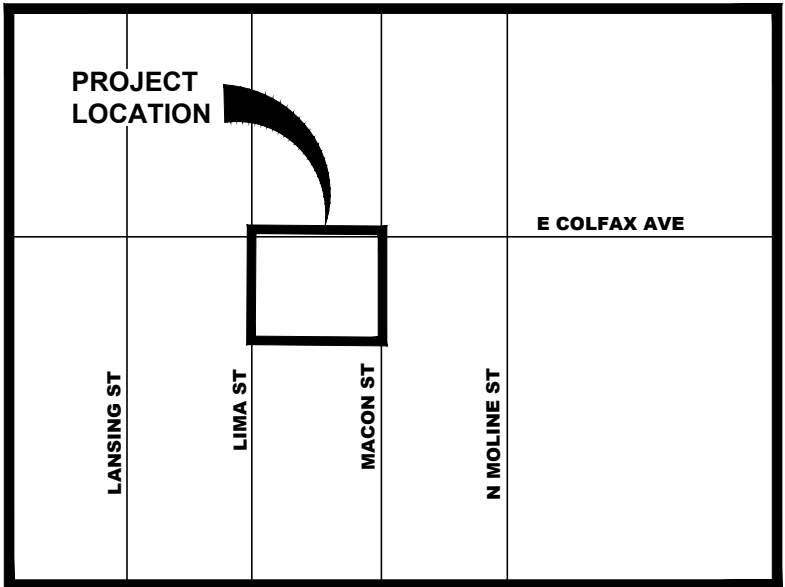


AFC URGENT CARE SITE PLAN

A RESUBDIVISION OF LOTS 1 AND 2, BLOCK 1, AURORA PLAZA

SITUATED IN THE NORTHEAST $\frac{1}{4}$ OF SECTION 2, TOWNSHIP 4 SOUTH, RANGE 67 WEST OF THE 6TH P.M.
CITY OF AURORA, COUNTY OF ARAPAHOE, STATE OF COLORADO



VICINITY MAP

1" = 500'



SITE DATA TABLE	
LAND AREA WITHIN PROPERTY LINES:	37770 SF = 0.867 ACRES
NUMBER OF BUILDINGS	2
TOTAL BUILDING COVERAGE	9222 SF = 0.212 ACRES (24.42%) INCL. WITH HARD SURFACE
HARD SURFACE AREA	32960 SF = 0.757 ACRES (87.31%)
LANDSCAPE AREA	4810 SF = 0.110 ACRES (12.69%)
REQUIRED PATIO SIZING	461 SF
PROVIDED PATIO	805 SF
PARKING SPACES REQUIRED	(GFA/1000)*4=38
PARKING SPACES PROVIDED	39
BICYCLE PARKING SPACES REQUIRED	4
BICYCLE PARKING SPACES PROVIDED	4
HANDICAP SPACES REQUIRED	2
HANDICAP SPACES PROVIDED (BOTH ARE VAN ACCESSIBLE)	2
MAXIMUM SIGN QUANTITY	5 PER TENANT
MAXIMUM SIGN AREA	80 SF PER TENANT

BUILDING A DATA TABLE	
GROSS FLOOR AREA	3717 SF
BUILDING TYPE	V-B
FIRE SPRINKLER	NO
MAXIMUM HEIGHT OF BUILDING	23'-6"
ZONING CLASSIFICATION	OA-G
PROPOSED USE	MEDICAL OFFICE & URGENT CARE

BUILDING B DATA TABLE	
GROSS FLOOR AREA	5606 SF
BUILDING TYPE	V-B
FIRE SPRINKLER	NO
MAXIMUM HEIGHT OF BUILDING	23'-6"
ZONING CLASSIFICATION	OA-G
PROPOSED USE	MEDICAL OFFICE & URGENT CARE

SHEET LIST

1	COVER SHEET	10	PHOTOMETRIC SITE PLAN
2	NOTES AND LEGEND	11	OVERALL STREET ELEVATIONS
3	SITE PLAN	12	BUILDING A ELEVATIONS
4	PATIO DIAGRAM	13	BUILDING A ELEVATIONS
5	GRADING AND UTILITY PLAN	14	BUILDING B ELEVATIONS
6	SITE PLAN DETAILS SHEET	15	BUILDING B ELEVATIONS
7	TREE MITIGATION PLAN	16	MATERIAL BOARD
8	PLANTING PLAN	17	ARCH DETAILS
9	LANDSCAPE DETAILS		

Signature Block

(Official Project Name) Site Plan *

Legal Description: _____

This Site Plan and any amendments hereto, upon approval by the City of Aurora and recording, shall be binding upon the applicants therefore, their successors and assigns. This plan shall limit and control the issuance and validity of all building permits, and shall restrict and limit the construction, location, use, occupancy and operation of all land and structures within this plan to all conditions, requirements, locations and limitations set forth herein. Abandonment, withdrawal or amendment of this plan may be permitted only upon approval of the City of Aurora.

In witness thereof, _____ has caused these
(Corporation, Company, or Individual)

presents to be executed this _____ day of _____ AD, _____.

By: _____ Corporate
(Principals or Owners) Seal

State of Colorado _____)ss
County of _____)

The foregoing instrument was acknowledged before me this _____ day of _____ AD, _____ by

(Principals or Owners)

Witness my hand and official seal

(Notary Public) Seal Notary

My commission expires _____ Notary Business Address: _____

CITY OF AURORA APPROVALS

City Attorney: _____ Date: _____

Planning Director: _____ Date: _____

Planning and Zoning Commission: _____ Date: _____
(Chairperson)

City Council: _____ Date: _____

Attest: _____ (Mayor)

(City Clerk) Date: _____

Database Approval Date _____

RECORDER'S CERTIFICATE:

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

CONSULTANT TEAM

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GEOTECHNICAL ENGINEER
KUMAR AND ASSOCIATES, INC
2390 SOUTH LIPAN STREET
DENVER, CO 80223
(303) 742-9700

SITE PLAN

04.26.2024
DRAWN BY | DOCTER
CHECKED BY | YOUNG
REVISIONS
-

COVER SHEET

1

NOT FOR CONSTRUCTION

AMENDMENT BLOCK



ABBREVIATIONS			
@	AT	LT	LEFT
AB	ABANDONED	MEG	MATCH EXISTING GRADE
AHJ	AUTHORITIES HAVING JURISDICTION	MH	MANHOLE
APPROX	APPROXIMATE	MTR	METER
ASCE	AMERICAN SOCIETY OF CIVIL ENGINEERS	NTS	NOT TO SCALE
BC	BACK OF CURB	OC	ON CENTER
BCR	BACK OF CURB RADIUS	OH, OHP	OVERHEAD, OVERHEAD POWER
BM	BENCHMARK	OHU	OVERHEAD UTILITIES
BOT	BOTTOM	PB	PULL BOX
BP	BURIED POWER	PC	POINT OF CURVATURE
BT	BURIED TELEPHONE	PIP	PROTECT IN PLACE
BW	BOTTOM OF WALL	PL	PROPERTY LINE
C&G	CURB & GUTTER	PP	POWER POLE
C&G, TV	CABLE TELEVISION	PRC	POINT OF REVERSE CURVE
CI	CAST IRON	PT	POINT OF TANGENCY
CIPP	CURED IN PLACE PIPE	PVC	POLYVINYL CHLORIDE PIPE
CL	CENTERLINE	RCP	REINFORCED CONCRETE PIPE
CMP	CORRUGATED METAL PIPE	RIM	RIM OF MANHOLE LID OR GRATE
CO	CLEANOUT	ROW	RIGHT OF WAY
D, DIA	DIAMETER	SF	SQUARE FOOT, SQUARE FEET
DG	DECOMPOSED GRANITE	SP	SPECIAL PROVISIONS
DI	DUCTILE IRON	SS	SANITARY SEWER
DIP	DUCTILE IRON PIPE	SSMH	SANITARY SEWER MANHOLE
DOM	DOMESTIC WATER	ST	STORM DRAIN
DW	DRIVEWAY	STA	STATION
DWG	DRAWING	STCB	STORM CATCH BASIN
EG	EXISTING GRADE	STCI	STORM CURB INLET
ELEC, E	ELECTRIC	STD	STANDARD
EL, ELEV	ELEVATION	STMH	STORM MANHOLE
EOP, EP	EDGE OF PAVEMENT	STDY	STORM YARD DRAIN
ESCP	EROSION AND SEDIMENT CONTROL PLAN	SW	SIDEWALK
EX	EXISTING	SWPPP	STORMWATER POLLUTION PREVENTION PLAN
FC	FACE OF CURB	SY	SQUARE YARD
FG	FINISHED GRADE	T, TEL	TELEPHONE
FH, HYD	FIRE HYDRANT	TA	TOP OF ASPHALT
FL	FLOW LINE	TBC	TOP BACK OF CURB
FT	FOOT, FEET	TC	TOP OF CONCRETE
G	GAS	TEMP	TEMPORARY
GM	GAS METER	TRANS	TRANSITION
GV	GAS VALVE	TW	TOP OF WALL
GW	GUY WIRE	TYP	TYPICAL
HP	HIGH PRESSURE	VCP	VITRIFIED CLAY PIPE
IE	INVERT ELEVATION	WM	WATER MAIN
INT	INTERSECTION	WV	WATER VALVE
IRR	IRRIGATION	W/	WITH
L	LENGTH	Δ	DELTA
LF	LINEAL FOOT, LINEAR FEET		
LS	LANDSCAPING		

- CITY OF AURORA STANDARD 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 2021 INTERNATIONAL BUILDING CODE, CHAPTER 11, AND THE INTERNATIONAL CODE COUNCIL (ICC) A117.1-2017.

5.

THE APPLICANT HAS THE OBLIGATION TO COMPLY WITH ALL APPLICABLE REQUIREMENTS OF THE AMERICANS WITH DISABILITIES ACT.

6.

THE DEVELOPER, HIS SUCCESSORS AND ASSIGNS, SHALL BE RESPONSIBLE FOR INSTALLATION, MAINTENANCE AND REPLACEMENT OF ALL LANDSCAPING MATERIALS SHOWN OR INDICATED ON THE APPROVED SITE PLAN OR LANDSCAPE PLAN ON FILE IN THE PLANNING DEPARTMENT. ALL LANDSCAPING WILL BE INSTALLED PRIOR TO ISSUANCE OF CERTIFICATE OF OCCUPANCY.

7.

ALL CROSSINGS OR ENCROACHMENTS 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 ALIGNS, FURTHER AGREES TO REMOVE, REPAIR, REPLACE, MODIFY, OR OTHERWISE ADJUST SAID CROSSING 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 STATE WITHIN SAID EASEMENTS AND RIGHTS-OF-WAY AT ANY TIME AND IN SUCH A MANNER AS IT DEEMS NECESSARY OR CONVENIENT.

8.

THE APPROVAL OF THIS DOCUMENT DOES NOT CONSTITUTE FINAL APPROVAL OF GRADING, DRAINAGE, UTILITY, PUBLIC IMPROVEMENTS AND BUILDING PLANS. CONSTRUCTION PLANS MUST BE REVIEWED AND APPROVED BY THE APPROPRIATE AGENCY PRIOR TO THE ISSUANCE OF BUILDING PERMITS.

9.

ALL BUILDING ADDRESS NUMBERS SHALL COMPLY WITH SECTIONS 126-271 AND 126-278 OF THE AURORA CITY CODE.

10.

ALL ROOFTOP MECHANICAL EQUIPMENT AND VENTS GREATER THAN EIGHT (8) INCHES IN DIAMETER MUST BE SCREENED. SCREENING MAY BE DONE EITHER WITH AN EXTENDED PARAPET WALL OR A FREESTANDING SCREEN WALL. SCREENS SHALL BE AT LEAST AS HIGH AS THE EQUIPMENT THEY HIDE. IF EQUIPMENT IS VISIBLE BECAUSE SCREENS DON'T MEET THIS MINIMUM HEIGHT REQUIREMENT, THE DIRECTOR OF PLANNING MAY REQUIRE CONSTRUCTION MODIFICATIONS PRIOR TO THE ISSUANCE OF A PERMANENT CERTIFICATE OF OCCUPANCY.

11.

NOTWITHSTANDING ANY SURFACE IMPROVEMENTS, LANDSCAPING, PLANTING OR CHANGES SHOWN IN THESE SITE OR CONSTRUCTION PLANS, OR ACTUALLY CONSTRUCTED OR PUT IN PLACE, ALL UTILITY EASEMENTS MUST REMAIN UNOBSTRUCTED AND FULLY ACCESSIBLE ALONG THEIR ENTIRE LENGTH TO ALLOW FOR ADEQUATE MAINTENANCE EQUIPMENT. ADDITIONALLY, NO INSTALLATION, PLANTING, CHANGE IN THE SURFACE, ETC., SHALL INTERFERE WITH THE OPERATION OF THE UTILITY LINES PLACED WITHIN THE EASEMENT. BY SUBMITTING THESE SITE OR CONSTRUCTION PLANS FOR APPROVAL, THE LANDOWNER RECOGNIZES AND ACCEPTS THE TERMS, CONDITIONS AND REQUIREMENTS OF THIS NOTE.

12.

FINAL GRADE SHALL BE AT LEAST SIX (6) INCHES BELOW ANY EXTERIOR WOOD SIDING ON THE PREMISES.

13.

ALL INTERESTED PARTIES ARE HEREBY ALERTED THAT THIS SITE PLAN IS SUBJECT TO ADMINISTRATIVE CHANGES AND AS SHOWN ON THE ORIGINAL SITE PLAN ON FILE IN THE AURORA CITY PLANNING OFFICE AT THE MUNICIPAL BUILDING. A COPY OF THE OFFICIAL CURRENT PLAN MAY BE PURCHASED THERE. LIKEWISE, SITE PLANS ARE REQUIRED TO AGREE WITH THE APPROVED SUBDIVISION PLAT OF RECORD AT THE TIME OF A BUILDING PERMIT; AND IF NOT, MUST BE AMENDED TO AGREE WITH THE PLAT AS NEEDED, OR VICE VERSA.

14.

ERRORS IN APPROVED SITE PLANS RESULTING FROM COMPUTATIONS OR INCONSISTENCIES IN THE DRAWINGS MADE BY THE APPLICANT ARE THE RESPONSIBILITY OF THE PROPERTY OWNER OF RECORD. WHERE FOUND, THE CURRENT MINIMUM CODE REQUIREMENTS WILL APPLY AT THE TIME OF BUILDING PERMIT. PLEASE BE SURE THAT ALL PLAN COMPUTATIONS ARE CORRECT.

15.

ALL REPRESENTATIONS AND COMMITMENTS MADE BY APPLICANTS AND PROPERTY OWNERS AT PUBLIC HEARINGS REGARDING THIS PLAN ARE BINDING UPON THE APPLICANT, PROPERTY OWNER, AND ITS HEIRS, SUCCESSORS, AND ASSIGNS.

16.

ARCHITECTURAL FEATURES, SUCH AS BAY WINDOWS, FIREPLACES, ROOF OVERHANGS, GUTTERS, EAVES, FOUNDATIONS, FOOTINGS, CANTILEVERED WALLS, ETC, ARE NOT ALLOWED TO ENCROACH INTO ANY EASEMENT OR FIRE LANE.

17.

THE VENDOR OF ANY FUTURE SALE OF THE REAL PROPERTY SHALL PROVIDE THE REQUIRED NOTICE PER CITY CODE SECTION 146-1587(C) TO BE RECORDED WITH THE COUNTY CLERK AND RECORDER AND SHALL PROVIDE SUCH NOTICE TO EACH PROSPECTIVE PURCHASER OF ANY AND ALL SAID PROPERTY. SEE EXHIBIT C4 UNDER THE AIRPORT RELATED LAND USE RESTRICTIONS SECTION OF THIS GUIDEBOOK.

18.

THE 2021 INTERNATIONAL FIRE CODE (IFC), REQUIRES ALL BUILDINGS TO BE ASSESSED FOR ADEQUATE EMERGENCY RESPONDER RADIO COVERAGE (ERRC). AT THE TIME THE STRUCTURE IS AT FINAL FRAME AND FINAL ELECTRICAL INSPECTIONS, THE GENERAL CONTRACTOR (GC) WILL BE REQUIRED TO HIRE A QUALIFIED INDEPENDENT 3RD PARTY TO ASSESS THE RADIO FREQUENCY LEVELS WITHIN THE STRUCTURE. ONCE COMPLETED, THE 3RD PARTY WILL PROVIDE THE RESULTS OF THE TEST TO BOTH THE DC AND THE AURORA BUILDING DIVISION AS TO WHETHER THE STRUCTURE PASSED OR FAILED THE PRELIMINARY RADIO SURVEILLANCE. A STRUCTURE THAT HAS PASSED THIS SURVEILLANCE REQUIRES NO FURTHER ACTION BY THE GC. A FAILED RADIO SURVEILLANCE WILL REQUIRE A LICENSED CONTRACTOR TO SUBMIT PLANS TO THE AURORA BUILDING DIVISION TO OBTAIN A BUILDING PERMIT FOR THE INSTALLATION OF AN ERRC SYSTEM PRIOR TO INSTALLATION. THIS ASSESSMENT AND INSTALLATION IS AT THE OWNER OR DEVELOPERS EXPENSE. FUTURE INTERIOR OR EXTERIOR MODIFICATIONS TO THE STRUCTURE AFTER THE ORIGINAL CERTIFICATE OF OCCUPANCY IS ISSUED WILL REQUIRE A REASSESSMENT FOR ADEQUATE RADIO FREQUENCY COVERAGE.

19.

THE DEVELOPER IS RESPONSIBLE FOR SIGNING AND STRIPING ALL PUBLIC STREETS. THE DEVELOPER IS REQUIRED TO PLACE TRAFFIC CONTROL, STREET NAME, AND GUIDE SIGNS ON ALL PUBLIC STREETS AND PRIVATE STREETS APPROACHING AN INTERSECTION WITH A PUBLIC STREET. SIGNS SHALL BE FURNISHED AND INSTALLED PER THE MOST CURRENT EDITIONS OF THE MANUAL ON UNIFORM TRAFFIC CONTROL DEVICES (MUTCD) AND CITY STANDARDS, AND SHOWN ON THE SIGNING AND STRIPING PLAN FOR THE DEVELOPMENT.

20.

