

JUDIS HOUSE - JAG INSTITUTE SITE PLAN

TRACT P, STAPLETON AURORA SUBDIVISION FILING NO. 2
LOCATED IN THE NORTHEAST QUARTER OF SECTION 34, TOWNSHIP 3 SOUTH, RANGE 67 WEST OF THE 6TH P.M.,
COUNTY OF ADAMS, STATE OF COLORADO

The site plan will not be approved by
public works until the preliminary
drainage letter/report is approved

LEGAL DESCRIPTION

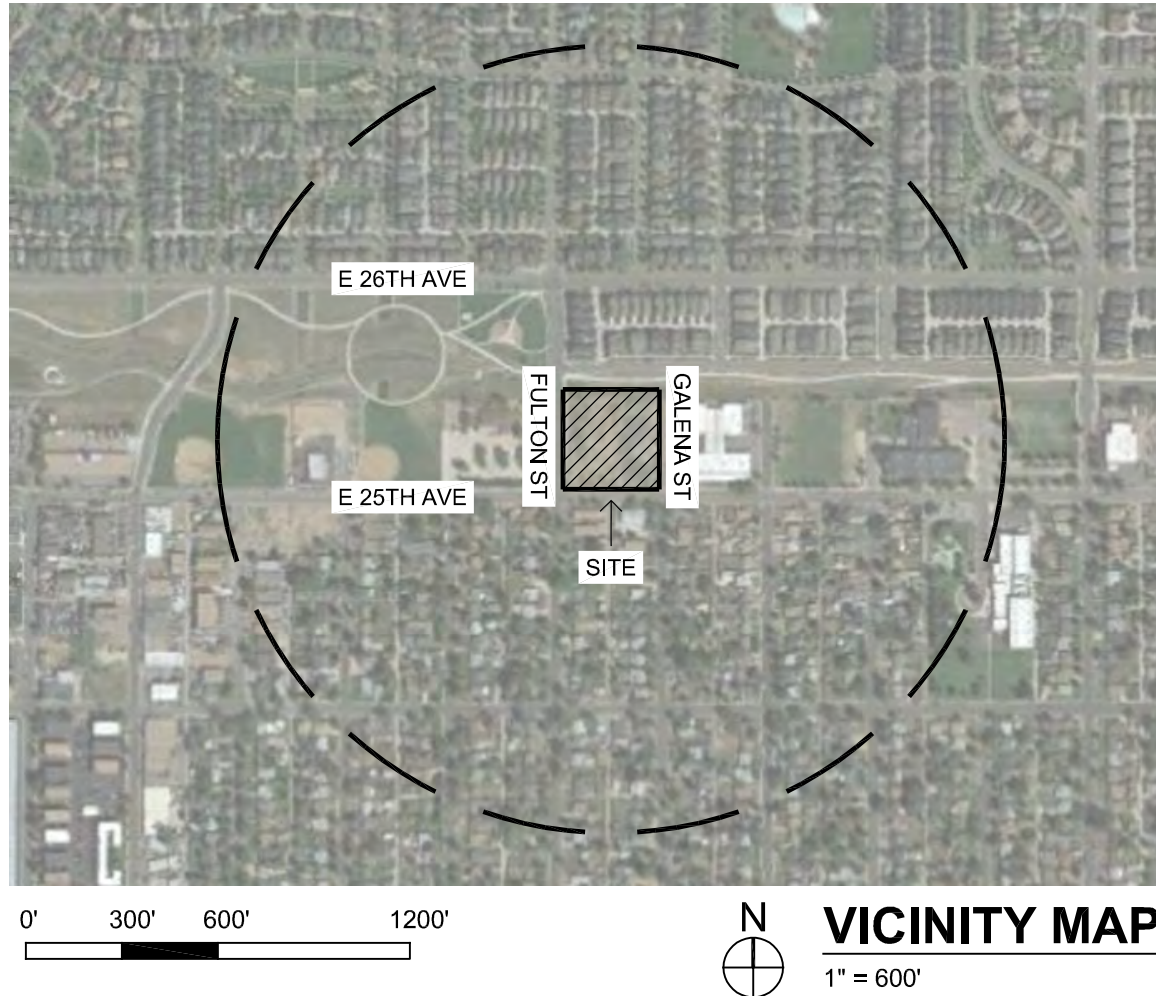
TRACT P, STAPLETON AURORA SUBDIVISION FILING NO. 2,
A PART OF THE NORTHEAST QUARTER OF SECTION 34, TOWNSHIP 3 SOUTH, RANGE 67 WEST OF THE 6TH P.M.,
COUNTY OF ADAMS, STATE OF COLORADO

SITE PLAN NOTES

- THE DEVELOPER, HIS SUCCESSORS AND ASSIGNS, INCLUDING THE HOMEOWNERS OR MERCHANTS ASSOCIATION, SHALL BE RESPONSIBLE FOR INSTALLATION, MAINTENANCE AND REPLACEMENT OF ALL FIRE LANE SIGNS AS REQUIRED BY THE CITY OF AURORA.
 - ALL SIGNS MUST CONFORM TO THE CITY OF AURORA SIGN CODE.
 - RIGHT OF WAY FOR INGRESS AND EGRESS FOR SERVICE AND EMERGENCY VEHICLES IS GRANTED OVER, ACROSS, ON AND THROUGH ANY AND ALL PRIVATE ROADS AND WAYS NOW OR HEREAFTER ESTABLISHED ON THE DESCRIBED PROPERTY, AND THE SAME ARE HEREBY DESIGNATED AS "SERVICE/EMERGENCY AND UTILITY EASEMENTS" AND SHALL BE POSTED "NO PARKING - FIRE LANE."
 - COMMERCIAL PROJECTS BUILT UNDER THE 2015 IBC:**
"ACCESSIBLE EXTERIOR ROUTES" SHALL BE PROVIDED FROM PUBLIC TRANSPORTATION STOPS, ACCESSIBLE PARKING AND ACCESSIBLE PASSENGER LOADING ZONES AND PUBLIC SIDEWALKS TO 60% OF THE ACCESSIBLE BUILDING ENTRANCES THEY SERVE. THE ACCESSIBLE ROUTE BETWEEN ACCESSIBLE PARKING AND ACCESSIBLE BUILDING ENTRANCES SHALL BE THE MOST PRACTICAL DIRECT ROUTE. THE ACCESSIBLE ROUTE MUST BE LOCATED WITHIN A SIDEWALK. NO SLOPE ALONG THIS ROUTE MAY EXCEED 1:20 WITHOUT PROVIDING A RAMP WITH A MAXIMUM SLOPE OF 1:12 AND HANDRAILS. CROSSWALKS ALONG THIS ROUTE SHALL BE WIDE ENOUGH TO WHOLLY CONTAIN THE CURB RAMP WITH A MINIMUM WIDTH OF 36" AND SHALL BE PAINTED WITH WHITE STRIPES. THE CITY OF AURORA ENFORCES HANDICAPPED ACCESSIBILITY REQUIREMENTS BASED ON THE 2015 INTERNATIONAL BUILDING CODE, CHAPTER 11, AND THE INTERNATIONAL CODE COUNCIL (ICC) A117.1-2003.
(NOTE TO APPLICANT: PLEASE SEE EXHIBIT B UNDER THE DEVELOPMENT/DESIGN STANDARDS SECTION OF THIS GUIDEBOOK FOR ITEMS TO BE SHOWN ON A SITE PLAN).
 - THE APPLICANT HAS THE OBLIGATION TO COMPLY WITH ALL APPLICABLE REQUIREMENTS OF THE AMERICANS WITH DISABILITIES ACT.
 - THE DEVELOPER, HIS SUCCESSORS AND ASSIGNS, SHALL BE RESPONSIBLE FOR INSTALLATION, MAINTENANCE AND REPLACEMENT OF ALL LANDSCAPING MATERIALS SHOWN OR INDICATED ON THE APPROVED SITE PLAN OR LANDSCAPE PLAN ON FILE IN THE PLANNING DEPARTMENT. ALL LANDSCAPING WILL BE INSTALLED PRIOR TO ISSUANCE OF CERTIFICATE OF OCCUPANCY.
 - ALL CROSSINGS 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.
 - THE APPROVAL OF THIS DOCUMENT DOES NOT CONSTITUTE FINAL APPROVAL OF GRADING, DRAINAGE, UTILITY, PUBLIC IMPROVEMENTS AND BUILDING PLANS. CONSTRUCTION PLANS MUST BE REVIEWED AND APPROVED BY THE APPROPRIATE AGENCY PRIOR TO THE ISSUANCE OF BUILDING PERMITS.
 - ALL BUILDING ADDRESS NUMBERS SHALL COMPLY WITH SECTIONS 126-271 AND 126-278 OF THE AURORA CITY CODE.
 - ALL ROOFTOP MECHANICAL EQUIPMENT AND VENTS GREATER THAN EIGHT (8) INCHES IN DIAMETER MUST BE SCREENED. SCREENING MAY BE DONE EITHER WITH AN EXTENDED PARAPET WALL OR A FREESTANDING SCREEN WALL. SCREENS SHALL BE AT LEAST AS HIGH AS THE EQUIPMENT THEY HIDE. IF EQUIPMENT IS VISIBLE BECAUSE SCREENS DON'T MEET THIS MINIMUM HEIGHT REQUIREMENT, THE DIRECTOR OF PLANNING MAY REQUIRE CONSTRUCTION MODIFICATIONS PRIOR TO THE ISSUANCE OF A PERMANENT CERTIFICATE OF OCCUPANCY.
 - NOTWITHSTANDING ANY SURFACE IMPROVEMENTS, LANDSCAPING, PLANTING OR CHANGES SHOWN IN THESE SITE OR CONSTRUCTION PLANS, OR ACTUALLY CONSTRUCTED OR PUT IN PLACE, ALL UTILITY EASEMENTS MUST REMAIN UNOBSSTRUCTED AND FULLY ACCESSIBLE ALONG THEIR ENTIRE LENGTH TO ALLOW FOR ADEQUATE MAINTENANCE EQUIPMENT. ADDITIONALLY, NO INSTALLATION, PLANTING, CHANGE IN THE SURFACE, ETC., SHALL INTERFERE WITH THE OPERATION OF THE UTILITY LINES PLACED WITHIN THE EASEMENT. BY SUBMITTING THESE SITE OR CONSTRUCTION PLANS FOR APPROVAL, THE LANDOWNER RECOGNIZES AND ACCEPTS THE TERMS, CONDITIONS AND REQUIREMENTS OF THIS NOTE.
 - FINAL GRADE SHALL BE AT LEAST SIX (6) INCHES BELOW ANY EXTERIOR WOOD SIDING ON THE PREMISES.
 - ALL INTERESTED PARTIES ARE HEREBY ALERTED THAT THIS SITE PLAN IS SUBJECT TO ADMINISTRATIVE CHANGES AND AS SHOWN ON THE ORIGINAL SITE PLAN ON FILE IN THE AURORA CITY PLANNING OFFICE AT THE MUNICIPAL BUILDING. A COPY OF THE OFFICIAL CURRENT PLAN MAY BE PURCHASED THERE. LIKEWISE, SITE PLANS ARE REQUIRED TO AGREE WITH THE APPROVED SUBDIVISION PLAT OF RECORD AT THE TIME OF A BUILDING PERMIT; AND IF NOT, MUST BE AMENDED TO AGREE WITH THE PLAT AS NEEDED, OR VICE VERSA.
 - ERRORS IN APPROVED SITE PLANS RESULTING FROM COMPUTATIONS OR INCONSISTENCIES IN THE DRAWINGS MADE BY THE APPLICANT ARE THE RESPONSIBILITY OF THE PROPERTY OWNER OF RECORD. WHERE FOUND, THE CURRENT MINIMUM CODE REQUIREMENTS WILL APPLY AT THE TIME OF BUILDING PERMIT. PLEASE BE SURE THAT ALL PLAN COMPUTATIONS ARE CORRECT.
 - ALL REPRESENTATIONS AND COMMITMENTS MADE BY APPLICANTS AND PROPERTY OWNERS AT PUBLIC HEARINGS REGARDING THIS PLAN ARE BINDING UPON THE APPLICANT, PROPERTY OWNER, AND ITS HEIRS, SUCCESSORS, AND ASSIGNS.
 - ARCHITECTURAL FEATURES, SUCH AS BAY WINDOWS, FIREPLACES, ROOF OVERHANGS, GUTTERS, EAVES, FOUNDATIONS, FOOTINGS, CANTILEVERED WALLS, ETC, ARE NOT ALLOWED TO ENCR OACH INTO ANY EASEMENT OR FIRE LANE.
 - STATE ANY REQUESTED WAIVERS OF DEVELOPMENT STANDARDS AND THE APPLICABLE TERMS AND CONDITIONS PURSUANT THERETO.
- BASED ON THE 2015 INTERNATIONAL BUILDING CODE, CHAPTER 11, AND THE AMERICAN NATIONAL STANDARDS INSTITUTE (ICC/ANSI) A117-2003.
- IN LOCATIONS WHERE UTILITY EASEMENTS OVERLAP DRAINAGE EASEMENTS, ONLY SUBSURFACE UTILITIES SHALL BE PERMITTED WITHIN THE PORTION OF THE UTILITY EASEMENT THAT OVERLAPS THE DRAINAGE EASEMENT. INSTALLATION OF ABOVE GROUND UTILITIES WITHIN A DRAINAGE EASEMENT REQUIRES PRIOR WRITTEN APPROVAL BY CITY ENGINEER.
 - THE STREETLIGHT OR PEDESTRIAN LIGHT INSTALLATION WITHIN THE PUBLIC RIGHT-OF-WAY SHALL BE DESIGNED, FUNDED, AND CONSTRUCTED BY THE DEVELOPER/OWNER. OWNERSHIP AND MAINTENANCE OF THE STREET/PEDESTRIAN LIGHTS SHALL BE THE RESPONSIBILITY OF THE CITY OF AURORA ONCE THEY HAVE BEEN ACCEPTED. STREET LIGHT AND/OR PEDESTRIAN PHOTOMETRICS PLANS SHALL BE PREPARED AND SUBMITTED TO THE CITY FOR REVIEW AND APPROVAL AND SHALL BECOME A PART OF THE APPROVED CIVIL CONSTRUCTION PLANS FOR THE PROJECT. AN ELECTRICAL PLAN SHOWING SITE LOCATION OF LIGHTS, ELECTRICAL ONE LINE AND GROUNDING DETAILS SHALL BE SUBMITTING TO THE PERMIT CENTER FOR REVIEW BY THE BUILDING DEPARTMENT. THE OWNER IS RESPONSIBLE FOR OBTAINING AN ADDRESS FOR THE METER(S) FROM THE PLANNING DEPARTMENT. A BUILDING PERMIT FOR THE METER AND A PUBLIC INSPECTIONS PERMIT FOR THE STREET LIGHTS ARE REQUIRED. CERTIFICATE OF OCCUPANCIES WILL NOT BE ISSUED UNTIL THE STREET AND/OR PEDESTRIAN LIGHTING PLANS ARE APPROVED, CONSTRUCTED, AND INITIALLY ACCEPTED.

