

Aperio
Property Consultants, llc

April 6, 2020

Sarah Weider
City of Aurora
Planning Department
15151 E. Alameda Ave
Aurora, CO 80012

**RE: Beer Garden at Stapleton
Site Plan and Conditional Uses**
Response to 2nd Review Comments

Sarah,

Following are responses to comments issued by the City of Aurora on October 21, 2019 for the proposed Beer Garden at Stapleton (the "Project") located at 2323 Dayton Street.

PLANNING DEPARTMENT COMMENTS

1. Completeness and Clarity of the Application

1A. All Site Plan sheets should be uploaded as a single PDF. Please do not upload each sheet as a separate PDF.

All sheets have been combined into one PDF.

1B. The city's Unified Development Ordinance (UDO) was adopted on September 21, 2019. Therefore, the code sections and zone districts that are referenced in documents should be consistent with the UDO. Please update with the next submittal.

The code references have been updated to the UDO.

1C. Update the Letter of Introduction to include additional details and to revise applicable sections. Please see redline comments for additional information.

The Letter of Introduction has been revised.

1D. Please revise the Vicinity Map per redline comments on the Cover Sheet.

The Vicinity Map has been updated.

1E. Update the Signature Block to add lines for "City Attorney" and "Planning Commission."

The signature blocks have been updated.

1F. Please remove Sheets 8 and 9 from the plan set and upload these as separate documents.

These should not be included in the Site Plan. In addition, please remove “of 10” from all sheets.

The color elevations and floor plan have been removed from the set and the color elevations uploaded as a separate file. “of 10” has been removed from all sheets.

1G. Update the Site Plan Notes per redline comments.

The Site Plan notes have been updated.

1H. As a reminder, the city has developed CAD Data Submittal Standards for internal and external use to streamline the process of importing AutoCAD information into the city’s Enterprise GIS. Please note that a digital submission meeting the [CAD Data Submittal Standards](#) is required before your final Site Plan mylars can be routed for signatures or recorded. Please review the CAD Data Submittal Standards and email your Case Manager the .DWG file before submitting your final Site Plan mylars. Once received, the city’s AutoCAD Operator will run an audit report and your Case Manager will let you know whether the .DWG file meets the city’s standards.

Noted, a CAD file will be submitted as required with the mylar submission.

2. Zoning and Land Use Issues

2A. In the Letter of Introduction, please state the code criteria for Conditional Uses in [Section 5.4.3\(A\)](#) (Page 384) and explain how you are meeting each of these requirements. This analysis should be done for each Conditional Use request.

The code criteria for the Conditional Uses and the descriptions for how each is being met has been added to the Letter of Introduction.

2B. With the first submittal, staff requested that a note be added to the Cover Sheet that stated that the site would comply with the city’s noise ordinance. However, a note was added that states that the “applicant shall make all reasonable attempts to conform with the city’s noise ordinance for adjacency to residential uses. The City of Aurora accepts that the Conditional Use requests for this site assume that there will be occasions when the applicant will not meet the exact language of the noise ordinance.” This note is *not* acceptable to the city and must be removed. The note should state that the applicant will comply with the maximum noise standards in [Section 4.11.2\(E\)](#) (Page 344), which is required of all properties in the city and cannot be modified.

The note has been modified as requested.

2C. Per [Section 4.9.2](#) (Page 319), all lighting shall be lit with full cutoff shielded luminaire-type lighting fixtures no more than 25’ tall, and fixtures shall be downcast types with full cutoff shielding. The volleyball court lights do not appear to be downcast or shielded. In addition, there cannot be that much spillover beyond the property line. It shall not exceed 0.1 foot-candles measured 10’ from the property line. Please extend measurements on Sheet 5.

The mounting heights for pole-mounted fixtures is less than 25’ onsite; however, the street light poles in the public ROW will be 30’. The outdoor entertainment area (volleyball, etc.)

fixture has been replaced with a full-cutoff fixture. Please note that the spillover is 0.1fc or less at the adjacent private property, however the public sidewalk adjacent to the site needs to be illuminated to 2.0fc, accomplished via street lights, private site lighting and pedestrian bollards as required per the civil engineering street lighting standards.

2D. The proposed design of the corner of Dayton Street and 23rd Avenue is very closed off from the rest of the site by fences and tall trees. It will likely not serve the purpose of activating the street and may encourage unsafe / disruptive activity in this area if there's not more visibility. It appears that the bocce ball court at the corner could be shifted to another part of the site to allow for more visibility at the corner to achieve code requirements of activating the street. In addition, please look at other options besides chairs as people could try to sleep on them.

The corner fencing is a 4'-high metal mesh fence which provides through visibility at a lower fence height. Two benches have been added and the chairs removed to discourage sleeping at the corner while providing an activity location for local pedestrians.

2E. Details of all proposed fences, including any existing fences that are remaining on site, must be included within the plan set. Please provide with the next submittal. Call out the names of the fences so they match what they are called on the Site Plan.

Details of the proposed and existing fences have been added.

3. Streets and Pedestrian Issues

3A. As previously requested, pedestrian lights are required and should be provided in between the tree openings on Dayton Street and 23rd Avenue. Please show with the next submittal. See Civil Engineering comments for additional information.

Pedestrian lights have been added as requested. Additionally, the outdoor entertainment area and proposed corner street light upgrade will contribute to meeting the public sidewalk illumination requirements.

3B. Tree openings should be located directly adjacent to the street frontage. Please revise with the next submittal. See Civil Engineering comments for additional information.

The tree openings have been relocated directly adjacent to the street as requested.

3C. The area at the northeast corner of the site must be improved as the concrete appears to have significant cracks and weeds / grass are growing through the concrete. Please also remove unused objects (such as wheel stops and monuments) to make this area more inviting and active.

The Veteran's Monument area has been modified to show landscaping improvements and removal of the existing cracked asphalt. Flagstone will be installed adjacent to the monument as well for visitors.

4. Parking Issues

4A. Per [Section 4.6.3](#) (Pages 205-209), restaurants required 4 parking spaces per 1,000 gross floor area, not 5 parking spaces per 1,000 gross floor area. In addition, the parking calculation

does not account for the outdoor entertainment use at 1 space per 4 persons design capacity. Update the table and Data Block accordingly.

The parking calculations and corresponding data block have been updated. Please note that while onsite parking is met by the proposed surface spaces, as an adaptive reuse property there are also 98 on-street parking available within 200' of the subject site, as per the Traffic Impact Study prepared by SM Rocha, LLC.

4B. Per [Section 4.6.3](#) (Page 210), the required number of bicycle parking spaces should be equal to at least 10% of the required automobile parking spaces. Please revise this in the Data Block accordingly and provide additional bicycle parking spaces if necessary.

The required bicycle parking spaces are added as requested.

4C. Staff highly recommends that the bicycle parking spaces be moved closer to Dayton Street so they are more visible and accessible to visitors.

The bicycle parking has been relocated to a more accessible location adjacent to Dayton Street.

4D. Please add a note to Sheet 2 that states that loading will occur during off-hours as the parking lot will not function if a truck is parked in that location during business hours.

The loading zone note has been added.

4E. Per [Section 4.9.3](#) (Page 321), the maintained average illuminance values in parking areas shall be no less than two foot-candles. It does not appear that you meet the illuminance requirements in the parking area based on the information provided on Sheet 5. Illuminance shall be measured using only the light produced on site.

The lighting plan has been updated to meet requirements.

4F. Please revise the detail of the bicycle rack on Sheet 6. It should just depict a standard inverted-U bicycle rack.

A bicycle rack detail has been added.

5. Signage Issues

5A. Revise how the signage is noted in the Data Block per redline comments. It should reference [Section 4.10.10, Table 4.10-3](#) (Page 329).

The signage calculations have been revised in the data block as requested. Specific sign determinations will be made with individual sign permits.

