

K:\DEN_Civil\096669004_-_Chambers and Colfax\CADD\PlanSheets\Site Plan\669004SDP_CV.dwg Waller, James 10/16/2020 1:42 PM

LEGAL DESCRIPTION:

A PARCEL OF LAND SITUATED IN THE SE ¼, SECTION 31, TOWNSHIP 3 SOUTH, RANGE 66 WEST OF THE 6TH P.M., AND BEING A PART OF TRACTS 3, 4, 5 AND 6 OF ALTURA FARMS TRACT NO. 2, CITY OF AURORA, COUNTY OF ADAMS, STATE OF COLORADO. BEARING: S89°34'59"W.

BENCHMARK

3" BRASS CAP (STAMPED C.O.A. BM, G-040B.) AT THE N.E. CORNER OF A CURB OPENING INLET STRUCTURE AT THE S.E. CORNER OF THE E. COLFAX AVE. AND CHAMBERS ROAD, SAID MONUMENT BEING 73.5' SOUTH OF SOUTH FLOWLINE OF COLFAX AVENUE AND 5.7 FEET EAST OF EAST FLOWLINE OF CHAMBERS ROAD. ELEVATION: 5425.612 (NAVD 1988 DATUM)

ADJUSTMENT REQUEST

UDO SECTION 146-4.6.5.A.2.A STATES THAT NO MORE THAN 25 PERCENT OF THE LOT FRONTAGE ALONG AN ARTERIAL (EAST COLFAX AVENUE) TO A DEPTH OF 60 FEET SHALL BE OCCUPIED BY SURFACE PARKING. THERE ARE 3 PARKING STALLS MEASURING 19 FEET LONG (57 FEET TOTAL) WITHIN THIS SETBACK IS 20.7 PERCENT OF THE 275-FOOT FRONTAGE THAT IS BEING TAKEN UP BY PARKING. THERE ARE ALSO TWO 24-FOOT DRIVE ISLES WITHIN THIS PARKING SETBACK. CONSIDERING BOTH THE PARKING AND THE DRIVE ISLES AS "SURFACE PARKING" BY CODE WOULD MEAN WE HAVE 38% OF THE FRONTAGE WITHIN THE 60-FOOT SETBACK. WE ARE ASKING FOR A VARIANCE FROM HOW THE CITY INTERPRETS THIS CODE TO ALLOW FOR THREE ROWS OF PARKING WITHIN THIS 60-FOOT SETBACK AND DRIVE ISLE. OUR SITE IS CONTAINED WITH USABLE AREA BY ADDING A LANDSCAPE BUFFER ALONG EAST COLFAX AVENUE AND HAVING A DRIVE ISLE THAT FIRE CAN ACCESS FROM THE EAST AND WEST SIDES OF THE SITE. THE MASTER PLAN FOR THE DEVELOPMENT ALSO REQUIRES THE SUBDIVISION TO HAVE AS MUCH PARKING AS POSSIBLE, AS THERE IS A CROSS PARKING AGREEMENT BETWEEN THE LANDLORD AND THE OTHER TENANTS WITHIN CHAMBERS PLAZA. FOR THIS VARIANCE, WE HAVE ENHANCED THE LANDSCAPE ALONG EAST COLFAX AVENUE TO HELP KEEP THE INTENT OF THE SETBACK FROM THE CODE AND TO INCREASE LANDSCAPE AREA ALONG COLFAX. THE PROPOSED CONDITION FOR THE PROJECT ALSO ENHANCES THE ARCHITECTURE AND PEDESTRIAN ACCESS FOR THE SITE, AND INCREASE PEDESTRIAN CONNECTION TO COLFAX, SPECIFICALLY.

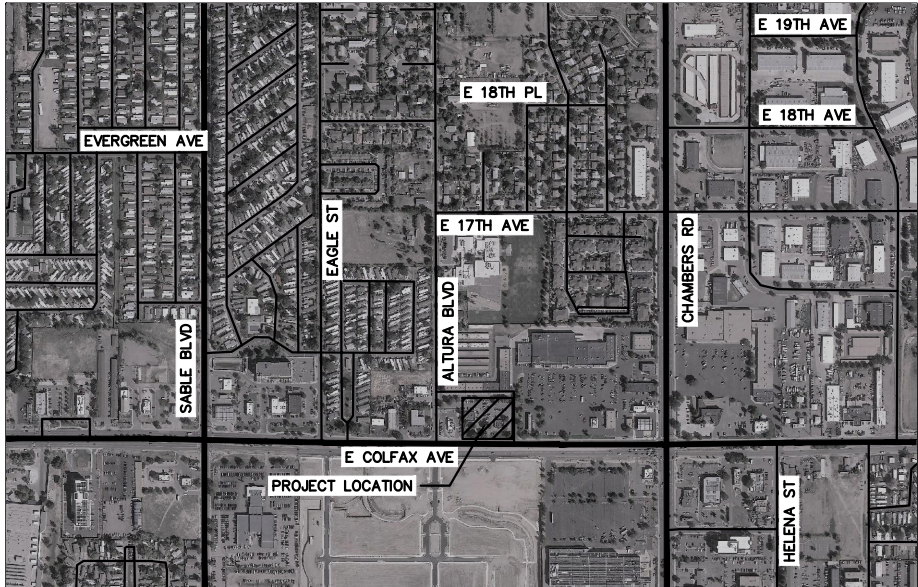
THIS SITE IS ZONED MU-C, AND THE USE OF A BANK WITH A DRIVE-THRU IS SUBJECT TO CONDITIONAL USE. THE MAXIMUM HEIGHT ALLOWED IN THIS ZONE IS 75', AND THE PROPOSED ONSITE BUILDING IS UNDER THAT LIMIT. THERE IS A PARKING SETBACK ALONG COLFAX, AND WE ARE REQUESTING A VARIANCE FROM THAT SETBACK, AS DETAILED.

CITY OF AURORA 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 MUST CONFORM TO THE CITY OF AURORA SIGN CODE.
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. "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.
5. THE APPLICANT HAS THE OBLIGATION TO COMPLY WITH ALL APPLICABLE REQUIREMENTS OF THE AMERICAN 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 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 THE 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.
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. ARCHITECTURAL FEATURES, SUCH AS BAY WINDOWS, FIREPLACES, ROOF OVERHANGS, GUTTERS, EAVES, FOUNDATIONS, FOOTINGS, CANTILEVERED WALLS, ETC. ARE NOT ALLOWED TO ENCROACH INTO ANY EASEMENT OR FIRE LANE.

BANK OF AMERICA AT CHAMBERS PLAZA
SITE PLAN WITH ADJUSTMENT AND CONDITIONAL USE

ALTURA FARMS TRACT NO. 2
15077 EAST COLFAX AVENUE
CITY OF AURORA, COUNTY OF ADAMS, STATE OF COLORADO



VICINITY MAP
1"=2,500'

PROJECT DATA

LAND AREA WITHIN PROPERTY	14.90 ACRES
LAND AREA DISTURBED WITH PROJECT	1.1 ACRES
NUMBER OF BUILDINGS	1
NUMBER OF STORIES	1
MAXIMUM HEIGHT OF BUILDINGS ALLOWED	75'
PROPOSED BUILDING HEIGHT	21'6"
TOTAL GROSS FLOOR AREA	4,498 SF
HARD SURFACE AREA	27,964 SF;
LANDSCAPE AREA	15,853 SF;
TOTAL NUMBER OF PARKING SPACES	46
REQUIRED SPACES (2.5 SP/1000 GFA)	12
PROPOSED BICYCLE PARKING SPACES	4
REQUIRED BICYCLE PARKING SPACES	2
LOADING SPACES PROVIDED/REQUIRED	0/0
PRESENT ZONING CLASSIFICATION	MU-C (MIXED USE CORRIDOR DISTRICT)
PROPOSED USE	BANK WITH DRIVE-THRU
2015 IBC OCCUPANCY CLASS*	B
2015 IBC CONSTRUCTION TYPE*	TYPE IIB
PERMITTED MAXIMUM SIGN AREA	600 SF PER UDO SECTION 146-4.10.5.B.2.C
TOTAL PROPOSED SIGN AREA	500 SF
TOTAL SIGNS ALLOWED	5 PER UDO SECTION 146-4.10.5.B.1
TOTAL SIGNS PROPOSED	2
TYPES OF SIGNS PROPOSED	WALL AND MONUMENT
*BUILDING IS NOT SPRINKLED	
SUMMARY OF PARKING CALCULATIONS ABOVE:	
	REQUIRED PROVIDED
STANDARD SPACES:	11 44
ACCESSIBLE SPACES:	1 (ICC/ANSI A117-2009 GUIDELINES) 2
VAN ACCESSIBLE SP:	1 1
BICYCLE SPACES:	2(10% REQUIRED) 4

DEVELOPER

JLL BANK OF AMERICA
GUY POUX
221 DAILEY STREET
SUPERIOR, CO 80027
(303) 229-8911

OWNER

FREUND INVESTMENTS
DWIGHT RIDER
15460 EAST BATAVIA DRIVE
AURORA, CO 80011
(303) 341-9310

ENGINEER

KIMLEY-HORN
EMILY FELTON, P.E.
1635 FOXTRAIL DRIVE, SUITE 214
LOVELAND, CO 80538
(720) 636-8273

ARCHITECT

NELSON ARCHITECTURE, INC.
DAVID WETLEY
30 WEST MONROE STREET,
SUITE 200
CHICAGO, IL 60603
(312) 578-5317

SURVEYOR

ENGINEERING SERVICE COMPANY
CHARLES N. BECKSTROM, P.L.S.
14190 EAST EVANS AVENUE
AURORA, CO 80014
(303) 337-1393

LANDSCAPE ARCHITECT

KIMLEY-HORN
CHRIS HEPLER, PLA
4582 SOUTH ULSTER STREET, SUITE 1500
DENVER, CO 80237
(303) 228-2319

SHEET INDEX		ISSUED		
SHEET NO.				
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11	BUILDING ELEVATIONS			
12	TRASH ENCLOSURE DETAILS			

CITY OF AURORA SITE PLAN NOTES (CONT.):

17. IN LOCATIONS WHERE UTILITY EASEMENTS OVERLAP DRAINAGE EASEMENTS, ONLY SUBSURFACE UTILITIES SHALL BE PERMITTED WITHIN THE PORTION OF THE UTILITY EASEMENT THAT OVERLAPS THE DRAINAGE EASEMENT. INSTALLATION OF ABOVE GROUND UTILITIES WITHIN A DRAINAGE EASEMENT REQUIRES PRIOR WRITTEN APPROVAL BY CITY ENGINEER.
18. 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.

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, CHAMBERS PLAZA LLC, AS ITS INTEREST MAY APPEAR OF RECORD HAS CAUSED THESE PRESENTS TO BE EXECUTED

THIS _____ DAY OF _____ AD. _____.

BY: _____
TITLE: AUTHORIZED SIGNATORY

STATE OF COLORADO

COUNTY OF ADAMS

THE FOREGOING INSTRUMENT WAS ACKNOWLEDGED BEFORE ME

_____ NOTARY SEAL
(NOTARY PUBLIC)

MY COMMISSION EXPIRES _____

NOTARY BUSINESS ADDRESS:

CLERK AND RECORDER'S CERTIFICATE

ACCEPTED FOR FILING IN THE OFFICE OF THE COUNTY CLERK AND RECORDER OF ADAMS COUNTY, COLORADO ON THIS _____ DAY OF _____, 20____ A.D. AT _____ O'CLOCK __, M.

COUNTY CLERK AND RECORDER _____ DEPUTY _____

FILE: _____

PAGE NO.: _____

RECEPTION NO.: _____

CITY OF AURORA APPROVALS

CITY ATTORNEY: _____ DATE: _____

PLANNING DIRECTOR: _____ DATE: _____

PLANNING AND ZONING COMMISSION: _____ DATE: _____

CITY COUNCIL: _____ DATE: _____

ATTEST: _____ DATE: _____

DATABASE APPROVAL: _____ DATE: _____

AMENDMENTS

Kimley»Horn

KIMLEY-HORN AND ASSOCIATES, INC.
1635 FOXTRAIL DRIVE
LOVELAND, Colorado 80538 (303) 228-2300

ALTURA FARMS TRACT NO. 2

BANK OF AMERICA SITE PLAN

AURORA, COLORADO
COVER SHEET

DATE: 10/16/2020

DESIGNED BY: JPW

DRAWN BY: JPW

CHECKED BY: EPF

FILE NO.
669004SDP_CV.DWG

PROJECT NO.
096669004

SHEET NO.

