



December 20, 2023

Stephen Gubrud  
Planner  
City of Aurora Planning Department  
15151 E. Alameda Pkwy, Ste. 2300  
Aurora, CO 80012

**Re: DA-2356-00 West Centertech – Site Plan  
Comment Response Letter #2**

Dear Mr. Gubrud:

Please find attached our formal responses to comments regarding the above referenced project:

***PLANNING DEPARTMENT COMMENTS***

**1. Community Questions, Comments and Concerns:**

1A. No comments, questions, or concerns were received from adjacent property owners or registered neighborhood groups notified of this application.

**R&R Response: Noted.**

1B. No further comments were received from outside agency organizations during this review.

**R&R Response: Noted.**

**2. Completeness and Clarity of the Application**

*Generally*

2A. Advisory note: The original Lockheed Facility Site Plan needs to be amended to void the phase 2 portion of the site being developed with this application. Please utilize the attached mylar change application form on our website. This mylar change application must be submitted and approved before the final approval and recordation of this site plan.

**R&R Response: Noted and will be completed prior to approval of the site plan and construction plans.**

- 2B. In the response to Pre-App Notes submitted with this application, many of the response items indicated “Acknowledged”, but did not seem to be addressed fully. In your response to the 1st review comments letter please elaborate on how the item has been addressed in greater detail.

**R&R Response: Pre-app comments have been revised and provided again for reference.**

*Letter of Introduction Comments*

- 2C. Discussion of all *zoning* adjustment requests needs to be added to the letter of introduction. This should not be a separate document.

**R&R Response: Letter of introduction has been revised accordingly.**

*Site Plan Comments*

*Sheet 1*

- 2D. If it's an adjustment to City requirements outside of the UDO (Chapter 146), remove it from the site plan. This is requested through Public Works and Aurora Water.

**R&R Response: Understood and the adjustments have been removed from the cover sheet.**

- 2E. Coordinate with the development to the north to ensure this parcel is replatted per the property lines shown on this plan.

**R&R Response: Coordination is ongoing with the northern neighbor. A replat will be submitted that accounts for this lot line adjustment and for the proposed easements.**

- 2F. Provide contact information for the applicant and all consultants on the cover sheet.

**R&R Response: All contact information is provided on the left side of the cover sheet.**

- 2G. Repeat comment: Include a Site Plan Details sheet to include the following:

- Fencing
- Retaining Walls
- Trash Enclosure
- Bike Racks
- Signs requested by Fire/Life Safety

**R&R Response: Details are provided and are shown on various sheets in the plan set per discipline.**

**3. Zoning and Subdivision Comments**

*Site Plan Comments*

*Sheet 1*

- 3A. If adjustments are requested, please list the code sections, justification, and mitigation (matching the letter of introduction) on the cover sheet.

**R&R Response: Adjustments have been removed from the cover sheet at the request of comments in section 2 (above) of the comment letter and per the redlines provided.**

*Sheet 2*

- 3C. Include the 6' fence height dimension on this note.

**R&R Response: Dimension has been added to cross-sections.**

- 3D. A detail showing this fence and columns is required.

**R&R Response: A detail and renderings have been provided on sheets 5 and 8.**

- 3E. Call out this area as a patio space.

**R&R Response: A label has been added.**

#### **4. Streets and Pedestrian Connection Comments**

*Site Plan Comments*

*Sheet 2*

- 4A. In areas that are not entry bay doors, the sidewalk shall be raised and have a curb.

**R&R Response: A raised sidewalk is not possible grade wise with this type of project and will cause issues with the FFE and would require steep aprons at the bay doors. Instead curbed planter islands have been added to provide curb protection for pedestrians and the building.**

*Sheet 9*

- 4B. Staff is still concerned about the perception of the development from the street as it relates to the retaining wall, fence, and building placement. The visual appearance of the ROW seems incompatible with the surrounding development and does not equal the development quality of the Centertech development.

**R&R Response: Site renderings have been revised on sheet 8 to more accurately show the visual effect of the site grade, landscaping, retaining wall, and fence along Centertech Parkway. Site access from Laredo Street is the main factor in needing these walls as Laredo Street is 6-7 feet higher in elevation than Centertech Parkway. This grade difference and the required number of parking limits the ability to reduce wall heights through grading.**

#### **5. Parking Comments**

*Site Plan Comments Sheet 2*

- 5A. This is not an acceptable location for bike racks. Please locate these near the building entrances.

**R&R Response: Bike racks have been relocated near the ADA parking spaces.**

## **6. Architectural and Urban Design Comments**

*Site Plan Comments*

*Sheet 7*

- 6A. Staff have concerns with the grade adjacent to the retaining wall and the associated shrub plantings. The plantings may grow, but it also may be difficult to keep ground cover and irrigate effectively.

**R&R Response: The max slope is shallow enough to allow plant material to grow an drip irrigation will irrigate it effectively.**

- 6B. Staff have concerns about the width of the curbside landscape area (~4') in relation to the street trees. Typically, a curbside landscape area is 8'.

**R&R Response: This is an existing sidewalk and curbside area that was built with the CentreTech Master Plan. No changes are proposed in this area other then adding missing curbside landscape trees.**

*Sheet 9*

- 6C. Columns must be 18" x 18".

**R&R Response: Columns have been revised to be 18"x18".**

- 6D. Ensure this is a 3-coat stucco system. EIFS does not qualify as masonry material.

**R&R Response: This has been revised.**

- 6E. Space is limited on the site considering the size of the proposed building. The condition of the streetscape would be considerably improved by a step-back between the retaining wall and fencing so the area next to the street and sidewalk is not just a 10' wall.

**R&R Response: The area in front of the wall is a utility easement and is approximately 10' wide. The wall height varies along the frontage but the max height is 5.82'.**

*Sheet 13*

- 6F. Do not provide duplicate details within the plan set.

**R&R Response: Details and 3D views have been removed from the elevations sheet and will only appear on the Landscape Details Sheet.**

- 6G. Please provide this dimension.

**R&R Response: Dimensions have from grade at the building to the top of panels has been added at several locations.**



6H. Per the materials board, these are concrete tilt-up panels. All concrete tilt-up panels shall include embossing and/or reveals that repeat a common pattern and that are human-scaled.

**R&R Response: All of the tilt-up panels have been changed to the Tuff-cast wall panel that was previously approved for use on the building.**

6I. Provide the materials on this sheet as well. The materials board does not get recorded with this plan set.

**R&R Response: The materials from the Materials Board are now included on the elevations sheet.**

6J. Mechanical equipment needs to be screened.

**R&R Response: The roof-top mechanical units have been moved to provide screening.**

6K. Uncheck "change in color". A change in grayscale or shade does not constitute a change of color.

**R&R Response: The "change in color" check has been removed.**

## **7. Signage & Lighting Comments**

*Site Plan Comment*

*Sheet 1*

7A. Only include development signage (i.e., future tenant signage, monument signage, etc.).

**R&R Response: This has been revised.**

7B. The sign type should be a wall or monument.

**R&R Response: This has been revised. No wall or monument signage is proposed.**

7C. Add a row for the total proposed sign area.

**R&R Response: This has been revised.**

## **8. Landscaping Issues (Bill Tesauro / 954-921-7781 / btesauro@cgasolutions.com / Comments in bright teal)**

*Site Plan Comments*

*Sheet 1*

8A. Please remove the proposed landscape buffer adjustment.

**R&R Response: This has been removed.**

8B. Please provide all the proposed grades, existing grades, slopes, fences, walls, and sidewalks on all Cross sections).

TYPICAL.

**R&R Response: Cross sections have been revised accordingly.**

*Sheet 3*

8C. Please obtain approval from Traffic for the required backup area.

**R&R Response: A backout area has been provided. Multiple attempts have been made to coordinate this area with the Traffic reviewer and no email or phone call response has been received.**

*Sheet 7*

8D. Please provide better separation from both proposed trees.

**R&R Response: Separation has been increased as much as possible.**

8E. Please recheck the proposed tree in the SE corner south landscape buffer, as it appears to be in the UE. As such, please move it outside the UE.

**R&R Response: This is the end of the utility easement. This tree is not in the utility buffer. The thinner dashed line is the landscape buffer. The thicker dashed line is the utility easement.**

8F. Please add the required shrubs equivalent for the missing 10 trees in the south buffer or request an adjustment with the mitigation and hardships.

**R&R Response: The shrubs have been added.**

8G. Please provide larger landscape planter areas for all 6 proposed tree planter areas along the building. (TYPICAL).

**R&R Response: Larger planter areas have been provided.**

8H. Please add more tall landscape screening in this open area along the west landscape buffer.

**R&R Response: Additional shrubs have been added.**

8I. Please remove the proposed landscape buffer adjustment.

**R&R Response: Has been removed.**

8J. Please recheck that no proposed wood mulch is proposed in a landscape buffer that has a slope that will allow to move to a sidewalk, adjacent property, or in the VUA.

**R&R Response: Wood mulch is only located in the curbside landscape area along Laredo St. There is minimal slope in that location.**

8K. Please recheck the proposed selection of plants to verify that the proposed slopes, walls, fences, sidewalks catwalks, and drainage chase in the landscape buffers will be a horticultural sustainable landscape and not interfere with the pedestrian movement.

**R&R Response: The plant material shown is sustainable and should not interfere with site features or PED movement.**

*Sheet 8*

8L. Please change the required 7 trees to 10 trees in the Centertech landscape buffer.

**R&R Response: Has been revised.**

8M. Please change the proposed 2 trees to 0 trees. Also, please provide the required shrub equivalents for the 10 missing trees in the shrub section and plans beyond the required shrubs.

**R&R Response: Revised. 2 trees will be provided in the area outside the easement, the other 8 trees will be substituted for shrub equivalences.**

*Sheet 9*

8N. Please provide all proposed grades, existing grades, slopes fences, walls, and sidewalks on all cross-sections.

TYPICAL.

**R&R Response: Cross-sections have been revised.**

*Sheet 10*

8O. Please provide all proposed grades, existing grades, slopes fences, walls, and sidewalks on all cross-sections.

TYPICAL.

**R&R Response: Cross-sections have been revised.**

## **REFERRAL COMMENTS FROM OTHER DEPARTMENTS AND AGENCIES**

1. Civil Engineering (Sara Siggue / 303-960-1349 / [ssiggue@auroragov.org](mailto:ssiggue@auroragov.org) / Comments in green)

*Site Plan Comments*

*Sheet 2*

9A. Change this roadway classification to "Collector".

**R&R Response: Revised.**

*Sheet 4*

9B. Please add the following notes to this plan:

The slope away from the building shall have a minimum grade of five (5) percent for the first ten feet or to the property line, whichever occurs first, then a minimum of two (2) percent until the slope reaches the swale around the building. If physical obstructions or lot lines prohibit the ten feet of horizontal distance, a five (5) percent

slope shall be provided to an approved alternative method of diverting storm runoff away from the foundation. Impervious surfaces within ten feet of the building foundation shall be sloped a minimum of two (2) percent away from the building.

**R&R Response: This has been added.**

- 9C. Plans shall include adequate details of special structures not covered by City of Aurora Standard Details. Do not include City Standard Details in the plans, but reference them by detail number, only.  
(2.03.8 of the 2023 COA Roadway Manual).

**R&R Response: Plans have been revised accordingly.**

*Sheet 10*

- 9D. Please remove the elevations and provide the maximum height for the walls.

**R&R Response: Revised.**

*Sheet 11*

- 9E. Include the street light label as "SP3".

**R&R Response: Label added to note and fixture.**

- 9F. Repeat comment:  
Indicate this on-site lighting only. COA Standard for public street lighting.

**R&R Response: Note added to sheet.**

**2. Traffic Engineering** (Carl Harline / 303-739-7584 / [charline@auroragov.org](mailto:charline@auroragov.org) / Comments in amber)

*Site Plan Comments*

*Sheet 1*

- 10A. Updated Traffic Study not provided. The site Plan will not be approved until the Traffic Study is approved.

**R&R Response: Updated traffic study has been provided. No comments were received after the initial submission nor provided after multiple requests were made for comments.**

*Sheet 2*

- 10B. 1. Label site accesses as full movement, right in/right out, etc.  
2. Add sight triangles per COA TE-13 at all site accesses.

**R&R Response: Request labels and sight triangles have been added. See landscape sheets for requested sight triangles.**

- 10C. Show the entire section of Laredo Street and all opposing and adjacent intersections.

**R&R Response: A vicinity map has been added to the site plan to show like work for these requested intersections.**

10D. Work with your COA Planning Manager on a cross-access agreement with property to the north. Existing/proposed access spacing on Laredo Street does not meet COA spacing requirements.

**R&R Response: Coordination is ongoing with northern neighbor regarding cross-access agreement.**

*Sheet 7*

10E. 50' min spacing between STOP sign and tree.

**R&R Response: Tree locations have been revised.**

10F. Add a sight triangle per COA TE-13.

**R&R Response: Sight triangle has been added.**

10G. Move the STOP sign in front of the pedestrian crossing.

**R&R Response: Has been revised.**

*Sheet 8*

10H. Replace note:

All proposed landscaping within the sight triangle shall comply with COA Roadway Specifications, Section 4.04.2.10

**R&R Response: This has been revised.**

3. Fire / Life Safety (Erick Bumpass / 303-739-7627 / [ebumpass@auroragov.org](mailto:ebumpass@auroragov.org) / Comments in blue)

*Site Plan Comments Sheet 2*

11A. Please relabel "Knox Box w/ Approved Caps" (TYP at all locations).

**R&R Response: Labels have been revised.**

11B. Please show the locations of all Fire Lane Signs on the Site, Utility, and Landscaping Plans.

**R&R Response: Locations of Fire lane signs have been added.**

*Sheet 3*

11C. Please show the locations of all Fire Lane Signs on the Site, Utility, and Landscaping Plans.

**R&R Response: Have been added.**

*Sheet 7*

11D. Please show the locations of all Fire Lane Signs on the Site, Utility, and Landscaping Plans.

**R&R Response: Have been added.**

*Sheet 13*

11E. Please use the Symbols provided to indicate the locations of the FDC, Knox Box, and fire Sprinkler Riser Room on the elevation plans.

**R&R Response: The FDC, Knox Box and Sprinkler Riser Room symbols have been added to the elevations.**

4. **Aurora Water** (Iman Ghazali / 303-807-8869 / [ighazali@auroragov.org](mailto:ighazali@auroragov.org) / Comments in red)

*Site Plan Comments Sheet 1*

12A. The site plan will not be approved by Aurora Water until the preliminary drainage letter/report is approved.

**R&R Response: Acknowledged. The next PDR to be submitted is the requested signature set.**

*Sheet 2*

12B. Dedicate an access easement to the underground detention facility from the ROW.

**R&R Response: The drainage easement is now a proposed “drainage and access easement” and extends to the ROW.**

*Sheet 3*

12C. A New 6" sanitary service line shall not empty into a public manhole unless the manhole has been exclusively and specifically designed for the service line. Please extend the existing main and make the service connection via saddle tee. Extend the main by 4' after the tee.

**R&R Response: Sanitary service line connection has been revised.**

12D. Advisory for upcoming Civil Plan review: soil resistivity test shall be performed, and results are shown on the civil plan to determine the appropriate fire line material. DIP shall not be allowed for soil resistivity < 1000 Ohm-cm.

**R&R Response: Soil testing is ongoing. Once results are obtained the appropriate material will be used and will be shown on the CDs and be updated on the site plan set.**

12E. Indicate that this water main extension will be within a ROW. Otherwise, a water easement shall be dedicated.

**R&R Response: The main extension will be within existing ROW that was previously dedicated.**

Sheet 7

12F. Plantings shall be 5 ft away from the meter.

**R&R Response: The plant has been shifted.**

5. Forestry (Rebecca Lamphear / 303-739-7177 / [rlamphea@auroragov.org](mailto:rlamphea@auroragov.org)) 13A. Forestry comments have been resolved.

**R&R Response: Acknowledged.**

6. Real Property (Maurice Brooks / 303-739-7294 / [mbrooks@auroragov.org](mailto:mbrooks@auroragov.org) / Comments in magenta)

*Site Plan Comments*

14A. Label ROW Reception number for E. Centretech Parkway and Laredo Street.

**R&R Response: ROW reception numbers/deed book and page numbers have been added.**

14B. Label adjacent parcels as platted or unplatted with recording information.

**R&R Response: Appropriate labels have been added.**

14C. Contact [releaseeasements@auroragov.org](mailto:releaseeasements@auroragov.org) for the easement concerns.

**R&R Response: The easement release process will be initiated shortly and will be completed prior to construction.**

14D. Confirm that the proposed catwalk overhangs will not encroach into any easements.

**R&R Response: It is confirmed that the proposed catwalk will not encroach into any easements.**

14E. Confirm that the proposed retaining wall will not encroach into the 10' utility easement.

**R&R Response: It is confirmed the proposed retaining wall will not encroach into the 10' utility easement.**

14F. Label the proposed fire lane easement width.

**R&R Response: A label for it's width has been added.**

14G. Label reception number for existing easements.

**R&R Response: Reception numbers for all existing easements has been added.**

Please feel free to contact me with any questions or concerns.

Sincerely,

A handwritten signature in black ink, appearing to read "Rob Devenney". The signature is fluid and cursive, with the first name "Rob" and last name "Devenney" clearly distinguishable.

Rob Devenney  
Senior Project Manager  
R&R Engineers-Surveyors, Inc.



SITE PLAN NOTES

1. ACCESSIBLE EXTERIOR ROUTES SHALL BE PROVIDED FROM PUBLIC TRANSPORTATION STOPS, ACCESSIBLE PARKING AND ACCESSIBLE PASSENGER LOADING ZONES AND PUBLIC SIDEWALKS TO 60% OF THE ACCESSIBLE BUILDING ENTRANCE THEY SERVE. THE ACCESSIBLE ROUTE BETWEEN ACCESSIBLE PARKING AND ACCESSIBLE BUILDING ENTRANCES SHALL BE THE MOST PRACTICAL DIRECT ROUTE. THE ACCESSIBLE ROUTE MUST BE LOCATED WITHIN A SIDEWALK. NO SLOPE ALONG THIS ROUTE MAY EXCEED 1:20 WITHOUT PROVIDING A RAMP WITH A MAXIMUM SLOPE OF 1:12 AND HANDRAILS. CROSSWALKS ALONG THIS ROUTE SHALL BE WIDE ENOUGH TO WHOLLY CONTAIN THE CURB RAMP WITH A MINIMUM WIDTH OF 36" AND SHALL BE PAINTED WITH WHITE STRIPES. THE CITY OF AURORA ENFORCES HANDICAPPED ACCESSIBILITY REQUIREMENTS BASED ON THE 2021 INTERNATIONAL BUILDING CODE, CHAPTER 11, AND THE AMERICAN NATIONAL STANDARDS INSTITUTE (ICC/ANSI) A117-2017.
2. ALL BUILDING ADDRESS NUMBERS SHALL COMPLY WITH THE AURORA CITY CODE, SECTION 126-271 AND 126-278 - OF THE AURORA CITY CODE.
3. EMERGENCY INGRESS AND EGRESS - RIGHT-OF-WAY FOR INGRESS AND EGRESS FOR SERVICE AND EMERGENCY VEHICLES IS GRANTED OVER, ACROSS, ON AND THROUGH ANY AND ALL PRIVATE ROADS AND WAYS NOW OR HEREAFTER ESTABLISHED ON THE DESCRIBED PROPERTY, AND THE SAME ARE HEREBY DESIGNATED AS "SERVICE/EMERGENCY AND UTILITY EASEMENTS" AND SHALL BE POSTED "NO PARKING - FIRE LANE".
4. THE APPLICANT HAS THE OBLIGATION TO COMPLY WITH ALL APPLICABLE REQUIREMENTS OF THE AMERICANS WITH DISABILITIES ACT.
5. **THE 2021 INTERNATIONAL FIRE CODE, APPENDIX J AND CITY OF AURORA CODE, CHAPTER 66-38 FIRE PREVENTION REGULATIONS, REQUIRE ALL BUILDINGS TO BE ASSESSED FOR ADEQUATE EMERGENCY RESPONDER RADIO COVERAGE. AT THE TIME THE STRUCTURE IS AT FINAL FRAME AND FINAL ELECTRICAL INSPECTIONS, THE GENERAL CONTRACTOR (GC) WILL BE NOTIFIED BY A BUILDING DIVISION LIFE SAFETY INSPECTOR AS TO WHETHER THE STRUCTURE HAS PASSED OR FAILED THE PRELIMINARY RADIO SURVEILLANCE. A STRUCTURE THAT HAS PASSED THIS SURVEILLANCE REQUIRES NO FURTHER ACTION BY THE GC. A FAILED RADIO SURVEILLANCE WILL REQUIRE AN INDEPENDENT THIRD PARTY RADIO STUDY FOR THE ENTIRE BUILDING AT THE OWNER OR DEVELOPERS EXPENSE. WHERE AN EMERGENCY RESPONDER RADIO COVERAGE SYSTEM IS REQUIRED, A DESIGNATED CONTRACTOR SHALL SUBMIT PLANS TO THE BUILDING DIVISION TO OBTAIN A BUILDING PERMIT PRIOR TO INSTALLATION. THE DEVELOPER, HIS SUCCESSORS AND ASSIGNS, INCLUDING THE HOMEOWNERS OR MERCHANTS ASSOCIATION SHALL BE RESPONSIBLE FOR INSTALLATION, MAINTENANCE AND REPLACEMENT OF ALL FIRE LANE SIGNS AS REQUIRED BY THE CITY OF AURORA.**
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 BY THE UNDERSIGNED AS BEING SUBJECT TO CITY'S USE AND OCCUPANCY OF SAID EASEMENTS OR RIGHTS-OF-WAY. THE UNDERSIGNED, ITS SUCCESSORS AND ASSIGNS, FURTHER AGREES TO REMOVE, REPAIR, REPLACE, RELOCATE, MODIFY, OR OTHERWISE ADJUST SAID CROSSINGS OR ENCROACHMENTS UPON REQUEST FROM THE CITY AND AT NO EXPENSE TO THE CITY. THE CITY RESERVES THE RIGHT TO MAKE FULL USE OF THE EASEMENTS AND RIGHTS-OF-WAY AS MAY BE NECESSARY OR CONVENIENT AND THE CITY RETAINS ALL RIGHTS TO OPERATE, MAINTAIN, INSTALL, REPAIR, REMOVE OR RELOCATE ANY CITY FACILITIES LOCATED WITHIN SAID EASEMENTS AND RIGHTS-OF-WAY AT ANY TIME AND IN SUCH A MANNER AS IT DEEMS NECESSARY OR CONVENIENT.
8. ALL SIGNS MUST CONFORM TO THE CITY OF AURORA SIGN CODE.
9. 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.
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 UNOBTSTRUCTED AND FULLY ACCESSIBLE ALONG THEIR ENTIRE LENGTH TO ALLOW FOR ADEQUATE MAINTENANCE EQUIPMENT. ADDITIONALLY, NO INSTALLATION, PLANTING, CHANGE IN THE SURFACE, ETC., SHALL INTERFERE WITH THE OPERATION OF THE UTILITY LINES PLACED WITHIN THE EASEMENT. BY SUBMITTING THESE SITE OR CONSTRUCTION PLANS FOR APPROVAL, THE LANDOWNER RECOGNIZES AND ACCEPTS THE TERMS, CONDITIONS AND REQUIREMENTS OF THIS NOTE.
12. 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.
13. 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.
14. 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.
15. ALL BUILDING ADDRESS NUMBERS SHALL COMPLY WITH THE AURORA CITY CODE, ARTICLE VII -NUMBERING OF BUILDINGS.
16. ATTENTION BUILDING DIVISION: PER ARTICLE XI, C.O.A. BUILDING AND ZONING CODE, SECTION 22-425 THROUGH 22-434, AN ACOUSTIC ANALYSIS, PREPARED BY AN ACOUSTIC EXPERT THAT WILL IDENTIFY BUILDING DESIGN FEATURES NECESSARY TO ACCOMPLISH EXTERIOR NOISE REDUCTION TO ACHIEVE INTERIOR NOISE LEVELS NOT EXCEEDING 65+LDN (LDN VALUE TO BE DETERMINED FOR EACH PROJECT) UNDER WORSE-CASE NOISE CONDITIONS.
17. 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.
18. ARCHITECTURAL FEATURES (I.E. BAY WINDOWS, FIREPLACES, ROOF OVERHANG, GUTTERS, EAVES, FOUNDATION, FOOTINGS, CANTILEVERED WALLS, ETC.) ARE NOT ALLOWED TO ENCROACH INTO ANY EASEMENT OR FIRE LANE.
19. 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.
20. IN LOCATIONS WHERE UTILITY EASEMENTS OVERLAP DRAINAGE EASEMENTS, ONLY SUBSURFACE UTILITIES SHALL BE PERMITTED WITHIN EASEMENT THAT OVERLAPS THE DRAINAGE EASEMENT. INSTALLATION OF ABOVE GROUND UTILITIES WITHIN A DRAINAGE EASEMENT SHALL BE APPROVED BY THE CITY ENGINEER.
21. THE STREETLIGHT OR PEDESTRIAN LIGHT INSTALLATION WITHIN THE PUBLIC RIGHT-OF-WAY SHALL BE DESIGNED, FUNDED, AND OWNED BY THE CITY OF AURORA. OWNERSHIP AND MAINTENANCE OF THE STREET/PEDESTRIAN LIGHTS SHALL BE THE RESPONSIBILITY OF THE CITY OF AURORA ONCE THE LIGHT AND/OR PEDESTRIAN PHOTOMETRIC 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 SHALL BE SUBMITTED TO THE PERMIT CENTER FOR REVIEW BY THE BUILDING DEPARTMENT. THE OWNER IS RESPONSIBLE FOR OBTAINING AN ADJUTMENT FROM THE PLANNING DEPARTMENT. A BUILDING PERMIT FOR THE METER AND A PUBLIC INSPECTIONS PERMIT FOR THE STREET LIGHTS ARE REQUIRED. OCCUPANCIES WILL NOT BE ISSUED UNTIL THE STREET AND/OR PEDESTRIAN LIGHTING PLANS ARE APPROVED, CONSTRUCTED, AND INITIALLY ACCEPTED BY THE CITY OF AURORA.

