

I, 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.

- CITY OF AURORA 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."
 - "ACCESSIBLE EXTERIOR ROUTES" SHALL BE PROVIDED FROM PUBLIC TRANSPORTATION STOPS, ACCESSIBLE PARKING AND ACCESSIBLE PASSENGER LOADING ZONES AND PUBLIC SIDEWALKS TO THE ACCESSIBLE BUILDING ENTRANCE AND EXITS THEY SERVE. AT LEAST 60% OF THE PUBLIC BUILDING ENTRANCES SHALL BE ACCESSIBLE. THE ACCESSIBLE ROUTE BETWEEN ACCESSIBLE PARKING AND ACCESSIBLE PUBLIC 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 2009 INTERNATIONAL BUILDING CODE, CHAPTER 11, AND THE AMERICAN NATIONAL STANDARDS INSTITUTE (ICC/ANSI) A117.1-2003.
 - THE APPLICANT HAS THE OBLIGATION TO COMPLY WITH ALL APPLICABLE REQUIREMENTS OF THE AMERICAN 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 BY PRIVATE LANDSCAPE IRRIGATION LINES OR SYSTEMS AND/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 LINES OR SYSTEMS AND/OR PRIVATE UTILITIES.
 - 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 THE AURORA CITY CODE, SECTION 126, ARTICLE VI - NUMBERING OF BUILDINGS.
 - 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 UNOBTURATED 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 ENCRACH INTO ANY EASEMENT OR FIRE LANE.
 - THE 2009 INTERNATIONAL FIRE CODE, APPENDIX J AND CITY OF AURORA BUILDING AND ZONING CODE, SECTION 66-38 - FIRE PREVENTION REGULATIONS, REQUIRE ALL BUILDINGS TO BE ASSESSED FOR ADEQUATE EMERGENCY RESPONDER RADIO COVERAGE.
 - STREET AND PEDESTRIAN LIGHTS SHALL BE FUNDED BY THE DEVELOPER. STREET LIGHTS SHALL BE COORDINATED WITH XCEL ENERGY SO NOT TO HARM EITHER PARTY. STREET LIGHTS AND PEDESTRIAN LIGHTS SHALL BE OPERATING PRIOR TO ISSUANCE OF A CO.
 - THE DEVELOPER IS RESPONSIBLE FOR FURNISHING AND INSTALLING TRAFFIC CONTROL SIGNS AND STREET NAME SIGNS. SIGNS TO BE FURNISHED AND INSTALLED PER THE MUTCD.
 - THE CONTRACTOR SHALL COORDINATE THE CONSTRUCTION OF 23RD AVENUE WITH THE CONSTRUCTION OF MONTVIEW BOULEVARD FOR CONSTRUCTION TRAFFIC MANAGEMENT PURPOSES.

OWNER/DEVELOPER: FITZSIMONS APARTMENTS, (PHASE 3), LLC
270 ST. PAUL STREET, SUITE 100
DENVER, CO 80206
PHONE: (303) 371-9000
CONTACT: JOE WILSON

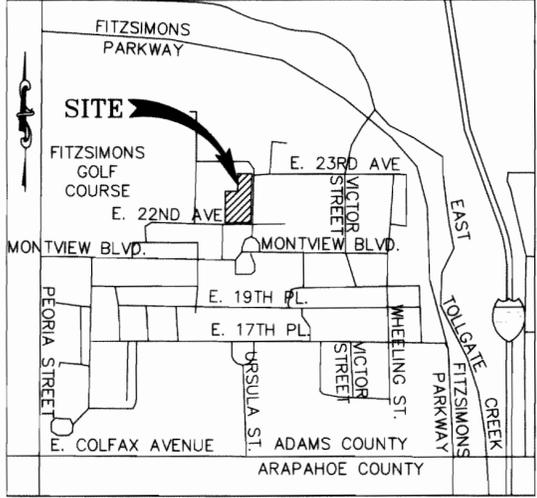
CIVIL ENGINEER: KIMLEY-HORN AND ASSOC., INC.
990 S. BROADWAY, SUITE 200
DENVER, CO 80209
PHONE: (303) 228-2300
CONTACT: RANDALL PHELPS

ARCHITECT: KEPHART
2555 WALNUT STREET
DENVER, CO 80205
PHONE: (303) 832-4474
CONTACT: JOHN BINDER

LANDSCAPE ARCHITECT: MORRIS DESIGN
1201 BANNOCK ST.
DENVER, CO 80202
PHONE: (303) 892-1166
CONTACT: WENDI BIRCHLER

**FITZSIMONS APARTMENTS PHASE II-B
SITE PLAN**

LOT 1, BLOCK 2 OF THE SQUARE AT FITZSIMONS
SUBDIVISION FILING NO.2
CITY OF AURORA, COUNTY OF ADAMS, STATE OF COLORADO



AMENDMENTS

NO.	REVISIONS	DATE	APPR.
1	MINOR AMENDMENT	07/20/17	RP
2	REVISIONS	04/15/13	RP
3	REVISIONS	02/01/13	RP
4	CITY COMMENTS	09/05/12	RP
5	REVISIONS		BY
6	REVISIONS		DATE
7	REVISIONS		APPR.

SHEET INDEX

SHEET NO.	TITLE	SHEET NO. (CONT'D)	TITLE
1	COVER SHEET	14	GRADING
2	SITE PLAN	15	LANDSCAPE & DETAILS
3	UTILITY PLAN	16	SITE PHOTOMETRICS
4	GRADING PLAN	17	SITE LIGHTING FIXTURES
5	LANDSCAPE NOTES		
6	LANDSCAPE NOTES		
7	LANDSCAPE DETAILS		
8	LANDSCAPE DETAILS		
9	LANDSCAPE PLAN		
10	ELEVATIONS		
11	ELEVATIONS		
12	SITE PHOTOMETRICS		
13	SITE LIGHTING FIXTURES		

CITY OF AURORA APPROVALS

PLANNING DIRECTOR: Red Water DATE: 5/1/13

PLANNING COMMISSION: N/A DATE: N/A
(CHAIRPERSON)

CITY COUNCIL: N/A DATE: N/A
(MAYOR)

ATTEST: N/A DATE: N/A
(CITY CLERK)

DATABASE APPROVAL DATE: _____

RECORDER'S CERTIFICATE:
ACCEPTED FOR FILING IN THE OFFICE OF THE CLERK AND
RECORDER OF _____ COUNTY AT _____ O'CLOCK _____ M,
THIS _____ DAY OF _____ AD, _____
CLERK AND RECORDER: _____
DEPUTY: _____

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 WHEREOF, Fitzsimons Apartments (Phase 3) LLC
(CORPORATION, COMPANY, OR INDIVIDUAL)

HAS CAUSED THESE PRESENTS TO BE EXECUTED THIS 30th
DAY OF April AD, 2013

BY: [Signature] CORPORATE SEAL
(PRINCIPALS OR OWNERS)

STATE OF COLORADO)
COUNTY OF Denver)SS

THE FOREGOING INSTRUMENT WAS ACKNOWLEDGED BEFORE ME
ON 30th DAY OF April AD, 2013
Mike Sierra III
(PRINCIPALS OR OWNERS)

WITNESS MY HAND AND OFFICIAL SEAL
[Signature]
(NOTARY PUBLIC)

MY COMMISSION EXPIRES July 14, 2015

NOTARY BUSINESS ADDRESS: 4027D St. Paul St, Suite 100
Denver, Colorado 80209

PROJECT DATA

LAND AREA WITHIN PROPERTY LINES	2.91 ACRES
NUMBER OF UNITS PROPOSED (INCLUDING 2 LIVE/WORK UNITS)	173
NUMBER OF BUILDINGS	4
NUMBER OF STORIES	4
MAXIMUM HEIGHT OF BUILDINGS	180.0'
GROSS FLOOR AREA	176,605 SQ. FT.
TOTAL RETAIL UNIT AREA	1,364 SQ. FT.
TOTAL LIVE/WORK RETAIL AREA	637 SQ. FT.
TOTAL BUILDING COVERAGE	34.96% 44,981 SQ. FT.
HARD SURFACE AREA	54.86% 70,570 SQ. FT.
LANDSCAPE AREA	10.18% 13,096 SQ. FT.
(REQUIRED OPEN SPACE PROVIDED IN PHASE 1)	
PLATTED ROADWAY	0% 0 SQ. FT.
PRESENT ZONING CLASSIFICATION	PD-MU
PROPOSED USE	RES/MULTI-FAMILY AND RETAIL
BUILDING CODE CLASSIFICATION	TYPE VA

TOTAL NUMBER OF SIGNS

	PERMITTED	PROVIDED
RESIDENTIAL:	ONE	ONE
RETAIL:	FIVE	ONE
LIVE/WORK:	FIVE	T.B.D.

TOTAL SIGN AREA

	PERMITTED	PROVIDED
RESIDENTIAL:	96 SQ. FT.	90 SQ. FT.
RETAIL:	80 SQ. FT.	80 SQ. FT.
LIVE/WORK:	80 SQ. FT.	T.B.D.

NUMBER OF STANDARD PARKING SPACES

	REQUIRED	PROVIDED	
RESIDENTIAL:	173 SPACES	227 SPACES (1)	(1 SPACE PER UNIT)
RETAIL:	8 SPACES	8 SPACES (2)	(4 SPACES PER 1,000 GFA; INCLUDES LIVE/WORK RETAIL)

