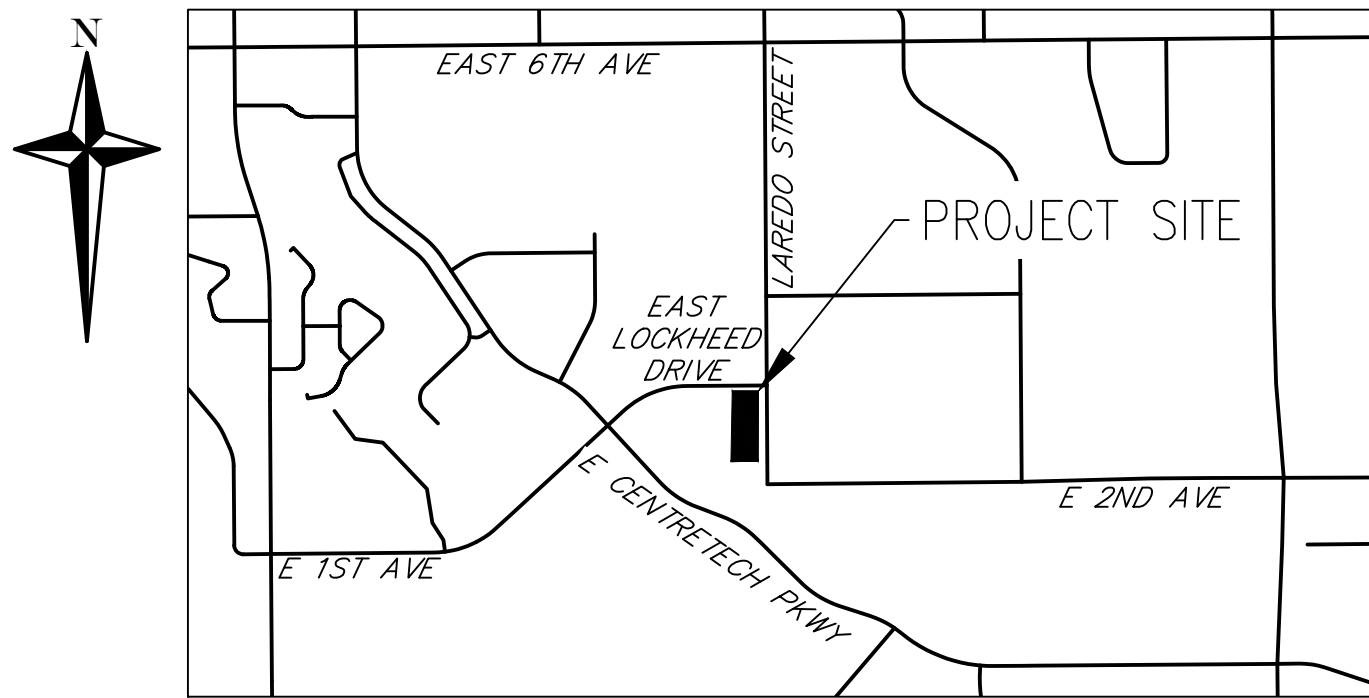


IRON HAMMER AT CENTRETECH - SITE PLAN AMENDMENT

A PORTION OF LOTS 1 & 2, BLOCK 1, AURORA CENTRETECH PARK SUBDIVISION FILING NO. 8, LOCATED IN THE NORTHWEST QUARTER OF SECTION 8, TOWNSHIP 4 SOUTH, RANGE 66 WEST OF THE 6TH P.M., CITY OF AURORA, COUNTY OF ARAPAHOE, STATE OF COLORADO

VICINITY MAP



LEGAL DESCRIPTION

A PORTION OF LOTS 1 & 2, BLOCK 1, AURORA CENTRETECH PARK SUBDIVISION FILING NO. 8

Add Reception Number, Section, Township, Range, Principal Meridian, City, County, & State

ADDITIONAL INFORMATION AND RECEPTION NUMBER ADDED

The site plan will not be approved by Aurora Water until the preliminary drainage letter/report is approved.

NOTED

BENCHMARK

ELEVATIONS ARE BASED ON CITY OF AURORA POINT J-045, WITH A PUBLISHED ELEVATION OF 5474.44 FEET (NAVD88), BEING A 2" BRASS CAP LOCATED AT THE SOUTHWEST CORNER OF LOCKHEED DRIVE AND LAREDO STREET.

BASIS OF BEARINGS

GPS DERIVED BEARINGS ARE BASED ON A BEARING OF N00°22'13"W ALONG THE EAST LINE OF THE NORTHWEST QUARTER OF SECTION 8, BETWEEN A FOUND 3-1/4" ALUMINUM CAP IN RANGE BOX "LS 22100" AT THE CENTER QUARTER CORNER OF SECTION 8, AND A FOUND #6 REBAR W/ 3-1/4" ALUMINUM CAP IN RANGE BOX "LS 13155" AT THE CENTER NORTH SIXTEENTH CORNER OF SECTION 8 AS SHOWN HEREON. COLORADO STATE PLANE COORDINATE SYSTEM, CENTRAL ZONE, NORTH AMERICAN DATUM 1983 (NAD83). ALL BEARINGS SHOWN HEREON ARE RELATIVE THERETO.

LAND USE DATA:

MUNICIPALITY:

- CITY OF AURORA
- UNIFIED DEVELOPMENT CODE ZONING (CHAPTER 146)

PARCEL ID:

- 1975-08-2-14-005

ADDRESS:

- 255 N. LAREDO STREET, AURORA, CO 80011

LOT AREA:

- 70,105 SF (1.61 ACRES)

OWNER:

- GOOD MORNING, LLC.
- 6584 S CATAWBA CIRCLE, AURORA, CO 80016

ZONE:

- I-1 BUSINESS/TECH DISTRICT

USE:

- OFFICE AND WAREHOUSE

MAX. HEIGHT:

- STORIES ALLOWED: 6
- HEIGHT ALLOWED: 100'
- STORIES PROPOSED:
- HEIGHT PROPOSED:

0 1000 2000
1" = 1000'

PREPARED BY

BRIGHTLIGHTER
ENGINEERING

1 BROADWAY, A225
DENVER, CO 80203

PREPARED FOR

IRON HAMMER, INC.
12001 E. 33RD AVE., UNIT G
AURORA, CO 80010

Sheet List Table

Sheet Number	Sheet Title
1	COVER
2	SITE PLAN
3	OVERALL GRADING PLAN
4	OVERALL UTILITY PLAN
5	LANDSCAPE COVER SHEET & PLANT LIST
6	LANDSCAPE PLAN
7	SITE PHOTOMETRIC PLAN
8	SITE PHOTOMETRIC DETAILS
9	EXTERIOR ELEVATIONS
10	MATERIAL BOARD

DESIGN TEAM:

OWNER/APPLICANT

IRON HAMMER, INC.
AURORA WATER
12001 E. 33RD AVE., UNIT G
AURORA, CO 80010
720-323-9477

CIVIL ENGINEER

BRIGHTLIGHTER ENGINEERING LLC
1 BROADWAY, A225
DENVER, CO 80203
CONTACT: JESSE DONOVAN, PE
720-504-8629
jesse@brightlightereng.com

ARCHITECT

S-ARCH LLC
12 MORNINGSIDES DRIVE
WHEAT RIDGE, CO
CONTACT: MARK HARRIS
720-364-0056
mharris@s-arch.com

SURVEYOR

FLATIRONS, INC.
4501 LOCAN ST.
DENVER, CO 80216
JOSHUA BREDLOVE, PLS
303-936-6997
jbredlove@flatironsinc.com

LANDSCAPE ARCHITECT

OUTDOOR DESIGN GROUP
5690 WEBSTER STREET
ARVADA, CO 80002
CONTACT: MATTHEW CORRIAN, PLA
303-993-4811
mcorrian@odgdesign.com

UTILITY CONTACTS:

WATER

AURORA WATER
15151 E. ALAMEDA PARKWAY
AURORA, CO 80012
303-739-7370

SANITATION

AURORA PUBLIC WORKS
15151 E. ALAMEDA PARKWAY
AURORA, CO 80012
303-739-7300

STORMWATER

AURORA PUBLIC WORKS
15151 E. ALAMEDA PARKWAY
AURORA, CO 80012
303-739-7300

FIRE

AURORA FIRE RESCUE
15151 E. ALAMEDA PARKWAY
AURORA, CO 80012
303-326-8986

ELECTRIC

XCEL ENERGY
1123 WEST 3RD AVENUE
DENVER, CO 80223
CONTACT: DONNA GEORGE
303-571-3306
donna.l.george@xcelenergy.com

SITE PLAN NOTES

- THE DEVELOPER, HIS SUCCESSORS AND ASSIGNS, INCLUDING THE HOMEOWNERS OR MERCHANTS ASSOCIATION, SHALL BE RESPONSIBLE FOR THE INSTALLATION, MAINTENANCE AND REPLACEMENT OF ALL FIRE LAND SIGNS AS REQUIRED BY THE CITY OF AURORA.
- ALL SIGNS MUST CONFORM TO THE CITY OF AURORA SIGN CODE.
- 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."
- "ACCESSIBLE EXTERIOR ROUTES" SHALL BE PROVIDED FROM PUBLIC TRANSPORTATION STOPS, ACCESSIBLE PARKING AND ACCESSIBLE PASSENGER LOADING ZONES AND PUBLIC SIDEWALKS TO 60% OF ACCESSIBLE BUILDING ENTRANCES THEY SERVE. THE ACCESSIBLE ROUTE BETWEEN ACCESSIBLE PARKING AND ACCESSIBLE BUILDING ENTRANCES SHALL BE THE MOST PRACTICAL 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 THE HANDICAPPED ACCESSIBILITY REQUIREMENTS BASED ON THE 2021 INTERNATIONAL BUILDING CODE, CHAPTER 11, AND THE INTERNATIONAL CODE COUNCIL (ICC) A117.1-2009.
- THE APPLICANT HAS THE OBLIGATION TO COMPLY WITH ALL APPLICABLE REQUIREMENTS OF THE AMERICANS WITH DISABILITIES ACT.
- 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.
- ALL CROSSINGS OR ENCROACHMENTS INTO EASEMENTS AND RIGHTS-OF-WAY OWNED BY THE CITY OF AURORA ("CITY") IDENTIFIED AS BEING PRIVATELY-OWNED AND MAINTAINED HEREIN ARE ACKNOWLEDGED BY THE UNDERSIGNED AS BEING SUBJECT TO THE CITY'S USE AND OCCUPANCY OF SAID EASEMENTS OR RIGHTS-OF-WAY. THE UNDERSIGNED, ITS SUCCESSORS AND ASSIGNS, FURTHER AGREES TO REMOVE, REPAIR, REPLACE, RELOCATE, MODIFY OR OTHERWISE ADJUST SAID CROSSINGS OR ENCROACHMENTS UPON REQUEST FROM THE CITY AND AT NO EXPENSE TO THE CITY. THE CITY RESERVES THE RIGHT TO MAKE FULL USE OF THE EASEMENTS AND RIGHTS-OF-WAY AS MAY BE NECESSARY OF 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.
- 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.
- ALL BUILDING ADDRESS NUMBERS SHALL COMPLY WITH AURORA CITY CODE OF ORDINANCE, CHAPTER 126-ARTICLE VII-NUMBERING OF BUILDINGS.
- 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. 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.
- 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 ALL 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.
- FINAL GRADE SHALL BE AT LEAST SIX (6) INCHES BELOW ANY EXTERIOR WOOD SIDING ON THE PREMISES.
- 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.
- ERRORS IN APPROVED SITE PLAN 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.
- ALL REPRESENTATIONS AND COMMITMENTS MADE BY THE APPLICANTS AND PROPERTY OWNERS AT THE PUBLIC HEARINGS REGARDING THIS PLAN ARE BINDING UPON THE APPLICANT, PROPERTY OWNER, AND ITS HEIRS, SUCCESSORS, AND ASSIGNS.
- 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.
- ATTENTION BUILDING DIVISION:** PER ARTICLE XI, C.O.A. BUILDING AND ZONING CODE, SECTION 22-425 THROUGH 22-434, AN ACOUSTIC ANALYSIS, PREPARED BY AN ACOUSTIC EXPERT THAT WILL IDENTIFY BUILDING DESIGN FEATURES NECESSARY TO ACCOMPLISH EXTERIOR NOISE REDUCTION IN ORDER TO ACHIEVE INTERIOR NOISE LEVELS NOT EXCEEDING 55 (LDN VALUE TO BE DETERMINED FOR EACH PROJECT) UNDER WORSE-CASE NOISE CONDITIONS.
- 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 AN APPROVED AND QUALIFIED INDEPENDENT 3RD PARTY TO ASSESS THE RADIO FREQUENCY LEVELS WITHIN THE STRUCTURE. ONCE COMPLETED, THE 3RD PARTY WILL PROVED THE RESULTS OF THE TEST TO BOTH THE GC 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 DEVELOPER 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.
- IN LOCATIONS WHERE UTILITY EASEMENTS OVERLAP THE 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 AN DRAINAGE EASEMENT REQUIRES PRIOR WRITTEN APPROVAL BY THE CITY ENGINEER.
- 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 THE SITE LOCATION OF LIGHTS, ELECTRICAL ONE LINE AND GROUNDING DETAILS SHALL BE SUBMITTED 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.
- 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.
- THE INSTALLATION OF SECURITY GATES ACROSS A FIRE APPARATUS ACCESS ROAD SHALL BE APPROVED. WHERE SECURITY GATES ARE INSTALLED AT PRIMARY ACCESS POINTS, THOSE GATES SHALL HAVE AN APPROVED AUTOMATIC MEANS OF EMERGENCY OPERATION (SIREN OPERATED SYSTEM OR SOS), A KNOX KEY SWITCH OR KNOW BOX WITH A MEANS OF MANUAL OPERATION. SECURITY GATES INSTALLED AT SECONDARY ACCESS POINTS SHALL HAVE AN APPROVED MEANS OF OPERATION. THE SECURITY GATES AND EMERGENCY OPERATION SHALL BE MAINTAINED IN PROPER WORKING CONDITION AT ALL TIMES. IN THE EVENT THAT THERE ARE ELECTRIC GATE OPERATORS, THEY SHALL BE LISTED IN ACCORDANCE WITH UL325. GATES INTENDED FOR AUTOMATIC OPERATION SHALL BE DESIGNED, CONSTRUCTED, AND INSTALLED IN COMPLIANCE WITH THE REQUIREMENTS OF ASTM F 2200. GATING OR BARRIER SYSTEMS MUST BE SHOWN ON THE SITE PLAN IN THE FOLLOWING MANNER:
 - THE MINIMUM GATE WIDTH SHALL BE 23 FEET AND SHALL NOT ENCROACH INTO THE FIRE LANE EASEMENT.
 - GATING AND BARRIER SYSTEMS MUST BE LOCATED A MINIMUM 35 FEET BACK FROM ADJACENT STREET FLOW LINE
 - A DETAIL OF THE GATING OR BARRIER SYSTEM MUST BE INCLUDED IN THE SITE PLAN AND CIVIL PLAN SUBMITTALS. LABEL THE TYPE OF GATING OR BARRIER SYSTEM BEING INSTALLED IN THE FOLLOWING MANNER:
 - 23' AUTOMATIC SLIDING GATE WITH APPROVED SIREN OPERATED SYSTEM, KNOX KEY SWITCH, AND MANUAL RELEASE
 - 23' MANUAL SWINGING GATE WITH APPROVED KNOX HARDWARE
 - 23' MANUAL SLIDING GATE WITH APPROVED KNOX HARDWARE
 - 23' ELECTRICAL SLIDING GATE WITH APPROVED KNOX HARDWARE
- THE DEVELOPER, HIS OR HER SUCCESSORS AND ASSIGNS SHALL BE RESPONSIBLE FOR INSTALLATION, MAINTENANCE AND REPLACEMENT OF THE ACCESS CONTROL GATE OR BARRIER SYSTEM TO ENSURE EMERGENCY VEHICLE ACCESS TO WITHIN THE SITE. IF THE ABOVE CONDITIONS ARE NOT MET, THE OWNERS, HIS OR HER SUCCESSORS AND ASSIGNS SHALL BE REQUIRED BY FIRE DEPARTMENT ORDER NOTICE THAT ALL AFFECTED GATES BE CHAINED AND LOCKED IN THE OPEN POSITION UNTIL REPAIRED OR REPLACED AND RETESTED TO ALL CITY OF AURORA STANDARDS AT THE TIME OF THE VIOLATION. IF THE GATING SYSTEM IS NOT MAINTAINED TO THE SATISFACTION OF THE FIRE DEPARTMENT, THE LICENSE FOR THE EMERGENCY VEHICLE GATE OPENING SYSTEM WILL BE REVOKED AND THE GATING SYSTEM MUST BE REMOVED. ELECTRONIC GATING SYSTEMS SHALL INCLUDE AN EMERGENCY VEHICLE GATE OPENING SYSTEM UTILIZING A REDUNDANCY BACK-UP SYSTEM THAT CONSISTS OF A SIREN OPERATED SYSTEM, AN AUTOMATIC KNOX KEY SWITCH AND A MANUAL OVERRIDE (IN THE EVENT OF SYSTEM FAILURE). GATING SYSTEMS WILL BE INSTALLED IN ACCORDANCE WITH THE "GATING SYSTEMS CROSSING FIRE APPARATUS ACCESS ROADS CHECKLIST". A SEPARATE BUILDING PERMIT THROUGH THE BUILDING DIVISION IS REQUIRED TO BE OBTAINED BY THE CONTRACTOR PRIOR TO THE INSTALLATION OF ANY GATING / BARRIER SYSTEM THAT CROSSES A DEDICATED FIRE LANE EASEMENT.
- A LICENSED CONTRACTOR IS REQUIRED TO OBTAIN A VALID BUILDING PERMIT THROUGH THE AURORA BUILDING DIVISION PRIOR TO THE INSTALLATION OF ANY GATING SYSTEM UTILIZED BY EMERGENCY RESPONDERS TO ENTER THE SITE.