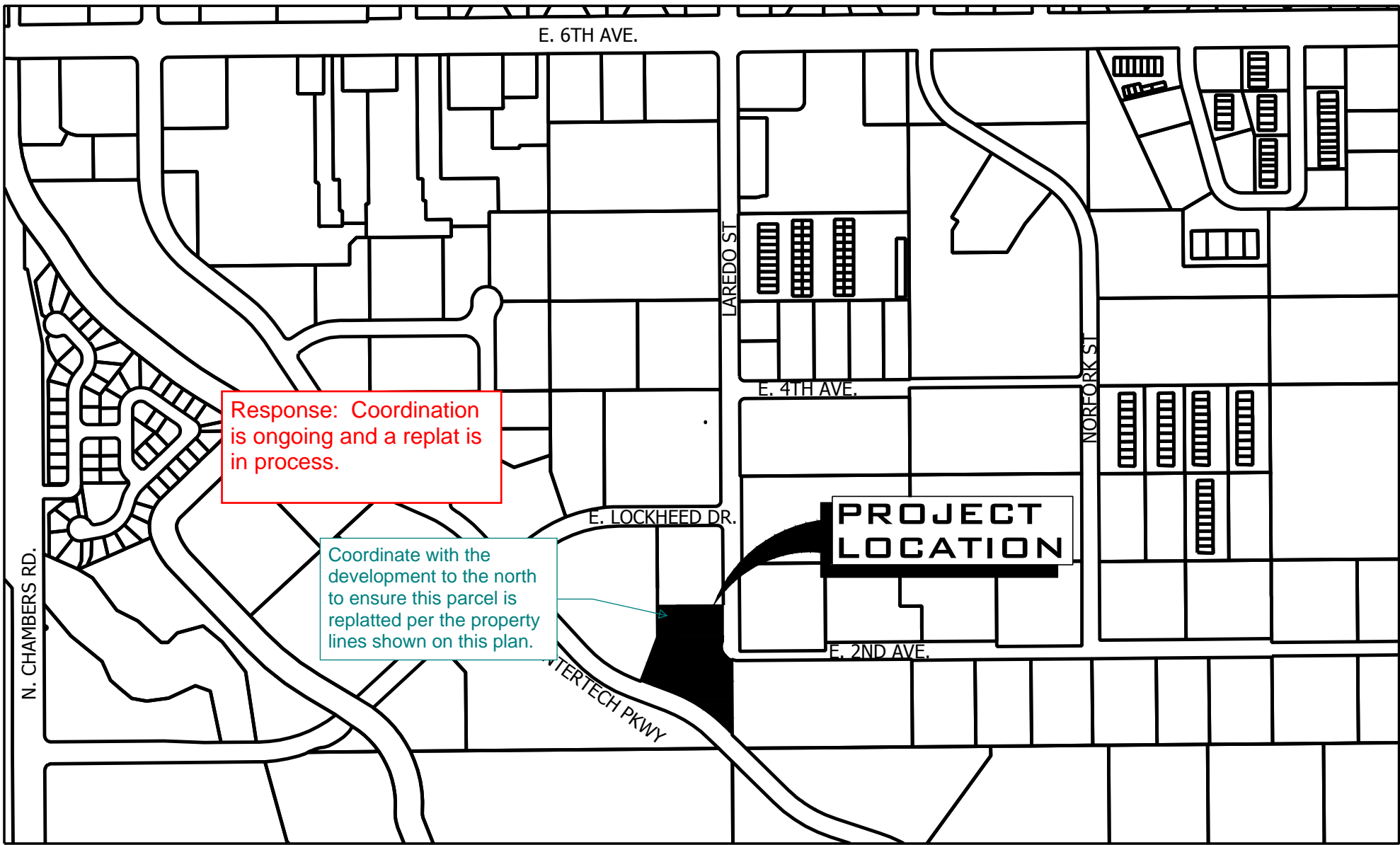
CONTACT LIST			
OWNER	APPLICANT	TRAFFIC	
WEST CENTERTECH, LLC	WEST CENTERTECH, LLC	GALLOWAY	TRH ARCHITECTS
PO BOX 472918	PO BOX 472918	5500 GREENWOOD PLAZA BLVD., SUITE 200	10607 W. SARATOGA CIRCLE
AURORA, CO 80047	AURORA, CO 80047	GREENWOOD VILLAGE, CO 80111	SUN CITY, AZ 85351
720-435-1969	720-435-1969	303-770-8884	303-332-4758
CONTACT: DARCI FRIESS	CONTACT: DARCI FRIESS	CONTACT: BRIAN HORAN, PE	CONTACT: TERRY HYMAN, RA
CIVIL ENGINEER	LANDSCAPE ARCHITECT	SURVEYOR	LIGHTING
R&R ENGINEERS-SURVEYORS, LLC	GALLOWAY	R&R ENGINEERS-SURVEYORS, LLC	GALLOWAY
1635 WEST 13TH AVENUE, SUITE 310	5500 GREENWOOD PLAZA BLVD, SUITE 200	1635 WEST 13TH AVENUE, SUITE 310	5500 GREENWOOD PLAZA BLVD, SUITE 200
DENVER, CO 80204	GREENWOOD VILLAGE, CO 80111	DENVER, CO 80204	GREENWOOD VILLAGE, CO 80111
303-753-6730	303-770-8884	303-753-6730	303-770-8884
CONTACT: ROB DEVENNEY, P.E.	CONTACT: JONAH WEISS, PLA	CONTACT: KEVIN KUCHARCZYK, P.L.S.	CONTACT: JIM GALLOWAY, LEED AP

SITE DATA TABLE			
	SF	AC	%
LAND AREA WITHIN PROPERTY LINES	102,046.80	2.34	100
BUILDING COVERAGE	37,800	0.87	37.18
HARD SURFACE AREA	45,412.25	1.04	44.44
LANDSCAPE AREA	18,837.77	0.43	18.38
USE CATEGORY	OFFICE, FLEX & WAREHOUSE		
NUMBER OF BUILDINGS	1		
NUMBER OF FLOORS	2 ABOVE GRADE, 1 BASEMENT		
MAXIMUM BUILDING HEIGHT	100'		
BUILDING HEIGHT	28'		
PRESENT ZONING CLASSIFICATION	I-1 BUSINESS / TECH DISTRICT		
2021 INTERNATIONAL BUILDING CODE OCCUPANCY	F-1		
2021 INTERNATIONAL BUILDING CODE CONSTRUCTION TYPE	IIB		
SPRINKLER SYSTEM	YES		
PARKING SPACES REQUIRED (30% REDUCTION APPROVED 7/18/23)	37		
PARKING SPACES PROVIDED	37		
ACCESSIBLE SPACES REQUIRED	2		
ACCESSIBLE SPACES PROVIDED	2		
VAN ACCESSIBLE SPACED REQUIRED	1		
VAN ACCESSIBLE SPACES PROVIDED	1		
BIKE PARKING SPACES REQUIRED	4		
BIKE PARKING SPACES PROVIDED	4		
PROPOSED NUMBER OF SIGNS	9		
SIGN TYPE	FIRE (2), REGULATORY (2), GENERAL SERVICE (5)		

- Only include development signage (i.e. future tenant signage, monument signage, etc.)
- Sign type should be wall or monument.
- Add a row for total proposed sign area.

SITE PLAN  
WEST CENTERTECH

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



Response: Coordination is ongoing and a replat is in process.

Coordinate with the development to the north to ensure this parcel is replatted per the property lines shown on this plan.

VICINITY MAP  
SCALE: 1" = 500'

Response: Understood. Signature sets of the PDR have been requested.

The site plan will not be approved by Aurora Water until the preliminary drainage letter/report is approved.

Response: Requested details have been added and are provided on the appropriate sheets.

Repeat comment: Include a Site Plan Details sheet to include the following:  
-Fencing  
-Retaining Walls  
-Trash Enclosure  
-Bike Racks  
-Signs requested by Fire/Life Safety

ADJUSTMENTS

THE APPLICANT RESPECTFULLY REQUESTS AN ADJUSTMENT TO SECTION 146-4.7.5.E OF THE UDO. THE APPLICANT IS REQUESTING THE ABILITY TO ALLOW THE FIRE ESCAPE AND EGRESS AREA TO ENCROACH INTO THE 15" TALL LANDSCAPE SCREEN) NON-STREET BUFFER BY A MAXIMUM OF ~4.1'. THE APPLICANT WILL PROVIDE (AT A MINIMUM) THE CODE REQUIRED PLANT MATERIAL AS REQUIRED FOR THE TALL LANDSCAPE SCREEN PROVISION IN TABLE 4.7-2 OF THE UDO.

THE APPLICANT RESPECTFULLY REQUESTS AN ADJUSTMENT TO SECTION 3.71 OF THE CITY OF AURORA'S STORM DRAINAGE DESIGN AND TECHNICAL CRITERIA MANUAL. THE APPLICANT IS REQUESTING THE ABILITY TO SEND WATER UNDETAINED INTO SURROUNDING DRAINAGE BASINS. DUE TO TOPOGRAPHIC CONSTRAINTS, INFILTRATION WILL BE PROMOTED TO THE MAXIMUM EXTENT FEASIBLE IN THIS AREA AS STORM DRAINAGE SYSTEMS NEARBY DO NOT EXIST.

THE APPLICANT RESPECTFULLY REQUESTS AN ADJUSTMENT TO SECTION 5.21 OF THE CITY OF AURORA'S STORM DRAINAGE DESIGN AND TECHNICAL CRITERIA MANUAL. THE APPLICANT IS REQUESTING THE ABILITY TO USE THE NATIONAL OCEANIC AND ATMOSPHERIC ATLAS 14 RAINFALL VALUES IN THE CALCULATIONS. THESE VALUES WERE DERIVED MORE RECENTLY THAN THE USDCM VALUES AND THIS METHOD HAS BEEN REQUESTED BY THE CITY OF AURORA'S WATER DEPARTMENT.

THE APPLICANT RESPECTFULLY REQUESTS AN ADJUSTMENT TO SECTION 3.71b OF THE CITY OF AURORA'S STORM DRAINAGE DESIGN AND TECHNICAL CRITERIA MANUAL. THE APPLICANT IS REQUESTING THE ABILITY TO STORE ONLY THE 100-YEAR STORM FLOOD VOLUME IN ON-SITE DETENTION SYSTEMS. THIS IS PER THE REQUEST OF THE CITY OF AURORA'S WATER DEPARTMENT.

THE APPLICANT RESPECTFULLY REQUESTS AN ADJUSTMENT TO SECTION 3.61 OF THE CITY OF AURORA'S STORM DRAINAGE DESIGN AND TECHNICAL CRITERIA MANUAL. THE APPLICANT IS REQUESTING THE ABILITY TO UTILIZE UNDERGROUND DETENTION SYSTEMS ON SITE. DUE TO TOPOGRAPHIC CONSTRAINTS, A LACK OF NEARBY STORM SEWER, AND LANDSCAPE REQUIREMENTS, ABOVE GROUND DETENTION IS NOT FEASIBLE FOR THIS SITE. AN UNDERGROUND DETENTION REQUEST WAS APPROVED ON SEPTEMBER 7, 2023 BY AURORA WATER.

THE APPLICANT RESPECTFULLY REQUESTS AN ADJUSTMENT TO SECTION 6.33 OF THE CITY OF AURORA'S STORM DRAINAGE DESIGN AND TECHNICAL CRITERIA MANUAL. DUE TO THE PROXIMITY OF BUCKLEY AIR FORCE BASE, THE SITE LIES WITHIN THE 10,000 FOOT CRITICAL ZONE. THEREFORE, ADDITIONAL MEASURES WILL NEED TO BE TAKEN FOR STORMWATER DETENTION DESIGN TO COMPLY WITH FAA ADVISORY CIRCULAR 150/5200-33C (FAA, 2020). THE WOCV WILL BE DESIGNED TO DRAIN WITHIN 24 HOURS, THE EURV WITHIN 36 HOURS, AND THE 100 YEAR WITHIN 48 HOURS. ACTUAL RELEASE RATES MAY INCREASE IN ORDER TO MEET THESE TARGETS.

16001 E. Lockheed Dr		4 or 8 UNIT SCHEME w/ BASEMENT - PARKING & AREA CALCULATIONS												
4 Unit scheme	W/H Area	Office/Flex Main Area	Office/Flex Mezz. Area	Basement W/H Area	Parking WH (1 sp per 1000)	Parking Office (2.5 sp per 1000)	Total Parking	Total Area	Occupants	Office	W/H	Total		
Unit 1 w/ Mezz & Basement	8208	686	700	10360	19	3	22	19954	14	37	51			
Unit 2 -4	25733	2058	0	0	26	5	31	27791	21	51	72			
	33941	2744	700	10360	Total Parking required 4 tenants		53	47745		35	88	123		
8 Unit scheme	W/H Area	Office/Flex Main Area	Office/Flex Mezz. Area	Basement W/H Area	Parking WH (1 sp per 1000)	Parking Office (2.5 sp per 1000)	Total Parking	Total Area	Occupants	Office	W/H	Total		
Unit 1 w/ Mezz & Basement	3891	343	700	10360	14	3	17	15294	10	29	39			
	4317	343			4	1	5	4660	3	9	12			
	4195	343			4	1	5	4538	3	8	11			
	21538	1715			22	4	26	23253	17	43	60			
	33941	2744	700	10360	Total Parking required 8 tenants		53	47745		33	89	122		
					53 30% parking reduction for transit reduction per UDO			15.9 Parking required.		37				
					As accessible parking spaces required per Table 1106.1			2 total accessible parking spaces, 1 accessible parking space and 1 van accessible space.						

Response: Acknowledged and has been revised. No building or monument signage is proposed.

Response: Revised

Updated Traffic Study not provided. Site Plan will not be approved until Traffic Study is approved

Response: Updated traffic study has been provided.

Provide contact information for the applicant and all consultants on the cover sheet.

Response: Provided on the left side of the cover sheet.

OWNER CERTIFICATE

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

IN WITNESS THEROF \_\_\_\_\_ HAS CAUSED  
THESE PRESENTS TO BE EXECUTED THIS \_\_\_\_ DAY OF \_\_\_\_, AD. 20 \_\_\_\_.

STATE OF COLORADO ) SS  
COUNTY OF \_\_\_\_\_ )  
THE FOREGOING INSTRUMENT WAS ACKNOWLEDGED BEFORE ME THIS \_\_\_\_ DAY OF \_\_\_\_\_, AD 20 \_\_\_\_.

BY \_\_\_\_\_  
WITNESS MY HAND AND OFFICIAL SEAL NOTARY

\_\_\_\_\_  
(NOTARY PUBLIC)

MY COMMISSION EXPIRES: \_\_\_\_\_

NOTARY BUSINESS ADDRESS: \_\_\_\_\_

CITY OF AURORA APPROVALS:

CITY ATTORNEY: \_\_\_\_\_ DATE \_\_\_\_\_  
PLANNING DIRECTOR: \_\_\_\_\_ DATE \_\_\_\_\_  
PLANNING COMMISSION: \_\_\_\_\_ DATE \_\_\_\_\_  
ATTEST: \_\_\_\_\_ DATE \_\_\_\_\_  
DATABASE APPROVAL DATE: \_\_\_\_\_

RECORDER'S CERTIFICATE:

ACCEPTED FOR FILING IN THE OFFICE OF THE CLERK AND RECORDER OF

COLORADO AT \_\_\_\_\_ O'CLOCK \_\_\_\_ M,  
THIS \_\_\_\_ DAY OF \_\_\_\_\_ AD, \_\_\_\_\_  
CLERK AND RECORDER: \_\_\_\_\_ DEPUTY \_\_\_\_\_

LEGAL DESCRIPTION

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

BENCHMARK

CHENCHMARK FOR THIS SURVEY IS: CITY OF AURORA BENCHMARK "4S6608NW009" A 2" DIAM. BRASS CAP (AURORA) ATOP THE S.E. COR. OF CURB OPENING INLET STRUCTURE DR. & S. LAREDO ST. EXT. AKTA 10-43.5. (NAD 83 DATUM)

BASIS OF BEARINGS

BEARINGS ARE BASED ON A WESTERLY PROPERTY LINE OF A PROPERTY DESCRIBED AT RECEPTION NO. D7121472. SAID LINE BEARS NORTH 19°45'33" EAST, AND IS MONUMENTED AT THE NORTH END BY A 5 REBAR C AP (ILLEGIBLE) AND IS MONUMENTED AT THE SOUTH END BY A REBAR WITH 2"

If it's an adjustment to City requirements outside of the UDO (Chapter 146), remove it from the site plan. This is requested through Public Works and Aurora Water.

Response: Acknowledged and has been removed.

RESS NOTE

GRESS 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".

AMENDMENTS

WEST CENTERTECH

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

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

DATE: 10/04/23

BY: ESJ

REVISION: 2nd SUBMISSION

NO: 1

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

WWW.RRENGINEERS.COM

SITE PLAN

JOB NO: WC22011  
ORG. SUBM. DATE: 05/04/2023  
DWN: MAD CHKD: RSD  
NAME: \_\_\_\_\_

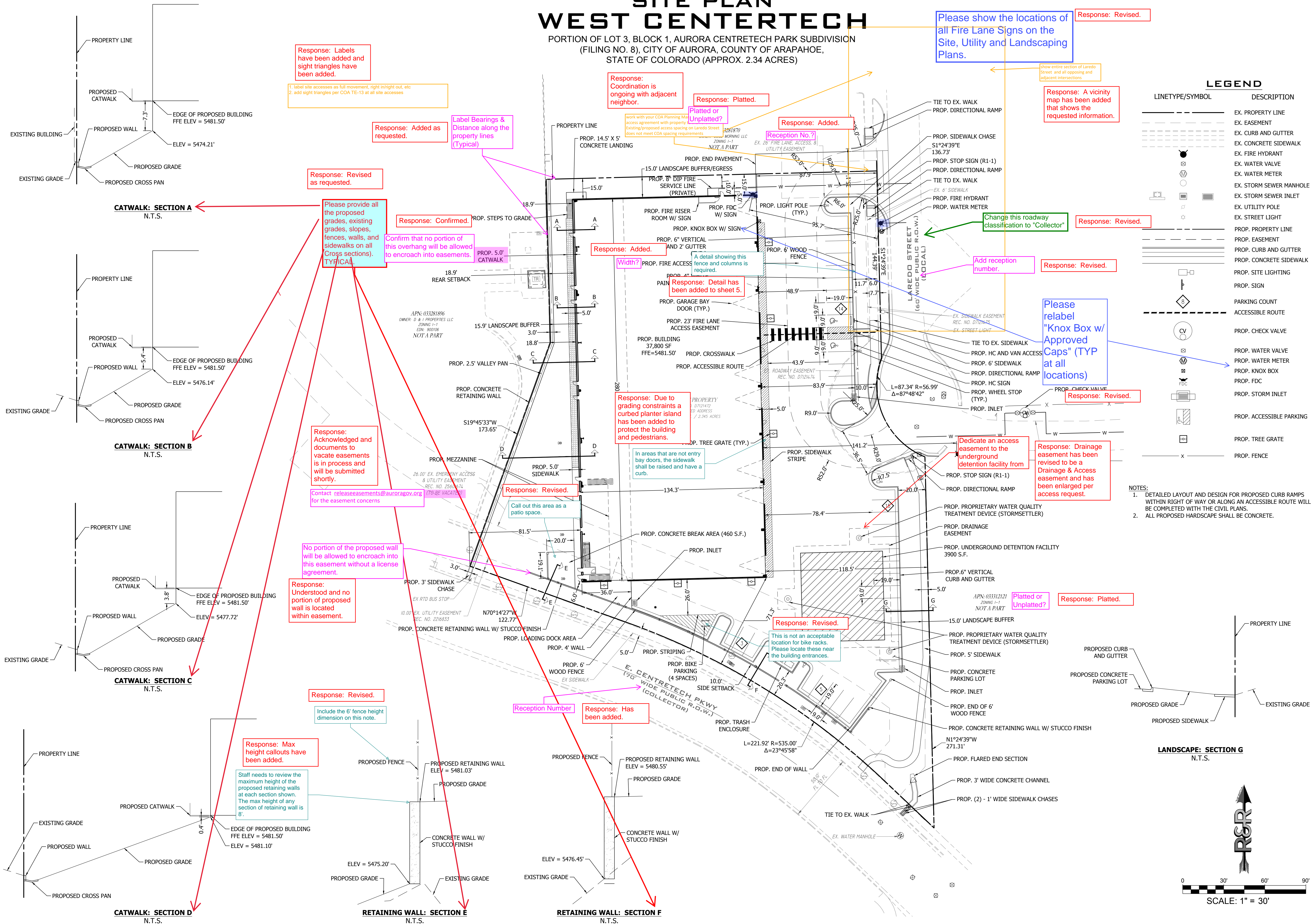
COVER SHEET

NO: 1 OF 13



# SITE PLAN WEST CENTERTECH

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



DATE: 05/04/2023 10:00:00 AM BY: R&R ENGINEERS, INC. PROJECT: WEST CENTERTECH PARK SUBDIVISION

DATE	BY	REVISION	NO.
10/04/23	ESJ	2nd SUBMISSION	1

**ENGINEERS-SURVEYORS**

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

WWW.RRENGINEERS.COM

---

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

---

**SITE PLAN**

JOB NO.	WC22011
ORG. SUBM. DATE	05/04/2023
DWN.	MAD
CHKD.	RSJ

**SITE PLAN**

NO. **2 OF 13**



# SITE PLAN WEST CENTERTECH

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

Response: Added.