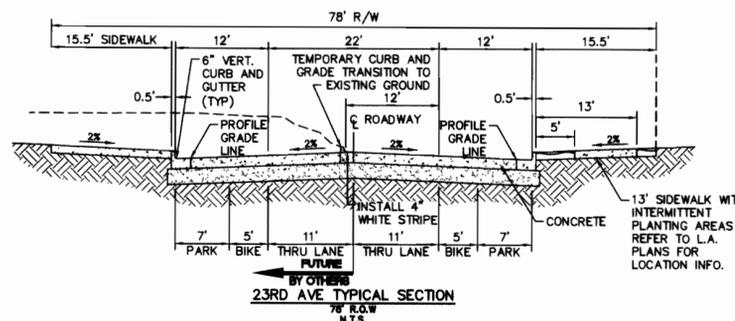
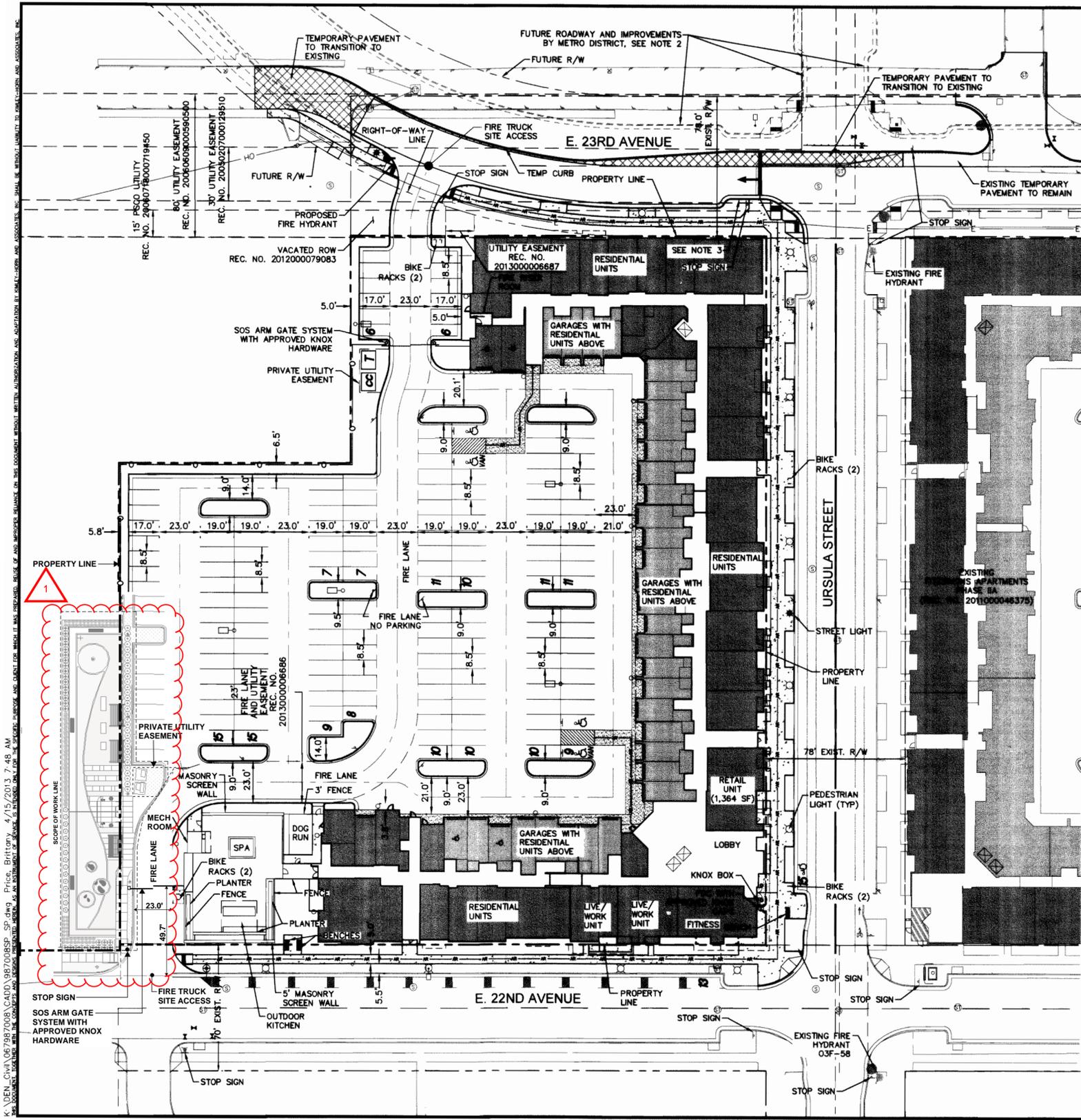
(1) 161 SURFACE, 35 GARAGE, 19 GUEST (STREET), 12 GUEST (ON-SITE)
(2) 8 STREET

NUMBER OF HANDICAP PARKING SPACES

	REQUIRED	PROVIDED
RESIDENTIAL:	7 SPACES	8 SPACES (3) (PER ADAAG GUIDELINES)
RETAIL:	1 SPACE	1 SPACE (4) (PER ADAAG GUIDELINES; INCLUDES LIVE/WORK RETAIL)

(3) 4 SURFACE (2 STANDARD, 2 VAN), 4 GARAGE (2 STANDARD, 2 VAN)
(4) 1 STREET

**FITZSIMONS APARTMENTS PHASE II-B
SITE PLAN**
 Kimley-Horn and Associates, Inc.
 990 South Broadway, Suite 200
 Denver, Colorado 80209 (303) 228-2300
 COVER SHEET
 1 of 17



LEGEND:

* (star symbol)	PRIMARY BUILDING ENTRY
T (T in a box)	TRANSFORMER
CC (CC in a box)	CONNECTION CABINET
24 (number in a box)	PARKING SPACE COUNTS (TYPICAL DIMENSIONS AS SHOWN)
HEV (HEV in a box)	HIGH EFFICIENCY VEHICLE PREFERRED PARKING (HYBRID/ELECTRIC)
○ (circle with dot)	WALL PACK LIGHT FIXTURE
○ (circle with dot)	CARPORT CANOPY LIGHT FIXTURE
□ (square with dot)	PARKING LOT LIGHT POLE FIXTURE
⊕ (circle with cross)	PEDESTRIAN LIGHT FIXTURE (EXISTING/PROPOSED)
⊙ (circle with dot)	STREET LIGHT (EXISTING/PROPOSED)
⊕ (circle with cross)	FIRE HYDRANTS (EXISTING/PROPOSED)
— (dashed line)	LIMIT OF IMPROVEMENTS BY PROJECT
— (solid line)	EXISTING SIGN
— (dashed line)	PROPOSED SIGN
♿ (wheelchair symbol)	HCAP PARKING STALL
♿ (van symbol)	HCAP VAN PARKING STALL
— (dashed line)	ACCESSIBLE ROUTE
— (dashed line)	ACCESSIBLE CURB RAMP
■ (square)	PROPOSED STORM DRAIN INLET
⊙ (circle with dot)	EXISTING SANITARY SEWER MANHOLE
⊙ (circle with dot)	EXISTING STORM DRAIN MANHOLE
— (dashed line)	EXISTING CURB AND GUTTER
— (dashed line)	EASEMENT LINE
— (dashed line)	ROADWAY CENTERLINE
— (dashed line)	PROPERTY LINE
— (dashed line)	RIGHT OF WAY LINE
— (dashed line)	PROPOSED PERIMETER FENCE
— (dashed line)	PROPOSED CURB AND GUTTER
— (dashed line)	PROPOSED FIRE ROOM
— (dashed line)	EXISTING TEMPORARY PAVEMENT TO REMAIN
— (dashed line)	TEMPORARY PAVEMENT TO TRANSITION TO EXISTING
— (dashed line)	PROPOSED GARAGES (BUILDING FIRST FLOOR)
— (dashed line)	PROPOSED UNITS (BUILDING FIRST FLOOR)

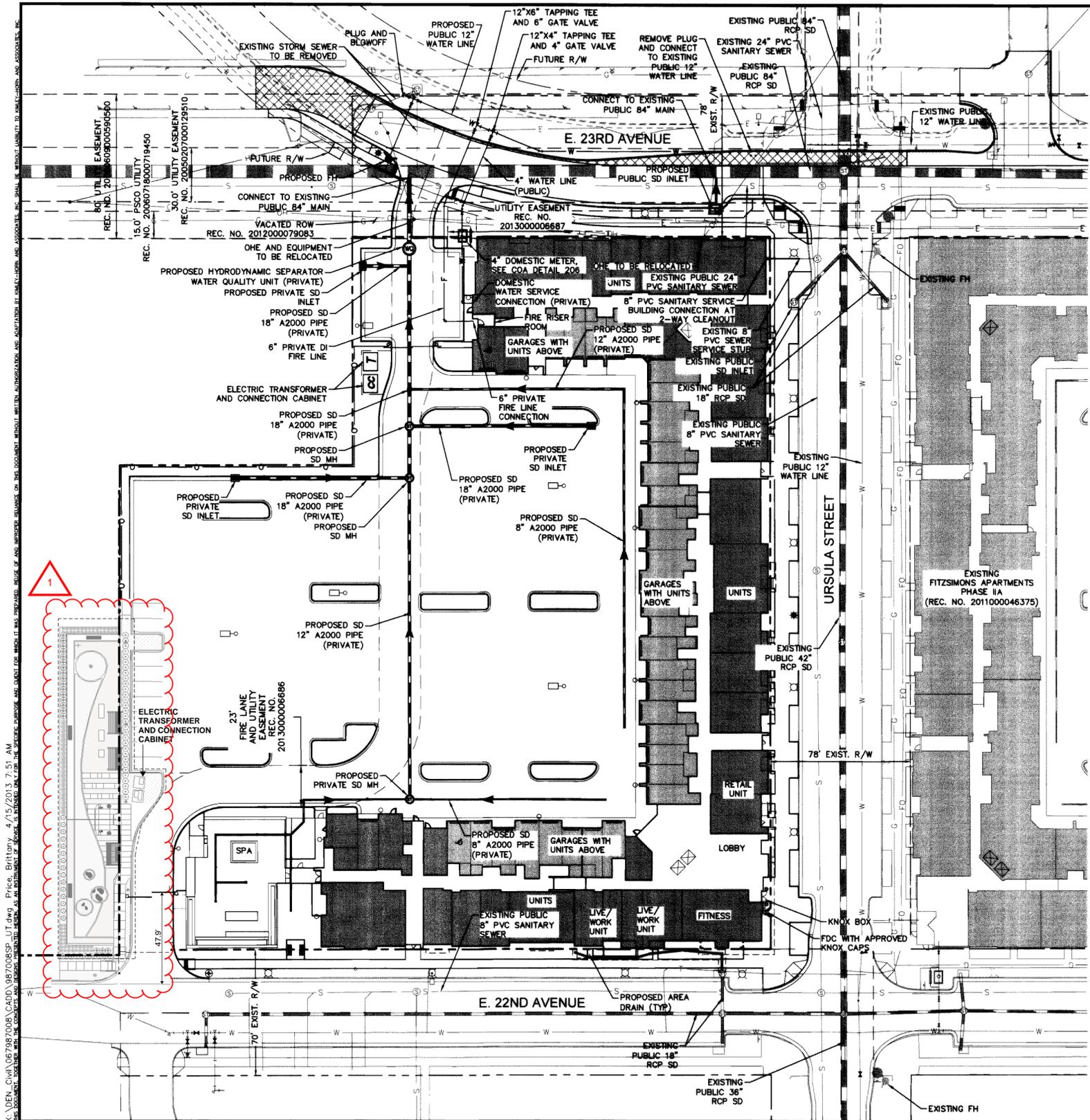
- NOTES:**
1. THE DEVELOPER AGREES TO STRIPE AND SIGN ALL PROPOSED STREETS ON THIS PROJECT, AS NOTED ON CONSTRUCTION DOCUMENTS TO BE APPROVED BY PUBLIC WORKS.
 2. THE NORTH HALF OF 23RD AVENUE IS NOT TO BE CONSTRUCTED WITH THIS PROJECT.
 3. BULB CUTS MAY BE REMOVED BY THE CITY (IN THE FUTURE) TO INCREASE TRAFFIC LEVEL OF SERVICE AT INTERSECTION.
 4. ALL DIMENSIONS ARE TO THE FACE OF CURB UNLESS OTHERWISE NOTED.
 5. ALL PROPOSED BENCHES SHOWN ON THE SITE PLAN ARE TO BE OWNED AND MAINTAINED BY THE PROPERTY OWNER.

