OWNER'S SIGNATURES

THIS SITE PLAN AND ANY AMENDMENTS HERETO, UPON APPROVAL BY THE CITY OF AURORA AND RECORDING, SHALL BE BINDING UPON THE APPLICANTS THEREOF, 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, Cornerstar Healthcare Plaza - LLC, HAS CAUSED THESE PRESENTS

TO BEXECUTED THIS DAY OF June 18th AD. 2013

BY: Timothy A. Waner, Mgr.
(PRINCIPALS OR OWNERS)

CORPORATE SEAL

STATE OF COLORADO)SS
COUNTY OF Douglas)

THE FOREGOING INSTRUMENT WAS ACKNOWLEDGED BEFORE ME THIS June 18th DAY OF 2013 AD,

BY Timothy A. Waner, Mgr.
(PRINCIPALS OR OWNERS)

WITNESS BY HAND AND OFFICIAL SEAL

(NOTARY PUBLIC) Sandra M Harris

NOTARY SEAL

MY COMMISSION EXPIRES: 04/17/2016

NOTARY BUSINESS ADDRESS: 8950 BARRONS BLVD UNIT 103
HIGHLANDS RANCH CO 80129

CITY OF AURORA APPROVALS

PLANNING COMMISSION: _____ DATE: 4/24/2013
(CHAIRPERSON)

PLANNING DIRECTOR _____ DATE: 6/27/2013

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: _____

CORNERSTAR HEALTHCARE PLAZA SITE PLAN

A PARCEL LOCATED IN THE NORTHEAST 1/4 OF SECTION 29, TOWNSHIP 5 SOUTH, RANGE 66 WEST OF THE 6TH PRINCIPAL MERIDIAN COUNTY OF ARAPAHOE, STATE OF COLORADO

LEGAL DESCRIPTION

A PARCEL OF LAND BEING A PART OF THE NORTHEAST QUARTER OF SECTION 29, TOWNSHIP 5 SOUTH, RANGE 66 WEST OF THE SIXTH PRINCIPAL MERIDIAN, CITY OF AURORA, COUNTY OF ARAPAHOE, STATE OF COLORADO BEING MORE PARTICULARLY DESCRIBED AS FOLLOWS: COMMENCING AT THE NORTH QUARTER CORNER OF SAID SECTION 29 FROM WHICH THE NORTHWEST CORNER OF SAID SECTION 29 BEARS SOUTH 89°41'04" WEST WITH ALL BEARINGS CONTAINED HEREIN RELATIVE THERETO;

THENCE ALONG THE WEST LINE OF THE NORTHEAST QUARTER OF SAID SECTION 29, SOUTH 00°16'50" EAST, A DISTANCE OF 1440.84 FEET TO THE SOUTHWEST CORNER OF LOT 11, BLOCK 1, CORNERSTAR SUBDIVISION FILING NO. 1, RECORDED UNDER RECEPTION NO. B7134938 IN THE RECORDS OF THE ARAPAHOE COUNTY CLERK AND RECORDER'S OFFICE, AND THE POINT OF BEGINNING;

THENCE ALONG THE SOUTHERLY BOUNDARY OF SAID LOT 11 AND THE SOUTHERLY BOUNDARY OF PARCEL NO. 3 REV. 2, AS CONVEYED TO THE COLORADO DEPARTMENT OF TRANSPORTATION IN BOOK 5614 AT PAGE 56 IN SAID RECORDS NORTH 89°43'10" EAST, A DISTANCE OF 266.93 FEET TO THE NORTHWEST CORNER OF PARCEL NO. 3A AS CONVEYED TO THE COLORADO DEPARTMENT OF TRANSPORTATION IN BOOK 4484 AT PAGE 169 IN SAID RECORDS;

THENCE ALONG THE WESTERLY BOUNDARY OF SAID PARCEL THE FOLLOWING TWO (2) COURSES:
1. SOUTH 24°12'48" EAST, A DISTANCE OF 193.39 FEET;
2. SOUTH 31°28'48" EAST, A DISTANCE OF 130.62 FEET TO THE NORTHERLY BOUNDARY OF PARCEL NO. 8 REV. 3 AS CONVEYED TO THE COLORADO DEPARTMENT OF TRANSPORTATION IN BOOK 5614 AT PAGE 56 IN SAID RECORDS;

THENCE ALONG SAID NORTHERLY BOUNDARY AND ALONG THE NORTHERLY BOUNDARY OF LOT 1, BLOCK 1, CORNERSTAR SUBDIVISION FILING NO. 3, RECORDED UNDER RECEPTION NO. B8097985 IN SAID RECORDS SOUTH 89°43'10" WEST, A DISTANCE OF 413.04 FEET TO THE EASTERLY BOUNDARY OF TRACT C, SAID CORNERSTAR SUBDIVISION FILING NO. 1;

THENCE ALONG SAID EASTERLY BOUNDARY NORTH 00°16'50" WEST, A DISTANCE OF 288.49 FEET TO THE POINT OF BEGINNING,
CONTAINING A CALCULATED AREA OF 2.215 ACRES (96,485 SQUARE FEET), MORE OR LESS.

PROJECT TEAM

OWNER
CORNERSTAR HEALTHCARE PLAZA, LLC
3400 EAST BAYAUD AVE, SUITE 240
DENVER, CO 80209
PH: 303-921-4114
CONTACT: TIMOTHY WANER

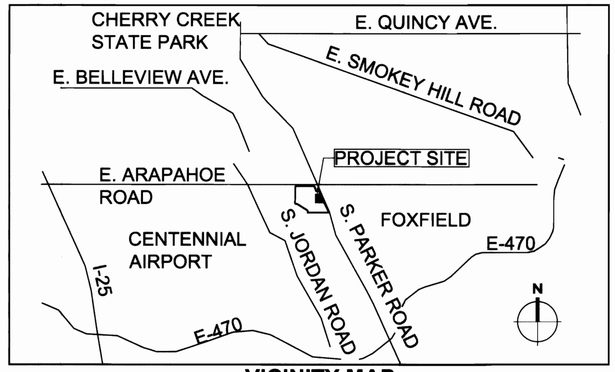
ARCHITECT
SEM ARCHITECTS, INC.
677 SOUTH COLORADO BOULEVARD SUITE 200
DENVER, COLORADO 80246
PH: 303-220-8900
CONTACT: TERRY RUCKER
EMAIL: TRUCKER@SEMARCHITECTS.COM

GENERAL CONTRACTOR
WANER CONSTRUCTION COMPANY, INC.
8950 BARRONS BLVD., UNIT 103
HIGHLANDS RANCH, COLORADO 80129
PH: 720-344-5459
CONTACT: TIM WANER
EMAIL: TWANER@WANERCONSTRUCTION.COM

CIVIL ENGINEER
PERCEPTION DESIGN GROUP, INC.
6901 SOUTH PIERCE STREET, SUITE 350
LITTLETON, COLORADO 80128
PH: 303-232-8088
CONTACT: JERRY DAVIDSON
EMAIL: JDAVIDSON@PERCEPTIONDESIGNGROUP.COM

LANDSCAPE ARCHITECT
MEURAN DESIGN GROUP, LLC
700 COLORADO BLVD., SUITE 131
DENVER, COLORADO 80206
PH: 303-512-0549
CONTACT: KERRY SMEESTER
EMAIL: KTS@MEURAN.COM

ELECTRICAL ENGINEER
PRODUCTIVE ELECTRIC, LLC
2120 WEST 7TH AVENUE
DENVER, COLORADO 80204
PH: 720-946-1830
CONTACT: RON SMITH
EMAIL: RSMITH@PRODELEC.BIZ



VICINITY MAP
NOT TO SCALE

SITE DATA BLOCK

LAND AREA WITHIN PROPERTY LINES:	96,485 S.F. = 2.22 ACRES
GROSS FLOOR AREA:	29,617 S.F.
BUILDING FIRE SPRINKLER SYSTEM:	YES
NUMBER OF BUILDINGS:	1
MAXIMUM HEIGHT OF BUILDINGS:	55' MAXIMUM
TOTAL BUILDING COVERAGE:	9,990 S.F. = .23 ACRES = 10%
HARD SURFACE AREA:	46,122 S.F. = 1.06 ACRES = 48%
LANDSCAPE AREA:	40,373 S.F. = .93 ACRES = 42%
PRESENT ZONING CLASSIFICATION:	B-4
ALLOWABLE SIGN AREA:	323 S.F.
ALLOWABLE NUMBER OF SIGNS:	5
PROPOSED BUILDING SIGNS:	3
PROPOSED BUILDING SIGN AREA:	323 S.F.
ALLOWABLE MONUMENT SIGNS:	2
PROPOSED MONUMENT SIGNS:	2
PROPOSED MONUMENT SIGN AREA:	100 S.F. EACH
PROPOSED TOTAL SIGN AREA:	523 S.F.
PARKING SPACES REQUIRED:	29,617/300 = 99 SPACES
PARKING SPACES PROVIDED:	102 SPACES
HANDICAPPED SPACES REQUIRED:	4 SPACES, 1 VAN SPACE
HANDICAPPED SPACES PROVIDED:	4 SPACES, 2 VAN SPACES
BICYCLE SPACES REQUIRED:	3 SPACES
BICYCLE SPACES PROVIDED:	4 SPACES

PARKING TABULATION

BUILDING	AREA	RATIO	TOTAL STALLS REQ'D	TOTAL STALLS PROVIDED
HEALTH CARE	29,617 SF	1 / 300 SF	99	102
ACCESSIBLE REQUIRED	4			
ACCESSIBLE PROVIDED	4			

FIRE DATA CHART

2009 IBC OCCUPANCY CLASSIFICATION	B
BUILDING CONSTRUCTION TYPE	IIB
SPRINKLERED	YES
EXISTING OR NEW BUILDING	NEW
BUILDING SQUARE FOOTAGE	29,617

AMENDMENTS

1. Minor Amendment to add a rooftop CMRS. 12-5-2018
See RSN 1331888.

SHEET INDEX

SHEET 1 OF 9 COVER SHEET/SITE DATA
SHEET 2 OF 9 GENERAL NOTES
SHEET 3 OF 9 SITE PLAN
SHEET 4 OF 9 GRADING PLAN
SHEET 5 OF 9 UTILITY PLAN
SHEET 6 OF 9 LANDSCAPE PLAN
SHEET 7 OF 9 LANDSCAPE NOTES/DETAILS
SHEET 8 OF 9 BUILDING ELEVATIONS
SHEET 9 OF 9 PHOTOMETRIC PLAN

SEM ARCHITECTS
98 Spruce Street · Suite 201
Denver CO 80230
303 220 8900
303 220 0708 Fax
www.SEMarchitects.com

