



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 and a 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 than 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 / 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 / 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 / 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 / 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) 13A. Forestry comments have been resolved.

R&R Response: Acknowledged.

6. Real Property (Maurice Brooks / 303-739-7294 / 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 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.

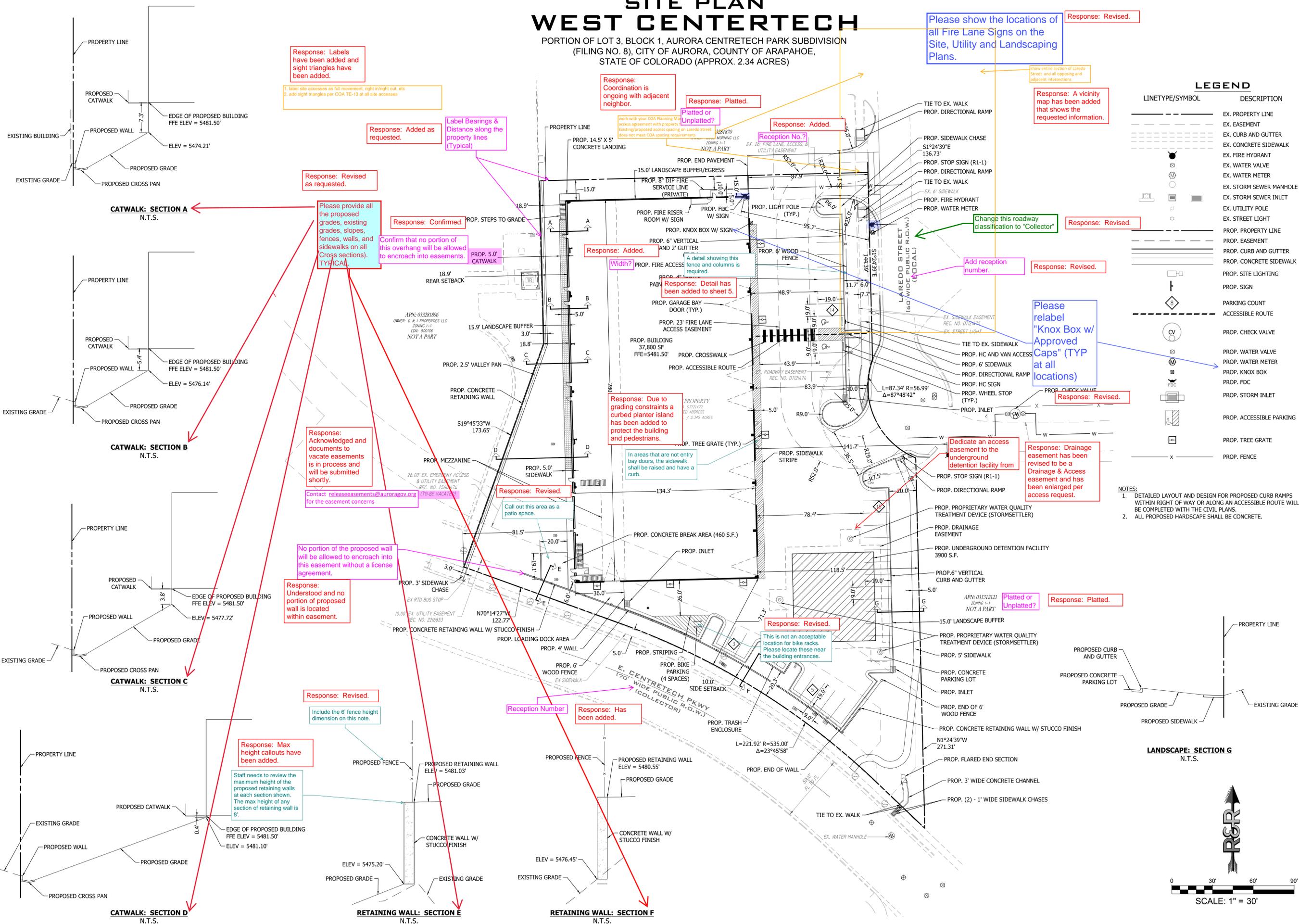
Sincerely,

A handwritten signature in black ink, appearing to read "Rob Devenney". The signature is written in a cursive, flowing style.

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

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)



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

Response: Revised.

Response: Labels have been added and sight triangles have been added.

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

Response: Coordination is ongoing with adjacent neighbor.

Response: Platted.

Response: Added.

Response: A vicinity map has been added that shows the requested information.

Response: Added as requested.

Label Bearings & Distance along the property lines (Typical)

Response: Revised as requested.

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

Response: Confirmed.

Confirm that no portion of this overhang will be allowed to encroach into easements.

Response: Added.

Width?

A detail showing this fence and columns is required.

Response: Detail has been added to sheet 5.

Change this roadway classification to "Collector"

Response: Revised.

Add reception number.

Response: Revised.

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

Response: Revised.

Response: Acknowledged and documents to vacate easements is in process and will be submitted shortly.

Contact releaseasements@auroragov.org for the easement concerns

Response: Due to grading constraints a curbed planter island has been added to protect the building and pedestrians.

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

Response: Revised.

Call out this area as a patio space.

No portion of the proposed wall will be allowed to encroach into this easement without a license agreement.

Response: Understood and no portion of proposed wall is located within easement.

Platted or Unplatted?

Response: Platted.

Response: Revised.

Include the 6' fence height dimension on this note.

Reception Number

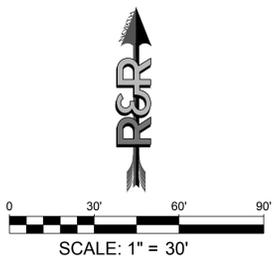
Response: Has been added.

Response: Max height callouts have been added.

Staff needs to review the maximum height of the proposed retaining walls at each section shown. The max height of any section of retaining wall is 8'.

LEGEND	
LINETYPE/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. CHECK VALVE
---	PROP. WATER VALVE
---	PROP. WATER METER
---	PROP. KNOX BOX
---	PROP. FDC
---	PROP. STORM INLET
---	PROP. ACCESSIBLE PARKING
---	PROP. TREE GRATE
---	PROP. FENCE

- 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.
 2. ALL PROPOSED HARDSCAPE SHALL BE CONCRETE.



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

WEST CENTERTECH
SITE ADDRESS: 16001 E. LOCKHEED DRIVE
AURORA, CO 80011
PREPARED FOR: WEST CENTERTECH, LLC
PO BOX 472818
AURORA, CO 80047

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

SITE PLAN
NO. 2 OF 13

P:\A\16001 E. LOCKHEED DRIVE\ENGINEERING\4. DRAWINGS\SITE PLAN\WC22011 - SITE PLAN.DWG, PLOT DATE: 10/14/2023 1:42:58 PM, BY: RECOR-SMTH

SITE PLAN WEST CENTERTECH

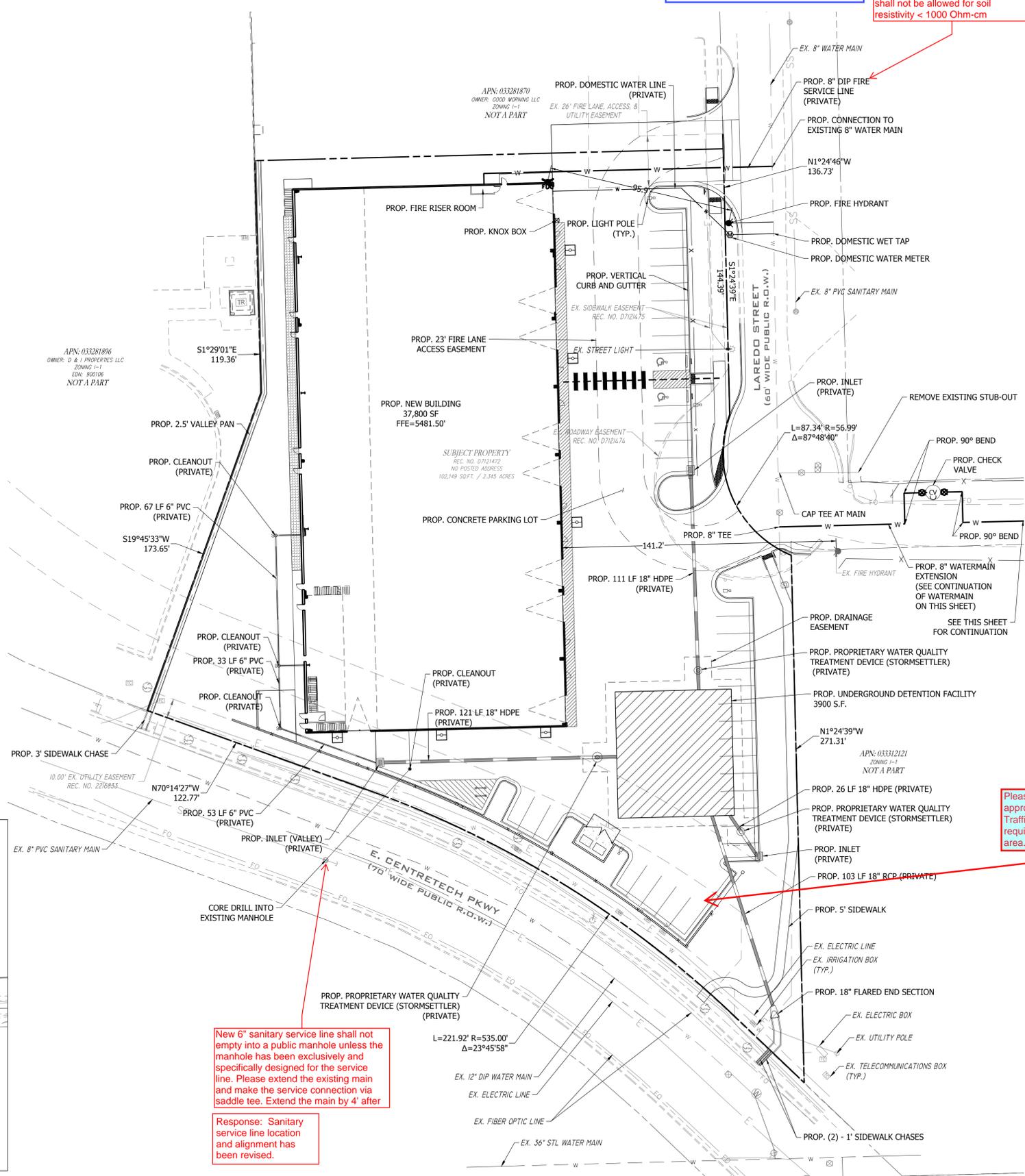
PORTION OF LOT 3, BLOCK 1, AURORA CENTRETECH PARK SUBDIVISION
(FILING NO. 8), CITY OF AURORA, COUNTY OF ARAPAHOE,
STATE OF COLORADO (APPROX. 2.34 ACRES)