THE STREETLIGHT OR PEDESTRIAN LIGHT INSTALLATION WITHIN THE PUBLIC RIGHT-OF-WAY SHALL BE DESIGNED, FUNDED, AND CONSTRUCTED BY THE DEVELOPER/OWNER. OWNERSHIP AND MAINTENANCE OF THE STREET/PEDESTRIAN LIGHTS SHALL BE THE RESPONSIBILITY OF THE CITY OF AURORA ONCE THEY HAVE BEEN ACCEPTED. STREET LIGHT AND/OR PEDESTRIAN PHOTOMETRIC PLANS SHALL BE PREPARED AND SUBMITTED TO THE CITY FOR REVIEW AND APPROVAL AND SHALL BECOME A PART OF THE APPROVED CIVIL CONSTRUCTION PLANS FOR THE PROJECT. AN ELECTRICAL PLAN SHOWING SITE LOCATION OF LIGHTS, ELECTRICAL ONE LINE AND GROUNDING DETAILS SHALL BE SUBMITTING TO THE PERMIT CENTER FOR REVIEW BY THE BUILDING DEPARTMENT. THE OWNER IS RESPONSIBLE FOR OBTAINING AN ADDRESS FOR THE METER(S) FROM THE PLANNING DEPARTMENT. A BUILDING PERMIT FOR THE METER AND A PUBLIC INSPECTIONS PERMIT FOR THE STREET LIGHTS ARE REQUIRED. CERTIFICATE OF OCCUPANCIES WILL NOT BE ISSUED UNTIL THE STREET AND/OR PEDESTRIAN LIGHTING PLANS ARE APPROVED, CONSTRUCTED, AND INITIALLY ACCEPTED.

21.

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

22.

THE DEVELOPER IS RESPONSIBLE FOR SIGNING AND STRIPING ALL PUBLIC STREETS. THE DEVELOPER IS REQUIRED TO PLACE TRAFFIC CONTROL, STREET NAME, AND GUIDE SIGNS ON ALL PUBLIC STREETS AND PRIVATE STREETS APPROACHING AN INTERSECTION WITH A PUBLIC STREET. SIGNS SHALL BE FURNISHED AND INSTALLED PER THE MOST CURRENT EDITIONS OF THE MANUAL ON UNIFORM TRAFFIC CONTROL DEVICES (MUTCD) AND CITY STANDARDS, AND SHOWN ON THE SIGNING AND STRIPING PLAN FOR THE DEVELOPMENT.
- | LEGEND | | |
|----------|----------|--------------------------------------|
| EXISTING | PROPOSED | |
| | | ASPHALT |
| | | CONCRETE |
| | | COLORED CONCRETE |
| | | PERVIOUS PAVERS |
| | | WATER MAIN |
| | | FIRE SERVICE |
| | | DOMESTIC WATER SERVICE |
| | | STORM DRAIN |
| | | SANITARY SEWER |
| | | BURIED POWER |
| | | OVERHEAD POWER |
| | | BURIED TELEPHONE |
| | | BURIED GAS |
| | | BURIED FIBER OPTIC |
| | | BUILDING |
| | | BUILDING ROOF OVERHANG |
| | | VERTICAL CURB |
| | | CURB AND GUTTER |
| | | CURB AND GUTTER - CATCH |
| | | CURB AND GUTTER - SPILL |
| | | VEGETATION EXTENTS |
| | | PROPERTY LINE - SUBJECT |
| | | PROPERTY LINE - ADJACENT |
| | | EASEMENT |
| | | ACCESSIBILITY ROUTE |
| | | CONTROL POINT |
| | | FOUND PROPERTY CORNER AS NOTED |
| | | KNOX BOX |
| | | FIRE HYDRANT/ CONTROL POINT HYDRANT |
| | | WATER VALVE |
| | | WATER SHUTOFF/CURB STOP |
| | | WATER METER |
| | | STORM DRAIN MANHOLE |
| | | STORM DRAIN INLET STRUCTURE |
| | | STORM DRAIN CURB INLET |
| | | STORM DRAIN OUTLET STRUCTURE |
| | | STORM DRAIN ROOF DOWNSPOUT |
| | | STORM DRAIN CLEANOUT |
| | | SANITARY SEWER MANHOLE |
| | | SANITARY SEWER CLEANOUT |
| | | UTILITY POLE |
| | | GUY WIRE |
| | | LIGHT POLE (ONE LIGHT AND DIRECTION) |
| | | LIGHT POLE |
| | | TRANSFORMER |
| | | POWER METER OR POWER HANDHOLE |
| | | GAS METER |
| | | TELEPHONE PEDESTAL |
| | | IRRIGATION CONTROL VALVE |
| | | POLE SIGN AND DOUBLE POLE SIGN |
| | | BOLLARD (OR AS NOTED) |
| | | PARKING STALL COUNT |
| | | DECIDUOUS TREE |
| | | CONIFEROUS TREE |
| | | BUSH |
- Cushing Terrell

cushingterrell.com
800.757.9522

AFC URGENT CARE - SITE PLAN

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SITE PLAN

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-

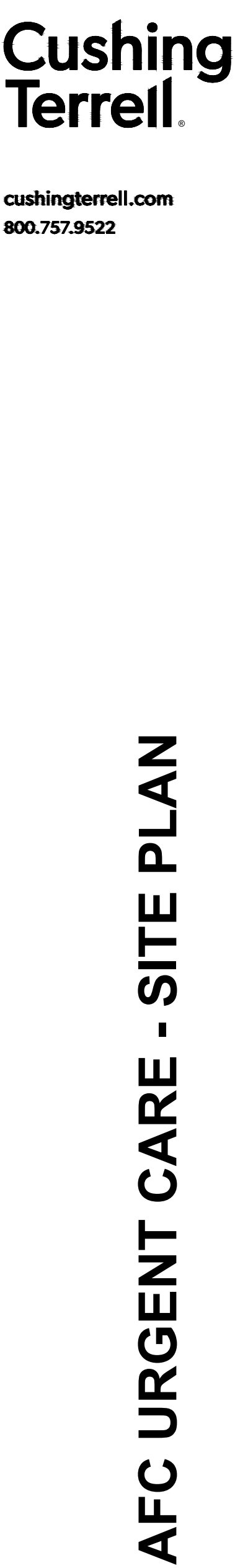
NOTES AND LEGEND

2

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GENERAL NOTES

1. PROPOSED STREET LIGHT LOCATIONS ARE CONCEPTUAL. FINAL LOCATIONS WILL BE DETERMINED WITH PHOTOMETRIC ANALYSIS SUBMITTED WITH THE STREET LIGHTING PLANS IN THE CIVIL PLAN SUBMITTAL.
2. LINENWORK FOR EXISTING DRIVEWAYS / CURB CUTS ON THE NORTH SIDE OF E COLFAX WERE DEVELOPED FROM AERIAL IMAGERY TO PROVIDE ADDITIONAL CONTEXT FOR THE PROPOSED SITE.
3. THE STREETLIGHT OR PEDESTRIAN LIGHT INSTALLATION WITHIN THE PUBLIC RIGHT-OF-WAY SHALL BE DESIGNED, FUNDED, AND CONSTRUCTED BY THE DEVELOPER/OWNER. OWNERSHIP AND MAINTENANCE OF THE STREET/PEDESTRIAN LIGHTS SHALL BE THE RESPONSIBILITY OF THE CITY OF AURORA ONCE THEY HAVE BEEN ACCEPTED. STREET LIGHT AND/OR PEDESTRIAN PHOTOMETRICS PLANS SHALL BE PREPARED AND SUBMITTED TO THE CITY FOR REVIEW AND APPROVAL AND SHALL BECOME A PART OF THE APPROVED CIVIL CONSTRUCTION PLANS FOR THE PROJECT. AN ELECTRICAL PLAN SHOWING SITE LOCATION OF LIGHTS, ELECTRICAL ONE LINE AND GROUNDING DETAILS SHALL BE SUBMITTING TO THE PERMIT CENTER FOR REVIEW BY THE BUILDING DEPARTMENT. THE OWNER IS RESPONSIBLE FOR OBTAINING AN ADDRESS FOR THE METER(S) FROM THE PLANNING DEPARTMENT. A BUILDING PERMIT FOR THE METER AND A PUBLIC INSPECTIONS PERMIT FOR THE STREET LIGHTS ARE REQUIRED. CERTIFICATE OF OCCUPANCIES WILL NOT BE ISSUED UNTIL THE STREET AND/OR PEDESTRIAN LIGHTING PLANS ARE APPROVED, CONSTRUCTED AND INITIALLY ACCEPTED.
4. IN LOCATIONS WHERE UTILITY EASEMENTS OVERLAP DRAINAGE EASEMENTS, ONLY SUBSURFACE UTILITIES SHALL BE PERMITTED WITHIN THE PORTION OF THE UTILITY EASEMENT THAT OVERLAPS THE DRAINAGE EASEMENT. INSTALLATION OF ABOVE-GROUND UTILITIES WITHIN A DRAINAGE EASEMENT REQUIRES PRIOR WRITTEN APPROVAL BY THE CITY ENGINEER.



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SITE PLAN

04.26.2024
DRAWN BY | DOCTER
CHECKED BY | YOUNG
REVISIONS

SITE PLAN

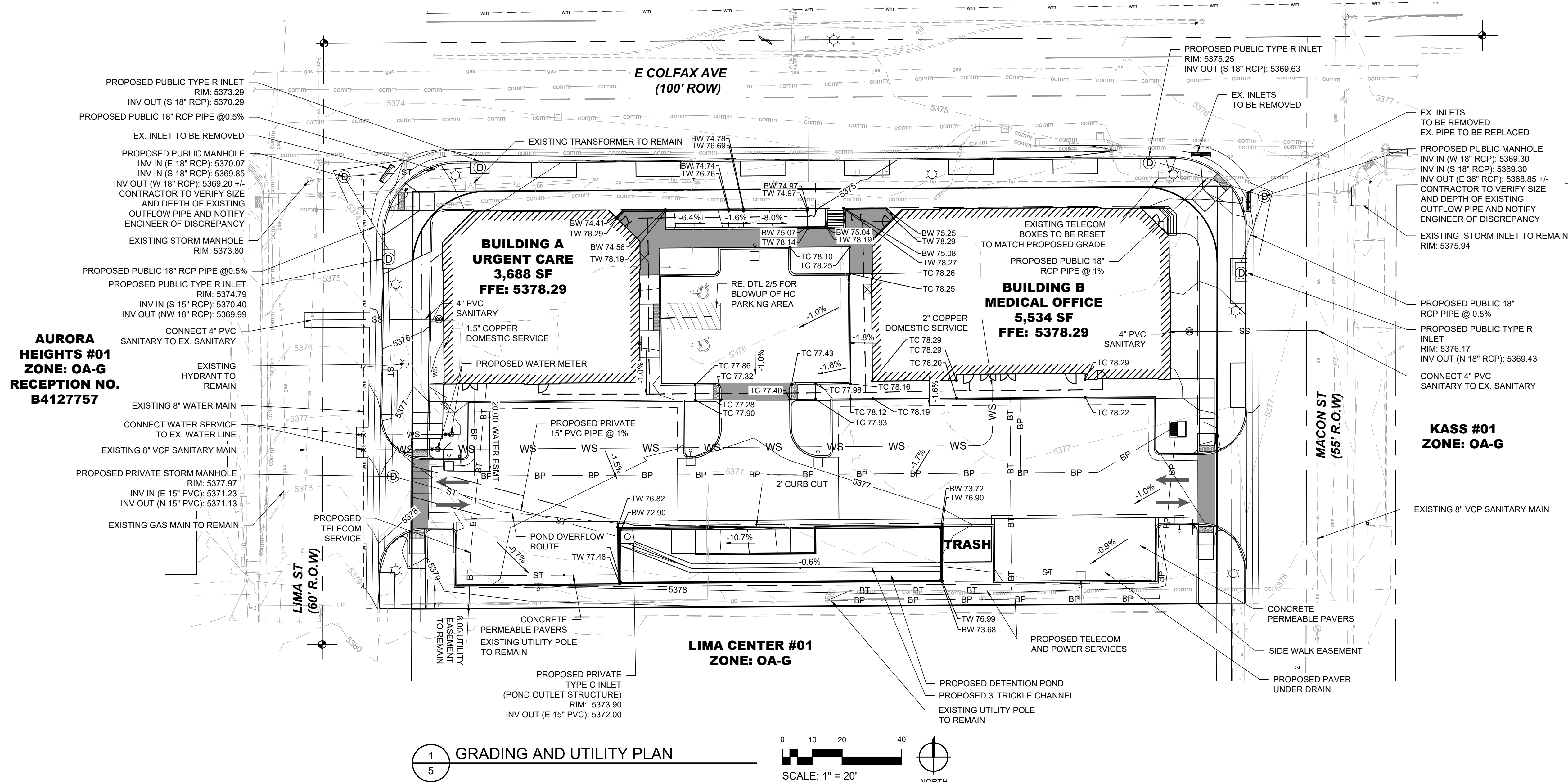
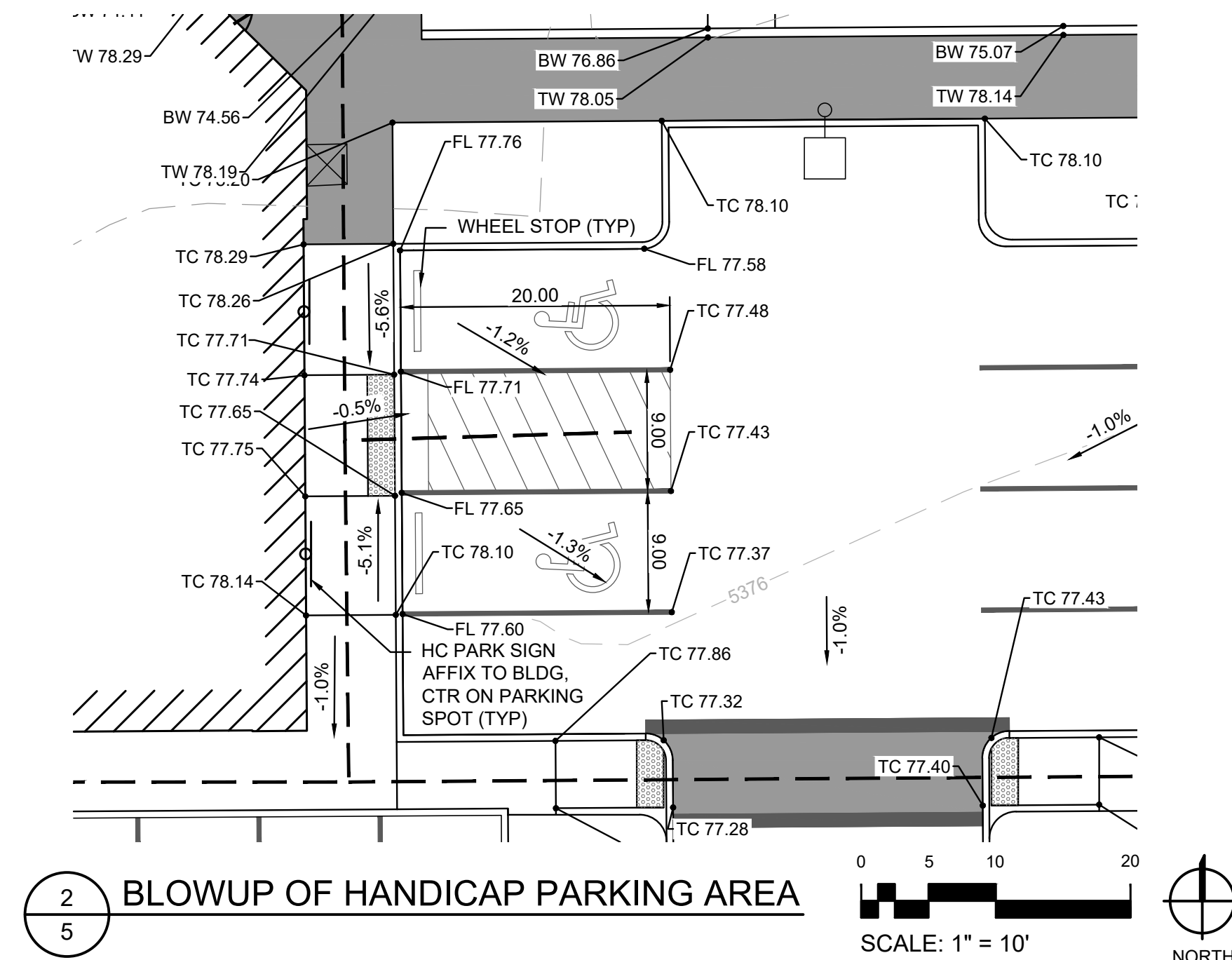
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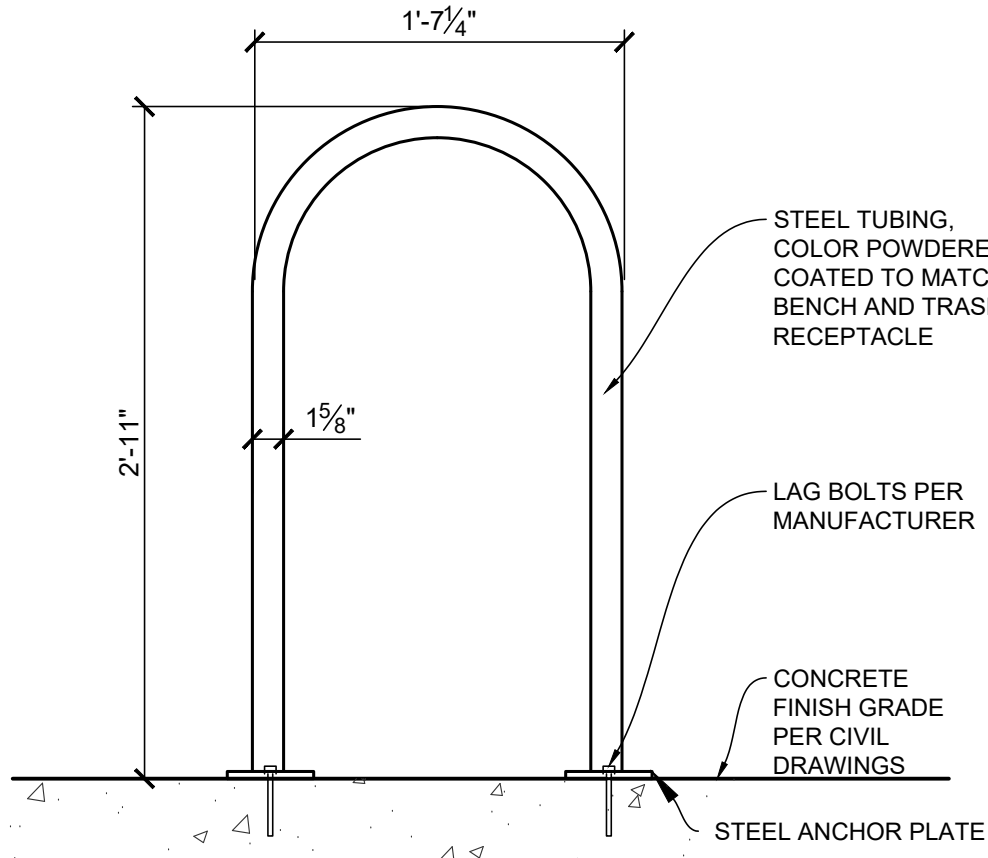
4/23/2024 9:25 AM | L:\AFC_EASTCOLFAX2\BIMCAD\Civil\Site Plan\AFC_EASTCOLFAX2_C100 SITE PLAN.dwg

