

LEGAL DESCRIPTION

LOT 1, BLOCK 1; LOT 1, BLOCK 2, AND TRACTS B AND C, AURORA PROCESSING CENTER ANNEX SUBDIVISION FILING NO. 1.

PROPOSED WAIVERS

WAIVER 1: EAST 30TH AVENUE SIDE OF THIS DEVELOPMENT. THE FOLLOWING IS THE BASIS FOR OUR REQUEST. FIRST, NO WORK IS CURRENTLY PLANNED TO THE EXISTING FACILITY FRONTING ALONG EAST 30TH AVENUE. THE PROJECT UNDER REVIEW IS NEW CONSTRUCTION ON LOTS 5 AND 6 WHICH FRONT ON OAKLAND STREET. SECOND, THE RELOCATION OF THE EXISTING SIDEWALK ON EAST 30TH STREET WOULD REQUIRE THE DEMOLITION OF OVER 40 EXISTING MATURE TREES ALONG EAST 30TH STREET. THIRD, IF THE SIDEWALK WAS TO BE RELOCATED, THE RESULTANT CONDITION WOULD NOT PROVIDE SUFFICIENT SPACE BETWEEN THE EXISTING AVENUE CURB AND/OR THE FACE OF THE EXISTING BUILDING TO REPLACE THE LOST TREES WITH PLANTING OF ANY MEANINGFUL SCALE.

WAIVER 2: THIS WAIVER REGARDING THE REQUIREMENTS FOR STANDARD STREET CROSS SECTION IN ORDER TO COMPLY WITH MAINTENANCE ACCESS REQUIREMENTS FOR THE RELOCATED AND EXPANDED BARANMOR DITCH. WE HAVE PROPOSED WHERE SPATIAL CONSTRAINTS REQUIRE, A DETACHED 8'-0" WIDE ACCESS PATH AND A 5'-0" TREE LAWN AREA PLANTED WITH REQUIRED TREES AND LOW GROWING UNDER-STORY SHRUBS AND TO MINIMIZE IRRIGATION INEFFICIENCIES AND OVER-SPRAY THAT WOULD OCCUR WITH SOD. WHERE SPACE ALLOWS WE WILL COMPLY WITH THE TYPICAL 8'-0" TREE LAWN/SOD PLUS THE REQUIRED TREES PER 40'-0" AND THE 5'-0" DETACHED SIDEWALK.

AGREEMENTS

- GEO AGREES THAT THE NEW BUILDING SHOWN ON THE SITE PLAN APPLICATION WILL BE USED SOLELY FOR FEDERAL CLIENTS UNLESS GEO DESIRES TO CHANGE SUCH USE, WHEREUPON, GEO WILL BE REQUIRED TO RETURN TO THE CITY PLANNING COMMISSION FOR REVISED SITE PLAN APPROVAL REGARDING SUCH CHANGED USE.
- GEO AGREES THAT, IN ADDITION TO OTHER UTILITY SOURCES, GEO WILL INCLUDE THE USE OF SOME FORM OF SOLAR ENERGY IN CONNECTION WITH THE DEVELOPMENT OF THE NEW IMPROVEMENTS.

NOTES:

PER CITY CODE, SEC. 22-140 - PUBLIC SAFETY IN-BUILDING RADIO COVERAGE,

THE 2006 INTERNATIONAL BUILDING CODE, SECTION 403.7 IS HEREBY AMENDED TO REQUIRE

NEW BUILDINGS AND STRUCTURES GREATER THAN 50,000 SQUARE FEET OR ADDITIONS TO AN EXISTING STRUCTURE WHICH CAUSE THE BUILDING TO BE GREATER THAN 50,000 SQUARE FEET.

(FOR PURPOSES OF THIS SECTION, AREA SEPARATION WALLS CANNOT BE USED TO DEFINE SEPARATE BUILDINGS).

ALL BASEMENTS OVER 10,000 SQUARE FEET WHERE THE DESIGN OCCUPANT LOAD IS GREATER THAN 50,

REGARDLESS OF THE OCCUPANCY. ANY BUILDING THAT CREATES A "SPECIAL HAZARD"

FOR EMERGENCY SERVICES IN-BUILDING RADIO COMMUNICATIONS DUE TO DESIGN CHARACTERISTICS OR MATERIALS.

THE FIRE CHIEF OR HIS/HER DESIGNEE WILL DETERMINE WHETHER OR NOT A "PECIAL HAZARD" EXISTS.

GENERAL, NO PERSON SHALL ERECT, CONSTRUCT, CHANGE THE USE OF,

REMODEL, OR PROVIDE ADDITIONS TO ANY BUILDING OR STRUCTURE OR ANY PART THEREOF,

OR CAUSE THE SAME TO BE DONE WHICH FAILS TO SUPPORT ADEQUATE IN-BUILDING RADIO COVERAGE

FOR THE CITY OF AURORA PUBLIC SAFETY COMMUNICATIONS SYSTEM.

PRIOR TO ISSUANCE OF A CERTIFICATE OF OCCUPANCY, A FINAL ACCEPTANCE TEST MUST BE COMPLETED TO ENSURE ADEQUATE IN-BUILDING RADIO COVERAGE.

THIS AMENDMENT DOES NOT APPLY TO ONE AND TWO-FAMILY RESIDENTIAL STRUCTURES.

THE LEGAL OCCUPANCY OF ANY STRUCTURE EXISTING ON THE DATE OF ADOPTION OF THIS AMENDMENT SHALL BE PERMITTED TO CONTINUE WITHOUT CHANGE.

- PROTECTIVE FENCING SHALL BE SET UP TO VISIBLY SHOW THE TREE PROTECTION ZONE. TREE PROTECTION ZONE = ONE FOOT OF RADIUS FOR EVERY INCH OF TRUNK DIAMETER.
- ALL EQUIPMENT, INCLUDING FOOT TRAFFIC SHALL REMAIN OUTSIDE OF THE TREE PROTECTION ZONE.
- IF ROOTS GREATER THAN 1-INCH IN DIAMETER REQUIRE REMOVAL, A CLEAN CUT SHALL BE ACCOMPLISHED USING A SHARP HAND TOOL. A MAXIMUM OF TWO 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 DESIGNEE.
- LIMB REMOVAL SHALL BE ACCOMPLISHED BEFORE CONSTRUCTION BEGINS. A PROFESSIONAL COMPANY THAT IS LICENSED BY THE CITY OF AURORA FORESTRY DIVISION SHALL COMPLETE ALL PRUNING.
- DESIGNATE CONCRETE WASHOUT AREAS. THESE AREAS SHALL NOT FLOW INTO OR ACROSS THE TREE PROTECTION ZONE.
- NO STOCKPILES OF SOIL IS PERMITTED WITHIN THE TREE PROTECTION ZONE.
- NO VEHICLE PARKING IS PERMITTED WITHIN THE TREE PROTECTION ZONE.
- THE SOIL SHALL NOT BE COMPACTED WITHIN THE TREE PROTECTION ZONE.
- EXISTING TREES DAMAGED THROUGH THE CONSTRUCTION PROCESS SHALL BE IMMEDIATELY REPAIRED AND IF DAMAGED BEYOND REPAIR, REPLACED PER THE MITIGATION SPECIFICATIONS WITHIN THE TREE PRESERVATION POLICY OUTLINED IN SECTION IV, SUBSECTION A, ITEM 3. THE RESTORATION PLAN FOR THESE TREES SHALL FOLLOW THAT APPROVED THROUGH THE SITE PLAN SUBMITTAL.

REQUIREMENTS BASED ON THE 2006 INTERNATIONAL BUILDING CODE.
THE ENTIRE BUILDING WILL BE CONSTRUCTED WITH A FULLY AUTOMATED SPRINKLER SYSTEM.

PLUMBING TABLE

TOILETS	535
SHOWERS	105
SINKS	555
HOSE BIBS	5

+/-140,000 GALLONS OF WATER TO BE USED PER DAY.
+/-120,000 GALLONS OF WASTE WATER
TO BE PRODUCED PER DAY.

BED COUNTS

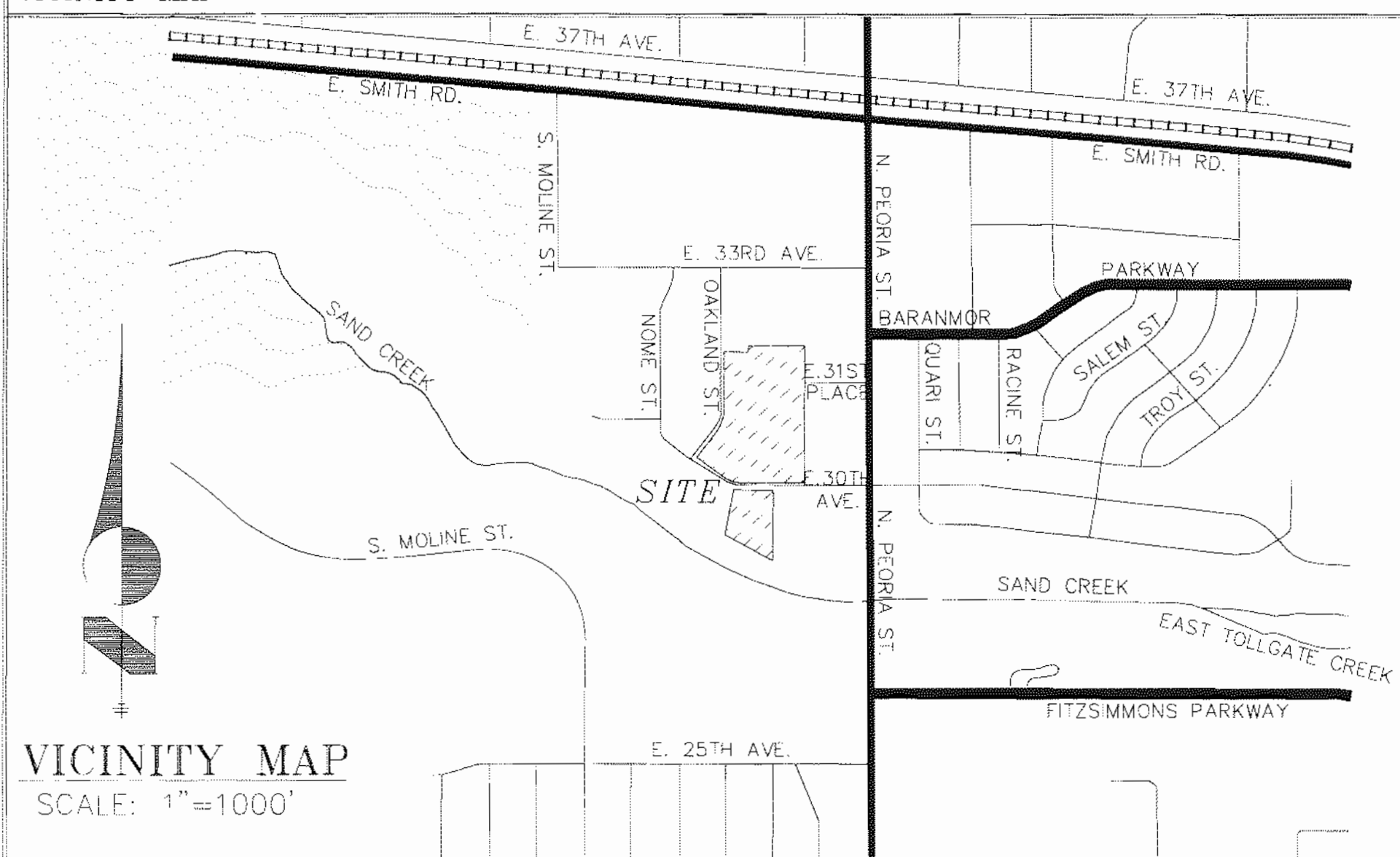
EXISTING GENERAL HOUSING BEDS	400 BEDS
EXISTING SEGREGATION BEDS	40 BEDS
NEW GENERAL HOUSING BEDS	1008 BEDS
NEW SHU HOUSING BEDS	96 BEDS

TOTAL GENERAL HOUSING BEDS 1408 BEDS

GEO PROCESSING CENTER ANNEX SITE PLAN

LOT 1, BLOCK 1; LOT 1, BLOCK 2, AND TRACTS B AND C, AURORA PROCESSING CENTER ANNEX SUBDIVISION FILING NO. 1.
CITY OF AURORA, COUNTY OF ADAMS, STATE OF COLORADO

VICINITY MAP



VICINITY MAP
SCALE: 1"=1000'

SITE PLAN NOTES

- THE DEVELOPER, HIS SUCCESSORS AND ASSIGNS, INCLUDING THE HOMEOWNERS OR MERCHANTS ASSOCIATION, SHALL BE RESPONSIBLE FOR INSTALLATION, MAINTENANCE AND REPLACEMENT OF ALL FIRE LANE SIGNS AS REQUIRED BY THE CITY OF AURORA.
- ALL SIGNS MUST CONFORM TO THE CITY OF AURORA SIGN CODE.
- RIGHT OF WAY FOR INGRESS AND EGRESS FOR SERVICE AND EMERGENCY VEHICLES IS GRANTED OVER, ACROSS, ON AND THROUGH ANY AND ALL PRIVATE ROADS AND WAYS NOW OR HEREAFTER ESTABLISHED ON THE DESCRIBED PROPERTY, AND THE SAME ARE HEREBY DESIGNATED AS "SERVICE/EMERGENCY AND UTILITY EASEMENTS" AND SHALL BE POSTED "NO PARKING - FIRE LANE."
- "ACCESSIBLE EXITS OR ROUTES" SHALL BE PROVIDED FROM PUBLIC TRANSPORTATION STOPS, ACCESSIBLE PARKING, ACCESSIBLE PASSENGER LOADING ZONES AND PUBLIC SIDEWALKS TO THE ACCESSIBLE BUILDING ENTRANCE THEY SERVE. AT LEAST 60% OF ALL BUILDING ENTRANCES SHALL BE THE MOST PRACTICAL DIRECT ROUTE. NO SLOPE ALONG THIS ROUTE MAY EXCEED 1:20 WITHOUT PROVIDING A RAMP WITH A MAXIMUM SLOPE OF 1:12 AND HANDRAILS. CROSSWALKS ALONG THIS ROUTE SHALL BE WIDE ENOUGH TO WHOLLY CONTAIN THE CURB RAMP WITH A MINIMUM WIDTH OF 36". AND SHALL BE PAINTED WITH WHITE STRIPES. THE CITY OF AURORA ENFORCES HANDICAPPED ACCESSIBILITY REQUIREMENTS BASED ON THE 2006 INTERNATIONAL BUILDING CODE, CHAPTER 11 AND THE AMERICAN NATIONAL STANDARDS INSTITUTE (ICC/ANSI A117-2003).
- THE APPLICANT HAS THE OBLIGATION TO COMPLY WITH ALL APPLICABLE REQUIREMENTS OF THE AMERICAN WITH DISABILITIES ACT.
- THE DEVELOPER, HIS SUCCESSORS AND ASSIGNS, SHALL BE RESPONSIBLE FOR INSTALLATION, MAINTENANCE AND REPLACEMENT OF ALL LANDSCAPING MATERIALS SHOWN OR INDICATED ON THE APPROVED SITE PLAN OR LANDSCAPE PLAN ON FILE IN THE PLANNING DEPARTMENT. ALL LANDSCAPING WILL BE INSTALLED PRIOR TO ISSUANCE OF CERTIFICATE OF OCCUPANCY.
- All crossings or encroachments into easements and rights-of-way owned by the City of Aurora ("City") identified as being privately-owned and maintained herein are acknowledged by the undersigned as being subject to City's use and occupancy of said easements or rights-of-way. The undersigned, its successors and assigns, further agrees to remove, repair, replace, relocate, modify, or otherwise adjust said crossings or encroachments upon request from the City and at no expense to the City. The City reserves the right to make full use of the easements and rights-of-way as may be necessary or convenient and the City retains all rights to operate, maintain, install, repair, remove or relocate any City facilities located within said easements and rights-of-way at any time and in such a manner as it deems necessary or convenient.
- 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 EIGHT (8) INCHES IN DIAMETER MUST BE SCREENED. SCREENING MAY BE DONE EITHER WITH AN EXTENDED PARAPET WALL OR A FREESTANDING SCREEN WALL. SCREENS SHALL BE AT LEAST AS HIGH AS THE EQUIPMENT THEY HIDE. IF EQUIPMENT IS VISIBLE BECAUSE SCREENS DON'T MEET THIS MINIMUM HEIGHT REQUIREMENT, THE DIRECTOR OF PLANNING MAY REQUIRE CONSTRUCTION MODIFICATIONS PRIOR TO THE ISSUANCE OF A PERMANENT CERTIFICATE OF OCCUPANCY.
- NOT WITHSTANDING ANY SURFACE IMPROVEMENTS, LANDSCAPING, PLANTING OR CHANGES SHOWN IN THESE SITE OR CONSTRUCTION PLANS, OR ACTUALLY CONSTRUCTED OR PUT IN PLACE, ALL UTILITY EASEMENTS MUST REMAIN UNOBSTRUCTED AND FULLY ACCESSIBLE ALONG THEIR ENTIRE LENGTH TO ALLOW FOR ADEQUATE MAINTENANCE EQUIPMENT. ADDITIONALLY, NO INSTALLATION, PLANTING, CHANGE IN THE SURFACE, ETC., SHALL INTERFERE WITH THE OPERATION OF THE UTILITY LINES PLACED WITHIN THE EASEMENT. BY SUBMITTING THESE SITE OR CONSTRUCTION PLANS FOR APPROVAL, THE LANDOWNER RECOGNIZES AND ACCEPTS THE TERMS, CONDITIONS AND REQUIREMENTS OF THIS NOTE.
- FINAL GRADE SHALL BE AT LEAST SIX (6) INCHES BELOW ANY EXTERIOR WOOD SIDING ON THE PREMISES.
- ALL INTERESTED PARTIES ARE HEREBY ALERTED THAT THIS SITE PLAN IS SUBJECT TO ADMINISTRATIVE CHANGES AND AS SHOWN ON THE ORIGINAL SITE PLAN ON FILE IN THE AURORA CITY PLANNING OFFICE AT THE MUNICIPAL BUILDING. A COPY OF THE OFFICIAL CURRENT PLAN MAY BE PURCHASED THERE. LIKEWISE, SITE PLANS ARE REQUIRED TO AGREE WITH THE APPROVED SUBDIVISION PLAT OF RECORD AT THE TIME OF A BUILDING PERMIT; AND IF NOT, MUST BE AMENDED TO AGREE WITH THE PLAT AS NEEDED, OR VICE VERSA.
- ERRORS IN APPROVED SITE PLANS RESULTING FROM COMPUTATIONS OR INCONSISTENCIES IN THE DRAWINGS MADE BY THE APPLICANT ARE THE RESPONSIBILITY OF THE PROPERTY OWNER OF RECORD. WHERE FOUND, THE CURRENT MINIMUM CODE REQUIREMENTS WILL APPLY AT THE TIME OF BUILDING PERMIT. PLEASE BE SURE THAT ALL PLAN COMPUTATIONS ARE CORRECT.
- ALL REPRESENTATIONS AND COMMITMENTS MADE BY APPLICANTS AND PROPERTY OWNERS AT PUBLIC HEARINGS REGARDING THIS PLAN ARE BINDING UPON THE APPLICANT, PROPERTY OWNER, AND ITS HEIRS, SUCCESSORS, AND ASSIGNS.
- ARCHITECTURAL FEATURES, SUCH AS BAY WINDOWS, FIREPLACES, ROOF OVERHANGS, GUTTERS, EAVES, FOUNDATIONS, FOOTINGS, CANTILEVERED WALLS, ETC. ARE NOT ALLOWED TO ENCRUCH INTO ANY EASEMENT OR FIRE LANE.
- THE DEVELOPER, HIS OR HER SUCCESSORS AND ASSIGNS SHALL BE RESPONSIBLE FOR INSTALLATION, MAINTENANCE AND REPLACEMENT OF THE ACCESS CONTROL GATE OR BARRIER SYSTEM TO ENSURE EMERGENCY VEHICLE ACCESS TO WITHIN THE SITE. IF THE ABOVE CONDITIONS ARE NOT MET, THE OWNERS, HIS OR HER SUCCESSORS AND ASSIGNS SHALL BE REQUIRED BY FIRE DEPARTMENT ORDER NOTICE THAT ALL AFFECTED GATES BE CHAINED AND LOCKED IN THE OPEN POSITION UNTIL REPAIRED OR REPLACED AND RETESTED TO ALL CITY OF AURORA STANDARDS AT THE TIME OF THE VIOLATION. IF THE GATING SYSTEM IS NOT MAINTAINED TO THE SATISFACTION OF THE FIRE DEPARTMENT, THE LICENSE FOR THE EMERGENCY VEHICLE GATE OPENING SYSTEM WILL BE REVOKED AND THE GATING SYSTEM MUST BE REMOVED. ELECTRONIC GATING SYSTEMS SHALL INCLUDE AN EMERGENCY VEHICLE GATE OPENING SYSTEM UTILIZING A REDUNDANCY BACK-UP SYSTEM THAT CONSISTS OF A SIREN OPERATED SYSTEM, AN AUTOMATIC KNOX KEY SWITCH AND A MANUAL OVERRIDE (IN THE EVENT OF SYSTEM FAILURE). GATING SYSTEMS WILL BE INSTALLED IN ACCORDANCE WITH THE GATING SYSTEMS CROSSING FIRE APPARATUS ACCESS ROADS CHECKLIST. A SEPARATE BUILDING PERMIT THROUGH THE BUILDING DIVISION IS REQUIRED TO BE OBTAINED BY THE CONTRACTOR PRIOR TO THE INSTALLATION OF ANY GATING/BARRIER SYSTEM THAT CROSSES A DEDICATED FIRE LANE EASEMENT.

SHEET INDEX

1	TITLE SHEET
2-13	SITE PLAN
14-20	LANDSCAPE PLAN
21	TREE MITIGATION PLAN
22	PARKING PLAN
23-27	LIGHTING AND PHOTOMETRIC PLAN
28-34	ELEVATIONS
35-37	SITE AND FENCE DETAILS

AMENDMENTS

- MA-2007-6063-01 5-21-09
ADD A COVERED WALKWAY BTW. BLDGS.
- MA-2007-6063-03 2-22-11
UPDATE COVERED WALKWAY AND ADD A SCREEN WALL
- MC-7-2-10
Color change to west/front elevation - BLUE
- MA-2007-6063-02 8-31-10
ADD A GROUND SIGN ON OAKLAND AND (3) THREE 40-FOOT FLAG POLES
- 2007-6063-04 4-15-11
ENCLOSE AREA WITH SCREEN WALL (12-FOOT) FOR RECREATION USE.
- 2007-6063-05 11/14/19
Red lines of soccer field & fire lanes utility easements
- 2007-6063-06 1/11/2023
Add 12051 E 30th to site plan. Includes new parking and landscape improvements
- 2007-6063-07 8/27/2024
Add Fencing and Gates along 30th. Add gate arm at main entrance

SITE DATA

LAND AREA WITHIN PROPERTY LINES	17.15 ACRES
GROSS FLOOR AREA	213,465 SQ. FT.
NUMBER OF BUILDINGS	1 - EXISTING, 1 - PROPOSED
MAXIMUM HEIGHT OF BUILDINGS	15'-27' HT OF BUILDINGS
TOTAL BUILDING COVERAGE	32% AND 241,281 SQ. FT.
HARD SURFACE AREA	31% AND 231,465 SQ. FT.
LANDSCAPE AREA	37% AND 274,284 SQ. FT.
PRESENT ZONING CLASSIFICATION	M-1
PERMITTED MAXIMUM SIGN AREA	MEET ARTICLE 16 SIGN CODE
PROPOSED TOTAL SIGN AREA	64 TOTAL SQ. FT.
PROPOSED NUMBER OF SIGNS	MEET ARTICLE 16 SIGN CODE
PARKING SPACES REQUIRED	398 360 SPACES REQ.
PARKING SPACES PROVIDED	402 305 367 SPACES PROVIDED
HANDICAP SPACES REQUIRED	10 8 SPACES REQ.
HANDICAP SPACES PROVIDED	10 8 SPACES PROVIDED
VAN LOADING SPACES REQUIRED	4 2 SPACES REQ.
VAN LOADING SPACES PROVIDED	4 2 SPACES PROVIDED
BIKE SPACES REQUIRED	13 2 SPACES REQ.
BIKE SPACES PROVIDED	13 2 SPACES PROVIDED

PROPOSED FACILITY PARKING CALCULATION BASED ON STAFF & VISITORS

PROPOSED FACILITY STAFF & VISITORS			
	SHIFT 1	SHIFT 2	SHIFT 3
PROPOSED GEO STAFF	170 +55	60 +5	27
PROPOSED ICE STAFF	50	60	0
PROPOSED VISITORS	45 +55	0	0
PROPOSED TOTAL NUMBER OF STAFF & VISITORS	265 +40	120 +5	27

MAX NUMBER OF STAFF & VISITORS AT LARGEST SHIFT = 265

(1.5 SPACES PER 1 EMPLOYEE AND VISITOR OF THE LARGEST SHIFT)

1.5 X 265 = 398 PARKING SPACES REQUIRED

(SHIFT 1 & SHIFT 2)

SIGNATURE BLOCK

GEO PROCESSING CENTER ANNEX SITE PLAN
(OFFICIAL PROJECT NAME)

LEGAL DESCRIPTION: LOT 1, BLOCK 1; LOT 1, BLOCK 2, AND TRACTS B AND C, AURORA PROCESSING CENTER ANNEX SUBDIVISION FILING NO. 1.

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

IN WITNESS WHEREOF, THE GEO GROUP INC. HAS CAUSED THESE

PRESENTS TO BE EXECUTED THIS 9 DAY OF December, AD 2008

BY: [Signature] CORPORATE SEAL

STATE OF COLORADO
COUNTY OF Palm Beach

THE FOREGOING INSTRUMENT WAS ACKNOWLEDGED BEFORE ME THIS 9 DAY OF Dec, AD, 2008

BY: [Signature] (PRINCIPAL OR OWNERS)

WITNESS MY HAND AND OFFICIAL SEAL

NOTARY PUBLIC

MY COMMISSION EXPIRES 8/19/12 NOTARY BUSINESS ADDRESS: [Address]

CITY OF AURORA APPROVALS

City Attorney: [Signature] Date: 12-18-2008
Planning Director: [Signature] Date: 12/15/2008
Planning Commission: [Signature] Date: 4/9/2008
City Council: [Signature] Date: 12/19/08
Attest: [Signature] (City Clerk) Date: 12/23/08

Databases Approval Date: 6/2/2008

RECORDER'S CERTIFICATE:
Accepted for filing in the office of the Clerk and Recorder of Colorado at _____ o'clock _____ M, this _____ day of _____ AD, _____ Clerk and Recorder.

DEVELOPER/OPERATOR:

THE GEO GROUP INC.
Ed Spooner
ONE PARK PLACE, SUITE 700
621 NORTHWEST 53rd Street
BOCA RATON, FLORIDA 33457
(561) 999-7375

ARCHITECTS:

ARGENTA
Gary Stone
215 West 7th Street
North Little Rock, Arkansas 72114
(501) 590-4169

CIVIL ENGINEERS

York Engineering Services
Brad E. Eaton, P.E.
7010 Broadway, Suite 430
(303) 455-3467

LANDSCAPE ARCHITECTS

Hoelt Design, inc
James Hoelt
1401 Wewatta St Ste 102
Denver, CO 80202
(303) 888-0608

NO.	ISSUE DESCRIPTION	DATE
NO. 1	PRE-PLANNING	AUG 7 2007
NO. 2	DEVELOPMENT APPLICATION	OCT 11 2007
NO. 3	DEVELOPMENT APPLICATION	OCT 26 2007
NO. 4	DEVELOPMENT APPLICATION	JAN 25 2008
NO. 5	DEVELOPMENT APPLICATION	MAR 17 2008
NO. 6	DEVELOPMENT APPLICATION	APR 22 2008
NO. 7	DEVELOPMENT APPLICATION	JUN 20 2008
NO. 8	DEVELOPMENT APPLICATION	AUG 15 2008
NO. 9	FINAL MYLARS	NOV 21 2008

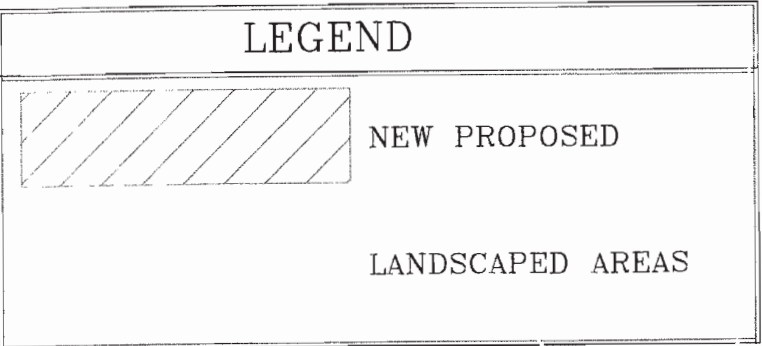
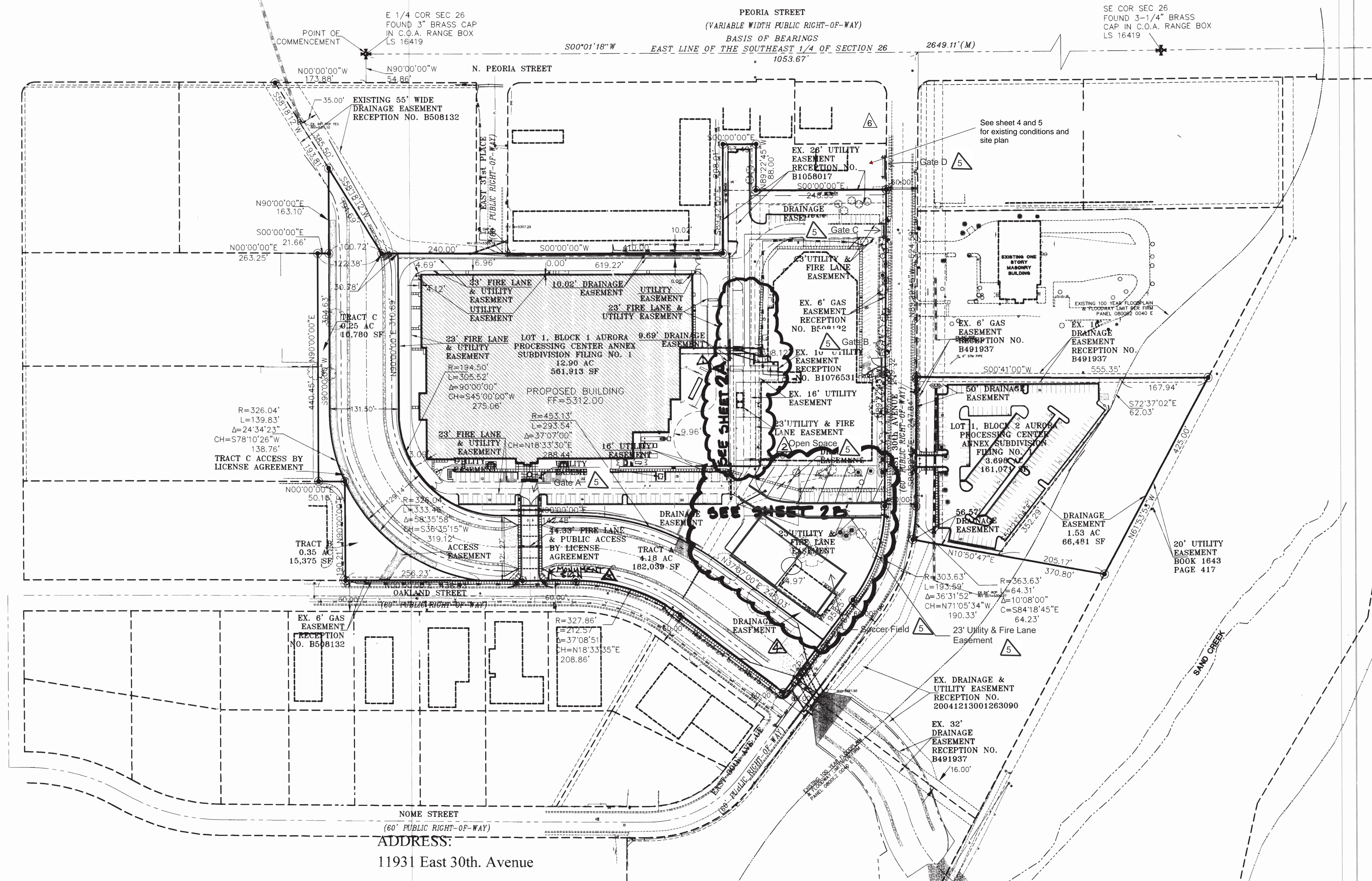
SHEET 1
TITLE SHEET - TS SHEET 1

GEO PROCESSING CENTER 2007-6063-00

MA-5-21-09 MA-2-22-11 MC-7-2-10 MA-8-31-10 MA-4-15-11

GEO PROCESSING CENTER ANNEX SITE PLAN

LOT 1, BLOCK 1; LOT 1, BLOCK 2, AND TRACTS B AND C, AURORA PROCESSING CENTER ANNEX SUBDIVISION FILING NO. 1.
CITY OF AURORA, COUNTY OF ADAMS, STATE OF COLORADO



OVERALL SITE PLAN

1"=100'-0"

MA-5-21-09 MA-2-22-10 MA-8-31-10 MA-4-15-11

CIVIL ENGINEER:
YES
YORK
ENGINEERING
SERVICES, INC.
CIVIL & STRUCTURAL ENGINEERING
7010 N. BROADWAY, SUITE 430 • DENVER, COLORADO 80221
PH: (303) 455-3467 FAX: (303) 455-5708
www.yorkengineering.com

DEVELOPER/OPERATOR:
GEO
THE GEO GROUP INC.
Mr. Ed Spooner
ONE PARK PLACE, SUITE 700
621 NORTHWEST 53rd Street
BOCA RATON, FLORIDA 33407
(561) 999-7375

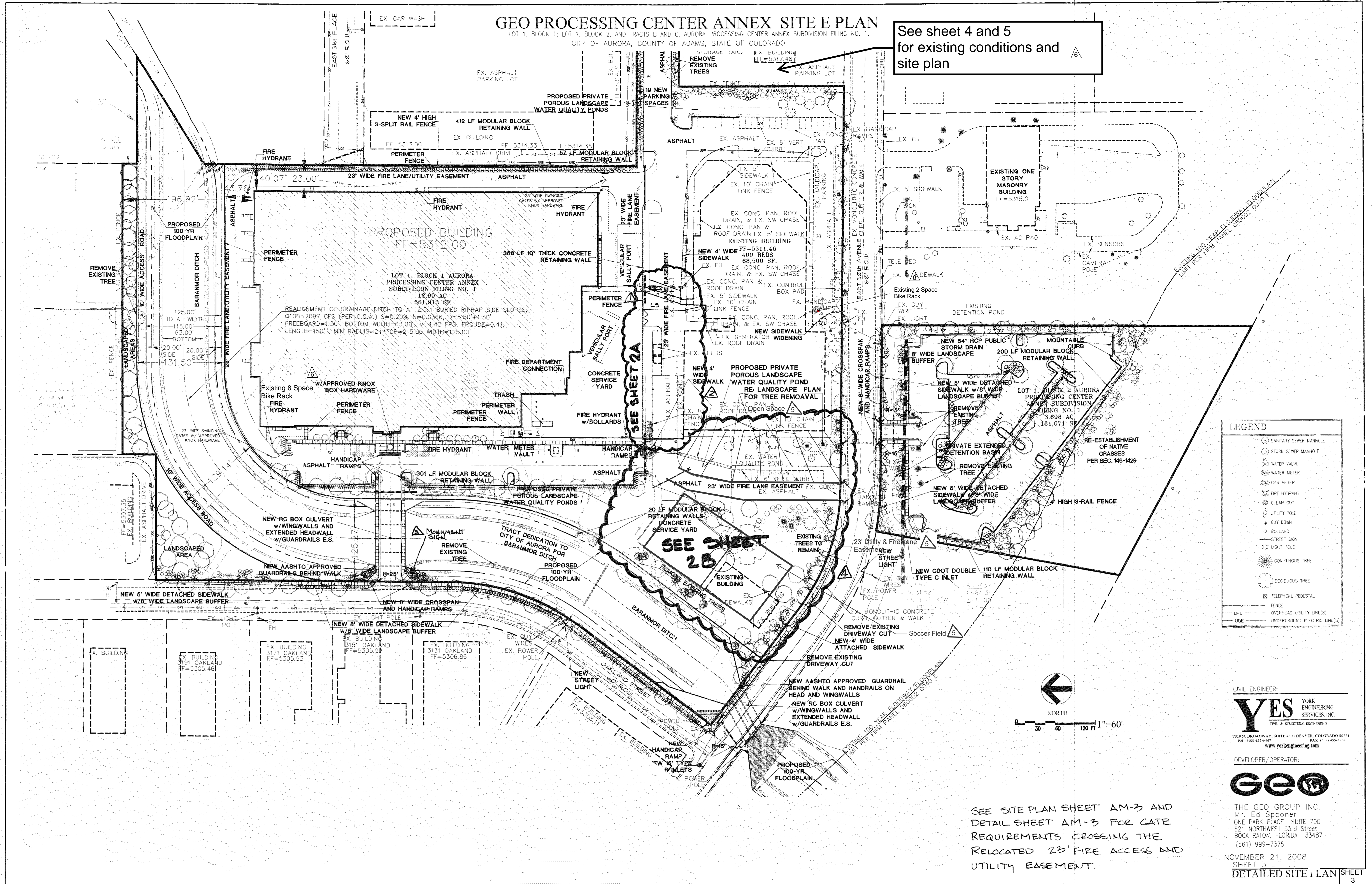
NOVEMBER 21, 2008
SHEET 2
OVERALL SITE PLAN

GEO PROCESSING CENTER 2007-6063-00

GEO PROCESSING CENTER ANNEX SITE E PLAN

LOT 1, BLOCK 1, LOT 1, BLOCK 2, AND TRACTS B AND C, AURORA PROCESSING CENTER ANNEX SUBDIVISION FILING NO. 1.
CITY OF AURORA, COUNTY OF ADAMS, STATE OF COLORADO

See sheet 4 and 5
for existing conditions and
site plan



LEGEND	
	SANITARY SEWER MANHOLE
	STORM SEWER MANHOLE
	WATER VALVE
	WATER METER
	GAS METER
	FIRE HYDRANT
	CLEAN OUT
	UTILITY POLE
	GUY DOWN
	BOLLARD
	STREET SIGN
	LIGHT POLE
	CONFEDERATE TREE
	DECIDUOUS TREE
	TELEPHONE PEDESTAL
	FENCE
	OVERHEAD UTILITY LINE(S)
	UNDERGROUND ELECTRIC LINE(S)

CIVIL ENGINEER:
YES YORK
ENGINEERING
SERVICES, INC.
CIVIL & STRUCTURAL ENGINEERING
7010 N. BROADWAY, SUITE 410 • DENVER, COLORADO 80221
TEL: (303) 455-4407 FAX: (303) 455-3818
www.yorkengineering.com

DEVELOPER/OPERATOR:

GEO

THE GEO GROUP INC.
Mr. Ed Spooner
ONE PARK PLACE, SUITE 700
621 NORTHWEST 53rd Street
BOCA RATON, FLORIDA 33487
(561) 999-7375

NOVEMBER 21, 2008
SHEET 3
DETAILED SITE PLAN

MA-5-21-09 MA-2-22-10 MA-8-31-10 MA 4-15-11

GEO PROCESSING CENTER 2007-6063-00

DED MAP

PEORIA STREET
(VARIABLE WIDTH PUBLIC RIGHT-OF-WAY)

LEGEND:

PROPERTY LINE
LIMIT LINE OF DEMOLITION



THE GEO GROUP INC.
4955 TECHNOLOGY WAY
BOCA RATON, FLORIDA 33431



140 Newport Center Drive, Suite 100
Newport Beach, CA 92660
O: 949.478.8800
www.kpff.com

AURORA PROCESSING
CENTER ANNEX
SUBDIVISION FILING NO. 1

3130 N. OAKLAND STREET
AURORA, CO 80010

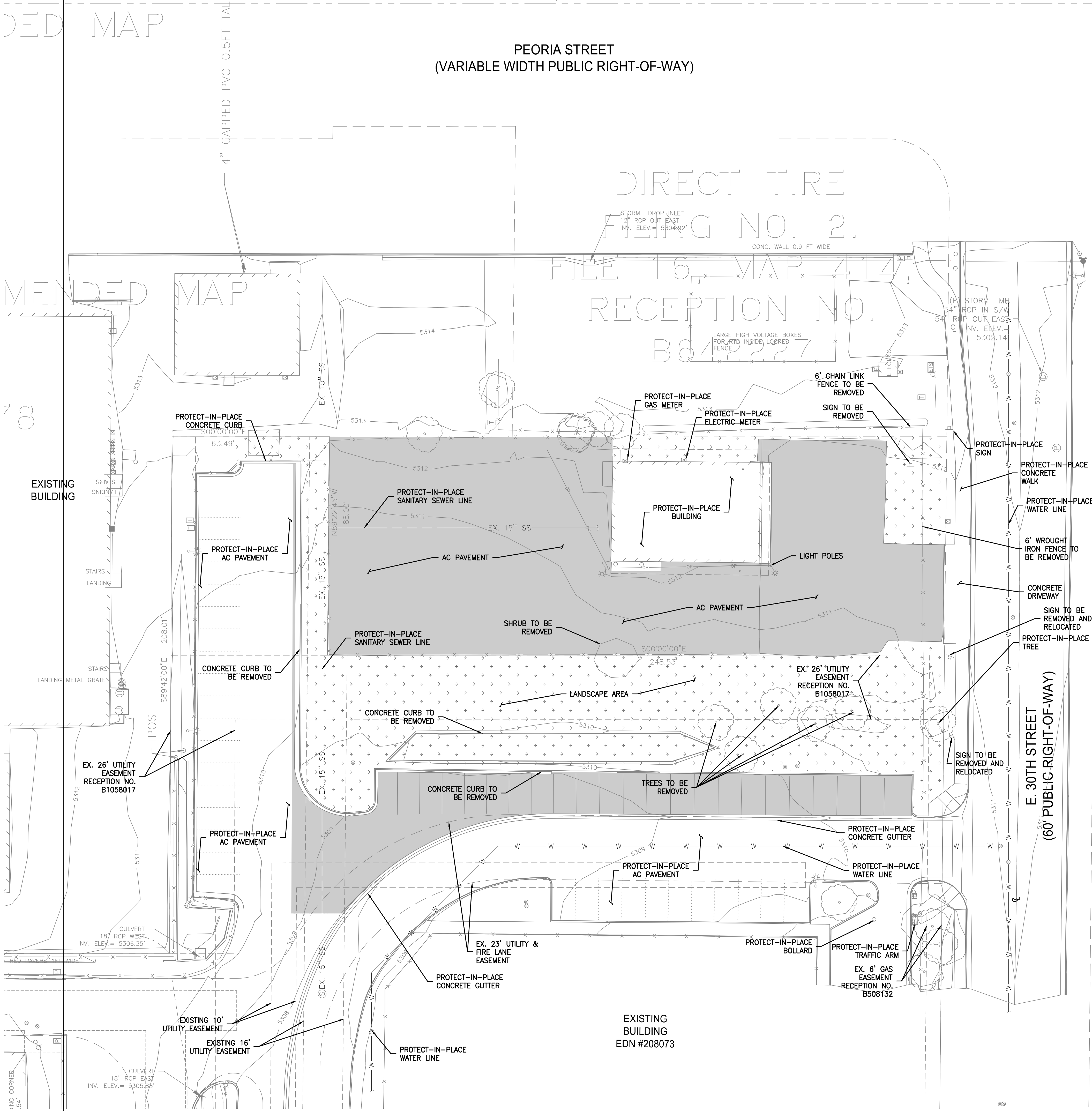
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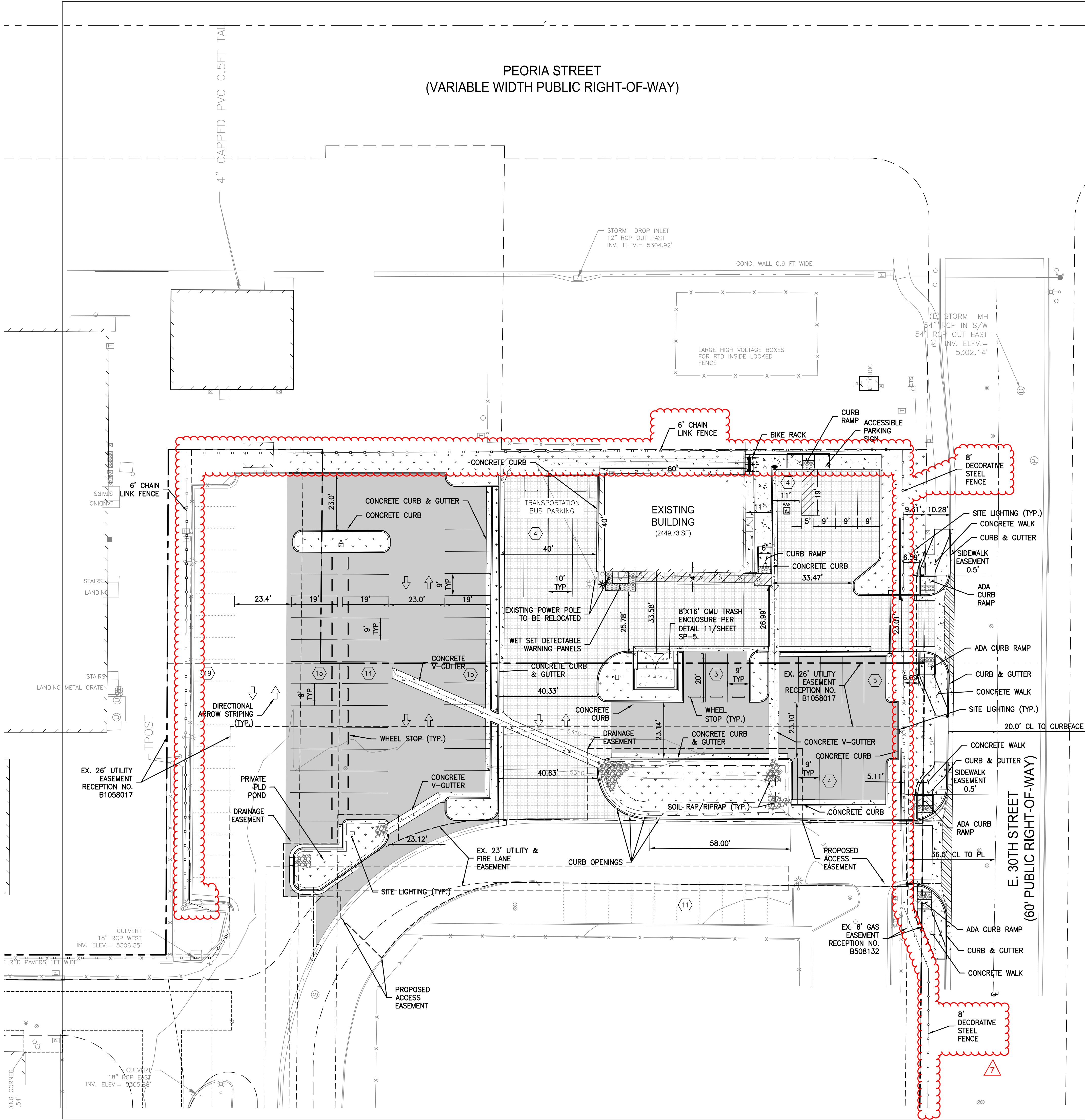
Date: 08/16/2024
Project Number: 2200056
Drawn By: TN
Checked By: AK
Scale: AS SPECIFIED

EXISTING
SITE CONDITION

SHEET:

4





LEGEND:

- PROPERTY LINE
- LIMIT LINE OF PAVING
- ACCESSIBLE PATH OF TRAVEL
- CONCRETE PAVING
- ASPHALT PAVING
- ASPHALT (HEAVY TRUCK TRAFFIC)
DESIGNED TO SUPPORT A MINIMUM IMPOSED LIVE LOAD OF 85,000 POUNDS WITH A MAXIMUM AXLE LOAD PER CITY OF AURORA ROADWAY DESIGN AND CONSTRUCTION SPECIFICATION, CHAPTER 5.
- LANDSCAPE
(REFER TO LANDSCAPING PLANS FOR DETAILS)
- SITE LIGHTING
- PARKING COUNT
- 8' DECORATIVE STEEL FENCE
- 6' CHAIN LINK FENCE

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**AURORA PROCESSING
CENTER ANNEX
SUBDIVISION FILING NO. 1**

3130 N. OAKLAND STREET
AURORA, CO 80010

DATE	ISSUED FOR:

Date: 08/16/2024
Project Number: 2200056
Drawn By: TN
Checked By: AK
Scale: AS SPECIFIED

**SITE
IMPROVEMENT
PLAN**

SHEET:

