

ELMIRA NORTH - SITE PLAN WITH ADJUSTMENT

INDEX HAS BEEN ADDED BACK TO DRAWING.
(FACTOR 2/13/23)

missing sheet index

#	Sheet Name

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

Comments were provided 8/12/22 and no subsequent submittal has been made

RE: CIVIL RESPONSE (FACTOR 2/13/23)

GENERAL NOTES

- THE DEVELOPER, HIS OR HER SUCCESSORS, AND ASSIGNS SHALL BE RESPONSIBLE FOR INSTALLATION, MAINTENANCE, AND REPLACEMENT OF THE ACCESS CONTROL GATE OR BARRIER SYSTEM TO ENSURE EMERGENCY VEHICLE ACCESS TO WITHIN THE SITE. IF THE ABOVE CONDITIONS ARE NOT MET, THE OWNERS, HIS OR HER SUCCESSORS, AND ASSIGNS, SHALL BE REQUIRED BY FIRE DEPARTMENT ORDER NOTICE THAT ALL AFFECTED GATES WILL BE CHAINED AND LOCKED IN THE OPEN POSITION UNTIL REPAIRED OR REPLACED, AND RETESTED. IF THE GATING SYSTEM IS NOT MAINTAINED TO THE SATISFACTION OF THE FIRE DEPARTMENT, THE LICENSE AGREEMENT FOR THE EMERGENCY VEHICLE GATE OPENING SYSTEM WILL BE REVOKED AND THE GATING SYSTEM MUST BE REMOVED. THE GATING SYSTEM WILL INCLUDE AN EMERGENCY VEHICLE GATE OPENING SYSTEM UTILIZING A REDUNDANCY BACK-UP SYSTEM THAT CONSISTS OF: A) SIREN OPERATED SYSTEM, B) AUTOMATIC KNOX KEY SWITCH, AND C) MANUAL OVERRIDE (IN THE EVENT OF SYSTEM FAILURE). GATING SYSTEMS WILL BE INSTALLED IN ACCORDANCE WITH THE "GATING SYSTEMS CROSSING FIRE APPARATUS ACCESS ROADS CHECKLIST". A SEPARATE BUILDING PERMIT THROUGH THE BUILDING DIVISION IS REQUIRED TO BE OBTAINED BY THE CONTRACTOR PRIOR TO THE INSTALLATION OF ANY GATING/BARRIER SYSTEM THAT CROSSES A DEDICATED FIRE LANE EASEMENT.
- ACCESSIBLE EXTERIOR ROUTE 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 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 AMERICAN NATIONAL STANDARDS INSTITUTE (ICC/ANSI) A117-2009.
- ALL BUILDING ADDRESS NUMBERS SHALL COMPLY WITH THE AURORA CITY CODE, CHAPTER 126, ARTICLE VII - NUMBERING OF BUILDINGS.
- THE DEVELOPER, HIS SUCCESSORS AND ASSIGN SHALL BE RESPONSIBLE FOR INSTALLATION, MAINTENANCE AND REPLACEMENT OF FIRE LANE EASEMENTS CONSTRUCTED WITHIN THIS SITE USING ALTERNATIVE SURFACING MATERIALS SUCH AS, BUT NOT LIMITED TO, GRASSPAVE, GRASS CRETE, RITTER RINGS, INVISIBLE STRUCTURES UTILIZED ONLY FOR EMERGENCY VEHICLE ACCESS USE. THIS AGREEMENT WILL INCLUDE SNOW REMOVAL TO ENSURE EMERGENCY ACCESS IS AVAILABLE AT ALL TIMES. IF THE ABOVE CONDITIONS ARE NOT MET, THE OWNERS HIS SUCCESSORS AND ASSIGNS SHALL BE REQUIRED BY ORDER NOTICE FROM THE AURORA FIRE DEPARTMENT TO REMOVE THE INVISIBLE STRUCTURE AND REPLACE IT WITH AN ASPHALT OF CONCRETE ROAD SURFACE THAT MEETS THE CONSTRUCTION REQUIREMENTS OF THE PUBLIC WORKS DEPARTMENT FIRE LANE STANDARDS AND BE SHOWN IN DETAIL WITHIN THE CIVIL PLANS.
- THE APPLICANT HAS THE OBLIGATION TO COMPLY WITH ALL APPLICABLE REQUIREMENTS OF THE AMERICANS WITH DISABILITIES ACT.
- EMERGENCY INGRESS AND EGRESS - 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".
- EMERGENCY RESPONDER RADIO COVERAGE: ALL NEW COMMERCIAL BUILDINGS; ADDITIONS TO EXISTING BUILDINGS; SHALL HAVE APPROVED RADIO COVERAGE FOR EMERGENCY RESPONDERS WITHIN THE BUILDING. THIS BUILDING MUST BE ASSESSED TO DETERMINE ADEQUATE IN-BUILDING RADIO COVERAGE AT TIME OF FINAL FRAME AND ELECTRICAL INSPECTION BY A QUALIFIED 3RD PARTY INSPECTION SERVICE AT THE OWNER/DEVELOPER'S EXPENSE. LACK OF ADEQUATE IN-BUILDING RADIO COVERAGE MAY DELAY THE ISSUANCE OF A CERTIFICATE OF OCCUPANCY. WHERE THE STRUCTURE IS FOUND DEFICIENT, A SEPARATE PERMIT IS REQUIRED TO INSTALL, REPAIR, OR MODIFY ANY EMERGENCY RESPONSE RADIO COVERAGE SYSTEM PER 2015 IFC, SECTION 510.
- 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 HERE ON, 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 SUCH 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 AS REQUIRED BY THE CITY OF AURORA.
- 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 ISSUANCE OF BUILDING PERMITS.
- FINAL GRADE SHALL BE AT LEAST SIX (6) INCHES BELOW ANY EXTERIOR WOOD SIDING ON PREMISES.
- 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, 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 THE 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 SUBMITTED 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 PLANS FOR THE DEVELOPMENT.



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.

DATA BLOCK:

EXISTING OFFICE BUILDING (PHASE 1):

REFER TO CASE # 2017-6009-00

PROPOSED MIXED-USE BUILDING (PHASE 2):

LAND AREA WITHIN PROPERTY LINES:	0.4532 ACRES (19,743 SQ. FT.)
PROPOSED USES:	OFFICE 1 SINGLE-TENANT OFFICE SPACE (TYPE B) WITH STORAGE SPACE (S) RESIDENTIAL 1 SINGLE-FAMILY DWELLING UNIT, NON ACCESSIBLE (TYPE R-3)
GROSS FLOOR AREA:	12,543 SQ. FT. (OFFICE: 5,856 SF; RESIDENTIAL: 6,687 SF INCLUDING 1,416 SF GARAGE)
NUMBER OF BUILDINGS:	1
HEIGHT OF BUILDING:	37' - 0"
TOTAL BUILDING COVERAGE:	30% / 5,862 SQ. FT.
HARD SURFACE AREA:	21% / 4,157 SQ. FT.
LANDSCAPE AREA:	49% / 9,724 SQ. FT.
PRESENT ZONING CLASSIFICATION:	MU-OA-MS
APPLICABLE BUILDING CODES:	2015 INTERNATIONAL BUILDING CODE (IBC) 2015 INTERNATIONAL MECHANICAL CODE (IMC) 2015 INTERNATIONAL FUEL GAS CODE (IFGC) 2015 INTERNATIONAL FIRE CODE (IFC) 2015 INTERNATIONAL PLUMBING CODE (IPC) 2015 INTERNATIONAL ENERGY CONSERVATION CODE (IECC) 2020 NATIONAL ELECTRICAL CODE (NEC)

GENERAL NOTE HAS BEEN UPDATED.
(FACTOR 2/13/23)

PERMITTED MINIMUM SIGN AREA:	PER SECTION 146-4.10.10, TABLE 4.10-4
PROPOSED TOTAL SIGN AREA:	38.4 SQ. FT. 8.4 SF (WALL SIGN), 30 SF (MONUMENT SIGN)

PERMITTED NUMBER OF SIGNS:	5
PROPOSED NUMBER OF SIGNS:	2 (1 - WALL, 1 - MONUMENT)

PARKING SPACE REQUIRED:	35 12,940 GFA OFFICE (PHASE 1 + PHASE 2) = 33 SPACES 1 DWELLING UNIT = 2 SPACES
PARKING SPACE PROVIDED:	28 25 SPACES FOR OFFICES VIA SHARED PARKING AGREEMENT 3 PRIVATE SPACES FOR DWELLING UNIT WITHIN GARAGE

HANDICAP SPACES REQUIRED:	1 (VAN ACCESSIBLE) SPACE REQUIRED FOR 1-25 PARKING SPACES
HANDICAP SPACES PROVIDED:	1 (VAN ACCESSIBLE) PROVIDED VIA SHARED PARKING AGREEMENT

BICYCLE SPACE REQUIRED:	4 (10% OF AUTOMOTIVE PARKING SPACES REQUIRED)
BICYCLE SPACE PROVIDED:	6

BUILDING CODE INFORMATION: OCCUPANCY = B (OFFICE) & R-2 (ONE UNIT)

CONSTRUCTION TYPE: TYPE V-B
FULLY FIRE SPRINKLED: NFPA 13

BUILDING ELEVATION CALCULATIONS:

BUILDING TOTAL = 9162 S.F.

