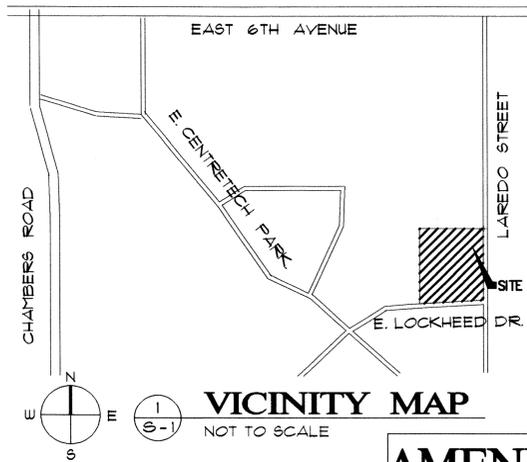


GENERAL SITE PLAN NOTES:

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. "ACCESSIBLE EXTERIOR ROUTES" SHALL BE PROVIDED FROM PUBLIC TRANSPORTATION STOPS, ACCESSIBLE PARKING, ACCESSIBLE PASSENGER LOADING ZONES AND PUBLIC SIDEWALKS TO THE ACCESSIBLE BUILDING ENTRANCE THEY SERVE. AT LEAST 50% OF ALL BUILDING ENTRANCES SHALL BE THE MOST PRACTICAL DIRECT ROUTE. 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. REQUIRED ACCESSIBLE OCCUPIED AREA TO THE PUBLIC WAY. THE "ACCESSIBLE EXTERIOR ROUTES" SHALL COMPLY WITH U.B.C. CHAPTER II, APPENDIX II, AND C.A.B.O./A.N.S.I. 117.1.
5. 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 A CERTIFICATE OF OCCUPANCY. NOTE: AUTOMATIC RAIN SHUT-OFF SENSORS ARE REQUIRED.
6. ALL CROSSINGS OR ENCROACHMENTS BY PRIVATE LANDSCAPE IRRIGATION LINES OR SYSTEMS INTO EASEMENTS AND STREET RIGHTS-OF-WAY OWNED BY THE CITY OF AURORA ARE ACKNOWLEDGED BY THE UNDERSIGNED AS BEING SUBJECT TO CITY OF AURORA'S USE AND OCCUPANCY OF 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 LINES OR SYSTEMS.
7. 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.
8. ALL BUILDING ADDRESS NUMBERS SHALL COMPLY WITH SECTIONS 126-271 AND 126-278 OF THE AURORA CITY CODE.
9. 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 FREE-STANDING 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.
10. NOTWITHSTANDING ANY SURFACE IMPROVEMENTS, LANDSCAPING, PLATING OR CHANGES SHOWN IN THESE SITE OR CONSTRUCTION PLANS, OR ACTUALLY CONSTRUCTED OR PUT IN PLACE, ALL UTILITY EASEMENTS MUST REMAIN UNOBTSTRUCTED AND FULLY ACCESSIBLE ALONG THEIR ENTIRE LENGTH TO ALLOW FOR ADEQUATE MAINTENANCE EQUIPMENT. ADDITIONALLY, NO INSTALLATION, PLATING, CHANGE IN THE SURFACE, ET CETERA SHALL INTERFERE WITH THE OPERATION OF THE UTILITY LINES PLACED WITHIN THE EASEMENT. BY SUBMITTING THESE SITE OR CONSTRUCTION PLANS FOR APPROVAL, THE LANDOWNER RECOGNIZED AND ACCEPTS THE TERMS, CONDITIONS AND REQUIREMENTS OF THIS NOTE.



SHEET INDEX:

- SP-1 COVER SHEET
- SP-2 SITE DETAILS
- SP-3 SITE PLAN
- SP-4 LANDSCAPE PLAN
- SP-5 FLOOR PLAN
- SP-6 BUILDING ELEVATIONS
- SP-7 TOWER & BUILDINGS ELEV.
- SP-8 CIVIL DWGS
- SP-9 CIVIL DWGS

AMENDMENTS

11. FINAL GRADE SHALL BE AT LEAST SIX (6) INCHES BELOW ANY EXTERIOR WOOD SIDING ON THE PREMISES.
12. ALL INTERESTED PARTIES ARE HEREBY ALERTED THAT THIS SITE PLAN IS SUBJECT TO ADMINISTRATIVE CHANGES, AS SHOWN ON THE ORIGINAL SITE PLAN ON FILE IN THE AURORA CITY PLANNING OFFICE AT THE MUNICIPAL BUILDING. A COPY OF THE OFFICIAL CURRENT PLAN MAY BE PURCHASED THERE. LIKewise, SITE PLANS ARE REQUIRED TO AGREE WITH THE APPROVED SUBDIVISION PLAT OF RECORD AT THE TIME OF A BUILDING PERMIT; AND IF NOT, MUST BE AMENDED TO AGREE WITH THE PLAT AS NEEDED, OR VICE VERSA.
13. ERRORS IN APPROVED SITE PLANS RESULTING FROM COMPUTATIONS OR INCONSISTENCIES IN THE DRAWINGS MADE BY APPLICANT ARE THE RESPONSIBILITY OF THE PROPERTY OWNER OF RECORD. WHERE FOUND, THE CURRENT MINIMUM CODE REQUIREMENTS WILL APPLY AT THE TIME OF BUILDING PERMIT. PLEASE BE SURE THAT ALL PLAN COMPUTATIONS ARE CORRECT.
14. ALL REPRESENTATIONS AND COMMITMENTS MADE BY APPLICANTS AND PROPERTY OWNERS AT PUBLIC HEARINGS REGARDING THIS PLAN ARE BINDING UPON THE APPLICANT, PROPERTY OWNER, AND ITS HEIRS, SUCCESSORS, AND ASSIGNS.
15. ARCHITECTURAL FEATURES (I.E. BAY WINDOW, FIRE PLACES, ROOF OVERHAND, FOUNDATIONS, FOOTINGS, CANTILEVERED WALLS, ETC.) ARE NOT ALLOWED TO ENCROACH INTO ANY EASEMENT OR FIRE LANE.
16. THE CITY SHALL PERIODICALLY INSPECT THE SITE AND BUILDING EXTERIORS. IF, AT THE TIME OF INSPECTION, DETERIORATION IS PRESENT IN EXTERIOR OR SITE PLAN FEATURES, THE PROPERTY OWNER SHALL RECEIVE A CODE VIOLATION CITATION INDICATING THE NATURE OF THE VIOLATION AND A TIME FRAME FOR REMEDIATION.
17. THE VENDOR OF ANY FUTURE SALE OF THE REAL PROPERTY SHALL PROVIDE THE REQUIRED NOTICE PER CITY CODE SECTION 146-1587(C) TO BE RECORDED WITH THE COUNTY CLERK AND RECORDER AND SHALL PROVIDE SUCH NOTICE TO EACH PROSPECTIVE PURCHASER OF ANY AND ALL SAID PROPERTY.
18. THE APPLICANT HAS THE OBLIGATION TO COMPLY WITH ALL APPLICABLE REQUIREMENTS OF THE AMERICAN WITH DISABILITIES ACT.
19. STREETLIGHT INSTALLION COST IS FUNDED BY THE DEVELOPER /OWER. COORDINATE THE INSTALLION W/AURORA PUBLIC WORKS @ 303-739-7300

SITE PLAN WITH VESTING

VERIZON MOBILE SWITCHING CENTER CENTRETECH BUSINESS PARK

LOT 1, BLOCK 1, VERIZON WIRELESS SUBDIVISION FILING NO. 1
SITUATED IN THE NW QUARTER OF SECTION 8, T. 4 S.R. 66W.,
6TH P.M.; CITY OF AURORA, COUNTY OF ARAPAHOE, 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, David E. Campbell HAS CAUSED THESE
(CORPORATION, COMPANY OR INDIVIDUAL)

PRESENTS TO BE EXECUTED THIS 31 DAY OF OCTOBER AD.

BY: [Signature] CORPORATE
(PRINCIPALS OR OWNERS) SEAL

STATE OF COLORADO)SS
COUNTY OF Arapahoe)

THE FOREGOING INSTRUMENT WAS ACKNOWLEDGED BEFORE ME
THIS 31 DAY OF OCTOBER AD, BY DAVID E. CAMPBELL
(PRINCIPALS OR OWNERS)

WITNESS MY HAND AND OFFICIAL SEAL NOTARY
Margaret Herkaway SEAL
(NOTARY PUBLIC)



MY COMMISSION EXPIRES 3/19/2005
NOTARY BUSINESS ADDRESS: 8350 E. Crescent Plwy #400
Greenwood Village, CO 80111

CITY OF AURORA APPROVALS
CITY ATTORNEY: [Signature] DATE: 11/1/02
PLANNING DIRECTOR: [Signature] DATE: 11-1-02
PLANNING COMMISSION: [Signature] DATE: 5-22-02
(CHAIRPERSON)
CITY COUNCIL: NA DATE: _____
(MAYOR)
ATTEST: NA DATE: _____
(CITY CLERK)

RECORDER'S CERTIFICATE:
ACCEPTED FOR FILING IN THE OFFICE OF THE CLERK AND
RECORDER OF _____ COLORADO AT _____ O'CLOCK _____ M, THIS
DAY OF _____ AD, _____.