Please show the locations of  
all Fire Lane Signs on the  
Site, Utility and Landscaping  
Plans.

Advisory for upcoming Civil Plan  
review: soil resistivity test shall be  
performed and results shown on  
the civil plan to determine the  
appropriate fire line material. DIP  
shall not be allowed for soil  
resistivity < 1000 Ohm-cm

Response: Soil test is  
ongoing and prior to  
construction the and  
CD approval  
appropriate material  
will be selected for  
approval.

## LEGEND

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

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

Please obtain  
approval from  
Traffic for the  
required backup  
area.

Response: A 5'  
hammerhead/back out  
area has been  
provided. Multiple  
attempts via email and  
phone were made to  
the Traffic Reviewer to  
coordinate and no  
response was  
obtained.

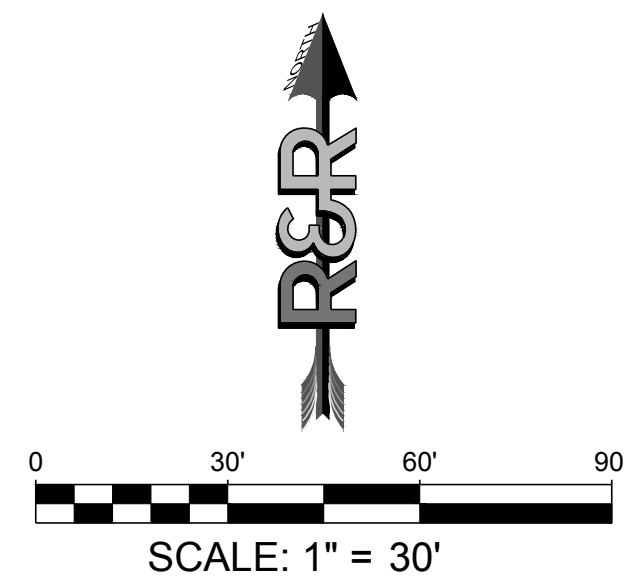
Response: Water  
main extension will be  
within ROW.

Indicate that this water main extension will  
be within a ROW. Otherwise, a water  
easement shall be dedicated

New 6" sanitary service line shall not  
empty into a public manhole unless the  
manhole has been exclusively and  
specifically designed for the service  
line. Please extend the existing main  
and make the service connection via  
saddle tee. Extend the main by 4' after

Response: Sanitary  
service line location  
and alignment has  
been revised.

CONTINUATION OF WATER MAIN  
SCALE: 1" = 80'



DATE	10/04/23
BY	ESJ
REVISION	2nd SUBMISSION
NO.	1

**ENGINEERS  
SURVEYORS**

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

[WWW.RRENGINEERS.COM](http://WWW.RRENGINEERS.COM)

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

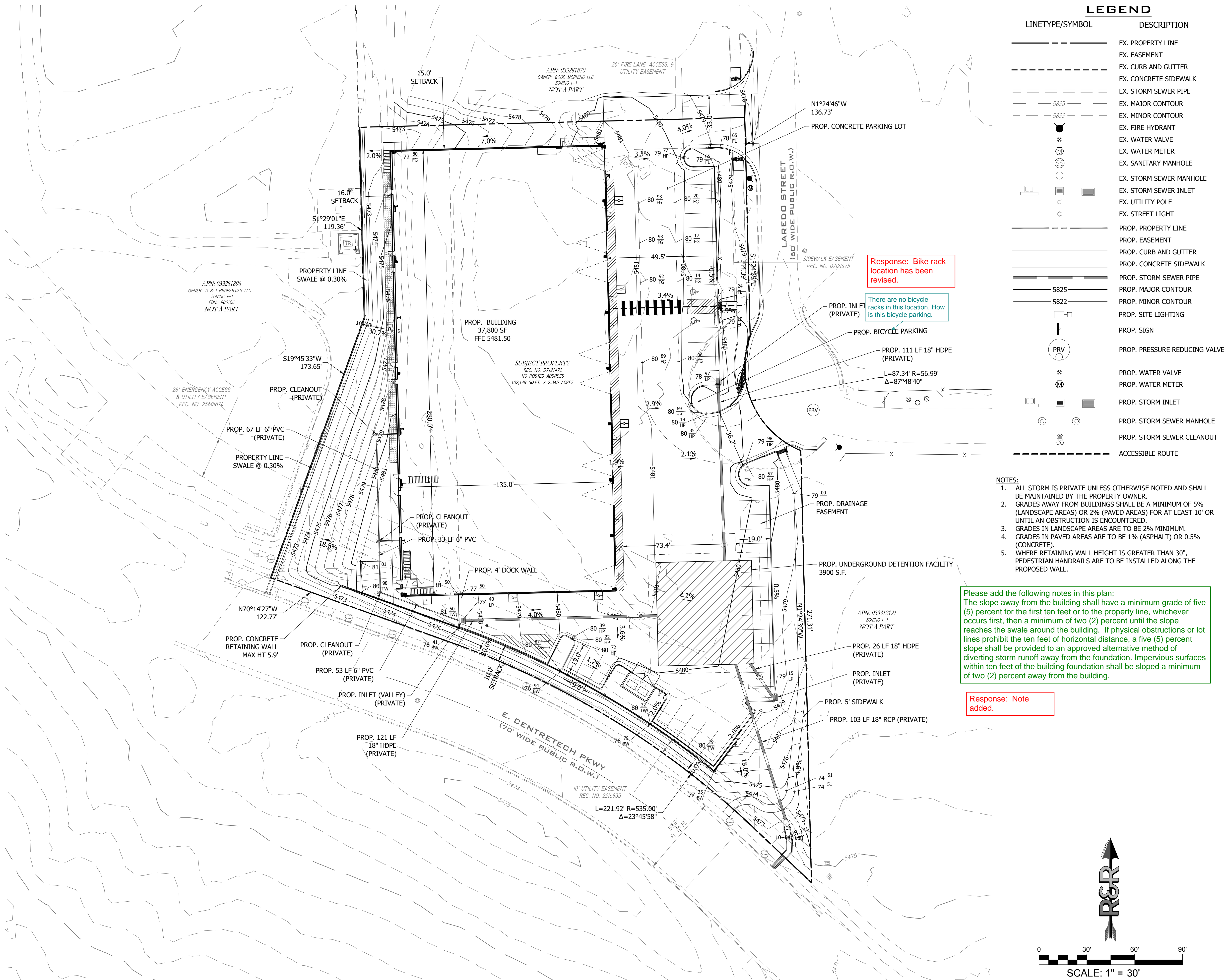
**SITE PLAN**  
JOB NO. WC22011  
ORG. SUBM. DATE 05/04/2023  
DWN: MAD CHD: RSD  
NAME

**UTILITY PLAN**  
NO.  
**3 OF 13**



# SITE PLAN WEST CENTERTECH

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



REVISION	BY	DATE
2nd SUBMISSION	ESJ	10/04/23

NO.	1				

**ENGINEERS  
SURVEYORS**

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

WWW.RRENGINEERS.COM

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


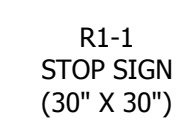
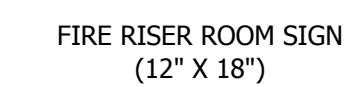
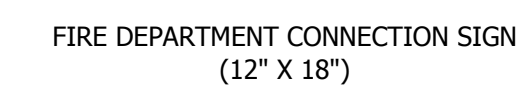
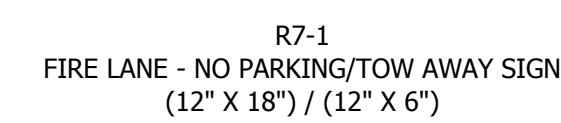
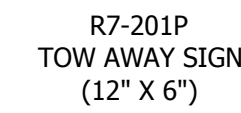
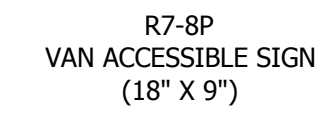
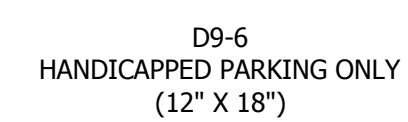
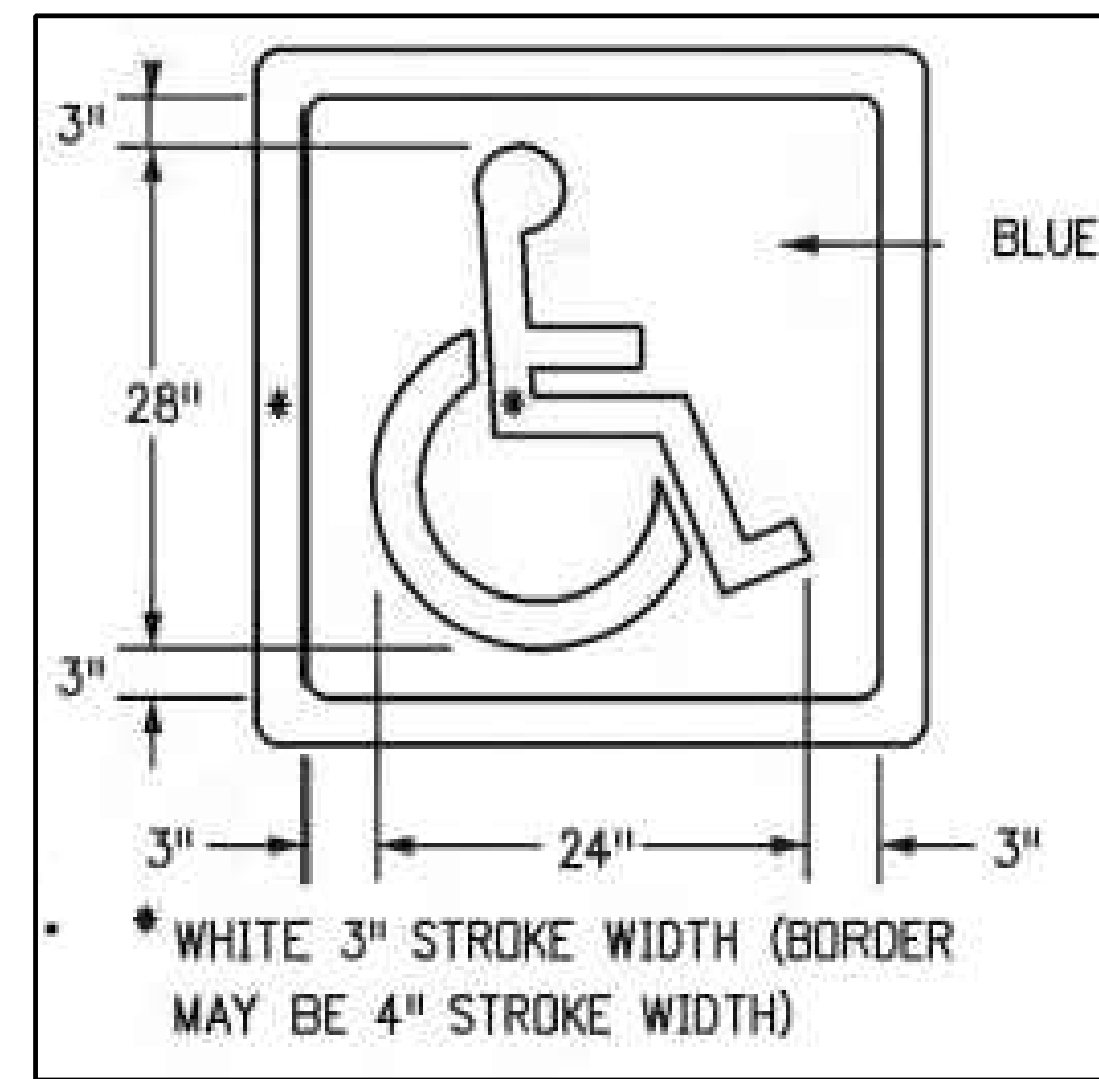
SITE PLAN	
JOB NO.	WC22011
ORG. SUBM. DATE	05/04/2023
DWN:	MAD
CHKD:	RSD

GRADING PLAN

NO.
4 OF 13



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



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

**WWW.RRENGINEERS.COM**

**WEST CENTERTECH**  
16001 E. LOCKHEED DRIVE  
AURORA, CO 80011

WEST CENTERTECH, LLC  
PO BOX 472918  
AURORA, CO 80047

## S I T E   P L A N

JOB NO.		WC22011	
ORG. SUBM. DATE		05/04/2023	
DWN:	MAD	CHKD:	RSD
NAME			

NAME

SIGNAGE AND STRIPING DETAILS

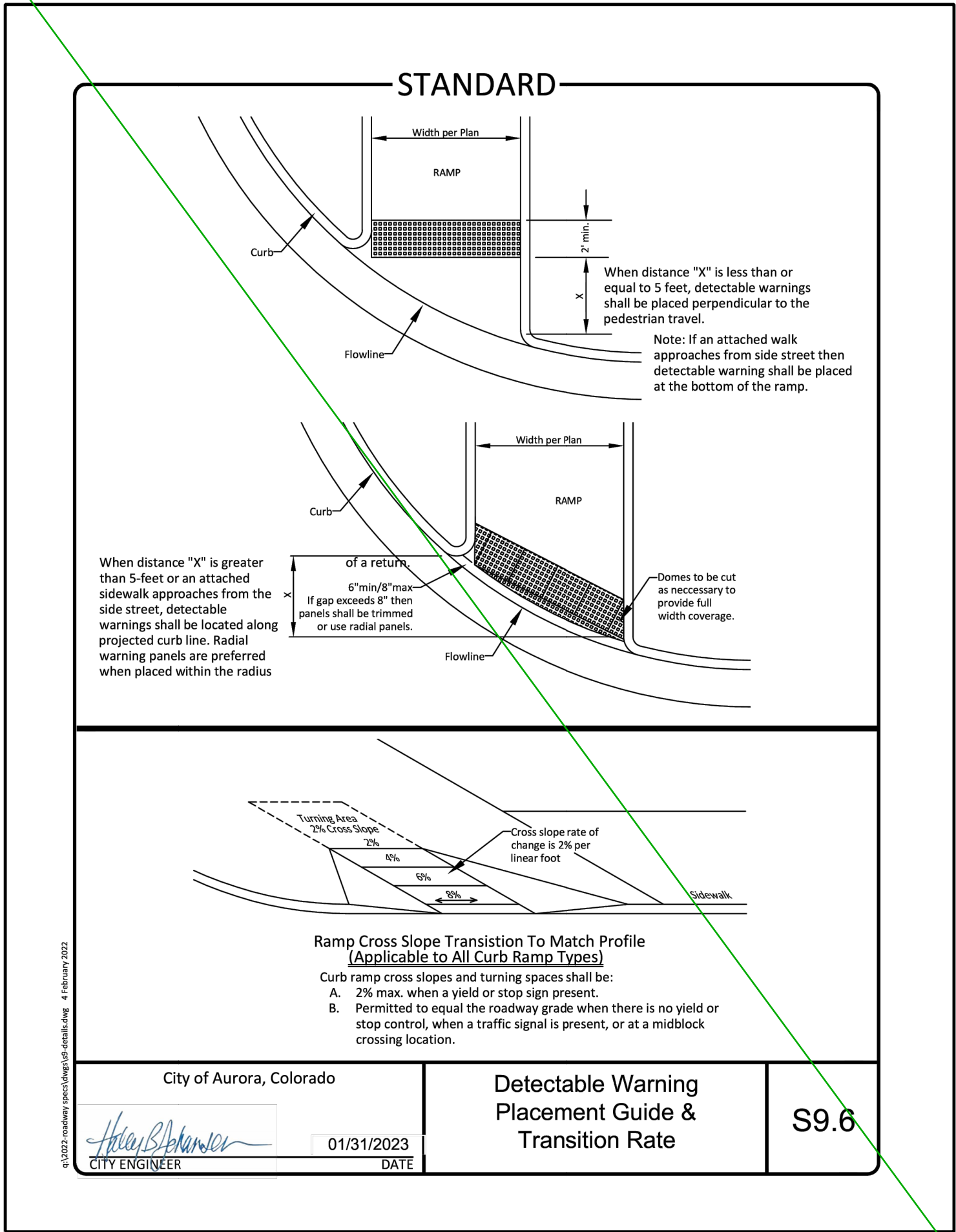
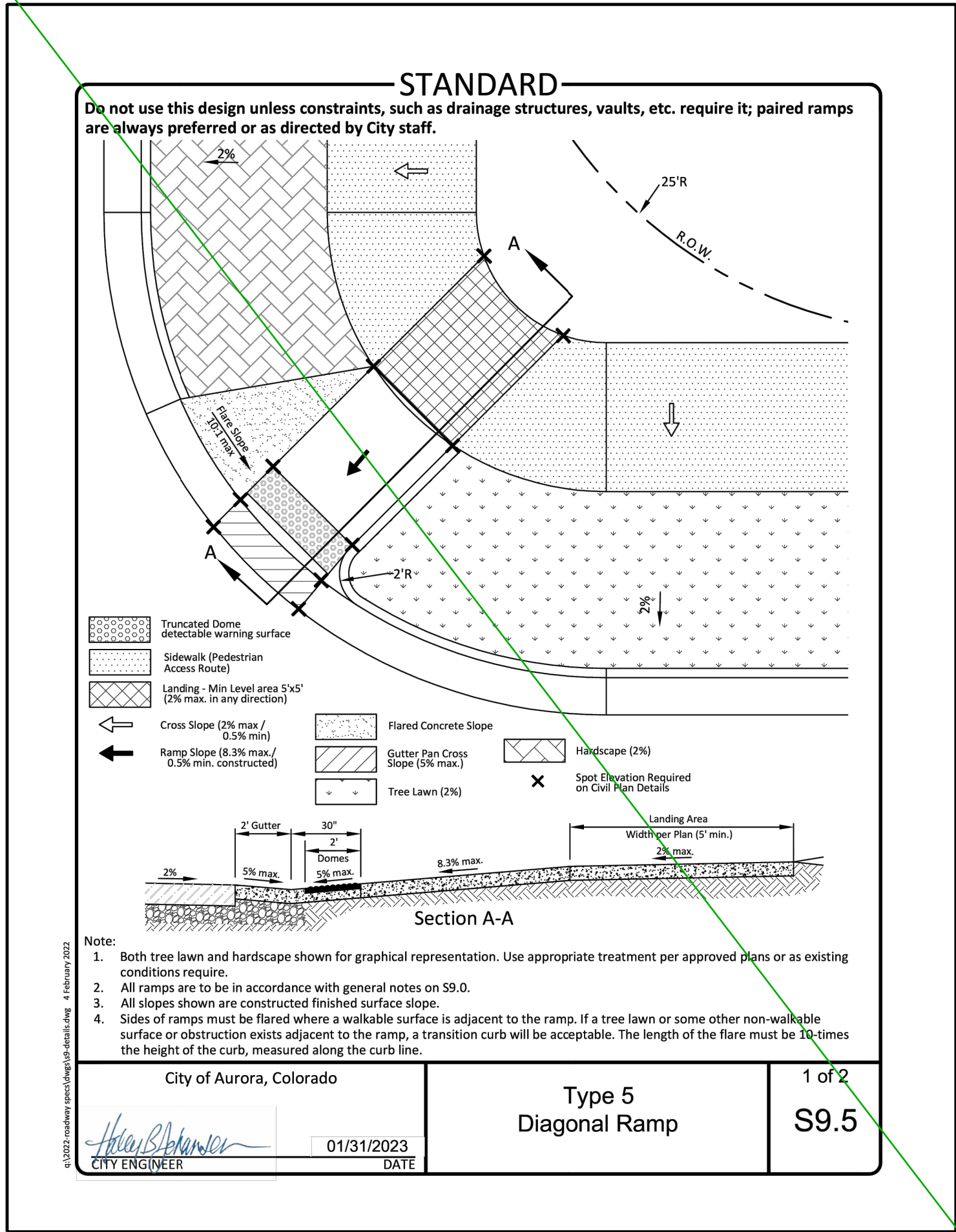
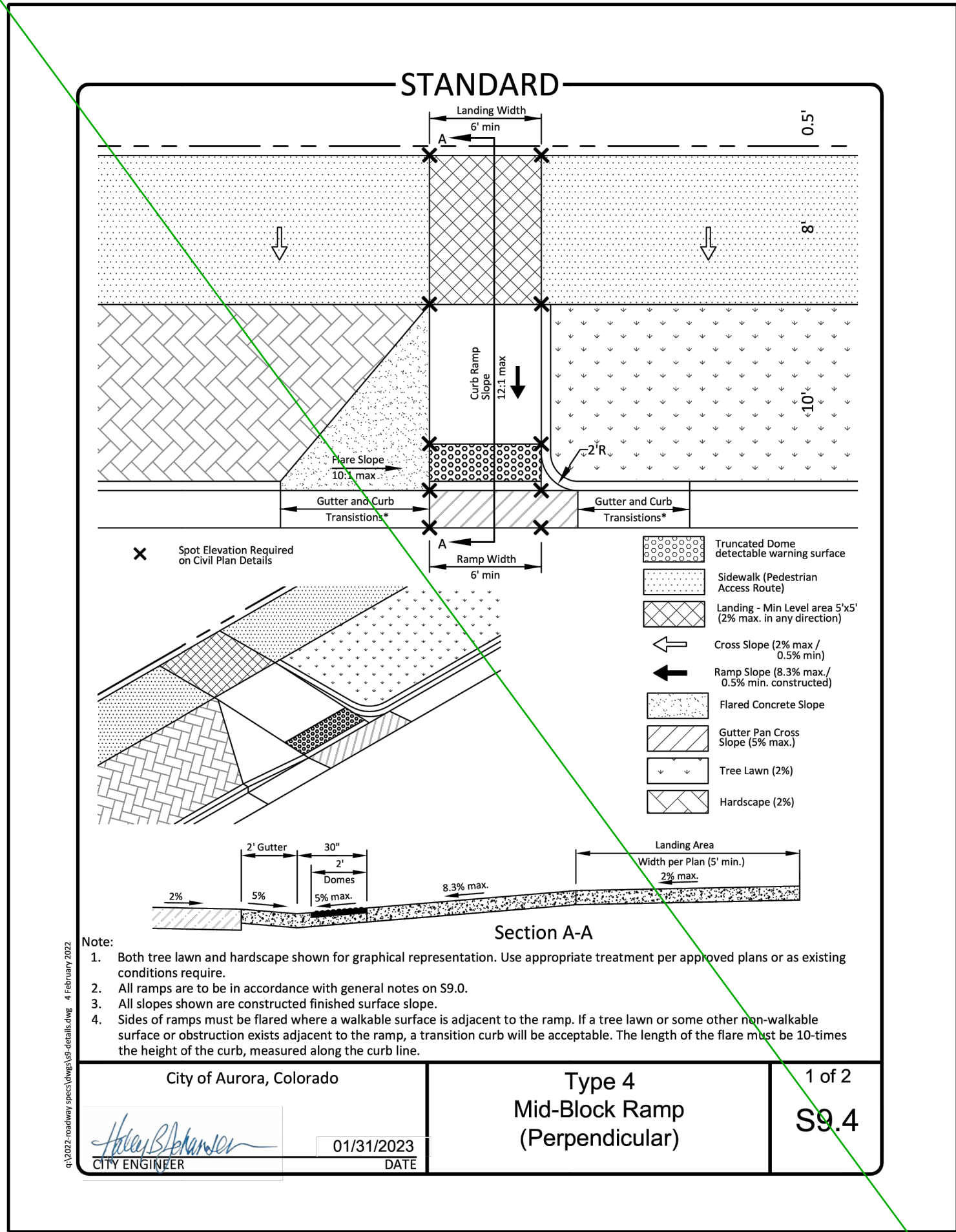
NO.
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5 OF 13



SITE PLAN  
WEST CENTERTECH

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



Plans shall include adequate details of special structures not covered by City of Aurora Standard Details. Do not include City Standard Details in the plans, but reference them by detail number, only. (2.03.8 of the 2023 COA Roadway Manual)

Response: Detail sheet has been revised and appropriate labels and details have been added through the plan set.

