

Required Site Plan Notes

1. 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.
2. All signs shall be furnished and installed per the most current editions of the Manual on Uniform Traffic Control Devices (MUTCD) and City of Aurora standards.
3. 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."
4. **Commercial Projects built under the 2015 IBC:**
"accessible exterior routes" shall be provided from public transportation stops, accessible parking and accessible passenger loading zones and public sidewalks to 60% of the accessible building entrances they serve. The accessible route between accessible parking and accessible building entrances shall be the most practical direct route. The accessible route must be located within a sidewalk. No slope along this route may exceed 1:20 without providing a ramp with a maximum slope of 1:12 and handrails. Crosswalks along this route shall be wide enough to wholly contain the curb ramp with a minimum width of 36" and shall be painted with white stripes. The City of Aurora enforces handicapped accessibility requirements based on the 2015 international building code, chapter 11, and the International Code Council (ICC) a117.1-2009.
(Note to Applicant: Please see ExhibitB8 under the Development/Design Standards section of this Guidebook for items to be shown on a Site Plan).
- Accessibility Note for Commercial Projects Built under the 2009 IBC:**
"accessible exterior routes" shall be provided from public transportation stops, accessible parking and accessible passenger loading zones and public sidewalks to 60% of the accessible building 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
5. The applicant has the obligation to comply with all applicable requirements of the Americans with Disabilities Act.
6. 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.
7. All crossings or 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 lines or systems and/or private utilities.
8. The approval of this document does not constitute final approval of grading, drainage, utility, public improvements and building plans. Construction plans must be reviewed and approved by the appropriate agency prior to the issuance of building permits.
9. All building address numbers shall comply with Sections 126-271 and 126-278 of the Aurora City Code.
10. All rooftop mechanical equipment and vents greater than eight (8) inches in diameter must be screened. Screening may be done either with an extended parapet wall or a freestanding screen wall. Screens shall be at least as high as the equipment they hide. If equipment is visible because screens don't meet this minimum height requirement, the Director of Planning may require construction modifications prior to the issuance of a permanent Certificate of Occupancy.

11. 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 unobstructed 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.
12. Final grade shall be at least six (6) inches below any exterior wood siding on the premises.
13. 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.
14. 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.
15. 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.
16. I 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.
17. **EMERGENCY RESPONDER RADIO COVERAGE:** 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 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 cost of the owner or developer 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.

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 Electric Code (NEC)
ANSI A117-2009 Accessibility Code

NOTE:

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.

570 POTOMAC STREET RETAIL

SITE PLAN WITH ADJUSTMENTS

570 POTOMAC STREET,
AURORA, COLORADO 80012

LOT 1, BLOCK 1
KELLY - INGRUM SUBDIVISION
FILING NO. 1

DATA BLOCK

LAND AREA WITHIN PROPERTY LINES	23,204 GSF
NUMBER OF BUILDINGS	1
BUILDING HEIGHT	23' – 1 1/2"
TOTAL BUILDING COVERAGE AND GFA	6,000 S.F. (25.86%)
HARD SURFACE AREA	10,017 S.F. (43.17%)
LANDSCAPE AREA	5,625 S.F. (24.24%)
SIDEWALKS AND PATIOS	1,562 S.F. (06.73%)
PRESENT ZONING CLASSIFICATION	MU–C
MAXIMUM PERMITTED/ALLOWABLE SIGN AREA	223.25 SF
PROPOSED TOTAL SIGN AREA	223.25 SF
PROPOSED NUMBER OF SIGNS	7
MAX NUMBER OF SIGNS	6
PROPOSED MONUMENT SIGN	1
MONUMENT SIGN AREA	50 SF
PARKING SPACES REQUIRED	15
PARKING SPACES PROVIDED	15
VAN ACCESSIBLE SPACES REQUIRED	1
VAN ACCESSIBLE SPACES PROVIDED	1
LOADING SPACES REQUIRED	0
LOADING SPACES PROVIDED	0
OCCUPANCY GROUP	BUSINESS, ASSEMBLY
ALLOWABLE FLOOR AREA	9000 SF
FLOOR AREA	6000 SF
ALLOWABLE STORIES	2
NUMBER OF STORIES	1
ALLOWABLE HEIGHT	30 FT
HEIGHT	23' – 3"
TYPE OF CONSTRUCTION	VB
ENERGY CONSERVATION METHOD	CONTINUOUS INSULATION
OCCUPANT LOADS	198 OCCUPANTS
BUILDING IS NOT SPRINKLED	

SIGNATURE BLOCK

570 POTOMAC STREET RETAIL Site Plan
(Official Project Name)

Legal Description: LOT 1, BLOCK 1, KELLY-INGRUM SUBDIVISION FILING NO. 1

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: _____ Corporate Seal
(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 Seal
(Notary Public)

My commission expires _____ Notary Business Address: _____

CITY OF AURORA APPROVALS

City Attorney: _____ Date: _____

Planning Director: _____ Date: _____

Planning Commission: _____ Date: _____
(Chairperson)

Database Approval Date _____

RECORDER'S CERTIFICATE:
Accepted for filing in the office of the Clerk and Recorder of _____
Colorado at _____ o'clock ____ M, this _____ day of _____ AD, _____.
Clerk and Recorder: _____ Deputy: _____

AMENDMENTS

PROJECT TEAM

CLIENT:
Premier Investment Properties LLC
9579 Kentwick Circle, Ste 900
Englewood, CO 80112
Contact: Oyun Namjig
gegnee@gmail.com
720-998-8909

ARCHITECT:
RMG-Rocky Mountain Group
14 Inverness Drive East, Suite E-136
Englewood, CO 80112
Contact: Lucy Van Dusen, RA
LVandusen@rmg-engineers.com
720-815-3921

STRUCTURAL ENGINEER:
RMG-Rocky Mountain Group
14 Inverness Drive East, Suite E-136
Englewood, CO 80112
Contact: David Schmidt, PE
DSchmidt@rmg-engineers.com
719-203-3319

MEP ENGINEER:
McShea Consulting, LLC
4445 Northpark Dr., Ste. 200
Colorado Springs, CO 80907
Contact: Michael McShea
mike@mcsheaconsulting.com
719-358-8208

CIVIL ENGINEER:
RMG-Rocky Mountain Group
14 Inverness Drive East, Suite E-136
Englewood, CO 80112
Contact: Scott Marvel
SMarvel@rmg-engineers.com
720-815-3920

LANDSCAPE ARCHITECT:
JWLA, LLC
PO BOX 354
PALMER LAKE, CO 80133
Contact: Jon Walsh RLA
jwlandarch@gmail.com
719-640-9428

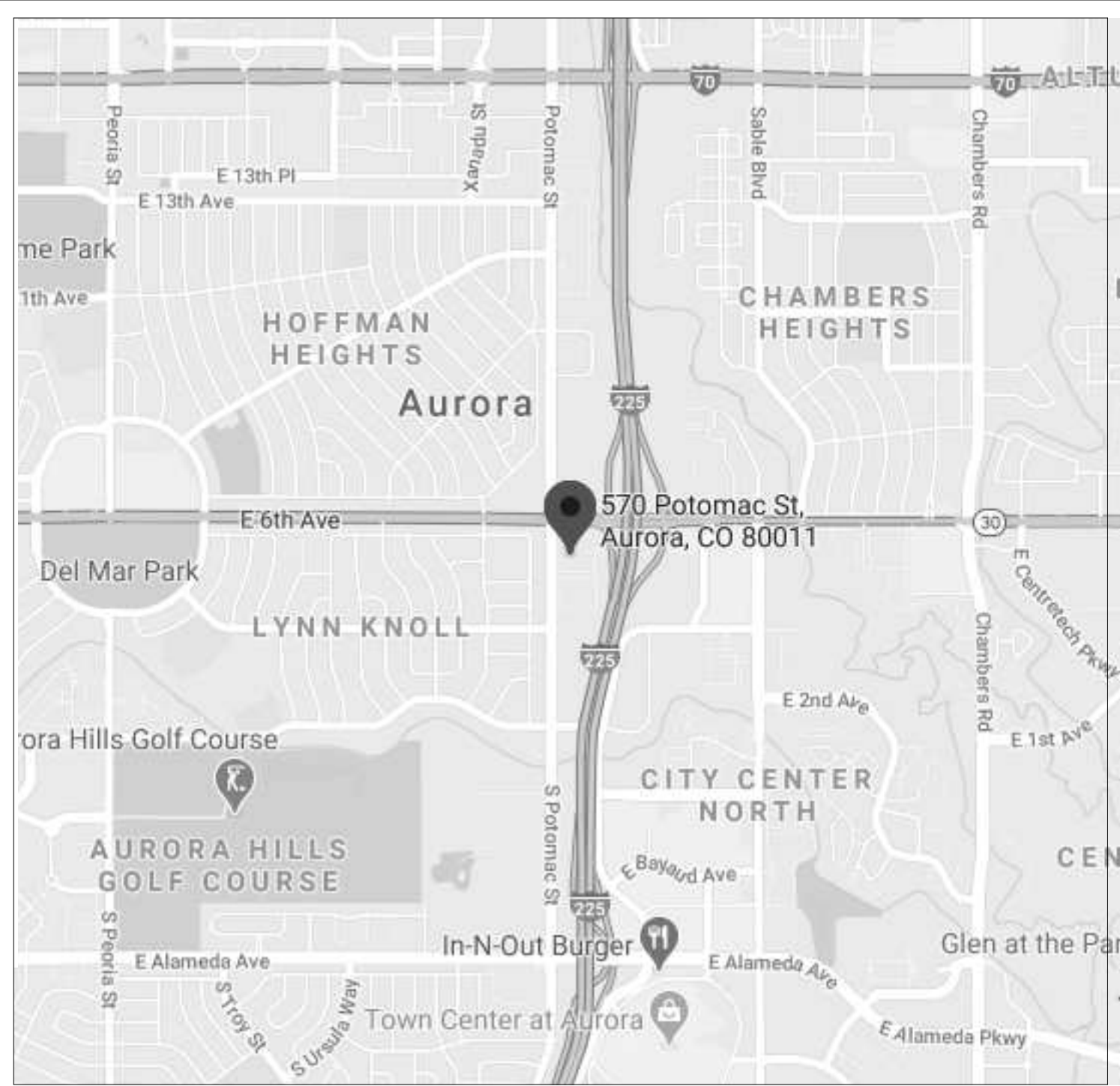
CONTRACTOR:
Haselden Construction
6950 S Potomac Street
Centennial, CO 80112
Contact: Brian Pippin
BrianPippin@haselden.com
720-603-2935

SHEET LIST

SHEET NUMBER	SHEET NAME
1	COVER SHEET
2	SITE PLAN
3	GRADING AND DRAINAGE PLAN
4	UTILITIES LAYOUT PLAN
5	LANDSCAPE PLAN
6	LANDSCAPE NOTES AND DETAILS
7	TREE PRESERVATION DETAILS
8	SITE DETAILS
9	EXTERIOR ELEVATIONS
10	COLORED ELEVATIONS/MATERIALS
11	SITE PHOTOMETRIC 1
12	SITE PHOTOMETRIC 2

ADJUSTMENTS

1. Section 146-4.7.5.E, There is an existing 20' access easement along the North side of the property - directly abutting the property line. It is proposed that a 23' Fire Lane easement will replace it. We propose to leave the Fire Lane easement where the existing 20' easement is without introducing a 5'-0" landscape buffer along the North side. We can mitigate by planting additional shrubs or trees in the neighbor's Southern landscape buffer.
2. Section 146-4.7.5.G, Provide reduced buffer width along south side and mitigate with 2 additional trees and 15 upsized shrubs. A base of darker stucco has been added to the south elevation, and the color has been changed on two of the bays giving horizontal articulation to the facade. An 8'-0" tall masonry wall will be built along the South edge reducing the buffer to 18'-0". An adjustment to 14'-0" is being requested. This tight infill site does not allow for full buffer widths. The fire lane along the north boundary, the building depth and parking lot do not allow for required buffer depths along the south boundary.
3. Section 146-5.4.4 F, The maximum allowed number of signs is 6. We are requesting one additional sign so that we can have a monument sign placed 18'-9" from the flow line, which is a 10% reduction. Additional shrubs will be planted to mitigate this.
4. Table 4.04.5.03 of the City of Aurora Roadway Design and Construction Specifications Manual requires a 20' curb return flowline radius for Collector/Driveway (<20 spaces) intersections. Due to existing fire hydrant and storm sewer curb inlet locations, a 10' curb return flowline radius is requested on the northerly side of the driveway (see Site Layout Plan).



