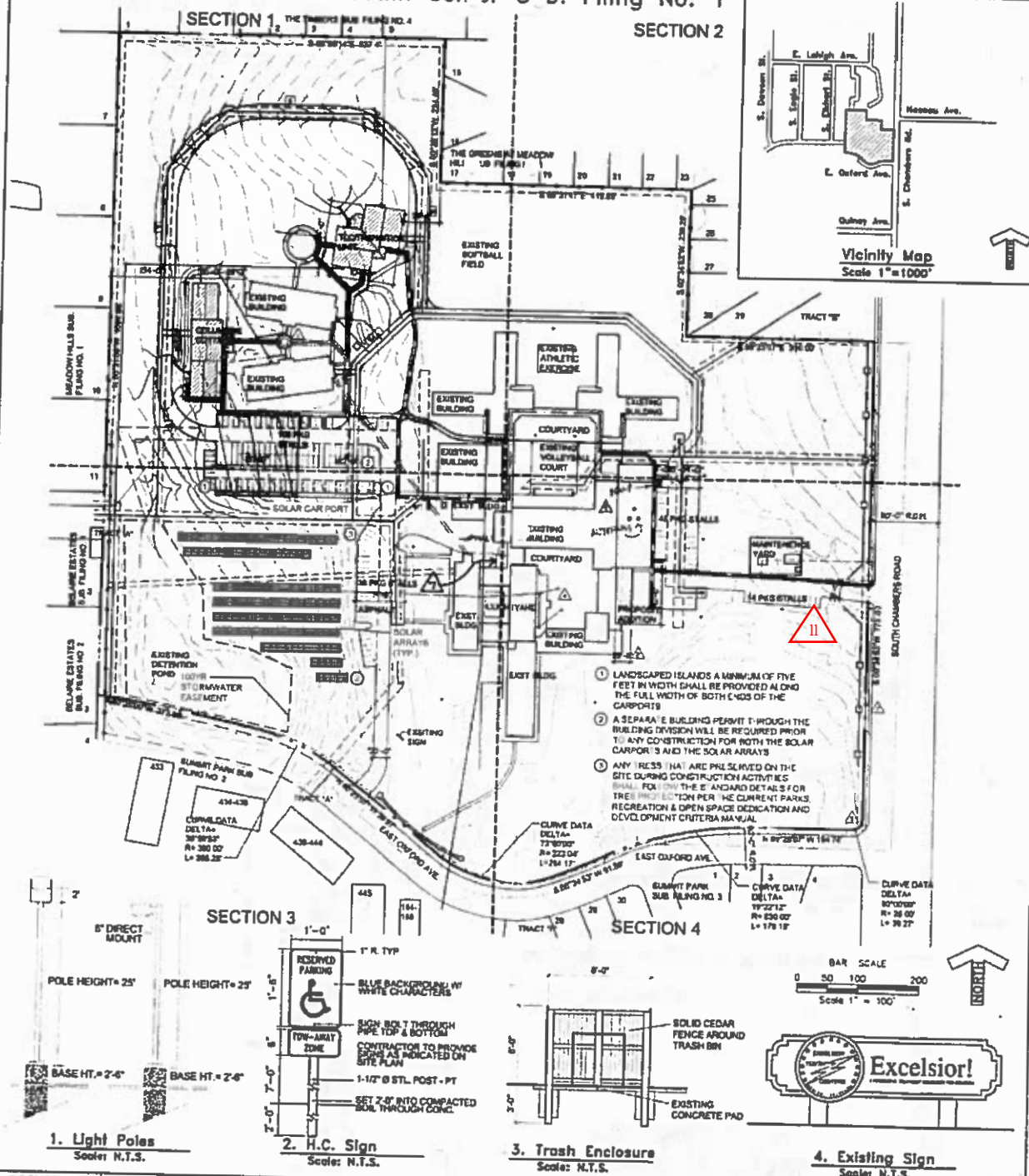


Lot 1, Block 1, Excelsior Youth Center Sub. Filing No. 1

Excelsior Youth Center



Notes

1. THE DEVELOPER, HIS SUCCESSORS AND ASSIGNS, HOMEOWNERS 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 CODES.
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 "SERVICE/EMERGENCY AND UTILITY EASEMENTS" AND SHALL BE POSTED "NO PARKING - FIRE LANE."
4. 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.
5. 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.
6. ALL BUILDING ADDRESS NUMBERS SHALL COMPLY WITH SECTIONS 126-271 AND 126-278 OF THE CITY OF AURORA.
7. ALL ROOFTOP MECHANICAL EQUIPMENT AND VENTS GREATER THAN EIGHT INCHES IN DIAMETER MUST BE SCREENED. SCREENING MAY BE DONE EITHER WITH AN EXTENDED PARAPET WALL, OR A FREESTANDING SCREEN. SCREENING SHOULD BE AT LEAST AS HIGH AS THE EQUIPMENT IT HIDES. IF EQUIPMENT IS VISIBLE BECAUSE SCREENS DO NOT MEET THIS MINIMUM EIGHT REQUIREMENT, THE DIRECTOR OF PLANNING MAY REQUIRE CONSTRUCTION MODIFICATIONS PRIOR TO THE ISSUANCE OF A PERMANENT CERTIFICATE OF OCCUPANCY.
8. 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, CHANGE IN THE SURFACE ETC. SHALL INTERFERE WITH THE OPERATION OF THE SITE OR UTILITY LINES PLACED IN THE EASEMENT. BY SUBMITTING THESE CONSTRUCTION PLANS FOR APPROVAL, THE LANDOWNER RECOGNIZES AND ACCEPTS THE TERMS, CONDITIONS AND REQUIREMENTS OF THIS NOTE.
9. ALL INTERESTED PARTIES ARE HEREBY ALERTED THAT THIS SITE PLAN IS SUBJECT TO THE ADMINISTRATIVE CHANGES AND AS SHOWN ON THE ORIGINAL SITE PLAN ON FILE IN THE CITY OF 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 PLAN 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.
10. FINAL GRADE SHALL BE AT LEAST SIX (6) INCHES BELOW ANY EXTERIOR WOOD SIDING ON THE PREMISES.
11. ARCHITECTURAL FEATURES (I.E. BAY WINDOWS, FIREPLACES, ROOF OVERHANG, FOUNDATIONS, FOOTINGS, CANTILEVERED WALLS, ETC.) ARE NOT ALLOWED TO ENCRoACH INTO ANY EASEMENT OR FIRE LANE.
12. THE APPLICANT HAS THE OBLIGATION TO COMPLY WITH ALL APPLICABLE REQUIREMENTS OF THE AMERICAN WITH DISABILITIES ACT
13. "ACCESSIBLE EXTERIOR ROUTES" SHALL BE PROVIDED FROM ALL PUBLIC TRANSPORTATION STOPS, ACCESSIBLE PARKING, ACCESSIBLE PASSENGER LOADING ZONES, AND PUBLIC SIDEWALKS TO THE ACCESSIBLE BUILDING ENTRANCE THEY SERVE. AT LEAST 50% OF ALL BUILDING ENTRANCES SHALL BE ACCESSIBLE. THE ACCESSIBLE ROUTE BETWEEN ACCESSIBLE AND ACCESSIBLE BUILDING ENTRANCES SHALL BE THE MOST PRACTICAL DIRECT ROUTE. NO SLOPE ALONG THIS ROUTE MAY EXCEED 1:20 WITH OUT PROVIDING A RAMP WITH A MAXIMUM SLOPE OF 1:12 AND HANDRAILS. C. SSWAL J ALONG THIS SHALL BE WIDE ENOUGH TO WHOLLY CONTAIN THE CURB RAMP WITH A WIDTH OF 36", AND SHALL BE PAINTED WITH WHITE STRIPES. REQUIRED ACCESSIBLE MEANS OF EGRESS SHALL BE CONTINUOUS FROM EACH REQUIRED ACCESSIBLE OCCUPIED AREA TO THE PUBLIC RIGHT OF WAY. THE "ACCESSIBLE EXTERIOR ROUTE SHALL COMPLY WITH UBC CHAPTER 11, APPENDIX 11, AND CABO/ANSI 117.1.
14. ALL CROSSINGS OR ENCROACHMENTS BY PRIVATE LANDSCAPE IRRIGATION LINES OR SYSTEMS INTO EASEMENTS AND STREET RIGHTS-OF-WAYS OWNED BY THE CITY OF AURORA ARE ACKNOWLEDGED BY THE UNDERSIGNED AS BEING SUBJECT TO CITY OF AURORA'S USE AND OCCUPANCY OF THE SAID EASEMENTS OR RIGHTS-OF-WAY. THE UNDERSIGNED, THEIR SUCCESSORS AND ASSIGNS, HEREBY AGREE TO INDEMNIFY THE CITY OF AURORA FOR ANY LOSS DAMAGE OR REPAIR TO CITY FACILITIES THAT MAY RESULT FROM THE OPERATION OR MAINTENANCE OF SAID PRIVATE IRRIGATION LINES OR SYSTEMS
15. 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 COMPUTATIONS ARE CORRECT.
16. 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.
17. ALL CONSTRUCTION TRAFFIC WILL ACCESS SITE FROM EITHER OXFORD AVE OR F. M. CHAMBERS AVE.

Data:

LAND AREA WITHIN PROPERTY LINES	32.84 ACRES
GROSS FLOOR AREA	125,153 SQ. FT.
NUMBER OF BUILDINGS	9
TOTAL BUILDING COVERAGE	7.8% 111,463 SQ. FT.
HARD SURFACE AREA (EXCLUDING BUILDINGS)	9.4%
AREA DEVOTED TO LANDSCAPING WITHIN SITE	134,775 SQ. FT.
PRESENT ZONING CLASSIFICATION	R-1 PUD
PROPOSED USE	RESIDENTIAL AND EDUCATIONAL FACILITIES FOR YOUNG WOMEN
SIGN AREA	16 SQ. FT.
TYPE OF SIGN	MONUMENT
MAXIMUM HEIGHT OF BUILDING	30'-0"
LOADING SPACES PROVIDED	N/A
PARKING SPACES PROVIDED	216
PARKING SPACES REQUIRED	126
HANDICAP SPACES REQUIRED	7 PROVIDED 9

Parking Requirements:

STUDENTS	188 @ 1:4 = 47 SPACES
DOCTORS/STAFF	20 @ 1:1 = 20 SPACES
EMPLOYEES	88 @ 1:1.5 = 59 SPACES

TOTAL = 126 SPACES

City of Aurora Approvals:

CITY ATTORNEY	DATE 1-5-01
PLANNING DIRECTOR	DATE 1-8-01
PLANNING COMMISSION	DATE 1-23-02
CITY COUNCIL	DATE
DIRECTOR OF PARKS & OPEN SPACE	DATE
ATTEST	DATE

Recorder's Certificate

ACCEPTED FOR FILING IN THE OFFICE OF THE CLERK AND RECORDER OF _____ COUNTY, COLORADO AT _____ O'CLOCK _____ M, THIS _____ DAY OF _____

DEPUTY

Drawn By:
JR
Checked By:
RLS
Scale:
1" = 100'

TSP Denver

8751 East Hampden Avenue
Suite A-1 Denver, Co. 80231
(303) 695-1997

REVISIONS

NO.	DESCRIPTION
1	
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Owner
Excelsior Youth Center
15001 E. Oxford Ave.
Aurora, CO 80014
(303) 693-1550

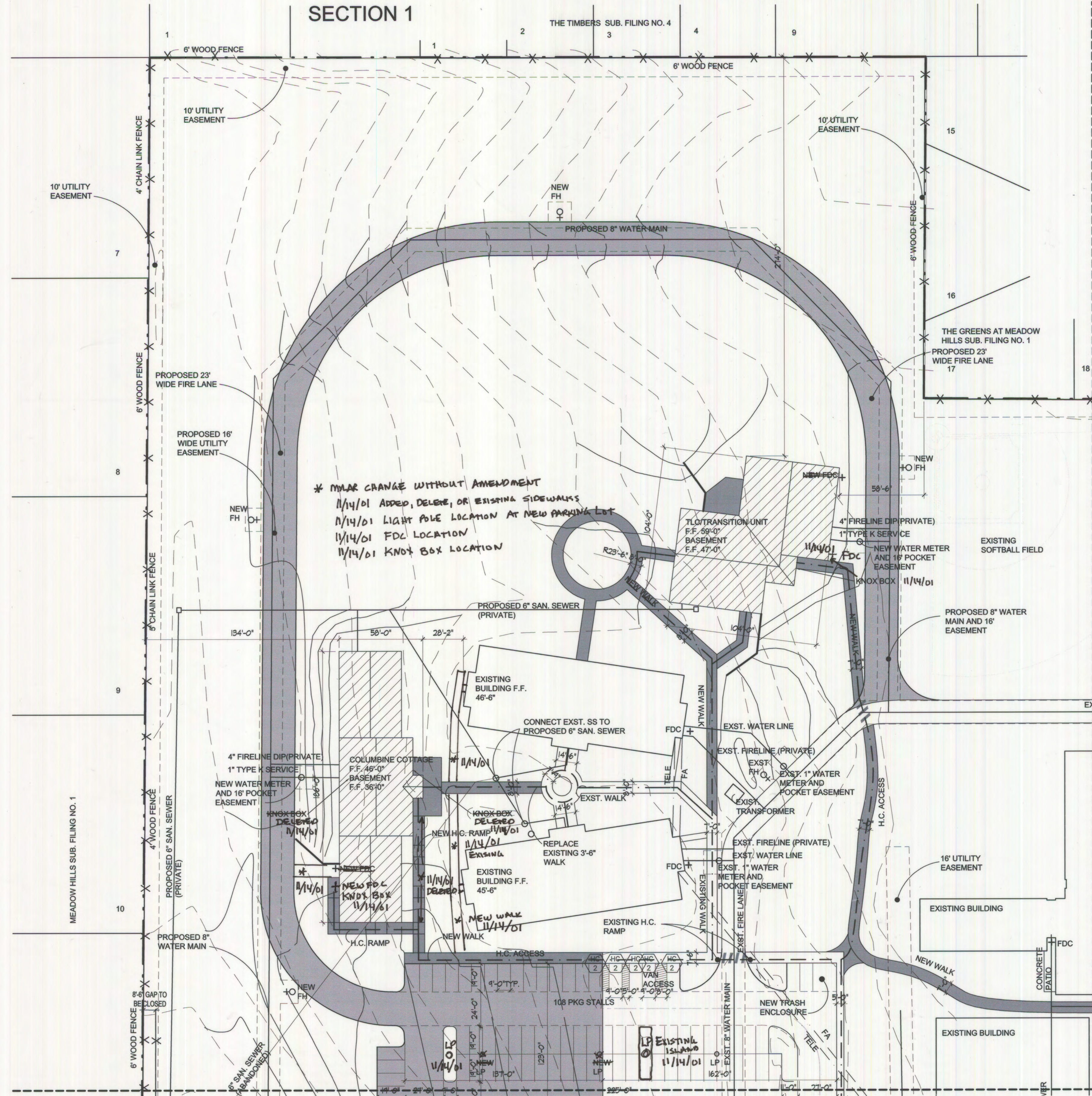
Owner Representative
Position
Name
Signature

Excelsior Youth Center

Project #
0500015
Date
12/15/00
Sheet
1 of 10

Excelsior Youth Center Site Plan-Section 1

SECTION 1

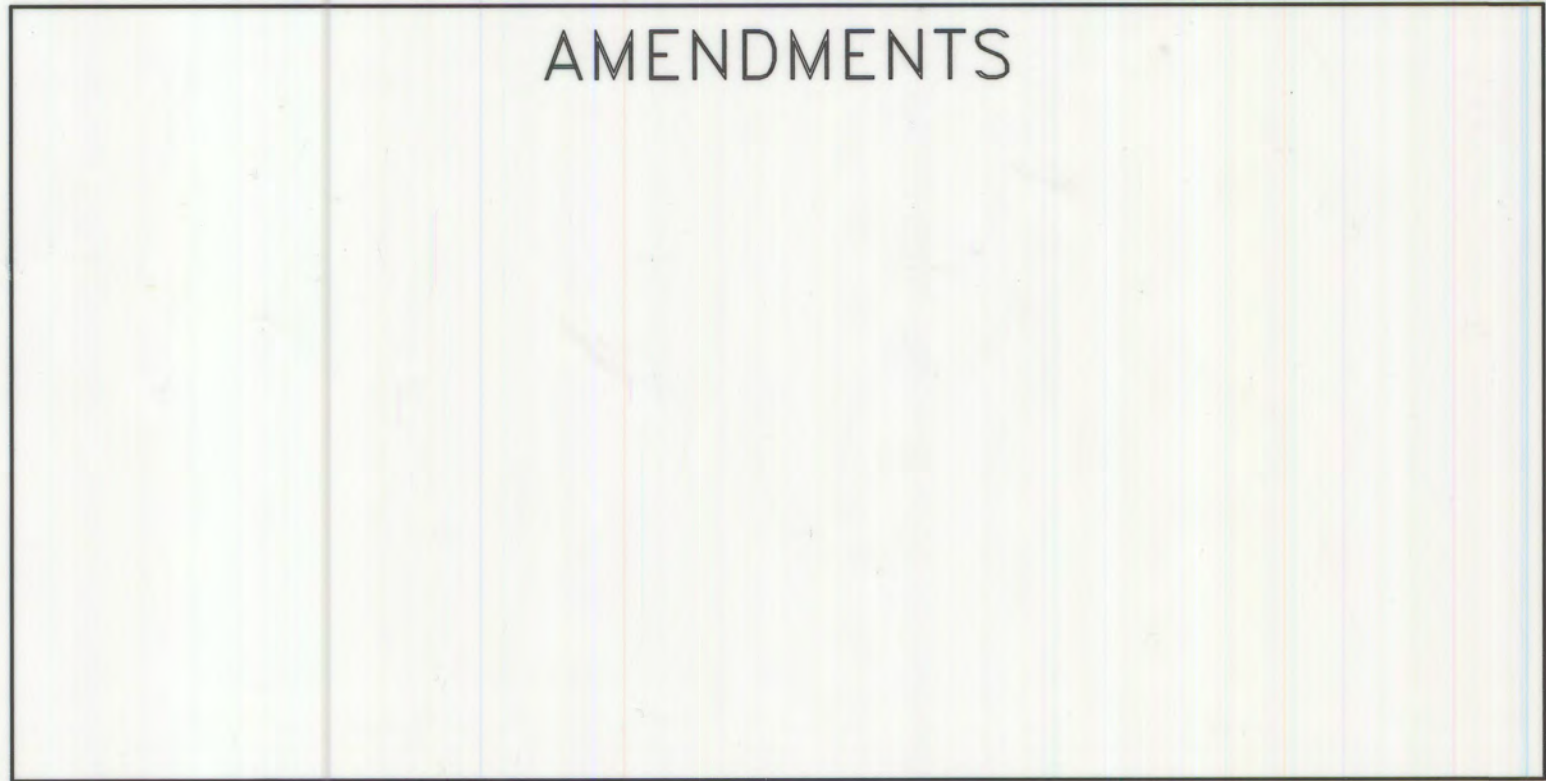


Notes

1. ALL EASEMENTS NOTED AS PROPOSED ARE TO BE DEDICATED BY SEPERATE DOCUMENTATION WITH REAL PROPERTY SERVICES.
2. ALL IMPROVEMENTS SHOWN ARE EXISTING UNLESS OTHERWISE NOTED.

- NEW ASPHALT PAVEMENT
- NEW CONCRETE PAVING
- PROPOSED BUILDING

AMENDMENTS



BAR SCALE
0 20 40 80
Scale 1" = 40'

Drawn By:
JR
Checked By:
RLS
Scale:
1" = 40'

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Suite A-1 Denver, Co. 80231
(303) 695-1997

REVISIONS

NO.	DESCRIPTION
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Owner

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15001 E. Oxford Ave.
Aurora, CO 80014
(303) 693-1550

Excelsior Youth Center

Project #
0500015
Date
12/15/00
Sheet
2 of 10

* MYLAR CHANGE 11/14/01

EXCELSIOR YOUTH CTR. 1982-4025-8

Excelsior Youth Center Site Plan-Section 2

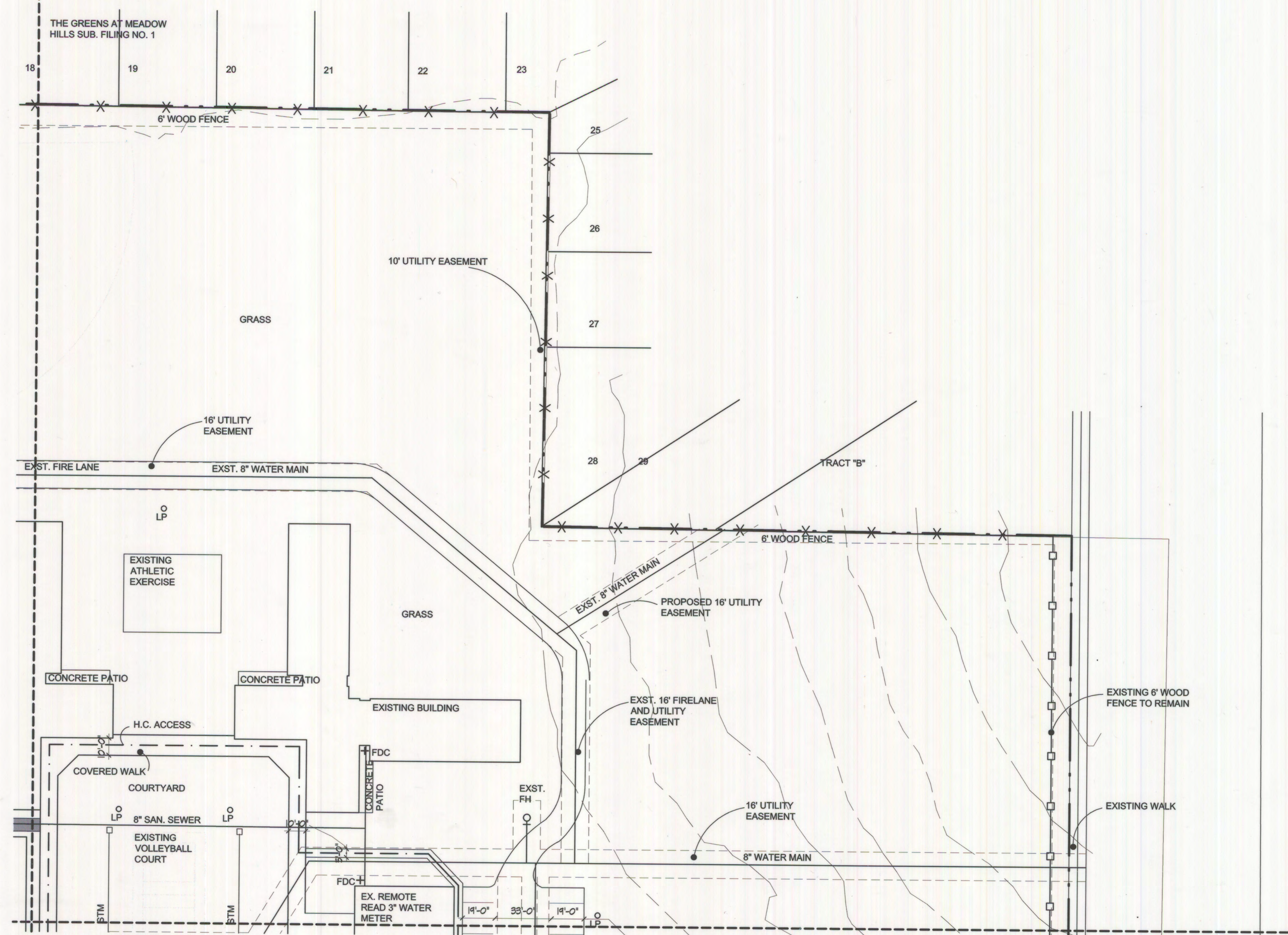
SECTION 2

Notes

1. ALL EASEMENTS NOTED AS PROPOSED ARE TO BE DEDICATED BY SEPERATE DOCUMENTATION WITH REAL PROPERTY SERVICES.
2. ALL IMPROVEMENTS SHOWN ARE EXISTING UNLESS OTHERWISE NOTED.

- NEW ASPHALT PAVEMENT
- NEW CONCRETE PAVING
- PROPOSED BUILDING

AMENDMENTS



Drawn By:
JR
Checked By:
RLS
Scale:
1" = 40'

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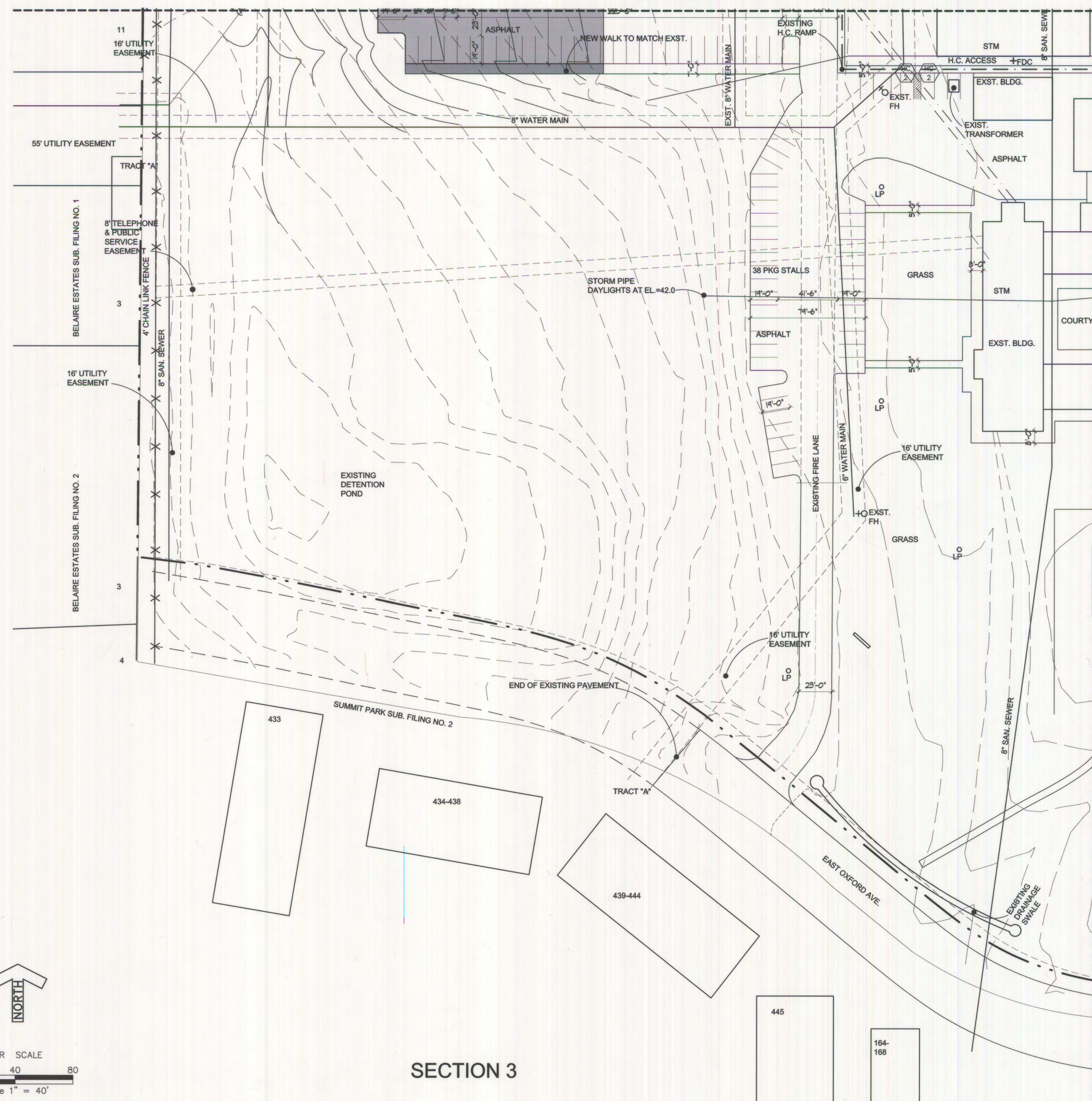
Owner
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Aurora, CO 80014
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Excelsior Youth Center

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0500015
Date
12/15/00
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3 of 10




Excelsior Youth Center

Site Plan-Section 3

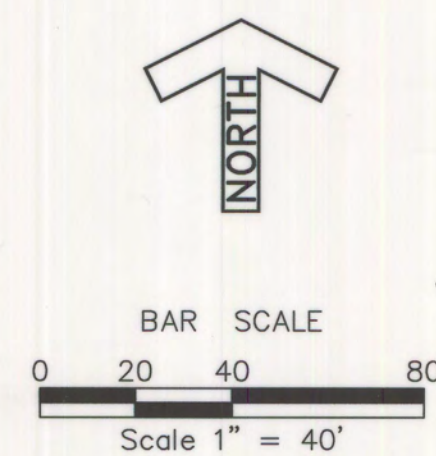


Notes

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2. ALL IMPROVEMENTS SHOWN ARE EXISTING UNLESS OTHERWISE NOTED.

