

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.

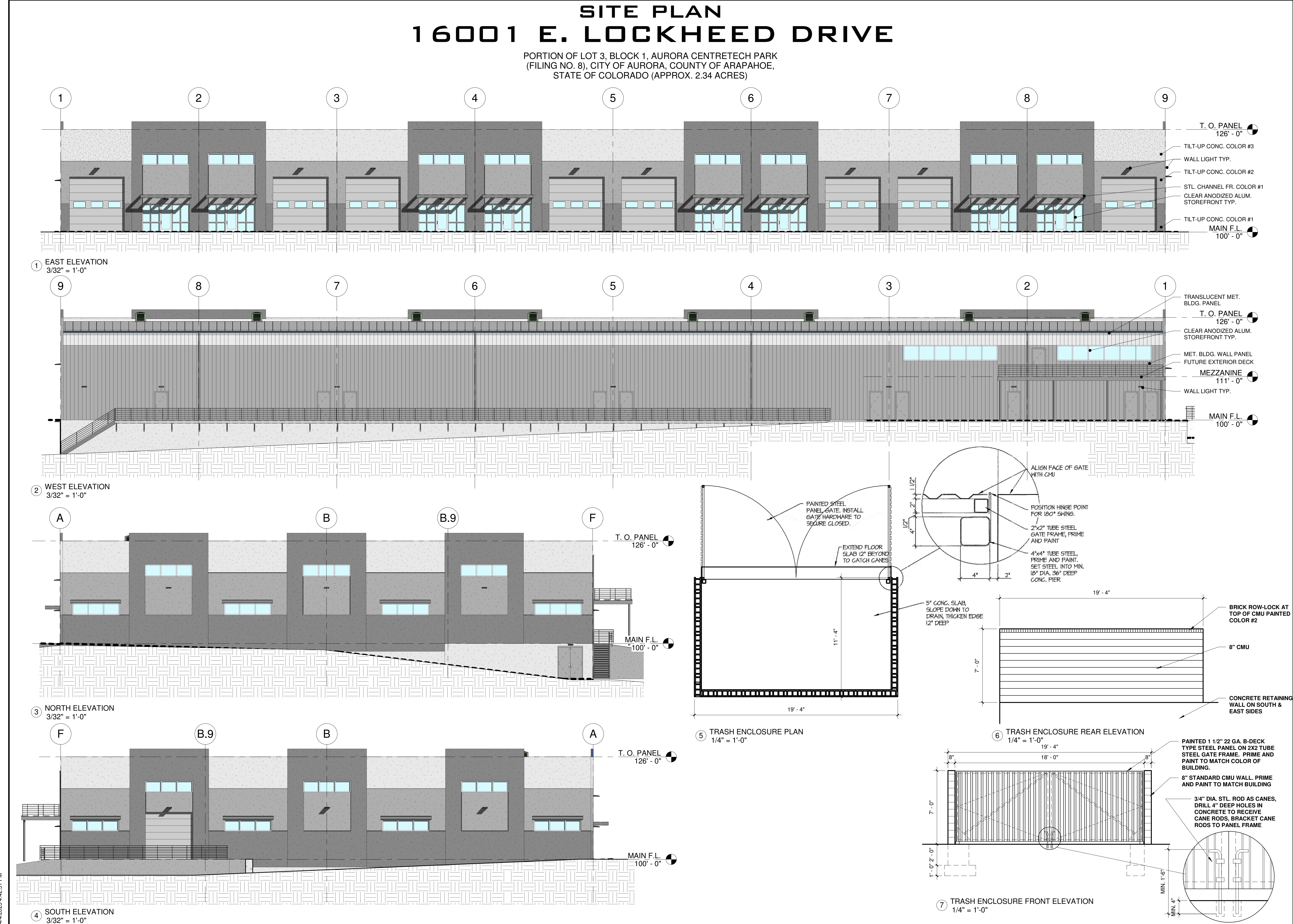
Sincerely,



David Solin
District Manager
Aurora CentreTech Metropolitan District

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

4/4/2023 4:42:51 PM



10607 W. Saratoga Cir.
Sun City AZ 85351
303.332.4758

PLANNING SITE
SUBMITTAL

16001 E Lockheed Drive
Aurora, CO 800111

WEST CENTERTECH LLC
PO Box 472918
Aurora CO 80047

Professional Seals

No.	Issue Description	YYYY-MM-DD
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No.	Revision Description	YYYY-MM-DD
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Drawn by TRH Reviewed by TRH