VICINITY MAP

ROCKY MOUNTAIN GROUP

Geotechnical
Materials Testing
Civil/Planning

RMG

REGISTERED ENGINEER

Architectural
Structural
Forensic

SOUTHERN COLORADO
19375 BEAUCH LANE RD., MONUMENT, CO 80132
SOUTHERN COLORADO, CIVIL ENGINEER, MONUMENT, COLORADO

PRELIMINARY NOT FOR CONSTRUCTION

570 POTOMAC STREET RETAIL

570 POTOMAC STREET, AURORA, COLORADO 80012

PREMIER INVESTMENT PROPERTIES, LLC

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COVER SHEET

DD PLAN SET

SHEET NAME

PROJECT STATUS

ARCHING: KEM

DRAWN: LCV

CHECKED: km

DATE

1.15.2021

REVISION

DATE

JOB NO





172212

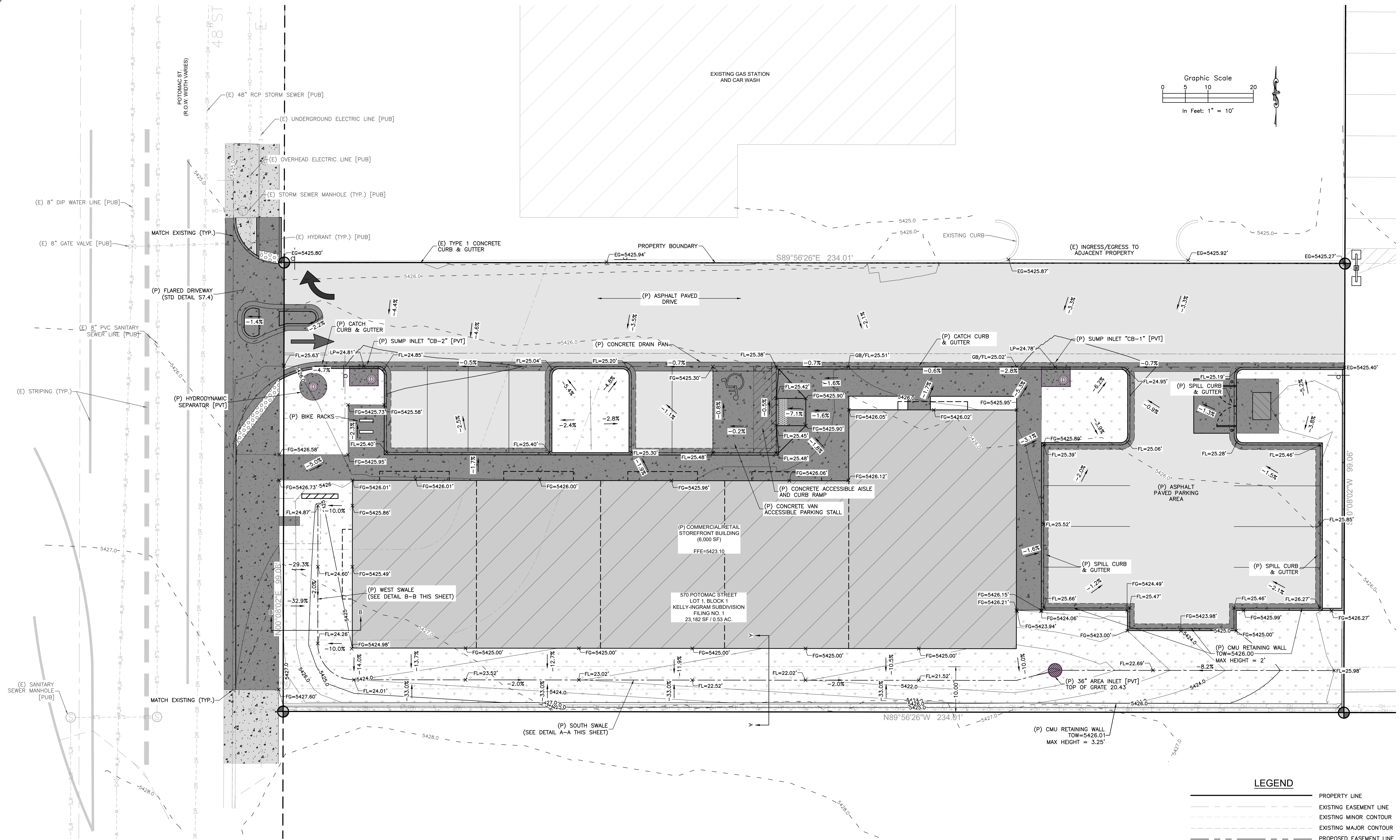
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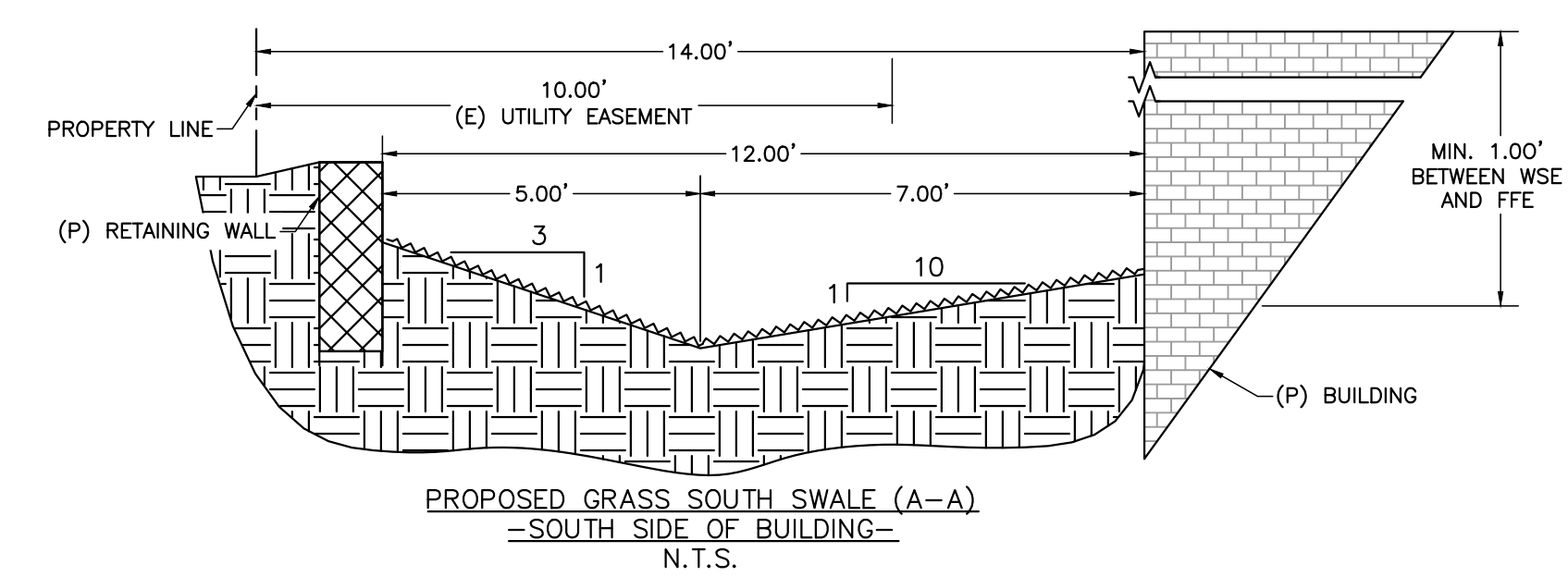
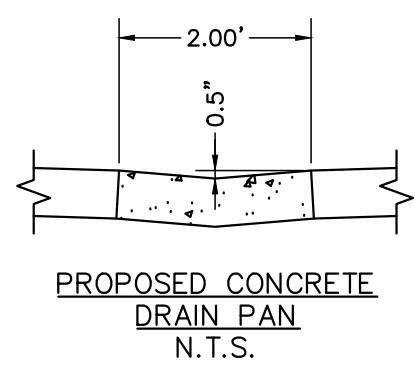
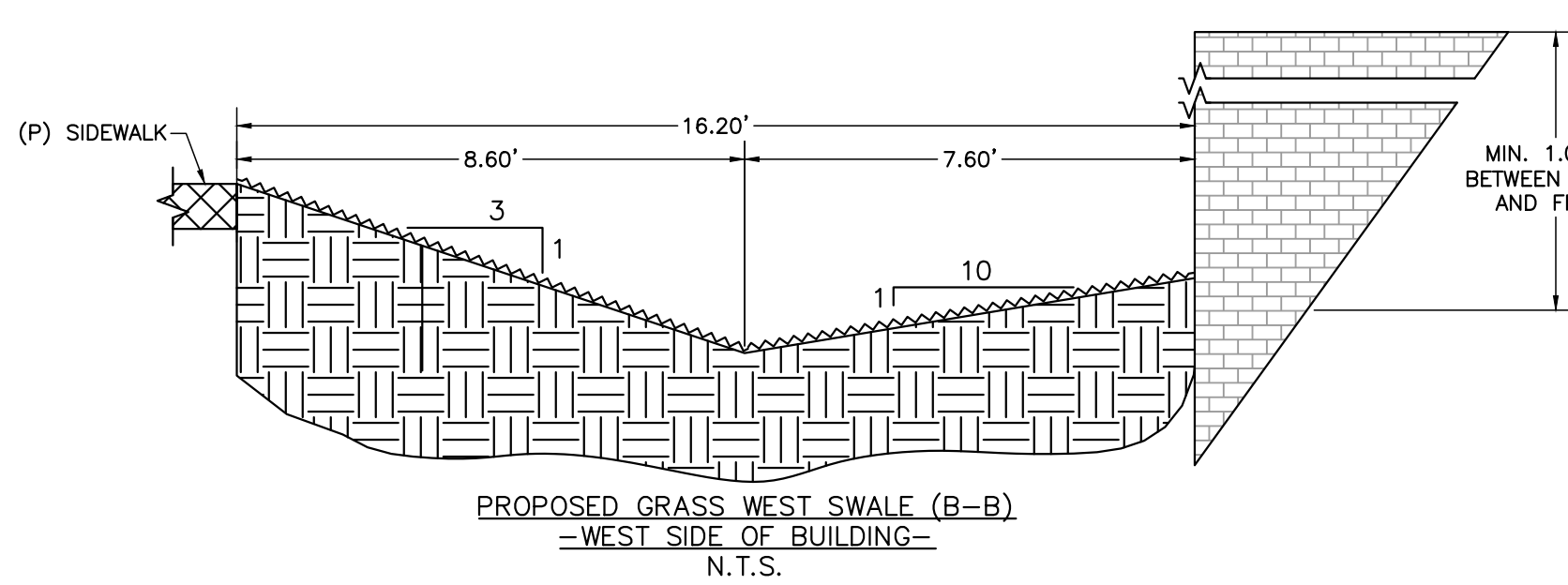
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 PROP. STRUCTURE/BUILDING
 PROP. CONCRETE PAVEMENT
 PROP. ASPHALT PAVEMENT
 PROP. LANDSCAPED AREA



NOTES:
1. LIMITS OF DISTURBANCE - 0.56 ACRES



LEGEND	
	PROPERTY LINE
	EXISTING EASEMENT LINE
	EXISTING MINOR CONTOUR
	EXISTING MAJOR CONTOUR
	PROPOSED EASEMENT LINE
	PROPOSED MINOR CONTOUR
	PROPOSED MAJOR CONTOUR
	SPOT ELEVATION
	PROP. STRUCTURE/BUILDING
	PROP. CONCRETE PAVEMENT
	PROP. ASPHALT PAVEMENT
	PROP. LANDSCAPED AREA

