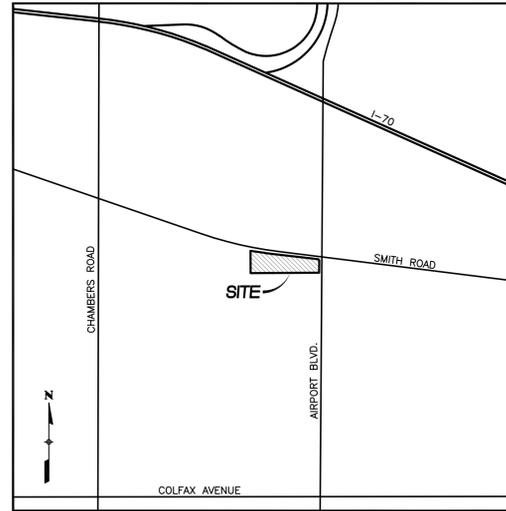


R&L CARRIERS SITE PLAN AMENDMENT WITH CONDITIONAL USE FOR MOTOR FREIGHT IN M-1 ZONE

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

- 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.
- ALL SIGNS MUST CONFORM TO THE CITY OF AURORA SIGN CODE.
- 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."
- 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 EXHIBIT B UNDER THE DEVELOPMENT/DESIGN STANDARDS SECTION OF THIS GUIDEBOOK FOR ITEMS TO BE SHOWN ON A SITE PLAN).
- THE APPLICANT HAS THE OBLIGATION TO COMPLY WITH ALL APPLICABLE REQUIREMENTS OF THE AMERICANS WITH DISABILITIES ACT.
- 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.
- ALL CROSSINGS AND ENCRAGEMENTS 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.
- 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.
- ALL BUILDING ADDRESS NUMBERS SHALL COMPLY WITH THE AURORA CITY CODE, SECTION 126, ARTICLE VII - NUMBERING OF BUILDINGS.
- 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.
- 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 UNOBTURATED 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.
- FINAL GRADE SHALL BE AT LEAST SIX (6) INCHES BELOW ANY EXTERIOR WOOD SIDING ON THE PREMISES.
- 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.
- 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.
- 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.
- ARCHITECTURAL FEATURES, SUCH AS BAY WINDOWS, FIREPLACES, ROOF OVERHANGS, GUTTERS, EAVES, FOUNDATIONS, FOOTINGS, CANTILEVERED WALLS, ETC, ARE NOT ALLOWED TO ENCRACH INTO ANY EASEMENT OR FIRE LANE.
- 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'

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DATA BLOCK

LAND AREA WITHIN PROPERTY LINES	15.34 AC. (668,587 SF)	
NUMBER OF BUILDINGS	4	
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	FIRE SPRINKLER?
CROSS-DOCK: 46,080 SF	32,995 SF	YES
MAINTENANCE: 9,800 SF	0 SF	NO
GUARD SHACK: 100 SF	-100 SF	NO
FUEL CANOPY: 192 SF	0 SF	NO
OFFICE SPACE: 5,000 SF	0 SF	YES
TOTALS:	61,172 SF	32,895 SF

OWNER/DEVELOPER

RLR INVESTMENTS LLC
600 GILLAM ROAD
WILLMINGTON, 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: _____

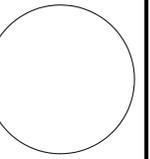
AMENDMENTS

- △ IMPROVE DRAINAGE IN SW CORNER BY ADDING CULVERT; REGRADE SWALE AND REMOVE RETAINING WALL.
- △ ADD PLANTINGS FOR SCREENING ALONG WEST PROPERTY LINE.
- △ REMOVE CURB, GUTTER AND CONCRETE/INSTALL ASPHALT PAVEMENT.
- △ REMOVE/REPLACE FIRE HYDRANT.
- △ RELOCATE RETAINING WALL AND CURB. ADD STRIPING FOR TRUCK PARKING.
- △ MODIFY BUILDING HEIGHT.

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

Vermilion Peak Engineering
Civil Engineering & Land Surveying
1745 Shea Center Drive, 4th Floor
Highlands Ranch, CO 80129
720-402-6070 / www.vermilionpeak.com

R & L CARRIERS
SITE PLAN - MINOR AMENDMENT
16500 E SMITH RD, AURORA, CO 80011



No.	Date	Description
1	9-26-18	CITY COMMENTS
2	10-25-18	CITY COMMENTS
△	7-8-19	MINOR AMENDMENT
	10-4-19	CITY COMMENTS

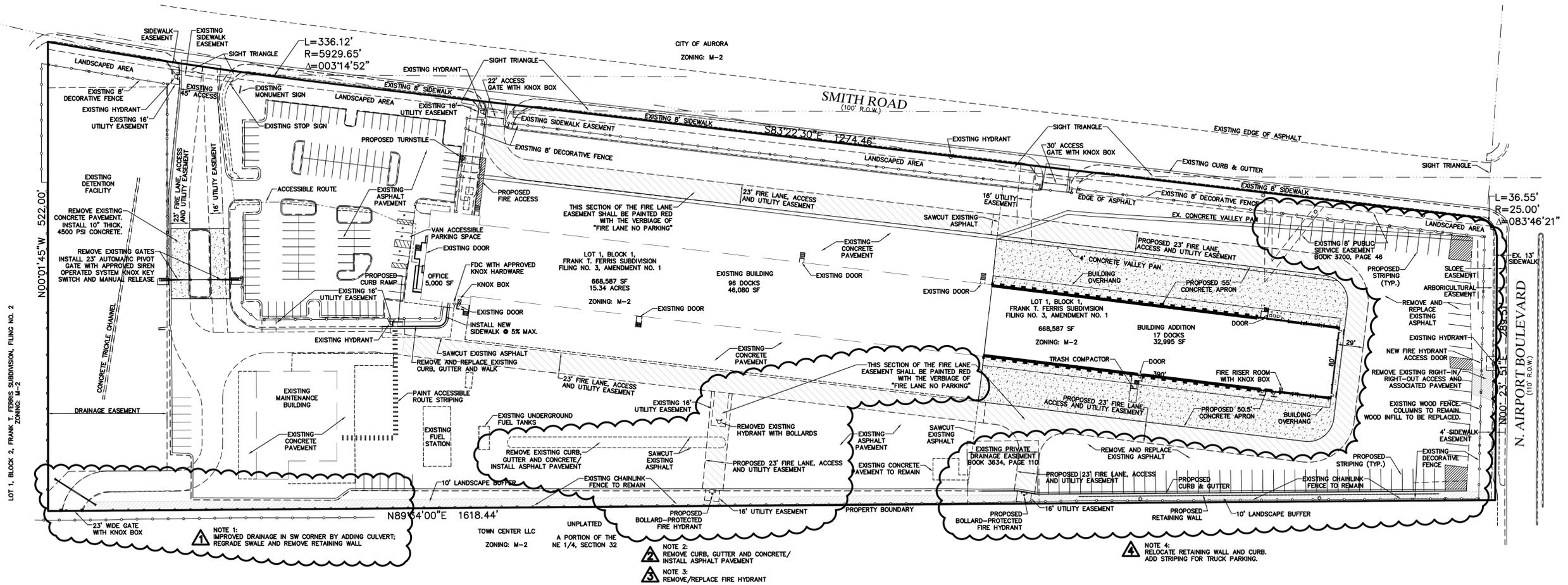
SHEET ISSUE DATE:
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SHEET TITLE:
COVER SHEET

SHEET NUMBER:
1

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



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

NOTE 1: IMPROVED DRAINAGE IN SW CORNER BY ADDING CULVERT; REGRADE SWALE AND REMOVE RETAINING WALL

TOWN CENTER LLC
ZONING: M-2

UNPLATTED
A PORTION OF THE
NE 1/4, SECTION 32

NOTE 2: REMOVE CURB, GUTTER AND CONCRETE/
INSTALL ASPHALT PAVEMENT

NOTE 3: REMOVE/REPLACE FIRE HYDRANT

NOTE 4: RELOCATE RETAINING WALL AND CURB.
ADD STRIPING FOR TRUCK PARKING.