1

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BANK OF AMERICA AT CHAMBERS PLAZA SITE PLAN WITH ADJUSTMENT AND CONDITIONAL USE

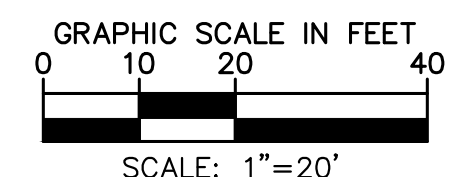
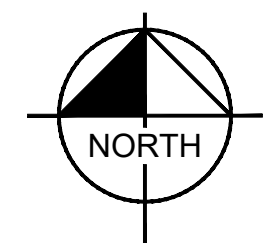
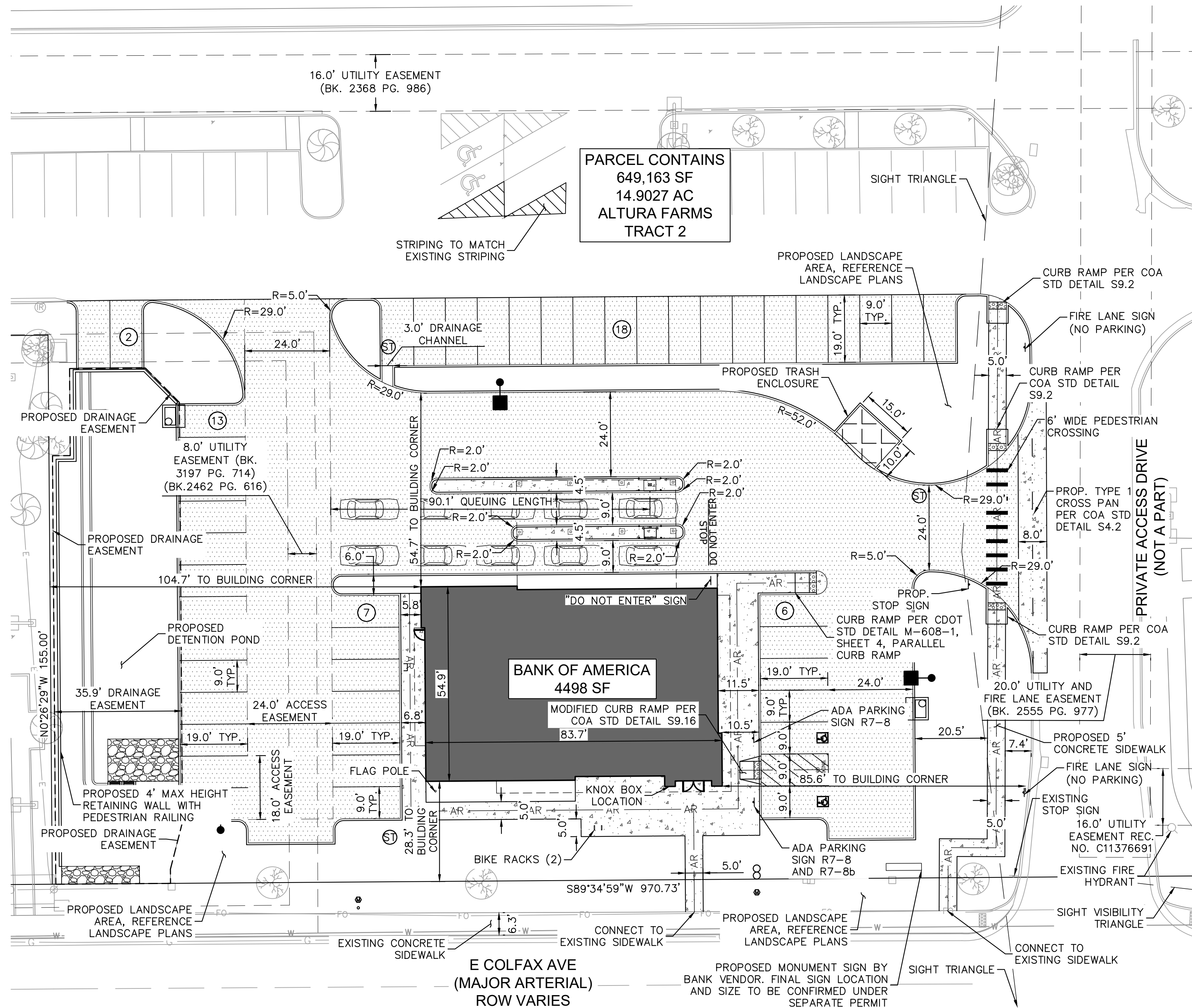
ALTURA FARMS TRACT NO. 2
15077 EAST COLFAX AVENUE
CITY OF AURORA, COUNTY OF ADAMS, STATE OF COLORADO

LEGEND

	PROPERTY LINE
	ACCESSIBLE ROUTE
	SIGHT TRIANGLE
	EASEMENT LINE
	STANDARD DUTY CONCRETE
	ASPHALT PAVEMENT
	HEAVY DUTY CONCRETE
	BUILDING
	BIKE RACK
	SITE LIGHT

GENERAL NOTES

- DIMENSIONS AND RADII ARE TO FACE OF CURB UNLESS OTHERWISE NOTED.
- ALL RADII ARE 3' UNLESS OTHERWISE NOTED.
- SIGNS TO COMPLY WITH CITY OF AURORA AND MUTCD SIGN CODE UNLESS A SPECIFIC VARIANCE IS GRANTED.
- SIGNAGE NOT APPROVED WITH THIS PLAN.
- LIGHTING WITHIN THE PROJECT SHALL COMPLY WITH CITY OF AURORA REQUIREMENTS.
- SIDEWALKS AND RAMPS SHALL BE CONSTRUCTED IN COMPLIANCE WITH THE AMERICANS WITH DISABILITIES ACT AND CITY OF AURORA STANDARDS. HANDICAP ACCESSIBLE ROUTES SHALL SLOPE NO MORE THAN 1:20 IN DIRECTION OF TRAVEL AND NO MORE THAN 1:50 CROSS SLOPE.
- ALL ACCESSIBLE RAMPS SHALL HAVE TRUNCATED DOMES IN ACCORDANCE WITH APPLICABLE CITY OF AURORA STANDARDS.
- THESE PLANS ARE NOT FOR CONSTRUCTION. REFER TO THE FINAL APPROVED CONSTRUCTION PLANS.



Kimley»Horn
KIMLEY-HORN AND ASSOCIATES, INC.
1835 Franklin Avenue
Loveland, Colorado 80538 (303) 228-2300

ALTURA FARMS TRACT NO. 2
BANK OF AMERICA SITE PLAN
AURORA, COLORADO
SITE PLAN

DATE: 10/16/2020
DESIGNED BY: JPW
DRAWN BY: JPW
CHECKED BY: EPF

FILE NO. 669004SP_OV.DWG
PROJECT NO. 096669004

SHEET NO. 2

BANK OF AMERICA AT CHAMBERS PLAZA
SITE PLAN WITH ADJUSTMENT AND CONDITIONAL USE

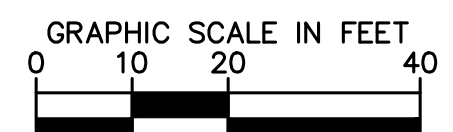
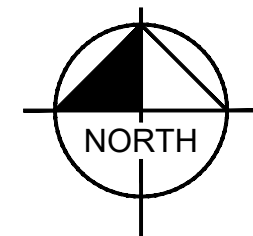
ALTURA FARMS TRACT NO. 2
15077 EAST COLFAX AVENUE
CITY OF AURORA, COUNTY OF ADAMS, STATE OF COLORADO

LEGEND

---	PROPERTY LINE
- - - -	EX. EASEMENT LINE
- - - -	PROP. DRAINAGE EASEMENT
XXXX	PROP. CONTOUR (AT 1' INTERVALS)
XXXX	EX. CONTOUR (AT 1' INTERVALS)
XXXX.XX XX	PROPOSED SPOT ELEVATION
FG	FINISHED GRADE
SW	SIDEWALK
ME	MATCH EXISTING
FL	FLOW LINE
FFE	FINISHED FLOOR ELEVATION
HP	HIGH POINT
LP	LOW POINT
BW	BOTTOM OF WALL
TW	TOP OF WALL
●	SITE LIGHT
○	TREE DRIPLINE

GRADING PLAN NOTES

1. ALL GRADE ELEVATIONS ARE CURB FLOWLINE ELEVATIONS UNLESS INDICATED OTHERWISE.
2. ADD 0.5' TO FLOWLINE GRADE ELEVATIONS FOR TOP OF CURB ELEVATIONS, UNLESS OTHERWISE INDICATED.
3. ALL SLOPES ACROSS ADA PARKING SPACES SHALL BE 2% MAX. IN ALL DIRECTIONS.
4. CROSS SLOPES ON SIDEWALK SHALL BE 2% MAX. LONGITUDINAL SLOPES ON SIDEWALK SHALL BE 5% MAX.
5. NO GRADING SHALL OCCUR WITHIN THE TREE DRIPLINES.
6. PRIVATE STORM SEWER SYSTEM TO BE MAINTAINED BY OWNER.



Kimley»Horn

ALTURA FARMS TRACT NO. 2
BANK OF AMERICA SITE PLAN
AURORA, COLORADO
GRADING PLAN

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669004GD_OV.DWG
PROJECT NO.
096669004

SHEET NO.
3

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BANK OF AMERICA AT CHAMBERS PLAZA
SITE PLAN WITH ADJUSTMENT AND CONDITIONAL USE

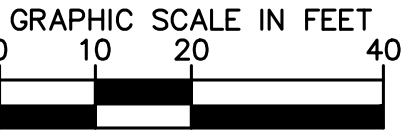
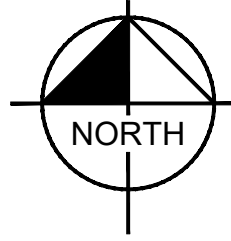
ALTURA FARMS TRACT NO. 2
15077 EAST COLFAX AVENUE
CITY OF AURORA, COUNTY OF ADAMS, STATE OF COLORADO

LEGEND

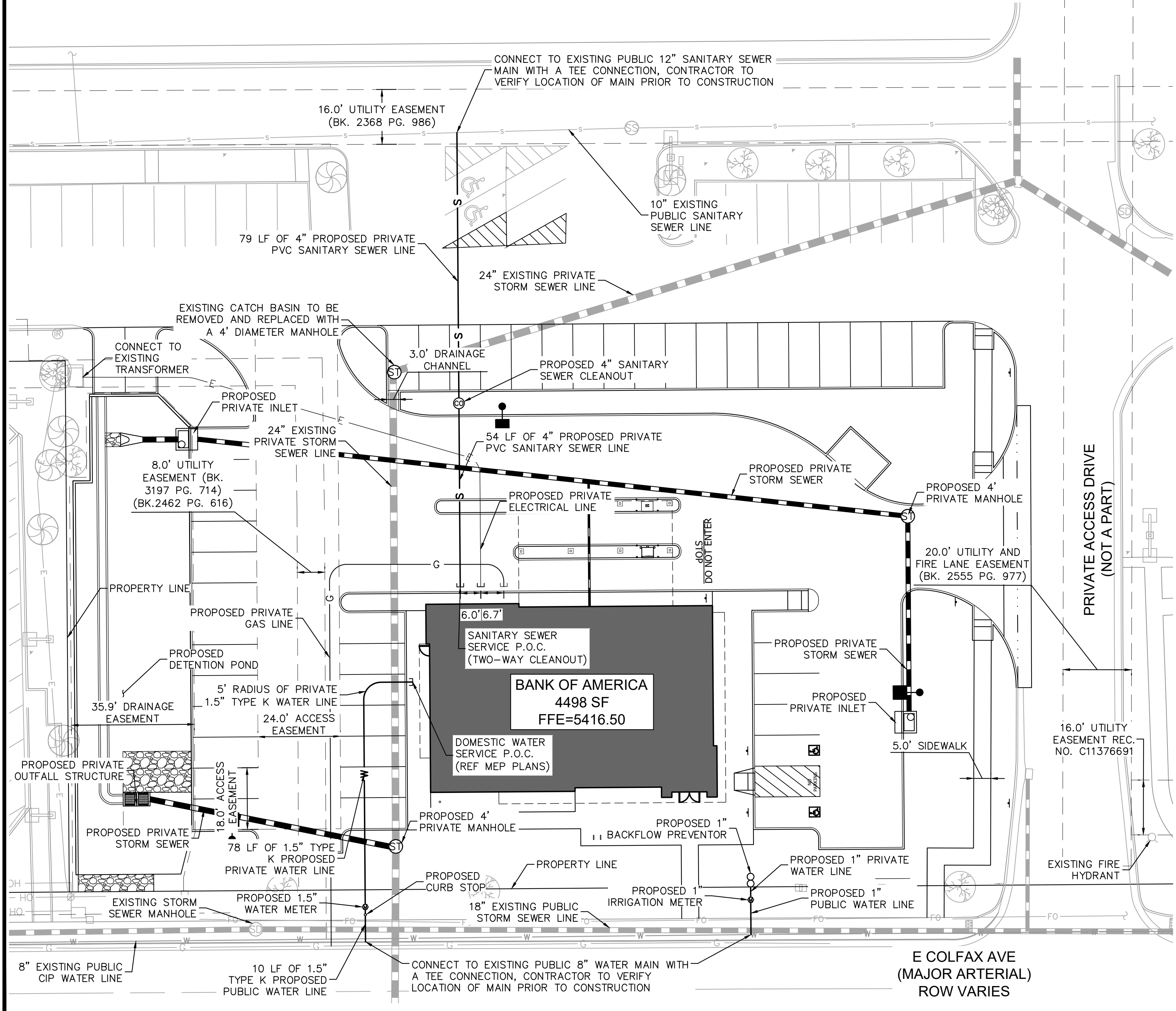
---	PROPERTY LINE
- - -	EX. EASEMENT LINE
- - -	PROP. DRAINAGE EASEMENT
E	EX. ELECTRICAL LINE
W	EX. WATER LINE
S	EX. SANITARY LINE
G	EX. GAS LINE
- - -	EX. STORM SEWER
E	PROP. ELECTRICAL LINE
W	PROP. WATER LINE
S	PROP. SANITARY LINE
G	PROP. GAS LINE

UTILITY PLAN NOTES

1. PIPE LENGTHS PROVIDED REPRESENT HORIZONTAL DISTANCES FROM FITTING TO FITTING AND DOES NOT ACCOUNT FOR VERTICAL ELEVATION CHANGES, BENDS, ETC.
2. THRUST BLOCKS ARE REQUIRED AT ALL FITTINGS.
3. FRANCHISE UTILITIES ARE SHOWN FOR REFERENCE ONLY. DESIGN AND LOCATIONS TO BE DETERMINED BY OTHERS.
4. CONTRACTOR SHALL MAINTAIN A 18" VERTICAL CLEARANCE.
5. ALL DRY UTILITIES ARE SHOWN FOR REFERENCE ONLY. EXACT LOCATION AND CONNECTION TO EXISTING UTILITIES TO BE DETERMINED BY UTILITY PROVIDER.
6. THESE PLANS ARE NOT FOR CONSTRUCTION. REFER TO THE FINAL APPROVED CONSTRUCTION PLANS.
7. CONTRACTOR TO FIELD VERIFY PROPOSED STUB-IN LOCATIONS PRIOR TO CONSTRUCTION.
8. PRIVATE STORM SEWER SYSTEM TO BE MAINTAINED BY OWNER.
9. ALL POINTS OF CONNECTION AND UTILITY CONFLICTS TO BE POTHOLED AND THE CLEARANCE INFORMATION SHALL BE INCLUDED ON CIVIL PLANS PRIOR TO APPROVAL.