5

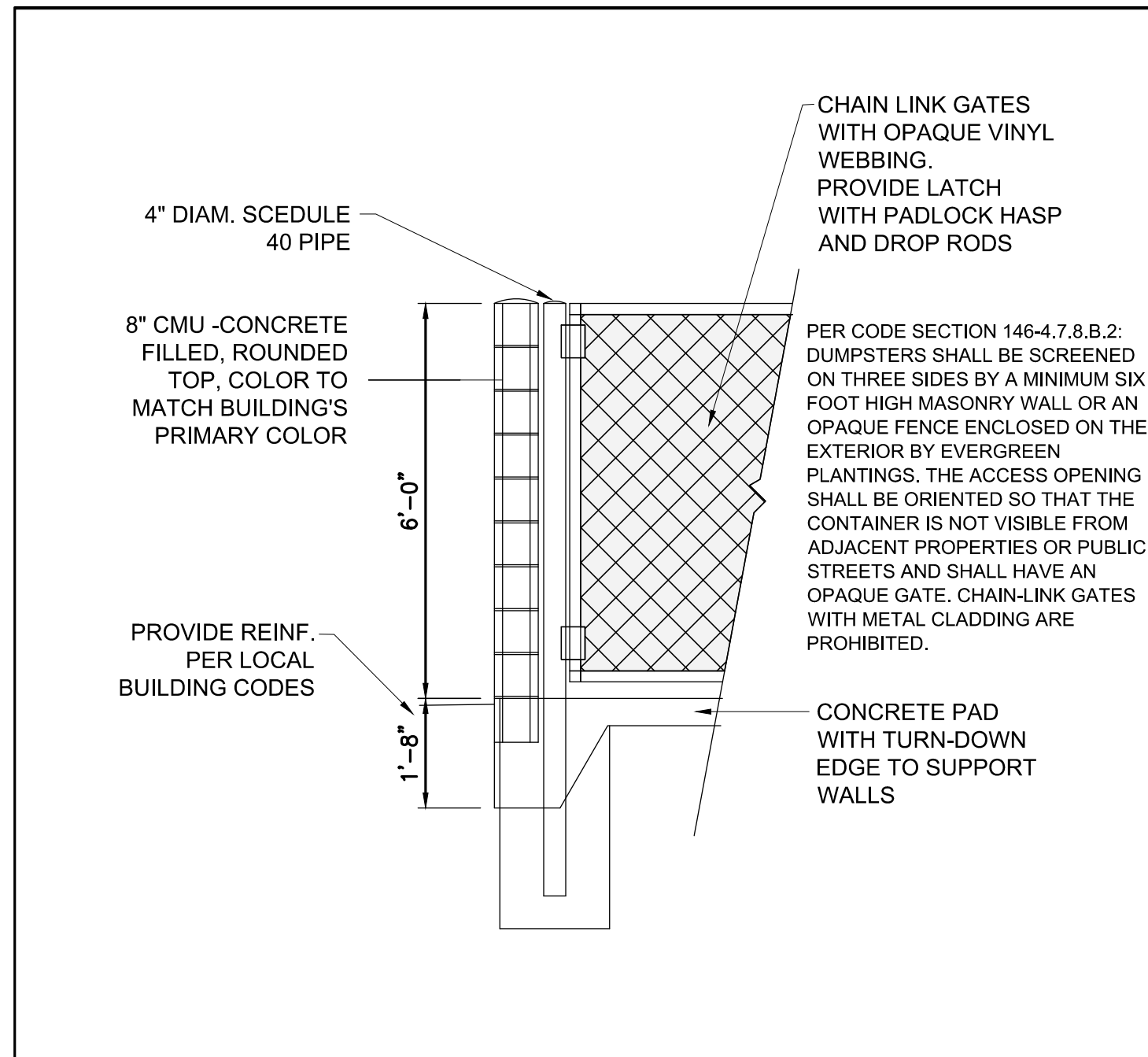
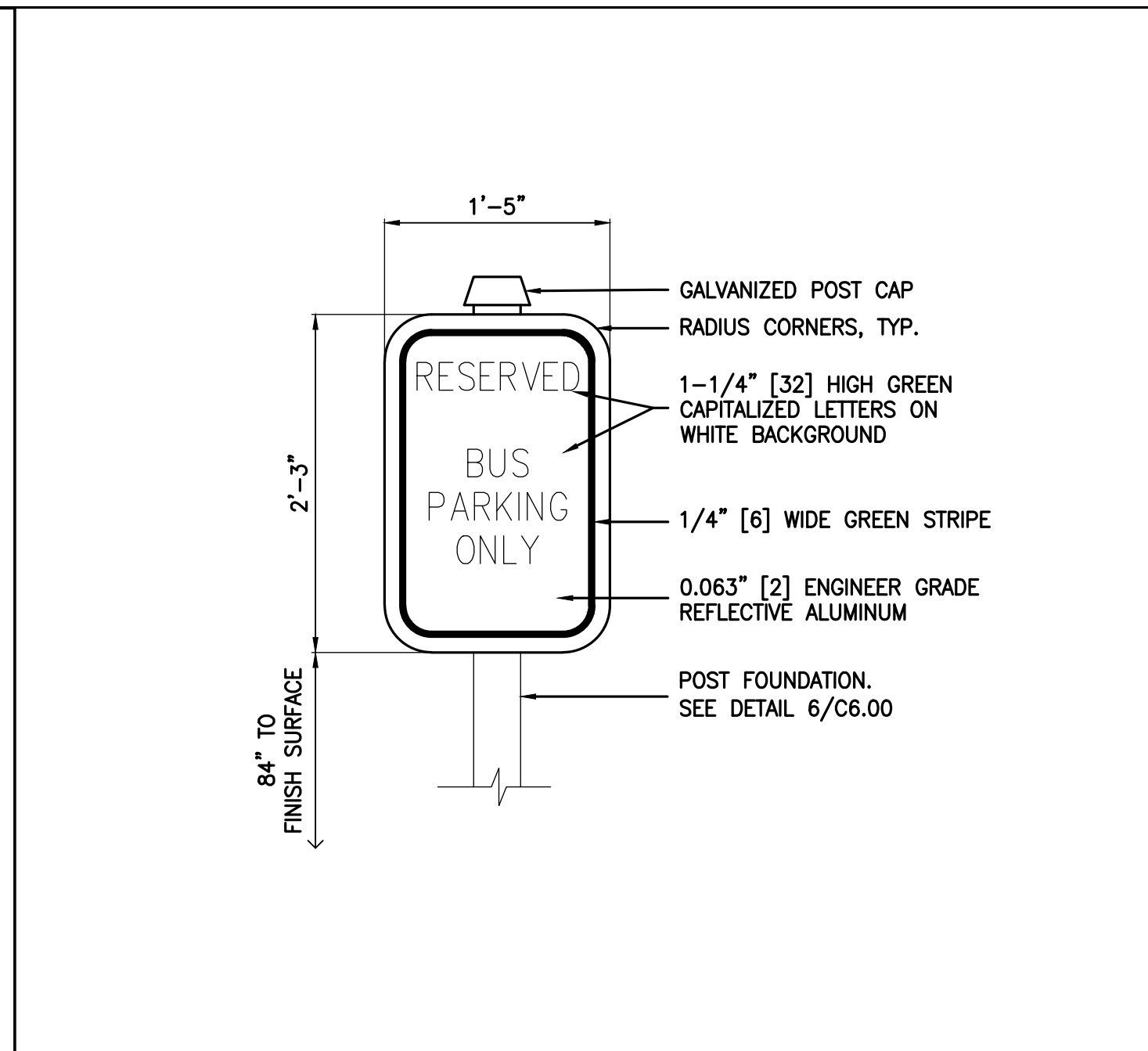
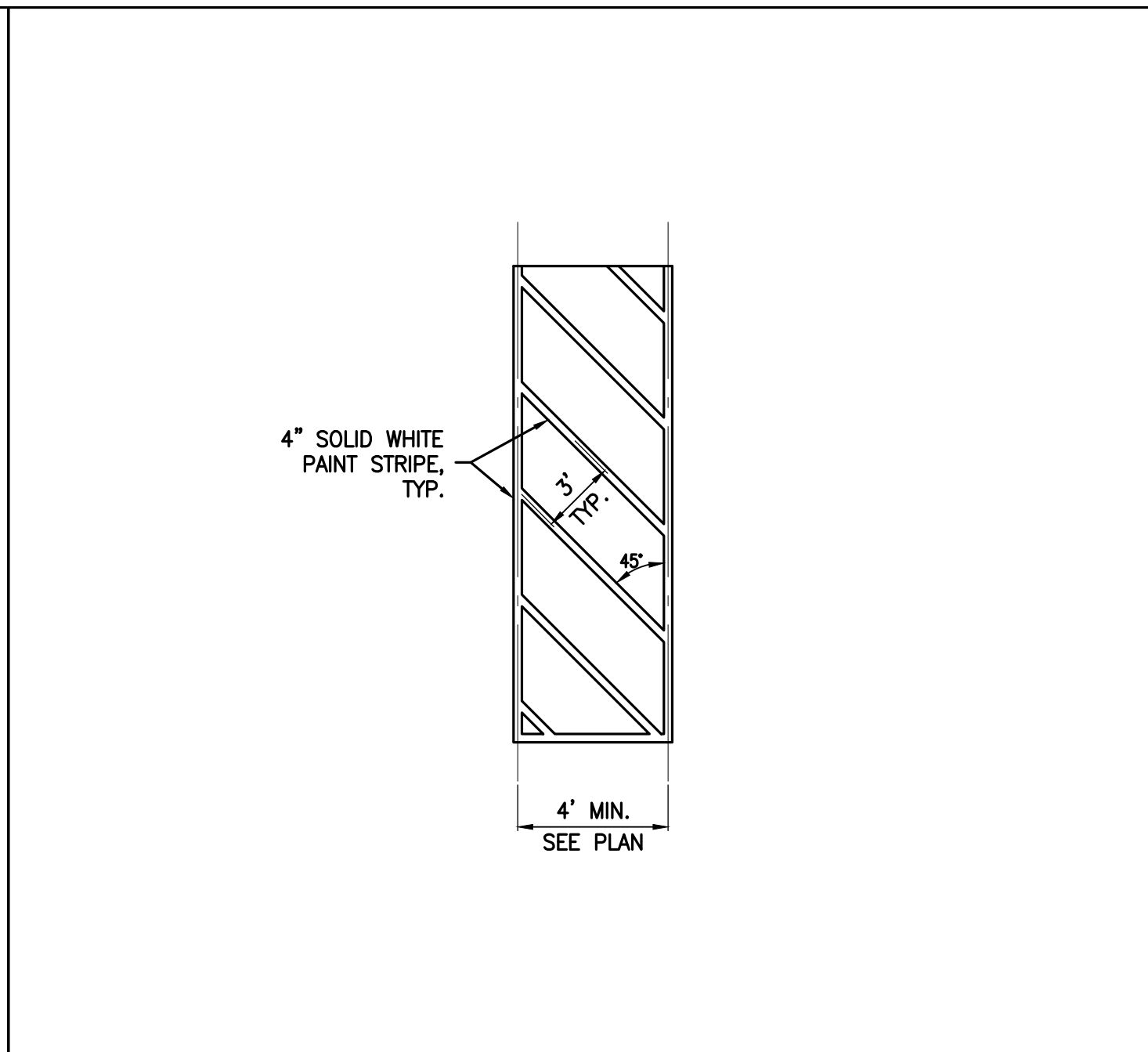
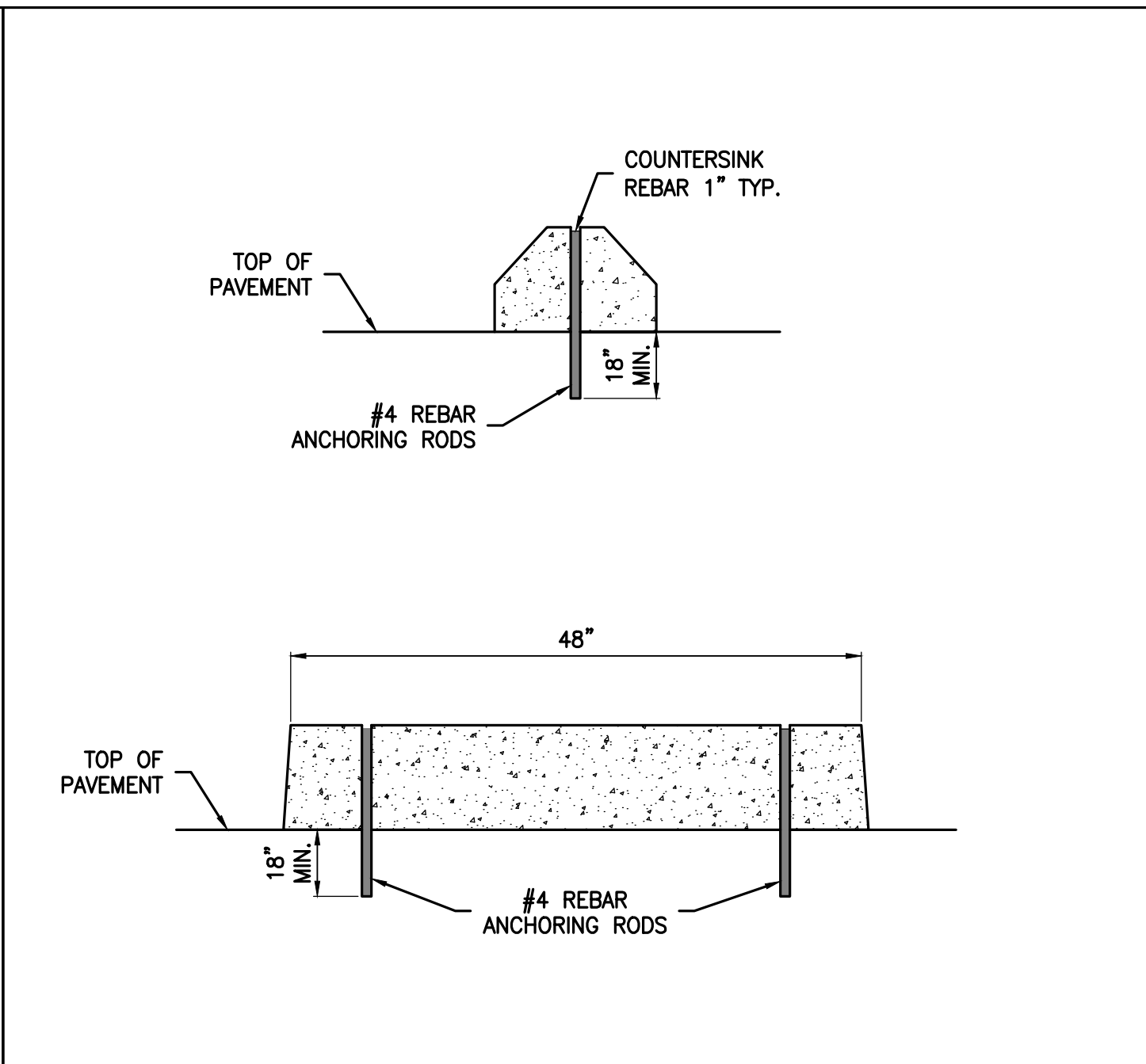
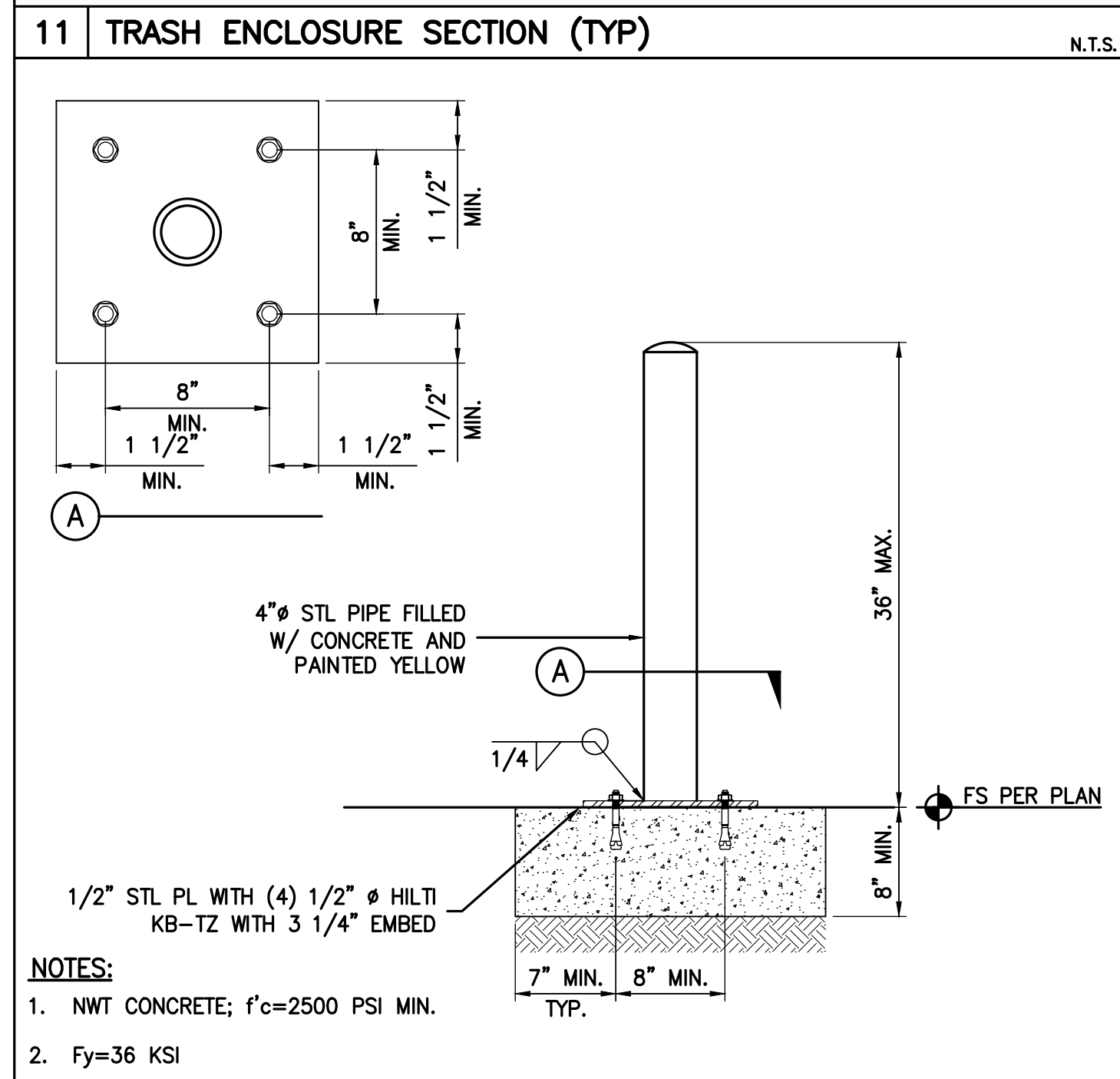
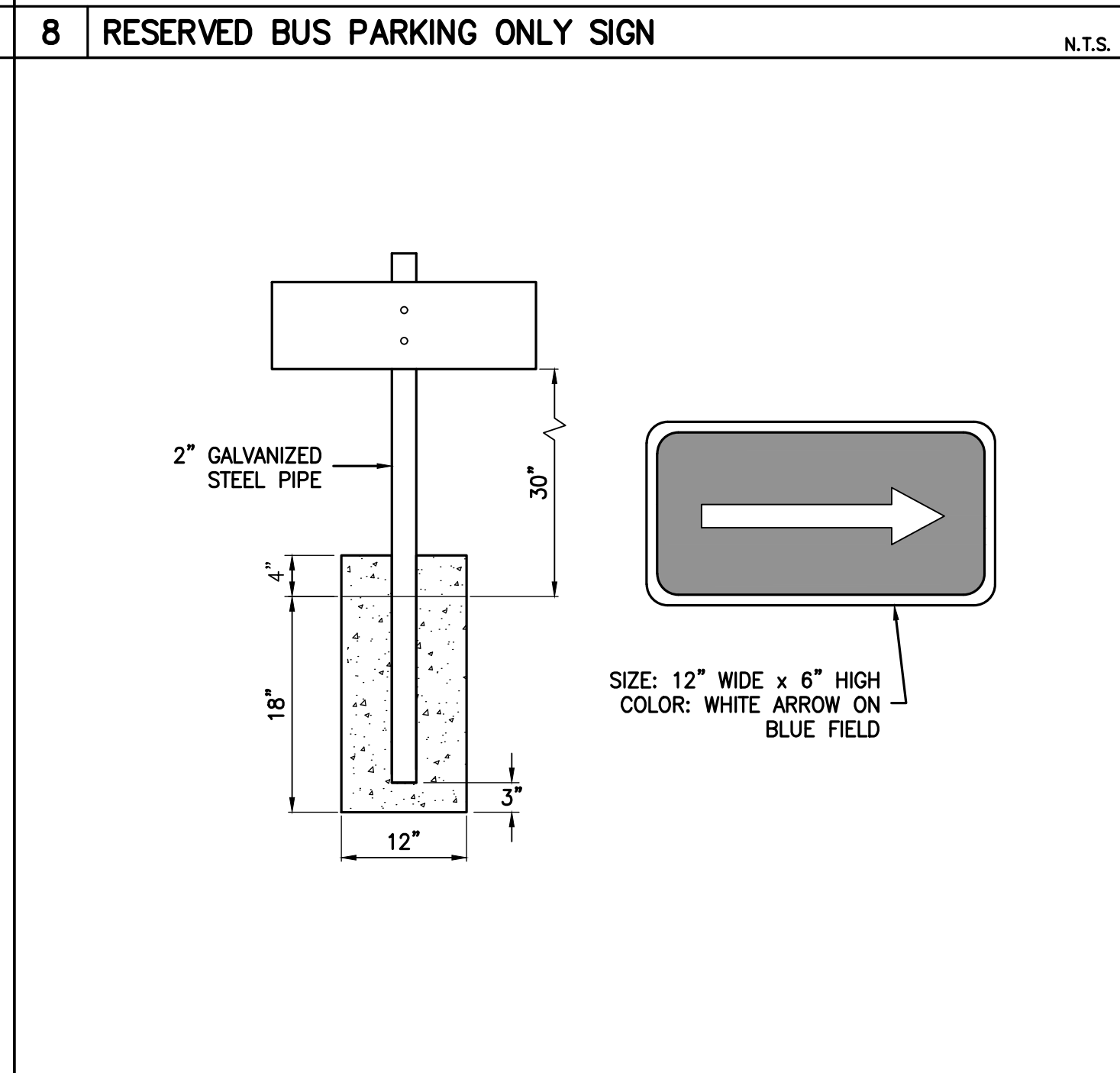
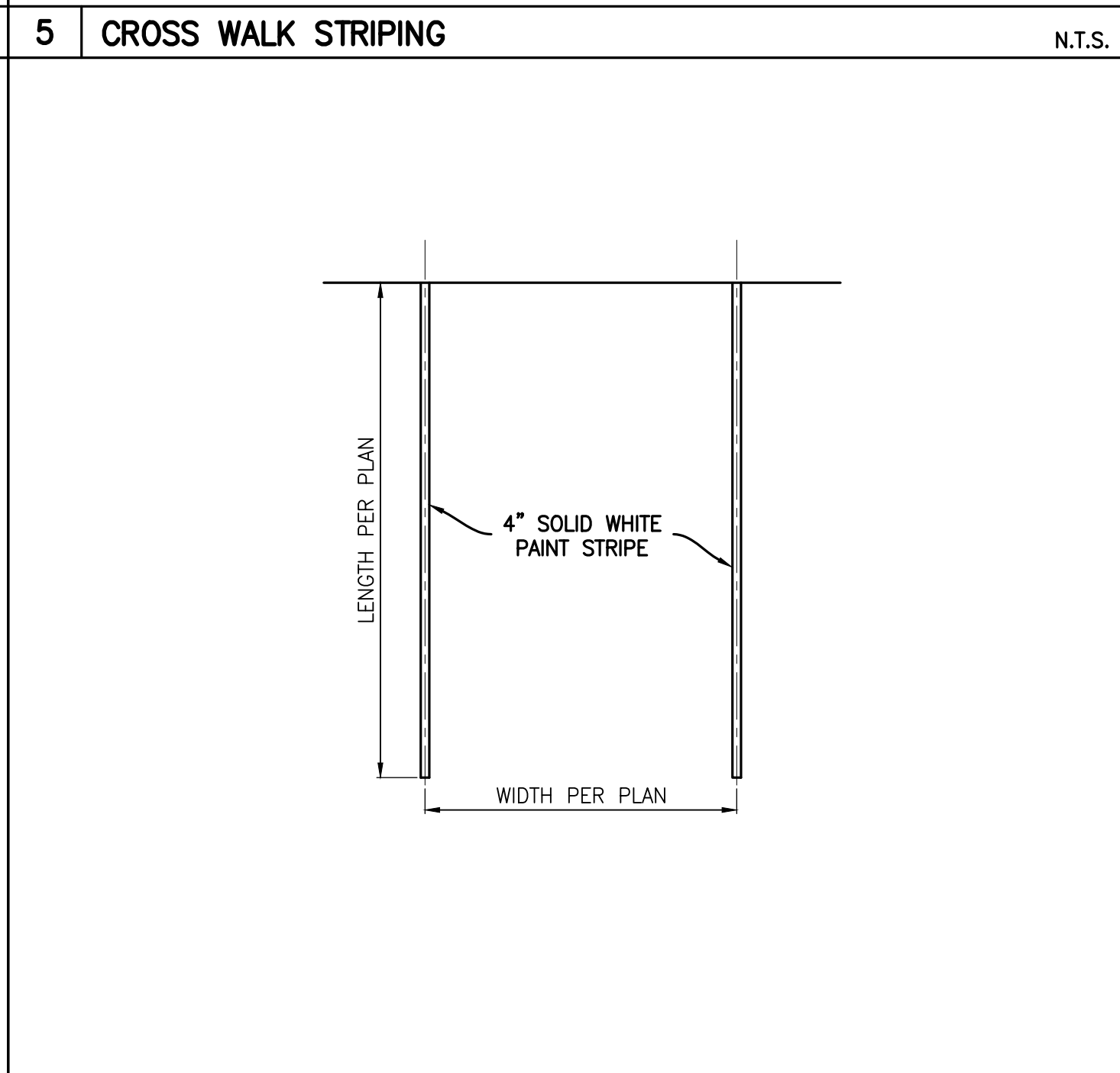
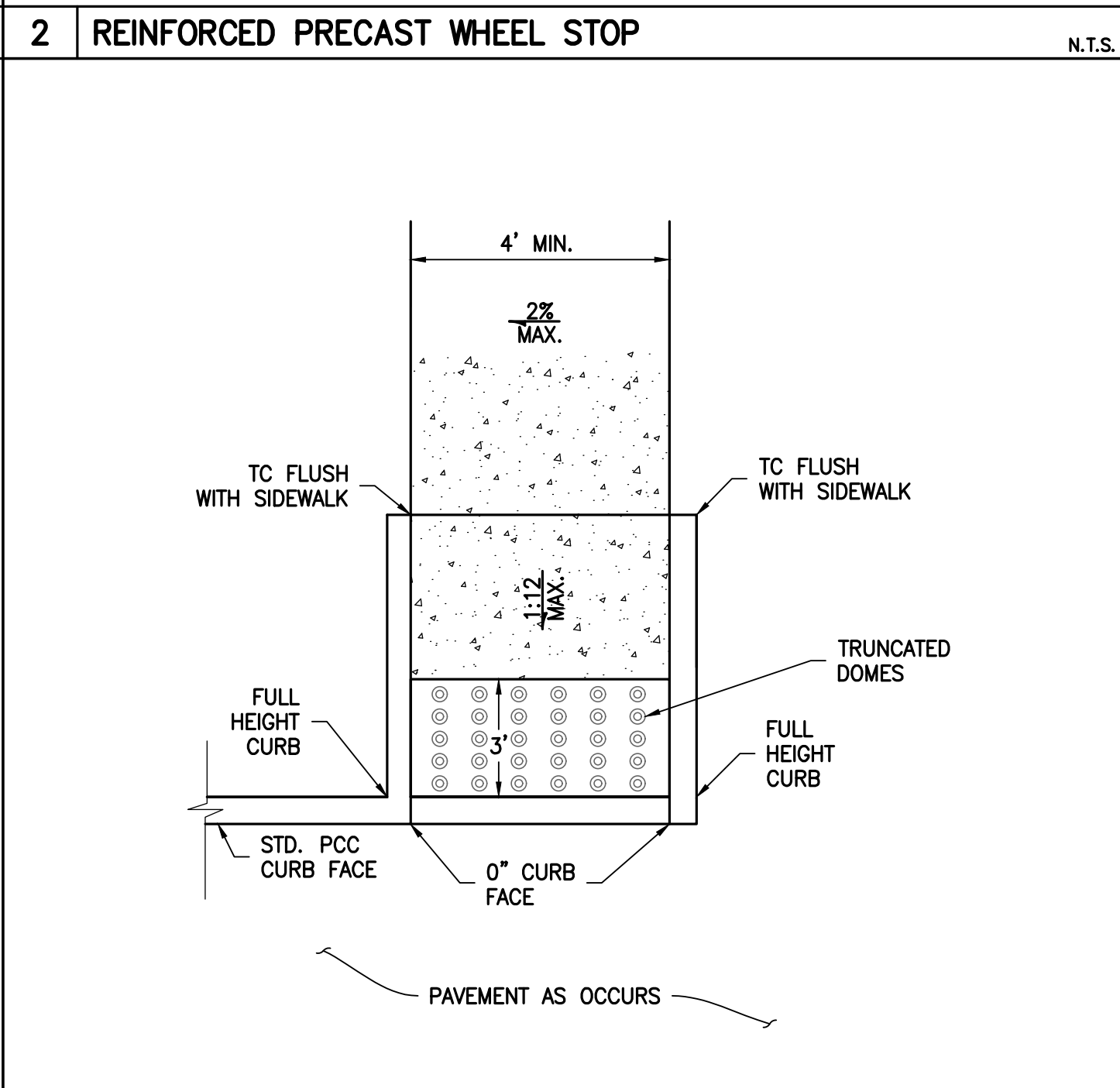
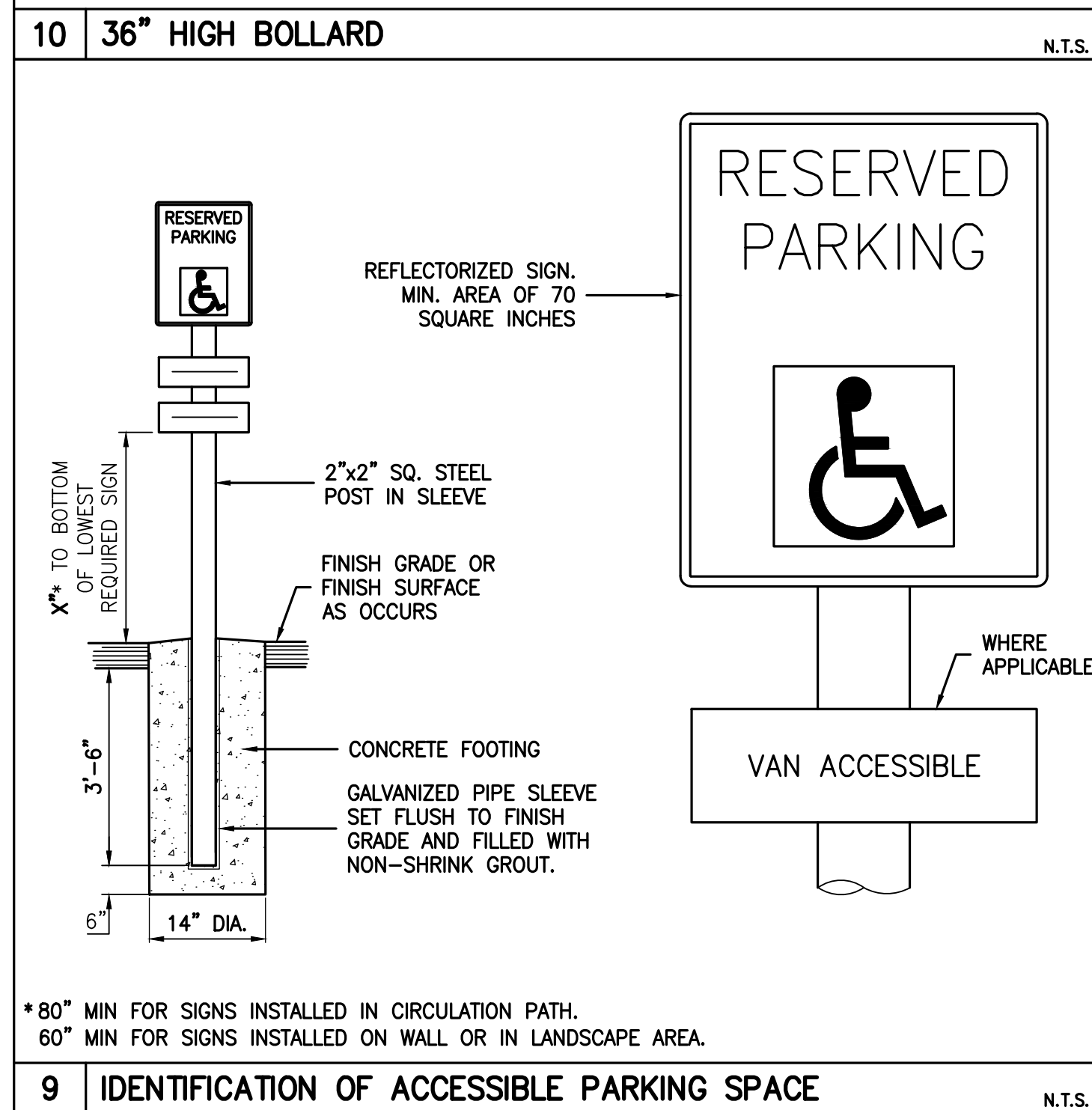
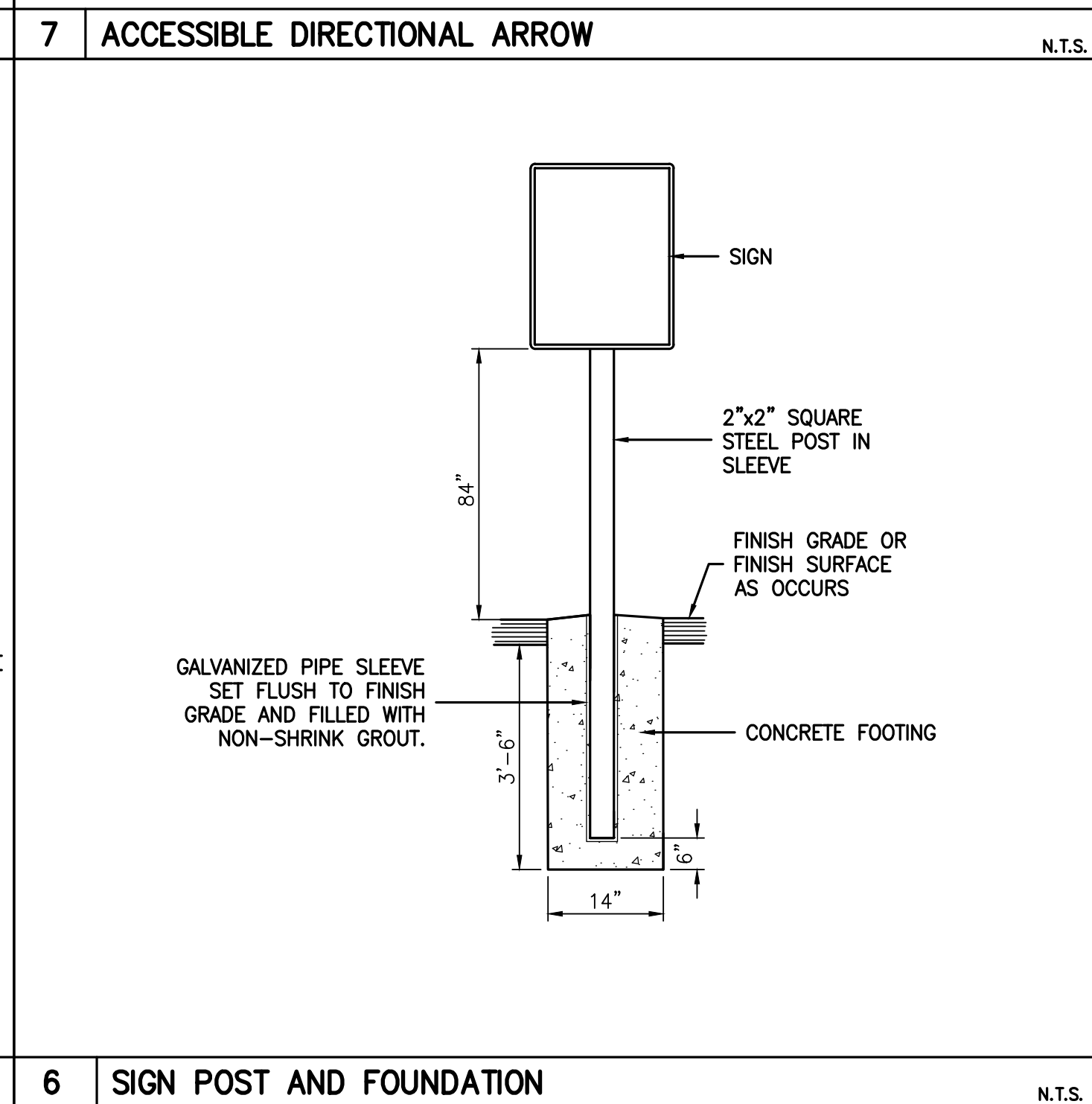
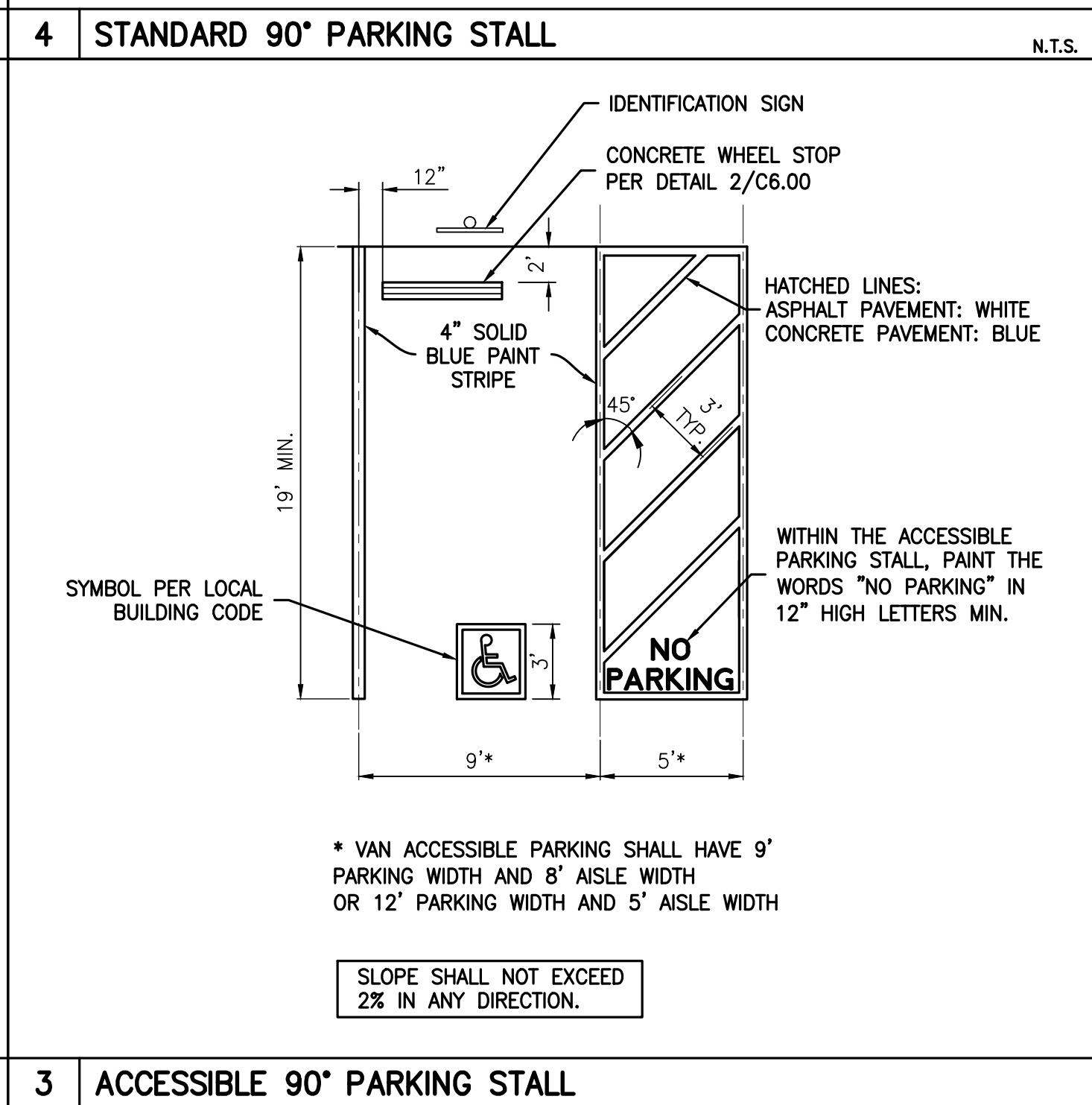
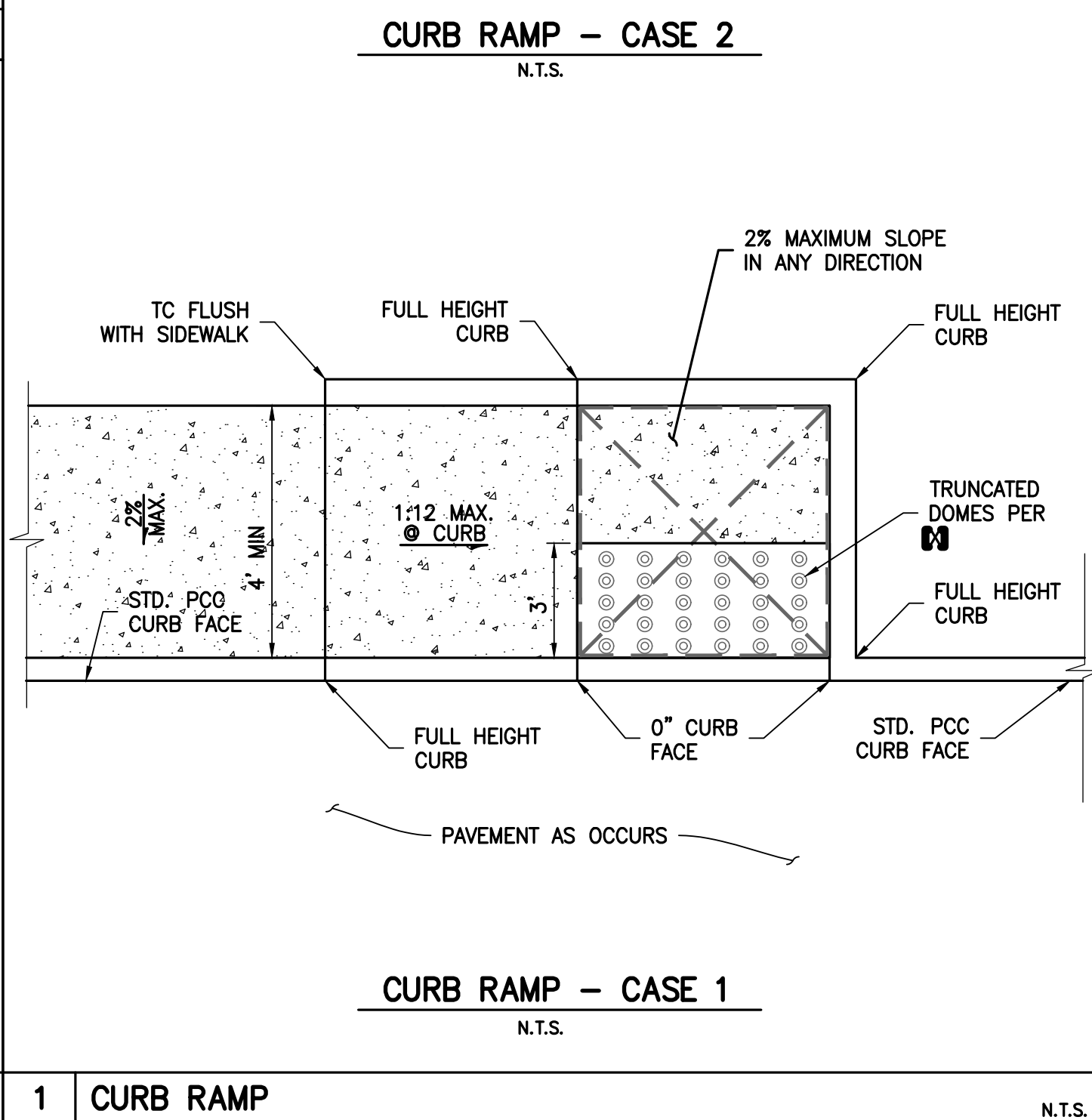
DATE	ISSUED FOR:

Date: 08/16/2024
Project Number: 2200056
Drawn By: TN
Checked By: AK
Scale: AS SPECIFIED

**SIGNAGE AND
STRIPING PLAN**

SHEET:

6

 <p>4" DIAM. SCHEDULE 40 PIPE</p> <p>8" CMU -CONCRETE FILLED, ROUNDED TOP, COLOR TO MATCH BUILDING'S PRIMARY COLOR</p> <p>6'-0"</p> <p>1'-8"</p> <p>PROVIDE REINF. PER LOCAL BUILDING CODES</p> <p>CHAIN LINK GATES WITH OPAQUE VINYL WEBBING. PROVIDE LATCH WITH PADLOCK HASP AND DROP RODS</p> <p>PER CODE SECTION 146-4.7.8.B.2: DUMPSTERS SHALL BE SCREENED ON THREE SIDES BY A MINIMUM SIX FOOT HIGH MASONRY WALL OR AN OPAQUE FENCE ENCLOSED ON THE EXTERIOR BY EVERGREEN PLANTINGS. THE ACCESS OPENING SHALL BE ORIENTED SO THAT THE CONTAINER IS NOT VISIBLE FROM ADJACENT PROPERTIES OR PUBLIC STREETS AND SHALL HAVE AN OPAQUE GATE. CHAIN-LINK GATES WITH METAL CLADDING ARE PROHIBITED.</p> <p>CONCRETE PAD WITH TURN-DOWN EDGE TO SUPPORT WALLS</p>		 <p>1'-5"</p> <p>2'-3"</p> <p>84" TO FINISH SURFACE</p> <p>GALVANIZED POST CAP</p> <p>RADIUS CORNERS, TYP.</p> <p>1-1/4" [32] HIGH GREEN CAPITALIZED LETTERS ON WHITE BACKGROUND</p> <p>1/4" [6] WIDE GREEN STRIPE</p> <p>0.063" [2] ENGINEER GRADE REFLECTIVE ALUMINUM</p> <p>POST FOUNDATION. SEE DETAIL 6/C6.00</p>		 <p>4" SOLID WHITE PAINT STRIPE, TYP.</p> <p>3" TYP.</p> <p>45°</p> <p>4' MIN. SEE PLAN</p>		 <p>COUNTERSINK REBAR 1" TYP.</p> <p>18" MIN.</p> <p>#4 REBAR ANCHORING RODS</p> <p>48"</p> <p>18" MIN.</p> <p>#4 REBAR ANCHORING RODS</p>	
11 TRASH ENCLOSURE SECTION (TYP)		8 RESERVED BUS PARKING ONLY SIGN		5 CROSS WALK STRIPING		2 REINFORCED PRECAST WHEEL STOP	
 <p>8" MIN.</p> <p>1 1/2" MIN.</p> <p>8" MIN.</p> <p>1 1/2" MIN.</p> <p>1 1/2" MIN.</p> <p>4" Ø STL PIPE FILLED W/ CONCRETE AND PAINTED YELLOW</p> <p>36" MAX.</p> <p>1/4"</p> <p>1/2" STL PL WITH (4) 1/2" Ø HILTI KB-TZ WITH 3 1/4" EMBED</p> <p>7" MIN.</p> <p>8" MIN.</p> <p>8" MIN.</p> <p>FS PER PLAN</p> <p>NOTES: 1. NWT CONCRETE; f'c=2500 PSI MIN. 2. Fy=36 KSI</p>		 <p>2" GALVANIZED STEEL PIPE</p> <p>30"</p> <p>4"</p> <p>18"</p> <p>12"</p> <p>3"</p> <p>SIZE: 12" WIDE x 6" HIGH COLOR: WHITE ARROW ON BLUE FIELD</p>		 <p>LENGTH PER PLAN</p> <p>4" SOLID WHITE PAINT STRIPE</p> <p>WIDTH PER PLAN</p>		 <p>4' MIN.</p> <p>2% MAX.</p> <p>1 1/2" MAX.</p> <p>TC FLUSH WITH SIDEWALK</p> <p>TC FLUSH WITH SIDEWALK</p> <p>TRUNCATED DOMES</p> <p>FULL HEIGHT CURB</p> <p>FULL HEIGHT CURB</p> <p>STD. PCC CURB FACE</p> <p>0" CURB FACE</p> <p>PAVEMENT AS OCCURS</p> <p>CURB RAMP - CASE 2</p> <p>N.T.S.</p>	
10 36" HIGH BOLLARD		7 ACCESSIBLE DIRECTIONAL ARROW		4 STANDARD 90° PARKING STALL			
 <p>RESERVED PARKING</p> <p>REFLECTORIZED SIGN, MIN. AREA OF 70 SQUARE INCHES</p> <p>2"x2" SQ. STEEL POST IN SLEEVE</p> <p>FINISH GRADE OR FINISH SURFACE AS OCCURS</p> <p>CONCRETE FOOTING</p> <p>GALVANIZED PIPE SLEEVE SET FLUSH TO FINISH GRADE AND FILLED WITH NON-SHRINK GROUT.</p> <p>14" DIA.</p> <p>3'-6"</p> <p>3'-6"</p> <p>6"</p> <p>84"</p> <p>2"x2" SQUARE STEEL POST IN SLEEVE</p> <p>FINISH GRADE OR FINISH SURFACE AS OCCURS</p> <p>WHERE APPLICABLE</p> <p>VAN ACCESSIBLE</p> <p>* 80" MIN FOR SIGNS INSTALLED IN CIRCULATION PATH. 60" MIN FOR SIGNS INSTALLED ON WALL OR IN LANDSCAPE AREA.</p>		 <p>SIGN</p> <p>2"x2" SQUARE STEEL POST IN SLEEVE</p> <p>FINISH GRADE OR FINISH SURFACE AS OCCURS</p> <p>GALVANIZED PIPE SLEEVE SET FLUSH TO FINISH GRADE AND FILLED WITH NON-SHRINK GROUT.</p> <p>CONCRETE FOOTING</p> <p>14"</p> <p>3'-6"</p> <p>84"</p>		 <p>IDENTIFICATION SIGN</p> <p>CONCRETE WHEEL STOP PER DETAIL 2/C6.00</p> <p>12"</p> <p>2"</p> <p>4" SOLID BLUE PAINT STRIPE</p> <p>45°</p> <p>2 1/2"</p> <p>19' MIN.</p> <p>9'*</p> <p>5'*</p> <p>WITHIN THE ACCESSIBLE PARKING STALL, PAINT THE WORDS "NO PARKING" IN 12" HIGH LETTERS MIN.</p> <p>NO PARKING</p> <p>* VAN ACCESSIBLE PARKING SHALL HAVE 9' PARKING WIDTH AND 8' AISLE WIDTH OR 12' PARKING WIDTH AND 5' AISLE WIDTH</p> <p>SLOPE SHALL NOT EXCEED 2% IN ANY DIRECTION.</p>		 <p>2% MAXIMUM SLOPE IN ANY DIRECTION</p> <p>TC FLUSH WITH SIDEWALK</p> <p>FULL HEIGHT CURB</p> <p>FULL HEIGHT CURB</p> <p>TRUNCATED DOMES PER</p> <p>FULL HEIGHT CURB</p> <p>STD. PCC CURB FACE</p> <p>0" CURB FACE</p> <p>PAVEMENT AS OCCURS</p> <p>CURB RAMP - CASE 1</p> <p>N.T.S.</p>	
9 IDENTIFICATION OF ACCESSIBLE PARKING SPACE		6 SIGN POST AND FOUNDATION		3 ACCESSIBLE 90° PARKING STALL		1 CURB RAMP	