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
	PROPOSED CONCRETE
	FIRELANE STRIPING
	LANDSCAPE BUFFER

R & L CARRIERS
SITE PLAN - MINOR AMENDMENT
16500 E SMITH RD, AURORA, CO 80011

REVISIONS:

No.	Date	Description
1	9-26-18	CITY COMMENTS
2	10-25-18	CITY COMMENTS
3	7-8-19	MINOR AMENDMENT
4	10-4-19	CITY COMMENTS

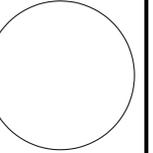
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SHEET TITLE:
SITE PLAN

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



REVISIONS:

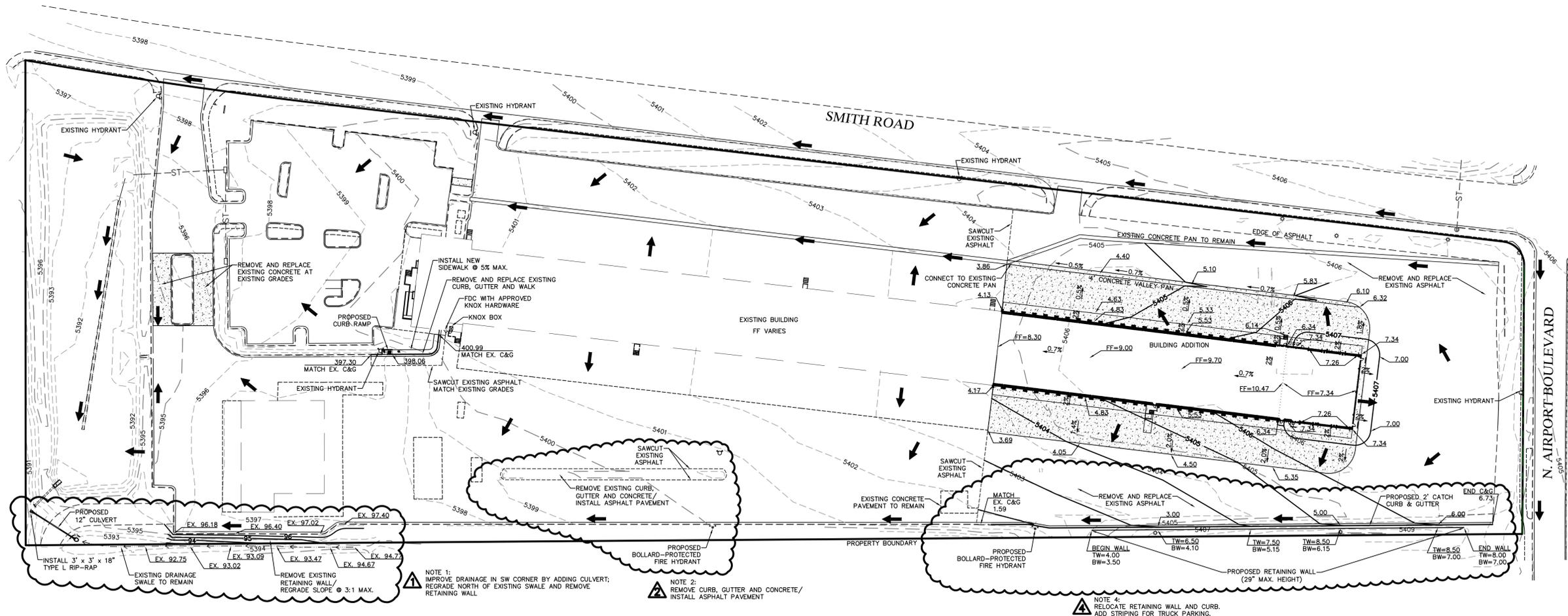
No.	Date	Description
1	9-26-18	CITY COMMENTS
2	10-25-18	CITY COMMENTS
Δ	7-8-19	MINOR AMENDMENT
	10-4-19	CITY COMMENTS

SHEET ISSUE DATE:
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SHEET TITLE:
GRADING PLAN

SHEET NUMBER:

3



NOTE 1: IMPROVE DRAINAGE IN SW CORNER BY ADDING CULVERT; REGRADE NORTH OF EXISTING SWALE AND REMOVE RETAINING WALL

NOTE 2: REMOVE CURB, GUTTER AND CONCRETE/INSTALL ASPHALT PAVEMENT

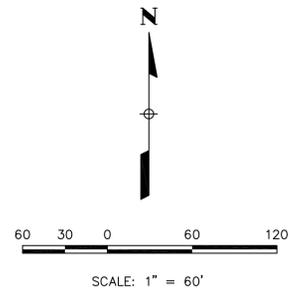
NOTE 4: RELOCATE RETAINING WALL AND CURB. ADD STRIPING FOR TRUCK PARKING.

NOTES

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

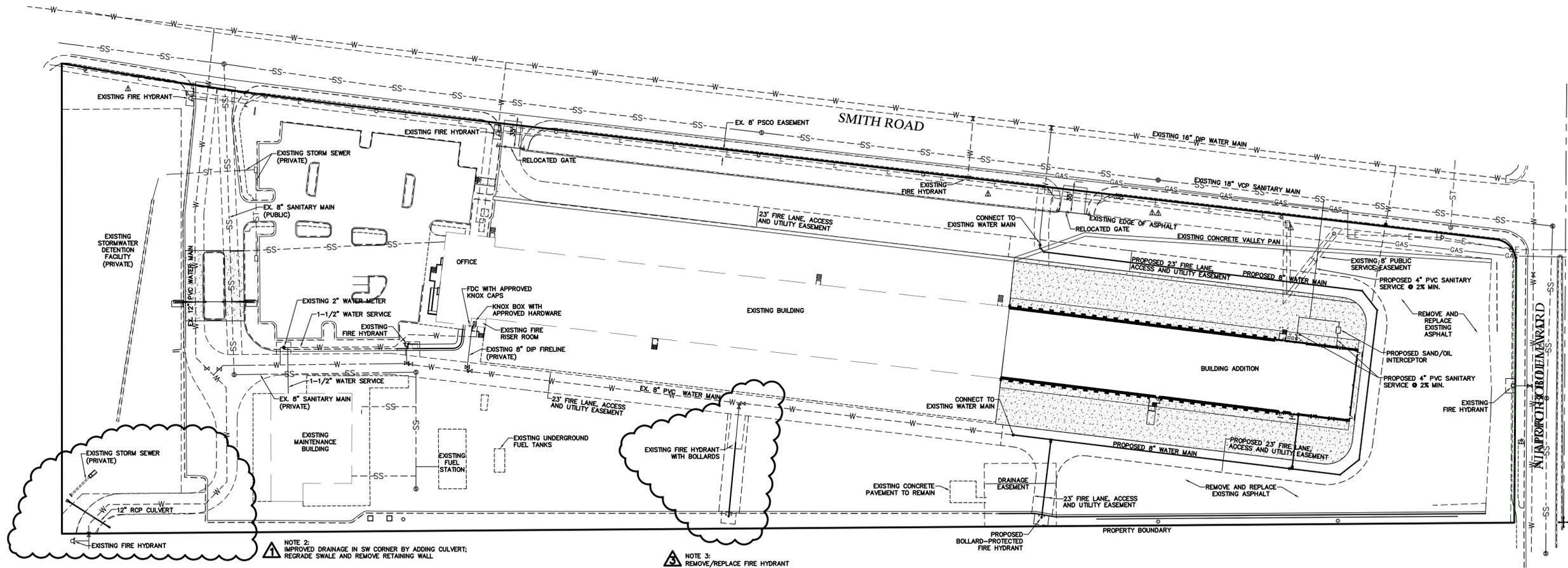
LEGEND

PROPERTY BOUNDARY	—————
EXISTING CURB & GUTTER	=====
PROPOSED CURB & GUTTER	=====
EXISTING CONTOUR	-----
PROPOSED CONTOUR	-----
PROPOSED CONCRETE PAVEMENT	▨▨▨▨▨
DRAINAGE FLOW DIRECTION	➔



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



NOTE 2: IMPROVED DRAINAGE IN SW CORNER BY ADDING CULVERT, REGRADE SWALE AND REMOVE RETAINING WALL.

