

# U-WRENCH-IT SITE PLAN AND USE APPROVAL

## LOT 1, BLOCK 1, NOME SUBDIVISION FILING NO. 1 AND LOT 2, BLOCK 1, C & M SUBDIVISION FILING NO. 1

CITY OF AURORA, ADAMS COUNTY, COLORADO  
SHEET 1 OF 3

### GENERAL NOTES:

1. THE DEVELOPER, HIS SUCCESSORS AND ASSIGNS, INCLUDING HOMEOWNERS ASSOCIATION, SHALL BE RESPONSIBLE FOR INSTALLATION, MAINTENANCE AND REPLACEMENT OF ALL FIRE LANE SIGNS AS REQUIRED BY THE CITY OF AURORA.
2. ALL SIGNS MUST CONFORM TO THE CITY OF AURORA SIGN CODE.
3. RIGHT OF WAY FOR INGRESS AND EGRESS FOR SERVICE AND EMERGENCY VEHICLES IS GRANTED OVER, ACROSS, ON AND THROUGH ANY AND ALL PRIVATE ROADS AND WAYS NOW OR HEREAFTER ESTABLISHED ON THE DESCRIBED PROPERTY, AND THE SAME ARE HEREBY DESIGNATED AS "SERVICE/EMERGENCY AND UTILITY EASEMENTS" AND SHALL BE POSTED "NO PARKING - FIRE LANE".
4. THE DEVELOPER, HIS SUCCESSORS AND ASSIGNS, SHALL BE RESPONSIBLE FOR THE 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 SHALL BE INSTALLED PRIOR TO ISSUANCE OF CERTIFICATE OF OCCUPANCY.
5. 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.
6. ALL BUILDING ADDRESS NUMBERS SHALL COMPLY WITH SECTIONS 34-122 AND 34-129 OF THE AURORA CITY CODE.  
**THERE WILL BE NO VISABLE ROAD-TOP UNITS  
THERE ARE NO ROOF-TOP MECHANICAL UNITS ON THESE BUILDINGS.**
7. NOTWITHSTANDING ANY SURFACE IMPROVEMENTS, LANDSCAPING, PLANTING OR CHANGES SHOWN IN THESE SITE OR CONSTRUCTION PLANS, OR ACTUALLY CONSTRUCTED OR PUT IN PLACE, ALL UTILITY EASEMENTS MUST REMAIN UNOBSTRUCTED AND FULLY ACCESSIBLE ALONG THEIR ENTIRE LENGTH TO ALLOW FOR ADEQUATE MAINTENANCE EQUIPMENT. ADDITIONALLY, NO INSTALLATION, PLANTING, CHANGE IN THE SURFACE, ET CETERA 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.
9. 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 CITY OF AURORA PLANNING OFFICE AT THE MUNICIPAL BUILDING. LIKEWISE, SITE PLANS ARE REQUIRED TO SUBSTANTIALLY AGREE WITH THE APPROVED SUBDIVISION PLAT OF RECORD AT THE TIME OF THE BUILDING PERMIT; AND IF NOT, MUST BE AMENDED TO AGREE WITH THE PLAT AS NEEDED.
10. FINAL GRADES SHALL BE AT LEAST SIX (6) INCHES BELOW ANY EXTERIOR WOOD SIDING ON THE PREMISES.
11. 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 THE BUILDING PERMIT. PLEASE BE SURE THAT ALL PLAN COMPUTATIONS ARE CORRECT.
12. THE APPLICANT HAS THE OBLIGATION TO COMPLY WITH ALL APPLICABLE REQUIREMENTS OF THE AMERICANS WITH DISABILITIES ACT.
13. "ACCESSIBLE EXTERIOR ROUTES" SHALL BE PROVIDED FROM PUBLIC TRANSPORTATION STOPS, ACCESSIBLE PARKING AND ACCESSIBLE PASSENGER LOADING ZONES AND PUBLIC SIDEWALKS TO THE ACCESSIBLE BUILDING ENTRANCE THEY SERVE. AT LEAST 50% OF ALL BUILDING ENTRANCES SHALL BE ACCESSIBLE. THE ACCESSIBLE ROUTE BETWEEN ACCESSIBLE PARKING AND ACCESSIBLE BUILDING ENTRANCES SHALL BE THE MOST PRACTICAL DIRECT ROUTE. NO SLOPE ALONG THIS ROUTE MAY EXCEED 1:20 WITHOUT PROVIDING A RAMP OF 1:12 AND HANDRAILS. CROSSWALKS ALONG THIS ROUTE SHALL BE WIDE ENOUGH TO WHOLLY CONTAIN THE CURB RAMP WITH A MINIMUM OF 36" AND SHALL BE PAINTED WITH WHITE STRIPES. REQUIRED ACCESSIBLE MEANS OF EGRESS SHALL BE CONTINUOUS FROM EACH REQUIRED ACCESSIBLE OCCUPIED AREA TO THE PUBLIC WAY. THE "ACCESSIBLE EXTERIOR ROUTES" SHALL COMPLY WITH UBC CHAPTER 11, APPENDIX 11, AND CABO/ANS 117.1.
14. 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 UNDERSIGNED AS BEING SUBJECT TO CITY OF AURORA'S USE AND OCCUPANCY OF SAID EASEMENTS OR RIGHTS-OF-WAY. THE UNDERSIGNED, 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.
15. DUST CONTROL SURFACE TREATMENT (SALVAGE AREA)  
IT IS THE OBJECTIVE OF THE CITY OF AURORA AND THE APPLICANT TO MITIGATE TO THE EXTENT PRACTICAL AND REASONABLE, NUISANCE AIRBORNE FUGITIVE DUST CAUSED BY ACTIVITY IN THE SALVAGE AREA, FROM LEAVING THE PROJECT SITE. TO THIS END, THE APPLICANT, U-WRENCH-IT, HEREBY AGREES TO THE FOLLOWING CONDITIONS OF SITE PLAN APPROVAL:
  - i. SALVAGE AREA WILL BE COVERED WITH AN ALL WEATHER GRAVEL SURFACE AND TREATED AS REQUIRED WITH AN APPROVED DUST CONTROL ADDITIVE SUCH AS MAGNESIUM CHLORIDE;
  - ii. THE SITE OWNER SHALL FILE WITH THE CITY (WITHIN 30 DAYS OF APPROVAL OF THE SITE PLAN), AND THE CITY SHALL APPROVE (NO SOONER THAN 15 DAYS THEREAFTER) A FUGITIVE DUST CONTROL PLAN WHICH SHALL BECOME AN ENFORCEABLE DOCUMENT REQUIRING SPECIFIC PERFORMANCE ON THE PART OF THE SITE OWNER;
  - iii. IN THE EVENT THE FUGITIVE DUST CONTROL PLAN FOR THE SALVAGE AREA SHALL FAIL TO ACHIEVE THE OBJECTIVE SET FORTH HEREIN, THE OWNER SHALL HAVE (2) BUSINESS DAYS TO COMPLY WITH THE ABOVE AGREEMENT OR THE SITE OWNER HEREBY AGREES TO CAUSE THE OFFENDING PORTION OF THE SALVAGE AREA SURFACE TO BE PAVED WITH ASPHALT CONSISTANT WITH THE PAVING NECESSARY FOR PRIVATE CONSTRUCTION YARD PAVED ROADWAYS.
16. NO ABANDONED OR DISABLED VEHICLES WILL BE STORED OUTSIDE OF THE FENCED AREA.
17. AN INSULATED MOTOR HOUSING AND HOSPITAL MUFFLER WILL BE USED ON THE VEHICLE CRUSHER AND WILL BE MAINTAINED IN PROPER OPERATING ORDER AT ALL TIMES.
18. THE LETTER OF JUSTIFICATION IS INCORPORATED AS PART OF THIS SITE PLAN.

### SITE DATA:

LAND AREA WITHIN PROPERTY LINES: 10.362 ACRES  
GROSS FLOOR AREA: 5,000 ± SQUARE FEET  
NUMBER OF BUILDINGS: TWO  
NUMBER OF STORIES: ONE  
MAXIMUM HEIGHT OF BUILDING: 20 FEET  
TOTAL BUILDING COVERAGE: 5,416 SQUARE FEET OR 1.2%  
HARD SURFACE AREA (EXCLUSIVE OF BUILDINGS): 378,370 SQ. FT. OR 83.8%  
AREA DEVOTED TO OPEN SPACE WITHIN SITE: 67,550 SQ. FT. OR 15.0%  
PRESENT ZONING CLASSIFICATION: M-3  
EXISTING USE: VACANT LAND  
PROPOSED USE: AUTOMOBILE SALVAGE AND PARTS SALES  
LOADING SPACES PROVIDED: ALL LOADING INSIDE FENCED AREA  
ON-SITE PARKING SPACES PROVIDED: 166 COMPACT: 0  
HANDICAP ON-SITE PARKING SPACES PROVIDED: 6 REQUIRED 6  
PARKING SPACES REQUIRED: 125  
PARKING CALCULATIONS: ONE SPACE FOR EACH 200 SQ. FT. RETAIL SALES AND 2000 SQ. FT. SALVAGE YARD.

1600 SF RETAIL SPACE = 8 SPACES  
200  
234,000 SF SALVAGE YARD = 117 SPACES  
2000

TOTAL = 125 SPACES

SIGNAGE: ONE SINGLE-FACED MONUMENT AND ONE BUILDING MOUNTED  
ALLOWABLE SIGN AREA = 33RD AVENUE - 80 SQUARE FEET

PROPOSED SIGN AREA: SINGLE FACED MONUMENT SIGN: 40 S.F.  
WALL SIGN: 40 S.F.

### OPERATIONS DATA:

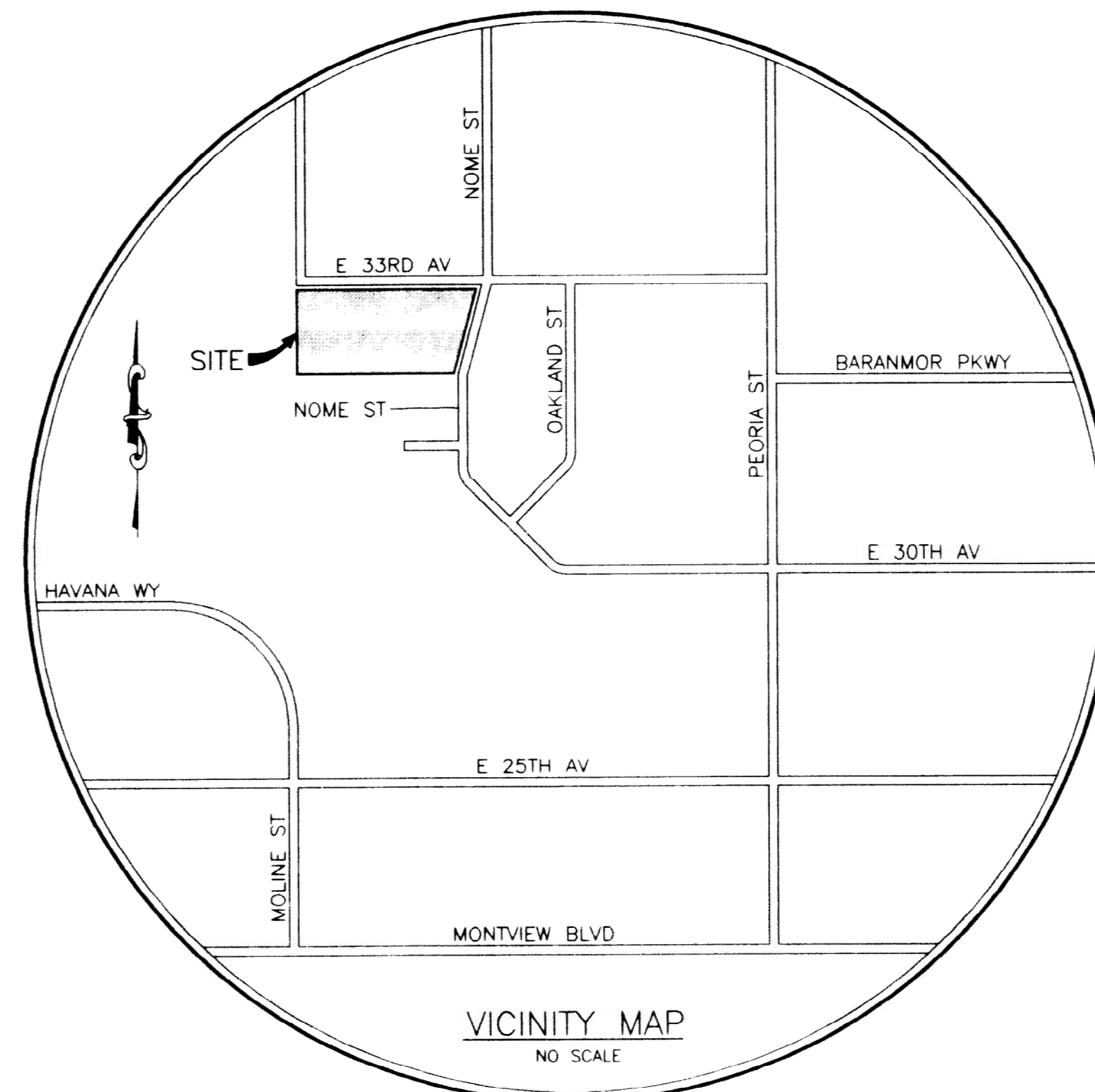
HOURS OF OPERATION: 7:00 A.M. TO 7:00 P.M. DURING WINTER MONTHS  
7:00 A.M. TO 9:00 P.M. DURING SUMMER MONTHS

### FLUIDS MANAGEMENT SYSTEM:

VEHICLES ARE DRAINED OF ALL FLUIDS  
OIL, TRANSMISSION FLUID, REAR AXLE OIL, COOLANT, BRAKE FLUID,  
POWER STEERING FLUID AND WASHER FLUID ARE COLLECTED & SEPARATED  
GAS TANKS ARE PUNCTURE AT ISOLATED PAD & GAS IS STORED ON SITE  
FOR EMPLOYEE AND TRUCK DRIVER USE  
AIR CONDITIONING REFRIGERANT IS PUMPED TO HOLDING TANK  
BATTERIES ARE TESTED FOR RESALE OR RECYCLING  
ALL FLUIDS ARE RECYCLED OR USED ON SITE  
ALL FLUIDS COLLECTION FACILITIES HAVE SECONDARY CONTAINMENT

### USE APPROVAL:

THE USE APPROVAL FOR THIS SITE PLAN IS FOR RETAIL USE IN EXCESS OF 20% OF THE BUILDING SPACE IN AN M-3 ZONE.