ROCKY MOUNTAIN GROUP

Geotechnical
Materials Testing
Civil/Structural
Engineering

19375 BEACH LIFE RD., MONUMENT, CO 80132
SOUTHERN COLORADO, COLORADO, SOUTHERN COLORADO

PRELIMINARY NOT FOR
CONSTRUCTION

570 POTOMAC STREET RETAIL

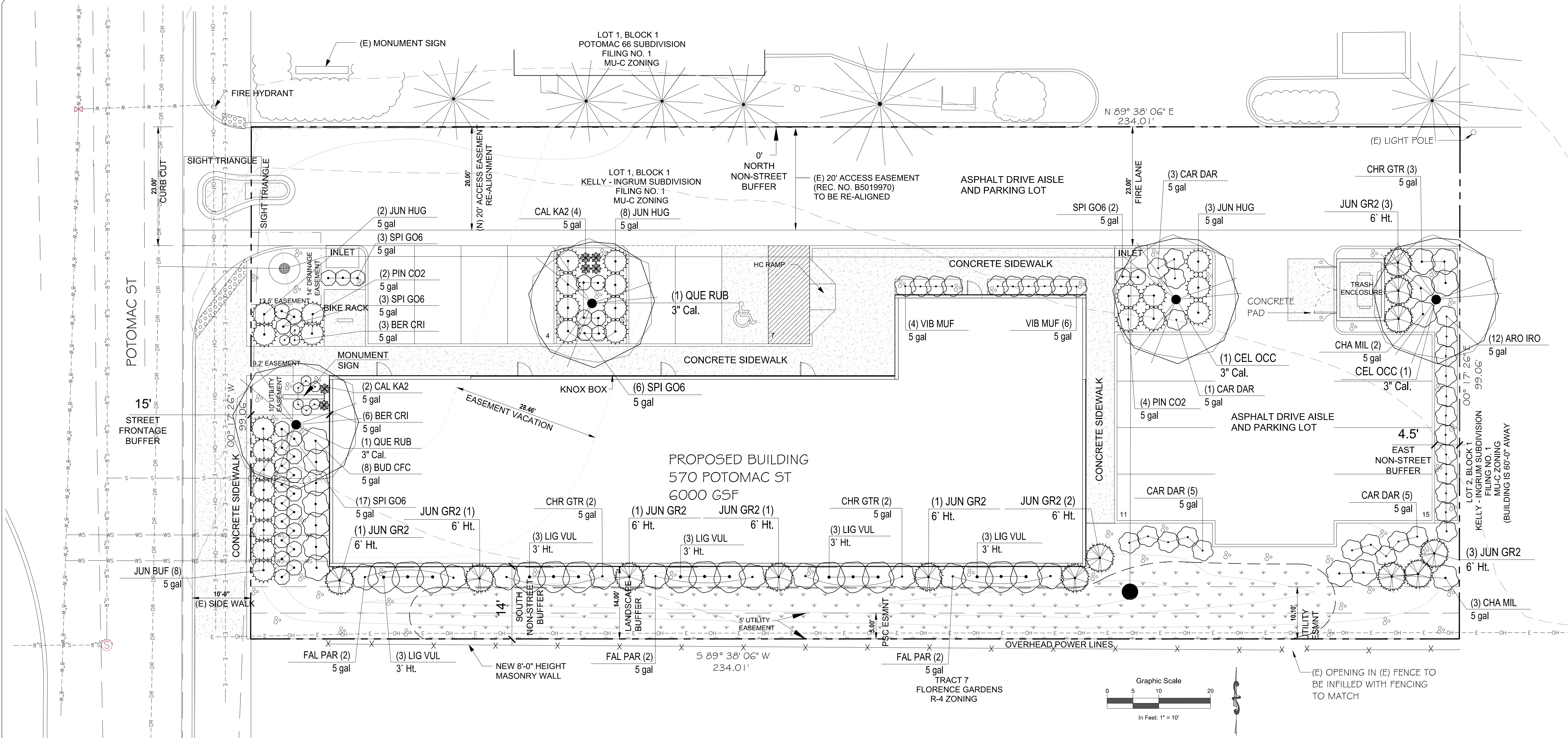
570 POTOMAC STREET, AURORA, COLORADO 80012

PREMIER INVESTMENT PROPERTIES, LLC

GRADING & DRAINAGE PLAN

REVIEW PLANS

ENG: SAM
DRAWN: MLH
CHECKED: RDL
DATE: 03/25/21
REVISION: ---
JOB NO: 172212
SHEET NO: 3
OF 12



LANDSCAPE MATERIAL LEGEND

- 1.5" DIAMETER PIONEER GRANITE, 3" DEPTH OVER LANDSCAPE FABRIC (APPROX. 3,728 SQ. FT.)
- IRRIGATED 'NATIVE WONDER' SEED MIX (70% TURF TYPE BUFFALO GRASS, 30% NATIVE BLUE GRAMA) (APPROX. 1,950 SQ. FT.)
- PERFORATED ROLLED-TOP STEEL EDGING (APPROX. 205 L.F.)

PLANT MATERIAL LEGEND

- DECIDUOUS SHADE AND STREET TREE
- EVERGREEN TREE
- MEDIUM DECIDUOUS SHRUB
- SMALL DECIDUOUS SHRUB
- EVERGREEN SHRUB
- ORNAMENTAL GRASS

STANDARD RIGHTS-OF-WAY TABLE

AREA	DESCRIPTION	LENGTH	NOTES	TREES (1 TREE / 40 LF REQUIRED)	
				REQUIRED	PROVIDED
A	POTOMAC STREET	76'	23' DRIVE EXCLUDED	2	1

STREET FRONTAGE BUFFER TABLE

AREA	DESCRIPTION	LENGTH	WIDTH REQ.	WIDTH PROVIDED	TREES / SHRUBS (1 TREE / 40 LF REQUIRED) (10 SHRUBS / 40 LF REQUIRED) REQUIRED / PROVIDED	
					TREES	SHRUBS
A	POTOMAC STREET	76'	15'	15'	2 / 1	20 / 55

NON-STREET BUFFER TABLE

AREA	DESCRIPTION	LENGTH	WIDTH REQ.	WIDTH PROVIDED	TREES / SHRUBS (1 TREE / 40 LF REQUIRED) (5 SHRUBS / 40 LF REQUIRED) REQUIRED / PROVIDED	
					TREES	SHRUBS
A	NORTH FRONTAGE	234'	10'	0 *	4 / 1	20 / 30
B	EAST FRONTAGE	99'	10'	4.5' *	2 / 2	10 / 20
C	SOUTH FRONTAGE	234'	25'	14' *	6 / 8	30 / 35

* REQUEST ADJUSTMENT FOR BUFFER WIDTHS.

BUILDING PERIMETER TABLE

ELEVATION	ELEVATION LENGTH	1 TREE EQUIVALENT / 40 L.F.		
		TREE EQUIVALENT REQUIRED	TREES PROVIDED	SHRUBS PROVIDED
WEST R.O.W.	37'	1	0	10
SOUTH RESIDENTIAL	146'	4	8	35
NORTH ELEVATION	150'	4	1	30

SITE DATA TABLE

SITE DATA	AREA IN SF	%
TOTAL SITE AREA: (0.53 AC)	23,204 SF	100%
BUILDING COVERAGE:	6,000 SF	26%
HARDSCAPE AREA:	11,579 SF	50%
LANDSCAPE AREA:	5,625 SF	24%
MAX. % OF COOL SEASON GRASSES ALLOWED:	1,856 SF	33%
% OF COOL SEASON GRASSES PROVIDED:	0 SF	0%

PLANT SCHEDULE

DECIDUOUS SHADE TREES	QTY	BOTANICAL NAME	COMMON NAME	SIZE	TYPE	WATER USE
CEL OCC	2	Celtis occidentalis	Common Hackberry	3" Cal.	B & B	Water Conserv.
QUE RUB	2	Quercus rubra	Northern Red Oak	3" Cal.	B & B	Water Conserv.
EVERGREEN TREES	QTY	BOTANICAL NAME	COMMON NAME	SIZE	TYPE	WATER USE
JUN GR2	13	Juniperus scopulorum 'Gray Gleam'	Gray Gleam Juniper	6' Ht.		Water Conserv.
DECIDUOUS SHRUBS	QTY	BOTANICAL NAME	COMMON NAME	SIZE	TYPE	WATER USE
ARO IRO	12	Aronia melanocarpa 'Iroquois Beauty' TM	Dwarf Black Chokeberry	5 gal		Water Conserv.
BER CRI	9	Berberis thunbergii 'Crimson Pygmy'	Crimson Pygmy Barberry	5 gal		Non-Water Conserv.
BUD CFC	7	Buddleja davidii 'Nanho Purple'	Compact Purple Butterfly Bush	5 gal		Water Conserv.
CAR DAR	14	Caryopteris x clandonensis 'Dark Knight'	Dark Knight Blue Mist Shrub	5 gal		Water Conserv.
CHA MIL	5	Chamaebatharia millefolium	Fernbush	5 gal		Water Conserv.
CHR GTR	7	Chrysothamnus nauseosus graveolens	Tall Green Rabbitbrush	5 gal		Water Conserv.
FAL PAR	6	Fallugia paradoxa	Apache Plume	5 gal		Water Conserv.
LIG VUL	15	Ligustrum vulgare 'Cheyenne'	Cheyenne Privet	3' Ht.		Water Conserv.
SPI GO6	31	Spiraea japonica 'Goldflame'	Goldflame Spirea	5 gal		Non-Water Conserv.
VIB MUF	10	Viburnum dentatum 'Blue Muffin'	Blue Muffin Arrowwood Viburnum	5 gal		Non-Water Conserv.
EVERGREEN SHRUBS	QTY	BOTANICAL NAME	COMMON NAME	SIZE	TYPE	WATER USE
JUN HUG	13	Juniperus horizontalis 'Hughes'	Hughes Juniper	5 gal		Water Conserv.
JUN BUF	8	Juniperus sabina 'Buffalo'	Buffalo Juniper	5 gal		Water Conserv.
PIN CO2	6	Pinus mugo 'Compacta'	Dwarf Mugo Pine	5 gal		Water Conserv.
ORNAMENTAL GRASSES	QTY	BOTANICAL NAME	COMMON NAME	SIZE	TYPE	WATER USE
CAL KA2	6	Calamagrostis x acutiflora 'Karl Foerster'	Feather Reed Grass	5 gal		Non-Water Conserv.

LANDSCAPE ADJUSTMENTS

- SECTION 146-4.7.5.E, NON-STREET PERIMETER BUFFER.
- SECTION 146-4.7.5.G, BUFFER WIDTHS AND ALLOWED REDUCTION TABLE.

NOT FOR CONSTRUCTION

ROCKY MOUNTAIN GROUP

Geotechnical
Materials, Testing
Civil/Planning

Architectural
Structural
Forensics

PRELIMINARY NOT FOR
CONSTRUCTION

JWLA

Jon Walsh
LANDSCAPE ARCHITECT
LLC

P.O. Box 354
Palmer Lake, CO 80133
(719) 640-9428
jwalandarch@gmail.com
www.jwalandscapearchitect.com

570 POTOMAC STREET RETAIL

570 POTOMAC STREET, AURORA, COLORADO 80012

PREMIER INVESTMENT PROPERTIES, LLC

LANDSCAPE PLAN

PROJECT STATUS
REVIEW PLANS

ARCHENG: -

DRAWN: JCW

CHECKED: JCW

DATE
03/15/21

REVISION

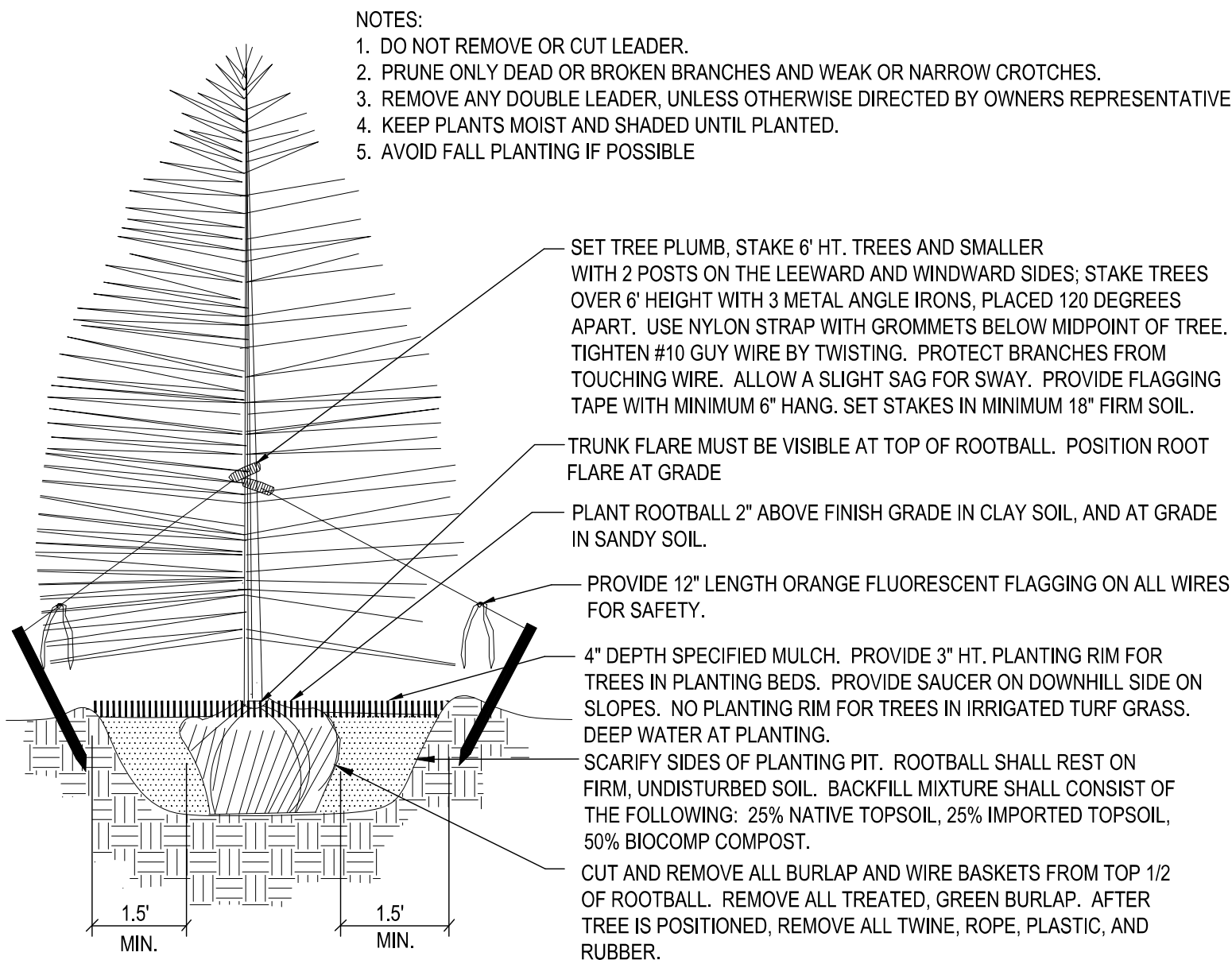
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JOB NO.
172212

