

Site Plan General 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. 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 Entrance they serve. The Accessible Building Entrances shall be the most practical direct route. The Accessible route must be located within a sidewalk. No slope along this route may exceed 1:20 without providing a ramp with a maximum slope of 1:12 and handrails. Crosswalks Along this route shall be wide enough to wholly contain the curb ramp with a minimum width of 36" and shall be painted with white stripes. The City of Aurora Enforces Handicapped Accessibility requirements based on the 2015 international Building Code, Chapter 11 and The American national Standards institute (ICC/ANSI) A117-2009.

5. The application has the obligation to comply with all application requirements of the Americans with Disability Acts.

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 right-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 right-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 permit.

9. All Building Address Numbers Shall comply with the Aurora City Code, Section 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 freestanding screen wall. Screens shall be at least as high as the equipment they hide. If equipment is visible because screens Article VII -numbering of bldg., 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. 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, planning, change in the surface, etc., shall interfere with the operation of 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 computations are correct.

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.

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 it's heirs, successors, and assigns.

16. Architectural features, such as bay windows, fireplaces, roof overhangs, gutters, caves, foundations, footings, cantilevered walls, etc, are not allowed to encroach into any easement or fire lane.

1 Fencing around playground along back side of building.

1690 S. CHAMBERS RD AT GATEWAY SQUARE- SITE PLAN AMENDMENT

A PARCEL OF LAND SITUATED IN THE SOUTHWEST 1/4 OF SECTION 20,
TOWNSHIP 4 SOUTH, RANGE 66 WEST OF THE 6TH P.M.,
CITY OF AURORA, COUNTY OF ARAPAHOE,
STATE OF COLORADO

SIGNATURE BLOCK

1690 S. CHAMBERS RD AT GATEWAY SQUARE- SITE PLAN

LEGAL DESCRIPTION:

BLOCK 1, GATEWAY SQUARE SUBDIVISION FILING NO. 1
LOT 1 AND 2
County of Arapahoe
STATE OF COLORADO

This Site Plan an any amendments hereto, upon approval by the City of Aurora and recording, shall be binding 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, Gateway Square LLC 2 has caused these
(Corporation, Company, or individual)

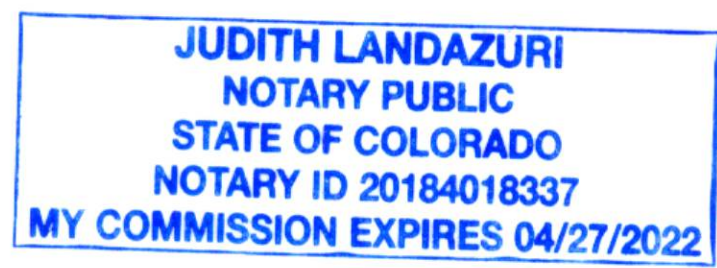
presents to be executed this 6th day of May AD, 2019.

By: LARRY SUKBAE KANUP Corporate Seal
(Principals or Owner)

The foregoing instrument was acknowledged before me this 6th day of May AD, 2019 by

[Signature]
(Principals or Owner)

Witness my hand and official seal
[Signature]
(Notary Public)



Notary Seal

My commission expires 04/27/2022 Notary Business Address: 2300 S. Havana St.
Aurora, CO 80014

City of Aurora Approvals

City Attorney: [Signature] Date: 10/28/19

Planning Director: [Signature] Date: 10-24-19

Planning Commission: [Signature] Date: 10/30/19
(Chairperson)

City Council: N/A Date: N/A
(Mayor)

Attest: N/A Date: N/A
(City Clerk)

Database Approval Date: 8/8/18

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: _____

DESCRIPTION OF WORK
REDUCING EXISTING BUILDING AND ADDITION OF PARKING SPACES.

SITE DATA:
BUILDING AREA: 19%
HARDSCAPES, SIDEWALK, PARKING, DRIVES: 63%
LANDSCAPES: 18%

BUILDING DATA
BUILDING: "B"
EXIST. BUILDING CONSTRUCTION TYPE: VB, 2-STORY
EXIST. BUILDING GROSS AREA: BASEMENT FLOOR 14,933 SF,
GROUND FLOOR 14,740 SF.

EXIST. ZONING: B-1
PERMITTED USE: OFFICE, RETAIL, WHOLESALE, THEATER, RESTAURANT, MEDICAL CLINIC,
DRIVE-THRU, INDOOR SHOOTING RANGE, PRIVATE SCHOOL, CHILD &
ADULT CARE, MORTUARY, STUDIO
EXIST. & PROPOSED USE: RETAILS, RESTAURANT, BUSINESS OFFICE
PROPOSED FRONT BUILDING FACADE HEIGHT: 24'-6 1/8" H.
PROPOSED REAR BUILDING FACADE HEIGHT: 29'-8 1/8" H.
PROPOSED AVERAGE BUILDING HEIGHT: 29'-8 3/16" H.
PROPOSED REMODELED BUILDING GROSS AREA: BASEMENT FLOOR: 6,961 SF,
GROUND FLOOR: 7,122 SF,
TOTAL AREA: 14,083 SF.

GROUND FLOOR UNITS:	AREA	BASEMENT FLOOR UNITS:	AREA
A	1,395 SF.	G	1,711 SF.
B	1,196 SF.	H	1,134 SF.
C	1,124 SF.	I	916 SF.
D	1,127 SF.	J	1,025 SF.
E	1,122 SF.	K	1,020 SF.
F	1,160 SF.	L	1,155 SF.
TOTAL AREA:	7,122 SF.	TOTAL AREA:	6,961 SF.

EXISTING BUILDING HAS FULL SPRINKLER SYSTEM AND FIRE ALARM SYSTEM.

PARKING TABULATION:

EXISTING ADJACENT BUILDING AREA: 17,949 SF. + 14,083 SF = 32,032 SF. TOTAL
RETAIL REQUIRES: 4 PARKING SPACES PER 1,000 GFA. FOR RETAIL BUILDING,
32,032 SF. / 4 SPACES PER 1,000 GFA. = 128 SPACES REQUIRED TOTAL.
EXISTING AND PROVIDED PARKING AREA: 146 SPACES
REQUIRED HANDICAP PARKING: 147 / 3% = 5 SPACES. PROVIDED: 5 SPACES
REGULAR PARKING AREA: 141 SPACES.
REQUIRED VAN PARKING AREA: 1 SPACE. PROVIDED: 1 SPACE
REQUIRED BIKE RACK: EXIST.: 4EA. PROVIDED: 6EA BIKE RACKS

SIGNAGE DATA

MONUMENT/ JOINT TENANT SIGNAGE AREA: 8FT WIDE X 3FT. HIGH X 2 SIDES = 48 SF. GROSS
SIGNAGE AREA OF EACH TENANT IS LIMITED TO 20SF. / TENANT.

SHEET INDEX:

C-01 COVER SHEET
C-02 SITE PLAN
C-03 NEW ROOF PLAN
C-04 NEW ELEVATIONS & WALL SECTION
C-05 TREE REMOVAL PLAN
C-06 LANDSCAPE PLAN
C-07 PHOTOMETRIC PLAN
C-08 GRADING PLAN
C-09 UTILITY PLAN

CONTACTS:

OWNER:
GATEWAY SQUARE LLC
3530 AUSTIN BLUFFS PKWY
COLORADO SPRINGS, CO 80918
719-360-9423 EMAIL: SIMONKIN321@gmail.com

ARCHITECTURAL
ZION ARCHITECTURAL GROUP INC.
2323 S. TROY ST. BLDG 5 SUITE 250
AURORA, CO 80014
303-750-3117 EMAIL: ZIONARCHGROUPINC@gmail.com

CIVIL, LANDSCAPING, PHOTOMETRIC, GRADING, EROSION
HORNE ENGINEERING SOLUTIONS LLC,
4605 QUEBEC ST. UNIT B8
DENVER, CO 80216
303-377-6963 EMAIL: JAMES@HESLLC.COM
JAMES@AEC-WEST.COM

FABRE ENGINEERING INC.
2063 PINON PLACE
ERE, CO 80916
720-536-5278 EMAIL: CFABRE@FABRENG.COM

AMENDMENT BLOCK

This Site Plan Amendment is for LOT 2,
Block 1, (CN 1987-6021-09)
REMODELING OF EXISTING BUILDING, DIVIDING TENANT SPACES TO MAKE
12EA. UNITS AND PARKING AREA INCREASE.

1690 S. CHAMBERS RD AT GATEWAY SQUARE

REVISION

DRAWING TITLE

COVER SHEET

SCALE: As Shown
DATE: 03-01-2019

SHEET NO.

