

AURORA CENTRETECH METROPOLITAN DISTRICT

141 Union Boulevard, Suite 150
Lakewood, Colorado 80228-1898
Tel: 303-987-0835 • 800-741-3254
Fax: 303-987-2032

April 11, 2023

Terry Hymans, RA
TRH Architects
10607 W. Saratoga Circle
Sun City, AZ 85351

RE: SITE PLAN SUBMITTAL - 16001 E. Lockheed Drive

Dear Mr. Hymans:

The Aurora CentreTech Design Review Committee has reviewed and approved the attached narrative and site plan for the project currently known as 16001 Lockheed Drive. Please contact me with any questions regarding this, or if you need anything further.

Sincerely,



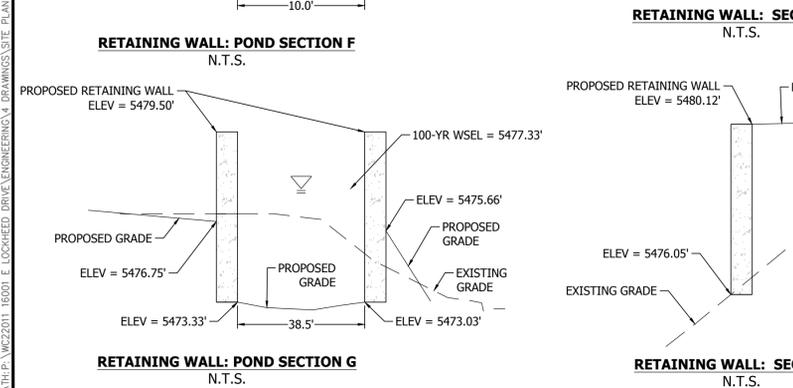
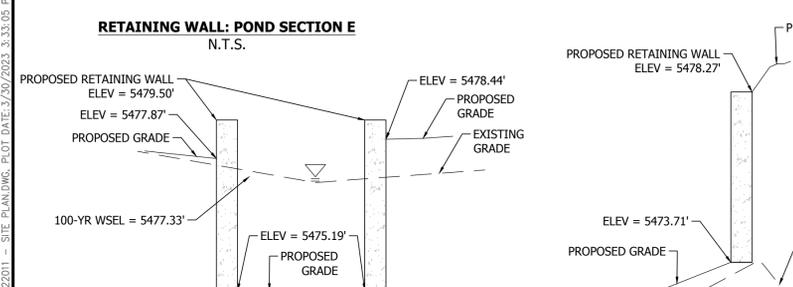
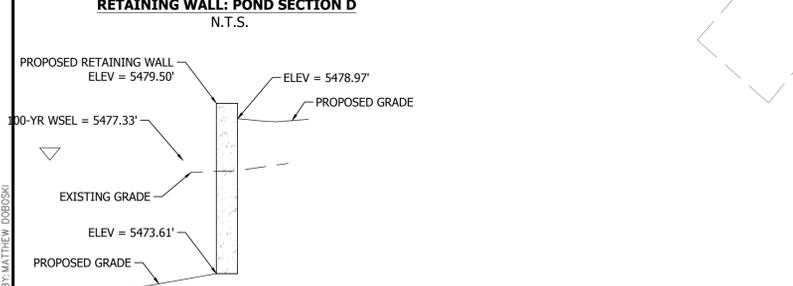
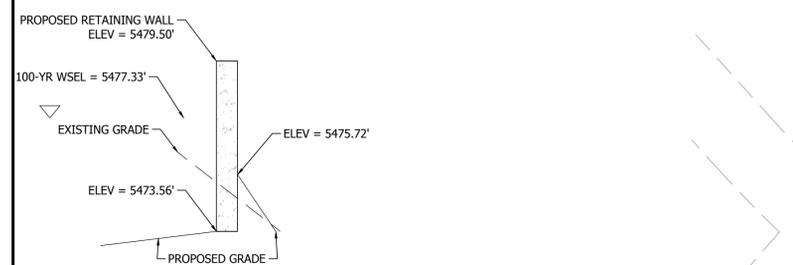
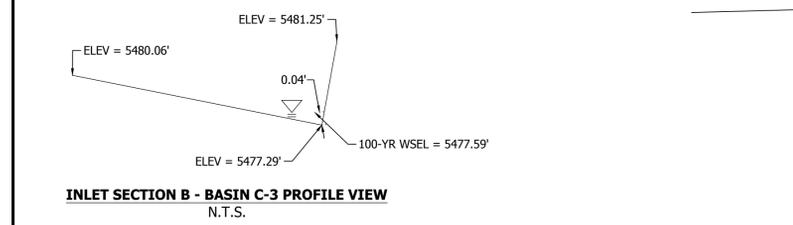
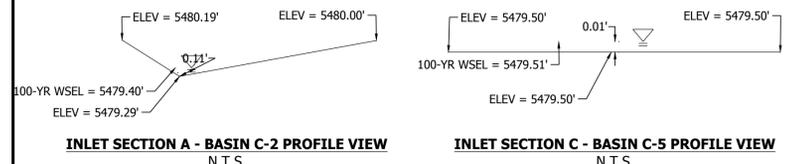
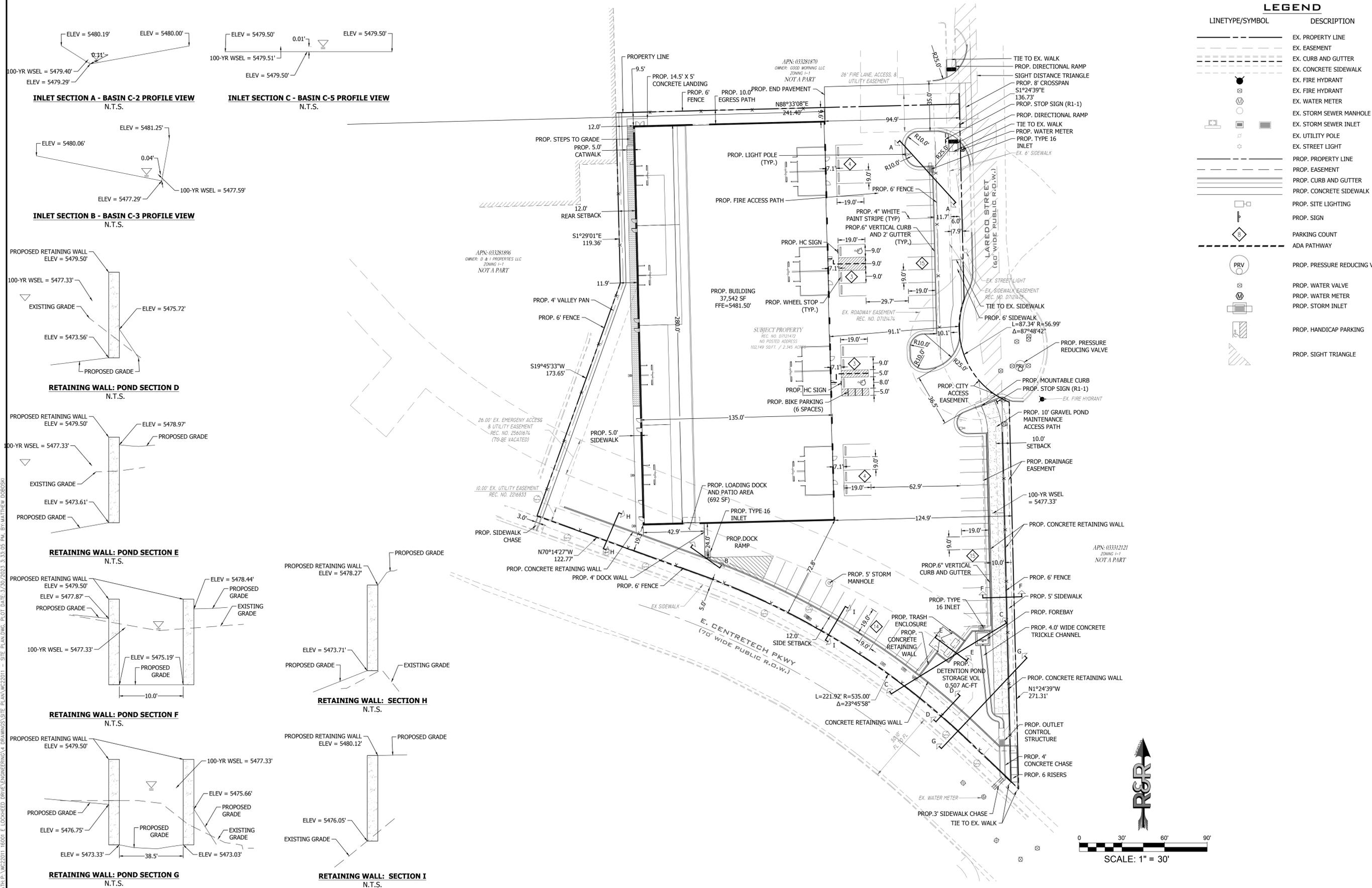
David Solin
District Manager
Aurora CentreTech Metropolitan District

