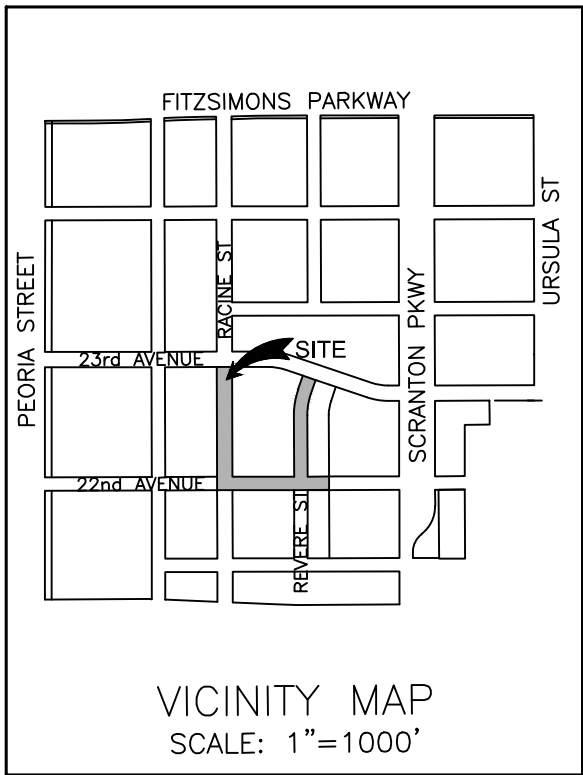


PLOT DATE: Friday, June 25, 2021 1:57 PM LAST SAVED BY: DALVARADO
DRAWING LOCATION: G:\SCHLAPPE\19.0015-Bioscience 5\PLANS\ISP\Cover.dwg



RACINE, E 22ND AVE, AND REVERE INFRASTRUCTURE SITE PLAN

AT FITZSIMONS INNOVATION COMMUNITY

SECTION 36, TOWNSHIP 3 SOUTH
RANGE 67, WEST OF THE 6TH PRINCIPAL MERIDIAN
CITY OF AURORA, COUNTY OF ADAMS
COLORADO

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

MMResponse:
Comment noted.



SIGNATURE BLOCK

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
(CORPORATION, COMPANY, OR INDIVIDUAL)

PRESENTS TO BE EXECUTED THIS _____ DAY OF _____ AD. _____
BY: _____
(PRINCIPALS OR OWNERS)

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)

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
THIS _____ DAY OF _____, COLORADO AT _____ O'CLOCK _____M.
CLERK AND RECORDER: _____ DEPUTY: _____

BASIS OF BEARING AND BENCHMARK:

BENCHMARK
ELEVATION ARE BASED ON A THE CITY OF AURORA BENCHMARK NUMBER 356736NW001, A 3" BRASS CAP STAMPED "C.O.A. BM 5-20B" LOCATED AT THE SOUTHEAST CORNER OF PEORIA AND FITZSIMONS PARKWAY ON THE NORTHEAST CORNER OF A 20 FEET WIDE INLET.

ELEVATION = 5353.555 (NAVD 1988)

BASIS OF BEARING

BEARINGS ARE BASED ON THE CITY OF AURORA NAD83 STATE PLANE COORDINATE SYSTEM (ZONE 502) BEARING OF N0°04'03"E ALONG THE WESTERLY LINE OF THE NORTHWEST QUARTER OF SECTION 36, T3S, R67 W OF THE 6TH P.M. BEING MONUMENTED BY A FOUND 3" BRASS CAP PLS # 16419 IN RANGE BOX AT THE NORTHWEST CORNER AND A FOUND 3" BRASS CAP PLS # 16419 IN RANGE BOX AT THE WEST QUARTER CORNER.

BASIS OF COORDINATES

PROJECT COORDINATES ARE BASED ON NAD 83 COLORADO CENTRAL ZONES 02 COORDINATES MODIFIED USING A COMBINED SCALE FACTOR OF 0.9997472132 AND SUBTRACTING 1,000,000 FROM THE NORTHING AND 3,000,000 FROM THE EASTING

AMENDMENT BLOCK

LEGAL DESCRIPTION:

COMMENCING AT THE NORTHWEST QUARTER CORNER OF SECTION 36; THENCE S36°02'26"E, 1588.91 FEET TO THE POINT OF BEGINNING; THENCE N89°51'29"E, 266.77 FEET TO A POINT OF CURVATURE; THENCE 112.19 FEET ALONG THE ARC OF A CURVE TO THE RIGHT HAVING A CENTRAL ANGLE OF 18°54'22", A RADIUS OF 340.00 FEET; AND A CHORD THAT BEARS S80°41'20"E A DISTANCE OF 111.68 FEET; THENCE S71°14'09"E A DISTANCE OF 246.00 FEET; THENCE S18°45'51" WEST, 140.09 FEET TO THE A POINT OF CURVATURE; THENCE 110.54 FEET ALONG A CURVE TO THE LEFT HAVING A CENTRAL ANGLE OF 18°54'24", A RADIUS OF 335.00 FEET AND A CHORD BEARING S09°18'39"W A DISTANCE OF 110.04 FEET; THENCE S00°08'31"E, A DISTANCE OF 739.34 FEET; THENCE S89°51'59"W, A DISTANCE OF 75.27 FEET; THENCE S00°08'31"E, A DISTANCE OF 242.59 FEET; THENCE S89°47'27"W, A DISTANCE OF 70.00; THENCE N88°38'50"W, A DISTANCE OF 82.59 FEET; THENCE N87°27'04"W, A DISTANCE OF 318.72 FEET; THENCE N00°08'31"W, A DISTANCE OF 1,304.02 FEET TO THE POINT OF BEGINNING.

CONTAINING 698,274.80 SQUARE FEET OR 16.03 ACRES, MORE OR LESS.

CONTACTS:

APPLICANT:
THE WELLS PARTNERSHIP
595 S BROADWAY #100,
DENVER, CO 80209
ATTN: RACHEL HARMS
303.892.6662

LANDSCAPE:
NORRIS DESIGN,
1101 BANNOCK STREET
DENVER, COLORADO 80204
ATT: BRANDI RICE
970.368.7068

OWNER:
FITZSIMONS REDEVELOPMENT
AUTHORITY
12635 E. MONTVIEW BLVD.,
SUITE 100
AURORA, COLORADO 80045
ATT: LYLE ARTZ
720.859.4100

ENGINEER:
MARTIN/MARTIN, INC.
12499 WEST COLFAX AVENUE
LAKEWOOD, COLORADO 80215
ATT: JANE ASCHERMANN
303.431.6100

SITE PLAN NOTES:

- 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.
- 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 ENTRANCE THEY SERVE. THE ACCESSIBLE ROUTE BETWEEN ACCESSIBLE PARKING AND ACCESSIBLE BUILDING ENTRANCES SHALL BE THE MOST PRACTICAL DIRECT 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 ICC A117.1-2009.
- ALL BUILDING ADDRESS NUMBERS SHALL COMPLY WITH THE AURORA CITY CODE, VOLUME II-CHAPTER 126-ARTICLE VII-SECTIONS 126-271 THROUGH 126-278 - NUMBERING OF BUILDINGS.
- THE APPLICANT HAS THE OBLIGATION TO COMPLY WITH ALL APPLICABLE REQUIREMENTS OF THE AMERICANS WITH DISABILITIES ACT.
- THE 2015 INTERNATIONAL FIRE CODE (IFC), REQUIRES ALL BUILDINGS TO BE ASSESSED FOR ADEQUATE EMERGENCY RESPONDER RADIO COVERAGE (ERRC). AT THE TIME THE STRUCTURE IS AT FINAL FRAME AND FINAL ELECTRICAL INSPECTIONS, THE GENERAL CONTRACTOR (GC) WILL BE REQUIRED TO HIRE A QUALIFIED INDEPENDENT 3RD PARTY TO ASSESS THE RADIO FREQUENCY LEVELS WITHIN THE STRUCTURE. ONCE COMPLETED, THE 3RD PARTY WILL PROVIDE THE RESULTS OF THE TEST TO BOTH THE GC AND THE AURORA BUILDING DIVISION AS TO WHETHER THE STRUCTURE PASSED OR FAILED THE PRELIMINARY RADIO SURVEILLANCE. A STRUCTURE THAT HAS PASSED THIS SURVEILLANCE REQUIRES NO FURTHER ACTION BY THE GC. A FAILED RADIO SURVEILLANCE WILL REQUIRE A LICENSED CONTRACTOR TO SUBMIT PLANS TO THE AURORA BUILDING DIVISION TO OBTAIN A BUILDING PERMIT FOR THE INSTALLATION OF AN ERRC SYSTEM PRIOR TO INSTALLATION. THIS ASSESSMENT AND INSTALLATION IS AT THE OWNER OR DEVELOPERS EXPENSE. FUTURE INTERIOR OR EXTERIOR MODIFICATIONS TO THE STRUCTURE AFTER THE ORIGINAL CERTIFICATE OF OCCUPANCY IS ISSUED WILL REQUIRE A REASSESSMENT FOR ADEQUATE RADIO FREQUENCY COVERAGE.
- FIRE LANE EASEMENTS: WHERE FIRE LANE EASEMENTS ARE DEDICATED WITHIN THE SITE PROVIDE THE FOLLOWING NOTE: 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. THE UNDERSIGNED DOES HEREBY COVENANT AND AGREE THAT THEY SHALL CONSTRUCT UPON THE FIRE LANE EASEMENTS, AS DEDICATED AND SHOWN HEREON, A HARD SURFACE IN ACCORDANCE WITH THE CITY OF AURORA'S PAVING STANDARDS FOR FIRE LANE EASEMENTS, AND THAT THEY SHALL MAINTAIN THE SAME IN A STATE OF GOOD REPAIR AT ALL TIMES AND KEEP THE SAME FREE AND CLEAR OF ANY STRUCTURES, FENCES, LANDSCAPE MATERIALS, SNOW OR OTHER OBSTRUCTIONS. THE MAINTENANCE OF PAVING ON THE FIRE LANE EASEMENT(S) IS THE RESPONSIBILITY OF THE OWNER, AND THE OWNER SHALL POST AND MAINTAIN APPROPRIATE SIGNS IN CONSPICUOUS PLACES ALONG FIRE LANE EASEMENTS. STATING "FIRE LANE, NO PARKING." THE LOCAL LAW ENFORCEMENT AGENCY(S) IS HEREBY AUTHORIZED TO ENFORCE PARKING REGULATIONS WITHIN THE FIRE LANE EASEMENTS, AND TO CAUSE SUCH EASEMENTS TO BE MAINTAINED FREE AND UNOBSTRUCTED AT ALL TIMES FOR FIRE DEPARTMENT AND EMERGENCY APPARATUS USE.
- THE DEVELOPER, HIS SUCCESSORS AND ASSIGNS, INCLUDING THE HOMEOWNERS OR MERCHANTS ASSOCIATION

