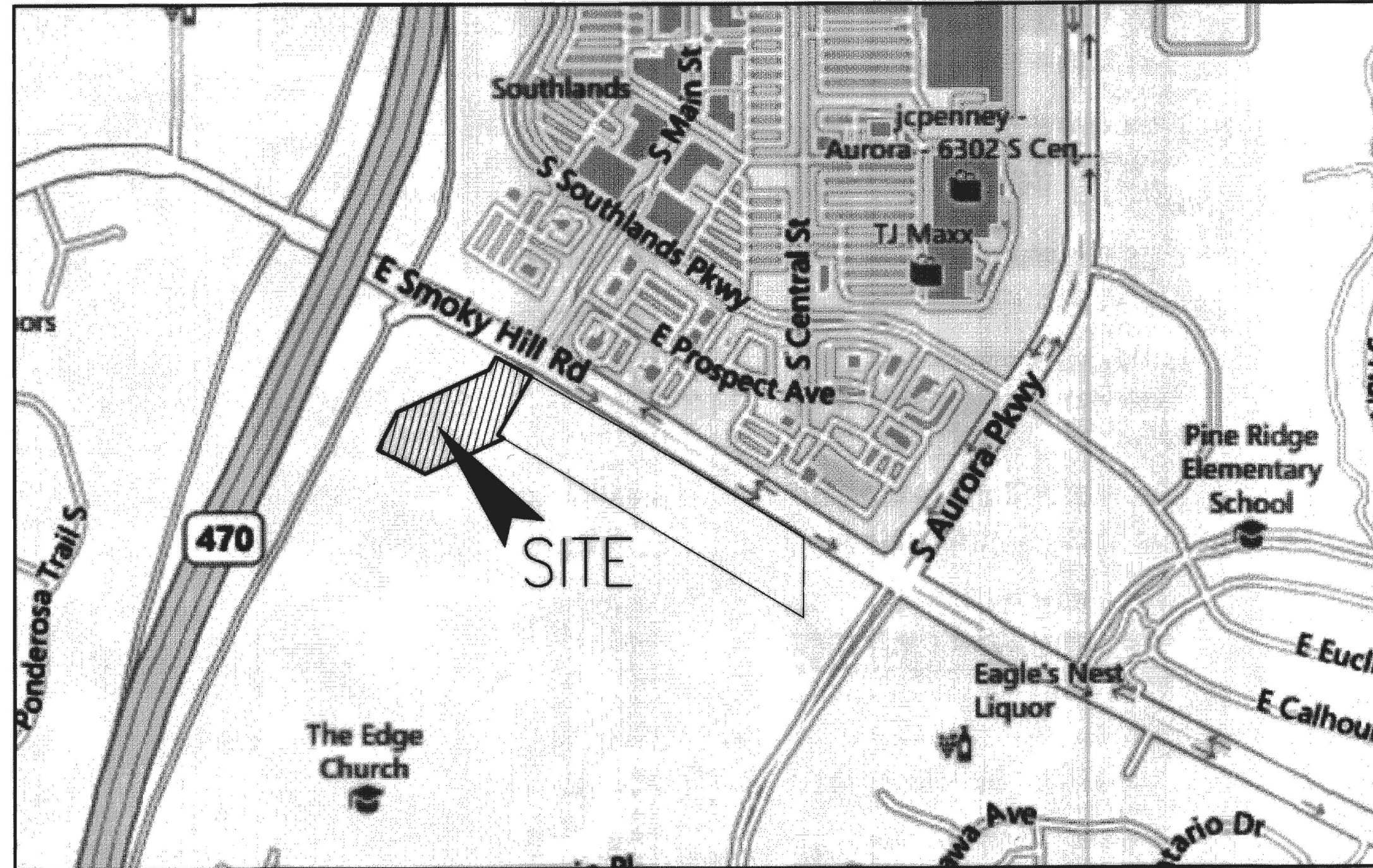


# EMERUS HOSPITAL AT FOREST TRACE

## CONTEXTUAL SITE PLAN WITH WAIVER

### CITY OF AURORA 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 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 THE ISSUANCE OF CERTIFICATE OF OCCUPANCY.
7. ALL CROSSINGS OR ENCROACHMENTS BY PRIVATE LANDSCAPE IRRIGATION SYSTEMS OR PRIVATE UTILITIES INTO EASEMENTS AND 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 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 UNOBSERVED 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 ENCR OACH INTO ANY EASEMENT OR FIRE LANE.
17. THE 2009 INTERNATIONAL FIRE CODE, APPENDIX J AND CITY OF AURORA CODE, CHAPTER 66-38 FIRE PREVENTION REGULATIONS, REQUIRE ALL BUILDINGS TO BE ASSESSED FOR ADEQUATE EMERGENCY RESPONDER RADIO COVERAGE. AT THE TIME THE STRUCTURE IS AT FINAL FRAME AND FINAL ELECTRICAL INSPECTIONS, THE GENERAL CONTRACTOR (GC) WILL BE NOTIFIED BY A BUILDING DIVISION LIFE SAFETY INSPECTOR AS TO WHETHER THE STRUCTURE HAS PASSED OR FAILED THE PRELIMINARY RADIO SURVEILLANCE. A STRUCTURE THAT HAS PASSED THIS SURVEILLANCE REQUIRES NO FURTHER ACTION BY THE GC. A FAILED RADIO SURVEILLANCE WILL REQUIRE AN INDEPENDENT THIRD PARTY RADIO STUDY FOR THE ENTIRE BUILDING AT THE OWNER OR DEVELOPER'S EXPENSE. WHERE AN EMERGENCY RESPONDER RADIO COVERAGE SYSTEM IS REQUIRED, A DESIGNATED CONTRACTOR SHALL SUBMIT PLANS TO THE BUILDING DIVISION TO OBTAIN A BUILDING PERMIT PRIOR TO INSTALLATION.
18. PER CITY OF AURORA, PARKING REGULATIONS, ARTICLE 15, DIVISION 3, SECTION 146-1504 (A&D) REQUIREMENTS BY USE AND WAIVER FOR A REDUCTION IN THE MINIMUM NUMBER OF SPACES REQUIRED, TABLE 15.1 REQUIRES MEDICAL OFFICES AND CLINICS PROVIDE PARKING AT A RATIO OF 1 SPACE PER 225 GFA. THIS REGULATION WOULD REQUIRE 178 PARKING SPACES FOR THE PROPOSED BUILDING. WAIVER REQUEST THAT THIS REQUIREMENT BE REDUCED TO ALLOW A TOTAL OF 102 PARKING SPACES (RATIO OF 1 SPACE PER 391 GFA). A PARKING REDUCTION REPORT/LETTER PREPARED BY THE DESHAZO GROUP ON DECEMBER 12, 2014, AND INCLUDED IN THE CSP SUBMITTAL, PROVIDES JUSTIFICATION FOR THE WAIVER DUE TO THE UNIQUE OPERATION OF THE USE. THE PARKING PROVIDED THROUGH THIS CSP APPLICATION EXCEEDS THE AMOUNT OF PARKING DETERMINED TO BE NEEDED FOR THIS USE.
19. PER THE FOREST TRACE FINAL DEVELOPMENT PLAN, 4.7 FORM G: LANDSCAPE STANDARDS MATRIX NOTE 10 LANDSCAPING IS SUGGESTED TO BE UTILIZED TO DIMINISH THE IMPACT OF RETAINING WALLS AND TO STABILIZE SLOPES IN THE AREA. SPECIAL ATTENTION SHALL BE GIVEN TO GRADING SUCH THAT TOP OF WALL LEVELS REMAIN LEVEL WITHOUT STEPPING WHILE ENDS WILL RETURN BACK INTO THE SLOPE. DUE TO SITE AND TOPOGRAPHY CONSTRAINTS, IT IS NOT POSSIBLE TO CONSTRUCT RETAINING WALLS ON SITE WITHOUT STEPPING. LANDSCAPING HAS BEEN PROVIDED AS MUCH AS POSSIBLE, BUT STEPPING OF THE TOP OF THE WALL NEEDS TO OCCUR. WAIVER REQUEST THAT THE TOP OF THE RETAINING WALLS BE ALLOWED TO BE STEPPED.



ALL CROSSINGS OR ENCROACHMENTS INTO EASEMENTS AND RIGHTS-OF-WAY OWNED BY THE CITY OF AURORA ("CITY") IDENTIFIED AS BEING PRIVATELY-OWNED AND MAINTAINED HEREIN ARE ACKNOWLEDGED BY THE UNDERSIGNED AS BEING SUBJECT TO CITY'S USE AND OCCUPANCY OF SAID EASEMENTS OR RIGHTS-OF-WAY. THE UNDERSIGNED, ITS SUCCESSORS AND ASSIGNS, FURTHER AGREES TO REMOVE, REPAIR, REPLACE, RELOCATE, MODIFY, OR OTHERWISE ADJUST SAID CROSSINGS OR ENCROACHMENTS UPON REQUEST FROM THE CITY AND AT NO EXPENSE TO THE CITY. THE CITY RESERVES THE RIGHT TO MAKE FULL USE OF THE EASEMENTS AND RIGHTS-OF-WAY AS MAY BE NECESSARY OR CONVENIENT AND THE CITY RETAINS ALL RIGHTS TO OPERATE, MAINTAIN, INSTALL, REPAIR, REMOVE OR RELOCATE ANY CITY FACILITIES LOCATED WITHIN SAID EASEMENTS AND RIGHTS-OF-WAY AT ANY TIME AND IN SUCH A MANNER AS IT DEEMS NECESSARY OR CONVENIENT.

### VICINITY MAP

SCALE: 1" = 500'

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CU1.0	UTILITY PLAN
L1.1	LANDSCAPE PLAN
L1.2	LANDSCAPE NOTES & DETAILS
C6.1	SITE LIGHTING PLAN
C6.2	SITE LIGHTING DETAILS
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2	GRADING PLAN
3	UTILITY PLAN
4	LANDSCAPE IMPROVEMENT PLAN
5	LANDSCAPE PLANTING PLAN
6	LANDSCAPE PLANTING PLAN
7	DETAILS AND NOTES
8	SITE PHOTOMETRIC PLAN

### LIST OF CONTACTS

#### APPLICANT/DEVELOPER

HEALTHCARE REALTY  
16435 NORTH SCOTTSDALE ROAD; SUITE 320  
SCOTTSDALE, AZ 85254  
TEL: (480) 998-3478 x256  
FAX: (480) 991-0755  
CONTACT: MICHAEL HAGGARD  
EMAIL: MHaggard@healthcare Realty.com

#### CIVIL ENGINEER

GALLOWAY & COMPANY, INC.  
5500 GREENWOOD VILLAGE BLVD, SUITE 200  
GREENWOOD VILLAGE, COLORADO 80111  
TEL: (303) 770-8884  
FAX: (303) 770-3636  
CONTACT: MIKE SHAW, PE  
EMAIL: MikeShaw@gallowayus.com

#### LANDSCAPE ARCHITECT

GALLOWAY & COMPANY, INC.  
5500 GREENWOOD VILLAGE BLVD, SUITE 200  
GREENWOOD VILLAGE, COLORADO 80111  
TEL: (303) 770-8884  
FAX: (303) 770-3636  
CONTACT: ERIC NEWELL  
EMAIL: EricNewell@gallowayus.com

#### SURVEYOR

ENGINEERING SERVICE COMPANY  
1300 SOUTH POTOMAC STREET, SUITE 126  
AURORA, COLORADO 80012  
TEL: (303) 337-1393  
FAX: (303) 337-7481  
CONTACT: CHARLES N. BECKSTROM

#### GEOTECHNICAL ENGINEER

CTL THOMPSON, INC.  
1971 WEST 12TH AVENUE  
DENVER, CO 80204  
TEL: (303) 825-0777  
FAX: (303) 825-4252  
CONTACT: MATT MONTEITH

#### ARCHITECT

PHILLIPLIKE PARTNERSHIP  
11272 S. SAM HOUSTON PKWY. W., SUITE 100  
HOUSTON, TX 77031  
TEL: (832) 554-1130  
CONTACT: SAM NEVES  
EMAIL: SNEVES@PHARCH.COM

### SITE DATA TABLE

LAND AREA WITHIN PROPERTY LINES

BUILDING COVERAGE

HARD SURFACE AREA

LANDSCAPE AREA

PRESENT ZONING CLASSIFICATION

PERMITTED MAXIMUM SIGN AREA

PROPOSED TOTAL SIGN AREA

PROPOSED TOTAL NUMBER OF MONUMENT SIGNS

PARKING SPACES REQUIRED

PARKING SPACES PROVIDED

HANDICAP SPACES REQUIRED

HANDICAP SPACES PROVIDED

2009 INTERNATIONAL BUILDING CODE OCCUPANCY

(TYPE I-B, FULLY SPRINKLERED)

147,039 SQ. FT. 3.376 ACRES

29,600 SQ. FT. 14.0%

66,462 SQ. FT. 45.2%

50,968 SQ. FT. 40.8%

E-470 CAC (COMMERCIAL)

260 SQ. FT.

276.97 SQ. FT. With Waiver per Sec 146-1606 (A)

1 TOTAL NUMBER OF SIGNS ALLOWED 8

1 SPACE PER 225 SF GFA

127 SPACES FOR 39,908 SF GFA

132 -102 (WAIVER REQUESTED FOR PARKING REDUCTION)

5 -12 (10% OF 120 MAXIMUM PATIENT/VISITOR STALLS)

42 -4 VAN ACCESSIBLE

FIRST FLOOR: TYPE I-2, SPRINKLED

SECOND FLOOR: TYPE I-2 (PARTIAL), SPRINKLED

BUSINESS GROUP B (PARTIAL), SPRINKLERED

### GENERAL SITE DESCRIPTION

PROJECT DESCRIPTION:

CONSTRUCTION OF A 39,908 SF HOSPITAL BUILDING WITH ASSOCIATED LANDSCAPING, PARKING AND DRIVES.

CURRENT ZONING:

ZONING FOR THIS PROPERTY IS E-470 CAC (COMMERCIAL).

ACCESS:

THE PRINCIPAL MEANS OF ACCESS ARE FROM INTERNAL PRIVATE ACCESS DRIVES THAT CONNECT TO SMOKY HILL ROAD ALONG THE NORTHEAST.

### LEGAL DESCRIPTION

LOT 1, FOREST TRACE SUBDIVISION FILING NO. 1, CITY OF AURORA, COUNTY OF ARAPAHOE, STATE OF COLORADO.

### SIGNATURES

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 WHEREOF, DR AURORA DEVELOPMENT, LLC, HAS CAUSED THESE

PRESENTS TO BE EXECUTED THIS 10<sup>TH</sup> DAY OF JUNE AD. 2015.

DR AURORA DEVELOPMENT, LLC,  
AN INDIANA LIMITED LIABILITY COMPANY

BY: DUKE REALTY LIMITED PARTNERSHIP,  
AN INDIANA LIMITED PARTNERSHIP, ITS MANAGER

BY: DUKE REALTY CORPORATION,  
AN INDIANA CORPORATION, ITS GENERAL PARTNER

BY: Glenn E. Hoge  
NAME: Glenn E. Hoge  
TITLE: SVP

STATE OF INDIANA } SS  
COUNTY OF HAMILTON }

THE FOREGOING INSTRUMENT WAS ACKNOWLEDGED BEFORE ME THIS 10<sup>TH</sup> DAY OF JUNE AD. 2015.

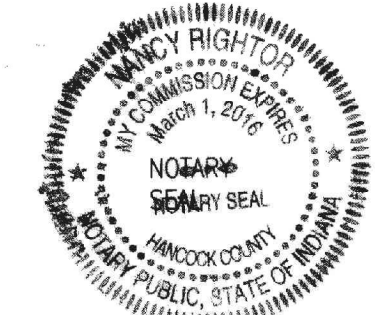
BY: Glenn E. Hoge  
(PRINCIPALS OR OWNERS)

WITNESS MY HAND AND OFFICIAL SEAL

Nancy Righton  
(NOTARY PUBLIC)

MY COMMISSION EXPIRES 3/1/16.

NOTARY BUSINESS ADDRESS: 600 E. 96<sup>TH</sup> ST., SUITE 100, INDIANAPOLIS IN 46240



### CITY OF AURORA APPROVAL

CITY ATTORNEY: Atty. Wanda DATE: 7/10/15

DIRECTOR: N/A DATE: N/A

COMMISSIONER: N/A DATE: N/A

CITY COUNCIL: N/A DATE: N/A

(MAYOR)

ATTEST: N/A DATE: N/A

(CITY CLERK)

DATABASE APPROVAL DATE N/A

RECORDER'S CERTIFICATE:

ACCEPTED FOR FILING IN THE OFFICE OF THE CLERK AND RECORDER OF \_\_\_\_\_

COLORADO AT \_\_\_\_\_ O'CLOCK \_\_\_\_\_ M, THIS \_\_\_\_\_ DAY OF \_\_\_\_\_ AD, 2015.

CLERK AND RECORDER: \_\_\_\_\_ DEPUTY: \_\_\_\_\_

### AMENDMENTS

MINOR AMENDMENT-EMERUS-LOT 1, FOREST TRACE FILING NO. 1.

THE PROPOSED CHANGES INCLUDE THE CONSTRUCTION OF 30 NET ADDITIONAL PARKING SPACES (9'X 18' IN SIZE), AS WELL AS ADJUSTMENTS TO THE EXISTING LANDSCAPE, LIGHTING AND GRADING PLANS.

MINOR AMENDMENT 2014-6060-02 REMOVE AND REPLACE TWO PARKING SPACES, AND LANDSCAPE ON SOUTH SIDE OF BUILDING TO ACCOMMODATE A NEW FENCED SPORT COURT AREA

EMERUS HOSPITAL  
LOT 1, FOREST TRACE FILING NO. 1

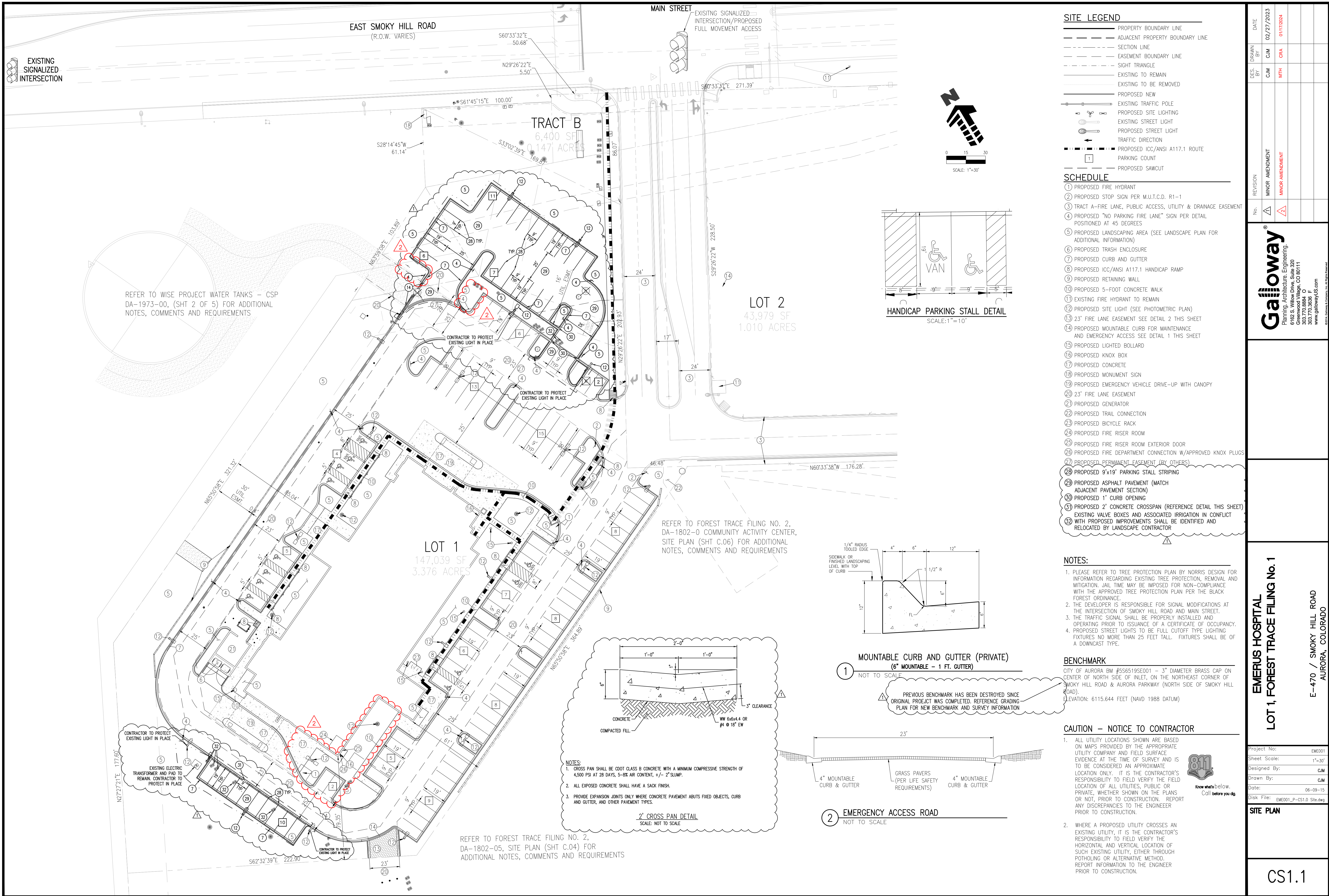
E-470 / SMOKY HILL ROAD  
AURORA, COLORADO

Project No: EME001  
Sheet Scale: N/A  
Designed By: JRR  
Drawn By: JJA  
Date: 08-09-15  
Disk File: EME001\_P-C0.0 Cover.dwg

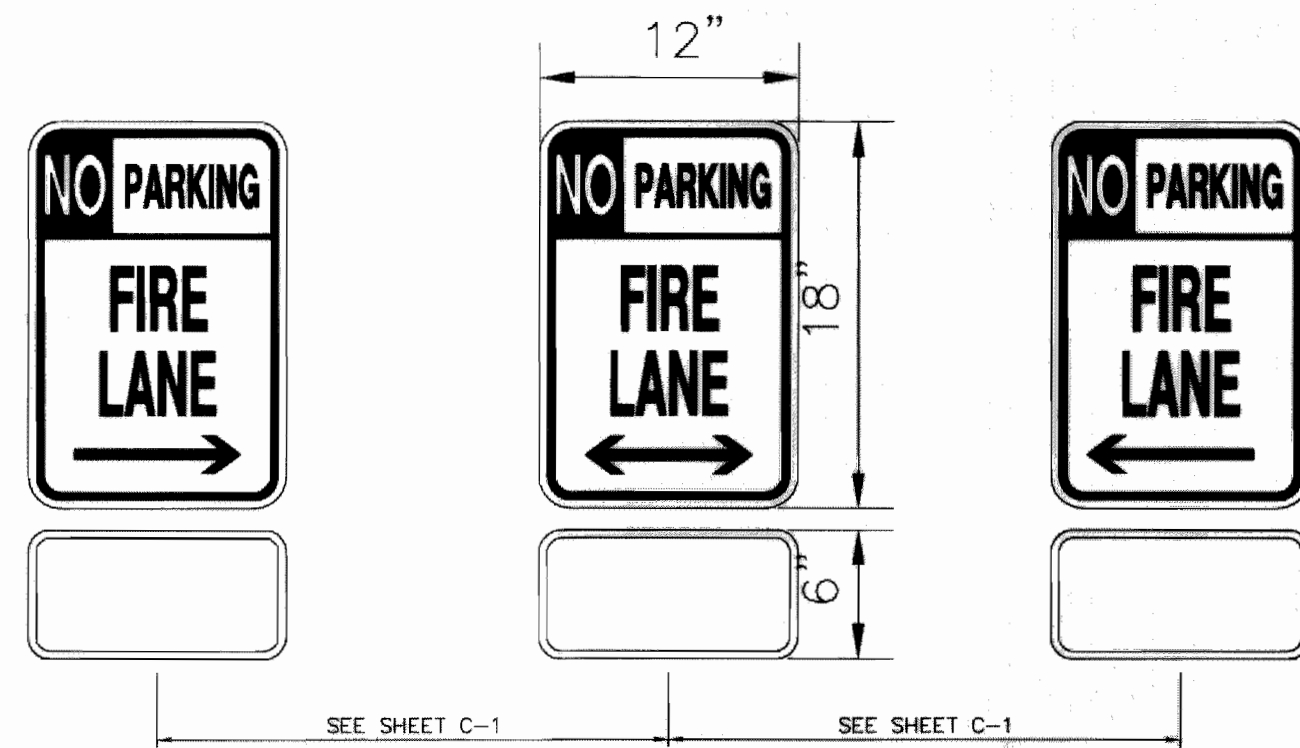
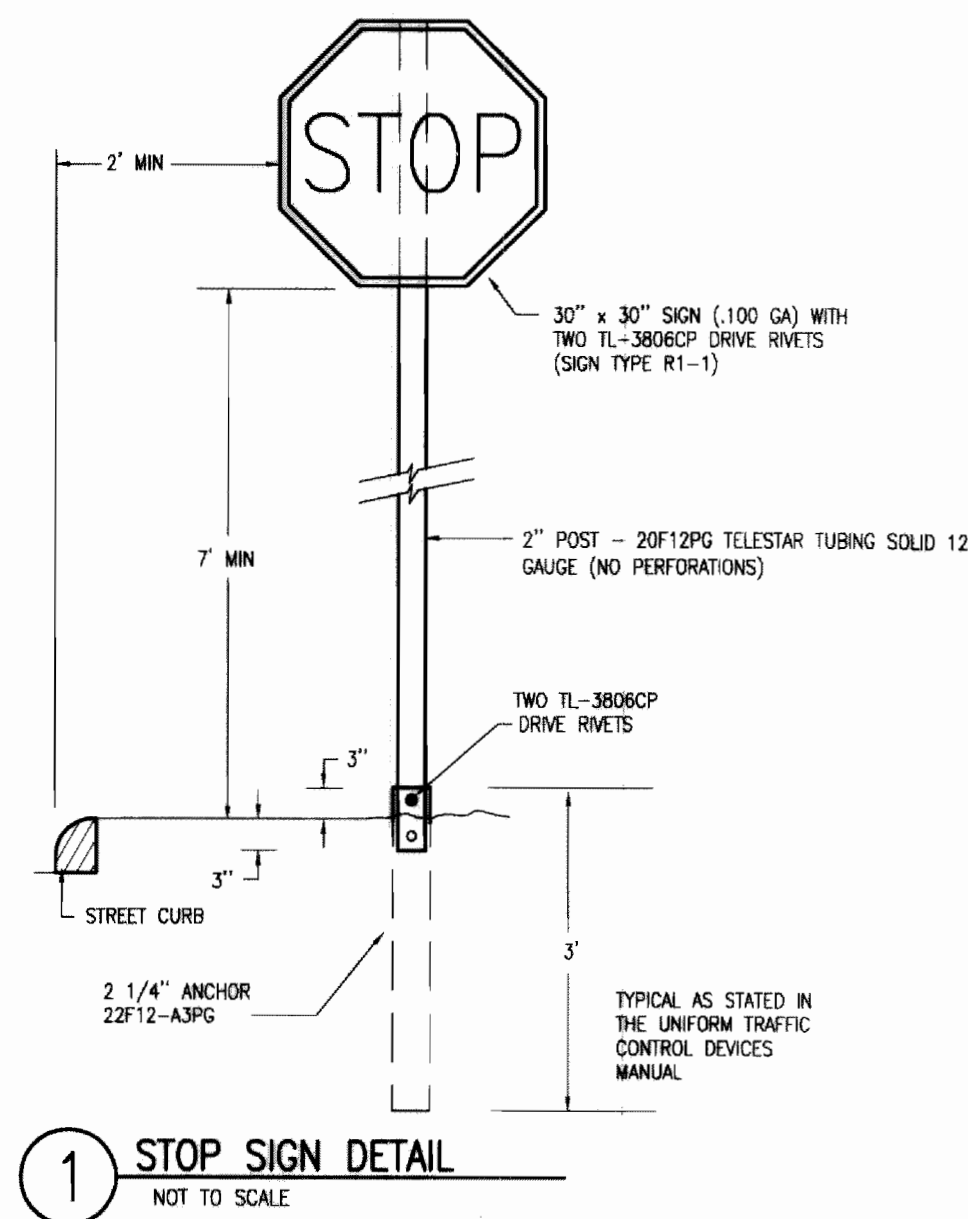
COVER  
SHEET

