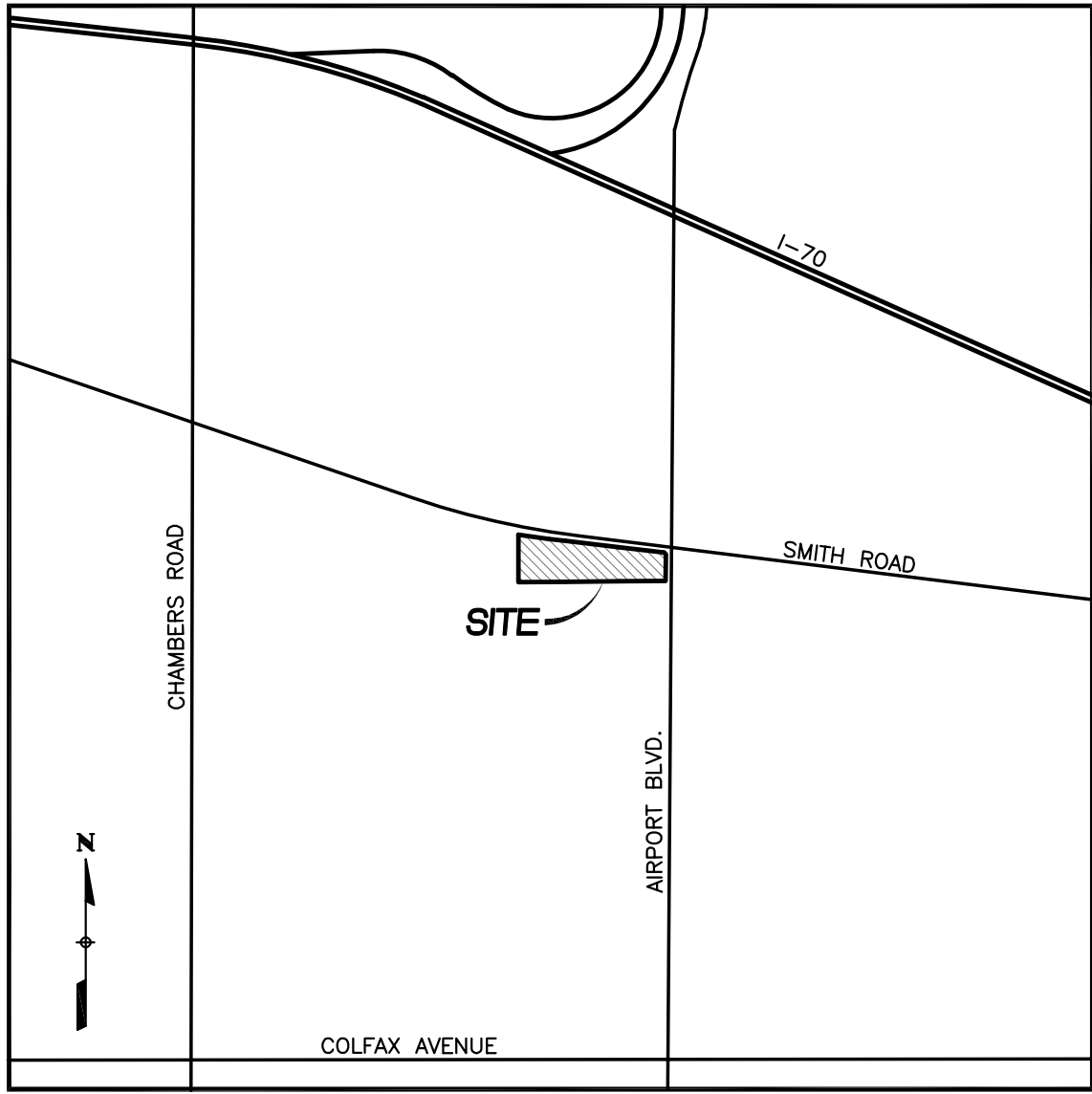


R&L CARRIERS SITE PLAN AMENDMENT WITH CONDITIONAL USE
FOR MOTOR FREIGHT IN M-1 ZONE
LOCATED IN THE SE 1/4 OF SECTION 29, T3S, R66W OF THE 6TH P.M.
CITY OF AURORA, COUNTY OF ADAMS, STATE OF COLORADO

SITE PLAN NOTES

1. THE DEVELOPER, HIS SUCCESSORS AND ASSIGNS, INCLUDING THE HOMEOWNERS OR MERCHANTS ASSOCIATION, SHALL BE RESPONSIBLE FOR INSTALLATION, MAINTENANCE AND REPLACEMENT OF ALL FIRE LANE SIGNS AS REQUIRED BY THE CITY OF AURORA.
2. ALL SIGNS MUST CONFORM TO THE CITY OF AURORA SIGN CODE.
3. RIGHT OF WAY FOR INGRESS AND EGRESS FOR SERVICE AND EMERGENCY VEHICLES IS GRANTED OVER, ACROSS, ON AND THROUGH ANY AND ALL PRIVATE ROADS AND WAYS NOW OR HEREAFTER ESTABLISHED ON THE DESCRIBED PROPERTY, AND THE SAME ARE HEREBY DESIGNATED AS "SERVICE/EMERGENCY AND UTILITY EASEMENTS" AND SHALL BE POSTED "NO PARKING - FIRE LANE."
4. COMMERCIAL PROJECTS BUILT UNDER THE 2015 IBC:
"ACCESSIBLE EXTERIOR ROUTES" SHALL BE PROVIDED FROM PUBLIC TRANSPORTATION STOPS, ACCESSIBLE PARKING AND ACCESSIBLE PASSENGER LOADING ZONES AND PUBLIC SIDEWALKS TO 60% OF THE ACCESSIBLE BUILDING ENTRANCES THEY SERVE. THE ACCESSIBLE ROUTE BETWEEN ACCESSIBLE PARKING AND ACCESSIBLE BUILDING ENTRANCES SHALL BE THE MOST PRACTICAL DIRECT ROUTE. THE ACCESSIBLE ROUTE MUST BE LOCATED WITHIN A SIDEWALK. NO SLOPE ALONG THIS ROUTE MAY EXCEED 1:20 WITHOUT PROVIDING A RAMP WITH A MAXIMUM SLOPE OF 1:12 AND HANDRAILS. CROSSWALKS ALONG THIS ROUTE SHALL BE WIDE ENOUGH TO WHOLLY CONTAIN THE CURB RAMP WITH A MINIMUM WIDTH OF 36" AND SHALL BE PAINTED WITH WHITE STRIPES. THE CITY OF AURORA ENFORCES HANDICAPPED ACCESSIBILITY REQUIREMENTS BASED ON THE 2015 INTERNATIONAL BUILDING CODE, CHAPTER 11, AND THE INTERNATIONAL CODE COUNCIL (ICC) A117.1-2009.
(NOTE TO APPLICANT: PLEASE SEE EXHIBITB8 UNDER THE DEVELOPMENT/DESIGN STANDARDS SECTION OF THIS GUIDEBOOK FOR ITEMS TO BE SHOWN ON A SITE PLAN).
5. THE APPLICANT HAS THE OBLIGATION TO COMPLY WITH ALL APPLICABLE REQUIREMENTS OF THE AMERICANS WITH DISABILITIES ACT.
6. THE DEVELOPER, HIS SUCCESSORS AND ASSIGNS, SHALL BE RESPONSIBLE FOR INSTALLATION, MAINTENANCE AND REPLACEMENT OF ALL LANDSCAPING MATERIALS SHOWN OR INDICATED ON THE APPROVED SITE PLAN OR LANDSCAPE PLAN ON FILE IN THE PLANNING DEPARTMENT. ALL LANDSCAPING WILL BE INSTALLED PRIOR TO ISSUANCE OF CERTIFICATE OF OCCUPANCY.
7. ALL CROSSINGS AND ENCROACHMENTS BY PRIVATE LANDSCAPE IRRIGATION SYSTEMS OR PRIVATE UTILITIES 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 THE 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 SYSTEMS OR PRIVATE UTILITIES.
8. THE APPROVAL OF THIS DOCUMENT DOES NOT CONSTITUTE FINAL APPROVAL OF GRADING, DRAINAGE, UTILITY, PUBLIC IMPROVEMENTS AND BUILDING PLANS. CONSTRUCTION PLANS MUST BE REVIEWED AND APPROVED BY THE APPROPRIATE AGENCY PRIOR TO THE ISSUANCE OF BUILDING PERMITS.
9. ALL BUILDING ADDRESS NUMBERS SHALL COMPLY WITH THE AURORA CITY CODE, SECTION 126, ARTICLE VII -NUMBERING OF BUILDINGS.
10. ALL ROOFTOP MECHANICAL EQUIPMENT AND VENTS GREATER THAN EIGHT (8) INCHES IN DIAMETER MUST BE SCREENED. SCREENING MAY BE DONE EITHER WITH AN EXTENDED PARAPET WALL OR A FREESTANDING SCREEN WALL. SCREENS SHALL BE AT LEAST AS HIGH AS THE EQUIPMENT THEY HIDE. IF EQUIPMENT IS VISIBLE BECAUSE SCREENS DON'T MEET THIS MINIMUM HEIGHT REQUIREMENT, THE DIRECTOR OF PLANNING MAY REQUIRE CONSTRUCTION MODIFICATIONS PRIOR TO THE ISSUANCE OF A PERMANENT CERTIFICATE OF OCCUPANCY.
11. NOTWITHSTANDING ANY SURFACE IMPROVEMENTS, LANDSCAPING, PLANTING OR CHANGES SHOWN IN THESE SITE OR CONSTRUCTION PLANS, OR ACTUALLY CONSTRUCTED OR PUT IN PLACE, ALL UTILITY EASEMENTS MUST REMAIN UNOBSTRUCTED AND FULLY ACCESSIBLE ALONG THEIR ENTIRE LENGTH TO ALLOW FOR ADEQUATE MAINTENANCE EQUIPMENT. ADDITIONALLY, NO INSTALLATION, PLANTING, CHANGE IN THE SURFACE, ETC., SHALL INTERFERE WITH THE OPERATION OF THE UTILITY LINES PLACED WITHIN THE EASEMENT. BY SUBMITTING THESE SITE OR CONSTRUCTION PLANS FOR APPROVAL, THE LANDOWNER RECOGNIZES AND ACCEPTS THE TERMS, CONDITIONS AND REQUIREMENTS OF THIS NOTE.
12. FINAL GRADE SHALL BE AT LEAST SIX (6) INCHES BELOW ANY EXTERIOR WOOD SIDING ON THE PREMISES.
13. ALL INTERESTED PARTIES ARE HEREBY ALERTED THAT THIS SITE PLAN IS SUBJECT TO ADMINISTRATIVE CHANGES AND AS SHOWN ON THE ORIGINAL SITE PLAN ON FILE IN THE AURORA CITY PLANNING OFFICE AT THE MUNICIPAL BUILDING. A COPY OF THE OFFICIAL CURRENT PLAN MAY BE PURCHASED THERE. LIKEWISE, SITE PLANS ARE REQUIRED TO AGREE WITH THE APPROVED SUBDIVISION PLAT OF RECORD AT THE TIME OF A BUILDING PERMIT; AND IF NOT, MUST BE AMENDED TO AGREE WITH THE PLAT AS NEEDED, OR VICE VERSA.
14. ERRORS IN APPROVED SITE PLANS RESULTING FROM COMPUTATIONS OR INCONSISTENCIES IN THE DRAWINGS MADE BY THE APPLICANT ARE THE RESPONSIBILITY OF THE PROPERTY OWNER OF RECORD. WHERE FOUND, THE CURRENT MINIMUM CODE REQUIREMENTS WILL APPLY AT THE TIME OF BUILDING PERMIT. PLEASE BE SURE THAT ALL PLAN COMPUTATIONS ARE CORRECT.
15. ALL REPRESENTATIONS AND COMMITMENTS MADE BY APPLICANTS AND PROPERTY OWNERS AT PUBLIC HEARINGS REGARDING THIS PLAN ARE BINDING UPON THE APPLICANT, PROPERTY OWNER, AND ITS HEIRS, SUCCESSORS, AND ASSIGNS.
16. ARCHITECTURAL FEATURES, SUCH AS BAY WINDOWS, FIREPLACES, ROOF OVERHANGS, GUTTERS, EAVES, FOUNDATIONS, FOOTINGS, CANTILEVERED WALLS, ETC, ARE NOT ALLOWED TO ENCROACH INTO ANY EASEMENT OR FIRE LANE.
17. THE DEVELOPER, HIS OR HER SUCCESSORS, AND ASSIGNS SHALL BE RESPONSIBLE FOR INSTALLATION, MAINTENANCE, AND REPLACEMENT OF THE ACCESS CONTROL GATE OR BARRIER SYSTEM TO ENSURE EMERGENCY VEHICLE ACCESS TO WITHIN THE SITE. IF THE ABOVE CONDITIONS ARE NOT MET, THE OWNERS, HIS OR HER SUCCESSORS, AND ASSIGNS, SHALL BE REQUIRED BY FIRE DEPARTMENT ORDER NOTICE THAT ALL AFFECTED GATES WILL BE CHAINED AND LOCKED IN THE OPEN POSITION UNTIL REPAIRED OR REPLACED, AND RETESTED. IF THE GATING SYSTEM IS NOT MAINTAINED TO THE SATISFACTION OF THE FIRE DEPARTMENT, THE LICENSE AGREEMENT FOR THE EMERGENCY VEHICLE GATE OPENING SYSTEM WILL BE REVOKED AND THE GATING SYSTEM MUST BE REMOVED. THE GATING SYSTEM WILL INCLUDE AN EMERGENCY VEHICLE GATE OPENING SYSTEM UTILIZING A REDUNDANCY BACK-UP SYSTEM THAT CONSISTS OF: A) SIREN OPERATED SYSTEM; B) AUTOMATIC KNOX KEY SWITCH; AND C) MANUAL OVERRIDE (IN THE EVENT OF SYSTEM FAILURE). GATING SYSTEMS WILL BE INSTALLED IN ACCORDANCE WITH THE "GATING SYSTEMS CROSSING FIRE APPARATUS ACCESS ROADS CHECKLIST". A SEPARATE BUILDING PERMIT THROUGH THE BUILDING DIVISION IS REQUIRED TO BE OBTAINED BY THE CONTRACTOR PRIOR TO THE INSTALLATION OF ANY GATING/BARRIER SYSTEM THAT CROSSES A DEDICATED FIRE LANE EASEMENT.



VICINITY MAP
SCALE: 1"=2000'

SHEET INDEX

COVER SHEET	1
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GRADING PLAN	3
UTILITY PLAN	4
LANDSCAPE PLANS	5-6
LANDSCAPE DETAILS	7-8
LANDSCAPE MITIGATION	9-10
EXTERIOR ELEVATIONS	11-12
LIGHTING PLAN	13
LIGHTING DETAILS	14

DATA BLOCK

LAND AREA WITHIN PROPERTY LINES	15.34 AC. (668,587 SF)	
NUMBER OF BUILDINGS		
BUILDING HEIGHT	25'-6"	
TOTAL BUILDING COVERAGE AND GFA	94,067 S.F. (14.1%)	
HARD SURFACE AREA	422,608 S.F. (63.2%)	
LANDSCAPE AREA	149,304 S.F. (22.3%)	
SIDEWALKS AND PATIOS	2,608 S.F. (0.0%)	
PRESENT ZONING CLASSIFICATION	M-1, M-2	
MAXIMUM PERMITTED/ALLOWABLE SIGN AREA	463 SF	
PROPOSED TOTAL SIGN AREA	153 SF	
PROPOSED NUMBER OF SIGNS	1 BUILDING, 1 MONUMENT	
PROPOSED MONUMENT SIGN	1	
PROPOSED MONUMENT SIGN AREA	64 SF PER SIDE	
PARKING SPACES REQUIRED	66	
PARKING SPACES PROVIDED	179	
ACCESSIBLE SPACES REQUIRED	5	
ACCESSIBLE SPACES PROVIDED (EXISTING)	5	
VAN ACCESSIBLE SPACES REQUIRED	1	
VAN ACCESSIBLE SPACES PROVIDED (EXISTING)	1	
LOADING SPACES REQUIRED	1	
LOADING SPACES PROVIDED	1	
BUILDING GROSS SQUARE FOOTAGES		
	EXISTING	ADDITION
CROSS-DOCK:	46,080 SF	32,995 SF
MAINTENANCE:	9,800 SF	0 SF
GUARD SHACK:	100 SF	100 SF
FUEL CANOPY:	192 SF	0 SF
OFFICE SPACE:	5,000 SF	0 SF
TOTALS:	61,172 SF	32,895 SF
		FIRE SPRINKLER?
		YES
		NO
		NO
		NO
		YES

OWNER/DEVELOPER

RLR INVESTMENTS LLC
600 GILLAM ROAD
WILLINGTON, OH 45177
CONTACT: SCOTT ECCARD

ARCHITECT

ARCWEST ARCHITECTS
1525 RALEIGH STREET, SUITE 320
DENVER, CO 80204
303-455-7741
CONTACT: TODD HEIRLS

CIVIL ENGINEER/SURVEYOR

VERMILION PEAK ENGINEERING
1745 SHEA CENTER DRIVE, 4TH FLOOR
HIGHLANDS RANCH, CO 80129
720-402-6070
CONTACT: BRIAN KROMBEIN, PE, PLS

SIGNATURE BLOCKS

R&L CARRIERS SITE PLAN AMENDMENT

LEGAL DESCRIPTION: LOTS 1 AND 2, BLOCK 1, FRANK T. FERRIS SUBDIVISION FILING NO. 3, CITY OF AURORA, COUNTY OF ADAMS, STATE OF COLORADO.

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

IN WITNESS THEREOF, R&L INVESTMENTS LLC HAS CAUSED THESE PRESENTS TO BE

EXECUTED THIS ____ DAY OF _____ AD. ____

BY: _____ CORPORATE
(PRINCIPALS OR OWNERS) SEAL

STATE OF COLORADO)SS
COUNTY OF _____)

THE FOREGOING INSTRUMENT WAS ACKNOWLEDGED BEFORE ME THIS ____ DAY OF ____AD,

_____ BY _____
(PRINCIPALS OR OWNERS)

WITNESS MY HAND AND OFFICIAL SEAL

(NOTARY PUBLIC)

MY COMMISSION EXPIRES _____

NOTARY BUSINESS ADDRESS: _____

CITY OF AURORA APPROVALS

CITY ATTORNEY: _____ DATE: _____

PLANNING DIRECTOR: _____ DATE: _____

PLANNING COMMISSION: _____ DATE: _____
(CHAIRPERSON)

CITY COUNCIL: _____ DATE: _____
(MAYOR)

ATTEST: _____ DATE: _____
(CITY CLERK)

DATABASE APPROVAL DATE _____

RECORDER'S CERTIFICATE:

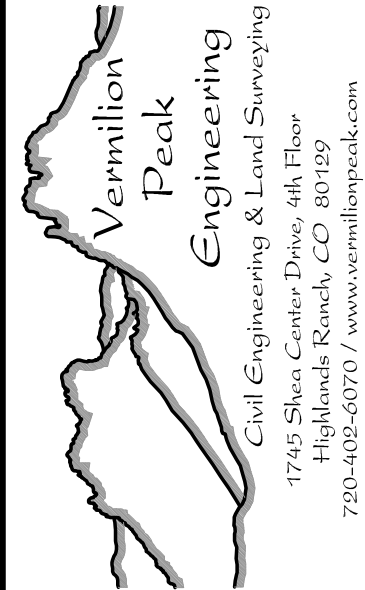
ACCEPTED FOR FILING IN THE OFFICE OF THE CLERK AND RECORDER OF ADAMS COUNTY,

COLORADO AT _____ O'CLOCK ____M., THIS ____ DAY OF _____ AD, _____

CLERK AND RECORDER: _____

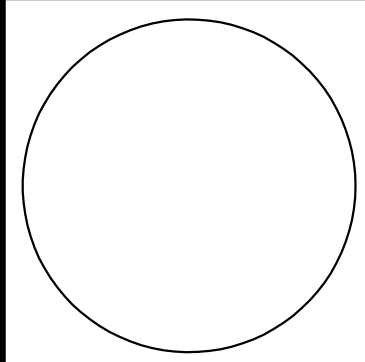
DEPUTY: _____

AMENDMENTS



R & L CARRIERS
SITE PLAN APPROVAL

16500 E SMITH RD, AURORA, CO 80011



REVISIONS:

No.	Date	Description

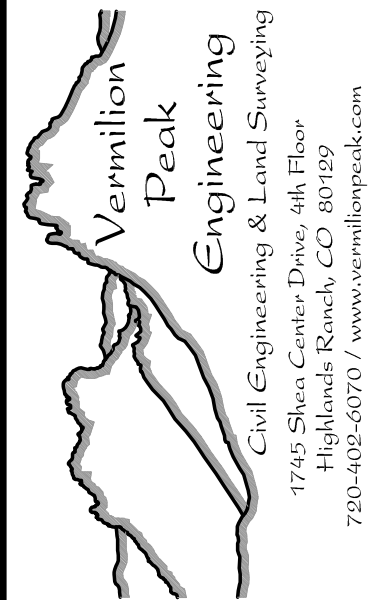
SHEET ISSUE DATE:
09-26-2018
PROJ. NO. 18006
© ARCWEST ARCHITECTS, INC.