K:\DEN_Civil\067987008\CADD\987008SP_SP.dwg Price: Brittony 4/15/2013 7:48 AM
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1	MINOR AMENDMENT	01/20/17
2	REVISIONS	04/15/13
3	REVISIONS	02/07/13
4	REVISIONS	09/25/12
5	REVISIONS	07/13/12
6	REVISIONS	
7	REVISIONS	
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FITZSIMONS APARTMENTS PHASE II-B
SITE PLAN

Kinley-Horn
and Associates, Inc.
990 South Broadway, Suite 200
Denver, Colorado 80209 (303) 228-2300



LEGEND:

- * PRIMARY BUILDING ENTRY
- ☐ TRANSFORMER
- ☐ CONNECTION CABINET
- HEV HIGH EFFICIENCY VEHICLE PREFERRED PARKING (HYBRID/ELECTRIC)
- WALL PACK LIGHT FIXTURE
- CARPORT CANOPY LIGHT FIXTURE
- PARKING LOT LIGHT POLE FIXTURE
- ⊕ PEDESTRIAN LIGHT FIXTURE (EXISTING/PROPOSED)
- ☉ STREET LIGHT (EXISTING/PROPOSED)
- ☉ FIRE HYDRANTS (EXISTING/PROPOSED)
- ACCESSIBLE ROUTE
- ⊙ EXISTING SANITARY SEWER MANHOLE
- ▶ PROPOSED FLOW DIRECTION
- ⊙ PROPOSED STORM DRAIN INLET
- ⊙ STORM DRAIN MANHOLE (EXISTING/PROPOSED)
- ⊙ PROPOSED WATER QUALITY UNIT
- ⊕ WATER GATE VALVE (EXISTING/PROPOSED)
- ⊕ WATER TAPPING TEE (EXISTING/PROPOSED)
- ⊕ PROPOSED DOMESTIC WATER METER
- W — EXISTING WATER MAIN
- S — EXISTING SANITARY SEWER MAIN
- G — EXISTING GAS LINE
- E — EXISTING UNDERGROUND ELECTRIC LINE
- FO — EXISTING FIBER OPTIC LINE
- — — EXISTING STORM SEWER
- — — EASEMENT LINE
- — — ROADWAY CENTERLINE
- — — PROPERTY LINE
- — — RIGHT OF WAY LINE
- PROPOSED PERIMETER FENCE
- W — PROPOSED WATER LINE
- F — PROPOSED FIRE LINE
- — — PROPOSED STORM SEWER
- ▨ PROPOSED FIRE ROOM
- ▨ PROPOSED GARAGES (BUILDING FIRST FLOOR)
- ▨ PROPOSED UNITS (BUILDING FIRST FLOOR)

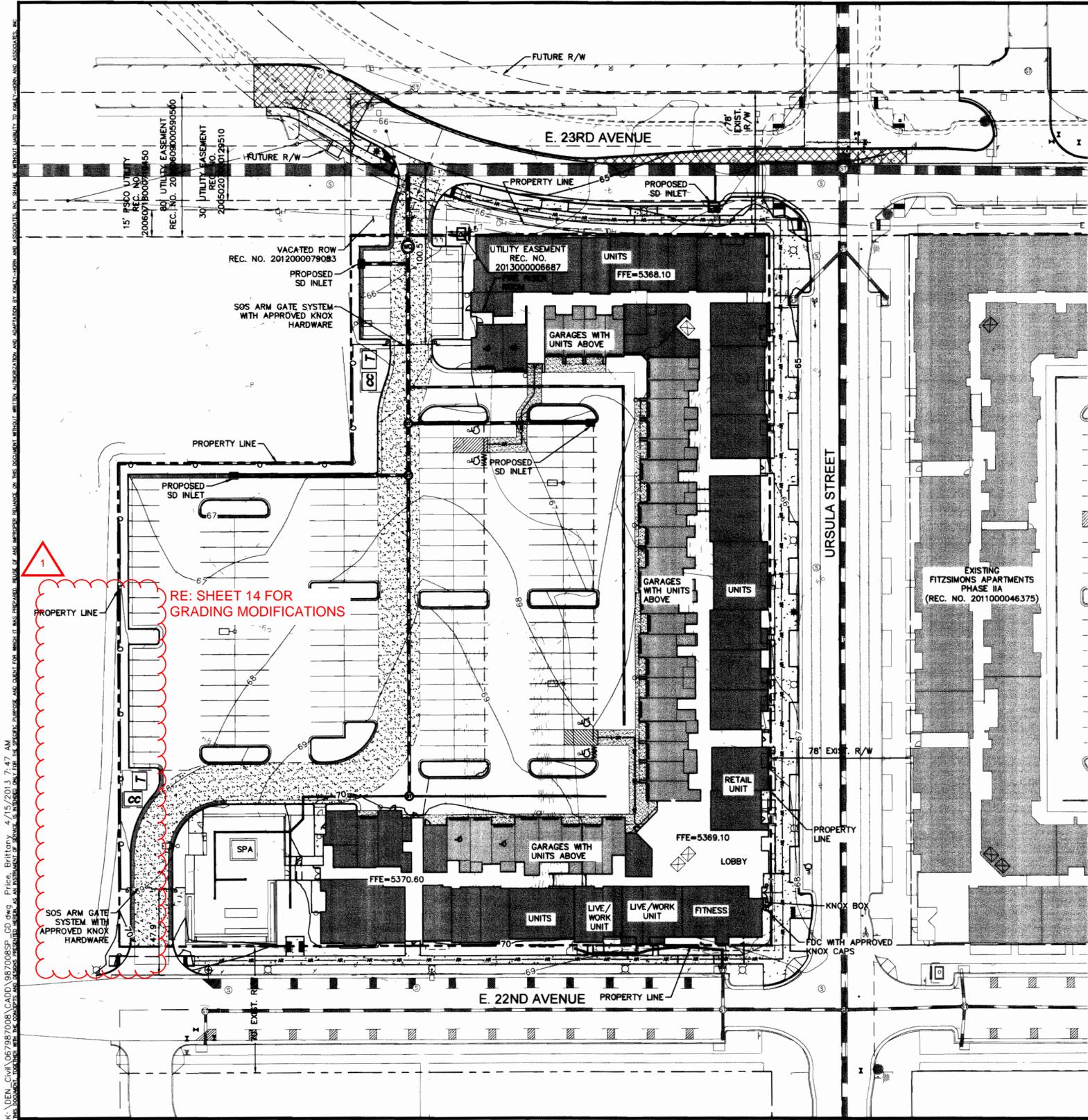
1	MINOR AMENDMENT	01/20/17
2	REVISIONS	BP 04/15/13 R/P
3	REVISIONS	BP 02/01/13 R/P
1	CITY COMMENTS	BP 09/05/12 R/P
	NO. REVISIONS	BY DATE
	NO. REVISIONS	APPR.
	SUBMITTAL DATE: 07/13/12	

FITZSIMONS APARTMENTS PHASE II-B
SITE PLAN

Kimley-Horn
 and Associates, Inc.
 990 South Broadway, Suite 200
 Denver, Colorado 80209 (303) 228-2300

UTILITY PLAN
 3 of 17

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- LEGEND:**
- * PRIMARY BUILDING ENTRY
 - 7 TRANSFORMER
 - 8 CONNECTION CABINET
 - HEV HIGH EFFICIENCY VEHICLE PREFERRED PARKING (HYBRID/ELECTRIC)
 - o WALL PACK LIGHT FIXTURE
 - o CARPORT CANOPY LIGHT FIXTURE
 - o PARKING LOT LIGHT POLE FIXTURE
 - + PEDESTRIAN LIGHT FIXTURE (EXISTING/PROPOSED)
 - o STREET LIGHT (EXISTING/PROPOSED)
 - o FIRE HYDRANTS (EXISTING/PROPOSED)
 - HCAP PARKING SIGNAGE
 - HCAP PARKING STALL
 - HCAP VAN PARKING STALL
 - ACCESSIBLE ROUTE
 - ACCESSIBLE CURB RAMP
 - o EXISTING SANITARY SEWER MANHOLE
 - PROPOSED FLOW DIRECTION
 - PROPOSED STORM DRAIN INLET
 - o STORM DRAIN MANHOLE (EXISTING/PROPOSED)
 - o PROPOSED WATER QUALITY UNIT
 - o WATER GATE VALVE (EXISTING/PROPOSED)
 - o PROPOSED WATER DOMESTIC METER
 - EXISTING CONTOUR
 - - - EASEMENT LINE
 - - - ROADWAY CENTERLINE
 - - - PROPERTY LINE
 - - - RIGHT OF WAY LINE
 - - - PROPOSED PERIMETER FENCE
 - - - PROPOSED STORM SEWER
 - - - PROPOSED CONTOUR MINOR
 - - - PROPOSED CONTOUR MAJOR
 - o FIRE LANE
 - o PROPOSED FIRE ROOM
 - o PROPOSED GARAGES (BUILDING FIRST FLOOR)
 - o PROPOSED UNITS (BUILDING FIRST FLOOR)

NOTE:
1. ADD 5300 TO ALL CONTOUR ELEVATIONS.

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1	MINOR AMENDMENT	01/20/17	R/P
2	REVISIONS	04/15/13	R/P
3	REVISIONS	02/07/13	R/P
4	CITY COMMENTS	09/05/12	R/P
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6	REVISIONS		DATE
7	REVISIONS		APPR.