5B. If a monument sign is proposed, the location must be shown on the Site Plan. This cannot be deferred until the signage permit as staff must review the location of the sign and materials of the sign base.

No monument sign is proposed.

6. Architectural and Urban Design Issues

6A. The current building elevations are not supported by the requirements in the UDO and significant changes are needed to gain staff's support of the building elevations. Please contact your Case Manager to set up a meeting to discuss these concerns in further detail.

Based on meetings with the city we have revised the elevations. The current elevations reflect the commercial/industrial look and style of the Stanley Marketplace.

6B. Per [Section 2.4.4](#) (Page 38), "mansard roofs shall not be allowed." The current proposal to keep and modify the mansard roof is not supported by the UDO. Please revise your building elevations to be more similar to the previous submittal in which the mansard roof was removed and replaced with new metal siding on the second story.

The mansard roof has been removed and revised to show painted vertical metal siding. This is a building treatment that was used at the Stanley Marketplace and has been approved locally on other projects.

6C. Please be aware that you will need to prepare a materials board. It should be mounted on an 8.5" x 11" foam board and should have samples of the primary materials / colors. Please submit this to staff with the next submittal.

All materials are existing to remain, or be reused, except for the steel framed canopy. No new materials are being proposed. We have provided paint colors on the colored elevations. We can provide actual paint samples if necessary, although the delivery of any actual sample boards will need to be coordinated with the recent world event restrictions.

7. Landscaping Issues (Kelly Bish / 303-739-7189 / kbish@auroragov.org / Comments in bright teal)

7A. Include the plant symbology in the Plant Legend.

Added.

7B. Revise the tree openings to be 5' x 15'. Tree grates are an option, but tree grate openings are never adjusted to accommodate future tree growth and the trunks are girdled. Remove the grates and add understory plantings of shrubs / ornamental grasses / perennials.

Revised as requested.

7C. Parking lots are supposed to be screened. Use a plant that will mature to a minimum height of between 3'-4'. No ornamental grasses are permitted as they are often cut down in the winter or impacted by snow loads. There is approximately 7' of planting area. If need be, use wheel stops to prevent car overhang.

Revised as requested, wheel stops shown.

7D. Turn off the survey label information on Sheet 4.

Revised as requested.

7E. Add more vegetation to the larger parking lot end island where noted.

Added.

7F. The smaller parking lot islands should have a minimum of 6 shrubs.

Added.

7G. Provide some taller vegetation along the east side of the dumpster enclosure.

Revised as requested.

7H. Include landscape edger between the volleyball court areas and adjacent planting beds.

Added.

7I. Trees shall be provided at a ratio of 1 tree per 35' along 23rd Avenue.

Provided.

7J. Add the actual plant requirements to the Landscape Requirements Table.

Added.

7K. Provide the required plant material per code.

Revised as requested.

7L. Add "Not for Construction" to Sheet 4.

Added.

7M. Include the proposed grading on Sheet 4.

Added.

7N. Provide the required landscape notes that can be found in the Landscape Reference Manual.

Added.

7O. The Landscape Plan must be drawn at an engineering scale, not an architect scale.

Revised as requested.

7P. Crusher fines is not an acceptable mulch treatment. Use a wood mulch or rock mulch.

Revised as requested.

7Q. Label the artificial turf detail.

Artificial turf reference removed.

REFERRAL COMMENTS FROM OTHER DEPARTMENTS AND AGENCIES

8. Civil Engineering (Kristin Tanabe / 303-739-7306 / ktanabe@auroragov.org / Comments in green)

8A. The Site Plan will not be approved by Public Works until the Preliminary Drainage Report is approved. The submittal process has already started. Storm infrastructure identified in the Preliminary Drainage Report needs to be shown on the Site Plan. This includes detention and water quality ponds, outlet structures, and connections to existing storm facilities or outfalls to the street through a sidewalk chase.

The Preliminary Drainage Report has been revised for resubmittal. Drainage facilities both onsite and adjacent to the project have been added to the site plan set. Please refer to the revised Grading and Utility Plan.

8B. Curb returns are required. Label curb return radius and curb ramp.

Curb returns have been added with ramps, and the radii labeled.

8C. Tree openings are intended to be adjacent to the street to provide a buffer for pedestrians. Please update.

Tree opening locations have been revised.

8D. Pedestrian lights are required. Please show with the next submittal.

Pedestrian bollard lights have been added and a detail included. We understand the city does not have a standard detail at this time. Additionally, site lighting will add some illumination to the public sidewalk to assist in achieving the desired lighting levels.

8E. Label slopes for all new concrete installations.

No new concrete is being proposed.

8F. Labels slopes away from the building.

Slopes are labeled. Please note this is an existing site (adaptive reuse) and disturbance of the existing paved areas will be minimized.

8G. The curb should extend around the new landscape area.

The curb has been extended. Note that the curb head on the south parking area will be 0' height to allow sheet flow into the proposed sand filter drainage facility rather than a concentrated point or rundown.

8H. Proposed grading contours are required.

Proposed contours in the outdoor entertainment area have been added. No other site grading is proposed.

8I. Street lights and pedestrian lights on public streets will be owned and maintained by the city and must meet the city's standards. A Street Lighting Plan, including a Photometric Plan, shall be submitted with the Civil Plans.

Noted, a street lighting plan will be submitted with the civil plans.

8J. Add a note that street light locations shown are conceptual and final locations will be determined with the Civil Plans.

Note added.

8K. Street and pedestrian lights must meet city standards. Include fixtures for street and pedestrian lights. The draft lighting standards are available upon request.

Details have been added to meet applicable city standards for street lighting. Here again, the pedestrian bollards have been selected to meet the intent of the pedestrian lighting but are not yet a part of the city standards.

9. Traffic Engineering (Brianna Medema / 303-739-7336 / bmedema@auroragov.org / Comments in orange)

9A. Update Note #19 on the Cover Sheet.

Updated.

9B. Show required sight triangles per COA STD TE-13.1.

Sight triangles have been added.

9C. Add and label stop signs per redline comments.

A stop sign has been added to the exit side of the onsite drive. Please note that the comment regarding the existing stop sign at the intersection of 23rd and Dayton is incorrect, the stop signs are installed on Dayton Street.

9D. Include requested note on the Landscape Plan.

Added.

10. Aurora Water (Casey Ballard / 303-739-7382 / cballard@auroragov.org / Comments in red)
10A. An easement will be required for water meters outside of the right-of-way. See Section 5.04 for easement dimension requirements.

The water meter will need to be relocated behind the proposed sidewalk. The corresponding easement has been added and labeled.

10B. The sanitary sewer service is not shown on Sheet 3.

Added as requested.

11. Fire / Life Safety (John Van Essen / 303-739-7489 / jvanesse@auroragov.org / Comments in blue)

11A. There is no existing Certificate of Occupancy for the second story as noted on the Site Plan. A-3 Occupancy requires a sprinkler system. Please revise the second story occupancy or sprinkle the building.

The second story occupancy has been re-designated to “B”.

11B. Please use “accessible” instead of “ADA” on the Site Plan.

Revised as requested.

11C. Label the Knox Box where noted per redline comments.

Revised as requested.

11D. Show an accessible route to all site amenities.

Per the comments, there will not be a spectator area in the outdoor entertainment area, so no accessible route has been added.

12. Real Property (Maurice Brooks / 303-739-7294 / mbrooks@auroragov.org / Comments in magenta)

12A. Revise Note #7 on the Cover Sheet.

Revised as requested.

12B. Update the legal description per redline comments.

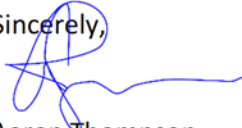
Revised as requested.

12C. Verify the property line distances noted on Sheet 2.

Revised as requested.

