



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.

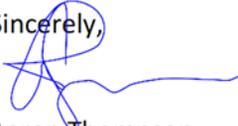
Revised as requested.

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-G DISTRICT.
 CONDITIONAL USE #2: THE APPLICANT REQUESTS BAR AND TAVERN USE IN THIS OA-G DISTRICT.
 CONDITIONAL USE #3: THE APPLICANT REQUESTS AFTER HOURS ENTERTAINMENT IN THIS OA-G DISTRICT.

APPROVAL

OFFICIAL PROJECT NAME: Site Plan and Conditional Uses
 BEER GARDEN @ STAPLETON REDEVELOPMENT PLAN

LEGAL DESCRIPTION:
 LOT 25-36, BLOCK 16, NEW ENGLAND HEIGHTS, ADAMS COUNTY, 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 FOR 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, _____ HAS CAUSED THESE
 (CORPORATION, COMPANY OR INDIVIDUAL)

PRESENTS TO BE EXECUTED THIS _____ DAY OF _____ AD.
 (PRINCIPALS OR OWNERS) CORPORATE SEAL

BY: _____
 (PRINCIPALS OR OWNERS) NOTARY SEAL

WITNESS MY HAND AND OFFICIAL SEAL

 (NOTARY PUBLIC)
 MY COMMISSION EXPIRES _____, NOTARY BUSINESS ADDRESS: _____

CITY OF AURORA APPROVALS

PLANNING DIRECTOR: _____ DATE: _____
Update per comments below

CITY COUNCIL: _____
 ATTEST: _____ 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: _____

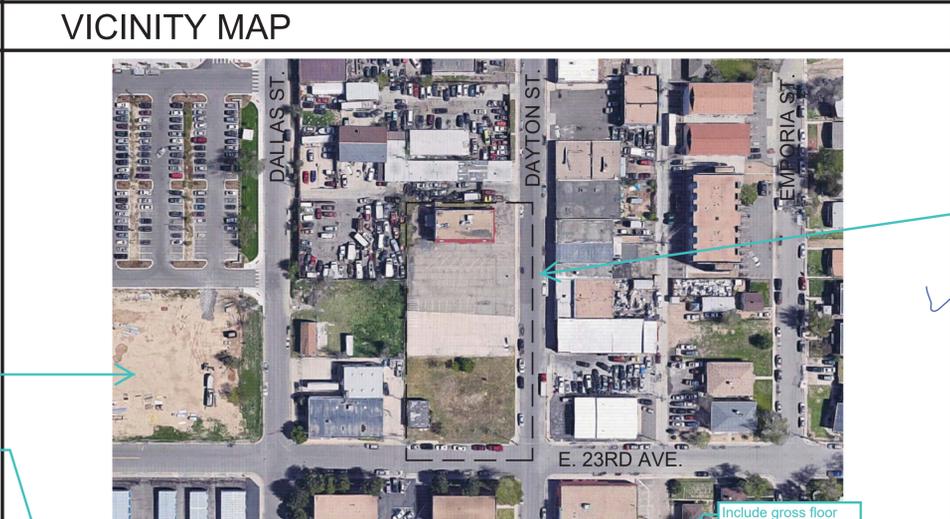
AMENDMENT BLOCK

SEE SHEET 9
 This should be on the building elevation sheet, not in the Data Block

Restaurant should be 4 spaces per 1,000 gfa per UDO. You are not accounting for the outdoor entertainment use though at 1 space per 4 design capacity in this table and that needs to be added

BEER GARDEN @ STAPLETON
 2323 DAYTON,
 AURORA, COLORADO

SITE PLAN AND CONDITIONAL USES



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)

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

PARKING:
 SPACES REQUIRED = 26 REGULAR SPACES
 2 HANDICAPPED SPACES (1 VAN ADA, 1 STD. ADA)
 SPACES PROVIDED = 30 REGULAR SPACES
 2 HANDICAPPED SPACES (BOTH VAN ADA)