Project No 2202

Date 4/3/2023

Sheet Title

BUILDING
ELEVATIONS & TRASH
ENCLOSURE

Sheet Number

9 OF 9

SITE PLAN NOTES

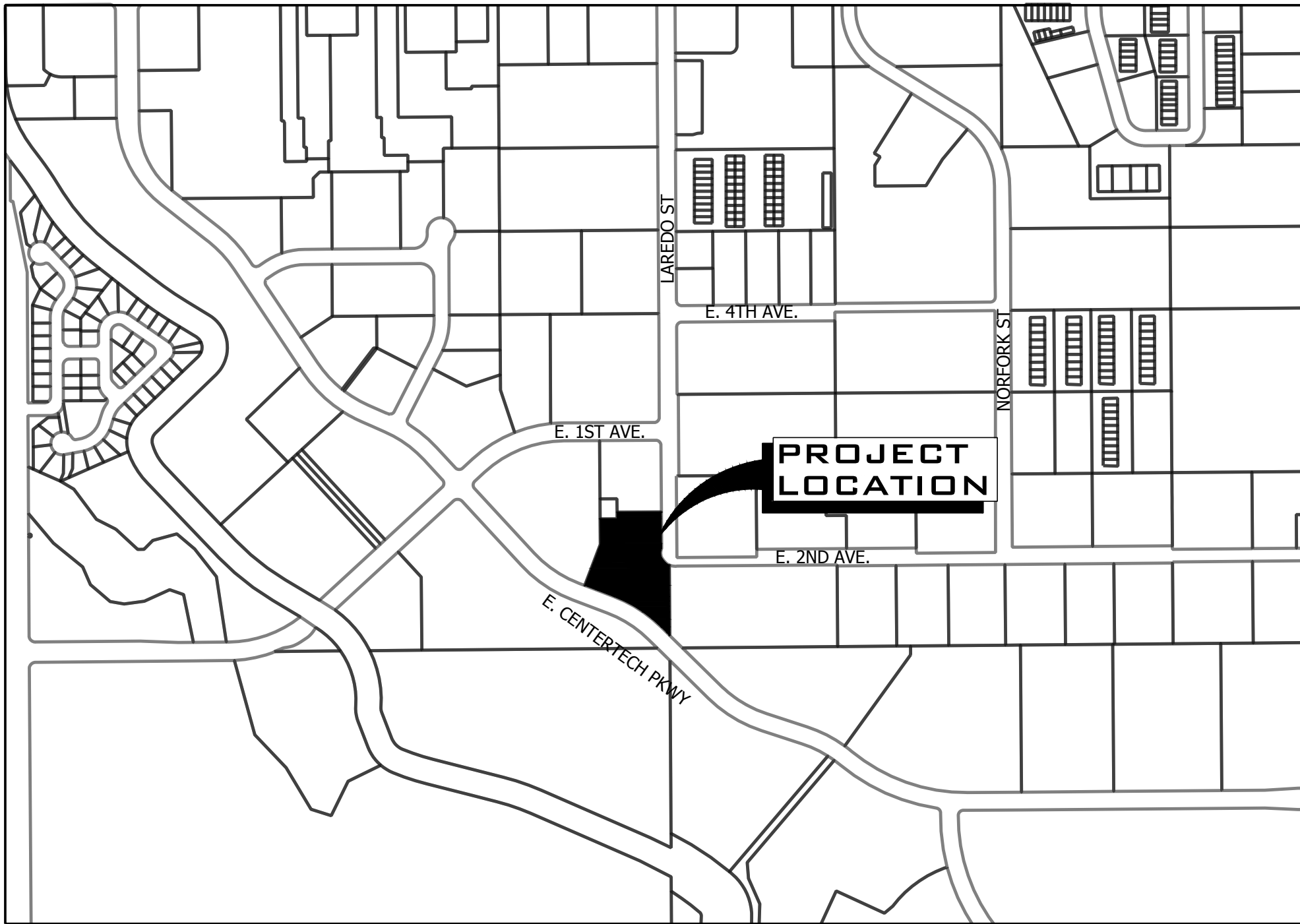
- ACCESSIBLE EXTERIOR ROUTES SHALL BE PROVIDED FROM PUBLIC TRANSPORTATION STOPS, ACCESSIBLE PARKING AND ACCESSIBLE PASSENGER LOADING ZONES AND PUBLIC SIDEWALKS TO 60% OF THE ACCESSIBLE BUILDING ENTRANCE THEY SERVE. THE ACCESSIBLE ROUTE BETWEEN ACCESSIBLE PARKING AND ACCESSIBLE BUILDING ENTRANCES SHALL BE THE MOST PRACTICAL DIRECT ROUTE. THE ACCESSIBLE ROUTE MUST BE LOCATED WITHIN A SIDEWALK. NO SLOPE ALONG THIS ROUTE MAY EXCEED 1:20 WITHOUT PROVIDING A RAMP WITH A MAXIMUM SLOPE OF 1:12 AND HANDRAILS. CROSSWALKS ALONG THIS ROUTE SHALL BE WIDE ENOUGH TO WHOLLY CONTAIN THE CURB RAMP WITH A MINIMUM WIDTH OF 36" AND SHALL BE PAINTED WITH WHITE STRIPES. THE CITY OF AURORA ENFORCES HANDICAPPED ACCESSIBILITY REQUIREMENTS BASED ON THE 2015 INTERNATIONAL BUILDING CODE, CHAPTER 11, AND THE AMERICAN NATIONAL STANDARDS INSTITUTE (ICC/ANSI) A117-2009.
- ALL BUILDING ADDRESS NUMBERS SHALL COMPLY WITH THE AURORA CITY CODE, SECTION 126-271 AND 126-278 - OF THE AURORA CITY CODE.
- EMERGENCY INGRESS AND EGRESS - RIGHT-OF-WAY FOR INGRESS AND EGRESS FOR SERVICE AND EMERGENCY VEHICLES IS GRANTED OVER, ACROSS, ON AND THROUGH ANY AND ALL PRIVATE ROADS AND WAYS NOW OR HEREAFTER ESTABLISHED ON THE DESCRIBED PROPERTY, AND THE SAME ARE HEREBY DESIGNATED AS "SERVICE/EMERGENCY AND UTILITY EASEMENTS" AND SHALL BE POSTED "NO PARKING - FIRE LANE".
- THE APPLICANT HAS THE OBLIGATION TO COMPLY WITH ALL APPLICABLE REQUIREMENTS OF THE AMERICANS WITH DISABILITIES ACT.
- THE 2015 INTERNATIONAL FIRE CODE, APPENDIX J AND CITY OF AURORA CODE, CHAPTER 66-38 FIRE PREVENTION REGULATIONS, REQUIRE ALL BUILDINGS TO BE ASSESSED FOR ADEQUATE EMERGENCY RESPONDER RADIO COVERAGE. AT THE TIME THE STRUCTURE IS AT FINAL FRAME AND FINAL ELECTRICAL INSPECTIONS. THE GENERAL CONTRACTOR (GC) WILL BE NOTIFIED BY A BUILDING DIVISION LIFE SAFETY INSPECTOR AS TO WHETHER THE STRUCTURE HAS PASSED OR FAILED THE PRELIMINARY RADIO SURVEILLANCE. A STRUCTURE THAT HAS PASSED THIS SURVEILLANCE REQUIRES NO FURTHER ACTION BY THE GC. A FAILED RADIO SURVEILLANCE WILL REQUIRE AN INDEPENDENT THIRD PARTY RADIO STUDY FOR THE ENTIRE BUILDING AT THE OWNER OR DEVELOPERS EXPENSE. WHERE AN EMERGENCY RESPONDER RADIO COVERAGE SYSTEM IS REQUIRED, A DESIGNATED CONTRACTOR SHALL SUBMIT PLANS TO THE BUILDING DIVISION TO OBTAIN A BUILDING PERMIT PRIOR TO INSTALLATION.
- 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 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.
- ALL SIGNS MUST CONFORM TO THE CITY OF AURORA SIGN CODE.
- 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 ROOFTOP MECHANICAL EQUIPMENT AND VENTS GREATER THAN EIGHT (8) INCHES IN DIAMETER MUST BE SCREENED. SCREENING MAY BE DONE EITHER WITH AN EXTENDED PARAPET WALL OR A FREESTANDING SCREEN WALL. SCREENS SHALL BE AT LEAST AS HIGH AS THE EQUIPMENT THEY HIDE. IF EQUIPMENT IS VISIBLE BECAUSE SCREENS DON'T MEET THIS MINIMUM HEIGHT REQUIREMENT, THE DIRECTOR OF PLANNING MAY REQUIRE CONSTRUCTION MODIFICATIONS PRIOR TO THE ISSUANCE OF A PERMANENT CERTIFICATE OF OCCUPANCY.
- NOTWITHSTANDING ANY SURFACE IMPROVEMENTS, LANDSCAPING, PLANTING OR CHANGES SHOWN IN THESE SITE OR CONSTRUCTION PLANS, OR ACTUALLY CONSTRUCTED OR PUT IN PLACE, ALL UTILITY EASEMENTS MUST REMAIN UNOBTSTRUCTED 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.
- 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.
- ALL BUILDING ADDRESS NUMBERS SHALL COMPLY WITH THE AURORA CITY CODE, ARTICLE VII -NUMBERING OF BUILDINGS.
- ATTENTION BUILDING DIVISION: PER ARTICLE XI, C.O.A. BUILDING AND ZONING CODE, SECTION 22-425 THROUGH 22-434, AN ACOUSTIC ANALYSIS, PREPARED BY AN ACOUSTIC EXPERT THAT WILL IDENTIFY BUILDING DESIGN FEATURES NECESSARY TO ACCOMPLISH EXTERIOR NOISE REDUCTION TO ACHIEVE INTERIOR NOISE LEVELS NOT EXCEEDING 65+LDN (LDN VALUE TO BE DETERMINED FOR EACH PROJECT) UNDER WORSE-CASE NOISE CONDITIONS.
- 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.
- ARCHITECTURAL FEATURES (I.E. BAY WINDOWS, FIREPLACES, ROOF OVERHANG, GUTTERS, EAVES, FOUNDATION, FOOTINGS, CANTILEVERED WALLS, ETC.) ARE NOT ALLOWED TO ENY ROACH INTO ANY EASEMENT OR FIRE LANE.
- THE DEVELOPER IS RESPONSIBLE FOR SIGNING AND STRIPING ALL PUBLIC STREETS. THE DEVELOPER IS REQUIRED TO PLACE TRAFFIC CONTROL, STREET NAME, AND GUIDE SIGNS ON ALL PUBLIC STREETS AND PRIVATE STREETS APPROACHING AN INTERSECTION WITH A PUBLIC STREET. SIGNS SHALL BE FURNISHED AND INSTALLED PER THE MOST CURRENT EDITIONS OF THE MANUAL ON UNIFORM TRAFFIC CONTROL DEVICES (MUTCD) AND CITY STANDARDS AND SHOWN ON THE SIGNING AND STRIPING PLAN FOR THE DEVELOPMENT.
- IN LOCATIONS WHERE UTILITY EASEMENTS OVERLAP DRAINAGE EASEMENTS, ONLY SUBSURFACE UTILITIES SHALL BE PERMITTED WITHIN THE PORTION OF THE UTILITY EASEMENT THAT OVERLAPS THE DRAINAGE EASEMENT. INSTALLATION OF ABOVE GROUND UTILITIES WITHIN A DRAINAGE EASEMENT REQUIRES PRIOR WRITTEN APPROVAL BY THE CITY ENGINEER.