CLERK AND RECORDER: _____ DEPUTY:

VERIZON WIRELESS
8350 E CRESCENT PARKWAY
ENGLEWOOD, CO 80111-2816

CLIENT:
verizon wireless

PROJECT:
VERIZON AURORA - MSC
LOT 1, BLOCK 1, VERIZON WIRELESS SUBDIVISION FILING NO. 1 SITUATED IN
THE NW QUARTER OF SECTION 8, T. 4S.R. 66W., 6TH P.M.; CITY OF AURORA,
COUNTY OF ARAPAHOE, STATE OF COLORADO

DATE	DESCRIPTION
01/28/02	PRE - APPLICATION SUBMISSION
03/14/02	RESUBMISSION - CITY COMMENT
04/11/02	RESUBMISSION
05/10/02	RESUBMISSION
06/17/02	SITE PLAN SUBMISSION

PROJ. # 01068
DRAWING #

COVER SHEET

SP-1

1 OF 9 SHEETS

SITE PLAN WITH VESTING

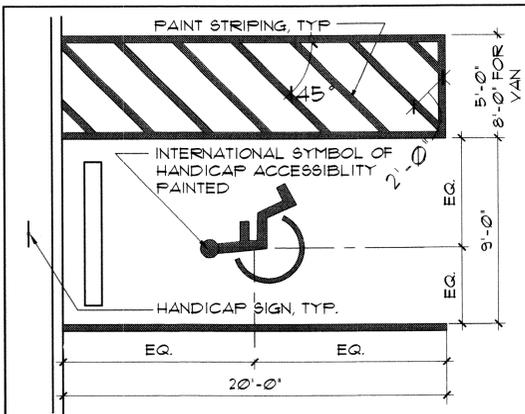
VERIZON MOBILE SWITCHING CENTER CENTRETECH BUSINESS PARK

LOT 1, BLOCK 1, VERIZON WIRELESS SUBDIVISION FILING NO. 1
SITUATED IN THE NW QUARTER OF SECTION 8, T. 4 S.R. 66W.,
6TH P.M.; CITY OF AURORA, COUNTY OF ARAPAHOE, STATE OF
COLORADO

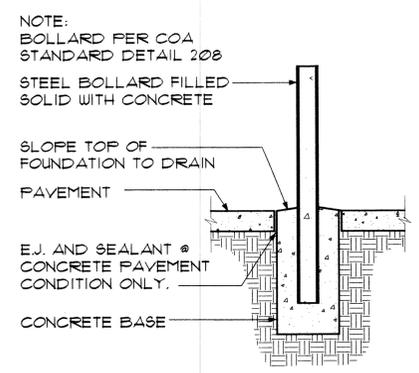
PROJECT DESCRIPTION:

THIS PROJECT CONSISTS OF BUILDING A SWITCH AND OFFICE SPACE FOR A TELECOMMUNICATIONS COMPANY.

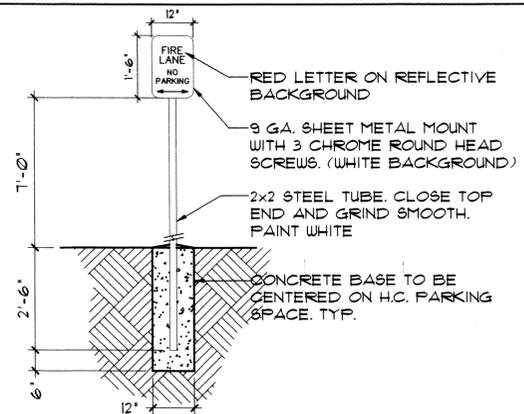
THE OFFICE PORTION OF THE BUILDING IS DESIGNED TO ACCOMMODATE PERSONNEL. THE SWITCH PORTION OF THE PROJECT IS DESIGNED FOR TELEPHONE EQUIPMENT AND SUPPORT EQUIPMENT.



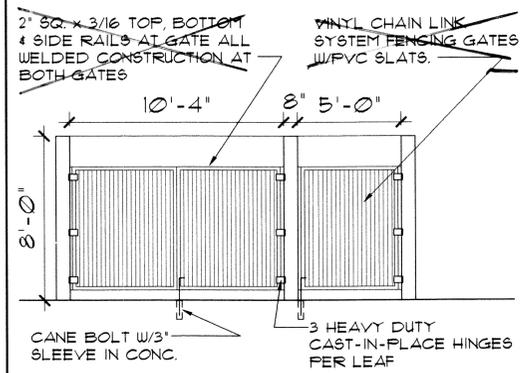
1 HANDICAP PAINTED DET.
SCALE: 1/4"=1'-0"



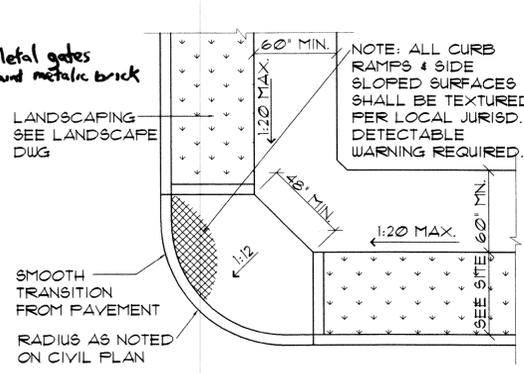
5 BOLLARD SECTION
SCALE: 1/2"=1'-0"



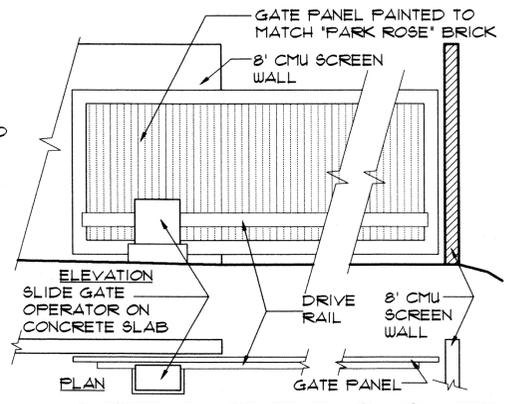
8 FIRE LANE SIGN
SCALE: 1/2"=1'-0"



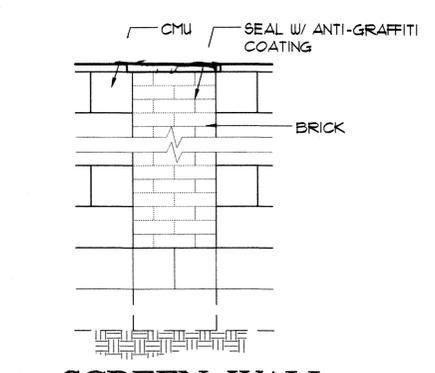
2 DUMPSTER ENCL. DET.
SCALE: 1/4"=1'-0"



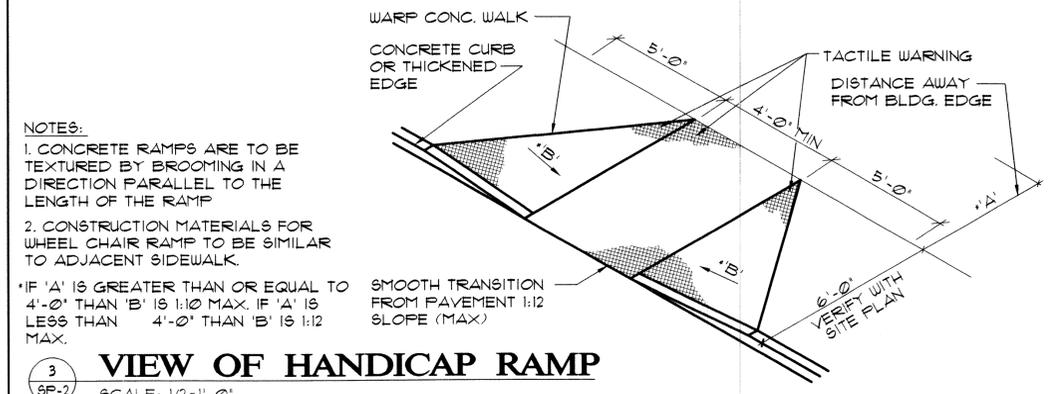
6 CORNER RAMP PLAN
SCALE: 1/2"=1'-0"



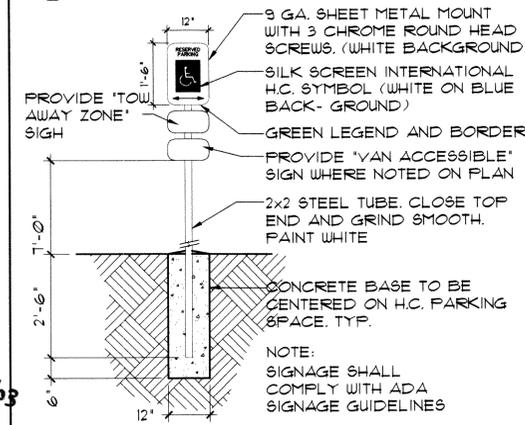
9 METAL SLIDING GATE
SCALE: 1/4"=1'-0"



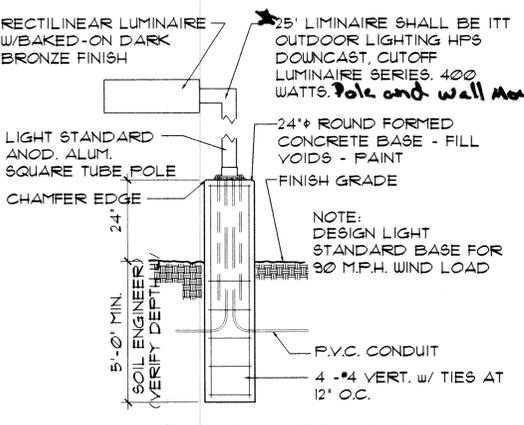
10 SCREEN WALL
SCALE: 3/4"=1'-0"



3 VIEW OF HANDICAP RAMP
SCALE: 1/2"=1'-0"



4 HANDICAP SIGN
SCALE: 1/2"=1'-0"



7 LIGHT STANDARD
SCALE: 1/2"=1'-0"

DATA:

	PHASE 1	PHASE 2
LAND AREA WITHIN PROPERTY LINES	184,207 SF (4.229 ACRES)	
GROSS FLOOR AREA (PER 41-16 CITY CODE)	25,546 SF	11,680 SF
NUMBER OF BUILDINGS	1	1
NUMBER OF STORIES	1	1
MAXIMUM HEIGHT OF BUILDING	20'	
TOTAL BUILDING COVERAGE	25,546 SF (13.5%)	

HARD SURFACE AREA	65,246 SF (35%)
LANDSCAPE AREA (PER 146-2 CITY CODE)	81,735 SF (51.5%)
PHASED NATIVE GRASS AREA (IF APPLICABLE)	N/A

PRESENT ZONING CLASSIFICATION	M-1 (OFFICE/INDUSTRIAL)
PROPOSED USES	CMRS MOBILE SWITCHING CENTER, OFFICE AND LATTICE TOWER
PERMITTED MAXIMUM SIGN AREA	NO SIGNAGE PROPOSED
PROPOSED SIGN AREA	NO SIGNAGE PROPOSED
TYPE OF SIGNS (FREE LANDING, WALL ETC.)	NO SIGNAGE PROPOSED

PARKING SPACES REQUIRED	66
WAREHOUSE & INDUSTRIAL (1/400 S.F.)	
PHASE 1: 23,431 S.F./400S.F.	59
OFFICE (1/300 S.F.)	
PHASE 1: 2,115 S.F./300S.F.	7
PARKING SPACES PROVIDED	66 (39% COMPACT)
COMPACT PARKING	25
HANDICAP SPACES REQUIRED	3
PROVIDED	3
LOADING SPACES REQUIRED	2
PROVIDED	2

AMENDMENTS

VERIZON WIRELESS SUBDIVISION FILING NO. 1 SITUATED IN THE NW QUARTER OF SECTION 8, T. 4 S.R. 66W., 6TH P.M.; CITY OF AURORA, COUNTY OF ARAPAHOE, STATE OF COLORADO

verizonwireless
CLIENT:
8360 E CRESCENT PARKWAY
ENGLEWOOD, CO 80111-2816

PROJECT:
VERIZON AURORA - MSC
LOT 1, BLOCK 1, VERIZON WIRELESS SUBDIVISION FILING NO. 1 SITUATED IN THE NW QUARTER OF SECTION 8, T. 4 S.R. 66W., 6TH P.M.; CITY OF AURORA, COUNTY OF ARAPAHOE, STATE OF COLORADO

DATE	DESCRIPTION
02/12/02	PRE - APPLICATION SUBMISSION
03/14/02	RESUBMISSION - CITY COMMENT
04/4/02	RESUBMISSION
04/11/02	RESUBMISSION
05/10/02	RESUBMISSION
06/17/02	SITE PLAN SUBMISSION

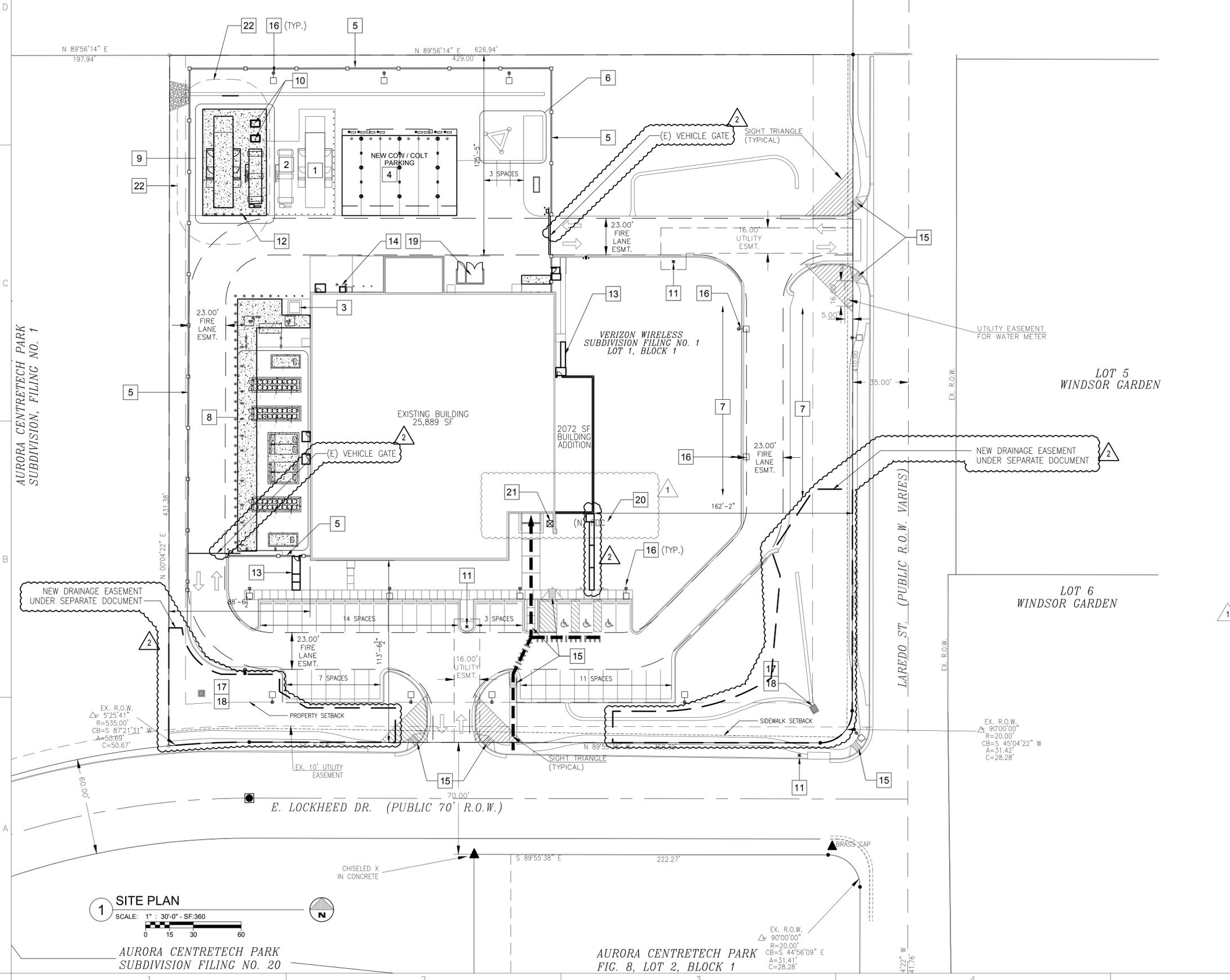
PROJ. # 02068 PROJ/MGR JB
SITE DETAILS
SP-2
2 OF 9 SHEETS

AURORA MSC PHASE 2 RENOVATION

16091 EAST LOCKHEED DRIVE AURORA, COLORADO 80011

VERIZON WIRELESS MOBILE SWITCHING CENTER

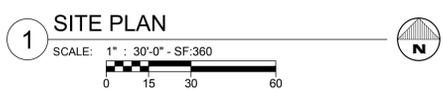
LOT 1, BLOCK 1
CHAMBERS EAST BUSINESS
CENTRE SUBDIVISION FIG. 1



- #### KEYED NOTES
- 1 (E) GENERATOR
 - 2 (E) FUEL TANK
 - 3 (E) TRANSFORMER
 - 4 (N) COW/COLT PARKING WITH POWER & COMMUNICATION PANELS
 - 5 (E) CMU SECURITY FENCE GATE
 - 6 (E) CELL SITE & TOWER
 - 7 AREA FOR FUTURE PARKING SPACES
 - 8 CHILLER YARD WITH NEW HVAC EQUIPMENT AND PIPING
 - 9 RELOCATED GENERATOR AND FUEL TANK
 - 10 NEW GENERATOR LOAD BANK
 - 11 (E) FIRE HYDRANT
 - 12 NEW BOLLARD
 - 13 NEW CONCRETE LANDING AND WALK
 - 14 NEW PORTABLE GENERATOR TAP BOX (ADJ. TO EXISTING)
 - 15 (E) ACCESSIBLE RAMP
 - 16 (E) LIGHT POLE
 - 17 (E) DETENTION AREA
 - 18 (E) DRAINAGE INLET
 - 19 (E) TRASH ENCLOSURE
 - 20 (N) FIRE DEPT. CONN. W/ APPROVED KNOX PUGS
 - 21 (E) KNOX BOX TO REMAIN
 - 22 GENERATOR NOISE NO TO EXCEED 65dB AT 23- FEET

AMENDMENTS

REV	DESCRIPTION	DATE
A	PLANNING DEPT SUBMITTAL	10/14/15
1	PLANNING REVIEW COMMENTS	11/13/15
2	PLANNING REVIEW COMMENTS	01/15/16



verizonwireless

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CEG, Inc.
Critical Engineering Group
3527 Mt. Diablo Boulevard, #214
Lafayette, CA 94549

verizonwireless

AURORA MSC PHASE 2 RENOVATION
16091 EAST LOCKHEED DRIVE
AURORA, COLORADO 80011

REV	DESCRIPTION	DATE
A	PLANNING DEPT SUBMITTAL	10/14/15
1	PLANNING REVIEW COMMENTS	11/13/15
2	PLANNING REVIEW COMMENTS	01/15/16