CORNERSTAR HEALTHCARE PLAZA
15901 E. BRIARWOOD CIRCLE
AURORA, COLORADO 80016
CORNERSTAR HEALTHCARE PLAZA, LLC

Date	·
Proj No	· 12026.00
Drawn	· RJK
Checked	· TLR

Date	Issue
1-25-13	· SITE PLAN SUBMITTAL
3-22-13	· SITE PLAN RE-SUBMITTAL
6-18-13	· MYLAR SUBMITTAL

Title · COVER SHEET
SITE DATA

COVER SHEET
1 OF 9

CORNERSTAR HEALTHCARE PLAZA SITE PLAN

A PARCEL LOCATED IN THE NORTHEAST 1/4 OF SECTION 29, TOWNSHIP 5 SOUTH, RANGE 66 WEST OF THE 6TH PRINCIPAL MERIDIAN COUNTY OF ARAPAHOE, STATE OF COLORADO

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 MUST CONFORM TO THE CITY OF AURORA SIGN CODE AND REQUIRED SEPARATE PERMITS.
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 THE ACCESSIBLE BUILDING ENTRANCES THEY SERVE. AT LEAST 60% OF THE PUBLIC BUILDING ENTRANCES SHALL BE ACCESSIBLE. 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 2009 INTERNATIONAL BUILDING CODE, CHAPTER 11, AND THE AMERICAN NATIONAL STANDARDS INSTITUTE (ICC/ANSI) A117.1 -2003.
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 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.
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 THE AURORA CITY CODE, SECTION 126, ARTICLE VII - NUMBERING OF BUILDINGS
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 OR THE GPDRC 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
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.
17. PER THE 2009 IFC SECTION 510 AND THE AURORA BUILDING AND ZONING CODE, SECTION 66-38: ALL INTERIOR AND EXTERIOR PORTIONS OF A BUILDING ARE REQUIRED TO BE ASSESSED FOR ADEQUATE EMERGENCY RESPONDER RADIO COVERAGE PRIOR TO ISSUANCE OF C OF O.
18. THE DEVELOPER IS REQUIRED TO CONSTRUCT ANY OFF SITE ROADWAY OR EMERGENCY CROSSING IMPROVEMENTS PER CITY STANDARDS NECESSARY TO FACILITATE EMERGENCY VEHICULAR ACCESS THIS SITE.
19. ACCESS TO BUILDINGS FOR THE PURPOSE OF FIRE DEPARTMENT VEHICLE ACCESS SHALL BE PROVIDED AT ALL TIMES DURING CONSTRUCTION. CONSTRUCTION MATERIAL SHALL NOT BLOCK ACCESS TO BUILDINGS, HYDRANTS OR FIRE APPLIANCES.
20. PRIOR TO ANY ABOVE GROUND LEVEL CONSTRUCTION OR ERECTION OF A STRUCTURE, WHETHER THE PRINCIPAL STRUCTURE MATERIALS ARE COMBUSTIBLE OR OF A NON-COMBUSTIBLE NATURE, THERE SHALL BE ADEQUATE ALL-WEATHER ACCESS ROADWAYS PROVIDED FOR USE BY EMERGENCY VEHICLE APPARATUS. FIRE ACCESS PROVIDED BY THE PROPERTY OWNER SHALL BE MAINTAINED TO ADEQUATELY SUPPORT FIRE APPARATUS UP TO 75,000 LBS. THESE TEMPORARY SITE ACCESS ROADWAYS SHALL NOT BE LESS THAN 20 FT. WIDTH WITH A STANDARD TURNING RADIUS OF 29 FT. INSIDE AND 52 FT. OUTSIDE. A HAMMERHEAD OR THREE-POINT TURNAROUND WILL BE REQUIRED ON DEAD□END FIRE APPARATUS ROADS IN EXCESS OF 150 FT. THE MATERIAL USED TO CONSTRUCT THESE ROADWAYS MAY BE OF ANY ONE OF, OR A COMBINATION OF, SEVERAL AGGREGATE MATERIALS AVAILABLE. APPROVED MATERIALS INCLUDE PREMIXED ROAD BASE MATERIAL, 1 1/2-INCH RIVER ROCK, CRUSHED GRANITE OR OTHER AGGREGATE WITH NOT LESS THAN ONE-INCH NOMINAL SIZE DESIGNATION OR CRUSHED CONCRETE. THE FIRE CHIEF OR DESIGNATED REPRESENTATIVE MAY APPROVE OTHER ROADWAY MATERIALS. IN NO WAY SHALL THE DESIGNATIONS IN THIS POLICY BE INTENDED OR CONSTRUED AS TO INTEND TO PROHIBIT ASPHALT PAVING OR ADDITIONAL REQUIREMENTS AS NECESSARY.

SEM ARCHITECTS
98 Spruce Street · Suite 201
Denver CO 80230
303 220 8900
303 220 0708 Fax
www.SEMarchitects.com

CORNERSTAR HEALTHCARE PLAZA
15901 E. BRIARWOOD CIRCLE
AURORA, COLORADO 80016
CORNERSTAR HEALTHCARE PLAZA, LLC

Date	·
Proj No	· 12026.00
Drawn	· RJK
Checked	· TLR

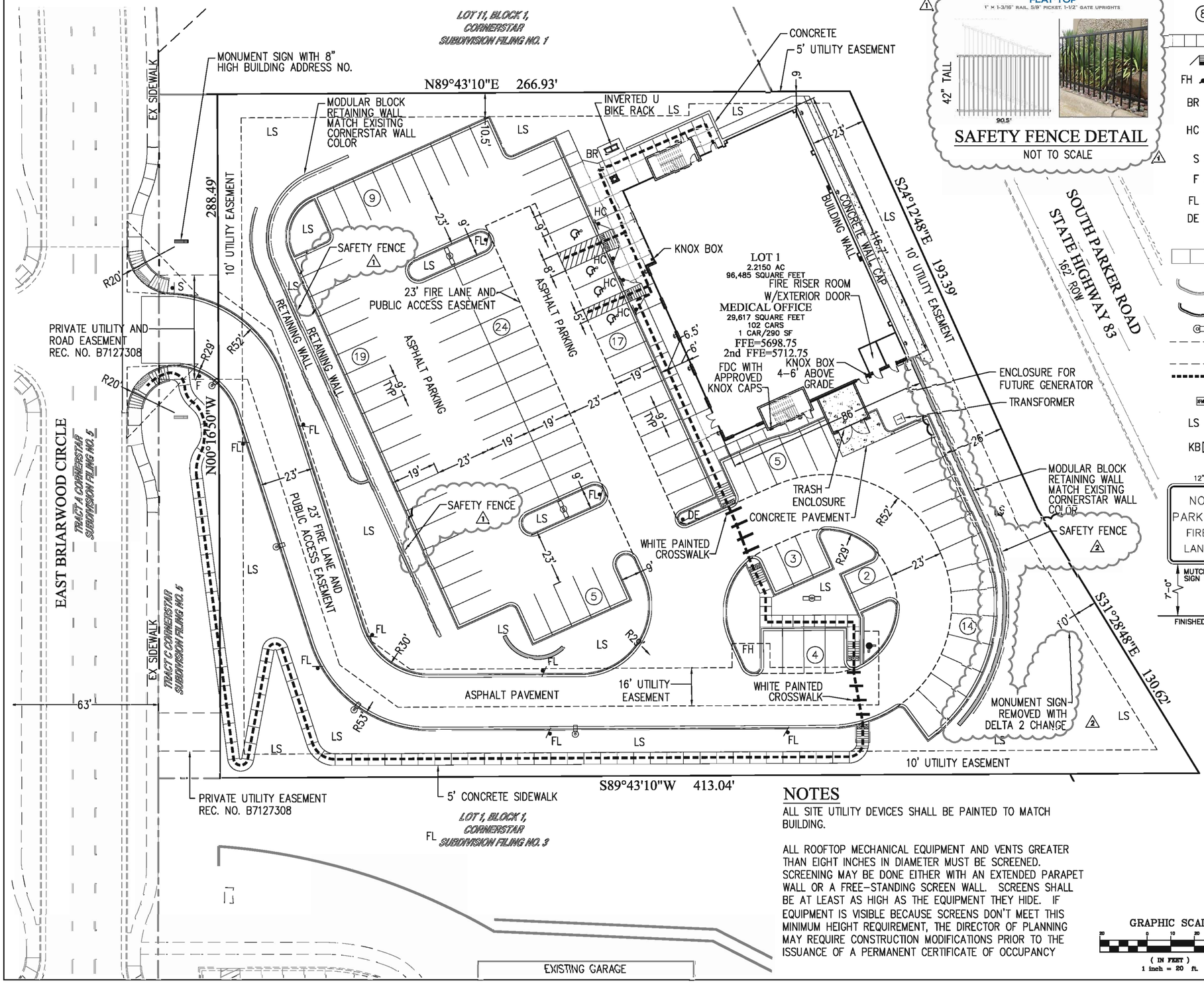
Date	Issue
1-25-13	· SITE PLAN SUBMITTAL
3-22-13	· SITE PLAN RE-SUBMITTAL
6-18-13	· MYLAR SUBMITTAL

Title	· GENERAL NOTES

GENERAL NOTES
2 OF 9

CORNERSTAR HEALTHCARE PLAZA SITE PLAN

A PARCEL LOCATED IN SECTION 29, TOWNSHIP 5 SOUTH, RANGE 66 WEST OF THE 6TH PRINCIPAL MERIDIAN COUNTY OF ARAPAHOE, STATE OF COLORADO

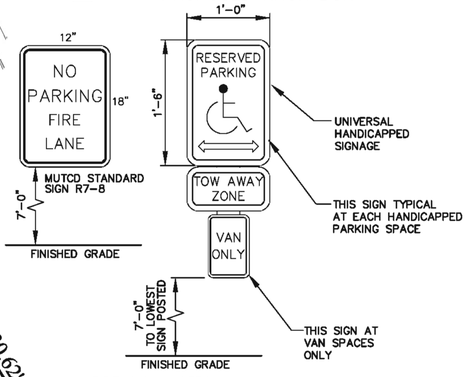


SAFETY FENCE DETAIL

NOT TO SCALE

LEGEND

- PROPERTY LINE
- HANDICAP PARKING STALL
- (8) PARKING COUNT PER ROW
- CONCRETE SIDEWALK
- HANDICAP RAMP
- FH FIRE HYDRANT
- BR BIKE RACK
- HC HANDICAP PARKING SIGN
- S STOP SIGN
- F ENTERING FIRE LANE WITH TURNAROUND SIGN
- FL NO PARKING FIRE LANE SIGN
- DE ENTERING 150' DEAD END FIRE LANE SIGN
- PROPOSED HEAVY-DUTY CONCRETE PAVEMENT
- EXISTING CURB AND GUTTER
- PROPOSED CURB AND GUTTER
- PROPOSED SITE LIGHTING
- EASEMENT
- PROPOSED ICC/ANSI A117.1 ACCESSIBLE ROUTE
- PROPOSED TRANSFORMER
- LS LANDSCAPE AREA
- KB PROPOSED KNOX BOX



FIRE SIGN NOTES:

1. GALVANAIZED STEEL POST.SET 3'-0"MINIMUM BELOW GRADE AND INTO MINIMUM 12" DIAMETER CONCRETE PIER, FULL DEPTH
2. THE MAXIMUM SPACING OF THE SIGNS SHALL BE 100', CONTINGENT UPON LIFE SAFETY REVIEW AND APPROVAL.
3. FIRE LANE SIGNS SHALL BE INSTALLED 2' BEHIND CURB OR SIDEWALK.