C0.0



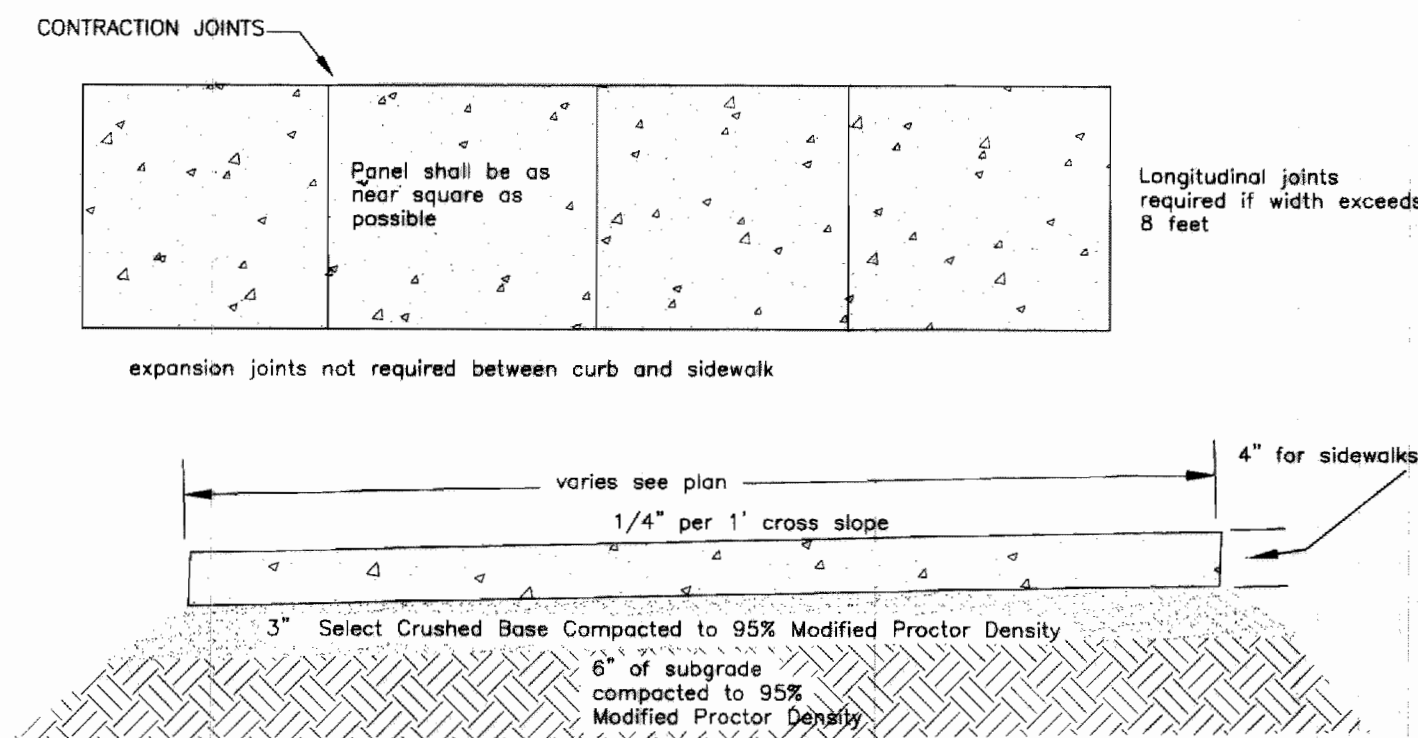






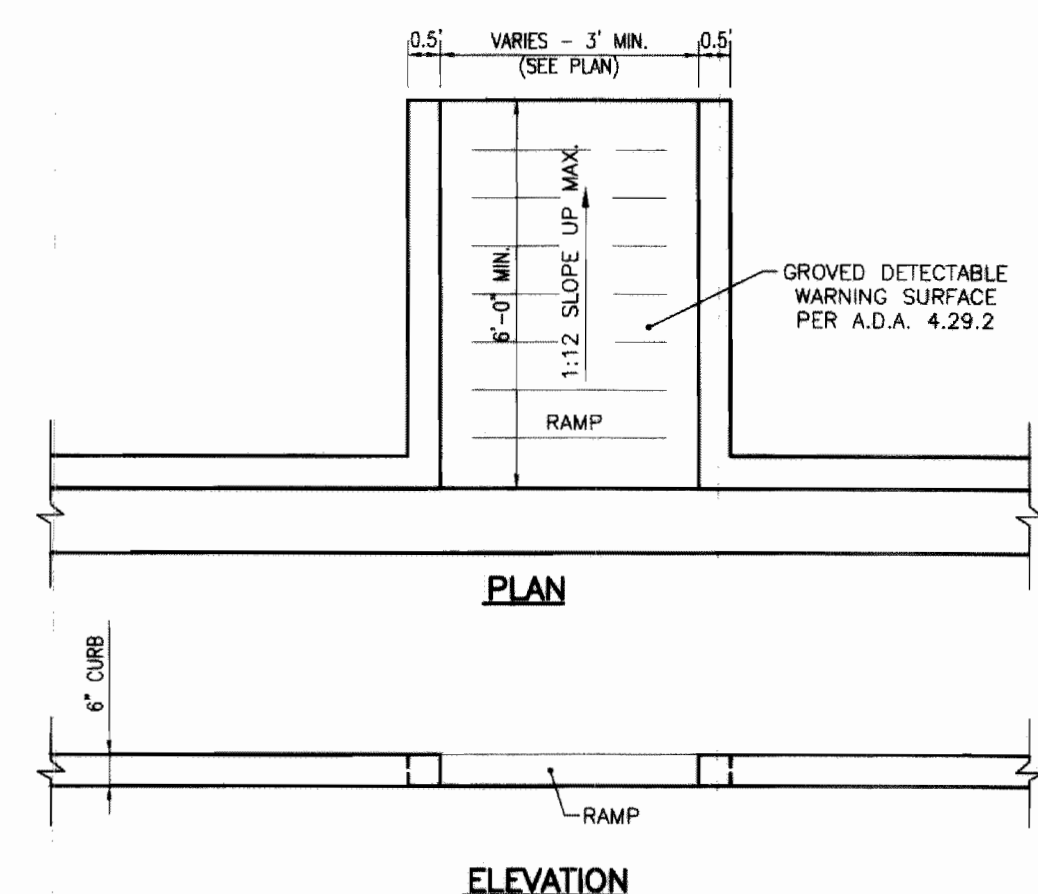
- NOTES:
1. SIGNS SHALL BE PERMANENTLY LABELED AS NO PARKING --FIRE LANE COMPLYING WITH IFC FIGURE D103.6.
  2. SIGNS SHALL HAVE A MINIMUM DIMENSION OF 12 INCHES (305 MM) WIDE BY 18 INCHES (457 MM) HIGH AND HAVE RED LETTERS ON A WHITE REFLECTIVE BACKGROUND WITH A THICKNESS OF 0.80.
  3. SIGNS SHALL BE LOCATED AT THE BEGINNING AND END OF THE FIRE LANE. THE SIGN SHALL HAVE A SINGLE HEADED ARROW POINTING IN THE DIRECTION THE REGULATION IS IN EFFECT. THE INTERMEDIATE SIGNS SHALL HAVE DOUBLE HEADED ARROWS POINTING IN BOTH DIRECTIONS.
  4. GALVANIZED STEEL POST. SET 3'-0" MINIMUM, BELOW GRADE AND INTO MINIMUM 12" DIAMETER CONCRETE PIER, FULL DEPTH.
  5. THE MAXIMUM SPACING OF THE SIGNS SHALL TO 100', CONTINGENT UPON LIFE SAFETY'S REVIEW AND APPROVAL.
  6. THE SIGNS SHALL BE SET AT AN ANGLE OF NOT LESS THAN 30 DEGREES AND NOT MORE THAN 45 DEGREES WITH THE CURB OR LINE OF TRAFFIC FLOW.
  7. FIRE LANE SIGNS SHOULD BE INSTALLED 2' BEHIND CURB OR SIDEWALK.
  8. THE CLEARANCE TO THE BOTTOM OF THE SIGN SHALL BE 7 FEET. THERE SHALL BE NOT OTHER SIGNS ATTACHED TO THE SIGN OR THE SIGN POST.

4 FIRE LANE & TOW AWAY ZONE SIGN DETAIL  
NOT TO SCALE

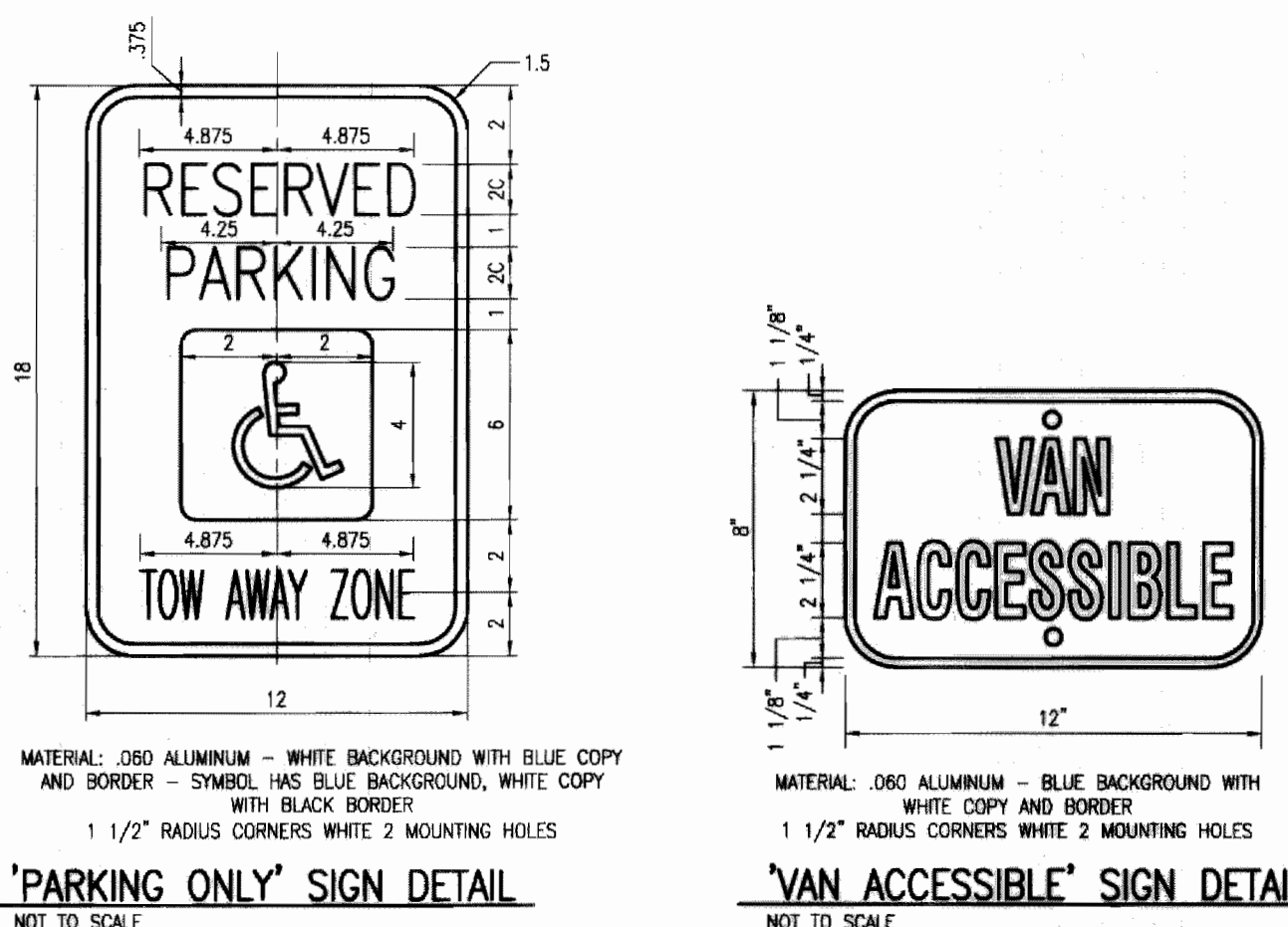


1. Contraction joints shall be spaced so as to form as near square panel as possible, no single panel shall exceed 8' on any side. Contraction joints shall be 3/4" deep.
2. Expansion joints of 1/2" mastic material shall be placed at the following locations:  
P.C.s and P.T.s of curves  
Grade breaks  
At driveways  
At other locations as specified by engineer
3. No sidewalk shall be placed without a final form inspection by the Engineer
4. Construction materials and procedures shall conform to existing City and State Standard Specifications.

2 CONCRETE SIDEWALK DETAIL  
NOT TO SCALE

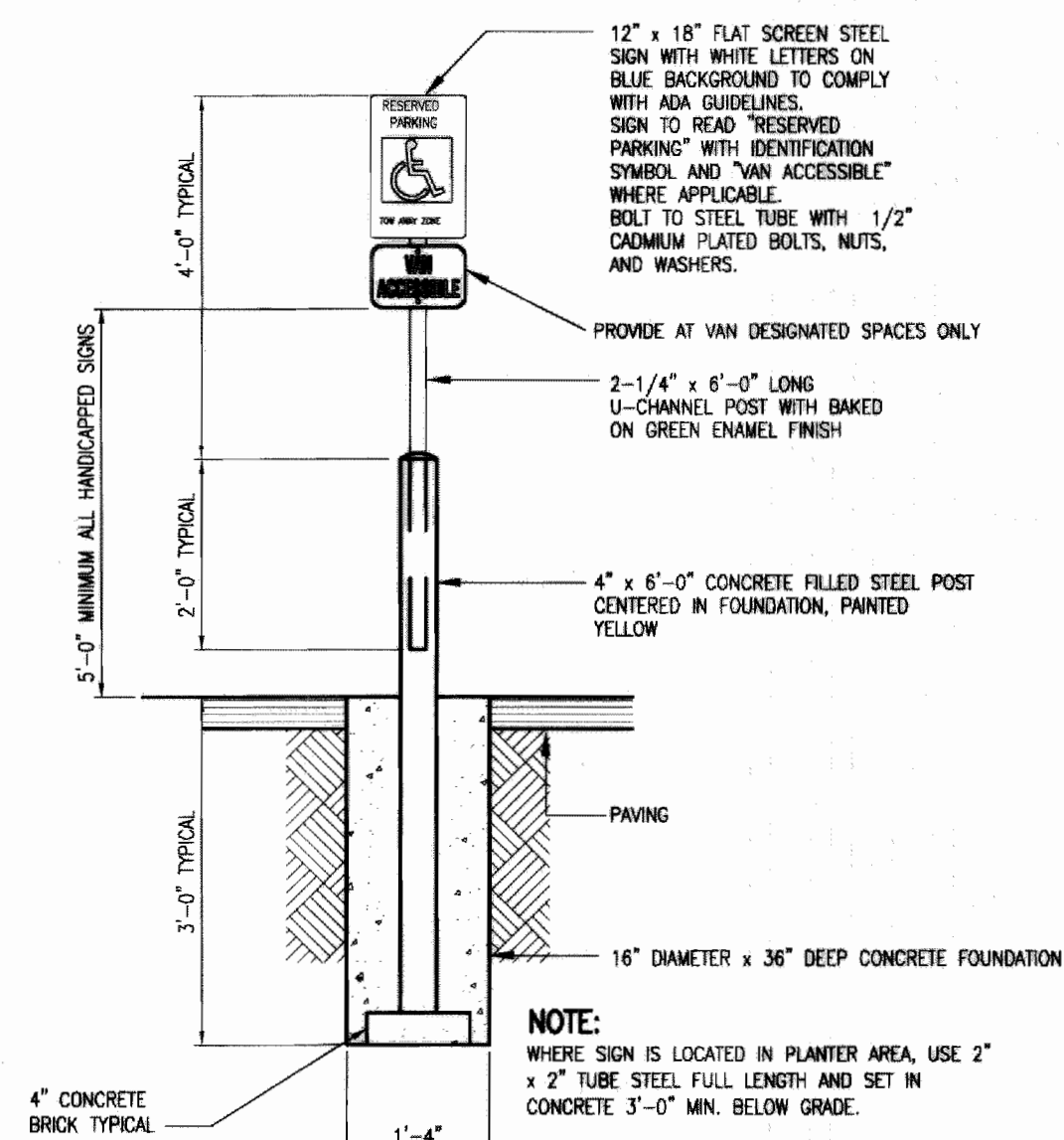


3 ICC/ANSI A117.1 HANDICAP RAMP DETAIL  
NOT TO SCALE

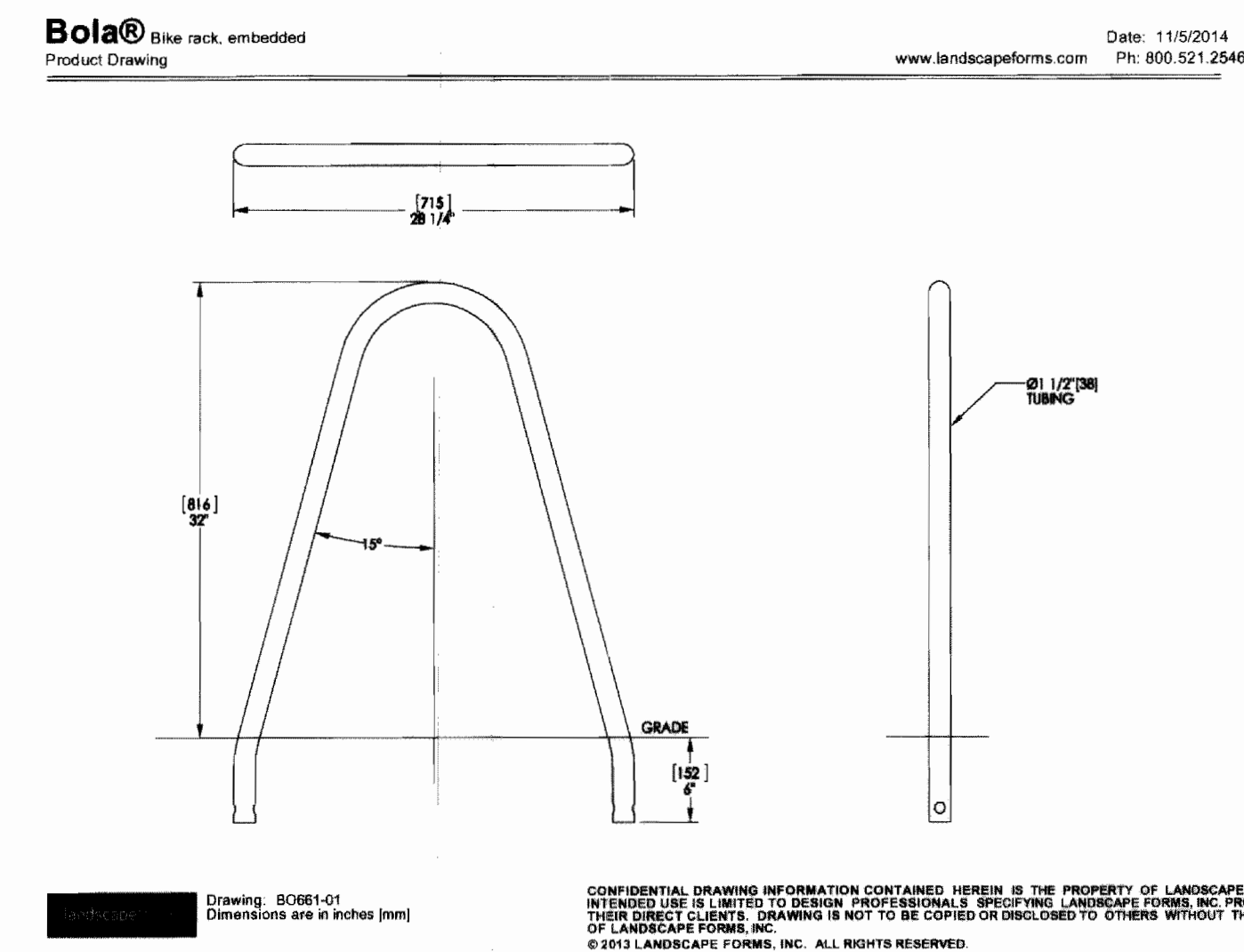


'PARKING ONLY' SIGN DETAIL  
NOT TO SCALE

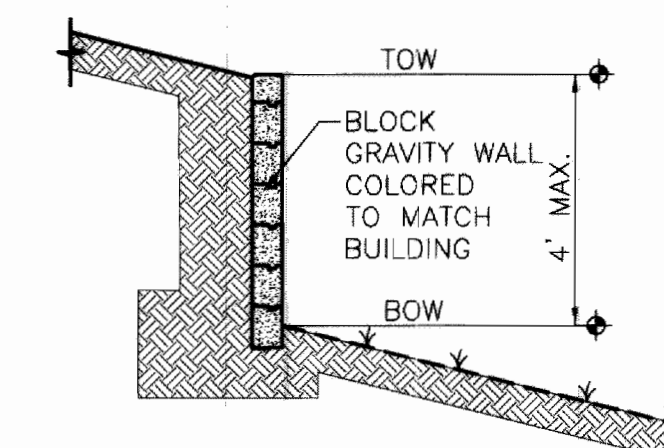
'VAN ACCESSIBLE' SIGN DETAIL  
NOT TO SCALE



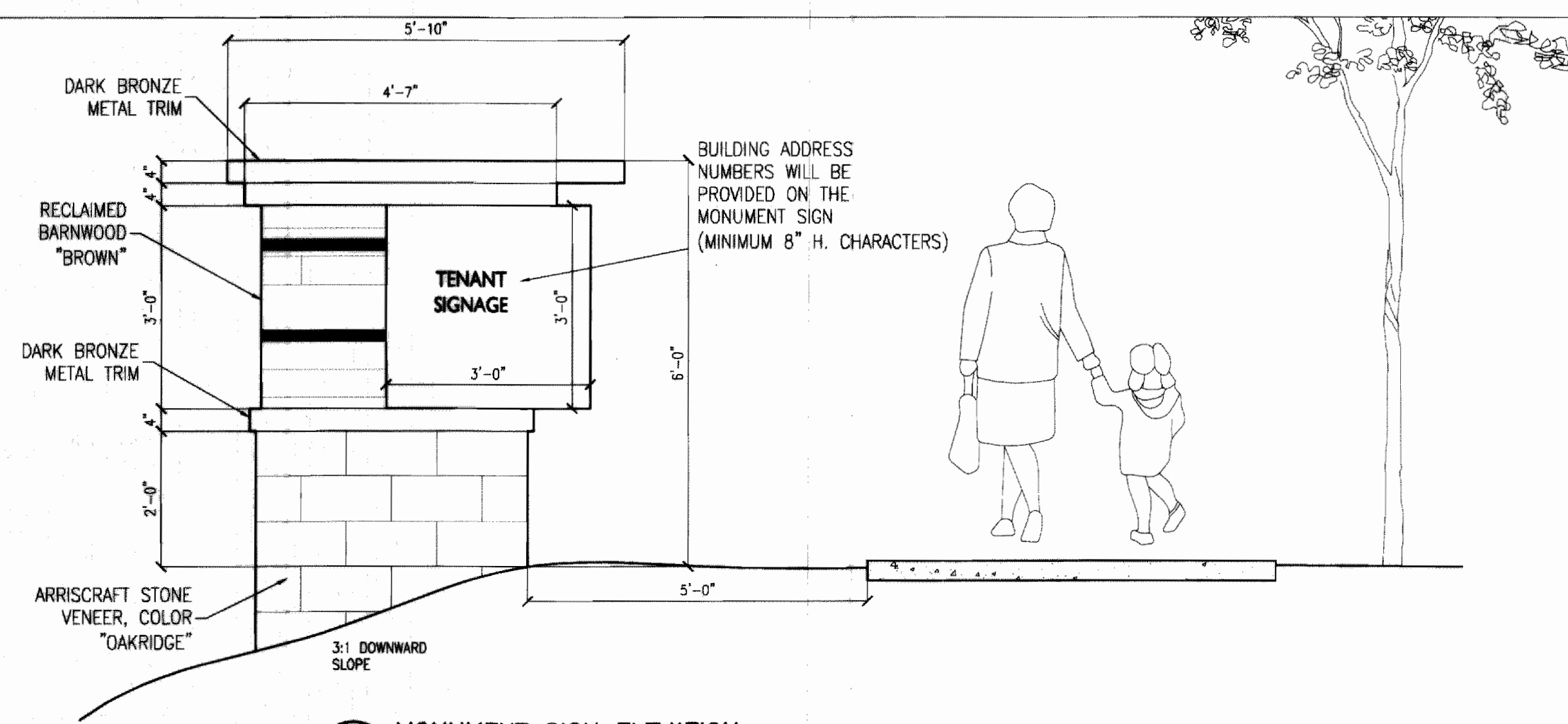
5 HANDICAP PARKING SIGN DETAIL  
NOT TO SCALE



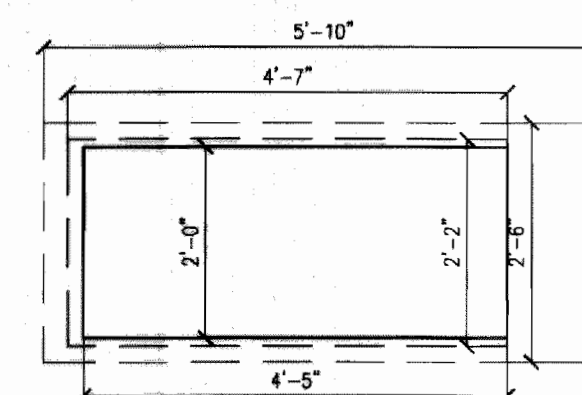
6 BICYCLE RACK DETAIL  
NOT TO SCALE



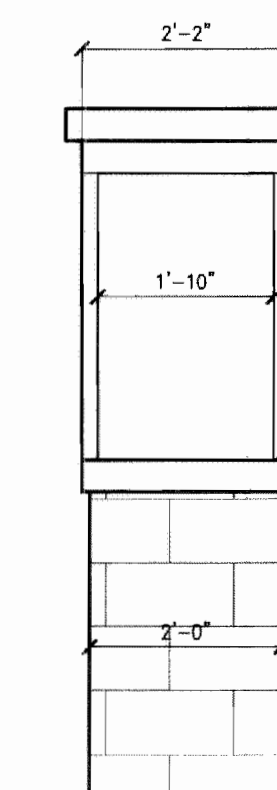
7 PRIVATE RETAINING WALL SECTION  
NOT TO SCALE



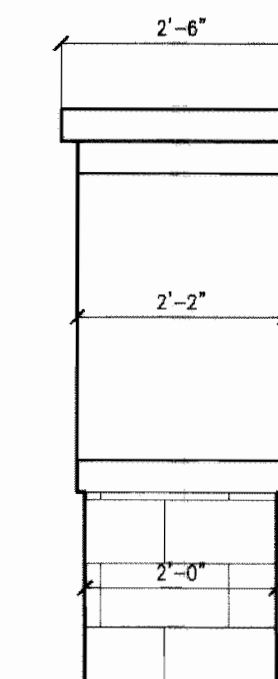
8 MONUMENT SIGN ELEVATION  
1/2" = 1'-0"



9 MONUMENT SIGN PLAN  
1/2" = 1'-0"



10 SIGN @ REAR ELEVATION  
1/2" = 1'-0"



11 SIGN @ STREET ELEVATION  
1/2" = 1'-0"

CONCEPTUAL MONUMENT SIGN 3

**Galloway**  
Planning, Architecture, Engineering  
6162 S. Willow Drive, Suite 320  
Greenwood Village, CO 80111  
303.770.8854  
www.gallowayus.com

EMERUS HOSPITAL  
LOT 1, FOREST TRACE FLING No. 1

Project No: EME001  
Sheet Scale: N/A  
Designed By: JRR  
Drawn By: JJA  
Date: 06-09-15  
Disk File: EME001\_C1.2\_Details.dwg

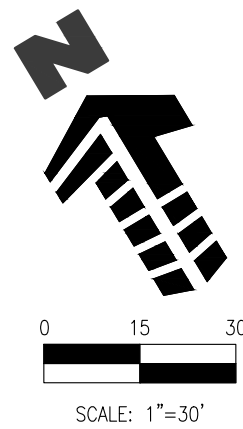
SITE  
DETAILS AND NOTES

CS1.2





ABBREVIATIONS	
CO	CURB OPENING
FL	FLOWLINE
GB	GRADE BREAK
HP	HIGH POINT
ME	MATCH EXISTING
SW	SEWAGE



SITE LEGEND

---	PROPERTY BOUNDARY LINE
- - -	ADJACENT PROPERTY BOUNDARY LINE
---	SECTION LINE
---	EASEMENT BOUNDARY LINE
---	SIGHT TRIANGLE
---	EXISTING TO REMAIN
---	EXISTING TO BE REMOVED
---	PROPOSED NEW
---	PROPOSED SPILL CURB AND GUTTER
---	PROPOSED CATCH CURB AND GUTTER
---	PROPOSED SAWCUT

GRADING LEGEND

---	EXISTING CONTOUR
---	PROPOSED CONTOUR
---	PROPOSED SPOT ELEVATION
---	EXISTING STORM SEWER
---	PROPOSED STORM SEWER
---	PROPOSED OVERFLOW PATH

SCHEDULE

(1) PROPOSED RETAINING WALL (PRIVATE)

GRADING NOTES

- CONTRACTOR MUST OBTAIN ALL STATE AND CITY STORM WATER DISCHARGE AND EROSION CONTROL PERMITS PRIOR TO ANY DISTURBANCE AND/OR GRADING ACTIVITY.
- ALL FILL IN OLD TANK AREAS, OLD BASEMENTS, CESSPOOLS, OTHER EXCAVATIONS AND INSIDE BUILDING TO BE PEA GRAVEL OR APPROVED EQUAL.
- FINAL GRADES ARE SUBJECT TO MINOR CHANGE BY COMPANY REPRESENTATIVE. NO GRADE CHANGES IN EXCESS OF 0.05' WITHOUT COMPANY APPROVAL.
- ANY FILL MATERIAL REQUIRED TO BRING THE SITE TO GRADE SHALL BE CLEAN FILL DIRT APPROVED BY GEOTECHNICAL ENGINEER AND SHALL BE PLACED AND COMPACTED PER GEOTECHNICAL REPORT RECOMMENDATIONS.
- SET PROPERTY CORNER PINS IN CONCRETE. IF PROPERTY CORNERS ARE DESTROYED BY CONTRACTOR, THE CONTRACTOR SHALL BEAR THE EXPENSE OF RELOCATING CORNERS BY A REGISTERED SURVEYOR.
- THIS DESIGN IS BASED ON A SOIL AND FOUNDATION INVESTIGATION. A COPY OF THIS REPORT IS AVAILABLE FOR INSPECTION BY THE CONTRACTORS.
- ALL SPOT GRADES ARE TO FLOWLINE UNLESS OTHERWISE NOTED.
- GENERAL CONTRACTOR SHALL BE RESPONSIBLE FOR MINIMIZING DEPOSITION OF ON-SITE SEDIMENTS ONTO SURROUNDING PUBLIC STREETS DURING CONSTRUCTION.
- ALL LANDSCAPING AREAS SHALL BE GRADED TO WITHIN 0.10' WITH COMPANY APPROVED TOP SOIL TO A MINIMUM 6" DEPTH.
- ADD 6000 TO ALL SPOT ELEVATIONS UNLESS OTHERWISE NOTED
- GRADING AND SITE LAYOUT WERE NOT REVISED TO REFLECT AS-BUILT CONDITIONS, EXCEPT WHERE NECESSARY TO COORDINATE INCLUSION OF THE PROPOSED ADDITIONAL PARKING STALLS. AN AS-BUILT SURVEY WAS COMPLETED AND REVIEWED IN SELECT LOCATION TO VERIFY TIE-IN ELEVATIONS AND POTENTIAL CONFLICTS.
- PREVIOUS BENCHMARK HAS BEEN DESTROYED SINCE ORIGINAL PROJECT WAS COMPLETED SO A NEW BENCHMARK HAS NOW BEEN REFERENCED BELOW. DIFFERENCES IN GRADES WERE IDENTIFIED BETWEEN THESE TWO BENCHMARKS AND PROFESSIONAL SURVEYING JUDGMENT WAS USED TO ADJUST THE AS-BUILT SURVEY INFORMATION ACCORDINGLY. ANY DIFFERENCES BETWEEN AS-BUILT AND ORIGINAL OR PROPOSED DESIGN GRADES ARE DUE TO THE USE OF THIS NEW BENCHMARK AND BASIS OF BEARINGS.
- CONTRACTOR SHALL VERIFY ALL TIE-IN ELEVATIONS AND CRITICAL EDGE CONTIONS (I.E. EXISTING BACK OF SIDEWALK GRADES ADJACENT TO PROPOSED IMPROVEMENTS) PRIOR TO BEGINNING ANY WORK AND NOTIFY ENGINEER OF RECORD OF ANY DISCREPANCIES IMMEDIATELY.