NETWORK COMPLIANCE SUBMITTALS	DATE
PRELIMINARY SUBMISSION	12/19/14
30% SUBMISSION	02/12/15
60% SUBMISSION (LOCAL 04/13/15)	04/20/15
PRELIMINARY PLAN RE-SUBMISSION	05/20/15
PRELIMINARY PLAN RE-SUBMISSION REVISED	06/08/15
60% RE-SUBMISSION	08/03/15
90% SUBMISSION	11/18/15
100% SUBMISSION	
CONSTRUCTION DESIGN SUBMISSION	

PROJECT NO:	14-080	STAMP
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SHEET TITLE
SITE PLAN

SHEET NUMBER
SP02

LAST MODIFIED: 1/20/16 2:35 PM EDITED BY: DAVID MALVEY FILE LOCATION: M:\2015\Projects\Federal\14080\Aurora MSC and DC Power\Plan04-Drawings\Planning\14080 SP02.dwg

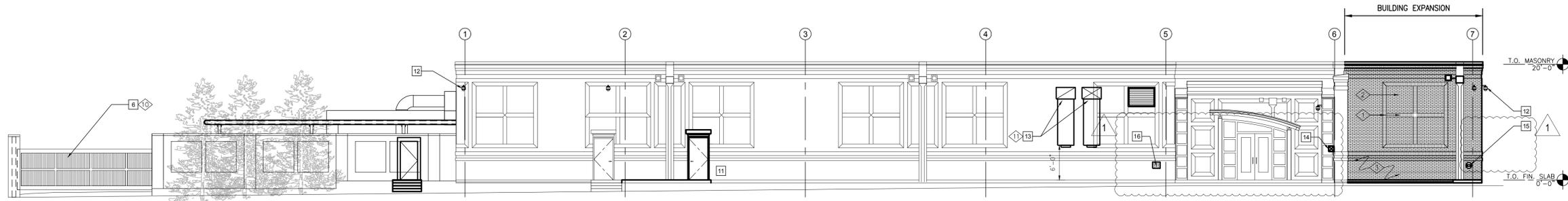
AURORA MSC PHASE 2 RENOVATION

16091 EAST LOCKHEED DRIVE AURORA, COLORADO 80011

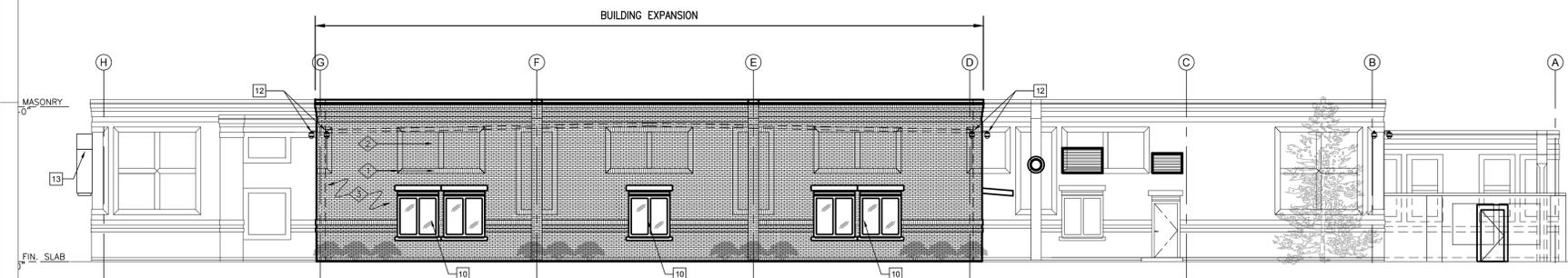
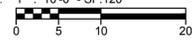
VERIZON WIRELESS MOBILE SWITCHING CENTER

verizonwireless
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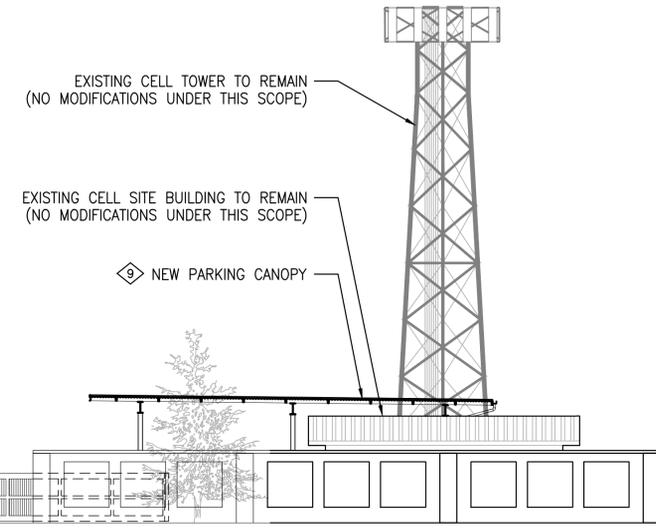
CEG, Inc.
 Critical Engineering Group
 3527 Mt. Diablo Boulevard, #214
 Lafayette, CA 94549



1 SOUTH ELEVATION
 SCALE: 1" = 10'-0" - SF:120



2 EAST ELEVATION
 SCALE: 1" = 10'-0" - SF:120



1 KEYED NOTES

- 1 WALL MOUNTED LIGHT - REFER TO ELECTRICAL LIGHTING PLAN AND FIXTURE SCHEDULE
- 2 NEW WALL MOUNTED EXHAUST FAN - REFER TO MECHANICAL PLANS AND SCHEDULES
- 3 EXISTING OVERHEAD DOOR OPENING TO SHIPPING/RECEIVING
- 4 NEW WALL MOUNTED SECURITY CAMERA
- 5 EXPANSION JOINT FULL HEIGHT WALL
- 6 REPLACE EXISTING VEHICLE GATE, REFER TO A502
- 7 WALL OPENING FOR TEMPORARY HVAC SUPPLY AND RETURN DUCT FROM HORSE UNIT
- 8 NEW LOUVER
- 9 EXISTING LOUVER
- 10 NEW WINDOW WITH CANOPY
- 11 NEW DOOR WITH CANOPY AND WALL MOUNTED LIGHT
- 12 WALL MOUNTED SECURITY CAMERA

1 KEYED NOTES

- 13 HVAC SUPPLY & RETURN OPENINGS FOR PORTABLE HVAC UNIT (HORSE)
- 14 EXISTING DEPARTMENT KNOX BOX TO REMAIN
- 15 NEW LOCATION FOR FIRE DEPARTMENT CONNECTION WITH APPROVED KNOX PLUGS
- 16 EXISTING ELEMENT TO BE REMOVED - INFILL BRICK VENEER TO MATCH (E) COLOR & PATTERN

EXTERIOR FINISH SCHEDULE

◇ SYMBOL REFERENCE - THIS SHEET ONLY

SYMBOL #	BASIS OF DESIGN	FINISH
◇ 1	FACE BRICK - 'TUMBLE WEED'	LT BROWN
◇ 2	FACE BRICK - 'DESERT SAND'	LT BROWN
◇ 3	FACE BRICK - 'PARK ROSE'	BROWN
◇ 4	SCUPPER & DOWNSPOUT	P-4
◇ 5	DOOR & FRAME	P-4
◇ 6	WINDOW FRAME	P-4
◇ 7	METAL CANOPY	P-4
◇ 8	LOUVER	P-4
◇ 9	STANDING SEAM METAL ROOF (AEP SPAN)	SRI 33 COLONIAL RED
◇ 10	VEHICLE GATE	P-4
◇ 11	EXTERIOR WALL MOUNTED HVAC DUCT	P-4

AMENDMENTS

REV	DESCRIPTION	DATE
A	PLANNING DEPT SUBMITTAL	10/14/15
1	PLANNING REVIEW COMMENTS	11/13/15
2	PLANNING REVIEW COMMENTS	01/15/16

NETWORK COMPLIANCE SUBMITTALS	DATE
PRELIMINARY SUBMISSION	12/19/14
30% SUBMISSION	02/12/15
60% SUBMISSION (LOCAL 04/13/15)	04/20/15
PRELIMINARY PLAN RE-SUBMISSION	05/20/15
PRELIMINARY PLAN RE-SUBMISSION REVISED	06/08/15
60% RE-SUBMISSION	08/03/15
90% SUBMISSION	11/18/15
100% SUBMISSION	
CONSTRUCTION DESIGN SUBMISSION	
RECORD SET (AS-BUILTS)	

PROJECT NO: 14-080	STAMP
CAD DWG FILE: 14080 SP04.dwg	
DESIGNED BY:	
DRAWN BY:	
CHECKED BY:	
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SHEET TITLE
BUILDING ELEVATIONS

SHEET NUMBER
SP04

LAST MODIFIED: 1/7/2016 2:35 PM
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 FILE LOCATION: M:\2015\Projects\Federal\14080\Y0W_Aurora HVAC and DC Power\Plan04-Drawings\Planning\14080 SP04.dwg

verizonwireless
AURORA MSC PHASE 2 RENOVATION
 16091 EAST LOCKHEED DRIVE
 AURORA, COLORADO 80011

SHEET NOTES

- ALL SITE MODIFICATIONS MUST BE VERIFIED WITH EXISTING SITE CONDITIONS.
- PRIOR TO ALL EXCAVATION VERIFY UNDERGROUND UTILITY LOCATIONS.
- MAINTAIN POSITIVE DRAINAGE AWAY FROM BUILDING AT ALL TIMES DURING CONSTRUCTION.
- ALL EXISTING LANDSCAPING TO BE PROTECTED DURING CONSTRUCTION AND RESTORED TO ORIGINAL CONDITION WHERE DAMAGED.
- PLANT SCHEDULE PROVIDED FOR REFERENCE ONLY AND WAS OBTAINED FROM ORIGINAL LANDSCAPE PLANS, NEW PLANT MATERIAL TO MATCH ORIGINAL SCHEDULE TO THE EXTENT POSSIBLE.
- INSTALL 3" OF SHREDDED WESTERN RED CEDAR BARK MULCH OVER GEOTEXTILE FABRIC THROUGHOUT PLANTING AREAS. NO WEED BARRIER IS TO BE VISIBLE. EXCAVATE SOIL WHERE NECESSARY TO KEEP TOP OF MULCH BEDS 1" BELOW FINISH GRADE. ALL BEDS LABELED 'ROCK COBBLE' SHALL BE MULCHED WITH 3-4" WASHED RIVER ROCK MULCH OVER GEOTEXTILE FABRIC. ROCK MULCH CONTAINING SOIL AND/OR DEBRIS WILL NOT BE ACCEPTED.
- PROVIDE 6" GREEN RYERSON STEEL EDGING WITH PINS AND MACHINED EDGES WHERE SHOWN ON PLAN.