SITE SIGNAGE DETAILS
NOT TO SCALE

NOTES

ALL SITE UTILITY DEVICES SHALL BE PAINTED TO MATCH BUILDING.

ALL ROOFTOP MECHANICAL EQUIPMENT AND VENTS GREATER THAN EIGHT INCHES IN DIAMETER MUST BE SCREENED. SCREENING MAY BE DONE EITHER WITH AN EXTENDED PARAPET WALL OR A FREE-STANDING 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

GRAPHIC SCALE
20 0 10 20 40
(IN FEET)
1 inch = 20 ft.

SEM ARCHITECTS
98 Spruce Street · Suite 201
Denver CO 80230
303 220 8900
303 220 0708 Fax
www.SEMarchitects.com

CORNERSTAR HEALTHCARE PLAZA
15901 E. BRIARWOOD CIRCLE AURORA, COLORADO 80016
CORNERSTAR HEALTHCARE PLAZA, LLC

Date	-
Proj No	- 2012-003
Drawn	- JWD
Checked	- JWD

Date	Issue
1-25-13	Site Plan Submittal
03-15-13	Site Plan Re-Submittal
06-18-13	Mylar Submittal
03-12-14	Mylar Change Add Safety Fence
05-30-14	Mylar Change Add Safety Fence Remove Parker Road Monument Sign

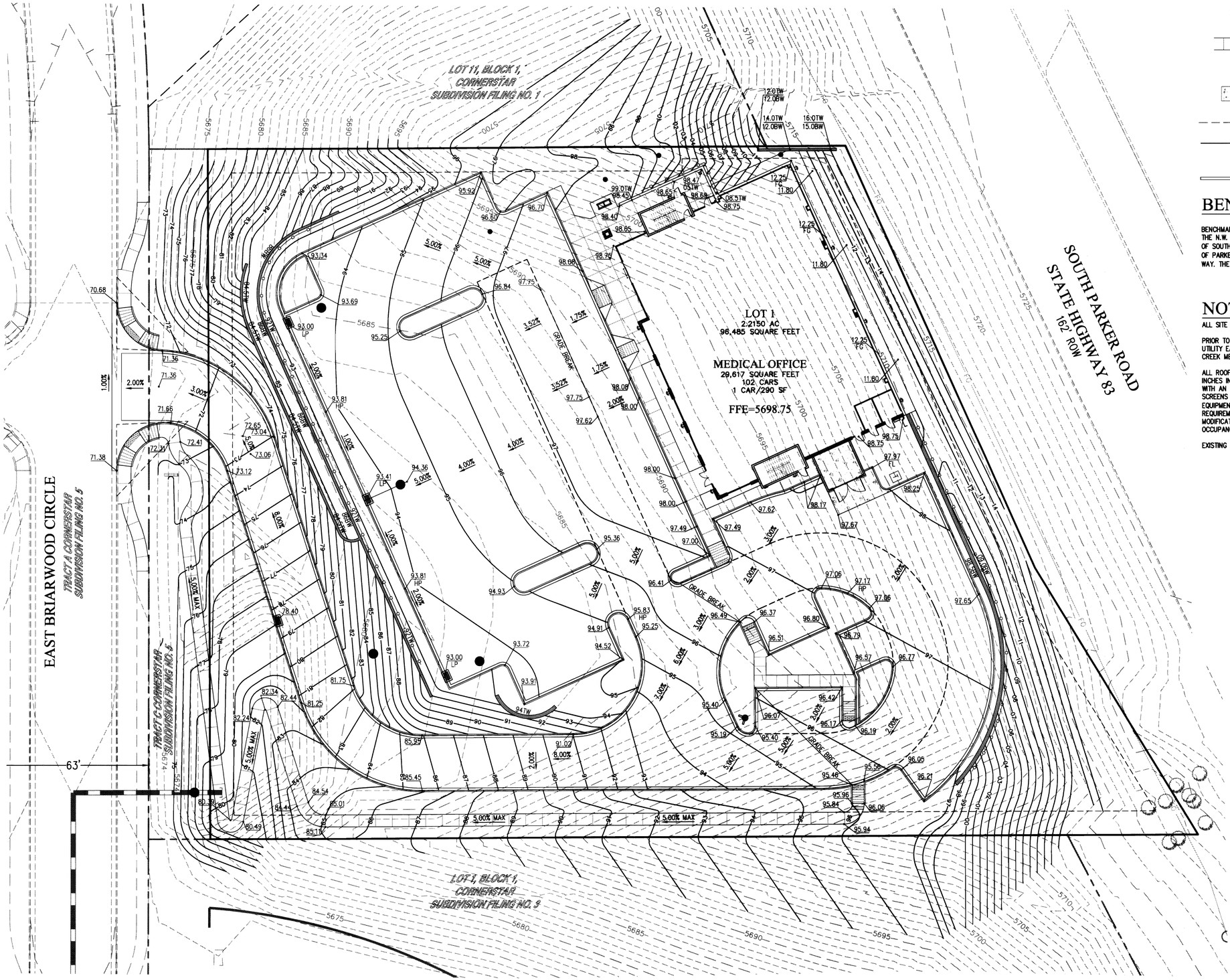
Title -

Perception Design Group, Inc.
Consulting Civil Engineers
6901 South Pierce Street, Suite 350 ◇ Littleton, Colorado 80128
Office:303-232-8088 ◇ Fax:303-232-5255

SITE PLAN
SHEET 3 OF 9

CORNERSTAR HEALTHCARE PLAZA SITE PLAN

A PARCEL LOCATED IN SECTION 29, TOWNSHIP 5 SOUTH, RANGE 66 WEST OF THE 6TH PRINCIPAL MERIDIAN
COUNTY OF ARAPAHOE, STATE OF COLORADO



LEGEND

- PROPERTY LINE
- EXISTING CURB AND GUTTER
- PROPOSED CURB AND GUTTER
- PROPOSED SIDEWALK
- PROPOSED HANDICAP RAMP
- PROPOSED HEAVY-DUTY CONCRETE PAVEMENT
- 5389 — EXISTING CONTOUR
- 90 — PROPOSED CONTOUR
- 90.35 — PROPOSED SPOT ELEVATION
- PROPOSED WALL

BENCHMARK

BENCHMARK: CITY OF AURORA BM #SS6620NW002, 3" DIAM. BRASS CAP ON THE N.W. CORNER OF A CONCRETE SLAB FOR A WATER VAULT, ON NORTH SIDE OF SOUTH LEWISTON WAY APPROXIMATELY 80' EAST +/- OF EAST FLOW LINE OF PARKER ROAD, AND 10 +/- NORTH OF NORTH FLOW LINE OF LEWISTON WAY. THE ELEVATION IS 5668.483. (NAVD 1988 DATUM)

NOTES

ALL SITE UTILITY DEVICES SHALL BE PAINTED TO MATCH BUILDING.

PRIOR TO CONSTRUCTION, ALL WORK WITHIN ANY OF THE LANDSCAPE AND UTILITY EASEMENTS RINGING THE SITE SHALL BE COORDINATED WITH THE SAND CREEK METROPOLITAN DISTRICT.

ALL ROOFTOP MECHANICAL EQUIPMENT AND VENTS GREATER THAN EIGHT INCHES IN DIAMETER MUST BE SCREENED. SCREENING MAY BE DONE EITHER WITH AN EXTENDED PARAPET WALL OR A FREE-STANDING 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.

EXISTING STORM SEWER SHOWN IS PUBLIC.

GRAPHIC SCALE

(IN FEET)
1 inch = 20 ft.

SEM ARCHITECTS
98 Spruce Street · Suite 201
Denver CO 80230
303 220 8900
303 220 0708 Fax
www.SEMarchitects.com

CORNERSTAR HEALTHCARE PLAZA
15901 E. BRIARWOOD CIRCLE
AURORA, COLORADO 80016

CORNERSTAR HEALTHCARE PLAZA, LLC

Date	·
Proj No	· 2012-003
Drawn	· JWD
Checked	· JWD

Date	Issue
1-25-13	Site Plan Submittal
03-15-13	Site Plan Re-Submittal
06-18-13	Mylar Submittal