 NEW ASPHALT PAVEMENT
 NEW CONCRETE PAVING
 PROPOSED BUILDING

AMENDMENTS



SECTION 3

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JR

Checked By:
RLS

Scale:
1" = 40'

TSP THE STRENGTH PROJECT Denver

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Suite A-1 Denver, Co. 80231
(303) 695-1997**

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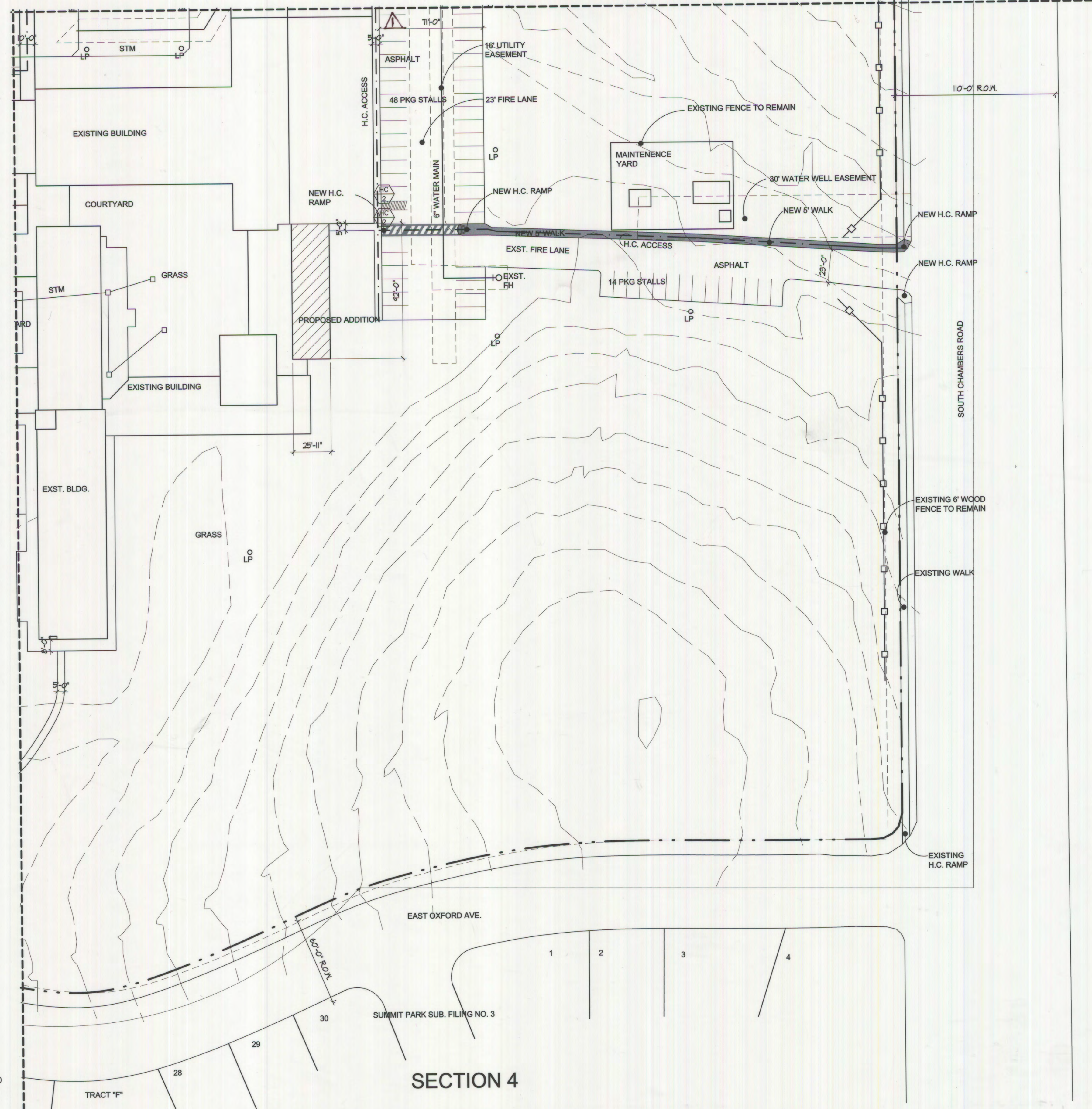
Excelsior Youth Center

Project #
0500015

Date
12/15/00

Sheet
4 of 10

Excelsior Youth Center Site Plan-Section 4

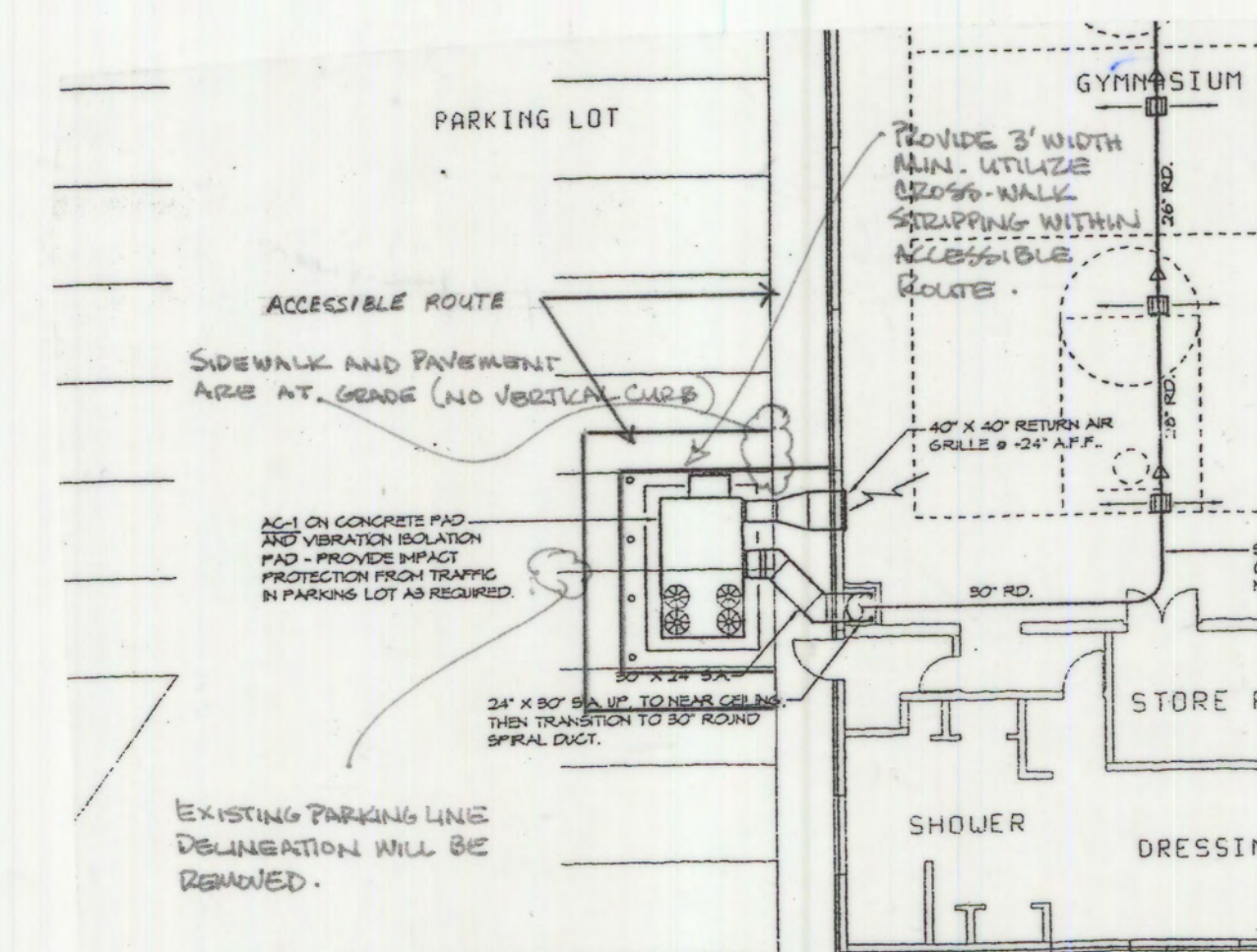


Notes

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2. ALL IMPROVEMENTS SHOWN ARE EXISTING UNLESS OTHERWISE NOTED.

- NEW ASPHALT PAVEMENT
- NEW CONCRETE PAVING
- PROPOSED BUILDING

AMENDMENTS



MC 5/25/2007 - INSTALL GROUND MOUNTED LWC UNIT FOR GYM - RELOCATE ACCESSIBLE ROUTE AS SHOWN

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JR
Checked By:
RLS
Scale:
1" = 40'

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(303) 693-1550

Excelsior Youth Center

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Date
12/15/00
Sheet
5 of 10

NOTES:

2. ALL LANDSCAPED AREAS SHALL BE IRRIGATED BY AN AUTOMATIC IRRIGATION SYSTEM.

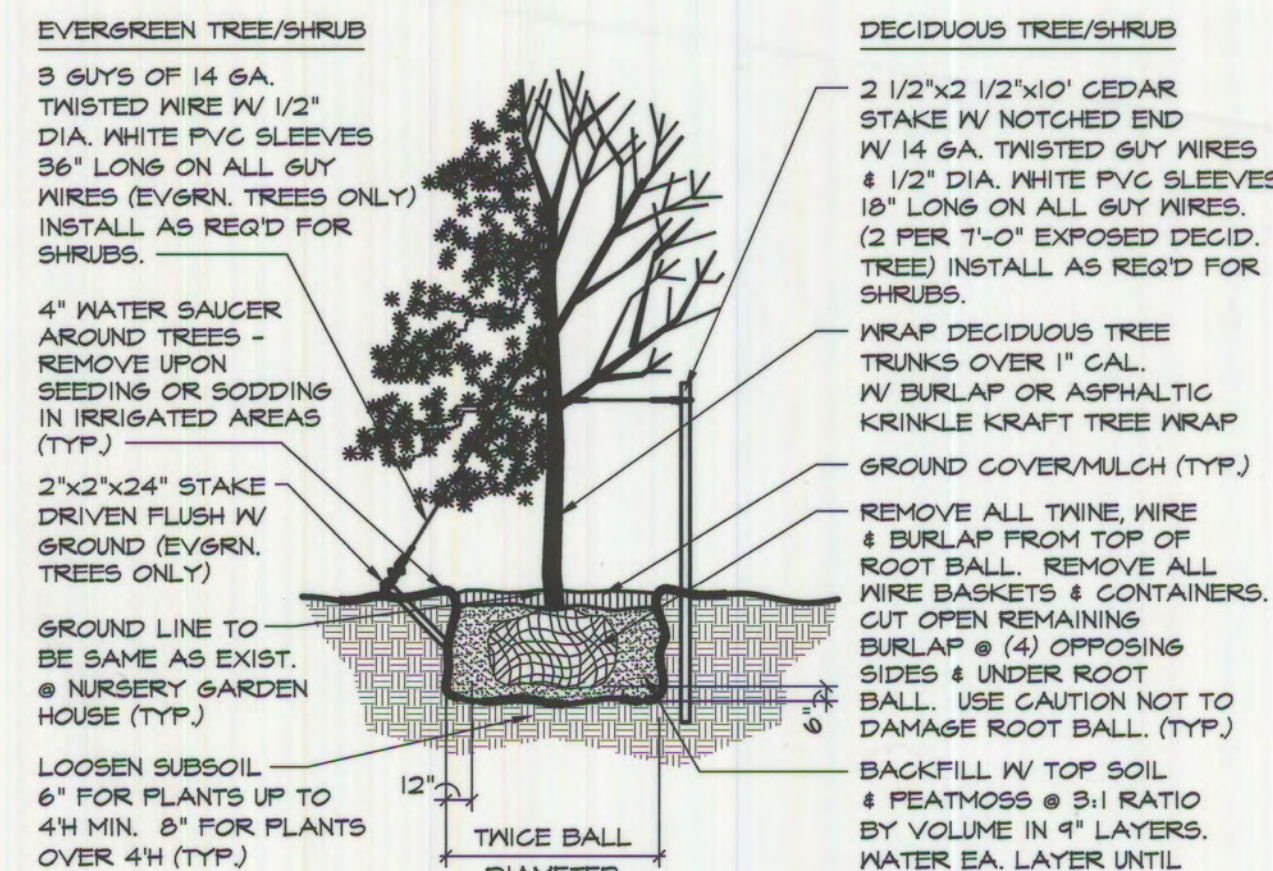
3. ALL UTILITY EASEMENTS SHALL REMAIN UNOBSTRUCTED AND FULLY ACCESSIBLE ALONG THEIR ENTIRE LENGTH FOR MAINTENANCE EQUIPMENT.

SOIL PREPARATIONS:

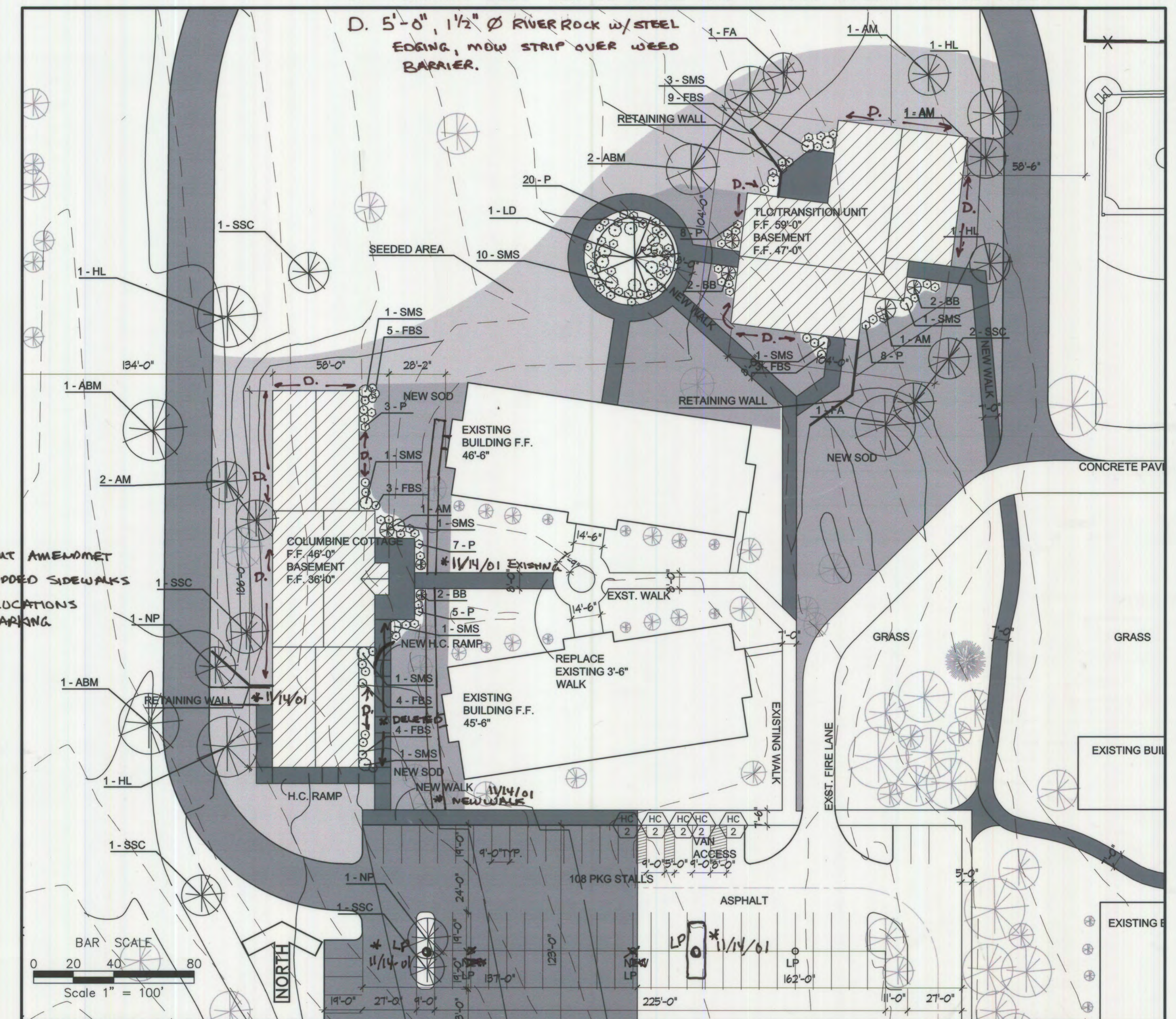
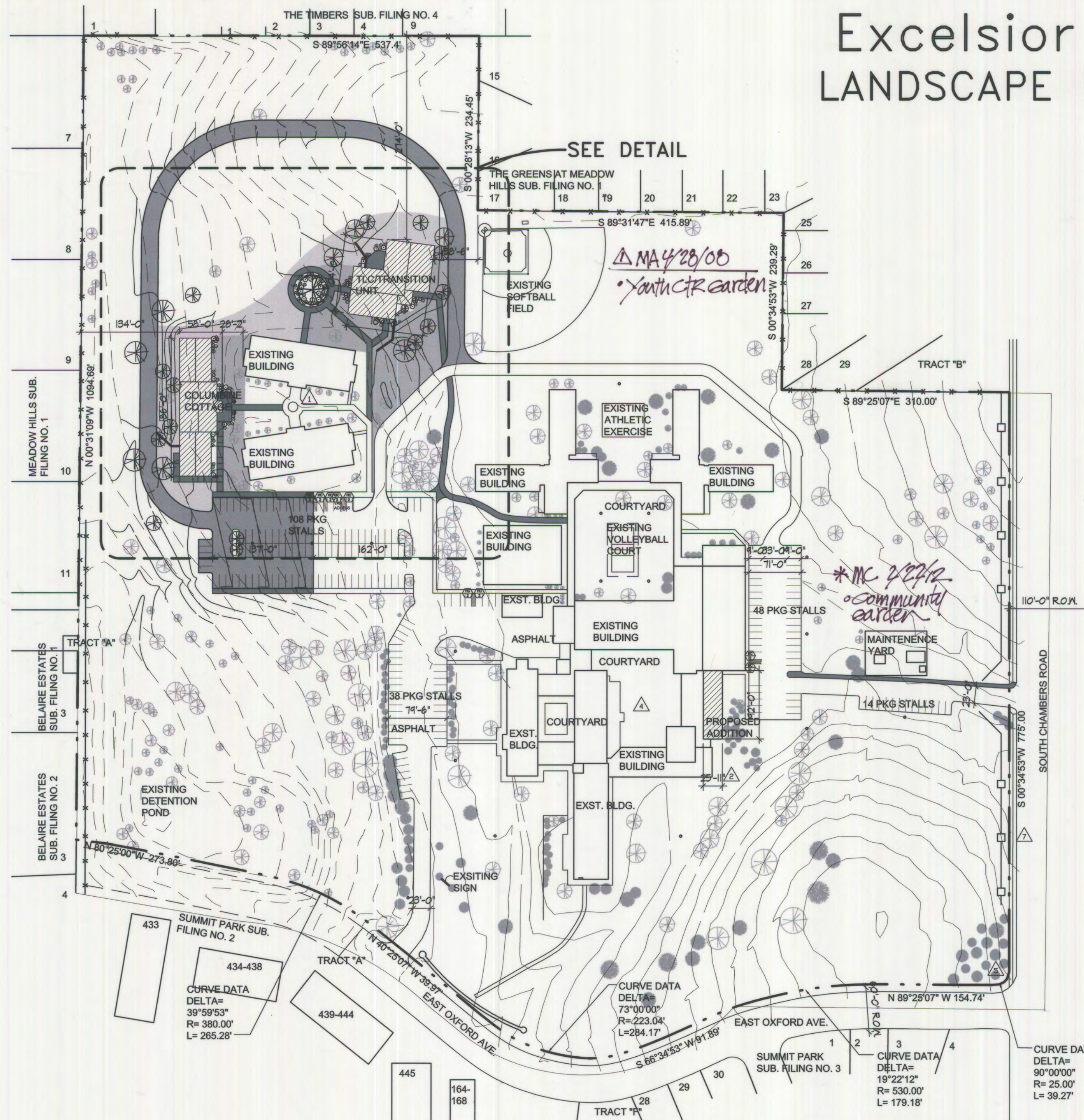
- A. TAKING CARE TO PROTECT EXISTING STRUCTURES, PAVING AND PLANTS (INCLUDING THEIR ROOT AREAS). TILL/RIP ALL PLANTING AREAS TO A MINIMUM DEPTH OF 6" TO LOOSEN SOIL, REMOVING ALL WEEDS, GRASSES, AN OTHER UNDESIRABLE PLANTS INCLUDING THEIR ROOT SYSTEMS, STONES, CLAY LUMPS AND OTHER EXTRANEUS MATERIALS INTO THE SOIL. ANY DEBRIS NOT PASSING THROUGH A HAND RAKE SHALL BE REMOVED FROM THE SOIL SURFACE AND DISPOSED OF IN A PROPER MANNER OFF THE OWNER'S PROPERTY. SOIL SHALL BE LEVELED AND GRADED AS NECESSARY.

- B. FOR ALL PLANTING AREAS, MIX SPECIFIED SOIL AMENDMENTS WITH LOOSENEED SOIL AT THE RATE OF 4-5 CUBIC YARDS PER 1000 SQ. FT. TO A MIN. DEPTH OF 6". ADD SPECIFIED FERTILIZER AND COMBINE. DELAY MIXING OF FERTILIZER IF PLANTING WILL NOT FOLLOW WITHIN A FEW DAYS.

- C. PLANTING BEDS WILL BE EDGED AND A WOOD MULCH WILL BE USED.



Planting Detail



LANDSCAPE LEGEND					
SYMBOL	QTY	COMMON NAME	BOTANICAL NAME	SIZE	NOTES
Tree - Deciduous					
ABM	4	Autumn Blaze Maple	Acer x Freemanii "Autumn Blaze	2"	
NP	2	Newport Plum	Prunus Atropurpurea "Newport"	2"	
FA	2	Fallgold Ash	Fraxinus nigra "Fallgold"	2"	
LD	1	Linden	Tilia americana	2"	
HL	4	Honey Locust	Gleditsia Triacanthos "Sunburst"	2"	
SSC	6	Spring Snow Crabapple	Malus "Spring Snow"	2"	
AM	6	Amur Maple	Acer Ginnala	2-1/2"	
BB	6	Burning Bush	Euonymus Alatus 'Compactus'	2.5 Gal.	
SMS	21	Snowmound Spirea	Spiraea Nipponica "Snowmound"	2.5 Gal.	
FBS	28	Froebel Spirea	Spiraea x Bumalda "Froebelii"	2.5 Gal.	
P	51	Potentilla	Potentilla Fruticosa	2.5 Gal.	

* MYLAR CHANGE WITHOUT AMENDMENT
11/14/01 EXISTING OR ADDED SIDEWALKS
11/14/01 LIGHT POLE LOCATIONS
AT NEW PARKING

Drawn By:
JR

Checked By:
RLS

Scale:
1" = 100'

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(303) 695-1997**

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Owner

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(303) 693-1550

Excelsior Youth Center

Project #
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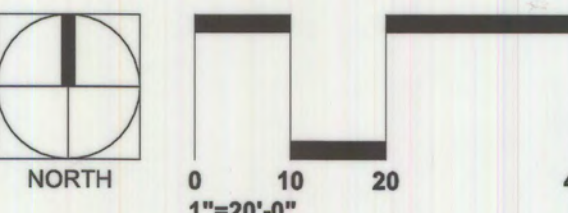
Date
12/15/00

Sheet
6 of 10

* MYLAR CHANGE 11/14/01, MA 4/28/03, RX# 307875, *MC_2/29/12, RX# GH3477.

EXCELSIOR YOUTH CTR. 1982-4025-8

EXCELSIOR YOUTH CENTER AURORA, COLORADO



ISSUE DATE: 04/04/08

REVISIONS		
#	DATE	DESCRIPTION

DRAWN: MP, MM REVIEWED: ZB

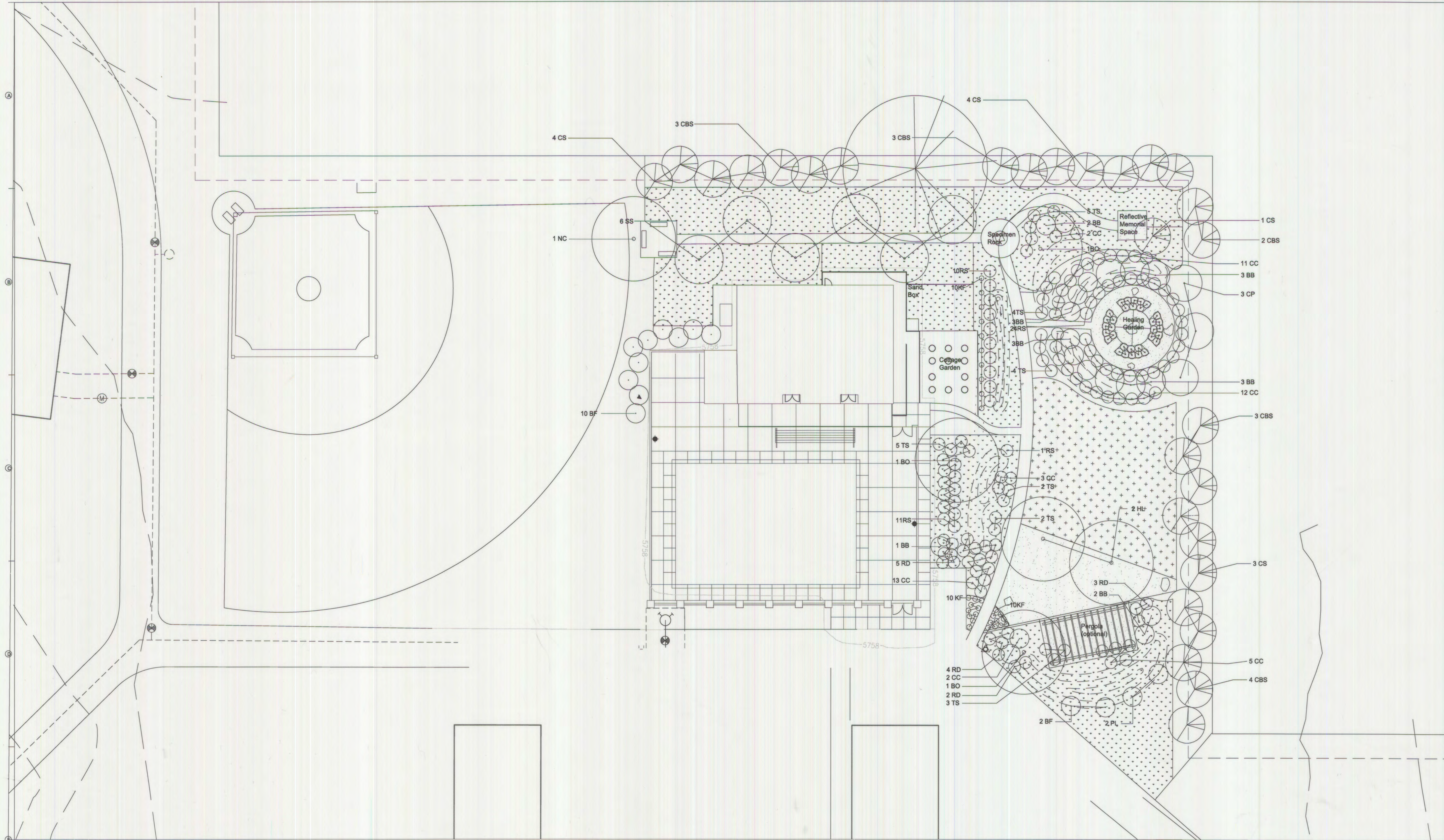
PROJECT NUMBER: S007

PLANTING PLAN

SHEET NUMBER

6 of 7

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LANDSCAPE NOTES

- Statement committing to soil preparation, listing type and quantity of amendment(s) to be applied. Four cubic yards of organic material per 1,000 SF of area shall be roto-tilled into soils for lawn areas and planting beds.
- 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.
- All utility easements shall remain unobstructed and fully accessible along their entire length for maintenance equipment entry.
- The developer, his successors and assigns, shall be responsible for installation, maintenance and replacement of all landscaping materials shown or indicated on the approved site plan or landscape plan on file in the planning department. All landscaping will be installed as delineated on the plan, prior to issuance of certificates of occupancy.