EXISTING		PROPOSED		EXISTING		PROPOSED	
			WATER MAIN				STORM DRAIN MANHOLE
			DOMESTIC WATER SERVICE				STORM DRAIN INLET STRUCTURE
			STORM DRAIN				STORM DRAIN CURB INLET
			SANITARY SEWER				SANITARY SEWER MANHOLE
			BURIED POWER				SANITARY SEWER CLEANOUT
			BURIED TELEPHONE				LIGHT POLE (ONE LIGHT AND DIRECTION)
			BUILDING				LIGHT POLE
			CURB AND GUTTER				TRANSFORMER
			CURB AND GUTTER - CATCH				TELEPHONE PEDESTAL
			PROPERTY LINE - SUBJECT				POLE SIGN AND DOUBLE POLE SIGN
			PROPERTY LINE - ADJACENT				
			EASEMENT				
			FIRE HYDRANT/ CONTROL POINT HYDRANT				
			WATER VALVE				
			WATER SHUTOFF/CURB STOP				
			WATER METER				

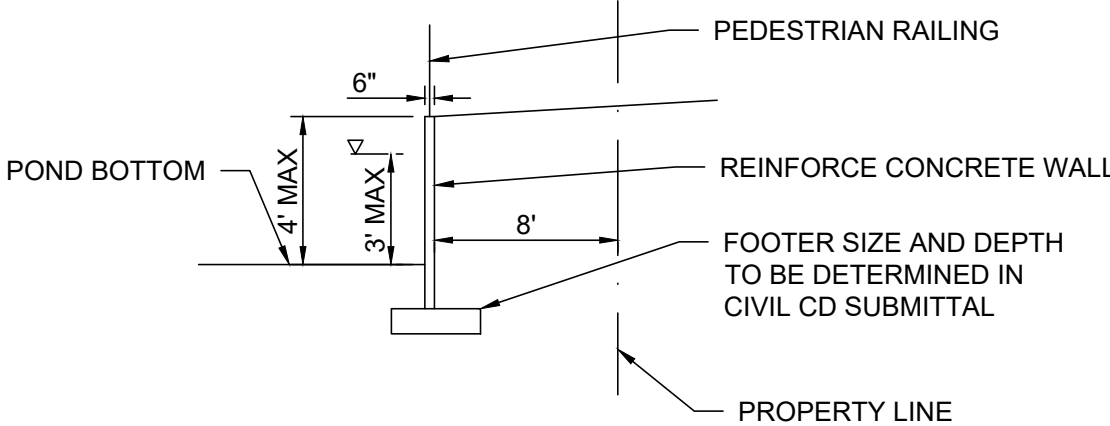
GRADING / UTILITY NOTES

1. WATER SERVICE LINES ARE PUBLIC UP THROUGH THE METER AND ARE PRIVATE DOWNSTREAM OF THE METER.
2. ALL SANITARY SERVICE CONNECTIONS ARE PRIVATE.
3. ALL STORM IS PRIVATE UNLESS OTHERWISE NOTED AND SHALL BE MAINTAINED BY THE PROPERTY OWNER.
4. CONTRACTOR TO FIELD CONFIRM ALL EXISTING INVERTS AND UTILITY CROSSING AT THE COMMENCEMENT OF CONSTRUCTION AND NOTIFY ENGINEER OF DISCREPANCY.
5. EXISTING GREASE TRAP SHALL BE REMOVED AND ITS SERVICE LINE CAPPED AT THE MAIN.
6. DETAILED LAYOUT AND DESIGN FOR PROPOSED CURB RAMPS WITHING RIGHT OF WAY OR ALONG AN ACCESSIBLE ROUTE WILL BE COMPLETED WITH CIVIL PLANS.



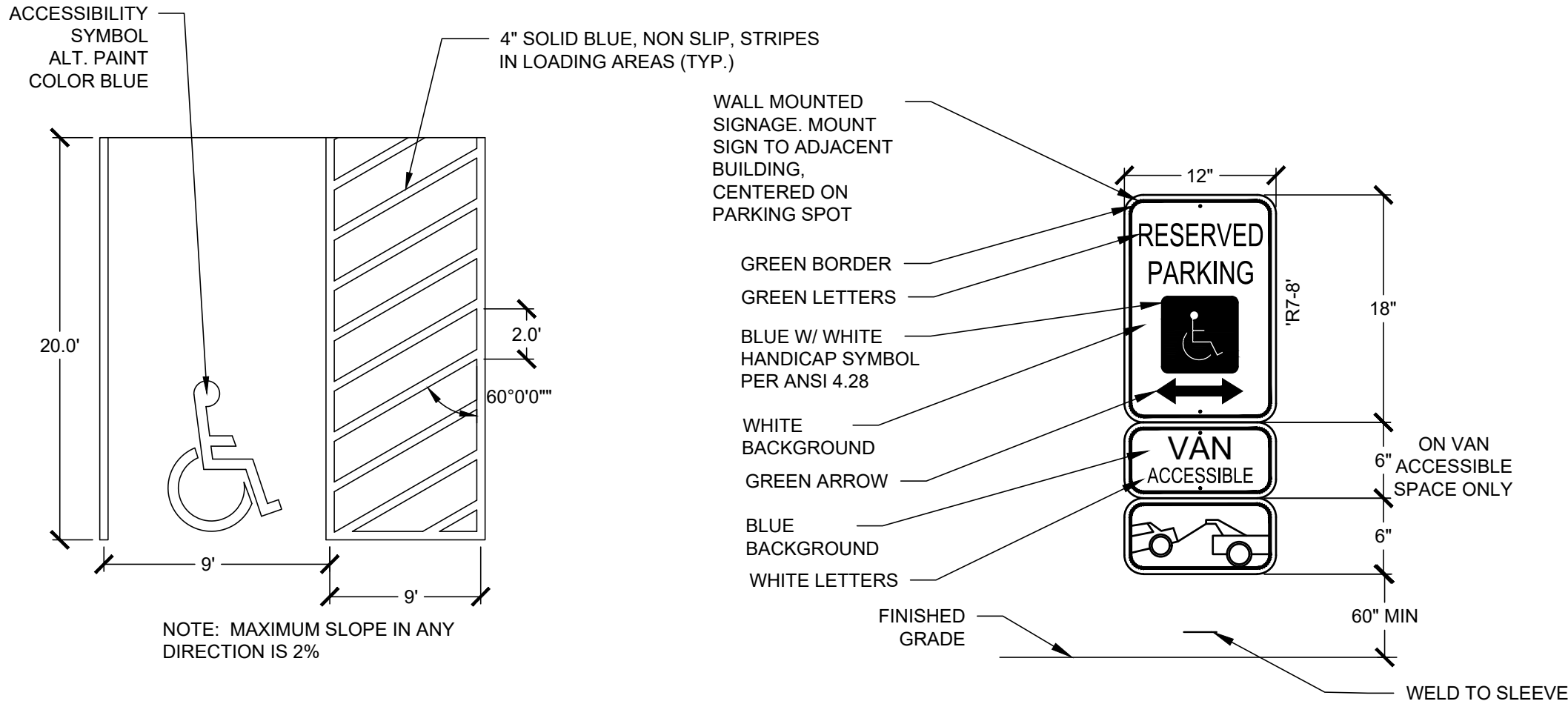


- NOTE:
- MAGLIN MBR500-00003 (MBR500-S), SURFACE MOUNTED, COLOR TO MATCH BENCH AND TRASH.
 - INSTALL PER MANUFACTURER'S RECOMMENDATIONS.

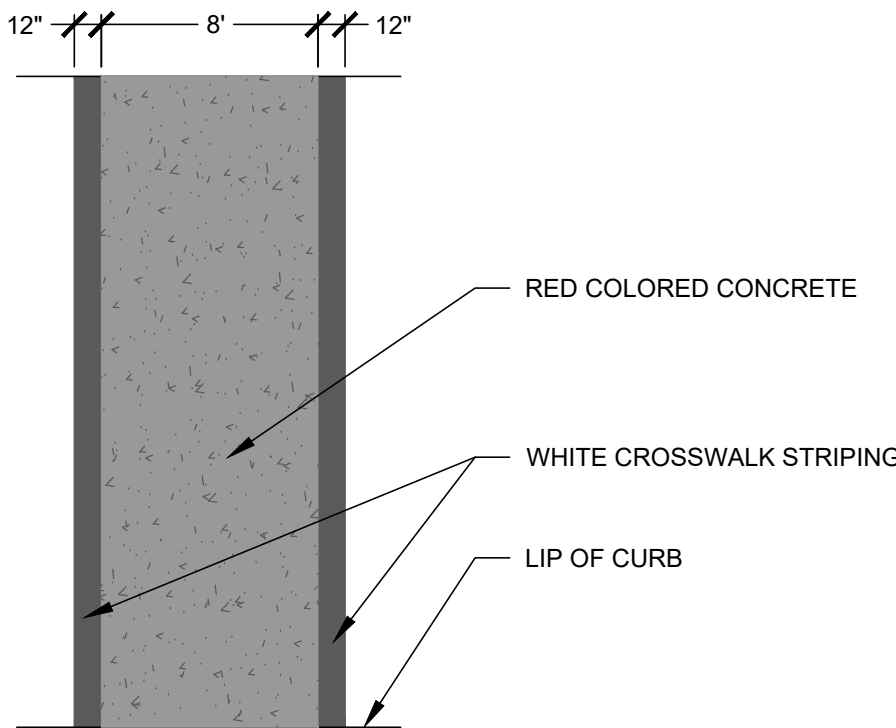


5 COMMERCIAL DRIVEWAY CURB RETURN

6 CONCEPTUAL RETAINING WALL SECTION



4 ADA PARKING DETAIL

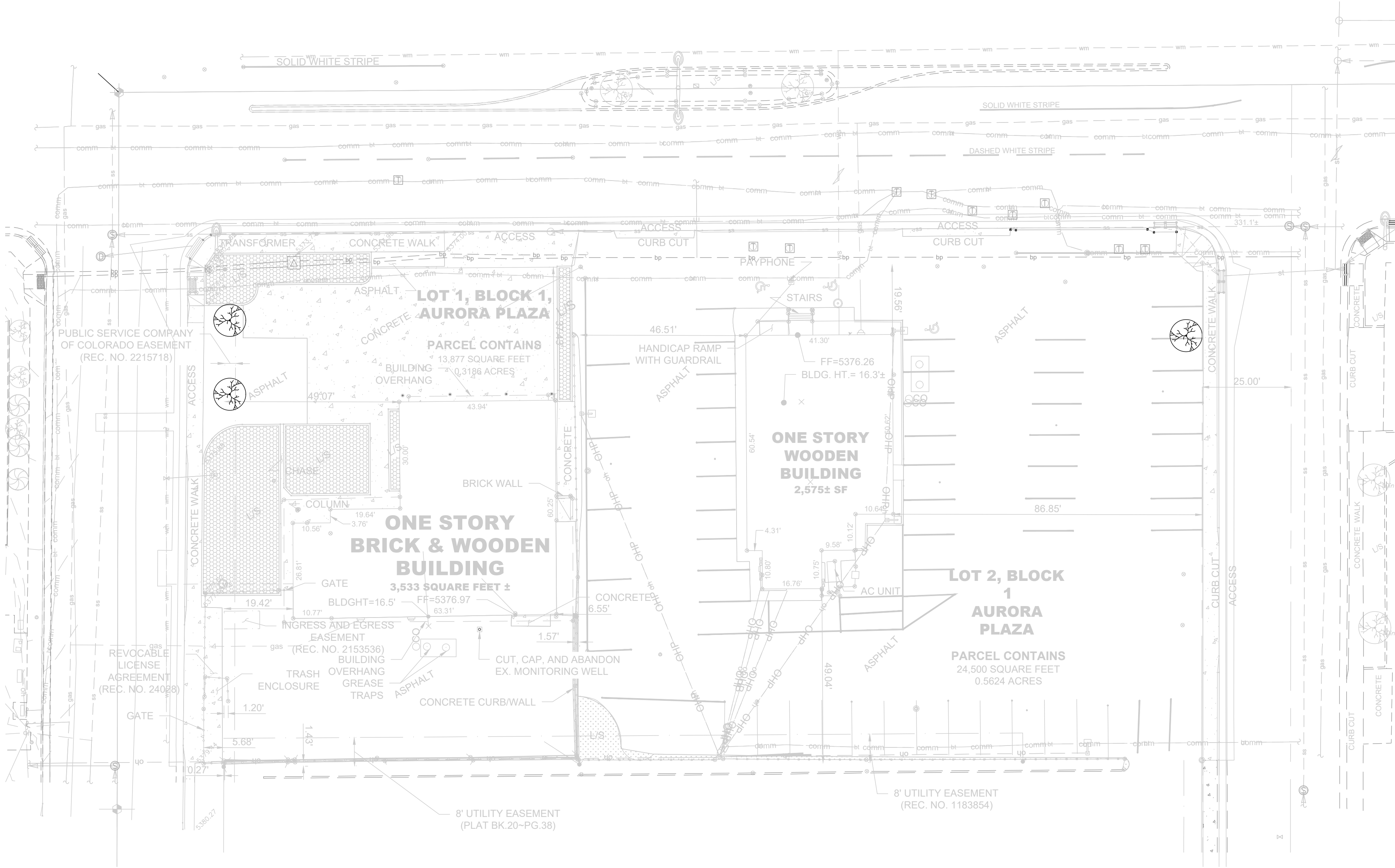


7 CROSSWALK DETAIL

TREE MITIGATION TABLE				
TREE #	SPECIES	DIAMETER	MITIGATION VALUE	COMMENTS
1	JUNIPER	8	\$205.93	
2	JUNIPER	6	\$231.75	
3	JUNIPER	7	\$315.37	MULTI-STEM
TOTAL		21	\$753.05	

LEGEND

- EXISTING TREE - TO REMAIN
- EXISTING TREE - TO BE REMOVED



1
7

TREE MITIGATION PLAN

NORTH

0102040

SCALE: 1" = 20'

GENERAL NOTES

- A. SOIL AMENDMENTS WILL BE REQUIRED IN ACCORDANCE WITH SOIL TESTING ON-SITE.
- B. SITE LIGHTING WILL BE INCLUDED IN THIS PROJECT. THE TYPE OF LIGHTING TO BE INCLUDED WILL BE PEDESTRIAN LIGHTING, BUILDING MOUNTED LIGHTING, AND ROADWAY LIGHTING. SEE ELECTRICAL FOR MORE INFORMATION.
- C. SIDEWALKS ON-SITE WILL BE A STANDARD POLISHED CONCRETE. SPECIALTY PAVING WILL BE USED IN THE OUTDOOR PATIO AREA; THIS PAVING WILL BE A COLORED POLISHED CONCRETE. DRIVE ISLES AND PARKING AREAS ON-SITE TO BE STANDARD ASPHALT MATERIAL.
- D. ALL UTILITY EASEMENTS SHALL REMAIN UNOBSTRUCTED AND FULLY ACCESSIBLE ALONG THEIR ENTIRE LENGTH FOR MAINTENANCE EQUIPMENT ENTRY.
- E. 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.
- F. ALL PLANTING BEDS WILL BE TREATED WITH ORGANIC MULCH. MATERIAL TO BE 1"-2" SHREDDED WOOD AT A DEPTH OF 4".
- G. THE LANDSCAPE PLAN MUST REFLECT THE LOCATION OF ALL FIRE HYDRANTS, KNOX HARDWARE, AND FIRE DEPARTMENT CONNECTIONS TO ENSURE THAT THESE DEVICES ARE NOT PHYSICALLY OR VISUALLY OBSTRUCTED FROM RESPONDING FIRE CREWS. THE SEPARATION REQUIREMENTS FROM FIRE DEPARTMENT CONNECTIONS AND FIRE HYDRANTS MUST MEET BOTH FIRE LINE SAFETY (TYPICALLY 5 FEET AND NO MATERIAL GREATER THAN 2 FEET IN HEIGHT) AND LANDSCAPING REQUIREMENTS. LANDSCAPING MATERIAL CANNOT BE OMITTED OR REDUCED BASED ON THE INSTALLATION OF A FIRE HYDRANT(S) WITHIN A PARKING LOT ISLAND OR PLANT BED. IT IS RECOMMENDED THAT THE ISLAND OR PLANT BED BE CONSTRUCTED LARGE ENOUGH TO ADEQUATELY ACCOMMODATE BOTH LANDSCAPING MATERIAL AND FIRE HYDRANTS IN ORDER TO COMPLY WITH ALL CITY STANDARDS.
- H. A 5 FOOT CLEAR SPACE SHALL BE MAINTAINED AROUND THE CIRCUMFERENCE OF FIRE HYDRANTS.
- I. LANDSCAPING MATERIAL SHOWN WITHIN THE SITE PLAN CANNOT ENCROACH INTO ROADWAYS THAT ARE DEDICATED (OR DESIGNATED) AS FIRE LANE EASEMENTS (OR CORRIDORS).
- J. TREES WITHIN SITE TRIANGLES/DISTANCE TRIANGLES SHALL BE LIMBED UP TO 8' AS THE TREES MATURE.