NO.	1	REVISION	2nd SUBMISSION	BY	ESJ	DATE	10/04/23
-----	---	----------	----------------	----	-----	------	----------

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

**WEST CENTERTECH**

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

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

JOB NO.	WC22011		
ORG. SUBM. DATE	05/04/2023		
DWN:	MAD	CHKD:	RSD
NAME			

SITE DETAILS

NO. 6 OF 13



SITE PLAN  
16001 E. LOCKHEED DRIVE

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

PLANT SCHEDULE

DECIDUOUS TREES	CODE	QTY	COMMON NAME	BOTANICAL NAME	CONT.	CAL / SIZE	HT. X SPD.	WATER USE	LIGHT REQ.
	QURO	2	ENGLISH OAK		B&B	2.5" CAL	50'X40'	XX	SUN
	QURF	13	COLUMNAR ENGLISH OAK	QUERCUS ROBUR 'FASTIGIATA' TM	B&B	2" CAL	40'X20'	XX	SUN
	TICO	11	LITTLELEAF LINDEN	TILIA CORDATA	B&B	2" CAL	40'X30'	XX	SUN/PART SHADE
EVERGREEN TREES	CODE	QTY	COMMON NAME	BOTANICAL NAME	CONT.	CAL / SIZE	HT. X SPD.	WATER USE	LIGHT REQ.
	PIPB	4	BAKER COLORADO SPRUCE	PICEA PUNGENS 'BAKERI'	B&B	6" HT	30'X10'	XX	SUN
	PINI	5	AUSTRIAN PINE	PINUS NIGRA	B&B	6" HT	50'X20'	XXX	SUN/PART SHADE
ORNAMENTAL TREES	CODE	QTY	COMMON NAME	BOTANICAL NAME	CONT.	CAL / SIZE	HT. X SPD.	WATER USE	LIGHT REQ.
	PYCA	17	GALLERY PEAR	PYRUS CALLERYANA	B&B	1.5" CAL	35'X15'	XX	SUN
EXISTING TREES	CODE	QTY	COMMON NAME	BOTANICAL NAME	CONT.	CAL / SIZE	HT. X SPD.	WATER USE	LIGHT REQ.
	EXTR	1	EXISTING RUSSIAN OLIVE	TO BE REMOVED	EXISTING				
	EXDT	6	EXISTING RUSSIAN OLIVE	TO REMAIN	EXISTING				
UPRIGHT JUNIPERS	CODE	QTY	COMMON NAME	BOTANICAL NAME	CONT.	HT. X SPD.	WATER USE	LIGHT REQ.	
	JUHC	9	HETZI COLUMN JUNIPER	JUNIPERUS CHINENSIS 'HETZI COLUMNARIS'	#5 CONT.	20'X5'	XX	SUN/PART SHADE	
	JUCS	51	SPARTAN JUNIPER	JUNIPERUS CHINENSIS 'SPARTAN'	#5 CONT.	15'X5'	XX	SUN	
	JUSG	36	GRAY GLEAM JUNIPER	JUNIPERUS SCOPULORUM 'GRAY GLEAM'	#5 CONT.	15'X6'	XX	SUN	
DECIDUOUS SHRUBS	CODE	QTY	COMMON NAME	BOTANICAL NAME	CONT.	HT. X SPD.	WATER USE	LIGHT REQ.	
	FOAR	5	ARNOLD'S DWARF FORSYTHIA	FORSYTHIA X 'ARNOLD'S DWARF'	#5 CONT.	2'X7'	XX	SUN/PART SHADE	
	RHAR	16	GRO-LOW FRAGRANT SUMAC	RHUS AROMATICA 'GRO-LOW'	#5 CONT.	3'X8'	XXX	SUN	
	SYPA	25	MISS KIM KOREAN LILAC	SYRINGA PATULA 'MISS KIM'	#5 CONT.	5'X5'	XX	SUN/PART SHADE	
	VIRH	11	ALLEGHANY LANTANAPHYLLUM VIBURNUM	VIBURNUM X RHYTIDOPHYLLOIDES 'ALLEGHANY'	#5 CONT.	10'X10'	X	SUN/PART SHADE	
EVERGREEN SHRUBS	CODE	QTY	COMMON NAME	BOTANICAL NAME	CONT.	HT. X SPD.	WATER USE	LIGHT REQ.	
	ARCC	6	CHIEFTAIN MOCK BEARBERRY MANZANITA	ARCTOSTAPHYLOS X COLORADENSIS 'CHIEFTAIN'	#5 CONT.	4'X10'	XXX	SUN/PART SHADE	
	EFCS	182	PURPLE-LEAF WINTERCREEPER	EUONYMUS FORTUNEI 'COLORATUS'	#5 CONT.	4'X1.5'	XX	SUN/SHADE	
	JNCO	30	ALPINE CARPET COMMON JUNIPER	JUNIPERUS COMMUNIS 'MONDAP' TM	#5 CONT.	8'X4'	XX	SUN/PART SHADE	
	JNSA	12	ARCADIA JUNIPER	JUNIPERUS SABINA 'ARCADIA'	#5 CONT.	2'X4'	XX	SUN	
	JNSO	5	BUFFALO JUNIPER	JUNIPERUS SABINA 'BUFFALO'	#5 CONT.	1'X6'	XX	SUN/PART SHADE	
	JNSM	17	CALGARY CARPET JUNIPER	JUNIPERUS SABINA 'MONNA'	#5 CONT.	9'X10'	XX	SUN/PART SHADE	
	JNMP	50	COMPACT PFITZER JUNIPER	JUNIPERUS X MEDIA 'PFITZERANA COMPACTA'	#5 CONT.	4'X5'	XX	SUN/PART SHADE	
	PIMU	13	BIG TUNA MUGO PINE	PINUS MUGO 'BIG TUNA'	#5 CONT.	6'X5'	XXX	SUN/PART SHADE	

MATERIALS SCHEDULE

SYMBOL	LANDSCAPE DESCRIPTION	QTY	DETAIL
	WOOD MULCH (MIN. 4" DEEP) - DOUBLE SHREDDED CEDAR WOOD MULCH. NO LANDSCAPE FABRIC SHALL BE USED IN WOOD MULCH AREAS.	813 SF	N/A
	ROCK MULCH (MIN. 4" DEEP) - 2" - 6" MULTI-COLOR CRUSHED ROCK MULCH (60% - 2" 30% - 4" 10% - 6") INSTALL DEWITT PRO-5 WEED BARRIER FABRIC UNDER ALL ROCK MULCH BEDS SPECIFIED ON THE PLANS ONLY. NO PLASTIC WEED BARRIERS SHALL BE SPECIFIED.	23,324 SF	N/A

X-RATED= PLANTS NEED 1" OF WATER PER WEEK  
XX-RATED= PLANTS NEED 1/2" OF WATER PER WEEK  
XXX-RATED= PLANTS NEED 1/2" OF WATER EVERY TWO WEEKS

WATER USE TABLE	
NON-WATER CONSERVING	1,607 SF (EXISTING IRRIGATED TURF ALONG CENTRETECH PKWY) IN THE CURB SIDE LANDSCAPING
WATER CONSERVING	16,991 SF
NON-WATER USING	7,282 SF

- 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 FIRE LIFE SAFETY (TYPICALLY 5' 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(S) 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 OR ORDER TO COMPLY WITH ALL CITY STANDARDS.
- AN 5-FOOT CLEAR SPACE SHALL BE MAINTAINED AROUND THE CIRCUMFERENCE OF FIRE HYDRANTS.
- LANDSCAPING MATERIAL SHOWN WITHIN THE SITE PLAN CANNOT ENCR OACH INTO THE ROADWAYS THAT ARE DEDICATED (OR DESIGNATED) AS FIRE LANE EASEMENTS (OR CORRIDORS).

NOTE: THE APPLICANT RESPECTFULLY REQUESTS AN ADJUSTMENT TO SECTION 146-4.7.5.E OF THE UDO. THE APPLICANT IS REQUESTING THE ABILITY TO ALLOW THE FIRE ESCAPE AND EGRESS AREA TO ENCR OACH INTO THE 15' (TALL LANDSCAPE SCREEN) NON-STREET BUFFER BY A MAXIMUM OF ~4.1'. THE APPLICANT WILL PROVIDE (AT A MINIMUM) THE CODE REQUIRED PLANT MATERIAL AS REQUIRED FOR THE TALL LANDSCAPE SCREEN PROVISION IN TABLE 4.7-2 OF THE UDO.

Please remove the proposed landscape buffer adjustment.

Galloway Response: Removed

Please provide better separation from both proposed trees.

Galloway Response: The plant has been shifted

Plantings shall be 5 ft away from the meter

Galloway Response: The plant has been shifted

Galloway Response: A note has been added to limb up the tree to 8' per direction from the City.

Galloway Response: sight triangle has been added

Please provide larger landscape planter areas for all 6 proposed tree planter areas along the building. (TYPICAL)

Galloway Response: The tree has been relocated south of the stop sign and a note has been added to limb up the tree to 8'.

Please recheck the proposed tree in the SE corner south landscape buffer, as it appears to be located in the UE. As such, please move it outside the UE.

Please recheck that no proposed wood mulch is proposed in a landscape buffer that has a slope that will allow it to move to a sidewalk, adjacent property or in the VUA.

Galloway Response: Wood mulch is only located in the curbside landscape area along Laredo St. There is minimal slope in that location.

Please show the locations of all Fire Lane Signs on the Site, Utility and Landscaping Plans.

Galloway Response: these have been added

CAUTION - NOTICE TO CONTRACTOR

- ALL UTILITY LOCATIONS SHOWN ARE BASED ON MAPS PROVIDED BY THE APPROPRIATE UTILITY COMPANY AND FIELD SURFACE EVIDENCE AT THE TIME OF SURVEY AND IS TO BE CONSIDERED AN APPROXIMATE LOCATION ONLY. IT IS THE CONTRACTOR'S RESPONSIBILITY TO FIELD VERIFY THE LOCATION OF ALL UTILITIES, PUBLIC OR PRIVATE, WHETHER SHOWN ON THE PLANS OR NOT, PRIOR TO CONSTRUCTION. REPORT ANY DISCREPANCIES TO THE ENGINEER PRIOR TO CONSTRUCTION.
- WHERE A PROPOSED UTILITY CROSSES AN EXISTING UTILITY, IT IS THE CONTRACTOR'S RESPONSIBILITY TO FIELD VERIFY THE HORIZONTAL AND VERTICAL LOCATION OF SUCH EXISTING UTILITY, EITHER THROUGH POT-HOLING OR ALTERNATIVE METHOD. REPORT INFORMATION TO THE ENGINEER PRIOR TO CONSTRUCTION.



Know what's below.  
Call before you dig.

STOP SIGN

FIRE ESCAPE / CAT-WALK

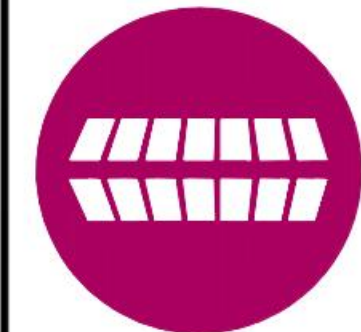
6" WOOD FENCE, REF DETAIL 4

STUCCOED CONC. WALL

16" SQ. STUCCOED CONC. COLUMN

SITE LIGHTING

Galloway



PRELIMINARY  
NOT FOR BIDDING  
NOT FOR CONSTRUCTION

16001 E. LOCKHEED DRIVE

SITE ADDRESS: 16001 E. LOCKHEED DRIVE

AURORA, CO 80011

WEST CENTRETECH, LLC

PO BOX 472918

AURORA, CO 80047

SITE PLAN

JOB NO. WCT01

ORG. SUBM. DATE: 04/11/2023

OWN: JRW

CHKD: JRW

NAME

LANDSCAPE PLAN

NO.

7 OF 13



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

1. AN AUTOMATIC IRRIGATION SYSTEM SHALL BE INSTALLED AND OPERATIONAL BY THE TIME OF FINAL INSPECTION. THE ENTIRE IRRIGATION SYSTEM SHALL BE INSTALLED BY A QUALIFIED IRRIGATION CONTRACTOR.
2. THE IRRIGATION SYSTEM WILL HAVE APPROPRIATE BACKFLOW PREVENTION DEVICES INSTALLED TO PREVENT CONTAMINATION OF THE WATER SOURCE IF APPLICABLE.
3. ALL NON-TURF/SEED PLANTED AREAS WILL BE DRIP IRRIGATED. TURF SOIL/SEED SHALL RECEIVE POP-UP SPRAY IRRIGATION FOR HEAD TO HEAD COVERAGE.
4. ALL PLANTS SHARING SIMILAR HYDROZONE CHARACTERISTICS SHALL BE PLACED ON A VALVE DEDICATED TO PROVIDE THE NECESSARY WATER REQUIREMENTS SPECIFIC TO THAT HYDROZONE.

THE IRRIGATION SYSTEM SHALL BE DESIGNED AND INSTALLED, TO THE MAXIMUM EXTENT POSSIBLE, TO CONSERVE WATER BY USING THE MOST ADVANCED AVAILABLE IRRIGATION SYSTEMS. MATCHED PRECIPITATION RATE TECHNOLOGY ON ROTOR AND SPRAY HEADS (WHEREVER POSSIBLE), RAIN SENSORS, AND SMART MULTI-PROGRAM COMPUTERIZED IRRIGATION CONTROLLERS FEATURING SENSORY INPUT CAPABILITIES.

USE THE CITY OF AURORA'S TREE PROTECTION NOTES (IF AVAILABLE), TREE PROTECTION NOTES BELOW SHALL BE USED FOR FURTHER INTEGRATION.

2. "PROTECTED ZONE" FOR EXISTING TREES: BEFORE BEGINNING ANY DEMOLITION OR CONSTRUCTION OPERATIONS, THE CONTRACTOR SHALL INSTALL TEMPORARY FENCING AROUND ALL EXISTING TREES WITHIN THE CONSTRUCTION ZONE THAT ARE TO BE SAVED. THE FENCE SHALL BE INSTALLED NO CLOSER TO THE TREE THAN THE EDGE OF THE TREE'S PROTECTED ZONE, GENERALLY DEFINED AS THE AREA BEGINNING FIVE FEET FROM THE EDGE OF THE TREE'S DRIPLINE AND EXTENDING TOWARDS THE TREE (OR AS FAR AWAY FROM THE TRUNK AS PRACTICABLE). THE FENCING SHALL BE OF A MATERIAL AND HEIGHT ACCEPTABLE TO THE LANDSCAPE ARCHITECT. ALL CONTRACTORS AND THEIR CREWS SHALL NOT BE ALLOWED INSIDE THIS "PROTECTED ZONE" NOR SHALL THEY BE ALLOWED TO STORE OR DUMP FOREIGN MATERIALS WITHIN THIS AREA. IN ANY CASE, INCLUDING TRENCING, SHALL BE ALLOWED WITHIN THE PROTECTED ZONE EXCEPT AS DESCRIBED BELOW. THE FENCING SHALL REMAIN AROUND EACH TREE TO BE SAVED UNTIL THE COMPLETION OF CONSTRUCTION OPERATIONS.

3. TEMPORARY MULCH: TO ALLEViate SOIL COMPACTION IN ANTICIPATED AREAS OF HIGH CONSTRUCTION TRAFFIC, AND ONLY WHERE FENCING CANNOT BE SET FIVE FEET OUTSIDE OF THE DRIPLINE, THE CONTRACTOR SHALL INSTALL A LAYER OF MULCH, 9-12" THICK, OVER ALL EXPOSED EARTH FROM THE TREE TRUNK TO 5' OUTSIDE OF THE DRIPLINE. THIS LAYER SHALL BE MAINTAINED AT ALL TIMES DURING CONSTRUCTION, WHEN PLANTING OPERATIONS ARE COMPLETED, THE MULCH SHALL BE REDISTRIBUTED THROUGHOUT ALL PLANTING AREAS IN A 3" THICK "PERMANENT" MULCH LAYER.

4. NECESSARY WORK: WHEN IT BECOMES NECESSARY TO ENTER THE "PROTECTED ZONE", SUCH AS FOR FINE GRADING, IRRIGATION INSTALLATION, AND PLANTING OPERATIONS, THE CONTRACTOR SHALL STRICTLY ADHERE TO THE FOLLOWING RULES:

- A. EVERY EFFORT SHALL BE MADE TO PRESERVE THE EXISTING GRADE AROUND PROTECTED TREES IN AS WIDE AN AREA AS POSSIBLE.
- B. TRENCING WITHIN THE PROTECTED ZONE OF EXISTING TREES SHALL BE PERFORMED BY HAND, AND WITH EXTREME CARE NOT TO SEVER ROOTS 1-1/2" IN DIAMETER AND LARGER. WHERE ROOTS 1-1/2" IN DIAMETER AND LARGER ARE ENCOUNTERED, THE CONTRACTOR SHALL TUNNEL UNDER SAID ROOTS. EXPOSED ROOTS THAT HAVE BEEN TUNNELED UNDER SHALL BE WRAPPED IN WET BURLAP AND KEPT MOIST WHILE THE TRENCING IS OPEN.
- C. WHERE ROOTS 1-1/2" IN DIAMETER OR LARGER MUST BE CUT DUE TO EXTENSIVE GRADE CHANGES, THOSE ROOTS MUST BE EXPOSED BY HAND DIGGING AND CUT CLEANLY. RAGGED CUTS GENERALLY DO NOT HEAL PROPERLY, AND MAY LEAVE THE TREE OPEN TO PESTS AND PATHOGENS.
- D. WHERE TRENCING NEAR TREES HAS ALREADY OCCURRED FROM PREVIOUS CONSTRUCTION OPERATIONS, THE CONTRACTOR SHALL MAKE EVERY EFFORT TO CONFINE HIS TRENCING OPERATIONS TO THE PREVIOUSLY-CREATED TRENCHES, WHILE ADHERING TO THE CONDITIONS SET FORTH IN 3B.

4. POTENTIAL CONFLICTS: THE CONTRACTOR SHALL NOTIFY THE OWNER AND ARBORIST SHOULD ANY POTENTIAL CONFLICTS ARISE BETWEEN THESE SPECIFICATIONS AND/OR LARGE ROOTS ENCOUNTERED IN THE FIELD, AND CONSTRUCTION OPERATIONS. THE CONTRACTOR SHALL NOT TAKE ANY ACTION IN SUCH CONFLICTS WITHOUT THE ARBORIST'S WRITTEN APPROVAL. THE ARBORIST SHALL HAVE FINAL AUTHORITY OVER ALL METHODS NECESSARY TO HELP ENSURE THE PROTECTION AND SURVIVAL OF EXISTING TREES.

5. PRUNING: PRUNE ONLY THE TREES THAT ARE INDICATED ON THE PLANS AS REQUIRING PRUNING. PRUNE TREES ACCORDING TO INTERNATIONAL SOCIETY OF ARBORICULTURE / ANSI A300 STANDARDS:

- A. REMOVE ALL DEAD WOOD.
- B. PRUNE LIVE WOOD FOR HEALTH OR STRUCTURAL REASONS ONLY, INCLUDING THE NEED TO ELIMINATE DAMAGED OR DAMAGED GROWTH, ELIMINATE STRUCTURALLY UNSOUND GROWTH, REDUCE THE POTENTIAL FOR WIND TOPPING OR WIND DAMAGE, OR TO MAINTAIN GROWTH WITHIN LIMITED SPACE. DO NOT REMOVE MORE THAN 25% OF ANY TREE'S LIVE FOLIAGE IN ANY ONE GROWING SEASON. PRUNE ONLY TO INTERNATIONAL SOCIETY OF ARBORICULTURE/ANSI A300 STANDARDS, AND ONLY UNDER THE DIRECT SUPERVISION OF A CERTIFIED ARBORIST.
- C. FINAL CUTS SHALL BE MADE JUST OUTSIDE THE SHOULDER RING AREA. EXTREMELY FLUSHED CUTS WHICH PRODUCE LARGE WOUNDS SHALL NOT BE MADE.
- D. ALL TRIMMING CUTS SHALL BE PERFORMED IN SUCH A MANNER AS TO PROMOTE THE NATURAL GROWTH AND SHAPE OF EACH TREE SPECIES.
- E. IMPROPER PRUNING METHODS INCLUDING, BUT NOT LIMITED TO, "TOPPING", "TIPPING", "HEADING BACK", "DEHORNING", AND "LIONTAILING" WILL NOT BE ALLOWED. THE CONTRACTOR SHALL PAY FOR ALL WORK NECESSARY TO CORRECT SUCH PRUNING WHEN PERFORMED BY HIS CREWS OR SUBCONTRACTORS.
- F. SHOULD THE CONTRACTOR REQUIRE MORE INFORMATION, THE CONTRACTOR SHALL CONTACT THE ISA AT (217) 355-9411 FOR A COPY OF THE ANSI A300 PRUNING STANDARDS. CONTRACTOR SHALL ADHERE TO THE METHODS AND PRACTICES SET FORTH IN THIS DOCUMENT.