NOT FOR CONSTRUCTION



PROJECT #	IH2215
PROJECT DATE	04/28/2023
DESIGNER	SAK
REVIEWER	JSD



SITE PLAN AMENDMENT	IRON HAMMER AT CENTRETECH 255 LAREDO STREET AURORA, CO JESSE DONOVAN, P.E. 720-504-8629
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REVISION NUMBER	REVISION DESCRIPTION	DATE
00	FIRST SUBMITTAL	09/21/2023
01	SECOND SUBMITTAL	02/05/2024

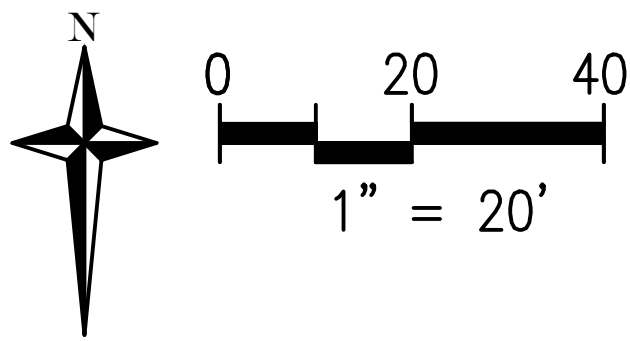
COVER

AMENDMENT BLOCK

IRON HAMMER AT CENTRETECH - SITE PLAN AMENDMENT

A PORTION OF LOTS 1 & 2, BLOCK 1, AURORA CENTRETECH PARK SUBDIVISION FILING NO. 8, LOCATED IN THE NORTHWEST QUARTER OF SECTION 8, TOWNSHIP 4 SOUTH, RANGE 66 WEST OF THE 6TH P.M., CITY OF AURORA, COUNTY OF ARAPAHOE, STATE OF COLORADO

NOT FOR CONSTRUCTION



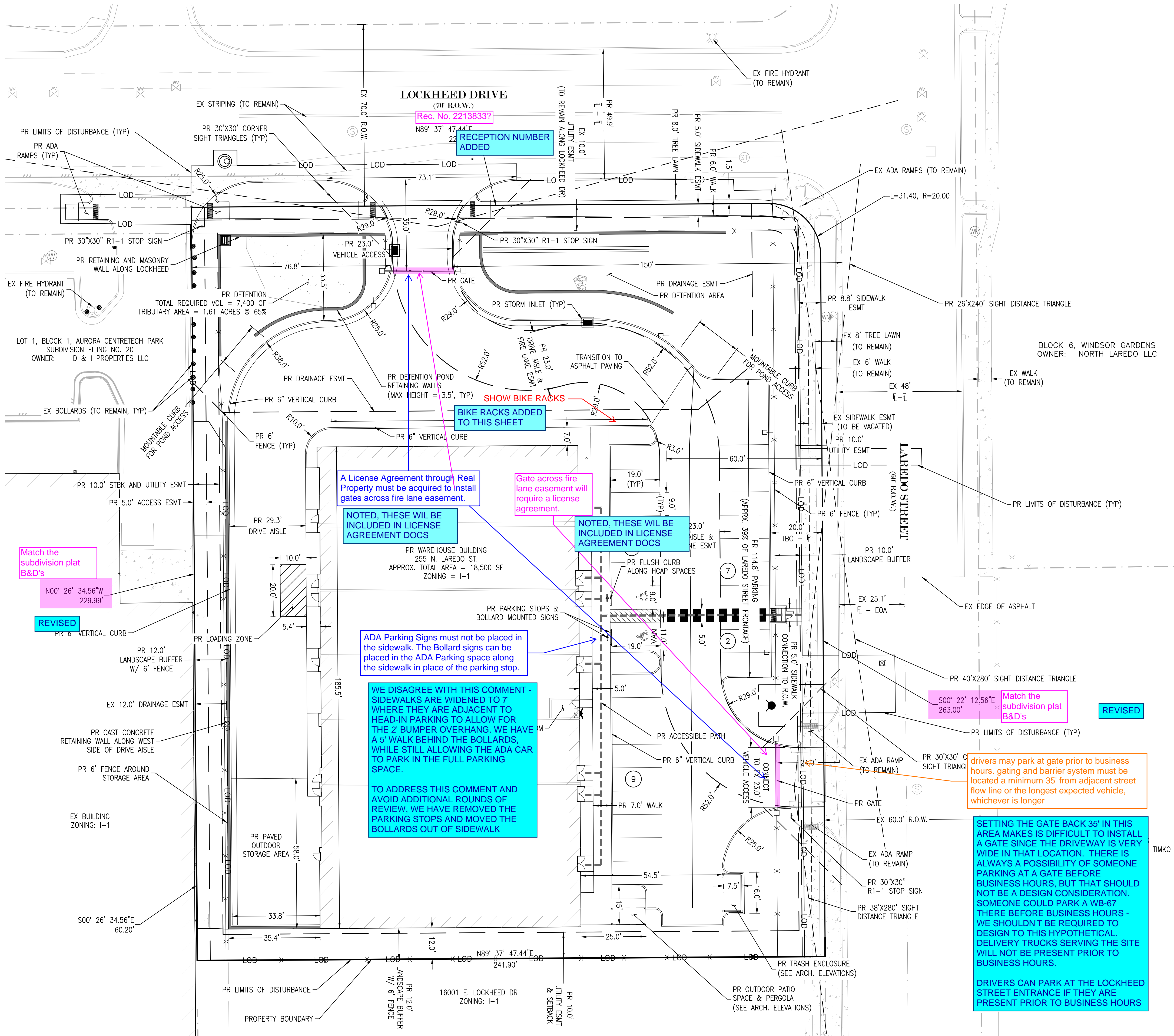
PROJECT #	IH2215
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REVIEWER	JSD



SITE PLAN AMENDMENT
IRON HAMMER AT CENTRETECH
255 LAREDO STREET
AURORA, CO
JESSE DONOVAN, P.E. 720-504-8629

REVISION NUMBER	REVISION DESCRIPTION	DATE
00	FIRST SUBMITTAL	09/21/2023
01	SECOND SUBMITTAL	02/05/2024

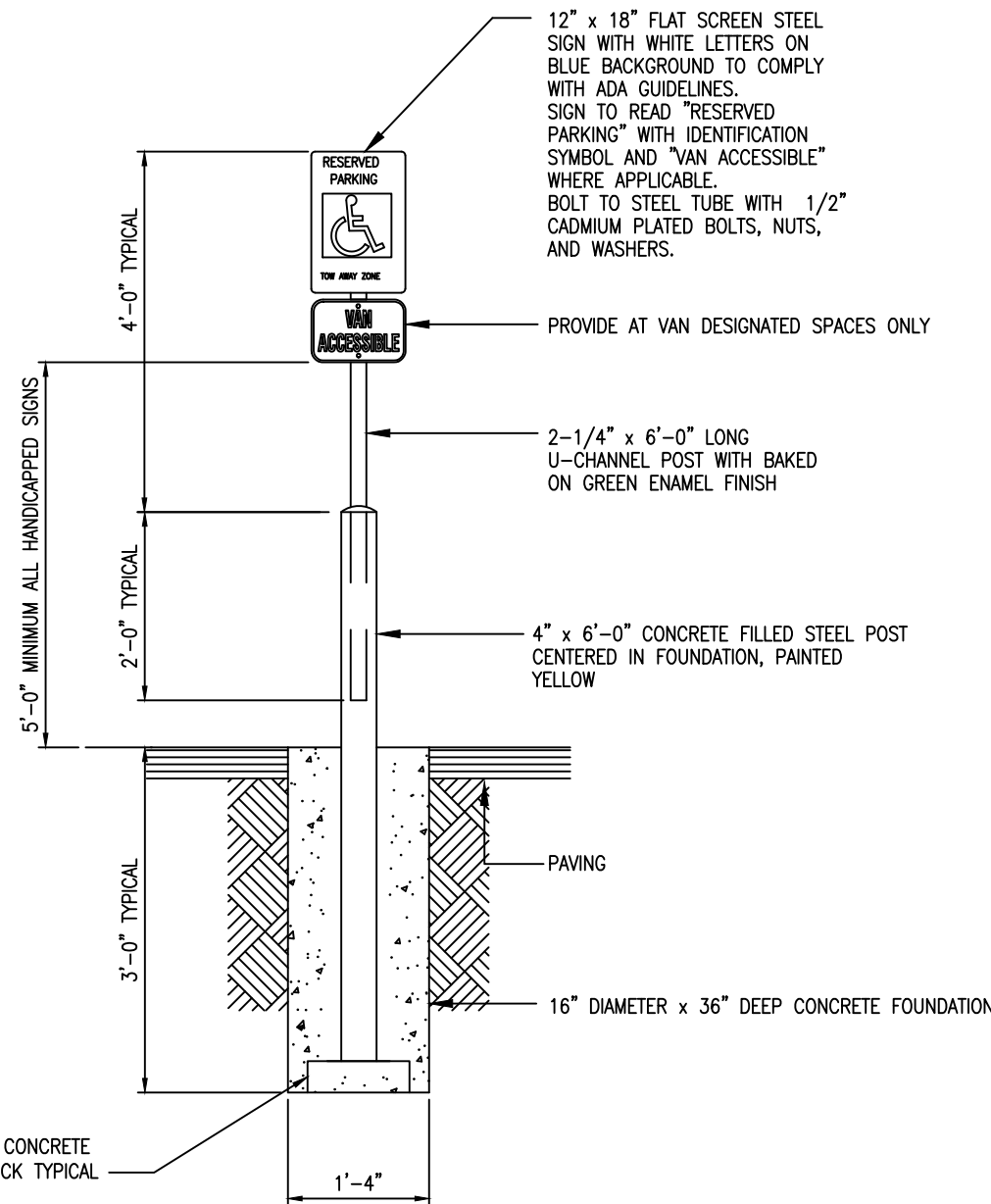
SITE PLAN		
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LEGEND

- PROPERTY BOUNDARY
- EXISTING LOT LINE
- PROPOSED LOT LINE
- PROPOSED RIGHT-OF-WAY
- EXISTING RIGHT-OF-WAY
- PROPOSED EASEMENT
- EXISTING EASEMENT
- PROPOSED SETBACK LINE
- PROPOSED CURB & GUTTER
- EXISTING CURB & GUTTER
- PROPOSED CONCRETE PAVING
- PROPOSED ASPHALT PAVING
- PROPOSED STRIPING
- PROPOSED ADA PARKING STRIPING
- PROPOSED SIGNAGE
- PROPOSED BUILDING FOOTPRINT
- PROPOSED / EXISTING TREE

- NOTES:
- PROPOSED STREETLIGHT LOCATIONS ARE CONCEPTUAL. FINAL LOCATIONS WILL BE DETERMINED WITH PHOTOMETRIC ANALYSIS SUBMITTED WITH THE STREET LIGHTING PLANS IN THE CIVIL PLAN SUBMITTAL.



NOTE:
WHERE SIGN IS LOCATED IN PLANTER AREA, USE 2" x 2" TUBE STEEL FULL LENGTH AND SET IN CONCRETE 3'-0" MIN. BELOW GRADE.

HANDICAP PARKING SIGN

For Lockheed Dr. and Laredo St., identify the following information as part of the site plan submittal in conformance with Section 2.12.0.1 of the Roadway Manual either on a section detail or in a table:

Roadway classification (typical section name)
Adjacent land use category
Number of lanes
Back-to-back curb width
Pedestrian activity level (medium for both streets)
Pavement Type (R3)

TABLE ADDED TO THIS SHEET

SETTING THE GATE BACK 35' IN THIS AREA MAKES IT DIFFICULT TO INSTALL A GATE SINCE THE DRIVEWAY IS VERY WIDE IN THAT LOCATION. THERE IS ALWAYS A POSSIBILITY OF SOMEONE PARKING AT A GATE BEFORE BUSINESS HOURS, BUT THAT SHOULD NOT BE A DESIGN CONSIDERATION. SOMEONE COULD PARK A WB-67 THERE BEFORE BUSINESS HOURS - WE SHOULDN'T BE REQUIRED TO DESIGN TO THIS HYPOTHETICAL. DELIVERY TRUCKS SERVING THE SITE WILL NOT BE PRESENT PRIOR TO BUSINESS HOURS.

DRIVERS CAN PARK AT THE LOCKHEED STREET ENTRANCE IF THEY ARE PRESENT PRIOR TO BUSINESS HOURS

drivers may park at gate prior to business hours, gating and barrier system must be located a minimum 35' from adjacent street flow line or the longest expected vehicle, whichever is longer

Gate across fire lane easement will require a license agreement.

A License Agreement through Real Property must be acquired to install gates across fire lane easement.

NOTED, THESE WILL BE INCLUDED IN LICENSE AGREEMENT DOCS

NOTED, THESE WILL BE INCLUDED IN LICENSE AGREEMENT DOCS

ADA Parking Signs must not be placed in the sidewalk. The Bollard signs can be placed in the ADA Parking space along the sidewalk in place of the parking stop.

WE DISAGREE WITH THIS COMMENT - SIDEWALKS ARE WIDENED TO 7' WHERE THEY ARE ADJACENT TO HEAD-IN PARKING TO ALLOW FOR THE 2' BUMPER OVERHANG. WE HAVE A 5' WALK BEHIND THE BOLLARDS, WHILE STILL ALLOWING THE ADA CAR TO PARK IN THE FULL PARKING SPACE.

