

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

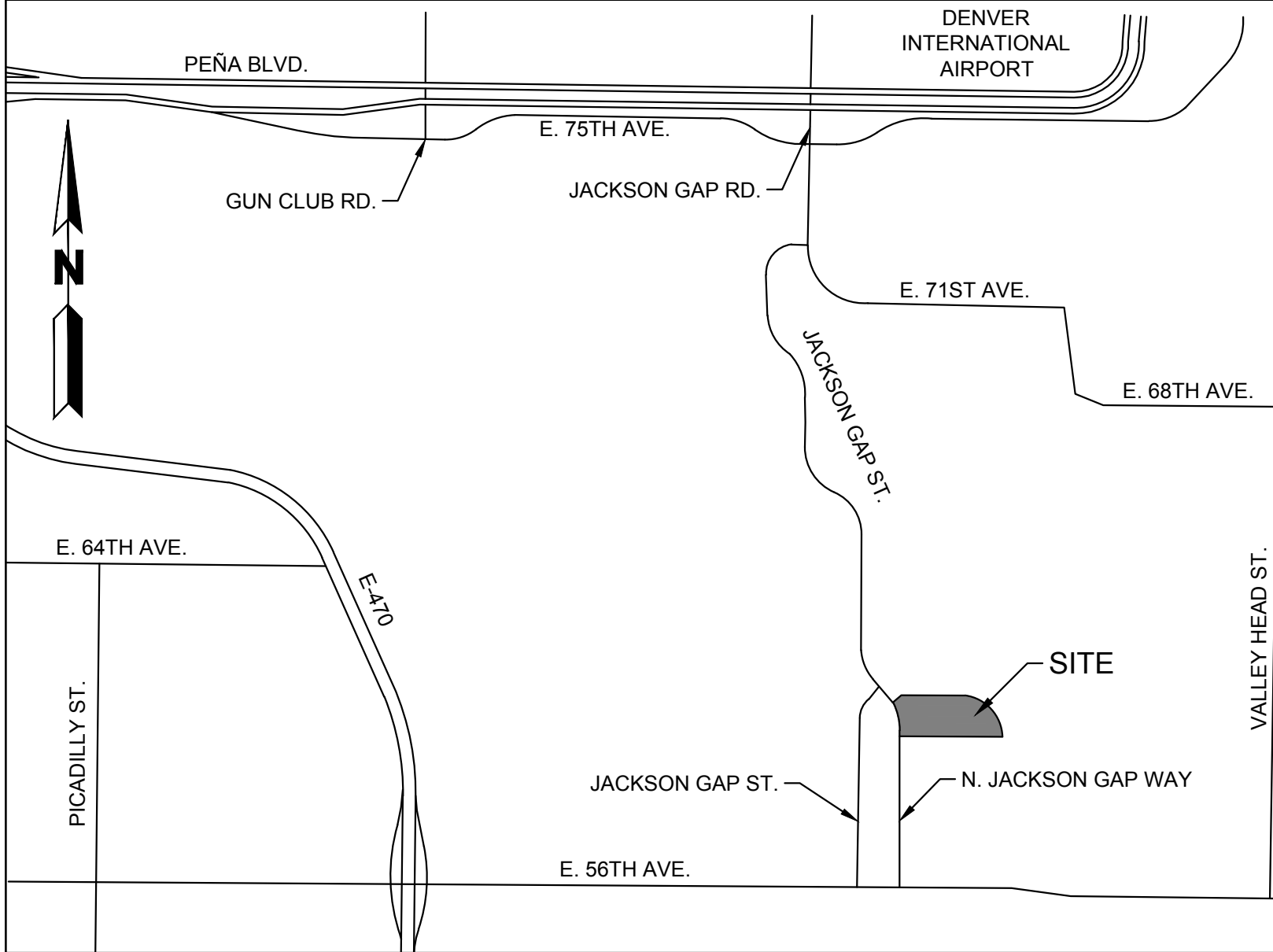
CITY OF AURORA SITE PLAN NOTES

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."
4. "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 ENTRANCES 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 INTERNATIONAL CODE COUNCIL (ICC) A117.1-2009.
5. THE APPLICANT HAS THE OBLIGATION TO COMPLY WITH ALL APPLICABLE REQUIREMENTS OF THE AMERICAN WITH DISABILITIES ACT.
6. THE DEVELOPER, HIS SUCCESSORS AND ASSIGNS, SHALL BE RESPONSIBLE FOR INSTALLATION, MAINTENANCE AND REPLACEMENT OF ALL LANDSCAPING MATERIALS SHOWN OR INDICATED ON THE APPROVED SITE PLAN OR LANDSCAPE PLAN ON FILE IN THE PLANNING DEPARTMENT. ALL LANDSCAPING WILL BE INSTALLED PRIOR TO ISSUANCE OF CERTIFICATE OF OCCUPANCY.
7. 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 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.
8. 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.
9. ALL BUILDING ADDRESS NUMBERS SHALL COMPLY WITH THE AURORA CITY CODE, SECTION 126, ARTICLE VII -NUMBERING OF BUILDINGS.
10. 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.
11. NOTWITHSTANDING ANY SURFACE IMPROVEMENTS, LANDSCAPING, PLANTING OR CHANGES SHOWN IN THESE SITE OR CONSTRUCTION PLANS, OR ACTUALLY CONSTRUCTED OR PUT IN PLACE, ALL UTILITY EASEMENTS MUST REMAIN UNOBSTRUCTED AND FULLY ACCESSIBLE ALONG THEIR ENTIRE LENGTH TO ALLOW FOR ADEQUATE MAINTENANCE EQUIPMENT. ADDITIONALLY, NO INSTALLATION, PLANTING, CHANGE IN THE SURFACE, 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.
12. 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 60 (LDN VALUE TO BE DETERMINED FOR EACH PROJECT) UNDER WORSE-CASE NOISE CONDITIONS.
13. FINAL GRADE SHALL BE AT LEAST SIX (6) INCHES BELOW ANY EXTERIOR WOOD SIDING ON THE PREMISES.
14. 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.
15. 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.
16. 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.
17. ARCHITECTURAL FEATURES, SUCH AS BAY WINDOWS, FIREPLACES, ROOF OVERHANGS, GUTTERS, EAVES, FOUNDATIONS, FOOTINGS, CANTILEVERED WALLS, ETC, ARE NOT ALLOWED TO ENCROACH INTO ANY EASEMENT OR FIRE LANE.
18. THE 2015 INTERNATIONAL FIRE CODE (IFC), REQUIRES ALL BUILDINGS TO BE ASSESSED FOR ADEQUATE EMERGENCY RESPONDER RADIO COVERAGE (ERRC). AT THE TIME THE STRUCTURE IS AT FINAL FRAME AND FINAL ELECTRICAL INSPECTIONS, THE GENERAL CONTRACTOR (GC) WILL BE REQUIRED TO HIRE A QUALIFIED INDEPENDENT 3RD PARTY TO ASSESS THE RADIO FREQUENCY LEVELS WITHIN THE STRUCTURE. ONCE COMPLETED, THE 3RD PARTY WILL PROVIDE THE RESULTS OF THE TEST TO BOTH THE GC AND THE AURORA BUILDING DIVISION AS TO WHETHER THE STRUCTURE 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 A LICENSED CONTRACTOR TO SUBMIT PLANS TO THE AURORA BUILDING DIVISION TO OBTAIN A BUILDING PERMIT FOR THE INSTALLATION OF AN ERRC SYSTEM PRIOR TO INSTALLATION. THIS ASSESSMENT AND INSTALLATION IS AT THE OWNER OR DEVELOPERS EXPENSE. FUTURE INTERIOR OR EXTERIOR MODIFICATIONS TO THE STRUCTURE AFTER THE ORIGINAL CERTIFICATE OF OCCUPANCY IS ISSUED WILL REQUIRE A REASSESSMENT FOR ADEQUATE RADIO FREQUENCY COVERAGE.
19. THE LOCATION OF LIQUID AND GAS PIPELINES ARE REGULATED BY THE U.S. DEPARTMENT OF TRANSPORTATION, PIPELINE AND HAZARDOUS MATERIALS SAFETY ADMINISTRATION. CFR 49, SECTION 195-210, SUBSECTION (B); NO PIPE LINE MAY BE LOCATED WITHIN 50 FEET OF ANY PRIVATE DWELLING, OR ANY INDUSTRIAL BUILDING, OR PLACE OF PUBLIC ASSEMBLY IN WHICH PERSONS WORK, CONGREGATE, OR ASSEMBLE, UNLESS PROVIDED WITH AT LEAST 12 INCHES OF COVERING ADDITION TO THAT PRESCRIBED IN CFR 49, SECTION 195-210 AND SECTION 195-248. PROVIDE A LETTER FROM PETROLEUM OR GAS COMPANY, ON COMPANY LETTER HEAD THAT REFLECTS THEIR SET BACK REQUIREMENTS FROM THE EASEMENT LINE AND THE ACTUAL UNDERGROUND PIPE TO THE EXTERIOR WALL OF YOUR PROPOSED STRUCTURES. THE SETBACK ESTABLISHED BY PETROLEUM OR GAS COMPANY MUST BE INCLUDED ON THE SITE PLAN AS PART OF THE GENERAL NOTES.
20. THE STREETLIGHT OR PEDESTRIAN LIGHT INSTALLATION WITHIN THE PUBLIC RIGHT-OF-WAY SHALL BE DESIGNED, FUNDED, AND CONSTRUCTED BY THE DEVELOPER/OWNER. OWNERSHIP AND MAINTENANCE OF THE STREET/PEDESTRIAN LIGHTS SHALL BE THE RESPONSIBILITY OF THE CITY OF AURORA ONCE THEY HAVE BEEN ACCEPTED. STREET LIGHT AND/OR PEDESTRIAN PHOTOMETRICS PLANS SHALL BE PREPARED AND SUBMITTED TO THE CITY FOR REVIEW AND APPROVAL AND SHALL BECOME A PART OF THE APPROVED CIVIL CONSTRUCTION PLANS FOR THE PROJECT. AN ELECTRICAL PLAN SHOWING SITE LOCATION OF LIGHTS, ELECTRICAL ONE LINE AND GROUNDING DETAILS SHALL BE SUBMITTING TO THE PERMIT CENTER FOR REVIEW BY THE BUILDING DEPARTMENT. THE OWNER IS RESPONSIBLE FOR OBTAINING AN ADDRESS FOR THE METER(S) FROM THE PLANNING DEPARTMENT. A BUILDING PERMIT FOR THE METER AND A PUBLIC INSPECTIONS PERMIT FOR THE STREET LIGHTS ARE REQUIRED. CERTIFICATE OF OCCUPANCIES WILL NOT BE ISSUED UNTIL THE STREET AND/OR PEDESTRIAN LIGHTING PLANS ARE APPROVED, CONSTRUCTED, AND INITIALLY ACCEPTED.
21. PER ARTICLE XI, C.O.A. BUILDING AND ZONING CODE, SECTIONS 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 INFLUENCE AREA UNDER WORSE-CASE NOISE CONDITIONS.
22. 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.
23. 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.
24. 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 CITY ENGINEER.
25. 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. THE UNDERSIGNED DOES HEREBY COVENANT AND AGREE THAT THEY SHALL CONSTRUCT UPON THE FIRE LANE EASEMENTS, AS DEDICATED AND SHOWN HERE ON, A HARD SURFACE IN ACCORDANCE WITH THE CITY OF AURORA'S PAVING STANDARDS FOR FIRE LANE EASEMENTS, AND THAT THEY SHALL MAINTAIN THE SAME IN A STATE OF GOOD REPAIR AT ALL TIMES AND KEEP THE SAME FREE AND CLEAR OF ANY STRUCTURES, FENCES, LANDSCAPE MATERIALS, SNOW OR OTHER OBSTRUCTIONS. THE MAINTENANCE OF PAVING ON THE FIRE LANE EASEMENT(S) IS THE RESPONSIBILITY OF THE OWNER, AND THE OWNER SHALL POST AND MAINTAIN APPROPRIATE SIGNS IN CONSPICUOUS PLACES ALONG SUCH FIRE LANE EASEMENTS, STATING "FIRE LANE, NO PARKING." THE LOCAL LAW ENFORCEMENT AGENCY(S) IS HEREBY AUTHORIZED TO ENFORCE PARKING REGULATIONS WITHIN THE FIRE LANE EASEMENTS, AND TO CAUSE SUCH EASEMENTS TO BE MAINTAINED FREE AND UNOBSTRUCTED AT ALL TIMES FOR FIRE DEPARTMENT AND EMERGENCY APPARATUS USE.
26. THE DEVELOPER, HIS OR HER SUCCESSORS, AND ASSIGNS SHALL BE RESPONSIBLE FOR INSTALLATION, MAINTENANCE, AND REPLACEMENT OF THE ACCESS CONTROL GATE OR BARRIER SYSTEM TO ENSURE EMERGENCY VEHICLE ACCESS TO WITHIN THE SITE. IF THE ABOVE CONDITIONS ARE NOT MET, THE OWNERS, HIS OR HER SUCCESSORS, AND ASSIGNS, SHALL BE REQUIRED BY FIRE DEPARTMENT ORDER NOTICE THAT ALL AFFECTED GATES WILL BE CHAINED AND LOCKED IN THE OPEN POSITION UNTIL REPAIRED OR REPLACED, AND RETESTED. IF THE GATING SYSTEM IS NOT MAINTAINED TO THE SATISFACTION OF THE FIRE DEPARTMENT, THE LICENSE AGREEMENT FOR THE EMERGENCY VEHICLE GATE OPENING SYSTEM WILL BE REVOKED AND THE GATING SYSTEM MUST BE REMOVED. THE GATING SYSTEM WILL INCLUDE AN EMERGENCY VEHICLE GATE OPENING SYSTEM UTILIZING A REDUNDANCY BACK-UP SYSTEM THAT CONSISTS OF: A) SIREN OPERATED SYSTEM; B) AUTOMATIC KNOX KEY SWITCH; AND C) MANUAL OVERRIDE (IN THE EVENT OF SYSTEM FAILURE). GATING SYSTEMS WILL BE INSTALLED IN ACCORDANCE WITH THE "GATING SYSTEMS CROSSING FIRE APPARATUS ACCESS ROADS CHECKLIST". A SEPARATE BUILDING PERMIT THROUGH THE BUILDING DIVISION IS REQUIRED TO BE OBTAINED BY THE CONTRACTOR PRIOR TO THE INSTALLATION OF ANY GATING/BARRIER SYSTEM THAT CROSSES A DEDICATED FIRE LANE EASEMENT.
27. 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 _____ (LDN VALUE TO BE DETERMINED FOR EACH PROJECT) UNDER WORSE-CASE NOISE CONDITIONS.

RYDER TRUCK
SITE PLAN

PORTEOS SUBDIVISION FILING NO. 8

VICINITY MAP



PROJECT TEAM

VICINITY MAP
(1"=1000')

OWNER/DEVELOPER

RYDER SYSTEM, INC.
4712 S. FREEWAY
FORT WORTH, TX 76115

CONTACT: MATT DELLO RUSSO
PHONE: 817.874.1237

CIVIL ENGINEER

WARE MALCOMB
909 S BROADWAY, STE. 230
DENVER, CO 80209

CONTACT: CHRIS STRAWN
PHONE: 303.689.1502

ARCHITECT

BENNET BENNER PARTNERS
500 W. 7TH ST., STE 1400
FORT WORTH, TX 76102

CONTACT: BRANDON BURNS
PHONE: 817.335.4991

LANDSCAPE ARCHITECT

STACK LOT
5639 S. CURTICE ST.
LITTLETON, CO 80120

CONTACT: STEVE WIENS
PHONE: 303.808.4523

ELECTRICAL ENGINEER

BHB
6300 RIDGLEA PL., STE. 700
FORT WORTH, TX 76115

CONTACT: ALI BURON
PHONE: 817.338.1277

SURVEYOR

WARE MALCOMB
990 S BROADWAY, STE. 230
DENVER, CO 80209

CONTACT: JUSTIN SCHEITLER
PHONE: 720.709.5131

PROJECT DATA

LAND AREA OF DEVELOPED PARCEL	992,602 SF (22.79 AC)
NUMBER OF BUILDINGS	2
NUMBER OF STORIES	BLDG 1: 2 BLDG 2: 1
BUILDING HEIGHT	BLDG 1: 33' BLDG 2: 15'
MAXIMUM HEIGHT OF BUILDINGS PERMITTED	BLDG 1: 40' BLDG 2: 40'
GROSS BUILDING AREA	BLDG 1: 23,761 SF BLDG 2: 1,308 SF
FIRE SPRINKLERING	BLDG 1: FULLY SPRINKLERED BLDG 2: NONE
TOTAL BUILDING COVERAGE	24,176 SF (0.56 AC)
HARD SURFACE AREA	747,010 SF (17.15 AC)
LANDSCAPE AREA PROPOSED	221,136 SF (5.08 AC)
USES	OFFICE AND COMMERCIAL TRUCK MAINTENANCE BUILDING AND FUELING
OCCUPANCY CLASSIFICATION	BLDG 1: TYPE B (OFFICE) BLDG 2: TYPE S-1 (STORAGE)
2015 IBC CONSTRUCTION	BLDG 1: II-B BLDG 2: II-B
PRESENT ZONING CLASSIFICATION	NORTHEAST PLAINS DISTRICT
PERMITTED SIGN AREA	210 SF
PLANNED SIGN AREA	82 SF
REQUIRED PARKING	STANDARD: 15 VAN ACCESSIBLE: 1 TRAILER: X BIKE: 1
PROVIDED PARKING	STANDARD: 23 VAN ACCESSIBLE: 4 TRAILER: 379 BIKE: 1

SHEET INDEX

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22	BUILDING 2 ELEVATIONS
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AMENDMENTS

SIGNATURE BLOCK

LEGAL DESCRIPTION: SEE THIS SHEET

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

IN WITNESS THEREOF, _____ AS ITS INTEREST MAY APPEAR OF RECORD HAS CAUSED THESE PRESENTS TO BE EXECUTED.

THIS _____ DAY OF _____ A.D. _____

BY: _____
(AUTHORIZED SIGNATORY)

TITLE: _____

STATE OF COLORADO

COUNTY OF ADAMS

THE FOREGOING INSTRUMENT WAS ACKNOWLEDGED BEFORE ME, A NOTARY PUBLIC IN AND FOR THE STATE OF COLORADO

ON _____, 20____ BY _____ IN HIS CAPACITY

AS AUTHORIZED SIGNATORY OF _____

WITNESS MY HAND AND OFFICIAL SEAL

_____, NOTARY SEAL

(NOTARY PUBLIC)

MY COMMISSION EXPIRES _____

NOTARY BUSINESS ADDRESS: _____

CLERK AND RECORDER'S CERTIFICATE

ACCEPTED FOR FILING IN THE OFFICE OF THE CLERK AND RECORDER OF ADAMS COUNTY, COLORADO ON THIS

_____ DAY OF _____, 20____ A.D. AT _____ O'CLOCK _____.M.

FILE: _____

COUNTY CLERK AND RECORDER _____ DEPUTY

PAGE NO.: _____

RECEPTION NO.: _____

CITY OF AURORA APPROVALS

CITY ATTORNEY: _____ DATE: _____

PLANNING DIRECTOR: _____ DATE: _____

PLANNING COMMISSION: _____ DATE: _____

CITY COUNSEL: _____ DATE: _____

ATTEST: _____ DATE: _____

DATABASE APPROVAL: _____ DATE: _____

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FOR AND ON BEHALF
OF WARE MALCOMB

RYDER TRUCK
PORTEOS SUBDIVISION FILING NO. 8
COVER

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 CONCRETE SIDEWALK
6" DEPTH

GRASS / LANDSCAPE

PROPOSED EASEMENT

EXISTING RIGHT-OF-WAY LINE

FUTURE RIGHT-OF-WAY LINE

PROPOSED SETBACK

EXISTING EASEMENT

PROPOSED SAWCUT LINE

—X—

PROPOSED FENCE / GATE

○

ADA ACCESS ROUTE

○

PROPOSED LIGHT POLE

○

PROPOSED BUILDING LIGHTS

(X)

PARKING COUNT

STANDARD: 23

ACCESSIBLE: 4

TRAILER: 137

40' SPACES: 113

60' SPACES: 129

80' SPACES: 379

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

R8-3620

R8-3621

R8-3622

12"x18"

12"x18"

12"x18"

RESERVED PARKING

R7-8T

R7-8A

R1-1

12"x18"

12"x6"

30"x30"

FIRE LANE, STOP, VAN ACCESSIBLE

PARKING & HANDICAP SIGNS

N.T.S.

FIRE SPRINKLER RISER ROOM

14"

10"

FIRE SPRINKLER RISER ROOM SIGN

N.T.S.

FDC

18"

12"

FDC SIGN

N.T.S.

R8-31TD

12"

18"

7" GROUND TO BOTTOM OF SIGN

FIRE LANE SIGN

N.T.S.

R7-8T

R7-8A

2" RADIUS CORNERS

18"

6"

7" GROUND TO BOTTOM OF SIGN

ICC/ANSI PARKING SIGN

ONE PER SPACE

N.T.S.

The site plan shows a large parking area with various vehicle spaces (40', 60', 80' trailers) and standard parking spaces. Two buildings are shown: Building 1 (23,761 SF) and Building 2 (1,308 SF). The plan includes a drainage system with a detention pond, outlet structure, and various easements. A fire hydrant is located near Building 1. The site is bordered by Jackson Gap Way to the west, Gopher Gulch to the east, and various easements to the north and south. The plan is divided into seven sheets, with this being Sheet 4.

WARE MALCOMB

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suite 230

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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	SPD SUBMITTAL

JOB NO.:

DCS19-4085

PA / PM:

C. STRAWN

DRAWN BY:

C. JOHNSON

DATE:

03/29/22

SHEET

2

of 31

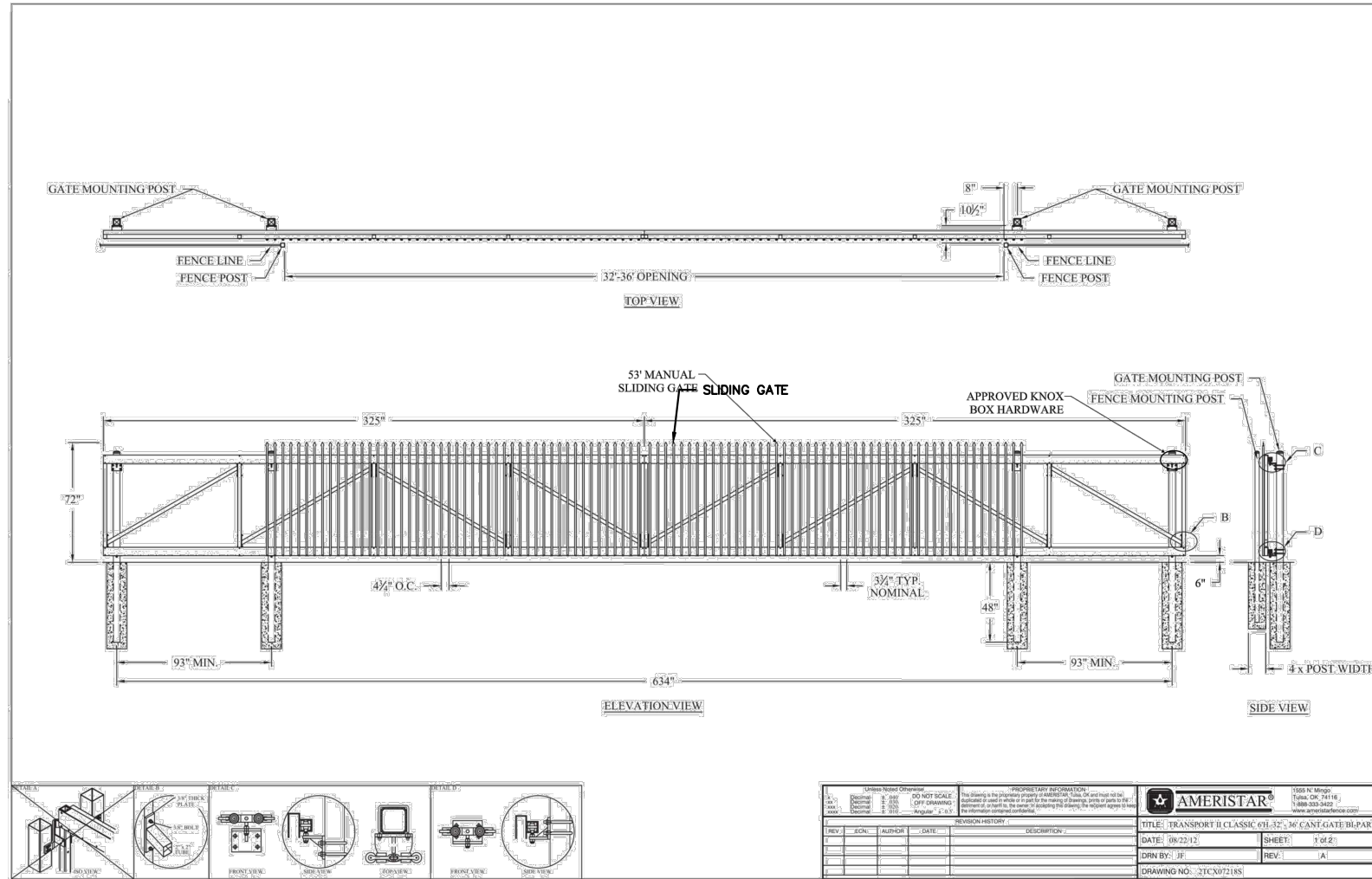
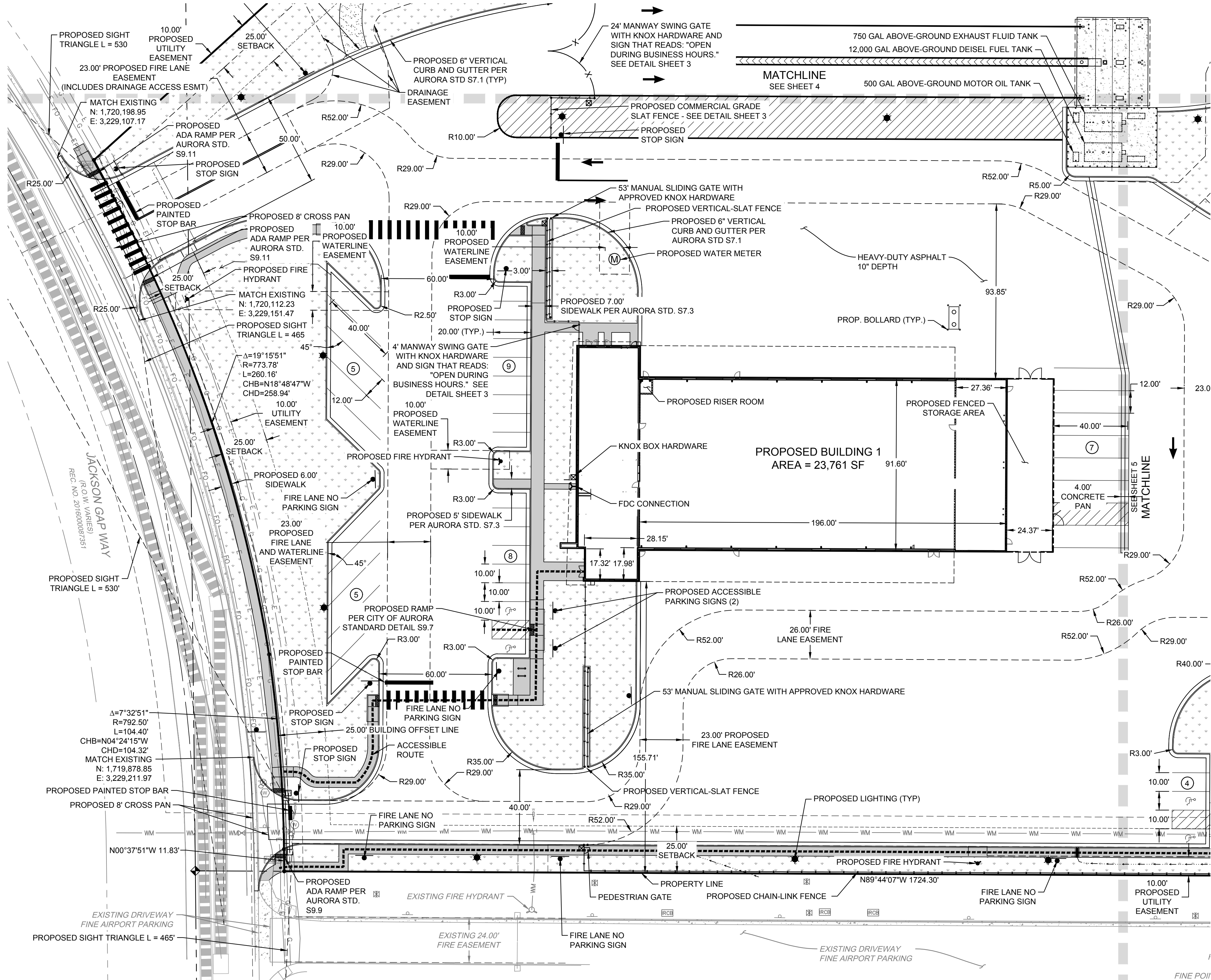
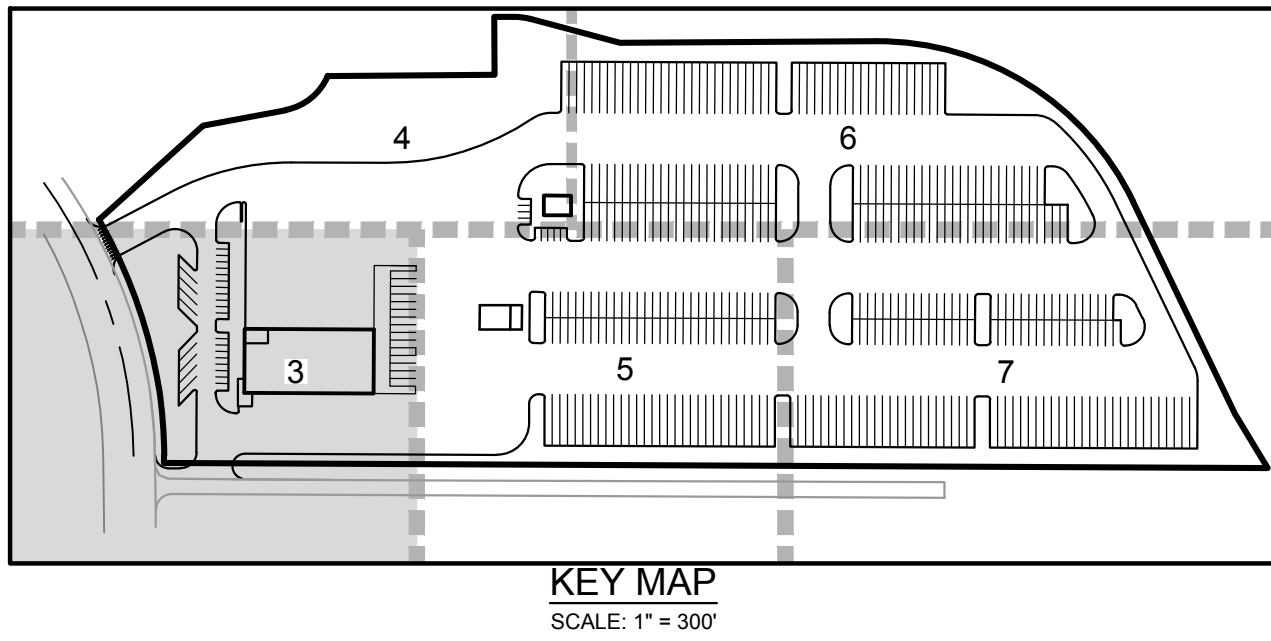
LEGEND:

- 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



- 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.

WARE MALCOMB
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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:

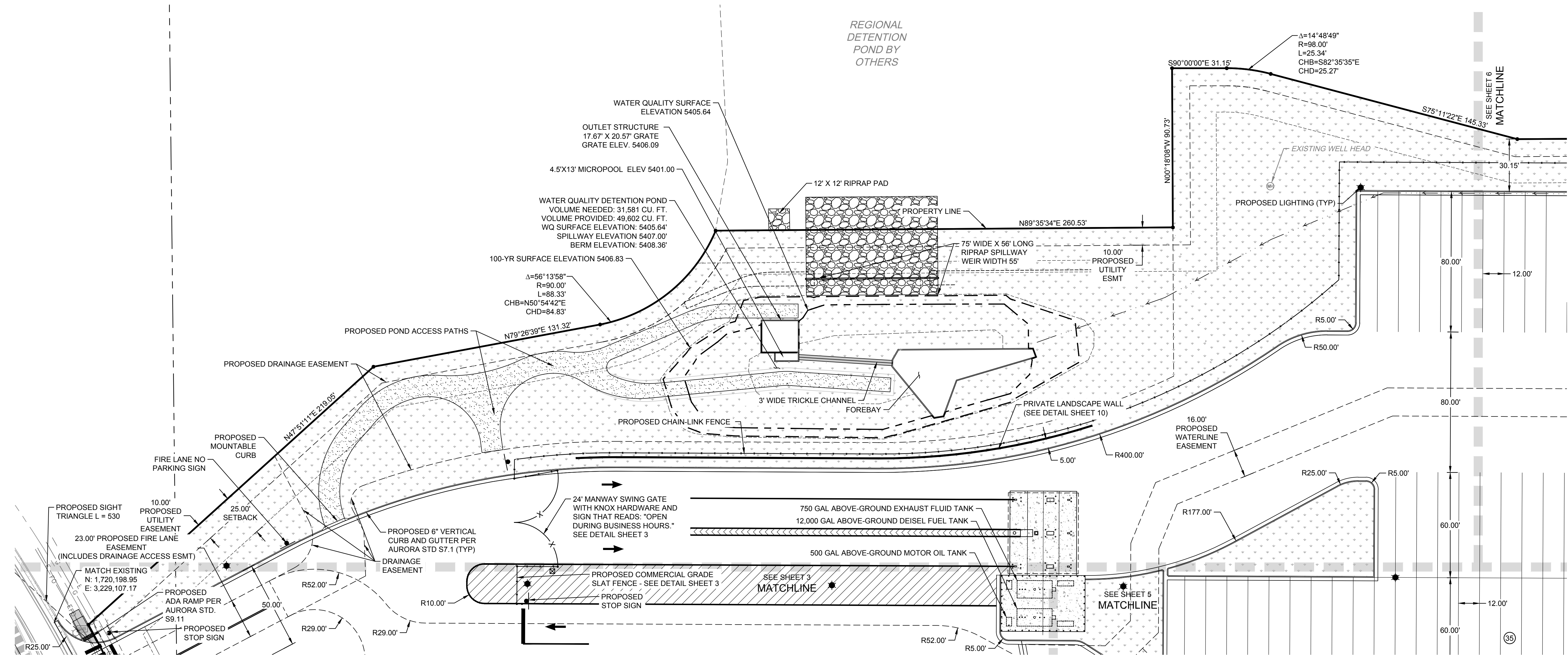
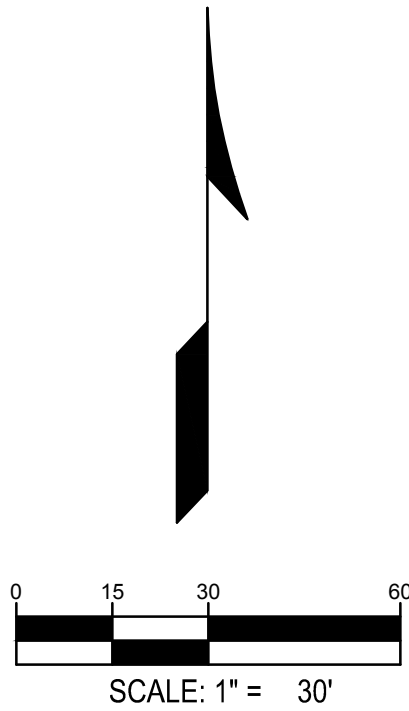
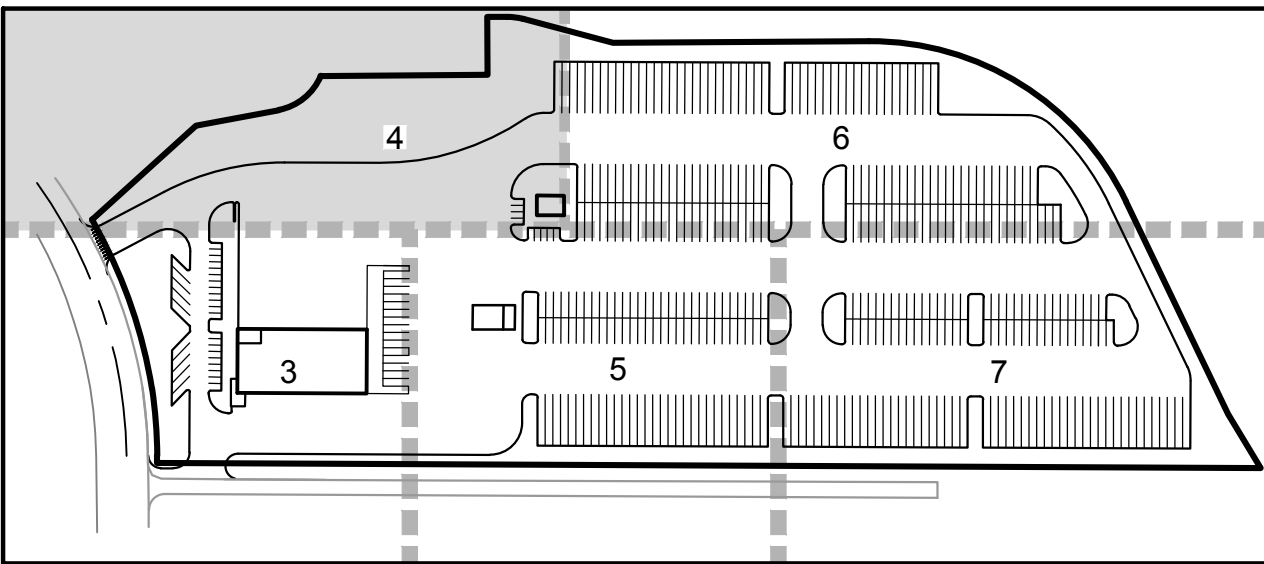
- PROPERTY LINE
- EXISTING CURB & GUTTER
- PROPOSED CURB & GUTTER (COA DETAIL S7.1)
- PROPOSED ACCESSIBLE PARKING
- PROPOSED SAWCUT
- ICC A117.1 ACCESSIBLE ROUTE
- PROPOSED FIRE HYDRANT
- EXISTING FIRE HYDRANT
- PROPOSED WATER METER
- FDC W/APPD KNOX CAPS
- KNOX BOX
- PROPOSED SIGN
- PROPOSED SIDEWALK
- 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.
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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
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RYDER TRUCK
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DETAILED SITE PLAN

REMARKS

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

SHEET

4

Sheet 4 of 31

LEGEND:

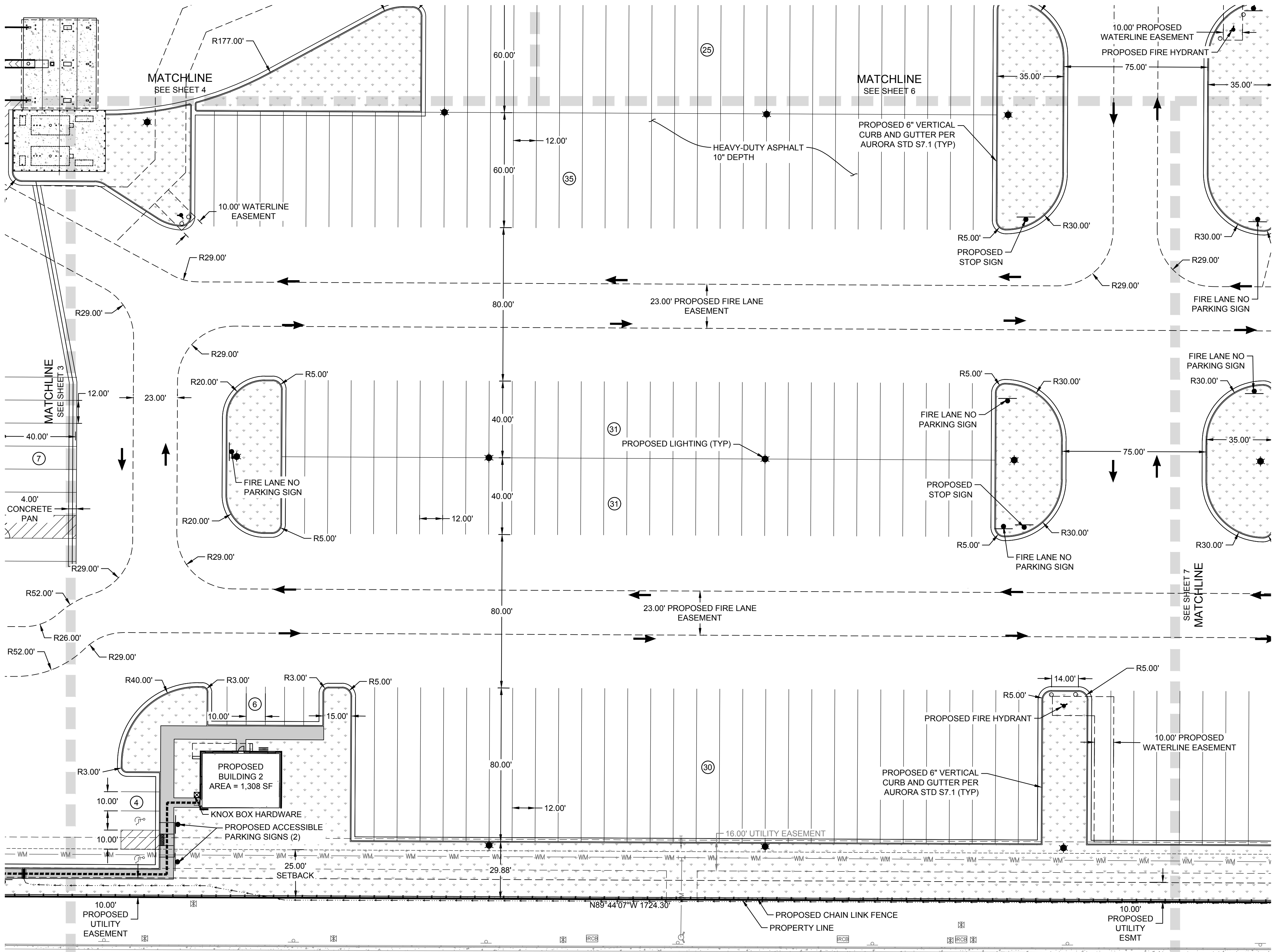
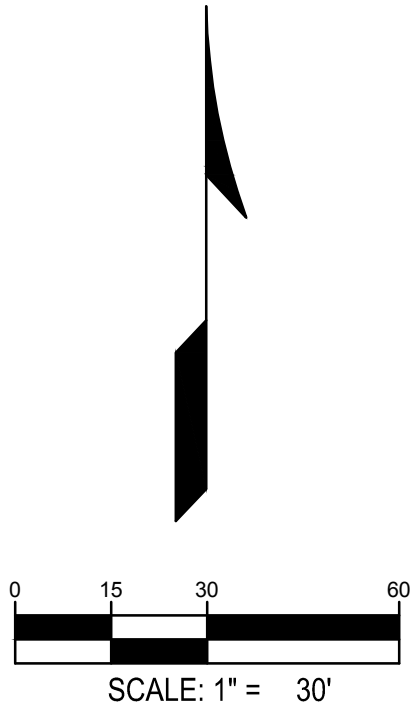
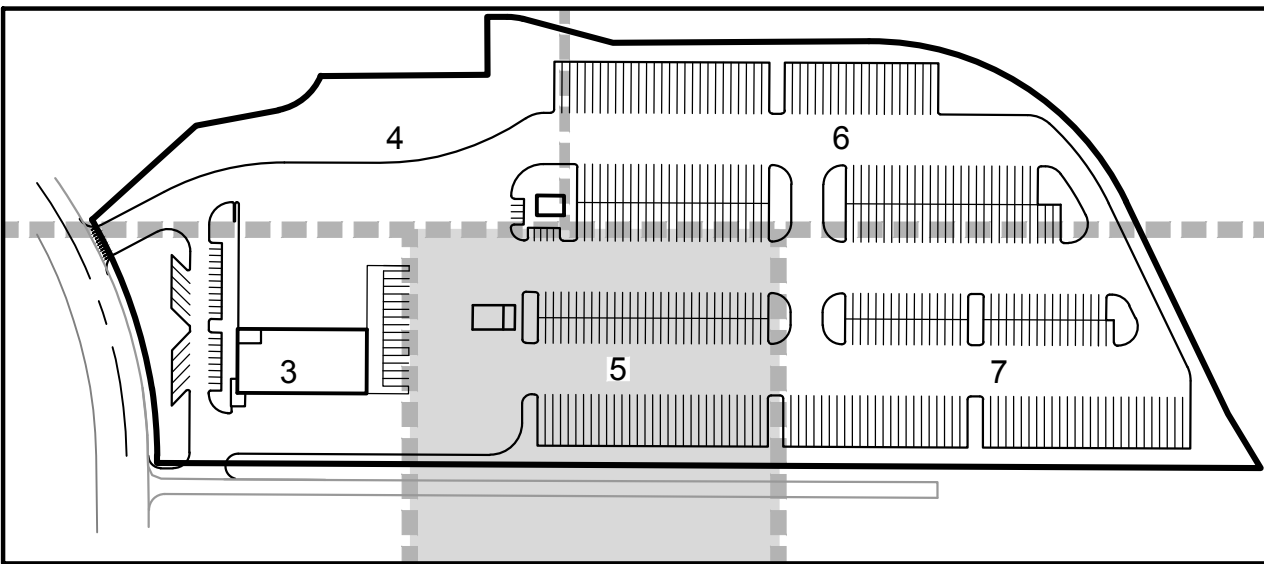
- PROPERTY LINE
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PORTEOS SUBDIVISION FILING NO. 8
A PORTION OF THE NORTH HALF OF SECTION 8,
TOWNSHIP 3 SOUTH, RANGE 65 WEST OF THE SIXTH
PRINCIPAL MERIDIAN, CITY OF AURORA, COUNTY OF
ADAMS, STATE OF COLORADO



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

EXISTING DRIVEWAY
FINE AIRPORT PARKING

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FOR AND ON BEHALF
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RYDER TRUCK
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DETAILED SITE PLAN

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

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

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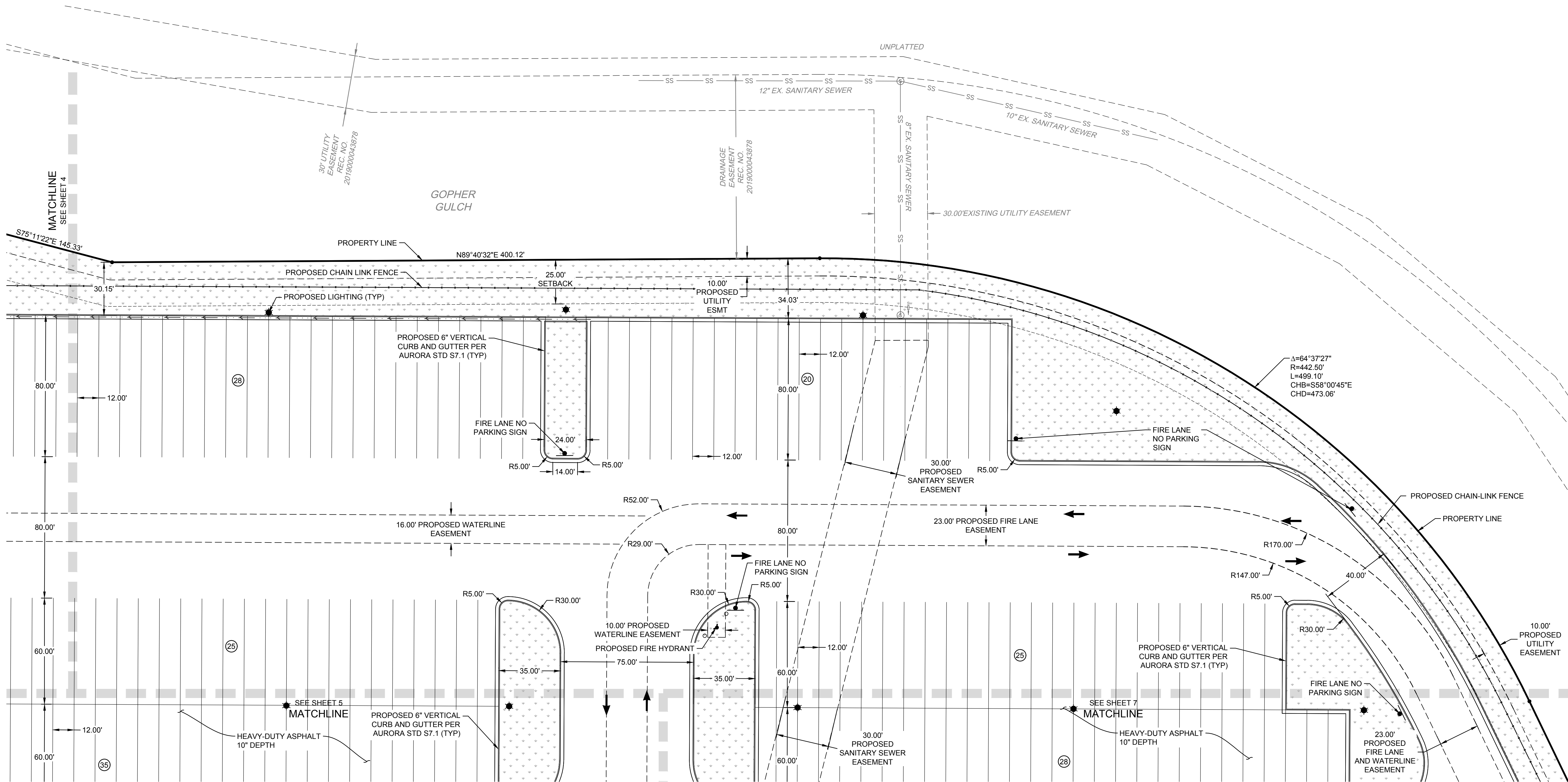
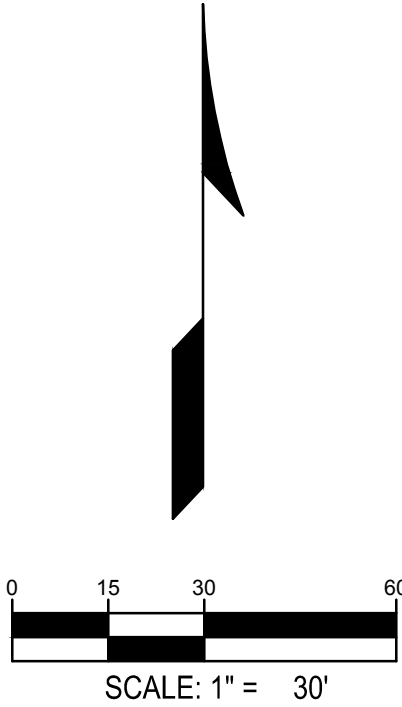
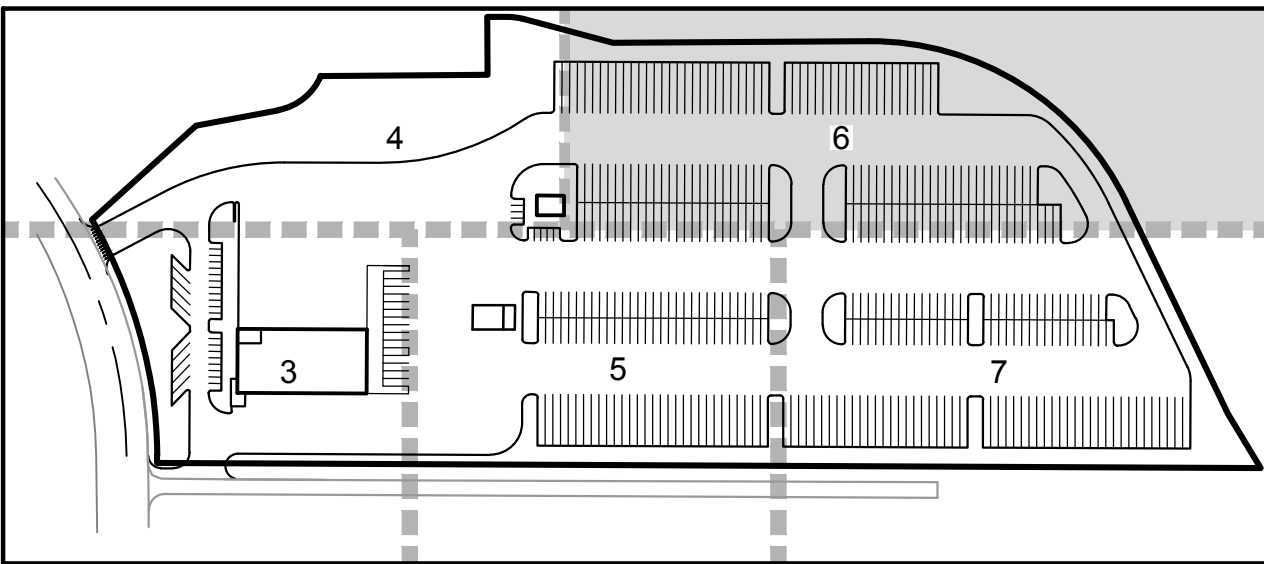
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PORTEOS SUBDIVISION FILING NO. 8
A PORTION OF THE NORTH HALF OF SECTION 8,
TOWNSHIP 3 SOUTH, RANGE 65 WEST OF THE SIXTH
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FOR AND ON BEHALF
OF WARE MALCOMB