C-01

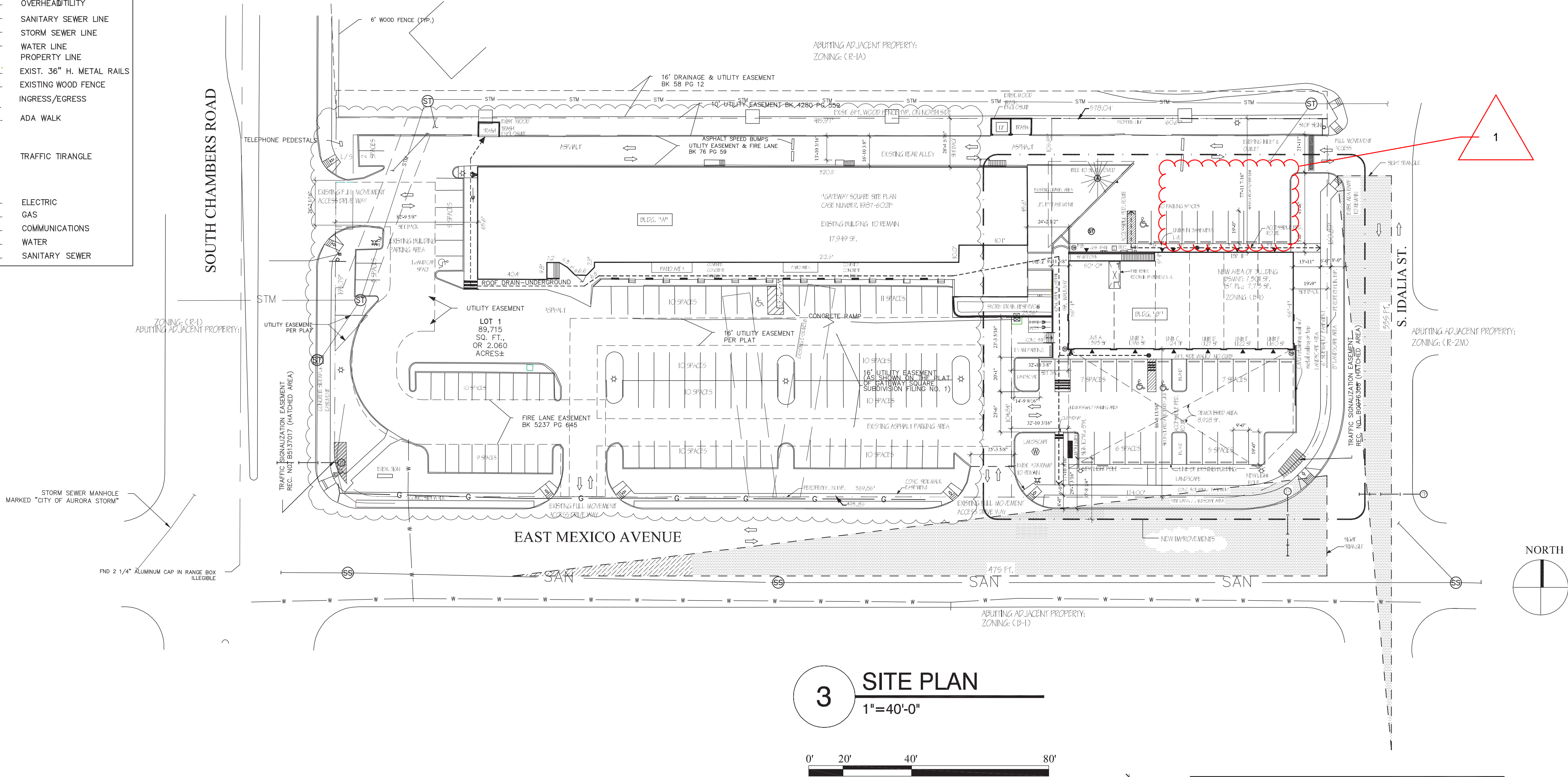
1690 S. CHAMBERS RD.
AURORA, CO 80014

1690 S CHAMBERS ROAD AT GATEWAY SQUARE 1987-6021-09

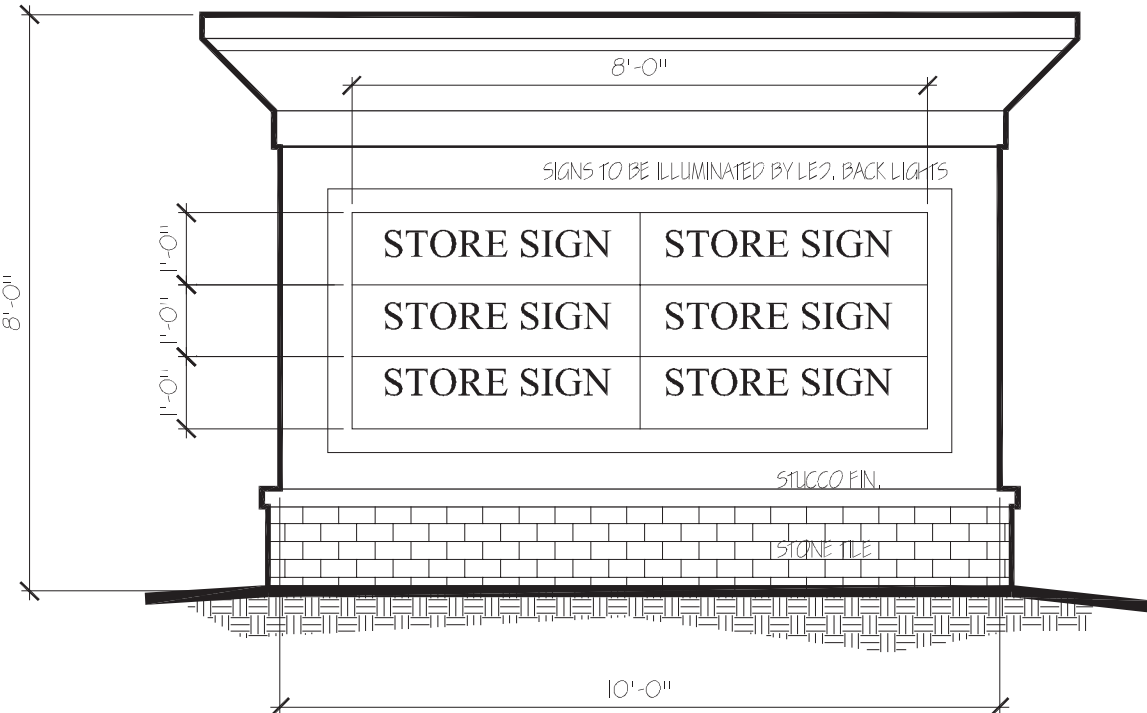
1690 S. CHAMBERS RD AT GATEWAY SQUARE- SITE PLAN AMENDMENT

A PARCEL OF LAND SITUATED IN THE SOUTHWEST 1/4 OF SECTION 20,
TOWNSHIP 4 SOUTH, RANGE 66 WEST OF THE 6TH P.M.,
CITY OF AURORA, COUNTY OF ARAPAHOE,
STATE OF COLORADO

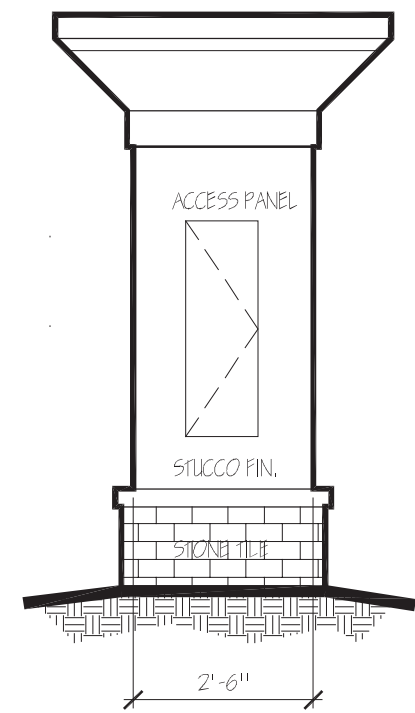
SYMBOLS	
	SET PIN & CAP P.L.S.
	TRASH CAN
	UTILITY POLE
	GAS METER
	BOX COVERED IN CONCRETE
	ELECTRIC METER
	WATER VALVE
	FIRE HYDRANT
	WATER METER
	FDC (FIRE DEPARTMENT CONNECTION)
	WITH APPROVED KNOX CAPS/PLUGS
	LIGHT POLE
	SIGN
	BOLLARD
	WHEEL STOP
	COMMUNICATION PEDESTAL
	ELECTRIC PEDESTAL
	PEDESTAL