TO ADDRESS THIS COMMENT AND AVOID ADDITIONAL ROUNDS OF REVIEW, WE HAVE REMOVED THE PARKING STOPS AND MOVED THE BOLLARDS OUT OF SIDEWALK

Match the subdivision plat B&D's

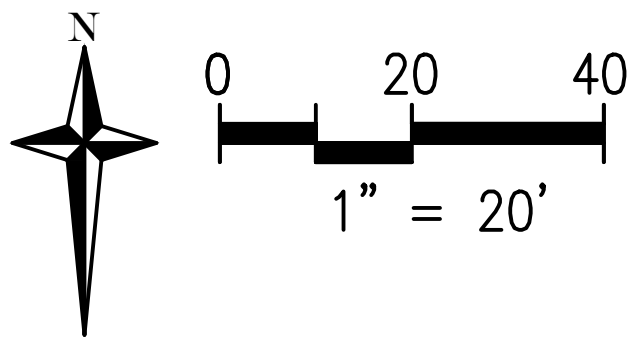
REVISED

REVISED

IRON HAMMER AT CENTRETECH - SITE PLAN AMENDMENT

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NOT FOR CONSTRUCTION



PROJECT #	IH2215
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SITE PLAN AMENDMENT
IRON HAMMER AT CENTRETECH
255 LAREDO STREET
AURORA, CO
JESSE DONOVAN, P.E. 720-504-8629

LEGEND

	PROPERTY BOUNDARY
	EXISTING LOT LINE
	PROPOSED LOT LINE
	PROPOSED RIGHT-OF-WAY
	EXISTING RIGHT-OF-WAY
	PROPOSED EASEMENT
	EXISTING EASEMENT
	PROPOSED SETBACK LINE
	PROPOSED CURB & GUTTER
	EXISTING CURB & GUTTER
	PROPOSED MAJOR CONTOUR
	PROPOSED MINOR CONTOUR
	EXISTING MAJOR CONTOUR
	EXISTING MINOR CONTOUR
	PROPOSED PERCENT SLOPE
	EXISTING PERCENT SLOPE
	PROPOSED SPOT ELEVATION (SEE ABBR. LIST)
	EXISTING SPOT ELEVATION (SEE ABBR. LIST)
	PROPOSED GRADE BREAK
	EXISTING GRADE BREAK
	PROPOSED DITCH FLOWLINE

** ABBREVIATIONS

BW	FG @ BOTTOM OF WALL
FF	FINISH FLOOR
FG	FINISH GRADE
FL	FLOW LINE
M.E.	MATCH EXISTING
TBC	TOP BACK OF CURB
TW	FG @ TOP OF WALL
TR	TOP OF RISER
BR	BOTTOM OF RISER

EARTHWORK NOTE

EARTHWORK NUMBERS ARE UNADJUSTED FOR SHRINK/SWELL, DO NOT ACCOUNT FOR TOPSOIL REMOVAL, AND ARE MEASURED TO THE FINISHED GRADE AND FINISHED FLOOR ELEVATIONS. CONTRACTOR MUST SUBTRACT FOR SLABS, PAVEMENTS, FOUNDATIONS, STRUCTURAL FILL, ETC. SEE GEOTECHNICAL REPORT FOR MORE INFORMATION.

SOIL PREPARATION NOTE

SOIL PREPARATION AND PAVEMENT DESIGN SHALL BE PER RECOMMENDATIONS FROM A GEOTECHNICAL REPORT PREPARED FOR THIS SITE AS FOLLOWS:

GEOTECHNICAL ENGINEER: KUMAR & ASSOCIATES, INC.
REPORT NO: 22-1-429 DATED: 06/13/2022

THE CONTRACTOR MUST FULLY REVIEW THE GEOTECHNICAL PRIOR TO CONSTRUCTION. INFORMATION IN THE GEOTECHNICAL REPORT SUPERSEDES ANY CONFLICTING INFORMATION CONTAINED IN THE CONSTRUCTION PLANS AND SPECIFICATIONS. REFER TO GENERAL STRUCTURAL NOTES FOR SPECIFIC SOIL PREPARATION AT SITE STRUCTURES.

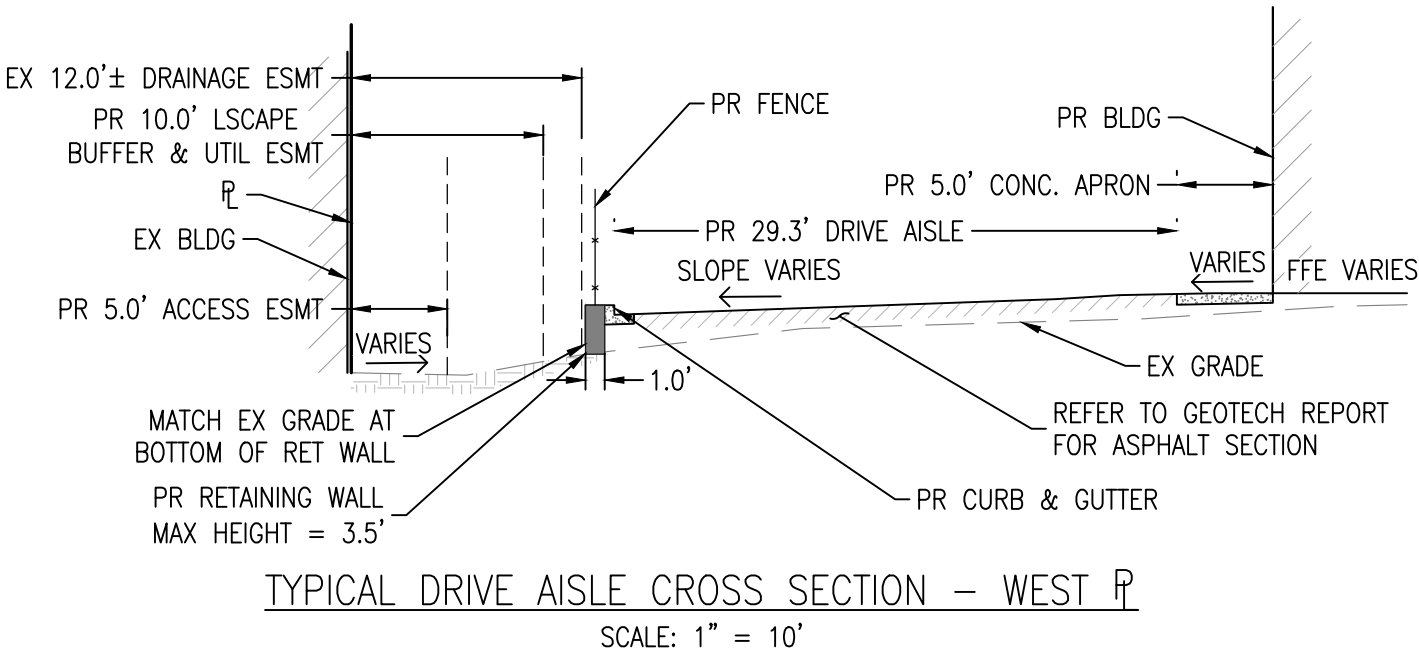
BENCHMARK

ELEVATIONS ARE BASED ON CITY OF AURORA POINT J-045, WITH A PUBLISHED ELEVATION OF 5474.44 FEET (NAVD88), BEING A 2" BRASS CAP LOCATED AT THE SOUTHWEST CORNER OF LOCKHEED DRIVE AND LAREDO STREET.

BASIS OF BEARINGS

GPS DERIVED BEARINGS ARE BASED ON A BEARING OF N00°22'13"W ALONG THE EAST LINE OF THE NORTHWEST QUARTER OF SECTION 8, BETWEEN A FOUND 3-1/4" ALUMINUM CAP IN RANGE BOX "LS 22100" AT THE CENTER QUARTER CORNER OF SECTION 8, AND A FOUND #6 REBAR W/ 3-1/4" ALUMINUM CAP IN RANGE BOX "LS 13155" AT THE CENTER NORTH SIXTEENTH CORNER OF SECTION 8 AS SHOWN HEREON. COLORADO STATE PLANE COORDINATE SYSTEM, CENTRAL ZONE, NORTH AMERICAN DATUM 1983 (NAD83). ALL BEARINGS SHOWN HEREON ARE RELATIVE THERETO.

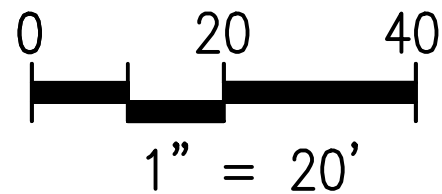
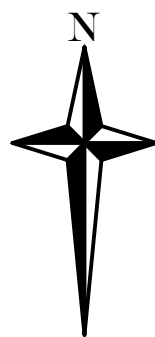
- NOTES:
1. MINIMUM SLOPE ON UNPAVED AREAS IS 2%, MINIMUM SLOPE ON ASPHALT IS 1%, AND MINIMUM SLOPE ON CONCRETE IS 0.5%.
 2. THE MAXIMUM SLOPE WITHIN THE RIGHT-OF-WAY IS 4:1, THE MAXIMUM SLOPE FOR PROPERTY OUTSIDE THE RIGHT-OF-WAY IS 3:1.
 3. THE SLOPE AWAY FROM THE BUILDING SHALL HAVE A MINIMUM GRADE OF FIVE (5) PERCENT FOR THE FIRST TEN FEET OR TO THE PROPERTY LINE, WHICHEVER OCCURS FIRST, THEN A MINIMUM OF TWO (2) PERCENT UNTIL THE SLOPE REACHES THE SWALE AROUND THE BUILDING. IF PHYSICAL OBSTRUCTIONS OF LOT LINES PROHIBIT THE TEN FEET OF HORIZONTAL DISTANCE, A FIVE (5) PERCENT SLOPE SHALL BE PROVIDED TO AN APPROVED ALTERNATIVE METHOD OF DIVERTING STORM RUNOFF AWAY FROM THE FOUNDATION. IMPERVIOUS SURFACES WITHIN TEN FEET OF THE BUILDING FOUNDATION SHALL BE SLOPED A MINIMUM OF TWO (2) PERCENT AWAY FROM THE BUILDING.
 4. THE MAXIMUM PERMISSIBLE LONGITUDINAL GRADE FOR FIRE LANES IS 10%. THE MAXIMUM TRANSVERSE GRADE FOR A FIRE LANE IS FOUR (4) PERCENT WITH A RESULTANT MAXIMUM SLOPE OF TEN (10) PERCENT.
 5. THE RESULTANT GRADE IN ANY DIRECTION WITHIN ACCESSIBLE PARKING AREAS SHALL NOT EXCEED TWO (2) PERCENT. THE MAXIMUM LONGITUDINAL SLOPE IN AN ACCESSIBLE PATH SHALL NOT EXCEED FIVE (5) PERCENT.



IRON HAMMER AT CENTRETECH - SITE PLAN AMENDMENT

A PORTION OF LOTS 1 & 2, BLOCK 1, AURORA CENTRETECH PARK SUBDIVISION FILING NO. 8, LOCATED IN THE NORTHWEST QUARTER OF SECTION 8, TOWNSHIP 4 SOUTH, RANGE 66 WEST OF THE 6TH P.M., CITY OF AURORA, COUNTY OF ARAPAHOE, STATE OF COLORADO

NOT FOR CONSTRUCTION



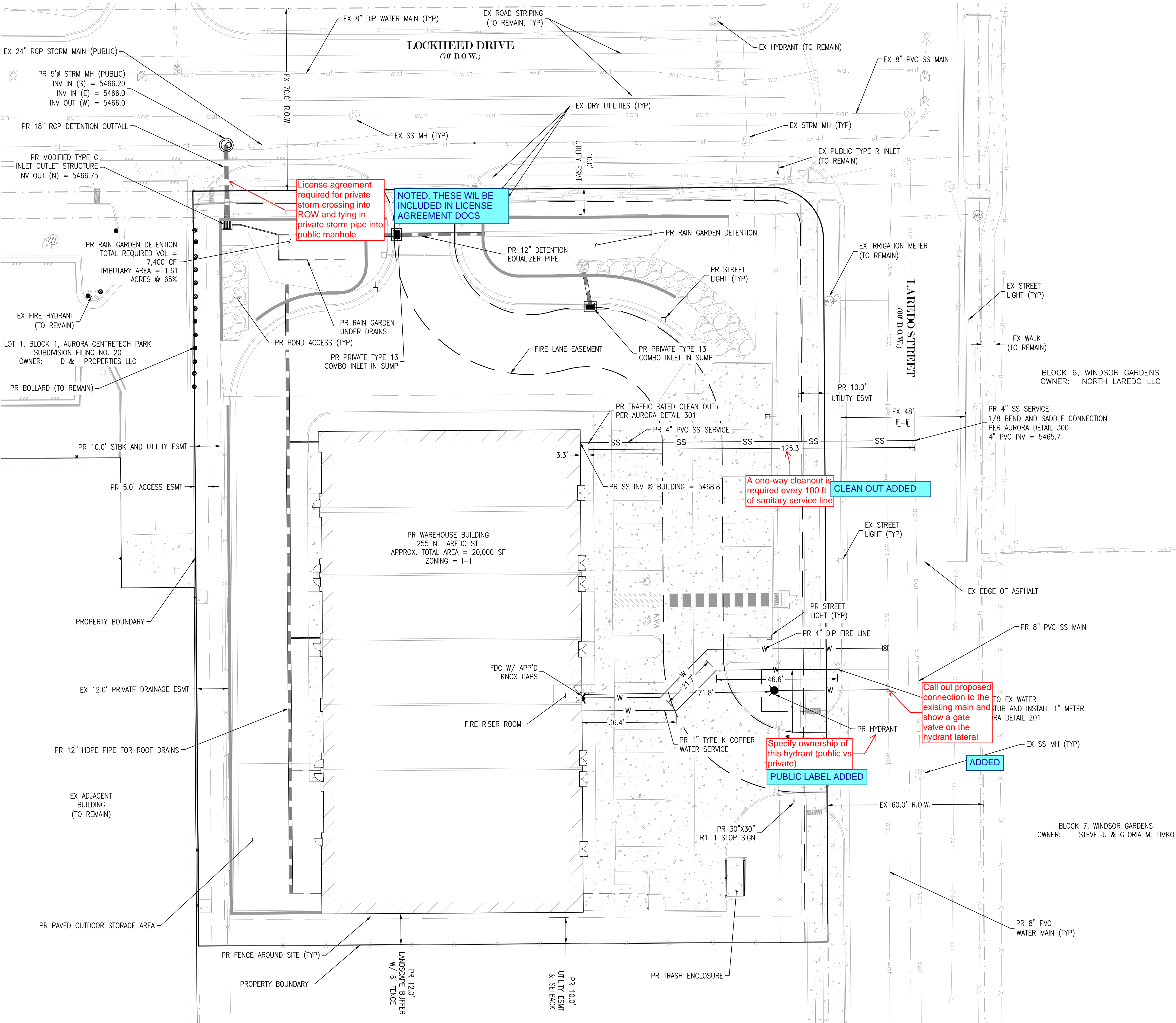
PROJECT #	IH2215
PROJECT DATE	04/28/2023
DESIGNER	SAK
REVIEWER	JSD



SITE PLAN AMENDMENT	IRON HAMMER AT CENTRETECH
	255 LAREDO STREET
	AURORA, CO
	JESSE DONOVAN, P.E. 720-504-8629

DATE	09/21/2023	02/05/2024			
REVISION DESCRIPTION	FIRST SUBMITTAL	SECOND SUBMITTAL			
REVISION NUMBER	00	01			

OVERALL UTILITY PLAN



LEGEND

	PROPERTY BOUNDARY
	EXISTING LOT LINE
	PROPOSED LOT LINE
	PROPOSED RIGHT-OF-WAY
	EXISTING RIGHT-OF-WAY
	PROPOSED EASEMENT
	EXISTING EASEMENT
	PROPOSED SETBACK LINE
	PROPOSED CURB & GUTTER
	EXISTING CURB & GUTTER
	PROPOSED STORM SEWER
	EXISTING STORM SEWER
	PROPOSED UTILITY (TYP)
	EXISTING UTILITY (TYP)
	PROPOSED STORM <18"
	EXISTING STORM <18"
	PROPOSED SANITARY SEWER
	EXISTING SANITARY SEWER
	PROPOSED WATER LINE
	EXISTING WATER LINE
	STORM MANHOLE
	STORM STRUCTURE
	SANITARY MANHOLE
	FIRE HYDRANT
	FIRE DEPARTMENT CONNECTION
	WATER METER IN MANHOLE
	WATER METER IN VAULT
	CORP STOP
	CURB STOP
	TAP SLEEVE AND VALVE
	OPEN GATE VALVE

PIPE I.D. (INCHES)	WALL THICKNESS (INCHES)	PIPE O.D. (INCHES)
12	2.00	16.00
15	2.25	19.50
18	2.50	23.00
21	2.75	26.50
24	3.00	30.00
27	3.25	33.50
30	3.50	37.00
33	3.75	40.50
36	4.00	44.00

PIPE LENGTH NOTE
LENGTHS OF STORM/SANITARY SEWER ARE THE HORIZONTAL DISTANCES FROM CENTER OF STRUCTURE TO CENTER OF STRUCTURE UNLESS OTHERWISE NOTED. THEREFORE, LENGTHS SHOWN ARE APPROXIMATE AND COULD VARY DUE TO VERTICAL ALIGNMENT AND STRUCTURE WIDTHS.