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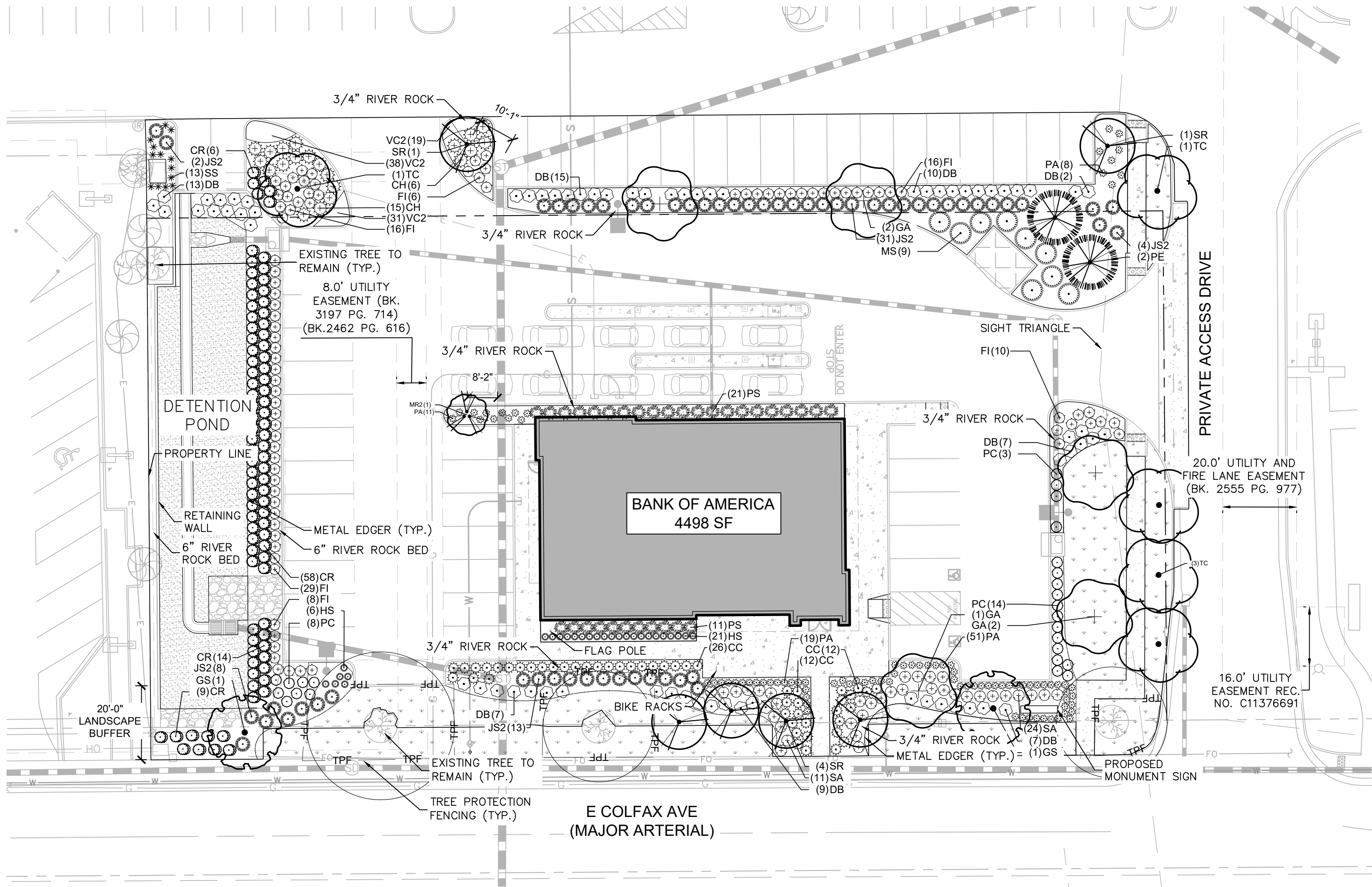


ALTURA FARMS TRACT NO. 2
BANK OF AMERICA SITE PLAN
AURORA, COLORADO
UTILITY PLAN

FILE NO.	669004UT_OV.DWG
PROJECT NO.	096669004
SHEET NO.	4
DATE:	10/16/2020
DESIGNED BY:	JPW
DRAWN BY:	JPW
CHECKED BY:	EPF

NO.	REVISION	BY	DATE	APPR

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THIS DOCUMENT, WATER USE TABLE, LANDSCAPE CALCULATIONS, AND CONSTRUCTION DOCUMENTS, PREPARED HEREIN, AS A INSTRUMENT OF SERVICE, IS THE PROPERTY OF KIMLEY-HORN AND ASSOCIATES, INC. IT IS TO BE USED ONLY FOR THE PROJECT AND SITE SPECIFIC PURPOSES AND CANNOT BE REPRODUCED OR TRANSMITTED IN ANY FORM OR BY ANY MEANS, ELECTRONIC OR MECHANICAL, INCLUDING PHOTOCOPYING, RECORDING, OR BY ANY INFORMATION STORAGE AND RETRIEVAL SYSTEM, WITHOUT THE WRITTEN PERMISSION OF KIMLEY-HORN AND ASSOCIATES, INC. SHALL BE WITHOUT LIABILITY TO KIMLEY-HORN AND ASSOCIATES, INC.



PLANT SCHEDULE

TREES	CODE	QTY	BOTANICAL NAME	COMMON NAME	CONT	CAL	SIZE
	GA	5	GINKGO BILOBA 'AUTUMN GOLD' TM	MAIDENHAIR TREE	B & B	2" CAL MIN	14' HT MIN
	GS	2	GLEDTISIA TRIACANTHOS INERMIS 'SHADEMASTER' TM	SHADEMASTER LOCUST	B & B	2" CAL MIN	14' HT MIN
	MR2	1	MALUS X 'RADIANT'	RADIANT CRAB APPLE	B & B	2" CAL MIN	10' HT MIN
	PE	2	PINUS EDULIS	PINYON PINE	B & B		6' HT MIN
	SR	6	SYRINGA RETICULATA	JAPANESE TREE LILAC	B & B	2" CAL MIN	10' HT MIN
	TC	5	TILIA CORDATA	LITTLELEAF LINDEN	B & B	2" CAL MIN	14' HT MIN
SHRUBS	CODE	QTY	BOTANICAL NAME	COMMON NAME	CONT	SPACING	SIZE
	CC	50	CARYOPTERIS X CLANDONENSIS 'BLUE MIST'	BLUE MIST SHRUB	5 GAL	SEE PLAN	12" HT MIN
	CH	21	COTONEASTER HORIZONTALIS	ROCK COTONEASTER	5 GAL	SEE PLAN	12" HT MIN
	CR	87	CORNUS SERICEA	RED TWIG DOGWOOD	5 GAL	SEE PLAN	18" HT MIN
	DB	70	DAPHNE X BURKWOODII 'CAROL MACKIE'	CAROL MACKIE DAPHNE	5 GAL	SEE PLAN	12" HT MIN
	FI	85	FORSYTHIA X INTERMEDIA 'ARNOLD'S DWARF'	DWARF FORSYTHIA	5 GAL	SEE PLAN	12" HT MIN
	JS2	58	JUNIPERUS X MEDIA 'SEA GREEN'	SEA GREEN JUNIPER	5 GAL	SEE PLAN	18" FULL
	PA	89	PEROVSKIA X 'LITTLE SPIRE'	LITTLE SPIRE RUSSIAN SAGE	5 GAL	SEE PLAN	12" HT MIN
	PC	25	POTENTILLA FRUTICOSA 'CORONATION TRIUMPH'	CORONATION TRIUMPH POTENTILLA	5 GAL	SEE PLAN	18" HT MIN
	SA	35	SYMPHORICARPOS ALBUS 'MAGIC BERRY'	COMPACT SNOWBERRY	5 GAL	SEE PLAN	18" HT MIN
GRASSES	CODE	QTY	BOTANICAL NAME	COMMON NAME	CONT	SPACING	SIZE
	HS	27	HELICTOTRICHON SEMPERVIRENS	BLUE OAT GRASS	5 GAL	SEE PLAN	12" HT MIN
	MS	9	MISCANTHUS SINENSIS 'ROTSILBER'	RED SILVER MAIDEN GRASS	5 GAL	SEE PLAN	18" HT MIN
	PS	32	PANICUM VIRGATUM 'SHENENDOAH'	BURGUNDY SWITCH GRASS	5 GAL	SEE PLAN	18" HT MIN
	SS	13	SCHIZACHYRIUM SCOPARIUM	LITTLE BLUESTEM GRASS	1 GAL	SEE PLAN	18" HT MIN
GROUND COVERS	CODE	QTY	BOTANICAL NAME	COMMON NAME	CONT	SIZE	SPACING
	DD	3,112 SF	DETENTION SEED	DETENTION BASIN SEED MIX	SEED		
	RE	4,690 SF	RTF SOD SOD	GREEN VALLEY TURF CO.	SOD		
	VC2	88	VINCA MINOR	COMMON PERIWINKLE	1 GAL		

LANDSCAPE CALCULATIONS

PARKING LOT LANDSCAPING

SCREENING
1 TREE / ISLAND
50% SHRUB COVER
10% TOTAL AREA TO BE LANDSCAPE

REQUIRED

CONT DBL ROW OF SHRUBS
7 TREES
50% SHRUB COVER
2,244 SQFT

PROVIDED

CONT DBL ROW OF SHRUBS
7 (3 TREES LOCATED IN PARKING ISLANDS AND 4 PLACE ELSEWHERE ONSITE DUE TO UTILITY CONFLICTS)
50% SHRUB COVER
2,841 SQFT

BUILDING PERIMETER LANDSCAPING

1 TREE / 40 LF BUILDING FRONTAGE
NORTH BUILDING FRONTAGE: 84 LF
1 TREE / 40 LF BUILDING FRONTAGE
SOUTH BUILDING FRONTAGE: 87 LF

REQUIRED

2.1 TE'S
2.1 TE'S

PROVIDED

2.1 TE'S (21 SHRUBS/5 GAL)
2.1 TE'S (11 SHRUBS/5 GAL AND 21 SHRUBS/ 1GAL)

BUFFER REQUIREMENTS

BUFFER STRIP (TALL LA BUFFER)
E COLFAX AVE

LENGTH
275'

WIDTH REQ. / PROVIDED
20' / 20'

TREES/SHRUBS REQ. / PROV. (1 TREE AND 10 SHRUBS/ 40 LF)
7 TREES + 69 SHRUBS REQ. / 3 TREES + 2 REQ. TREES LOCATED
PRIVATE DRIVE AND 20 SHRUBS ADDED TO REPLACE 2 TREES +
69 SHRUBS PROV.

STANDARD R.O.W. LANDSCAPING

DESCRIPTION

E COLFAX AVE.
PRIVATE DRIVE

LENGTH (LF)

275'
136'

TREES/SHRUBS REQ. / PROV. (1 TREE/ 40LF)

7 TREES REQ. / 7 TREES PROV. (3 TREES EXISTING)
4 TREES REQ. / 4 TREES PROV.

DETENTION BASIN

5 TREES PER 100 LF OF DETENTION
BASIN HIGH WATER LINE- 354' LF

18 TREES OR 180 SHRUBS

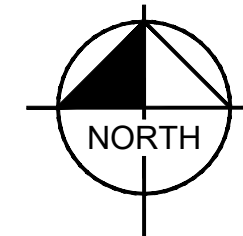
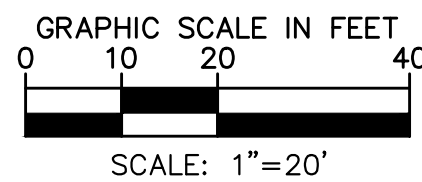
180 SHRUBS

SITE DATA TABLE

SITE DATA

	AREA IN SF
TOTAL SITE AREA WITHIN PROP LINES:	48,314
BUILDING COVERAGE:	4,498
HARD SURFACE AREA:	27,964
LANDSCAPE AREA:	15,853

*BUFFER LANDSCAPE REQUIREMENTS MAY BE COUNTED TOWARD DETENTION, RETENTION, AND WATER QUALITY POND LANDSCAPE REQUIREMENTS



WATER USE TABLE

WATER USE AREA	SQUARE FOOTAGE	% OF OVERALL LANDSCAPE
LOW WATER USE	11,178	70
HIGH WATER USE	4,675	30
TOTAL	15,853	100

ALTURA FARMS TRACT NO. 2

AURORA, COLORADO
CONSTRUCTION DOCUMENTS
LANDSCAPE PLAN

PRELIMINARY
FOR REVIEW ONLY
NOT FOR
CONSTRUCTION
Kimley»Horn
Kimley-Horn and Associates, Inc.