PREPARED BY:

ATC

1 ADD A 10-FOOT HIGH BATTERY CHAGED ELECTRIC SECURITY FENCE.

### AMENDMENTS:

- A NO VISABLE ROAD TOP UNITS
- A CHANGE COLOR OF SIGN FROM WHITE TO GRAY.
- A ELIMINATE CURB
- A REMOVE OUTLINE BETWEEN FENCE & PARKING LOT FROM 15' TO 8'
- A CHANGE INTERNAL DRIVE FROM ASPHALT TO CONCRETE

### LEGAL DESCRIPTION:

LOT 1, BLOCK 1, NOME SUBDIVISION FILING NO. 1 AND  
LOT 2, BLOCK 1, C & M SUBDIVISION FILING NO. 1,  
CITY OF AURORA, ADAMS COUNTY, COLORADO.  
SITE ADDRESS: VACANT LAND - NO ADDRESS

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

IN WITNESS THEREOF Dean R. Anderson  
HAS CAUSED THESE PRESENTS TO BE EXECUTED  
THIS 24th DAY OF February, 1998 A.D.

BY: Dean R. Anderson AS PRAS UW29MC  
PRINT NAME PRINT TITLE

### NOTARIAL:

STATE OF COLORADO } SS  
COUNTY OF Arapahoe }

THE FOREGOING INSTRUMENT WAS ACKNOWLEDGED BEFORE ME  
THIS 24th DAY OF February, 1998 A.D.  
BY Dean R. Anderson AS President OF  
U-Wrench-It Aurora Corp.

WITNESS MY HAND AND OFFICIAL SEAL: Beth A. Muen

MY COMMISSION EXPIRES: 11-09-99

### CITY OF AURORA APPROVALS:

CITY ATTORNEY: Sol Ag DATE: 2-22-98  
PLANNING DIRECTOR: Michael E. Eyer DATE: 2-27-98  
PLANNING COMMISSION: CHAIRMAN DATE: 6-11-97  
CITY COUNCIL: NA DATE: \_\_\_\_\_  
MAYOR: NA DATE: \_\_\_\_\_  
ATTEST: NA DATE: \_\_\_\_\_  
CITY CLERK

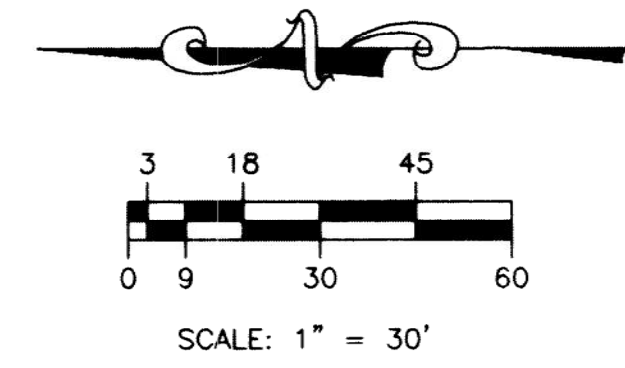
### RECORDERS CERTIFICATE:

ACCEPTED FOR FILING IN THE OFFICE OF THE CLERK AND RECORDER OF  
ADAMS COUNTY, COLORADO AT \_\_\_\_\_ O'CLOCK \_\_\_\_ M.  
THIS \_\_\_\_\_ DAY OF \_\_\_\_\_, 19\_\_\_\_ A.D. IN  
BOOK \_\_\_\_\_ AT PAGE \_\_\_\_\_ RECEPTION NO. \_\_\_\_\_  
CLERK AND RECORDER: \_\_\_\_\_  
DEPUTY: \_\_\_\_\_









**LEGEND**

- CATV TELEVISION PEDESTAL
- Fire Hydrant
- Light Pole
- Manhole
- Handicapped Parking
- Number of Parking Spaces
- Existing Tree
- Street Light
- 9' Steel Fence
- Chain Link Fence
- Prop. Storm Sewer
- Exist. Underground Utilities
- Exist. 100 Yr. Flood Plain

**MORRIS HEIGHTS FILING NO. 2 AMENDED**

**BLOCK 1B**

SECURITY CAPITAL  
INDUSTRIAL TRUST  
c/o GEORGE McELROY  
3131 SOUTH VAUGHN WAY  
AURORA, CO 80014

**EAST 33rd AVENUE**  
(65' R.O.W.)

**MOLINE STREET**

UTILITY EASEMENT  
(BOOK 1497, PAGE 63)

PROPOSED  
SECURITY FENCE,  
SEE SHEETS C1-C3

EXISTING CHAIN  
LINK FENCE

**LOT 1, BLOCK 1**  
**C&M SUBDIVISION FILING NO. 1**

**LOT 1, BLOCK 1**  
**NOME SUBDIVISION FILING NO. 1**

**LOT 2, BLOCK 1**  
**C&M SUBDIVISION FILING NO. 1**

C&M READY MIX Ltd.  
c/o CAMAS AMERICA INC.  
3333 SOUTH WADSWORTH BOULEVARD  
SUITE 210  
LAKEWOOD, COLORADO 80227

# U-WRENCH-IT SITE PLAN

LOT 1, BLOCK 1, NOME SUBDIVISION FILING NO. 1 AND  
LOT 2, BLOCK 1, C & M SUBDIVISION FILING NO. 1

CITY OF AURORA, ADAMS COUNTY, COLORADO

- 1 ADD A 10-FOOT HIGH BATTERY CHARGED ELECTRIC SECURITY FENCE.

MATCH LINE  
SEE SHEET 2 OF 3

**SAND CREEK SUBDIVISION FILING NO. 1**

**WATER TREATMENT PLANT**

CITY OF AURORA

EXISTING CHAIN  
LINK FENCE

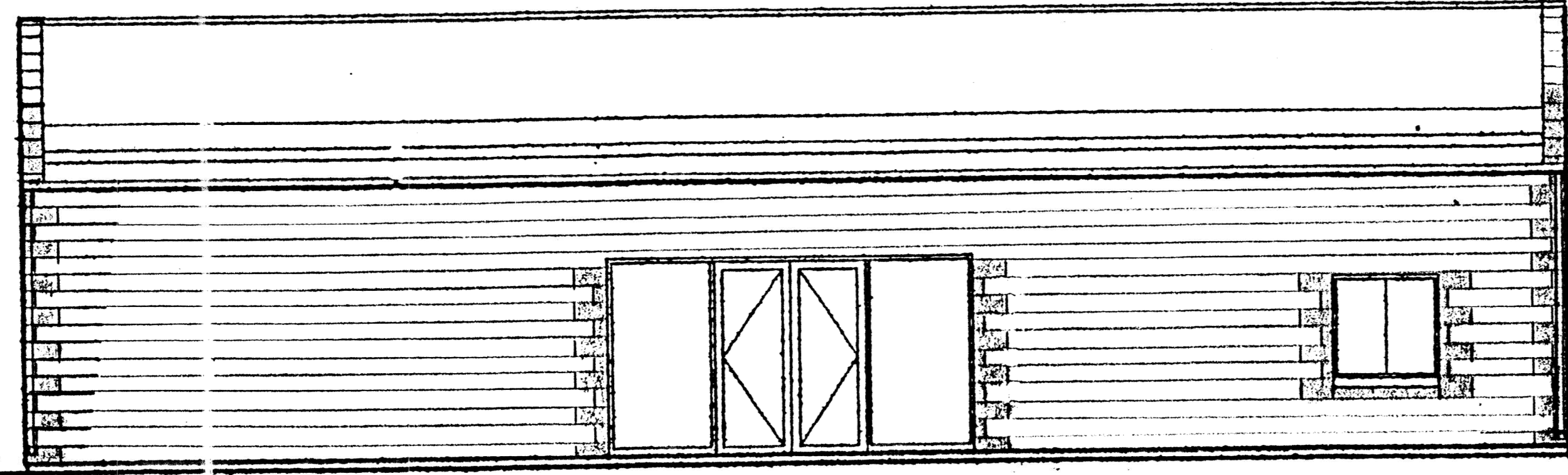
PROPOSED  
SECURITY FENCE,  
SEE SHEETS C1-C3



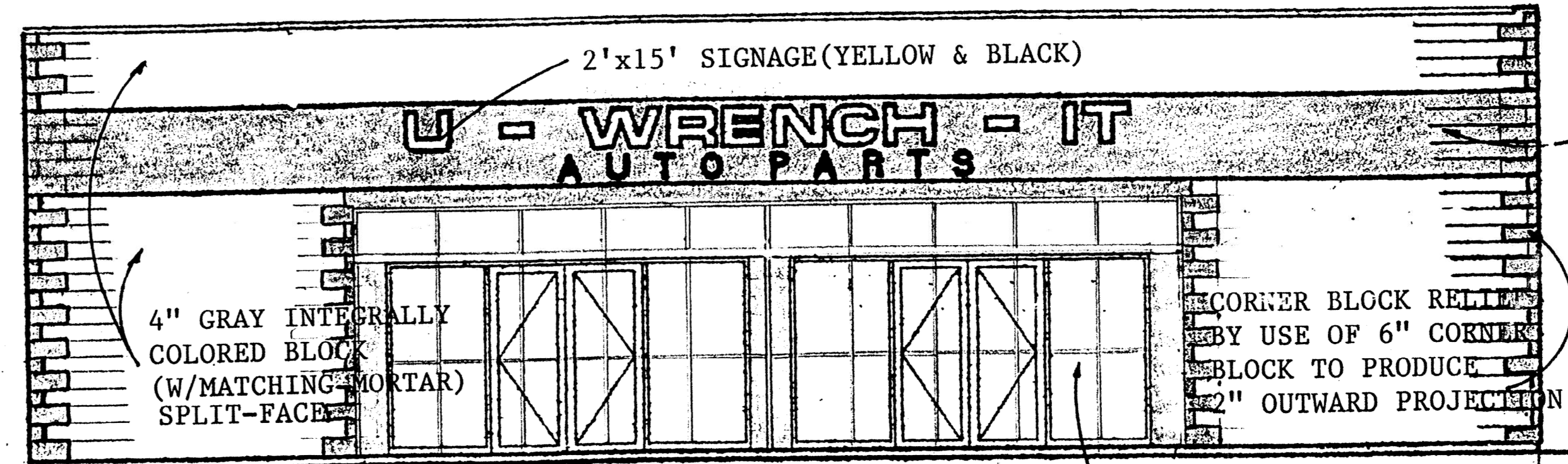
OWNER: U-WRENCH-IT, AURORA PROPERTIES, L.P. 33 RD AVE. & HOME ST. AURORA, COLORADO		JAN. 1998 DATE	DESIGNED WB	REVISIONS
SALES BUILDING		DRAWING NO.	DRAWN WB	
		CHECKED	WB	
		APPROVED		

GENERAL CONTRACTOR: ANDERSON'S SALES & SALVAGE (CONSTRUCTION DIVISION) 1490 E. 8 TH STREET GREELEY, COLORADO	
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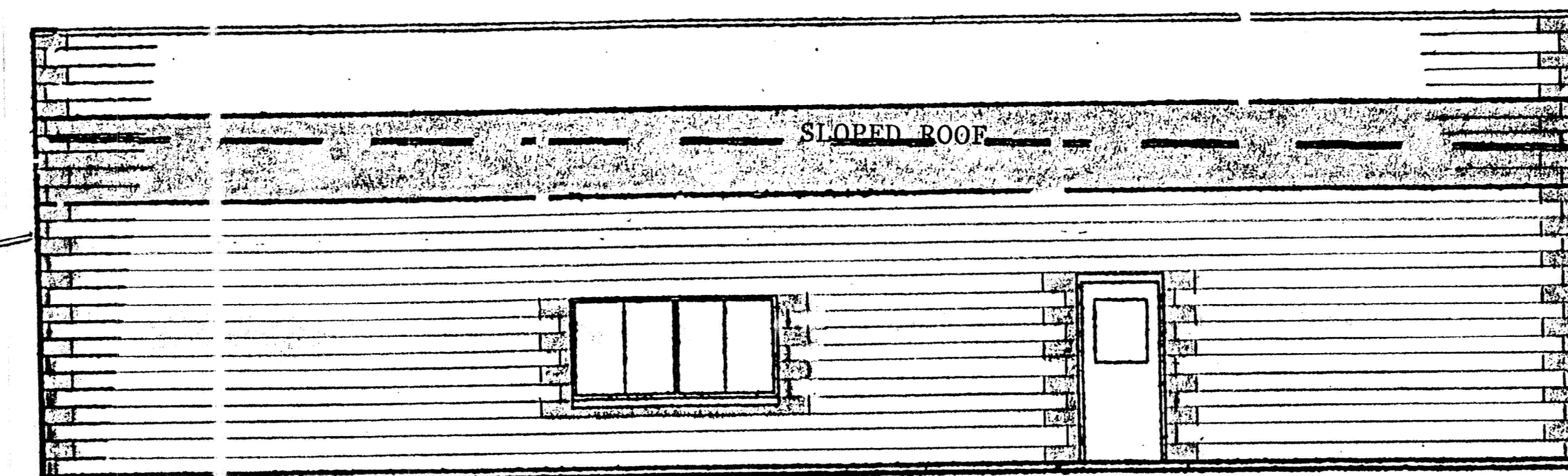
4" RED INTEGRALLY COLORED BLOCK  
SMOOTH FACE (W/MATCHING MORTAR)  
(5 COURSES ONLY)