6. LANDSCAPE AND IRRIGATION (NATIVE TREES ONLY): ANY FUTURE LANDSCAPE AND IRRIGATION SHOULD ADHERE TO THE FOLLOWING GUIDELINES:

- A. NO IRRIGATION OR PLANTING SHOULD OCCUR CLOSER THAN 8'-10" FROM THE TRUNK.
- B. WHERE IRRIGATION DOES OCCUR WITHIN THE PROTECTED ZONE, DRIP IRRIGATION SHOULD BE USED WHEREVER POSSIBLE. ADDITIONALLY, ONLY PLANTS WITH LOW WATER NEEDS SHOULD BE PLANTED WITHIN THE PROTECTED ZONE. SPACED FAR APART WHERE CLOSE TO THE TREE. PLANTS MAY BE SPACED CLOSER TOGETHER NEAR THE EDGE OF THE PROTECTED ZONE.

CODE SECTION	CATEGORY	FORMULA	CALCULATION	REQUIRED	PROVIDED
146-4.7.5.C	CURBSIDE LANDSCAPE	LAREDO ST. 1 TREE/40 LF	75 LF/ 40	2 TREES	2 TREES
146-4.7.5.C	CURBSIDE LANDSCAPE	LAREDO ST. (6-10 FT BETWEEN SIDEWALK & STREET) 1 SHRUB/40 SF	817 SF/40	20 SHRUBS	20 SHRUBS
146-4.7.5.C	CURBSIDE LANDSCAPE	E. CENTRETECH PKWY. 1 TREE/ 40 LF	395 LF/ 40	10 TREES	6 EXISTING / 4 PROPOSED TREES
146-4.7.5.C	CURBSIDE LANDSCAPE	E. CENTRETECH PKWY. (3-6 FT BETWEEN SIDEWALK & STREET) 1 SHRUB/40 SF	1,607 SF/ 40	40 SHRUBS	0 SHRUBS***
146-4.7.5.D	STREET FRONTAGE LANDSCAPE BUFFERS	E. CENTRETECH PKWY. (COLLECTOR) 10 FT SETBACK - 1 TREE/40 LF	395 LF/ 40	10 FT SETBACK & 7 TREES	10 FT SETBACK & 2 TREES***
146-4.7.5.D	STREET FRONTAGE LANDSCAPE BUFFERS	E. CENTRETECH PKWY. (COLLECTOR) 10 FT SETBACK - 10 SHRUBS/ 40 LF	395 LF/ 40 X 10 = 99	159 SHRUBS (INCLUDES TREE EQ.)	159 SHRUBS (INCLUDES TREE EQ.)
146-4.7.5.D	STREET FRONTAGE LANDSCAPE BUFFERS	LAREDO ST. (LOCAL) 10 FT SETBACK - 1 TREE/40 LF	75 LF/ 40	10 FT SETBACK & 2 TREES	10 FT SETBACK & 2 TREES
146-4.7.5.D	STREET FRONTAGE LANDSCAPE BUFFERS	LAREDO ST. (LOCAL) 10 FT SETBACK - 10 SHRUBS/40 LF	75 LF/40 X 10	19 SHRUBS	19 SHRUBS
146-4.7.5.J	BUILDING PERIMETER LANDSCAPE (SOUTH SIDE)	1 TREE/ 40 LF OF ELEVATION WITHIN 20 FT OF BUILDING	ELEVATION 135 LF/ 40	3 TREES	3 TREES
146-4.7.5.J	BUILDING PERIMETER LANDSCAPE (EAST SIDE)	1 TREE/ 40 LF OF ELEVATION WITHIN 20 FT OF BUILDING	ELEVATION **114 LF/ 40	3 TREES	3 TREES
146-4.7.5.E.2.a.i	NON-STREET BUFFER (NORTH) (15')	<b>TALL LANDSCAPE SCREEN</b> (1 DECIDUOUS TREE PER 25 LF & 1 EVERGREEN SHRUB/ 42") OR (1 EVERGREEN TREE PER 20-25LF WITH SHRUBS INTERSPERSED)	*153'/25 = 6.12 TREES *153'/3.5 = 44 SHRUBS	6 DECIDUOUS TREES 44 EVERGREEN SHRUBS	6 DECIDUOUS TREES 44 EVERGREEN SHRUBS
146-4.7.5.E.2.a.i	NON-STREET BUFFER (WEST) North Half (15')	<b>TALL LANDSCAPE SCREEN</b> (1 DECIDUOUS TREE PER 25 LF & 1 EVERGREEN SHRUB/ 42") OR (1 EVERGREEN TREE PER 20-25LF WITH SHRUBS INTERSPERSED)	124'/25 = 5 TREES 124'/3.5 = 35 SHRUBS	5 DECIDUOUS TREES 35 EVERGREEN SHRUBS	5 DECIDUOUS TREES 35 EVERGREEN SHRUBS
146-4.7.5.E.2.a.i	NON-STREET BUFFER (WEST) South Half (18')	1 TREE & 5 SHRUBS/40 LF	154'/ 40 = 3.85	4 TREES/19 SHRUBS	4 TREES/19 SHRUBS
146-4.7.5.E.2.a.i	NON-STREET BUFFER (EAST) (15')	<b>TALL LANDSCAPE SCREEN</b> (1 DECIDUOUS TREE PER 25 LF & 1 EVERGREEN SHRUB/ 42") OR (1 EVERGREEN TREE PER 20-25LF WITH SHRUBS INTERSPERSED)	271' / 25 = 10.84 TREES 271'/3.5 = 77 SHRUBS	11 DECIDUOUS TREES 77 EVERGREEN SHRUBS	11 DECIDUOUS TREES 77 EVERGREEN SHRUBS
146-4.7.5.K	PARKING LOT LANDSCAPING	1 PARKING LOT (9FT X 19FT) ISLAND & 1 TREE/ 15 SPACES	37 / 15 = 2.5	3 TREES & 3 PARKING ISLANDS	3 TREES & 6 PARKING ISLANDS
146-4.7.5.K	PARKING LOT LANDSCAPING	6 PLANTS/PARKING ISLAND	6 X 6	36 PLANTS (MAX 30% ORN. GRASSES)	36 PLANTS (0% ORN. GRASSES)

\*\*\* DUE TO THE EXISTENCE OF A 10' UTILITY EASEMENT 5 TREES HAVE BEEN SUBSTITUTED FOR SHRUBS AT A RATE OF 12 SHRUBS TO 1 TREE

Please change the 5 trees to 0 trees in the \*\*\* note under the landscape chart..

Galloway Response: Revised  
2 trees will be provided in the  
area outside the easement the  
other 8 tree will be substituted  
for shrub equivalences.

Please change the required 7 tree to 10 trees in the Centertech landscape buffer.

Please change the proposed 2 trees to 10 trees. Also, please provide the required shrub equivalents for the 10 missing trees in the shrub section and plans beyond the required shrubs.

Galloway Response: Revised.  
2 trees will be provided in the area outside the easement the other 8 tree will be substituted for shrub equivalences.

OF AURORA NOTES:  
L LANDSCAPE AREA ARE TO RECEIVE ORGANIC SOIL PREPARATION  
CU. YDS / 1,000 SF.

ALL FREE STANDING LIGHTS WITHIN THIS PLAN ARE POLE MOUNTED  
 FIXTURES PER THE PHOTOMETRIC PLANS AND DETAILS.

RE SURFACE MATERIAL OF WALKS AND PLAZAS ARE TO BE MEDIUM  
OM FINISHED STANDARD GRAY CONCRETE AND COLORED CONCRETE  
oway Response: Revised.  
will be provided in the  
AR DRIVES AND PARKING LOTS ARE TO BE  
EFER TO CIVIL PLANS)

5. THE OWNER / 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 AS DELINEATED ON THE PLAN, PRIOR TO ISSUANCE OF CERTIFICATE OF OCCUPANCY.

6. ALL LANDSCAPED AREAS AND PLANT MATERIAL, EXCEPT FOR NON-IRRIGATED NATIVE, RESTORATIVE 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.

7. LANDSCAPE MATERIAL PLACEMENT SHALL NOT BE PLACED OR KEPT NEAR FIRE HYDRANTS. FIRE DEPARTMENT INLET CONNECTIONS OR FIRE PROTECTION CONTROL VALVES IN A MANNER THAT WOULD PREVENT SUCH EQUIPMENT OR FIRE HYDRANTS FROM BEING IMMEDIATELY DISCERNABLE. THE FIRE DEPARTMENT SHALL NOT BE DETERRED OR HINDERED FROM GAINING IMMEDIATE ACCESS TO FIRE PROTECTION EQUIPMENT OR HYDRANTS.

8. A 5-FT CLEAR SPACE SHALL BE MAINTAINED AROUND THE CIRCUMFERENCE OF FIRE HYDRANTS.

9. LANDSCAPING MATERIAL SHOWN WITHIN THE SITE PLAN CANNOT ENCROACH INTO ROADWAYS THAT ARE DEDICATED (OR DESIGNATED) AS FIRE LANE EASEMENTS (OR CORRIDORS).

10. TREES MAY NOT BE PLACED WITHIN 8 FT OF ANY PUBLIC UTILITY.

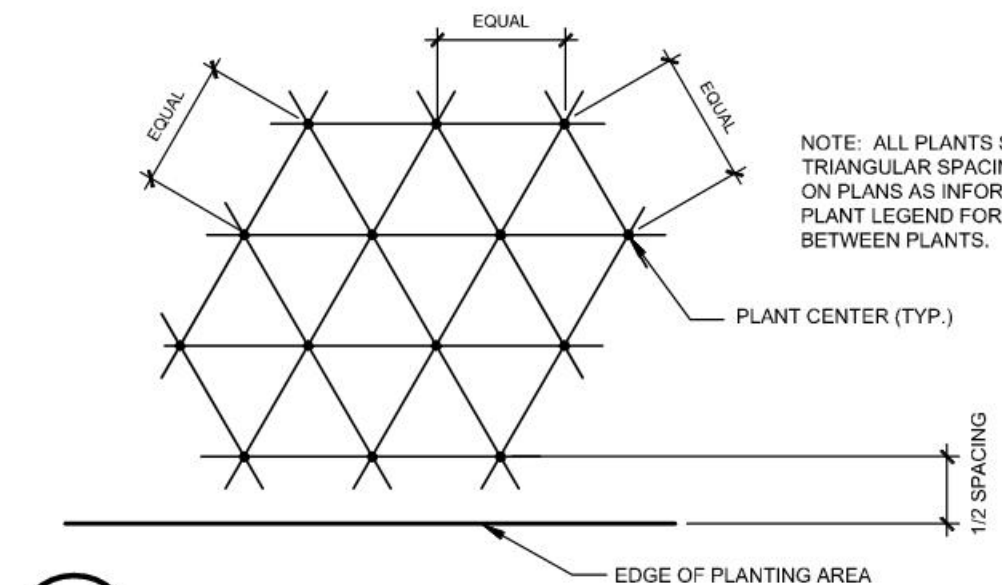
11. LANDSCAPING SHALL BE RESTRICTED TO LESS THAN 26 IN. IN SIGHT TRIANGLES AND ADHERE TO THE REQUIREMENTS LISTED IN SECTION 4.04.2.10.

12. ALL CROSSINGS OR ENCROACHMENTS BY PRIVATE LANDSCAPE IRRIGATION LINES OR SYSTEMS INTO EASEMENTS AND STREET RIGHTS-OF-WAY OWNED BY THE CITY OF AURORA ARE ACKNOWLEDGED. BY THE OWNER AS BEING SUBJECT TO CITY OF AURORA'S USE AND OCCUPANCY OF THE SAID EASEMENTS OR RIGHTS-OF-WAY. THE OWNER, THEIR SUCCESSORS AND ASSIGNS, HEREBY AGREE TO INDEMNIFY THE CITY OF AURORA FOR ANY LOSS, DAMAGE OR REPAIR TO CITY FACILITIES THAT MAY RESULT FROM THE INSTALLATION, OPERATION, OR MAINTENANCE OF SAID PRIVATE IRRIGATION LINES OR SYSTEMS.

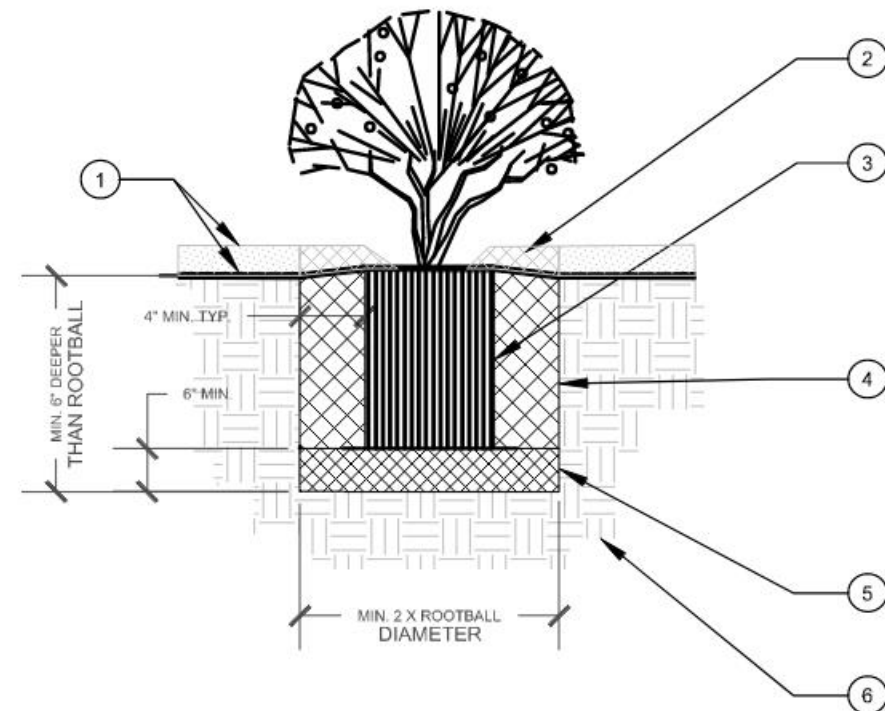
13. LANDSCAPE MATERIAL SHALL NOT BE PLACED OR KEPT NEAR FIRE HYDRANTS IN A MANNER THAT WOULD PREVENT SUCH EQUIPMENT FROM BEING IMMEDIATELY DISCERNIBLE. A 5-FOOT CLEAR SPACE SHALL BE MAINTAINED AROUND THE CIRCUMFERENCE OF FIRE HYDRANTS. LANDSCAPING MATERIAL SHOWN WITHIN THE SITE PLAN CANNOT ENCROACH INTO ROADWAYS THAT ARE DEDICATED (OR DESIGNATED) AS FIRE LANE EASEMENTS (OR CORRIDORS).

All proposed landscaping within the triangle shall be in compliance with Roadway Specifications, Section 4.04.2.10.

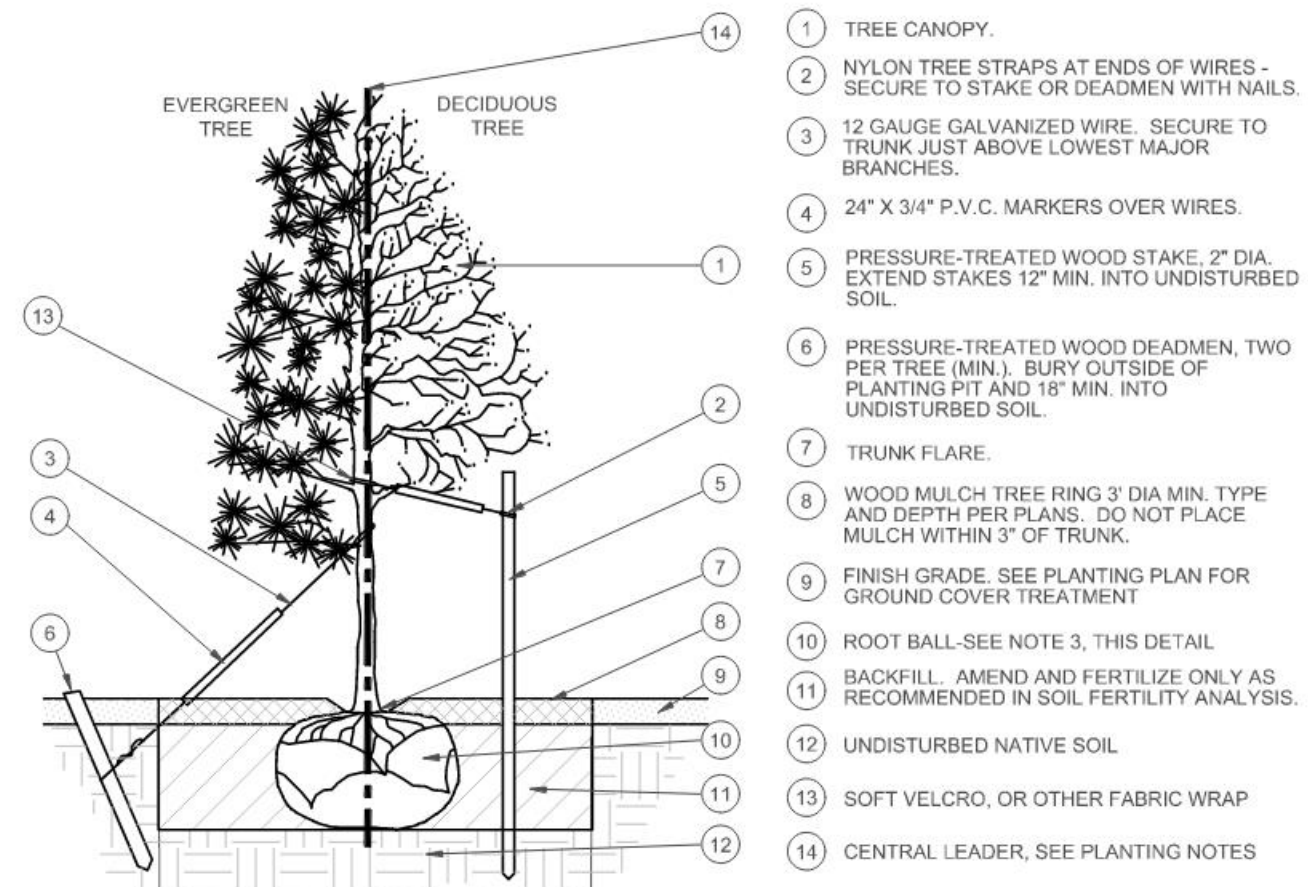
## Galloway Response: Revised



1 PLANT SPACING  
SCALE: NOT TO SCALE



2 SHRUB AND PERENNIAL DETAIL  
SCALE: NOT TO SCALE

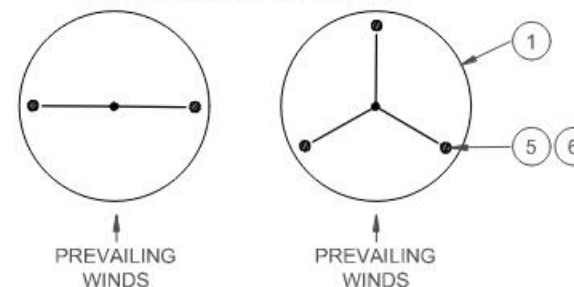


3 TREE PLANTING DETAIL  
SCALE: NOT TO SCALE

## NOTES

1. SCAFFOLD SYSTEMS OF PLANTING PIT PRIOR TO SETTING
2. REMOVE EXCESS SOIL APPLIED ON TOP OF THE ROOFTOP, THAT COVERS THE ROOF FLARE, THE PLANTING HOLE DEPTHS AND THE SLOPE. THE ROOFTOP RESTS ON UNDISTURBED SOIL, AND THE ROOF FLARE IS 3'-5" ABOVE FINISH GRADE.
3. REMOVE EXCESS SOIL FROM THE PLANTING PIT. PLACE TRUNK IN HOLE, CUT OFF AND REMOVE REMAINDER OF TRUNK AFTER TRUNK IS PLACED IN HOLE. TRUNKS ARE NYLON TYES, TWINE, ROPE, AND OTHER PACKING MATERIAL. REMOVE ALL BURLAP FROM AROUND ROOFTOP.
4. TRUNK WRAP IS NOT TO BE USED ON ANY NEW PLANTINGS, EXCEPT IN FALL PLANTING SITUATIONS AND ON PLANTINGS WITH STABILIZATION WITH THE LANDSCAPE ARCHITECT. WHEN WRAPPING TRUNK, WRAP FROM TRUNK FLARE TO LOWEST MAJOR BRANCH.
5. REMOVE ALL NURSERY STAKES AFTER PLANTING. FOR TREES OVER 3" CALIBER, USE THREE STAKES OR MORE AND BRANCHES TO PROPERLY STABILIZE AROUND TRUNK.
6. DO NOT ALLOW AIR POKERS TO FORM WHEN BACKFILLING.