send in the Certificate of Taxes
Due for the proposed Lot
Corner Radii that is to be
dedicated to the City of Aurora.

Noted.



SHEET INDEX

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- 06 - LANDSCAPE NOTES AND SCHEDULES
- 07 - BUILDING ELEVATIONS
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- 11 - PHOTOMETRIC PLAN
- 12 - LIGHTING CUTSHEETS

AMENDMENTS

DATA BLOCK

LAND AREA WITHIN PROPERTY LINES	72,708 S.F. (1.7 AC.)
NUMBER OF BUILDINGS	1
BUILDING HEIGHT	39'-6"
BUILDING SPRINKLED	FULLY SPRINKLED
BUILDING OCCUPANCY CLASSIFICATION	BUSINESS
TOTAL BUILDING COVERAGE AND GFA	16,081 S.F. (22.11%)
HARD SURFACE AREA (INCLUDES SIDEWALK AND PATIO)	20,980 S.F. (28.87%)
LANDSCAPE AREA	35,647 S.F. (49.02%)
PRESENT ZONING CLASSIFICATION	MU-OA-MS
MAXIMUM PERMITTED/ALLOWABLE SIGN AREA	85.16 SF
PROPOSED TOTAL SIGN AREA	8.80 SF
PROPOSED NUMBER OF SIGNS	1
PROPOSED MONUMENT SIGN	1
PROPOSED MONUMENT SIGN AREA	9 SF PER SIDE
PARKING SPACES REQUIRED	63
PARKING SPACES PROVIDED	*50
ACCESSIBLE SPACES REQUIRED	2
ACCESSIBLE SPACES PROVIDED	2 (2 VAN SPACES)
LOADING SPACES REQUIRED	0
LOADING SPACES PROVIDED	0
BIYCLE PARKING	16

* PER SECTION 146-4.6.4 PARKING REDUCTIONS ARE ANTICIPATED FOR THIS DEVELOPMENT INCLUDING CREDIT FOR BICYCLE PARKING AND CREDIT FOR ON-STREET PARKING.

SIGNATURE BLOCK

Judis House - Jag Institute Site Plan

Legal Description: A part of the Northeast quarter of section 34, township 3 South, range 67 West of the 6th meridian, City of Aurora, County of Adams, State of Colorado

This Site Plan and any amendments hereto, upon approval by the City of Aurora and recording, shall be binding upon the applicants therefore, their successors and assigns. This plan shall limit and control the issuance and validity of all building permits, and shall restrict and limit the construction, location, use, occupancy and operation of all land and structures within this plan to all conditions, requirements, locations and limitations set forth herein. Abandonment, withdrawal or amendment of this plan may be permitted only upon approval of the City of Aurora.

In witness thereof, _____ has caused these

_____ Jessica Mayo
presents to be executed this _____ day of _____ AD, _____.

By: _____ Corporate
(Principals or Owners) Seal

State of Colorado _____ ss
County of _____)

The foregoing instrument was acknowledged before me this _____ day of _____ AD, __ by

(Principals or Owners)

Witness my hand and official seal

(Notary Public)

Notary
Seal

My commission expires _____ Notary Business Address: _____

CITY OF AURORA APPROVALS

City Attorney: _____ Date: _____

Planning Director: _____ Date: _____

Planning Commission: _____ Date: _____ (Chairperson)

City Council: _____ Date: _____ (Mayor)

Attest: _____ Date: _____
(City Clerk)

Database Approval Date _____

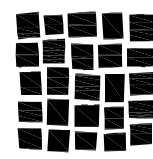
RECORDER'S CERTIFICATE:

Accepted for filing in the office of the Clerk and Recorder of _____
Colorado at _____ o'clock _____ M, this _____ day of _____ AD, _____.

Clerk and Recorder: _____ Deputy: _____

PARKING ALTRTNATIVES

UDO	REQUIRED	PROVIDED PARKING
TABLE 4.6-1 REQUIRED OFF-STREET PARKING OFFICE: 2.5 SPACES PER 1,000 SF, GFA	63 SPACES	50 ON-SITE SPACES
SECTION 146-4.6.4 PARKING ALTERNATIVES CREDIT FOR BICYCLE PARKING	1 VEHICLE REDUCTION FOR 2 ADDITIONAL PARKING SPACES	EQUIVALENT OF 6 SPACES
SECTION 146-4.6.4 PARKING ALTERNATIVES CREDIT FOR ON-STREET PARKING	AVAILABLE E. 25TH AVENUE PARKING SPACES	EQUIVALET OF 11 SPACES
SECTION 146-4.6.4 PARKING ALTERNATIVES CREDIT FOR ON-STREET PARKING	AVAILABLE E. 25TH AVENUE PARKING SPACES	EQUIVALET OF 6 SPACES



DAVIS
PARTNERSHIP
ARCHITECTS

OWNER:
JUDIS HOUSE-JAG INSTITUTE
1141 WILLOW ST.
DENVER, CO 80206
PHONE: 720-861-0531

LANDSCAPE ARCHITECT:
DAVIS PARTNERSHIP ARCHITECTS
2801 BLAKE STREET, SUITE 100
DENVER, CO 80202-8026
PHONE: 303-481-4555

ARCHITECT:
DAVIS PARTNERSHIP ARCHITECTS
2801 BLAKE STREET, SUITE 100
DENVER, COLORADO 80202
PHONE: 303-481-4555

DEVELOPER:
MARTIN MARTIN
1549 WEST COLFAX AVE.
LAKEWOOD, CO 80235
PHONE: 303-551-0550

ELECTRICAL ENGINEER:
WSP
1841 PEARL EAST CIRCLE
SUITE 200W
BOULDER, CO 80501
PHONE: 303-551-0550

JUDIS HOUSE-JAG INSTITUTE
10125 E 25TH AVE
AURORA, CO 80010
SITE PLAN

REV	REMARKS	DRAWN	CHECKED	APPROVED
1	FIRST SUBMITTAL			
2	SECOND SUBMITTAL			
3				
4				
5				
6				
7				
8				
9				
10				