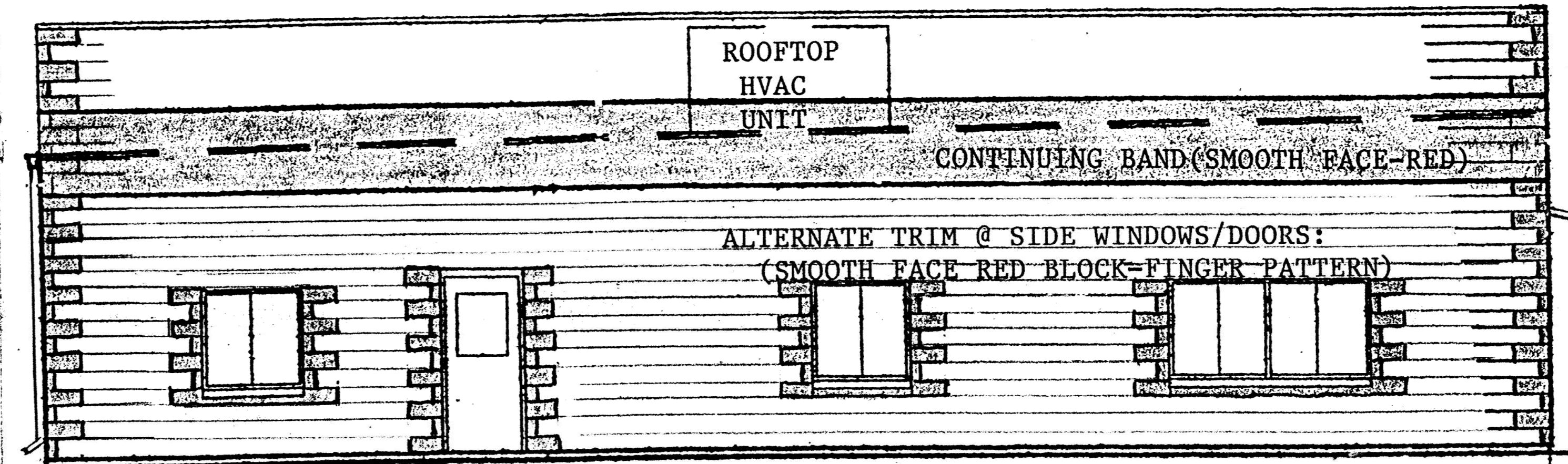
SOUTH ELEVATION



NORTH ELEVATION



WEST ELEVATION



EAST ELEVATION

GLASS/ALUM. FRAMED PORTICO  
SLOPED TOP-OPEN ENDS  
HGT. 9'-7"@BLDG/7'-10"@GUTTER  
VERTICAL PANELS@9'-7"OUT

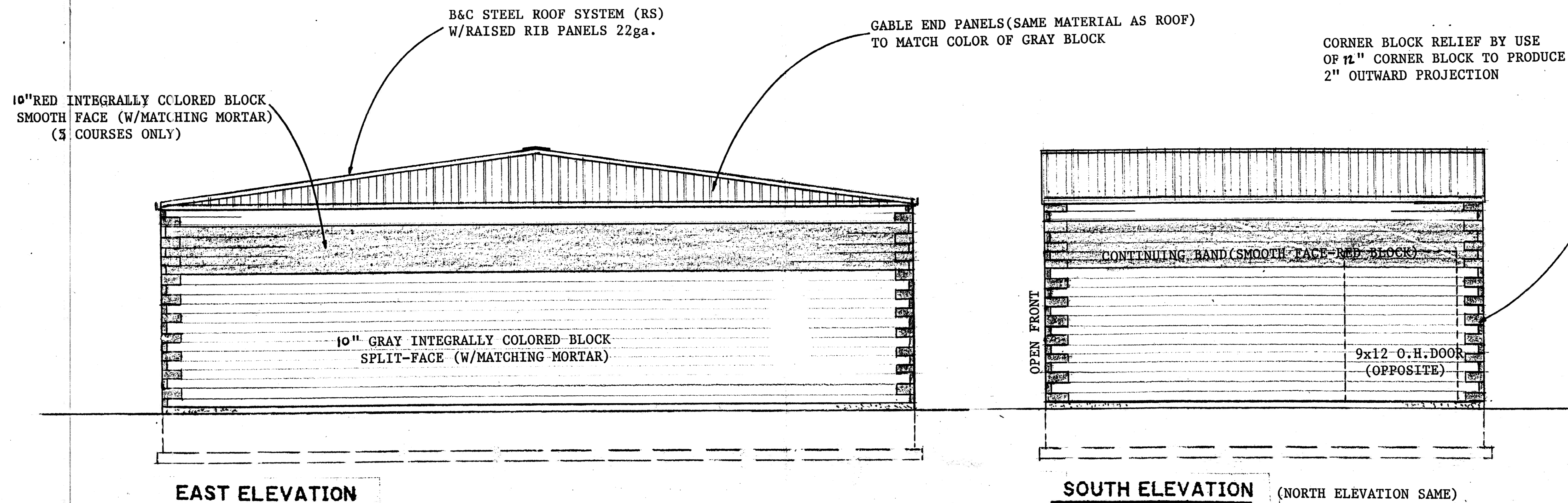
1 ADD A 10-FOOT HIGH BATTERY CHAGED ELECTRIC  
SECURITY FENCE.

4 of 6  
U-WRENCH-IT 97-6024-1

U-WRENCH-IT 97-6024-1



OWNER : U-WRENCH-IT, AURORA PROPERTIES, L.P. 33 RD AVE. & HOME ST. AURORA, COLORADO	JAN. 1998	DESIGNED	WB	REVISIONS		GENERAL CONTRACTOR : ANDERSON'S SALES & SALVAGE (CONSTRUCTION DIVISION) 1400 E. 8 TH STREET GREELEY, COLORADO
	DATE	DRAWN	WB			
	DRAWING NO.	CHECKED	WB			
	OF DRAWINGS	APPROVED				



1 ADD A 10-FOOT HIGH BATTERY CHAGED ELECTRIC  
SECURITY FENCE.

U-WRENCH-IT

97-6024-1

U-WRENCH-IT

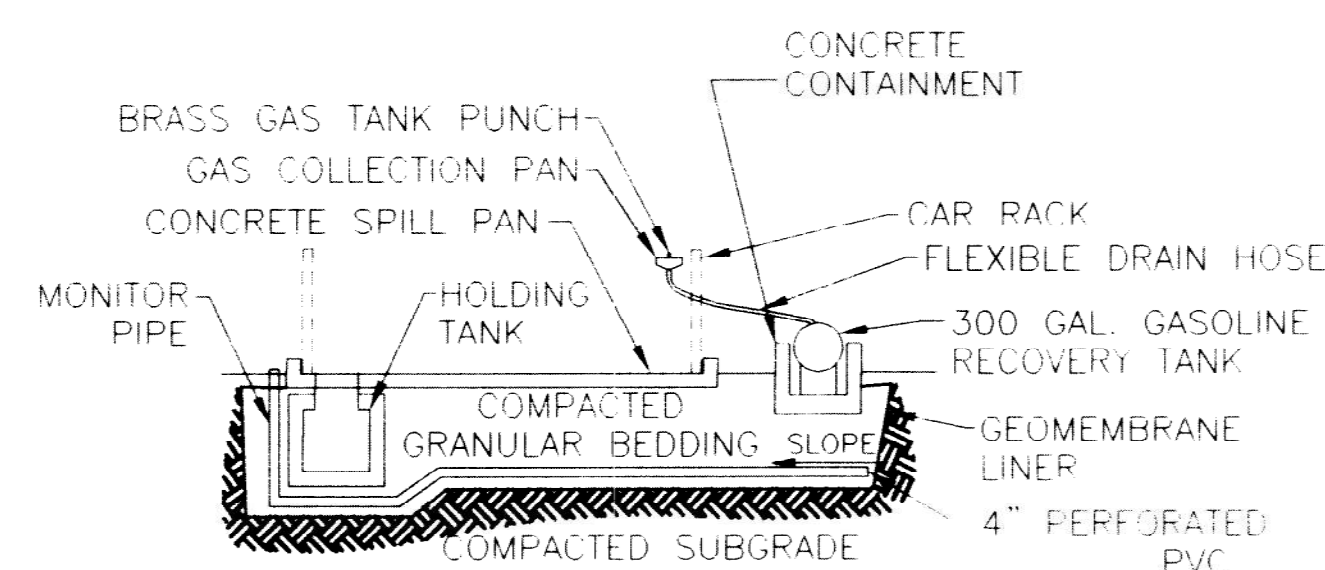
97-6024-1



# U-WRENCH-IT FLUIDS MANAGEMENT PLAN

## VEHICLE HANDLING

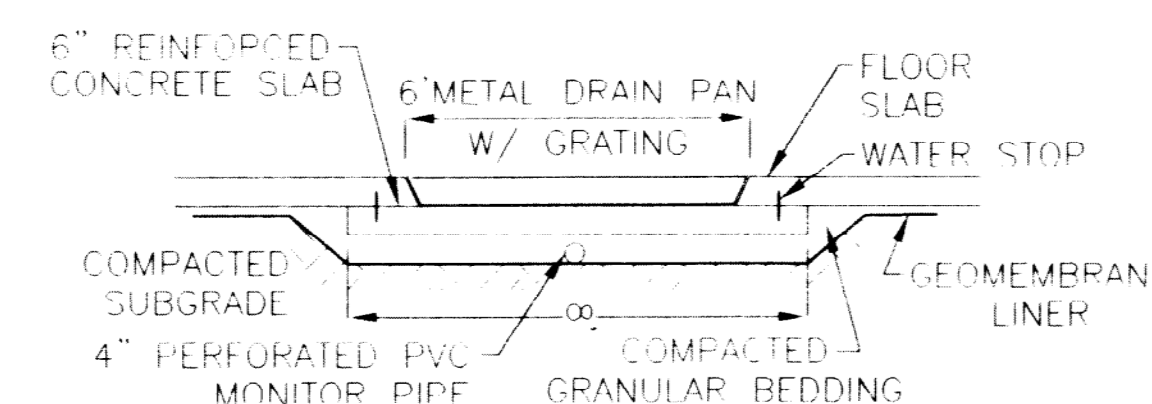
1. All vehicles are drained of fluids before being set out for parts.
2. Vehicles are set on hydraulic lift over drain pan in fluids drain building.
3. The oil pan and transmission sump are punctured, all hoses and break lines are cut and rear axle plugs removed. All fluid reservoirs under the hood are pumped out. The drain pan is drained by pump into the oil/antifreeze separator tank. The hydraulic lift can tilt the vehicle to insure complete draining. All holes are plug with rubber stoppers and cut lines are sealed to prevent any remnant fluid discharge. Batteries are removed and tested. Good batteries are taken into the sales building and the others are sold to recycling services.
4. Vehicles are then placed on gas tank punch rack outside of the building. A brass punch is used to preclude sparks and the gas is collected in an integral funnel and drained to a separate gas holding tank.
5. At this point, the vehicle is virtually fluid free. It is moved to a holding area and when a sufficient number are ready they are set out in the parting out area. Each vehicle is set up on stands with sufficient space on all sides for clear, safe access. Customers enter the sales office, get verification that the vehicle they need is available and using their own tools, remove the wanted part(s). No torches are allowed on site and all tool boxes are examined before the customer is allowed to proceed.
6. Vehicles remain in the parting out area for 30 to 45 days. They are then moved to the crusher holding area. When enough cars are ready, at least a flat bed truck load, they are crushed, loaded and taken to a scrap metal recycling yard for processing.