CONTACT LIST			
OWNER	APPLICANT	TRAFFIC	ARCHITECT
WEST CENTERTECH, LLC	WEST CENTERTECH, LLC	GALLOWAY	TRH ARCHITECTS
PO BOX 472918 AURORA, CO 80047 303-340-4750 CONTACT: JUDSON VANDERTOLL	PO BOX 472918 AURORA, CO 80047 303-340-4750 CONTACT: JUDSON VANDERTOLL	5500 GREENWOOD PLAZA BLVD., SUITE 200 GREENWOOD VILLAGE, CO 80111 303-770-8884 CONTACT: BRIAN HORAN, PE	10607 W. SARATOGA CIRCLE SUN CITY, AZ 85351 303-332-4758 CONTACT: TERRY HYMANS, RA
CIVIL ENGINEER	LANDSCAPE ARCHITECT	SURVEYOR	LIGHTING
R&R ENGINEERS-SURVEYORS, LLC	GALLOWAY	R&R ENGINEERS-SURVEYORS, LLC	GALLOWAY
1635 WEST 13TH AVENUE, SUITE 310 DENVER, CO 80204 303-753-6730 CONTACT: ROB DEVENNEY, P.E.	5500 GREENWOOD PLAZA BLVD, SUITE 200 GREENWOOD VILLAGE, CO 80111 303-770-8884 CONTACT: JONAH WEISS, PLA	1635 WEST 13TH AVENUE, SUITE 310 DENVER, CO 80204 303-753-6730 CONTACT: STACY JACOBS, P.L.S.	5500 GREENWOOD PLAZA BLVD, SUITE 200 GREENWOOD VILLAGE, CO 80111 303-770-8884 CONTACT: JIM GALLOWAY, LEED AP