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.



LINE/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.

DATE: 05/04/2023 1:45:06 PM BY: TRECOP SMITH

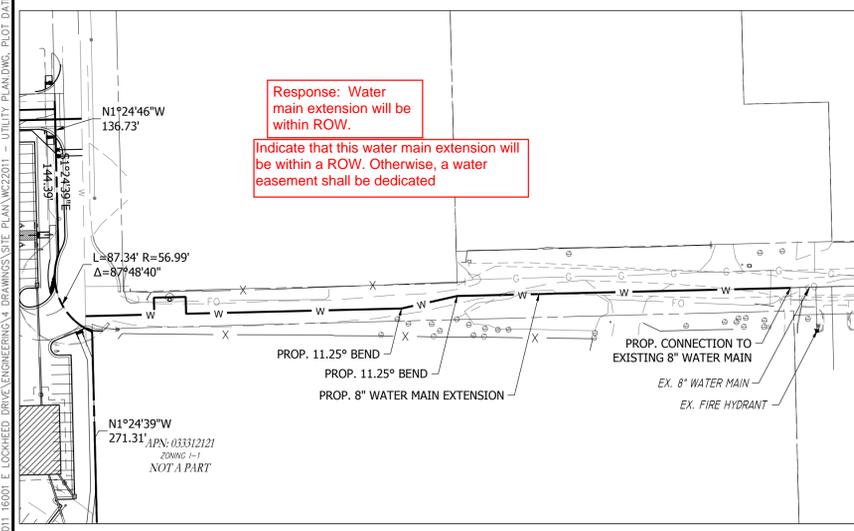
Response: Water main extension will be within ROW.
Indicate that this water main extension will be within a ROW. Otherwise, a water easement shall be dedicated

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.

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.

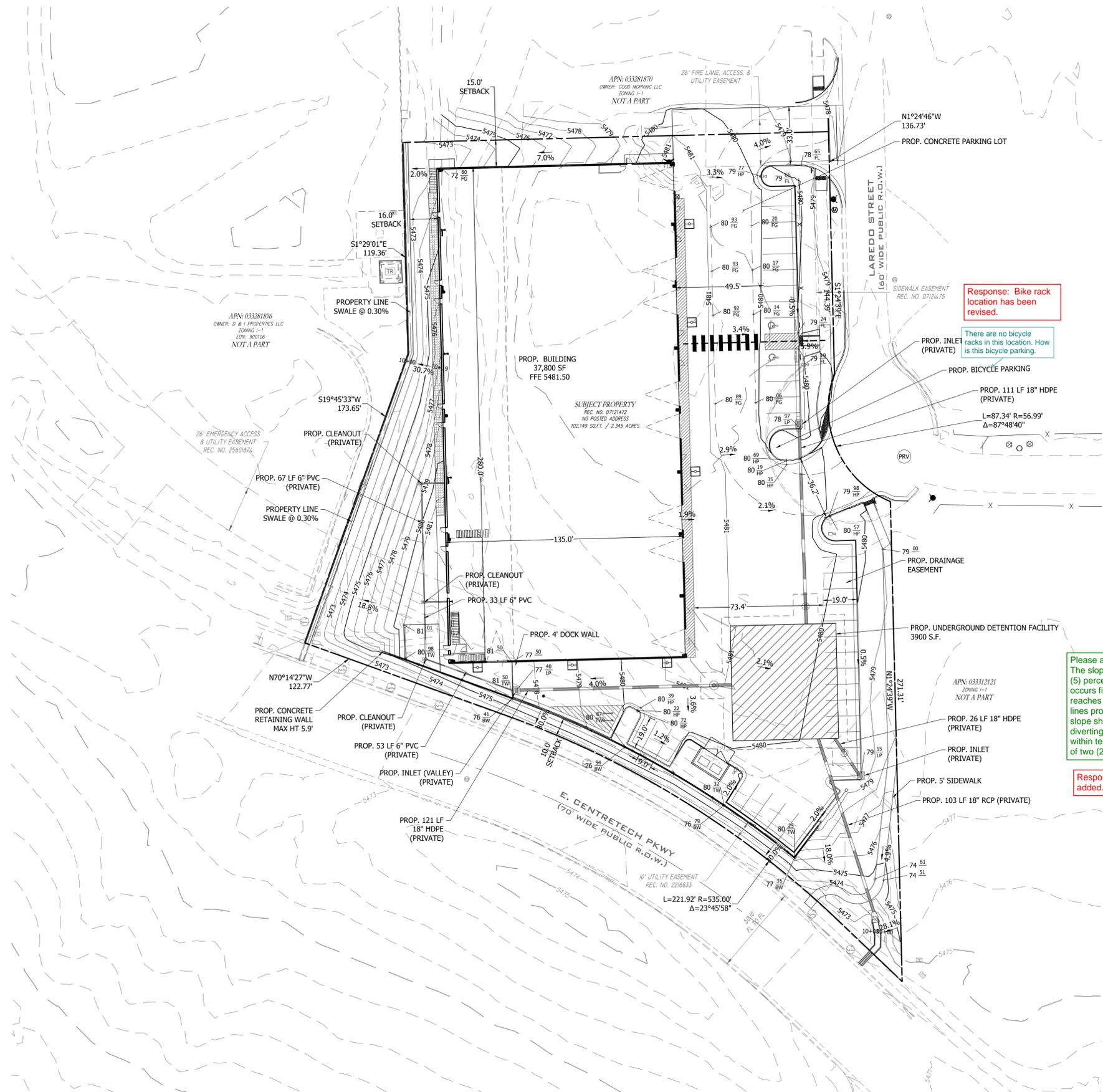


CONTINUATION OF WATER MAIN
SCALE: 1" = 80'

	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					
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)



LEGEND

LINETYPE/SYMBOL	DESCRIPTION
---	EX. PROPERTY LINE
- - - -	EX. EASEMENT
- · - · -	EX. CURB AND GUTTER
- · - · - ·	EX. CONCRETE SIDEWALK
- · - · - · -	EX. STORM SEWER PIPE
- · - · - · - ·	EX. MAJOR CONTOUR
- · - · - · - · -	EX. MINOR CONTOUR
●	EX. FIRE HYDRANT
○	EX. 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. STORM SEWER PIPE
- · - · - · - ·	PROP. MAJOR CONTOUR
- · - · - · - · -	PROP. MINOR CONTOUR
○	PROP. SITE LIGHTING
○	PROP. SIGN
○	PROP. PRESSURE REDUCING VALVE
○	PROP. WATER VALVE
○	PROP. WATER METER
○	PROP. STORM INLET
○	PROP. STORM SEWER MANHOLE
○	PROP. STORM SEWER CLEANOUT
- · - · - · - · - ·	ACCESSIBLE ROUTE

Response: Bike rack location has been revised.

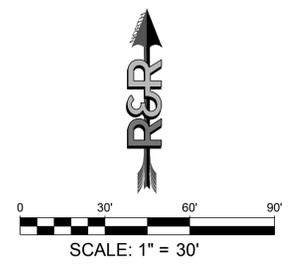
There are no bicycle racks in this location. How is this bicycle parking.

PROP. 111 LF 18" HDPE (PRIVATE)
L=87.34' R=56.99'
Δ=87°48'40"

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

Please add the following notes in 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.