PROJECT NO.
096669004

SHEET NO.
5

Kimley»Horn

© 2020 KIMLEY-HORN AND ASSOCIATES, INC.
1635 Foxtrail Drive, Suite 214
Loveland, Colorado 80538 (303) 228-2300

DESIGNED BY: JPW
DRAWN BY: JPW
CHECKED BY: EPF
DATE: 08/07/20

NO. DESCRIPTION BY DATE APPR

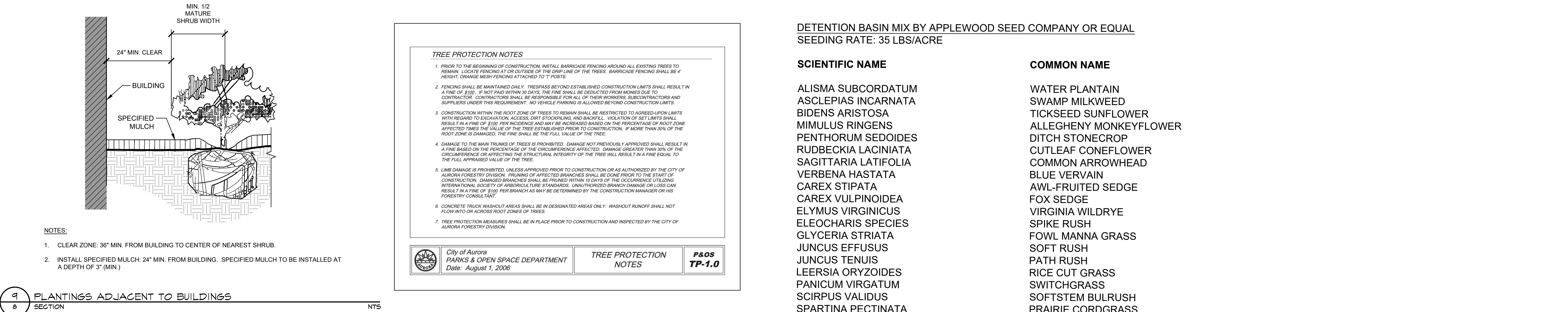
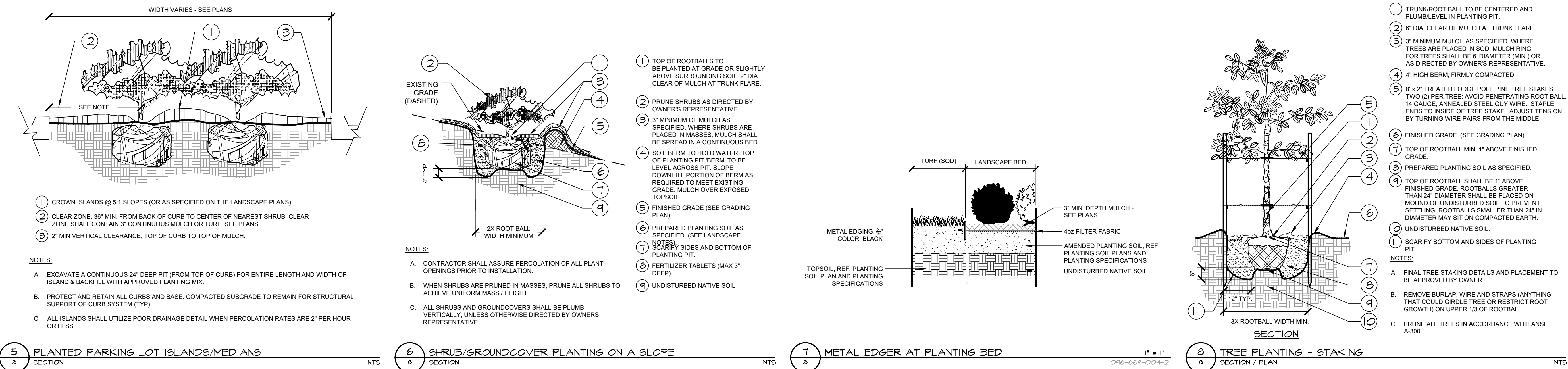
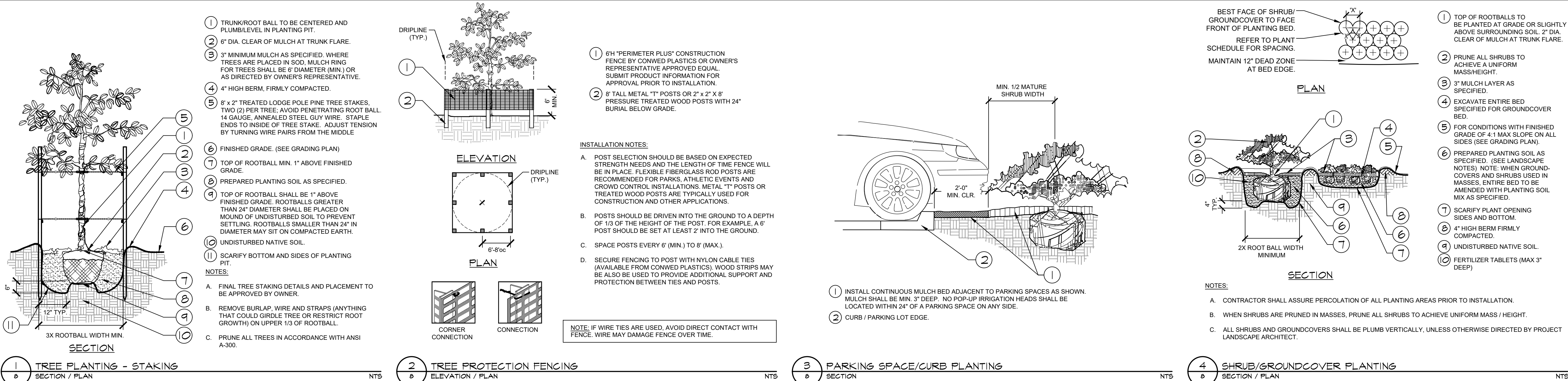
1. FOUR CUBIC YARDS OF ORGANIC MATERIAL PER 1,000 SF OF LANDSCAPE AREA IS REQUIRED FOR SOIL AMENDMENT.
2. THE DEVELOPER, HIS SUCCESSORS AND ASSIGNS, SHALL BE RESPONSIBLE FOR INSTALLATION, MAINTENANCE AND REPLACEMENT OF ALL LANDSCAPING MATERIALS SHOWN OR INDICATED ON THE APPROVED SITE PLAN OR LANDSCAPE PLAN ON FILE IN THE PLANNING DEPARTMENT. ALL LANDSCAPING WILL BE INSTALLED AS DELINEATED ON THE PLAN, PRIOR TO ISSUANCE OF CERTIFICATES OF OCCUPANCY.
3. "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 AND/OR SEC. 146-1435 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."
4. THE PROPOSED FREE STANDING LIGHTS ARE THE EVOLVE-LED SCALABLE AREA LIGHT (EASC SERIES). THE EVOLVE-EASC IS AN LED SQUARE FIXTURE MOUNTED TO A SQUARE POLE AT 25'. TYPE 4 LIGHTING DISTRIBUTION IS PROPOSED THROUGHOUT THE PROPERTY AREA, WHILE TYPE 3 LIGHTING DISTRIBUTION IS PROPOSED AT THE PERIMETER OF THE PROPERTY. LIGHTING DISTRIBUTION SHIELDS ARE USED AT SPECIFIC POLE LOCATIONS TO INHIBIT LIGHTING SPILL-OVER TO ADJACENT PROPERTIES
5. SIDEWALKS WILL BE A CONCRETE SLAB. VEHICULAR DRIVES AND PARKING LOTS WILL BE ASPHALT.

1. 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 THE USE OF EQUIPMENT OR FIRE HYDRANTS FROM BEING IMMEDIATELY DISCOVERABLE. THE FIRE DEPARTMENT SHALL NOT BE DETERRED OR HINDERED FROM GAINING IMMEDIATE ACCESS TO FIRE PROTECTION EQUIPMENT OR HYDRANTS.
2. A 5-FOOT CLEAR SPACE SHALL BE MAINTAINED AROUND THE CIRCUMFERENCE OF FIRE HYDRANTS.
3. LANDSCAPING MATERIAL SHOWN WITHIN THE SITE PLAN CANNOT ENCROACH INTO ROADWAYS THAT ARE DEDICATED (OR DESIGNATED) AS FIRE LANE EASEMENTS (OR CORRIDORS).

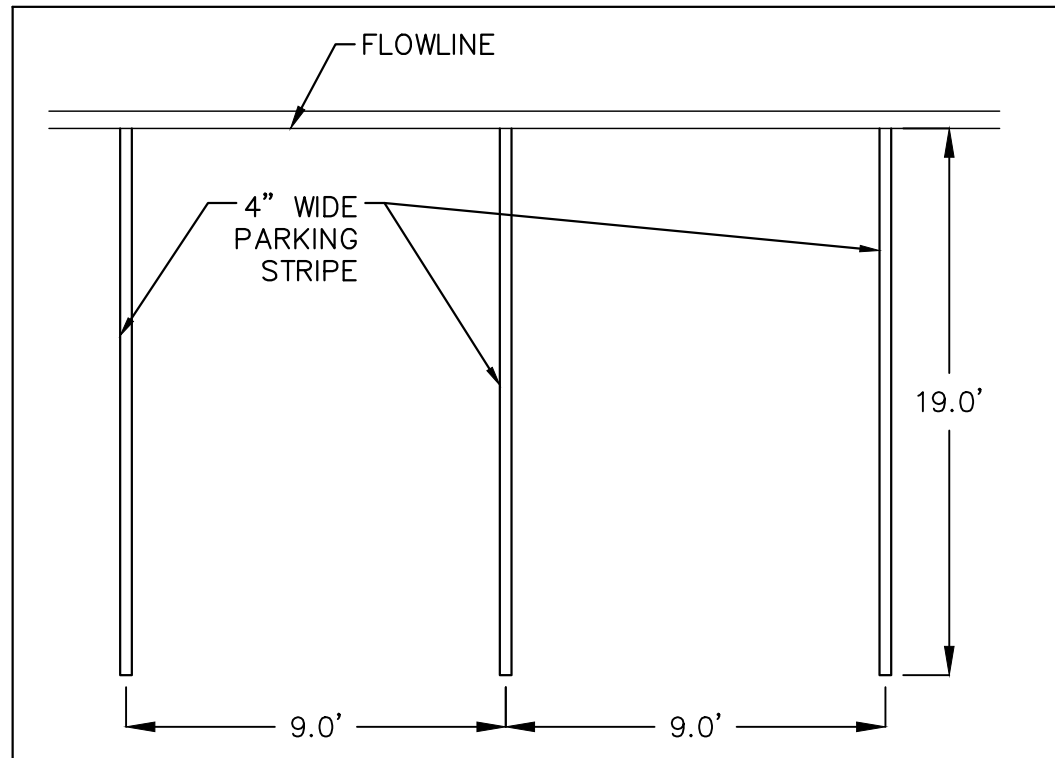


NOTE: MITIGATION VALUES BASED ON INTERNATIONAL SOCIETY OF ARBORICULTURE'S GUIDE TO PLANT APPRAISAL. SPECIES, DIAMETER, CONDITION, AND LOCATION FACTORS WERE INCLUDED IN THE ASSESSMENT.

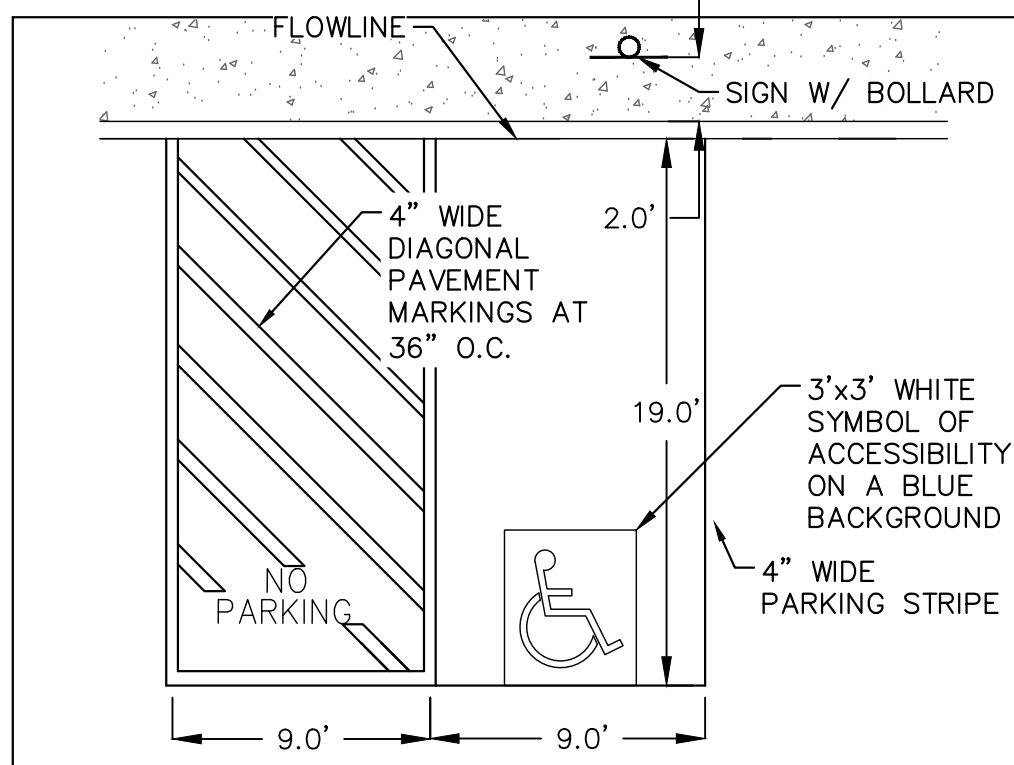
K:\DEV_Civil\096669004_Changes and Callouts\CADD\Plant\Sheet\A.dwg, Macro: 10/16/2020, 1:45 PM, This document contains confidential information and is intended for the use of the recipient only. It is not to be distributed outside the project team. If you are not the intended recipient, you should not disseminate, distribute or take any action in reliance on the information. If you have received this document in error, please notify the project manager immediately. Kimley-Horn and Associates, Inc. shall be without liability to Kimley-Horn and Associates, Inc. for any damages or losses resulting from the use of this document.