AURORA MSC PHASE 2 RENOVATION

16091 EAST LOCKHEED DRIVE AURORA, COLORADO 80011

VERIZON WIRELESS MOBILE SWITCHING CENTER

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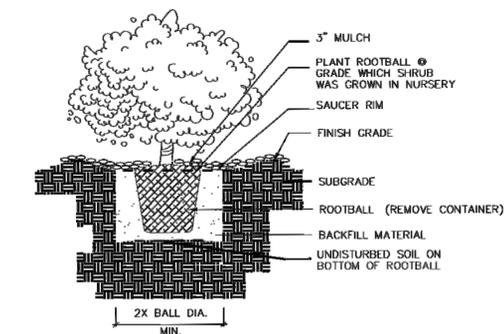
CEG, Inc.
Critical Engineering Group
3527 Mt. Diablo Boulevard, #214
Lafayette, CA 94549

PLANT SCHEDULE

SYMBOL	QTY	KEY	COMMON NAME	BOTANICAL NAME	SIZE	WATER ZONE
DECIDUOUS SHADE TREES						
6	20	ASM	Marshall Ash	<i>Fraxinus pennsylvanica</i> 'Marshall'	2" Caliper	Moderate
8	8	MAF	Superform Norway Maple	<i>Acer platanoides</i> 'Superform'	2" Caliper	Moderate
3	3	MAB	Autumn Blaze Maple	<i>Acer x freemanii</i> 'Jeffersred'	2" Caliper	Moderate
		LNG	Greenspire Linden	<i>Tilia cordata</i> 'Greenspire'	2" Caliper	Moderate
EVERGREEN TREES						
6	4	PNA	Austrian Pine	<i>Pinus nigra</i>	6'-8" ht.	Low
4	4	CSP	Colorado Spruce	<i>Piceo pungens</i>	6'-8" ht.	High
5	5	CBS	Colorado Blue Spruce	<i>Piceo pungens glauco</i>	6'-8" ht.	High
ORNAMENTAL TREES						
6	6	FCS	Spring Snow Crabapple	<i>Malus</i> 'Spring Snow'	2" Caliper	Moderate
5	5	PRN	Newport Plum	<i>Prunus cerasifera</i>	2" Caliper	Moderate
DECIDUOUS SHRUBS						
6	38	BRR	Red Barberry	<i>Berberis thunbergii</i>	5 gal.	Moderate
35	35	SUT	Miss Kim Lilac	<i>Syringa potula</i> 'Miss Kim'	5 gal.	Low
15	15	CUY	Yellow Flowering Currant	<i>Ribes aureum</i>	5 gal.	Low
11	11	PPC	Purpleleaf Plum	<i>Prunus x cistena</i>	5 gal.	Moderate
12	12	DGI	Isanti Dogwood	<i>Cornus sericea</i> 'Isanti'	5 gal.	High
29	29	BBD	Burning Bush	<i>Euonymus alatus</i> 'Compaclum'	5 gal.	Moderate
15	15	SPS	Snowmound Spirea	<i>Spiraea nipponica</i> 'Snowmound'	5 gal.	Moderate
45	45	BJT	Tollhedge Buckthorn	<i>Rhamnus frangula</i> 'Colummaria'	5 gal.	Low/Moderate
14	14	BUB	Butterfly Bush	<i>Buddleia davidii</i>	5 gal.	Moderate
36	36	SPB	Bluemist Spirea	<i>Coryopteris clandonensis</i>	5 gal.	Low
6	6	PTJ	Jackman Potentilla	<i>Potentilla fruticosa</i> 'Jackmannii'	5 gal.	Low
EVERGREEN SHRUBS						
18	18	JSG	Sea Green Juniper	<i>Juniperus x media</i> 'Sea Green'	5 gal.	Low
68	68	JBR	Broadmoor Juniper	<i>Juniperus sabina</i> 'Broadmoor'	5 gal.	Low/Moderate
29	29	JAC	Arcadia Juniper	<i>Juniperus sabina</i> 'Arcadia'	5 gal.	Low/Moderate
PERENNIALS*						
			Daylily, varieties	<i>Hemerocallis</i> species	1 gal.	Moderate
			Foxglove	<i>Digitalis</i> 'Foxy'	1 gal.	Moderate
			Black-Eyed Susan	<i>Rudbeckia fulgida</i> 'Goldsturm'	1 gal.	Moderate
			Purple Coneflower	<i>Echinacea purpurea</i>	1 gal.	Moderate
			Columbine varieties	<i>Aquilegia</i> species	1 gal.	Moderate
			Blanket Flower	<i>Gaillardia aristata</i>	1 gal.	Moderate
			Sweet William Dianthus	<i>Dianthus barbatus</i>	1 gal.	Moderate
			Dragon's Blood Sedum	<i>Sedum spurium</i> 'Dragon's Blood'	1 gal.	Moderate

LEGEND

- DECIDUOUS TREE
- ORNAMENTAL TREE
- EVERGREEN TREE
- DECIDUOUS SHRUB
- EVERGREEN SHRUB
- SOD AREA
- PERENNIAL/ANNUAL BEDS
- NATIVE SEED
- GREEN METAL EDGER



2 SHRUB PLANTING
SCALE: NTS

1 KEYED NOTES

- EXISTING SOD TO REMAIN, REMOVE TO EXTENTS OF NEW SHRUB BED
- STEEL EDGER TO BE MINIMUM 4'-FEET FROM FACE OF BUILDING EXPANSION
- REMOVE ONE BARBERRY FOR NEW CONCRETE WALK
- REMOVE JUNIPER AND BARK MULCH ALONG WALL FOR NEW BUILDING EXPANSION
- PROTECT EXISTING PLANT MATERIAL DURING CONSTRUCTION
- EXTEND EXISTING IRRIGATION AROUND NEW BUILDING PERIMETER
- (N) FIRE DEPARTMENT CONNECTION W/ APPROVED KNOX PLUGS
- (E) KNOX BOX

AMENDMENTS

REV	DESCRIPTION	DATE
A	PLANNING DEPT SUBMITTAL	10/14/15
1	PLANNING REVIEW COMMENTS	11/13/15
2	PLANNING REVIEW COMMENTS	01/15/16

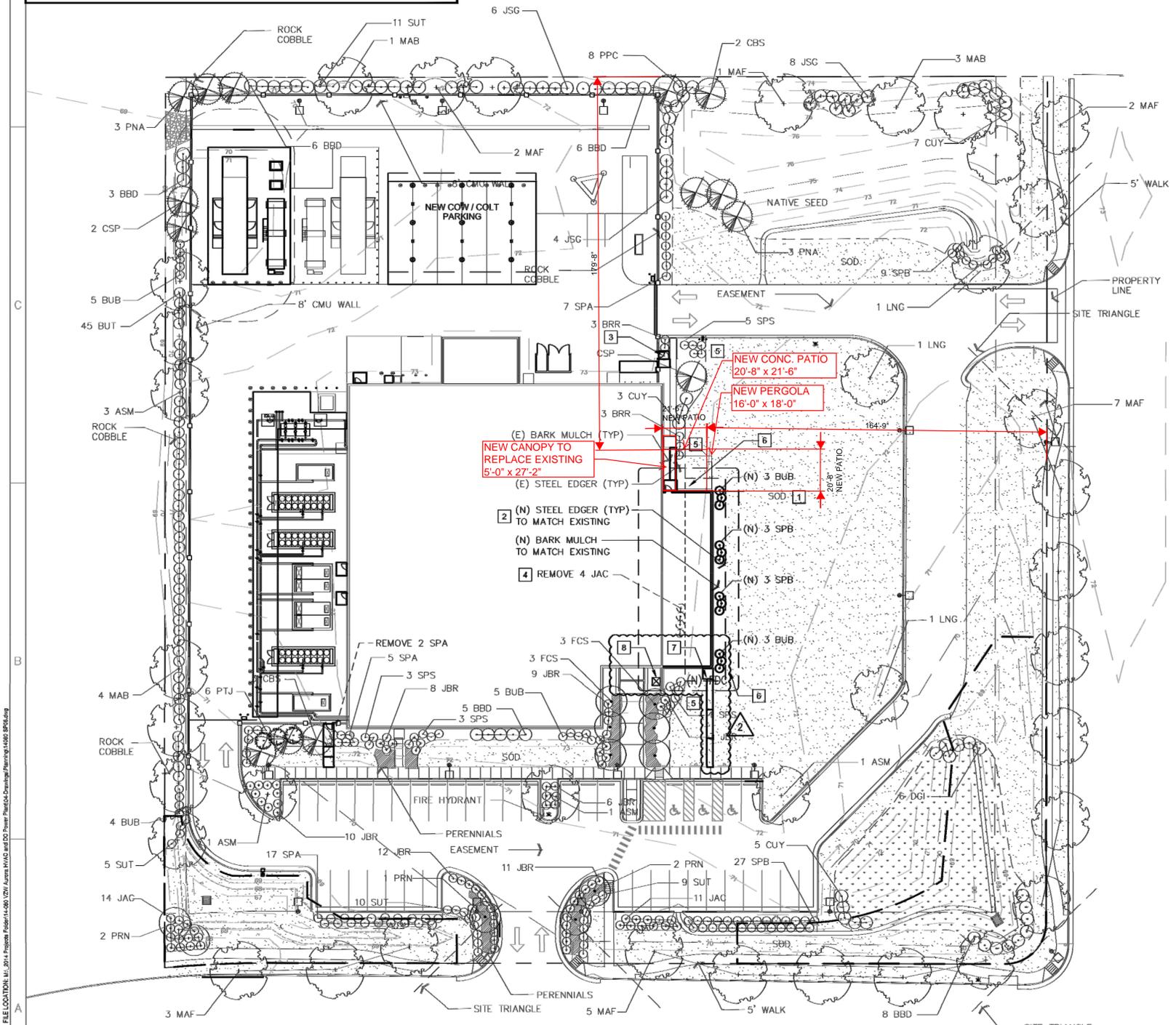
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PRELIMINARY SUBMISSION	12/19/14
30% SUBMISSION	02/12/15
60% SUBMISSION (LOCAL 04/13/15)	04/29/15
PRELIMINARY PLAN RE-SUBMISSION	05/20/15
PRELIMINARY PLAN RE-SUBMISSION REVISED	06/09/15
60% RE-SUBMISSION	08/03/15
90% SUBMISSION	11/18/15
100% SUBMISSION	
CONSTRUCTION DESIGN SUBMISSION	