REVISED BENCHMARK

BM #1: SH-090A  
ELEV: 6103.58'  
BM#2: CITY OF AURORA SLP-125.5-2005  
ELEV: 6068.21'  
CP: CUT "X"  
ELEV: 6083.41'

PREVIOUS BENCHMARK HAS BEEN DESTROYED SINCE ORIGINAL PROJECT WAS COMPLETED. REFERENCE REVISED BENCHMARK INFORMATION PROVIDED THIS SHEET.

BENCHMARK

CITY OF AURORA BM #558519SE001 - 3" DIAMETER BRASS CAP ON CENTER OF NORTH SIDE OF INLET, ON THE NORTHEAST CORNER OF SMOKY HILL ROAD & AURORA PARKWAY (NORTH SIDE OF SMOKY HILL ROAD).  
ELEVATION: 6115.644 FEET (NAVD 1988 DATUM)

CAUTION - NOTICE TO CONTRACTOR

- ALL UTILITY LOCATIONS SHOWN ARE BASED ON MAPS PROVIDED BY THE APPROPRIATE UTILITY COMPANY AND FIELD SURFACE EVIDENCE AT THE TIME OF SURVEY AND IS TO BE CONSIDERED AN APPROXIMATE LOCATION ONLY. IT IS THE CONTRACTOR'S RESPONSIBILITY TO FIELD VERIFY THE FIELD LOCATION OF ALL UTILITIES, PUBLIC OR PRIVATE, WHETHER SHOWN ON THE PLANS OR NOT, PRIOR TO CONSTRUCTION. REPORT ANY DISCREPANCIES TO THE ENGINEER PRIOR TO CONSTRUCTION.
- WHERE A PROPOSED UTILITY CROSSES AN EXISTING UTILITY, IT IS THE CONTRACTOR'S RESPONSIBILITY TO FIELD VERIFY THE HORIZONTAL AND VERTICAL LOCATION OF SUCH EXISTING UTILITY, EITHER THROUGH POT-HOLING OR ALTERNATIVE METHOD. REPORT INFORMATION TO THE ENGINEER PRIOR TO CONSTRUCTION.

TPP TREE PRESERVATION NOTE

THE EXISTING TREE (#357), AS INDICATED ON THE FOREST TRACE TPP, WILL BE FIELD LOCATED PRIOR TO CONSTRUCTION AND PROTECTED ACCORDING TO THE FOREST TRACE TPP AND THE CITY OF AURORA REQUIREMENTS. IN THE EVENT THAT THE LOCATION OF THE TREE CONFLICTS WITH THE PROPOSED CONSTRUCTION AND CANNOT BE ADEQUATELY PROTECTED, THE APPLICANT WILL WORK WITH THE CITY TO REACH A VIABLE SOLUTION FOR THE PRESERVATION OF THE TREE. IN THIS EVENT, A MINOR AMENDMENT TO THE CSP MAY BE NECESSARY.

DES. BY

DATE

DRAWN BY

02/27/2023

REVISION

MINOR AMENDMENT

MINOR AMENDMENT

NO.

1

2

EMERUS HOSPITAL

LOT 1, FOREST TRACE FILING No. 1

E-470 / SMOKY HILL ROAD

AURORA, COLORADO

Project No:

EMED01

Sheet Scale:

1"=30'

Designed By:

CJM

Drawn By:

CJM

Date:

06-09-15

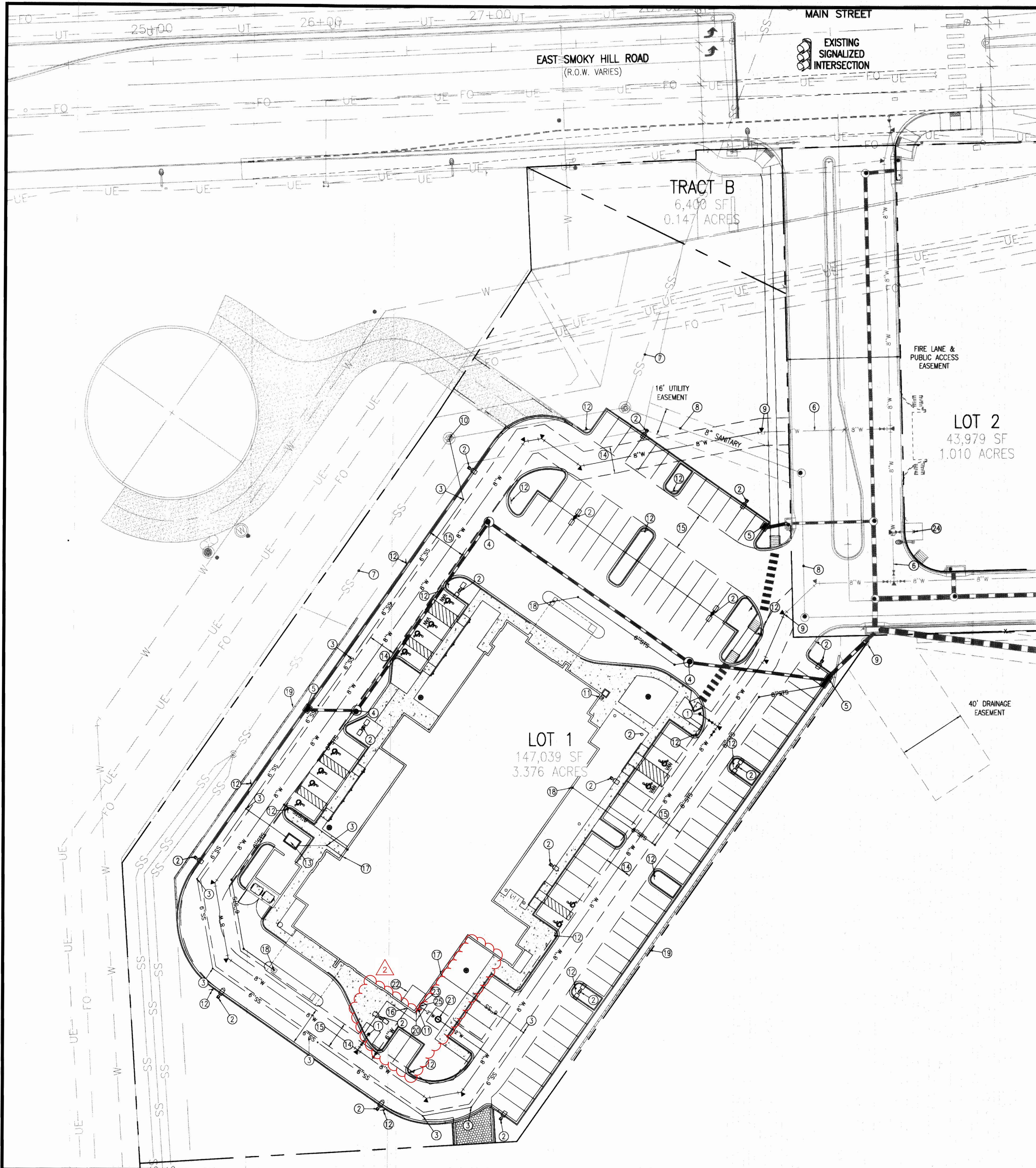
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GRADING PLAN

CG1.0





#### UTILITY LINE NOTES

- ALL WORKMANSHIP AND MATERIALS SHALL CONFORM TO THE STANDARDS AND SPECIFICATIONS FOR CITY, COUNTY, STATE AND REGULATORY AGENCIES, CURRENT EDITION.
- THE CONTRACTOR SHALL NOTIFY THE CITY, COUNTY AND REGULATORY AGENCY 48 WORKING HOURS PRIOR TO BEGINNING CONSTRUCTION.
- THE CONTRACTOR SHALL HAVE ONE SIGNED COPY OF THE APPROVED PLANS, ONE COPY OF THE APPROPRIATE STANDARDS AND SPECIFICATIONS AND A COPY OF ANY PERMITS AND EXTENSION AGREEMENTS NEEDED AT THE JOB SITE AT ALL TIMES.
- DISTANCES FOR UTILITY LINES ARE THE HORIZONTAL DISTANCES BETWEEN CENTER OF FITTING/CLEANOUT TO CENTER OF FITTING/CLEANOUT. THEREFORE, DISTANCES SHOWN ON THE PLANS ARE APPROXIMATE AND COULD VARY DUE TO VERTICAL ALIGNMENT AND FITTING DIMENSIONS.
- PROVIDE A MINIMUM OF 4.5 FEET OF COVER OVER WATER LINES.
- MAINTAIN 24 INCH MINIMUM VERTICAL CLEAR DISTANCE BETWEEN SEWER AND WATER LINES.
- MAINTAIN 10 FOOT MINIMUM HORIZONTAL DISTANCE BETWEEN SEWER AND WATER LINES.
- ALL WATER SERVICE LINES 2" AND SMALLER SHALL BE TYPE K COPPER. SERVICE LINES LARGER THAN 2" SHALL BE CLASS S2 DUCTILE IRON PIPE.
- CONTRACTOR TO VERIFY THE HORIZONTAL AND VERTICAL LOCATION OF ALL UTILITIES, WHETHER SHOWN OR NOT, PRIOR TO CONSTRUCTION. REPORT ANY CONFLICTS TO THE ENGINEER.
- REFER TO BUILDING PLANS FOR EXACT LOCATION OF ALL UTILITY STUBS.
- CONTRACTOR IS RESPONSIBLE FOR ALL SURFACE RESTORATION (I.E. LANDSCAPE, ASPHALT, CONCRETE, ETC.).
- ALL TRENCH EXCAVATION SHALL BE PROPERLY SLOPED, SHORED, OR OTHERWISE SUPPORTED IN A MANNER REQUIRED BY OSHA OR AS REQUIRED BY STATE OR LOCAL LAWS.
- WATERLINE AND METER SHALL BE THE SAME SIZE FROM TAP. METERS SHALL BE AT LEAST 2- FEET FROM CONCRETE. METERS NOT IN R.O.W. SHOULD HAVE A DEDICATED EASEMENT PER C.O.A. SPEC 5.04.
- MAINTAIN 18 INCH MINIMUM VERTICAL CLEARANCE DISTANCE WHEN WATER CROSSES OVER STORM SEWER AND IRRIGATION LINES.

#### GENERAL NOTES

- CITY OF AURORA SHALL NOT BE LIABLE FOR THE MAINTENANCE OF PRIVATE IMPROVEMENTS AS SHOWN ON THESE PLANS.

#### SITE LEGEND

- PROPERTY BOUNDARY LINE
- ADJACENT PROPERTY BOUNDARY LINE
- SECTION LINE
- EASEMENT BOUNDARY LINE
- PROPOSED ADA ROUTE
- SIGHT TRIANGLE
- EXISTING TO REMAIN
- EXISTING TO BE REMOVED
- PROPOSED NEW
- EXISTING TRAFFIC POLE
- EXISTING STREET LIGHT
- PROPOSED SITE LIGHT

#### UTILITY LEGEND

- EXISTING WATER LINE
- PROPOSED WATER LINE
- EXISTING SANITARY SEWER
- PROPOSED SANITARY SEWER (PRIVATE)
- EXISTING STORM SEWER
- EXISTING STORM SEWER (LESS THAN 12")
- PROPOSED STORM SEWER (PRIVATE)
- PROPOSED STORM SEWER (LESS THAN 12") (PRIVATE)
- PROPOSED GAS LINE
- EXISTING UNDERGROUND ELECTRICAL
- PROPOSED UNDERGROUND ELECTRICAL
- EXISTING OVERHEAD ELECTRICAL
- EXISTING FIBER OPTIC
- EXISTING UNDERGROUND TELEPHONE
- PROPOSED UNDERGROUND TELEPHONE
- EXISTING WATER METER
- EXISTING WATER VALVE
- PROPOSED WATER VALVE
- EXISTING FIRE HYDRANT
- PROPOSED FIRE HYDRANT
- EXISTING MANHOLE
- PROPOSED MANHOLE
- UTILITY PEDESTAL
- PROPOSED ELECTRICAL TRANSFORMER
- PROPOSED INLET

#### UTILITY SCHEDULE

- PROPOSED FIRE HYDRANT ASSEMBLY
- PROPOSED SITE LIGHT
- PROPOSED SANITARY CLEANOUT (PRIVATE)
- PROPOSED 5-FOOT DIA. STORM MANHOLE (PRIVATE)
- PROPOSED CURB INLET (PRIVATE)
- PROPOSED WATER LINE BY OTHERS
- EXISTING SANITARY SEWER TO REMAIN
- PROPOSED SANITARY SEWER BY OTHERS
- CONNECT TO EXISTING STUBOUT
- CONNECT TO EXISTING MANHOLE
- PROPOSED KNOX BOX
- PROPOSED "NO PARKING FIRE LANE" SIGN PER M.U.T.C.D.
- PROPOSED GREASE INTERCEPTOR (PRIVATE)
- PROPOSED 16' UTILITY EASEMENT
- 23' FIRE LANE & PUBLIC ACCESS EASEMENT
- PROPOSED 6" FIRE LINE DIP (PRIVATE)
- PROPOSED SANITARY SEWER SERVICE CONNECTION (PRIVATE)
- PROPOSED ROOF DRAIN (PRIVATE)
- RETAINING WALL (PRIVATE)
- PROPOSED FIRE DEPARTMENT CONNECTION W/ APPROVED KNOX PLUGS
- PROPOSED WATER METER
- PROPOSED FIRE RISER ROOM
- PROPOSED FIRE RISER ROOM EXTERIOR DOOR
- PROPOSED FIRE HYDRANT ASSEMBLY BY OTHERS
- PROPOSED 2" WATER SERVICE LINE

#### BENCHMARK

CITY OF AURORA BM #556519SE001 - 3" DIAMETER BRASS CAP ON CENTER OF NORTH SIDE OF INLET, ON THE NORTHEAST CORNER OF SMOKY HILL ROAD & AURORA PARKWAY (NORTH SIDE OF SMOKY HILL ROAD).  
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DATE	01/17/2024
DRAWN BY	CRA
DES. BY	MTB
REVISION	MINOR AMENDMENT
No.	2

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www.gallowayus.com

EMERUS HOSPITAL  
LOT 1, FOREST TRACE FLING No. 1

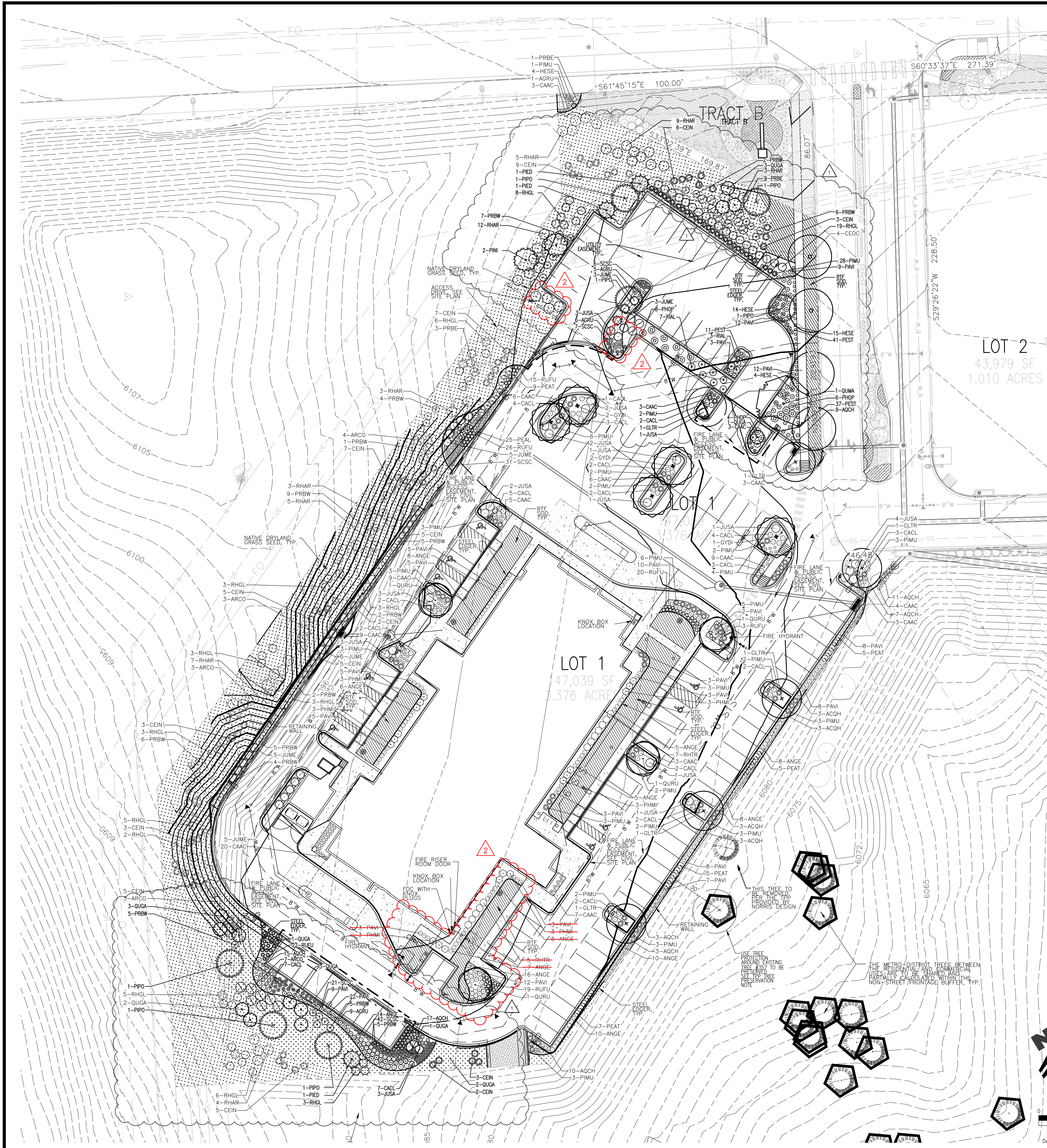
E-470 / SMOKY HILL ROAD  
AURORA, COLORADO

Project No:	EMED01
Sheet Scale:	1"=30'
Designed By:	JRR
Drawn By:	JJA
Date:	06-09-15
Disk File:	EMED01_P-CU1.0 Util.dwg

#### UTILITY PLAN

CU1.0





PLANTING LEGEND (BASED ON CITY OF AURORA LANDSCAPE MANUAL, ACC. ARTICLE 14 LANDSCAPE SECTION, AND FOREST TRACE FRAMEWORK DEVELOPMENT PLAN)

SYMBOL	BOTANIC NAME	COMMON NAME
<strong>OVERSTORY DECIDUOUS TREES</strong>		
CEOC	CELTIS OCCIDENTALIS	WESTERN HACKBERRY
GLTR	GLEDITSIA TRACANTHOS INERMIS 'SHADEMASTER'	SHADEMASTER LOCUST
GYDI	GYMNOCADUS DIOICA	KENTUCKY COFFEE TREE
QUIMA	QUERCUS MACROCARPA	BUR OAK
QURU	QUERCUS RUBRA	NORTHERN RED OAK
<strong>EVERGREEN TREES</strong>		
PIED	PINUS EDULIS	PINYON PINE
PINI	PINUS NIGRA	AUSTRIAN PINE
PIPO	PINUS PONDEROSA	PONDEROSA PINE
<strong>ORNAMENTAL DECIDUOUS TREES</strong>		
QUCA	QUERCUS GAMBELI	GAMBELI OAK
<strong>DECIDUOUS SHRUBS</strong>		
ARCO	ARCTOSTAPHYLOS COLORADENSIS 'CHIEFTAN'	CHIEFTAN MAZANITA
CAEL	CARYOPTERIS CLANDONENSIS	BLUE MIST SPIREA
CEIN	CERCOCARPUS NITRICAUS	LITTLELEAF MOUNTAIN MAHOGANY
PEAT	PEROVSKIA ATRIPLEXIFOLIA	RUSSIAN SAGE
PHMI	PHILADELPHUS MICROPHYLLUS	LITTLELEAF MOCKORANGE
PHOP	PHYSCOCARPUS OPULIFOLUS 'DONNA MAY'	LITTLE DEVIL NINEBARK
PRBE	PRUNUS BESSEYI 'PAMNICE BUTTES'	PAMNICE BUTTES SAND CHERRY
PRBW	PRUNUS BESSEYI	WESTERN SAND CHERRY
RHAR	RHUS AROMATICA 'GRO-LOW'	GRO-LOW SUMAC
RHGL	RHUS GLABRA 'CISMONTANA'	ROCKY MOUNTAIN SUMAC
RHTR	RHUS TRILOBATA	THREE LEAF SUMAC
RIAL	RIBES ALPINUM	ALPINE CURRANT
<strong>EVERGREEN SHRUBS</strong>		
PIMU	PINUS MUGO 'SLOWMOUND'	SLOWMOUND MUGO PINE
JUME	JUNIPERUS X MEDIA	SEA GREEN JUNIPER
JUSA	JUNIPERUS SABINA 'BUFFALO'	BUFFALO JUNIPER
<strong>ORNAMENTAL GRASSES</strong>		
HESE	HELIOTRICHON SEMPERVIRENS	BLUE AVENA GRASS
ANGE	ANDROPOGON GERARDI	BIG BLUESTEM
SCSC	SCHIZACHYRIUM SCOPARIUM	LITTLE BLUESTEM
PAVI	PANICUM VIRGATUM 'SHANDOH'	RED SWITCH GRASS
PEAL	PENNISETUM ALOPECUROIDES 'HAMELI'	HARDY FOUNTAIN GRASS
CAAC	CALAMAGROSTIS ACUTIFLORA 'KARL FORSTER'	FEATHER REED GRASS
<strong>PERENNIALS</strong>		
AGRU	AGASTACHE RUPESTRIS 'SUNSET'	SUNSET HYSSOP
AQCH	AQUILEGA CHRYSANTHA 'PAPRIKA'	PINK YARROW
PEST	PENSTEMON STRICTUS	ROCKY MOUNTAIN PENSTEMON
RUFU	RUDEBECKA FULGIDA 'GOLDSTURN'	BLACK-EYED SUSAN
<strong>SEED, SOD, AND MULCH</strong>		
	RTF FESCUE SOD OR APPROVED EQUAL, SEE PLANTING NOTES	FESCUE SOD
	2\"/>	ROCK MULCH
	NATIVE GRASS SEED MIX OR APPROVED EQUAL, SEE SEEDING NOTES	NATIVE SEED
	STEEL EDGING; SEE PLANTING NOTES	PLANT BED EDGING

EAST SMOKEY HILL ROAD LANDSCAPING NOTE

THE SUBJECT COMMERCIAL PARCEL IS ADJACENT TO THE EAST SMOKEY HILL ROAD ARTERIAL. THE LANDSCAPE DESIGN ABOVE SHALL BE INSTALLED AND FOLLOW THE FOREST TRACE FRAMEWORK DEVELOPMENT PLAN. THE DEVELOPER OF THE COMMERCIAL PARCELS SHALL BE RESPONSIBLE FOR THE DESIGN AND INSTALLATION OF PLANTINGS, INCLUDING THE 15' LANDSCAPE BUFFER DESIGN, AND IRRIGATION WITHIN THE RESPECTIVE PROPERTY LOTS. THE TREE LAWN AREA (LANDSCAPING BETWEEN THE BACK OF CURB AND SIDEWALK) HAS BEEN INSTALLED AND SHALL BE MAINTAINED BY OTHERS. ALL PLANTINGS AND IRRIGATION EQUIPMENT SHALL CONFORM TO CITY OF AURORA STANDARDS AS OUTLINED IN THE CITY OF AURORA LANDSCAPE MANUAL AND FOREST TRACE FRAMEWORK DEVELOPMENT PLAN. LANDSCAPE ENTRY DESIGN SHALL BE MAINTAINED AND IRRIGATED BY FOREST TRACE OVERALL DEVELOPER.

TREE PROTECTION NOTES:

- USE CITY OF LOVELAND TREE PROTECTION NOTE (IF AVAILABLE). TREE PROTECTION NOTES BELOW SHALL BE USED FOR FURTHER INTEGRATION.
- "PROTECTED ZONE" FOR EXISTING TREES: BEFORE BEGINNING ANY DEMOLITION OR CONSTRUCTION OPERATIONS, THE CONTRACTOR SHALL INSTALL TEMPORARY FENCING AROUND ALL EXISTING TREES WITHIN THE CONSTRUCTION ZONE THAT ARE TO BE SAVED. THE FENCE SHALL BE INSTALLED NO CLOSER TO THE TREE THAN THE EDGE OF THE TREE'S PROTECTED ZONE. THE PROTECTED ZONE IS THE AREA BEGINNING FIVE FEET OUTSIDE OF THE TREE'S DRILLPIE AND EXTENDING TOWARDS THE TREE (OR AS FAR AWAY FROM THE TREE AS PRACTICABLE). FENCING SHALL BE OF MATERIAL AND HEIGHT ACCESSIBLE TO THE LANDSCAPE ARCHITECT. ALL CONTRACTORS AND THEIR CREWS SHALL NOT BE ALLOWED INSIDE THIS "PROTECTED ZONE" NOR SHALL THEY BE ALLOWED TO STORE OR LUMP FOREMAN MATERIALS WITHIN THIS AREA. NO WORK OF ANY KIND, INCLUDING TRENCHING, SHALL BE ALLOWED WITHIN THE PROTECTED ZONE EXCEPT AS DESCRIBED BELOW. THE FENCING SHALL REMAIN AROUND EACH TREE TO BE SAVED UNTIL THE COMPLETION OF CONSTRUCTION OPERATIONS.
- TEMPORARY MULCH: TO ALLEVATE SOIL COMPACTION IN ANTICIPATED AREAS OF HIGH CONSTRUCTION TRAFFIC, AND ONLY WHERE FENCING CANNOT BE SET FIVE FEET OUTSIDE OF THE DRILLPIE, THE CONTRACTOR SHALL INSTALL A LAYER OF MULCH, 9"-12" THICK, OVER ALL EXPOSED EARTH FROM THE TREE TRUNK TO 5' OUTSIDE OF THE DRILLPIE. THIS LAYER SHALL BE MAINTAINED AT ALL TIMES DURING CONSTRUCTION. WHEN PLANTING OPERATIONS ARE COMPLETED, THE MULCH SHALL BE REDISTRIBUTED THROUGHOUT ALL PLANTING AREAS IN A 3" THICK "PERMANENT" MULCH LAYER.
- NECESSARY WORK: WHEN IT BECOMES NECESSARY TO ENTER THE "PROTECTED ZONE", SUCH AS FOR FINE GRADING, IRRIGATION INSTALLATION, AND PLANTING OPERATIONS, THE CONTRACTOR SHALL STRICTLY ADHERE TO THE FOLLOWING RULES:
  - ENTRY EFFORT SHALL BE MADE TO PRESERVE THE EXISTING GRADE AROUND PROTECTED TREES IN AS WIDE AN AREA AS POSSIBLE.
  - TRENCHING WITHIN THE PROTECTED ZONE OF EXISTING TREES SHALL BE PERFORMED BY HAND, AND WITH EXTREME CARE NOT TO SEVER ROOTS 1-1/2" IN DIAMETER AND LARGER. WHERE ROOTS 1-1/2" IN DIAMETER AND LARGER ARE ENCOUNTERED, THE CONTRACTOR SHALL TUNNEL UNDER SAID ROOTS. EXPOSED ROOTS THAT HAVE BEEN JUMPED UNDER SHALL BE WRAPPED IN WET BURLAP AND KEPT MOIST WHILE THE TRENCH IS OPEN.
  - WHERE ROOTS 1-1/2" IN DIAMETER OR LARGER MUST BE CUT DUE TO EXTENSIVE GRADE CHANGES, THOSE ROOTS MUST BE EXPOSED BY HAND, DIGGING AND CUT CLEARLY, AND NOT HEAT, PROPELLED, OR NOT HEAT, PROPELLED, AND MAY LEAVE THE TREE OPEN TO PESTS AND PATHOGENS.
  - WHERE TRENCHING NEAR TREES HAS ALREADY OCCURRED FROM PREVIOUS CONSTRUCTION OPERATIONS, THE CONTRACTOR SHALL MAKE EVERY EFFORT TO CONFINE HIS TRENCHING OPERATIONS TO THE PREVIOUSLY-CREATED TRENCHES, ADHERING TO THE CONDITIONS SET FORTH IN 3B.
- POTENTIAL CONFLICTS: THE CONTRACTOR SHALL NOTIFY THE OWNER AND ARBORIST SHOULD ANY POTENTIAL CONFLICTS ARISE BETWEEN THESE SPECIFICATIONS AND/OR LARGE ROOTS ENCOUNTERED IN THE FIELD AND CONSTRUCTION OPERATIONS. THE CONTRACTOR SHALL NOT TAKE ANY ACTION IN SUCH CONFLICTS WITHOUT THE ARBORIST'S WRITTEN APPROVAL. THE ARBORIST SHALL HAVE FINAL AUTHORITY OVER ALL METHODS NECESSARY TO HELP ENSURE THE PROTECTION AND SURVIVAL OF EXISTING TREES.
- PRUNING: PRUNE ONLY THE TREES THAT ARE INDICATED ON THE PLANS AS REQUIRING PRUNING. PRUNE TREES ACCORDING TO INTERNATIONAL SOCIETY OF ARBORICULTURE / ANSI A300 STANDARDS:
  - REMOVE ALL DEAD WOOD.
  - PRUNE LIVE WOOD FOR HEALTH OR STRUCTURAL REASONS ONLY, INCLUDING THE NEED TO ELIMINATE DISEASED OR DAMAGED GROWTH. ELIMINATE STRUCTURALLY UNSOUND GROWTH. REDUCE THE POTENTIAL FOR WIND LIPPING OR WIND DAMAGE, OR TO MAINTAIN GROWTH WITHIN LIMITED SPACE. DO NOT REMOVE MORE THAN 25% OF ANY TREE'S LIVE FOLIAGE IN ANY ONE GROWING SEASON. PRUNE ONLY TO INTERNATIONAL SOCIETY OF ARBORICULTURE/ANSI A300 STANDARDS, AND ONLY UNDER THE DIRECT SUPERVISION OF A CERTIFIED ARBORIST.
  - FINAL CUTS SHALL BE MADE JUST OUTSIDE THE SHOULDER RING AREA. EXTREMELY FLUSHED CUTS WHICH PRODUCE LARGE WOUNDS SHALL NOT BE MADE.
  - ALL TRIMMING CUTS SHALL BE PERFORMED IN SUCH A MANNER AS TO PROMOTE THE NATURAL GROWTH AND SHAPE OF EACH TREE SPECIES.
  - IMPROPER PRUNING METHODS INCLUDING, BUT NOT LIMITED TO, "TOPPING", "TIPPING", "HEADING BACK", "TAPERING", AND "DOLLING" WILL NOT BE ALLOWED. THE CONTRACTOR SHALL PAY FOR ALL WORK NECESSARY TO CORRECT SUCH PRUNING WHEN PERFORMED BY HIS CREWS OR SUBCONTRACTORS.
- SHOULD THE CONTRACTOR REQUIRE MORE INFORMATION, THE CONTRACTOR SHALL CONTACT THE ISA AT (217) 353-9411 FOR A COPY OF THE ANSI A300 PRUNING STANDARDS. CONTRACTOR SHALL ADHERE TO THE STANDARDS AND PRACTICES SET FORTH IN THIS DOCUMENT.
- LANDSCAPE AND IRRIGATION (NATIVE TREES ONLY): ANY FUTURE LANDSCAPE AND IRRIGATION SHOULD ADHERE TO THE FOLLOWING GUIDELINES:
  - NO IRRIGATION OR PLANTING SHOULD OCCUR CLOSER THAN 8'-10" FROM THE TRUNK.
  - WHERE IRRIGATION DOES OCCUR WITHIN THE PROTECTED ZONE, DRIP IRRIGATION SHOULD BE USED WHEREVER POSSIBLE. ADDITIONALLY, ONLY PLANTS WITH LOW WATER NEEDS SHOULD BE PLANTED WITHIN THE PROTECTED ZONE. SPACED FAR APART WHERE CLOSE TO THE TREE. PLANTS MAY BE SPACED CLOSER TOGETHER NEAR THE EDGE OF THE PROTECTED ZONE.