FITZSIMONS APARTMENTS PHASE II-B

SITE PLAN

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Denver, Colorado 80209 (303) 228-2300

GRADING PLAN

4 of 17

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LANDSCAPE REQUIREMENTS

AREA DESCRIPTION	AREA/ LENGTH	# OF TREES REQUIRED	# OF TREES PROVIDED	# OF SHRUBS REQUIRED	# OF SHRUBS PROVIDED
WEST BUFFER (1 TREE AND 5 SHRUBS PER 40 LF MIN.)	444 LF	11	4	56	151 SHRUBS 56 GRASSES
NORTH BUFFER (1 TREE AND 5 SHRUBS PER 40 LF MIN.)	118 LF	3	4	15	92 SHRUBS 13 GRASSES
PARKING LOT ISLANDS (1 TREE PER ISLAND)	11 EA	11	20	0	143 SHRUBS 27 GRASSES
BUILDING PERIMETER (MULTI-FAMILY) (1.25 PLANTS PER 5 LF MIN.)	1702 LF	426 PLANTS			
5% TREES		21	27		
15% TALL SHRUBS				64	64 SHRUBS
80% OTHER SHRUBS				341	341 SHRUBS 324 GRASSES

WATER USE TABLE

AREA DESCRIPTION	WATER CONSERVING IRRIGATION (NON-SOD)	NON-WATER CONSERVING IRRIGATION (SOD)
EAST BUFFER	2884 SF	0 SF
NORTH BUFFER	1378 SF	0 SF
PARKING LOT	3825 SF	0 SF
BUILDING PERIMETER	8530 SF	1736 SF

LANDSCAPE NOTES

1. ALL LANDSCAPED AREAS ARE TO HAVE SOIL PREPARATION PER SPECIFICATIONS. (MINIMUM RATE OF 4 CU. YDS. OF ORGANIC MATTER PER 1000 S.F.).
2. THE DEVELOPER, HIS SUCCESSORS AND ASSIGNS SHALL BE RESPONSIBLE FOR THE INSTALLATION, MAINTENANCE AND REPLACEMENT OF ALL LANDSCAPING MATERIALS SHOWN OR INDICATED ON THE APPROVED SITE PLAN OR LANDSCAPE PLAN ON FILE WITH THE PLANNING DEPARTMENT. ALL LANDSCAPING WILL BE INSTALLED AS DELINEATED ON THE PLAN, PRIOR TO ISSUANCE OF CERTIFICATE OF OCCUPANCY.
3. ALL CROSSINGS OR ENCROACHMENTS BY PRIVATE LANDSCAPE IRRIGATION LINES OR SYSTEMS INTO EASEMENTS AND STREET RIGHTS-OF-WAY OWNED BY THE CITY OF AURORA ARE ACKNOWLEDGED BY THE OWNER AS BEING SUBJECT TO CITY OF AURORA'S USE AND OCCUPANCY OF THE SAID EASEMENTS OR RIGHTS-OF-WAY. THE OWNER, 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 LINES OR SYSTEMS.
4. ALL UTILITY EASEMENTS SHALL REMAIN UNOBSTRUCTED AND FULLY ACCESSIBLE ALONG THEIR ENTIRE LENGTH FOR THE MAINTENANCE EQUIPMENT ENTRY.
5. ALL LANDSCAPED AREAS AND PLANT MATERIAL, EXCEPT FOR NON-IRRIGATED NATIVE, RESTORATIVE, AND DRYLAND GRASS AREAS THAT COMPLY WITH REQUIREMENTS FOUND IN SEC. 146-1429, 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.
6. 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 DISCERNIBLE. THE FIRE DEPARTMENT SHALL NOT BE DETERRED OR HINDERED FROM GAINING IMMEDIATE ACCESS TO FIRE PROTECTION EQUIPMENT OR HYDRANTS.
7. ALL FIRE HYDRANTS SHALL BE LOCATED NOT LESS THAN THREE FEET-SIX INCHES (3'-6") AND NOT MORE THAN EIGHT (8) FEET FROM THE BACK OF CURB TO THE CENTER OF THE HYDRANT AND SHALL BE UNOBSTRUCTED ON THE STREET SIDE. MINIMUM CLEARANCE ON ALL OTHER SIDES SHALL BE FIVE FEET (5').

NOT FOR CONSTRUCTION

1101 Barnwood Street
 Denver, Colorado 80204
 P 303.862.1198
 F 303.862.1198
 www.norris-design.com

NORRIS DESIGN

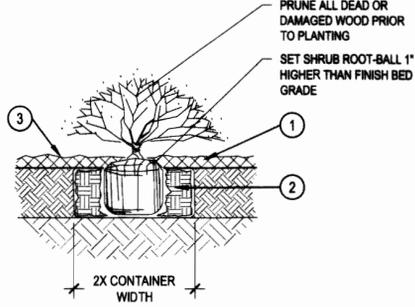
LANDSCAPE NOTES
5 of 17

FITSIMONS APARTMENTS PHASE IIB
SITE PLAN

1	MINOR AMENDMENT	07/20/17
2	AMENDMENT	BH 1/25/2013
1	CITY COMMENTS	BH 9/4/2012
NO	REVISIONS	BY DATE
		APPR.

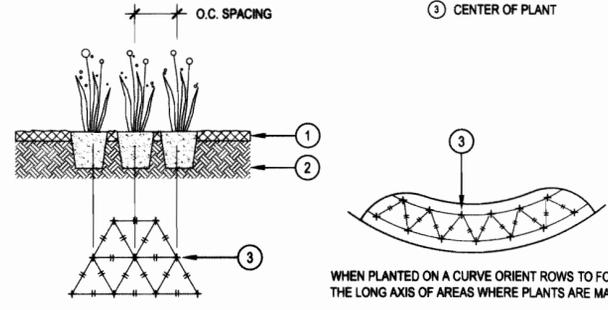
SUBMITTAL DATE: 07/13/12

P:\1\21_Fitzsimons IIB Drawings\Submittals\COA_Submittal-3\21FES-COA-landscape_plan.dwg Brandt, Hall 1/25/2013 1:33 PM
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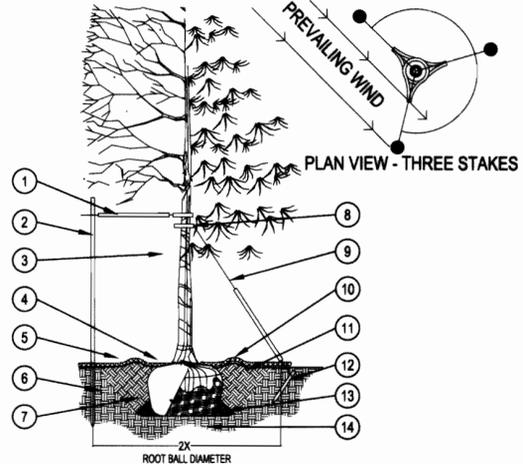


1 SHRUB PLANTING SCALE: NTS

- ① SPECIFIED MULCH
 ② AMENDED SOIL IN PLANTING BED PER SPECIFICATIONS. TILL SOIL TO A DEPTH OF EIGHT INCHES.
 ③ FINISH GRADE (TOP OF MULCH)
- NOTE:
 1. BROKEN OR CRUMBLING ROOT-BALLS WILL BE REJECTED
 2. CARE SHOULD BE TAKEN NOT TO DAMAGE THE SHRUB OR ROOT-BALL WHEN REMOVING IT FROM ITS CONTAINER
 3. ALL JUNIPERS SHOULD BE PLANTED SO THE TOP OF THE ROOT-BALL OCCURS ABOVE THE FINISH GRADE OF THE MULCH LAYER
 4. DIG PLANT PIT TWICE AS WIDE AND HIGH AS THE CONTAINER

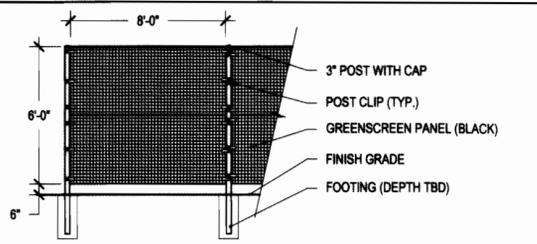


2 GRASS PLANTING DETAIL SCALE: NTS

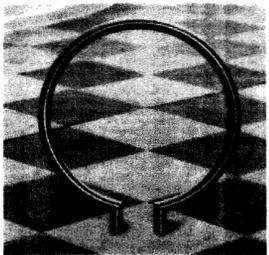


3 TREE PLANTING DETAIL SCALE: NTS

- PRUNING NOTES:
 1. ALL PRUNING SHALL COMPLY WITH ANSI A300 STANDARDS.
 2. DO NOT HEAVILY PRUNE THE TREE AT PLANTING. PRUNE ONLY CROSSOVER LIMBS, CO-DOMINANT LEADERS AND BROKEN BRANCHES. SOME INTERIOR TWIGS AND LATERAL BRANCHES MAY BE PRUNED. HOWEVER, DO NOT REMOVE THE TERMINAL BUDS OF BRANCHES THAT EXTEND TO THE EDGE OF THE CROWN.
- STAKING NOTES:
 1. STAKE TREES PER FOLLOWING SCHEDULE, THEN REMOVE AT END OF FIRST GROWING SEASON. FOLLOWS:
 1.1 1-1/2\"/>



4 BIKE RACK SCALE: NTS



Bike Rack:
 Supplier: Landscape Forms
 Model: "Ring"
 Size: Installed: 1-1/2\"/>

5 GREENSCREEN SCALE: 1/4\"/>

SCALE: NTS

1	MINOR AMENDMENT	01/20/17
2	AMENDMENT	BH 1/25/2013
1	CITY COMMENTS	BH 9/4/2012
NO.	REVISIONS	BY DATE
		APPR. DATE
		07/13/12

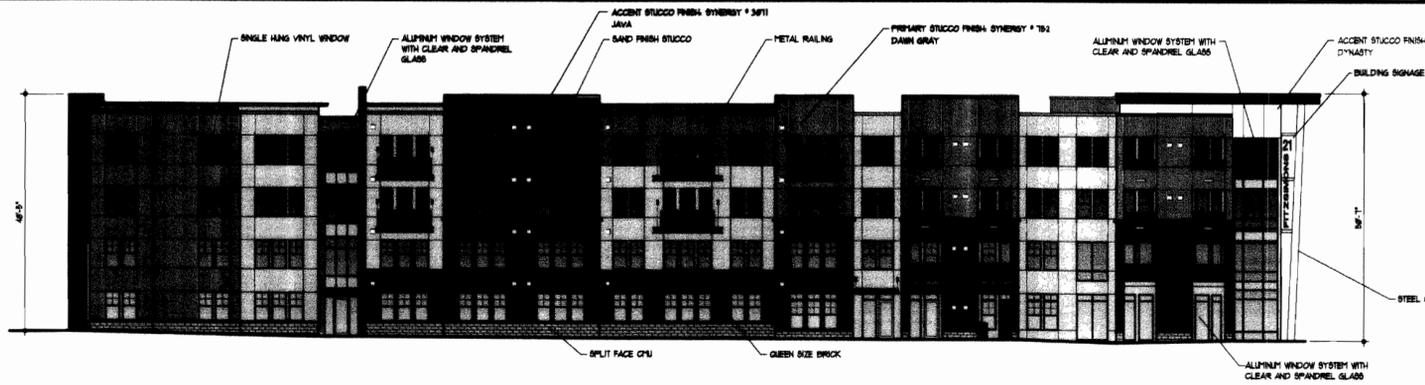
FITZSIMONS APARTMENTS PHASE IIB
 SITE PLAN



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Q:\212038_Fitzsimons III\Graphics\Support Files\Sheet 1 Elevations.dwg Jason Bergalk 8/24/2012 10:34 AM
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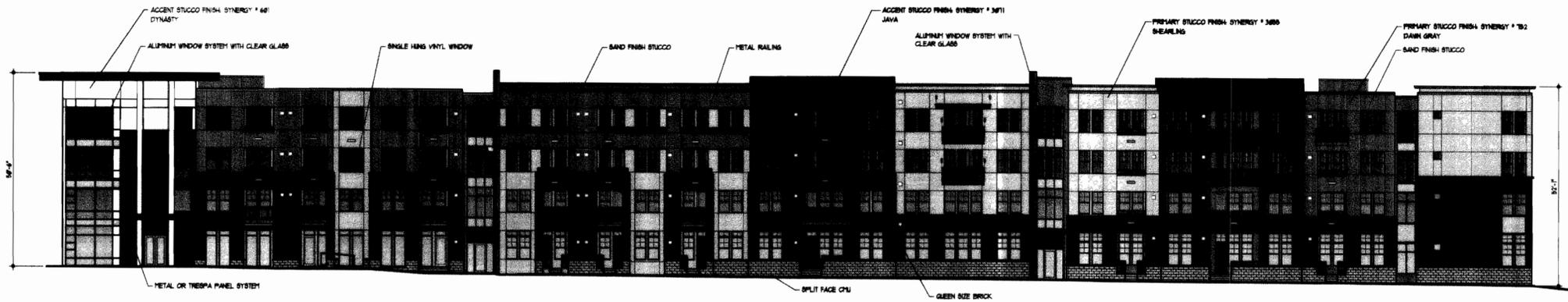