GENERAL NOTES

- All site furniture to be installed per manufacturers specifications.
- Pergola height not to exceed 10 feet.
- Pergola shade structure is optional site amenity.

GROUND COVER LEGEND

- NATIVE MIX
- TURF
- DECOMPOSED GRANITE
- ROCK
- BENCH
- PLANTER BARREL

PLANT LIST

ABBR.	BOTANICAL NAME	COMMON NAME	QTY.	SIZE	COMMENTS
15 DECIDUOUS TREES					
NC	<i>Catalpa speciosa</i>	Northern Catalpa	1	2 - 1/2" cal.	B & B
BO	<i>Quercus macrocarpa</i>	Bur Oak	3	2 - 1/2" cal.	B & B
CP	<i>Pyrus claryeyana</i>	Callery Pear	3	2 - 1/2" cal.	B & B
SS	<i>Amelanchier alnifolia</i>	Saskatoon Serviceberry	6	2 - 1/2" cal.	B & B
HL	<i>Gleditsia triacanthos inermis</i>	Honeylocust	2	2 - 1/2" cal.	B & B
27 EVERGREEN TREES					
CS	<i>Picea pungens</i>	Colorado Spruce	12	10' High	B & B
CBS	<i>Picea pungens var. glauca</i>	Colorado Blue Spruce	15	10' High	B & B
95 SHRUBS/GRASSES					
BB	<i>Buddleia Davidii</i>	Butterfly Bush	14	5 gal.	spacing per plan
RD	<i>Cornus speciosa</i>	Dwarf Red Twig Dogwood	14	5 gal.	spacing per plan
CC	<i>Prunus virginiana</i>	Chokecherry	48	5 gal.	spacing per plan
TS	<i>Rhus trilobata</i>	Three Leaf Sumac	25	5 gal.	spacing per plan
BF	<i>Forsythia intermedia</i>	Border Forsythia	12	5 gal.	spacing per plan
PL	<i>Astragalus Crassicaerpus</i>	Plum	2	5 gal.	spacing per plan
59 PERENNIALS					
RS	<i>Perovskia atriplicifolia</i>	Russian Sage	46	2 gal.	30" o.c. spacing
KF	<i>Calamagrostis x acutiflora</i>	Karl Foerster	30	2 gal.	24" o.c. spacing

TABLE OF STREET FRONTAGE, STREET PERIMETER BUFFER, AND NON-STREET FRONTAGE BUFFER LANDSCAPE REQUIREMENTS.

FRONTAGE DISCRPTION BUFFER DISCRPTION LENGTH / ADJ. LAND USE	WIDTH REQUIRED	WIDTH PROVIDED	BUFFER REDUCTION FEATURES	# TREES REQUIRED (1 TREE EQV.)	# SHRUBS REQUIRED (10 SHRUB EQV.)	# TREES PROVIDED	# SHRUBS PROVIDED
NORTH BUFFER / RESIDENTIAL 416'	25'	40'	STANDARD DESIGN	17	85	15	9
EAST BUFFER / RESIDENTIAL 230'	25'	25'	STANDARD DESIGN	10	48	12	0
Totals	50'	65'		27	133	27	9

NON-RESIDENTIAL BUILDING LANDSCAPE INFORMATION

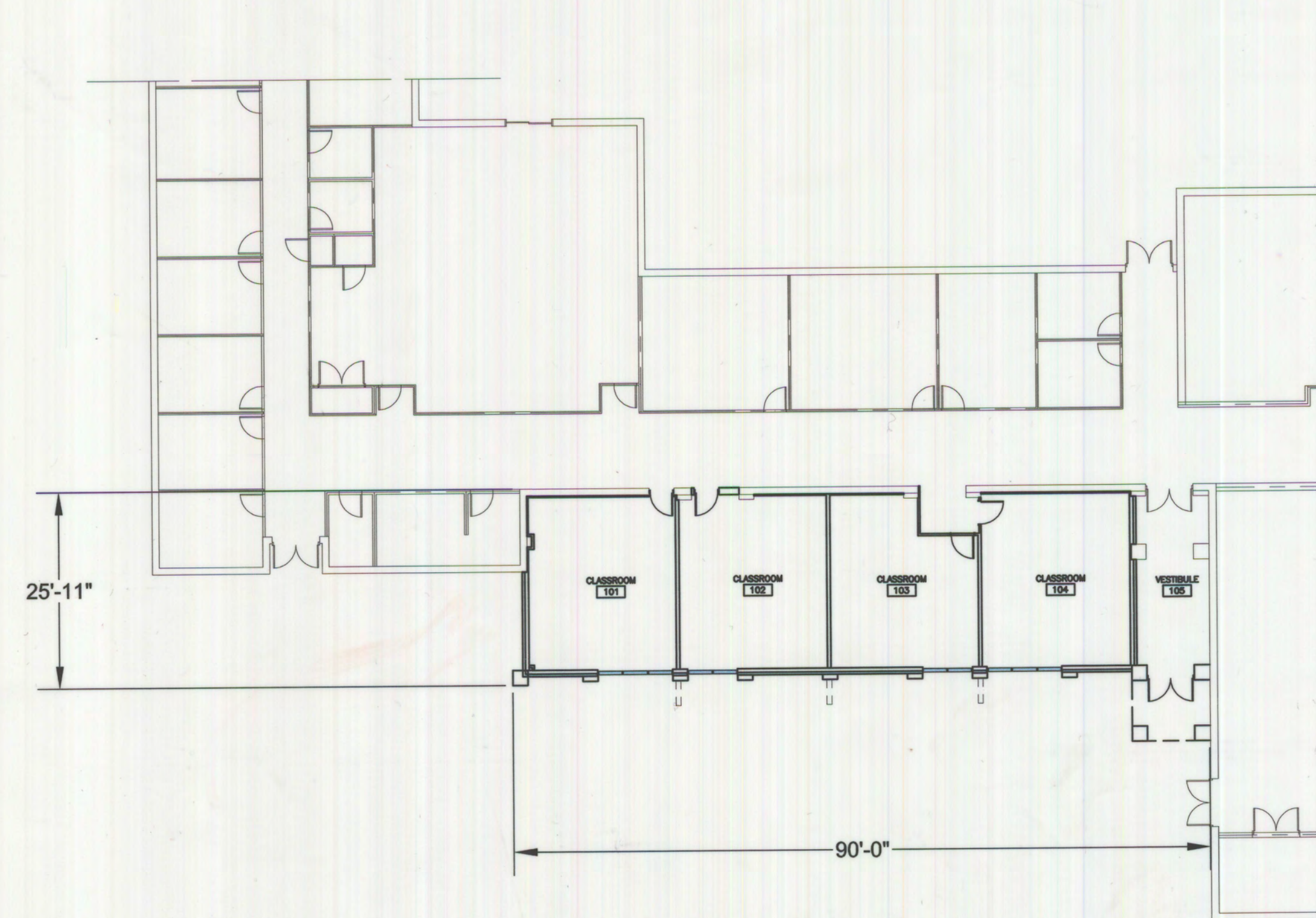
BUILDING PERIMETER (DIRECTION FACING)	ELEVATION LENGTH	TREE EQUIVALENT REQUIRED (1 TREE EQV. PER 40 LINEAR FEET)	TREES PROVIDED	SHRUBS PROVIDED (10 SHRUBS PER 1 TREE EQV.)
NORTH	64'	2	3	5
SOUTH	64'	2	0	0
EAST	48'	1	1	14
WEST	48'	1	0	0
Totals		6	4	19

MINOR AMDT. / 4-28-08

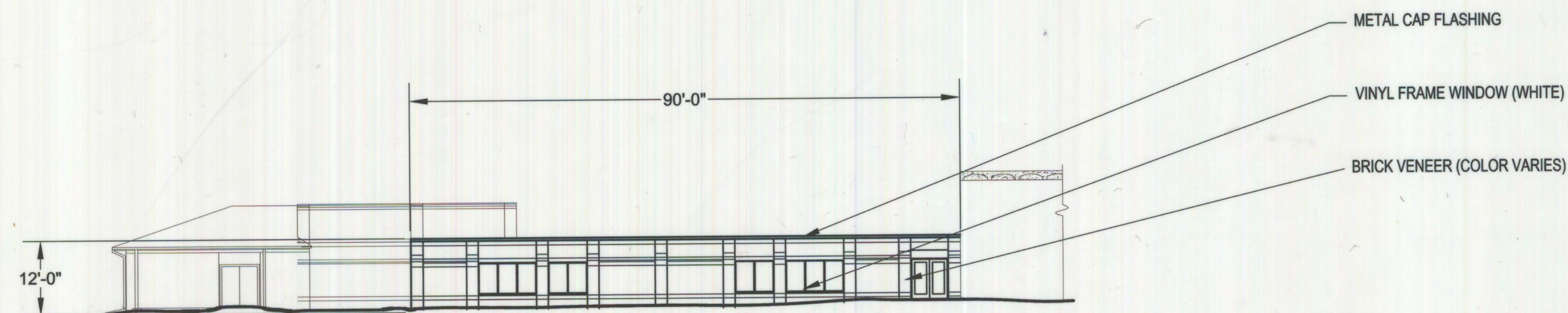
EXCELSIOR Youth CTR. 1982-4025-12

Excelsior Youth Center

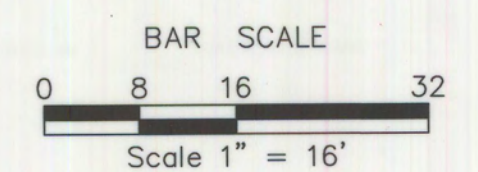
Classroom Addition— Plan and Elevation



Proposed Addition



East Elevation



Drawn By:
JR
Checked By:
RLS
Scale:
1" = 16'

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Denver

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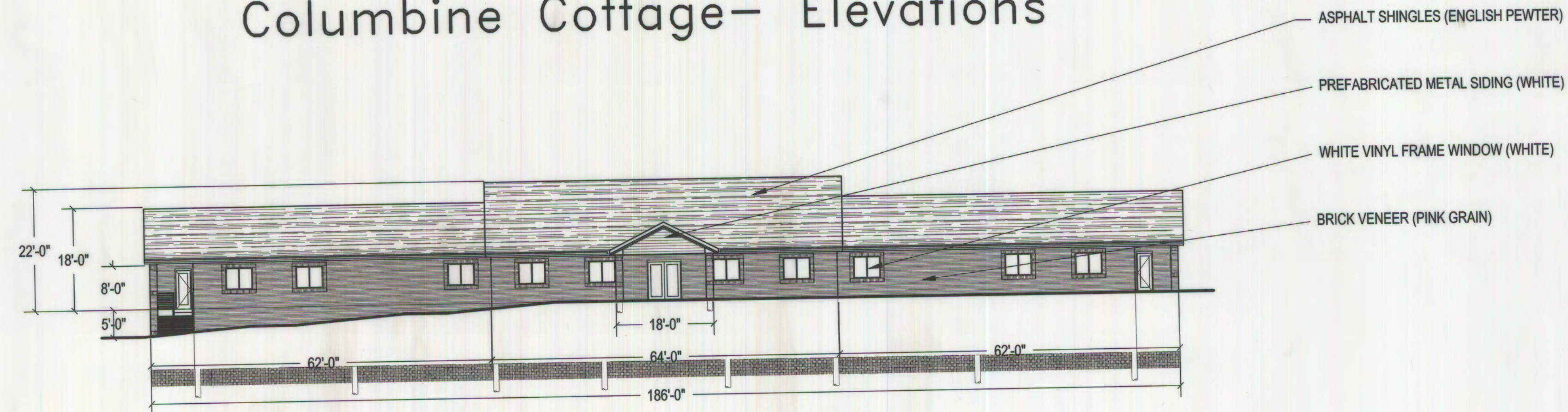
REVISIONS	
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Owner
Excelsior Youth Center
15001 E. Oxford Ave.
Aurora, CO 80014
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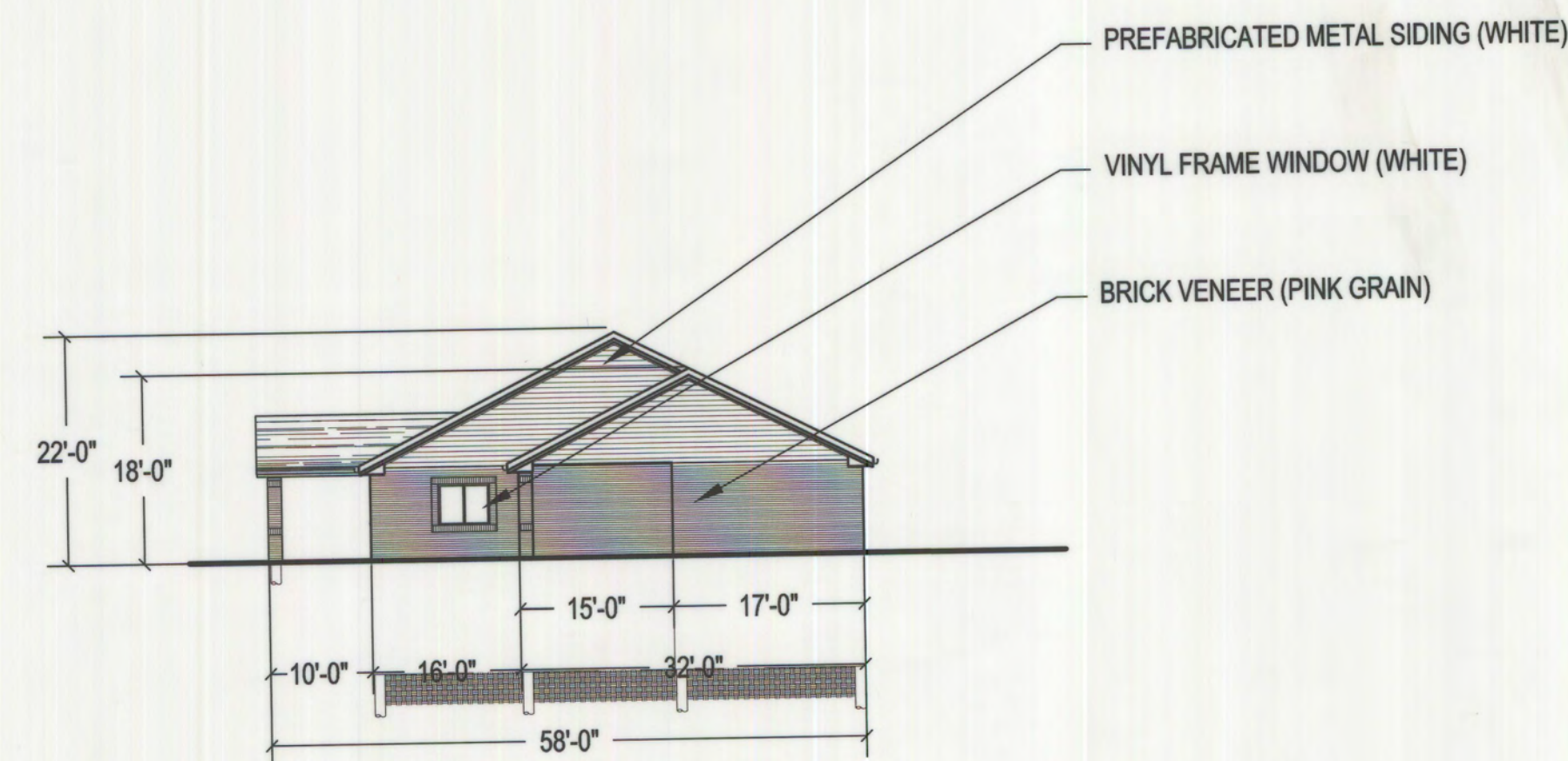
Excelsior Youth Center

Project #
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Sheet
7 of 10

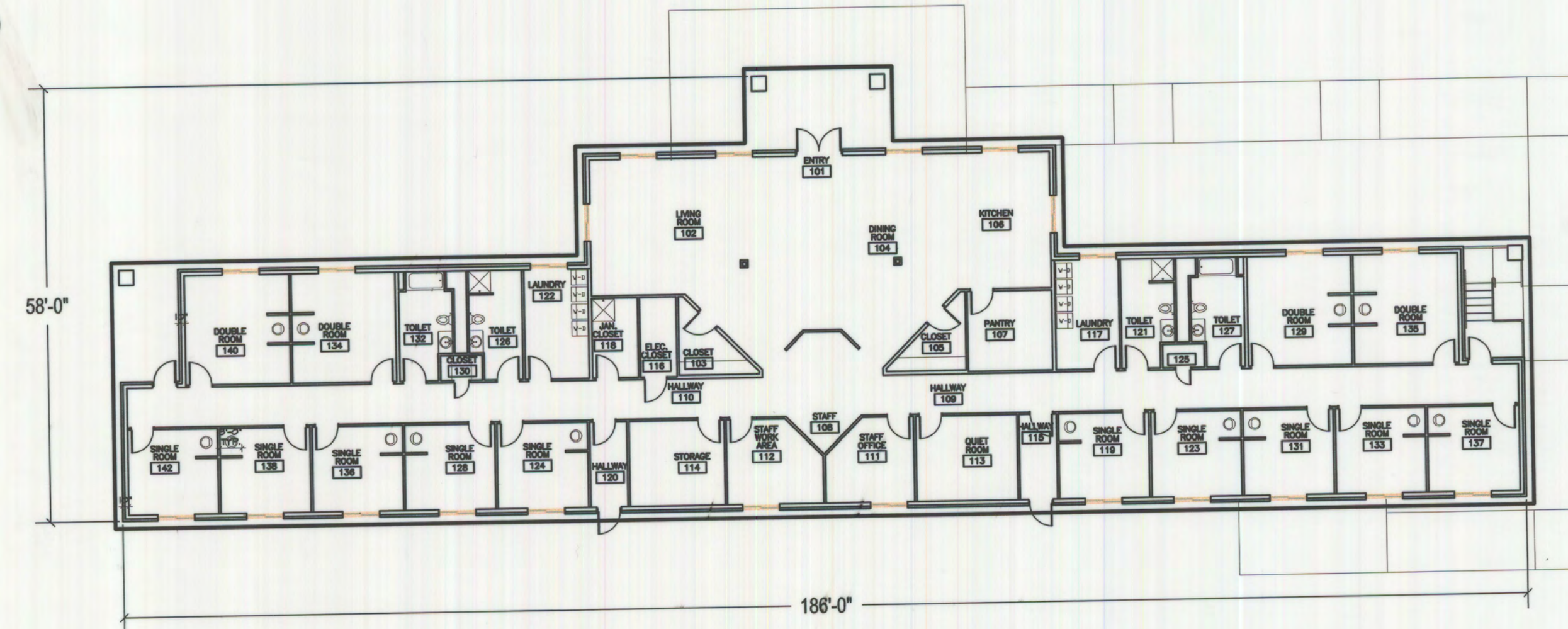
Excelsior Youth Center Columbine Cottage- Elevations



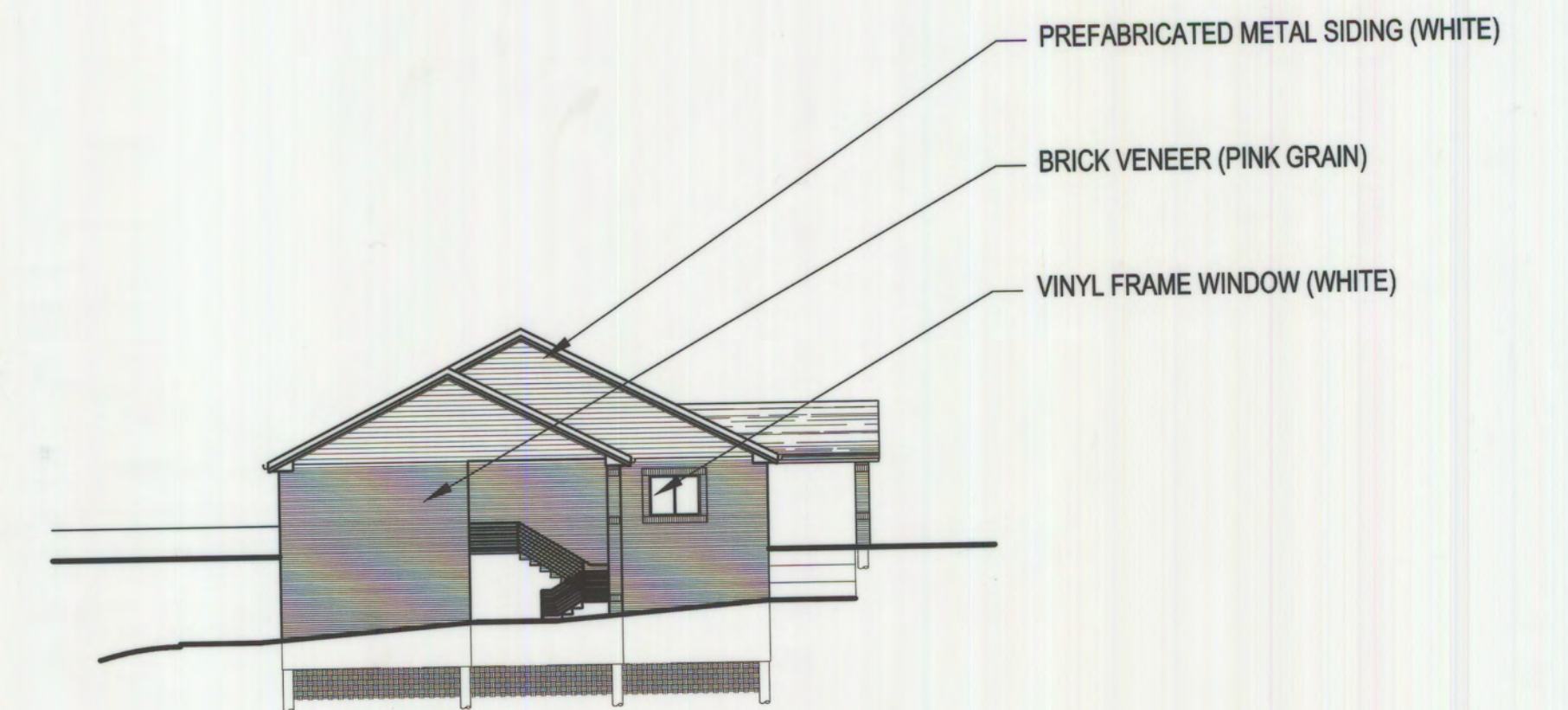
East Elevation



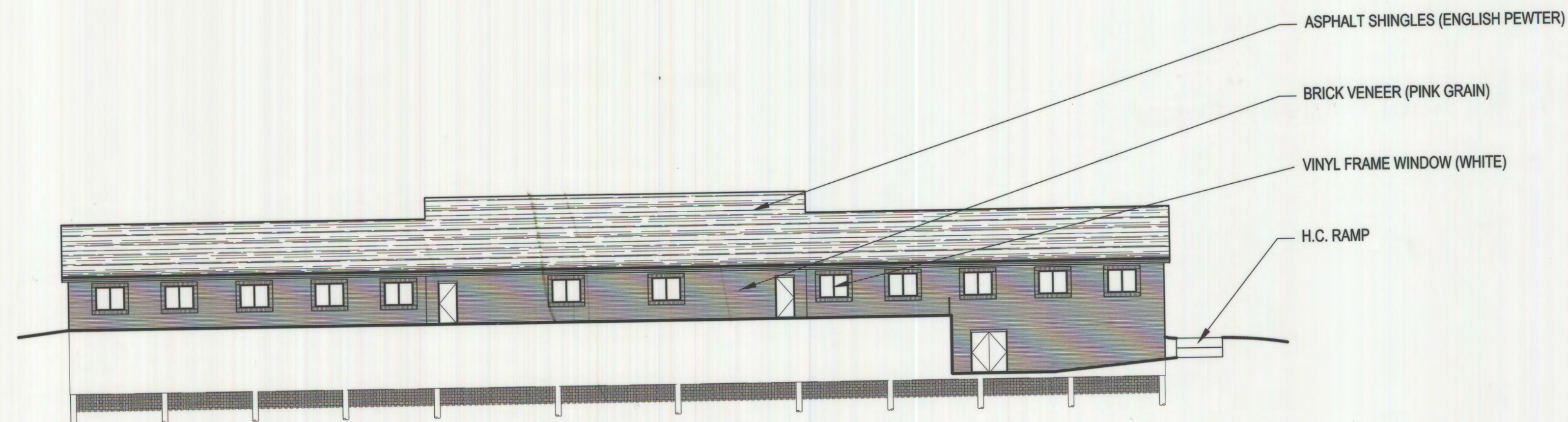
North Elevation



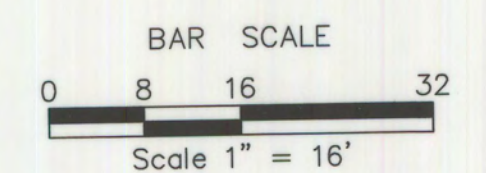
Proposed Main Level Plan



South Elevation



West Elevation



Drawn By:
JR
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RLS
Scale:
1" = 16'

TSP Denver

8751 East Hampden Avenue
Suite A-1 Denver, Co. 80231
(303) 695-1997

REVISIONS

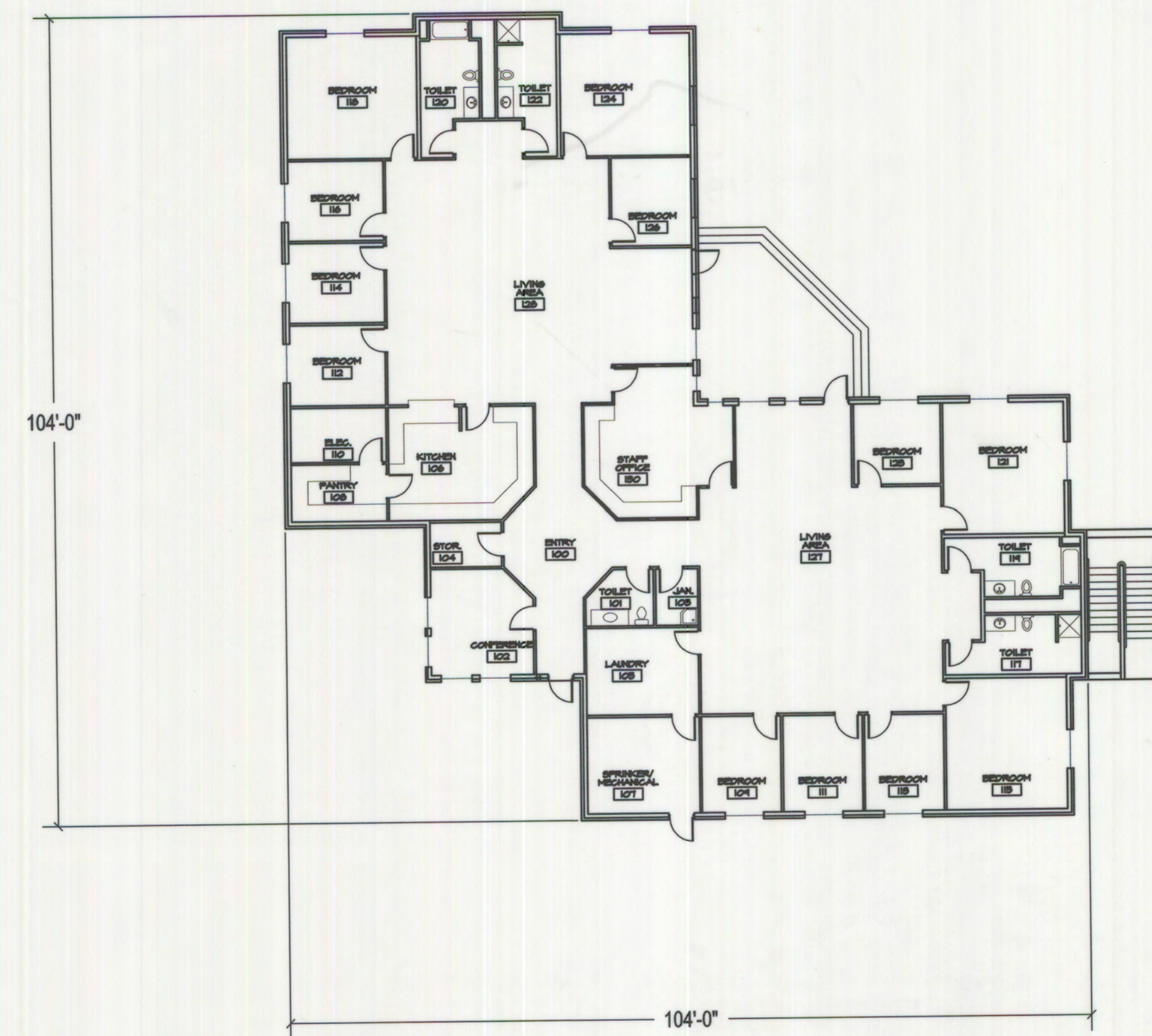
1		
2		
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Owner
Excelsior Youth Center
15001 E. Oxford Ave.
Aurora, CO 80014
(303) 693-1500