TPP TREE PRESERVATION NOTE

EXISTING TREES TO BE REMOVED, REFER TO TREE PRESERVATION PLAN PREPARED BY NORRIS DESIGN. ALL TREES SHALL BE MITIGATED WITHIN THE ADJACENT RESIDENTIAL DEVELOPMENT.

THE EXISTING TREE (#357), AS INDICATED ON THE FOREST TRACE TPP, WILL BE FIELD LOCATED PRIOR TO CONSTRUCTION AND PROTECTED ACCORDING TO THE FOREST TRACE TPP, AND THE CITY OF AURORA REQUIREMENTS. IN THE EVENT THAT THE LOCATION OF THE TREE CONFLICTS WITH THE PROPOSED CONSTRUCTION AND CANNOT BE ADEQUATELY PROTECTED, THE APPLICANT WILL WORK WITH THE CITY TO REACH A VIABLE SOLUTION FOR THE PRESERVATION OF THE TREE. IN THIS EVENT, A MINOR AMENDMENT TO THE CSP MAY BE NECESSARY.

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DES. BY	DRAWN BY	DATE
CJM	CJM	02/27/2023
REVISION	NO.	REVISION
MINOR AMENDMENT	Δ	
MINOR AMENDMENT	Δ	
WJP	WJP	01/17/2024

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EMERUS HOSPITAL  
LOT 1, FOREST TRACE FILING No. 1

Project No:	EME001
Sheet Scale:	1"=30'
Designed By:	JLW
Drawn By:	NLR
Date:	06-09-15
Disk File:	EME001_P_L1.0 Land.dwg

LANDSCAPE PLAN



PLANTING NOTES

- GENERAL
1. CALL UNCC AT (303) 232-1991 PRIOR TO ANY EXCAVATION.
  2. ALL WORK SHALL CONFORM TO ALL APPLICABLE STATE AND LOCAL CODES, STANDARDS, AND SPECIFICATIONS.
  3. LANDSCAPE DESIGN IS DIAGNOSTIC IN NATURE. THE CONTRACTOR SHALL BE RESPONSIBLE FOR HIS OWN TIME-SHEDS AND QUANTITY CALCULATIONS. IN THE EVENT OF A DISCREPANCY BETWEEN THE PLAN AND THE PLANTING LEGEND, THE PLANT QUANTITY AS SHOWN ON THE PLAN SHALL TAKE PRECEDENCE AND NOTIFY THE LANDSCAPE ARCHITECT OF THESE DISCREPANCIES. ADJUSTMENTS TO THE LANDSCAPE MATERIAL AND LOCATIONS MAY BE PROPOSED FOR CITY CONSIDERATION AT THE CONSTRUCTION DOCUMENT STAGE TO RESPOND TO MARKET AND FIELD CONDITIONS. HOWEVER, THERE SHALL BE NO REDUCTION IN THE NUMBER AND SIZE OF MATERIALS.
  4. THE CONTRACTOR SHALL MAKE HIMSELF AWARE OF THE LOCATIONS OF EXISTING AND PROPOSED UTILITIES, AND SHALL BE RESPONSIBLE FOR ANY DAMAGE TO THE UTILITIES AND/OR ANY INJURY TO ANY PERSON.
  5. ALL UTILITY EASEMENTS SHALL REMAIN UNOBSTRUCTED AND FULLY ACCESSIBLE ALONG THEIR ENTIRE LENGTH FOR MAINTENANCE EQUIPMENT.
  6. THE CONTRACTOR SHALL TAKE EXTREME CARE NOT TO DAMAGE ANY EXISTING PLANTS INDICATED AS "TO REMAIN". ANY SUCH PLANTS DAMAGED BY THE CONTRACTOR SHALL BE REPLACED WITH THE SAME SPECIES, SIZE, AND QUANTITY AT THE CONTRACTOR'S OWN EXPENSE, AND AS ACCEPTABLE TO THE OWNER. REFER TO THE TREE PROTECTION NOTES ON THE PLANS (AS APPLICABLE).
  7. LANDSCAPE CONTRACTOR SHALL EXAMINE THE SITE CONDITIONS UNDER WHICH THE WORK IS TO BE PERFORMED AND NOTIFY THE GENERAL CONTRACTOR IN WRITING OF UNSATISFACTORY CONDITIONS. IF SITE CONDITIONS OR PLANT AVAILABILITY REQUIRE CHANGES TO THE PLAN, THEN AN APPROVAL WILL BE OBTAINED FROM THE CITY. DO NOT PROCEED UNTIL CONDITIONS HAVE BEEN CORRECTED.
  8. ALL CONSTRUCTION DEBRIS AND MATERIAL SHALL BE REMOVED AND CLEANED OUT PRIOR TO INSTALLATION OF TOPSOIL, TREES, SHRUBS, AND TURF.
  9. FOR ALL INFORMATION ON SURFACE MATERIAL OF WALKS, DRIVES, AND PARKING LOTS, SEE THE SITE PLAN. SEE PHOTOMETRIC PLAN FOR FREE STANDING LIGHTING INFORMATION.
  10. ALL LANDSCAPE NOTES SHALL BE COORDINATED WITH ALL APPLICABLE SPECIFICATION SECTIONS. ANY DISCREPANCY SHALL BE BROUGHT TO THE ATTENTION OF THE GENERAL CONTRACTOR AND LANDSCAPE ARCHITECT BEFORE PROCEEDING WITH WORK.
  11. THE LANDSCAPE CONTRACTOR SHALL NOTIFY THE LANDSCAPE ARCHITECT ONE WEEK PRIOR TO BEGINNING CONSTRUCTION.
  12. WINTER WATERING SHALL BE AT THE EXPENSE OF THE CONTRACTOR UNTIL SUCH TIME AS FINAL ACCEPTANCE IS RECEIVED.
  13. ALL LANDSCAPE CONSTRUCTION PRACTICES, WORKMANSHIP, AND ETHICS SHALL BE IN ACCORDANCE WITH INDUSTRY STANDARDS SET FORTH IN THE CONTRACTORS HANDBOOK PUBLISHED BY GREEN INDUSTRIES OF COLORADO.
  14. LANDSCAPE AND IRRIGATION WORK SHALL BE COMPLETED PRIOR TO THE ISSUANCE OF THE FINAL CERTIFICATE OF OCCUPANCY.

FINISH GRADING AND SOIL PREPARATION

15. THE CONTRACTOR SHALL CONSTRUCT AND MAINTAIN FINISH GRADES AS RECOMMENDED BY THE GEOTECHNICAL REPORT. ALL LANDSCAPE AREAS SHALL HAVE POSITIVE DRAINAGE AWAY FROM STRUCTURES AT THE MINIMUM SLOPE SPECIFIED IN THE REPORT, AND AREAS OF POTENTIAL PONDING SHALL BE REGRADED TO BLEND IN WITH THE SURROUNDING GRADES AND ELIMINATE PONDING POTENTIAL. SHOULD ANY CONFLICTS AND/OR DISCREPANCIES ARISE BETWEEN THE GEOTECHNICAL REPORT, THE GRADING PLANS, THESE NOTES, AND ACTUAL CONDITIONS, THE CONTRACTOR SHALL IMMEDIATELY BRING SUCH ITEMS TO THE ATTENTION OF THE LANDSCAPE ARCHITECT AND OWNER.
16. AFTER FINISH GRADES HAVE BEEN ESTABLISHED, CONTRACTOR SHALL HAVE SOIL SAMPLES TESTED BY AN ESTABLISHED SOIL TESTING LABORATORY FOR THE FOLLOWING: GENERAL SOIL FERTILITY, pH, ORGANIC MATTER CONTENT, SALT (CEC), LIME, SODIUM ADSORPTION RATIO (SAR) AND BORON CONTENT. EACH SAMPLE SUBMITTED SHALL CONTAIN NO LESS THAN ONE QUART OF SOIL. CONTRACTOR SHALL ALSO SUBMIT THE PROJECT'S PLANT LIST TO THE LABORATORY ALONG WITH THE SOIL SAMPLES. THE SOIL REPORT PRODUCED BY THE LABORATORY SHALL CONTAIN RECOMMENDATIONS FOR THE FOLLOWING (AS APPROPRIATE): GENERAL SOIL PREPARATION AND BACKFILL MIXES, PRE-PLANT FERTILIZER APPLICATIONS, AND ANY OTHER SOIL RELATED ISSUES. THE REPORT SHALL ALSO PROVIDE A FERTILIZER PROGRAM FOR THE ESTABLISHMENT PERIOD AND FOR LONG-TERM MAINTENANCE. THE CONTRACTOR SHALL RECOMMEND INSTALLATION OF SOIL AMENDMENTS AND FERTILIZERS PER THE SOILS REPORT RECOMMENDATIONS FOR THE OWNER/OWNER'S REPRESENTATIVE CONSIDERATION.
17. AT A MINIMUM, ALL TOPSOIL SHALL BE AMENDED WITH NITROGEN STABILIZED ORGANIC AMENDMENT COMPOST AT A RATE OF 5.0 CUBIC YARDS AND AMMONIUM PHOSPHATE 16-20-0 AT A RATE OF 15 POUNDS PER THOUSAND SQUARE FEET OF LANDSCAPE AREA. COMPOST SHALL BE MECHANICALLY INTEGRATED INTO THE TOP 8" OF SOIL BY MEANS OF ROTOTILLING AFTER CROSS-RIPPING. GROUND COVER & PERENNIAL BED AREAS SHALL BE AMENDED AT A RATE OF 8 CUBIC FEET PER THOUSAND SQUARE FEET OF NITROGEN STABILIZED ORGANIC AMENDMENT AND 10 LBS. OF 12-12-12 FERTILIZER PER CU. YD., ROTOTILLED TO A DEPTH OF 8". NO MANURE OR ANIMAL-BASED PRODUCTS SHALL BE USED FOR ORGANIC AMENDMENTS.

PLANTING

1. ALL DECIDUOUS TREES SHALL HAVE FULL, WELL-SHAPED HEADS/ALL EVERGREENS SHALL BE UNSHEARED AND FULL TO THE GROUND; UNLESS OTHERWISE SPECIFIED. TREES WITH CENTRAL LEADERS WILL NOT BE ACCEPTED IF LEADER IS DAMAGED OR REMOVED. PRUNE ALL DAMAGED TWIGS AFTER PLANTING.
2. ALL PLANTS WITHIN A SPECIES SHALL HAVE SIMILAR SIZE, AND SHALL BE OF A FORM TYPICAL FOR THE SPECIES. ANY PLANT DEEMED UNACCEPTABLE BY THE LANDSCAPE ARCHITECT SHALL BE IMMEDIATELY REMOVED FROM THE SITE AND SHALL BE REPLACED WITH AN ACCEPTABLE PLANT OF LIKE TYPE AND SIZE. ANY PLANTS APPEARING TO BE UNHEALTHY, EVEN IF DETERMINED TO STILL BE ALIVE, SHALL NOT BE ACCEPTED. THE LANDSCAPE ARCHITECT SHALL BE THE SOLE JUDGE AS TO THE ACCEPTABILITY OF PLANT MATERIAL.
3. ALL TREES SHALL BE GUYED AND WOOD STAKED AS PER DETAILS. NO "T-STAKES" SHALL BE USED FOR TREES.
4. ALL PLANT MATERIALS SHALL BE TRUE TO TYPE, SIZE, SPECIES, QUALITY, AND FREE OF INJURY, BROKEN ROOT BALLS, PESTS, AND DISEASES, AS WELL AS CONFORM TO THE MINIMUM REQUIREMENTS DESCRIBED IN THE "AMERICAN STANDARD FOR NURSERY STOCK" ANZI 601-2004, AMERICAN LANDSCAPE NURSERY ASSOCIATION, CURRENT EDITION. FOLLOW GREENWAVE TREE PLANTING RECOMMENDATIONS FOR MINIMUM QUALITY REQUIREMENTS FOR TREES.
5. ALL TREE AND SHRUB BED LOCATIONS ARE TO BE STAKED OUT ON SITE FOR APPROVAL BY THE LANDSCAPE ARCHITECT PRIOR TO INSTALLATION.
6. ALL TREES PLANTED ADJACENT TO PUBLIC AND/OR PEDESTRIAN WALKWAYS SHALL BE PRUNED CLEAR OF ALL BRANCHES BETWEEN GROUND AND A HEIGHT OF EIGHT (8) FEET FOR THAT PORTION OF THE PLANT LOCATED OVER THE SIDEWALK AND/OR ROAD.
7. ALL TURF IS RECOMMENDED THROUGH GREEN VALLEY TURF COMPANY, 13159 N. US HIGHWAY 85, LITTLETON, CO 80125, (303) 798-6764.RTF FESCUE SOD HAS BEEN APPROVED IN MANY JURISDICTIONS TO BE LOW HYDROZONE PLANT MATERIALS. INSTALL AND MAINTAIN IN ACCORDANCE WITH MANUFACTURER'S SPECIFICATIONS.
8. ALL PLANT MATERIAL SHALL NOT BE PLANTED PRIOR TO INSTALLATION OF TOPSOIL.
9. ALL PLANT BEDS SHALL BE CONTAINED WITH STEEL EDGER. STEEL EDGER IS NOT REQUIRED ALONG CURBS, WALKS OR BUILDING FOUNDATIONS. ALL EDGING SHALL OVERLAP AT JOINTS A MINIMUM OF 6-INCHES, AND SHALL BE FASTENED WITH A MINIMUM OF 4 PINS PER EACH 10 FOOT SECTION. THE TOP OF ALL EDGING MATERIAL SHALL BE A ROLLED TOP AND 1/2" INCH ABOVE THE FINISHED GRADE OF ADJACENT LAWN OR MULCH AREAS. COLOR: GREEN.
10. 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.
11. ALL TREES THAT OVERHANGS INTO THE FIRE LANE EASEMENTS SHALL BE TRIMMED UP TO A HEIGHT OF 13'-6"
12. 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.
13. 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 SUCH EQUIPMENT OR FIRE HYDRANTS FROM BEING IMMEDIATELY DISCERNIBLE. THE FIRE DEPARTMENT SHALL NOT BE DETERRERD OR HINDERED FROM GAINING IMMEDIATE ACCESS TO FIRE PROTECTION EQUIPMENT OR HYDRANTS.
14. A 5-FOOT CLEAR SPACE SHALL BE MAINTAINED AROUND THE CIRCUMFERENCE OF FIRE HYDRANTS.
15. LANDSCAPING MATERIAL SHOWN WITHIN THE SITE PLAN CANNOT ENCROACH INTO ROADWAYS THAT ARE DEDICATED (OR DESIGNATED) AS FIRE LANE EASEMENTS (OR CORRIDORS).

MULCHING

1. ALL MULCH IS RECOMMENDED THROUGH SANTA FE SAND AND GRAVEL, 6601 S SANTA FE DRIVE, LITTLETON, CO 80120, (303) 794-5960
2. AFTER ALL PLANTING IS COMPLETE, CONTRACTOR TO INSTALL A MINIMUM 4" THICK LAYER OF MULCH AS SPECIFIED IN THE PLANTING LEGEND. INSTALL A 4" THICK RING OF DOUBLE SHREDED CEDAR BARK MULCH AROUND ALL PLANT MATERIAL IN ROCK MULCH BEDS WHERE LANDSCAPING IS SHOWN ON THE PLANS. WOOD MULCH RING SIZE SHALL BE 1.5X THE CONTAINER SIZE OF SHRUBS, PERENNIALS, AND ORNAMENTAL GRASSES. TREE RING SIZE SHALL BE GREEN INDUSTRIES OF COLORADO INDUSTRY STANDARD WIDTH.
3. ALL MULCH SHALL BE HARVESTED IN A SUSTAINABLE MANNER FROM A LOCAL SOURCE.
4. INSTALL DEWITT PRO-5 WEED BARRIER FABRIC UNDER ALL ROCK MULCH SHRUB BEDS SPECIFIED ON THE PLANS ONLY. NO LANDSCAPE FABRIC SHALL BE USED IN WOOD MULCH AREAS. NO PLASTIC WEED BARRIERS SHALL BE SPECIFIED.
5. ABSOLUTELY NO EXPOSED GROUND SHALL BE LEFT SHOWING ANYWHERE ON THE PROJECT AFTER MULCH HAS BEEN INSTALLED.
6. ALL PLANTING AREAS WITH LESS THAN A 4:1 GRADIENT SHALL RECEIVE A LAYER OF MULCH, TYPE AND DEPTH PER PLANS. SUBMIT 1 CUBIC FOOT SAMPLE OF MULCH (ONE SAMPLE PER TYPE) TO LANDSCAPE ARCHITECT FOR APPROVAL PRIOR TO INSTALLATION. THE MULCH SHALL BE SPREAD EVENLY THROUGHOUT ALL PLANTING AREAS EXCEPT SLOPES 4:1 OR STEEPER, OR AS OTHERWISE INDICATED ON THE PLAN. ABSOLUTELY NO EXPOSED GROUND SHALL REMAIN IN AREAS TO RECEIVE MULCH AFTER MULCH HAS BEEN INSTALLED.
7. ALL PLANTING AREAS ON SLOPES OVER 4:1 SHALL RECEIVE COCONUT FIBER EROSION CONTROL NETTING FROM ROLLS. NETTING SHALL BE #07-125, AS MANUFACTURED BY NORTH AMERICAN GREEN (OR EQUAL). INSTALL AND STAKE PER MANUFACTURER'S SPECIFICATIONS. SEE ALSO THE CIVIL ENGINEER'S EROSION CONTROL PLAN.

LANDSCAPE GUARANTEE AND MAINTENANCE

1. THERE SHALL BE A GUARANTEE ALL TREES, SHRUBS, PERENNIALS, SOD, SEEDED AREAS, AND IRRIGATION SYSTEMS FOR A PERIOD OF ONE YEAR FROM THE DATE OF THE OWNER'S ACCEPTANCE. THERE SHALL BE REPLACEMENTS TO PLANTS WHICH DIE IN THAT TIME, OR REPAIR ANY PORTIONS OF THE IRRIGATION SYSTEM WHICH OPERATE IMPROPERLY.
2. THERE WILL BE A MAINTENANCE AGREEMENT(S) TO MAINTAIN THE LANDSCAPE IN A NEAT, CLEAN, AND HEALTHY CONDITION FOR A PERIOD OF 90 DAYS. THIS SHALL INCLUDE PROPER PRUNING, MOWING AND AERATION OF LAWNS, WEEDING, REPLACEMENT OF MULCH, REMOVAL OF LITTER, AND THE APPROPRIATE WATERING OF ALL PLANTINGS. IRRIGATION SHALL BE MAINTAINED IN PROPER WORKING ORDER, WITH SCHEDULING ADJUSTMENTS BY SEASON AND TO MAINTAIN WATER CONSERVATION. IF SITE DRIES DURING WINTER, TO AVOID FREEZE DAMAGE ON PLANTINGS, THE 90 DAYS SHOULD BEGIN AFTER ACCEPTANCE OF THE WORK.
3. DURING THE LANDSCAPE MAINTENANCE PERIOD, ALL LANDSCAPE AREAS SHALL MAINTAIN POSITIVE DRAINAGE AWAY FROM STRUCTURES AT THE MINIMUM SLOPE SPECIFIED IN THE GEOTECHNICAL REPORT. LANDSCAPE AREAS WHICH SETTLE AND CREATE THE POTENTIAL FOR PONDING SHALL BE REPAIRED TO ELIMINATE PONDING POTENTIAL AND BLEND IN WITH THE SURROUNDING GRADES.

IRRIGATION CONCEPT

1. A IRRIGATION PLAN SHALL BE SUBMITTED AFTER THE APPROVAL OF THE LANDSCAPE CONSTRUCTION DOCUMENTS.
2. 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.
3. AN AUTOMATIC IRRIGATION SYSTEM SHALL BE INSTALLED AND OPERATIONAL BY THE TIME OF FINAL INSPECTION. THE ENTIRE IRRIGATION SYSTEM SHALL BE INSTALLED BY A QUALIFIED IRRIGATION CONTRACTOR.
4. THE IRRIGATION SYSTEM WILL OPERATE ON POTABLE WATER, AND THE SYSTEM WILL HAVE APPROPRIATE BACKFLOW PREVENTION DEVICES INSTALLED TO PREVENT CONTAMINATION OF THE POTABLE SOURCE.
5. ALL NON-TURF PLANTED AREAS WILL BE DRIP IRRIGATED. SODDED AREAS SHALL BE IRRIGATED WITH SPRAY OR ROTOR HEADS AT 100% HEAD-TO-HEAD COVERAGE.
6. ALL PLANTS SHARING SIMILAR HYDROZONE CHARACTERISTICS SHALL BE PLACED ON A VALVE DEDICATED TO PROVIDE THE NECESSARY WATER REQUIREMENTS SPECIFIC TO THAT HYDROZONE.
7. THE IRRIGATION SYSTEM SHALL BE DESIGNED AND INSTALLED, TO THE MAXIMUM EXTENT POSSIBLE, TO CONSERVE WATER BY USING THE FOLLOWING DEVICES AND SYSTEMS: MATCHED PRECIPITATION RATE TECHNOLOGY ON ROTOR AND SPRAY HEADS (WHEREVER POSSIBLE), RAIN SENSORS, AND MULTI-PROGRAM COMPUTORIZED IRRIGATION CONTROLLERS FEATURING SENSORY INPUT CAPABILITIES.
8. IRRIGATION BACKFLOW PREVENTER SHALL BE SCREENED BY LANDSCAPING. IRRIGATION CONTROLLER SHALL BE SCREENED BY LANDSCAPING IN A VANDAL PROOF LOCKABLE CABINET OR LOCATED WITHIN THE BUILDING UTILITY CLOSET.

STREET FRONTAGE AND NON-STREET FRONTAGE BUFFER LANDSCAPE TABLE:

BUFFER DESCRIPTION	ADJACENT LAND USE	STANDARD BUFFER WIDTH/BUFFER WIDTH PROVIDED	BUFFER REDUCTION FEATURES	# OF TREES REQUIRED	# OF SHRUBS REQUIRED	# OF TREES PROPOSED	# OF SHRUBS PROPOSED
NORTHERN BUFFER 486' L.F.	SMOKEY HILL ROAD	15 FT/15 FT	XERISCAPE	12 TREES	122 SHRUBS	3 TREES	180 SHRUBS/97 PERENNIALS
EASTERN BUFFER 170' L.F.	SMOKEY HILL ROAD	10 FT/10 FT	XERISCAPE	4 TREES	43 SHRUBS	4 TREES	45 SHRUBS/8 PERENNIALS
SOUTHEASTERN BUFFER 172' L.F.	FUTURE RETAIL	25 FT/25 FT	XERISCAPE	4 TREES	43 SHRUBS	6 TREES	44 SHRUBS/105 PERENNIALS
SOUTHERN BUFFER 362' L.F.	RESIDENTIAL	25 FT/5.5 FT	XERISCAPE	9 TREES**	91 SHRUBS	0 TREES	34 SHRUBS/110 PERENNIALS
WESTERN BUFFER 400' L.F.	E-470	25 FT/25 FT	XERISCAPE	10 TREES	100 SHRUBS	14 TREES	80 SHRUBS/195 PERENNIALS
TOTAL:				39 TREES	399 SHRUBS	27 TREES	383 SHRUBS/515 PERENNIALS

\*\*NOTE: THE METRO-DISTRICT TREES BETWEEN THE RESIDENTIAL AND COMMERCIAL USES ARE TO BE SHARED WITHIN THE NON-STREET FRONTAGE BUFFER LOT 1, TYP. SEE FOREST TRACE FDP.

TREE PRESERVATION TABLE

TREE SPECIES	TOTAL NUMBER OF CALIPER INCHES REMOVED	MITIGATION REQUIRED	TOTAL CALIPER INCHES ADDED	TOTAL CALIPER INCHES TO REMAIN
DECIDUOUS	0" +			
EVERGREEN	0" +			

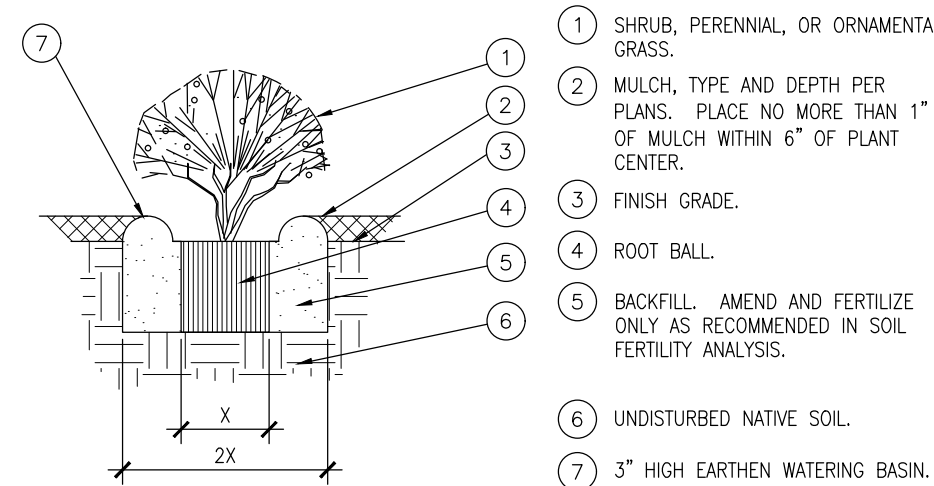
\*NOTE: EXISTING TREES TO BE REMOVED, REFER TO TREE PRESERVATION PLAN PREPARED BY NURSERY DESIGN. ALL TREES SHALL BE MITIGATED WITHIN THE ADJACENT RESIDENTIAL DEVELOPMENT

SITE DATE TABLE:

TOTAL SITE AREA (OPEN SPACE): (4-3.32 AC)	147,039 SF	(100%)
BUILDING COVERAGE:	20,577 SF	(14%)
HARD SURFACE AREA:	77,969 SF	(53%)
LANDSCAPE AREA:	48,461 SF	(33%)
MAX % OF COOL SEASON GRASS ALLOWED:	15,992 SF	(33%)
% OF COOL SEASON GRASS PROVIDED:	6,357 SF	(13%)
	79,198 SF	(54%)
	171,778 SF	(32%)
	15,568 SF	(33%)
	5,079 SF	(11%)

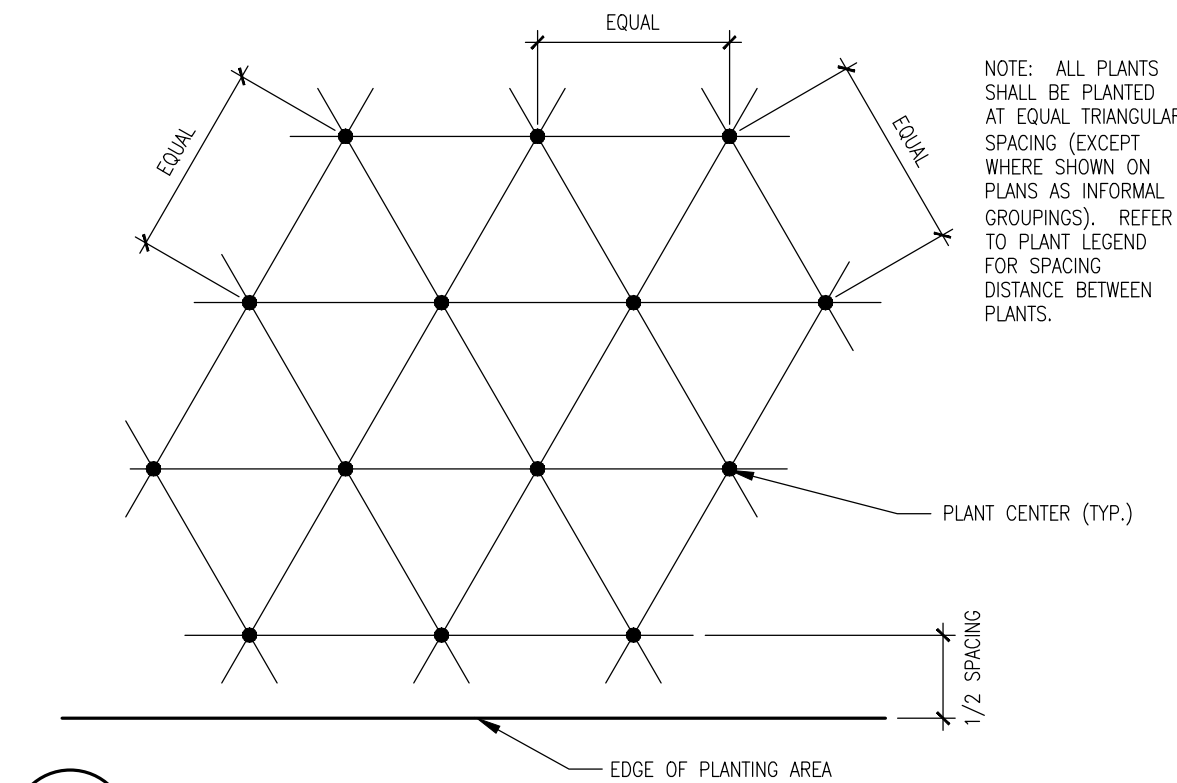
CAUTION - NOTICE TO CONTRACTOR

1. ALL UTILITY LOCATIONS SHOWN ARE BASED ON MAPS PROVIDED BY THE APPROPRIATE UTILITY COMPANY AND FIELD SURFACE EXISTENCE AT THE TIME OF SURVEY AND IS TO BE CONSIDERED AN APPROXIMATE LOCATION ONLY. IT IS THE CONTRACTOR'S RESPONSIBILITY TO FIELD VERIFY THE FIELD LOCATION OF ALL UTILITIES, PUBLIC OR PRIVATE, WHETHER SHOWN ON THE PLANS OR NOT, PRIOR TO CONSTRUCTION. REPORT ANY DISCREPANCIES TO THE ENGINEER PRIOR TO CONSTRUCTION.
2. WHERE A PROPOSED UTILITY CROSSES AN EXISTING UTILITY, IT IS THE CONTRACTOR'S RESPONSIBILITY TO FIELD VERIFY THE HORIZONTAL AND VERTICAL LOCATION OF SUCH EXISTING UTILITY, EITHER THROUGH POTHOLES OR ALTERNATIVE METHOD. REPORT INFORMATION TO THE ENGINEER PRIOR TO CONSTRUCTION.