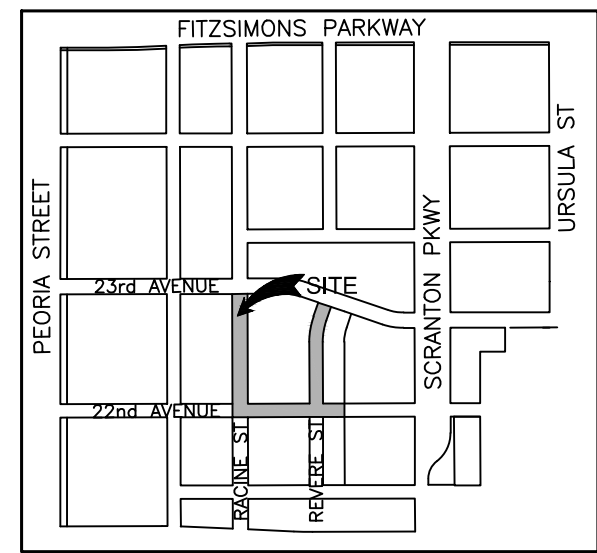
- SHALL BE RESPONSIBLE FOR INSTALLATION, MAINTENANCE AND REPLACEMENT OF ALL FIRE LANE SIGNS.
- LOADING AND UNLOADING AREAS: SMALL SITES NOT HAVING THE SPACE TO PROVIDE LOADING AND UNLOADING AREAS MAY HAVE THE OPTION TO UTILIZE THE PARKING AREAS DURING THE HOURS THE STORE IS CLOSED. APPROVAL FOR THIS OPTION MUST BE OBTAINED FROM BOTH LIFE SAFETY AND THE PLANNING DEPARTMENT CASE MANAGER ASSIGNED TO YOUR PROJECT. IF ALLOWED, PROVIDE A SITE PLAN NOTE READING: THE FIRE LANE EASEMENT CANNOT BE OBSTRUCTED BY PARKED VEHICLES AT ANY TIME. THIS SITE HAS BEEN GIVEN APPROVAL TO CONDUCT THE LOADING AND UNLOADING OF STORE MERCHANDISE ONLY DURING THE HOURS THE STORE IS CLOSED AND ONLY IN THE PARKING AREAS LOCATED OUTSIDE OF THE FIRE LANE EASEMENTS WITHIN THIS SITE.
- 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".
- 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 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.
- THE DEVELOPER IS RESPONSIBLE FOR SIGNING AND STRIPING ALL PUBLIC STREETS. 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.
- ARCHITECTURAL FEATURES (I.E. BAY WINDOWS, FIREPLACES, ROOF OVERHANG, GUTTERS, EAVES, FOUNDATION, FOOTINGS, CANTILEVERED WALLS, ETC.) ARE NOT ALLOWED TO ENCRUCH INTO ANY EASEMENT OR FIRE LANE.
- 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.

RACINE ST, EAST 22ND AVE,
AND REVERE ST
INFRASTRUCTURE SITE PLAN
FITZSIMONS INNOVATION COMMUNITY FILING NO. 2
COVER SHEET

No.	Description of Revisions	Date	Name
1	1ST ISP/CSP SUBMITTAL TO COA	11/15/19	JTA
2	2ND ISP/CSP SUBMITTAL TO COA	02/21/20	JTA
3	3RD ISP SUBMITTAL TO COA	02/17/21	JTA
4	4TH ISP SUBMITTAL TO COA	06/25/21	JTA
THE DESIGN, ENGINEERING, AND CONSTRUCTION OF THIS PROJECT IS THE SOLE RESPONSIBILITY OF THE DESIGNER. THE DESIGNER HAS CONDUCTED A VISUAL CHECK OF THE SITE AND HAS FOUND IT TO BE ACCURATE. THE DESIGNER HAS CONDUCTED A VISUAL CHECK OF THE SITE AND HAS FOUND IT TO BE ACCURATE. THE DESIGNER HAS CONDUCTED A VISUAL CHECK OF THE SITE AND HAS FOUND IT TO BE ACCURATE.			

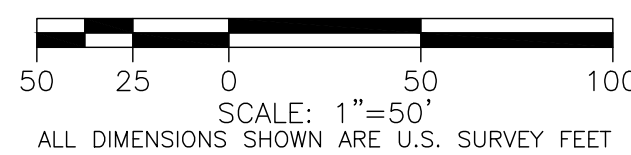
Sheet Number:

C1
1 OF 11



KEY MAP
NOT TO SCALE

NOT PART OF THIS PROJECT



RACINE ST, EAST 22ND AVE,
AND REVERE ST
INFRASTRUCTURE SITE PLAN
FITZSIMONS INNOVATION COMMUNITY FILING NO. 2
SITE PLAN

Job Number 19.0015					
Project Manager J. ASCHERMANN		No.	Description of Revisions	Date	Name
Design By DALVARADO/N.KONTOUR		1	1ST ISP/CSP SUBMITTAL TO COA	11/15/19	JTA
Drawn By C. SIMPSON		2	2ND ISP/CSP SUBMITTAL TO COA	02/21/20	JTA
		3	3RD ISP SUBMITTAL TO COA	02/17/21	JTA
Principal In Charge A. SCHLAPPE		4	4TH ISP SUBMITTAL TO COA	06/25/21	JTA
THE DESIGN SHOWN HEREIN INCLUDING ALL TECHNICAL DRAWINGS, GRAPHIC REPRESENTATION & MODELS THEREOF ARE ONLY FOR THIS PROJECT AND NOT TO BE USED FOR ANY OTHER PROJECTS. ANY REUSE OF THIS DESIGN OR ANY PART THEREOF FOR ANY OTHER PROJECT IS AT THE USER'S RISK AND NOT COVERED BY THIS SPECIFIC PROJECT IS AT THE USER'S RISK.					

Sheet Number:

C2

2 OF 11

Private WQ device should be located within the private storm sewer system. If WQ is required to treat ROW runoff, this device should be public. Please confirm the need for public WQ device and provide proposed device to ensure Aurora Water Operations approves the use for maintenance. (typ all WQ in ROW)

MMResponse: Storm sewer system is labeled according to the preliminary drainage report COA review comments.

MMResponse: Roadway cross slope labels removed.
Street cross slopes are not required as they are depicted on the typical section. Only longitudinal slopes are required

MMResponse: Label revised
Revise label.

MMResponse: Label revised
to be dedicated

Confirm with Public Works that underground WQ is allowed for this project.

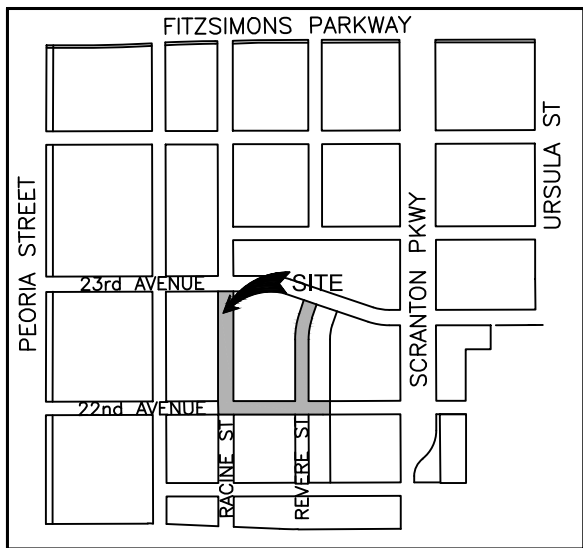
MMResponse: Public Works has verified that underground WQ is acceptable, plans are under review.

MMResponse: Label revised
Water meter pit is public.

MMResponse: Label revised
Lane and

MMResponse: Easements are under review by Andy Niquette.
There are easements that need to be dedicated by separate document. Contact Andy Niquette dedicationproperty@auroragov.org for the easement concerns

MMResponse: Label revised
Service line from main to meter pit is public. Service downstream of meter pit is private.



KEY MAP
NOT TO SCALE

LEGEND

EXISTING		PROPOSED
---	PROPERTY LINE	---
---	RIGHT-OF-WAY LINE	---
---	SECTION LINE	---
---	EASEMENT	---
---	RETAINING WALL	---
---	CURB & GUTTER	---
---	HANDICAP RAMPS	---
---	STORM SEWER	---
---	STORM MANHOLE	---
---	ROOF DRAIN	---
---	STORM INLET	---
---	FLARED END SECTION	---
---	SANITARY SEWER	---
---	SANITARY MANHOLE	---
---	CLEAN OUT	---
---	WATER LINE	---
---	WATER VALVE	---
---	FIRE HYDRANT	---
---	WATER METER	---
---	OVERHEAD ELECTRIC	---
---	ELECTRIC LINE	---
---	LIGHT POLE	---
---	POWER POLE	---
---	ELECTRIC METER	---
---	FIRE DEPT. CONNECTION	---
---	KNOX BOX	---
---	TELEPHONE LINE	---
---	TELEPHONE PEDESTAL	---
---	CABLE TV	---
---	GAS LINE	---
---	SIGN	---
---	DRIVE	---
---	DESCRIPTIONS	---
---	CONTOURS	---
---	STORM SEWER	---
---	AASHTO SIGHT TRIANGLE	---
---	NOT PART OF THIS PROJECT	---

NOTES:

- 23RD AVENUE IS TO BE CONSTRUCTED IN THE FUTURE AND IS NOT PART OF THIS PROJECT. THE CURB & GUTTER SHOWN ON THIS PLAN IN 23RD AVENUE IS PRELIMINARY AND SHOWN FOR REFERENCE ONLY.
- THE DEVELOPER IS RESPONSIBLE FOR SIGNING AND STRIPING ALL PUBLIC STREETS. 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.
- ALL PROPOSED STORM SEWER IS CONSIDERED PUBLIC AND SIZED FOR THE 100-YEAR DESIGN STORM UNLESS NOTED OTHERWISE.
- WATER QUALITY WILL BE PROVIDED FOR THE BIOSCIENCE 5 SITE AND PUBLIC ROADWAYS CONSTRUCTED WITH THIS PROJECT.
- ALL PROPOSED STORM INFRASTRUCTURE WITHIN THE RIGHT OF WAY ARE PUBLIC. BIOSCIENCE 5 ON-SITE, UNDERGROUND WATER QUALITY SYSTEM AND ASSOCIATED OUTFALL ARE CONSIDERED TO BE PRIVATE BY THE CITY OF AURORA AND WILL BE MAINTAINED BY THE FITZSIMONS REDEVELOPMENT AUTHORITY. DRAINAGE EASEMENTS WILL BE PROVIDED WITH THE FINAL SYSTEM CONFIGURATION.
- PROPOSED HYDRODYNAMIC SEPARATORS LOCATED WITHIN THE RIGHT-OF-WAY ARE CONSIDERED TO BE PRIVATE BY THE CITY OF AURORA AND WILL BE MAINTAINED BY THE FITZSIMONS METROPOLITAN DISTRICT. LICENSE AGREEMENT TO BE PROVIDED.