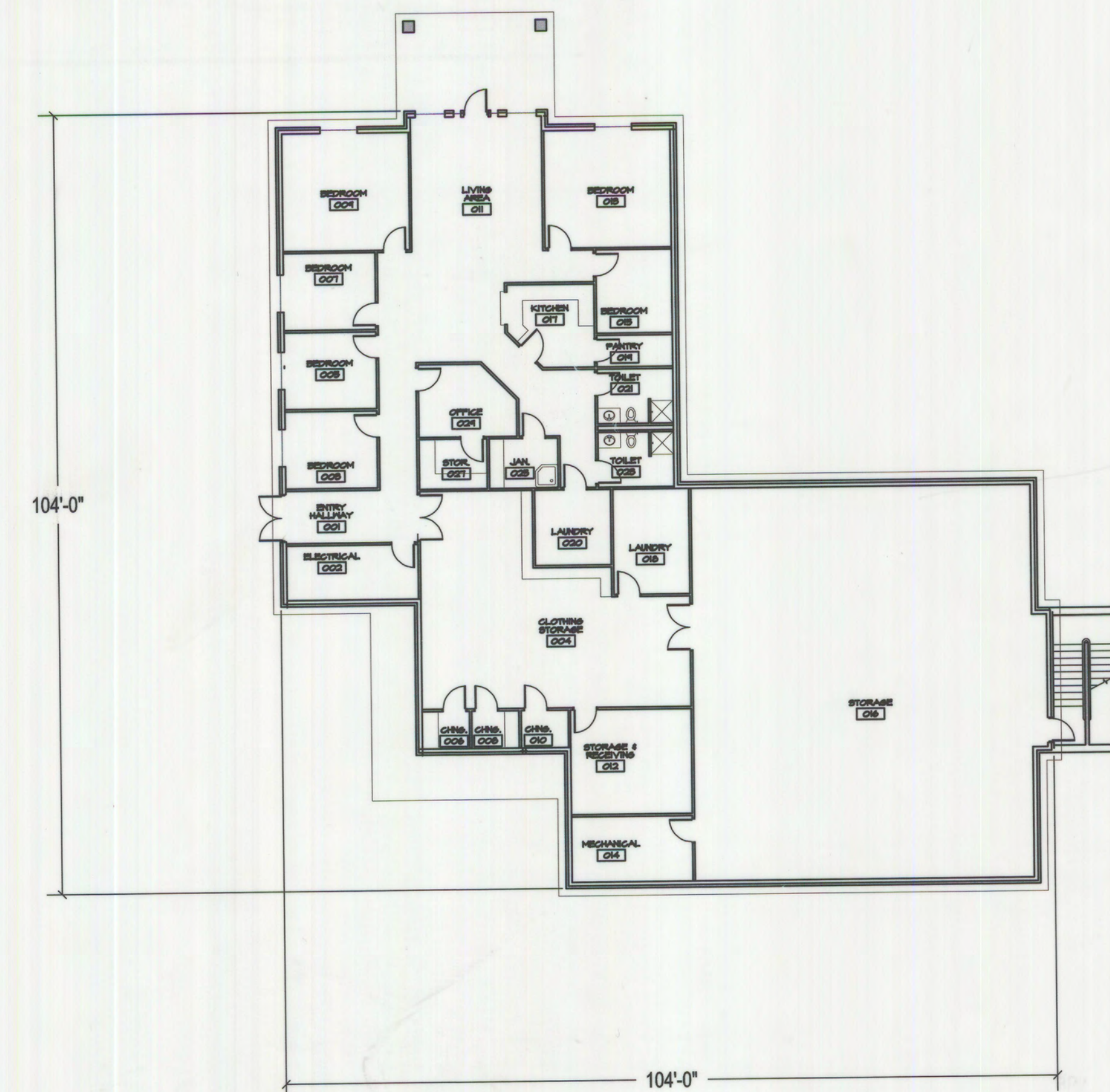
Excelsior Youth Center

Project #
0500015
Date
12/15/00
Sheet
8 of 10

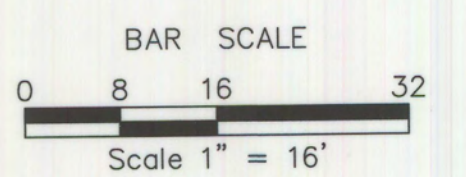
Excelsior Youth Center TLC / Transition Unit- Plans



Ground Floor Plan



Basement Floor Plan



Drawn By:
JR
Checked By:
RLS
Scale:
1" = 16'

TSP
Denver

8751 East Hampden Avenue
Suite A-1 Denver, Co. 80231
(303) 695-1997

REVISIONS	
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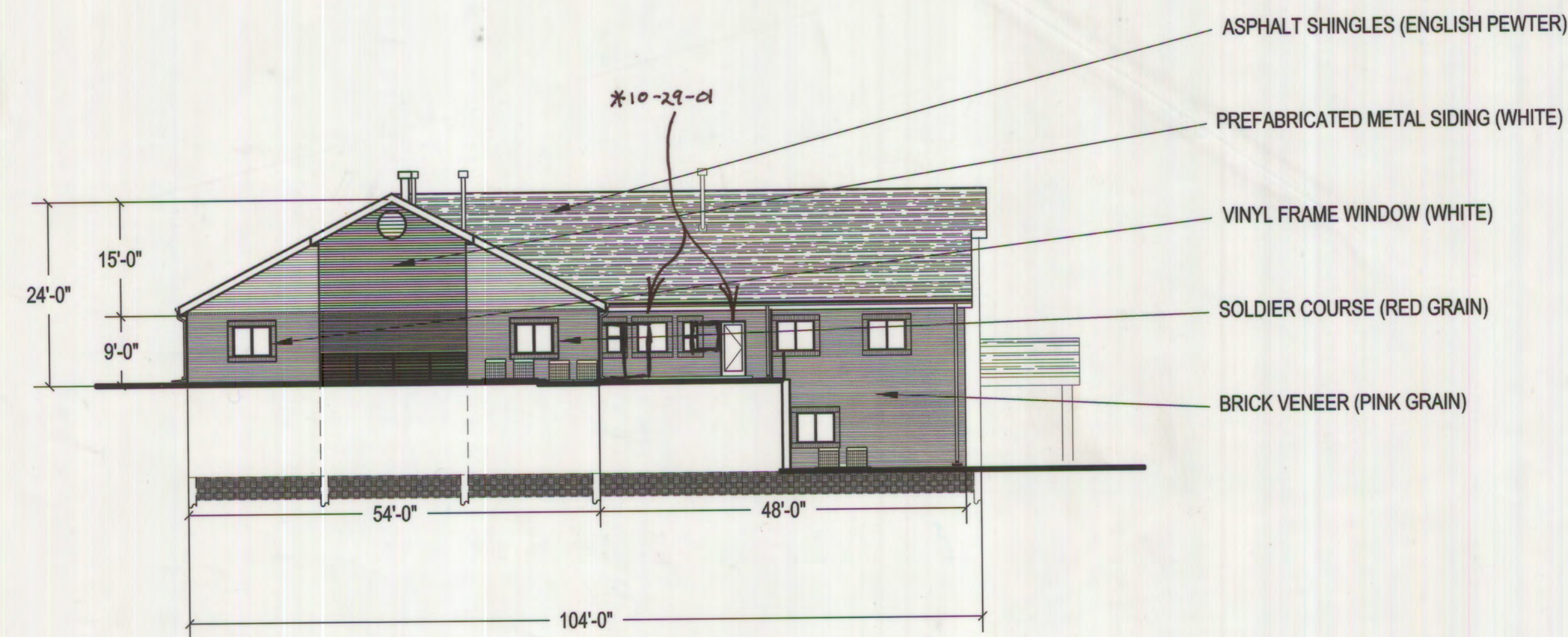
Owner
Excelsior Youth Center
15001 E. Oxford Ave.
Aurora, CO 80014
(303) 693-1550

Excelsior Youth Center

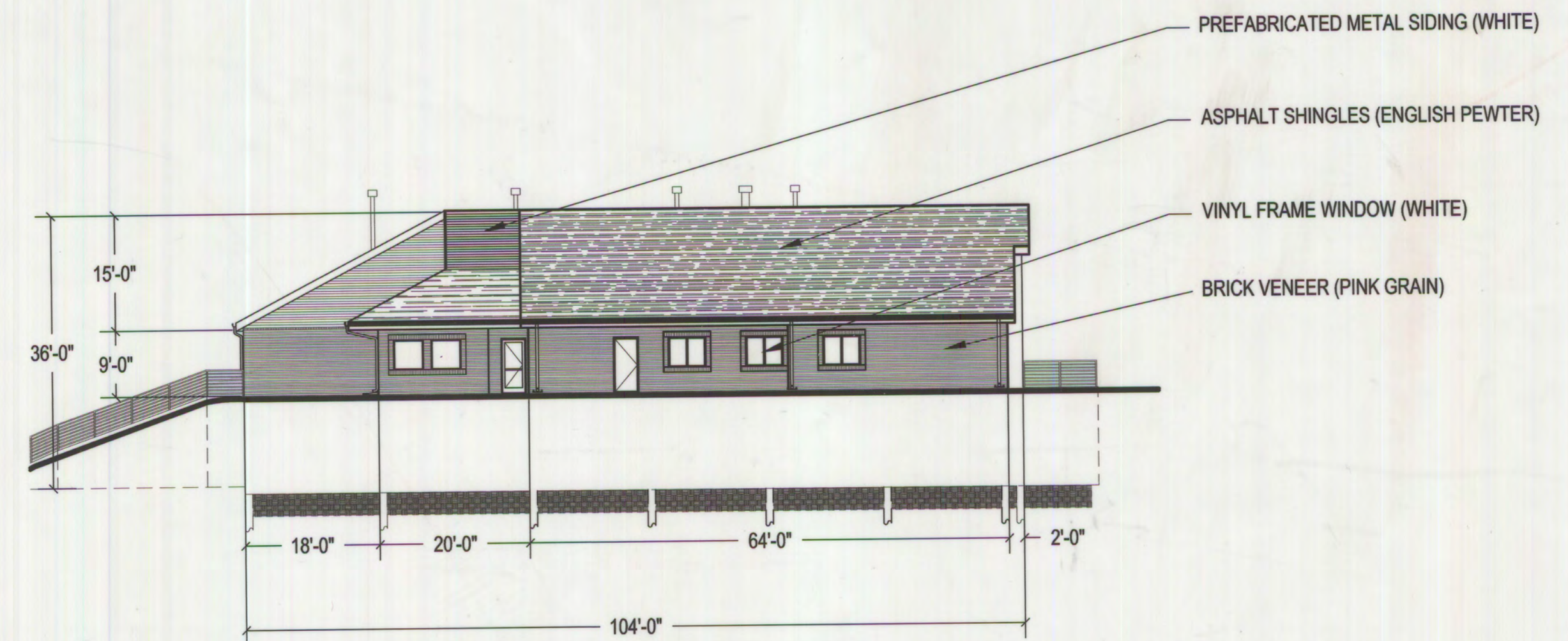
Project #
0500015
Date
12/15/00
Sheet
9 of 10

* Mylar Change without Amendment
10-29-01 Reverse window and door positions

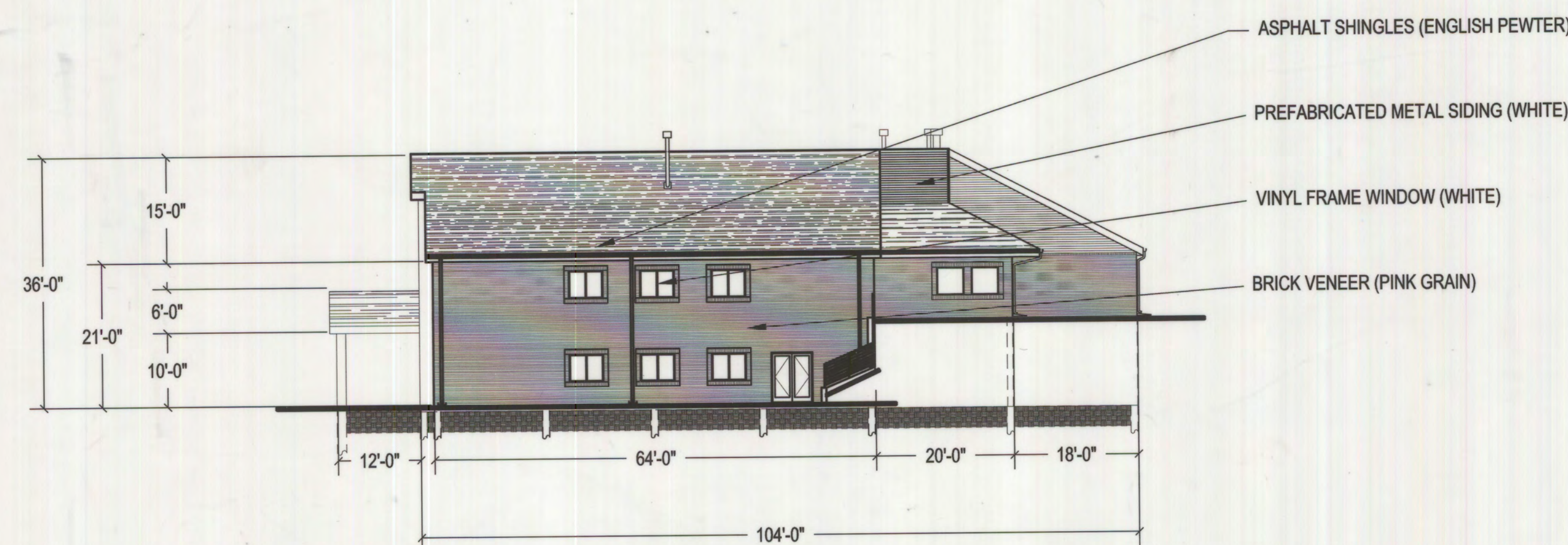
Excelsior Youth Center TLC/Transition Unit- Elevations



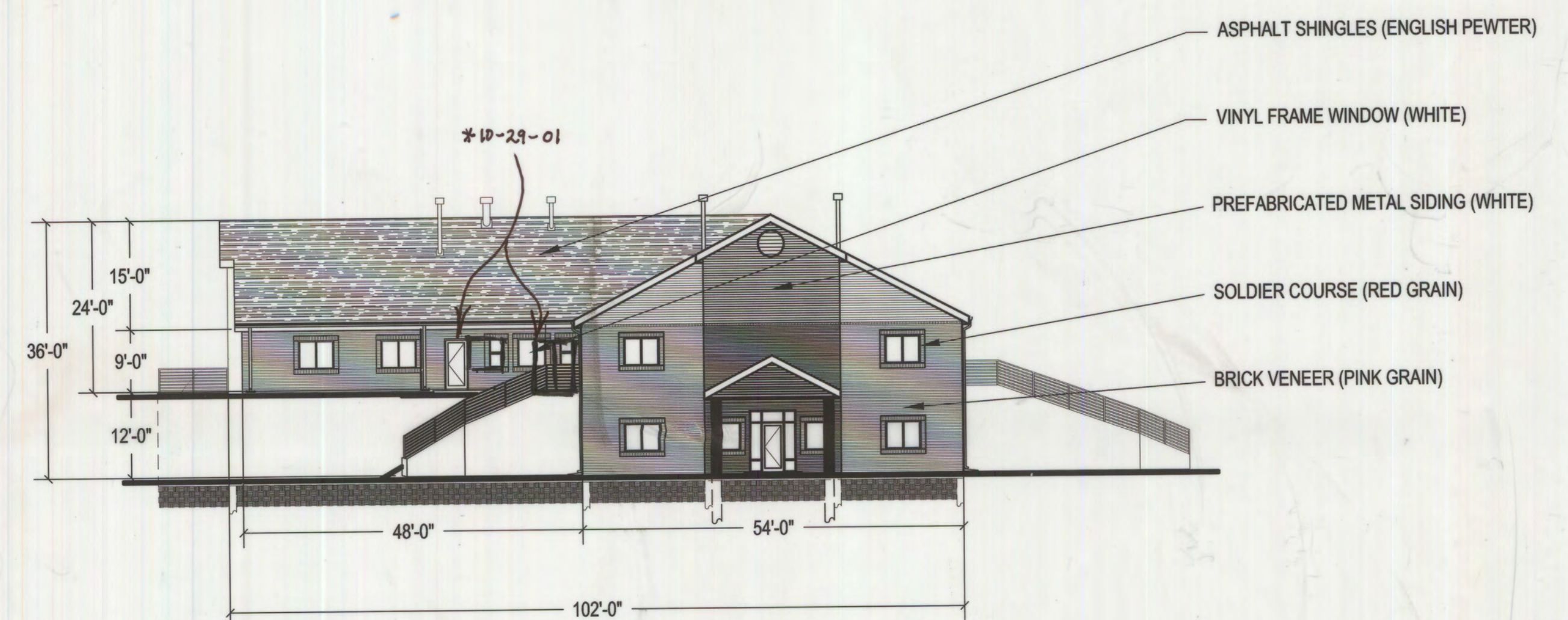
North Elevation



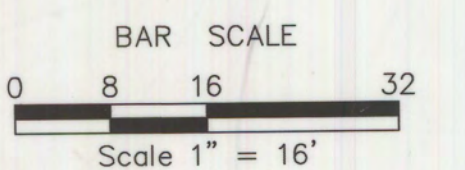
East Elevation



South Elevation



West Elevation



Drawn By:
JR
Checked By:
RLS
Scale:
1" = 16'

TSP Denver

8751 East Hampden Avenue
Suite A-1 Denver, Co. 80231
(303) 695-1997

REVISIONS

1		
2		
3		
4		
5		

Owner

Excelsior Youth Center
15001 E. Oxford Ave.
Aurora, CO 80014
(303) 693-1550

Excelsior Youth Center

Project #
0500015
Date
4/27/01
Sheet
10 of 10

Excelsior Youth Center

1982-4025-8

GENERAL NOTES

1. The developer and all 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 the accessible building entrance they serve. At least 50% of all building entrances shall be the most practical direct route. No slope along this routemay 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. Required accessible means of egress shall be continuous from each required accessible occupied area to the public way. The "Accessible Exterior Routes" shall comply with U.B.C. Chapter 11, Appendix 11, and C.A.B.O./A.N.S.I. 117.1.
5. The applicant has the obligation to comply with all applicable requirements of the American with Disabilities Act.
6. The developer, his successors and assigns, shall be responsible for installation, maintenance and replacement of all landscaping materials shown or indicated on the approved site plan or landscape plan on file in the Planning Department. All landscaping will be installed prior to issuance of Certificate of Occupancy.
7. All crossings or encroachments by private landscape irrigation lines or systems and/or private utilities into easements and street rights-of-way owned by the City of Aurora are acknowledged by the undersigned as being subject to the City of Aurora's use and occupancy of the said easements or rights-of-way. The undersigned, their successors and assigns, hereby agree to indemnify the City of Aurora for any loss, damage or repair to city facilities that may result from the installation, operation or maintenance of said private irrigation lines or systems and private utilities.
8. The approval of this document does not constitute final approval of grading, drainage, utility, public improvements and building plans. Construction plans must be reviewed and approved by the appropriate agency prior to the issuance of building permits.
9. All building address numbers shall comply with sections 126-271 and 126-278 of the Aurora City code.
10. All rooftop mechanical equipment and vents greater than (8) inches in diameter must be screened. Screening may be done either with an extended parapet wall or a freestanding screen wall of material and color matching the building. 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 6" 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 building permit; and if not, must be amended to agree with the plat as needed, or vice versa.
14. Errors in approved site plans resulting from computations or inconsistencies in the drawings made by the applicant are the responsibility of the property owner of record. Where found, the current minimum code requirements will apply at the time of building permit.
15. All representations and commitments made by applicants and property owners at public hearings regarding this plan are binding upon the applicant, property owner, and 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.

EXCELSIOR YOUTH CENTER SITE PLAN

LOT 1, BLOCK 1, EXCELSIOR YOUTH CENTER
SUBDIVISION FILING NO. 1, CITY OF AURORA,
COUNTY OF ARAPAHOE, STATE OF COLORADO

SHEET INDEX:

- | | |
|--------|--|
| 1 of 7 | PROJECT DATA/
COVER SHEET |
| 2 of 7 | SITE PLAN |
| 3 of 7 | BUILDING ELEVATIONS |
| 4 of 7 | UTILITY PLAN |
| 5 of 7 | GRADING PLAN |
| 6 of 7 | LANDSCAPE PLAN/DET. |
| 7 of 7 | PHOTOMETRIC PLAN,
DETAILS, SCHEDULE |

PARKING CALCS (EXISTING):

STUDENT=188 @ 1:4=47 SPACES
STAFF=20 @ 1:1=20 SPACES
EMPLOYEE=88 @ 1:1.5=59 SPACES
TOTAL PARKING REQUIRED
126 SPACES
TOTAL PARKING PROPOSED
216 SPACES

OWNER

EXCELSIOR YOUTH CENTER
ARNIE GOLDSTEIN
15001 E. OXFORD AVE.
AURORA, COLORADO 80013
PH: (303) 693-1550
EMAIL: ARNIE@EXCELSIOR.ORG

ARCHITECT

WARE MALCOMB
MATT CHAIKEN
6120 GREENWOOD PLAZA BOULEVARD, SUITE 120
GREENWOOD VILLAGE, CO 80111
PH: (720) 488-2626
FAX: (720) 488-2625

CIVIL ENGINEER

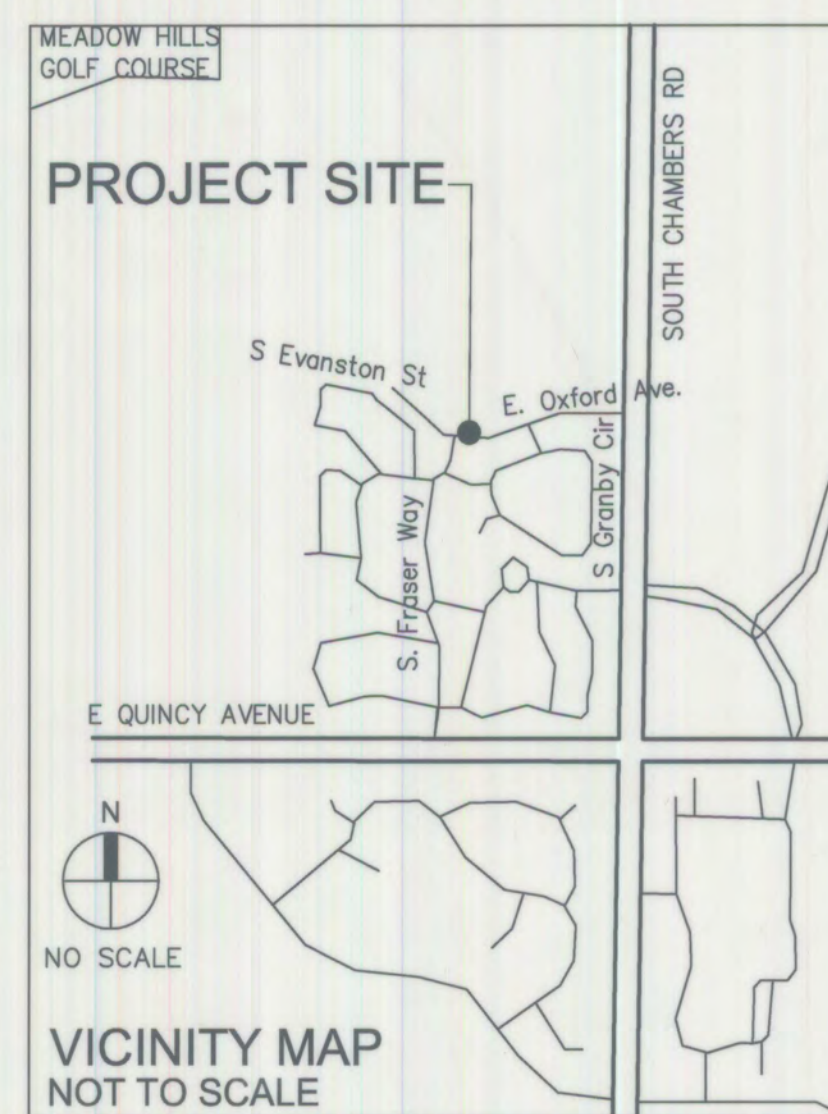
WARE MALCOMB
CHRIS STRAWN
6120 GREENWOOD PLAZA BOULEVARD, SUITE 120
GREENWOOD VILLAGE, CO 80111
PH: (720) 488-2626
FAX: (720) 488-2625

LANDSCAPE ARCHITECT

MEURAN DESIGN GROUP
KERRY SWEESTER
852 BROADWAY, SUITE #250
DENVER, CO 80203
PH: (303) 512-0549

ELECTRICAL ENGINEER

MEP ENGINEERING, INC.
ROGER CRAWFORD
2268 W. COLLEGE AVE.
ENGLEWOOD, CO 80110
PH: (303) 936-1633
FAX: (303) 934-3299



PROJECT DATA

Description	LOT 1 (existing)	ACTIVITY CENTER (construction extents)
Zoning classification	R-1 PUD	R-1 PUD
Proposed uses	Residential Educational	Recreational
Type of signage	Monument	None
Number of stories	2	1
Max. building height allow/actual	30' / 30'	30' / 30'
Land Area	1,430,510 SF 32.84 AC	27,400 SF 0.63 AC
Gross floor area	125,133 SF	3,070 SF
Number of buildings	10	1
Total building coverage	111,463 SF 7.8%	3,070 SF 11.2%
Hard surface area	134,775 SF 9.4%	11,640 SF 42.5%
Landscaping/open space area	1,184,094 SF 82.8%	12,690 SF 46.3%

AMENDMENTS:

Excelsior Youth Center Site Plan
Legal Description: Lot 1, Block 1, Excelsior Youth Center Subdivision
filing no. 1, City of Aurora, County of Arapahoe, State of Colorado.

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 strucures 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 Excelsior Youth Center, has caused these presents

to be executed this 11th day of January AD.2007.

