GENERAL NOTES

1 THE DEVELOPER, HIS SUCCESSORS & ASSIGNS, INCLUDING THE HOMEOWNERS OR MERCHANTS ASSOCIATION, SHALL BE RESPONSIBLE FOR INSTALLATION, MAINTENANCE & 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 BACKLIT OR INTERNALLY LIT AWNINGS WILL NOT BE UTILIZED ON THIS PROJECT INTERNALLY LIT SIGNAGE WILL NOT BE UTILIZED ON THIS PROJECT ALL SIGNAGE & AWNINGS WILL BE LIGHTED WITH WALL-MOUNTED DOWNCAST LOW WATTAGE LIGHTS, THESE LIGHTS WILL BE MINIMIZED ON THE BUILDINGS' BACK & SIDE ELEVATIONS

3 RIGHT OF WAY FOR INGRESS & EGRESS FOR SERVICE & EMERGENCY VEHICLES IS GRANTED OVER, ACROSS, ON & THROUGH ANY & ALL PRIVATE ROADS & WAYS NOW OR HEREAFTER ESTABLISHED ON THE DESCRIBED PROPERTY, & THE SAME ARE HEREBY DESIGNATED AS "SERVICE/EMERGENCY & UTILITY EASEMENTS" & SHALL BE POSTED "NO PARKING WITHIN DESIGNATED FIRE LANE"

4 "ACCESSIBLE EXTERIOR ROUTES" SHALL BE PROVIDED FROM PUBLIC TRANSPORTATION STOPS. ACCESSIBLE PARKING & ACCESSIBLE PASSENGER LOADING ZONES & PUBLIC SIDEWALKS TO 60% OF THE ACCESSIBLE BUILDING ENTRANCES THEY SERVE THE ACCESSIBLE ROUTE BETWEEN ACCESSIBLE PARKING & 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 & HANDRAILS CROSSWALKS ALONG THIS ROUTE SHALL BE WIDE ENOUGH TO WHOLLY CONTAIN THE CURB RAMP WITH A MINIMUM WIDTH OF 36" & SHALL BE PAINTED WITH WHITE STRIPES THE CITY OF AURORA ENFORCES HANDICAPPED ACCESSIBILITY REQUIREMENTS BASED ON THE 2015 INTERNATIONAL BUILDING CODE, CHAPTER 11, & THE AMERICAN NATIONAL STANDARDS INSTITUTE (ICC/ANSI) A117 1-2009 SITES CONTAINING SEVEN FOR MORE RESIDENTIAL UNITS ARE REQUIRED BY STATE STATUTES TO COMPLY WITH COLORADO STATE HOUSE BILL 03-1221, ARTICLE 5 - STANDARDS FOR ACCESSIBLE HOUSING (CRS 9-5-101 TO 9-5-106)

5 THE APPLICANT HAS THE OBLIGATION TO COMPLY WITH ALL APPLICABLE REQUIREMENTS OF THE AMERICAN WITH DISABILITIES ACT

6 THE DEVELOPER, HIS SUCCESSORS & ASSIGNS, SHALL BE RESPONSIBLE FOR INSTALLATION, MAINTENANCE & 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 OR ENCROACHMENTS BY PRIVATE LANDSCAPE IRRIGATION SYSTEMS OR PRIVATE UTILITIES INTO EASEMENTS & STREET RIGHTS-OF-WAY OWNED BY THE CITY OF AURORA ARE ACKNOWLEDGED BY THE UNDERSIGNED AS BEING SUBJECT TO CITY OF AURORA'S USE & OCCUPANCY OF THE SAID EASEMENTS OR RIGHTS-OF-WAY THE UNDERSIGNED, THEIR SUCCESSORS & 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 & BUILDING PLANS CONSTRUCTION PLANS MUST BE REVIEWED & APPROVED BY THE APPROPRIATE AGENCY PRIOR TO THE ISSUANCE OF

9 ALL BUILDING ADDRESS NUMBERS SHALL COMPLY WITH THE AURORA CITY CODE OF ORDINANCE, CHAPTER 126 — ARTICLE VII --

10 ALL ROOFTOP MECHANICAL EQUIPMENT & 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 & 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 & ACCEPTS THE TERMS, CONDITIONS & 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 & 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, & 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 & COMMITMENTS MADE BY APPLICANTS & PROPERTY OWNERS AT PUBLIC HEARINGS REGARDING THIS PLAN ARE BINDING UPON THE APPLICANT, PROPERTY OWNER, & ITS HEIRS, SUCCESSORS, & 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 THIS SITE PLAN & ANY AMENDMENTS HERETO, UPON APPROVAL BY THE CITY OF AURORA & RECORDING, SHALL BE BINDING UPON THE APPLICANTS THEREFORE, THEIR SUCCESSORS & ASSIGNS THIS PLAN SHALL LIMIT & CONTROL THE APPROVAL OF ALL FUTURE SITE PLANS, & SHALL RESTRICT & LIMIT THE LOCATION, USE, OCCUPANCY, OPERATION AND/OR DESIGN OF ALL LAND & STRUCTURES WITHIN THIS PLAN TO ALL CONDITIONS, REQUIREMENTS, LOCATIONS & LIMITATIONS SET FORTH HEREIN THIS PLAN SHALL OTHERWISE BE SUBJECT TO ANY & ALL CITY STANDARDS AND/OR REGULATIONS AT THE TIME OF DEVELOPMENT, EXCEPT FOR ANY EXPRESS WAIVERS OR STANDARDS SHOWN HEREIN ABANDONMENT, WITHDRAWAL OR AMENDMENT OF THIS PLAN MAY BE PERMITTED ONLY UPON APPROVAL BY THE CITY OF AURORA

18 LANDSCAPING WITHIN SIGHT TRIANGLES IS RESTRICTED TO LESS THAN 26" IN HEIGHT

19 NEW STREET LIGHTS ARE REQUIRED FOR ALL PUBLIC STREETS THE DEVELOPER SHALL FUND THE INSTALLATION. PLACEMENT, QUANTITIES & STREET LIGHT STYLE TO BE COORDINATED WITH XCEL ENERGY STREET LIGHTS WILL BE OPERATING PRIOR TO ISSUANCE OF A CERTIFICATE

20 SEE LANDSCAPE PLANS FOR FENCE DESIGN, HEIGHT & SPECIFIC LOCATIONS

21 ALL STORM SEWER IS PRIVATE, UNLESS NOTED OTHERWISE

22 THE DEVELOPER/BUILDER, SUCCESSORS & ASSIGNS, SHALL BE RESPONSIBLE FOR INSTALLATION MAINTENANCE & REPLACEMENT OF ALL FIRE LANE SIGNS AS REQUIRED BY THE CITY OF AURORA

23 THE DEVELOPER IS RESPONSIBLE FOR STRIPING ALL PUBLIC STREETS THE DEVELOPER IS REQUIRED TO PLACE TRAFFIC CONTROL SIGNS AND GUIDE SIGNS ON ALL PUBLIC STREETS AND PRIVATE STREETS APPROACHING AN INTERSECTION WITH A PUBLIC STREET