PROJECT NO.
18155.00

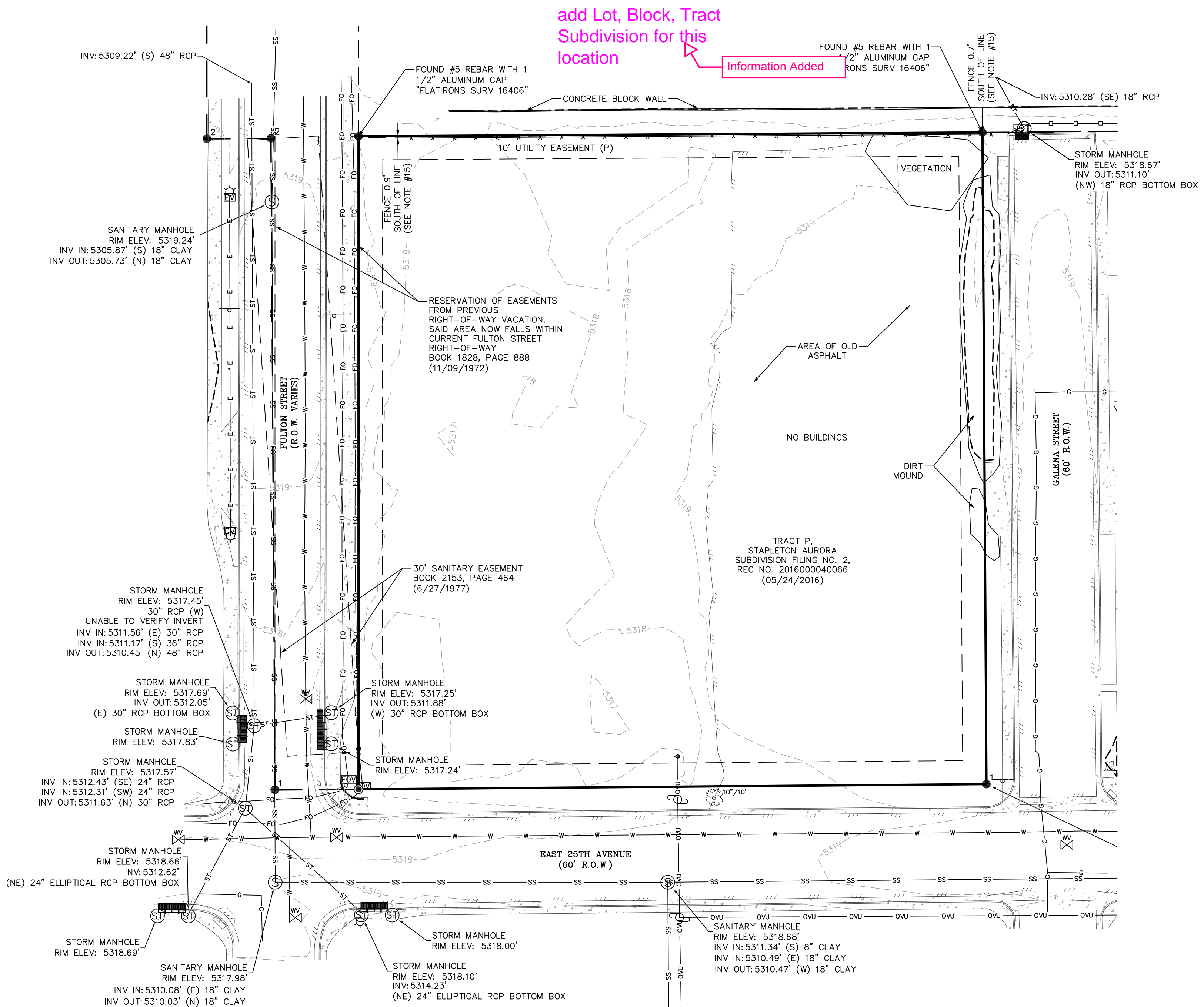
DATE:
01/20/2021

SHEET NUMBER:
01
of 12

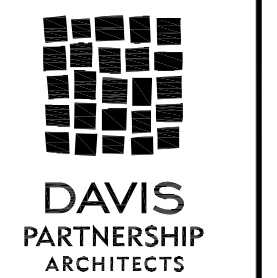
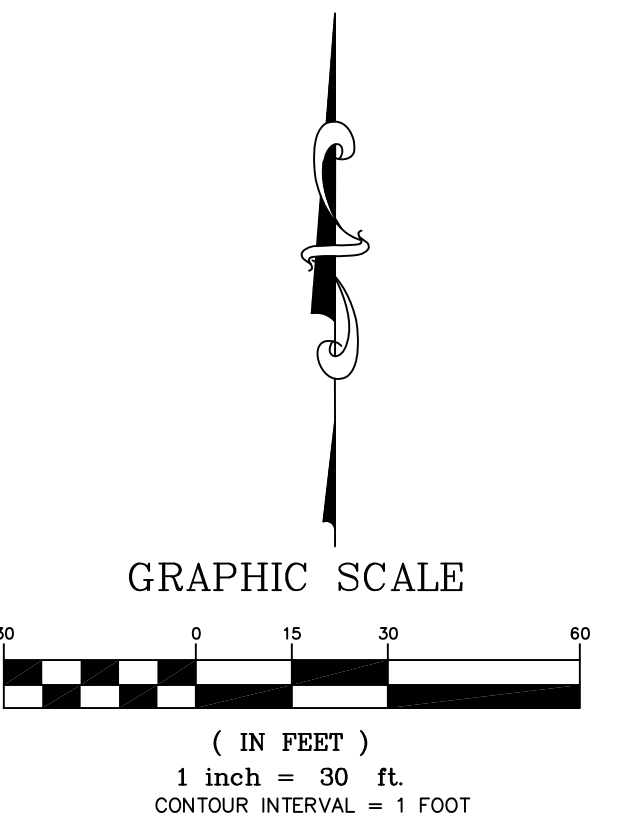
COVER SHEET

JUDIS HOUSE - JAG INSTITUTE
SITE PLAN

TRACT P, STAPLETON AURORA SUBDIVISION FILING NO. 2
LOCATED IN THE NORTHEAST QUARTER OF SECTION 34, TOWNSHIP 3 SOUTH, RANGE 67 WEST OF THE 6TH P.M.,
COUNTY OF ADAMS, STATE OF COLORADO



- Legend**
- FOUND MONUMENT AS DESCRIBED
 - FOUND #6 REBAR WITH 2" ALUMINUM CAP IN AURORA RANGE BOX, "AECOM PLS 20683"
 - FOUND #6 REBAR WITH 2" ALUMINUM CAP, "AECOM PLS 20683"
 - SET 18" #5 REBAR WITH 1 1/2" ALUMINUM CAP "FLATIRONS SURV 16406"
 - CONCRETE
 - EDGE OF ASPHALT
 - FENCE
 - SIGN
 - DECIDUOUS TREE (TRUNK DIAMETER/D RIP LINE RADIUS)
 - STUMP
 - WATER LINE
 - WATER VALVE
 - SS — SANITARY SEWER LINE
 - ST — STORM SEWER LINE
 - ST — STORM SEWER MANHOLE
 - C — CURB INLET
 - E — ELECTRIC LINE
 - E — ELECTRIC VAULT
 - L — LIGHT POLE
 - OW — OVERHEAD UTILITY LINE
 - U — UTILITY POLE
 - G — GUY WIRE
 - F — FIBEROPTIC VAULT
 - F — FIBEROPTIC LINE
 - G — GAS LINE
 - RCP — REINFORCED CONCRETE PIPE
 - ELEV — ELEVATION
 - INV — INVERT



DAVIS PARTNERSHIP ARCHITECTS
JAG INSTITUTE
1141 GLENVIEW ST.
DENVER, CO 80206
PHONE: 303.461.4551
LANDSCAPE ARCHITECT
DAVIS PARTNERSHIP ARCHITECTS
2801 BLAKE STREET, SUITE 100
DENVER, COLORADO 80205
PHONE: 303.461.4555
ARCHITECT
DAVIS PARTNERSHIP ARCHITECTS
2801 BLAKE STREET, SUITE 100
DENVER, COLORADO 80205
PHONE: 303.461.4555
DESIGN PARTNER
NORTHWEST
1549 WEST COLFAX AVE.
LAKEWOOD, CO 80403
PHONE: 303.443.4300
DESIGN PARTNER
NORTHWEST
1549 WEST COLFAX AVE.
LAKEWOOD, CO 80403
PHONE: 303.443.4300
DESIGN PARTNER
NORTHWEST
1549 WEST COLFAX AVE.
LAKEWOOD, CO 80403
PHONE: 303.443.4300

JUDIS HOUSE-JAG INSTITUTE
10125 E 25TH AVE
AURORA, CO 80010
SITE PLAN

REV	REMARKS	DATE	PROJECT NO.
1	FIRST SUBMITTAL	11/20/2021	18155.00
2	SECOND SUBMITTAL	01/20/2021	18155.00

DATE: 01/20/2021
SHEET NUMBER: 02 of 12

CONTEXT MAP

JUDIS HOUSE - JAG INSTITUTE SITE PLAN

TRACT P, STAPLETON AURORA SUBDIVISION FILING NO. 2
LOCATED IN THE NORTHEAST QUARTER OF SECTION 34, TOWNSHIP 3 SOUTH, RANGE 67 WEST OF THE 6TH P.M.,
COUNTY OF ADAMS, STATE OF COLORADO

Per the pre-application notes, street lights are required on the adjacent streets. Street lights are not located by spacing, but by photometric analysis. Additionally, there are no lights on Galena Street at all. Show/label required street lights on adjacent streets. Add a note that the street light locations are conceptual. Final street light locations will be determined by photometric analysis submitted with the street lighting plan in the civil plan submittal

PER COORDINATION WITH PUBLIC WORKS, ONE STREET LIGHT IS REQUIRED ALONG GALENA STREET. NO LIGHTS ARE REQUIRED FOR FULTON STREET OR EAST 25TH AVE.