LOT 1, BLOCK 1; LOT 1, BLOCK 2, AND TRACTS B AND C, AURORA PROCESSING CENTER ANNEX SUBDIVISION FILING NO. 1.
CITY OF AURORA, COUNTY OF ADAMS, STATE OF COLORADO

PROPOSED INTERMEDIATE CONTOUR 64

PROPOSED INDEX CONTOUR 65

PROPOSED SPOT ELEVATION x 54.67

EX. INTERMEDIATE CONTOUR -5364-

EX. INDEX CONTOUR -5365-

EX. SPOT ELEVATIONS x 45.34

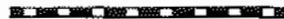
HIGH POINT HP


TOP OF WALK TW

LOW POINT LP


TOP BACK OF CURB TOC

FLOWLINE FL

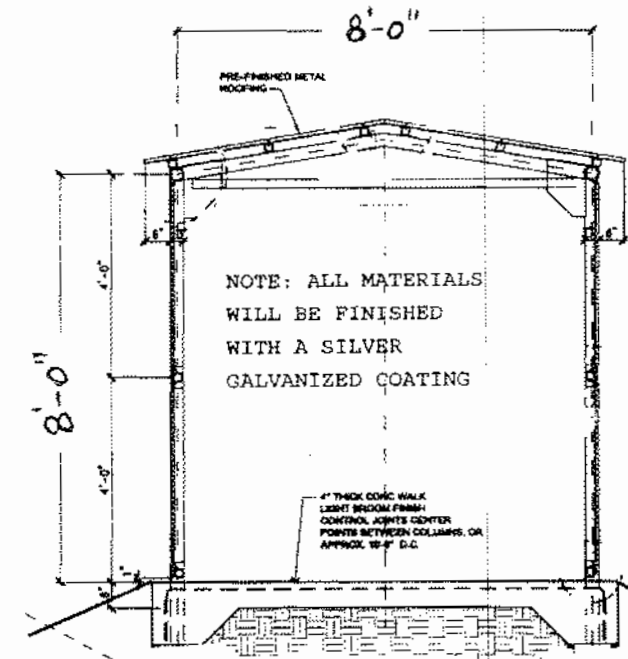
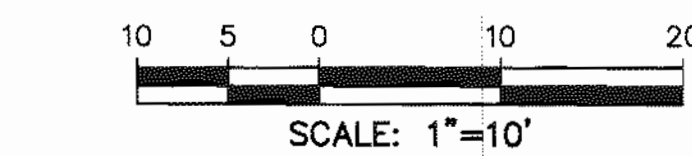
PROPOSED STORM SEWER 

PROPOSED MANHOLE 

EX. STORM SEWER EX. 18" RCP STORM
ST

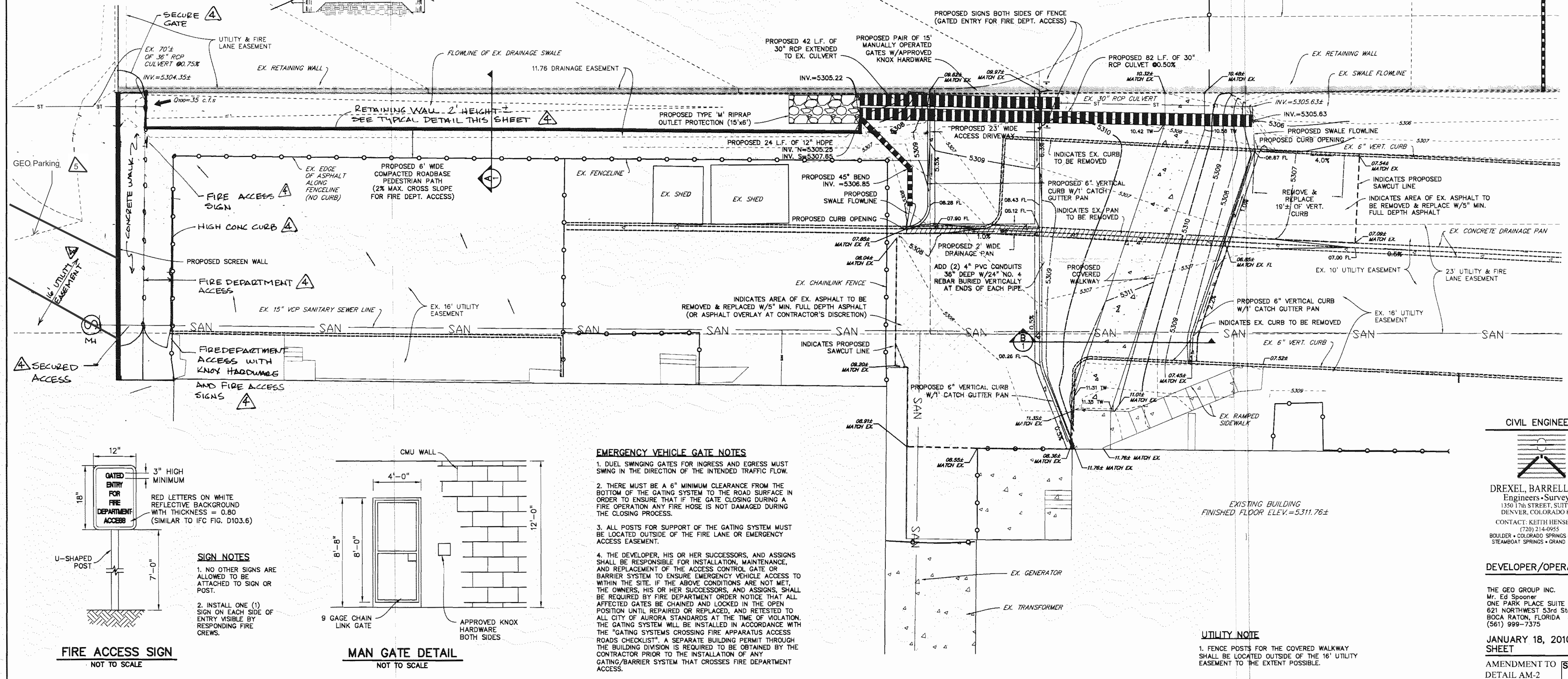
EX. FENCE LINE 

NOTE: ADD 5300 TO ALL SPOT ELEVATIONS.



TYPICAL SECTION
NOT TO SCALE

TYPICAL SECTION
NOT TO SCALE



DREXEL, BARRELL & CO.
Engineers-Surveyors
1350 17th STREET, SUITE 210
DENVER, COLORADO 80202
CONTACT: KEITH HENSEL, P.E.
(720) 214-0955
BOULDER • COLORADO SPRINGS • GREELEY
STEAMBOAT SPRINGS • GRAND JUNCTION

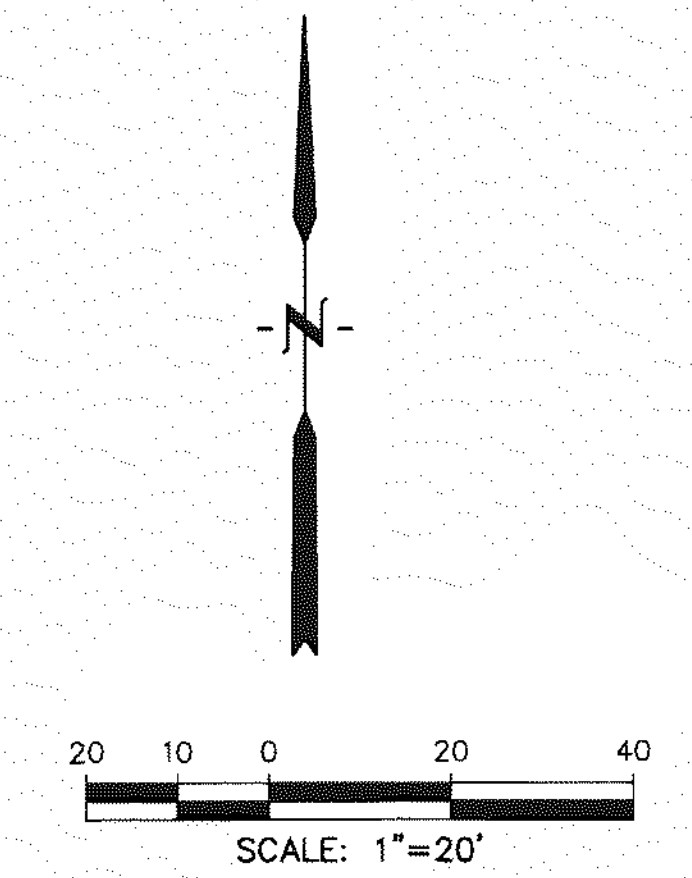
DEVELOPER/OPERATOR: :

THE GEO GROUP INC.
Mr. Ed Spooner
ONE PARK PLACE SUITE 700
621 NORTHWEST 53rd Street
BOCA RATON, FLORIDA 33487
(561) 999-7375

JANUARY 18, 2010
SHEET

AMENDMENT TO DETAIL AM-2	SHEET 7
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LOT 1, BLOCK 1: LOT 1, BLOCK 2, AND TRACTS B AND C, AURORA PROCESSING CENTER ANNEX SUBDIVISION FILING NO. 1.
CITY OF AURORA, COUNTY OF ADAMS, STATE OF COLORADO



PROPERTY LINE	-----
EX. INTERMEDIATE CONTOUR	-----5.364-----
EX. INDEX CONTOUR	-----5.365-----
PROPOSED INTERMEDIATE CONTOUR	-----5.302-----
PROPOSED INDEX CONTOUR	-----5.300-----
FLOWLINE OF DRAINAGE SWALE	-----

EX. TREES:

EX. EDGE OF ASPHALT
AND CURB AND GUTTER

PROPOSED STORM SEWER.....

PROPOSED WATER LINE

18" RCP

12" DIP

SITE CONSTRUCTION SHALL TAKE INTO ACCOUNT THE LIFE AND GOOD HEALTH OF TREES PRESERVED ON THE SITE. THE FOLLOWING GUIDELINES SHALL BE FOLLOWED FOR TREE PROTECTION. IF THESE GUIDELINES ARE NOT FOLLOWED, THE FULL VALUE OF THE TREE WILL BE USED IN CALCULATIONS TO DETERMINE MITIGATION REQUIREMENTS.

1. PROTECTIVE FENCING SHALL BE SET UP TO VISIBLY SHOW THE TREE PROTECTION ZONE. TREE PROTECTION ZONE=ONE FOOT OF RADIUS FOR EVERY INCH OF TRUNK DIAMETER.
2. ALL EQUIPMENT, INCLUDING FOOT TRAFFIC SHALL REMAIN OUTSIDE OF THE TREE PROTECTION ZONE.
3. IF ROOTS GREATER THAN 1-INCH IN DIAMETER REQUIRE REMOVAL, A CLEAN CUT SHALL BE ACCOMPLISHED USING A SHARP HAND TOOL. A MAXIMUM OF TWO 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 DESIGNER.
4. LIMB REMOVAL SHALL BE ACCOMPLISHED BEFORE CONSTRUCTION BEGINS. A PROFESSIONAL COMPANY THAT IS LICENSED BY THE CITY OF AURORA FORESTRY DIVISION SHALL COMPLETE ALL PRUNING.
5. DESIGNATE CONCRETE WASHOUT AREAS. THESE AREAS SHALL NOT FLOW INTO OR ACROSS THE TREE PROTECTION ZONE.
6. NO STOCKPIILING OF SOIL IS PERMITTED WITH THE TREE PROTECTION ZONE.
7. NO VEHICLE PARKING IS PERMITTED WITHIN TREE PROTECTION ZONE.
8. THE SOIL SHALL NOT BE COMPACTED WITH THE TREE PROTECTION ZONE.
9. EXISTING TREES DAMAGED THROUGH THE CONSTRUCTION PROCESS SHALL BE IMMEDIATELY REPAIRED AND IF DAMAGED BEYOND REPAIR, REPLACED PER THE MINIMUM SPECIFICATIONS WITH THE TREE PRESERVATION POLICY OUTLINED IN SECTION IV, SUBSECTION A, ITEM 3. THE RESTORATION PLAN FOR THESE TREES SHALL FOLLOW THAT APPROVED THROUGH THE SITE PLAN SUBMITTAL.

1. THE DEVELOPER, HIS OR HER SUCCESSORS, AND ASSIGNS SHALL BE RESPONSIBLE FOR INSTALLATION, MAINTENANCE, AND REPLACEMENT OF THE ACCESS CONTROL GATE OR BARRIER SYSTEM AND EMERGENCY VEHICLE ACCESS SYSTEM WITHIN THE CITY OF AURORA. THE CITY OF AURORA, ITS OWNERS, HIS OR HER SUCCESSORS, AND ASSIGNS, SHALL BE REQUIRED BY FIRE DEPARTMENT ORDER NOTICE THAT ALL AFFECTED GATES BE CHAINED AND KEPT CLOSED TO THE FIRE DEPARTMENT AT ALL TIMES. ANY VIOLATION OF THIS ORDER TO ALL CITY OF AURORA STANDARDS AT THE TIME OF VIOLATION. IF THE GATING SYSTEM IS NOT MAINTAINED TO THE SATISFACTION OF THE FIRE DEPARTMENT, THE CITY OF AURORA WILL BE REQUIRED TO REMOVE THE GATING SYSTEM. THE REMOVED AND THE GATING SYSTEM MUST BE REMOVED. THE GATING SYSTEM WILL BE SECURE WITH APPROVED KNOX HARDWARE, AND WILL BE INSTALLED IN CONFORMANCE WITH THE "GATING SYSTEM CROSSING FIRE APPARATUS ACCESS ROUTES CHECKLIST"

2. ANY TYPE OF GATING SYSTEM INSTALLED OVER A DEDICATED FIRE LAND EASEMENT WILL REQUIRE A REVOCABLE LICENSE. CONTACT REAL PROPERTY AT 303-739-7300 FOR ASSISTANCE.
3. A SEPARATE BUILDING PERMIT THROUGH THE BUILDING DIVISION IS REQUIRED TO BE OBTAINED BY THE CONTRACTOR PRIOR TO THE INSTALLATION OF ANY GATING/BARRIER SYSTEM THAT CROSSES A DESIGNATED FIRE LANE CORRIDOR.

1. UTILIZE THE 2006 IFC CHAPTER 14 FOR REQUIREMENTS ASSOCIATED TO BOTH CONSTRUCTION AND DEMOLITION OF ANY STRUCTURE WITHIN YOUR SITE. A DEMOLITION PERMIT IS REQUIRED TO BE OBTAINED THROUGH THE CITY OF AURORA BUILDING DIVISION PRIOR TO THE REMOVAL OF ANY STRUCTURE WITHIN YOUR SITE.

2. LANDSCAPE MATERIAL PLACEMENT SHALL NOT BE PLACED OR KEPT NEAR FIRE HYDRANTS, FIRE EQUIPMENT AND/OR CONNECTIONS. FIRE PROTECTION CONTROL VALVES IN A MANNER THAT WOULD PREVENT SUCH EQUIPMENT OR FIRE HYDRANTS FROM BEING IMMEDIATELY DISCERNIBLE TO THE FIREFIGHTER. EQUIPMENT SHALL NOT BE INTERFERED OR HINDERED FROM GAINING IMMEDIATE ACCESS TO FIRE PROTECTION EQUIPMENT OR HYDRANTS.
3. A 5-FOOT CLEAR SPACE SHALL BE MAINTAINED AROUND THE CIRCUMFERENCE OF FIRE HYDRANTS.
4. LANDSCAPING MATERIAL SHOWN WITHIN THE SITE PLAN CANNOT ENCROACH INTO ROADWAYS THAT ARE DEDICATED (OR DESIGNATED) AS FIRE LANE EASEMENTS (OR CORRIDORS).
5. SITE CONSTRUCTION SHALL TAKE INTO ACCOUNT THE LIFE AND GOOD HEALTH OF TREES PRESERVED ON THE SITE. THE FOLLOWING GUIDELINES SHALL BE FOLLOWED FOR TREE PROTECTION. IF THESE GUIDELINES ARE NOT FOLLOWED, THE FULL VALUE OF THE TREE WILL BE USED IN CALCULATIONS TO DETERMINE MITIGATION REQUIREMENTS.

DEVELOPER/OPERATOR

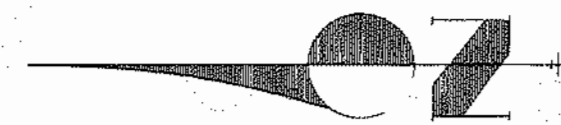
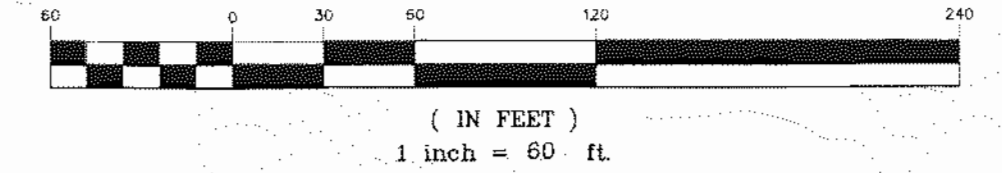
THE GEO GROUP INC.
Mr. Ed Spooner
ONE PARK PLACE SUITE 700
621 NORTHWEST 53rd Street
BOCA RATON, FLORIDA 3348
(561) 999-7375

AUGUST 11, 2010
SHEET

SITE PLAN .
SHEET
8

LOT 1, BLOCK 1; LOT 1, BLOCK 2, AND TRACTS B AND C, AURORA PROCESSING CENTER ANNEX SUBDIVISION FILING NO. 1.
CITY OF AURORA, COUNTY OF ADAMS, STATE OF COLORADO

GRAPHIC SCALE



STORM DRAIN PIPE WITH INLET

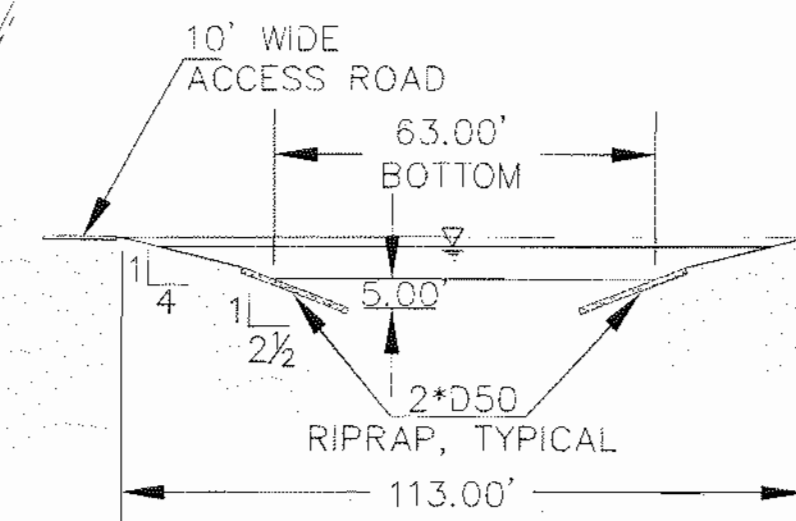
—5280— PROPOSED 5' CONTOUR

—5281— PROPOSED 1' CONTOUR

---5280--- EXISTING 5' CONTOUR

---5281--- EXISTING 1' CONTOUR

■■■■■ PROPOSED 100-YR FLOODPLAIN



BARANMOR DITCH TYPICAL CROSS SECTION

7010 N. BROADWAY, SUITE 430 • DENVER, COLORADO 80221
PH: (303) 455-3467 FAX: (303) 455-3808
www.yorkengineering.com



THE GEO GROUP INC.
Mr. Ed Spooner
ONE PARK PLACE SUITE 700
621 NORTHWEST 53rd Street
BOCA RATON, FLORIDA 33487
(561) 999-7375

NOVEMBER 21, 2008
SHEET 4
GRADING PLAN

9

GEO PROCESSING CENTER 2007-6063-00

SITE BENCHMARK:

THE BENCHMARK USED FOR LONG PIPE IS CITY OF AURORA 3" DIAMETER BRASS CAP AT OPPOSITE END OF STEEL PIPE ENCASED IN CONCRETE AT THE NORTHWEST CORNER OF EAST 30TH AVENUE AND NOME STREET. ENTRANCE TO THE SAND CREEK WATER RE. FACILITY, SAID MONUMENT BEING 16.4' WEST OF THE WEST FL OF NOME STREET AND 16.8' SOUTH OF A CHAINLINK FENCE AND 8.5' EAST OF A MONUMENT SIGN. (CITY OF AURORA BM 04-015; ELEVATION=5303.65 NAVD 88
SUBTRACT 2.93' H. TO CONVERT NAVD 88 TO NAVD 29
ELEVATION=5300.92 NGVD 29

MODULAR CONCRETE BLOCK
RETAINING WALL SYSTEM -
W/ 1 1/8" SETBACK -
TO BE ENGINEERED BY
INSTALLER

EARTH TONE
COLOR TO
COORDINATE
WITH PROPOSED
BUILDING

HEIGHT VARIES

4"

GEOTEXTILE FABRIC LAID
AGAINST SLOPE & PINNED
PER MANUF. INSTRUCTIONS

3/4" MAX. FREE-DRAINING
AGGREGATE

FILTER FABRIC

6" MIN. COMPACTABLE
AGGREGATE

PERFORATED DRAIN PIPE
W/ FILTER FABRIC SLOTTED
SLOPE TO DRAIN

TYPICAL RETAINING WALL SECTION

NTS

MA-5-2109 MA-2-22-10 MA 4-15-11

GEO PROCESSING CENTER ANNEX SITE PLAN

LOT 1, BLOCK 1; LOT 1, BLOCK 2, AND TRACTS B AND C, AURORA PROCESSING CENTER ANNEX SUBDIVISION FILING NO. 1.
CITY OF AURORA, COUNTY OF ADAMS, STATE OF COLORADO

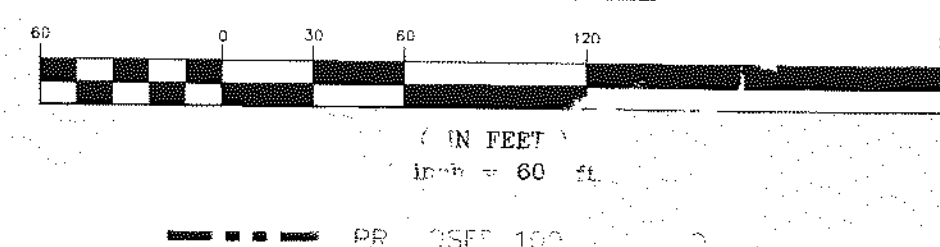
YORK ENGINEERING ASSUMES NO RESPONSIBILITY FOR EXISTING GRADING AND UTILITY LOCATIONS. THE UTILITIES SHOWN ON THIS DRAWING HAVE BEEN PLOTTED FROM THE BEST AVAILABLE INFORMATION. IT IS, HOWEVER, THE CONTRACTOR'S RESPONSIBILITY TO FIELD VERIFY THE LOCATION OF ALL UTILITIES PRIOR TO THE COMMENCEMENT OF ANY CONSTRUCTION.

See sheet
11

LEGEND

- SANITARY SEWER MANHOLE
- STORM SEWER MANHOLE
- WATER VALVE
- WATER METER
- GAS METER
- FIRE HYDRANT
- CLEAN OUT
- UTILITY POLE
- GUY DOWN
- BOLLARD
- STREET SIGN
- LIGHT POLE
- CONIFEROUS TREE
- DECIDUOUS TREE
- TELEPHONE PEDestal
- FENCE
- OVERHEAD UTILITY LINE(S)
- UNDERGROUND ELECTRIC LINE(S)
- EXISTING STORM DRAIN PIPE(S)
- RIPRAP
- WATER LINE(S)
- SANITARY SEWER LINE(S)
- NEW FIRE HYDRANT
- SANITARY SEWER
- WATER LINE

GRAPHIC SCALE



SITE BENCHMARK:

THE BENCHMARK USED FOR THIS SURVEY IS CITY OF AURORA 3" DIAMETER BRASS CAP ATOP A 30" LONG STEEL PIPE ENCASED IN CONCRETE AT THE NORTHWEST CORNER OF EAST 30TH AVENUE AND NOME STREET, ENTRANCE TO THE SAND CREEK WATER REC. FACILITY, SAID MONUMENT BEING 16.4' WEST OF THE WEST FL OF NOME STREET AND 16.8' SOUTH OF A CHAINLINK FENCE AND 8.5' EAST OF A MONUMENT SIGN. (CITY OF AURORA BM 04-015) ELEVATION=5303.85 NAVD 88
SUBTRACT 2.93-FT. TO CONVERT NAVD 88 TO NAVD 29
ELEVATION=5300.92 NGVD 29

MA-5-21-09 MA-2-22-10 MA 4-15-11

CIVIL ENGINEER:
YES YORK
ENGINEERING
SERVICES, INC.
CIVIL & STRUCTURAL ENGINEERING

7010 N. BROADWAY, SUITE 420 • DENVER, COLORADO 80221
P: (303) 455-1467 F: (303) 455-3808
www.yorkengineering.com

DEVELOPER/OPERATOR:

GEO

THE GEO GROUP INC.
Mr. Ed Spooner
ONE PARK PLACE, SUITE 700
621 NORTHWEST 53rd Street
BOCA RATON, FLORIDA 33487
(561) 999-7375

NOVEMBER 21, 2008

SHEET 5

UTILITY PLAN

SHEET
10

GEO PROCESSING CENTER 2007-6063-00

D MAP

PEORIA STREET
VARIABLE WIDTH R/W (ARTERIAL)

LEGEND:

- PROPERTY LINE
- LIMIT LINE OF GRADING
- GRADE BREAK LINE
- RIDGE LINE
- SAWCUT

BENCHMARK:

ELEVATIONS ARE NAVD88 BASED ON CITY OF AURORA BM
04-015 (96431D) (COA ID 35676SE001).

THE PROJECT BENCHMARK IS:
COA ID 35676SE001
ELEVATION US FEET 5303.851
OLD BENCH MARK ID 04-015
AKA NA
LOCATION ON NOME
DESCRIPTION 3" BRASS CAP (STAMPED C.O.A. BM, 4--015)
ATOP A 30" LONG STEEL PIPE IN CONC. AT THE N.W. CORNER
OF E. 30TH AVE. AND NOME ST. (ENT. TO THE "SAND CREEK
WATER REC. FACILITY", MON. BEING 16.4 FT. W. OF W. F.L.
NOME ST. AND 8.5FT. E.OF SIGN THAT IS 16.8 FT. S. OF CH.
LK FE. FOR YARD.
GIS PLATPAGE 02D
MONUMENT_TYPE BC

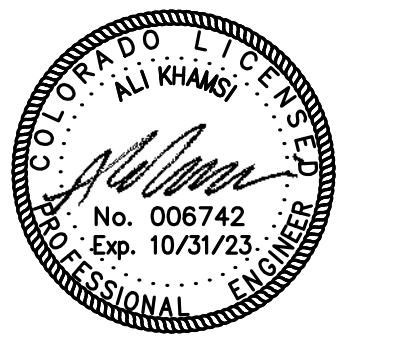
THE DEVELOPER SHALL HAVE A LICENSED PROFESSIONAL ENGINEER CERTIFY EACH
STORMWATER DETENTION POND AND/OR WATER QUALITY BMP IS BUILT ACCORDING
TO THE APPROVED PLANS AND SPECIFICATIONS AND THE REQUIRED DETENTION
VOLUME, INCLUDING THE WQCV WHEN USED, IS MET. THE CERTIFICATION SHALL
ALSO VERIFY ALL PERTINENT DIMENSIONS, ELEVATIONS, REQUIRED OUTLET ORIFICE
PLATES FOR DETENTION AND WQCV AND OTHER PERMANENT BMPs REQUIREMENTS
ARE INSTALLED PER THE APPROVED PLANS AND SPECIFICATIONS, AND SHALL SHOW
THE AS-BUILT VOLUMES FOR THE 100-YEAR, 10-YEAR STORM EVENTS, AND FOR
THE WQCV AND OTHER PERTINENT DIMENSIONS, ELEVATIONS AND CAPACITY
REQUIREMENTS ASSOCIATED WITH THE WQ BMP USED. THE CERTIFICATION SHALL BE
PROVIDED TO THE CITY OF AURORA ENGINEERING CONTROL SECTION SENIOR
ENGINEER BEFORE A CERTIFICATE OF OCCUPANCY WILL BE ISSUED.



THE GEO GROUP INC.
4955 TECHNOLOGY WAY
BOCA RATON, FLORIDA 33431

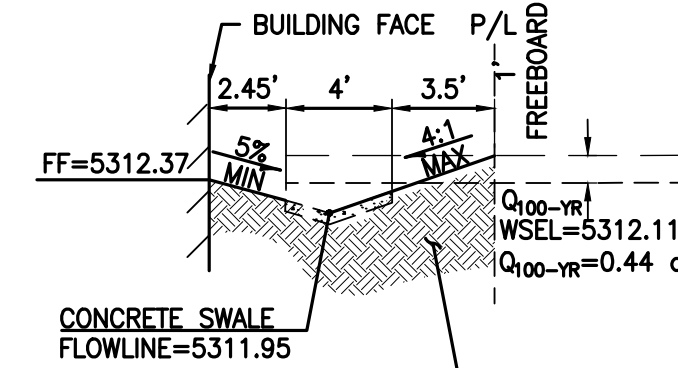
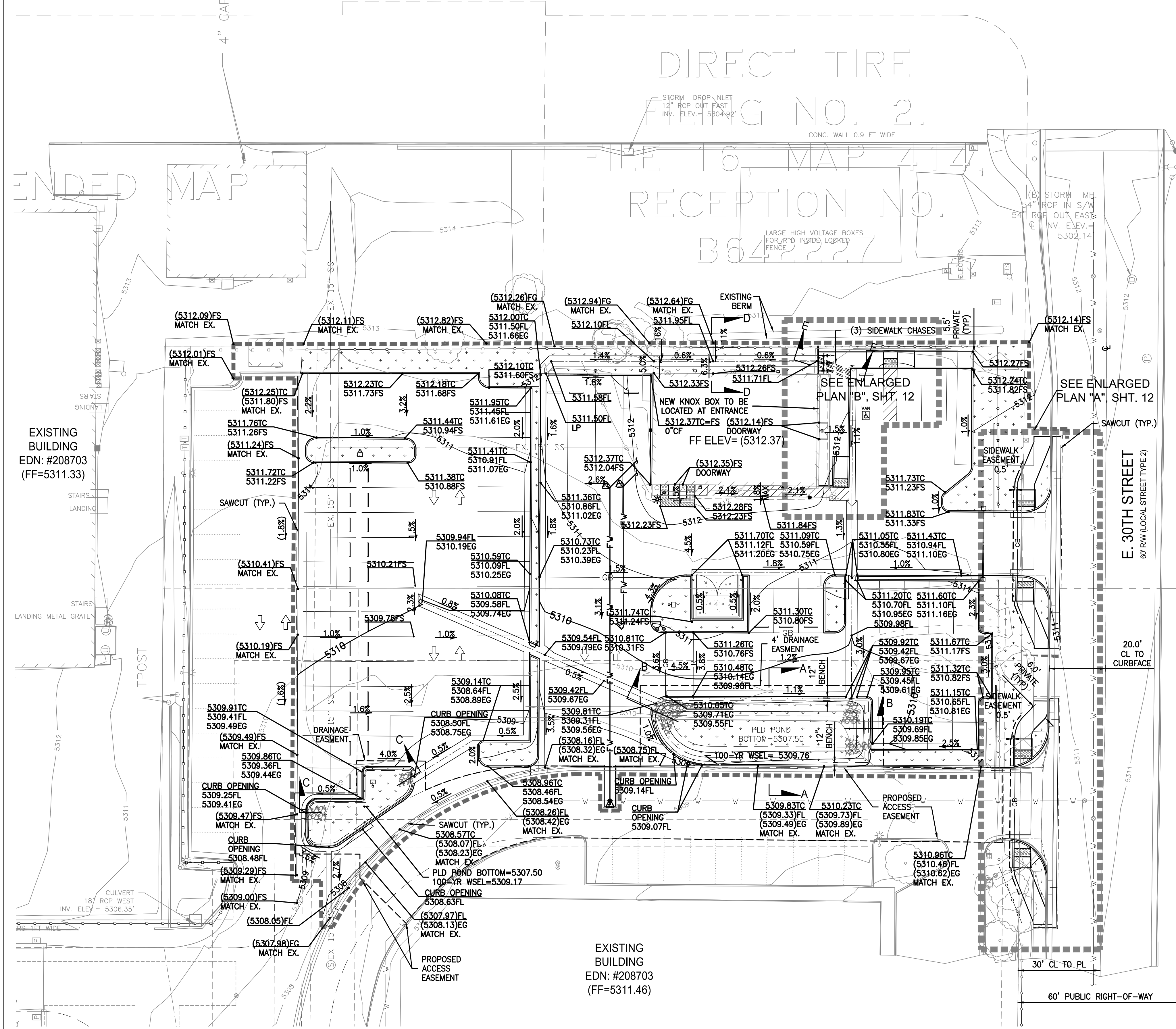


140 Newport Center Drive, Suite 100
Newport Beach, CA 92660
O: 949.478.8800
www.kpff.com

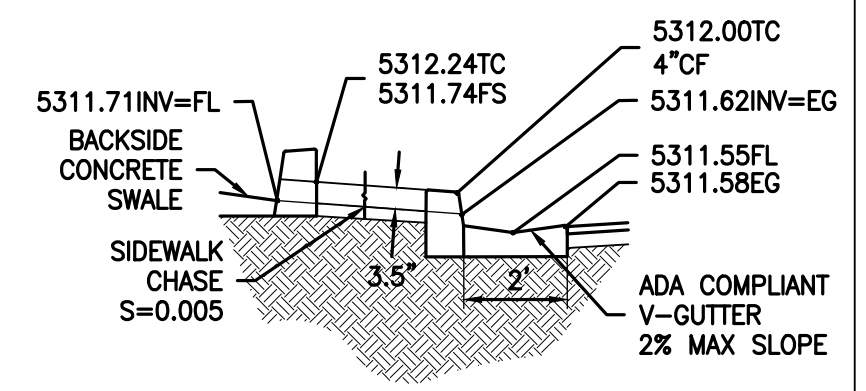


AURORA PROCESSING
CENTER ANNEX
SUBDIVISION FILING NO. 1

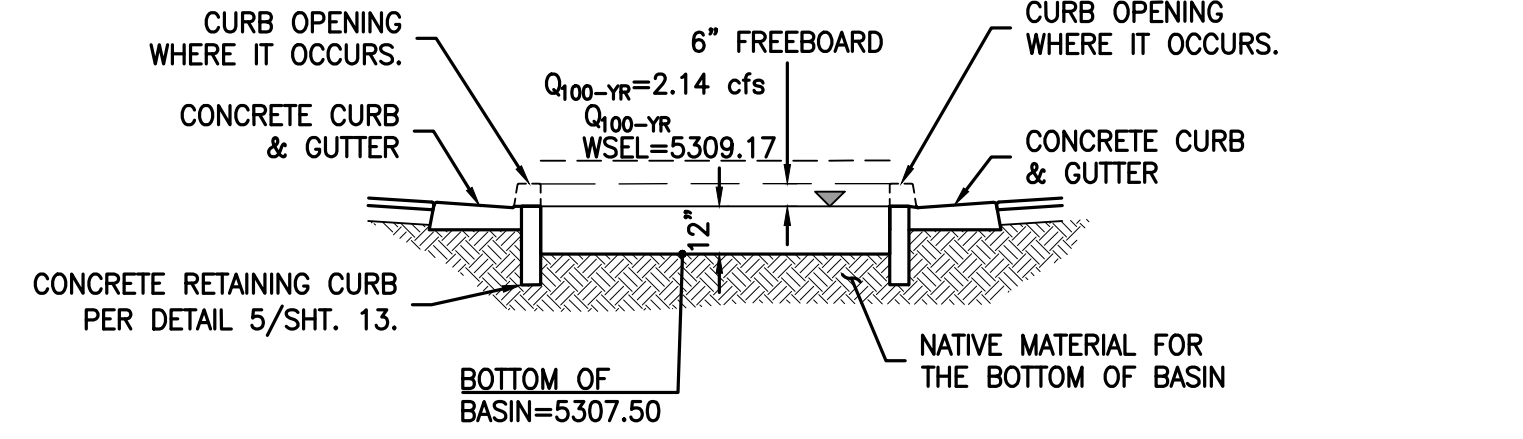
3130 N. OAKLAND STREET
AURORA, CO 80010



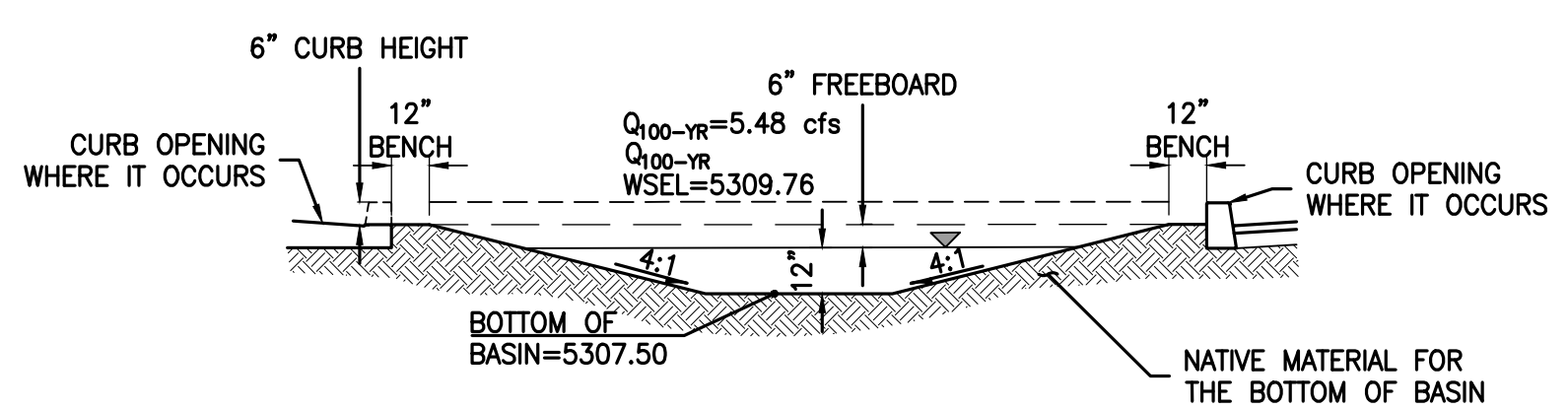
D-D SECTION AT BUILDING
SHT. 8 N.T.S.



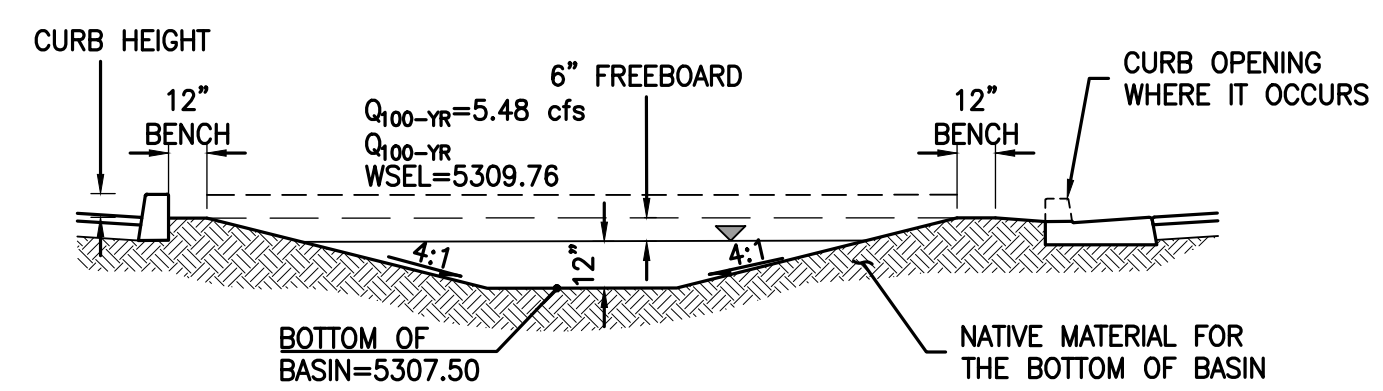
E-E SIDEWALK CHASE
SHT. 8 N.T.S.



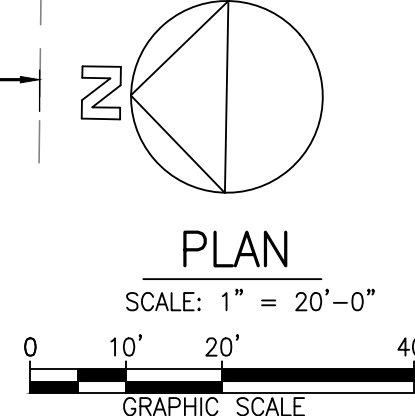
C-C SECTION AT PARKING
SHT. 8 N.T.S.



B-B SECTION AT PARKING
SHT. 8 N.T.S.



A-A SECTION AT PARKING
SHT. 8 N.T.S.