3 SITE PLAN
1"=40'-0"



2 MONUMENT/JOINT TENANT SIGN FRONT ELEV.
3/8"=1'-0"



1 MONUMENT/JOINT TENANT SIGN SIDE ELEV.
3/8"=1'-0"

LEGAL DESCRIPTION - TITLE COMMITMENT

LOT 2
BLOCK 1,
GATEWAY SQUARE SUBDIVISION FILING NO. 1
COUNTY OF ARAPAHOE,
STATE OF COLORADO

1690 S. CHAMBERS RD AT GATEWAY SQUARE

1690 S. CHAMBERS RD.
AURORA, CO 80014

REVISION

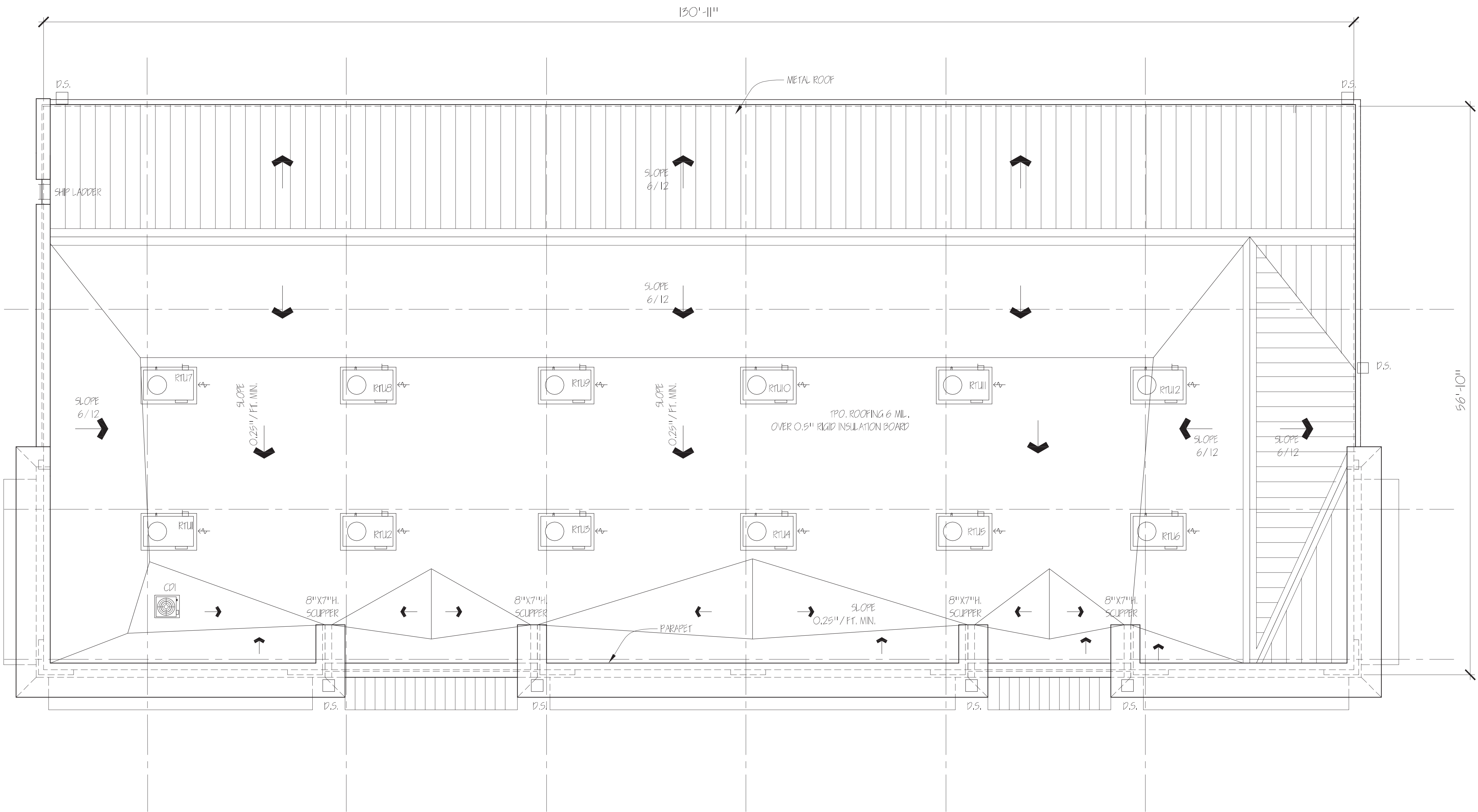
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SITE PLAN

SCALE: As Shown
DATE: 12-10-2018

SHEET NO.

C-02



1 ROOF PLAN
3/16" = 1'-0"

GATEWAY SQUARE CENTER
VANILLA SHELL WORK
1690 S. CHAMBERS RD.
AURORA, CO 80014

REVISION

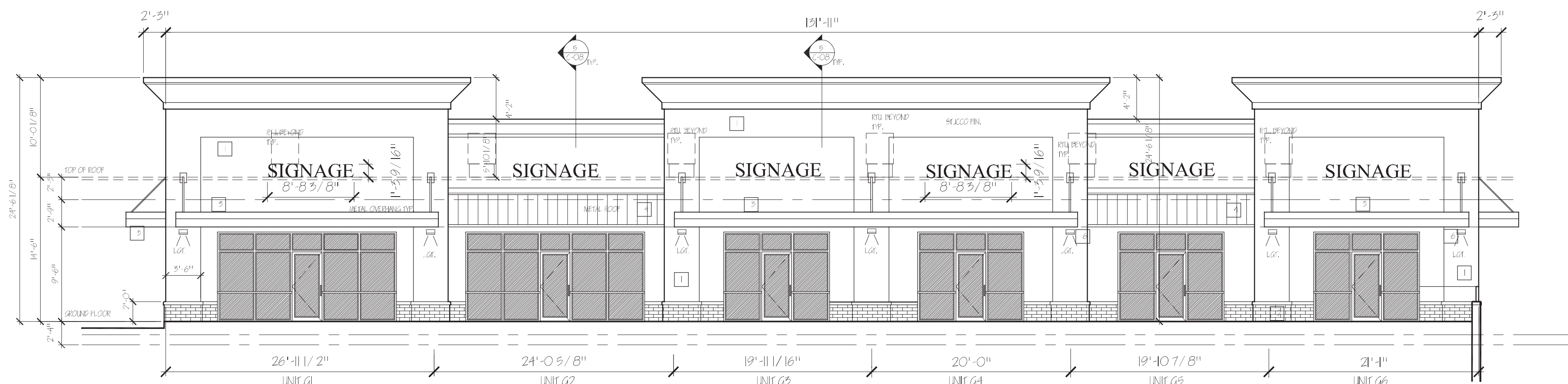
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ROOF PLAN

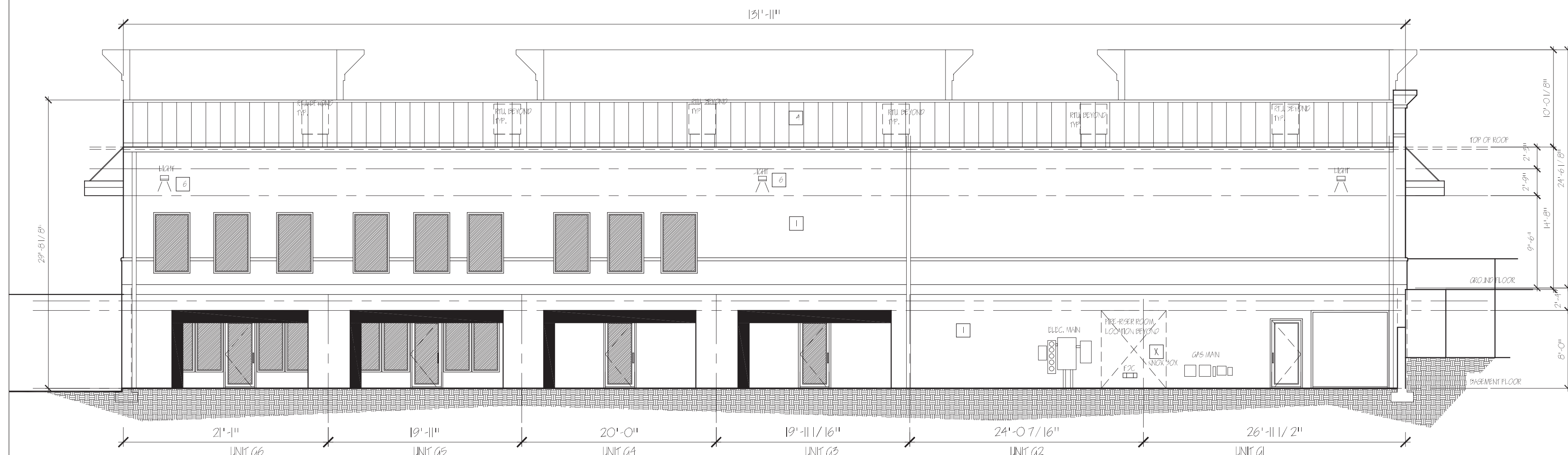
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DATE: 07-10-2018

SHEET NO.