By: Arnold Goldstein Corporate Seal
(Principals or Owners)

NOTARIAL:

State of Colorado)ss

County of Arapahoe
The foregoing instrument was acknowledged before me this

11th day of January AD 2007.

by Arnold Goldstein
(Principals or Owners)

Witness my hand and official seal

Nicole R. Felder Notary Seal
(Notary Public)

My commission expires 12/22/08

Notary/Business Address: 15001 E. Oxford Avenue

Aurora, CO 80014
CITY OF AURORA APPROVALS:

City Attorney: Ed. Lynn Date: 1-16-07

Planning Director: Alb. Watter Date: 1/12/2007
Planning Commission: H Date: 11/21/2006
(Chairperson)

City Council: NA Date: NA
(Mayor)

Attest: NA Date: NA
(City Clerk)

Database Approval Date 11/21/2006
RECORDER'S CERTIFICATE:
Accepted for filing in the office of the Clerk and Recorder of

_____, Colorado at _____ o'clock ____M,

This _____ Day of _____ A.D. 20____

Clerk and Recorder: _____ Deputy: _____

WARE MALCOMB

6120 greenwood plaza boulevard, suite 120
greenwood village, colorado 80111
p 720.488.2626 f 720.488.2625

architecture
planning
interiors
irvine
los angeles
northridge
san diego
denver
chicago

EXCELSIOR YOUTH
CENTER
RECREATION BUILDING
15005 East Oxford Avenue
Aurora, Colorado

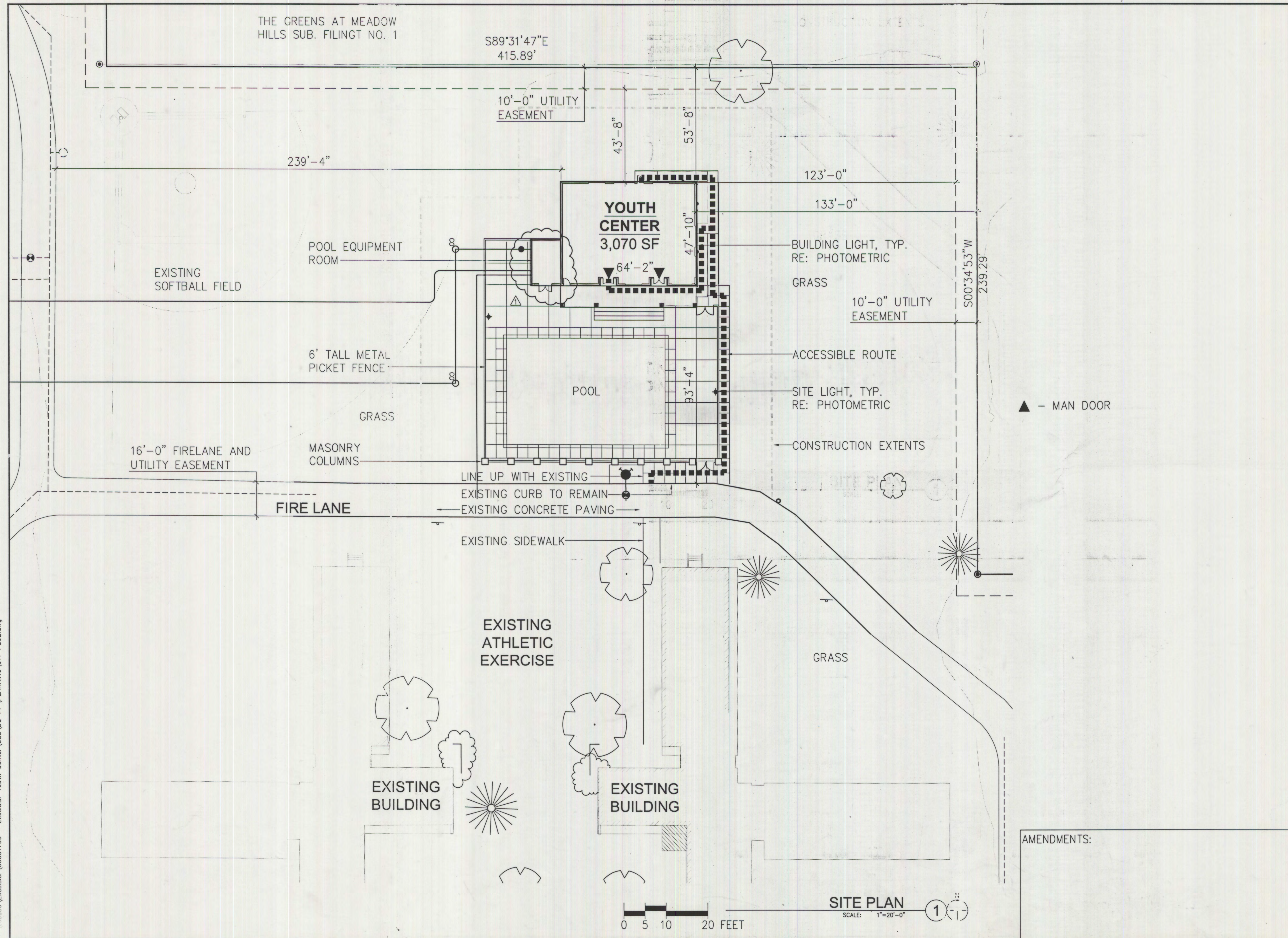
PROJECT DATA / COVER SHEET

DATE	REMARKS
6-26-06	INITIAL PLANNING REVIEW
8-11-06	PLANNING REVIEW 2nd SUBMISSION
11-08-06	AMENDED SECOND SUBMISSION
12-22-06	FINAL WYARS

PA / PM: _____ M. CHAIKEN
DRAWN BY: JAK
JOB NO.: 065-017-00

SHEET
1 of 7
COVER

\\s000\Excelsior\06501700 - Excelsior Youth Center\Cad\DD-PP\PLANNING\017 PS02.dwg



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SITE PLAN			REMARKS
DATE	REVISIONS	DATE	REMARKS
6-26-06	INITIAL PLANNING REVIEW		
8-11-06	PLANNING REVIEW 2nd SUBMISSION		
11-08-06	AMENDED SECOND SUBMISSION		
12-22-06	FINAL MYLARS		
03-28-07	AMENDMENT 1		

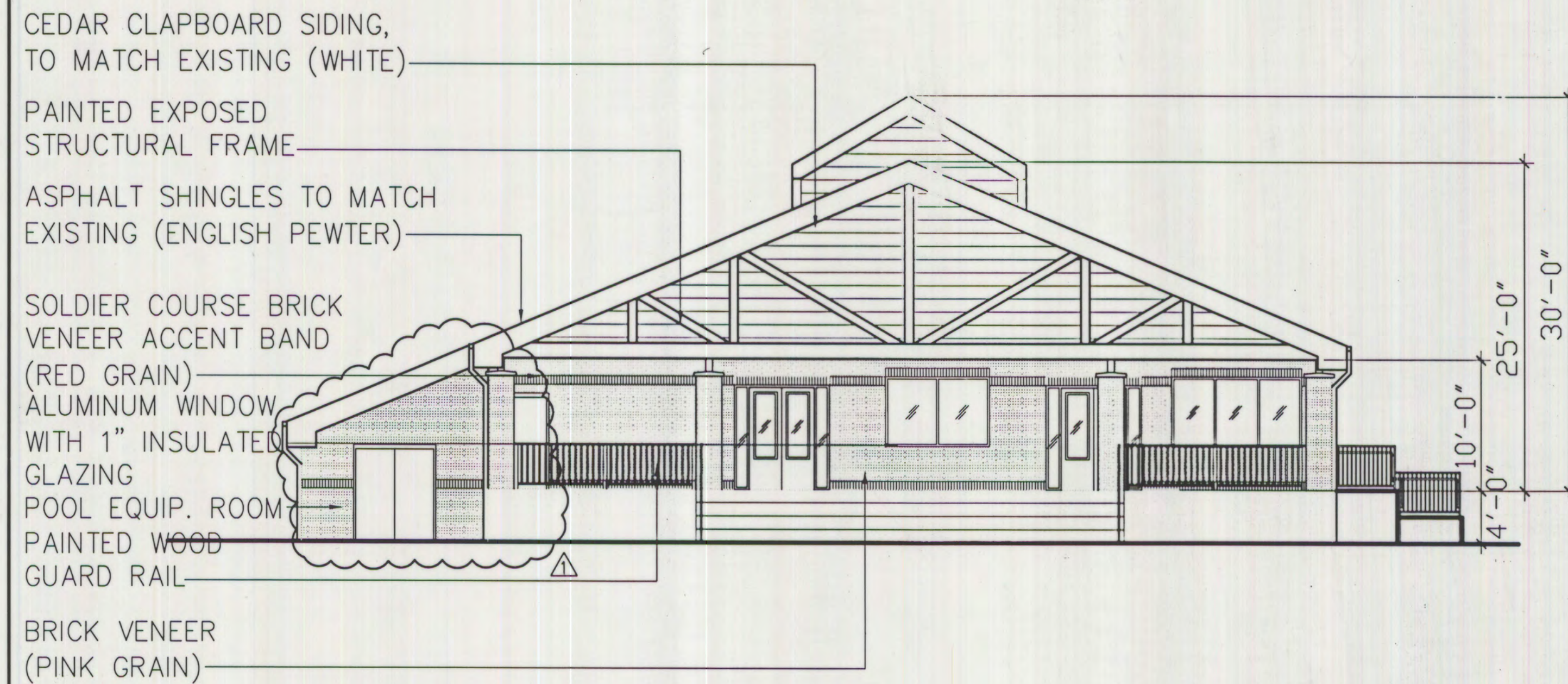
PA / PM:	M. CHAIKEN
DRAWN BY:	JAK
JOB NO.:	065-017-00

SHEET
2 of 7
SITE PLAN

EXCELSIOR YOUTH CENTER
RECREATION BUILDING
15005 East Oxford Avenue
Aurora, Colorado

WARE MALCOMB
architecture
planning
interiors
6120 Greenwood Plaza Boulevard, Suite 120
Greenwood Village, Colorado 80111
P 720.488.2626 F 720.488.2625

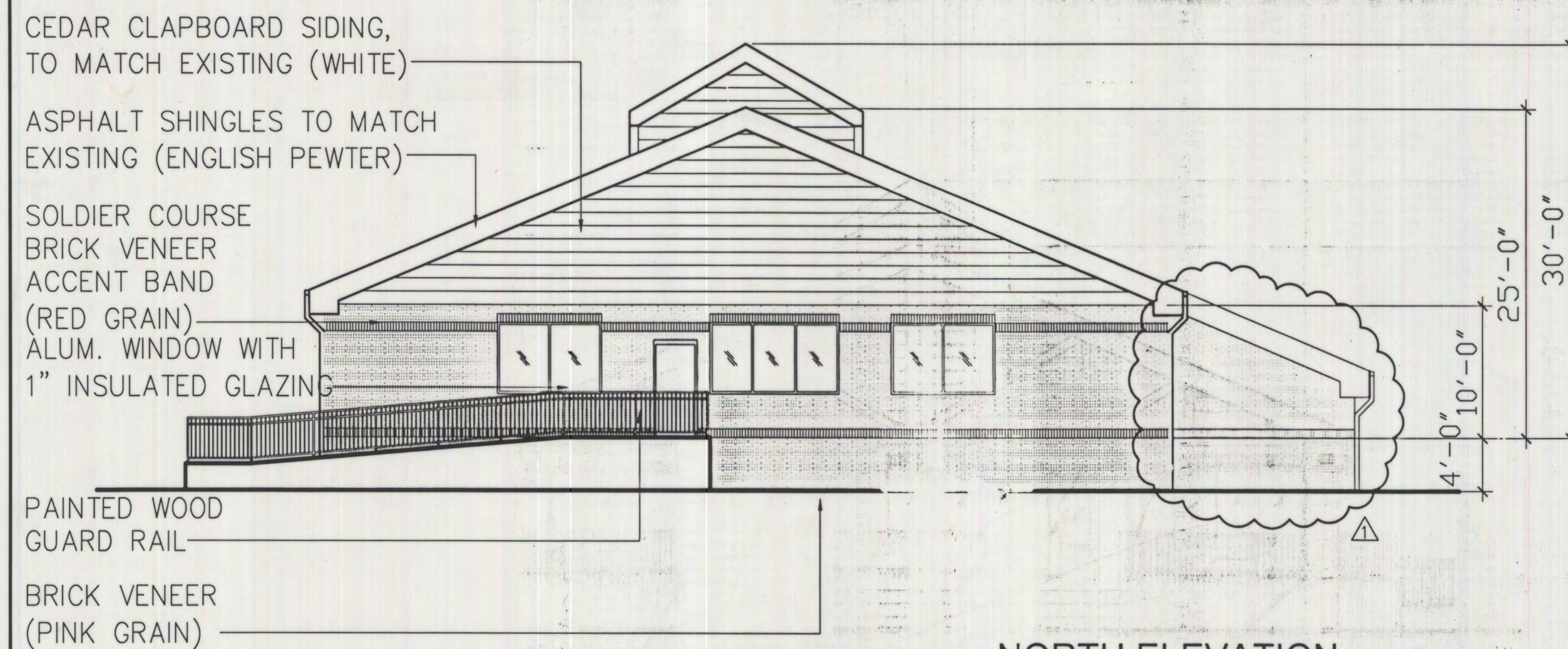
T:\Jobs\06\Excelsior\06501700 - Excelsior Youth Center\06501700-PP\PLANNING\017 PS03.dwg



SOUTH ELEVATION

SCALE: 1/8"=1'-0"

B



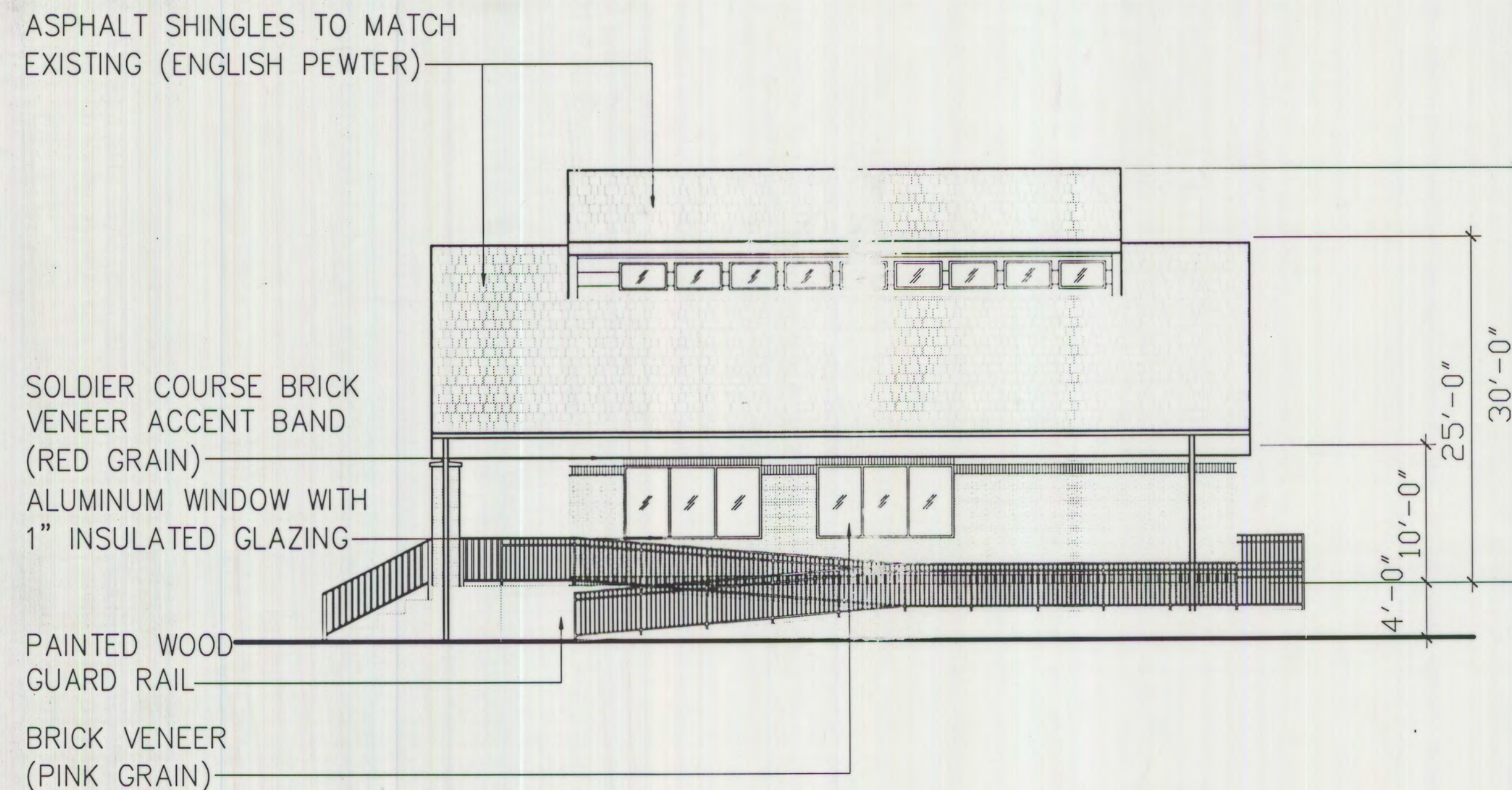
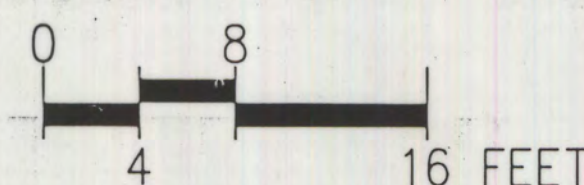
NORTH ELEVATION

SCALE: 1/8"=1'-0"

D

ALL ROOFTOP MECHANICAL EQUIPMENT AND VENTS
GREATER THAN EIGHT INCHES IN DIAMETER MUST BE
SCREENED. SCREENING MAY BE DONE EITHER WITH AN
EXTENDED PARAPET WALL OR A FREESTANDING SCREEN
WALL OF A MATERIAL, COLOR, AND DESIGN MATCHING
THE BUILDING. 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 CERTIFICATE OF OCCUPANCY.

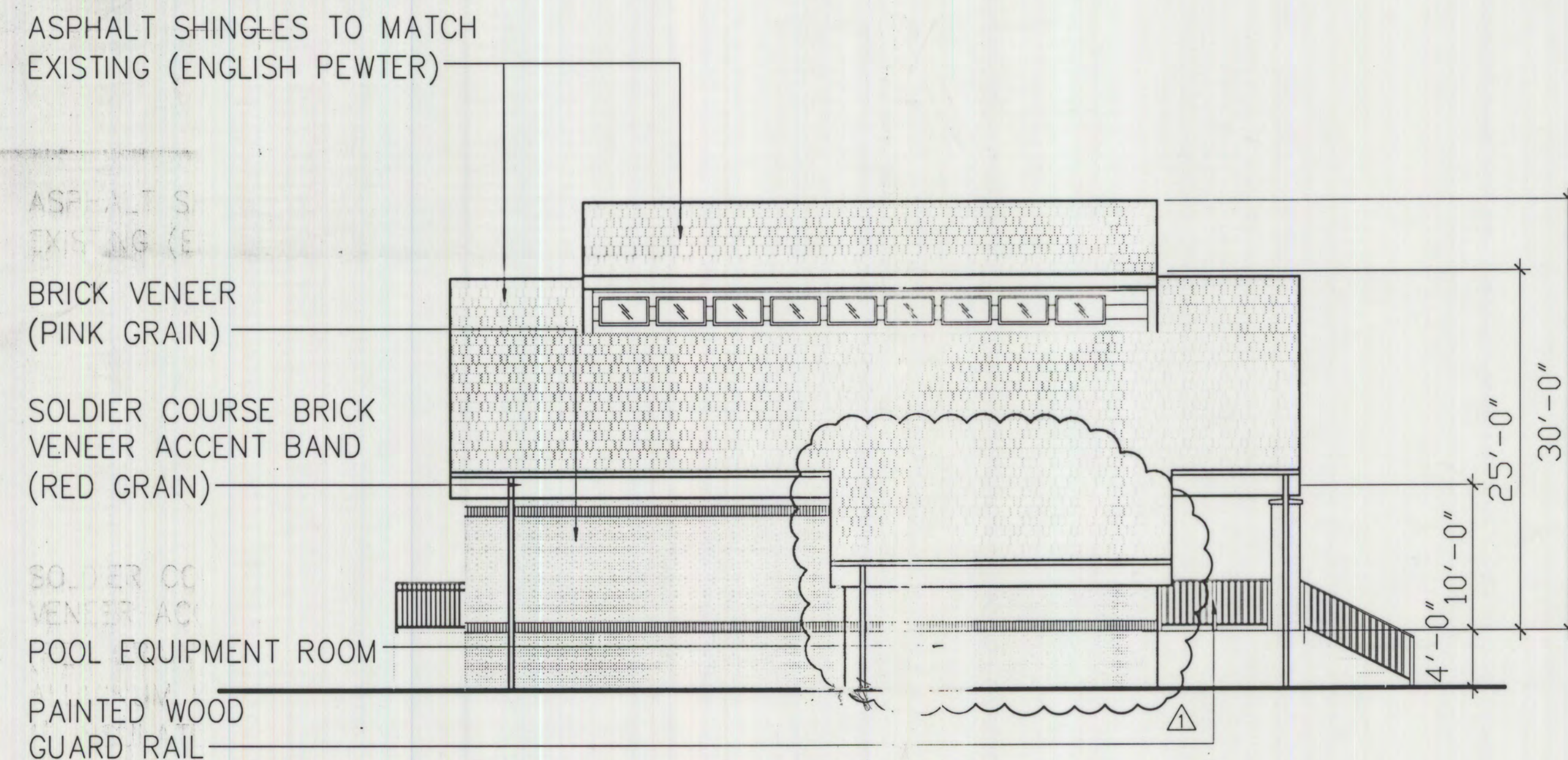
ALL MATERIALS TO MATCH
EXISTING BUILDINGS



WEST ELEVATION

SCALE: 1/8"=1'-0"

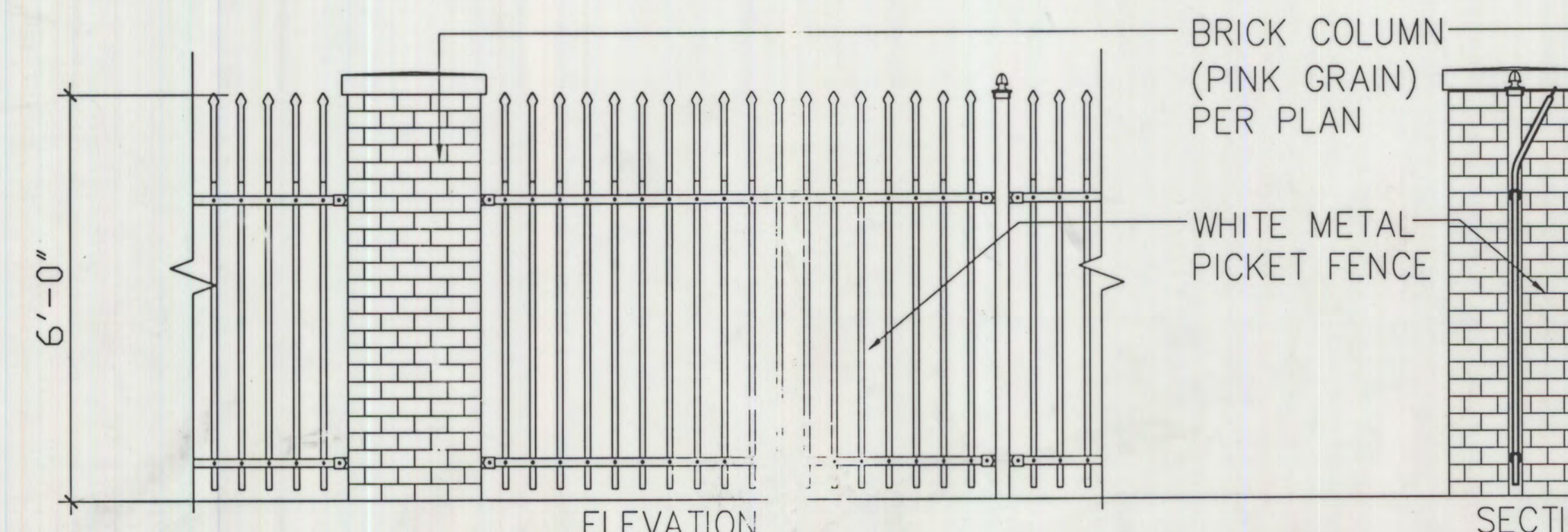
A



EAST ELEVATION

SCALE: 1/8"=1'-0"

C



FENCE DETAIL

SCALE: 1/2"=1'-0"

E

EXTERIOR BUILDING ELEVATIONS

DATE	REMARKS
6-26-06	INITIAL PLANNING REVIEW
8-11-06	PLANNING REVIEW 2nd SUBMISSION
11-08-06	AMENDED SECOND SUBMISSION
12-22-06	FINAL MYLARS
03-28-07	AMENDMENT 1

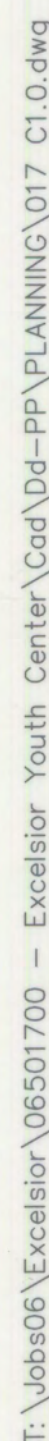
PA / PM: M. CHAIKEN
DRAWN BY: JAK
JOB NO.: 065-017-00

SHEET
3 of 7
ELEVATION

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WARE MALCOMB
architecture
planning
interiors
irvine
los angeles
northridge
san diego
sacramento
chicago
6120 greenwood plaza boulevard, suite 120
greenwood village, colorado 80111
p 720.488.2626 f 720.488.2625

**EXCELSIOR YOUTH
CENTER
RECREATION BUILDING**
15005 East Oxford Avenue
Aurora, Colorado



EXCELSIOR YOUTH CENTER 1982-4025-10

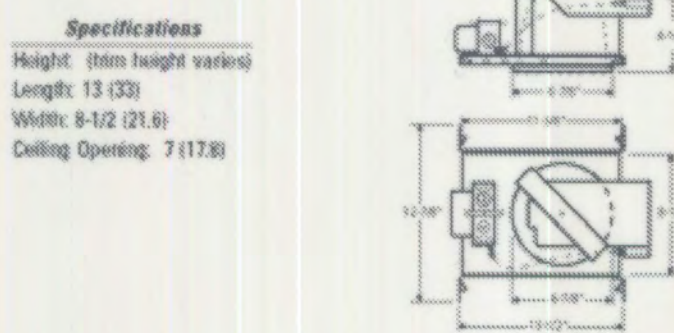
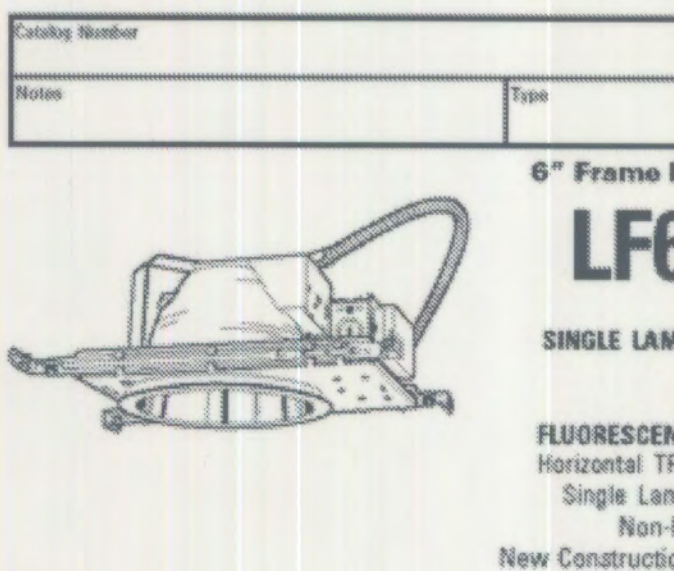
WST/WSR/
WSQ

Ordering Information

Series	Wattage	Distribution	Height	Location	Options/Accessories
WST	150W	Downlight	120"	Indoor	01 Non-IC protective coating ¹
WSR	250W	FT Forward throw	240"	Indoor	02 Photometric distribution type (see table)
WSQ	300W	RD Medium throw	240"	Indoor	03 Backscatter shield ²
	300W	WT Wide throw	240"	Indoor	04 Integral dimmer switch ³
	100W	WT Wide throw	120"	Indoor	05 Emergency alarm (see table)
	150W	WT Wide throw	120"	Indoor	06 Emergency alarm (see table)
	250W	WT Wide throw	120"	Indoor	07 Emergency alarm (see table)
	300W	WT Wide throw	120"	Indoor	08 Emergency alarm (see table)
	300W	WT Wide throw	120"	Indoor	09 Emergency alarm (see table)
	300W	WT Wide throw	120"	Indoor	10 Emergency alarm (see table)
	300W	WT Wide throw	120"	Indoor	11 Emergency alarm (see table)
	300W	WT Wide throw	120"	Indoor	12 Emergency alarm (see table)
	300W	WT Wide throw	120"	Indoor	13 Emergency alarm (see table)
	300W	WT Wide throw	120"	Indoor	14 Emergency alarm (see table)
	300W	WT Wide throw	120"	Indoor	15 Emergency alarm (see table)
	300W	WT Wide throw	120"	Indoor	16 Emergency alarm (see table)
	300W	WT Wide throw	120"	Indoor	17 Emergency alarm (see table)
	300W	WT Wide throw	120"	Indoor	18 Emergency alarm (see table)
	300W	WT Wide throw	120"	Indoor	19 Emergency alarm (see table)
	300W	WT Wide throw	120"	Indoor	20 Emergency alarm (see table)

Example: WST 175M FT 120 SF LPI

TYPE F,F1



Example: LF6 120-42TRT MVOLT F01A

LITHONIA LIGHTING

FEATURES & SPECIFICATIONS

- INTENDED USE**
Recessed frame-in rated Non-IC for new construction only.
Approved for all ceiling types and wiring types.
- CONSTRUCTION**
Rugged galvanized steel frame.
Cutoff section on frame for remodel applications.
Galvanized bar hangers span up to 24" o.c. and feature built in niter and T-bar clips.
Galvanized steel junction box with removable access door. (4) niter knockouts, (2) 3/4" and (6) 1/2" nominal knockouts with pryout slots.
Rated for through-branch wiring.
Maximum 8 (4in. dia.) No 12 AWG conductors. Rated for 90° C.
Ground wire provided.
- ELECTRICAL SYSTEM**
Socket housing attaches to reflector with pre-mounted screw to ensure proper and consistent lamp position.
Multi-volt, 120V through 277V, electronic ballast with end of life protection.
Thermally protected against improper contact with insulation and approved for through-branch circuit wiring.
- INSTALLATION**
1-bar or wood post installation.
Barhangers span up to 25-1/4" maximum, 13-1/4" minimum.
Vertically adjustable yoke allows for flush mounting of trim to ceiling face.
Maximum ceiling thickness determined by finishing trim. See specific trim page.
- LISTING**
UL Listed to US and Canadian safety standards.
Damp location listed. (See trim selection for wet location listing.)