DATE	ISSUED FOR:
8/16/24	MA-1721231- ADDED FENCE/GATE

Date: 08/16/2024
Project Number: 2200056
Drawn By: TN
Checked By: AK
Scale: AS SPECIFIED



GRADING
PLAN

SHEET:

11

AURORA PROCESSING
CENTER ANNEX
SUBDIVISION FILING NO. 1

3130 N. OAKLAND STREET
AURORA, CO 80010

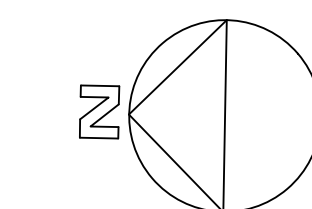
DATE		ISSUED FOR:
8/16/24		MA-1721231- ADDED FENCE/GATE

Date: 08/16/2024
Project Number: 2200056
Drawn By: TML
Checked By: AK
Scale: AS SPECIFIED

ENLARGED
GRADING
PLAN

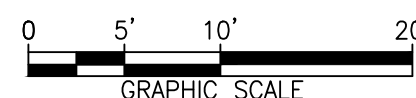
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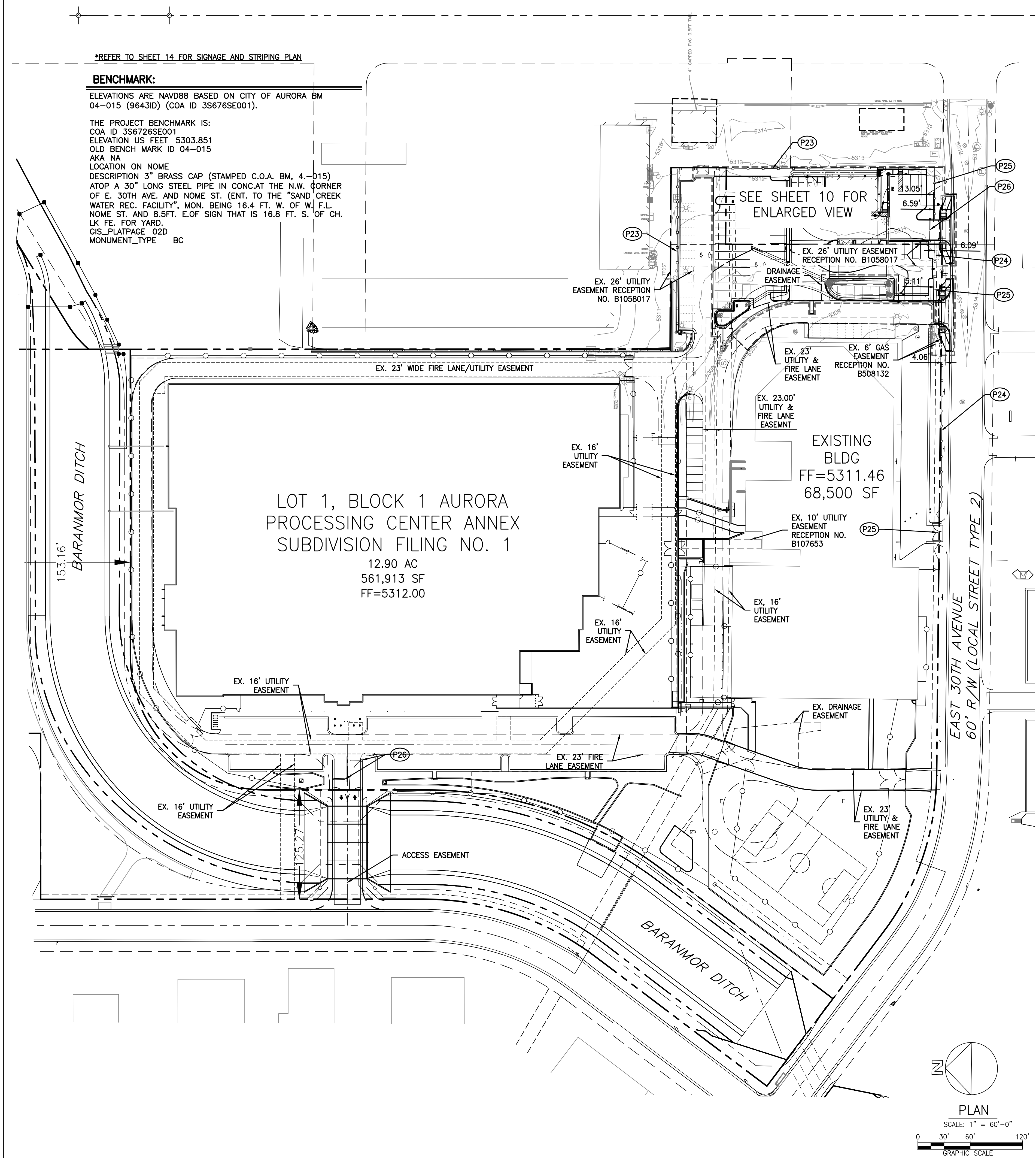
12



PLAN

SCALE: 1" = 10'-0"



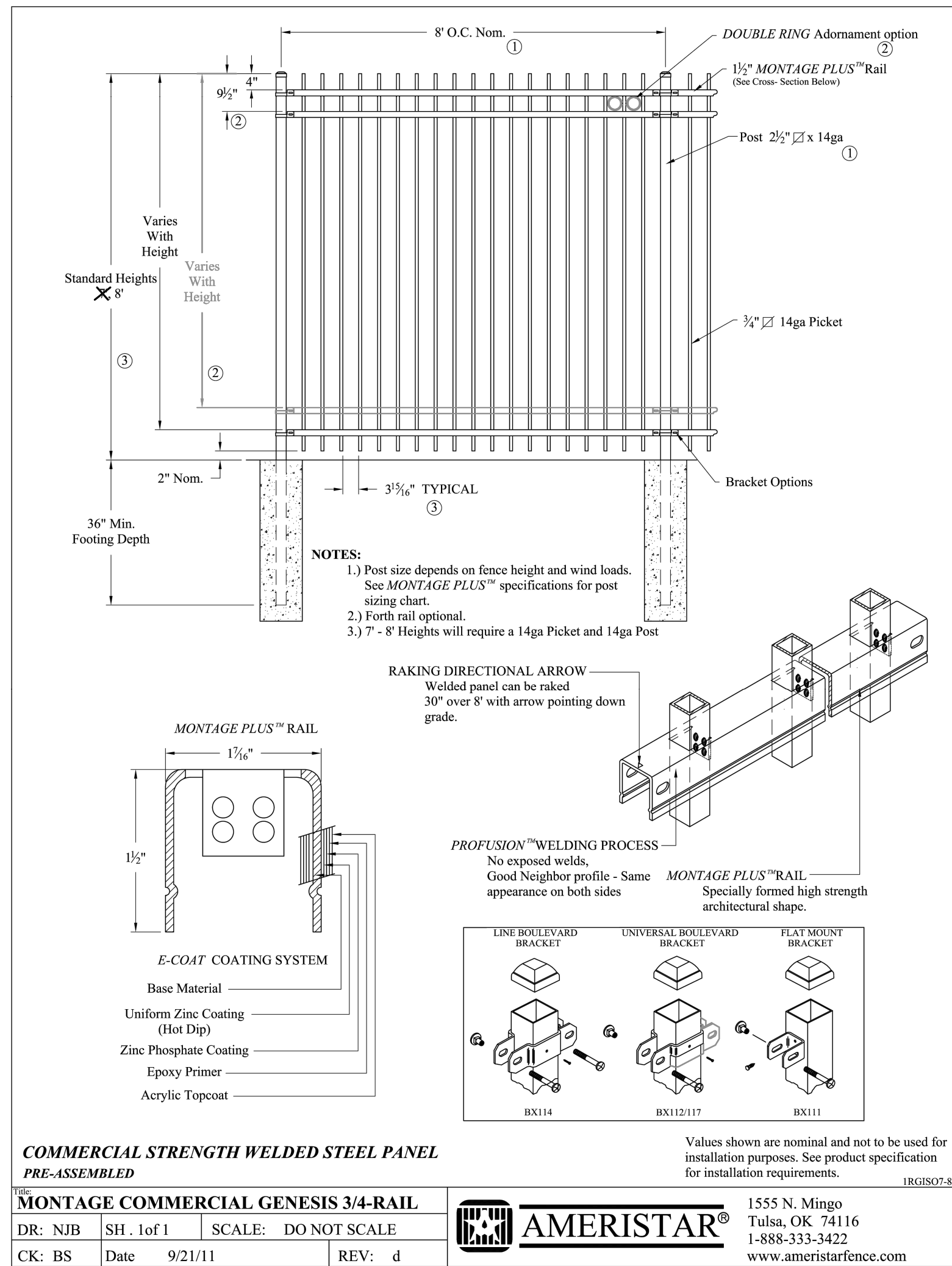


LEGEND:

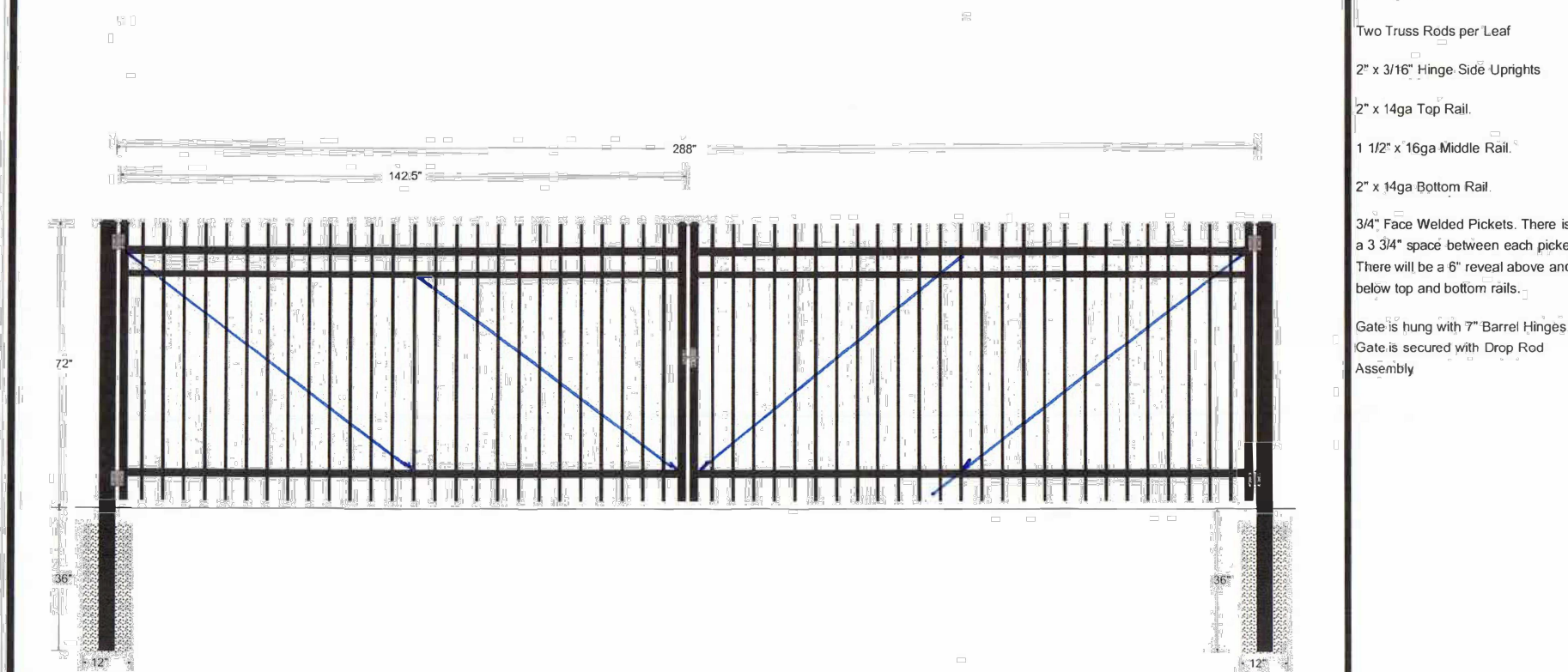
---	PROPERTY LINE
—○—○—	8' DECORATIVE STEEL FENCE
—○—○—	6' CHAIN LINK FENCE

CONSTRUCTION NOTES:

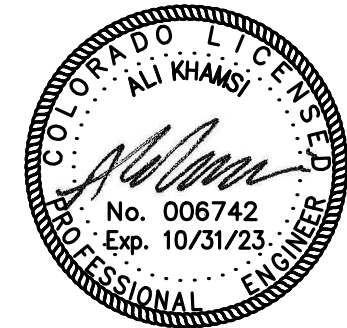
(P23)	6' CHAIN LINK FENCE.
(P24)	8' AMERISTAR STEEL FENCING, DETAIL HEREON.
(P25)	ORNAMENTAL DOUBLE DRIVE GATE. ONLY CLOSED IN CASE OF RIOT/CIVIL UNREST.
(P26)	EXIT ONLY ELECTRONICALLY CONTROLLED TRAFFIC ARMS.



- PER CITY OF AURORA UNIFIED DEVELOPMENT ORDINANCE, SECTION 4.7.9 (S):
- ALL GATES SHALL HAVE HARDWARE TO SECURE THE GATE IN A CLOSED POSITION.
 - ALL GATES SHALL BE INSTALLED TO THE MAXIMUM FENCE HEIGHT AT ALL ENTRANCES.
 - IF A FENCE OR WALL ALONG A SIDEWALK INCLUDES A GATE, THE GATE SHALL NOT OPEN INTO THE PUBLIC SIDEWALK AREA EXCEPT WHEN A PERSON IS ENTERING OR EXITING THE GATED AREA.



DK Welding, LLC



**AURORA PROCESSING
CENTER ANNEX
SUBDIVISION FILING NO. 1**

3130 N. OAKLAND STREET
AURORA, CO 80010

DATE	ISSUED FOR:
8/16/24	MA-1721231- ADDED FENCE/GATE

Date: 08/16/2024
Project Number: 2200056
Drawn By: TN
Checked By: AK
Scale: AS SPECIFIED

FENCING PLAN

SHEET:

13

AURORA PROCESSING CENTER LANDSCAPE PLAN

3130 N OAKLAND STREET
AURORA, CO 80010

OWNER

AURORA PROCESSING CENTER
3130 N. OAKLAND STREET
AURORA, COLORADO 80010

SIGNATURE & SEAL

REVISIONS

1	CITY COMMENTS REVISION	04/28/2023
1	PLANTING DESIGN	8/08/2022
NO.	COMMENTS	DATE
SHEET INFORMATION		
DATE	04/28/2023	
JOB NUMBER	113599	
DRAWN BY	CB	
CHECKED BY	BO	

**NOT FOR
CONSTRUCTION**

COVER SHEET

SHEET:

14

NOTE:

SHEETS L-1 AND L-2 ARE INCLUDED FOR GENERAL REFERENCE AND REPRESENT PLANS PREVIOUSLY APPROVED FOR THE FACILITY. THE PROPOSED PLANTING PLAN REPRESENTS A LANDSCAPE PLAN AMENDMENT TO THE PREVIOUSLY APPROVED PLAN.

SHEET INDEX	
SHEET NO.	DESCRIPTION
L0.001	COVER SHEET
L-1	LANDSCAPE PLAN PREVIOUSLY APPROVED
L-2	LANDSCAPE PLAN PREVIOUSLY APPROVED
L4.000	TREE MITIGATION PLAN
L4.101	PLANTING PLAN & LANDSCAPE TABLES
L4.301	PLANTING DETAILS

CONTEXT MAP



NOT TO SCALE



LANDSCAPE TABLES

Previously Approved Plan Landscape Totals							
Standard Right of Way/Street Perimeter Buffer Table							
Buffer Description / Length	Standard Landscape Requirements	Trees		Shrubs		Ornamental	
		# Required	# Provided	# Required	# Provided	# Required	# Provided
Non Street Frontage North Property - 757 LF	1 Tree, 10 Shrubs / 40 LF	19	38	189	38	N/A	N/A
Parking Lot Buffer North Parking - 550 LF	1 Tree, 10 Shrubs / 40 LF	18	34	36	367	N/A	N/A
Street Perimeter Buffer Oakland St - 770 LF	1 Tree, 10 Shrubs / 40 LF	19	35	94	353	N/A	N/A
Street Perimeter Buffer 30th St North - 400 LF	1 Tree, 10 Shrubs / 40 LF	10	10	100	100	N/A	N/A
Non Street Frontage East Property Line - 1258 LF	1 Tree, 10 Shrubs / 40 LF	0	0	472	481	N/A	N/A
Parking Lot Buffer Service Yard/Misc. - 470 LF	1 Tree, 10 Shrubs / 40 LF	12	23	118	20	N/A	N/A
Street Perimeter Buffer 30th St South - 250 LF	1 Tree, 10 Shrubs / 40 LF	5	6	0	0	N/A	N/A
Non Street Frontage South Parking East - 391 LF	1 Tree, 10 Shrubs / 40 LF	10	10	49	50	N/A	N/A
Non Street Frontage South Parking West - 184 LF	1 Tree, 10 Shrubs / 40 LF	4	4	22	27	N/A	N/A
Special Buffer Sand Creek Buffer - 415 LF	1 Tree, 10 Shrubs / 40 LF	17	17	66	79	N/A	N/A
Parking Lot Buffer 30th Ave - 250 LF	1 Tree, 10 Shrubs / 40 LF	6	6	63	65	N/A	N/A
Building Buffer Table							
North Non Street Frontage - 757 LF	1 Tree / 40 LF	19	27	N/A	N/A	N/A	N/A
East Non Street Frontage - 675'	1 Tree / 40 LF	17	0	N/A	N/A	N/A	N/A
West Parking Lot Buffer - 675'	1 Tree / 40 LF	17	24	N/A	N/A	N/A	N/A

Standard Right of Way/Street Perimeter Buffer Table							
Buffer Description / Length	Standard Landscape Requirements	Trees		Shrubs		Ornamental Grasses	
		# Trees Required	# Trees Provided	# Shrubs Required	# Shrubs Provided	# Required	# Provided
Street Frontage E 30th Ave (East) - 160 LF	1 Tree, 10 Shrubs / 40 LF	4	8	40	59	N/A	101
Adjacent Private Property Buffer (North) - 280 LF	1 Tree, 10 Shrubs / 40 LF	7	11	70	61	33**	54

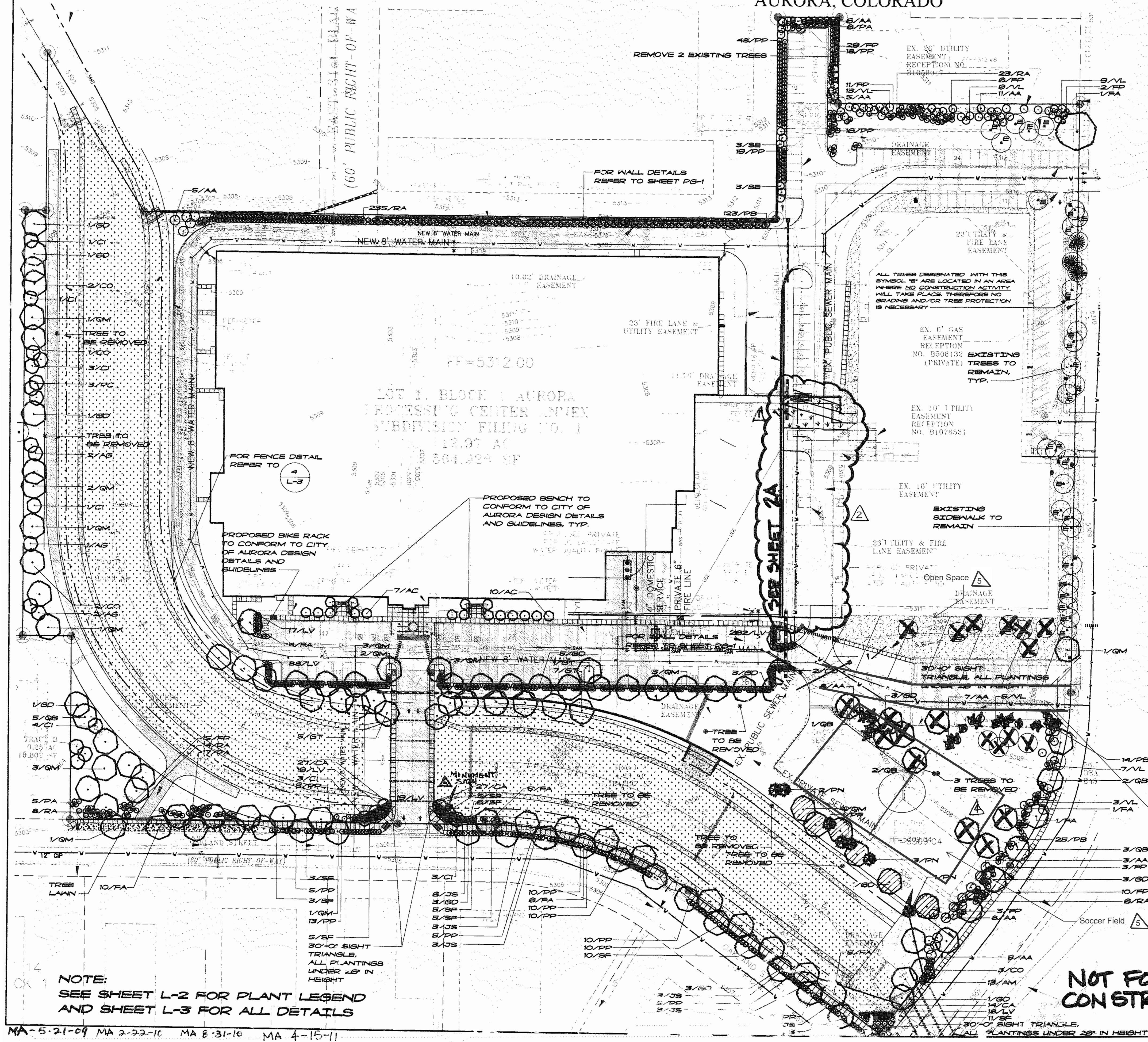
*LANDSCAPE LF IS BASED OFF OF AVAILABLE LANDSCAPE AREA ALONGSIDE BUILDING
**REQUIRED SHRUB EQUIVALENT TO MEET AURORA CODE STANDARDS

Total Landscape Provided						
	Total Trees Required	Total Trees Provided	Total Shrubs Required	Total Shrubs Provided	Total Ornamental Grasses Required	Total Ornamental Grasses Provided
Previously Approved Planting	121	182	1,310	1,104	N/A	N/A
Planting Ammendment	11	32	110	120	31	508
Total Planting	132	214	1,420	1,224	31	508

Tree Preservation Table		
Caliper Inches Removed	Caliper Inches Relocated	Caliper Inches Replaced for Mitigation
74"	0"	30"



GEO PROCESSING CENTER ANNEX AURORA, COLORADO



NON-RESIDENTIAL BUILDING ELEVATION LANDSCAPING INFORMATION				
ELEVATION	ELEVATION LENGTH	TREE EQUIVALENT	TREES PROVIDED	TOTAL TF PROVIDED
NORTH-NON STREET FRONTAGE	757'	19	27	0/27 TE
EAST-NON STREET FRONTAGE	675'	17	0	263/17 F
WEST-PARKING LOT BUFFER	675'	17	24	0/24 TE

BUFFER DESCRIPTION / LENGTH/ADJ. LAND USE	STANDARD BUFFER WIDTH**/ BUFFER WIDTH PROVIDED	# TREES REQUIRED	# SHRUBS REQUIRED	# TREES PROVIDED	# SHRUBS PROVIDED
NON-STREET FRONTAGE - NORTH PROPERTY LINE - 757' LF	1 TREE/10 SHRUBS PER 40'-0" LINEAR FEET	19	189	38	0
PARKING LOT BUFFER - NORTH PROPERTY LINE - 550' LF	1 TREE/10 SHRUBS PER 40'-0" LINEAR FEET	18	367	34	367
STREET PERIMETER BUFFER - OAKLAND STREET - 770' LF	1 TREE AND 10 SHRUBS PER 40'-0" LINEAR FEET	19	193	35	353
STREET PERIMETER BUFFER - 30TH STREET NORTH - 400' LF	1 TREE/10 SHRUBS PER 40'-0" LINEAR FEET	10	100	10	100
NON-STREET FRONTAGE - EAST PROPERTY LINE - 1258' LF	1 TREE/10 SHRUBS OR 15 SHRUBS PER 40'-0" LINEAR FEET	0	472	0	481
PARKING LOT BUFFER - SERVICE YARD/MISC. PARKING - 470' LF	1 TREE/10 SHRUBS PER 40'-0" LINEAR FEET	12	118	25	20

NOTES:

1. LANDSCAPE CONTRACTOR SHALL SUPPLY AND DISTRIBUTE COMPOST TO THE SITE. TOPSOIL NATIVE TO THE SITE IS PREFERRED IF AVAILABLE. MIX TOPSOIL/COMPOST AT A RATIO OF 8:1. USE MIXTURE AT A DEPTH OF 2" FOR ALL DISTURBED AREAS AND FOR THE FINISH BACKFILL OF ALL NEW TREES AND SHRUBS. EXISTING SOIL SURFACES PRIOR TO THE ADDITION OF TOPSOIL TO FORM AN ADEQUATE BOND. FOR FINISH GRADING, SOIL SURFACE SHOULD BE A LOOSE MOIST SURFACE. PLANTING SHOULD OCCUR WITHIN 10 DAYS OF SURFACE PREPARATION. FOUR (4) CUBIC YARDS OF ORGANIC MATERIAL PER 1000 SQUARE FEET FOR ANY REVEGETATED AREA IS THE MINIMUM REQUIREMENT.
2. REFER TO SHEET A-3, PHOTOGRAPHIC PLAN FOR DETAILS ON OUTDOOR LIGHTING.
3. REFER TO SHEET C-1, SITE PLAN FOR THE CALLOUTS OF ALL PROPOSED AND EXISTING SURFACE MATERIALS.
4. ALL UTILITY EASEMENTS SHALL REMAIN UNOBTAINED AND FULLY ACCESSIBLE ALONG THEIR ENTIRE LENGTH FOR MAINTENANCE EQUIPMENT ENTRY.
5. THE DEVELOPER, HIS SUCCESSORS AND ASSIGNS, SHALL BE RESPONSIBLE FOR INSTALLATION, MAINTENANCE AND REPLACEMENT OF ALL LANDSCAPING MATERIALS SHOWN OR INDICATED ON THE APPROVED SITE PLAN OR LANDSCAPE PLAN ON FILE IN THE PLANNING DEPARTMENT. ALL LANDSCAPING SHALL BE INSTALLED AS DELINEATED ON THE PLAN PRIOR TO ISSUANCE OF CERTIFICATES OF OCCUPANCY.
6. ALL LANDSCAPED AREAS AND PLANT MATERIAL, EXCEPT FOR NON IRRIGATED NATIVE, RESTORATIVE, AND DRYLAND GRASS AREAS THAT COMPLY WITH REQUIREMENTS FOUND IN SEC. 14B-14B AND/OR SEC. 14B-14B 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. TREES AND SHRUBS WITHIN NON-IRRIGATED NATIVE GRASS AREAS SHALL BE IRRIGATED WITH AN AUTOMATIC IRRIGATION SYSTEM.
7. 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 DISCOVERABLE. THE FIRE DEPARTMENT SHALL NOT BE DETERRERD OR HINDERED FROM GAINING IMMEDIATE ACCESS TO FIRE PROTECTION EQUIPMENT OR HYDRANTS. A 3'-0" CLEAR SPACE SHALL BE MAINTAINED AROUND THE CIRCUMFERENCE OF FIRE HYDRANTS.
8. ALL EXISTING TREES TO BE PRESERVED ARE TO BE PROTECTED ACCORDING TO THE CITY OF AURORA'S POLICY ON PRESERVATION OF EXISTING TREES. ONCE FORESTRY DEPARTMENT INSPECTS AND FORWARDS FINDINGS AND RECOMMENDATIONS THIS INFORMATION WILL BE ADDED TO LANDSCAPE PLANS.
10. ALL DISTURBED AREAS ARE TO BE REVEGETATED WITH THE FOLLOWING SEED MIX

COMMON NAME	SCIENTIFIC NAME	VARIETY	POUNDS PER ACRE
SAND CREEK NATIVE RESTORATIVE GRASS MIX			
SAND BLUESTEM	ANDROPOGON HALLII		3.5
SODGUM GRAMA	BOUTELOUA CURTIPENDULA		3
SURFALGRASS	BUCHLOE DACTYLOIDES		3
PRAIRIE SANDPEB	CALAMAGROSTIS LONGIPOLIA		3
BLUE GRAMA	CHORISANDRUM BRACHY		15.5
WESTERN WHEATGRASS	PASCOPYRUM SWITHII		3
LITTLE BLUESTEM	SCHIZACHYRIUM SCOPARIUM		3
SAND CROSBED	SPOROBOLUS CRYPTANDRUS		2
DAMP OR LOW AREAS, DITCHES, DETENTION PONDS			
SURFALGRASS	BUCHLOE DACTYLOIDES	TEXOKA	9
BLUE GRAMA	CHORISANDRUM BRACHY	HACHITA	7
SWITCHGRASS	PANICUM VEGUTUM	BLACKWELL	6
WESTERN WHEATGRASS	PASCOPYRUM SWITHII	BARTON	6
SAND CROSBED	SPOROBOLUS CRYPTANDRUS	NATIVE	1
BLAND SALTBUSH	DRITCHLUS STRICTA	NATIVE	5
PRAIRIE CROSBED	SPARTINA PECTINATA	NATIVE	5

LEGEND: NAME OF TURF GRASS MIX

- DAMP OR LOW AREAS, DITCHES, DETENTION PONDS MIX (NON-IRRIGATED)
- SAND CREEK NATIVE RESTORATIVE GRASS MIX (NON-IRRIGATED)
- REVEILLE SOD (IRRIGATED)
- EXISTING SOD TO REMAIN
- PROPOSED PAVEMENT

MIX: SEE SEED MIX ABOVE, AVAILABLE AT ARKANSAS VALLEY SEED COMPANY OR ROCKY MOUNTAIN SEED CO. REFER TO SHEET L-4 FOR RE-ESTABLISHMENT

MIX: SEE SEED MIX ABOVE, AVAILABLE AT ARKANSAS VALLEY SEED COMPANY OR ROCKY MOUNTAIN SEED CO. REFER TO SHEET L-4 FOR RE-ESTABLISHMENT

REVEILLE: AVAILABLE AT BARNER TURF FARMS OR GRASS TURF FARM

SITE DATA

LAND AREA WITHIN PROPERTY LINES = 17.15 ACRES
GROSS FLOOR AREA = 203,000 S.F.
NUMBER OF BUILDINGS = 1 BUILDING
MAXIMUM HEIGHT OF BUILDINGS = 15' 0" TO 27' 0"
TOTAL BUILDING COVERAGE = 32% AND 239,671 S.F.
HARD SURFACE AREA = 31% AND 233,012 S.F.
LANDSCAPE AREA = 37% AND 274,284 S.F.

PARKING

PARKING SPACES REQUIRED = 360 SPACES
PARKING SPACES PROVIDED = 383 SPACES
HANDICAPPED SPACES REQUIRED = 8 SPACES
HANDICAPPED SPACES PROVIDED = 10 SPACES
VAN LOADING SPACES REQUIRED = 2 SPACES
VAN LOADING SPACES PROVIDED = 2 SPACES

NOTE: A TOTAL OF 115.5' OF CALIPER INCHES WILL BE LOST AND REPLACED WITH \$16,799.00

TREE TO BE REMOVED AND RELOCATED OR REPLACED IN LIKE KIND AND LOCATION

TREE OR BUSH TO BE RELOCATED

GEO

THE GEO GROUP INC.
Mr. Ed Spooner
ONE PARK PLACE, SUITE 700
621 NORTHWEST 53rd Street
BOCA RATON, FLORIDA 33487
(561) 999-7375

NO.	ISSUE DESCRIPTION	DATE
NO. 1	PRE-PLANNING	AUG 7 2007
NO. 2	DEVELOPMENT APPLICATION	OCT 11 2007
NO. 3	DEVELOPMENT APPLICATION	OCT 26 2007
NO. 4	DEVELOPMENT APPLICATION	JAN 25 2008
NO. 5	DEVELOPMENT APPLICATION	MAR 17 2008
NO. 6	DEVELOPMENT APPLICATION	APR 22 2008
NO. 7	DEVELOPMENT APPLICATION	JUN 25 2008
NO. 8	DEVELOPMENT APPLICATION	AUG 15 2008
NO. 9	DEVELOPMENT APPLICATION	NOV 21 2008

GEO PROCESSING CENTER ANNEX

AURORA, COLORADO

EXISTING TREES TO BE REMOVED AND MITIGATED			
NUMBER OF TREES TO BE RELOCATED	NUMBER OF TREES TO BE REMOVED	CAL. IN TOTAL FOR NEEDED MITIGATION	NUMBER OF TREES NEEDED FOR MITIGATION
0	23 TREES = 375.5 DIA	131" CAL. INCHES	SEE SITE PLAN FOR WAIVER

BUFFER DESCRIPTION / LENGTH/ADJ. LAND USE	STANDARD BUFFER WIDTH**/BUFFER WIDTH PROVIDED	# TREES PROVIDED	# SHRUBS REQUIRED	# TREES PROVIDED	# SHRUBS PROVIDED
STREET PERIMETER BUFFER- 30TH STREET SOUTH 250 LF	1 TREE AND TREE LAWN PER 40'-0" LINEAR FEET	6	0	6	0
NON-STREET FRONTAGE- SOUTH PARKING EAST SIDE- 391 LF	1 TREE AND 5 SHRUBS PER 40'-0" LINEAR FEET	10	49	10	50
NON-STREET FRONTAGE- SOUTH PARKING WEST SIDE- 184 LF	1 TREE AND 5 SHRUBS PER 40'-0" LINEAR FEET	4	22	4	27
SPECIAL BUFFER- SAND CREEK BUFFER- 415 LF	1 TREE AND 10 SHRUBS PER 25'-0" LINEAR FEET	17	166	17	179
PARKING LOT BUFFER- 250 LF	1 TREE AND 10 SHRUBS PER 40'-0" LINEAR FEET	6	63	6	65

NOTES:

- LANDSCAPE CONTRACTOR SHALL SUPPLY AND DISTRIBUTE COMPOST TO THE SITE. TOPSOIL NATIVE TO THE SITE IS PREFERRED IF AVAILABLE. MIX TOPSOIL COMPOST AT A RATIO OF 3:1. USE MIXTURE AT A DEPTH OF 2" FOR ALL DISTURBED AREAS AND FOR THE AVOIDED BACKFILL OF ALL NEW TREES AND SHRUBS. SCARIFY EXISTING SOIL SURFACE PRIOR TO THE ADDITION OF TOPSOIL TO FORM AN ADEQUATE BOND. FOR FINISH GRADING, SOIL SURFACE SHOULD BE A LOOSE MOIST SURFACE. PLANTING SHOULD OCCUR WITHIN 10 DAYS OF SURFACE PREPARATION. FOUR (4) CUBIC YARDS OF ORGANIC MATERIAL PER 1000 SQUARE FEET FOR ANY REVEGETATED AREA IS THE MINIMUM REQUIREMENT.
- REFER TO SHEET A-3, PHOTOGRAPHIC PLAN FOR DETAILS ON OUTDOOR LIGHTING.
- REFER TO SHEET C-1, SITE PLAN FOR THE CALLOUTS OF ALL PROPOSED AND EXISTING SURFACE MATERIALS.
- ALL UTILITY BASEMENTS SHALL REMAIN UNOBTSTRUCTED AND FULLY ACCESSIBLE ALONG THEIR ENTIRE LENGTH FOR MAINTENANCE EQUIPMENT ENTRY.
- THE DEVELOPER, HIS SUCCESSORS AND ASSIGNS, SHALL BE RESPONSIBLE FOR INSTALLATION, MAINTENANCE AND REPLACEMENT OF ALL LANDSCAPE MATERIALS SHOWN OR INDICATED ON THE APPROVED SITE PLAN OR LANDSCAPE PLAN ON FILE IN THE PLANNING DEPARTMENT. ALL LANDSCAPES WILL BE INSTALLED AS DELINEATED ON THE PLAN, PRIOR TO ISSUANCE OF CERTIFICATES OF OCCUPANCY.
- ALL LANDSCAPED AREAS AND PLANT MATERIAL, EXCEPT FOR NON IRRIGATED NATIVE, RESTORATIVE, AND DRYLAND GRASS AREAS THAT COMPLY WITH REQUIREMENTS FOUND IN SEC. 16-102 AND SEC. 16-103 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. TREES AND SHRUBS WITHIN NON-IRRIGATED NATIVE GRASS AREAS SHALL BE IRRIGATED WITH AN AUTOMATIC IRRIGATION SYSTEM.
- 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. A 3'-0" CLEAR SPACE SHALL BE MAINTAINED AROUND THE CIRCUMFERENCE OF FIRE HYDRANTS.
- ALL EXISTING TREES TO BE PRESERVED ARE TO BE PROTECTED ACCORDING TO THE CITY OF AURORA'S POLICY ON PRESERVATION OF EXISTING TREES. ONCE FORESTRY DEPARTMENT INSPECTS AND FORWARDS FINDINGS AND RECOMMENDATIONS THIS INFORMATION WILL BE ADDED TO LANDSCAPE PLANS.
- ALL DISTURBED AREAS ARE TO BE REVEGETATED WITH THE FOLLOWING SEED MIX

COMMON NAME	SCIENTIFIC NAME	VARIETY	POUNDS PLS/ACRE
SAND CREEK NATIVE RESTORATIVE GRASS MIX			
LITTLE BLUESTEM	ANDOPOGON HALLII	GARDEN	3.5
SAND BLUESTEM	ANDROPOGON HALLII	BLITTE	3
SIDEOTS GRAMA	BOUTELOUA CURTIPENDULA	BLITTE	3
BUFFALOGRASS	BUCHLOE DACTYLOIDES	SHARPS	3
PRAIRIE SANDCREED	CALAMOVILPA LONGICOLA	BOBEN	3
BLUE GRAMA	CHOROPOLUS BRACILIS	HACHITA	6.5
WESTERN WHEATGRASS	PASCOPYRUM SMITHII	BARTON	5
LITTLE BLUESTEM	SCHIZACHYRIUM SCOPARILUM	PASTURA	3
SAND DROPSID	SPOROBOULUS CRYPTANDORUS	NATIVE	2
DAMP OR LOW AREAS, DITCHES, DETENTION PONDS			
BUFFALOGRASS	BUCHLOE DACTYLOIDES	TEXOKA	9
BLUE GRAMA	CHOROPOLUS BRACILIS	HACHITA	7
SWITCHGRASS	PANICUM VIRGATUM	BLACKNELL	6
WESTERN WHEATGRASS	PASCOPYRUM SMITHII	BARTON	5
SAND DROPSID	SPOROBOULUS CRYPTANDORUS	NATIVE	1
INLAND SALTYGRASS	OSTRICHUS STRICTA	NATIVE	5
PRAIRIE COROGRASS	SPARTINA PECTINATA	NATIVE	5

LEGEND:

NAME OF TURF GRASS MIX

MIX

SEED MIX ABOVE, AVAILABLE AT ARKANSAS VALLEY SEED COMPANY OR ROCKY MOUNTAIN SEED CO. REFER TO SHEET L-1 FOR RE-ESTABLISHMENT

DAMP OR LOW AREAS, DITCHES, DETENTION PONDS MIX (NON-IRRIGATED)

SEED MIX ABOVE, AVAILABLE AT ARKANSAS VALLEY SEED COMPANY OR ROCKY MOUNTAIN SEED CO. REFER TO SHEET L-1 FOR RE-ESTABLISHMENT

SAND CREEK NATIVE RESTORATIVE GRASS MIX (NON-IRRIGATED)

SEED MIX ABOVE, AVAILABLE AT ARKANSAS VALLEY SEED COMPANY OR ROCKY MOUNTAIN SEED CO. REFER TO SHEET L-1 FOR RE-ESTABLISHMENT

REVEILLE SOD (IRRIGATED)

REVEILLE AVAILABLE AT GARDNER TURF FARMS OR GRAPPS TURF FARM

EXISTING SOD TO REMAIN

PROPOSED PAVEMENT

SITE DATA

LAND AREA WITHIN PROPERTY LINES = 17.15 ACRES

GROSS FLOOR AREA = 203,000 S.F.

NUMBER OF BUILDINGS = 1 BUILDING

MAXIMUM HEIGHT OF BUILDINGS = 15'-0" TO 27'-0"

TOTAL BUILDING COVERAGE = 32% AND 239,671 S.F.

HARD SURFACE AREA = 31% AND 233,012 S.F.

LANDSCAPE AREA = 37% AND 274,284 S.F.

PARKING

PARKING SPACES REQUIRED = 360 SPACES

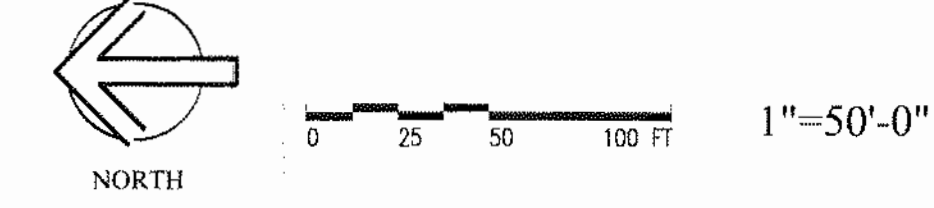
PARKING SPACES PROVIDED = 383 SPACES

HANDICAPPED SPACES REQUIRED = 8 SPACES

HANDICAPPED SPACES PROVIDED = 10 SPACES

VAN LOADING SPACES REQUIRED = 2 SPACES

VAN LOADING SPACES PROVIDED = 2 SPACES



DEVELOPER/OPERATOR:

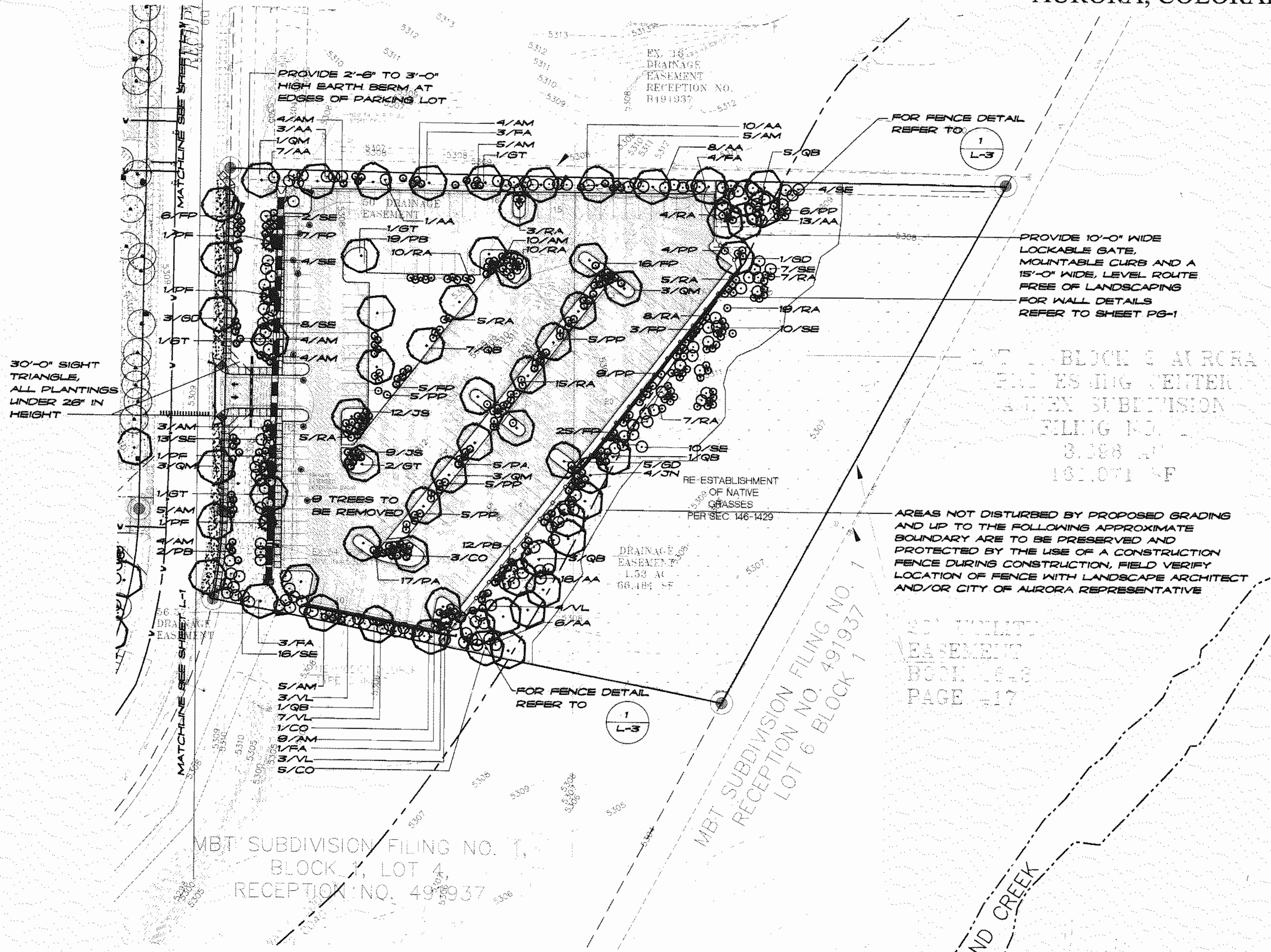


THE GEO GROUP INC.
Mr. Ed Spooner
ONE PARK PLACE, SUITE 700
621 NORTHWEST 53rd Street
BOCA RATON, FLORIDA 33487
(561) 999-7375

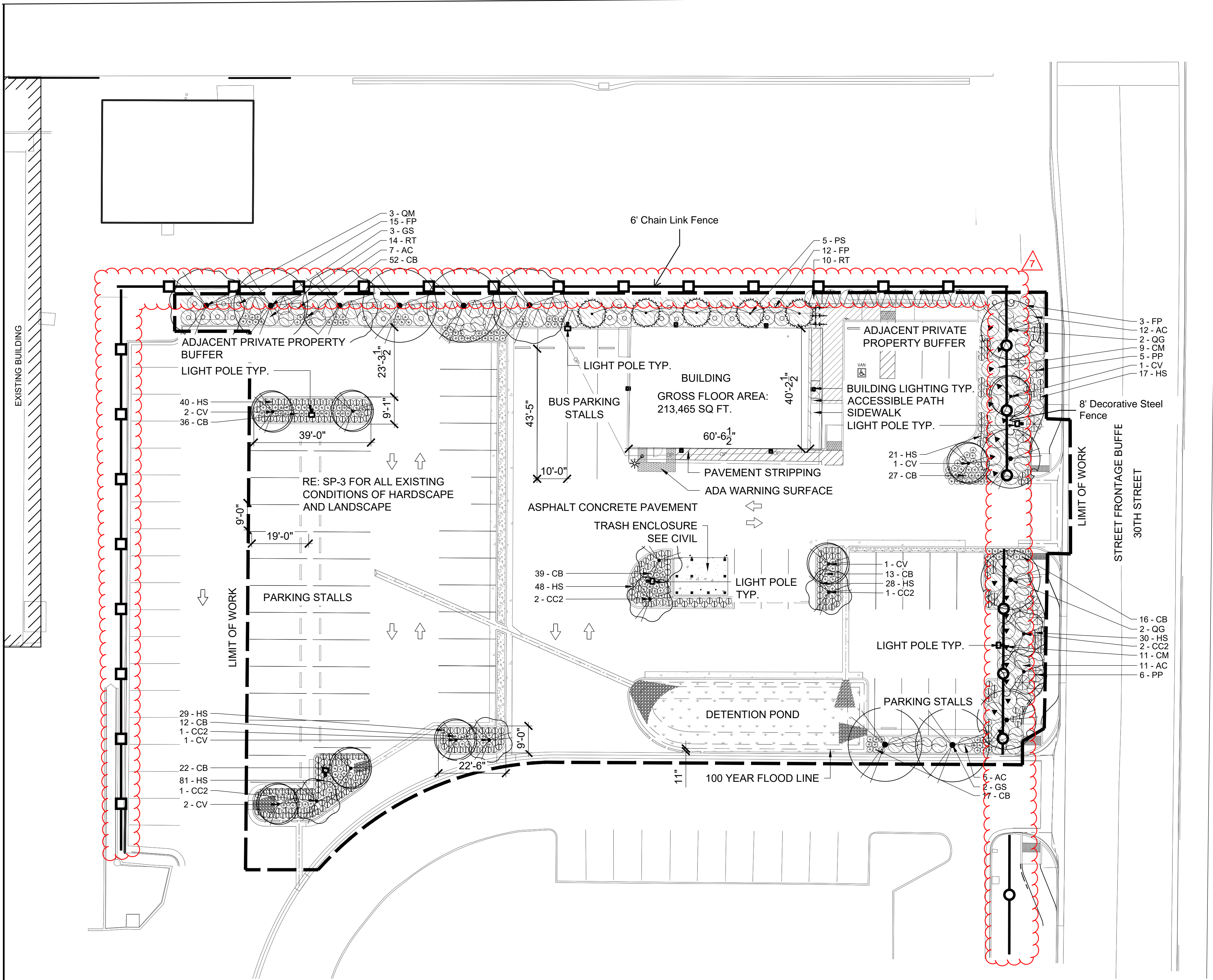
NO.	ISSUE DESCRIPTION	DATE
NO. 1	PRE-PLANNING	AUG. 7, 2007
NO. 2	DEVELOPMENT APPLICATION	OCT. 11, 2007
NO. 3	DEVELOPMENT APPLICATION	OCT. 26, 2007
NO. 4	DEVELOPMENT APPLICATION	JAN. 25, 2008
NO. 5	DEVELOPMENT APPLICATION	MAY 17, 2008
NO. 6	DEVELOPMENT APPLICATION	APR. 22, 2008
NO. 7	DEVELOPMENT APPLICATION	JUN. 20, 2008
NO. 8	DEVELOPMENT APPLICATION	AUG. 15, 2008
NO. 9	DEVELOPMENT APPLICATION	NOV. 21, 2008

SHEET 7
LANDSCAPE PLAN - SHEET
16

GEO PROCESSING CENTER 2007-6063-00

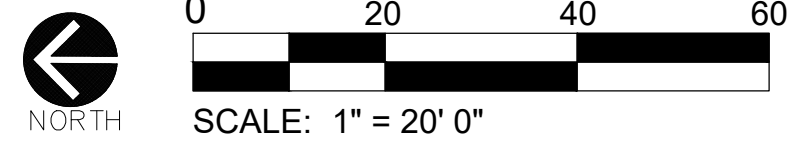


SYMBOL	KEY	QTY	COMMON NAME	BOTANICAL NAME	O.C.	SIZE	W.R.
ORNAMENTAL TREES							
PC	3	CHANTICLEER PEAR	PYRUS CALLERYANA 'CHANTICLEER'			2' CAL.	XXX
CI	15	THORNLESS COCKSPUR HAWTHORN	CRATAEGUS CRUSSGALLI 'INERMIS'			2' CAL.	XXX
AS	5	BISTOOTH MAPLE	ACER GRANDIDENTATUM			2' CAL.	XXX
AC	17	AUTUMN BRILLIANCE SERVICEBERRY	AMELANCHIER X GRACIFOLIA			2' CAL.	XXX
DECIDUOUS TREES							
CO	19	HACKBERRY	CELTIS OCCIDENTALIS			2.5' CAL.	XX
GO	35	KENTUCKY COFFEE TREE	GYMNOCLADUS DIOICA			2.5' CAL.	XX
GT	17	SKYLINE HONEYLOCUST	GLIODITSA TRIACANTHOS INERMIS			2.5' CAL.	X
FA	40	AUTUMN PURPLE ASH	FRAXINUS AMERICANA			2.5' CAL.	X
QB	33	QUERCUS BICOLOR	SANAMP WHITE OAK			2.5' CAL.	XX
QM	33	QUERCUS MACROCARPA	BURR OAK			2.5' CAL.	XXX
JN	4	BLACK WALNUT	JUGLANS NIGRA			2' CAL.	NR
EVERGREEN TREES							
PF	5	LIMBER PINE	PINUS FLEXIS			8' HT	XXX
PN	6	AUSTIAN PINE	PINUS NIGRA			8' HT	XXX
SHRUBS							
PA	50	RUSSIAN SAGE	PEROVSKIA ATRIPLICIFOLIA			4'-0"	5 GAL. XX
AM	68	BLACK CHOKEBERRY	ARONIA MELANOCARPA			4'-0"	5 GAL. X
PD	141	APACHE PLUME	FALLUGIA PARADOXA			4'-0"	5 GAL. XXX
AA	131	SERVICEBERRY	AMELANCHIER ALNIFOLIA			5'-0"	5 GAL. X
PP	218	PANNEE BUTTIS SANDCHERRY	PRUNUS PUMILA			4'-0"	5 GAL. X
PB	204	WESTERN SAND CHERRY	PRUNUS BESSEYI			4'-0"	5 GAL. X
RA	384	GROLOW SUMAC	RHUS AROMATICA 'GRO LOW'			4'-0"	5 GAL. XXX
LV	408	LODENSE PRIVET	LIGUSTRUM VULSARE 'LODENSE'			3'-0"	5 GAL. XX
JS	52	BROADMOOR JUNIPER	JUNIPERUS SABINA 'BROADMOOR'			4'-0"	5 GAL. XX
SE	80	COYOTE WILLOW	SALIX EXIGUA			5'-0"	5 GAL. X
SF	51	FRITSCHIANA SPIREA	SPIRAEA FRITSCHIANA			4'-0"	5 GAL. X
VL	63	NANNYBERRY VIBURNUM	VIBURNUM LENTAGO			5'-0"	5 GAL. X
CA	68	FEATHER REED GRASS	CALAMOGROSTIS ARUNDINECEA			3'-0"	5 GAL. X



CITY OF AURORA STANDARD
LANDSCAPE NOTES

1. SOIL PREPARATION SHALL BE FOUR CUBIC YARDS OF ORGANIC MATERIAL PER 1,000 SQ FT AREA MIN.
2. SURFACE MATERIAL OF WALKS SHALL BE CONCRETE. SURFACE MATERIAL OF VEHICULAR DRIVES AND PARKING LOTS SHALL BE ASPHALT.
3. ALL UTILITY EASEMENTS SHALL REMAIN UNOBSTRUCTED AND FULLY ACCESSIBLE ALONG THEIR ENTIRE LENGTH FOR MAINTENANCE EQUIPMENT ENTRY.
4. THE DEVELOPER, THEIR 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.
5. ALL LANDSCAPED AREAS AND PLANT MATERIAL, EXCEPT FOR NON-IRRIGATED NATIVE, RESTORATIVE, AND DRYLAND GRASS AREAS THAT COMPLY WITH REQUIREMENTS FOUND IN SEC. 146-4.7 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.
6. 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.
7. A 5 FOOT CLEAR SPACE SHALL BE MAINTAINED AROUND THE CIRCUMFERENCE OF FIRE HYDRANTS.
8. LANDSCAPING MATERIAL SHOWN WITHIN THE SITE PLAN CANNOT ENCROACH INTO ROADWAYS THAT ARE DEDICATED (OR DESIGNATED) AS FIRE LANE EASEMENTS (OR CORRIDORS).
9. ALL PROPOSED LANDSCAPING WITHIN THE SIGHT TRIANGLE SHALL BE IN COMPLIANCE WITH COA ROADWAY SPECIFICATION, SECTION 4.04.2.10.