SITE DATA TABLE			
	SF	AC	%
LAND AREA WITHIN PROPERTY LINES	102,046.80	2.34	100
BUILDING COVERAGE	37,796.78	0.87	37.18
HARD SURFACE AREA	45,412.25	1.04	44.44
LANDSCAPE AREA	18,837.77	0.43	18.38
USE CATEGORY	OFFICE, FLEX WAREHOUSE		
NUMBER OF BUILDINGS	1		
NUMBER OF DWELLING UNITS	0		
NUMBER OF FLOORS	3 W/ BASEMENT		
DWELLING UNITS PER ACRE	0		
BUILDING HEIGHT	28'		
PRESENT ZONING CLASSIFICATION	I-1 BUSINESS / TECH DISTRICT		
2021 INTERNATIONAL BUILDING CODE OCCUPANCY	F-1		
2021 INTERNATIONAL BUILDING CODE CONSTRUCTION TYPE	IIB		
SPRINKLER SYSTEM	YES		
PARKING SPACES REQUIRED	55		
PARKING SPACES PROVIDED	56		
ACCESSIBLE SPACES REQUIRED	2		
ACCESSIBLE SPACES PROVIDED	2		
BIKE PARKING SPACES REQUIRED	6		
BIKE PARKING SPACES PROVIDED	6		

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)



VICINITY MAP
SCALE: 1" = 500'

SHEET LIST TABLE	
SHEET NUMBER	SHEET TITLE
1 OF 9	COVER SHEET
2 OF 9	SITE PLAN
3 OF 9	UTILITY PLAN
4 OF 9	GRADING PLAN
5 OF 9	LANDSCAPE
6 OF 9	LANDSCAPE DETAILS
7 OF 9	PHOTOMETRIC PLAN
8 OF 9	PHOTOMETRIC DETAILS
9 OF 9	ELEVATIONS

OWNER CERTIFICATE

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 OPERATIONS 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 THEROF _____ HAS CAUSED

THESE PRESENTS TO BE EXECUTED THIS ____ DAY OF _____, AD. 20 ____.

BY: _____
NAME: _____
TITLE: _____

STATE OF COLORADO) SS

COUNTY OF _____)

THE FOREGOING INSTRUMENT WAS ACKNOWLEDGED BEFORE ME THIS ____ DAY OF _____,
_____, AD 2020

BY HITESH PATEL,
WITNESS MY HAND AND OFFICIAL SEAL NOTARY

_____, SEAL
(NOTARY PUBLIC)

MY COMMISSION EXPIRES: _____

NOTARY BUSINESS ADDRESS: _____

CITY OF AURORA APPROVALS:

CITY ATTORNEY: _____ DATE _____
PLANNING DIRECTOR: _____ DATE _____
PLANNING COMMISSIONER: _____ DATE _____
CITY COUNCIL: _____ DATE _____
ATTEST: _____ DATE _____
DATABASE APPROVAL DATE: _____

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: _____ DEPUTY _____

LEGAL DESCRIPTION

LOT 3, BLOCK 1, AURORA CENTRETECH PARK SUBDIVISION FILING NO. 8.