1 SOUTH ELEVATION
 1/16" = 1'-0"

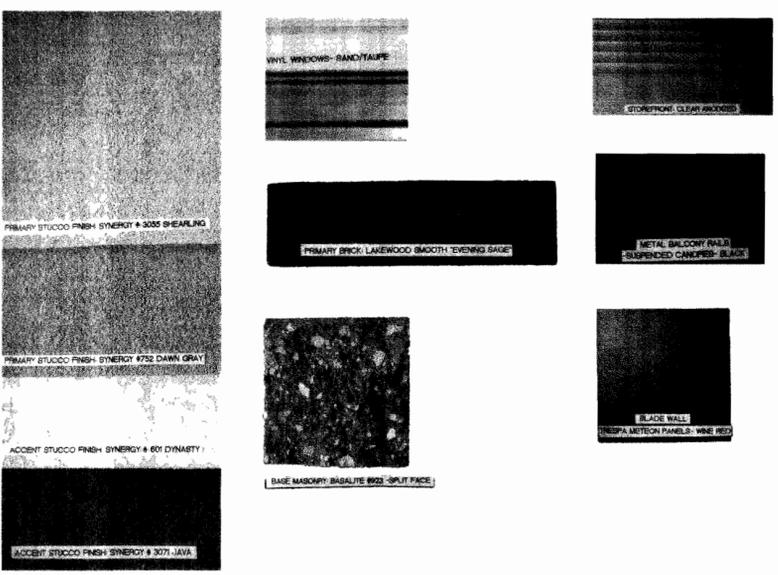
21 BUILDING SIGN NUMBERS:
 24" X 28" = 672 SQIN (4.7 SQFT)
 (2) X #12 SQIN = 1344 SQIN (9.4 SQFT)

BUILDING SIGN LETTERS:
 14" X 28" = 280 SQIN (1.96 SQFT)
 (18) X 280 SQIN = 2,808 SQIN (19.9 SQFT)

BUILDING SIGNAGE TOTAL:
 NUMBERS = 1344 SQIN (9.4 SQFT)
 LETTERS = 2,808 SQIN (19.9 SQFT)
 TOTAL = 4,144 SQIN (29.3 SQFT)



2 EAST ELEVATION
 1/16" = 1'-0"



3 MATERIAL BOARD
 1/16" = 1'-0"

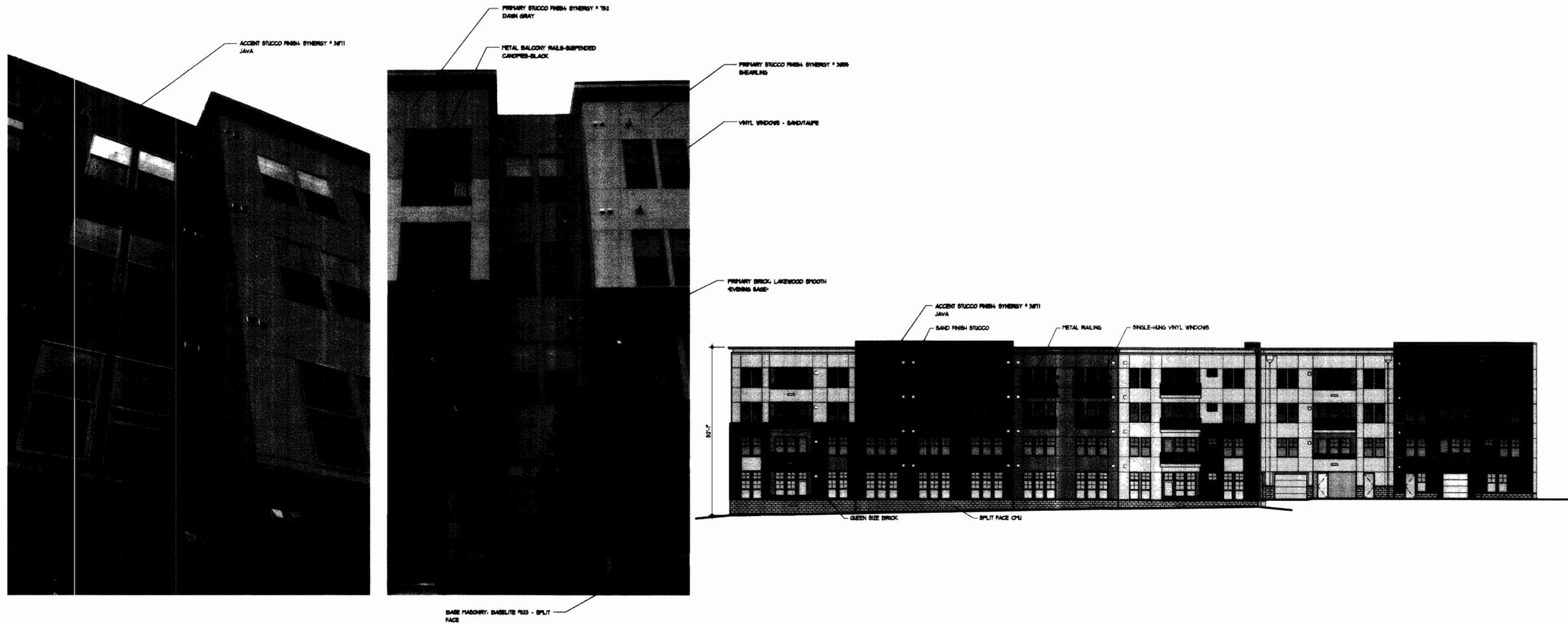
NO.	REVISIONS	DATE	APPR.
1	MINOR AMENDMENT	01/20/17	
1	CITY COMMENTS	09/09/12	JB
			BY
			DATE
			APPR.
SUBMITTAL DATE: 07/13/12			

FITZSIMONS APARTMENTS PHASE IIB
 SITE PLAN



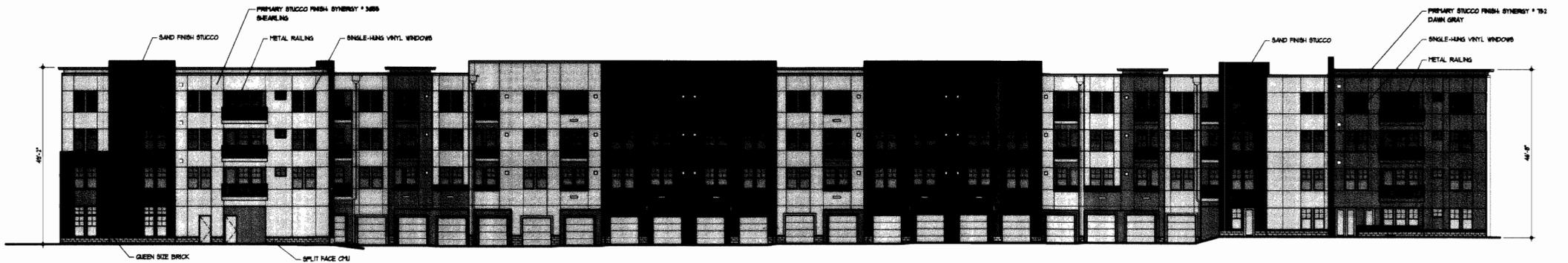
ELEVATIONS

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3 FITSIMONS BUILDING IMAGE
1/16" = 1'-0"