PLANT SCHEDULE

TREES	CODE	QTY	BOTANICAL / COMMON NAME	SIZE	WATER USE
	CC2	7	CERCIS CANADENSIS EASTERN REDBUD	3" CAL.	MEDIUM
	CV	8	CRATAEGUS VIRIDIS 'WINTER KING' WINTER KING HAWTHORN	3" CAL.	LOW
	GS	5	GLEDITSIA TRIACANTHOS INERMIS 'SKYLINE' SKYLINE HONEY LOCUST	3" CAL.	MEDIUM
	PS	5	PINUS STROBIFORMIS SOUTHWESTERN WHITE PINE	6' HT.	XERIC
	QG	4	QUERCUS GAMBELII GAMBEL OAK	3" CAL.	XERIC
	QM	3	QUERCUS MUEHLENBERGII CHINKAPIN OAK	3" CAL.	LOW
LARGE SHRUBS	CODE	QTY	BOTANICAL / COMMON NAME	SIZE	WATER USE
	CM	20	CHAMAEBATIARIA MILLEFOLIUM FERNBUSH	5 GAL.	XERIC
	FP	30	FALLUGIA PARADOXA APACHE PLUME	5 GAL.	XERIC
	RT	24	RHUS TRILOBATA SKUNKBUSH SUMAC	5 GAL.	XERIC
MEDIUM SHRUBS	CODE	QTY	BOTANICAL / COMMON NAME	SIZE	WATER USE
	AC	35	AMORPHA CANESCENS LEADPLANT	5 GAL.	XERIC
	PP	11	PINUS MUGO 'PUMILIO' DWARF MUGO PINE	5 GAL.	MEDIUM
ORNAMENTAL GRASSES	CODE	QTY	BOTANICAL / COMMON NAME	SIZE	WATER USE
	CB	214	CALAMAGROSTIS BRACHYTRICHA KOREAN FEATHER REED GRASS	5 GAL.	LOW
	HS	294	HELICTOTRICHON SEMPERVIRENS BLUE OAT GRASS	5 GAL.	LOW
GROUND COVERS	CODE	QTY	BOTANICAL / COMMON NAME	SIZE	WATER USE
	NA	1,825 SF	NATIVE SEED ARKANSAS VALLEY DETENTION / WETLAND MIX	---	
MULCH	CODE	QTY	BOTANICAL / COMMON NAME	SIZE	WATER USE
	RM	382 SF	ROCK MULCH ROCK MULCH	---	
	WW	6,172 SF	WOOD MULCH WOOD MULCH	---	

LANDSCAPE TABLES

Standard Right of Way/Street Perimeter Buffer Table							
Buffer Description / Length	Standard Landscape Requirements	Trees		Shrubs		Ornamental Grasses	
		# Trees Required	# Trees Provided	# Shrubs Required	# Shrubs Provided	# Required	# Provided
Street Frontage E 30th Ave (East) - 180 LF	1 Tree, 10 Shrubs / 40 LF	4	8	40	59	N/A	101
Adjacent Private Property Buffer (North) - 280 LF	1 Tree, 10 Shrubs / 40 LF	7	11	70	61	33**	54

*LANDSCAPE LF IS BASED OFF OF AVAILABLE LANDSCAPE AREA ALONGSIDE BUILDING
**REQUIRED SHRUB EQUIVALENT TO MEET AURORA CODE STANDARDS

Water Usage Table						
Conserving Irrigation (SOD) (SF)	Water Conserving Irrigation (NON-SOD) (SF)	Total Landscape (SF)	Conserving Irr. / Total Landscape Area (SF)	Exst. Building (SF)	Non-Water (Z) / Hardscape (SF)	Total Site Area (SF)
0	7,669	7,669	0.00%	2,423	33,695	43,787

Tree Preservation Table		
Caliper Inches Removed	Caliper Inches Relocated	Caliper Inches Replaced for Mitigation
74"	0"	30"

OWNER

AURORA PROCESSING CENTER
3130 N. OAKLAND STREET
AURORA, COLORADO 80010

SIGNATURE & SEAL

REVISIONS

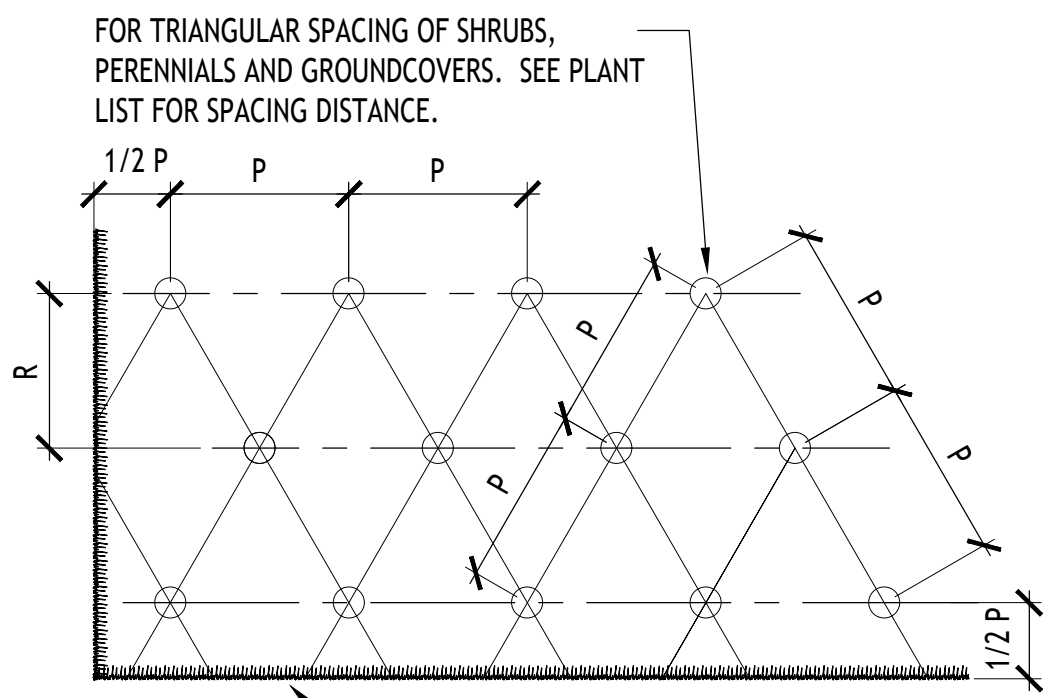
NO.	CITY COMMENTS REVISION	DATE
1	PLANTING DESIGN	04/28/2023
NO.	COMMENTS	DATE
SHEET INFORMATION		
DATE	04/28/2023	
JOB NUMBER	113599	
DRAWN BY	CB	
CHECKED BY	BO	

**NOT FOR
CONSTRUCTION**

PLANTING PLAN &
LANDSCAPE TABLES

SHEET:

17

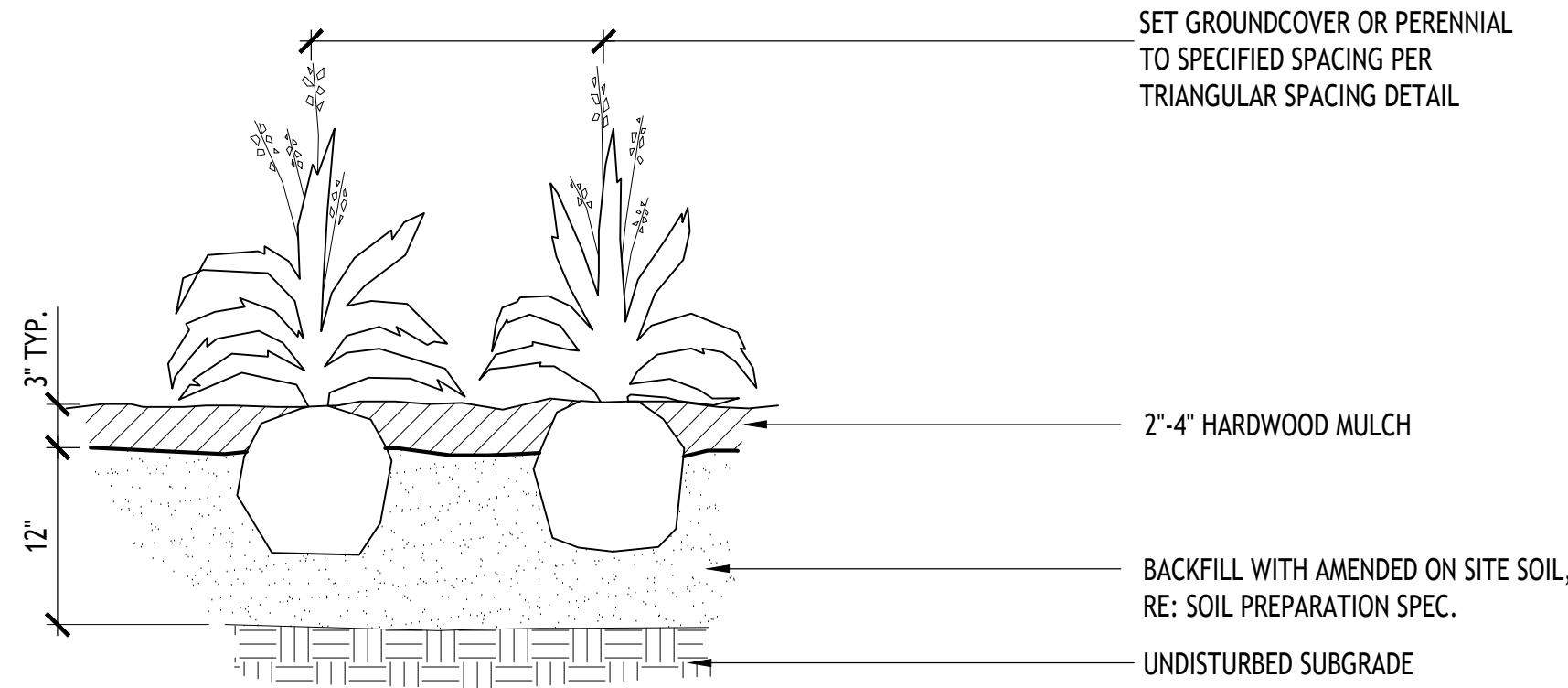


TYPICAL SPACING CHART		
P	R	AREA PER PLANT SQ. FT.
TRIANGULAR	ROW	
4"	3 7/16"	.096
6"	5 1/4"	.22
8"	7"	.385
10"	8 3/4"	.60
12"	10 3/8"	.87
18"	15 5/8"	1.95
24"	20 3/4"	3.46
30"	26"	5.42
36"	31"	7.80
48"	41 1/2"	13.84
60"	52"	21.65
72"	62 3/8"	31.20

NOTE:
1. SPACING AND PLANT QUANTITY SHALL BE VERIFIED IN FIELD BY LANDSCAPE CONTRACTOR. ANY INDIFFERENCES BETWEEN THE BUILT LANDSCAPE AND THE PLANS SHALL BE BROUGHT TO THE ATTENTION OF THE LANDSCAPE ARCHITECT BEFORE PLANTING INSTALLATION.

E SHRUB PLANTING SPACING

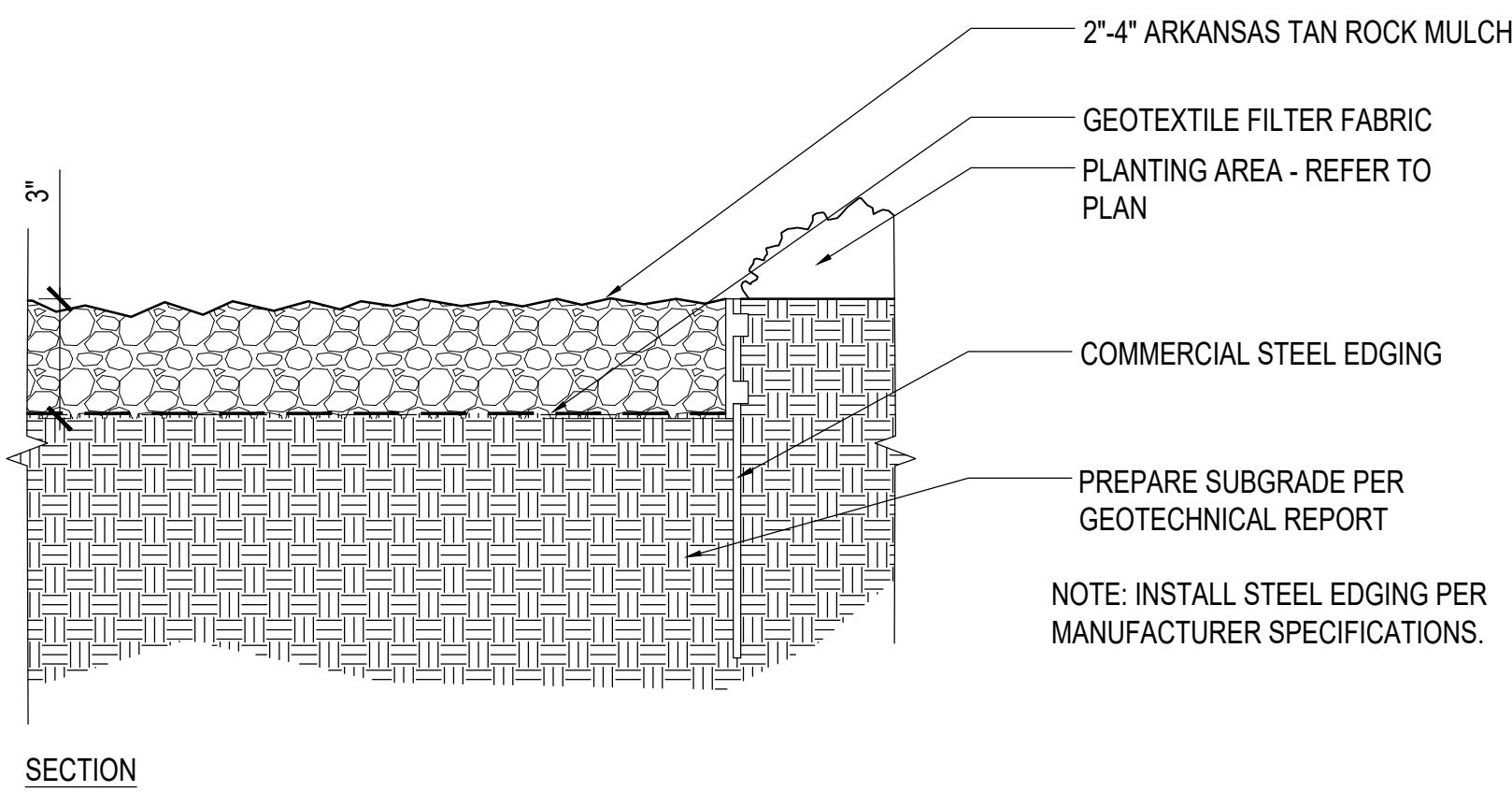
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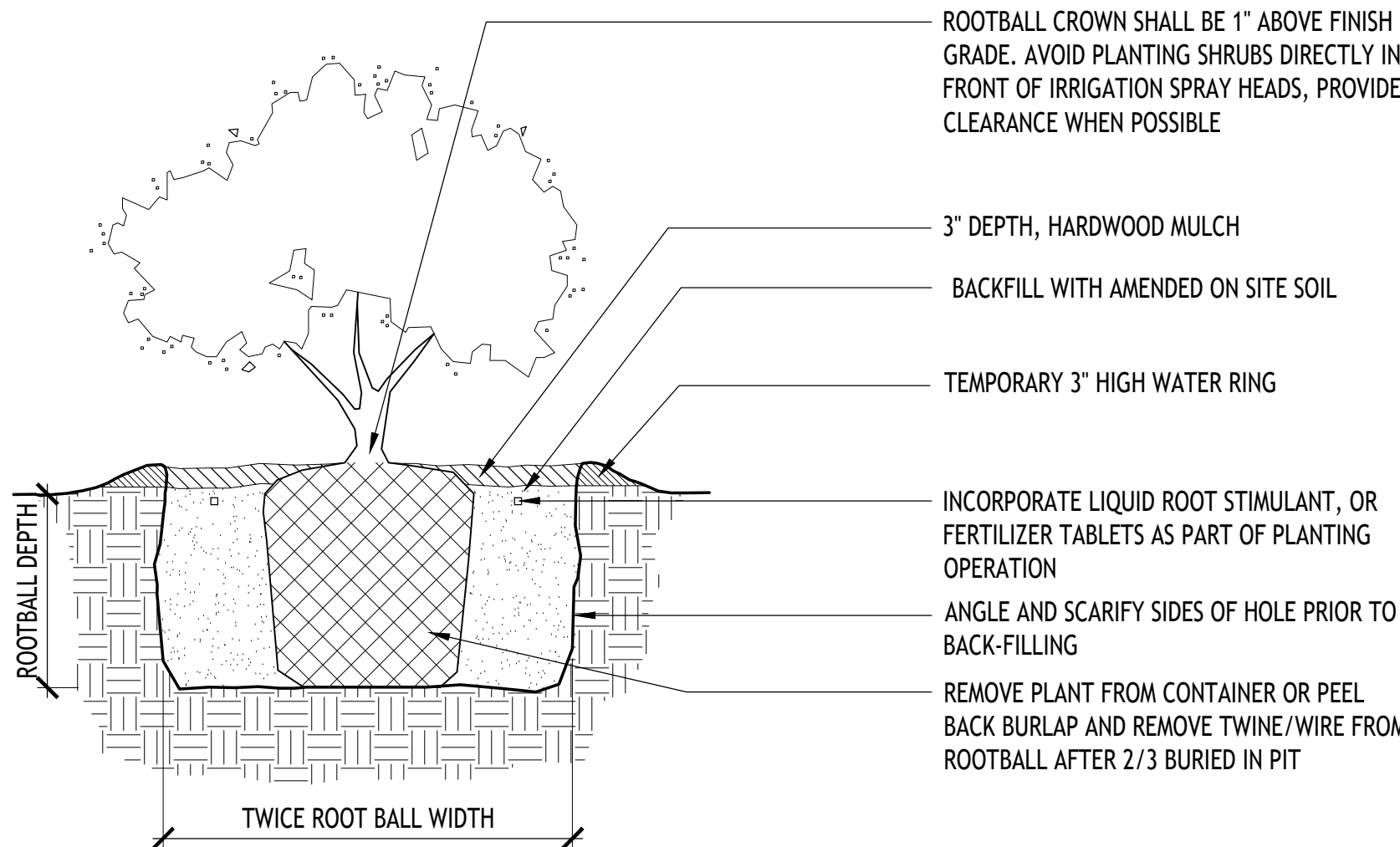
NOTE:
1. MIN. ROOT SPREAD TO BE IN ACCORDANCE WITH 'AMERICAN STANDARDS FOR NURSERY STOCK'
2. PRUNE ALL DAMAGED, DISEASED, OR WEAK LIMBS AND ROOTS.
3. CLEANLY PRUNE ALL DAMAGED ROOT ENDS.
4. DO NOT ALLOW ROOTS TO DRY OUT DURING INSTALLATION PROCESS

D ORNAMENTAL GRASS PLANTING

SCALE: NOT TO SCALE

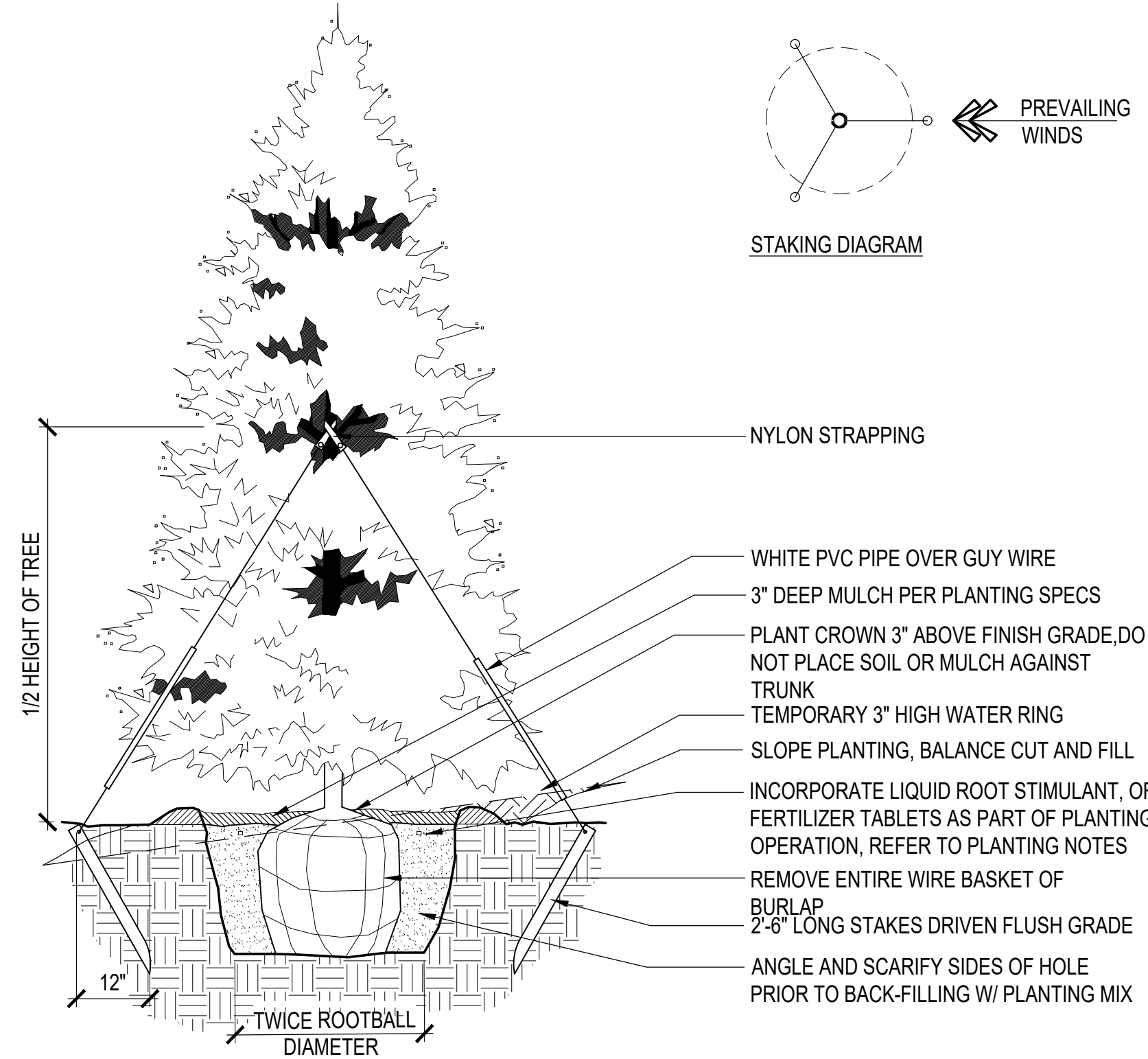


SECTION



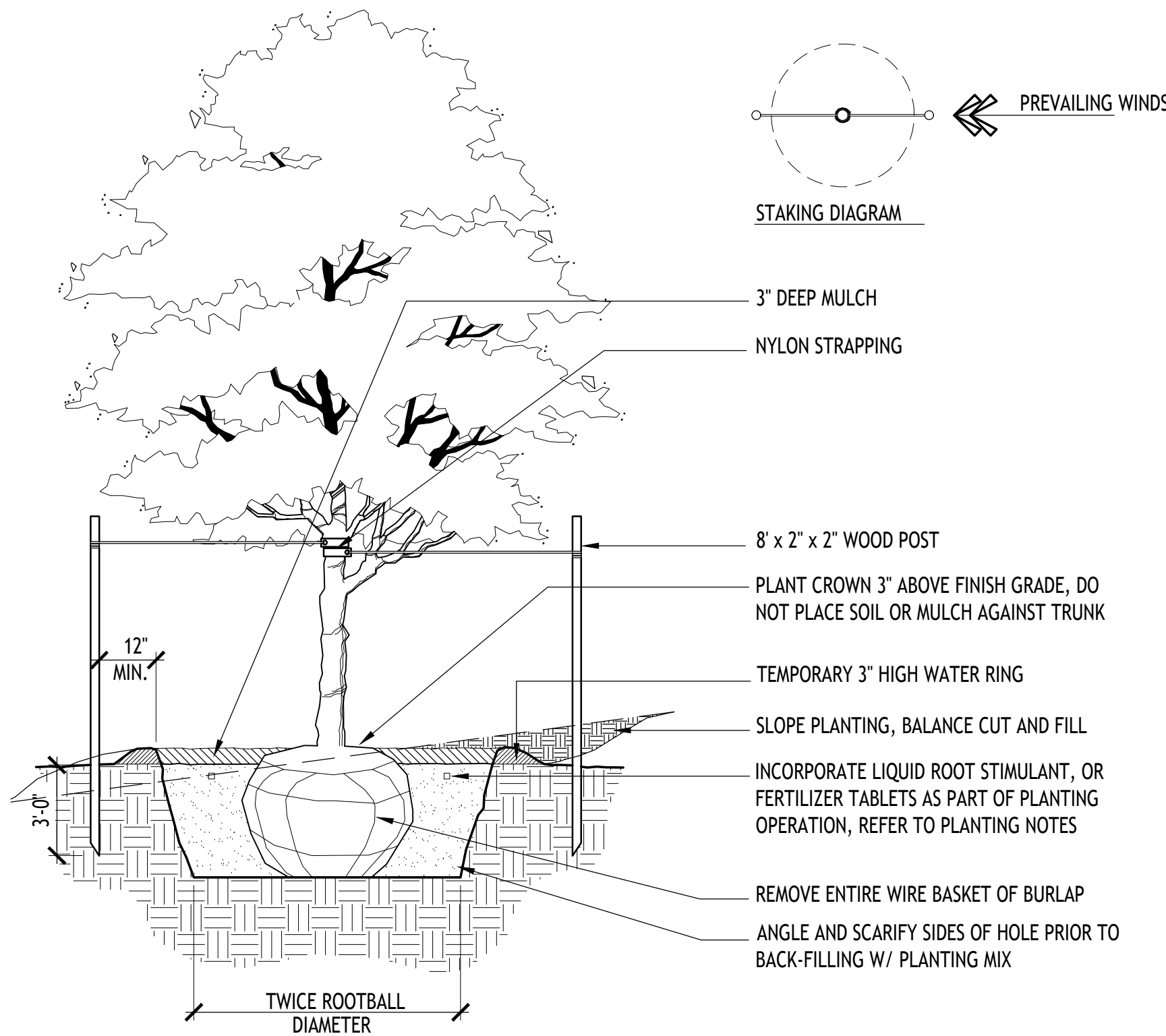
C SHRUB PLANTING

SCALE: NOT TO SCALE



B CONIFEROUS TREE PLANTING

SCALE: NOT TO SCALE



A DECIDUOUS TREE PLANTING

SCALE: NOT TO SCALE

F ROCK MULCH W/ STEEL EDGING

SCALE: 2" = 1'-0"

OWNER

AURORA PROCESSING CENTER
3130 N. OAKLAND STREET
AURORA, COLORADO 80010

SIGNATURE & SEAL

REVISIONS

NO.	COMMENTS	DATE
1	PLANTING DESIGN	8/08/2022
2	CITY COMMENTS REVISION	04/28/2023
3	PLANTING DESIGN	8/08/2022
4	COMMENTS	DATE
5	COMMENTS	DATE
6	COMMENTS	DATE
7	COMMENTS	DATE
8	COMMENTS	DATE
9	COMMENTS	DATE
10	COMMENTS	DATE

SHEET INFORMATION

DATE	04/28/2023
JOB NUMBER	113599
DRAWN BY	CB
CHECKED BY	BO

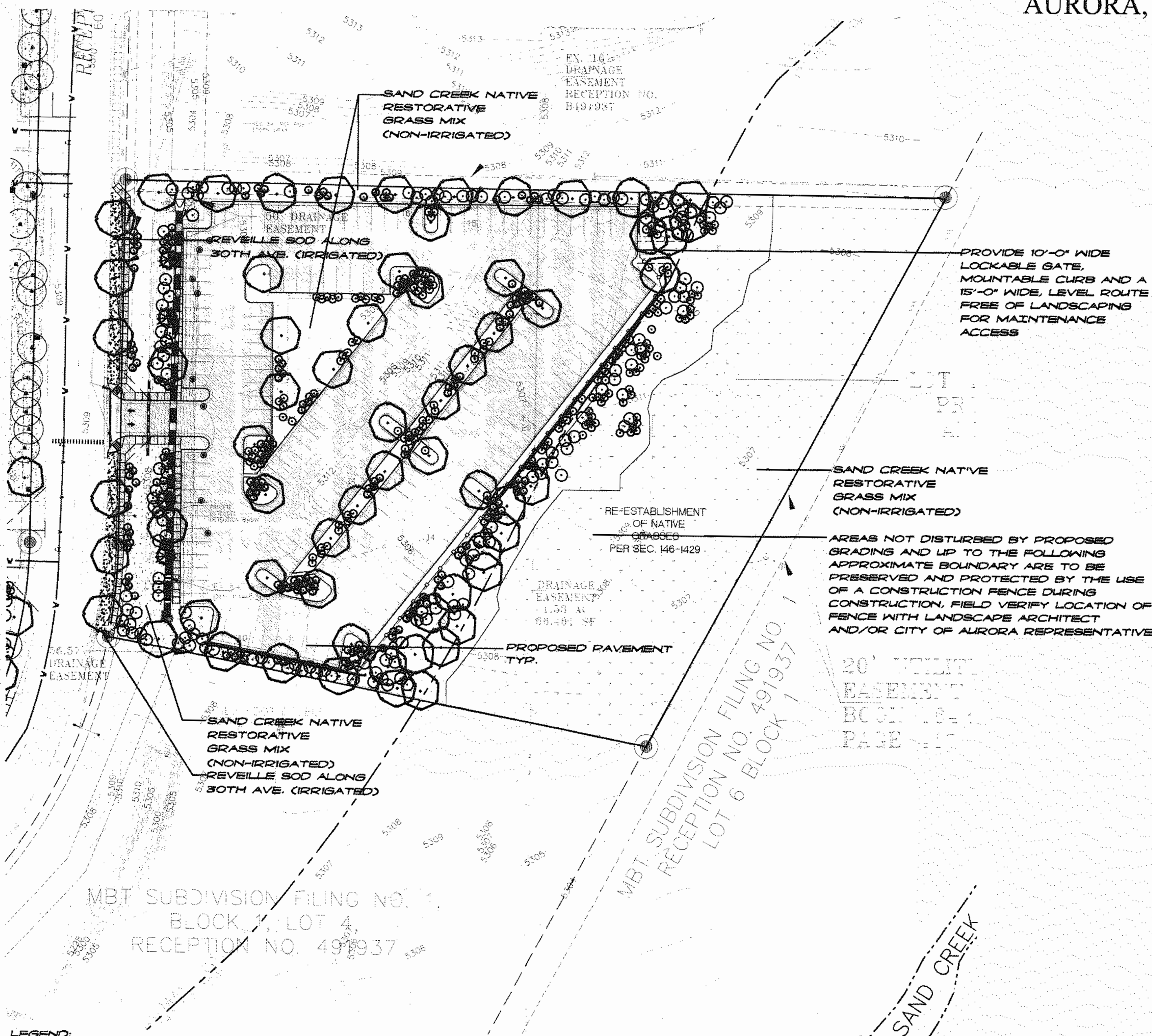
NOT FOR
CONSTRUCTION

PLANTING DETAILS

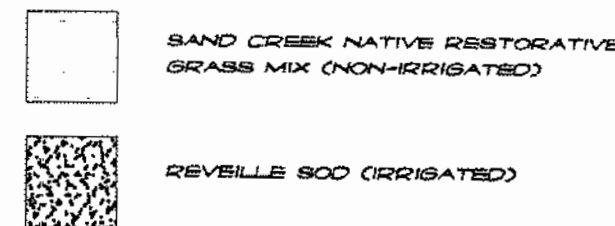
SHEET:
18

GEO PROCESSING CENTER ANNEX

AURORA, COLORADO



LEGEND:



MIX
SEE SEED MIX IN NOTES, AVAILABLE AT ARKANSAS VALLEY SEED COMPANY OR ROCKY MOUNTAIN SEED CO. REFER TO SHEET L-4 FOR RE-ESTABLISHMENT
REVEILLE AVAILABLE AT GARDENERS TURF FARMS OR GRAPPS TURF FARM

PROPOSED PAVEMENT



SEE SEED MIX IN NOTES, AVAILABLE AT ARKANSAS VALLEY SEED COMPANY OR ROCKY MOUNTAIN SEED CO. REFER TO SHEET L-4 FOR RE-ESTABLISHMENT
DAMP OR LOW AREAS, DITCHES, DETENTION PONDS GRASS MIX



REVEGETATION NOTES

- Establishment and Acceptance
 - Acceptance inspections. A growing season shall be defined as the time period between June 1 through September 30. Inspections shall be conducted at the end of each of the first three growing seasons. To qualify for an inspection the seed must have been in the ground for a full growing season, regardless of the seeding date.
 - Initial acceptance. Initial acceptance shall be granted when it is determined that a non-irrigated seeded area of native or naturalized grass meets the following requirements:
 - Germination is visibly evident when self-sustaining and healthy stands of grass are in place and evenly distributed throughout the seeded area.
 - Dominant vegetation in the seeded area is grass and there are no large continuous bare spots greater than nine (9) square feet.
 - The contractor has controlled noxious weeds in the area.
 - Failure to achieve the above shall warrant reseeding the deficient area.
 - Conditional acceptance. At the close of the second full growing season from the time of seeding, the area seeded will be examined for conditional acceptance. Conditional acceptance shall be based on the following:
 - There is a uniform and even distribution of healthy plants of the specified grass species with grass being the dominant plant. There must be at least three (3) desirable native grass planted species per square foot.
 - The contractor has controlled noxious weeds in the area.
 - There shall be no voids (areas devoid of desirable native grass species) greater than four (4) feet in diameter.
 - There is evidence as found in items a, b, and c above that a vegetation and weed management program has been in place and has been effective in establishing a sustainable stand of grass. Failure to achieve the above shall warrant reseeding in deficient area.
 - Full acceptance. Generally after a period of not less than three full growing seasons from the time of seeding, the grass stand should resemble native or undisturbed stands of grass in the same area or in areas with similar elevation and soil type found in the same county. More specifically, full acceptance shall be granted when it has been determined that the specified grasses meet the following requirements:
 - An estimated 85% coverage of desirable grass species as determined by a qualified revegetation specialist utilizing either a standard hoop method or standard point intercept method of determining vegetative canopy cover.
 - The area is uniformly vegetated with desirable grass species. There shall be no voids (areas devoid of desirable native grass species) of greater than three (3) square feet.
 - There are no visible signs of erosion and/or silt deposits.
 - The contractor has controlled noxious weeds in the area. The area shall be free of noxious weeds, including but not limited to, Canadian thistle, Russian thistle, barnyard weed, napweed, and morning glory, as determined by a qualified revegetation specialist.
 - Failure to achieve the above shall warrant reseeding the deficient area. The Contractor shall warrant the reseeded area for a period of one growing season after corrective seeding operations. The warranty shall also include mowing and weed control as specified. The Contractor shall not be held responsible for circumstances beyond his control such as lack of adequate and timely natural precipitation. These circumstances, however, must be documented and submitted to the owner's authorized representative before inspections are conducted (as noted above) in order for the contractor to be released of responsibility for reseeding an area.

- Monitoring and Stewardship Program Development.
- Maintenance of seed areas during construction and during the specified post-construction maintenance period.
 - Seeding success depends upon control of weed competition during the first three growing seasons. The site should be monitored for undesirable plant species. Avoid mowing of native grasses if wildflowers are included in the seed mixture.
 - Hand pull noxious weeds, removing as much of the root system as possible.
 - Use weed eaters to selectively cut off the seed heads of noxious weeds.
 - Use selective broadleaf herbicide such as 2-4-D with a backpack sprayer or wick applicator. Be careful not to apply herbicide on more than one square foot in any given area.
 - Use a Bush Hog type mower and mow to a height of 4-6 inches prior to flowering of weed species, if needed. Do not mow the seeded species after the seed heads have set.
 - The site should be continually monitored for undesirable plant species during the subsequent years of growth. If weed control needs to be performed on areas with wild flowers utilize either method (i, ii, iii). Again, avoid mowing of native grasses with wild flowers, if the Contractor deems that an area should be mowed multiple times in a season, the Contractor shall specify the mowing schedule in a submitted maintenance program and shall notify the Owner's Authorized Representative when mowing is to take place. Further, he must document the mowing in maintenance log book.
- Fencing. Temporary fencing may be required for the protection of the seeding. Contractor shall protect seeded areas by maintaining warning signs and barriers erected during seeding operations. Contractor shall repair seeded areas damaged by traffic and/or vandalism during the construction period and during the specified maintenance period.
- Initial notification. No later than 30 days following placement of seed, a letter shall be sent to the Director of Planning indicating the seed has been placed in accordance with the plans and specifications. The tags from the seed mixes must be supplied to the contractor and forwarded to the Owner's Authorized Representative. Legible copies of the tags must be sent with the notification letter to the Director of Planning.
- Yearly report. No later than October 15, after the first full growing season following seeding and/or each following year until full acceptance has been granted, the owner shall provide to the Director of Planning a yearly report. The report shall consist of a description of the turf's condition and photographs of each seeded area. A follow-up inspection may be required.
- Fencing. Temporary fencing may be required for the protection of the seeding. Contractor shall protect seeded areas by maintaining warning signs and barriers erected during seeding operations. Contractor shall repair seeded areas damaged by traffic and/or vandalism during the construction period and during the specified maintenance period.
- Re-seeding. If after receipt of any of the required reports or on-site inspections it is determined that germination of any seeded area does not comply with subsection (A), Establishment and Acceptance, the Director of Planning or Director of Parks and Open Space may require re-seeding.
- Irrigation Requirements and Supplemental Irrigation. When it is determined at the time of initial acceptance that a poor or standard stand of grass resulting in areas where minimal or no germination has occurred or if the turf does not comply with establishment requirements found in subsection (A), the Director of Planning or Director of Parks and Open Space may require supplemental irrigation until the turf meets the requirements for establishment and acceptance. Supplemental irrigation shall consist of any permanent or temporary system that is connected to the city water or city re-use water supply. Hand watering or watering by truck in areas greater than one (1) acre shall not be permitted as the only means of irrigation.
- Trees and Shrubs Located within Revegetated Areas. All trees and shrubs located within non-irrigated turf areas shall be watered by a permanent underground automatic irrigation system except in reestablished wetland areas.
- Exemptions. Anyone who is not conveying land to the city, and installs an underground automatic irrigation system in accordance with current code requirements shall be exempt from subsection (B) of this section. A separate revegetation plan will not be required. Such applicants shall also be exempt from the requirements of subsection (A) except that the initial Acceptance requirement of (A)(1)(2) shall still apply.
- Procedures and Practices. The following procedures and practices have proven to be viable for the successful establishment of non-irrigated native, dryland and restorative grasses.
 - Soil characteristics and identifications. Soils tests for all areas to be seeded or re-seeded are best obtained following replacement of topsoil to determine available organics and remaining native seed source. Tests should be completed for each soil association as found in the applicable county's Soil Survey, by the United States Department of Agriculture, Soil Conservation Service, in cooperation with Colorado Agricultural Experiment Station. Include test location, chemical analysis and soil amendment recommendations.
 - Soil amendment requirements. Soils shall be amended before seeding is to take place. It is the contractor's responsibility to determine that the soils are adequate for the germination and growth of the specified seed mix. Requirements shall be established by doing a soils analysis after the over lot grading for an area is complete. Organic amendments shall be Biocomp (available from A1-Organics, www.a1organics.com) or comparable product.
- Site preparation. The following steps shall be completed for site preparation.
 - Salvage topsoil. Remove and stockpile top 6" of topsoil prior to beginning over lot grading. Topsoil shall be stockpiled to the greatest extent practicable on site (within "limits of construction") for use on areas to be re-vegetated. Any and all stockpiles shall be placed in an approved location and protected from erosive elements using measures specified in the erosion control plan. The saved topsoil should then be spread evenly over the area to be seeded. Following grading, the seeded should be disced and/or ripped to a depth of eight (8) inches. Remove all rubble, stones and extraneous material over two (2) inches in diameter from the site. Undertake appropriate weed control measures, following all applicable federal, state, and local laws and regulations. Natural vegetation shall be retained and protected whenever possible. Exposure of soil to erosion by removal or disturbance of vegetation shall be limited to the area required for immediate construction operations and for the shortest practical period of time.
 - Soil amendments. Add amendments as described in the soils analysis to each area that will be seeded. Disc or rip soil amendments to a depth of 8" before applying seed.
- Seeding methods and slope limitations. The following seeding methods are recommended for the following slope conditions and may vary depending on soil conditions and exposure.
 - Drilling. Seed shall be drilled on 3:1 or flatter slopes. A rangeland drill will be utilized to uniformly drill seed. The drill shall be equipped with double disk furrow openers, depth bands, press wheels or drag chains. Row spacing shall not exceed 7". The specified grass seed mixture will be applied uniformly in one direction on the contour of the soil surface where possible.
 - Broadcasting. Inaccessible and steep slope areas may be hand seeded as follows. Broadcast seed shall be hand ranked or dragged to a depth as may be required by the seed. The seed rate should be increased by two (2) times the drill seed rates to compensate for difficulties in controlling seed. Seed may be broadcast whenever any of the following conditions exist:
 - slopes greater than 3:1 or
 - broken or rocky ground or
 - small and/or inaccessible areas.
 - Hydroseeding. Hydro or Hydraulic seeding may be used in areas with greater than 3:1 slopes that are not suited for drilling or are too large to be practical for broadcasting. Hydro or Hydraulic seeding is not an acceptable alternative to drill seeding. It is recommended that seeding and mulching do not occur in one application. Seed rates should be two (2) times drill seed rates.
- Seeding and timing. At the risk of the owner, seeding may occur any time when weather conditions permit, except when the ground is frozen. It is recommended that the seeding occur between October 1 and May 1, to take advantage of natural moisture. However, seeding may occur in the planting seasons specified below (unless otherwise approved by the owner's authorized representative):
 - Spring: from ground thaw through June 15
 - Fall: from August 15 through ground freeze

All brands furnished shall be free from such noxious seeds as Russian or Canadian Thistle, coarse fescue, European bindweed, Johnson grass, knapweed, and leafy spurge. The subcontractor shall furnish to the contractor a signed statement certifying that the seed furnished is from a lot that has been tested by a recognized laboratory. Seed that has become wet, moldy or otherwise damaged in transit or in storage, will not be acceptable.

If the seed available on the market does not meet the minimum purity and germination percentages specified, the subcontractor must compensate for a lesser percentage of purity or germination by furnishing sufficient additional seed to equal the specified product. The tags from the seed mixes must be supplied to contractor and copies forwarded to the Owner's Authorized Representative, as well as to the Planning Department.

- Mulching and erosion control
Mulches shall be applied in accordance with requirements established during soils analysis and may consist of nursery crops, straw, hydraulic mulches and other approved organic materials. Hydromulch is required on slopes exceeding 3:1. Application of erosion control netting may be required on slopes exceeding 3:1 where surface drainage is present. Requirements for erosion and sedimentation control as stated in Section 138 and Public Works document "Roadway Specifications Manual, Chapter 45" shall apply. Some form of matching is required on all disturbed areas.

All disturbed areas shall be seeded within thirty (30) days from the date of initial exposure. Additional time may be granted with written approval from the Erosion Control Inspector. The seeded area shall be crimped mulched and the mulch attached within twenty-four (24) hours after seeding. Areas not mulched and attached within twenty-four (24) hours after seeding must be re-seeded with the specified mix at the contractor's expertise, prior to mulching and attaching. On steep slopes, or other specified areas as shown on the planting plan, which are difficult to mulch and attach by conventional methods, burlap or other blanketing materials properly anchored and secured may be used when approved by the County Engineer.

After seeding has been completed, apply 1.5 tons per acre of native grass hay that is certified weed free in accordance with the Colorado Department of Agriculture standards. Preference is given to native grass hay from Kansas, Oklahoma or Nebraska that consists of warm season species such as Little Bluestem, Switchgrass, Sideoats grama, etc. Hay shall be mechanically crimped. On steep slopes where mechanical crimping is unfeasible, apply a tackifier according to manufacturer's recommendations. An acceptable alternative method is to use 2 tons per acre of straw that is certified weed free in accordance with the Colorado Department of Agriculture standards. Straw to be derived from cereal grains, wheat, oats, rye, or barley. Straw shall be mechanically crimped and a tackifier shall be applied according to manufacturer's recommendations.

ALL DISTURBED AREAS ARE TO BE REVEGETATED WITH THE FOLLOWING SEED MIX			
COMMON NAME	SCIENTIFIC NAME	VARIETY	POUNDS PLS/ACRE
SAND CREEK NATIVE RESTORATIVE GRASS MIX			
SAND BLUESTEM	ANDROPOGON HALLII	GARDEN	3.5
BIDARTIS GRAMA	BOUTELOUA CURTIPENDULA	BUTTE	3
SUPRALOGRASS	BUCHLOE DACTYLOIDES	SHARPS	5
PRAIRIE BANGBROED	CLAMMOGLYPH LONGBOLA	GOBBEN	5
BLUE GRAMA	CHONDRILLUM GRACILE	HACHITA	6.5
NORTHERN INFEATGRASS	PASCOPYRUM SMITHI	BARTON	5
LITTLE BLUESTEM	BOERHOUTIUM SCOTARDUM	NATIVE	5
SAND CROSBROED	SPOROBIOLUS CRYPTANDRIA	NATIVE	2
DAMP OR LOW AREAS, DITCHES, DETENTION PONDS GRASS MIX			
SUPRALOGRASS	BUCHLOE DACTYLOIDES	TRONKA	5
BLUE GRAMA	CHONDRILLUM GRACILE	HACHITA	7
SWITCHGRASS	PANICUM VERGATUM	BLACKWELL	5
NORTHERN INFEATGRASS	PASCOPYRUM SMITHI	BARTON	5
SAND CROSBROED	SPOROBIOLUS CRYPTANDRIA	NATIVE	5
PLAND BALTGRASS	DRITICHLIS STRICTA	NATIVE	5
PRAIRIE CROSBROED	SPARTINA PECTINATA	NATIVE	5

Notes:

- vns- variety not stated
- The soils report may require that the seed mixes be changed.
- Depending on the time of the year that the areas are seeded, a nurse crop of annual grains such as oats, barley, or rye, at a rate of 3#PLS/Acre or 5#PLS/Acre of Regreen, may need to be added to the above mixes. This determination will be made by the Owner's Authorized Representative after the soils reports are obtained.
- The formula used for determining the quality of pure live seed (PLS) shall be (pounds of seed) x (purity) x (germination) = pounds of pure live seed (PLS).



