

LEGAL DESCRIPTION

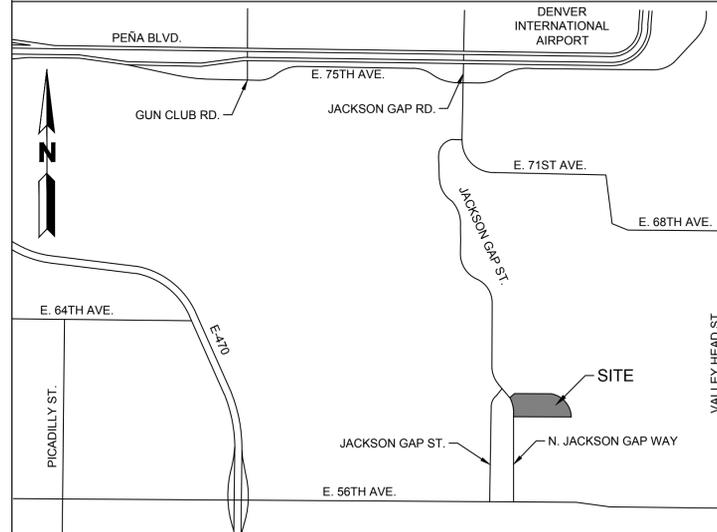
LOT 1, BLOCK 1.
PORTEOS SUBDIVISION FILING NO. 8
A PARCEL OF LAND SITUATED IN THE NORTH HALF OF SECTION 8, TOWNSHIP 3 SOUTH, RANGE 65 WEST OF THE SIXTH PRINCIPAL MERIDIAN, CITY OF AURORA, COUNTY OF ADAMS, STATE OF COLORADO

CITY OF AURORA SITE PLAN NOTES

- 1. 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.
2. ALL SIGNS MUST CONFORM TO THE CITY OF AURORA SIGN CODE.
3. 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."

RYDER TRUCK
SITE PLAN
PORTEOS SUBDIVISION FILING NO. 8

VICINITY MAP



PROJECT TEAM

Table listing project team members: Owner/Developer (Ryder System, Inc.), Architect (Bennet Benner Partners), Electrical Engineer (BHB), Civil Engineer (Ware Malcomb), Landscape Architect (Stack Lot), and Surveyor (Ware Malcomb).

PROJECT DATA

Table with project data including Land Area of Developed Parcel (992,602 SF), Number of Buildings (2), Building Height, Maximum Height of Buildings Permitted, Gross Building Area, Fire Sprinklering, Total Building Coverage, Hard Surface Area, Landscape Area Proposed, Uses, Occupancy Classification, 2015 IBC Construction, Present Zoning Classification, Permitted Sign Area, Planned Sign Area, Required Parking, and Provided Parking.

SHEET INDEX

Table listing sheet numbers and titles: 1 COVER SHEET, 2 SITE PLAN, 3-7 DETAIL SITE PLANS, 8 GRADING PLAN, 9-13 DETAIL GRADING PLANS, 14 UTILITY PLAN, 15-19 DETAIL UTILITY PLANS, 20-21 BUILDING 1 ELEVATIONS, 22 BUILDING 2 ELEVATIONS, 23 FUEL SERVICE ISLAND, 24-28 LANDSCAPE PLANS, 29 LANDSCAPE NOTES AND CHARTS, 30 LANDSCAPE DETAILS AND PLANT MATERIAL SCHEDULE, 31 PHOTOMETRIC PLAN.

AMENDMENTS

SIGNATURE BLOCK

Signature block containing fields for legal description, date, signature, title, state of Colorado, county of Adams, and notary seal.

CLERK AND RECORDER'S CERTIFICATE

Clerk and Recorder's Certificate form with fields for date, time, county clerk and recorder, deputy, page number, and reception number.

CITY OF AURORA APPROVALS

City of Aurora Approvals form with fields for City Attorney, Planning Director, Planning Commission, City Counsel, Attest, and Database Approval.

WARE MALCOMB
CIVIL ENGINEERING & SURVEYING

990 south broadway
suite 230
denver, co 80209
p 303.661.3333
waremalcomb.com

FOR AND ON BEHALF
OF WARE MALCOMB

RYDER TRUCK
PORTEOS SUBDIVISION FILING NO. 8
COVER

Table with columns for NO., DATE, REMARKS, and SPD SUBMITTAL.

Table with columns for JOB NO., PA / PM, DRAWN BY, and DATE.

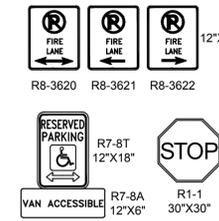
LEGEND:

	PROPERTY LINE		PROPOSED EASEMENT
	EXISTING CURB & GUTTER		EXISTING RIGHT-OF-WAY LINE
	PROPOSED CURB & GUTTER (COA DETAIL S7.1)		FUTURE RIGHT-OF-WAY LINE
	PROPOSED CONCRETE SIDEWALK 6" DEPTH		PROPOSED SETBACK
	GRASS / LANDSCAPE		EXISTING EASEMENT
			PROPOSED SAWCUT LINE
	PROPOSED FENCE / GATE		ADA ACCESS ROUTE
	PROPOSED LIGHT POLE		PROPOSED BUILDING LIGHTS

	PARKING COUNT
	STANDARD: 23
	ACCESSIBLE: 4
	TRAILER:
	40' SPACES: 137
	60' SPACES: 113
	80' SPACES: 129
	TOTAL: 379

**RYDER TRUCK
SITE PLAN**
 PORTEOS SUBDIVISION FILING NO. 8
 A PORTION OF THE NORTH HALF OF SECTION 8,
 TOWNSHIP 3 SOUTH, RANGE 65 WEST OF THE SIXTH
 PRINCIPAL MERIDIAN, CITY OF AURORA, COUNTY OF
 ADAMS, STATE OF COLORADO

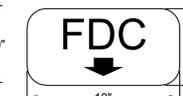
NOTICE
 THIS DOOR TO
 REMAIN UNLOCKED
 DURING BUSINESS HOURS



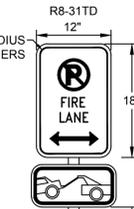
**FIRE LANE, STOP, VAN
ACCESSIBLE
PARKING & HANDICAP SIGNS**
N.T.S.



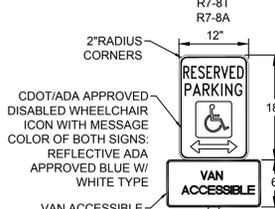
**FIRE SPRINKLER
RISER ROOM SIGN**
N.T.S.



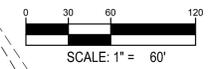
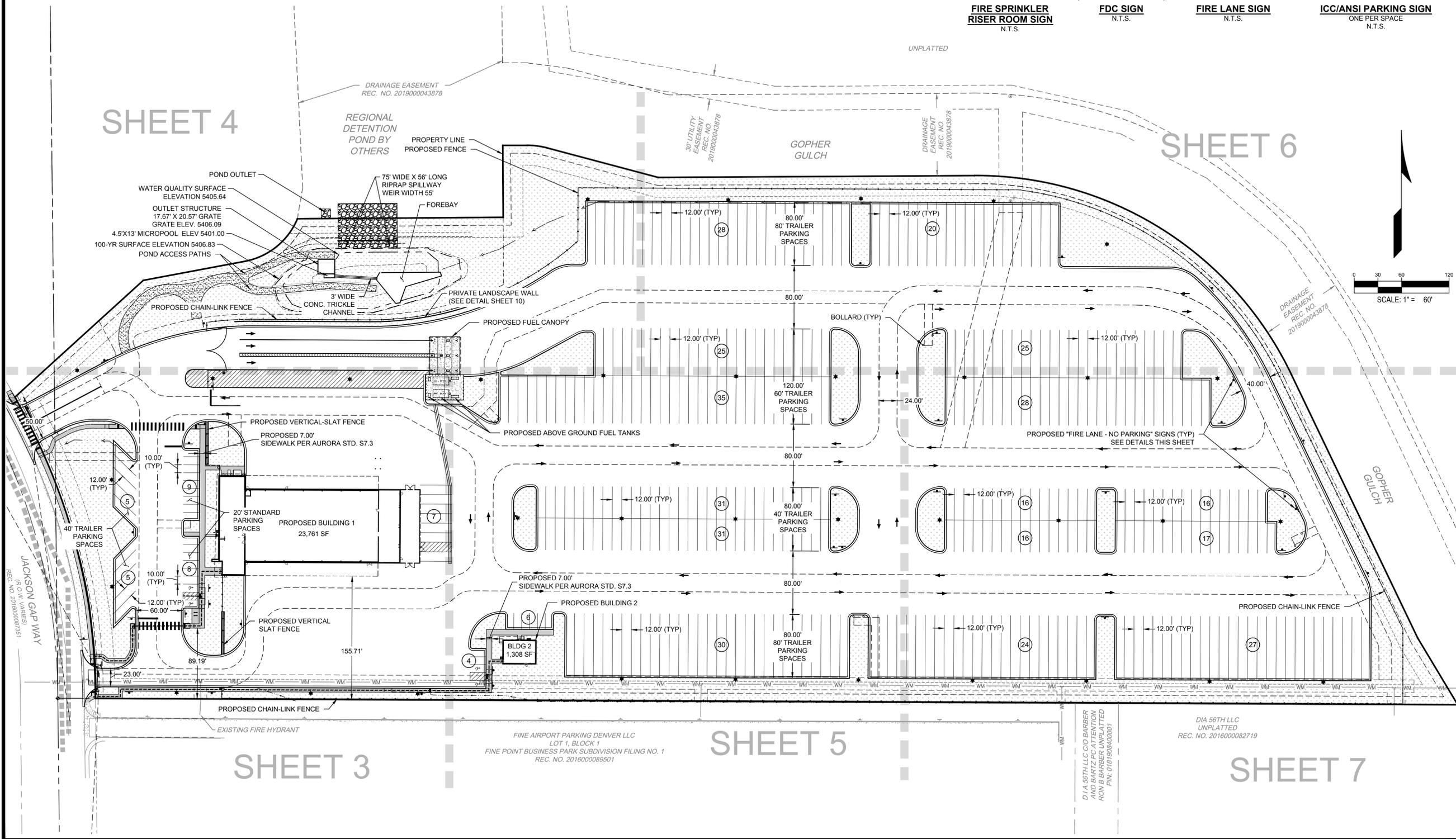
FDC SIGN
N.T.S.



FIRE LANE SIGN
N.T.S.



ICC/ANSI PARKING SIGN
ONE PER SPACE
N.T.S.



WARE MALCOMB
 CIVIL ENGINEERING & SURVEYING

990 south broadway
 suite 230
 denver, co 80209
 p 303.561.3333
 waremalcomb.com

FOR AND ON BEHALF
 OF WARE MALCOMB

**RYDER TRUCK
PORTEOS SUBDIVISION FILING NO. 8
OVERALL SITE PLAN**

NO.	DATE	REMARKS
1	11/30/2023	SPFD SUBMITTAL

JOB NO.:	DCS19-4085
PA / PM:	C. STRAWN
DRAWN BY:	C. JOHNSON
DATE:	03/29/22

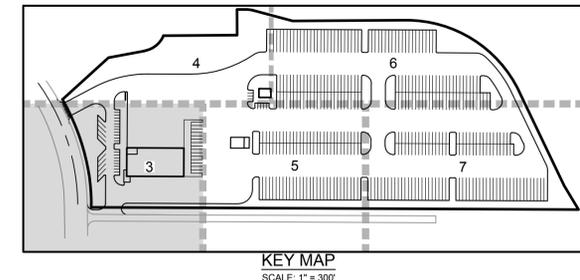
LEGEND:

- PROPERTY LINE
- EXISTING CURB & GUTTER
- PROPOSED CURB & GUTTER (COA DETAIL S7.1)
- PROPOSED ACCESSIBLE PARKING
- PROPOSED SAWCUT
- ICC A117.1 ACCESSIBLE ROUTE
- PROPOSED FIRE HYDRANT
- EXISTING FIRE HYDRANT
- PROPOSED WATER METER
- FDC W/APPD KNOX CAPS
- KNOX BOX
- PROPOSED SIGN
- PROPOSED SIDEWALK
- GRASS / LANDSCAPE
- BIKE RACK
- PROPOSED BLDG LIGHT (TYP.)

- NOTES:**
- 1) ALL DIMENSIONS ARE TO FLOWLINE AND BUILDING FACE UNLESS OTHERWISE NOTED.
 - 2) ALL ACCESSIBLE RAMPS SHALL BE CONSTRUCTED WITH DETECTABLE WARNING PADS. REFERENCE AURORA STD DETAIL S9.5.
 - 3) CONTRACTOR SHALL FIELD VERIFY EXISTING CONDITIONS PRIOR TO CONSTRUCTION. NOTIFY ENGINEER IMMEDIATELY OF ANY DISCREPANCIES FROM PLANS.
 - 4) CONTRACTOR SHALL REMOVE AND REPLACE DAMAGED CURB, GUTTER, PAVING, AND LANDSCAPED AREAS OUTSIDE THE LIMITS OF SITE AND RESTORE BACK TO ITS ORIGINAL CONDITION.
 - 5) PAVEMENT THICKNESS PER GEOTECH REPORT.
 - 6) ALL ENTRANCES ARE PRIVATE UNLESS OTHERWISE NOTED.
 - 7) ALL PROPOSED LANDSCAPING WITHIN THE SIGHT TRIANGLE SHALL BE IN COMPLIANCE WITH COA ROADWAY SPECIFICATIONS, SECTION 4.04.2.10.
 - 8) ALL SIGNS SHALL BE INSTALLED PER COA DETAIL TE-11.

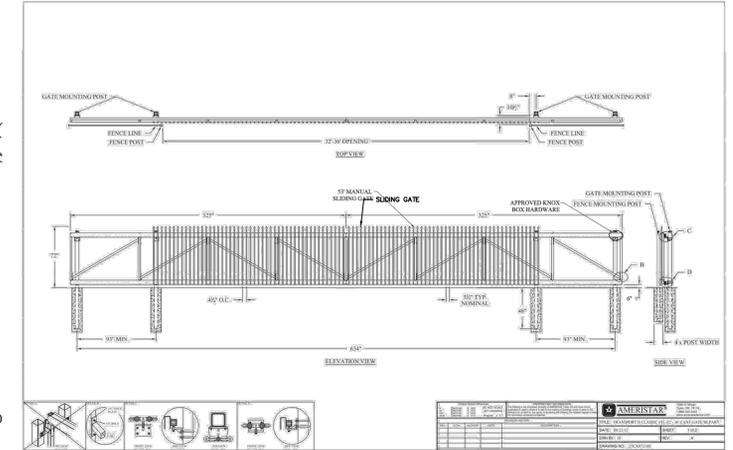
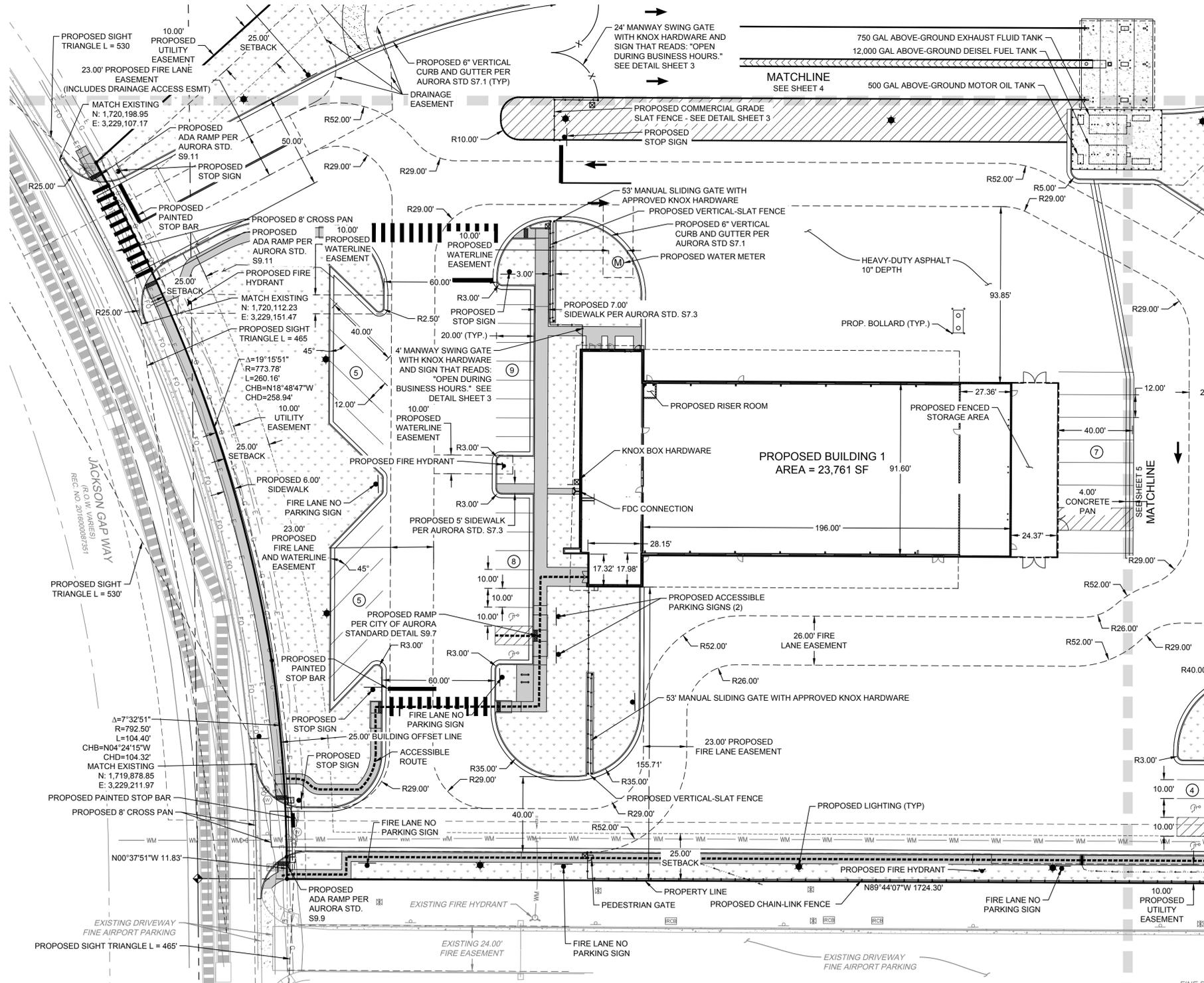
WARE MALCOMB assumes no responsibility for utility locations. The utilities shown on this drawing have been plotted from the best available information. It is, however, the contractors responsibility to field verify the location of all utilities prior to the commencement of any construction.

**RYDER TRUCK
SITE PLAN**
PORTEOS SUBDIVISION FILING NO. 8
A PORTION OF THE NORTH HALF OF SECTION 8,
TOWNSHIP 3 SOUTH, RANGE 65 WEST OF THE SIXTH
PRINCIPAL MERIDIAN, CITY OF AURORA, COUNTY OF
ADAMS, STATE OF COLORADO



WARE MALCOMB
CIVIL ENGINEERING & SURVEYING

990 south broadway
suite 230
denver, co 80209
p 303.661.3333
waremalcomb.com



GATING SYSTEM NOTES:

- 1) THE INSTALLATION OF ANY GATING SYSTEM WILL REQUIRE A CITY OF AURORA LICENSED CONTRACTOR TO OBTAIN A BUILDING PERMIT THROUGH THE AURORA BUILDING DIVISION PRIOR TO THE START OF ANY WORK. THIS WOULD BE CONSIDERED A STRUCTURAL, LIFE SAFETY, AND ELECTRICAL REVIEW WITHIN THE BUILDING DIVISION THAT IS CONDUCTED ON BEHALF OF THE FIRE DEPARTMENT. FOR ASSISTANCE, PLEASE CALL 303-739-7420 AND ASK FOR A LIFE SAFETY PLANS EXAMINER.
- 2) AN ENCROACHMENT INTO OR OVER A FIRE LANE EASEMENT WILL REQUIRE THE DEVELOPER TO OBTAIN A LICENSE AGREEMENT THROUGH THE REAL PROPERTY DIVISION OF THE PUBLIC WORKS DEPARTMENT PLEASE CALL 303-739-7300.

**RYDER TRUCK
PORTEOS SUBDIVISION FILING NO. 8
DETAILED SITE PLAN**

NO.	DATE	REMARKS
1	11/30/2023	SFP SUBMITTAL

JOB NO.:	DCS19-4085
PA / PM:	C. STRAWN
DRAWN BY:	C. JOHNSON
DATE:	03/29/22

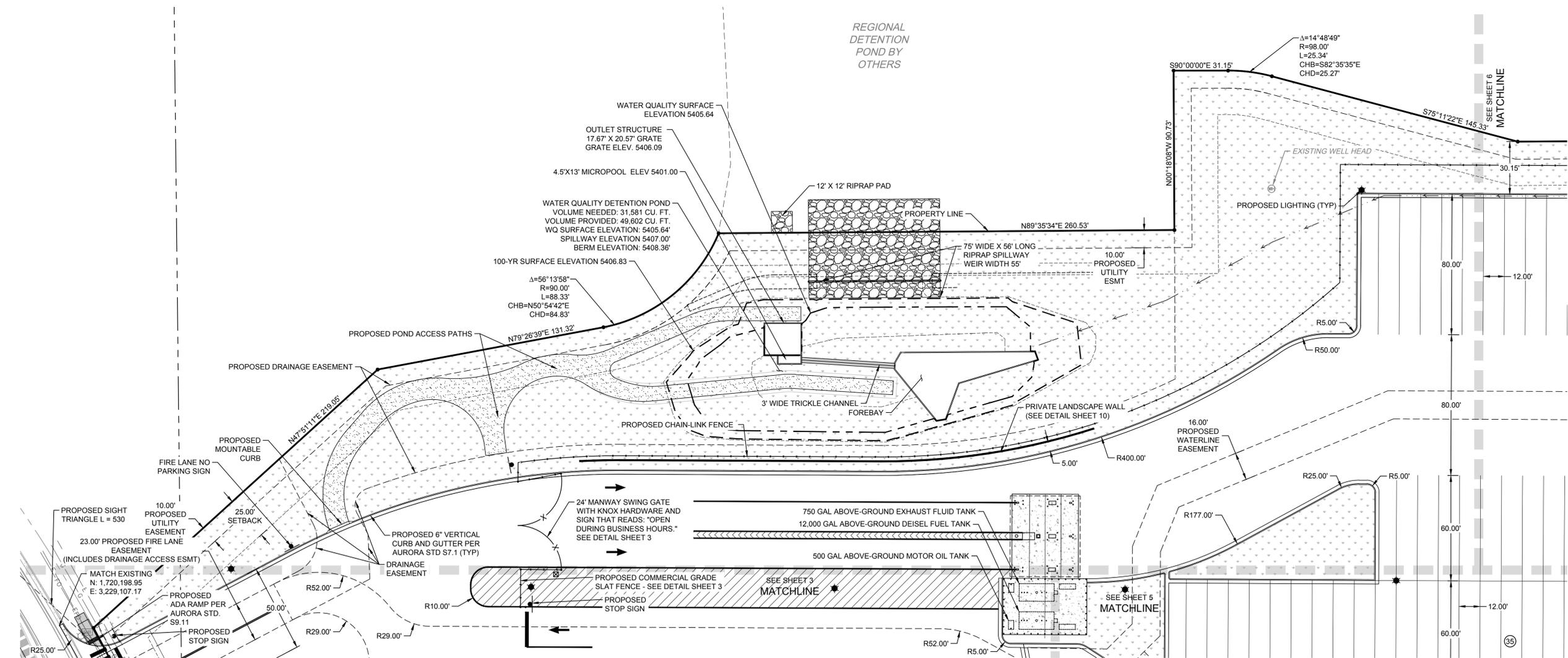
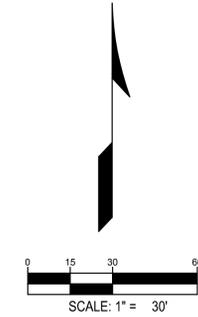
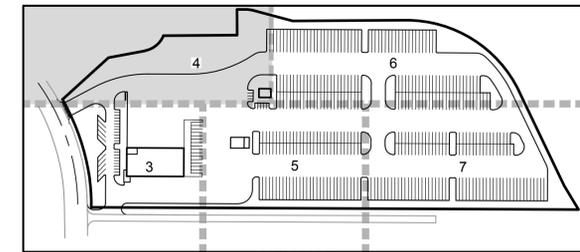
LEGEND:

	PROPERTY LINE
	EXISTING CURB & GUTTER
	PROPOSED CURB & GUTTER (COA DETAIL S7.1)
	PROPOSED ACCESSIBLE PARKING
	PROPOSED SAWCUT
	ICC A117.1 ACCESSIBLE ROUTE
	PROPOSED FIRE HYDRANT
	EXISTING FIRE HYDRANT
	PROPOSED WATER METER
	FDC W/APPD KNOX CAPS
	KNOX BOX
	PROPOSED SIGN
	PROPOSED SIDEWALK
	GRASS / LANDSCAPE
	BIKE RACK
	PROPOSED BLDG LIGHT (TYP.)

- NOTES:**
- 1) ALL DIMENSIONS ARE TO FLOWLINE AND BUILDING FACE UNLESS OTHERWISE NOTED.
 - 2) ALL ACCESSIBLE RAMPS SHALL BE CONSTRUCTED WITH DETECTIBLE WARNING PADS. REFERENCE AURORA STD DETAIL S9.5.
 - 3) CONTRACTOR SHALL FIELD VERIFY EXISTING CONDITIONS PRIOR TO CONSTRUCTION. NOTIFY ENGINEER IMMEDIATELY OF ANY DISCREPANCIES FROM PLANS.
 - 4) CONTRACTOR SHALL REMOVE AND REPLACE DAMAGED CURB, GUTTER, PAVING, AND LANDSCAPED AREAS OUTSIDE THE LIMITS OF SITE AND RESTORE BACK TO ITS ORIGINAL CONDITION.
 - 5) PAVEMENT THICKNESS PER GEOTECH REPORT.
 - 6) ALL ENTRANCES ARE PRIVATE UNLESS OTHERWISE NOTED.
 - 7) ALL PROPOSED LANDSCAPING WITHIN THE SIGHT TRIANGLE SHALL BE IN COMPLIANCE WITH COA ROADWAY SPECIFICATIONS, SECTION 4.04.2.10.
 - 8) ALL SIGNS SHALL BE INSTALLED PER COA DETAIL TE-11.

WARE MALCOMB assumes no responsibility for utility locations. The utilities shown on this drawing have been plotted from the best available information. It is, however, the contractors responsibility to field verify the location of all utilities prior to the commencement of any construction.