SHEET NO.
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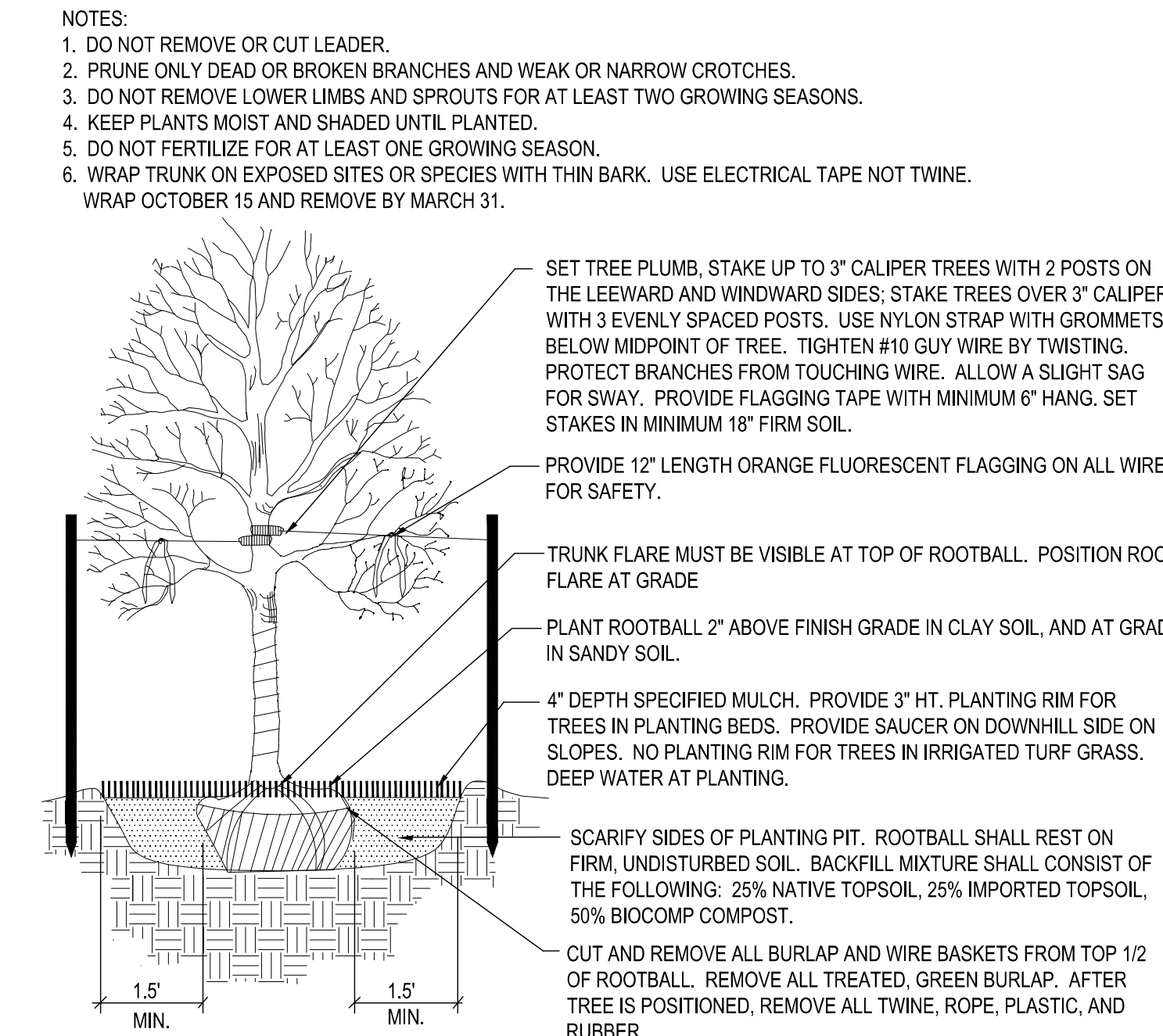
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PLANTING DETAILS



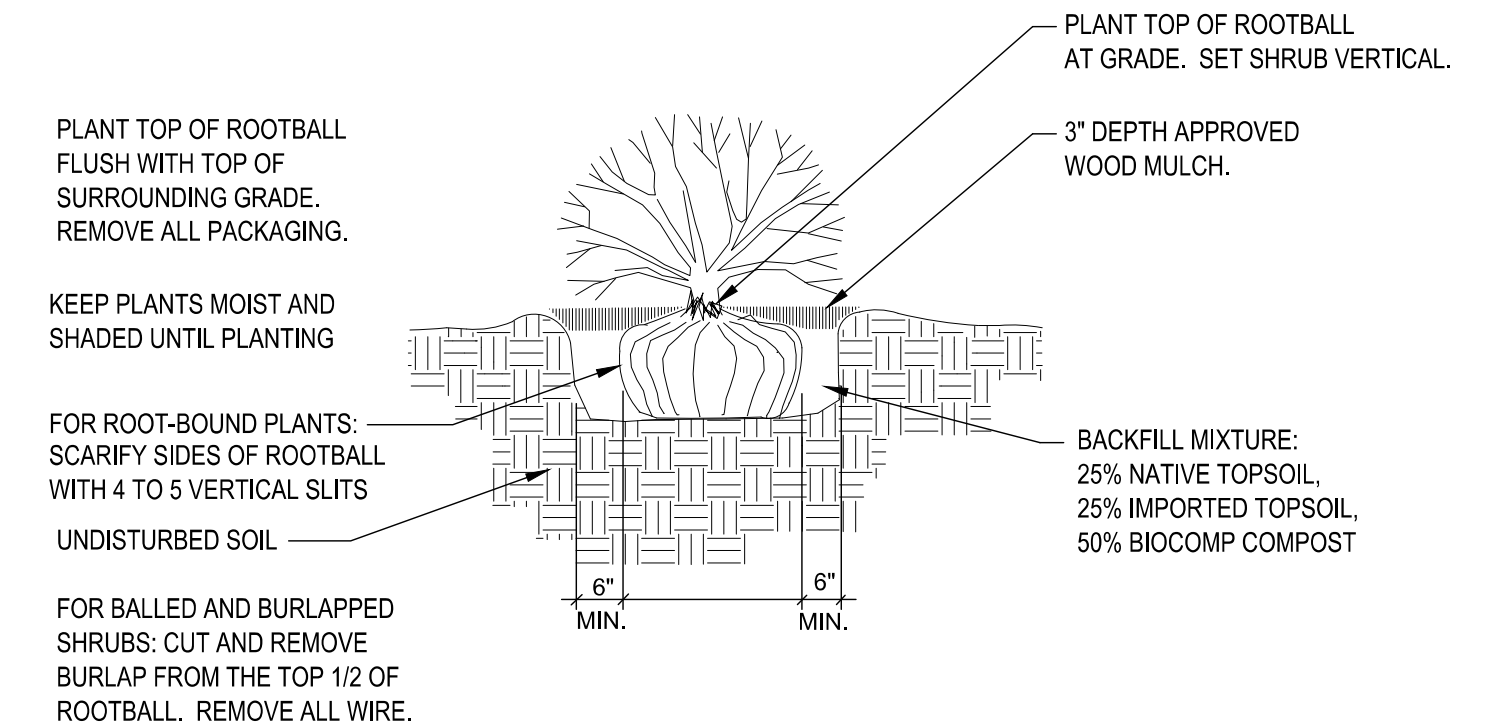
Coniferous Tree Planting Detail

NOT TO SCALE



Deciduous Tree Planting Detail

NOT TO SCALE



Shrub Planting Detail

SCALE: NOT TO SCALE

NATIVE SEED ESTABLISHMENT

INITIAL PLANTING

STOCKPILED TOPSOIL SHOULD BE SPREAD EVENLY OVER ALL AREAS TO RECEIVE NATIVE SEED. SEED BED IS TO BE WEED-FREE. SPECIFIED SOIL AMENDMENTS SHOULD BE SPREAD AND INCORPORATED INTO TOP 6" OF SOIL. SEED BED IS TO BE RAKED SMOOTH AND FREE OF DEBRIS LARGER THAN 1" IN DIAMETER. ANY AREAS SUSCEPTIBLE TO EROSION ARE TO BE BROUGHT TO THE ATTENTION OF THE OWNER AND/OR GENERAL CONTRACTOR PRIOR TO SEEDING. THE SPECIFIED SEED MIX IS TO BE APPLIED BY HYDRO-MULCHING OR BROADCAST SEEDING AT THE RATE SPECIFIED RAKING INTO TOP ¼" TO ½" OF SOIL. SEED IS TO BE APPLIED BETWEEN APRIL 15 AND SEPTEMBER 15. SEED SHALL NOT BE SOWN IF GROUND IS IN A FROZEN STATE. SPECIFIED EROSION CONTROL BLANKET IS TO BE INSTALLED IMMEDIATELY AFTER SEEDING. BLANKET SHALL BE LAID AND SECURED WITH 6" METAL STAPLES AS PER MANUFACTURER'S INSTRUCTIONS. INCIDENTAL WATERING OF ALL SEEDED AREAS TO BE PROVIDED FOUR TIMES A WEEK DURING GROWING SEASON FOR A MINIMUM OF 12 WEEKS, OR UNTIL ESTABLISHED AND MEETING COVERAGE REQUIREMENTS. MOWING MAY BE NECESSARY DURING THE FIRST GROWING SEASON TO KEEP INVASIVE WEEDS FROM SETTING SEEDS. CONTRACTOR IS RESPONSIBLE FOR KEEPING BROADLEAF WEEDS UNDER CONTROL FOR 12 MONTHS AFTER INITIAL SEEDING AND IS ALSO RESPONSIBLE FOR OVER SEEDING BARE AREAS UNTIL SPECIFIED NATIVE GRASSES COVER ALL AREAS AND AREAS WITHOUT SPECIFIED NATIVE GRASS DO NOT EXCEED 6" X 6".

OVER SEEDING

SIX WEEKS AFTER THE INITIAL SEEDING DURING THE FIRST GROWING SEASON AND/OR DURING THE SPRING OF THE SECOND GROWING SEASON ERODED AREAS ARE TO BE CORRECTED AND BARE SEEDED AREAS ARE TO BE OVER SEEDED. OVER SEEDING IS TO BE ACCOMPLISHED BY BROADCASTING SPECIFIED SEED MIX AND RAKING INTO TOP ¼" TO ½" OF SOIL. INCIDENTAL WATERING IS TO BE PROVIDED TO ESTABLISH OVER-SEEDED AREAS. BROADLEAF WEEDS ARE TO BE KEPT UNDER CONTROL BY MANUALLY PULLING OR CUTTING WEEDS OR SPRAYING OF BROADLEAF WEED HERBICIDE. HERBICIDE AND APPLICATION SHALL CONFORM TO ALL APPLICABLE LAWS OF THE STATE OF COLORADO AND MANUFACTURERS INSTRUCTIONS.