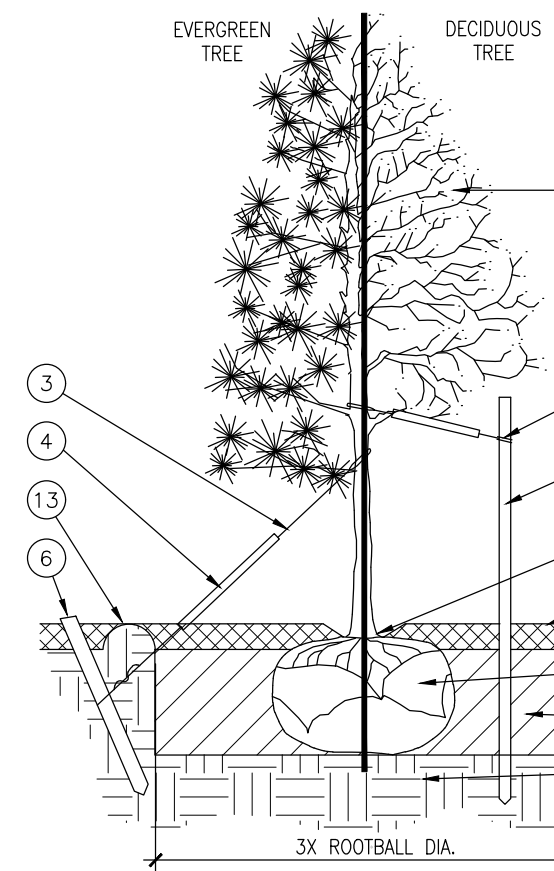
1 SHRUB AND PERENNIAL PLANTING

SCALE: NTS



2 PLANT SPACING

SCALE: NTS



3 TREE PLANTING DETAIL

SCALE: NOT TO SCALE

PLANTING LEGEND

SYMBOL	QUANTITY	BOTANIC NAME	COMMON NAME	SIZE	WATER REQ.	HEIGHT X SPREAD
OVERSTORY DECIDUOUS TREES						
CEOC	4	CELTIS OCCIDENTALIS	WESTERN HACKBERRY	2.5" CAL. B&B	LOW/MODERATE	60'X40'
GLTR	6	GLEDITSIA TRACANTHOS INERMIS 'SHADEMASTER'	SHADEMASTER LOCUST	2.5" CAL. B&B	LOW/MODERATE	50'X35'
GYDI	5	GYMNOCADUS DIOICA	KENTUCKY COFFEE TREE	2.5" CAL. B&B	WATER CONSERVING	50'X35'
QUMA	1	QUERCUS MACROCARPA	BUR OAK	2.5" CAL. B&B	LOW/MODERATE	70'X50'
QURU	4	QUERCUS RUBRA	NORTHERN RED OAK	2.5" CAL. B&B	MODERATE	50'X30'
EVERGREEN TREES						
PIED	3	PINUS EDULIS	PINYON PINE	8" HT. B&B	WATER CONSERVING	25'X15'
PINI	2	PINUS NIGRA	AUSTRIAN PINE	8" HT. B&B	WATER CONSERVING	50'X20'
PIPO	7	PINUS PONDEROSA	PONDEROSA PINE	8" HT. B&B	WATER CONSERVING	40'X25'
ORNAMENTAL DECIDUOUS TREES						
QUGA	1	QUERCUS GAMBELI	GAMBELI OAK	6" HT./1.5" CAL. MULTI-STEM B&B	WATER CONSERVING	12'X8'
DECIDUOUS SHRUBS						
ARCO	22	ARCTOSTAPHYLOS X COLORADENSIS 'WHEATLAND'	CHEFTAIN MAZANITA	5 GALLON	NON-WATER(2)	2'X6'
CALC	55	CARYOPTERIS CLANDONENSIS	BLUE MIST SPIREA	5 GALLON 18"-24"	WATER CONSERVING	3'X3'
CEIN	70	CERCOCARPUS INTRICATUS	LITTLELEAF MOUNTAIN MAHOOGANY	5 GALLON 12"-25"	WATER CONSERVING	4'X4'
PEAN	3	PERNETHIA ANTHEMIONIFLORA	ROCKY MOUNTAIN BLUE GRASS	1 GALLON	WATER CONSERVING	4'X4'
PHMI	16	PHILADELPHUS MICROPHYLLUS	LITTLELEAF MOCKORANGE	5 GALLON 18"-24"	WATER CONSERVING	4'X4'
PRBE	16	PRUNUS BESSEYI 'PAWNEE BUTTES'	PAWNEE BUTTES SAND CHERRY	5 GALLON 18"-24"	WATER CONSERVING	1.5'X5'
PREW	63	PRUNUS BESSEYI	WESTERN SAND CHERRY	5 GALLON 18"-24"	WATER CONSERVING	5'X5'
RHAR	51	RHUS AROMATICA 'GRO-LOW'	GRO-LOW SUMAC	5 GALLON 12"-16"	WATER(2)	2'X6'
RHIC	69	RHUS GLABRA 'CONDORIAN'	CONDORIAN SUMAC	5 GALLON 12"-16"	WATER(2)	2'X6'
RHTR	75	RHUS TRILOBATA	THREE LEAF SUMAC	5 GALLON 18"-24"	WATER(2)	4'X4'
RUAL	72	RHUS PURSHIANA	WILD SWEET SUMAC	5 GALLON 18"-24"	WATER(2)	4'X4'
EVERGREEN SHRUBS						
JUME	23	JUNIPERUS X MEDIA	SEA GREEN JUNIPER	5 GALLON 18"-24"	WATER CONSERVING	8'X5'
JUSA	28	JUNIPERUS SABINA 'BUFFALO'	BUFFALO JUNIPER	5 GALLON 18"-24"	WATER CONSERVING	1'X5'
PMUG	97	PINUS MUGO 'SLOWMOUND'	SLOWMOUND MUGO PINE	5 GALLON 12"-15"	WATER CONSERVING	3'X3'
PERENNIAL GRASSES						
ANGE	492-90	ANDROPOGON GERARDII	BIG BLUESTEM	1 GALLON	WATER CONSERVING	5'X2.5'
CAAG	93	CAULMACROSTIS ACUTIFLORA 'KARL LUTHER'	FEATHER REED GRASS	1 GALLON	WATER CONSERVING	1.5'X2'
HESE	24	HENICOTRYCHON BEMPELII	BLUE WING GRASS	1 GALLON	WATER CONSERVING	2'X2.5'
PVIR	448-166	PANICUM VIRGATUM 'SHANADAH'	RED SWITCH GRASS	1 GALLON	WATER CONSERVING	3.5'X2.5'
PCAM	225	PENNETUM ALOPECUROIDES 'HAMELI'	NABBY FOXTAIL GRASS	1 GALLON	WATER CONSERVING	1.5'X2'
SCSC	107	SCHIZACHYRIUM SCOPARIUM	LITTLE BLUESTEM	1 GALLON	WATER CONSERVING	3'X2'
PERENNIALS						
AGRU	21	AGASTACHE RUPESTRIS 'SUNSET'	SUNSET HYSSOP	1 GALLON	WATER CONSERVING	3'X2'
AACH	87	AQUILEGIA CHRYSANTHA 'PAPRIKA'	PINK YARROW	1 GALLON	WATER CONSERVING	4.5'X2'
PEST	48	PENSTEMON STRICTUS	ROCKY MOUNTAIN PENSTEMON	1 GALLON	WATER CONSERVING	1.5'X1.5'
RUFU	129	RUBROCKIA FULGIDA 'GOLDSTURM'	BLACK-EYED SUSAN	1 GALLON	WATER CONSERVING	2.5'X2'
SEED, SOD, AND MULCH						
6-101 SF 5,079 SF	RTF FESCUE SOD OR APPROVED EQUAL, SEE PLANTING NOTES	FESCUE SOD	---	---	WATER CONSERVING	---
12,886 SF	2" DOUBLE SHREDED MULCH W/ WOOD CHIP, SEE PLANTING NOTES	ROCK MULCH	---	---	NON-WATER(2)	---
28,636 SF	IRRIGATED NATIVE GRASS SEED MIX OR APPROVED EQUAL, SEE SEEDING NOTES	NATIVE SEED	---	---	WATER CONSERVING	---
790 LF	STEEL EDGING: SEE PLANTING NOTES	PLANT BED EDGING	---	---	---	---

SEED ESTABLISHMENT NOTES

1. IN ORDER TO ENSURE PROPER WORKING OF THE IRRIGATION SYSTEM AND PRESERVE PRODUCT WARRANTY PERIODS, NO SUBSTITUTIONS OF IRRIGATION EQUIPMENT ARE PERMITTED WITHOUT THE EXPRESS WRITTEN PERMISSION OF THE LANDSCAPE ARCHITECT.
2. THE LANDSCAPE CONTRACTOR SHALL SEED ALL NATIVE SEED AREAS AS SOON AS POSSIBLE AFTER COMPLETION OF GRADING OPERATIONS. SOIL PREPARATION MEASURES IN AREAS TO BE SEEDDED SHALL BE COMPLETED PRIOR TO SEEDING.
3. FOR PROPER ESTABLISHMENT, SEED SHALL BE INSTALLED WHEN AT LEAST THREE MONTHS REMAIN IN THE GROWING SEASON. IF LESS THAN THREE MONTHS REMAIN IN THE GROWING SEASON AT THE TIME OF SEEDING, THE LANDSCAPE CONTRACTOR SHALL IMMEDIATELY NOTIFY THE LANDSCAPE ARCHITECT AND OWNER. THE IRRIGATION SYSTEM FOR SEEDDED AREAS SHALL BE FULLY OPERATIONAL AT THE TIME OF SEEDING.
4. AFTER SEEDING IS COMPLETED, THE LANDSCAPE CONTRACTOR SHALL SET THE IRRIGATION CONTROLLER SCHEDULE SUCH THAT SEED MAY BE PROPERLY GERMINATED AND HEALTHY SEEDLING GROWTH SUSTAINED. THE LANDSCAPE CONTRACTOR IS RESPONSIBLE FOR ADJUSTING THE IRRIGATION SCHEDULE AS NEEDED THROUGH THE END OF THE LANDSCAPE MAINTENANCE PERIOD TO ENSURE SEEDLING SURVIVAL.
5. THE LANDSCAPE CONTRACTOR SHALL BE SOLELY RESPONSIBLE FOR ADDITIONAL CORRECTIVE MEASURES, AT HIS OWN COST, TO ENSURE FULL NATIVE GRASS SEED COVERAGE. THESE MEASURES MAY INCLUDE, AT THE OWNER'S OPTION, RESEEDING OF SPARSELY GERMINATED AREAS.

SEEDING NOTES

IRRIGATION ZONE	SPECIES	VARIETY	% OF MIX	PLS/ ACRE
NON-IRRIGATED GRASS SEED MIX				
SEED	BIG BLUESTEM	KAW	10	1.1
SEED	YELLOW INDIANGRASS	CHEYENNE	10	1
SEED	SWITCHGRASS	BLACKWELL	10	0.4
SEED	SIDEOTS GRAMA	VAUGHN	10	0.9
SEED	WESTERN WHEATGRASS	ARRIBA	10	1.6
SEED	BLUE GRAMA	HACHITA	10	0.3
SEED	THICKSPIKE WHEATGRASS	CRITANA	10	1
SEED	PRAIRIE SANDREED	GOSHEN	10	0.7
SEED	GREEN NEEDLEGRASS	LODORM	10	1
SEED	SLENDER WHEATGRASS	PRYOR	5	0.6
SEED	STREAMBANK WHEATGRASS	SODAR	5	0.6

APPLY AT A RATE OF 9.2 PLS LBS. PER ACRE DRILLED

MIX SUPPLIED BY ARKANSAS VALLEY SEED, INC. 4300 MONACO STREET, DENVER, CO 80216 (303) 320-7500 OR APPROVED EQUAL

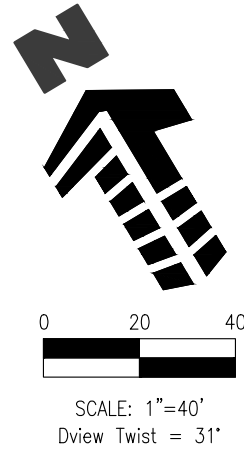
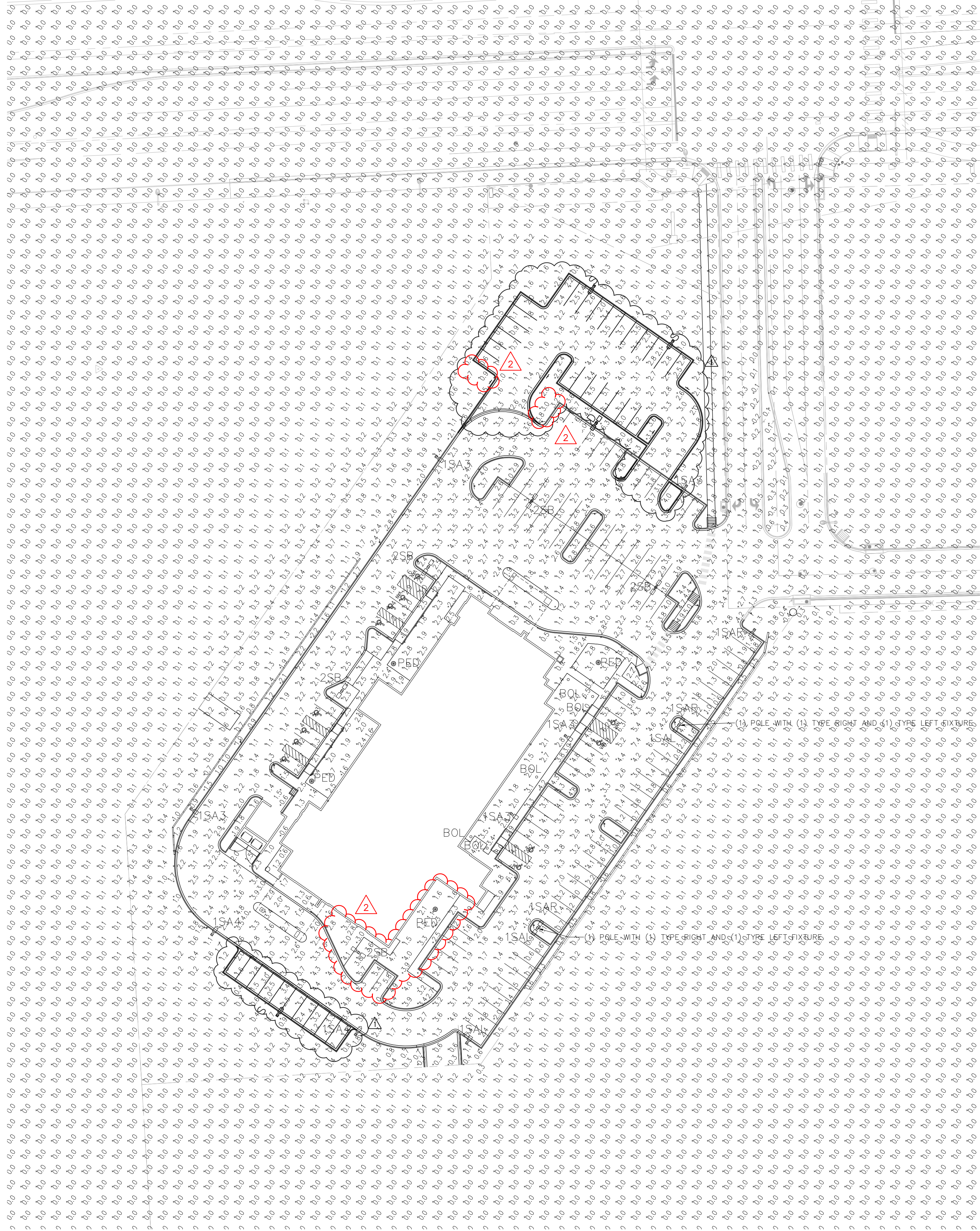
\*COORDINATE WITH RESIDENTIAL DEVELOPER/INSTALLER TO USE ABOVE SEED MIX ON ALL COMMON AREAS BETWEEN COMMERCIAL AND RESIDENTIAL. ALL SEED APPLICATIONS SHALL BE DRILL SEEDDED, WITH HYDROSLURRY APPLIED OVER THE SEED BED AFTER SEEDING. THE SLURRY MIX SHALL CONTAIN THE FOLLOWING:

ITEM	LBS./1,000 sf
WOOD FIBER MULCH	46
15-15-15 ORGANIC FERTILIZER	9
ORGANIC BRIDGE	4

THESE PLANS ARE NOT FOR CONSTRUCTION

**Galloway**  
Planning, Architecture, Engineering  
6162 S. Willow Drive,














**NOTES:**  
THE PHOTOMETRIC PLAN REPRESENTS ILLUMINATION LEVELS CALCULATED FROM LABORATORY DATA TAKEN UNDER CONTROLLED CONDITIONS UTILIZING CURRENT INDUSTRY STANDARD LAMP RATINGS IN ACCORDANCE WITH ILLUMINATING ENGINEERING SOCIETY (IES) APPROVED METHODS. LABORATORY TESTS ARE MADE UNDER OPTIMUM CONDITION, WITH LAMP OUTPUT AT RATED VALUE, AND IN ACCORDANCE WITH ILLUMINATING ENGINEERING SOCIETY APPROVED METHODS.

ACTUAL ILLUMINANCE LEVELS MAY DIFFER DUE TO VARIABLE FIELD CONDITIONS SUCH AS (BUT NOT LIMITED TO): VARIANCE IN LAMP LUMEN OUTPUT; LAMP TILT FACTOR; BALLAST WATTAGE OUTPUT; LINE VOLTAGE AT BALLAST; REFLECTOR SPECULARITY; LAMP LUMEN DEPRECIATION; AND LUMINAIRE DIRT DEPRECIATION.

THIS PLAN IS FOR RELATIVE LAYOUT AND SCOPE OF WORK PURPOSES ONLY. REFER TO SITE PLAN PREPARED BY LOCAL CONSULTANT FOR RELATIONSHIP OF THESE LUMINAIRES AND THEIR LOCATIONS TO EXISTING STRUCTURES AND REFERENCE.

LUMINAIRE SCHEDULE						
SYMBOL	QTY	LABEL	CATALOG NUMBER	DESCRIPTION	LUMENS	WATTS
	3	S	SINGLE, KIM LIGHTING, WARP 9 2.0 SMALL 1SA-WP9SA2-81L-450-4K7-4W-BC-UNV-DVS	ONE WARP 9 2.0 SMALL, 81 LED, TYPE IV WIDE DISTRIBUTION, 4K, DARK BRONZE, BACKLIGHT CONTROL 20" STEEL SQUARE POLE WITH SINGLE ARM BRACKET	8789	116.5
	1	D	DOUBLE, KIM LIGHTING, WARP 9 2.0 SMALL 2SB-WP9SA2-81L-450-4K7-3-UNV-DBS	TWO WARP 9 2.0 SMALL, 81 LED, TYPE III DISTRIBUTION, 4K, DARK BRONZE, REPLACE EXISTING SINGLE HEAD FIXTURE ON POLE	24222	233

- NOTES:
1. MOUNTING HEIGHT FOR TYPE 1SA4, 1SA3, AND 2SB POLE MOUNT FIXTURES: 20'-0" POLE ON 2'-6" CONCRETE BASE=22'-6" TOTAL HEIGHT
  2. MOUNTING HEIGHT FOR TYPE PED PEDESTRIAN FIXTURES: 16'-0" POLE ON 6" CONCRETE BASE=16'-6" TOTAL HEIGHT
  3. LIGHT LOSS FACTOR FOR ALL TYPES = 1.0
  4. SHADOWING FROM BUILDING HAVE BEEN CONSIDERED IN THIS CALCULATION. NO OTHER BLOCKAGE HAS BEEN CONSIDERED. PLACEMENT OF TREES AND OTHER LANDSCAPING ITEMS HAS BEEN TAKEN INTO CONSIDERATION IN THESE CALCULATION.

LUMINAIRE SCHEDULE						
SYMBOL	QTY	LABEL	CATALOG NUMBER	DESCRIPTION	LUMENS	WATTS
	2	1SA4	SINGLE, KIM LIGHTING, WARP 9 SMALL 1SA-WP9SA4P70-60L4K-NFO	ONE WARP 9 SMALL, PICO-PRISM, 60 DIODE TYPE IV DISTRIBUTION, 4K, DARK BRONZE, SHIELD 20" STEEL SQUARE POLE WITH SINGLE ARM BRACKET	10028	130
	6	1SA3	SINGLE, KIM LIGHTING, WARP 9 SMALL 1SA-WP9S3P70-60L4K	ONE WARP 9 SMALL, PICO-PRISM, 60 DIODE TYPE III DISTRIBUTION, 4K, DARK BRONZE, 20" STEEL SQUARE POLE WITH SINGLE ARM BRACKET	10973	130
	3	1SA1	SINGLE, KIM LIGHTING, WARP 9 SMALL 1SA-WP9SA1P70-60L4K	ONE WARP 9 SMALL, PICO-PRISM, 60 DIODE TYPE LEFT DISTRIBUTION, 4K, DARK BRONZE, 20" STEEL SQUARE POLE WITH SINGLE ARM BRACKET	10866	130
	3	1SA2	SINGLE, KIM LIGHTING, WARP 9 SMALL 1SA-WP9SA2P70-60L4K	ONE WARP 9 SMALL, PICO-PRISM, 60 DIODE TYPE RIGHT DISTRIBUTION, 4K, DARK BRONZE, 20" STEEL SQUARE POLE WITH SINGLE ARM BRACKET	10866	130
	5	2SB	DOUBLE, KIM LIGHTING, WARP 9 SMALL 2SB-WP9S3P70-60L4K	TWO WARP 9 SMALL, PICO-PRISM, 60 DIODE TYPE III DISTRIBUTION, 4K, DARK BRONZE, 20" STEEL SQUARE POLE WITH SINGLE ARM BRACKET	21946	260
	4	PED	SINGLE, KIM LIGHTING, BOUNCE PEDESTRIAN BNS1H5E3S-60L4K	ONE BOUNCE PEDESTRIAN, PICO-PRISM, 60 DIODE TYPE V DISTRIBUTION, 4K, DARK BRONZE, 16" STEEL SQUARE POLE FLUSH MOUNT FIXTURE	4234	64
	7	BOL	SINGLE, KIM LIGHTING, BOUNCE BOLLARD BNB-18L4K	ONE BOUNCE BOLLARD, 18 DIODE, TYPE I DISTRIBUTION, 4K, DARK BRONZE, 42" BOLLARD MOUNT FIXTURE	1365	20

- NOTES:
1. MOUNTING HEIGHT FOR TYPE 1SA4, 1SA3, AND 2SB POLE MOUNT FIXTURES: 20'-0" POLE ON 2'-6" CONCRETE BASE=22'-6" TOTAL HEIGHT
  2. MOUNTING HEIGHT FOR TYPE PED PEDESTRIAN FIXTURES: 16'-0" POLE ON 6" CONCRETE BASE=16'-6" TOTAL HEIGHT
  3. LIGHT LOSS FACTOR FOR ALL TYPES = 1.0
  4. NO CONTRIBUTION FROM ANY LIGHTING SOURCES OTHER THAN THOSE INDICATED IN THIS LUMINAIRE SCHEDULE HAVE BEEN CONSIDERED IN THIS CALCULATION
  5. SHADOWING FROM BUILDING HAVE BEEN CONSIDERED IN THIS CALCULATION. NO OTHER BLOCKAGE HAS BEEN CONSIDERED. PLACEMENT OF TREES AND OTHER LANDSCAPING ITEMS HAS BEEN TAKEN INTO CONSIDERATION IN THESE CALCULATION.

CALCULATION SUMMARY						
EXISTING	UNITS	AVG	MAX	MIN	AVG/MIN	MAX/MIN
DRIVE AREA	FC	2.84	7.4	0.9	3.16	8.22
PARKING	FC	2.83	6.9	0.6	4.72	11.50
PROPOSED	UNITS	AVG	MAX	MIN	AVG/MIN	MAX/MIN
DRIVE AREA	FC	3.00	7.4	1.1	2.73	6.73
PARKING	FC	2.94	6.9	0.6	4.90	11.50

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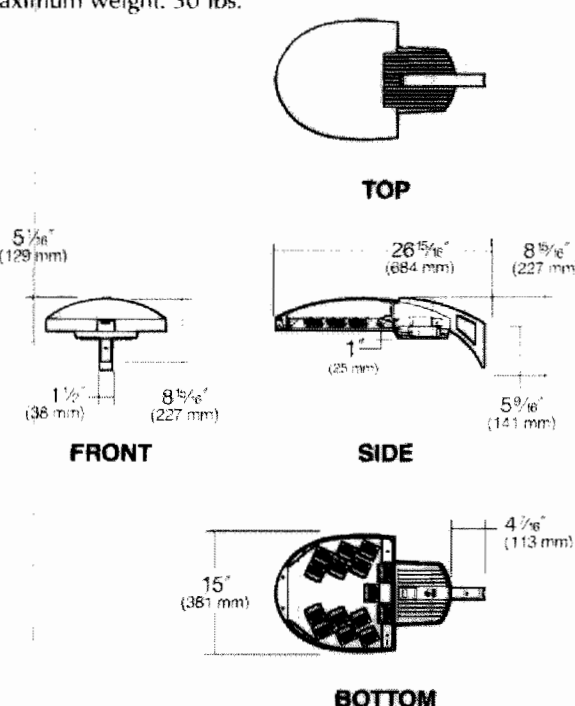
**WP9SP-LED**  
WARP9<sup>®</sup> Small, PicoPrism<sup>™</sup>  
revision 8/18/14 • kim\_wp9spld\_spec.pdf

Approvals:

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Page: 1 of 6

## Specifications

**WP9SP-LED**  
Small PicoPrism  
60 Light Emitting Diodes  
60 System Watts for 350mA  
131 System Watts for 700mA  
Maximum weight: 30 lbs.



**Housing:** One-piece die-cast, low copper (<0.6% Cu) aluminum alloy with integral cooling ribs over the electrical compartment. Solid barrier wall separates optical and electrical compartments.

**Electronic Module:** All electrical components are UL and CSA recognized, mounted on a single plate and factory prewired with quick-disconnect plugs. Module includes a driver, thermal control device and surge protector. Electrical module attaches to housing with no-tool hinges and latches. Driver is rated for <40°F starting and has a 0-10V dimming interface for multi-level illumination options.

**Optical Module:** Precision, IP66 replaceable PicoPrisms are positioned to achieve directional control toward desired task. The entire light engine fastens to the housing as a one-piece module.

**Dimming:** Driver has a 0-10V dimming interface with a dimming range of 10-100%. Approved dimmers include Lutron Diva AVTV, Lutron Nova NPTV and NPTTV. Note: Not compatible with current sourcing dimmers.

**Support Arm:** Heavy cast, low copper aluminum alloy with stainless steel mounting bolts. A pole reinforcing plate is provided with wire strain relief. Arm is circular cut for specified round pole.

**Finish:** Each luminaire receives a fade and abrasion resistant, electrostatically applied, thermally cured, triglycidyl isocyanurate (TGIC) polyester powdercoat finish. Standard colors include (BL) Black, (DB) Dark Bronze, (WH) White, (PS) Platinum Silver, (SG) Stealth Gray, (LG) Light Gray, and (CC) Custom Color (include RAL).

**Listed to:** UL 1598 Standard for Luminaires - UL 8750 Standard for Safety for Light Emitting Diode (LED) Equipment for use in Lighting Products and CSA C22.2/250.0 Luminaires. RoHS compliant. Meets Buy American provisions within ARRA.

**Warranty:** Kim Lighting warrants WARP9 LED products ("Products") sold by Kim Lighting to be free from defects in material and workmanship for (i) a period of five (5) years for metal parts, (ii) a period of ten (10) years for exterior housing paint finishes, (iii) a period of six (6) years for LED Light Engines (PicoPrisms<sup>™</sup> and, (iv) a period of five (5) years for LED power components (LED Driver, LifeShield<sup>®</sup> device), from the date of sale of such goods to the buyer as specified in Kim Lighting shipment documents for each product. Occupancy sensors, Surge Protector, dimmers and relay wiring components are covered by the manufacturer's warranty.

**CAUTION:** Fixtures must be grounded in accordance with national, state and/or local electrical codes. Failure to do so may result in serious personal injury.