BENCHMARK

THE BENCHMARK FOR THIS SURVEY IS: CITY OF AURORA BENCHMARK "J-045" A 2" BRASS CAP ON THE CURB INLET AT THE SOUTHWEST CORNER OF LOCKHEED DRIVE AND SOUTH LAREDO STREET.
ELEVATION: 5474.44 FEET (NAVD 1988 DATUM)

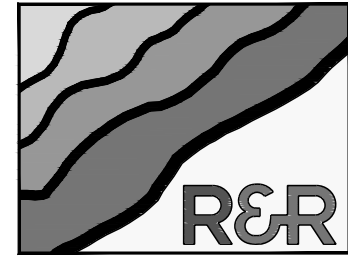
BASIS OF BEARINGS

BEARINGS ARE BASED ON A WESTERLY PROPERTY LINE OF A PROPERTY DESCRIBED AT RECEPTION NO. D7121472. SAID LINE BEARS NORTH 19°45'33" EAST, AND IS MONUMENTED AT THE NORTH END BY A 5 REBAR W/ BROKEN RED PLASTIC CAP (ILLEGIBLE) AND IS MONUMENTED AT THE SOUTH END BY A REBAR WITH 2" ALUMINUM CAP STAMPED "LS 13155".

AMENDMENTS

16001 E. Lockheed Drive		4 UNIT SCHEME w/ BASEMENT PARKING & AREA CALCULATIONS							
3/21/2023									
4 Unit scheme	Warehouse Area	Office Area Main	Mezzanine office	Basement	Parking Warehouse	Parking Office	Total Parking	Total Area	
Unit 1 w/ Mezzanine & Basem	8712	725	700	10360	19,072	3,5625	22,6345	20497	
Unit 2	8712	725	0	0	8,712	1,8125	10,5245	9437	
Unit 3	8712	725	0	0	8,712	1,8125	10,5245	9437	
Unit 4	8712	725	0	0	8,712	1,8125	10,5245	9437	
	34848	2900	700	10360	Total Parking required 4 tenants		54,208	48808	

NO.	REVISION	BY	DATE



ENGINEERS
SURVEYORS

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 CENTERTECH, LLC
PO BOX 472918
AURORA, CO 80047

SITE PLAN

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

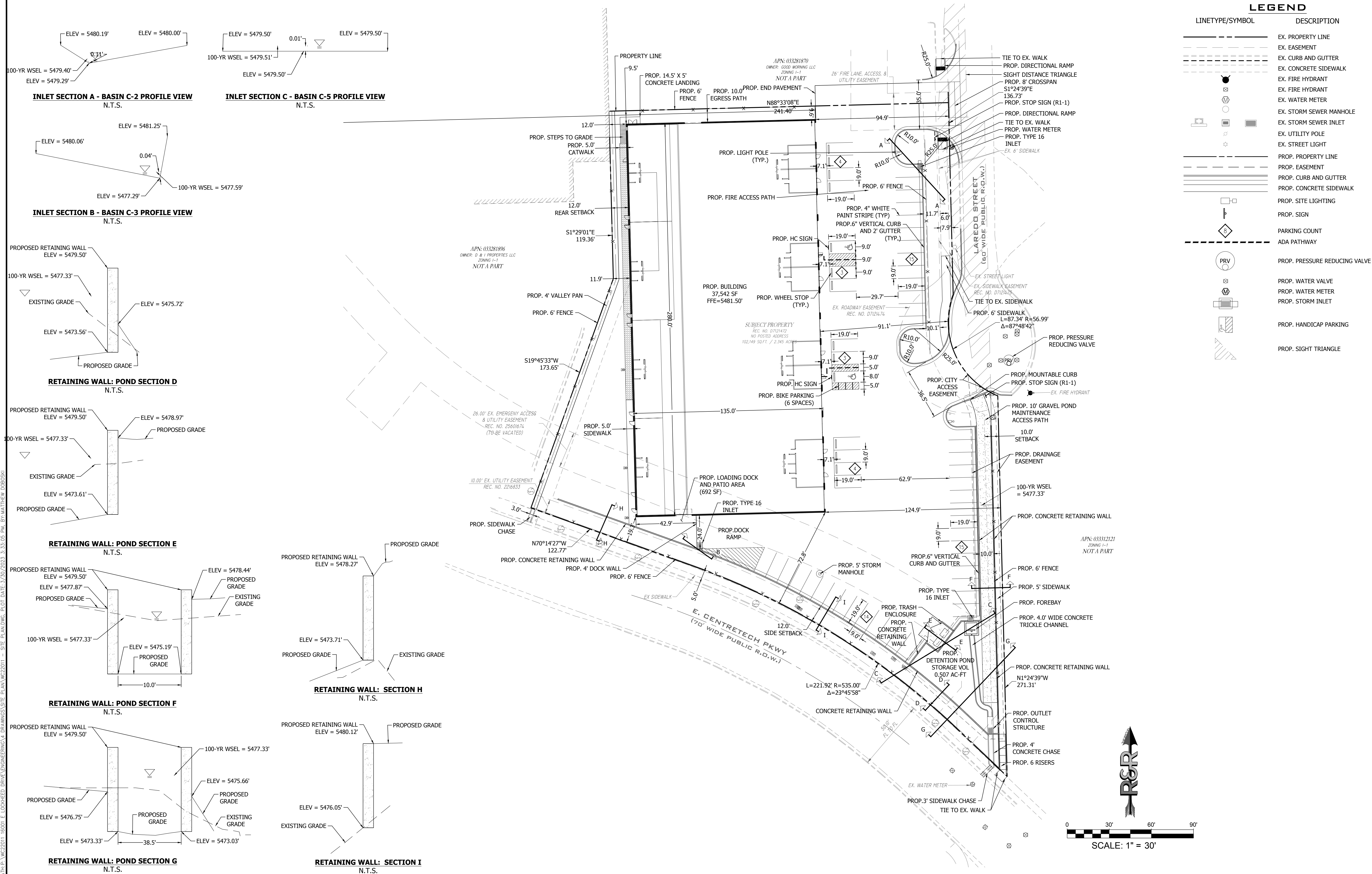
COVER SHEET

NO.