1 NORTH ELEVATION
1/16" = 1'-0"



2 WEST ELEVATION
1/16" = 1'-0"

FITZSIMONS APARTMENTS PHASE IIB
 SITE PLAN

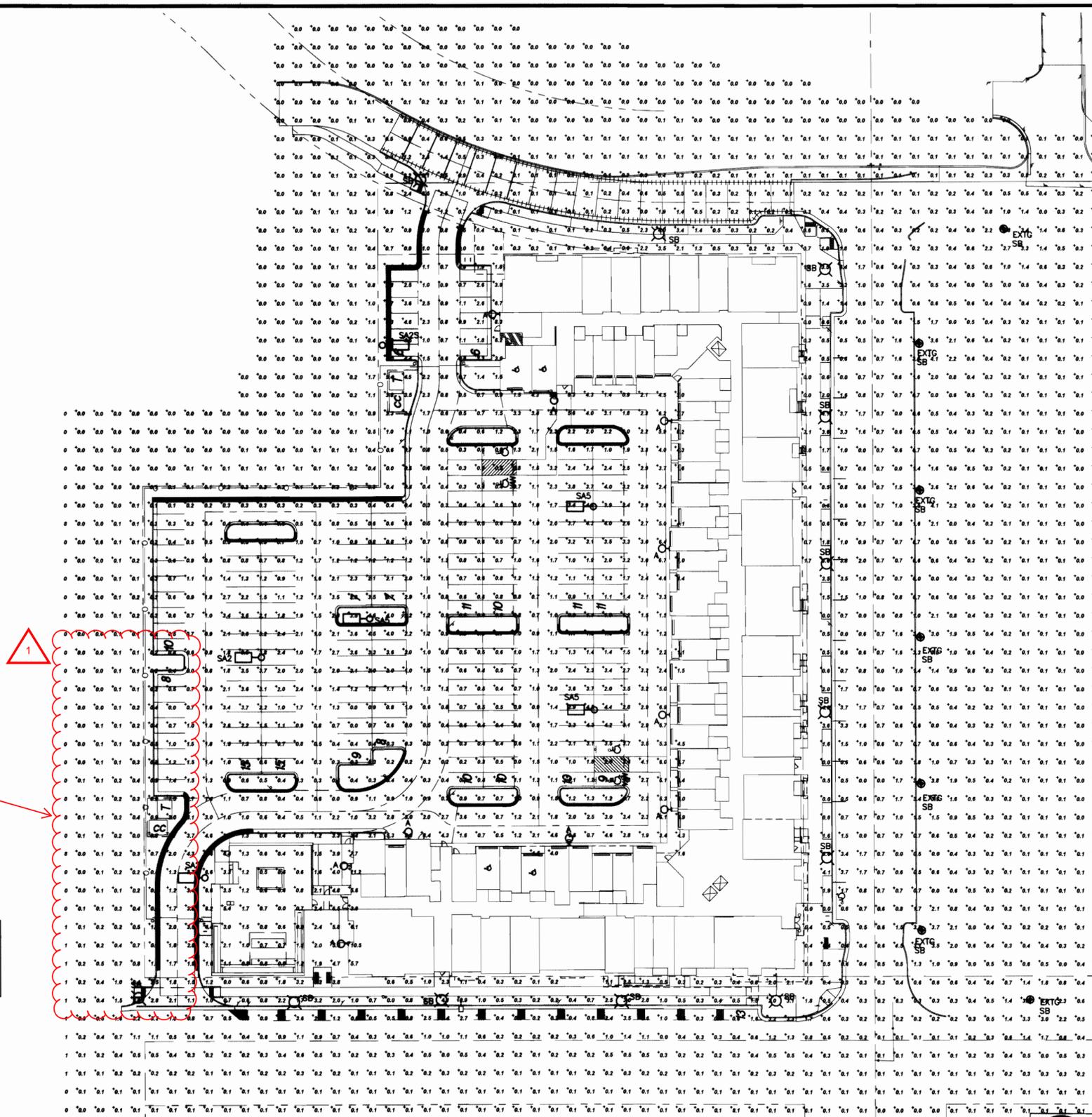
NO.	REVISIONS	DATE	APPR.
1	MINOR AMENDMENT	07/20/12	
1	CITY COMMENTS	09/05/12	JB

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RE: SHEET 16 FOR LIGHTING MODIFICATIONS AND SHEET 17 FOR UPDATED FIXTURE SCHEDULE

NOTE:
SITE ILLUMINATION MUST COMPLY WITH 2006 IBC. THE MEANS OF EGRESS INCLUDING EXIT DISCHARGE, SHALL BE ILLUMINATED AT ALL TIMES THE BUILDING IS OCCUPIED. THE MEANS OF EGRESS ILLUMINATION LEVEL SHALL NOT BE LESS THAN 1 FOOT-CANDLE (11 LUX) AT THE FLOOR LEVEL.

SITE PHOTOMETRIC SUMMARY
AVERAGE = 0.8 FT. CANDLE
MAXIMUM = 11.2 FT. CANDLE
MINIMUM = 0.0 FT. CANDLE



SITE PHOTOMETRIC PLAN
SCALE: 1"=30'-0"



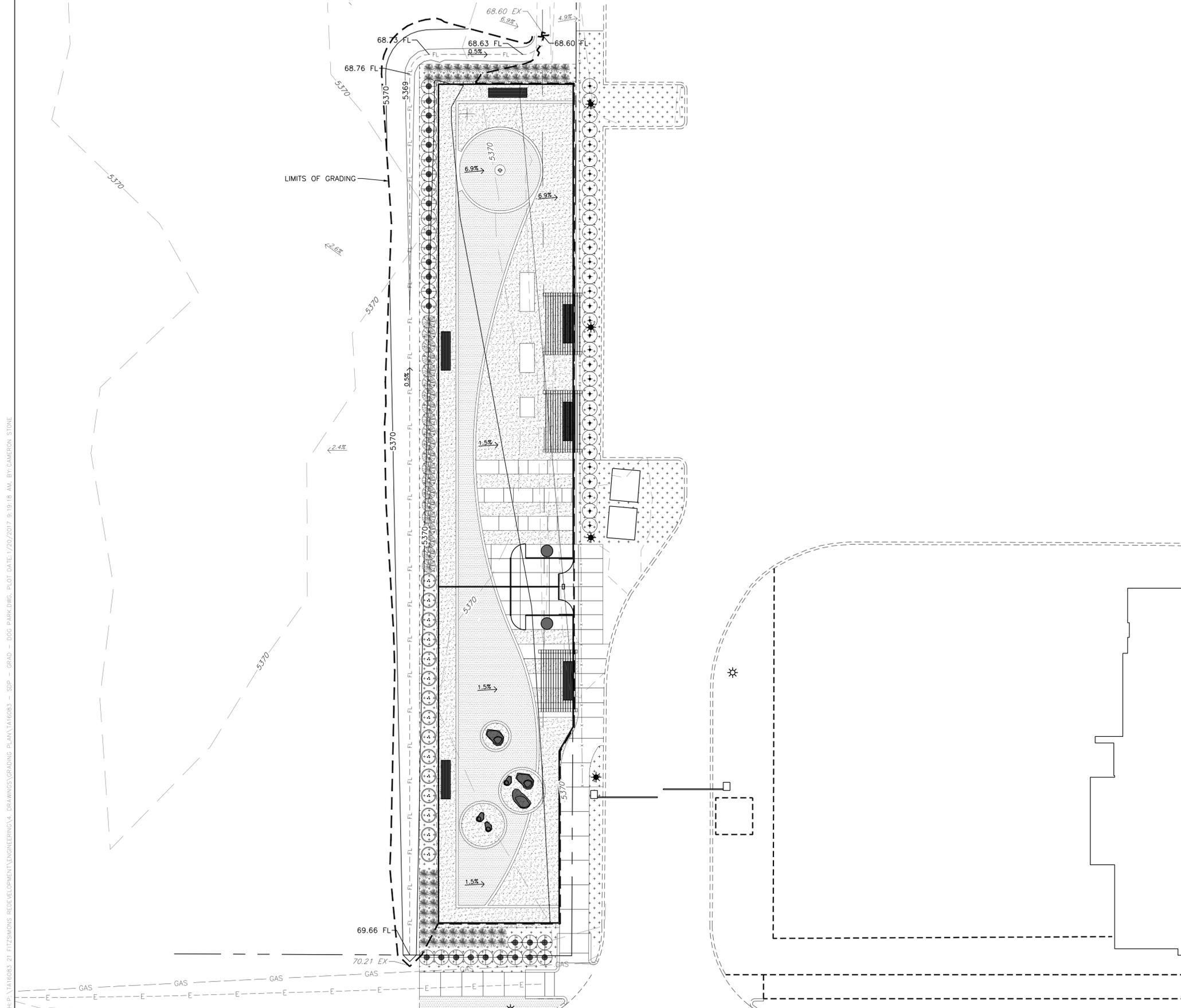
ENGINEERING CONSULTANTS INCORPORATED
ELECTRICAL ENGINEERS
2555 WALNUT ST. SUITE B, DENVER, CO 80205
(303) 355-5534 (tel) (303) 355-5509 (fax)

MINOR AMENDMENT	
NO.	REVISIONS
1	CITY COMMENTS
2	BY DATE
SUBMITTAL DATE: 07/13/12	

FITZSIMONS APARTMENTS PHASE IIB
SITE PLAN

Kimley-Horn and Associates, Inc.
990 South Broadway, Suite 200
Denver, Colorado 80209 (303) 228-2300
SITE PHOTOMETRIC
12 of 17

FITZSIMONS APARTMENTS PHASE II-B
LOT 1, BLOCK 2 OF THE SQUARE AT FITZSIMONS SUBDIVISION FILING NO.2
CITY OF AURORA, COUNTY OF ADAMS, STATE OF COLORADO



LEGEND

- PROPERTY LINE
- LOT LINE
- - - - - PROPOSED EASEMENT/SETBACK
- - - - - EXISTING EASEMENT/SETBACK
- - - - - SECTION LINE
- - - - - EXISTING RIGHT-OF-WAY
- - - - - PROPOSED SAWCUT LINE
- PROPOSED LIMITS OF CONSTRUCTION
- PROPOSED CURB
- PROPOSED FLOW LINE
- PROPOSED PAN/LIP
- EXISTING CURB TO REMAIN
- EXISTING FLOW LINE TO REMAIN
- EXISTING PAN/LIP TO REMAIN
- 5481 — PROPOSED CONTOUR
- 5182 — EXISTING CONTOUR
- - - - - GB - - - - - PROPOSED GRADE BREAK
- >—>—> PROPOSED SWALE/DIVERSION DITCH
- >—>—> EXISTING SWALE/DIVERSION DITCH
- - - - - FL - - - - - FL - - - - - FL PROPOSED FLOWLINE
- - - - - EXISTING FLOWLINE
- 61.44±EX — 52.44 EXISTING/PROPOSED GRADE
(FL=FLOWLINE, TC=TOP CURB, ME=MATCH, EX=EXISTING, TW=TOP WALL, FG=FINISH GRADE, REFER TO NOTES SHEET FOR ADDITIONAL ABBREVIATIONS)
- ← 2.0% ← 2.0% EXISTING/PROPOSED SLOPE
- EXISTING/PROPOSED STORM INLET *
- ◻ PROPOSED STORM FLARED END SECTION *

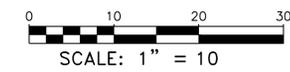
* SYMBOLS MAY NOT BE TO SCALE FOR BETTER GRAPHICAL REPRESENTATION.

GRADING NOTE:

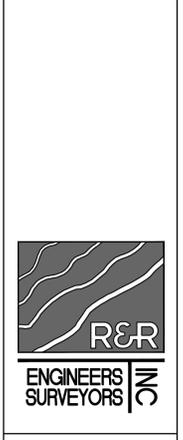
ALL SPOT ELEVATIONS SHOWN ARE TO FLOWLINE UNLESS OTHERWISE NOTED.

SOIL IMPORT NOTE:

IMPORTING FILL MATERIAL FROM AN OFF-SITE LOCATION WITHOUT PRIOR APPROVAL FROM THE AUTHORITY HAVING JURISDICTION IS STRICTLY PROHIBITED. IDENTIFICATION OF OFF-SITE BORROW LOCATIONS AND MATERIAL MUST BE COORDINATED AND DOCUMENTED WITH THE SWMP. AN OWNER APPROVED TESTING FIRM MUST VERIFY THE SUITABILITY OF ALL OFF-SITE MATERIAL. THIS INCLUDES AN ANALYSIS TO INSURE THAT NO ENVIRONMENTAL CONTAMINATION IS PRESENT. IF ANY MATERIAL IS BROUGHT ON-SITE WITHOUT PRIOR APPROVAL FROM THE AUTHORITY HAVING JURISDICTION, THE CONTRACTOR WILL BEAR ALL COSTS ASSOCIATED REMOVING THE MATERIAL, TESTING AND CONTAMINATION, MONITORING THE CLEAN-UP OPERATION, DISPOSAL IN AN APPROVED LANDFILL, AND CERTIFYING THAT THAT THE SITE IS ENVIRONMENTALLY CLEAN.