STREET TREE TABLE				
STREET NAME	LF OF PROPERTY LINE ALONG STREET	CODE REQUIREMENT	# OF TREES REQUIRED	# OF TREES PROVIDED
EAST COLFAX AVENUE	235 LF	1 TREE PER 35 LF	235/35 = 6.7 = 7 TOTAL TREES REQUIRED	6 TREES PROVIDED*
LIMA STREET	140 LF	1 TREE PER 35 LF	64/35 = 2 TOTAL TREES REQUIRED	2 TREES PROVIDED
MACON STREET	140 LF	1 TREE PER 35 LF	58/35 = 2 TOTAL TREES REQUIRED	2 TREE PROVIDED

* = UTILITIES PREVENT INSTALLATION OF REQUIRED AMOUNT OF TREES

BUILDING PERIMETER LANDSCAPE TABLE			
BUILDING:	LF OF BUILDING FACING SOUTH	CODE REQUIREMENT	# OF TREES PROVIDED
A	65.77 LF	1 TREE PER 40' OF BUILDING FACE	65.77/40 = 1.64 = 2 TOTAL TREES REQUIRED
B	100.18 LF	1 TREE PER 40' OF BUILDING FACE	100.18/40 = 2.50 = 2 TOTAL TREES REQUIRED

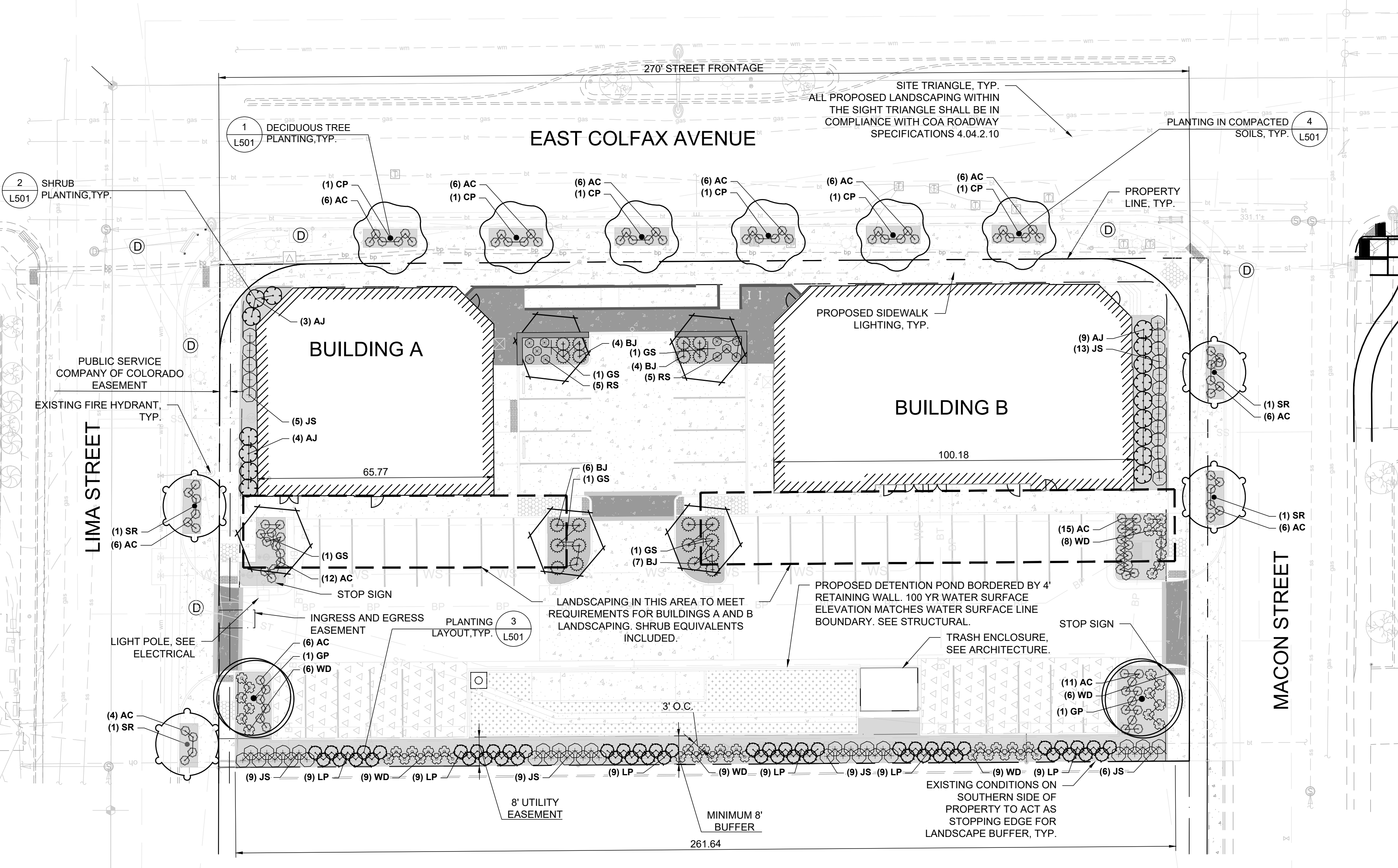
BUILDING PERIMETER SHRUB EQUIVALENTS			
BUILDING:	CODE EQUIVALENT	# OF TREES PROVIDED	# OF SHRUBS PROVIDED
A	10 SHRUBS = 1 TREE EQUIVALENT	1 TREES PROVIDED	1 x 10 = 10 SHRUBS REQUIRED
B	10 SHRUBS = 1 TREE EQUIVALENT	0 TREE PROVIDED	2 x 10 = 20 SHRUBS REQUIRED

* = SHRUBS OUTSIDE OF EQUIVALENT BOUNDARY HAVE BEEN APPROVED TO COUNT TOWARDS TOTAL EQUIVALENT NUMBER

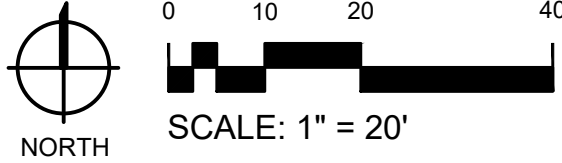
ABUTTING STREETS TABLE	
STREET NAME	SIDE OF PROPERTY IT ABUTS
LIMA STREET	WESTERN PROPERTY BOUNDARY
EAST COLFAX AVENUE	NORTHERN PROPERTY BOUNDARY
MACON STREET	EASTERN PROPERTY BOUNDARY

AURORA STANDARD SEED MIX FOR DETENTION PONDS

Common Name	Botanical Name	Growth Season	Growth Form	Seeds/ Pound	Pounds of PLS./acre
Buffalograss	<i>Buchloe dactyloides</i>	Warm	Sod	52,000	2.0
Blue grama	<i>Bouteloua gracilis</i> (<i>Chondrosium gracilis</i>) 'Hachita'	Warm	Sod-forming bunch grass	825,000	3.0
Switchgrass	<i>Panicum virgatum</i> 'Blackwell'	Warm	Sod	389,000	6.0
Western Wheatgrass	<i>Pascopyrum smithii</i>	Cool	Sod	110,000	6.0
Sand dropseed	<i>Sporobolus cryptandrus</i>	Warm	Bunch	5,298,000	1.0
Inland saltgrass	<i>Distichlis stricta</i>	Warm	Sod	613,200	3.0
Prairie cordgrass	<i>Spartina pectinata</i>	Warm	Sod	183,000	1.0
Little Bluestem	<i>Schizachyrium scoparium</i> 'Blaze'	Warm	Bunch	260,000	2.0
Sideoats Grama	<i>Bouteloua curtipendula</i>	Warm	Sod	191,000	3.0
Green Needlegrass	<i>Stipa viridula</i> 'Lodorn'	Cool	Bunch	181,000	1.0
Big Bluestem	<i>Andropogon gerardi</i> 'Pawnee'	Warm	Bunch	144,240	1.0
Yellow Indiangrass	<i>Sorghastrum nutans</i> 'Holt'	Warm	Bunch	174,720	1.0
Total					30.0



1 PLANTING PLAN
8

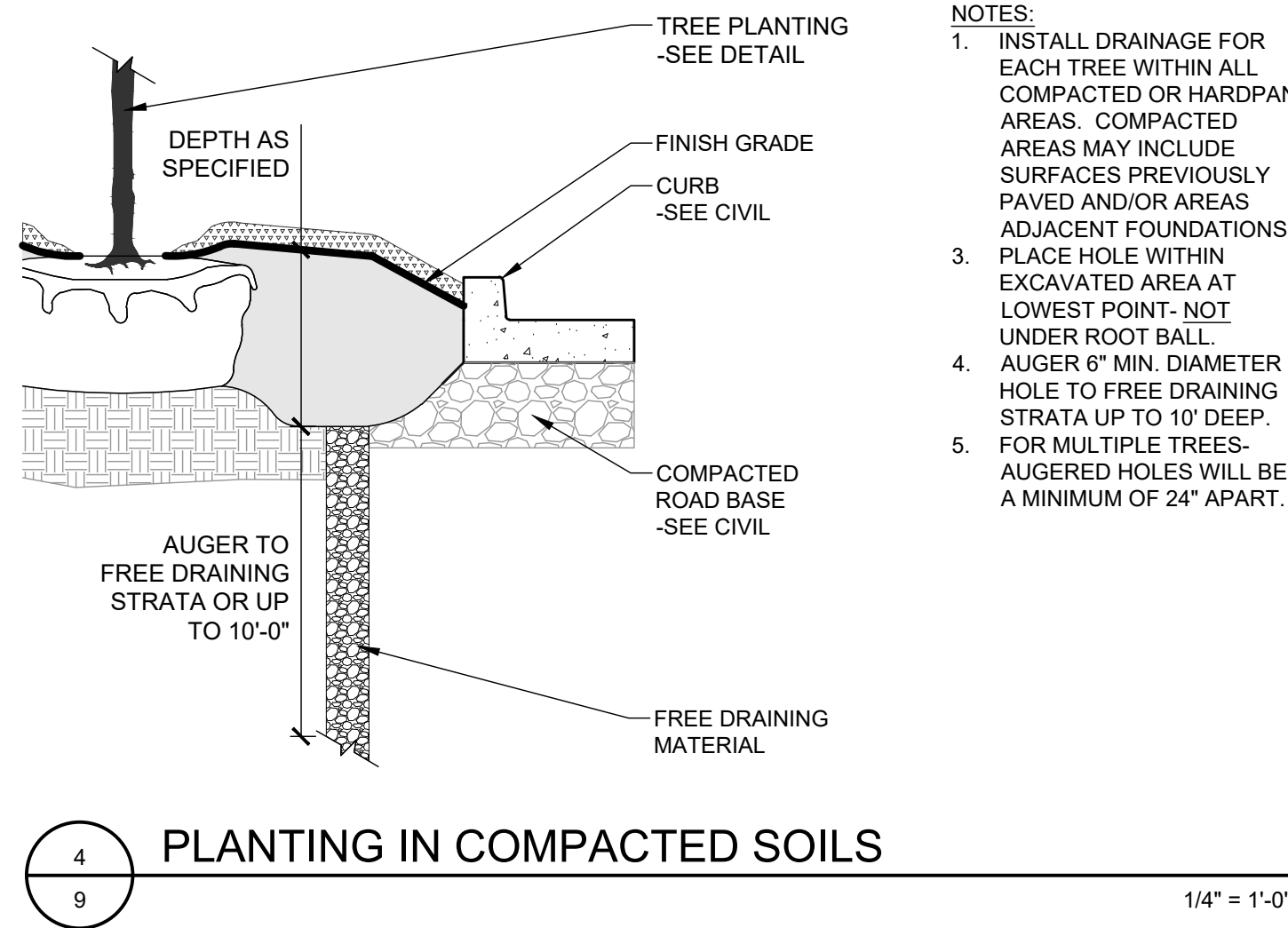
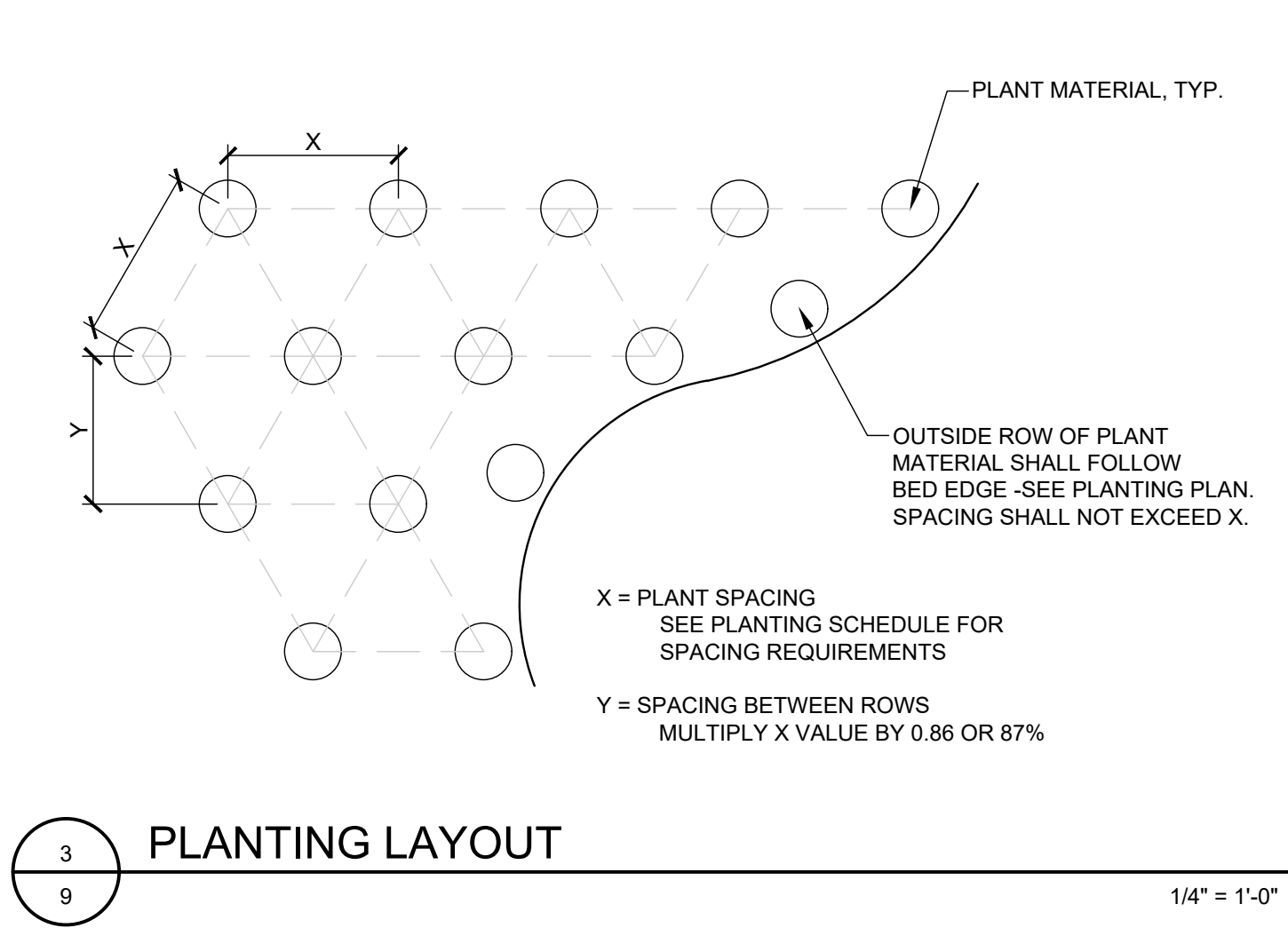
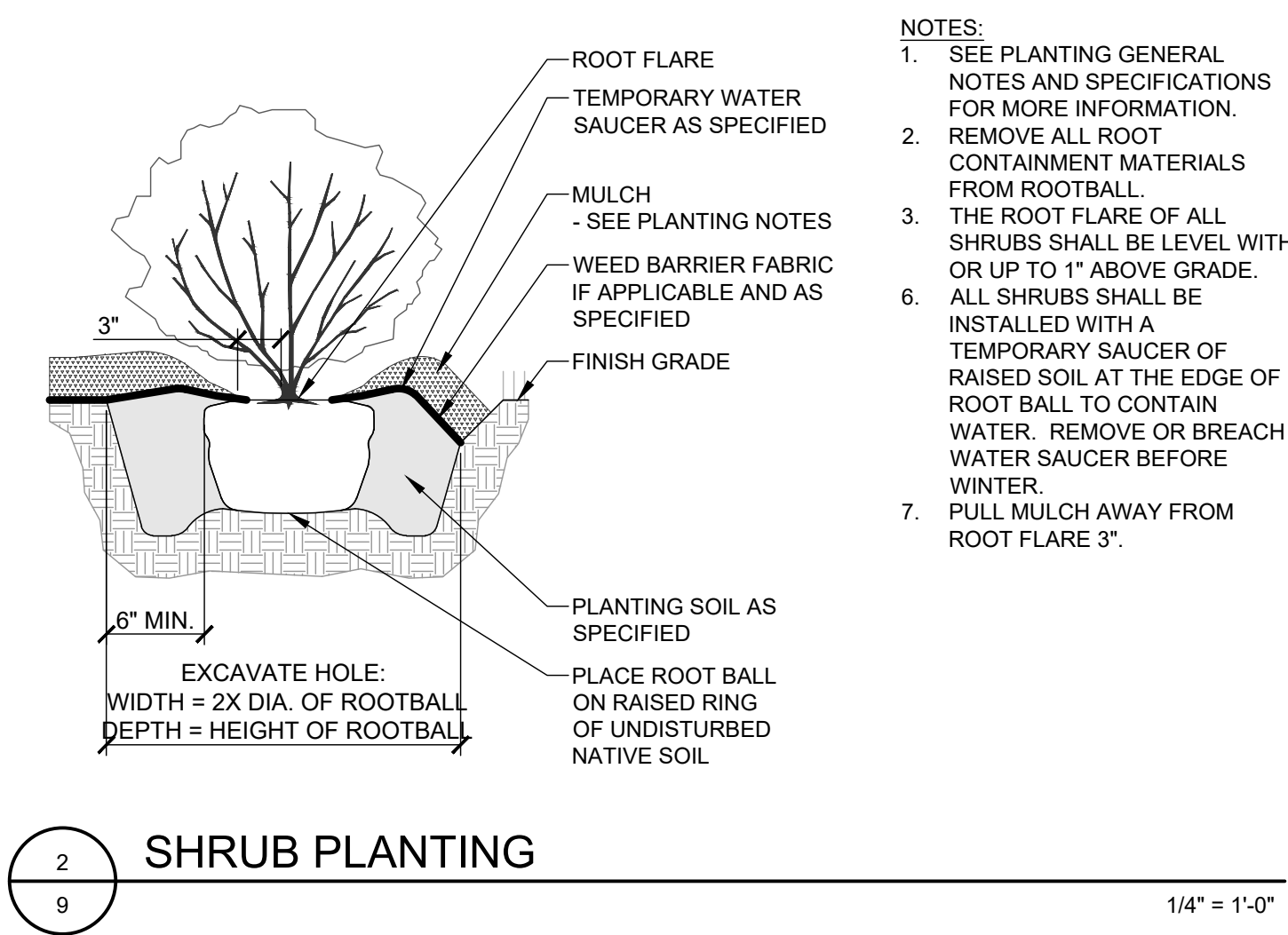
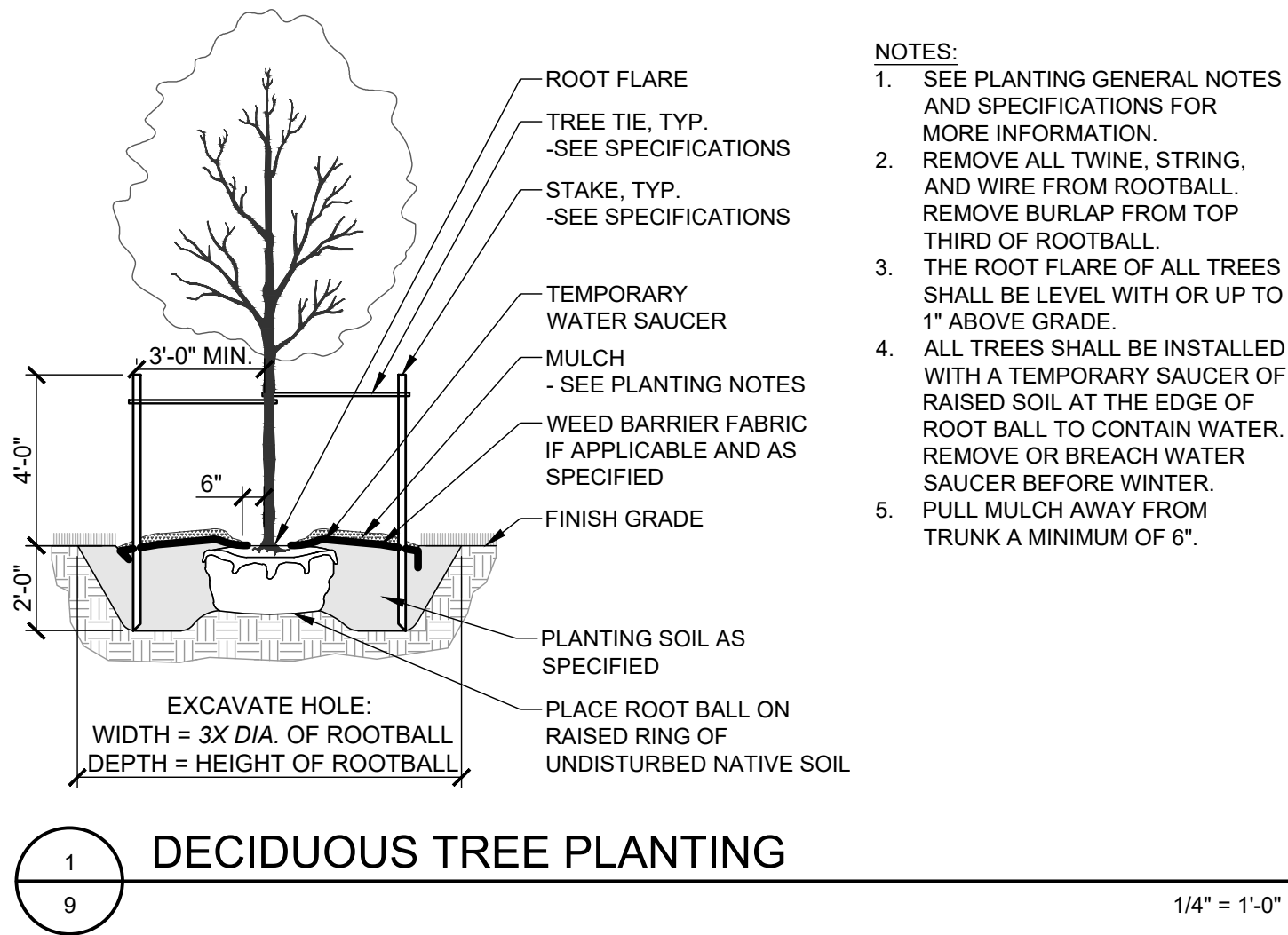