24 PER THE 2009 IFC SECTION 510, ALL INTERIOR AND EXTERIOR PORTIONS OF A BUILDING ARE REQUIRED TO BE ASSESSED FOR ADEQUATE EMERGENCY RESPONDER RADIO COVERAGE PRIOR TO ISSUANCE OF C OF O

25 RESIDENTIAL GARAGES SHALL BE USED FOR THE PARKING OF RESIDENT'S VEHICLES ONLY AND SHALL NOT BE USED FOR THE STORAGE OF FURNITURE, APPLIANCES OR OTHER ITEMS THAT WOULD PREVENT THE GARAGE SPACE FROM BEING UTILIZED FOR PARKING

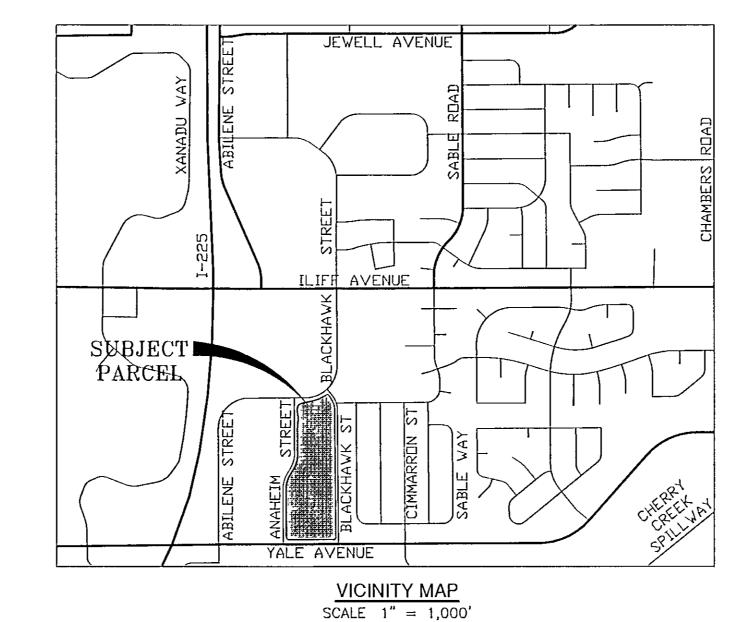
26 A DEVELOPMENT SIGNAGE PLAN WILL BE CREATED BY THE PROPERTY OWNERSHIP GROUP AT A LATER DATE AND WILL BE SUBMITTED TO THE CITY FOR APPROVAL ONCE APPROVED BY THE CITY. THIS SITE PLAN WILL BE AMENDED TO REFLECT THE PROPOSED SIGNAGE PLAN

27 THIS SHALL CONSTITUTE A CONTRACT THAT SHALL GUARANTEE TO THE GOVERNUNG BODY THAT BEFORE THE ISSUANCE OF THE FINAL CERTIFICATE OF OCCUPANCY THE OVERALL SITE WILL MEET THE ACCESSIBILITY REQUIREMENT OF STATE HOUSE BILL 03-1221 THE SITE PLAN WILL REFLECT AN IMPLEMENTATION PLAN DEFINING THE APPROPRIATE NUMBER OF ACCESSIBILITY POINT VALUE PER DWELLING UNITS FOR PERSONS WITH DISABILITIES, AS PROVIDED IN CRS 9-5-105 ACCESSIBLE UNITS SHALL BE CONSTRUCTED IN SUCH A MANNER AS TO BE EASILY ACCESSIBLE AND ADAPTABLE FOR PERSONS WITH DISABILITIES AND WILL COMPLY WITH THE MOST CURRENT VERSION OF THE AMERICAN NATIONAL STANDARD FOR THE BUILDING AND FACILITIES PROVIDING ACCESSIBILITY AND USABILITY FOR PHYSICALLY HANDICAPPED PEOPLE, PROMULGATED BY THE AMERICAN NATIONAL STANDARD INSTITUTE, COMMONLY CITED AS ANSI A117.1-1998 OWNER OF PROPERTY FOR THE ABOVE PERMIT STEELWAVE, LLC

ILIFF STATION MULTI-FAMILY

SITE PLAN

W. 1/2 OF THE SW 1/4 OF SECTION 30, TOWNSHIP 4 SOUTH, RANGE 66 WEST OF THE SIXTH PRINCIPAL MERIDIAN, COUNTY OF ARAPAHOE, STATE OF COLORADO CASE NO.: 2015-4005-00



Sheet List Table				
SHEET NUMBER	SHEET TITLE			
C-1	COVER SHEET			
C-2	OVERALL SITE & UTILITY PLAN			
C-3	OVERALL GRADING PLAN			
C-4	SECTIONS A & B			
L1 01-L1.03	NOTE & SCHEDULE			
L1 04	PLANT LIST			
L2 01-L2 06	LANDSCAPE PLAN			
L3.01-L3.02	LANDSCAPE ENLARGMENTS			
L4.01-L4.02	LANDSCAPE DETAILS			
L5 01	HYDROZONE MAP			
L6 01	SITE TREE INVENTORY MAP			
L6 02	SITE TREE INVENTORY TABLE			
A-1	BLDG E, G, L & N ELEVATION (STYLE A)			

	A-3	BLDG B & C ELEVATION (STYLE B)				
	A-4	BLDG A & D ELEVATION (STYLE A)				
	A-5	BLDG K-ELEVATION (STYLE A)				
	A-6	BLDG Q & S ELEVATION (STYLE A)				
	A-7	BUILDING P & R-ELEVATION (STYLE B)				
ĺ	A-8	BUILDING T ELEVATION				
	A-9	BUILDING J - CLUBHOUSE				
	A-10	TRASH ENCLOSURE				
	E-1	SITE PHOTOMETRIC PLAN - SOUTH :				
	E-2	SITE PHOTOMETRIC PLAN - NORTH	- A			
	E-3	SITE LIGHTING CUT SHEETS				
	E-4	ILIFF STATION STREET LIGHTS				
	E5	ILIFF STATION STREET LIGHTS				
D	SIGN DETAIL		-			

PROJECT CONTACTS

CONTACT DENNIS CAVALLARI

OWNER. STEELWAVE, LLC

2050 MAIN STREET IRVINE, CA 92614

PH (946) 916-1444

PLANNER/LS ARCH NORRIS DESIGN

DENVER, CO 80204

PH (303) 575-4577

ARCHITECT. KTYG GROUP, INC

DENVER, CO 80202

PH (303) 825-6400

PH (303) 462-1100

BLDG F, H, & M ELEVATION (STYLE B)