NO.	REVISIONS	BY	DATE	APPR.
1	MINOR AMENDMENT		01/20/17	



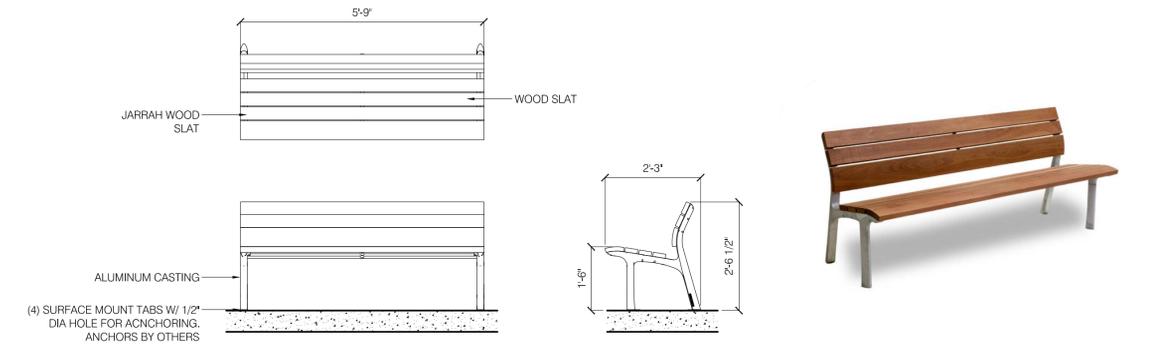
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 DATE: 01.20.17

FITZSIMONS APARTMENTS PHASE II-B
AURORA, COLORADO
GRADING PLAN

PROJECT NO.
 GRADING PLAN
 14 OF 17

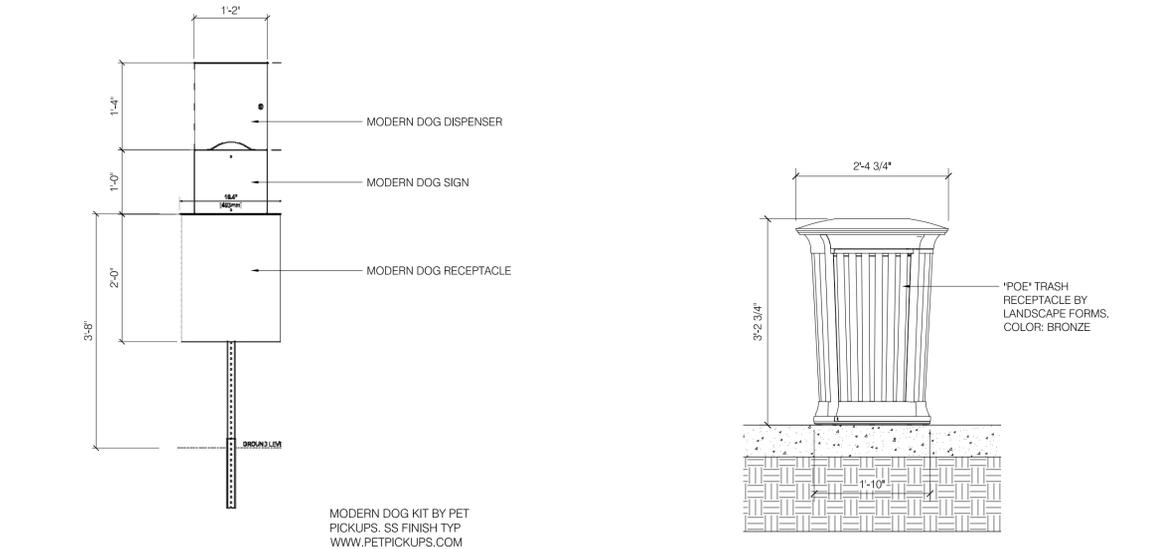
PATH: P:\TA18083-21 FITZSIMONS REDEVELOPMENT\ENGINEERING\DRAWINGS\GRADING PLAN\TA18083 - SDP - GRAD - DOC PARK.DWG, PLOT DATE: 1/20/2017 9:19:19 AM, BY: CAMERON, STONE

FITZSIMONS APARTMENTS PHASE II-B
LOT 1, BLOCK 2 OF THE SQUARE AT FITZSIMONS SUBDIVISION FILING NO.2
CITY OF AURORA, COUNTY OF ADAMS, STATE OF COLORADO



3 BENCH

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

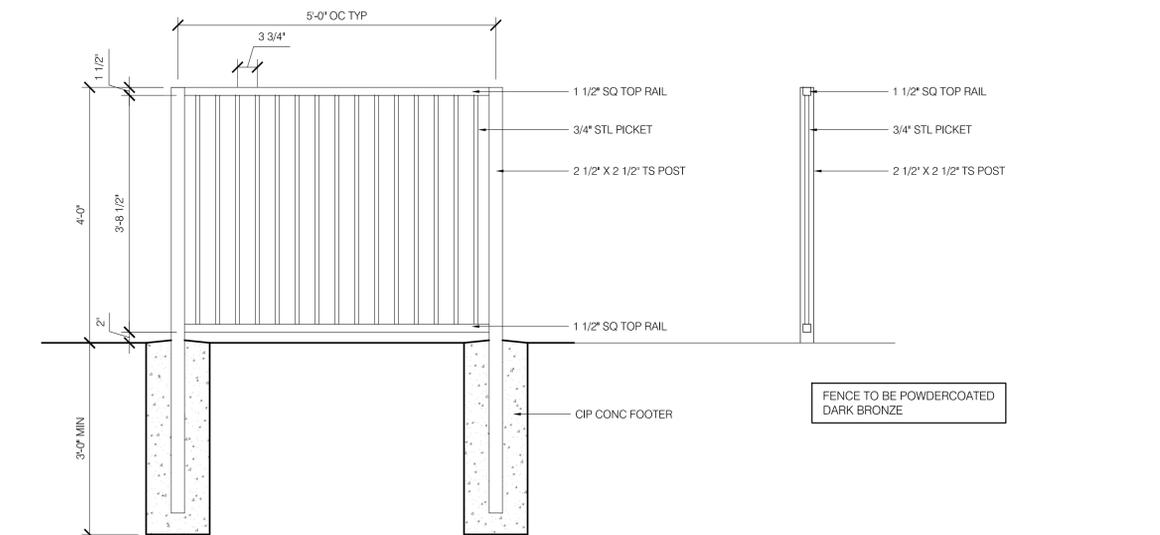


4 PET WASTE STATION

SCALE: 3/4" = 1'-0"

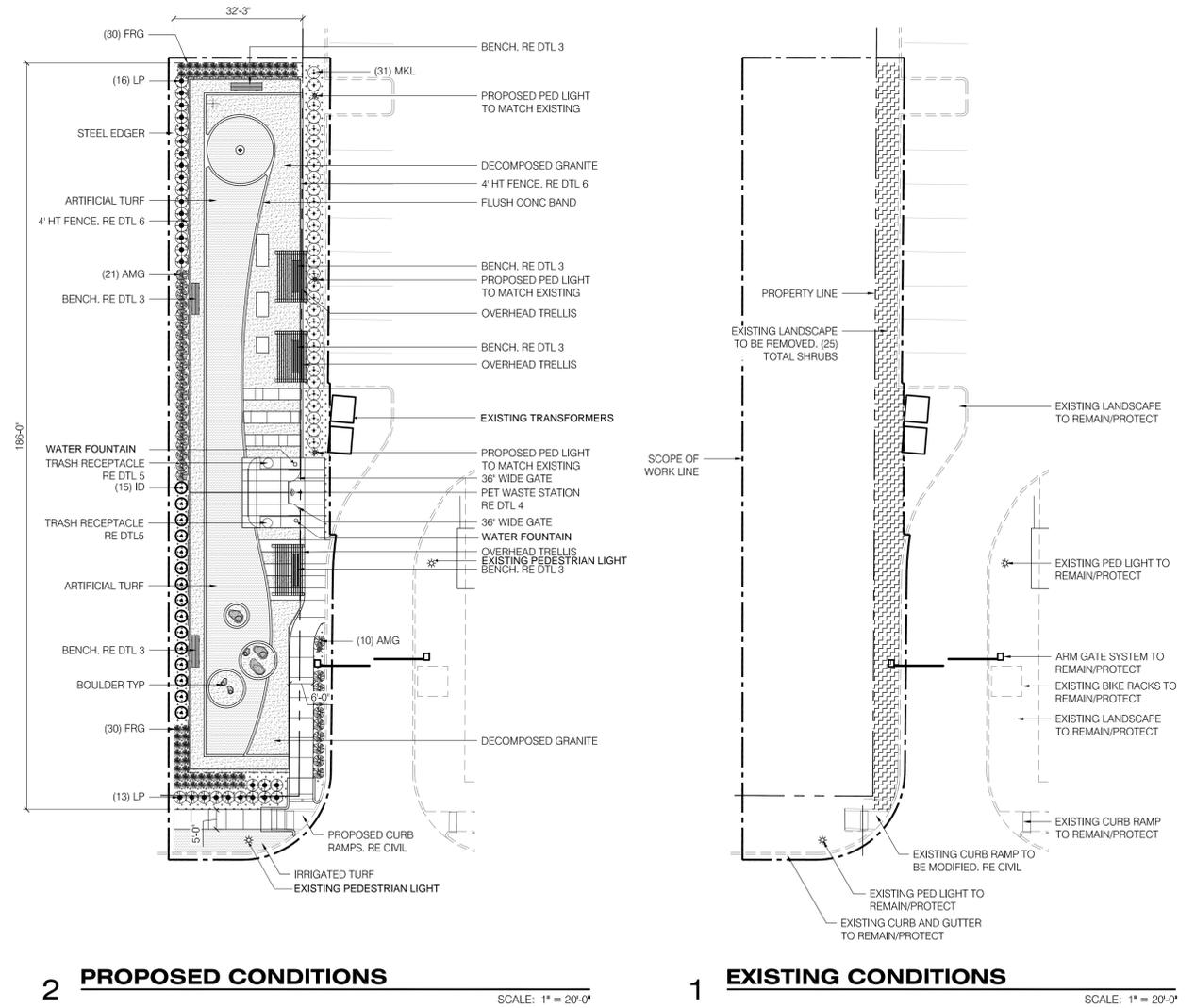
5 TRASH RECEPTACLE

SCALE: 3/4" = 1'-0"



6 4' FENCE

SCALE: NTS



2 PROPOSED CONDITIONS

SCALE: 1" = 20'-0"

1 EXISTING CONDITIONS

SCALE: 1" = 20'-0"

PLANT SCHEDULE (WITHIN PROPOSED SCOPE OF WORK)