NOTE: RECOVERY TANK DRAINED BY AIR PUMP

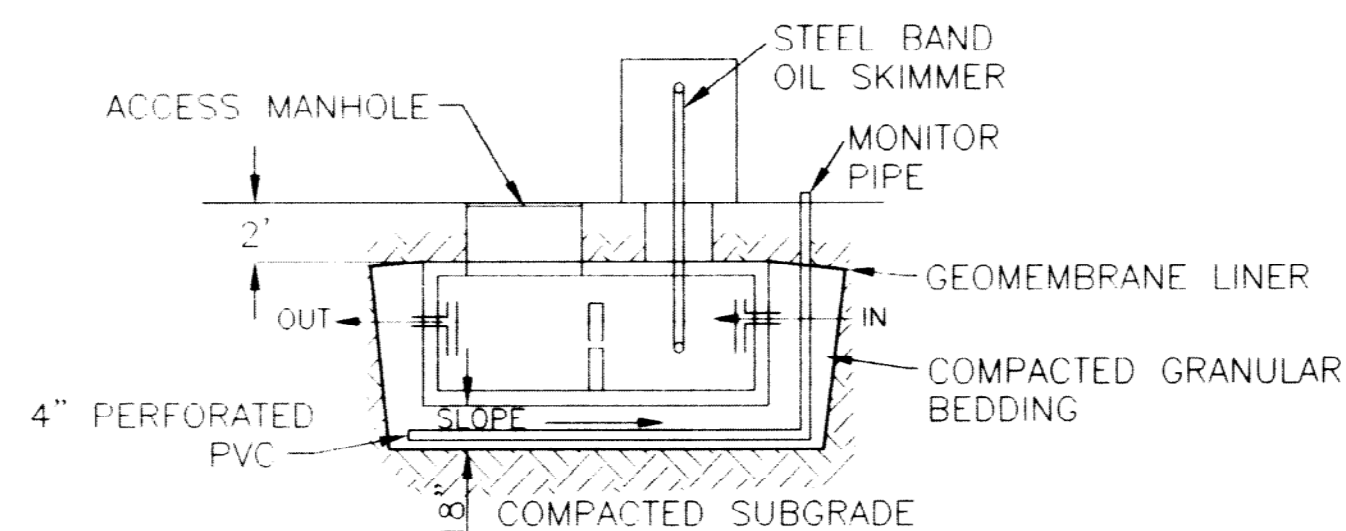
△ GAS TANK PUNCH RACK

NO SCALE



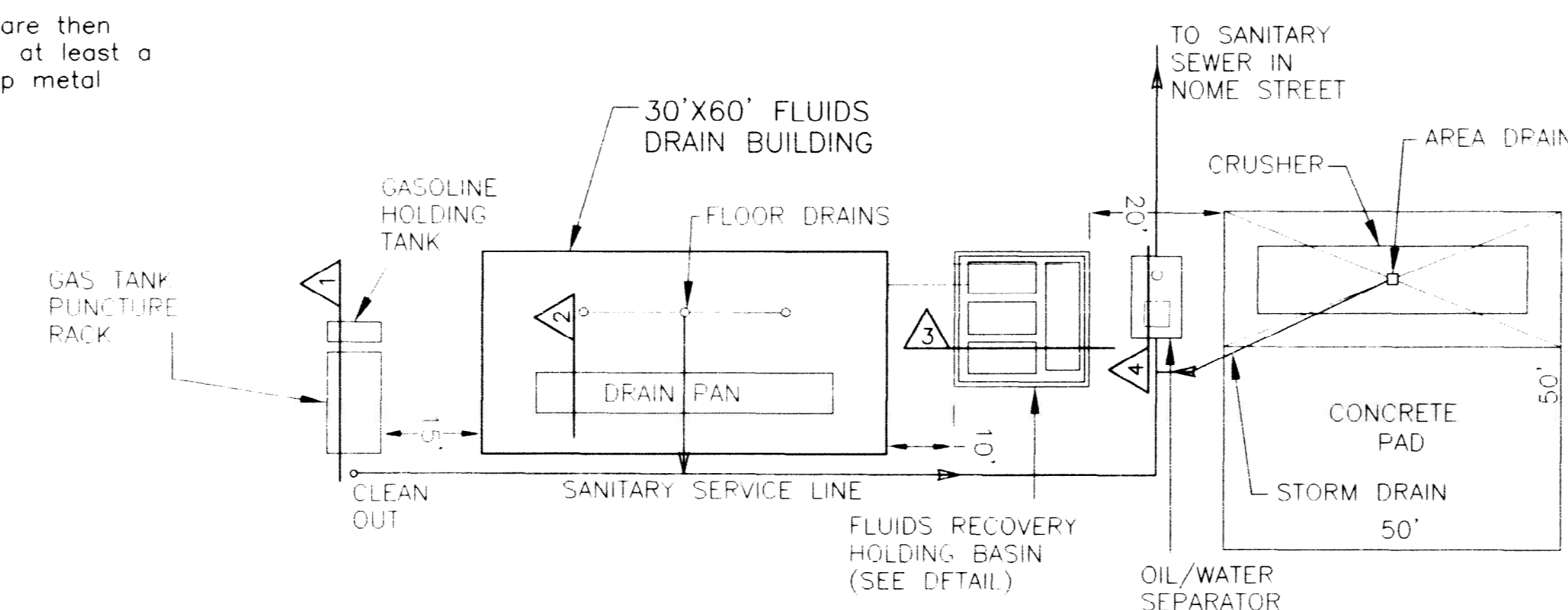
## 2 FLUIDS DRAIN PAN

NO SCALE

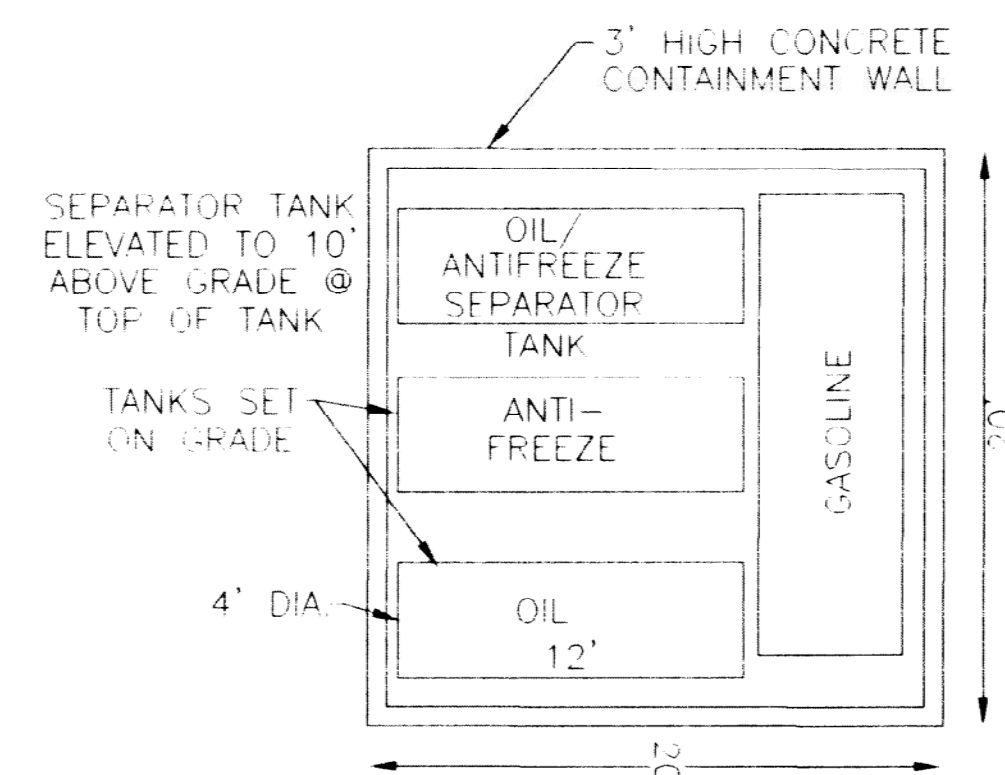


#### 4 OIL/WATER SEPARATOR

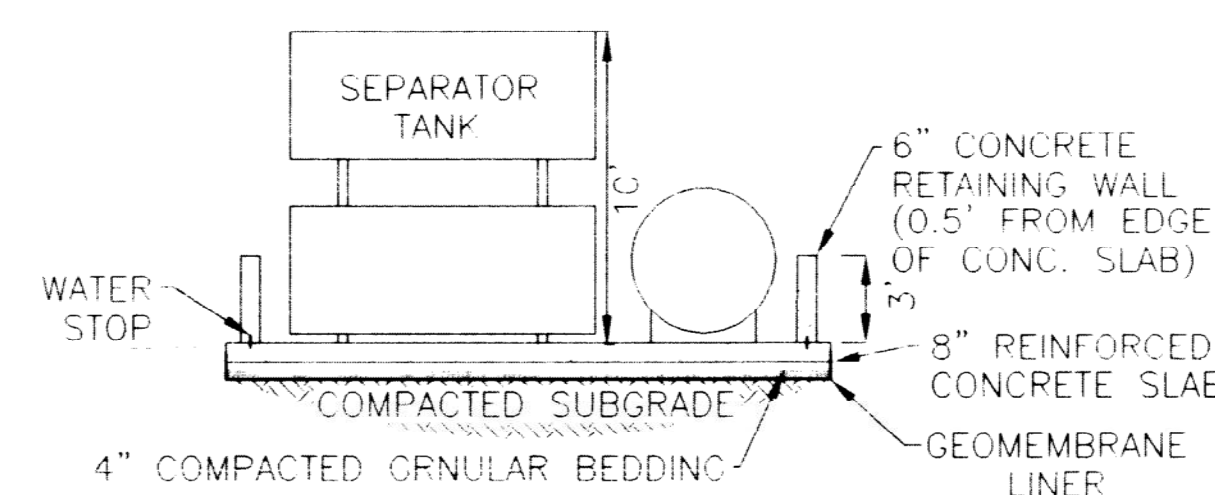
NO SCALE



FLUIDS RECOVERY SYSTEM



FLUIDS RECOVERY HOLDING BASIN



△<sub>3</sub> HOLDING BASIN SECTION

- FLUIDS HANDLING

1. The combined fluids from the drain pan are pumped into the oil/antifreeze separator tank. The hose is exposed for easy inspection to check for leaks.
2. The lighter fluids are drained off the bottom of the separator tank and then the oil is drained into the oil holding tank. Recyclers come and take the oil and the antifreeze mixture for purification and resale.
3. The gasoline is drained from the gas tanks into a separate gas holding tank. It is then air pumped into the larger storage tank, again by means of above ground hosing. Gasoline is used on site, given to the truck drivers and employees.

- ## SPILL PROTECTION

1. Each of the drain facilities is protected from inadvertent spills by containment facilities.
2. The drain pan in the drain building is set on a concrete slab with the concrete floor of the building poured around the pan and sloped toward it. The support slab is joined to the floor slab with water stops to prevent any leaks from the pan migrating between the two slabs. There is an area between the two separate pans where the top of the support slab can be seen. If one of the metal drain pans begins to leak, it will be seen in this area. A drain pipe from this area is connected to the collection system that passes through the oil/water separator.

Underlying the entire drain pan area is a layer of granular fill over a geomembrane. A perforated monitor pipe runs the length of the pan area and rises near one of the walls of the drain building. This pipe is sampled periodically to check for any contaminants that might have somehow gotten through the pan and the sealed concrete slab undetected. This containment and monitoring system is typical of all of the fluids handling facilities.

3. The gas tank punch pad is similarly isolated for any spills. A concrete spill pan lies under the vehicle on the rack. If the funnel does not catch all of the gas, it will spill on the concrete and most likely evaporate away. A concrete holding tank is provided at the low end of the pan to collect any runoff. The holding tank is not connected directly to the underground sewer line. The sewer has a clean out located near the holding tank and whatever collects in the tank can be pumped into the sewer. However, no gasoline will be put into the sewer to prevent any possible exposure to explosions. Indeed, this is why the gas draining is performed outside of the fluids drain building. There is a smaller chance for explosions to occur in an unconfined area and there will be less damage if one does somehow happen.

The small storage tank at this location is isolated within its own concrete containment basin. The gas is pumped from here into the main holding tank on the other side of the drain building. This limits the amount of fuel in the immediate vicinity of the punch operation. The piping between the tanks is all above ground for easy observation. Underlying this whole area is the geomembrane-monitoring pipe system.

4. The fluids recovery holding basin is a twenty foot square concrete pad with a three foot high containment wall with water stops installed between the wall and the slab. The slab is underlain by granular bedding and geomembrane but does not have a monitoring capacity. This reflects the open nature of this basin and the fact that any material spills will be manually cleaned before they can migrate out. Again, this open, accessible facility is easily monitored while providing protection from spills.

5. One of the last lines of defense is the oil/water separator that collects all contaminated surface water. The floor drains in the drain building drain through it as does the spill pipe from the drain pan and the area drain set under the car crusher. Any storm drainage from this isolated pad will be passed through the separator to keep any small debris from the crusher being washed off site.

One interesting feature of the separator is the steel band oil skimmer. It is activated by a float, with the hydrocarbons sticking to the metal band and being squeezed into a small tank and then pumped into the oil/antifreeze separator tank. Again, this oil/water separator tank is underlain by the granular fill, geomembrane and monitoring pipe.

- 1** ADD A 10-FOOT HIGH BATTERY CHAGED ELECTRIC SECURITY FENCE.

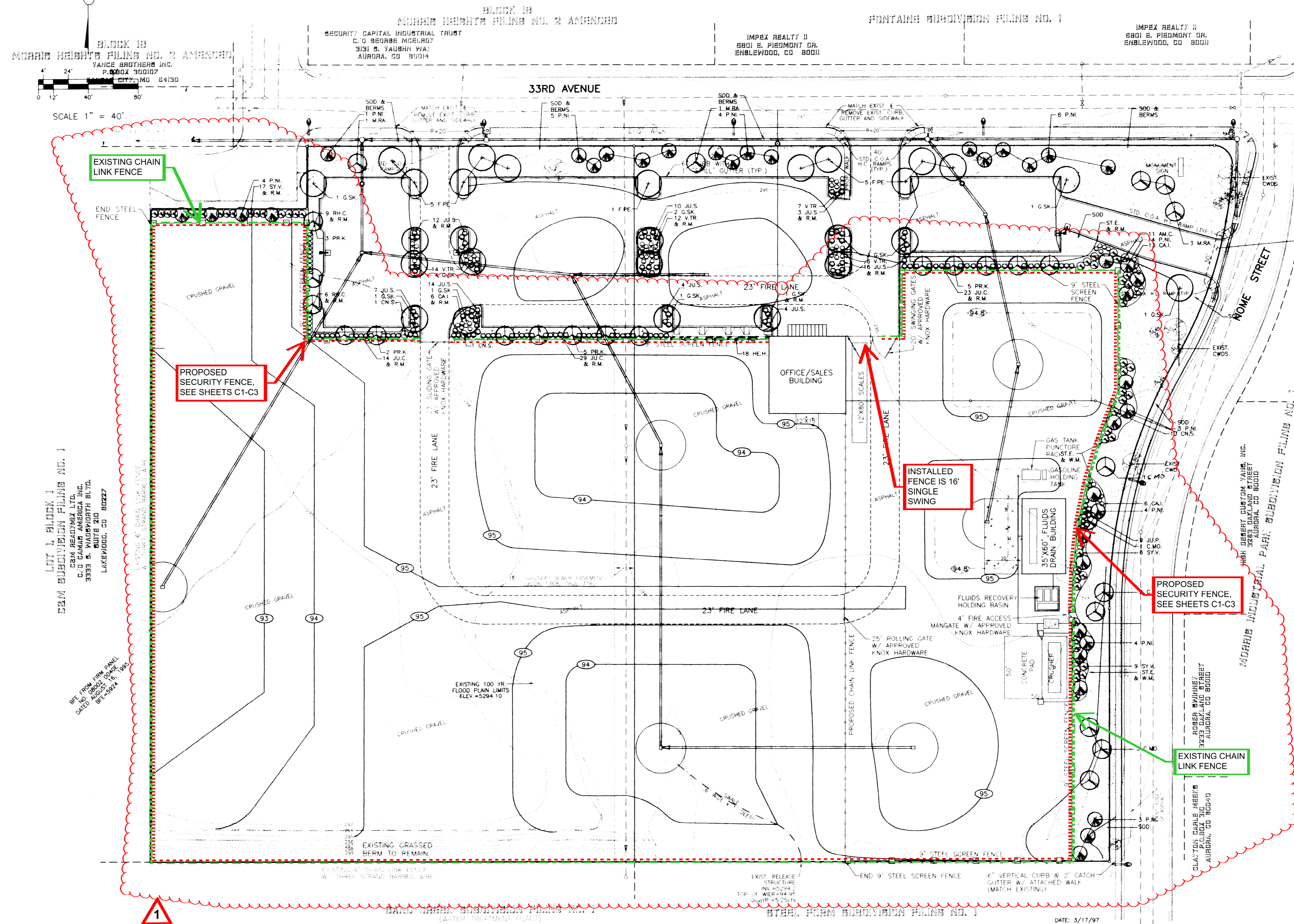


# U-WRENCH-IT LANDSCAPE PLAN

## LOT 1, BLOCK 1, NOME SUBDIVISION FILING NO. 1 AND LOT 2, BLOCK 1, C & M SUBDIVISION FILING NO. 1

### CITY OF AURORA, ADAMS COUNTY, COLORADO

#### SHEET 1 OF 1



### LEGEND

- Evergreen Tree
- Shade Tree
- Ornamental Tree
- Shrub Plantings
- Ground Covers, etc.
- Bluegrass Sod Area
- Wood Mulch Area
- Rock Mulch Area
- Steel Edging