NOTE 3: REMOVE/REPLACE FIRE HYDRANT

EASEMENT NOTES

- EXISTING EASEMENTS TO BE VACATED BY SEPARATE DOCUMENT.
- PROPERTY EASEMENTS TO BE DEDICATED BY PLAT.

UTILITY NOTES

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

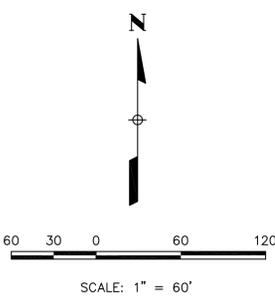
IPC WATER FIXTURE UNIT CALCULATIONS

FIXTURE	Quantity	IPC Water F.U.	TOTAL IPC WATER FU
Water Closet - Flushometer Tank	0	2.00	0
Water Closet - Tank	2	5.00	10
Water Closet - Flush Valve	6	10.00	60
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
TOTAL WATER F.U. =			116.25
Estimated GPM (from Table E103) =			47.2
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

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



REVISIONS:

No.	Date	Description
1	9-26-18	CITY COMMENTS
2	10-25-18	CITY COMMENTS
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4	10-4-19	CITY COMMENTS

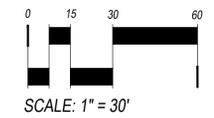
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SHEET TITLE:
UTILITY PLAN

SHEET NUMBER:
4

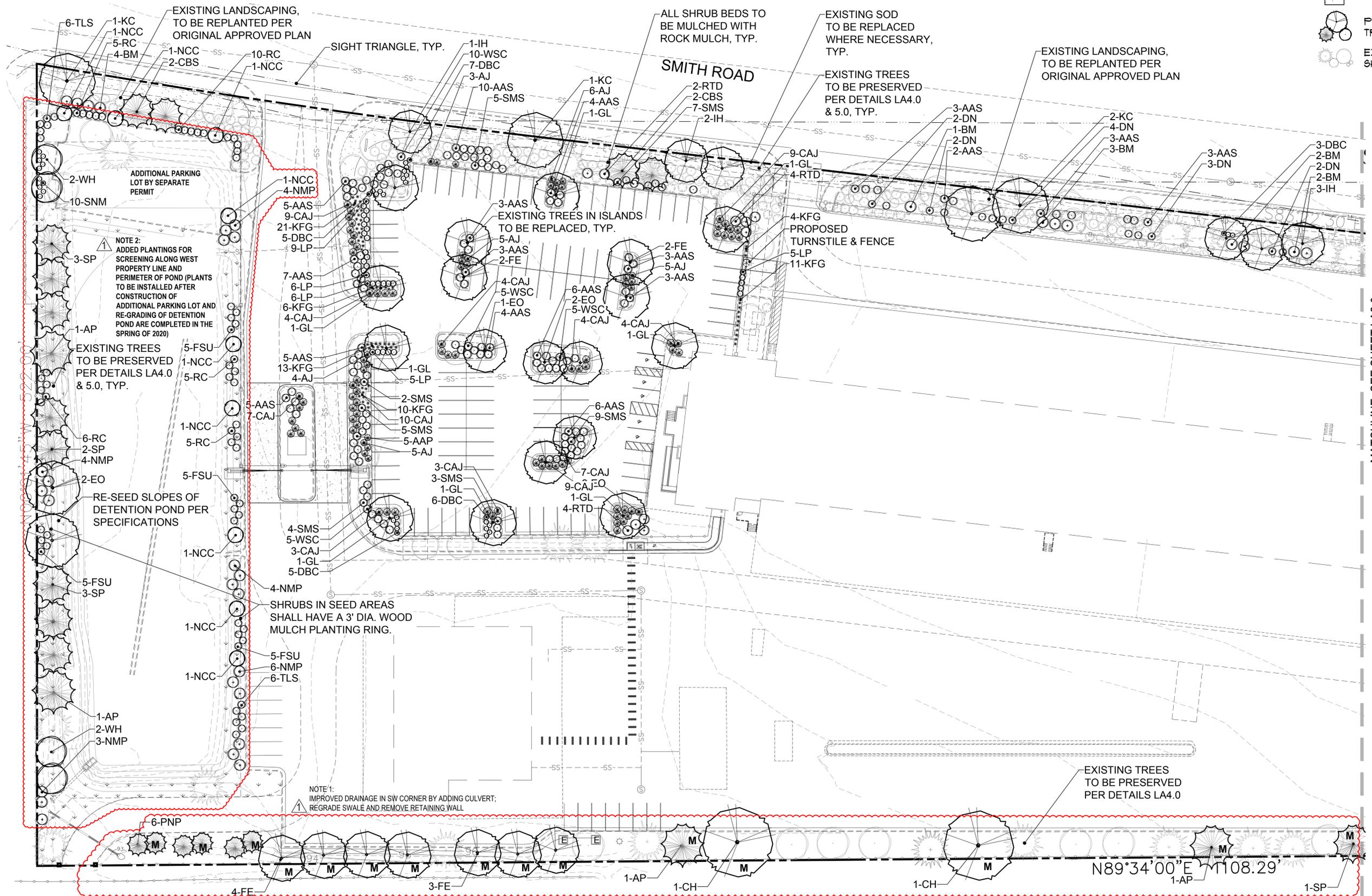
R&L CARRIERS SITE PLAN AMENDMENT WITH CONDITIONAL USE FOR MOTOR FREIGHT IN M-1 ZONE

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



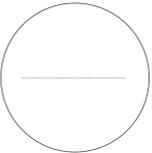
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R & L CARRIERS
SITE PLAN - MINOR AMENDMENT
16500 E SMITH RD, AURORA, CO 80011



REVISIONS:

No.	Date	Description
1	9-26-18	CITY COMMENTS
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3	7-9-19	MINOR AMENDMENT
4	10-4-19	CITY COMMENTS

SHEET ISSUE DATE:
11-16-2018
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SHEET TITLE:
LANDSCAPE PLAN
SHEET NUMBER:

LA1.0

LEGEND

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

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

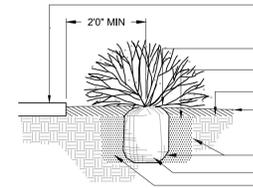
PRUNE ALL DAMAGED OR DEAD WOOD IMMEDIATELY PRIOR TO PLANTING
PLANT SHRUBS MIN. 4'-0" BEHIND CURB IN FRONT END PARKING SITUATIONS.
CONCRETE CURB OR SIDEWALK HOLD GRADE 1 IN. BELOW EDGE