**RYDER TRUCK
SITE PLAN**
PORTEOS SUBDIVISION FILING NO. 8
A PORTION OF THE NORTH HALF OF SECTION 8,
TOWNSHIP 3 SOUTH, RANGE 65 WEST OF THE SIXTH
PRINCIPAL MERIDIAN, CITY OF AURORA, COUNTY OF
ADAMS, STATE OF COLORADO



WARE MALCOMB
CIVIL ENGINEERING & SURVEYING

990 south broadway
suite 230
denver, co 80209
p 303.661.3333
waremalcomb.com

FOR AND ON BEHALF
OF WARE MALCOMB

**RYDER TRUCK
PORTEOS SUBDIVISION FILING NO. 8
DETAILED SITE PLAN**

NO.	DATE	REMARKS
1	11/30/2023	SPD SUBMITTAL

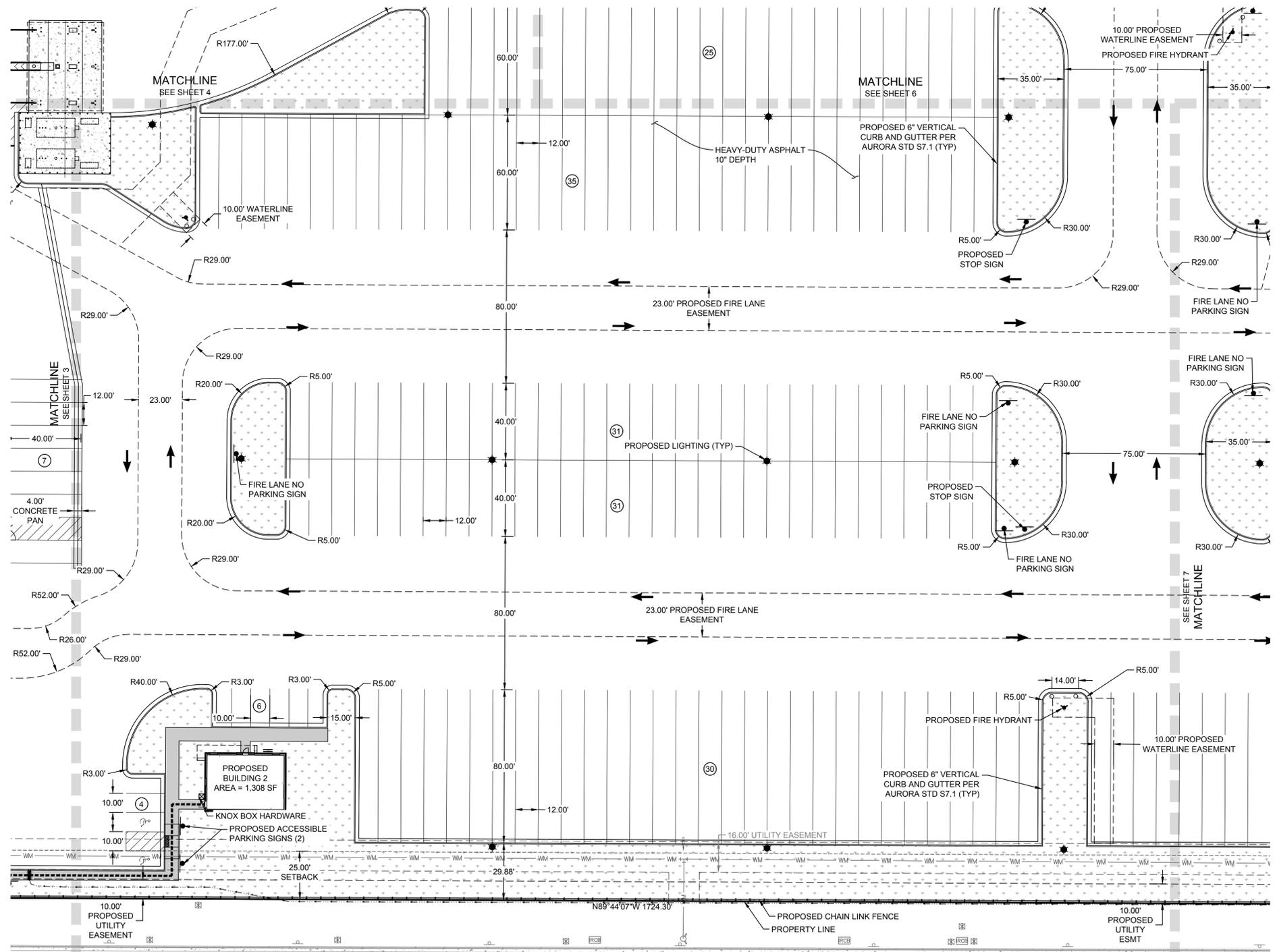
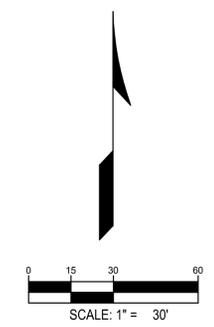
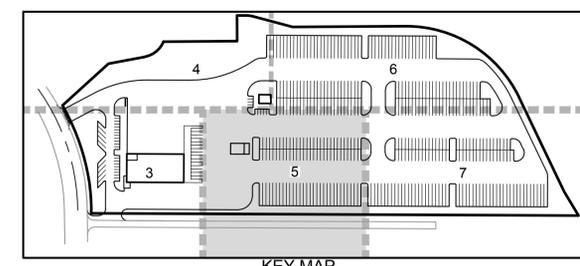
JOB NO.:	DCS19-4085
PA / PM:	C. STRAWN
DRAWN BY:	C. JOHNSON
DATE:	03/29/22

- LEGEND:**
- PROPERTY LINE
 - EXISTING CURB & GUTTER
 - PROPOSED CURB & GUTTER (COA DETAIL S7.1)
 - PROPOSED ACCESSIBLE PARKING
 - PROPOSED SAWCUT
 - ICC A117.1 ACCESSIBLE ROUTE
 - ▲ PROPOSED FIRE HYDRANT
 - ▲ EXISTING FIRE HYDRANT
 - PROPOSED WATER METER
 - FDC W/APP'D KNOX CAPS
 - KNOX BOX
 - ▲ PROPOSED SIGN
 - ▲ PROPOSED SIDEWALK
 - GRASS / LANDSCAPE
 - ↑ BIKE RACK
 - PROPOSED BLDG LIGHT (TYP.)

- NOTES:**
- 1) ALL DIMENSIONS ARE TO FLOWLINE AND BUILDING FACE UNLESS OTHERWISE NOTED.
 - 2) ALL ACCESSIBLE RAMPS SHALL BE CONSTRUCTED WITH DETECTABLE WARNING PADS. REFERENCE AURORA STD DETAIL S9.5.
 - 3) CONTRACTOR SHALL FIELD VERIFY EXISTING CONDITIONS PRIOR TO CONSTRUCTION. NOTIFY ENGINEER IMMEDIATELY OF ANY DISCREPANCIES FROM PLANS.
 - 4) CONTRACTOR SHALL REMOVE AND REPLACE DAMAGED CURB, GUTTER, PAVING, AND LANDSCAPED AREAS OUTSIDE THE LIMITS OF SITE AND RESTORE BACK TO ITS ORIGINAL CONDITION.
 - 5) PAVEMENT THICKNESS PER GEOTECH REPORT.
 - 6) ALL ENTRANCES ARE PRIVATE UNLESS OTHERWISE NOTED.
 - 7) ALL PROPOSED LANDSCAPING WITHIN THE SIGHT TRIANGLE SHALL BE IN COMPLIANCE WITH COA ROADWAY SPECIFICATIONS, SECTION 4.04.2.10.
 - 8) ALL SIGNS SHALL BE INSTALLED PER COA DETAIL TE-11.

WARE MALCOMB assumes no responsibility for 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.

**RYDER TRUCK
SITE PLAN**
PORTEOS SUBDIVISION FILING NO. 8
A PORTION OF THE NORTH HALF OF SECTION 8,
TOWNSHIP 3 SOUTH, RANGE 65 WEST OF THE SIXTH
PRINCIPAL MERIDIAN, CITY OF AURORA, COUNTY OF
ADAMS, STATE OF COLORADO



FINE AIRPORT PARKING DENVER LLC
LOT 1, BLOCK 1
FINE POINT BUSINESS PARK SUBDIVISION FILING NO. 1
REG. NO. 201600089501

WARE MALCOMB
CIVIL ENGINEERING & SURVEYING
990 south broadway
suite 230
denver, co 80209
p 303.661.3333
waremalcomb.com

FOR AND ON BEHALF
OF WARE MALCOMB

**RYDER TRUCK
PORTEOS SUBDIVISION FILING NO. 8
DETAILED SITE PLAN**

NO.	DATE	REMARKS
1	11/30/2023	SPD SUBMITTAL

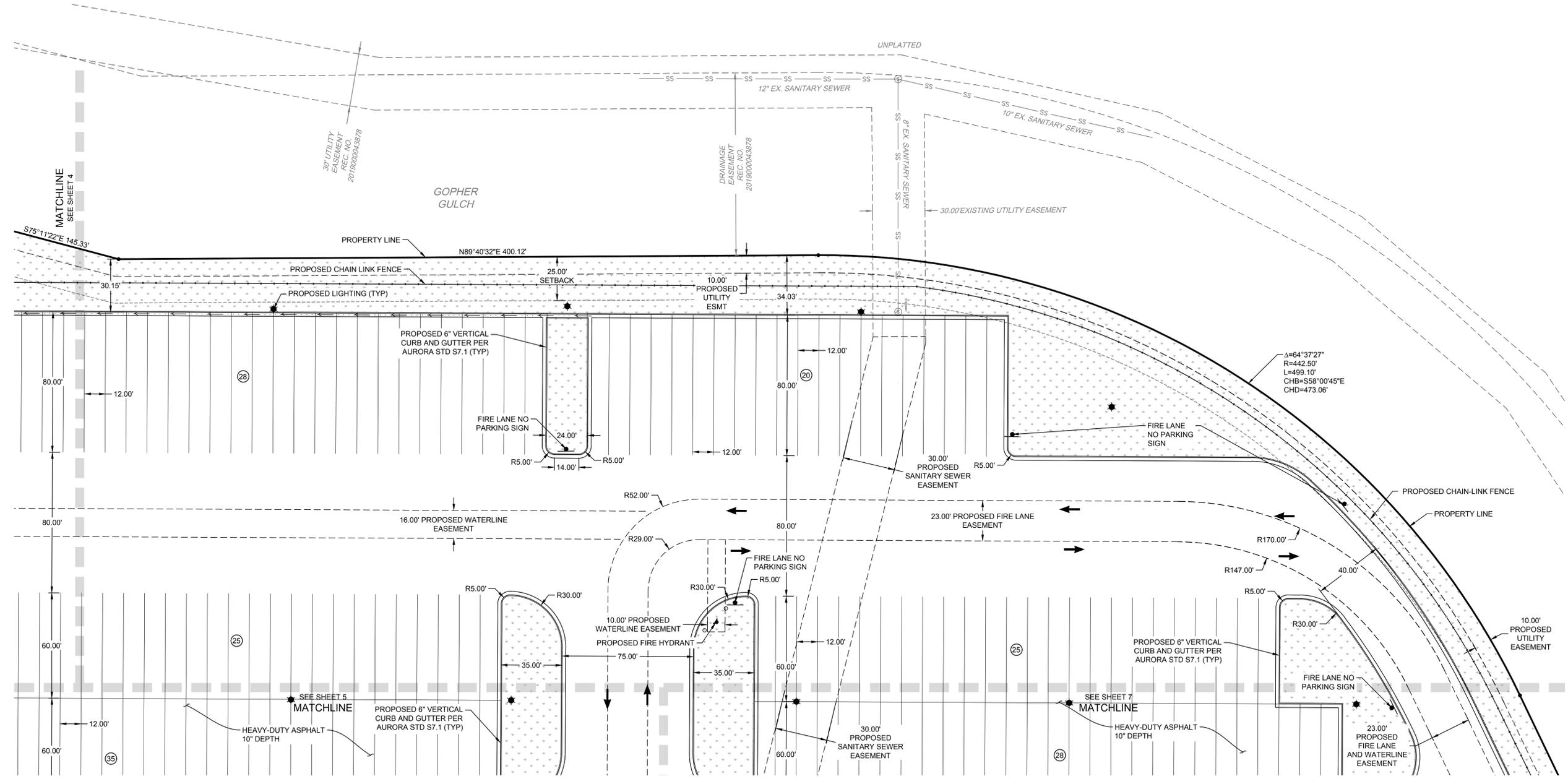
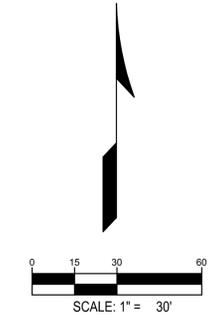
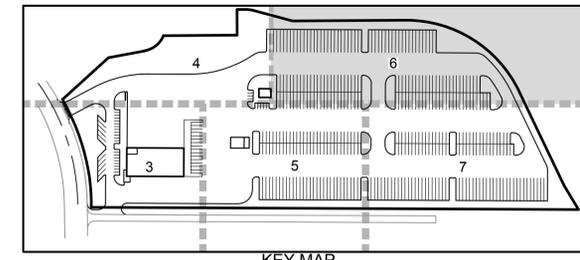
JOB NO.:	DCS19-4085
PA / PM:	C. STRAWN
DRAWN BY:	C. JOHNSON
DATE:	03/29/22

- LEGEND:**
- PROPERTY LINE
 - EXISTING CURB & GUTTER
 - PROPOSED CURB & GUTTER (COA DETAIL S7.1)
 - ♿ PROPOSED ACCESSIBLE PARKING
 - - - PROPOSED SAWCUT
 - ICC A117.1 ACCESSIBLE ROUTE
 - ⊕ PROPOSED FIRE HYDRANT
 - ⊕ EXISTING FIRE HYDRANT
 - ⊕ PROPOSED WATER METER
 - ⊕ FDC W/APPD KNOX CAPS
 - ⊕ KNOX BOX
 - ⊕ PROPOSED SIGN
 - ▭ PROPOSED SIDEWALK
 - ▭ GRASS / LANDSCAPE
 - ↑ BIKE RACK
 - PROPOSED BLDG LIGHT (TYP.)

- NOTES:**
- 1) ALL DIMENSIONS ARE TO FLOWLINE AND BUILDING FACE UNLESS OTHERWISE NOTED.
 - 2) ALL ACCESSIBLE RAMPS SHALL BE CONSTRUCTED WITH DETECTIBLE WARNING PADS. REFERENCE AURORA STD DETAIL S9.5.
 - 3) CONTRACTOR SHALL FIELD VERIFY EXISTING CONDITIONS PRIOR TO CONSTRUCTION. NOTIFY ENGINEER IMMEDIATELY OF ANY DISCREPANCIES FROM PLANS.
 - 4) CONTRACTOR SHALL REMOVE AND REPLACE DAMAGED CURB, GUTTER, PAVING, AND LANDSCAPED AREAS OUTSIDE THE LIMITS OF SITE AND RESTORE BACK TO ITS ORIGINAL CONDITION.
 - 5) PAVEMENT THICKNESS PER GEOTECH REPORT.
 - 6) ALL ENTRANCES ARE PRIVATE UNLESS OTHERWISE NOTED.
 - 7) ALL PROPOSED LANDSCAPING WITHIN THE SIGHT TRIANGLE SHALL BE IN COMPLIANCE WITH COA ROADWAY SPECIFICATIONS, SECTION 4.04.2.10.
 - 8) ALL SIGNS SHALL BE INSTALLED PER COA DETAIL TE-11.

WARE MALCOMB assumes no responsibility for utility locations. The utilities shown on this drawing have been plotted from the best available information. It is, however, the contractors responsibility to field verify the location of all utilities prior to the commencement of any construction.

**RYDER TRUCK
SITE PLAN**
PORTEOS SUBDIVISION FILING NO. 8
A PORTION OF THE NORTH HALF OF SECTION 8,
TOWNSHIP 3 SOUTH, RANGE 65 WEST OF THE SIXTH
PRINCIPAL MERIDIAN, CITY OF AURORA, COUNTY OF
ADAMS, STATE OF COLORADO



WARE MALCOMB
CIVIL ENGINEERING & SURVEYING

990 south broadway
suite 230
denver, co 80209
p 303.661.3333
waremalcomb.com

FOR AND ON BEHALF
OF WARE MALCOMB

**RYDER TRUCK
PORTEOS SUBDIVISION FILING NO. 8
DETAILED SITE PLAN**

NO.	DATE	REMARKS
1	11/30/2023	SPD SUBMITTAL

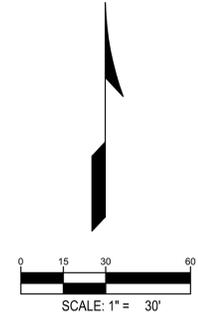
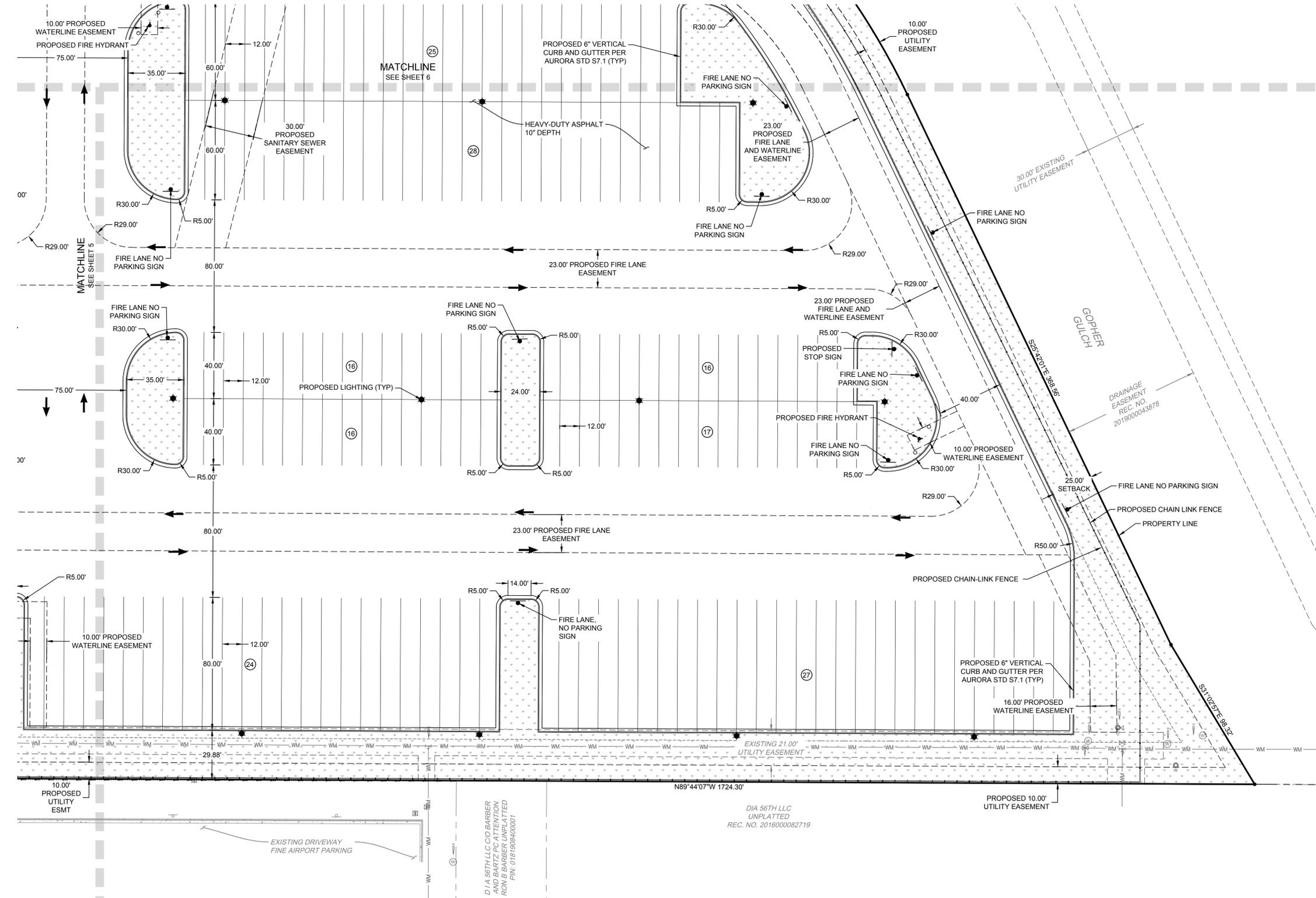
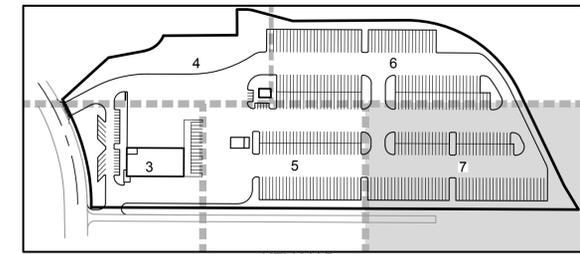
JOB NO.:	DCS19-4085
PA / PM:	C. STRAWN
DRAWN BY:	C. JOHNSON
DATE:	03/29/22

- LEGEND:**
- PROPERTY LINE
 - EXISTING CURB & GUTTER
 - PROPOSED CURB & GUTTER (COA DETAIL S7.1)
 - PROPOSED ACCESSIBLE PARKING
 - - - PROPOSED SAWCUT
 - - - ICC A117.1 ACCESSIBLE ROUTE
 - ⊕ PROPOSED FIRE HYDRANT
 - ⊕ EXISTING FIRE HYDRANT
 - ⊕ PROPOSED WATER METER
 - ⊕ FDC W/APPD KNOX CAPS
 - ⊕ KNOX BOX
 - ⊕ PROPOSED SIGN
 - ▨ PROPOSED SIDEWALK
 - ▨ GRASS / LANDSCAPE
 - ⊥ BIKE RACK
 - PROPOSED BLDG LIGHT (TYP.)

- NOTES:**
- 1) ALL DIMENSIONS ARE TO FLOWLINE AND BUILDING FACE UNLESS OTHERWISE NOTED.
 - 2) ALL ACCESSIBLE RAMPS SHALL BE CONSTRUCTED WITH DETECTABLE WARNING PADS. REFERENCE AURORA STD DETAIL S9.5.
 - 3) CONTRACTOR SHALL FIELD VERIFY EXISTING CONDITIONS PRIOR TO CONSTRUCTION. NOTIFY ENGINEER IMMEDIATELY OF ANY DISCREPANCIES FROM PLANS.
 - 4) CONTRACTOR SHALL REMOVE AND REPLACE DAMAGED CURB, GUTTER, PAVING, AND LANDSCAPED AREAS OUTSIDE THE LIMITS OF SITE AND RESTORE BACK TO ITS ORIGINAL CONDITION.
 - 5) PAVEMENT THICKNESS PER GEOTECH REPORT.
 - 6) ALL ENTRANCES ARE PRIVATE UNLESS OTHERWISE NOTED.
 - 7) ALL PROPOSED LANDSCAPING WITHIN THE SIGHT TRIANGLE SHALL BE IN COMPLIANCE WITH COA ROADWAY SPECIFICATIONS, SECTION 4.04.2.10.
 - 8) ALL SIGNS SHALL BE INSTALLED PER COA DETAIL TE-11.

WARE MALCOMB assumes no responsibility for 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.

**RYDER TRUCK
SITE PLAN**
PORTEOS SUBDIVISION FILING NO. 8
A PORTION OF THE NORTH HALF OF SECTION 8,
TOWNSHIP 3 SOUTH, RANGE 65 WEST OF THE SIXTH
PRINCIPAL MERIDIAN, CITY OF AURORA, COUNTY OF
ADAMS, STATE OF COLORADO



WARE MALCOMB
CIVIL ENGINEERING & SURVEYING

990 south broadway
suite 230
denver, co 80209
p 303.661.3333
waremalcomb.com

FOR AND ON BEHALF
OF WARE MALCOMB

**RYDER TRUCK
PORTEOS SUBDIVISION FILING NO. 8
DETAILED SITE PLAN**

NO.	DATE	REMARKS
1	11/30/2023	SPD SUBMITTAL

JOB NO.:	DCS19-4085
PA / PM:	C. STRAWN
DRAWN BY:	C. JOHNSON
DATE:	03/29/22

DIA 56TH LLC C/O BARBER
AND BARTZ PC ATTENTION
RON B BARBER UNPLATTED
PIN: 0181908400001

DIA 56TH LLC
UNPLATTED
REC. NO. 2016000082719

LEGEND:	
—	PROPERTY LINE
— 5720 —	PROPOSED 5' CONTOUR
— 5721 —	PROPOSED 1' CONTOUR
- - - 5720 - - -	EXISTING 5' CONTOUR
- - - 5721 - - -	EXISTING 1' CONTOUR
▬▬▬▬▬▬	PROPOSED STORM LINE
▬▬▬▬▬▬	EXISTING STORM LINE
▬▬▬▬▬▬	PROPOSED STORM INLET
▬▬▬▬▬▬	EXISTING STORM INLET
→	FLOW DIRECTION
▬▬▬▬▬▬	PROPOSED CONCRETE WALK
▬▬▬▬▬▬	GRASS / LANDSCAPE
▬▬▬▬▬▬	PROPOSED DRAINAGE OVERFLOW PATH
▬▬▬▬▬▬	PROPOSED CURB & GUTTER (COA DETAIL S7.1)
- - - - -	PROPOSED EASEMENT
- - - - -	EXISTING EASEMENT
▬▬▬▬▬▬	PROPOSED WATER LINE
▬▬▬▬▬▬	EXISTING WATER LINE
⊙	PROPOSED FIRE HYDRANT
⊙	EXISTING FIRE HYDRANT
⊙	EXISTING FIRE HYDRANT W/ MANHOLE
▬▬▬▬▬▬	EXISTING WATERLINE & VALVE
▬▬▬▬▬▬	EXISTING GAS LINE
▬▬▬▬▬▬	EXISTING TELEPHONE LINE
▬▬▬▬▬▬	EXISTING CURB & GUTTER
▬▬▬▬▬▬	ADA ACCESSIBLE ROUTE
— E —	EXISTING ELECTRIC LINE
— FO —	EXISTING FIBER OPTIC LINE
⊙	PROPOSED LIGHT POLE
⊙	EXISTING LIGHT POLE
⊙	EXISTING ELECTRIC METER
⊙	EXISTING ELECTRIC BREAKER
⊙	EXISTING TRANSFORMER
⊙	EXISTING TELEPHONE BOX
⊙	EXISTING EXISTING ELECTRIC BOX
⊙	EXISTING EXISTING IRRIGATION VAULT
⊙	KNOX BOX
⊙	FIRE DEPARTMENT CONNECTION W/ KNOX HARDWARE
⊙	PROPOSED ELECTRIC TRANSFORMER

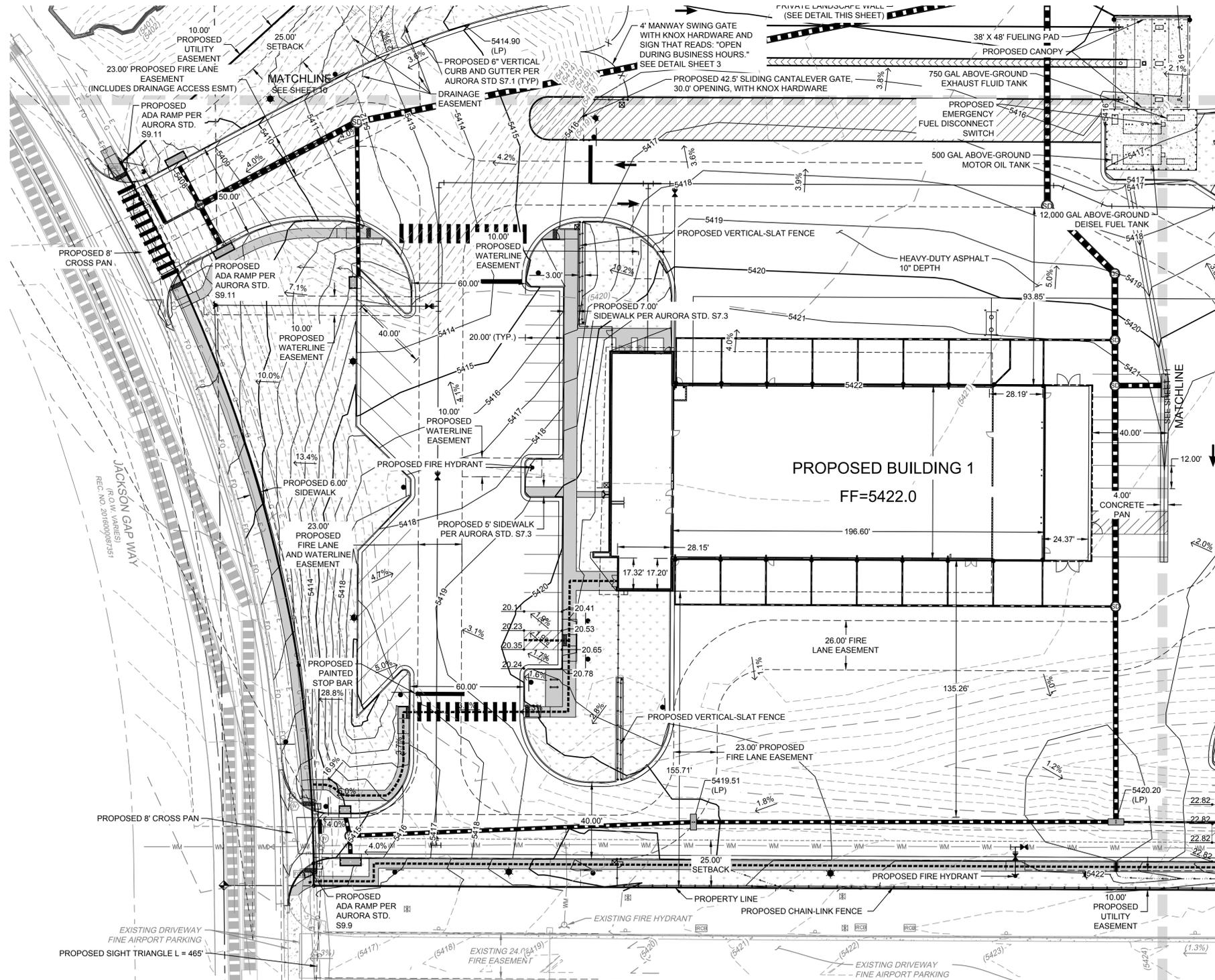
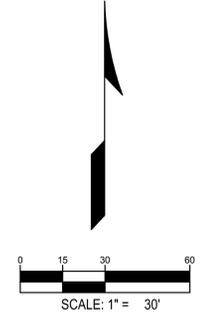
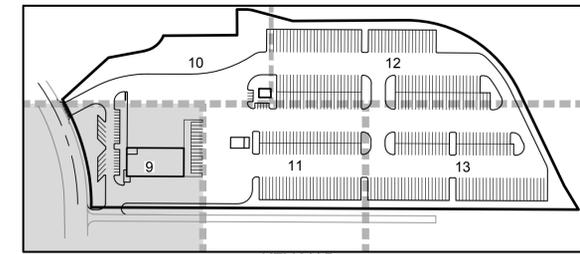
RYDER TRUCK SITE PLAN

PORTEOS SUBDIVISION FILING NO. 8
A PORTION OF THE NORTH HALF OF SECTION 8,
TOWNSHIP 3 SOUTH, RANGE 65 WEST OF THE SIXTH
PRINCIPAL MERIDIAN, CITY OF AURORA, COUNTY OF
ADAMS, STATE OF COLORADO

WARE MALCOMB assumes no responsibility for utility locations. The utilities shown on this drawing have been plotted from the best available information. It is, however, the contractors responsibility to field verify the location of all utilities prior to the commencement of any construction.