If you should have any questions, please don't hesitate to call me at (303) 317-3000. Thank you very much for your considerations in review of this project, we look forward to completing the application in preparation for Planning Commission as soon as possible.

Sincerely,



Aaron Thompson
Aperio Property Consultants, LLC

Cc: Justin Henry, Beer Garden at Stapleton
Greg Howes, R3 Design
Greg Kelly, Kelly Development Services, LLC

CONDITIONAL USES

PROPOSED CONDITIONAL USES:

CONDITIONAL USE #1: THE APPLICANT REQUESTS OUTDOOR RECREATION AND ENTERTAINMENT IN the 5 OA-6 DISTRICT.

CONDITIONAL USE #2: THE APPLICANT REQUESTS BAR AND TAVERN USE IN THIS OA-6 DISTRICT.

CONDITIONAL USE #3: THE APPLICANT REQUESTS AFTER HOURS ENTERTAINMENT IN THIS OA-6 DISTRICT.

APPROVAL

BEER GARDEN @ STAPLETON
2323 DAYTON,
AURORA, COLORADO

SITE PLAN AND CONDITIONAL USES

DALLAS ST

DAYTON ST

EMPORIA ST

E. 23RD AVE.

Include gross floor area of building as a

LEGAL DESCRIPTION

LOT 25-36, BLOCK 16, NEW ENGLAND HEIGHTS, ADAMS COUNTY, COLORADO

DATA BLOCK

GENERAL:

LAND AREA = 40,380 SQ.FT. (0.918 ACRES)

GROSS FLOOR AREA:

TOTAL BUILDING COVERAGE =	2560 SQ. FT. (6.3%)
HARD SURFACE AREA =	22,016 SQ. FT. (54.5%)
LANDSCAPE AREA =	3,950 SQ.FT. (9.8%)
SAND LOT GAME AREAS =	11,854 SQ.FT. (29.4%)

BUILDING NUMBER/HEIGHT = 1 BUILDING / 22 FEET

BUILDING CONSTRUCTION TYPE - UBC TYPE V-N

ZONING CLASSIFICATION - MU-OA-G (Mixed Use - Original Aurora - General)

"B" OCCU

PROPOSED USE -

PARKING:

SPACES REQUIRED =

SPACES PROVIDED =

BICYCLE SPACES REQUIRED =

BICYCLE SPACES PROVIDED =

A-2 GROUND FLOOR (NEW)
A-3 SECOND FLOOR (EXISTING)

26 REGULAR SPACES
2 HANDICAPPED SPACES (1 VAN ADA, 1 STD. ADA)
30 REGULAR SPACES
2 HANDICAPPED SPACES (BOTH VAN ADA)

1
4

SIGNAGE: (REFER TO SECTION 146 (146) OF THE 2005 IBC. INF. = TO SQ.FT. ALLOWED
SIGNAGE TO BE ALL BUILDING Per Section 4.10.10, Table 4.10-3 SHALL BE REVIEWED AND
APPROVED SEPARATELY THROUGH A FORMAL SIGN PERMIT APPLICATION. SEE SP

GROUND FLOOR TRANSPARENCY @ PRIMARY STREET FRONTAGE:
TRANSPARENCY MIN. REQ. = 35 L.F. @ 40% = 14 L.F.
TRANSPARENCY PROVIDED = 16 L.F.

PARKING CALCULATION

PARKING TOTALS			
BUILDING TYPE	GUIDELINE	TOTAL SPACES REQUIRED	TOTAL SPACES PROVIDED
RESTAURANT	5 SPACES PER 1000 S.F.	5100 S.F. = 26 SPACES	32 SPACES, INCL 2 ADA VAN SPACES

Note #18 is NOT acceptable to the city and must be removed. The note should state that the applicant will comply with the maximum noise standards in Section 4.11.2(E). This applies to all properties in the city and cannot be modified

1 SHEET INDEX

1	COVER SHEET
2	SITE PLAN
3	GRADING AND UTILITY PLAN
4	LANDSCAPE PLAN
5	LIGHTING PLAN
6	SITE DETAILS
7	SITE DETAILS
8	EXTERIOR ELEVATIONS
9	BUILDING FLOOR PLANS
10	EXTERIOR BUILDING COLORS

- | |
|------------|
| PLAN NOTES |
|------------|

CONTACT

ARCHITECT:
GREG HOWES, ARCHITECT
R 3 DESIGN ARCHITECTURE
355 BELLAIRE COURT,
BROOMFIELD, CO 80020
PH: 303-439-0822
EMAIL: howes@r3design.net

These should both be uploaded as separate documents and not

I. THE DEVELOPER, HIS SUCCESSORS AND ASSIGNS, INCLUDING THE HOMEOWNERS OF THE ASSOCIATION, SHALL BE RESPONSIBLE FOR INSTALLATION, MAINTENANCE AND REPLACEMENT OF ALL