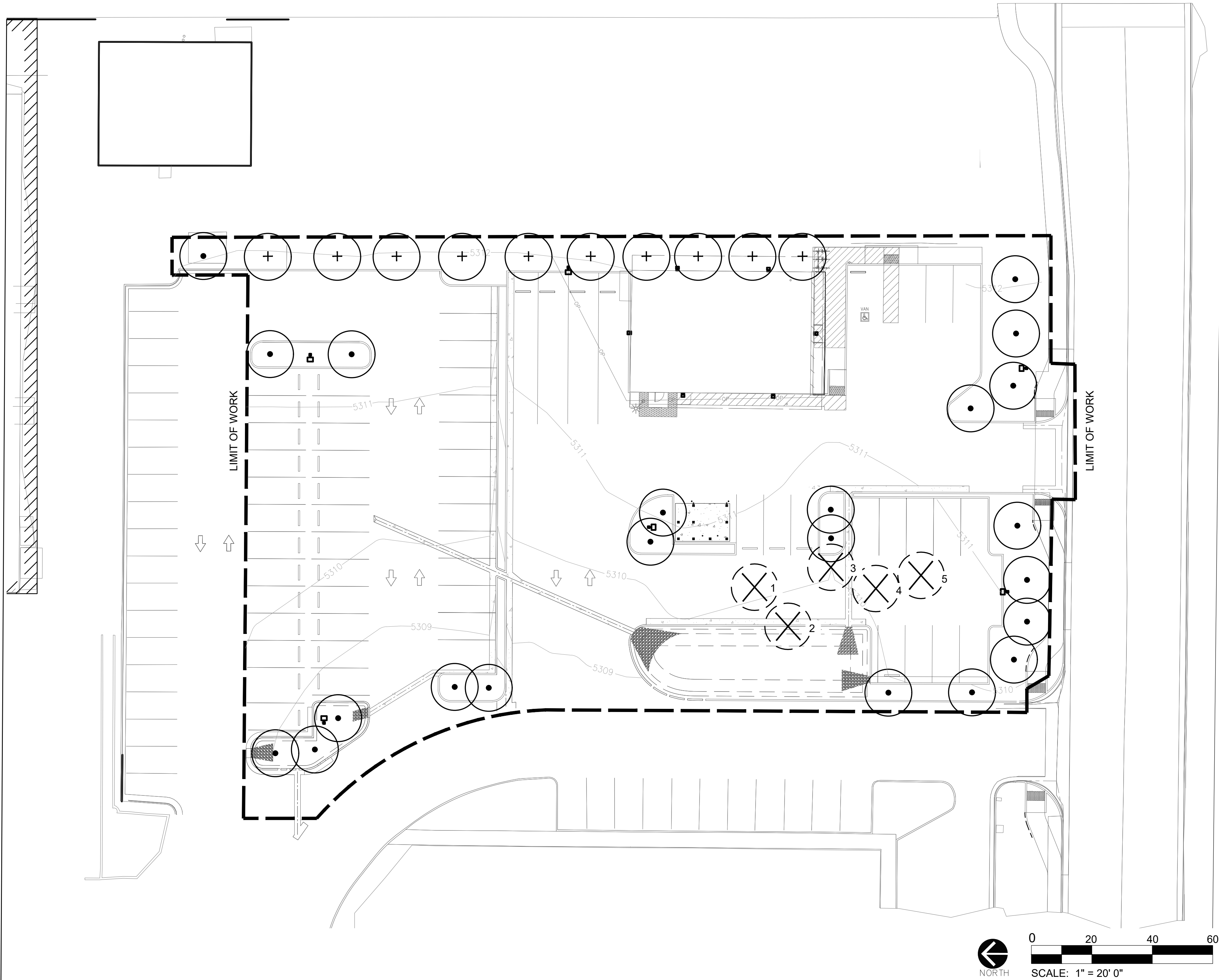
0 25 50 100 FT

1"=50'-0"

LANDSCAPE REVEGETATION PLAN - SHEET

20

GEO PROCESSING CENTER 2007-6063-00



DEMOLITION SCHEDULE	
	TREES THAT WERE REMOVED
	PROPOSED TREE
	PROPOSED TREE FOR MITIGATION

Tree Preservation Table		
Caliper Inches Removed	Caliper Inches Relocated	Caliper Inches Replaced for Mitigation
74"	0"	30"

Tree Removal Table			
Tree	Species	Diameter	Mitigation Inches
1	Green Ash	16	6
2	Green Ash	15	6
3	Green Ash	16	6
4	Green Ash	15	6
5	Green Ash	12	5
Total		74	30

OWNER



AURORA PROCESSING CENTER
3130 N. OAKLAND STREET
AURORA, COLORADO 80010

SIGNATURE & SEAL

REVISIONS

NO.	COMMENTS	DATE
1	PLANTING DESIGN	8/08/2022

SHEET INFORMATION	
DATE	04/28/2023
JOB NUMBER	113599
DRAWN BY	CB
CHECKED BY	BO

**NOT FOR
CONSTRUCTION**

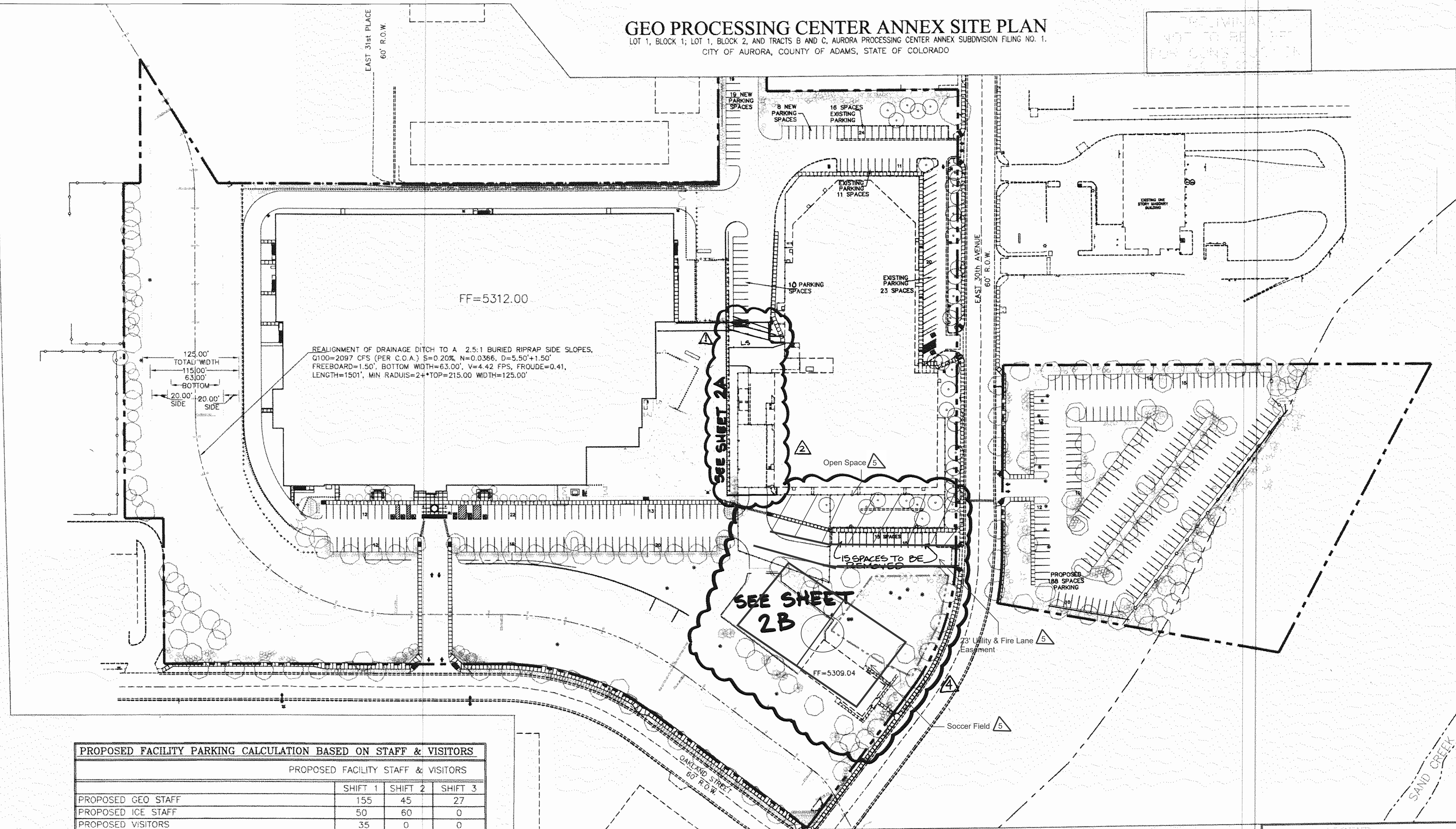
TREE MITIGATION
PLAN

SHEET:
21

GEO PROCESSING CENTER ANNEX SITE PLAN

LOT 1, BLOCK 1; LOT 1, BLOCK 2, AND TRACTS B AND C, AURORA PROCESSING CENTER ANNEX SUBDIVISION FILING NO. 1.
CITY OF AURORA, COUNTY OF ADAMS, STATE OF COLORADO

PRELIMINARY
NOT TO BE USED FOR CONSTRUCTION



PROPOSED FACILITY PARKING CALCULATION BASED ON STAFF & VISITORS

PROPOSED FACILITY STAFF & VISITORS			
	SHIFT 1	SHIFT 2	SHIFT 3
PROPOSED GEO STAFF	155	45	27
PROPOSED ICE STAFF	50	60	0
PROPOSED VISITORS	35	0	0
PROPOSED TOTAL NUMBER OF STAFF & VISITORS	240	105	27

MAX NUMBER OF STAFF & VISITORS AT LARGEST SHIFT = 240
(1.5 SPACES PER 1 EMPLOYEE AND VISITOR OF THE LARGEST SHIFT)
 $1.5 \times 240 = 360$ PARKING SPACES REQ.

PROPOSED PARKING

NORTHERN SITE	SOUTHERN SITE
EXISTING PARKING = 112 SPACES NEW PARKING = 86 SPACES PROPOSED PARKING TOTAL = 198 SPACES REQUIRED HC PARKING = 8 SPACES PROPOSED HANDICAPPED TOTAL = 10 SPACES	EXISTING PARKING = NOT APPLICABLE PROPOSED PARKING TOTAL = 184 STANDARD SPACES HANDICAPPED PARKING TOTAL = NOT APPLICABLE (NO ACCESSIBLE ROUTE TO MAIN BUILDING) REQUIRED PARKING = REFER TO PARKING CALCULATIONS TOTAL SITE PARKING = 383 SPACES + 10 HC SPACES

PROPOSED FACILITY PARKING CALCULATION DATA

PARKING SPACES REQUIRED	360 SPACES REQ.
PARKING SPACES PROVIDED	365 SPACES PROVIDED
HANDICAP SPACES REQUIRED	8 SPACES REQ.
HANDICAP SPACES PROVIDED	8 SPACES PROVIDED
VAN LOADING SPACES REQUIRED	2 SPACES REQ.
VAN LOADING SPACES PROVIDED	2 SPACES PROVIDED
BIKE SPACES REQUIRED	8 SPACES REQ.
BIKE SPACES PROVIDED	12 SPACES PROVIDED

NOTES:

- #1 RELOCATE AND IMPROVE THE EXISTING BARANMOR IRRIGATION DITCH TO MEET THE REQUIREMENTS OF THE URBAN DRAINAGE & FLOOD CONTROL DISTRICT
- #2 PROPOSED AREA LIGHTING TO PROVIDE MIN. OF 1.5 FT. CANDLES PER FOOT
- #3 PROPOSED STREET LIGHTING AS REQUIRED TO MEET CITY STANDARDS



PARKING & ROAD PLAN

0 30 60 120 FT 1"=60'-0"

LANDSCAPED AREAS

DEVELOPER/OPERATOR:

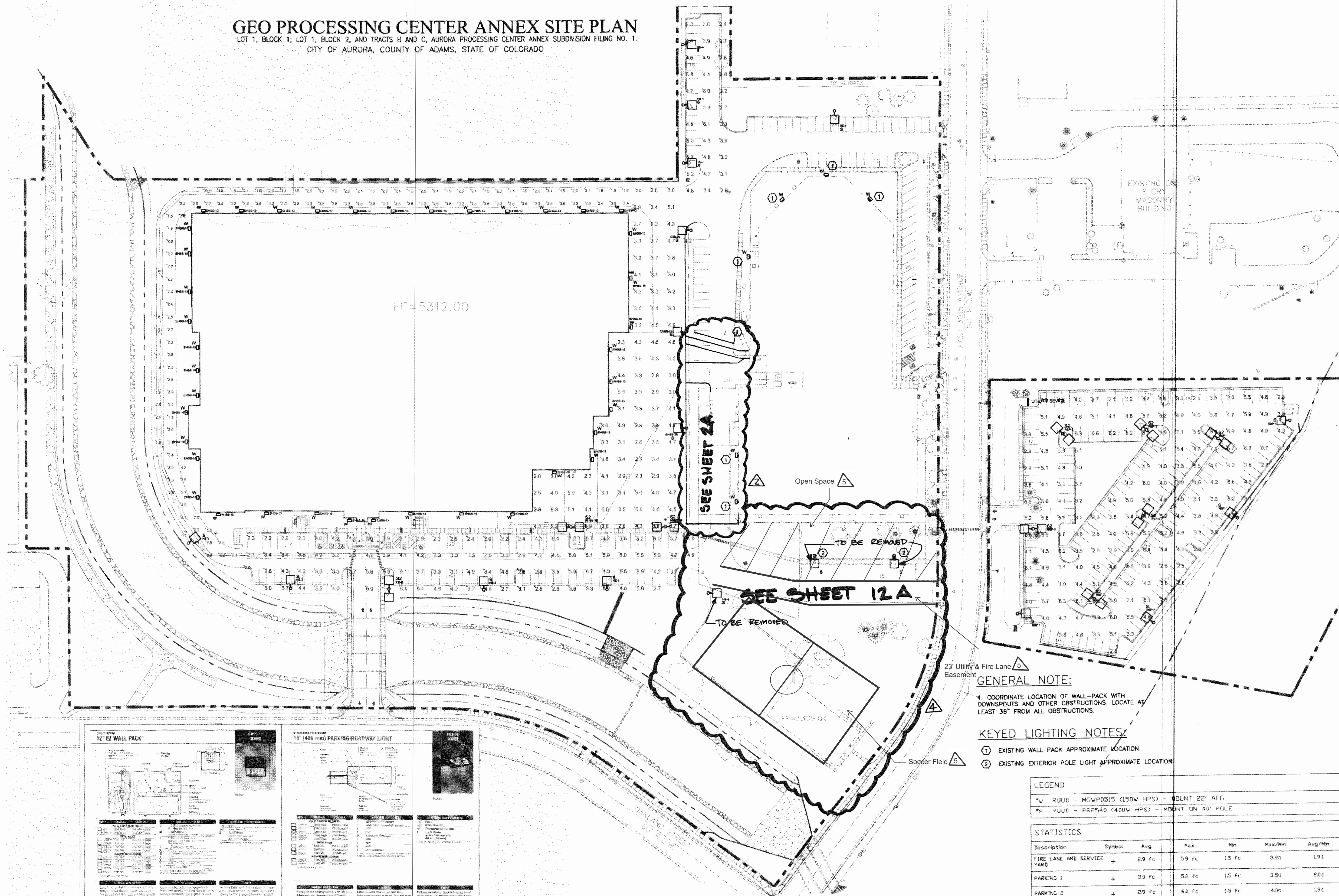


THE GEO GROUP INC.
Mr. Ed Spooner
ONE PARK PLACE, SUITE 700
621 NORTHWEST 53rd Street
BOCA RATON, FLORIDA 33487
(561) 999-7375

NO.	ISSUE DESCRIPTION	DATE
NO. 1	PRE-PLANNING	AUG 7 2007
NO. 2	DEVELOPMENT APPLICATION	OCT 11 2007
NO. 3	DEVELOPMENT APPLICATION	OCT 28 2007
NO. 4	DEVELOPMENT APPLICATION	JAN 25 2008
NO. 5	DEVELOPMENT APPLICATION	MAR 17 2008
NO. 6	DEVELOPMENT APPLICATION	APR 22 2008
NO. 7	DEVELOPMENT APPLICATION	JUN 20 2008
NO. 8	DEVELOPMENT APPLICATION	AUG 15 2008
NO. 9	FINAL MRLS	NOV 21 2008

GEO PROCESSING CENTER ANNEX SITE PLAN

LOT 1, BLOCK 1; LOT 1, BLOCK 2, AND TRACTS B AND C, AURORA PROCESSING CENTER ANNEX SUBDIVISION FILING NO. 1.
CITY OF AURORA, COUNTY OF ADAMS, STATE OF COLORADO



GENERAL NOTE:

4. COORDINATE LOCATION OF WALL-PACK WITH DOWNSPOUTS AND OTHER OBSTRUCTIONS. LOCATE AT LEAST 36" FROM ALL OBSTRUCTIONS.

KEYED LIGHTING NOTES:

- ① EXISTING WALL PACK APPROXIMATE LOCATION.
- ② EXISTING EXTERIOR POLE LIGHT APPROXIMATE LOCATION.

LEGEND

*W RUUD - MGWP0515 (150W HPS) - MOUNT 22' AFG
*P RUUD - PR2540 (400W HPS) - MOUNT ON 40' POLE

STATISTICS

Description	Symbol	Avg	Max	Min	Max/Min	Avg/Min
FIRE LANE AND SERVICE YARD	+	2.9 fc	5.9 fc	1.5 fc	3.9:1	1.9:1
PARKING 1	+	3.0 fc	5.2 fc	1.5 fc	3.5:1	2.0:1
PARKING 2	+	2.9 fc	6.0 fc	1.5 fc	4.0:1	1.9:1
PARKING 3	+	2.9 fc	4.6 fc	1.5 fc	3.1:1	1.9:1

DEVELOPER/OPERATOR:



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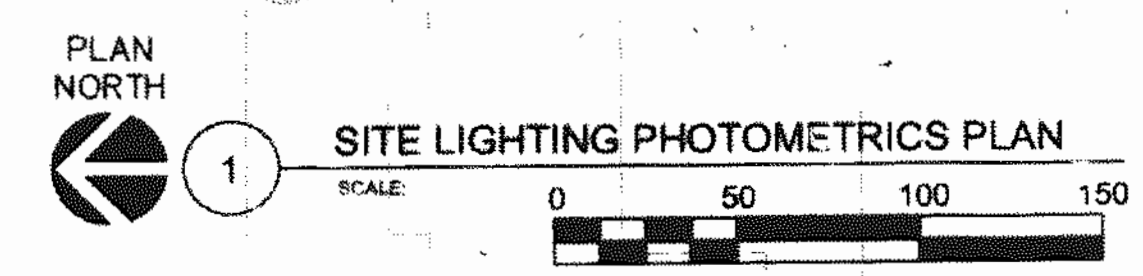
NO.	ISSUE DESCRIPTION	DATE
NO. 1	PRE-PLANNING	AUG 7 2007
NO. 2	DEVELOPMENT APPLICATION	OCT 11 2007
NO. 3	DEVELOPMENT APPLICATION	OCT 26 2007
NO. 4	DEVELOPMENT APPLICATION	MAR 23 2008
NO. 5	DEVELOPMENT APPLICATION	APR 22 2008
NO. 6	DEVELOPMENT APPLICATION	JUN 20 2008
NO. 7	DEVELOPMENT APPLICATION	AUG 15 2008
NO. 8	FINAL MYLARS	NOV 21 2008

12" EZ WALL PACK

12" (400 mm) PARKING/ROADWAY LIGHT

12" (400 mm) PARKING/ROADWAY LIGHT

12" (400 mm) PARKING/ROADWAY LIGHT



MA-2-22-10 MA-415-11

LUMINAIRE SCHEDULE								
Symbol	Label	Catalog Number	Description	Lamp	File	Lumens	LLF	Watts
	B	KSF2 400M R4W	Specification Area Luminaire: 400W Metal Halide, R4 Wide Reflector, Full Cutoff MEETS THE NIGHTTIME FRIENDLY CRITERIA	ONE 400 WATT CLEAR ED28 PULSE START METAL HALIDE IN HORIZONTAL POSITION	KSF2_400M_R 4W.ies	38000	0.72	456
	C	KSF2 400M R4W	Specification Area Luminaire: 400W Metal Halide, R4 Wide Reflector, Full Cutoff MEETS THE NIGHTTIME FRIENDLY CRITERIA	ONE 400 WATT CLEAR ED28 PULSE START METAL HALIDE IN HORIZONTAL POSITION	KSF2_400M_R 4W.ies	38000	0.72	912
	D	ASF2 400M SP (PULSE START)	AERIS FLOOD LUMINAIRE: 400-WATT METAL HALIDE, SPOT REFLECTOR, CLEAR LAMP	ONE 400-WATT CLEAR ED28 METAL HALIDE, VERTICAL BASE UP POSITION	ASF2_400M_S P_(PULSE ST ART).ies	42000	0.72	451
	G	KSF2 400M R4SC	Specification Area Luminaire: 400W Metal Halide, R4SC Sharp Cutoff Reflector, Full Cutoff MEETS THE NIGHTTIME FRIENDLY CRITERIA	ONE 400 WATT CLEAR ED28 PULSE START METAL HALIDE IN HORIZONTAL POSITION	KSF2_400M_R 4SC.ies	38000	0.72	912
	F	KSF2 400M R4SC	Specification Area Luminaire: 400W Metal Halide, R4SC Sharp Cutoff Reflector, Full Cutoff MEETS THE NIGHTTIME FRIENDLY CRITERIA	ONE 400 WATT CLEAR ED28 PULSE START METAL HALIDE IN HORIZONTAL POSITION	KSF2_400M_R 4SC.ies	38000	0.72	912
	H	KSF2 400M R4W	Specification Area Luminaire: 400W Metal Halide, R4 Wide Reflector, Full Cutoff MEETS THE NIGHTTIME FRIENDLY CRITERIA	ONE 400 WATT CLEAR ED28 PULSE START METAL HALIDE IN HORIZONTAL POSITION	KSF2_400M_R 4W.ies	38000	0.72	912
		ASF2 400M SP (PULSE START)	AERIS FLOOD LUMINAIRE: 400-WATT METAL HALIDE, SPOT REFLECTOR, CLEAR LAMP	ONE 400-WATT CLEAR ED28 METAL HALIDE, VERTICAL BASE UP POSITION	ASF2_400M_S P_(PULSE ST ART).ies	42000	0.72	451

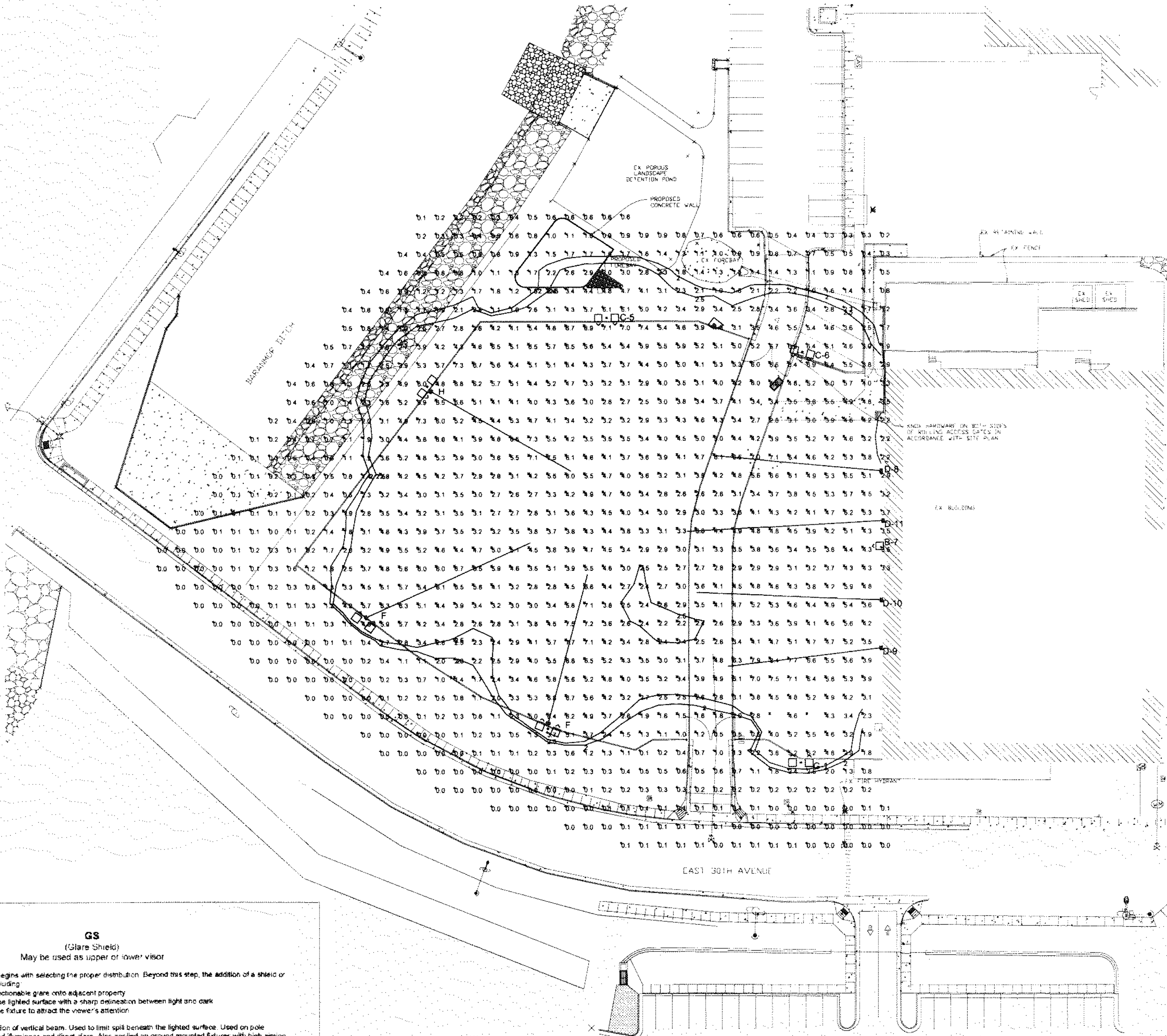
LUMINAIRE LOCATIONS										
No.	Label	X	Location Y	Z	MH	Orientation	Tilt	X	Arm Y	Z
1	G	10240.1	9616.0	30.0	30.0	-89.5	0.0			
2	G	10103.7	9634.5	30.0	30.0	-68.7	0.0			
3	G	10004.1	9692.1	30.0	30.0	-54.0	0.0			
4	C	10038.7	9619.8	30.0	30.0	-36.4	0.0			
5	C	10135.5	9656.7	30.0	30.0	-89.2	0.0			
6	C	10241.1	9638.2	30.0	30.0	-105.6	0.0			
7	B	10282.6	9733.2	30.0	30.0	-268.5	0.0	10282.6	9733.2	0.0
8	D	10283.0	9774.0	30.0	30.0	-84.9	71.4	10194.0	9782.0	0.0
9	D	10283.0	9678.0	30.0	30.0	-263.0	70.0	10201.0	9666.0	0.0
10	D	10283.0	9704.0	30.0	30.0	-87.7	73.2	10184.0	9708.0	0.0
11	D	10284.0	9747.0	30.0	30.0	-266.7	74.1	10179.0	9741.0	0.0
12	D	10104.0	9638.0	30.0	30.0	-14.7	70.1	10125.0	9718.0	0.0
13	D	10006.0	9695.0	30.0	30.0	-65.6	72.8	10094.0	9735.0	0.0
14	D	10041.0	9617.0	30.0	30.0	-119.8	70.9	10116.0	9774.0	0.0

STATISTICS						
Description	Symbol	Avg	Max	Min	Max/Min	Avg/Min
Calc Zone #2	+	2.7 ft	8.4 ft	0.0 ft	N/A	N/A
Interior yard	X	4.2 ft	8.4 ft	0.5 ft	16.8:1	8.4:1

- NOTES
1. Refer to files: march2011 recyard3a.vai
 2. All poles 30' tall, shown in both Z and MH columns
 3. All KSF heads are classified as Full Cut Off
 4. All floods shall be aimed below horizontal and equipped with an upper visor to reduce light pollution.
 5. Tilt is in degrees.
 6. MH is mounting height.

GEO PROCESSING CENTER ANNEX SITE PLAN

LOT 1, BLOCK 1: LOT 1, BLOCK 2, AND TRACTS B AND C, AURORA PROCESSING CENTER ANNEX SUBDIVISION FILING NO. 1. CITY OF AURORA, COUNTY OF ADAMS, STATE OF COLORADO



GS (Glare Shields)

May be used as upper or lower visor

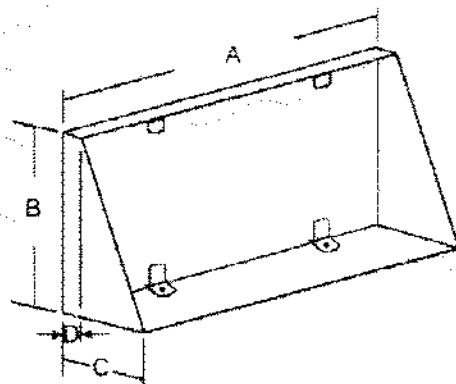
- A good floodlighting application begins with selecting the proper distribution. Beyond that step, the addition of a shield or visor offers several benefits, including:
- Minimizing spill light and objectionable glare onto adjacent property
 - Enhancing visual impact of the lighted surface with a sharp delineation between light and dark
 - Reducing the tendency for the viewer to adapt the viewer's attention

Description: Retracts lower portion of vertical beam. Used to limit spill beyond the lighted surface. Used on pole mounted luminaires to limit ground illuminance and direct glare. Also applied on ground mounted fixtures with high aiming angles.

Order As: ASF1 GS U or ASF2 GS U

Installation: Reference accessory installation instructions.

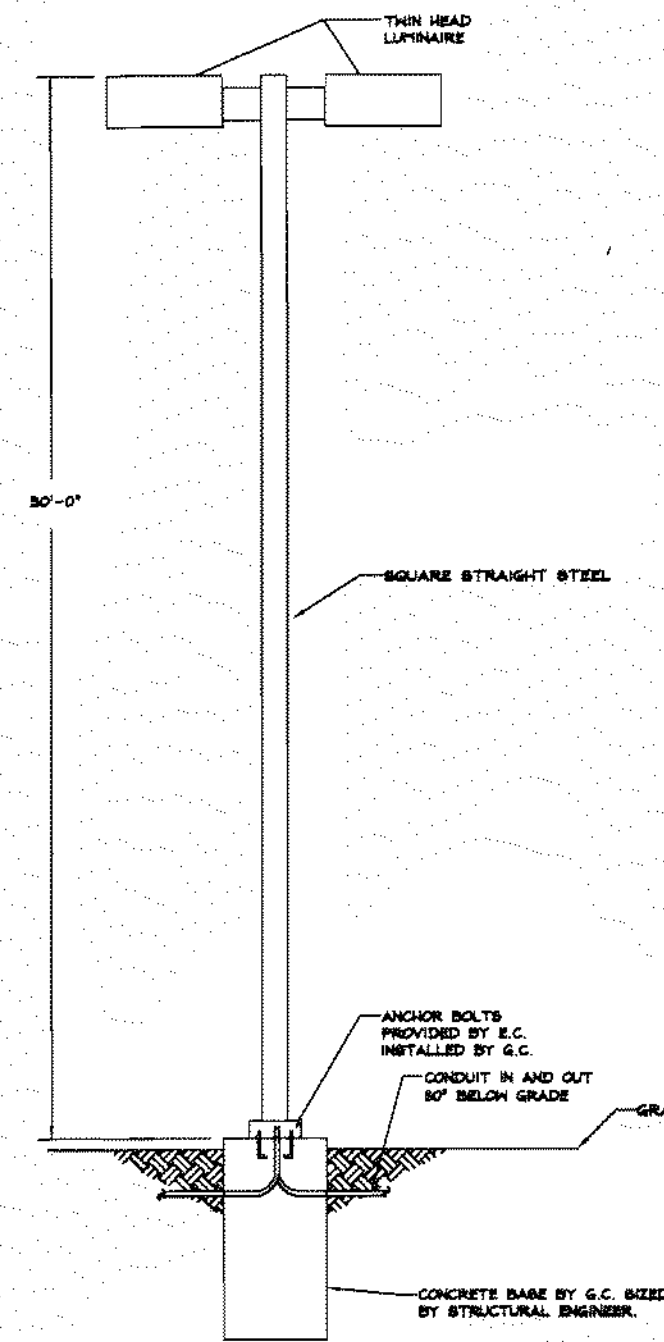
WARNING: Options are to be installed in the field. DO NOT alter fittings when installing accessories for the fixtures. Recheck all screws to insure they will not loosen due to vibration.



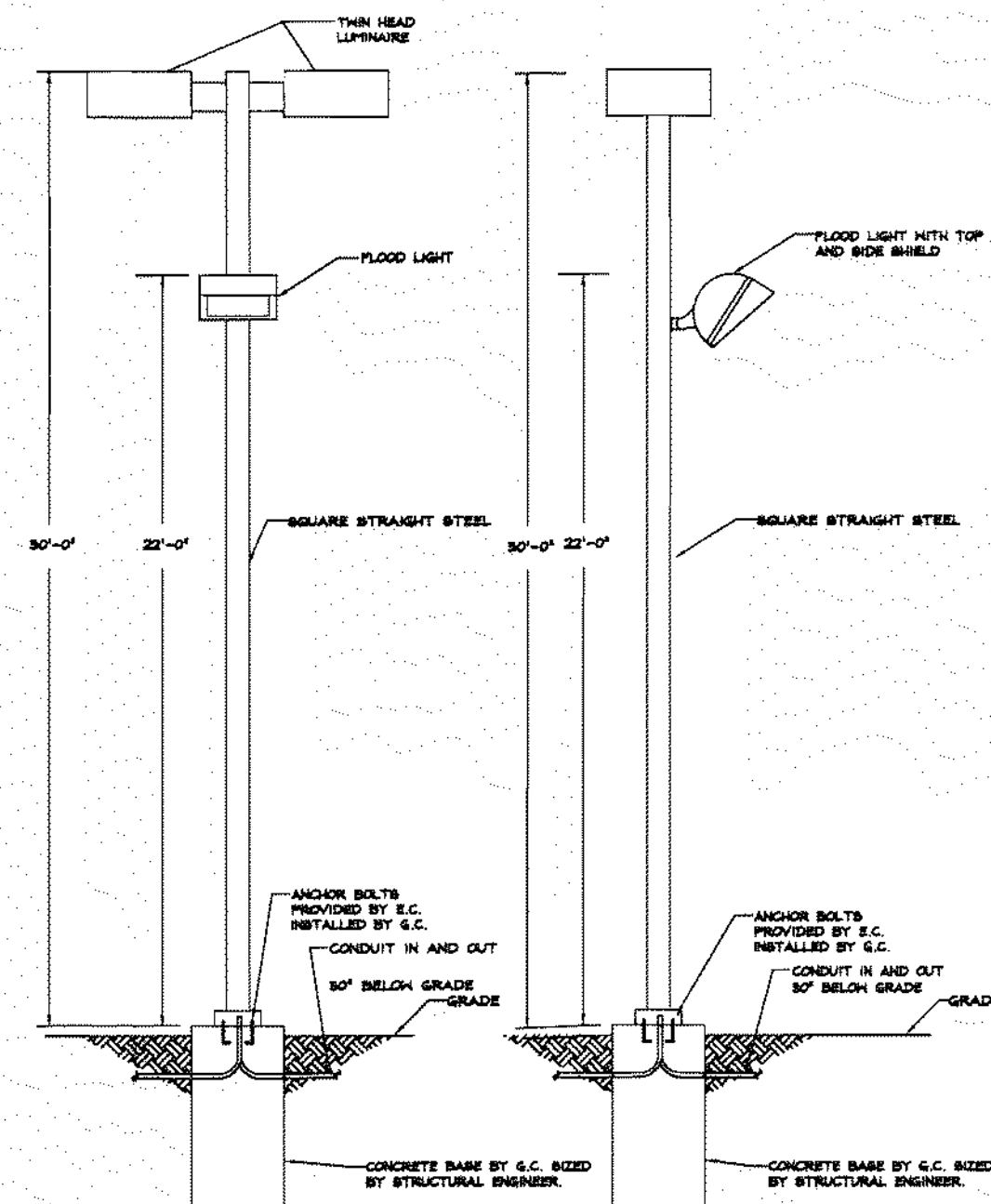
	ASF1	ASF2
(A) Length	15'2" (38.0 cm)	21'2" (55.6 cm)
(B) Height	5'7" (14.6 cm)	12'0" (30.5 cm)
(C) Depth (large side)	6'7" (16.3 cm)	6'5" (15.9 cm)
(D) Depth (small side)	7'2" (18.3 cm)	7'0" (17.8 cm)

Dimensions and specifications on this sheet are based on the most current available data and are subject to change without notice.

REVISIONS	
Date	3/25/08
Author	P.F.
File	ASF02E

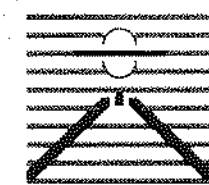


POLE TYPE C & G
NO SCALE



POLE TYPE H & F
NO SCALE

CIVIL ENGINEER:



DREXEL, BARRELL & CO.
Engineers-Surveyors
1150 17th STREET, SUITE 210
DENVER, COLORADO 80202
CONTACT: KEITH HENSEL, P.E.
(720) 214-0955
BOULDER • COLORADO SPRINGS • GREELEY
STEAMBOAT SPRINGS • GRAND JUNCTION

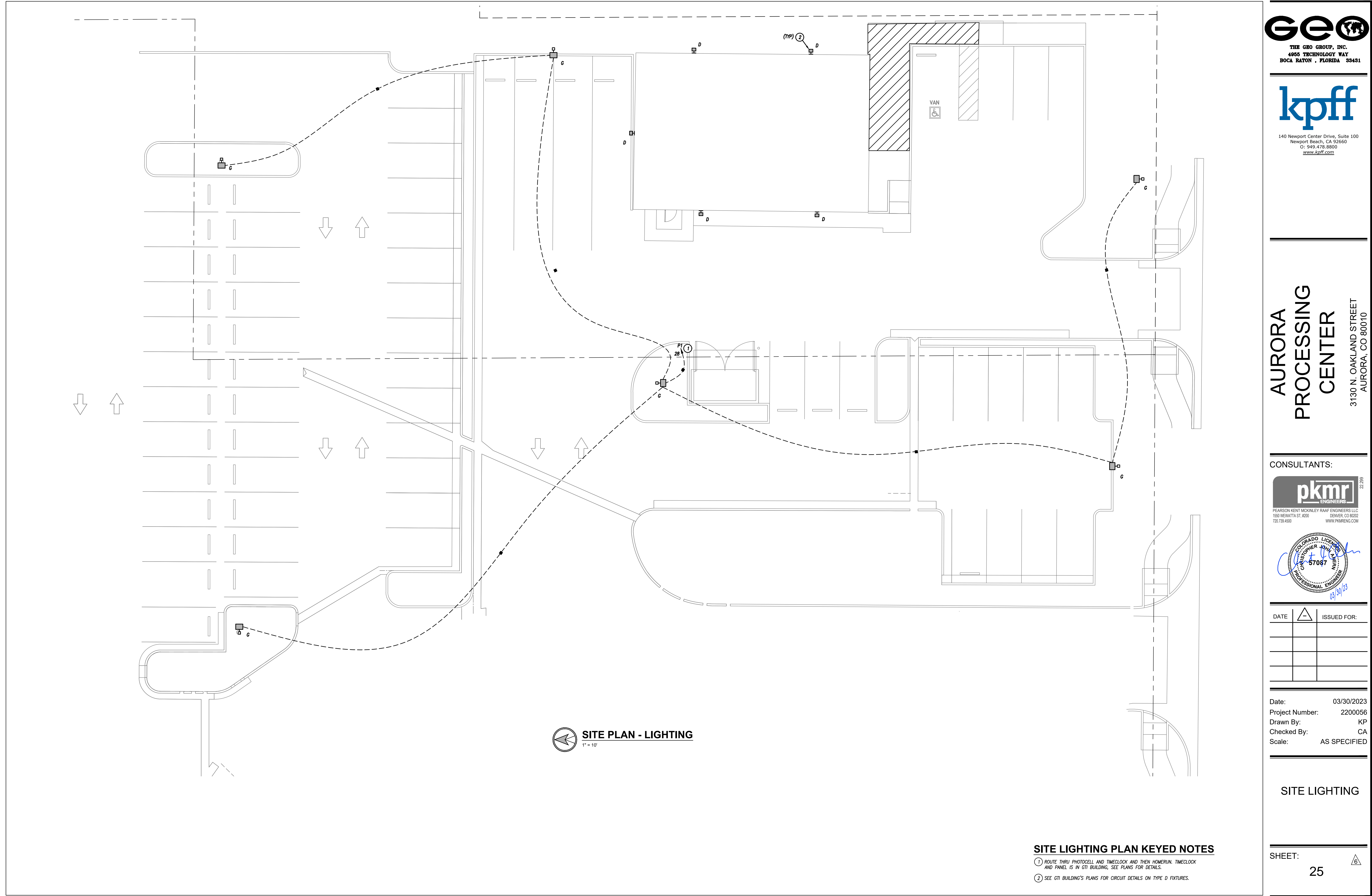
DEVELOPER/OPERATOR:

THE GEO GROUP INC.
Mr. Ed Spooner
ONE PARK PLACE, SUITE 700
621 NORTHWEST 53rd Street
BOCA RATON, FLORIDA 33487
(561) 999-7375

AUGUST 11, 2010

SHEET 12A

SHEET 24



 **SITE PLAN - LIGHTING**
1" = 10'

SITE LIGHTING PLAN KEYED NOTES

- ① ROUTE THRU PHOTOCELL AND TIMECLOCK AND THEN HOMERUN. TIMECLOCK AND PANEL IS IN GTI BUILDING, SEE PLANS FOR DETAILS.
- ② SEE GTI BUILDING'S PLANS FOR CIRCUIT DETAILS ON TYPE D FIXTURES.



THE GEO GROUP, INC.
4055 TECHNOLOGY WAY
BOCA RATON , FLORIDA 33431



140 Newport Center Drive, Suite 100
Newport Beach, CA 92660
O: 949.478.8800
www.kpff.com

**AURORA
PROCESSING
CENTER**

3130 N. OAKLAND STREET
AURORA, CO 80010

CONSULTANTS:



PEARSON KENT MCKINLEY RAAF ENGINEERS LLC
1550 WENWATTA ST. #200 DENVER, CO 80202
720.739.4500 WWW.PKMRENG.COM



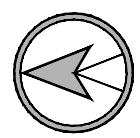
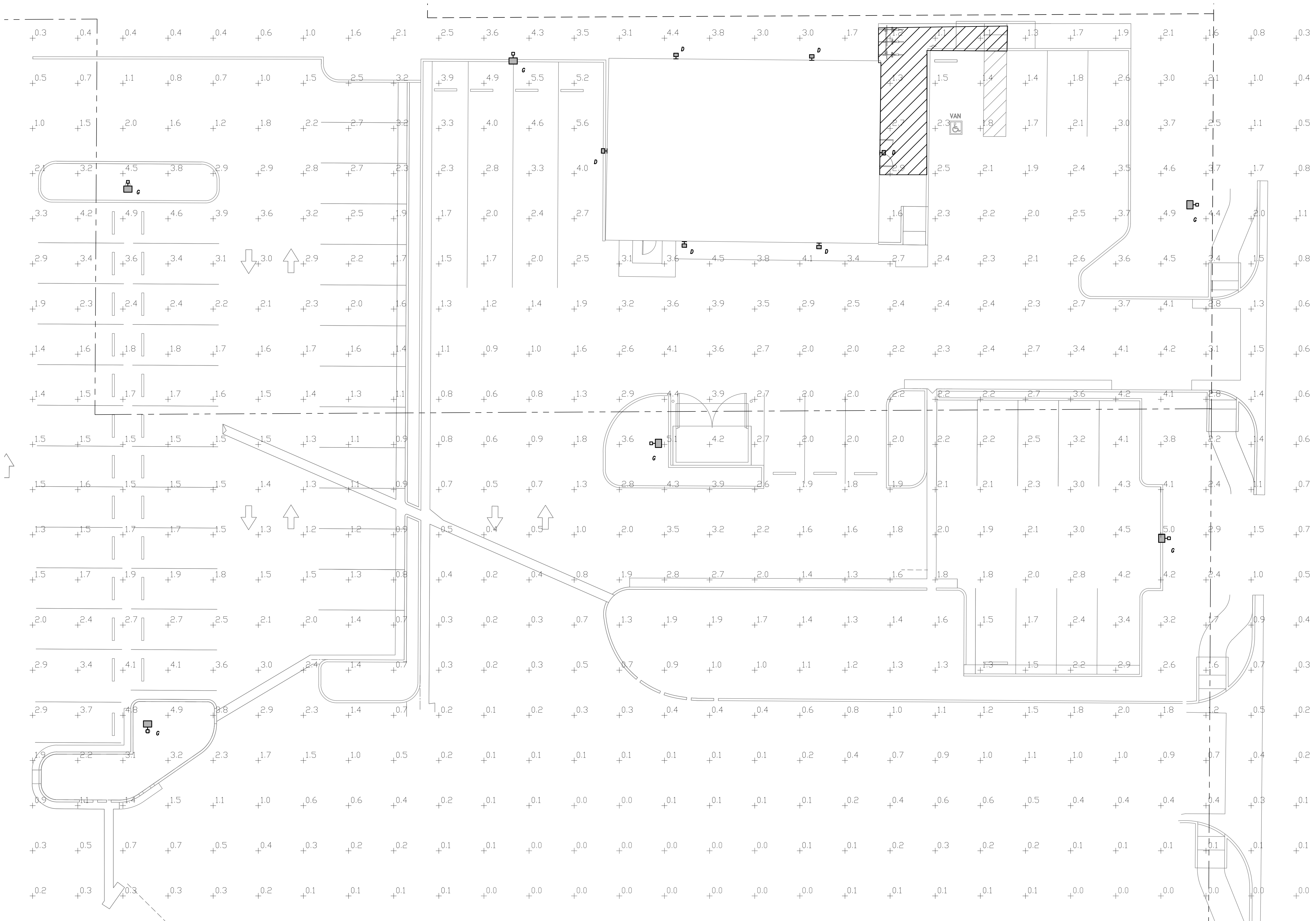
DATE		ISSUED FOR:

Date: 03/30/2023
Project Number: 2200056
Drawn By: KP
Checked By: CA
Scale: AS SPECIFIED

SITE LIGHTING

SHEET: 

25



SITE PLAN - LIGHTING PHOTOMETRICS

1" = 10'



THE GEO GROUP, INC.
4055 TECHNOLOGY WAY
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**AURORA
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3130 N. OAKLAND STREET
AURORA, CO 80010

CONSULTANTS:

pkmr
ENGINEERS

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1550 WENHATTA ST. #200 DENVER, CO 80202
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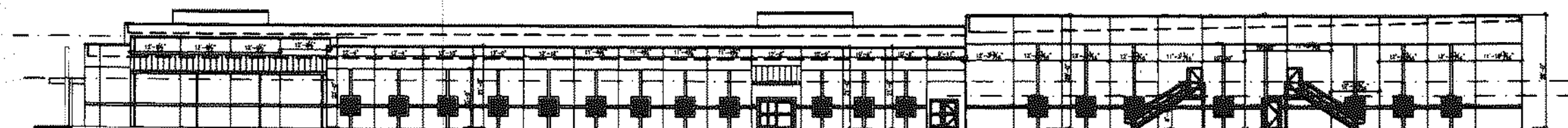
DATE	ISSUED FOR:

Date: 03/30/2023
Project Number: 2200056
Drawn By: KP
Checked By: CA
Scale: AS SPECIFIED

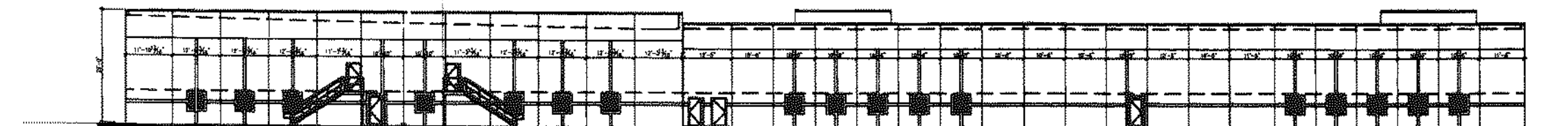
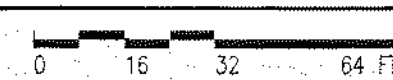
**SITE LIGHTING
PHOTOMETRICS**

SHEET:

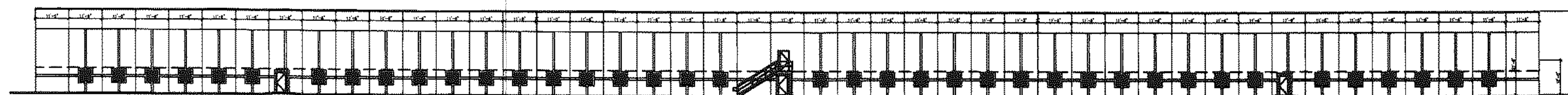
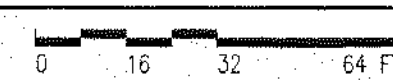




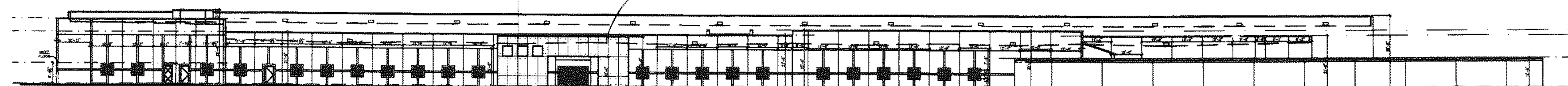
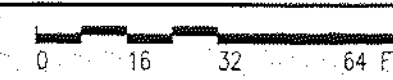
1 SOUTH ELEVATION
1/32"=1'-0"



