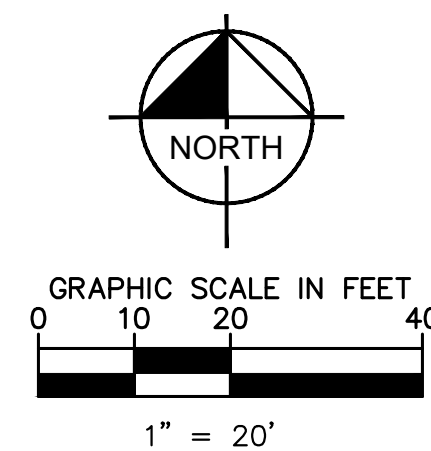
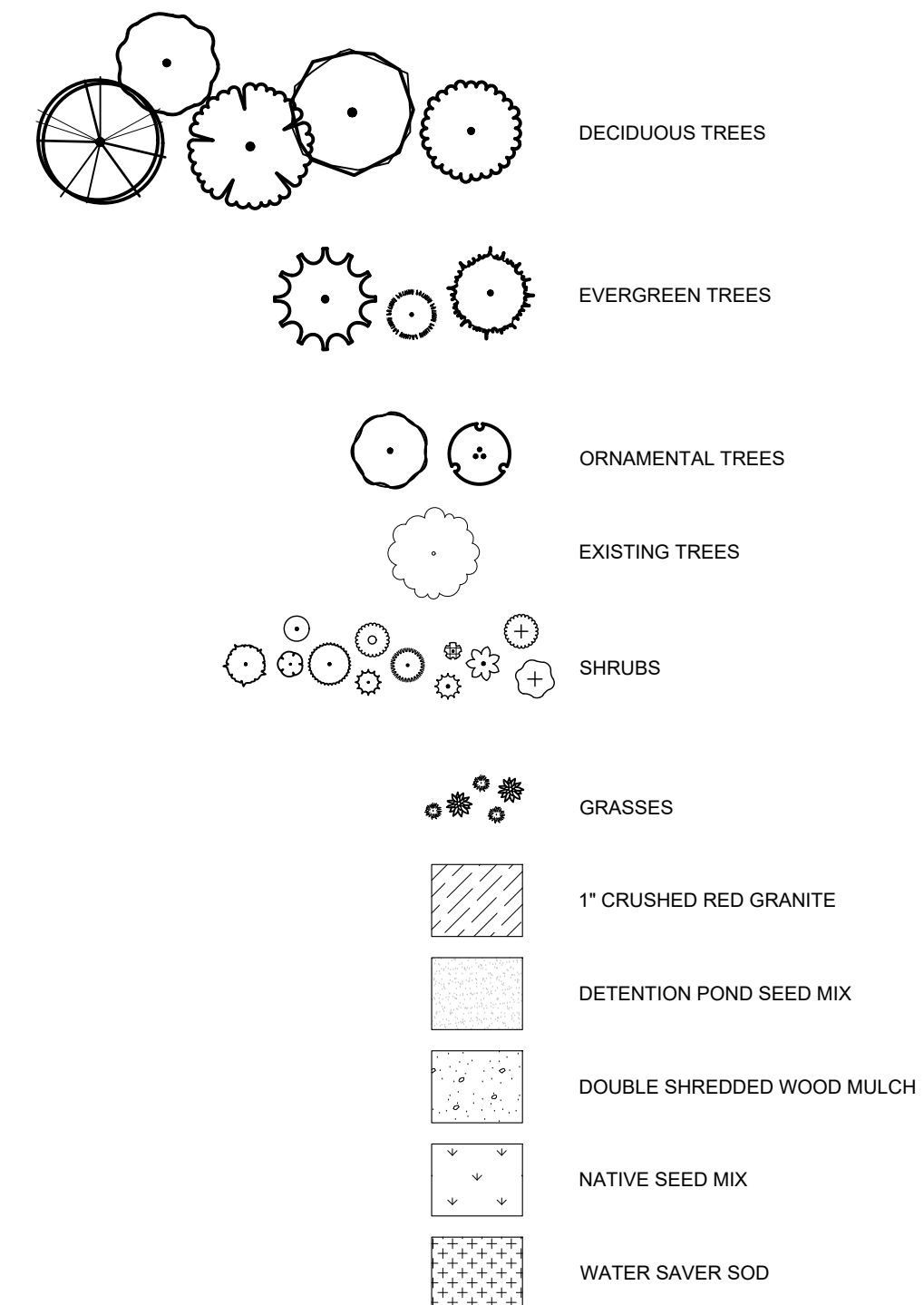
SHEET NO.		<div>Kimley»Horn</div> <div>KIMLEY-HORN AND ASSOCIATES, INC. 4352 South Uteer Street, Suite 1500 Denver, Colorado 80237 (303) 228-2300</div>	PENSKE SUBDIVISION FILING NO. 1				
FILE NO.	DATE: 9/12/2022		CITY OF AURORA, COUNTY OF ADAMS				
CSP_LP_DETAILED	DESIGNED BY: BJC		SITE PLAN				
PROJECT NO.	DRAWN BY: CTM		DETAILED LANDSCAPING PLAN (1 OF 9)				
196523000	CHECKED BY: BJC						
19			NO.	REVISION	BY	DATE	APPR



# SITE PLAN



## CONCEPT PLANT SCHEDULE

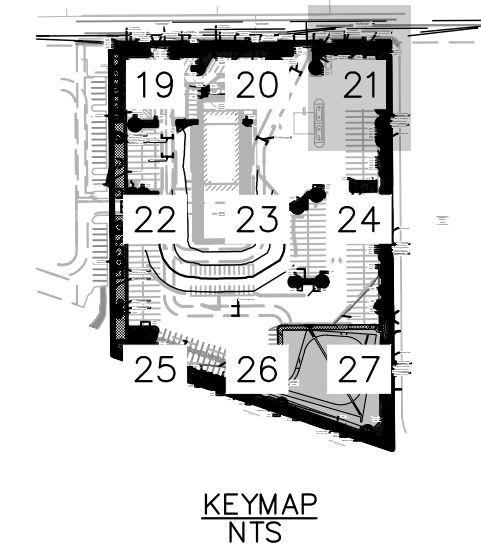
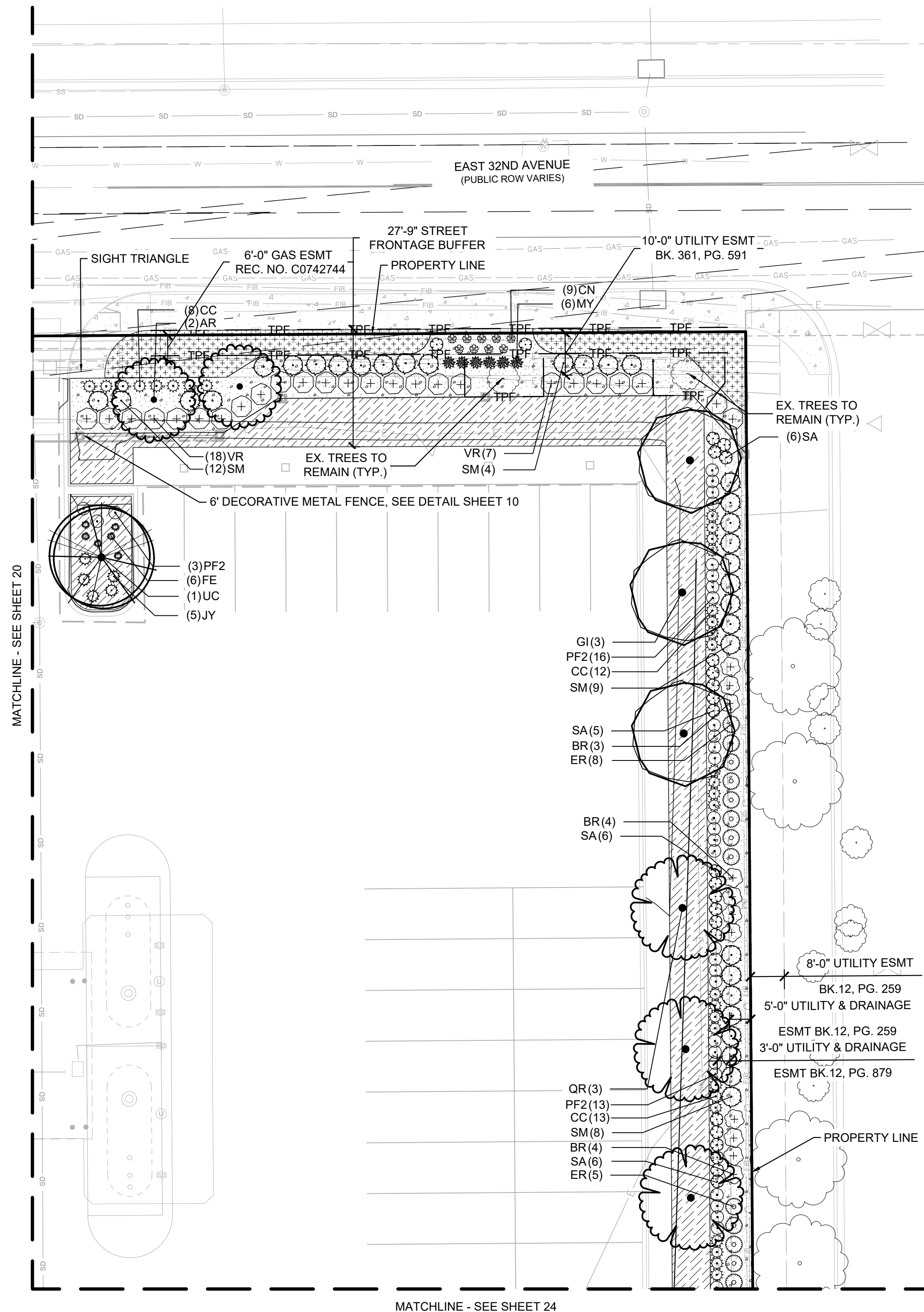


NOT FOR  
CONSTRUCTION

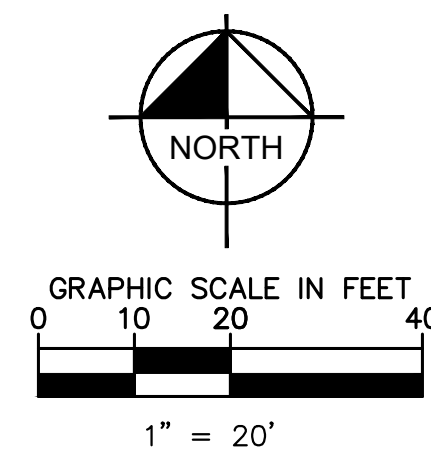
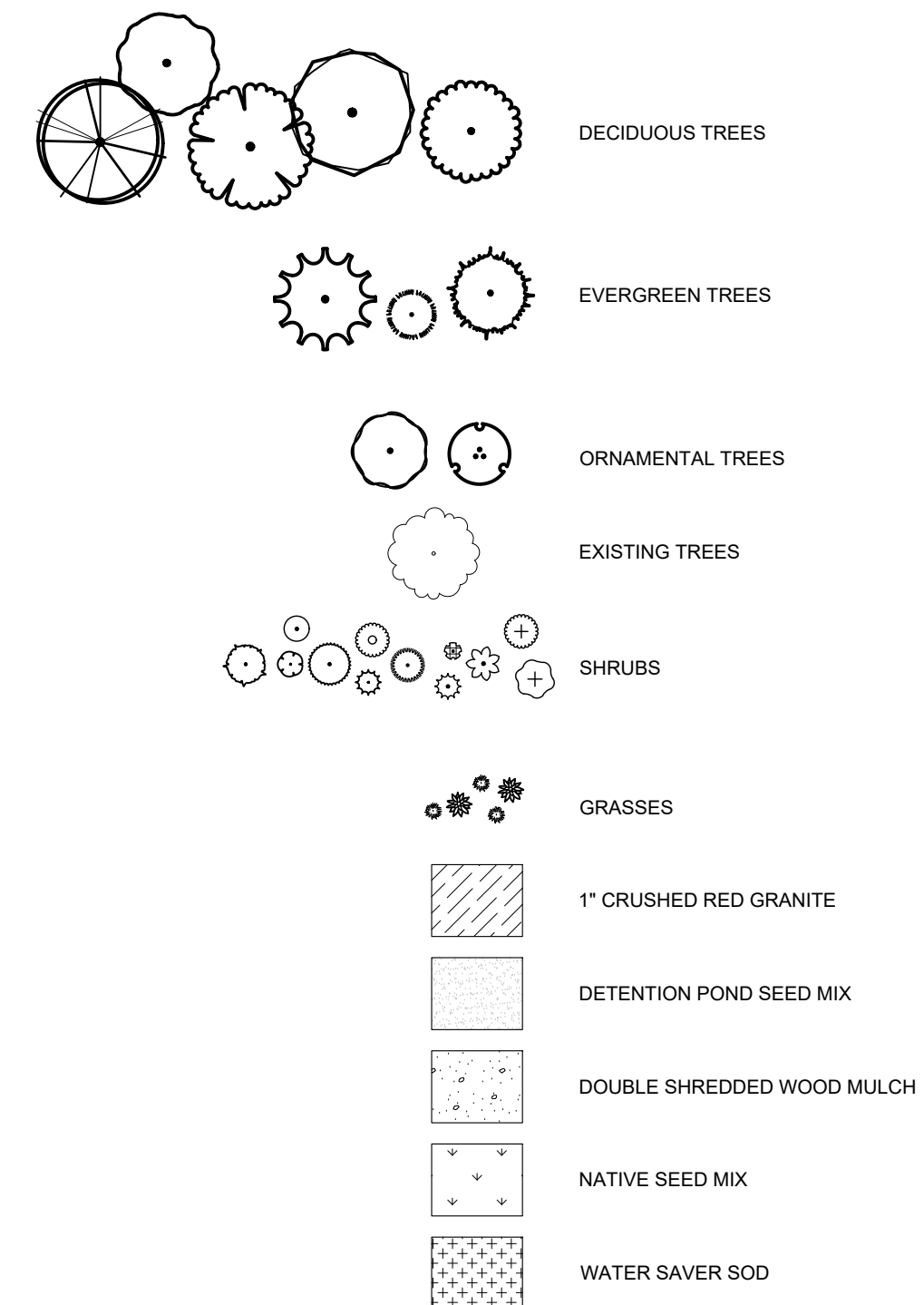
[illegible]



# SITE PLAN



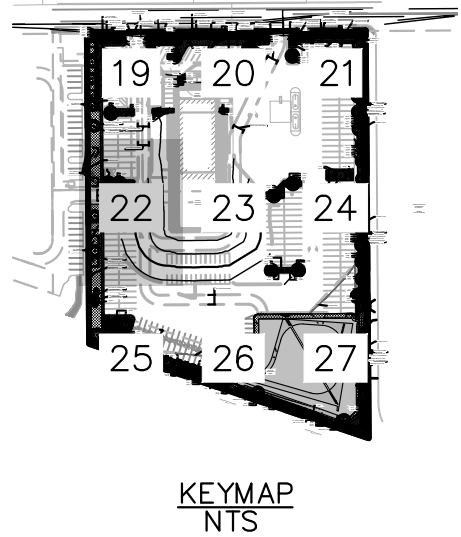
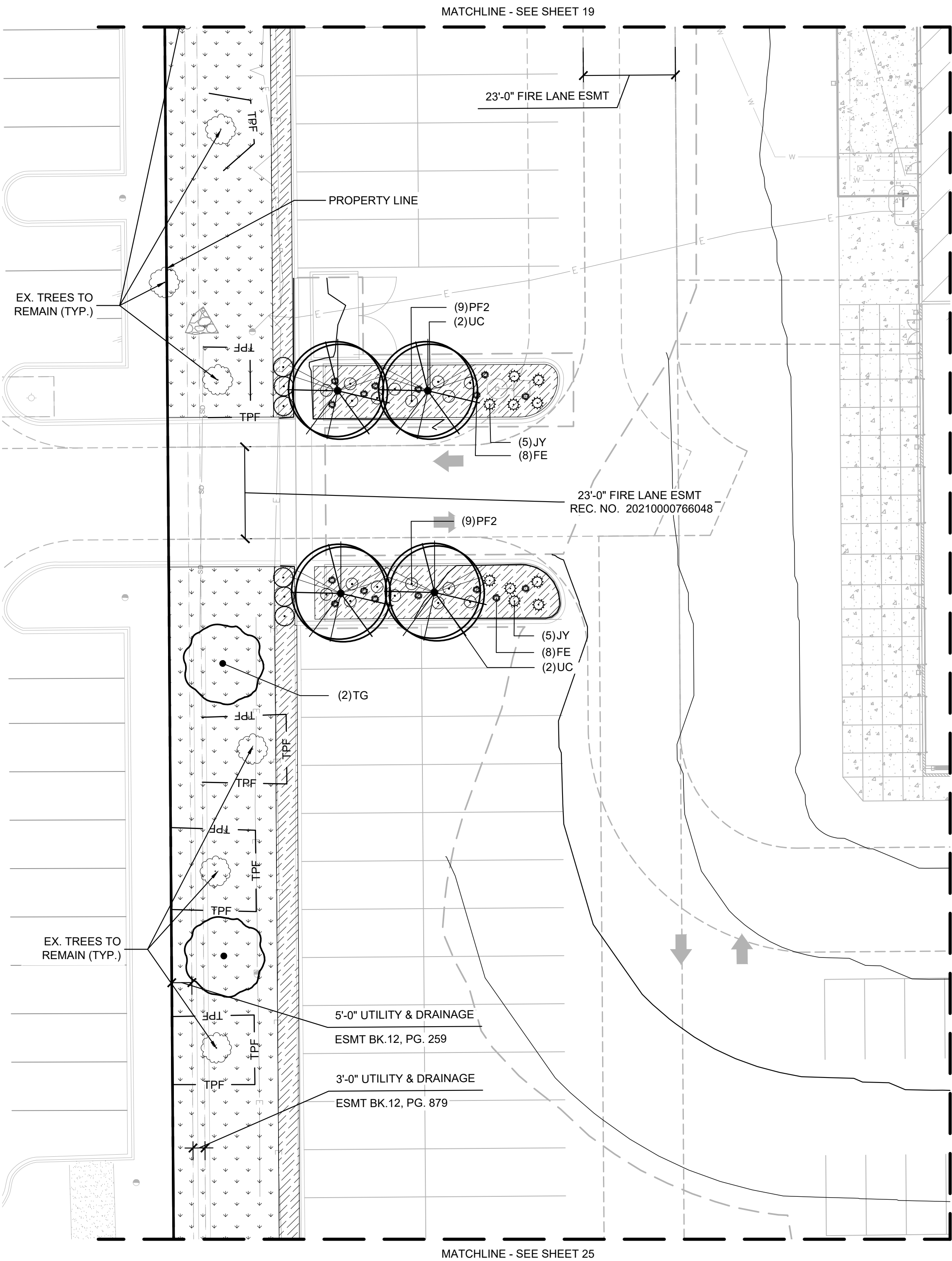
## CONCEPT PLANT SCHEDULE