GENERAL NOTES

1. ALL UTILITIES, PUBLIC AND PRIVATE, ARE TO BE LOCATED PRIOR TO STARTING ANY WORK ON SITE AND RELOCATED AS NECESSARY FOR THE DURATION OF CONSTRUCTION.
2. ALL LANDSCAPING SHOWN ON THE APPROVED PLANS IS REQUIRED TO BE INSTALLED. ANY DEFICIENCIES OR DEVIATIONS FROM THIS PLAN ARE TO BE APPROVED BY THE CITY OF AURORA OR LANDSCAPE ARCHITECT. ANY CHANGES FROM THE APPROVED PLANS MAY REQUIRE APPROVAL FROM THE CITY OF AURORA PLANNING DEPARTMENT AND MAY DELAY COMPLETION OF PROJECT.
3. ALL QUANTITIES OF MATERIALS SHOWN ON PLANS NEED TO BE VERIFIED IN THE FIELD. NOTIFY OWNER'S REPRESENTATIVE OF DISCREPANCIES BETWEEN THE DRAWINGS AND CONDITIONS IN THE FIELD. SUBSTITUTIONS OF LANDSCAPE MATERIALS ARE NOT ALLOWED WITHOUT APPROVAL FROM LANDSCAPE ARCHITECT AND CITY OF AURORA. APPROVAL(S) MUST BE GIVEN PRIOR TO INSTALLATION. NOTIFY LANDSCAPE ARCHITECT PRIOR TO CONSTRUCTION IF LANDSCAPE MATERIAL LOCATIONS NEED TO BE ALTERED DUE TO ON-SITE CONDITIONS.
4. A ONE YEAR WARRANTY IS TO BE PROVIDED FOR ALL PLANT MATERIALS, IRRIGATION COMPONENTS, NATIVE GRASS, AND WORKMANSHIP. WARRANTY CONDITIONS ARE TO BE PROVIDED TO OWNER AND WARRANTY PERIOD WILL COMMENCE UPON FINAL ACCEPTANCE OF LANDSCAPE INSTALLATION.
5. ALL UTILITY EASEMENTS SHALL REMAIN UNOBSTRUCTED AND FULLY ACCESSIBLE ALONG THEIR ENTIRE LENGTH FOR MAINTENANCE EQUIPMENT ENTRY.
6. 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.
7. 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.
8. THE SEPARATION REQUIREMENTS FROM FIRE DEPARTMENT CONNECTIONS AND FIRE HYDRANTS MUST MEET BOTH LIFE SAFETY (TYPICALLY 3' AND NO MATERIAL GREATER THAN 2' IN HEIGHT) AND LANDSCAPING REQUIREMENTS. A 5' CLEAR SPACE SHALL BE MAINTAINED AROUND THE CIRCUMFERENCE OF FIRE HYDRANTS.
9. LANDSCAPING MATERIAL CANNOT BE OMITTED OR REDUCED BASED ON THE INSTALLATION OF A FIRE HYDRANT WITHIN A PARKING LOT ISLAND OR PLANT BED. IT IS RECOMMENDED THAT THE PARKING LOT ISLAND OR PLANT BED BE CONSTRUCTED LARGE ENOUGH TO ADEQUATELY ACCOMMODATE BOTH LANDSCAPING MATERIAL AND FIRE HYDRANTS IN ORDER TO COMPLY WITH ALL CITY STANDARDS.
10. ALL PROPOSED LANDSCAPING WITHIN THE SITE TRIANGLE SHALL BE IN COMPLIANCE WITH COA ROADWAY SPECIFICATIONS, SECTION 4.04.2.10.
11. LANDSCAPING MATERIAL SHOWN ON THE SITE PLAN SHALL NOT ENCROACH INTO ROADWAYS THAT ARE DEDICATED (OR DESIGNATED) AS FIRE LANE EASEMENTS (OR CORRIDORS).
12. STANDARD GRAY CONCRETE TO BE USED FOR WALKS, AND ASPHALT TO BE USED FOR DRIVE AISLES AND PARKING SPACES.
13. SITE LIGHTING TO CONSIST OF WALLPACK LIGHTS AROUND PERIMETER OF BUILDING AND ONE PARKING LOT POLE LIGHT AT THE SOUTHEAST CORNER OF THE SITE.

PROJECT NOTES

1. FINE GRADING TO REFLECT FINISHED GRADES SHOWN ON THE PROJECT GRADING PLANS. ALL FINISHED GRADES ARE TO HAVE A MINIMUM 2% SLOPE. ANY POOR DRAINAGE CONDITIONS OR ANY GRADES IN LANDSCAPE AREAS LESS THAN 2% SHALL BE REPORTED PRIOR TO LANDSCAPE CONSTRUCTION WORK. FINISHED GRADES SHALL BE FREE OF WEEDS AND FREE OF DEBRIS AND ROCKS GREATER THAN ONE INCH.
2. FINAL GRADES ADJACENT TO HARDSCAPE SURFACES SHALL MEET THE FOLLOWING SPECIFICATIONS:
2" BELOW TOP OF CONCRETE FOR ALL ROCK COVER BEDS.
1" BELOW TOP OF CONCRETE FOR NATIVE SEED AREAS.
THESE GRADING SPECIFICATIONS SHALL BE COORDINATED WITH WHOEVER IS PROVIDING ROUGH GRADING. FINAL GRADES IN ALL LANDSCAPE AREAS ARE TO BE ESTABLISHED USING ON-SITE STOCKPILED TOPSOIL.
3. AFTER PLANTING, BUT BEFORE ROCK COVER IS INSTALLED, ALL PLANTING BEDS ARE TO RECEIVE A GRANULAR PRE-EMERGENT HERBICIDE (PREEN OR SNAPSHOT). APPLY PER MANUFACTURER'S INSTRUCTIONS. ALL PLANTING BEDS SHALL BE SPRAYED WITH WATER IMMEDIATELY AFTER MULCH IS INSTALLED TO REMOVE PRE-EMERGENT FROM FOLIAGE AND ACTIVATE HERBICIDE.
4. ALL LANDSCAPED AREAS SHALL RECEIVE SOIL PREPARATION. PLANTING BEDS SHALL RECEIVE 3 CU. YDS. OF COMPOST PER 1,000 SQ. FT. SEEDED AREAS SHALL RECEIVE 2 CU. YDS. OF COMPOST PER 1,000 SQ. FT. COMPOST SHALL BE A-1 ORGANICS 'PREMIUM 3 MIX' OR EQUAL. ALL COMPOST SHALL BE ROTO-TILLED INTO EXISTING SOIL TO A 6" DEPTH.
5. ROCK COVER AREAS TO CONSIST OF 1.5" DIAMETER 'PIONEER GRANITE' CRUSHED ROCK (PIONEER SAND), SPREAD 3" DEEP OVER LANDSCAPE FABRIC.
6. 'GORILLA HAIR' WOOD MULCH IS TO BE PROVIDED AROUND BASE OF TREES IN ROCK COVER AREAS, 4' DIAMETER. MULCH IS TO BE SPRAYED DOWN WITH WATER IMMEDIATELY AFTER SPREADING TO HELP MAT IT DOWN AND PREVENT MULCH FROM BLOWING AWAY.
7. STEEL EDGING IS TO CONSIST OF 14 GAUGE PERFORATED GALVANIZED ROLLED-TOP STEEL EDGING. EDGING IS TO BE USED TO SEPARATE GRASS AND ROCK COVER AREAS, UNLESS OTHERWISE NOTED ON PLAN. EDGING IS TO BE PARTIALLY BURIED SO THAT HALF OF EDGING HEIGHT IS BELOW FINISHED SOIL GRADE. 12" STEEL EDGING PINS TO BE INSTALLED EVERY 4' O.C. MAX.. ENDS OF STEEL EDGING TO OVERLAP 6" MINIMUM WITH AND HAVE TWO PINS SECURING OVERLAPPED ENDS.
8. NATIVE SEED TO BE BROADCAST OR HYDRO-SEEDED AT A RATE OF 2 LBS. PER 1,000 SQ. FT. IF BROADCAST, SEED BED TO BE COVERED WITH A LIGHT APPLICATION (LEASS THAN 1" DEPTH) OF FINE TREE MULCH OR STRAW TO HELP WITH MOISTURE RETENTION, GERMINATION, AND EROSION PREVENTION.
9. ALL TREES, SHRUBS, AND ORNAMENTAL GRASSES ARE TO BE DRIP IRRIGATED. NATIVE GRASS AREA IS TO BE SPRAY IRRIGATED UNTIL ESTABLISHED.

NOT FOR CONSTRUCTION

ROCKY MOUNTAIN GROUP

Geotechnical
Materials, Testing
Civil/Planning

Architectural
Structural
Forensics

800 PINEVIEW BLVD, SUITE 200
19375 BLAUGHT LANE RD., HIGHLAND, CO 80132
(719) 468-2145 - WWW.RMENGINEERS.COM
SOUTHERN COLORADO, DENVER METRO, NORTHERN COLORADO

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JWLA

Jon Walsh,
LANDSCAPE ARCHITECT
LLC

P.O. Box 354
Palmer Lake, CO 80133
(719) 640-9428
jwalandarch@gmail.com
www.jwalandarchitect.com

570 POTOMAC STREET RETAIL

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PREMIER INVESTMENT PROPERTIES, LLC

LANDSCAPE DETAILS AND NOTES

REVIEW PLANS

ARCH/ENG: -
DRAWN: JCW
CHECKED: JCW
DATE
03/15/21
REVISION
DATE
JOB NO.
172212
SHEET NO.
6
of 12

TREE PROTECTION NOTES AND FENCING DETAIL
SHOWN ON THIS SHEET ARE TO BE IMPLEMENTED
FOR THE PROTECTION OF THE EXISTING TREES
ADJACENT TO THE NORTH PROPERTY LINE OF THIS
SITE.