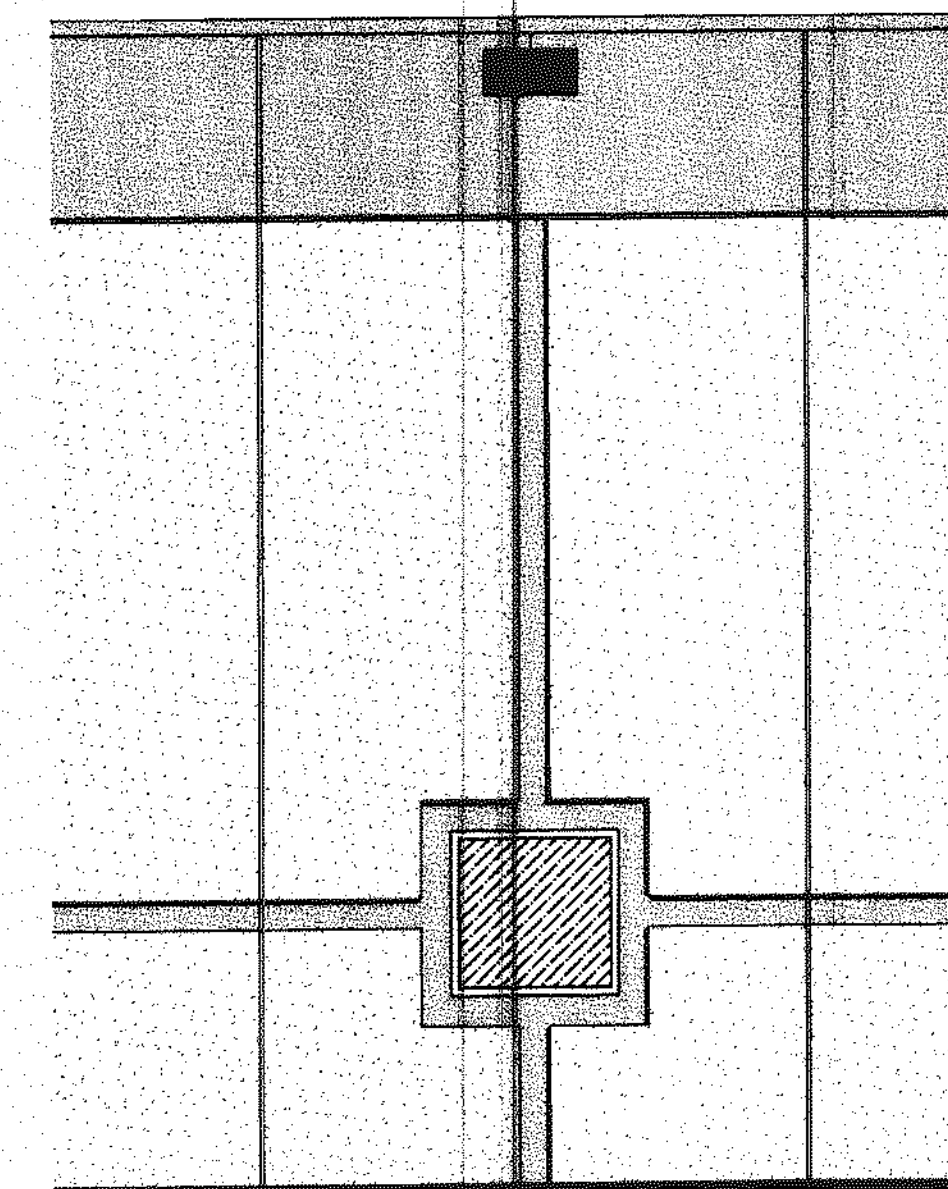
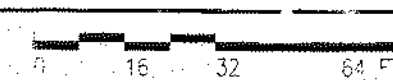
2 NORTH ELEVATION
1/32"=1'-0"



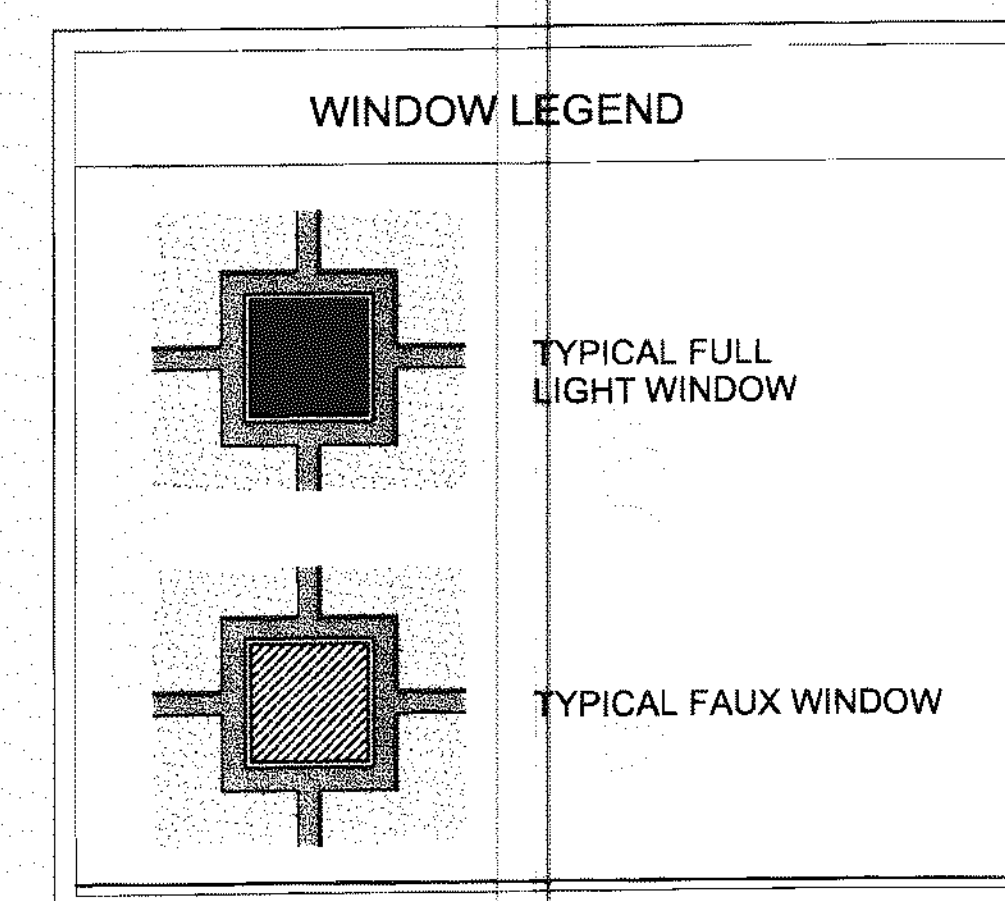
3 EAST ELEVATION
1/32"=1'-0"



4 WEST ELEVATION
1/32"=1'-0"



TYPICAL EXTERIOR HIGH WALL PANEL NEW BUILDING
1/4"=1'-0" TO MATCH EXISTING



DEVELOPER/OPERATOR:



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BOCA RATON, FLORIDA 33487
(561) 999-7375

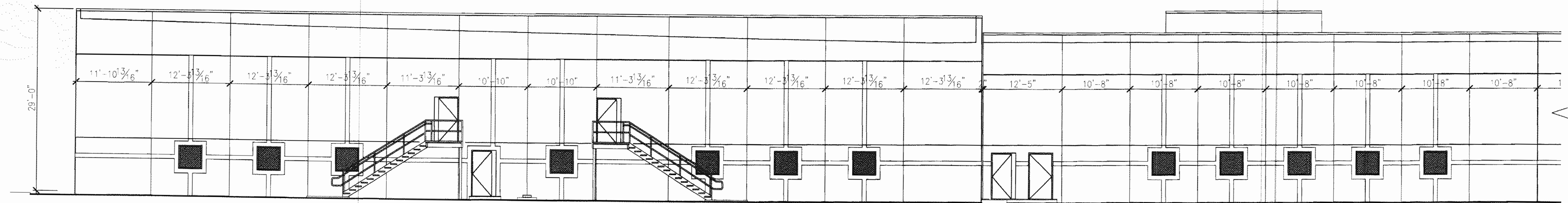
NO.	ISSUE DESCRIPTION	DATE
NO. 1	PRE-PLANNING	AUG 7 2007
NO. 2	DEVELOPMENT APPLICATION	OCT 11 2007
NO. 3	DEVELOPMENT APPLICATION	OCT 26 2007
NO. 4	DEVELOPMENT APPLICATION	JAN 25 2008
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NO. 7	DEVELOPMENT APPLICATION	JUN 20 2008
NO. 8	DEVELOPMENT APPLICATION	AUG 15 2008
NO. 9	FINAL MYLARS	NOV 21 2008

SHEET
ELEVATIONS

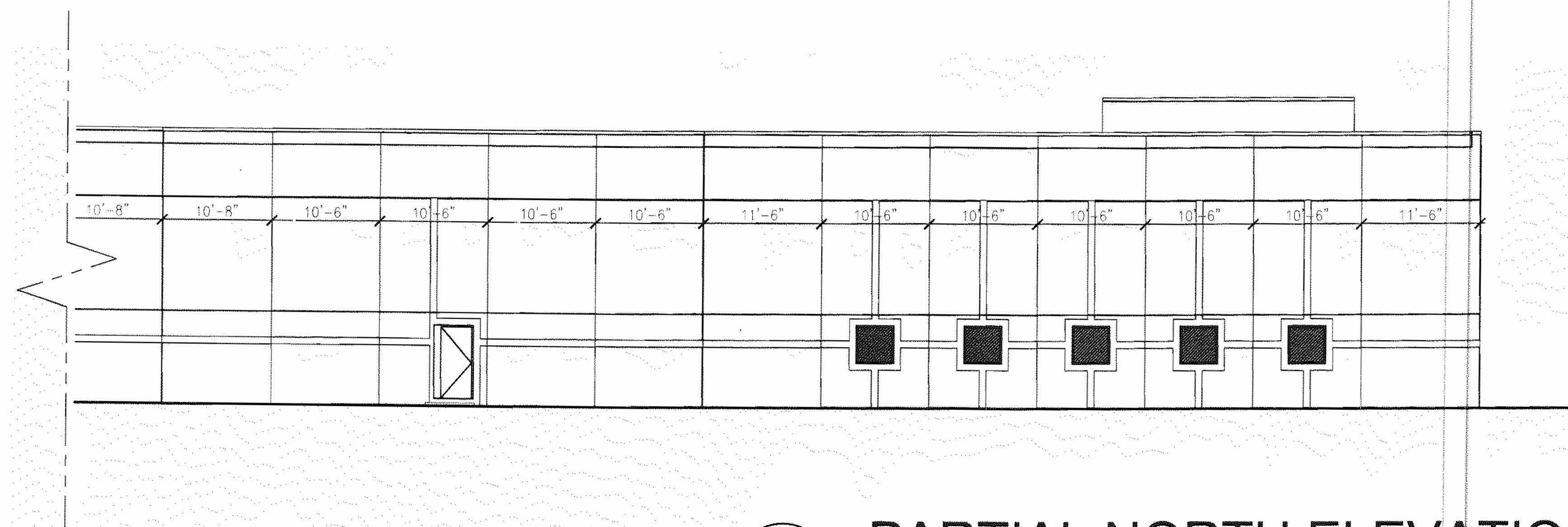
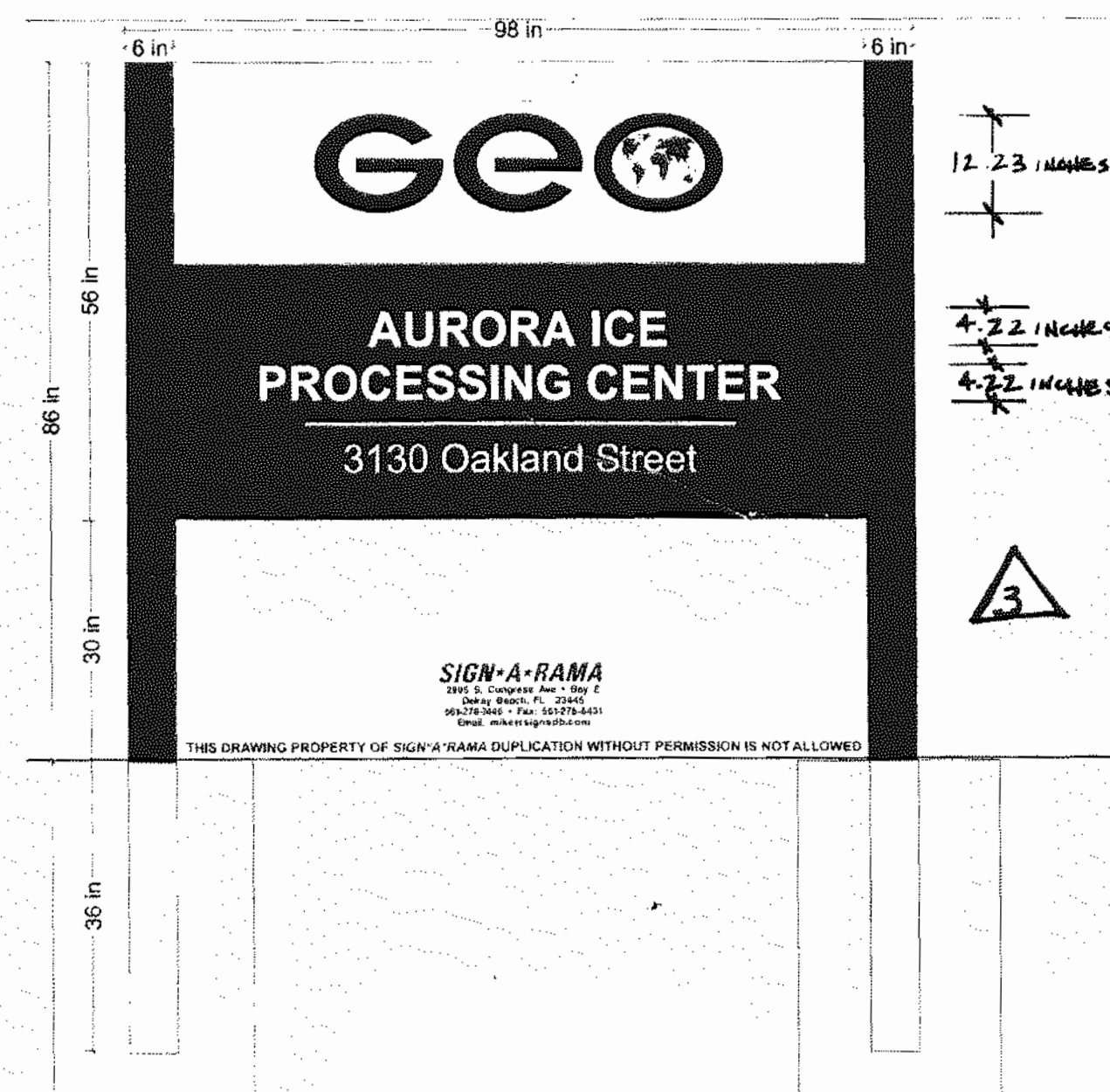
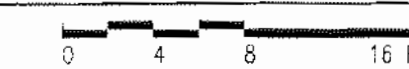
SHEET
28

MC - color blue - 7/2/10

GEO PROCESSING CENTER 2007-6063-00



1 PARTIAL NORTH ELEVATION
1/8"=1'-0"



1 PARTIAL NORTH ELEVATION
1/8"=1'-0"



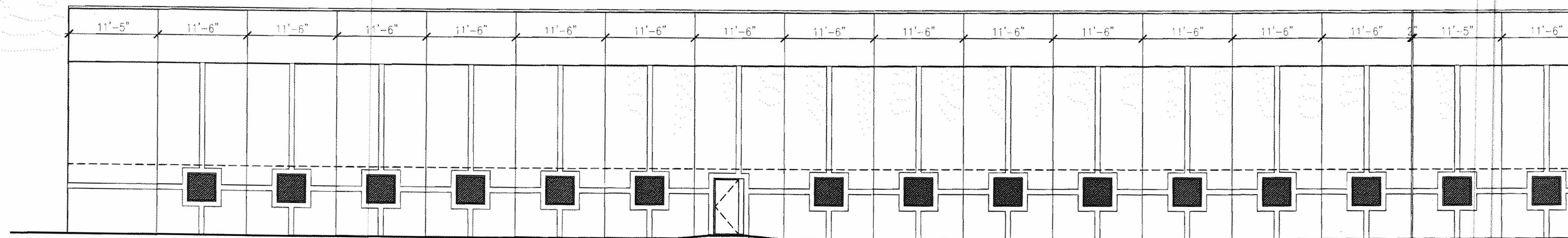
DEVELOPER/OPERATOR:



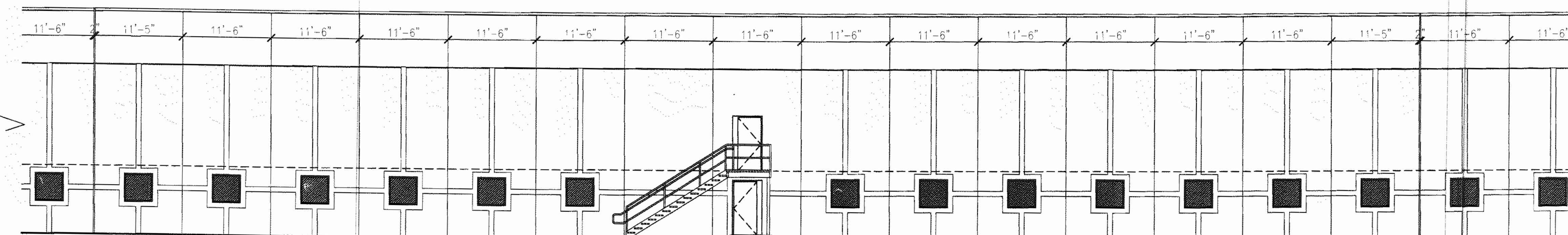
THE GEO GROUP INC.
Mr. Ed Spooner
ONE PARK PLACE SUITE 700
BOCA RATON, FLORIDA 33487
(561) 999-7375

NO.	ISSUE DESCRIPTION	DATE
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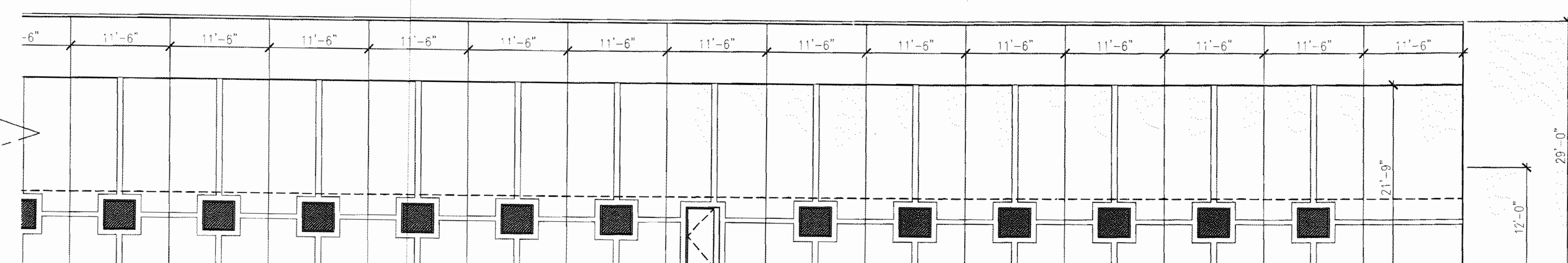
SHEET 14
NORTH ELEVATION SHEET
29



3 PARTIAL EAST ELEVATION
1/8"=1'-0"



3 PARTIAL EAST ELEVATION
1/8"=1'-0"



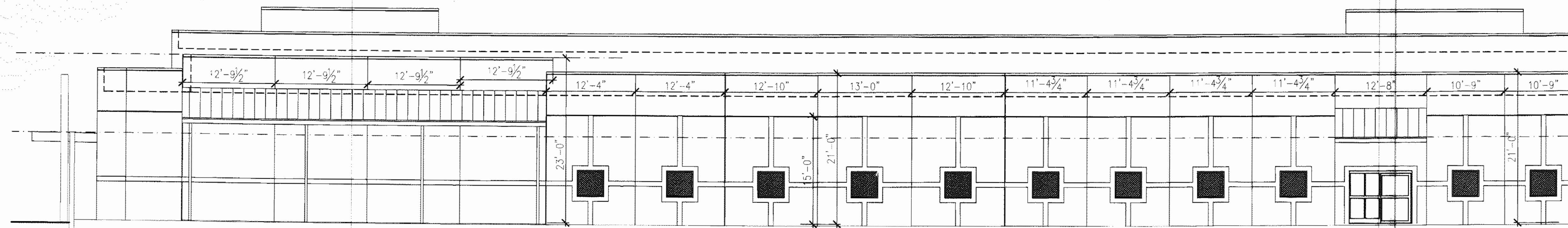
3 PARTIAL EAST ELEVATION
1/8"=1'-0"

DEVELOPER/OPERATOR:

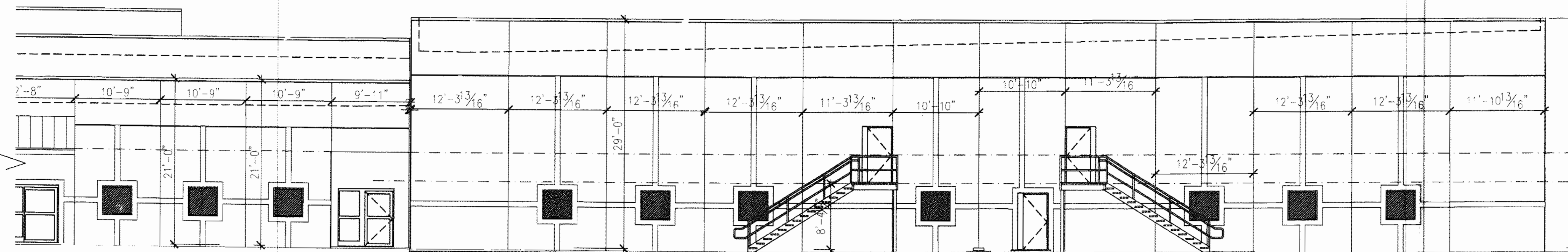
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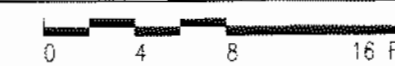
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NO. 9	FINAL MYLARS	NOV 21 2008



1 PARTIAL SOUTH ELEVATION
1/8"=1'-0"



1 PARTIAL SOUTH ELEVATION
1/8"=1'-0"



DEVELOPER/OPERATOR:

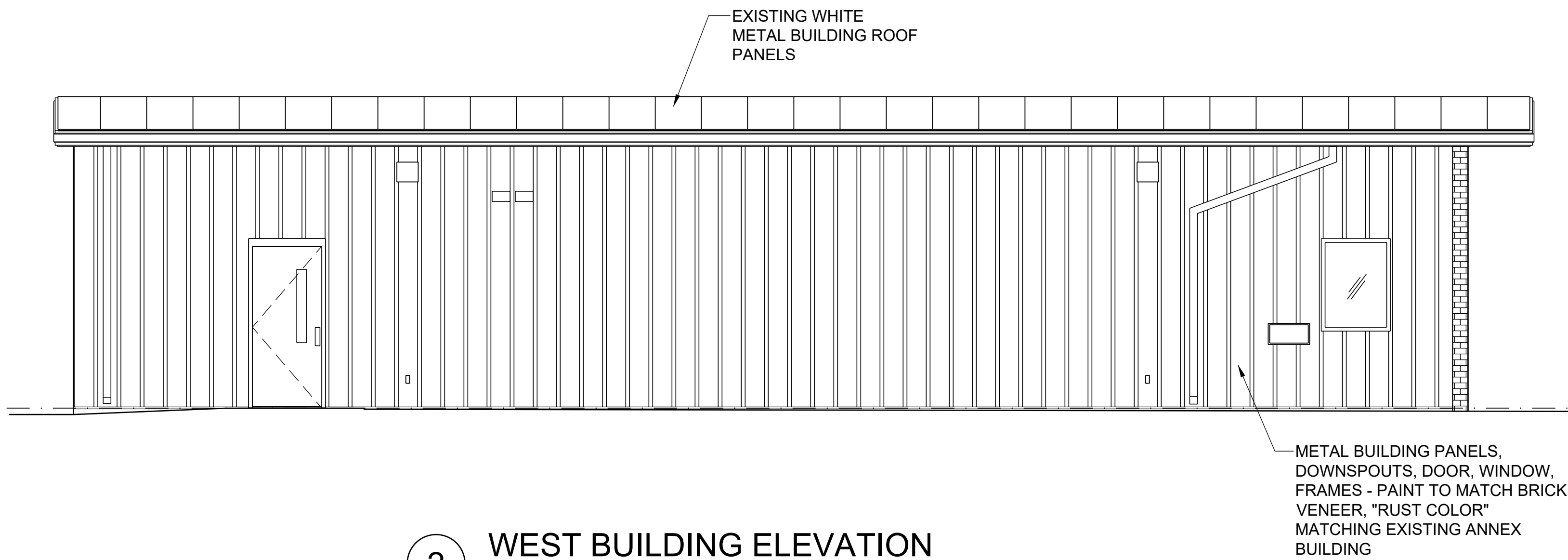


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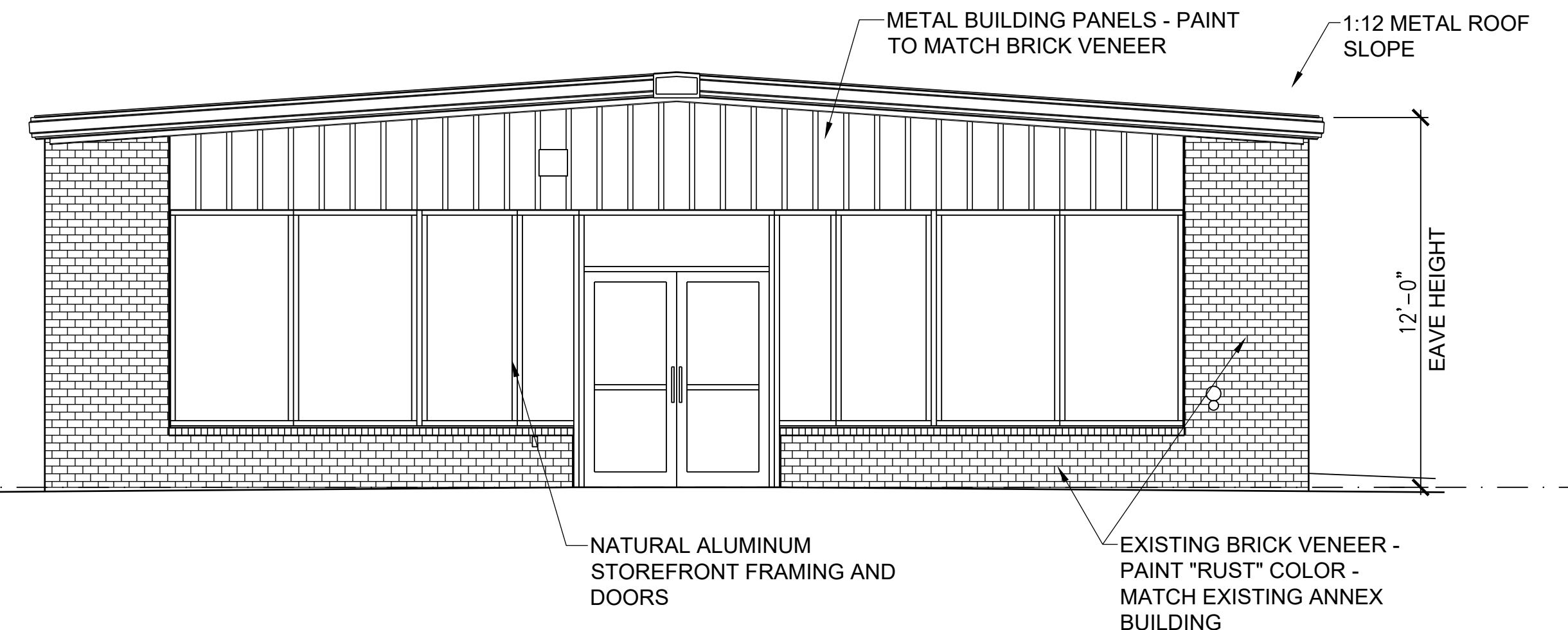
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SHEET
SOUTH ELEVATION SHEET
31

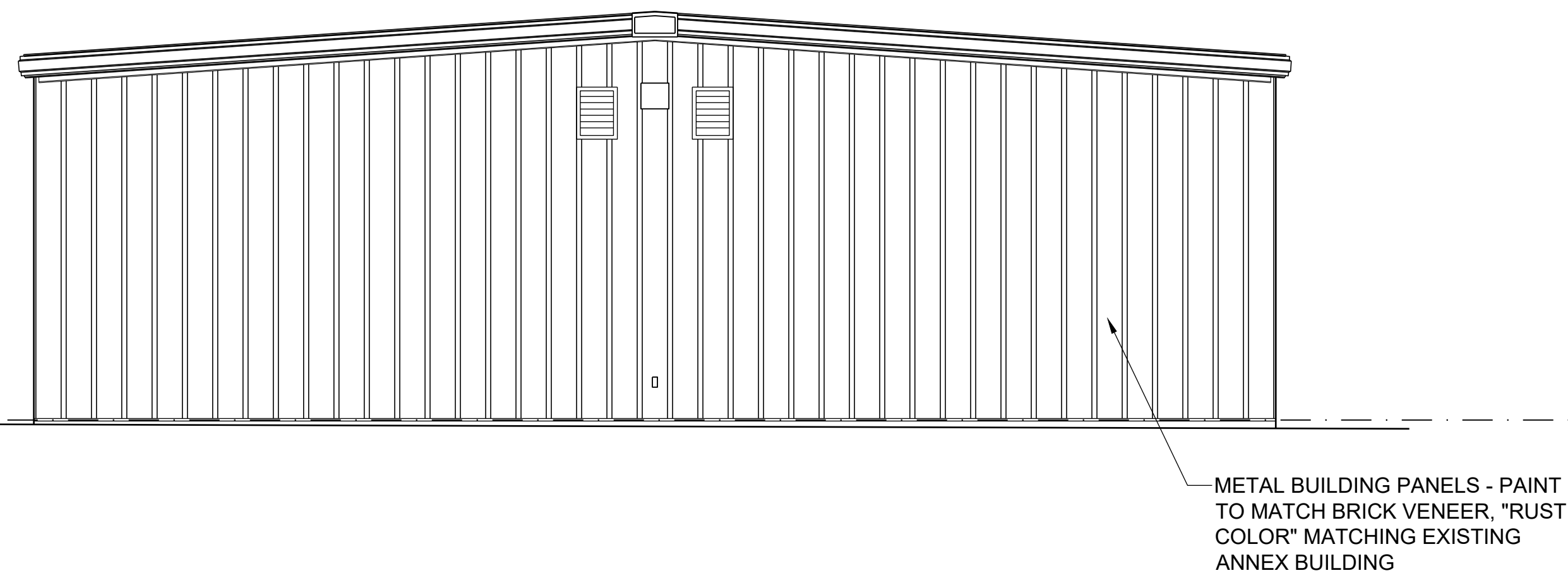
GEO PROCESSING CENTER 2007-6063-00



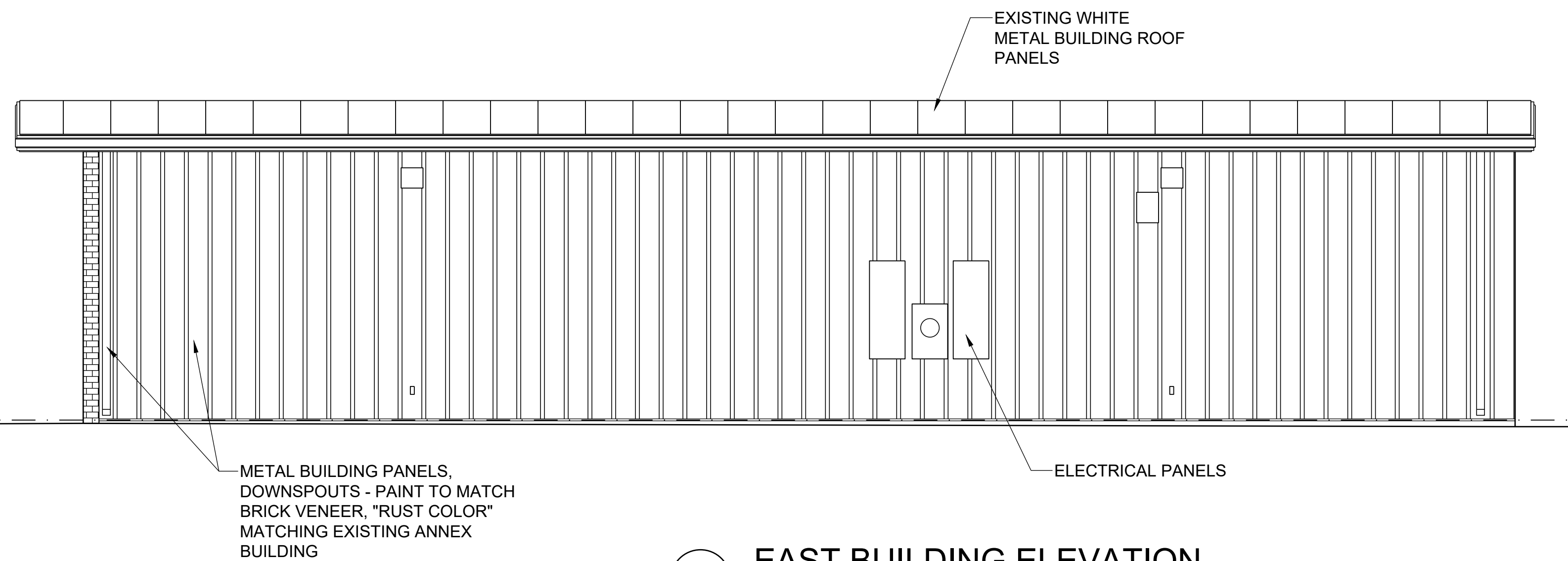
2 WEST BUILDING ELEVATION
1/4"=1'-0" 0 2' 4' 8'



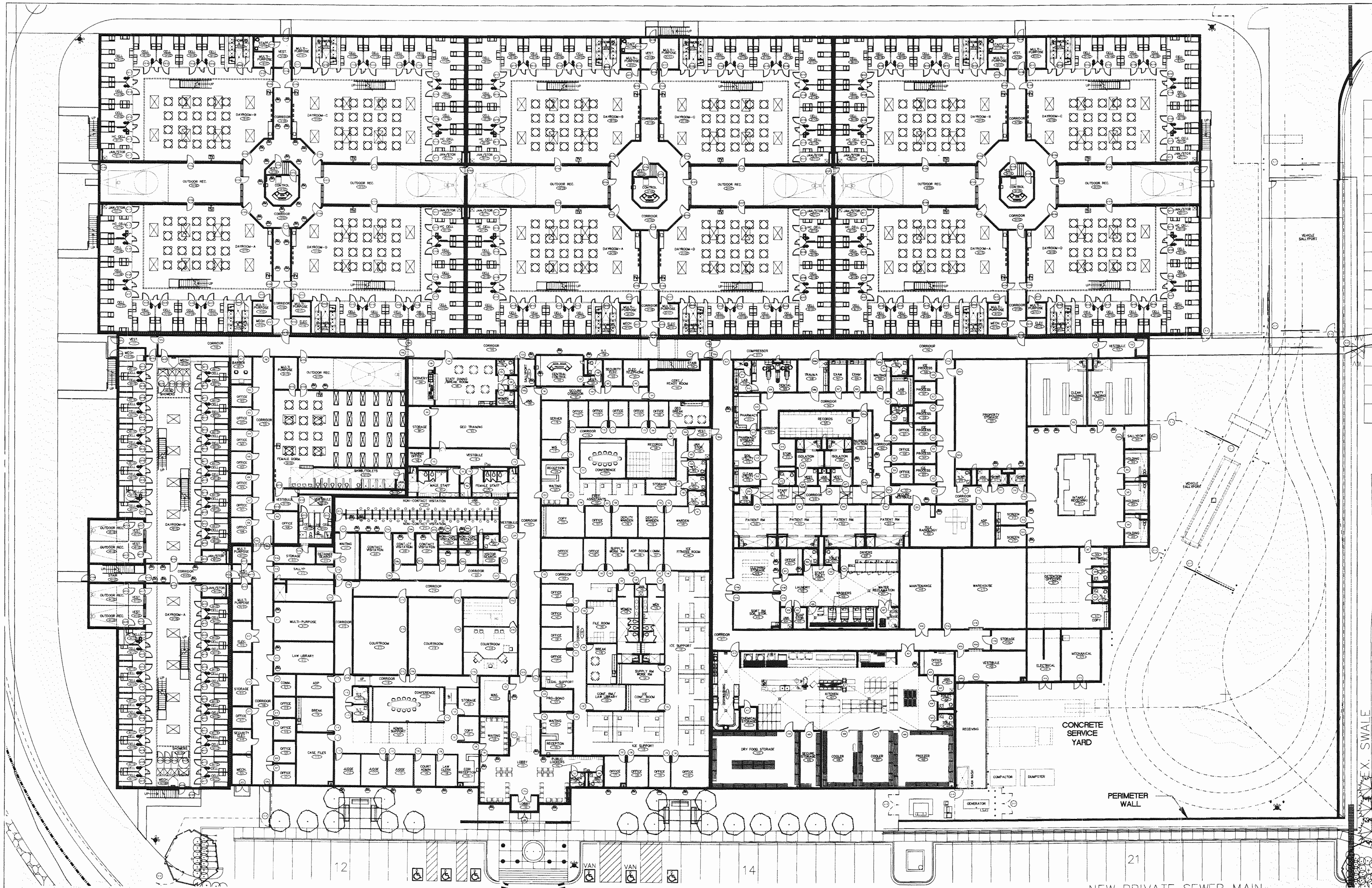
1 SOUTH BUILDING ELEVATION
1/4"=1'-0" 0 2' 4' 8'



3 NORTH BUILDING ELEVATION
1/4"=1'-0" 0 2' 4' 8'



4 EAST BUILDING ELEVATION
1/4"=1'-0" 0 2' 4' 8'



BED COUNTS	
EXISTING GENERAL HOUSING BEDS	400 BEDS
EXISTING SEGREGATION BEDS	40 BEDS
NEW GENERAL HOUSING BEDS	1008 BEDS
NEW SHU HOUSING BEDS	96 BEDS
TOTAL GENERAL HOUSING BEDS	1408 BEDS

FACILITY SQUARE FOOTAGE	
	SQUARE FT.
EXISTING FACILITY	68,500 S.F.
PROPOSED FACILITY	203,000 S.F.
TOTAL	271,500 S.F.



PROPOSED FIRST FLOOR PLAN

0 10 20 40 FT 1"=20'-0"

DEVELOPER/OPERATOR:

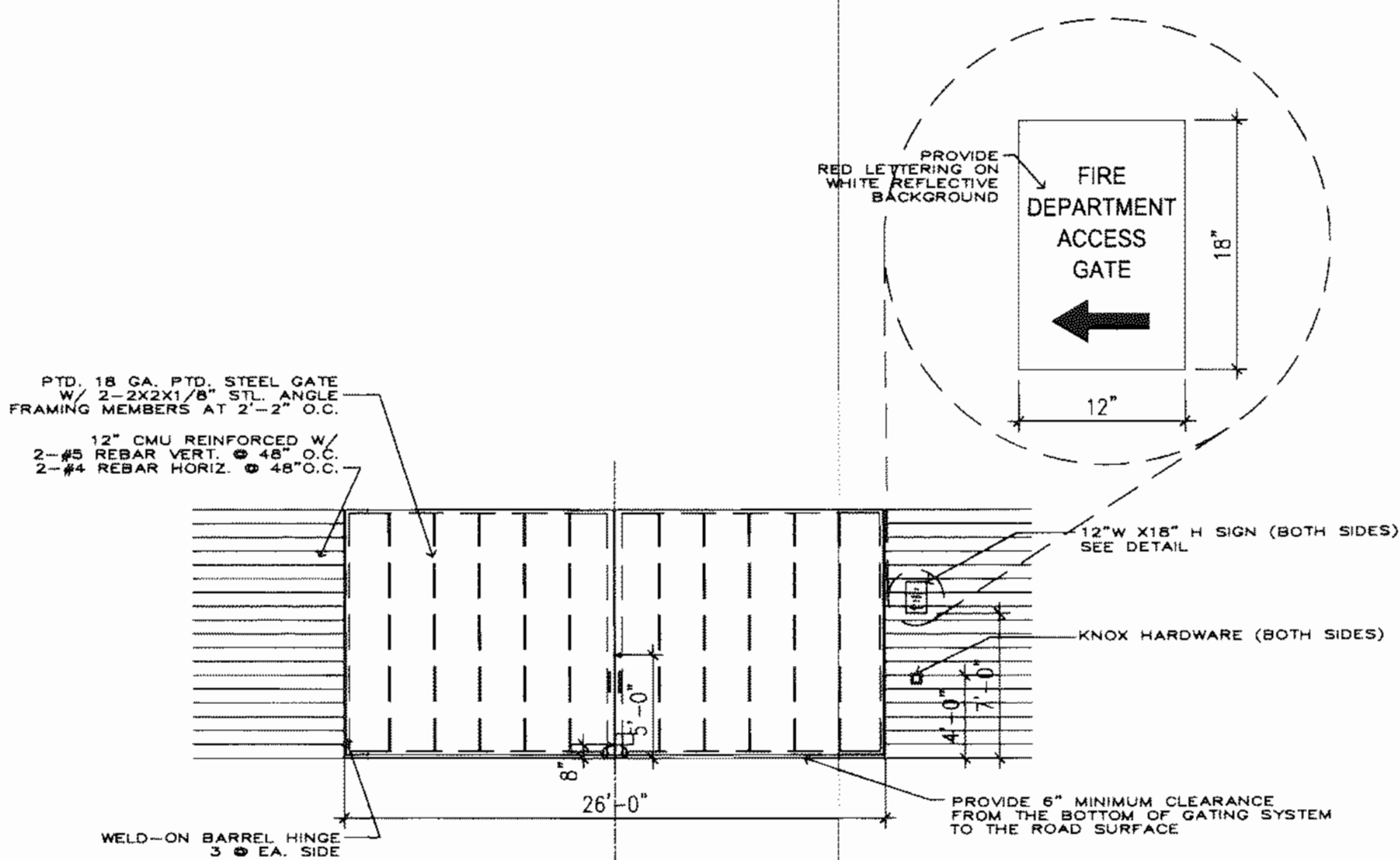
GEO

THE GEO GROUP INC.
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ONE PARK PLACE, SUITE 700
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(561) 999-7375

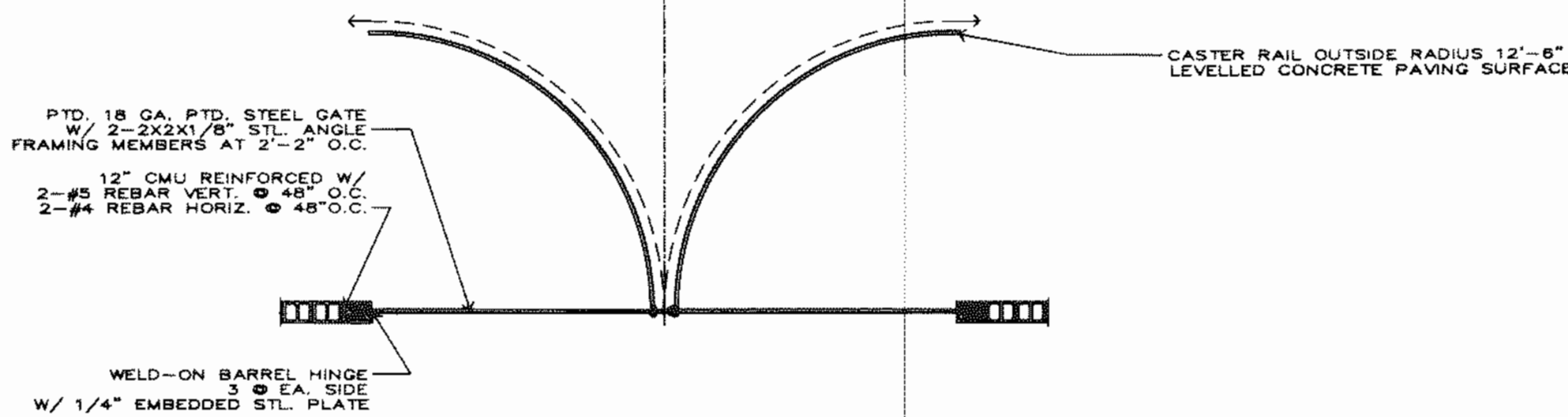
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NO. 9	FINAL WYARS	NOV 21 2008

GEO PROCESSING CENTER ANNEX SITE PLAN

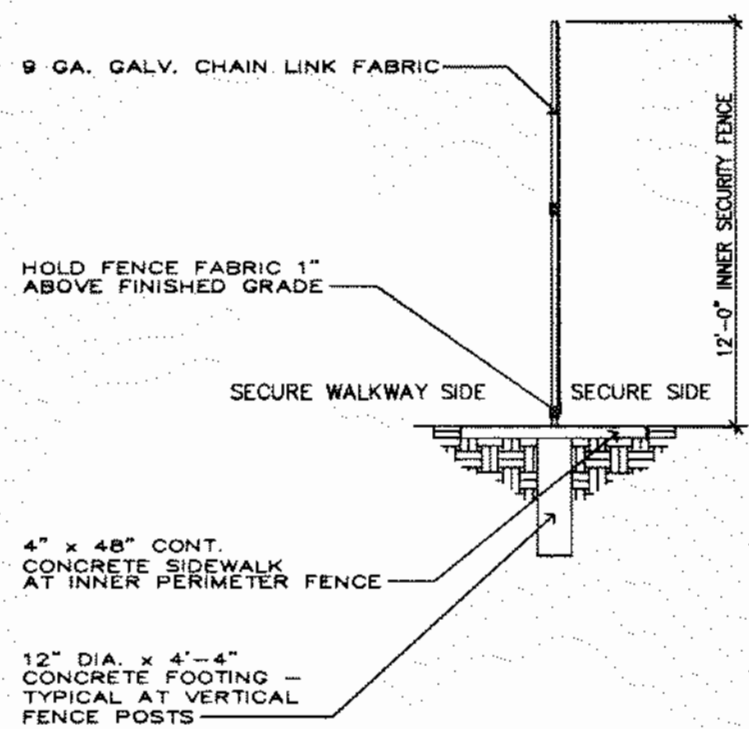
LOT 1, BLOCK 1: LOT 1, BLOCK 2, AND TRACTS B AND C, AURORA PROCESSING CENTER ANNEX SUBDIVISION FILING NO. 1.
CITY OF AUROA, COUNTY OF ADAMS, STATE OF COLORADO



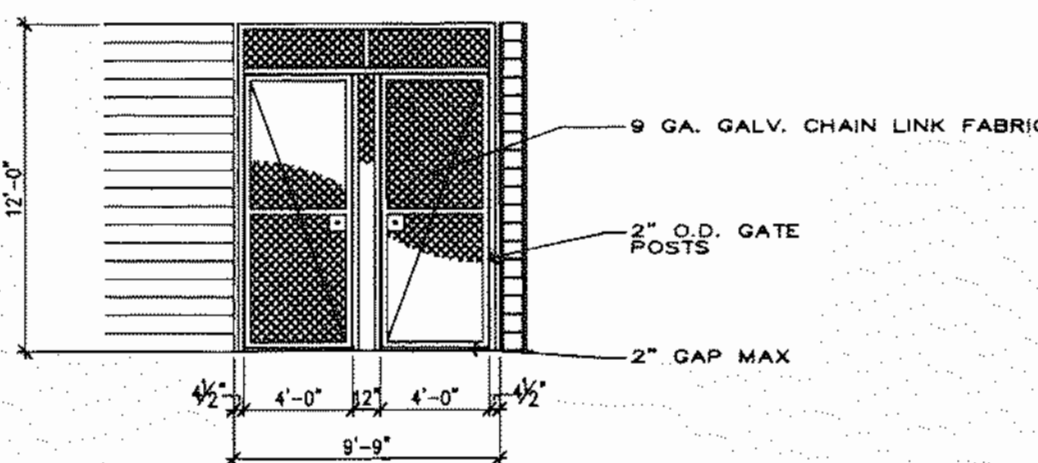
1 RECREATION YARD-FIRE DEPARTMENT ACCESS GATE
NTS



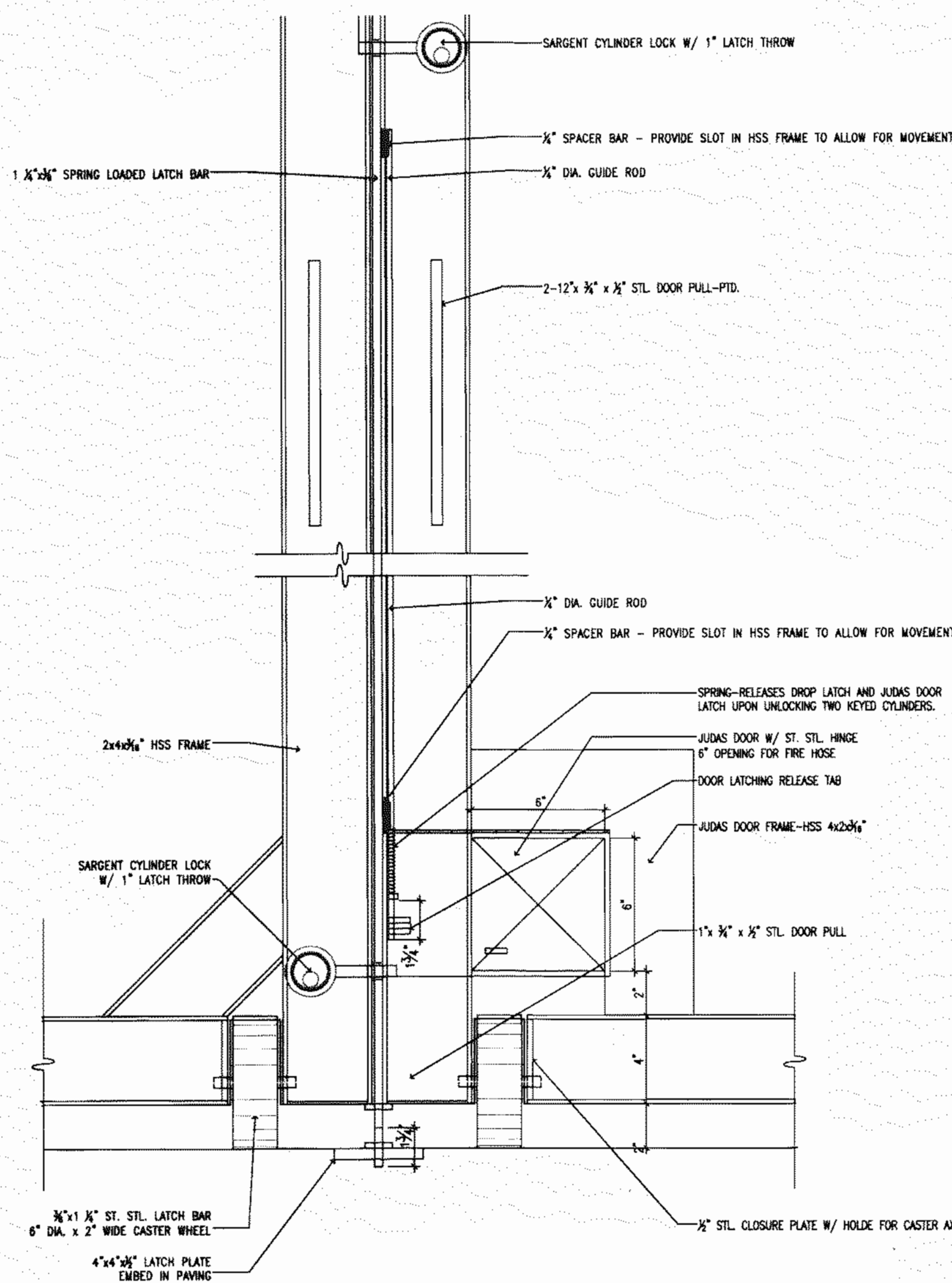
1 RECREATION YARD-FIRE DEPARTMENT ACCESS GATE
NTS



1 PERIMETER SECURITY FENCES
NTS SEE PLAN AND ELEVATIONS
NOTE:
THE ATTACHMENT OF WIRE FABRIC TO POSTS AT THE
INTERIOR COMPOUND FENCES SHALL BE ACCOMPLISHED
WITH BAND CLAMPS. THE CLAMPS ARE TO BE SPOT
WELDED TO POSTS AND CLAMP BOLTS ARE TO BE
WARRIED TO EASY REMOVAL OF THE WIRE.