RYDER TRUCK
PORTEOS SUBDIVISION FILING NO. 8
DETAILED SITE PLAN

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

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

LEGEND:

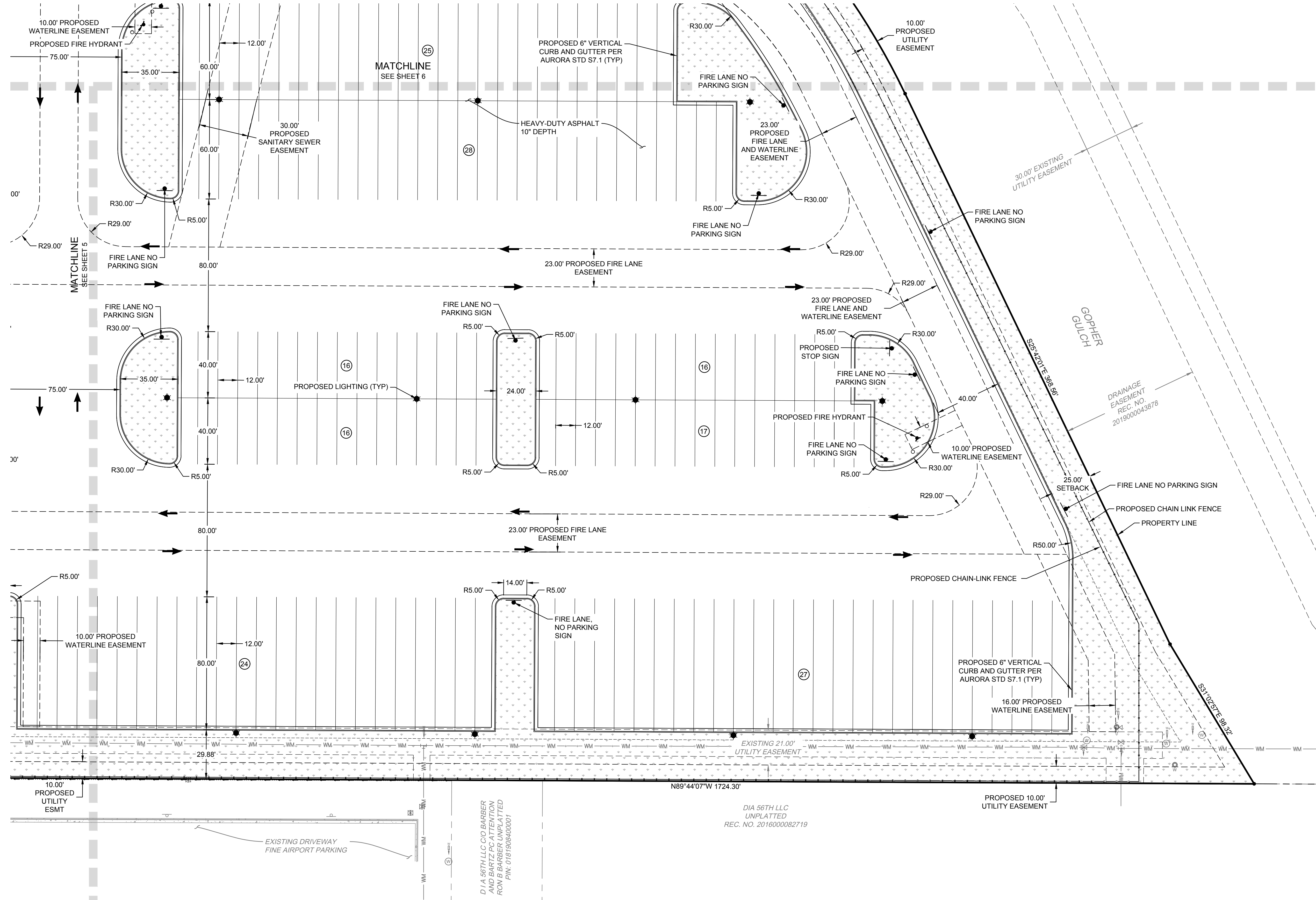
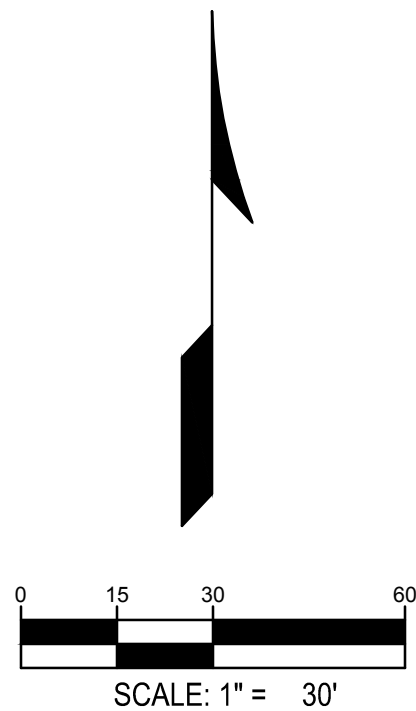
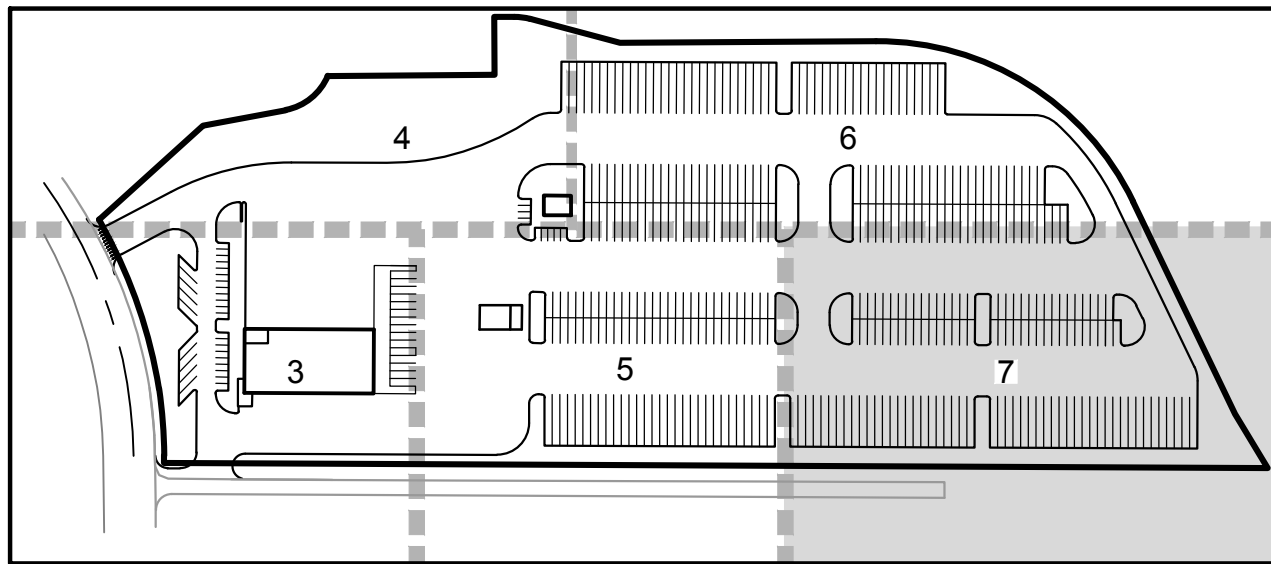
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RYDER TRUCK
SITE PLAN
PORTEOS SUBDIVISION FILING NO. 8
A PORTION OF THE NORTH HALF OF SECTION 8,
TOWNSHIP 3 SOUTH, RANGE 65 WEST OF THE SIXTH
PRINCIPAL MERIDIAN, CITY OF AURORA, COUNTY OF
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FOR AND ON BEHALF
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RYDER TRUCK
PORTEOS SUBDIVISION FILING NO. 8
DETAILED SITE PLAN

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

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

SHEET

7

Sheet 7 of 31

FOR AND ON BEHALF
OF WARE MALCOMB

RYDER TRUCK
PORTEOS SUBDIVISION FILING NO. 8
OVERALL GRADING PLAN

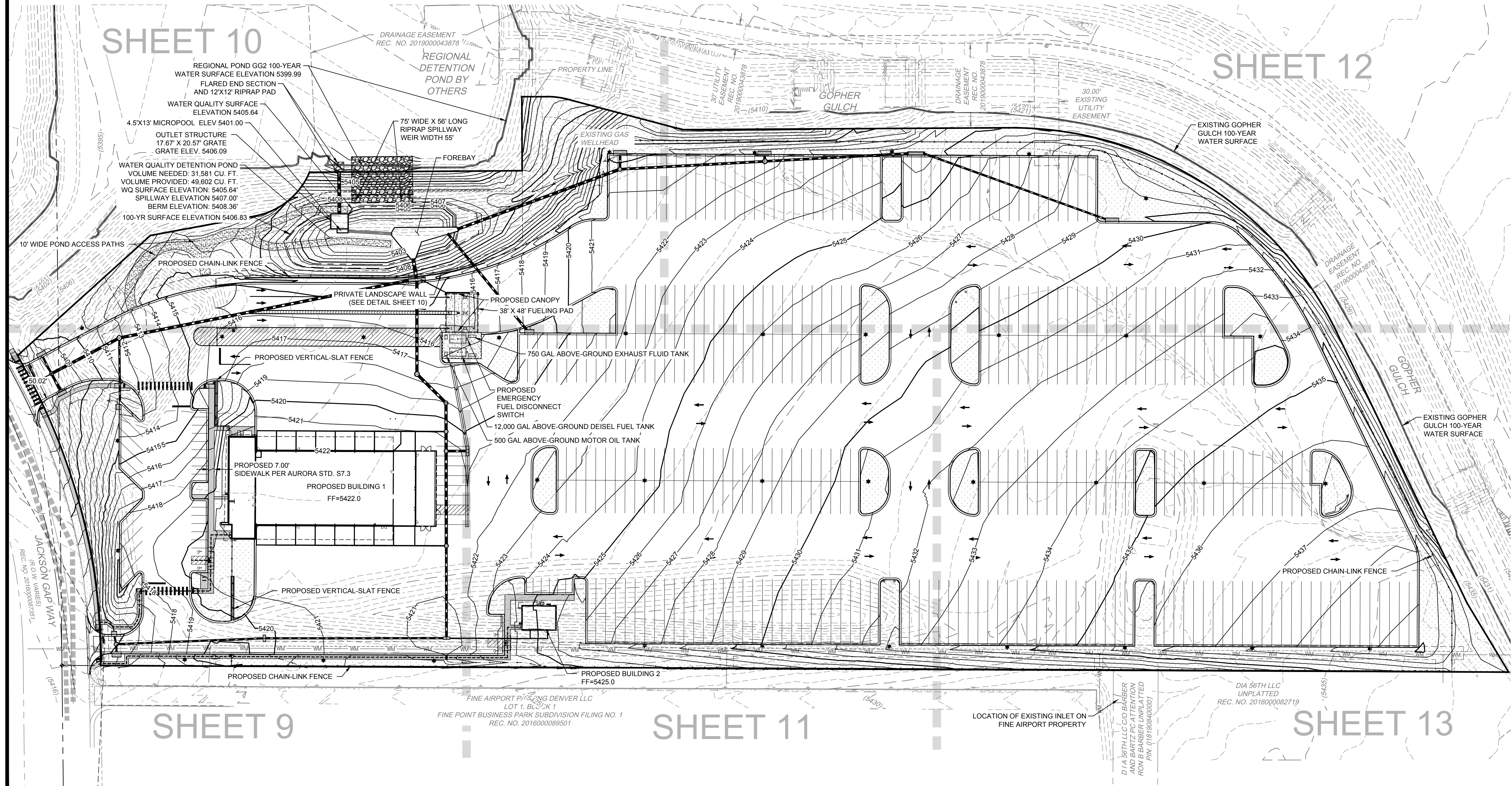
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DB NO.:	DCS19-4085
A / PM:	C. STRAWN
RAWN BY:	C. JOHNSON
ATE:	03/29/22

SHEET

8

Sheet 8 of 31



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suite 230
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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
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DATE:	03/29/22

SHEET

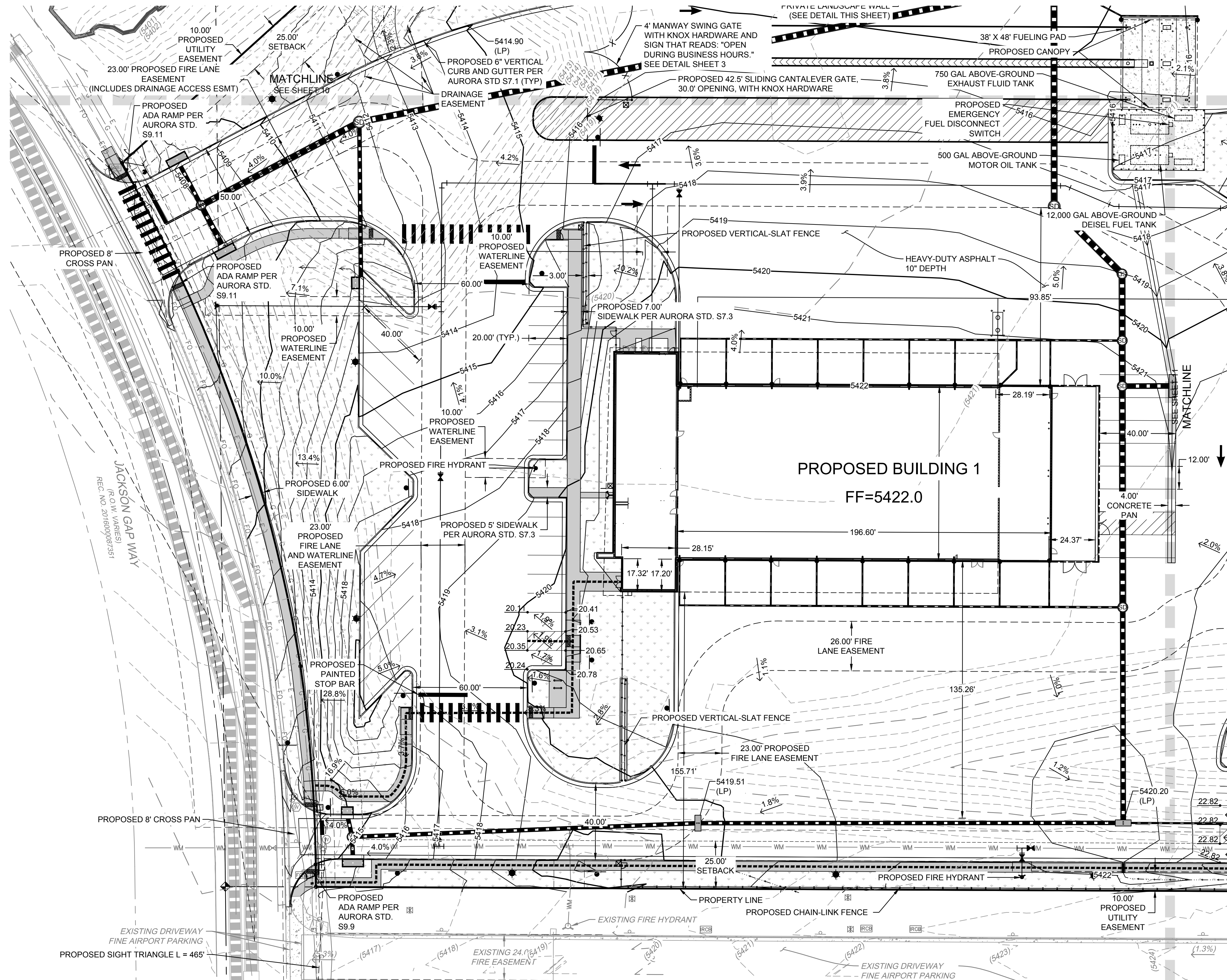
9

Sheet 9 of 31

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

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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.



LEGEND:

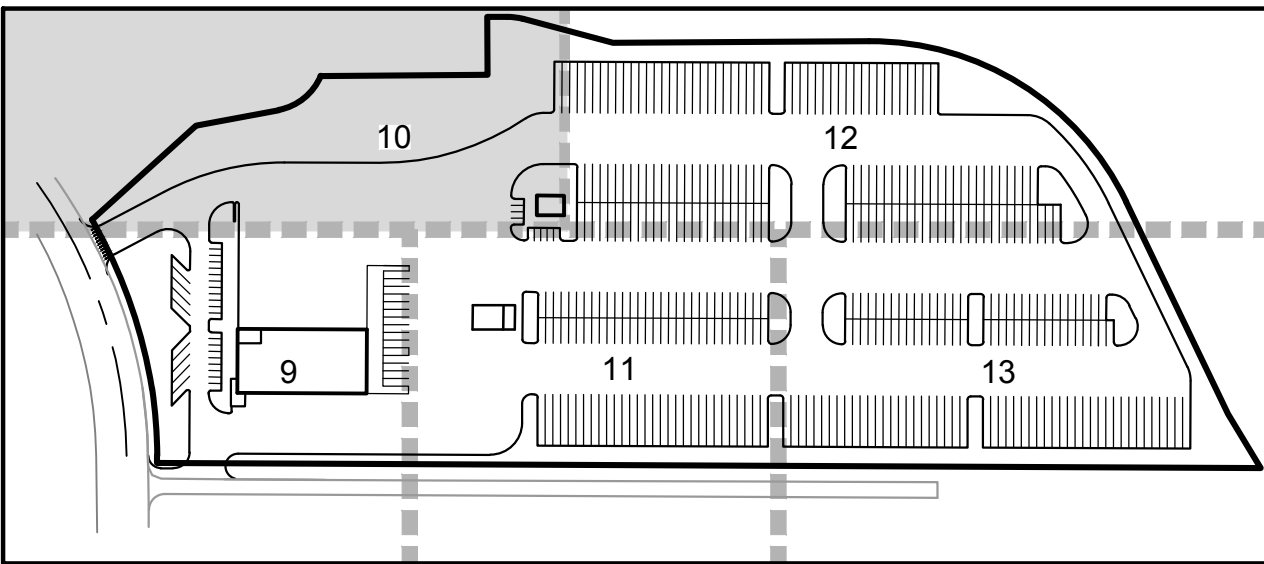
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	PROPOSED 5' CONTOUR		PROPOSED EASEMENT		EXISTING FIBER OPTIC LINE
	PROPOSED 1' CONTOUR		EXISTING EASEMENT		PROPOSED LIGHT POLE
	EXISTING 5' CONTOUR		PROPOSED WATER LINE		EXISTING LIGHT POLE
	EXISTING 1' CONTOUR		EXISTING FENCE		EXISTING ELECTRIC METER
	PROPOSED STORM LINE		PROPOSED FIRE HYDRANT		EXISTING ELECTRIC BREAKER
	EXISTING STORM LINE		EXISTING FIRE HYDRANT		EXISTING TRANSFORMER
	PROPOSED STORM INLET		PROPOSED SIGN		EXISTING EXISTING TELEPHONE BOX
	EXISTING STORM INLET		EXISTING SANITARY SEWER W/ MANHOLE		EXISTING EXISTING ELECTRIC BOX
	FLOW DIRECTION		EXISTING WATERLINE & VALVE		EXISTING EXISTING IRRIGATION VAULT
	PROPOSED CONCRETE WALK		EXISTING GAS LINE		KNOX BOX
	GRASS / LANDSCAPE		EXISTING TELEPHONE LINE		FIRE DEPARTMENT CONNECTION W/ KNOX HARDWARE
			EXISTING CURB & GUTTER		PROPOSED ELECTRIC TRANSFORMER
			ADA ACCESSIBLE ROUTE		
			PROPOSED DRAINAGE OVERFLOW PATH		

NOTES:

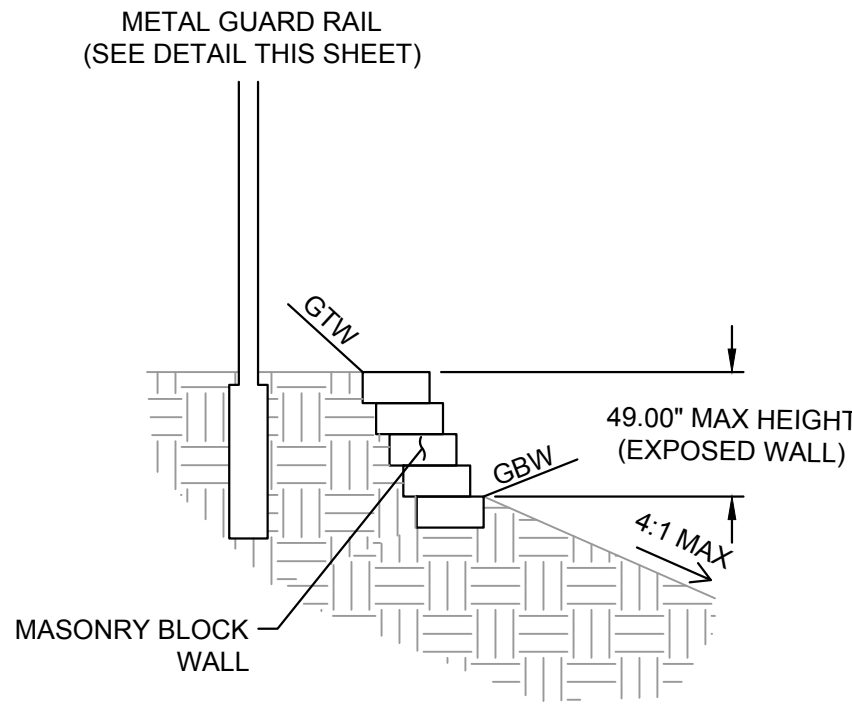
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RYDER TRUCK
SITE PLAN
PORTEOS SUBDIVISION FILING NO. 8
A PORTION OF THE NORTH HALF OF SECTION 8,
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PRINCIPAL MERIDIAN, CITY OF AURORA, COUNTY OF
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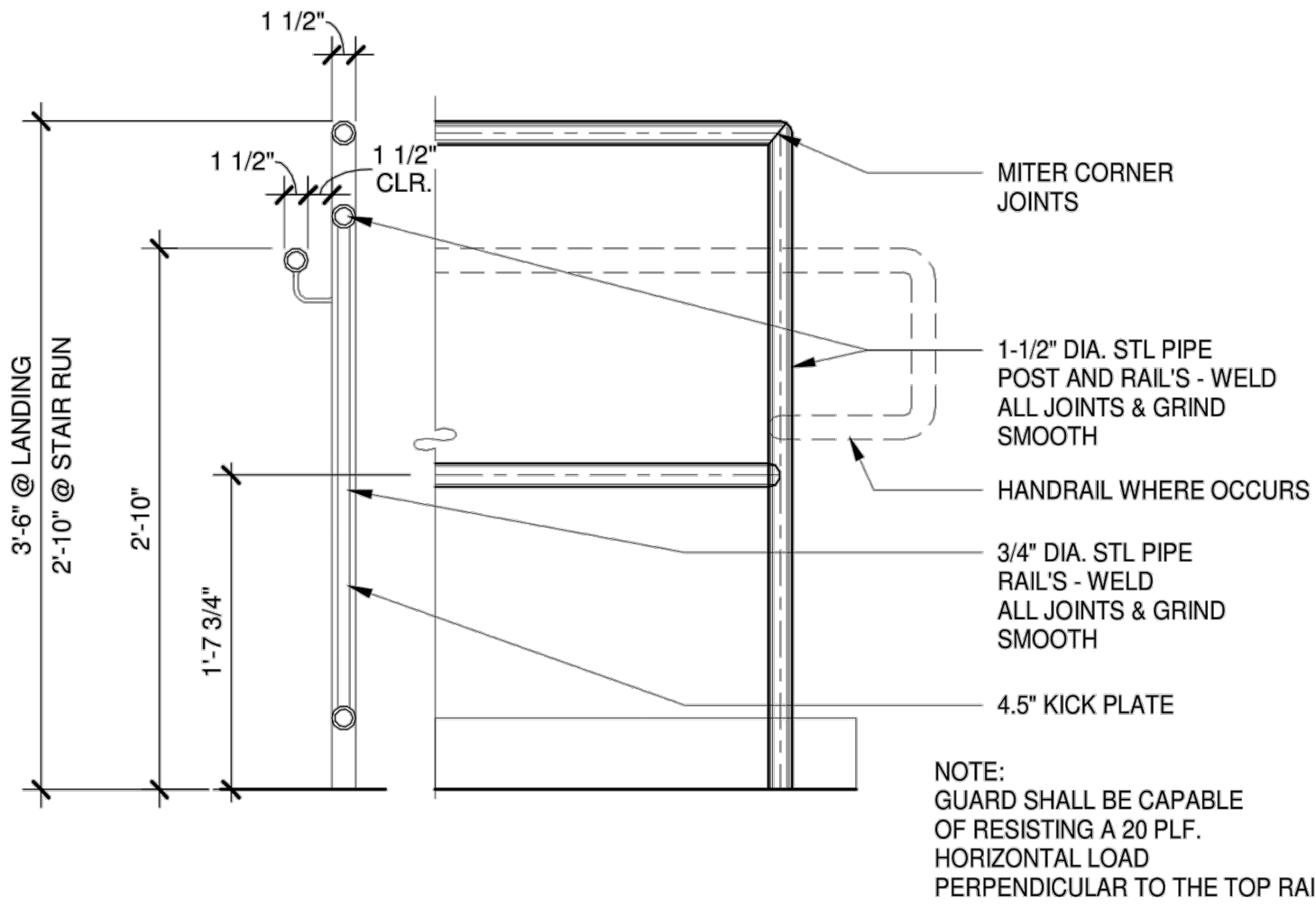
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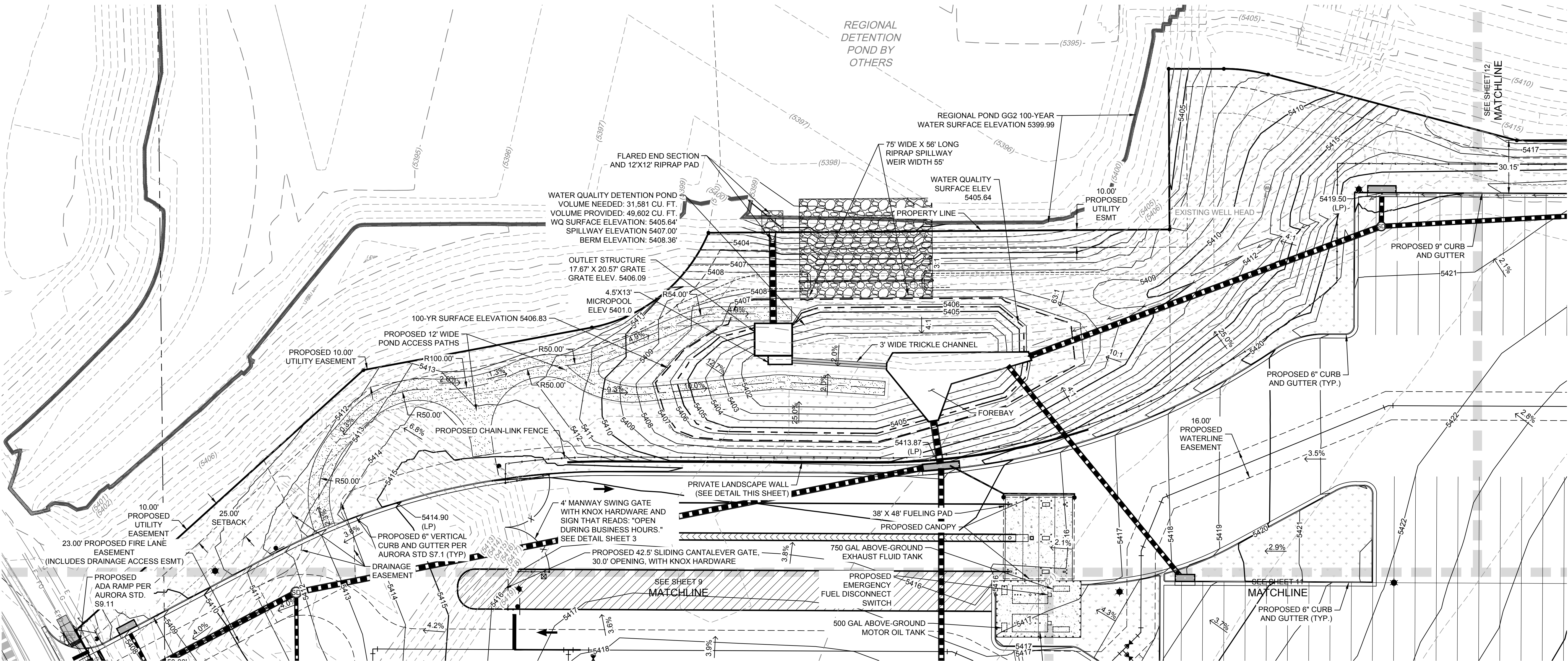
KEY MAP
SCALE: 1" = 300'



PRIVATE LANDSCAPE WALL DETAIL
N.T.S.