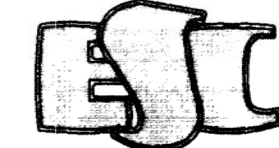
### PLANT LIST

KEY	PLANT NAME	SIZE & REMARKS
C.M.O.	Crataegus mollis - Downy Hawthorn	2.0" Cal.; B&B
F.P.E.	Fraxinus pennsylvanica - Green Ash	2.5" Cal.; B&B
G.S.K.	Quercus x 'Skyline' - Skyline Honeylocust	2.5" Cal.; B&B
M.R.A.	Malus x 'Radiant' - Radiant Crabapple	2.0" Cal.; B&B
P.N.I.	Pinus nigra - Austrian Pine	6" Ht.; B&B
P.R.K.	Prunus nigra 'P.K.' - Princess Kay Plum	2.0" Cal.; B&B
SHRUBS:		
A.M.C.	Amelanchier canadensis - Shadblow Serviceberry	#5 Cont.; 3'-4" Ht.
C.A.I.	Caryopteris x clandonensis - Bluemist Spirea	#5 Cont.; 2'-3" Ht.
C.N.S.	Cornus sericea colo. - Colo. Redtwig Dogwood	#5 Cont.; 2'-3" Ht.
J.U.C.	Juniperus chin. 'Sea Green' - Sea Green Juniper	#5 Cont.; 18"-24" Ht.
J.U.P.	Juniperus chin. 'Pfitzer' - Pfitzer Blue Juniper	#5 Cont.; 24"-30" Spr.
J.U.S.	Juniperus sibirica 'Skandia' - Skandia Juniper	#5 Cont.; 18"-24" Ht.
R.H.C.	Rhamnus fran. 'Column' - Columnar Buckthorn	#5 Cont.; 3'-4" Ht.
S.Y.V.	Syringa vulgaris - Common Purple Lilac	#5 Cont.; 3'-4" Ht.
V.T.R.	Viburnum to. 'Comp.' - Comp. Euro. High. Crab.	#5 Cont.; 18"-24" Ht.
GROUNDCOVERS, PERENNIALS, ETC.:		
H.E.H.	Hemerocallis x 'Hyperion' - Yellow Daylily	#1 Cont.; 6"-12" Ht.
LANDSCAPE MATERIALS:		
R.M.	Rock Mulched Area - 3" layer of 1 1/2" dia. river rock over weed barrier.	
S.O.D.	Bluegrass Sod - Bluegrass sod mix, including soil prep and fine grading.	
S.T.E.	Steel Edging - 6"x1/8" sized steel strap, bolted at the joints.	
W.M.	Wood Mulch - 3" thick layer of shredded cedar mulch.	

### GENERAL NOTES:

- See architectural/engineered drawings for grading and site improvement construction information.
- The developer, his successor, or assignee shall be responsible for installation, maintenance and replacement of all landscaping materials shown or indicated on the approved site plan and landscape plan on file in the Planning Department. All landscaping will be installed as delineated on the plans prior to issuance of certificate of occupancy.
- All utility easements shall remain unobstructed and fully accessible along their entire length for maintenance equipment.
- An automatic irrigation system, meeting local requirements, shall be designed and installed providing adequate irrigation coverage to proposed landscaped areas. System shall consist of pop-up spray heads covering turf areas, and shrub spray heads (or drip irrigation) for mulched planting beds. Irrigation zoning and controller selection shall separate mulched planting beds from turf areas.
- Parking areas and drive aisles shall be asphalt paved. Curb, gutters, and sidewalks shall be constructed of concrete. See architectural/engineered drawings for additional information.
- See Landscape Specifications for soil preparation information.
- If the Contractor wishes to use equivalent materials other than those specified, the Contractor must first receive written approval from the Architect prior to bidding.
- The Contractor shall be responsible for field verifying dimensions, grades, existing site conditions, etc. prior to bidding. Plan discrepancies shall be brought to the attention of the Architect.
- The Contractor shall be responsible for furnishing materials, labor, equipment, and services (incl. permits, taxes, etc.) necessary and reasonably incidental to carry out specified work.
- All existing trees shown on this plan shall be protected and are to remain in place.
- Prior to any planting operation, the area to be planted is to be prepared with 5 cubic yards of organic material per 1000 square feet of area, rotted to a minimum of 6" deep.

**MICHAEL L. STAHL, INC.**  
LANDSCAPE ARCHITECT  
8700 East Union Avenue  
Denver, Colorado 80237  
Ph. (303) 779-6601



**Engineering Service Company**  
14426 East Evans Avenue, Suite 150  
Aurora, Colorado 80014  
Phone (303) 337-1393 Fax (303) 337-7481  
engineers-surveyors

**1 ADD A 10-FOOT HIGH BATTERY CHARGED ELECTRIC SECURITY FENCE.**

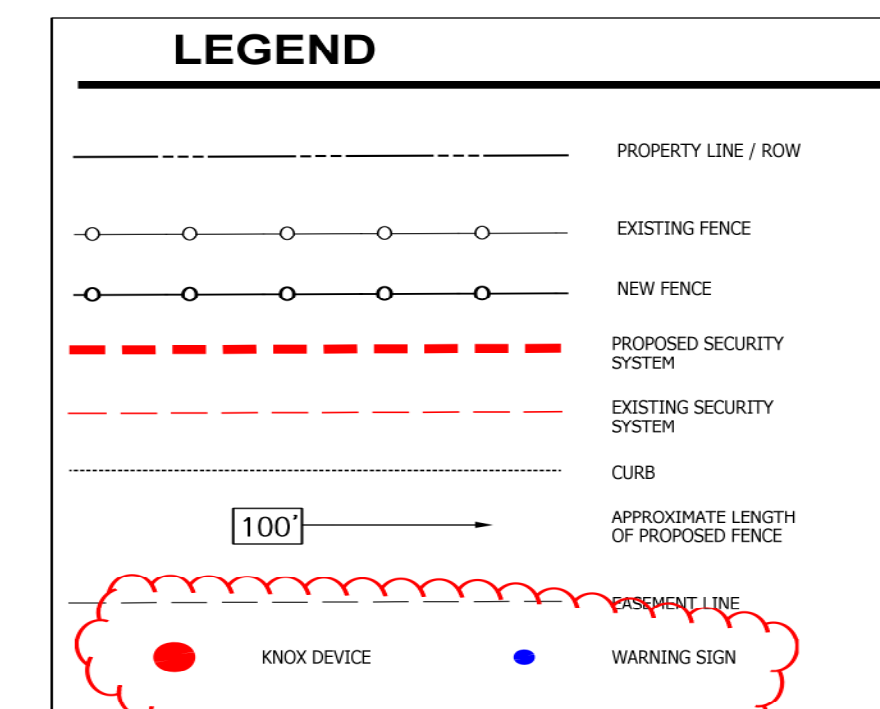
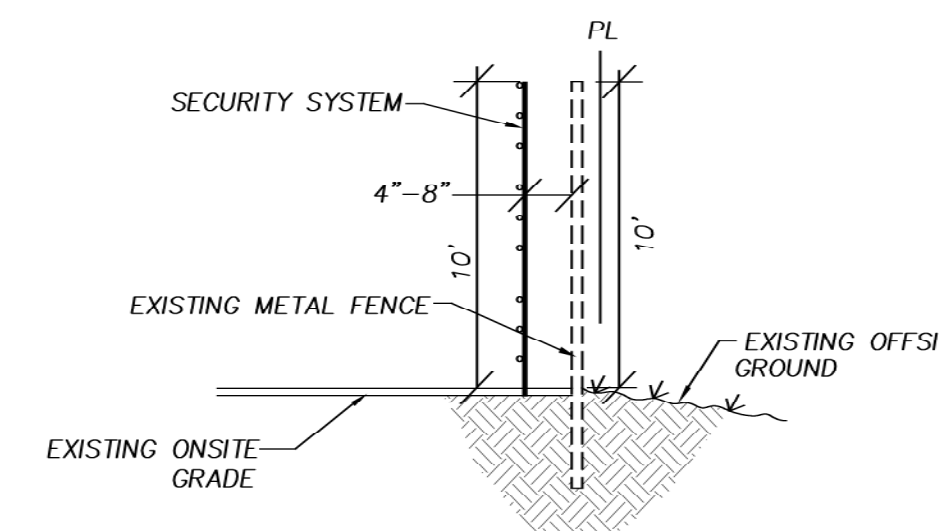
U-WRENCH-IT 9260241 1/2



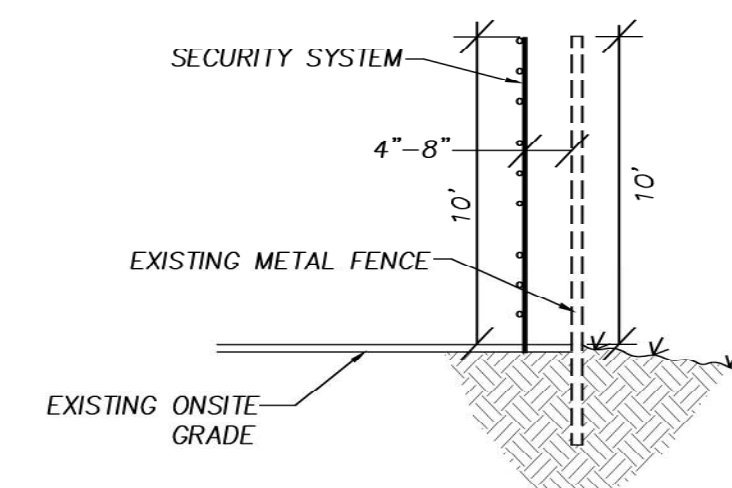


**SITE PLAN**  
**REQUEST TO AUTHORIZE A**  
**SECURITY SYSTEM FOR:**  
**LKQ PULL-N-SAVE**  
**11602 EAST 33RD AVE**  
**AURORA, CO 80010**

PROJECT DATA	
APN:	0182326104002, 0182326104003
ACREAGE:	10.28 ACRES
ZONING:	I-2

[illegible]

1  
C1 EXISTING PERIMETER FENCE SECTION  
SCALE : NTS.



2 EXISTING PERIMETER FENCE SECTION  
C1 SCALE : NTS.

## NOTES

COMPLIANCE:  
INSTALLATION TO BE COMPLIANT WITH ALL REQUIREMENTS IN 800.050(d)(3)

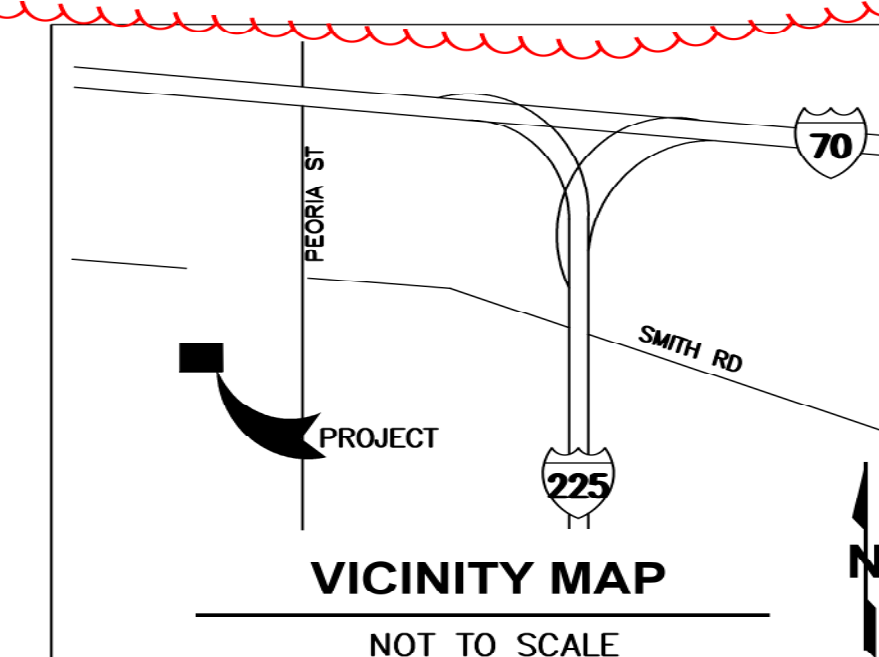
POLE LOCATIONS:  
STEEL POLES: TO BE LOCATED APPROXIMATELY ON EACH SIDE OF GATE(S) & EVERY 90° (OR GREATER) TURN IN FENCE LINE. FIBERGLASS/INTERMEDIATE POLES: TO BE LOCATED APPROXIMATELY EVERY 30'

DISCLAIMER:  
POLE LOCATIONS MAY SLIGHTLY DEVIATE FROM STIPULATIONS ABOVE DUE TO ON-SITE  
CONDITIONS

STORM DRAIN:  
NO STORM DRAIN IS BEING PROPOSED AS PART OF THIS PROJECT.