Encl: 16001 Lockheed Drive Site Plan, Elevations and 3Ds

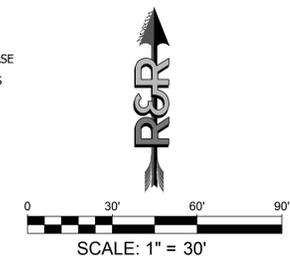
SITE PLAN

16001 E. LOCKHEED DRIVE

PORTION OF LOT 3, BLOCK 1, AURORA CENTRETECH PARK
(FILING NO. 8), CITY OF AURORA, COUNTY OF ARAPAHOE,
STATE OF COLORADO (APPROX. 2.34 ACRES)



LEGEND	
LINETYPE/SYMBOL	DESCRIPTION
---	EX. PROPERTY LINE
---	EX. EASEMENT
---	EX. CURB AND GUTTER
---	EX. CONCRETE SIDEWALK
⊙	EX. FIRE HYDRANT
⊙	EX. FIRE HYDRANT
⊙	EX. WATER METER
⊙	EX. STORM SEWER MANHOLE
⊙	EX. STORM SEWER INLET
⊙	EX. UTILITY POLE
⊙	EX. STREET LIGHT
---	PROP. PROPERTY LINE
---	PROP. EASEMENT
---	PROP. CURB AND GUTTER
---	PROP. CONCRETE SIDEWALK
---	PROP. SITE LIGHTING
---	PROP. SIGN
⊙	PARKING COUNT
---	ADA PATHWAY
⊙	PROP. PRESSURE REDUCING VALVE
⊙	PROP. WATER VALVE
⊙	PROP. WATER METER
⊙	PROP. STORM INLET
⊙	PROP. HANDICAP PARKING
⊙	PROP. SIGHT TRIANGLE