2. ALL SIGNAGE TO ADHERE TO THE MAINSTREET OVERLAY DISTRICT/PEDESTRIAN SUB-DISTRICT AND CITY OF AURORA'S SIGN REQUIREMENTS.
3. RIGHT-OF-WAY FOR INGRESS AND EGRESS FOR SERVICE AND EMERGENCY VEHICLES IS GRANTED OVER, AND THROUGH ANY AND ALL PRIVATE ROADS AND WAYS NOW OR HEREAFTER ON THE DESCRIBED PROPERTY, AND THE SAME ARE HEREBY DESIGNATED AS "EMERGENCY AND UTILITY EASEMENTS" AND SHALL BE CONTACT POSTED "NO PARKING - FIRE LANE SIGNS AS REQUIRED BY THE CITY OF AURORA."
4. VICINITY MAP SHOULD BE IN BLACK AND WHITE. ALSO, THE OUTLINE AROUND THE SITE NEEDS TO BE BOLDER AS IT'S DIFFICULT TO SEE.
5. EXTERIOR ROUTES" SHALL BE PROVIDED FROM PUBLIC TRANSPORTATION STOPS, PARKING, ACCESSIBLE PASSENGER LOADING ZONES AND PUBLIC SIDEWALKS TO 60% OF ALL 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 THE 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 AMERICAN NATIONAL STANDARDS INSTITUTE (ICC/ANSI) A117-2009.
6. THE APPLICANT HAS THE OBLIGATION TO COMPLY WITH ALL APPLICABLE REQUIREMENTS OF THE AMERICAN W/ DISABILITIES ACT.
7. THE DEVELOPER, HIS SUCCESSORS AND ASSIGNS, SHALL BE RESPONSIBLE FOR INSTALLATION, MAINTENANCE AND REPLACEMENT OF ALL LANDSCAPING MATERIALS SHOWN OR INDICATED IN 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.
8. ALL CROSSINGS OR ENCROACHMENTS BY PRIVATE LANDSCAPE IRRIGATION SYSTEMS OR PRIVATE UTILITIES INTO EASEMENTS AND STREET RIGHT-OF-WAY OWNED BY THE CITY 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.
9. 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.
10. ALL BUILDING ADDRESS NUMBERS SHALL COMPLY WITH THE AURORA CITY CODE OF ORDINANCE, CHAPTER 126 - ARTICLE VII NUMBERING OF BUILDINGS.
11. 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 AND DEVELOPMENT MAY REQUIRE REMEDIATION PRIOR TO THE ISSUANCE OF A PERMANENT OCCUPANCY CERTIFICATE.
12. THERE IS NO EXISTING CERTIFICATE OF OCCUPANCY FOR 2ND FLOOR A-3 OCCUPANCY. THIS OCCUPANCY REQUIRES A SPRINKLER SYSTEM. PLEASE REVISE THE SECOND STORY OCCUPANCY OR SPRINKLE THE BUILDING.
13. EASEMENTS MUST BE FULLY ACCESSIBLE ALONG THEIR ENTIRE LENGTH TO ALL UTILITIES. PLEASE USE "ACCESSIBLE" NOT ADA. THE OPERATION OF UTILITY LINES PLACED WITHIN THE EASEMENT BY SUBMITTING THESE SITE OR CONSTRUCTION PLANS FOR APPROVAL, THE LANDOWNER RECOGNIZES AND ACCEPTS THE TERMS, CONDITIONS & REQUIREMENTS OF THIS NOTE.
14. ALL EXTERIOR LIGHTING SHALL BE FULL CUT-OFF AND DOWN CAST FIXTURES.
15. ALL INTERESTED PARTIES ARE REQUIRED TO REVIEW AND APPROVE THE PLAN. CHANGES AND AS SHOWN ON THE PLAN. THE DEVELOPER IS REQUIRED TO PLACE TRAFFIC CONTROL, STREET NAME, AND GUIDE SIGNS ON ALL PUBLIC STREETS AND PRIVATE STREETS APPROACHING AN INTERSECTION WITH A PUBLIC STREET. SIGNS SHALL BE FURNISHED AND INSTALLED PER THE MOST CURRENT EDITIONS OF THE MANUAL ON UNIFORM TRAFFIC CONTROL DEVICES (MUTCD) AND CITY STANDARDS, AND SHOWN ON THE SIGNING AND STRIPING PLAN FOR THE DEVELOPMENT.
16. THE PLAN IS SUBJECT TO ADMINISTRATIVE REVIEW BY THE AURORA CITY PLANNING OFFICE. THE AURORA CITY PLANNING OFFICE PLAN MAY BE PURCHASED THERE. THE SUBDIVISION PLAT OF RECORD AT THE CITY OF AURORA TO AGREE WITH THE PLAT AS NEEDED, AND THE CITY OF AURORA WILL BE RESPONSIBLE FOR THE PROPERTY OWNER OF RECORD.
17. THE CURRENT MINIMUM CODE REQUIREMENTS WILL APPLY AT THE TIME OF THE PLAN. PLEASE BE SURE THAT ALL PLAN COMPUTATIONS ARE CORRECT.
18. REPRESENTATIONS AND COMMITMENTS MADE BY APPLICANTS AND PROPERTY OWNERS AT PUBLIC HEARINGS REGARDING THIS PLAN ARE BINDING UPON THE APPLICANT, PROPERTY OWNER, HEIRS, SUCCESSORS, AND ASSIGNS.
19. ARCHITECTURAL FEATURES (I.E. BAY WINDOWS, FIREPLACES, ROOF OVERHANGS, GUTTERS, FOUNDATIONS, FOOTINGS, CANTILEVERED WALLS, ETC.) ARE NOT ALLOWED TO ENCROACH INTO ANY EASEMENT OR FIRE LANE.
20. PROPERTY OWNER TO MAINTAIN BUILDING AND LANDSCAPING CONDITION PER CITY OF AURORA CODES.
21. APPLICANT SHALL MAKE ALL REASONABLE ATTEMPTS TO CONFORM WITH THE CITY'S NOISE ORDINANCE IN SECTION 146-1802 FOR ADJACENCY TO RESIDENTIAL USES. THE CITY OF AURORA ACCEPTS THAT THE CONDITIONAL USES REQUESTED FOR THIS SITE ASSUME THAT THERE WILL BE OCCASIONS WHEN THE NOISE LEVELS WILL EXCEED THE EXACT LANGUAGE OF THE NOISE ORDINANCE.
22. WHERE APPLICABLE AND NECESSARY, DEVELOPER SHALL PLACE TRAFFIC CONTROL SIGNS, STREET NAME SIGNS, AND GUIDE SIGNS ON ALL ADJACENT PUBLIC STREETS.
23. REMOVE "OF 10" FROM ALL SHEETS



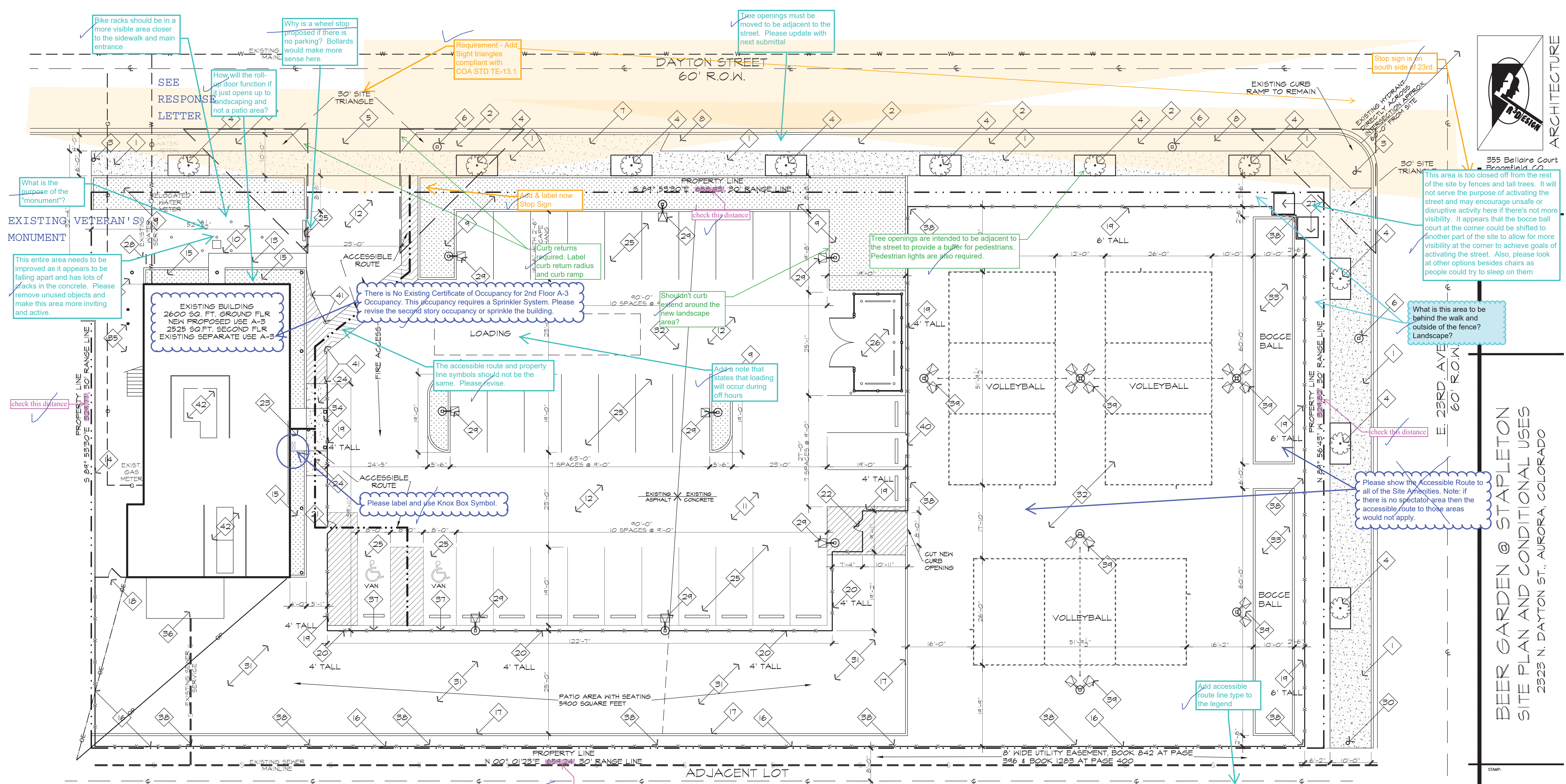
40
2019

SHEET TITLE:

COVER

SHEET NUMBER:
SHEET 1 OF 10

1



SITE PLAN
SCALE: 3/32"=1'-0"

2ND FLOOR B OCCUPANCY

[F] 903.2.1.3 Group A-3.