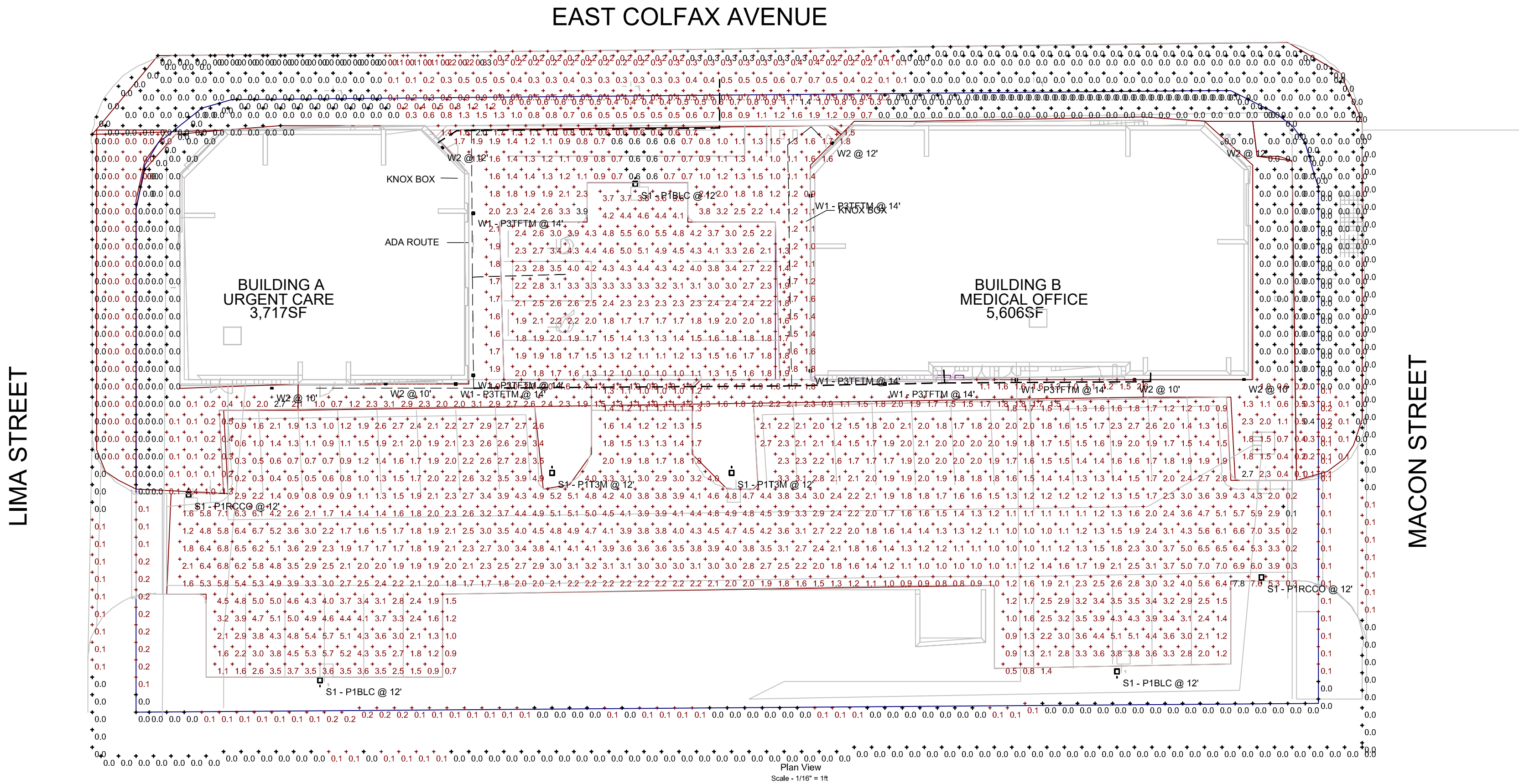
PLANTING LEGEND

- AURORA STANDARD SEED MIX - SEE SPECIFIED SEED MIX ON THIS SHEET
- PLANTER - ORGANIC MULCH, SEE GENERAL NOTES AND DRIP IRRIGATION
- DECIDUOUS TREE PLANTING - SEE DETAIL DRIP OR ROOT WATERING IN LAWN IRRIGATION
- SHRUB PLANTING, SEE DETAIL DRIP IRRIGATION
- SHRUB PLANTING, SEE DETAIL DRIP IRRIGATION

PLANT SCHEDULE

CODE	QTY	BOTANICAL NAME	COMMON NAME	INSTALL SIZE	PKG.	MATURE SIZE
TREES						
CP	6	CELTIS OCCIDENTALIS 'PRAIRIE PRIDE'	PRAIRIE PRIDE HACKBERRY	2.5" CAL.	B&B	40-50' H X 30-40' W
GP	2	GINKGO BILOBA 'PRINCETON SENTRY'	PRINCETON SENTRY	2" CAL.	B&B	30-50' H X 15-30' W
GS	5	GLEDITSIA TRIACANTHOS INERMIS 'SHADEMASTER'	SHADEMASTER HONEY LOCUST	2" CAL.	B&B	40-60' H X 20-40' W
SR	4	SYRINGA RETICULATA	JAPANESE TREE LILAC	2" CAL.	B&B	25' H X 25' W
SHRUBS						
WD	47	DAPHNE ODORA 'REBECCA'	REBECCA WINTER DAPHNE	5 GAL.	POT	3-4' H X 3-4' W
BJ	21	JUNIPERUS SABINA 'BROADMOOR'	BROADMOOR JUNIPER	5 GAL.	POT	2-3' H X 4-6' W
LP	54	LIGUSTRUM VULGARE 'LODENSE'	LODENSE PRIVET	5 GAL.	POT	2-3' H X 2-3' W
RS	10	PEROVSKIA ATRIPLICIFOLIA 'BLUE SPIRES'	BLUE SPIRES RUSSIAN SAGE	5 GAL.	POT	2-3' H X 2-3' W
AJ	16	PHYSOCARPUS OPULIFOLIUS 'JEFAM' TM	AMBER JUBILEE NINEBARK	5 GAL.	POT	5'-6' H X 5'-6' W
AC	102	RIBES ALPINUM 'GREEN MOUND'	GREEN MOUND ALPINE CURRANT	5 GAL.	POT	2-3' H X 2-3' W
JS	51	SPIRAEA JAPONICA 'FROEBELII'	FROEBELII JAPANESE SPIREA	5 GAL.	POT	3-6' H X 3-6' W





Schedule							
Symbol	Label	Quantity	Manufacturer	Catalog Number	Description	Number Lamps	Lumens Per Lamp
	S1 - P1BLC	3	Lithonia Lighting	DSX1 LED P1 30K 80CRI BLC3	D-Series Size 1 Area Luminaire P1 Performance Package 3000K CCT 80 CRI Type 3 Extreme Backlight Control	1	4811
	W1 - P3TFM	7	Lithonia Lighting	WDGE2 LED P3 30K 80CRI TFM	WDGE2 LED WITH P3 - PERFORMANCE PACKAGE, 3000K, 80CRI, TYPE FORWARD THROW MEDIUM OPTIC	1	3015
	S1 - P1T3M	2	Lithonia Lighting	DSX1 LED P1 30K 80CRI T3M	D-Series Size 1 Area Luminaire P1 Performance Package 3000K CCT 80 CRI Type 3 Medium	1	6615
	S1 - P1LCCO	0	Lithonia Lighting	DSX1 LED P1 30K 80CRI LCCO	D-Series Size 1 Area Luminaire P1 Performance Package 3000K CCT 80 CRI Left Corner Cutoff Extreme Backlight Control	1	4855
	S1 - P1RCCO	2	Lithonia Lighting	DSX1 LED P1 30K 80CRI RCCO	D-Series Size 1 Area Luminaire P1 Performance Package 3000K CCT 80 CRI Right Corner Cutoff Extreme Backlight Control	1	4855
	W2	7	Lithonia Lighting	WDGE1 LED P0 30K 80CRI VF	WDGE1 LED WITH P0 - PERFORMANCE PACKAGE, 3000K, 80CRI, VISUAL COMFORT FORWARD OPTIC	1	718

Statistics						
Description	Symbol	Avg	Max	Min	Max/Min	Avg/Min
Colfax Sidewalk	+	0.3 fc	2.0 fc	0.0 fc	N/A	N/A
Lima Bldg Adj Sidewalk	+	0.2 fc	2.7 fc	0.0 fc	N/A	N/A
Lima Sidewalk	+	0.0 fc	0.0 fc	0.0 fc	N/A	N/A
Macon Bldg Adj Sidewalk	+	0.4 fc	2.7 fc	0.0 fc	N/A	N/A
Macon Sidewalk	+	0.0 fc	0.4 fc	0.0 fc	N/A	N/A
Parking Area	+	2.8 fc	7.8 fc	0.1 fc	78.0:1	28.0:1
Property Line	+	0.1 fc	1.4 fc	0.0 fc	N/A	N/A
Property Line +10'	+	0.0 fc	0.3 fc	0.0 fc	N/A	N/A
ADA ACCESSIBLE ROUTE	+	1.5 fc	3.9 fc	0.6 fc	6.5:1	2.5:1



STREET NAME	ROADWAY CLASSIFICATION	NUMBER OF LANES	BACK-TO-BACK CURB WIDTH	ADJACENT LAND USE CATEGORY	PEDESTRIAN ACTIVITY LEVEL	PAVEMENT TYPE
COLFAX	MAJOR ARTERIAL	4	79'	URBAN	HIGH	R3
LIMA	LOCAL	2	32'	URBAN	HIGH	R3
MACON	LOCAL	2	32'	URBAN	HIGH	R3