SET SHRUB 1 IN. HIGHER THAN THE GRADE AT WHICH IT GREW
DIG PLANT PIT TWICE AS WIDE AS THE CONTAINER
SPECIFIED MULCH 4" DEEP
FINISHED GRADE

LOOSEN SIDES OF PLANT PIT AND ROOTBALL
REMOVE CONTAINER
SPECIFIED BACKFILL MIXTURE

(ALL JUNIPER PLANTS SHOULD BE PLANTED SO TOP OF ROOT MASS OCCURS AT FINISH GRADE OF MULCH LAYER)

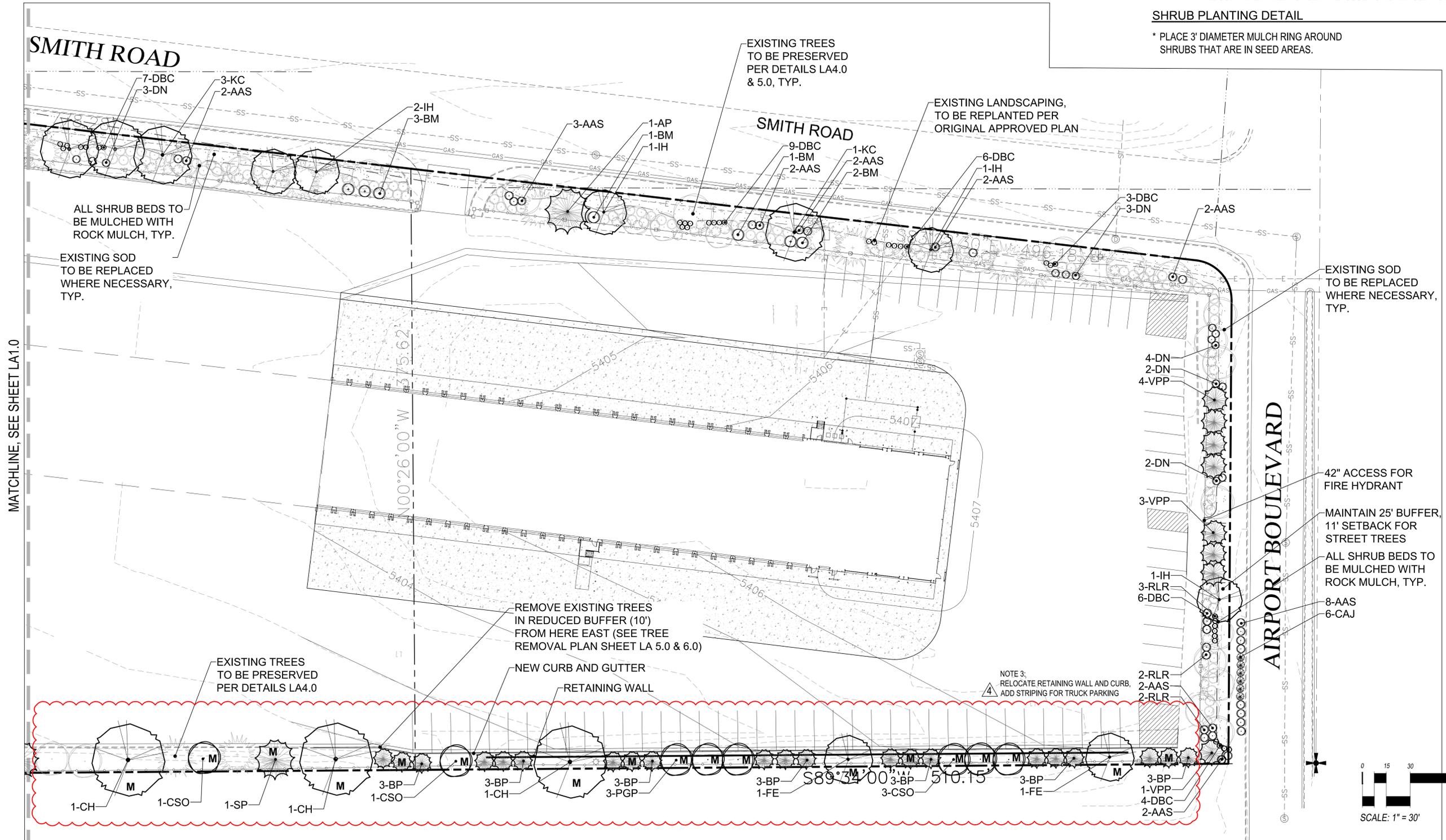
ANY BROKEN OR CRUMBLING ROOTBALL WILL BE REJECTED. REMOVING THE CONTAINER WILL NOT BE AN EXCUSE FOR DAMAGED ROOTBALL



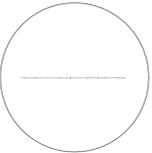
SHRUB PLANTING DETAIL

* PLACE 3' DIAMETER MULCH RING AROUND SHRUBS THAT ARE IN SEED AREAS.

N.T.S.



MATCHLINE, SEE SHEET LA1.0



REVISIONS:

No.	Date	Description
1	9-28-18	CITY COMMENTS
2	10-25-18	CITY COMMENTS
3	7-9-19	MINOR AMENDMENT
4	10-4-19	CITY COMMENTS

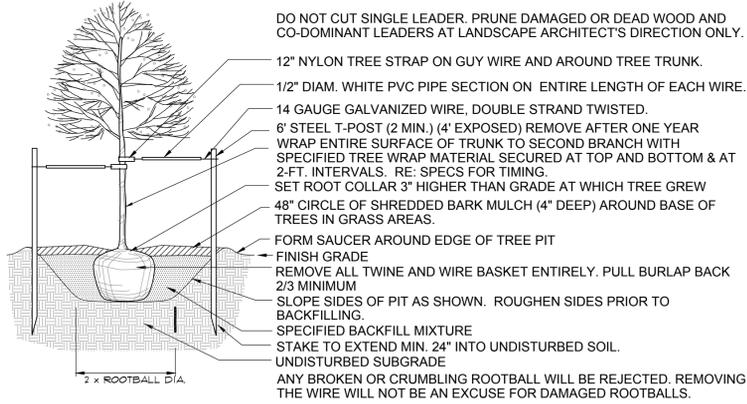
SHEET ISSUE DATE: 11-16-2018
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SHEET TITLE: LANDSCAPE PLAN
SHEET NUMBER: LA2.0

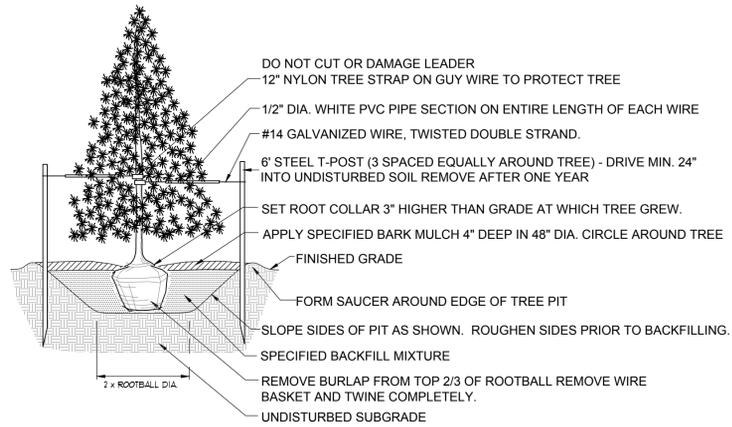
R&L CARRIERS SITE PLAN AMENDMENT WITH CONDITIONAL USE FOR MOTOR FREIGHT IN M-1 ZONE

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

- NOTE 2:
ADDED PLANTINGS FOR SCREENING
ALONG WEST PROPERTY LINE
- NOTE 3:
RELOCATE RETAINING WALL AND CURB,
ADD STRIPING FOR TRUCK PARKING



DECIDUOUS TREE PLANTING DETAIL
N.T.S.