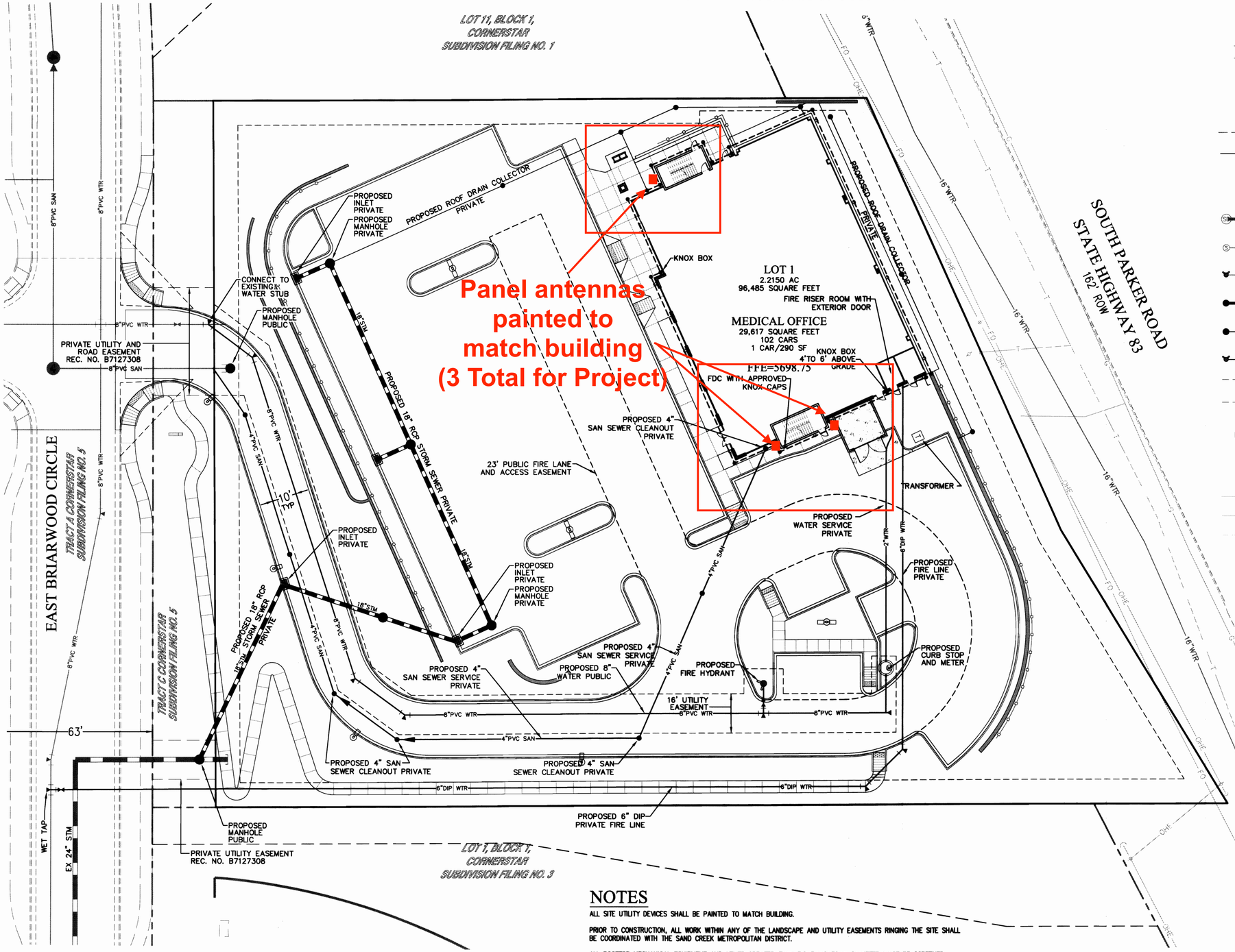
Title ·

Perception Design Group, Inc.
Consulting Civil Engineers
6901 South Pierce Street, Suite 350 ◇ Littleton, Colorado 80128
Office:303-232-8088 ◇ Fax:303-232-5255

GRADING PLAN
SHEET 4 OF 9

CORNERSTAR HEALTHCARE PLAZA SITE PLAN

A PARCEL LOCATED IN SECTION 29, TOWNSHIP 5 SOUTH, RANGE 66 WEST OF THE 6TH PRINCIPAL MERIDIAN COUNTY OF ARAPAHOE, STATE OF COLORADO



NOTES

ALL SITE UTILITY DEVICES SHALL BE PAINTED TO MATCH BUILDING.

PRIOR TO CONSTRUCTION, ALL WORK WITHIN ANY OF THE LANDSCAPE AND UTILITY EASEMENTS RINGING THE SITE SHALL BE COORDINATED WITH THE SAND CREEK METROPOLITAN DISTRICT.

ALL ROOFTOP MECHANICAL EQUIPMENT AND VENTS GREATER THAN EIGHT INCHES IN DIAMETER MUST BE SCREENED. SCREENING MAY BE DONE EITHER WITH AN EXTENDED PARAPET WALL OR A FREE-STANDING 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.

EXISTING STORM SEWER SHOWN IS PUBLIC.

LEGEND

- PROPERTY LINE
- EXISTING CURB AND GUTTER
- PROPOSED CURB AND GUTTER
- PROPOSED SIDEWALK
- PROPOSED HANDICAP RAMP
- PROPOSED HEAVY-DUTY CONCRETE PAVEMENT
- 5389 EXISTING CONTOUR
- 90 PROPOSED CONTOUR
- 88.31 EXISTING SPOT ELEVATION
- 90.35 PROPOSED SPOT ELEVATION
- EX 24" STM EXISTING STORM SEWER WITH MANHOLE
- 8"PVC SAN EXISTING SANITARY SEWER WITH MANHOLE
- 8"PVC WTR EXISTING WATERLINE W/ HYDRANT AND VALVE
- 24"RCP STM PROPOSED STORM SEWER W/ MANHOLE AND INLET
- 8"PVC SAN PROPOSED SANITARY SEWER W/ MANHOLE AND CLEANOUT
- 6"PVC WTR PROPOSED WATERLINE W/ HYDRANT AND VALVE
- EASEMENT
- EXISTING SITE LIGHTING
- PROPOSED SITE LIGHTING
- PROPOSED TRANSFORMER
- PROPOSED WATER METER
- OHE EXISTING OVERHEAD ELECTRIC
- T EXISTING TELEPHONE
- G EXISTING GAS
- BFP PROPOSED IRRIGATION BACKFLOW DEVICE

GRAPHIC SCALE

20 0 10 20 40

(IN FEET)
1 inch = 20 ft.

SEM ARCHITECTS
98 Spruce Street · Suite 201
Denver CO 80230
303 220 8900
303 220 0708 Fax
www.SEMarchitects.com

CORNERSTAR HEALTHCARE PLAZA
15901 E. BRIARWOOD CIRCLE
AURORA, COLORADO 80016
CORNERSTAR HEALTHCARE PLAZA, LLC

Date	-
Proj No	- 2012-003
Drawn	- JWD
Checked	- JWD

Date	Issue
1-25-13	Site Plan Submittal
03-15-13	Site Plan Re-Submittal
06-18-13	Mylar Submittal

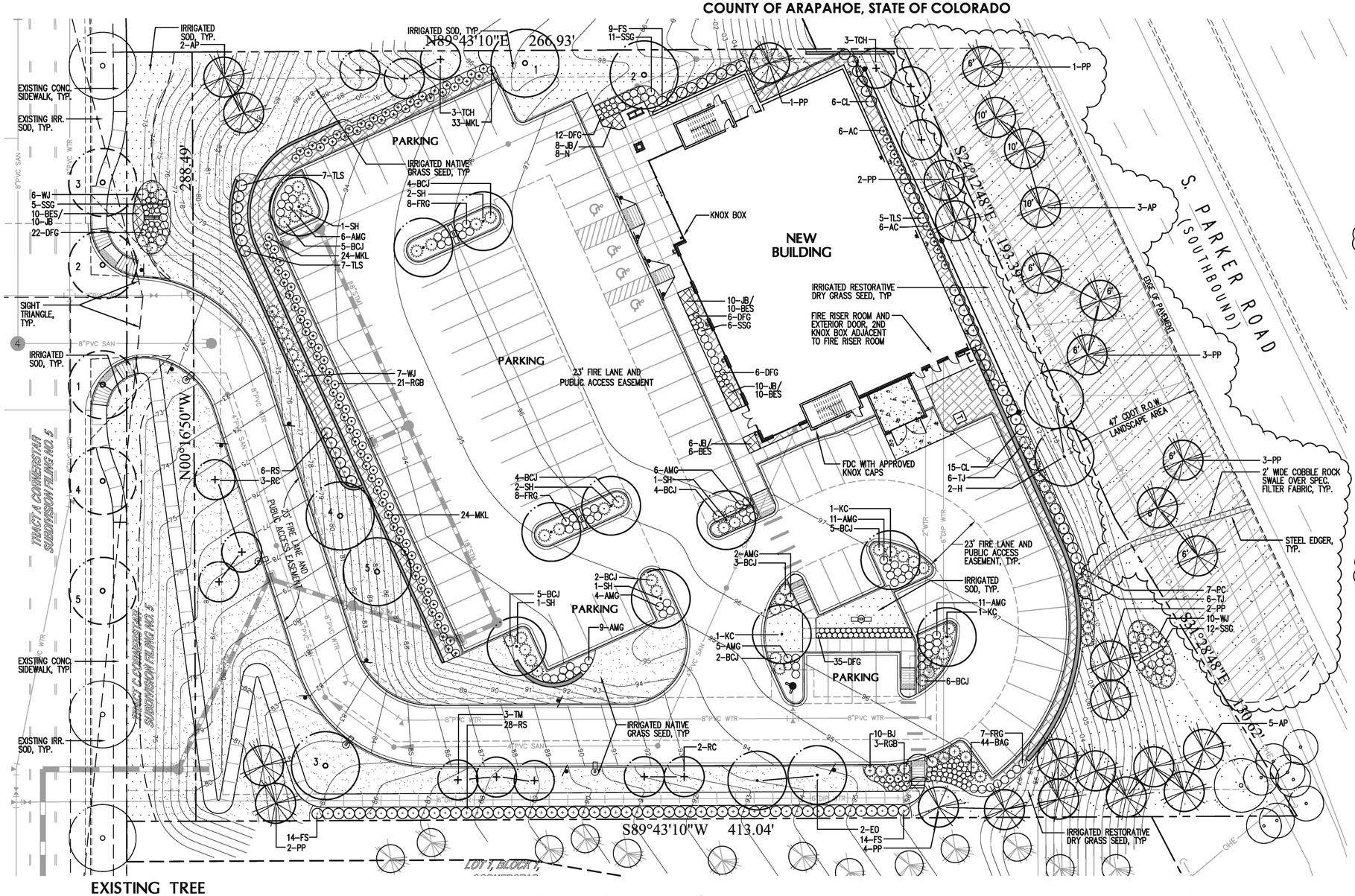
Title -

Perception Design Group, Inc.
Consulting Civil Engineers
6901 South Pierce Street, Suite 350 ◇ Littleton, Colorado 80128
Office:303-232-8088 ◇ Fax:303-232-5255

UTILITY PLAN
SHEET 5 OF 9

CORNERSTAR HEALTHCARE PLAZA SITE PLAN

A PARCEL LOCATED IN THE NORTHEAST 1/4 OF SECTION 29, TOWNSHIP 5 SOUTH, RANGE 66 WEST OF THE 6TH PRINCIPAL MERIDIAN COUNTY OF ARAPAHOE, STATE OF COLORADO



GROUNDCOVER LEGEND:

IRRIGATED SOD
TEXAS HYBRID 'THERMAL BLUE"

IRRIGATED NATIVE SEED MIX
WESTERN WHEATGRASS 'ARRIBA'
THICK SPIKE WHEATGRASS
SIDEOATS GRAMA
BLUE GRAMA
LITTLE BLUESTEM
PRAIRIE SANDREED 'GOSHEN'
SAND DROPSEED