1101 BANNOCK STREET

CONTACT LESLIE LEE, ALCP

820 16TH STREET, SUITE 500

CONTACT NATHAN SCIARRA, AIA

143 UNION BLVD, SUITE 700

LAKEWOOD, CO 80228 CONTACT JEFF FRENCH, PE

PHASE	BUILDING NO	NO TOTAL UNITS	NO ADA UNITS	TYPE A	TYPE B
1	RECREATION CENTER				
2	К	10	0	0	2
3	N	18	0	0	4
4	Н	18	1	1	3
5	A	37	0	0	7
6	В	27	1	1	4
7	G	18	0	0	4
8	F	18	1	1	4
9	С	27	1	1	4
10	D	37	0	0	7
11	E	18	0	0	4
12	L	18	1	1	3
13	М	18	0	0	4
14	P	18	1	1	3
15	Q	12	0	0	4
16	S	12	0	0	4
17	R	18	1	1	3
18	T	100	2	2	98
		TOTAL UNITS	TOTAL ADA	%ADA	TOTAL TYPE
		424	9	0 02	162

THIS SIGNATURE PAGE TO THE ILIFF STATION MULTI-FAMILY SITE PLAN (THE "SITE PLAN") IS BEING RE-RECORDED FOR THE SOLE PURPOSE OF DELETING THE SIGNATURE BLOCK FOR THE PLANNING COMMISSION CHAIRPERSON WHICH IS NOT A REQUIRED SIGNATURE, AND TO ADD THE SIGNATURE OF THE CITY CLERK THAT WAS MISTAKENLY LEFT OFF THE APPROVED SITE PLAN AS RECORDED ON MARCH 18, 2016 IN BOOK 481, PAGE 53 AT RECEPTION NO. D6027822. THE SITE PLAN AS RECORDED ON MARCH 18, 2016 REMAINS IN FULL FORCE AND EFFECT AS OF THE DATE IT WAS ORIGINALLY RECORDED.

SITE DATA	
LAND AREA WITHIN PROPERTY LINES (AC)	15 08 AC (656,884 SQ FT)
NUMBER OF UNITS PROPOSED	424
NUMBER OF BUILDINGS	18
NUMBER OF STORIES	1,3 AND 4
MAXIMUM HEIGHT OF BUILDINGS	60'
GROSS FLOOR AREA (SQ FT)	588,687
TOTAL BUILDING COVERAGE (SQ FT)	194,444
HARD SURFACE AREA (SQ FT)	378,159
LANDSCAPE AREA (SQ FT)	140,277
PHASED NATIVE GRASS AREA (IF APPLICABLE)	N/A
PRESENT ZONING CLASSIFICATION	TOD MULTI-FAMILY RESIDENTIAL
PERMITTED MAXIMUM SIGN AREA (SQ FT)	4,106
PROPOSED SIGN, TYPE AND SQ FT	2 MONUMENTS 800 SQ FT
PARKING SPACES REQUIRED	212
PARKING SPACES PROVIDED	628
ACCESSIBLE SPACES REQUIRED	20
ACCESSIBLE SPACES PROVIDED	20
VAN ACCESSIBLE SPACES REQUIRED	4
VAN ACCESSIBLE SPACES PROVIDED	4

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 I ! I I Statium Fee LLCHAS CAUSED THESE
PRESENTS TO BE EXECUTED THIS 15th DAY OF April AD 2016
ILIFF STATION FEE LLC, A DELAWARE LIMITED LIABILITY COMPANY
BY Jam 13 Boyl
NAME James 13 Borgel
TITLE <u>Authorized Figurtory</u>
, ,

STATE OF COLORADO COUNTY OF Denver)ss	
	WAS ACKNOWLEDGED BEFORE ME THIS L	5th DAY OF April
	KIPKELLEY, NOTARY	

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	f	
ESS MY HAND AND OFFICIAL SEAL ARY KIP KOLLEY SEAL	£ 4.	7 15 13
SEAL	influi.	Fig
TARY PUBLIC)	·	

MY COMMISSION EXPIRES NOTARY BUSINESS ADDRESS 555174 ST., DENVER, CD 80202

CITY OF AURORA APPROVALS	
CITY ATTORNEY HEAR K	DATE 4/26/16
PLANNING DIRECTOR	DATE 4/20/2016
CITY CLERK NA	DATE NA
CITY COUNCIL The Council August 1	DATE 4/26/16
ATTEST (MAYOR) (MAYOR) (CITY CLERK)	DATE 4/2/0/16
DATABASE APPROVAL DATE	

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 ____

LEGAL DESCRIPTION

LOTS 1 & 2 & TRACTS A, B, & C BLOCK 1. ILIFF STATION SUBDIVISION FILING NO 1

NGS CONTROL POINT "F 407" BEING A STRE EEL PIN WITH A CENTER PUNCH IN A RANGE BOX AT THE INTERSECTION OF CHAMBERS ROAD AND YALE AVENUE AND AS DESCRIBED BY NGS IN 1984 ELEVATION = 5615 94 FEET (NAVD '88 DATUM)

Know what's below Call before you dig

THE LOCATIONS OF EXISTING
UNDERGROUND UTILITIES ARE
SHOWN IN AN APPROXIMATE WAY
ONLY AND HAVE NOT BEEN
INDEPENDENTLY VERIFIED BY THE
OWNER OR ITS REPRESENTATIVE
THE CONTRACTOR SHALL DETERMINI
THE EXACT LOCATION OF ALL
EXISTING UTILITIES BEFORE
COMMENCING WORK AND AGREES I
BE FULLY RESPONSIBLE FOR ANY
AND ALL DAMAGES WHICH MIGHT B
OCCASIONED BY THE CONTRACTOR
FAILURE TO EXACTLY LOCATE ANY