SYM	QTY	COMMON NAME	BOTANICAL NAME	SIZE	NOTES	SPACING
74 DECIDUOUS SHRUBS						
ID	15	ISANTI DOGWOOD	CORNUS SERICEA 'ISANTI'	5 GAL	CONTAINER	3'-0" OC
LP	28	LODENSE PRIVET	LIGUSTRUM VULGARE 'LODENSE'	5 GAL	CONTAINER	3'-0" OC
MKL	31	MISS KIM LILAC	SYRINGA PATULA 'MISS KIM'	5 GAL	CONTAINER	
81 ORNAMENTAL GRASSES						
AMG	31	ADAGIO MAIDEN GRASS	MISCANTHUS SINENSIS 'ADAGIO'	5 GAL	CONTAINER	3'-0" OC
FRG	60	FEATHER REED GRASS	CALAMAGRISTOS ACUTIFLORA 'AVALANCHE'	2 GAL	CONTAINER	2'-0" OC
155 TOTAL SHRUBS						

TRYBA ARCHITECTS
 1620 Logan Street
 Denver Colorado 80203
 303.831.4010

DRAWN BY:
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 CHECKED BY:

DATE: 01.20.17

FITZSIMONS APARTMENTS PHASE II-B
AURORA, COLORADO
LANDSCAPE PLAN

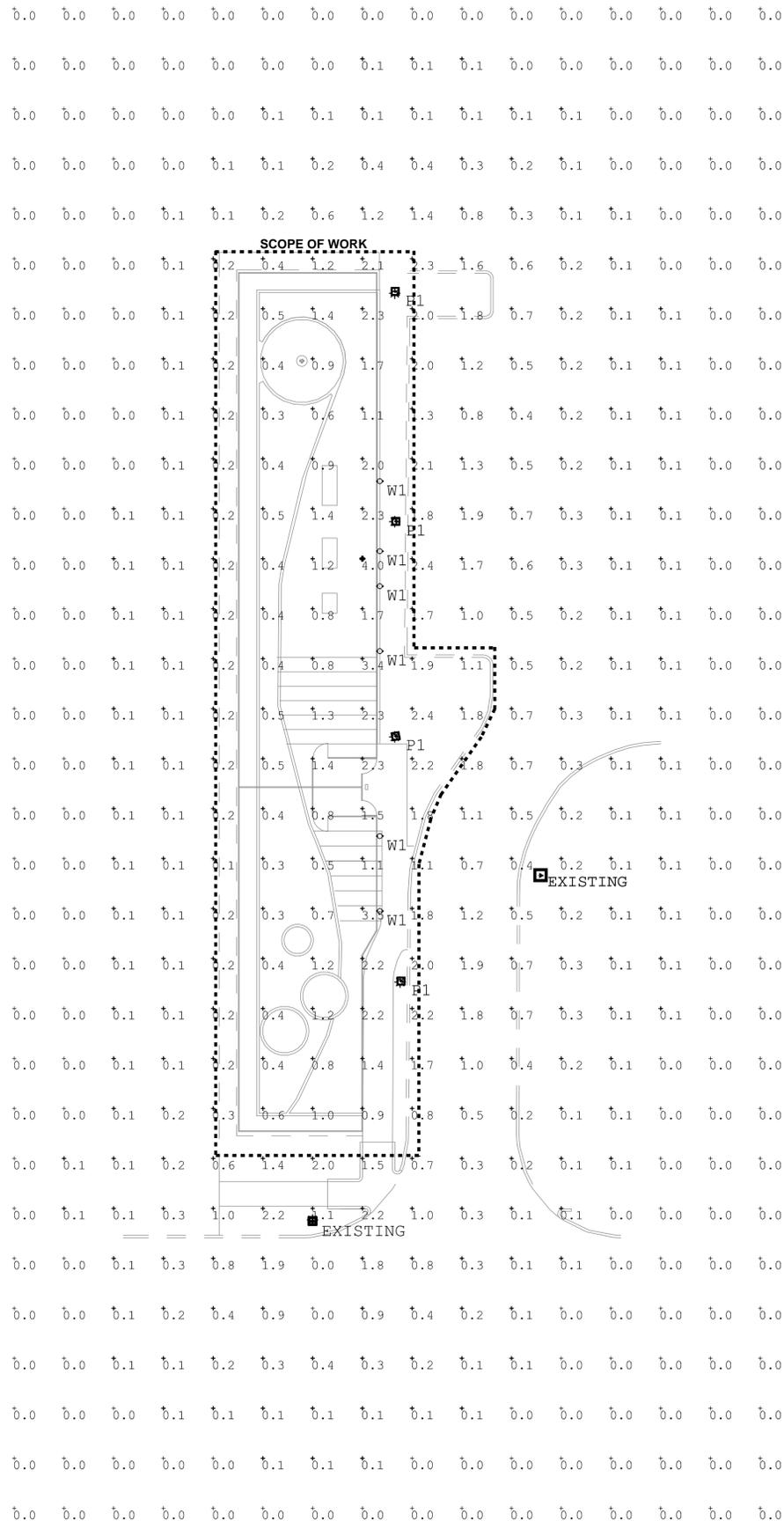
PROJECT NO.

LANDSCAPE PLAN AND DETAILS

15 OF 17

NO.	REVISIONS	BY	DATE	APPR.
1	MINOR AMENDMENT		01/20/17	

FITZSIMONS APARTMENTS PHASE II-B
LOT 1, BLOCK 2 OF THE SQUARE AT FITZSIMONS SUBDIVISION FILING NO.2
CITY OF AURORA, COUNTY OF ADAMS, STATE OF COLORADO

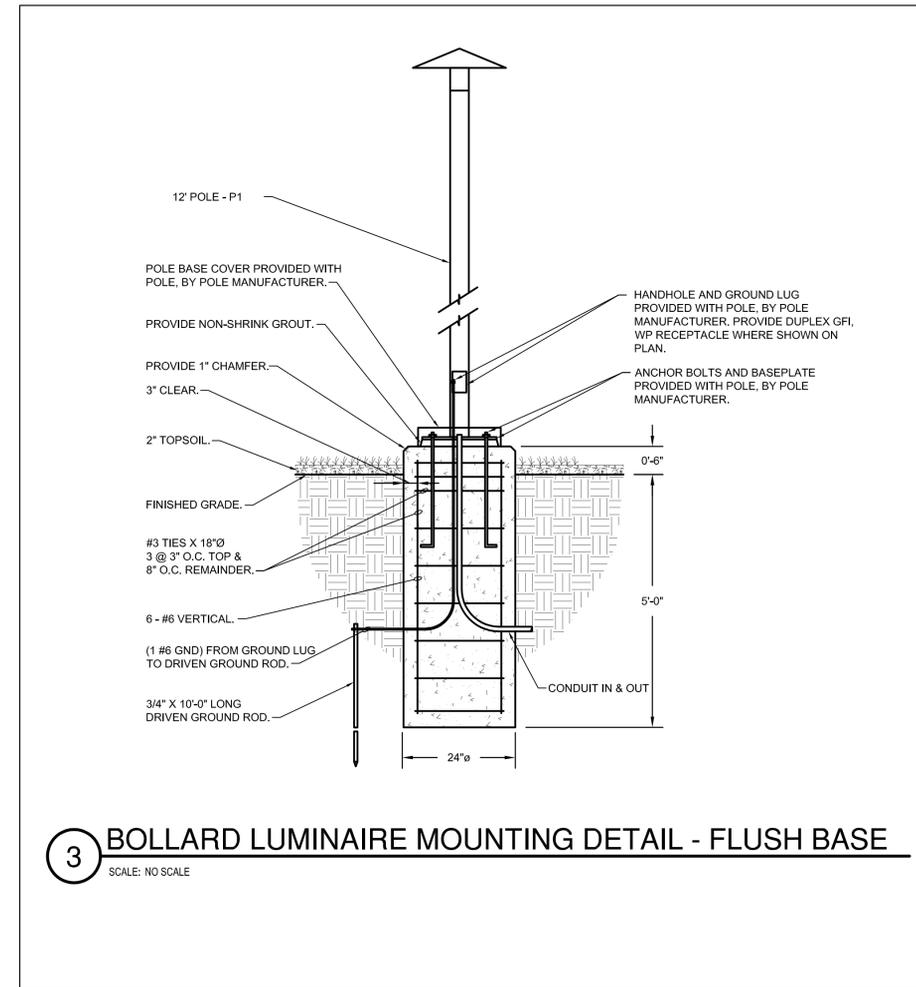


Symbol	Tag	Label	Arrangement	LLF	Lum. Watts	Lumens/Lamp
□	P1	SAMG-MR-1-H150	SINGLE	0.900	158	13300
○	W1	33580	SINGLE	0.900	9	N.A.
□	EXISTING	SAMG-MR-1-H150 1	SINGLE	0.900	158	13300

Label	Units	Avg	Max	Min
21 FITZSIMMONS DOG PARK	Fc	0.37	4.0	0.0

TYPE	DESCRIPTION	MANUFACTURER OR APPROVED EQUIVALENT	CATALOG SERIES NUMBER OR APPROVED EQUIVALENT	LAMP (LAMP TYPE)	WATT VA	VOLTAGE	WIRE SIZE	NOTES
P1	SINGLE HEAD POST TOP RECREATIVE PEDESTAL POLE LIGHT 12"	SILKA	SAMG-MR-1-H150-1	METAL HALIDE	158	120	1/2"	PEDESTAL POLE
W	LED WALL SCONCE WITH DIRECTED DOWNLIGHTING	BECA	33580	LED 3000K 177 LUMENS	9	120	16/10"	TRELLIS

GENERAL NOTES:
 A. CONTRACTOR TO VERIFY LIGHT FIXTURE CATALOG NUMBER AND INSTALLATION REQUIREMENTS PRIOR TO ORDERING.
 B. VERIFY TIE COMPATIBILITY WITH CEILING TYPE PRIOR TO SUBMITTALS.
 C. COORDINATE WALL MOUNTING HEIGHTS WITH ARCHITECTURAL PLANS, ELEVATIONS AND DETAILS.
SCHEDULED NOTES:
 1. NOT USED



3 BOLLARD LUMINAIRE MOUNTING DETAIL - FLUSH BASE
 SCALE: NO SCALE

1 ELECTRICAL SITE PLAN
 SCALE: 1" = 15'-0"



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 F: 303.382.1930
 www.megroup.com
 Job #: 858.011
 High Performance Building Consultants

DRAWN BY: CE
 DESIGNED BY: CE
 CHECKED BY: BS

DATE: 01.20.17

FITZSIMONS APARTMENTS PHASE II-B
AURORA, COLORADO
SITE PHOTOMETRICS

NO.	REVISIONS	DATE	BY	APPR.
1	ISSUE FOR PERMIT	01.20.17	CE	BS