TILE = 1811 S.F. (16.5%)

VERTICAL SIDING = 48 S.F. (1.3%)

CMU = 892 S.F. (10.2%)

BRICK = 689 S.F. (8%)

HORIZONTAL SIDING = 627 S.F. (22.6%)

STUCCO = 5095 S.F. (41.4%)

CONTACTS:

DEVELOPMENT / APPLICANT:

PARADIGM SYSTEMS
2513 ELMIRA STREET
AURORA, CO 80010
PHONE: 303.399.0386
CONTACT: CHAD BALLARD

CIVIL ENGINEER:

BRIGHTLIGHTER ENGINEERING
1 BROADWAY, A225
DENVER, CO 80203
PHONE: 720.504.8629
CONTACT: JESSE DONOVAN

ARCHITECT:

FACTOR DESIGN BUILD:
4255 JASON STREET, STE. 100
DENVER, CO 80211
PHONE: 303.872.3482
CONTACT: DAIN CARLSON

ELECTRICAL ENGINEER:

AE DESIGN
1900 WAZEE STREET, #205
DENVER, CO 80202
PHONE: 303.296.8100
CONTACT: ERIC NIELSEN

LANDSCAPE ARCHITECT:

CONFLUENCE
3457 RINGSBY COURT, UNIT 223
DENVER, CO 80216
PHONE: 303.433.7100
CONTACT: GARY WORTHLEY

ADJUSTMENT REQUEST:

AN ADJUSTMENT IS REQUESTED FROM SECTION 146-4.6.3, TABLE 4.6-1 (REQUIRED OFF-STREET PARKING), WHICH REQUIRES 35 PARKING SPACES AND 28 PARKING SPACES ARE PROPOSED.

AMENDMENTS:

LEGAL DESCRIPTION HAS BEEN UPDATED.
(FACTOR 2/13/23)

add Lot, Block and
Subdivision name

LEGAL DESCRIPTION:

A RESUBDIVISION OF LOTS 25 THROUGH 35, BLOCK 7, NEW ENGLAND HEIGHTS
A PARCEL OF LAND SITUATED IN THE NE 1/4 OF SECTION 34, T.3S., R.67W. OF THE 6TH P.M.,
CITY OF AURORA, COUNTY OF ADAMS, STATE OF COLORADO

City Attorney: _____

Planning Director: _____

Planning and Zoning Commission: _____

Attest: _____
(City Clerk)

Database Approval Date: _____

RECORDER'S CERTIFICATE:

Accepted for filing in the office of the Clerk and Recorder of _____
Colorado at _____ o'clock, this _____ day of _____ AD, 2022.
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 there, their successors and assigns. This plan shall limit and control the issuance and validity 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, 2022.

By: _____

State of Colorado
County of Adams

The foregoing instrument was acknowledged before me this _____ day of _____ AD, 2022 by

(Principals or Owners)

Witness my hand and official seal

(Notary Public)

My commission expires _____ Notary Business Address: _____

Factor
DESIGN BUILD
4255 Jason Street Suite 100
Denver, Colorado 80211
(303)-872-3482
Factordesignbuild.com

ELMIRA NORTH - SITE PLAN
WITH ADJUSTMENT
2525 N. ELMIRA STREET AURORA, CO 80010

ISSUANCES

ISSUE DATE 11-21-2022
SCALE

COVER

1

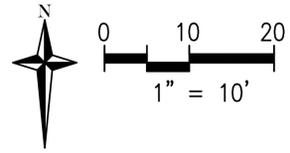


**ELMIRA NORTH - SITE PLAN
WITH ADJUSTMENT**
 2525 N. ELMIRA STREET AURORA, CO 80010

ISSUANCES

ISSUE DATE **11-09-2022**

GRADING PLAN



LEGEND

	PROPERTY BOUNDARY
	EXISTING LOT LINE
	PROPOSED RIGHT-OF-WAY
	EXISTING RIGHT-OF-WAY
	PROPOSED EASEMENT
	EXISTING EASEMENT
	PROPOSED SETBACK LINE
	PROPOSED CURB & GUTTER
	EXISTING CURB & GUTTER
	PROPOSED MAJOR CONTOUR
	PROPOSED MINOR CONTOUR
	EXISTING MAJOR CONTOUR
	EXISTING MINOR CONTOUR
	PROPOSED PERCENT SLOPE
	EXISTING PERCENT SLOPE
	PROPOSED SPOT ELEVATION (SEE ABBR. LIST)
	EXISTING SPOT ELEVATION (SEE ABBR. LIST)
	PROPOSED GRADE BREAK
	EXISTING GRADE BREAK
	PROPOSED DITCH FLOWLINE
	EMERGENCY OVERFLOW DIRECTION
	LIMITS OF CONSTRUCTION

Add that no TCO/CO will be issued until the public improvements on Elmira Street are replaced and accepted. Also refer to the previously approved civil plans that show the design (EDN 218067)

GENERAL NOTES

- ALL UTILITIES SHALL SAWCUT AND REPLACED BACK CONCRETE SIDEWALK AND ASPHALT IN THE SAME EXISTING ELEVATIONS.
- EXISTING ASPHALT NORTH OF THE ENTRANCE TO THE PROJECT SHALL BE REPLACED AND POURED TO CODE.
- ALL STORM SEWER NETWORKS ON-SITE ARE CONSIDERED TO BE PRIVATE, UNLESS OTHERWISE NOTED ON THE PLANS. MAINTENANCE IS THE RESPONSIBILITY OF THE OWNER AND SHALL REFERENCE THE CITY OF AURORA - STORM DRAINAGE & TECHNICAL CRITERIA FURTHER DETAILS.

SOIL PREPARATION NOTE

SOIL PREPARATION AND PAVEMENT DESIGN SHALL BE PER RECOMMENDATIONS FROM A GEOTECHNICAL REPORT PREPARED FOR THIS SITE AS FOLLOWS:

GEOTECHNICAL ENGINEER: HEPWORTH-PAWLAK GEOTECHNICAL, INC.
 REPORT NO.: 215372A

THE CONTRACTOR MUST FULLY REVIEW THIS REPORT PRIOR TO CONSTRUCTION. INFORMATION IN THE GEOTECHNICAL REPORT SUPERSEDES ANY CONFLICTING INFORMATION CONTAINED IN THE CONSTRUCTION PLANS AND SPECIFICATIONS. REFER TO GENERAL STRUCTURAL NOTES FOR SPECIFIC SOIL PREPARATION AT SITE STRUCTURES.

GRADING NOTE

SLOPES AWAY FROM THE BUILDING SHALL BE 5% FOR 10' IN LANDSCAPED AREAS, AND 2% FOR 10' IN IMPERVIOUS AREAS.

STORM OWNERSHIP NOTE

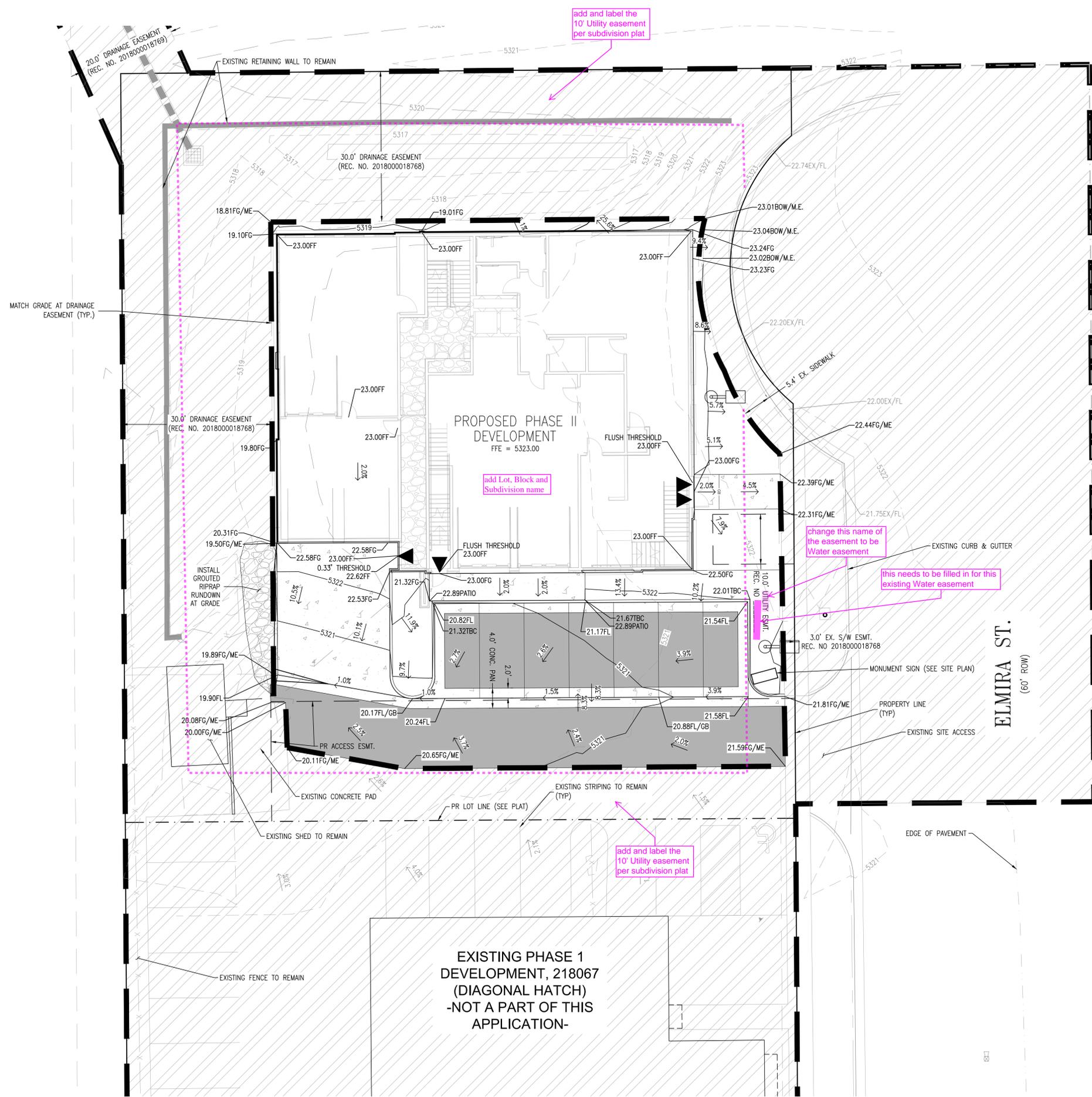
ON SITE STORM LINES WILL BE OWNED BY THE PROPERTY OWNER, AND WILL BE THE MAINTENANCE RESPONSIBILITY OF THE PROPERTY OWNER. SEE UTILITY PLAN.