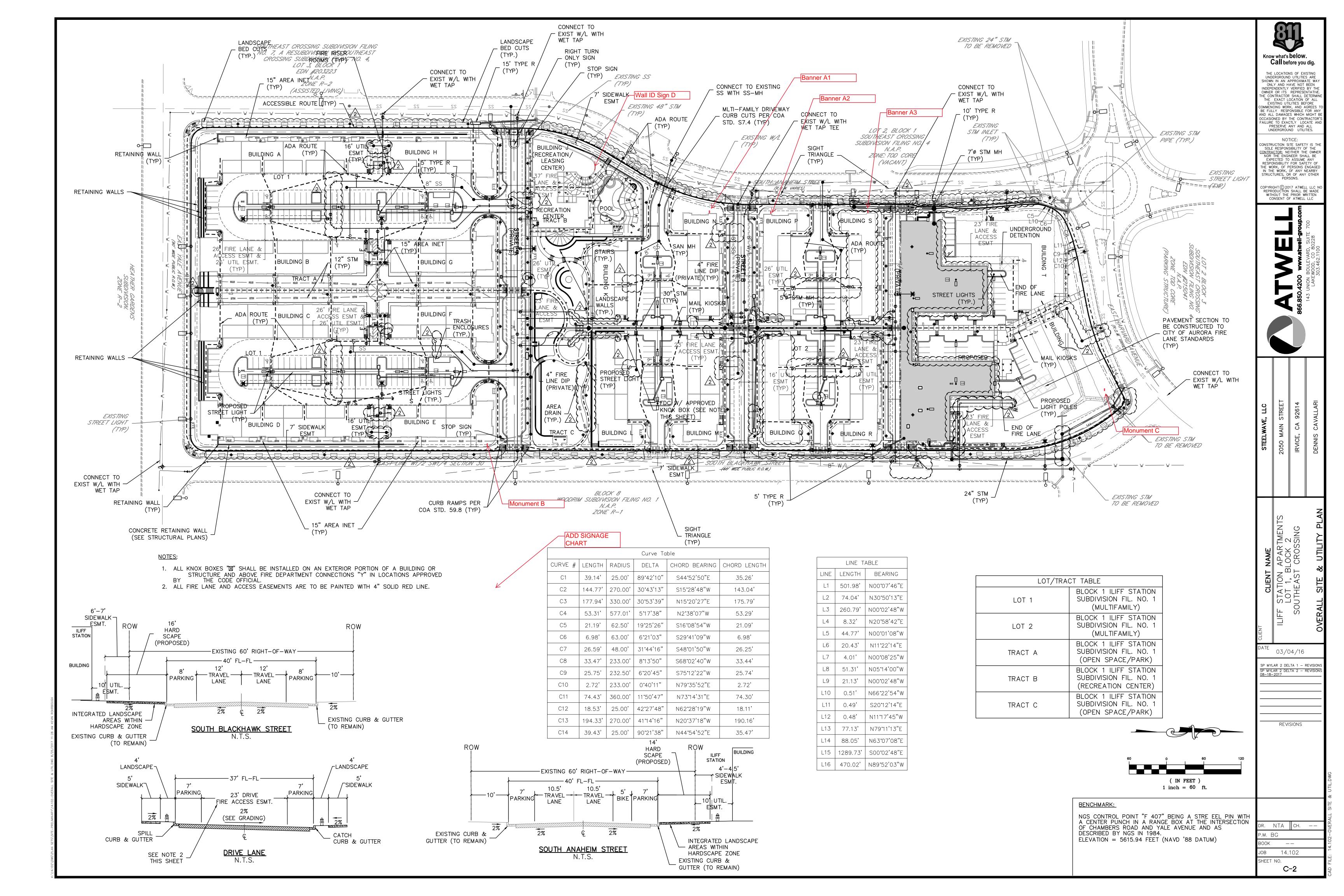
FAILURE TO EXACTLY LOCATE AN PRESERVE ANY AND ALL UNDERGROUND UTILITIES CONSTRUCTION SITE SAFETY IS SOLE RESPONSIBILITY OF TH SOLE RESPONSIBILITY OF THE CONTRACTOR, NEITHER THE OWNER NOR THE ENGNEER SHALL BE EXPECTED TO ASSUME ANY RESPONSIBILITY FOR SAFETY OF THE WORK OF PERSONS ENGAGED IN THE WORK OF ANY NEARBY STRUCTURES OR OF ANY OTHER PERSONS

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03/04/16

REVISIONS

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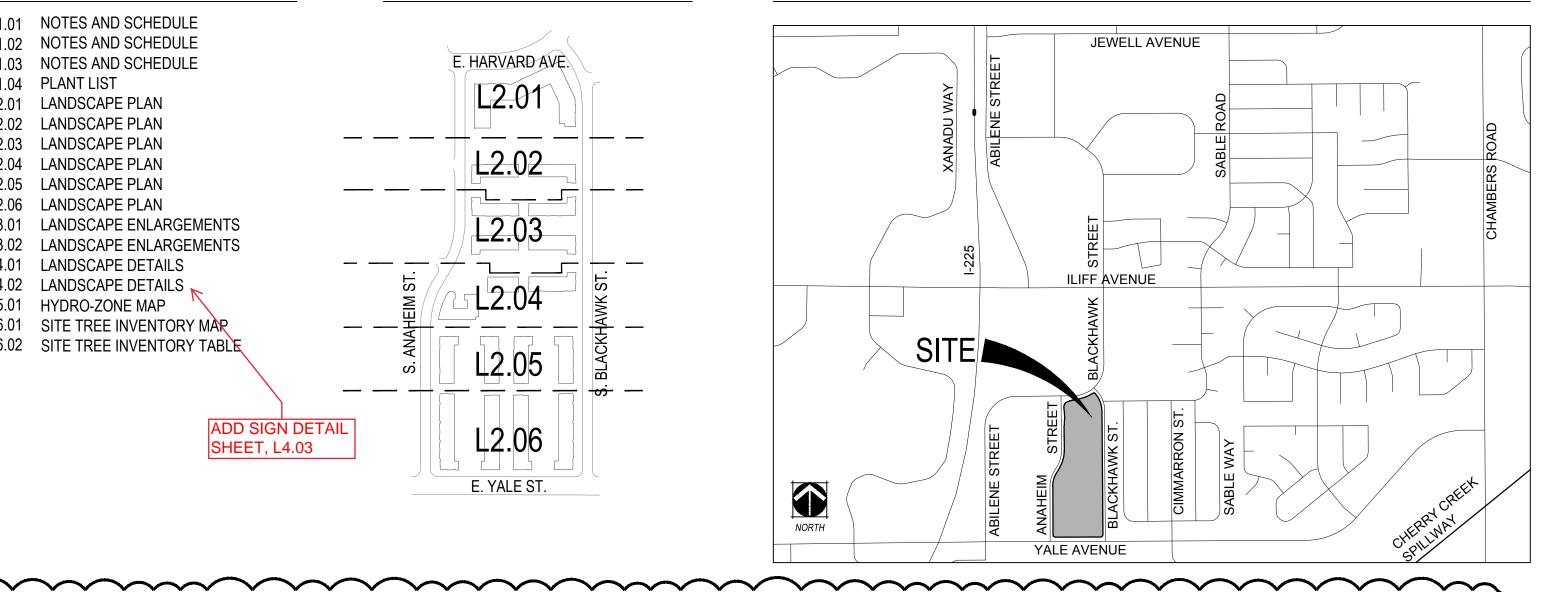


SHEET KEY MAP SHEET INDEX L1.01 NOTES AND SCHEDULE L1.02 NOTES AND SCHEDULE E. HARVARD AVE. L1.03 NOTES AND SCHEDULE L1.04 PLANT LIST L2.01 L2.01 LANDSCAPE PLAN L2.02 LANDSCAPE PLAN L2.03 LANDSCAPE PLAN L2.04 LANDSCAPE PLAN L2.05 LANDSCAPE PLAN L2.06 LANDSCAPE PLAN L3.01 LANDSCAPE ENLARGEMENTS L3.02 LANDSCAPE ENLARGEMENTS L4.01 LANDSCAPE DETAILS L4.02 LANDSCAPE DETAILS, L5.01 HYDRO-ZONE MAP L6.01 SITE TREE INVENTORY MAR L6.02 SITE TREE INVENTORY TABLE ADD SIGN DETAIL L2.06