ORDERING INFORMATION

Choose the best fixture for your application that best suits your needs and write it on the appropriate line. Other accessories as separate catalog number.

Series	Lamps	Yoke	Options	Reflector
LF6	1/26-42TRT 1/26TRT 1/27TRT 1/42TRT	MVOLT ¹ 347	01B Generic electronic ballast, THD (Total Harmonic Distortion) <10%. Requires 4-pin lamp. 02B Advance Mark 10™ electronic dimming ballast. Must specify 120V or 277V (26TRT, 27TRT, 42TRT). Minimum dimming level 5%. 03B Lutron Compact SE™ electronic dimming ballast, 120V or 277V (26TRT, 27TRT, 42TRT). Requires 4-pin lamp. Minimum dimming level 5%.	F01A Clear Diffuse Open F01AZ Clear Specular Low Index F01AW Clear Diffuse Wallwash F01AZ Clear Specular Wallwash Low Index F01AS White Splay-Ret Clear Glass Lens F01S7 White Splay Glass 773 Tempered Prismatic Lens ²

- NOTES:**
1 Not available with DMH or VLP.
2 Electronic multi-volt ballast capable of operating any low voltage from 120-277V, 50/60Hz.
3 For dimensional changes, refer to accessories tab. For two lamp operation, consult factory.
4 Lamp removal required before EL testing.
5 See data sheet for details about the mounting hardware.

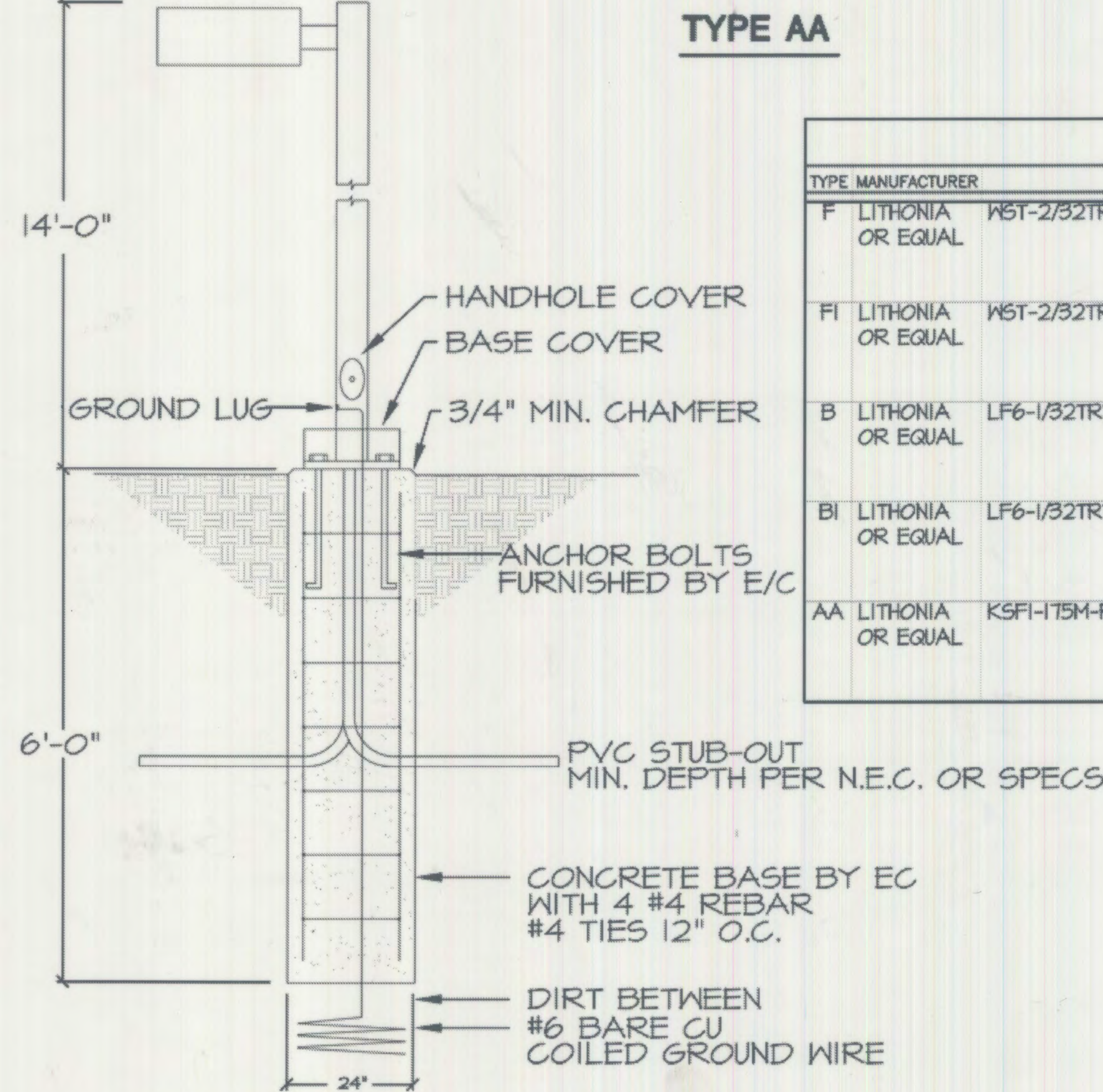
Downlighting and Track

TYPE B, B1

18-LF6-SINGLE-COM

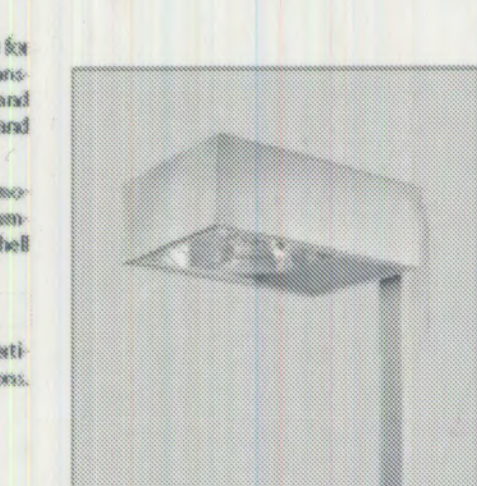
CCL-125

TYPE AA



POLE BASE DETAIL "AA"

NOT TO SCALE

KSF
Spec-Form®

Intended Use

For car lots, street lighting or parking areas.

Features

Housing - Rugged, heavy-gauge, aluminum extrusion housing. All seams continuously welded for weatheright integrity. Dark bronze corrosion-resistant polyester powder finish (R20) standard. Other architectural colors available.

Door frame - Natural anodized, extruded aluminum frame with mitered corners, sealed with two hinge pins and secured with one quarter-turn, quick-release fasteners. Integrally designed, extruded silicone gasket provides weatherproof seal between housing and frame.

Lens - 12" x 12" thick, impact-resistant tempered glass with thermally applied, silk-screened power shield.

Mounting - Extruded 4" x 4" KSF1, KSF2 or 12" x 12" x 1/2" aluminum arm for square pole mounting shipped in fixture carton as standard. Optional mounting available.

Listings

UL Listed (standard). CSA Certified or NOM Certified (see Options). UL Listed for wet locations. IP65 rated.

Ordering Information

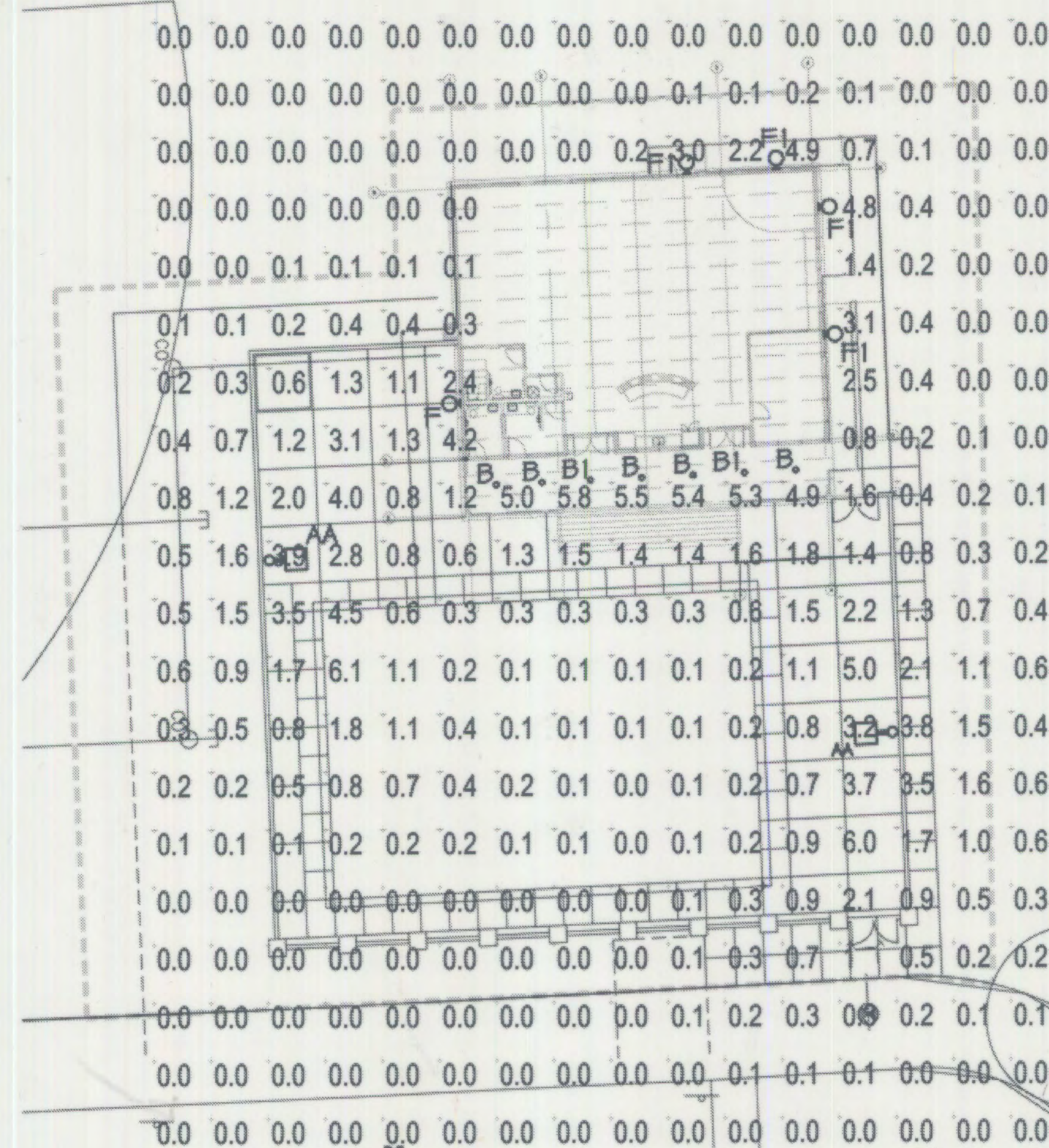
Designation	Distribution	Wattage	Height	Options/Accessories
KSF1 300	01 Type I roadway (see table)	300	120"	01 Lamp included
KSF1 300S	02 Type II roadway (see table)	300	120"	02 4" square pole arm (KSF1)
KSF1 300S	03 Type III roadway (see table)	300	120"	03 4" square pole arm (KSF1)
KSF1 300S	04 Type IV roadway (see table)	300	120"	04 4" square pole arm (KSF1)
KSF1 300S	05 Type V roadway (see table)	300	120"	05 4" square pole arm (KSF1)
KSF1 300S	06 Type VI roadway (see table)	300	120"	06 4" square pole arm (KSF1)
KSF1 300S	07 Type VII roadway (see table)	300	120"	07 4" square pole arm (KSF1)
KSF1 300S	08 Type VIII roadway (see table)	300	120"	08 4" square pole arm (KSF1)
KSF1 300S	09 Type IX roadway (see table)	300	120"	09 4" square pole arm (KSF1)
KSF1 300S	10 Type X roadway (see table)	300	120"	10 4" square pole arm (KSF1)
KSF1 300S	11 Type XI roadway (see table)	300	120"	11 4" square pole arm (KSF1)
KSF1 300S	12 Type XII roadway (see table)	300	120"	12 4" square pole arm (KSF1)
KSF1 300S	13 Type XIII roadway (see table)	300	120"	13 4" square pole arm (KSF1)
KSF1 300S	14 Type XIV roadway (see table)	300	120"	14 4" square pole arm (KSF1)
KSF1 300S	15 Type XV roadway (see table)	300	120"	15 4" square pole arm (KSF1)
KSF1 300S	16 Type XVI roadway (see table)	300	120"	16 4" square pole arm (KSF1)
KSF1 300S	17 Type XVII roadway (see table)	300	120"	17 4" square pole arm (KSF1)
KSF1 300S	18 Type XVIII roadway (see table)	300	120"	18 4" square pole arm (KSF1)
KSF1 300S	19 Type XIX roadway (see table)	300	120"	19 4" square pole arm (KSF1)
KSF1 300S	20 Type XX roadway (see table)	300	120"	20 4" square pole arm (KSF1)

Listings

UL Listed (standard). CSA Certified or NOM Certified (see Options). UL Listed for wet locations. IP65 rated.

Ordering Information

Designation	Distribution	Wattage	Height	Options/Accessories
KSF1 300	01 Type I roadway (see table)	300	120"	01 Lamp included
KSF1 300S	02 Type II roadway (see table)	300	120"	02 4" square pole arm (KSF1)
KSF1 300S	03 Type III roadway (see table)	300	120"	03 4" square pole arm (KSF1)
KSF1 300S	04 Type IV roadway (see table)	300	120"	04 4" square pole arm (KSF1)
KSF1 300S	05 Type V roadway (see table)	300	120"	05 4" square pole arm (KSF1)
KSF1 300S	06 Type VI roadway (see table)	300	120"	06 4" square pole arm (KSF1)
KSF1 300S	07 Type VII roadway (see table)	300	120"	07 4" square pole arm (KSF1)
KSF1 300S	08 Type VIII roadway (see table)	300	120"	08 4" square pole arm (KSF1)
KSF1 300S	09 Type IX roadway (see table)	300	120"	09 4" square pole arm (KSF1)
KSF1 300S	10 Type X roadway (see table)	300	120"	10 4" square pole arm (KSF1)
KSF1 300S	11 Type XI roadway (see table)	300	120"	11 4" square pole arm (KSF1)
KSF1 300S	12 Type XII roadway (see table)	300	120"	12 4" square pole arm (KSF1)
KSF1 300S	13 Type XIII roadway (see table)	300	120"	13 4" square pole arm (KSF1)
KSF1 300S	14 Type XIV roadway (see table)	300	120"	14 4" square pole arm (KSF1)
KSF1 300S	15 Type XV roadway (see table)	300	120"	15 4" square pole arm (KSF1)
KSF1 300S	16 Type XVI roadway (see table)	300	120"	16 4" square pole arm (KSF1)
KSF1 300S	17 Type XVII roadway (see table)	300	120"	17 4" square pole arm (KSF1)
KSF1 300S	18 Type XVIII roadway (see table)	300	120"	18 4" square pole arm (KSF1)
KSF1 300S	19 Type XIX roadway (see table)	300	120"	19 4" square pole arm (KSF1)
KSF1 300S	20 Type XX roadway (see table)	300	120"	20 4" square pole arm (KSF1)

SITE PHOTOMETRIC PLAN
SCALE: 1"=20'-0"NORTH
N

TYPE	MANUFACTURER	CATALOG NUMBER	DESCRIPTION	MOUNTING	LAMPS
F	LITHONIA OR EQUAL	WST-2/32TRT-MD-120-ELD-W-LPI	BUILDING MOUNTED WALL SCONCE	WALL	(2) 26W, DDT
F1	LITHONIA OR EQUAL	WST-2/32TRT-MD-120-ELD-W-LPI	BUILDING MOUNTED WALL SCONCE 90 MINUTE BATTERY BACKUP	WALL	(2) 26W, DDT
B	LITHONIA OR EQUAL	LF6-1/32TRT-F60I-F6L54-120-GEBO	6" DOWNLIGHT, WHITE REFLECTOR, WHITE LENS	RECESSED	(1) 32W, TRT
B1	LITHONIA OR EQUAL	LF6-1/32TRT-F60I-F6L54-120-EL	6" DOWNLIGHT, WHITE REFLECTOR, WHITE LENS 90 MINUTE BATTERY BACKUP	RECESSED	(1) 32W, TRT
AA	LITHONIA OR EQUAL	KSF1-175M-R3-120	POLE MOUNTED HID AREA LIGHT WITH FULL CUTOFF TYPE 3 REFLECTOR	POLE	(1) 175W MH/CAL



MEP ENGINEERING
3565 S. Yosemite St.
Denver, CO 80237
(303) 936-1633
(303) 934-3299
info@mepe-engine.com
www.mepe-engine.com

EXCELSIOR YOUTH
CENTER
RECREATION BUILDING
15005 East Oxford Avenue
Aurora, Colorado

DATE	REMARKS
10-26-06	INITIAL PLANNING REVIEW
11-01-06	PLANNING REVIEW 2nd SUBMISSION
11-08-06	AMENDED SECOND SUBMISSION
12-22-06	FINAL MYLARS

PA/EM:	RCC
DRAWN BY:	JCC
JOB NO.:	06102

SHEET
7 of 7
PHOTOMETRIC



DEN EXCELSIOR (ALT 1)

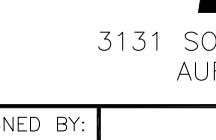

PROJECT NO. 20141048766

PUBLIC RECORD PARCEL NO. 2073-06-4-14-001

15001 EAST OXFORD AVENUE
AURORA, COLORADO 80014
ARAPAHOE COUNTY

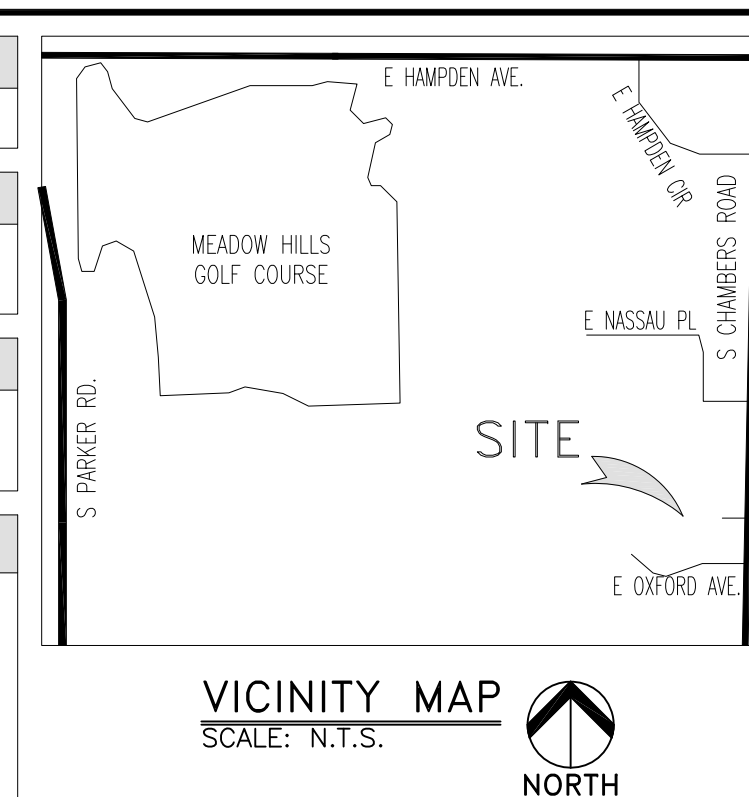
EXISTING BUILDING
NEW ROOF TOP COMMUNICATION SITE

PRELIMINARY
FOR LEASING/ZONING

DESIGNED FOR:		 <h1 style="margin: 0;">wireless</h1>		
3131 SOUTH VAUGHN WAY, SUITE 550 AURORA, COLORADO 80014				
DESIGNED BY:				
		<h1 style="margin: 0;">wireless</h1>		
AZ - CA - CO - ID - NM - NV - TX - UT				
PROJECT NAME:		DEN EXCELSIOR (ALT 1)		
EXISTING BUILDING NEW ROOF TOP COMMUNICATION SITE				
PROJECT ADDRESS:		15001 EAST OXFORD AVENUE AURORA, COLORADO 80014 ARAPAHOE		
SHEET TITLE:		TITLE SHEET		
REV	DESCRIPTION	DATE	BY	CHK
A	PRELIMINARY — FOR LEASING & ZONING	06/22/15	C.J.E.	—
B	PRELIMINARY — FOR LEASING & ZONING	09/18/15	C.J.E.	—
SAVE DATE:		SHEET NUMBER:		
9/18/2015 8:50 AM		T1		

PROJECT INFORMATION:	
OWNER:	EXCELSIOR YOUTH CENTERS INC. 15001 EAST OXFORD AVENUE AURORA, COLORADO 80014
JURISDICTION:	CONTACT: SILVIA N. HODLEWSKY PHONE: 303-693-1550 EXT. 202 CITY OF AURORA 15151 EAST ALAMEDA PARKWAY AURORA, COLORADO 80012
PUBLIC RECORD PARCEL NO:	CONTACT: PETER KERNCAMP, PLANNER PHONE: 303-729-7250 2073-06-4-14-001

FCC COMPLIANCE: RADIATION FROM THIS FACILITY WILL NOT INTERFERE WITH OPERATION OF OTHER COMMUNICATION DEVICES.
ADA COMPLIANCE: THIS FACILITY IS UNMANNED AND NOT FOR HUMAN HABITATION. LANDINGS AND EXITS SHALL COMPLY WITH ALL APPLICABLE BUILDING CODES.
ABBREVIATED LEGAL DESCRIPTION: LOT 1, BLOCK 1, EXCELSIOR YOUTH CENTER SUBDIVISION FILING NO 1, CITY OF AURORA, COUNTY OF ARAPAHOE, STATE OF COLORADO.
PROJECT DESCRIPTION: THIS PROJECT CONSISTS OF THE FOLLOWING: <u>INSTALLATION</u> <ul style="list-style-type: none">• THREE (3) NEW OUTDOOR CABINETS ON CONCRETE PAD WITH ELEVATED CURB• ONE (1) NEW ANTENNA SCREEN• FOUR (4) NEW RRH UNITS• NEW CMU WALL ENCLOSURE WITH GATE• ONE (1) NEW MAIN OVP UNIT• ONE (1) NEW HYBRIFLEX CABLE• EIGHT (8) NEW PANEL ANTENNAS• ONE (1) NEW BOLLARD• ONE (1) NEW HVAC SCREEN <u>FUTURE INSTALLATION</u> <ul style="list-style-type: none">• FOUR (4) FUTURE RRH UNITS• ONE (1) FUTURE MAIN OVP UNIT• ONE (1) FUTURE HYBRIFLEX CABLE
DRIVING DIRECTIONS: FROM THE VERIZON WIRELESS OFFICE LOCATED AT 3131 SOUTH VAUGHN WAY, AURORA, CO: HEAD SOUTH ON S VAUGHN WAY TOWARD DAM RD. TURN LEFT ONTO DAM RD. TURN LEFT ONTO THE HAMPEN AV RAMP. CONTINUE ON E HAMPEN AV FOR 1.1 MILES. TURN RIGHT ONTO S CHAMBERS RD, TRAVEL .68 MILES TO SITE ACCESS/PARKING ON RIGHT (WEST).



1.	CONTRACTOR IS RESPONSIBLE FOR ERECTING TEMPORARY BARRICADES AND/OR FENCING TO PROTECT THE SAFETY OF THE PUBLIC DURING CONSTRUCTION. THE CONTRACTOR SHALL REMOVE ALL TEMPORARY BARRIERS AND REPAIR ALL DAMAGE TO PROPERTY ON THE SITE CAUSED BY THIS CONSTRUCTION. THE COST OF REPAIR IS THE CONTRACTOR'S RESPONSIBILITY.
2.	ALL WORK SHALL BE IN ACCORDANCE WITH APPLICABLE LOCAL, STATE, AND FEDERAL REQUIREMENTS.
3.	THE CONTRACTOR SHALL BE RESPONSIBLE FOR VERIFICATION OF ALL MEASUREMENTS AT THE SITE PRIOR TO ORDERING ANY MATERIALS OR CONDUCTING ANY WORK.
4.	EXCESS SOIL MATERIAL AND DEBRIS CAUSED BY THIS CONSTRUCTION SHALL BE REMOVED FROM THE SITE AND DISPOSED OF IN A LEGAL MANNER.
5.	CONTRACTOR SHALL MAKE ADJUSTMENTS TO GRADING ELEVATIONS AS NECESSARY TO ENSURE A SITE FREE OF DRAINAGE PROBLEMS.
6.	CONTRACTOR SHALL COORDINATE A CONSTRUCTION LAYDOWN AREA WITH THE PROPERTY OWNER. THE LAYDOWN AREA SHALL BE FENCED IN WITH TEMPORARY (45 DAY) CONSTRUCTION FENCE. THE TEMPORARY FENCE SHALL BE CONSTRUCTED OF 6" HIGH CHAIN LINK FABRIC AND IS TO BE REMOVED AT THE END OF CONSTRUCTION. LAYDOWN AREA IS TO BE RESTORED TO ITS ORIGINAL CONDITION AFTER FENCE REMOVAL.
7.	SURVEY INFORMATION SHOWN WAS CREATED FROM RECORD INFORMATION AND DOES NOT CONSTITUTE A LEGAL BOUNDARY SURVEY.
8.	THESE PLANS DO NOT ADDRESS THE SAFETY AND STABILITY OF THE STRUCTURE DURING ASSEMBLY AND ERECTION, WHICH ARE THE RESPONSIBILITY OF THE ERECTOR, BASED ON THE MEANS AND METHODS CHOSEN BY THE ERECTOR.
9.	NEW EQUIPMENT COMPOUND SHALL BE COVERED W/ 4" CRUSHED ROCK INSTALLED OVER CLIENT-APPROVED WEED BARRIER MATERIAL (IF APPLICABLE). (OR PER BUILT-UP COMPOUND SECTION.)

1. THE CONTRACTOR SHALL BE RESPONSIBLE FOR THE COMPLETE PROJECT SCOPE OF WORK DEFINED UNDER THE REQUEST FOR PROPOSAL (RFP) FOR THIS PROJECT AND ALL ASSOCIATED ATTACHMENTS AND DOCUMENTS PROVIDED.

THE RFP AND ALL ASSOCIATED DOCUMENTS SHALL DEFINE THE COMPLETE PROJECT SCOPE OF WORK. THE CONTRACTOR SHALL BE RESPONSIBLE FOR COMPLIANCE WITH ALL RFP REQUIREMENTS AND IS RESPONSIBLE FOR THE RFP DOCUMENTS.