BENCHMARK

NGS CONTROL MONUMENT J 392 - NGS STEEL ROD, STAMPED "J 392 1983" LOCATED 146' EAST OF THE INTERSECTION OF EAST 25TH AVENUE AND AKRON STREET ELEVATION: 5313.25 FEET (1988 DATUM)

BASIS OF BEARINGS

BEARINGS ARE BASED ON THE SOUTH LINE OF LOT 25, BLOCK 7, NEW ENGLAND HEIGHTS (PLAT BOOK 3 AT PAGE 33) HAVING AN ASSUMED BEARING OF S89°31'45"W BOUNDED BY A NO. 5 REBAR FOUND AT THE SOUTHWEST CORNER OF SAID LOT 25 AND A NO. 5 REBAR WITH YELLOW PLASTIC CAPS STAMPED "LS 9010" FOUND AT THE SOUTHEAST CORNER OF SAID LOT 25



add and label the 10' Utility easement per subdivision plat

add Lot, Block and Subdivision name

change this name of the easement to be Water easement

this needs to be filled in for this existing Water easement

add and label the 10' Utility easement per subdivision plat

EXISTING PHASE 1 DEVELOPMENT, 218067 (DIAGONAL HATCH) -NOT A PART OF THIS APPLICATION-

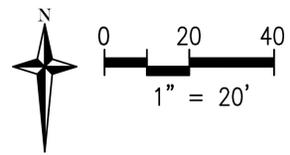


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WITH ADJUSTMENT**
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ISSUANCES

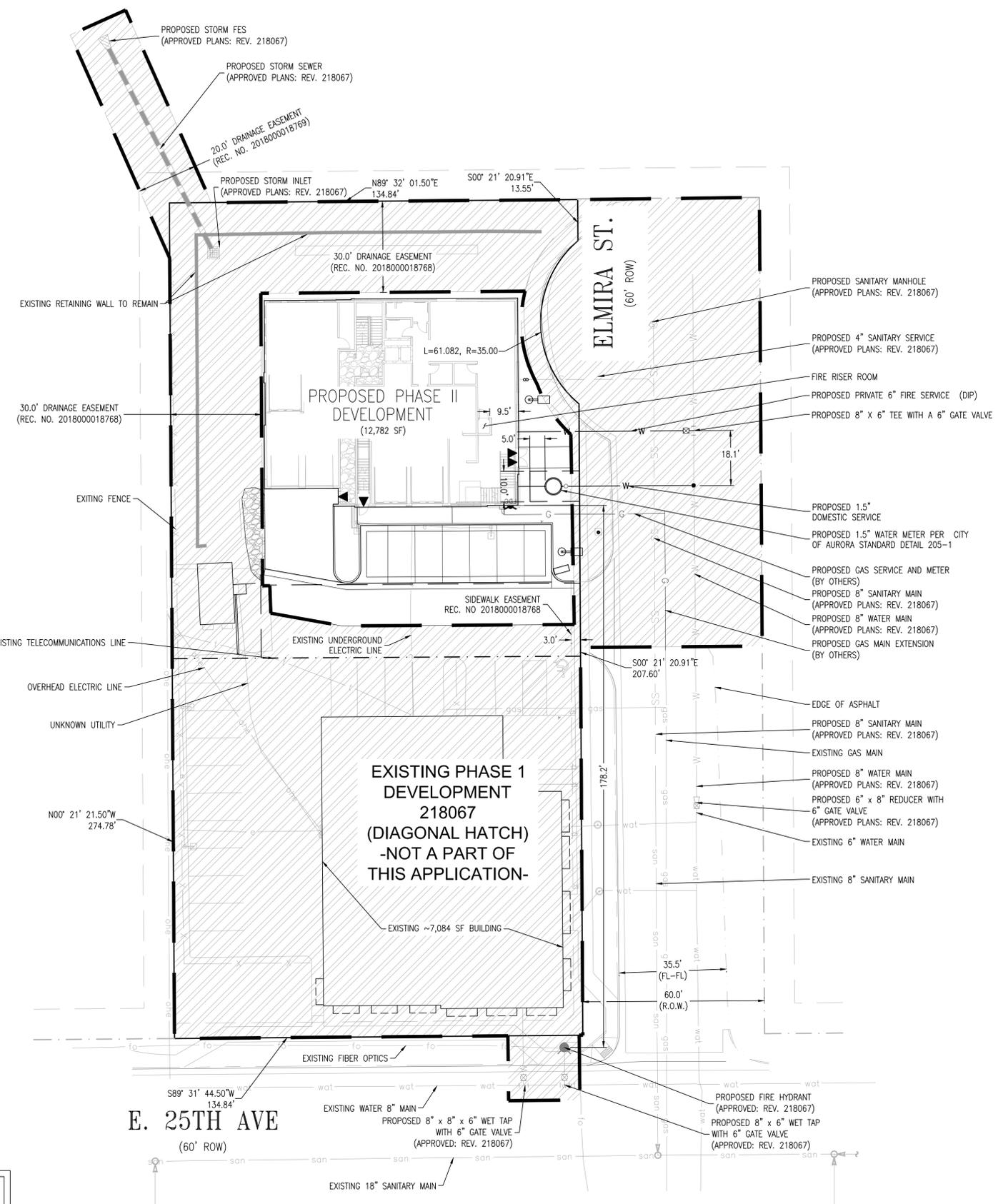
ISSUE DATE **11-09-2022**

UTILITY PLAN



LEGEND

	PROPERTY BOUNDARY
	EXISTING LOT LINE
	PROPOSED RIGHT-OF-WAY
	EXISTING RIGHT-OF-WAY
	PROPOSED EASEMENT
	EXISTING EASEMENT
	PROPOSED SETBACK LINE
	PROPOSED CURB & GUTTER
	EXISTING CURB & GUTTER
	EMERGENCY OVERFLOW DIRECTION
	PROPOSED STORM SEWER
	EXISTING STORM SEWER
	PROPOSED UTILITY (TYP)
	EXISTING UTILITY (TYP)
	PROPOSED STORM <18"
	EXISTING STORM <18"
	PROPOSED SANITARY SEWER
	PROPOSED SANITARY MAIN (APPROVED PLANS: REV. 218067)
	EXISTING SANITARY SEWER
	PROPOSED WATER LINE
	PROPOSED WATER MAIN (APPROVED PLANS: REV. 218067)
	EXISTING WATER LINE
	PROPOSED STORM MANHOLE
	EXISTING STORM MANHOLE
	DOMESTIC WATER
	FIRE HYDRANT
	FIRE DEPARTMENT CONNECTION WITH APPROVED KNOX HARDWARE
	WATER METER IN MANHOLE
	WATER METER IN VAULT
	CORP STOP
	CURB STOP
	TAP SLEEVE VALVE
	OPEN GATE VALVE



FIRE FLOW DATA
 TOTAL FIRE FLOW REQUIRED FOR THIS SITE IS 1,500 GPM MINIMUM @ 20 PSI RESIDUAL PRESSURE. THIS FIRE FLOW MUST BE PROVIDED FROM A MINIMUM OF ONE (1) FIRE HYDRANT. EACH HYDRANT SHALL SUPPLY A MINIMUM OF 1,500 GPM @ 20 PSI RESIDUAL PRESSURE AT THE HYDRANT OUTLET TO BE ACCEPTABLE.

CODE USED FOR ANALYSIS: 2018 IFC
 OCCUPANCY GROUP(S): B, S-1, R-2
 CONSTRUCTION TYPE(S): V-B
 FIRE FLOW CALCULATION AREA: 12,267 SF

THE BUILDING IS FULLY PROTECTED WITH AN NFPA 13 AUTOMATIC SPRINKLER SYSTEM.