EVERGREEN TREE PLANTING DETAIL
N.T.S.

TREE MITIGATION TABLE		
CALIPER INCHES REMOVED	CALIPER INCHES RELOCATED	CALIPER INCHES REPLACED FOR MITIGATION
129.75	0.00	84.0

NOTE:
A total of 7 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							
5	CH	COMMON HACKBERRY	CELTIS OCCIDENTALIS	2 1/2" CAL.	50' X 50'	B4B	LOW
7	EO	ENGLISH OAK	QUERCUS ROBUR	2 1/2" CAL.	50' X 35'	B4B	MODERATE
13	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
11	IH	IMPERIAL HONEYLOCUST	GLEDITSIA TRIACANTHOS INERMIS 'IMPERIAL'	2 1/2" CAL.	35' X 35'	B4B	LOW
8	KC	SEEDLESS KENTUCKY COFFETREE	GYMNOCLADUS DIOICA 'ESPRESSO'	2 1/2" CAL.	50' X 35'	B4B	LOW
ORNAMENTAL TREES							
5	C80	CRIMSON SPIRE OAK	QUERCUS 'CRIMSON SPIRE'	2" CAL.	50'X18'	B4B	LOW
3	FGP	FRRAIE GEM PEAR	PYRUS 'FRRAIE GEM'	2" CAL.	18'X18'	B4B	LOW
4	UH	WASHINGTON HAUTHORN	CRATAEGUS PHOENOPYRUM	2" CAL.	20'X18'	B4B	LOW
EVERGREEN TREES							
5	AP	AUSTRIAN PINE	PINUS NIGRA	6'	60' x 35'	B4B	MODERATE
21	BFP	BOSNIAN PINE	PINUS HELDREICHII	6'	20'X12'	B4B	MODERATE
4	CB5	COLORADO BLUE SPRUCE	PICEA PUNGENS GLAUCA	6'	45' x 25'	B4B	MODERATE
6	PNP	PINON PINE	PINUS EDULUS	6'	25'X15'	B4B	MODERATE
10	SP	SCOTCH PINE	PINUS SYLVESTRIS	6'	40' x 25'	B4B	MODERATE
8	VFP	VANDERWOLF'S PYRAMID PINE	PINUS FLEXILIS 'VANDERWOLF'S PYRAMID'	6'	45' x 25'	B4B	MODERATE
DECIDUOUS SHRUBS							
107	AAS	AUTUMN AMBER SUMAC	RHUS TRILOBATA 'AUTUMN AMBER'		15' x 4.5'	5 GALLON	LOW
19	BM	BLIZZARD MOCKORANGE	PHILADELPHUS LEWISII 'BLIZZARD'		7' x 7'	5 GALLON	MODERATE
67	DBC	DWARF BLACK CHOKEBERRY	ARONIA MELANOCARPA 'IROQUIOS BEAUTY'		3' x 3'	5 GALLON	MODERATE
27	DN	DWARF NINEBARK	PHYSOCARPUS OPULIFOLIUS 'NANUS'		4.5' x 4.5'	5 GALLON	LOW
20	F8U	FRAGRANT SUMAC	RHUS AROMATICA		6' x 6'	5 GALLON	LOW
31	LF	LODENSE PRIVET	LIGUSTRUM VULGARE 'LODENSE'		2.5' x 3.5'	5 GALLON	MODERATE
9	NCC	NATIVE CHOKECHERRY	FRUNUS VIRGINIANA MELANOCARPA		14' x 10'	5 GALLON	MODERATE
21	NMP	NEW MEXICO PRIVET	FORESTIERA PUBESCENS VAR. PUBESCENS		10' x 7'	5 GALLON	LOW
31	RC	RED CORALBERRY	SYMPHORICARPOS ORBICULATUS		4.5' x 4.5'	5 GALLON	LOW
10	RLR	RED LEAF ROSE	ROSA GLAUCA		6.5' x 5'	5 GALLON	LOW
10	RTD	REDTUIG DOGWOOD	CORNUS SERICEA		7' x 7'	5 GALLON	MODERATE
35	SMS	SNOWMOUND SPIREA	SPIREA NIPPONICA 'SNOWMOUND'		4' x 4'	5 GALLON	MODERATE
10	SNM	MOUNTAIN SNOUBERRY	SYMPHORICARPOS OREOPHILUS		3' x 3'	5 GALLON	LOW
12	TL5	THREE LEAF SUMAC	RHUS TRILOBATA		4.5' x 4.5'	5 GALLON	LOW
24	WSC	WESTERN SAND CHERRY	PRUNUS BESSEYI		5' x 5'	1	LOW
EVERGREEN SHRUBS							
28	AJ	ARMSTRONG JUNIPER	JUNIPERUS CHINENSIS 'ARMSTRONGII'		3.5' x 3.5'	5 GALLON	LOW
79	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

NOTE:
PLANT MATERIAL SHALL BE FURNISHED IN QUANTITIES SHOWN ON THE LANDSCAPE PLANS. IN CASE OF DISCREPANCIES BETWEEN THE PLANS AND THE PLANT SCHEDULE, THE PLAN SHALL DICTATE.

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 GRACILIC '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 1/2". ALL SEED SOWN BY BROADCAST-TYPE SEEDERS SHALL BE "RAKED IN" OR OTHERWISE COVERED WITH SOIL TO A DEPTH OF AT LEAST 1/2" 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 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 GRASS 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.

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	18 existing/41 proposed total 59**		

* tree requirements not met due to existing utilities
** includes 18 mitigation trees, see trees marked 'M' on plan

- NOTE 3:
RELOCATE RETAINING WALL AND CURB,
ADD STRIPING FOR TRUCK PARKING

No.	Date	Description
1	9-28-18	CITY COMMENTS
2	10-25-18	CITY COMMENTS
3	7-9-19	MINOR AMENDMENT
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LANDSCAPE
DETAILS
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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

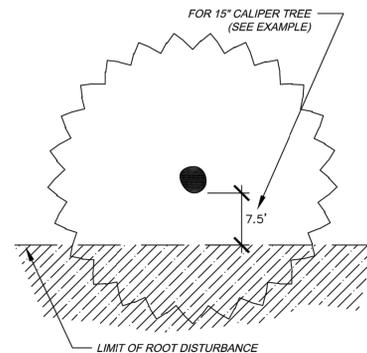
GENERAL NOTES

- 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.
- 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.
- EXISTING IRRIGATION IS TO BE MODIFIED TO ACCOMMODATE PROPOSED PLANTINGS, AS A DESIGN-BUILD SYSTEM.
- ALL LANDSCAPED AREAS ARE TO HAVE SOIL PREPARATION PER SPECIFICATIONS. (MINIMUM RATE OF 4 CU. YDS. OF ORGANIC MATTER PER 1000 S.F.).
- ALL SOD, INCLUDING IN THE TREE LAWN, SHALL BE RTF FESCUE.
- 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.
- ALL LANDSCAPING WILL MEET OR EXCEED THE REQUIREMENTS SET BY THE CITY OF AURORA CODE CHAPTER 146, ARTICLE 14.
- ALL PARKING LOT LANDSCAPING WILL MEET OR EXCEED THE REQUIREMENTS SET BY THE CITY OF AURORA CODE ARTICLE 14.
- ALL FENCING SHALL BE IN ACCORDANCE WITH THE CITY OF AURORA FENCE, WALL, AND AWNING STANDARDS CHAPTER 146, ARTICLE 17.
- 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.