ALL DOCUMENTS INCLUDED WITHIN THE PROJECT REQUEST FOR PROPOSAL ARE REQUIRED FOR THE COMPLETE PROJECT SCOPE OF WORK. THE CONTRACTOR SHALL BE RESPONSIBLE FOR ALL WORK (EQUIPMENT, MATERIAL, INSTALLATION, TESTING, ETC.) INDICATED IN ALL DOCUMENTS. THE RFP, VERIZON WIRELESS NETWORK STANDARDS AND PROJECT ADDENDUMS AND CLARIFICATIONS ARE COMPLEMENTARY TO EACH OTHER. THE FORMAT OF THE RFP AND PROJECT ADDENDUMS ARE NOT TO BE USED TO INTERPRET OR INTEND TO IMPLY SEGREGATION OF SUB CONTRACTOR WORK. CONTRACTOR SHALL ASSIGN ALL SUB CONTRACTOR WORK AND VERIZON WIRELESS WILL NOT ACCEPT ANY CHANGE ORDERS FOR INTERNAL CONTRACTOR WORK ASSIGNMENTS.

CONTRACTOR SHALL BE RESPONSIBLE FOR DISTRIBUTING ALL RFP DOCUMENTS TO THEIR SUB CONTRACTORS. ALL RFP DOCUMENTS ARE REQUIRED TO INDICATE THE PROJECT SCOPE OF WORK. PARTIAL SUB CONTRACTOR DOCUMENT PACKAGES ARE HIGHLY DISCOURAGED.

IN THE EVENT OF A CONFLICT BETWEEN THE DRAWINGS, SPECIFICATIONS, REFERENCED STANDARDS, VERIZON WIRELESS STANDARDS, OR AGREEMENT TERMS AND CONDITIONS THE ARCHITECT/ ENGINEER SHALL BE CONTACTED FOR FORMAL INTERPRETATION OF THE REQUIREMENTS. THE CONTRACTOR SHALL BE DEEMED TO HAVE PROVIDED THE DETAILS AND EXPLANATIONS FOR THE DRAWINGS AND NOT TO BE IN CONFLICT WITH THE ARCHITECT/ ENGINEER INTERPRETATIONS SHALL BE CORRECTED BY THE CONTRACTOR AT NO EXPENSE TO VERIZON WIRELESS.

1.	CONTRACTOR TO INSTALL ANTENNAS, MOUNTS AND TOWER HARDWARE PER MANUFACTURER'S RECOMMENDATIONS (OR AS REQUIRED BY THE OWNER/PROVIDER).
2.	ALL BOLTS SHALL BE TIGHTENED PER AISC REQUIREMENTS (SEE STEEL NOTES).
3.	ANY GALVANIZED SURFACES THAT ARE DAMAGED BY ABRASIONS, CUTS, DRILLING OR FIELD WELDING DURING SHIPPING OR ERECTION SHALL BE TOUCHED-UP WITH TWO COATS OF COLD GALVANIZING COMPOUND MEETING THE REQUIREMENTS OF ASTM A780.
4.	ANTENNA MOUNTS SHALL NOT BE USED AS A CLIMBING DEVICE. WORKERS SHALL ALWAYS TIE OFF TO AN APPROVED CLIMBING POINT.
5.	SEE ALSO GENERAL ANTENNA NOTES ON SHEET RF1 (IF APPLICABLE).

1.	CONTRACTOR TO INSTALL MAIN OVP, SECTOR BOXES, REMOTE RADIO HEADS, TOWER MOUNTED AMPLIFIERS, AND/OR DIPLEXERS PER MANUFACTURER'S RECOMMENDATIONS.
2.	ALL BOLTS SHALL BE TIGHTENED PER AISC REQUIREMENTS.
3.	ANY GALVANIZED SURFACES THAT ARE DAMAGED BY ABRASIONS, CUTS, DRILLING OR FIELD WELDING DURING SHIPPING OR ERECTION SHALL BE TOUCHED-UP WITH TWO COATS OF COLD GALVANIZING COMPOUND MEETING THE REQUIREMENTS OF ASTM A780.

ALL LOADS DERIVED FROM REQUIREMENTS OF INTERNATIONAL BUILDING CODE 2009, ASCE 7-05, "MINIMUM DESIGN LOADS FOR BUILDINGS AND OTHER STRUCTURES" & ANSI TIA-222-G "STRUCTURAL STANDARD FOR ANTENNA SUPPORTING STRUCTURES AND ANTENNAS".	
<u>BUILDING STRUCTURES:</u>	
1.	WIND LOADS: IBC 2012 §1609 & ASCE 7-05 §6.4 (SIMPLIFIED METHOD) $V_{3s} = 90 \text{ MPH}$ OCCUPANCY CAT. = II; EXPOSURE CAT. = C; IMPORTANCE FACTOR = 1.0
2.	SEISMIC LOADS: IBC 2012 §1613 & ASCE 7-05 §12.14 (SIMPLIFIED METHOD) OCCUPANCY CAT. = II; SITE CLASS = D $V = \frac{F \cdot S_{DS}(W)}{R}$ $F = 1.0$ (SINGLE-STORY), 2.0 (TWO STORY), 3.0 (THREE STORY) $S_{DS} = (2/3) S_{MS}$ $R = 1.5$ (ORDINARY PLAIN CONCRETE SHEARWALLS), 6.5 (LIGHT-FRAMED WALLS W/ WOOD STRUCTURAL PANELS), 4.0 (ORDINARY REINFORCED CONCRETE SHEARWALLS)
<u>COMMUNICATIONS STRUCTURES:</u>	
1.	WIND LOADS: IBC 2012 §1609, ASCE 7-05 §6.5.15 & ANSI TIA-222-G $V = 90 \text{ MPH}$ (3-SEC. GUST) $V = 30 \text{ MPH}$ ($\frac{1}{8}$ " RADIAL ICE) STRUCTURE CLASS. = II; EXPOSURE CAT. = C; IMPORTANCE FACTOR = 1.0
2.	SEISMIC LOADS: IBC 2012 §1613, ASCE 7-05 §15.6.6 & ANSI TIA-222-G " MAY BE IGNORED FOR STRUCTURE CLASS I AND/OR EARTHQUAKE SPECTRAL RESPONSE FOR SHORT PERIOD (S_s) ≤ 1.0 " STRUCT. CLASS. = II; OCC. CAT. = II; SITE CLASS = D; IMPORTANCE FACTOR = 1.0 $V = \frac{S_{DS}(W)}{R}$ (EQUIVALENT LATERAL FORCE PROCEDURE (METHOD 1)) $V = \frac{S_{Saz}(W_2)}{R}$ (EQUIVALENT MODAL ANALYSIS PROCEDURE (METHOD 2))

1. THE CONTRACTOR SHALL READ THE GEOTECHNICAL REPORT (IF AVAILABLE) AND SHALL CONSULT THE GEOTECHNICAL ENGINEER AS NECESSARY PRIOR TO CONSTRUCTION.
2. THE GEOTECHNICAL ENGINEER (OR INSPECTOR) SHALL INSPECT THE EXCAVATION PRIOR TO THE PLACEMENT OF CONCRETE AND SHALL PROVIDE A NOTICE OF INSPECTION FOR THE BUILDING INSPECTOR FOR REVIEW AND RECORDS PURPOSES.
3. THE CONTRACTOR SHALL DETERMINE THE MEANS AND METHODS NECESSARY TO SUPPORT THE EXISTING FOUNDATIONS DURING CONSTRUCTION.
4. REBAR AT BOTTOM OF FOUNDATIONS SHALL BE BONDED TO SITE GROUNDING SYSTEM (WHEN APPLICABLE). SEE ADDITIONAL DETAILS ON GROUNDING SITE PLAN.
5. ALL FOOTINGS TO BE PLACED ON FIRM, UNDISTURBED, INORGANIC MATERIAL. PROOF ROLL SUB-GRADE PRIOR TO PLACING CONCRETE WHERE THE MATERIAL HAS BEEN DISTURBED BY EQUIPMENT. UNACCEPTABLE/DISTURBED MATERIAL SHALL BE OVER-EXCAVATED AND REPLACED WITH "LEAN CONCRETE FILL".
6. STRUCTURAL BACKFILL SHALL BE GRANULAR FREE-DRAINING MATERIAL FREE OF DEBRIS, ORGANICS, REFUSE AND OTHERWISE DELETERIOUS MATERIALS. MATERIAL SHALL BE PLACED IN LIFTS NO GREATER THAN 6" IN DEPTH AND COMPACTED TO 95% OF MAXIMUM DENSITY AS DETERMINED PER ASTM D1557 (MODIFIED PROCTOR).

1.	ALL STEEL SHALL BE GALVANIZED PER ASTM A123 & CONFORM TO THE FOLLOWING MINIMUM SPECS.:	
	HSS SHAPES (TUBE)	ASTM A500, GR. B (46 KSI)
	HSS SHAPES (ROUND)	ASTM A500, GR. B (42 KSI)
	W-SHAPES	ASTM A992, (50 KSI)
	CHANNELS, ANGLES & PLATES	ASTM A36
2.	ALL BOLTS SHALL BE GALVANIZED PER ASTM A153 AND CONFORM TO ASTM A325 U.N.O. ALL BOLTED CONNECTIONS SHALL BE EQUIPPED WITH AN APPROVED NUT-LOCKING DEVICE.	
3.	ALL WELDING WORK SHALL CONFORM TO THE AWS D1.1 STRUCTURAL WELDING CODE.	
4.	ALL WELDING SHALL BE PERFORMED BY CERTIFIED WELDERS ONLY. WELDING ELECTRODES SHALL BE E70XX.	
5.	ALL DETAILING, FABRICATION AND ERECTION OF STRUCTURAL STEEL SHALL CONFORM TO AISC SPECS. AND CODE LATEST EDITION.	
6.	AT HIS OWN DISCRETION, THE CONTRACTOR MAY SUBMIT DETAILED, ENGINEERED, COORDINATED AND CHECKED SHOP DRAWINGS FOR ALL STRUCTURAL STEEL TO THE ENGINEER OF RECORD TO REVIEW FOR COMPLIANCE WITH DESIGN INTENT PRIOR TO THE START OF FABRICATION AND/OR ERECTION. TOWERCON IS ABSOLVED OF ALL LIABILITY ASSOCIATED WITH THE MISINTERPRETATION OF ANY FACTOR OF CONSTRUCTION DOCUMENTS IF CONTRACTOR CHOOSES NOT TO SUBMIT SHOP DRAWINGS.	
7.	TORCH-CUTTING OF ANY KIND SHALL NOT BE PERMITTED.	
8.	ALL BOLTS SHALL BE TIGHTENED TO AISC SNUG TIGHT REQUIREMENTS. THE SNUG TIGHT CONDITION IS DEFINED AS THE TIGHTNESS THAT EXISTS WHEN ALL PLIES IN A JOINT ARE IN FULL CONTACT AND THE ATTENTION MAY BE GIVEN TO THE CONSTRUCTION OF AN IMPACT WRENCH OR THE FULL EFFORT OF A MAN USING AN ORDINARY SPUD WRENCH.	

1. ALL CONCRETE SHALL BE IN ACCORDANCE WITH CHAPTER 19 OF THE IBC & ACI 318, "BUILDING CODE REQUIREMENTS FOR REINFORCED CONCRETE", LATEST EDITION & HAVE THE FOLLOWING PROPERTIES:
 - A MINIMUM 28-DAY COMPRESSIVE STRENGTH (f'_c) OF 4,000 PSI.
 - B CEMENT SHALL BE "LOW-ALKALI" TYPE I/A (MODERATE SULFATE RESISTANCE, AIR ENTRAINING) CONFORMING TO ASTM C150.
 - C MAXIMUM WATER/CEMENT RATIO OF 0.45 AND AIR-ENTRAINED 4% TO 7%.
 - D CONCRETE PROPORTIONING SHALL BE DESIGNED BY AN APPROVED LABORATORY. TOLERANCES IN ACCORDANCE WITH ACI 117. COPIES OF CONCRETE MIX SHALL BE SUBMITTED TO THE ENGINEER FOR REVIEW PRIOR TO PLACEMENT.
 - E ALL AGGREGATE USED IN CONCRETE SHALL CONFORM TO ASTM C33. USE ONLY AGGREGATES KNOWN NOT TO CAUSE EXCESSIVE SHRINKAGE. MAXIMUM AGGREGATE SIZE TO BE 1½".
 - F MAXIMUM SLUMP: 3" (FOUNDATION, FOOTING, SLAB), 4" (WALL, COLUMN, BEAM)
2. FORMWORK FOR CONCRETE SHALL CONFORM TO ACI 347. TOLERANCES FOR FINISHED CONCRETE SURFACES TO MEET CLASS-C REQUIREMENTS. IN NO CASE SHALL FINISHED CONCRETE SURFACE EXCEED THE FOLLOWING VALUES AS MEASURED FROM NEAT PLAN LINES AND FINISHED GRADES: $\pm \frac{1}{8}"$ VERTICAL, $\pm 1"$ HORIZONTAL.
3. CHAMFER ALL EXPOSED CORNERS AND FILLET ENTRANT ANGLES $\frac{3}{4}"$ U.N.O.
4. CONCRETE FINISHING:
 - A FLOORS: CONCRETE FLOOR SLABS SHALL BE FINISHED IN ACCORDANCE WITH ACI 302.1 CHAPTER 8, PROVIDE CLASS 4 FINISH U.N.O, PROVIDE NON-SLIP FINISH FOR EXTERIOR SURFACES.
 - B OTHER SURFACES: CONCRETE SURFACES SHALL BE FINISHED IN ACCORDANCE WITH ACI 301 SECTIONS 5.3, 6.3, AND 7.3. PROVIDE ROUGH FINISH FOR ALL SURFACES NOT EXPOSED TO VIEW AND SMOOTH FINISH FOR ALL OTHERS, U.N.O.
5. A MINIMUM OF ONE (1) SET OF CONCRETE CYLINDERS SHALL BE TAKEN (IF REQUIRED BY SPECIAL INSPECTIONS ON SHEET IN1). EACH SET SHALL CONSIST OF THREE (3) CYLINDERS. ONE (1) SHALL BE TESTED AT 7 DAYS, TWO (2) SHALL BE TESTED AT 28 DAYS. ALL CYLINDERS SHALL BE TAKEN, PREPARED AND TESTED BY A TESTING LAB IN ACCORDANCE WITH ASTM C172, C31 AND C39.

1. ALL REINFORCING STEEL SHALL CONFORM TO ASTM A615, VERTICAL/HORIZONTAL BARS SHALL BE GRADE 60; TIES OR STIRRUPS SHALL BE A MINIMUM OF GRADE 40. ALL REINFORCING STEEL SHALL HAVE 3" ($\pm \frac{3}{8}$ ") OF CONCRETE COVER, U.N.O.
2. ALL BAR BENDS, HOOKS, SPLICES AND OTHER REINFORCING STEEL SHALL CONFORM TO THE REQUIREMENTS OF ACI 315.
3. ALL BARS SHALL BE SPLICED WITH A MINIMUM LAP OF 48 BAR DIAMETERS. LAP SPLICES OF DEFORMED BARS IN TENSION ZONES SHALL BE CLASS-B SPLICES. WELDING OF BARS IS NOT PERMITTED.
4. AT ALL CORNERS AND WALL INTERSECTIONS, PROVIDE BENT HORIZONTAL BARS TO MATCH THE HORIZONTAL REINFORCING STEEL.
5. PROVIDE VERTICAL DOWELS IN FOOTINGS AND AT CONSTRUCTION JOINTS TO MATCH VERTICAL REINFORCING BAR SIZE AND SPACING.
6. ACI-APPROVED PLASTIC-COATED BAR CHAIRS OR PRECAST CONCRETE BLOCKS SHALL BE PROVIDED FOR ALL GRADE-CAST REINFORCING STEEL & SHALL BE SUFFICIENT IN NUMBER TO PREVENT SAGGING. METAL CLIPS OR SUPPORTS SHALL NOT BE PLACED IN CONTACT WITH THE FORMS OR THE SUB-GRADE.
7. DOWELS AND ANCHOR BOLTS SHALL BE WIRED OR OTHERWISE HELD IN CORRECT POSITION PRIOR TO PLACING CONCRETE. IN NO CASE SHALL DOWELS OR ANCHOR BOLTS BE "STABBED" INTO FRESHLY-POURED CONCRETE.

CONTRACTOR TO INSTALL A 4'-0"x4'-0"x $\frac{3}{4}$ " PLYWOOD SAFETY BOARD. SAFETY BOARD SHALL BE FASTENED TO INTERIOR WALL OF SHELTER, PAINTED "SAFETY YELLOW", AND CONTAIN THE FOLLOWING ITEMS:
EYE WASH KIT, FIRST AID KIT, SAFETY GLOVES, SAFETY APRON & EAR PROTECTION

1.	ALL HVAC UNITS SHALL BE MOUNTED WITH TAMPER PROOF HARDWARE.
2.	SECURITY CAGES SHALL BE PLACED OVER THE HVAC UNITS. ALL SECURITY CAGES SHALL BE DESIGNED IN A WAY THAT HVAC UNITS CAN BE EASILY SERVICED AND REPAIRED AND SHALL BE MOUNTED WITH TAMPER PROOF HARDWARE.



SECTION OR DETAIL

SCALE:

SECTION LETTER

DETAIL NUMBER

REFERENCE LETTER OR NUMBER

EQUIPMENT OR FIXTURE NUMBER

KEYED NOTE

SPOT ELEVATION

CONTROL OR DATUM POINT

PROPERTY LINE

EXISTING CONTOUR

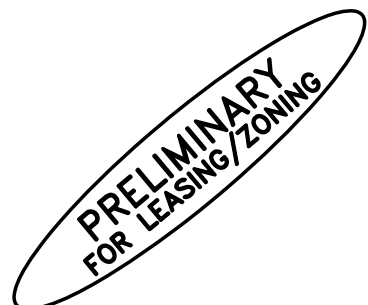
NEW CONTOUR

CENTERLINE

ROUND/DIAMETER

PENNY

APPROXIMATELY



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TOWERCOM TECHNOLOGIES, LLC.

DESIGNED FOR:	
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verizonwireless

3131 SOUTH VAUGHN WAY, SUITE 550
AURORA, COLORADO 80014

DESIGNED BY:



AZ - CA - CO - ID - NM - NV - TX - UT

PROJECT NAME: DEN EXCELSIOR (ALT 1)

EXISTING BUILDING
NEW ROOF TOP COMMUNICATION SITE

PROJECT ADDRESS:	
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15001 EAST OXFORD AVENUE
AURORA, COLORADO 80014
ARAPAHOE

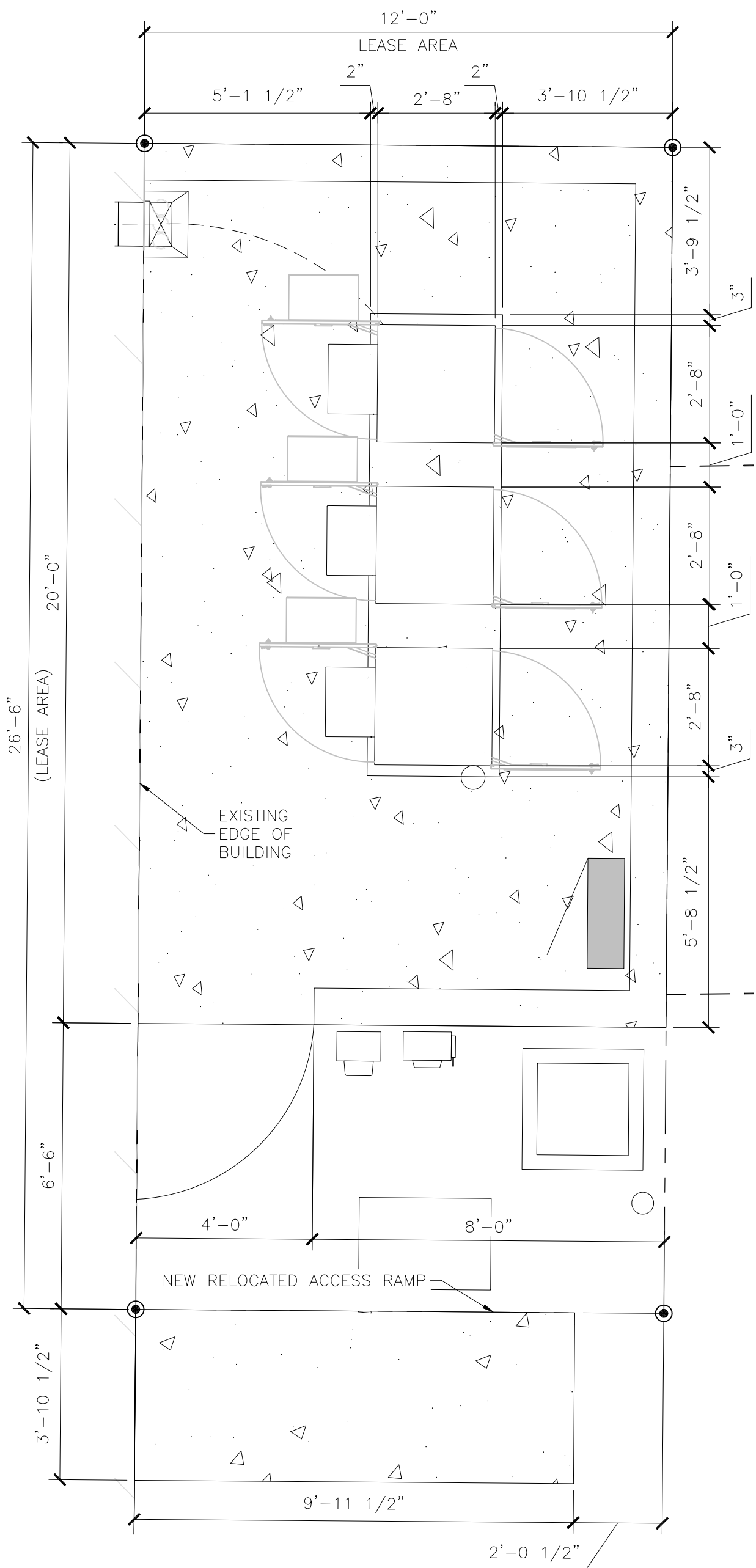
SHEET TITLE: SPECIFICATION & PHOTO SHEET

REV	DESCRIPTION	DATE	BY	CHECKED
A	PRELIMINARY - FOR LEASING & ZONING	06/22/15	CJE	
B	PRELIMINARY - FOR LEASING & ZONING	09/18/15	CJE	

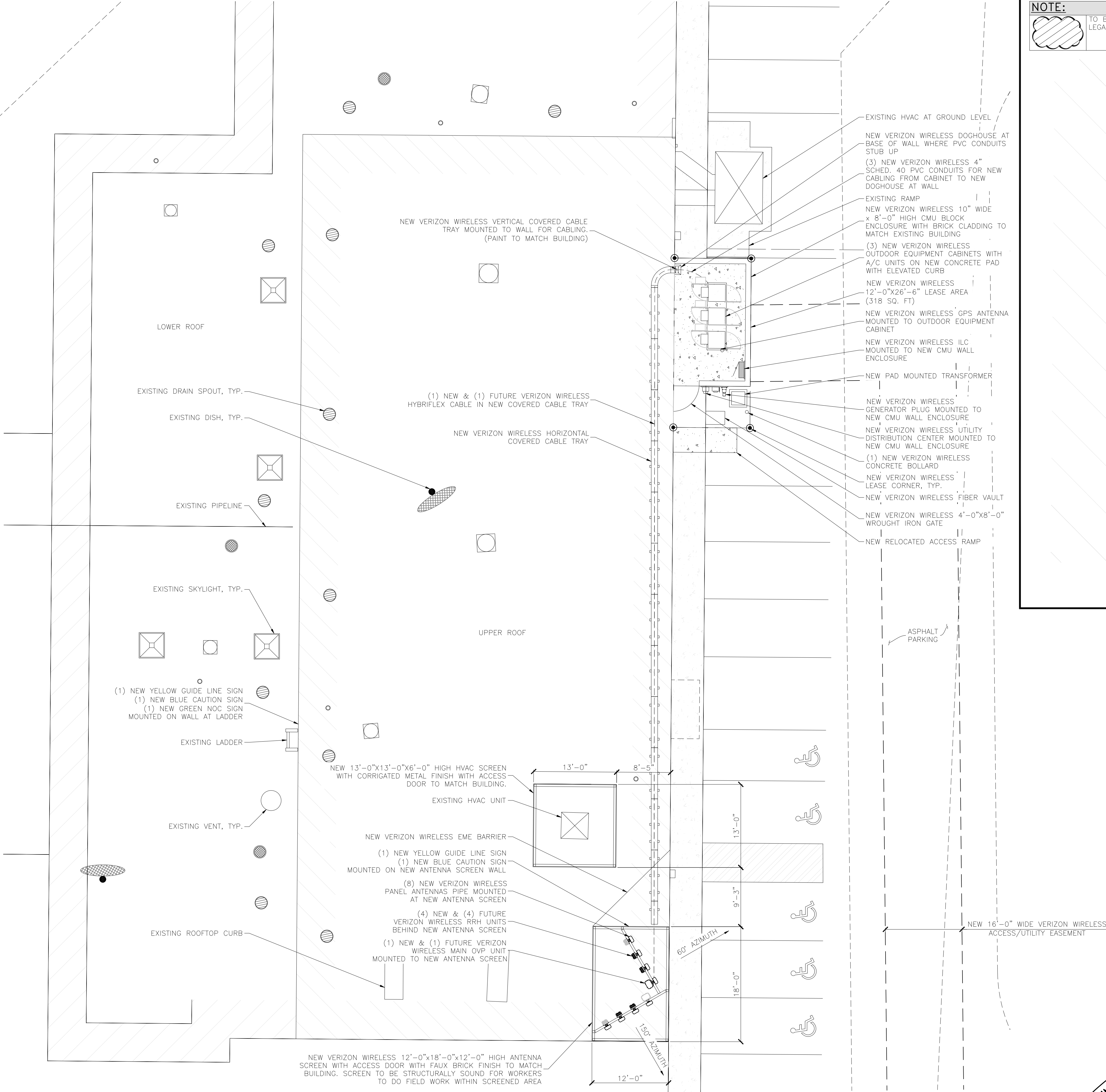
SAVE DATE: 9/18/2015 8:50 AM SHEET NUMBER: SP1

NOTE:
1. CONTRACTOR IS TO COORDINATE WITH OWNER ON APPROVAL OF CHAD FORD-TREMCO ROOFING FOR ROOF WARRANTY WORK.
CHAD FORD-TREMCO ROOFING
PH: 303-257-1330 (CHAD, OWNER)

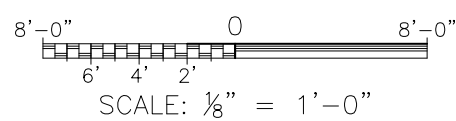
PARENT PARCEL
EXCELSIOR YOUTH CENTERS INC.
APN#:2073-06-4-14-001
ZONED: R-1



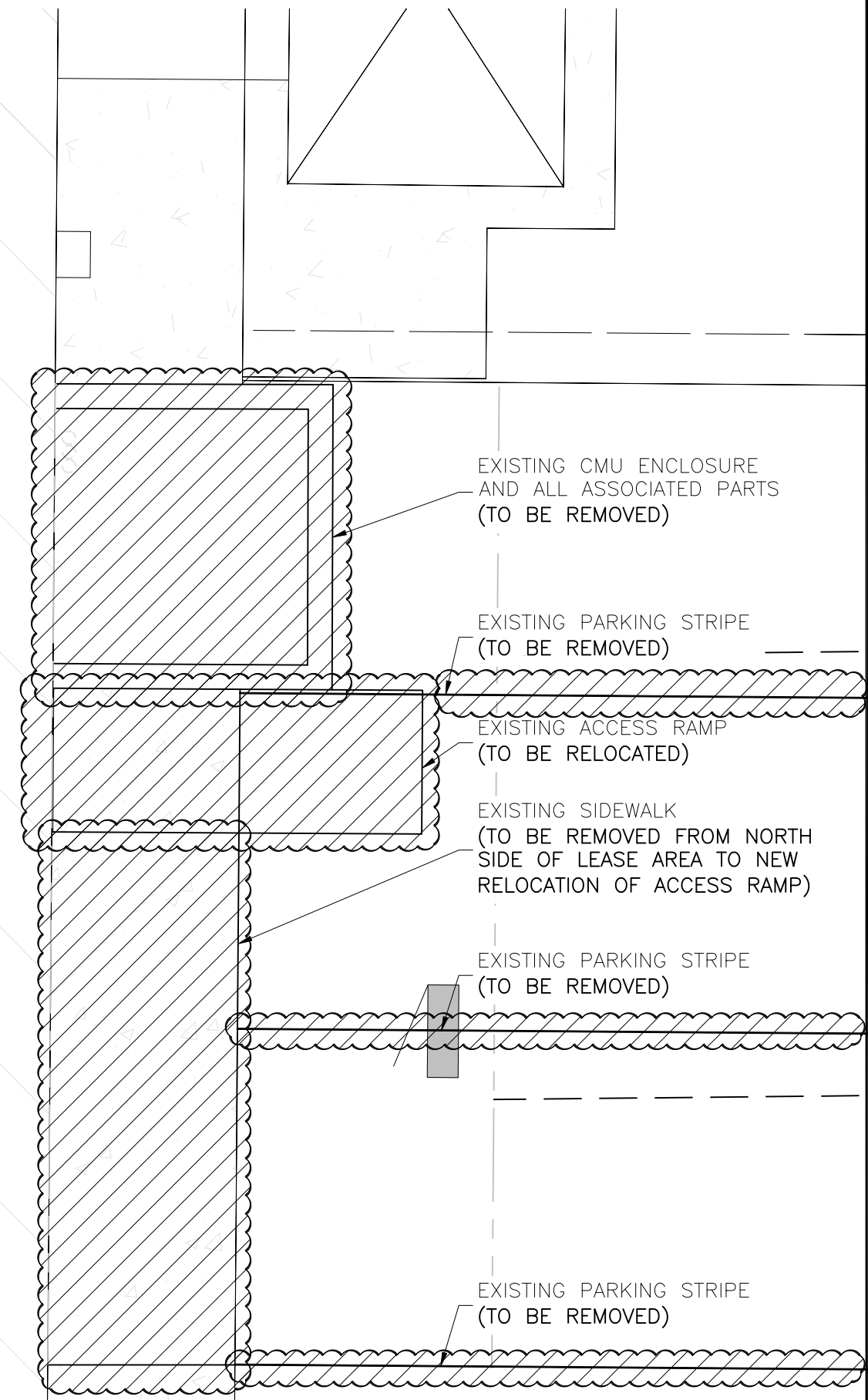
EQUIPMENT LAYOUT PLAN
SCALE: 3/8" = 1'-0"



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



NOTE:
TO BE REMOVED AND DISPOSED OF IN A LEGAL MANNER.