GENERAL NOTES

- ALL UTILITIES SHALL SAWCUT AND REPLACED BACK CONCRETE SIDEWALK AND ASPHALT IN THE SAME EXISTING ELEVATIONS.
- EXISTING ASPHALT NORTH OF THE ENTRANCE TO THE PROJECT SHALL BE REPLACED AND POURED TO CODE.

STORM OWNERSHIP NOTE

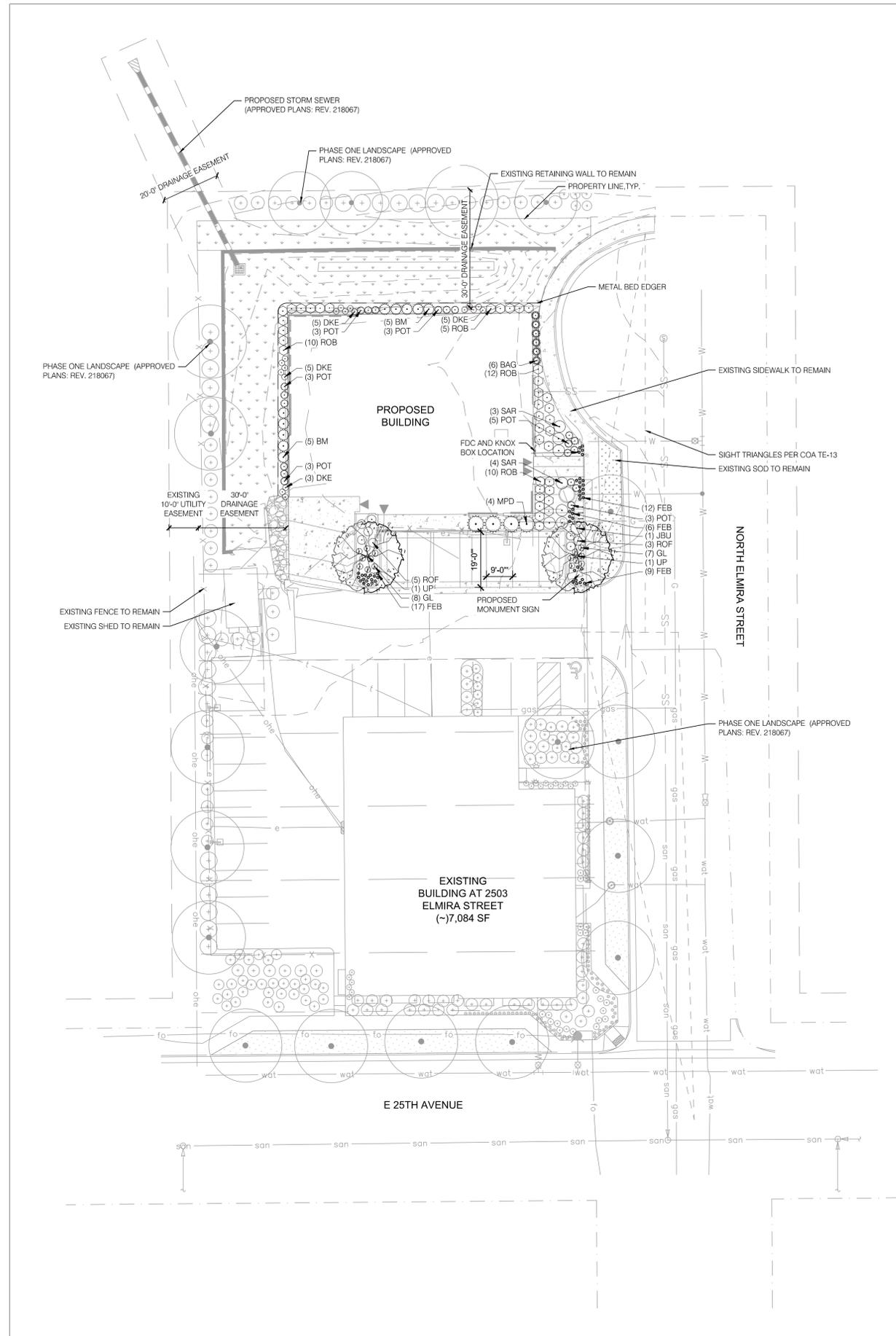
ON SITE STORM LINES WILL BE OWNED BY THE PROPERTY OWNER, AND WILL BE THE MAINTENANCE RESPONSIBILITY OF THE PROPERTY OWNER. SEE UTILITY PLAN.

BENCHMARK

NGS CONTROL MONUMENT J 392 - NGS STEEL ROD, STAMPED "J 392 1983" LOCATED 146' EAST OF THE INTERSECTION OF EAST 25TH AVENUE AND AKRON STREET ELEVATION: 5313.25 FEET (1988 DATUM)

BASIS OF BEARINGS

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LANDSCAPE SCHEDULE

DECIDUOUS TREES	CODE	QTY	COMMON NAME	BOTANICAL NAME	SIZE	NOTES
	UP	2	PROSPECTOR ELM	ULMUS WILSONIANA 'PROSPECTOR'	2" CAL	B&B
DECIDUOUS SHRUBS	CODE	QTY	COMMON NAME	BOTANICAL NAME	SIZE	NOTES
	DKE	18	KELSEY DOGWOOD	CORNUS SERICEA 'KELSEY'	5 GAL	
	GL	15	BROOM	GENISTA LYDIA	5 GAL	
	POT	20	SUTTERS GOLD POTENTILLA	POTENTILLA FRUTICOSA 'SUTTERS GOLD'	5 GAL	
	ROB	37	BLUSHING KNOCKOUT ROSE	ROSA X 'RADYOD'	5 GAL	
	ROF	8	FLOWER CARPET WHITE ROSE	ROSA X 'FLOWER CARPET WHITE'	5 GAL	
	SAR	7	RUSSIAN SAGE	PEROVSKIA ATRIPLICIFOLIA	5 GAL	
EVERGREEN SHRUBS	CODE	QTY	COMMON NAME	BOTANICAL NAME	SIZE	NOTES
	BM	10	MENTOR BARBERRY	BERBERIS X MENTORENSIS	5 GAL	
	JBU	1	BUFFALO JUNIPER	JUNIPERUS SABINA 'BUFFALO'	5 GAL	
	MPD	4	DWARF MUGO PINE	PINUS MUGO 'PUMILIO'	5 GAL	
GRASSES	CODE	QTY	COMMON NAME	BOTANICAL NAME	SIZE	NOTES
	BAG	6	BLUE AVENA GRASS	HELICTOTRICHON SEMPERVIRENS	2 GAL	
	FEB	49	BOULDER BLUE FESCUE	FESTUCA GLAUCA 'BOULDER BLUE'	1 GAL	

BUILDING PERIMETER LANDSCAPE TABLE

ELEVATION (DIRECTION FACING)	ELEVATION LENGTH	TREE EQUIVALENT REQUIRED (1 TREE EQUIVALENT PER 40 LF)	TREE PROVIDED	SHRUBS PROVIDED (10 SHRUBS PER TREE EQUIVALENT)
NORTH	84 LF	2	0	26
EAST	68 LF	2	0	20
WEST	68 LF	2	0	29

NOTES:

- ALL UTILITY EASEMENT SHALL REMAIN UNOBSTRUCTED AND FULLY ACCESSIBLE ALONG THEIR ENTIRE LENGTH FOR 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 LANDSCAPE 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.
- ALL PROPOSED LANDSCAPING WITHIN THE SIGHT TRIANGLE SHALL BE IN COMPLIANCE WITH COA ROADWAY SPECIFICATIONS SECTION 4.04.2.10.
- (3) FREESTANDING POLE LIGHTS TO BE PROVIDED. REFERENCE SHEET 10 "LIGHTING PHOTOMETRIC SCHEDULES" LINE ITEM TWO FOR SPECIFICATION.
- SURFACE MATERIALS OF WALK TO MATCH EXISTING TREATMENT IN PHASE ONE AND EXISTING PAVEMENT ALONG NORTH ELMIRA.
- CONTRACTOR TO PROVIDE STANDARD COMMERCIAL-STEEL EDGING, HOT-ROLLED STEEL TO ASTM A366 WHERE INDICATED ON PLANS.
- ALL SHRUB BEDS TO RECEIVE 3 INCHES OF ORGANIC MULCH TO MATCH EXISTING IN USED IN PHASE ONE.
- LANDSCAPE MATERIAL SHALL NOT BE PLACED OR KEPT NEAR FIRE HYDRANTS IN A MANNER THAT WOULD PREVENT SUCH EQUIPMENT FROM BEING IMMEDIATELY DISCERNIBLE. 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).