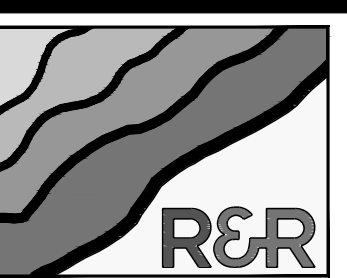
1 OF 9

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



ENGINEERS
SURVEYORS

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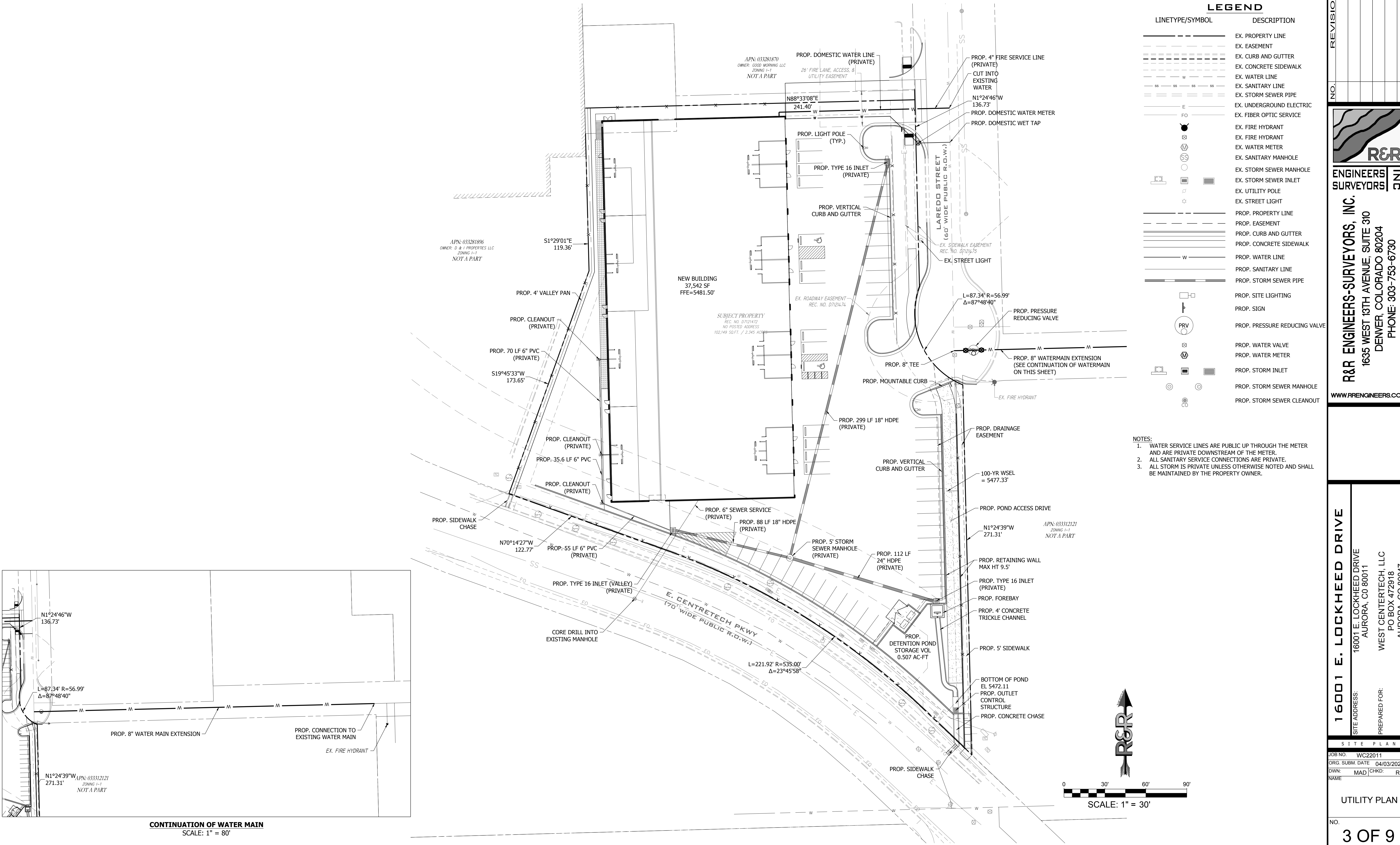
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PREPARED FOR: WEST CENTRETECH, LLC
PO BOX 472918
AURORA, CO 80047