### STAKING EXAMPLES (PLAN VIEW)



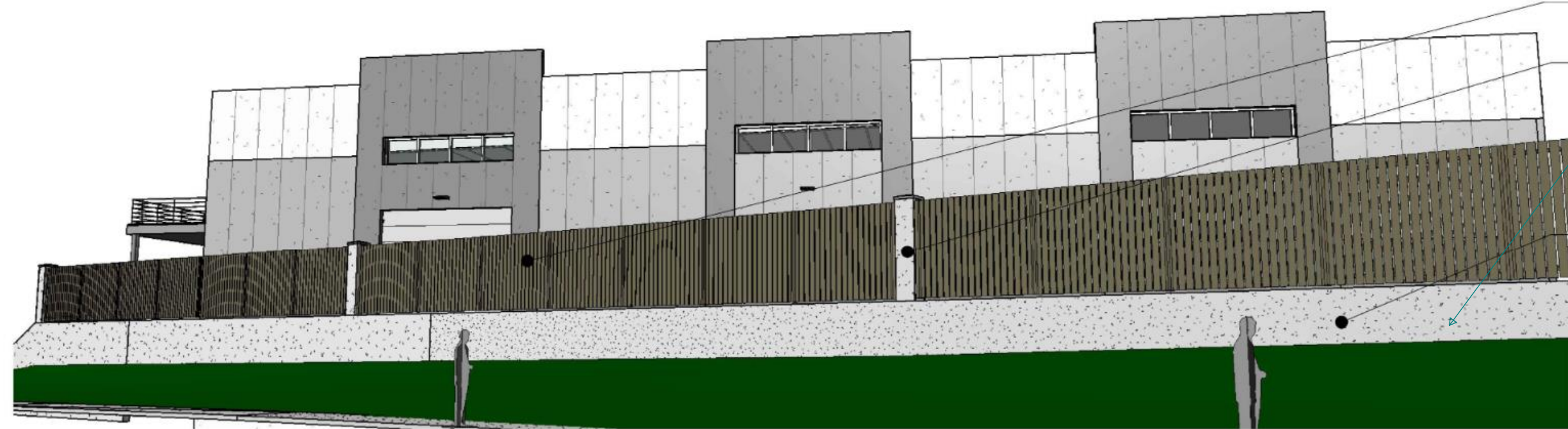


SITE PLAN  
16001 E. LOCKHEED DRIVE

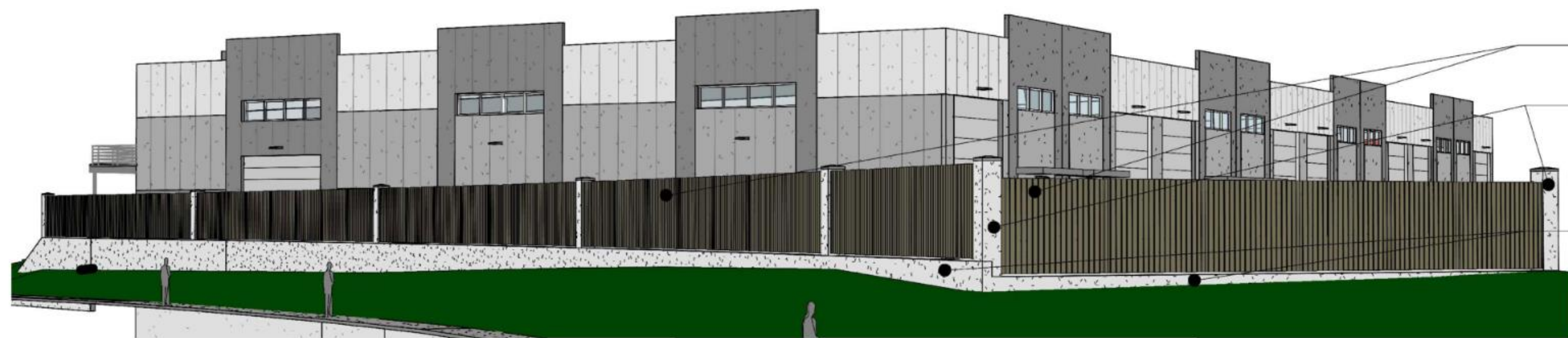
PORTION OF LOT 3, BLOCK 1, AURORA CENTRETECH PARK SUBDIVISION  
(FILING NO. 8), CITY OF AURORA, COUNTY OF ARAPAHOE,  
STATE OF COLORADO (APPROX. 2.34 ACRES)



VIEW FROM THE SOUTHWEST ON CENTRETECH PKWY (EYE LEVEL @ 10' BELOW FLOOR LEVEL, ROOF AND MECHNICAL UNITS ARE NOT VISABLE) (NO LANDSCAPING SHOWN)

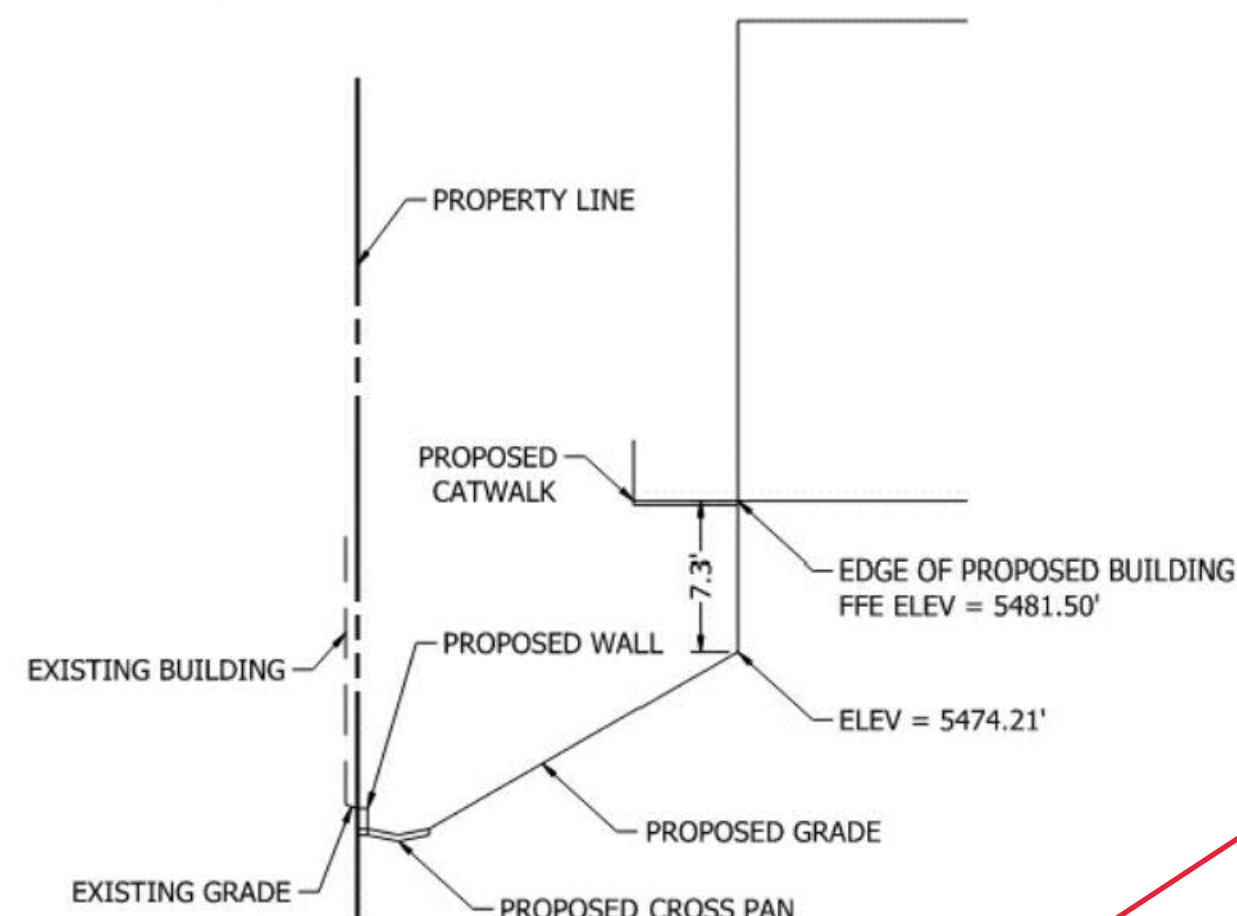


VIEW FROM THE SOUTH ON CENTRETECH PKWY (EYE LEVEL AT STREET APPROX. 5' BELOW FLOOR LINE (NO LANDSCAPING SHOWN)

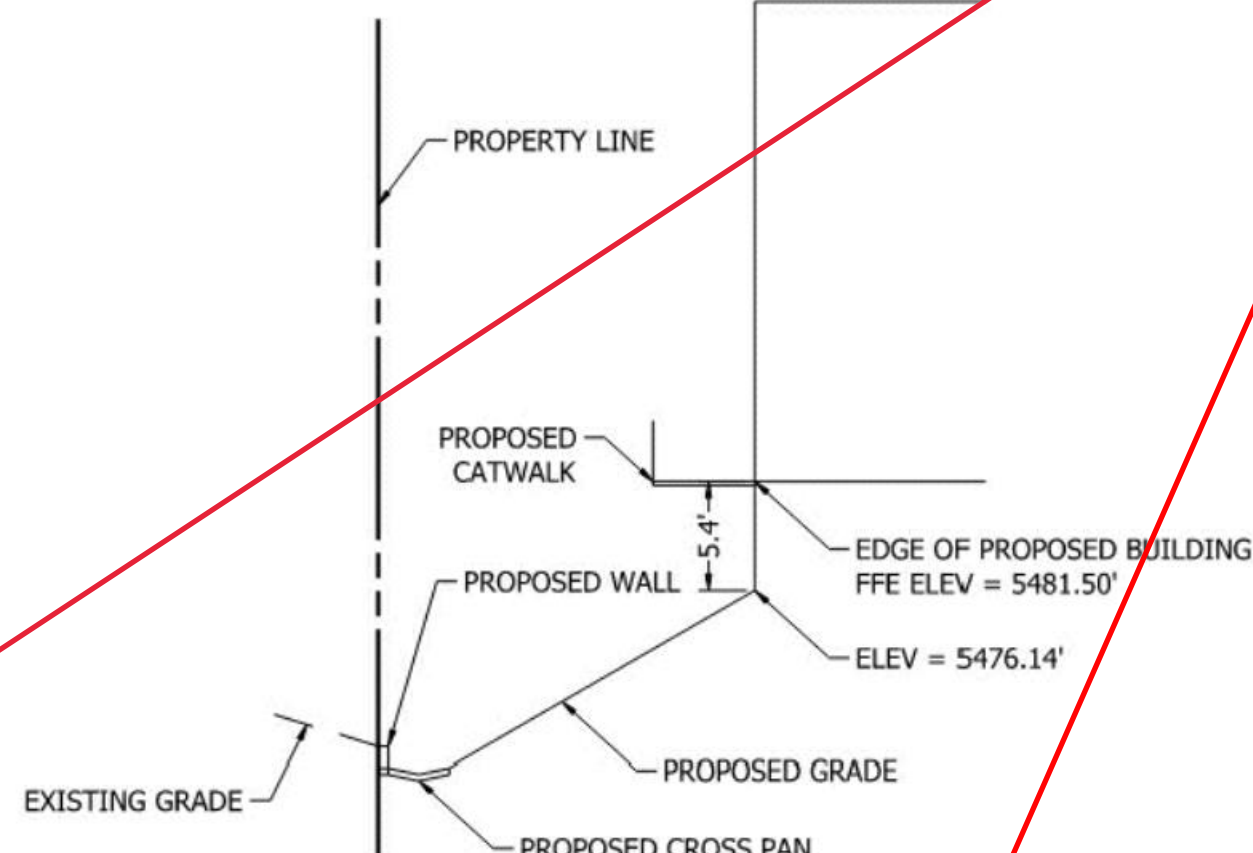


VIEW FROM THE SOUTHEAST ON CENTRETECH PKWY (EYE LEVEL AT STREET APPROX. 3' BELOW FLOOR LINE (NO LANDSCAPING SHOWN)

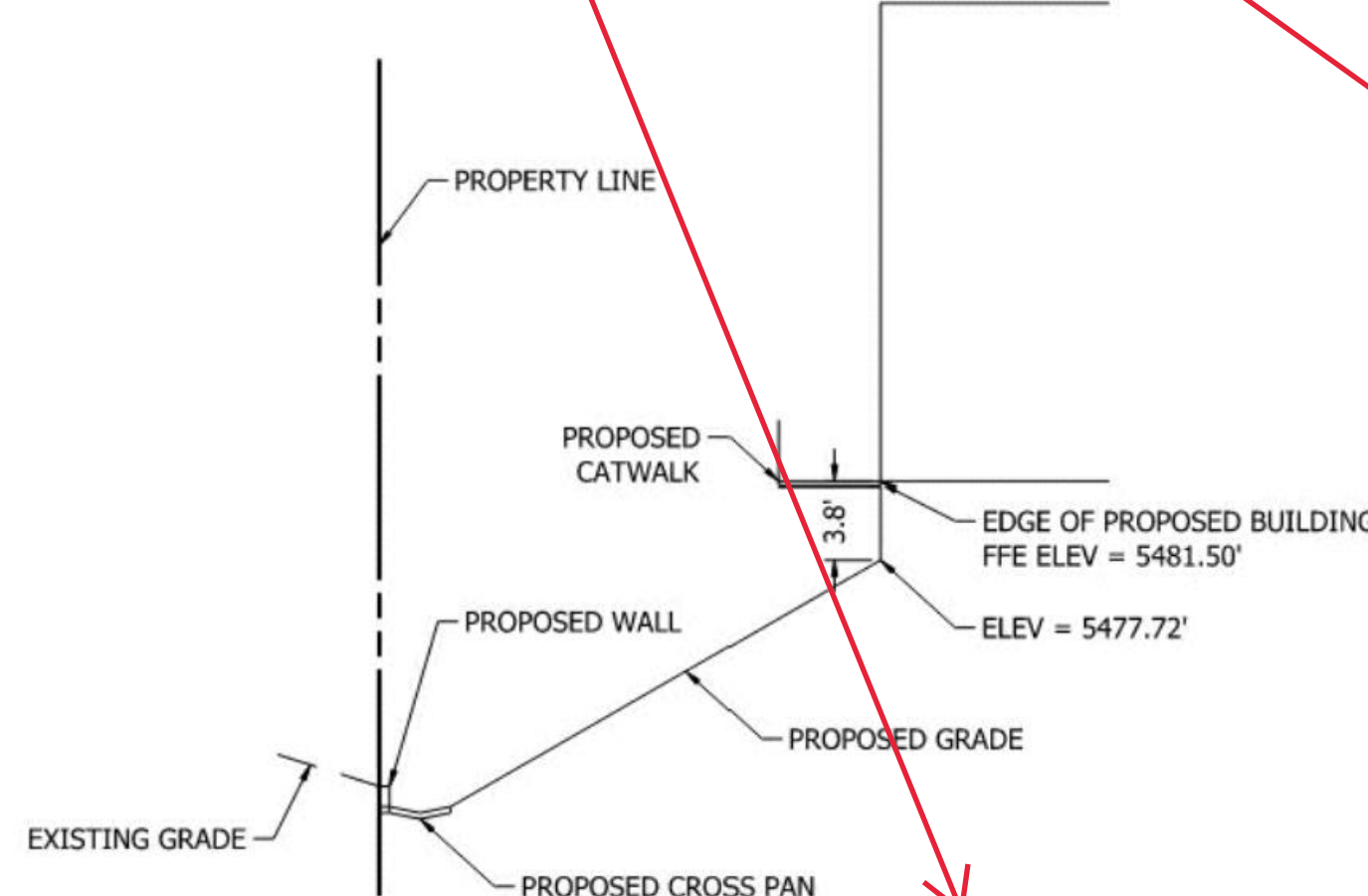
4 WALL & FENCE ELEVATION DETAIL  
SCALE: NOT TO SCALE



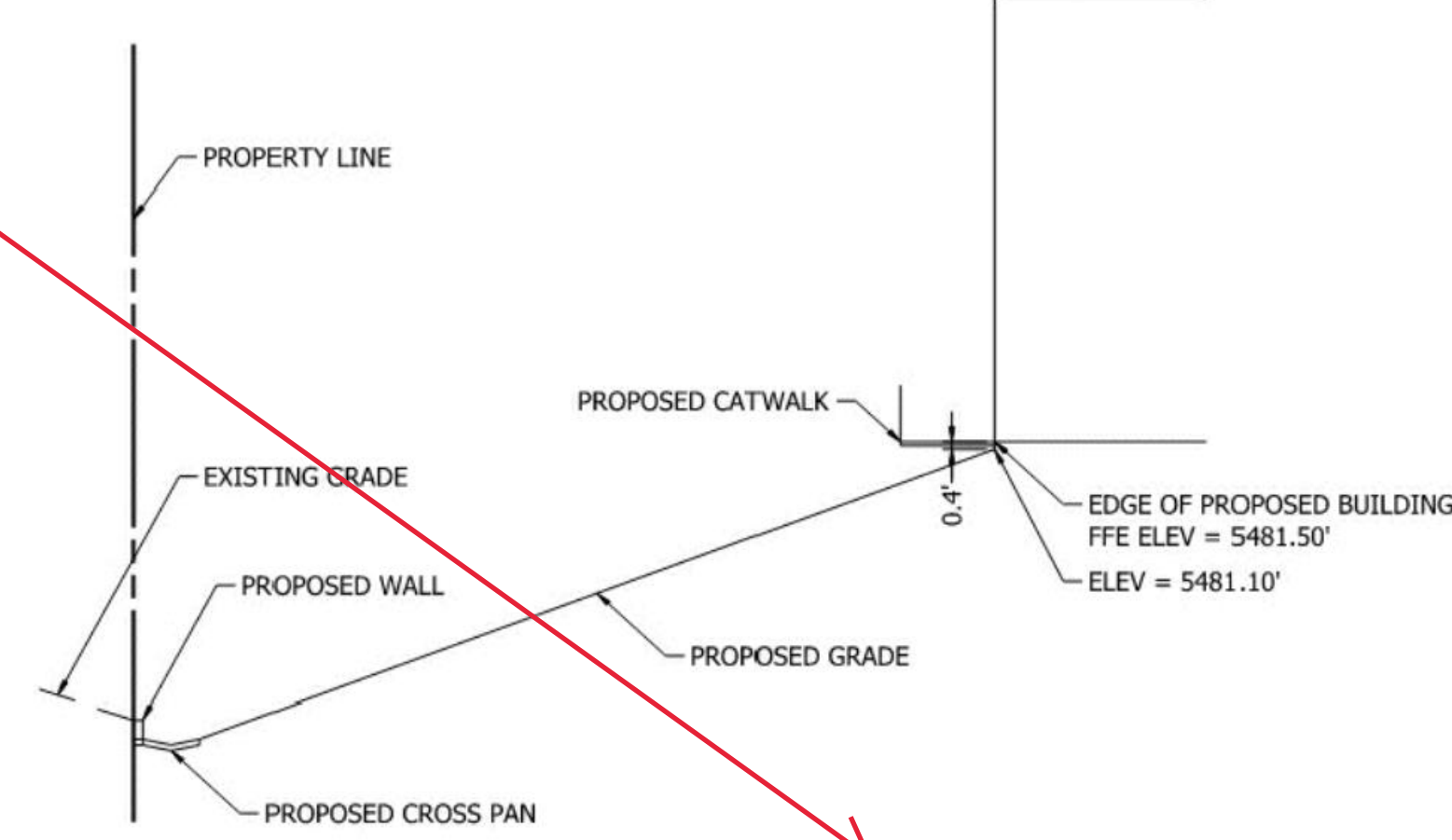
CATWALK: SECTION A  
N.T.S.



CATWALK: SECTION B  
N.T.S.



CATWALK: SECTION C  
N.T.S.



CATWALK: SECTION D  
N.T.S.

6' WOOD PICKET FENCE  
16" SQ. STUCCO COVERED COLUMNS @ CORNERS W/ MAX SPACING OF 60'  
STUCCO FINISH ON CONC. RETAINING WALL

Space is limited on the site considering the size of the proposed building. The condition from the streetscape would be considerably improved by a setback between the retaining wall and fencing so the area next to the street and sidewalk is not just a 10' wall.

Staff is still concerned on the perception of the development from the street as it relates to the retaining wall, fence, and building placement.

6' WOOD PICKET FENCE  
16" SQ. STUCCO COVERED COLUMNS @ CORNERS W/ MAX SPACING OF 60'  
STUCCO FINISH ON CONC. RETAINING WALL

Columns must be 18" x 18".

Galloway Response: Revised

Galloway Response: The area in front of the wall is a utility easement and is approximately 10' wide. The wall height varies along the frontage but the max height is 5.82'

Product 00895521C01  
8955R Plaza Retrofit 64" Square Tree  
Grate Set for use in 60" Square

DETAIL  
SCALE: NOT TO SCALE

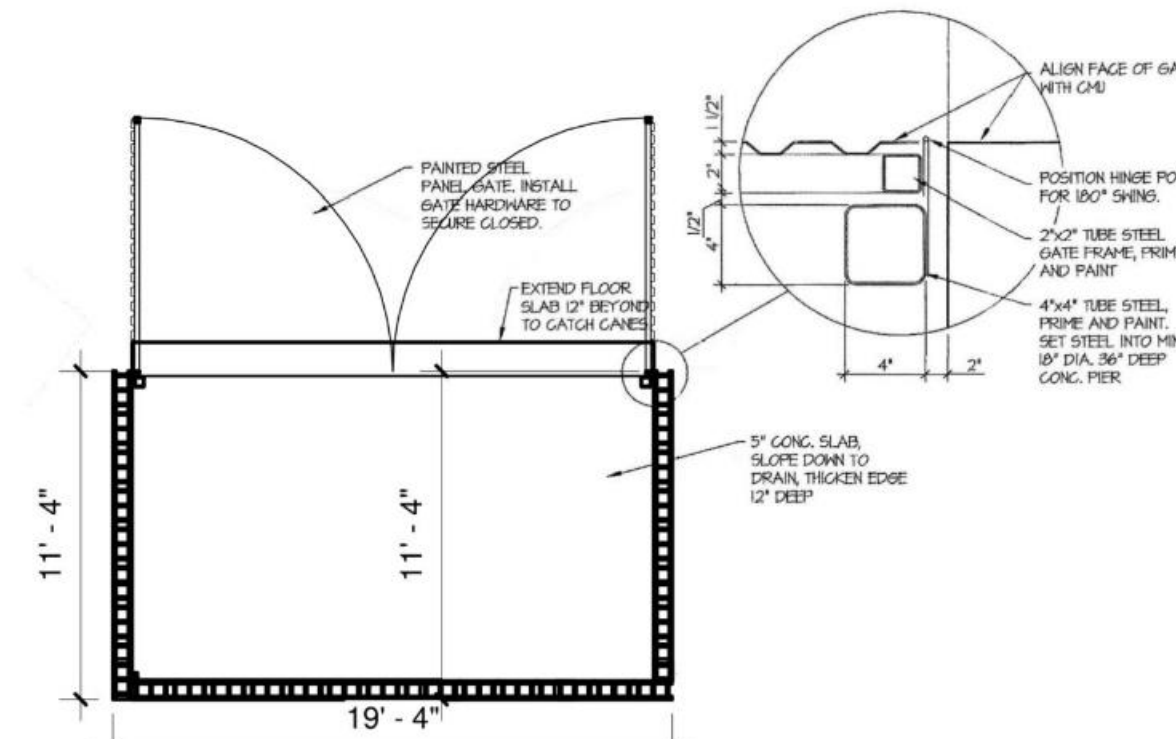
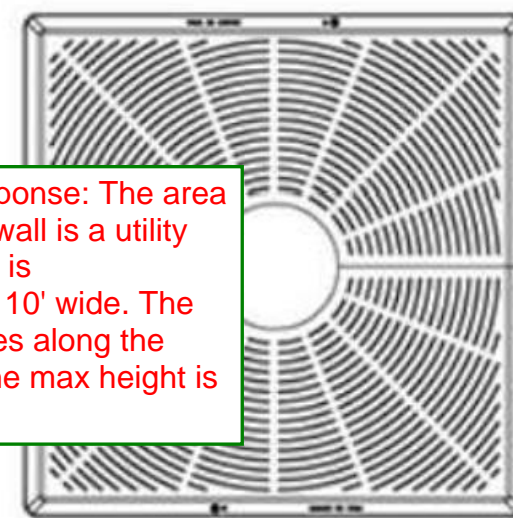
Galloway Response: The proposed landscaping is not shown for clarity. There will be large shrubs along the wall that will screen most of the wall and some of the fence

Ensure this is a 3-coat stucco system. EIFS does not qualify as a masonry material.