BENCHMARK
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- NOTES:
- WATER SERVICE LINES ARE PUBLIC UP THROUGH THE METER AND ARE PRIVATE DOWNSTREAM OF THE METER.
 - ALL SANITARY SERVICE CONNECTIONS ARE PRIVATE.
 - ALL STORM IS PRIVATE UNLESS OTHERWISE NOTED AND SHALL BE MAINTAINED BY THE PROPERTY OWNER.
 - CONTRACTOR TO CONFIRM LOCATION OF EXISTING WATER SERVICES. IN THE EVENT THAT THE EXISTING SERVICES ARE INACTIVE, NEW TAPS WILL BE INSTALLED ALONG THE MAIN.

Please be advised that a civil plan revision will be required before the new tap can be made. Consider confirming the location and size of the existing stub prior to civil plan submission

NOTED

IRON HAMMER AT CENTRETECH - SITE PLAN AMENDMENT

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NOT FOR CONSTRUCTION



PROJECT #	
PROJECT DATE	04/28/2023
DESIGNER	
REVIEWER	

OUTDOOR
—DESIGN GROUP—

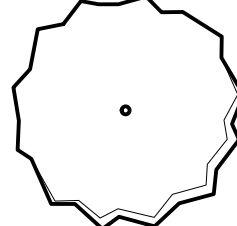
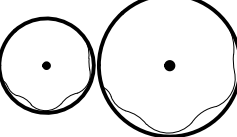
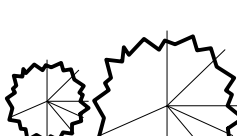






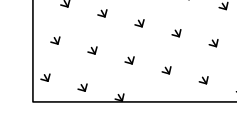


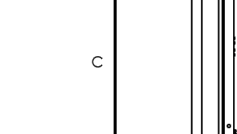
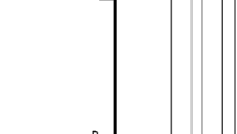
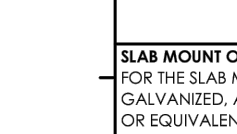
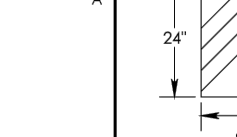

WWW.ODGDESIGN.COM

OUTDOOR DESIGN GROUP, INC.
5600 WEBSTER STREET
AURORA, CO 80003
(303) 993-4811

PLAN SET INDEX

SHEET	NAME
5	LANDSCAPE COVER SHEET & PLANT LIST
6	LANDSCAPE PLAN

LANDSCAPE PLANT LIST

DECIDUOUS SHADE TREES									
SYMBOL	COMMON NAME	BOTANICAL NAME	QTY	MATURE HEIGHT	MATURE SPREAD	WATER USE	SUN/SHADE	SIZE AND CONDITION	
	Seedless Kentucky Coffeetree	Gymnodia dioica 'Espresso'	9	50-60'	40-50'	Low	Sun	2 1/2" Cal. B&B	
	Bigtooth Maple	Acer grandidentatum	3	20-30'	20-30'	Low	Sun	5 Gallon Cont.	
	Western Hackberry	Celtis occidentalis	3	50-60'	40-50'	Low	Sun	2.5" Cal. B&B	
ORNAMENTAL TREES									
SYMBOL	COMMON NAME	BOTANICAL NAME	QTY	MATURE HEIGHT	MATURE SPREAD	WATER USE	SUN/SHADE	SIZE AND CONDITION	
	Prairie Sentinel Hackberry	Celtis occidentalis 'JFS KSU1'	3	45'	12'	Low	Sun / Part Shade	2" Cal. B&B	
	Coralburst Crabapple	Malus 'Coralburst'	2	12-15'	12-15'	Medium	Sun	2" Cal. B&B	
	Tina Sargent Crabapple	Malus sargentii 'Tina'	4	8-10'	8-12'	Medium	Sun	2" Cal. B&B	
	Chanticleer Pear	Pyrus calleryana 'Chanticleer'	3	20-30'	15-20'	Medium	Sun	2" Cal. B&B	
EVERGREEN TREES									
SYMBOL	COMMON NAME	BOTANICAL NAME	QTY	MATURE HEIGHT	MATURE SPREAD	WATER USE	SUN/SHADE	SIZE AND CONDITION	
	Rocky Mountain Juniper	Juniperus scopulorum	1	20-30'	8-12'	Very Low	Sun	6" H. B&B	
	Colorado Blue Spruce	Picea pungens	2	40-60'	20-30'	Medium	Sun / Part Shade	6" H. B&B	
DECIDUOUS SHRUBS									
SYMBOL	COMMON NAME	BOTANICAL NAME	QTY	MATURE HEIGHT	MATURE SPREAD	WATER USE	SUN/SHADE	SIZE AND CONDITION	
	Standing Ovalon Serviceberry	Amelanchier alnifolia Standing Ovalon	3	12-15'	3-4'	Medium	Sun / Part Shade	5 Gallon Cont.	
	Leadplant	Amorpha canescens	16	2-4'	2-4'	Very Low	Sun	5 Gallon Cont.	
	Black Chokeberry	Aronia melanocarpa elata	30	5-8'	4-6'	Low	Adaptable	5 Gallon Cont.	
	Arctic Fire Dogwood	Cornus sericea Arctic Fire	18	3-4'	3-4'	Medium	Adaptable	5 Gallon Cont.	
	Carol Mackie Daphne	Daphne x burkwoodii 'Carol Mackie'	16	3-5'	3-5'	Medium	Part Shade / Shade	5 Gallon Cont.	
	Turkutan Burning Bush	Euonymus nana turkestanicus	7	2-3'	3-4'	Medium	Sun	5 Gallon Cont.	
	Annabelle Smooth Hydrangea	Hydrangea arborescens 'Annabelle'	18	3-4'	3-4'	Medium	Part Shade / Shade	5 Gallon Cont.	
	Beauty Bush	Kolkwitzia amabilis	14	6-10'	6-10'	Low	Sun / Part Shade	5 Gallon Cont.	
	Russian Sage	Perovskia atriplicifolia	4	4'	4'	Low	Sun	5 Gallon Cont.	
	Amber Jubilee Ninebark	Physocarpus opulifolius 'Amber'	16	3-5'	3-5'	Medium	Sun	5 Gallon Cont.	
	Dakota Sunspot Potentilla	Potentilla fruticosa Dakota Sunspot	3	3'	3'	Low	Sun	5 Gallon Cont.	
	Gro-Low Fragrant Sumac	Rhus aromatica 'Gro-Low'	2	3'	3'	Low	Sun	5 Gallon Cont.	
	Baghorn Sumac	Rhus aromatica	30	6-8'	6-8'	Low	Sun	5 Gallon Cont.	
	Red Flowering Currant	Ribes sanguineum 'King Edward VII'	11	4-6'	4-6'	Low	Sun	5 Gallon Cont.	
	Purple Reblooming Lilac	Syringa x Bloomerang	7	4-5'	4-5'	Low	Sun	5 Gallon Cont.	
	Dwarf European Cranberrybush	Viburnum opulus 'Nanum'	27	1-2'	1-2'	Medium	Adaptable	5 Gallon Cont.	
EVERGREEN SHRUBS									
SYMBOL	COMMON NAME	BOTANICAL NAME	QTY	MATURE HEIGHT	MATURE SPREAD	WATER	SUN/SHADE	SIZE AND	
	Chieftain manzanita	Arctostaphylos x coloradoensis 'Chieftain'	19	18-36"	5-8"	Low	Sun / Part Shade	5 Gallon Cont.	
	Joint Fir Blueshem	Ephedra equisetina	23	3-5'	2-3'	Low	Sun / Part Shade	5 Gallon Cont.	
	Spearmint Juniper	Juniperus chinensis 'Spearmint'	36	12-15'	4-6'	Low	Sun	5 Gallon Cont.	
	Tammy Juniper	Juniperus sabina 'Tamariscifolia'	6	4-6'	6-8'	Low	Sun / Part Shade	5 Gallon Cont.	
	Dwarf Austrian Pine	Pinus nigra 'Helga'	20	3-6'	3-6'	Low	Sun	5 Gallon Cont.	
	Hillside Creeper Pine	Pinus sylvestris 'Hillside Creeper'	7	3'	8"	Low	Sun	5 Gallon Cont.	
	Upright Yew	Taxus x media 'Hicksii'	22	8-12'	3-4'	Medium	Shade / Part Shade	5 Gallon Cont.	
ORNAMENTAL GRASSES									
SYMBOL	COMMON NAME	BOTANICAL NAME	QTY	MATURE HEIGHT	MATURE SPREAD	WATER	SUN/SHADE	SIZE AND	
	Variegated Feather Reed Grass	Calamagrostis acutiflora 'Overdam'	16	1-3'	1-3'	Low	Sun / Part Shade	5 Gallon Cont.	

type.? This should be Tiger Eyes

ODG RESPONSE: THE TYPE HAS BEEN UPDATED; BOTH SUMACS ARE NOW CLEARLY LABELED ON THE PLANT LIST.

+

+

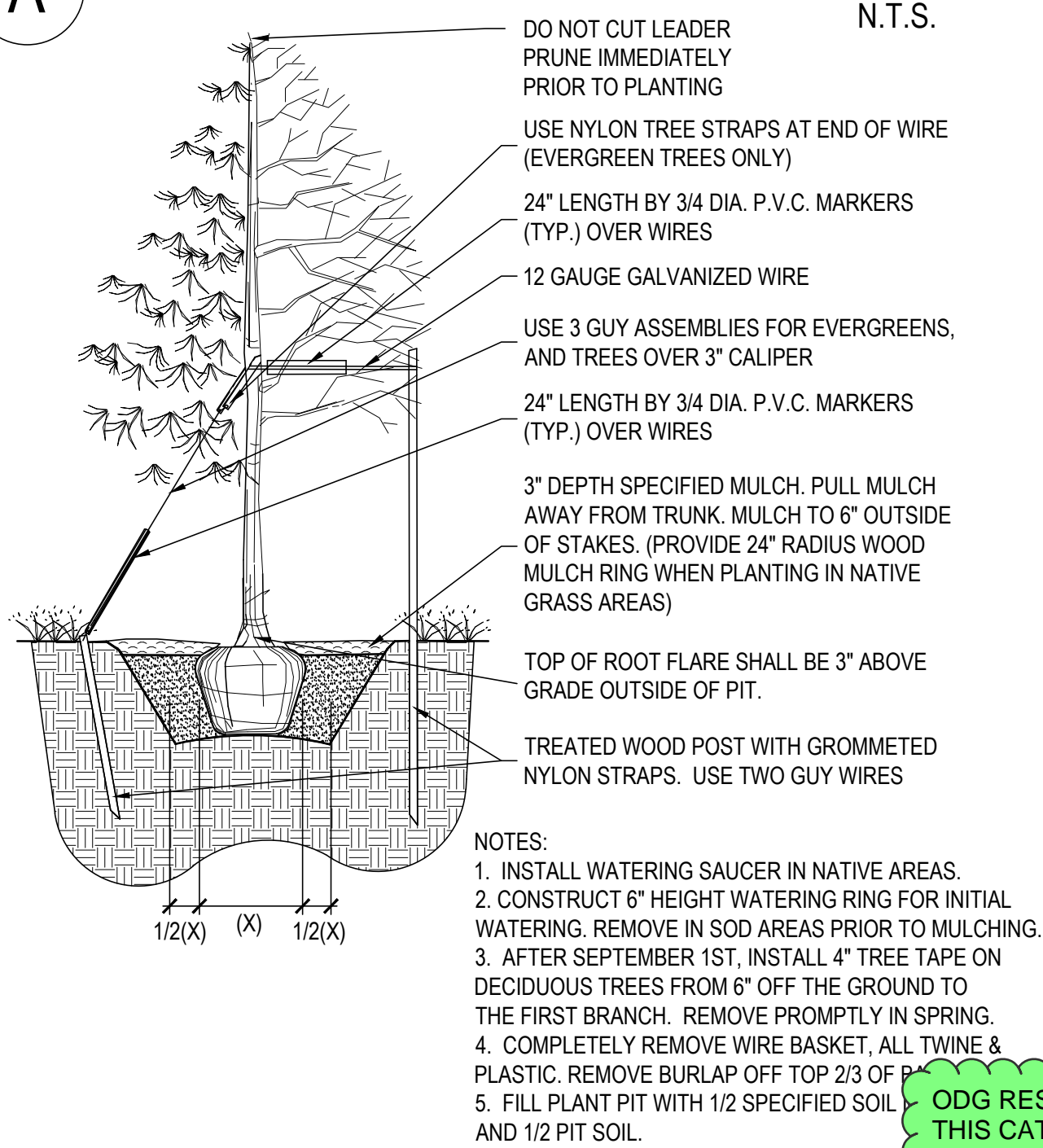
NATIVE SEEDING - DRYLAND MIX

Pawnee Buttes Seed Mixes (www.pawneebuttesseed.com):

PBSI Low Grow Mix

Application Rate: 5 LBS/1,000 SF

PLANTING DETAIL FOR ALL TREES & B&B SHRUBS



AURORA NOTES

1. ALL PROPOSED LANDSCAPING WITHIN THE SIGHT TRIANGLE SHALL BE IN COMPLIANCE WITH COA ROADWAY SPECIFICATIONS, SECTION 4.04.2.10
2. ALL SIDEWALKS AND PLAZAS TO BE CONCRETE, ALL DRIVE AISLE AND PARKING TO BE ASPHALT EXCEPT AREAS UNDER THE COVERED PODIUM. REFER TO THE SITE PLAN AND THE SITE PLAN LEGEND FOR CONCRETE PAVED PARKING AREA.
3. "ALL LANDSCAPED AREAS AND PLANT MATERIAL, EXCEPT FOR NON-IRRIGATED NATIVE, RESTORATIVE, AND DRYLAND GRASS AREAS MUST BE WATERED BY AN AUTOMATIC UNDERGROUND IRRIGATION SYSTEM. IRRIGATION SYSTEM DESIGN, INSTALLATION, OPERATION, AND MAINTENANCE SHALL CONFORM TO REQUIREMENTS FOUND IN THE CITY OF AURORA IRRIGATION ORDINANCE."
4. "ALL UTILITY EASEMENT SHALL REMAIN UNOBSTRUCTED AND FULLY ACCESSIBLE ALONG THEIR ENTIRE LENGTH FOR MAINTENANCE EQUIPMENT ENTRY THE DEVELOPER, HIS SUCCESSORS AND ASSIGNS, SHALL BE RESPONSIBLE FOR INSTALLATION, MAINTENANCE AND REPLACEMENT OF ALL LANDSCAPING MATERIALS SHOWN OR INDICATED ON THE APPROVED SITE PLAN OR LANDSCAPE PLAN ON FILE IN THE PLANNING DEPARTMENT.
5. ALL LANDSCAPING WILL BE INSTALLED AS DELINEATED ON THE PLAN, PRIOR TO ISSUANCE OF CERTIFICATES OF OCCUPANCY
6. FOUR CUBIC YARDS OF ORGANIC MATERIAL PER 1,000 SF OF AREA IS THE MINIMUM AMOUNT CURRENTLY REQUIRED TO OBTAIN A LAWN PERMIT.