An automatic sprinkler system shall be provided for fire areas containing Group A-3 occupancies and intervening floors of the building where one of the following conditions exists:

1. The fire area exceeds 12,000 square feet (1115 m²).
2. The fire area has an occupant load of 300 or more.
3. The fire area is located on a floor other than a level of exit discharge serving such occupancies.

SITE PLAN KEYNOTES

- | | |
|---|--|
| 1 | NEW SIDEWALK INSTALLED ADJACENT TO EXISTING SIDEWALK. |
| 2 | EXISTING SIDEWALK. PATCH AND REPAIR ALL DAMAGED AREAS INCLUDING CURBS. |
| 3 | EXISTING POWER POLE WITH ATTACHED STREET LIGHTING TO REMAIN. |
| 4 | NEW TREE WITH METAL SIDEWALK GRATE. SEE LANDSCAPING PLAN. |
| 5 | EXISTING CURB CUT TO REMAIN. |
| 6 | NEW STREET LIGHTING. SEE LIGHTING PLAN FOR SPECIFICATIONS, SHEET 3 |
| 7 | REMOVE EXISTING CURB CUT. INSTALL NEW CONCRETE SIDEWALK AND CURB. |
| 8 | RELOCATE PARKING SIGN TO EXIST. SIDEWALK. |

- | | |
|----|--|
| 12 | EXISTING ASPHALT PAVING TO REMAIN. PATCH AND RESEAL EXISTING MATERIAL. |
| 13 | EXISTING SIDEWALK RAMP TO REMAIN. SLOPE IS LESS THAN 1:20, NO RAILINGS REQUIRED. |
| 14 | EXISTING WOOD FENCING TO REMAIN. |
| 15 | EXISTING LANDSCAPING AND CURB, SEE LANDSCAPE PLAN. |
| 16 | NEW 8' TALL CEDAR FENCING. |
| 17 | EXISTING RAISED CONCRETE CURB TO REMAIN. |
| 18 | NEW CEDAR WOOD FENCE GATE WITH SPRING HINGES AND PANIC EXIT DEVICE. |
| 19 | NEW 4' HIGH STEEL FENCE DESIGN A WITH METAL PANELS. SEE DETAIL SHEET. |
| 20 | NEW 4' HIGH STEEL FENCE DESIGN B WITH SOLID METAL PANELS. SEE DETAIL SHEET. |
| 21 | NEW METAL FENCE GATE DESIGN A WITH SPRING HINGES AND PANIC EXIT DEVICE. |
| 22 | NEW METAL FENCE GATE DESIGN B WITH SPRING HINGES AND PANIC EXIT DEVICE. |

23. EXISTING CONCRETE DOOR LANDING TO REMAIN.
NEW ENTRY CANOPY STRUCTURE, SEE BUILDING ELEVATIONS.
24. NEW RAMPED CONCRETE SIDEWALK AND LANDING. SLOPE IS LESS THAN 1:20, NO RAILINGS REQUIRED.
25. INSTALL NEW PARKING LOT STRIPING AS SHOWN WITH ADA PARKING MARKS. INSTALL NEW CONCRETE WHEEL STOPS AS SHOWN.
26. NEW TRASH ENCLOSURE, SEE DETAIL SHEET.
27. NEW ADIRONDACK CHAIR SCULPTURES, SEE DETAIL SHEET.
28. NEW BIKE RACKS FOR 4 BIKES, SEE DETAIL SHEET.
29. NEW PARKING LOT LIGHTING, SEE CIVIL ENGINEERING PLANS FOR PHOTOMETRIC INFORMATION.
30. EXISTING POWER POLE WITHOUT STREET LIGHT.
31. PATIO AREA WITH NEW ASTRO-TURF SURFACE OVER EXISTING SURFACE. INSTALL LED FESTOON LIGHTING STRUNG OVER ENTIRE PATIO AREA @ 8'-0" ABOVE FLOOR SURFACE.

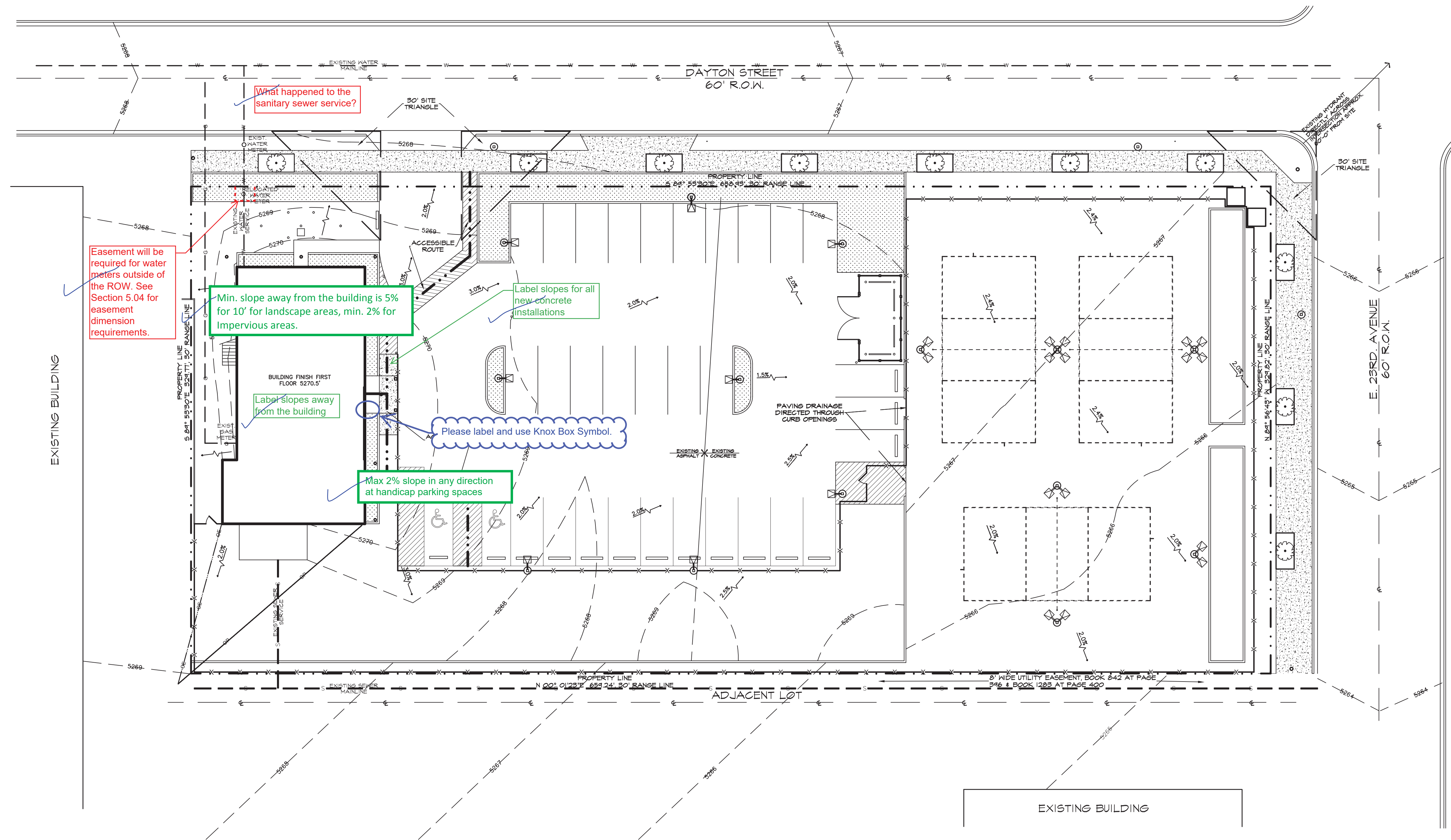
- 32 RE-GRADE EXISTING LOT, INSTALL 8" TH. SAND BED THROUGHOUT FOR VOLLEYBALL COURTS.
- 33 BOCCIE BALL COURTS, SEE LANDSCAPE PLAN FOR SPECIFICATION.
- 34 EXISTING LIGHT GAUGE STEEL CANOPY WITH OPEN DECK BELOW, ALL TO REMAIN.
- 35 EXISTING EXTERIOR STEEL EXIT STAIR
- 36 NEW TIMBER ENTRY CANOPY WITH DOUGLAS FIR MEMBERS AND PAINTED METAL ROOFING TO MATCH THE EXISTING ROOFING MATERIAL. SEE DETAIL SHEET FOR ADDITIONAL INFORMATION.
- 37 INSTALL ADA PARKING SIGN ON FENCE.
- 38 INSTALL EXTERIOR SPEAKERS (6"x10" SPEAKER ENCLOSURE WITH 4" CONE) AIMED AWAY FROM PROPERTY LINE.
- 39 NEW VOLLEYBALL COURT LIGHTING AND POLES, SEE LIGHTING PLAN FOR SPECS.
- 40 EXISTING CURB DRAINAGE OPENING.
- 41 NEW CONC. FILLED STEEL BOLLARD
- 42 NEW ROOF SCREEN SURROUNDING EXISTING ROOFTOP EQUIPMENT, SEE BUILDING ELEVATIONS.