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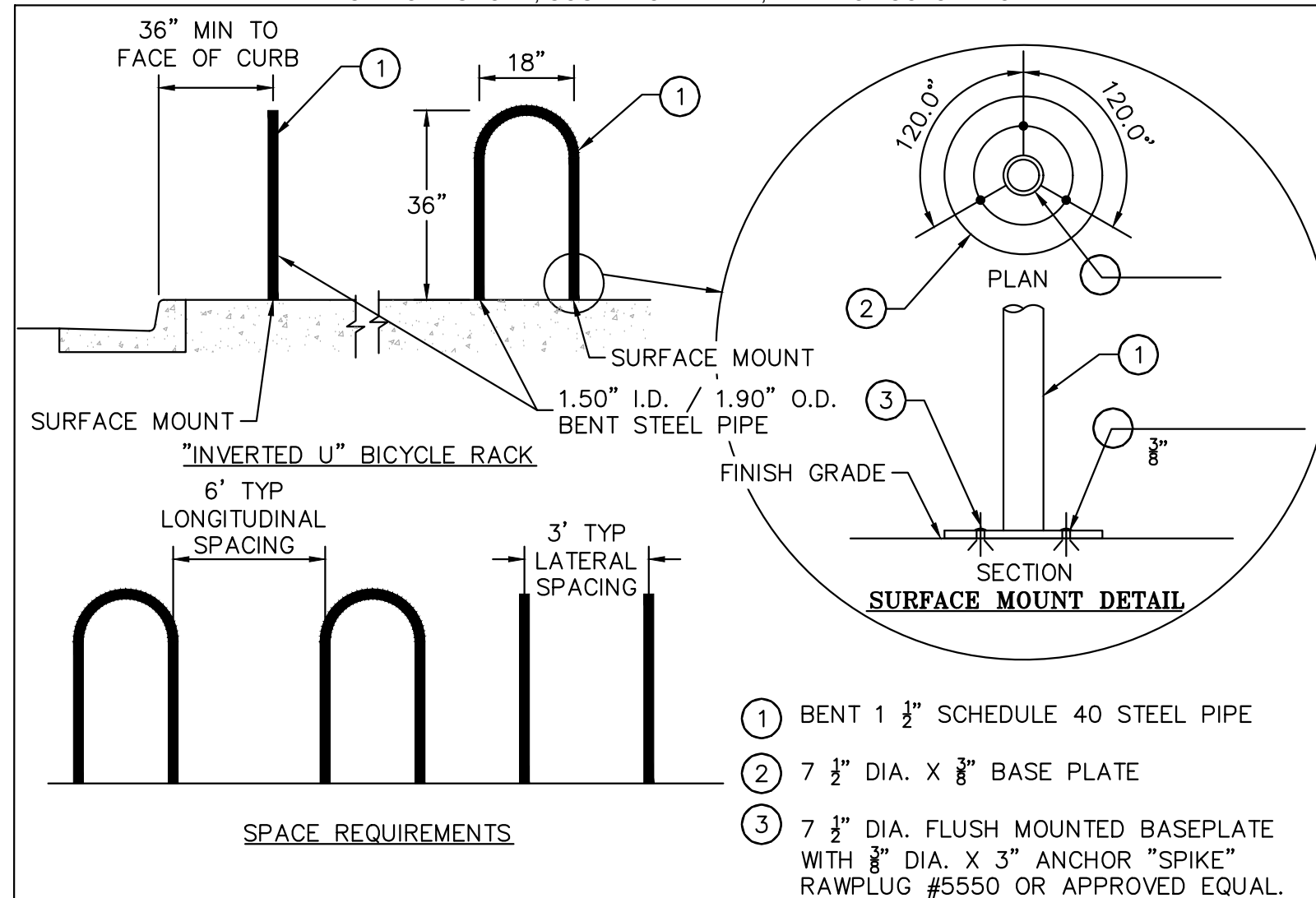
**STANDARD PARKING STALL DETAIL
(N.T.S.)**



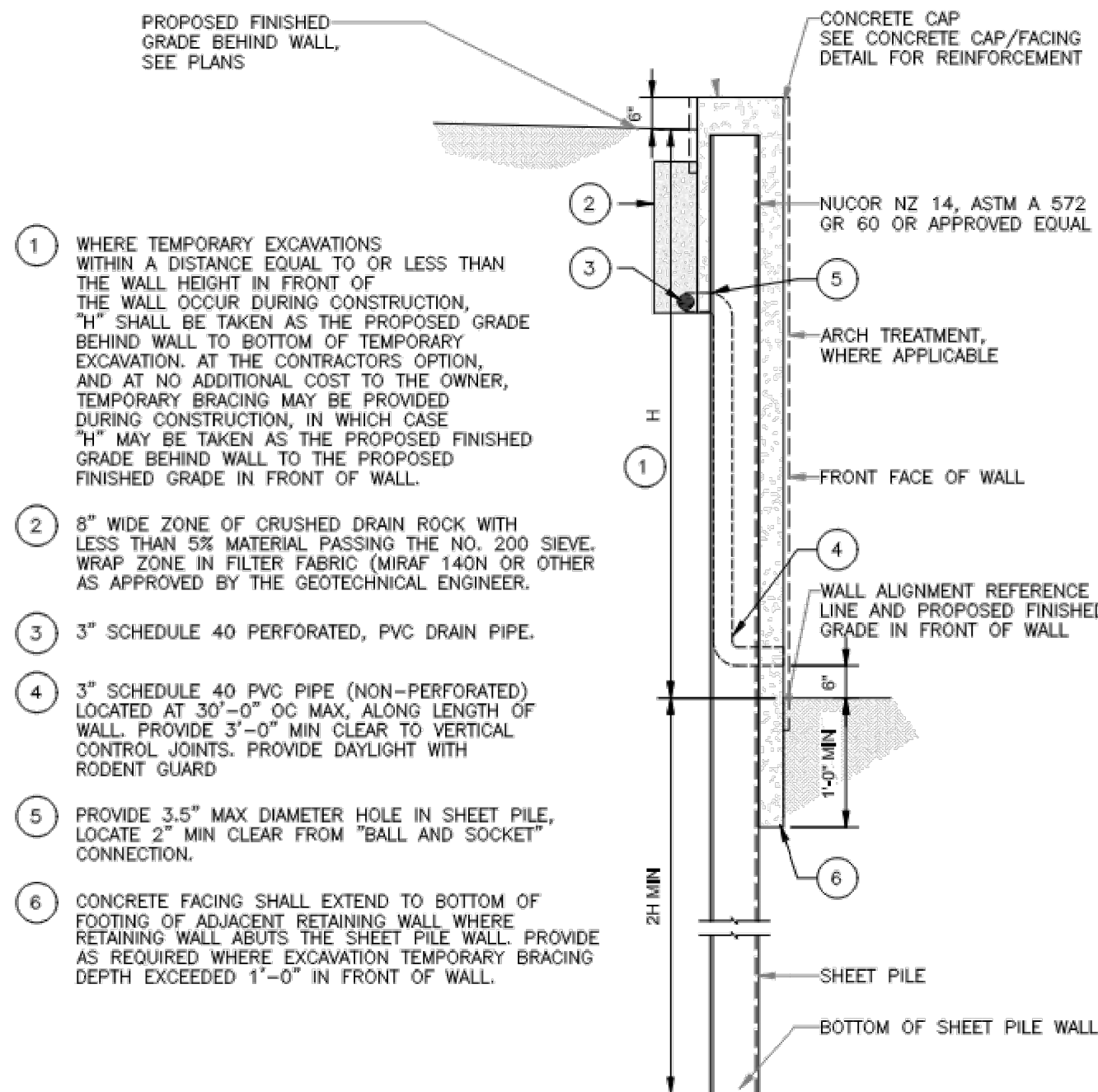
**ACCESSIBLE HANDICAP PARKING
STALL DETAIL (N.T.S.)**

**BANK OF AMERICA AT CHAMBERS PLAZA
SITE PLAN WITH ADJUSTMENT AND CONDITIONAL USE**

ALTURA FARMS TRACT NO. 2
15077 EAST COLFAX AVENUE
CITY OF AURORA, COUNTY OF ADAMS, STATE OF COLORADO



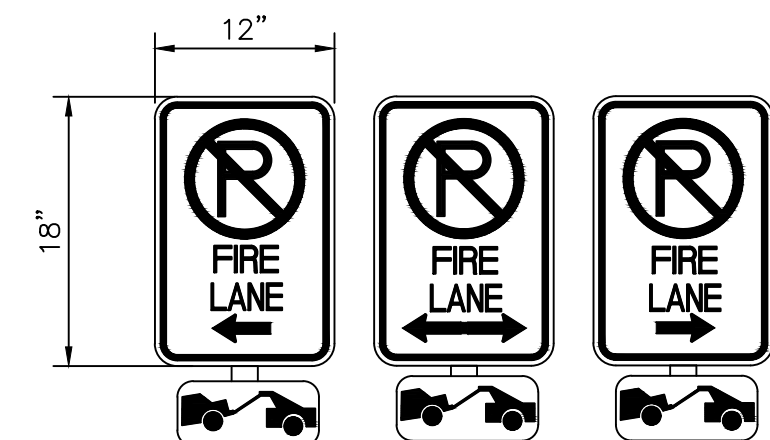
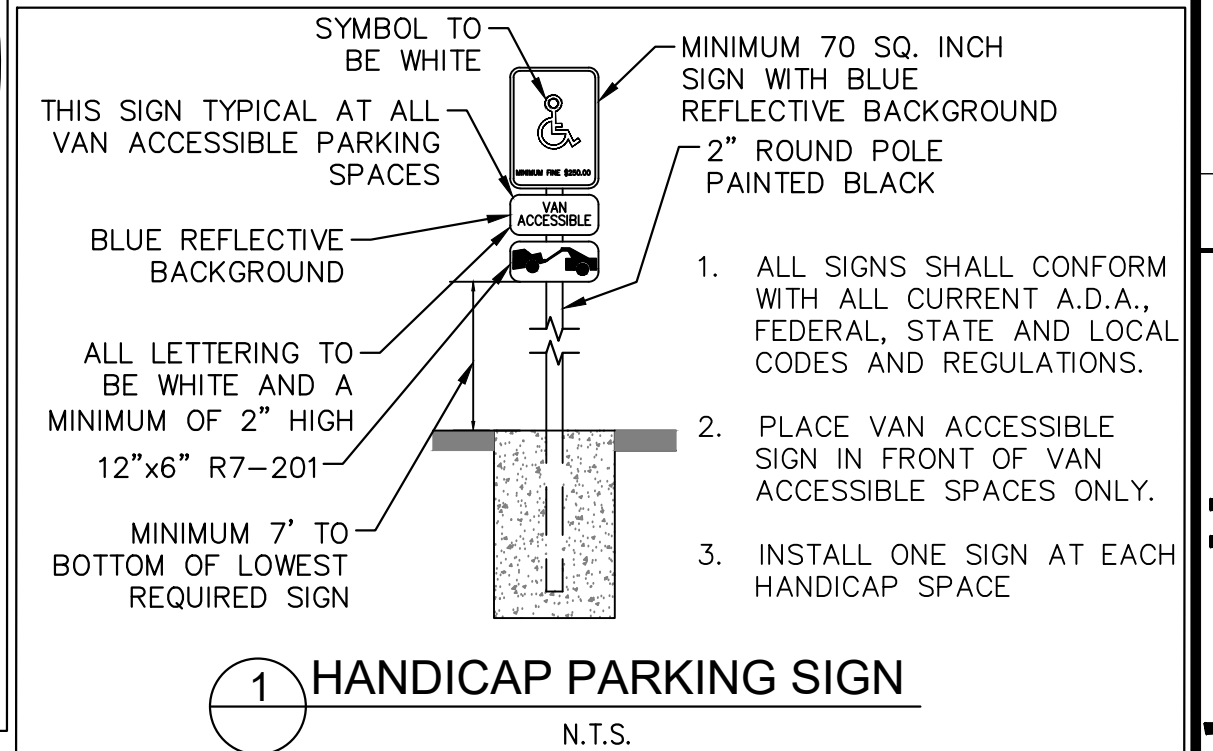
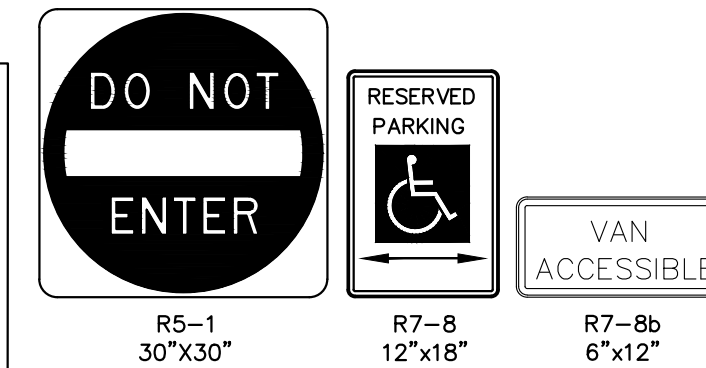
**INVERTED "U" BICYCLE DETAIL
(N.T.S.)**



SHEET PILE DETAIL

SCALE: NTS

SIGNAGE DETAILS:



- FIRE LANE NOTES:**
1. SIGNS SHALL BE LOCATED AT THE RIGHT SIDE OF THE FIRE LANE ENTRANCE AND AT THE END OF THE FIRE LANE. THE INTERMEDIATE SIGNS SHALL HAVE DOUBLE HEADED ARROWS POINTING IN BOTH DIRECTIONS.
 2. TYPICALLY, THE MAXIMUM SPACING OF THE FIRE LANE SIGNS IS 100' ON CENTER WITH SIGNS BEING PLACED ON BOTH SIDES OF THE FIRE LANE EASEMENT. WHERE EXCESSIVE CURVATURE OF THE FIRE LANE EXISTS, THE SPACING OF THE FIRE LANE SIGNAGE WILL BE INCREASED AS NEEDED.
 3. THE SIGNS SHALL BE SET AT ANGLE OF NOT LESS THAN 30 DEGREES AND NOT MORE THAN 45 DEGREES WITH THE CURB OR LINE OF TRAFFIC FLOW.
 4. FIRE LANE SIGNS SHOULD BE INSTALLED 2' BEHIND CURB OR SIDEWALK.
 5. THE CLEARANCE TO THE BOTTOM OF THE SIGN SHALL BE 7 FEET. THERE SHALL BE NO OTHER SIGNS ATTACHED TO THE SIGN OR POST.
 6. PLACEMENT OF THESE SIGNS CANNOT ENCRATCH INTO THE 29' INSIDE TURNING RADIUS OF THE FIRE LANE EASEMENT, OBSTRUCT ANY FIRE HYDRANT OR FIRE DEPARTMENT CONNECTION OR ENCRATCH INTO THE ACCESSIBLE ROUTE OF THE SIDEWALK AREA.

**2 FIRE LANE SIGN
N.T.S.**

Kimley»Horn

KIMLEY-HORN AND ASSOCIATES, INC.
1835 F STREET, SUITE 200
LOVELAND, COLORADO 80538 (303) 228-2300

**ALTURA FARMS TRACT NO. 2
BANK OF AMERICA SITE PLAN
AURORA, COLORADO
SITE DETAILS**

DATE: 10/16/2020
DESIGNED BY: JPW
DRAWN BY: JPW
CHECKED BY: EPF

FILE NO. 669004SDP_GN.DWG
PROJECT NO. 096669004

SHEET NO.