ODG RESPONSE: THIS CATEGORY HAS BEEN ADJUSTED. AN 8' LANDSCAPE BUFFER AND 6' RETAINING WALL + FENCE COMBO ARE NOW BRING PROPOSED TO SATISFY LANDSCAPE REQUIREMENTS.

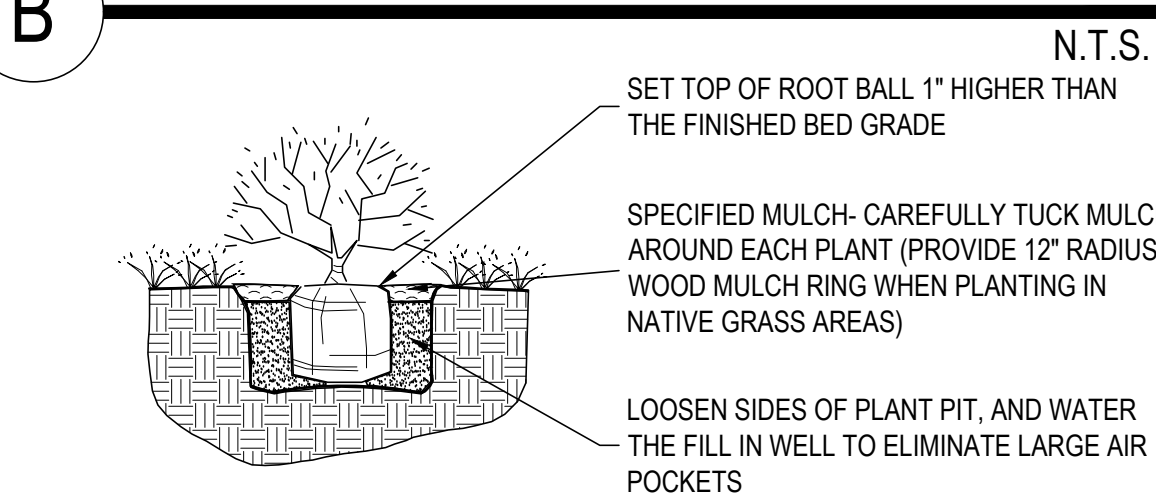
The wall has to be 6' tall in accordance with code and this wall does not appear to be that tall. See additional commentary on the landscape plan.

ODG RESPONSE: THE LANDSCAPE CHART IS NOW UPDATED; SHRUB CURBSIDE CALCULATIONS ARE NOW BASED OFF OF SF. VS. LF.

LANDSCAPE REQUIREMENTS

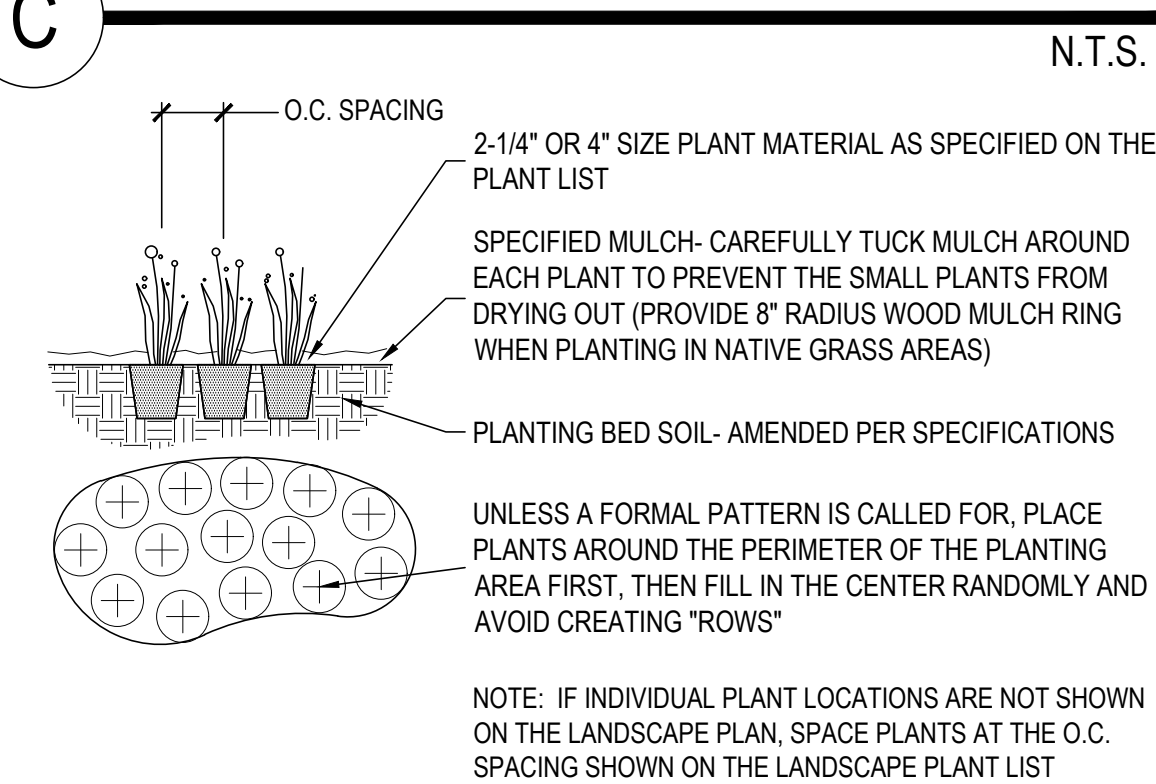
LOCATION	BUFFER WIDTH REQ.	BUFFER WIDTH PROV.	LANDSCAPE REQ.	TREE REQ./ TREE PROV.	SHRUBS REQ./ SHRUBS PROV.
LOCKHEED DR. CURBSIDE LANDSCAPE (130)	N / A	N / A	1 TREE + 1 SHRUB / 40 LF.	3 / 3	3 / 6
LAREDO ST. CURBSIDE LANDSCAPE (219)	N/A	N/A	1 TREE + 1 SHRUB / 40 LF.	6 / 6	6 / 12
LOCKHEED DR. STREET FRONTAGE BUFFER (209)	10'	6' W/ MASONRY WALL	1 TREE & 10 SHRUBS / 40 LF.	5 / 1 - AND - 40 SHRUB REPLACEMENTS REQ	92 / 92
LAREDO ST. STREET FRONTAGE BUFFER (261)	10'	12.5' - 13.8' W/ FENCE	1 TREE & 10 SHRUBS / 40 LF.	7 / 7	66 / 66
WEST NON-STREET PERIMETER BUFFER (291)	20' (12' W/ FENCE)	12' W/ FENCE	1 TREE & 5 SHRUBS / 40 L.F. - 30% EVERGREEN TREES	7 / 0 - OR - 70 SHRUB REPLACEMENTS	106 / 106
SOUTH NON-STREET PERIMETER BUFFER (242)	20' (12' W/ FENCE)	12' W/ FENCE	1 TREE & 5 SHRUBS / 40 LF. - 30% EVERGREEN TREES	6 / 0 - OR - 60 SHRUB REPLACEMENTS	91 / 91
BUILDING PERIMETER NORTH (101) EAST (142)	6'	20.5'	1 TREE / 40 LF.	3 / 3 4 / 4	0 / 6 0 / 12
PARKING LOT INTERIOR	N / A	N / A	1 SHADE TREE & 6 SHRUBS / 9 X 19' ISLAND	5 / 5	30 / 30
DETENTION POND (4,277 SF)	N / A	N / A	1 TREE + 10 SHRUBS / 4,000 SF.	1 / 1	10 / 10

PLANTING DETAIL FOR SHRUBS, AND ALL CONTAINER PLANTS LARGER THAN 1 GALLON

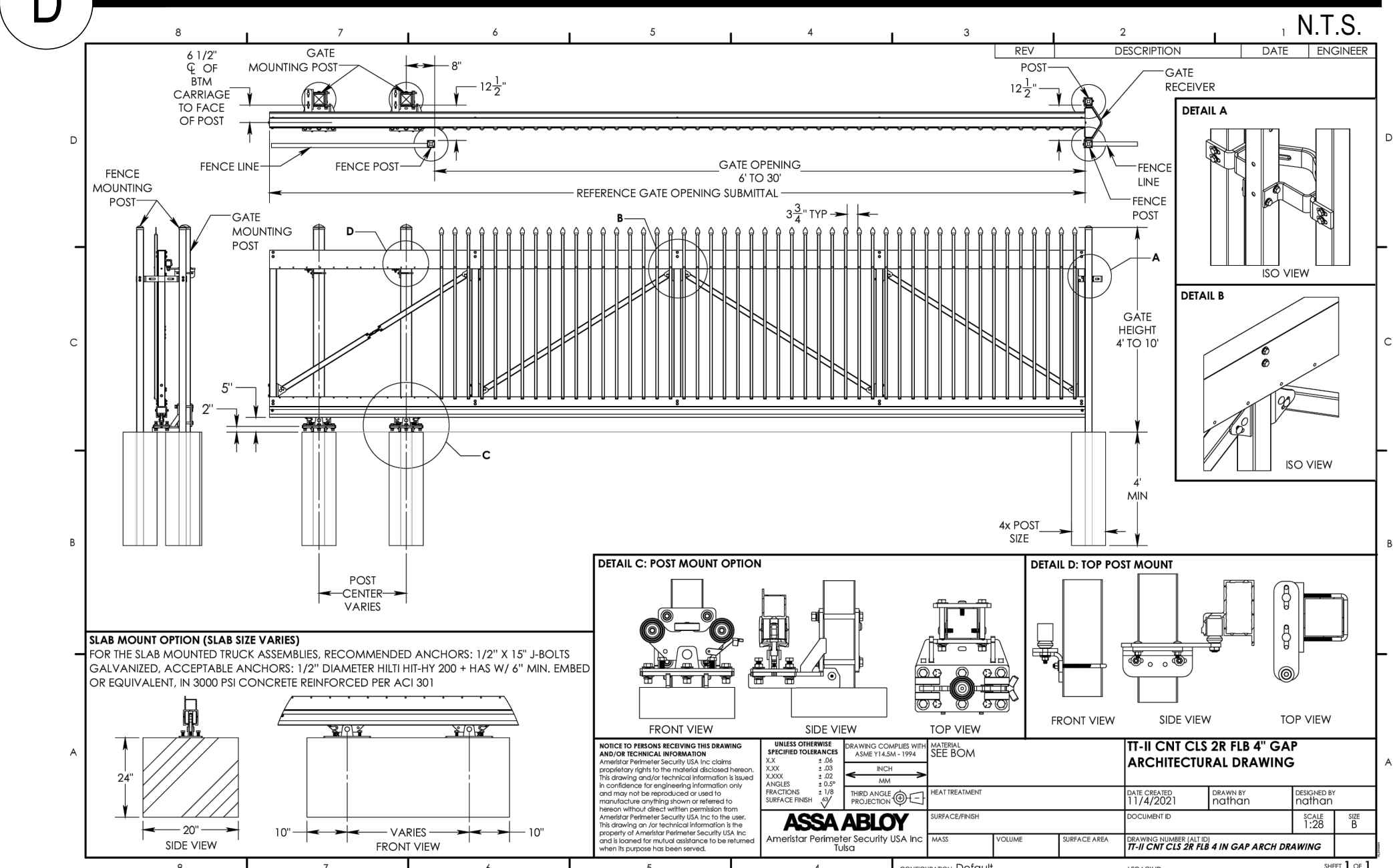



- NOTES:
1. PRUNE ALL DEAD OR DAMAGED BRANCHES PRIOR TO, AND AFTER PLANTING.
 2. CRUMBLING OR BROKEN ROOT BALLS WILL BE REJECTED.
 3. DIG PLANT PIT TWICE AS WIDE AND HIGH AS CONTAINER.
 4. TAKE CARE NOT TO DAMAGE ROOT BALL WHEN REMOVING THE PLANT FROM IT'S CONTAINER.
 5. FOR ALL PLANTS IDENTIFIED WITH WATER USE OF "LOW" OR "VERY LOW" ON THE PLANT LIST, KEEP WOOD MULCH 2" BACK FROM TRUNK OR STEM.
 6. FILL PLANT PIT WITH 1/2 SPECIFIED SOIL MIX AND 1/2 PIT SOIL.
 7. SCORE ROOT BOUND ROOT BALLS TO FREE UP ROOTS.