NOT FOR  
CONSTRUCTION

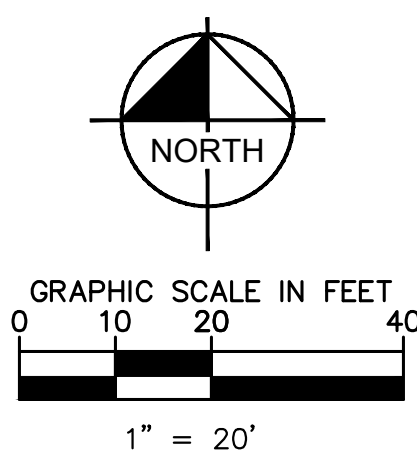


SITE PLAN



CONCEPT PLANT SCHEDULE

- DECIDUOUS TREES
- EVERGREEN TREES
- ORNAMENTAL TREES
- EXISTING TREES
- SHRUBS
- GRASSES
- 1" CRUSHED RED GRANITE
- DETENTION POND SEED MIX
- DOUBLE SHREDDED WOOD MULCH
- NATIVE SEED MIX
- WATER SAVER SOD

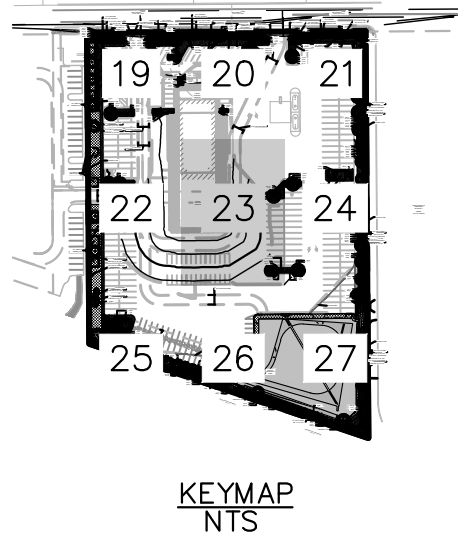
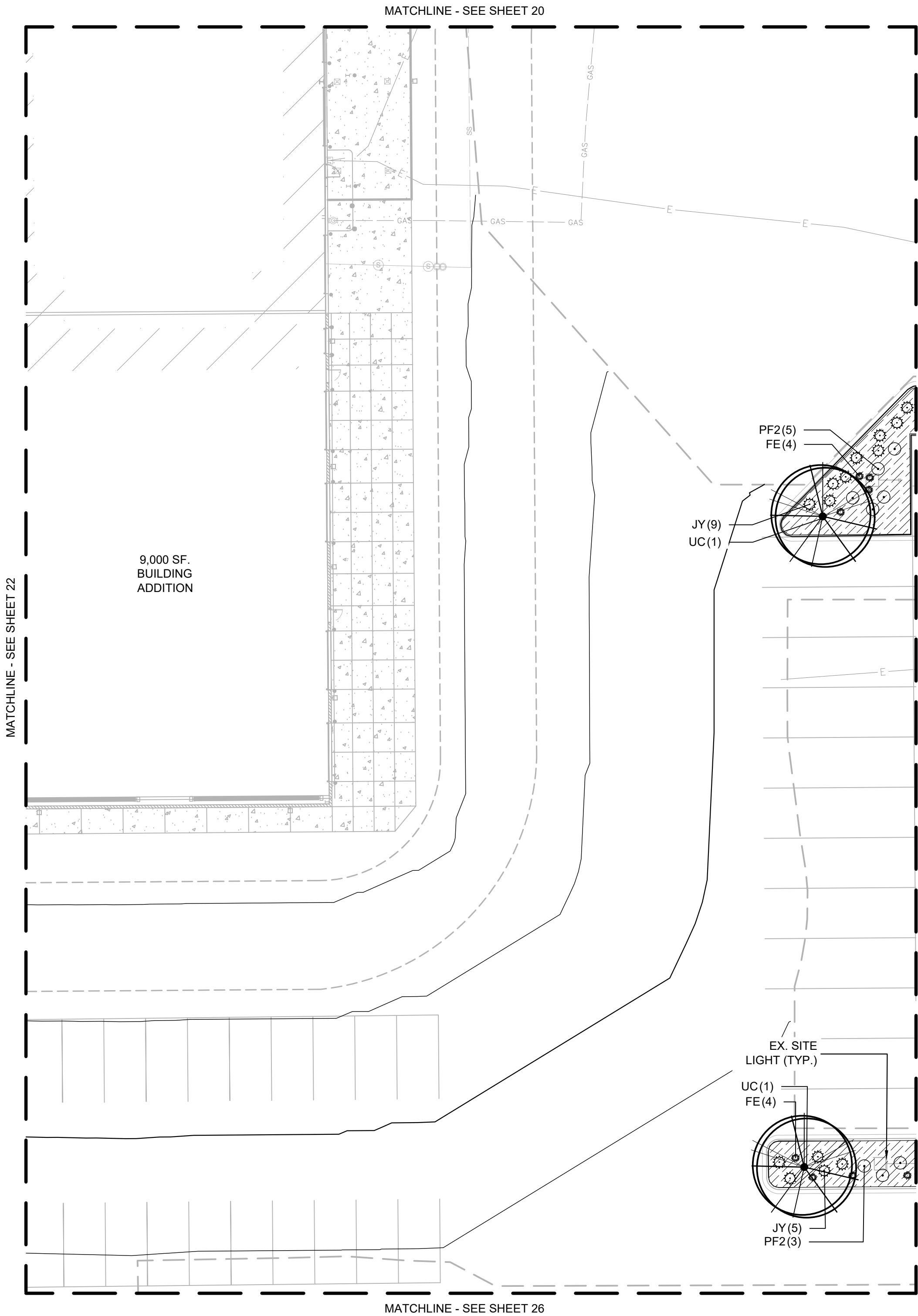


NOT FOR  
CONSTRUCTION

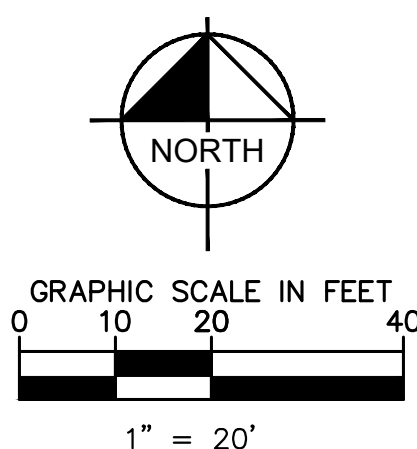
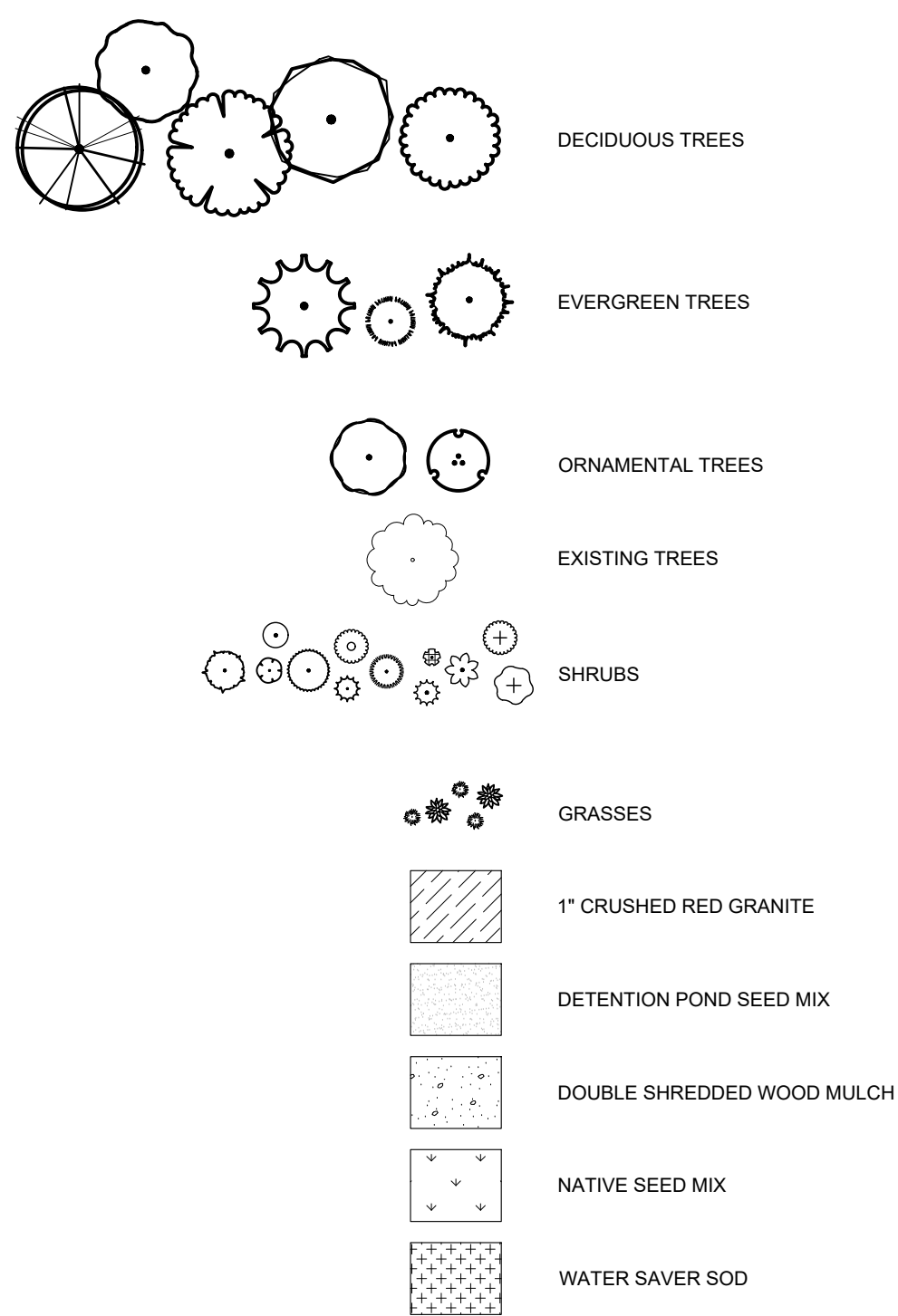
PENSKE SUBDIVISION FILING NO. 1		DATE: 9/12/2022	FILE NO. CSP_LP_DETAILED	SHEET NO. 22
CITY OF AURORA, COUNTY OF ADAMS		DESIGNED BY: BJC	PROJECT NO. 196523000	
SITE PLAN		DRAWN BY: CTM		
DETAILED LANDSCAPING PLAN (4 OF 9)		CHECKED BY: BJC		
Kimley»Horn		REVISION	BY	DATE
KIMLEY-HORN AND ASSOCIATES, INC. 4855 South Ute Avenue, Suite 150 Denver, Colorado 80237 (303) 228-2300		NO.		APPR



SITE PLAN



CONCEPT PLANT SCHEDULE

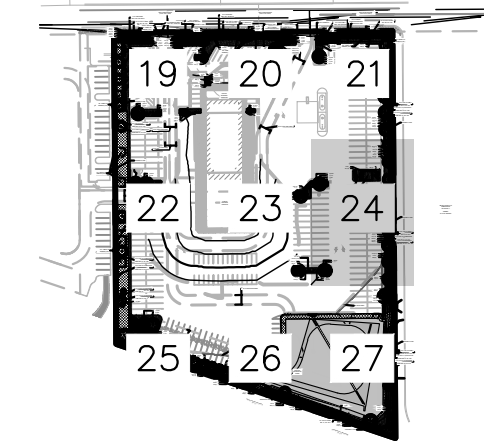


NOT FOR  
CONSTRUCTION

FILE NO. CSP_LP_DETAILED	DATE 9/12/2022	PENSKE SUBDIVISION FILING NO. 1			Kimley»Horn			NO.	REVISION	BY	DATE	APPR
PROJECT NO. 196523000	DESIGNED BY: BJC	CITY OF AURORA, COUNTY OF ADAMS			KIMLEY-HORN AND ASSOCIATES, INC. 4835 South Ute Avenue, Suite 150 Denver, Colorado 80237 (303) 228-2300							
SHEET NO. 23	DRAWN BY: CTM	SITE PLAN			DETAILED LANDSCAPING PLAN (5 OF 9)							
	CHECKED BY: BJC											

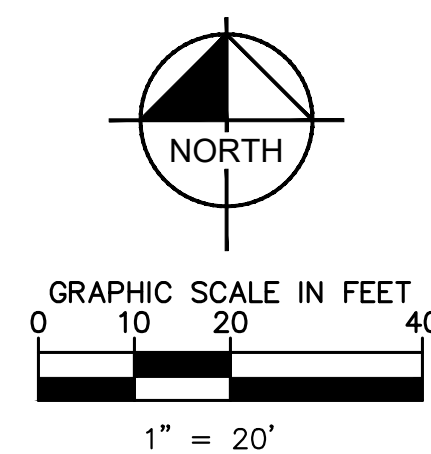
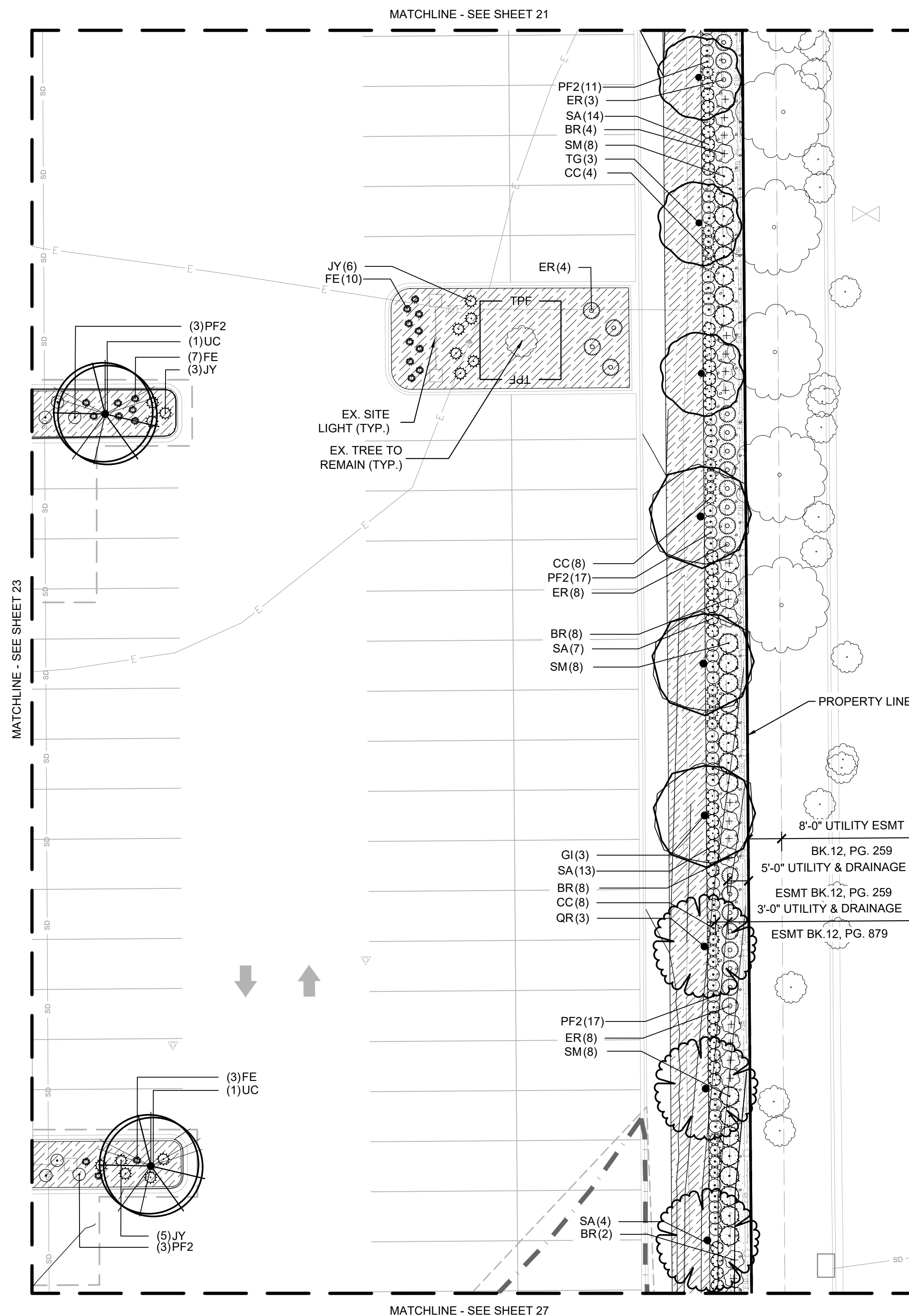
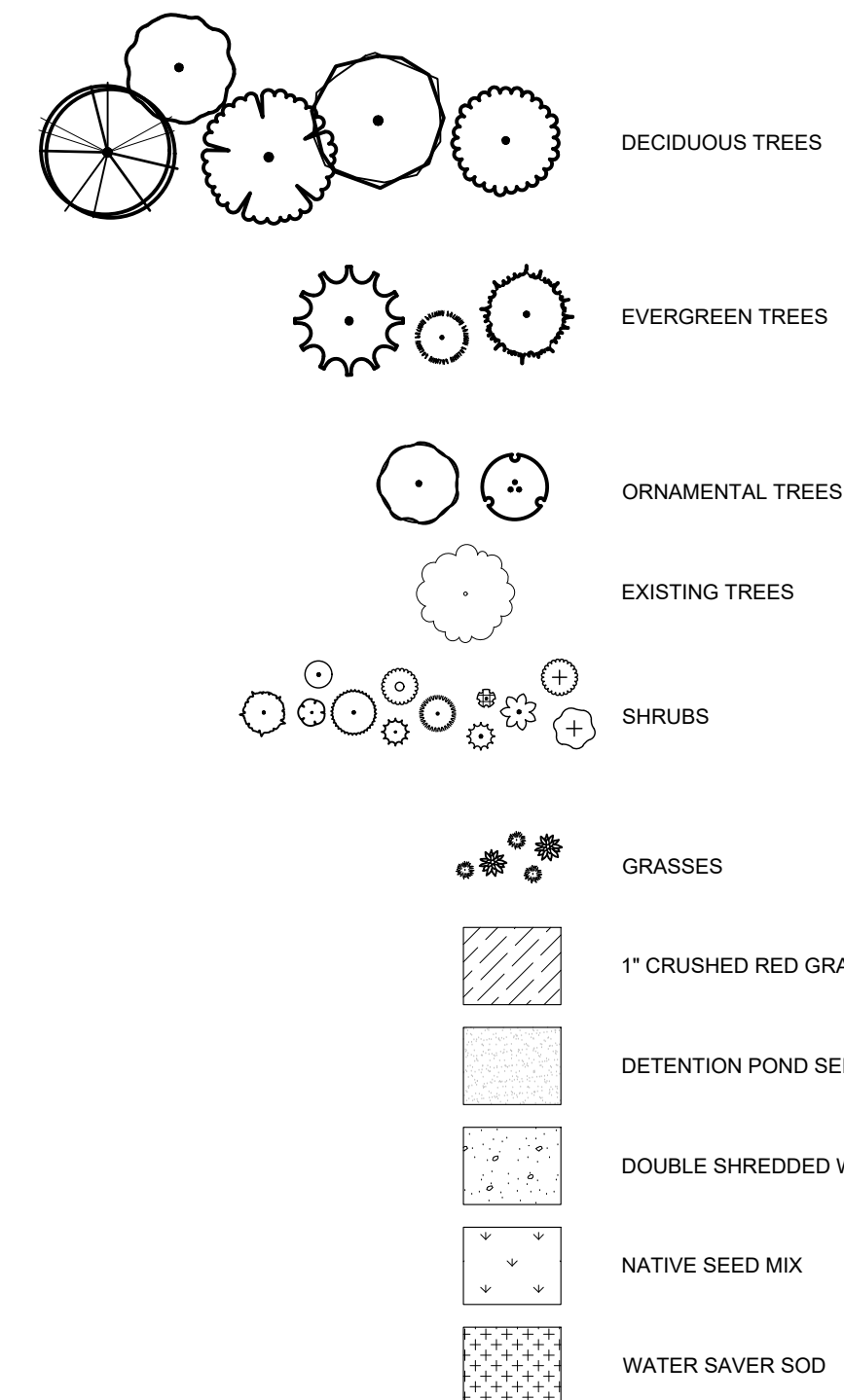