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BANK OF AMERICA AT CHAMBERS PLAZA
SITE PLAN WITH ADJUSTMENT AND CONDITIONAL USE

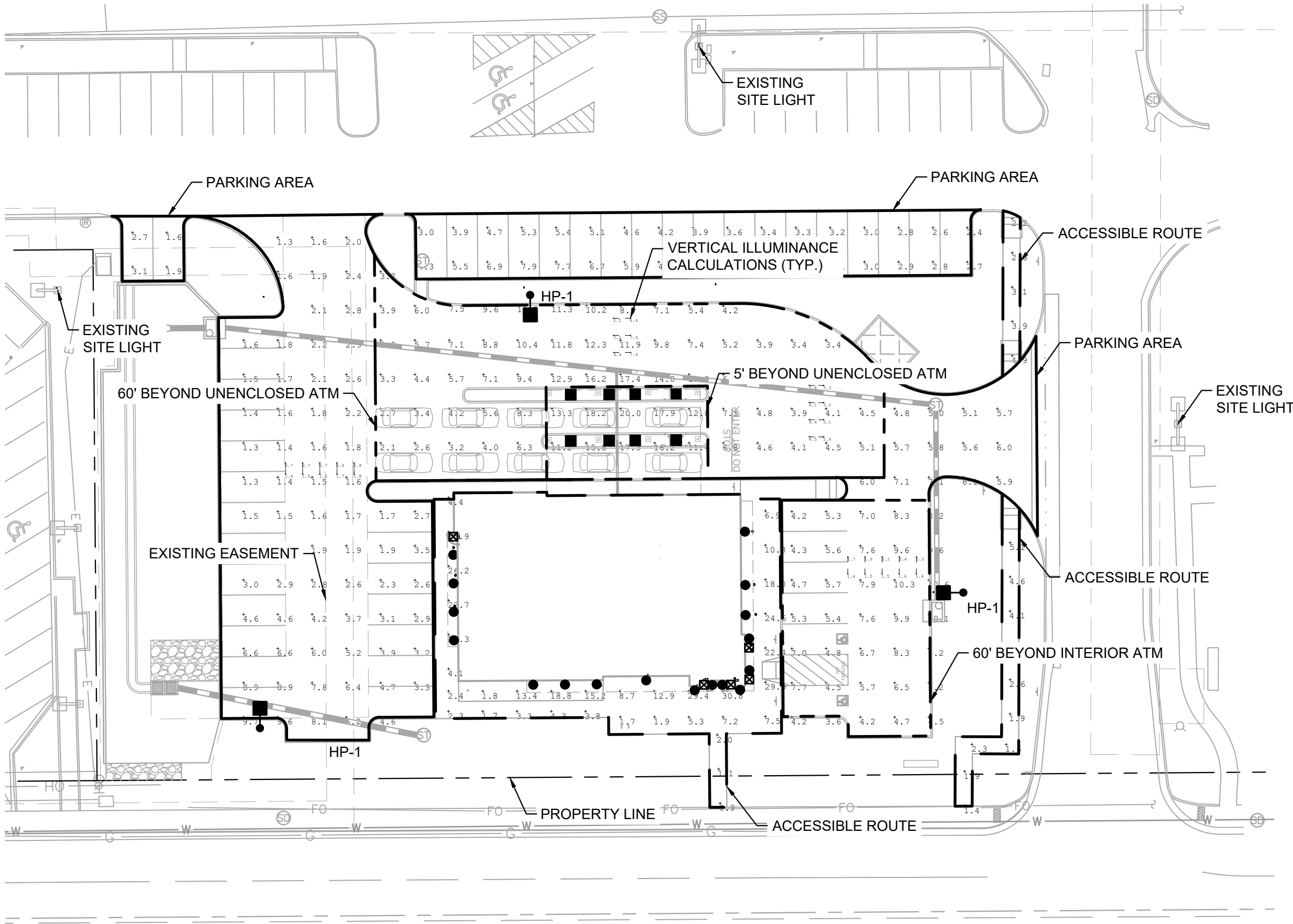
ALTURA FARMS TRACT NO. 2
15077 EAST COLFAX AVENUE
CITY OF AURORA, COUNTY OF ADAMS, STATE OF COLORADO

FIXTURE SCHEDULE

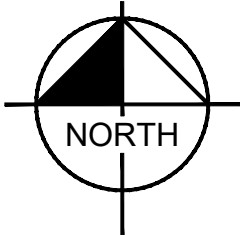
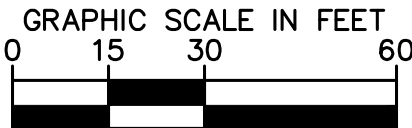
SYMBOL	MODEL NUMBER	MOUNTING HEIGHT	MOUNTING TYPE	QUANTITIES	DESCRIPTION
●■ HP-1	HYPERIKON-511481057	38'	POLE MOUNTED	3	SINGLE
☒	SEC-EDG-2M-WM-02-E-UL-SV-350-40K	9'	BUILDING MOUNTED	5	SINGLE
■	CAN-304-5M-RS-04-E-UL-BZ-350-40K	11'	BUILDING MOUNTED	8	SINGLE
●	LDN6-40/20-L06-AR-LSS-MVOLT-EZ10	11'	BUILDING MOUNTED	17	SINGLE

NOTES:

- ILLUMINATION WITHIN THE SITE MUST COMPLY WITH THE 2015 INTERNATIONAL BUILDING CODE REQUIREMENT FROM SECTION 1006 - MEANS OF EGRESS ILLUMINATION. SECTION 1006. 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. 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".
- PHOTOMETRIC CALCULATIONS INCLUDE EXISTING LIGHTING AS SHOWN.



A PHOTOMETRIC SITE PLAN



DESIGN CRITERIA

UNENCLOSED ATM

ILLUMINANCE (Fc)

MINIMUM = 10*

MINIMUM = 2.0**

*WITHIN 5' OF ATM

**WITHIN 60' OF ATM

INTERIOR ATM

ILLUMINANCE (Fc)

MINIMUM = 2.0*

*WITHIN 60' OF ENTRANCE TO
INTERIOR ATM

PARKING

HORIZONTAL ILLUMINANCE (Fc)

MINIMUM = 0.5

MAX/MIN = 15:1

PARKING

VERTICAL ILLUMINANCE (Fc)

MINIMUM = 0.25

ACCESSIBLE ROUTE

HORIZONTAL ILLUMINANCE (Fc)

MINIMUM = 1.0

PER BANK OF AMERICA SITE DESIGN GUIDELINES
SECTION 10 - LIGHTING.

CALCULATION SUMMARY

UNENCLOSED ATM

ILLUMINANCE (Fc)

MINIMUM = 11.2*

MINIMUM = 2.1**

*WITHIN 5' OF ATM

**WITHIN 60' OF ATM

INTERIOR ATM

ILLUMINANCE (Fc)

MINIMUM = 3.6*

*WITHIN 60' OF ENTRANCE TO
INTERIOR ATM

PARKING

HORIZONTAL ILLUMINANCE (Fc)

MINIMUM = 1.3

MAX/MIN = 8.9

PARKING

VERTICAL ILLUMINANCE (Fc)

MINIMUM = 0.6

ACCESSIBLE ROUTE

HORIZONTAL ILLUMINANCE (Fc)

MINIMUM = 1.0

ALTURA FARMS TRACT NO. 2

BANK OF AMERICA SITE PLAN

AURORA, COLORADO

OVERALL PHOTOMETRIC SITE PLAN

DATE: 10/16/2020

DESIGNED BY: GAF

DRAWN BY: DGM

CHECKED BY: GAF

FILE NO.
669004PH.DWG

PROJECT NO.
096669004

SHEET NO.

9

Kimley»Horn

KIMLEY-HORN AND ASSOCIATES, INC.
1835 F STREET, SUITE 200
LOVELAND, COLORADO 80533 (303) 228-2300

REVISION

NO.

BY

DATE

APPR

ALTURA FARMS TRACT NO. 2
15077 EAST COLFAX AVENUE
CITY OF AURORA, COUNTY OF ADAMS, STATE OF COLORADO

ALTURA FARMS TRACT NO. 2
15077 EAST COLFAX AVENUE
CITY OF AURORA, COUNTY OF ADAMS, STATE OF COLORADO

[illegible]

SEC-EDG-2M/2MB-WM

Crede Edge™ Security Wall Pack Luminaire - Type II Medium - Wall Mount

TYPE LE

Product Description

Slim, low profile design. Luminaire end cap is rugged die cast aluminum with integral, weatherlight LED driver compartments and has a polished aluminum heat sink specifically designed for LED applications. Housing is rugged aluminum. Furnished with low copper lightweight mounting box designed for installation over standard and mud ring single gang J-boxes. Secured to wall with four 3/16" (5mm) screws (by choice). Conduit entry from top, bottom, sides and rear. Allows mounting for uplight or downlight. Designed and approved for easy through-wiring. Includes leaf / debris guard.

Performance Summary

- Utilizes BetaLED™ Technology
- Patented NanoOptic® Product Technology
- Made in the U.S.A. of U.S. and imported parts
- CRB: Minimum 70 CRI
- CT: 5700K (+ / - 500K) Standard, 4000K (+ / - 300K)
- Limited Warranty*: 10 years on luminaire / 10 years on Colorfast DeltaGuard® finish

Accessories

Field Installable Accessories

XA-BRDSPK
Bird Spike

LED Count (X10)	Dim. "A"
02	9.9" (251mm)
04	11.9" (303mm)
06	13.9" (353mm)
08	15.9" (404mm)
10	17.9" (455mm)
12	19.9" (505mm)

Ordering Information

Example: SEC-EDG-2M-WM-02-E-U-LV-SV-350-40K

SEC-EDG	2M	WM	02	E	UL	SV	350	40K
Finish	Color	Mounting	LED Count	LED Type	Color	Color Options	Power Input	Temp. Rating
SEC-EDG	2M Type II Medium w/BLS	WM Wall Mount	02 4 6 8 10 12	UL 5700K Standard 4000K (+/-300K) Universal Type II Medium	UL 5700K Standard 4000K (+/-300K) Universal Type II Medium	SV Black 82 700P 700VA	350 4000K 525 525K 700P 700VA	40K 4000K Color Temperature Color rendering index > 90 DIM 0-10V Dimming Control by relays - Refer to dimming spec sheet for details - Can't exceed specified driver current
F Face - Not available with UL or E options - Not available with all H.M. options. Refer to H.M. spec sheet for availability with H.M. options P Protection - Not available with all H.M. options. Refer to H.M. spec sheet for availability with H.M. options PL Part Level - Refer to H.M. spec sheet for details								

* See www.cree.com/lighting for warranty terms

** Available on luminaires with 20-60 LEDs

** Available on luminaires with 20-40 LEDs

Rev. Date: 12/20/13

www.cree.com/lighting

T (800) 236-6800 F (262) 504-5415

304 Series™

LED Recessed Canopy Luminaire

Product Description

Luminaire housing is constructed from rugged die cast aluminum components (RS Mount) or die cast and extruded aluminum components (RD Mount). LED driver is mounted in the weather/tight center chamber that allows for access from below the fixture. Luminaires mount directly to the canopy deck and is secured in place with die cast aluminum trim frame. Luminaire housing is provided with factory applied foam gasket that provides a watertight seal between luminaire housing and canopy deck. Suitable for use in single or double skin canopies with 1" (25.4mm) wide panels. Designed for canopies of 19-22 gauge (maximum 0.040" (1 mm) thickness). **Applications:** Petroleum stations, convenience stores, drive-thru banks and restaurants, retail and grocery

Performance Summary

Patented NanoOptic® Product Technology
Made in the U.S.A. of U.S. and imported parts
CRI: Minimum 70 CRI
CCFL 4400K (+/- 300K), 5700K (+/- 500K) standard
Limited Warranty*: 10 years on luminaire/10 years on Colorfast DeltaGuard® finish

* See <http://www.cree.com/warranty> for warranty terms

Accessories

Field-installable

Hand-Held Remote

XA-552020ELM

* For successful implementation of the programmable multi-level option, a minimum of one hand-held remote is required

RS Mount

Multi-Level Sensor location (ordered as an option)

Weight

22.0 lbs. (9.9kg)

Ordering Information

Example: CAX-350-3M-3M-45-45-45-UL-5V-350

CAN-350	5M	RS	04	ε	UL	BZ	350	40K
Product	Optic	Mounting	LED Count (x10)	Series	Voltage	Color Options	Drive Current	Options
CAX-350	DM SS PS SL	RS Recessed Double Skin	350 36 54	E	UL Universal 347-480V	IK 8000K 5000K SP 7000K WH White	350 350mA 625 325mA 700 700mA	0-10V Dimming - Controlled by infra-red - Refer to 0-10V(10V) spec sheet for details - Can't select specified drive current F Fuse - When code indicates fusing use time delay fuse - Refer to ML spec sheet for availability with ML options ML Multi-Level - Refer to ML spec sheet for details PMB Programmable Multi-Level - Refer to PMB spec sheet for details AOK 4000K Color Temperature - Refer to AOK spec sheet for details Maximum 35 CRI Refer to AOK spec sheet for details

* 40 LED luminaires require marked spacing: 4" x 4" x (1.31 inches x 10 inches x 10 inches), 48" (1.21 meters) center-to-center of adjacent luminaires, 24" (610mm) luminaire center to side building member, 6" (152mm) top of luminaire to vertical building member

U.S. Lighting: www.cree.com/lighting T (800) 224-6800 F (262) 504-5415

Rev. Order: Y1/07/2016

Canada: www.cree.com/canada

T (800) 473-1234 F (800) 890-7507

LED SHOEBOX STREET LIGHT

by Hyperikon®

Brightness
84,800 Lum

Voltage
100-277V

IP RATE
65

Lifespan
45,000+ Hrs

5 Years Warranty

Efficacy
122Lm/W

Beam Angle
150°

UV free
Mercury free

Temperature
-4°F to 113°F

- Device complies with Part 15 of the FCC Rules
- Device has been tested and found to comply with the limits for a class B digital device.

HYPERIKON.

(888) 846-6973
info@hyperikon.com
 8515 Miramar Place
 San Diego, CA, 92121
www.hyperikon.com

Hyperikon® LED Shoebox Street Light provides incredible and high lighting output and is an efficient, energy-saving replacement for conventional lighting options. The decaast steel cover is anti-corrosion that features an integrated high-power LED with a protective lens made of high-quality shatter-resistant prismatic epoxy designed to drastically increase the light quality. Eliminate any maintenance costs associated with the use of MH/HPS/HID lights by switching to Hyperikon's LED Shoebox light and save an additional 60-75% on your electricity bill!