NOTES:

1. ALL PROPOSED WALKS TO BE ACCESSIBLE (2.0% MAX CROSS SLOPE, 5.0% MAX LONGITUDINAL SLOPE).
2. DRAINAGE FACILITIES ARE PRIVATE AND TO BE MAINTAINED BY THE OWNER.
3. ALL ENTRANCES ARE PRIVATE UNLESS OTHERWISE NOTED.
4. MAX 2% SLOPE IN ANY DIRECTION AT ACCESSIBLE PARKING SPACES.
5. MIN SLOPE AWAY FROM THE BUILDING IS 5% FOR 10' FOR LANDSCAPE AREAS, MIN 2% FOR IMPERVIOUS AREAS.
6. MIN PAVEMENT SLOPES: 1% FOR ASPHALT, 0.5% FOR CONCRETE.



WARE MALCOMB
CIVIL ENGINEERING & SURVEYING

990 south broadway
suite 230
denver, co 80209
p 303.561.3333
waremalcomb.com

FOR AND ON BEHALF
OF WARE MALCOMB

RYDER TRUCK
PORTEOS SUBDIVISION FILING NO. 8
DETAILED GRADING PLAN

NO.	DATE	REMARKS
1	11/30/2023	SPD SUBMITTAL

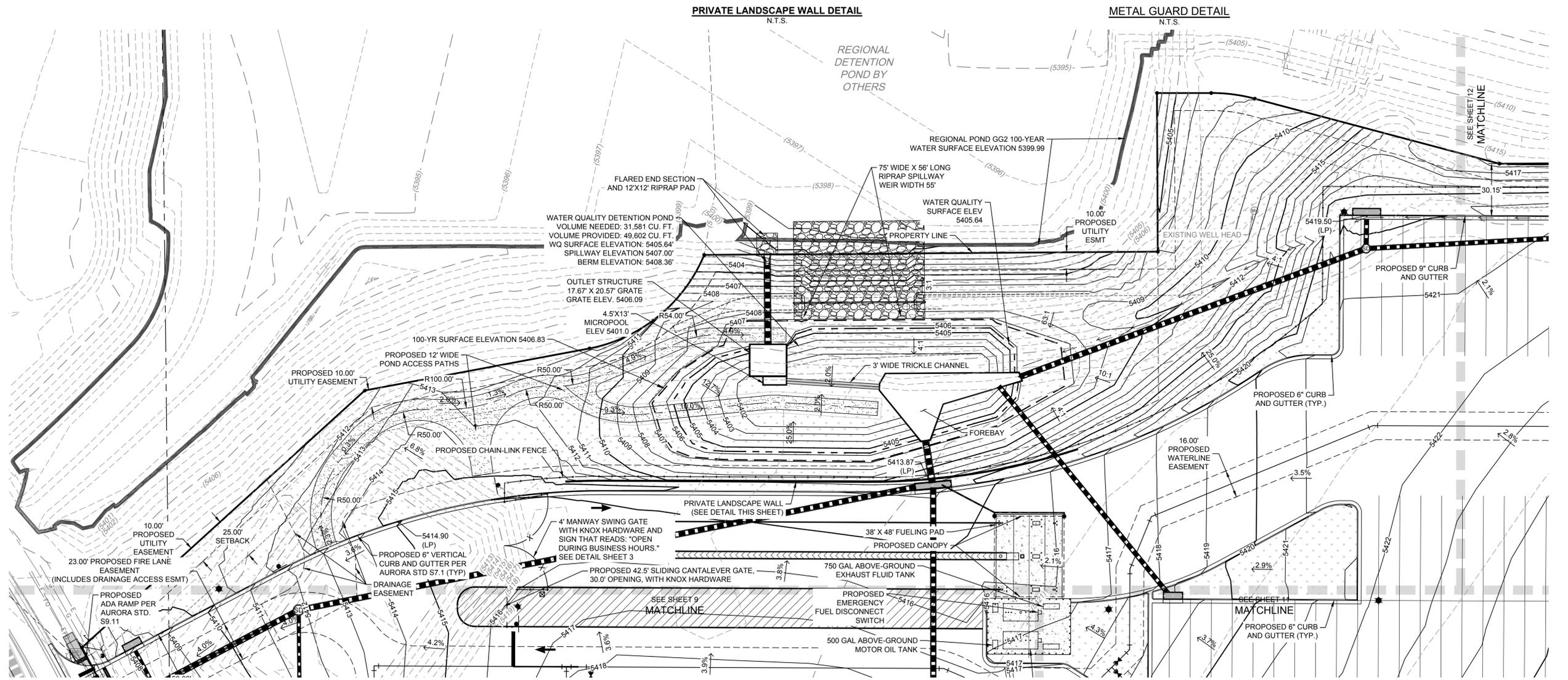
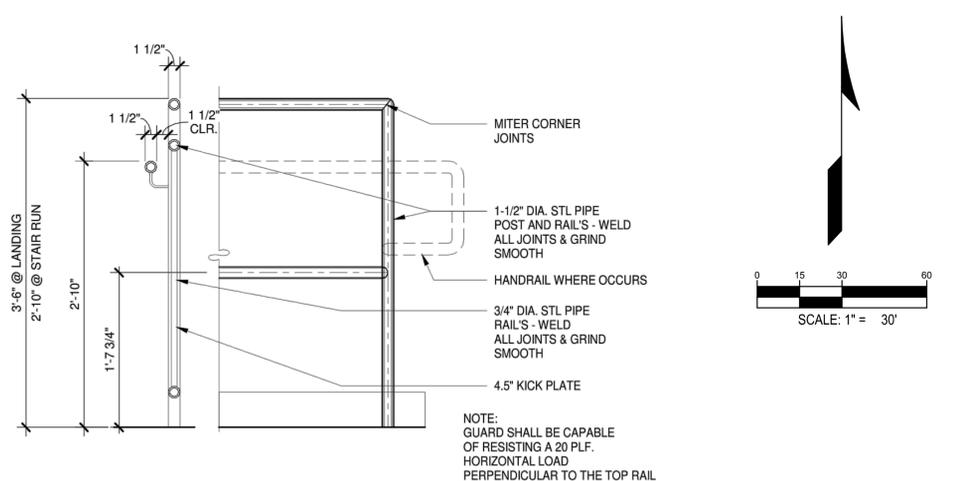
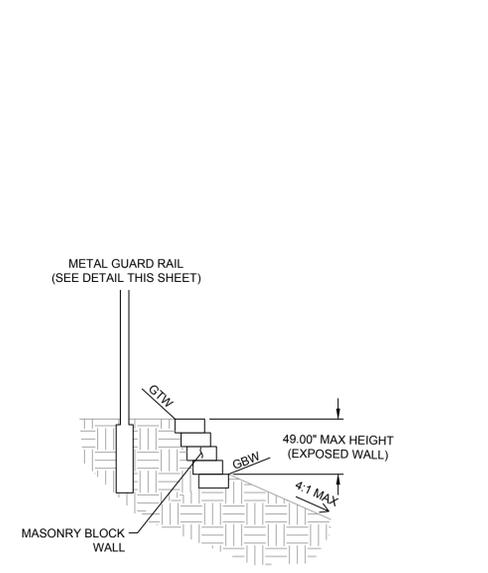
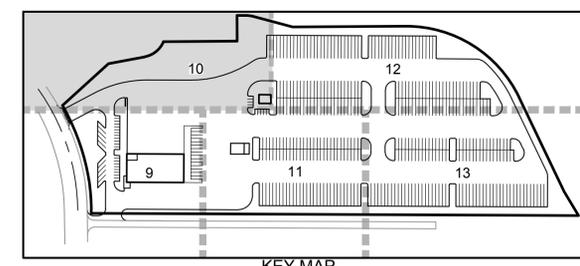
JOB NO.: DCS19-4085
PA / PM: C. STRAWN
DRAWN BY: C. JOHNSON
DATE: 03/29/22

LEGEND:	
— 5720 —	PROPERTY LINE
— 5721 —	PROPOSED 5' CONTOUR
- - - 5720 - - -	PROPOSED 1' CONTOUR
- - - 5721 - - -	EXISTING 5' CONTOUR
- - - 5721 - - -	EXISTING 1' CONTOUR
[Pattern]	PROPOSED STORM LINE
[Pattern]	EXISTING STORM LINE
[Symbol]	PROPOSED STORM INLET
[Symbol]	EXISTING STORM INLET
[Symbol]	FLOW DIRECTION
[Symbol]	PROPOSED CONCRETE WALK
[Symbol]	GRASS / LANDSCAPE
[Symbol]	PROPOSED CURB & GUTTER (COA DETAIL S7.1)
[Symbol]	PROPOSED EASEMENT
[Symbol]	EXISTING EASEMENT
[Symbol]	PROPOSED WATER LINE
[Symbol]	EXISTING FENCE
[Symbol]	PROPOSED FIRE HYDRANT
[Symbol]	EXISTING FIRE HYDRANT
[Symbol]	PROPOSED SIGN
[Symbol]	EXISTING SANITARY SEWER W/ MANHOLE
[Symbol]	EXISTING WATERLINE & VALVE
[Symbol]	EXISTING GAS LINE
[Symbol]	EXISTING TELEPHONE LINE
[Symbol]	EXISTING CURB & GUTTER
[Symbol]	ADA ACCESSIBLE ROUTE
[Symbol]	PROPOSED DRAINAGE OVERFLOW PATH
[Symbol]	EXISTING ELECTRIC LINE
[Symbol]	EXISTING FIBER OPTIC LINE
[Symbol]	PROPOSED LIGHT POLE
[Symbol]	EXISTING LIGHT POLE
[Symbol]	EXISTING ELECTRIC METER
[Symbol]	EXISTING ELECTRIC BREAKER
[Symbol]	EXISTING TRANSFORMER
[Symbol]	EXISTING TELEPHONE BOX
[Symbol]	EXISTING EXISTING ELECTRIC BOX
[Symbol]	EXISTING EXISTING IRRIGATION VAULT
[Symbol]	KNOX BOX
[Symbol]	FIRE DEPARTMENT CONNECTION W/ KNOX HARDWARE
[Symbol]	PROPOSED ELECTRIC TRANSFORMER

- NOTES:**
- ALL PROPOSED WALKS TO BE ACCESSIBLE (2.0% MAX CROSS SLOPE, 5.0% MAX LONGITUDINAL SLOPE).
 - DRAINAGE FACILITIES ARE PRIVATE AND TO BE MAINTAINED BY THE OWNER.
 - ALL ENTRANCES ARE PRIVATE UNLESS OTHERWISE NOTED.
 - MAX 2% SLOPE IN ANY DIRECTION AT ACCESSIBLE PARKING SPACES.
 - MIN SLOPE AWAY FROM THE BUILDING IS 5% FOR 10' FOR LANDSCAPE AREAS, MIN 2% FOR IMPERVIOUS AREAS.
 - MIN PAVEMENT SLOPES: 1% FOR ASPHALT, 0.5% FOR CONCRETE.

**RYDER TRUCK
SITE PLAN**
PORTEOS SUBDIVISION FILING NO. 8
A PORTION OF THE NORTH HALF OF SECTION 8,
TOWNSHIP 3 SOUTH, RANGE 65 WEST OF THE SIXTH
PRINCIPAL MERIDIAN, CITY OF AURORA, COUNTY OF
ADAMS, STATE OF COLORADO

WARE MALCOMB assumes no responsibility for utility locations. The utilities shown on this drawing have been plotted from the best available information. It is, however, the contractors responsibility to field verify the location of all utilities prior to the commencement of any construction.



WARE MALCOMB
CIVIL ENGINEERING & SURVEYING

990 south broadway
suite 230
denver, co 80209
p 303.561.3333
waremalcomb.com

FOR AND ON BEHALF
OF WARE MALCOMB

**RYDER TRUCK
PORTEOS SUBDIVISION FILING NO. 8
DETAILED GRADING PLAN**

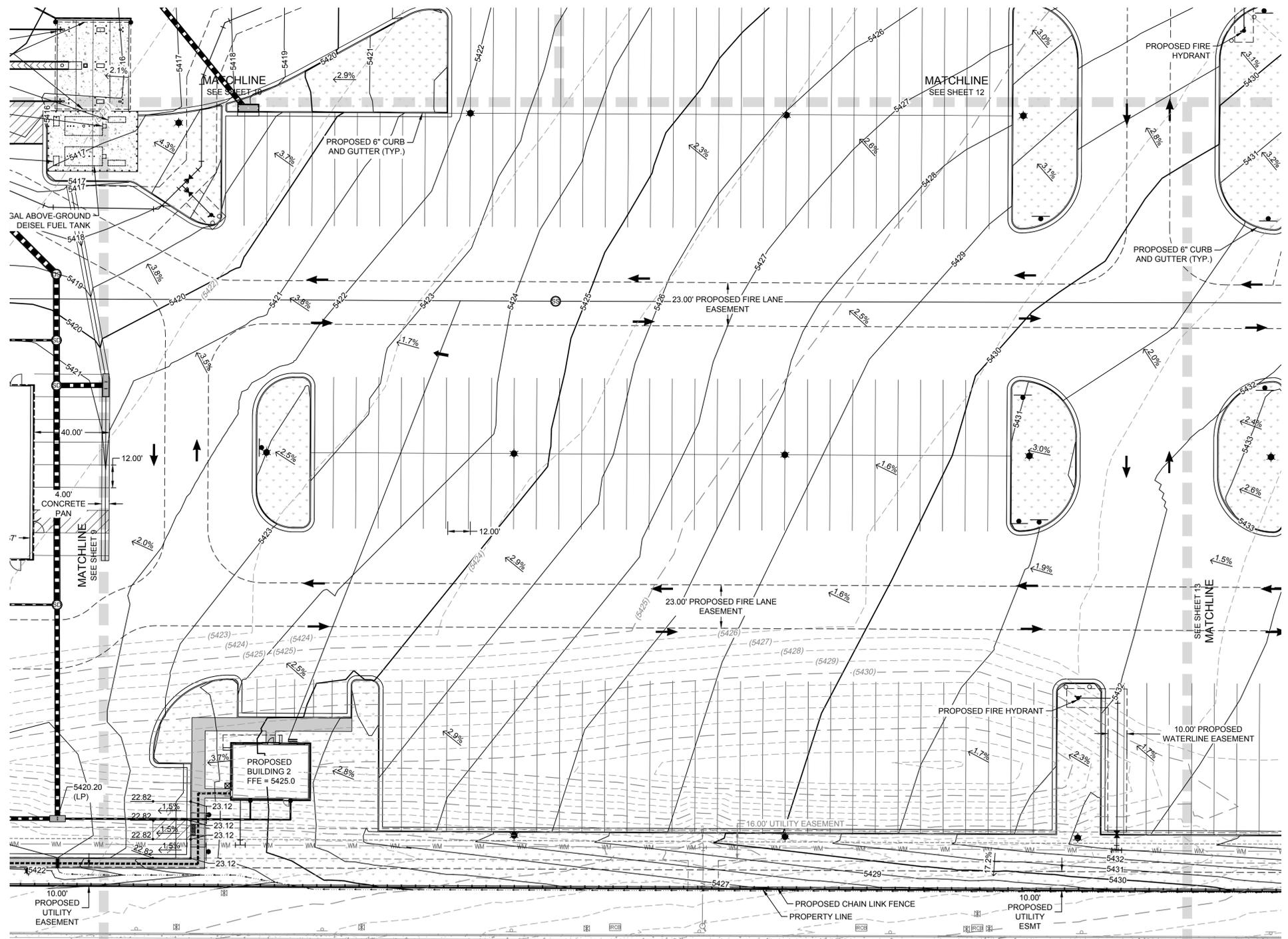
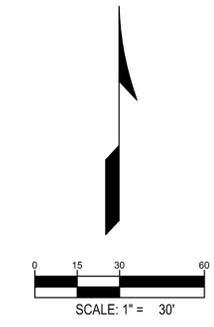
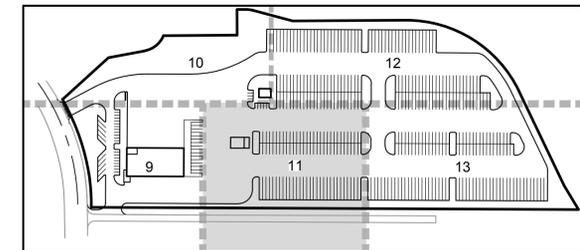
NO.	DATE	REMARKS
1	11/30/2023	SPD SUBMITTAL

JOB NO.: DCS19-4085
PA / PM: C. STRAWN
DRAWN BY: C. JOHNSON
DATE: 03/29/22

LEGEND:	
— 5720 —	PROPERTY LINE
— 5721 —	PROPOSED 5' CONTOUR
- - - 5720 - - -	PROPOSED 1' CONTOUR
- - - 5721 - - -	EXISTING 5' CONTOUR
- - - 5721 - - -	EXISTING 1' CONTOUR
▬▬▬▬▬▬	PROPOSED STORM LINE
▬▬▬▬▬▬	EXISTING STORM LINE
▬▬▬▬▬▬	PROPOSED STORM INLET
▬▬▬▬▬▬	EXISTING STORM INLET
→	FLOW DIRECTION
▬▬▬▬▬▬	PROPOSED CONCRETE WALK
▬▬▬▬▬▬	GRASS / LANDSCAPE
▬▬▬▬▬▬	PROPOSED DRAINAGE OVERFLOW PATH
▬▬▬▬▬▬	PROPOSED CURB & GUTTER (COA DETAIL S7.1)
- - - - -	PROPOSED EASEMENT
- - - - -	EXISTING EASEMENT
▬▬▬▬▬▬	PROPOSED WATER LINE
- - - - -	EXISTING FENCE
⦿	PROPOSED FIRE HYDRANT
⦿	EXISTING FIRE HYDRANT
⦿	EXISTING FIRE HYDRANT W/ MANHOLE
▬▬▬▬▬▬	EXISTING WATERLINE & VALVE
G	EXISTING GAS LINE
T	EXISTING TELEPHONE LINE
- - - - -	EXISTING CURB & GUTTER
- - - - -	ADA ACCESSIBLE ROUTE
E	EXISTING ELECTRIC LINE
FO	EXISTING FIBER OPTIC LINE
⦿	PROPOSED LIGHT POLE
⦿	EXISTING LIGHT POLE
⦿	EXISTING ELECTRIC METER
⦿	EXISTING ELECTRIC BREAKER
⦿	EXISTING TRANSFORMER
⦿	EXISTING TELEPHONE BOX
⦿	EXISTING EXISTING ELECTRIC BOX
⦿	EXISTING EXISTING IRRIGATION VAULT
⦿	KNOX BOX
⦿	FIRE DEPARTMENT CONNECTION W/ KNOX HARDWARE
⦿	PROPOSED ELECTRIC TRANSFORMER

**RYDER TRUCK
SITE PLAN**
PORTEOS SUBDIVISION FILING NO. 8
A PORTION OF THE NORTH HALF OF SECTION 8,
TOWNSHIP 3 SOUTH, RANGE 65 WEST OF THE SIXTH
PRINCIPAL MERIDIAN, CITY OF AURORA, COUNTY OF
ADAMS, STATE OF COLORADO

- NOTES:**
- ALL PROPOSED WALKS TO BE ACCESSIBLE (2.0% MAX CROSS SLOPE, 5.0% MAX LONGITUDINAL SLOPE).
 - DRAINAGE FACILITIES ARE PRIVATE AND TO BE MAINTAINED BY THE OWNER.
 - ALL ENTRANCES ARE PRIVATE UNLESS OTHERWISE NOTED.
 - MAX 2% SLOPE IN ANY DIRECTION AT ACCESSIBLE PARKING SPACES.
 - MIN SLOPE AWAY FROM THE BUILDING IS 5% FOR 10' FOR LANDSCAPE AREAS, MIN 2% FOR IMPERVIOUS AREAS.
 - MIN PAVEMENT SLOPES: 1% FOR ASPHALT, 0.5% FOR CONCRETE.



FINE AIRPORT PARKING DENVER LLC
BLOCK 1
FINE POINT BUSINESS PARK SUBDIVISION FILING NO. 1
REC. NO. 201600089501

WARE MALCOMB
CIVIL ENGINEERING & SURVEYING

990 south broadway
suite 230
denver, co 80209
p 303.661.3333
waremalcomb.com

FOR AND ON BEHALF
OF WARE MALCOMB

**RYDER TRUCK
PORTEOS SUBDIVISION FILING NO. 8
DETAILED GRADING PLAN**

NO.	DATE	REMARKS
1	11/30/2023	SPD SUBMITTAL

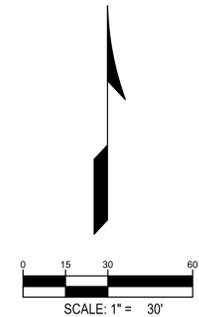
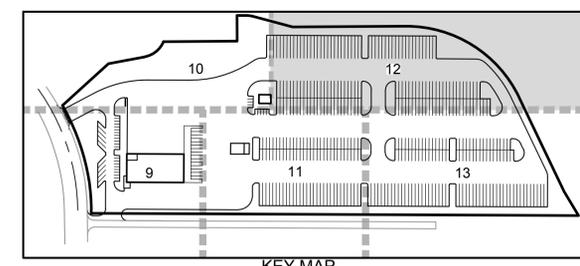
JOB NO.:	DCS19-4085
PA / PM:	C. STRAWN
DRAWN BY:	C. JOHNSON
DATE:	03/29/22

WARE MALCOMB assumes no responsibility for utility locations. The utilities shown on this drawing have been plotted from the best available information. It is, however, the contractors responsibility to field verify the location of all utilities prior to the commencement of any construction.

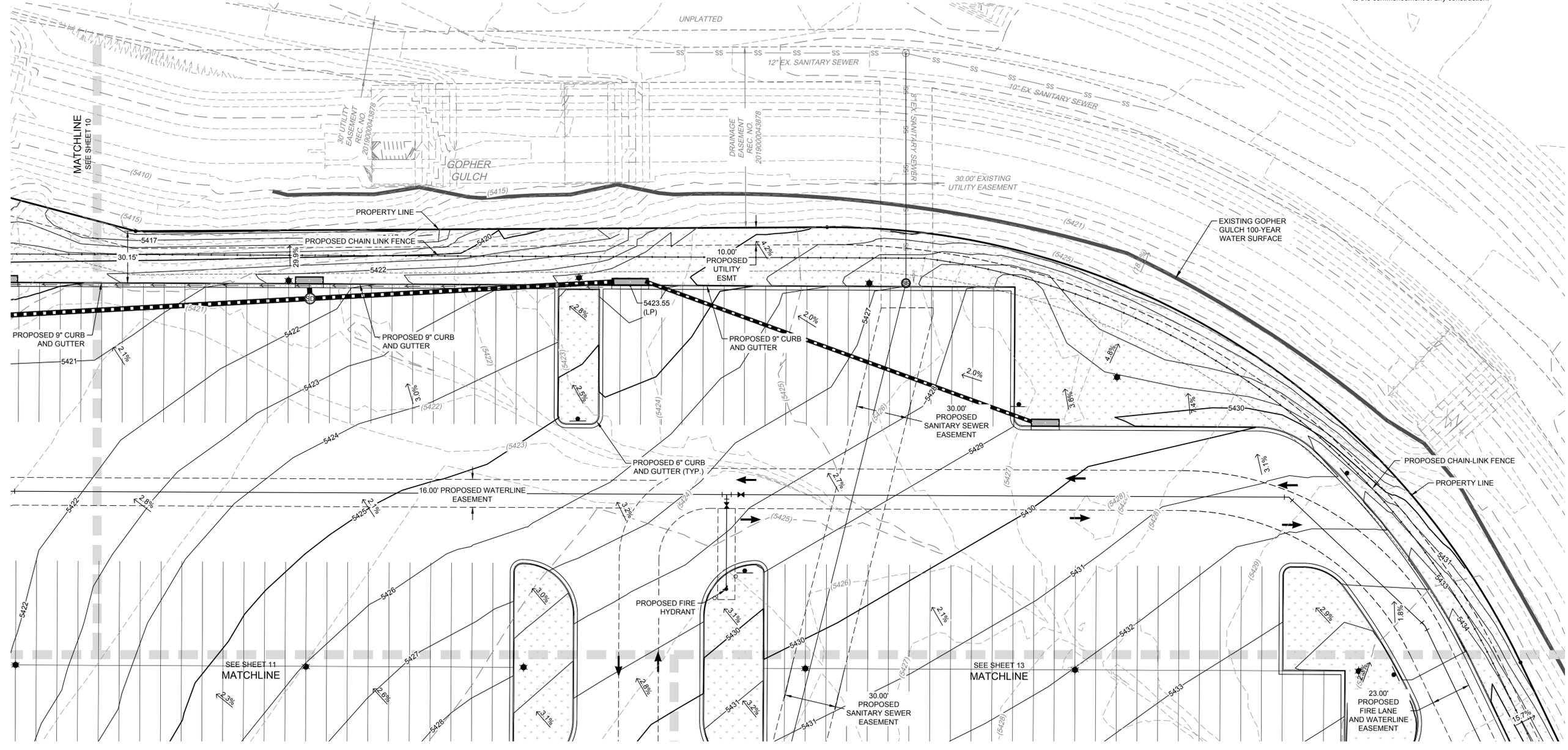
LEGEND:	
— 5720 —	PROPERTY LINE
— 5721 —	PROPOSED 5' CONTOUR
- - - 5720 - - -	PROPOSED 1' CONTOUR
- - - 5721 - - -	EXISTING 5' CONTOUR
- - - 5721 - - -	EXISTING 1' CONTOUR
[Pattern]	PROPOSED STORM LINE
[Pattern]	EXISTING STORM LINE
[Symbol]	PROPOSED STORM INLET
[Symbol]	EXISTING STORM INLET
[Symbol]	FLOW DIRECTION
[Symbol]	PROPOSED CONCRETE WALK
[Pattern]	GRASS / LANDSCAPE
[Symbol]	PROPOSED CURB & GUTTER (COA DETAIL S7.1)
[Symbol]	PROPOSED EASEMENT
[Symbol]	EXISTING EASEMENT
[Symbol]	PROPOSED WATER LINE
[Symbol]	EXISTING FENCE
[Symbol]	PROPOSED FIRE HYDRANT
[Symbol]	EXISTING FIRE HYDRANT
[Symbol]	PROPOSED SIGN
[Symbol]	EXISTING SANITARY SEWER W/ MANHOLE
[Symbol]	EXISTING WATERLINE & VALVE
[Symbol]	EXISTING GAS LINE
[Symbol]	EXISTING TELEPHONE LINE
[Symbol]	EXISTING CURB & GUTTER
[Symbol]	ADA ACCESSIBLE ROUTE
[Symbol]	PROPOSED DRAINAGE OVERFLOW PATH
[Symbol]	EXISTING ELECTRIC LINE
[Symbol]	EXISTING FIBER OPTIC LINE
[Symbol]	PROPOSED LIGHT POLE
[Symbol]	EXISTING LIGHT POLE
[Symbol]	EXISTING ELECTRIC METER
[Symbol]	EXISTING ELECTRIC BREAKER
[Symbol]	EXISTING TRANSFORMER
[Symbol]	EXISTING TELEPHONE BOX
[Symbol]	EXISTING EXISTING ELECTRIC BOX
[Symbol]	EXISTING EXISTING IRRIGATION VAULT
[Symbol]	KNOX BOX
[Symbol]	FIRE DEPARTMENT CONNECTION W/ KNOX HARDWARE
[Symbol]	PROPOSED ELECTRIC TRANSFORMER

**RYDER TRUCK
SITE PLAN**
 PORTEOS SUBDIVISION FILING NO. 8
 A PORTION OF THE NORTH HALF OF SECTION 8,
 TOWNSHIP 3 SOUTH, RANGE 65 WEST OF THE SIXTH
 PRINCIPAL MERIDIAN, CITY OF AURORA, COUNTY OF
 ADAMS, STATE OF COLORADO

- NOTES:**
- ALL PROPOSED WALKS TO BE ACCESSIBLE (2.0% MAX CROSS SLOPE, 5.0% MAX LONGITUDINAL SLOPE). DRAINAGE FACILITIES ARE PRIVATE AND TO BE MAINTAINED BY THE OWNER.
 - ALL ENTRANCES ARE PRIVATE UNLESS OTHERWISE NOTED.
 - MAX 2% SLOPE IN ANY DIRECTION AT ACCESSIBLE PARKING SPACES.
 - MIN SLOPE AWAY FROM THE BUILDING IS 5% FOR 10' FOR LANDSCAPE AREAS, MIN 2% FOR IMPERVIOUS AREAS.
 - MIN PAVEMENT SLOPES: 1% FOR ASPHALT, 0.5% FOR CONCRETE.