# SITE PLAN



KEYMAP  
NTS

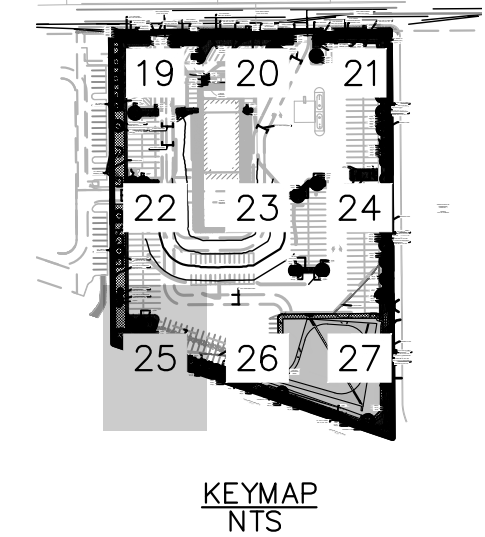
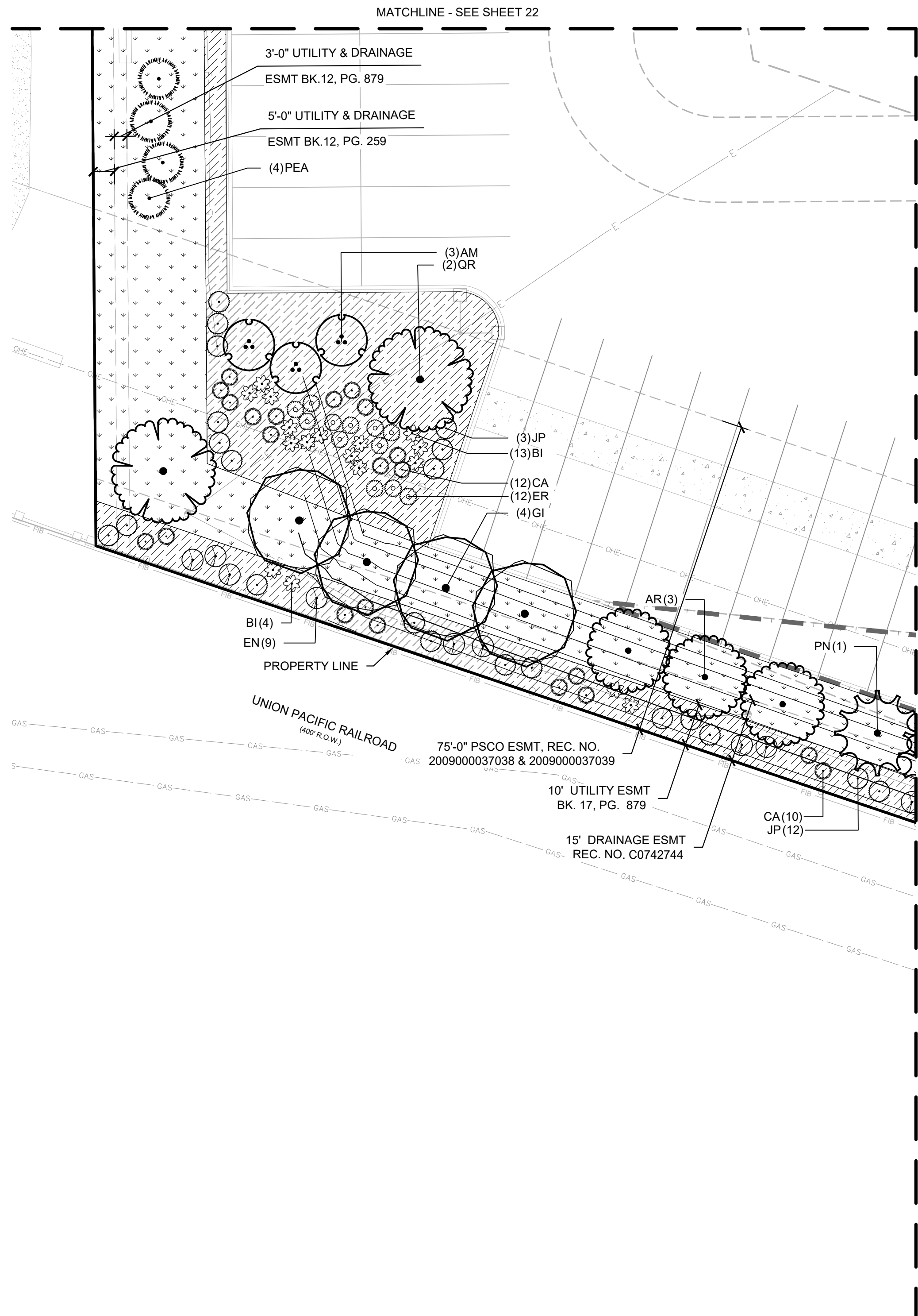
## CONCEPT PLANT SCHEDULE



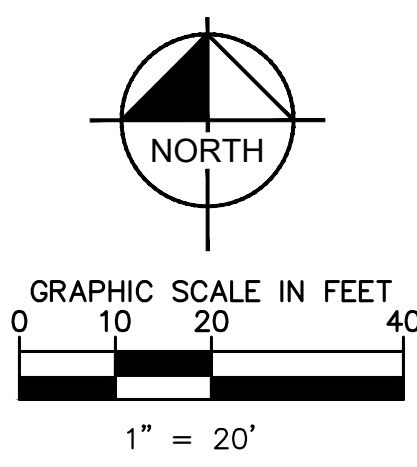
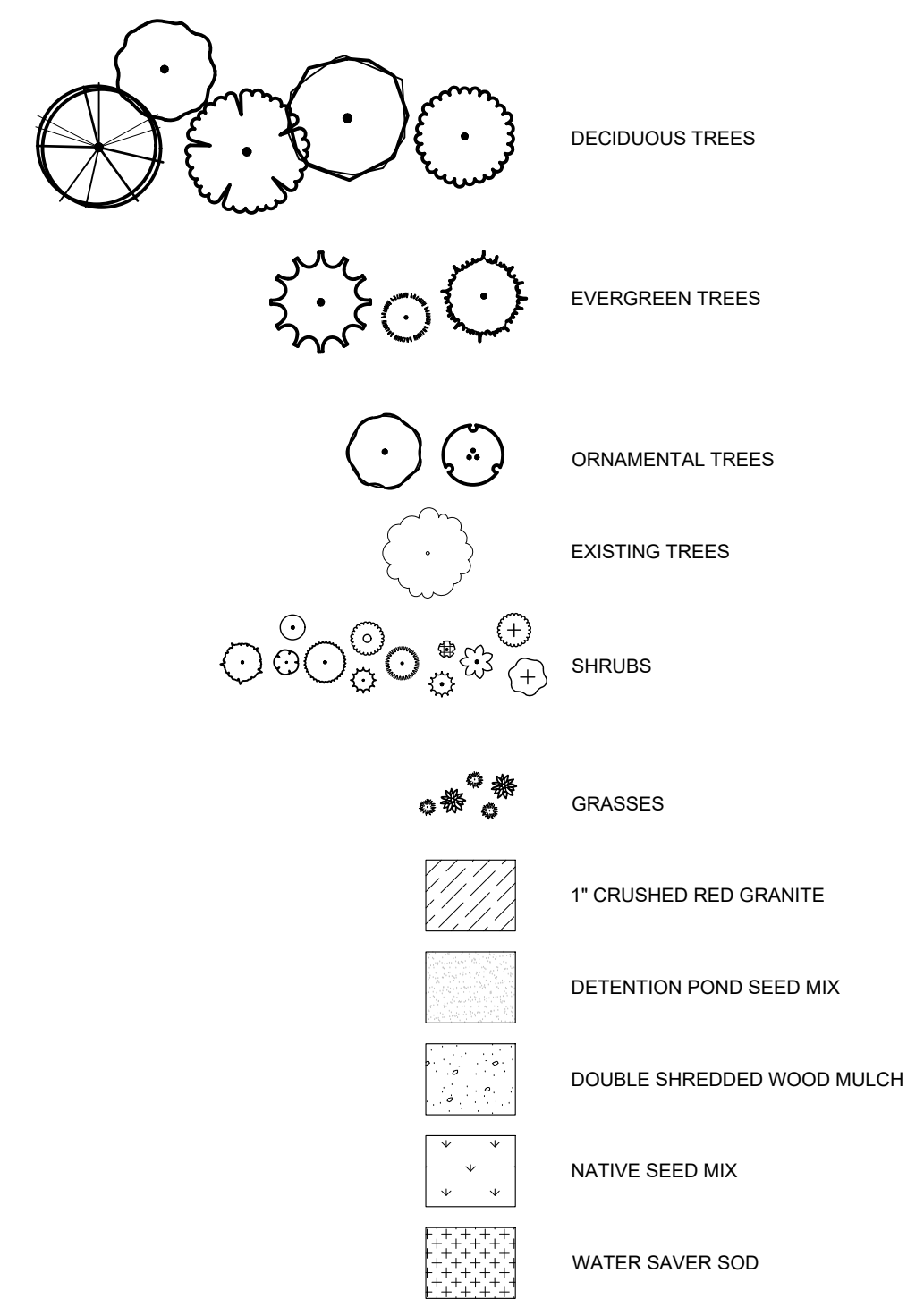
NOT FOR  
CONSTRUCTION



SITE PLAN



CONCEPT PLANT SCHEDULE

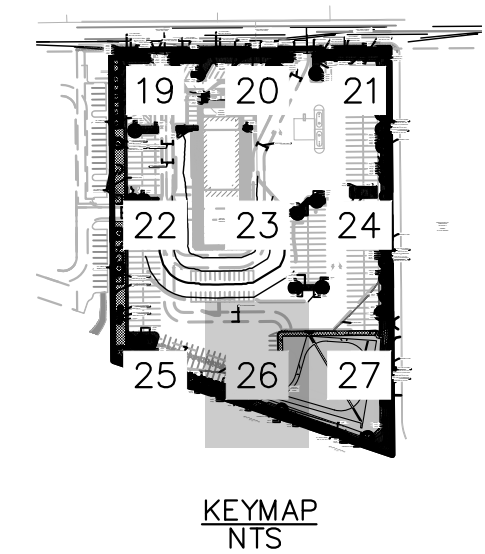
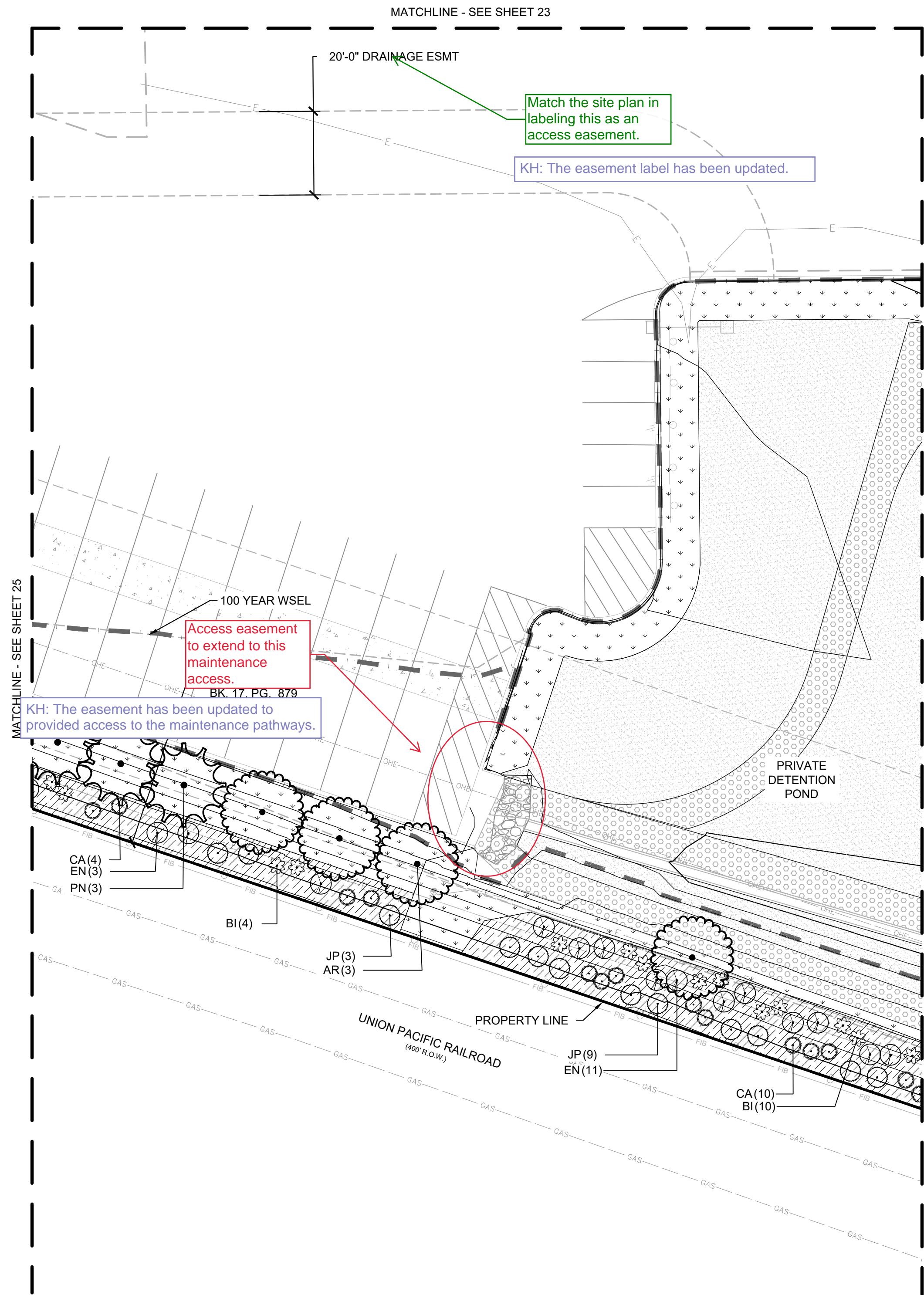