IRRIGATED RESTORATIVE DRY/UPLAND GRASS SEED MIX
BIG BLUEGRASS, SHERMAN
SANDBERG/CANBY BLUEGRASS
ARIZONA FESCUE, REDONDO
SHEEP FESCUE, OVINA

IRRIGATED SEED/WILDFLOWER MIX

COMMON/BOTANICAL NAME	LBS. PLS/ACRE
WESTERN WHEATGRASS *Pascopyrum smithii 'Arriba'*	4.0
SIDEOATS GRAMA *Bouteloua curtipendula 'Vaughn'*	2.0
NEEDLE AND THREAD *Stipa comata*	3.0
SAND BLUESTEM *Andropogon hallii 'Elida'*	4.0
BLUE GRAMA *Bouteloua gracilis 'Hachita'*	1.5
LITTLE BLUESTEM *Schizachyrium scoparium 'Pastura'*	2.0
SAND DROPSEEP *Sporobolus cryptandrus*	0.7
PRAIRIE SANDREED *Calamovila longifolia 'Goshen'*	3.0
PRAIRIE CONEFLOWER *Ratibida columnans*	0.3
BLUE FLAX *Linum lewisii*	0.5
OATS *Avana sativa*	3.0

SEEDING RATE: 24 LBS PLS/ACRE

SPECIFIED 5"–12" ROUNDED COBBLE ROCK MULCH

SPECIFIED 3/4" CRUSHED GRANITE ROCK MULCH

LANDSCAPE LEGEND

NEW DECIDUOUS SHADE TREE

NEW DECIDUOUS ORNAMENTAL TREE

NEW EVERGREEN TREE

NEW DECIDUOUS SHRUBS

NEW EVERGREEN SHRUBS

NEW PERENNIALS

NEW ORNAMENTAL GRASSES

NEW FIRE HYDRANT

EXISTING TREE SPECIES LEGEND

EXISTING DECIDUOUS TREE TO REMAIN

EXISTING DECIDUOUS TREE TO BE RELOCATED (EXISTING LOCATION)

EXISTING DECIDUOUS TREE TO BE RELOCATED (NEW LOCATION)

EXISTING TREE SPECIES INFORMATION

TREE	SPECIES	CAL.	CONDITION	DISPOSITION
1	ASH	3"	GOOD	REMOVE AND RELOCATE
2	ASH	3"	GOOD	REMOVE AND RELOCATE
3	ASH	3"	GOOD	REMOVE AND RELOCATE

SITE DATA

SITE DATA	AREA (SF)	%
TOTAL SITE AREA	96,485	
BUILDING COVERAGE	9,990	10%
HARD SURFACE AREA	46,122	48%
LANDSCAPE AREA	40,373	42%
COOL SEASON GRASSES % OF LANDCAPE AREA	4,914	12%

DETENTION POND

TYPE:	N/A
MAXIMUM AREA:	N/A
MAXIMUM DEPTH:	N/A
RETAINING WALL HT.:	N/A
RETAING WALL MATERIALS:	N/A

SEE CIVIL PLANS FOR COMPLETE INFORMATION REGARDING STORMWATER DRAINAGE

REFER TO SHEET L-2 FOR CITY LANDSCAPE REQUIREMENTS, LANDSCAPE PLANT LIST, NOTES AND DETAILS

NOT FOR CONSTRUCTION

NORTH

0 10 20 40'

SCALE: 1"=20'-0"

SEM ARCHITECTS
98 Spruce Street • Suite 201
Denver CO 80230
303 220 8900
303 220 0708 Fax
www.SEMarchitects.com

meuran designgroup
site design
landscape architecture
site planning
700 colorado boulevard, suite 131
denver, colorado 80206
303.512.0549 fax 303.320.5322

CORNERSTAR HEALTHCARE PLAZA
15901 E. BRAIRWOOD CIRCLE
AURORA, COLORADO 80016
CORNERSTAR HEALTHCARE PLAZA, LLC

Date	1-1-13
Proj No	12.130
Drawn	KTS
Checked	KTS

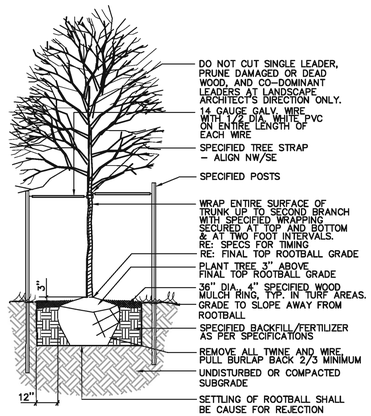
Date	Issue
01-25-13	SITE PLAN SUBMITTAL
03-22-13	SITE PLAN RESUBMITTAL
06-18-13	MYLAR SUBMITTAL
05-05-14	CDOT SUBMITTAL

Title • LANDSCAPE PLAN

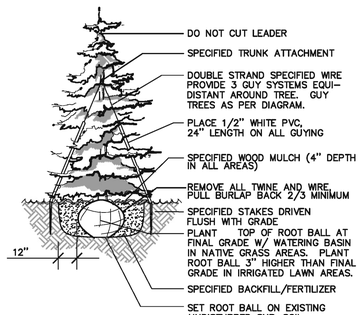
LANDSCAPE PLAN
6 OF 9

CORNERSTAR HEALTHCARE PLAZA SITE PLAN

A PARCEL LOCATED IN THE NORTHEAST 1/4 OF SECTION 29, TOWNSHIP 5 SOUTH, RANGE 66 WEST OF THE 6TH PRINCIPAL MERIDIAN COUNTY OF ARAPAHOE, STATE OF COLORADO

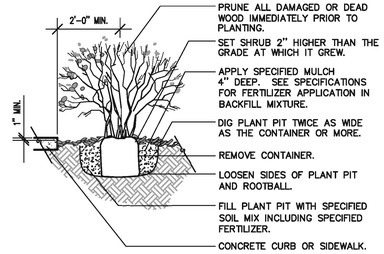


1 DECIDUOUS TREE PLANTING
N.T.S.



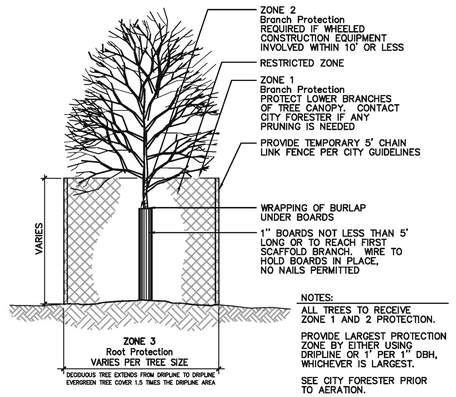
NOTES:
1. INSTALL SPECIFIED MULCH TO DRIPLINE OF TREE WHERE PLANTED IN GRASS AREAS.
2. DO NOT PROVIDE WATER BASIN IN IRRIGATED LAWN AREAS.

2 EVERGREEN TREE PLANTING
N.T.S.



NOTES:
1. ANY BROKEN OR CRUMBLING ROOTBALL WILL BE REJECTED. REMOVING THE CONTAINERS WILL NOT BE AN EXCUSE FOR DAMAGED ROOTBALLS.
2. HOLD GRADE 1" BELOW EDGE OF WALK OR CURB. THIS DETAIL SHALL ALSO APPLY TO PERENNIAL FLOWERS IN CONTAINER.
3. ALL JUNIPER PLANTS SHOULD BE PLANTED SO TOP OF ROOT MASS OCCURS AT FINISH GRADE OF MULCH LAYER.

3 SHRUB PLANTING DETAIL
N.T.S.



NOTES:
ALL TREES TO RECEIVE ZONE 1 AND 2 PROTECTION.

PROVIDE LARGEST PROTECTION ZONE BY EITHER USING DRIPLINE OR 1' PER 1" DBH, WHICHEVER IS LARGEST.

SEE CITY FORESTER PRIOR TO AERATION.

4 EXISTING TREE PROTECTION DETAIL
N.T.S.

TABLE OF STREET FRONTAGE, STREET EDGE BUFFER, AND NON-STREET FRONTA REQUIREMENTS

FRONTAGE DISCRIPTION BUFFER DISCRIPTION LENGTH/ADJ. LAND USE	WIDTH REQUIRED	WIDTH PROVIDED	BUFFER REDUCTION FEATURES	# TREES REQUIRED	# SHRUBS REQUIRED	# TREES PROVIDED	# SHRUBS PROVIDED	# PERENNIALS/ ORN. GRASSES PROVIDED
PARKER ROAD FRONTAGE 324' (TREE LAWN/LF)	N/A	N/A		–	N/A	10	N/A	N/A
EAST BRIARWOOD CR. FRONTAGE 288' (TREE LAWN/LF)	N/A	N/A		*	N/A	*	N/A	N/A
PARKER ROAD – STATE HWY EDGE BUFFER 324 L.F.	30'	45'	STANDARD DESIGN PLUS XERISCAPE	(1 TREE EQIV.) 8	(10 SHRUB EQIV.) 41	8	45	–
EAST BRIARWOOD CR. – STREET EDGE BUFFER 288 L.F.	20'	28'	STANDARD DESIGN PLUS XERISCAPE	7	72	5**	95	–
NORTH NON-RESIDENTIAL BUFFER 267 L.F.	10'	10'	STANDARD DESIGN PLUS XERISCAPE	7	33	7	33	–
SOUTH RESIDENTIAL BUFFER 413 L.F.	25'	20'	STANDARD DESIGN PLUS XERISCAPE	17	83	17	69	52

* EAST BRIARWOOD CR. STREET TREES ARE EXISTING
** 1 RELOCATED ASH TREE COUNTED TOWARDS TREE EQUIVALENT

NON-RESIDENTIAL BUILDING LANDSCAPE INFORMATION

BUILDING PERIMETER (DIRECTION FACING)	ELEVATION LENGTH	TREE EQUIVALENT REQUIRED (1 TREE EQUIVALENT PER 40 LINEAR FEET)	TREES PROVIDED	SHRUBS PROVIDED (10 SHRUBS PER 1 TREE EQUIVALENT)	PERENNIALS/ ORN. GRASSES PROVIDED (30 PER 1 TREE TREE EQUIVALENT)
NORTH	86'	2.2	–	9	39
SOUTH	86'	2.2	–	17*	18**
EAST	114'	2.9	2	26	–
WEST	114'	2.9	–	–	70***

* 17 SHRUBS RELOCATED TO EAST BUILDING PERIMETER
** 18 ORNAMENTAL GRASSES RELOCATED TO PARKING TURN-A-BOUT
*** 17 ORNAMENTAL GRASSES RELOCATED TO PARKING TURN-A-BOUT