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

SITE PLAN

SITE PLAN
16001 E. LOCKHEED DRIVE

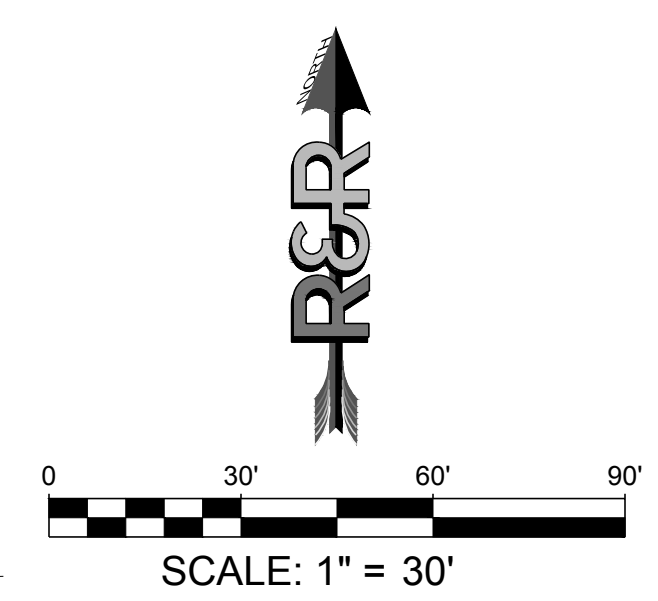
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LEGEND

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
---	PROP. PROPERTY LINE
- - -	PROP. EASEMENT
- - -	PROP. CURB AND GUTTER
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- - -	PROP. WATER LINE
- - -	PROP. SANITARY LINE
- - -	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'

BY DATE

REVISION

NO.

ENGINEERS-SURVEYORS

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

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PREPARED FOR: WEST CENTRETECH, LLC
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SITE PLAN