NOT FOR  
CONSTRUCTION

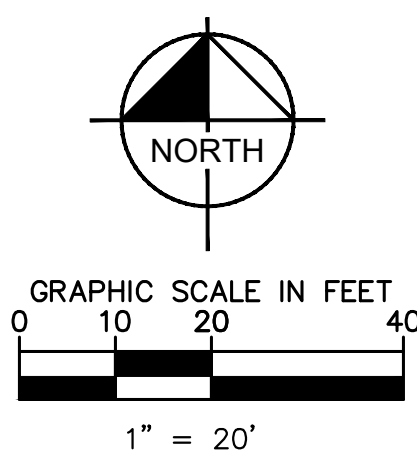
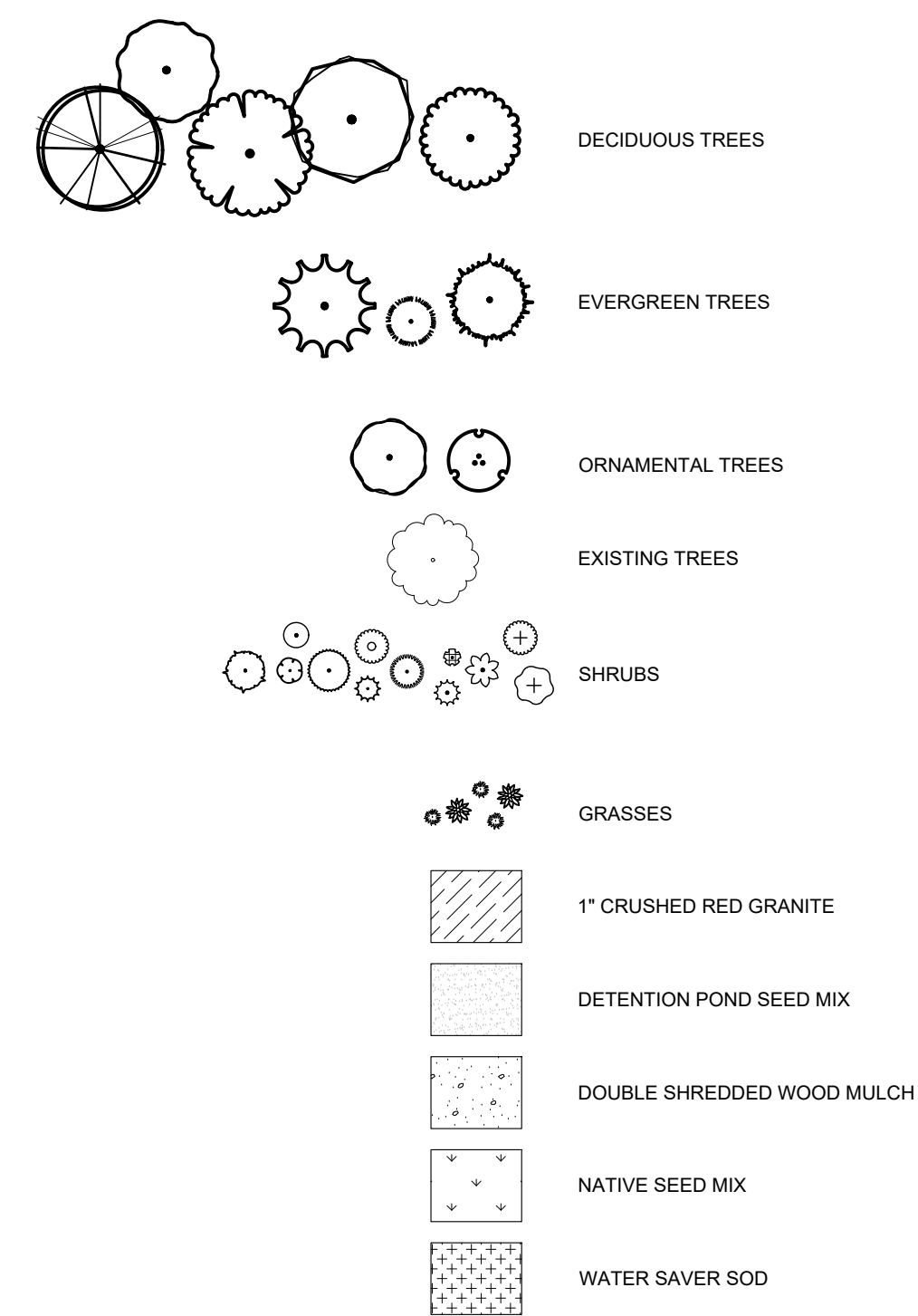
PENSKE SUBDIVISION FILING NO. 1		DATE: 9/12/2022	FILE NO. CSP_LP_DETAILED
CITY OF AURORA, COUNTY OF ADAMS		DESIGNED BY: BJC	PROJECT NO. 196523000
SITE PLAN		DRAWN BY: CTM	SHEET NO. 25
DETAILED LANDSCAPING PLAN (7 OF 9)		CHECKED BY: BJC	
Kimley»Horn		REVISION	NO.
KIMLEY-HORN AND ASSOCIATES, INC. 4355 South Ute Avenue, Suite 150 Denver, Colorado 80237 (303) 228-2300		BY	DATE
		APPR	



SITE PLAN



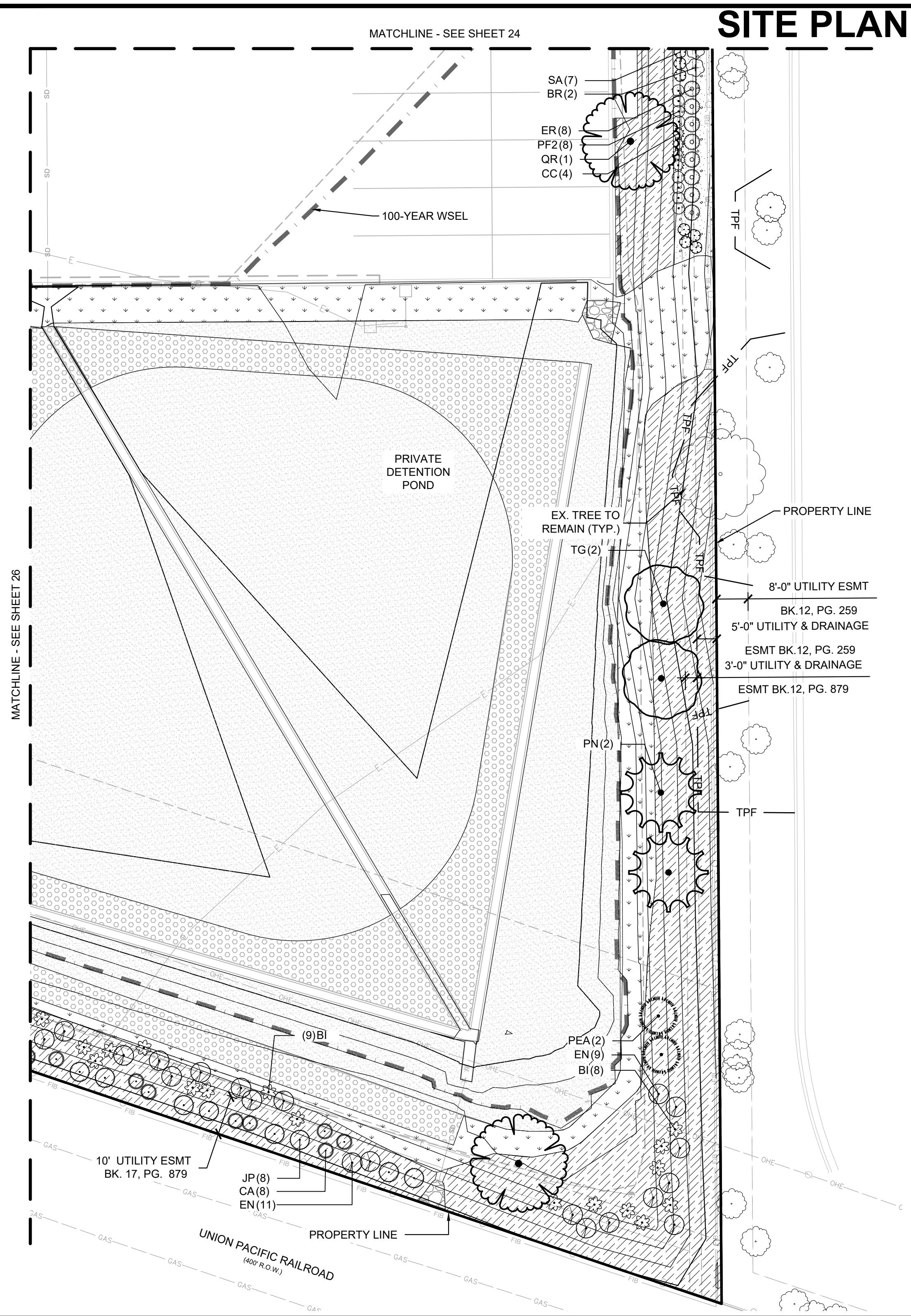
CONCEPT PLANT SCHEDULE



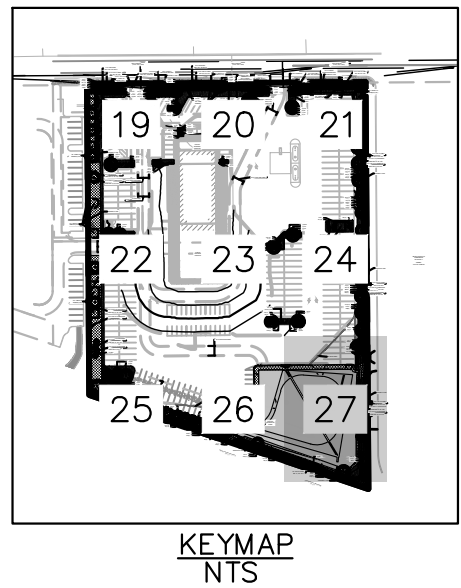
NOT FOR  
CONSTRUCTION

<div><div>26</div></div>		SHEET NO.	FILE NO. CSP_LP_DETAILED PROJECT NO. 196523000	DATE: 9/12/2022	PENSKE SUBDIVISION FILING NO. 1				<div><div>Kimley»Horn</div><div>KIMLEY-HORN AND ASSOCIATES, INC. 4835 South Ute Street, Suite 1500 Denver, Colorado 80237 (303) 228-2300</div></div>			
				DESIGNED BY: BJC	CITY OF AURORA, COUNTY OF ADAMS							
				DRAWN BY: CTM	SITE PLAN							
				CHECKED BY: BJC	DETAILED LANDSCAPING PLAN (8 OF 9)							
					NO.	REVISION	BY	DATE	APPR			

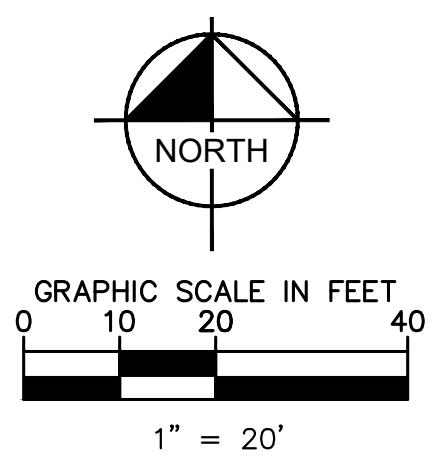
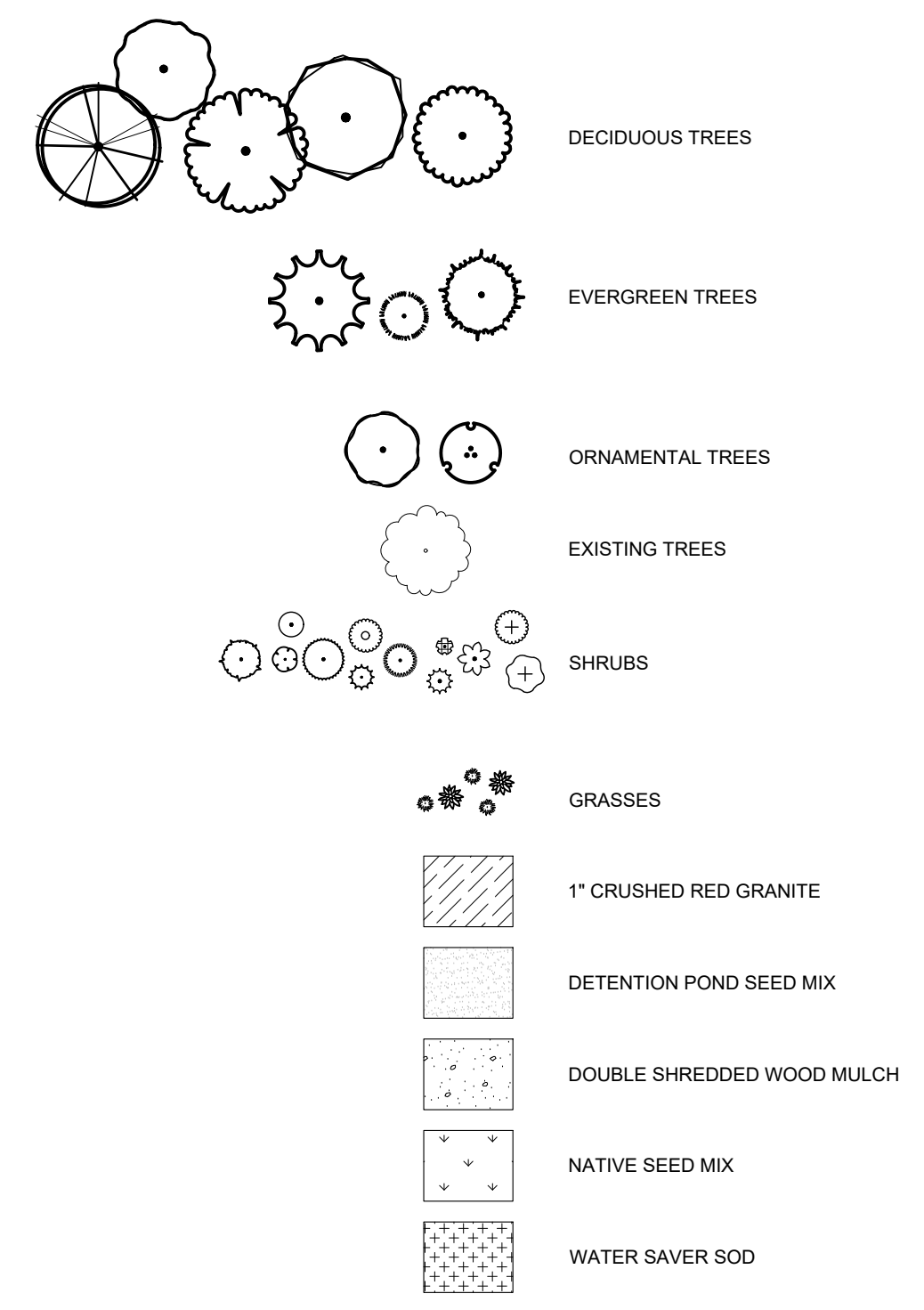




SITE PLAN



CONCEPT PLANT SCHEDULE



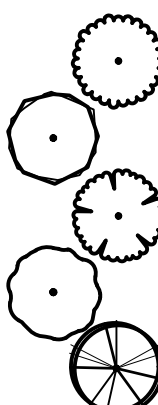
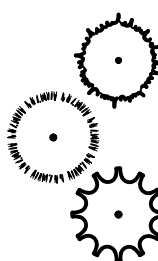

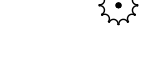



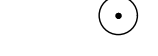
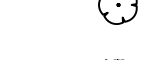







NOT FOR  
CONSTRUCTION

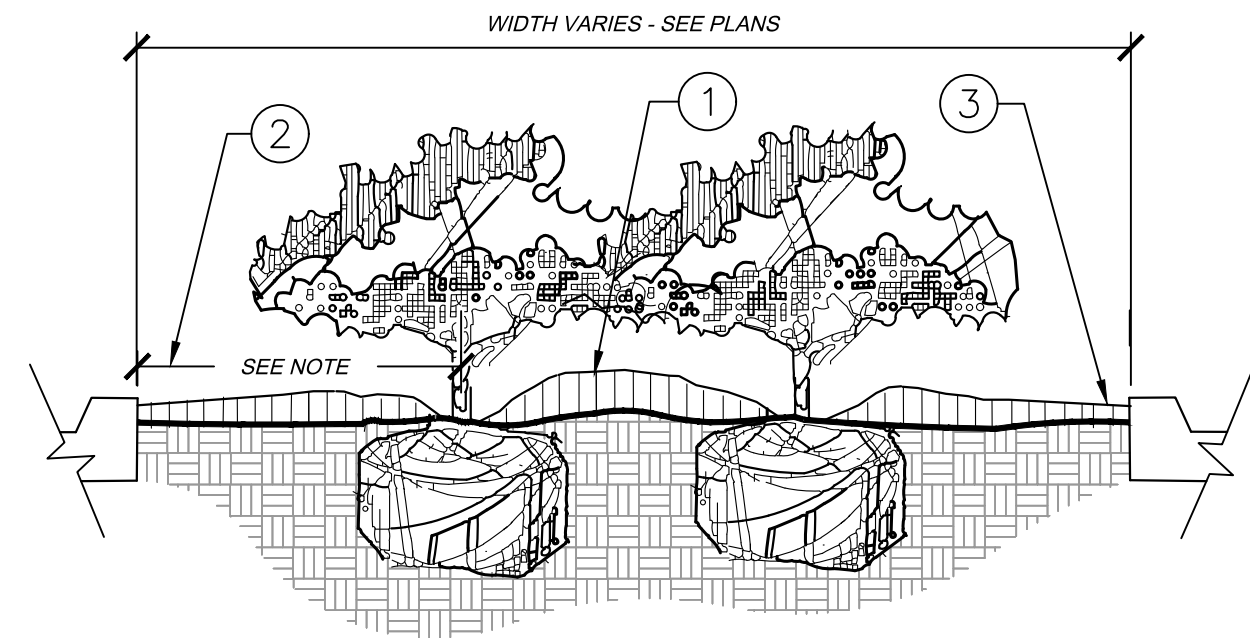
PENSKE SUBDIVISION FILING NO. 1		DATE: 9/12/2022	FILE NO. CSP_LP_DETAILED	SHEET NO. 27
CITY OF AURORA, COUNTY OF ADAMS		DESIGNED BY: BJC	PROJECT NO. 196523000	
SITE PLAN		DRAWN BY: CTM		
DETAILED LANDSCAPING PLAN (9 OF 9)		CHECKED BY: BJC		
Kimley»Horn		REVISION	BY	DATE
KIMLEY-HORN AND ASSOCIATES, INC. 4835 South Ute Avenue, Suite 150 Denver, Colorado 80237 (303) 228-2300		NO.		APPR