add Lot, Block, Tract
Subdivision for this
location

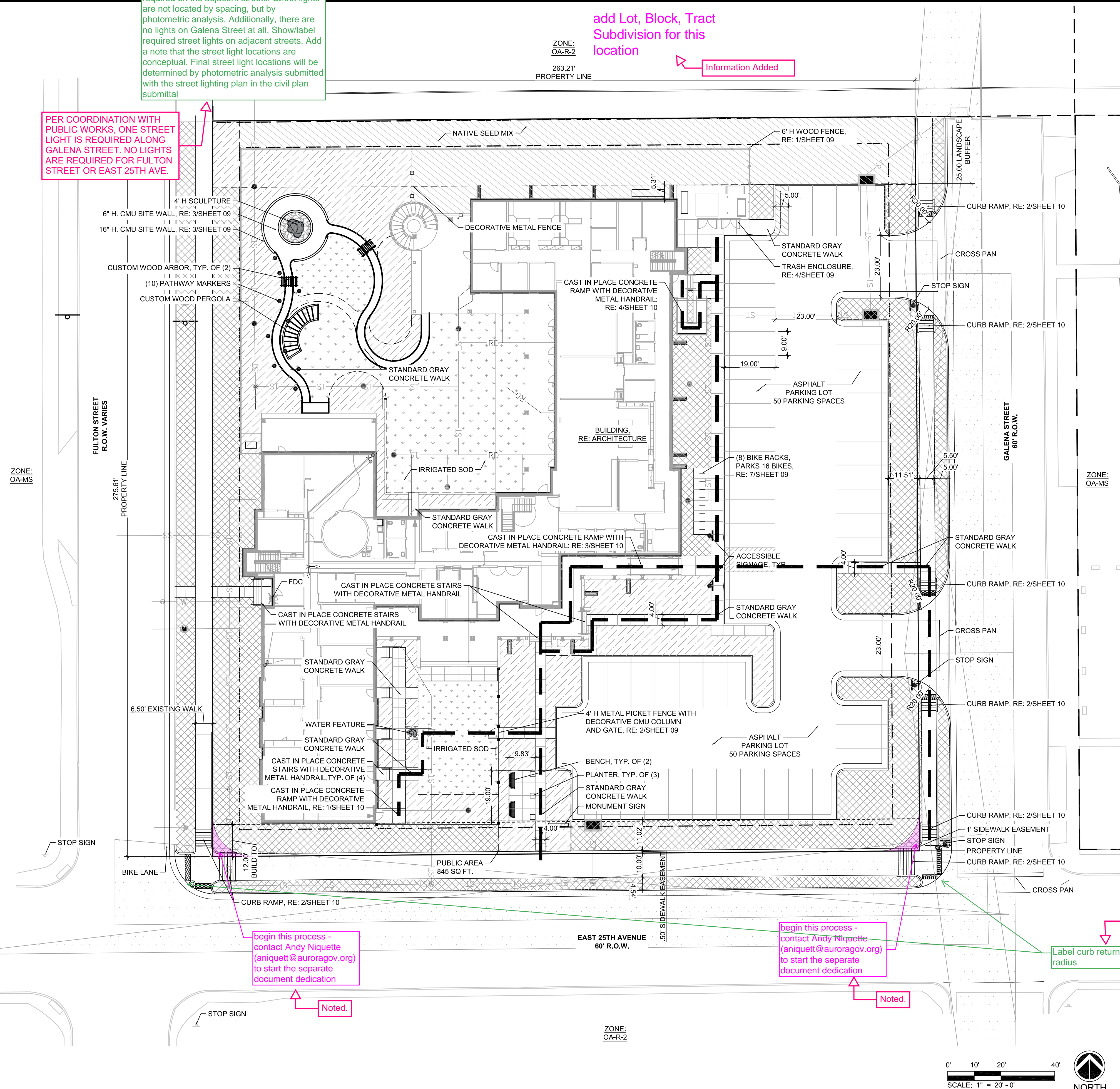
Information Added

LEGEND

- PROPERTY LINE
- 25' LANDSCAPE BUFFER
- 12' BUILD TO LINE
- STEEL EDGER
- LANDSCAPE BERM
- IRRIGATED SOD
- GARDEN SOIL MIX
- CRUSHED FINE GRAVEL
- ORGANIC MULCH TYPE 1
DOUBLE SHREDDED WESTERN CEDAR
- INORGANIC MULCH TYPE 1
2.5" GREY ROSE COBBLESTONE
- INORGANIC MULCH TYPE 2
DECORATIVE LANDSCAPE ROCK
- NATIVE SEED MIX
- CAIRN PATHFINDER MARKER
- LANDSCAPE FORMS -
MELVILLE BENCH

NOTES

- ALL INTERSECTIONS INTENDED TO BE FULL MOVEMENT PER THE PROJECTS TRAFFIC LETTER



begin this process -
contact Andy Niquette
(aniquett@auroragov.org)
to start the separate
document dedication

Noted.

begin this process -
contact Andy Niquette
(aniquett@auroragov.org)
to start the separate
document dedication

Noted.

Radius has been
labeled on the plan

Label curb return
radius



OWNER:
JUDIS HOUSE-JAG INSTITUTE
1141 WILSON ST
DENVER, CO 80202
PHONE: 303.551-0531

LANDSCAPE ARCHITECT:
DAVIS PARTNERSHIP ARCHITECTS
2801 BLAKE STREET, SUITE 100
DENVER, CO 80202
PHONE: 303.481-4555

ARCHITECT:
DAVIS PARTNERSHIP ARCHITECTS
2801 BLAKE STREET, SUITE 100
DENVER, CO 80202
PHONE: 303.481-4555

DATE ENGINEER:
MARTIN MARTIN
1549 WEST COLEMAN AVE.
LAKEWOOD, CO 80245
PHONE: 303.454-0100

ELECTRICAL ENGINEER:
WSP
4801 PEARL, EAST CIRCLE
SUITE 300W
BOULDER, CO 80501
PHONE: 303.551-0550

JUDIS HOUSE-JAG INSTITUTE
10125 E 25TH AVE
AURORA, CO 80010
SITE PLAN

DATE	REMARKS	DRAWN	CHECK	APPROVED
10/20/2021	FIRST SUBMITTAL			
10/20/2021	SECOND SUBMITTAL			

PROJECT NO.
18155.00

DATE:
01/20/2021

SHEET NUMBER:
03

of 12

SITE PLAN

JUDIS HOUSE-JAG INSTITUTE - SITE PLAN

JUDIS HOUSE - JAG INSTITUTE SITE PLAN

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LOCATED IN THE NORTHEAST QUARTER OF SECTION 34, TOWNSHIP 3 SOUTH, RANGE 67 WEST OF THE 6TH P.M.,
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Per the pre-application notes, street lights are required on the adjacent streets. Street lights are not located by spacing, but by photometric analysis. Additionally, there are no lights on Galena Street at all. Show/label required street lights on adjacent streets.

MM RESPONSE: PER COORDINATION WITH PUBLIC WORKS, ONE STREET LIGHT IS REQUIRED ALONG GALENA STREET. NO LIGHTS ARE REQUIRED FOR FULTON STREET OR EAST 25TH AVE.

MM RESPONSE: UPDATED SEE NOTE 4

It appears that this FDC has been relocated. Note must provide a minimum of 3' of clear unobstructed space around the connections to include the wall to the south and riser room door. Refer to comment on Elevations sheet 8.

MM RESPONSE: SLOPES LABELED

2% min slope for all non-paved areas, typical

Min. slope away from the building is 5% for 10' for landscape areas, min. 2% for impervious areas.

MM RESPONSE: SLOPES LABELED

MM RESPONSE: SLOPES LABELED

Min pavement slopes: 1% for asphalt, 0.5% for concrete

MM RESPONSE: SLOPES LABELED

begin this process - contact Andy Niquette (aniquett@auroragov.org) to start

MM RESPONSE: NOTED. PROCESS STARTED.

The private storm sewer needs to be moved outside of the ROW

MM RESPONSE: UPDATED

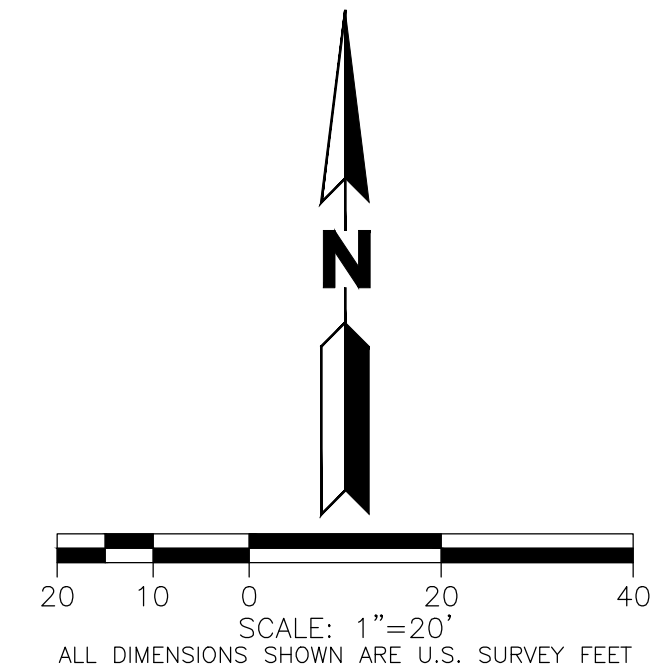
begin this process - contact Andy Niquette (aniquett@auroragov.org) to start

MM RESPONSE: NOTED. PROCESS STARTED.