BENCHMARK

ELEVATION ARE BASED ON A THE CITY OF AURORA BENCHMARK NUMBER 3S6736NW001, A 3" BRASS CAP STAMPED "C.O.A. BM 5-20B" LOCATED AT THE SOUTHEAST CORNER OF PEORIA AND FITZSIMONS PARKWAY ON THE NORTHEAST CORNER OF A 20 FEET WIDE INLET.

ELEVATION = 5353.555 (NAVD 1988)

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No.	Description of Revisions	Date	Name
1	1ST ISP/CSP SUBMITTAL TO COA	11/15/19	JTA
2	2ND ISP/CSP SUBMITTAL TO COA	02/21/20	JTA
3	3RD ISP SUBMITTAL TO COA	02/17/21	JTA
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Job Number 19.0015
Project Manager J. ASCHERMANN
Design By D. VALARADO/N. KONTOUR
Drawn By C. SIMPSON
Principal in Charge A. SCHLAPPE

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Sheet Number:

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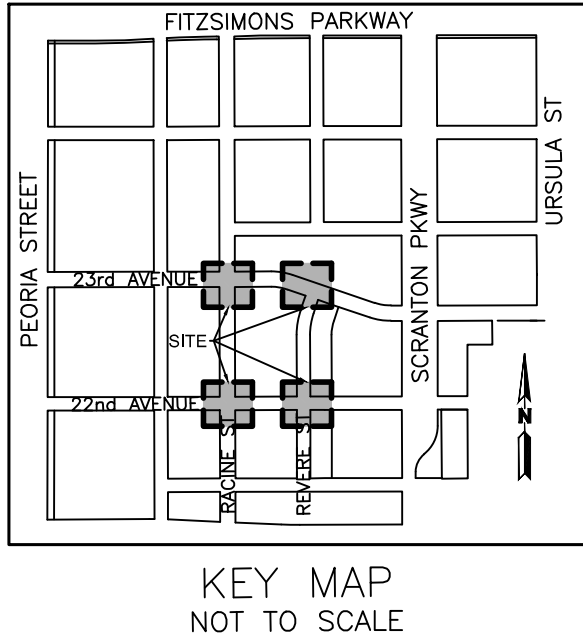