NO.	REVISION	BY	DATE

R&R ENGINEERS-SURVEYORS, INC.
1635 WEST 13TH AVENUE, SUITE 310
DENVER, COLORADO 80204
PHONE: 303-753-6730

WWW.RRENGINEERS.COM

16001 E. LOCKHEED DRIVE

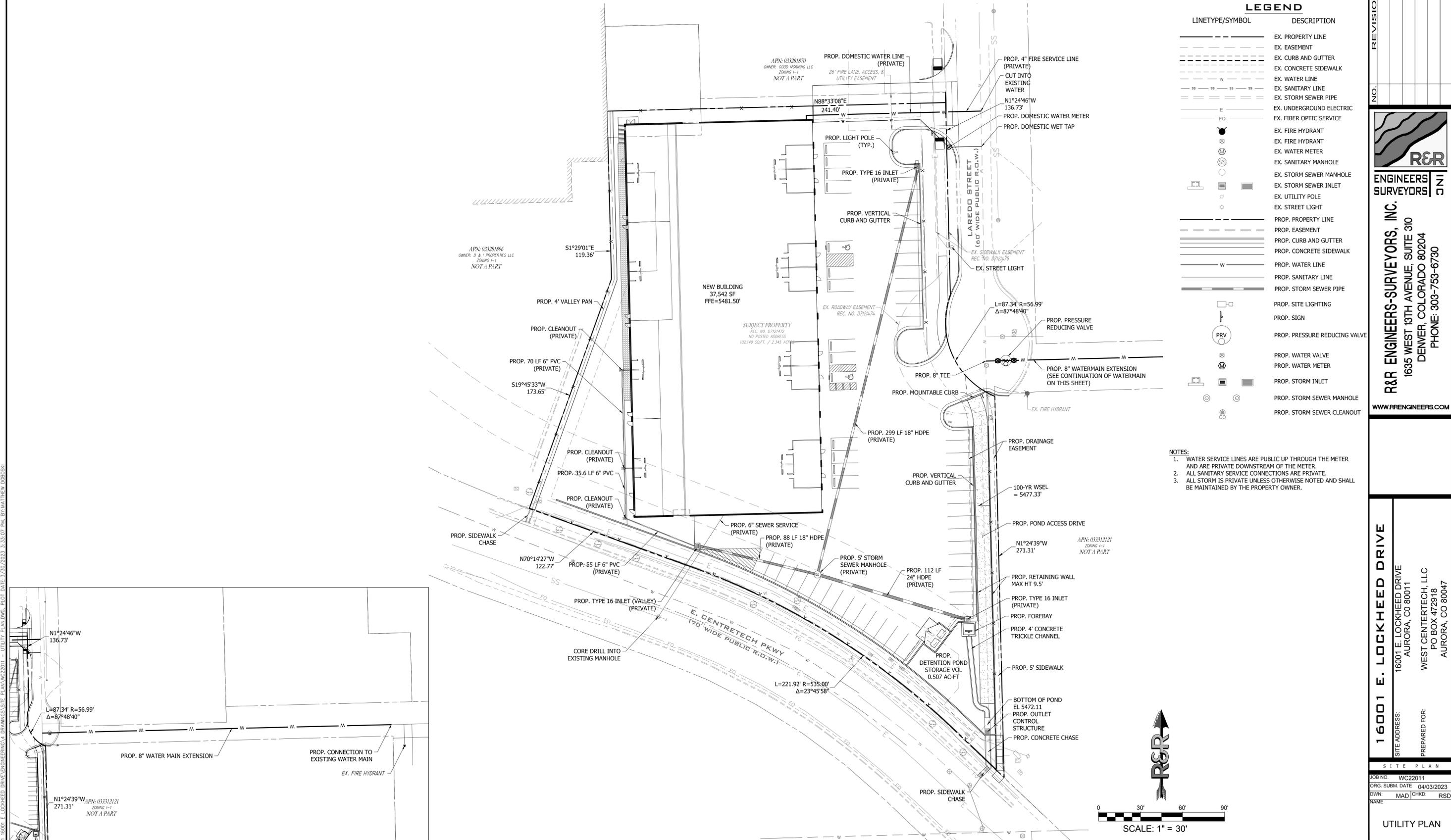
SITE ADDRESS: 16001 E. LOCKHEED DRIVE
AURORA, CO 80011
PREPARED FOR: WEST CENTRETECH, LLC
PO BOX 472918
AURORA, CO 80047

SITE PLAN			
JOB NO.	WC22011	ORG. SUBM. DATE	04/03/2023
DWN.	MAD	CHKD.	RSD
NAME			

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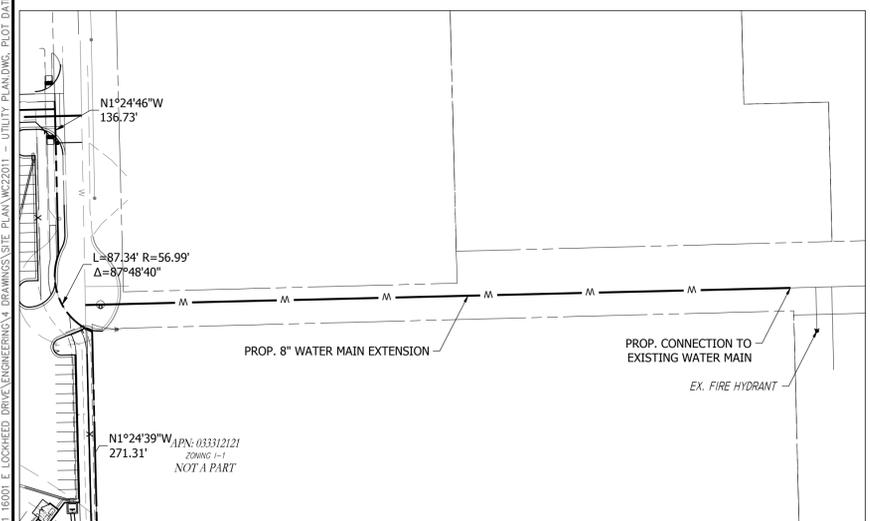
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STATE OF COLORADO (APPROX. 2.34 ACRES)