S1 FIXTURE

D-Series Size 1
LED Area Luminaire

W2 FIXTURE

WDGE1 LED
Architectural Wall Sconce

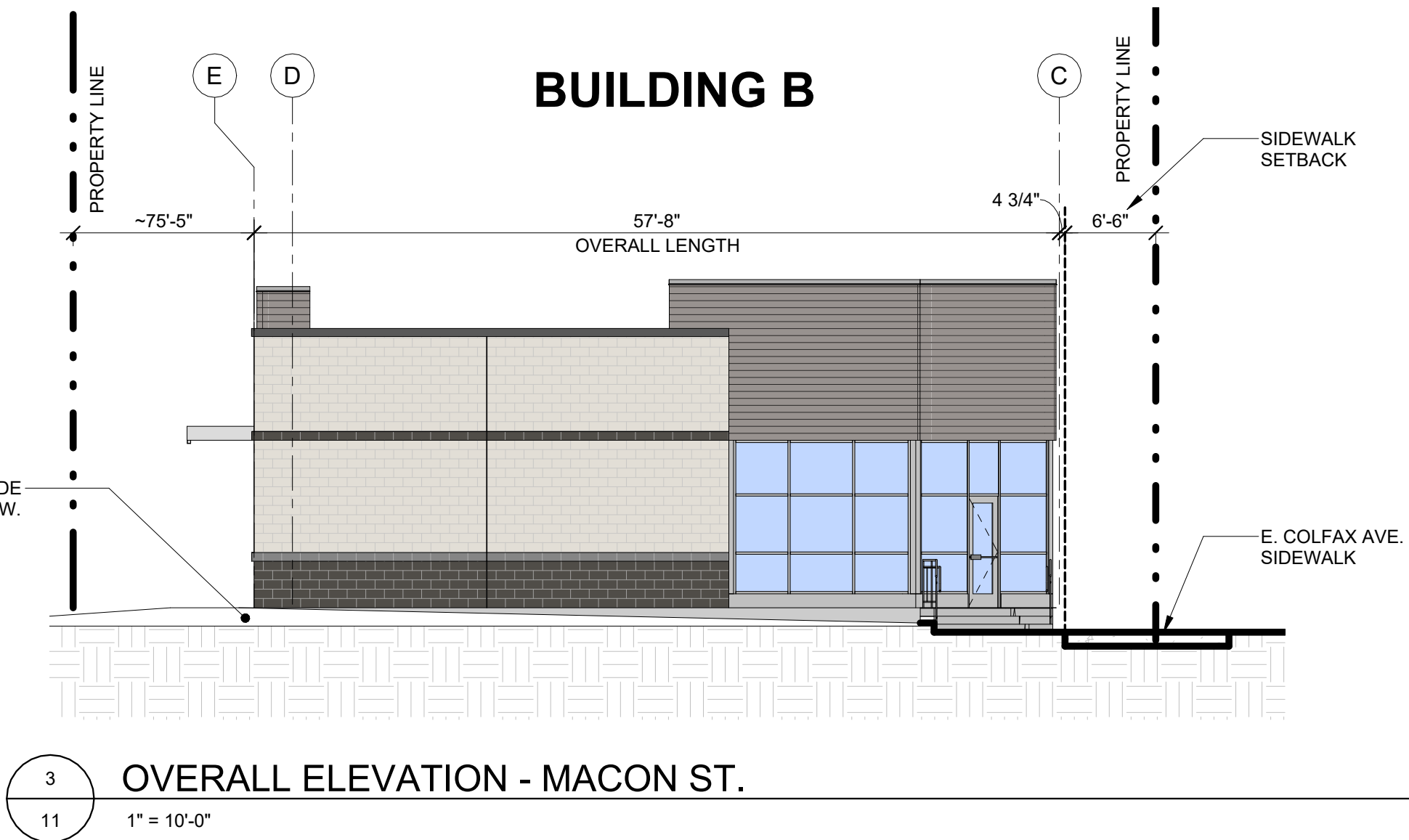
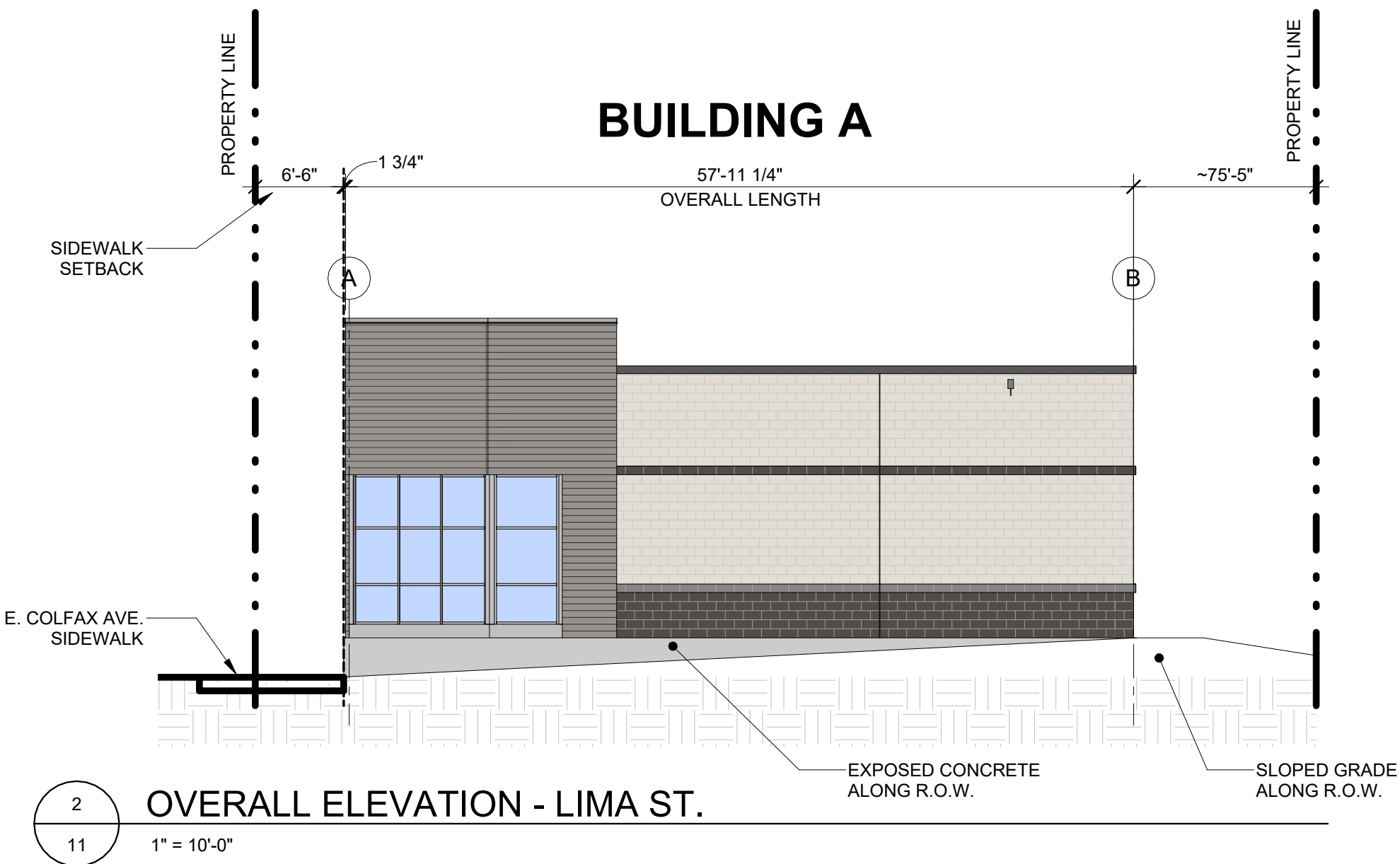
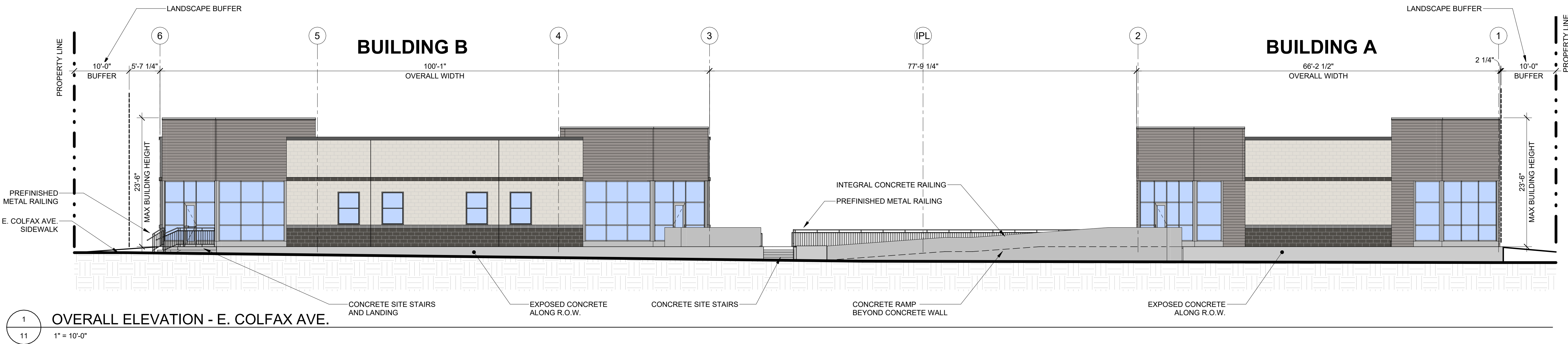
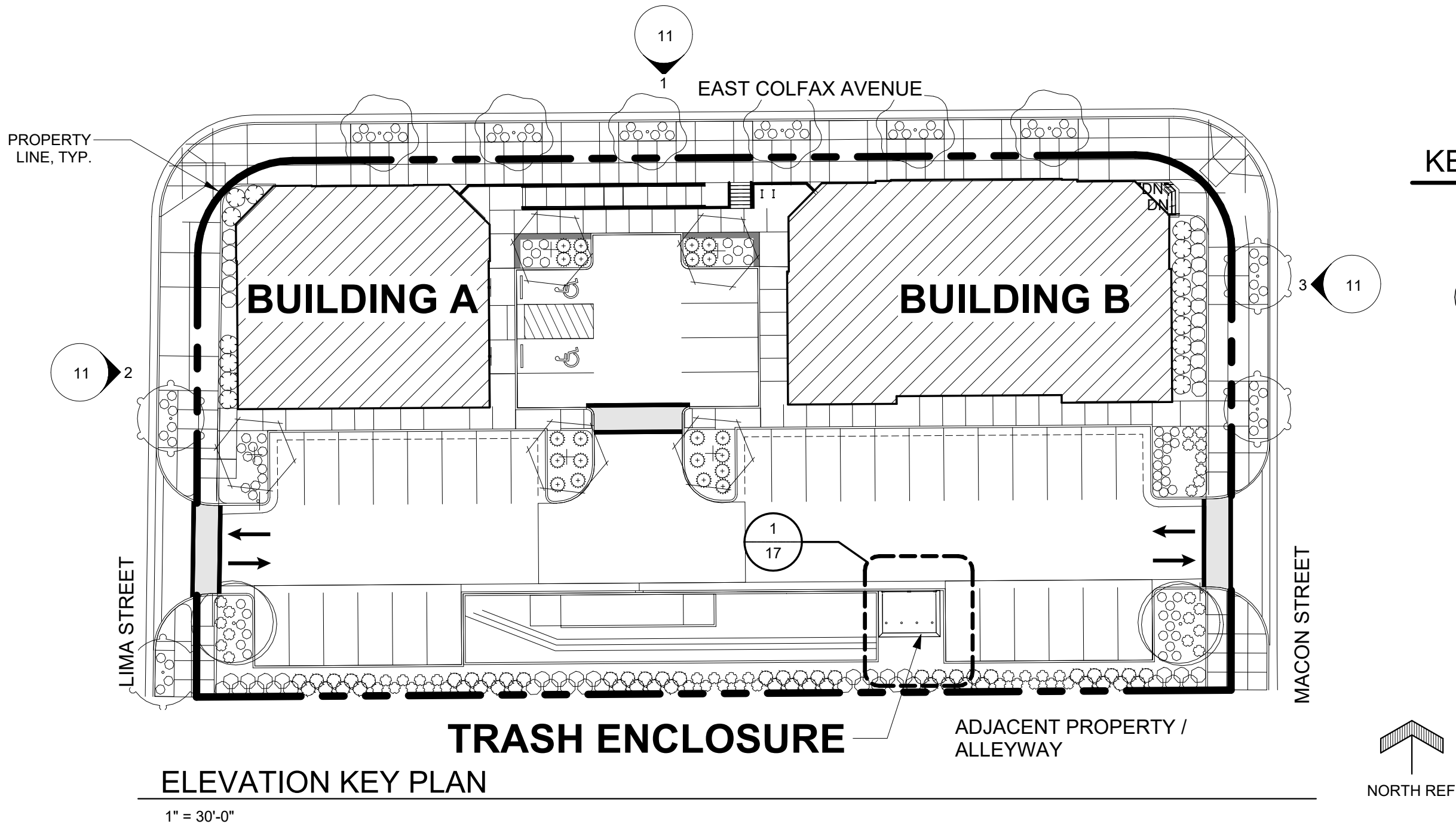
W1 FIXTURE

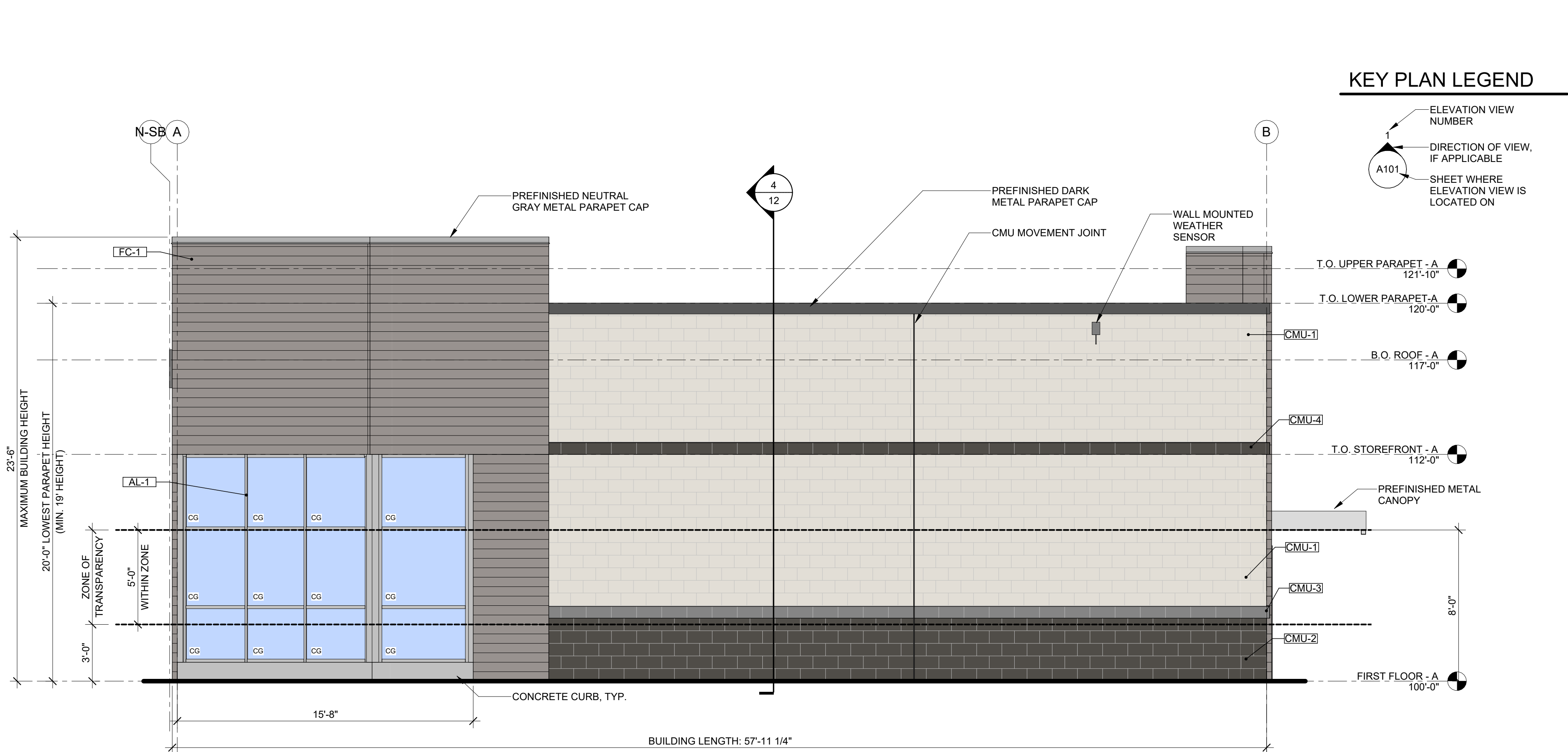
WDGE2 LED
Architectural Wall Sconce
Visual Comfort Optic

ELEVATION FINISHES	
SYMBOL	DESCRIPTION
CMU-1	CMU, RUNNING BOND BASALITE: 720WR
CMU-2	CMU, RUNNING BOND BASALITE: 807WR
CMU-3	CMU, RUNNING BOND, 2" PROTRUDING WATERTABLE SILL BASALITE: 605WR
CMU-4	2" PROTRUDING SINGLE COURSE CMU, RUNNING BOND BASALITE: 807WR (SAME MATERIAL AS CMU-2)
FC-1	CEMENT BOARD PANEL NICHIHA: VINTAGEWOOD - ASH
ST-1	STUCCO WITH MOISTURE DRAINAGE. COLOR: BENJAMIN MOORE, OC-130 - CLOUD WHITE
AL-1	ALUMINUM STOREFRONT, TYPICAL

BUILDING ELEVATIONS LEGEND

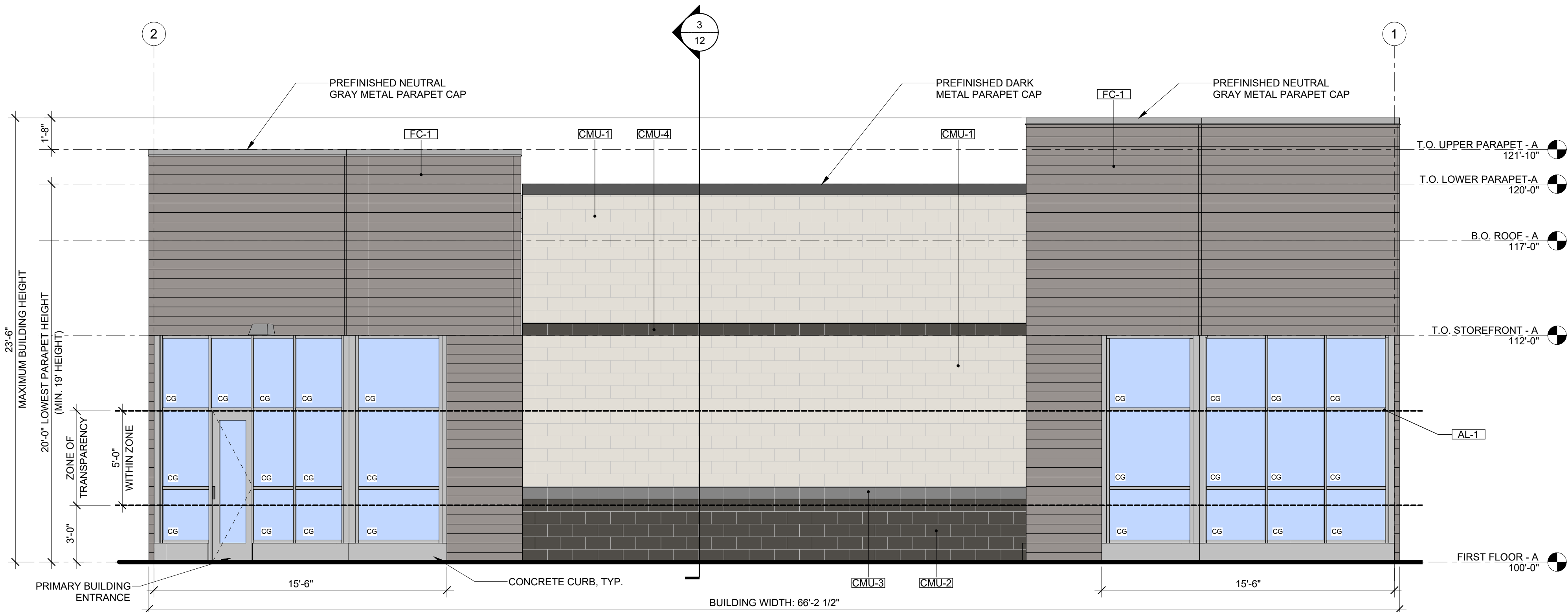
CG CLEAR GLAZING STOREFRONT ASSEMBLY





1 BUILDING A WEST ELEVATION (LIMA ST.) - PRIMARY BUILDING FACE

1/4" = 1'-0"



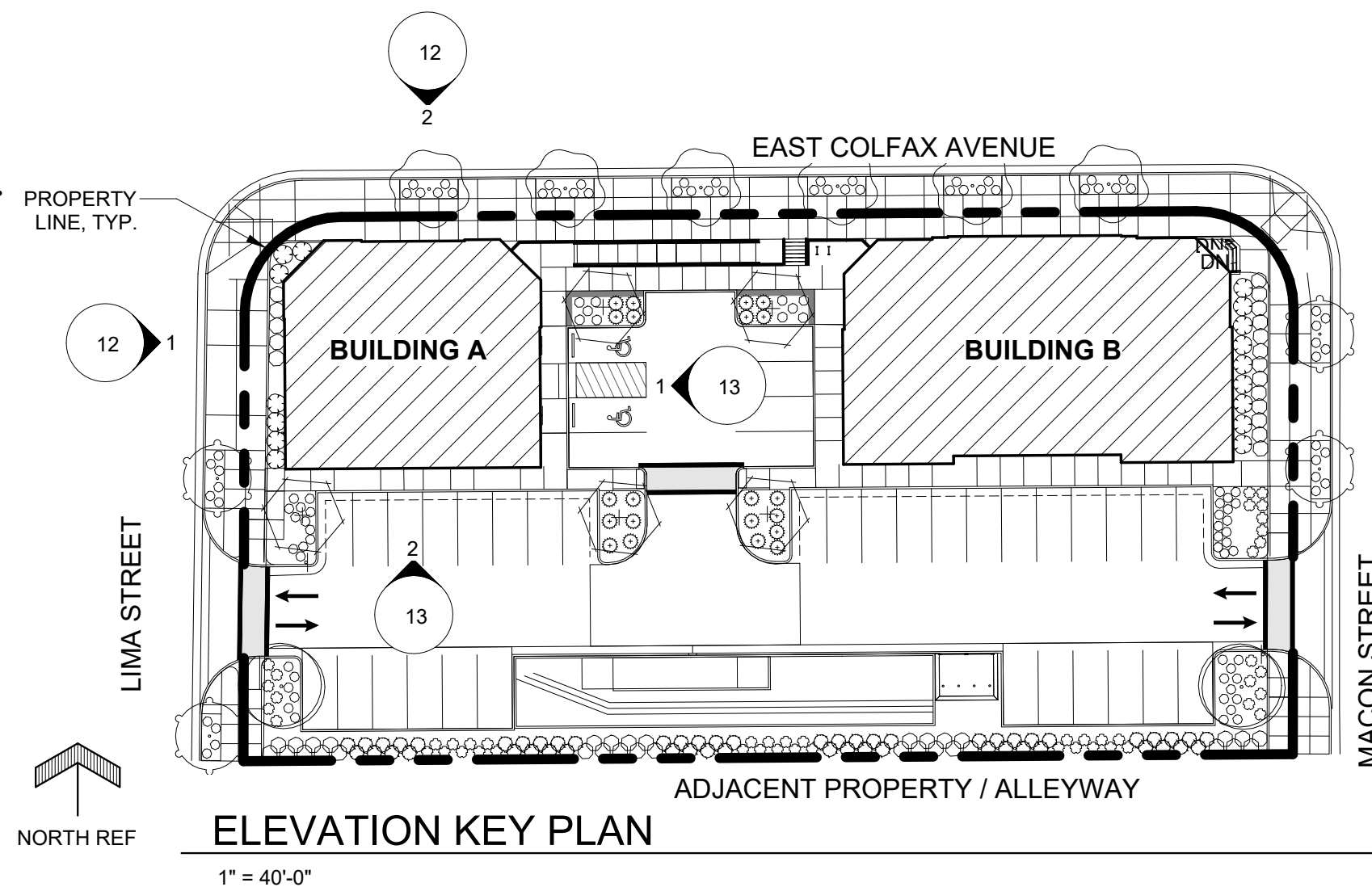
2 BUILDING A - NORTH EXTERIOR ELEVATION (E.COLFAX AVE.) - PRIMARY BUILDING FACE

1/4" = 1'-0"