# SITE PLAN

## PLANT SCHEDULE

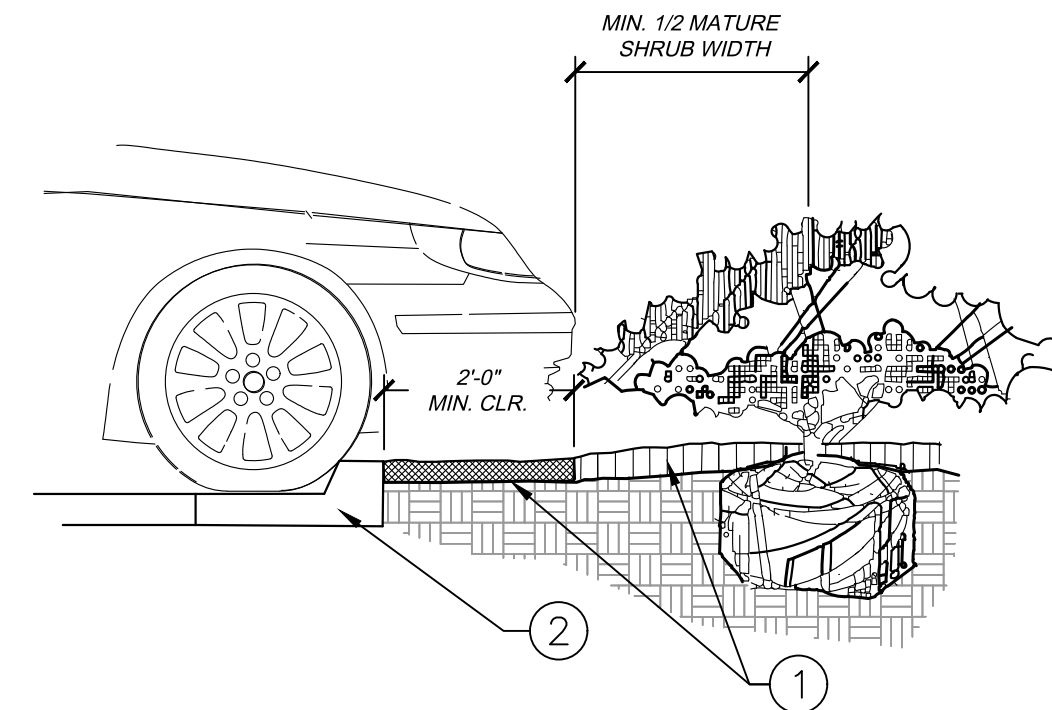
DECIDUOUS TREES			CODE	QTY	BOTANICAL NAME	COMMON NAME	CONT	CAL	SIZE
	AR	11	ACER PLATANOIDES 'ROYAL RED'	ROYAL RED NORWAY MAPLE	B & B	2.5" CAL MIN			
	GI	14	GLEDTISIA TRIACANTHOS INERMIS 'IMPCOLE'	IMPERIAL® HONEY LOCUST	B & B	2.5" CAL MIN			
	QR	11	QUERCUS ROBUR	ENGLISH OAK	B & B	2.5" CAL MIN			
	TG	12	TILIA CORDATA 'GREENSPIRE'	GREENSPIRE LITTLELEAF LINDEN	B & B	2.5" CAL MIN			
	UC	13	ULMUS X 'FRONTIER'	AMERICAN ELM	B & B	2.5" CAL MIN			
EVERGREEN TREES	CODE	QTY	BOTANICAL NAME	COMMON NAME	CONT	CAL	SIZE		
	PG	1	PICEA PUNGENS 'GLAUCA'	BLUE COLORADO SPRUCE	B & B		8'-10' HT		
	PEA	7	PINUS LEUCODERMIS 'EMERALD ARROW'	EMERALD ARROW BOSNIAN PINE	B & B	-	8' HT MIN		
	PN	7	PINUS NIGRA	AUSTRIAN PINE	B & B		8' -10' HT		
ORNAMENTAL TREES	CODE	QTY	BOTANICAL NAME	COMMON NAME	CONT	CAL	SIZE		
	AM	9	AMELANCHIER CANADENSIS	SHADBLOW SERVICEBERRY MULTITRUNK	B & B	2.5" CAL MIN			
	PC	1	PRUNUS VIRGINIANA 'CANADA RED'	CANADA RED CHOKECHERRY	B & B	2.5" CAL MIN			
SHRUBS	CODE	QTY	BOTANICAL NAME	COMMON NAME	CONT	SPACING	SIZE		
	BR	69	BERBERIS THUNBERGII 'ROSE GLOW'	ROSY GLOW BARBERRY	5 GAL	SEE PLAN	18" FULL		
	BI	59	BUDDLEJA DAVIDII NANHOENSIS 'PETITE INDIGO'™	PETITE INDIGO BUTTERFLY BUSH	5 GAL	SEE PLAN	12"-15" HT. MIN.		
	CC	67	CARYOPTERIS X CLANDONENSIS 'BLUE MIST'	BLUE MIST SHRUB	5 GAL	SEE PLAN	18" FULL		
	CN	34	CHRYSOTHAMNUS NAUSEOSUS NAUCEOSUS	DWARF BLUE RABBITBRUSH	5 GAL	SEE PLAN	12" FULL		
	CA	61	CORNUS SERICEA 'ARTIC FIRE'	ARTIC FIRE DOGWOOD	5 GAL	SEE PLAN	18" FULL		
	EN	43	ERICAMERIA NAUSEOSA	RUBBER RABBITBRUSH	5 GAL	SEE PLAN	24" FULL		
	ER	69	EUONYMUS ALATUS 'RUDY HAAG'	RUDY HAAG BURNING BUSH	5 GAL	SEE PLAN	24" FULL		
	JY	75	JUNIPERUS HORIZONTALIS 'YOUNGSTOWN'	CREEPING JUNIPER	5 GAL	18" OC	12"-15" SP		
	JP	48	JUNIPERUS X PFITZERANA 'SEA GREEN'	PFITZER JUNIPER	5 GAL	SEE PLAN	18" FULL		
	LV	1	LIGUSTRUM VULGARE 'CHEYENNE'	CHEYENNE PRIVET	5 GAL	SEE PLAN	24" FULL		
	PF2	154	POTENTILLA FRUTICOSA	BUSH CINQUEFOIL	5 GAL	SEE PLAN	18" FULL		
	SA	110	SPIRAEA X BUMALDA 'ANTHONY WATERER'	ANTHONY WATERER SPIREA	5 GAL	SEE PLAN	12" FULL		
	SM	81	SYRINGA MEYERI 'PALIBIN'	DWARF KOREAN LILAC	5 GAL	SEE PLAN	24" FULL		
	VR	52	VIBURNUM X RHYTIDOPHYLLOIDES 'ALLEGHANY'	ALLEGHANY VIBURNUM	5 GAL	SEE PLAN			
GRASSES	CODE	QTY	BOTANICAL NAME	COMMON NAME	CONT	SPACING	SIZE		
	FE	89	FESTUCA GLAUCA 'ELIJAH BLUE'	BLUE FESCUE	1 GAL	SEE PLAN			
	MY	25	MISCANTHUS SINENSIS 'YAKU JIMA'	YAKU JIMA EULALIA GRASS	3 GAL				
GROUND COVERS	CODE	QTY	BOTANICAL NAME	COMMON NAME	CONT	SIZE	SPACING		
	RM	36,705 SF	1" CRUSHED GRANITE	RED - COLOR TO MATCH EXISTING	-	-	-		
	DSM	30,097 SF	DETENTION POND SEED MIX	SEE BELOW	SEED				
	WM	12,092 SF	DOUBLE SHREDDED HARDWOOD WOOD MULCH		-				
	NSM	24,800 SF	NATIVE SEED MIX	SEE BELOW	SEED	-	-		
	SOD	3,173 SF	RTF WATER SAVER SOD		SOD				



- ① CROWN ISLANDS @ 5:1 SLOPES (OR AS SPECIFIED ON THE LANDSCAPE PLANS).
- ② CLEAR ZONE: 36" MIN. FROM BACK OF CURB TO CENTER OF NEAREST SHRUB. CLEAR ZONE SHALL CONTAIN 3" CONTINUOUS MULCH OR TURF, SEE PLANS.
- ③ 2" MIN VERTICAL CLEARANCE, TOP OF CURB TO TOP OF MULCH.

NOTES:

- A. EXCAVATE A CONTINUOUS 24" DEEP PIT (FROM TOP OF CURB) FOR ENTIRE LENGTH AND WIDTH OF ISLAND & BACKFILL WITH APPROVED PLANTING MIX.
- B. PROTECT AND RETAIN ALL CURBS AND BASE. COMPACTED SUBGRADE TO REMAIN FOR STRUCTURAL SUPPORT OF CURB SYSTEM (TYP).
- C. ALL ISLANDS SHALL UTILIZE POOR DRAINAGE DETAIL WHEN PERCOLATION RATES ARE 2" PER HOUR OR LESS.



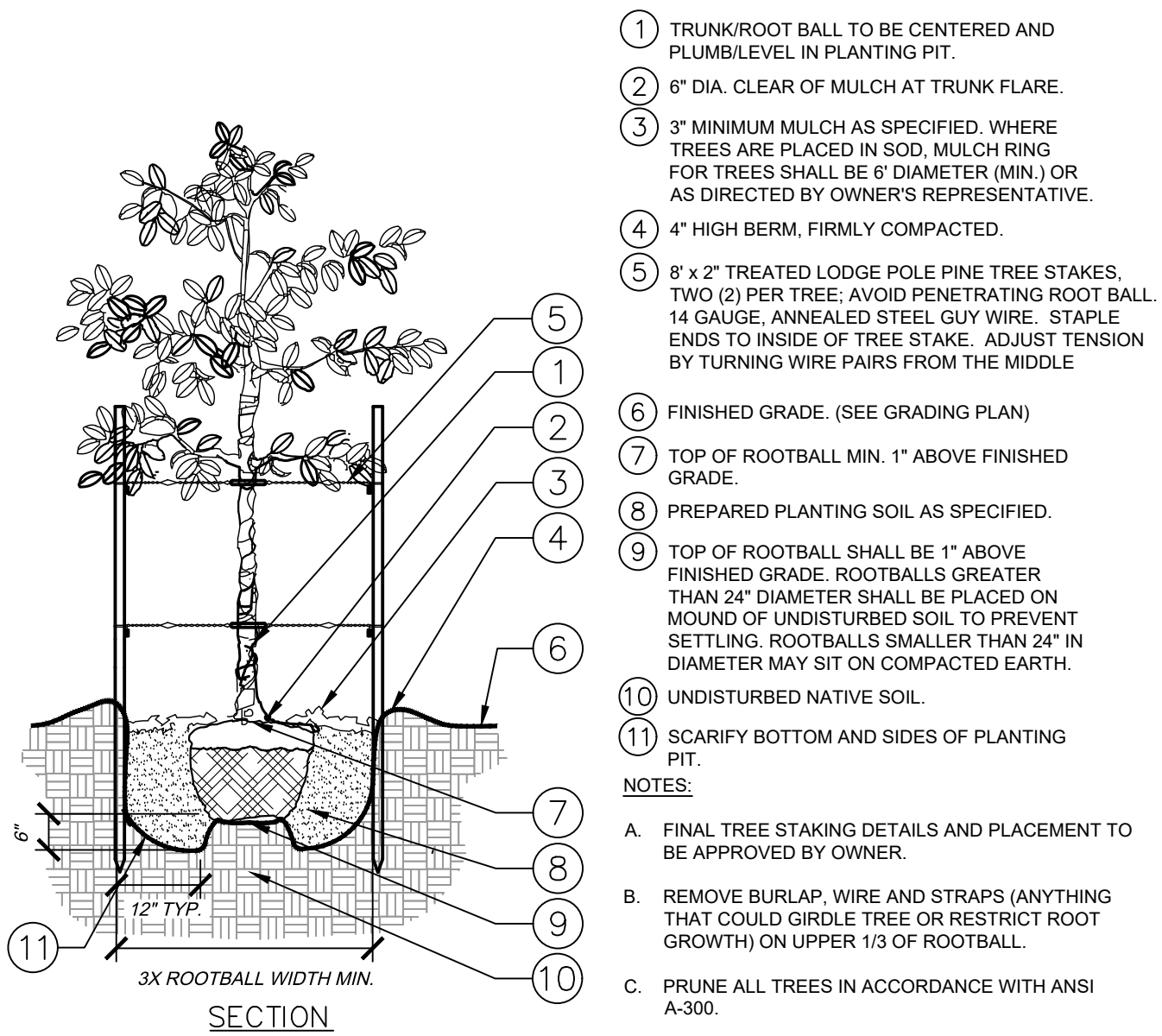
- ① INSTALL CONTINUOUS MULCH BED ADJACENT TO PARKING SPACES AS SHOWN. MULCH SHALL BE MIN. 3" DEEP. NO POP-UP IRRIGATION HEADS SHALL BE LOCATED WITHIN 24" OF A PARKING SPACE ON ANY SIDE.
- ② CURB / PARKING LOT EDGE.



		KIMLEY-HORN AND ASSOCIATES, INC. 4382 South Ulster Street, Suite 300 Denver, Colorado 80237 (303) 228-2300	
PENSKE SUBDIVISION FILING NO. 1			
CITY OF AURORA, COUNTY OF ADAMS		LANDSCAPE DETAILS	
SITE PLAN			
FILE NO.	DESIGNED BY:	DRAWN BY:	CHECKED BY:
CSP_LIP_DETALIED	B/C	CTM	
PROJECT NO.			
196523000			
SHEET NO.			
28			



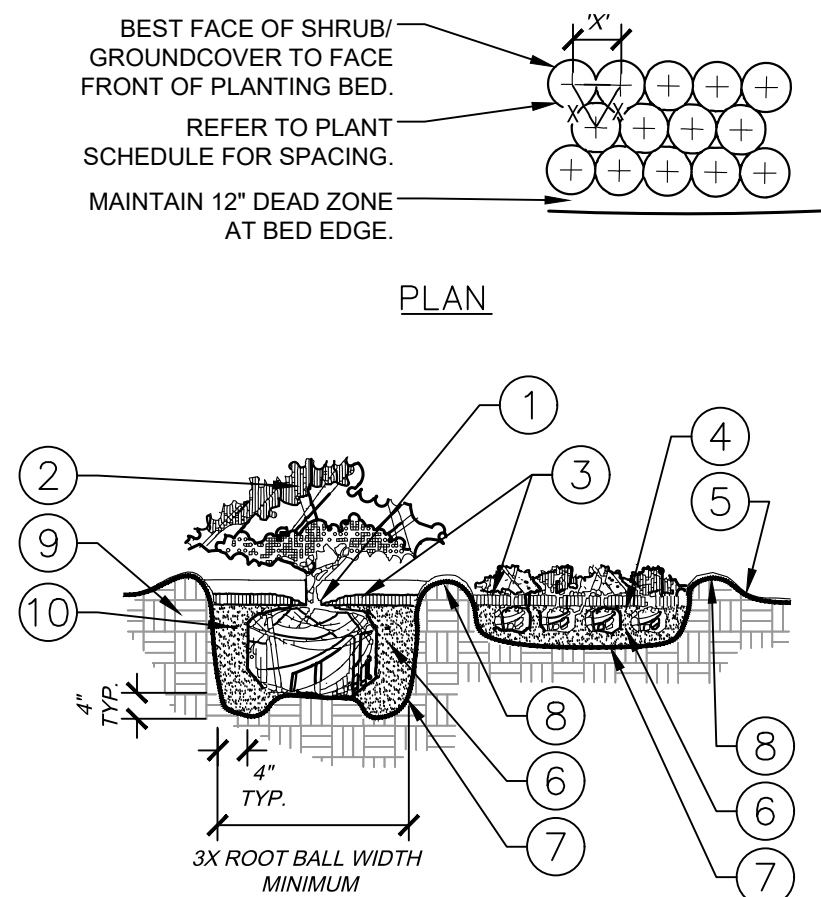
# SITE PLAN



SECTION

1 TREE PLANTING – STAKING  
24 SECTION / PLAN

NTS



## PLAN

SECTION

NOTES:

- A. CONTRACTOR SHALL ASSURE PERCOLATION OF ALL PLANTING PITS PRIOR TO INSTALLATION.
- B. WHEN SHRUBS ARE PRUNED IN MASSES, PRUNE ALL SHRUBS TO ACHIEVE UNIFORM MASS / HEIGHT.
- C. ALL SHRUBS AND GROUNDCOVERS SHALL BE PLUMB VERTICALLY, UNLESS OTHERWISE DIRECTED BY OWNERS REPRESENTATIVE.

2 ) SHRUB/GROUNDCOVER PLANTING  
24 ) SECTION / PLAN

NTS

# LANDSCAPE CALCULATIONS

<u>PARKING LOT LANDSCAPING</u>	REQUIRED	PROVIDED	
<u>SCREENING</u>	CON'T DBL ROW OF SHRUBS	CON'T DBL ROW OF SHRUBS	
<u>50% SHRUB COVER AT INSTALLATION</u>	50% SHRUB COVER AT INSTALLATION	50% SHRUB COVER AT INSTALLATION	
<u>PARKING LOT INTERIOR LANDSCAPING</u>	REQUIRED	PROVIDED	
9' X 19' ISLAND	1 TREE + 6 SHRUBS / ISLAND	1 TREE + 6 SHRUBS / ISLAND	
9' X 19' ISLAND	2 TREE + 12 SHRUBS / ISLAND	2 TREE + 12 SHRUBS / ISLAND*	
<u>BUILDING PERIMETER LANDSCAPING</u>	REQUIRED	PROVIDED	
1 TE/ 40 LF BUILDING FRONTAGE			
80 LF OF BUILDING FRONTAGE	2 T.E.s	2 TSE.s (2 TREES)	
<u>NON-STREET FRONTAGE BUFFERS</u>	LENGTH	WIDTH REQ. / PROV.	TREES/SHRUBS REQ. / PROV. (1 TREE, 5 SHRUBS/40 LF)
EAST BUFFER	852 LF	10' / 10'	22 TREES + 107 SHRUBS / 22 TREES + 323 SHRUBS**
SOUTH BUFFER	613 LF	10' / 10'	15 TREES + 77 SHRUBS / 15 TREES + 77 SHRUBS**
WEST BUFFER	648 LF	10' / 10'	16 TREES + 81 SHRUBS / 10 TREES, 7 EXISTING TREES + 81 SHRUBS*
<u>CURBSIDE LANDSCAPING</u>	LENGTH		TREES REQ. / PROV. (1 TREE / 40 LF)
EAST 32ND AVENUE	579 LF		PROVIDED IN COMBINATION WITH STREET FRONTAGE REQ.
<u>STREET FRONTAGE LANDSCAPE BUFFER</u>	LENGTH	WIDTH REQ. / PROV.	TREES / SHRUBS REQ. / PROV. (1 TREE, 10 SHRUBS / 40 LF)
EAST 32ND AVENUE	579 LF	10' / 10'	15 TREES + 144 SHRUBS / 6 TREES, 9 EXISTING TREES + 208 SHRUBS**
<u>DETENTION POND LANDSCAPING</u>	AREA IN SF		TREES / SHRUBS REQ. / PROV. (1 TREE, 10 SHRUBS / 4000 SF)
LANDSCAPE AREA ABOVE 100 YR W.S.E	8,416		3 TREES + 22 SHRUBS/ 3 TREES + 22 SHRUBS
<u>SITE DATA TABLE</u>			
SITE DATA	AREA IN SF	%	
TOTAL SITE AREA:	173,956	100	
BUILDING COVERAGE:	61,601	35.4	
HARD SURFACE AREA:	74,975	43.1	
LANDSCAPE AREA:	37,504	21.5	

\*DUE TO LIGHT POLE AND OTHER UTILITY CONFLICTS, SOME REQUIRED TREES IN ISLANDS HAVE BEEN RELOCATED TO THE BUFFER AREAS.  
 \*\*PARKING LOT SCREENING HAS BEEN INTEGRATED INTO BUFFER REQUIREMENTS AND IS NOT IN ADDITION TO SUCH BUFFER REQUIREMENTS.