Response: Note added.



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

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

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

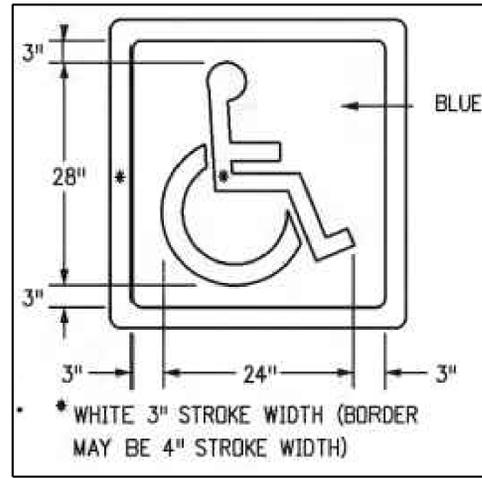
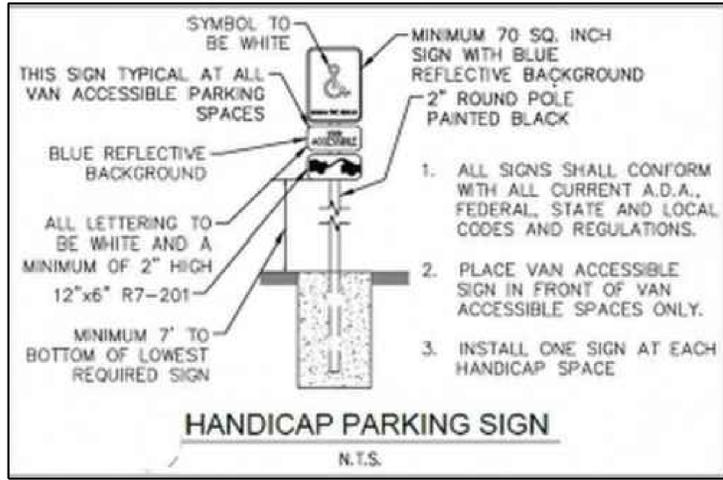
SITE PLAN	
JOB NO.	WC22011
ORG. SUBM. DATE	05/04/2023
DWN.	MAD
CHKD.	RSD
NAME	

GRADING PLAN

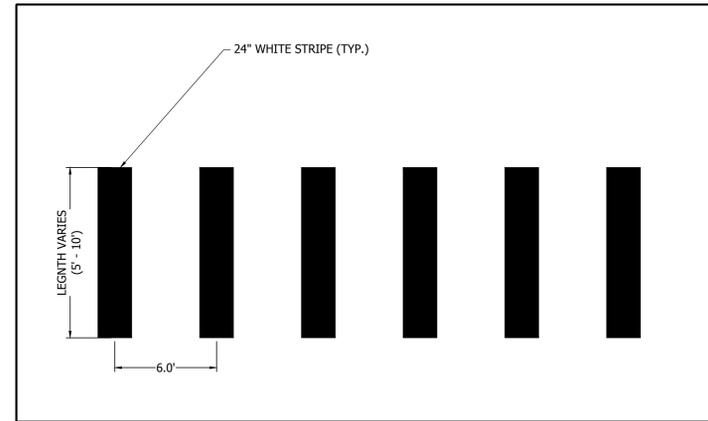
PATH: P:\WC22011\16001 E. LOCKHEED DRIVE\ENGINEERING\4. DRAWINGS\SITE PLAN\WC22011 - GRADING PLAN.DWG. PLOT DATE: 10/11/2023 11:43:14 PM. BY: RECOPR. SMITH

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)



ACCESSIBLE PARKING SPACE
STRIPING DETAIL



CROSSWALK STRIPING DETAIL
SCALE: 1"=5'



D9-6
HANDICAPPED PARKING ONLY
(12" X 18")



R7-8P
VAN ACCESSIBLE SIGN
(18" X 9")



R7-201P
TOW AWAY SIGN
(12" X 6")



R7-1
FIRE LANE - NO PARKING/TOW AWAY SIGN
(12" X 18") / (12" X 6")



FIRE DEPARTMENT CONNECTION SIGN
(12" X 18")



FIRE RISER ROOM SIGN
(12" X 18")



R1-1
STOP SIGN
(30" X 30")

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



**ENGINEERS
SURVEYORS**

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

WWW.RRENGINEERS.COM

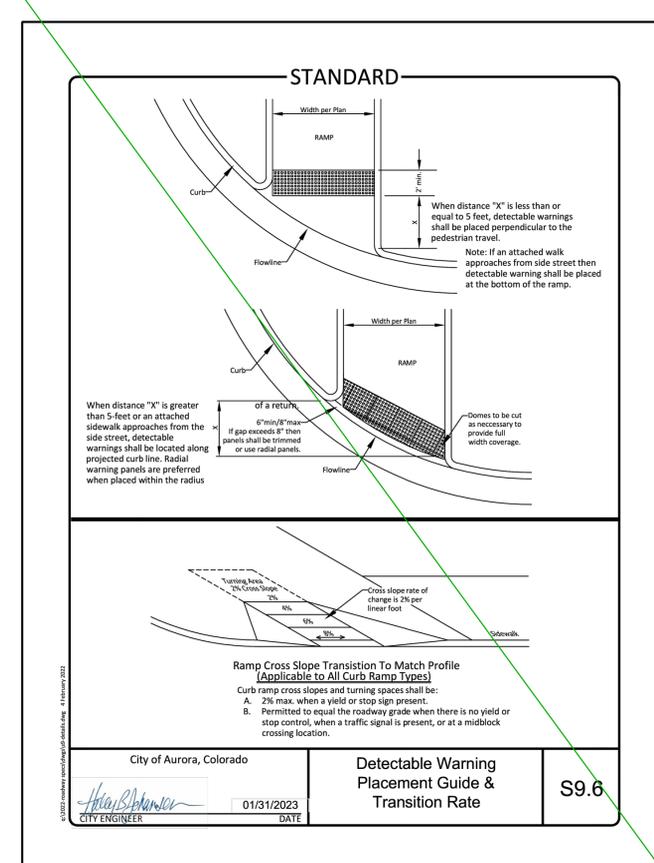
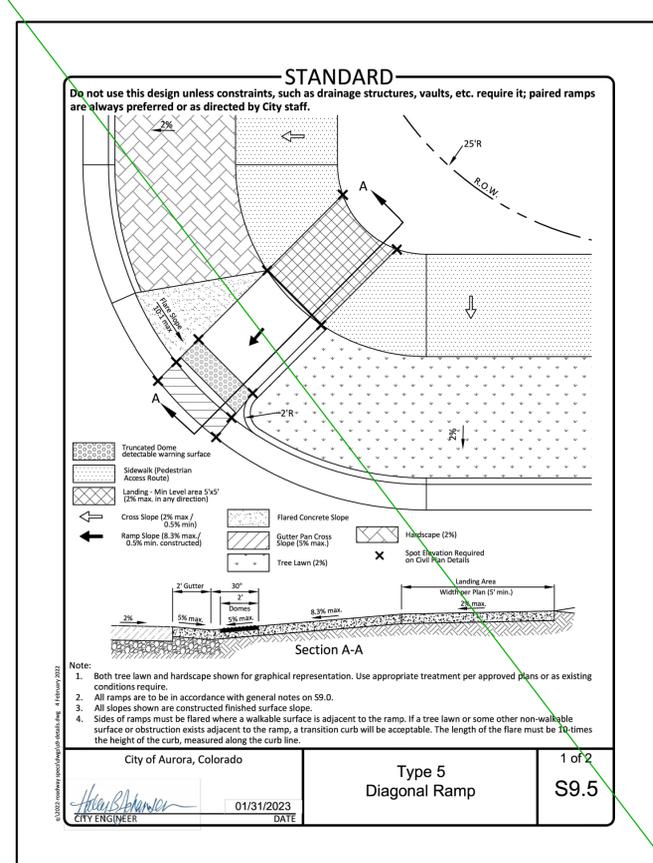
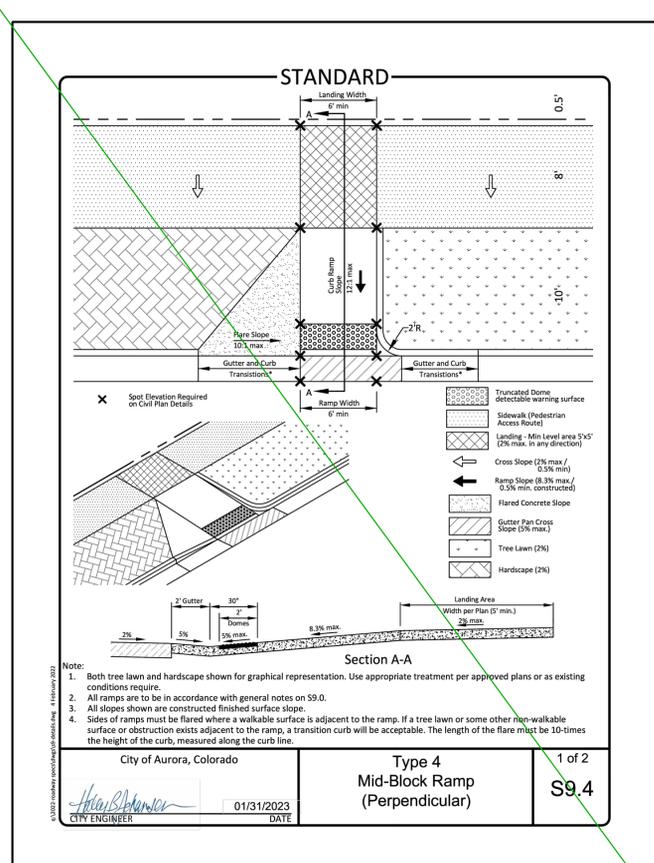
WEST CENTERTECH
SITE ADDRESS: 16001 E. LOCKHEED DRIVE
AURORA, CO 80011
PREPARED FOR: WEST CENTERTECH, LLC
PO BOX 472918
AURORA, CO 80047