SHEET, L4.03

E. YALE ST.

VICINITY MAP



WATER USE TABLE					
			NON-WATER CONSERVING IRRIGATION (SOD)	NON-IRRIGATED AREA	TOTAL AREA
	SITE	97,116 SF	47,551 SF	512,158 SF	656,825 SF

GENERAL NOTES

- 1. THESE PLANS SHALL NOT BE UTILIZED FOR CONSTRUCTION OR PERMITTING UNLESS STATED FOR SUCH USE IN THE TITLE BLOCK
- 2. DRAWINGS ARE INTENDED TO BE PRINTED ON 24 X 36 PAPER. PRINTING THESE DRAWINGS AT A DIFFERENT SIZE WILL IMPACT THE SCALE. VERIFY THE GRAPHIC SCALE BEFORE REFERENCING ANY MEASUREMENTS ON THESE SHEETS. THE RECIPIENT OF THESE DRAWINGS SHALL BE RESPONSIBLE FOR ANY ERRORS RESULTING FROM INCORRECT PRINTING, COPYING, OR ANY OTHER CHANGES THAT ALTER THE SCALE OF THE DRAWINGS.
- 3. VERIFY ALL PLAN DIMENSIONS PRIOR TO START OF CONSTRUCTION. NOTIFY THE OWNER'S REPRESENTATIVE TO ADDRESS ANY QUESTIONS OR CLARIFY ANY DISCREPANCIES.
- 4. WRITTEN DIMENSIONS TAKE PRECEDENCE OVER SCALED DIMENSIONS. 5. SUBMIT A CHANGE ORDER FOR APPROVAL FOR ANY CHANGES TO WORK SCOPE
- RESULTING FROM FIELD CONDITIONS OR DIRECTION BY OWNER'S REPRESENTATIVE WHICH REQUIRE ADDITIONAL COST TO THE OWNER PRIOR TO PERFORMANCE OF WORK
- 6. THE CONTRACTOR SHALL PROVIDE A STAKED LAYOUT OF ALL SITE IMPROVEMENTS FOR INSPECTION BY THE OWNER'S REPRESENTATIVE AND MAKE MODIFICATIONS AS REQUIRED. ALL LAYOUT INFORMATION IS AVAILABLE IN DIGITAL FORMAT FOR USE BY THE CONTRACTOR.
- 7. IF A GEOTECHNICAL SOILS REPORT IS NOT AVAILABLE AT THE TIME OF CONSTRUCTION, NORRIS DESIGN RECOMMENDS A REPORT BE AUTHORIZED BY THE OWNER AND THAT ALL RECOMMENDATIONS OF THE REPORT ARE FOLLOWED DURING CONSTRUCTION. THE CONTRACTOR SHALL USE THESE CONTRACT DOCUMENTS AS A BASIS FOR THE BID. IF THE OWNER ELECTS TO PROVIDE A GEOTECHNICAL REPORT, THE CONTRACTOR SHALL REVIEW THE REPORT AND SUBMIT AN APPROPRIATE CHANGE ORDER TO THE OWNER'S REPRESENTATIVE IF ADDITIONAL COSTS ARE REQUESTED
- 8. CONTRACTOR SHALL CONFIRM THAT SITE CONDITIONS ARE SIMILAR TO THE PLANS, WITHIN TOLERANCES STATED IN THE CONTRACT DOCUMENTS, AND SATISFACTORY TO THE CONTRACTOR PRIOR TO START OF WORK. SHOULD SITE CONDITIONS BE DIFFERENT THAN REPRESENTED ON THE PLANS OR UNSATISFACTORY TO THE CONTRACTOR, THE CONTRACTOR SHALL CONTACT THE OWNER'S REPRESENTATIVE FOR CLARIFICATION AND FURTHER DIRECTION.
- 9. CONTRACTOR IS RESPONSIBLE TO PAY FOR, AND OBTAIN, ANY REQUIRED APPLICATIONS, PERMITTING, LICENSES, INSPECTIONS AND METERS ASSOCIATED WITH WORK.
- 10. THE CONTRACTOR SHALL BE RESPONSIBLE FOR ANY FINES OR PENALTIES ASSESSED TO THE OWNER RELATING TO ANY VIOLATIONS OR NON-CONFORMANCE WITH THE PLANS. SPECIFICATIONS, CONTRACT DOCUMENTS, JURISDICTIONAL CODES, AND REGULATORY AGENCIES.
- 11. THE CONTRACTOR SHALL BE RESPONSIBLE FOR COORDINATION OF ALL UTILITY LOCATES PRIOR TO ANY EXCAVATION. REFER TO ENGINEERING UTILITY PLANS FOR ALL PROPOSED UTILITY LOCATIONS AND DETAILS. NOTIFY OWNER'S REPRESENTATIVE IF EXISTING OR PROPOSED UTILITIES INTERFERE WITH THE ABILITY TO PERFORM WORK.
- 12. UNLESS IDENTIFIED ON THE PLANS FOR DEMOLITION OR REMOVAL, THE CONTRACTOR IS RESPONSIBLE FOR THE COST TO REPAIR UTILITIES, ADJACENT OR EXISTING LANDSCAPE, ADJACENT OR EXISTING PAVING, OR ANY PUBLIC AND PRIVATE PROPERTY THAT IS DAMAGED BY THE CONTRACTOR OR THEIR SUBCONTRACTOR'S OPERATIONS DURING INSTALLATION, ESTABLISHMENT OR DURING THE SPECIFIED MAINTENANCE PERIOD. ALL DAMAGES SHALL BE REPAIRED TO PRE-CONSTRUCTION CONDITIONS AS DETERMINED BY THE OWNER'S REPRESENTATIVE. CONTRACTOR SHALL BE RESPONSIBLE FOR LOGGING ANY DAMAGES PRIOR TO START OF CONSTRUCTION AND DURING THE CONTRACT PERIOD.
- 13. ALL WORK SHALL BE CONFINED TO THE AREA WITHIN THE CONSTRUCTION LIMITS AS SHOWN ON THE PLANS. ANY AREAS OR IMPROVEMENTS DISTURBED OUTSIDE THESE LIMITS SHALL BE RETURNED TO THEIR ORIGINAL CONDITION AT THE CONTRACTOR'S EXPENSE. IN THE EVENT THE CONTRACTOR REQUIRES A MODIFICATION TO THE CONSTRUCTION LIMITS, WRITTEN PERMISSION MUST BE OBTAINED FROM THE OWNER'S REPRESENTATIVE PRIOR TO ANY DISTURBANCE OUTSIDE OF THE LIMITS OF WORK.
- 14. THE CONTRACTOR SHALL BE RESPONSIBLE FOR THE REPAIR OF ANY OF THEIR TRENCHES OR EXCAVATIONS THAT SETTLE.
- 15. THE CONTRACTOR SHALL BE RESPONSIBLE TO PREPARE AND SUBMIT A TRAFFIC CONTROL PLAN TO THE APPROPRIATE JURISDICTIONAL AGENCIES AND THE OWNER'S REPRESENTATIVE IF THEIR WORK AND OPERATIONS AFFECT OR IMPACT THE PUBLIC RIGHTS-OF-WAY. OBTAIN APPROVAL PRIOR TO ANY WORK WHICH AFFECTS OR IMPACTS THE PUBLIC RIGHTS-OF-WAY. THE CONTRACTOR SHALL BE RESPONSIBLE FOR ANY FINES OR PENALTIES ASSESSED TO THE OWNER RELATING TO THIS REQUIREMENT DURING THE CONTRACT PERIOD.
- 16. SIGHT TRIANGLES AND SIGHT LINES SHALL REMAIN UNOBSTRUCTED BY EQUIPMENT, CONSTRUCTION MATERIALS, PLANT MATERIAL, OR ANY OTHER VISUAL OBSTACLE DURING THE CONTRACT PERIOD AND AT MATURITY OF PLANTS PER LOCAL JURISDICTIONAL REQUIREMENTS. NO PLANT MATERIAL OTHER THAN GROUND COVER IS ALLOWED TO BE PLANTED ADJACENT TO FIRE HYDRANTS AS STIPULATED BY JURISDICTIONAL REQUIREMENTS.
- 17. COORDINATE SITE ACCESS, STAGING, STORAGE AND CLEANOUT AREAS WITH OWNER'S REPRESENTATIVE.