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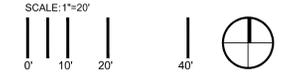
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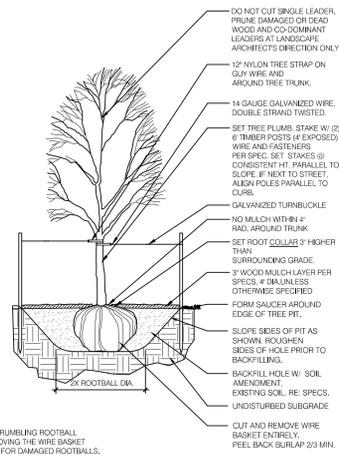
Initial City Review 04/18/2022
2nd City Review 09/06/2022
3rd City Review 11/18/2022

ISSUE DATE November 18, 2022
SCALE 1" = 20'-0"

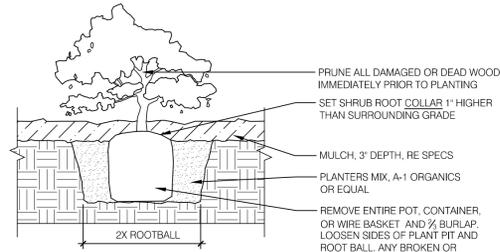
LANDSCAPE PLAN

NOT FOR CONSTRUCTION

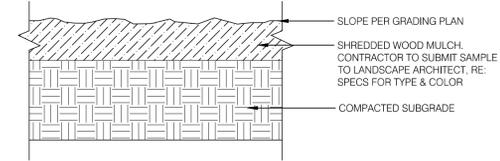
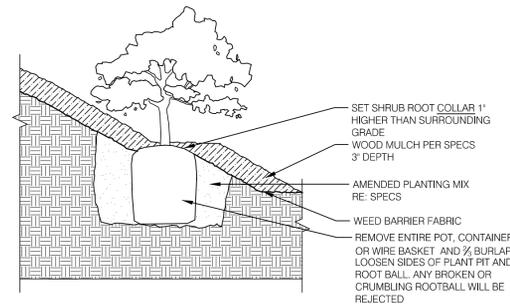




NOTE: ANY BROKEN OR CRUMBLING ROOTBALL WILL BE REJECTED. REMOVING THE WIRE BASKET WILL NOT BE AN EXCUSE FOR DAMAGED ROOTBALLS.



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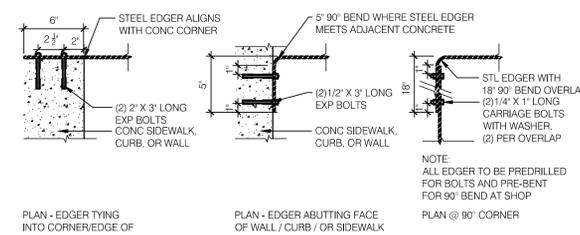
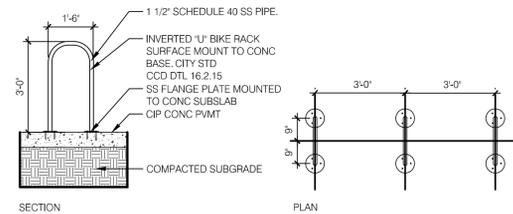


1
6 DECIDUOUS TREE PLANTING 3/16" = 1'-0"

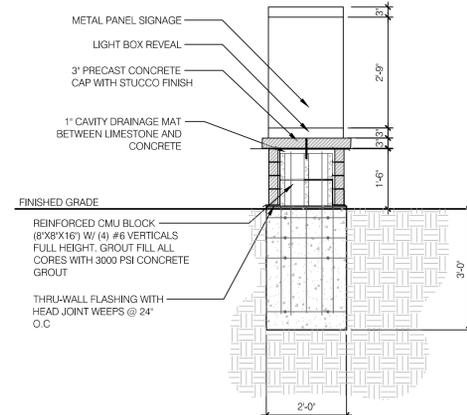
2
6 SHRUB PLANTING 1" = 1'-0"

3
6 SHRUB PLANTING ON A SLOPE IN WOOD MULCH 1" = 1'-0"

4
6 SHREDDED WOOD MULCH 1 1/2" = 1'-0"



NOTES:
1. FOR CONSTRUCTED WALLS OVER 4 IN HEIGHT, REFER TO STRUCTURAL ENGINEERS WALL DETAILS FOR REINFORCING AND FOOTING DESIGN.



5
6 STANDARD INVERTED-U BIKE RACK 3/8" = 1'-0"

6
6 STEEL EDGER 1 1/2" = 1'-0"

7
6 MONUMENT SIGNAGE 1/2" = 1'-0"

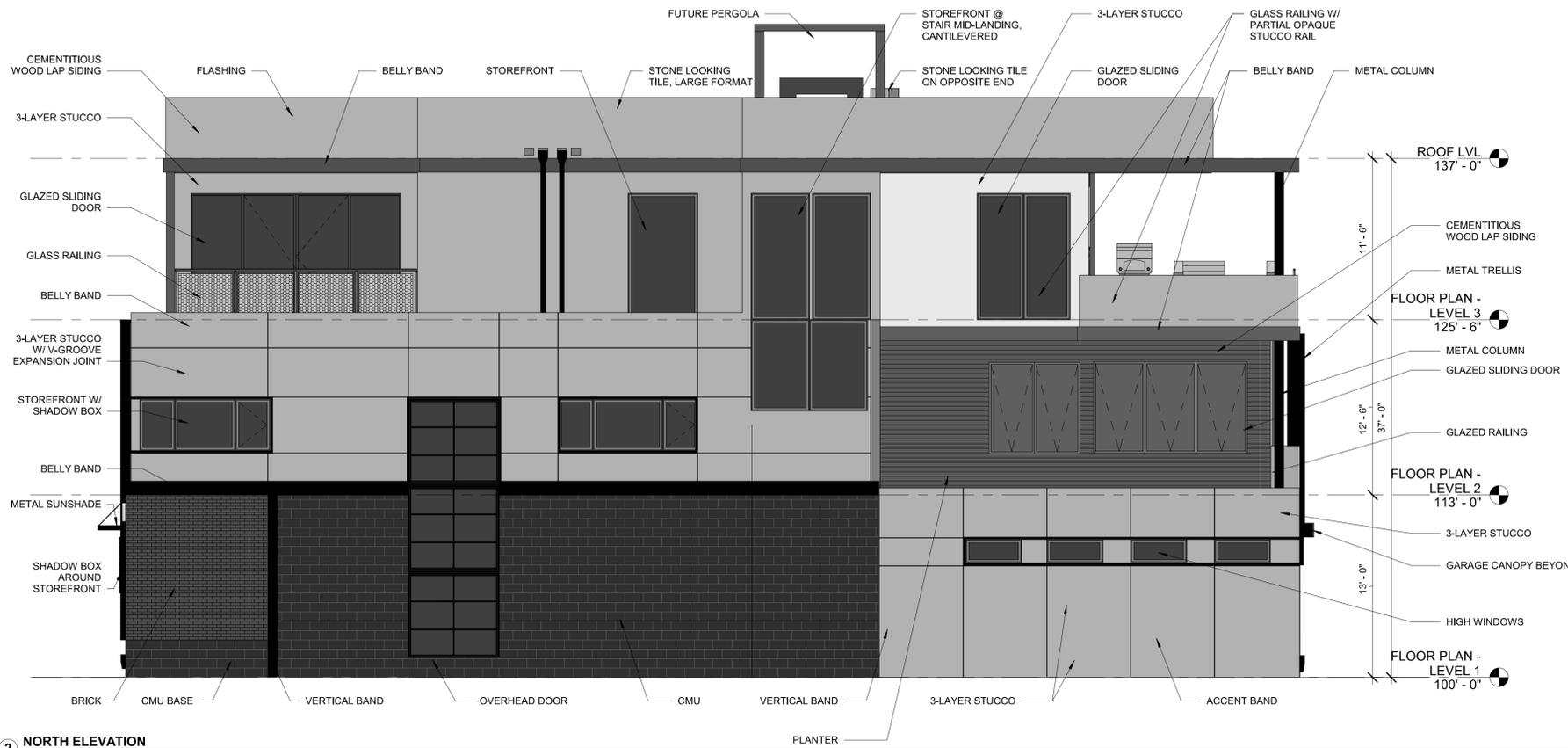
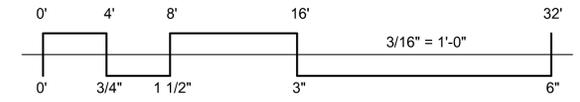
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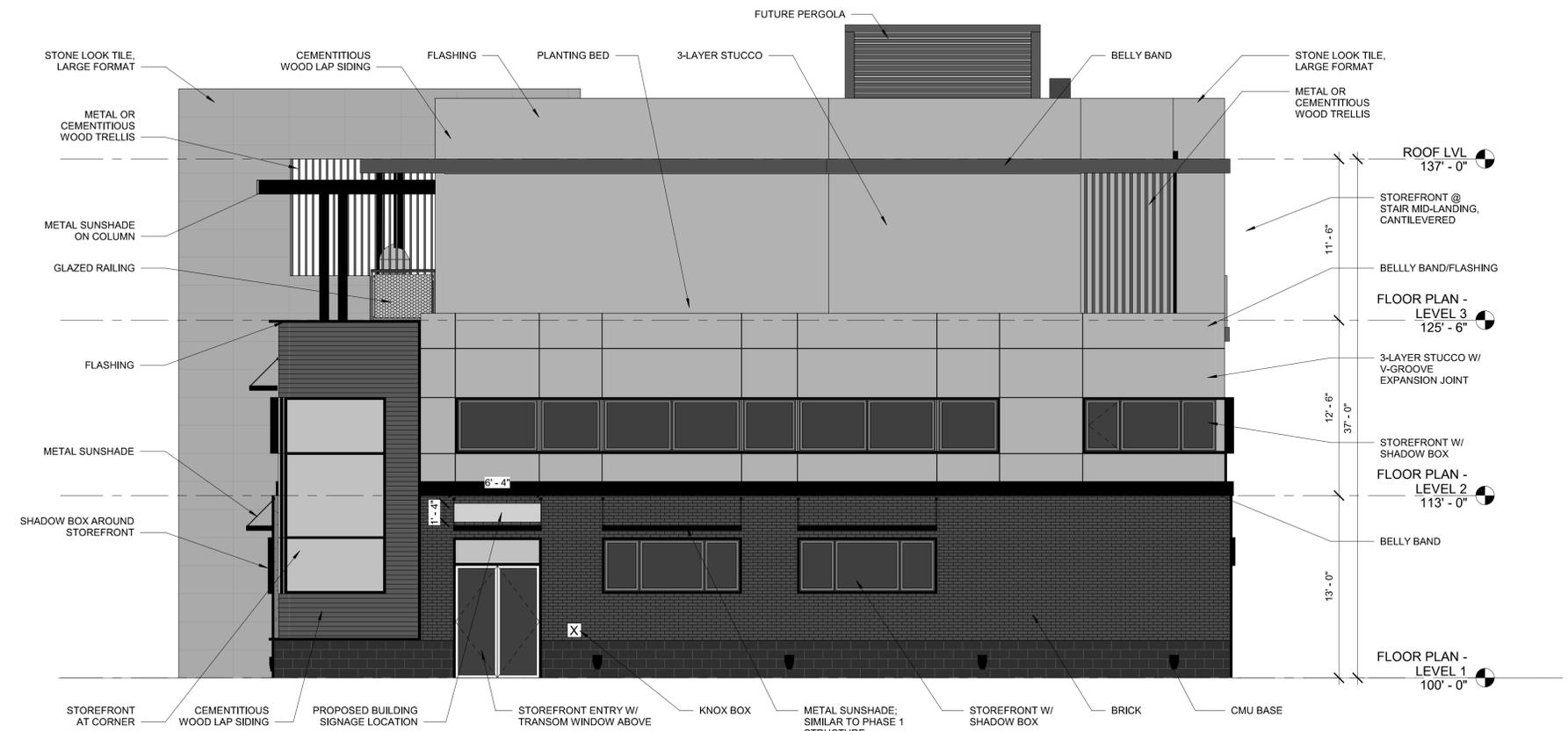
ISSUE DATE November 18, 2022
SCALE NTS