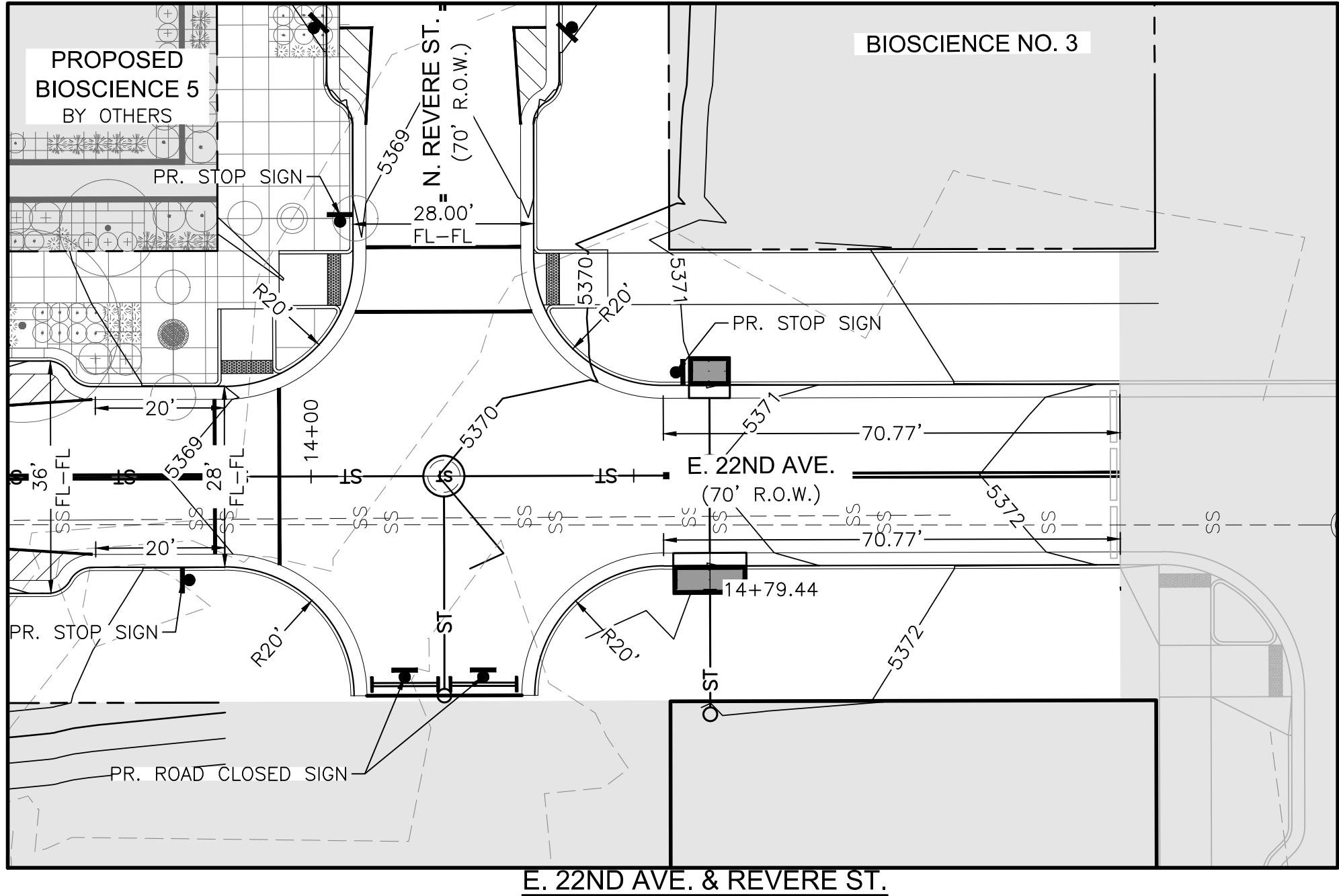
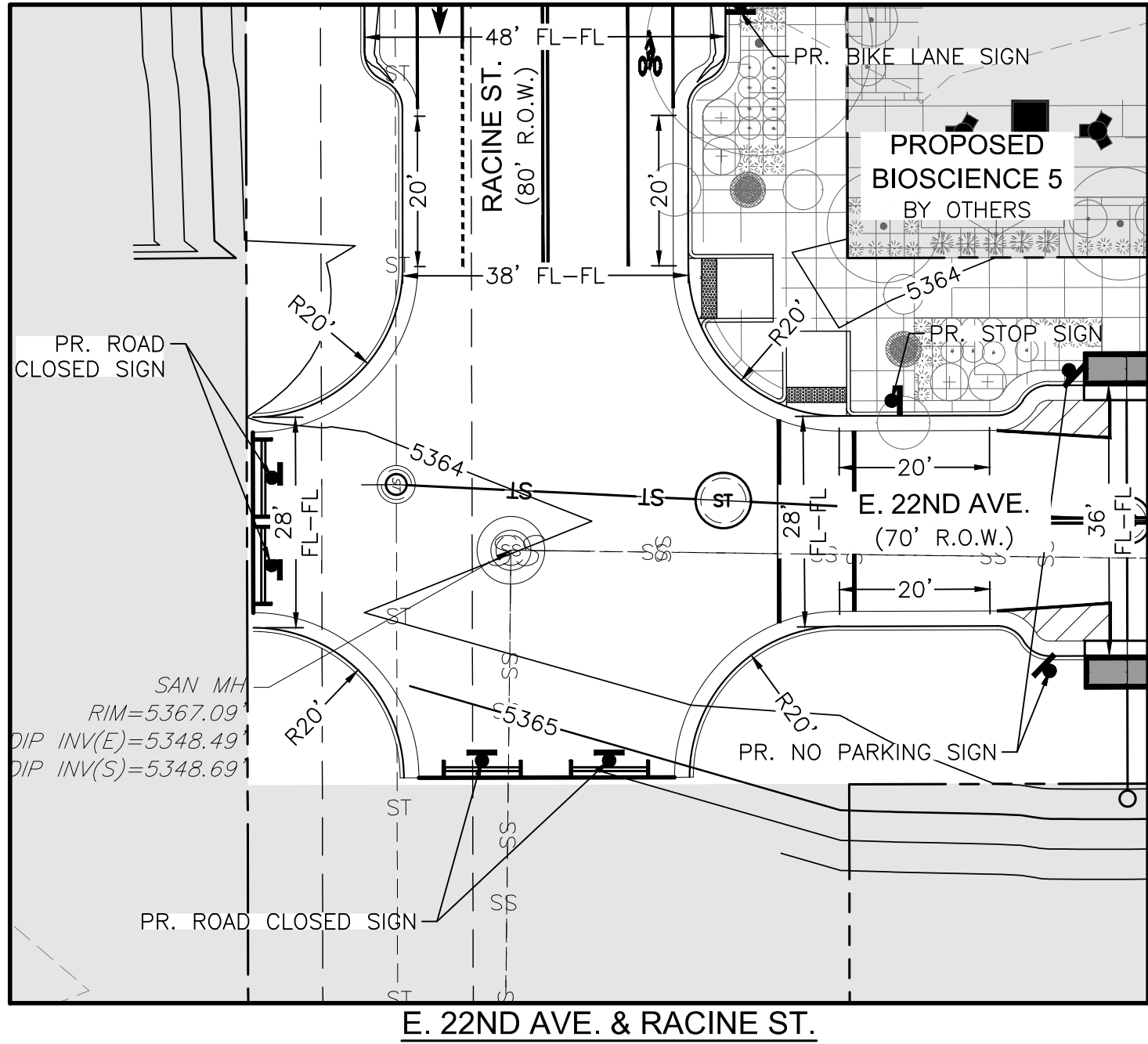
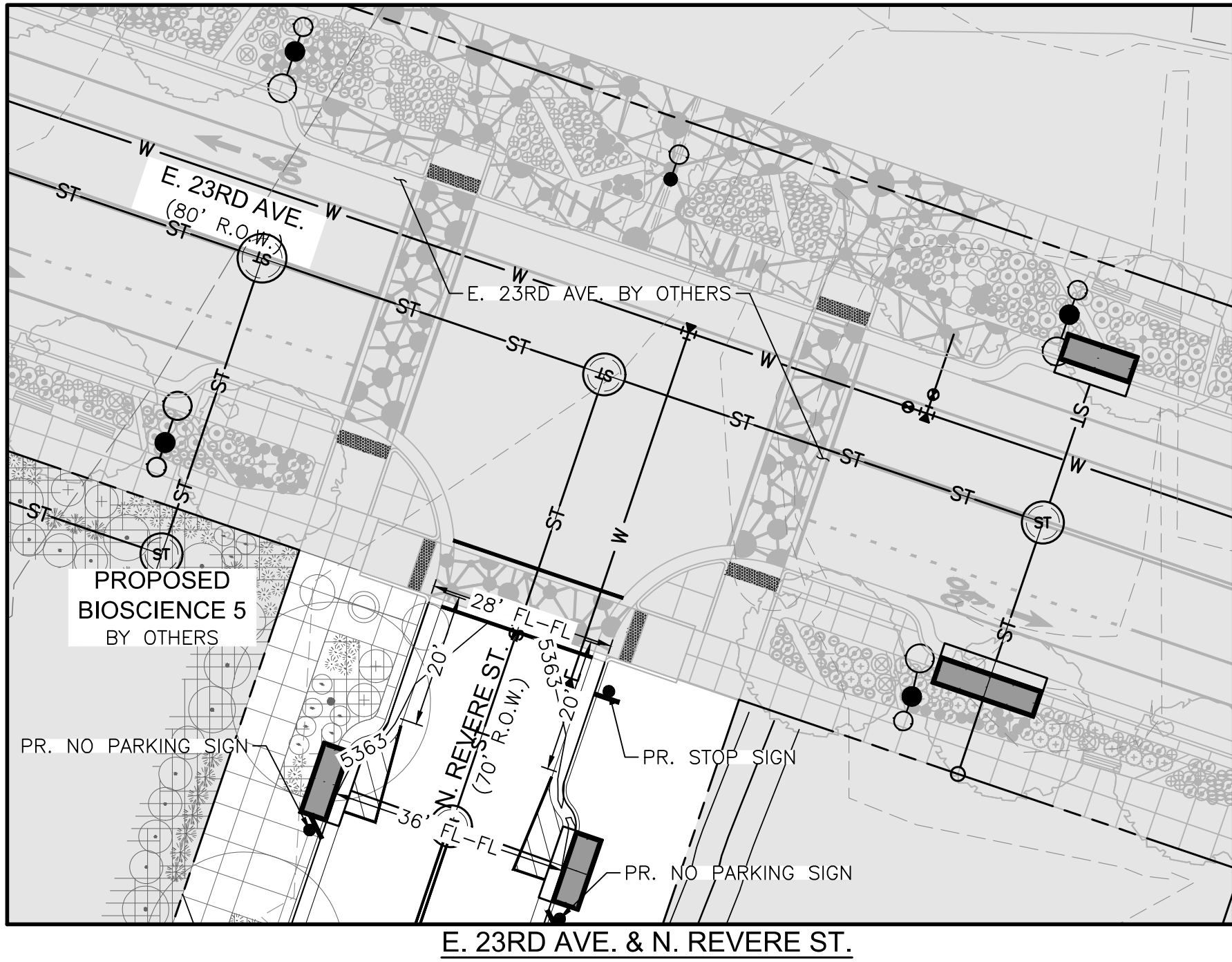
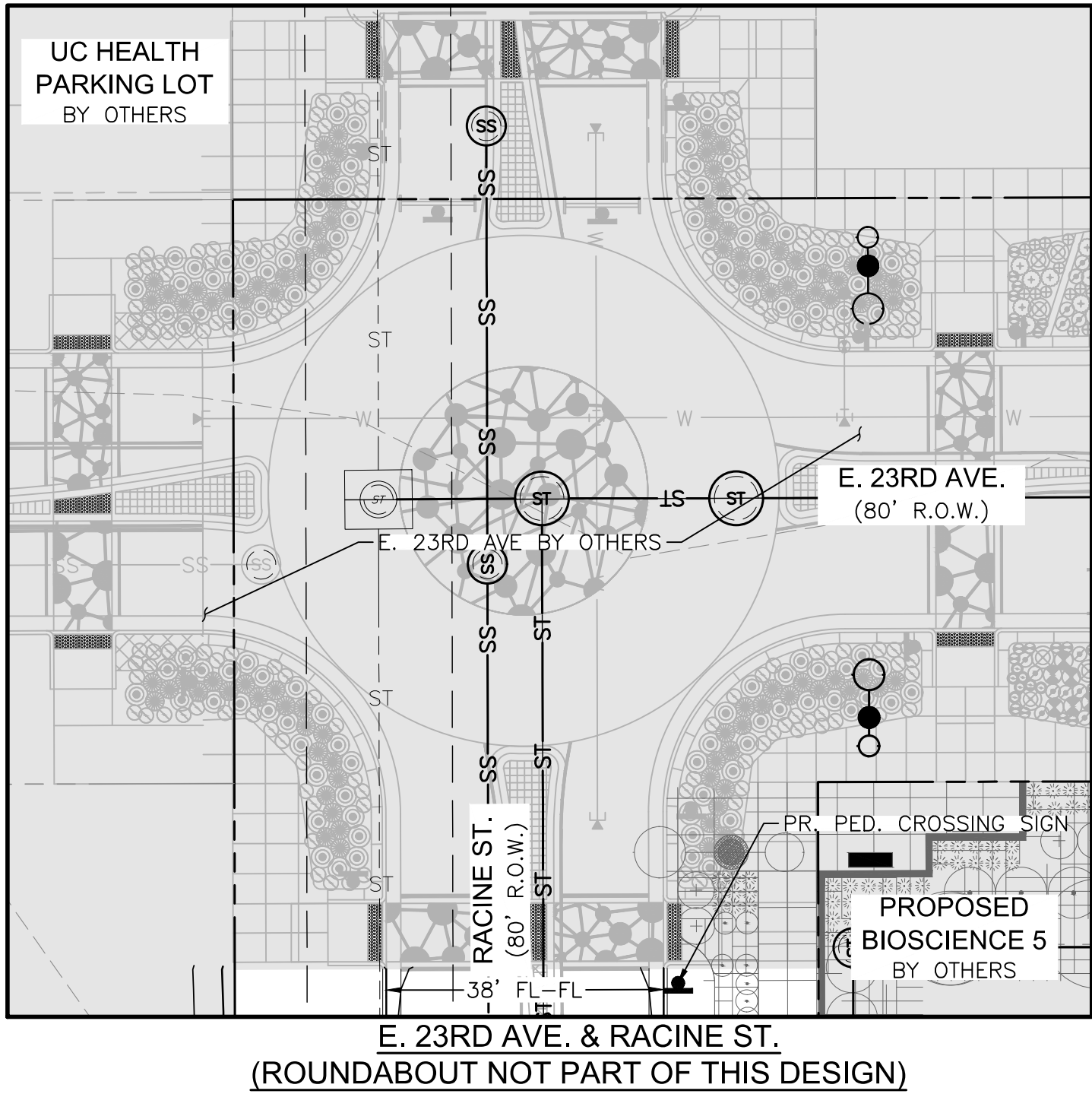
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**RACINE ST, EAST 22ND AVE,
AND REVERE ST
INFRASTRUCTURE SITE PLAN
FITZSIMONS INNOVATION COMMUNITY FILING NO. 2
INTERSECTION DETAILS**

No.	Description of Revisions	Date	Name
1	1ST ISP/CSP SUBMITTAL TO COA	11/15/19	JTA
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3	3RD ISP SUBMITTAL TO COA	02/17/21	JTA
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Job Number 19.0015			
Project Manager J. ASCHERMANN			
Design By DALVARADO/NKONTOUR			
Drawn By C. SIMPSON			
Principal in Charge A. SCHLAPPE			

Sheet Number:

PLOT DATE: Friday, June 25, 2021 9:27 AM LAST SAVED BY: ENYQUIST
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SHEET INDEX