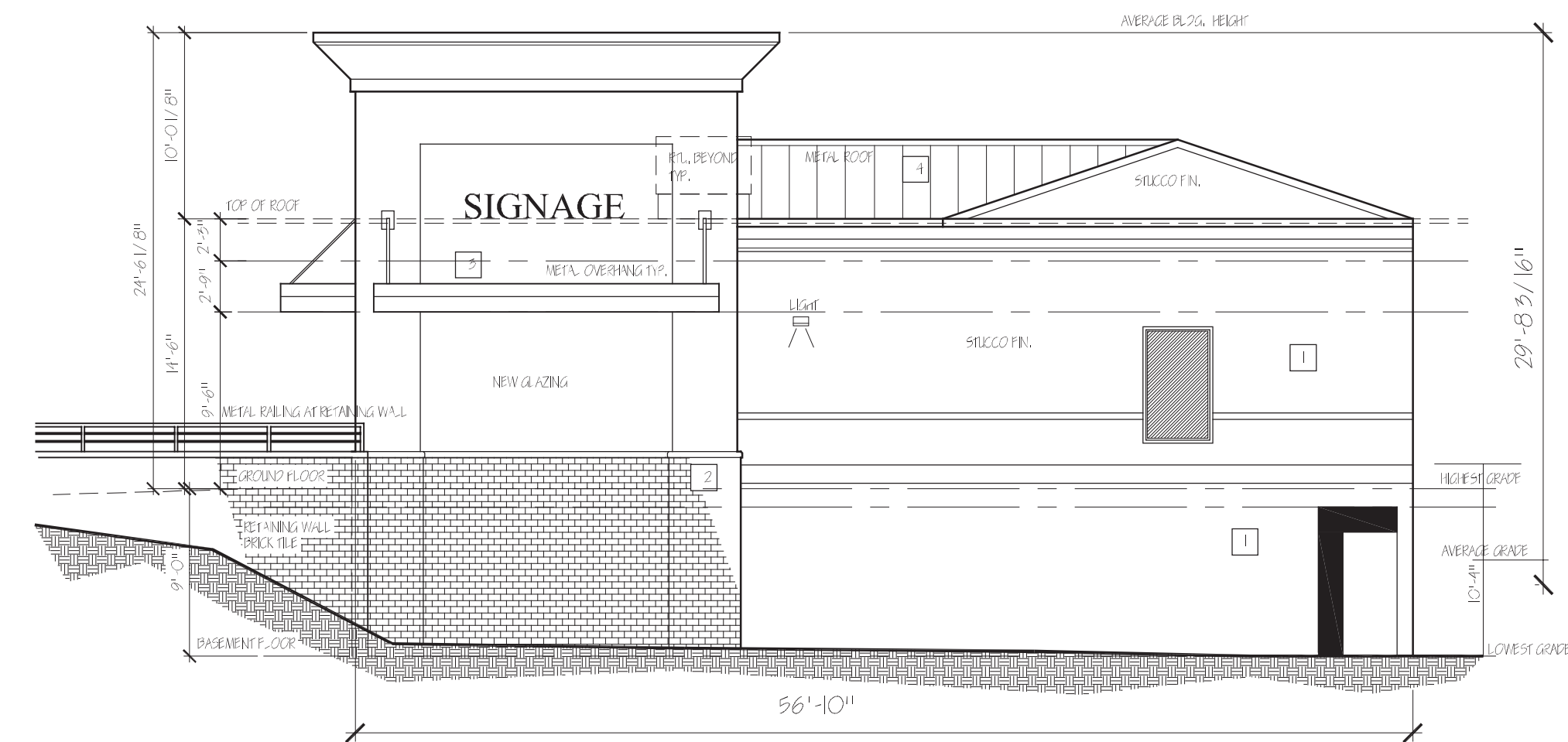
C-03



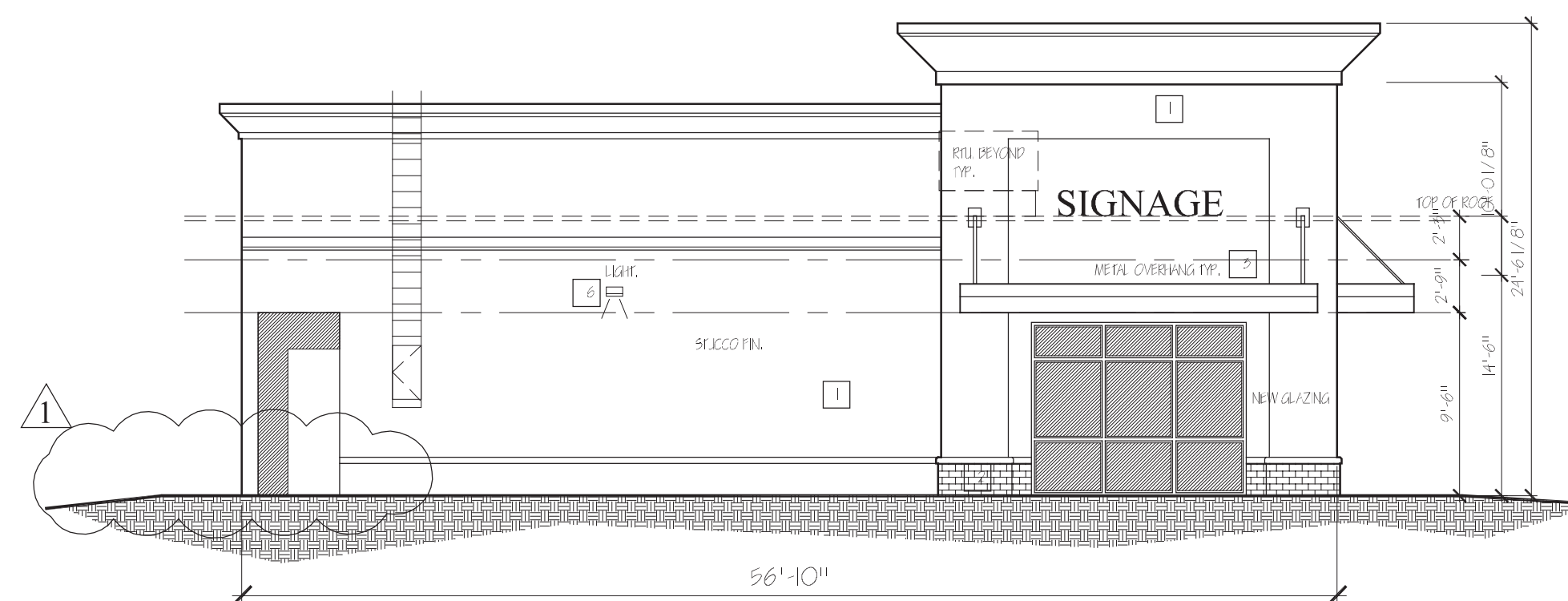
4 SOUTH FRONT ELEVATION
1/8" = 1'-0"



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

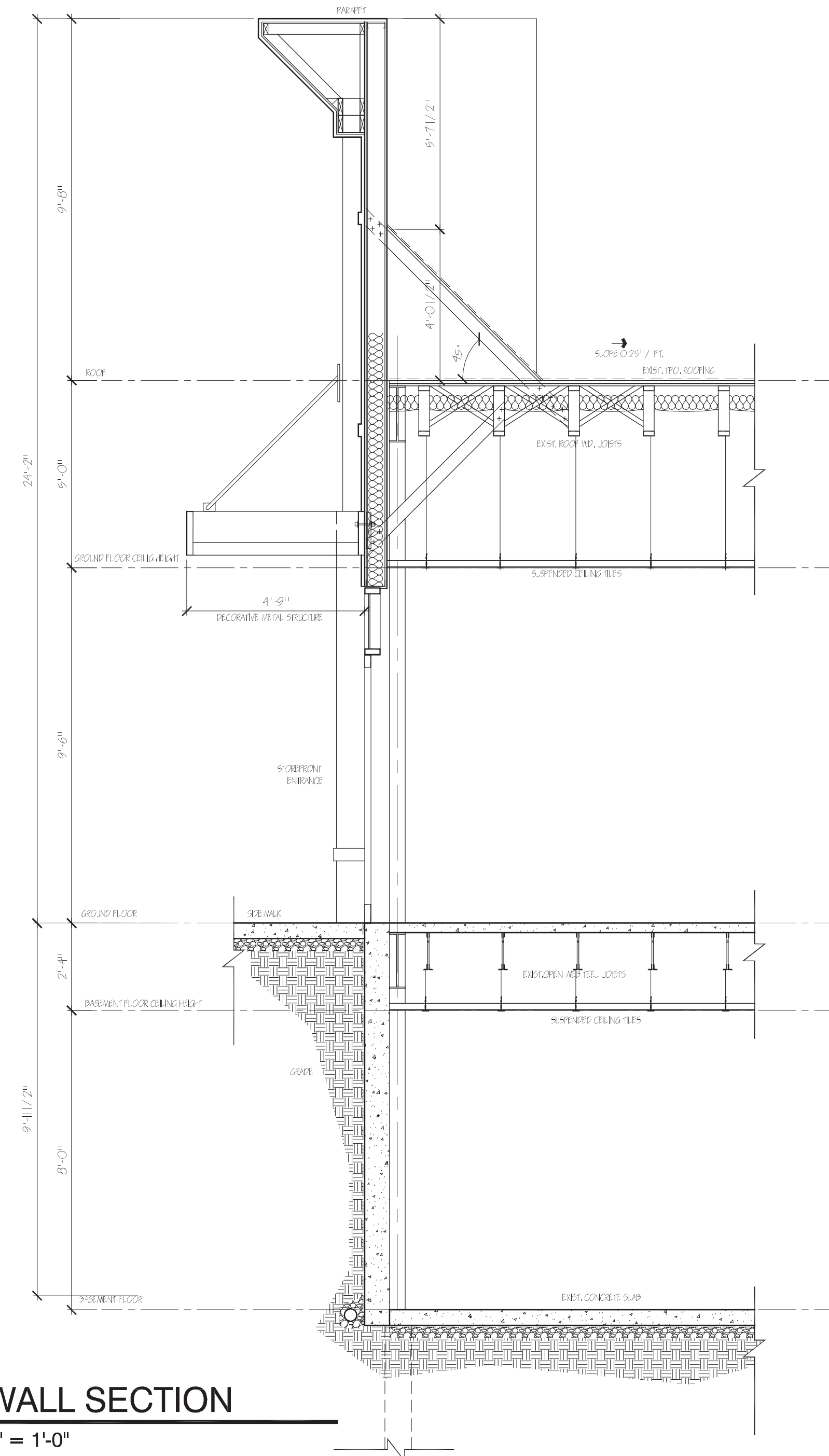


2 EAST SIDE ELEVATION
1/8" = 1'-0"



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

SIGNAGE AREA CALCULATIONS:		
UNITS:	FRONTAGE LENGTH:	ALLOWABLE MAX. AREA:
G-1	26'-11 1/2"	2610 SF.
G-2	24'-0 5/8"	24 SF.
G-3	19'-11 1/16"	1910 SF.
G-4	20'-0"	20 SF.
G-5	19'-10 7/8"	1911 SF.
G-6	21'-1"	21 SF.
		PROPOSED SIGN AREA:
		11.3 SF.
		11.3 SF.
		11.3 SF.
		11.3 SF.
		11.3 SF.
		11.3 SF.