BICYCLE SPACES REQUIRED = 1
 BICYCLE SPACES PROVIDED = 4

SIGNAGE: (REFER TO SECTION 146 PER SECTION 4.10.10, TABLE 4.10-3)
 SIGNAGE TO BE ALL BUILDING SIGNAGE SHALL BE REVIEWED AND APPROVED SEPARATELY THROUGH A FORMAL SIGN PERMIT APPLICATION

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

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

CONTACT

ARCHITECT:
 GREG HOWES, ARCHITECT
 R3 DESIGN ARCHITECTURE
 355 BELLAIRE COURT,
 BROOMFIELD, CO 80020
 PH: 303-439-0822
 EMAIL: howes@r3design.net

PLAN NOTES

1. THE DEVELOPER, HIS SUCCESSORS AND ASSIGNS, INCLUDING THE HOMEOWNERS ASSOCIATION, SHALL BE RESPONSIBLE FOR INSTALLATION, MAINTENANCE AND REPLACEMENT OF ALL FIRE LANE SIGNS AS REQUIRED BY THE CITY OF AURORA.

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 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

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

6. 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.

7. 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.

8. THE APPROVAL OF THIS DOCUMENT DOES NOT CONSTITUTE FINAL APPROVAL OF GRADING, DRAINAGE, UTILITY, PUBLIC IMPROVEMENTS AND BUILDING PLANS. CONSTRUCTION PLANS MUST BE REVIEWED AND APPROVED BY THE APPROPRIATE AGENCY PRIOR TO THE ISSUANCE OF BUILDING PERMITS.

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

10. ALL ROOFTOP MECHANICAL EQUIPMENT AND VENTS GREATER THAN EIGHT (8) INCHES IN DIAMETER MUST BE SCREENED. SCREENING MAY BE DONE EITHER WITH AN EXTENDED PARAPET WALL OR A FREESTANDING SCREEN WALL. SCREENS SHALL BE AT LEAST AS HIGH AS THE EQUIPMENT THEY HIDE. IF EQUIPMENT IS VISIBLE BECAUSE SCREENS DON'T MEET THIS MINIMUM HEIGHT REQUIREMENT, THE DIRECTOR OF PLANNING AND DEVELOPMENT SHALL BE NOTIFIED PRIOR TO THE ISSUANCE OF A PERMANENT OCCUPANCY PERMIT. 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.

11. ALL UTILITY EASEMENTS, PLANTING OR CHANGES SHOWN IN CONSTRUCTION OR PUT IN PLACE, ALL UTILITY EASEMENTS SHALL BE FULLY ACCESSIBLE ALONG THEIR ENTIRE LENGTH TO ALLOW EQUIPMENT. ADDITIONALLY, NO INSTALLATION, PLANTING, CHANGE IN 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.

12. ALL EXTERIOR LIGHTING SHALL BE FULL CUT-OFF AND DOWN CAST FIXTURES.

13. ALL INTERESTED PARTIES AT CHANGES AND AS SHOWN ON AT THE MUNICIPAL BUILDING. LIKEWISE, SITE PLANS ARE FOR THE TIME OF A BUILDING PERMIT OR VICE VERSA.

14. ALL ERRORS IN APPROVED SITE PLANS MADE BY THE APPLICANT SHALL BE FOUND. THE CURRENT MINIMUM CODE REQUIREMENTS WILL APPLY AT THE TIME OF THE PERMIT APPLICATION. PLEASE BE SURE THAT ALL PLAN COMPUTATIONS ARE CORRECT.

15. REPRESENTATIONS AND COMMITMENTS MADE BY APPLICANTS AND PROPERTY OWNER PUBLIC HEARINGS REGARDING THIS PLAN ARE BINDING UPON THE APPLICANT, PROPERTY HEIRS, SUCCESSORS, AND ASSIGNS.

16. ARCHITECTURAL FEATURES (I.E. BAY WINDOWS, FIREPLACES, ROOF OVERHANGS, GUTTERS, FOUNDATIONS, FOOTINGS, CANTILEVERED WALLS, ETC.) ARE NOT ALLOWED TO ENCRUCH INTO ANY EASEMENT OR FIRE LANE.