WARE MALCOMB assumes no responsibility for utility locations. The utilities shown on this drawing have been plotted from the best available information. It is, however, the contractors responsibility to field verify the location of all utilities prior to the commencement of any construction.



WARE MALCOMB
 CIVIL ENGINEERING & SURVEYING
 990 south broadway
 suite 230
 denver, co 80209
 p 303.661.3333
 wwaremalcomb.com

FOR AND ON BEHALF
 OF WARE MALCOMB

**RYDER TRUCK
PORTEOS SUBDIVISION FILING NO. 8
DETAILED GRADING PLAN**

NO.	DATE	REMARKS
1	11/30/2023	SPD SUBMITTAL

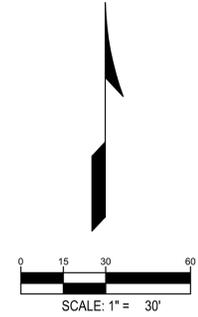
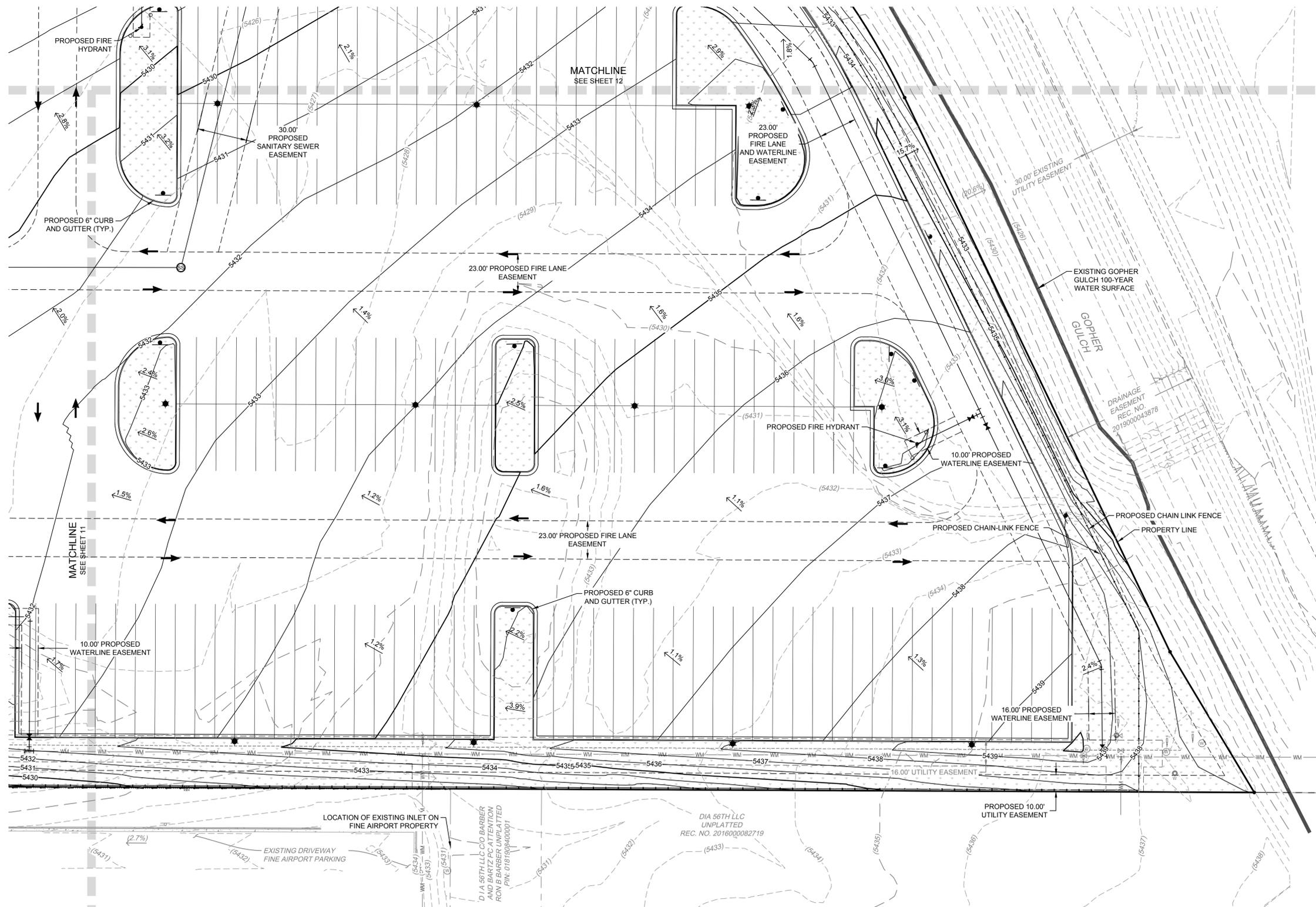
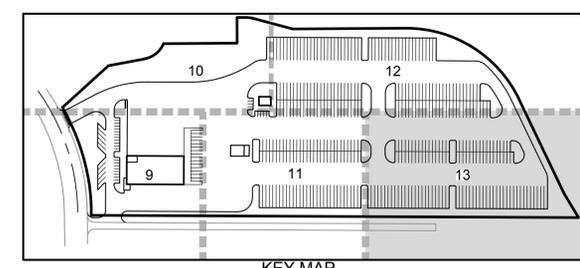
JOB NO.: DCS19-4085
 PA / PM: C. STRAWN
 DRAWN BY: C. JOHNSON
 DATE: 03/29/22

LEGEND:	
— 5720 —	PROPERTY LINE
— 5721 —	PROPOSED 5' CONTOUR
- - - 5720 - - -	PROPOSED 1' CONTOUR
- - - 5721 - - -	EXISTING 5' CONTOUR
- - - 5721 - - -	EXISTING 1' CONTOUR
▬▬▬▬▬▬	PROPOSED STORM LINE
▬▬▬▬▬▬	EXISTING STORM LINE
▬▬▬▬▬▬	PROPOSED STORM INLET
▬▬▬▬▬▬	EXISTING STORM INLET
→	FLOW DIRECTION
▬▬▬▬▬▬	PROPOSED CONCRETE WALK
▬▬▬▬▬▬	GRASS / LANDSCAPE
▬▬▬▬▬▬	PROPOSED DRAINAGE OVERFLOW PATH
▬▬▬▬▬▬	PROPOSED CURB & GUTTER (COA DETAIL S7.1)
- - - - -	PROPOSED EASEMENT
- - - - -	EXISTING EASEMENT
▬▬▬▬▬▬	PROPOSED WATER LINE
- - - - -	EXISTING WATER LINE
X X	EXISTING FENCE
⊙	PROPOSED FIRE HYDRANT
⊙	EXISTING FIRE HYDRANT
⊙	PROPOSED SIGN
⊙	EXISTING SANITARY SEWER W/ MANHOLE
WM	EXISTING WATERLINE & VALVE
G	EXISTING GAS LINE
T	EXISTING TELEPHONE LINE
▬▬▬▬▬▬	EXISTING CURB & GUTTER
- - - - -	ADA ACCESSIBLE ROUTE
E	EXISTING ELECTRIC LINE
FO	EXISTING FIBER OPTIC LINE
⊙	PROPOSED LIGHT POLE
⊙	EXISTING LIGHT POLE
⊙	EXISTING ELECTRIC METER
⊙	EXISTING ELECTRIC BREAKER
⊙	EXISTING TRANSFORMER
⊙	EXISTING TELEPHONE BOX
⊙	EXISTING EXISTING ELECTRIC BOX
⊙	EXISTING EXISTING IRRIGATION VAULT
⊙	KNOX BOX
⊙	FIRE DEPARTMENT CONNECTION W/ KNOX HARDWARE
⊙	PROPOSED ELECTRIC TRANSFORMER

**RYDER TRUCK
SITE PLAN**
 PORTEOS SUBDIVISION FILING NO. 8
 A PORTION OF THE NORTH HALF OF SECTION 8,
 TOWNSHIP 3 SOUTH, RANGE 65 WEST OF THE SIXTH
 PRINCIPAL MERIDIAN, CITY OF AURORA, COUNTY OF
 ADAMS, STATE OF COLORADO

WARE MALCOMB assumes no responsibility for 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.

- NOTES:**
- ALL PROPOSED WALKS TO BE ACCESSIBLE (2.0% MAX CROSS SLOPE, 5.0% MAX LONGITUDINAL SLOPE).
 - DRAINAGE FACILITIES ARE PRIVATE AND TO BE MAINTAINED BY THE OWNER.
 - ALL ENTRANCES ARE PRIVATE UNLESS OTHERWISE NOTED.
 - MAX 2% SLOPE IN ANY DIRECTION AT ACCESSIBLE PARKING SPACES.
 - MIN SLOPE AWAY FROM THE BUILDING IS 5% FOR 10' FOR LANDSCAPE AREAS, MIN 2% FOR IMPERVIOUS AREAS.
 - MIN PAVEMENT SLOPES: 1% FOR ASPHALT, 0.5% FOR CONCRETE.



WARE MALCOMB
 CIVIL ENGINEERING & SURVEYING

990 south broadway
 suite 230
 denver, co 80209
 p 303.661.3333
 wwaremalcomb.com

FOR AND ON BEHALF
 OF WARE MALCOMB

**RYDER TRUCK
PORTEOS SUBDIVISION FILING NO. 8
DETAILED GRADING PLAN**

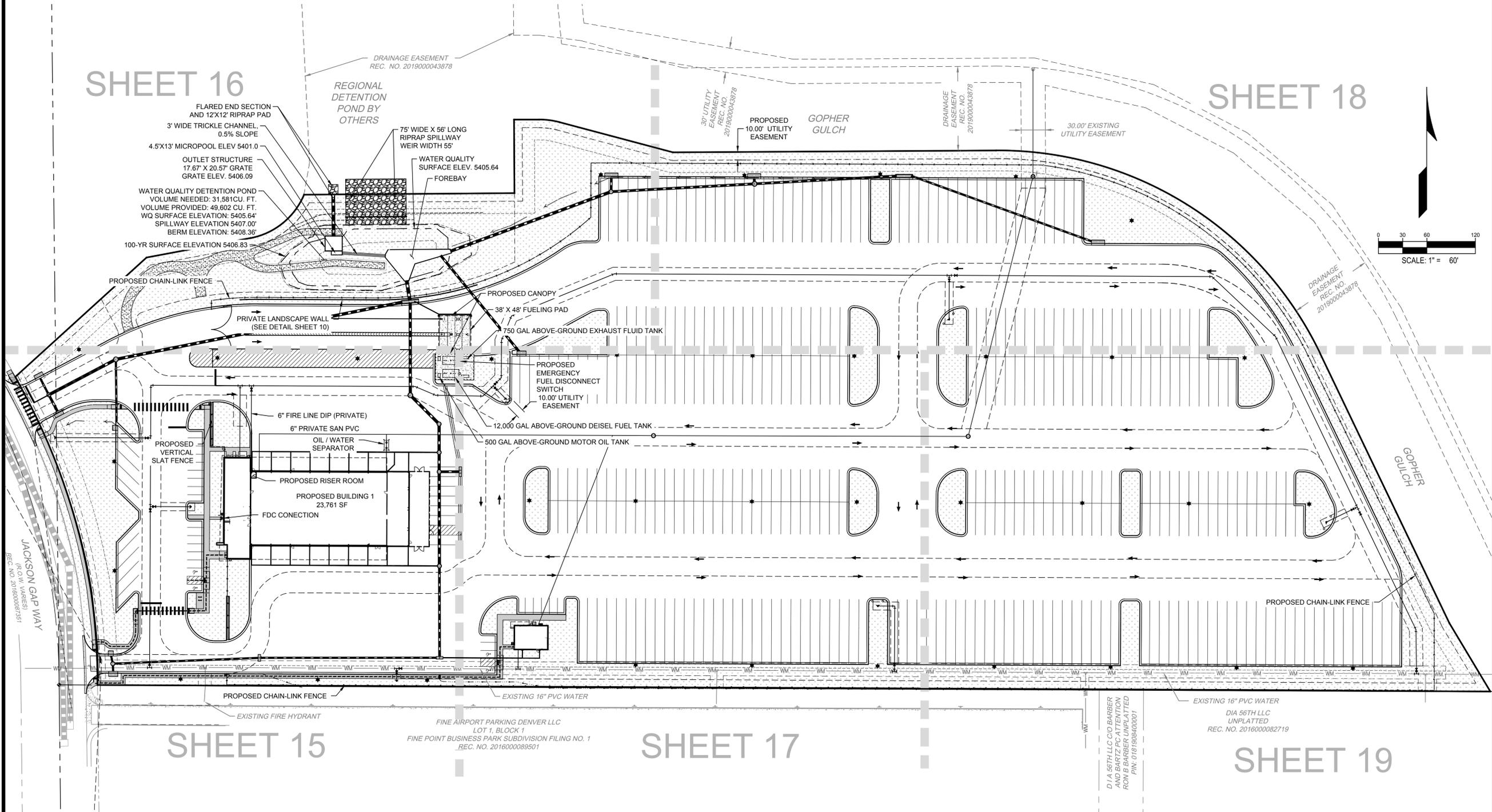
NO.	DATE	REMARKS
1	11/30/2023	SPD SUBMITTAL

JOB NO.: DCS19-4085
 PA / PM: C. STRAWN
 DRAWN BY: C. JOHNSON
 DATE: 03/29/22

LEGEND:	
—	PROPERTY LINE
— 5720 —	PROPOSED 5' CONTOUR
— 5721 —	PROPOSED 1' CONTOUR
- - - 5720 - - -	EXISTING 5' CONTOUR
- - - 5721 - - -	EXISTING 1' CONTOUR
▬▬▬▬▬▬	PROPOSED STORM LINE
▬▬▬▬▬▬	EXISTING STORM LINE
▬▬▬▬▬▬	PROPOSED STORM INLET
▬▬▬▬▬▬	EXISTING STORM INLET
▬▬▬▬▬▬	PROPOSED CONCRETE WALK
▬▬▬▬▬▬	GRASS / LANDSCAPE
▬▬▬▬▬▬	PROPOSED CURB & GUTTER (COA DETAIL S7.1)
▬▬▬▬▬▬	PROPOSED EASEMENT
▬▬▬▬▬▬	EXISTING EASEMENT
▬▬▬▬▬▬	PROPOSED WATER LINE
▬▬▬▬▬▬	EXISTING WATER LINE
▬▬▬▬▬▬	EXISTING FENCE
▬▬▬▬▬▬	PROPOSED FIRE HYDRANT
▬▬▬▬▬▬	EXISTING FIRE HYDRANT
▬▬▬▬▬▬	PROPOSED SIGN
▬▬▬▬▬▬	EXISTING SANITARY SEWER W/ MANHOLE
▬▬▬▬▬▬	EXISTING WATERLINE & VALVE
▬▬▬▬▬▬	EXISTING GAS LINE
▬▬▬▬▬▬	EXISTING TELEPHONE LINE
▬▬▬▬▬▬	EXISTING CURB & GUTTER
— E —	EXISTING ELECTRIC LINE
— FO —	EXISTING FIBER OPTIC LINE
⊙	PROPOSED LIGHT POLE
⊙	EXISTING LIGHT POLE
⊙	EXISTING ELECTRIC METER
⊙	EXISTING ELECTRIC BREAKER
⊙	EXISTING TRANSFORMER
⊙	EXISTING TELEPHONE BOX
⊙	EXISTING ELECTRIC BOX
⊙	EXISTING IRRIGATION VAULT

**RYDER TRUCK
SITE PLAN**
 PORTEOS SUBDIVISION FILING NO. 8
 A PORTION OF THE NORTH HALF OF SECTION 8,
 TOWNSHIP 3 SOUTH, RANGE 65 WEST OF THE SIXTH
 PRINCIPAL MERIDIAN, CITY OF AURORA, COUNTY OF
 ADAMS, STATE OF COLORADO

WARE MALCOMB
 CIVIL ENGINEERING & SURVEYING
 990 south broadway
 suite 230
 denver, co 80209
 p 303.561.3333
 waremalcomb.com



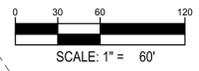
SHEET 16

SHEET 18

SHEET 15

SHEET 17

SHEET 19



**RYDER TRUCK
PORTEOS SUBDIVISION FILING NO. 8
OVERALL UTILITY PLAN**

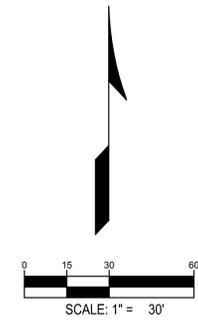
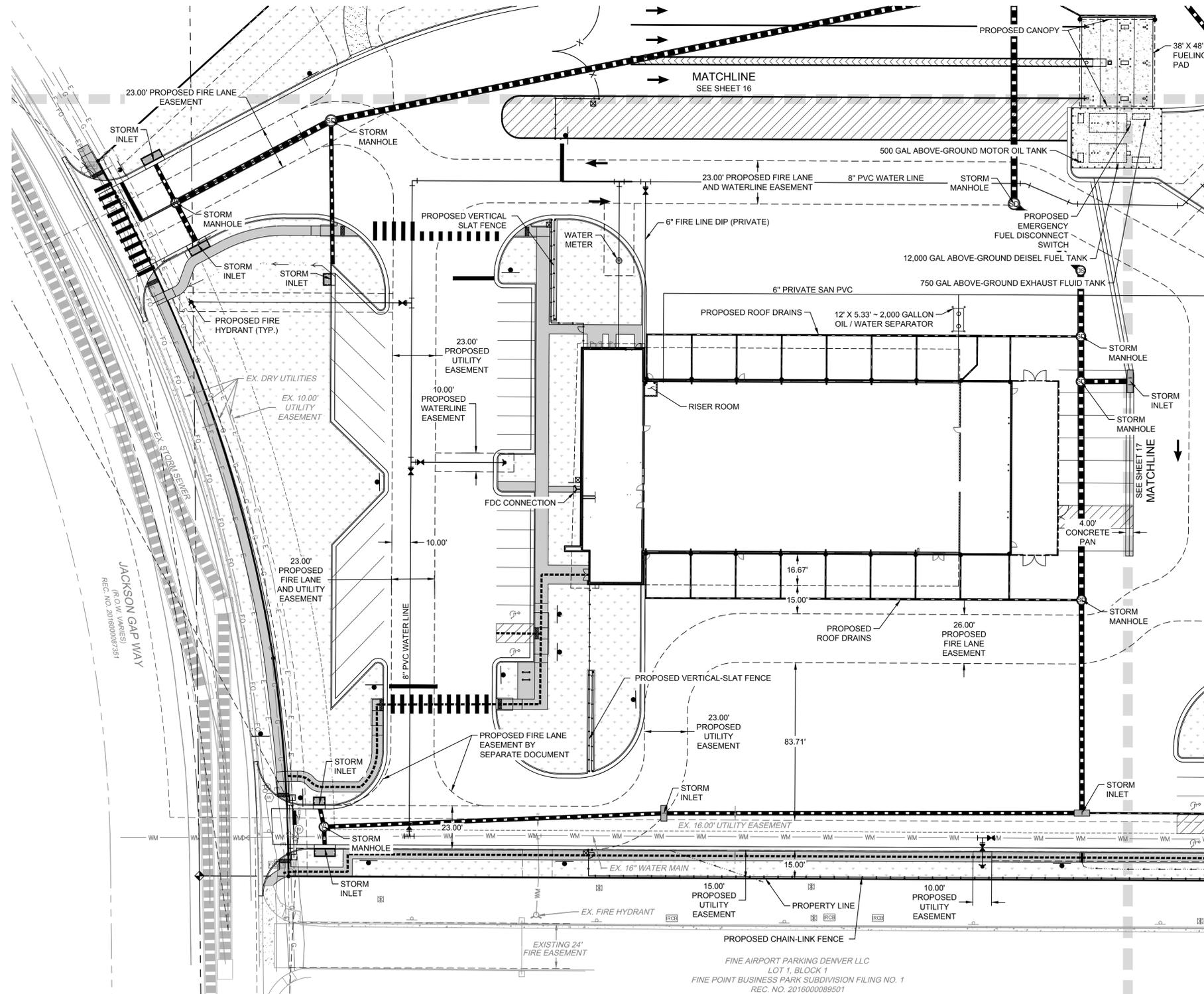
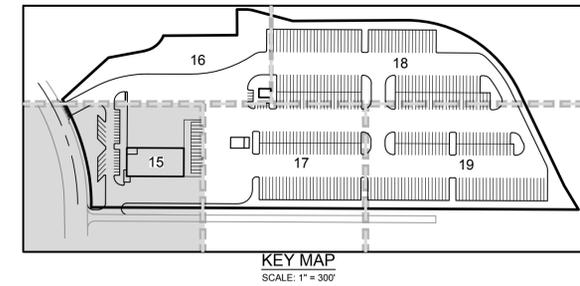
NO.	DATE	REMARKS
1	11/30/2023	SPD SUBMITTAL

JOB NO.:	DCS19-4085
PA / PM:	C. STRAWN
DRAWN BY:	C. JOHNSON
DATE:	03/29/22

LEGEND:

	PROPERTY LINE		FDC W/ KNOX HARDWARE
	PROPOSED BUILDING		PROPOSED FIRE HYDRANT HYDRANT
	UTILITY CROSSING		PROPOSED WATER METER
	PROPOSED STORM LINE (TYP.)		PROPOSED ELECTRIC TRANSFORMER
	EXISTING STORM LINE		EXISTING WATERLINE W/ VALVE
	PROPOSED STORM INLET		EXISTING FIRE HYDRANT
	EXISTING STORM INLET		EXISTING WATER METER
	PROPOSED SANITARY SEWER W/ MANHOLE		EXISTING ELECTRICAL LINE
	EXISTING SANITARY SEWER		EXISTING GAS LINE
	PROPOSED WATERLINE		EXISTING CABLE TV LINE
	KNOX BOX		EXISTING TELEPHONE LINE
			PROPOSED EASEMENT LINE
			EXISTING EASEMENT LINE

**RYDER TRUCK
SITE PLAN**
PORTEOS SUBDIVISION FILING NO. 8
A PORTION OF THE NORTH HALF OF SECTION 8,
TOWNSHIP 3 SOUTH, RANGE 65 WEST OF THE SIXTH
PRINCIPAL MERIDIAN, CITY OF AURORA, COUNTY OF
ADAMS, STATE OF COLORADO



- NOTES:**
- 1) ALL PROPOSED STORM SEWER IS PRIVATE UNLESS NOTED OTHERWISE.
 - 2) ALL PROPOSED SANITARY SEWER IS PRIVATE UNLESS NOTED OTHERWISE.
- WARE MALCOMB assumes no responsibility for utility locations. The utilities shown on this drawing have been plotted from the best available information. It is, however, the contractors responsibility to field verify the location of all utilities prior to the commencement of any construction.