**LANDSCAPE
DETAILS**

ELMIRA NORTH - SITE PLAN WITH ADJUSTMENT



2 NORTH ELEVATION
3/16" = 1'-0"



1 EAST ELEVATION
3/16" = 1'-0"

BUILDING TOTAL = 9162 S.F.
 TILE = 1811 S.F. (16.5%)
 VERTICAL SIDING = 48 S.F. (1.3%)
 CMU = 892 S.F. (10.2%)
 BRICK = 689 S.F. (8%)
 HORIZONTAL SIDING = 627 S.F. (22.6%)
 STUCCO = 5095 S.F. (41.4%)

NORTH ELEVATION: TOTAL = 2353 S.F.
 TILE = 24 S.F. (1%)
 VERTICAL SIDING = 0 S.F. (0%)
 CMU = 506 S.F. (21.5%)
 BRICK = 106 S.F. (4.5%)
 HORIZONTAL SIDING = 196 S.F. (8%)
 STUCCO = 1521 S.F. (65%)

SOUTH ELEVATION: TOTAL = 2234 S.F.
 TILE = 287 S.F. (12.9%)
 VERTICAL SIDING = 0 S.F. (0%)
 CMU = 220 S.F. (10%)
 BRICK = 119 S.F. (5.4%)
 HORIZONTAL SIDING = 148 S.F. (6.7%)
 STUCCO = 1460 S.F. (65%)

EAST ELEVATION: TOTAL = 2403 S.F.
 TILE = 464 S.F. (19%)
 VERTICAL SIDING = 0 S.F. (0%)
 CMU = 166 S.F. (7%)
 BRICK = 464 S.F. (19%)
 HORIZONTAL SIDING = 118 S.F. (5%)
 STUCCO = 1191 S.F. (50%)

WEST ELEVATION: TOTAL = 2172 S.F.
 TILE = 1036 S.F. (47.7%)
 VERTICAL SIDING = 48 S.F. (2.2%)
 CMU = 0 S.F. (0%)
 BRICK = 0 S.F. (0%)
 HORIZONTAL SIDING = 165 S.F. (7.6%)
 STUCCO = 923 S.F. (42.5%)

MATERIAL PERCENTAGES
N.T.S.

EXTERIOR MATERIAL LEGEND

	METAL / CEMENTITIOUS WOOD APPLICATION: HORIZONTAL LAP SIDING, VERTICAL SIDING, TRELLIS
	STONE LOOKING TILE APPLICATION: ARCHITECTURAL ACCENT DIVIDER, RESIDENTIAL ENTRY/GARAGE
	BRICK APPLICATION: OFFICE SIDING ABOVE CMU AT STREET LEVEL
	CONCRETE MASONRY UNIT APPLICATION: OFFICE SIDING AS BASE, ALSO AROUND THE OFFICE GARAGE DOOR AND GUILLOTINE DOOR
	3-LAYER STUCCO (GRAY) APPLICATION: OFFICE UPPER LEVEL SIDING AND NON-PRIMARY RESIDENTIAL SIDING AT STREET LEVEL, V-GROOVE EXPANSION JOINT
	3-LAYER STUCCO (WHITE) APPLICATION: RESIDENTIAL SIDING AT 2ND AND 3RD LEVELS
	METAL SUNSHADE APPLICATION: OFFICE STOREFRONT
	METAL SUNSHADE APPLICATION: HEADRESIDENTIAL DECK AT 3RD LEVEL (LARGE SCALE)
	GLASS RAILING APPLICATION: FRAMELESS AT RESIDENTIAL DECK ON 2ND AND 3RD LEVELS

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ELMIRA NORTH - SITE PLAN WITH ADJUSTMENT

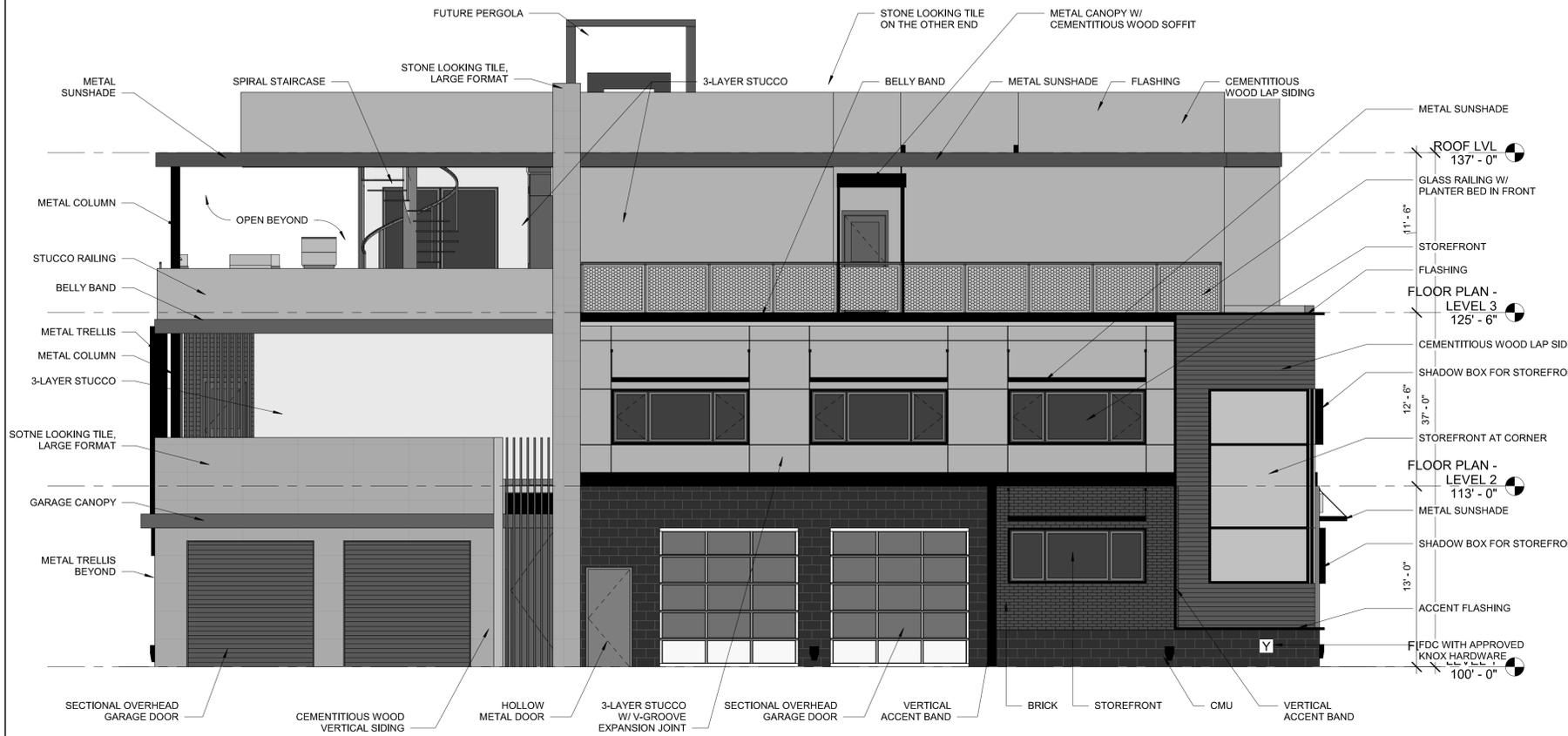
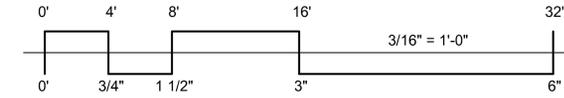
2525 N. ELMIRA STREET AURORA, CO 80010