[illegible]



SITE PLAN
LOT 1, BLOCK 1, PENSKE SUBDIVISION FILING NO. 1

LOCATED IN THE SOUTHWEST QUARTER OF SECTION 29, TOWNSHIP 3 SOUTH, RANGE 66 WEST OF THE 6TH P.M.,
CITY OF AURORA, COUNTY OF ADAMS, STATE OF COLORADO

TREE PROTECTION NOTES

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



City of Aurora
Parks, Recreation & Open Space Dept.
Date: October 2020

TREE PROTECTION
NOTES

PROS
TP-1.0

AURORA STANDARD LANDSCAPE NOTES

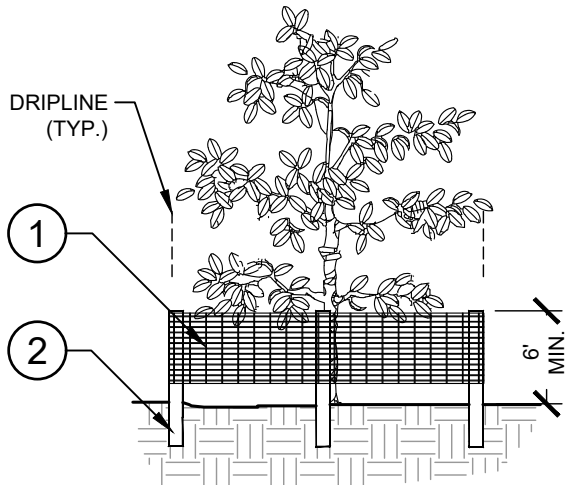
- 1. ALL UTILITY EASEMENT SHALL REMAIN UNOBSTRUCTED AND FULLY ACCESSIBLE ALONG THEIR ENTIRE LENGTH FOR MAINTENANCE EQUIPMENT ENTRY.
- 2. THE DEVELOPER, HIS SUCCESSORS AND ASSIGNS, SHALL BE RESPONSIBLE FOR INSTALLATION, MAINTENANCE AND REPLACEMENT OF ALL LANDSCAPING MATERIALS SHOWN OR INDICATED ON THE 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.
- 3. ALL LANDSCAPED AREAS AND PLANT MATERIAL, EXCEPT FOR NON-IRRIGATED NATIVE, RESTORATIVE, AND DRYLAND GRASS AREAS MUST BE WATERED BY AN AUTOMATIC UNDERGROUND IRRIGATION SYSTEM. IRRIGATION SYSTEM DESIGN, INSTALLATION, OPERATION, AND MAINTENANCE SHALL CONFORM TO REQUIREMENTS FOUND IN THE CITY OF AURORA IRRIGATION ORDINANCE.

FIRE SAFETY LANDSCAPE NOTES

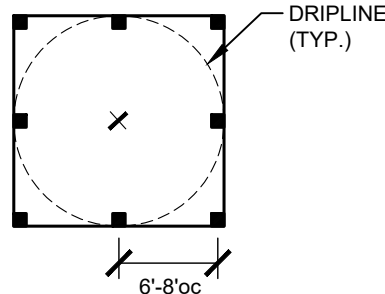
- 1. LANDSCAPE MATERIAL PLACEMENT SHALL NOT BE PLACED OR KEPT NEAR FIRE HYDRANTS, FIRE DEPARTMENT INLET CONNECTIONS OR FIRE PROTECTION CONTROL VALVES IN A MANNER THAT WOULD PREVENT SUCH EQUIPMENT OR FIRE HYDRANTS FROM BEING IMMEDIATELY DISCERNIBLE. THE FIRE DEPARTMENT SHALL NOT BE DETERRED OR HINDERED FROM GAINING IMMEDIATE ACCESS TO FIRE PROTECTION EQUIPMENT OR HYDRANTS.
- 2. A 5-FOOT CLEAR SPACE SHALL BE MAINTAINED AROUND THE CIRCUMFERENCE OF FIRE HYDRANTS.
- 3. LANDSCAPING MATERIAL SHOWN WITHIN THE SITE PLAN CANNOT ENCROACH INTO ROADWAYS THAT ARE DEDICATED (OR DESIGNATED) AS FIRE LANE EASEMENTS (OR CORRIDORS).

LANDSCAPE NOTES

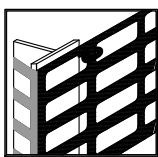
- 1. FOUR CUBIC YARDS OF ORGANIC MATERIAL PER 1,000 SF OF LANDSCAPE AREA IS REQUIRED FOR SOIL AMENDMENT.
- 2. THE DEVELOPER, HIS SUCCESSORS AND ASSIGNS, SHALL BE RESPONSIBLE FOR INSTALLATION, MAINTENANCE AND REPLACEMENT OF ALL LANDSCAPING MATERIALS SHOWN OR INDICATED ON THE APPROVED SITE PLAN OR LANDSCAPE PLAN ON FILE IN THE PLANNING DEPARTMENT. ALL LANDSCAPING WILL BE INSTALLED AS DELINEATED ON THE PLAN, PRIOR TO ISSUANCE OF CERTIFICATES OF OCCUPANCY.
- 3. "ALL LANDSCAPED AREAS AND PLANT MATERIAL, EXCEPT FOR NON-IRRIGATED NATIVE, RESTORATIVE, AND DRYLAND GRASS AREAS, MUST BE WATERED BY AN AUTOMATIC UNDERGROUND IRRIGATION SYSTEM. IRRIGATION SYSTEM DESIGN, INSTALLATION, OPERATION, AND MAINTENANCE SHALL CONFORM TO REQUIREMENTS FOUND IN THE CITY OF AURORA IRRIGATION ORDINANCE."
- 4. THE PROPOSED FREE STANDING LIGHTS ARE THE EVOLVE-LED SCALABLE AREA LIGHT (EASC SERIES). THE EVOLVE-EASC IS AN LED SQUARE FIXTURE MOUNTED TO A SQUARE POLE AT 25'. TYPE 4 LIGHTING DISTRIBUTION IS PROPOSED THROUGHOUT THE PROPERTY AREA, WHILE TYPE 3 LIGHTING DISTRIBUTION IS PROPOSED AT THE PERIMETER OF THE PROPERTY. LIGHTING DISTRIBUTION SHIELDS ARE USED AT SPECIFIC POLE LOCATIONS TO INHIBIT LIGHTING SPILL-OVER TO ADJACENT PROPERTIES
- 5. SIDEWALKS WILL BE A CONCRETE SLAB. VEHICULAR DRIVES AND PARKING LOTS WILL BE ASPHALT.
- 6. ALL PLANTING BEDS TO HAVE RIVER ROCK MULCH TO A DEPTH OF 3", INCLUDING AROUND TREES AND SHRUBS
- 7. ALL PROPOSED LANDSCAPING WITHIN THE SIGHT TRIANGLE SHALL BE IN COMPLIANCE WITH COA ROADWAY SPECIFICATIONS, SECTION 4.04.2.10



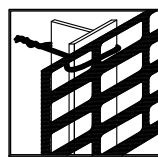
ELEVATION



PLAN



CORNER CONNECTION



CONNECTION

- 1 6'H "PERIMETER PLUS" CONSTRUCTION FENCE BY CONWED PLASTICS OR OWNER'S REPRESENTATIVE APPROVED EQUAL. SUBMIT PRODUCT INFORMATION FOR APPROVAL PRIOR TO INSTALLATION.
- 2 8' TALL METAL "T" POSTS OR 2" x 2" x 8' PRESSURE TREATED WOOD POSTS WITH 24" BURIAL BELOW GRADE.

INSTALLATION NOTES:

- A. POST SELECTION SHOULD BE BASED ON EXPECTED STRENGTH NEEDS AND THE LENGTH OF TIME FENCE WILL BE IN PLACE. FLEXIBLE FIBERGLASS ROD POSTS ARE RECOMMENDED FOR PARKS, ATHLETIC EVENTS AND CROWD CONTROL INSTALLATIONS. METAL "T" POSTS OR TREATED WOOD POSTS ARE TYPICALLY USED FOR CONSTRUCTION AND OTHER APPLICATIONS.
- B. POSTS SHOULD BE DRIVEN INTO THE GROUND TO A DEPTH OF 1/3 OF THE HEIGHT OF THE POST. FOR EXAMPLE, A 6' POST SHOULD BE SET AT LEAST 2' INTO THE GROUND.
- C. SPACE POSTS EVERY 6' (MIN.) TO 8' (MAX.).
- D. SECURE FENCING TO POST WITH NYLON CABLE TIES (AVAILABLE FROM CONWED PLASTICS). WOOD STRIPS MAY BE ALSO BE USED TO PROVIDE ADDITIONAL SUPPORT AND PROTECTION BETWEEN TIES AND POSTS.

NOTE: IF WIRE TIES ARE USED, AVOID DIRECT CONTACT WITH FENCE. WIRE MAY DAMAGE FENCE OVER TIME.

1 TREE PROTECTION FENCING
17 ELEVATION / PLAN

NTS

Kimley»Horn

KIMLEY-HORN AND ASSOCIATES, INC.
4835 South Wadsworth Blvd.
Denver, Colorado 80237 (303) 228-2300

PENSKE SUBDIVISION FILING NO. 1

CITY OF AURORA, COUNTY OF ADAMS

SITE PLAN

TREE MITIGATION & LANDSCAPE NOTES

DATE: 9/12/2022
DESIGNED BY: BJC
DRAWN BY: CTM
CHECKED BY: BJC

FILE NO.
CSP\_TM
PROJECT NO.
196523000

SHEET NO.
30

NO.
REVISION
BY
DATE
APPR



Many items in the response to comments letter indicate a design narrative was provided, but it is not included in this plan set or in other associated documents.

New plan set sheets should all be 18"x24".

KH: Sheet size has been revised.

EXTERIOR MATERIALS & FINISH SCHEDULE

MARK	MATERIAL	LOCATION	MANUFACTURERS	DESCRIPTION
A	GL-2 SPANDREL GLASS	ABOVE BFT WHERE NOTED AT EXTERIOR WINDOWS	-	1" INSULATED SPANDREL GLAZING, COLOR: BLACK OPAQUE - TEMPERED AS REQUIRED
B	GL-1 VISION GLASS	TYPICAL AT EXTERIOR DOORS AND WINDOWS AS NOTED	-	1" INSULATED GLAZING, COLOR: LIGHT BRONZE TINT TO MATCH EXISTING GLASS
C	SF-1 STOREFRONT FRAMING	STOREFRONT DOOR & WINDOW LOCATIONS	KAWNEER OR EQUAL	BRONZE ANODIZED ALUMINUM STOREFRONT FRAMING TO MATCH EXISTING FRAMES
E	MP-2 METAL PANEL (BROWN)	AVP METAL FACADE PANELS, DOWNSPOUTS & TRIM	METAL BUILDING VENDOR	AVP METAL BUILDING PANELS, DOWNSPOUTS AND TRIM COLOR MEDIUM BRONZE
E-1	MP-3 STUCCO TEXTURED PANEL	OFFICE ADDITION FACADE PANELS	METAL BUILDING VENDOR	TUFF WALL COLOR - SURREY BEIGE TUFF-COTE FINISH SYSTEM COATING
F	INSULATED OVERHEAD DOOR	SERVICE AND WASH BAYS	OVERHEAD DOOR: SERIES 592	EXTERIOR PAINT COLOR: ARCHITECTURAL BROWN
G	MU-2 MASONRY UNIT	BUILDING FACADE ABOVE 2'-8"	8" x 8" x16" STANDARD GRAY SPLIT FACE CMU	+2'-8" UPPER WALL SPLIT FACE MASONRY WITH ELASTOMERIC PAINT COLOR EXP-11
H	MU-1 MASONRY UNIT	BUILDING BASE TO 2'-8"	8" x 8" x16" STANDARD GRAY SPLIT FACE CMU	UP TO 2'-8" A.F.F., SPLIT FACE MASONRY WITH ELASTOMERIC PAINT COLOR EXP-10
I	BC-1 BOLLARD COVER		BY IDEAL SHIELD	STEEL PIPE BOLLARDS WITH SLEEVE COVERS
J	PC-2 ALUMINUM BAND	ABOVE STOREFRONT ENTRANCES	KAWNEER OR EQUAL	POWDER COATED ALUMINUM BAND COLOR: AEGEAN BLUE (UPPER BAND)
K	PC-1 ALUMINUM BAND	ABOVE STOREFRONT ENTRANCES	KAWNEER OR EQUAL	POWDER COATED ALUMINUM BAND COLOR: ULTRAMARINE BLUE (UPPER BAND)
L	ALUMINUM STOREFRONT DOOR	ENTRY DOOR; RENTAL, OFFICE & SERVICE ENTRANCE	KAWNEER OR EQUAL	FULL VISION DOOR
M	HOLLOW METAL DOOR	RENTAL STORAGE / SHOP ENTRY / WASH BAY	STEELCRAFT B-SERIES OR CECO MEDALLION SERIES	PRE-FINISHED ARCH BROWN COLOR EXP-3
N	3) HIGH ALPOLIC ACM METAL BAND	OFFICE ADDITION ACCENT YELLOW BAND	LANE SUPPLY INC	CONTACT: ROB SHEPARD (817) 307-5543

- NOTES:
- SEE SPECIFICATIONS FOR ADDITIONAL DETAILS & SUPPLIER INFORMATION
  - CONCEALED CMU TO BE STANDARD GRAY AND SMOOTH FACE.
  - PAINT WITH ELASTOMERIC PAINT BEHIND METAL PANEL TO ACT AS SEALANT

KH: A colored rendering has been provided as a separate file. Material calculations have been provided. Compliance with the Four-Sided Building design has been included.

KH: An adjustment has been submitted for this.

Horizontal articulation methods were not called out in the response to comments or on these elevations. Horizontal articulation methods are required every 100'. The building addition is 117' and is not utilizing a horizontal articulation method identified in Table 4.8-3.

All deltas on this revision need to be number 2.

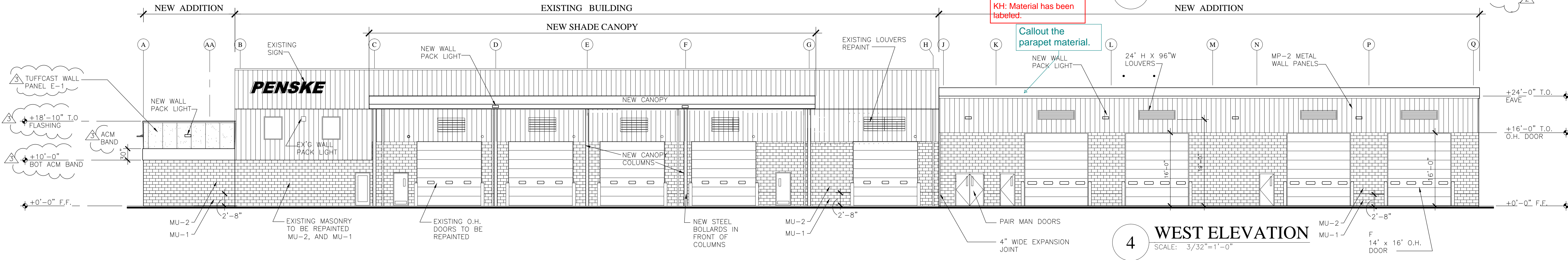
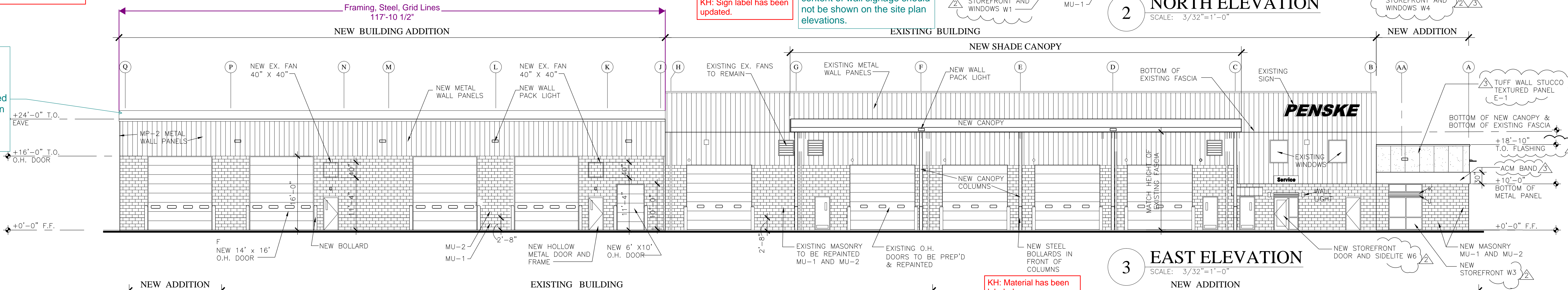
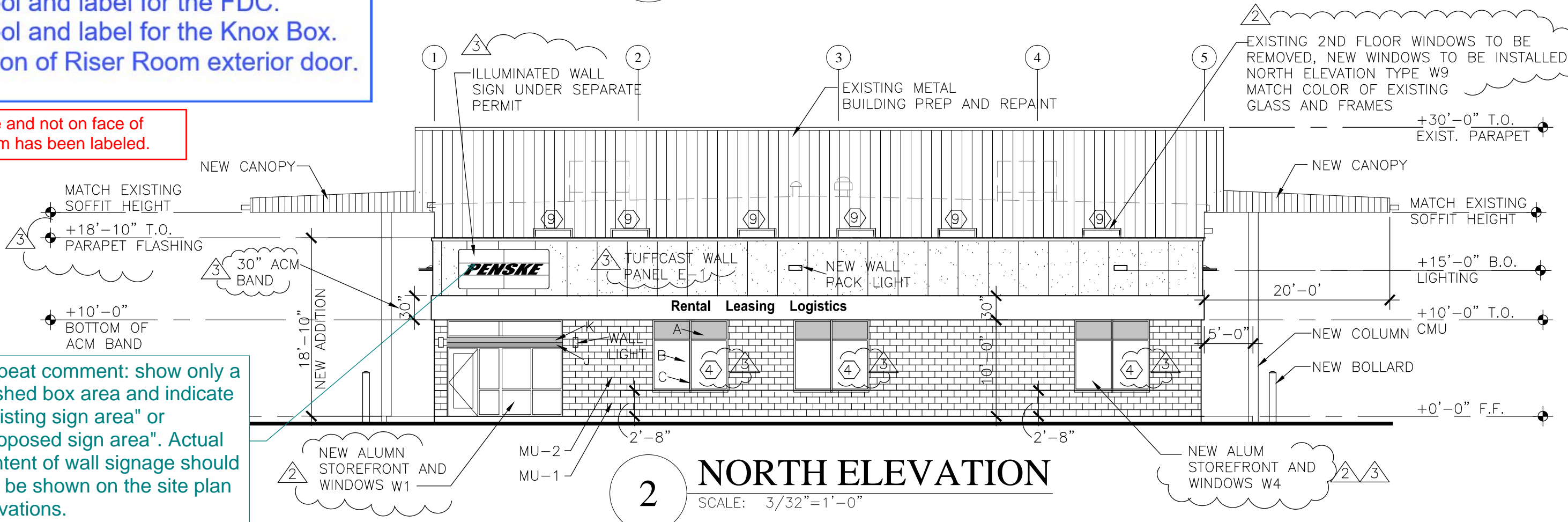
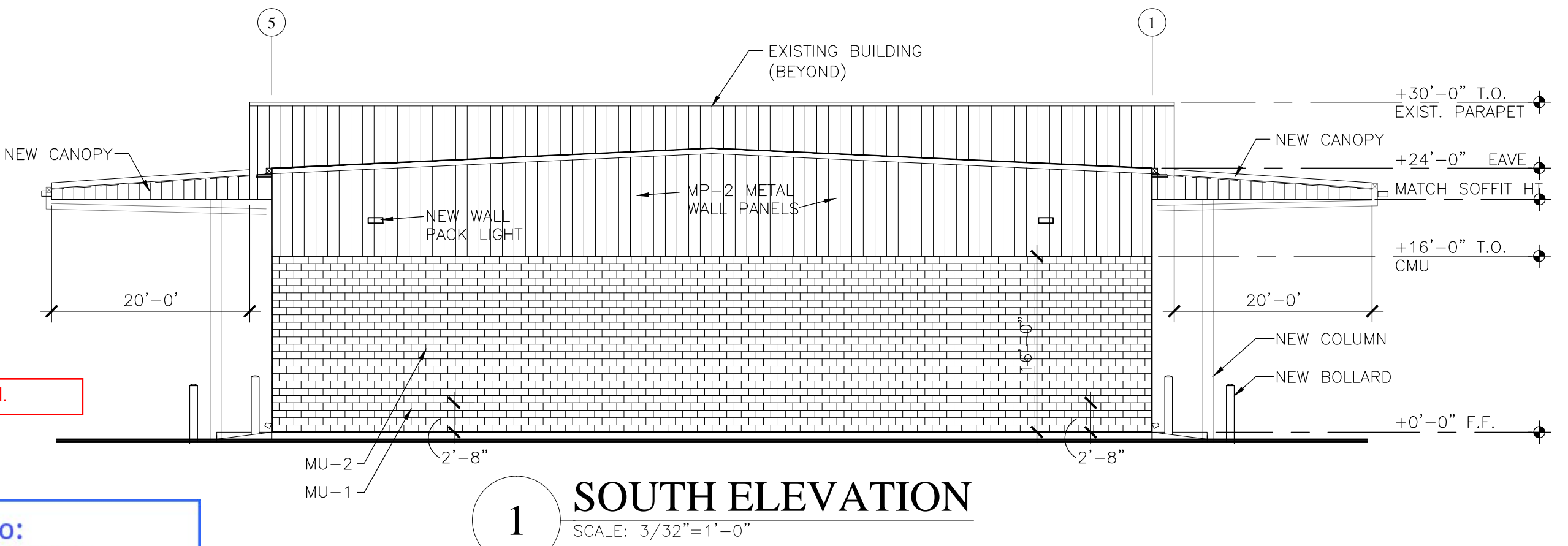
KH: Deltas have been revised.