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

SIGNAGE AND STRIPING DETAILS

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

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

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

SITE DETAILS

NO.
6 OF 13

PATH:\WC22011_16001 E. LOCKHEED DRIVE\ENGINEERING\4 DRAWINGS\SITE PLAN\WC22011 - SITE & SITE DETAIL.DWG - PLOT DATE: 10/27/2023 1:43:19 PM. BY: TRECOP SMITH

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)

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 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.

Please remove the proposed landscape buffer adjustment.
Galloway Response: Removed

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

Galloway Response: The plant material shown is sustainable and should not interfere with site features or ped movement.

PLANT SCHEDULE

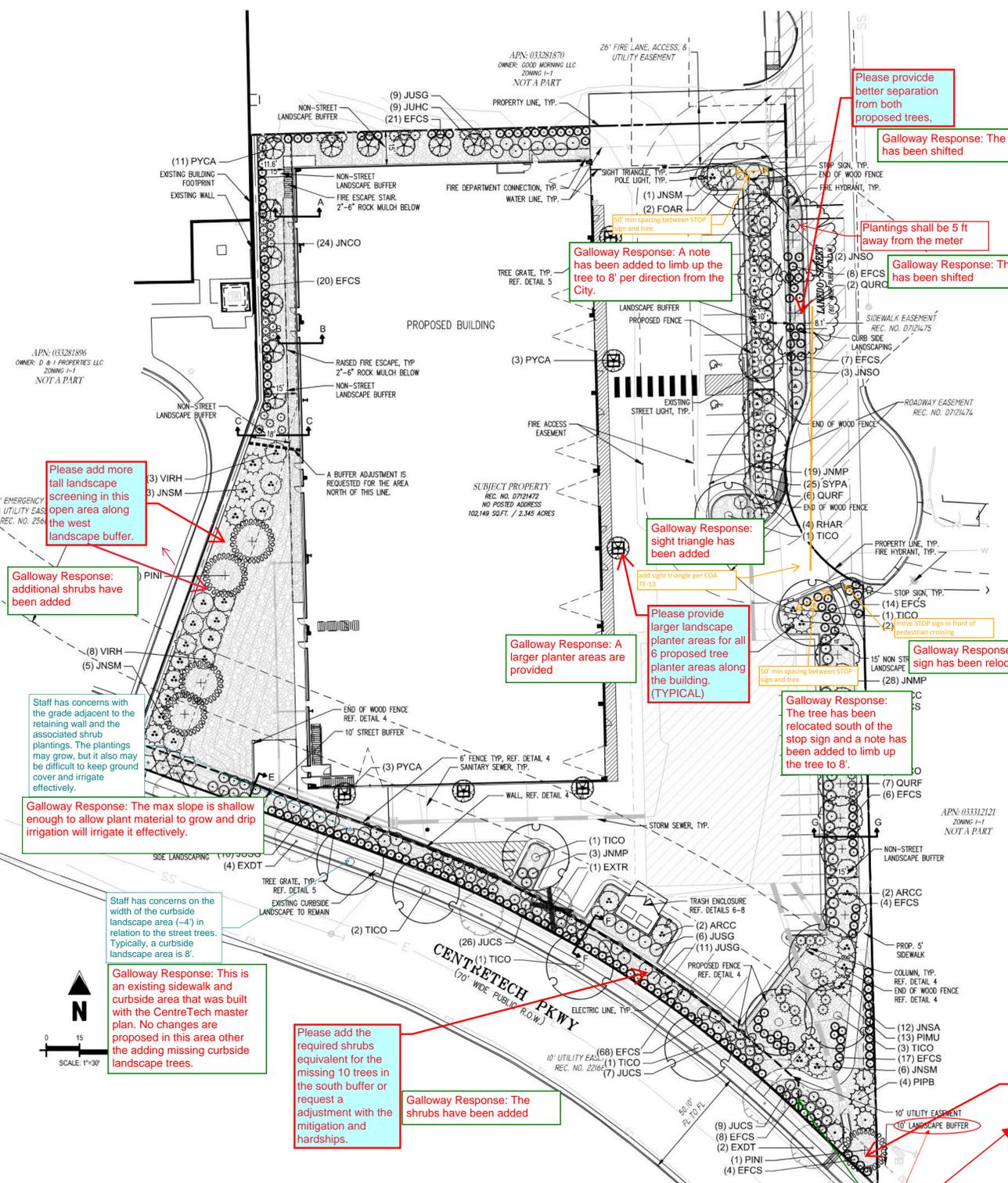
DECIDUOUS TREES	CODE	QTY	COMMON NAME	BOTANICAL NAME	CONT.	CAL / SIZE	HT. X SPD.	WATER USE	LIGHT REQ.
	QURO	2	ENGLISH OAK		B&B	2.5" CAL	50'X40'	XX	SUN
	QURF	13	COLUMNAR ENGLISH OAK	QUERCUS ROBUR 'FASTIGIATA' TM	B&B	2" CAL	40'X20'	XX	SUN
	TICO	11	LITTLELEAF LINDEN	TILIA CORDATA	B&B	2" CAL	40'X30'	XX	SUN/PART 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	CHEFTAIN MOCK BEARBERRY MANZANITA	ARCTOSTAPHYLOS X COLORADENSIS 'CHEFTAIN'	#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



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.

- ☐ STOP SIGN
- ☐ FIRE ESCAPE / CAT-WALK
- ☐ 6" WOOD FENCE, REF DETAIL 4
- ☐ STUCCOED CONC. WALL
- ☐ 16" SQ. STUCCOED CONC. COLUMN
- ☐ SITE LIGHTING

Galloway 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.

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

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.

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

Galloway Response: these have been added

REVISION

NO.	DATE
1	JRW 10/03/23

DATE

10/03/23

SUBMITTAL

2ND

DATE

--

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)

IRRIGATION CONCEPT

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 SODS/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.
5. THE IRRIGATION SYSTEM SHALL BE DESIGNED AND INSTALLED, TO THE MAXIMUM EXTENT POSSIBLE, TO CONSERVE WATER BY USING THE FOLLOWING DEVICES AND 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.

TREE PROTECTION NOTES:

1. 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 DEMOTION 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 OUTSIDE 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. NO WORK OF ANY KIND, INCLUDING TRENCHING, 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. TRENCHING 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 TRENCH 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 TRENCHING NEAR TREES HAS ALREADY OCCURRED FROM PREVIOUS CONSTRUCTION OPERATIONS, THE CONTRACTOR SHALL MAKE EVERY EFFORT TO CONFINE HIS TRENCHING OPERATIONS TO THE PREVIOUSLY-CREATED TRENCHES, WHILE ADHERING TO THE CONDITIONS SET FORTH IN 3B.
5. 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.
6. 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 DISEASED OR DAMAGED GROWTH, ELIMINATE STRUCTURALLY UNSOUND GROWTH, REDUCE THE POTENTIAL FOR WIND TOPPLING 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.
7. 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.

LANDSCAPE REQUIREMENTS

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')	TALL LANDSCAPE SCREEN (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')	TALL LANDSCAPE SCREEN (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')	TALL LANDSCAPE SCREEN (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)

* SHARED DRIVE LENGTH ("89") WAS REMOVED FROM THE BUFFER LENGTH

** TRUCK ENTRANCES ON THE EAST BUILDING FACE ARE REMOVED FROM THE ELEVATION LF

*** 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

**** THE CURB SIDE LANDSCAPING ALONG E. CENTRETECH PKWY IS EXISTING IRRIGATED TURF GRASS. THE APPLICANT WOULD LIKE TO KEEP DISTURBANCE IN THIS AREA TO A MINIMUM AND MAINTAIN THE EXISTING LANDSCAPE

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.

Galloway Response: Revised

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

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.

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

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

3. THE SURFACE MATERIAL OF WALKS AND PLAZAS ARE TO BE MEDIUM DRY FINISHED STANDARD GRAY CONCRETE AND COLORED CONCRETE FOR DRIVES AND PARKING LOTS ARE TO BE REFER TO CIVIL PLANS)

4. ALL SHALL REMAIN UNOBSTRUCTED AND FULLY AVAILABLE ENTIRE LENGTH FOR THE MAINTENANCE

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 ENCRUCH 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.