SHEET TITLE:
COVER SHEET

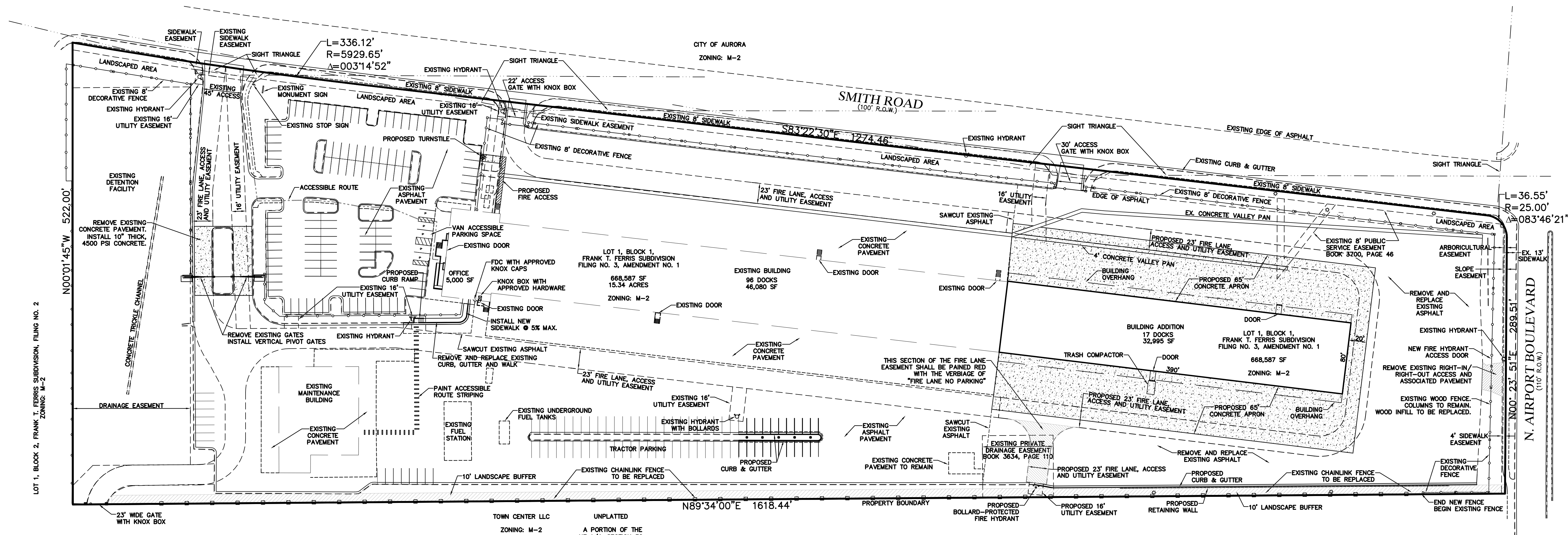
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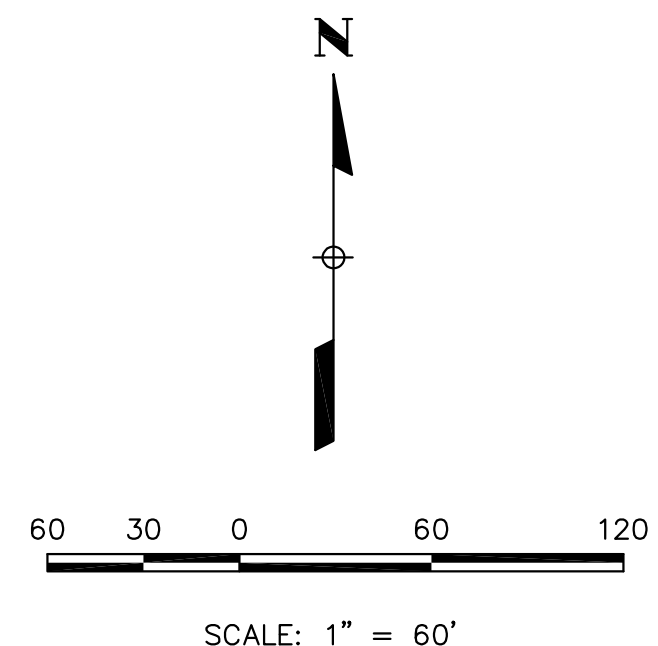
R&L CARRIERS SITE PLAN AMENDMENT WITH CONDITIONAL USE
FOR MOTOR FREIGHT IN M-1 ZONE
LOCATED IN THE SE 1/4 OF SECTION 29, T3S, R66W OF THE 6TH P.M.
CITY OF AURORA, COUNTY OF ADAMS, STATE OF COLORADO



R & L CARRIERS
SITE PLAN APPROVAL
16500 E SMITH RD, AURORA, CO 80011



LOT 1, BLOCK 2, FRANK T. FERRIS SUBDIVISION, FILING NO. 2
ZONING: M-2



LEGEND

---	PROPERTY BOUNDARY
- - - - -	EXISTING EDGE OF ASPHALT
- □ - □ -	PROPOSED FENCE
- ○ - ○ -	EXISTING FENCE
- - - - -	EXISTING EDGE OF CONCRETE
=====	EXISTING CURB & GUTTER
⦿	EXISTING FIRE HYDRANT
⊙	EXISTING LIGHT POLE
- - - - -	EXISTING EASEMENT
[Stippled Box]	PROPOSED CONCRETE

REVISIONS:

No.	Date	Description

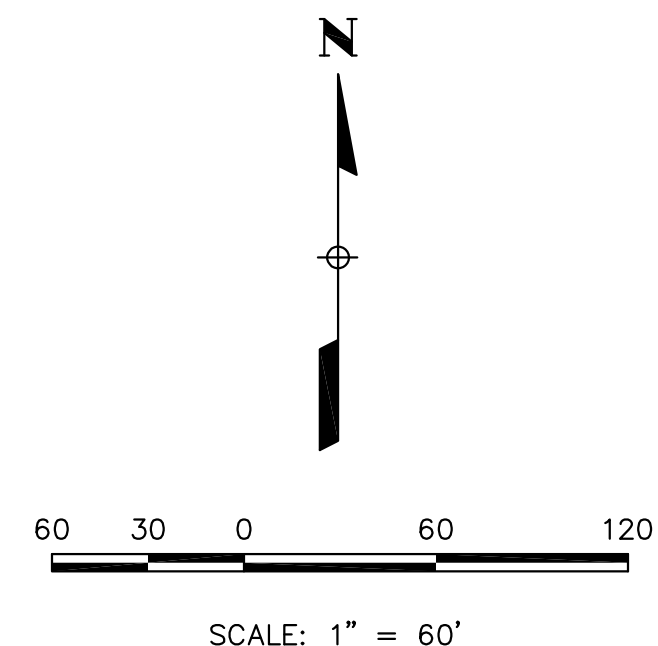
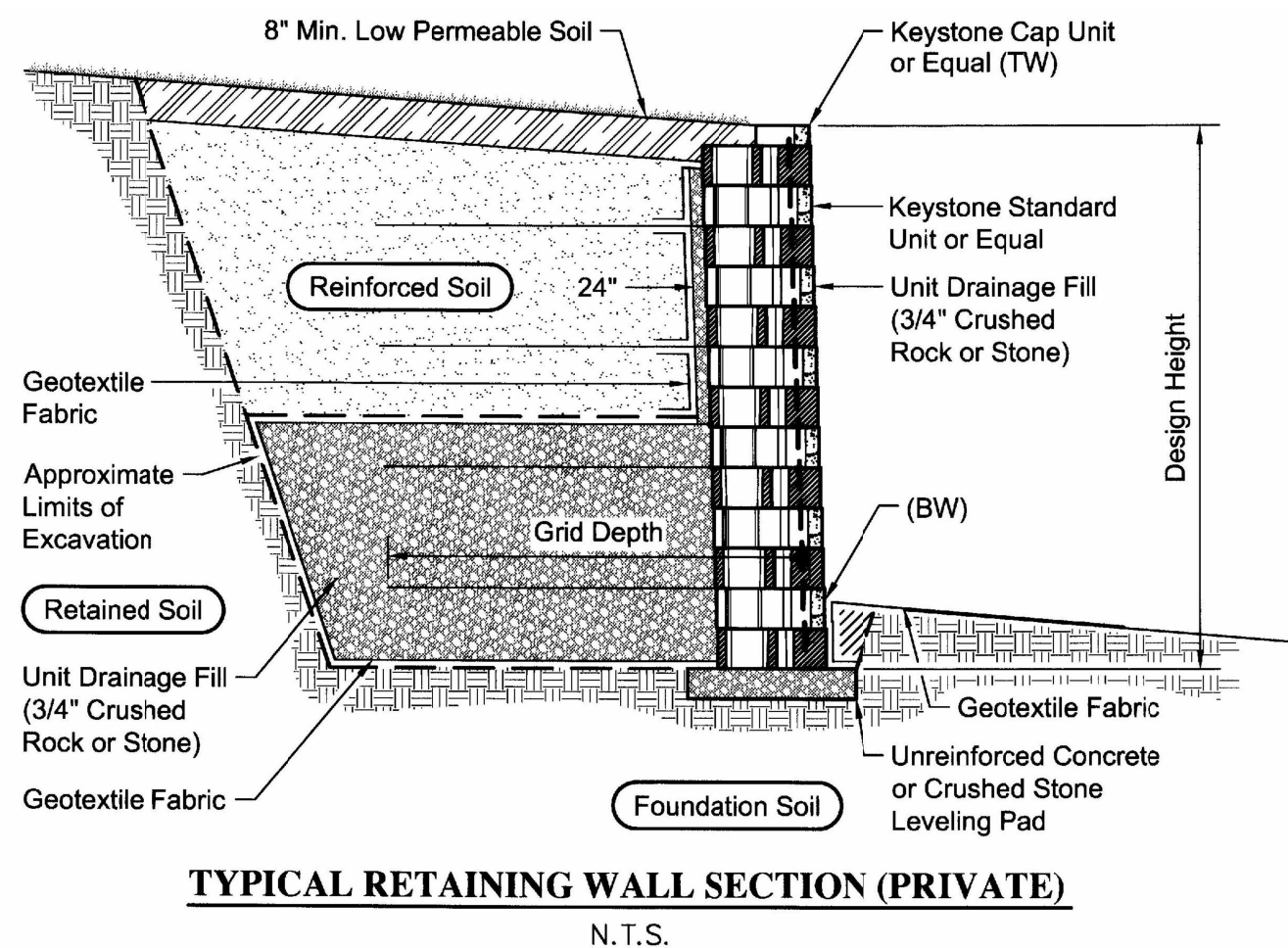
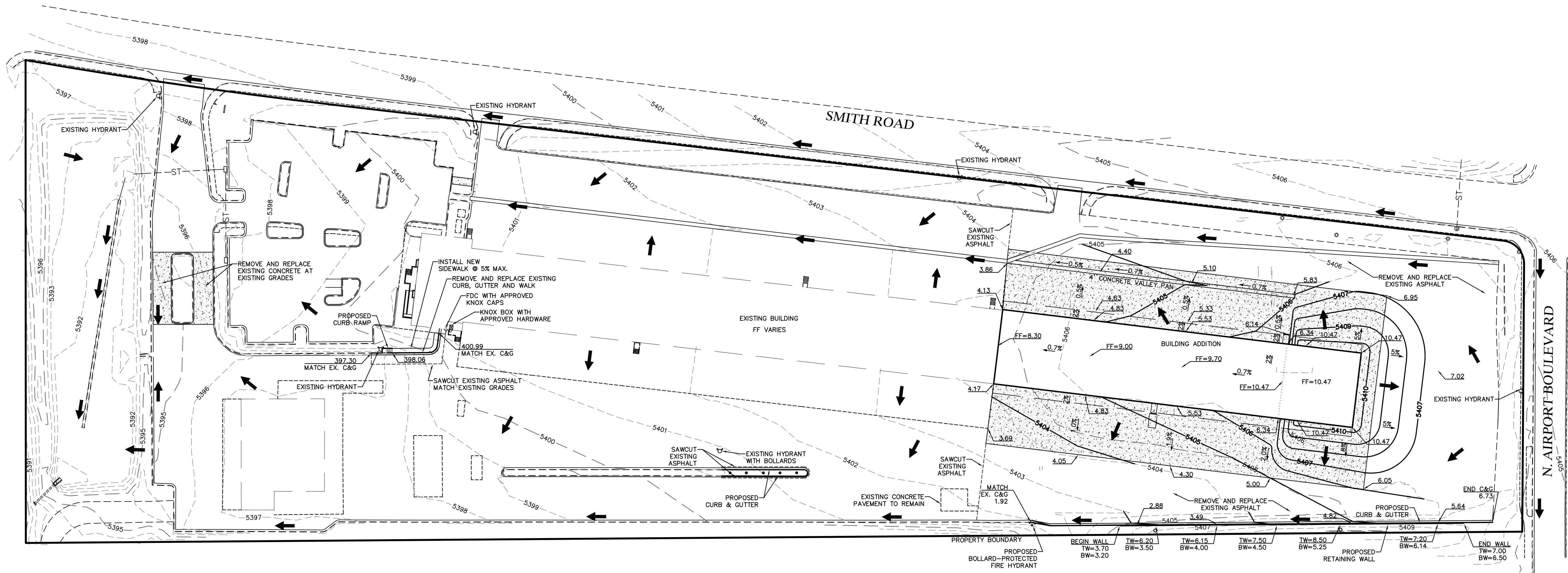
SHEET ISSUE DATE:
10-18-2018
PROJ. NO. 18006
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SHEET TITLE:
SITE PLAN

SHEET NUMBER:
2

R&L CARRIERS SITE PLAN AMENDMENT WITH CONDITIONAL USE
FOR MOTOR FREIGHT IN M-1 ZONE
LOCATED IN THE SE 1/4 OF SECTION 29, T3S, R66W OF THE 6TH P.M.
CITY OF AURORA, COUNTY OF ADAMS, STATE OF COLORADO

Vermilion
Peak
Engineering
Civil Engineering & Land Surveying
1740 Shoa Center Drive, 4th Floor
Highlands Ranch, CO 80129
720-482-6070 / www.vermilionpeak.com

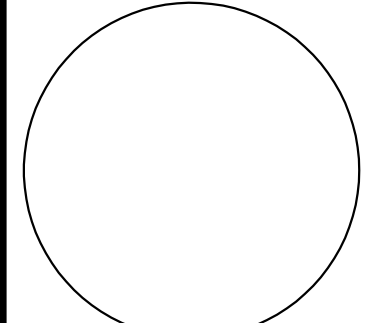


NOTES
1. THE STORM SEWER SYSTEM SHOWN ON THIS PROPERTY IS PRIVATELY OWNED AND IS MAINTAINED BY THE LANDOWNER.

LEGEND

PROPERTY BOUNDARY	---
EXISTING CURB & GUTTER	==
PROPOSED CURB & GUTTER	==
EXISTING CONTOUR	- - -
PROPOSED CONTOUR	- - -
PROPOSED CONCRETE PAVEMENT	[Pattern]
DRAINAGE FLOW DIRECTION	→

R & L CARRIERS
SITE PLAN APPROVAL
16500 E SMITH RD, AURORA, CO 80011



REVISIONS:

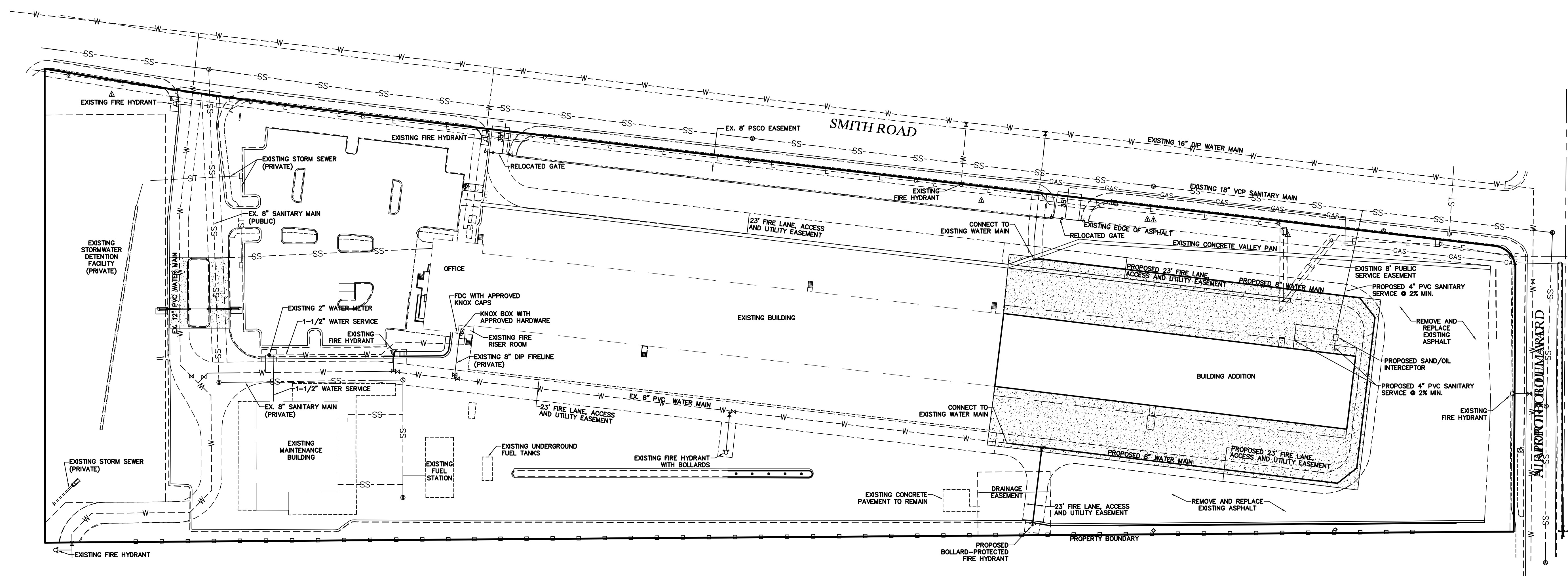
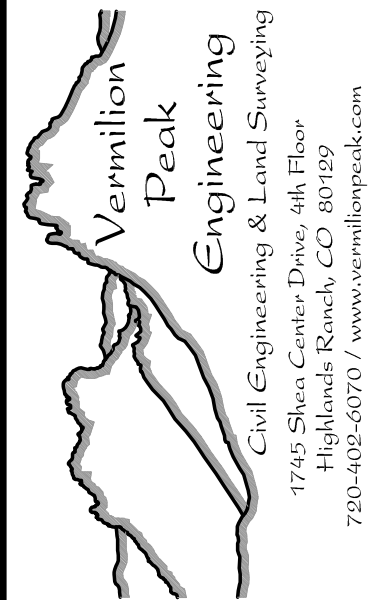
No.	Date	Description

SHEET ISSUE DATE:
08-20-2018
PROJ. NO. 18006
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SHEET TITLE:
GRADING PLAN