5	L-1	LANDSCAPE COVER SHEET
6	L-2	LANDSCAPE PLAN
7	L-3	LANDSCAPE DETAILS
8	L-4	HYDROZONE MAP
9	L-5	TREE MITIGATION

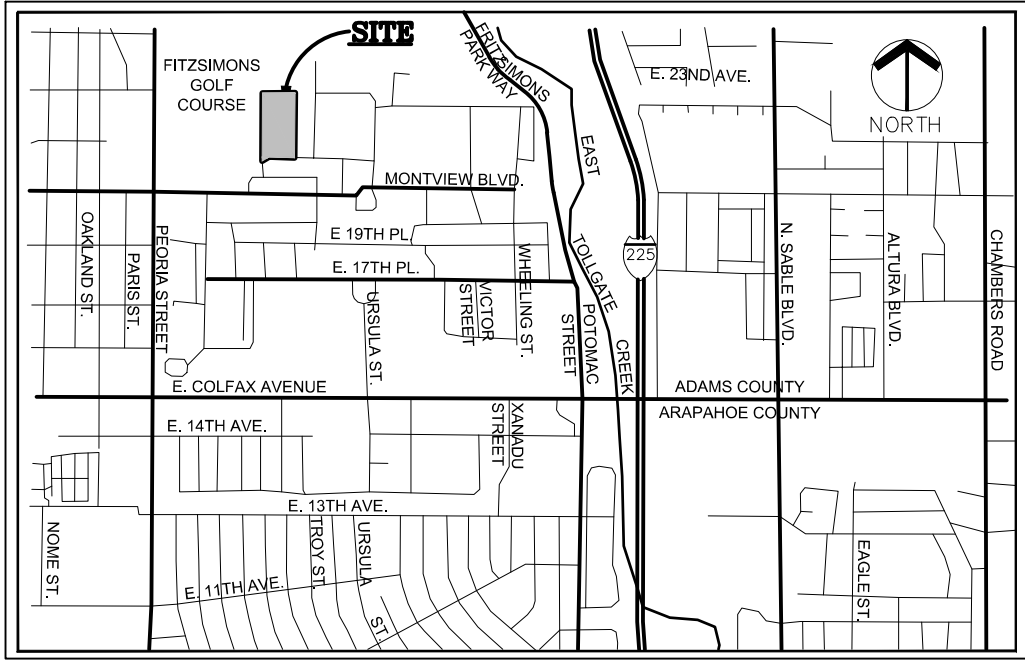
CITY OF AURORA NOTES

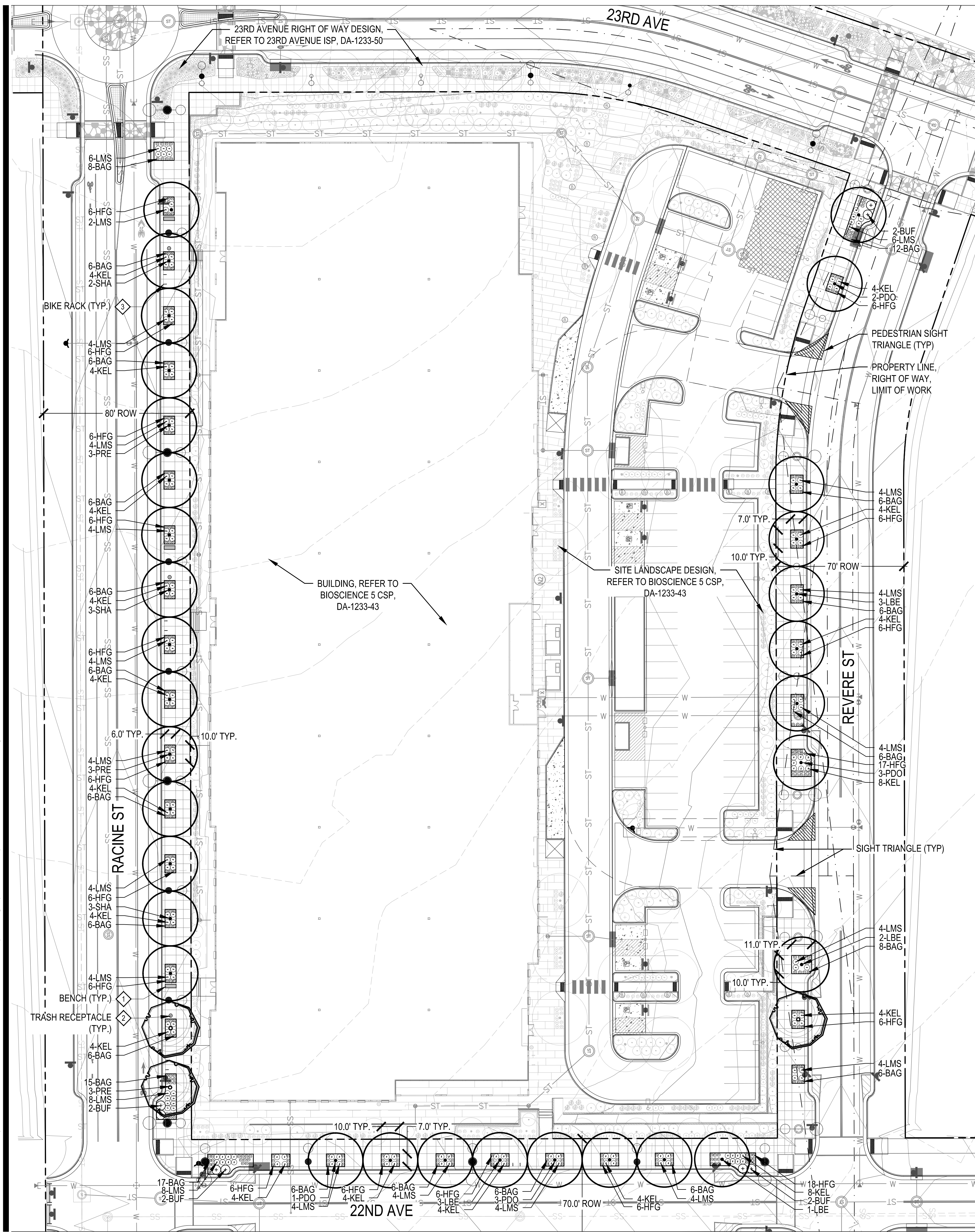
- ALL LANDSCAPED AREAS ARE TO RECEIVE ORGANIC SOIL PREPARATION AT 4 CU.YARDS/1,000 SF.
- ALL FREE STANDING LIGHTS WITHIN THIS PLAN ARE STREETLIGHTS.
- THE SURFACE MATERIAL OF WALKS AND PLAZAS ON SITE ARE TO BE LIGHT BROOM FINISHED STANDARD GRAY CONCRETE. ALL ACCENT PAVING WILL BE CONCRETE WITH DECORATIVE SCORING.
- ALL UTILITY EASEMENTS SHALL REMAIN UNOBSTRUCTED AND FULLY ACCESSIBLE ALONG THEIR ENTIRE LENGTH FOR THE MAINTENANCE EQUIPMENT ENTRY.
- THE OWNER/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 CERTIFICATE OF OCCUPANCY.
- ALL LANDSCAPED AREAS AND PLANT MATERIAL, EXCEPT FOR NON-IRRIGATED NATIVE, RESTORATIVE AND DRYLAND GRASS AREAS 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.
- LANDSCAPE MATERIAL PLACEMENT SHALL NOT BE PLACED OR KEPT NEAR FIRE HYDRANTS, FIRE DEPARTMENT INLET CONNECTIONS OR FIRE PROTECTION CONTROL VALVES IN A MANNER THAT WOULD PREVENT SUCH EQUIPMENT OR FIRE HYDRANTS FROM BEING IMMEDIATELY DISCERNABLE. THE FIRE DEPARTMENT SHALL NOT BE DETERRED OR HINDERED FROM GAINING IMMEDIATE ACCESS TO FIRE PROTECTION EQUIPMENT OR HYDRANTS.A 5-FOOT CLEAR SPACE SHALL BE MAINTAINED AROUND THE CIRCUMFERENCE OF FIRE HYDRANTS.
- LANDSCAPING MATERIAL SHOWN WITHIN THE SITE PLAN CANNOT ENCROACH INTO ROADWAYS THAT ARE DEDICATED (OR DESIGNATED) AS FIRE LANE EASEMENTS (OR CORRIDORS).
- TREES MAY NOT BE PLACED WITHIN 8' OF ANY PUBLIC UTILITY.
- SHRUB BEDS SHALL BE MULCHED WITH 3" DEPTH OF 2" TAN RIVER ROCK. FOR AREAS SPECIFIED AS COBBLE, USE 6-8" RIVER ROCK COBBLE. WEED BARRIER IS REQUIRED UNDER COBBLE AND RIVER ROCK. NO WEED BARRIER IS REQUIRED UNDER WOOD MULCH. AREAS OF PERENNIALS, ANNUALS AND TREE OPENINGS WITHIN THE RIGHT OF WAY TO BE MULCHED WITH 3" DEPTH OF GORILLA HAIR SHREDDED MULCH WITH NO WEED BARRIER NECESSARY.
- SIGHT TRIANGLES SHALL REMAIN UNOBSTRUCTED BY PLANT MATERIAL, OR ANY OTHER VISUAL OBSTACLE. OVER 26" IN HEIGHT AS MEASURED FROM THE ROADWAY SURFACE. PLANTING SHALL COMPLY WITH COA ROADWAY SPECIFICATIONS, SECTION 4.04.2.10.
- ALL CROSSINGS AND ENCROACHMENTS BY PRIVATE LANDSCAPE IRRIGATION SYSTEMS OR PRIVATE UTILITIES INTO EASEMENTS AND STREET RIGHTS-OF-WAY OWNED BY THE CITY OF AURORA ARE ACKNOWLEDGED BY THE UNDERSIGNED AS BEING SUBJECT TO CITY OF AURORA'S USE AND OCCUPANCY OF THE SAID EASEMENTS OR RIGHTS-OF -WAY. THE UNDERSIGNED, THEIR SUCCESSORS AND ASSIGNS, HEREBY AGREE TO INDEMNIFY THE CITY OF AURORA FOR ANY LOSS, DAMAGE OR REPAIR TO CITY FACILITIES THAT MAY RESULT FROM THE INSTALLATION, OPERATION, OR MAINTENANCE OF SAID PRIVATE IRRIGATION SYSTEMS OR PRIVATE UTILITIES.
- ARCHITECTURAL FEATURES (I.E. BAY WINDOWS, FIREPLACES, ROOF OVERHANG, GUTTERS, EAVES, FOUNDATION, FOOTINGS, CANTILEVERED WALLS, ET.C) ARE NOT ALLOWED TO ENCROACH INTO ANY EASEMENT OR FIRE LINES.

GENERAL NOTES




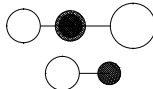






- THESE PLANS SHALL NOT BE UTILIZED FOR CONSTRUCTION OR PERMITTING UNLESS STATED FOR SUCH USE IN THE TITLE BLOCK.
- SIGHT TRIANGLES AND SIGHT LINES SHALL REMAIN UNOBSTRUCTED BY EQUIPMENT, CONSTRUCTION MATERIALS, PLANT MATERIAL OR ANY OTHER VISUAL OBSTACLE DURING THE CONTRACT PERIOD AND AT MATURITY OF PLANTS PER LOCAL JURISDICTIONAL REQUIREMENTS. NO PLANT MATERIAL OTHER THAN GROUND COVER IS ALLOWED TO BE PLANTED ADJACENT TO FIRE HYDRANTS AS STIPULATED BY JURISDICTIONAL REQUIREMENTS.
- LOCAL, STATE AND FEDERAL JURISDICTIONAL REQUIREMENTS, RESTRICTIONS OR PROCEDURES SHALL SUPERSEDE THESE PLANS, NOTES AND SPECIFICATIONS WHEN MORE STRINGENT. NOTIFY THE OWNER'S REPRESENTATIVE IF CONFLICTS OCCUR.
- THIS SHEET SET IS PREPARED WITH INFORMATION SUFFICIENT FOR CITY OF AURORA SITE PLAN APPROVAL AND MAY NOT BE SUFFICIENT FOR CONSTRUCTION BIDDING OR AS CONSTRUCTION DOCUMENTS.