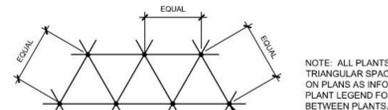
12. ALL CROSSINGS OR ENCROACHMENTS BY PRIVATE LANDSCAPE IRRIGATION LINES OR SYSTEMS INTO EASEMENTS AND STREET RIGHTS-OF-WAY OWNED BY THE CITY OF AURORA ARE ACKNOWLEDGED BY THE OWNER AS BEING SUBJECT TO CITY OF AURORA'S USE AND OCCUPANCY OF THE SAID EASEMENTS OR RIGHTS-OF-WAY. THE OWNER, THEIR SUCCESSORS 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 ENCRUCH INTO ROADWAYS THAT ARE DEDICATED (OR DESIGNATED) AS FIRE LANE EASEMENTS (OR CORRIDORS).

replace note:

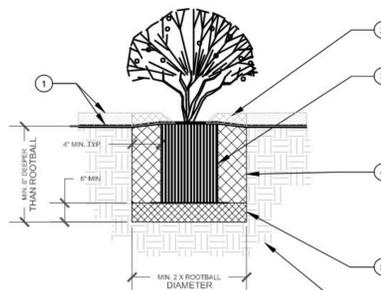
All proposed landscaping within the sight triangle shall be in compliance with COA Roadway Specifications, Section 4.04.2.10

Galloway Response: Revised

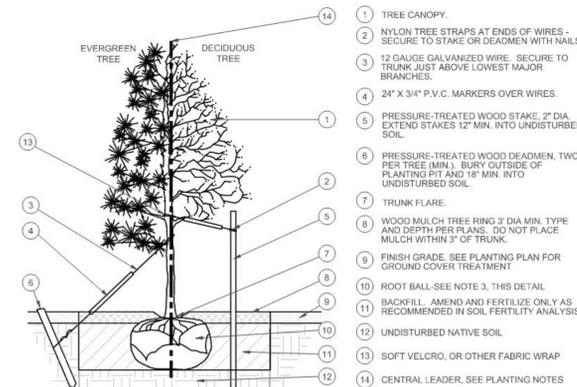


NOTE: ALL PLANTS SHALL BE PLANTED AT EQUAL TRIANGULAR SPACING (EXCEPT WHERE SHOWN ON PLANS AS INFORMAL GROUPINGS). REFER TO PLANT LEGEND FOR SPACING DISTANCE BETWEEN PLANTS.

1 PLANT SPACING
SCALE: NOT TO SCALE

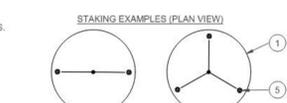


2 SHRUB AND PERENNIAL DETAIL
SCALE: NOT TO SCALE



3 TREE PLANTING DETAIL
SCALE: NOT TO SCALE

1. SCARIFY SIDES OF PLANTING PIT PRIOR TO SETTING TREE.
2. REMOVE EXCESS SOIL APPLIED ON TOP OF THE ROOTBALL THAT COVERS THE ROOT FLARE. THE PLANTING HOLE DEPTH SHALL BE SUCH THAT THE ROOTBALL RESTS ON UNDISTURBED SOIL, AND THE ROOT FLARE IS 3"-5" ABOVE FINISH GRADE.
3. CUT OFF BOTTOM 1/3 OF WIRE BASKET BEFORE PLACING TREE IN HOLE. CUT OFF AND REMOVE REMAINDER OF BASKET AFTER TREE IS SET IN HOLE. REMOVE ALL NYLON TIES, TWINE, ROPE, AND OTHER PACKING MATERIAL. REMOVE ALL BURLAP FROM AROUND ROOTBALL.
4. TREE WRAP IS NOT TO BE USED ON ANY NEW PLANTINGS, EXCEPT IN LATE FALL PLANTING SITUATIONS, AND ONLY THEN AFTER CONSULTATION WITH THE LANDSCAPE ARCHITECT. WHEN WRAPPING TREE, WRAP FROM TRUNK FLARE TO LOWEST MAJOR BRANCH.
5. REMOVE ALL NURSERY STAKES AFTER PLANTING.
6. FOR TREES OVER 3" CALIPER, USE THREE STAKES OR DEADEN (AS APPROPRIATE), SPACED EVENLY AROUND TREE. DO NOT ALLOW AIR POCKETS TO FORM WHEN BACKFILLING.



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

Galloway

5500 Greenwood Plaza Blvd, Suite 200
Greenwood Village, CO 80111
303.770.0888
galloway65.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. **8 OF 13**

PATH: \\N:\WEST CENTER TECH\CD_AURORA\WCT01_16001 E. LOCKHEED DR - 2ND SUBMITTAL - LAND - 2.DWG, PLOT DATE: 10/2/2023 8:32:48 AM, BY: JRW

SITE PLAN 16001 E. LOCKHEED DRIVE

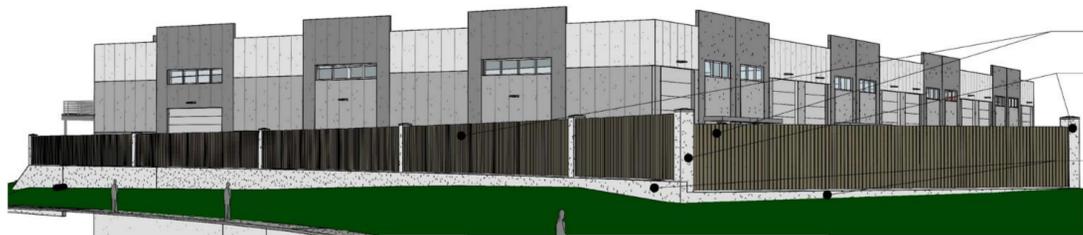
PORTION OF LOT 3, BLOCK 1, AURORA CENTRETECH PARK SUBDIVISION
(FILING NO. 8), CITY OF AURORA, COUNTY OF ARAPAHOE,
STATE OF COLORADO (APPROX. 2.34 ACRES)



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

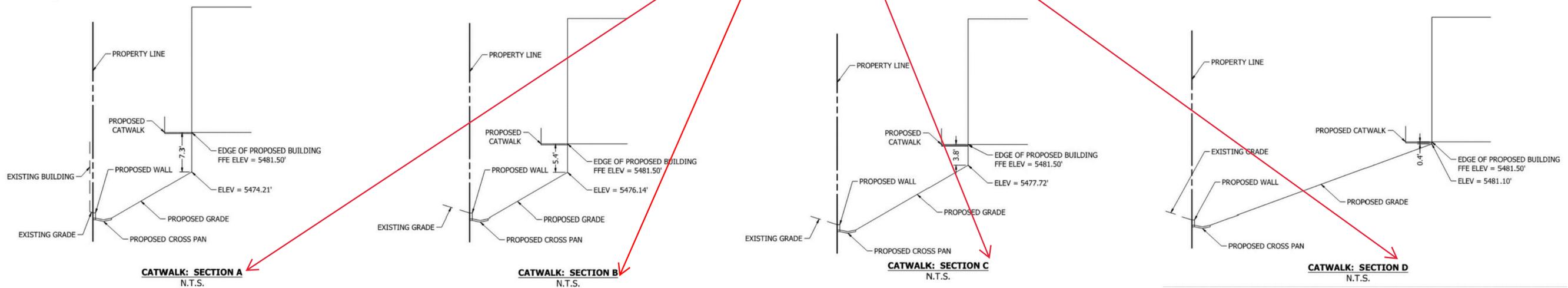


VIEW FROM THE SOUTH ON CENTRETECH PKWY (EYE LEVEL AT STREET APPROX. 5' BELOW FLOOR LINE (NO LANDSCAPING SHOWN))



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



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.

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'

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

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

5 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

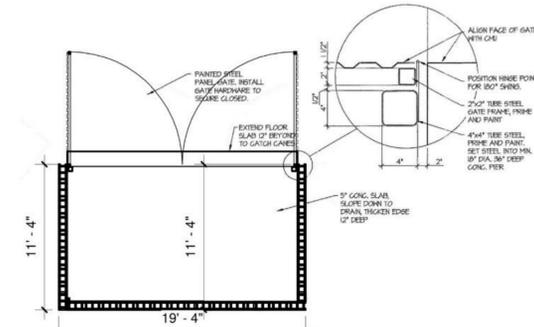
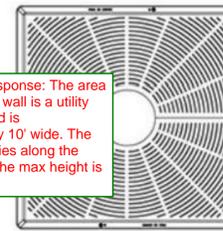
Columns must be 18" x 18"

Galloway Response: Revised

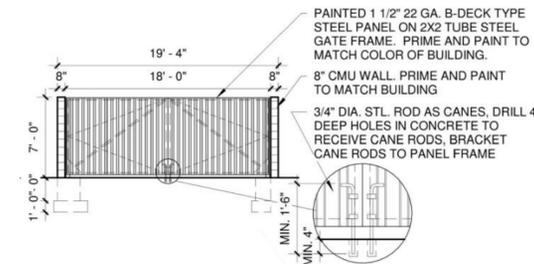
6' WOOD PICKET FENCE
16" SQ. STUCCO COVERED COLUMNS @ CORNERS W/ MAX SPACING OF 60"
STUCCO FINISH ON CONC. RETAINING WALL

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

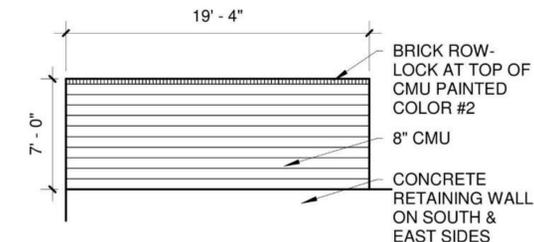
Galloway Response: These have been revised per the comment.