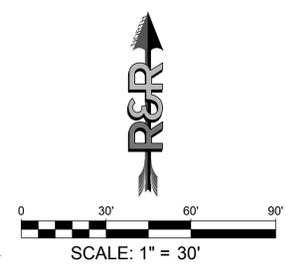


LEGEND	
LINETYPE/SYMBOL	DESCRIPTION
---	EX. PROPERTY LINE
- - - -	EX. EASEMENT
- . - . -	EX. CURB AND GUTTER
- - - - -	EX. CONCRETE SIDEWALK
- - - - -	EX. WATER LINE
- - - - -	EX. SANITARY LINE
- - - - -	EX. STORM SEWER PIPE
- - - - -	EX. UNDERGROUND ELECTRIC
- - - - -	EX. FIBER OPTIC SERVICE
⊙	EX. FIRE HYDRANT
⊙	EX. FIRE HYDRANT
⊙	EX. WATER METER
⊙	EX. SANITARY MANHOLE
⊙	EX. STORM SEWER MANHOLE
⊙	EX. STORM SEWER INLET
⊙	EX. UTILITY POLE
⊙	EX. STREET LIGHT
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- - - - -	PROP. STORM SEWER PIPE
⊙	PROP. SITE LIGHTING
⊙	PROP. SIGN
⊙	PROP. PRESSURE REDUCING VALVE
⊙	PROP. WATER VALVE
⊙	PROP. WATER METER
⊙	PROP. STORM INLET
⊙	PROP. STORM SEWER MANHOLE
⊙	PROP. STORM SEWER CLEANOUT

- NOTES:
1. WATER SERVICE LINES ARE PUBLIC UP THROUGH THE METER AND ARE PRIVATE DOWNSTREAM OF THE METER.
 2. ALL SANITARY SERVICE CONNECTIONS ARE PRIVATE.
 3. ALL STORM IS PRIVATE UNLESS OTHERWISE NOTED AND SHALL BE MAINTAINED BY THE PROPERTY OWNER.



CONTINUATION OF WATER MAIN
SCALE: 1" = 80'



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**ENGINEERS
SURVEYORS**

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SITE ADDRESS: 16001 E. LOCKHEED DRIVE
AURORA, CO 80011

PREPARED FOR: WEST CENTRETECH, LLC
PO BOX 472918
AURORA, CO 80047

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JOB NO.	WC22011	DATE	04/03/2023
ORG. SUBM. DATE	04/03/2023	DWN.	MAD
NAME	CHKD.	RSD	