17. PROPERTY OWNER TO MAINTAIN BUILDING AND LANDSCAPING CONDITION PER CITY OF AURORA CODES.

18. 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 APPLICANT WILL NOT MEET THE EXACT LANGUAGE OF THE NOISE ORDINANCE.

19. WHERE APPLICABLE AND NECESSARY, DEVELOPER SHALL PLACE TRAFFIC CONTROL SIGNS, STREET SIGNS, AND GUIDE SIGNS ON ALL ADJACENT PUBLIC STREETS.

Change all to MU-OA-G per UDO adoption

The site plan will not be approved by public works until the preliminary drainage report is approved. Comments were provided 6/13/19 and no subsequent submittal has been made. Detention and water quality are required for this project.

These should both be uploaded as separate documents and not included in this plan set

Vicinity map should be in black and white. Also, the outline around the site needs to be bolder as it's difficult to see

Calling it "gross floor area" is not accurate as this is square footage

All crossings or encroachments into easements and rights-of-way owned by the City of Aurora ("City") identified as being privately-owned and maintained herein are acknowledged by the undersigned as being subject to City's use and occupancy of said easements or rights-of-way. The undersigned, its successors and assigns, further agrees to remove, repair, replace, relocate, modify, or otherwise adjust said crossings or encroachments upon request from the City and at no expense to the City. The City reserves the right to make full use of the easements and rights-of-way as may be necessary or convenient and the City retains all rights to operate, maintain, install, repair, remove or relocate any City facilities located within said easements and rights-of-way at any time and in such a manner as it deems necessary or convenient.

Add lines for City Attorney and Planning Commission

Update this note to: 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.

Are you counting the door in this calculation? The code states "clear glass windows."

Remove "of 10" from all sheets (TYP)

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

ARCHITECTURE

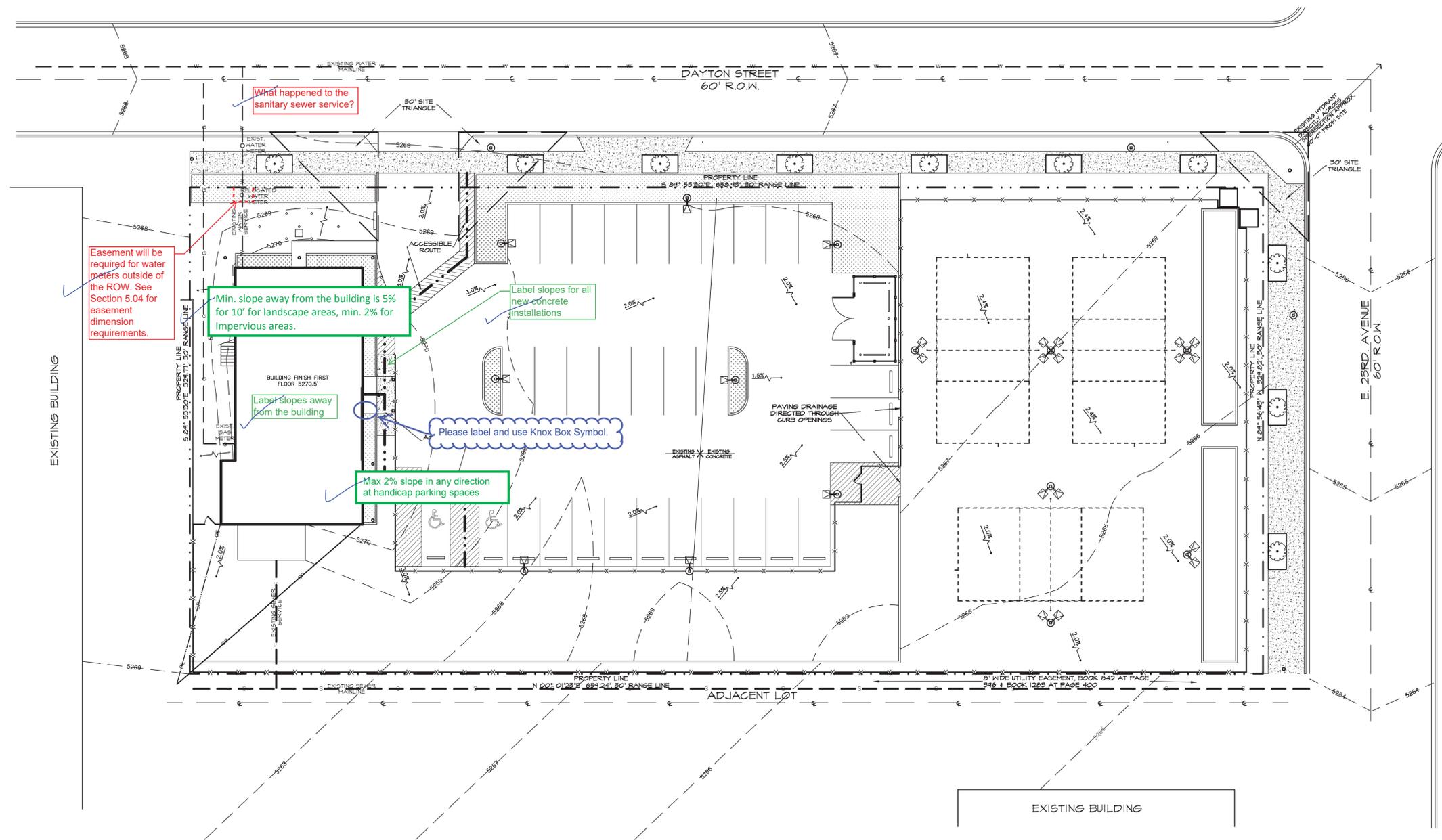
355 Bellaire Court
 Broomfield, CO
 80020
 phone/fax
 303-439-0822
 howes@r3design.net