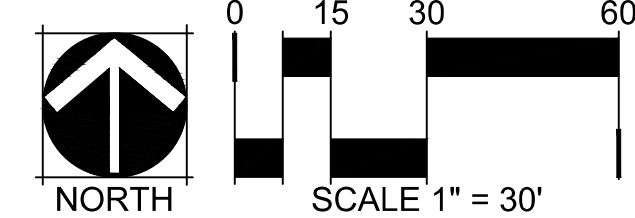
VICINITY MAP





LEGEND

- | | |
|---|------------------------|
|  | ACCENT PAVING |
|  | BIKE RACK |
|  | BENCH |
|  | TRASH RECEPTACLE |
|  | SITE LIGHTING |
|  | CANOPY TREE |
|  | MITIGATION CANOPY TREE |
|  | DECIDUOUS SHRUBS |
|  | EVERGREEN SHRUBS |
|  | ORNAMENTAL GRASS |



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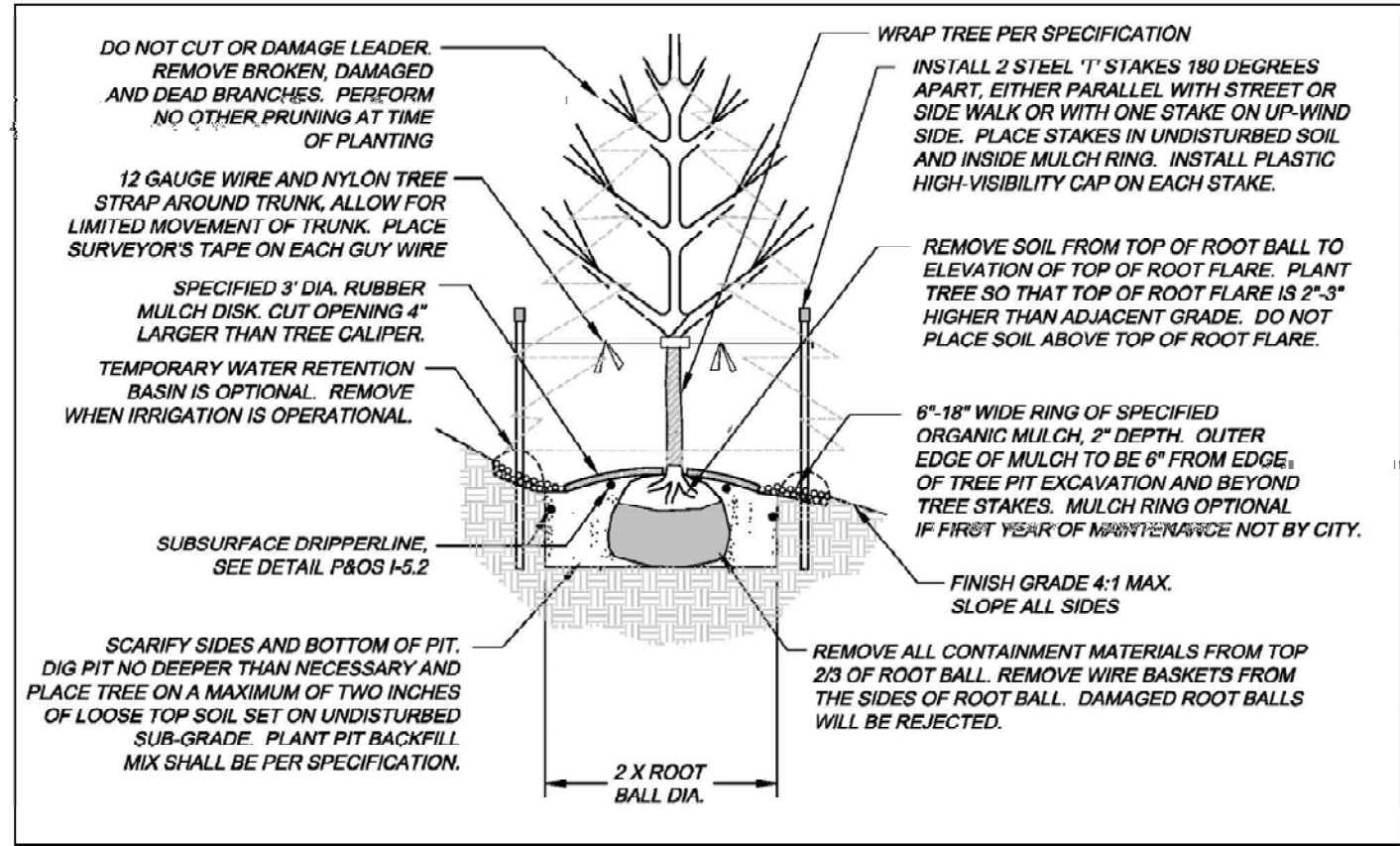
Job Number		No.	Description of Revisions	Date	Name
Project Manager	B. RICE	1	1ST ISP/CSP SUBMITTAL TO COA	11/15/19	EN/BR
Design By	E. NYQUIST/A.BUTLER	2	2ND ISP/CSP SUBMITTAL TO COA	02/21/20	EN/BR
Drawn By	E. NYQUIST	3	3RD ISP SUBMITTAL TO COA	02/17/21	EN/BR
Principal In Charge	J.BIRKEY	4	4TH ISP SUBMITTAL TO COA	06/25/21	EN/BR

Sheet Number:

L-2
6 of 9

RACINE ST, EAST 22ND AVE,
AND REVERE ST
INFRASTRUCTURE SITE PLAN
FITZSIMONS INNOVATION COMMUNITY FILING NO. 2
LANDSCAPE PLAN

PLOT DATE: Friday, June 25, 2021 9:27 AM LAST SAVED BY: ENYQUIST
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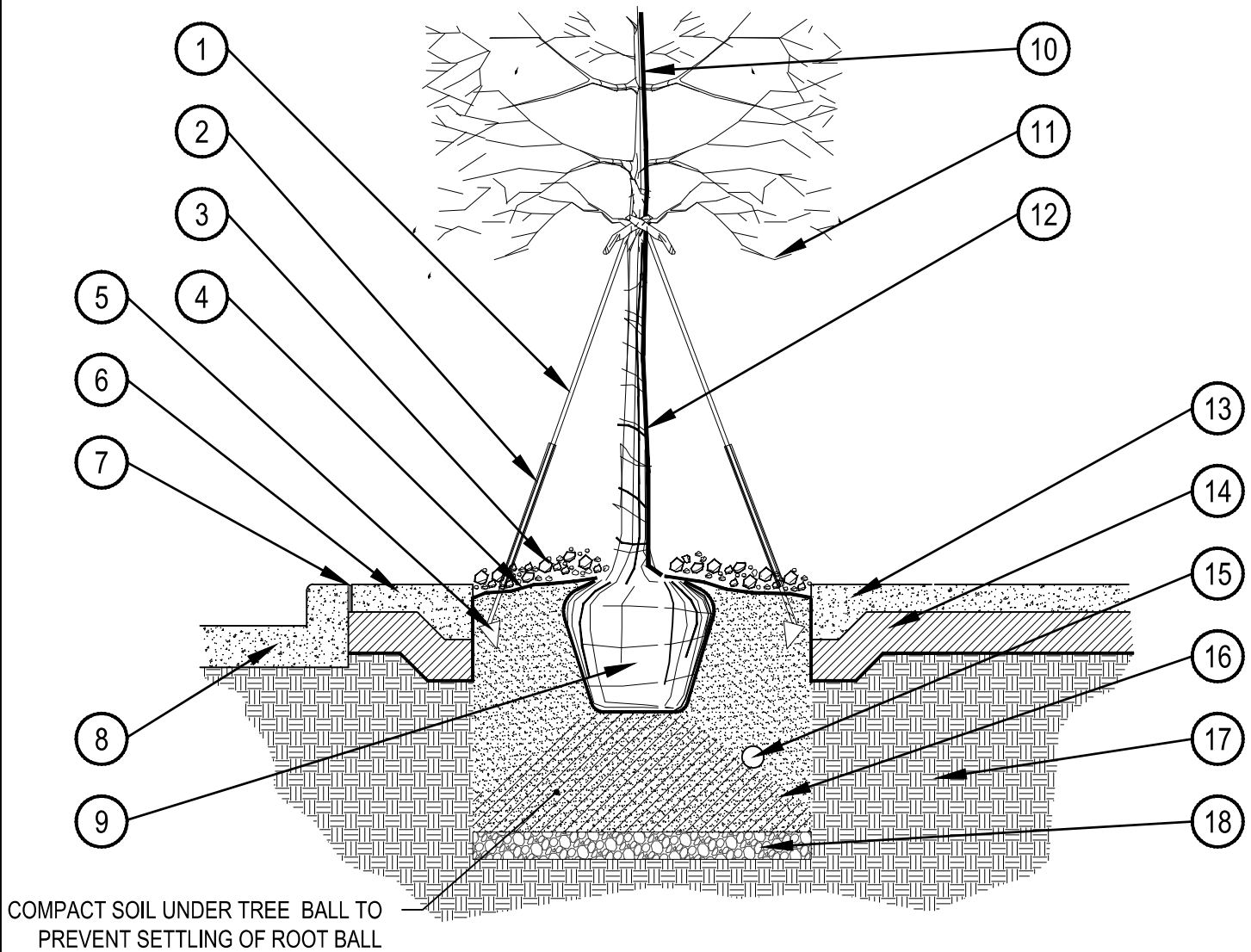
City of Aurora
PARKS & OPEN SPACE DEPARTMENT
Date: April 3, 2008

DECIDUOUS &
EVERGREEN TREE

P&OS
L-2.0

1 TREE PLANTING

SCALE: NTS



4 STREETSCAPE PLANTING BED DETAIL

SCALE: 1/2" = 1'-0"

SITE AMENITY SCHEDULE



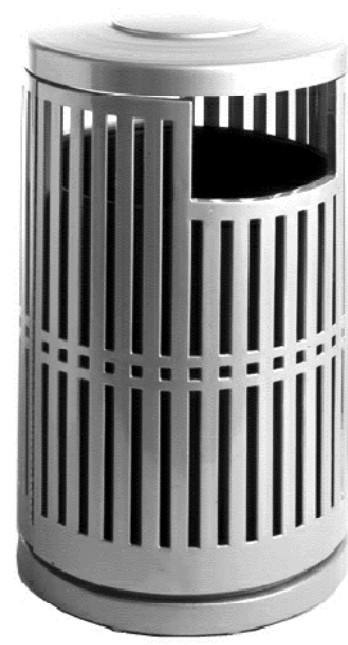
DESCRIPTION: BENCH

MANUFACTURER: LANDSCAPE FORMS

MODEL: "STAY" BACKED. 69" LENGTH

COLOR / FINISH: POWDERCOATED SILVER

NOTES: TO BE SURFACE MOUNTED, OR APPROVED EQUAL.