PLAN LEGEND

-
- NEW LANDSCAPING AREAS
- NEW CONCRETE SIDEWALK AND PAVING AREAS. ALIGN FINISHED HEIGHT WITH ADJACENT PAVING.
- SPORTS CHALK LINES
- PROPERTY LINE
- NEW FENCING, SEE KEYNOTES FOR DESCRIPTION.
- EXISTING OVERHEAD PHONE LINE
- LEAD ELECTRIC LINE
- TERM NOTED
- LINE
- EXISTING SEWER LINE.
- CONTOUR LINES
- Speakers should not be used after 9 pm. Likely in order to meet noise ordinance.
- symbol does not seem accurate
- LAN FOR SPECIFICATIONS AND DETAILS.
- le, not ADA



REMOVED



GRADING/UTILITY PLAN
SCALE: 1/16"=1'-0"

NOTES:

THERE WILL NOT BE A NEED FOR ANY GRADING ON THE EXISTING DEVELOPED PORTION OF THIS PROJECT.

MINIMAL GRADING WILL NEED TO BE DONE ON THE UNDEVELOPED LOT IN ORDER TO ESTABLISH LEVEL AREAS FOR THE VOLLEYBALL COURTS, ETC.

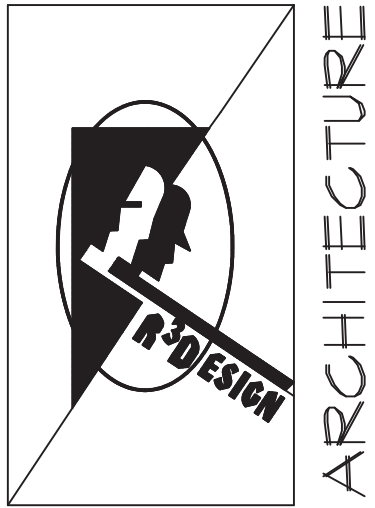
BENCHMARK: NATIONAL GEODETIC SURVEY POINT DESIGNATION NAME "J 392" FOUND NEAR THE INTERSECTION OF AKRON ST. AND E. 25TH DR. CONTOURS ARE SHOWN AT 1 FOOT INTERVALS.

A DETAILED DRAINAGE AND WATER QUALITY PLAN & REPORT WILL BE PROVIDED IN A SEPARATE SUBMITTAL.

The preliminary drainage report must be approved prior to the approval of the site plan. That submittal process has already started. Storm infrastructure identified in the preliminary drainage report needs to be shown on the site plan. This includes detention and water quality ponds, outlet structures and connections to existing storm facilities or outfalls to the street through a sidewalk chase.

PLAN LEGEND

- NEW LANDSCAPING AREA, SEE LANDSCAPE PLAN FOR SPECIFICATIONS AND DETAILS.
- NEW CONCRETE SIDEWALK AND PAVING AREAS, ALIGN FINISHED HEIGHT WITH ADJACENT PAVING.
- SPORTS CHALK LINES
- PROPERTY LINE
- NEW FENCING, SEE KEYNOTES FOR DESCRIPTION.
- EXISTING OVERHEAD PHONE LINE
- EXISTING OVERHEAD ELECTRIC LINE
- CENTERLINE OF ITEM NOTED
- EXISTING WATER LINE
- EXISTING SEWER LINE.
- CONTOUR LINES



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RICHARD WHITE, P.E.
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4414 W 1st St.
Greeley, CO 80634

BEER GARDEN @ STAPLETON
SITE PLAN AND CONDITIONAL USES
2323 N. DAYTON ST., AURORA, COLORADO

STAMP:

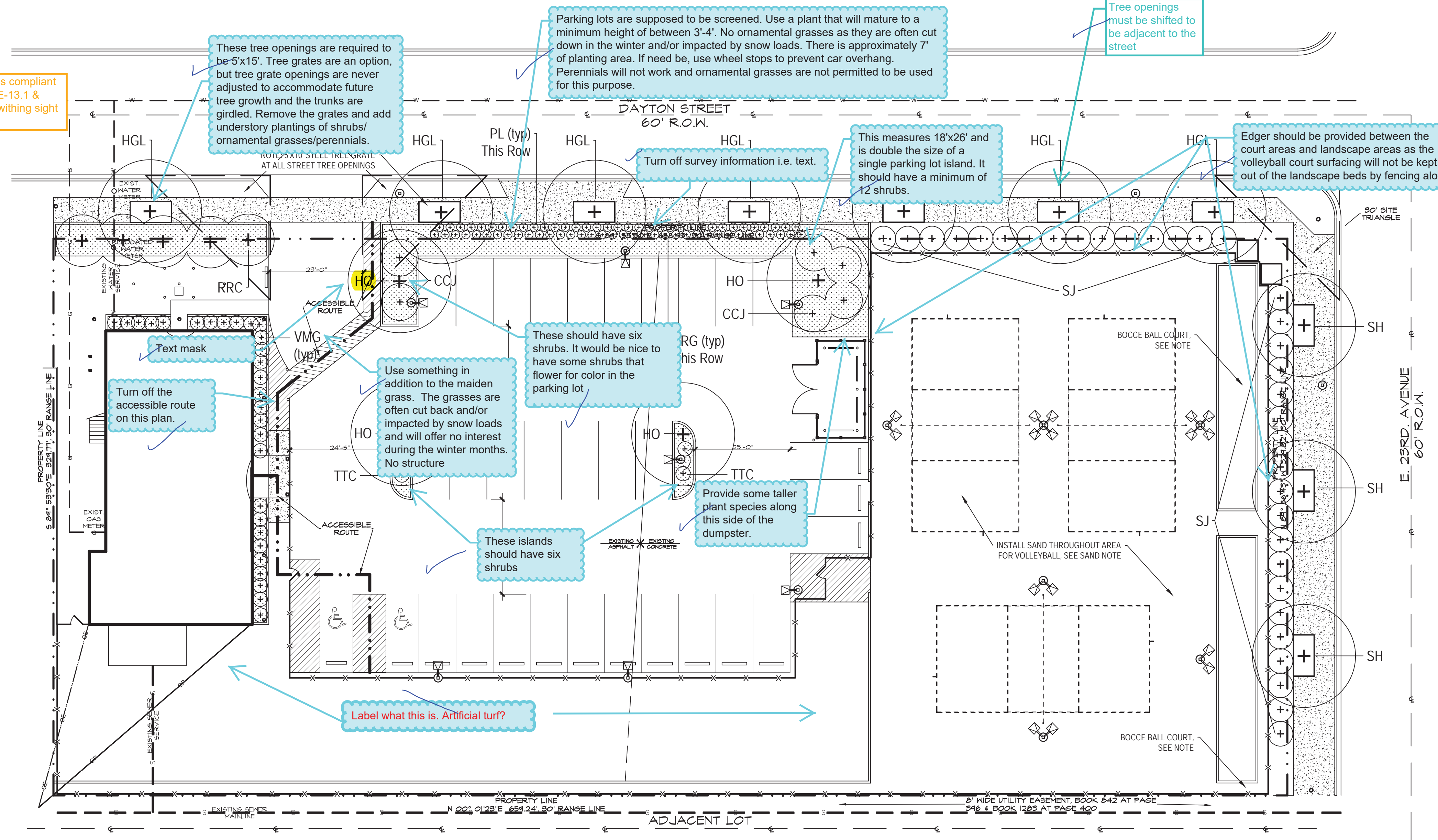
SCALE: 1/16"=1'-0"
PROJECT No: 1940
ISSUE DATE: 9/27/2019
REVISIONS:

SHEET TITLE:
GRADING AND UTILITY PLAN
SHEET NUMBER:
SHEET 3 OF 10

Include plant symbology in the legend.

PLANT LEGEND							
ABRV.	COMMON NAME	BOTANIC NAME	SIZE	QTY	GPH	WATER USE	MAINT.
DEDICUOUS SHADE AND ORNAMENTAL TREES							
HGL	Harvest Gold Linden	Tillia mongolica 'Harvest Gold'	2.5" Cal.	7	20	Medium	30' x 40'
HO	Heritage Oak	Quercus Heritage	2.5" Cal.	4	20	Medium	35' x 50'
RRC	Royal Raindrops Crabapple	Malus Royal Raindrops	2" Cal.	5	20	Medium	12' x 18'
SH	Shademaster Honeylocust	Gleditsia triacanthos inermis 'Shademaster'	2.5" Cal.	3	20	Medium	40' x 50'
EVERGREEN TREES AND SHRUBBERY							
CCJ	Calgary Carpet Juniper	Juniperus sabina Calgary Carpet	# 5	6	4	Low	15" x 8'
SJ	Spartan Juniper	Juniperus chinensis 'Spartan'	# 15	34	10	Low - Medium	6' x 14'
DECIDUOUS SHRUBBERY							
TTC	Tom Thumb Coloneaster	Cotoneaster adpressus 'Tom Thumb'	# 5	4	4	Medium	15" x 5'
PERENNIALS AND ORNAMENTAL GRASSES							
FRG	Feather Reed Grass	Calamagrostis acutiflora 'Karl Foerster'	# 5	37	4	Medium	2' x 4'
PL	Phenomenal Lavender	Lavendula x intermedia Phenomenal	# 1	71	2	Low	2.5' x 2.5'
VMG	Variegated Maiden Grass	Miscanthus sinensis 'Variegatus'	# 5	29	4	Medium	4' x 5'

Add sight triangles compliant with COA STD TE-13.1 & review plantings withing sight triangles.

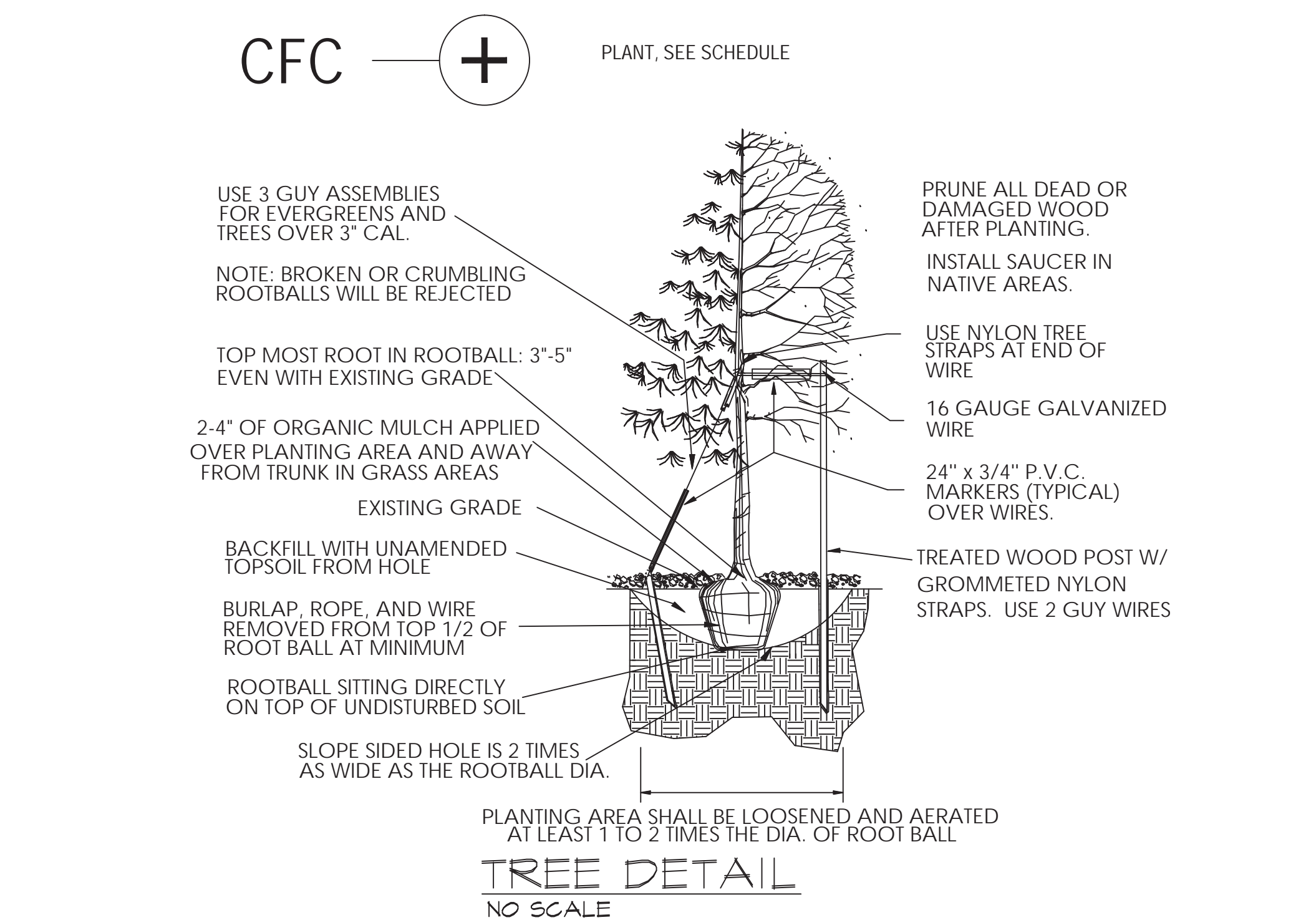
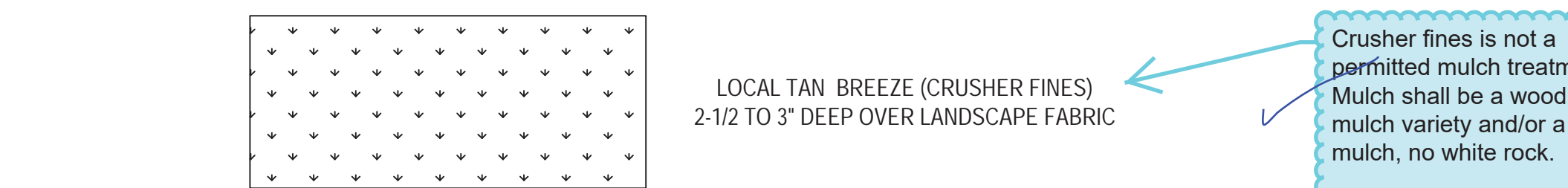


NOTE: LANDSCAPE CONTRACTOR IS RESPONSIBLE FOR CONFIRMING PLANT COUNT ON PLAN

NOTE: ALL PLANTS SHALL HAVE NURSERY LABELS UNTIL FINAL INSPECTION

NOTE: STAKE ALL TREES WITH 2"x6" PINE POSTS AND TREE STRAPS.