WARE MALCOMB
CIVIL ENGINEERING & SURVEYING

990 south broadway
suite 230
denver, co 80209
p 303.561.3333
waremalcomb.com

FOR AND ON BEHALF
OF WARE MALCOMB

**RYDER TRUCK
PORTEOS SUBDIVISION FILING NO. 8
DETAILED UTILITY PLAN**

NO.	DATE	REMARKS
1	11/30/2023	SPD SUBMITTAL

JOB NO.:	DCS19-4085
PA / PM:	C. STRAWN
DRAWN BY:	C. JOHNSON
DATE:	03/29/22

FINE AIRPORT PARKING DENVER LLC
LOT 1, BLOCK 1
FINE POINT BUSINESS PARK SUBDIVISION FILING NO. 1
REC. NO. 201600089501

LEGEND:

	PROPERTY LINE
	PROPOSED BUILDING
	UTILITY CROSSING
	PROPOSED STORM LINE (TYP.)
	EXISTING STORM LINE
	PROPOSED STORM INLET
	EXISTING STORM INLET
	PROPOSED SANITARY SEWER W/ MANHOLE
	EXISTING SANITARY SEWER
	PROPOSED WATERLINE W/ VALVE
	EXISTING WATERLINE W/ VALVE
	KNOX BOX

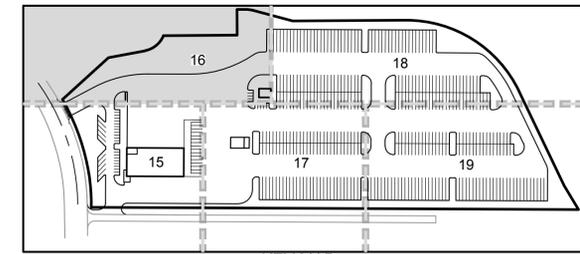
	FDC W/ KNOX HARDWARE
	PROPOSED FIRE HYDRANT HYDRANT
	PROPOSED WATER METER
	PROPOSED ELECTRIC TRANSFORMER
	EXISTING WATERLINE W/ VALVE
	EXISTING FIRE HYDRANT
	EXISTING WATER METER
	EXISTING ELECTRICAL LINE
	EXISTING GAS LINE
	EXISTING CABLE TV LINE
	EXISTING TELEPHONE LINE
	PROPOSED EASEMENT LINE
	EXISTING EASEMENT LINE

**RYDER TRUCK
SITE PLAN**
PORTEOS SUBDIVISION FILING NO. 8
A PORTION OF THE NORTH HALF OF SECTION 8,
TOWNSHIP 3 SOUTH, RANGE 65 WEST OF THE SIXTH
PRINCIPAL MERIDIAN, CITY OF AURORA, COUNTY OF
ADAMS, STATE OF COLORADO

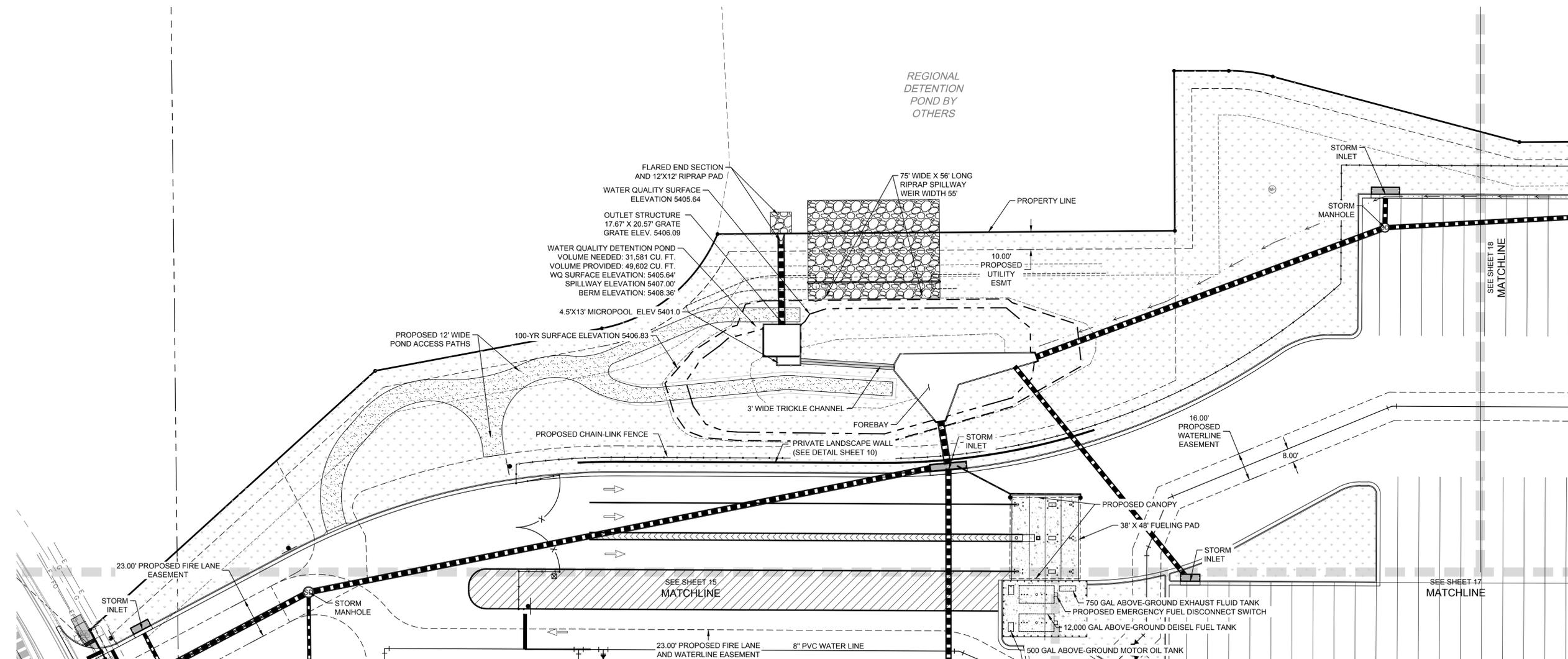
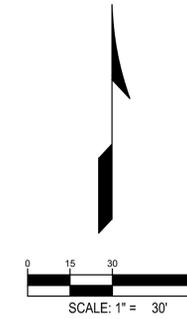
NOTES:

- 1) ALL PROPOSED STORM SEWER IS PRIVATE UNLESS NOTED OTHERWISE.
- 2) ALL PROPOSED SANITARY SEWER IS PRIVATE UNLESS NOTED OTHERWISE.

WARE MALCOMB assumes no responsibility for utility locations. The utilities shown on this drawing have been plotted from the best available information. It is, however, the contractors responsibility to field verify the location of all utilities prior to the commencement of any construction.



KEY MAP
SCALE: 1" = 300'



WARE MALCOMB
CIVIL ENGINEERING & SURVEYING

990 south broadway
suite 230
denver, co 80209
p 303.661.3333
waremalcomb.com

FOR AND ON BEHALF
OF WARE MALCOMB

**RYDER TRUCK
PORTEOS SUBDIVISION FILING NO. 8
DETAILED UTILITY PLAN**

NO.	DATE	REMARKS
1	11/30/2023	SPD SUBMITTAL

JOB NO.:	DCS19-4085
PA / PM:	C. STRAWN
DRAWN BY:	C. JOHNSON
DATE:	03/29/22

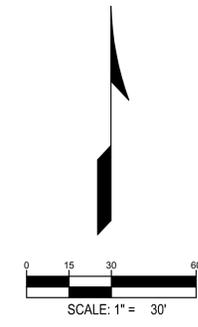
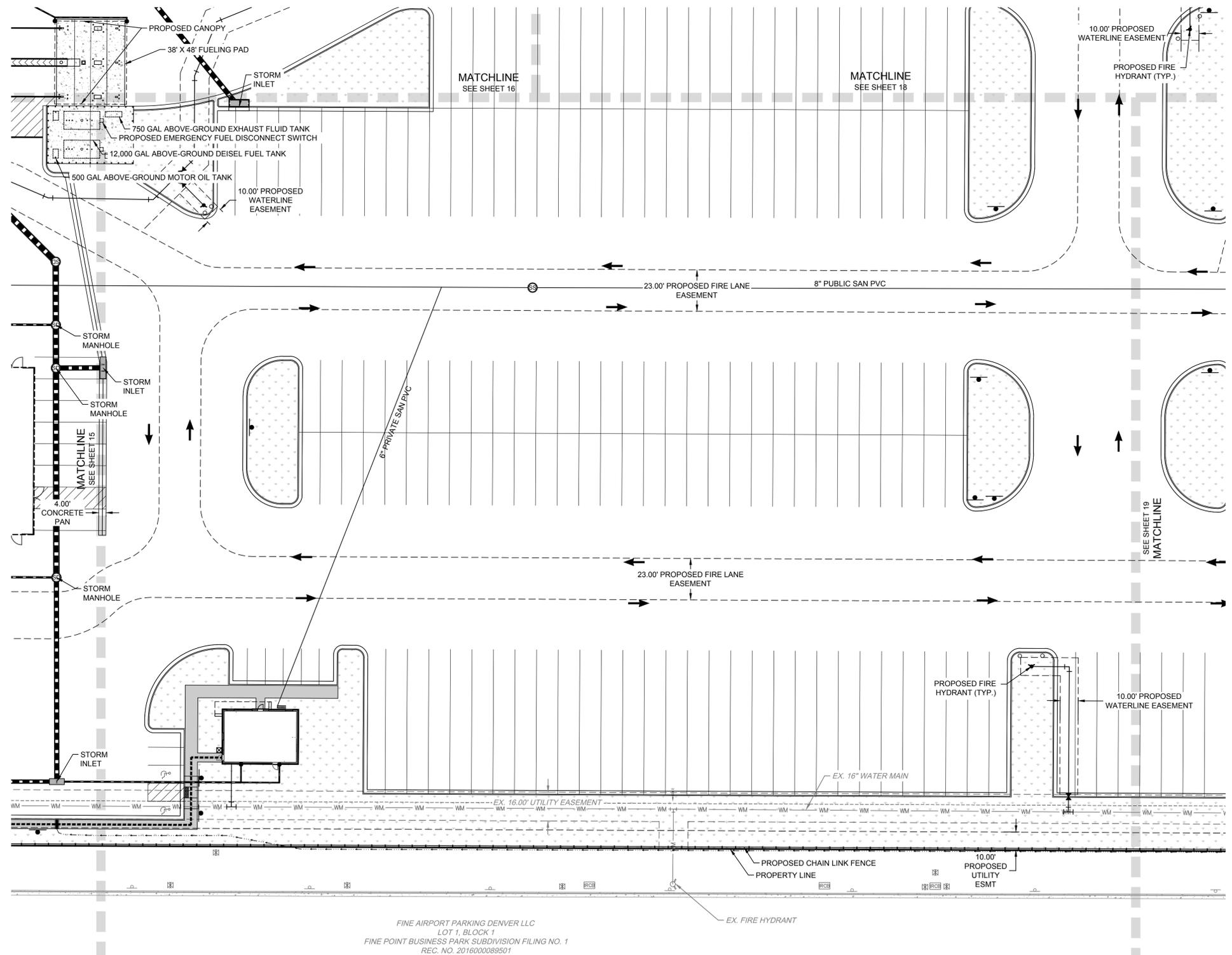
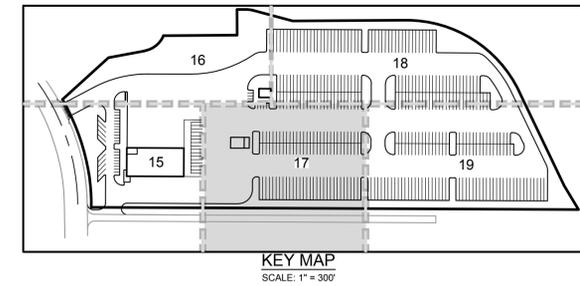
LEGEND:	
	PROPERTY LINE
	PROPOSED BUILDING
	UTILITY CROSSING
	PROPOSED STORM LINE (TYP.)
	EXISTING STORM LINE
	PROPOSED STORM INLET
	EXISTING STORM INLET
	PROPOSED SANITARY SEWER W/ MANHOLE
	EXISTING SANITARY SEWER
	PROPOSED WATERLINE W/ VALVE
	EXISTING WATERLINE W/ VALVE
	KNOX BOX
	FDC W/ KNOX HARDWARE
	PROPOSED FIRE HYDRANT
	PROPOSED WATER METER
	PROPOSED ELECTRIC TRANSFORMER
	EXISTING WATERLINE W/ VALVE
	EXISTING FIRE HYDRANT
	EXISTING WATER METER
	EXISTING ELECTRICAL LINE
	EXISTING GAS LINE
	EXISTING CABLE TV LINE
	EXISTING TELEPHONE LINE
	PROPOSED EASEMENT LINE
	EXISTING EASEMENT LINE

**RYDER TRUCK
SITE PLAN**
 PORTEOS SUBDIVISION FILING NO. 8
 A PORTION OF THE NORTH HALF OF SECTION 8,
 TOWNSHIP 3 SOUTH, RANGE 65 WEST OF THE SIXTH
 PRINCIPAL MERIDIAN, CITY OF AURORA, COUNTY OF
 ADAMS, STATE OF COLORADO

NOTES:

- 1) ALL PROPOSED STORM SEWER IS PRIVATE UNLESS NOTED OTHERWISE.
- 2) ALL PROPOSED SANITARY SEWER IS PRIVATE UNLESS NOTED OTHERWISE.

WARE MALCOMB assumes no responsibility for utility locations. The utilities shown on this drawing have been plotted from the best available information. It is, however, the contractors responsibility to field verify the location of all utilities prior to the commencement of any construction.



WARE MALCOMB
 CIVIL ENGINEERING & SURVEYING
 990 south broadway
 suite 230
 denver, co 80209
 p 303.661.3333
 waremalcomb.com

FOR AND ON BEHALF
 OF WARE MALCOMB

**RYDER TRUCK
PORTEOS SUBDIVISION FILING NO. 8
DETAILED UTILITY PLAN**

NO.	DATE	REMARKS
1	11/30/2023	SPD SUBMITTAL

JOB NO.:	DCS19-4085
PA / PM:	C. STRAWN
DRAWN BY:	C. JOHNSON
DATE:	03/29/22

FINE AIRPORT PARKING DENVER LLC
 LOT 1, BLOCK 1
 FINE POINT BUSINESS PARK SUBDIVISION FILING NO. 1
 REC. NO. 2016000089501

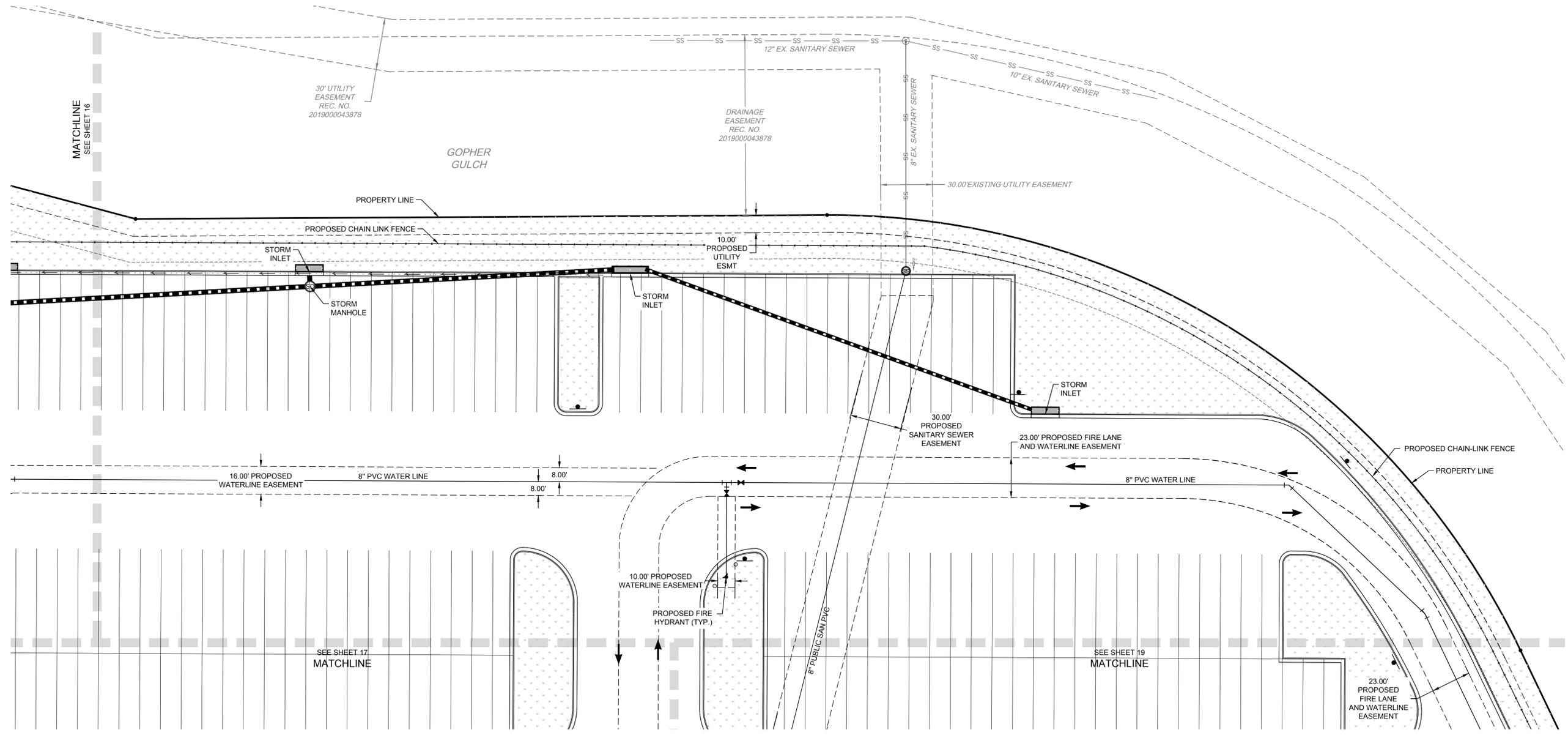
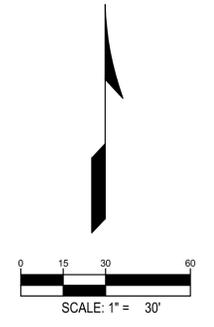
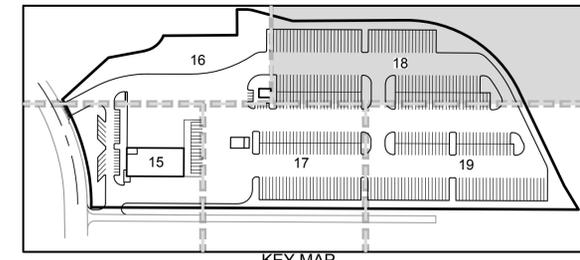
LEGEND:

- | | | | |
|--|------------------------------------|--|-------------------------------|
| | PROPERTY LINE | | FDC W/ KNOX HARDWARE |
| | PROPOSED BUILDING | | PROPOSED FIRE HYDRANT HYDRANT |
| | UTILITY CROSSING | | PROPOSED WATER METER |
| | PROPOSED STORM LINE (TYP.) | | PROPOSED ELECTRIC TRANSFORMER |
| | EXISTING STORM LINE | | EXISTING WATERLINE W/ VALVE |
| | PROPOSED STORM INLET | | EXISTING FIRE HYDRANT |
| | EXISTING STORM INLET | | EXISTING WATER METER |
| | PROPOSED SANITARY SEWER W/ MANHOLE | | EXISTING ELECTRICAL LINE |
| | EXISTING SANITARY SEWER | | EXISTING GAS LINE |
| | PROPOSED WATERLINE W/ VALVE | | EXISTING CABLE TV LINE |
| | KNOX BOX | | EXISTING TELEPHONE LINE |
| | | | PROPOSED EASEMENT LINE |
| | | | EXISTING EASEMENT LINE |

**RYDER TRUCK
SITE PLAN**
PORTEOS SUBDIVISION FILING NO. 8
A PORTION OF THE NORTH HALF OF SECTION 8,
TOWNSHIP 3 SOUTH, RANGE 65 WEST OF THE SIXTH
PRINCIPAL MERIDIAN, CITY OF AURORA, COUNTY OF
ADAMS, STATE OF COLORADO

NOTES:

- 1) ALL PROPOSED STORM SEWER IS PRIVATE UNLESS NOTED OTHERWISE.
 - 2) ALL PROPOSED SANITARY SEWER IS PRIVATE UNLESS NOTED OTHERWISE.
- WARE MALCOMB assumes no responsibility for utility locations. The utilities shown on this drawing have been plotted from the best available information. It is, however, the contractors responsibility to field verify the location of all utilities prior to the commencement of any construction.



WARE MALCOMB
CIVIL ENGINEERING & SURVEYING

990 south broadway
suite 230
denver, co 80209
p 303.661.3333
waremalcomb.com

FOR AND ON BEHALF
OF WARE MALCOMB

**RYDER TRUCK
PORTEOS SUBDIVISION FILING NO. 8
DETAILED UTILITY PLAN**

NO.	DATE	REMARKS
1	11/30/2023	SPD SUBMITTAL

JOB NO.: DCS19-4085
PA / PM: C. STRAWN
DRAWN BY: C. JOHNSON
DATE: 03/29/22

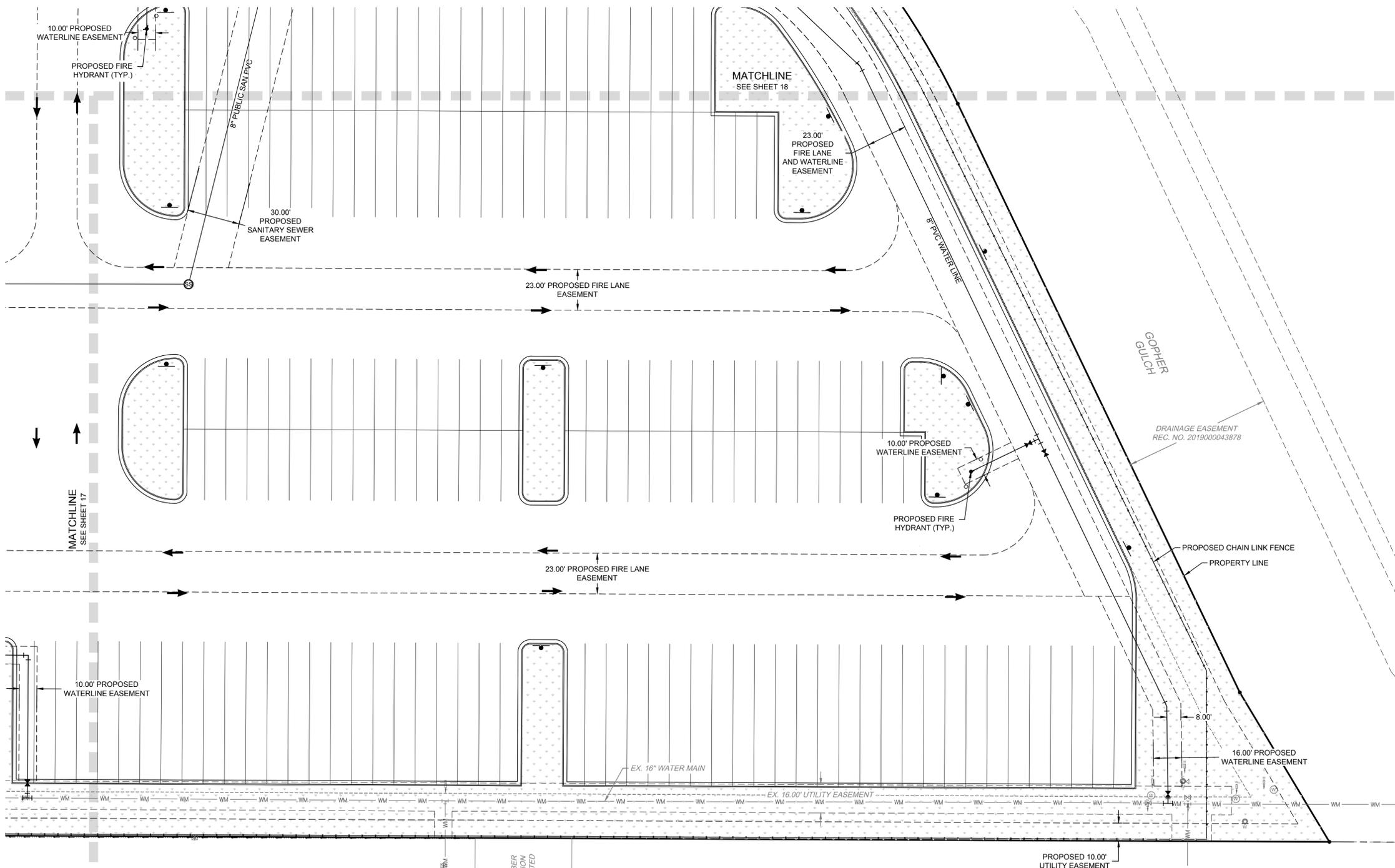
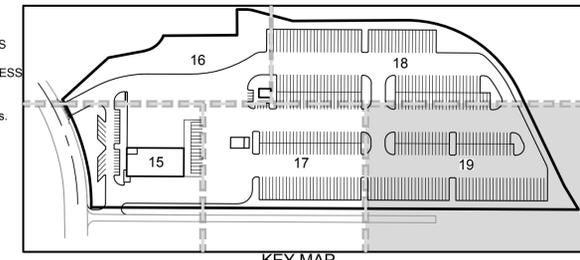
LEGEND:

- | | | | |
|--|------------------------------------|--|-------------------------------|
| | PROPERTY LINE | | FDC W/ KNOX HARDWARE |
| | PROPOSED BUILDING | | PROPOSED FIRE HYDRANT |
| | UTILITY CROSSING | | PROPOSED WATER METER |
| | PROPOSED STORM LINE (TYP.) | | PROPOSED ELECTRIC TRANSFORMER |
| | EXISTING STORM LINE | | EXISTING WATERLINE W/ VALVE |
| | PROPOSED STORM INLET | | EXISTING FIRE HYDRANT |
| | EXISTING STORM INLET | | EXISTING WATER METER |
| | PROPOSED SANITARY SEWER W/ MANHOLE | | EXISTING ELECTRICAL LINE |
| | EXISTING SANITARY SEWER | | EXISTING GAS LINE |
| | PROPOSED WATERLINE W/ VALVE | | EXISTING CABLE TV LINE |
| | KNOX BOX | | EXISTING TELEPHONE LINE |
| | | | PROPOSED EASEMENT LINE |
| | | | EXISTING EASEMENT LINE |

**RYDER TRUCK
SITE PLAN**
PORTEOS SUBDIVISION FILING NO. 8
A PORTION OF THE NORTH HALF OF SECTION 8,
TOWNSHIP 3 SOUTH, RANGE 65 WEST OF THE SIXTH
PRINCIPAL MERIDIAN, CITY OF AURORA, COUNTY OF
ADAMS, STATE OF COLORADO

NOTES:

- 1) ALL PROPOSED STORM SEWER IS PRIVATE UNLESS NOTED OTHERWISE.
 - 2) ALL PROPOSED SANITARY SEWER IS PRIVATE UNLESS NOTED OTHERWISE.
- WARE MALCOMB assumes no responsibility for utility locations. The utilities shown on this drawing have been plotted from the best available information. It is, however, the contractors responsibility to field verify the location of all utilities prior to the commencement of any construction.