METAL GUARD RAIL DETAIL
N.T.S.



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RYDER TRUCK
PORTEOS SUBDIVISION FILING NO. 8
DETAILED GRADING PLAN

NO.	DATE	REMARKS
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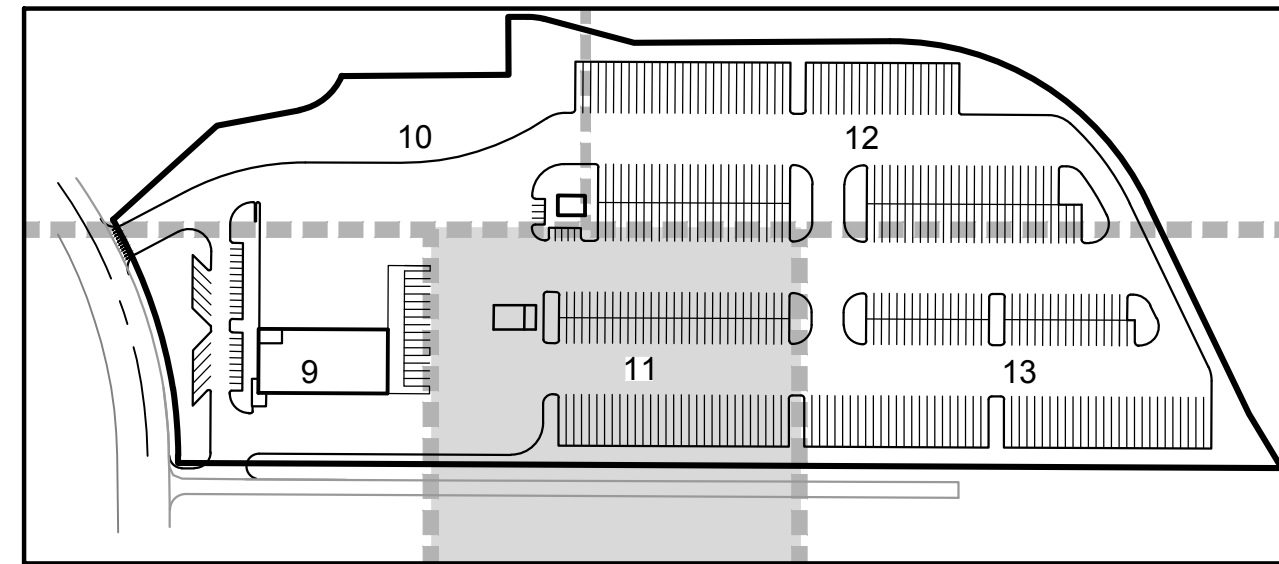
LEGEND:

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— 5721 —	PROPOSED 5' CONTOUR	— — — — —	PROPOSED EASEMENT	— FO —	EXISTING FIBER OPTIC LINE
— 5720 —	PROPOSED 1' CONTOUR	— — — — —	EXISTING EASEMENT	☼	PROPOSED LIGHT POLE
— 5720 —	EXISTING 5' CONTOUR	— — — — —	PROPOSED WATER LINE	⊙	EXISTING LIGHT POLE
— 5721 —	EXISTING 1' CONTOUR	— — — — —	EXISTING FENCE	⊙	EXISTING ELECTRIC METER
▬▬▬▬▬▬	PROPOSED STORM LINE	— — — — —	PROPOSED FIRE HYDRANT	⊙	EXISTING ELECTRIC BREAKER
▬▬▬▬▬▬	EXISTING STORM LINE	— — — — —	EXISTING FIRE HYDRANT	⊙	EXISTING TRANSFORMER
▬▬▬▬▬▬	PROPOSED STORM INLET	— — — — —	PROPOSED SIGN	⊙	EXISTING EXISTING TELEPHONE BOX
▬▬▬▬▬▬	EXISTING STORM INLET	— — — — —	EXISTING SANITARY SEWER W/ MANHOLE	⊙	EXISTING EXISTING ELECTRIC BOX
→	FLOW DIRECTION	— — — — —	EXISTING WATERLINE & VALVE	⊙	EXISTING EXISTING IRRIGATION VAULT
▬▬▬▬▬▬	PROPOSED CONCRETE WALK	— — — — —	EXISTING GAS LINE	⊙	KNOX BOX
▬▬▬▬▬▬	GRASS / LANDSCAPE	— — — — —	EXISTING TELEPHONE LINE	⊙	FIRE DEPARTMENT CONNECTION W/ KNOX HARDWARE
▬▬▬▬▬▬	PROPOSED DRAINAGE OVERFLOW PATH	— — — — —	EXISTING CURB & GUTTER	⊙	PROPOSED ELECTRIC TRANSFORMER
		— — — — —	ADA ACCESSIBLE ROUTE	⊙	

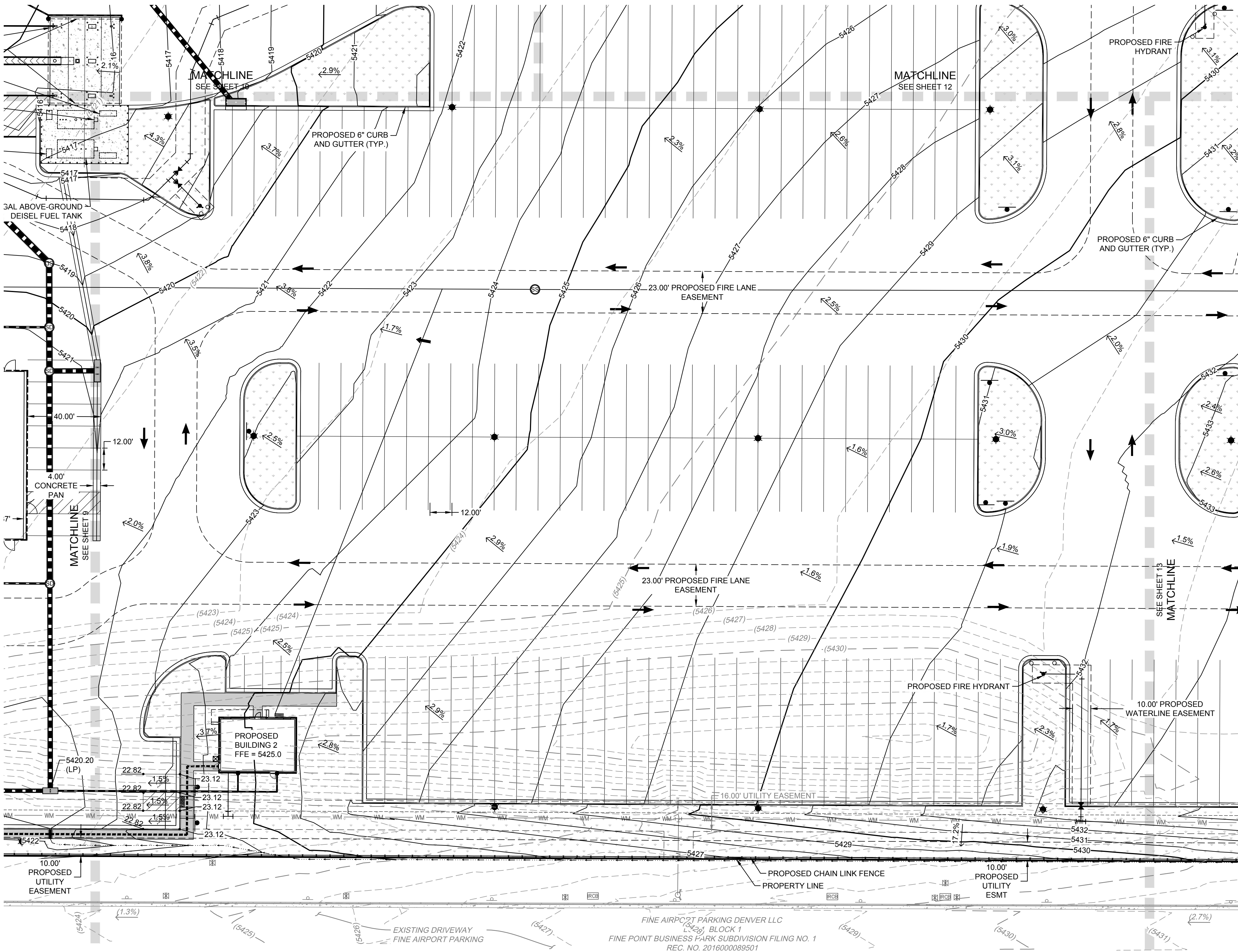
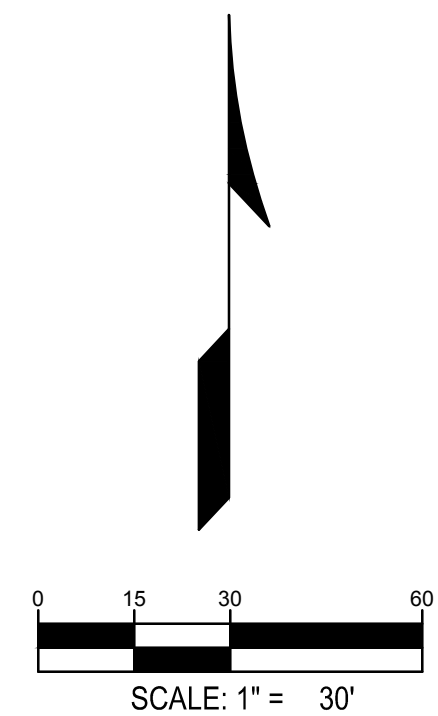
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2. DRAINAGE FACILITIES ARE PRIVATE AND TO BE MAINTAINED BY THE OWNER.
3. ALL ENTRANCES ARE PRIVATE UNLESS OTHERWISE NOTED.
4. MAX 2% SLOPE IN ANY DIRECTION AT ACCESSIBLE PARKING SPACES.
5. MIN SLOPE AWAY FROM THE BUILDING IS 5% FOR 10' FOR LANDSCAPE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



KEY MAP
SCALE: 1" = 300'



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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

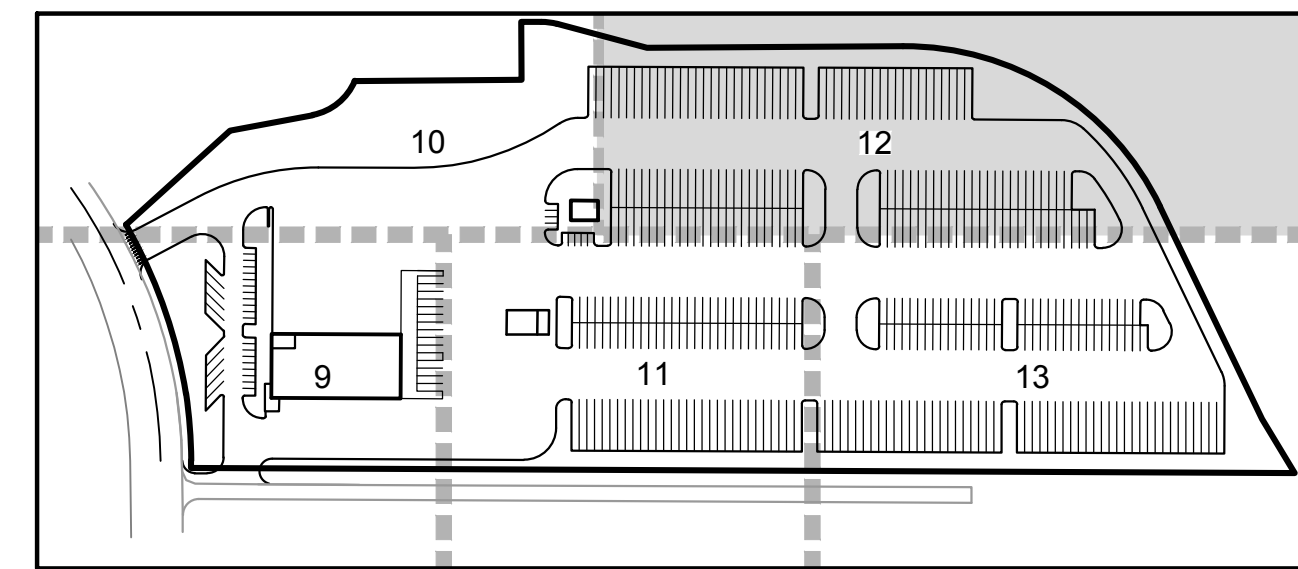
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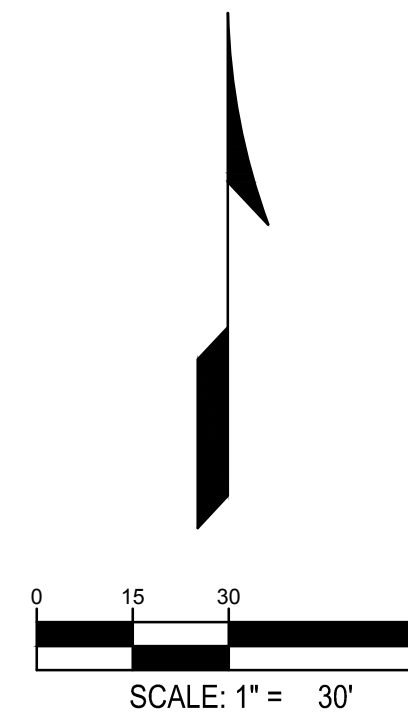
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A / PM:	C. STRAWN
RAWN BY:	C. JOHNSON
ATE:	03/29/22

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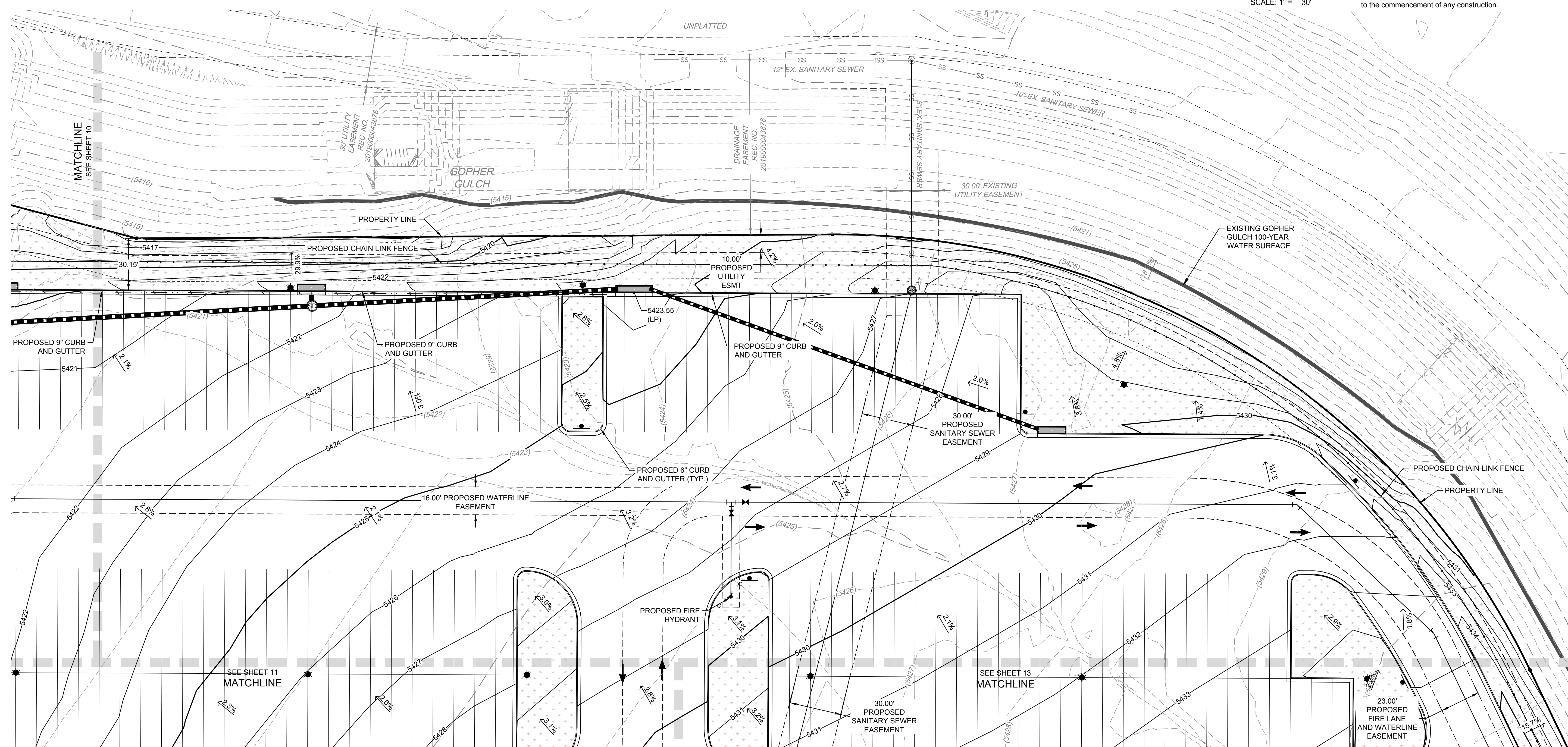
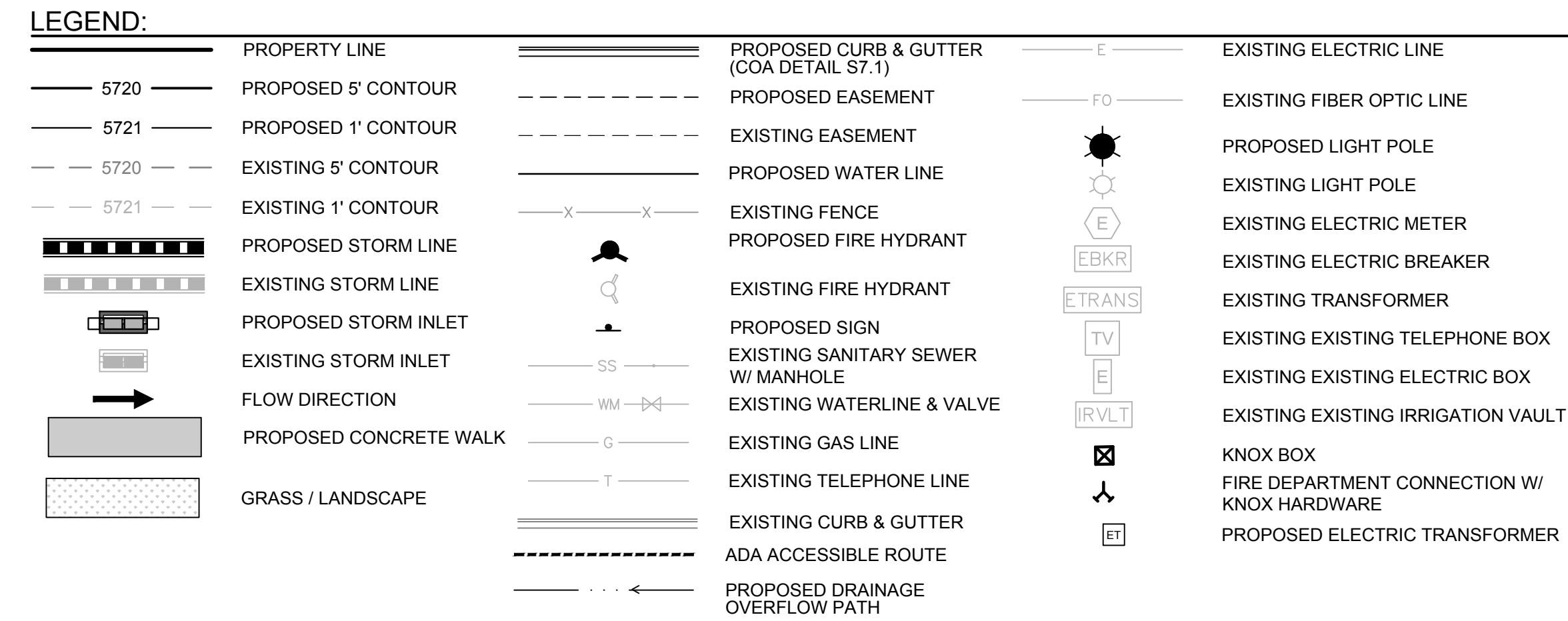
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LEGEND:

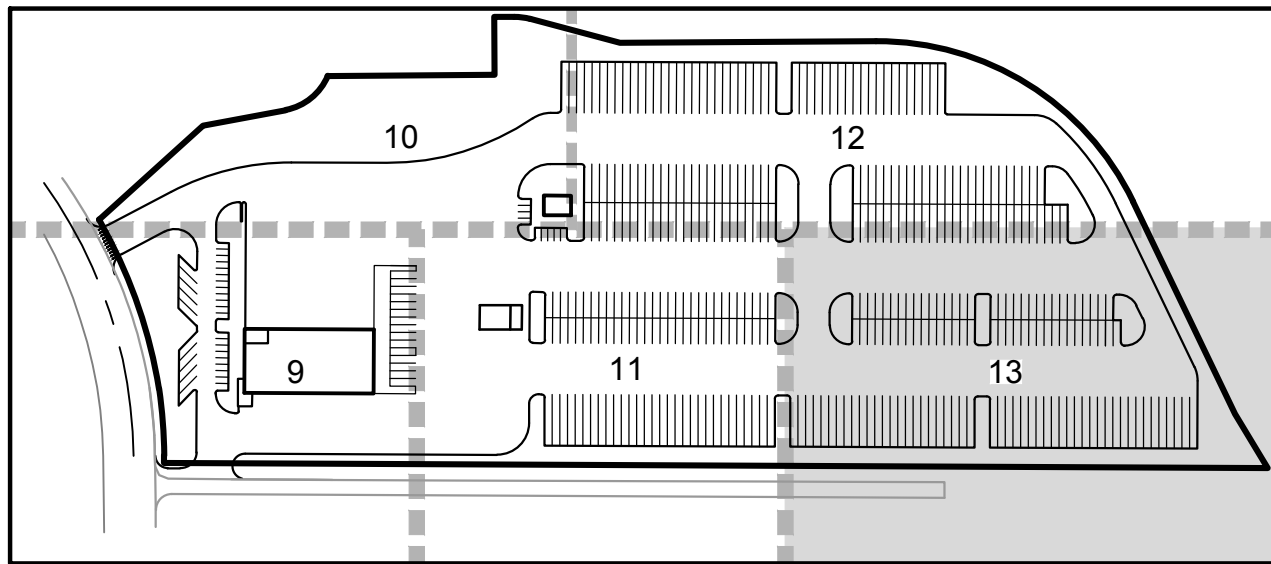
	PROPERTY LINE		PROPOSED CURB & GUTTER (COA DETAIL S7.1)		EXISTING ELECTRIC LINE
	PROPOSED 5' CONTOUR		PROPOSED EASEMENT		EXISTING FIBER OPTIC LINE
	PROPOSED 1' CONTOUR		EXISTING EASEMENT		PROPOSED LIGHT POLE
	EXISTING 5' CONTOUR		PROPOSED WATER LINE		EXISTING LIGHT POLE
	EXISTING 1' CONTOUR		EXISTING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

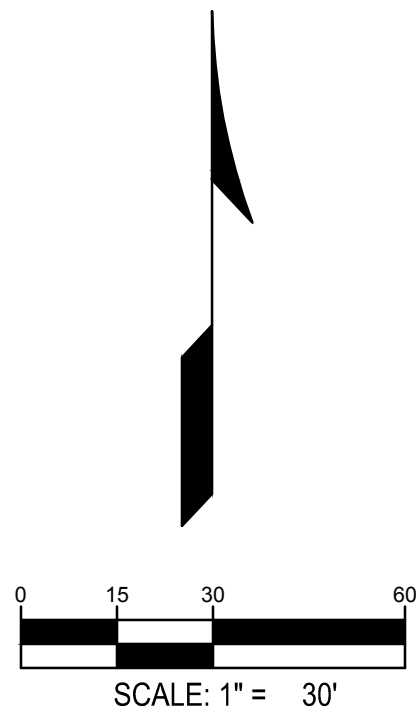
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KEY MAP
SCALE: 1" = 300'



WARE MALCOMB
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waremalcomb.com

FOR AND ON BEHALF
OF WARE MALCOMB

RYDER TRUCK
PORTEOS SUBDIVISION FILING NO. 8
DETAILED GRADING PLAN

REMARKS

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

SHEET

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Sheet 13 of 31

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FOR AND ON BEHALF
OF WARE MALCOMB