STAMP:

SHEET TITLE:
 COVER

SHEET NUMBER:
 SHEET 1 OF 10

1



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 312" 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.
- 5267 CONTOUR LINES



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

HJD CONSULTING
RICHARD WHITE, P.E.
970-966-2409
E: whitelrwise2@hotmail.com
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

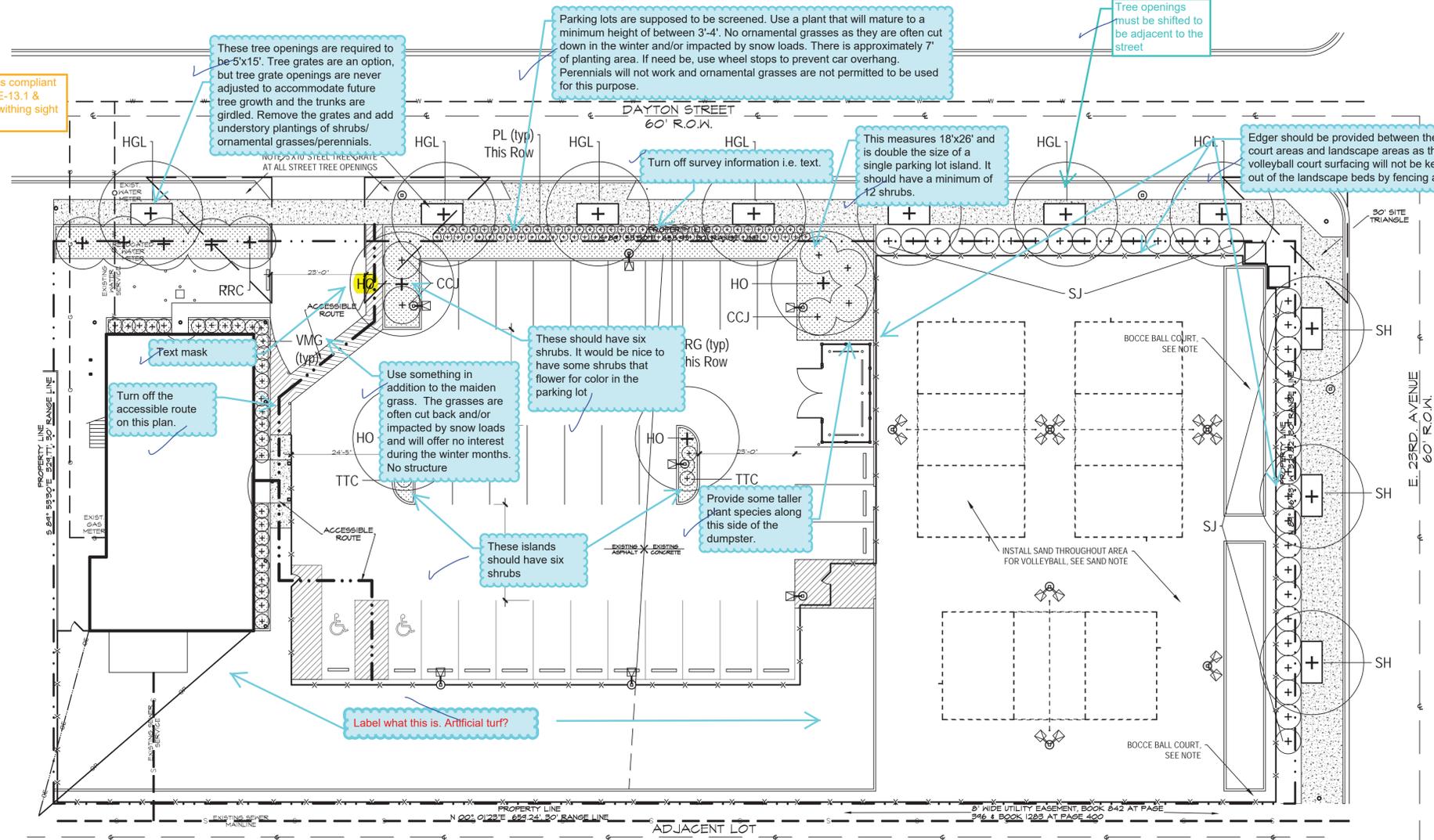
SHEET NUMBER:
SHEET 3 OF 10

Include plant symbology in the legend.