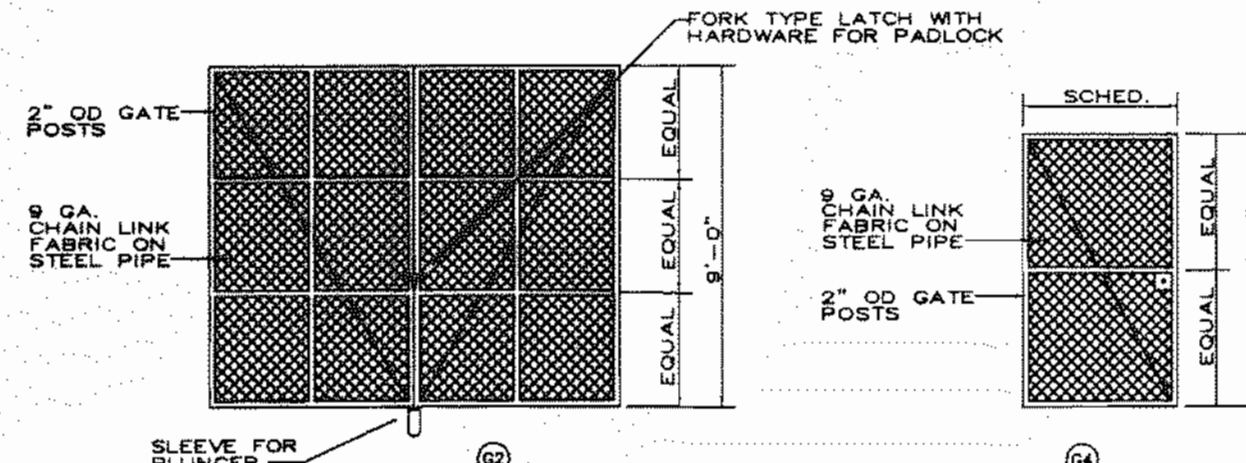


1 REC. YARD MAN-WAY GATES
NTS SEE PLAN

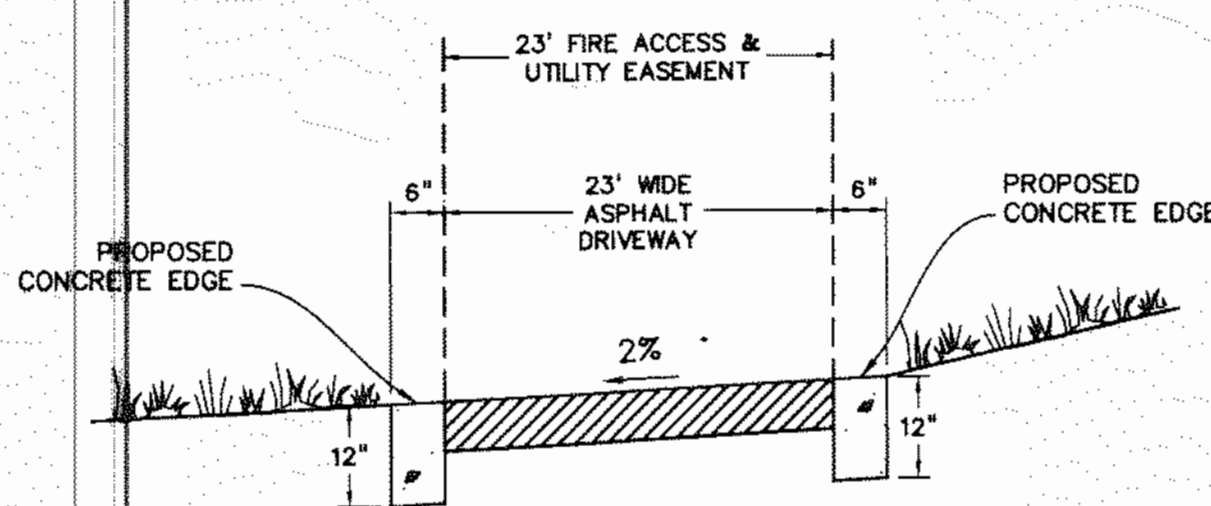


1 RECREATION YARD-FIRE DEPARTMENT ACCESS GATE-LATCH DETAIL
NTS

DOOR NO.	LOCATION/USE	DOOR SIZE	MATERIAL	HRDW. TYPE	NORMAL OPERATION	INTER-LOCK	REMARKS
G2	VEHICULAR ACCESS	20'-0" WIDE x 8'-0" HIGH PAIR OF GATES	STL PIPE/ CHAINLINK	SEC.	FORK TYPE LATCH WITH HARDWARE FOR PADLOCK	-	
G4	MISC. MAN-ACCESS	4'-0" x 8'-0"	STL PIPE/ CHAINLINK	SEC.	KEY LOCK-UNLOCK EACH SIDE OF GATE ELECTRONIC MONITORING AND RELEASE WHERE INDICATED ON THE SECURITY ELECTRONICS DRAWINGS	-	CHAINLINK TRANSOM ABOVE GATE



4 GATE ELEVATIONS
NTS



TYPICAL DRIVEWAY SECTION
NOT TO SCALE

CIVIL ENGINEER:

DREXEL, BARRELL & CO.
Engineers-Surveyors
1350 17th STREET, SUITE 210
DENVER, COLORADO 80202
CONTACT: KEITH HENSEL, P.E.
(720) 214-0955
BOULDER • COLORADO SPRINGS • GREELEY
STEAMBOAT SPRINGS • GRAND JUNCTION

DEVELOPER/OPERATOR:

THE GEO GROUP INC.
Mr. Ed Spooner
ONE PARK PLACE SUITE 700
621 NORTHWEST 53rd Street
BOCA RATON, FLORIDA 33487
(561) 999-7375

AUGUST 11, 2010

DETAIL SHEET

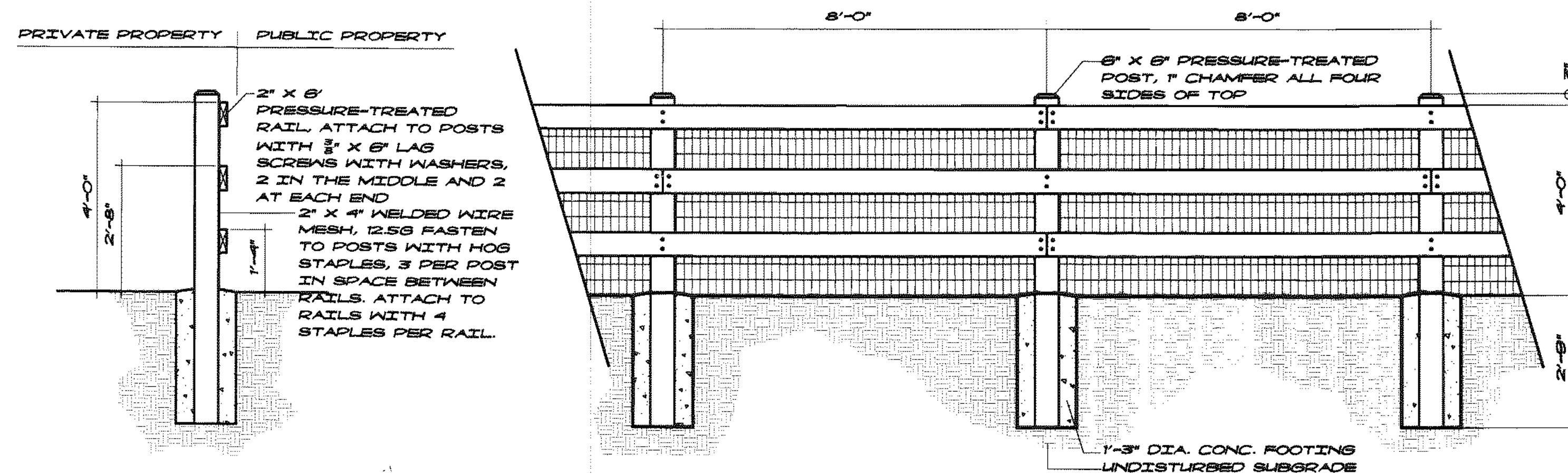
SHEET
35

GEO PROCESSING CENTER

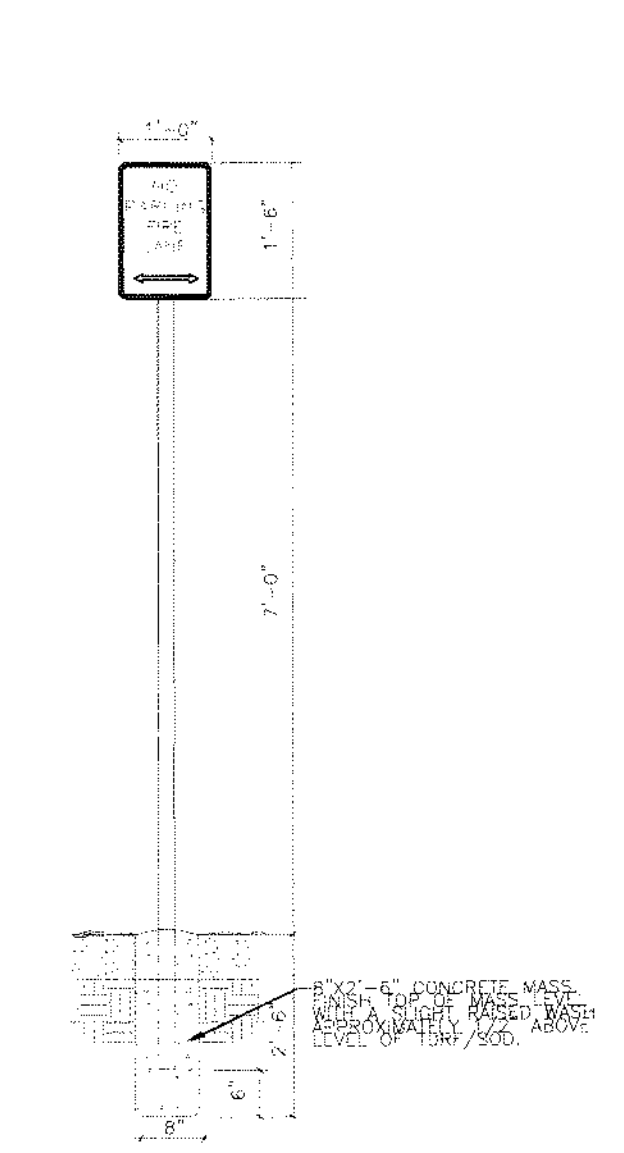
2007-6063-04

GEO PROCESSING CENTER ANNEX

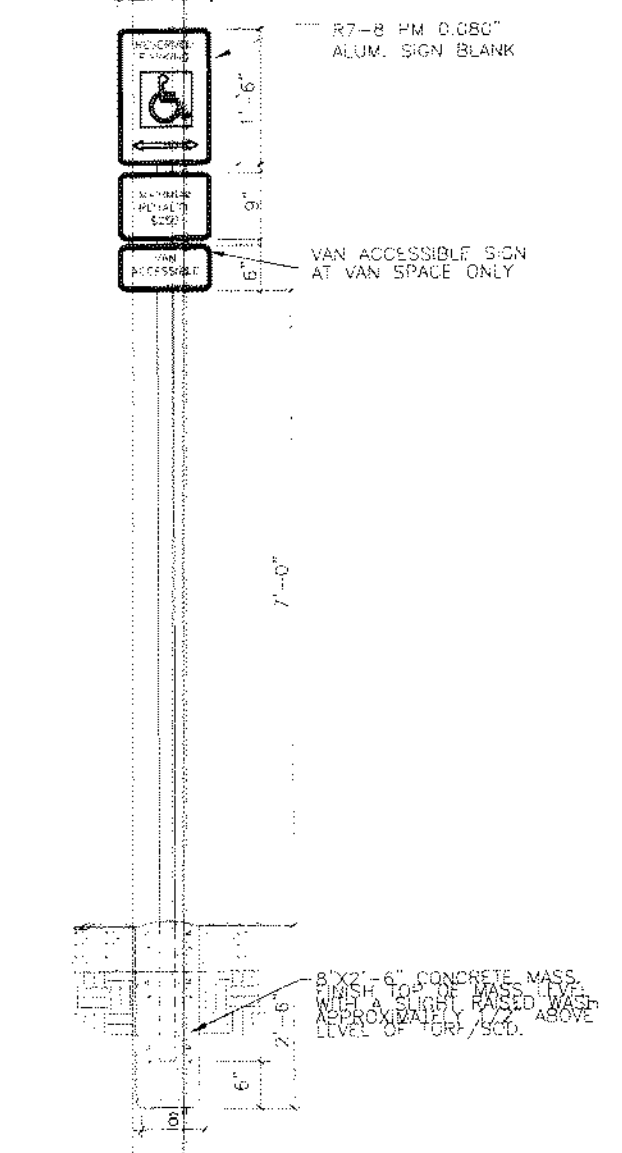
AURORA, COLORADO



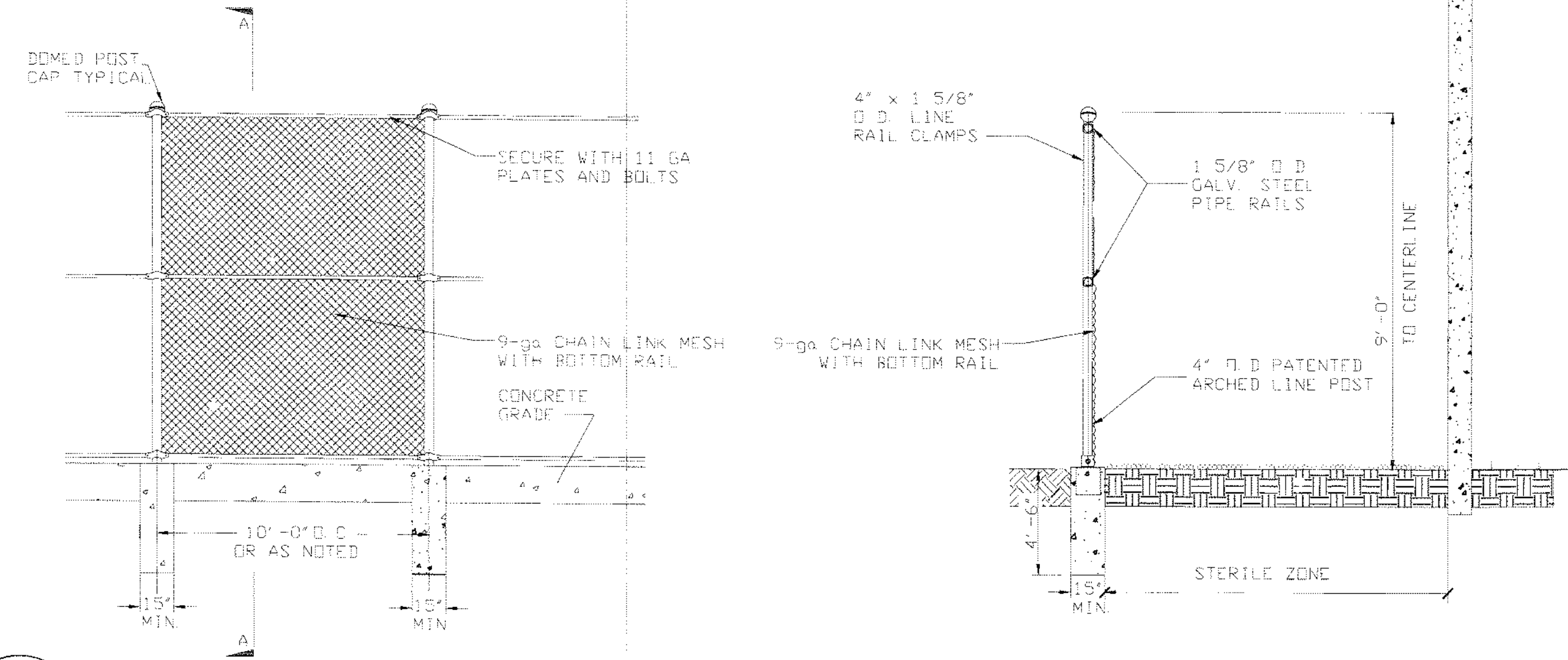
1 SECTION AND ELEVATION - OPEN SPACE 3 RAIL FENCE
L-3 SCALE 1/2" = 1'-0"



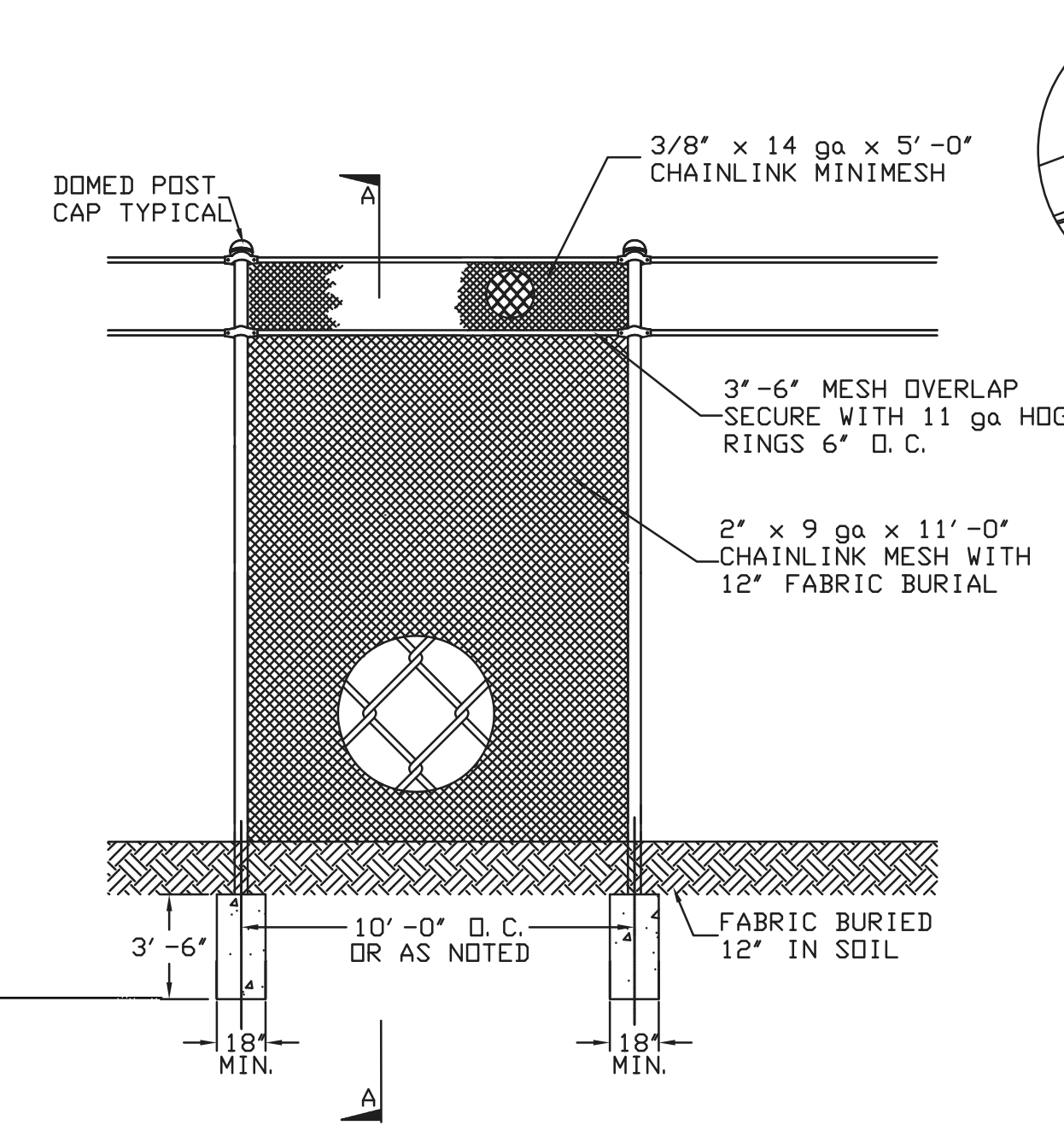
2 SECTION - FIRE LANE SIGN
L-3 SCALE 1/2" = 1'-0"



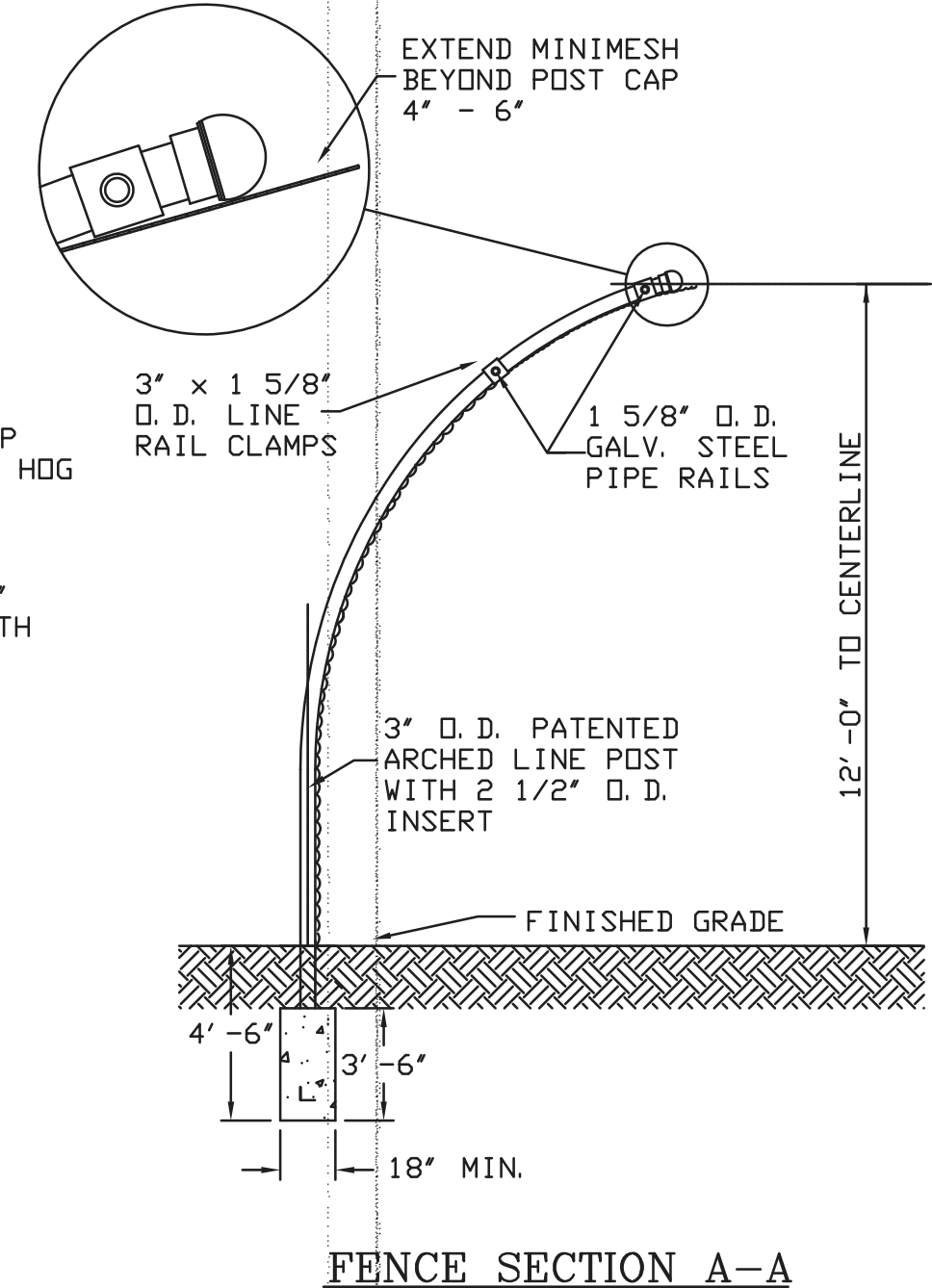
3 SECTION - HANDICAP PARKING SIGN
L-3 SCALE 1/2" = 1'-0"



4 SECTION AND ELEVATION - CHAIN LINK FENCE
L-3 SCALE 1/4" = 1'-0"



OUTSIDE VIEW
5 FIRST DEFENSE FENCE



FENCE SECTION A-A

DEVELOPER/OPERATOR:

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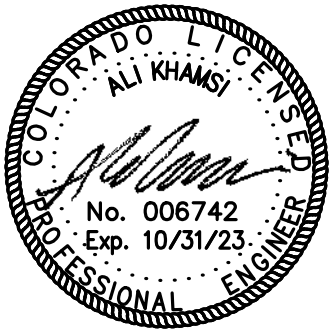
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THE GEO GROUP INC.
4955 TECHNOLOGY WAY
BOCA RATON, FLORIDA 33431



140 Newport Center Drive, Suite 100
Newport Beach, CA 92660
O: 949.478.8800
www.kpff.com



AURORA PROCESSING
CENTER ANNEX
SUBDIVISION FILING NO. 1

3130 N. OAKLAND STREET
AURORA, CO 80010

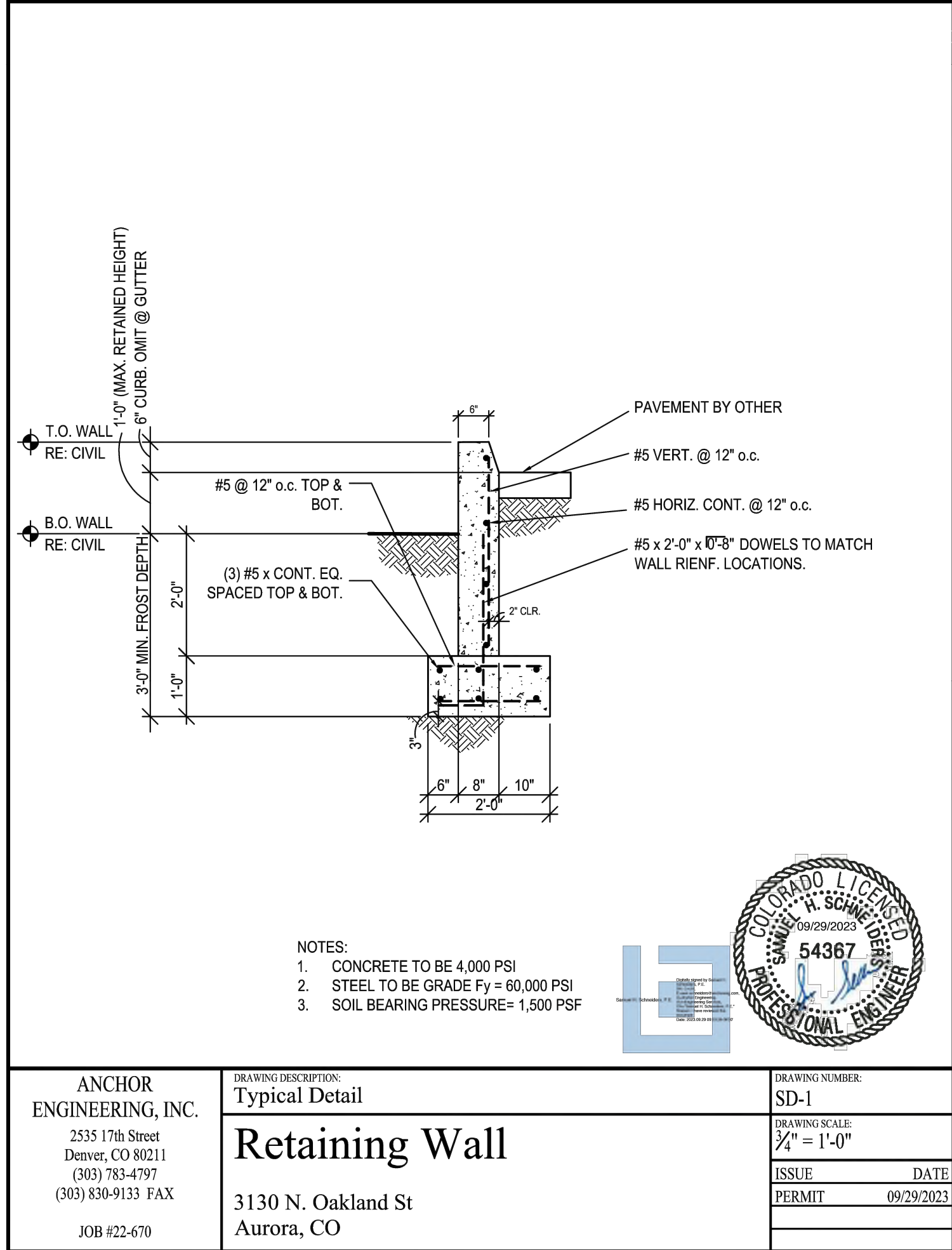
DATE	ISSUED FOR:
8/16/24	MA-1721231- ADDED FENCE/GATE

Date: 08/16/2024
Project Number: 2200056
Drawn By: TN
Checked By: AK
Scale: AS SPECIFIED

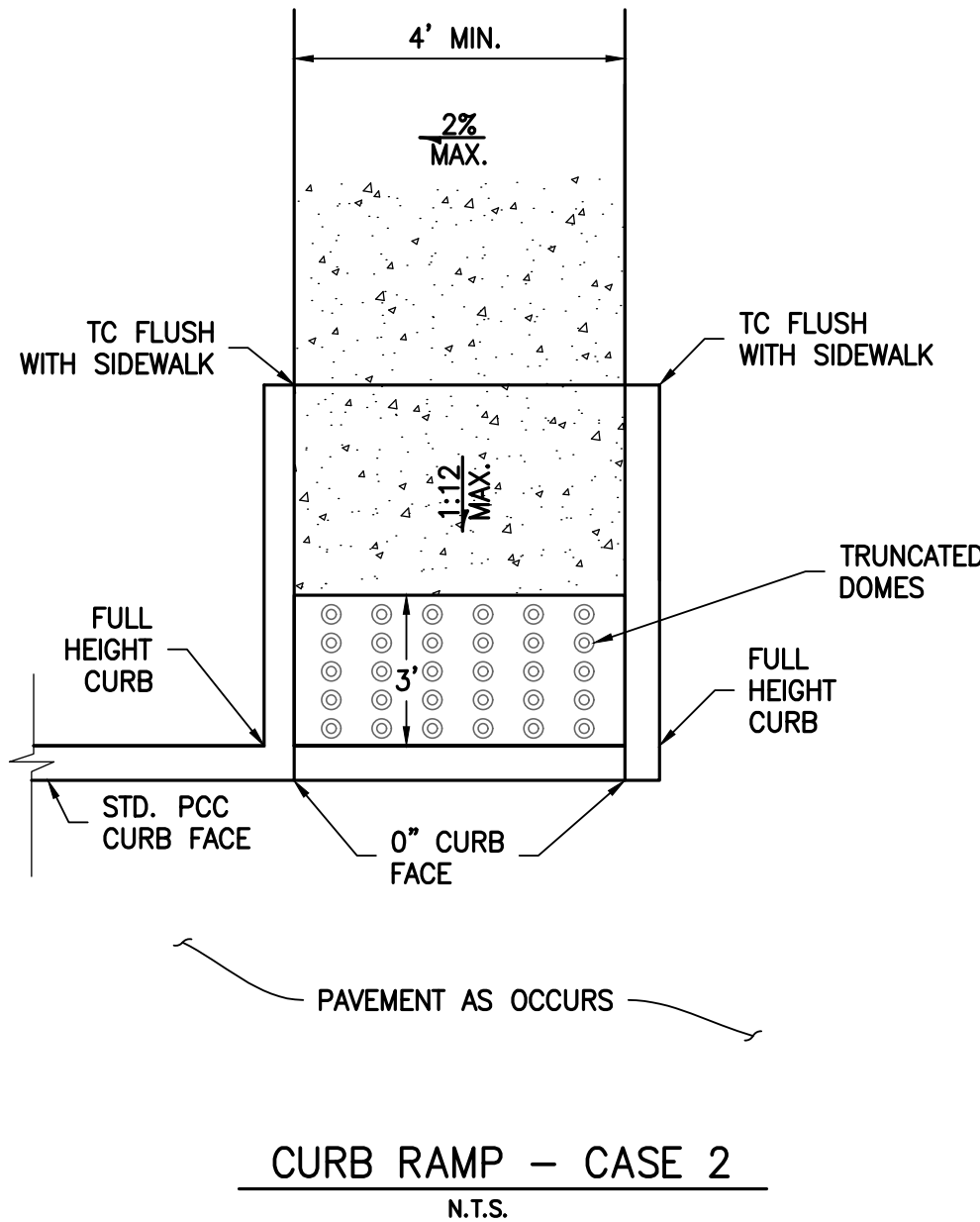
PRIVATE DETAILS

SHEET:

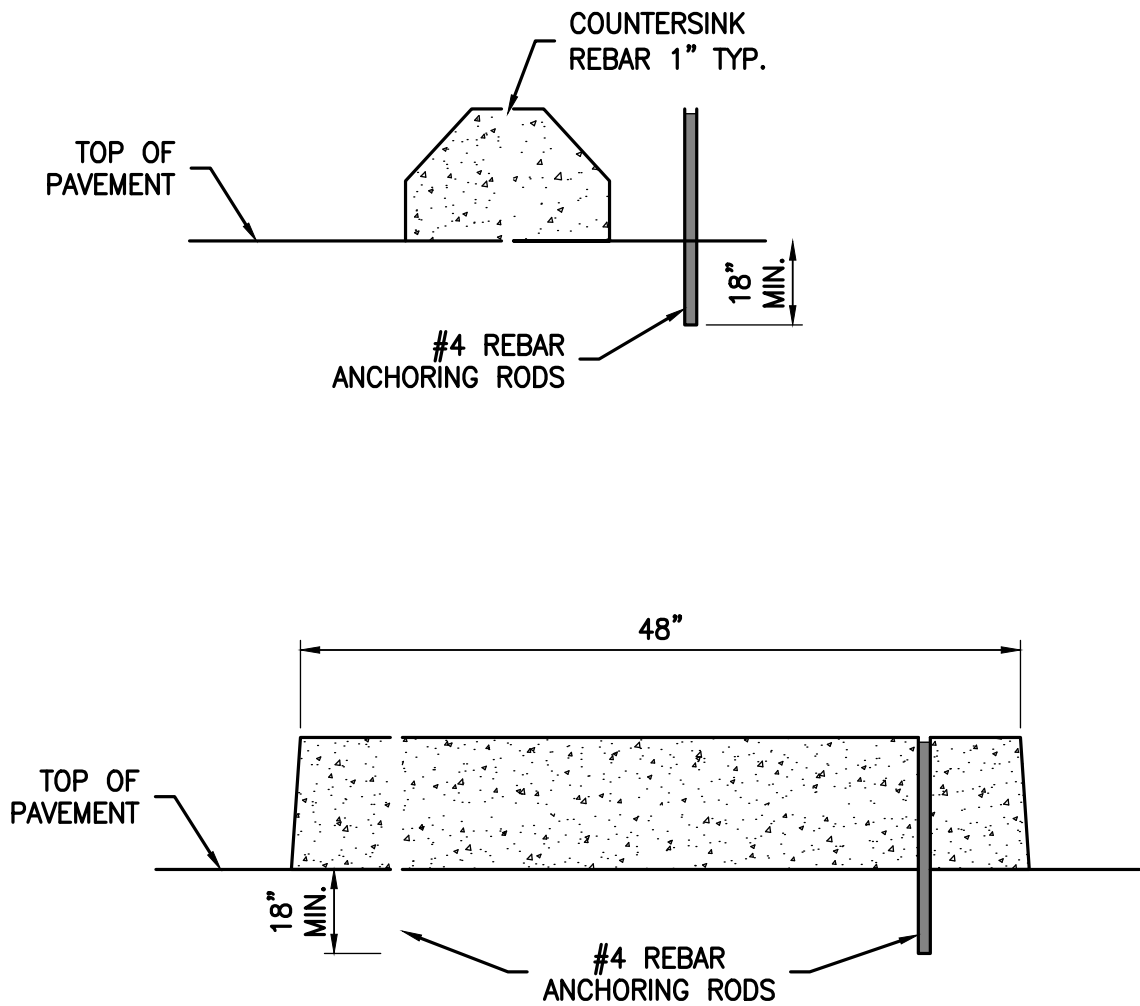
37



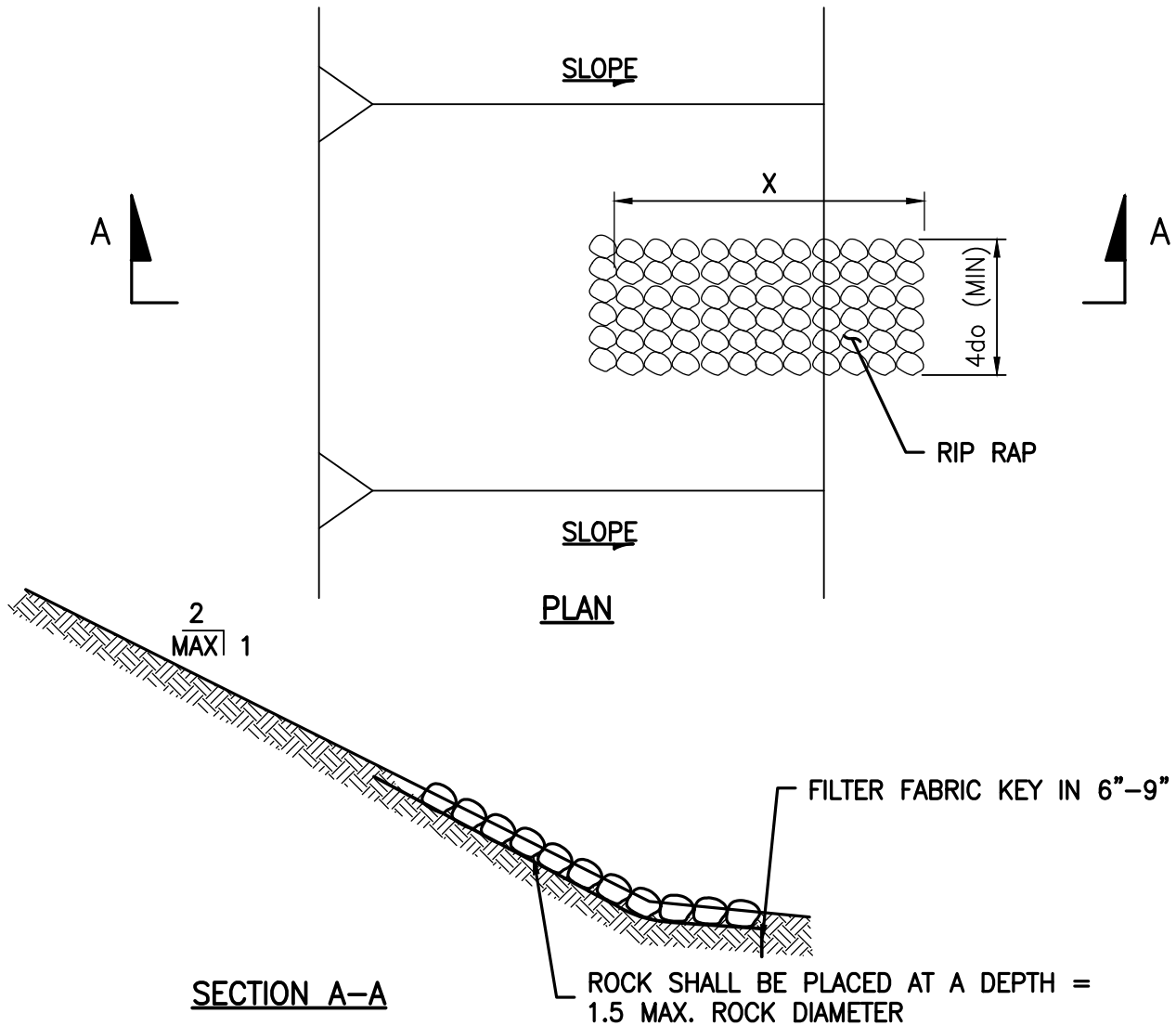
5 PLD CURB WALL STRUCTURAL DETAIL N.T.S.



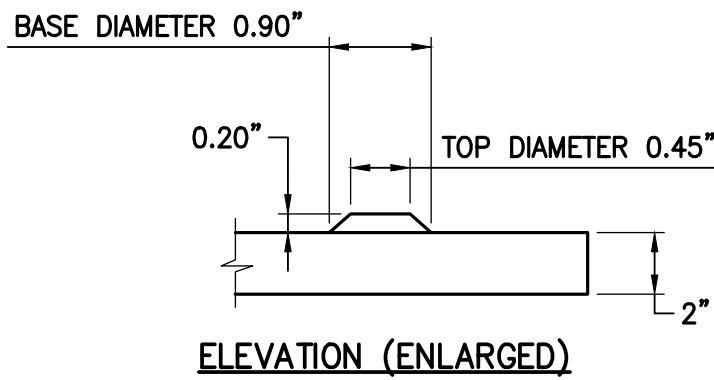
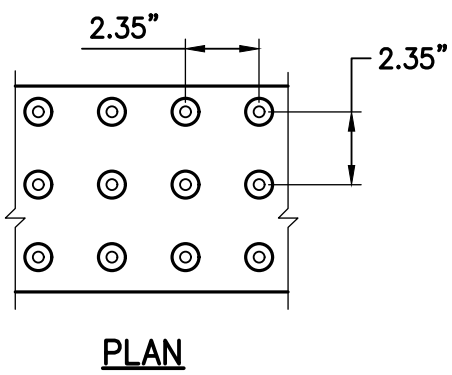
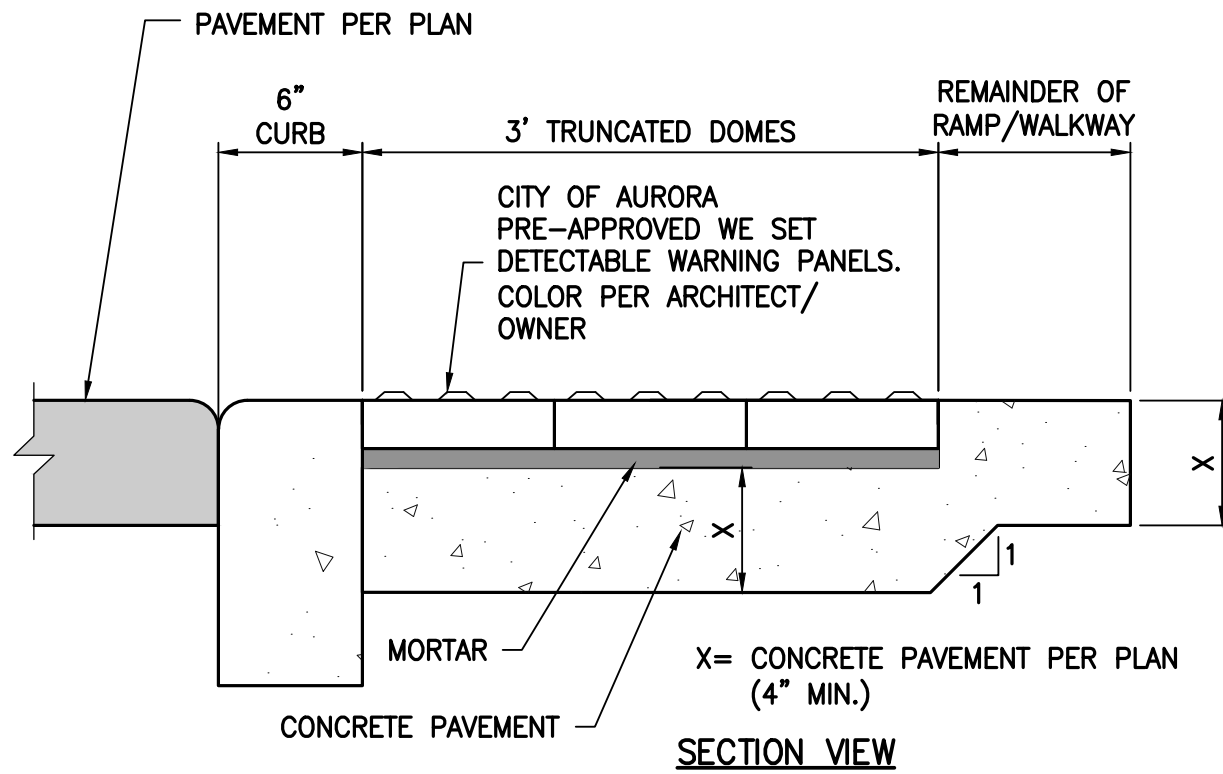
4 CURB RAMP N.T.S.



DISCHARGE (CFS)	LENGTH, X (FT)	RIP RAP DIAMETER MIN (INCHES)
5	10	4



2 RIP RAP ENERGY DISSIPATER N.T.S.



- NOTES:
- CONTRACTOR SHALL INSTALL TRUNCATED DOMES PER MANUFACTURER'S INSTALLATION GUIDELINES AND SPECIFICATIONS.
 - TRUNCATED DOMES SHALL BE OF A DURABLE, SLIP-RESISTANT MATERIAL AND SHALL CONTRAST VISUALLY WITH ADJOINING SURFACES.
 - DETECTABLE WARNINGS AT CURB RAMPS SHALL EXTEND 36" (914MM) IN THE DIRECTION OF TRAVEL. DETECTABLE WARNINGS SHALL EXTEND THE FULL WIDTH OF THE RAMP RUN EXCLUDING ANY FLARED SIDES. DETECTABLE WARNINGS SHALL BE LOCATED SO THE EDGE NEAREST THE CURB IS 6" (152MM) MINIMUM AND 8" (203MM) MAXIMUM FROM THE LINE AT THE FACE OF CURB MARKING THE TRANSITION BETWEEN THE CURB AND THE GUTTER, STREET OR HIGHWAY.
- EXCEPTION: ON PARALLEL CURB RAMPS, DETECTABLE WARNINGS SHALL BE PLACED ON THE TURNING SPACE AT THE FLUSH TRANSITION BETWEEN THE STREET AND SIDEWALK.

1 TRUNCATED DOMES N.T.S.