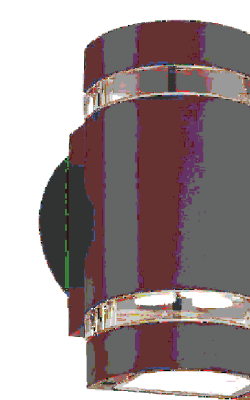
5 WALL SECTION
1" = 1'-0"



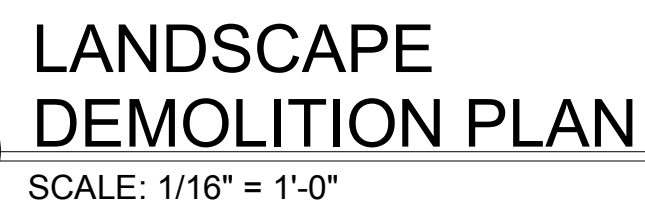
CLASSIC: SC-2633 BLK

TRASH BIN
"STREETSCAPE"
#SC-2633 BLK
45 GALLON
29"X38"X41"

BUILDING MATERIAL CHART	
#	MATERIALS
1	STUCCO
2	STONE TILE
3	METAL STRUCTURE FEATURE
4	STANDING SEAM METAL ROOF
5	NOT USED
6	EXTERIOR WALL LIGHT: "WANSBORO" 7'-5/4 HIGH BRONZE LED OUTDOOR UP & DOWNLIGHT STYLE: #22W536

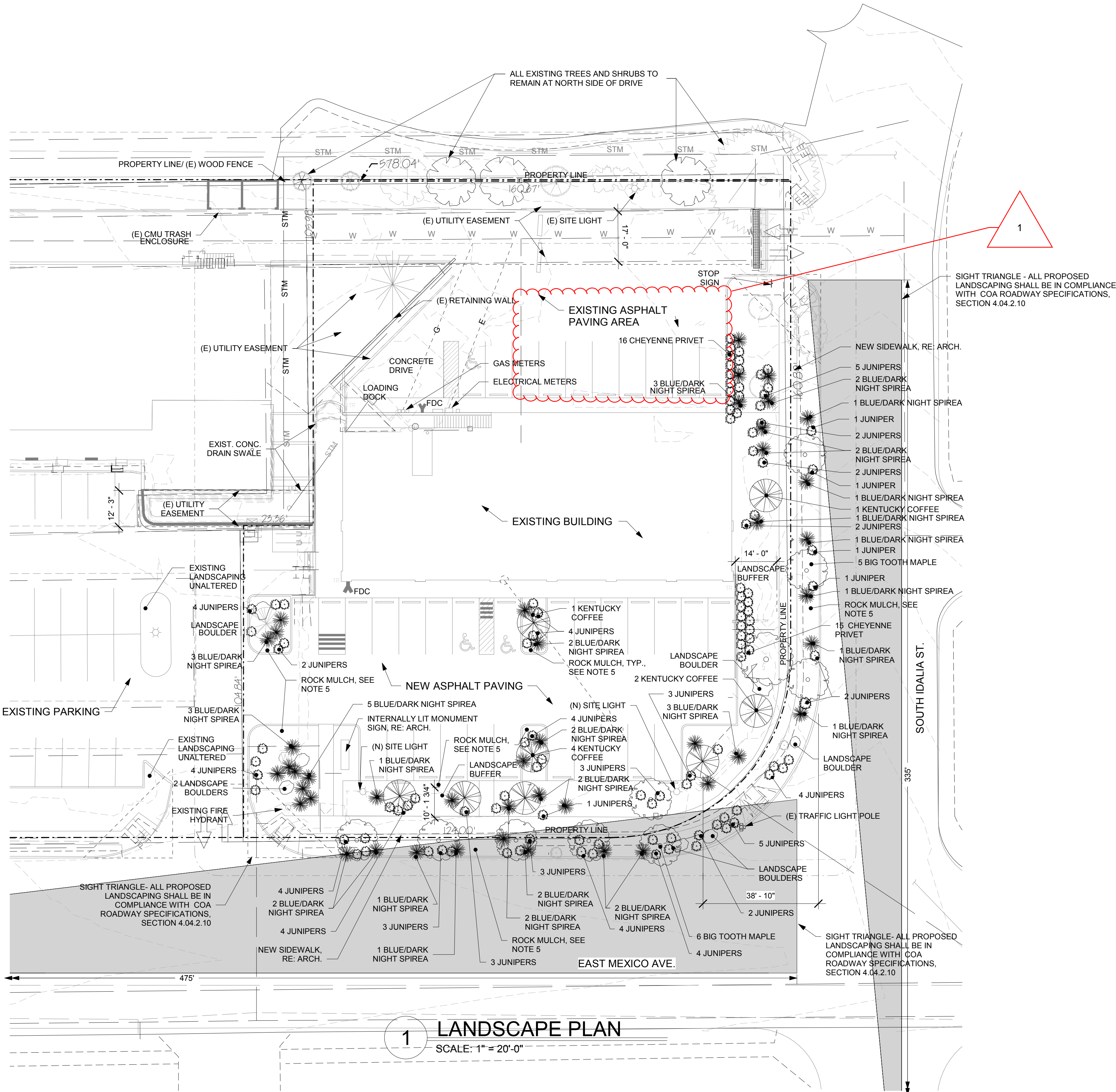


6 EXT. LIGHT & TRASH BIN
NTS.



TREE MITIGATION TABLE			
Location	Species	Caliper	Reason
Idalia St.	Green ash	12"	Removal to prevent further damage to the existing building due to the proximity to the foundation
Idalia St.	Pear	4"	Removal of 3 trees due to location in path of relocated sidewalk.
W. of Demolished Bldg	Pear	4"	Relocation to Parking lot Island as present location will prevent parking lot construction.
S. of Existing Bldg	Green ash	6"	Removal to prevent further site drainage issues caused by leaves and seeds.

REVISION		DESCRIPTION
NO.	DATE	
1	2/20/18	FOR SUBMITTAL
2	10/1/18	100% CD/PERMIT
3	10/22/18	REVISION 3
4	3/4/19	REVISION 4



PLANTING SCHEDULE

SYMBOL	QUANT.	COMMON NAME	BOTANICAL NAME	VARIETY/ CULTIVAR	SIZE	WATER USAGE
	8	KENTUCKY COFFEE TREE	GYMNOCLADUS DIOICA	FRUITLESS	2 1/2"	WATER CONSERVING
	10	BIG TOOTH MAPLE	ACER GRANDIDENTATUM NUTT	SOUTHWESTERN	2 1/2"	WATER CONSERVING
	37	SPIREA	CARYOPTERIS CLANDONENSIS	DARK KNIGHT	5 GAL.	NON WATER (Z)
	30	CHEYENNE/COMMON PRIVET	LIGUSTRUM VULGARE		5 GAL.	NON WATER (Z)
	66	CREEPING JUNIPER/ CREEPING CEDAR	JUNIPERUS HORIZONTALIS	BLUE RUG	5 GAL.	NON WATER (Z)

STREET PERIMETER BUFFER TABLE

AREA	LENGTH	WIDTH REQUIRED	WIDTH PROVIDED	Trees Required 1/40 lf/PROVIDED	Shrubs Required 10/40 lf/PROVIDED
E. Mexico	120 lf	10 ft.	10 ft.	3/4*	30/34
S. Idalia	150 lf	10 ft.	15 ft.	4/5**	40/60

* 3 EXISTING, 1 NEW ** 2 EXISTING 3 NEW

STANDARD RIGHT OF WAY TABLE

Street	Frontage	Trees Required	Trees Provided
E. Mexico Ave.	120 ft	3	5
S. Idalia St.	150 ft	4	4

BUILDING PERIMETER LANDSCAPE TABLE

	Elevation Length	Trees Required	Trees Provided	Shrubs Provided
South	130 ft	4	4	20
East	63 ft	2	1	10

WATER USAGE TABLE

Tract	Area (sf)	Water Usage Category
E. Mexico Ave.	1,011 sf	Water Conserving
S. Idalia St.	3,864 sf	Water Conserving
Landscape Islands	1,179 sf	Water Conserving
Neighborhood Buffer	2,041 sf	Non-Water (Z) *

* All plantings are to be watered. The Non-Water (Z) designation is solely a designation of water use per the requirements and standards set forth in the Aurora Landscape Reference Manual (See page 6)

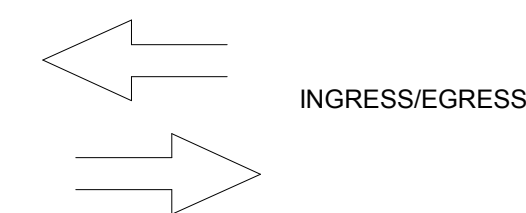
TREE MITIGATION TABLE

CALIPER INCHES REMOVED	CALIPER INCHES RELOCATED	CALIPER INCHES REPLACED FOR MITIGATION AND/OR AMOUNT PAID TO 'TREE PLANTING FUND'
22	4	MITIGATION VALUE \$2063.00

SITE LEGEND

	EXISTING CONIFEROUS TREE
	EXISTING DECIDUOUS TREE
	EXISTING SHRUB
	ELECTRIC METER
	WATER VALVE
	FIRE HYDRANT
	WATER METER
	FDC (FIRE DEPARTMENT CONNECTION)
	LIGHT POLE
	TRAFFIC LIGHT POLE
	BOLLARD
	COMMUNICATION PEDESTAL
	PEDESTAL
	TRAFFIC JUNCTION BOX
	SANITARY SEWER MANHOLE
	STORM SEWER MANHOLE

	5280 --- MAJOR CONTOUR
	MINOR CONTOUR



STANDARD LANDSCAPE NOTES:

- JUNIPERS SHALL BE PLANTED IN WELL DRAINED SOIL IN FULL SUN. AVOID OVERLY SANDY OR CLAYEY SOIL. THE PLANTING HOLE SHALL BE AS DEEP AS THE ROOT BALL AND TWO TO THREE TIMES WIDER. SET THE SHRUB IN THE HOLE SO THE SOIL LINE ON THE STEM IS EVEN WITH THE SURROUNDING SOIL, BACKFILL WITH GARDEN SOIL.
- ALL EXISTING FREE STANDING LIGHTS ARE TO REMAIN. (2) NEW POLE MOUNTED SITE LIGHTS.
- CHEYENNE PRIVET SHALL BE PLANTED IN WELL DRAINED SOIL IN FULL SUN TO PART SHADE. PLANT 4 FEET APART. THE PLANTING HOLE SHALL BE DUG THE DEPTH OF THE ROOT BALL AND TWO TO THREE TIMES THE WIDTH OF THE ROOT BALL. PLACE PEAT MOSS IN THE PLANTING HOLE AND BACKFILL WITH GARDEN SOIL.
- BLUE SPIREA SHALL BE PLANTED IN WELL DRAINED SOIL IN FULL SUN. AVOID OVERLY CLAYEY SOIL. PLANT 2-3 FEET APART. THE PLANTING HOLE SHALL BE DUG THE DEPTH OF THE ROOT BALL AND TWO TO THREE TIMES THE WIDTH OF THE ROOT BALL. PLACE PEAT MOSS IN THE PLANTING HOLE AND BACKFILL WITH GARDEN SOIL.
- LANDSCAPE BUFFER AND LANDSCAPE ISLANDS ARE TO HAVE A SURFACE COVERING OF ROCK MULCH 3/4" - 1 1/2" IN DIAMETER OVER LANDSCAPE WEED BLOCK MATERIAL WITH METAL EDGING.
- FOR PLANTING MULCH TREATMENT PROVIDE FOUR CUBIC YARDS OF ORGANIC MATERIAL PER 1,000 SF OF AREA. ALL PLANT BEDS SHALL BE MULCHED WITH WOOD OR ROCK MULCHES AT A MINIMUM DEPTH OF THREE INCHES FOR SHRUBS AND TWO INCHES FOR ANNUALS AND PERENNIALS. ALL DECIDUOUS AND EVERGREEN TREES OR LARGE SHRUB SPECIES NOT LOCATED IN A PLANT BED SHALL BE MULCHED. THE MULCH SHALL BE APPLIED TO A CIRCULAR AREA EQUAL TO THE DIAMETER OF THE EXCAVATED TREE PIT WITH THE TRUNK OF THE TREE AS THE CENTER OF THE CIRCLE. THE DEPTH OF THE MULCH WITHIN THE CIRCLE SHALL BE THREE INCHES MINIMUM.
- ALL UTILITY EASEMENT SHALL REMAIN UNOBSTRUCTED AND FULLY ACCESSIBLE ALONG THEIR ENTIRE LENGTH FOR MAINTENANCE EQUIPMENT ENTRY.
- THE DEVELOPER, HIS SUCCESSORS AND ASSIGNS, SHALL BE RESPONSIBLE FOR INSTALLATION, MAINTENANCE AND REPLACEMENT OF ALL LANDSCAPING MATERIALS SHOWN OR INDICATED ON THE APPROVED SITE PLAN OR LANDSCAPE PLAN ON FILE IN THE PLANNING DEPARTMENT. ALL LANDSCAPING WILL BE INSTALLED AS DELINEATED ON THE PLAN, PRIOR TO ISSUANCE OF CERTIFICATES OF OCCUPANCY.
- ALL 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.
- ALL EXISTING WALKS TO BE CONCRETE TO MATCH EXISTING
- ALL VEHICULAR DRIVES ARE TO BE ASPHALT PAVEMENT TO MATCH EXISTING
- ALL NEW CURBS ARE TO BE CONCRETE TO MATCH EXISTING.
- ALL NEW CURB RAMPS & DETECTABLE WARNING SURFACES PER CITY OF AURORA GUIDELINES.
- IRRIGATION PLAN, HYDROZONE PLAN AND RELATED INFORMATION TO BE PROVIDED BY THE ARCHITECT.




LIGHTING PLAN NOTES:

1. REFER TO ARCHITECTURAL PLANS FOR EXACT MOUNTING LOCATIONS OF DEVICES AND LUMINAIRES.
2. PROVIDE A DEDICATED NEUTRAL CONDUCTOR FOR EACH 120V AND 277V CIRCUIT. CIRCUITS MAY BE COMBINED INTO HOMERUNS OF UP TO SIX (6) CURRENT CARRYING CONDUCTORS, INCLUDING NEUTRALS, UNLESS OTHERWISE INDICATED. WHERE CIRCUITS ARE COMBINED WITHIN A SINGLE CONDUIT, PROVIDE STRIPING FOR FULL LENGTH OF NEUTRAL CONDUCTOR INSULATION TO MATCH THE COLOR CODE OF THE ASSOCIATED PHASE CONDUCTOR. SEE SPECIFICATION FOR COLOR CODES.

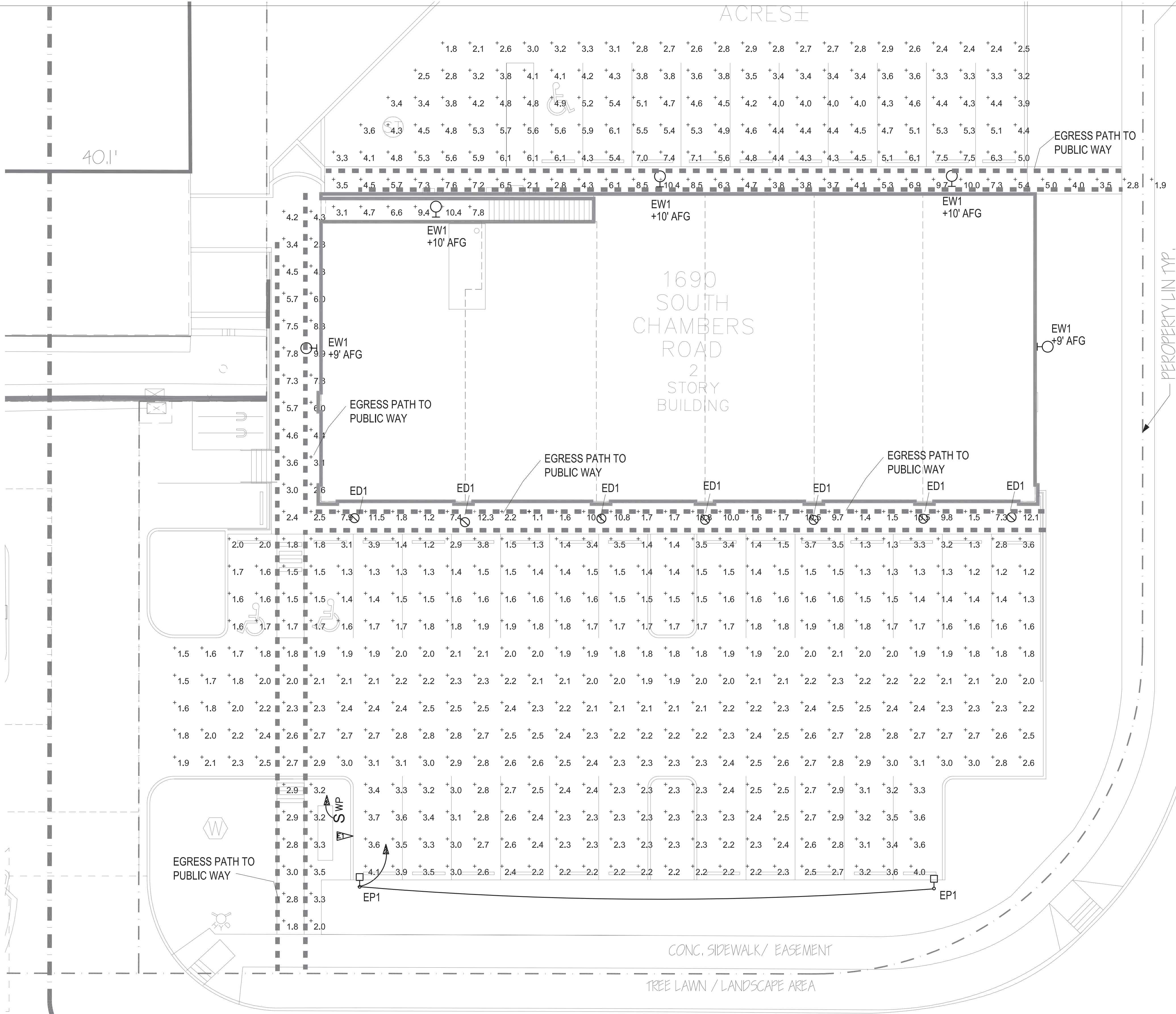
NOTE: ILLUMINATION WITHIN THE SITE SHALL COMPLY WITH THE 2015 INTERNATIONAL BUILDING CODE REQUIREMENT FROM SECTION 1006 – MEANS OF EGRESS ILLUMINATION. ILLUMINATION REQUIRED: "THE MEANS OF EGRESS, INCLUDING THE EXIT DISCHARGE, SHALL BE ILLUMINATED AT ALL TIMES THE BUILDING IS OCCUPIED." AND SECTION 1006.2 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."

Statistics						
Description	Symbol	Avg	Max	Min	Max/Min	Avg/Min
MAIN PARKING	+	2.6 fc	4.1 fc	1.2 fc	3.41	2.2:1
NORTH PARKING	+	4.6 fc	7.5 fc	1.8 fc	4.2:1	2.6:1

LUMINAIRE SCHEDULE

Symbol	Label	Quantity	Manufacturer	Catalog Number	Description	Lamp	Lumens Per Lamp	Light Loss Factor	Wattage
	EW1	5	Lithonia Lighting	DSXW1 LED 20C 1000 40K T4M MVOLT PIR1FC3V ELCW	LED WALL PACK WITH TYPE 4 MEDIUM OPTICS, MOTION AND AMBIENT LIGHT SENSOR CONTROL, BATTERY BACKUP.	LED	6910	0.85	73.2
	EP1	2	Lithonia Lighting	DSX2 LED P3 40K T4M MVOLT SPA PIRH HS DDBXD T4M MVOLT	EXTERIOR LIGHT-TYPE T4M DISTRIBUTION SQUARE POLE ADAPTER, HOUSE SIDE SHIELD, BI-LEVEL MOTION SENSOR WITH AMBIENT LIGHT DETECT, DK BRONZE. 28-FT SQUARE STEEL POLE RATED FOR 100 MPH SUSTAINED. 24" CONCRETE BASE.	LED	28007	0.85	217
	ED1	7	Gotham Architectural Lighting	EVO 40/10 6AR LD CR190	DOWNLIGHT WITH CLEAR, MATTE DIFFUSE DAMP LOCATION LABEL. PROVIDE PROGRAMMABLE SWITCH FOR CONTROL	LED	752	0.85	11.75

ALTERNATE LUMINAIRE MANUFACTURERS ARE ACCEPTABLE IF THE PRODUCT IS SUBSTANTIALLY SIMILAR IN SIZE, LUMEN OUTPUT, DISTRIBUTION AND EFFICIENCY.