RYDER TRUCK
PORTEOS SUBDIVISION FILING NO. 8
OVERALL UTILITY PLAN

REMARKS

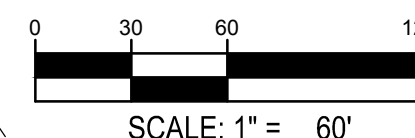
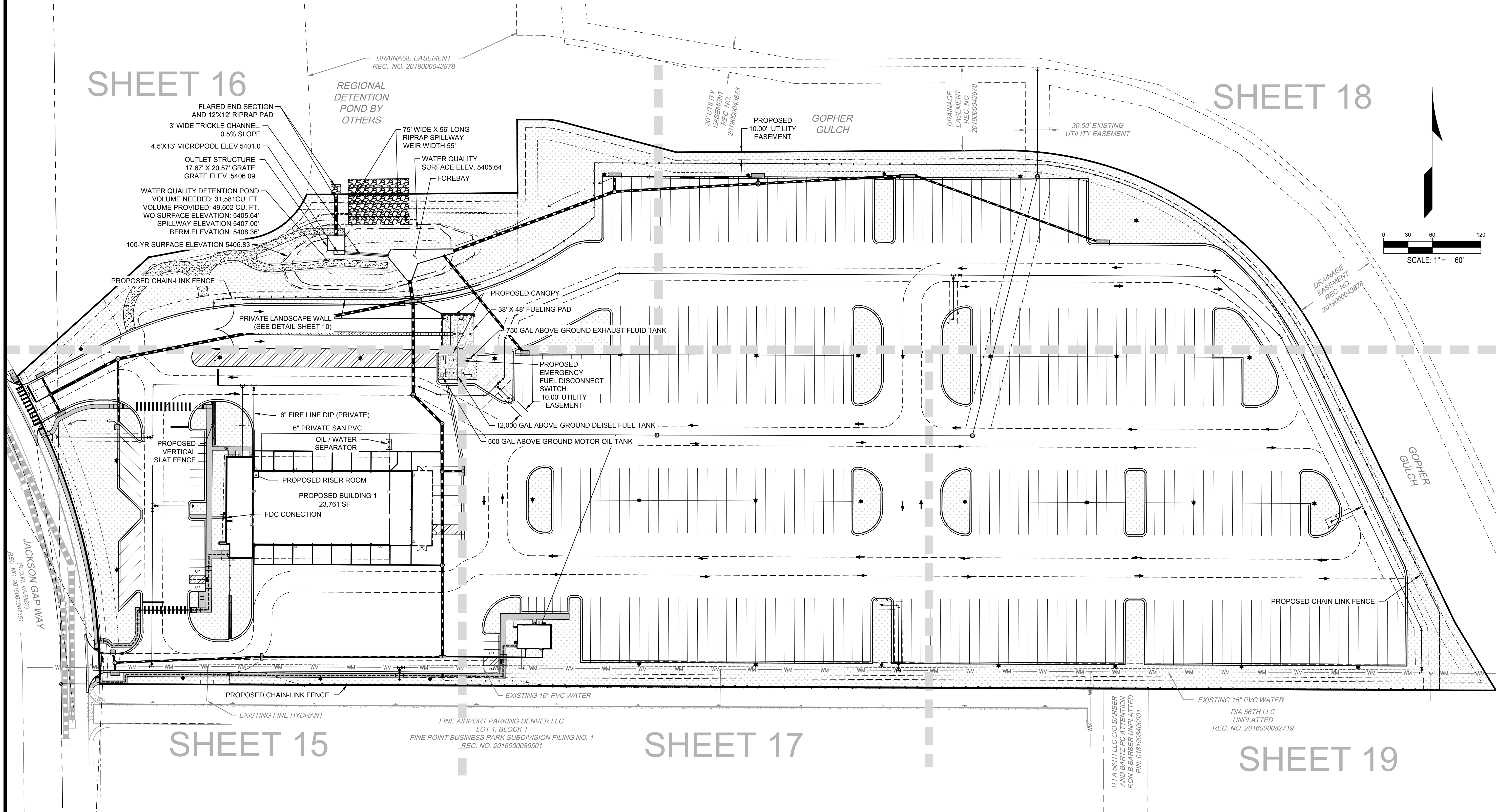
JOB NO.: DCS19-4085
PA / PM: C. STRAWN
DRAWN BY: C. JOHNSON
DATE: 03/29/22

SHEET
14

Sheet 14 of 31

LEGEND:			
	PROPERTY LINE		PROPOSED CURB & GUTTER (COA DETAIL S7.1)
	PROPOSED 5' CONTOUR		PROPOSED EASEMENT
	PROPOSED 1' CONTOUR		EXISTING EASEMENT
	EXISTING 5' CONTOUR		PROPOSED WATER LINE
	EXISTING 1' CONTOUR		EXISTING FENCE
	PROPOSED STORM LINE		PROPOSED FIRE HYDRANT
	EXISTING STORM LINE		EXISTING FIRE HYDRANT
	PROPOSED STORM INLET		PROPOSED SIGN
	EXISTING STORM INLET		EXISTING SANITARY SEWER W/ MANHOLE
	PROPOSED CONCRETE WALK		EXISTING WATERLINE & VALVE
	GRASS / LANDSCAPE		EXISTING GAS LINE
			EXISTING TELEPHONE LINE
			EXISTING CURB & GUTTER

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



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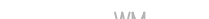















FOR AND ON BEHALF
OF WARE MALCOMB

RYDER TRUCK
PORTEOS SUBDIVISION FILING NO. 8
DETAILED UTILITY PLAN

[illegible]

DB NO.:	DCS19-4085
A / PM:	C. STRAWN
RAWN BY:	C. JOHNSON
ATE:	03/29/22

SHEET
15
Sheet 15 of 31

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

38' X 48' FUELING PAD

PROPOSED CANOPY

MATCHLINE SEE SHEET 16

500 GAL ABOVE-GROUND MOTOR OIL TANK

23.00' PROPOSED FIRE LANE AND WATERLINE EASEMENT

8" PVC WATER LINE

STORM MANHOLE

PROPOSED EMERGENCY FUEL DISCONNECT SWITCH

12,000 GAL ABOVE-GROUND DIESEL FUEL TANK

750 GAL ABOVE-GROUND EXHAUST FLUID TANK

6" PRIVATE SAN PVC

PROPOSED ROOF DRAINS

12' X 5.33' ~ 2,000 GALLON OIL / WATER SEPARATOR

STORM MANHOLE

STORM INLET

STORM MANHOLE

STORM INLET

4.00' CONCRETE PAN

MATCHLINE SEE SHEET 17

26.00' PROPOSED FIRE LANE EASEMENT

PROPOSED ROOF DRAINS

15.00'

16.67'

83.71'

23.00' PROPOSED UTILITY EASEMENT

PROPOSED VERTICAL-SLAT FENCE

PROPOSED FIRE LANE EASEMENT BY SEPARATE DOCUMENT

STORM INLET

STORM MANHOLE

23.00'

EX. 16.00' UTILITY EASEMENT

EX. 16" WATER MAIN

15.00'

10.00' PROPOSED UTILITY EASEMENT

PROPERTY LINE

PROPOSED CHAIN-LINK FENCE

EXISTING 24' FIRE EASEMENT

EX. FIRE HYDRANT

EX. DRY UTILITIES

EX. 10.00' UTILITY EASEMENT

23.00' PROPOSED FIRE LANE AND UTILITY EASEMENT

STORM INLET

STORM MANHOLE

PROPOSED FIRE HYDRANT (TYP.)

STORM INLET

STORM MANHOLE

23.00' PROPOSED FIRE LANE EASEMENT

STORM INLET

JACKSON GAP WAY

REC. NO. 2016000089501

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

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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

SHEET












16














Sheet 16 of 31

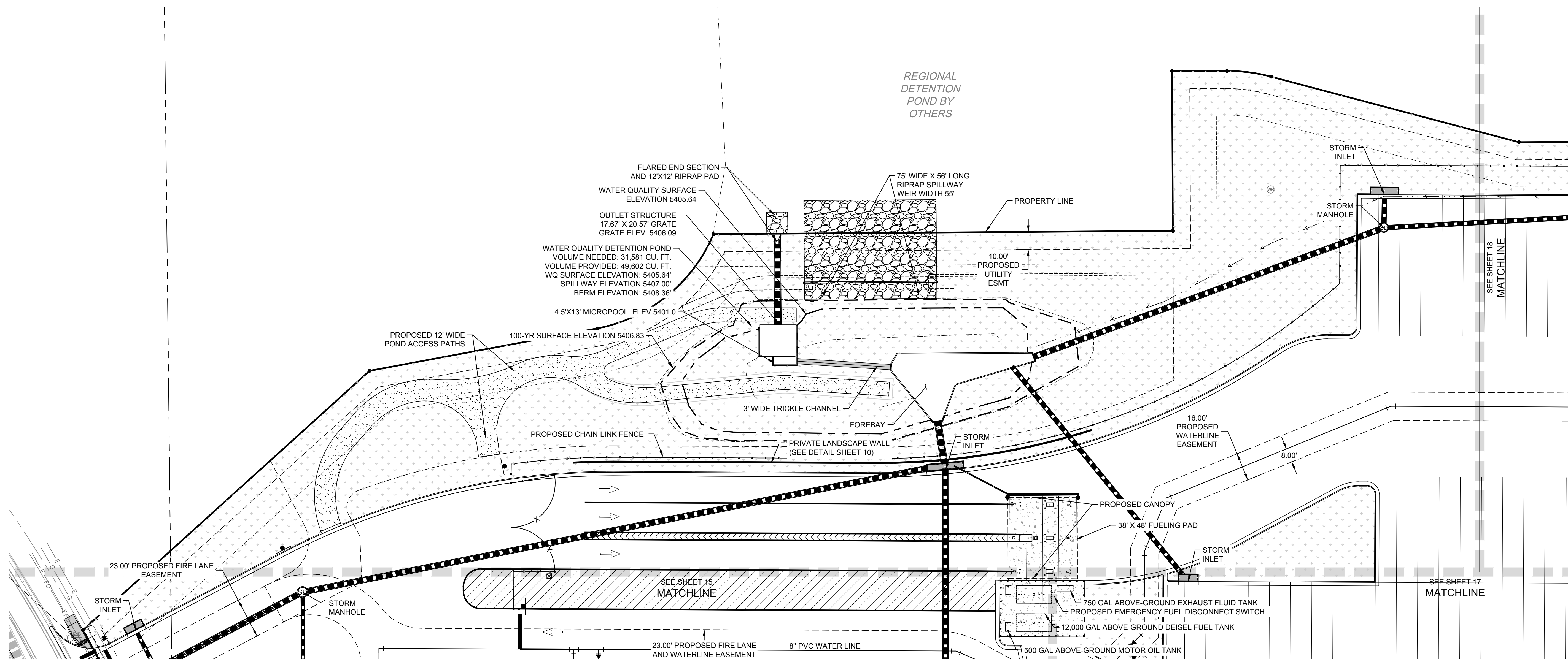
PORTEOS SUBDIVISION FILING NO. 8
 A PORTION OF THE NORTH HALF OF SECTION 8,
 TOWNSHIP 3 SOUTH, RANGE 65 WEST OF THE SIXTH
 PRINCIPAL MERIDIAN, CITY OF AURORA, COUNTY OF
 ADAMS, STATE OF COLORADO

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	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
	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



- 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

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

ORTEOS SUBDIVISION FILING NO. 8

A PORTION OF THE NORTH HALF OF SECTION 8,

PRINCIPAL MERIDIAN, CITY OF AURORA, COUNTY OF

ADAMS, STATE OF COLORADO
- NOTES:

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-
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waremalcomb.com
- FOR AND ON BEHALF
OF WARE MALCOMB
- RYDER TRUCK

ORTEOS SUBDIVISION FILING NO. 8

DETAILED UTILITY PLAN
- REMARKS
- DATE
- 11/30/2023
- SPD SUBMITTAL
- NO.
- 1
- JOB NO.: DCS19-4085
PA / PM: C. STRAWN
DRAWN BY: C. JOHNSON
DATE: 03/29/22
- SHEET
- 17
- Sheet 17 of 31

- 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

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

ORTEOS SUBDIVISION FILING NO. 8

A PORTION OF THE NORTH HALF OF SECTION 8,

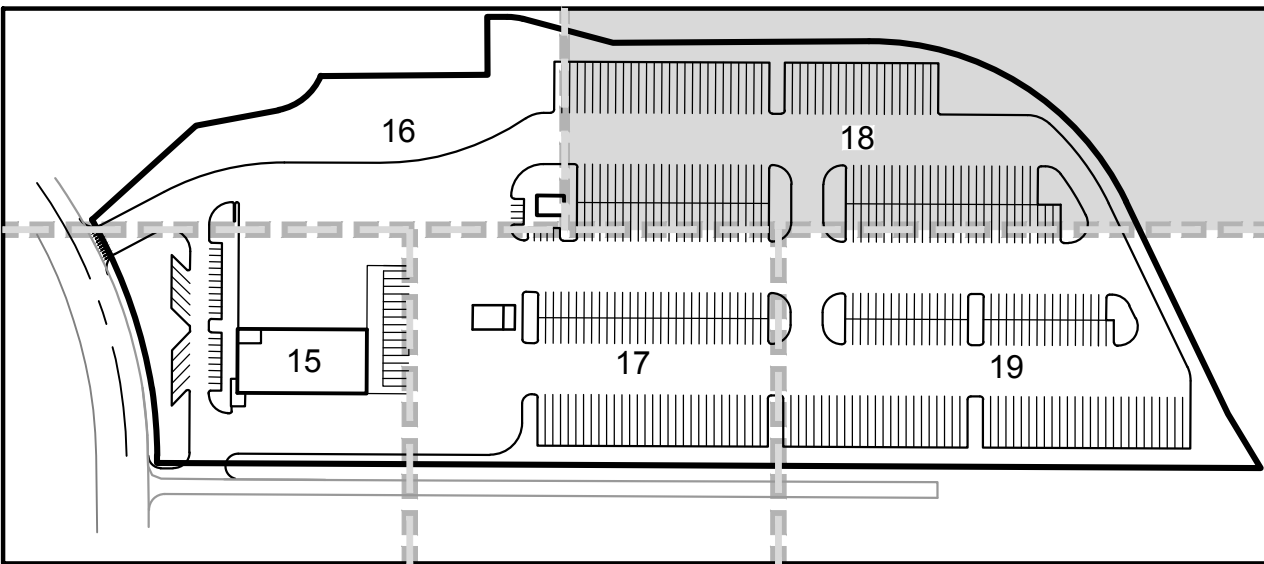
PRINCIPAL MERIDIAN, CITY OF AURORA, COUNTY OF

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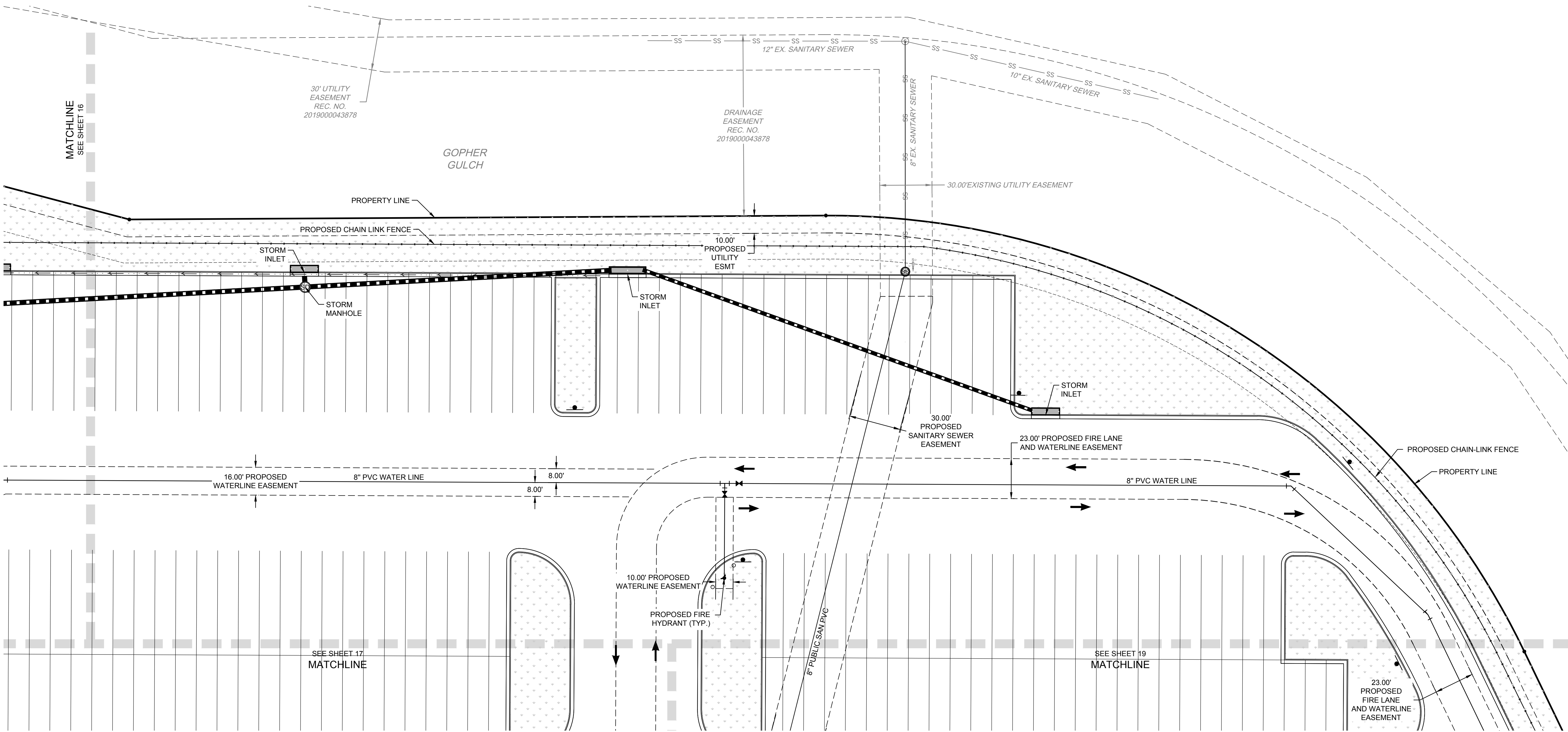
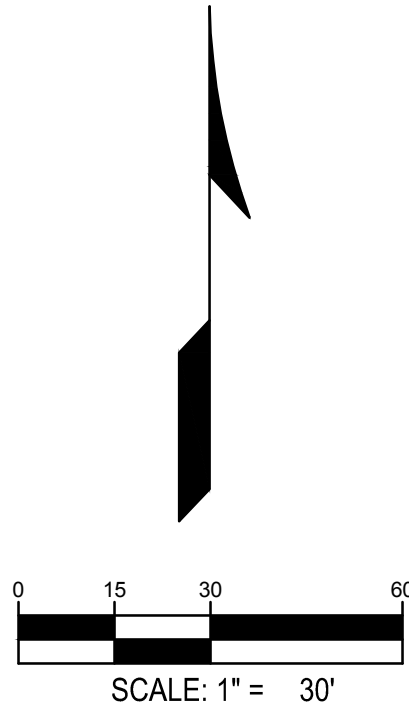
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FOR AND ON BEHALF
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RYDER TRUCK

ORTEOS SUBDIVISION FILING NO. 8

DETAILED UTILITY PLAN

REMARKS

DATE

NO.

1

11/30/2023

SPD SUBMITTAL

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

SHEET

18

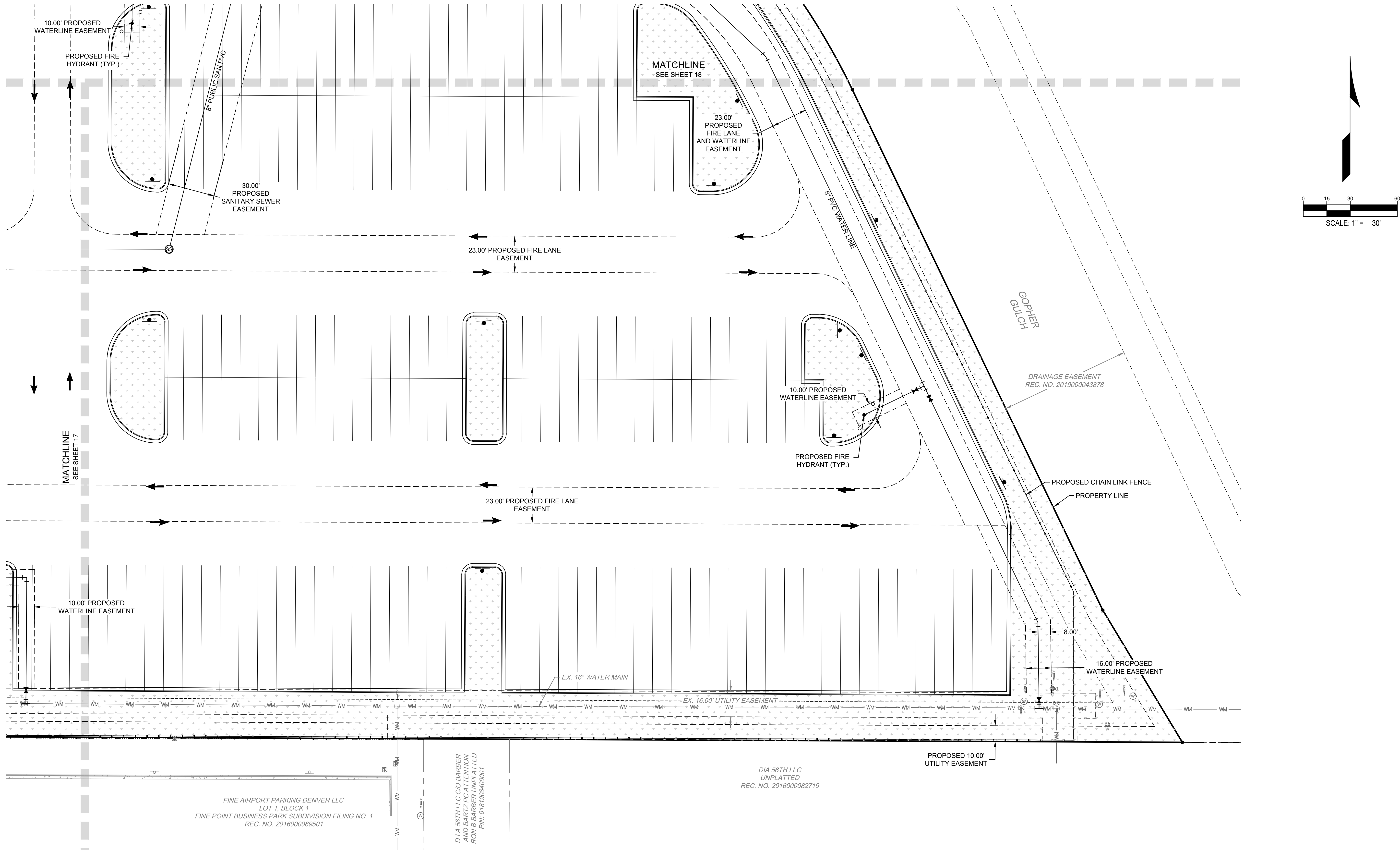
Sheet 18 of 31

RYDER TRUCK
PORTEOS SUBDIVISION FILING NO. 8
DETAILED UTILITY PLAN

[illegible]

DB NO.:	DCS19-4085
A / PM:	C. STRAWN
RAWN BY:	C. JOHNSON
ATE:	03/29/22

KEY MAP
SCALE: 1" = 300'