DETENTION POND LANDSCAPE REQUIREMENTS

POND AREA	TREES REQUIRED	TREES PROVIDED	SHRUBS REQUIRED	SHRUBS PROVIDED
DETENTION POND N/A	N/A	N/A	N/A	N/A

LANDSCAPE NOTES:

1. THE TURF AREAS, AS WELL AS THE SHRUB BEDS SHALL BE ROTOTILLED WITH PURE ORGANIC COMPOST MATTER AT A RATE OF 4 CUBIC YARDS PER 1,000 SQUARE FEET. THIS PREPARATION SHALL BE THOROUGHLY INCORPORATED INTO THE TOP 6" OF SOIL.
2. ALL SHRUB BEDS AND MULCH AREAS ARE TO BE CONTAINED WITH STEEL EDGER (NOT REQUIRED AT CURB, WALKS OR BUILDING)
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, 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. ALL UTILITY EASEMENTS SHALL REMAIN UNOBSTRUCTED AND FULLY ACCESSIBLE ALONG THIER ENTIRE LENGTH FOR MAINTENANCE EQUIPMENT ENTRY.
5. THE DEVELOPER, HIS SUCCESSORS AND ASSIGNS, SHALL BE RESPONSIBLE FOR INSTALLATION, MAINTENANCE AND REPLACEMENT OFF ALL LANDSCAPING MATERIALS SHOWN OR INDICATED ON THE APPROVED SITE PLAN OR LANDSCAPE PLAN ON FILE IN THE PLANNING DEPARTMENT. ALL LANDSCAPING WILL BE INSTALLED AS DELINEATED ON THE PLAN, PRIOR TO ISSUANCE OF CERTIFICATE OF OCCUPANCY.
7. SITE LIGHTING SHALL CONSIST OF:

   BUILDING EXTERIOR – 400 WATT METAL HALIDE FULL CUTOFF WALL MOUNTED FIXTURES
8. ALL VEHICULAR DRIVES AND PARKING AREAS TO BE CONSTRUCTED OF ASPHALT, ALL PEDESTRIAN WALKS INSIDE OF STORAGE AREA TO BE CONSTRUCTED OF ASPHALT, ALL PEDESTRIAN SIDEWALKS ADJACENT TO PUBLIC STREETS TO BE CONSTRUCTED OF CONCRETE, AND THE STORAGE AREA TO BE CONSTRUCTED OF RECYCLED ASPHALT.
9. LANDSCAPE MATERIALS SHALL NOT BE PLACED OR KEPT NEAR FIRE HYDRANTS, FIRE DEPARTMENT INLET CONNECTIONS OR FIRE PROTECTION CONTROL VALVES IN A MANNER THAT WOULD PREVENT SUCH EQUIPMENT OR FIRE HYDRANTS FROM BEING IMMEDIATELY DISCERNABLE. THE FIRE DEPARTMENT SHALL NOT BE DETERRED OR HINDERED FROM GAINING IMMEDIATE ACCESS TO FIRE PROTECTION EQUIPMENT OR HYDRANTS.
10. A 5-FOOT CLEAR SPACE SHALL BE MAINTAINED AROUND THE CIRCUMFERENCE OF FIRE HYDRANTS.
11. LANDSCAPING MATERIAL SHOWN WITHIN THE SITE PLAN CANNOT ENCROACH INTO ROADWAYS THAT ARE DEDICATED (OR DESIGNATED) AS FIRE LANE EASEMENTS (OR CORRIDORS).

PLANT LIST

QTY./SYM.	COMMON/ BOTANIC NAME	SIZE	COMMENTS
	DECIDUOUS SHADE TREES		
SH	Shademaster Honeylocust Gleditsia triacanthos var. inermis 'Shademaster'	2 1/2" cal.	Specimen quality, full crown, B&B, staked
H	Hackberry Celtis occidentalis	2 1/2" cal.	Specimen quality, full crown, B&B, staked
KC	Kentucky Coffee Tree Gymnocladus dioica	2 1/2" cal.	Specimen quality, full crown, B&B, staked
EO	English Oak Quercus robur	2 1/2" cal.	Specimen quality, full crown, B&B, staked
	ORNAMENTAL TREES		
RC	Radiant Crabapple Malus sp. 'Radiant'	2" cal.	Specimen quality, full crown, B&B, staked
TCH	Thornless Cockspur Hawthorn Crataegus crus-galli inermis	2" cal.	Specimen quality, clump form, B&B, staked
TM	Tatarian Maple Acer tataricum	2" cal.	Specimen quality, clump form, B&B, staked
	EVERGREEN TREES		
AP	Austrian Pine Pinus nigra	6'-8' ht.	Specimen quality, full form, B&B, guyed
LP	Limber Pine Pinus flexilis	6'-8' ht.	Specimen quality, full form, B&B, guyed
PP	Pinon Pine Pinus cembroides edulis	6'-8' ht.	Specimen quality, full form, B&B, guyed
	DECIDUOUS SHRUBS		
RGB	Rose Glow Barberry Berberis thunbergii 'Rose Glow'	5 gal.	container, 5 canes min. 4' ht., plant 3' o.c.
MKL	Miss Kim Lilac Syringa patula 'Miss Kim'	5 gal.	container, 5 canes min. 3' ht., plant 3' o.c.
AC	Alpine Currant Ribes alpinum	5 gal.	container, 5 canes min. 4' ht., plant 3' o.c.
FS	Fragrant Sumac Rhus aromatica	5 gal.	container, 5 canes min. 5' ht., plant 4' o.c.
RS	Russian Sage Perovskia atriplicifolia	5 gal.	container, 5 canes min. 5' ht., plant 4' o.c.
CL	Chinese Lilac Syringa chinensis	5 gal.	container, 5 canes min. 10' ht., plant 4' o.c.
TLS	Three-Leaf Sumac Rhus trilobata	5 gal.	container, 5 canes min. 5' ht., plant 4' o.c.
PC	Peking Cotoneaster Cotoneaster lucidus	5 gal.	container, 5 canes min. 8' ht., plant 4' o.c.
	EVERGREEN SHRUBS		
BJ	Buffalo Juniper Juniperus sabina 'Buffalo'	5 gal.	container, 18"-24" spread plant 4' o.c.
BCJ	Blue Chip Juniper Juniperus horizontalis 'Blue Chip'	5 gal.	container, 18"-24" spread plant 4' o.c.
WJ	Wilton Carpet Juniper Juniperus horizontalis 'Wiltonii'	5 gal.	container, 18"-24" spread plant 4' o.c.
TJ	Tammy Juniper Juniperus sabina 'Tamariscifolia'	5 gal.	container, 18"-24" spread plant 4' o.c.
	PERENNIALS/ORNAMENTAL GRASSES		
FA	Fall Aster Aster albescens 'Alert'	1 gal.	container, plant 18" o.c. red w/ yellow eye
D	Daylily Hemerocallis sp.	1 gal.	container, plant 18" o.c. tall yellow color
BES	Black-Eyed Susan Rudbeckia hirta 'Becky Mix'	1 gal.	container, plant 18" o.c.
JB	Jupiter's Beard Centranthus ruber	1 gal.	container, plant 18" o.c.
N	Catmint Nepeta 'Walker's Low'	1 gal.	container, plant 18" o.c.
FRG	Feather Reed Grass Calamagrostis acut. 'Karl Foerster'	1 gal.	container, plant 24" o.c.
BAG	Blue Avena Grass Helictotrichon sempervirens	1 gal.	container, plant 24" o.c.
DFG	Dwarf Fountain Grass Pennisetum alopecuroides 'Hameln'	1 gal.	container, plant 24" o.c.
SSG	Shenandoah Switch Grass Panicum virgatum 'Shenandoah'	1 gal.	container, plant 36" o.c.
AMG	Adagio Maiden Grass Miscanthus sinensis 'Adagio'	1 gal.	container, plant 36" o.c.

NOT FOR CONSTRUCTION

SEM ARCHITECTS
98 Spruce Street • Suite 201
Denver CO 80230
303 220 8900
303 220 0708 Fax
www.SEMarchitects.com

meuran designgroup
site design
landscape architecture
site planning
700 colorado boulevard, suite 131
denver, colorado 80206
303.512.0549 fax 303.320.5322

CORNERSTAR HEALTHCARE PLAZA
15901 E. BRAIRWOOD CIRCLE
AURORA, COLORADO 80016
CORNERSTAR HEALTHCARE PLAZA, LLC

Date	1-1-13
Proj No	12.130
Drawn	KTS
Checked	KTS

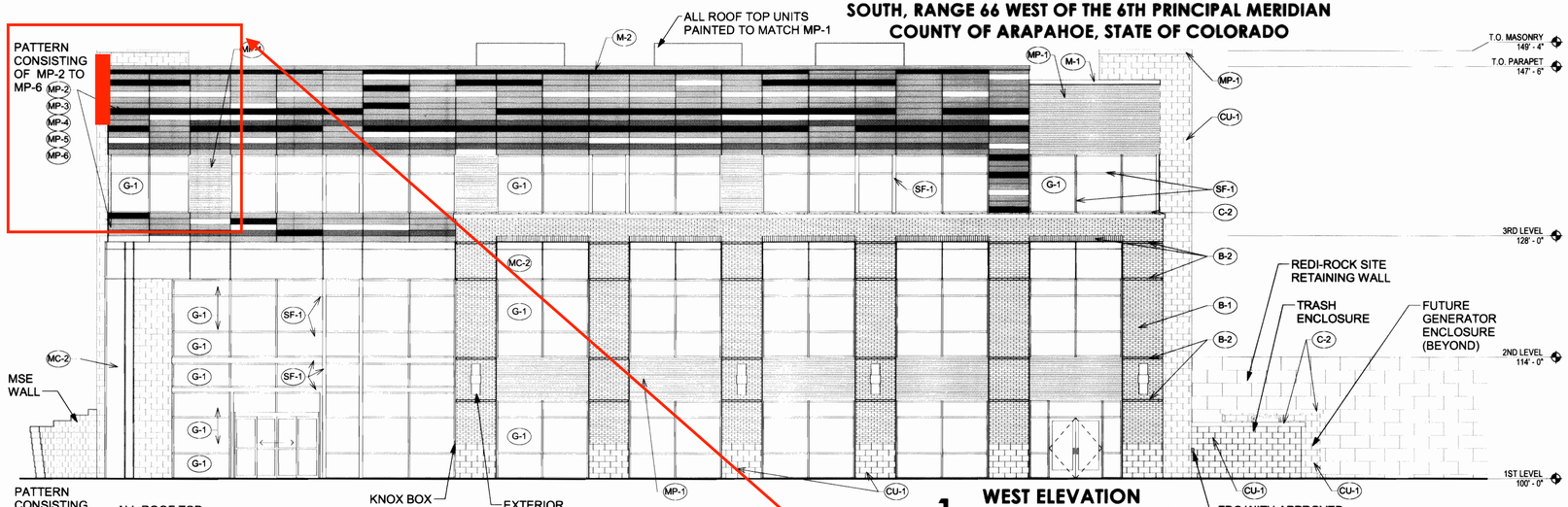
Date	Issue
01-25-13	SITE PLAN SUBMITTAL
03-22-13	SITE PLAN RESUBMITTAL
06-18-13	MYLAR SUBMITTAL
05-05-14	CDOT SUBMITTAL