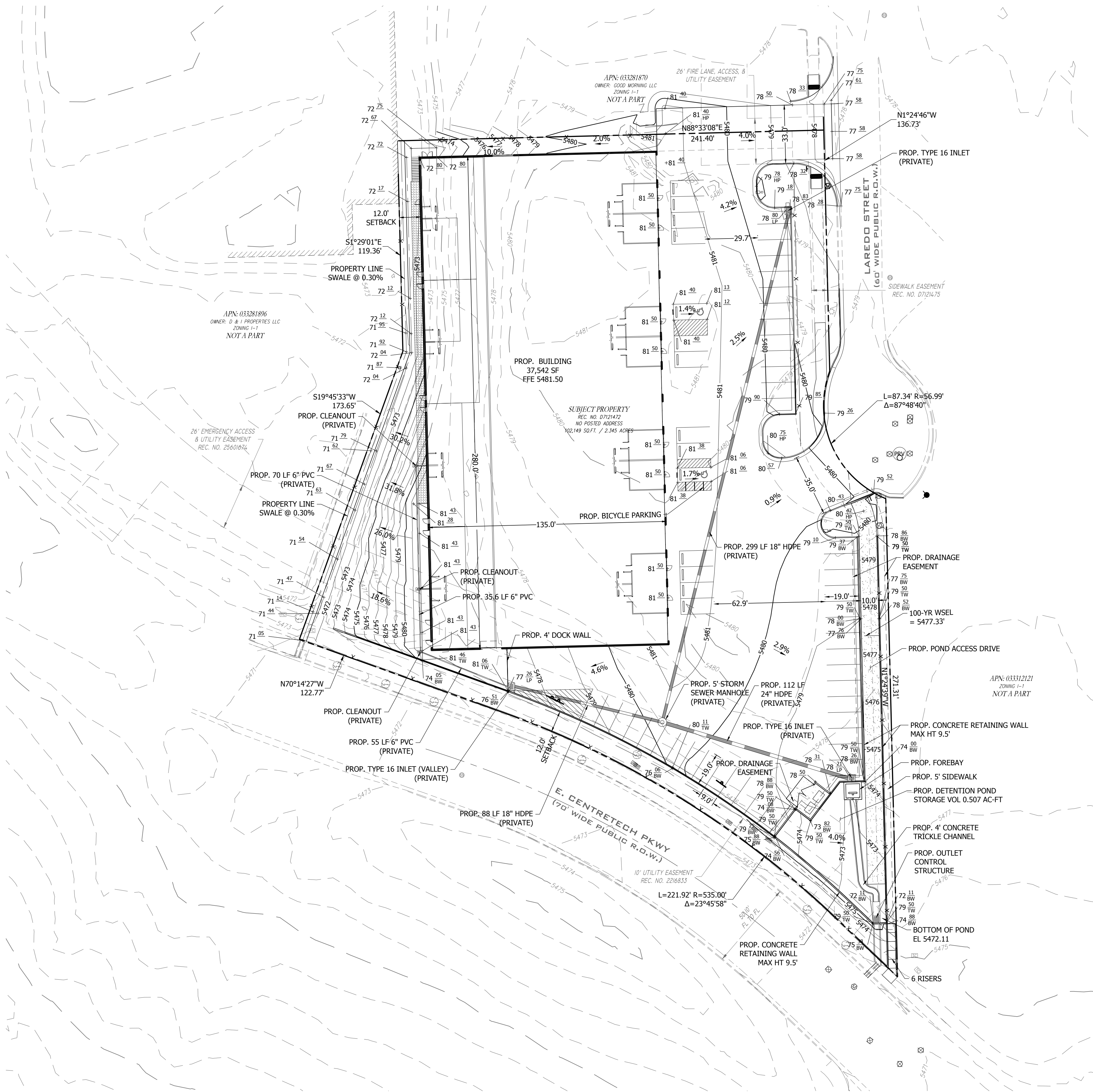
JOB NO. WC22011
ORG. SUBM. DATE 04/03/2023
DWN: MAD CHKD: RSD
NAME

UTILITY PLAN

NO. **3 OF 9**

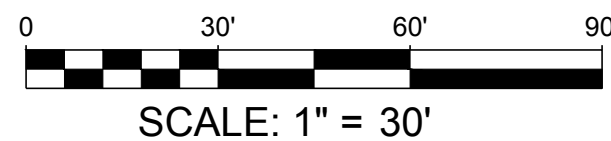
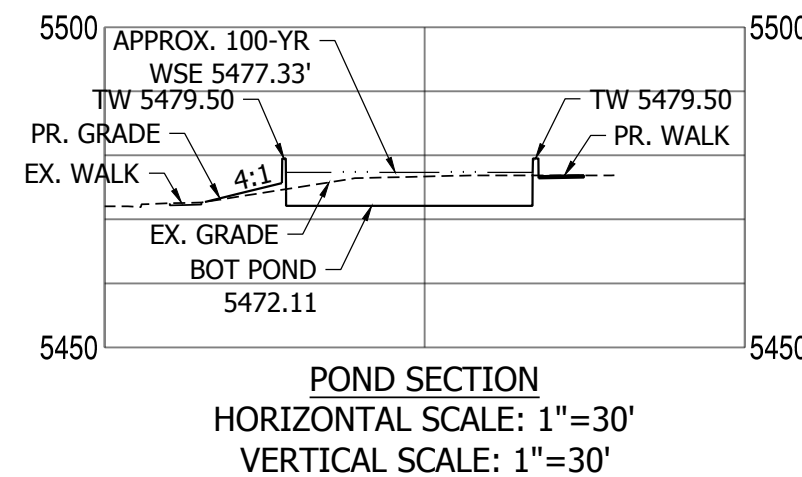
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PORTION OF LOT 3, BLOCK 1, AURORA CENTRETECH PARK
(FILING NO. 8), CITY OF AURORA, COUNTY OF ARAPAHOE,
STATE OF COLORADO (APPROX. 2.34 ACRES)



LEGEND	
LINE TYPE/SYMBOL	DESCRIPTION
---	EX. PROPERTY LINE
- - - -	EX. EASEMENT
- . - . -	EX. CURB AND GUTTER
- - - - -	EX. CONCRETE SIDEWALK
- - - - -	EX. STORM SEWER PIPE
- - - - -	EX. MAJOR CONTOUR
- - - - -	EX. MINOR CONTOUR
⊙	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
---	PROP. PROPERTY LINE
- - - -	PROP. EASEMENT
- . - . -	PROP. CURB AND GUTTER
- - - - -	PROP. CONCRETE SIDEWALK
- - - - -	PROP. STORM SEWER PIPE
- - - - -	PROP. MAJOR CONTOUR
- - - - -	PROP. MINOR CONTOUR
⊙	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. 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.



BY DATE

REVISION

NO.

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

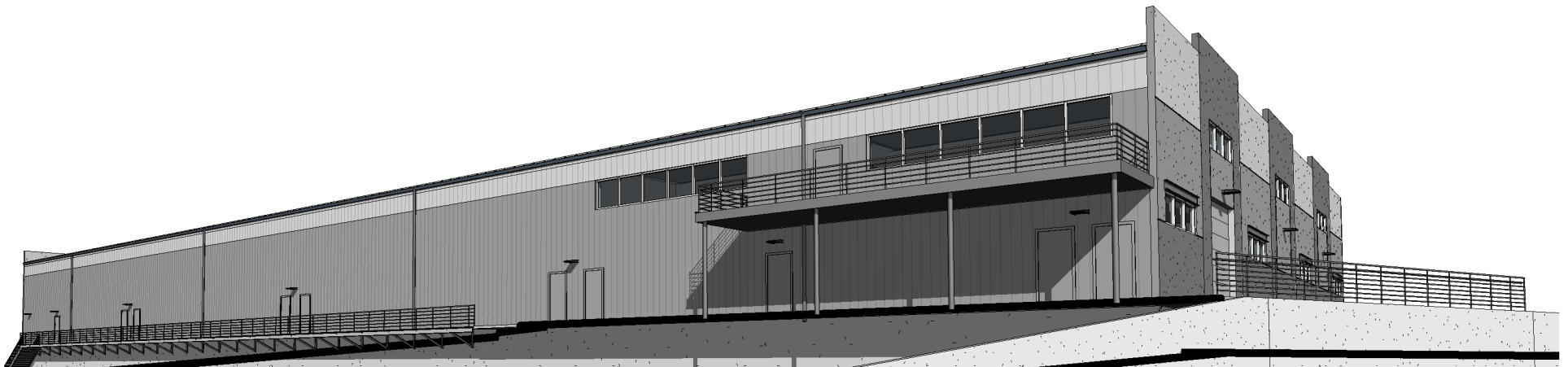
SITE PLAN
JOB NO. WC22011
ORG. SUBM. DATE 04/03/2023
DWN: MAD CHKD: RSD
NAME

GRADING PLAN
NO.

4 OF 9



VIEW FROM THE SOUTHEAST ON LAREDO EXTENDED



VIEW FROM THE SOUTHWEST ON CENTRETECH PKWY