WARE MALCOMB
CIVIL ENGINEERING & SURVEYING

990 south broadway
suite 230
denver, co 80209
p 303.661.3333
waremalcomb.com

FOR AND ON BEHALF
OF WARE MALCOMB

**RYDER TRUCK
PORTEOS SUBDIVISION FILING NO. 8
DETAILED UTILITY PLAN**

NO.	DATE	REMARKS
1	11/30/2023	SPD SUBMITTAL

JOB NO.:	DCS19-4085
PA / PM:	C. STRAWN
DRAWN BY:	C. JOHNSON
DATE:	03/29/22

FINE AIRPORT PARKING DENVER LLC
LOT 1, BLOCK 1
FINE POINT BUSINESS PARK SUBDIVISION FILING NO. 1
REC. NO. 2016000089501

DIA 56TH LLC
UNPLATTED
REC. NO. 2016000082719

PROPOSED 10.00'
UTILITY EASEMENT

RYDER TRUCK
SITE PLAN
PORTEOS SUBDIVISION FILING NO. 8
A PORTION OF THE NORTH HALF OF SECTION 8,
TOWNSHIP 3 SOUTH, RANGE 65 WEST OF THE SIXTH
PRINCIPAL MERIDIAN, CITY OF AURORA, COUNTY OF
ADAMS, STATE OF COLORADO

**BENNETT • BENNER
PARTNERS**

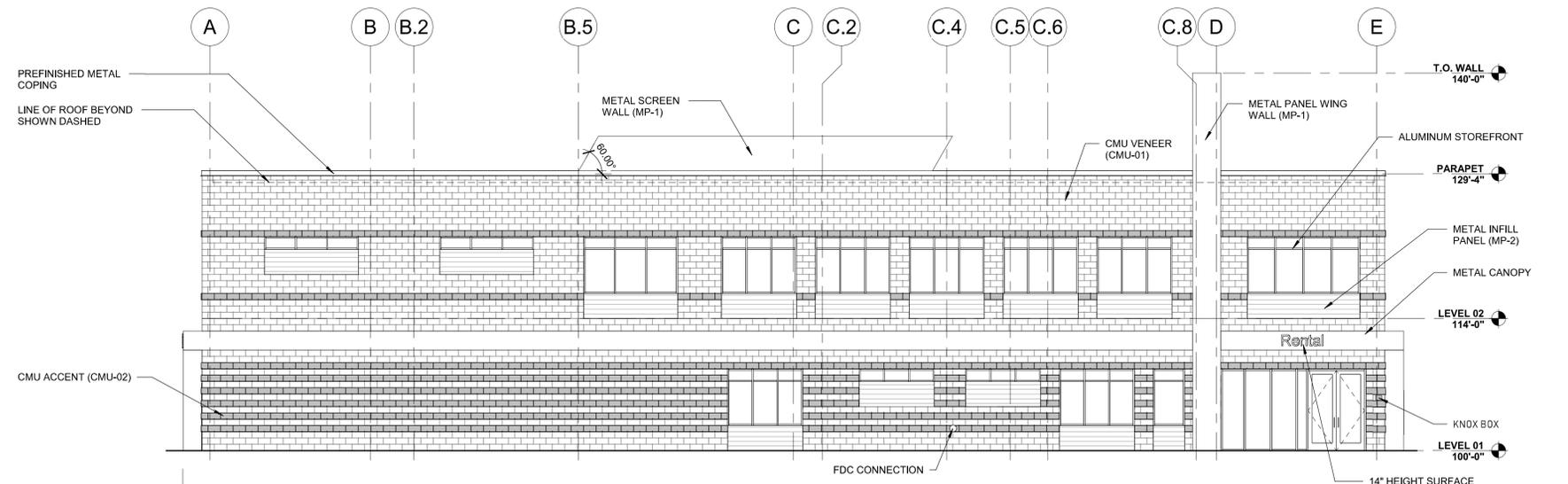
ARCHITECTURE + INTERIORS + PLANNING
500 West Seventh Street Suite 1400
Fort Worth, Texas 76102
Tel 817.335.4991 Fax 817.877.1861
www.bbptx.com

WARE MALCOMB
CIVIL ENGINEERING & SURVEYING

990 south broadway
suite 230
denver, co 80209
p 303.661.3333
waremalcomb.com

FOR AND ON BEHALF
OF WARE MALCOMB

RYDER TRUCK



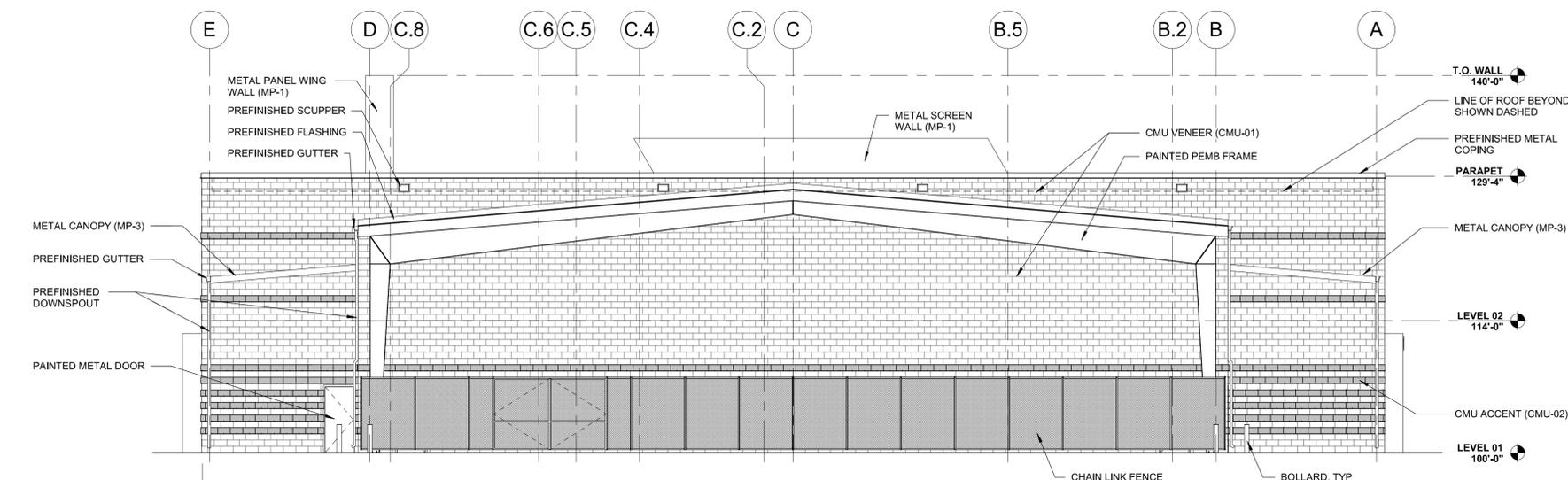
1 WEST ELEVATION
1/8" = 1'-0"

EXTERIOR MATERIAL GENERAL NOTES

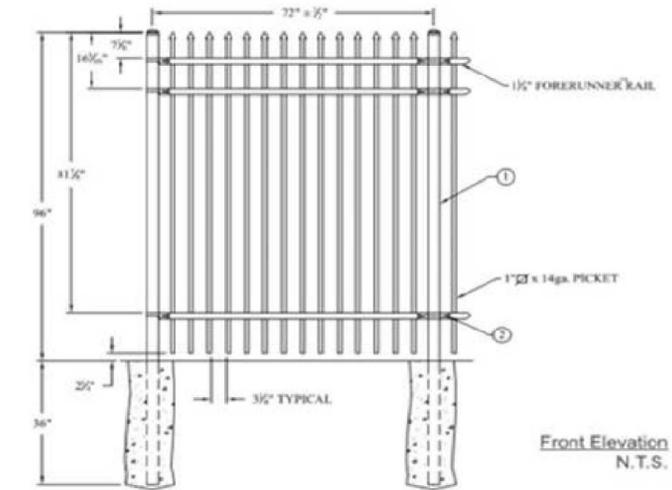
- SOME FLASHING MATERIALS ARE NOT REFLECTED ON THE EXTERIOR ELEVATIONS AND WALL SECTIONS. REFER TO DETAILS FOR ACTUAL FLASHING CONDITIONS.
- REFER TO MECHANICAL, ELECTRICAL, AND PLUMBING DOCUMENTS FOR PENETRATIONS, EQUIPMENT, AND FIXTURES NOT REFLECTED ON EXTERIOR ELEVATIONS OR WALL SECTIONS.
- GRAPHIC DESIGNATIONS ARE NOT ALL INCLUSIVE. REFER TO WALL SECTIONS AND DETAILS FOR ADDITIONAL INFORMATION REGARDING FINISHES AND COLOR SELECTIONS.
- REINFORCE AND SEAL ALL JOINTS IN GYPSUM SHEATHING AS SPECIFIED. APPLY VAPOR PERMEABLE AIR BARRIER MEMBRANE TO EXTERIOR FACE OF ALL GYPSUM SHEATHING, CMU, CONCRETE STRUCTURE AND MISCELLANEOUS STEEL IN WALL CAVITY. AFTER AIR BARRIER IS INSTALLED, APPLY JOINT TAPE OVER JOINTS BETWEEN DISSIMILAR MATERIALS AND ALL CORNERS.
- ALL EXPOSED STEEL TO BE GALVANIZED AND PAINTED. ALL MASONRY SUPPORT STEEL TO BE GALVANIZED.
- PROVIDE ADDITIONAL THRU WALL FLASHING AND SEALANT WHERE MASONRY ANCHORS OR REINFORCING PENETRATE THRU WALL FLASHING.
- PROVIDE A MAXIMUM OF 1/2" JOINTS IN RELIEF ANGLES AND COVER JOINTS WITH JOINT TAPE.
- SEALANT COLORS TO MATCH ADJACENT GROUT. PROVIDE SAMPLES TO ARCHITECT FOR REVIEW BEFORE INSTALLATION.

EXTERIOR PAINT COLOR SCHEDULE

- | | | | |
|----|--|----|--|
| C1 | COLOR TO MATCH SHERWIN WILLIAMS GULL GRAY HC-132; SEAL WITH TWO COATS SHERWIN WILLIAMS H&C SHEILD PLUS (CLEAR) | C4 | SAFETY RED. COLOR TO MATCH SHERWIN WILLIAMS SW-4081 |
| C2 | COLOR TO MATCH SHERWIN WILLIAMS BLACK, TYPICAL FOR DOOR AND WINDOW FRAMES | C5 | COLOR TO MATCH SHERWIN WILLIAMS ARGOS SW-7065, TYPICAL FOR MASONRY, REFER TO ELEVATION |
| C3 | COLOR TO MATCH SHERWIN WILLIAMS GYPSY RED SW-6865, MASONRY ACCENT STRIPE, REFER TO ELEVATIONS | C6 | COLOR TO MATCH SHERWIN WILLIAMS STEELY GRAY SW-7864 TYPICAL FOR EXPOSED STRUCTURE |



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



Commercial Grade Chain Link, 8'-0" H
Privacy Slats to match Sherwin Williams
Gull Gray (HC-132)
Gate & Latch w/ Padlock & Cane Bolt

NO.	DATE	REMARKS

JOB NO.:	DCS19-4085
PA / PM:	C. STRAWN
DRAWN BY:	C. JOHNSON
DATE:	6/05/2020

NOT FOR CONSTRUCTION

EXTERIOR MATERIAL GENERAL NOTES

- SOME FLASHING MATERIALS ARE NOT REFLECTED ON THE EXTERIOR ELEVATIONS AND WALL SECTIONS. REFER TO DETAILS FOR ACTUAL FLASHING CONDITIONS.
- REFER TO MECHANICAL, ELECTRICAL, AND PLUMBING DOCUMENTS FOR PENETRATIONS, EQUIPMENT, AND FIXTURES NOT REFLECTED ON EXTERIOR ELEVATIONS OR WALL SECTIONS.
- GRAPHIC DESIGNATIONS ARE NOT ALL INCLUSIVE. REFER TO WALL SECTIONS AND DETAILS FOR ADDITIONAL INFORMATION REGARDING FINISHES AND COLOR SELECTIONS.
- REINFORCE AND SEAL ALL JOINTS IN GYPSUM SHEATHING AS SPECIFIED. APPLY VAPOR PERMEABLE AIR BARRIER MEMBRANE TO EXTERIOR FACE OF ALL GYPSUM SHEATHING, CMU, CONCRETE STRUCTURE AND MISCELLANEOUS STEEL IN WALL CAVITY. AFTER AIR BARRIER IS INSTALLED, APPLY JOINT TAPE OVER JOINTS BETWEEN DISSIMILAR MATERIALS AND ALL CORNERS.
- ALL EXPOSED STEEL TO BE GALVANIZED AND PAINTED. ALL MASONRY SUPPORT STEEL TO BE GALVANIZED.
- PROVIDE ADDITIONAL THRU WALL FLASHING AND SEALANT WHERE MASONRY ANCHORS OR REINFORCING PENETRATE THRU WALL FLASHING.
- PROVIDE A MAXIMUM OF 1/2" JOINTS IN RELIEF ANGLES AND COVER JOINTS WITH JOINT TAPE.
- SEALANT COLORS TO MATCH ADJACENT GROUT. PROVIDE SAMPLES TO ARCHITECT FOR REVIEW BEFORE INSTALLATION.

EXTERIOR PAINT COLOR SCHEDULE

- | | |
|---|---|
| C1 COLOR TO MATCH SHERWIN WILLIAMS GULL GRAY HC-132; SEAL WITH TWO COATS SHERWIN WILLIAMS H&C SHIELD PLUS (CLEAR) | C4 SAFETY RED, COLOR TO MATCH SHERWIN WILLIAMS SW-4081 |
| C2 COLOR TO MATCH SHERWIN WILLIAMS BLACK, TYPICAL FOR DOOR AND WINDOW FRAMES | C5 COLOR TO MATCH SHERWIN WILLIAMS ARGOS SW-7065, TYPICAL FOR MASONRY, REFER TO ELEVATION |
| C3 COLOR TO MATCH SHERWIN WILLIAMS GYPSY RED SW-6865, MASONRY ACCENT STRIPE, REFER TO ELEVATIONS | C6 COLOR TO MATCH SHERWIN WILLIAMS STEELY GRAY SW-7664 TYPICAL FOR EXPOSED STRUCTURE |

**RYDER TRUCK
SITE PLAN**
PORTEOS SUBDIVISION FILING NO. 8
A PORTION OF THE NORTH HALF OF SECTION 8,
TOWNSHIP 3 SOUTH, RANGE 65 WEST OF THE SIXTH
PRINCIPAL MERIDIAN, CITY OF AURORA, COUNTY OF
ADAMS, STATE OF COLORADO

**BENNETT • BENNER
PARTNERS**

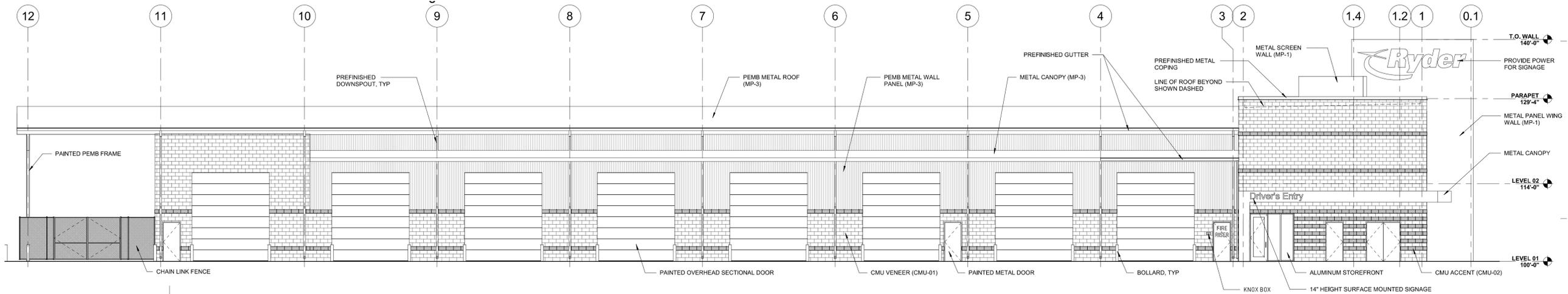
ARCHITECTURE + INTERIORS + PLANNING
500 West Seventh Street Suite 1400
Fort Worth, Texas 76102
Tel 817.335.4991 Fax 817.877.1861
www.bbptx.com

WARE MALCOMB
CIVIL ENGINEERING & SURVEYING

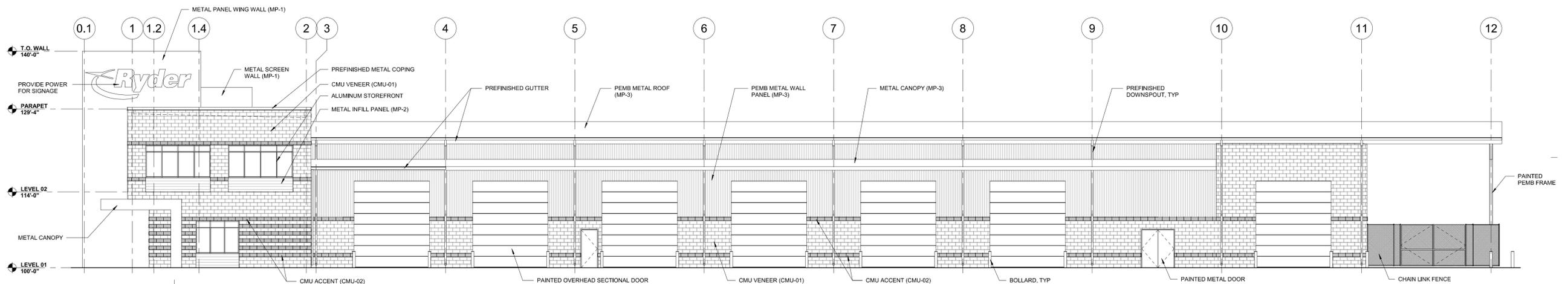
990 south broadway
suite 230
denver, co 80209
p 303.661.3333
waremalcomb.com

FOR AND ON BEHALF
OF WARE MALCOMB

RYDER TRUCK



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

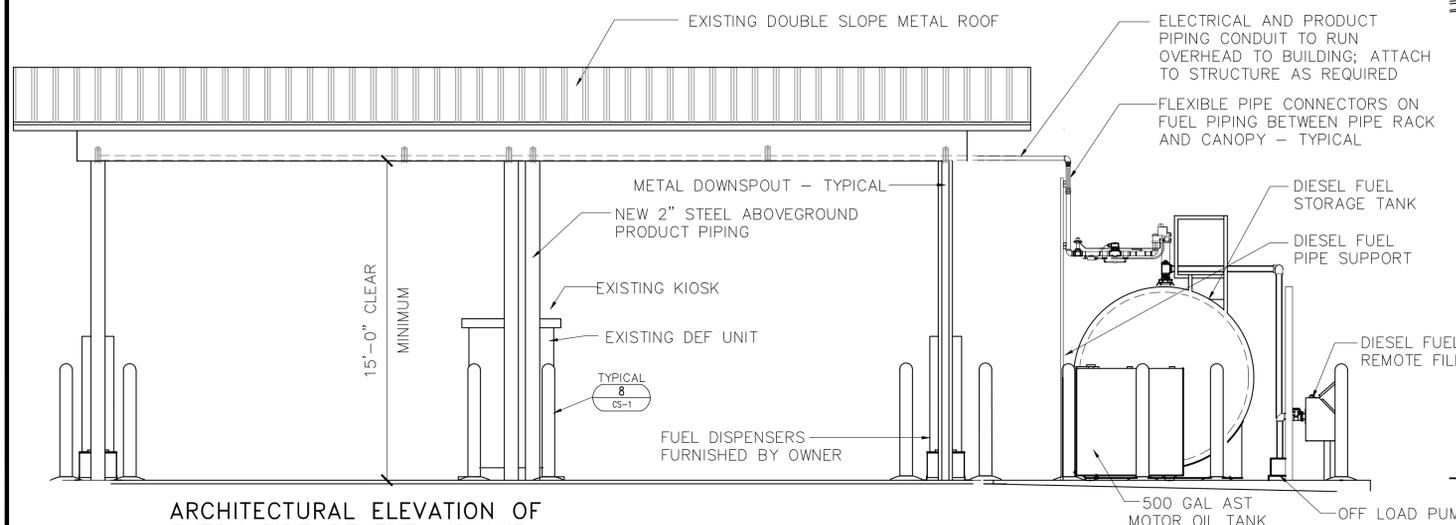


4 SOUTH ELEVATION
1/8" = 1'-0"

NO.	DATE	REMARKS

JOB NO.:	DCS19-4085
PA / PM:	C. STRAWN
DRAWN BY:	C. JOHNSON
DATE:	6/05/2020

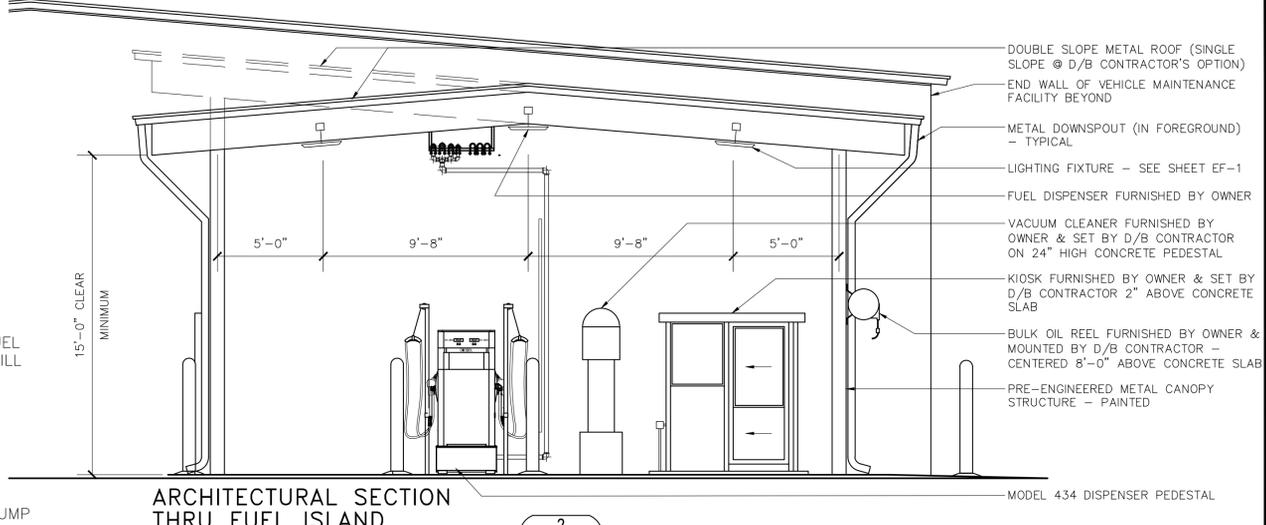
NOT FOR CONSTRUCTION



ARCHITECTURAL ELEVATION OF ENTRY SIDE OF FUEL ISLAND

SCALE: 1/4" = 1'-0"

3 AF-1

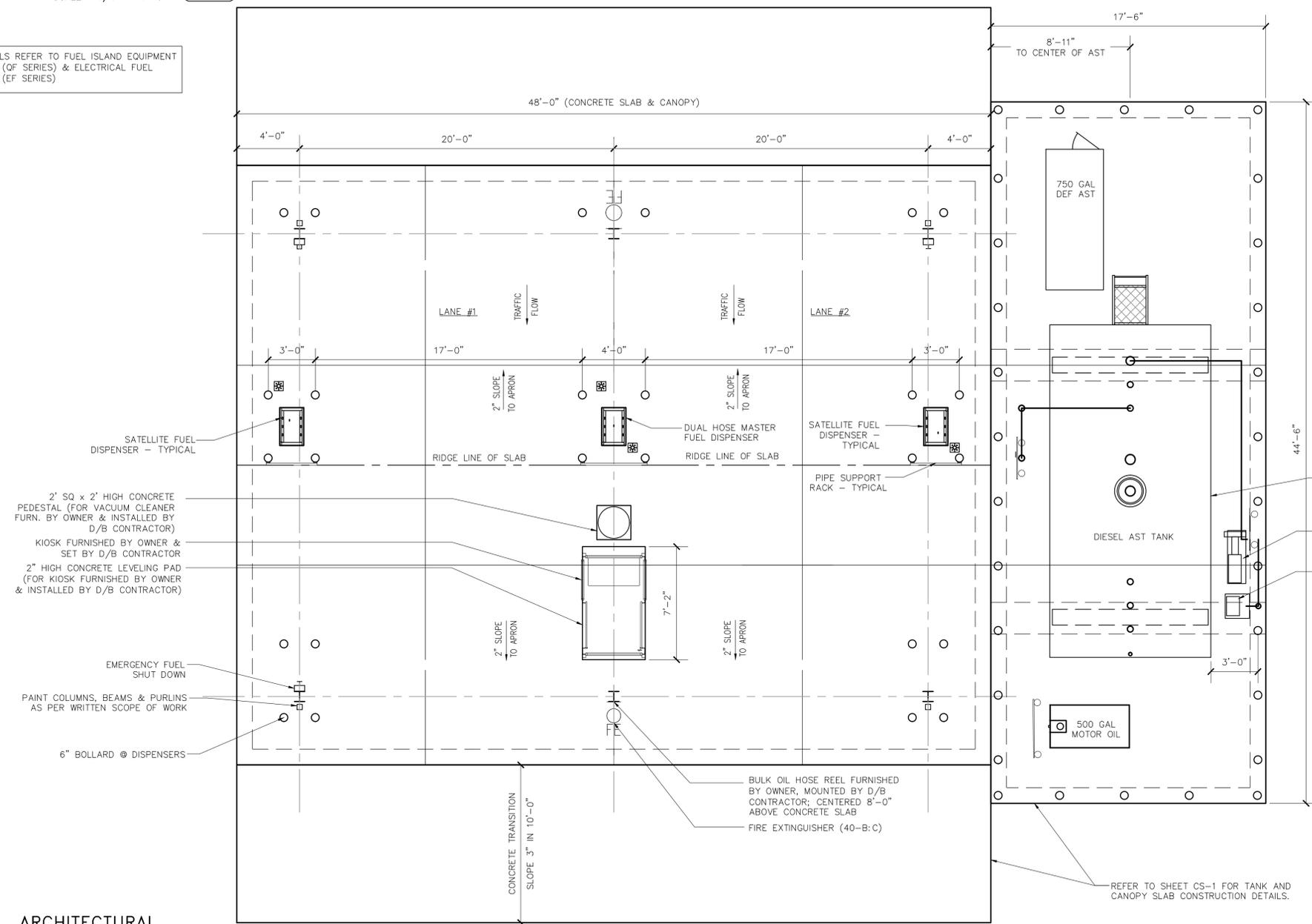


ARCHITECTURAL SECTION THRU FUEL ISLAND

SCALE: 1/4" = 1'-0"

2 AF-1

FOR DETAILS REFER TO FUEL ISLAND EQUIPMENT DRAWINGS (OF SERIES) & ELECTRICAL FUEL DRAWINGS (EF SERIES)



ARCHITECTURAL FUEL ISLAND PLAN

SCALE: 1/4" = 1'-0"

1 AF-1

Rev. #	Date	Description

Ryder LC XXXX
 NEW FUEL SERVICE ISLAND
 11812 ONYX DRIVE
 MIDLAND, TX 79706
 1 LANE FUEL ISLAND ARCHITECTURAL
 PLAN, SECTIONS, & ELEVATIONS

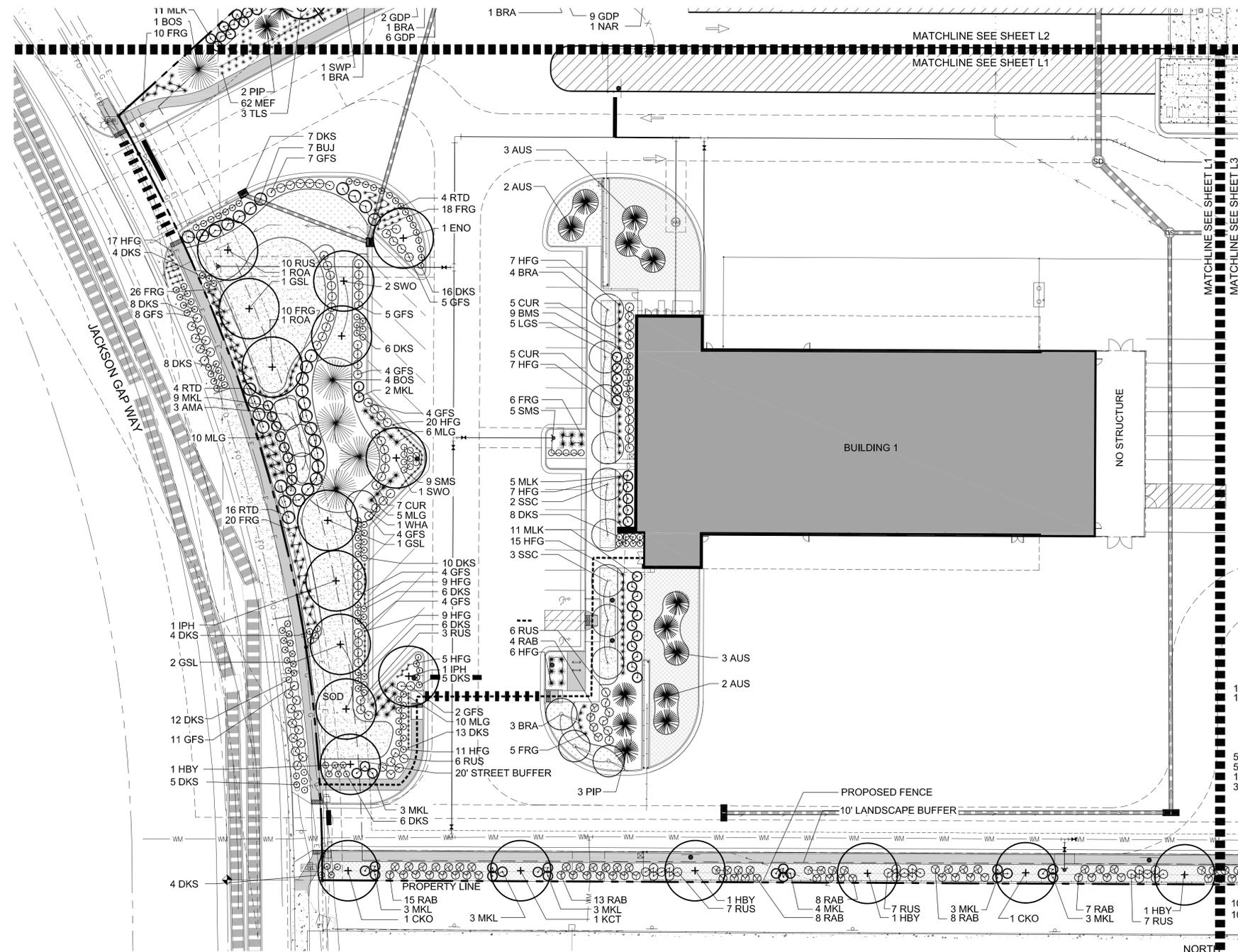


Job#: RYD-24247
 Scale: AS SHOWN
 Date: 01-26-18
 Drawn By:
 Checked By:

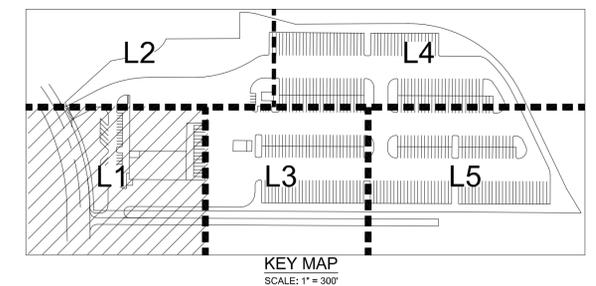
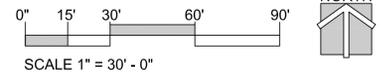
These guidelines were developed by the Core States Group for Ryder, Inc. They are intended to provide a minimum standard for the development of a Ryder fueling facility. These guidelines should not be used as a substitute for the design and construction of the Ryder fueling facility. The design build General Contract documents shall govern over these guidelines. Ryder, Inc. is not responsible for any errors or omissions in these guidelines or for any claims, damages, or liabilities arising from their use. Ryder, Inc. reserves the right to modify these guidelines at any time without notice. Based on these guidelines for use in permitting, bidding and construction.