LEGEND	
EXISTING	PROPOSED
---	PROPERTY LINE
---	RIGHT-OF-WAY LINE
---	SECTION LINE
---	EASEMENT
---	RETAINING WALL
---	CURB & GUTTER (SPILL)
---	CURB & GUTTER (CATCH)
---	CONCRETE/ SIDEWALK
---	ACCESSIBLE RAMPS
---	CONTOURS
---	STORM SEWER
---	STORM MANHOLE
---	STORM INLET
---	FLARED END SECTION
---	FIRE DEPARTMENT
---	FIRE HYDRANT
---	WATER METER
---	SANITARY SEWER
---	SANITARY MANHOLE
---	STREET LIGHT
---	SIGN
---	DRIVE
---	GRADING ARROW
---	SPOT ELEVATIONS

- NOTES:**
- ALL PROPOSED ON-SITE STORM PIPE AND STRUCTURES, INCLUDING ROOF DRAIN LINES, PROPOSED INLETS, DRAINAGE SWALES ARE PRIVATE AND SIZED FOR THE 100-YEAR EVENT UNLESS NOTED OTHERWISE, AND SHALL BE OWNED AND MAINTAINED BY THE OWNER.
 - FINAL STREET LIGHT LOCATIONS WILL BE DETERMINED BY PHOTOMETRIC ANALYSIS SUBMITTED WITH THE STREET LIGHTING PLAN IN THE CIVIL PLAN SUBMITTAL.
 - ALL WALKS AND CROSSWALKS SHALL HAVE A CROSS SLOPE NOT TO EXCEED 1.8% AND A LONGITUDINAL SLOPE NOT TO EXCEED 4.8%. COUNTER SLOPE NOT TO EXCEED 5% IN GUTTER AT ACCESSIBLE RAMP LOCATIONS. ACCESSIBLE PARKING STALLS SHALL NOT EXCEED 1.8% SLOPE IN ANY DIRECTION.

BENCHMARK:
A GPS DERIVED ELEVATION WAS ESTABLISHED AT AN ONSITE BENCHMARK AT THE SOUTHEAST CORNER OF TRACT P, STAPLETON AURORA SUBDIVISION FILING NO. 2, BEING A FOUND #6 REBAR WITH 2" ALUMINUM CAP IN AURORA RANGE BOX, "AECOM PLS 20683" WITH AN ELEVATION OF 5319.09 FEET. A CHECK SHOT, 0.1" WAS TAKEN ON CITY OF AURORA BENCHMARK POINT 356734NE001, BEING A "FOUND 3" BRASS CAP ON 30" LONG STEEL PIPE" LOCATED 0.5 MILES FROM SITE, WITH A PUBLISHED ELEVATION OF 3346.37 FEET (NAVD88). NO DIFFERENTIAL LEVELING WAS PERFORMED TO ESTABLISH THIS ELEVATION.



MARTIN/MARTIN ASSUMES NO RESPONSIBILITY FOR UTILITY LOCATIONS. THE UTILITIES SHOWN ON THIS DRAWING HAVE BEEN PLOTTED FROM (PROVIDED) ASCE (38) UTILITY QUALITY LEVEL D (Q₆) AVAILABLE INFORMATION. IT IS, HOWEVER, THE CONTRACTORS RESPONSIBILITY TO FIELD VERIFY THE SIZE, MATERIAL, HORIZONTAL AND VERTICAL LOCATION OF ALL UTILITIES (DEPICTED OR NOT DEPICTED) PRIOR TO THE COMMENCEMENT OF ANY CONSTRUCTION.

GRADING AND UTILITY SCHEMATIC



DAVIS PARTNERSHIP ARCHITECTS
1141 WYOMING ST.
DENVER, CO 80202
PHONE: 720-641-0591

DAVIS PARTNERSHIP ARCHITECTS
2901 BLAKE STREET, SUITE 100
DENVER, CO 80202
PHONE: 303-481-0555

DAVIS PARTNERSHIP ARCHITECTS
1500 WEST COLORED AVENUE
LAKEWOOD, CO 80401
PHONE: 303-481-0555

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LAKEWOOD, CO 80401
PHONE: 303-481-0555

JUDIS HOUSE-JAG INSTITUTE 10125 E 25TH AVE AURORA, CO 80010 SITE PLAN

REV	REMARKS	DATE	BY	CHKD	APPV
1	ISSUED FOR PERMIT	01/20/2021	AM	AM	AM
2	REVISION				
3	REVISION				
4	REVISION				
5	REVISION				
6	REVISION				
7	REVISION				
8	REVISION				
9	REVISION				
10	REVISION				

PROJECT NO. 18155.00

DATE 01/20/2021

SHEET NUMBER

04

of 12

JUDIS HOUSE - JAG INSTITUTE SITE PLAN

TRACT P, STAPLETON AURORA SUBDIVISION FILING NO. 2
LOCATED IN THE NORTHEAST QUARTER OF SECTION 34, TOWNSHIP 3 SOUTH, RANGE 67 WEST OF THE 6TH P.M.,
COUNTY OF ADAMS, STATE OF COLORADO

LEGEND

- PROPERTY LINE
- 25' LANDSCAPE BUFFER
- STEEL EDGER
- LANDSCAPE BERM
- DECIDUOUS TREE
- ORNAMENTAL TREE
- EVERGREEN TREE
- DECIDUOUS SHRUB
- EVERGREEN SHRUB
- ORNAMENTAL GRASS
- IRRIGATED SOD
- GARDEN SOIL MIX
- CRUSHED FINE GRAVEL
- ORGANIC MULCH TYPE 1
- DOUBLE SHREDDED WESTERN CEDAR
- INORGANIC MULCH TYPE 1
- 2.5" GREY ROSE COBBLESTONE
- INORGANIC MULCH TYPE 2
- DECORATIVE LANDSCAPE ROCK
- NATIVE SEED MIX
- CAIRN PATHFINDER MARKER
- LANDSCAPE FORMS - MELVILLE BENCH



DAVIS PARTNERSHIP ARCHITECTS
1141 W. 10TH AVE. SUITE 100
DENVER, CO 80202
PHONE: 303.461.4551
LANDSCAPE ARCHITECT
DAVIS PARTNERSHIP ARCHITECTS
2001 BLAKE STREET SUITE 100
DENVER, CO 80202
PHONE: 303.461.4555
ARCHITECT
DAVIS PARTNERSHIP ARCHITECTS
2001 BLAKE STREET SUITE 100
DENVER, CO 80202
PHONE: 303.461.4555
DESIGN PARTNER
MARTIN MARTIN
1549 WEST COLEMAN AVE.
LAKEWOOD, CO 80155
PHONE: 303.461.4550
ELECTRICAL ENGINEER
WSP
1801 PEARL EAST CIRCLE
SUITE 300W
BOULDER, CO 80501
PHONE: 303.441.0090

JUDIS HOUSE-JAG INSTITUTE
10125 E 25TH AVE
AURORA, CO 80010
SITE PLAN

DATE	REVISIONS	BY	CHKD	APPROV
11/12/2020	FIRST SUBMITTAL			
01/20/2021	SECOND SUBMITTAL			

PROJECT NO.
18155.00

DATE:
01/20/2021

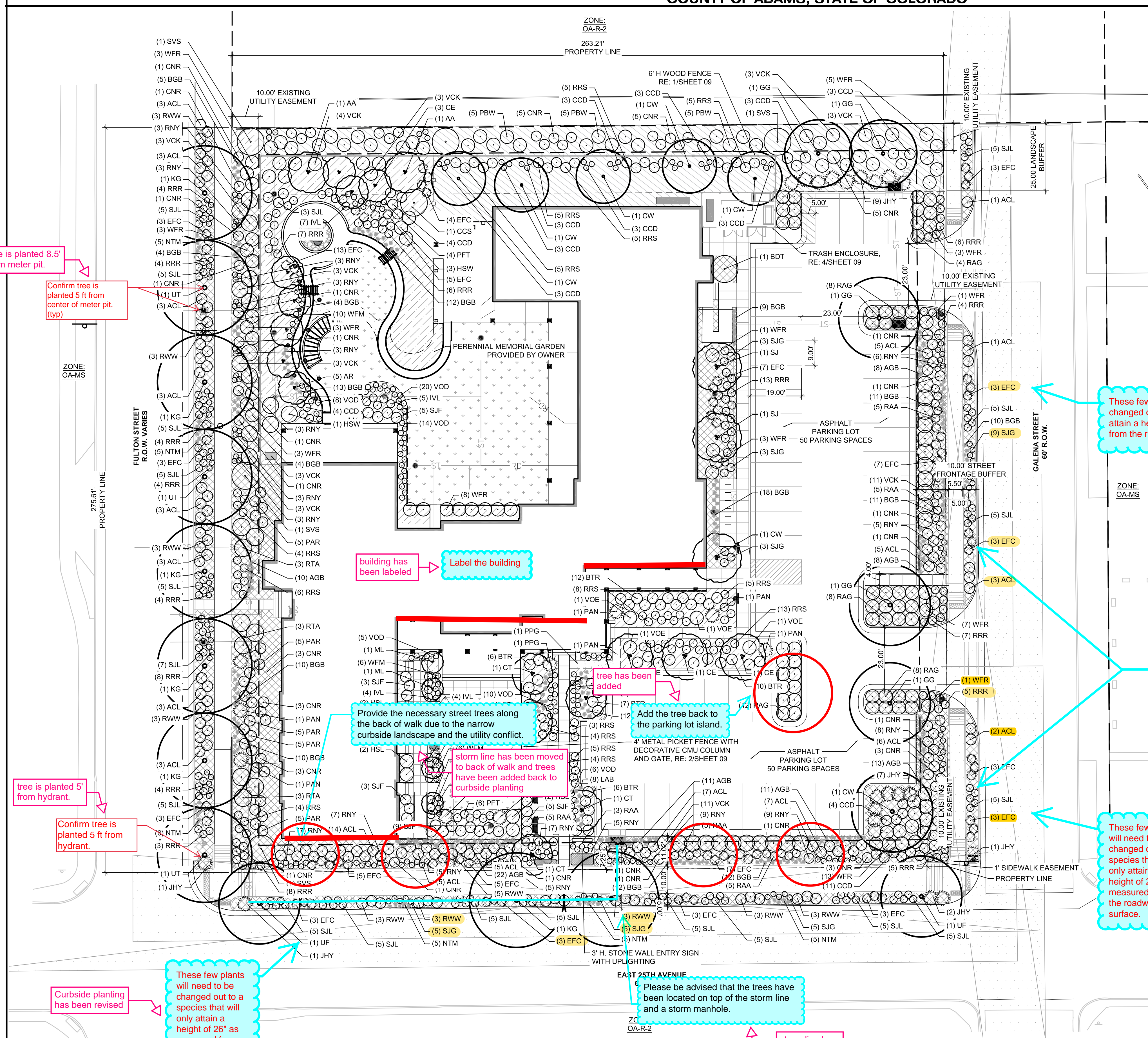
SHEET NUMBER:
05

of 12

JUDIS HOUSE-JAG INSTITUTE - SITE PLAN

LANDSCAPE PLAN - NOT FOR CONSTRUCTION

0' 10' 20' 40'
SCALE: 1" = 20' - 0"



tree is planted 8.5' from meter pit.
Confirm tree is planted 5 ft from center of meter pit. (typ)

These few plants will need to be changed out to a species that will only attain a height of 26" as measured from the roadway surface.