Title • LANDSCAPE DETAILS

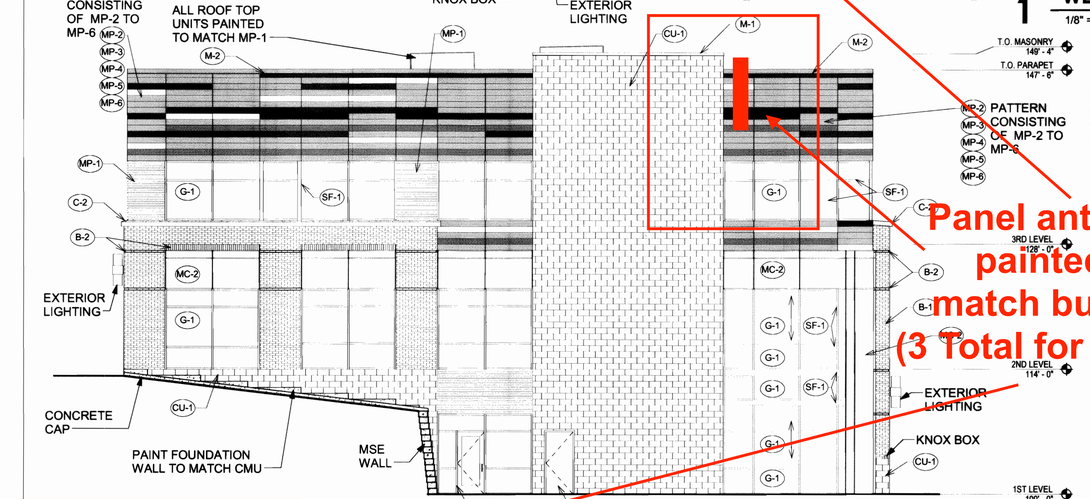
LANDSCAPE DETAILS
7 OF 9

CORNERSTAR HEALTHCARE PLAZA SITE PLAN

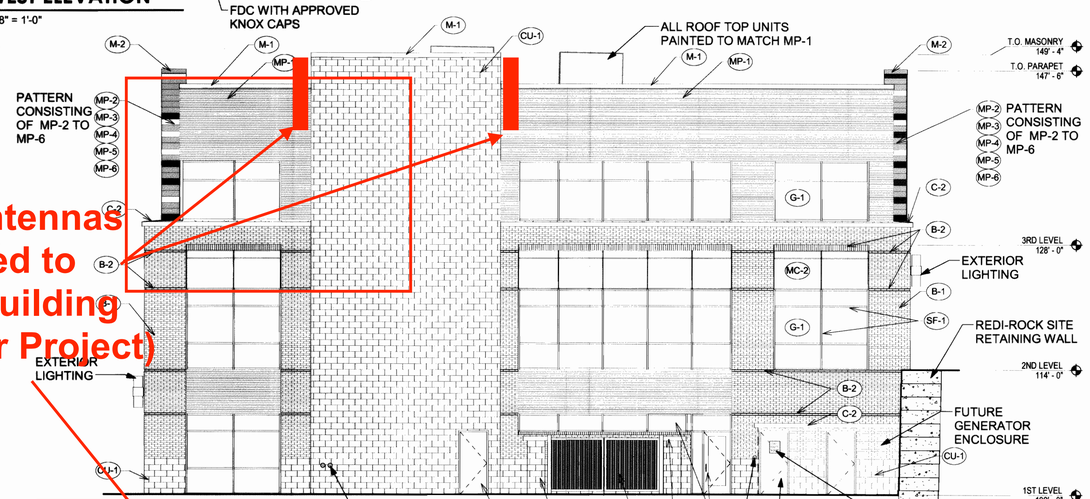
A PARCEL LOCATED IN THE NORTHEAST 1/4 OF SECTION 29, TOWNSHIP 5 SOUTH, RANGE 66 WEST OF THE 6TH PRINCIPAL MERIDIAN COUNTY OF ARAPAHOE, STATE OF COLORADO



1 WEST ELEVATION
1/8" = 1'-0"

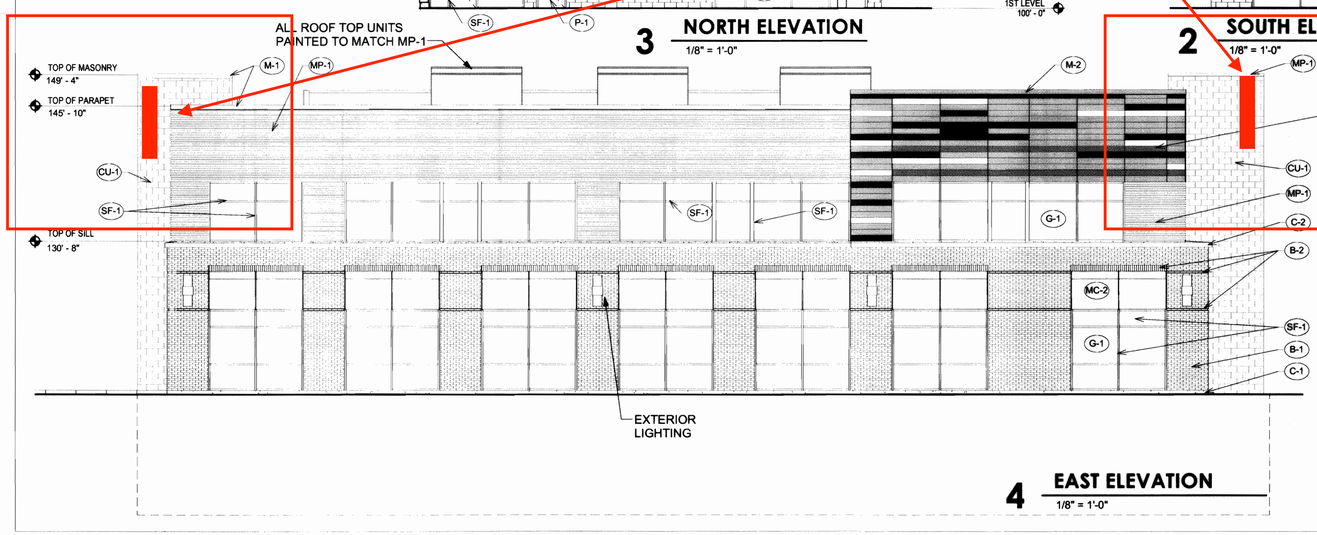


3 NORTH ELEVATION
1/8" = 1'-0"



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

Panel antennas painted to match building (3 Total for Project)



4 EAST ELEVATION
1/8" = 1'-0"

MATERIALS LEGEND

B-1	ROBINSON BRICK: COFFEE BEAN
B-2	ROBINSON BRICK: WHEATFIELD
CU-1	BEST BLOCK CMU : WESTERN BEIGE #276 (SPLIT FACED)
C-1	CAST IN PLACE CONCRETE
C-2	BRICK STONE PRE-CAST CONCRETE: T-9817
G-1	GLASS
SF-1	STOREFRONT - CLEAR ANODIZED ALUMINUM
M-1	BERRIDGE METAL - ZINC-COTE (CORRUGATED)
M-2	BERRIDGE METAL - COPPER-COTE
MP-1	BERRIDGE HR-16 METAL PANEL - ZINC-COTE
MP-2	BERRIDGE HS-8 METAL PANEL - COPPER-COTE
MP-3	BERRIDGE HS-8 METAL PANEL - TERRA-COTTA
MP-4	BERRIDGE HS-8 METAL PANEL - ALMOND
MP-5	BERRIDGE HS-8 METAL PANEL - BUCKSKIN
MP-6	BERRIDGE HS-8 METAL PANEL - MEDIUM BRONZE
P-1	BENJAMIN MOORE PAINT - BROOKLINE BEIGE (HC-47)
MC-2	MCM PANEL - COLOR TO MATCH APOLIC MICA MZG GREY

SEM ARCHITECTS
98 Spruce Street · Suite 201
Denver CO 80230
303 220 8900
303 220 0708 Fax
www.SEMarchitects.com