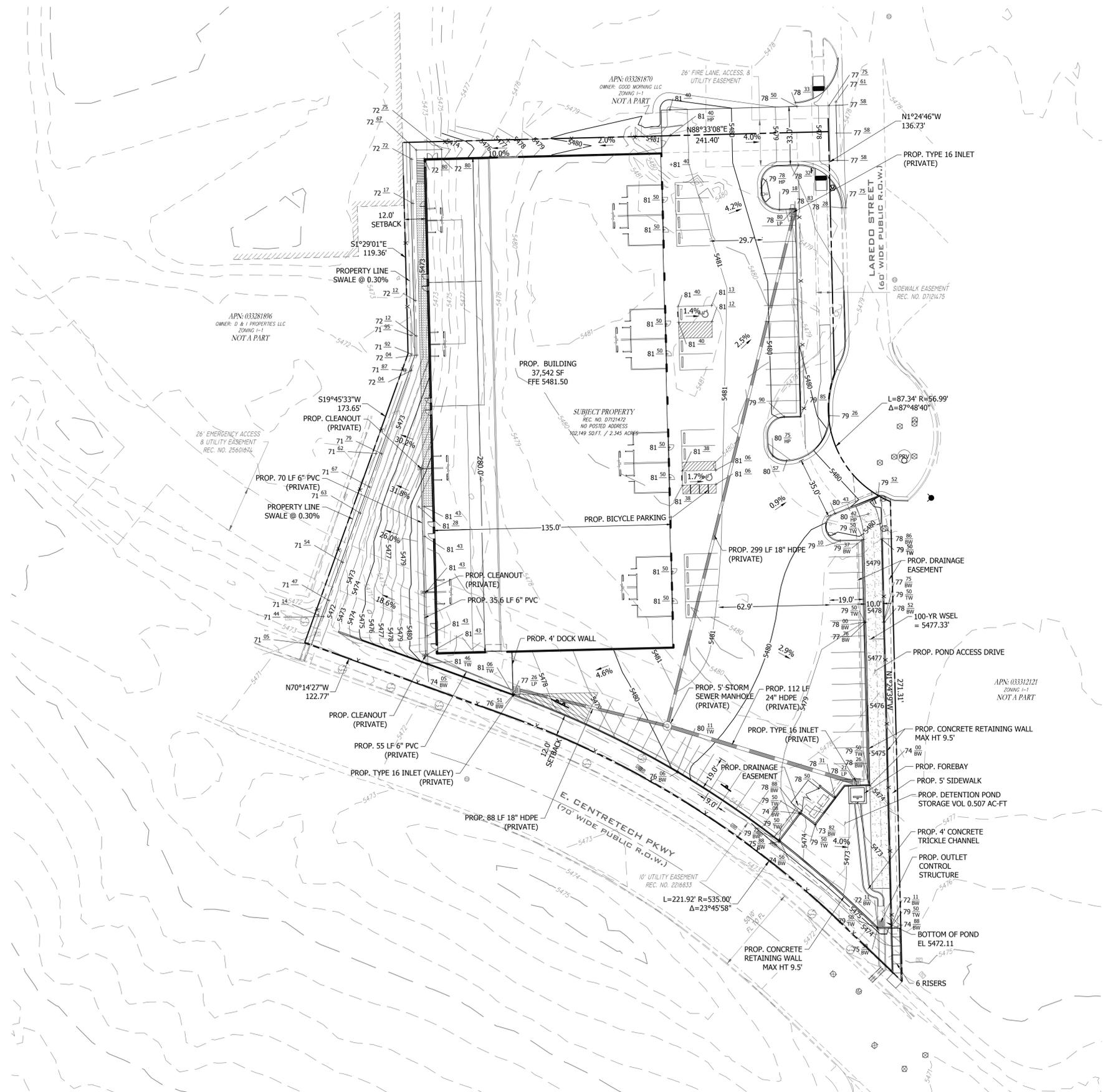
UTILITY PLAN

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SITE PLAN

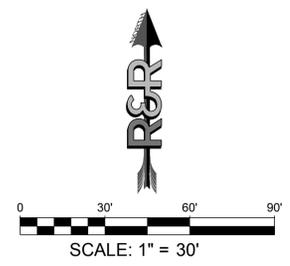
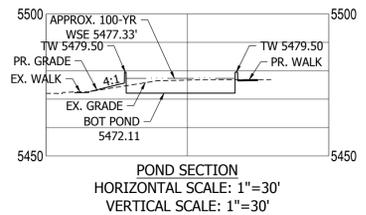
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---	EX. MINOR CONTOUR
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⊙	PROP. STORM SEWER MANHOLE
⊙	PROP. STORM SEWER CLEANOUT

- NOTES:
1. ALL STORM IS PRIVATE UNLESS OTHERWISE NOTED AND SHALL BE MAINTAINED BY THE PROPERTY OWNER.
 2. GRADES AWAY FROM BUILDINGS SHALL BE A MINIMUM OF 5% (LANDSCAPE AREAS) OR 2% (PAVED AREAS) FOR AT LEAST 10' OR UNTIL AN OBSTRUCTION IS ENCOUNTERED.
 3. GRADES IN LANDSCAPE AREAS ARE TO BE 2% MINIMUM.
 4. GRADES IN PAVED AREAS ARE TO BE 1% (ASPHALT) OR 0.5% (CONCRETE).
 5. WHERE RETAINING WALL HEIGHT IS GREATER THAN 30", PEDESTRIAN HANDRAILS ARE TO BE INSTALLED ALONG THE PROPOSED WALL.



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JOB NO.	WC22011	ORG. SUBM. DATE	04/03/2023
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GRADING PLAN

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VIEW FROM THE SOUTHEAST ON LAREDO EXTENDED



VIEW FROM THE SOUTHWEST ON CENTRETECH PKWY