PLANT LEGEND

ABRV.	COMMON NAME	BOTANIC NAME	SIZE	QTY	GPH	WATER USE	MA
DEDICIOUS SHADE AND ORNAMENTAL TREES							
HGL	Harvest Gold Linden	Tilia 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 Cotoneaster	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 with sight triangles.



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

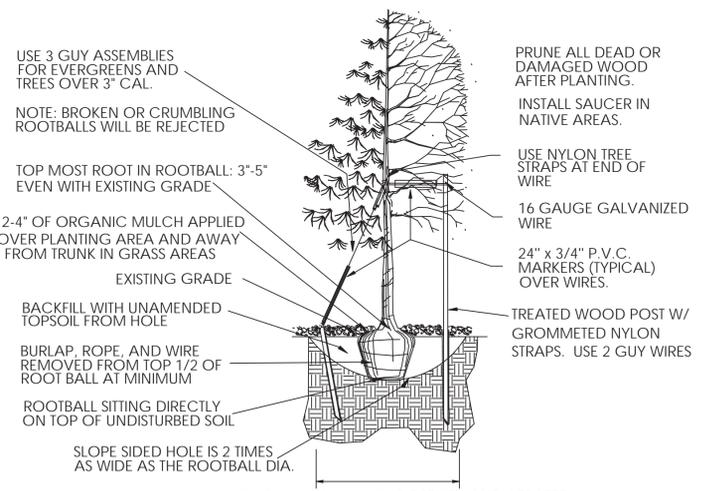
NOTE: ALL PLANTS SHALL HAVE NURSERY LABELS UNTIL FINAL INSPECTION

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.