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KEY PLAN LEGEND

- ELEVATION VIEW NUMBER
- DIRECTION OF VIEW, IF APPLICABLE
- SHEET WHERE ELEVATION VIEW IS LOCATED ON



ELEVATION FINISHES	
SYMBOL	DESCRIPTION
CMU-1	CMU, RUNNING BOND BASALITE: 720WR
CMU-2	CMU, RUNNING BOND BASALITE: 807WR
CMU-3	CMU, RUNNING BOND, 2" PROTRUDING WATERTABLE SILL BASALITE: 605WR
CMU-4	2" PROTRUDING SINGLE COURSE CMU, RUNNING BOND BASALITE: 807WR (SAME MATERIAL AS CMU-2)
FC-1	CEMENT BOARD PANEL NICHHA: VINTAGEWOOD - ASH
ST-1	STUCCO WITH MOISTURE DRAINAGE. COLOR: BENJAMIN MOORE, OC-130 - CLOUD WHITE
AL-1	ALUMINUM STOREFRONT, TYPICAL

BUILDING ELEVATIONS LEGEND

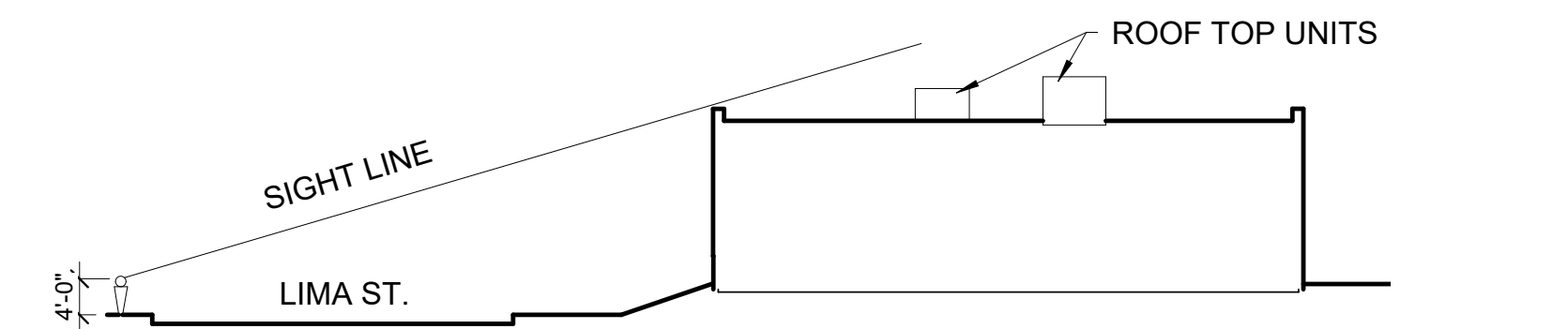
CG CLEAR GLAZING STOREFRONT ASSEMBLY

GROUND STORY ACTIVATION (TRANSPARENCY) - BUILDING A	REQUIRED (MIN)	PROVIDED
PRIMARY STREET - COLFAX AVE. TOTAL TRANSPARENCY (%) BUILDING WIDTH CLEAR GLAZING 66'-2 1/2" 31'-0"	40%	47%
SIDE STREET - LIMA ST. TOTAL TRANSPARENCY (%) BUILDING LENGTH CLEAR GLAZING 57'-11 1/4" 15'-8"	N/A	27%



3 BUILDING A - E. COLFAX AVE. RTU VIEW SDP

1" = 20'-0"



4 BUILDING A - LIMA ST. RTU VIEW SDP

1" = 20'-0"



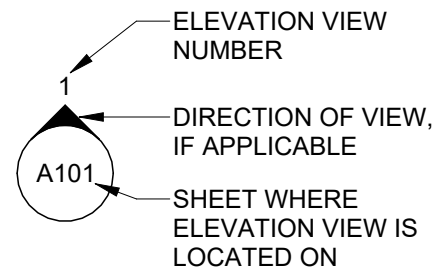
ELEVATION FINISHES	
SYMBOL	DESCRIPTION
CMU-1	CMU, RUNNING BOND BASALITE: 720WR
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AL-1	ALUMINUM STOREFRONT, TYPICAL

BUILDING ELEVATIONS LEGEND

CG CLEAR GLAZING STOREFRONT ASSEMBLY

GROUND STORY ACTIVATION (TRANSPARENCY) - BUILDING B		REQUIRED (MIN)	PROVIDED
PRIMARY STREET - COLFAX AVE.			
TOTAL TRANSPARENCY (%)		40%	61%
BUILDING WIDTH	100'-1"		
BUILDING LENGTH	61'-2"		
SIDE STREET - MACON ST.			
TOTAL TRANSPARENCY (%)		N/A	40%
BUILDING LENGTH	57'-8"		
BUILDING WIDTH	23'-3 1/2"		

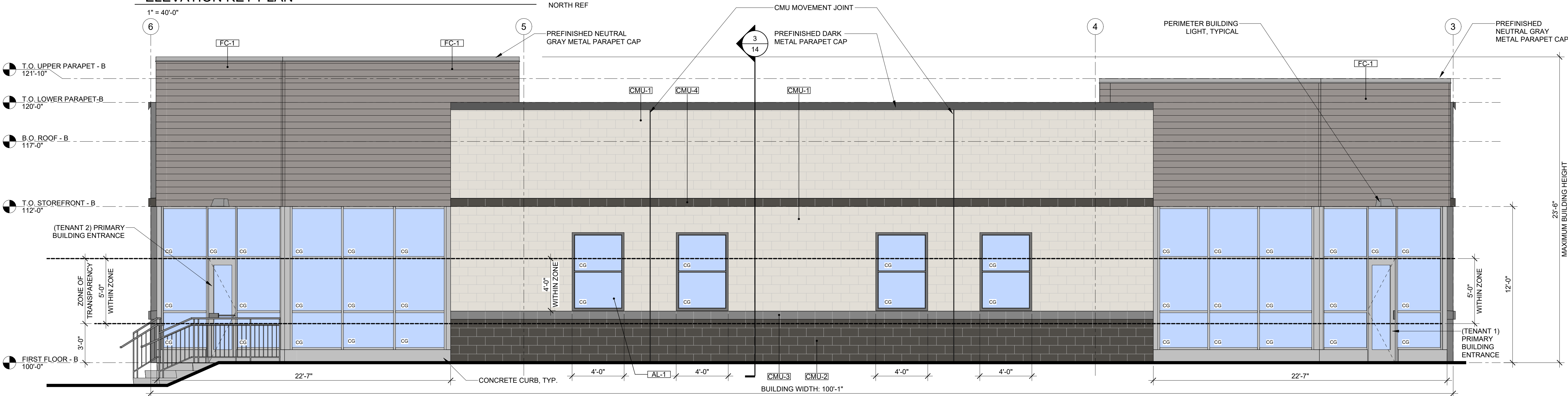
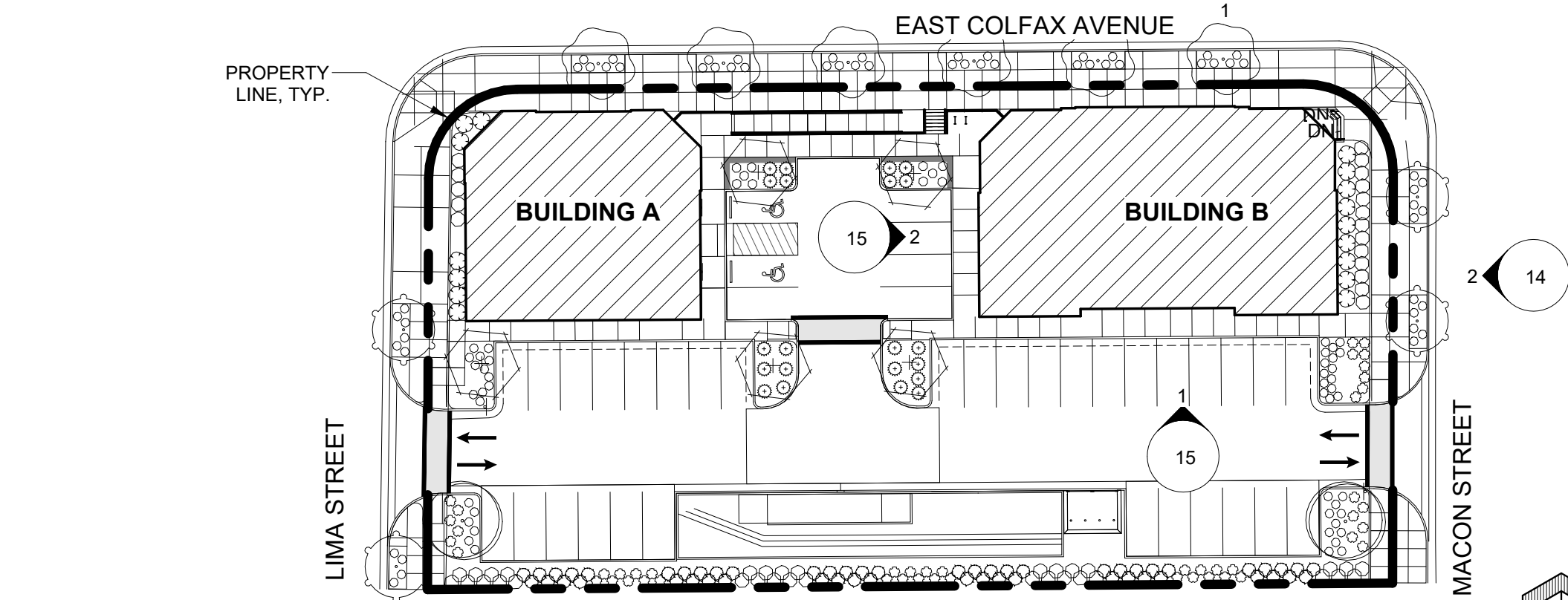
KEY PLAN LEGEND



NORTH REF

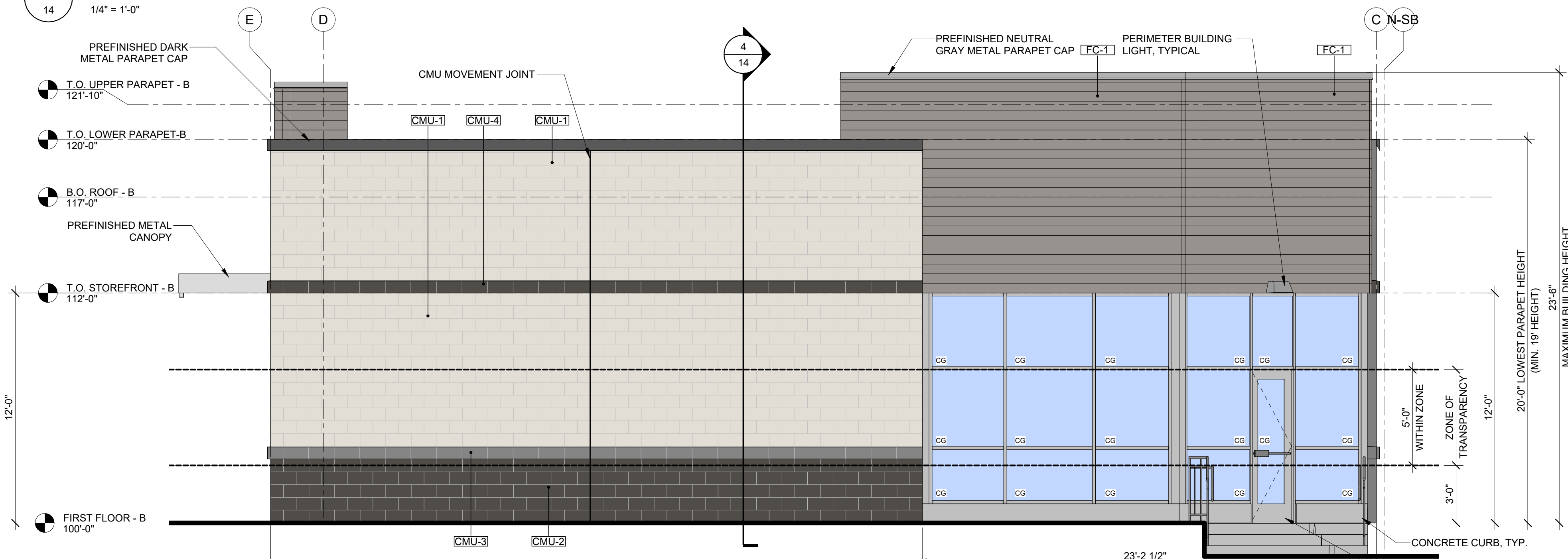
ELEVATION KEY PLAN

1" = 40'-0"



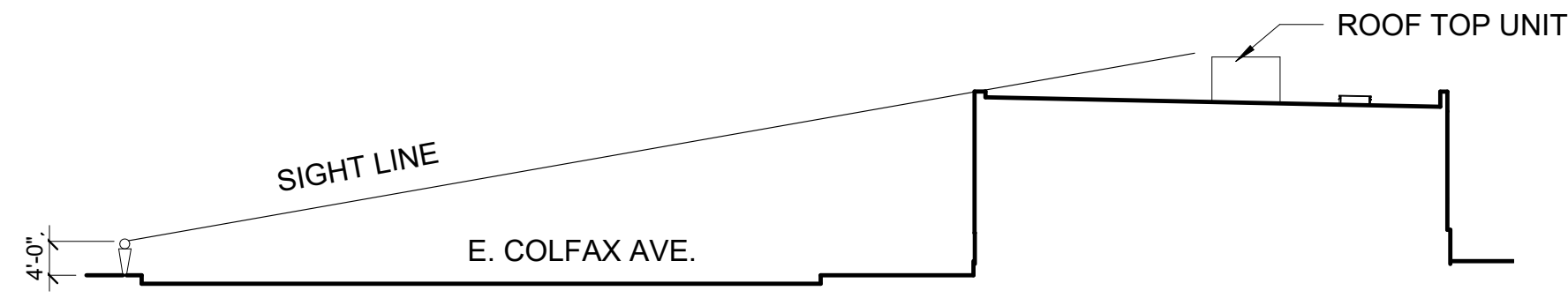
BUILDING B NORTH ELEVATION (E. COLFAX AVE.) - PRIMARY BUILDING FACE

1/4" = 1'-0"



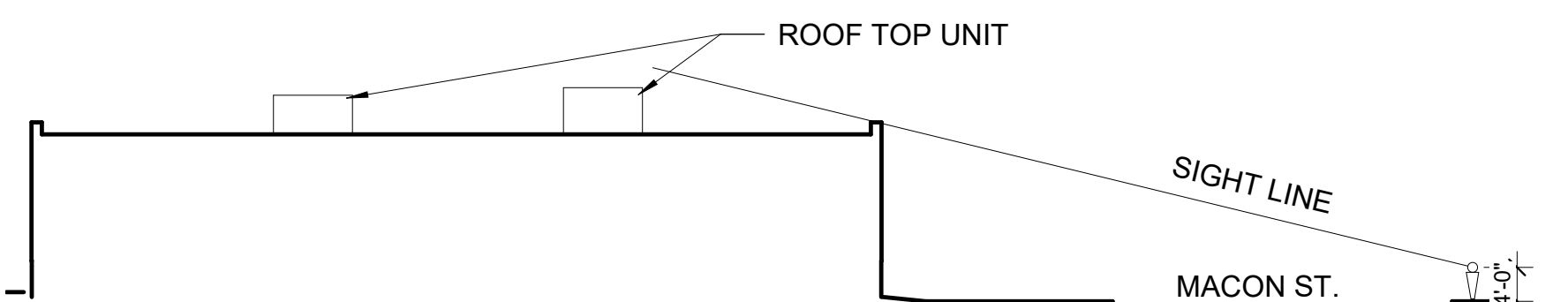
BUILDING B EAST ELEVATION (MACON ST.) - PRIMARY BUILDING FACE

1/4" = 1'-0"



BUILDING B - E. COLFAX AVE. RTU VIEW

1" = 20'-0"



BUILDING B - MACON ST. RTU VIEW

1" = 20'-0"

ELEVATION FINISHES	
SYMBOL	DESCRIPTION
CMU-1	CMU, RUNNING BOND BASALITE: 720WR
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AL-1	ALUMINUM STOREFRONT, TYPICAL

BUILDING ELEVATIONS LEGEND

CG CLEAR GLAZING STOREFRONT ASSEMBLY

PREFINISHED NEUTRAL
GRAY METAL PARAPET CAP

FC-1

CMU-1

PREFINISHED
METAL CANOPY

CMU-4

CMU-1

CMU-3

CMU-2

CONCRETE CURB, TYP.

(TENANT 2)
SECONDARY
ENTRANCE

(TENANT 2) SERVICE
ENTRANCE; HM
DOOR AND FRAME

DOOR TO CENTRAL SERVICES ROOM,
HM DOOR AND FRAME

STUCCO MOLD AROUND
DOOR; COLOR TO MATCH
ADJACENT STUCCO, TYP.