6 TRASH ENCLOSURE: PLAN DETAIL
SCALE: NOT TO SCALE



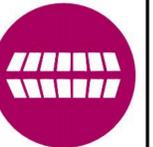
7 TRASH ENCLOSURE: FRONT ELEVATION DETAIL
SCALE: NOT TO SCALE



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

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

Galloway
5500 Greenwood Plaza Blvd, Suite 200
Greenwood Village, CO 80111
303.770.8888
gallowaygs.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

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)

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

TREE PROTECTION NOTES

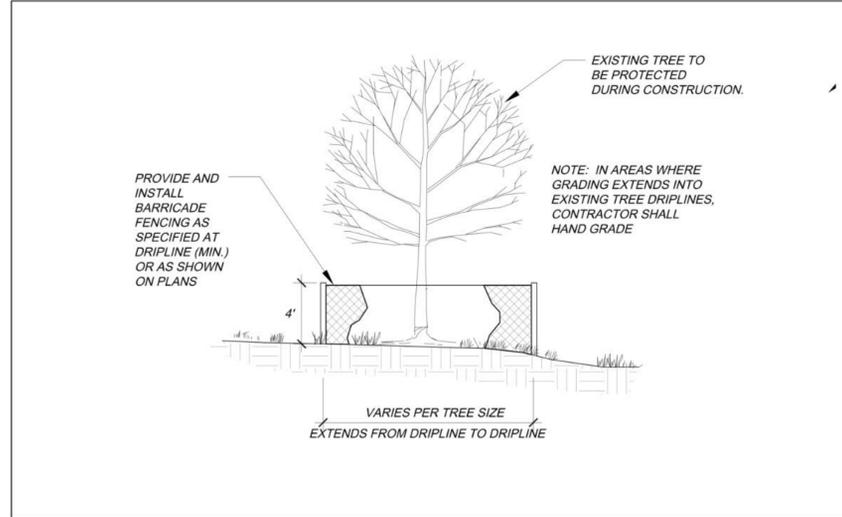
- PRIOR TO THE BEGINNING OF CONSTRUCTION, ESTABLISH THE TREE PROTECTION ZONE BY INSTALLING TREE PROTECTION FENCING AROUND ALL EXISTING TREES TO REMAIN. LOCATE FENCING AT THE OUTSIDE OF THE DRIP LINE OF THE TREES OR AT A DISTANCE FROM THE TREE TRUNK OF ONE(1) FOOT OF RADIUS FOR EVERY INCH OF TRUNK DIAMETER, 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 1" 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 DESIGNEE.
- 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**

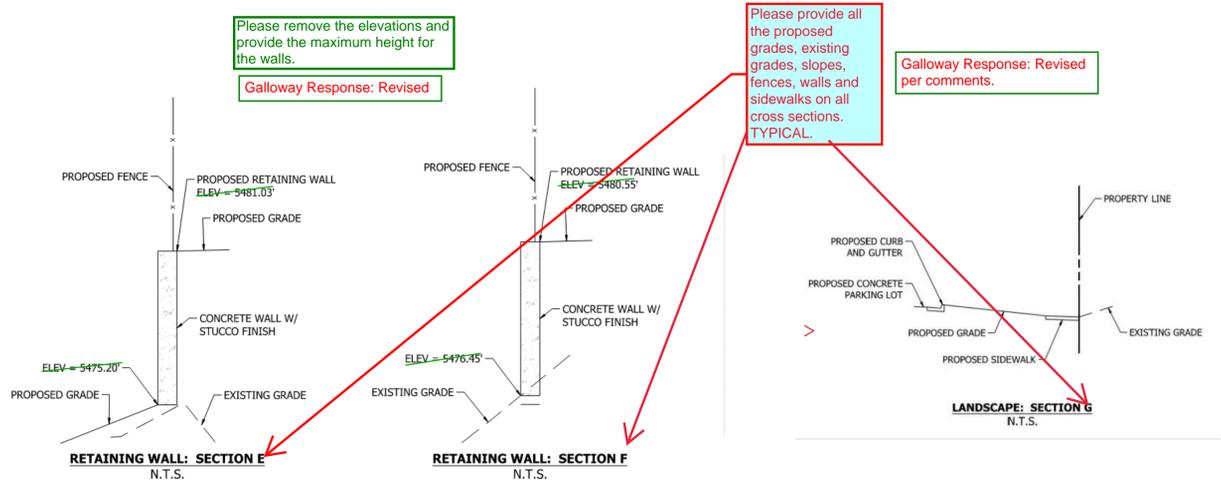
**PROS
TP-1.0**



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

**TREE PROTECTION
FENCING**

**PROS
TP-3.0**



Galloway
5500 Greenwood Plaza Blvd, Suite 200
Greenwood Village, CO 80111
303.770.0888
gallowaygs.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:	

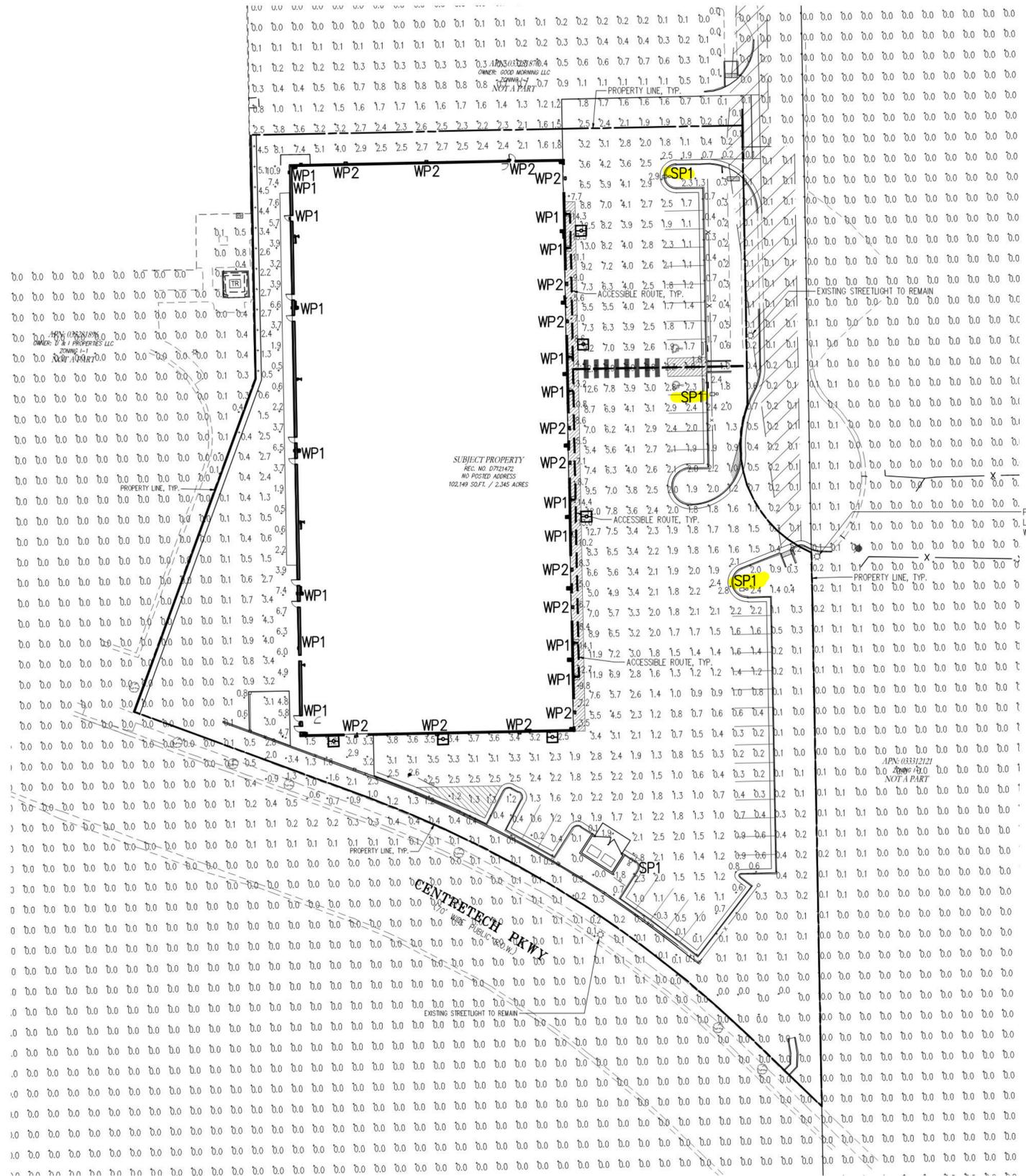
LANDSCAPE NOTES

PATH: \\N:\WEST CENTER TECH\CD_AURORA\WCT01_LANDG & 2ND AVE\02\LA2-PLAN\WCT01_P_LAND_2.DWG, PLOT DATE: 10/2/2023 8:32:53 AM, BY: JONAH WESS

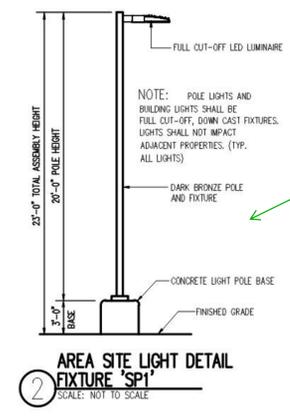
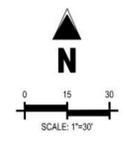
SITE PLAN

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)



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



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	DESCRIPTION
□	18	WP1	4942	1.0	GWC-SA1A-740-U-14W-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	GWC-SA1A-740-U-14W-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-14W-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".