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SHEET TITLE
LANDSCAPE SITE PLAN

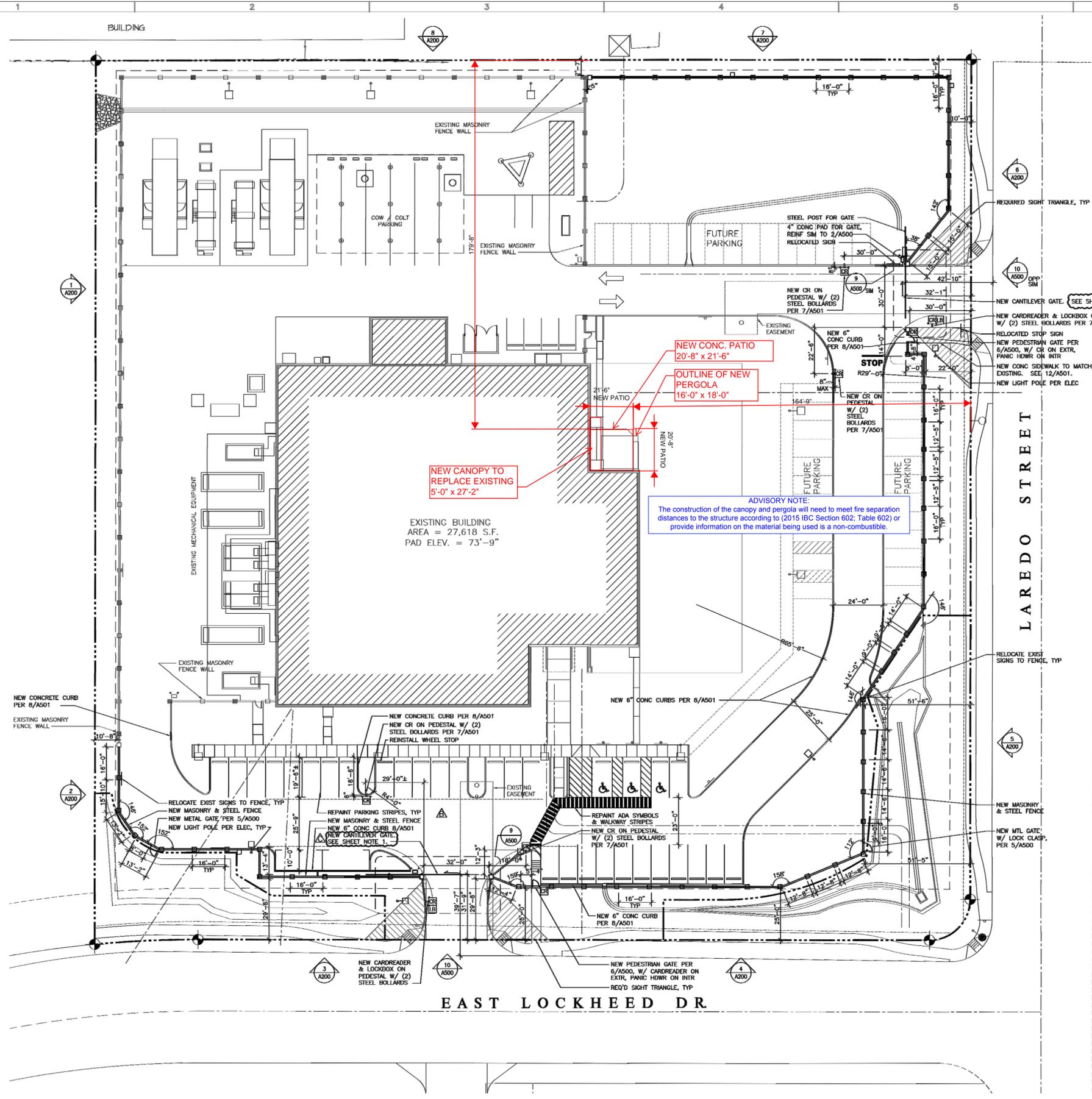
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SP06

verizonwireless
AURORA MSC PHASE 2 RENOVATION
16091 EAST LOCKHEED DRIVE
AURORA, COLORADO 80011



1 LANDSCAPE PLAN
SCALE: 1" = 30'-0" - SF-360

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SHEET NOTES

- 30' (EAST GATE) OR 30' (SOUTH GATE) AUTOMATIC SLIDING CANTILEVER GATE WITH SIREN OPERATED SYSTEM, KNOX KEY SWITCH, AND MANUAL RELEASE APPROVED BY FIRE DEPARTMENT.
- THE DEVELOPER, HIS OR HER SUCCESSORS, AND ASSIGNS SHALL BE RESPONSIBLE FOR INSTALLATION, MAINTENANCE, AND REPLACEMENT OF THE ACCESS CONTROL GATE OR BARRIER SYSTEM TO ENSURE EMERGENCY VEHICLE ACCESS TO WITHIN THE SITE. IF THE ABOVE CONDITIONS ARE NOT MET, THE OWNERS, HIS OR HER SUCCESSORS, AND ASSIGNS, SHALL BE REQUIRED BY FIRE DEPARTMENT ORDER NOTICE THAT ALL AFFECTED GATES BE CHAINED AND LOCKED IN THE OPEN POSITION UNTIL REPAIRED OR REPLACED, AND RETESTED TO ALL CITY OF AURORA STANDARDS AT THE TIME OF THE VIOLATION. IF THE GATING SYSTEM IS NOT MAINTAINED TO THE SATISFACTION OF THE FIRE DEPARTMENT, THE LICENSE FOR THE EMERGENCY VEHICLE GATE OPENING SYSTEM WILL BE REVOKED AND THE GATING SYSTEM MUST BE REMOVED. ELECTRONIC GATING SYSTEMS SHALL INCLUDE AN EMERGENCY VEHICLE GATE OPENING SYSTEM UTILIZING A REDUNDANCY BACK-UP SYSTEM THAT CONSISTS OF: A) SIREN OPERATED SYSTEM; 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.
2. 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.

PARKING CALCULATION

PER ZONING CODE TABLE 15.1:

1/300 SF OFFICE
 1/800 SF INDUSTRIAL/RESEARCH/DEVELOPMENT (OR 1/1.5 EMPLOYEE)
 1/2000 SF WAREHOUSE (OR 1/1.5 EMPLOYEE)

EXISTING BUILDING:
 6,145 SF OFFICE: 20.5 PARKING SPACES
 18,284 SF IND/R&D: 22.9 PARKING SPACES
 2,929 SF WAREHOUSE: 1.5 PARKING SPACES
 44.9 PARKING SPACES REQ'D

THERE ARE ZERO EMPLOYEES BASED IN THE NON-OFFICE AREAS OF THE BUILDING.

REVISED EXISTING: 20.5 PARKING SPACES REQ'D

EXISTING SITE: 39 PARKING SPACES PROVIDED
 PROPOSED: (6) PARKING SPACES REMOVED
 NEW TOTAL: 33 PARKING SPACES

THE SITE PLAN HAS AREA RESERVED FOR AN ADDITIONAL 38 FUTURE PARKING SPACES.

ADVISORY NOTE:
 The construction of the canopy and pergola will need to meet fire separation distances to the structure according to (2015 IBC Section 602; Table 602) or provide information on the material being used is a non-combustible.