UTILITY PANELS AND
METERS LOCATED IN
ELECTRICAL AND UTILITY
CLOSETS

(TENANT 1) SERVICE
ENTRANCE; HM DOOR AND
FRAME

CMU-2

CMU-3

PREFINISHED OVERFLOW
DOWNSPOUT NOZZLE

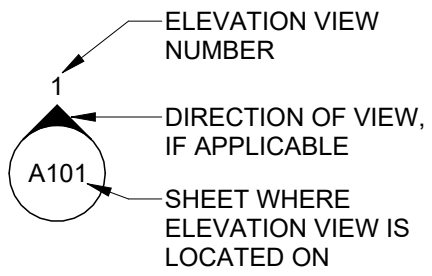
BUILDING WIDTH: 100'-1"

MAXIMUM BUILDING HEIGHT

23'-0"

10'-0"

KEY PLAN LEGEND



ELEVATION KEY PLAN

1" = 40'-0"

NORTH REF

PORTION OF WALL NOTCHED BACK ~2'
~43'-7"

PERIMETER BUILDING
LIGHT, TYPICAL

ST-1

STUCCO REVEAL JOINT

PREFINISHED DARK METAL
PARAPET CAP

ST-1

PERIMETER BUILDING
LIGHT, TYPICAL

CMU-1

T.O. UPPER PARAPET - B
121'-10"

T.O. LOWER PARAPET-B
120'-0"

B.O. ROOF - B
117'-0"

CMU-4

T.O. STOREFRONT - B
112'-0"

CMU-1

CMU-3

CMU-2

FIRST FLOOR - B
100'-0"

20'-0" LOWEST PARAPET HEIGHT
(MIN. 19' HEIGHT)

BUILDING B SOUTH ELEVATION - SECONDARY BUILDING FACE

1/4" = 1'-0"

N-SB C

PREFINISHED NEUTRAL
GRAY METAL PARAPET CAP

FC-1

T.O. UPPER PARAPET - B
121'-10"

T.O. LOWER PARAPET-B
120'-0"

B.O. ROOF - B
117'-0"

T.O. STOREFRONT - B
112'-0"

FIRST FLOOR - B
100'-0"

12'-0"

(TENANT 1) PRIMARY
BUILDING ENTRANCE

CONCRETE CURB, TYP.

WALL MOUNTED
KNOX BOX

BUILDING LENGTH: 57'-8"

PREFINISHED DARK METAL
PARAPET CAP

CMU MOVEMENT JOINT

PERIMETER
BUILDING LIGHT,
TYPICAL

CMU-1

CMU-4

CMU-1

CMU-3

CMU-2

MAXIMUM BUILDING HEIGHT

21'-10"

14'-0"

BUILDING B WEST ELEVATION - SECONDARY BUILDING FACE

1/4" = 1'-0"

2

15



CONCRETE MASONRY UNIT (CMU-1)
BASALITE
FINISH: 720WR
TEXTURE: PRECISION
SIZE: 8"(H) X 16"(W)



CONCRETE MASONRY UNIT (CMU-2)
BASALITE
FINISH: 807WR
TEXTURE: PRECISION
SIZE: 8"(H) X 16"(W)



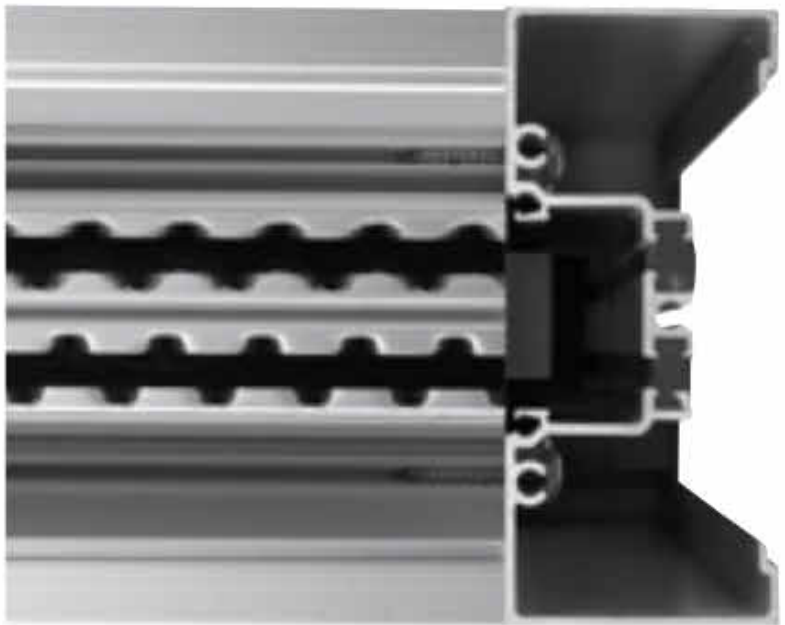
CONCRETE MASONRY UNIT (CMU-3)
BASALITE
FINISH: 605WR
TEXTURE: PRECISION
SIZE: 8"(H) X 16"(W)



CEMENT BOARD PANEL (FC-1)
NICHHA
SERIES: VINTAGEWOOD
FINISH: ASH



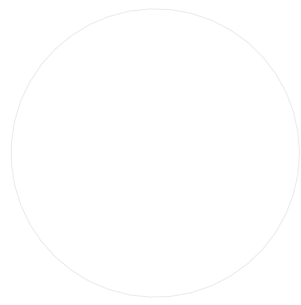
STUCCO (ST-1)
PAINT COLOR: BENJAMIN MOORE
OC-130 CLOUD WHITE
(COLOR PER PALETTE 8 OF ROADSIDE DISTRICT)

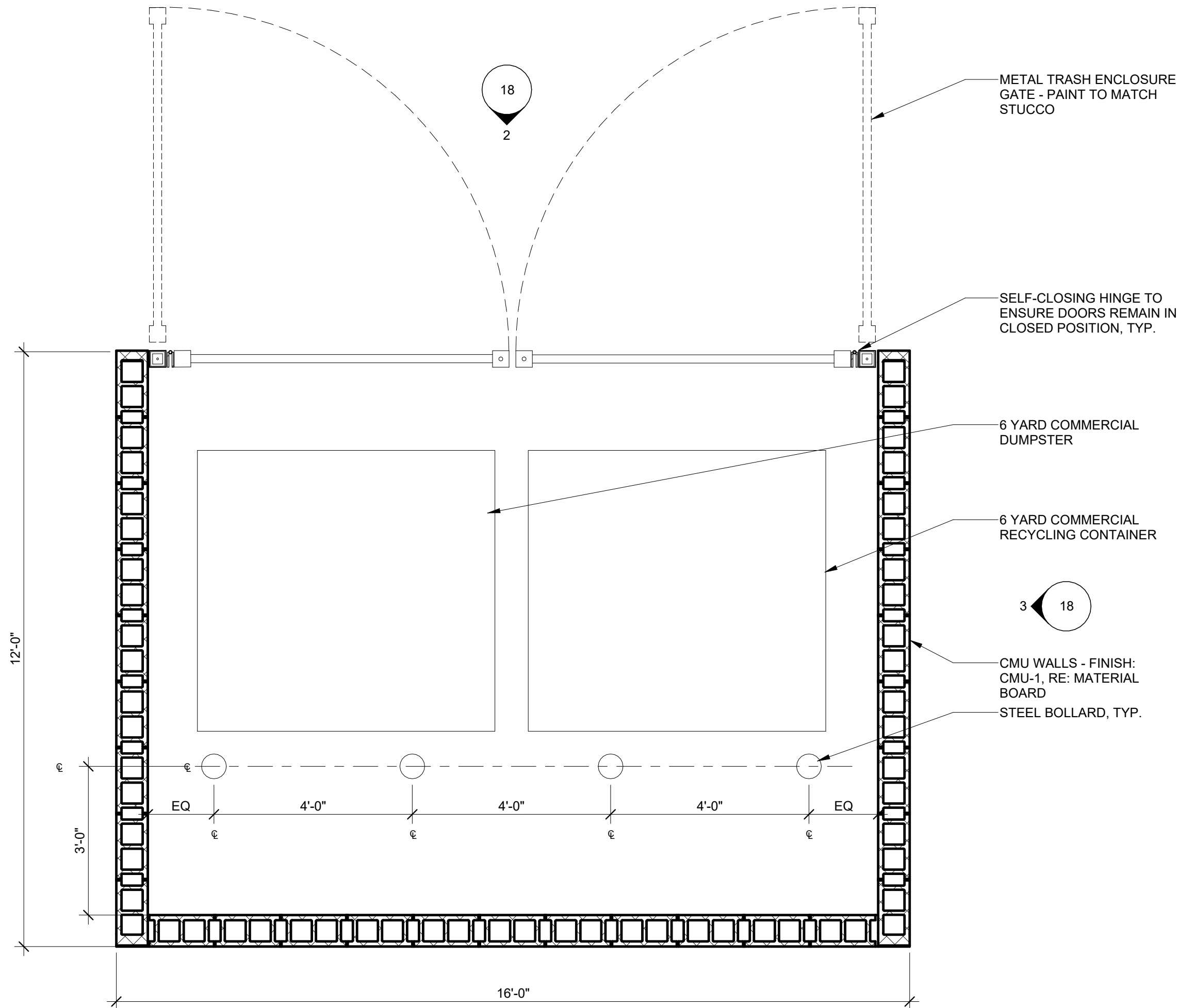
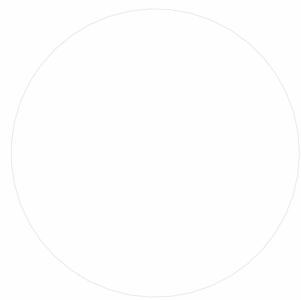


ALUMINUM STOREFRONT (AL-1)
KAWNEER
COLOR: ALUMINUM ANODIZED

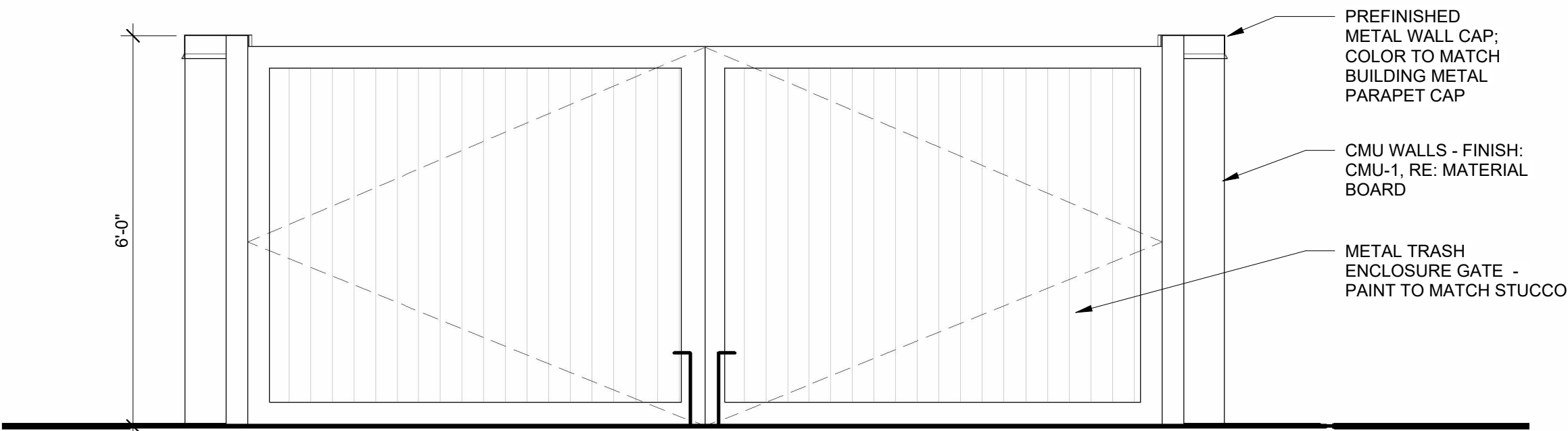
ZONE INFORMATION:
COLFAX MAIN ST OVERLAY DISTRICT - ROADSIDE SUBDISTRICT

CHOSEN PALETTE:
PALETTE 8 (ROADSIDE DISTRICT)

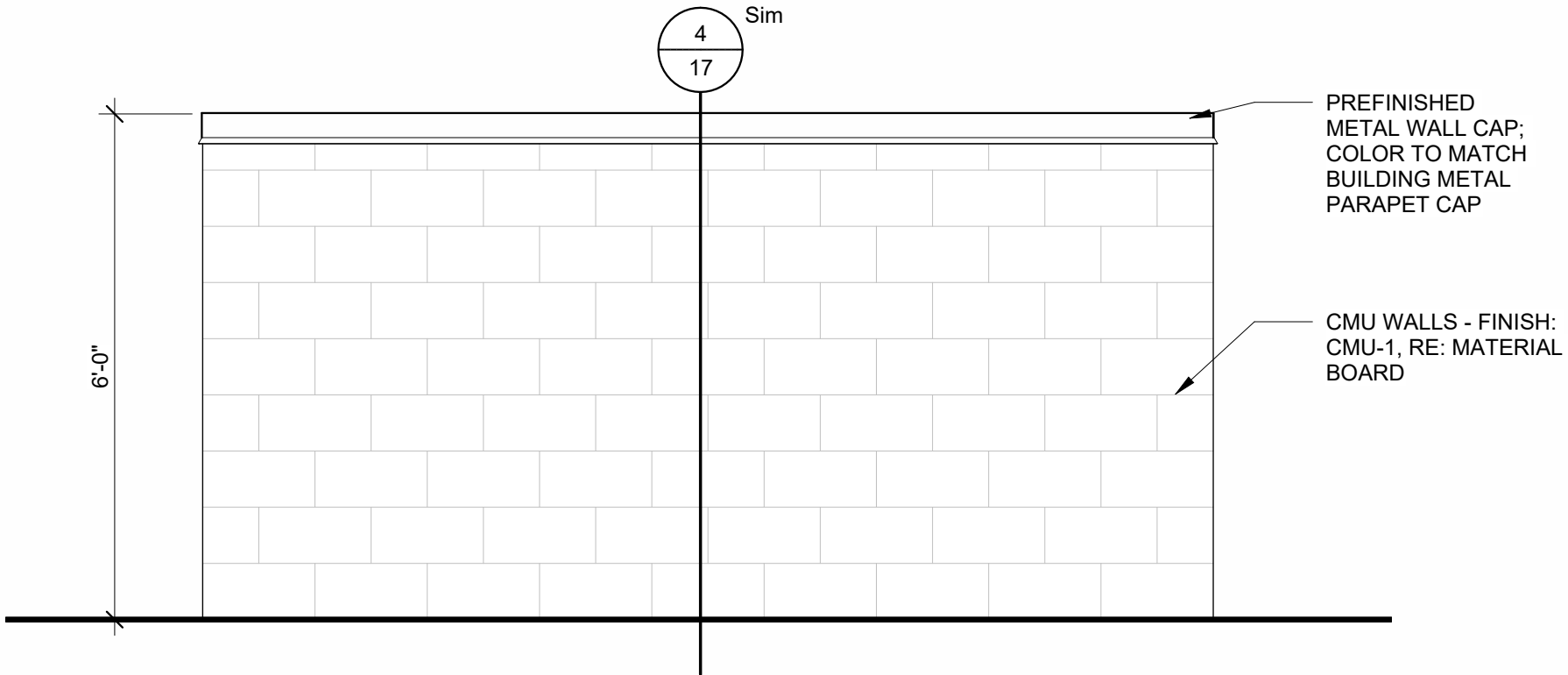




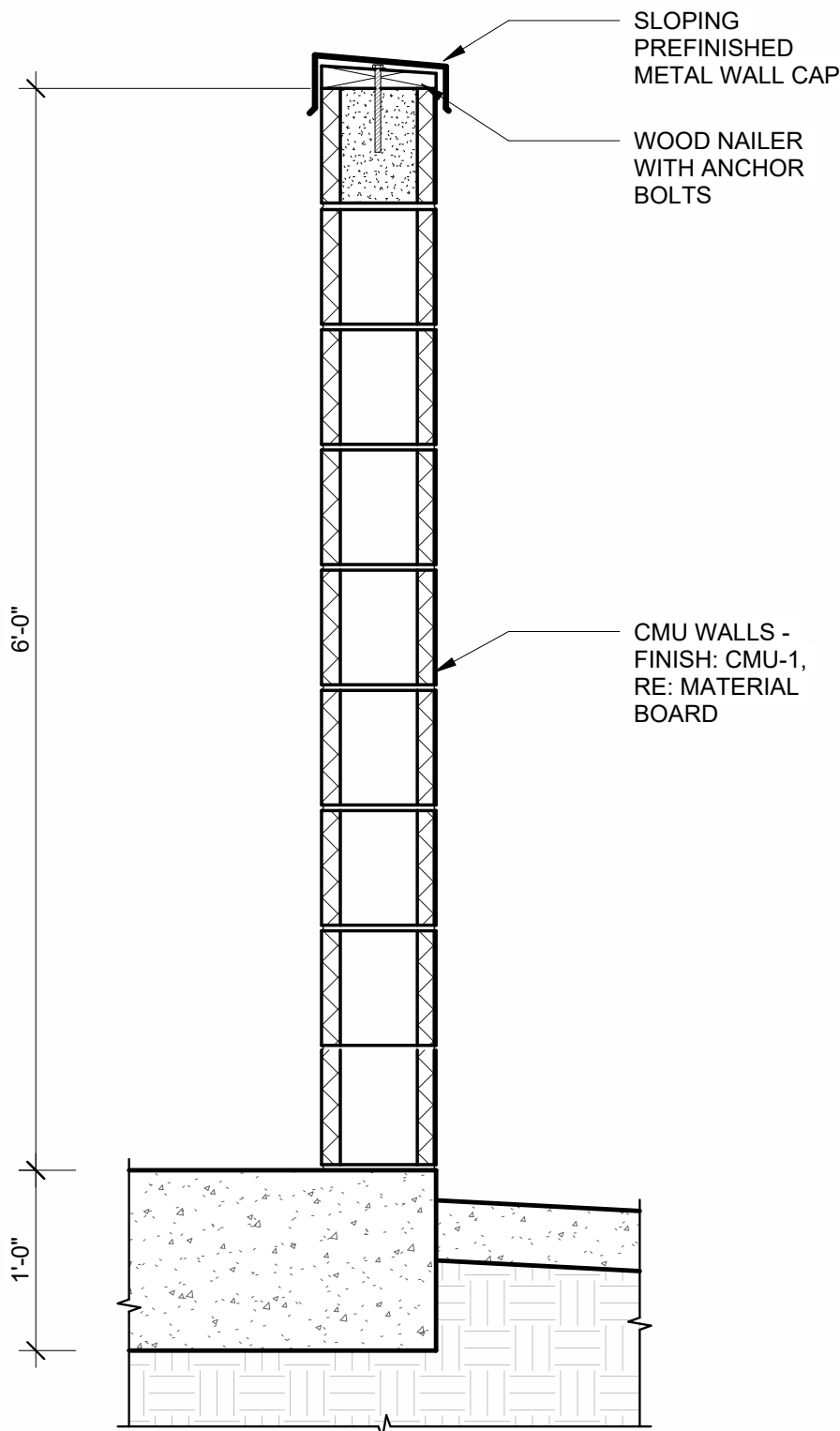
1 TRASH ENCLOSURE PLAN
1/2" = 1'-0"



2 TRASH ENCLOSURE ELEVATION - FRONT
1/2" = 1'-0"



3 TRASH ENCLOSURE ELEVATION - SIDE
1/2" = 1'-0"



4 TRASH ENCLOSURE WALL DETAIL
1" = 1'-0"