Curbside planting has been revised

Where are the required street trees? They were shown on the previous submission

trees have been added back into curbside planting

These few plants will need to be changed out to a species that will only attain a height of 26" as measured from the roadway surface.

Curbside planting has been revised

tree is planted 5' from hydrant.
Confirm tree is planted 5 ft from hydrant.

These few plants will need to be changed out to a species that will only attain a height of 26" as measured from the roadway surface.

Curbside planting has been revised

building has been labeled
Label the building

tree has been added
Add the tree back to the parking lot island.

storm line has been moved to back of walk and trees have been added back to curbside planting

Please be advised that the trees have been located on top of the storm line and a storm manhole.

storm line has been moved to back of walk.

JUDIS HOUSE - JAG INSTITUTE SITE PLAN

TRACT P, STAPLETON AURORA SUBDIVISION FILING NO. 2
LOCATED IN THE NORTHEAST QUARTER OF SECTION 34, TOWNSHIP 3 SOUTH, RANGE 67 WEST OF THE 6TH P.M.,
COUNTY OF ADAMS, STATE OF COLORADO

CITY OF AURORA LANDSCAPE NOTES

- ALL LANDSCAPED AREAS TO RECEIVE ORGANIC SOIL PREPARATION AT 4 CU.YARDS/1000 SF.
- SITE LIGHTING FIXTURES INCLUDES PEDESTRIAN LIGHTING, LANDSCAPE UPLIGHTING AND FESTOON LIGHTING.
- SURFACE MATERIALS OF WALKS ON SITE ARE TO BE STANDARD GRAY CONCRETE AND CRUSHED FINE GRAVEL.
- MULCH ON SITE INCLUDES WESTERN SHREDDED CEDAR, 2.5" GREY ROSE COBBLESTONE AND DECORATIVE LANDSCAPE ROCK
- ALL UTILITY EASMENTS SHALL REMAIN UNOBSTRUCTED AND FULLY ACCESSIBLE ALONG THEIR ENTIRE LENGTH FOR THE MAINTENANCE EQUIPMENT ENTRY.
- THE DEVELOPER, HIS SUCCESSORS AND ASSIGNS, SHALL BE RESPONSIBLE FOR INSTALLATION, MAINTENANCE AND REPLACEMENT OF ALL LANDSCAPING MATERIALS SHOWN OR INDICATED ON THE APPROVED SITE PLAN OR LANDSCAPE PLAN ON FILE IN THE PLANNING DEPARTMENT. ALL LANDSCAPING WILL BE INSTALLED AS DELINEATED ON THE PLAN, PRIOR TO ISSUANCE OF CERTIFICATES OF OCCUPANCY.
- ALL LANDSCAPED AREAS AND PLANT MATERIAL, EXCEPT FOR NON-IRRIGATED NATIVE, RESTORATIVE, AND DRYLAND GRASS AREAS THAT COMPLY WITH REQUIREMENTS FOUND IN [CSC-140-1403 AND CSC-140-1405](#) MUST BE WATERED BY AN AUTOMATIC UNDERGROUND IRRIGATION SYSTEM. IRRIGATION SYSTEM DESIGN, INSTALLATION, OPERATION, AND MAINTENANCE SHALL CONFORM TO REQUIREMENTS FOUND IN THE CITY OF AURORA IRRIGATION ORDINANCE.

Remove as this refers to the previous landscape code

Note has been updated.

LANDSCAPE PALLETTE

SYM.	QTY.	SCIENTIFIC / COMMON NAME	SIZE	NOTES	WATER
DECIDUOUS TREE					
GG	6	Ginkgo Biloba / Ginkgo Tree	2.5" MIN	B&B	XX
KG	7	Koelreuteria paniculata / Golden Raintree	2.5" MIN	B&B	X
UF	2	Ulmus 'Frontier' / Frontier Elm	2.5" MIN	B&B	X
UT	3	Ulmus 'Triumph' / Triumph Elm	2.5" MIN	B&B	X
ORNAMENTAL TREE					
AA	2	Amelanchier x grandiflora / Brilliance Serviceberry	1.5" MIN	B&B	X
AR	5	Amelanchier alnifolia 'Regent' / Regent Serviceberry	1.5" MIN	B&B	X
CE	6	Cercis canadensis / Eastern Redbud	1.5" MIN	B&B	X
CT	6	Crataegus crus-galli var. inermis / Thornless Cockspur Hawthorn	1.5" MIN	B&B	X
CW	6	Crataegus viridis 'Winter King' / Winter King Hawthorn	1.5" MIN	B&B	X
ML	5	Malus loizlazii	1.5" MIN	B&B	X
SJ	2	Syringa reticulata	1.5" MIN	B&B	XX
DECIDUOUS SHRUB					
ACL	85	Amorpha can.	#5	CONT.	XXX
BTR	41	Berberis thunbergii / Glow	#5	CONT.	X
BDT	1	Buddleia davidii 'Harlequin' / Harlequin Butterfly Bush	#5	CONT.	XX
CCD	53	Caryopteris diandensis 'Dark Knight' / Dark Knight Spiraea	#5	CONT.	XXX
CCS	2	Cotinus coccinea / Smokebush	#5	CONT.	XXX
CNR	49	Chrysothamnus nauseosus / Rabbitbrush	#5	CONT.	XXX
HSL	6	Hibiscus syriacus 'Lavender Chiffon' / Lavender Chiffon Hibiscus	#5	CONT.	XXX
HSW	4	Hibiscus syriacus 'White Chiffon' / White Chiffon Hibiscus	#5	CONT.	XXX
IVL	27	Itea virginica 'Sprite' / Little Henry Sweetpire	#5	CONT.	XXX
PAR	20	Perovskia atriplicifolia / Russian Sage	#5	CONT.	XXX
PFT	14	Potentilla fruticosa 'Tangerine' / Tangerine Potentilla	#5	CONT.	XX
PBW	15	Prunus besseyi / Western Sandcherry	#5	CONT.	X
RAG	48	Rhus aromatica 'Gro Low' / Gro Low Fragrant Sumac	#5	CONT.	XXX
RTA	9	Rhus trilobata 'Autumn Amber' / Autumn Amber Sumac	#5	CONT.	XXX
RNY	97	Rosa nolesae / Yellow Carpet Rose	#5	CONT.	XX
RAA	28	Ribes alpinum / Alpine Currant	#5	CONT.	XX
RRR	95	Rosa 'radcor' / Rainbow Knockout Rose	#5	CONT.	XX
RRS	82	Rosa 'radsunny' / Sunny Knockout Rose	#5	CONT.	XX
RWW	32	Rosa woodsii / Wood Rose	#5	CONT.	XX
SJF	25	Spiraea japonica 'Froebelii' / Froebel spiraea	#5	CONT.	X
SJG	33	Spiraea japonica 'Gold Flame' / Gold Flame Spiraea	#5	CONT.	X
SJL	115	Spiraea japonica 'Little Princess' / Little Princess Spiraea	#5	CONT.	X
SVS	4	Syringa vulgaris 'Sensation' / Sensation Lilac	#5	CONT.	XX
WFR	54	Weigela florida 'Red Prince' / Red Prince Weigela	#5	CONT.	XXX
WFM	36	Weigela florida 'Verweig' / My Monet Weigela	#5	CONT.	XXX
VOD	68	Viburnum opulus 'nanum' / Compact European Cranberry Bush	#5	CONT.	X
VOE	3	Viburnum opulus 'Compactum' / Compact European Cranberry Bush	#5	CONT.	X
VCK	50	Viburnum carlesii / Koreanspice Viburnum	#5	CONT.	X
EVERGREEN SHRUB					
EFC	94	Euonymus fortunei 'Canadale Gold' / Canadale Gold Euonymus	#5	CONT.	XX
JHY	21	Juniperus horizontalis 'Youngstown' / Youngstown Juniper	#5	CONT.	XX
PAN	7	Picea abies 'Pumila' / Norway Dwarf Spruce	#5	CONT.	XX
PPG	1	Picea pungens 'Globosa' / Globe Blue Spruce	#5	CONT.	XX
ORNAMENTAL GRASS					
AGB	83	Andropogon gerardii / Big Bluestem	#5	CONT.	XXX
BGB	145	Bouteloua gracilis / Blue Grama Grass	#5	CONT.	XXX
LAB	38	Leymus arenarius 'Blue Dune' / Blue Lyme Grass	#5	CONT.	XXX
NTM	31	Nassella tenuissima / Mexican Feather Grass	#5	CONT.	XXX

CURBSIDE REQUIRED PLANTING

STREET	STREET LENGTH PL TO PL	REQUIRED TREES	PROVIDED TREES	REQUIRED SHRUBS	SF OF CURBSIDE LANDSCAPE	PROVIDED SHRUBS
GALENA ST.	275.61'	(1) PER 35 L.F. (8 TREES)	8 TREES	(1) PER 40 S.F. (21 SHRUBS)		
25TH AVE.	275.61'	(1) PER 35 L.F. (8 TREES)	8 TREES	(1) PER 40 S.F. (27 SHRUBS)		
FULTON ST.	263.21'	(1) PER 35 L.F. (8 TREES)	8 TREES	(1) PER 40 S.F. (49 SHRUBS)		

The UDO does not permit the substitution of shrubs for the required street buffer trees. However given the narrow space between the back of walk and the required buffer area, staff would support an adjustment. An adjustment should be requested. Update the letter of introduction and provide the adjustment request on the cover sheet and landscape sheet.