- 18. CONTRACTOR IS RESPONSIBLE FOR PROVIDING TEMPORARY SAFETY FENCING AND BARRIERS AROUND ALL IMPROVEMENTS SUCH AS WALLS. PLAY STRUCTURES. EXCAVATIONS, ETC. ASSOCIATED WITH THEIR WORK UNTIL SUCH FACILITIES ARE COMPLETELY INSTALLED PER THE PLANS, SPECIFICATIONS AND MANUFACTURER'S RECOMMENDATIONS.
- 19. CONTRACTOR SHALL BE RESPONSIBLE FOR PROTECTION OF THEIR MATERIAL STOCK PILES AND WORK FROM VANDALISM, EROSION OR UNINTENDED DISTURBANCE DURING THE CONSTRUCTION PERIOD AND UNTIL FINAL ACCEPTANCE IS ISSUED.
- 20. THE CONTRACTOR SHALL KNOW, UNDERSTAND AND ABIDE BY ANY STORM WATER POLLUTION PREVENTION PLAN (SWPPP) ASSOCIATED WITH THE SITE. IF A STORM WATER POLLUTION PREVENTION PLAN IS NOT PROVIDED BY THE OWNER'S REPRESENTATIVE, REQUEST A COPY BEFORE PERFORMANCE OF ANY SITE WORK.
- 21. MAINTAIN ANY STORM WATER MANAGEMENT FACILITIES THAT EXIST ON SITE FOR FULL FUNCTIONALITY. THE CONTRACTOR SHALL INSTALL AND MAINTAIN ANY NEW STORM WATER MANAGEMENT FACILITIES THAT ARE IDENTIFIED IN THE SCOPE OF WORK TO FULL FUNCTIONALITY. THE CONTRACTOR SHALL BE RESPONSIBLE FOR ANY FINES OR PENALTIES ASSESSED TO THE OWNER FOR FAILURE TO MAINTAIN STORM WATER MANAGEMENT FACILITIES DURING THE CONTRACT PERIOD
- 22. THE CONTRACTOR SHALL PREVENT SEDIMENT, DEBRIS AND ALL OTHER POLLUTANTS FROM EXITING THE SITE OR ENTERING THE STORM SEWER SYSTEM DURING ALL DEMOLITION OR CONSTRUCTION OPERATIONS THAT ARE PART OF THIS PROJECT. THE CONTRACTOR SHALL BE RESPONSIBLE FOR ANY FINES OR PENALTIES ASSESSED TO THE OWNER RELATING TO THESE REQUIREMENTS DURING THEIR CONTRACTED COURSE OF WORK.
- 23. THE CONTRACTOR SHALL BE RESPONSIBLE TO PREVENT ANY IMPACTS TO ADJACENT WATERWAYS, WETLANDS, OR OTHER ENVIRONMENTALLY SENSITIVE AREAS RESULTING FROM WORK DONE AS PART OF THIS PROJECT. THE CONTRACTOR SHALL BE RESPONSIBLE FOR ANY FINES OR PENALTIES ASSESSED TO THE OWNER RELATING TO THESE STANDARDS DURING THEIR CONTRACTED COURSE OF WORK.
- 24. THE CONTRACTOR AND/OR THEIR AUTHORIZED AGENTS SHALL INSURE THAT ALL LOADS OF CONSTRUCTION MATERIAL IMPORTED TO OR EXPORTED FROM THE PROJECT SITE SHALL BE PROPERLY COVERED TO PREVENT LOSS OF MATERIAL DURING TRANSPORT. TRANSPORTATION METHODS ON PUBLIC RIGHT-OF WAYS SHALL CONFORM TO JURISDICTIONAL REQUIREMENTS. THE CONTRACTOR SHALL BE RESPONSIBLE FOR ANY FINES OR PENALTIES ASSESSED TO THE OWNER RELATING TO THESE REQUIREMENTS.
- 25. THE CLEANING OF EQUIPMENT IS PROHIBITED AT THE JOB SITE UNLESS AUTHORIZED BY THE OWNER'S REPRESENTATIVE IN A DESIGNATED AREA. THE DISCHARGE OF WATER, WASTE CONCRETE, POLLUTANTS, OR OTHER MATERIALS SHALL ONLY OCCUR IN AREAS DESIGNED FOR SUCH USE AND APPROVED BY THE OWNER'S REPRESENTATIVE.
- 26. THE CLEANING OF CONCRETE EQUIPMENT IS PROHIBITED AT THE JOB SITE EXCEPT IN DESIGNATED CONCRETE WASHOUT AREAS. THE DISCHARGE OF WATER CONTAINING WASTE CONCRETE IN THE STORM SEWER IS PROHIBITED.
- 27. OPEN SPACE SWALES: IF SWALES ARE EXISTING ON SITE AND ARE NOT INTENDED TO BE MODIFIED AS PART OF THE PLANS, THE CONTRACTOR SHALL BE RESPONSIBLE TO MAINTAIN THE CONVEYANCE OF WATER WITHIN THE SWALES DURING THE CONTRACT PERIOD. THE CONTRACTOR SHALL BE RESPONSIBLE FOR ANY DIVERSION OR PUMPING OF WATER IF REQUIRED TO COMPLETE WORK. ANY SWALES DISTURBED BY THE CONTRACTOR SHALL BE REPAIRED/RESTORED TO THEIR ORIGINAL CONDITION. IF THE SWALE NEEDS TO BE DISTURBED OR MODIFIED FOR ANY REASON, THE CONTRACTOR SHALL NOTIFY THE OWNER'S REPRESENTATIVE FOR APPROVAL PRIOR TO DISTURBANCE
- 28. DETENTION AND WATER QUALITY PONDS: IF DETENTION PONDS AND WATER QUALITY PONDS ARE EXISTING ON SITE AND ARE NOT INTENDED TO BE MODIFIED AS PART OF THE PLANS, THE CONTRACTOR SHALL MINIMIZE DISTURBANCE TO THE PONDS, DRAINAGE STRUCTURES AND SPILLWAYS DURING CONSTRUCTION. ALL PONDS, DRAINAGE STRUCTURES AND SPILLWAYS SHALL BE MAINTAINED IN OPERABLE CONDITIONS AT ALL TIMES. ANY POND OR SPILLWAY AREAS DISTURBED BY THE CONTRACTOR SHALL BE REPAIRED/RESTORED TO THEIR ORIGINAL CONDITION. IF THE POND NEEDS TO BE DISTURBED OR MODIFIED FOR ANY REASON, THE CONTRACTOR SHALL NOTIFY THE OWNER'S REPRESENTATIVE FOR APPROVAL PRIOR TO DISTURBANCE.
- 29. MAINTENANCE ACCESS BENCHES: IF MAINTENANCE BENCHES OR ACCESS ROADS EXIST ON SITE AND ARE NOT INTENDED TO BE MODIFIED AS PART OF THE PLANS, THE CONTRACTOR SHALL MINIMIZE DISTURBANCE TO THE BENCHES OR ACCESS ROADS DURING CONSTRUCTION. ANY BENCHES OR ACCESS ROADS DISTURBED BY THE CONTRACTOR SHALL BE REPAIRED/RESTORED TO THEIR ORIGINAL CONDITION. THE CONTRACTOR SHALL MAINTAIN ACCESS TO ALL EXISTING BENCHES AND ACCESS ROADS DURING THE CONSTRUCTION PERIOD. IF ACCESS NEEDS TO BE BLOCKED FOR ANY REASON, THE CONTRACTOR SHALL NOTIFY THE OWNER'S REPRESENTATIVE FOR APPROVAL PRIOR TO INTERRUPTION OF ACCESS.
- 30. LOCAL, STATE AND FEDERAL JURISDICTIONAL REQUIREMENTS, RESTRICTIONS OR PROCEDURES SHALL SUPERSEDE THESE PLANS, NOTES AND SPECIFICATIONS WHEN MORE STRINGENT. NOTIFY THE OWNER'S REPRESENTATIVE IF CONFLICTS OCCUR.