PLANTING DETAIL FOR PERENNIALS, ANNUALS, & ALL CONTAINER PLANTS 1 GALLON OR SMALLER



SLIDE GATE



HEAVY INDUSTRIAL STRENGTH WELDED STEEL PANEL				Values shown are nominal and not to be used for installation purposes. See product specification for installation requirements.	
PRE-ASSEMBLED				280(30)	
MONTAGE INDUSTRIAL GENESIS 2/3/4-RAIL					
DR: CI	SH: 1of1	SCALE: DO NOT SCALE			
CK: ME	Date: 6/28/10	REV: b			
		 AMERISTAR®		1555 N. Mingo Tulsa, OK 74116 1-888-333-3422 www.ameristarfence.com	

IRON HAMMER AT CENTRETECH - SITE PLAN AMENDMENT

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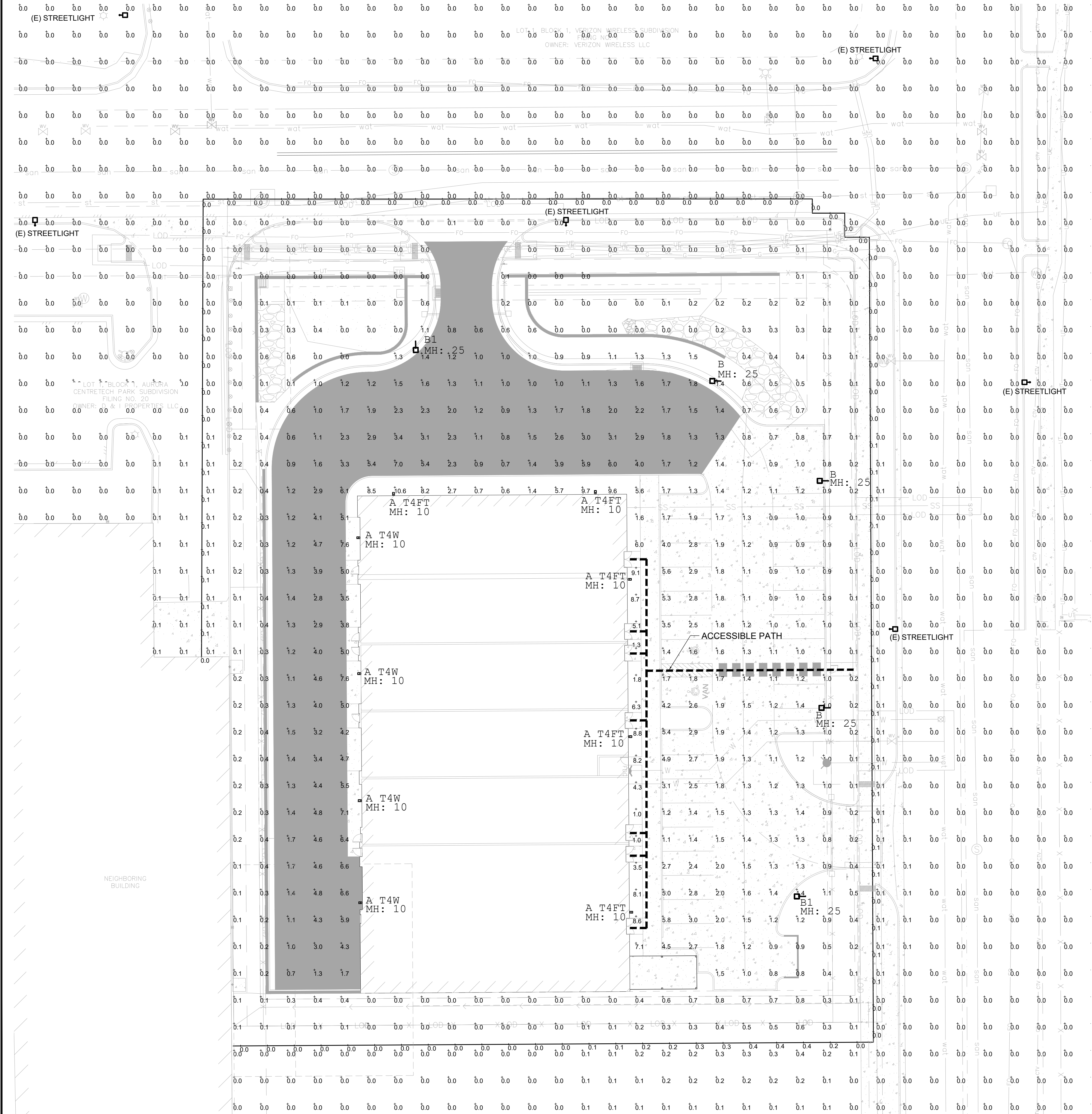


SITE PHOTOMETRIC PLAN

IRON HAMMER AT CENTRETECH
255 LAREDO STREET
AURORA, CO
JESSE DONOVAN, P.E. 720-504-8629

REVISION NUMBER	REVISION DESCRIPTION	DATE
00	FIRST SUBMITTAL	09/21/2023
01	SECOND SUBMITTAL	01/19/2024

SITE PHOTOMETRIC PLAN



- NOTES:
- ILLUMINATION WITHIN THE SITE MUST COMPLY WITH THE 2015/2021 INTERNATIONAL BUILDING CODE REQUIREMENT FROM SECTION 1006 – MEANS OF EGRESS ILLUMINATION. SECTION 1006 ILLUMINATION REQUIRED: THE MEANS OF EGRESS, INCLUDING THE EXIT DISCHARGE, SHALL BE ILLUMINATED AT ALL TIMES THE BUILDING IS OCCUPIED. SECTION 1006.2 ILLUMINATION LEVEL. THE MEANS OF EGRESS ILLUMINATION LEVEL SHALL NOT BE LESS THAN 1 FOOT-CANDLE (11 LUX) AT THE FLOOR LEVEL AND CONTINUING TO THE "PUBLIC WAY".
 - ENSURE THAT F.O. LOCATION IS COORDINATED WITH EXISTING STREETLIGHT LOCATIONS ALONG LOCKHEED BETWEEN CURB AND SIDEWALK.

LUMINAIRE SCHEDULE						
SYMBOL	QTY	LABEL	WATTS	LUMENS	LLF	CATALOG
	4	A T4W	59	7502	0.900	GWC-SA1C-740-U-T4W
	2	B1	54	7484	0.900	PRV-PA1A-740-U-T4W
	3	B	54	5420	0.900	PRV-PA1A-740-U-T4W-HSS
	5	A T4FT	67	8337	0.900	GWC-SA1D-740-U-T4FT

CALCULATION SUMMARY						
LABEL	UNITS	AVG	MAX	MIN	AVG/MIN	MAX/MIN
10' PROPERTY LINE	Fc	0.05	0.4	0.0	N.A.	N.A.
ENTIRE SITE	Fc	0.09	10.6	0.0	N.A.	N.A.
SIDEWALK_Planar	Fc	4.15	9.0	0.9	4.61	10.00
PARKING	Fc	2.12	7.6	0.6	3.53	12.67

IRON HAMMER AT CENTRETECH - SITE PLAN AMENDMENT

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NOT FOR CONSTRUCTION

Project	Iron Hammer	Catalog #	PRV-PA1A-740-U-T4W PRV-PA1A-740-U-T4W-HSS	Type	B B1
Prepared by		Notes	MOUNTING HEIGHT = 25'-0"	Date	



Lumark

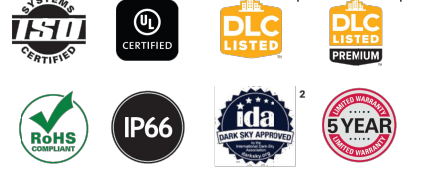
Prevail Discrete LED

Area / Site Luminaire

Product Features



Product Certifications



Connected Systems

- WaveLinX

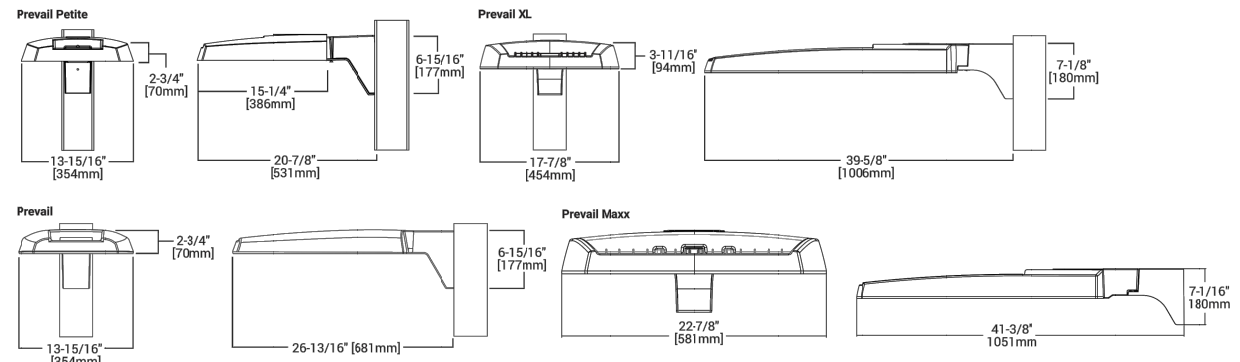
Interactive Menu

- Ordering Information page 2
- Mounting Details page 3, 4
- Optical Configurations page 5
- Product Specifications page 6
- Energy and Performance Data page 7
- Control Options page 8

Quick Facts

- Direct-mounted discrete light engine for improved optical uniformity and visual comfort
- Lumen packages range from 4,300 - 68,000 nominal lumens (30W - 550W)
- Replaces 70W up to 1,000W HID equivalents
- Efficacies up to 157 lumens per watt
- Standard universal quick mount arm with universal drill pattern

Dimensional Details



NOTES:
1. View dimensions do not include accessories to confirm qualifications. Not all product variations are UL/C qualified.
2. RA Certified for 3000K CCT and warmer only.



PS50005EN page 1
June 20, 2023 8:23 PM

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Ordering Information

SAMPLE NUMBER: PRV-KL-PA4B-740-U-T4W-BZ

Product Family	Configuration	Drive Current	Color Temperature	Voltage	Distribution	Mounting	Finish
PRV-KL-Prevail Pole	PA1=1 Panel, 24 LED Rectangles	A=400mA Nominal B=700mA Nominal C=1000mA Nominal D=1200mA Nominal	4000K 5000K 5700K 6000K	120V/277V 277V 240V 480V 600V	T2=Type II T3=Type III Urban T4=Type IV Urban T5=Type V Square T6=Type VI Square T7=Type VII Square T8=Type VIII Square T9=Type IX Square T10=Type X Square T11=Type XI Square T12=Type XII Square T13=Type XIII Square T14=Type XIV Square T15=Type XV Square T16=Type XVI Square T17=Type XVII Square T18=Type XVIII Square T19=Type XIX Square T20=Type XX Square T21=Type XXI Square T22=Type XXII Square T23=Type XXIII Square T24=Type XXIV Square T25=Type XXV Square T26=Type XXVI Square T27=Type XXVII Square T28=Type XXVIII Square T29=Type XXIX Square T30=Type XXX Square	SA=QM Standard Versatile SB=QM Mast Arm SC=QM Mast Arm SD=QM Mast Arm SE=QM Mast Arm SF=QM Mast Arm SG=QM Mast Arm SH=QM Mast Arm SI=QM Mast Arm SJ=QM Mast Arm SK=QM Mast Arm SL=QM Mast Arm SM=QM Mast Arm SN=QM Mast Arm SO=QM Mast Arm SP=QM Mast Arm SQ=QM Mast Arm SR=QM Mast Arm SS=QM Mast Arm ST=QM Mast Arm SU=QM Mast Arm SV=QM Mast Arm SW=QM Mast Arm SX=QM Mast Arm SY=QM Mast Arm SZ=QM Mast Arm	AP=Gray BK=Black BR=Bronze CH=Chrome CU=Chrome GL=Gold GR=Green MA=Matte MB=Matte MC=Matte MD=Matte ME=Matte MF=Matte MG=Matte MH=Matte MI=Matte MJ=Matte MK=Matte ML=Matte MN=Matte MO=Matte MP=Matte MQ=Matte MR=Matte MS=Matte MT=Matte MU=Matte MV=Matte MW=Matte MX=Matte MY=Matte MZ=Matte