SPECIFICATIONS

Hyperikon Code	Model Name	Wattage	Voltage	Lumens	Kelvin	IP RATE	Beam Angle
311481027	Hyperikon® S15	410W	100-277V	84,800Lm	5700K	65	110°

MODEL DIMENSIONS

ACCESSORIES

- Direct Mount Included

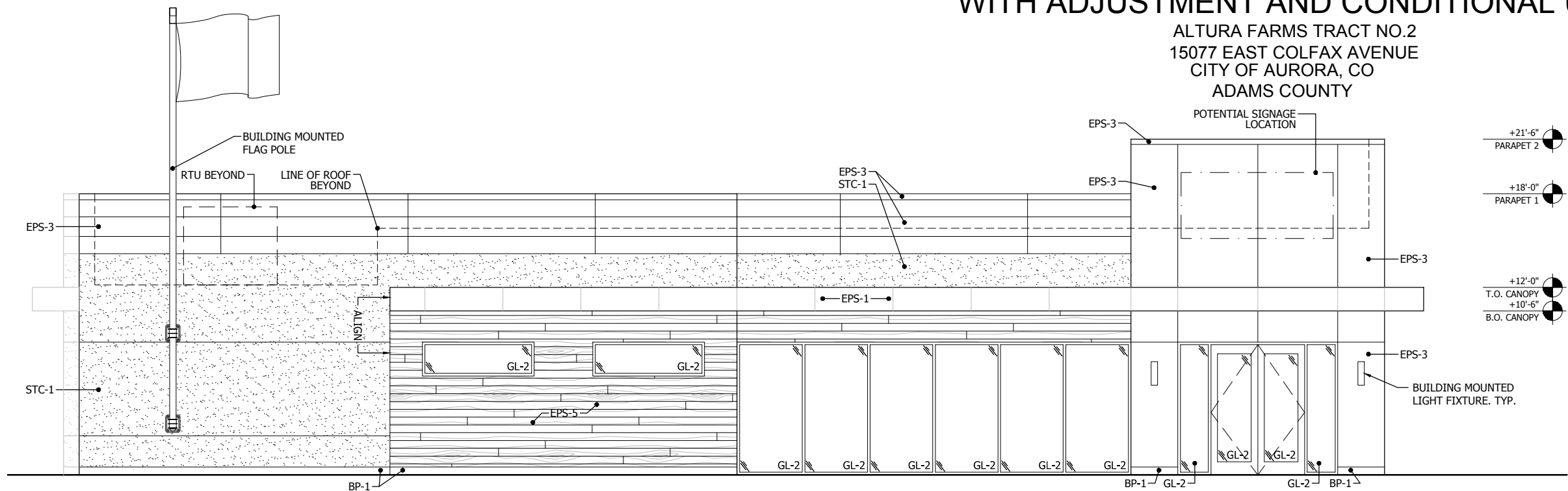
WARNINGS AND CAUTIONS

- Turn power off before inspection, installation or removal. Risk of electric shock - do not use where directly exposed to water or weather
- Suitable for damp locations outside as well as inside.
- This device is not intended for use with emergency exit fixtures or emergency exit lights.

U:\[Proj]Bank of America\CO\19.0005355.000-BofA Colfax and Chambers Ground Up FC\DRAWINGS\A-1\3_CD\COW-139_Chambers Plaza Elevations_Planning_BAKUP.dwg David Welty 10/15/2020 11:02 PM

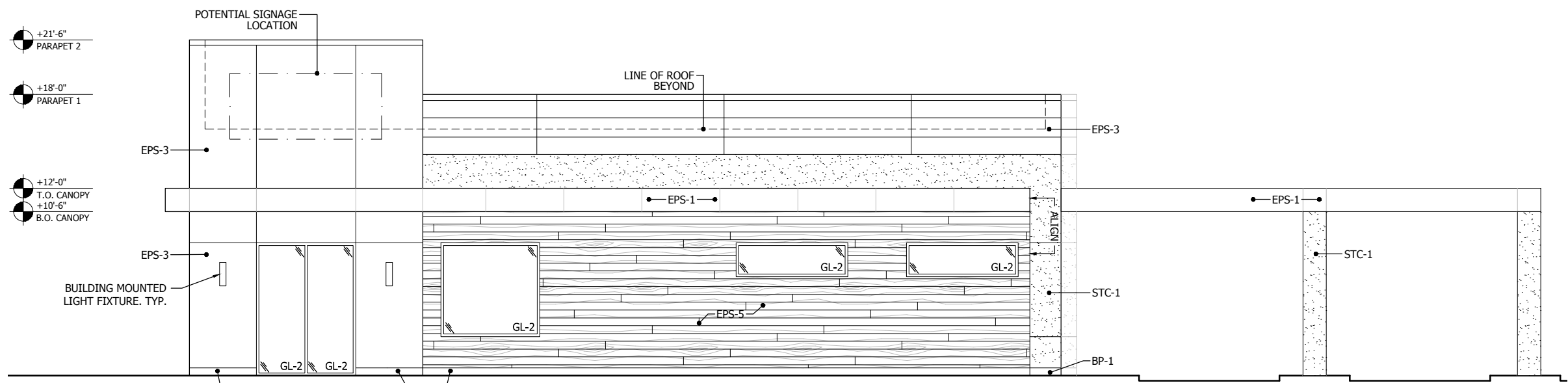
BANK OF AMERICA AT CHAMBERS PLAZA SITE PLAN
WITH ADJUSTMENT AND CONDITIONAL USE

ALTURA FARMS TRACT NO.2
15077 EAST COLFAX AVENUE
CITY OF AURORA, CO
ADAMS COUNTY



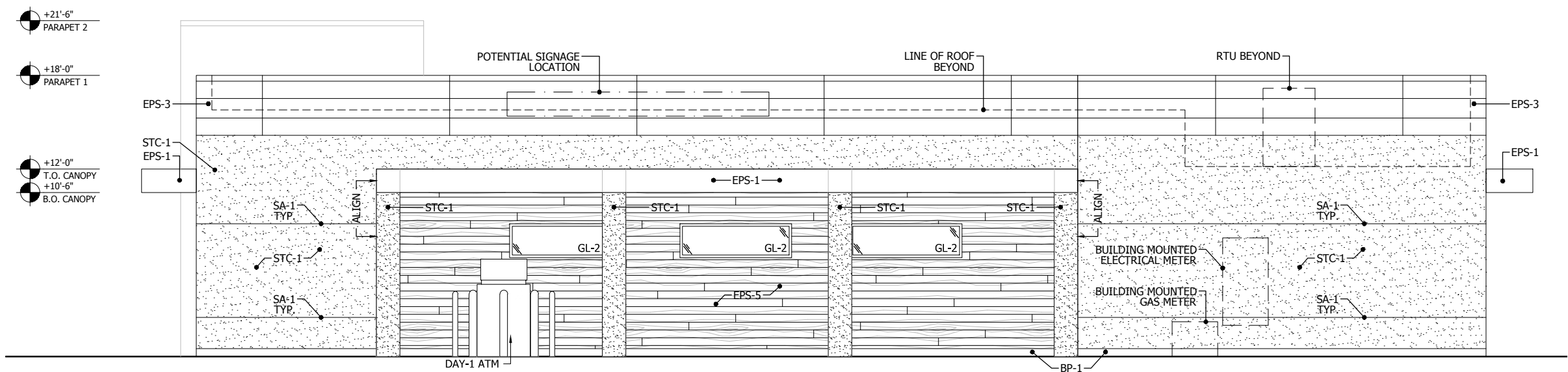
SOUTH ELEVATION - PRIMARY FACADE

1/8" = 1'-0"



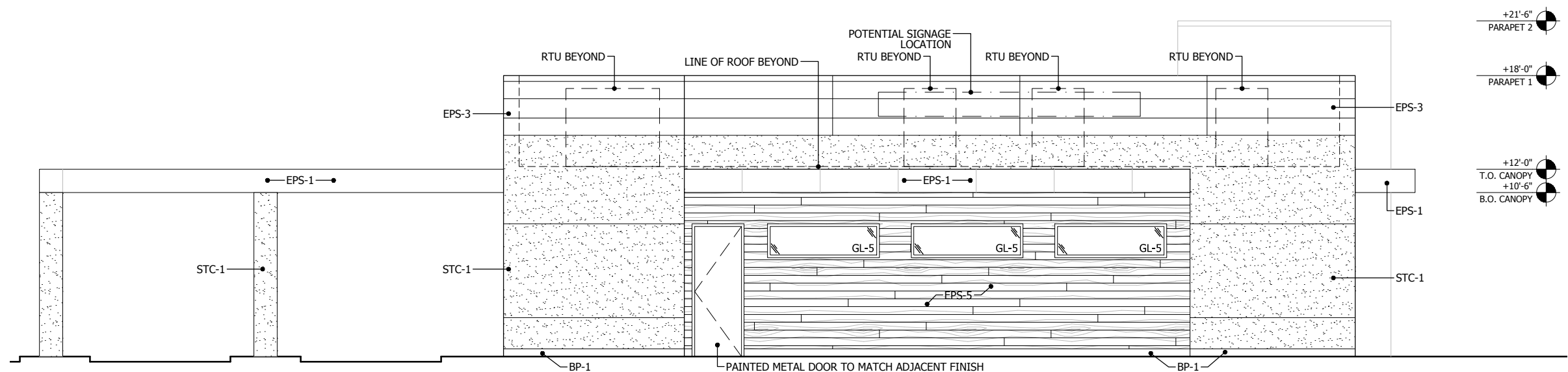
EAST ELEVATION - SECONDARY FACADE

1/8" = 1'-0"



NORTH ELEVATION - MINOR 1 FACADE

1/8" = 1'-0"



WEST ELEVATION - MINOR 2 FACADE

1/8" = 1'-0"

EXTERIOR FINISH SCHEDULE:

CEMENT PLASTER/STUCCO	
STC-1	PAINTED STUCCO; BENJAMIN MOORE: HC-178 CHARCOAL SLATE
PLASTIC LUMBER	
PL-1	RECYCLED PLASTIC LUMBER. COLOR TO MATCH EPS-5
ACM PANEL SYSTEM	
EPS-1	CITADEL ENVELOPE 2000 RAIN SCREEN ACM; COLOR: CLEAR ANODIZED; FINISH: SATIN
EPS-3	CITADEL ENVELOPE 2000 RAIN SCREEN ACM; COLOR: ARCTIC WHITE; FINISH: SATIN
EPS-5	PURE+FREEFORM PANEL SYSTEM; COLOR: ROMA NOCE #SN043; FINISH: SATIN
EXTERIOR GLAZING	
GL-2	1" TEMPERED INSULATED GLAZING AS SPECIFIED
GL-5	1" TEMPERED INSULATED SPANDREL GLAZING AS SPECIFIED
ALUMINUM GLAZING FRAME	
AF-1	STOREFRONT SYSTEM AS SPECIFIED - CLEAR ANODIZED ALUMINUM
BASE PANEL	
BP-1	WALLGUARD CONCRETE FACED INSULATED PERIMETER WALL PANELS

BUILDING MATERIAL DISTRIBUTION:

SOUTH ELEVATION - 1,567 SF			
MATERIAL	DESCRIPTION	AREA OF MATERIAL	% OF FACADE
STC-1	CEMENT PLASTER	384 SF	24.5
EPS-1	METAL PANEL	100 SF	6.3
EPS-3	METAL PANEL	496 SF	31.7
EPS-5	METAL PANEL	254 SF	16.2
GL-2	GLAZING	333 SF	21.3
EAST ELEVATION - 1,060 SF			
MATERIAL	DESCRIPTION	AREA OF MATERIAL	% OF FACADE
STC-1	CEMENT PLASTER	166 SF	15.6
EPS-1	METAL PANEL	83 SF	7.8
EPS-3	METAL PANEL	402 SF	38
EPS-5	METAL PANEL	286 SF	27
GL-2	GLAZING	123 SF	11.6
NORTH ELEVATION - 1,493 SF			
MATERIAL	DESCRIPTION	AREA OF MATERIAL	% OF FACADE
STC-1	CEMENT PLASTER	632 SF	42.3
EPS-1	METAL PANEL	73 SF	4.9
EPS-3	METAL PANEL	317 SF	21.2
EPS-5	METAL PANEL	425 SF	28.6
GL-2	GLAZING	46 SF	3.0
WEST ELEVATION - 982 SF			
MATERIAL	DESCRIPTION	AREA OF MATERIAL	% OF FACADE
STC-1	CEMENT PLASTER	382 SF	38.9
EPS-1	METAL PANEL	49 SF	5.0
EPS-3	METAL PANEL	210 SF	21.4
EPS-5	METAL PANEL	295 SF	30.0
GL-5	GLAZING - NON TRANSPARENT	46 SF	4.7

FACADE CHARACTER ELEMENTS FOR FOUR SIDED DESIGN:

BUILDING FACE	MIXED USE DISTRICT			
	PRIMARY	SECONDARY	MINOR 1	MINOR 2
MASSING				
GENERAL	3	2	1	1
WALL OFF-SET (MIN 3 FT)	X			
WALL/PARAPET HEIGHT CHANGE (MIN 3 FT.)	X	X		
ROOF FORM CHANGE				
UPPER FLOOR STEBACK				
WALL NOTCH (MIN 12 IN.)	X	X	X	X
MATERIALS				
GENERAL	2	2	1	1
CHANGE IN MATERIAL	X	X	X	X
CHANGE IN COLOR	X	X	X	X
CHANGE IN TEXTURE	X	X	X	X
USE OF MASONRY (MIN 40% OF FACADE)				
USE OF PANELIZED MATERIALS (MIN 40% OF FACADE)	X	X	X	X
VARIETY OF WINDOW SIZES	X	X		
TRANSPARENCY & GLAZING (MIN 70% TRANSPARENT GLASS)	X			
HUMAN SCALE				
GENERAL	3	2	1	1
ARCHITECTURAL DETAILS	X			
DISPLAY CASES ON GROUND FLOOR (FOR MIXED-USE)				
BUILDING MOUNTED LIGHT FIXTURES	X	X	X	X
AWNINGS OR SHUTTERS	X	X	X	X
ENTRY DEFINITION (PRONOUNCED MASSING/ROOF FORM, STOOP, PORTCH, ETC.)	X	X		
BUILDING CORNER ENHANCEMENTS				
WALL ART				
BALCONIES				
LANDSCAPE WALL/DECORATIVE SCREEN				

NELSON
Nelo Architecture, Inc.