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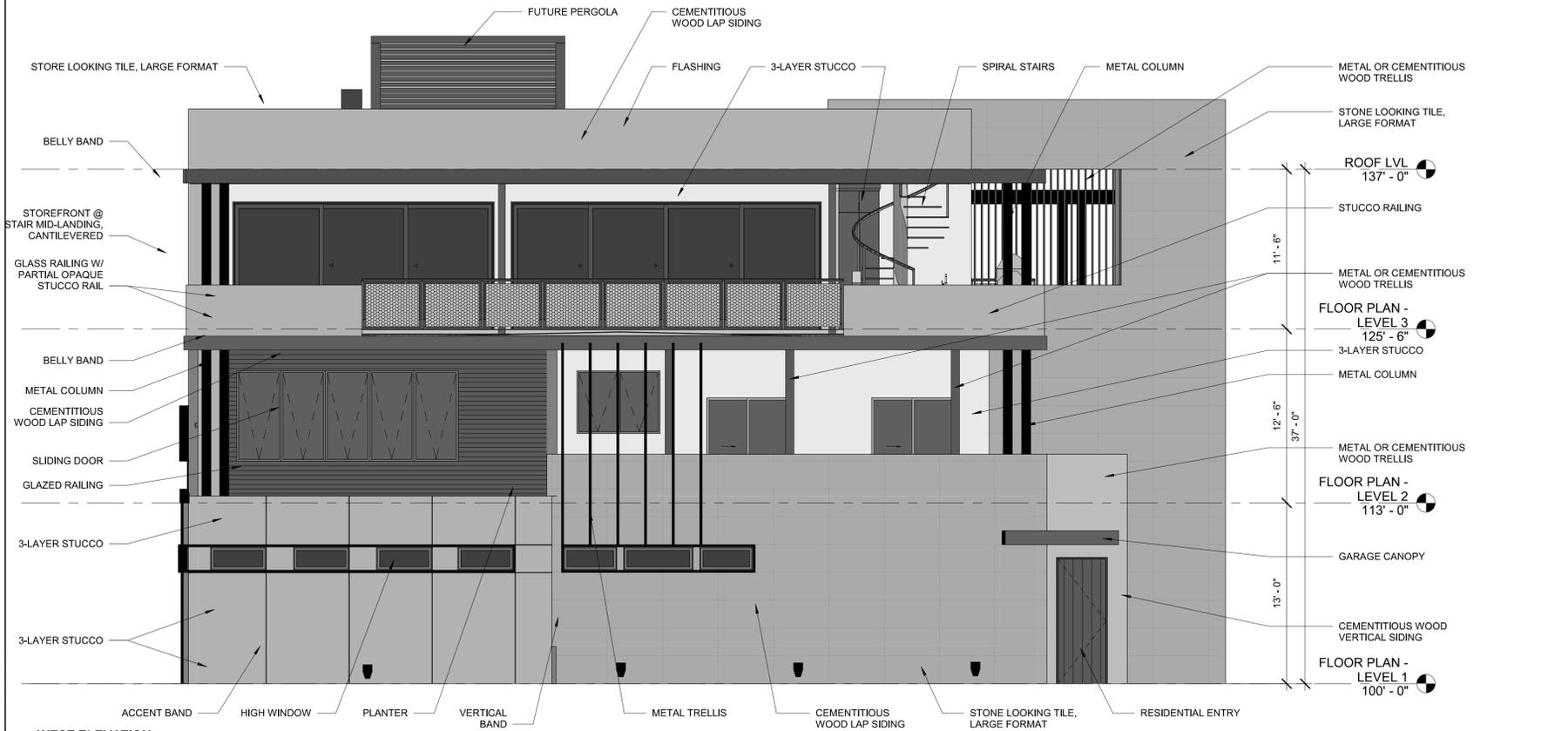
ISSUE DATE 11-21-2022
SCALE

BUILDING ELEVATIONS

ELMIRA NORTH - SITE PLAN WITH ADJUSTMENT



2 SOUTH ELEVATION
3/16" = 1'-0"



1 WEST ELEVATION
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EXTERIOR MATERIAL LEGEND

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MATERIAL PERCENTAGES
N.T.S.

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ELMIRA NORTH - SITE PLAN
WITH ADJUSTMENT
2525 N. ELMIRA STREET AURORA, CO 80010

ISSUANCES

ISSUE DATE 11-21-2022
SCALE

BUILDING ELEVATIONS

ISSUANCES

Initial City Review	04/14/2022
2nd City Review	06/03/2022
3rd City Review	11/18/2022

ISSUE DATE 06/03/2022
SCALE As indicated

LIGHTING PHOTOMETRIC PLAN

SITE PHOTOMETRIC GENERAL NOTES

- ALL EXTERIOR LIGHTING CIRCUITS SHALL UTILIZE A MINIMUM WIRE SIZE OF #8AWG COPPER, UON.
- ALL LIGHTING FIXTURES ARE FULL CUT OFF WITH SHIELDING TO PREVENT GLARE AND LIGHT TRESPASS UNLESS OTHERWISE NOTED.
- THE PHOTOMETRIC GRID IS NO GREATER THAN TEN (10) FEET BY TEN (10) FEET AND PROVIDES LIGHTING LEVELS DIRECTLY UNDER THE FIXTURES.
- ALL SITE LIGHTING SHALL BE CONTROLLED VIA PHOTOCELL TIMECLOCK.
- ILLUMINANCE VALUES SHOWN ARE AT 0'-0" ABOVE FINISHED GRADE (AFG) AND SHOULD BE CONSIDERED INITIAL USING A LIGHT LOSS FACTOR OF 1.0.
- ILLUMINANCE VALUES SHOWN HERE REPRESENT LIGHTING FROM LUMINAIRES SHOWN EXPLICITLY ON THIS DRAWING.
- ALL PARKING LOT LIGHT FIXTURE POLES DO NOT EXCEED 25'-0" OVERALL FIXTURE HEIGHT TO TOP OF FIXTURE HEAD, UNLESS OTHERWISE NOTED.
- LIGHT LEVEL CONTRIBUTIONS FROM ILLUMINATED SIGNAGE HAVE NOT BEEN INCLUDED IN PHOTOMETRIC CALCULATIONS. ALL ILLUMINATED SIGNAGE TO BE CONTROLLED VIA TIMECLOCK SUCH THAT THEY TURN ON 30 MINUTES BEFORE SUNSET AND ARE NOT ILLUMINATED AFTER 10PM.
- ILLUMINATION WITHIN THE SITE MUST COMPLY WITH THE 2015 INTERNATIONAL BUILDING CODE REQUIREMENT FROM SECTION 1006 - MEANS OF EGRESS ILLUMINATION. ILLUMINATION REQUIRED: THE MEANS OF EGRESS, INCLUDING THE EXIT DISCHARGE, SHALL BE ILLUMINATED AT ALL TIMES THE BUILDING IS OCCUPIED. THE ILLUMINATION LEVEL SHALL NOT BE LESS THAN 1 FOOTCANDLE (11 LUX) AT THE FLOOR LEVEL, AND CONTINUING TO THE "PUBLIC WAY".

KEYNOTE LEGEND

KEY VALUE	KEYNOTE TEXT
1	LIGHT LEVEL CONTRIBUTIONS FROM VERTICALLY-MOUNTED W3 FIXTURES HAVE BEEN INCLUDED IN PHOTOMETRIC CALCULATION. W3 LIGHT FIXTURE SHALL BE CONSIDERED DECORATIVE LIGHTING AND THEREFORE IS NOT TECHNICALLY CONSIDERED FULL-CUTOFF. HOWEVER, FIXTURE CONTROLS WILL BE PROGRAMMED VIA TIMECLOCK SUCH THAT FIXTURES TURN ON 30 MINUTES PRIOR TO SUNSET AND IS NOT ILLUMINATED AFTER 10 PM TO REDUCE LIGHTING AND VISUAL DISCOMFORT FOR NEARBY ONLOOKERS AFTER DARK.
2	LIGHT FIXTURE IN THIS LOCATION IS A PROPOSED STREET LIGHT IN ACCORDANCE WITH STREET LIGHTING STANDARDS. STREET LIGHT LOCATIONS ARE CONCEPTUAL FOR THE PURPOSES OF THIS SITE PHOTOMETRIC PLAN. FINAL STREET LIGHT LOCATIONS WILL BE DETERMINED BY PHOTOMETRIC ANALYSIS SUBMITTED WITH THE STREET LIGHTING PLAN IN CIVIL SUBMITTAL.
3	REGION DENOTED BY DASHED LINE IS ACCESSIBLE ROUTE FROM ACCESSIBLE PARKING TO ACCESSIBLE BUILDING ENTRANCE.