SHEET NUMBER:
3

R&L CARRIERS SITE PLAN AMENDMENT WITH CONDITIONAL USE
FOR MOTOR FREIGHT IN M-1 ZONE
LOCATED IN THE SE 1/4 OF SECTION 29, T3S, R66W OF THE 6TH P.M.
CITY OF AURORA, COUNTY OF ADAMS, STATE OF COLORADO

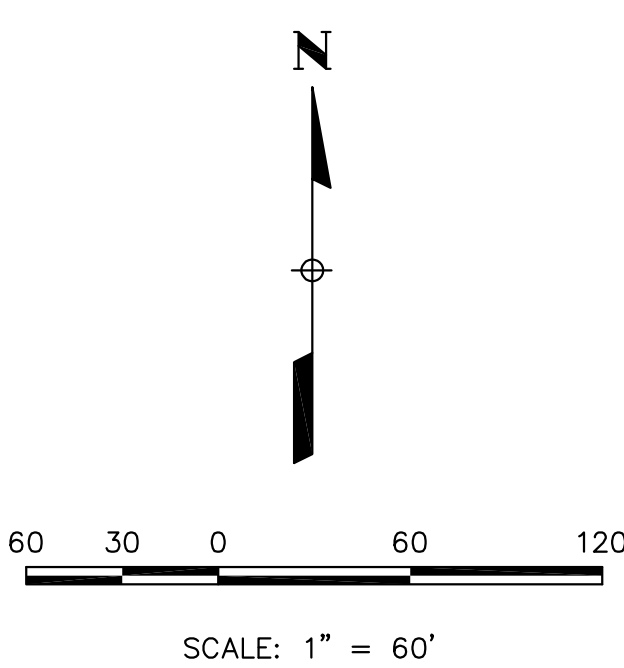


IPC WATER FIXTURE UNIT CALCULATIONS			
FIXTURE	Quantity	IPC Water F.U.	TOTAL IPC WATER FU
Water Closet - Flushometer Tank	0	2.00	0
Water Closet - Tank	5	5.00	25
Water Closet - Flush Valve	3	10.00	30
Urinal - 3/4 Valve	2	5.00	10
Lavatory - Public	6	2.00	12
Service Sink	2	3.00	6
Kitchen Sink - Public	1	4.00	4
Dishwasher	0	1.40	0
Hose Connection	6	2.25	13.5
Hand Sink	0	2.00	0
Washing Machine (15 lb.)	0	4.00	0
Drinking Fountain	3	0.25	0.75
			0
TOTAL WATER F.U. =			101.25
Estimated GPM (from Table E103) =			44.0
WATER TAP / METER SIZE =			1.5
Minimum WATER METER size based on 10ft/sec: 3/4" Meter = 14 GPM MAX, 1" Meter = 24 GPM MAX, 1.5" Meter = 55 GPM MAX, 2" Meter = 98 GPM MAX, 3" Meter = 220 GPM MAX, 4" Meter = 391 GPM MAX			

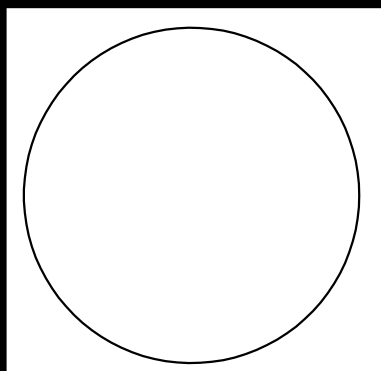
- EASEMENT NOTES
- 1. EXISTING EASEMENTS TO BE VACATED BY SEPARATE DOCUMENT.
 - 2. PROPERTY EASEMENTS TO BE DEDICATED BY PLAT.

- LEGEND
- PROPERTY BOUNDARY
 - EXISTING CURB & GUTTER
 - EXISTING EASEMENT
 - PROPOSED EASEMENT
 - EXISTING WATERLINE
 - PROPOSED WATER MAIN
 - EXISTING STORM SEWER
 - PROPOSED SANITARY SEWER
 - EXISTING GAS PIPE
 - EXISTING UNDERGROUND ELECTRIC
 - EXISTING UNDERGROUND TELEPHONE
 - PROPOSED CONCRETE PAVEMENT

- UTILITY NOTES
- 1. THE STORM SEWER SHOWN ON THIS PROPERTY IS AN EXISTING, PRIVATE SYSTEM. IT WILL CONTINUE TO BE OWNED AND MAINTAINED BY THE PROPERTY OWNER.

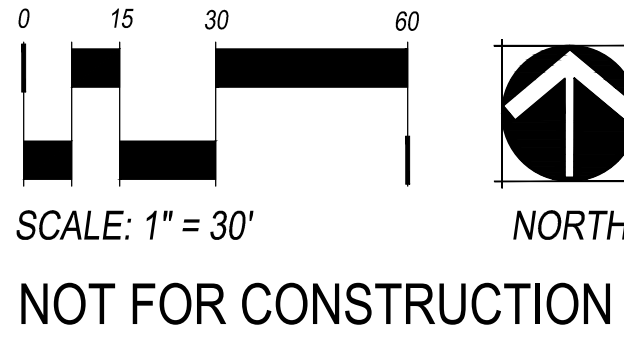


R & L CARRIERS
SITE PLAN APPROVAL
16500 E SMITH RD, AURORA, CO 80011

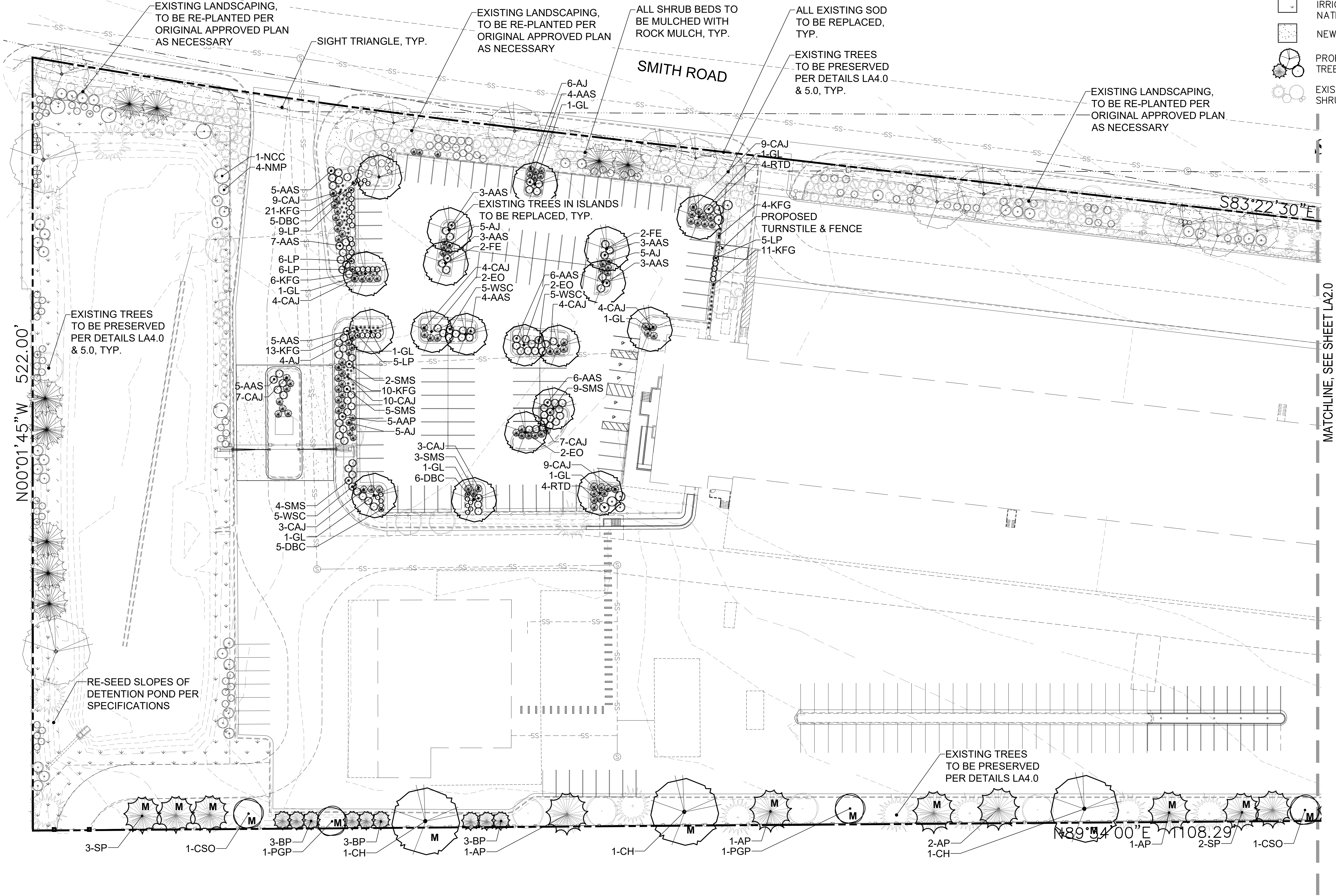


REVISIONS:		
No.	Date	Description
SHEET ISSUE DATE: 09-26-2018 PROJ. NO. 18006 © ARCWEST ARCHITECTS, INC.		
SHEET TITLE: UTILITY PLAN		
SHEET NUMBER: 4		

R&L CARRIERS SITE PLAN AMENDMENT WITH CONDITIONAL USE
FOR MOTOR FREIGHT IN M-1 ZONE
LOCATED IN THE SE 1/4 OF SECTION 29, T3S, R66W OF THE 6TH P.M.
CITY OF AURORA, COUNTY OF ADAMS, STATE OF COLORADO



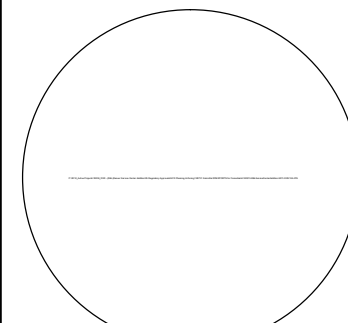
- LEGEND
- PROPERTY LINE
 - LANDSCAPE EDGER
 - SIGHT LINE
 - TEMPORARILY IRRIGATED NATIVE SEED
 - NEW SOD
 - PROPOSED TREES
 - EXISTING TREES/SHRUBS



ARCWEST
ARCHITECTS

THE HENRY DESIGN GROUP
LAND PLANNING - LANDSCAPE ARCHITECTURE & DESIGN
1501 W. 12TH STREET, SUITE 100, DENVER, COLORADO 80202
Phone: 303-446-7368 Fax: 303-446-7368

R & L CARRIERS
SITE PLAN APPROVAL
16500 E SMITH RD, AURORA, CO 80011



REVISIONS:

No.	Date	Description
1	9-26-18	City comments
2	10-25-18	City comments

SHEET ISSUE DATE:
08-20-2018
PROJ. NO. 18006
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SHEET TITLE:
LANDSCAPE
PLAN
SHEET NUMBER:

LA1.0

LOCATED IN THE SE 1/4 OF SECTION 29, T3S, R66W OF THE 6TH P.M.
CITY OF AURORA, COUNTY OF ADAMS, STATE OF COLORADO

LOCATED IN THE SE 1/4 OF SECTION 29, T3S, R66W OF THE 6TH P.M.
CITY OF AURORA, COUNTY OF ADAMS, STATE OF COLORADO

EXISTING TREES/
SHRUBS

SHRUB PLANTING DETAIL

《

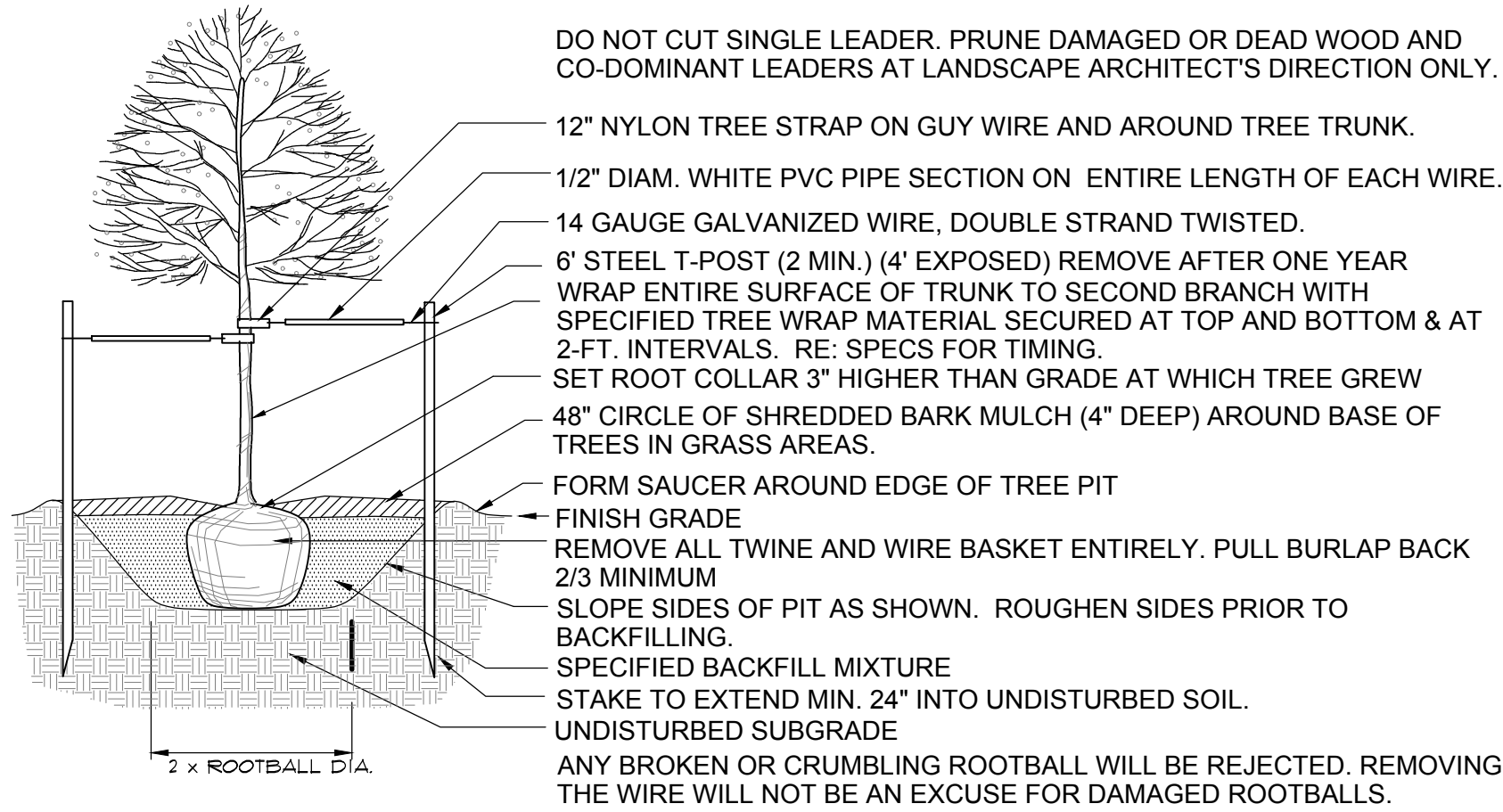
NOT FOR CONSTRUCTION

ARCWESTARCHITECTS.COM 303-455-7741

LAND PLANNING • LANDSCAPE ARCHITECTURE & DESIGN
1501 WAZEE STREET SUITE 1-C DENVER, COLORADO 80202
Phone: 303-446-2368 Fax: 303-446-0958

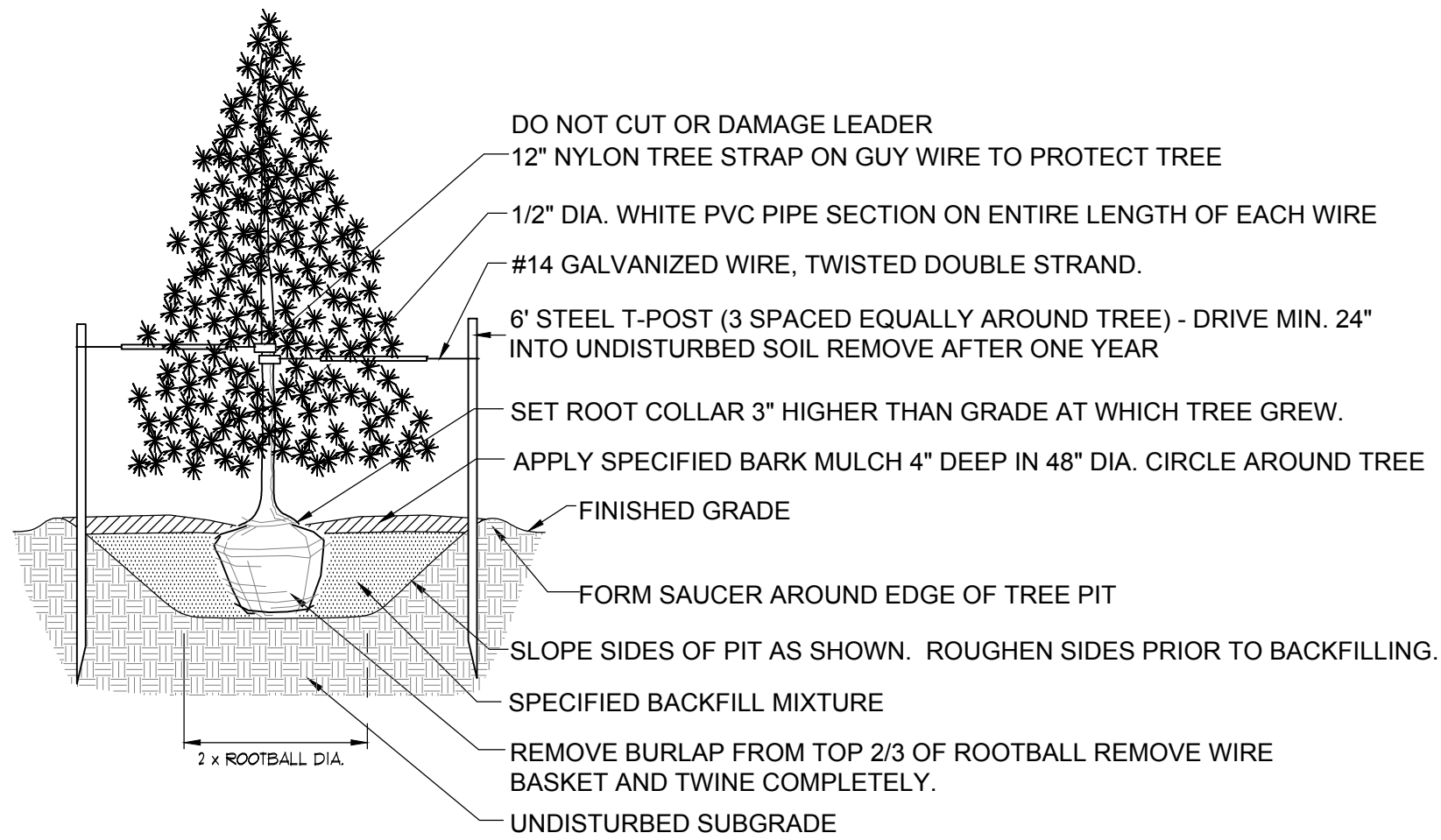
R & L CARRIERS
SITE PLAN APPROVAL
16500 E SMITH RD, AURORA, CO 80011

A2.0



DECIDUOUS TREE PLANTING DETAIL

N.T.S.



EVERGREEN TREE PLANTING DETAIL

N.T.S.