Update the elevation sheets to:  
- Show symbol and label for the FDC.  
- Show symbol and label for the Knox Box.  
- Show location of Riser Room exterior door.

KH: FDC is remote and not on face of building. Riser room has been labeled.

Repeat comment: show only a dashed box area and indicate "existing sign area" or "proposed sign area". Actual content of wall signage should not be shown on the site plan elevations.

KH: Sign label has been updated.



BUILDING ADDITION  
& RENOVATIONS  
PENSKE TRUCK LEASING  
15600 E. 32ND AVENUE  
AURORA, CO.

K/G  
ARCHITECTS  
7585 E. REDFIELD ROAD  
SUITE 102  
SCOTTSDALE, AZ 85260  
(480) 443-3705 - TEL  
(480) 443-3805 - FAX

DRAWN BY:	DATE	REVISIONS	DATE:	ISSUED FOR:
BIA	01-25-23	2 PLANNING	01-25-23	REVIEW
CHECKED BY:			SHEET NO:	
LK / PG				
PROJECT NO:				
21114				

EXTERIOR ELEVATIONS

A7-0



PLUMBING LEGEND			GENERAL NOTES	
SYMBOL	ABBR.	DESCRIPTION		
	SS	SOIL, WASTE, OR SANITARY SEWER		
	V	VENT PIPE		
	CW	COLD WATER PIPE		
	HW	HOT WATER PIPE		
	HWR	HOT WATER RETURN PIPE		
	FCO/SCO	FLOOR/SURFACE CLEANOUT		
	-	TWO WAY SURFACE CLEANOUT		
	WCO	WALL CLEANOUT		
	-	UNION		
	VTR	VENT THRU ROOF		
	FD	FLOOR DRAIN		
	FS	FLOOR SINK		
	AP	ACCESS PANEL		
	POC	POINT OF CONNECTION		
	GV	GATE VALVE		
	BV	BALL VALVE (FULL PORT)		
	-	GAS COCK		
	GPR	GAS PRESSURE REGULATOR		
	-	STRAINER		
	-	SOLENOID VALVE		
	-	CHECK VALVE		
	RPBP	REDUCED PRESSURE BACKFLOW PREVENTER		
	-	PIPE DROP		
	-	PIPE RISE		
	-	PIPE CAP		
	-	PIPE STOP		
	-	BOTTOM CONNECTION		
	-	PRESSURE RELIEF		
	-	FLOW ARROW		
	-	VALVE IN RISER		
	-	RECIRCULATING PUMP		
	-	ROOF DRAIN (RD)		
	-	OVERFLOW DRAIN (OD)		
	TP W/AP	TRAP PRIMER W/ACCESS PANEL		

ABBREVIATIONS			
AFF	ABOVE FINISHED FLOOR	G	NATURAL GAS
AFG	ABOVE FINISHED GRADE	GPM	GALLONS PER HOUR
BHP	BRAKE HORSEPOWER	IN	INCHES
BOP	BOTTOM OF PIPE	INV	INVERT
BTU	BRITISH THERMAL UNIT	KW	KILOWATT
BTUH	BTU PER HOUR	LP	PROPANE
CA	COMPRESSED AIR	N	NEW
CFH	CUBIC FEET PER HOUR	NA	NOT APPLICABLE
CFM	CUBIC FEET PER MINUTE	NC	NORMALLY CLOSED
CO	CLEANOUT	NIC	NOT IN CONTRACT
COP	CLEANOUT PLUG	NO	NORMALLY OPEN
COTG	CLEANOUT TO GRADE	O,S & Y	OUTSIDE SCREW AND YOEK
D	DRAIN	PSI	POUNDS PER SQUARE INCH
ELEV	ELEVATION	RP	RESIDUAL PRESSURE
(E)	EXISTING	SP	STATIC PRESSURE
°F	DEGREES FAHRENHEIT	V	VOLTS
FDC	FIRE DEPARTMENT CONNECTION	VAC	VACUUM
FFE	FINISHED FLOOR ELEVATION	VTR	VENT THRU ROOF
FH	FIRE HYDRANT	WC	WATER COLUMN
FHC	FIRE HOSE CABINET		
FT	FEET		

PLUMBING FIXTURE SPECIFICATIONS - NO EXCEPTIONS TAKEN	
WC - WATER CLOSET (FLOOR MOUNTED FLUSH TANK, ADA): KOHLER MODEL K-3999, 16-1/2" HIGH FLOOR SET VITREOUS CHINA, 1.28 GALLONS PER FLUSH WATER CLOSET. EQUIPPED WITH CLASS 5 FLUSHING SYSTEM. ELONGATED BOWL. COLOR SHALL BE WHITE. PROVIDE WHITE OPEN FRONT SEAT WITHOUT COVER. PROVIDE ANGLE STOP WITH FLEXIBLE TUBE RISER. TRIP LEVER TO BE INSTALLED ON OPEN SIDE OF WATER CLOSET. WASTE - 4" TRAP - INTEGRAL VENT - 2" CW - 1/2"	HB - HOSE BIBB: WOODFORD MODEL # 24, 3/4" THREADED HOSE CONNECTION, NON-REMOVABLE VACUUM BREAKER, AND OPERATING KEY HANDLE. CW - 3/4"
UB1 - URINAL: KOHLER MODEL K-9991-ET WALL MOUNT FLUSH VALVE, LOW FLOW URINAL UP TO 0.5 GPF. FLUSH VALVE: SLOAN ROYAL 180, PROVIDE CARRIER. REFER TO ARCH'L DRAWINGS FOR MOUNTING HEIGHT. WASTE - 2" TRAP - INTEGRAL VENT - 2" CW - 3/4"	WM - WALL HYDRANT (NON-FREEZE): MIFAB MHY-25-B, ENCASED, NON-FREEZE, SELF-DRAINING WITH NEOPRENE PLUNGER, BRONZE OPERATING STEM, HEAVY-DUTY BRASS CASINGS, NON-REMOVABLE VACUUM BREAKER, 3/4" THREADED HOSE CONNECTION AND NICKEL BRONZE FLUSH MOUNTING WALL BOX WITH HINGED LOCKING COVER AND OPERATING KEY HANDLE. CW - 3/4"
UR2 - URINAL (WALL HUNG, ADA): SAME AS UR-1 EXCEPT MOUNT WITH MOUNTED AT RIM HEIGHT OF 17" MAXIMUM ABOVE FLOOR FOR ADA COMPLIANCE.	TD1 - TRENCH DRAIN (SERVICE BAYS): ACO K100G SERIES KLASSEK TRENCH DRAIN, 4" WIDE, LOCATED IN SERVICE BAYS. ACO K-901G IN-LINE CATCH BASIN DRAIN. PROVIDE SLOTTED GRATES 461 Q. PROVIDE WITH END CAPS AND LENGTH TO SUIT PER ARCHITECTURAL DRAWINGS.
LAV - LAVATORY (WALL HUNG, ADA): KOHLER MODEL K-2005, 21-1/4" x 18-1/8" VITREOUS CHINA WITH OVERFLOW, 4" CENTERS & CONCEALED ARM CARRIER, COLOR SHALL BE WHITE. PROVIDE WALL HANGER. SUPPLY FITTING: "CHICAGO" 802-W2805-317ABCP DECK MOUNTED FAUCET WITH 0.5 GPM VANDAL-RESISTANT SPRAY OULET, 4" WRIST BLADE HANDLES AND K-7129-A PERFORATED GRID DRAIN WITH 1-1/4" CHROME PLATED TALPIECE. TEMPERING VALVE: LEONARD 170, BRONZE FINISH, LOCKING TEMPERATURE REGULATOR WITH INTEGRAL TEMPERATURE ADJUSTMENT, STRAINER AND COMBINATION STOP CHECKS ON INLETS. VALVE TO BE ASSE 1017 AND 1070 CERTIFIED AND SET FOR 110°F. F. OUTLET TEMPERATURE. MOUNT TEMPERING VALVE UNDER LAVATORY. SUPPLIES: 5/8" x 3/8" OD CHROME PLATED LOOSE KEY QUARTER TURN BALL VALVE STYLE COMPRESSION ANGLE STOPS WITH 16" FLEXIBLE RISER TUBES AND ESCUTCHEONS, P-TRAP: 1-1/4" CHROME PLATED, 30% CAST BRASS P-TRAP WITH CLEANOUT PLUG. INSULATION: LAVATORY P-TRAP AND ANGLE VALVE ASSEMBLIES SHALL BE COVERED WITH MOLDED, ANTI-MICROBIAL TRUEBORG, INC. LAV GUARD UNDERSINK PROTECTIVE PIPE COVER MODEL # 102, 1/400 LISTED (COLOR SELECTED BY ARCHITECT) WASTE - 2" TRAP - 1-1/4" x 1-1/2" VENT - 2" CW - 1/2" HW - 1/2"	TD2 - TRENCH DRAIN (WASH BAY): ACO - K300G12 SERIES KLASSEK TRANCH DRAIN, SLOTTED GRATE, 12" WIDE, LOCATED IN WASH BAY DOOR OPENING. ACO K3-903G CATCH BASIN LOCATED AT CENTER OF WASH BAY TRENCH DRAIN. PROVIDE SLOTTED GRATES 12" 861 Q. PROVIDE WITH END CAPS AND LENGTH TO SUIT PER ARCHITECTURAL DRAWINGS.
WF - WASHPOINT/RAIN: WILCOUGHBY INDUSTRIES MODEL NO. CVMES-4820-2-MOD-6, 48"x20"x8" DEEP, WALL HUNG, 2 STATION, 14 GAUGE STAINLESS STEEL CONSTRUCTION WITH 5" SQ FLAT STRAINER DRAIN AND 2 CLIPS. PROVIDE BRACKETS TO SECURE TO WALL. FAUCETS: (2) CHICAGO 631216507AB, BACK MOUNTED FAUCET WITH "G" OFFSET SUPPLY ARMS, D68A RIGID/SWING DOUBLE BEND SPOUT FAUCET, 4" WRIST BLADE HANDLES, CERAMIC DISC OPERATING CARTRIDGES AND 1.5 GPM LAMINAR FLOW OUTLET. TEMPERING VALVE: LEONARD 370, BRONZE FINISH, LOCKING TEMPERATURE REGULATOR WITH INTEGRAL TEMPERATURE ADJUSTMENT, STRAINER AND COMBINATION STOP CHECKS ON INLETS. VALVE TO BE ASSE 1017 AND 1070 CERTIFIED AND SET FOR 110°F. F. OUTLET TEMPERATURE. MOUNT TEMPERING VALVE UNDER WASH FOUNTAIN WITH 3/4" TEMPERED HOT WATER HEADER AND 1/2" HW CONN TO EACH FAUCET. WASTE - 2" TRAP - 2" VENT - 2" CW - 1/2" HW - 1/2"	FD1 - FLOOR DRAIN: MIFAB MODEL NO. F1100-CS-14-7, 5" DIAMETER POLISHED BRONZE STRAINER, CAST IRON BODY, BOTTOM OUTLET, COMBINATION INVERT MEMBRANE CLAMP, VANDAL RESISTANT SCREWS, AND TRAP SEAL. DIAMETER OF OUTLET AS SHOWN ON DRAWINGS. (CONTRACTOR'S OPTION: SUFFIX -30, PVC SOCKET CONNECTION BODY)
MS - MOP SINK: FIAT MODEL MSB2424, 24"x24"x10", FLOOR MOUNTED, CONSTRUCTED OF MOLDED STONE WITH 10" HIGH WALLS, NOT LESS THAN 1" WIDE SHOULDERS, FACTORY INSTALLED STAINLESS STEEL DRAIN BODY DESIGNED TO PROVIDE FOR A LEAD CAULK OR QDC3-2 GASKET, COMBINATION DOME STRAINER AND LINT BASKET, FIAT MODEL NO. 899-CP MOP HANGER, NO. 833-AA HOSE AND BRACKET, NO. E-77-AA VINYL BUMPERGUARD AND MSG424 (2) STAINLESS STEEL WALL PANELS. SERVICE FAUCET: CHICAGO FAUCET MODEL 897-CP CHROME PLATED. WALL MOUNTED WITH 8" CENTERS, VACUUM BREAKER, INTEGRAL STOPS, ADJUSTABLE WALL BRACE, PAIL HOOK, AND 3/4" HOSE THREAD ON SPOUT WASTE - 2" TRAP - 2" VENT - 2" CW - 3/4" HW - 3/4"	FD2 - FLOOR DRAIN: MIFAB MODEL NO. F1100-4, LACQUERED CAST IRON BODY WITH ANCHOR FLANGE, ADJUSTABLE COLLAR WITH DEEP SUMP BODY WITH BOTTOM OUTLET AND 7" DIAMETER DUCTILE IRON STRAINER. (CONTRACTOR'S OPTION: SUFFIX -30, PVC SOCKET CONNECTION BODY)
EWG - ELECTRIC WATER COOLER (SINGLE): OASIS MODEL PQF85BP, VERSAFILLER SPORTS BOTTLE FILLER WITH INDEPENDENT MANUAL ACTIVATION, BARRIER-FREE, WALL MOUNTED, STAINLESS STEEL TOP, WELDED STEEL FRAME, IN-LINE FLOW REGULATOR FOR CONSTANT STREAM. FRONT AND SIDE PUSH BAR ACTIVATED VALVES, 8.0 GPM @ 50 DEGREES FAHRENHEIT WITH 80 DEGREE INLET WATER TEMPERATURE, 90 DEGREE FAHRENHEIT AMBIENT, 1/4 HP, 115V, 4.4 FLA, 450 WATTS, 1/2" x 3/8" O.D. SWEAT ANGLE STOP, TUBULAR P-TRAP, MOUNT PER ARCHITECTURAL DRAWINGS. REFRIGERANT TO BE HFC-134A, UNIT TO HAVE ZERO LEAD IN COOLER COMPONENTS. WASTE - 1-1/2" TRAP - 1-1/4" VENT - 2" CW - 1/2"	FS - FLOOR SINK: MIFAB MODEL NO. FS1770, 16"x16"x9" DEEP, CAST IRON BODY WITH ACID RESISTANT PORCELAIN INTERIOR AND GRATE, ALUMINUM DOME STRAINER, GRATE AND TRAP SEAL. DIAMETER OF OUTLET AS SHOWN ON DRAWINGS. (CONTRACTOR'S OPTION: SUFFIX -30, PVC SOCKET CONNECTION BODY)
SK - SINK: ELKAY MODEL LRAD2222 22"x22"x6-1/2" DEEP 20 GAUGE TYPE 304 STAINLESS STEEL SINGLE BOWL SELF RIMMING SINK, HOLE PUNCHING TO MATCH FAUCET. SUPPLY FITTING: ELKAY MODEL LK-1000C SINGLE LEVER FAUCET WITH CERAMIC DISK CARTRIDGE AND 1.5 GPM FLOW CONTROL. DISPOSAL: IN-SINK-ERATOR, MODEL 333-SS 3/4 H.P. DISPOSAL. WASTE - 2" TRAP - 1-1/2" VENT - 2" CW - 1/2" HW - 1/2"	TS - TRAP SEAL: SIRE SEAL IN-LINE FLOOR DRAIN TRAP SEALER. SIZE AS WASTE PIPING NOTED ON DRAWINGS. INSIDE INSIDE OF DRAIN. PROVIDE SIZE AS NEEDED. 2" MODEL SS2009L, 3" MODEL SS3000L, 3-1/2" MODEL SS309L AND 4" MODEL SS409L.
IMB - ICE MAKER BOX: GUY GRAY MODEL MIB1HAAB RECESSED, POWDER COATED METAL BOX WITH 1/4 TURN SUPPLY VALVE WITH INTEGRAL WATER HAMMER ARRESTOR.	FCO - FLOOR CLEANOUT: MIFAB C1220-1-6 CLEANOUT CAST IRON BODY WITH NICKEL BRONZE TOP WITH SECURITY SCREWS AND NEOPRENE PRIMARY GASKET SEAL AND SECONDARY BRONZE PLUG SEAL. (CONTRACTOR'S OPTION: SUFFIX -30, PVC SOCKET CONNECTION BODY).
TWB - TANKLESS WATER HEATER: A.O. SMITH MODEL ATI-340H-N, 199,000 BTUH NATURAL GAS INPUT, .95 ENERGY FACTOR, 6.0 MAXIMUM GPM FLOW RATE AT 65° FISE (115° F) AND 40 PSI MINIMUM, WITH COPPER PRIMARY HEAT EXCHANGER AND 316L STAINLESS STEEL SECONDARY HEAT EXCHANGER, INTEGRATED TEMPERATURE CONTROLS, AIR-FUEL RATIO SENSOR, EXHAUST WATER TEMPERATURE SAFETY CONTROL, OVERHEAT CUT-OFF FUSE, 3/4" NPT GAS CONNECTION AND 3" SCHEDULE 40 PVC VENTS WITH CONCENTRIC TERMINATION INSTALLED PER MANUFACTURERS RECOMMENDATIONS. UNIT COMPLETE WITH PIPE COVER, NEUTRALIZER KIT AND ISOLATION VALVE KIT.	WCO - WALL CLEANOUT: MIFAB C1460-RD-6 CAST IRON CLEANOUT TEE WITH THREADED COUNTERSUNK PLUG COMPLETE WITH ROUND, SMOOTH STAINLESS STEEL ACCESS COVER WITH VANDAL RESISTANT SCREWS.
CE - CIRCULATING PUMP: IN-LINE PUMP SHALL BE EQUAL TO BELL & GOSSET LITTLE RED® BOOSTER PUMP MODEL NO. LB-208F. LEAD FREE PUMP RATED FOR 2 GPM AT 12 FT. HD., 1/15 WATTS, 0.8 FLA, 115 VOLTS, 15, 2500 RPM WITH AQ5-3/4 AQUASTAT AND TC-1 TIMER KIT, 115V, 60Hz.	SCO - SURFACE CLEANOUT: MIFAB C1300-MF-4-6 HEAVY DUTY ACCESS HOUSING WITH ANCHOR FLANGES, DUCTILE IRON TOP AND SECURITY SCREWS WITH MIFAB C1230-4 IN-LINE CLEANOUT WITH NEOPRENE PRIMARY GASKET SEAL WITH CAST IRON BODY AND DUCTILE IRON COVER/PLUG. (CONTRACTOR'S OPTION: SUFFIX -30, PVC SOCKET CONNECTION BODY)
EEW - EMERGENCY EYE/FACE WASH: HAWES MODEL T268BT, 5102 11" DIA. GREEN, ABS BOWL W/ A310N MSR EYE/FACE WASH HEAD W/LAMINAR FLOW AND ANTI-MICROBIAL PROTECTION, IN-LINE STRAINER, 3.7 GPM FLOW CONTROL, STAINLESS STEEL DUST COVER, P-TRAP AND WALL BRACE. UNIT COMPLETE WITH HAWES 9201EW EMERGENCY EYE-WASH THERMOSTATIC MIXING VALVE WITH COLD WATER BY-PASS, POSITIVE SHUT-OFF (SUSPENDS HW FLOW WHEN CW IS LOST TO PRECT AGAINST SOLDERING). PARAFFIN-BASED THERMAL ACTUATION WITH SHUTTLE DESIGN WITH A FLOW RATE OF 1 TO 10 GPM AND FACTORY SET FOR 85°F WASTE - 2" TRAP - 1-1/2" VENT - 2" CW - 1/2" HW - 1/2"	BD - ROOF DRAIN: MIFAB R1200-B-U-M CAST IRON ROOF DRAINS WITH FLASHING COLLAR AND CAST IRON DOME. FURNISH EXTENSION (SUFFIX-E) FOR INSULATED ROOFS. SUMP RECEIVER (SUFFIX-B) AND UNDERDECK CLAMP (SUFFIX-U) FOR ALL BUT POURED-IN-PLACE INSTALLATIONS. OUTLET CONNECTION TYPE SHALL BE COMPATIBLE WITH PIPING SYSTEM. PROVIDE LEAD FLASHING FOR ALL ROOF DRAINS.
WHA - WATER HAMMER ARRESTOR: MIFAB MWH., THE CONTRACTOR SHALL INSTALL THE WATER HAMMER ARRESTORS IN THE PIPING SYSTEM AS REQUIRED BY THE SIZE OF THE FIXTURE LOAD. BARREL FABRICATED OF TYPE K1 HARD DRAWN COPPER. THE PISTON AND THREADED ADAPTOR ARE MACHINED OF FREE TURNING BRASS WITH O-RING SEALS. INSTALL IN AN ACCESSIBLE AREA NEAR ACCESS DOOR.	OD - OVERFLOW ROOF DRAIN: MIFAB R1200-B-U-M-R CAST IRON ROOF DRAINS WITH FLASHING COLLAR, CAST IRON DOME AND 2" HIGH WATER DAM. FURNISH EXTENSION (SUFFIX-E) FOR INSULATED ROOFS. SUMP RECEIVER (SUFFIX-B) AND UNDERDECK CLAMP (SUFFIX-U) FOR ALL BUT POURED-IN-PLACE INSTALLATIONS. OUTLET CONNECTION TYPE SHALL BE COMPATIBLE WITH PIPING SYSTEM. PROVIDE LEAD FLASHING FOR ALL ROOF DRAINS.
	DE - DOWNSPOUT NOZZLE: MIFAB R1946-1 DOWNSPOUT NOZZLE WITH NICKEL BRONZE BODY AND THREADED OUTLET, WALL ANCHOR FLANGE WITH COUNTERSUNK HOLES AND DECORATIVE OUTLET NOZZLE.
	IWH - TANKLESS ELECTRIC WATER HEATER: CHRONOMITE (0.5 GPM FLOW RATE) MICROPROCESSOR MODEL #CM-20L/208-AD, 208V 1PH, 4.16 KW, 55°F INCOMING COLD WATER. TEMPERATURE ADJUST KNOB OPTION 104°F - 125°F. TEMPERATURE RISE AT 57°F FOR 0.5 GPM. SET OUTLET TEMP. TO 110°F. REMOVE IN-LINE FLOW RESTRICTOR FOUND INSIDE THE OUTLET COMPRESSION FITTING WHICH IS ATTACHED TO THE HOT DISCHARGE SIDE OF HEATER. ONCE REMOVED, RE-INSTALL COMPRESSION FITTING.
FIXTURE LOW-FLOW NOTES	
ALL PLUMBING FIXTURES SHALL BE OF A LOW-FLOW DESIGN WHICH LIMITS THE WATER FLOW NOT TO EXCEED THE FOLLOWING:	
WATER CLOSETS: URINALS: LAV FAUCETS: SINK FAUCETS: WASH FOUNTAIN:	1.6 GALLONS PER FLUSH 1.0 GALLONS PER FLUSH 0.5 GALLONS PER MINUTE 2.2 GALLONS PER MINUTE 0.5 GALLONS PER MINUTE
CODE INFORMATION	
2018 INTERNATIONAL PLUMBING CODE AND 2018 INTERNATIONAL FUEL GAS CODE	
ALL SYSTEMS SHALL BE IN COMPLIANCE WITH THE ABOVE CODES AS ADOPTED BY THE AUTHORITY HAVING JURISDICTION.	