NOTE: IRRIGATION PLAN BY OTHERS. ALL PLANTS IN BED AREAS SHALL HAVE AUTOMATIC DRIP IRRIGATION.



- ### LANDSCAPE PLAN
- SCALE: 1/16"=1'-0"
- #### LANDSCAPE NOTES:
- SET SHRUBS PLUMB, SHRUB SPACING AS PER
 - FINISHED GRADE OF SHRUB BED TO BE 2" BELOW ADJACENT FINISH GRADE AT EDGE. PLANT ROOT BALL 2"-4" ABOVE FINISH GRADE IN CLAY SOIL AND 1"-2" ABOVE GRADE IN SANDY SOIL.
 - INSTALL MULCH AS SPECIFIED ON PLAN OVER WEED BARRIER FABRIC. LEAVE A 3" PLANTING RIM FOR ANY SHRUBS NOT IN A PLANTING BED. PROVIDE A SAUCER ON DOWNHILL SIDE ON SLOPES. KEEP MULCH FROM CONTACT WITH WOODY BASE. KEEP FREE OF WEEDS AND GRASS. BACKFILL WITH AMENDED SOIL PER LANDSCAPE PLAN.
 - CUT AND REMOVE ALL PACKAGING MATERIALS ON ROOT BALL. ROOT BALL SHALL REST ON FIRM, UNDISTURBED SOIL. FOR POT BOUND PLANTS ONLY: MAKE 4-5 VERTICAL CUTS IN ROOT BALL 1/2" DEEP. PLANT IMMEDIATELY. FOR ROOT BIND AT BOTTOM OF BALL: SPLIT ROOT BALL VERTICALLY ALL THE WAY THROUGH FROM BOTTOM TO HALFWAY TO TOP. SPREAD THE TWO HALVES OVER A MOUND OF SOIL IN THE PLANTING HOLE.
 - DO NOT REMOVE OR CUT LEADER.
 - PRUNE ONLY DEAD OR BROKEN BRANCHES IMMEDIATELY PRIOR TO PLANTING.
 - DO NOT REMOVE ANY DOUBLE LEADER, UNLESS OTHERWISE DIRECTED BY OWNER'S REPRESENTATIVE.
 - KEEP PLANTS MOIST AND WELL SHADED UNTIL PLANTING.
 - AMENDED BACKFILL SHALL BE 1/3 COMPOST (PREFERABLY CLASSIFIED) AND 2/3 NATIVE OR IMPORTED TOPSOIL.
 - MARK THE NORTH SIDE OF TREE IN THE NURSERY, AND ROTATE TREE TO FACE NORTH AT THE SITE WHENEVER POSSIBLE.
 - PINE AND SPRUCE TREES TO BE SPRAYED FOR IPS BEETLE PRIOR TO PLANTING. COORDINATE WITH CITY FORESTRY FOR CURRENT INSECT AND DISEASE RECOMMENDATIONS PRIOR TO PLANTING.
 - ALL TREES TO BE DEEP WATERED AT TIME OF PLANTING.
 - WHITE PVC PIPE ON WIRE FOR SAFETY. SET TREE VERTICAL. STAKE TREES SMALLER THAN 6" WITH TWO POSTS ON THE LEEWARD AND WINDWARD SIDES; STAKE TREES PER PLANTING DETAIL. USE NYLON STRAP WITH GROMMETS BELOW MIDPOINT OF TREE. TIGHTEN #10 GUY WIRE BY TWISTING. PROTECT BRANCHES FROM TOUCHING WIRE. ALLOW A SLIGHT SAG FOR SWAY. SET STAKES IN MINIMUM 18" FIRM SOIL. REMOVE STAKES WITHIN 12-18 MONTHS OF PLANTING. SCARIFY SIDES OF PLANTING PIT. BACKFILL WITH AMENDED SOIL MIX. ROOT BALL SHALL REST ON FIRM, UNDISTURBED SOIL. AFTER TREE IS POSITIONED, REMOVE ALL TWINE, ROPE, PLASTIC, WIRE, BURLAP, AND RUBBER.

BOCCE BALL NOTE:

BORDER: INSTALL PRESSURE-TREATED 4 X 4 STACKED TWO HIGH FASTENED 10-INCH SPIKES.

COURT: THE PLAY AREA IS BUILT IN THREE LAYERS. THE BOTTOM LAYER IS 1-INCH WASHED CRUSHED STONE COMPACTED 4 INCHES THICK AND COVERED WITH GEOTEXTILE FABRIC. THE MIDDLE LAYER IS 1/2-INCH CRUSHED STONE 2 INCHES THICK. THE TOP LAYER IS PROCESSED OYSTER SHELL 1" THICK.

VOLLEYBALL SAND NOTE:

COURT BEDS: INSTALL AN AVERAGE DEPTH OF 18" SAND BED OVER LANDSCAPE FABRIC WITH LOW POINTS CENTERED EACH SIDE OF THE NET ON EACH COURT. INSTALL PERFORATED PVC DRAIN PIPES AT THE CENTER OF EACH COURT SIDE SET PIPE INTO PEA GRAVEL BED. COORDINATE DRAINAGE OF SAND BEDS ON FINAL DRAINAGE PLANS.

LANDSCAPE REQUIREMENTS

AREA DESCRIPTION	AREA/ LENGTH	# OF TREES REQUIRED	# OF TREES PROVIDED	# OF SHRUBS REQUIRED	# OF SHRUBS PROVIDED
PARKING LOT SCREEN	90'			67	71
STREET TREES/DAYTON ST	273'	7	7		
STREET TREES/23RD ST	139'	4	3		

Add the City's Sight triangle note: 'All proposed landscaping within the sight triangle shall be in compliance with COA Roadway Specifications, Section 4.04.2.10'

Please include a site data table like the following

SITE DATA TABLE		
SITE DATA	AREA IN SF	%
TOTAL SITE AREA WITHIN PROPERTY LINE	562,325 SF	100%
BUILDING COVERAGE	146,428 SF	26.1%
HARD SURFACE AREA	323,373 SF	57.5%
LANDSCAPE AREA	92,524 SF*	16.4%
MAXIMUM % OF COOL SEASON GRASSES ALLOWED	29,3726	33%
% OF COOL SEASON GRASSES PROVIDED	11,679 SF	13%

PLAN LEGEND

- NEW LANDSCAPING AREA, SEE LANDSCAPE PLAN FOR SPECIFICATIONS AND DETAILS.
- NEW CONCRETE SIDEWALK AND PAVING AREAS, ALIGN FINISHED HEIGHT WITH ADJACENT PAVING.
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- CENTERLINE OF ITEM NOTED
- EXISTING WATER LINE
- EXISTING SEWER LINE.
- CONTOUR LINES

5267

Add "Not for Construction" to the landscape plan

Include the proposed grading, grayed back.

355 Bellaire Court
Broomfield, CO 80020
phone/fax 303-439-0822
howes@r3design.net

Don Clausen, LA
Canon City, CO 719-275-4858

BEER GARDEN @ STAPLETON
SITE PLAN AND CONDITIONAL USES
2323 N. DAYTON ST., AURORA, COLORADO

STAMP:

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LANDSCAPE PLAN

SHEET NUMBER:
SHEET 4 OF 10

4