TREE PROTECTION NOTES

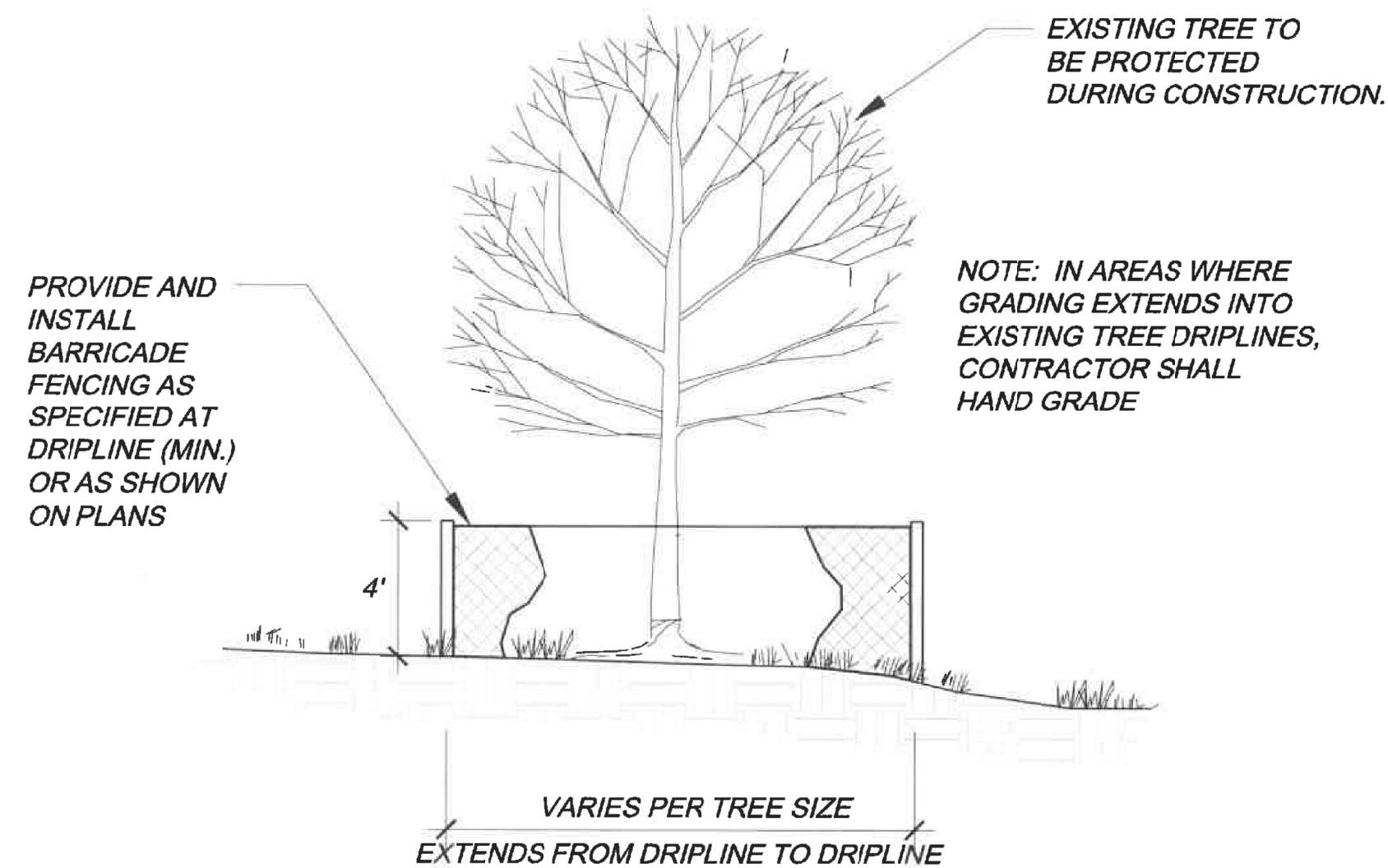
- PRIOR TO THE BEGINNING OF CONSTRUCTION, ESTABLISH THE TREE PROTECTION ZONE BY INSTALLING TREE PROTECTION FENCING AROUND ALL EXISTING TREES TO REMAIN. LOCATE FENCING AT THE OUTSIDE OF THE DRIP LINE OF THE TREES OR AT A DISTANCE FROM THE TREE TRUNK OF ONE(1) FOOT OF RADIUS FOR EVERY INCH OF TRUNK DIAMETER, WHICHEVER IS GREATER. FOR GROUPS OF TREES, THE MINIMUM DISTANCE BETWEEN THE TREE TRUNK AND THE FENCING SHALL BE ONE(1) FOOT FOR EACH INCH OF TRUNK DIAMETER. FOLLOWING INSTALLATION OF FENCING, REQUEST INSPECTION BY THE CITY OF AURORA PARKS & FORESTRY DIVISION (303-739-7177) OR AUTHORIZED DESIGNEE.
2. TREE PROTECTION FENCING SHALL BE 4' HEIGHT, ORANGE MESH FENCING ATTACHED TO "T" POSTS. FENCING SHALL BE INSPECTED AND MAINTAINED DAILY.
3. CONTRACTORS SHALL BE RESPONSIBLE FOR ALL OF THEIR WORKERS, SUBCONTRACTORS AND SUPPLIERS UNDER THIS REQUIREMENT. WITHIN THE TREE PROTECTION ZONE, THE FOLLOWING CONSTRUCTION ACTIVITIES SHALL NOT BE ALLOWED EXCEPT AS NECESSARY TO EXECUTE DETAILS TP-2.0, 2.1, 3.1 & 3.2:
- A. EQUIPMENT USE AND STORAGE
 - B. MATERIAL DELIVERY OR STORAGE
 - C. VEHICLE TRAFFIC, PARKING, USE OR STORAGE
 - D. SPREADING, EXCAVATING, COMPACTING OR STOCKPILING OF SOIL
 - E. CONCRETE WASH-OUT AREAS AND RUN-OFF FROM CONCRETE WASH-OUT AREAS
 - F. FOOT TRAFFIC
 - G. RUN-OFF CONTAINING HARMFUL LIQUIDS SUCH AS OIL, GAS, PAINT, SOLVENTS, FERTILIZER, ASPHALT, MORTAR, TAR OR SIMILAR MATERIALS
4. VIOLATION OF THE TREE PROTECTION ZONE SHALL RESULT IN A FINE OF \$500 PER INCIDENCE AND MAY BE INCREASED BASED ON THE PERCENTAGE OF THE ZONE AFFECTED MULTIPLIED BY THE FULL VALUE OF THE TREE (OR TREES) ESTABLISHED PRIOR TO CONSTRUCTION. IF MORE THAN 30% OF THE TREE PROTECTION ZONE IS DAMAGED, THE FINE SHALL BE THE FULL VALUE OF THE ADJACENT TREE (OR TREES). FOR THE REMOVAL OF THESE RESULTS, THE REQUIREMENTS CONSTRUCTION FENCING (LOCATED AT THE LIMITS OF CONSTRUCTION) SHALL BE TREATED AS TREE PROTECTION FENCING AND SHALL ESTABLISH A TREE PROTECTION ZONE FOR NEARBY TREES.
5. DAMAGE TO THE MAIN TRUNKS OF TREES IS PROHIBITED. DAMAGE NOT PREVIOUSLY DOCUMENTED SHALL RESULT IN A FINE BASED ON THE PERCENTAGE OF THE CIRCUMFERENCE AFFECTED. DAMAGE GREATER THAN 30% OF THE CIRCUMFERENCE OR AFFECTING THE STRUCTURAL INTEGRITY OF THE TREE WILL RESULT IN A FINE EQUAL TO THE FULL VALUE OF THE TREE.
6. LIMB REMOVAL IS PROHIBITED, UNLESS APPROVED PRIOR TO CONSTRUCTION OR AS AUTHORIZED BY THE CITY OF AURORA PARKS & FORESTRY DIVISION. LIMB REMOVAL, IF APPROVED, SHALL BE DONE PRIOR TO THE START OF CONSTRUCTION. DAMAGED BRANCHES SHALL BE PRUNED WITHIN 10 DAYS OF THE OCCURRENCE UTILIZING ANSI A300 STANDARDS. UNAUTHORIZED LIMB DAMAGE OR REMOVAL CAN RESULT IN A FINE OF \$500 PER BRANCH AS MAY BE DETERMINED BY THE CONSTRUCTION MANAGER OR HIS FORESTRY CONSULTANT. LIMB REMOVAL AND ALL OTHER APPROVED PRUNING SHALL BE PERFORMED BY A PROFESSIONAL COMPANY THAT IS LICENSED BY THE CITY OF AURORA FORESTRY DIVISION.
7. IF ROOTS GREATER THAN ONE(1) INCH DIAMETER REQUIRE CUTTING/REMOVAL, A CLEAN CUT SHALL BE ACCOMPLISHED USING A SHARP HAND TOOL. A MAXIMUM OF TWO(2) 3-INCH DIAMETER ROOTS PER TREE ARE PERMITTED FOR REMOVAL. THE REMOVAL OF ADDITIONAL ROOTS 3-INCHES OR GREATER IN DIAMETER REQUIRES APPROVAL OF THE CITY FORESTER OR AUTHORIZED DESIGNEE.
8. EXISTING TREES DAMAGED BY CONSTRUCTION ACTIVITIES SHALL BE IMMEDIATELY REPAIRED AND IF DAMAGED BEYOND REPAIR, REPLACED PER THE MITIGATION SPECIFICATIONS OUTLINED IN SECTION IV, SUBSECTION A, ITEM 3 OF THE TREE PRESERVATION POLICY. THE MITIGATION PLAN FOR THESE TREES SHALL FOLLOW THAT APPROVED THROUGH THE SITE PLAN SUBMITTAL.



City of Aurora
Parks, Recreation & Open Space Dept.
Date: October 2020

*TREE PROTECTION
NOTES*

PROS
TP-1.0



City of Aurora
Parks, Recreation & Open Space Dept.
Date: October 2020

**TREE PROTECTION
FENCING**

PROS
TP-3.0

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570 POTOMAC STREET, AURORA, COLORADO 80012

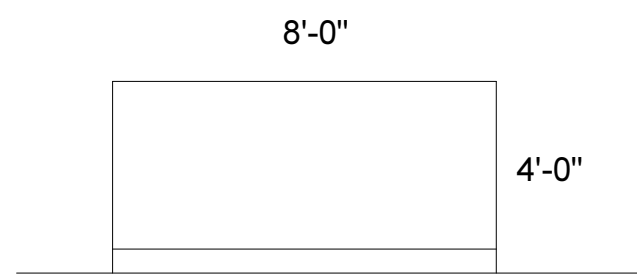
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SHEET NAME
LANDSCAPE DETAILS AND NOTES

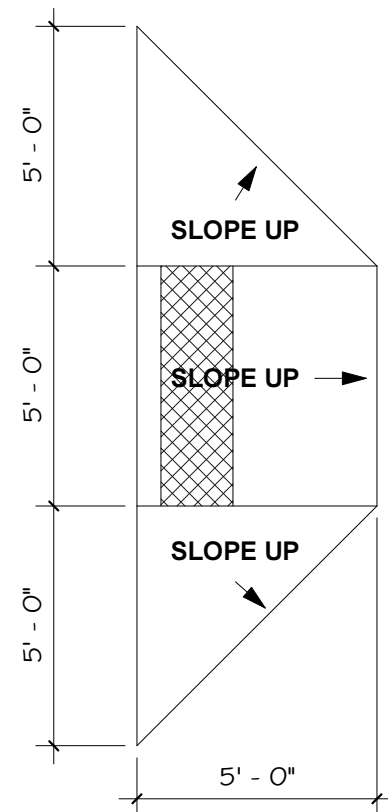
PROJECT STATUS

REVIEW PLANS

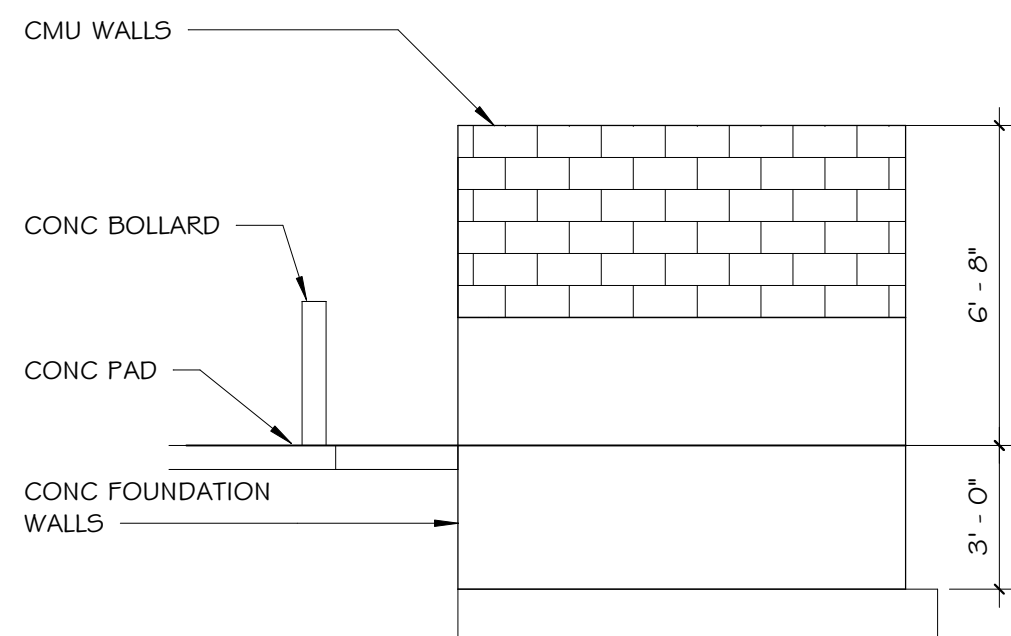
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SHEET NO.		
7		
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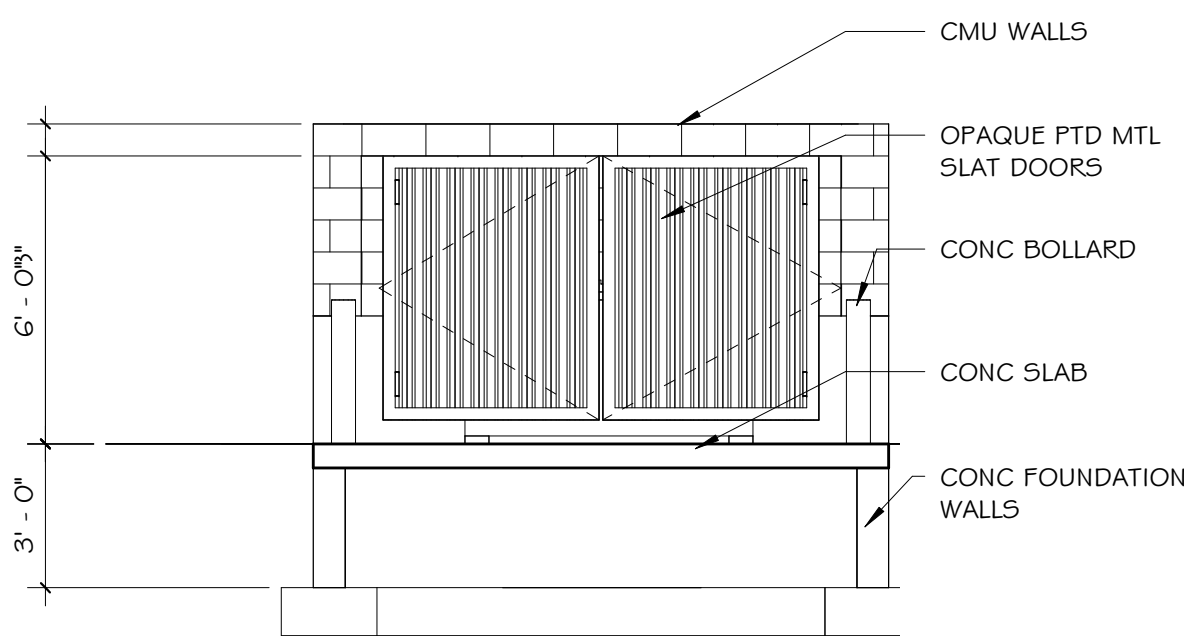
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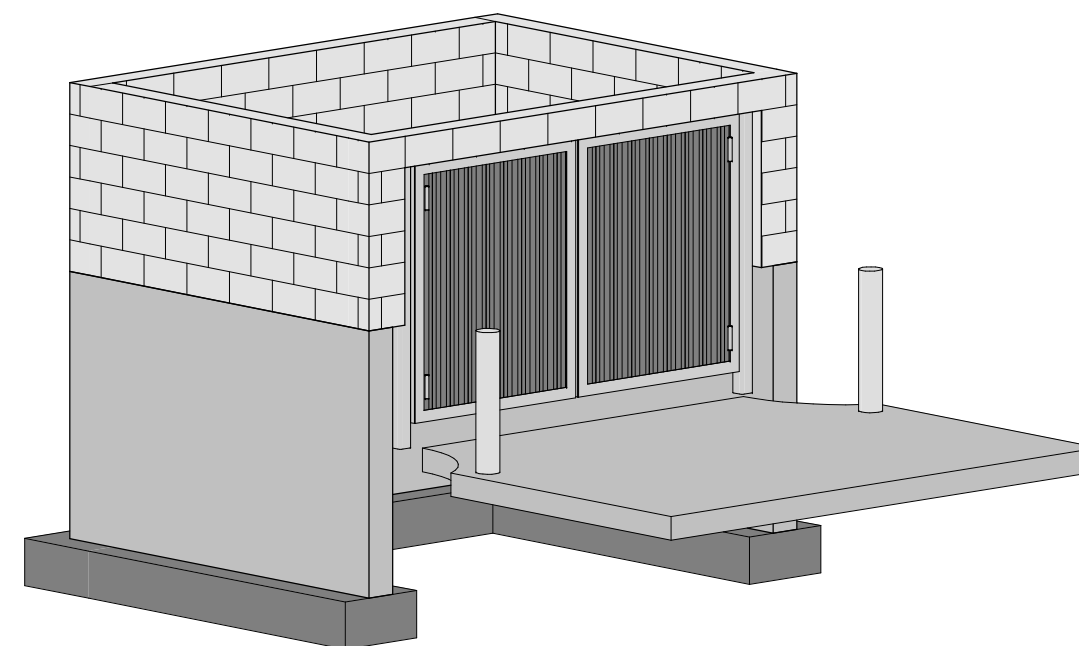
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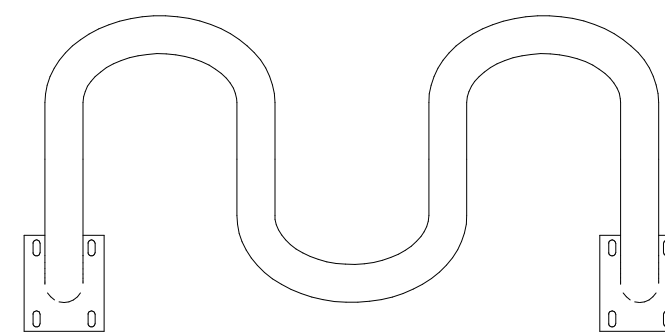
6 TRASH ELEVATION - SIDE
SCALE: 1/4" = 1'-0"