LIGHTING FIXTURES

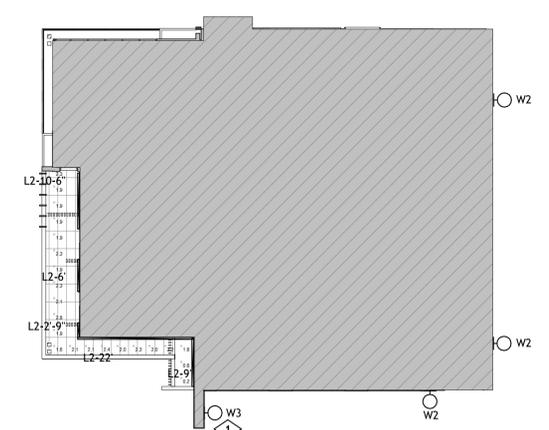
- A1_s LUMINAIRE TYPE, REFERENCING LUMINAIRE SCHEDULE, TYPICAL ALL FIXTURES. SUBSCRIPT, IF SHOWN, REFERENCES WALL SWITCH OR RELAY/ZONE CONTROL
- WALL MOUNTED LUMINAIRE
- RECESSED DOWNLIGHT LUMINAIRE
- SURFACE CEILING LUMINAIRE
- ▽ MONOPOINT LUMINAIRE
- HATCH INDICATES EMERGENCY LUMINAIRE
- ▭ STEP LIGHT TYPE LUMINAIRE
- ◇ IN-GRADE UPLIGHT
- ⊕ BOLLARD LUMINAIRE
- ⊕ PEDESTRIAN POLE OR POST TOP LUMINAIRE
- ⊕ EXTERIOR AREA LIGHT

ABBREVIATIONS / SYMBOLS

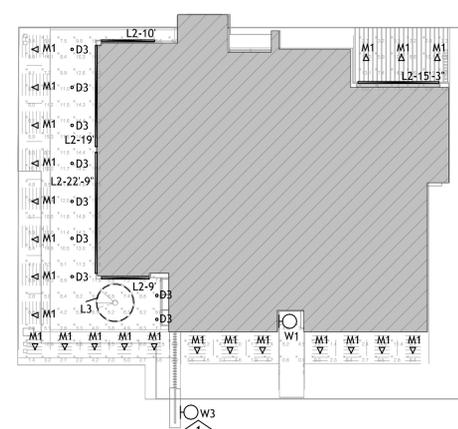
- AFG ABOVE FINISHED GRADE
- AHJ AUTHORITY HAVING JURISDICTION
- BOF BOTTOM OF FIXTURE
- CLG CEILING
- DWG(S) DRAWING(S)
- (E) EXISTING TO REMAIN
- EC ELECTRICAL CONTRACTOR
- (ER) EXISTING TO BE RELOCATED
- EM EMERGENCY
- LTG LIGHTING
- OFH OVERALL FIXTURE HEIGHT
- P POLE
- RFD RECESSED FIXTURE DEPTH
- (R) EXISTING TO BE REMOVED
- (RL) RELOCATED LOCATION
- UON UNLESS OTHERWISE NOTED
- V VOLT(S)
- W WATT(S) OR WIRE
- ◇ DETAIL NOTE
- T1 LIGHTING CONTROLS SEQUENCE OF OPERATION

Statistics

Description	Symbol	Avg	Max	Min	Max/Min	Avg/Min
LEVEL 1 ACCESSIBLE ROUTE - 0'-0" AFF	×	1.1 fc	1.4 fc	1.0 fc	1.4:1	1.1:1
LEVEL 1 OVERALL SITE - 0'-0" AFF	×	0.4 fc	7.1 fc	0.0 fc	N/A	N/A
LEVEL 1 PROPERTY LINE - 0'-0" AFF	×	0.4 fc	1.4 fc	0.0 fc	N/A	N/A
LEVEL 2 - 0'-0" AFF	×	1.9 fc	2.8 fc	0.2 fc	14.0:1	9.5:1
LEVEL 3 - 0'-0" AFF	×	8.2 fc	16.4 fc	0.8 fc	20.5:1	10.3:1



7 | LIGHTING PHOTOMETRIC PLAN - LEVEL 2
9 | 1/16" = 1'-0"

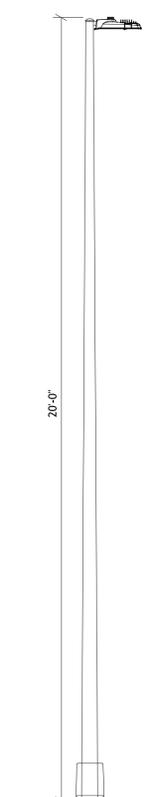


3 | LIGHTING PHOTOMETRIC PLAN - LEVEL 3
9 | 1/16" = 1'-0"

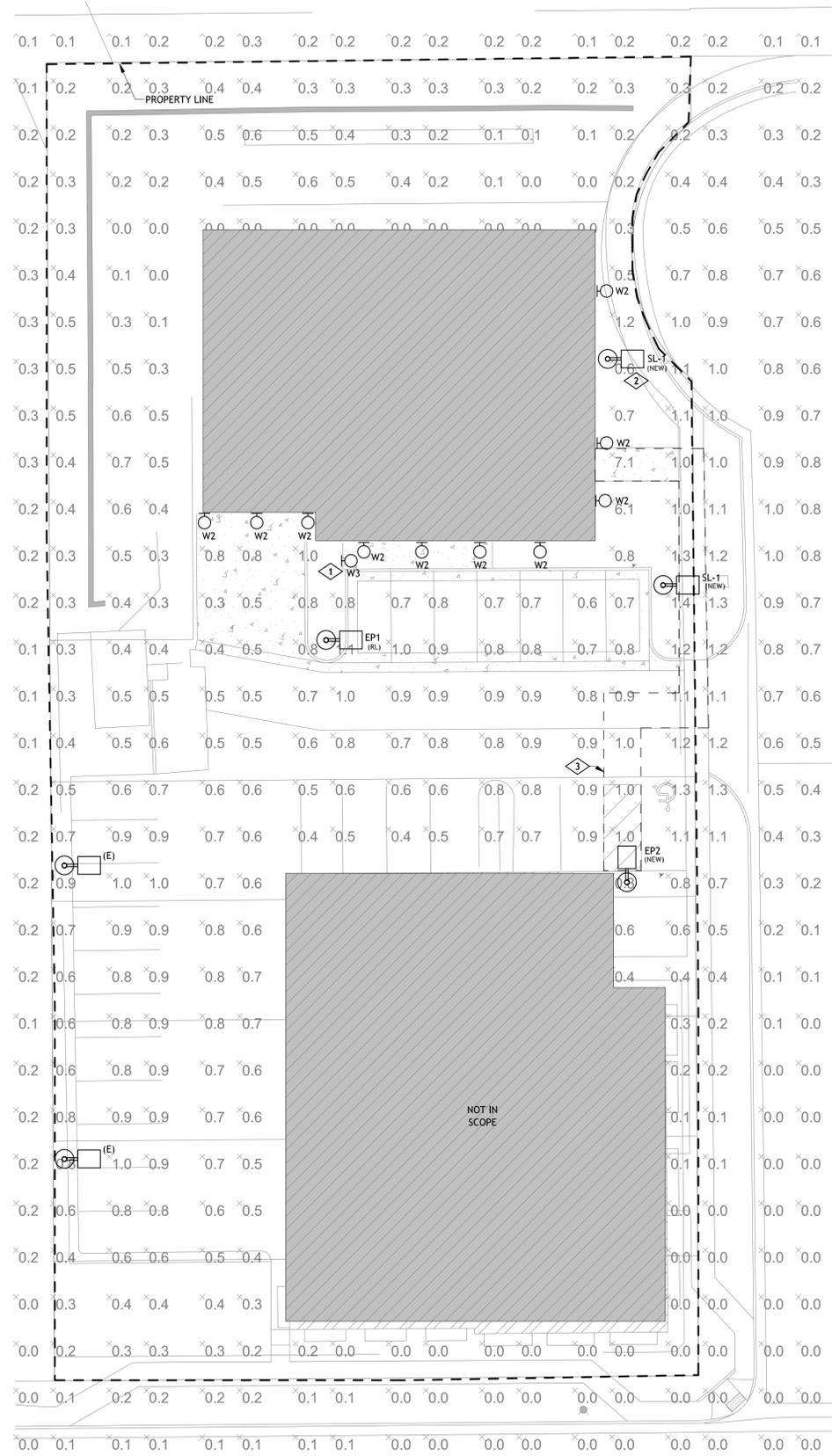
SITE SEQUENCE OF OPERATIONS

THE FOLLOWING CONTROL SEQUENCE OF OPERATIONS ARE UTILIZED IN THIS PLAN. REFER TO PLAN AND/OR ZONE/RELAY SCHEDULE FOR SPECIFIC ASSOCIATED SEQUENCE.

ET1



4 | FULL HEIGHT POLE DETAIL
9 | NOT TO SCALE



1 | LIGHTING PHOTOMETRIC PLAN - LEVEL 1
9 | 1/16" = 1'-0"