- 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').
- LANDSCAPING MATERIAL SHOWN WITHIN THE SITE PLAN CANNOT ENCROACH INTO ROADWAYS THAT ARE DEDICATED (OR DESIGNATED) AS FIRE LANE EASEMENTS.
- 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.
- ALL UTILITY EASEMENTS MUST REMAIN UNOBSTRUCTED AND FULLY ACCESSIBLE ALONG THEIR ENTIRE LENGTH FOR MAINTENANCE.
- 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.
- TO ADEQUATELY SCREEN THE STORAGE ON SITE, THE LANDSCAPE REQUIREMENTS CANNOT BE CONSTRUCTED IN PHASES. ALL REQUIRED LANDSCAPING SHALL BE COMPLETED IN ONE PHASE.
- ALL FREE STANDING LIGHTS ARE TO BE INSTALLED PER PHOTOMETRIC PLANS.
- 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 FROM THE WATER DEPARTMENT AND A REVOCABLE LICENSE OR LICENSE AGREEMENT HAS BEEN OBTAINED.
- ALL PROPOSED LANDSCAPING WITHIN THE SIGHT TRIANGLE SHALL BE IN COMPLIANCE WITH COA ROADWAY SPECIFICATIONS, SECTION 4.04.2.10

TREE PROTECTION NOTES

- 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 "T" POSTS.
- 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.
- 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 INCIDENT 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.
- 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.
- 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.
- CONCRETE TRUCK WASHOUT AREAS SHALL BE IN DESIGNATED AREAS ONLY. WASHOUT RUNOFF SHALL NOT FLOW INTO OR ACROSS ROOT ZONES OF TREES.
- TREE PROTECTION MEASURES SHALL BE IN PLACE PRIOR TO CONSTRUCTION AND INSPECTED BY THE CITY OF AURORA FORESTRY DIVISION.

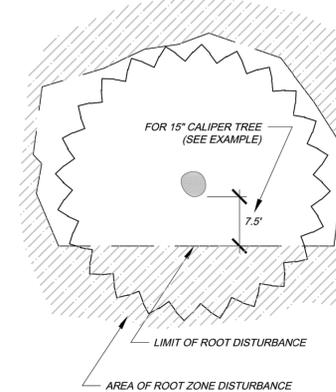


FORMULA FOR LIMIT OF DISTURBANCE:

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:

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

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

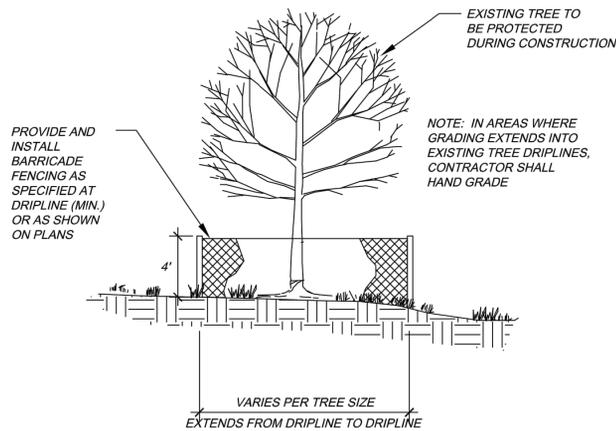
TREE PRESERVATION
MEASURES -- 1 SIDE

P&OS
TP-2.0

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

TREE PROTECTION
MEASURES -- 2+ SIDES

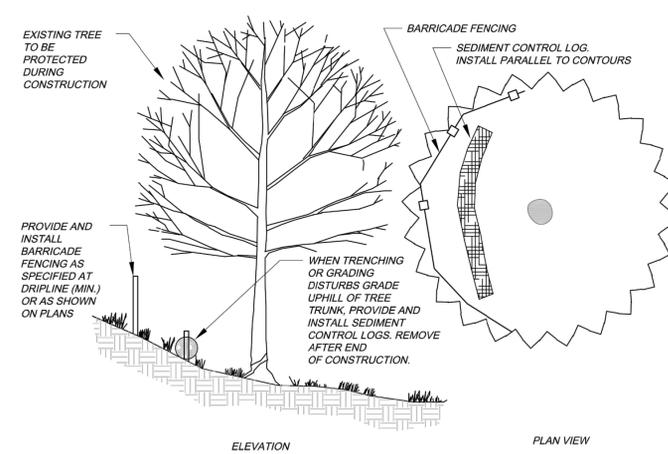
P&OS
TP-2.1



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

TREE PROTECTION
FENCING

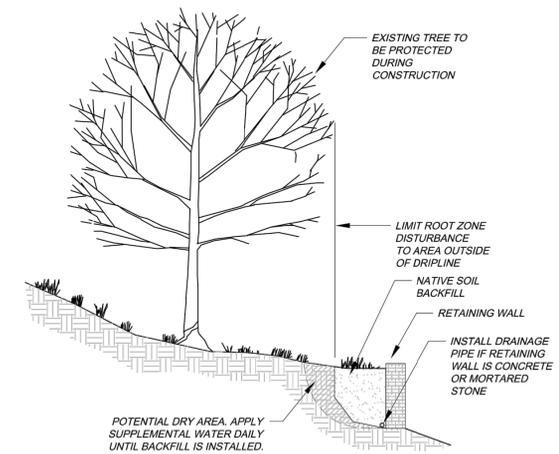
P&OS
TP-3.0



 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

P&OS
TP-3.2

REVISIONS:

No.	Date	Description
1	9-26-18	CITY COMMENTS
2	10-25-18	CITY COMMENTS
3	7-9-19	MINOR AMENDMENT
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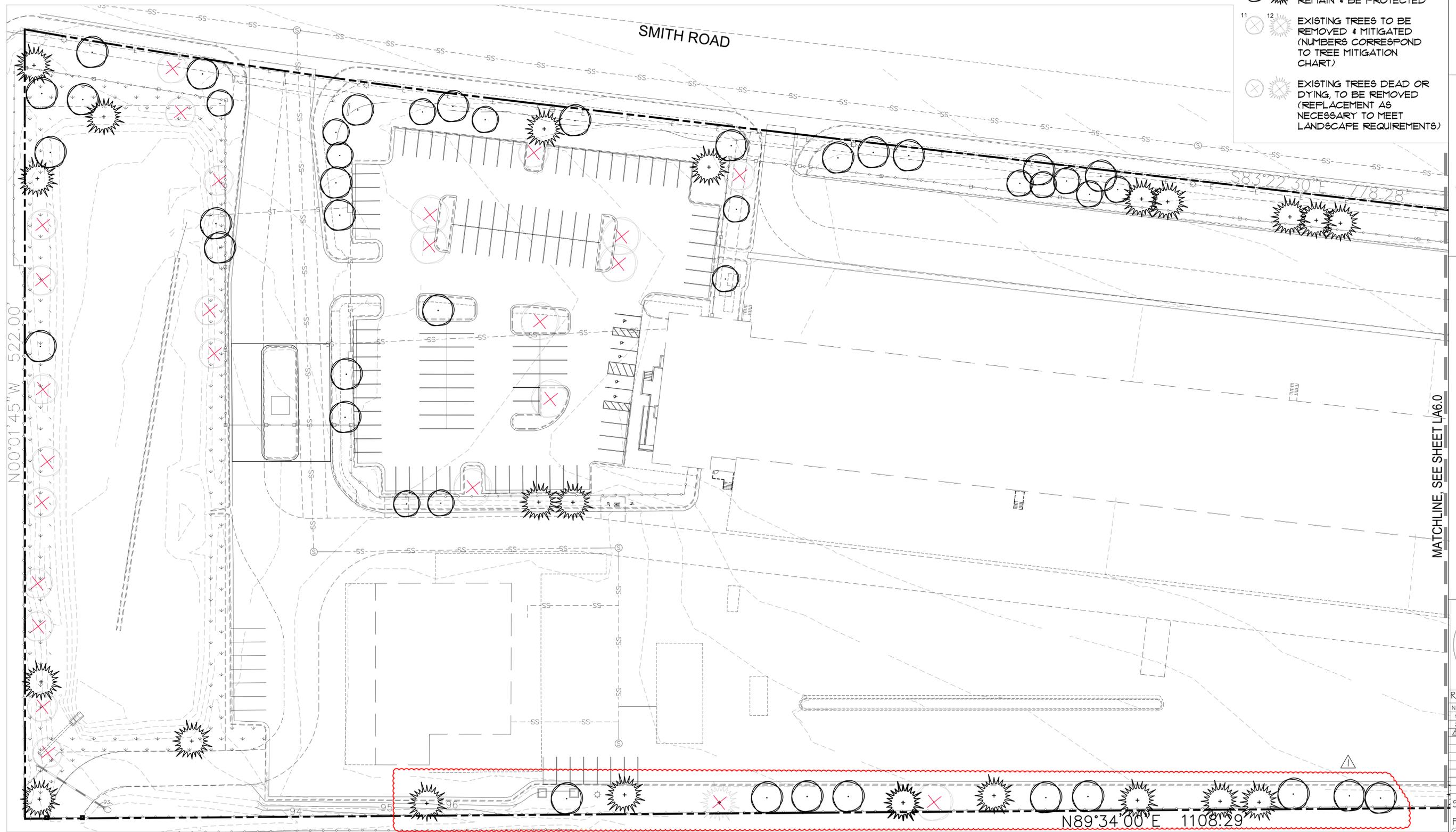
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DETAILS
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R&L CARRIERS SITE PLAN AMENDMENT WITH CONDITIONAL USE FOR MOTOR FREIGHT IN M-1 ZONE

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

LEGEND

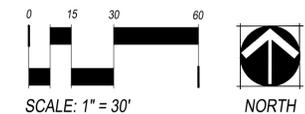
-  EXISTING TREES TO REMAIN & BE PROTECTED
-  EXISTING TREES TO BE REMOVED & MITIGATED (NUMBERS CORRESPOND TO TREE MITIGATION CHART)
-  EXISTING TREES DEAD OR DYING, TO BE REMOVED (REPLACEMENT AS NECESSARY TO MEET LANDSCAPE REQUIREMENTS)



N00°01'45\"/>

MATCHLINE, SEE SHEET LA6.0

N89°34'00\"/>



NOTE:
ANY TREES THAT ARE PRESERVED ON THE SITE DURING CONSTRUCTION ACTIVITIES SHALL FOLLOW THE STANDARD DETAILS FOR TREE PROTECTION PER THE CURRENT PARKS, RECREATION & OPEN SPACE DEDICATION AND DEVELOPMENT CRITERIA MANUAL.

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

henry design group
Landscape Architecture • Planning • Entitlements
1501 Wazee Street Suite 1-C, Denver, Colorado 80202
303.446.2368 • henrydesigngroup.com

R & L CARRIERS
SITE PLAN - MINOR AMENDMENT
16500 E SMITH RD, AURORA, CO 80011

REVISIONS:

No.	Date	Description
1	9-26-18	CITY COMMENTS
2	10-25-18	CITY COMMENTS
3	7-9-19	MINOR AMENDMENT
4	10-4-19	CITY COMMENTS

SHEET ISSUE DATE:
11-16-2018
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

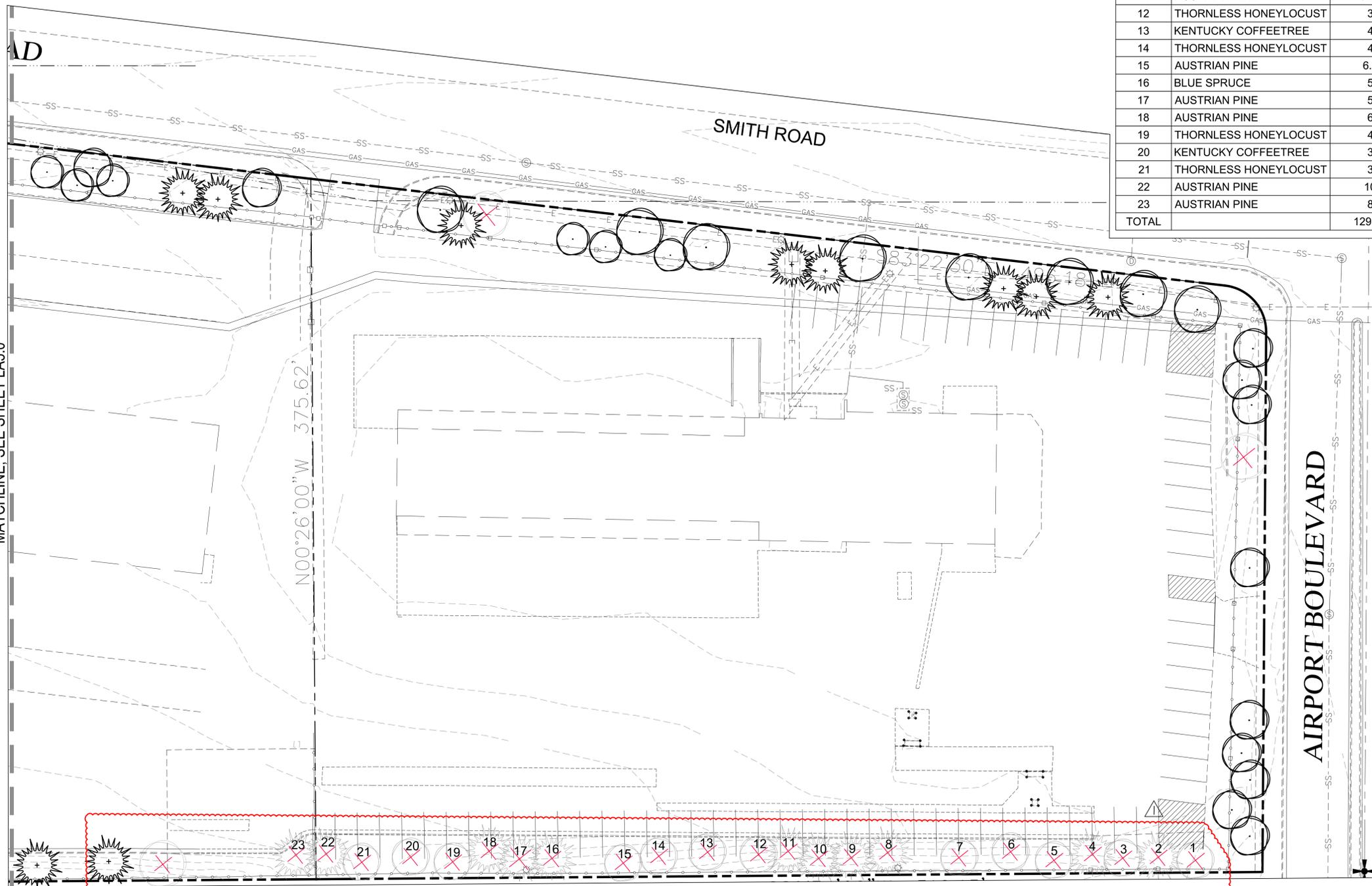
LOCATED IN THE SE 1/4 OF SECTION 29, T3S, R66W OF THE 6TH P.M.
CITY OF AURORA, COUNTY OF ADAMS, STATE OF COLORADO

NOTE 1:
DELETE PROPOSED CURB AND WALL, RETAIN EXISTING CURB AND ASPHALT; TREES TO BE RETAINED IF HEALTHY

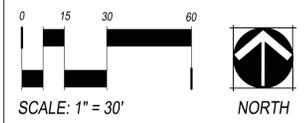


NOTE:
ANY TREES THAT ARE PRESERVED ON THE SITE DURING CONSTRUCTION ACTIVITIES SHALL FOLLOW THE STANDARD DETAILS FOR TREE PROTECTION PER THE CURRENT PARKS, RECREATION & OPEN SPACE DEDICATION AND DEVELOPMENT CRITERIA MANUAL.