LANDSCAPE REQUIREMENTS

AREA DESCRIPTION	AREA/LENGTH	# OF TREES REQUIRED	# OF TREES PROVIDED	# OF SHRUBS REQUIRED	# OF SHRUBS PROVIDED
PARKING LOT ISLANDS	QTY = 19	19	19 proposed		
AIRPORT BLVD - EAST BUFFER 25' 1 TREE+10 SHRUBS/40 LF	297 LF	297 LF/40 = 8	3 existing/5 proposed total: 8	297 LF/8 = 74	40 existing/ 34 proposed total: 74
AIRPORT BLVD - R.O.W. 1 TREE/40 LF	297 LF	297 LF/40 = 8	6 existing/2 proposed total: 8		
AIRPORT BLVD - BUILDING PERIMETER EAST	81 LF	81 LF/40 = 2	2		
SOUTH BUFFER (10' MIN. WIDTH) 1 TREE/40 LF	1,619 LF	1619 LF/40 = 41	12 existing/63 proposed total 75**		

* tree requirements not met due to existing utilities

** includes 34 mitigation trees, see trees marked 'M' on plan

TREE MITITGATION TABLE

CALIPER INCHES REMOVED	CALIPER INCHES RELOCATED	CALIPER INCHES REPLACED FOR MITIGATION
83	0.00	84

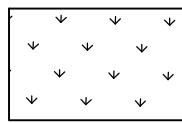
NOTE:

A total of 34 mitigation trees have been added to the South Buffer, see trees marked 'M' on plan. Deciduous trees are credited at 2.5", ornamental trees at 2" and evergreen trees at 6" height or 3"

LANDSCAPE PLANT LIST

QUANTITY	KEY	COMMON NAME	LATIN NAME	SIZE	MATURE SIZE (HxW)	CONT.	WATER USE
DECIDUOUS SHADE TREES							
6	C80	CRIMSON SPIRE OAK	QUERCUS 'CRIMSON SPIRE'	2 1/2" CAL.	35' X 25'	B4B	MODERATE
6	CH	COMMON HACKBERRY	CELTIS OCCIDENTALIS	2 1/2" CAL.	50' X 50'	B4B	LOW
6	EO	ENGLISH OAK	QUERCUS ROBUR	2 1/2" CAL.	50' X 35'	B4B	MODERATE
6	FE	FRONTIER ELM	ULMUS 'FRONTIER'	2 1/2" CAL.	35' X 25'	B4B	LOW
9	GL	GREENSPIRE LINDEN	TILIA CORDATA 'GREENSPIRE'	2 1/2" CAL.	35' X 25'	B4B	MODERATE
1	IH	IMPERIAL HONEYLOCUST	GLEDTISIA TRIACANTHOS 'IMPERIAL'	2 1/2" CAL.	35' X 35'	B4B	LOW
ORNAMENTAL TREES							
5	PGP	PRAIRIE GEM PEAR	PYRUS 'PRAIRIE GEM'	2" CAL.	18'X18'	B4B	LOW
EVERGREEN TREES							
5	AP	AUSTRIAN PINE	PINUS NIGRA	6'	60' x 35'	B4B	MODERATE
30	BP	BOSNIAN PINE	PINUS HELDREICHII	6'	20' x 15'	B4B	MODERATE
9	SP	SCOTCH PINE	PICEA SYLVESTRIS	6'	45' x 25'	B4B	MODERATE
8	YPP	VANDERWOLF'S PYRAMID PINE	PINUS FLEXILIS 'VANDERWOLF'S PYRAMID'	6'	45' x 25'	B4B	MODERATE
DECIDUOUS SHRUBS							
12	AAS	AUTUMN AMBER SUMAC	RHUS TRILOBATA 'AUTUMN AMBER'		15' x 4.5'	5 GALLON	LOW
26	DBC	DWARF BLACK CHOKEBERRY	ARONIA MELANOCARPA 'IROQUOIS BEAUTY'		3' x 3'	5 GALLON	MODERATE
8	DN	DWARF NINEBARK	PHYSCARPUS OPULIFOLIUS 'NANUS'		4.5' x 4.5'	5 GALLON	LOW
31	LP	LODENSE PRIVET	LIGUSTRUM VULGARE 'LODENSE'		2.5' x 3.5'	5 GALLON	MODERATE
7	RLR	RED LEAF ROSE	ROSA GLAUCA		6.5' x 5'	5 GALLON	LOW
8	RTD	REDTWIG DOGWOOD	CORNUS SERICEA		7' x 7'	5 GALLON	MODERATE
23	SM5	SNOWMOUND SPIREA	SPIREA NIPPONICA 'SNOWMOUND'		4' x 4'	5 GALLON	MODERATE
15	WSC	WESTERN SAND CHERRY	PRUNUS BESSEYI		5' x 5'	5 GALLON	LOW
EVERGREEN SHRUBS							
25	AJ	ARMSTRONG JUNIPER	JUNIPERUS CHINENSIS 'ARMSTRONGII'		3.5' x 3.5'	5 GALLON	LOW
19	CAJ	COMPACT ANDORRA JUNIPER	JUNIPERUS 'ANDORRA COMPACTA'		1.5' x 5'	5 GALLON	LOW
GRASSES/PERENNIALS							
65	KFG	FEATHER REED GRASS	CALAMAGROSTIS ARUNDINACEA 'KARL FORESTER'		5' x 2'	1 GALLON	LOW

TEMPORARILY IRRIGATED SEED MIX (SANDY SOIL SEED MIX - AURORA STANDARD)



COMMON NAME	BOTANICAL NAME	GROWTH SEASON	GROWTH FORM	SEEDS/POUND	POUNDS OF PLS/ACRE
BLUE GRAMA	BOUTELOUA GRACILIS 'HACHITA'	WARM	SOD-FORMING BUNCHGRASS	825,000	4.0
LITTLE BLUESTEM	SCHIZACHYRIUM SCOPARIUM 'PASTURA'	WARM	BUNCH	240,000	3.0
PRAIRIE SANDREED	CALAMOVILFA LONGIFOLIA	WARM	OPEN SOD	274,000	3.0
SAND DROPSEED	SPOROBOLUS CRYPTANDRUS	WARM	BUNCH	5,298,000	2.0
SIDEOATS GRAMA	BOUTELOUA CURTIPENDULA 'BUTTE'	WARM	SOD	191,000	3.0
WESTERN WHEATGRASS	AGROPYRON SMITHII 'ARRIBA'	COOL	SOD	110,000	4.0
SAND BLUESTEM	ANDROPOGON HALLII 'GARDEN'	WARM	SOD	113,300	2.0
SWITCHGRASS	PANICUM VIRGATUM	WARM	SOD	389,000	6.0
INDIAN RICEGRASS	ORYZOPSIS HYMENOIDES	COOL	BUNCH	141,000	4.0
				TOTAL	31.0

SEEDING NOTES

- ORGANIC MATTER AND FERTILIZER SHALL BE APPLIED UNIFORMLY TO THE SOIL OF SEED AREAS AND ROTOTILLED OR DISKED 6" INTO THE SOIL PRIOR TO SEEDING. NECESSARY MEASURE SHALL BE TAKEN TO PREVENT THE FORMATION OF LOW PLACES AND POCKETS WHERE WATER WILL STAND. IMMEDIATELY PRIOR TO SEEDING, THE GROUND SURFACE SHALL BE LIGHTLY TILLED OR HAND WORKED INTO AN EVEN AND LOOSE SEED BED HAVING NO LUMPS OR STONES OVER 3".
 - SEEDING MAY BE ACCOMPLISHED BY MEANS OF MECHANICAL POWER-DRAWN DRILLS FOLLOWED BY PACKER WHEELS, BROADCAST-TYPE SEEDERS. MECHANICAL POWER-DRAWN DRILLS SHALL HAVE DEPTH BANDS SET TO MAINTAIN A PLANTING DEPTH OF AT LEAST $\frac{1}{2}$ ". ALL SEED SOWN BY BROADCAST-TYPE SEEDERS SHALL BE "RAKED IN" OR OTHERWISE COVERED WITH SOIL TO A DEPTH OF AT LEAST $\frac{1}{4}$ " AND ROLLED TO OBTAIN A FIRM SEED BED. WATER SHALL BE APPLIED WHEN NECESSARY.
 - PROTECT NEWLY-SEEDED AREAS BY APPLYING MULCH AT A RATE OF 2 $\frac{1}{2}$ TONS PER ACRE. MULCH SHALL BE ATTACHED BY AN APPROVED METHOD SUITABLE FOR THE TYPE OF MULCH USED. MULCH SHALL BE SPREAD UNIFORMLY, IN A CONTINUOUS BLANKET, AFTER SEEDING IS COMPLETE. MULCH SHALL BE CLEAN, WEED AND SEED FREE. LONG STEMMED GRAS OR HAY, OR LONG STEMMED STRAW OF OATS, WHEAT, OR RYE. AT LEAST 50% OF MULCH, BY WEIGHT, SHALL BE TEN INCHES OR LONGER. MULCH SHALL BE SPREAD BY HAND OR BLOWER-TYPE MULCH SPREADER.MULCHING SHALL BE STARTED ON THE WINDWARD SIDE OF RELATIVELY FLAT AREAS OR ON THE UPPER PART OF A STEEP SLOPE AND CONTINUED UNIFORMLY UNTIL THE AREA IS COVERED. THE MULCH SHALL NOT BE BUNCHED. IMMEDIATELY FOLLOWING SPREADING, THE MULCH SHALL BE ANCHORED TO THE SOIL BY A V-TYPE WHEEL LAND PACKER OR A SCALLOPED-DISK LAND PACKER DESIGNED TO FORCE MULCH INTO THE SOIL SURFACE A MINIMUM OF 3 INCHES. ALL SEEDED AREAS SHALL BE MULCHED AFTER SEEDING ON THE SAME DAY AS THE SEEDING.
- *SEEDING NOTES FROM CITY OF AURORA ROADWAY SPECIFICATIONS MANUAL CHAPTER 40.00 SEEDING.

REVISIONS:

No.	Date	Description
1	12/5/18	CITY COMMENTS

SHEET ISSUE DATE:
11-16-2018
PROJ. NO. 18006
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SHEET TITLE:

LANDSCAPE
DETAILS

SHEET NUMBER:

LA 3.0

R&L CARRIERS SITE PLAN AMENDMENT WITH CONDITIONAL USE
FOR MOTOR FREIGHT IN M-1 ZONE
LOCATED IN THE SE 1/4 OF SECTION 29, T3S, R66W OF THE 6TH P.M.
CITY OF AURORA, COUNTY OF ADAMS, STATE OF COLORADO

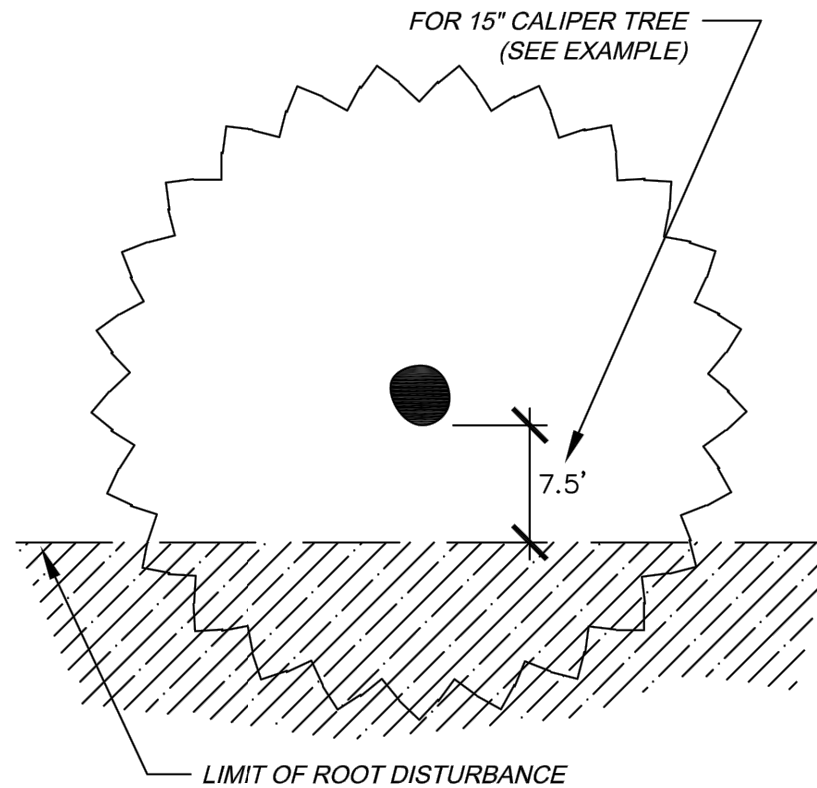
GENERAL NOTES

1. THE DEVELOPER, HIS SUCCESSORS AND ASSIGNS, SHALL BE RESPONSIBLE FOR INSTALLATION, MAINTENANCE AND REPLACEMENT OF ALL LANDSCAPING MATERIALS SHOWN OR INDICATED ON THE APPROVED SITE PLAN OR LANDSCAPE PLAN ON FILE IN THE PLANNING DEPARTMENT. LANDSCAPING WILL BE INSTALLED AS DELINEATED ON THE PLAN, PRIOR TO ISSUANCE OF CERTIFICATE OF OCCUPANCY.
2. ALL LANDSCAPED AREAS AND PLANT MATERIAL, EXCEPT FOR NON-IRRIGATED NATIVE, RESTORATIVE AND DRYLAND GRASS AREAS THAT COMPLY WITH REQUIREMENTS FOUND IN SECTION 146-1429, 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.
3. EXISTING IRRIGATION IS TO BE MODIFIED TO ACCOMMODATE PROPOSED PLANTINGS, AS A DESIGN-BUILD SYSTEM.
4. ALL LANDSCAPED AREAS ARE TO HAVE SOIL PREPARATION PER SPECIFICATIONS. (MINIMUM RATE OF 4 CU. YDS. OF ORGANIC MATTER PER 1000 S.F.).
5. ALL SOD, INCLUDING IN THE TREE LAWN, SHALL BE RTF FESCUE.
6. PLANTING BEDS SHALL BE MULCHED WITH 3/4" TO 1-1/4" ROCK COBBLE OVER WEED BARRIER FABRIC. FOR TREE AND SHRUB PLANTINGS IN NATIVE SEED AREAS, A WOOD MULCH RING IS REQUIRED.
7. ALL LANDSCAPING WILL MEET OR EXCEED THE REQUIREMENTS SET BY THE CITY OF AURORA CODE CHAPTER 146, ARTICLE 14.
8. ALL PARKING LOT LANDSCAPING WILL MEET OR EXCEED THE REQUIREMENTS SET BY THE CITY OF AURORA CODE ARTICLE 14.
9. ALL FENCING SHALL BE IN ACCORDANCE WITH THE CITY OF AURORA FENCE, WALL, AND AWNING STANDARDS CHAPTER 146, ARTICLE 17.
10. LANDSCAPE MATERIAL 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 DISCERNIBLE. THE FIRE DEPARTMENT SHALL NOT BE DETERRED OR HINDERED FROM GAINING IMMEDIATE ACCESS TO FIRE PROTECTION EQUIPMENT OR HYDRANTS.

11. ALL FIRE HYDRANTS SHALL BE LOCATED NOT LESS THAN THREE FEET-SIX INCHES (3'-6") AND NOT MORE THAN EIGHT (8') FEET FROM THE BACK OF CURB TO THE CENTER OF THE HYDRANT AND SHALL BE UNOBSTRUCTED ON THE STREET SIDE. MINIMUM CLEARANCE ON ALL OTHER SIDES SHALL BE FIVE FEET (5').
12. LANDSCAPING MATERIAL SHOWN WITHIN THE SITE PLAN CANNOT ENCROACH INTO ROADWAYS THAT ARE DEDICATED (OR DESIGNATED) AS FIRE LANE EASEMENTS.
13. ALL MATERIALS, WORKMANSHIP, CONSTRUCTION DETAILS AND TESTING FOR THE WATER LINE CONSTRUCTION SHALL CONFORM TO STANDARDS AND SPECIFICATIONS REGARDING WATER, SANITARY SEWER AND STORM DRAINAGE INFRASTRUCTURE, LATEST REVISION AS SET FORTH BY THE CITY OF AURORA WATER DEPARTMENT, LATEST REVISION.
14. ALL UTILITY EASEMENTS MUST REMAIN UNOBSTRUCTED AND FULLY ACCESSIBLE ALONG THEIR ENTIRE LENGTH FOR MAINTENANCE.
15. 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 RESULT FROM THE INSTALLATION, OPERATION, OR MAINTENANCE OF SAID PRIVATE IRRIGATION LINES OR SYSTEMS.
16. TO ADEQUATELY SCREEN THE STORAGE ON SITE, THE LANDSCAPE REQUIREMENTS CANNOT BE CONSTRUCTED IN PHASES. ALL REQUIRED LANDSCAPING SHALL BE COMPLETED IN ONE PHASE.
17. ALL FREE STANDING LIGHTS ARE TO BE INSTALLED PER PHOTOMETRIC PLANS.
18. IN NO CASE SHALL ANY TREES, WALLS, LARGE ROCKS, FENCES, ETC. BE WITHIN A UTILITY EASEMENT OR WITHIN 8 FEET OF A PUBLIC UTILITY LINE UNLESS PRIOR APPROVAL HAS BEEN OBTAINED FORM THE WATER DEPARTMENT AND A REVOCABLE LICENSE OR LICENSE AGREEMENT HAS BEEN OBTAINED.
19. ALL PROPOSED LANDSCAPING WITHIN THE SIGHT TRIANGLE SHALL BE IN COMPLIANCE WITH COA ROADWAY SPECIFICATIONS, SECTION 4.04.2.10

TREE PROTECTION NOTES

1. PRIOR TO THE BEGINNING OF CONSTRUCTION, INSTALL BARRICADE FENCING AROUND ALL EXISTING TREES TO REMAIN. LOCATE FENCING AT OR OUTSIDE OF THE DRIP LINE OF THE TREES. BARRICADE FENCING SHALL BE 4' HEIGHT, ORANGE MESH FENCING ATTACHED TO 1" POSTS.
2. FENCING SHALL BE MAINTAINED DAILY. TRESPASS BEYOND ESTABLISHED CONSTRUCTION LIMITS SHALL RESULT IN A FINE OF \$100. IF NOT PAID WITHIN 30 DAYS, THE FINE SHALL BE DEDUCTED FROM MONIES DUE TO CONTRACTOR. CONTRACTORS SHALL BE RESPONSIBLE FOR ALL OF THEIR WORKERS, SUBCONTRACTORS AND SUPPLIERS UNDER THIS REQUIREMENT. NO VEHICLE PARKING IS ALLOWED BEYOND CONSTRUCTION LIMITS.
3. CONSTRUCTION WITHIN THE ROOT ZONE OF TREES TO REMAIN SHALL BE RESTRICTED TO AGREED-UPON LIMITS WITH REGARD TO EXCAVATION, ACCESS, DIRT STOCKPILING, AND BACKFILL. VIOLATION OF SET LIMITS SHALL RESULT IN A FINE OF \$100 PER INCIDENCE AND MAY BE INCREASED BASED ON THE PERCENTAGE OF ROOT ZONE AFFECTED TIMES THE VALUE OF THE TREE ESTABLISHED PRIOR TO CONSTRUCTION. IF MORE THAN 30% OF THE ROOT ZONE IS DAMAGED, THE FINE SHALL BE THE FULL VALUE OF THE TREE.
4. DAMAGE TO THE MAIN TRUNKS OF TREES IS PROHIBITED. DAMAGE NOT PREVIOUSLY APPROVED 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 APPRAISED VALUE OF THE TREE.
5. LIMB DAMAGE IS PROHIBITED, UNLESS APPROVED PRIOR TO CONSTRUCTION OR AS AUTHORIZED BY THE CITY OF AURORA FORESTRY DIVISION. PRUNING OF AFFECTED BRANCHES SHALL BE DONE PRIOR TO THE START OF CONSTRUCTION. DAMAGED BRANCHES SHALL BE PRUNED WITHIN 10 DAYS OF THE OCCURRENCE UTILIZING INTERNATIONAL SOCIETY OF ARBORICULTURE STANDARDS. UNAUTHORIZED BRANCH DAMAGE OR LOSS CAN RESULT IN A FINE OF \$100 PER BRANCH AS MAY BE DETERMINED BY THE CONSTRUCTION MANAGER OR HIS FORESTRY CONSULTANT.
6. CONCRETE TRUCK WASHOUT AREAS SHALL BE IN DESIGNATED AREAS ONLY. WASHOUT RUNOFF SHALL NOT FLOW INTO OR ACROSS ROOT ZONES OF TREES.
7. TREE PROTECTION MEASURES SHALL BE IN PLACE PRIOR TO CONSTRUCTION AND INSPECTED BY THE CITY OF AURORA FORESTRY DIVISION.