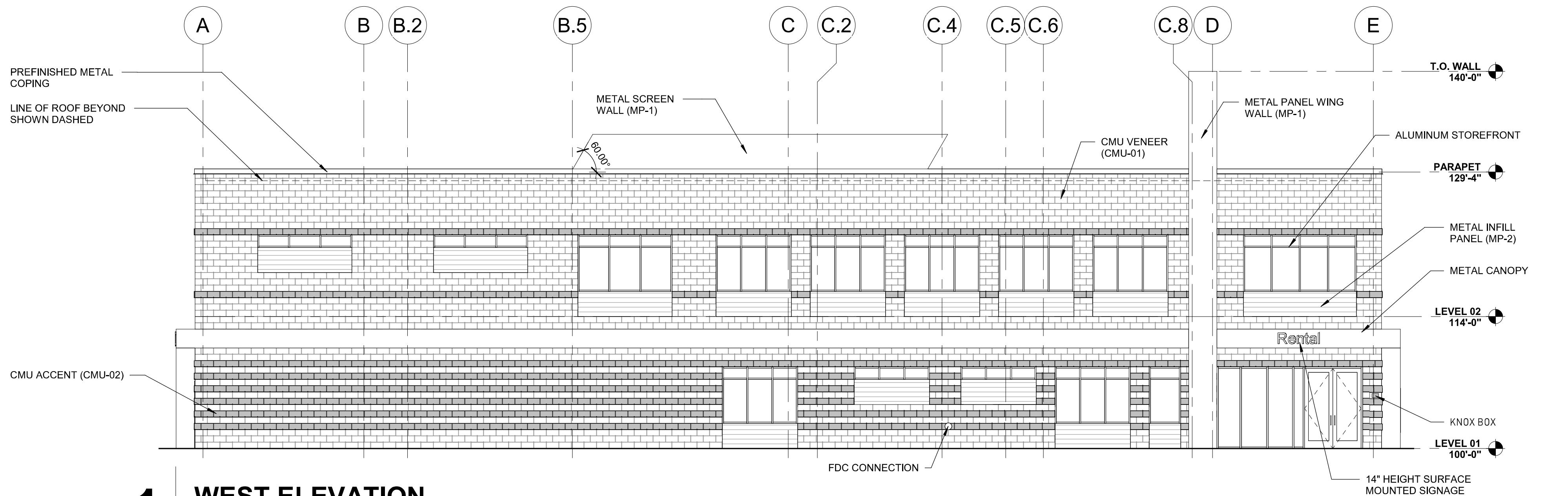


RYDER TRUCK
SITE PLAN

ORTEOS 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
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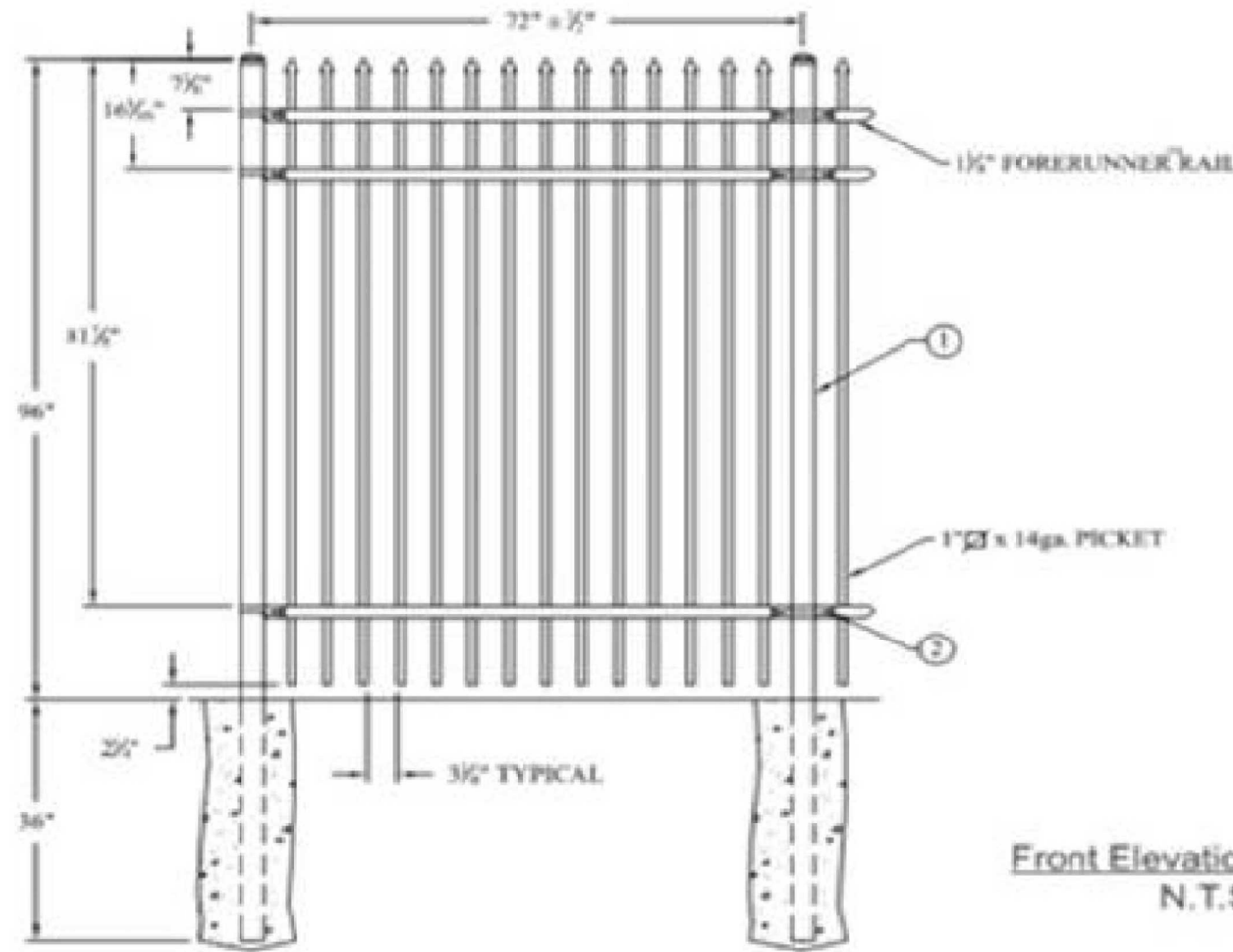
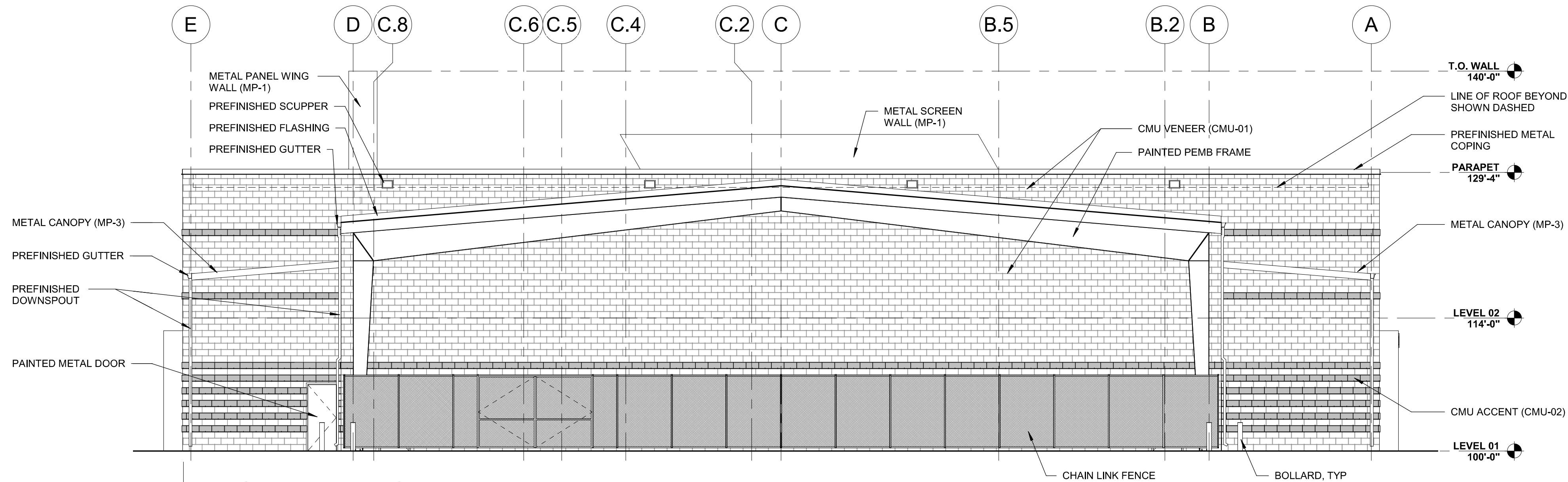


EXTERIOR MATERIAL GENERAL NOTES

- 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-7664 TYPICAL FOR EXPOSED STRUCTURE



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

WARE MALCOMB
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FOR AND ON BEHALF
OF WARE MALCOMB

RYDER TRUCK

REMARKS

DATE

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

SHEET
20

Sheet 20 of 31

NOT FOR CONSTRUCTION

EXTERIOR MATERIAL GENERAL NOTES

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- 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

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FOR AND ON BEHALF
OF WARE MALCOMB

RYDER TRUCK

REMARKS

NO. DATE

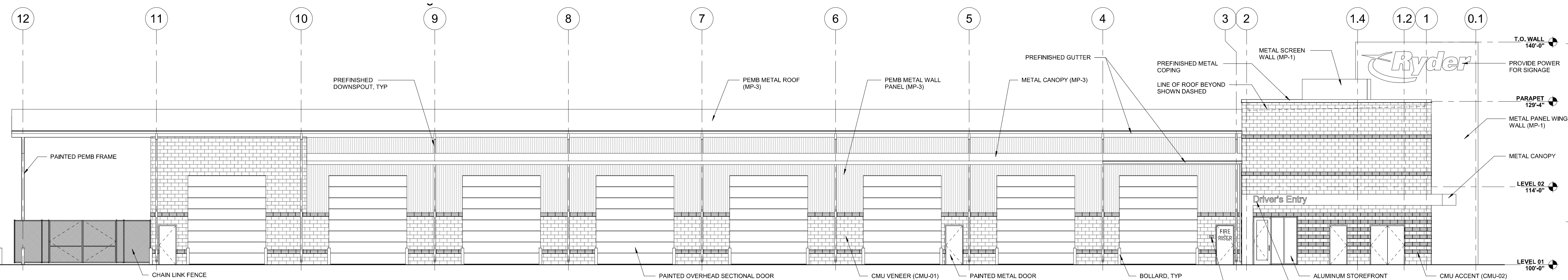
JOB NO.:	DCS19-4085
PA / PM:	C. STRAWN
DRAWN BY:	C. JOHNSON
DATE:	6/05/2020

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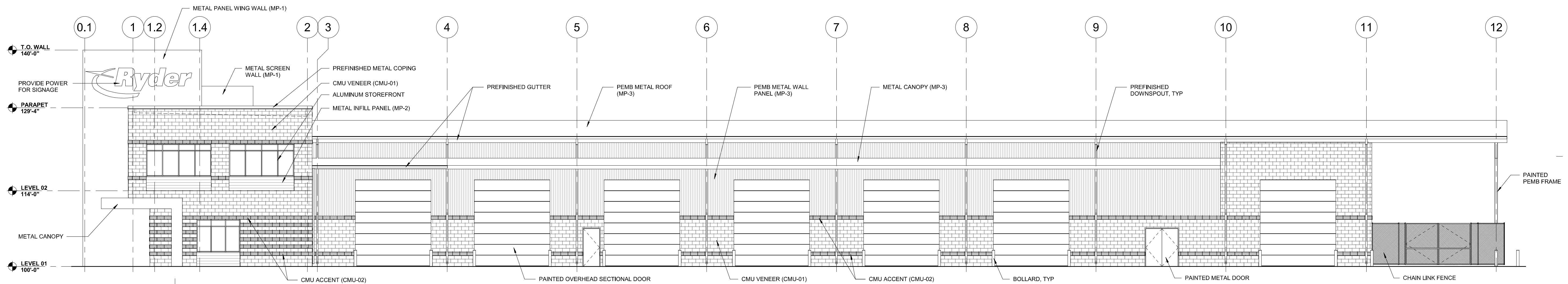
21

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NOT FOR CONSTRUCTION



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



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

RYDER TRUCK SITE PLAN

PORTEOS SUBDIVISION FILING NO. 8
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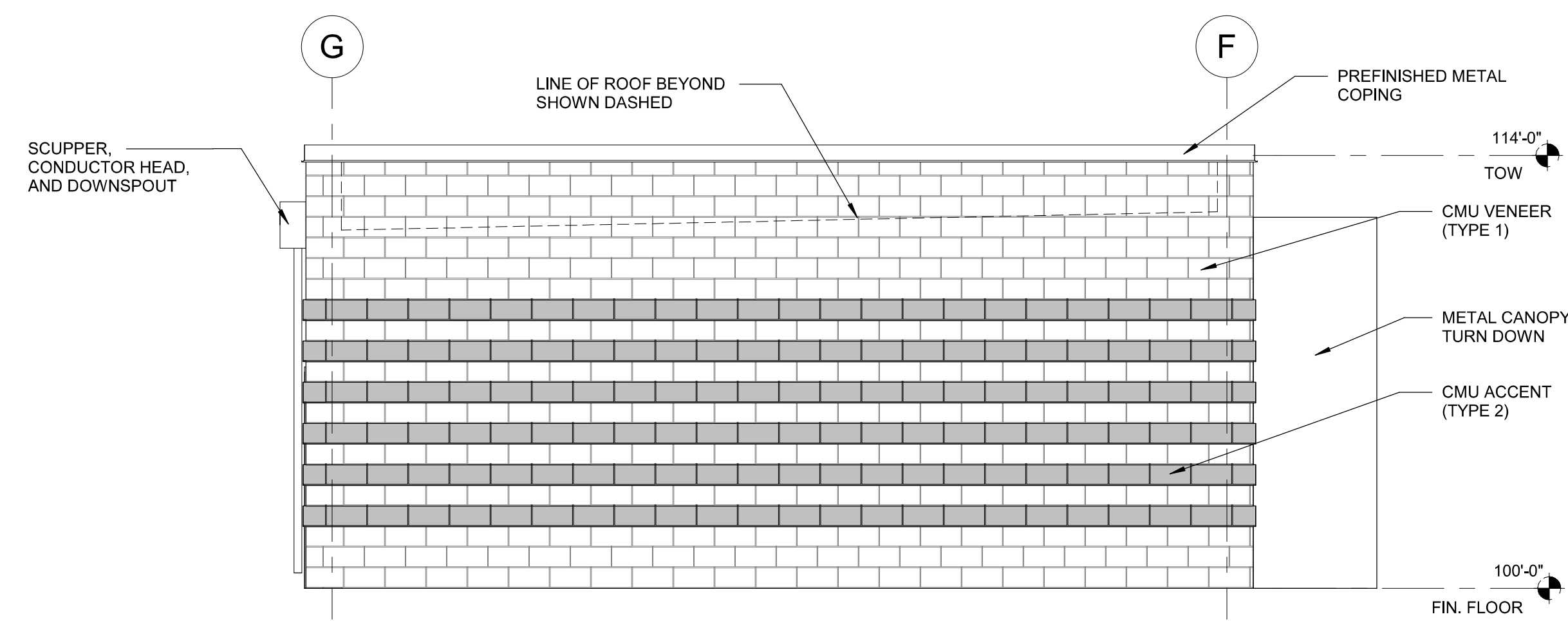
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PA / PM:	C. STRAWN
DRAWN BY:	C. JOHNSON
DATE:	6/05/2020

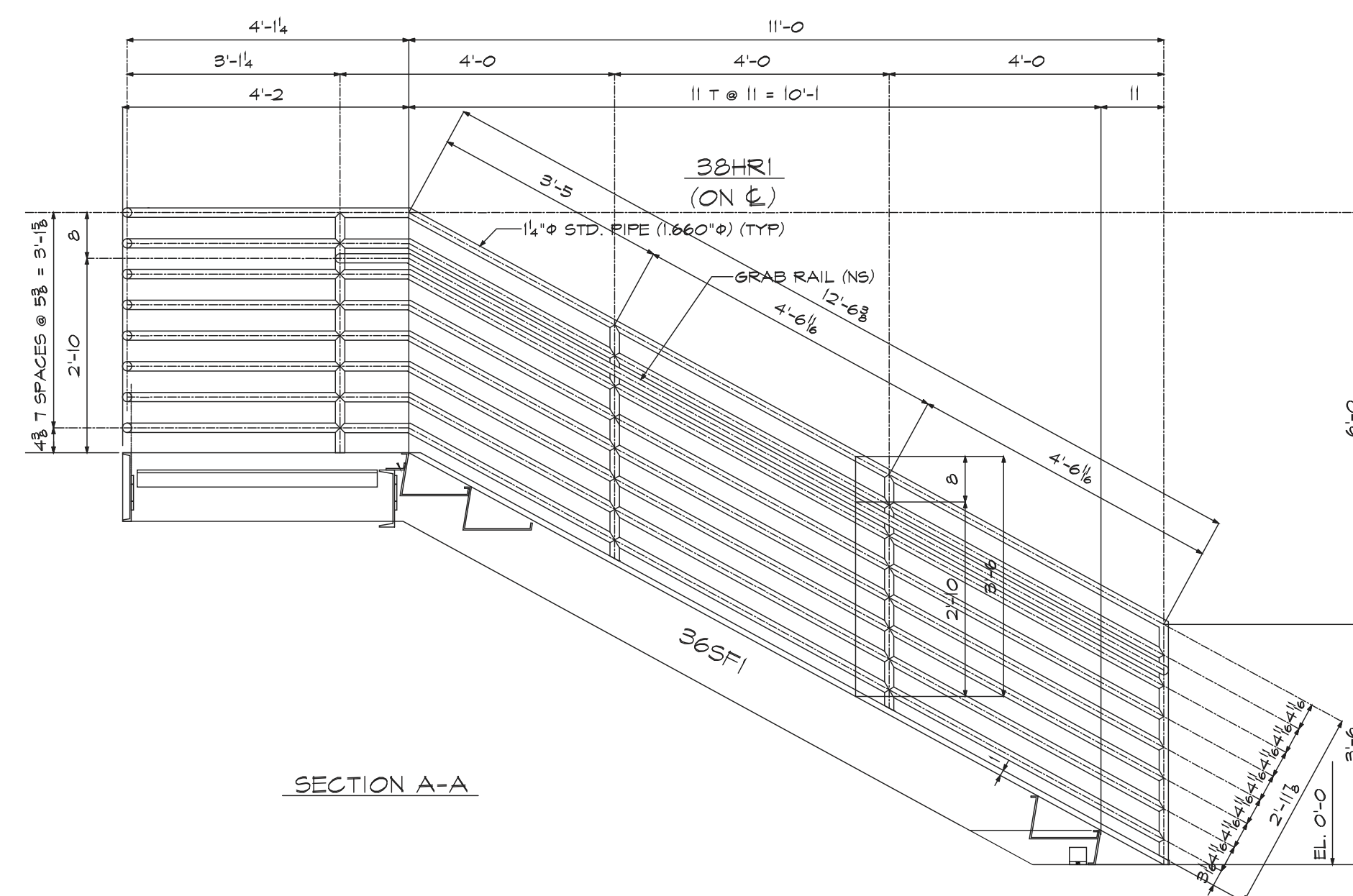
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22

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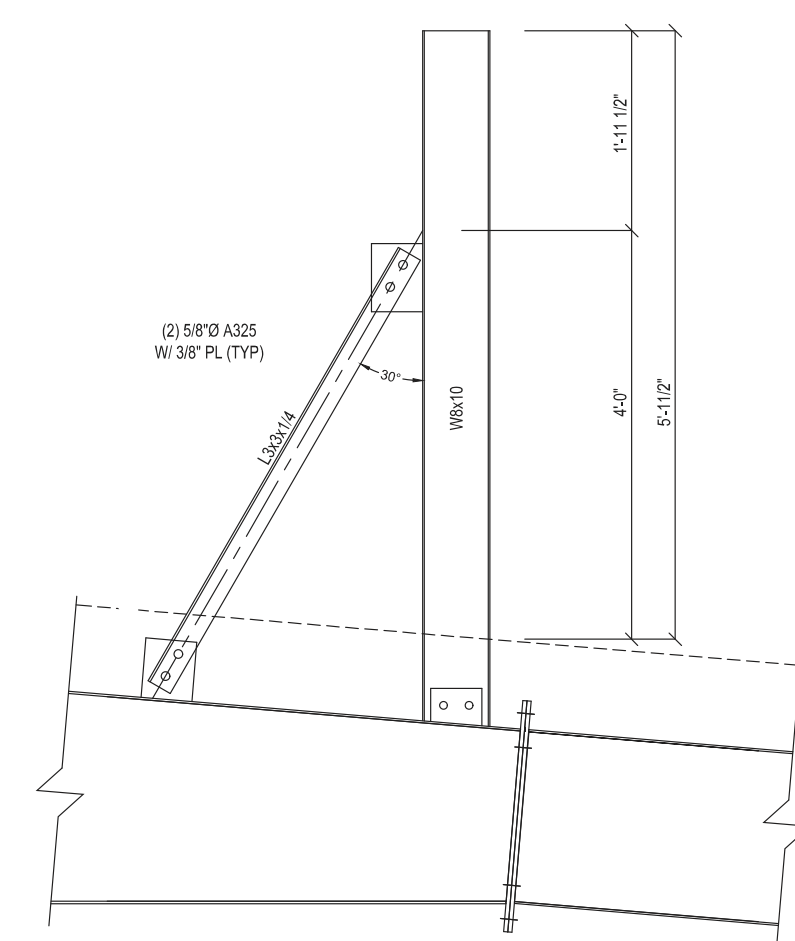


4 EXTERIOR ELEVATION - UCS BUILDING



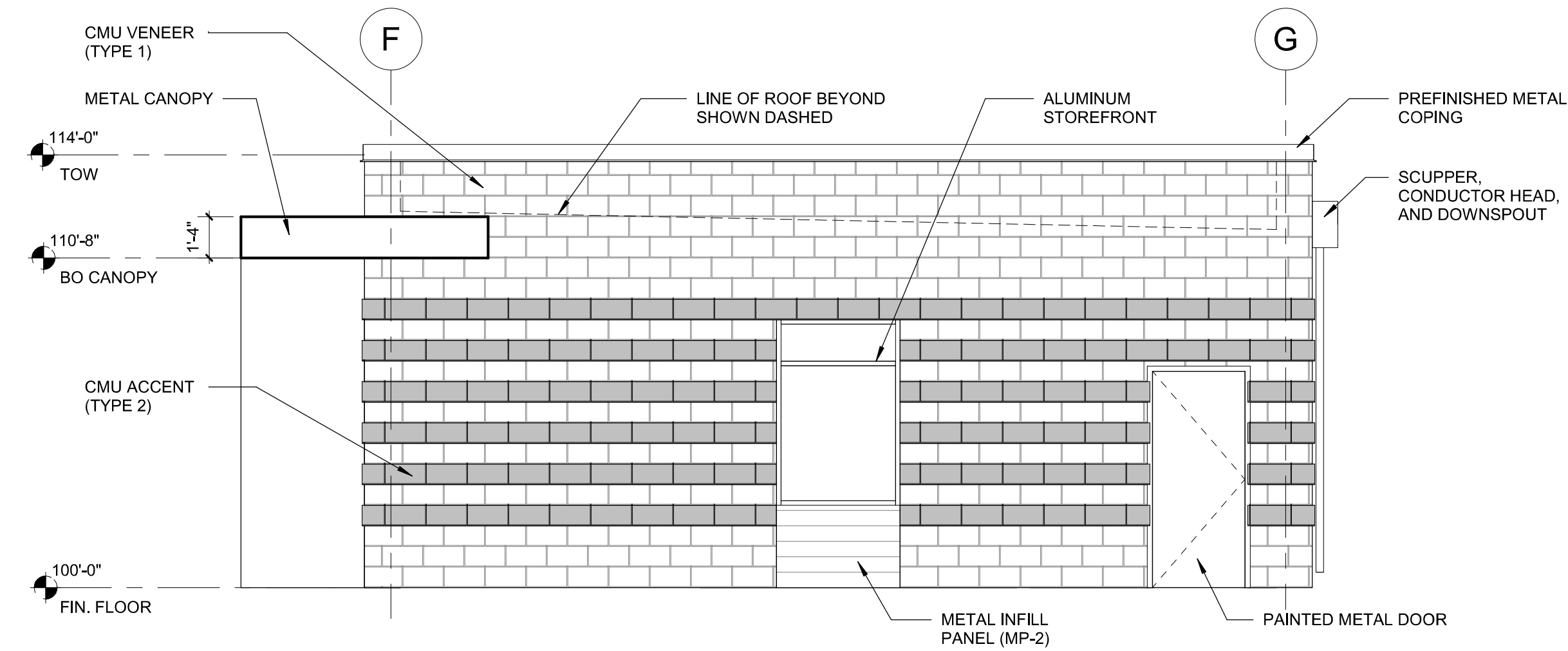
PROPOSED DETAIL OF EXTERIOR RAILING (TYP.)

NTS

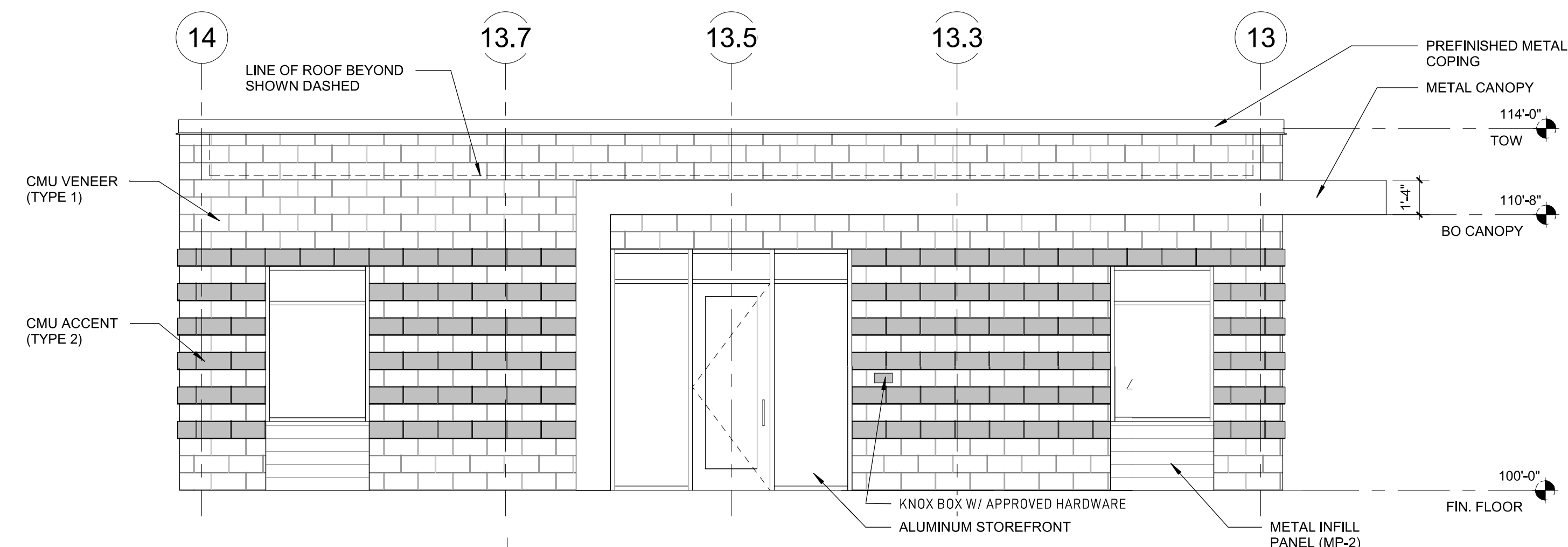


PROPOSED DETAIL OF MECHANICAL SCREEN WALL

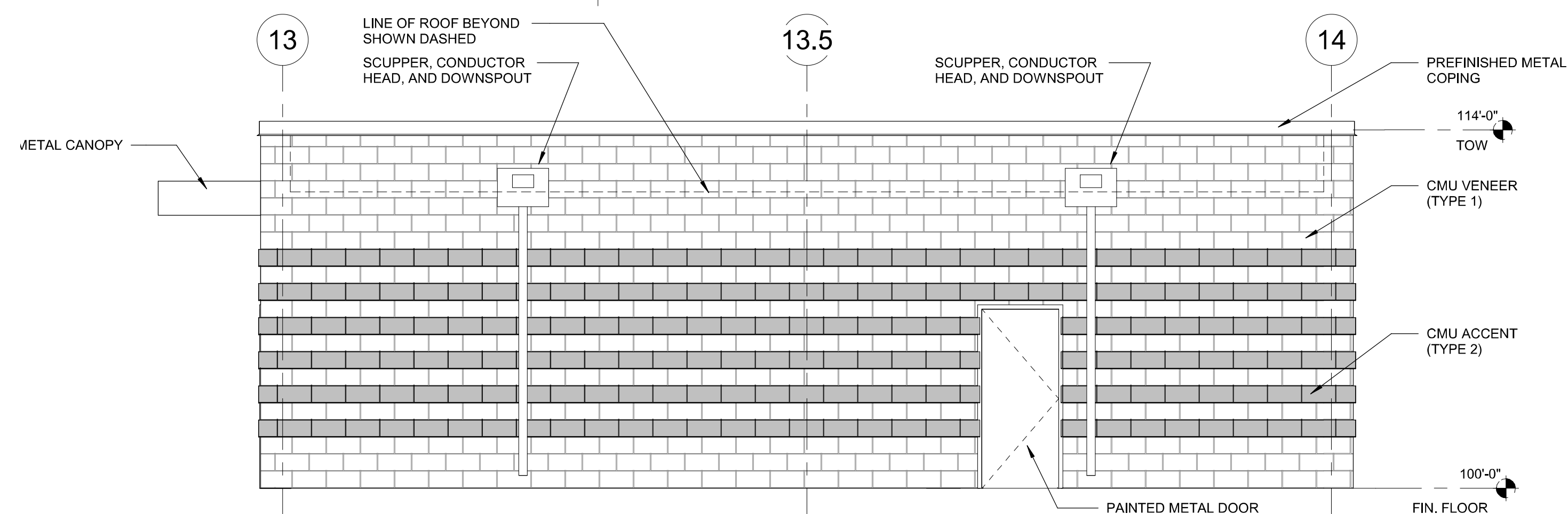
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3 EXTERIOR ELEVATION - UCS BUILDING