1101 Bannock Street Denver, Colorado 80204 P 303.892.1166 F 303.892.1186

OWNER: DENNIS CAVALLARI

400 E. THIRD AVE. SUITE 500 FOSTER CITY, CA 94404





DATE: 07/22/15 - SP-01 10/20/15 - SP-02 <u>11/25/15 - SP TECH</u> 02/17/16 - SP TECH 2 <u>03/04/16 - SP TECH 3</u> 03/15/16 - SP MYLAR 08/18/17 - SP MYLAR 2 <u>DELTA 1 - REVISIONS</u>

Know what's below.

Call before you dig.

SHEET TITLE: **NOTES AND SCHEDULE**

L2.06

E. YALE ST.

CONST

JC TD/WBW

CHECKED BY: DRAWN BY:

NORRIS DESIGN www.norris-design.com

1101 Bannock Street Denver, Colorado 80204 P 303.892.1166 F 303.892.1186

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400 E. THIRD AVE. SUITE 500 FOSTER CITY, CA 94404

DATE: 07/22/15 - SP-01 10/20/15 - SP-02 11/25/15 - SP TECH 02/17/16 - SP TECH 2 03/04/16 - SP TECH 3 03/15/16 - SP MYLAR 08/18/17 - SP MYLAR 2

SHEET TITLE:

LANDSCAPE PLAN

0 10

NORTH

SCALE: 1" = 20'

SHEET MATCHLINE EDGE OF CONCRETE

BIKE RACK

L2.01

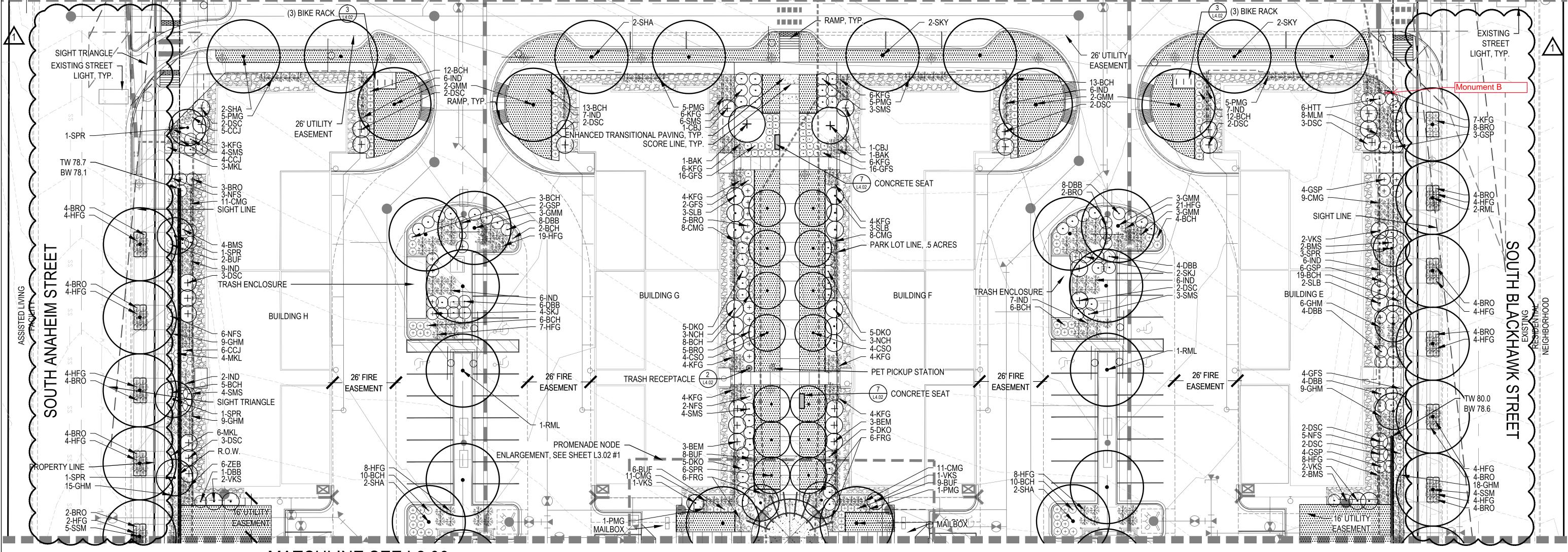
1101 Bannock Street Denver, Colorado 80204 P 303.892.1166 F 303.892.1186