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Type:  
Job:

**WP9SP-LED**  
WARP9<sup>®</sup> Small, PicoPrism<sup>™</sup>  
revision 8/18/14 • kim\_wp9spld\_spec.pdf

Page: 2 of 6

## Standard Features

<b>Mounting</b> 3Y configuration is available for round poles only.	<b>Plan View:</b> EPA: 0.52, 1.04, 0.82, 1.3, 1.3, 1.5, n/a Cat. No.: 1SA, 2SB, 2SL, 3ST, 3SY, 4SC, 11W	<b>Wall Mount</b>
<b>Fixture</b> Cat. No. designates fixture and light distribution.	<b>WP9</b> <b>S</b> <b>P</b> <b>70</b> <b>Housing:</b> WP9-WARP9 <b>Optic:</b> P = PicoPrism <sup>™</sup> <b>Current:</b> 70 = 700 mA <b>Size:</b> S = Small 60 LEDs 131W <b>Distribution:</b> Type I, Type II, Type III, Type IV, Type V, Type R, Type L <b>Light Distribution:</b> Type I, Type II, Type III, Type IV, Type V, Type R, Type L	
<b>Electrical Module</b>	<b>60L</b> <b>xK</b> <b>xxx</b> <b>Source:</b> 60L = 60 LED's <b>Color Temperature:</b> 2K = 380nm - Amber 3K = 3000K 4K = 4200K 5K = 5100K <b>Voltage:</b> 120=120V 208=208V 240=240V 277=277V 347=347V 480=480V	
<b>Finish</b> Super TGIC powder coat paint over a titanium zirconium conversion coating.	<b>Color:</b> Black, Dark Bronze, Stealth Gray, Platinum Silver, White, Custom Color <sup>*</sup> Cat. No.: BL, DB, SG, PS, WH, CC <sup>*</sup> Custom colors subject to additional charges, minimum quantities and extended lead times. Consult representative. Custom color description:	

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Type:  
Job:  
Catalog number:

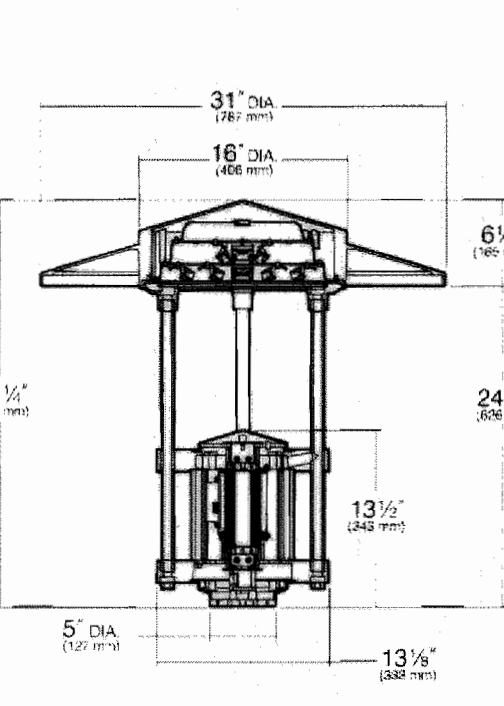
**BNS1**  
Bounce<sup>®</sup> PicoEmitter<sup>™</sup> LED  
revision 9/23/14 • kl\_bns1led\_spec.pdf

Approvals:

Date:  
Page: 1 of 5

## Specifications

**BNS1-LED**  
31" Diameter  
60 Light Emitting Diodes  
Total Max System Watts = 66W



**Hood and Lens Frame:** Die-cast, low copper (<0.6% Cu) aluminum alloy hood and lens frame with stainless steel hinge. The hood is opened with a tool-less latch made of die-cast aluminum and stainless steel brackets. The hood is held open for relamping with a stainless steel wire self-locking stop arm. The 3/4" thick clear flat lens seals against the reflector flange by a one-piece molded silicone gasket, to produce a fully sealed optical chamber. The underside of the hood is always painted white.

**Optical Module:** Precision, replaceable PicoEmitters are positioned to achieve directional control toward desired task. The entire EmitterDeck<sup>®</sup> mounting assembly fastens to housing as a one-piece module.

**Ballast Chamber:** Die-cast, low copper (<0.6% Cu) aluminum alloy flanges comprise a ribbed extruded aluminum chamber. The die-cast aluminum cover is held with two captive stainless steel screws and a retaining wire is provided to secure the cover during installation or servicing. The four heavy wall extruded support rods are mechanically fastened to the lens frame with stainless steel fasteners. The support rods are held in position through die-cast arms and mechanically fastened at the bottom with a custom aluminum bolt. The electrical wiring is channeled through a support rod with an aluminum bushing. The die-cast cover is always painted reflective white. (Optional Black Ballast Cover). Mounted by one of the following pole attachment means:

**FM - Flush Mounting:** By means of an expansion device activated by a single bolt within the ballast compartment. Pole must have a plain-cut top. Standard pole size is 4" O.D. (Other pole adapter sizes available; contact Kim representative).

**PT - Pole Tenon mounting:** By means of a cast aluminum adapter containing four recessed 3/4" stainless steel allen head set screws. Pole must have a 2" pipe-size tenon (2 3/8" O.D. x 4 1/2" minimum length). Pole tenon must be field drilled at one set screw location to secure against fixture rotation.

**Electronic Module:** All electrical components are UL and CSA recognized, mounted on a single plate and factory prewired with quick-disconnect plugs. Module includes a driver, LifeShield<sup>®</sup> temperature control device and surge protector. Electrical module attaches to housing with key hole slots, accessible by opening the lens frame and removing optical module. Driver is rated for <40°F starting temperature and has a 0-10V dimming interface on the LifeShield device for multi-level illumination options.

**Finish:** Each luminaire receives a fade and abrasion resistant, electrostatically applied, thermally cured, triglycidyl isocyanurate (TGIC) polyester powdercoat finish. Standard colors include (BL) Black, (DB) Dark Bronze, (WH) White, (PS) Platinum Silver, (SG) Stealth Gray, (LG) Light Gray, and (CC) Custom Color (include RAL).

**Listed To:** UL 1598 Standard for Luminaires - UL 8750 Standard for Safety for Light Emitting Diode (LED) Equipment for use in Lighting Products and CSA C22.2/250.0 Luminaires.

**CAUTION:** Fixtures must be grounded in accordance with national, state, and/or local codes. Failure to do so may result in serious personal injury.



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Type:  
Job:

**BNS1**  
Bounce<sup>®</sup> PicoEmitter<sup>™</sup> LED  
revision 9/23/14 • kl\_bns1led\_spec.pdf

Page: 2 of 5

## Standard Features

<b>Mounting</b>	<b>Plan View:</b> EPA: 1.2, 1.2 Cat. No.: FM Flush Mount, PT Pole Tenon Mount Pole Top Requirements: 4" O.D. Poles only, 2" Pipe-size Tenon (2 3/8" O.D. x 4 1/2" min. length)
<b>Fixture</b> Cat. No. designates fixture and optic	<b>BNS1</b> <b>E35</b> <b>Housing Size:</b> BNS1 <b>Distribution:</b> H1 = Type I, H2 = Type II, H3 = Type III, H4 = Type IV, H5 = Type V, HR = Type R Right, HL = Type L Left <b>Light Distribution:</b> Type I, Type II, Type III, Type IV, Type V, Type R, Type L
<b>Electrical Module</b>	<b>Cat. Nos. for Electrical Modules available:</b> <b>60L</b> <b>xK</b> <b>Source:</b> 60L = 60 LED's <b>Color Temperature:</b> 2K = 380nm - Amber 3K = 3000K 4K = 4200K 5K = 5100K <b>Voltage:</b> 120 = 120V 208 = 208V 240 = 240V 277 = 277V 347 = 347V 480 = 480V <sup>*</sup> Due to current unavailability of 347V and 480V drivers, specification of these voltages may feature an integral step-down transformer.
<b>Finish</b> TGIC powder coat	<b>Color:</b> Black, Dark Bronze, Light Gray, Stealth Gray, Platinum Silver, White, Custom Color <sup>*</sup> Cat. No.: BL, DB, SG, PS, WH, CC <sup>*</sup> Custom colors subject to additional charges, minimum quantities and extended lead times. Consult representative. Custom color description:
<b>0-10V Dimming Interface</b>	Driver has a 0-10V dimming interface with a dimming range of 10-100%. Is compatible with most control systems including Hubbell Building Automation w/HUBB <sup>®</sup> . Approved dimmers include Lutron Diva AVTV, Lutron Nova NPTV and NPTTV. Note: Not compatible with current sourcing dimmers. Controls compatible via Gray and Purple dimming lead.

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Type:  
Job:  
Catalog number:

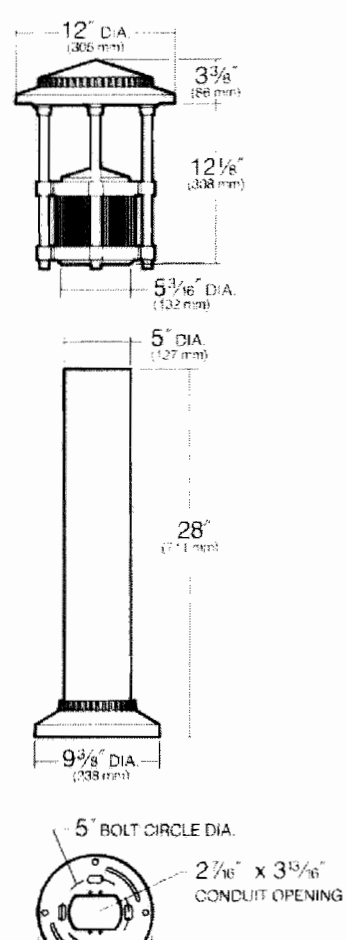
**BNB1 LED**  
Bounce Bollard  
revision 7/28/14 • kl\_bnb1led\_spec.pdf

Approvals:

Date:  
Page: 1 of 4

## Specifications

**BNB1 LED**  
18, 27 or 36 LED



**Hood and Lens Frame:** Die-cast, low copper (<0.6% Cu) aluminum alloy with stainless steel hinge. Hood is opened by loosening one stainless steel captive button-head socket cap screw. 3/4" thick clear flat tempered glass lens seals against the lens frame by a one-piece molded silicone gasket. Lens frame seals against the hood by a one-piece extruded and vulcanized silicone gasket.

**Body Support:** Die-cast, low copper (<0.6% Cu) aluminum alloy flanges compress a ribbed extruded aluminum chamber. The four heavy wall extruded aluminum support rods are mechanically fastened to the lens frame with stainless steel fasteners. The support rods are held in position through die-cast arms and mechanically fastened at the bottom with a custom aluminum bolt. The electrical wiring is channeled through a support rod with a brass bushing.

**Body Cap:** Die-cast, low copper (<0.6% Cu) aluminum, retained by two captive stainless steel screws. Optional matte black finish to eliminate bounce light. See page 3.

**Shaft:** One-piece aluminum extrusion, .125" minimum wall thickness and two internal 3/4" x 1/6" mounting rods sandwich shaft between base and head.

**Anchor Base Plate:** A heavy cast aluminum anchor base is provided for mounting to the four 3/8" x 10" + 2" zinc plated I-bolts, each with two nuts and washers. A rigid pressed board template is provided to secure the anchor bolts during concrete pour (5" B.C.D.).

**Electrical Module:** Factory mounted to a rigid harness attached to the anchor base. A total of 27 mid power LED emitters configured in a rectangular array compressed together as a module. Two (2) modules for Type I version; three (3) modules for Type III version; and four (4) modules for Type V version. Available in 580nm Amber, 3000K, 4200K and 5100K color temperatures.

**LED Driver:** Universal voltage from 120 to 277V with a ±10% tolerance <40°F starting temperature. All drivers are Underwriters Laboratories recognized.

**Finish:** Each luminaire receives a fade and abrasion resistant, electrostatically applied, thermally cured, triglycidyl isocyanurate (TGIC) polyester powdercoat finish. Standard colors include (BL) Black, (DB) Dark Bronze, (WH) White, (PS) Platinum Silver, (SG) Stealth Gray, (LG) Light Gray, and (CC) Custom Color (include RAL).

**Listed to:** UL 1598 Standard for Luminaires - UL 8750 Standard for Safety for Light Emitting Diode (LED) Equipment for use in Lighting Products and CSA C22.2/250.0 Luminaires. RoHS compliant. Meets Buy American provisions within ARRA.

**Warranty:** Kim Lighting warrants Bollard LED products sold by Kim Lighting to be free from defects in material and workmanship for (i) a period of five (5) years for metal parts, (ii) a period of five (5) years for exterior housing paint finishes, (iii) a period of five (5) years for LED Light Engines and, (iv) a period of five (5) years for LED power components (driver, surge protector and LifeShield<sup>®</sup> device), from the date of sale of such goods to the buyer as specified in Kim Lighting shipment documents for each product.

**CAUTION:** Fixtures must be grounded in accordance with national, state and/or local electrical codes. Failure to do so may result in serious personal injury.



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Type:  
Job:

**BNB1 LED**  
Bounce Bollard  
revision 7/28/14 • kl\_bnb1led\_spec.pdf

Page: 2 of 4

## Standard Features

<b>Fixture</b>	<b>Plan View:</b> EPA: 1.2, 1.2 Cat. No.: BNB1
<b>Electrical Module</b> LED = Light Emitting Diode	<b>Cat. Nos. for LED Electrical Modules available:</b> <b>xL</b> <b>xK</b> <b>UV</b> <b>Source:</b> 18L = Type I, 27L = Type III, 36L = Type V <b>Color Temperature:</b> 2K = 380nm - Amber, 3K = 3000K, 4K = 4200K, 5K = 5100K <b>Voltage:</b> UV = Universal Voltage shall range from 120V-277V
<b>Luminaire Finish</b> TGIC powder coat paint on fixture and shaft.	<b>Color:</b> Black, Dark Bronze, Light Gray, Stealth Gray, Platinum Silver, White, Custom Color <sup>*</sup> Cat. No.: BL, DB, SG, PS, WH, CC <sup>*</sup> Custom colors subject to additional charges, minimum quantities and extended lead times. Consult representative. Custom color description:
<b>0-10V Dimming Interface</b>	Driver has a 0-10V dimming interface with a dimming range of 10-100%. Is compatible with most control systems including Hubbell Building Automation w/HUBB <sup>®</sup> . Approved dimmers include Lutron Diva AVTV, Lutron Nova NPTV and NPTTV. Note: Not compatible with current sourcing dimmers. Controls compatible via Gray and Purple dimming lead.

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EMERUS HOSPITAL  
LOT 1, FOREST TRACE FILING No. 1

Project No: EME001  
Sheet Scale: 1" = 40'  
Designed By: JRR  
Drawn By: JRR  
Date: 06-09-15  
Disk File: EME001\_P-C10-Use-Dets.dwg

SITE LIGHTING DETAILS



STRUCTURE SPECIFIC

# ATION SHEET FOR

AREA FIXTURES

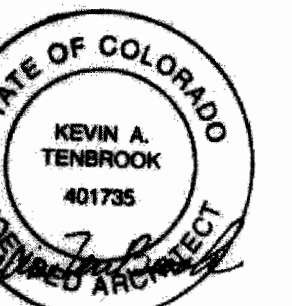
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100

## MANUFACTURER SPECIFICATION SHEET FOR AREA FIXTURES

### C6.3





MEP Engineering

Telios

101 Parklane Boulevard, Suite 101  
Sugar Land, Texas 77478

Structural Engineering

ASA Dally Structural Engineers

9800 Richmond Ave., Suite 460  
Houston, TX 77042

Landscape Architect / Civil Engineer

Galloway

6162 S. Willow Drive, Suite 320  
Greenwood Village, Colorado 80111

Revisions

No.	Date	Description
1	01/12/2015	Issue for Permit and Construction
2	02/25/2015	Addressed No. 3
3	03/27/2015	Conceptual Site Plan Revisions
4	06/09/2015	CSP

Project

Emerus  
Development  
Company, LLC

SCL Health Community Hospital SE  
23770 East Smoky Hill Road  
Aurora, Colorado 80016

Drawing Name

Exterior Elevations

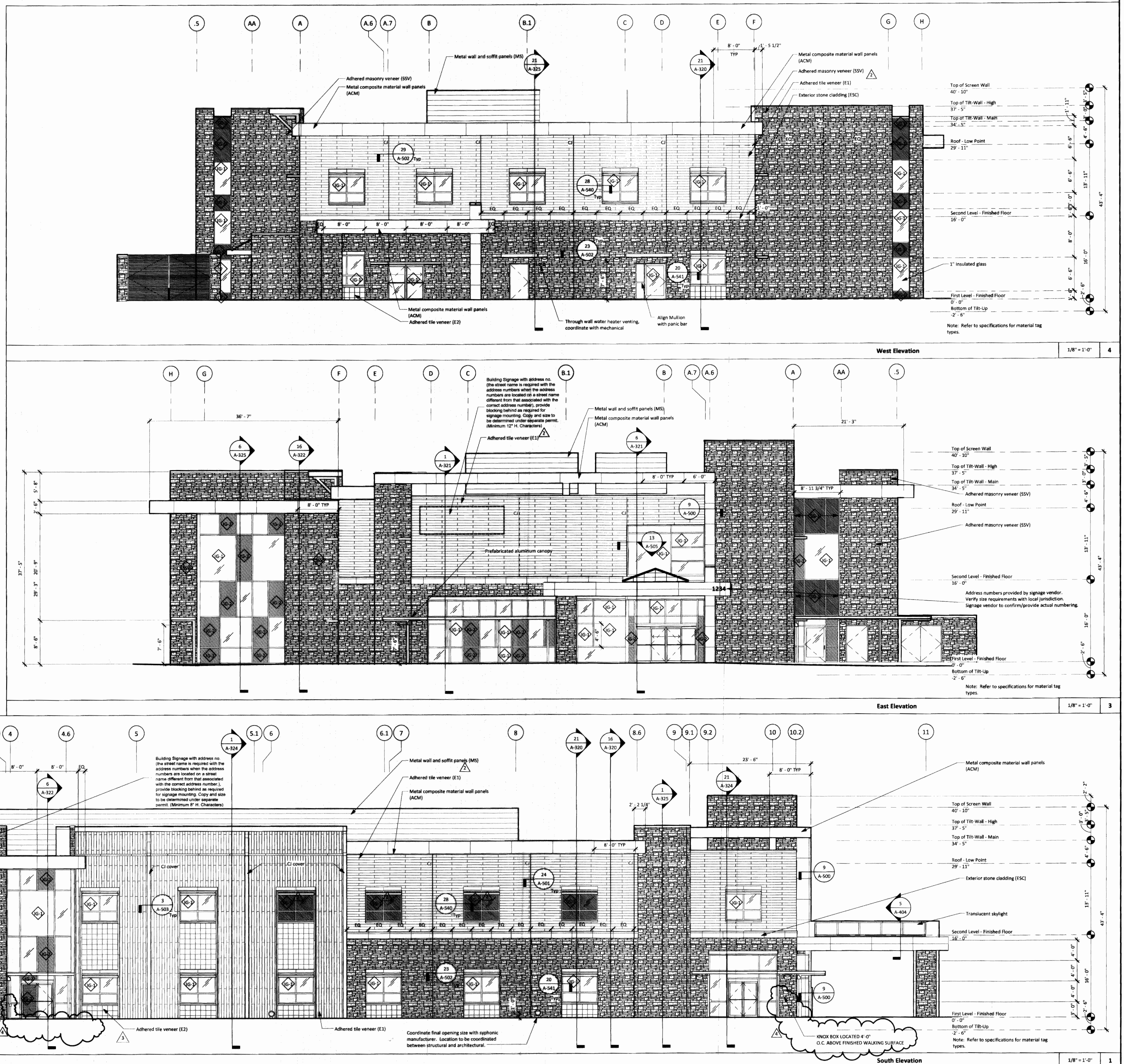
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Sheet Number

214-020R

A-200





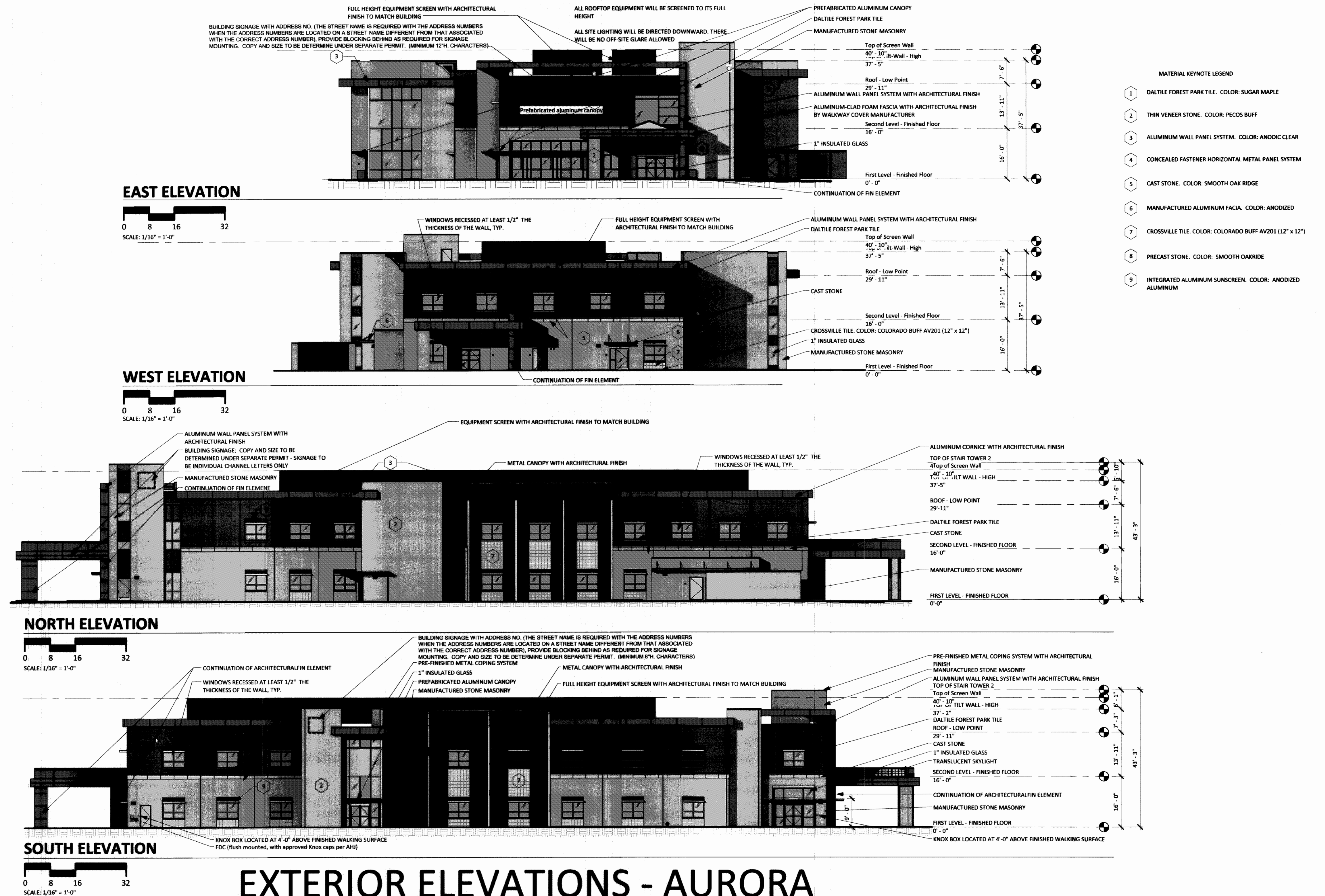




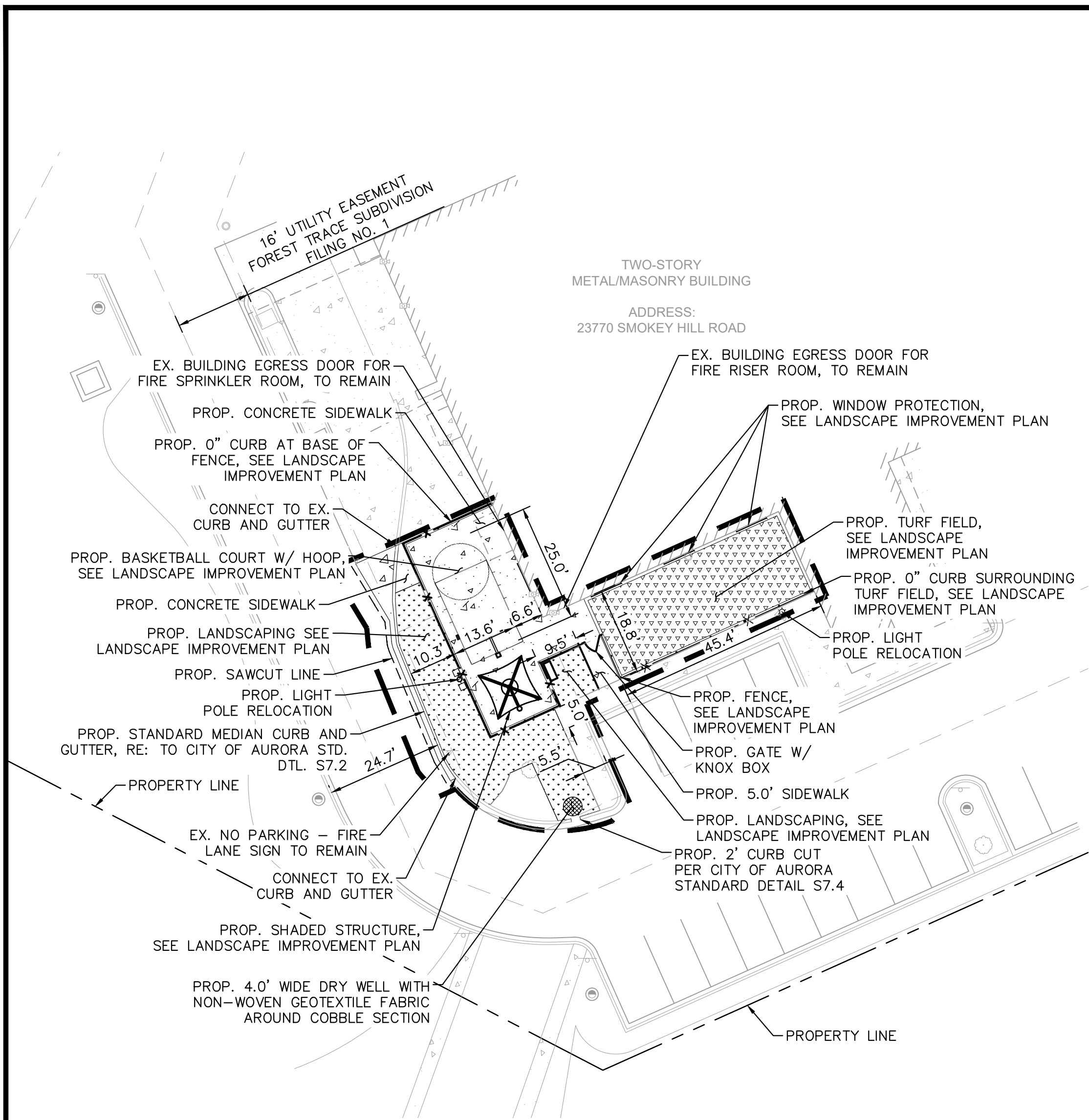
# SCL HEALTH COMMUNITY HOSPITAL SE

## CONCEPTUAL SITE PLAN

23770 East Smoky Hill Road  
Aurora, Colorado 80016



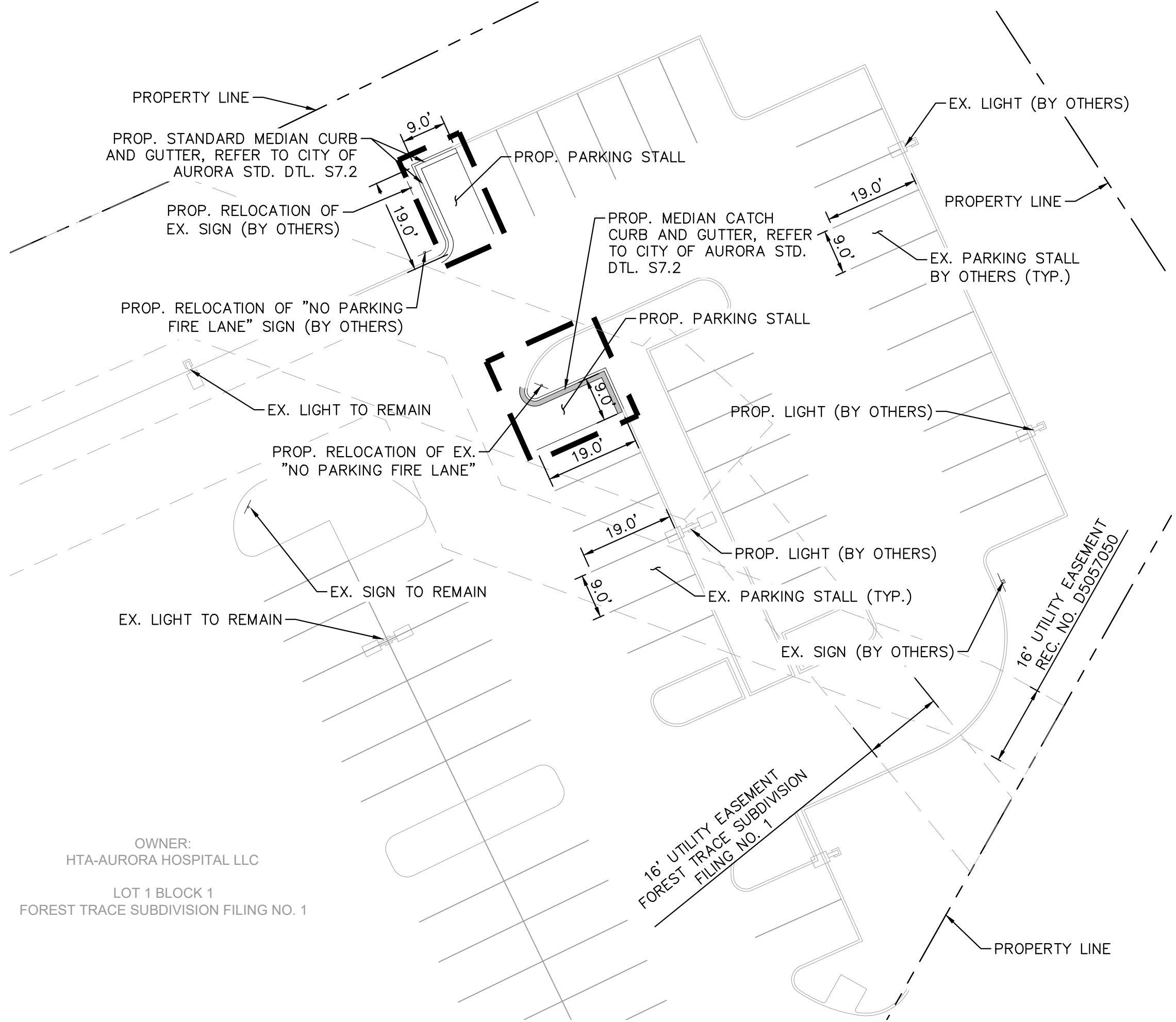




SOUTH LOT PLAN VIEW

LEGEND - SOUTH LOT

LIMITS OF CONSTRUCTION	
PROPERTY LINE	
PROP. SAWCUT LINE	
PROP. CONCRETE SIDEWALK PER COA STD. DTL. S7.3	
PROP. LANDSCAPING	
PROP. TURF FIELD	
PROP. STRIPING	
PROP. LIGHT POLE	
PROP. FENCE	
EX. CURB AND GUTTER, TO REMAIN	
PROP. STANDARD MEDIAN CURB AND GUTTER PER COA STD. DTL. S7.2	
EX. CONCRETE, TO REMAIN	
EX. EASEMENT	



NORTH LOT PLAN VIEW

\*LINEWORK AND UTILITIES SHOWN IN THE 'NORTH LOT PLAN VIEW' IS NOT FROM A VERIFIED SURVEY. THE LINEWORK WAS BROUGHT IN FROM GALLOWAY'S MARKED UP PDF SITE PLAN (CS1.1), FOR CONCEPTUAL PURPOSES.