HAZARDOUS MATERIALS:  
STORAGE, USE, OR HANDLING OF HAZARDOUS MATERIALS IS PROHIBITED WITHIN 25' OF  
ELECTRIC FENCES.

GATES:  
PROPOSED ELECTRICAL FENCE IS IN COMPLIANCE WITH COA UDO BATTERY-OPERATED  
ALARMED ELECTRIC FENCE PROVISIONS.



**VICINITY MAP**  
NOT TO SCALE

**1** ADD A 10-FOOT HIGH BATTERY CHARGED ELECTRIC SECURITY FENCE.

# AMAROK

**LLKQ PULL-N-SAVE  
111602 EAST 33RD AVE  
AURORA, CO 80010**

**SHEET TITLE: SITE PLAN**

DATE: MAR 04, 2022

SCALE: SEE PLAN

SHEET

# C1

of 3

**GRAPHIC SCALE**

( IN FEET )

1 inch = 40 ft.

APN: 0182326101024

APN: 0182326104001

EXISTING 10' METAL FENCE TO REMAIN

NEW SECURITY FENCE 4"-8" FROM PERIMETER FENCE

EXISTING 10' METAL FENCE TO REMAIN

EXISTING 25' MA... SLIDING GATE... SECURITY FENCE... EXISTING GATE AN... IMPACT THE GATIN... IMPEDE SITE ACC...

KNOX DEVICE LOC... F.D. DISCONNECT...

E

NEW SECURITY FEN... 4"-8" FR... PERIMETER FEN...

CONTROLLER/POW... SOURCE REGULATI... MONITORING EQUIP...

1

1 C1

2 C1

94'

118'

94'

94'

2 C1

1 C1

505'

NEW SECURITY FENCE 4"-8" FROM PERIMETER FENCE

EXISTING 10' METAL FENCE TO REMAIN

1

APN: 0182326405001

## SITE PLAN

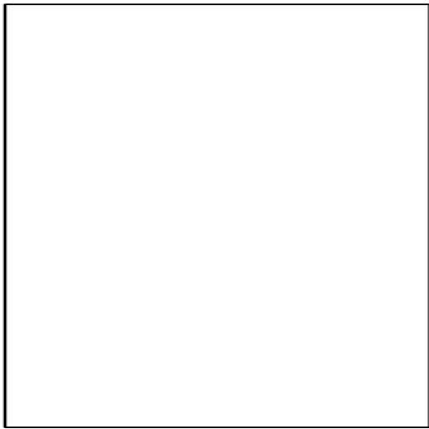
SCALE : 1" = 40'-0"

NOTE: The developer, his or her successors and assigns shall be responsible for installation, maintenance and replacement of the access control gate or barrier system to ensure emergency vehicle access to within the site. If the above conditions are not met, the owners, his or her successors and assigns shall be required by fire department order notice that all affected gates be chained and locked in the open position until repaired or replaced and retested to all city of aurora standards at the time of the violation. If the gating system is not maintained to the satisfaction of the fire department, the license for the emergency vehicle gate opening system will be revoked and the gating system must be removed. Electronic gating systems shall include an emergency vehicle gate opening system utilizing a redundancy back-up system that consists of a siren operated system, an automatic Knox key switch and a manual override (in the event of system failure). Gating systems will be installed in accordance with the "gating systems crossing fire apparatus access roads checklist". A separate building permit through the building division is required to be obtained by the contractor prior to the installation of any gating/barrier system that crosses a dedicated fire lane easement.

**NOTE:** 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.



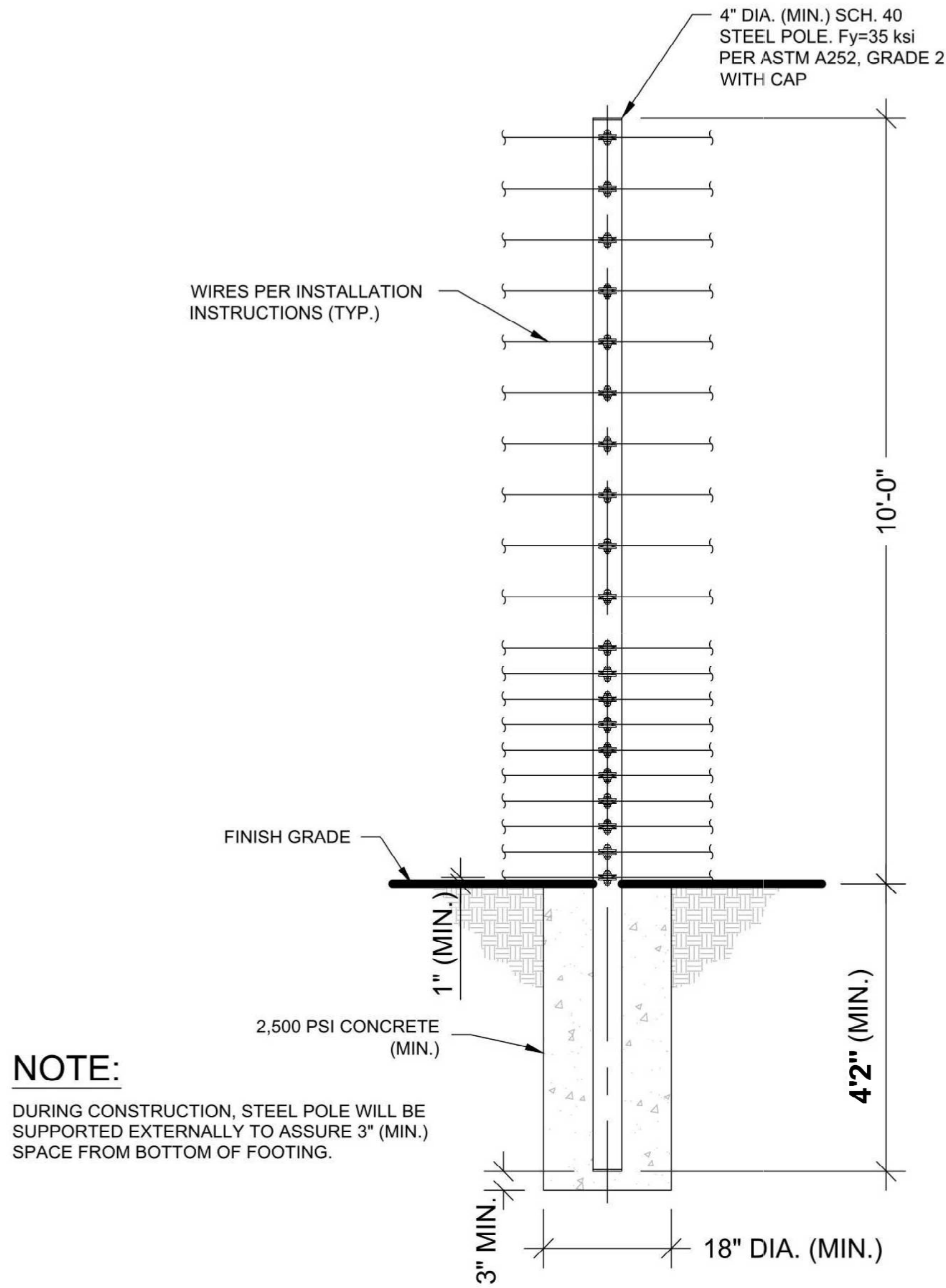
#	DATE / DESCRIPTION



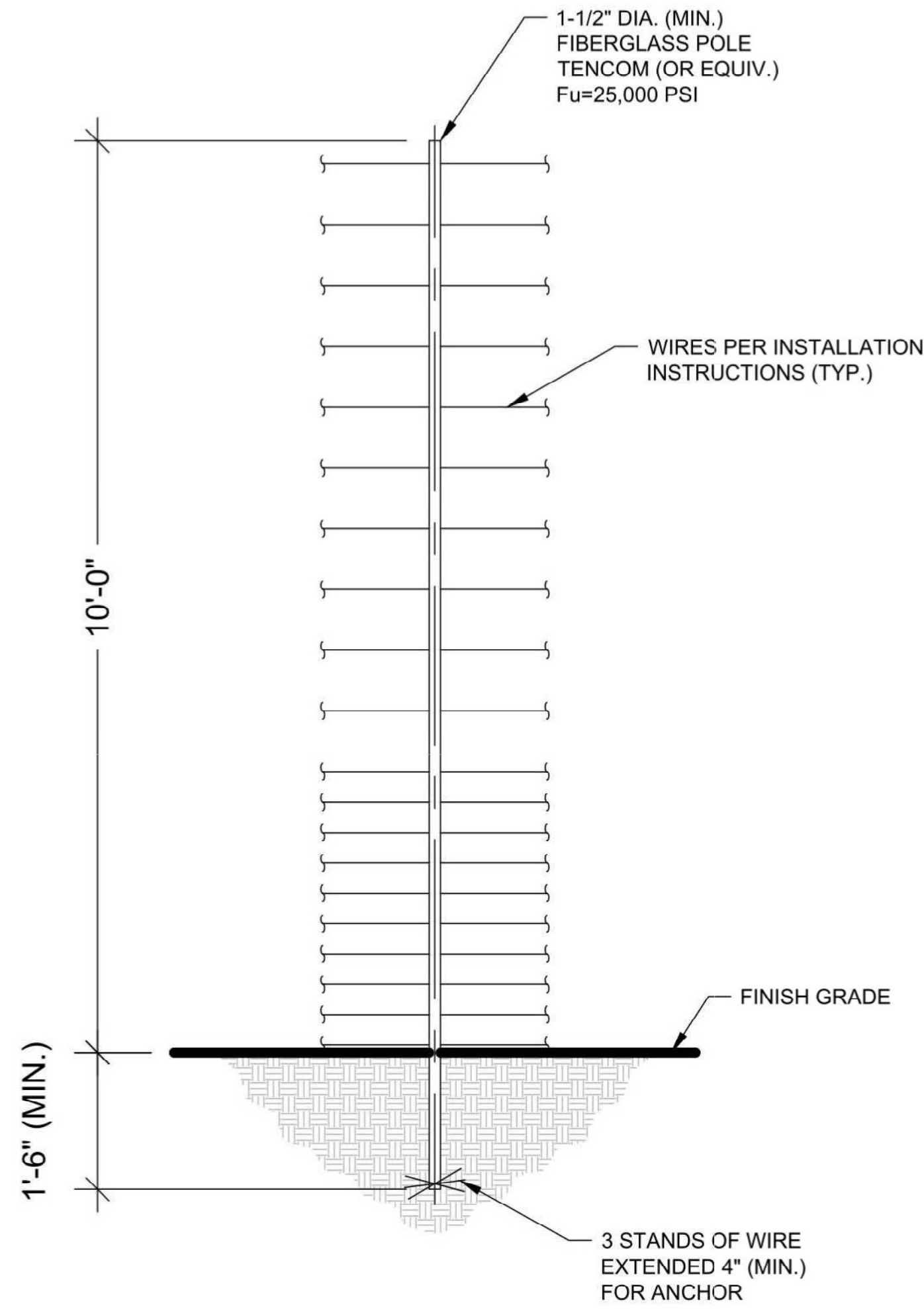
PROJECT:	LKQ PULL-N-SAVE 11602 EAST 33RD AVE AURORA, CO 80010
SHEET TITLE:	TYPICAL DETAILS

DATE:	MAR 04, 2022
SCALE:	SEE PLAN

SHEET	C2
	of 3



STEEL POLE DETAIL  
SCALE: NONE  
(STRUCTURAL)



FIBERGLASS POLE DETAIL  
SCALE: NONE  
(NON-STRUCTURAL, NON-LOAD BEARING WIRE SEPARATOR)

**RAPID TIGHTENERS**

RAPID TIGHTENERS ARE INSTALLED IN EVERY SECTION - BETWEEN 6" INCHES AND 3 FEET FROM A FIBERGLASS POLE - TOWARD THE CENTER OF THE RUN.

THE TIGHTENERS ARE ALTERNATED ON OPPOSITE SIDES OF THE POLE TO PREVENT GROUNDS FROM HITTING WIRES WITH CURRENT.