DESCRIPTION: TRASH RECEPTACLE

MANUFACTURER: LANDSCAPE FORMS

MODEL: "CHASE PARK"

COLOR / FINISH: POWDERCOATED SILVER

NOTES: TO BE EMBEDDED MOUNT, OR APPROVED EQUAL.



DESCRIPTION: BIKE RACK

MANUFACTURER: LANDSCAPE FORMS

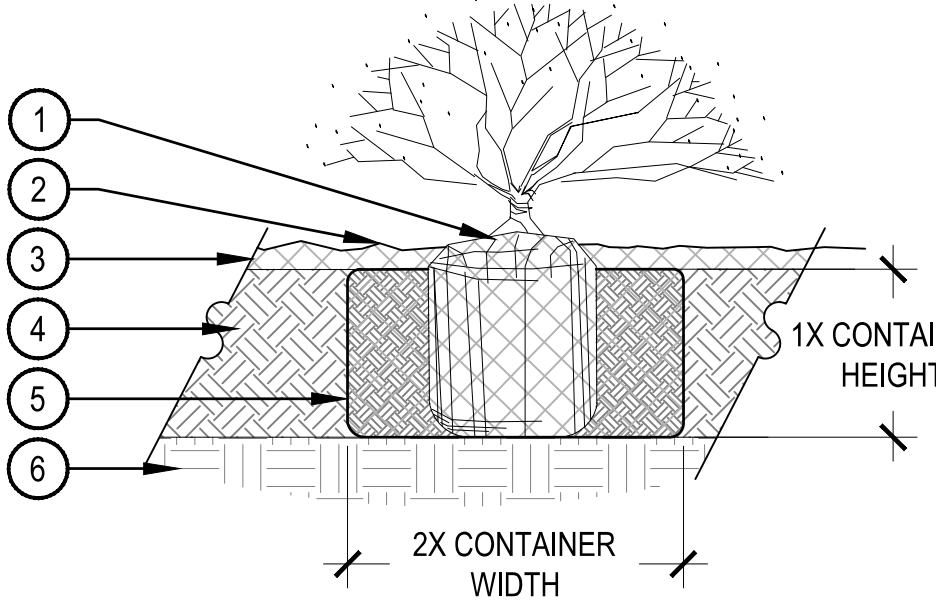
MODEL: "RING"

COLOR / FINISH: STAINLESS STEEL

NOTES: EMBEDDED AND INSTALLED PER MANUFACTURER SPECIFICATIONS, IN R.O.W. CITY OF AURORA'S STANDARD BIKE RACK.

2 SHRUB PLANTING

SCALE: 1 1/2" = 1'-0"

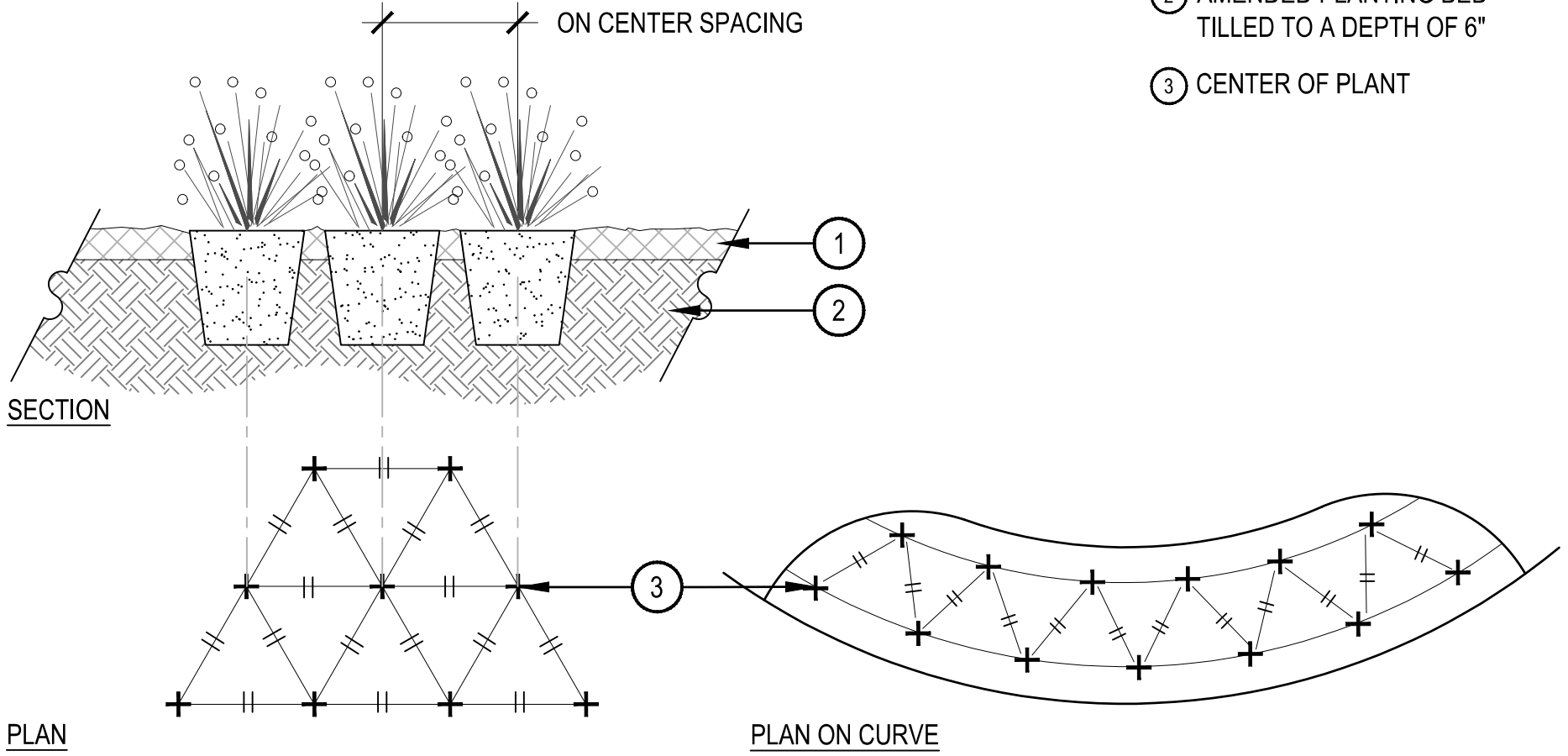


NOTE:

- BROKEN OR CRUMBLING ROOT-BALLS WILL BE REJECTED.
- CARE SHOULD BE TAKEN NOT TO DAMAGE THE SHRUB OR ROOT-BALL WHEN REMOVING IT FROM ITS CONTAINER.
- ALL JUNIPERS SHOULD BE PLANTED SO THE TOP OF THE ROOT-BALL OCCURS ABOVE THE FINISH GRADE OF THE MULCH LAYER.
- DIG PLANT PIT TWICE AS WIDE AND AS HIGH AS THE CONTAINER.
- PRUNE ALL DEAD OR DAMAGED WOOD PRIOR TO PLANTING, DO NOT PRUNE MORE THAN 20% OF LIMBS.

3 PERENNIAL PLANT LAYOUT

SCALE: 1" = 1'-0"



NOTES:

- WHEN PLANTED ON A CURVE, ORIENT ROWS TO FOLLOW THE LONG AXIS OF AREAS WHERE PLANTS ARE MASSED.