Crusher fines is not a permitted mulch treatment. Mulch shall be a wood mulch variety and/or a rock mulch, no white rock.



LANDSCAPE PLAN

SCALE: 1/16"=1'-0"

The landscape plan must be drawn in engineering scale. Also include a bar scale with the written scale.

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 PLANTING 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.

Provide the six city required landscape notes. Refer to the Landscape Reference Manual available on line.

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 actual requirements of 1/35

Must meet code or an adjustment (waiver) will be required and a hardship presented.

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%

Needs to be included in preliminary drainage report

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
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- EXISTING OVERHEAD PHONE LINE
- EXISTING OVERHEAD ELECTRIC LINE
- CENTERLINE OF ITEM NOTED
- EXISTING WATER LINE
- EXISTING SEWER LINE.
- 5267
- CONTOUR LINES

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

HJD CONSULTING
RICHARD WHITE, P.E.
970-866-2409
E: whitewr2@hotmail.com
4414 W 1st St.
Greeley, CO 80634

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

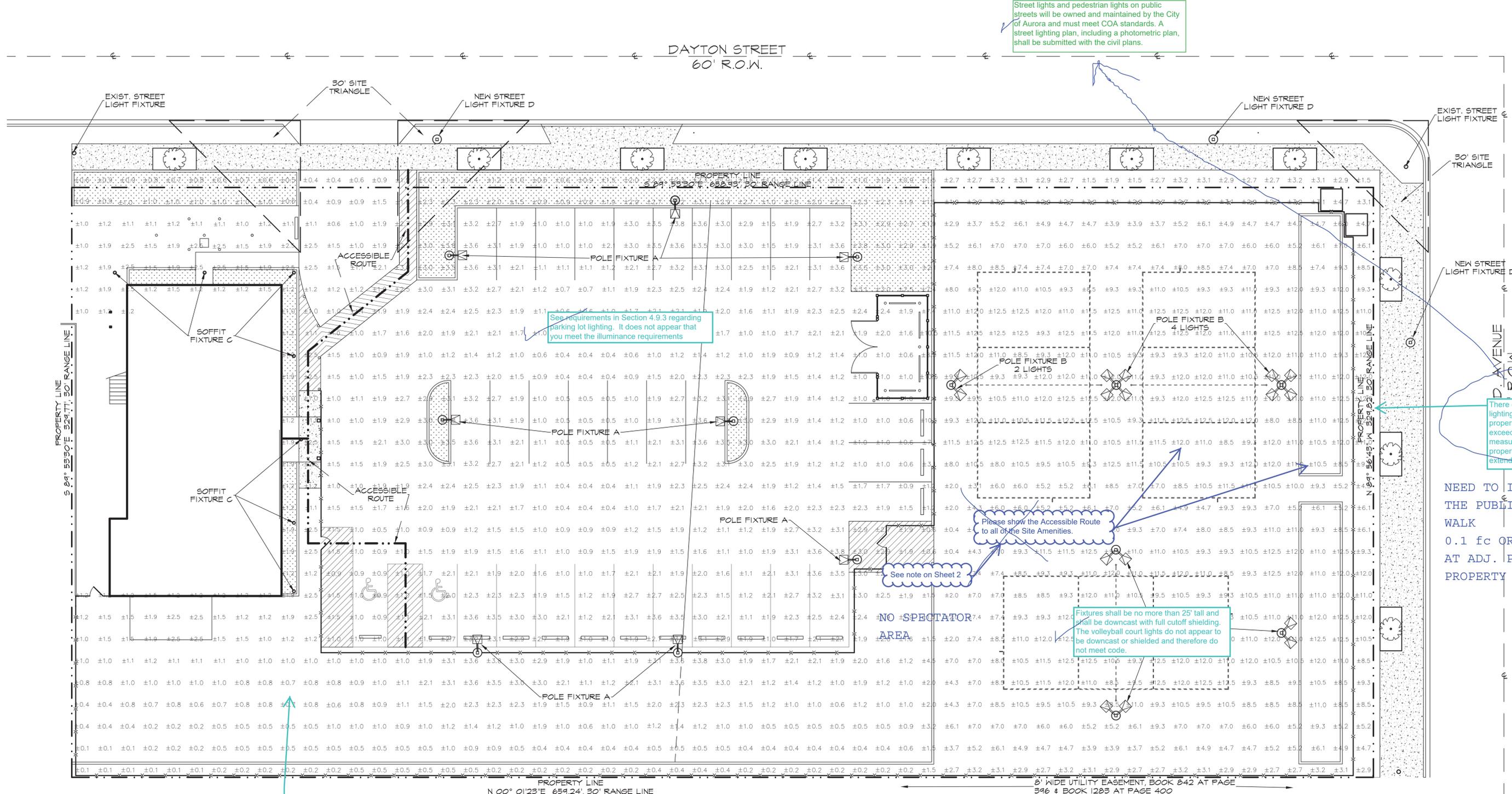
STAMP:

SCALE: 3/32"=1'-0"
PROJECT No: 1940
ISSUE DATE: 9/27/2019
REVISIONS:

SHEET TITLE:
LIGHTING PLAN

SHEET NUMBER:
SHEET 5 OF 10

5



Street lights and pedestrian lights on public streets will be owned and maintained by the City of Aurora and must meet COA standards. A street lighting plan, including a photometric plan, shall be submitted with the civil plans.

See requirements in Section 4.9.3 regarding parking lot lighting. It does not appear that you meet the illuminance requirements

There cannot be this much lighting spillover beyond the property line. It shall not exceed 0.1 footcandles measured 10' from the property line. Please extend measurements

Please show the Accessible Route to all of the Site Amenities.

See note on Sheet 2

Fixtures shall be no more than 25' tall and shall be downcast with full cutoff shielding. The volleyball court lights do not appear to be downcast or shielded and therefore do not meet code.

NO SPECTATOR AREA

Are the proposed string lights taken into account?

YES AS UPDATED - LOW WATT BULBS (EVEN HUNDREDS OF THEM) ARE VERY LOW FC CONTRIBUTORS ADJACENT LOT

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

Lighting fixtures should be included on the next sheet

LIGHT FIXTURE SCHEDULE					
FIXTURE	QUANTITY	MANUFACTURER	MODEL	DESCRIPTION	LAMP
A	8	LITHONIA	DSX1-LED	PARKING LIGHTING	183W LED
B	16	ACCESS FIXTURES	APTA 120 SPORTS	COURT LIGHTING	250W LED
C	7	LITHONIA	OLCFM	BUILDING LIGHTING	16W LED
D	3	ARCH. AREA LTG.	PROVIDENCE	STREET LIGHTING	150W LED

LIGHTING NOTE:

LIGHTING CALCULATION SOFTWARE IS FOR ESTIMATING PURPOSES ONLY, AND DOES NOT REFLECT ACTUAL VALUES. THESE ARE PROVIDED AS A COURTESY FOR EVALUATION ONLY.

THESE CALCULATIONS AND ESTIMATES ARE FOR THE USE OF THE CLIENT SOLELY AT THEIR DISCRETION. THIS INCLUDES THE EVALUATION OF THE CALCULATED LIGHTING LEVELS BY THE ARCHITECT ENGINEERS, DESIGNERS AND OWNER FOR ADHERENCE TO THE PROJECT LIGHT SPECIFICATIONS FOR LEVELS AND UNIFORMITY.

NO GUARANTEES ARE MADE OR IMPLIED TO MEET ANY SUBJECTIVE EXPECTATIONS. CALCULATIONS ARE BASED ON A MODEL AND ISSUES SUCH AS INSTALLATION DETAILS, ELECTRICAL SERVICE, SPACE CHARACTERISTICS, OBSTRUCTIONS, REFLECTANCE VALUES, AND LIGHT LOSS FACTORS MAY ALTER FIXTURE OUTPUT.

Add a note that street light locations shown are conceptual. Final street light locations will be determined with the photometric plan submitted with the civil plans.