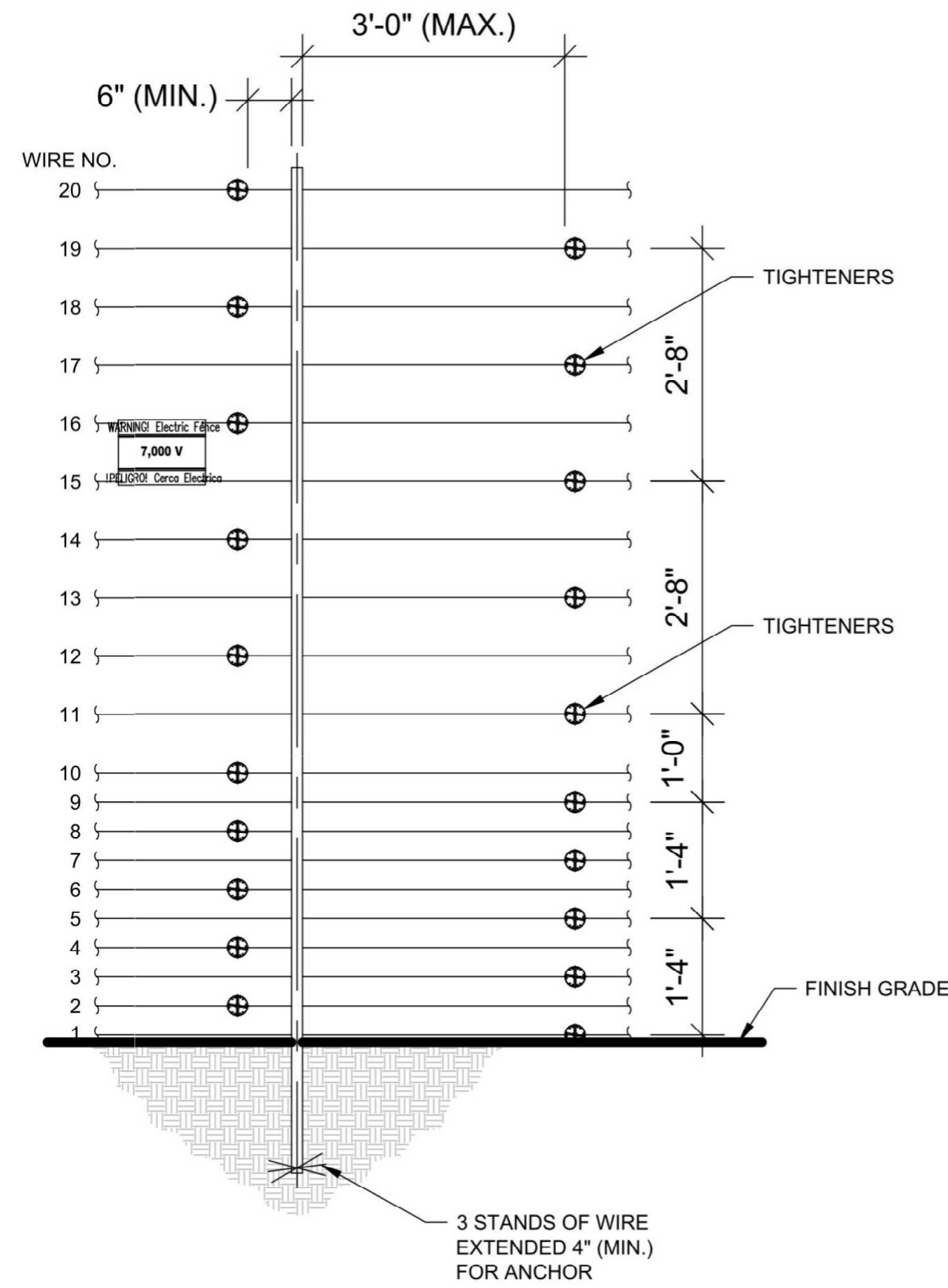
WIRE SHOULD BE WRAPPED TWO OR THREE TIMES AROUND EACH TIGHTENER.

**WARNING SIGNS**

WARNING SIGNS MUST BE INSTALLED EVERY 30 FEET, WHICH IS THE MAXIMUM DISTANCE BETWEEN SIGNS.

ALL WARNING SIGNS SHOULD BE MOUNTED EITHER BETWEEN WIRES 15 & 16 OR AT BEST VISIBLE HEIGHT.

IF INSTALLED BEHIND A SOLID FENCE, WARNING SIGNS SHOULD ALSO BE PLACED ON OR ABOVE THE PERIMETER FENCE.



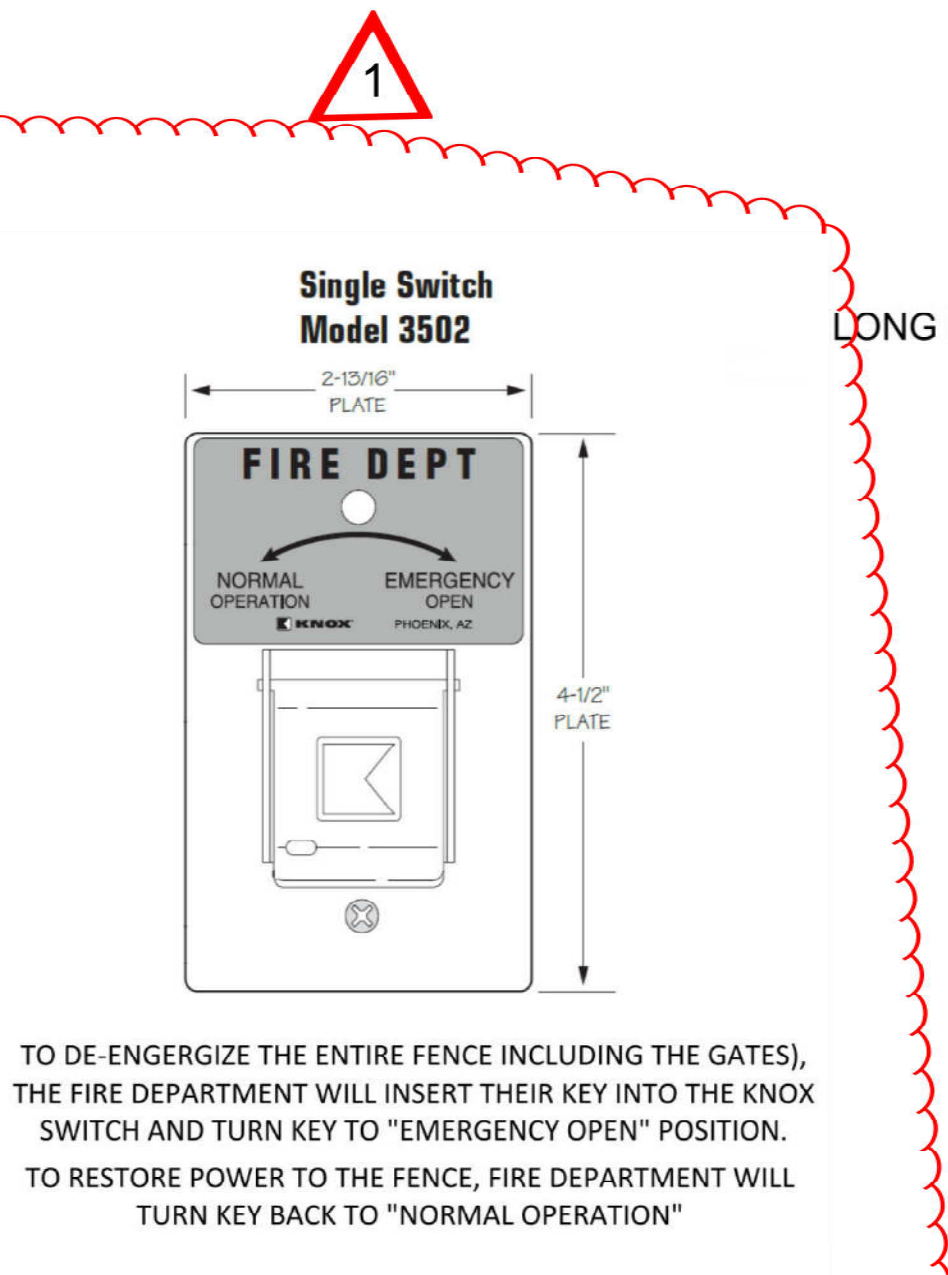
WIRE CONNECTIONS  
SCALE: NONE  
(FIBERGLASS POLE)



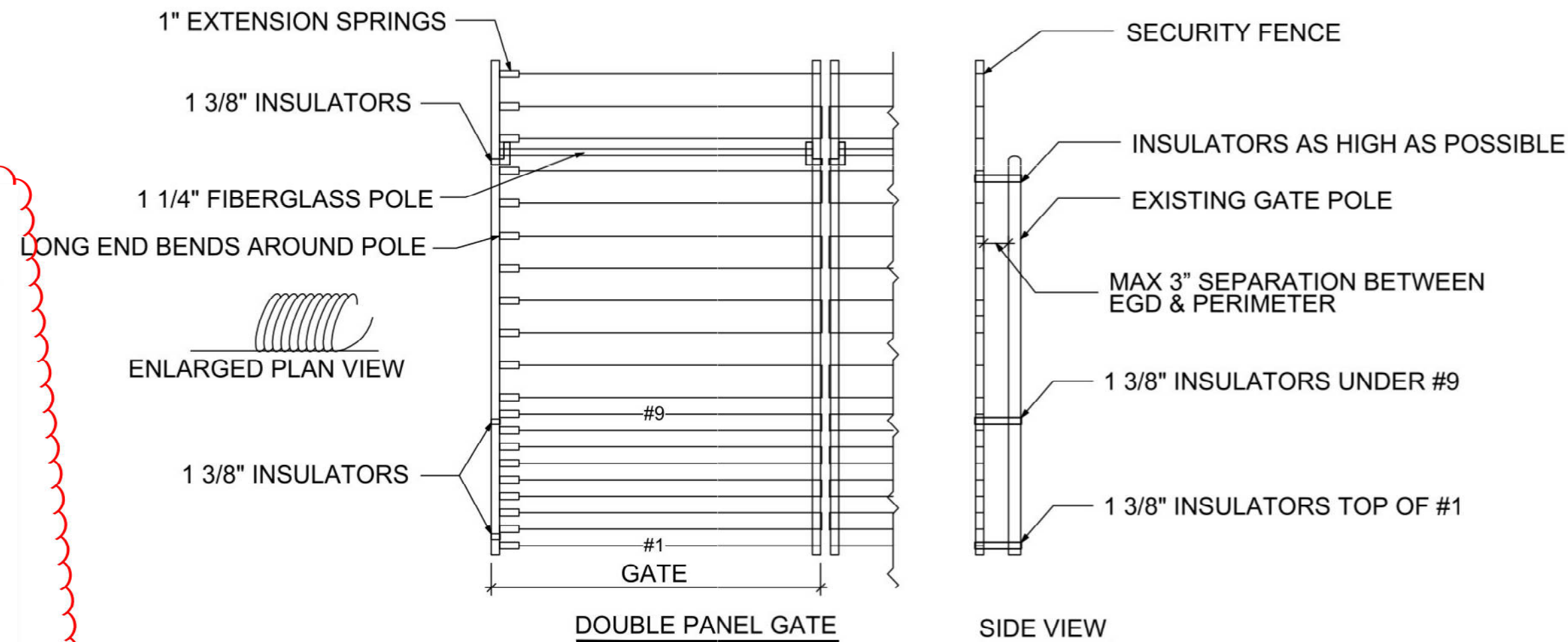
EXAMPLE WARNING SIGN @ 9"x12"



F.D. DISCONNECT SIGN @ 9"x12"