RYDER TRUCK
SITE PLAN
PORTEOS SUBDIVISION FILING NO. 8
A PORTION OF THE NORTH HALF OF SECTION 8,
TOWNSHIP 3 SOUTH, RANGE 65 WEST OF THE SIXTH
PRINCIPAL MERIDIAN, CITY OF AURORA, COUNTY OF
ADAMS, STATE OF COLORADO



LANDSCAPE PLAN L1



LANDSCAPE LEGEND:

- DECIDUOUS TREE
- ORNAMENTAL TREE
- EVERGREEN TREE
- SHRUB
- ORNAMENTAL GRASS / PERENNIAL
- ENHANCED NATIVE SEED MIX (IRRIGATED)
SEE PLANT MATERIAL SCHEDULE
- NATIVE SEED MIX (ZONE Z)
SEE PLANT MATERIAL SCHEDULE
- SOD
- 4"-6" COBBLE
- 1"-3" RIVER ROCK
- BARK MULCH
- DETENTION GRASS SEED
- STEEL EDGING
- PROPOSED FENCE -
RE: ARCHITECTURAL SHEET 3, DETAILED SITE PLAN IN THIS PLAN SET.

WARE MALCOMB
CIVIL ENGINEERING & SURVEYING

990 south broadway
suite 230
denver, co 80209
p 303.661.3333
waremalcomb.com

STACKlot
LITTLETON, CO 80120
WWW.STACKLOT.COM
P. 303.866.4523

FOR AND ON BEHALF OF WARE MALCOMB

RYDER TRUCK
LANDSCAPE PLAN L1

NO.	DATE	REMARKS
3	4.29.20	Third Submittal
4	6.4.20	Fourth Submittal
5	7.27.22	Fifth Submittal

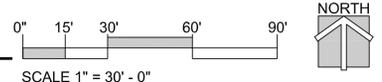
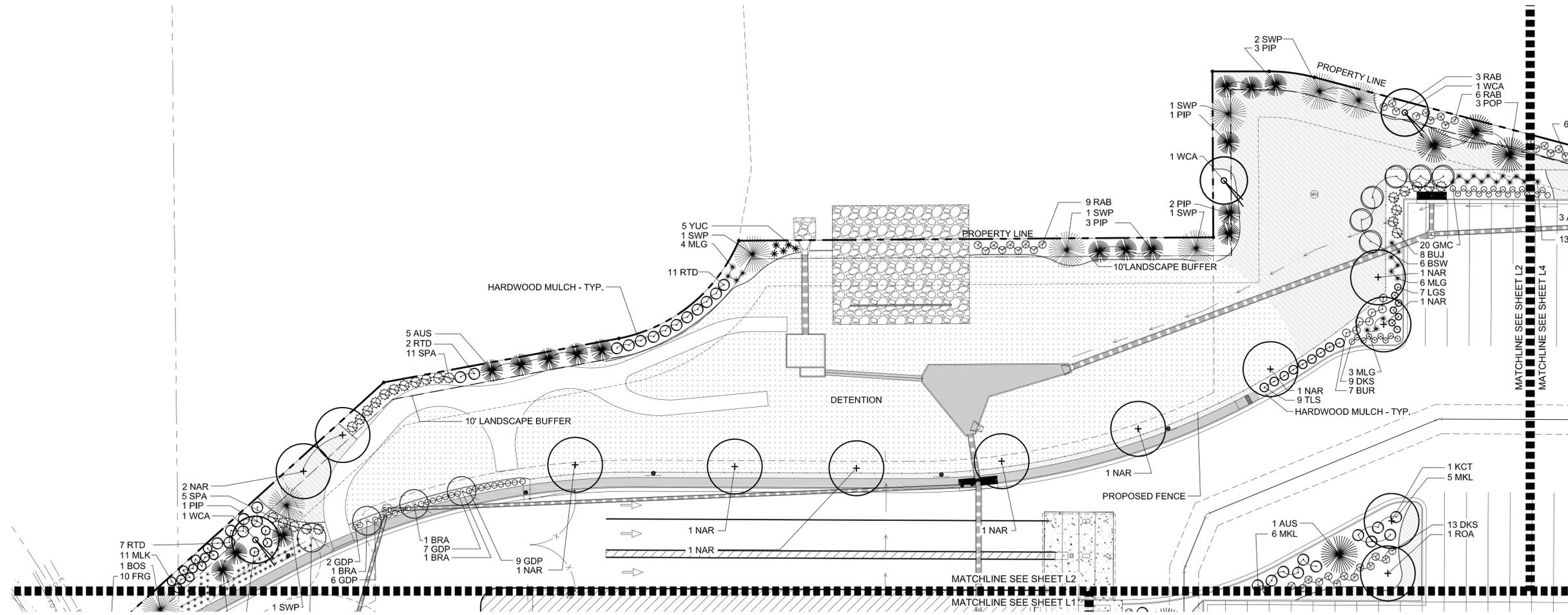
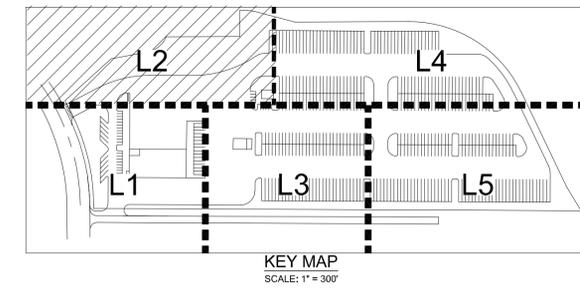
JOB NO.: DCS19-4085
PA / PM: SDW
DRAWN BY: SDW
DATE: 2/4/2020

SHEET
L1
Sheet 24 of 31

NOT FOR CONSTRUCTION

NOT FOR CONSTRUCTION

RYDER TRUCK
SITE PLAN
PORTEOS SUBDIVISION FILING NO. 8
A PORTION OF THE NORTH HALF OF SECTION 8,
TOWNSHIP 3 SOUTH, RANGE 65 WEST OF THE SIXTH
PRINCIPAL MERIDIAN, CITY OF AURORA, COUNTY OF
ADAMS, STATE OF COLORADO



LANDSCAPE LEGEND:

- DECIDUOUS TREE
- ORNAMENTAL TREE
- EVERGREEN TREE
- SHRUB
- ORNAMENTAL GRASS / PERENNIAL
- ENHANCED NATIVE SEED MIX (IRRIGATED) SEE PLANT MATERIAL SCHEDULE
- NATIVE SEED MIX (ZONE Z) SEE PLANT MATERIAL SCHEDULE
- SOD
- 4"-6" COBBLE
- 1"-3" RIVER ROCK
- BARK MULCH
- DETENTION GRASS SEED
- STEEL EDGING
- PROPOSED FENCE - RE: ARCHITECTURAL SHEET 3, DETAILED SITE PLAN IN THIS PLAN SET.

WARE MALCOMB
CIVIL ENGINEERING & SURVEYING

980 south broadway
suite 230
denver, co 80209
p 303.661.3333
waremalcomb.com

STACKlot
LITTLETON, CO 80120
WWW.STACKLOT.COM
P. 303.866.4523

FOR AND ON BEHALF OF WARE MALCOMB

RYDER TRUCK
LANDSCAPE PLAN L2

NO.	DATE	REMARKS
3	4.29.20	Third Submittal
4	6.4.20	Fourth Submittal
5	7.27.22	Fifth Submittal

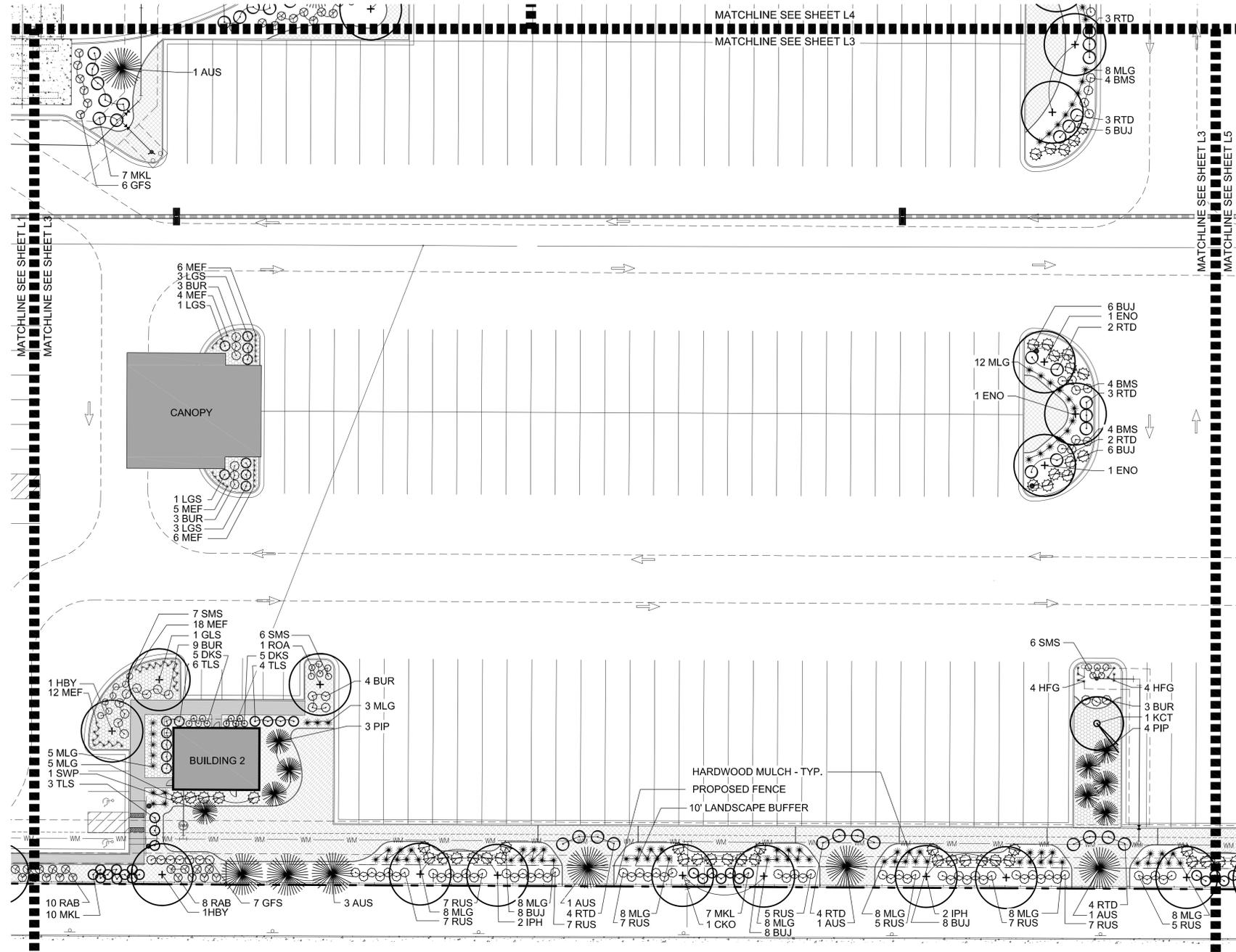
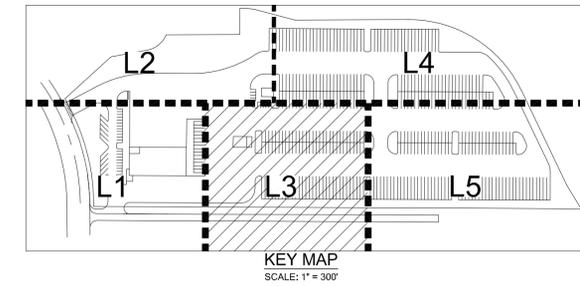
JOB NO.: DCS19-4085
PA / PM: SDW
DRAWN BY: SDW
DATE: 2/4/2020

SHEET
L2
Sheet 25 of 31

NOT FOR CONSTRUCTION

NOT FOR CONSTRUCTION

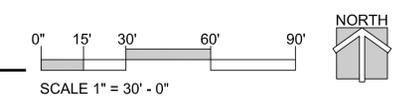
**RYDER TRUCK
SITE PLAN**
PORTEOS SUBDIVISION FILING NO. 8
A PORTION OF THE NORTH HALF OF SECTION 8,
TOWNSHIP 3 SOUTH, RANGE 65 WEST OF THE SIXTH
PRINCIPAL MERIDIAN, CITY OF AURORA, COUNTY OF
ADAMS, STATE OF COLORADO



LANDSCAPE LEGEND:

- DECIDUOUS TREE
- ORNAMENTAL TREE
- EVERGREEN TREE
- SHRUB
- ORNAMENTAL GRASS / PERENNIAL
- ENHANCED NATIVE SEED MIX (IRRIGATED)
SEE PLANT MATERIAL SCHEDULE
- NATIVE SEED MIX (ZONE Z)
SEE PLANT MATERIAL SCHEDULE
- SOD
- 4"-6" COBBLE
- 1"-3" RIVER ROCK
- BARK MULCH
- DETENTION GRASS SEED
- STEEL EDGING
- PROPOSED FENCE -
RE: ARCHITECTURAL SHEET 3, DETAILED SITE PLAN IN THIS PLAN SET.

LANDSCAPE PLAN L3



WARE MALCOMB
CIVIL ENGINEERING & SURVEYING
990 south broadway
suite 230
denver, co 80209
p 303.661.3333
waremalcomb.com

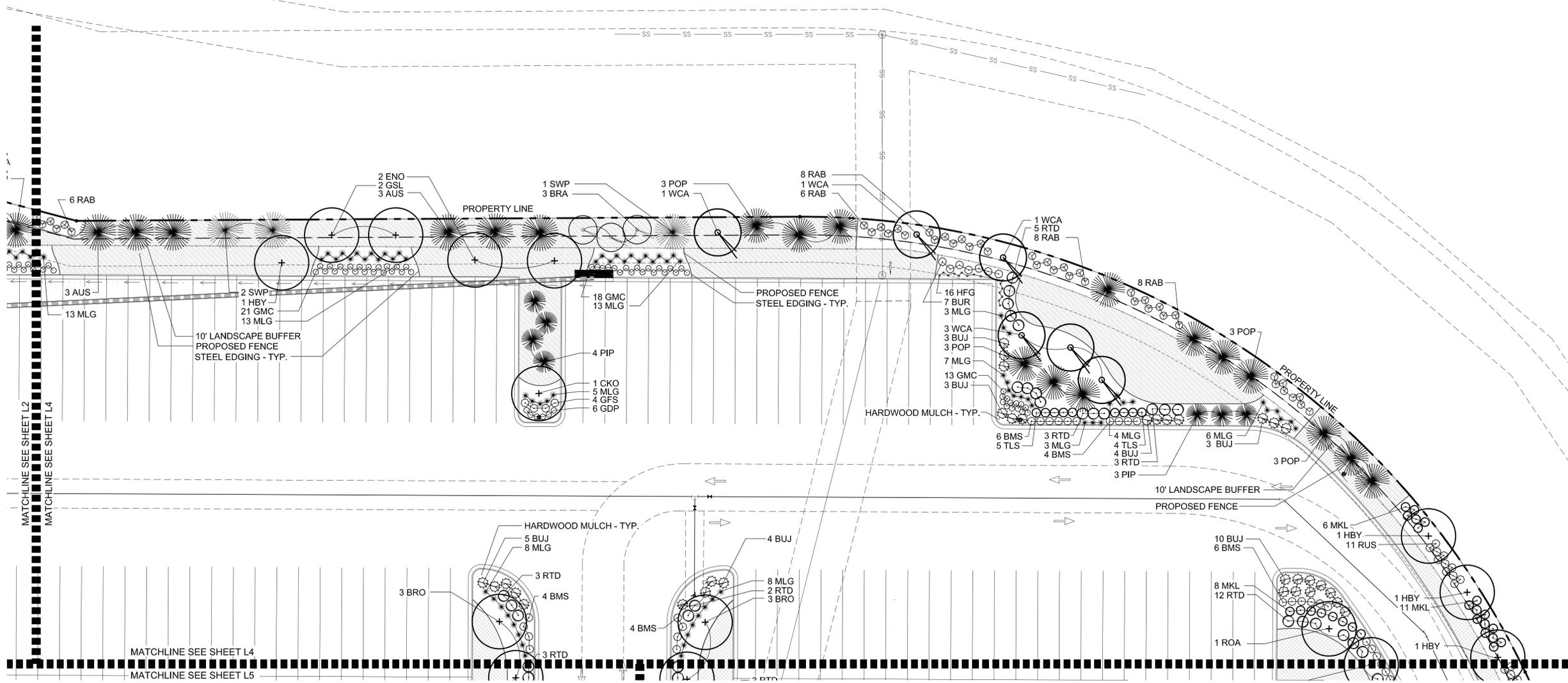
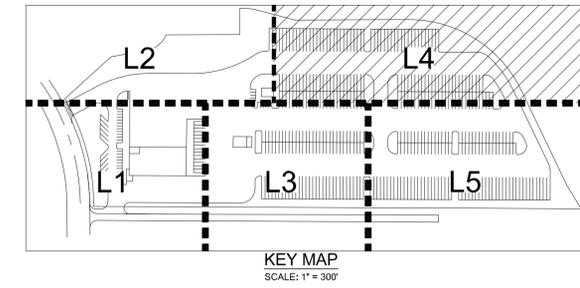
STACKlot
LITTLETON, CO 80120
WWW.STACKLOT.COM
P. 303.866.4523
FOR AND ON BEHALF OF WARE MALCOMB

**RYDER TRUCK
LANDSCAPE PLAN L3**

NO.	DATE	REMARKS
3	4.29.20	Third Submittal
4	6.4.20	Fourth Submittal
5	7.27.22	Fifth Submittal

JOB NO.:	DCS19-4085
PA / PM:	SDW
DRAWN BY:	SDW
DATE:	2/4/2020

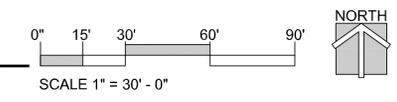
RYDER TRUCK
SITE PLAN
PORTEOS SUBDIVISION FILING NO. 8
A PORTION OF THE NORTH HALF OF SECTION 8,
TOWNSHIP 3 SOUTH, RANGE 65 WEST OF THE SIXTH
PRINCIPAL MERIDIAN, CITY OF AURORA, COUNTY OF
ADAMS, STATE OF COLORADO



LANDSCAPE PLAN L4

LANDSCAPE LEGEND:

- DECIDUOUS TREE
- ORNAMENTAL TREE
- EVERGREEN TREE
- SHRUB
- ORNAMENTAL GRASS / PERENNIAL
- ENHANCED NATIVE SEED MIX (IRRIGATED)
SEE PLANT MATERIAL SCHEDULE
- NATIVE SEED MIX (ZONE Z)
SEE PLANT MATERIAL SCHEDULE
- SOD
- 4"-6" COBBLE
- 1"-3" RIVER ROCK
- BARK MULCH
- DETENTION GRASS SEED
- STEEL EDGING
- PROPOSED FENCE -
RE: ARCHITECTURAL SHEET 3, DETAILED SITE PLAN IN THIS PLAN SET.



WARE MALCOMB
CIVIL ENGINEERING & SURVEYING

990 south broadway
suite 230
denver, co 80209
p 303.661.3333
waremalcomb.com

STACKlot
LITTLETON, CO 80120
WWW.STACKLOT.COM
P. 303.866.4523

FOR AND ON BEHALF OF WARE MALCOMB

RYDER TRUCK
LANDSCAPE PLAN L4

NO.	DATE	REMARKS
3	4.29.20	Third Submittal
4	6.4.20	Fourth Submittal
5	7.27.22	Fifth Submittal

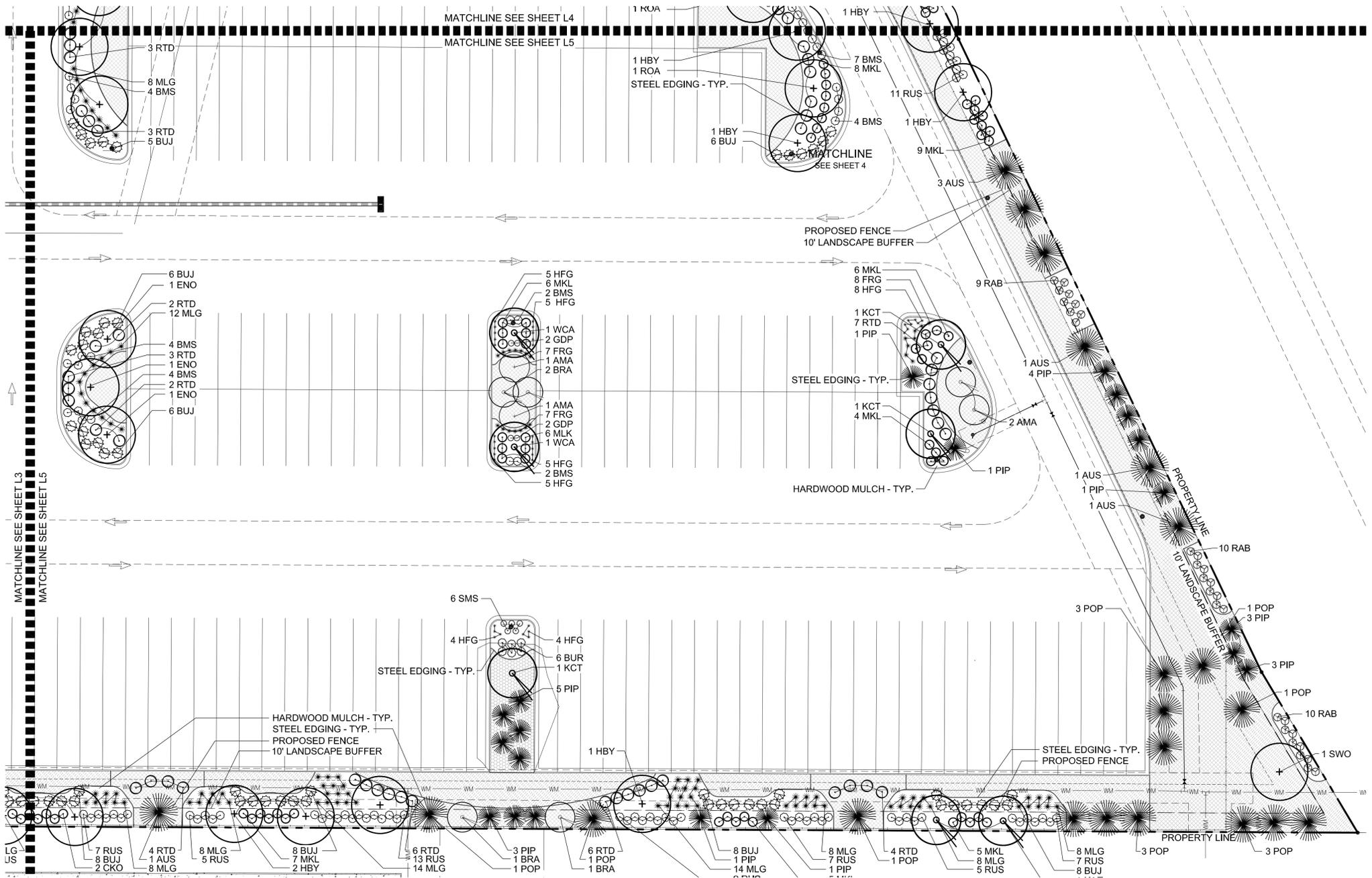
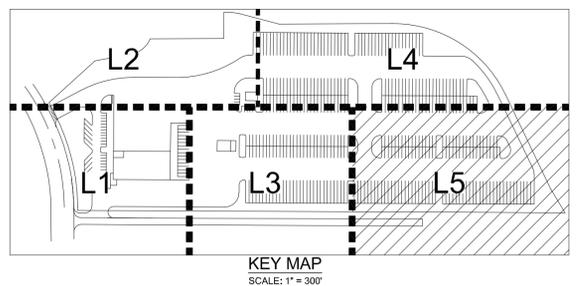
JOB NO.: DCS19-4085
PA / PM: SDW
DRAWN BY: SDW
DATE: 2/4/2020

SHEET
L4
Sheet 27 of 31

NOT FOR CONSTRUCTION

NOT FOR CONSTRUCTION

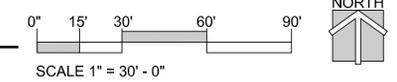
**RYDER TRUCK
SITE PLAN**
PORTEOS SUBDIVISION FILING NO. 8
A PORTION OF THE NORTH HALF OF SECTION 8,
TOWNSHIP 3 SOUTH, RANGE 65 WEST OF THE SIXTH
PRINCIPAL MERIDIAN, CITY OF AURORA, COUNTY OF
ADAMS, STATE OF COLORADO



LANDSCAPE LEGEND:

- DECIDUOUS TREE
- ORNAMENTAL TREE
- EVERGREEN TREE
- SHRUB
- ORNAMENTAL GRASS / PERENNIAL
- ENHANCED NATIVE SEED MIX (IRRIGATED)
SEE PLANT MATERIAL SCHEDULE
- NATIVE SEED MIX (ZONE Z)
SEE PLANT MATERIAL SCHEDULE
- SOD
- 4"-6" COBBLE
- 1"-3" RIVER ROCK
- BARK MULCH
- DETENTION GRASS SEED
- STEEL EDGING
- PROPOSED FENCE -
RE: ARCHITECTURAL SHEET 3, DETAILED SITE PLAN IN THIS PLAN SET.