P:\A\H\WEST CENTER TECH\CD-AURORA\16001-LOCKHEED-DRIVE\16001-LOCKHEED-DRIVE-10/27/2023 6:41:19 AM BY: JH GALLOWAY

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

Galloway

5500 Greenwood Plaza Blvd, Suite 200
Greenwood Village, CO 80111
303.770.8585
gallowaygs.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	DATE	04/11/2023
ORG. SUBM. DATE:	04/11/2023	DWN:	JMG
NAME	JMG	CHKD:	JMG

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)

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

MATERIALS HAVE BEEN ADDED TO THIS SHEET

TILT-UP PANELS ON EAST ELEVATION HAVE BEEN CHANGED TO TUFF-CAST PANEL

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.

SYMBOLS HAVE BEEN ADDED TO THE ELEVATIONS

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.

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

CHANGE IN COLOR HAS BEEN UNCHECKED

DIMENSIONS FROM GRADE @ BLDG HAVE BEEN ADDED TO THE ELEVATIONS

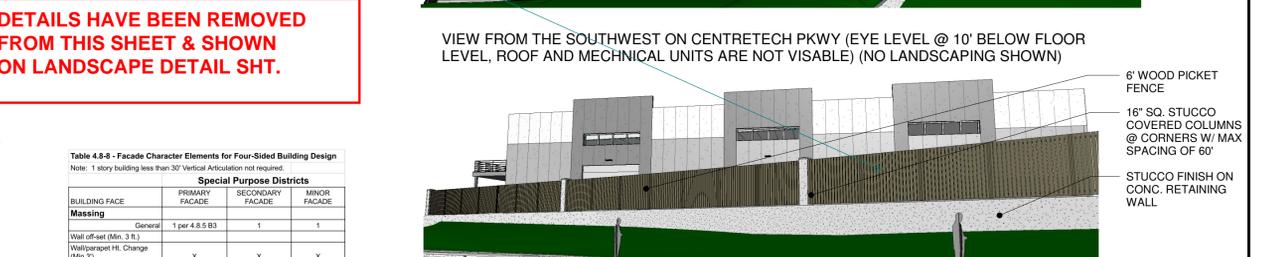
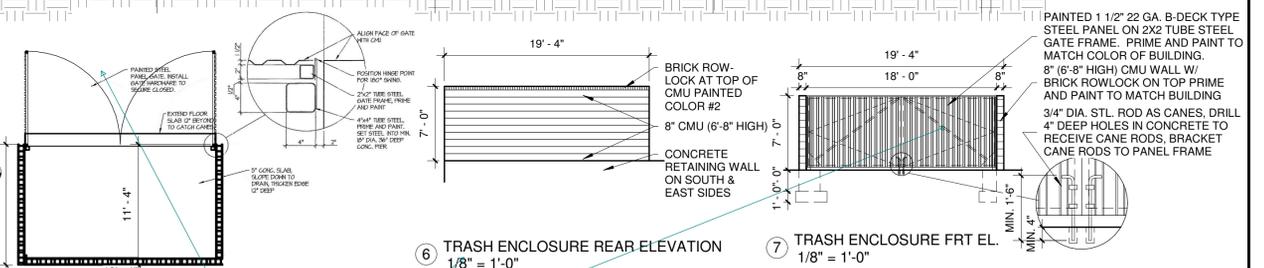
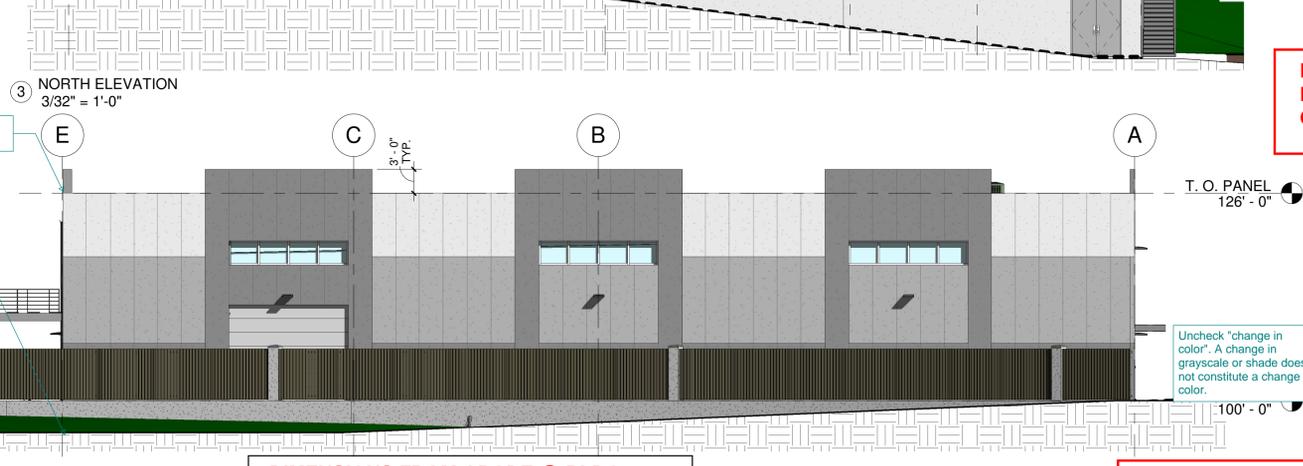
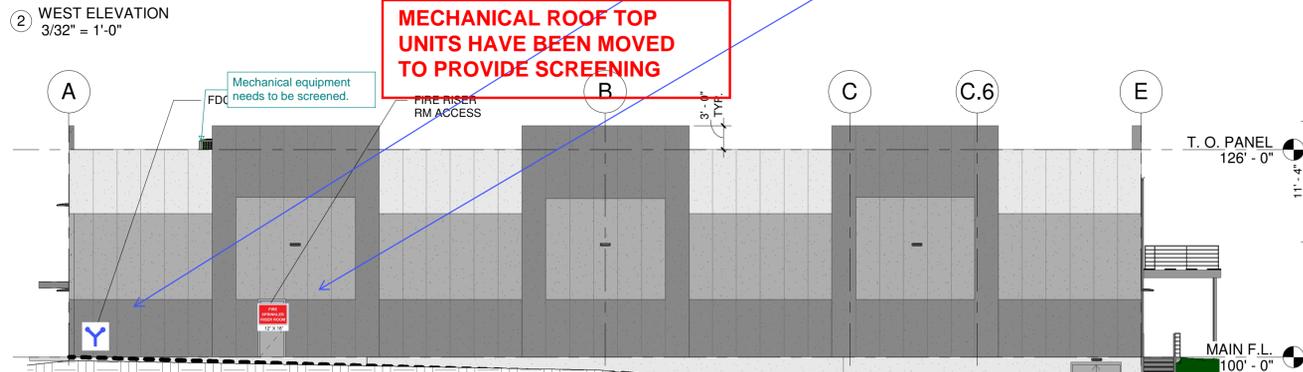
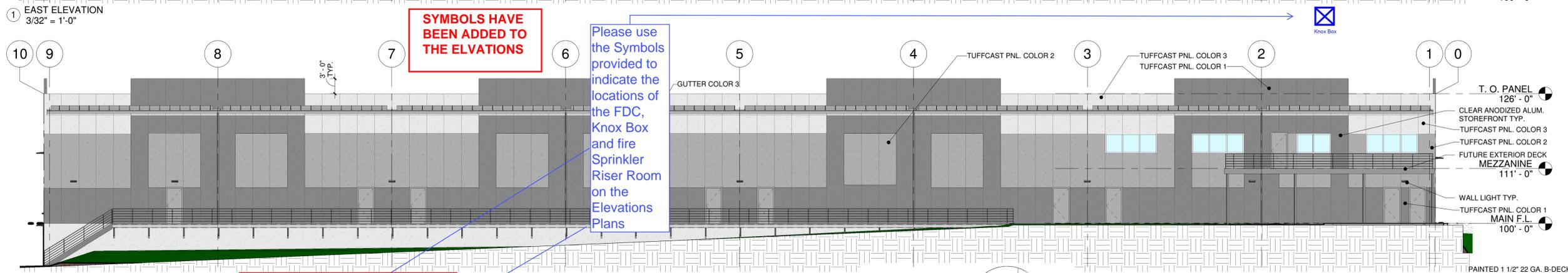
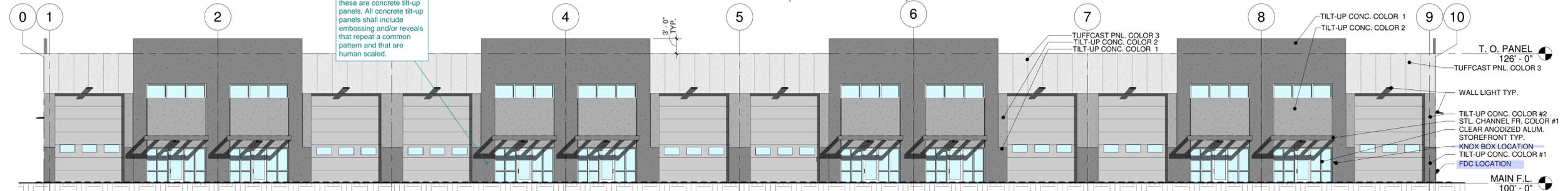
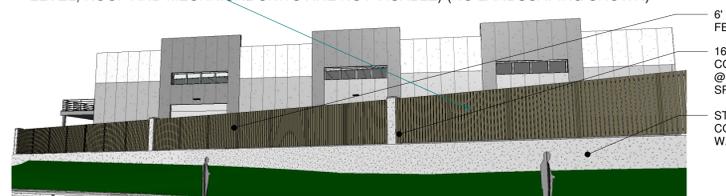