08/18/17 - SP MYLAR 2 DELTA 1 - REVISIONS

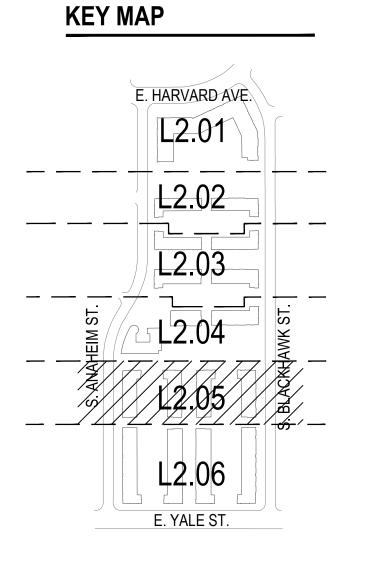
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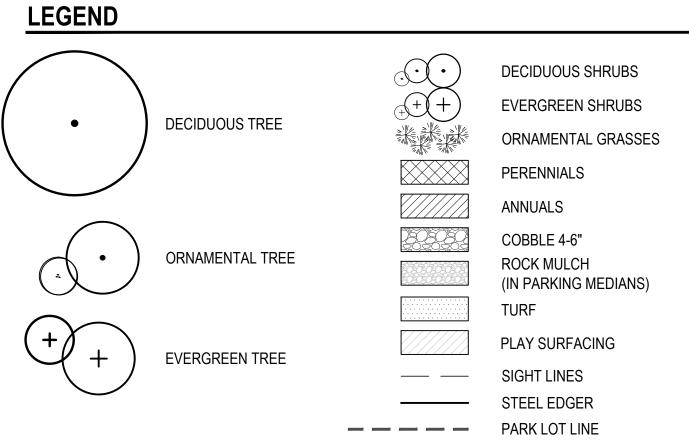
L2.05

MATCHLINE SEE L2.04



MATCHLINE SEE L2.06

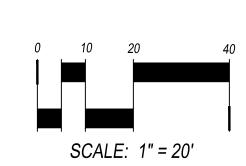




CIVIL LOW SEAT WALL PROPOSED 5' CONTOUR PROPOSED 1' CONTOUR EXISTING CONTOUR 5' NO-IRRIGATION OFFSET ORNAMENTAL METAL FENCE PLANTER POT PET PICKUP STATION CONCRETE BENCH TRASH RECEPTACLE SHEET MATCHLINE EDGE OF CONCRETE BIKE RACK

RETAINING WALL - REF:





Know what's below.

Call before you dig.

JC TD/WBW CHECKED BY: DRAWN BY:

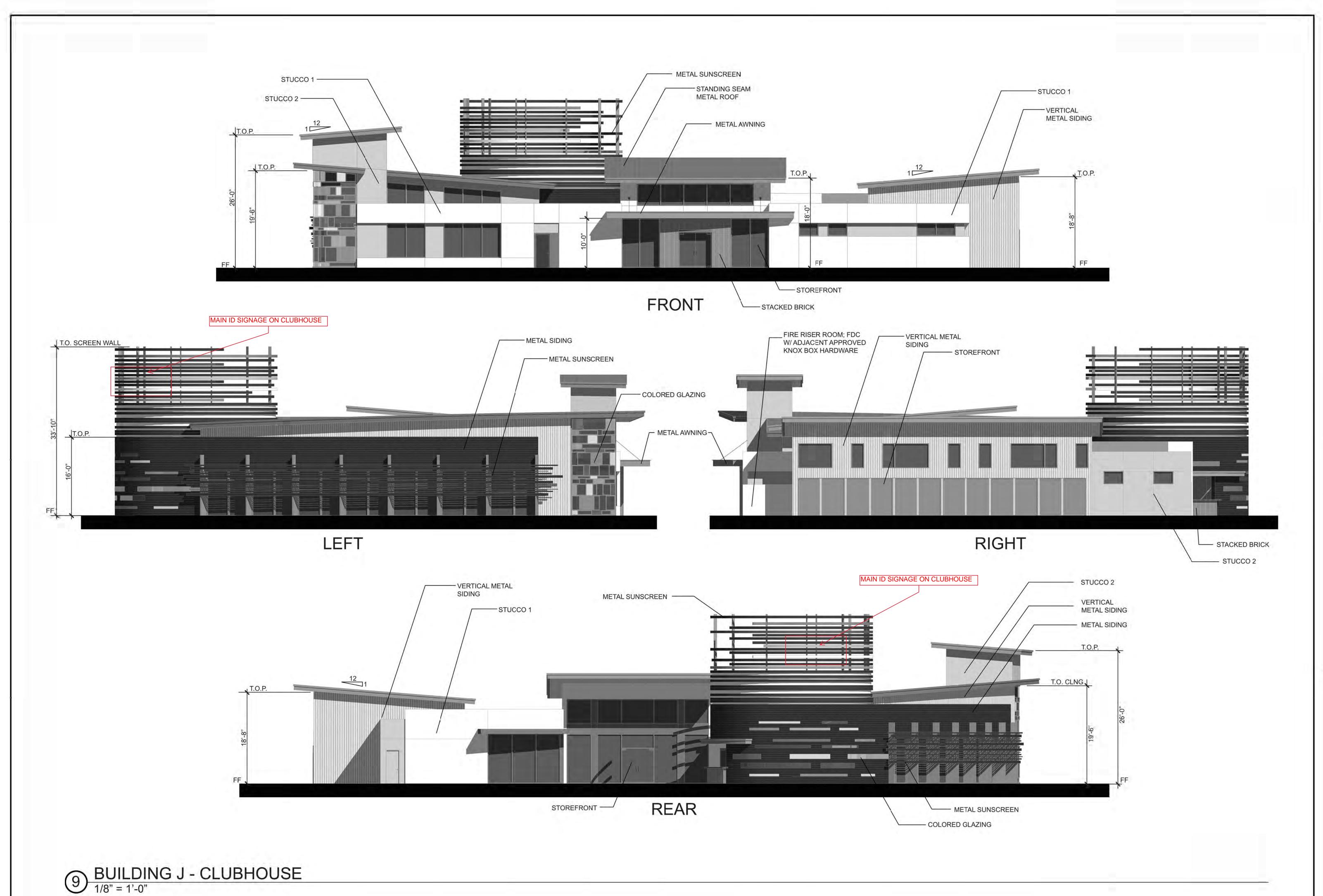
CONSTRUCTION





(STYLE ELEVATIONS

TE LLC 12, 2016 BUILDING E,
ILIFF STATION
20130992
STEELWAVE LL
FEBRUARY 12, 20 DESCRIPTION: E
PROJECT NAME: II
PROJECT NUMBER: 2
REFERENCE: 8



KTGY Group, Inc. 820 16th Street, Suite 50 Denver, CO 80202 ktgy.com 303.825.6400

3 REAR 1/8" = 1'-0"

STYLE ELEVATIONS

/E LLC 12, 2016 BUILDING Q, ILIFF STATION 20130992 STEELWAVE LLO FEBRUARY 12, 20 DESCRIPTION: PROJECT NAME: I PROJECT NUMBER: REFERENCE: 8

KTGY Group, Inc. 820 16th Street, Suite 535 Denver, CO 80202 ktgy.com 303.825.6400