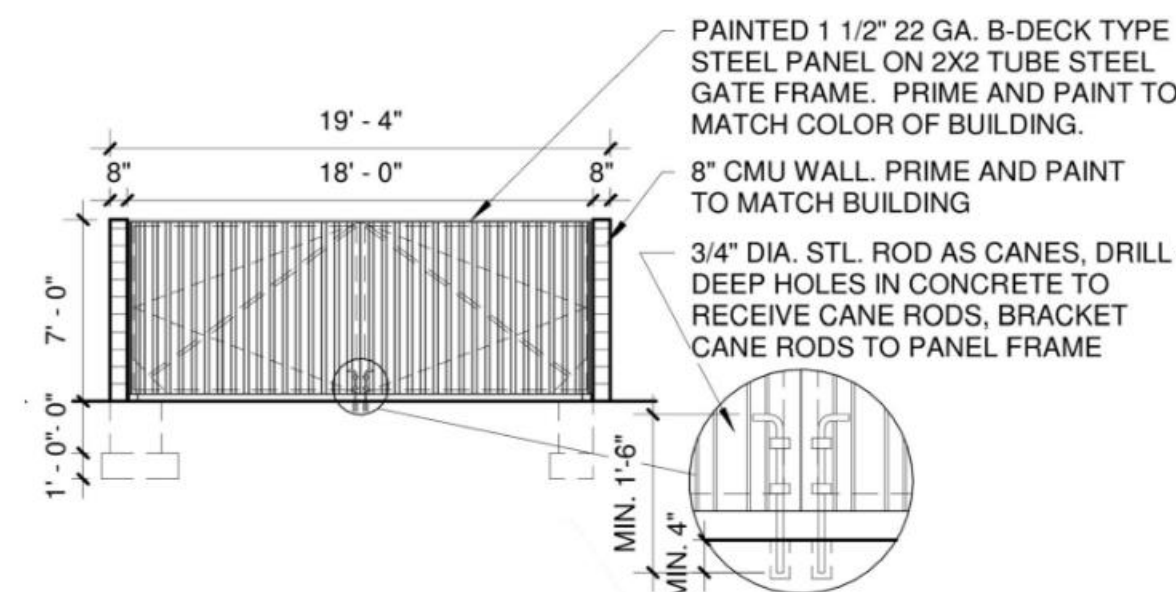
Galloway Response: Revised

Please provide all proposed grades, existing grades, slopes, fences, walls and sidewalk on all cross-sections. TYPICAL.

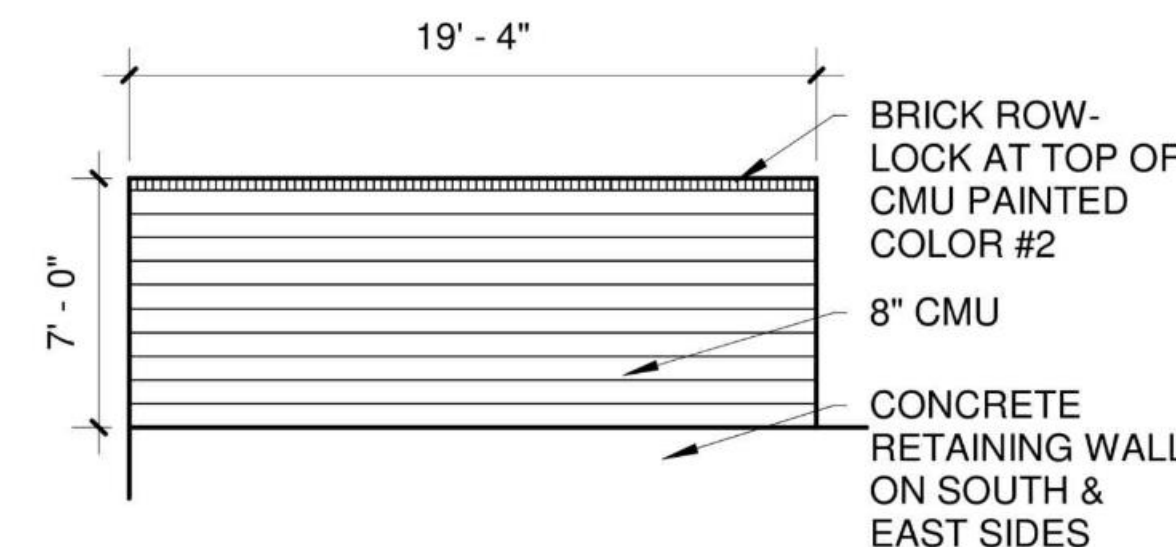
Galloway Response: These have been revised per the comment.



6 TRASH ENCLOSURE: PLAN DETAIL  
SCALE: NOT TO SCALE



7 TRASH ENCLOSURE: FRONT ELEVATION DETAIL  
SCALE: NOT TO SCALE



8 TRASH ENCLOSURE: REAR ELEVATION DETAIL  
SCALE: NOT TO SCALE

NO.	REVISION	BY	DATE
1	2ND SUBMITTAL	JRW	10/03/23

5500 Greenwood Plaza Blvd, Suite 200  
Greenwood Village, CO 80111  
303.770.0884  
gallowayus.com

**PRELIMINARY**  
NOT FOR BIDDING  
NOT FOR CONSTRUCTION

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

**SITE PLAN**  
JOB NO: WCT01  
ORG. SUBM. DATE: 04/11/2023  
DWN: JRW CHKD: JRW  
NAME: \_\_\_\_\_  
LANDSCAPE NOTES  
NO. 9 OF 13



PATH:H:\WEST CENTER TECH\CD-AURORA\NOTES\LANDSCAPE & 2ND AVE\CD\LA-2-PLAN\WCT01\_P\_LAND\_2.DWG, PLOT DATE:10/12/2023 8:32:53 AM, BY:JMMH, WESS

# SITE PLAN 16001 E. LOCKHEED DRIVE

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

## TREE PROTECTION NOTES

- PRIOR TO THE BEGINNING OF CONSTRUCTION, ESTABLISH THE TREE PROTECTION ZONE BY INSTALLING TREE PROTECTION FENCING AROUND ALL EXISTING TREES TO REMAIN. LOCATE FENCING AT THE OUTSIDE OF THE DRIP LINE OF THE TREES OR AT A DISTANCE FROM THE TREE TRUNK OF ONE(1) FOOT OF RADIUS FOR EVERY INCH OF TRUNK DIAMETER, WHICHEVER IS GREATER. FOR GROUPS OF TREES, THE MINIMUM DISTANCE BETWEEN THE TREE TRUNK AND THE FENCING SHALL BE ONE(1) FOOT FOR EACH INCH OF TRUNK DIAMETER. FOLLOWING INSTALLATION OF FENCING, REQUEST INSPECTION BY THE CITY OF AURORA PARKS & FORESTRY DIVISION (303-739-7177) OR AUTHORIZED DESIGNEE.
- TREE PROTECTION FENCING SHALL BE 4' HEIGHT, ORANGE MESH FENCING ATTACHED TO T-POSTS. FENCING SHALL BE INSPECTED AND MAINTAINED DAILY.
- CONTRACTORS SHALL BE RESPONSIBLE FOR ALL OF THEIR WORKERS, SUBCONTRACTORS AND SUPPLIERS UNDER THIS REQUIREMENT. WITHIN THE TREE PROTECTION ZONE, THE FOLLOWING CONSTRUCTION ACTIVITIES SHALL NOT BE ALLOWED EXCEPT AS NECESSARY TO EXECUTE DETAILS TP-2.0, 2.1, 3.1 & 3.2:
  - EQUIPMENT USE AND STORAGE
  - MATERIAL DELIVERY OR STORAGE
  - VEHICLE TRAFFIC, PARKING, USE OR STORAGE
  - SPREADING, EXCAVATING, COMPACTING OR STOCKPILING OF SOIL
  - CONCRETE WASH-OUT AREAS AND RUN-OFF FROM CONCRETE WASH-OUT AREAS
  - FOOT TRAFFIC
  - RUN-OFF CONTAINING HARMFUL LIQUIDS SUCH AS OIL, GAS, PAINT, SOLVENTS, FERTILIZER, ASPHALT, MORTAR, TAR OR SIMILAR MATERIALS
- VIOLATION OF THE TREE PROTECTION ZONE SHALL RESULT IN A FINE OF \$500 PER INCIDENCE AND MAY BE INCREASED BASED ON THE PERCENTAGE OF THE ZONE AFFECTED MULTIPLIED BY THE FULL VALUE OF THE TREE (OR TREES) ESTABLISHED PRIOR TO CONSTRUCTION. IF MORE THAN 30% OF THE TREE PROTECTION ZONE IS DAMAGED, THE FINE SHALL BE THE FULL VALUE OF THE ADJACENT TREE (OR TREES). FOR THE PURPOSE OF THESE REQUIREMENTS, CONSTRUCTION FENCING (LOCATED AT THE LIMITS OF CONSTRUCTION) SHALL BE TREATED AS TREE PROTECTION FENCING AND SHALL ESTABLISH A TREE PROTECTION ZONE FOR NEARBY TREES.
- DAMAGE TO THE MAIN TRUNKS OF TREES IS PROHIBITED. DAMAGE NOT PREVIOUSLY DOCUMENTED SHALL RESULT IN A FINE BASED ON THE PERCENTAGE OF THE CIRCUMFERENCE AFFECTED. DAMAGE GREATER THAN 30% OF THE CIRCUMFERENCE OR AFFECTING THE STRUCTURAL INTEGRITY OF THE TREE WILL RESULT IN A FINE EQUAL TO THE FULL VALUE OF THE TREE.
- LIMB REMOVAL IS PROHIBITED, UNLESS APPROVED PRIOR TO CONSTRUCTION OR AS AUTHORIZED BY THE CITY OF AURORA PARKS & FORESTRY DIVISION. LIMB REMOVAL, IF APPROVED, SHALL BE DONE PRIOR TO THE START OF CONSTRUCTION. DAMAGED BRANCHES SHALL BE PRUNED WITHIN 10 DAYS OF THE OCCURRENCE UTILIZING ANSI A300 STANDARDS. UNAUTHORIZED LIMB DAMAGE OR REMOVAL CAN RESULT IN A FINE OF \$500 PER BRANCH AS MAY BE DETERMINED BY THE CONSTRUCTION MANAGER OR HIS FORESTRY CONSULTANT. LIMB REMOVAL AND ALL OTHER APPROVED PRUNING SHALL BE PERFORMED BY A PROFESSIONAL COMPANY THAT IS LICENSED BY THE CITY OF AURORA FORESTRY DIVISION.
- IF ROOTS GREATER THAN ONE(1) INCH DIAMETER REQUIRE CUTTING/REMOVAL, A CLEAN CUT SHALL BE ACCOMPLISHED USING A SHARP HAND TOOL. A MAXIMUM OF TWO(2) 3-INCH DIAMETER ROOTS PER TREE ARE PERMITTED FOR REMOVAL. THE REMOVAL OF ADDITIONAL ROOTS 3-INCHES OR GREATER IN DIAMETER REQUIRES APPROVAL OF THE CITY FORESTER OR AUTHORIZED DESIGNER.
- EXISTING TREES DAMAGED BY CONSTRUCTION ACTIVITIES SHALL BE IMMEDIATELY REPAIRED AND IF DAMAGED BEYOND REPAIR, REPLACED PER THE MITIGATION SPECIFICATIONS OUTLINED IN SECTION IV, SUBSECTION A, ITEM 3 OF THE TREE PRESERVATION POLICY. THE MITIGATION PLAN FOR THESE TREES SHALL FOLLOW THAT APPROVED THROUGH THE SITE PLAN SUBMITTAL.



City of Aurora  
Parks, Recreation & Open Space Dept.  
Date: October 2020

## TREE PROTECTION NOTES

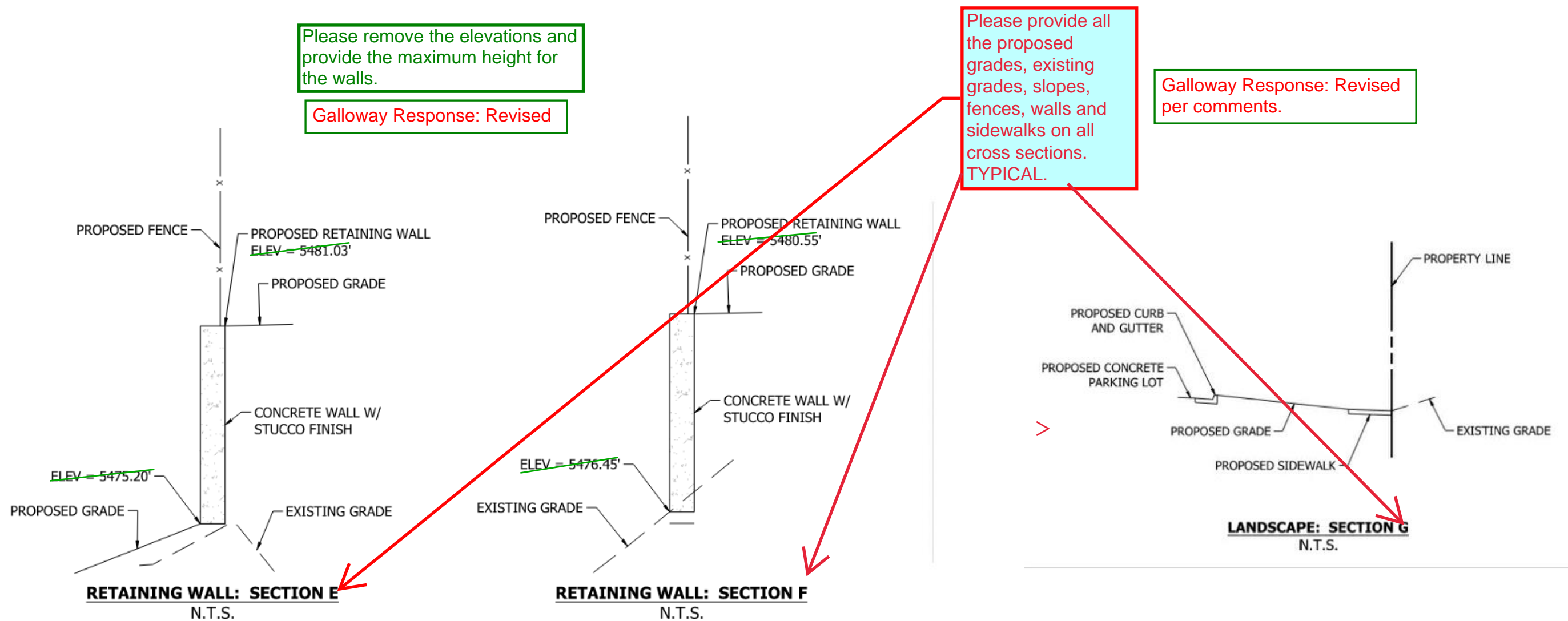
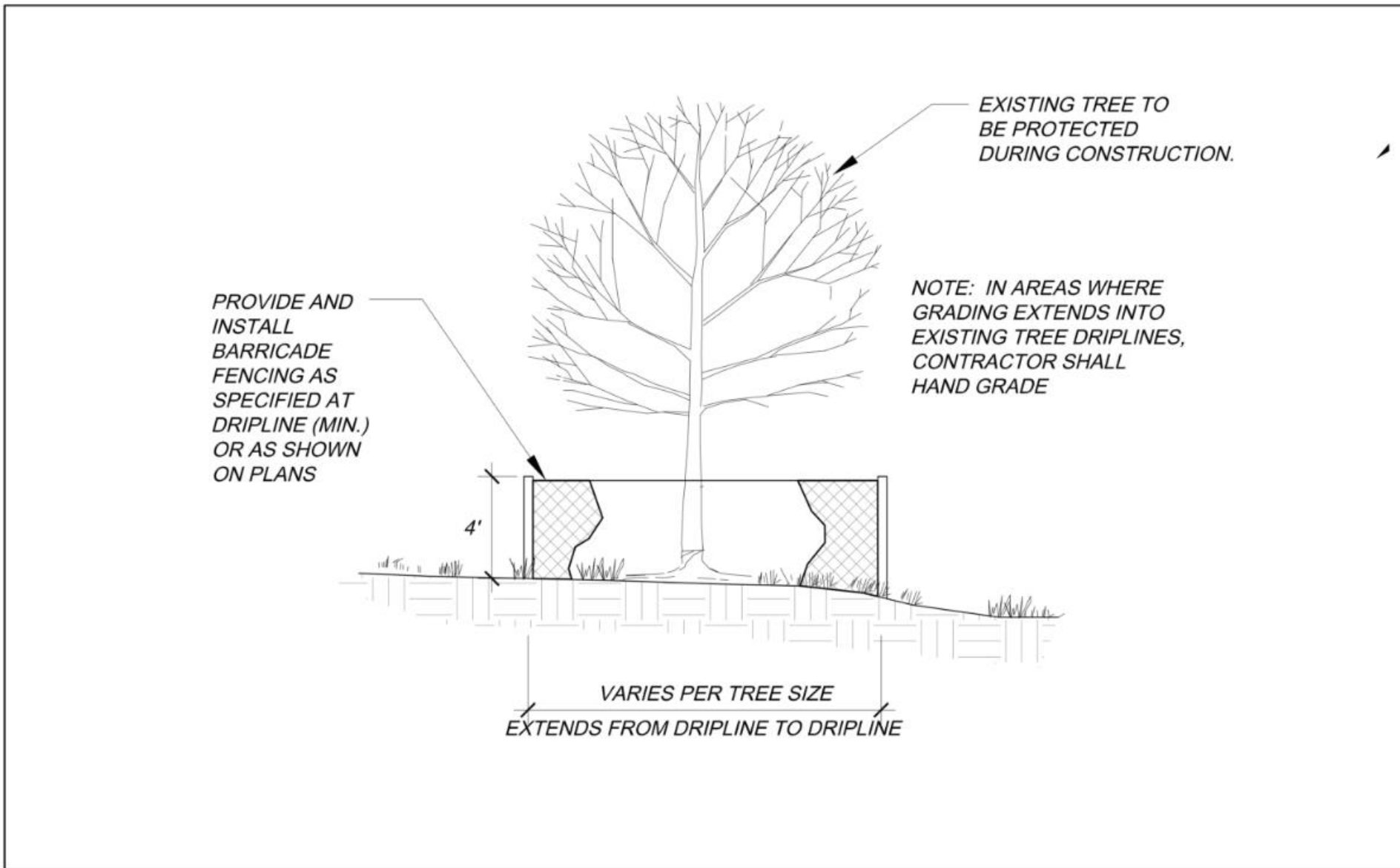
**PROS  
TP-1.0**



City of Aurora  
Parks, Recreation & Open Space Dept.  
Date: October 2020

## TREE PROTECTION FENCING

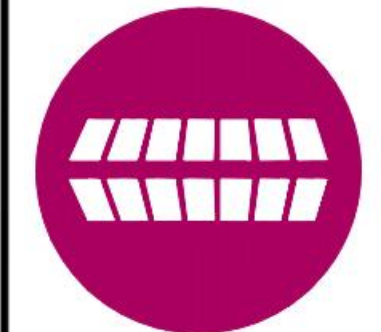
**PROS  
TP-3.0**



NO.	REVISION	BY	DATE
1	2ND SUBMITTAL	JRW	10/03/23

**Galloway**

5500 Greenwood Plaza Blvd, Suite 200  
Greenwood Village, CO 80111  
303.770.0384  
galloway15.com



**PRELIMINARY**  
NOT FOR BIDDING  
NOT FOR CONSTRUCTION

16001 E. LOCKHEED DRIVE

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

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

SITE PLAN	
JOB NO:	WCT01
ORG. SUBM. DATE:	04/11/2023
DWN:	JRW
CHKD:	JRW
NAME	

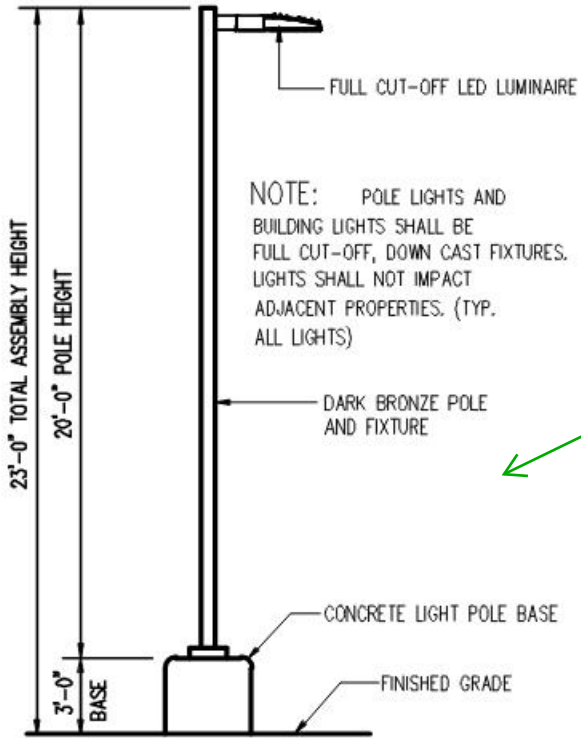
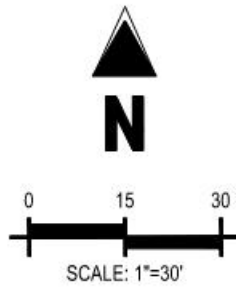
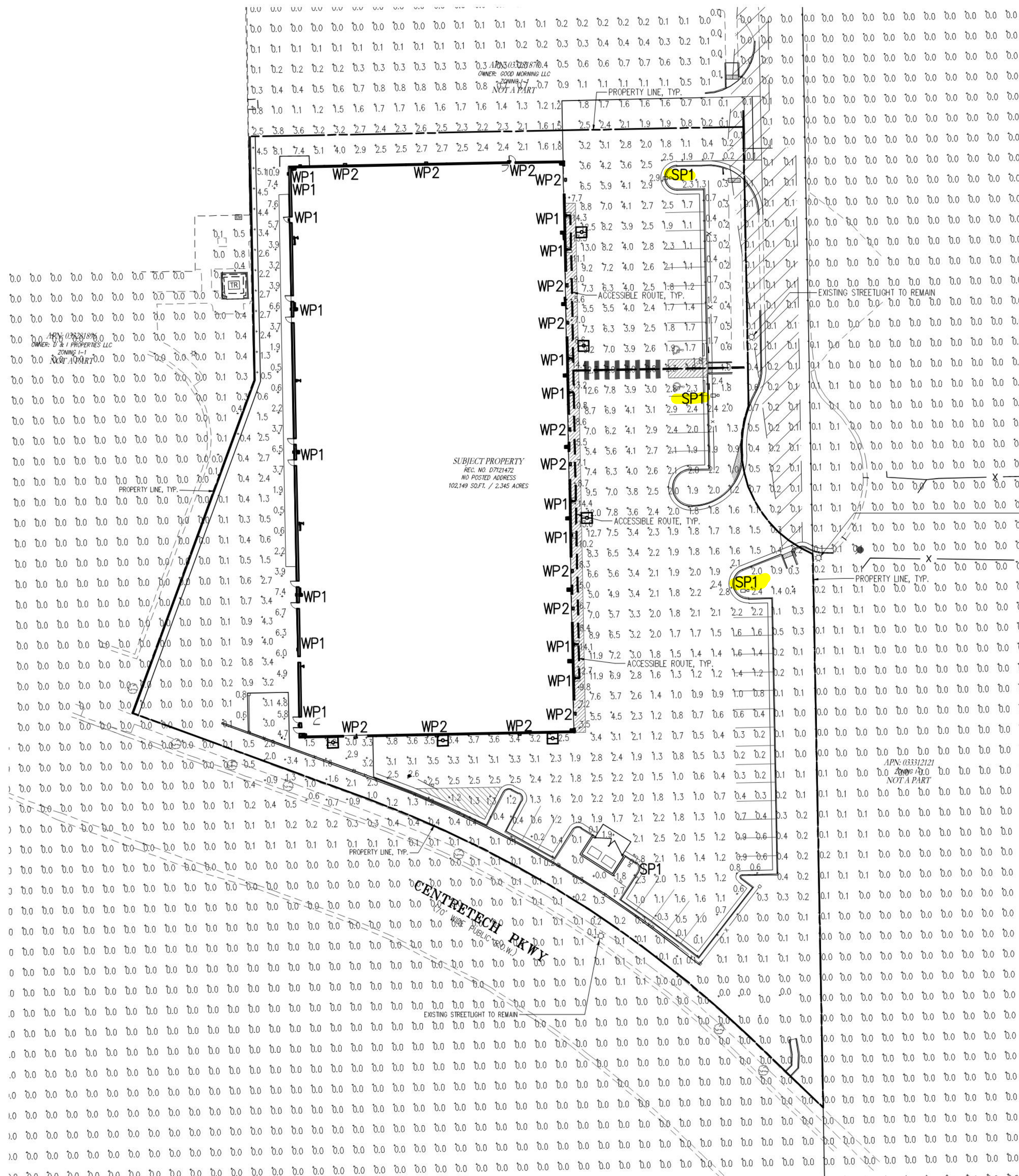
LANDSCAPE NOTES

NO.  
10 OF 13



# SITE PLAN 16001 E. LOCKHEED DRIVE

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



AREA SITE LIGHT DETAIL  
FIXTURE "SP1"  
SCALE: NOT TO SCALE




Repeat comment:  
Indicate this on site lighting  
only. COA Standard for public  
street lighting.