Table 4.8-8 - Facade Character Elements for Four-Sided Building Design

Note: 1 story building less than 30' vertical articulation not required.

BUILDING FACE	Special Purpose Districts		
	PRIMARY FACADE	SECONDARY FACADE	MINOR FACADE
Massing			
General	1 per 4.8.5 B3	1	1
Wall off-set (Min. 3 ft.)			
Wall/panel FR. Change (Min. 3')	X	X	X
Roof form change			
Upper floor setback			
Wall notch (min. 12 in.)			
Materials			
General	2	1	1
Change in material			
Change of color	X	X	X
Change in texture			
Use of Masonry (min. 40% of facade)			
Use of panelized materials (min. 40% of facade)	X	X	X
Variety of window sizes	X	X	
Transparency & glazing (min. 70% transparent glass)	X	X	
Human Scale			
General	3	1	1
Architectural detailing	X	X	X
Display cases on ground fr.			
Building-Mat lighting fixtures	X	X	X
Awnings or shutters	X	X	
Entry definition	X		
Wall art			
Benches			
Landscape wall/decorative screen for vines			



trh
ARCHITECTS
10607 W. Saratoga Cir.
Sun City AZ 85351
303.332.4758

PLANNING SITE
SUBMITTAL

16001 E Lockheed Drive
Aurora, CO 800111

WEST CENTERTECH LLC
PO Box 472918
Aurora CO 80047

Professional Seals

No.	Issue Description	YYYY-MM-DD

No.	Revision Description	YYYY-MM-DD
01	RESUBMITTAL TO CITY RESPONSE	2023-10-04

Drawn by TRH Reviewed by TRH

Project No 2202

Date 5/25/2023

Sheet Title

**BUILDING
ELEVATIONS & TRASH
ENCLOSURE**

Sheet Number

13 OF 13

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. 13th 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 2nd 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 2nd Ave., approximately 250' east of Laredo St. A check valve is proposed as these watermains 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 1st 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 Centertech Parkway
Aurora, CO 80011

West - D & I Properties LLC
15955 E. Centertech 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

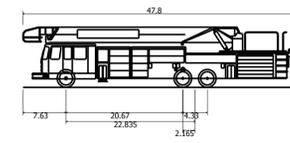
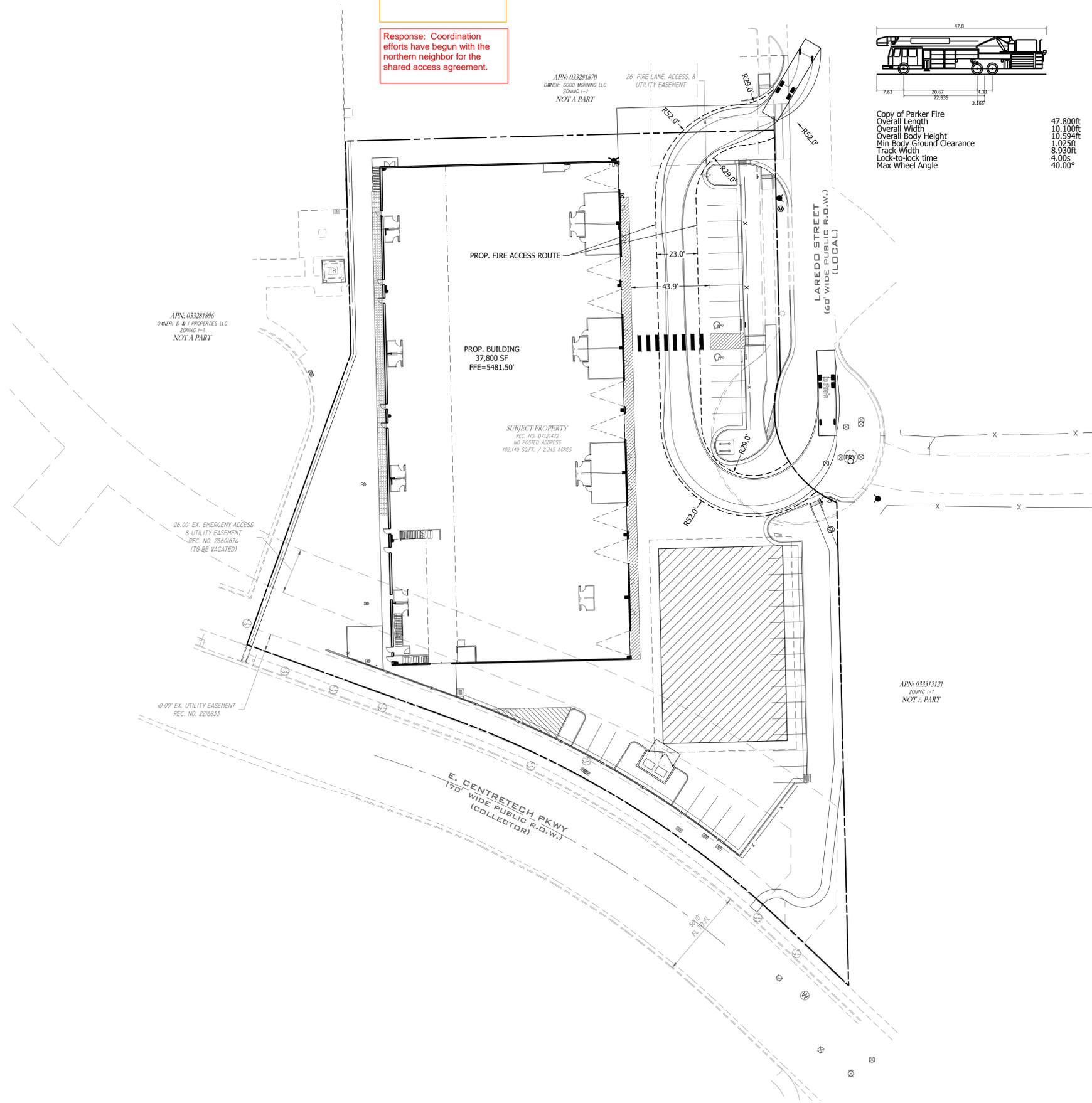
West Centertech, LLC

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)

Applicant has been requested to work with property to the north on a shared access agreement. Truck turning templates may need to be revised.

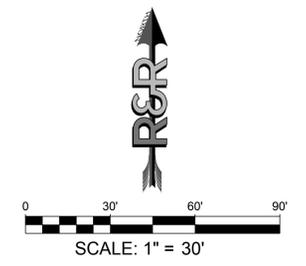
Response: Coordination efforts have begun with the northern neighbor for the shared access agreement.



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°

LEGEND	
LINETYPE/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
X	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.



NO.	REVISION	BY	DATE

R&R
ENGINEERS SURVEYORS INC.

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
NAME

FIRE AUTOTURN
EXHIBIT

NO. **EX-01**

PATH:\WC22011\16001 E. LOCKHEED DRIVE\ENGINEERING\DRAWINGS\EXHIBITS\220913 FIRE AUTOTURN\WC22011 - FIRE PLAN.DWG - PLOT DATE: 05/13/2023 2:48:27 PM BY: REC'DOR SMITH