RACINE ST, EAST 22ND AVE,
AND REVERE ST
INFRASTRUCTURE SITE PLAN
FITZSIMONS INNOVATION COMMUNITY FILING NO. 2

LANDSCAPE DETAILS

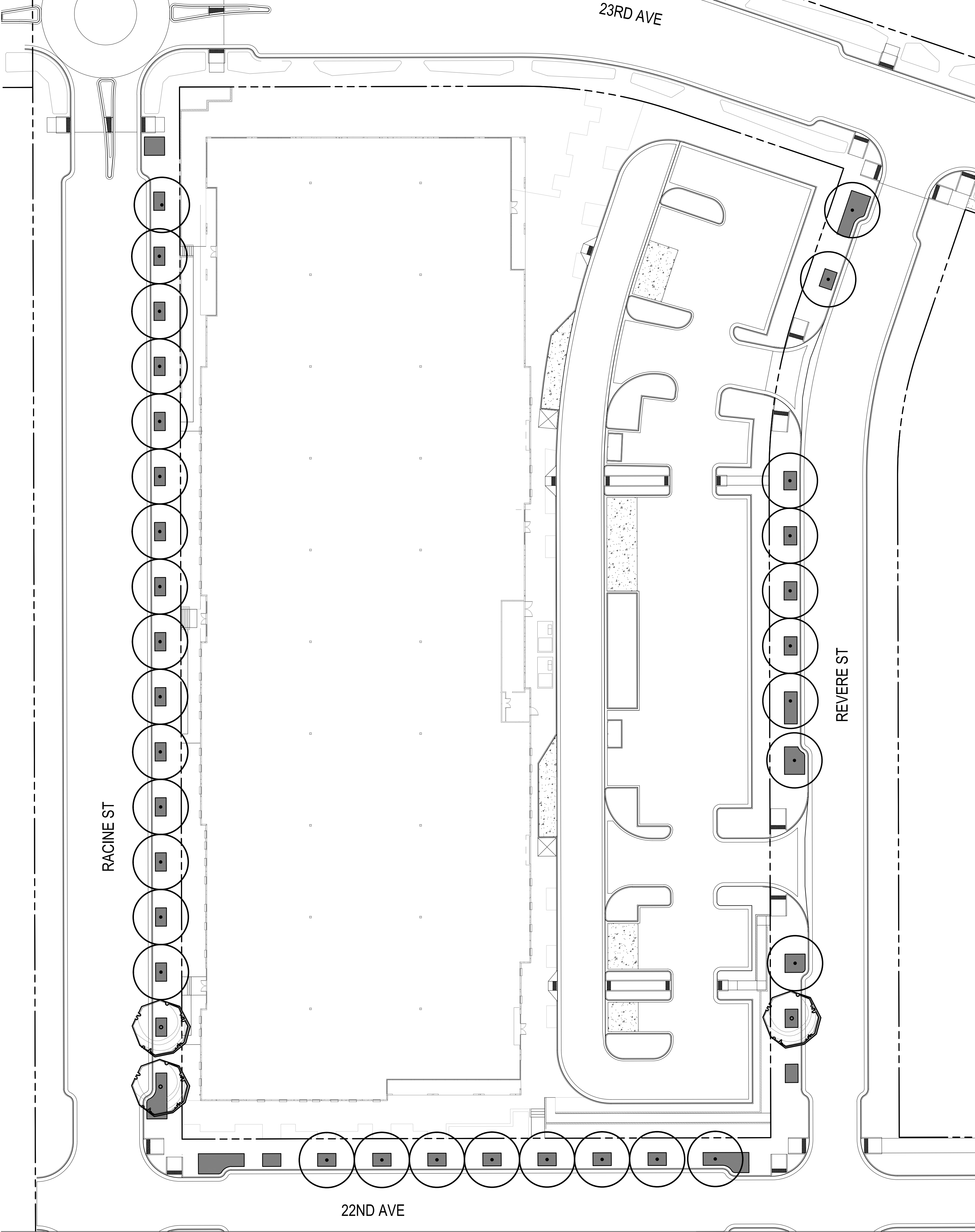
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4	4TH ISP SUBMITTAL TO COA	06/25/21	EN/BR

Job Number	Project Manager	B. RICE
Design By	E. NYQUIST/A.BUTLER	
Drawn By	E. NYQUIST	
Principal in Charge	J.BIRKEY	

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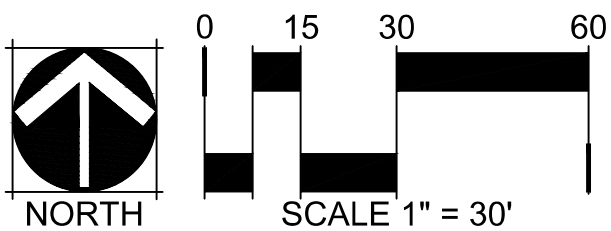
LEGEND

- LOW WATER USE: SHRUB BED
- CANOPY TREE

HYDRO-ZONE TABLE

TAP #1 PERMANENT TAP (BUILDING CONNECTION)

WATER USE TYPE	AREA (SF)		
HIGH WATER USE	0 SF		
LOW WATER USE	3,506 SF		
Z-TAP ZONE	0 SF		
QUANTITY	AREA VALUE (SF)	TOTAL AREA	
CANOPY TREES	0	725	0 SF
EVERGREEN/ORNAMENTAL TREES	0	177	0 SF
TOTAL			
TOTAL IRRIGATED AREA TAP TBD 3,506 SF			



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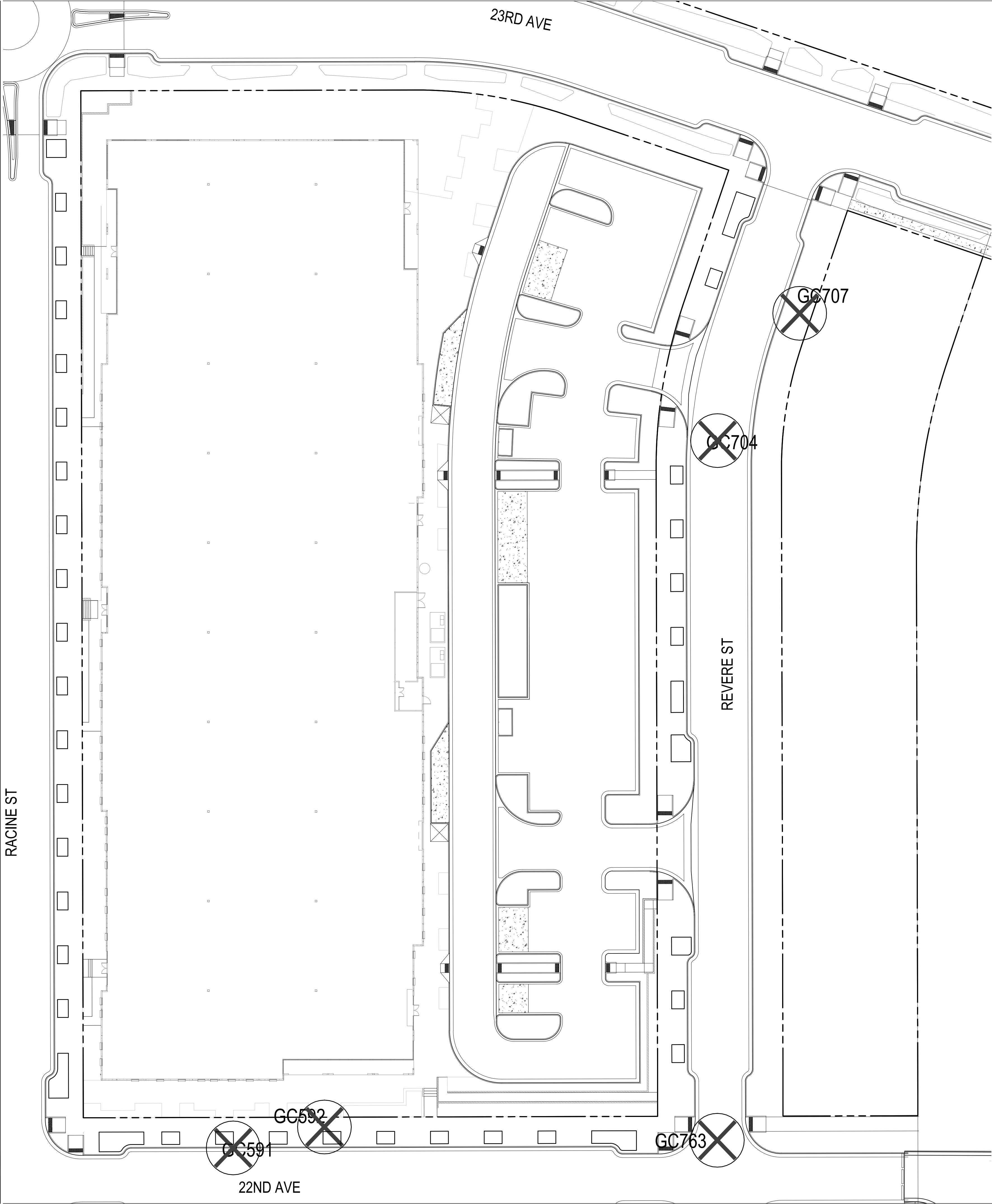
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Job Number _____
Project Manager B. RICE
Design By E. NYQUIST/A.BUTLER
Drawn By E. NYQUIST
Principal in Charge J.BIRKEY
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Sheet Number:

L-4
8 of 9

RACINE ST, EAST 22ND AVE,
AND REVERE ST
INFRASTRUCTURE SITE PLAN
FITZSIMONS INNOVATION COMMUNITY FILING NO. 2
HYDROZONE MAP

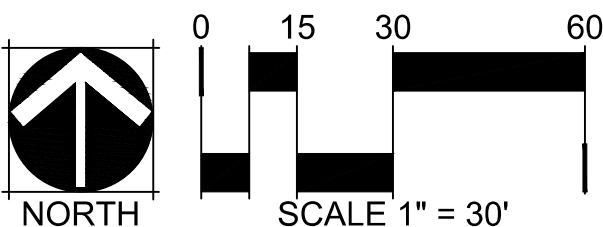


TREE MITIGATION

INCHES NOT MITIGATED ON PREVIOUS SITE PLANS:					1239
(CSTP SITE PLANS 1, 2, 3, 4, TCH ECC, EXP, BIO 2, BIO 3, COMP, FIC 1)					
TREES REMOVED WITH THIS SITE PLAN					
TREE NO.	DBH	CONDITION VALUE	COMMENTS	MITIGATION INCHES	
GC591	33	0	ELM	0	
GC592	27	0.35	ELM	9	
GC704	20	0.6	ASH	12	
GC707	23	0.6	ASH	14	
GC763	26	0.6	ELM	16	
TOTAL				51	
EXISTING INCHES REMOVED FROM SITE BY SITE PLAN BIO5 ROW:					51
INCHES TO BE MITIGATED:					1290
MITIGATION INCHES PROVIDED BY TREES IN THIS SITE PLAN (BIO 5 ROW):					25
MITIGATION INCHES CARRIED OVER TO FUTURE SITE PLANS:					1265

TREE MITIGATION NOTES

IF ANY TREES REQUIRE PROTECTION, CITY OF AURORA PARK AND OPEN SPACE DEPARTMENT TREE PROTECTION NOTES AND DETAILS SHALL BE APPLIED.



NOT FOR CONSTRUCTION

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4	4TH ISP SUBMITTAL TO COA	06/25/21	EN/BR

Project Manager

B. RICE

Design By

E. NYQUIST/A.BUTLER

Drawn By

E. NYQUIST

Principal in Charge

J.BIRKEY

ALL TREE REMOVALS SHALL BE IN ACCORDANCE WITH THE CITY OF AURORA PARK AND OPEN SPACE DEPARTMENT TREE PROTECTION NOTES AND DETAILS. THE CITY OF AURORA PARK AND OPEN SPACE DEPARTMENT SHALL BE RESPONSIBLE FOR THE REMOVAL AND RELOCATION OF TREES AND NOT THE LANDOWNER.

Sheet Number:

L-5
9 of 9

RACINE ST, EAST 22ND AVE,
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FITZSIMONS INNOVATION COMMUNITY FILING NO. 2
TREE MITIGATION