BANK OF AMERICA - 15077 COLFAX
SITE PLAN
AURORA, COLORADO
BUILDING ELEVATIONS

DATE: 10/16/2020
DESIGNED BY: DW
DRAWN BY: DW
CHECKED BY: DW

FILE NO.
COW-139_A03.01
PROJECT NO.
19.0005355.000

SHEET NO.
11

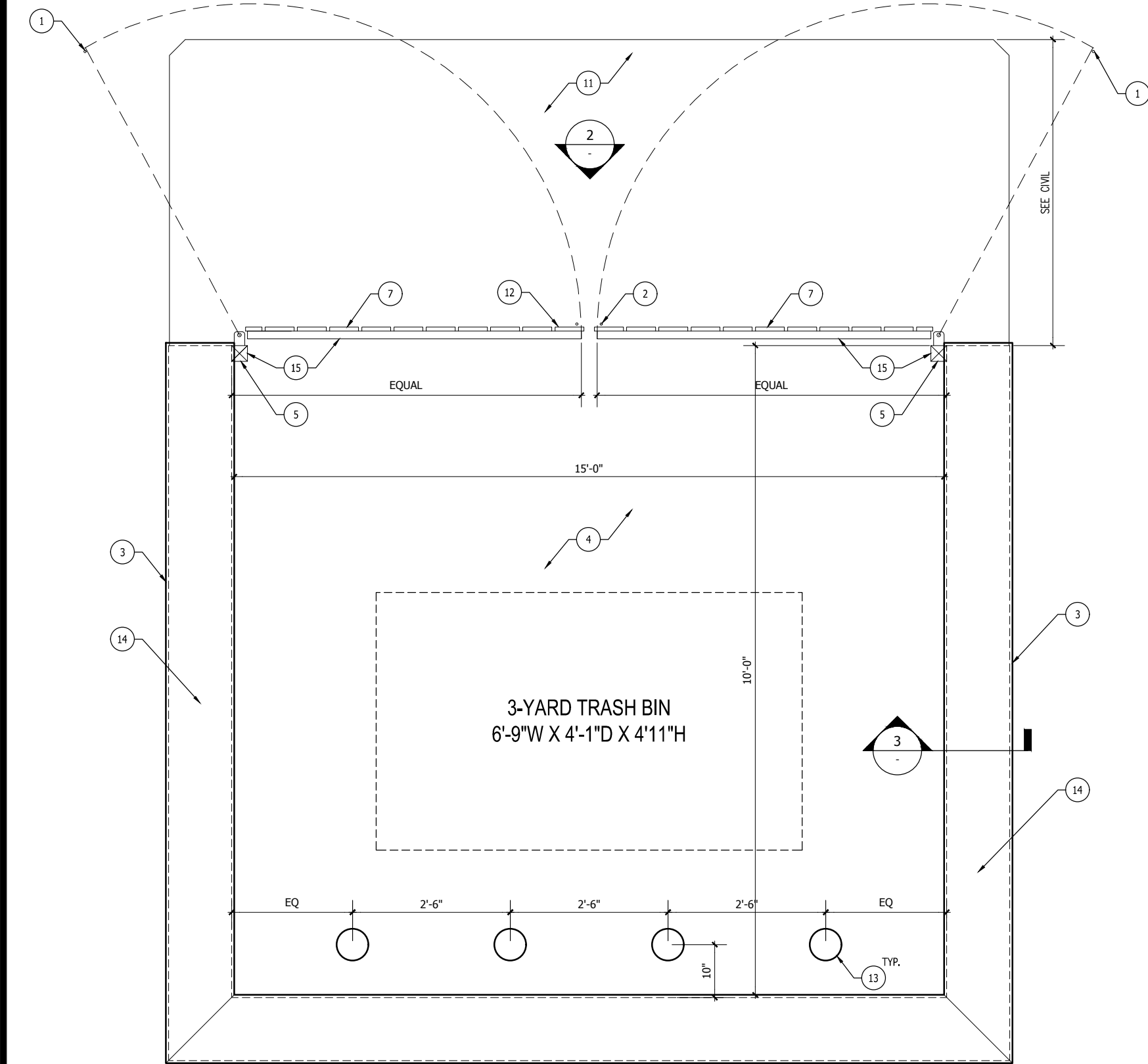
U:\Proj\Bank of America\CO\19.0005355.000-BofA Colfax and Chambers Ground Up FC\DRAWINGS\A-1\3_CD\COW-139_Chambers Plaza_A09.03.dwg David Welty 10/15/2020 11:11 PM

BANK OF AMERICA AT CHAMBERS PLAZA SITE PLAN
WITH ADJUSTMENT AND CONDITIONAL USE

ALTURA FARMS TRACT NO.2
15077 EAST COLFAX AVENUE
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ADAMS COUNTY

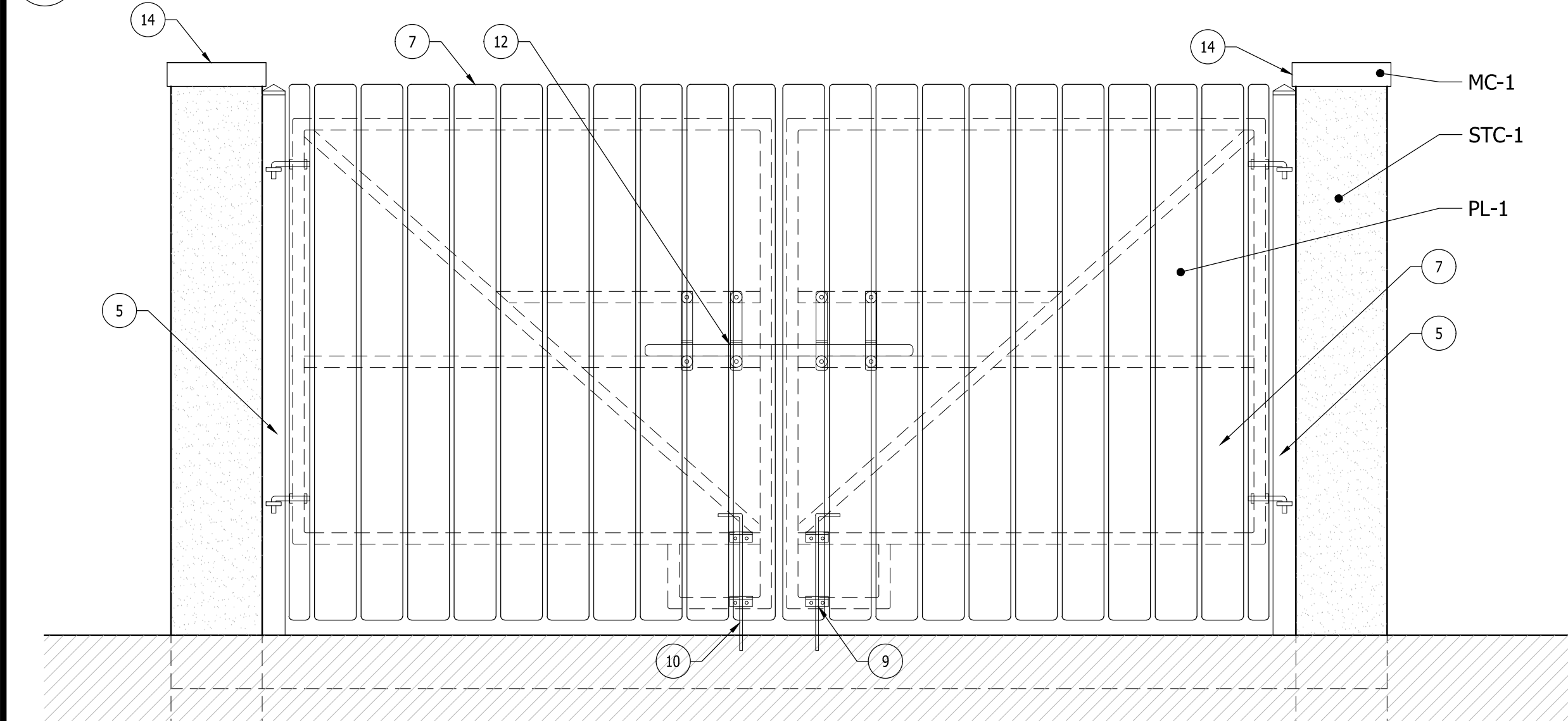
KEY NOTES: -

1. LOCATE CANE BOLT HOLES SO GATES IN OPEN POSITION ARE HELD OUT GREATER THAN 120° (TYP).
2. CANE BOLT HOLES FOR GATE IN CLOSED POSITION (TYP.).
3. 7/8" STUCCO PLASTER SYSTEM TO MATCH. SEE EXTERIOR FINISH SCHEDULE FOR MORE INFORMATION.
4. CONCRETE SLAB. SEE CIVIL. DRAWINGS FOR MORE INFORMATION.
5. 3" X 3" SQUARE STEEL TUBE WITH DRIVE ON CAPS.
6. 1 1/2" X 1 1/2" SQUARE STEEL TUBE. SHOP WELD ALL JOINTS.
7. NOM. 1" X 6" RECYCLED PLASTIC 'LUMBER', WITH 5/8" GAP BETWEEN BOARDS.
8. 5/8" ADJUSTABLE HINGE (TYPICAL 4 LOCATIONS).
9. (4) 3" L. 1 1/2" X 3/8" WITH (2) 3/8" Ø BOLTS
10. (2) 21" L. (MIN.) 3/8" Ø RODS W. MIN. 3" HOOK. DRILL HOLES IN CONCRETE TO LOCK GATES OPEN AND CLOSED POSITIONS.
11. REFER TO CIVIL DRAWINGS FOR EXTENT AND CONSTRUCTION OF CONCRETE APRON.
12. PROVIDE GATE LATCH AS DETAILED.
13. 48" HIGH, 6" DIA., PAINTED STEEL PIPE BOLLARD FILLED WITH CONCRETE.
14. METAL COPING TO MATCH ADJACENT STUCCO. SEE EXTERIOR ELEVATIONS FOR FINISH SCHEDULE.
15. PAINT EXPT-1.



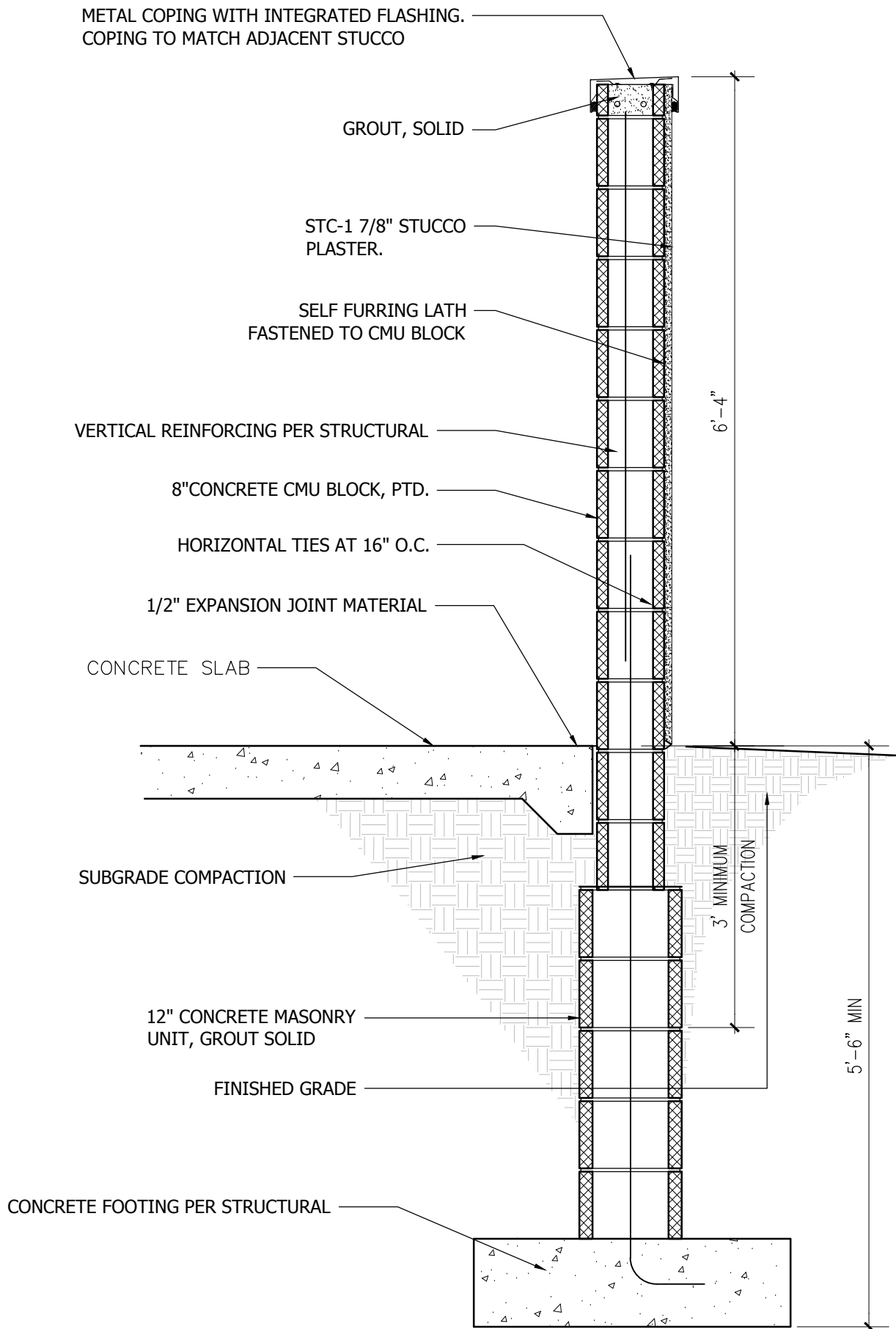
TRASH ENCLOSURE PLAN

1/2" = 1'-0"



TRASH ENCLOSURE ELEVATION

3/4" = 1'-0"



SECTION THROUGH CMU/STUCCO WALL

3/4" = 1'-0"

BANK OF AMERICA - 15077 COLFAX
SITE PLAN
AURORA, COLORADO
TRASH ENCLOSURE DETAILS

DATE: 10/16/2020
DESIGNED BY: DW
DRAWN BY: DW
CHECKED BY: DW

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SHEET NO.

12

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Nelo Architecture, Inc.

NO.	REVISION	BY	DATE	APPR