FORMULA FOR LIMIT OF DISTURBANCE:

ROOT ZONE DISTURBANCE SHALL NOT BE ALLOWED CLOSE TO THE TRUNK OF ANY TREE TO BE PRESERVED. MINIMUM DISTANCE BETWEEN THE TRUNK AND THE DISTURBANCE SHALL BE EQUAL TO 1/2 OF THE TREE'S DIAMETER CONVERTED TO FEET. (FOR EXAMPLE, FOR A TREE WITH A 15" DIAMETER TRUNK, THE DISTURBANCE CAN NOT BE CLOSER THAN 7.5 FEET FROM THE TRUNK.

REQUIRED TREATMENTS:

1. APPLY PREVENTATIVE SPRAY FOR MOUNTAIN PINE BEETLE (MPB) AND IPS TO PONDEROSA, AUSTRIAN & SCOTCH PINES. TREAT ALL BARK SURFACES, INCLUDING TOP BRANCHES.
2. IF DISTURBANCE LEAVES A CUT SLOPE, IMMEDIATELY APPLY MULCH AND WATER. IF DISTURBANCE IS A TRENCH, IMMEDIATELY BACKFILL AND WATER.
3. ONCE PER MONTH, EVALUATE TREE TO DETERMINE IF TREE IS LEANING OR IF BRANCHES / LEAVES ARE AFFECTED BY ROOT LOSS.
4. DO NOT FERTILIZE.
5. INSPECT TREE 2-3 TIMES PER YEAR FOR WATER NEEDS AND MONITOR FOR INSECTS.
6. PROVIDE SUPPLEMENTAL WATERING DURING 1-3 WINTERS.

LIMITATIONS OF ROOT ZONE DISTURBANCE:

ROOT ZONE DISTURBANCE WITHIN THE DRIP LINE SHALL BE LIMITED TO ONE SIDE OF THE TRUNK OF TREES TO BE PRESERVED. MINIMUM DISTANCE BETWEEN THE TRUNK AND THE DISTURBANCE SHALL BE EQUAL TO 1/2 OF THE TREE'S DIAMETER CONVERTED TO FEET. (FOR EXAMPLE, FOR A TREE WITH A 15" DIAMETER TRUNK, THE DISTURBANCE CAN NOT BE CLOSER THAN 7.5 FEET FROM THE TRUNK.

REQUIRED TREATMENTS:

1. APPLY PREVENTATIVE SPRAY FOR MOUNTAIN PINE BEETLE (MPB) AND IPS TO PONDEROSA, AUSTRIAN & SCOTCH PINES. TREAT ALL BARK SURFACES, INCLUDING TOP BRANCHES.
2. IF DISTURBANCE LEAVES A CUT SLOPE WITHIN THE DRIFLINE, IMMEDIATELY APPLY MULCH AND WATER.
3. APPLY 3"-5" OF ORGANIC MULCH OVER THE AREA WITHIN THE DRIFLINE.
4. EVERY 1-2 WEEKS, APPLY 50-100 GALLONS OF SUPPLEMENTAL WATER.
5. PROVIDE SUPPLEMENTAL WATER DURING 1-3 WINTERS.
6. REGULARLY EVALUATE TREE TO DETERMINE IF TREE IS LEANING OR IF BRANCHES / LEAVES ARE AFFECTED BY ROOT LOSS.
7. INSPECT TREE 2-3 TIMES PER YEAR FOR WATER NEEDS AND MONITOR FOR INSECTS.
8. INSTALL STAKING OR SUPPORT FOR SMALLER PINE TREES.



City of Aurora
PARKS & OPEN SPACE DEPARTMENT
Date: August 1, 2006

TREE PROTECTION
NOTES

P&OS
TP-1.0



City of Aurora
PARKS & OPEN SPACE DEPARTMENT
Date: August 1, 2006

TREE PRESERVATION
MEASURES -- 1 SIDE

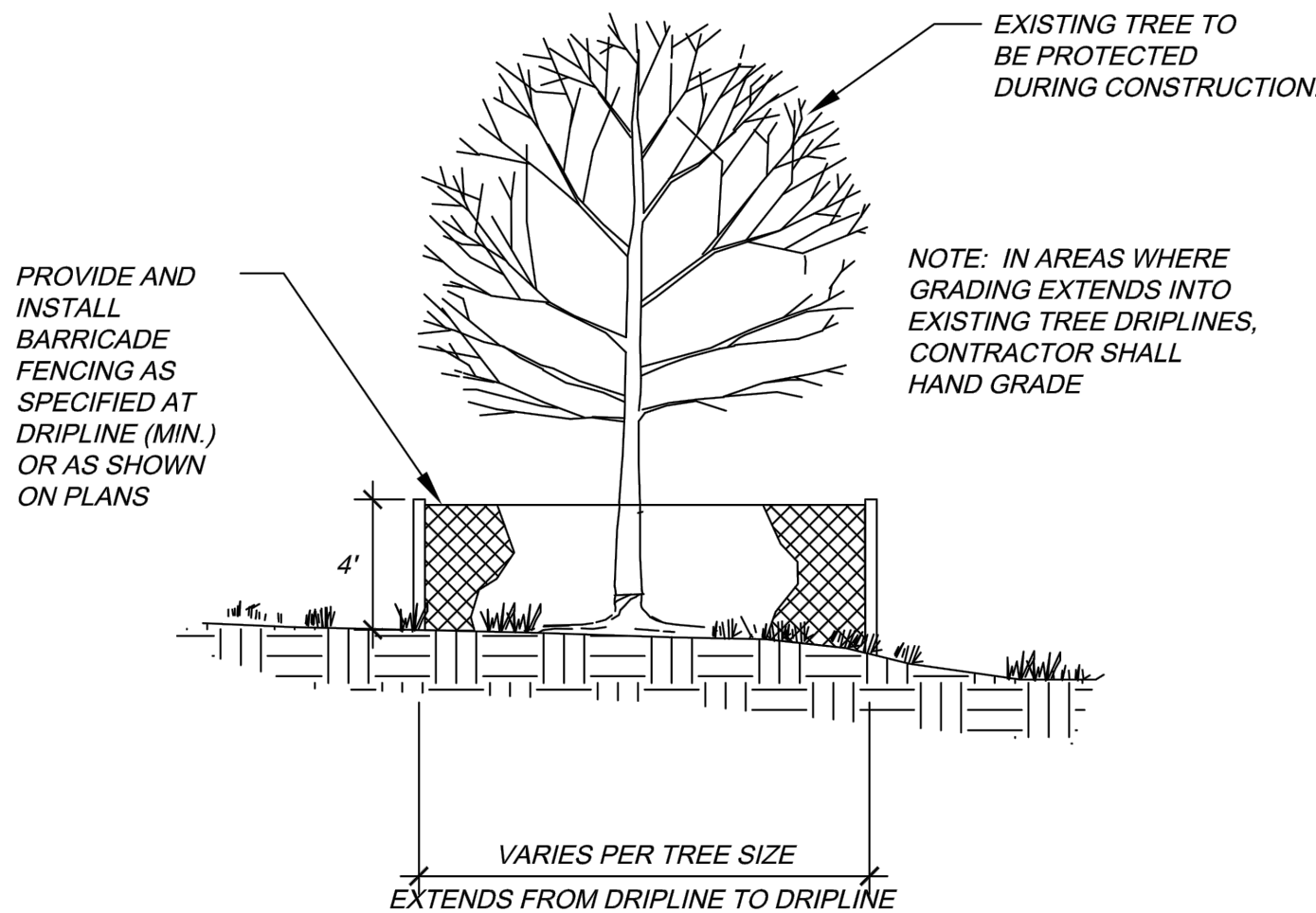
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City of Aurora
PARKS & OPEN SPACE DEPARTMENT
Date: August 1, 2006

TREE PROTECTION
MEASURES -- 2+ SIDES

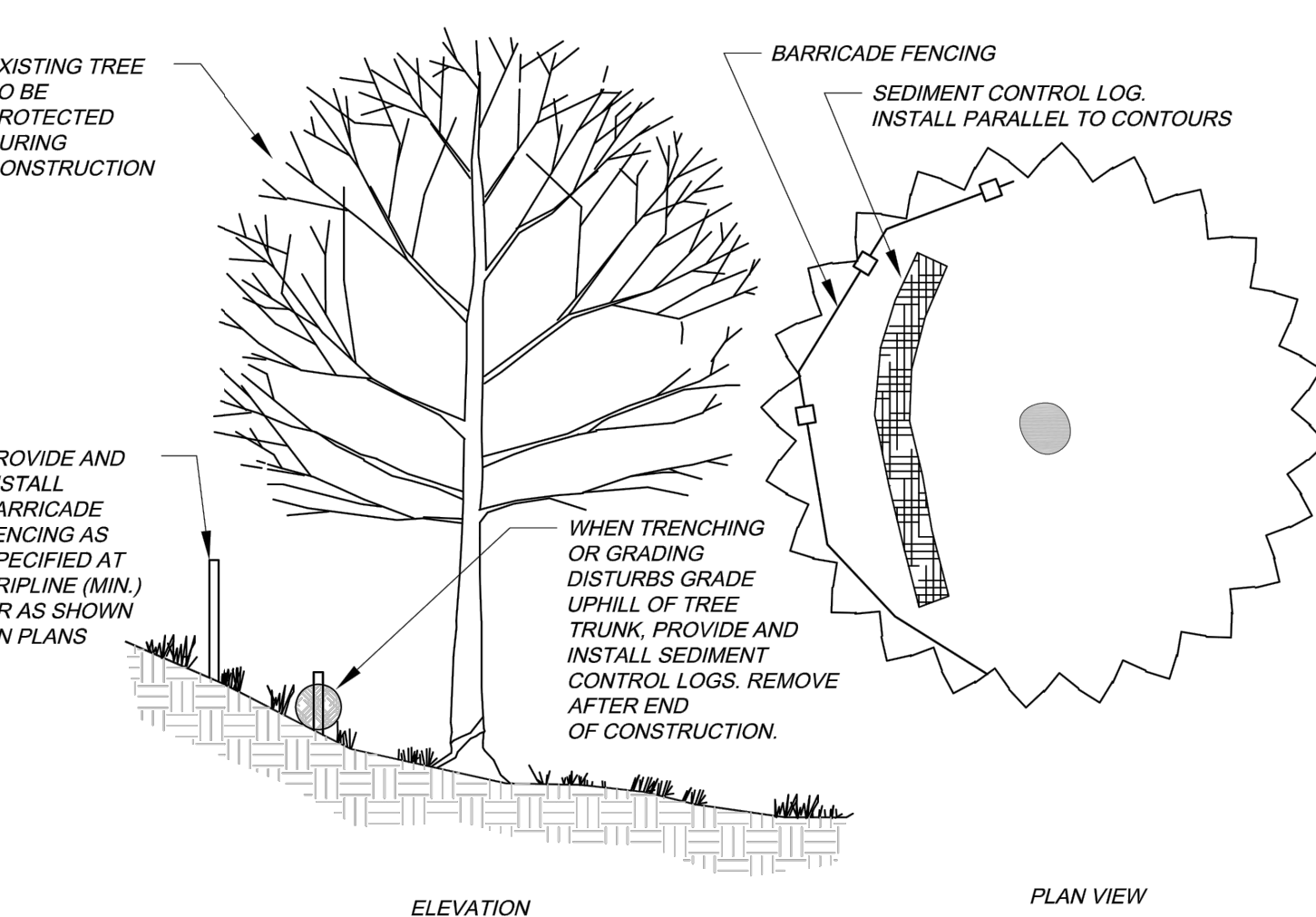
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City of Aurora
PARKS & OPEN SPACE DEPARTMENT
Date: August 1, 2006

TREE PROTECTION
FENCING

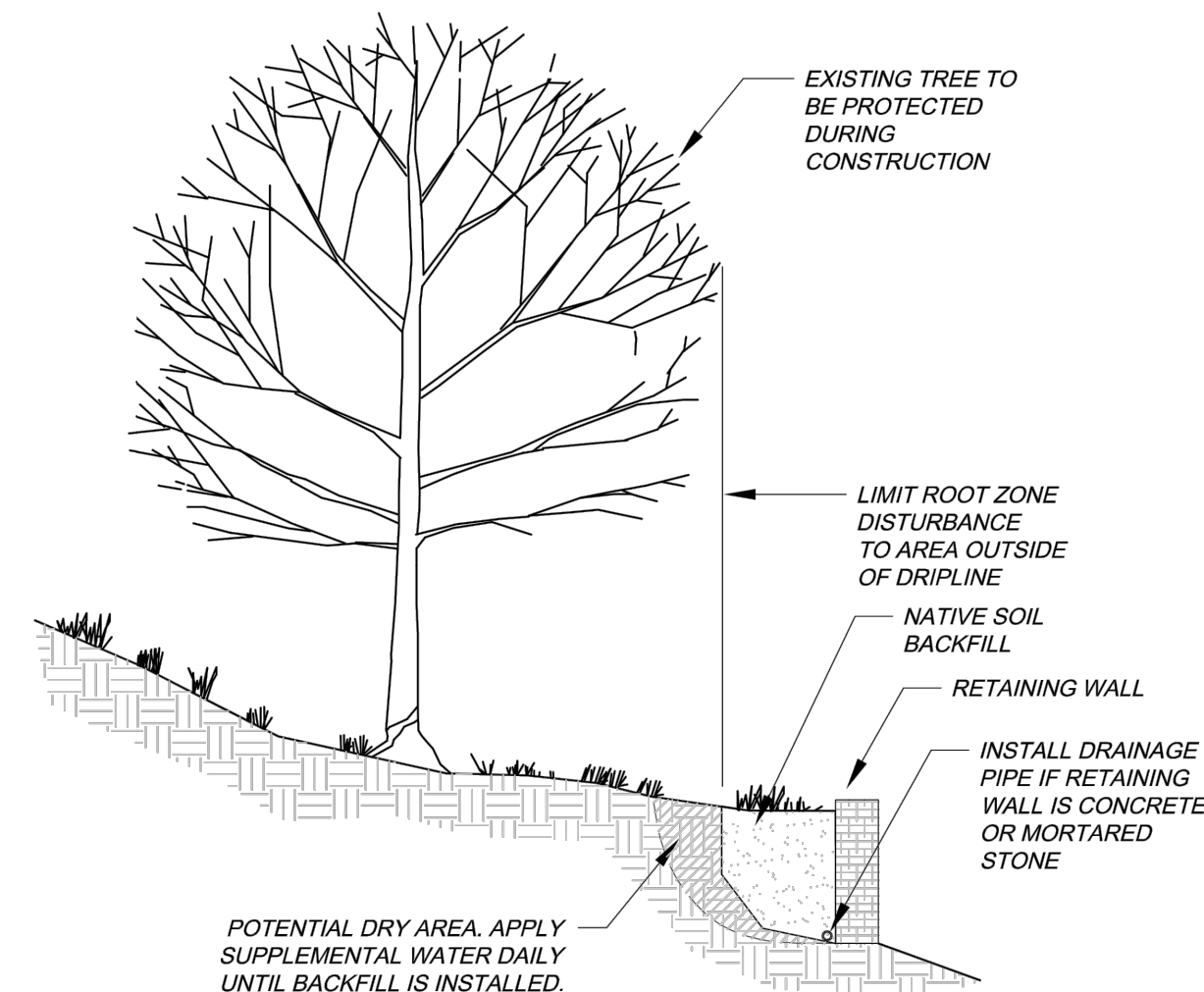
P&OS
TP-3.0



City of Aurora
PARKS & OPEN SPACE DEPARTMENT
Date: August 1, 2006

TREE PROTECTION
ON A SLOPE

P&OS
TP-3.1



City of Aurora
PARKS & OPEN SPACE DEPARTMENT
Date: August 1, 2006

RETAINING WALL
AT EXISTING TREE

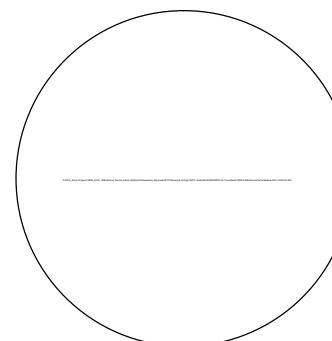
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ARCWEST
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ARCWESTARCHITECTS.COM 303-456-7741

THE HENRY DESIGN GROUP
LAND PLANNING - LANDSCAPE ARCHITECTURE & DESIGN
1501 WAZEE STREET SUITE 1-C DENVER, COLORADO 80202
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R & L CARRIERS
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16500 E SMITH RD, AURORA, CO 80011



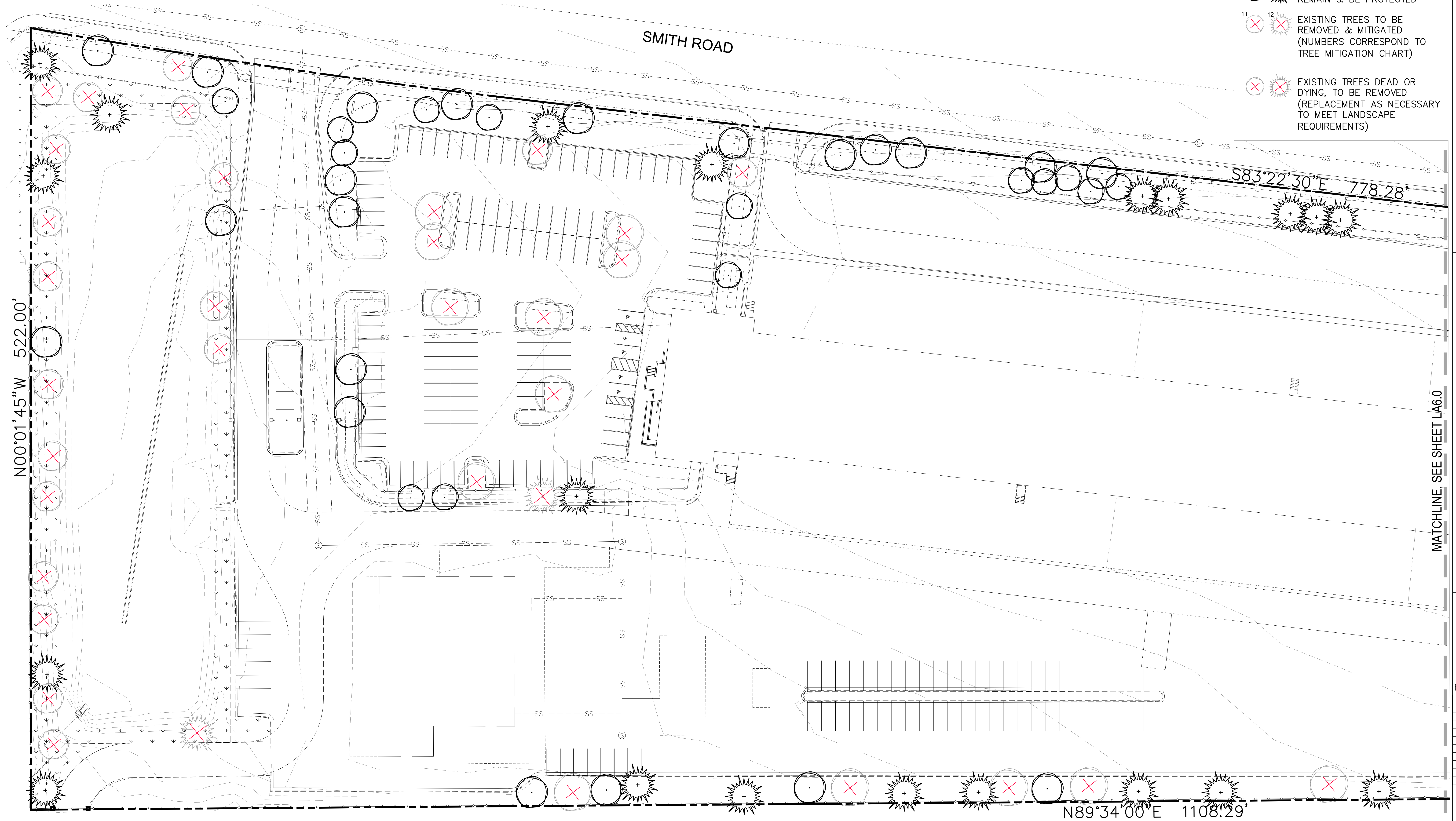
REVISIONS:

No.	Date	Description
1	9-26-18	City comments
2	10-25-18	City comments

SHEET ISSUE DATE:
08-20-2018
PROJ. NO. 18006
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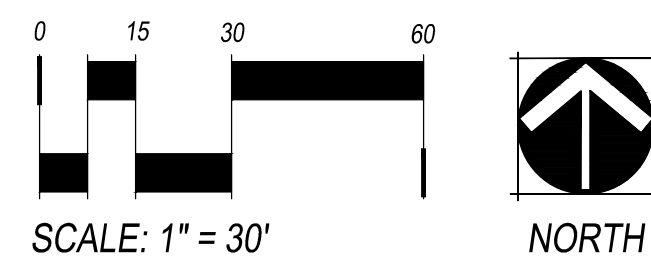
SHEET TITLE:
LANDSCAPE
DETAILS
SHEET NUMBER:

R&L CARRIERS SITE PLAN AMENDMENT WITH CONDITIONAL USE
FOR MOTOR FREIGHT IN M-1 ZONE
LOCATED IN THE SE 1/4 OF SECTION 29, T3S, R66W OF THE 6TH P.M.
CITY OF AURORA, COUNTY OF ADAMS, STATE OF COLORADO



LEGEND

- EXISTING TREES TO REMAIN & BE PROTECTED
- EXISTING TREES TO BE REMOVED & MITIGATED (NUMBERS CORRESPOND TO TREE MITIGATION CHART)
- EXISTING TREES DEAD OR DYING, TO BE REMOVED (REPLACEMENT AS NECESSARY TO MEET LANDSCAPE REQUIREMENTS)

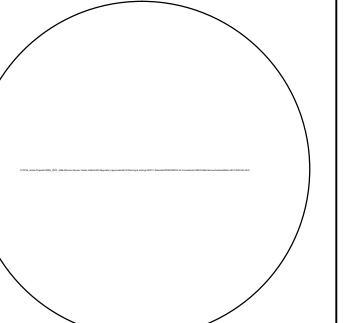


SCALE: 1" = 30'
NOT FOR CONSTRUCTION

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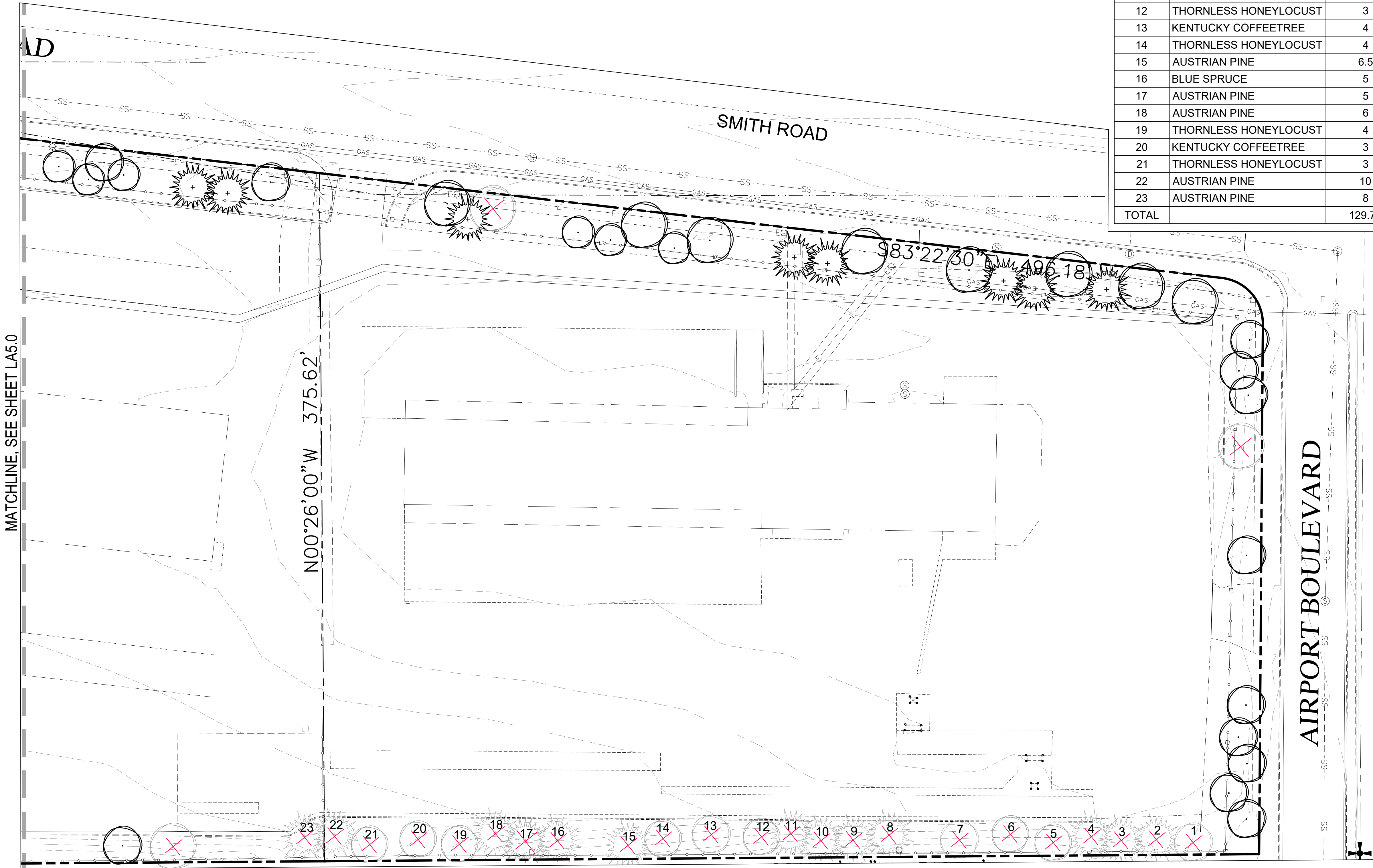
REVISIONS:

No.	Date	Description
1	9-26-18	City comments
2	10-25-18	City comments

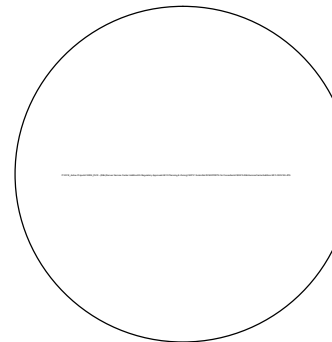
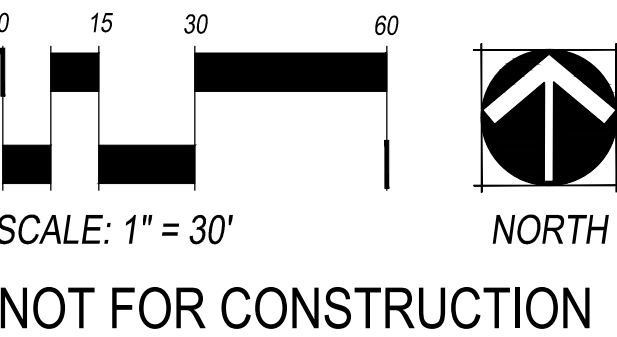
SHEET ISSUE DATE:
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PROJ. NO. 18006
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SHEET TITLE:
TREE REMOVAL
PLAN
SHEET NUMBER:
LA5.0

R&L CARRIERS SITE PLAN AMENDMENT WITH CONDITIONAL USE
FOR MOTOR FREIGHT IN M-1 ZONE
LOCATED IN THE SE 1/4 OF SECTION 29, T3S, R66W OF THE 6TH P.M.
CITY OF AURORA, COUNTY OF ADAMS, STATE OF COLORADO

TREE MITIGATION TABLE					
TREE #	SPECIES	DIAMETER	MITIGATION VALUE	COMMENTS	MITIGATION INCHES
1	SIBERIAN ELM	5	\$308.49		4
2	BLUE SPRUCE	5	\$474.60		4
3	AUSTRIAN PINE	7	\$660.81		6
4	AUSTRIAN PINE	6.5	\$630.94		6
5	THORNLESS HONEYLOCUST	3	\$0.00	TOO SMALL FOR MITIGATION <4"	0
6	KENTUCKY COFFEETREE	5	\$561.97		4
7	THORNLESS HONEYLOCUST	5	\$416.12		3
8	AUSTRIAN PINE	10.5	\$1,503.10		8
9	BLUE SPRUCE	5.5	\$531.45		4
10	AUSTRIAN PINE	7.5	\$710.51		6
11	AUSTRIAN PINE	8.25	\$1,057.11		8
12	THORNLESS HONEYLOCUST	3	\$0.00	TOO SMALL FOR MITIGATION <4"	0
13	KENTUCKY COFFEETREE	4	\$351.60		3
14	THORNLESS HONEYLOCUST	4	\$0.00	TREE IS DEAD	0
15	AUSTRIAN PINE	6.5	\$457.61		4
16	BLUE SPRUCE	5	\$457.02		4
17	AUSTRIAN PINE	5	\$0.00	TREE IN DECLINE, NO MITIGATION	0
18	AUSTRIAN PINE	6	\$400.17		4
19	THORNLESS HONEYLOCUST	4	\$0.00	TREE IN DECLINE, NO MITIGATION	0
20	KENTUCKY COFFEETREE	3	\$0.00	TOO SMALL FOR MITIGATION <4"	0
21	THORNLESS HONEYLOCUST	3	\$0.00	TOO SMALL FOR MITIGATION <4"	0
22	AUSTRIAN PINE	10	\$1,532.16		9
23	AUSTRIAN PINE	8	\$913.88		7
TOTAL		129.75	\$10,967.54		84.00



- LEGEND
- EXISTING TREES TO REMAIN & BE PROTECTED
 - EXISTING TREES TO BE REMOVED & MITIGATED (NUMBERS CORRESPOND TO TREE MITIGATION CHART)
 - EXISTING TREES DEAD OR DYING, TO BE REMOVED (REPLACEMENT AS NECESSARY TO MEET LANDSCAPE REQUIREMENTS)



REVISIONS:		
No.	Date	Description
1	9-26-18	City comments
2	10-25-18	City comments

SHEET ISSUE DATE:
08-20-2018
PROJ. NO. 18006
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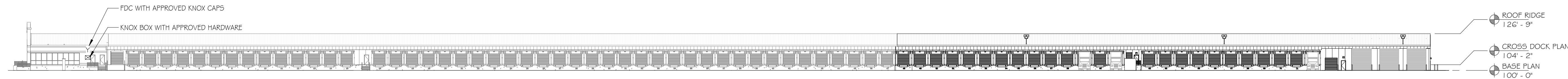
SHEET TITLE:
TREE REMOVAL
PLAN
SHEET NUMBER:

R&L CARRIERS SITE PLAN AMENDMENT WITH CONDITIONAL USE
FOR MOTOR FREIGHT IN M-1 ZONE
LOCATED IN THE SE 1/4 OF SECTION 29, T3S, R66W OF THE 6TH P.M.
CITY OF AURORA, COUNTY OF ADAMS, STATE OF COLORADO

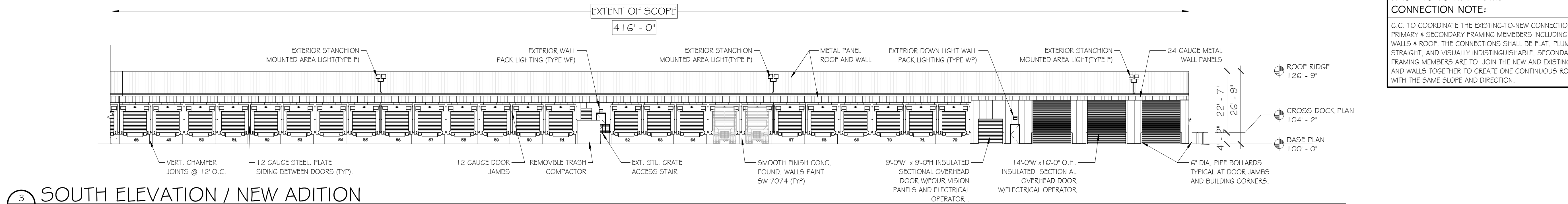


1 NORTH ELEVATION
SCALE: 1" = 40'-0"

NOTE BY SYMBOL:	
Y	FDC WITH APPROVED KNOX CAPS
☒	KNOX BOX WITH APPROVED HARDWARE
(X)	MATERIAL & FINISH (REF EXTERIOR FINISH SCHEDULE)

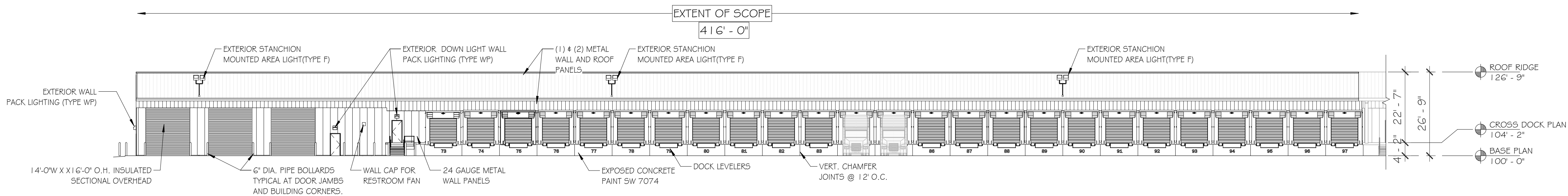


2 SOUTH ELEVATION
SCALE: 1" = 40'-0"

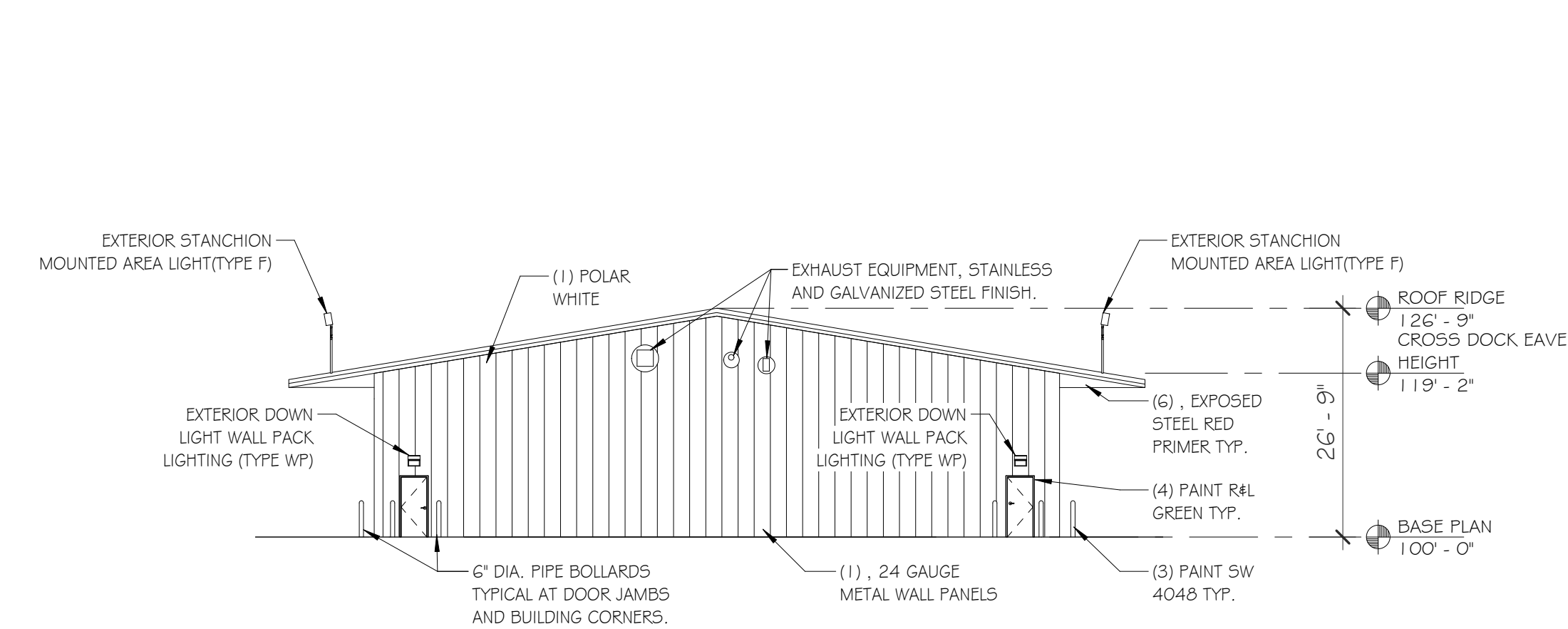


**EXISTING TO NEW PEMB
CONNECTION NOTE:**
G.C. TO COORDINATE THE EXISTING-TO-NEW CONNECTION OF ALL PRIMARY & SECONDARY FRAMING MEMBERS INCLUDING ALL WALLS & ROOF. THE CONNECTIONS SHALL BE FLAT, PLUMB, STRAIGHT, AND VISUALLY INDISTINGUISHABLE. SECONDARY STEEL FRAMING MEMBERS ARE TO JOIN THE NEW AND EXISTING ROOF AND WALLS TOGETHER TO CREATE ONE CONTINUOUS ROOF PLAN WITH THE SAME SLOPE AND DIRECTION.