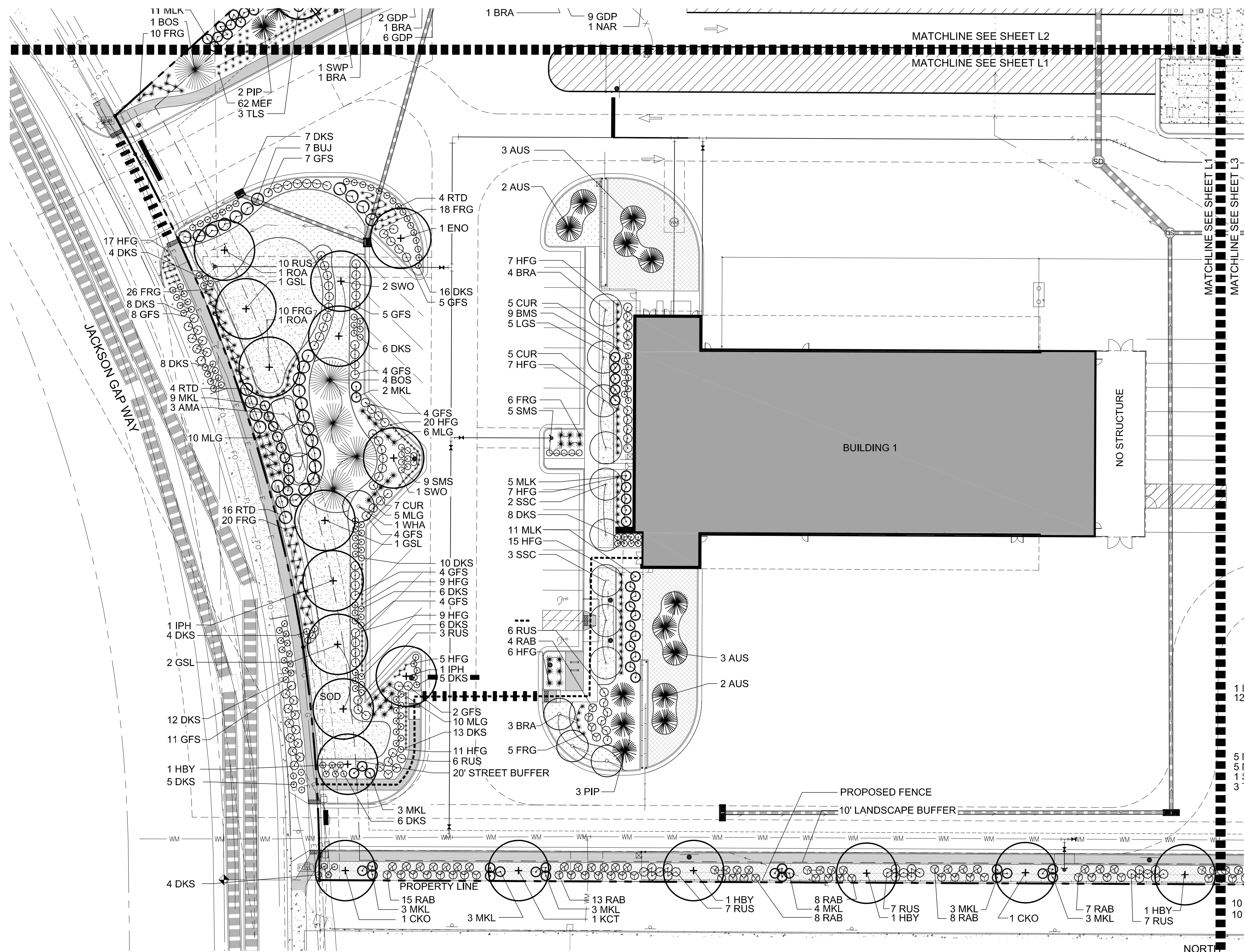


1 EXTERIOR ELEVATION - UCS BUILDING
1/4" = 1'-0"

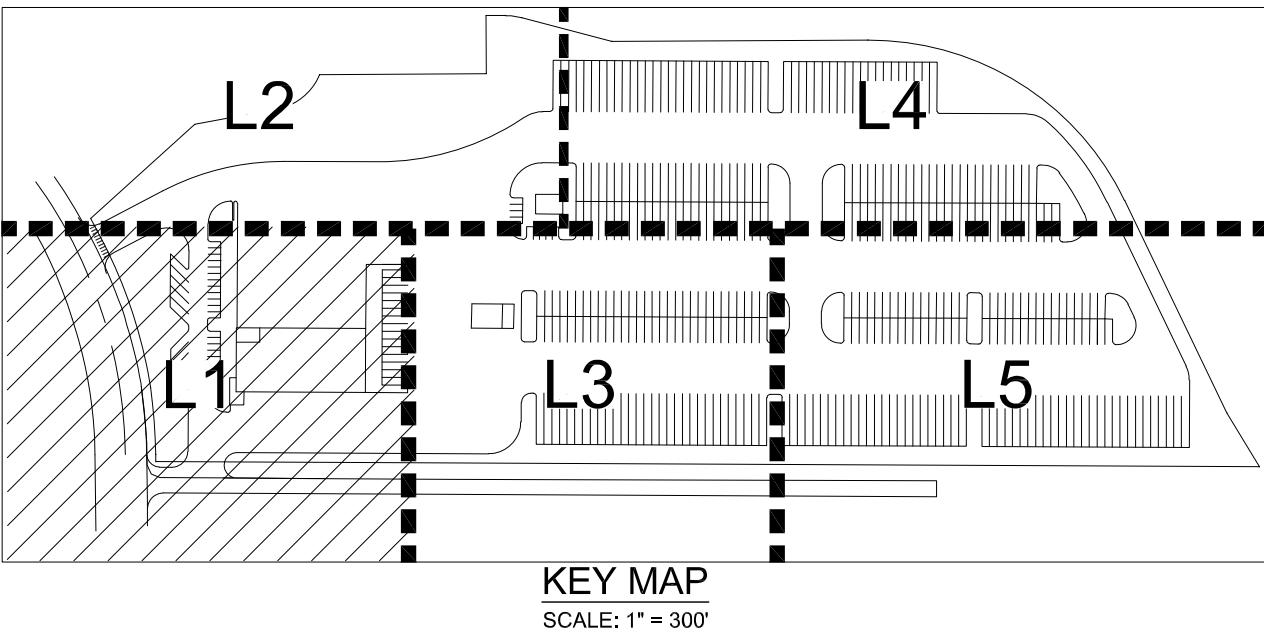
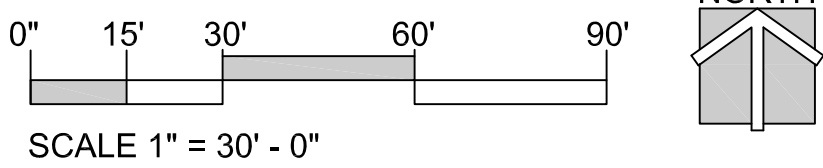


2 EXTERIOR ELEVATION - UCS BUILDING

RYDER TRUCK
SITE PLAN
PORTEOS SUBDIVISION FILING NO. 8
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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.

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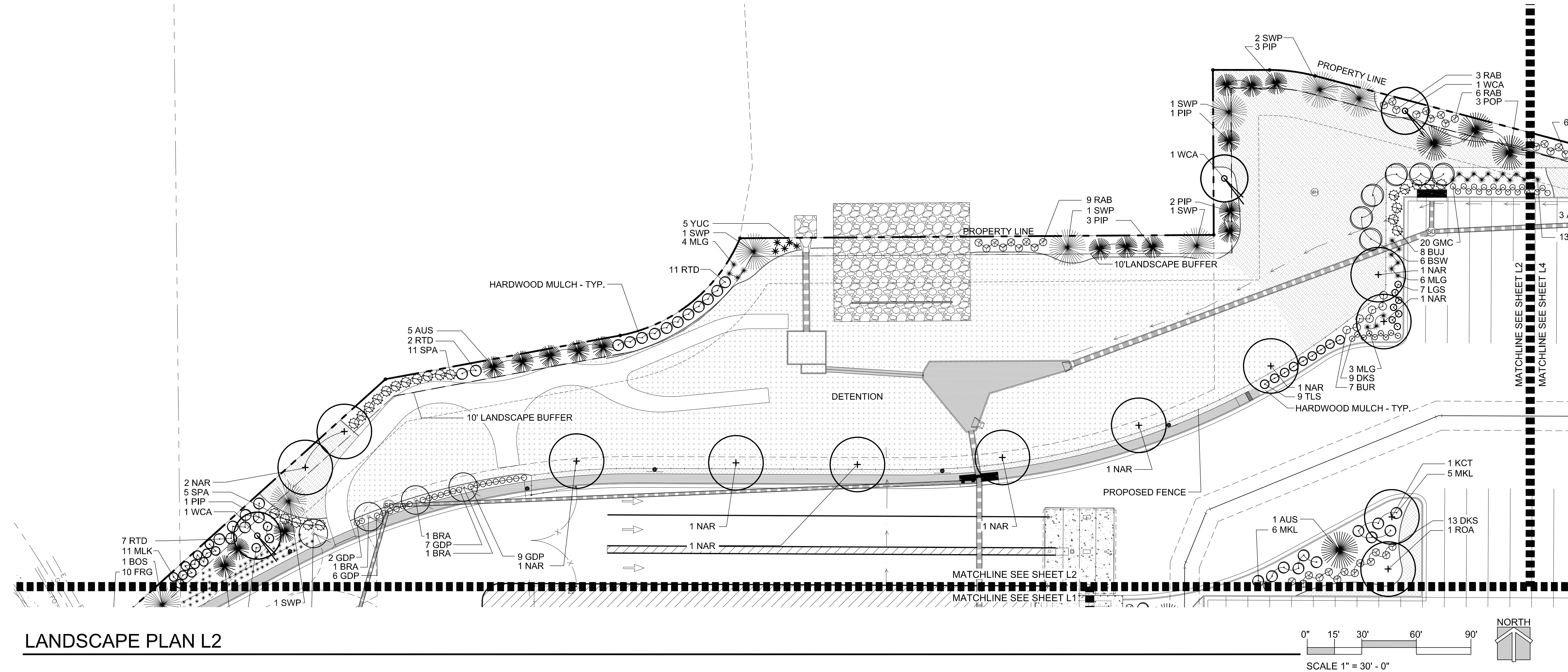
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LITTLETON, COLORADO 80120
WWW.STACKLOT.COM
P. 303.868.4523
FOR AND ON BEHALF
OF WARE MALCOMB

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



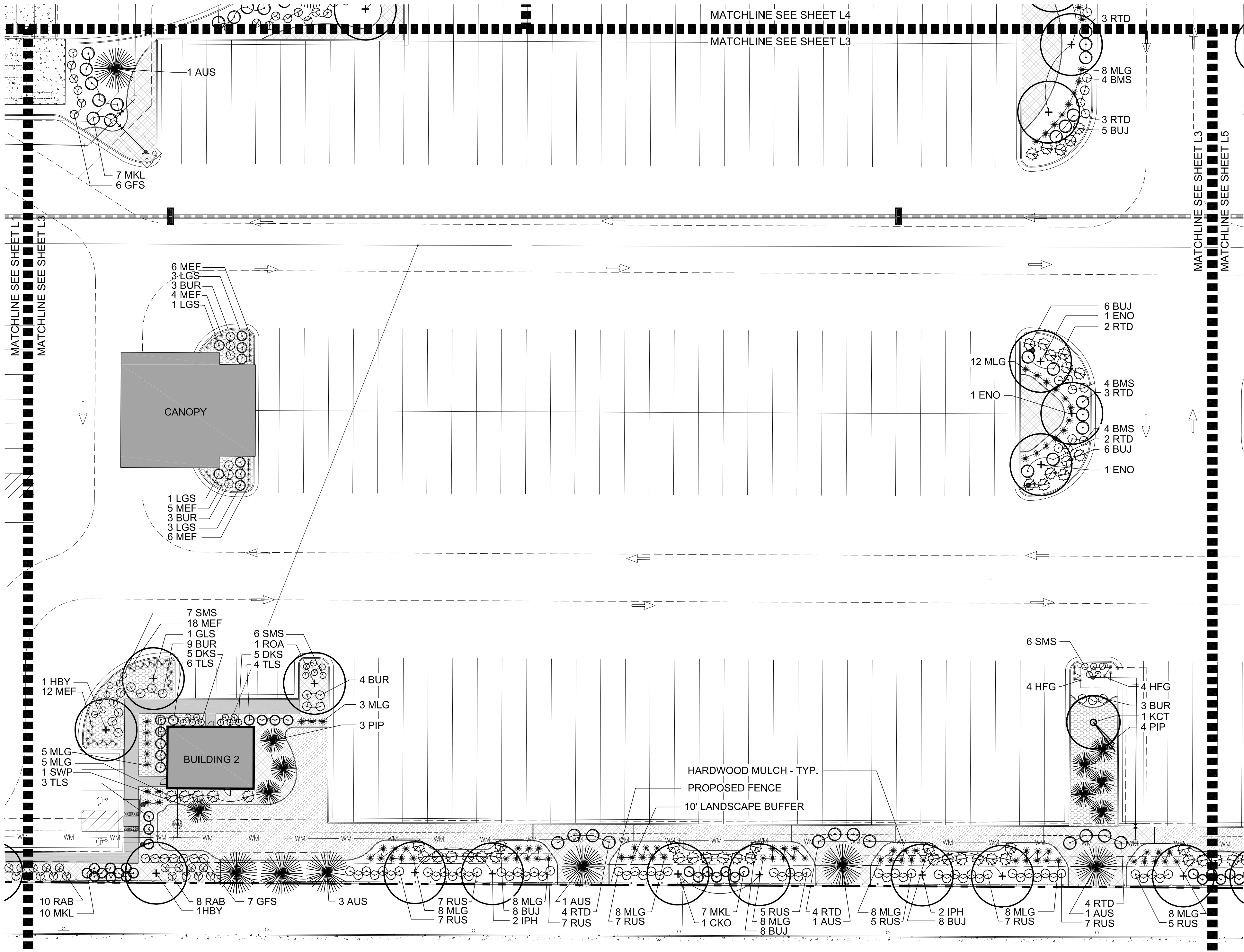
STEEL EDGING

PROPOSED FENCE -
RE: ARCHITECTURAL
SHEET 3, DETAILED SITE
PLAN IN THIS PLAN SET.

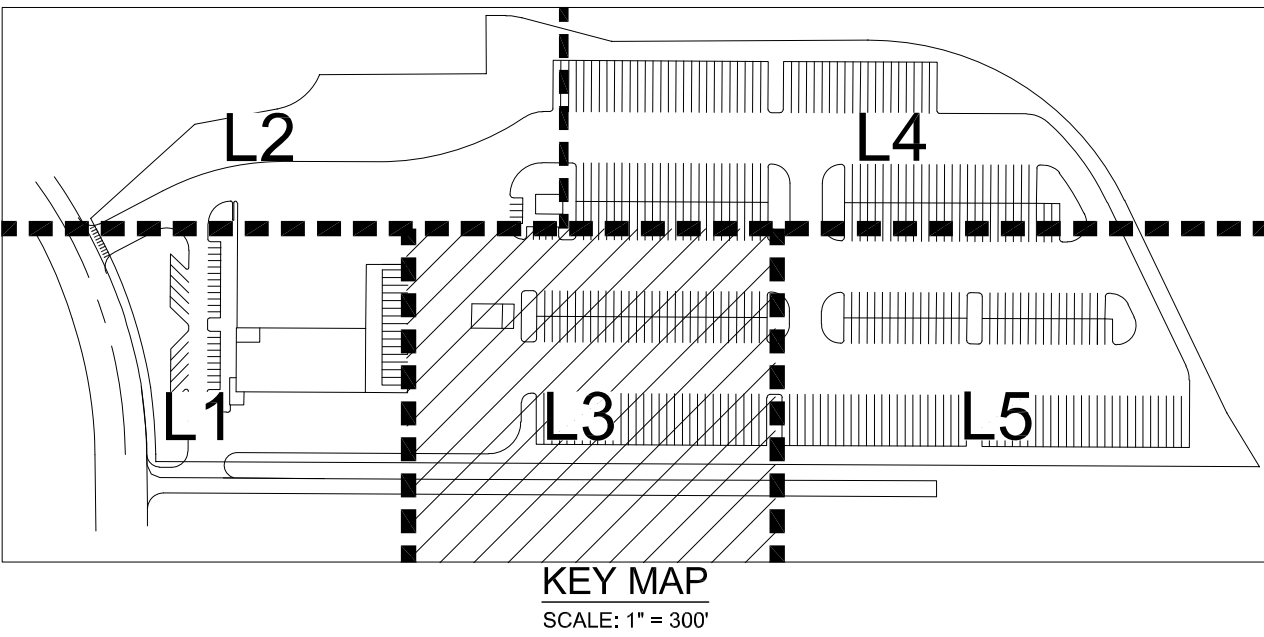
SHEET
L2
Sheet 25 of 31

RYDER TRUCK
LANDSCAPE PLAN L2

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 L3



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.

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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

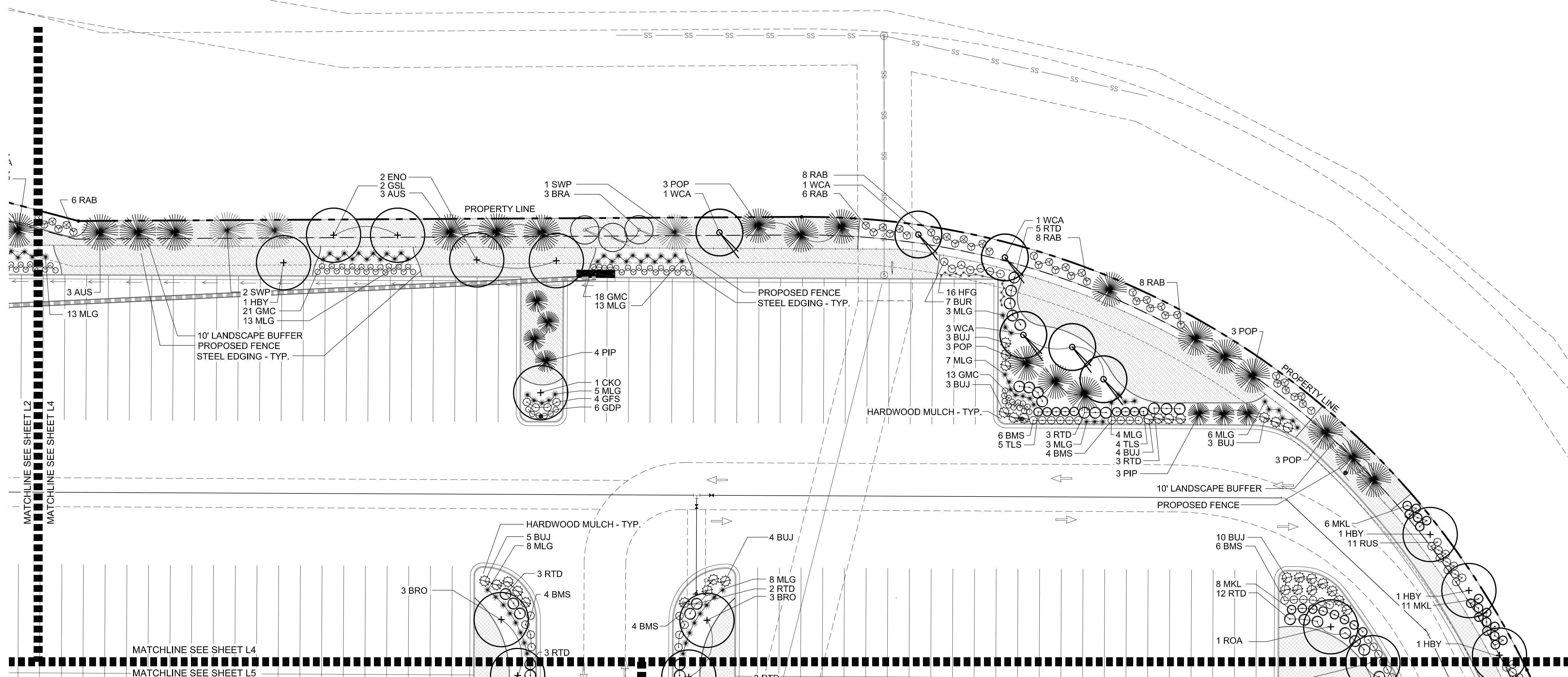
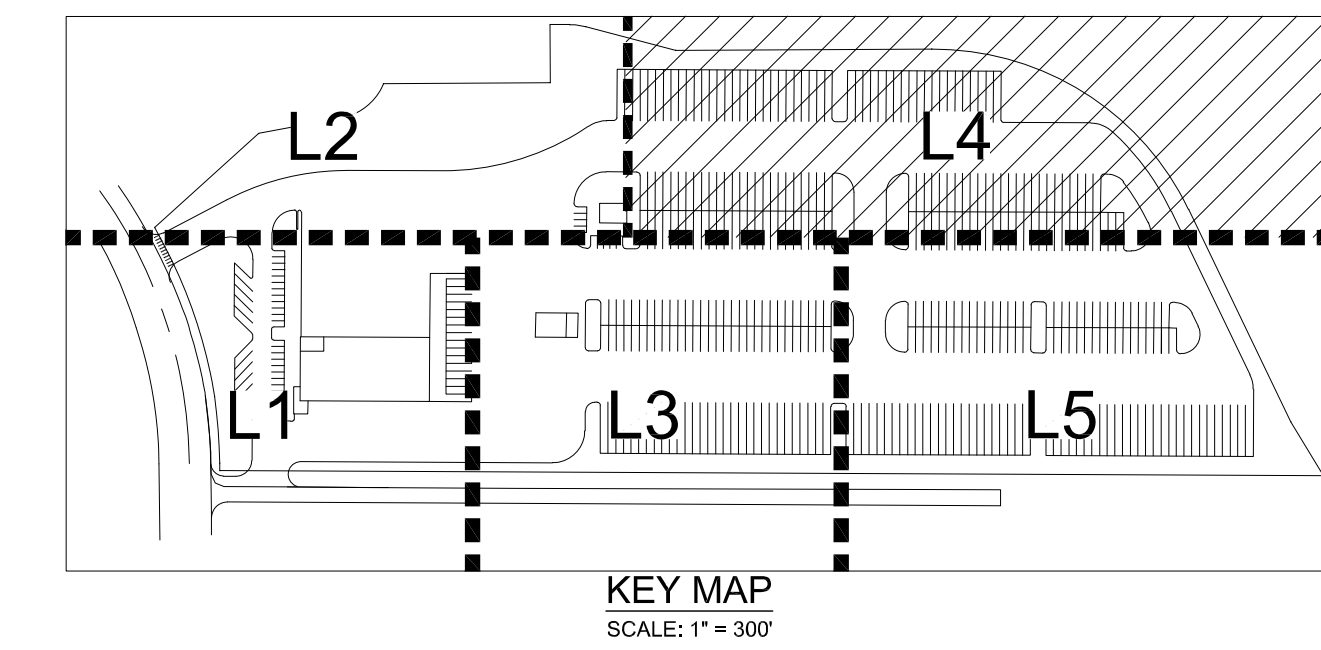
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DATE: 2/4/2020

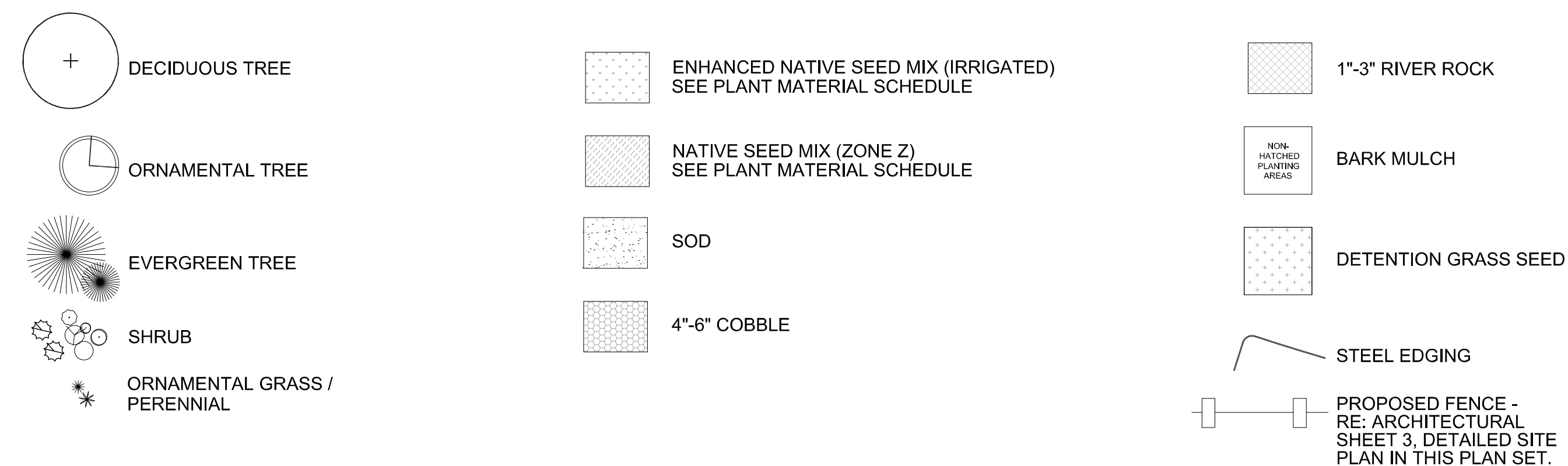
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LANDSCAPE LEGEND:



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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

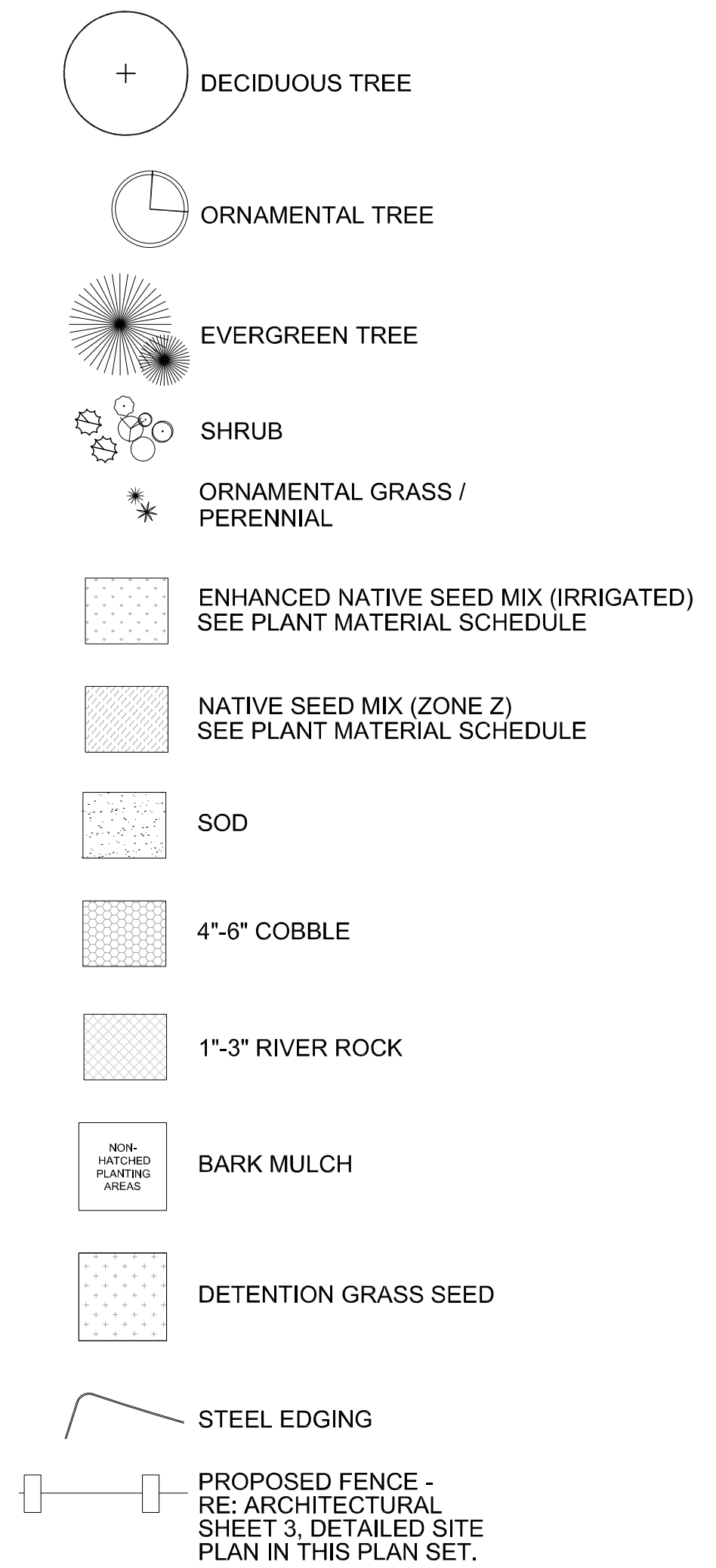
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PA / PM:	SDW
DRAWN BY:	SDW
DATE:	2/4/2020

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L4

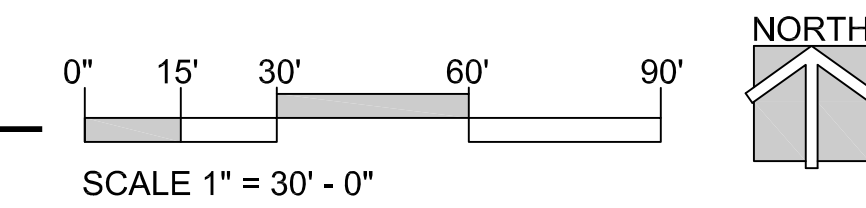
Sheet 27 of 31

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LANDSCAPE PLAN L5



NOT FOR CONSTRUCTION

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

NO.:	DCS19-4085
PM:	SDW
OWN 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

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.