10' BUFFER REQUIRED PLANTING

STREET	STREET LENGTH PL TO PL	REQUIRED TREES	PROVIDED TREES	REQUIRED SHRUBS	TREE SUBSTITUTION	TOTAL REQUIRED SHRUBS	TOTAL PROVIDED SHRUBS
GALENA ST.	275.61'	(1) PER 30 L.F. (9 TREES)	0 TREES	(10) PER 40 L.F. (69 SHRUBS)	10 PER TREE (90 SHRUBS)	159 SHRUBS	182 SHRUBS
25TH AVE.	275.61'	(1) PER 30 L.F. (9 TREES)	0 TREES	(10) PER 30 L.F. (88 SHRUBS)	10 PER TREE (90 SHRUBS)	178 SHRUBS	240 SHRUBS
FULTON ST.	263.21'	(1) PER 30 L.F. (9 TREES)	0 TREES	(10) PER 30 L.F. (87 SHRUBS)	10 PER TREE (90 SHRUBS)	177 SHRUBS	177 SHRUBS

BUILDING PERIMETER LANDSCAPE

BUILDING SIDE	BUILDING LENGTH	REQUIRED TREES	PROVIDED TREES	REQUIRED SHRUBS	TREE SUBSTITUTION	TOTAL REQUIRED SHRUBS	TOTAL PROVIDED SHRUBS
25TH AVE. SIDE	12.75'	(1) PER 40 L.F. (2 TREES)	0 TREES	(10) PER 40 L.F. (5 SHRUBS)	(10) PER TREE (20 SHRUBS)	22 SHRUBS	34 SHRUBS
FULTON ST. SIDE	139.00'	(1) PER 40 L.F. (2 TREES)	0 TREES	(10) PER 40 L.F. (5 SHRUBS)	(10) PER TREE (20 SHRUBS)	55 SHRUBS	59 SHRUBS

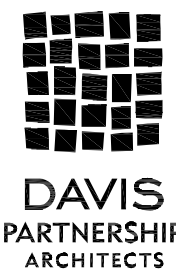
WATER USE TABLE

WATER USE TYPE	SQUARE FOOTAGE	PERCENTAGE OF TOTAL IRRIGATED AREA
TOTAL IRRIGATED AREA	29,872.60	100%
HIGH WATER (SOD)	5,880.27 SF	19.7%
LOW WATER (SHRUB BED)	23,992.33 SF	80.3%

Enlarge the font/tables. The text is too small. This is a carry-over comment from the previous review.

text size has been increased

LANDSCAPE NOTES AND SCHEDULES



DAVIS PARTNERSHIP ARCHITECTS
10125 E 25TH AVE
SUITE 100
AURORA, CO 80010
PHONE: 303.481.4555

LANDSCAPE ARCHITECT
DAVIS PARTNERSHIP ARCHITECTS
2001 BLAKE STREET, SUITE 100
DENVER, CO 80202
PHONE: 303.481.4555

ARCHITECT
DAVIS PARTNERSHIP ARCHITECTS
2001 BLAKE STREET, SUITE 100
DENVER, CO 80202
PHONE: 303.481.4555

DESIGN PARTNER
MARTIN MARTIN
15499 WEST COLEMAN AVE.
LAKEWOOD, CO 80235
PHONE: 303.481.4555

ELECTRICAL ENGINEER
WSP
15499 WEST COLEMAN AVE.
SUITE 300W
LAKEWOOD, CO 80235
PHONE: 303.481.4555

JUDIS HOUSE-JAG INSTITUTE
10125 E 25TH AVE
AURORA, CO 80010
SITE PLAN

DATE	REVISIONS	REMARKS	DATE	REVISIONS	REMARKS
01/20/2021	1	REVISED	01/20/2021	1	REVISED
01/20/2021	2	REVISED	01/20/2021	2	REVISED
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PROJECT NO.
18155.00

DATE:
01/20/2021

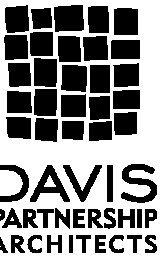
SHEET NUMBER:
06
of 12

JUDI'S HOUSE - JAG INSTITUTE SITE PLAN

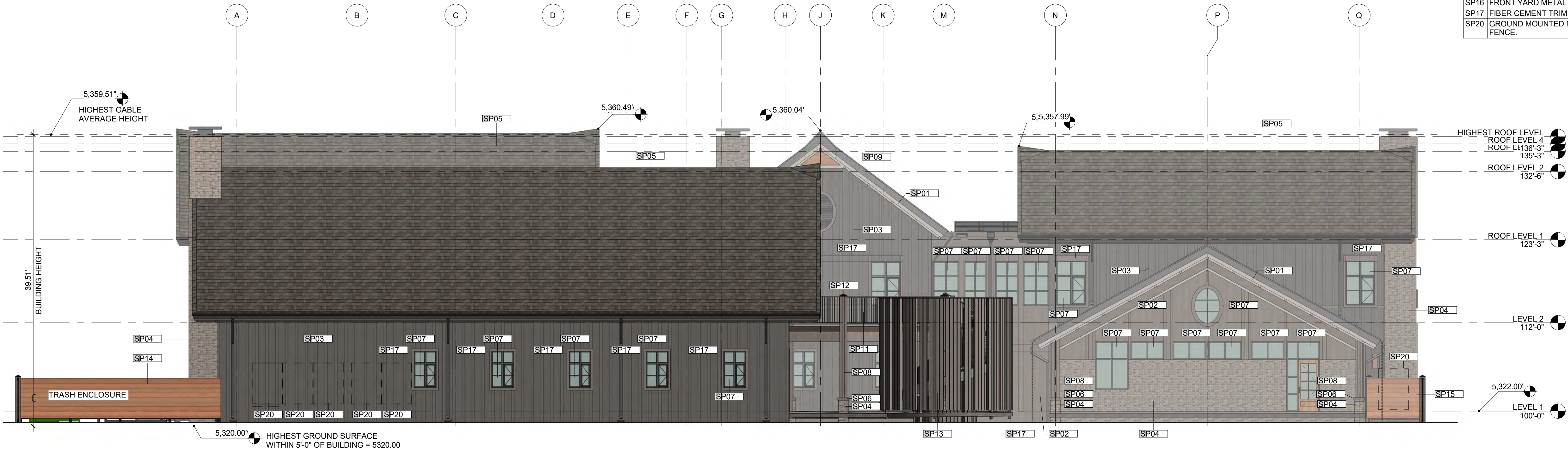
TRACT P. STAPLETON AURORA SUBDIVISION FILING NO. 2
LOCATED IN THE NORTHEAST QUARTER OF SECTION 34, TOWNSHIP 3 SOUTH. RANGE 37 WEST OF THE 6TH P.M.
COUNTY OF ADAMS, STATE OF COLORADO

KEYNOTE LEGEND (SITE PLAN MATERIALS)

SP01	FIBER CEMENT PANEL, DARK SMOOTH FINISH
SP02	FIBER CEMENT PANEL, LIGHT SMOOTH FINISH
SP03	FIBER CEMENT PANEL, WOOD GRAIN FINISH, BOARD AND BATTEN
SP04	BRICK MASONRY WALL
SP05	ASPHALT SHINGLE ROOF
SP06	CAST STONE SILLS, CAPS, AND SURROUNDS.
SP07	ANDERSON WINDOWS: FIBREX - 100 SERIES
SP08	CEDAR, PAINTED.
SP09	CEDAR, CLEAR COAT.
SP10	PREFABRICATED, STEEL RAILING
SP11	PREFINISHED PYRAMIDAL ALUMINUM CAP.
SP12	CEDAR POSTS, PAINTED.
SP13	CEDAR PLANK AND STEEL POST FENCE.
SP14	WOOD FENCE WITH DECORATIVE COLUMN.
SP15	FRONT YARD METAL PICKET FENCE WITH DECORATIVE CMU COLUMN.
SP16	FIBER CEMENT TRIM
SP17	GROUND MOUNTED MECH. CONDENSING UNITS. TO BE SCREENED BY FENCE.
SP18	
SP19	
SP20	

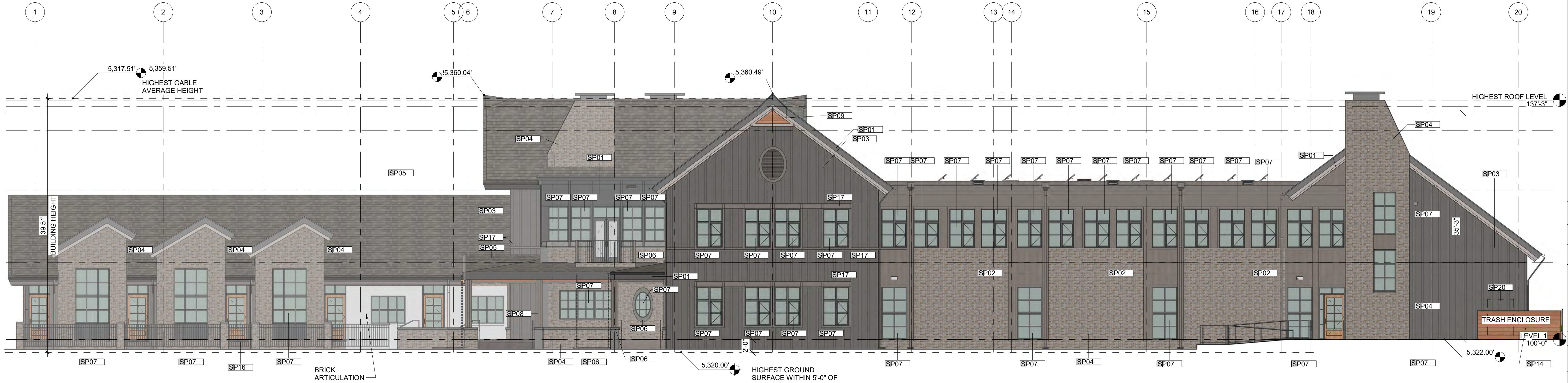


ARTIST: JAG INSTITUTE
1741 GARY LANE ST
DENVER, CO 80202
PHONE: 720-941-4331
LANDSCAPE ARCHITECT: DAVIS PARTNERSHIP ARCHITECTS
300 BLAKE STREET, SUITE 100
DENVER, CO 80202
PHONE: 303-463-4331
ARCHITECT: DAVIS PARTNERSHIP ARCHITECTS
300 BLAKE STREET
DENVER, CO 80202
PHONE: 303-463-4331
CIVIL ENGINEER: MARTIN AND SUTHER
1000 WEST 100TH AVE
LAKEWOOD, CO 80224
PHONE: 303-463-4331
ELECTRICAL ENGINEER: WSP
4000 PARK EAST CIRCLE, 300W
BOULDER, CO 80501
PHONE: 303-441-4000



1 NORTH ELEVATION - SITE PLAN REVIEW

1/8" = 1'-0"



2 EAST ELEVATION - SITE PLAN REVIEW

1/8" = 1'-0"