1 SITE PLAN
 1" = 20'-0"

verizon
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KDWSALASOBRIEN
 10202 Fifth Avenue NE, Suite 300
 Seattle, WA 98125
 p. 206.547.1940 | f. 206.547.8212
 salasobrien.com

verizon
AURORA MSC
BLOCK WALL EXPANSION
 16091 EAST LOCKHEED DRIVE
 AURORA, COLORADO 80011

REV	DESCRIPTION	DATE
1	ISSUE FOR PERMIT	06/28/17
2	LICENSE AGREEMENT REVISIONS	10/05/17
3	SITE PLAN REVISIONS	11/17/17

NETWORK COMPLIANCE SUBMITTALS	DATE
80% DESIGN SUBMITTAL	10/14/16
100% DESIGN SUBMITTAL	01/11/17
BD SET	02/21/17
CONSTRUCTION PERMIT SET	04/28/17

PROJECT NO: 161077	STAMP
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SHEET TITLE
SITE PLAN

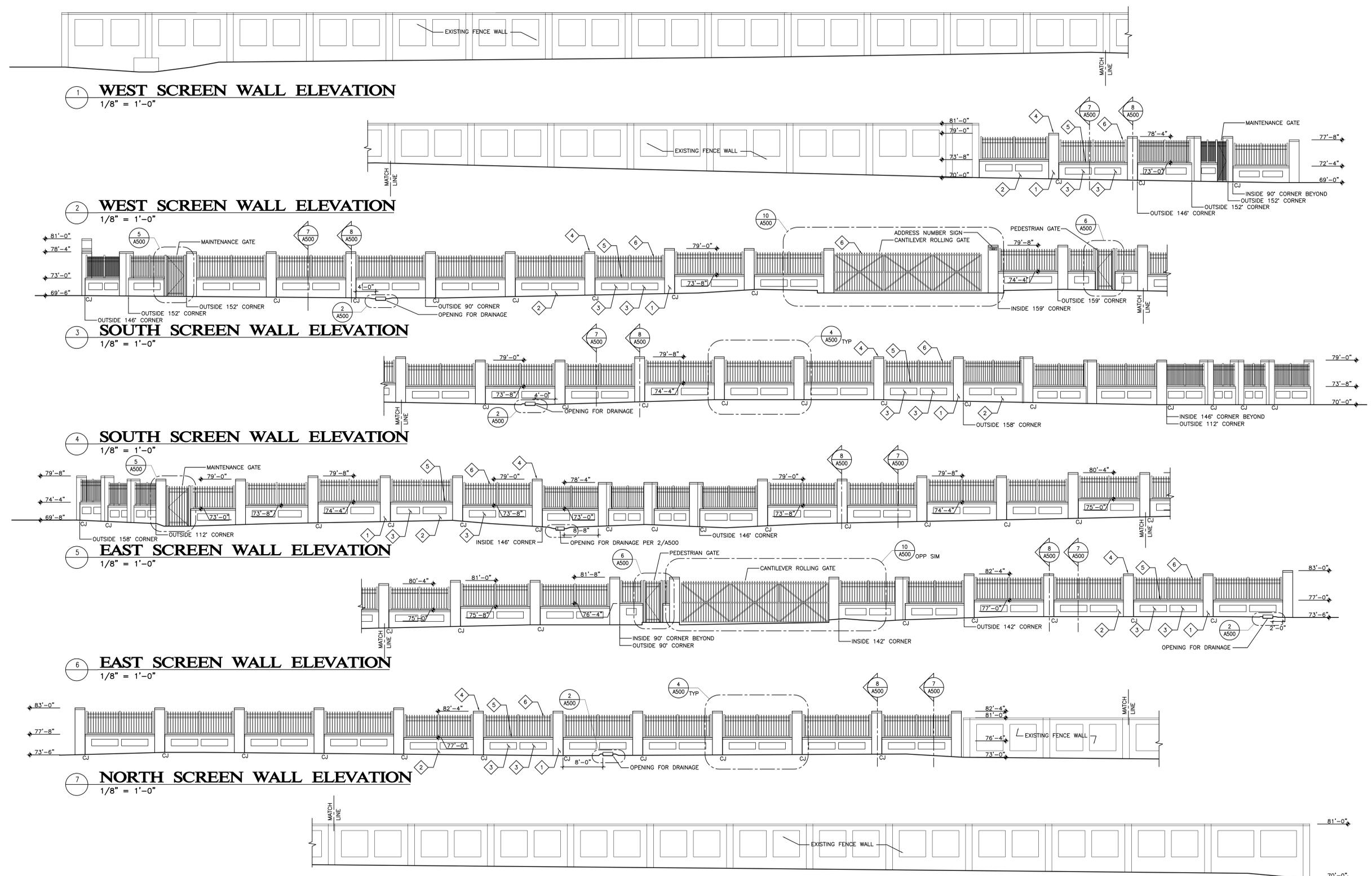
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100% DESIGN SUBMITTAL	01/11/17
BID SET	02/21/17
CONSTRUCTION PERMIT SET	04/28/17
AS11	09/28/17
LICENSE AGREEMENT REVISIONS	10/05/17