CORNERSTAR HEALTHCARE PLAZA
15901 E. BRIARWOOD CIRCLE
AURORA, COLORADO 80016

CORNERSTAR HEALTHCARE PLAZA, LLC

Date	·
Proj No	· 12026.00
Drawn	· RJK
Checked	· TLR

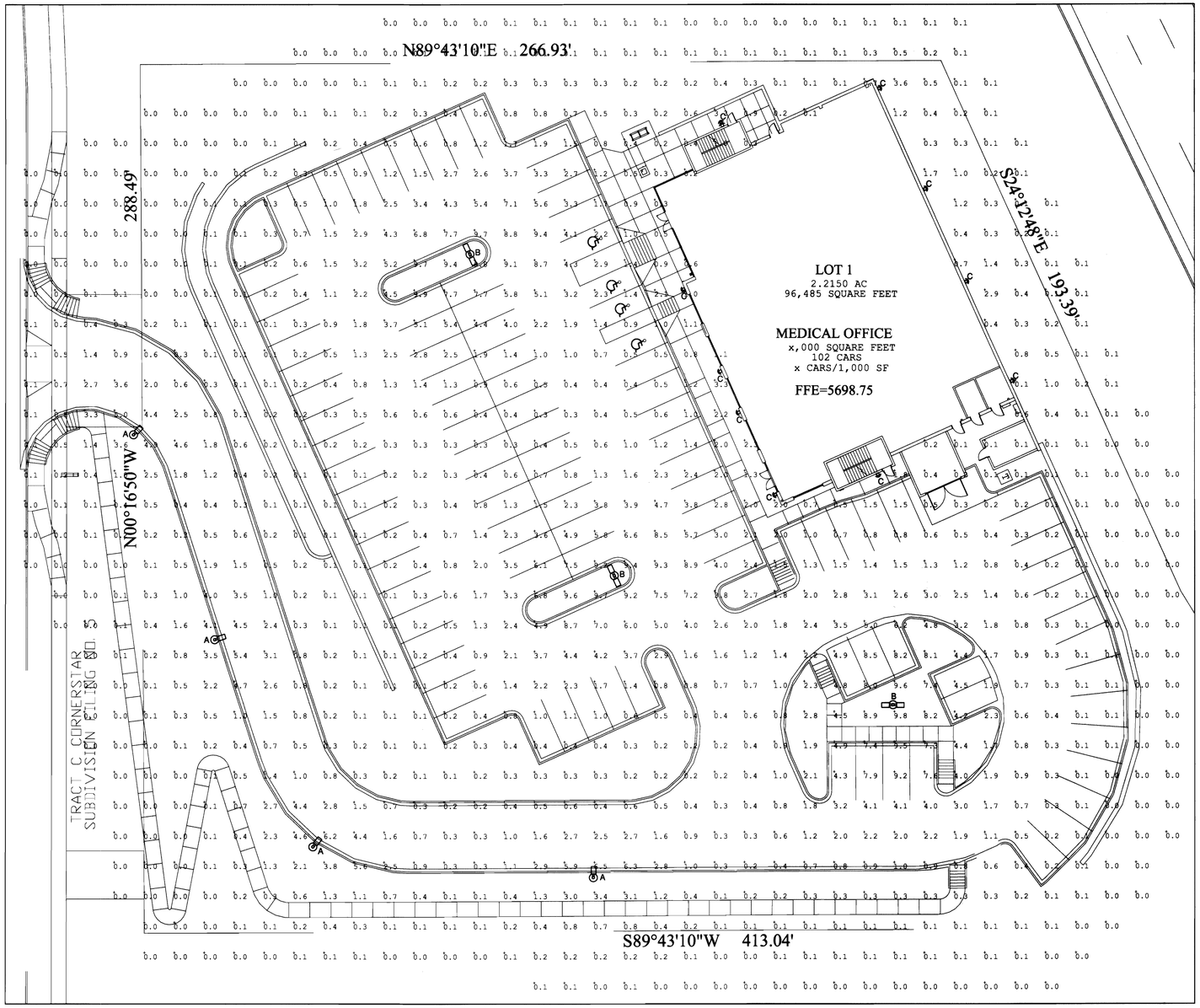
Date	Issue
1-25-13	· SITE PLAN SUBMITTAL
3-22-13	· SITE PLAN RE-SUBMITTAL
6-18-13	· MYLAR SUBMITTAL

Title · BUILDING ELEVATIONS

BUILDING ELEVS.
8 OF 9

CORNERSTAR HEALTHCARE PLAZA SITE PLAN

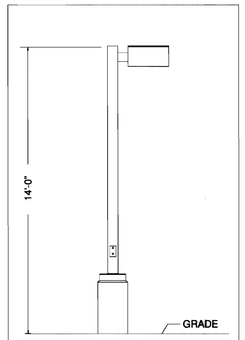
A PARCEL LOCATED IN THE NORTHEAST 1/4 OF SECTION 29, TOWNSHIP 5 SOUTH, RANGE 66 WEST OF THE 6TH PRINCIPAL MERIDIAN COUNTY OF ARAPAHOE, STATE OF COLORADO



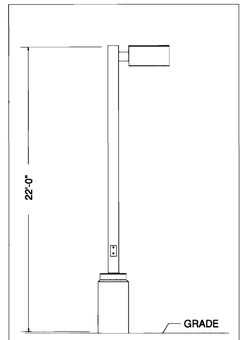
PHOTOMETRIC PLAN

SCALE 1" = 20'-0"

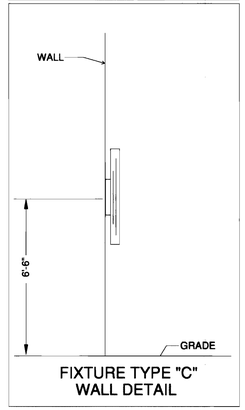
LUMINAIRE SCHEDULE								
PROJECT: CORNERSTAR MEDICAL OFFICE BUILDING								
SYMBOL	QTY	LABEL	ARRANGEMENT	LAMP TYPE	COLOR	LUMENS	MOUNTING HEIGHT	DESCRIPTION
	4	A	SINGLE	100W PSMH	GRAPHITE	8250	14'-0" A.F.G.	EMCO ECA 14 1 2H 100PSMH 208 BRP
	3	B	DOUBLE	250W PSMH	GRAPHITE	22500	22'-0" A.F.G.	EMCO ECA 18 2 3H 250PSMH 208 BRP
	10	C	SINGLE	54W FLUORESCENT	SILVER	826	6'-6" A.F.G.	VISA OW5202 1FS54(MVOLT) BSIL



FIXTURE TYPE "A"
POLE DETAIL



FIXTURE TYPE "B"
POLE DETAIL



FIXTURE TYPE "C"
WALL DETAIL

SEM ARCHITECTS

98 Spruce Street · Suite 201
Denver CO 80230

303 220 8900
303 220 0708 Fax

www.SEMarchitects.com

CORNERSTAR HEALTHCARE PLAZA

15901 E. BRIARWOOD CIRCLE
AURORA, COLORADO 80016

CORNERSTAR HEALTHCARE PLAZA, LLC

Date	·
Proj No	· 12026.00
Drawn	· RJK
Checked	· TLR

Date	Issue
01-25-13	· SITE PLAN SUBMITTAL
03-15-13	· SITE PLAN RE-SUBMITTAL
06-18-13	· MYLAR SUBMITTAL

Title · **PHOTOMETRIC PLAN**

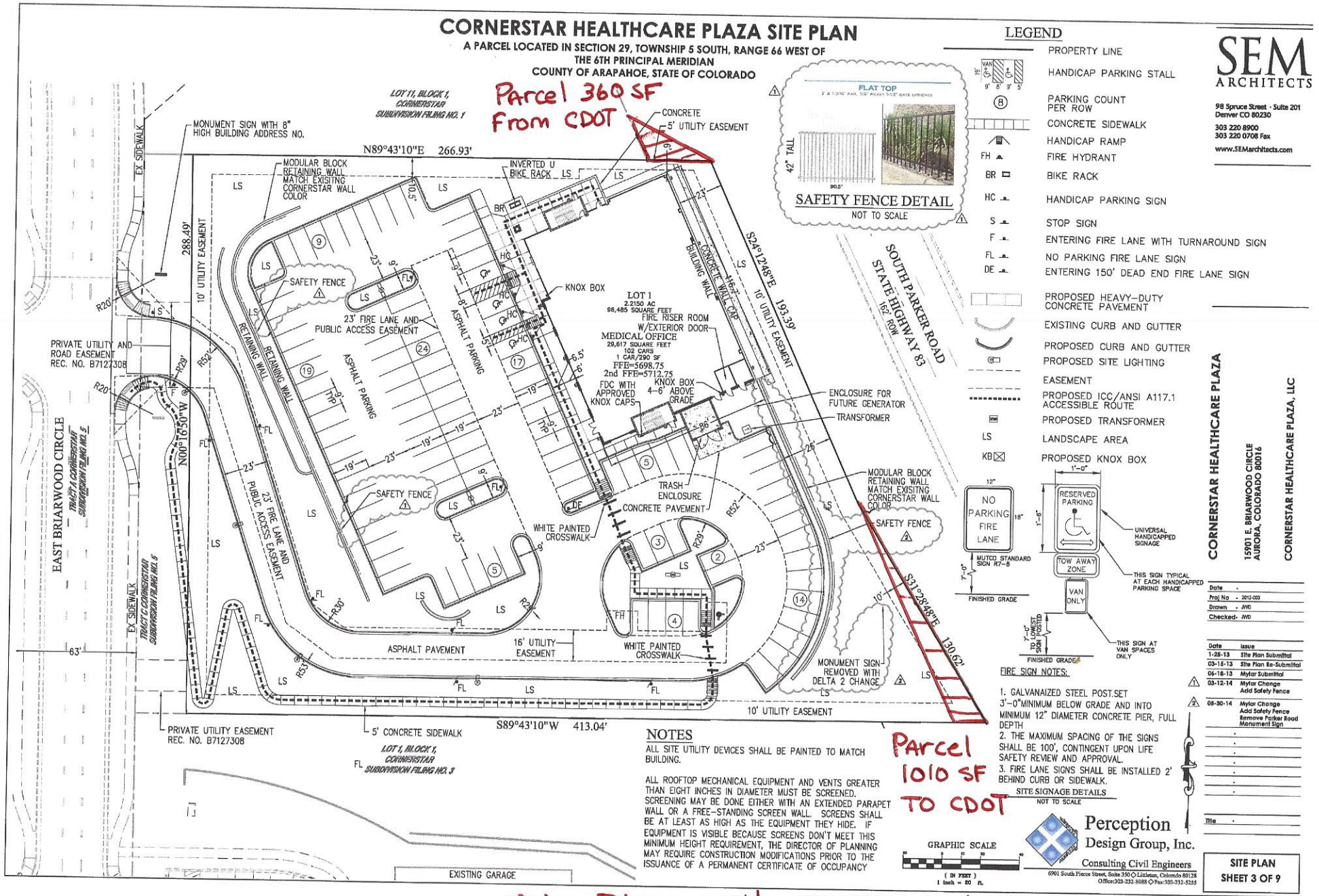
PRODUCTIVE ELECTRIC, INC.
2775 W. HAMPDEN AVE.
ENGLEWOOD, CO 80110
P: 720-946-1830 F: 720-956-1448

THIS DRAWING CONTAINS CONFIDENTIAL, PROPRIETARY INFORMATION OF PEI, AND ALL RIGHTS ARE EXPRESSLY RESERVED. IT IS SUBMITTED UNDER A TRUST RELATIONSHIP FOR YOUR USE. THIS DRAWING IS NOT TO BE USED FOR ANY OTHER PURPOSE NOR COPIED IN WHOLE OR PART NOR ITS DESIGN FEATURES USED IN OTHER PRODUCTS WITHOUT OUR WRITTEN CONSENT. IT IS TO BE RETURNED WHEN REQUESTED, OR UPON REQUEST. IN THE EVENT PEI IS NOT AWARDED SUCH JOB, DRAWING WILL BECOME, OR UPON REQUEST. ANY USE OF THESE DRAWINGS WITHOUT PERMISSION BY PRODUCTIVE ELECTRIC, LLC IS UNLAWFUL.

PHOTOMETRIC PLAN

SHEET 9 OF 9

See 2014-3040-00 for plat amendment



Site Plan with CDOT Land Swap

Sept 24, 2014