LANDSCAPE PLAN L5



WARE MALCOMB
CIVIL ENGINEERING & SURVEYING

990 south broadway
suite 230
denver, co 80209
p 303.661.3333
waremalcomb.com

STACKlot
LITTLETON, CO 80120
WWW.STACKLOT.COM
P. 303.866.4523

FOR AND ON BEHALF
OF WARE MALCOMB

**RYDER TRUCK
LANDSCAPE PLAN L5**

NO.	DATE	REMARKS
3	4.29.20	Third Submittal
4	6.4.20	Fourth Submittal
5	7.27.22	Fifth Submittal

JOB NO.: DCS19-4085
PA / PM: SDW
DRAWN BY: SDW
DATE: 2/4/2020

SHEET
L5
Sheet 28 of 31

NOT FOR CONSTRUCTION

NOT FOR CONSTRUCTION

**RYDER TRUCK
SITE PLAN**
PORTEOS SUBDIVISION FILING NO. 8
A PORTION OF THE NORTH HALF OF SECTION 8,
TOWNSHIP 3 SOUTH, RANGE 65 WEST OF THE SIXTH
PRINCIPAL MERIDIAN, CITY OF AURORA, COUNTY OF
ADAMS, STATE OF COLORADO

STANDARD CITY OF AURORA NOTES:

1. PRIOR TO PLANTING, ALL PLANTING AREAS SHALL INCORPORATE SOIL AMENDMENTS AT A RATE OF 3 CUBIC YARDS PER 1000 SQUARE FEET TO A MINIMUM DEPTH OF 6" INCHES. A LESSER AMOUNT SHALL BE ALLOWED IF A SOILS TEST SHOWS THAT 3 CUBIC YARDS PER 1000 SQUARE FEET IS NOT NECESSARY OR WATER RETENTION AND DEEP ROOTING OF PLANT MATERIALS. IF SPECIFIED PLANT MATERIAL REQUIRES LESS FERTILE SOIL, THOSE AREAS MAY HAVE LESS SOIL AMENDMENTS INSTALLED. EXISTING TOPSOIL SHALL BE SALVAGED AND STOCKPILED FOR USE AS SOIL AMENDMENTS OR TOPSOIL. ACCEPTABLE SOIL AMENDMENTS INCLUDE COMPOST AND AGED MANURE.
2. PROPOSED SIDEWALKS TO BE STANDARD CONCRETE WITH A BROOM FINISH. ALL PARKING AND VEHICULAR DRIVES WILL BE ASPHALT.
3. ALL UTILITY EASEMENTS SHALL REMAIN UNOBSTRUCTED AND FULLY ACCESSIBLE ALONG THE ENTIRE LENGTH FOR MAINTENANCE EQUIPMENT ENTRY.
4. THE DEVELOPER, HIS SUCCESSORS AND ASSIGNS, SHALL BE RESPONSIBLE FOR INSTALLATION, MAINTENANCE AND REPLACEMENT OF ALL LANDSCAPING MATERIALS SHOWN OR INDICATED WITHIN THE PROPERTY DEFINED AS THE AREA WITHIN THE PROPERTY LINE 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 CERTIFICATE OF OCCUPANCY.
5. ALL LANDSCAPE AREAS AND PLANT MATERIAL, EXCEPT FOR NON-IRRIGATED NATIVE RESTORATION, AND DRYLAND GRASS AREAS MUST BE WATERED BY AN AUTOMATIC UNDERGROUND IRRIGATION SYSTEM. IRRIGATION SYSTEM DESIGN, INSTALLATION, OPERATION, AND MAINTENANCE SHALL CONFORM TO REQUIREMENTS FOUND IN THE CITY OF AURORA IRRIGATION ORDINANCE.
6. ALL PROPOSED LANDSCAPING WITHIN THE SIGHT TRIANGLE SHALL BE IN COMPLIANCE WITH COA ROADWAY SPECIFICATIONS, SECTION 4.04.2.10.
7. THE LANDSCAPE PLAN MUST REFLECT THE LOCATION OF ALL FIRE HYDRANTS, KNOX HARDWARE AND FIRE DEPARTMENT CONNECTIONS TO ENSURE THAT THESE DEVICES ARE NOT PHYSICALLY OR VISUALLY OBSTRUCTED FROM RESPONDING FIRE CREWS. THE SEPARATION REQUIREMENTS FROM FIRE DEPARTMENT CONNECTIONS AND FIRE HYDRANTS MUST MEET BOTH LIFE SAFETY (TYPICALLY 5 FEET AND NO MATERIAL GREATER THAN 2 FEET IN HEIGHT) AND LANDSCAPING REQUIREMENTS. LANDSCAPING MATERIAL CANNOT BE OMITTED OR REDUCED BASED ON THE INSTALLATION OF A FIRE HYDRANT WITHIN A PARKING LOT ISLAND OR PLANT BED. IT IS RECOMMENDED THAT THE ISLAND OR PLANT BED BE CONSTRUCTED LARGE ENOUGH TO ADEQUATELY ACCOMMODATE BOTH LANDSCAPING MATERIAL AND FIRE HYDRANTS IN ORDER TO COMPLY WITH ALL CITY STANDARDS.
8. STREETLIGHTS MUST BE CONSTRUCTED ALONG ALL PUBLIC STREETS AS REQUIRED BY SECTION 126-236. SIDEWALKS, INTERNAL PEDESTRIAN PATHS, AND BICYCLE PATHS SHALL BE LIT WITH FULL CUTOFF LIGHTING FIXTURES NO MORE THAN 16 FEET TALL, AND PROVIDING CONSISTENT ILLUMINATION OF AT LEAST ONE FOOTCANDLE ON THE WALKING SURFACE. LIGHTING ALONG PUBLIC STREETS AND LANDSCAPED AREAS SHALL BE OF A RECOGNIZABLY UNIFIED DESIGN. LIGHTING SOURCES SHALL BE COLOR-CORRECT TYPES SUCH AS HALOGEN OR METAL HALIDE, AND LIGHT TYPES OF LIMITED SPECTRAL EMISSION, SUCH AS LOW PRESSURE SODIUM OR MERCURY VAPOR LIGHTS, ARE PROHIBITED EVEN IN SERVICE AREAS. PRIVATE AND SECURITY LIGHTING SHALL NOT CAUSE GLARE ABOVE A LEVEL OF 4 FEET ONTO ADJACENT PROPERTIES.

STREET FRONTAGES

AREA	DESCRIPTION	LENGTH	NOTES	TREES REQ. (1/40')	TREES PROVIDED
A	Jackson Gap	259 LF.	DRIVES EXCLUDED	6	*6

* The presence of utilities in the curbside landscape, the street trees have been located along the backside of walk.

STREET BUFFER

AREA	DESCRIPTION	LENGTH	WIDTH REQUIRED	WIDTH PROVIDED	TREES (1/40')	SHRUBS (10/40')
A	Jackson Gap	259 LF	20 FT	20 FT	6 REQ. 9 PROVIDED	65 REQ. 87 (5) GAL. PROVIDED

NON-STREET FRONTAGE LANDSCAPE BUFFER

AREA	DESCRIPTION	LENGTH	WIDTH REQUIRED	WIDTH PROVIDED	TREES (1/40')	SHRUBS (5/40')
A	NORTH PROPERTY LINE	1,641 LF	10 FT	10 FT	41 REQ. 51 PROVIDED	205 REQ. 115 (5) GAL. PROVIDED EACH ADDITIONAL TREE = 10 SHRUBS 100 SHRUB CREDITS, 215 TOTAL
B	EAST PROPERTY LINE	716 LF	10 FT	10 FT	18 REQ. 26 PROVIDED	90 REQ. 100 (5) GAL. PROVIDED
C	SOUTH PROPERTY LINE	1,724 LF	10 FT	10 FT	43 REQ. 43 PROVIDED	216 REQ. 272 (5) GAL. PROVIDED

NON RESIDENTIAL BUILDING ELEVATIONS

BUILDING / ELEVATION	LENGTH	NO. T.E. REQUIRED - 1 T.E. / 40' LN. FT.	NO. T.E.'S REQUIRED	NO. T.E.'S PROVIDED
BUILDING 1 / WEST	126 LF	3.15	4	6
BUILDING 2 / PERIMETER	146 LF	3.65	4	4

STREET - TREE LAWNS

AREA	DESCRIPTION	SQUARE FEET TREE LAWN (S.F.)	SHRUBS REQ. .025 Shrubs / S.F. Tree Lawn	SHRUBS PROVIDED
A	Jackson Gap	2041	51	60

EVERGREEN TREES

DESCRIPTION	EVERGREEN TREES REQ. (50% MIN.)	EVERGREEN TREES PROVIDED
Onsite Trees = 232	116 TREES	122 TREES

WATER USE

DESCRIPTION	AREA IN SF
NON WATER CONSERVING	9,056 S.F.
WATER CONSERVING	62,255 S.F.
NON WATER (Z)	87,016 S.F.

SITE DATA

DESCRIPTION	AREA IN SF	PERCENTAGE
TOTAL SITE AREA	994,431 SF	100%
BUILDING COVERAGE	23,697 SF	2.38%
HARD SURFACE AREA	748,491 SF	75.27%
LANDSCAPE AREA	222,243 SF	22.35%

WARE MALCOMB
CIVIL ENGINEERING & SURVEYING

990 south broadway
suite 230
denver, co 80209
p 303.661.3333
waremalcomb.com

STACKlot

LITTLETON, CO 80120
WWW.STACKLOT.COM
P. 303.866.4523

FOR AND ON BEHALF
OF WARE MALCOMB

RYDER TRUCK
LANDSCAPE NOTES AND
CHARTS

REMARKS

JOB NO.: DCS19-4085
PA / PM: SDW
DRAWN BY: SDW
DATE: 2/4/2020

SHEET

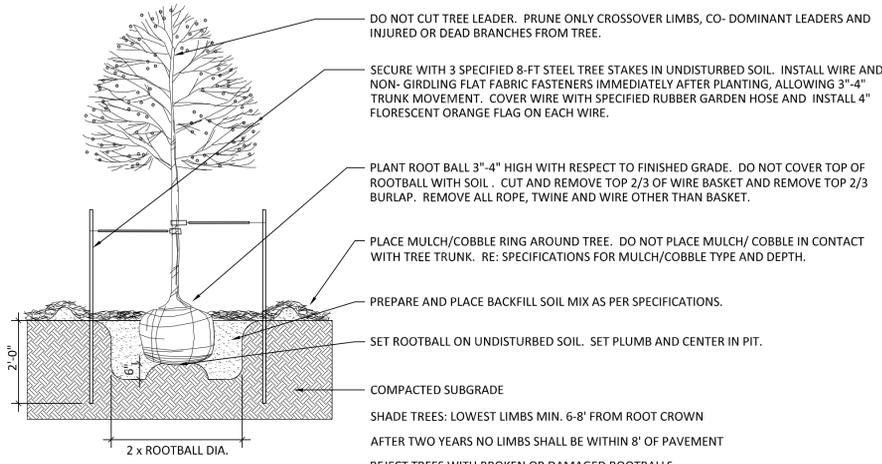
L6

Sheet 29 of 31

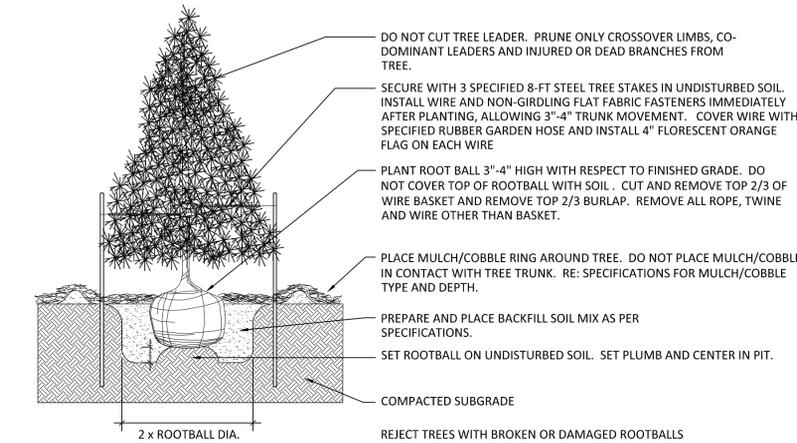
NOT FOR CONSTRUCTION

NOT FOR CONSTRUCTION

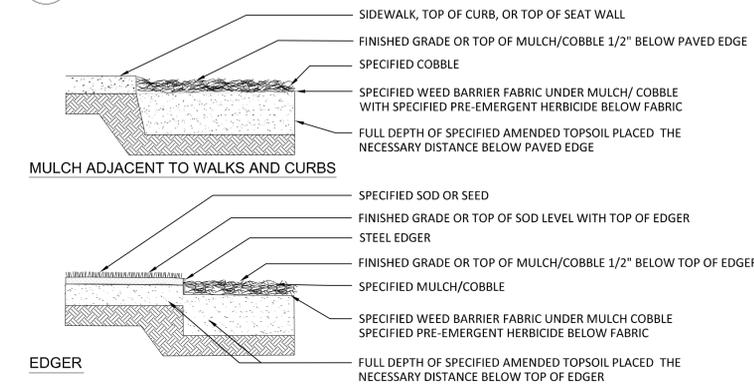
**RYDER TRUCK
SITE PLAN**
PORTEOS SUBDIVISION FILING NO. 8
A PORTION OF THE NORTH HALF OF SECTION 8,
TOWNSHIP 3 SOUTH, RANGE 65 WEST OF THE SIXTH
PRINCIPAL MERIDIAN, CITY OF AURORA, COUNTY OF
ADAMS, STATE OF COLORADO



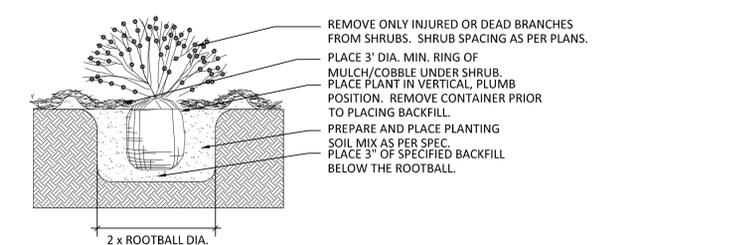
1 DECIDUOUS TREE NOT TO SCALE



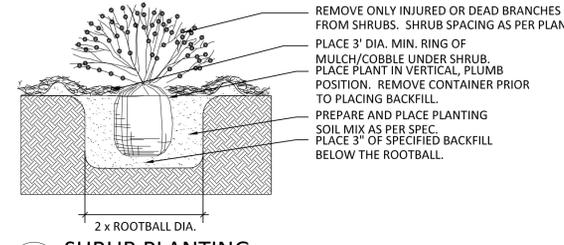
2 EVERGREEN TREE PLANTING NOT TO SCALE



3 EDGE TREATMENT NOT TO SCALE



4 SHRUB PLANTING NOT TO SCALE



4 SHRUB PLANTING NOT TO SCALE

PLANT MATERIAL SCHEDULE:

QUANTITY	SYMBOL	COMMON NAME	BOTANICAL NAME	SIZE	COND.	WATER USAGE
SHADE TREES						
6	CKO	CHINKAPIN OAK	QUERCUS MUEHLENBERGII	2 1/2" CAL.	B & B	L
11	WCA	CATALPA	CATALPA SP.	2 1/2" CAL.	B & B	VL
15	HBV	COMMON HACKBERRY	CELTIS OCCIDENTALIS	2 1/2" CAL.	B & B	VL
6	IPH	IMPERIAL HONEY LOCUST	GLEDITSIA TRIACANTHOS INERMIS 'IMPERIAL'	2 1/2" CAL.	B & B	VL
8	KCT	KENTUCKY COFFEE TREE	GYMNOCLADUS DIOICUS	2 1/2" CAL.	B & B	VL
10	NAR	NARROWLEAF COTTONWOOD	POPULUS AUGUSTIFOLIA	2 1/2" CAL.	B & B	L-M
4	SWO	SWAMP WHITE OAK	QUERCUS BICOLOR	2 1/2" CAL.	B & B	VL-M
6	BRO	BUR OAK	QUERCUS MACROCARPA	2 1/2" CAL.	B & B	VL
6	ROA	NORTHERN RED OAK	QUERCUS RUBRA	2 1/2" CAL.	B & B	L-M
1	GSL	GREENSPIRE LINDEN	TILIA CORDATA 'GREEN SPIRE'	2 1/2" CAL.	B & B	M
9	ENO	ENGLISH OAK	QUERCUS ROBUR	2 1/2" CAL.	B & B	L-M
ORNAMENTAL TREES						
1	WHA	WASHINGTON HAWTHORN	CRATAEGUS PHAENOPYRUM	2" CAL.	B & B	VL
5	SSC	SPRING SNOW CRABAPPLE	MALUS 'SPRING SNOW'	2" CAL.	B & B	L
15	BRA	PEAR (CHANTICLEER)	PYRUS CALLERYANA	2" CAL.	B & B	L
7	AMA	JAPANESE LILAC	SYRINGA RETICILATA	2" CAL.	B & B	L
EVERGREEN TREES						
52	PIP	PINON PINE	PINUS EDULIS	6' HT.	B & B	VL
36	AUS	AUSTRIAN PINE	PINUS NIGRA	6' HT.	B & B	VL
2	POP	PONDEROSA PINE	PINUS PONDEROSA	6' HT.	B & B.	VL
11	SWP	SOUTHWESTERN WHITE PINE	PINUS STROBIFORMIS	6' HT.	B & B	M
5	BOS	BOSNIAN PINE	PINUS HELDREICHII	6' HT.	B & B	M
16	SPA	SPARTAN JUNIPER	JUNIPERUS CHINENSIS 'SPARTAN'	6' HT.	B & B	VL
SHRUBS						
164	RAB	RABBIT BRUSH	CHRYSOETHAMNUS NASEOSUS 'GRAVEOLENS'	5 GAL.	CONT.	VL
143	BUJ	BUFFALO JUNIPER	JUNIPERUS SABINA 'BUFFALO'	5 GAL.	CONT.	L-M
137	RTD	REDTWIG DOGWOOD	CORNUS SERICEA 'BAILEY'	5 GAL.	CONT.	VL
178	RUS	RUSSIAN SAGE	PEROVSKIA ATRIPPLICIFOLIA	5 GAL.	CONT.	VL
34	TLS	THREE LEAF SUMAC	RHUS TRILOBATA	5 GAL.	CONT.	VL
17	CUR	GOLDEN CURRANT	RIBES AUREUM	5 GAL.	CONT.	VL
143	MKL	MISS KIM LILAC	SYRINGA PATULA 'MISS KIM'	5 GAL.	CONT.	M
160	DKS	DARK KNIGHT SPIREA	CARYOPTERIS X CLANDONENSIS 'DARK KNIGHT'	5 GAL.	CONT.	L-M
20	LGS	LOW-GRO SUMAC	RHUS AROMATICA 'GROW LOW'	5 GAL.	CONT.	L-M
75	GFS	GOLD FLAME SPIREA	SPIREA JAPONICA 'GOLDFLAME'	5 GAL.	CONT.	L
34	GDP	GOLD DROP POTENTILLA	POTENTILLA FRUITICOSA 'GOLD DROP'	5 GAL.	CONT.	L-M
72	GMC	GREEN MOUND CURRANT	RIBES ALPINUM 'GREENMOUND'	5 GAL.	CONT.	L-M
72	BMS	BLUE MIST SPIREA	CARYOPTERIS X CLANDONENSIS	5 GAL.	CONT.	L-M
42	BUR	DWARF BURNING BUSH	EQUINUMUS ALATA 'DWARF NANA'	5 GAL.	CONT.	M
6	BSW	BLUE STEM WILLOW	SALIX IRRORATA	5 GAL.	CONT.	VL
5	YUC	IVORY TOWER YUCCA	YUCCA FLIAMENTOSA 'IVORY TOWER'	5 GAL.	CONT.	L-M
39	SMS	SNOWMOUND SPIREA	SPIREA NIPPONICA 'SNOWMOUND'	5 GAL.	CONT.	L-M
ORNAMENTAL GRASSES						
304	MLG	MAIDEN GRASS	MISCANTHUS SINENSIS 'GRACILLIMUS'	5 GAL.	CONT.	L
113	MEF	MEXICAN FEATHER GRASS	NESSELLA TENUISSIMA	5 GAL.	CONT.	VL
173	HFG	DWARF FOUNTAIN GRASS	PENNISETUM ALOPECUROIDES 'HAMELN'	5 GAL.	CONT.	VL
127	FRG	KARL REED FORESTER GRASS	CALAMAGROSTIS ACUTI 'KARL FORESTER'	5 GAL.	CONT.	M
ENHANCED NATIVE SEED MIX (IRRIGATED)						
% OF TOTAL				PLS PER ACRE		
35%	WESTERN WHEATGRASS	AGROPYRON SMITHII	10.5 LBS.			
35%	SIDE OATS GRAMA	BOUTELOUA CURTIPENDULA	10.5 LBS.			
10%	BLUE GRAMA	BOUTELOUA GRACILIS	3.0 LBS.			
10%	SWITCHGRASS	PANICUM VIRGATUM	3.0 LBS.			
10%	LITTLE BLUESTEM	SCHIZACHYRIUM SCOPARIUS	3.0 LBS.			
NATIVE SEED MIX (ZONE Z)						
% OF TOTAL				PLS PER ACRE		
30%	CRESTED WHEATGRASS "FAIRWAY"	AGROPYRON CRISTATUM	10.5 LBS.			
30%	WESTERN WHEATGRASS "ARRIBA"	BOUTELOUA SMITHII	10.5 LBS.			
20%	SIDE OATS GRAMA	BOUTELOUA CURTIPENDULA	3.0 LBS.			
15%	BLUE GRAMA	BOUTELOUA GRACILIS	3.0 LBS.			
5%	BUFFALO GRASS	BOUTELOUA DACTYLOIDES	3.0 LBS.			

WARE MALCOMB
CIVIL ENGINEERING & SURVEYING

990 south broadway
suite 230
denver, co 80209
p 303.661.3333
www.waremalcomb.com

STACKlot
LITTLETON, CO 80120
WWW.STACKLOT.COM
P. 303.966.4523

FOR AND ON BEHALF OF WARE MALCOMB

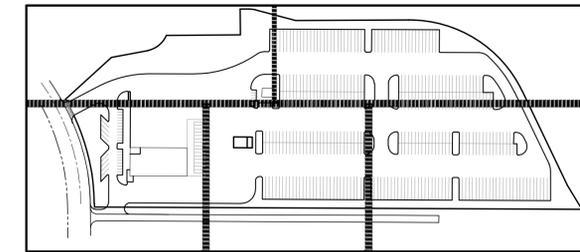
RYDER TRUCK
LANDSCAPE DETAILS AND
PLANT MATERIAL SCHEDULE

NO.	DATE	REMARKS
3	4.29.20	Third Submittal
4	6.4.20	Fourth Submittal
5	7.27.22	Fifth Submittal

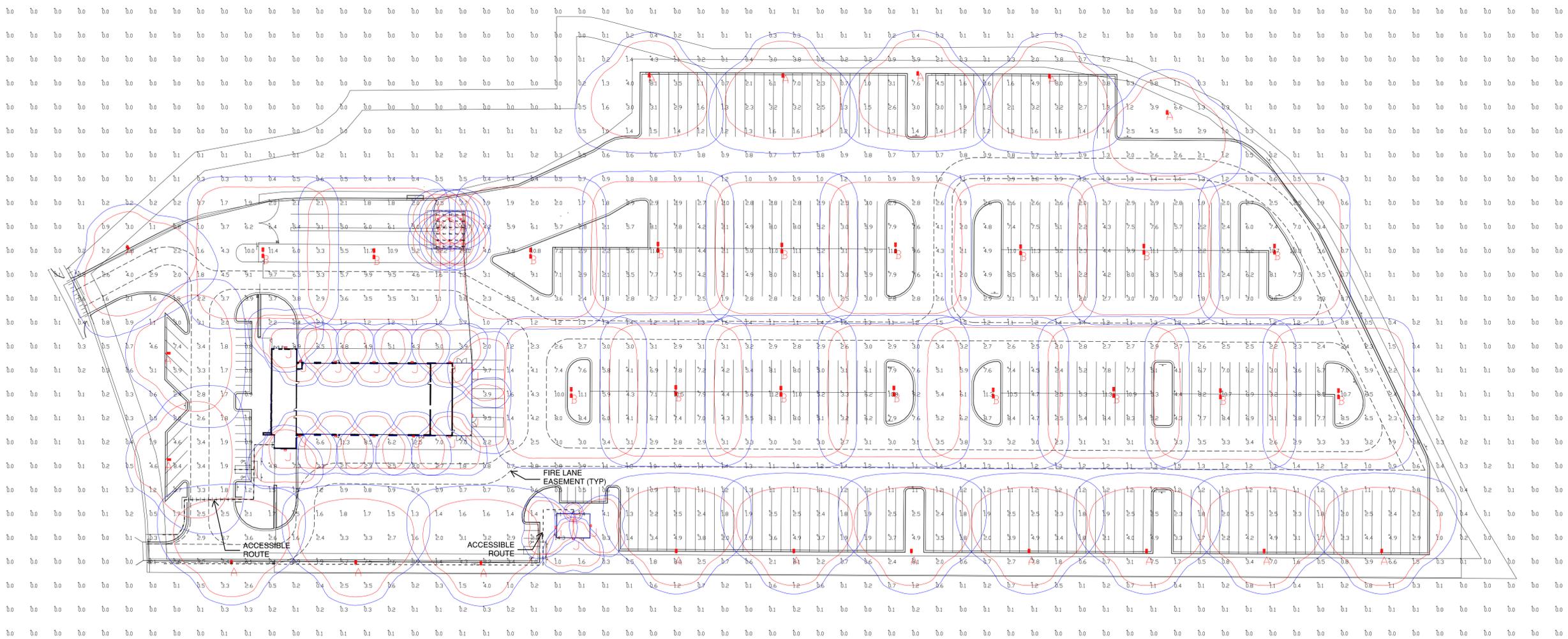
JOB NO.: DCS19-4085
PA / PM: SDW
DRAWN BY: SDW
DATE: 2/4/2020

SHEET
L7
Sheet 30 of 31

RYDER TRUCK
SITE PLAN
PORTEOS SUBDIVISION FILING NO. 8
A PORTION OF THE NORTH HALF OF SECTION 8,
TOWNSHIP 3 SOUTH, RANGE 65 WEST OF THE SIXTH
PRINCIPAL MERIDIAN, CITY OF AURORA, COUNTY OF
ADAMS, STATE OF COLORADO



KEY MAP
SCALE: 1" = 300'



Calculation Summary

Label	CalcType	Units	Avg	Max	Min	Avg/Min	Max/Min
ALL CALCS @ 4' ABOVE GRADE	Illuminance	Fc	1.94	42.7	0.0	N.A.	N.A.
CANDPY	Illuminance	Fc	35.15	45.5	26.5	1.33	1.72
PARKING AND DRIVE SUMMARY	Illuminance	Fc	3.41	12.5	0.5	6.82	25.00

Luminaire Schedule

Symbol	Qty	Label	Arrangement	Description	LLD	UDF	LLF	Arr. Lum. Lumens	Arr. Watts
[Symbol A]	18	A	SINGLE	MRL-LED-50L-SIL-FT-50-70CRI-SINGLE-30'POLE&4'BASE TILTED 15°	1.000	1.000	1.000	53978	375
[Symbol B]	17	B	D180°	MRL-LED-50L-SIL-5W-50-70CRI-DOUBLE-30'POLE&4'BASE	1.000	1.000	1.000	108094	750
[Symbol D]	6	D	SINGLE	CRUS-SC-HD-50-16' MH	1.000	1.000	1.000	19071	125
[Symbol E]	1	E	SINGLE	LAD6-LED-25L-UNV-DIMI-40-WF-TR6RL-HAZ	1.000	1.000	1.000	1703	21.9
[Symbol J]	17	J	SINGLE	XWM-FT-LED-15L-50-12' MH & 17' MH	1.000	1.000	1.000	15750	105

WARE MALCOMB
CIVIL ENGINEERING & SURVEYING

990 south broadway
suite 230
denver, co 80209
p 303.661.3333
waremalcomb.com

FOR AND ON BEHALF
OF WARE MALCOMB

RYDER TRUCK
SITE PHOTOMETRIC PLAN

REMARKS

NO. DATE

JOB NO.: DCS19-4085
PA / PM: C. STRAWN
DRAWN BY: C. JOHNSON
DATE: 06/05/2020

SHEET