Response: Note added  
to sheet.

Include the street light  
label as "SP3".

Response: Label added  
to note and fixture

PROPOSED STREET LIGHT LOCATION IS CONCEPTUAL. FINAL STREET LIGHT  
LOCATION WILL BE DETERMINED BY PHOTOMETRIC ANALYSIS SUBMITTED  
WITH THE STREET LIGHTING PLAN IN THE CIVIL PLAN SUBMITTAL.

LUMINAIRE SCHEDULE					
SYMBOL	QTY	LABEL	LUMENS	LLF	MODEL NUMBER
	16	WP1	4942	1.0	CWC-SA1A-740-U-T4W-BK
McGRAW-EDISON, GALLEON LED WALL FIXTURE, FLAT LENS, FULL CUTOFF, 615mA DRIVER, TYPE IV WIDE DISTRIBUTION, 1 LIGHT SQUARE, 4000K COLOR TEMPERATURE, BLACK COLOR, WALL MOUNT AT 8'-0" A.F.G. OR APPROVED EQUAL					
	14	WP2	4942	1.0	CWC-SA1A-740-U-T4W-BK
McGRAW-EDISON, GALLEON LED WALL FIXTURE, FLAT LENS, FULL CUTOFF, 615mA DRIVER, TYPE IV WIDE DISTRIBUTION, 1 LIGHT SQUARE, 4000K COLOR TEMPERATURE, BLACK COLOR, WALL MOUNT AT 13'-0" A.F.G. OR APPROVED EQUAL					
	2	SP1	11610	1.0	GLEON-SA2B-740-U-T4W-BK
McGRAW-EDISON, GALLEON LED AREA/SITE FIXTURE, FLAT LENS, FULL CUTOFF, 800mA DRIVER, TYPE IV WIDE DISTRIBUTION, 2 LIGHT SQUARE, 4000K COLOR TEMPERATURE, BLACK COLOR, MOUNT ON 20' POLE WITH 3' BASE					

ALL FIXTURES TO BE INSTALLED SO THEY ARE DIRECTED DOWNWARD

CALCULATION SUMMARY				
LABEL	UNITS	AVG	MAX	MIN
ACCESSIBLE ROUTE	1 FC	8.39	14.4	1.0

**GENERAL NOTE:**  
ILLUMINATION WITHIN THE SITE MUST COMPLY WITH THE 2021 INTERNATIONAL BUILDING  
CODE REQUIREMENT FROM SECTION 1006-MEANS OF EGRESS ILLUMINATION.  
SECTION 1006.2 ILLUMINATION REQUIRED. THE MEANS OF EGRESS, INCLUDING THE EXIT  
DISCHARGE SHALL BE ILLUMINATED AT ALL TIMES THE BUILDING IS OCCUPIED.  
SECTION 1006.2 ILLUMINATION LEVEL. THE MEANS OF EGRESS ILLUMINATION LEVEL SHALL  
NOT BE LESS THAN 1 FOOT-CANDLE (11 LUX) AT THE FLOOR LEVEL, AND CONTINUING TO  
THE "PUBLIC WAY".

1 PHOTOMETRIC SITE PLAN  
SCALE: 1"=30'-0"

NO.	REVISION	BY	DATE
1	2ND SUBMITTAL	JRW	10/03/23



5500 Greenwood Plaza Blvd, Suite 200  
Greenwood Village, CO 80111  
303.770.8888  
gallowayus.com



**PRELIMINARY**  
NOT FOR BIDDING  
NOT FOR CONSTRUCTION

**16001 E. LOCKHEED DRIVE**

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

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

SITE PLAN			
JOB NO.	WCT01		
ORG. SUBM. DATE:	04/11/2023		
DWN:	JMG	CHKD:	JMG
NAME			







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

Per the materials board, these are concrete tilt-up panels. All concrete tilt-up panels shall include embossing and/or reveals that repeat a common pattern and that are human scaled.

Provide the materials on this sheet as well. The materials board does not get recorded with this plan set.

# PLANNING SITE SUBMITTAL

WEST CENTERTECH LLC  
PO Box 472918  
Aurora CO 80047

Professional Seals

[illegible]

Drawn by	TRH	Reviewed by	TRH
Project No	2202		
Date	5/25/2023		

Sheet Title

BUILDING  
ELEVATIONS & TRASH  
ENCLOSURE

Sheet Number

13 OF 13

0/2/2023 8:15:07 PM

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

② WEST ELEVATION  
3/32" = 1'-0"

③ NORTH ELEVATION  
3/32" = 1'-0"

④ SOUTH ELEVATION  
3/32" = 1'-0"

**SYMBOLS HAVE  
BEEN ADDED TO  
THE ELVATIONS**

Please use the Symbols provided to indicate the locations of the FDC, Knox Box and fire Sprinkler Riser Room on the Elevations Plans

**MECHANICAL ROOF TOP  
UNITS HAVE BEEN MOVED  
TO PROVIDE SCREENING**

Mechanical equipment needs to be screened.

~~RM ACCESS~~

DETAILS HAVE BEEN REMOVED  
FROM THIS SHEET & SHOWN  
ON LANDSCAPE DETAIL SHT.

Do not provide duplicate details within the plan set.

Uncheck "change in color". A change in grayscale or shade does not constitute a change of color.

**DIMENSIONS FROM GRADE @ BLDG  
HAVE BEEN ADDED TO THE ELEVATIONS**

CHANGE IN  
COLOR HAS  
BEEN  
UNCHECKED

BUILDING FACE		Special Purpose Districts		
		PRIMARY FACADE	SECONDARY FACADE	MAJOR FACADE
<b>Massing</b>				
General	1 per 4 or 5.83 B3	1		
Wall offset (Min. 3 ft.)				
Wall/parapet H. Change (Min 3")		X	X	X
Roof form change				
Upper floor stack/bay				
Wall notch (min. 12 in.)				
<b>Materials</b>				
General	2	1	1	1
Change in material				
Change of floor		X	X	X
Change in texture				
Use of Masonry ( min 40% of facade)				
Use of paneled materials (min 40% of facade)		X	X	X
Variety of window sizes		X	X	
Transparency & glazing (min 70% translucent glass)		X	X	
<b>Human Scale</b>				
General	3	1	1	1
Architectural detailing		X	X	X
Display cases on ground floor				
Building lighting fixtures		X	X	X
Awnings or shutters		X	X	X
Entry definition				
Wall art				
Balconies				
Landscape wall/decorative				



Response: This  
has been revised  
accordingly

## West Centertech LLC

P.O. Box 472918  
Aurora, CO 80047

Discussion of all  
adjustment requests  
needs to be added to the  
letter of introduction. This  
should not be a separate  
document.

October 4, 2023

Planning Case Manager: Dan Osoba  
Office of Development Assistance : Justin Andrews

West Centertech LLC is pleased to submit the Site Plan Application for a new development at  
16001 E Lockheed Drive, Aurora CO 80011.

### PROJECT TEAM:

Owner:	West Centertech LLC P.O. Box 472918 Aurora CO 80047
Civil Engineer:	R&R Engineers 1635 W. 13 <sup>th</sup> Ave, Suite 310 Denver CO 80204
Architect:	TRH Architects 10607 W Saratoga Cir Sun City AZ 85351
Landscape Architect:	Galloway & Company 5500 Greenwood Plaza Blvd Suite 200 Greenwood Village CO 80111
Mechanical Engineer:	BA Consultants Inc. 90 Madison Street, Suite 104 Denver CO 80206

### ABOUT WEST CENTERTECH LLC

The parcel was purchased 6 years ago from Aurora Centre Tech with the sole purpose of constructing a best use multi-tenant Flex Space warehouse with offices.

### CONTEXT

The project is located on the existing vacant property at 16001 E. Lockheed Drive. The property is currently zoned I-1. The planned development is compatible with the adjacent properties and is accessible via Laredo Street and East 2nd Ave.

The property at 16001 E Lockheed Drive, Aurora CO 80011 will be industrial/flex warehouse space. The property is a total of 2.34 acres/102,046.8 square feet. The project area of the building is 37,800 square feet on main level and 10,511 in basement level for a total of 48,311 square feet. The FAR for the project is 2.11.

The following are the variances for drainage:

The applicant respectfully requests an adjustment to section 3.71 of the city of Aurora's storm drainage design and technical criteria manual. The applicant is requesting the ability to send water undetained into surrounding drainage basins. Due to topographic constraints, infiltration will be promoted to the maximum extent feasible in this area as storm drainage systems nearby do not exist.

The applicant respectfully requests an adjustment to section 5.21 of the city of Aurora's storm drainage design and technical criteria manual. The applicant is requesting the ability to use the national oceanic and atmospheric atlas 14 rainfall values in the calculations. These values were derived more recently than the USDCM values and this method has been requested by the City of Aurora's water department.

The applicant respectfully requests an adjustment to section 3.71b of the City of Aurora's storm drainage design and technical criteria manual. The applicant is requesting the ability to store only the 100-year storm flood volume in on-site detention systems. This is per the request of the city of Aurora's water department.

The applicant respectfully requests an adjustment to section 3.61 of the City of Aurora's storm drainage design and technical criteria manual. The applicant is requesting the ability to utilize underground detention systems on site. Due to topographic constraints, a lack of nearby storm sewer, and landscape requirements, above ground detention is not feasible for this site. An underground detention request was approved on September 7, 2023 by Aurora Water.

The applicant respectfully requests an adjustment to section 6.33 of the city of aurora's storm drainage design and technical criteria manual. Due to the proximity of Buckley Air Force Base, the site lies within the 10,000 foot critical zone. Therefore, additional measures will need to be taken for stormwater detention design to comply with FAA advisory circular 150/5200-33c (FAA, 2020). TheWQCV will be designed to drain within 24 hours, the EURV within 36 hours, and the 100 year within 48 hours. Actual release rates may increase in order to meet these targets.

The following is a landscape variance requested:

The applicant respectfully requests an adjustment to section 146-4.7.5.E of the UDO. The applicant is requesting the ability to allow the fire escape and egress area to encroach into the 15' (Tall Landscape Screen in Table 4.7-2 of the UDO) non-street buffer by a maximum of ~4.1'. The applicant request is limited to approximately the northern most 140' along the west property line.

## **SITE PLAN DESIGN**

The proposed project is a industrial, flex/warehouse building with a total at grade floor plan of approximately 37,800 square feet and a basement space of approximately 10,510 square feet. The site layout has been designed to provide vehicular access along with pedestrian access to the appropriate areas. It is expected that there will be 4 to 8 tenants in the building. The type of tenant will typically not have a great deal of the general public visiting the tenants. The site plan shows a high quality of design, provides compatibility with adjacent development as well as internal consistency of design, and satisfies the city's adopted design standards.

## **GRADING, UTILITIES, TRANSPORTATION, AND STORMWATER DETENTION**

Grading and drainage for the proposed development has been designed in accordance with the City of Aurora Roadway Design & Construction Specifications and the City of Aurora Drainage Criteria Manual. The site will be accessed by two (2) driveway aprons off of Laredo St. The northern access point will be a shared entrance with the northern neighbor and the southern access point will be off of the cul-de-sac that is proposed to be modified with these improvements. ADA access to the site is provided with the included site plan and public sidewalk has been designed along Laredo St., with a connection to the public sidewalk of East Centretech Parkway along the eastern property line. There is an existing road that connects from the eastern edge of the cul-de-sac of Laredo St. to 2<sup>nd</sup> Ave. that is open to thru traffic. In general, the site has been graded to direct stormwater runoff to proposed inlets that convey stormwater to a treatment train of 3 underground hydrodynamic separators for water quality and an underground detention system located beneath the southeast portion of the drive aisles and parking. The proposed hydrodynamic separators will provide pre-treatment and water quality treatment upstream of the underground detention system. The underground detention system will provide additional water quality treatment as well as EURV and 100 year detention for the site and outfalls south to the flowline of E. Centretech Parkway. Due to existing site topography constraints there is some stormwater that is undetained and a majority of that flows west to a proposed valley pan along the western property line and is conveyed south to E. Centretech Parkway. Retaining walls are proposed along the southern and eastern property lines as well as exposed building foundations along the western property as a result of existing topography elevations constraining the site.

This development proposes to loop the existing dead-end water main in Laredo St. to the existing dead-end water main in 2<sup>nd</sup> Ave., approximately 250' east of Laredo St. A check valve is proposed as these watermain are of different pressure zones. The proposed domestic and fire service to the site will be tapped off the existing water main in Laredo St. while the sanitary sewer service will be tapped off of the existing sanitary sewer main in E. Centretech Parkway.

Streetscape improvements will be provided and will consist of sidewalk and landscaping to enhance the street frontage along Laredo St.

The development will be served by the existing RTD bus stop located south of the site on the opposite side of E. Centretech Parkway at the Community College of Aurora.



**Parking:**

Per section 146-4.6.4 of the UDO, parking reductions of 30% are allowed if the site is within one-quarter mile of any RTD or other publicly authorized transit agency transit stop with a peak frequency of 15 minutes or better. There are 2 RTD bus stops immediately adjacent to our property that have been used for the Community College of Aurora across Centertech Parkway from our property. This bus line has been suspended during covid and has yet to be reinstated as there is a shortage of drivers. RTD has also informed us that they have received multiple requests from the City of Aurora and the Community College of Aurora to reinstate this line and it is a priority once they add additional drivers. To our knowledge it is unknown when it will be reinstated, but previously it did have stops within every 15 minutes and there is a strong push to reinstate this line. Additionally, there is another RTD bus stop at the northeast quadrant of the intersection of 1<sup>st</sup> Ave. and Chambers Rd. This line meets the frequency requirement of 15 minutes or better, however, it is approximately 0.35 miles from our project site. Multiple calls were had with our reviewer Dan Osoba who stated that the City may be agreeable to a parking reduction even if our site is a bit further than ¼ of a mile from the nearest active bus stop that meets the frequency requirements. On July 18, 2023 we received confirmation from Dan Osoba with the City of Aurora that states, "Considering this location is near 1 operating and 1 existing, but non-operating RTD facility, I would be amenable to allowing the parking reduction based on the proximity to transit credit per the UDO."

The facility is primarily a storage facility vs. manufacturing and office. There are currently two pre-leases for a total of 18,900 s.f. to be used for storage. These two units will typically have one person sporadically on site only when coming and going to access their storage facility. With the type of uses for this type of facility, the owner would expect that there would be between 20 and 25 total employee occupants at any time in the entire building.

**Landscape Design**

The landscape plan makes extensive use of evergreens which will provide 4-season screening and interest. No new turf is being proposed for the site and all the proposed planting requires low to moderate water use, providing for a water-efficient landscape. The landscape design adheres to the plant quantity requirements of the City of Aurora Code. The applicant is seeking a partial adjustment to the landscape buffer on the west side of the property. Please review the adjustment request.

Due to the 10' utility easement along Centertech Pkwy, the applicant has replaced many of the required trees with shrubs at a 1-to-12 ratio as permitted by the City of Aurora's Code. Additionally the curbside landscaping along Centertech Parkway is existing. The applicant is replacing any missing trees as required by code, but would like to maintain the existing irrigated sod as that is used along Centertech parkway (to the east & west of the site) and this area will not be disturbed during construction.

## Architectural Design

The building has been designed to provide visual interest on the street frontages of Laredo and Centretech Parkway. The panels have been designed to articulate the panel with changes in color and in heights of the panels. The color changes are located at recesses in the panels and at panel edges. The size and location of the property only allows access on the Laredo street side so the large truck doors are located on Laredo Street. These doors are not dock high doors so they will typically not have trucks parked at that location. The south side of the building on Centretech Blvd. will be screened with landscaping and fencing.

## SITE PLAN APPROVAL CRITERIA

a. The application complies with the applicable standards in this UDO, other adopted City regulations, any approved Master Plan that includes the property, and any conditions specifically applied to development of the property by the Planning and Zoning Commission or City Council in a prior decision affecting the property.

*The proposed site plan is consistent with the provisions of the comprehensive plan, the City Code, and plans and policies adopted by city council.*

b. The City's existing infrastructure and public improvements, including but not limited to its water, wastewater, street, trail, and sidewalk systems, have adequate capacity to serve the proposed development, and any burdens on those systems have been mitigated to the degree practicable.

*The proposed development does not result in undue or unnecessary burdens on the city's existing infrastructure and public improvements.*

c. Site Plans shall be designed to preserve and protect natural areas, ridgelines, swales, natural landforms, water quality and wildlife habitat of riparian corridors, wetlands, and floodplains affected by the proposed development and to integrate those areas into site design where practicable.

*No floodplains, riparian corridors, or wetlands are in proximity to the site as it is in the I-1 zoned area with mostly existing developed sites. Elements have been included to provide natural features as much as practicable for the site.*

d. The application is compatible with surrounding uses in terms of size, scale and building façade materials.

*The building is compatible with the nearby commercial and industrial developments, with scale and massing accounting for existing development and the goals of the project. Vertical and horizontal articulation is provided through variation in color and materials to delineate the bottom, middle, and top of the building; articulation is also present in the use of grounded landscaping, and lighting elements.*

e. The application mitigates any adverse impacts on the surrounding area to the degree practicable.

*The application has minimal impacts on the surrounding area, as it is developing a vacant land use to a use that is similar to the uses to the east of the property.*

**ADJACENT PROPERTY OWNERS:**

North - Good Morning LLC  
Sole Ownership  
6584 S. Catawba Circle  
Aurora, CO 80016

South - Community College of Aurora  
State of Colorado Department of Higher Education  
Sole Ownership  
16000 East Centretech Parkway  
Aurora, CO 80011

West - D & I Properties LLC  
15955 E. Centretech Pkwy.  
Aurora, CO 80011.  
Fee Simple Ownership  
Margret M. Piro  
600 Moore Road  
Woodside, CA 94062

East - Judson W. Vandertoll  
Fee Simple Ownership  
PO Box 472918  
Aurora, CO 80047

We look forward to working with the City of Aurora on this project. Thank you for considering our applications

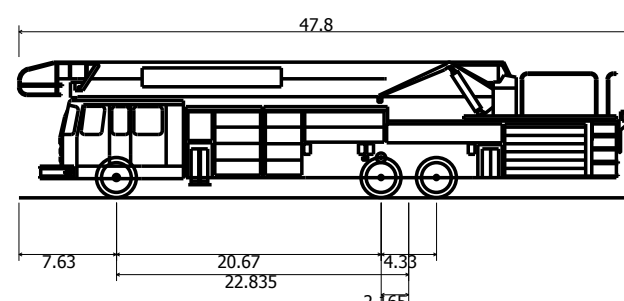
Sincerely,

***Dancie Friess***

West Centertech, LLC

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

Response: Coordination efforts have begun with the northern neighbor for the shared access agreement.

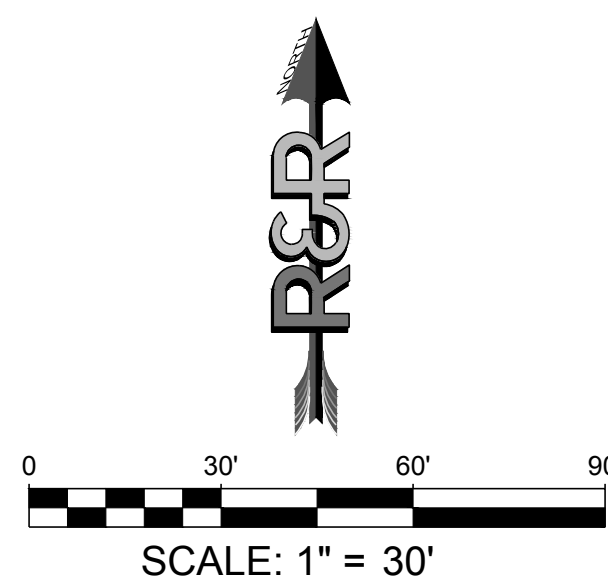
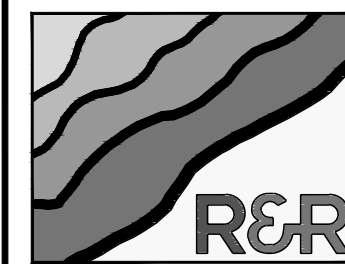


Copy of Parker Fire	
Overall Length	47.800ft
Overall Width	10.100ft
Overall Body Height	10.594ft
Min Body Ground Clearance	1.025ft
Track Width	8.930ft
Lock-to-lock time	4.00s
Max Wheel Angle	40.00°

LINE/TYPE/SYMBOL	DESCRIPTION
	EX. PROPERTY LINE
	EX. EASEMENT
	EX. CURB AND GUTTER
	EX. CONCRETE SIDEWALK
	EX. FIRE HYDRANT
	EX. WATER VALVE
	EX. WATER METER
	EX. STORM SEWER MANHOLE
	EX. STORM SEWER INLET
	EX. UTILITY POLE
	EX. STREET LIGHT
	PROP. PROPERTY LINE
	PROP. EASEMENT
	PROP. CURB AND GUTTER
	PROP. CONCRETE SIDEWALK
	PROP. SITE LIGHTING
	PROP. SIGN
	PARKING COUNT
	ACCESSIBLE ROUTE
	PROP. PRESSURE REDUCING VALVE
	PROP. WATER VALVE
	PROP. WATER METER
	PROP. KNOX BOX
	PROP. FDC
	PROP. STORM INLET
	PROP. ACCESSIBLE PARKING
	PROP. FENCE
	PROP. FIRE ACCESS ROUTE

NOTES:

1. DETAILED LAYOUT AND DESIGN FOR PROPOSED CURB RAMPS WITHIN RIGHT OF WAY OR ALONG AN ACCESSIBLE ROUTE WILL BE COMPLETED WITH THE CIVIL PLANS.

[illegible]

ENGINEERS  
SURVEYORS

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

WWW.RRENGINEERS.COM

**WEST CENTERTECH**

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

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

## S I T E   P L A N

JOB NO.	WC22011		
ORG. SUBM. DATE	05/04/2023		
DWN:	MAD	CHKD:	RSE
NAME			

FIRE AUTOTURN  
EXHIBIT

NO

EX-01