Options (Add as Suffix)	Accessories (Add Separately)
100=100W (4,300 Lumens) Single Protective Device 200=200W (8,600 Lumens) Single Protective Device 300=300W (12,900 Lumens) Single Protective Device 400=400W (17,200 Lumens) Single Protective Device 500=500W (21,500 Lumens) Single Protective Device 600=600W (25,800 Lumens) Single Protective Device 700=700W (30,100 Lumens) Single Protective Device 800=800W (34,400 Lumens) Single Protective Device 900=900W (38,700 Lumens) Single Protective Device 1000=1000W (43,000 Lumens) Single Protective Device 1100=1100W (47,300 Lumens) Single Protective Device 1200=1200W (51,600 Lumens) Single Protective Device 1300=1300W (55,900 Lumens) Single Protective Device 1400=1400W (60,200 Lumens) Single Protective Device 1500=1500W (64,500 Lumens) Single Protective Device 1600=1600W (68,800 Lumens) Single Protective Device 1700=1700W (73,100 Lumens) Single Protective Device 1800=1800W (77,400 Lumens) Single Protective Device 1900=1900W (81,700 Lumens) Single Protective Device 2000=2000W (86,000 Lumens) Single Protective Device 2100=2100W (90,300 Lumens) Single Protective Device 2200=2200W (94,600 Lumens) Single Protective Device 2300=2300W (98,900 Lumens) Single Protective Device 2400=2400W (103,200 Lumens) Single Protective Device 2500=2500W (107,500 Lumens) Single Protective Device 2600=2600W (111,800 Lumens) Single Protective Device 2700=2700W (116,100 Lumens) Single Protective Device 2800=2800W (120,400 Lumens) Single Protective Device 2900=2900W (124,700 Lumens) Single Protective Device 3000=3000W (129,000 Lumens) Single Protective Device 3100=3100W (133,300 Lumens) Single Protective Device 3200=3200W (137,600 Lumens) Single Protective Device 3300=3300W (141,900 Lumens) Single Protective Device 3400=3400W (146,200 Lumens) Single Protective Device 3500=3500W (150,500 Lumens) Single Protective Device 3600=3600W (154,800 Lumens) Single Protective Device 3700=3700W (159,100 Lumens) Single Protective Device 3800=3800W (163,400 Lumens) Single Protective Device 3900=3900W (167,700 Lumens) Single Protective Device 4000=4000W (172,000 Lumens) Single Protective Device 4100=4100W (176,300 Lumens) Single Protective Device 4200=4200W (180,600 Lumens) Single Protective Device 4300=4300W (184,900 Lumens) Single Protective Device 4400=4400W (189,200 Lumens) Single Protective Device 4500=4500W (193,500 Lumens) Single Protective Device 4600=4600W (197,800 Lumens) Single Protective Device 4700=4700W (202,100 Lumens) Single Protective Device 4800=4800W (206,400 Lumens) Single Protective Device 4900=4900W (210,700 Lumens) Single Protective Device 5000=5000W (215,000 Lumens) Single Protective Device 5100=5100W (219,300 Lumens) Single Protective Device 5200=5200W (223,600 Lumens) Single Protective Device 5300=5300W (227,900 Lumens) Single Protective Device 5400=5400W (232,200 Lumens) Single Protective Device 5500=5500W (236,500 Lumens) Single Protective Device 5600=5600W (240,800 Lumens) Single Protective Device 5700=5700W (245,100 Lumens) Single Protective Device 5800=5800W (249,400 Lumens) Single Protective Device 5900=5900W (253,700 Lumens) Single Protective Device 6000=6000W (258,000 Lumens) Single Protective Device 6100=6100W (262,300 Lumens) Single Protective Device 6200=6200W (266,600 Lumens) Single Protective Device 6300=6300W (270,900 Lumens) Single Protective Device 6400=6400W (275,200 Lumens) Single Protective Device 6500=6500W (279,500 Lumens) Single Protective Device 6600=6600W (283,800 Lumens) Single Protective Device 6700=6700W (288,100 Lumens) Single Protective Device 6800=6800W (292,400 Lumens) Single Protective Device 6900=6900W (296,700 Lumens) Single Protective Device 7000=7000W (301,000 Lumens) Single Protective Device 7100=7100W (305,300 Lumens) Single Protective Device 7200=7200W (309,600 Lumens) Single Protective Device 7300=7300W (313,900 Lumens) Single Protective Device 7400=7400W (318,200 Lumens) Single Protective Device 7500=7500W (322,500 Lumens) Single Protective Device 7600=7600W (326,800 Lumens) Single Protective Device 7700=7700W (331,100 Lumens) Single Protective Device 7800=7800W (335,400 Lumens) Single Protective Device 7900=7900W (339,700 Lumens) Single Protective Device 8000=8000W (344,000 Lumens) Single Protective Device 8100=8100W (348,300 Lumens) Single Protective Device 8200=8200W (352,600 Lumens) Single Protective Device 8300=8300W (356,900 Lumens) Single Protective Device 8400=8400W (361,200 Lumens) Single Protective Device 8500=8500W (365,500 Lumens) Single Protective Device 8600=8600W (369,800 Lumens) Single Protective Device 8700=8700W (374,100 Lumens) Single Protective Device 8800=8800W (378,400 Lumens) Single Protective Device 8900=8900W (382,700 Lumens) Single Protective Device 9000=9000W (387,000 Lumens) Single Protective Device 9100=9100W (391,300 Lumens) Single Protective Device 9200=9200W (395,600 Lumens) Single Protective Device 9300=9300W (399,900 Lumens) Single Protective Device 9400=9400W (404,200 Lumens) Single Protective Device 9500=9500W (408,500 Lumens) Single Protective Device 9600=9600W (412,800 Lumens) Single Protective Device 9700=9700W (417,100 Lumens) Single Protective Device 9800=9800W (421,400 Lumens) Single Protective Device 9900=9900W (425,700 Lumens) Single Protective Device 10000=10000W (430,000 Lumens) Single Protective Device 10100=10100W (434,300 Lumens) Single Protective Device 10200=10200W (438,600 Lumens) Single Protective Device 10300=10300W (442,900 Lumens) Single Protective Device 10400=10400W (447,200 Lumens) Single Protective Device 10500=10500W (451,500 Lumens) Single Protective Device 10600=10600W (455,800 Lumens) Single Protective Device 10700=10700W (460,100 Lumens) Single Protective Device 10800=10800W (464,400 Lumens) Single Protective Device 10900=10900W (468,700 Lumens) Single Protective Device 11000=11000W (473,000 Lumens) Single Protective Device 11100=11100W (477,300 Lumens) Single Protective Device 11200=11200W (481,600 Lumens) Single Protective Device 11300=11300W (485,900 Lumens) Single Protective Device 11400=11400W (490,200 Lumens) Single Protective Device 11500=11500W (494,500 Lumens) Single Protective Device 11600=11600W (498,800 Lumens) Single Protective Device 11700=11700W (503,100 Lumens) Single Protective Device 11800=11800W (507,400 Lumens) Single Protective Device 11900=11900W (511,700 Lumens) Single Protective Device 12000=12000W (516,000 Lumens) Single Protective Device 12100=12100W (520,300 Lumens) Single Protective Device 12200=12200W (524,600 Lumens) Single Protective Device 12300=12300W (528,900 Lumens) Single Protective Device 12400=12400W (533,200 Lumens) Single Protective Device 12500=12500W (537,500 Lumens) Single Protective Device 12600=12600W (541,800 Lumens) Single Protective Device 12700=12700W (546,100 Lumens) Single Protective Device 12800=12800W (550,400 Lumens) Single Protective Device 12900=12900W (554,700 Lumens) Single Protective Device 13000=13000W (559,000 Lumens) Single Protective Device 13100=13100W (563,300 Lumens) Single Protective Device 13200=13200W (567,600 Lumens) Single Protective Device 13300=13300W (571,900 Lumens) Single Protective Device 13400=13400W (576,200 Lumens) Single Protective Device 13500=13500W (580,500 Lumens) Single Protective Device 13600=13600W (584,800 Lumens) Single Protective Device 13700=13700W (589,100 Lumens) Single Protective Device 13800=13800W (593,400 Lumens) Single Protective Device 13900=13900W (597,700 Lumens) Single Protective Device 14000=14000W (602,000 Lumens) Single Protective Device 14100=14100W (606,300 Lumens) Single Protective Device 14200=14200W (610,600 Lumens) Single Protective Device 14300=14300W (614,900 Lumens) Single Protective Device 14400=14400W (619,200 Lumens) Single Protective Device 14500=14500W (623,500 Lumens) Single Protective Device 14600=14600W (627,800 Lumens) Single Protective Device 14700=14700W (632,100 Lumens) Single Protective Device 14800=14800W (636,400 Lumens) Single Protective Device 14900=14900W (640,700 Lumens) Single Protective Device 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16800=16800W (722,400 Lumens) Single Protective Device 16900=16900W (726,700 Lumens) Single Protective Device 17000=17000W (731,000 Lumens) Single Protective Device 17100=17100W (735,300 Lumens) Single Protective Device 17200=17200W (739,600 Lumens) Single Protective Device 17300=17300W (743,900 Lumens) Single Protective Device 17400=17400W (748,200 Lumens) Single Protective Device 17500=17500W (752,500 Lumens) Single Protective Device 17600=17600W (756,800 Lumens) Single Protective Device 17700=17700W (761,100 Lumens) Single Protective Device 17800=17800W (765,400 Lumens) Single Protective Device 17900=17900W (769,700 Lumens) Single Protective Device 18000=18000W (774,000 Lumens) Single Protective Device 18100=18100W (778,300 Lumens) Single Protective Device 18200=18200W (782,600 Lumens) Single Protective Device 18300=18300W (786,900 Lumens) Single Protective Device 18400=18400W (791,200 Lumens) Single Protective Device 18500=18500W (795,500 Lumens) Single Protective Device 18600=18600W (799,800 Lumens) Single Protective Device 18700=18700W (804,100 Lumens) Single Protective Device 18800=18800W (808,400 Lumens) Single Protective Device 18900=18900W (812,700 Lumens) Single Protective Device 19000=19000W (817,000 Lumens) Single Protective Device 19100=19100W (821,300 Lumens) Single Protective Device 19200=19200W (825,600 Lumens) Single Protective Device 19300=19300W (829,900 Lumens) Single Protective Device 19400=19400W (834,200 Lumens) Single Protective Device 19500=19500W (838,500 Lumens) Single Protective Device 19600=19600W (842,800 Lumens) Single Protective Device 19700=19700W (847,100 Lumens) Single Protective Device 19800=19800W (851,400 Lumens) Single Protective Device 19900=19900W (855,700 Lumens) Single Protective Device 20000=20000W (860,000 Lumens) Single Protective Device 20100=20100W (864,300 Lumens) Single Protective Device 20200=20200W (868,600 Lumens) Single Protective Device 20300=20300W (872,900 Lumens) Single Protective Device 20400=20400W (877,200 Lumens) Single Protective Device 20500=20500W (881,500 Lumens) Single Protective Device 20600=20600W (885,800 Lumens) Single Protective Device 20700=20700W (890,100 Lumens) Single Protective Device 20800=20800W (894,400 Lumens) Single Protective Device 20900=20900W (898,700 Lumens) Single Protective Device 21000=21000W (903,000 Lumens) Single Protective Device 21100=21100W (907,300 Lumens) Single Protective Device 21200=21200W (911,600 Lumens) Single Protective Device 21300=21300W (915,900 Lumens) Single Protective Device 21400=21400W (920,200 Lumens) Single Protective Device 21500=21500W (924,500 Lumens) Single Protective Device 21600=21600W (928,800 Lumens) Single Protective Device 21700=21700W (933,100 Lumens) Single Protective Device 21800=21800W (937,400 Lumens) Single Protective Device 21900=21900W (941,700 Lumens) Single Protective Device 22000=22000W (946,000 Lumens) Single Protective Device 22100=22100W (950,300 Lumens) Single Protective Device 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Device 25800=25800W (1109,400 Lumens) Single Protective Device 25900=25900W (1113,700 Lumens) Single Protective Device 26000=26000W (1118,000 Lumens) Single Protective Device 26100=26100W (1122,300 Lumens) Single Protective Device 26200=26200W (1126,600 Lumens) Single Protective Device 26300=26300W (1130,900 Lumens) Single Protective Device 26400=26400W (1135,200 Lumens) Single Protective Device 26500=26500W (1139,500 Lumens) Single Protective Device 26600=26600W (1143,800 Lumens) Single Protective Device 26700=26700W (1148,100 Lumens) Single Protective Device 26800=26800W (1152,400 Lumens) Single Protective Device 26900=26900W (1156,700 Lumens) Single Protective Device 27000=27000W (1161,000 Lumens) Single Protective Device 27100=27100W (1165,300 Lumens) Single Protective Device 27200=27200W (1169,600 Lumens) Single Protective Device 27300=27300W (1173,900 Lumens) Single Protective Device 27400=27400W (1178,200 Lumens) Single Protective Device 27500=27500W (1182,500 Lumens) Single Protective Device 27600=27600W (1186,800 Lumens) Single Protective Device 27700=27700W (1191,100 Lumens) Single Protective Device 27800=27800W (1195,400 Lumens) Single Protective Device 27900=27900W (1199,700 Lumens) Single Protective Device 28000=28000W (1204,000 Lumens) Single Protective Device 28100=28100W (1208,300 Lumens) Single Protective Device 28200=28200W (1212,600 Lumens) Single Protective Device 28300=28300W (1216,900 Lumens) Single Protective Device 28400=28400W (1221,200 Lumens) Single Protective Device 28500=28500W (1225,500 Lumens) Single Protective Device 28600=28600W (1229,800 Lumens) Single Protective Device 28700=28700W (1234,100 Lumens) Single Protective Device 28800=28800W (1238,400 Lumens) Single Protective Device 28900=28900W (1242,700 Lumens) Single Protective Device 29000=29000W (1247,000 Lumens) Single Protective Device 29100=29100W (1251,300 Lumens) Single Protective Device 29200=29200W (1255,600 Lumens) Single Protective Device 29300=29300W (1259,900 Lumens) Single Protective Device 29400=29400W (1264,200 Lumens) Single Protective Device 29500=29500W (1268,500 Lumens) Single Protective Device 29600=29600W (1272,800 Lumens) Single Protective Device 29700=29700W (1277,100 Lumens) Single Protective Device 29800=29800W (1281,400 Lumens) Single Protective Device 29900=29900W (1285,700 Lumens) Single Protective Device 30000=30000W (1290,000 Lumens) Single Protective Device 30100=30100W (1294,300 Lumens) Single Protective Device 30200=30200W (1298,600 Lumens) Single Protective Device 30300=30300W (1302,900 Lumens) Single Protective Device 30400=30400W (1307,200 Lumens) Single Protective Device 30500=30500W (1311,500 Lumens) Single Protective Device 30600=30600W (1315,800 Lumens) Single Protective Device 30700=30700W (1320,100 Lumens) Single Protective Device 30800=30800W (1324,400 Lumens) Single Protective Device 30900=30900W (1328,700 Lumens) Single Protective Device 31000=31000W (1333,000 Lumens) Single Protective Device 31100=31100W (1337,300 Lumens) Single Protective Device 31200=31200W (1341,600 Lumens) Single Protective Device 31300=31300W (1345,900 Lumens) Single Protective Device 31400=31400W (1350,200 Lumens) Single Protective Device 31500=31500W (1354,500 Lumens) Single Protective Device 31600=31600W (1358,800 Lumens) Single Protective Device 31700=31700W (1363,100 Lumens) Single Protective Device 31800=31800W (1367,400 Lumens) Single Protective Device 31900=31900W (1371,700 Lumens) Single Protective Device 32000=32000W (1376,000 Lumens) Single Protective Device 32100=32100W (1380,300 Lumens) Single Protective Device 32200=32200W (1384,600 Lumens) Single Protective Device 32300=32300W (1388,900 Lumens) Single Protective Device 32400=32400W (1393,200 Lumens) Single Protective Device 32500=32500W (1397,500 Lumens) Single Protective Device 32600=32600W (1401,800 Lumens) Single Protective Device 32700=32700W (1406,100 Lumens) Single Protective Device 32800=32800W (1410,400 Lumens) Single Protective Device 32900=32900W (1414,700 Lumens) Single Protective Device 33000=33000W (1419,000 Lumens) Single Protective Device 33100=33100W (1423,300 Lumens) Single Protective Device 33200=33200W (1427,600 Lumens) Single Protective Device 33300=33300W (1431,900 Lumens) Single Protective Device 33400=33400W (1436,200 Lumens) Single Protective Device 33500=33500W (1440,500 Lumens) Single Protective Device 33600=33600W (1444,800 Lumens) Single Protective Device 33700=33700W (1449,100 Lumens) Single Protective Device 33800=33800W (1453,400 Lumens) Single Protective Device 33900=33900W (1457,700 Lumens) Single Protective Device 34000=34000W (1462,000 Lumens) Single Protective Device 34100=34100W (1466,300 Lumens) Single Protective Device 34200=34200W (1470,600 Lumens) Single Protective Device 34300=34300W (1474,900 Lumens) Single Protective Device 34400=34400W (1479,200 Lumens) Single Protective Device 34500=34500W (1483,500 Lumens) Single Protective Device 34600=34600W (1487,800 Lumens) Single Protective Device 34700=34700W (1492,100 Lumens) Single Protective Device 34800=34800W (1496,400 Lumens) Single Protective Device 34900=34900W (1500,700 Lumens) Single Protective Device 35000=35000W (1505,000 Lumens) Single Protective Device 35100=35100W (1509,300 Lumens) Single Protective Device 35200=35200W (1513,600 Lumens) Single Protective Device 35300=35300W (1517,900 Lumens) Single Protective Device 35400=35400W (1522,200 Lumens) Single Protective Device 35500=35500W (1526,500 Lumens) Single Protective Device 35600=35600W (1530,800 Lumens) Single Protective Device 35700=35700W (1535,100 Lumens) Single Protective Device 35800=35800W (1539,400 Lumens) Single Protective Device 35900=35900W (1543,700 Lumens) Single Protective Device 36000=36000W (1548,000 Lumens) Single Protective Device 36100=36100W (1552,300 Lumens) Single Protective Device 36200=36200W (1556,600 Lumens) Single Protective Device 36300=36300W (1560,900 Lumens) Single Protective Device 36400=36400W (1565,200 Lumens) Single Protective Device 36500=36500W (1569,500 Lumens) Single Protective Device 36600=36600W (1573,800 Lumens) Single Protective Device 36700=36700W (1578,100 Lumens) Single Protective Device 36800=36800W (1582,400 Lumens) Single Protective Device 36900=36900W (1586,700 Lumens) Single Protective Device 37000=37000W (1591,000 Lumens) Single Protective Device 37100=37100W (1595,300 Lumens) Single Protective Device 37200=37200W (1599,600 Lumens) Single Protective Device 37300=37300W (1603,900 Lumens) Single Protective Device 37400=37400W (1608,200 Lumens) Single Protective Device 37500=37500W (1612,500 Lumens) Single Protective Device 37600=37600W (1616,800 Lumens) Single Protective Device 37700=37700W (1621,100 Lumens) Single Protective Device 37800=37800W (1625,400 Lumens) Single Protective Device 37900=37900W (1629,700 Lumens) Single Protective Device 38000=38000W (1634,000 Lumens) Single Protective Device 38100=38100W (1638,300 Lumens) Single Protective Device 38200=38200W (1642,600 Lumens) Single Protective Device 38300=38300W (1646,900 Lumens) Single Protective Device 38400=38400W (1651,200 Lumens) Single Protective Device 38500=38500W (1655,500 Lumens) Single Protective Device 38600=38600W (1659,800 Lumens) Single Protective Device 38700=38700W (1664,100 Lumens) Single Protective Device 38800=38800W (1668,400 Lumens) Single Protective Device 38900=38900W (1672,700 Lumens) Single Protective Device 39000=39000W (1677,000 Lumens) Single Protective Device 39100=39100W (1681,300 Lumens) Single Protective Device 39200=39200W (1685,600 Lumens) Single Protective Device 39300=39300W (1689,900 Lumens) Single Protective Device 39400=39400W (1694,200 Lumens) Single Protective Device 39500=39500W (1698,500 Lumens) Single Protective Device 39600=39600W (1702,800 Lumens) Single Protective Device 39700=39700W (1707,100 Lumens) Single Protective Device 39800=39800W (1711,400 Lumens) Single Protective Device 39900=39900W (1715,700 Lumens) Single Protective Device 40000=40000W (1720,000 Lumens) Single Protective Device 40100=40100W (1724,300 Lumens) Single Protective Device 40200=40200W (1728,600 Lumens) Single Protective Device 40300=40300W (1732,900 Lumens) Single Protective Device 40400=40400W (1737,200 Lumens) Single Protective Device 40500=40500W (1741,500 Lumens) Single Protective Device 40600=40600W (1745,800 Lumens) Single Protective Device 40700=40700W (1750,100 Lumens) Single Protective Device 40800=40800W (1754,400 Lumens) Single Protective Device 40900=40900W (1758,700 Lumens) Single Protective Device 41000=41000W (1763,000 Lumens) Single Protective Device 41100=41100W (1767,300 Lumens) Single Protective Device 41200=41200W (1771,600 Lumens) Single Protective Device 41300=41300W (1775,900 Lumens) Single Protective Device 41400=41400W (1780,200 Lumens) Single Protective Device 41500=41500W (1784,500 Lumens) Single Protective Device 41600=41600W (1788,800 Lumens) Single Protective Device 41700=41700W (1793,100 Lumens) Single Protective Device 41800=41800W (1797,400 Lumens) Single Protective Device 41900=41900W (1801,700 Lumens) Single Protective Device 42000=42000W (1806,000 Lumens) Single Protective Device 42100=42100W (1810,300 Lumens) Single Protective Device 42200=42200W (1814,600 Lumens) Single Protective Device 42300=42300W (1818,900 Lumens) Single Protective Device 42400=42400W (1823,200 Lumens) Single Protective Device 42500=42500W (1827,500 Lumens) Single Protective Device 42600=42600W (1831,800 Lumens) Single Protective Device 42700=42700W (1836,100 Lumens) Single Protective Device 42800=42800W (1840,400 Lumens) Single Protective Device 42900=42900W (1844,700 Lumens) Single Protective Device 43000=43000W (1849,000 Lumens) Single Protective Device 43100=43100W (1853,300 Lumens) Single Protective Device 43200=43200W (1857,600 Lumens) Single Protective Device 43300=43300W (1861,900 Lumens) Single Protective Device 43400=43400W (1866,200 Lumens) Single Protective Device 43500=43500W (1870,500 Lumens) Single Protective Device 43600=43600W (1874,800 Lumens) Single Protective Device 43700=43700W (1879,100 Lumens) Single Protective Device 43800=43800W (1883,400 Lumens) Single Protective Device 43900=43900W (1887,700 Lumens) Single Protective Device 44000=44000W (1892,000 Lumens) Single Protective Device 44100=44100W (1896,300 Lumens) Single Protective Device 44200=44200W (1900,600 Lumens) Single Protective Device 44300=4	