PROJECT NO:	STAMP
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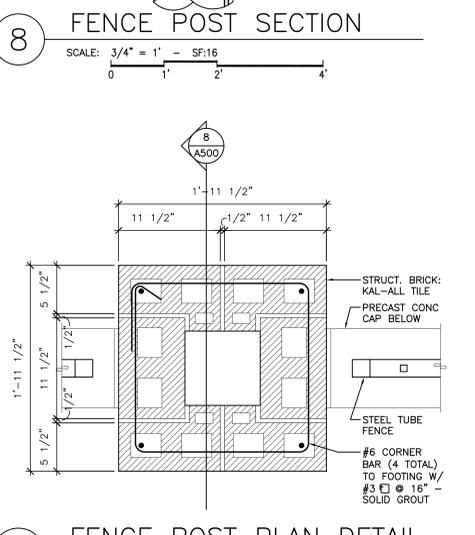
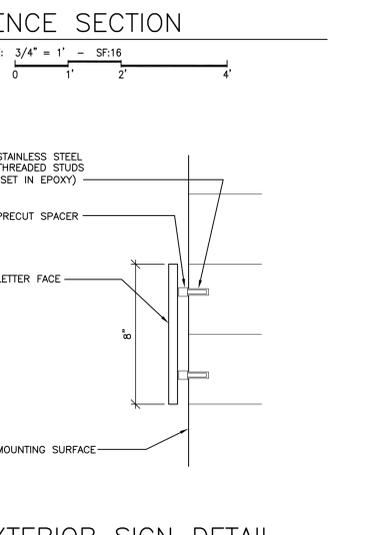
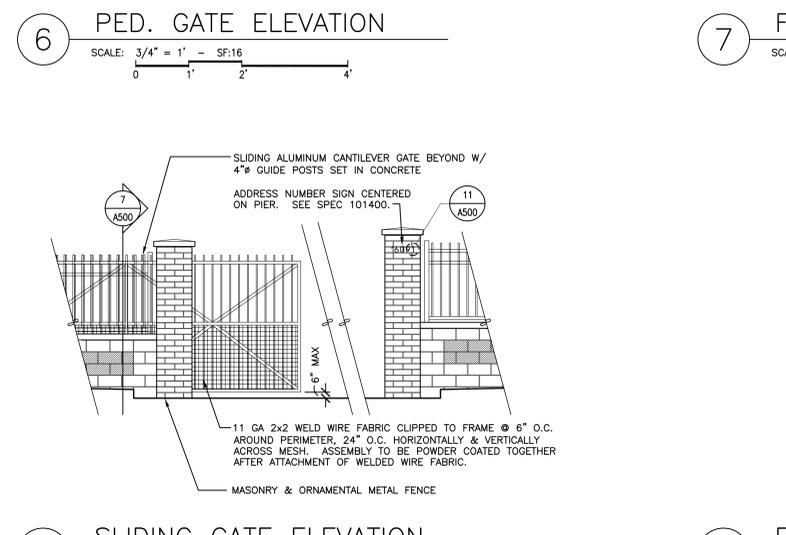
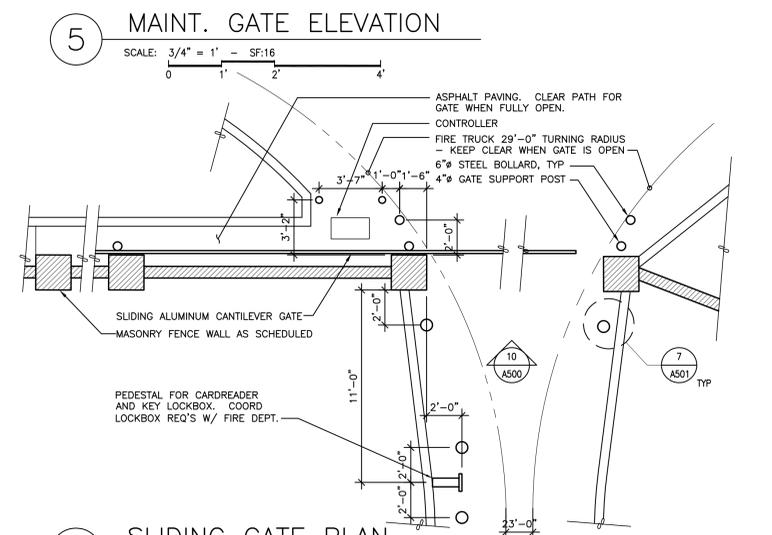
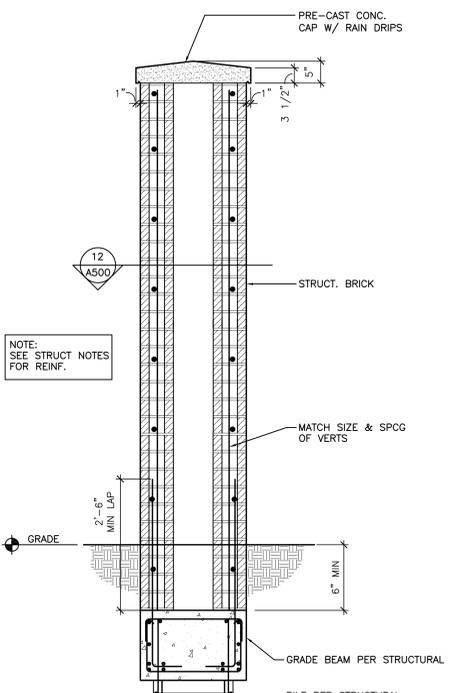
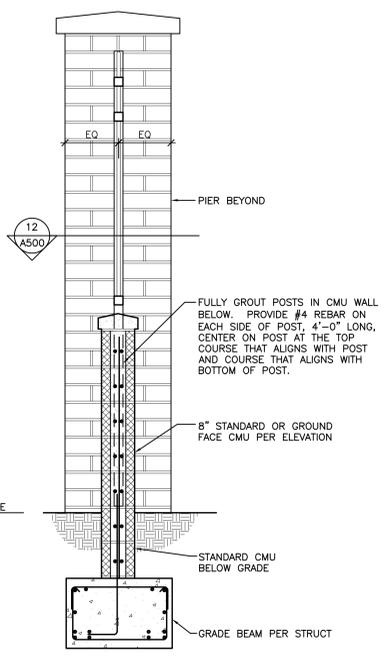
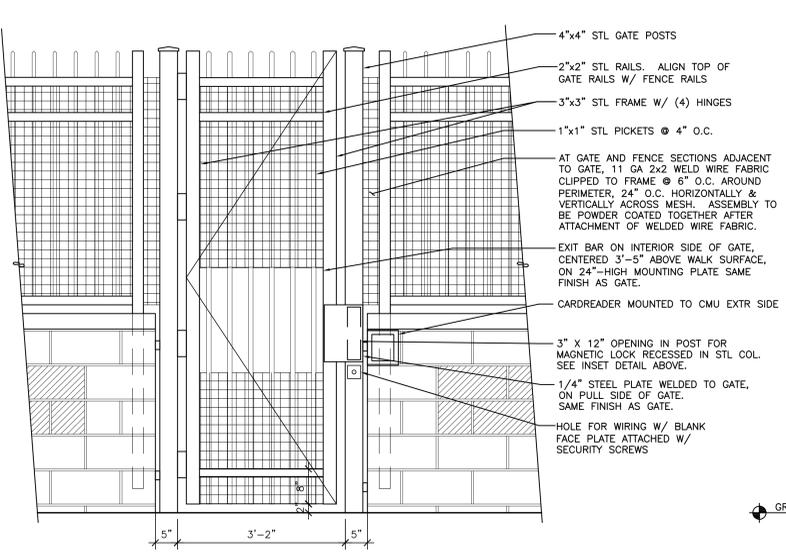
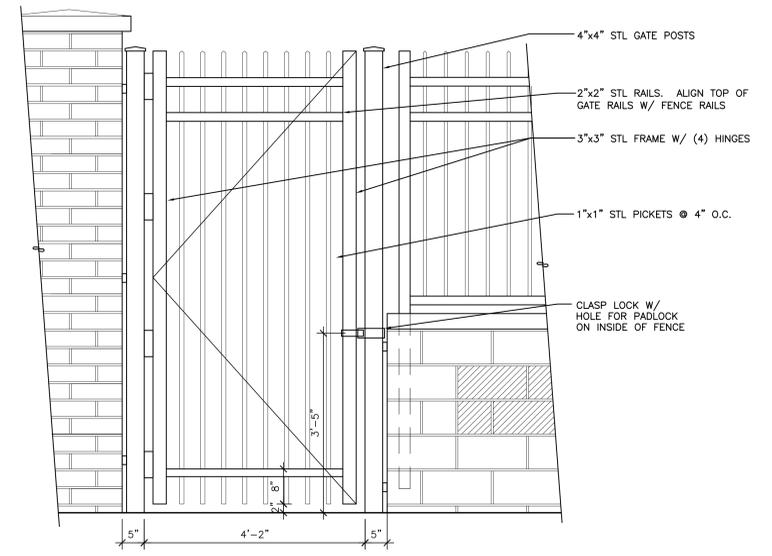
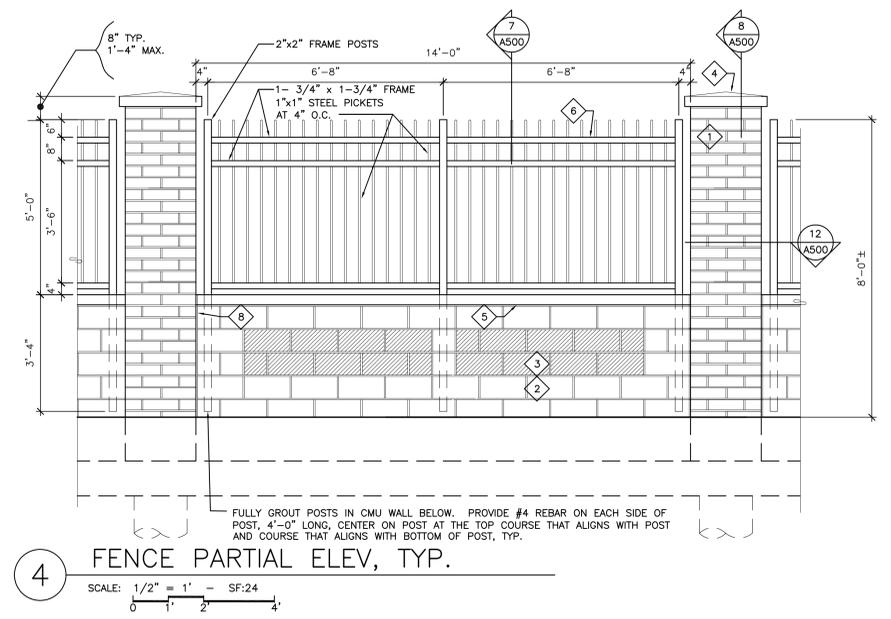
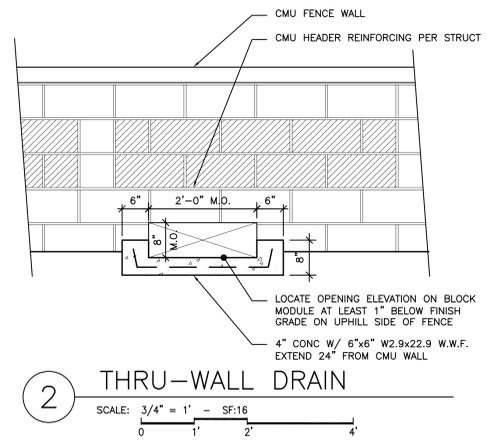
SHEET TITLE
FENCE ELEVATIONS
SHEET NUMBER
A200



EXTERIOR FINISH SCHEDULE		
◇ SYMBOL REFERENCE THIS SHEET ONLY		
ITEM	FINISH	
1	STRUCTURAL BRICK 3-1/2" x 11-1/2" x 11-1/2"	MUTUAL MATERIALS KLA-ALL "VINTAGE" COLOR MISSION, W/ ◇
2	CMU, GROUND FACE 7-5/8" x 15-5/8" x 7-5/8"	ECHELON TRENDSSTONE "LIGHT BROWN", GROUND FACE ALL EXPOSED SURFACES, W/ ◇
3	CMU, SMOOTH FACE 7-5/8" x 15-5/8" x 7-5/8"	ECHELON TRENDSSTONE "LIGHT BROWN", W/ ◇
4	PRECAST CONCRETE CAP 4" x 26" x 26"	SAND COLOR, WITH PEAKED CENTER
5	PRECAST CONCRETE CAP 4" x 55-5/8" x 9-5/8"	SAND COLOR, WITH PEAKED RIDGE, W/ ◇
6	TUBE STEEL FENCE/ ALUMINUM VEHICLE GATES	RED TO MATCH EXISTING EXTERIOR METAL, PAINTED/POWDER COAT
7	MORTAR	SAND COLOR

LAST MODIFIED: 5/10/17 3:44 PM FILE LOCATION: c:\projects\2016\Aurora MSC\Block Wall Expansion\Drawings\A_200\Fence Elevation.dwg PLOT DATE: 5/10/17 3:44 PM PLOT BY: JLA/REB

EXTERIOR FINISH SCHEDULE		
◇ SYMBOL REFERENCE THIS SHEET ONLY		
ITEM	FINISH	
1	STRUCTURAL BRICK 3-1/2" x 11-1/2" x 11-1/2"	MUTUAL MATERIALS KLA-ALL "VINTAGE" COLOR MISSION, W/ ◇
2	CMU, GROUND FACE 7-5/8" x 15-5/8" x 7-5/8"	ECHELON TRENDSSTONE "LIGHT BROWN" GROUND FACE ALL EXPOSED SURFACES, W/ ◇
3	CMU, SMOOTH FACE 7-5/8" x 15-5/8" x 7-5/8"	ECHELON TRENDSSTONE "LIGHT BROWN", W/ ◇
4	PRECAST CONCRETE CAP 4" x 26" x 26"	SAND COLOR, WITH PEAKED CENTER
5	PRECAST CONCRETE CAP 4" x 55-5/8" x 9-5/8"	SAND COLOR, WITH PEAKED RIDGE, W/ ◇
6	TUBE STEEL FENCE/ ALUMINUM VEHICLE GATES	RED TO MATCH EXISTING EXTERIOR METAL PAINTED/POWDER COAT
7	MORTAR	SAND COLOR
8	CONTROL JOINT SEALANT (LOCATIONS PER SHEET A200)	SAND COLOR TO MATCH ◇



REV	DESCRIPTION	DATE

NETWORK COMPLIANCE SUBMITTALS	DATE
60% DESIGN SUBMITTAL	10/14/16
100% DESIGN SUBMITTAL	01/11/17
BID SET	02/21/17
CONSTRUCTION PERMIT SET	04/28/17
AS1	09/28/17
LICENSE AGREEMENT REVISIONS	10/05/17

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161577	
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