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.

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 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

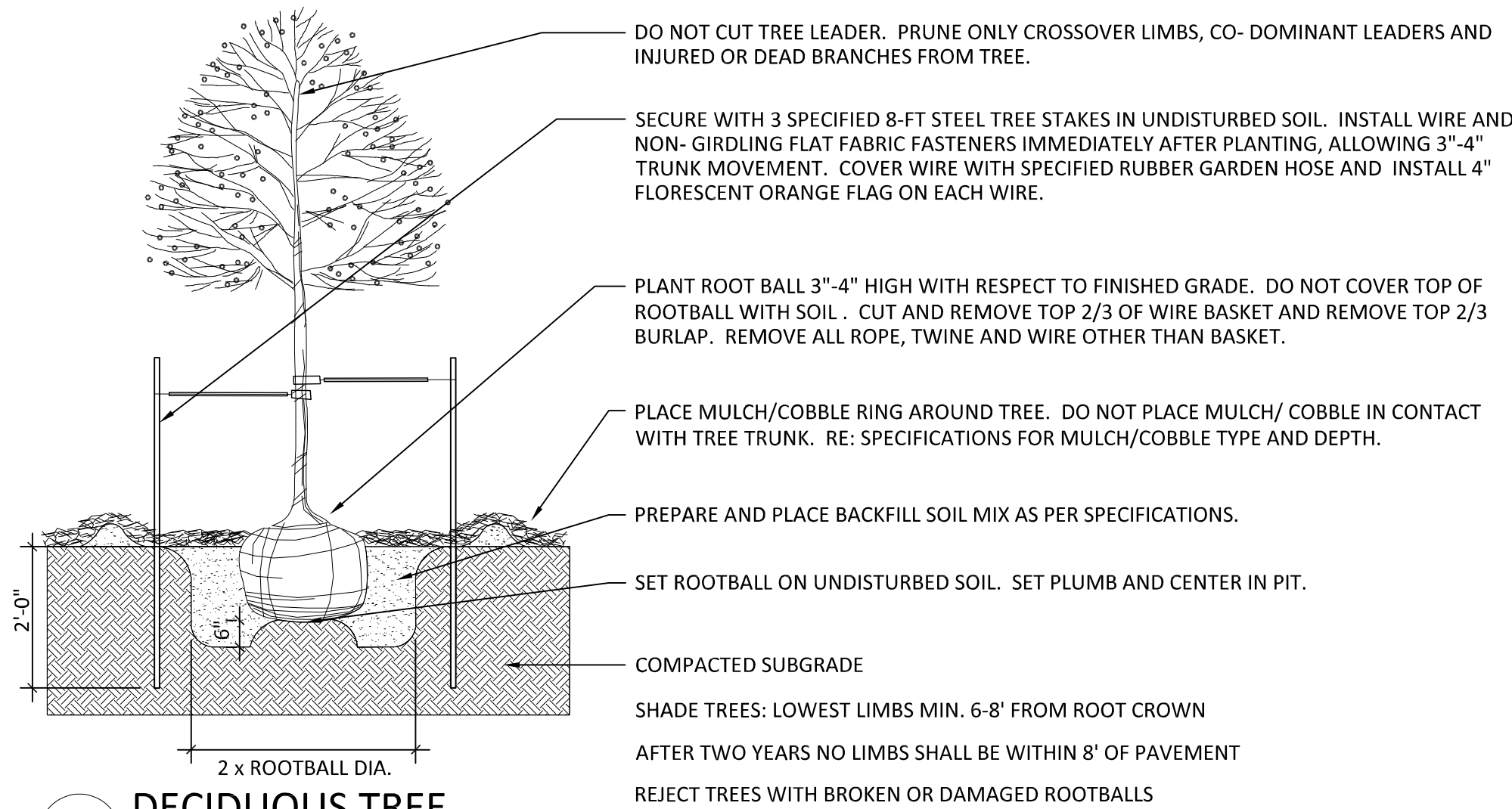
SITE DATA		
DESCRIPTION	AREA IN SF	PERCENTAGE
TOTAL SITE AREA	994,431 SF	100%
BUILDING COVERAGE	23,697 SF	2.38%
HARD SURFACE AREA	748,491 SF	75.27%
LANDSCAPE AREA	222,243 SF	22.35%

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

JOB NO.:	DCS19-4085
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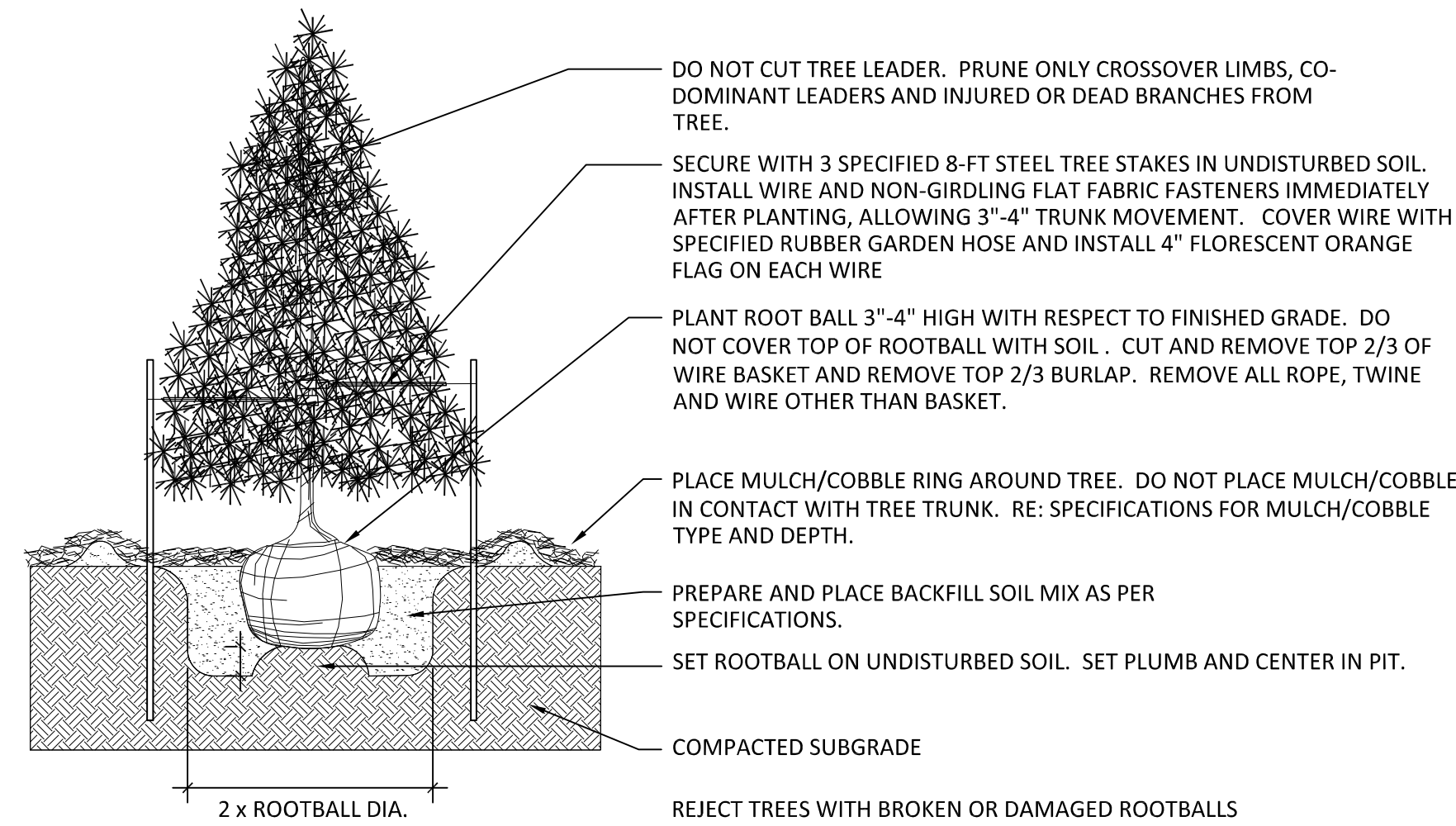
SHEET	
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Sheet	29 of 31

RYDER TRUCK
SITE PLAN
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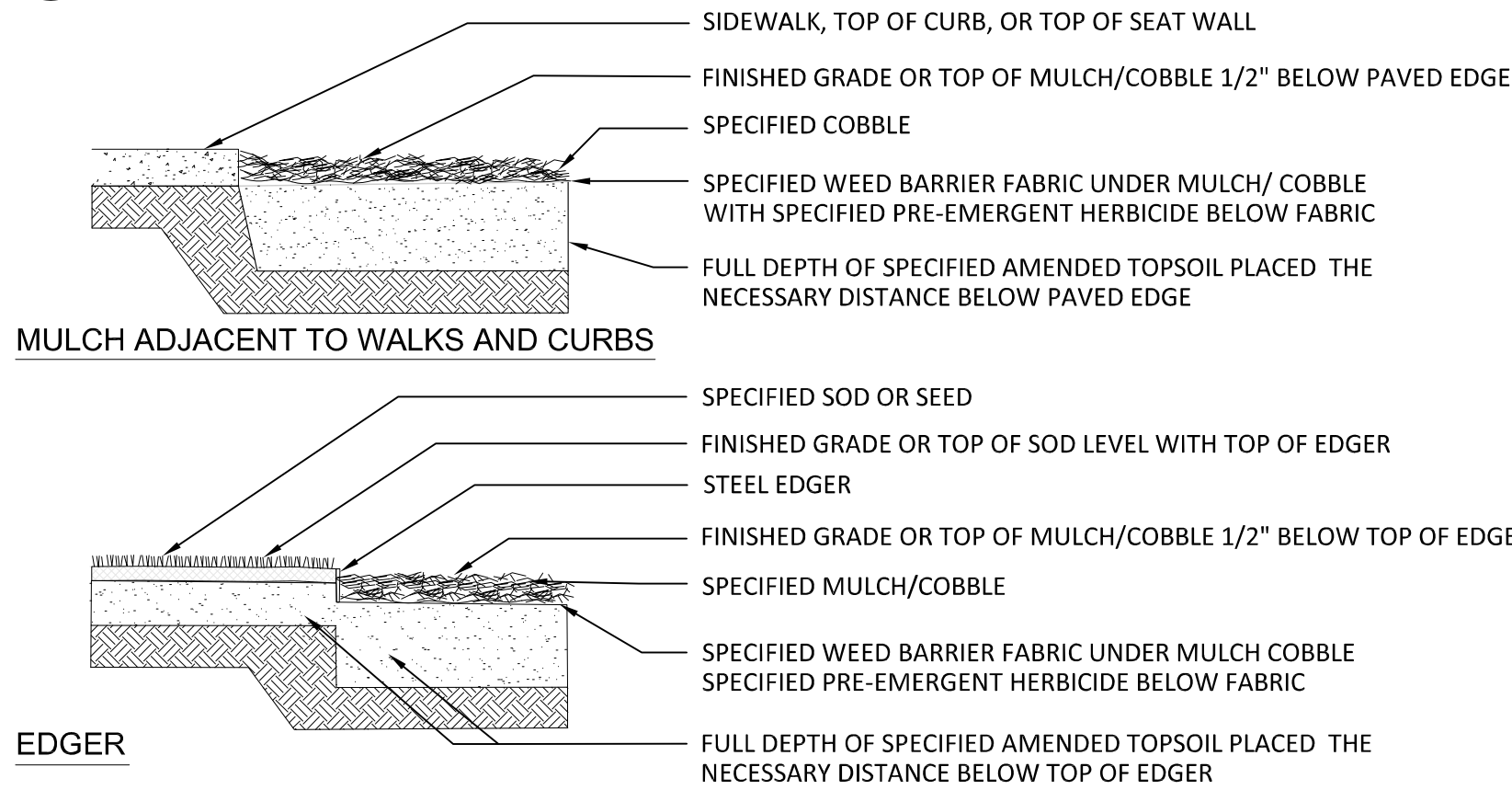
1 DECIDUOUS TREE

NOT TO SCALE



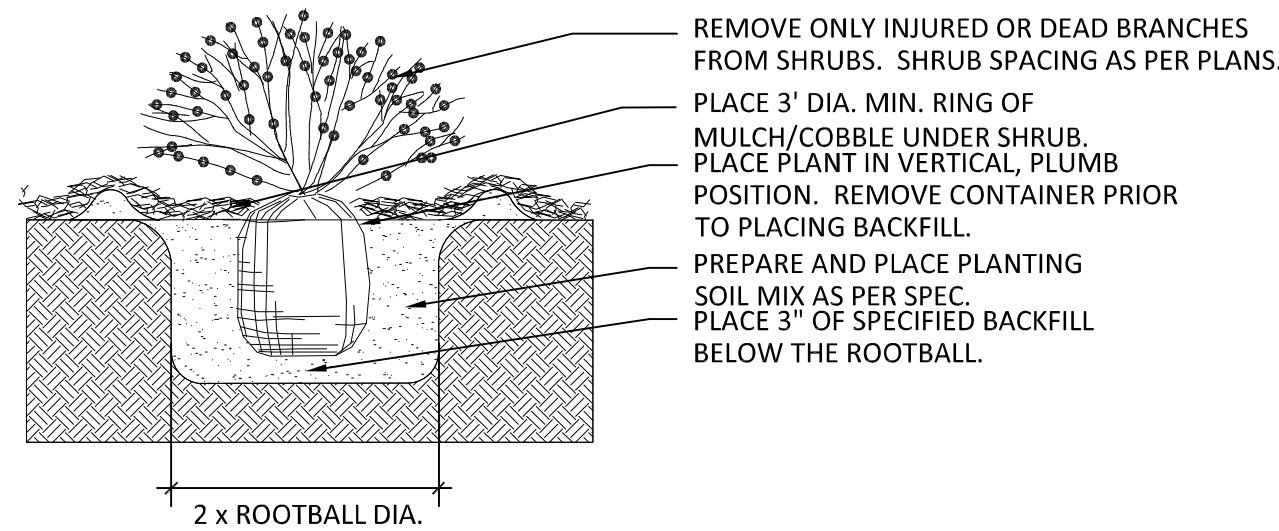
2 EVERGREEN TREE PLANTING

NOT TO SCALE



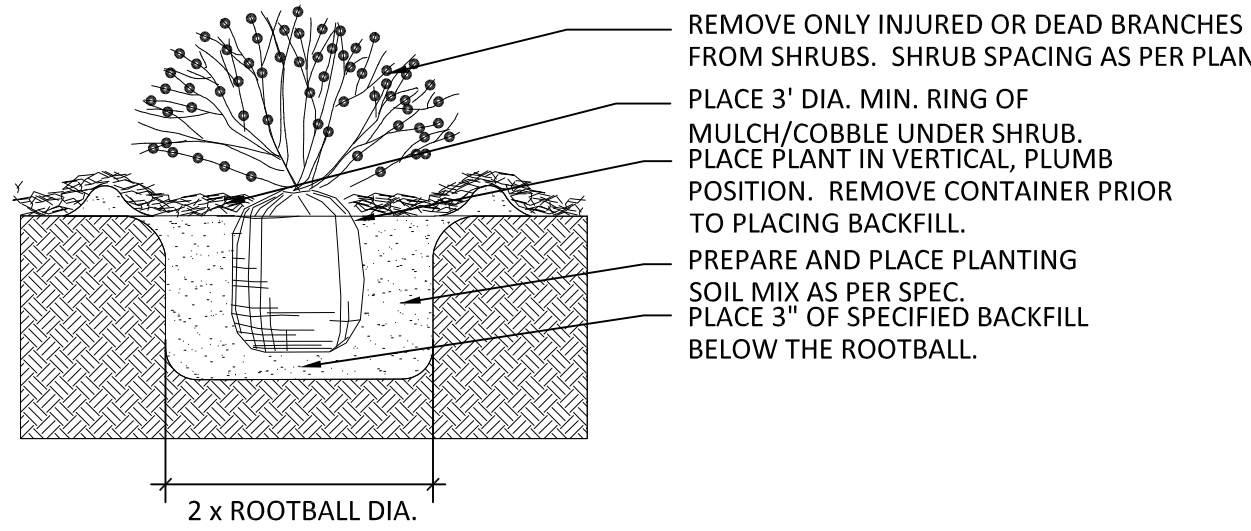
3 EDGE TREATMENT

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 ATRIPLICIFOLIA	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	EOUNYMUS 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.

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FOR AND ON BEHALF
OF WARE MALCOMB

RYDER TRUCK
LANDSCAPE DETAILS AND
PLANT MATERIAL SCHEDULE

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

JOB NO.:	DC519-4085
PA / PM:	SDW
DRAWN BY:	SDW
DATE:	2/4/2020

SHEET

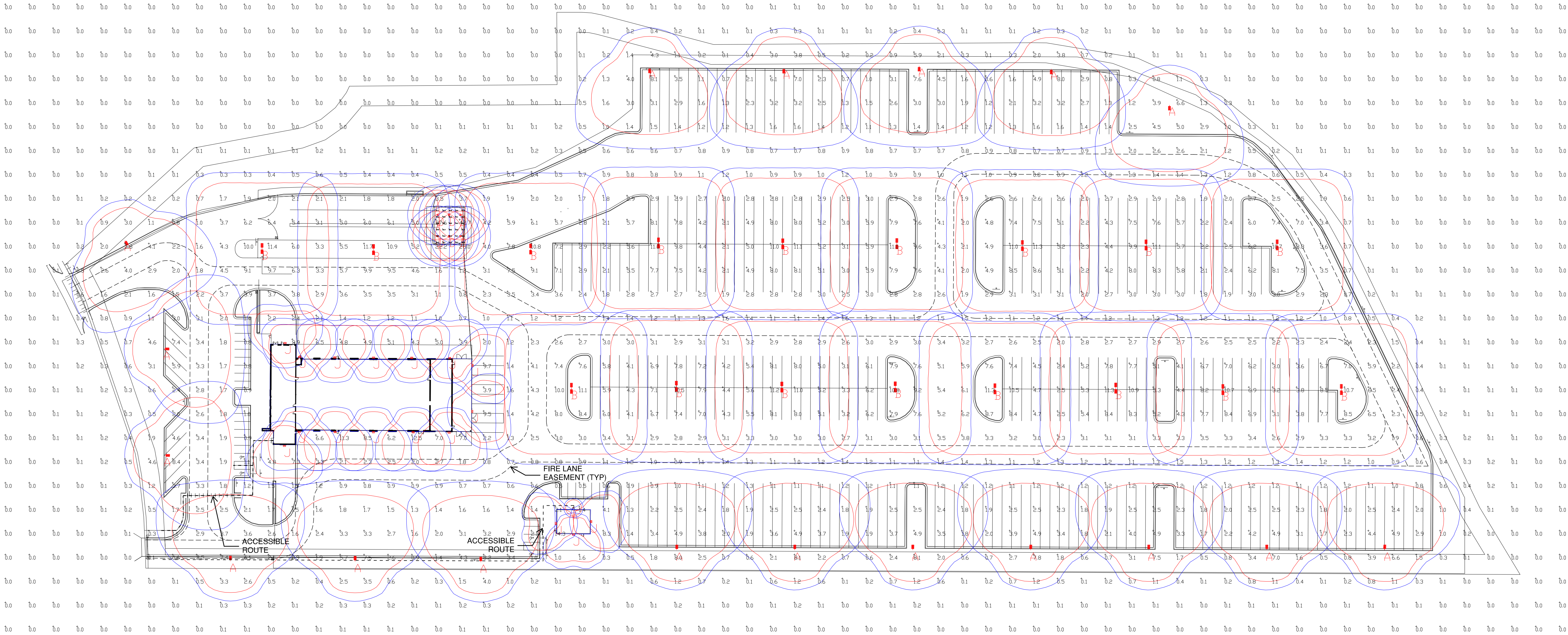
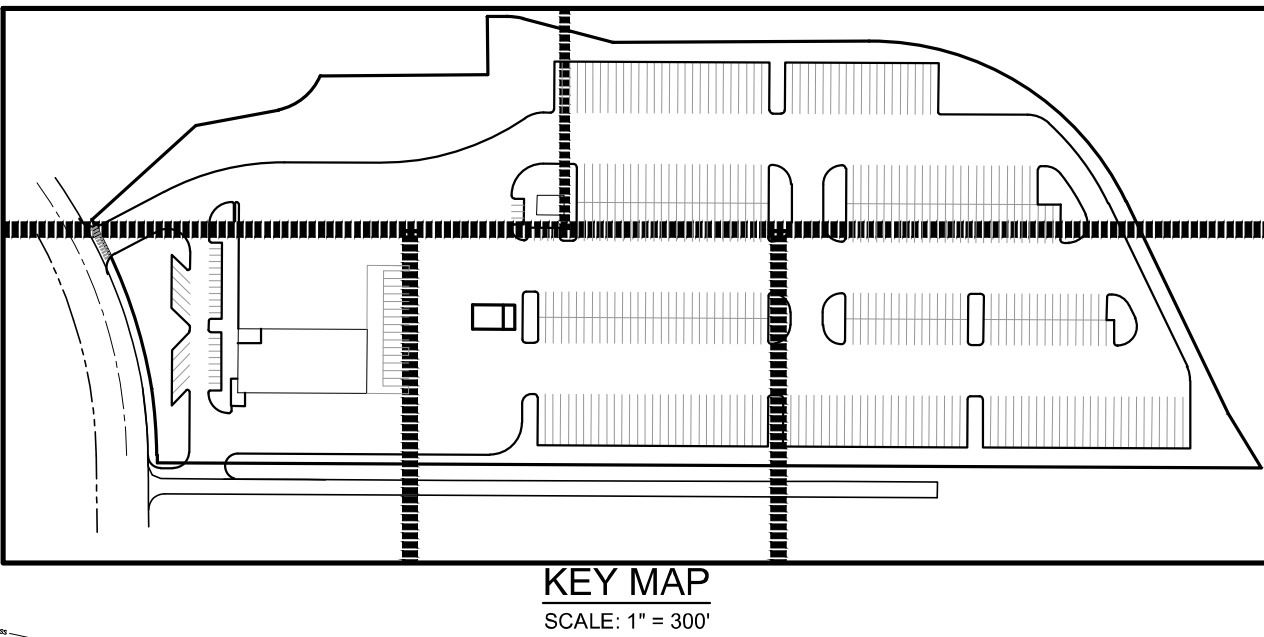
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Sheet 30 of 31

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



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.
CANOPY	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	
	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	
	17	B	D180°	MRL-LED-50L-SIL-SW-50-70CRI-DOUBLE-30'POLE&4'BASE	1.000	1.000	1.000	108094	750	
	6	D	SINGLE	CRUS-SC-HO-50-16' MH	1.000	1.000	1.000	19071	125	
	1	E	SINGLE	LAD6-LED-25L-UNV-DIM1-40-WF-TR6RL-HAZ	1.000	1.000	1.000	1703	21.9	
	17	J	SINGLE	XWM-FT-LED-15L-50-12' MH & 17' MH	1.000	1.000	1.000	15750	105	

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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

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