A PORTION OF LOTS 1 & 2, BLOCK 1, AURORA CENTRETECH PARK SUBDIVISION FILING NO. 8, LOCATED
IN
THE NORTHWEST QUARTER OF SECTION 8, TOWNSHIP 4 SOUTH, RANGE 66 WEST OF THE 6TH P.M.,
CITY OF AURORA, COUNTY OF ARAPAHOE, STATE OF COLORADO

SIGNAGE DATA:
BUILDING FRONTS LAREDO STREET
(CLASSIFIED AS A COLLECTOR STREET)
THE BUILDING FRONT DIM = 185'-0" ALLOWED 185 SF OF SIGN
SIGNS 7 X 20 SF = 140 SF PROVIDED

S - Arch LLC
12 MORNINGSID DRIVE
WHEAT RIDGE, CO
80215
720-364-0056

SITE PLAN AMENDMENT

EXTERIOR ELEVATIONS

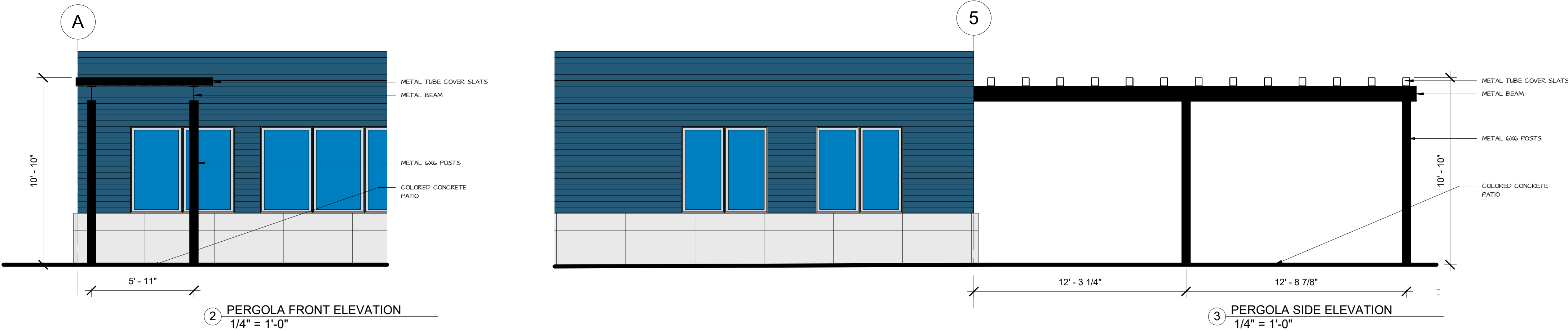
9



IRON HAMMER AT CENTRETECH - SITE PLAN AMENDMENT

NOT FOR CONSTRUCTION

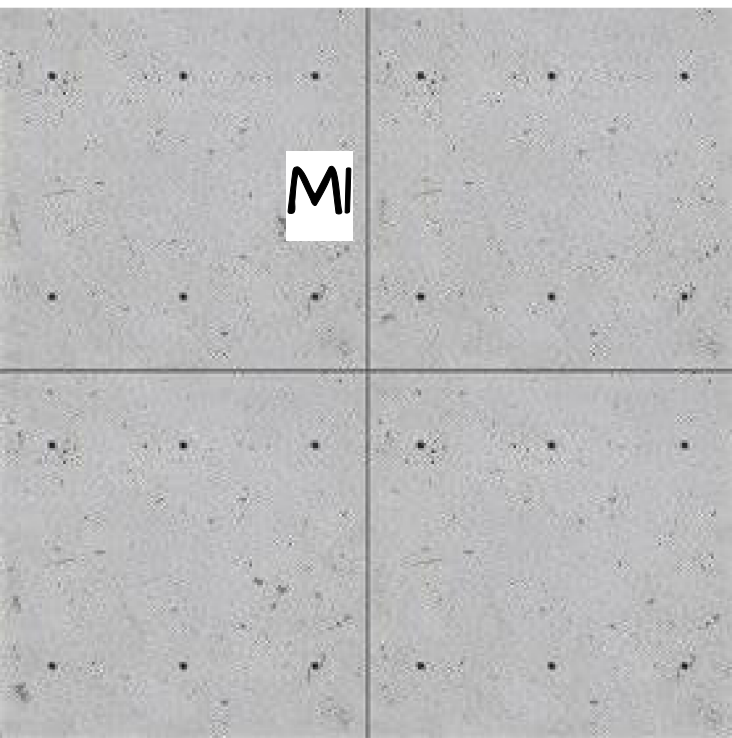
A PORTION OF LOTS 1 & 2, BLOCK 1, AURORA CENTRETECH PARK SUBDIVISION FILING NO. 8, LOCATED
IN
THE NORTHWEST QUARTER OF SECTION 8, TOWNSHIP 4 SOUTH, RANGE 66 WEST OF THE 6TH P.M.,
CITY OF AURORA, COUNTY OF ARAPAHOE, STATE OF COLORADO



EXTERIOR MATERIALS SPECIFICATIONS

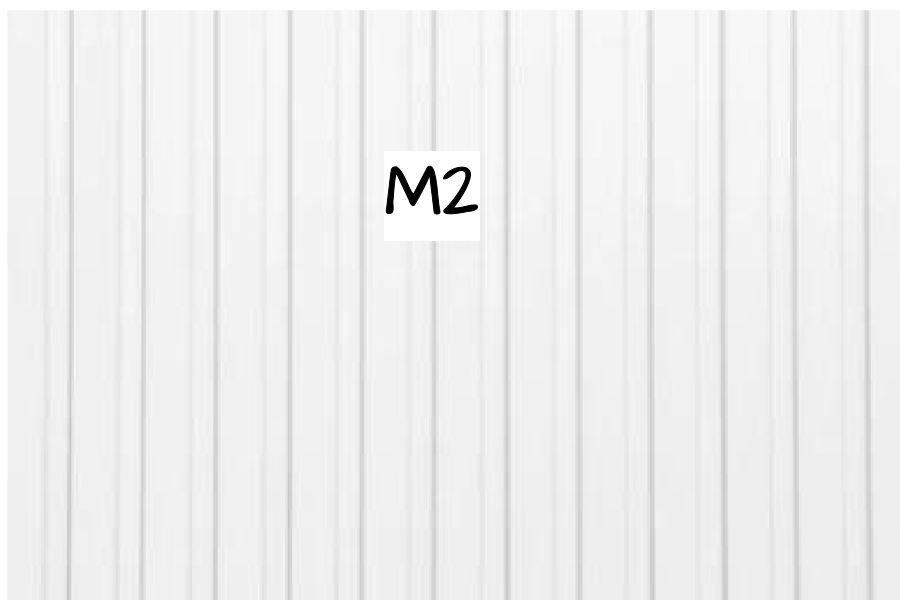
CONCRETE WAINSCOT

FORMED AND CAST IN PLACE
ARCHITECTURAL CONCRETE W/ TIES



VERTICAL METAL SIDING

METAL BUILDING OUTLET CORP.
INSULATED METAL PANEL
SOLAR WHITE



HORIZONTAL METAL SIDING

METAL BUILDING OUTLET CORP.
INSULATED METAL PANEL
HAWAIIAN BLUE



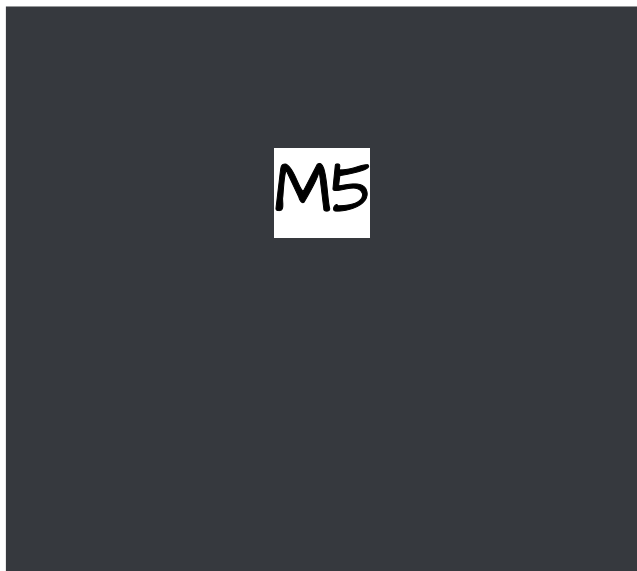
WINDOWS & DOORS

ALUMINUM



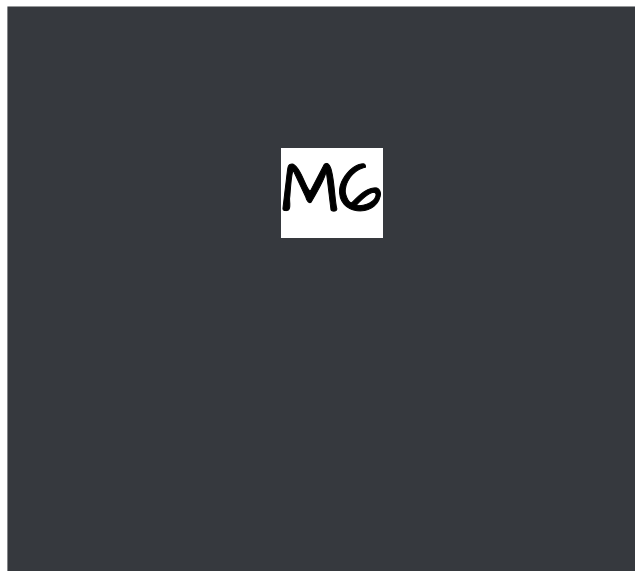
ACCENT METAL

BLACK METAL



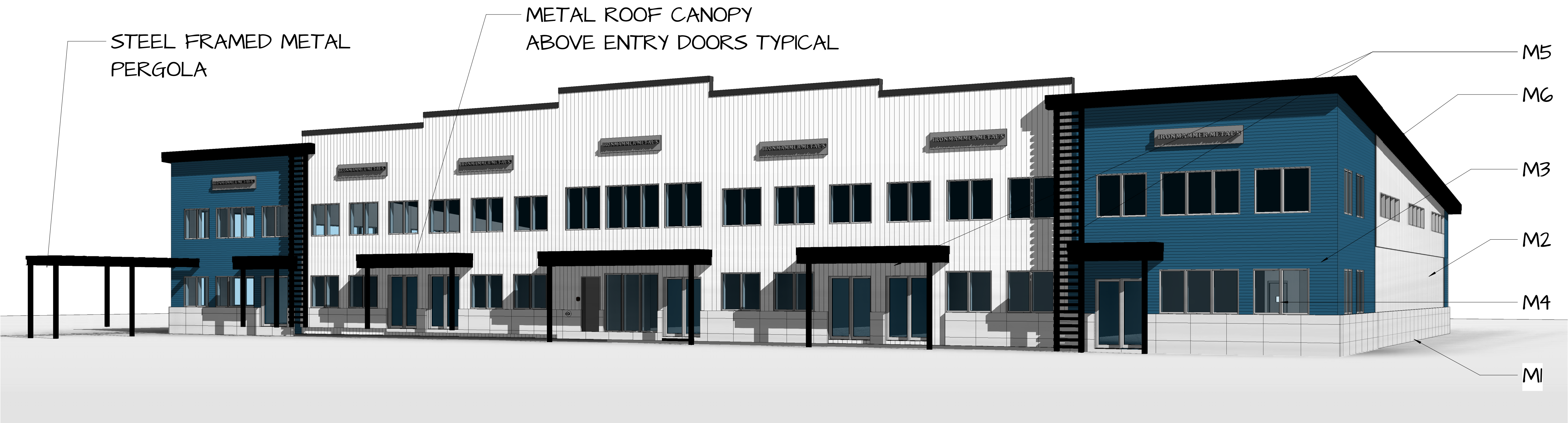
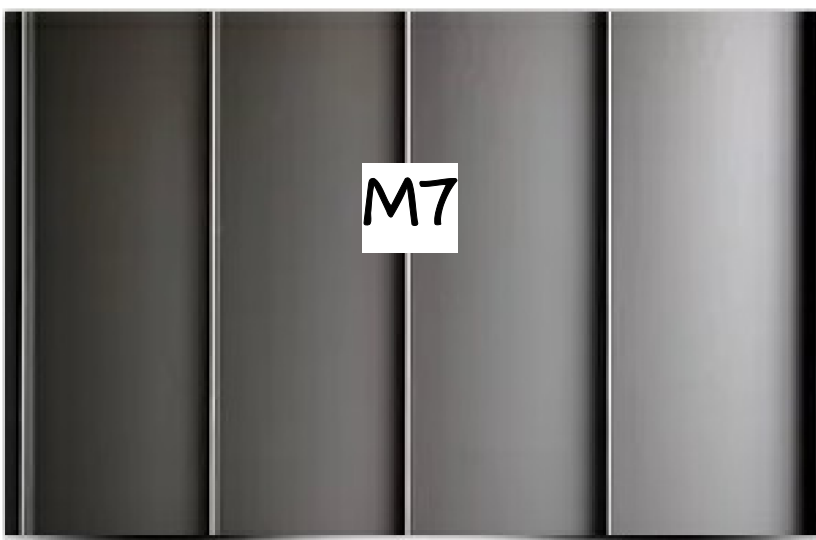
FASCIA & SOFFIT

BLACK METAL



METAL ROOF

STANDING SEAM METAL ROOF
DREXEL METALS
"BLACK"



PROJECT #	23-002-IH
PROJECT DATE	7-25-2023
DESIGNER	MAH
REVIEWER	MAH

12 MORNINGSTAR DRIVE
WHEAT RIDGE, CO
80215
720-364-0056

SITE PLAN AMENDMENT

IRON HAMMER AT CENTRETECH

255 LAREDO STREET
AURORA, CO

JESSE DONOVAN, P.E. 720-504-8629

REVISION NUMBER	REVISION DESCRIPTION	DATE
00	FIRST SUBMITTAL	08/01/2023
01	SECOND SUBMITTAL	02/05/2024