NORTH



SITE PHOTOMETRIC PLAN

SCALE: 1" = 10'

KEY NOTES:

-  SITE SIGNAGE. PROVIDE NEMA 3R DISCONNECT SWITCH FOR THE INTERNALLY LIT SITE SIGN. PROVIDE PROGRAMMABLE TIME CLOCK FOR CONTROL.

1690 S. CHAMBERS RD AT GATEWAY SQUARE

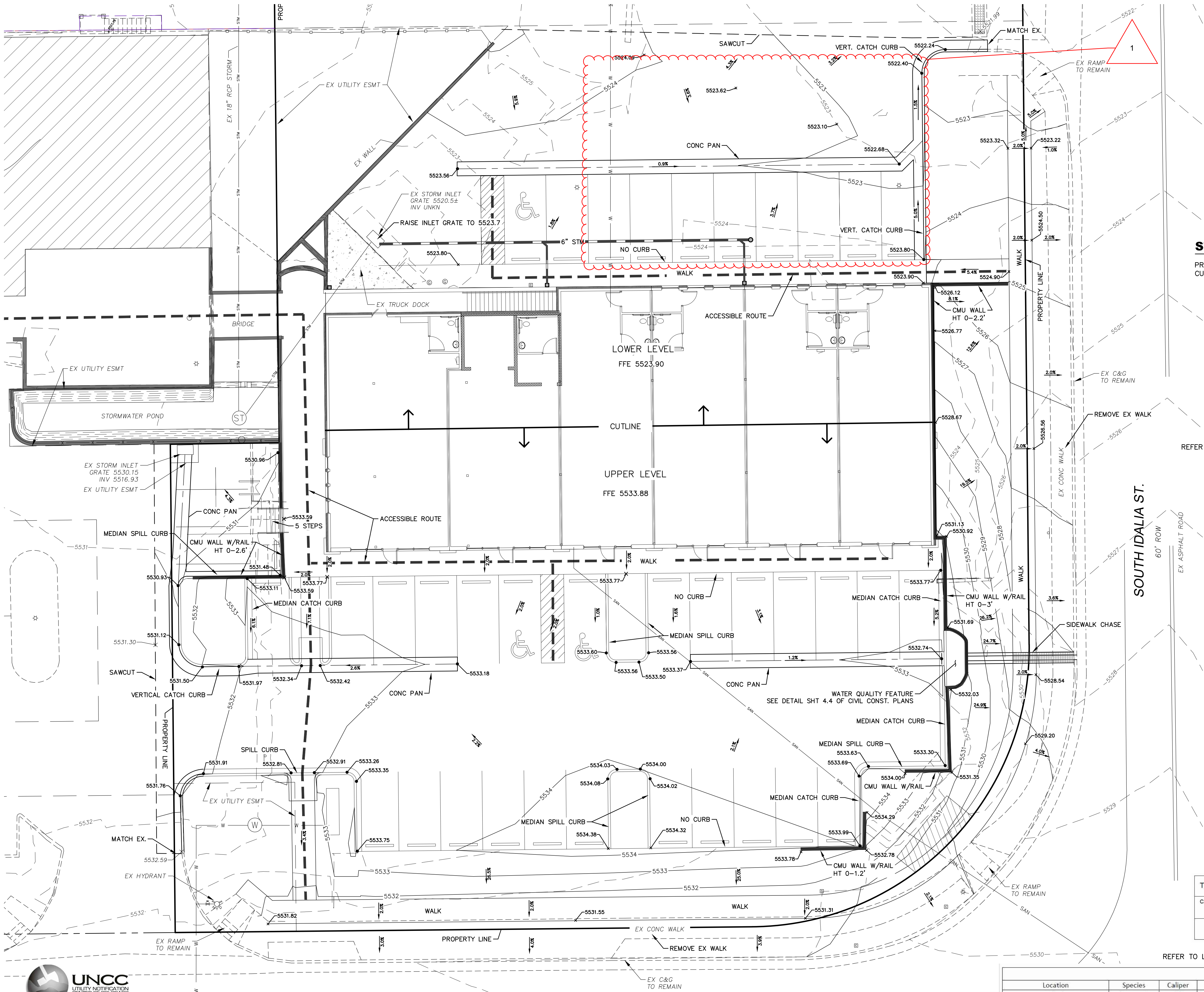
REVISION

DRAWING TITLE
SITE PHOTOMETRIC
PLAN

SCALE: As Shown
DATE: 12-10-2018

SHEET NO.

C-07



STORM SEWER NOTES

PROPOSED STORM SYSTEM WILL BE PRIVATE AND MAINTAINED BY PROPERTY OWNER.
CURRENT OWNER: LARRY KANG 719-360-9423

TREE PROTECTION NOTES

REFER TO LANDSCAPE PLAN FOR TREES TO BE REMOVED AND PROTECTED

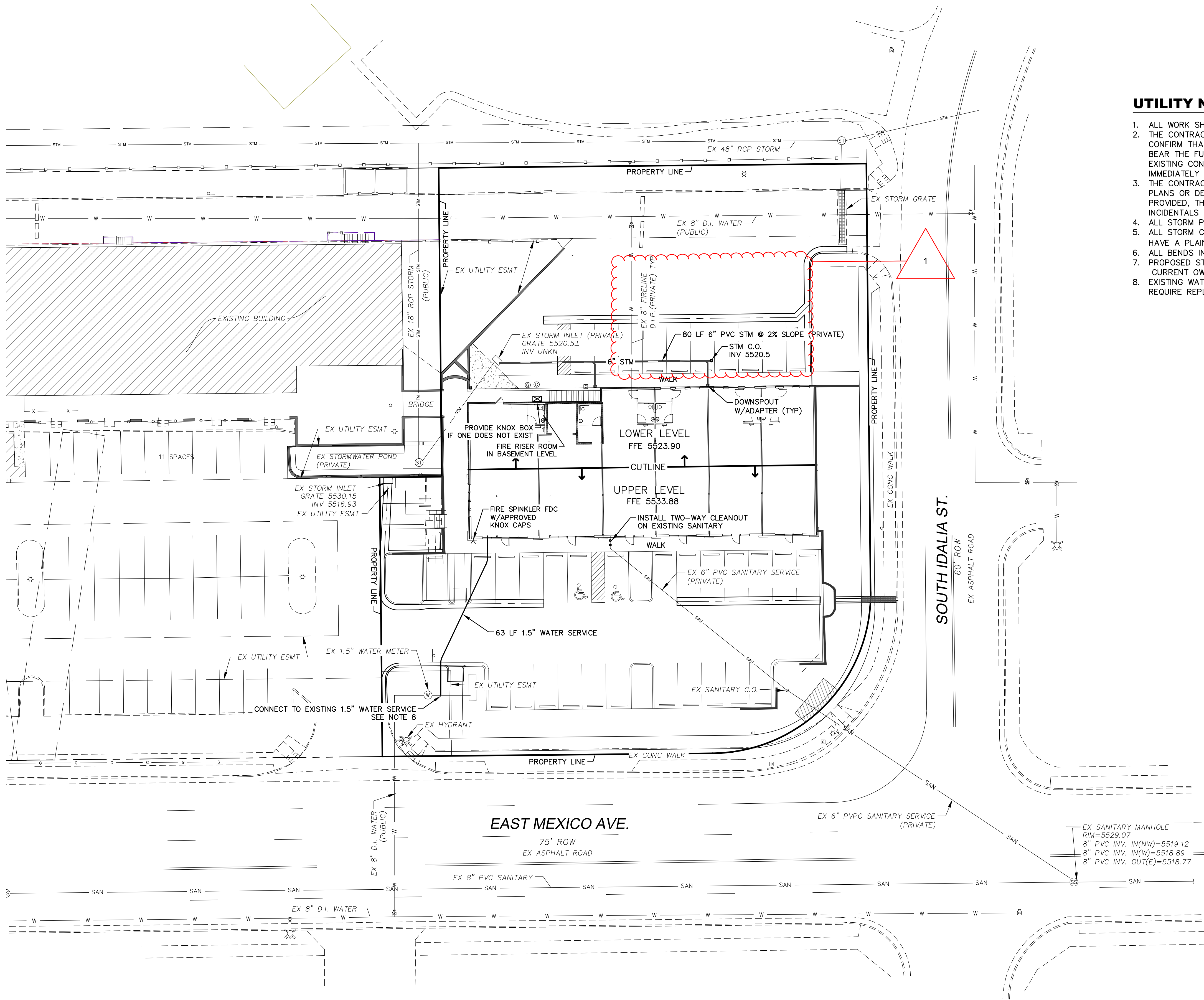
SITE CONSTRUCTION SHALL TAKE INTO ACCOUNT THE LIFE AND GOOD HEALTH OF TREES PRESERVED ON THE SITE. THE FOLLOWING GUIDELINES SHALL BE FOLLOWED FOR TREE PROTECTION. IF THESE GUIDELINES ARE NOT FOLLOWED, THE FULL VALUE OF THE TREE WILL BE USED IN CALCULATIONS TO DETERMINE MITIGATION REQUIREMENTS.