LEGEND - NORTH LOT

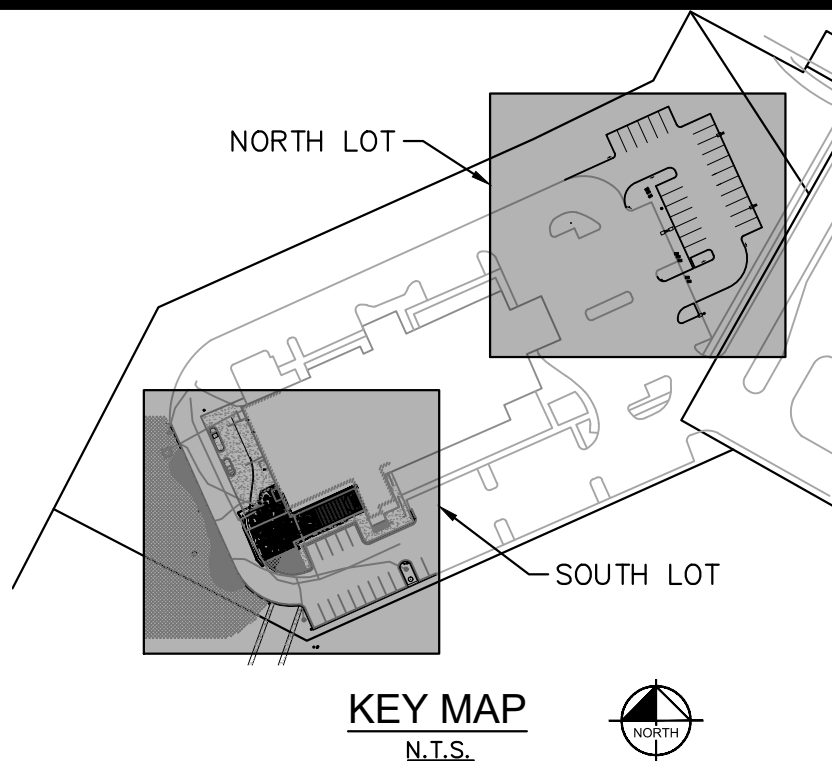
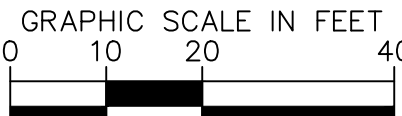
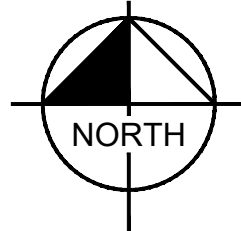
LIMITS OF CONSTRUCTION	
PROPERTY LINE	
PROP. STRIPING	
PROP. STANDARD MEDIAN CURB AND GUTTER	
PROP. MEDIAN CATCH CURB AND GUTTER	
EX. CURB AND GUTTER TO REMAIN	
EX. EASEMENT	

NOTES

- SEE GRADING PLAN FOR CATCH/SPILL GUTTER LIMITS.
- SIDEWALK WIDTHS NOTED ON PLANS.
- SIDEWALKS AND RAMPS SHALL BE CONSTRUCTED IN COMPLIANCE WITH THE AMERICANS WITH DISABILITIES ACT. HANDICAP ACCESSIBLE ROUTES SHALL SLOPE NO MORE THAN 1:20 IN DIRECTION OF TRAVEL AND NO MORE THAN 1:50 CROSS SLOPE.
- DIMENSIONS ARE TO FLOWLINE UNLESS OTHERWISE NOTED.
- CONTRACTOR IS RESPONSIBLE FOR PROVIDING AND MAINTAINING ADEQUATE TRAFFIC CONTROL THROUGHOUT THE PROJECT, INCLUDING PROPER TRAFFIC CONTROL DEVICES AND/OR PERSONNEL AS REQUIRED. TRAFFIC CONTROL TO BE IN ACCORDANCE WITH M.U.T.C.D., SECTION VI.
- NEW PARKING SHALL BE STANDARD DUTY CONCRETE PAVEMENT PER GEOTECHNICAL REPORT
- CONTRACTOR SHALL SAWCUT AND REPLACE SIDEWALK AS NEEDED TO ACCOMMODATE LIGHT POLE BASE AND ELECTRICAL SERVICE.



**ALERT TO CONTRACTOR:**  
PRIOR TO THE CONSTRUCTION OF OR CONNECTION TO ANY STORM DRAIN, THE CONTRACTOR SHALL EXCAVATE, VERIFY AND CALCULATE ALL POINTS OF CONNECTION AND ALL UTILITY CROSSINGS AND INFORM ENGINEER AND THE OWNER/DEVELOPER OF ANY CONFLICT OR REQUIRED DEVIATIONS FROM THE PLAN. THIS INCLUDES ANY UTILITY CONFLICTS OR INADEQUATE GROUND COVER ARISING OUT OF THE EXCAVATION AND REGRADING OF THE POND AND ASPHALT. NOTIFICATION SHALL BE MADE A MINIMUM OF 48 HOURS PRIOR TO CONSTRUCTION. ENGINEER OF RECORD AND ITS CLIENTS SHALL BE HELD HARMLESS IN THE EVENT THAT THE CONTRACTOR FAILS TO MAKE SUCH NOTIFICATION.



NO.	REVISION	BY	DATE	ELG
2	MINOR AMENDMENT		01/17/24	
1				

**Kimley»Horn**

2024 KIMLEY-HORN AND ASSOCIATES, INC.  
6200 South Syracuse Way, Suite 300  
Greenwood Village, Colorado 80111 (303) 228-2300

DESIGNED BY: MTH  
DRAWN BY: GTG  
CHECKED BY: ELG  
DATE: 01/17/2024

EMERUS HOSPITAL  
LOT 1, FOREST TRACE FILING NO. 1  
CITY OF AURORA, COUNTY OF ADAMS  
SITE PLAN

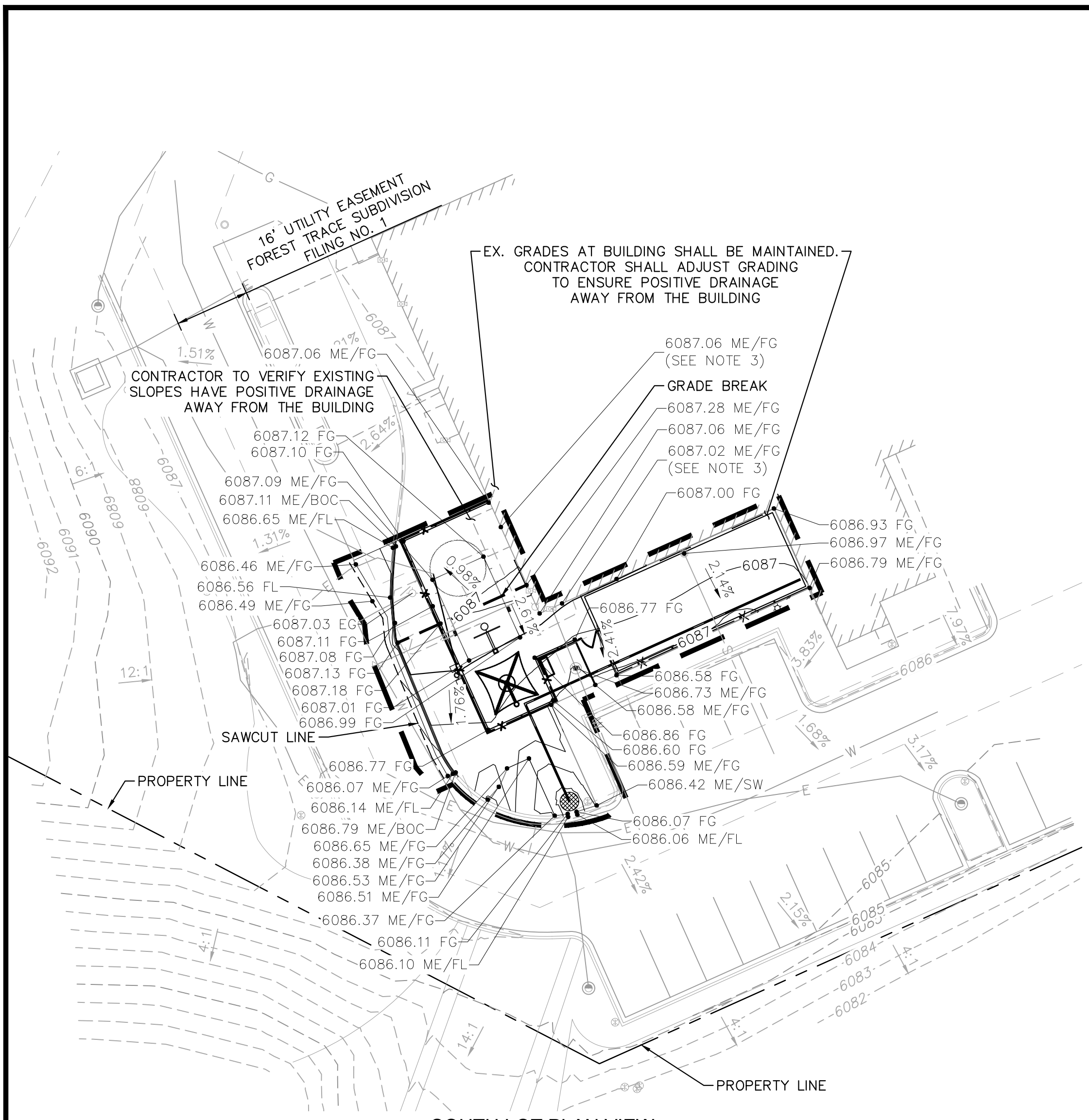
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PROJECT NO.  
196120001

DRAWING NAME  
196120001\_SP



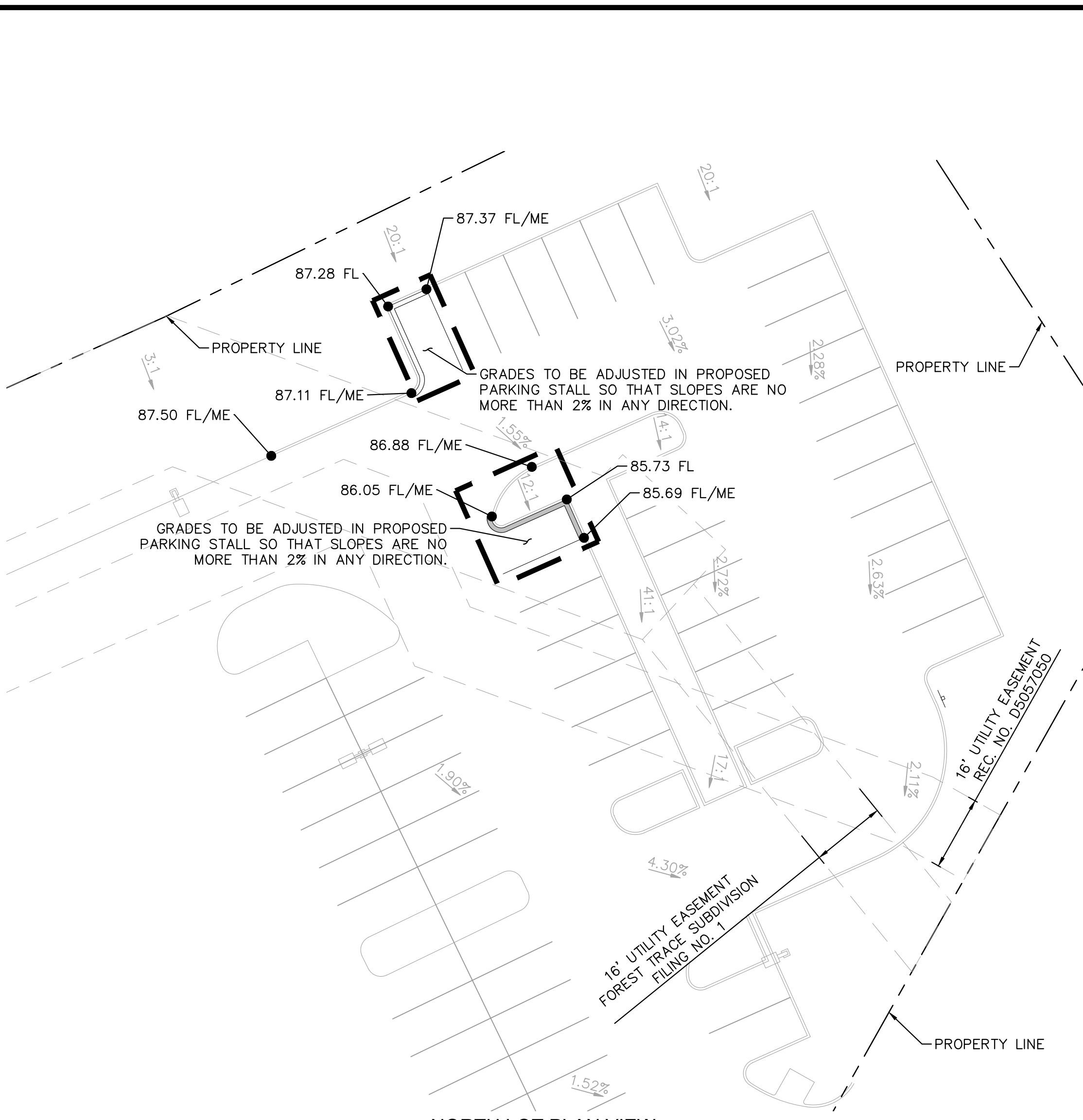




SOUTH LOT PLAN VIEW

LEGEND - SOUTH LOT

LIMITS OF CONSTRUCTION	---
PROPERTY LINE	---
PROP. STRIPING	---
PROP. SAWCUT LINE	---
GRADE BREAK	---
EX. CURB AND GUTTER, TO REMAIN	---
PROP. STANDARD MEDIAN CURB AND GUTTER PER COA STD. DTL S7.2ELECTRIC LINE	---
PROP. ELECTRIC LINE	---
EX. WATER LINE, TO REMAIN	---
EX. SANITARY LINE, TO REMAIN	---
EX. ELECTRIC LINE, TO REMAIN	---
PROP. CONTOUR	---
EX. CONTOUR	---
PROP. SLOPE ARROW	---
EX. SLOPE ARROW	---
EX. EASEMENT	---



NORTH LOT PLAN VIEW

\*LINEWORK AND UTILITIES SHOWN IN THE 'NORTH LOT PLAN VIEW' IS NOT FROM A VERIFIED SURVEY. THE LINEWORK WAS BROUGHT IN FROM GALLOWAY'S MARKED UP PDF SITE PLAN (CS1.1), FOR CONCEPTUAL PURPOSES. EXISTING SLOPES SHOWN IN THE 'NORTH LOT PLAN VIEW' ARE FROM GALLOWAY'S GRADING PLAN (CG1.0). THE GRADES IN THE PROPOSED PARKING STALLS SHALL MEET AURORA'S GRADING STANDARDS FOR ASPHALT PARKING LOTS.

LEGEND - NORTH LOT

LIMITS OF CONSTRUCTION	---
PROPERTY LINE	---
PROP. STANDARD MEDIAN CURB AND GUTTER	---
PROP. MEDIAN CATCH CURB AND GUTTER	---
EX. CURB AND GUTTER TO REMAIN	---
EX. EASEMENT	---

ABBREVIATIONS

FL	FLOWLINE
ME	MATCH EXISTING
SW	SIDEWALK
BOC	BACK OF CURB
FG	FINISHED GRADE

NOTES

1. ALL EXISTING SPOT ELEVATIONS ARE TO FLOWLINE UNLESS OTHERWISE NOTED.
2. EXISTING GRADES AT BUILDING SHALL BE MAINTAINED.
3. ALL CURB AND GUTTER SHALL COMPLY WITH CITY OF AURORA STAND DETAIL S7.2
4. CONTRACTOR SHALL TAKE CARE WHEN GRADING ALONG LIMITS OF DISTURBANCE AS TO NOT DISTURB EXISTING ASPHALT PAVEMENT, SIDEWALK, OR CURB AND GUTTER
5. CONTRACTOR SHALL OBTAIN ALL STATE AND CITY STORMWATER DISCHARGE AND EROSION CONTROL PERMITS PRIOR TO DISTURBANCE

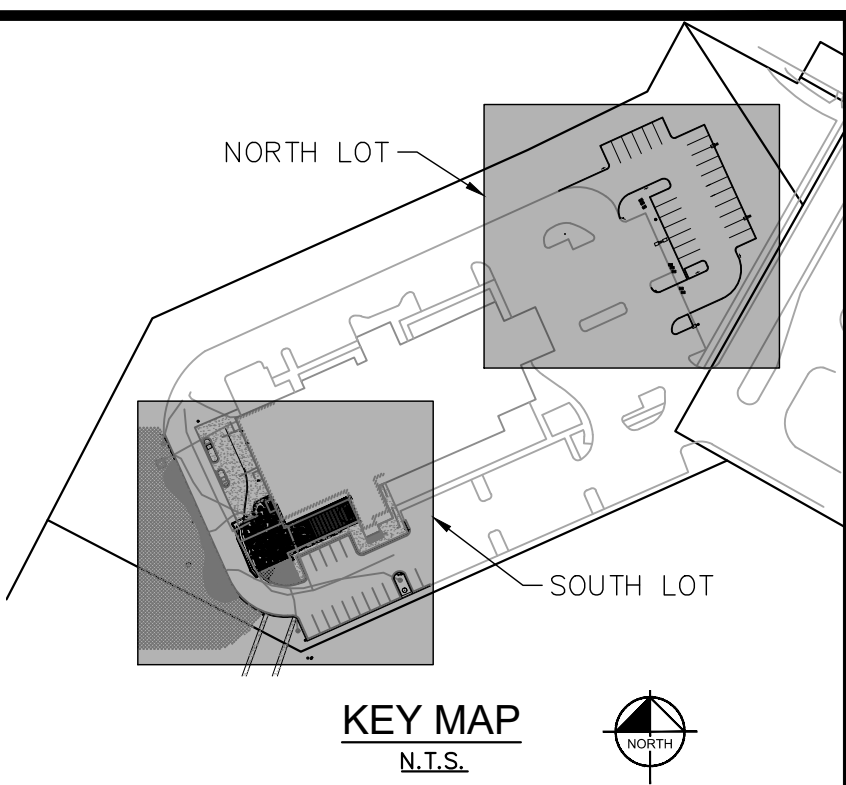
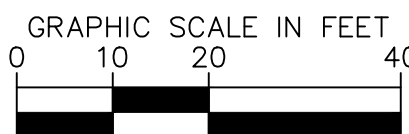
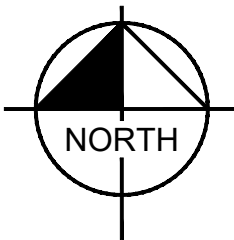
PROJECT BENCHMARK

ELEVATIONS ARE BASED UPON THE CITY OF AURORA CONTROL MONUMENT COA\_ID: 556519SW001. BEING A 3" DIAM. BRASS CAP (STAMPED COA BM, SLP-125.5, 2005) AT THE SWLY CORNER OF A CURB OPENING INLET STRUCTURE AND BEING AT THE SWLY CORNER OF S. SOUTHLAND PARKWAY AND S. MAIN STREET. ELEVATION=6067.60 (NAVD 88).



ALERT TO CONTRACTOR:

PRIOR TO THE CONSTRUCTION OF OR CONNECTION TO ANY STORM DRAIN, THE CONTRACTOR SHALL EXCAVATE, VERIFY AND CALCULATE ALL POINTS OF CONNECTION AND ALL UTILITY CROSSINGS AND INFORM ENGINEER AND THE OWNER/DEVELOPER OF ANY CONFLICT OR REQUIRED DEVIATIONS FROM THE PLAN. THIS INCLUDES ANY UTILITY CONFLICTS OR INADEQUATE GROUND COVER ARISING OUT OF THE EXCAVATION AND REGRADING OF THE POND AND ASPHALT. NOTIFICATION SHALL BE MADE A MINIMUM OF 48 HOURS PRIOR TO CONSTRUCTION. ENGINEER OF RECORD AND ITS CLIENTS SHALL BE HELD HARMLESS IN THE EVENT THAT THE CONTRACTOR FAILS TO MAKE SUCH NOTIFICATION.



Kimley»Horn

2024 KIMLEY-HORN AND ASSOCIATES, INC.  
6200 South Syracuse Way, Suite 300  
Greenwood Village, Colorado 80111 (303) 228-2300

DESIGNED BY: MTH  
DRAWN BY: GTG  
CHECKED BY: ELG  
DATE: 01/17/2024

EMERUS HOSPITAL  
LOT 1, FOREST TRACE FILING NO. 1  
CITY OF AURORA, COUNTY OF ADAMS  
SITE PLAN

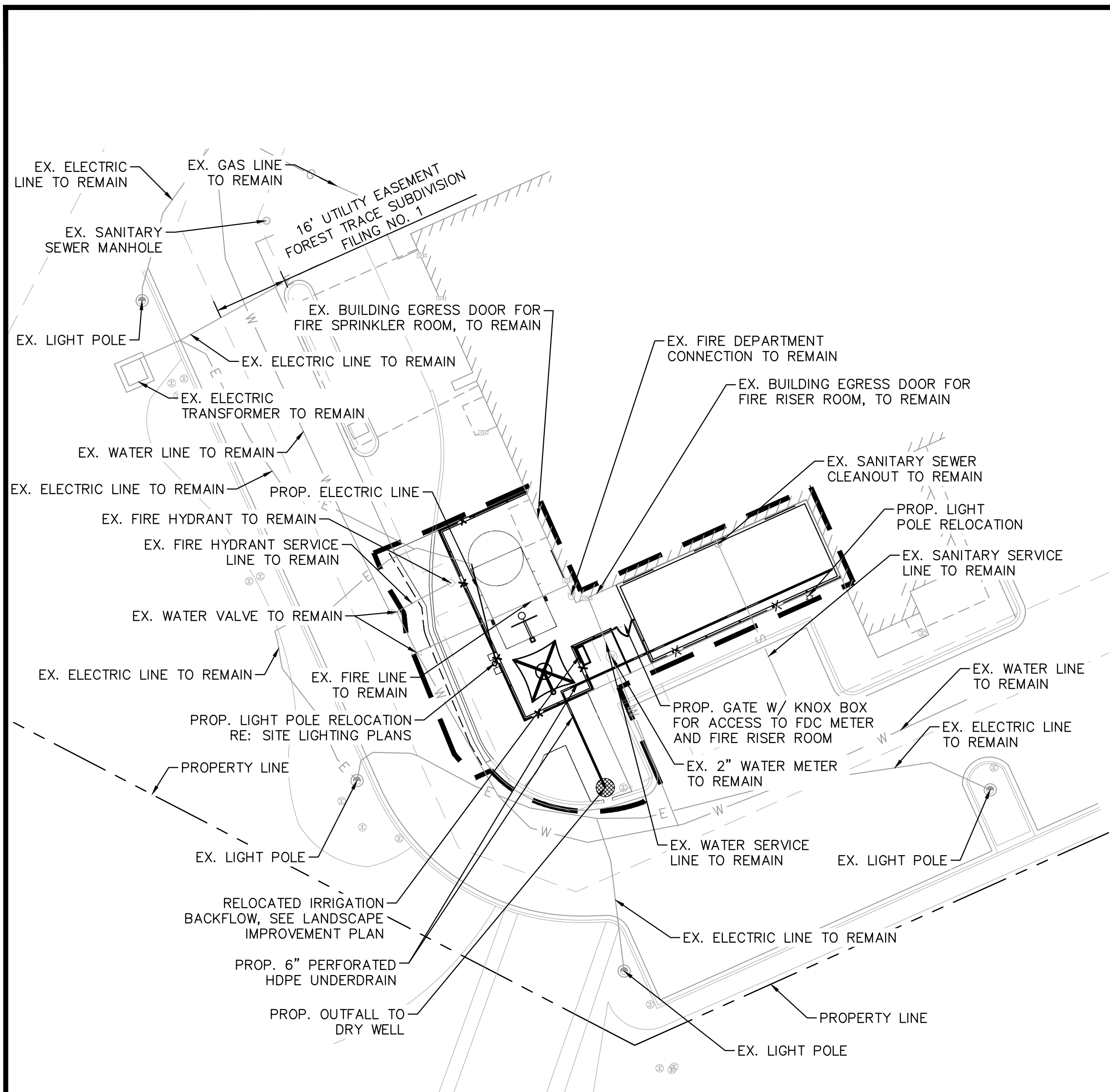
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PROJECT NO.  
196120001

DRAWING NAME  
196120001\_DTDG

2

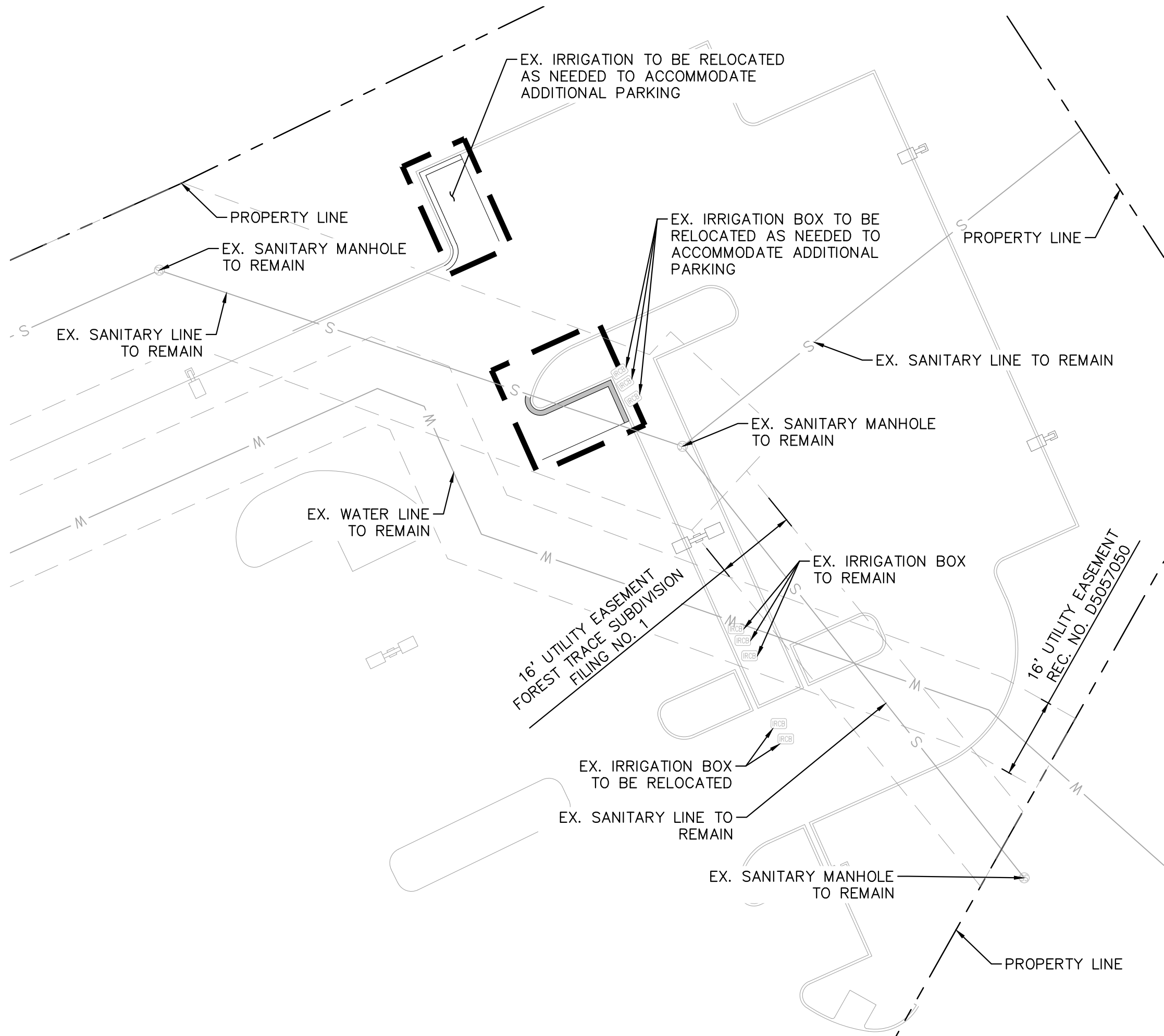




SOUTH LOT PLAN VIEW

LEGEND - SOUTH LOT

LIMITS OF CONSTRUCTION	=====
PROPERTY LINE	-----
PROP. LIGHT POLE	☆
EX. LIGHT POLE, TO REMAIN	◇
EX. FIRE HYDRANT, TO REMAIN	⊙
EX. FIRE DEPARTMENT CONNECTION, TO REMAIN	□
EX. SANITARY MANHOLE, TO REMAIN	○
EX. WATER METER, TO REMAIN	⊗
EX. WATER LINE, TO REMAIN	—W—
EX. SANITARY LINE, TO REMAIN	—S—
EX. ELECTRIC LINE, TO REMAIN	—E—
PROP. ELECTRIC LINE	—E—
EX. EASEMENT	- - - - -

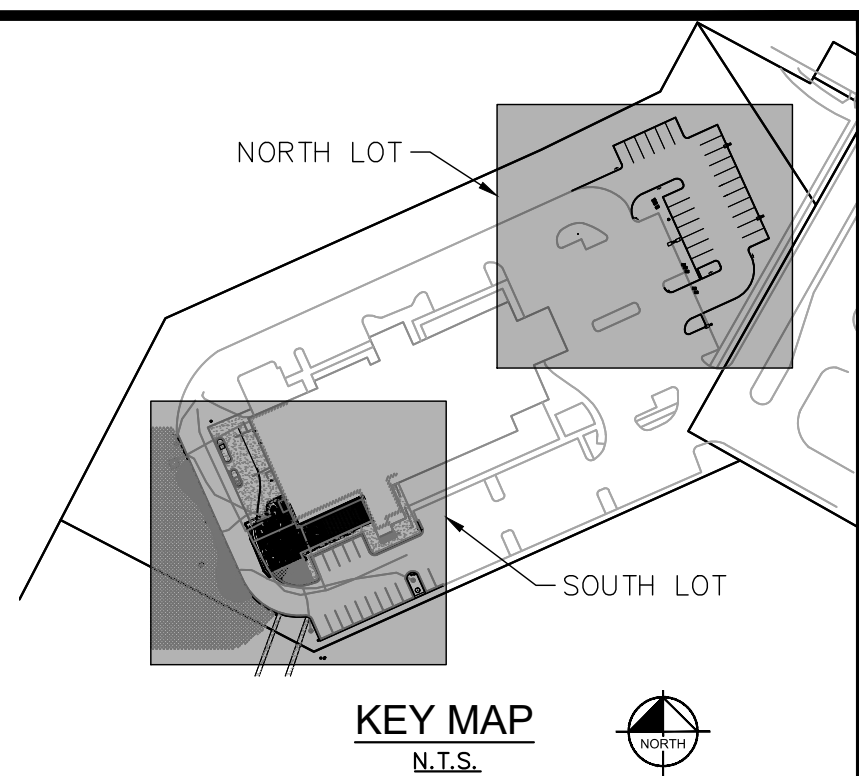


NORTH LOT PLAN VIEW

\*LINEWORK AND UTILITIES SHOWN IN THE 'NORTH LOT PLAN VIEW' IS NOT FROM A VERIFIED SURVEY. THE LINEWORK WAS BROUGHT IN FROM GALLOWAY'S MARKED UP PDF SITE PLAN (CS1.1), FOR CONCEPTUAL PURPOSES.