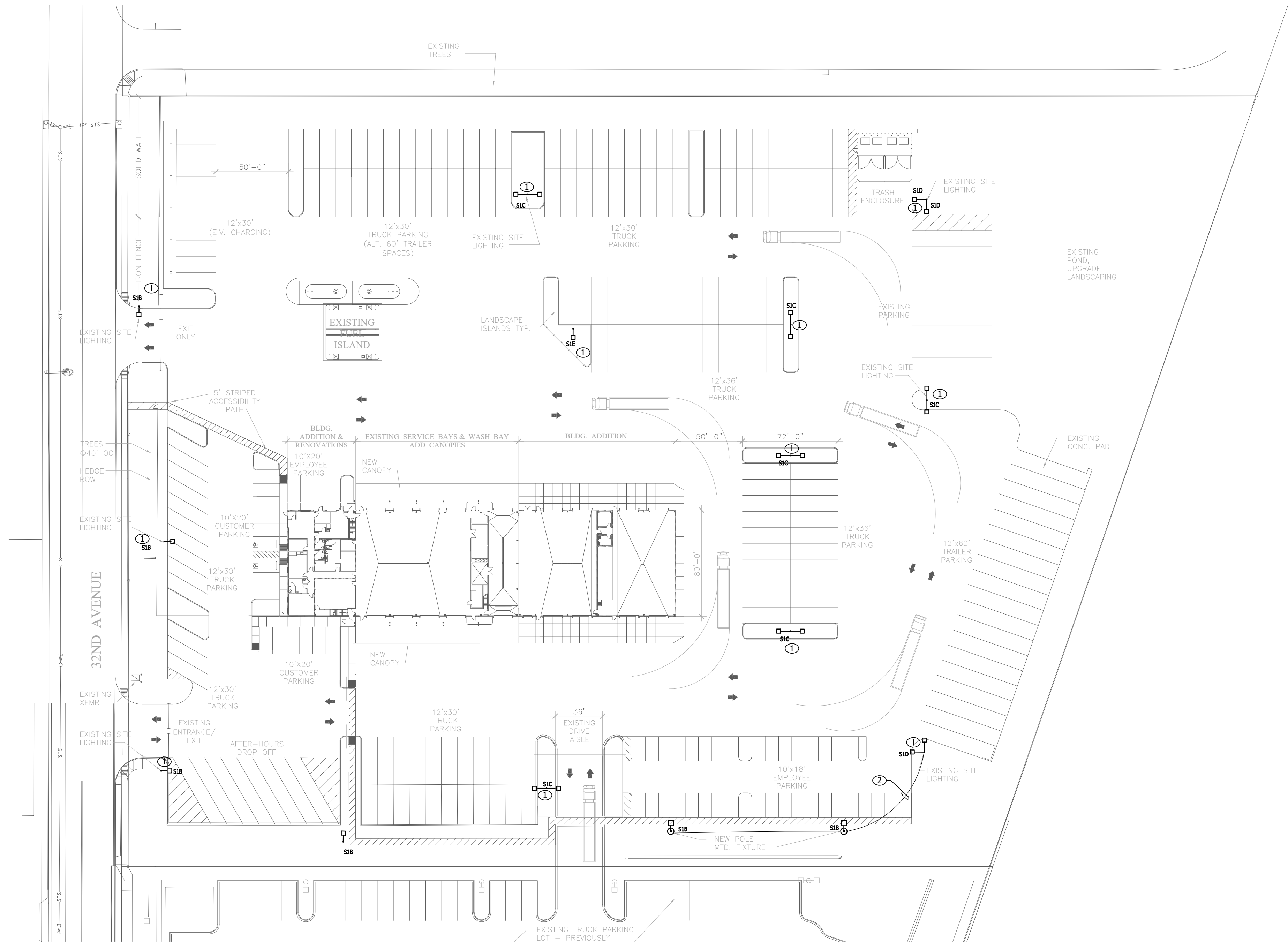
BUILDING ADDITION  
& RENOVATIONS  
PENSKE TRUCK LEASING  
15600 E. 32ND AVENUE  
AURORA, CO.

K/G  
ARCHITECTS  
7585 B. REDFIELD ROAD  
SUITE 102  
SCOTTSDALE, AZ 85260  
(480) 443-3705 - TEL.  
(480) 443-3805 - FAX

DRAWN BY:	DATE:	REVISIONS:	DATE:	ISSUED FOR:
CHECKED BY:			09-02-22	PERMIT
MJK				
PROJECT NO:				
21114				
PLUMBING COVER SHEET			SHEET NO: P0-1	





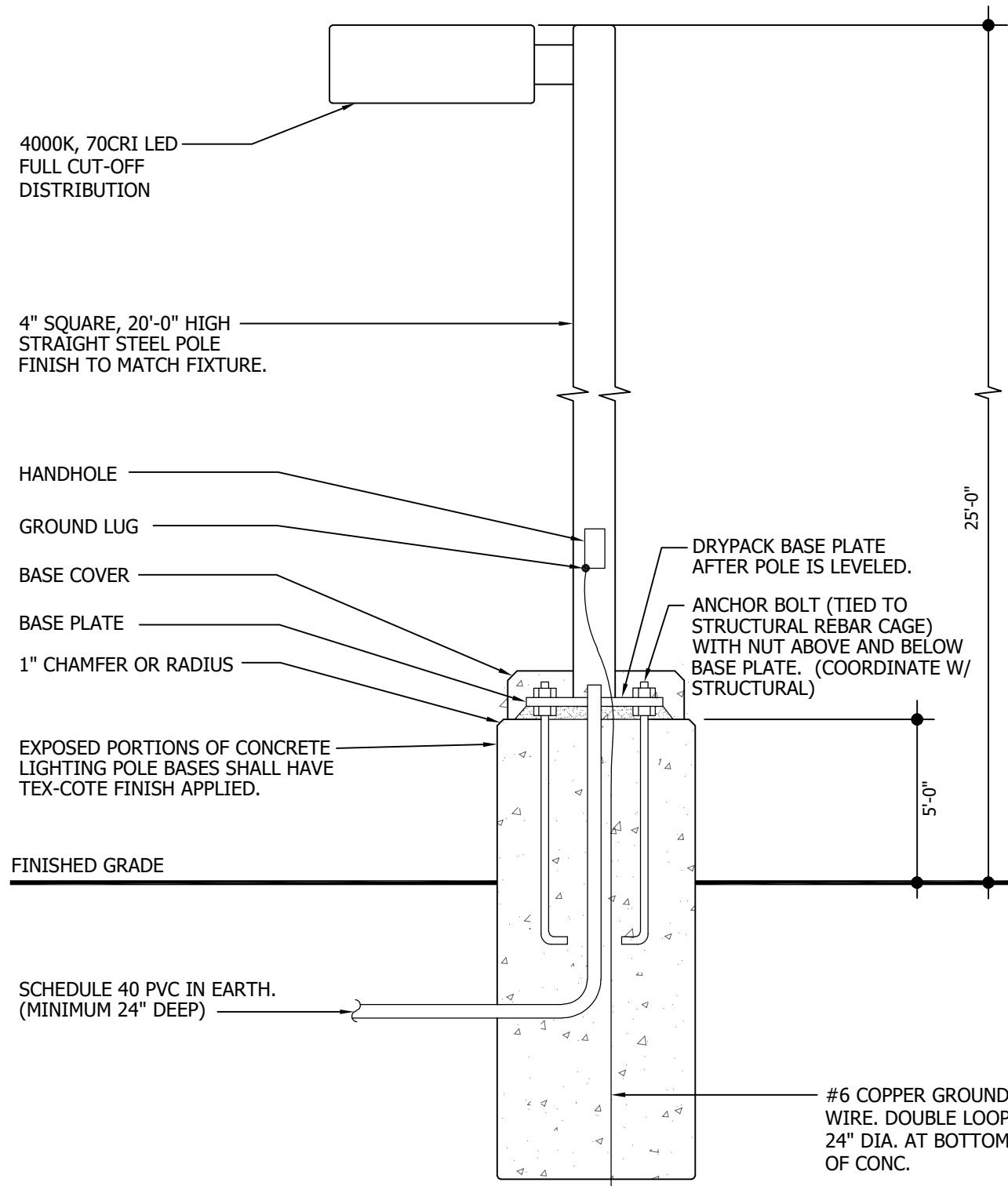


ELECTRICAL SITE PLAN  
SCALE: 1" = 50'-0"

Comment from Fire/Life Safety: a photometric plan is required. Please provide spot lighting levels per the Fire/Life Safety comments.

KH: Photometric Plan has been provided.

- GENERAL NOTES:**
- A. MINIMUM CONDUIT SIZE FOR EXTERIOR BRANCH CIRCUIT SHALL BE 3/4". AND #10CU. CONDUCTORS U.N.O.
- KEYED NOTES:**
1. REMOVE AND REPLACE EXISTING FIXTURE HEAD WITH NEW (TYPE AS INDICATED ON PLAN). RECONNECT NEW FIXTURE TO EXISTING FIXTURE OUTLET BOX. MAINTAIN CIRCUIT CONTINUITY. NET LIGHTING LOAD WILL BE REDUCED WITH REPLACEMENT OF EXISTING HID FIXTURES WITH NEW LED FIXTURE HEAD(S). CONTRACTOR SHALL PROVIDE ALL NECESSARY HARDWARE INCLUDING ANY RETROFIT BRACKETS OR FITTINGS AS REQUIRED FOR REPLACEMENT OF FIXTURE HEADS.
2. CONNECT NEW FIXTURE(S) TO EXISTING 208V. (MATCH EXISTING) LIGHTING CIRCUIT SERVING THE AREA. CONTRACTOR TO VERIFY THIS CIRCUIT AND EXISTING CIRCUIT LOAD PRIOR TO CONNECTING NEW FIXTURES AND SHALL NOTIFY ENGINEER AND ARCHITECT THE DISCREPANCY. FURTHER DIRECTION WILL BE GIVEN AT THAT TIME.



PARKING LOT POLE BASE DETAIL

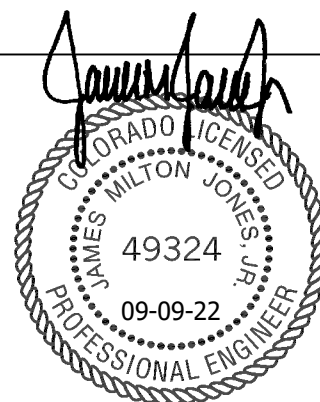
NOTE:  
POLE BASE DETAIL FOR FOR REFERENCE ONLY!  
POLE BASE DESIGN (INCLUDING DIAMETER AND DEPTH) BY STRUCTURAL ENGINEER.  
MANUFACTURER SHALL PROVIDE STRUCTURAL CALCULATIONS.

NO SCALE



BUILDING ADDITION  
& RENOVATIONS  
PENSKE TRUCK LEASING  
15600 E. 32ND AVENUE  
AURORA, CO.

K/G  
ARCHITECTS  
7585 E. REDFIELD ROAD  
SUITE 102  
SCOTTSDALE, AZ. 85260  
(480) 443-3705 - TEL.  
(480) 443-3805 - FAX



DRAWN BY:	DATE:	REVISIONS:	DATE:	ISSUED FOR:
CM			09-02-22	PERMIT
CHECKED BY:				
JMJ				
PROJECT NO:				
21114				
ELECTRICAL SITE PLAN			SHEET NO: <b>E1-0</b>	