3 SOUTH ELEVATION / NEW ADDITION
SCALE: 1" = 20'-0"



4 NORTH ELEVATION / NEW ADDITION
SCALE: 1" = 20'-0"



5 EAST FINISHES
SCALE: 1/16" = 1'-0"

EXTERIOR FINISH SCHEDULE						
PREFINISHED METAL PANELS ROOF: MATCH EXISTING NOTE: ROOF PANELS SHALL BE GAUGED TO MATCH THE EXISTING ROOF, WITH EXPOSED FASTENERS. SCREW DOWN PANEL RIB ROOF.						
WALLS: MATCH EXISTING FINISH AND PROFILE NOTE: WALL PANELS SHALL BE GAUGED TO MATCH THE EXISTING BUILDINGS PANELS. WITH EXPOSED FASTENERS.						
DOORS/WINDOWS SECTIONAL OVERHEAD: STANDARD WHITE HOLLOW METAL: R&L GREEN, U.N.O.						
BOLLARDS SAFETY YELLOW SW4048						
POLE MOUNTED FLOOD LIGHTS GALVANIZED STEEL						
50" CONCRETE CROSSDOCK BASE SHERWIN WILLIAMS SW 7074						
POLAR WHITE WALL PANEL	GALVALUM METAL ROOF PANEL	SITE ELEMENTS : SW4048	H.M. DOORS AND FRAMES : R&L GREEN	EXPOSED CONCRETE : SW7074	EXPOSED STEEL : RED PRIMER	OHD : FACTORY WHITE

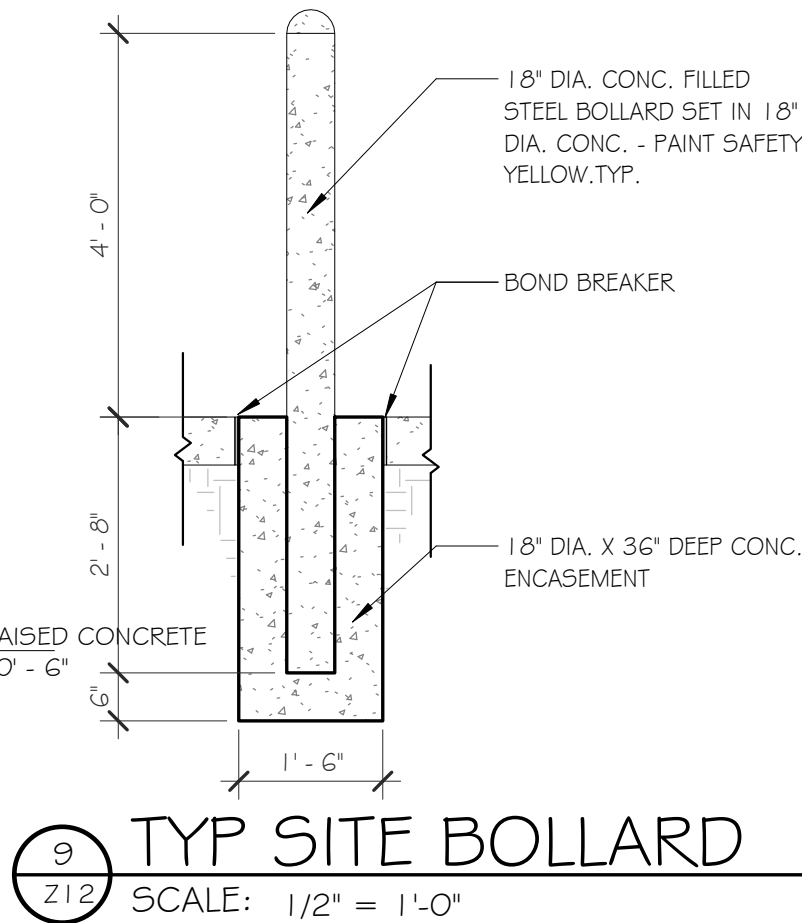
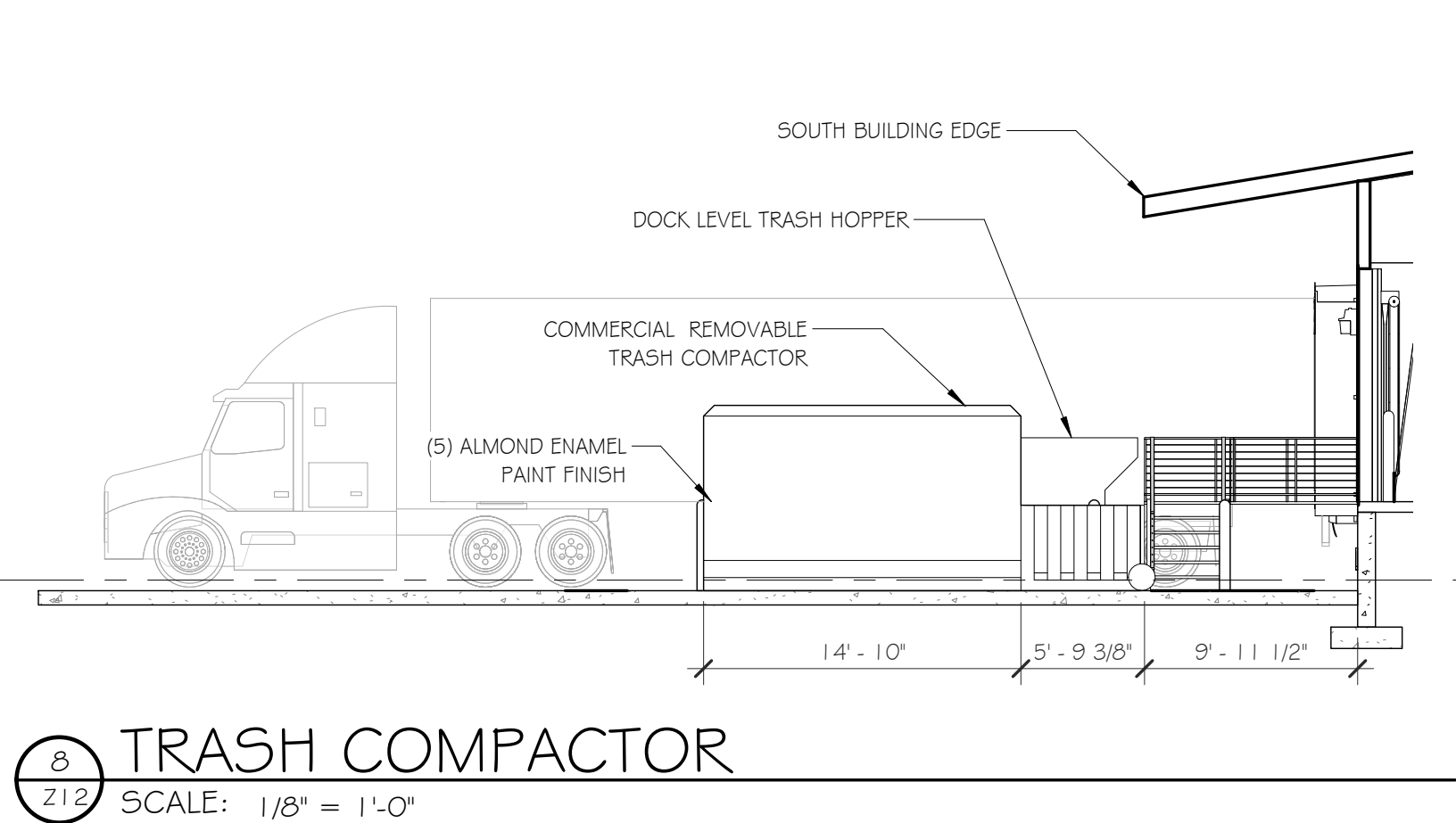
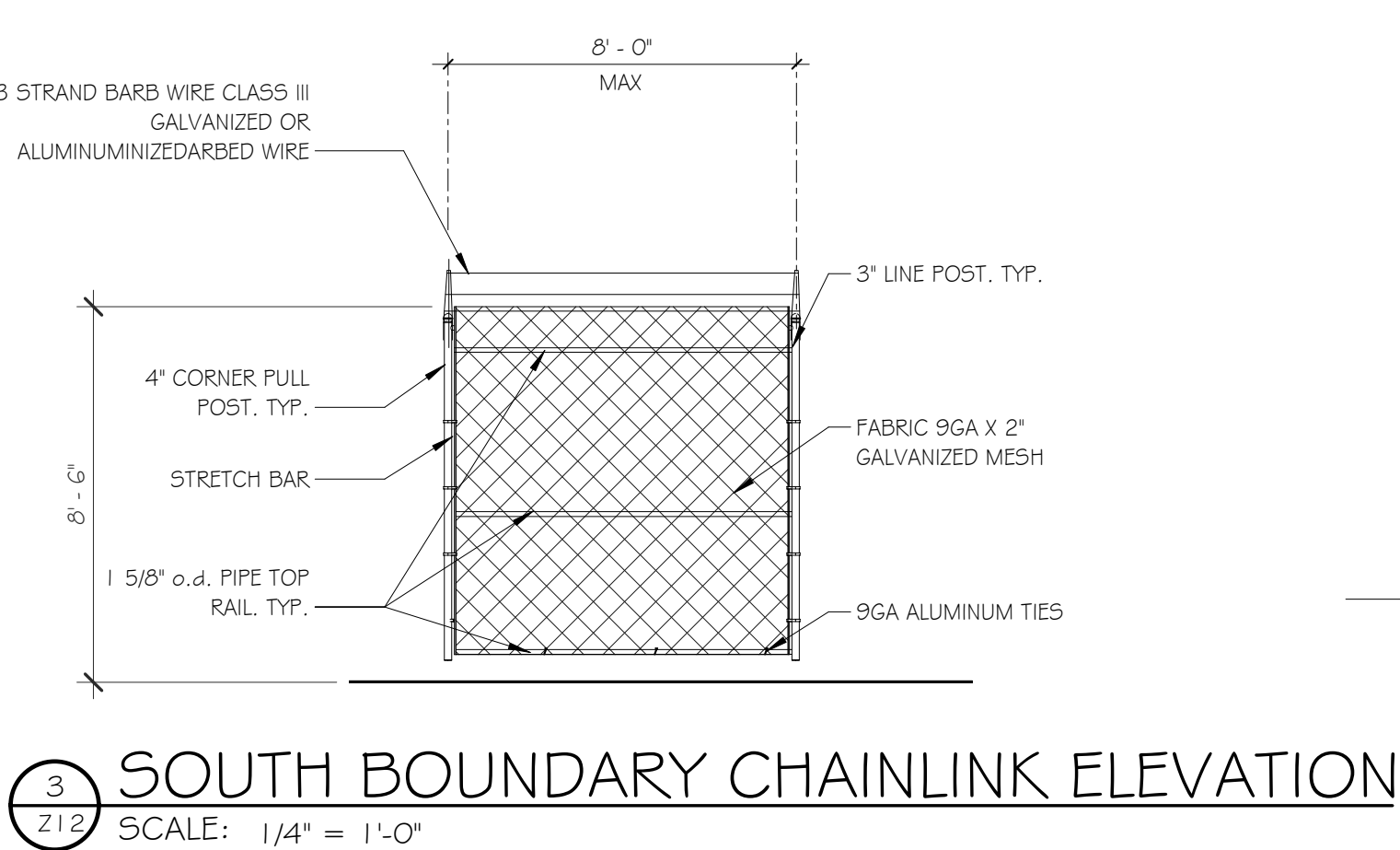
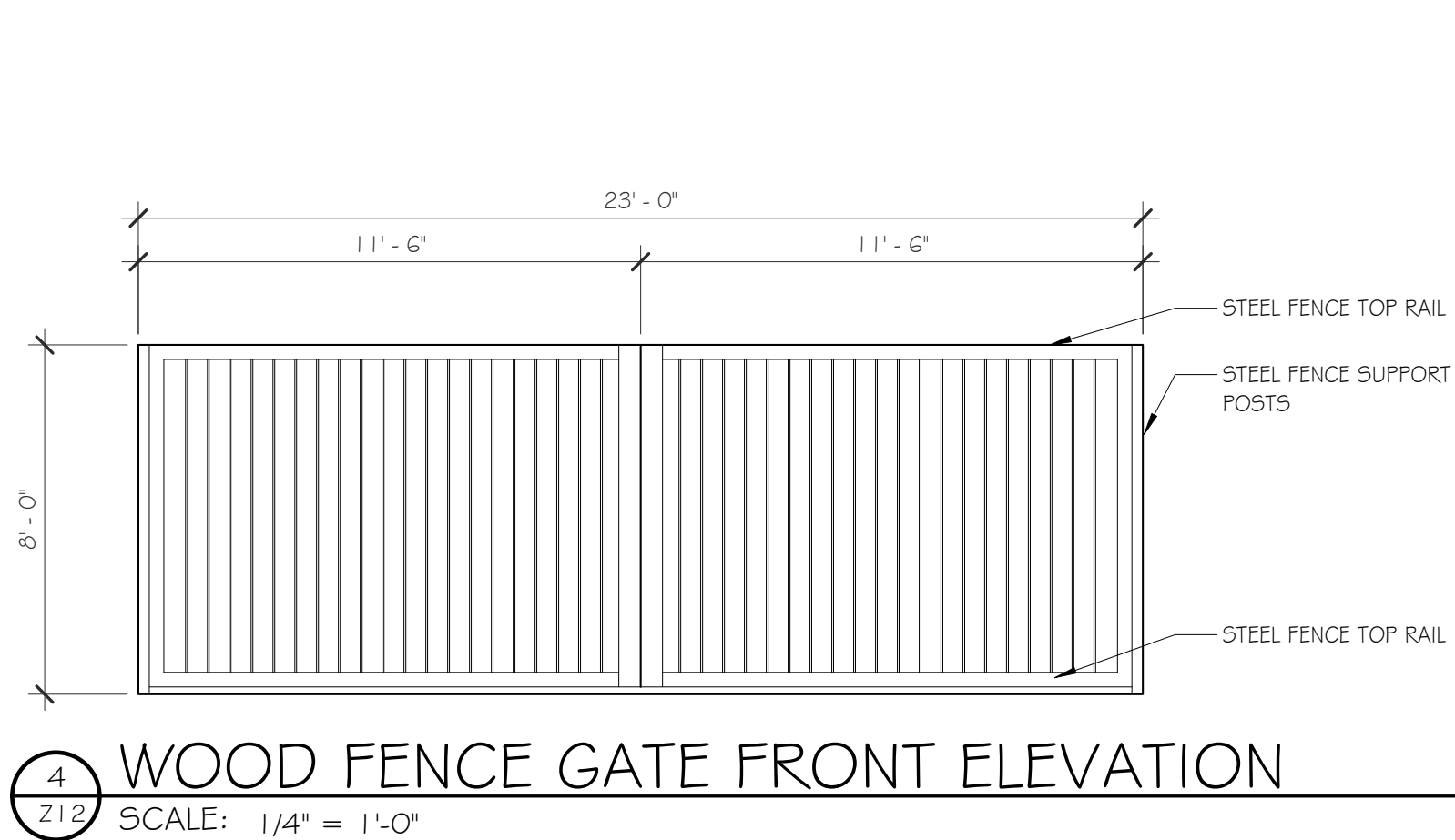
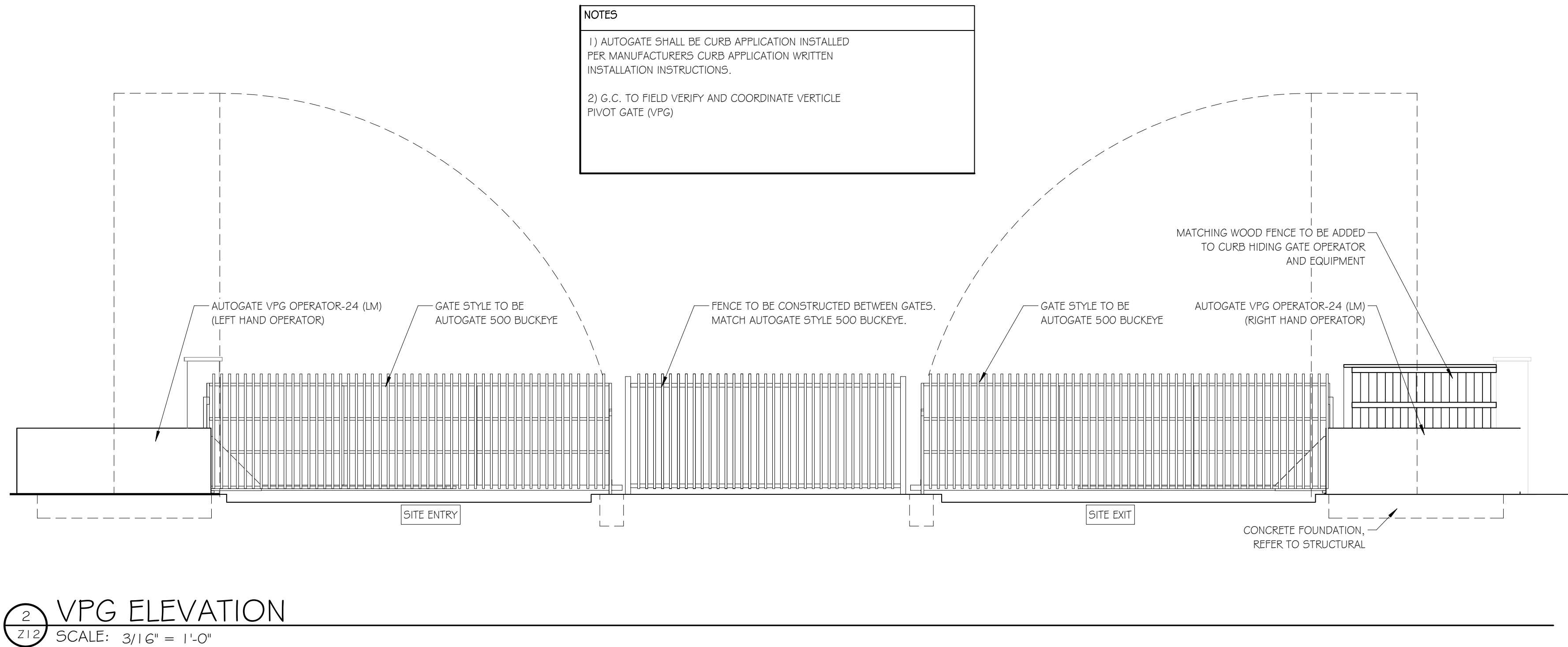
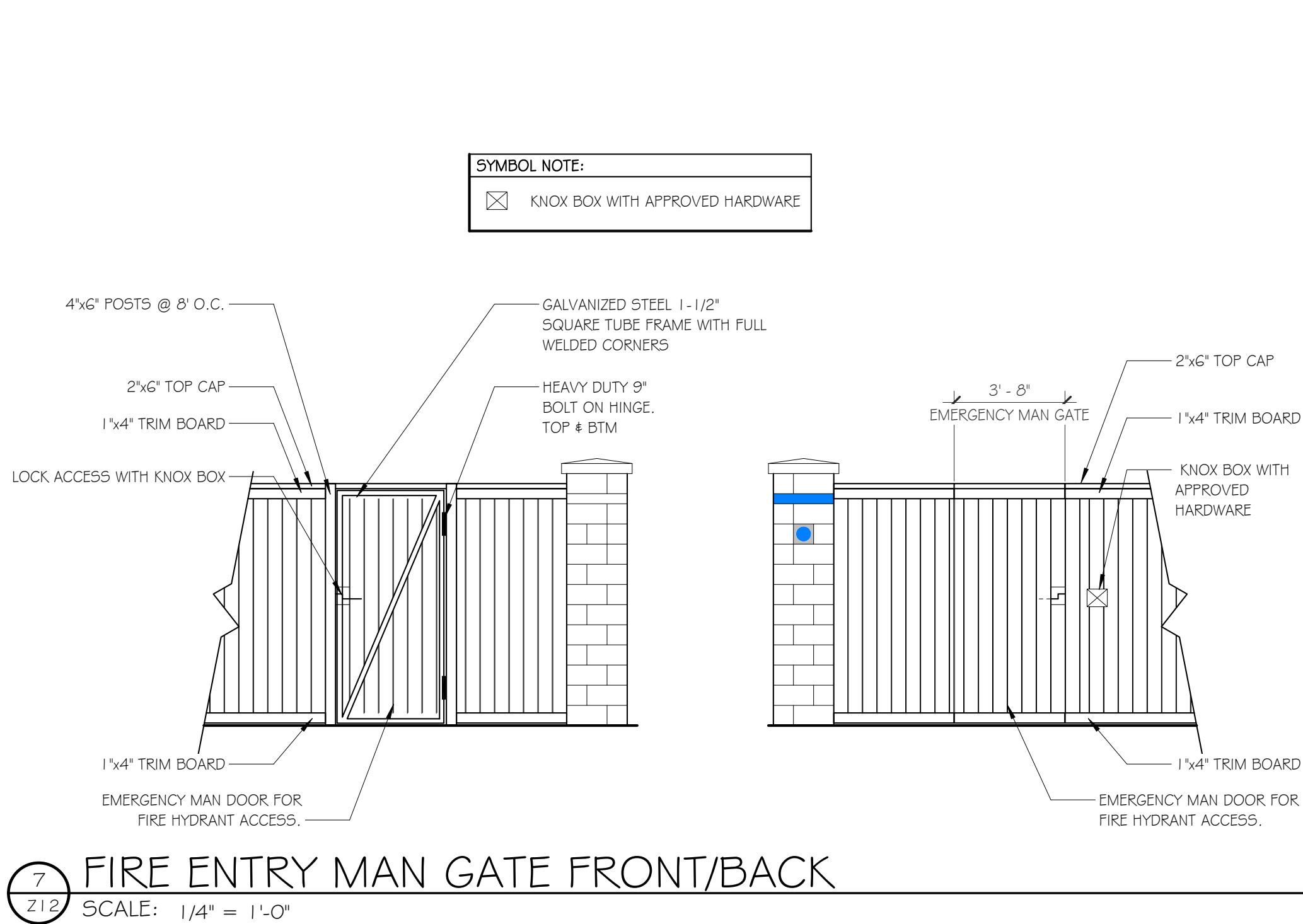
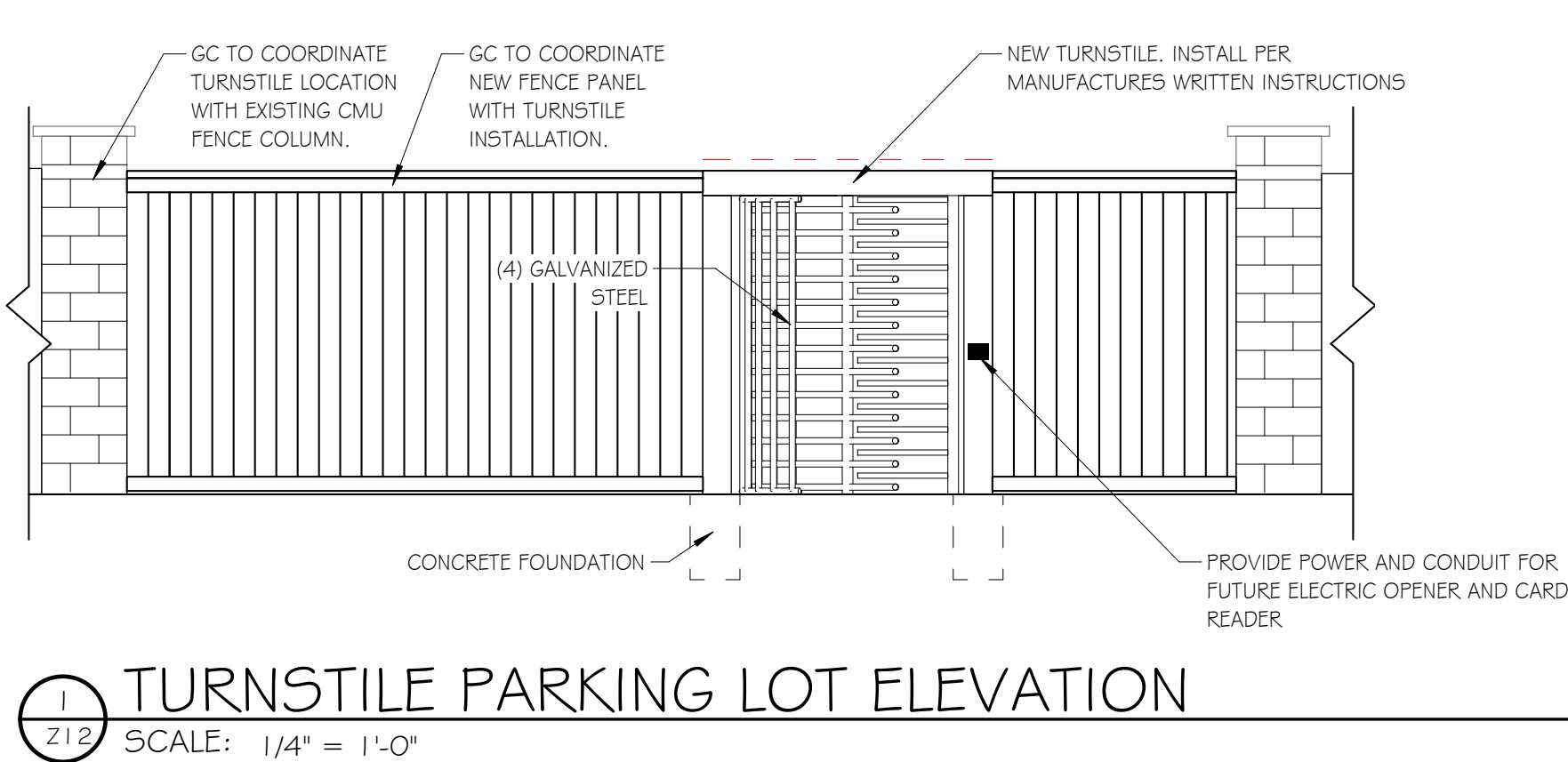
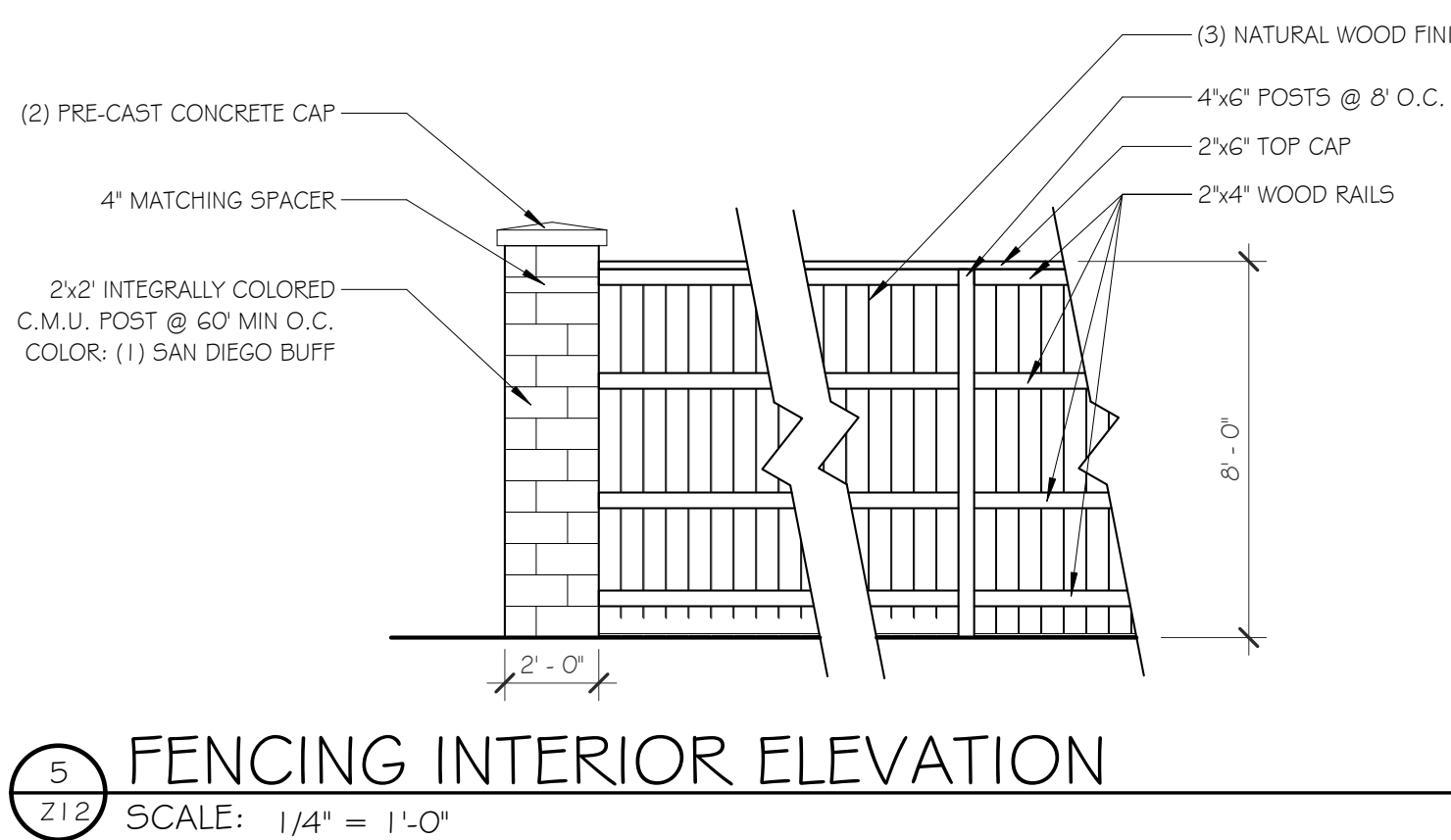
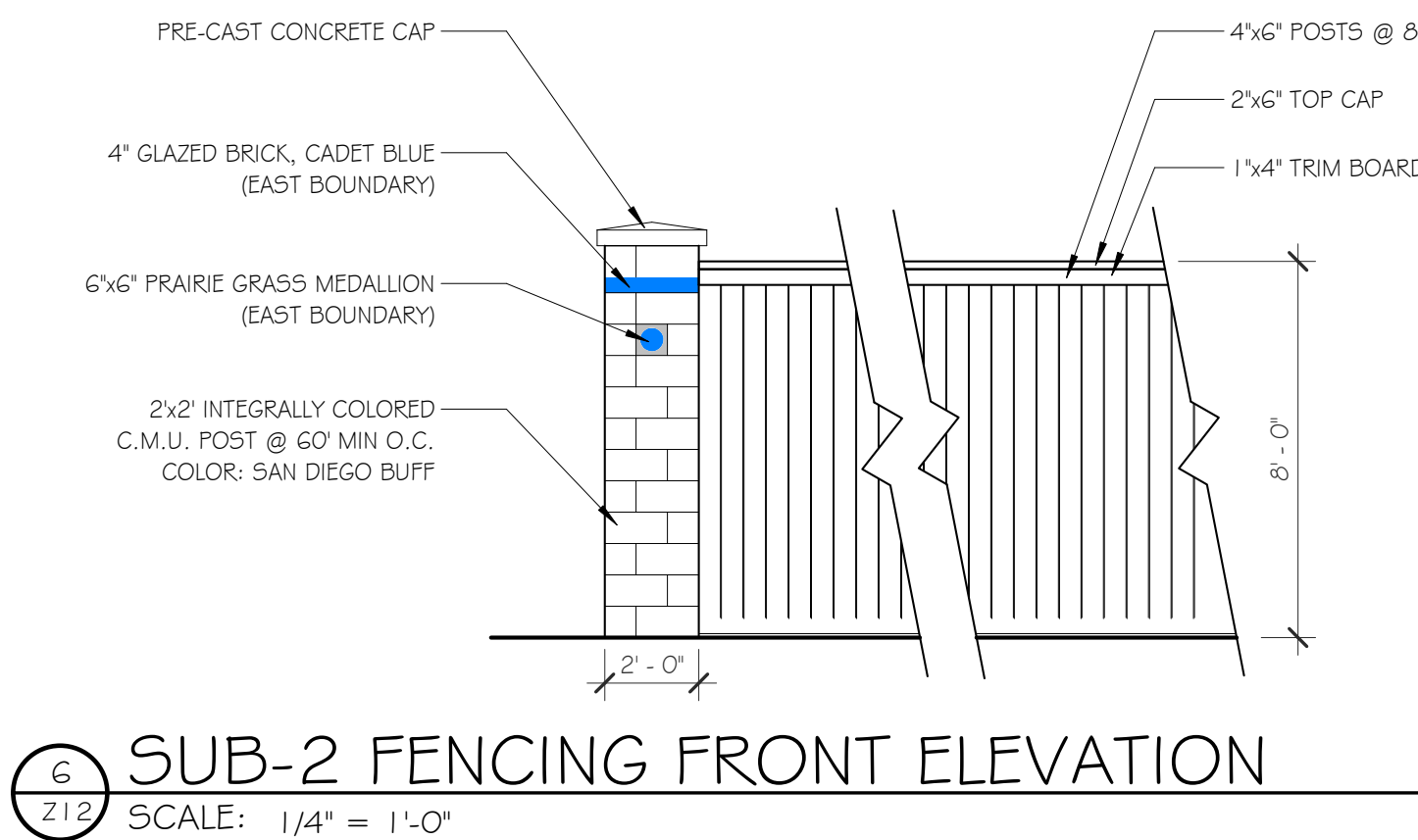
REVISIONS:		
No.	Date	Description