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

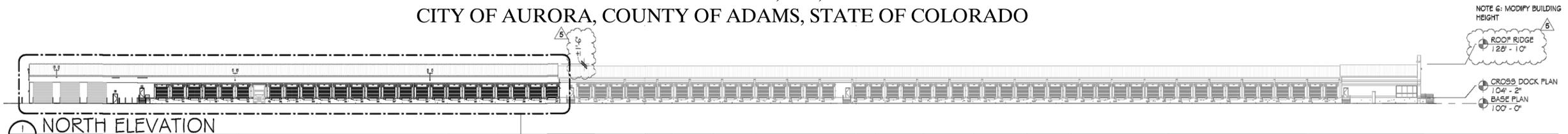


REVISIONS:

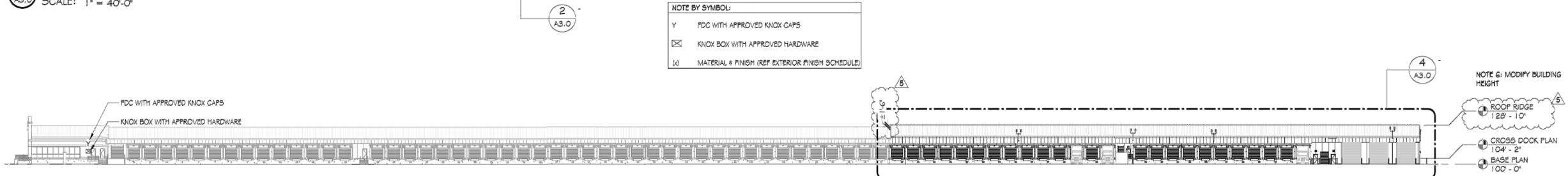
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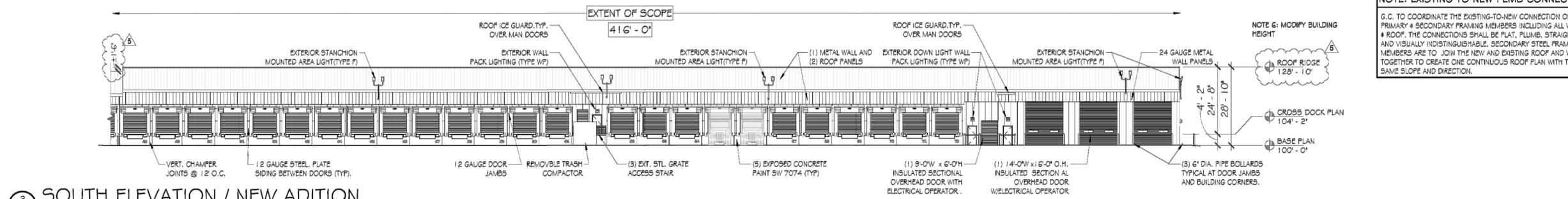
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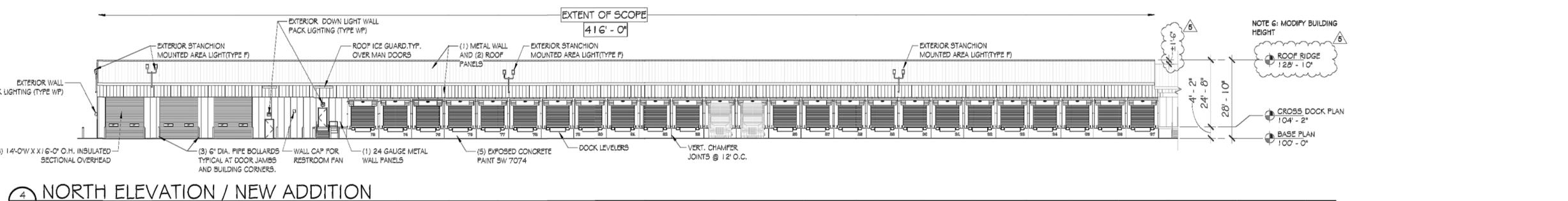
1 NORTH ELEVATION
SCALE: 1" = 40'-0"



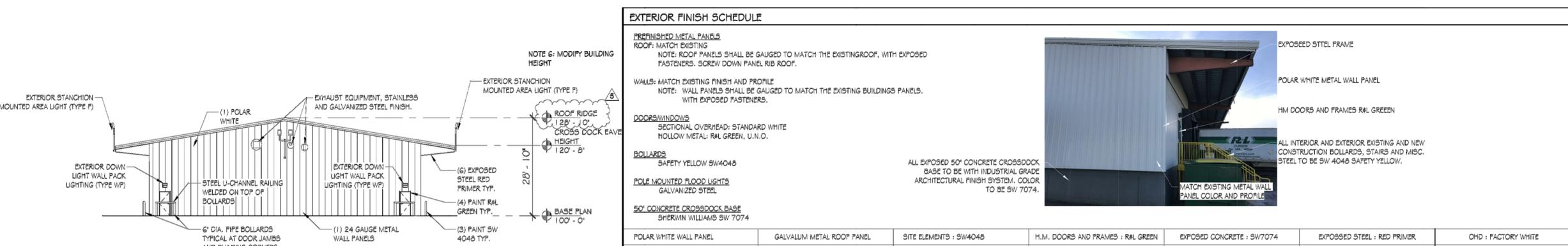
2 SOUTH ELEVATION
SCALE: 1" = 40'-0"



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"

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

NOTE: EXISTING TO NEW PEMB CONNECTION
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.

EXTERIOR FINISH SCHEDULE						
<p>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.</p> <p>WALLS: MATCH EXISTING FINISH AND PROFILE NOTE: WALL PANELS SHALL BE GAUGED TO MATCH THE EXISTING BUILDINGS PANELS, WITH EXPOSED FASTENERS.</p> <p>DOORS/WINDOWS SECTIONAL OVERHEAD: STANDARD WHITE HOLLOW METAL: RAL GREEN, U.N.O.</p> <p>BOLLARDS SAFETY YELLOW SW4048</p> <p>POLE MOUNTED FLOOD LIGHTS GALVANIZED STEEL</p> <p>50' CONCRETE CROSSDOCK BASE SHERWIN WILLIAMS SW 7074</p>						
<p>1 POLAR WHITE WALL PANEL</p>	<p>2 GALVALUM METAL ROOF PANEL</p>	<p>3 SITE ELEMENTS : SW4048</p>	<p>4 H.M. DOORS AND FRAMES : RAL GREEN</p>	<p>5 EXPOSED CONCRETE : SW7074</p>	<p>6 EXPOSED STEEL : RED PRIMER</p>	<p>7 OHD : FACTORY WHITE</p>

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