1. PROTECTIVE FENCING SHALL BE SET UP TO VISIBLY SHOW THE TREE PROTECTION ZONE.
2. ALL EQUIPMENT, INCLUDING FOOT TRAFFIC SHALL REMAIN OUTSIDE OF THE TREE PROTECTION ZONE.
3. IF ROOTS GREATER THAN 1-INCH IN DIAMETER REQUIRE REMOVAL, A CLEAN CUT SHALL BE ACCOMPLISHED USING A SHARP HAND TOOL. A MAXIMUM OF TWO 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 DESIGNER.
4. LIMB REMOVAL SHALL BE ACCOMPLISHED BEFORE CONSTRUCTION BEGINS. A PROFESSIONAL COMPANY THAT IS LICENSED BY THE CITY OF AURORA FORESTRY DIVISION SHALL COMPLETE ALL PRUNING.
5. DESIGNATE CONCRETE WASHOUT AREAS. THESE AREAS SHALL NOT FLOW INTO OR ACROSS THE TREE PROTECTION ZONE.
6. NO STOCKPILING OF SOIL IS PERMITTED WITHIN THE TREE PROTECTION ZONE.
7. NO VEHICLE PARKING IS PERMITTED WITHIN THE TREE PROTECTION ZONE.
8. THE SOIL SHALL NOT BE COMPACTED WITHIN THE TREE PROTECTION ZONE.
9. EXISTING TREES DAMAGED THROUGH THE CONSTRUCTION PROCESS SHALL BE IMMEDIATELY REPAIRED AND IF DAMAGED BEYOND REPAIR, REPLACED PER THE MITIGATION SPECIFICATIONS OUTLINED IN SECTION IV, SUBSECTION A, ITEM 3. THE RESTORATION PLAN FOR THESE TREES SHALL FOLLOW THAT APPROVED THROUGH THE SITE PLAN SUBMITTAL.

TREE MITIGATION TABLE		
CALIPER INCHES REMOVED	CALIPER INCHES RELOCATED	CALIPER INCHES REPLACED FOR MITIGATION AND/OR AMOUNT PAID TO "TREE PLANTING FUND"
22	4	MITIGATION VALUE \$2063.00

REFER TO LANDSCAPE PLAN FOR TREES TO BE REMOVED AND PROTECTED

TREE MITIGATION TABLE			
Location	Species	Caliper	Reason
Idalia St.	Green ash	12"	Removal to prevent further damage to the existing building due to the proximity to the foundation
Idalia St.	Pear	4"	Removal of 3 trees due to location in path of relocated sidewalk.
W. of Demolished Bldg	Pear	4"	Relocation to Parking lot Island as present location will prevent parking lot construction.
S. of Existing Bldg	Green ash	6"	Removal to prevent further site drainage issues caused by leaves and seeds.



UTILITY NOTES

1. ALL WORK SHALL CONFORM TO CITY OF AURORA STANDARDS & SPECIFICATIONS.
2. THE CONTRACTOR SHALL, PRIOR TO CONSTRUCTION, MOBILIZATION, OR ORDERING OF MATERIALS, CONFIRM THAT EXISTING UTILITY LOCATIONS ARE AS SHOWN ON THE PLANS. THE CONTRACTOR SHALL BEAR THE FULL COST OF REMOVAL, REPLACEMENT, DELAY, AND MOBILIZATION RELATED TO UNVERIFIED EXISTING CONDITIONS. WHERE THE CONTRACTOR FINDS DISCREPANCIES THEY SHALL BE REPORTED IMMEDIATELY TO THE ENGINEER.
3. THE CONTRACTOR SHALL PERFORM ALL WORK NECESSARY TO COMPLETE THE WORK SHOWN ON THE PLANS OR DESCRIBED IN THE SPECIFICATIONS IN A SATISFACTORY MANNER, UNLESS OTHERWISE PROVIDED, THE CONTRACTOR SHALL FURNISH ALL MATERIALS, EQUIPMENT, TOOLS, LABOR, AND INCIDENTALS TO COMPLETE THE WORK.
4. ALL STORM PIPE SHALL BE SCH 40 PVC.
5. ALL STORM CLEANOUTS IN TRAFFIC AREA SHALL BE CAST IRON TRAFFIC RATED. CLEANOUTS SHALL HAVE A PLAIN LID, OR PREFERABLY MARKED "STORM".
6. ALL BENDS IN STORM SYSTEM SHALL BE 45° OR LESS. NO 90° BENDS OR FITTINGS ALLOWED.
7. PROPOSED STORM SEWER SYSTEM WILL BE PRIVATE AND MAINTAINED BY PROPERTY OWNER.
CURRENT OWNER: LARRY KANG 719-360-9423.
8. EXISTING WATER METER PIT MUST BE IN CONFORMANCE WITH AURORA WATER SPECS OR IT WILL REQUIRE REPLACEMENT.

City of Aurora Utility Notes

- 1) ALL MATERIALS, WORKMANSHIP, CONSTRUCTION DETAILS, AND TESTING FOR THE WATER LINE CONSTRUCTION SHALL CONFORM TO STANDARDS AND SPECIFICATIONS REGARDING WATER, SANITARY SEWER AND STORM DRAINAGE INFRASTRUCTURE, LATEST REVISION AS SET FORTH BY THE CITY OF AURORA WATER DEPARTMENT, LATEST REVISION.
- 2) ALL FIRE HYDRANTS SHALL BE LOCATED NOT LESS THAN THREE FEET – SIX INCHES (3' – 6") AND NOT MORE THAN 8 FEET FROM THE BACK OF CURB TO THE CENTER OF THE HYDRANT AND BE UNOBSTRUCTED ON THE STREET SIDE. MINIMUM CLEARANCE ON ALL OTHER SIDES SHALL BE 5 FEET. FIRE HYDRANTS MUST BE GRADE STAKED IN THE FIELD. FIRE HYDRANTS ARE NOT ALLOWED IN SIDEWALKS.
- 3) ALL FIRE HYDRANTS MUST BE GRADE STAKED IN THE FIELD WHENEVER CURB AND GUTTER HAS NOT BEEN INSTALLED.
- 4) ALL UTILITY EASEMENTS MUST REMAIN UNOBSTRUCTED AND FULLY ACCESSIBLE ALONG THEIR ENTIRE LENGTH FOR MAINTENANCE EQUIPMENT.
- 5) WATER MAIN RESTRAINT SHALL BE IN ACCORDANCE WITH STANDARDS AND SPECIFICATIONS REGARDING WATER, SANITARY SEWER AND STORM DRAINAGE INFRASTRUCTURE, LATEST REVISION. MEGALUGS OR UNI-FLANGE MAY BE USED IN PLACE OF RODS AND CLAMPS.
- 6) WATER LINE VALVES ARE NOT ALLOWED IN CROSS PANS.
- 7) ALL WATER METERS, WATER SERVICE LINES AND SANITARY SEWER SERVICE LINES ARE NOT ALLOWED IN OR UNDER DRIVEWAYS.
- 8) ALL SANITARY SERVICE LINES SHALL BE TEES OFF OF MAINS. WYES SHALL BE USED FOR LOTS AT BACK OF CUL-DE-SACS.
- 9) WATER PRESSURE ZONE 3, HGL=5720 FT. A PRESSURE REDUCING VALVE (PRV) IS REQUIRED WHEN THE PRESSURE AT THE UNIT IS GREATER THAN (80) PSI. PRVS ARE NOT ALLOWED IN CITY OF AURORA OWNED AND MAINTAINED METER PITS.
- 10) ADJUST ALL MANHOLES, FIRE HYDRANTS, AND VALVE BOXES TO GRADE PER AURORA WATER UTILITY CONSTRUCTION PLANS, DESIGN CRITERIA 5 – 9 JANUARY 2012 STANDARDS AND SPECIFICATIONS REGARDING WATER, SANITARY SEWER AND STORM SEWER INFRASTRUCTURE, LATEST REVISION, AS NECESSARY.
- 11) ALL FIRE LINES AND COMMERCIAL WATER SERVICE LINES REQUIRE REDUCED PRESSURE BACK FLOW ASSEMBLY OR DOUBLE CHECK VALVES AS REQUIRED BY THE CITY OF AURORA WATER DEPARTMENT. CONTACT WATER SERVICES AT (303) 326-8114 OR (303) 326-8129 FOR INSPECTION PRIOR TO THE ISSUANCE OF A CERTIFICATE OF OCCUPANCY.
- 12) THE CONTRACTOR SHALL CONTACT AURORA WATER ENGINEERING AT (303) 739-7300 FOR INSPECTION OF ANY REQUIRED GREASE TRAPS OR SAND/OIL INTERCEPTORS PRIOR TO THE ISSUANCE OF THE CERTIFICATE OF OCCUPANCY.
- 13) THE CONTRACTOR SHALL CONTACT THE AURORA WATER INSPECTION LINE AT (303) 739-7385 AT LEAST 24 HOURS IN ADVANCE OF COMMENCING CONSTRUCTION OF ANY WET UTILITY TO SCHEDULE INSPECTIONS.
- 14) TOTAL BUILDING SURFACE AREA = 3267 S.F. TOTAL HARD SURFACE = 12,975 S.F.

PROPOSED WATER FIXTURE TABLE

FIXTURE	NUMBER
TOILET (FLUSH TANK)	12
LAVATORY SINK	12

PER UPC, DEMAND = 27 GPM, 1" METER & SERVICE IS ADEQUATE

REFER TO PLUMBING PLANS FOR FIXTURE DETAILS