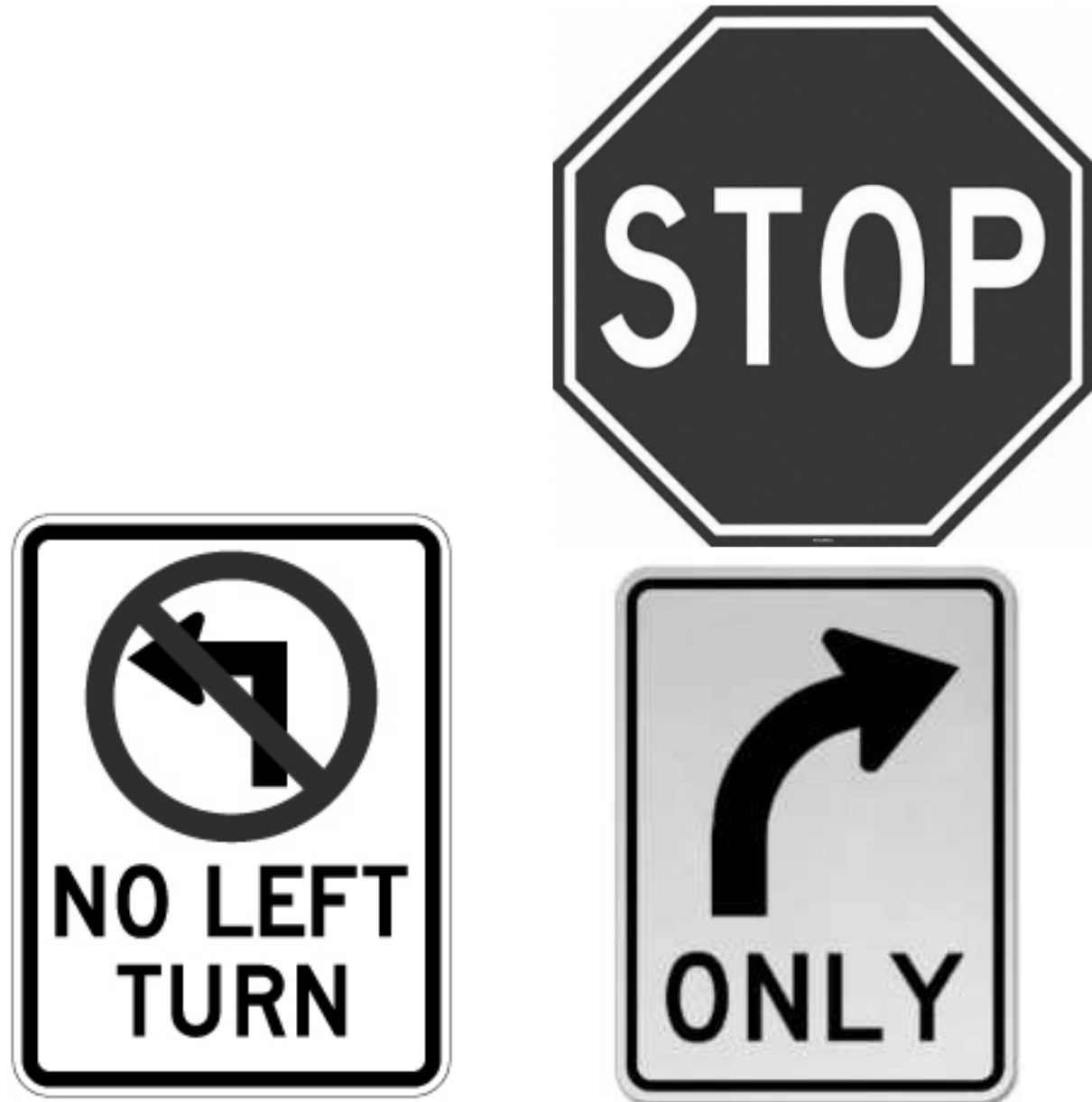
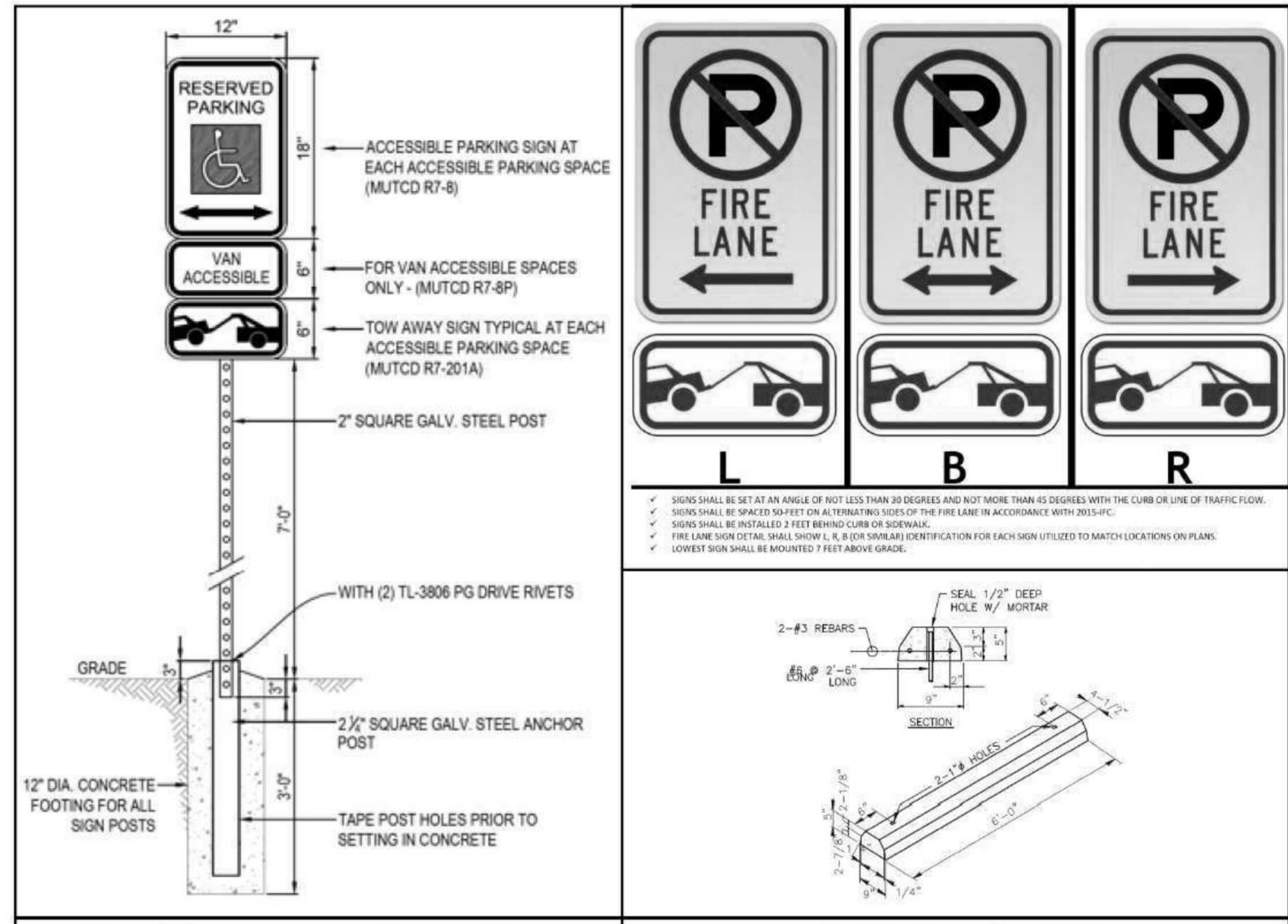
5 TRASH ELEVATION - FRONT
SCALE: 1/4" = 1'-0"



4 TRASH ENCLOSURE
SCALE: 1/4" = 1'-0"



2 BIKE RACK
SCALE: 1" = 1'-0"



SHEET NAME
SITE PLAN DETAILS

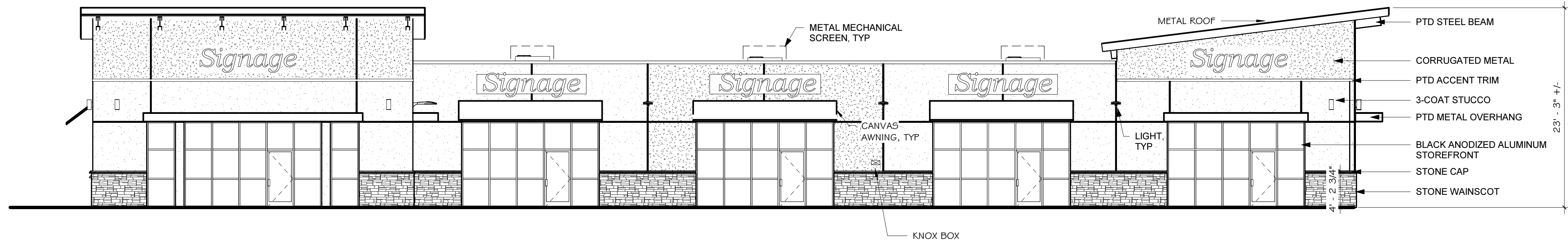
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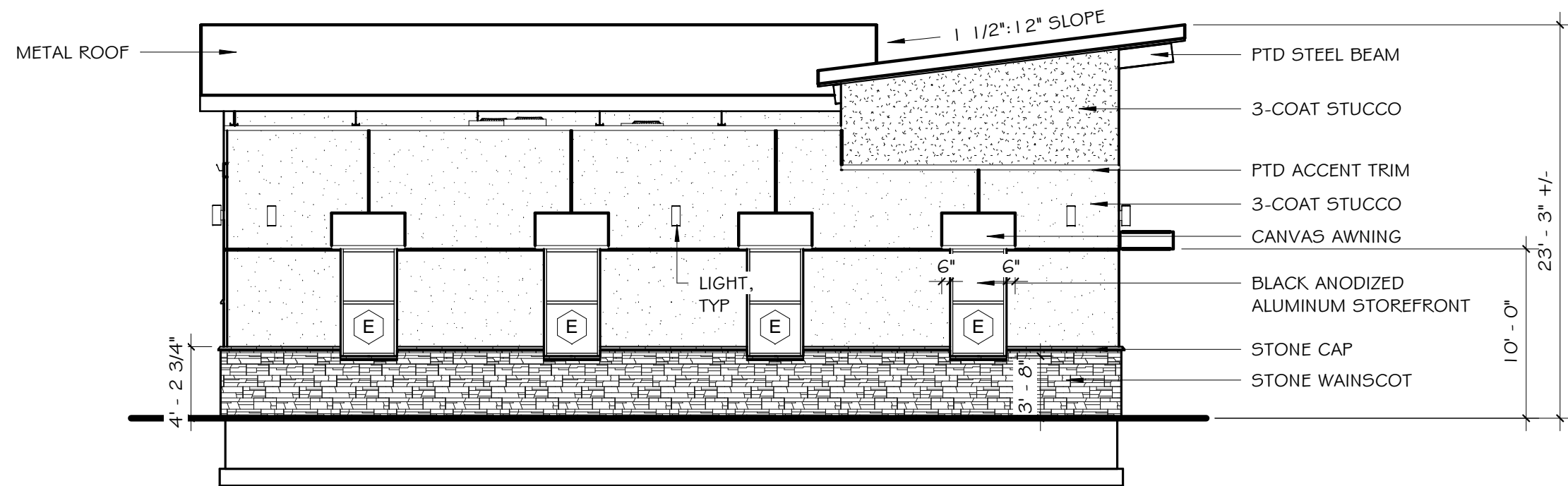
ROCKY MOUNTAIN GROUP
ARCHITECTS
Geotechnical
Materials, Testing
Civil/Planning
RMG
SOUTHERN COLORADO
19375 BEACH LANE RD., MONUMENT, CO 80132
SOUTHERN COLORADO, DIVISION LIMITED, SOUTHERN COLORADO