TYPICAL CUT-OFF SWITCH



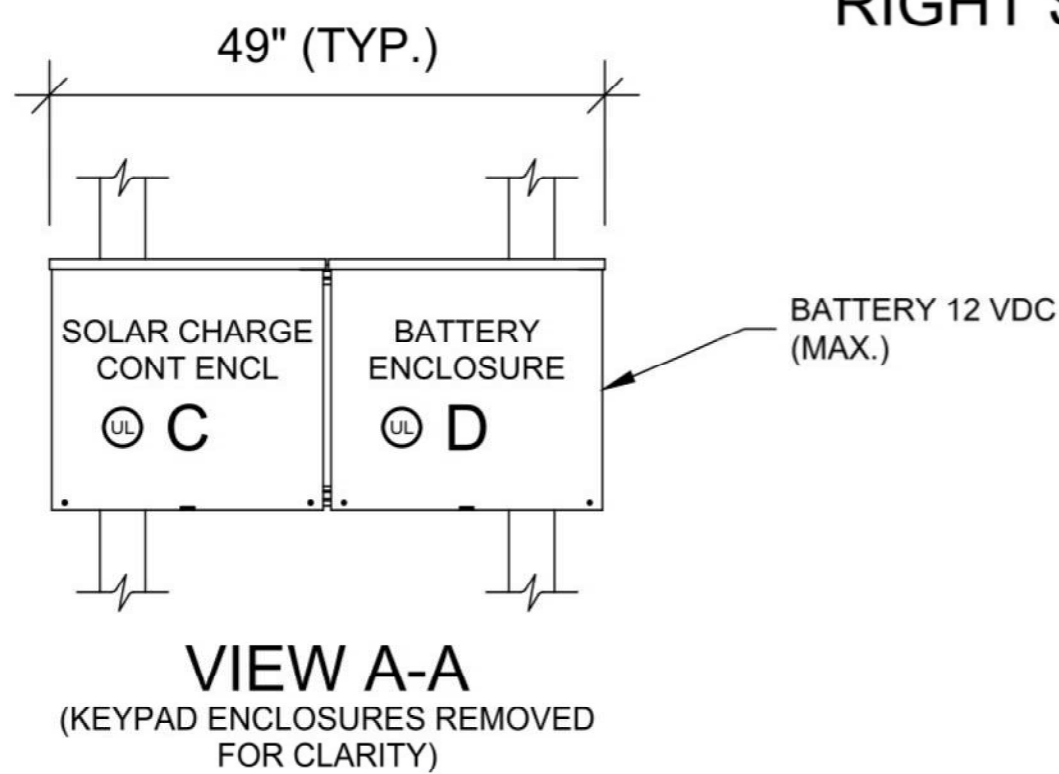
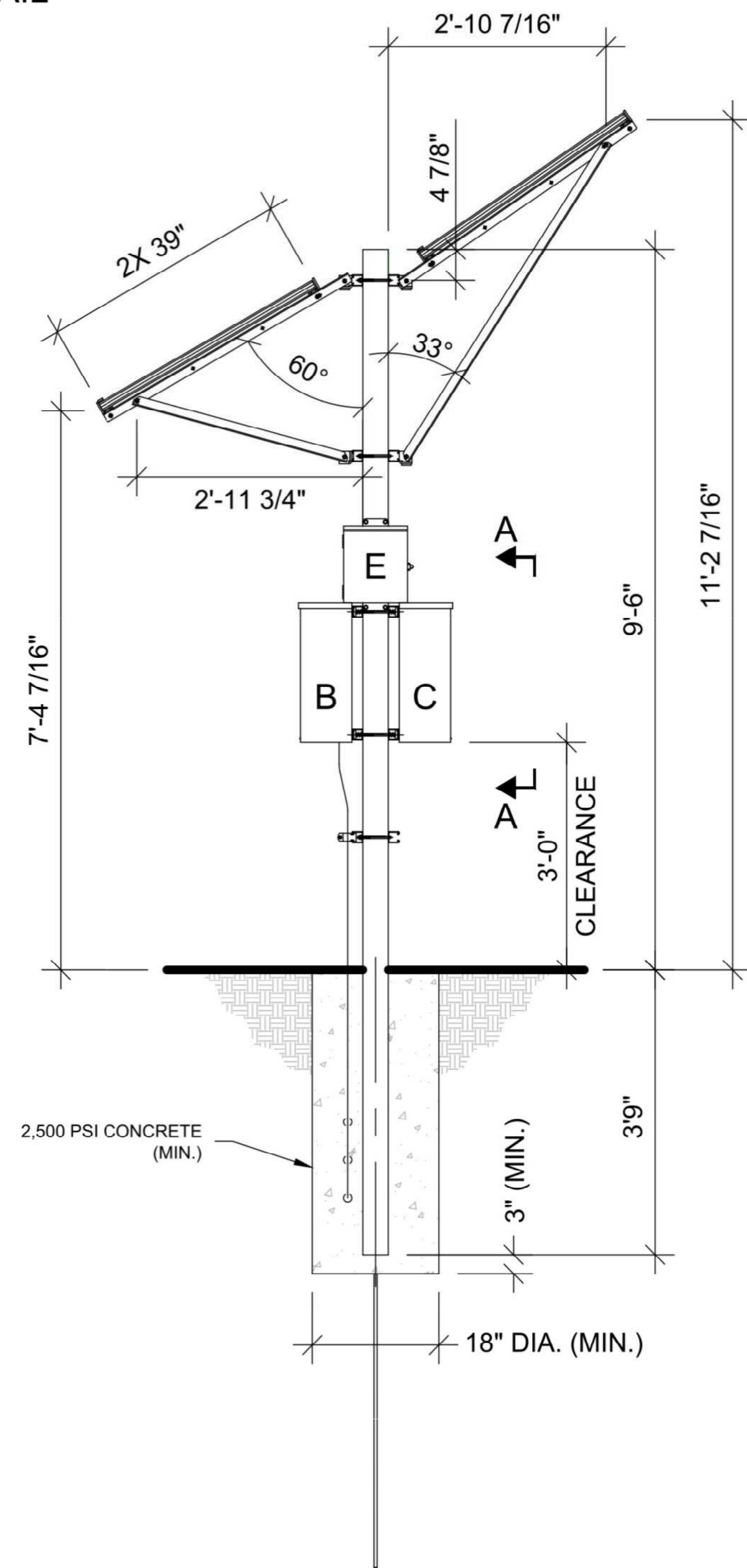
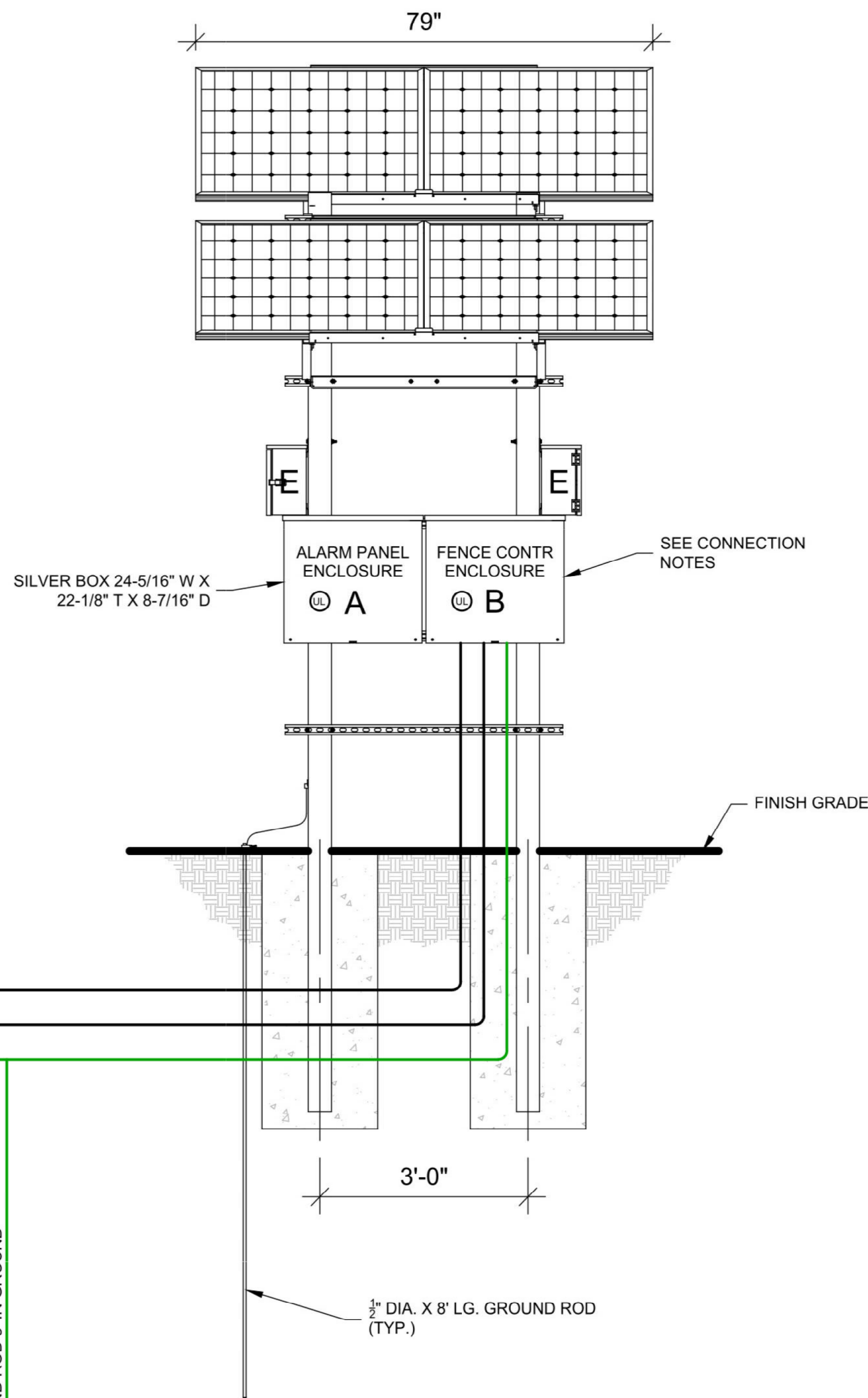
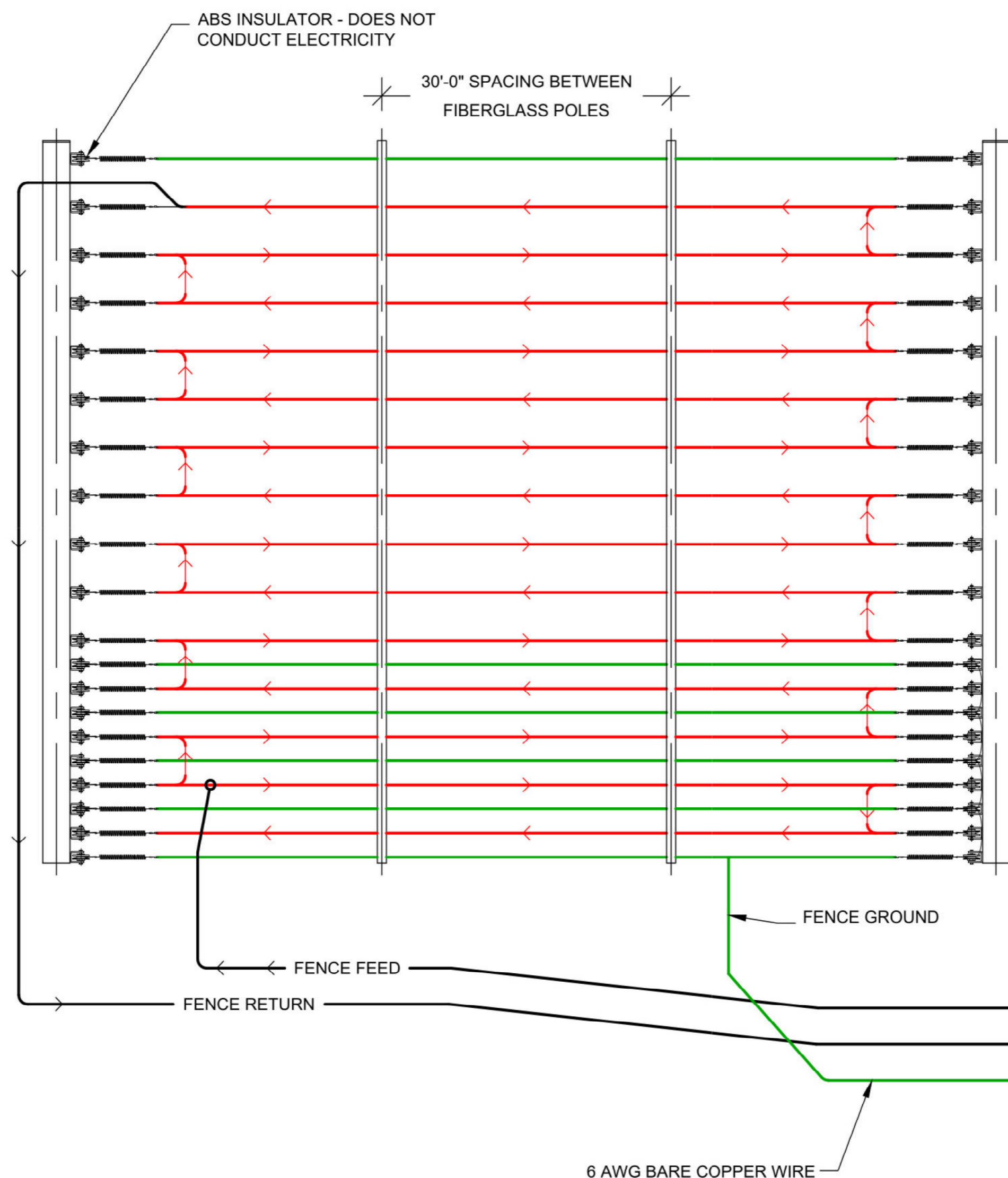
- NOTES:
1. INSULATORS ARE LOCATED ON TOP OF #1, UNDER #9, TO AS HIGH ON THE GATE AS POSSIBLE.
  2. SPRINGS ARE LOCATED ON OPPOSITE SIDES OF LOCK.
  3. ALL CONTACTS MUST INCLUDE SPRINGS.
  4. ALL CONTACTS MUST HAVE BOLT THROUGH FIBERGLASS (NO SET SCREWS).
  5. ALL BRACE BANDS HOOKED TO CHAIN LINK MUST HAVE SET SCREWS.
  6. EVERY GATE PANEL MUST HAVE A SIGN.
  7. GATE MOUNTS WILL NOT IMPACT THE FUNCTIONALITY OF THE GATE

TYPICAL GATE DETAIL

1 ADD A 10-FOOT HIGH BATTERY CHAGED ELECTRIC SECURITY FENCE.



WIRE RUN DETAILS & OUTSIDE MOUNTED ELECTRONICS/CONTROLLER WITH STEEL POLE DETAIL



CONNECTION NOTES:

- A: ALARM PANEL ENCLOSURE - HOUSES THE ALARM CONTROL PANEL. THIS BOX INTERCONNECTS TO "B" / FENCE CONTROLLER ENCLOSURE USING THE APS WHIP / 10 CONDUCTOR CABLE AND "C" / SOLAR CHARGE CONTROLLER USING TWO CONDUCTOR CABLE. ENCLOSURE WEIGHT 21 LBS. (MAX.).
- B: FENCE CONTROLLER ENCLOSURE - HOUSES THE FENCE ENERGIZER OR EQUIVALENT. THIS BOX CONNECTS TO "A" / ALARM PANEL ENCLOSURE USING THE APS WHIP / 10 CONDUCTOR CABLE. ENCLOSURE WEIGHT 22 LBS. (MAX.).
- C: SOLAR CHARGE CONTROLLER ENCLOSURE - HOUSES POWER ELEMENTS FOR SOLAR CHARGE CONTROLLER AND DISCONNECTS FOR SOLAR, BATTERY, AND LOAD CONNECTIONS. POWER UP PROCEDURE: TURN ON BATTERY BREAKER FIRST, THEN TURN ON SOLAR BREAKER. THE ELECTRONICS POWER IS CONTROLLED BY THE LOAD BREAKER. ENCLOSURE WEIGHT 25 LBS. (MAX.).
- D: BATTERY ENCLOSURE - HOUSES THE BATTERIES AND INTERCONNECTS TO "C" / SOLAR CHARGE CONTROLLER ENCLOSURE USING TWO CONDUCTOR 14G AND 10G THWN WIRES. ENCLOSURE WEIGHT 130 LBS. (MAX.). - BATTERY WILL NOT EXCEED 70KWH.
- E: KEYPAD ENCLOSURE - HOUSES THE KEYPAD. THIS BOX INTERCONNECTS TO "B" USING 10 CONDUCTOR / 18 AWG WIRE. ENCLOSURE WEIGHT 12 LBS. (MAX.).

NOTES:

MOUNT 4 SILVER BOXES TO A PAIR OF 4"x4"x180" LG. GALVANIZED ASTM A500 STEEL POLES. BOTTOM OF THE LOWEST BOX MUST BE A MINIMUM OF 2 FEET ABOVE GROUND LEVEL. THE SUPPORT POLES MUST BE EMBEDDED AT A MINIMUM OF 5'-6" BELOW GROUND LEVEL.



ADD A 10-FOOT HIGH BATTERY CHAGED ELECTRIC SECURITY FENCE.

# DATE / DESCRIPTION



PROJECT: LKQ PULL-N-SAVE  
11602 EAST 33RD AVE  
AURORA, CO 80010

SHEET TITLE: TYPICAL DETAILS

DATE: MAR 04, 2022  
SCALE: SEE PLAN

SHEET

C3

of 3