JUDI'S HOUSE - JAG INSTITUTE
10125 E 25TH AVE
AURORA, CO 80010
SITE PLAN

DATE	REV	REMARKS	DRWN	CHD	APPD
1/20/2021	1	ISSUED FOR PERMIT			
1/20/2021	2	REVISIONS			
1/20/2021	3	REVISIONS			
1/20/2021	4	REVISIONS			
1/20/2021	5	REVISIONS			
1/20/2021	6	REVISIONS			
1/20/2021	7	REVISIONS			
1/20/2021	8	REVISIONS			
1/20/2021	9	REVISIONS			
1/20/2021	10	REVISIONS			
1/20/2021	11	REVISIONS			
1/20/2021	12	REVISIONS			
1/20/2021	13	REVISIONS			
1/20/2021	14	REVISIONS			
1/20/2021	15	REVISIONS			
1/20/2021	16	REVISIONS			
1/20/2021	17	REVISIONS			
1/20/2021	18	REVISIONS			
1/20/2021	19	REVISIONS			
1/20/2021	20	REVISIONS			

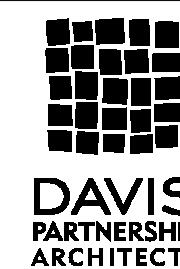
PROJECT NO. 18155.00.000
SUBMITTAL DATE: 1/20/2021
SHEET NUMBER: 07 of 12

BUILDING ELEVATIONS

TRACT P. STAPLETON AURORA SUBDIVISION FILING NO. 2
LOCATED IN THE NORTHEAST QUARTER OF SECTION 34, TOWNSHIP 3 SOUTH. RANGE 37 WEST OF THE 6TH P.M.
COUNTY OF ADAMS, STATE OF COLORADO

KEYNOTE LEGEND (SITE PLAN MATERIALS)

SP01	FIBER CEMENT PANEL, DARK SMOOTH FINISH
SP02	FIBER CEMENT PANEL, LIGHT SMOOTH FINISH
SP03	FIBER CEMENT PANEL, WOOD GRAIN FINISH, BOARD AND BATTEN
SP04	BRICK MASONRY WALL
SP05	ASPHALT SHINGLE ROOF
SP06	CAST STONE SILLS, CAPS, AND SURROUNDS.
SP07	ANDERSON WINDOWS, FIBREX - 100 SERIES
SP08	CEDAR, PAINTED
SP09	CEDAR, CLEAR COAT.
SP11	PREFABRICATED, STEEL RAILING
SP13	CEDAR POSTS, PAINTED.
SP14	CEDAR PLANK AND STEEL POST FENCE.
SP15	WOOD FENCE WITH DECORATIVE COLUMN.
SP16	FRONT YARD METAL PICKET FENCE WITH DECORATIVE CMU COLUMN.
SP17	FIBER CEMENT TRIM
SP18	MONUMENT SIGNAGE
SP19	KNOX BOX
SP21	SPRINKLER RISER ROOM SIGNAGE.
SP22	FDC SIGNAGE.



APPLICANT
JUDIS HOUSE - JAG INSTITUTE
1741 GAYLORD ST
DENVER, CO 80209
PHONE: 303-941-0331

LANDSCAPE ARCHITECT
DWS PARTNERSHIP ARCHITECTS
2001 BLAKE STREET, SUITE 10
DENVER, CO 80205
PHONE: 303-861-8555

ARCHITECT
DWS PARTNERSHIP ARCHITECTS
2001 BLAKE STREET
DENVER, CO 80205
PHONE: 303-861-8555

CIVIL ENGINEER
MARTIN AND MARTIN
12696 WEST COLFAX AVE.
LAKEWOOD, CO 80125
PHONE: 303-431-6100

ELECTRICAL ENGINEER
WSP
4640 PEARL EAST CIRCLE, 500
DENVER, CO 80221
PHONE: 303-551-0800



1 SOUTH ELEVATION - SITE PLAN REVIEW

$$\frac{1}{8}'' = 1'-0''$$


2 WEST ELEVATION - SITE PLAN REVIEW

$$\frac{1}{8}'' = 1'-0''$$

This FDC has been relocated to this location from the location highlighted in blue. It appears that there is not 3' of clearance around the connections. Must provide a minimum of 3' of clear unobstructed space around the connections to include the wall to the south and riser room door. IFC 912.4.2

Implemented requested change	
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BUILDING ELEVATIONS

**JUDIIS HOUSE - JAG INSTITUTE
10125 E 25TH AVE
AURORA, CO 80010
SITE PLAN**

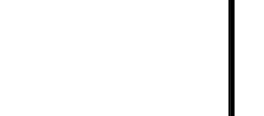
DRWN	CHKD	APRVD
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ATE:	REV	REMARKS
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PROJECT NO.	18155.00.000
SUBMITTAL DATE:	01/20/20
SHEET NUMBER:	

08
of 12

**TRACT P, STAPLETON AURORA SUBDIVISION FILING NO. 2
LOCATED IN THE NORTHEAST QUARTER OF SECTION 34, TOWNSHIP 3 SOUTH, RANGE 67 WEST OF THE 6TH P.M.,
COUNTY OF ADAMS, STATE OF COLORADO**



**10125 E 25TH AVE
AURORA, CO 80010
SITE PLAN**

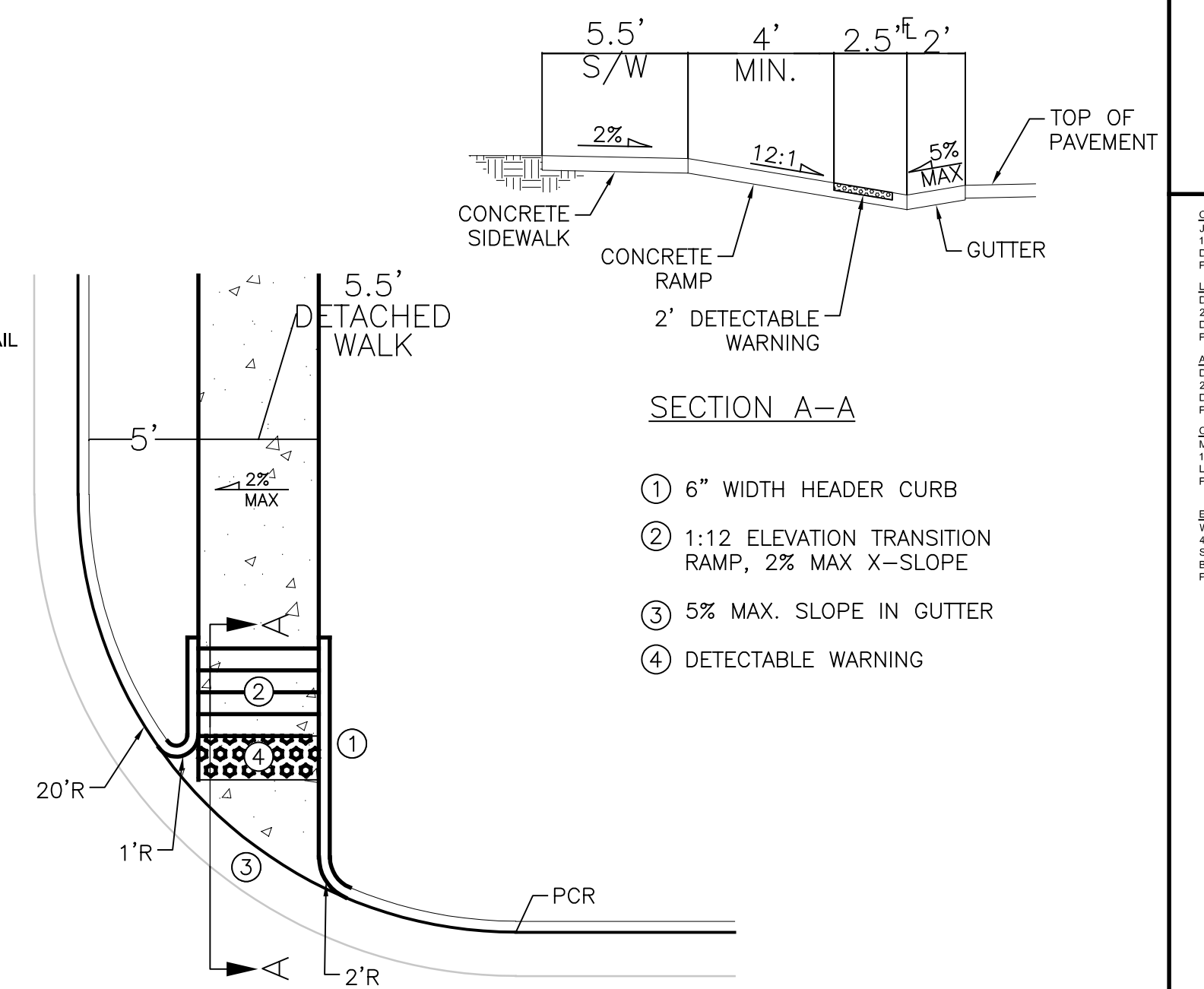
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ELECT NO.										18155.00										1/20/2021										TOTAL PAID:																																																																					

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of 12

SITE PLAN DETAILS SHEET

**TRACT P, STAPLETON AURORA SUBDIVISION FILING NO. 2
LOCATED IN THE NORTHEAST QUARTER OF SECTION 34, TOWNSHIP 3 SOUTH, RANGE 67 WEST OF THE 6TH P.M.,
COUNTY OF ADAMS, STATE OF COLORADO**



DAVIS
PARTNERSHIP
ARCHITECTS

PAULER
JUDIS HOUSE-JAG INSTITUTE
741 GAYLORD ST.
DENVER, CO 80206
PHONE: 723-9414-4331

LANDSCAPE ARCHITECT
ADVANCE PARTNERSHIP ARCHITECTS
1001 BLAKE STREET, SUITE 100
DENVER, COLORADO 80202
PHONE: 302-881-16555

ARCHITECT
ADVANCE PARTNERSHIP ARCHITECTS
1001 BLAKE STREET, SUITE 100
DENVER, COLORADO 80202
PHONE: 302-881-16555

D.L. FINKBES
MARTIN
2498 WEST COLFAX AVE.
RAKEWOOD, CO 80125
PHONE: 303-431-6110

ELECTRICAL ENGINEER
VSP
8140 PEARL, EAST CIRCLE
SUITE 3078
BOULDER, CO 80301
PHONE: 303-555-1060

**JUDIS HOUSE-JAG INSTITUTE
10125 E 25TH AVE
AURORA, CO 80010
SITE PLAN**

[illegible]

ET NUMBER:
10
of 12