SHEET ISSUE DATE:
09-28-2018
PROJ. NO. 18006
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SHEET TITLE:
**EXTERIOR
ELEVATIONS**
SHEET NUMBER:

R&L CARRIERS SITE PLAN AMENDMENT WITH CONDITIONAL USE
FOR MOTOR FREIGHT IN M-1 ZONE
LOCATED IN THE SE 1/4 OF SECTION 29, T3S, R66W OF THE 6TH P.M.
CITY OF AURORA, COUNTY OF ADAMS, STATE OF COLORADO

MATERIAL LEGEND						
CMU AND MORTAR COLOR	PRECAST CAP	WOOD FENCE PANEL : NATURAL	TURNSTILE : GALVANIZED STEEL	VPG GATE : BLACK ENAMEL	TRASH COMPACTOR: ALMOND ENAMEL	
San Diego Buff 5237						
1	2	3	4	5	6	



REVISIONS:		
No.	Date	Description

LOCATED IN THE SE 1/4 OF SECTION 29, T3S, R66W OF THE 6TH P.M.
CITY OF AURORA, COUNTY OF ADAMS, STATE OF COLORADO

This site plan illustrates the proposed lighting and canopy locations for the Airport Boulevard area. The plan includes the following features:

- Proposed Canopies:** Indicated by 'FF' symbols, located along the main thoroughfare.
- Proposed Lighting:** Indicated by 'WP' symbols, located along the main thoroughfare and at the intersection.
- Mounted Under Canopy:** A specific lighting location marked with a 'WP' symbol and labeled 'MOUNTED UNDER CANOPY'.
- Existing Light:** Two locations marked with 'X' symbols and labeled 'EXISTING LIGHT'.
- Street Layout:** The plan shows the intersection of Airport Boulevard and another street, with various lane markings and dimensions.
- Scale and Orientation:** A north arrow is present in the upper right corner, and a scale bar is located in the lower left corner.

1. LIGHTING CALCULATIONS WERE MADE USING A LIGHT LOSS FACTOR OF 1.0.
2. CALCULATIONS POINTS ARE TAKEN AT GRADE LEVEL ON A 10'X10' GRID. CALCULATIONS DO NOT REPRESENT ANY SLOPE OR ELEVATION CHANGE.
3. ILLUMINANCE VALUES SHOWN REPRESENT LIGHTING FROM LUMINAIRES SHOWN EXPLICITLY ON THIS DRAWING. ILLUMINANCE CONTRIBUTIONS FROM STREET LIGHTING, ADJACENT PROPERTIES, AND EXISTING LUMINAIRES ARE NOT INCLUDED IN CALCULATIONS.
4. ALL LIGHT FIXTURES SHALL BE CONTROLLED BY ASTRONOMICAL TIME CLOCK AND PHOTOCCELL. ALL LIGHTING FIXTURES SHALL OPERATE FROM DUSK TILL DAWN FOR 24/7 DAYS. TO STORAGE UNIT FACILITY AND SECURITY LIGHTING.
5. ALL NEW LIGHT FIXTURES ARE FULL CUT-OFF.
6. ANY PROPOSED LIGHT FIXTURES INSTALLED ON PRIVATE PROPERTY, ADJACENT TO THE PUBLIC RIGHT-OF-WAY, SHALL BE ORIENTED IN SUCH A MANNER OR LIMITED IN LUMEN OUTPUT TO PREVENT GLARE PROBLEMS AND SHALL NOT EXCEED NATIONAL I.E.S. LIGHTING STANDARD FOR DISABILITY GLARE.

LIGHTING FIXTURES	
A _Q	LUMINAIRE TYPE, REFERENCING LUMINAIRE SCHEDULE, TYPICAL ALL FIXTURES. SUBSCRIPT, IF SHOWN, REFERENCES WALL SWITCH.
☛	EXTERIOR STANCHION MOUNTED AREA LIGHT
☐	EXTERIOR WALL PACK

SCALE: 1" = 20'-0"

50' 40' 30' 20' 10' 0 50'

SCALE: 1" = 20'-0"

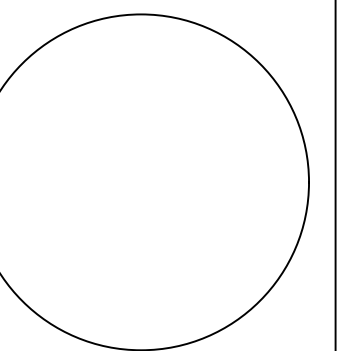
AREA	AVERAGE (fc)	MAX (fc)	MIN (fc)	MAX/MIN	AVG/MIN
ALL HARDSCAPE	1.2	17.7	0.0	N/A	N/A
PROPERTY LINE	0.1	1.9	0.0	N/A	N/A

ARCWEST
ARCHITECTS

1525 Raleigh St. Suite 320 Denver, CO 80204
ARCWESTARCHITECTS.COM 303-455-7741



R & L CARRIERS
SITE PLAN APPROVAL
16500 E SMITH RD, AURORA, CO 80011

[illegible]

SHEET ISSUE DATE: 9-28-2018 PROJ. NO. 18006 BY: ARCWEST ARCHITECTS,	
SHEET TITLE: WHITE PHOTOMETRIC PLAN	
SHEET NUMBER:	

13

LOCATED IN THE SE 1/4 OF SECTION 29, T3S, R66W OF THE 6TH P.M.
CITY OF AURORA, COUNTY OF ADAMS, STATE OF COLORADO

TYPE 'WP' FULL CUTOFF

APOLLO® WALL PACK

ALWP

Features and Specifications

Applications

Ideal for building accent, landscape, security and area lighting.

Certification & Listings

- UL Listed suitable for Wet Locations.

Construction

Heavy-gauge aluminum housing.
Polycarbonate clear lens. Mounting bracket attached to fixture housing standard.

Electrical

Available in 120-277v, 347v and 480v.
Hardwired standard.

Rated Life

100,000 hours per L70 TM-21 @ 25°C.

Finish

Textured powder-coat. Custom colors available.

Warranty

Orion LED fixtures are covered by a five-year limited warranty. Accessories and individual components are covered by separate OEM supplier warranties.

Ordering Information

1 Select	ALWP
Series	
ALWP	Apollo® LED Wall Pack

2 Select	
Nominal Lumens ¹	
O30L	3,000 lm
O4SL	4,500 lm
O60L	6,000 lm
O70L	7,000 lm

3 Select	
Voltage	
UNV	120-277v
347	347v
480	480v*
*480v available in [OTUL] only.	

4 Select	
Driver Type	
NX	Non-Dimming
FDX	Full Dimming

5 Select	T3S
Light Distribution	
T3S	Type 3 Distribution

6 Select	750
CRI/Color Temperature	
750	70 CRI; 5000K

7 Select	
Fixture Finish Color*	
BR	Bronze
WH	White
GR	Gray
BL	Black
CC	Custom Color

Please note for custom colors, you must contact your sales representative to ensure paint compatibility. Please have an RAL® or color name and manufacturer available for matching purposes. You will receive a custom part number to reflect your color option once a match has been determined.

8 Select	
Control Option	
-PE	Photo Eye

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LIGHTING FIXTURE SCHEDULE												
TYPE	DESCRIPTION	MANUFACTURER	CATALOG NUMBER	VOLTAGE	LAMP		LUMEN OUTPUT	DIMMING UTILIZED	MAX WATTS	MOUNTING LOCATION	INFORMATION	NOTES
					QTY	1/4" TYPE						
F	LED RIG MOUNTED AREA LIGHT, 1" OPTIC, 1" CUTOFF	CIREON	CAS-012-AJ-AK-AB-BZ-AF-NS	UNIV	1	H4T	LED	5,476	0-10V	46	ROOF POLE	
MF	EXTERIOR WALL PACK, TYPE III FULL CUTOFF	ORION	ALMP-010L-UN-NDX-T35-T50- BR-PE	UNIV	1	4T	LED	5000K		47	ROOF SURFACE WALL	
ABBREVIATIONS: BOF - BOTTOM OF FIXTURE, RFD - RECESSED FIXTURE DEPTH, OFF - OVERALL FIXTURE HEIGHT, AFF(AGS) - ABOVE FINISHED FLOOR (GRADE), WFD - WALL FIXTURE DEPTH GENERAL NOTES: A. ALL REFLECTOR LAMPS TO BE PROVIDED AS WIDE FLOOD DISTRIBUTION, UNLESS OTHERWISE NOTED. B. PROVIDE LUMINAIRES SHOWN AS SHADED WITH EMERGENCY BATTERY BALLASTS, UNLESS OTHERWISE NOTED. EMERGENCY LUMINAIRES SHALL SENSE UN-SWITCHED POWER TO THE SHED AND OPERATE AUTOMATICALLY UPON LOSS OF NORMAL POWER. ALL SHOWN LUMINAIRES WITH 0-10V AND 4FT LAMP SHALL HAVE 1000 LUMEN EMERGENCY BALLAST, TWO LAMP, 1400 LUMEN EMERGENCY BALLAST. ALL SHAPED LUMINAIRES WITH COMPACT FLUORESCENT LAMPS SHALL HAVE A FACTORY INSTALLED 30 MINUTE EMERGENCY BALLAST. ALL EMERGENCY LUMINAIRES SHALL HAVE REMOTE TEST SWITCHES AND VISIBLE INDICATING LIGHTS. CONNECT THE EMERGENCY BATTERY BALLAST TO THE UN-SWITCHED LEG OF THE LIGHTING CIRCUIT INDICATED.												