LEGEND - NORTH LOT

LIMITS OF CONSTRUCTION	=====
PROPERTY LINE	-----
EX. EASEMENT	- - - - -



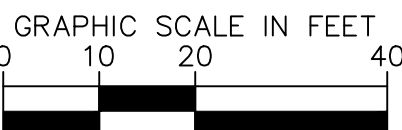
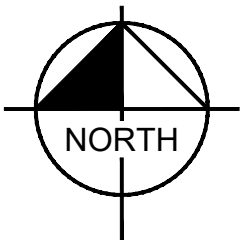
NOTES

1. ALL EXISTING UTILITIES TO REMAIN UNLESS OTHERWISE NOTED.
2. CONTRACTOR TO COORDINATE WITH XCEL TO VERIFY DEPTH AND LOCATION OF THE PROPOSED ELECTRIC LINE, WITHIN THE LIMITS OF CONSTRUCTION.



ALERT TO CONTRACTOR:

PRIOR TO THE CONSTRUCTION OF OR CONNECTION TO ANY STORM DRAIN, THE CONTRACTOR SHALL EXCAVATE, VERIFY AND CALCULATE ALL POINTS OF CONNECTION AND ALL UTILITY CROSSINGS AND INFORM ENGINEER AND THE OWNER/DEVELOPER OF ANY CONFLICT OR REQUIRED DEVIATIONS FROM THE PLAN. THIS INCLUDES ANY UTILITY CONFLICTS OR INADEQUATE GROUND COVER ARISING OUT OF THE EXCAVATION AND REGRADING OF THE POND AND ASPHALT. NOTIFICATION SHALL BE MADE A MINIMUM OF 48 HOURS PRIOR TO CONSTRUCTION. ENGINEER OF RECORD AND ITS CLIENTS SHALL BE HELD HARMLESS IN THE EVENT THAT THE CONTRACTOR FAILS TO MAKE SUCH NOTIFICATION.



Kimley»Horn

2024 KIMLEY-HORN AND ASSOCIATES, INC.  
6200 South Syracuse Way, Suite 300  
Greenwood Village, Colorado 80111 (303) 228-2300

EMERUS HOSPITAL  
LOT 1, FOREST TRACE FILING NO. 1  
CITY OF AURORA, COUNTY OF ADAMS  
SITE PLAN

UTILITY PLAN

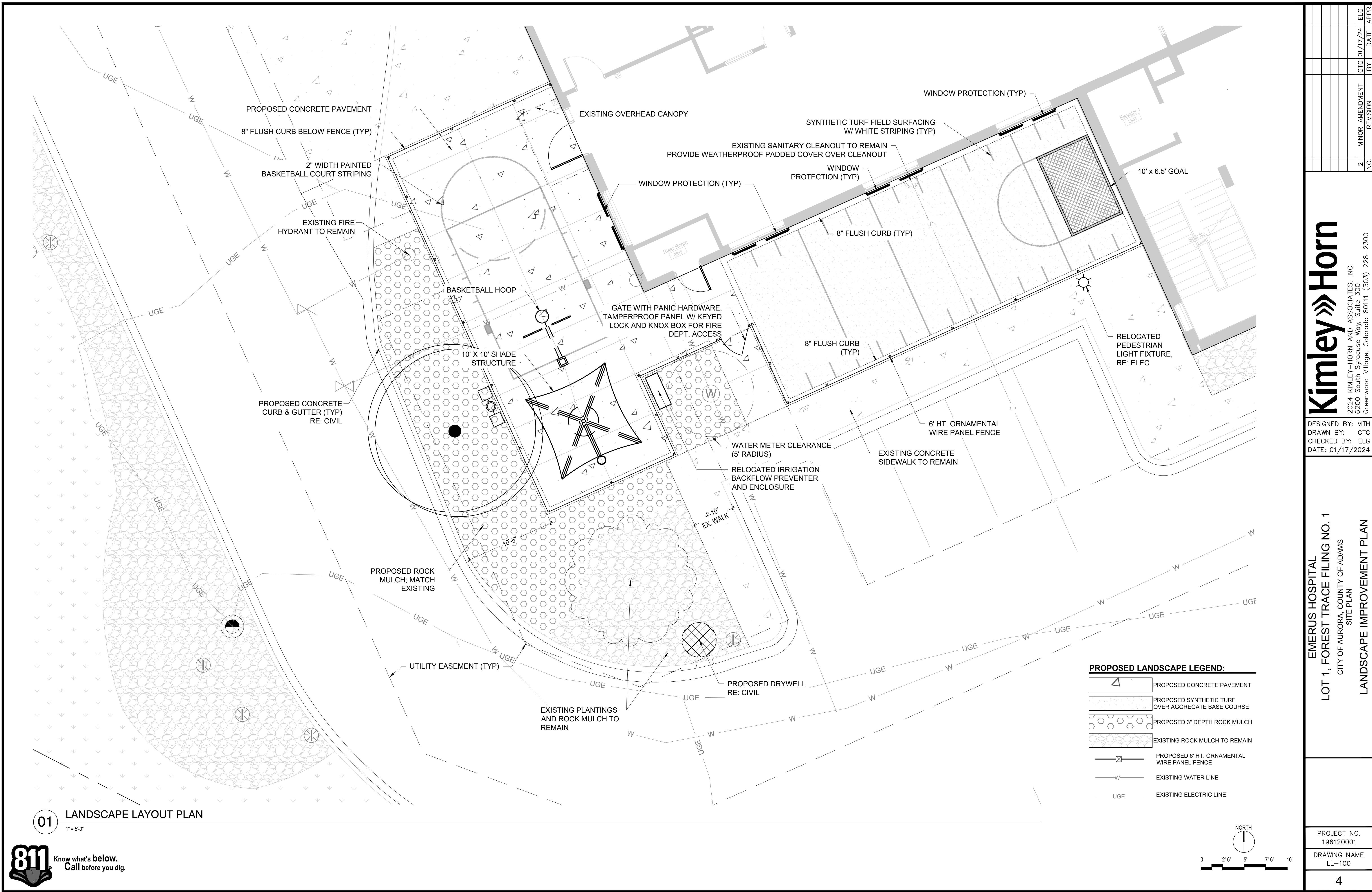
PROJECT NO.  
196120001

DRAWING NAME  
196120001\_UT

3

NO.	REVISION	BY	DATE	ELG
2	MINOR AMENDMENT			

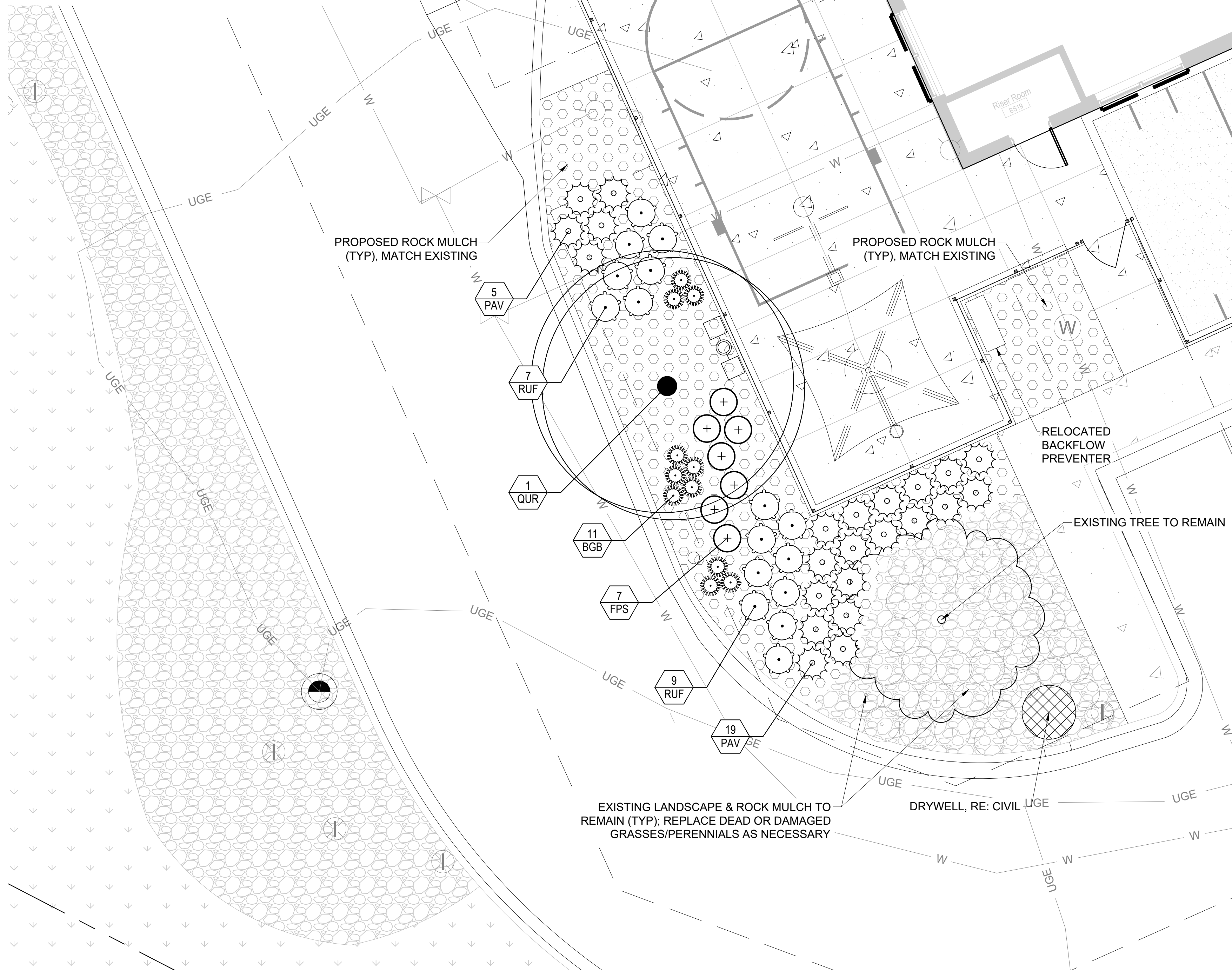






GENERAL NOTES:

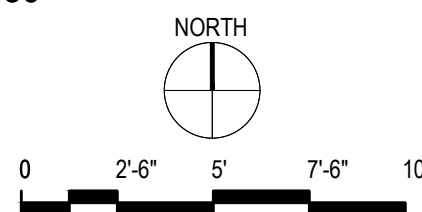
1. REFER TO ORIGINAL/APPROVED LANDSCAPE DRAWINGS FOR COMPLETE PLANTING PLAN AND DETAILS.
2. RETROFIT EXISTING IRRIGATION SYSTEM TO PROVIDE DRIP IRRIGATION TO ALL PROPOSED PLANTINGS.
3. ADDITIONS TO ORIGINAL SITE PLAN MINOR AMENDMENT LANDSCAPE QUANTITIES ARE DESIGNATED WITH A "PLUS" PREFIX (+) IN THE PARKING LOT LANDSCAPE PLAN. ALL OTHER PLANT MATERIAL SHOWN ON THE PARKING LOT LANDSCAPE PLAN SHALL BE RELOCATED TO ACCOMMODATE NEW PARKING STALLS. ADDITIONAL PLANT MATERIAL HAS BEEN PROVIDED PER C.O.A. LANDSCAPE REQUIREMENTS.



PLANT SCHEDULE

TREES	CODE	QTY	COMMON / BOTANICAL NAME	SIZE	SPACING
	----	1	EXISTING TREE TO REMAIN	----	----
	PIPO	1	PONDEROSA PINE / PINUS PONDEROSA	6' HT.	----
	QUQA	1	GAMBEL OAK / QUERCUS GAMBELII	5' HT.	----
	QUR	1	RED OAK / QUERCUS RUBRA	2" CAL.	----
SHRUBS	CODE	QTY	COMMON / BOTANICAL NAME	SIZE	SPACING
	JUME	9	SEA GREEN JUNIPER / JUNIPERUS X MEDIA	5 GAL.	4'-6"
	PHOP	8	LITTLE DEVIL NINEBARK / PHYSOCARPUS OPULIFOLIUS 'DONNA MAY'	5 GAL.	5'-6"
	PRBW	4	WESTERN SAND CHERRY / PRUNUS BESSEYI	5 GAL.	4'-0"
	RHAR	4	GRO-LOW SUMAC / RHUS AROMATICA 'GRO-LOW'	5 GAL.	5'-0"
GRASSES	CODE	QTY	COMMON / BOTANICAL NAME	SIZE	SPACING
	BGB	11	BLONDE AMBITION BLUE GRAMA / BOUTELOUA GRACILIS 'BLONDE AMBITION'	1 GAL.	18"
	PAV	24	SHENANDOAH SWITCH GRASS / PANICUM VIRGATUM 'SHENANDOAH'	1 GAL.	30"
	SCSC	11	LITTLE BLUESTEM / SCHIZACHYRIUM SCOPARIUM	1 GAL.	30"
PERENNIALS	CODE	QTY	COMMON / BOTANICAL NAME	SIZE	SPACING
	AGRU	11	SUNSET HYSSOP / AGASTACHE RUPESTRIS 'SUNSET'	1 GAL.	30"
	FPS	7	FIRECRACKER PENSTEMON / PENSTEMON EATONII	1 GAL.	30"
	RUF	16	BLACK EYED SUSAN / RUDBECKIA FULGIDA 'GOLDSTRUM'	1 GAL..	30"

01 LANDSCAPE PLANTING PLAN  
1" = 5'-0"



NO.	REVISION	BY	DATE	ELG	APPR
2	MINOR AMENDMENT		01/17/24		

**FOR** Architecture  
11450 Holmes Road,  
Suite 600  
Kansas City, MO 64131

DESIGNED BY: WP  
DRAWN BY: AK  
CHECKED BY: JB  
DATE: 01/17/2024

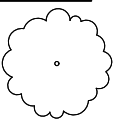
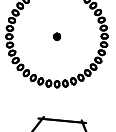
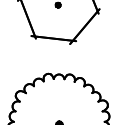

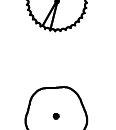
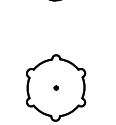




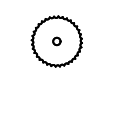
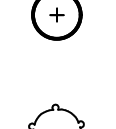

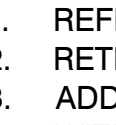
EMERUS HOSPITAL  
LOT 1, FOREST TRACE FILING NO. 1  
CITY OF AURORA, COUNTY OF ADAMS  
SITE PLAN  
LANDSCAPE PLANTING PLAN

PROJECT NO.  
196120001  
DRAWING NAME  
LP-100





## PLANT SCHEDULE

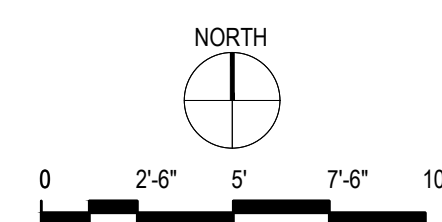
<u>TREES</u>	<u>CODE</u>	<u>QTY</u>	<u>COMMON / BOTANICAL NAME</u>	<u>SIZE</u>	<u>SPACING</u>
	----	1	EXISTING TREE TO REMAIN	----	----
	PIPO	1	PONDEROSA PINE / PINUS PONDEROSA	6' HT.	----
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**GENERAL NOTES:**

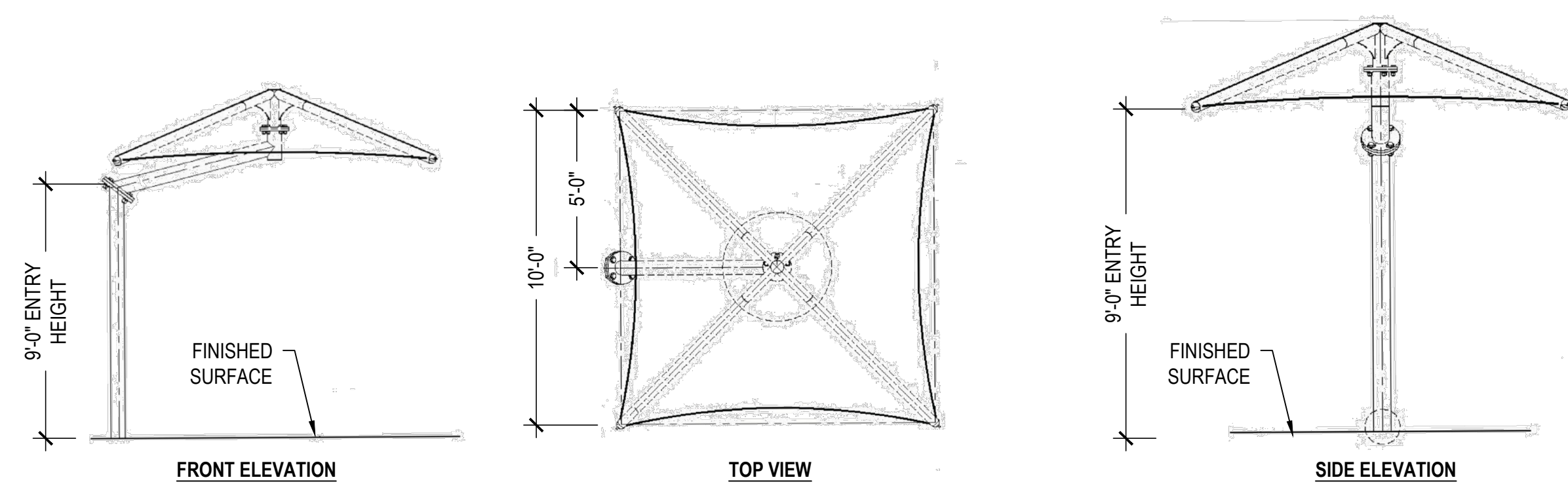
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Know what's **below**.  
● **Call** before you dig

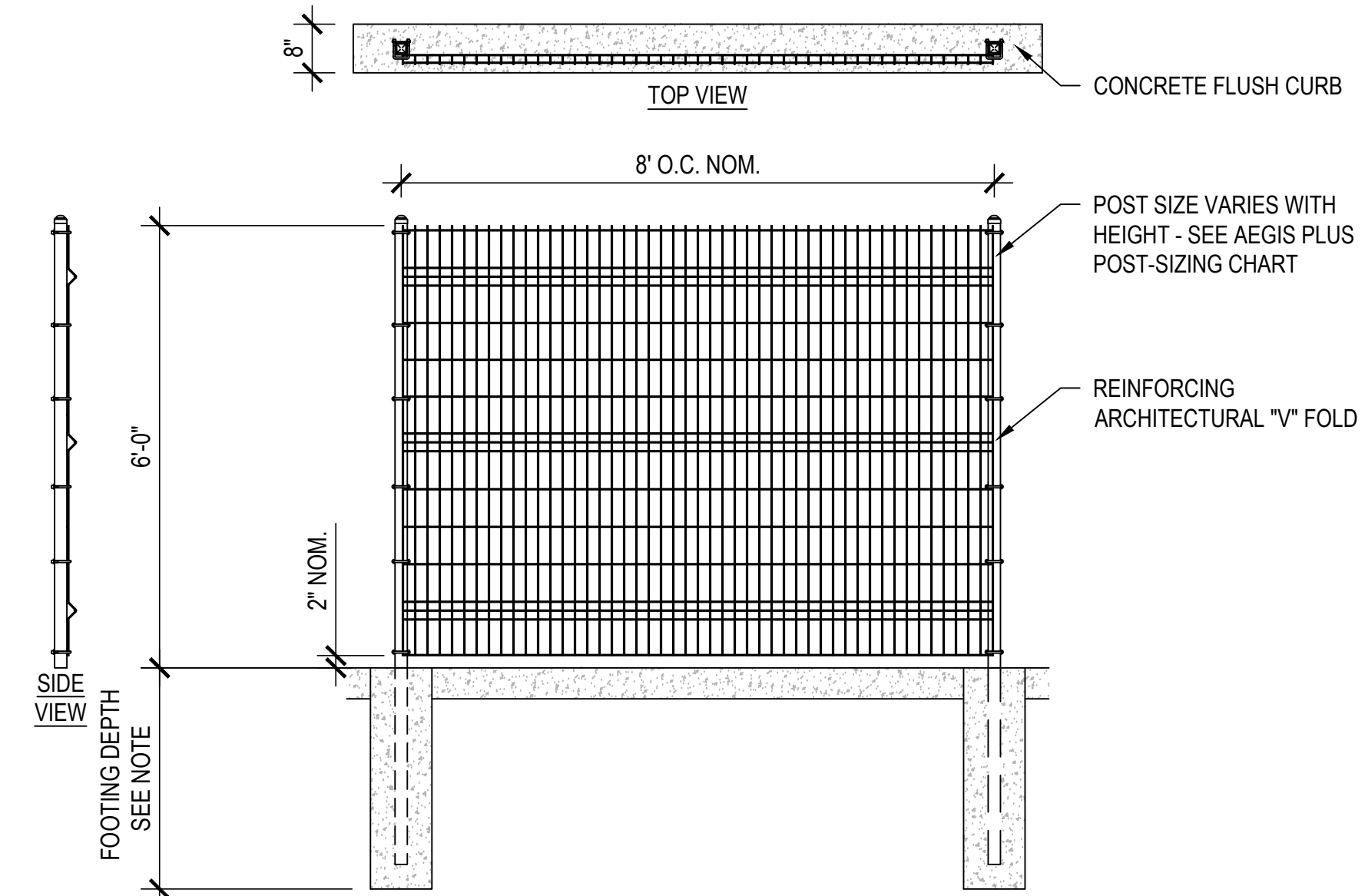






Total Structure Weight	636.22 lbs.
Single Column Weight	128.3 lbs.
Total Upper Frame Weight	507.9 lbs.
Steel Sizes	HSS Ø5.00 SCH 40 (5.563 x 0.258)

1. BASIS OF DESIGN IS "10x10 SINGLE POST PYRAMID CANTILEVER" BY USA-SHADE (800-966-5005)
2. SHADE STRUCTURE SHALL BE DESIGNED TO WITHSTAND 110 MPH WIND SPEEDS.


$$1/2'' = 1'-0''$$

7



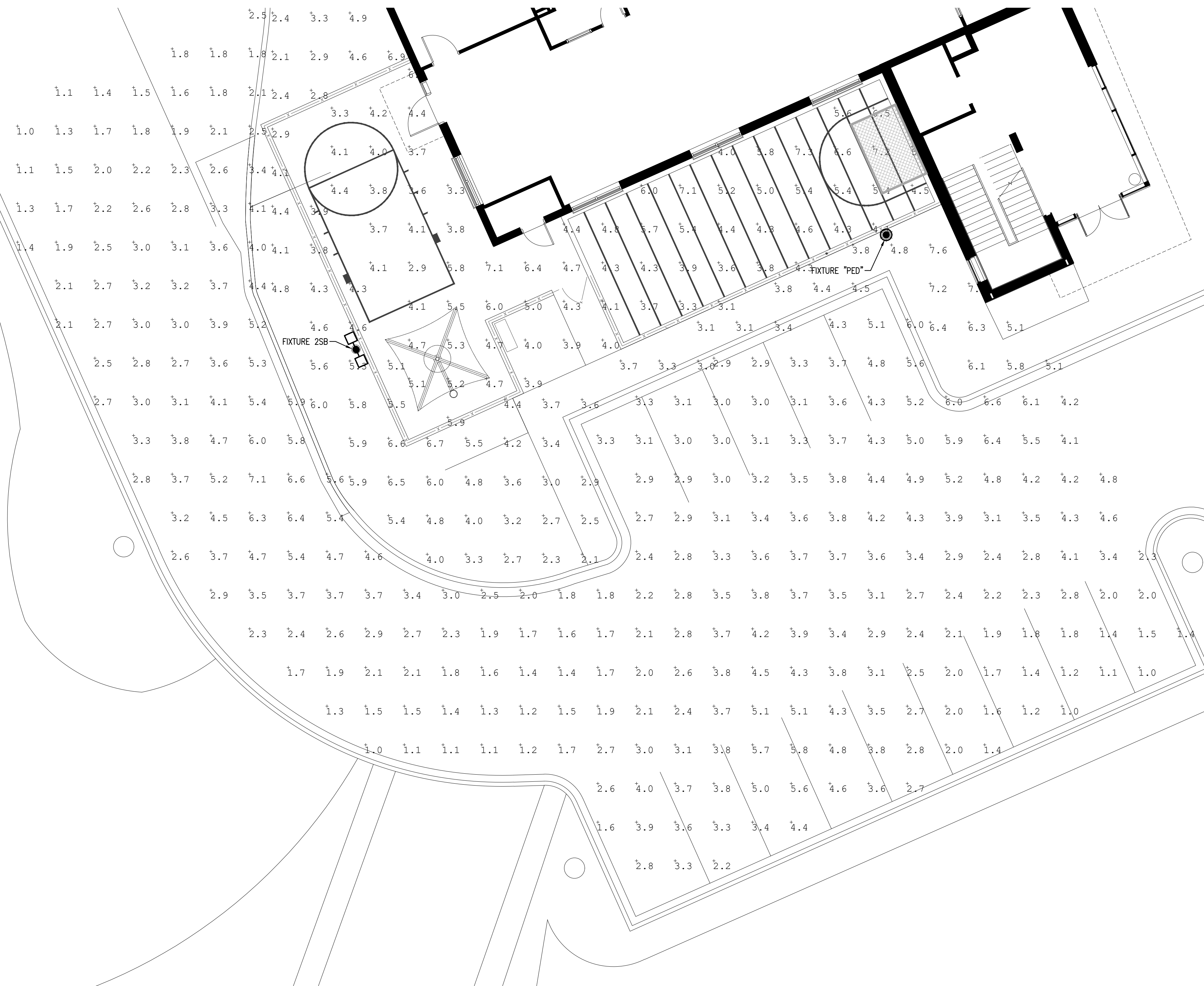
### EXISTING LUMINAIRE SCHEDULE

LABEL	CATALOG NUMBER	DESCRIPTION	LUMENS	WATTS	LLF
2SB	DOUBLE, KIM LIGHTING, WAR 9 SMALL 2SB-WP9S3P70-60L4K	TWO WAR 9 SMALL, PICO-PRISM, 60 DIODE, TYPE III DISTRIBUTION, 4K, DARK BRONZE, 20" STEEL SQUARE POLE WITH SINGLE ARM BRACKET	21946	260	1.0
PED	SINGLE, KIM LIGHTING, BOUNCE PEDESTRIAN BN1H5E35-60L4K	ONE BOUNCE PEDESTRIAN, PICO-PRISM, 60 DIODE, TYPE V DISTRIBUTION, 4K, DARK BRONZE, 16" STEEL SQUARE POLE FLUSH MOUNT FIXTURE	4234	64	1.0

Calculation Summary							
Label	CalcType	Units	Avg	Max	Min	Avg/Min	Max/Min
PARKING LOT - DRIVE AISLE	Illuminance	Fc	3.14	7.1	1.0	3.14	7.10
SIDEWALK	Illuminance	Fc	4.45	7.6	2.1	2.12	3.62
SPORTS FIELD	Illuminance	Fc	4.75	7.3	2.9	1.64	2.52

SHEET NOTES

1. CALCULATION REFLECTS RELOCATION OF EXISTING FIXTURES. NO NEW  
FIXTURES ADDED ON THIS PLAN. FINAL FIXTURE LOCATION SHOWN ON THIS  
SHEET.



① SITE PHOTOMETRIC PLAN  
SCALE: 1/8" = 1'-0"



# Kimley»Horn

2023 KIMLEY-HORN AND ASSOCIATES, INC.  
6200 South Syracuse Way, Suite 300  
Greenwood Village, Colorado 80111 (303) 228-2300

DESIGNED BY: ESJ  
DRAWN BY: ESJ  
CHECKED BY: NP  
DATE: 07/07/2023

EMERUS HOSPITAL  
LOT 1, FOREST TRACE FILING NO. 1  
CITY OF AURORA, COUNTY OF ADAMS  
SITE PLAN  
SITE PHOTOMETRIC PLAN

PROJECT NO. 196120001
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DRAWING NAME  
PHOTOMETRIC