PROJECT STATUS
DD PLAN SET

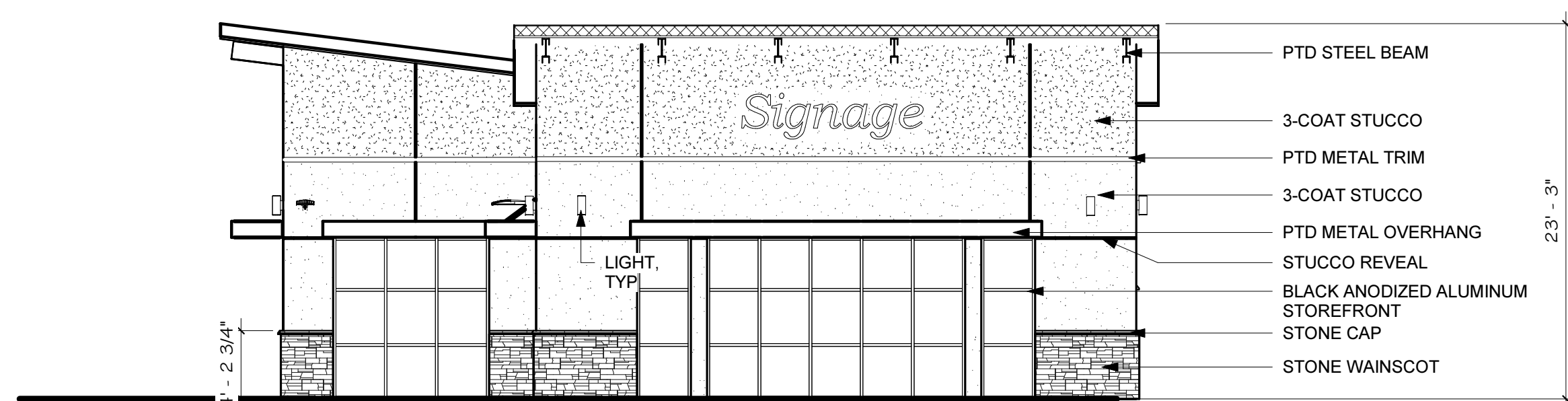
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REVISION	DATE
JOB NO.	172212
SHEET NO.	8
	of 11



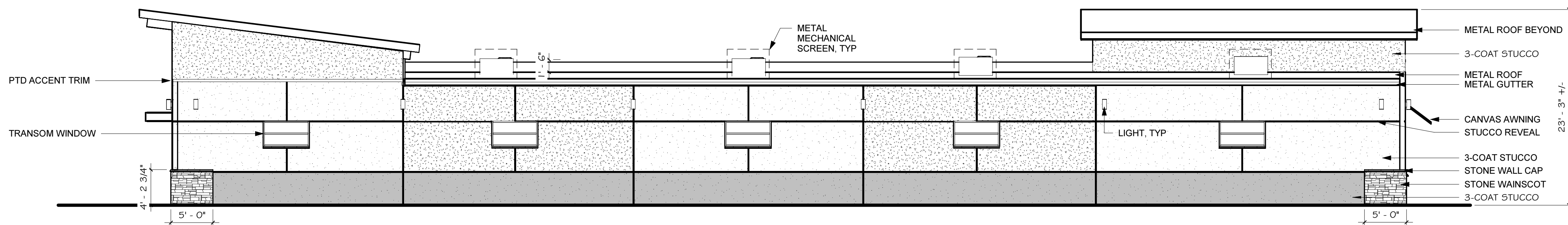
1 NORTH ELEVATION
SCALE: 1/8" = 1'-0"



3 EAST ELEVATION
SCALE: 1/8" = 1'-0"



4 WEST ELEVATION
SCALE: 1/8" = 1'-0"



2 SOUTH ELEVATION
SCALE: 1/8" = 1'-0"

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4 WSR WALLPACK LUMINAIRE
11 SCALE: NONE



3 OLLWD WALLPACK LUMINAIRE
11 SCALE: NONE



2 DSX1 AREA LUMINAIRE
11 SCALE: NONE

LIGHT FIXTURE SCHEDULE

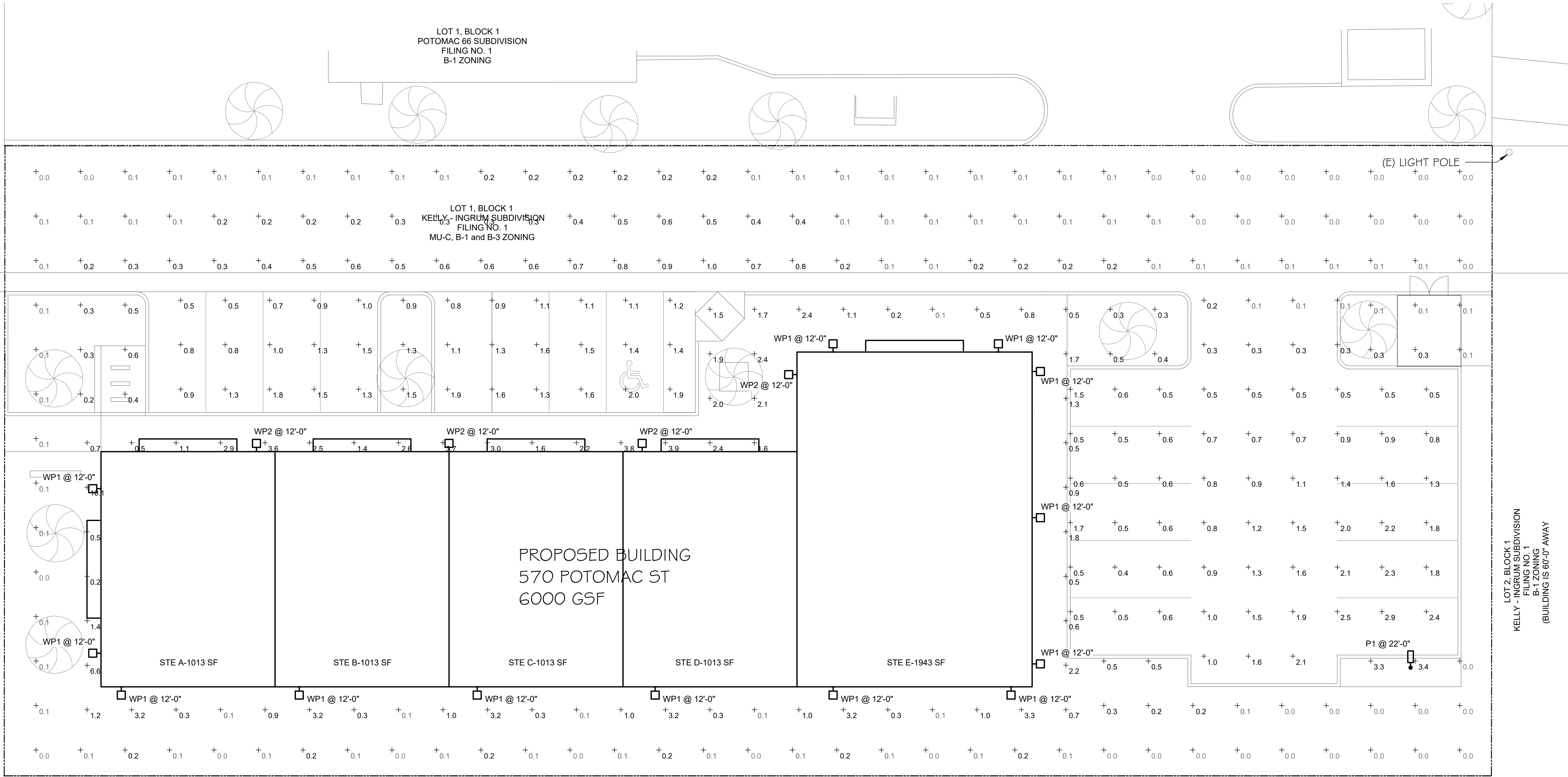
MARK	MANUF.	MODEL	LAMP			MOUNTING	DESCRIPTION	VOLTAGE	TOTAL WATTS	NOTES
			QTY.	WATT	TYPE					
P1	LITHONIA	DSX1 LED P1 40K RCCO MVOLT	1	54.0	LED	POLE @ 22'-0"	AREA LUMINAIRE	120/277	54.0	1 - 2
WP1	KICHLER	11310BKLTLED	1	20.0	LED	SURFACE	WALLPACK	120/277	20.0	1 - 2
WP2	LITHONIA	WSR LED P1 SR4 40K MVOLT	1	19.6	LED	SURFACE	WALLPACK	120/277	19.6	1 - 2

NOTES:
1) COORDINATE ALL CONTROLS WITH LIGHTING MANUFACTURER.
2) CONFIRM ALL LIGHT FIXTURE SELECTIONS WITH TENANT PRIOR TO ORDERING. THIS INCLUDES COLORS, COLOR TEMPERATURES, MANUFACTURER, ETC.

CALCULATION ZONE STATISTICS

DESCRIPTION	SYMBOL (fc)	AVERAGE (fc)	MAXIMUM (fc)	MINIMUM (fc)	MAX./MIN. (fc)	AVG./MIN. (fc)
PARKING LOT	+	1.1	2.9	0.1	29.0:1	11.0:1
BLDG. PARAMETER	+	1.6	10.1	0.1	N/A	16.0:1
PROPERTY LINE	+	0.2	3.4	0.0	N/A	N/A

POTOMAC ST



ILLUMINATION WITHIN THE SITE MUST COMPLY WITH THE 2015 INTERNATIONAL BUILDING CODE REQUIREMENT FROM SECTION 1006 - MEANS OF EGRESS ILLUMINATION. SECTION 1006.1 ILLUMINATION REQUIRED: THE MEANS OF EGRESS, INCLUDING THE EXIT DISCHARGE, SHALL BE ILLUMINATED AT ALL TIMES THE BUILDING IS OCCUPIED. SECTION 1006.2 ILLUMINATION LEVEL. THE MEANS OF EGRESS ILLUMINATION LEVEL SHALL NOT BE LESS THAN 1 FOOT-CANDLE (11 LUX) AT THE FLOOR LEVEL, AND CONTINUING TO THE "PUBLIC WAY".

1 SITE PHOTOMETRIC
11 SCALE: 1"=10'-0"

ROCKY MOUNTAIN GROUP



ARCHITECTS
STRUCTURAL
ELECTRICAL
MECHANICAL
PLUMBING
ENGINEERS



03.03.2021

McShea Consulting, LLC
MECHANICAL + ELECTRICAL + PLUMBING
4445 Northpark Dr., Suite 200
Colorado Springs, CO 80907
mcsheac consulting.com
Project: 20-1811

570 POTOMAC STREET RETAIL

570 POTOMAC STREET, AURORA, COLORADO 80012

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SHEET NAME
SITE PHOTOMETRIC

PROJECT STATUS

ARCHITECT:	CFP
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