DEMO PLAN
SCALE: 1/4" = 1'-0"

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DESIGNED FOR:
verizonwireless
3131 SOUTH VAUGHN WAY, SUITE 550
AURORA, COLORADO 80014

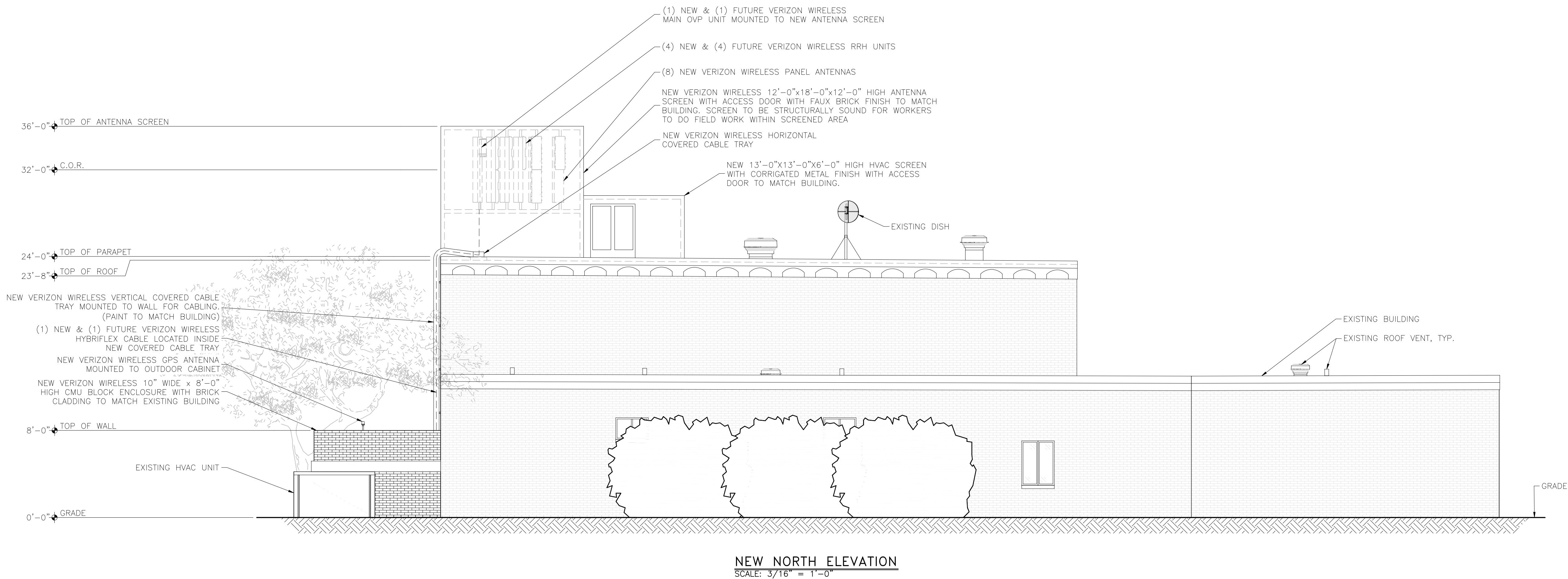
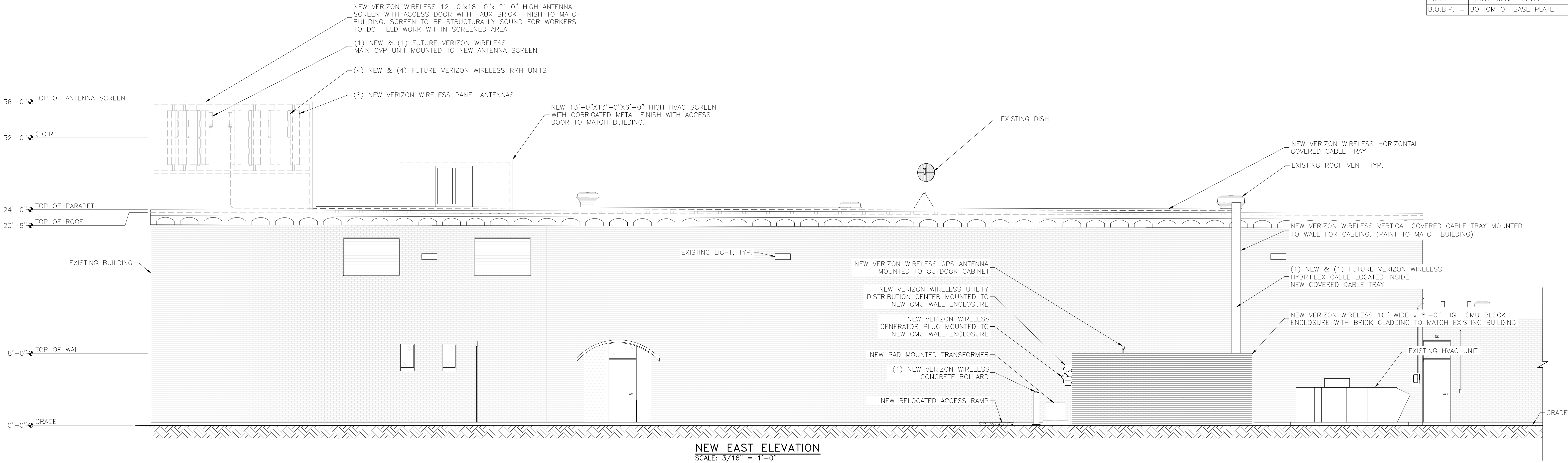
DESIGNED BY:
TowerCom TECHNOLOGIES
AZ - CA - CO - ID - NM - NV - TX - UT

PROJECT NAME: DEN EXCELSIOR (ALT 1)
EXISTING BUILDING
NEW ROOF TOP COMMUNICATION SITE
PROJECT ADDRESS: 15001 EAST OXFORD AVENUE
AURORA, COLORADO 80014
ARAPAHOE

SHEET TITLE: ENLARGED SITE PLAN, EQUIPMENT LAYOUT PLAN, & DEMO PLAN

REV	DESCRIPTION	DATE	BY	CHK
A	PRELIMINARY - FOR LEASING & ZONING	06/22/15	CJE	-
B	PRELIMINARY - FOR LEASING & ZONING	09/18/15	CJE	-
SAVE DATE: 9/18/2015 11:08 AM				
SHEET NUMBER: Z2				

KEY:	
C.O.R. =	CENTER OF RADIATION
A.L. =	ATTACHMENT LEVEL
B.T. =	BOTTOM TIP LEVEL
T.T. =	TOP TIP LEVEL
A.G.L. =	ABOVE GRADE LEVEL
B.O.B.P. =	BOTTOM OF BASE PLATE



PRELIMINARY
FOR LEASING/ZONING

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DESIGNED FOR:
verizonwireless
3131 SOUTH VAUGHN WAY, SUITE 550
AURORA, COLORADO 80014

DESIGNED BY:
TowerCom
TECHNOLOGIES
AZ - CA - CO - ID - NM - NV - TX - UT

PROJECT NAME:
DEN EXCELSIOR (ALT 1)

EXISTING BUILDING
NEW ROOF TOP COMMUNICATION SITE

PROJECT ADDRESS:
15001 EAST OXFORD AVENUE
AURORA, COLORADO 80014
ARAPAHOE

SHEET TITLE: ELEVATIONS				
REV	DESCRIPTION	DATE	BY	CHK
A	PRELIMINARY - FOR LEASING & ZONING	06/22/15	CJE	-
B	PRELIMINARY - FOR LEASING & ZONING	09/18/15	CJE	-
SAVE DATE:		SHEET NUMBER:		
9/18/2015 8:50 AM		Z3		

GROUND MOUNTED ACCESSORY SOLAR COLLECTOR
WITH WAVIERS AT EXCELSIOR YOUTH CENTER
EXCELSIOR YOUTH CENTER SUBDIVISION FILING NO. 1, RECORDED RECEPTION NO. R2273552

WATER NOTES

- 1) ALL MATERIALS, WORKMANSHIP, CONSTRUCTION DETAILS, AND TESTING FOR THE WATER LINE CONSTRUCTION SHALL CONFORM TO STANDARDS AND SPECIFICATIONS REGARDING WATER, SANITARY SEWER AND STORM DRAINAGE INFRASTRUCTURE, LATEST REVISION AS SET FORTH BY THE CITY OF AURORA WATER DEPARTMENT, LATEST REVISION.
- 2) ALL FIRE HYDRANTS SHALL BE LOCATED NOT LESS THAN THREE FEET - SIX INCHES (3' - 6") AND NOT MORE THAN 8 FEET FROM THE BACK OF CURB TO THE CENTER OF THE HYDRANT AND BE UNOBSTRUCTED ON THE STREET SIDE. MINIMUM CLEARANCE ON ALL OTHER SIDES SHALL BE 5 FEET. FIRE HYDRANTS MUST BE GRADE STAKED IN THE FIELD. FIRE HYDRANTS ARE NOT ALLOWED IN SIDEWALKS.
- 3) ALL FIRE HYDRANTS MUST BE GRADE STAKED IN THE FIELD WHENEVER CURB AND GUTTER HAS NOT BEEN INSTALLED.
- 4) ALL UTILITY EASEMENTS MUST REMAIN UNOBSTRUCTED AND FULLY ACCESSIBLE ALONG THEIR ENTIRE LENGTH FOR MAINTENANCE EQUIPMENT.
- 5) WATER MAIN RESTRAINT SHALL BE IN ACCORDANCE WITH STANDARDS AND SPECIFICATIONS REGARDING WATER, SANITARY SEWER AND STORM DRAINAGE INFRASTRUCTURE, LATEST REVISION. MEGALUGS OR UNI-FLANGE MAY BE USED IN PLACE OF RODS AND CLAMPS.
- 6) WATER LINE VALVES ARE NOT ALLOWED IN CROSS PANS.
- 7) ALL WATER METERS, WATER SERVICE LINES AND SANITARY SEWER SERVICE LINES ARE NOT ALLOWED IN OR UNDER DRIVEWAYS.
- 8) ALL SANITARY SERVICE LINES SHALL BE TEES OFF OF MAINS. WYES SHALL BE USED FOR LOTS AT BACK OF CUL-DE-SACS.
- 9) WATER PRESSURE ZONE 5, ZERO (0) PSI @ ELEVATION 5950. A PRESSURE REDUCING VALVE (PRV) IS REQUIRED WHEN THE PRESSURE AT THE UNIT IS GREATER THAN (80) PSI. PRV'S ARE NOT ALLOWED IN CITY OF AURORA OWNED AND MAINTAINED METER PITS.
- 10) ADJUST ALL MANHOLES, FIRE HYDRANTS, AND VALVE BOXES TO GRADE PER AURORA WATER UTILITY CONSTRUCTION PLANS, DESIGN CRITERIA 5 - 9 JANUARY 2012 STANDARDS AND SPECIFICATIONS REGARDING WATER, SANITARY SEWER AND STORM SEWER INFRASTRUCTURE, LATEST REVISION, AS NECESSARY.
- 11) ALL FIRE LINES AND COMMERCIAL WATER SERVICE LINES REQUIRE REDUCED PRESSURE BACK FLOW ASSEMBLY OR DOUBLE CHECK VALVES AS REQUIRED BY THE CITY OF AURORA WATER DEPARTMENT. CONTACT WATER SERVICES AT (303) 326-8114 OR (303) 326-8129 FOR INSPECTION PRIOR TO THE ISSUANCE OF A CERTIFICATE OF OCCUPANCY.
- 12) THE CONTRACTOR SHALL CONTACT AURORA WATER ENGINEERING AT (303) 739-7300 FOR INSPECTION OF ANY REQUIRED GREASE TRAPS OR SAND/OIL INTERCEPTORS PRIOR TO THE ISSUANCE OF THE CERTIFICATE OF OCCUPANCY.
- 13) THE CONTRACTOR SHALL CONTACT THE AURORA WATER INSPECTION LINE AT (303) 739-7385 AT LEAST 24 HOURS IN ADVANCE OF COMMENCING CONSTRUCTION OF ANY WET UTILITY TO SCHEDULE INSPECTIONS.
- 14) TOTAL BUILDING SURFACE AREA = 111,463 S.F. TOTAL HARD SURFACE = 134,775 S.F.

LEGAL INFO

LEGAL DESCRIPTION: LOT 1, BLOCK 1, EXCELSIOR YOUTH CENTER SUBDIVISION, 1ST FILING
ADDRESS: 15001 E. OXFORD AVE, AURORA 80014
COUNTY: ARAPAHOE COUNTY
PARCEL ID: 2073-06-4-14-001
LOT: 1
BLOCK: 1
PLAT PAGE/QUARTER SECTION: 18H
SUBDIVISION: EXCELSIOR YOUTH CENTER SUBDIVISION FILING NO. 1
ZONING: R1

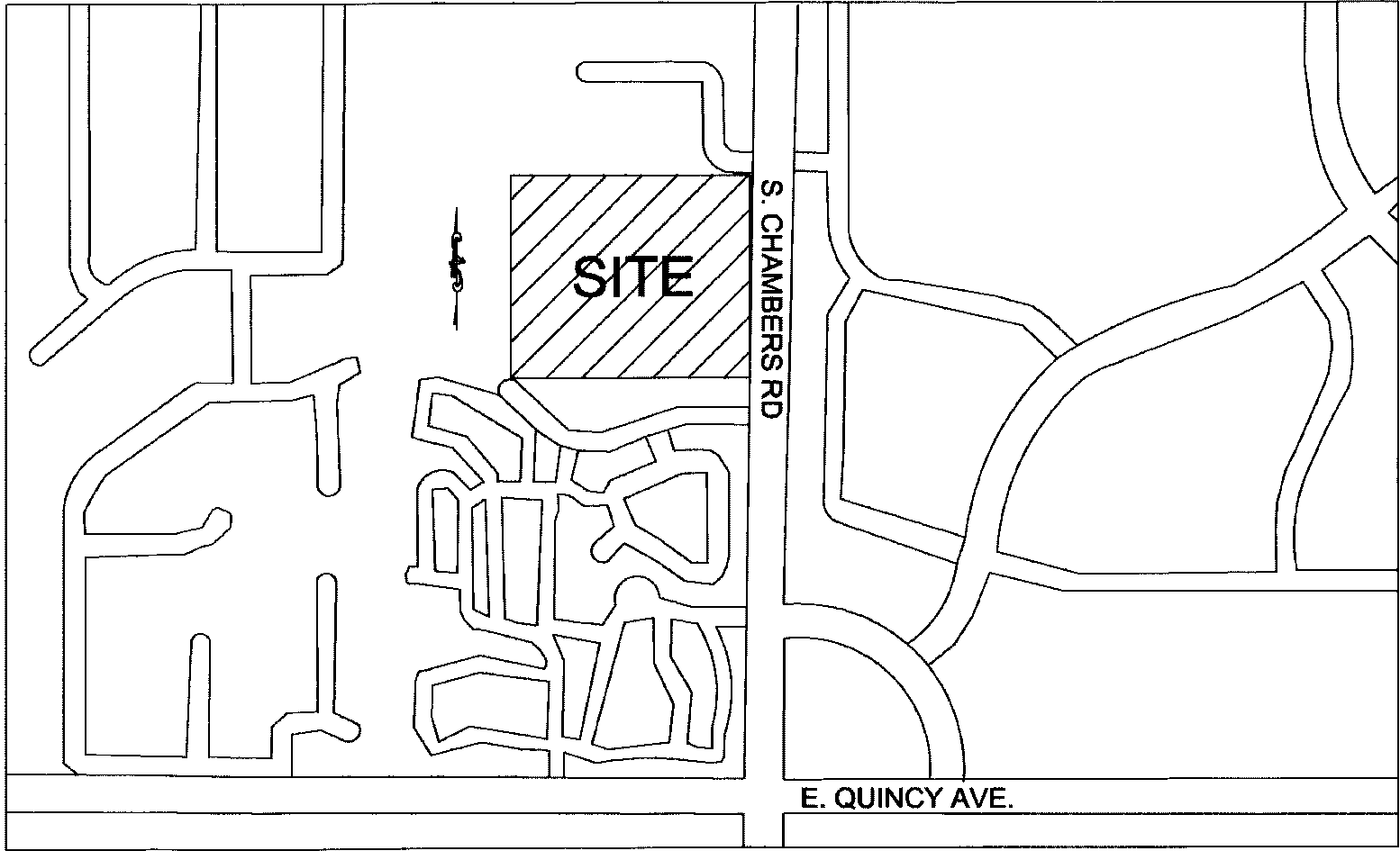
OWNER:
URBAN LAND CONSERVATORY
10051 EAST OXFORD AVE, AURORA, CO. 80014

SHEET INDEX

1. C001 COVER/LEGEND
2. C100 SITE PLAN

REQUIRED NOTES

- 2.03.6.01 CITY OF AURORA PLAN REVIEW IS ONLY FOR GENERAL CONFORMANCE WITH CITY OF AURORA DESIGN CRITERIA AND THE CITY CODE. THE CITY IS NOT RESPONSIBLE FOR THE ACCURACY AND ADEQUACY OF THE DESIGN, DIMENSIONS, AND ELEVATIONS WHICH SHALL BE CONFIRMED AND CORRELATED AT THE JOB SITE. THE CITY OF AURORA, THROUGH THE SUBMITTAL REQUIREMENTS AND PROCEDURES 2-12 10.2016 APPROVAL OF THIS DOCUMENT, ASSUMES NO RESPONSIBILITY FOR THE COMPLETENESS AND/OR ACCURACY OF THIS DOCUMENT.
- 2.03.6.02 ALL ROADWAY CONSTRUCTION SHALL CONFORM TO CITY OF AURORA "ROADWAY DESIGN & CONSTRUCTION SPECIFICATIONS," LATEST EDITION.
- 2.03.6.03 ALL WATER DISTRIBUTION, SANITARY SEWER, AND STORM DRAINAGE CONSTRUCTION SHALL CONFORM TO CITY OF AURORA "STANDARDS AND SPECIFICATIONS REGARDING WATER, SANITARY SEWER AND STORM DRAINAGE INFRASTRUCTURE," LATEST REVISION
- 2.03.6.04 ALL MATERIALS AND WORKMANSHIP SHALL BE SUBJECT TO INSPECTION BY THE CITY. THE CITY RESERVES THE RIGHT TO ACCEPT OR REJECT ANY MATERIALS AND WORKMANSHIP THAT DOES NOT CONFORM TO THE CITY STANDARDS AND SPECIFICATIONS.
- 2.03.6.05 THE CONTRACTOR SHALL NOTIFY THE CITY PUBLIC IMPROVEMENT INSPECTIONS DIVISION, 303-739-7420, 24 HOURS PRIOR TO THE BEGINNING OF CONSTRUCTION.
- 2.03.6.06 LOCATION OF EXISTING UTILITIES SHALL BE VERIFIED BY THE CONTRACTOR PRIOR TO ACTUAL CONSTRUCTION. FOR INFORMATION, CONTACT UTILITY NOTIFICATION CENTER OF COLORADO, 1-800-922-1987 OR 811.
- 2.03.6.07 THE CONTRACTOR SHALL HAVE ONE SIGNED COPY OF THE PLANS (APPROVED BY THE CITY OF AURORA), ONE COPY OF THE APPROPRIATE STANDARDS AND SPECIFICATIONS AT THE JOB SITE AT ALL TIMES, AND A COPY OF ANY PERMITS AND EXTENSION AGREEMENTS NEEDED AT THE JOB SITE AT ALL TIMES.
- 2.03.6.08 IT IS THE CONSULTANT'S RESPONSIBILITY TO ACCURATELY SHOW EXISTING CONDITIONS, BOTH ON-SITE, AND OFF-SITE, ON THE CONSTRUCTION PLANS. ANY MODIFICATIONS NEEDED DUE TO CONFLICTS, OMISSIONS, OR CHANGED CONDITIONS EITHER ON-SITE OR OFF-SITE, WHICH ARISE IN THE FIELD, WILL BE ENTIRELY THE DEVELOPER'S RESPONSIBILITY. THE COST TO RECTIFY ANY ADVERSE SITUATION TO MEET THE CITY STANDARDS AND SPECIFICATIONS AND THE CITY CODE SHALL BE BORNE SOLELY BY THE DEVELOPER.
- 2.03.6.09 THE OWNER/DEVELOPER MUST OBTAIN THE WRITTEN PERMISSION OF THE ADJACENT PROPERTY OWNER(S) PRIOR TO ANY OFF-SITE GRADING OR CONSTRUCTION.
- 2.03.6.10 CONCRETE SHALL NOT BE PLACED UNTIL THE FORMS HAVE BEEN INSPECTED BY PUBLIC IMPROVEMENTS INSPECTIONS.
- 2.03.6.11 PAVING OF PUBLIC STREETS SHALL NOT START UNTIL A SOIL REPORT AND PAVEMENT DESIGN IS APPROVED BY THE CITY ENGINEER, PROOF ROLLING, AND SUBGRADE AND TRENCH SUBMITTAL REQUIREMENTS AND PROCEDURES 2-13 10.2016 COMPACTION TESTS TAKEN BY THE DEVELOPER'S GEOTECH ARE APPROVED BY PUBLIC IMPROVEMENTS INSPECTIONS/MATERIALS LAB.
- 2.03.6.12 STANDARD CITY OF AURORA CURB RAMPS SHALL BE CONSTRUCTED AT ALL CURB RETURNS, AT ALL "T" INTERSECTIONS AND AT ALL CURBSIDE KIOSKS OR CLUSTERS, UNLESS OTHERWISE MODIFIED BY THESE PLANS.
- 2.03.6.13 ALL STATIONING IS BASED ON CENTERLINE OF ROADWAYS UNLESS OTHERWISE NOTED.
- 2.03.6.14 ALL ELEVATIONS ARE BACK OF CURB UNLESS OTHERWISE NOTED.
- 2.03.6.15 THE CITY OF AURORA SHALL NOT BE LIABLE FOR THE MAINTENANCE OF GROUND MOUNTED SOLAR PANELS. THESE FACILITIES MAY NOT MEET CITY STANDARDS AND SHALL REMAIN IN PRIVATE MAINTENANCE BY THE CITY OF AURORA IN PERPETUITY. THESE PRIVATE FACILITIES INCLUDE, IF PROVIDED, THE PRIVATE UNDERDRAIN SYSTEM PLACED WITHIN THE PUBLIC RIGHT-OF-WAY.
- 2.03.6.16 THE CONTRACTOR/DEVELOPER IS RESPONSIBLE FOR CONTACTING CDOT TO ENSURE ALL WORK ON OR ADJACENT TO STATE HIGHWAYS OR CDOT R.O.W. MEETS CDOT REQUIREMENTS.
- 2.03.6.17 THE STREET LIGHT 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 LIGHTING 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. 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 LIGHTS ARE APPROVED, CONSTRUCTED, AND INITIALLY ACCEPTED.
- 2.03.6.18 THE OWNER/CONTRACTOR MUST OBTAIN A C.D.P.S. STORM WATER DISCHARGE PERMIT FROM THE COLORADO DEPARTMENT OF PUBLIC HEALTH AND ENVIRONMENT, IF REQUIRED.
- 2.03.6.19 THE OWNER/CONTRACTOR IS RESPONSIBLE FOR COORDINATING WITH THE ARMY CORP OF ENGINEERS FOR WETLAND MITIGATION OR WORK WITHIN THE WATERS OF THE U.S., IF REQUIRED. IT IS THE RESPONSIBILITY OF THE OWNER/CONTRACTOR TO PROVIDE A COPY OF THE ARMY CORP OF ENGINEER'S REQUIREMENTS TO THE CITY OF AURORA. IF THERE ARE NO REQUIREMENTS BY THE ARMY CORP OF ENGINEERS, THEN A WRITTEN NOTIFICATION FROM THE ARMY CORP OF ENGINEERS SHALL BE SUBMITTED TO THE CITY OF AURORA STATING SUCH. CITY APPROVAL OF THE CONSTRUCTION PLANS IS SUBJECT TO THE OWNER/CONTRACTOR OBTAINING A 404 PERMIT, IF APPLICABLE. A COPY OF THIS PERMIT SHALL BE SUBMITTED TO THE CITY OF AURORA PRIOR TO ANY PERMITS BEING ISSUED.
- 2.03.6.20 ALL SIGNAGE AND STRIPING SHALL BE IN ACCORDANCE WITH THE MANUAL OF UNIFORM TRAFFIC CONTROL DEVICES, UNLESS OTHERWISE NOTED BY THE CITY OF AURORA. SUBMITTAL REQUIREMENTS AND PROCEDURES 2-14 10.2016
- 2.03.6.21 PRIVATE UNDERDRAIN SYSTEMS FOR GROUNDWATER DISCHARGES FROM FOUNDATION DRAINS SHALL BE OWNED AND MAINTAINED BY THE HOA.
- 2.03.6.22 PROJECT SHALL COMPLY WITH THE SUBSURFACE UTILITY ENGINEERING REQUIREMENTS PER SENATE BILL 18-167 WHEN PROJECT INCLUDES EXCAVATION, INCLUDING BUT NOT LIMITED TO ELECTRONICALLY TRACEABLE MARKERS OR TRACING WIRE PER AURORA WATER STANDARDS AND SPECIFICATIONS FOR ALL SUBSURFACE UTILITIES. BY STAMPING THE PLAN THE ENGINEER OF RECORD IS CERTIFYING THE PLAN MEETS THE STANDARDS ESTABLISHED BY THE AMERICAN SOCIETY OF CIVIL ENGINEERS (ASCE 38-02) FOR DEFINING ACCURACY OF AN UNDERGROUND FACILITY.



VICINITY MAP

SCALE: 1" = 500'



MISSOURI CERTIFICATE OF AUTHORITY NO. E-2017015086
EXPIRES: DECEMBER 31, 2019

NOTICE:
SSE WAIVES ANY AND ALL RESPONSIBILITY AND LIABILITY FOR PROBLEMS WHICH ARISE FROM FAILURE TO FOLLOW THESE PLANS, SPECIFICATIONS, AND THE ENGINEERING INTENT THEY CONVEY, OR FOR PROBLEMS WHICH ARISE FROM FAILURE TO OBTAIN AND/OR FOLLOW THE ENGINEERS GUIDANCE WITH RESPECT TO ANY ERRORS, OMISSIONS, INCONSISTENCIES, AMBIGUITIES, OR CONFLICTS WHICH ARE ALLEGED.



Daniel A. Struempfh
CO-PE 0055335
MY LICENSE RENEWAL DATE IS OCTOBER 31, 2019

9/27/2019

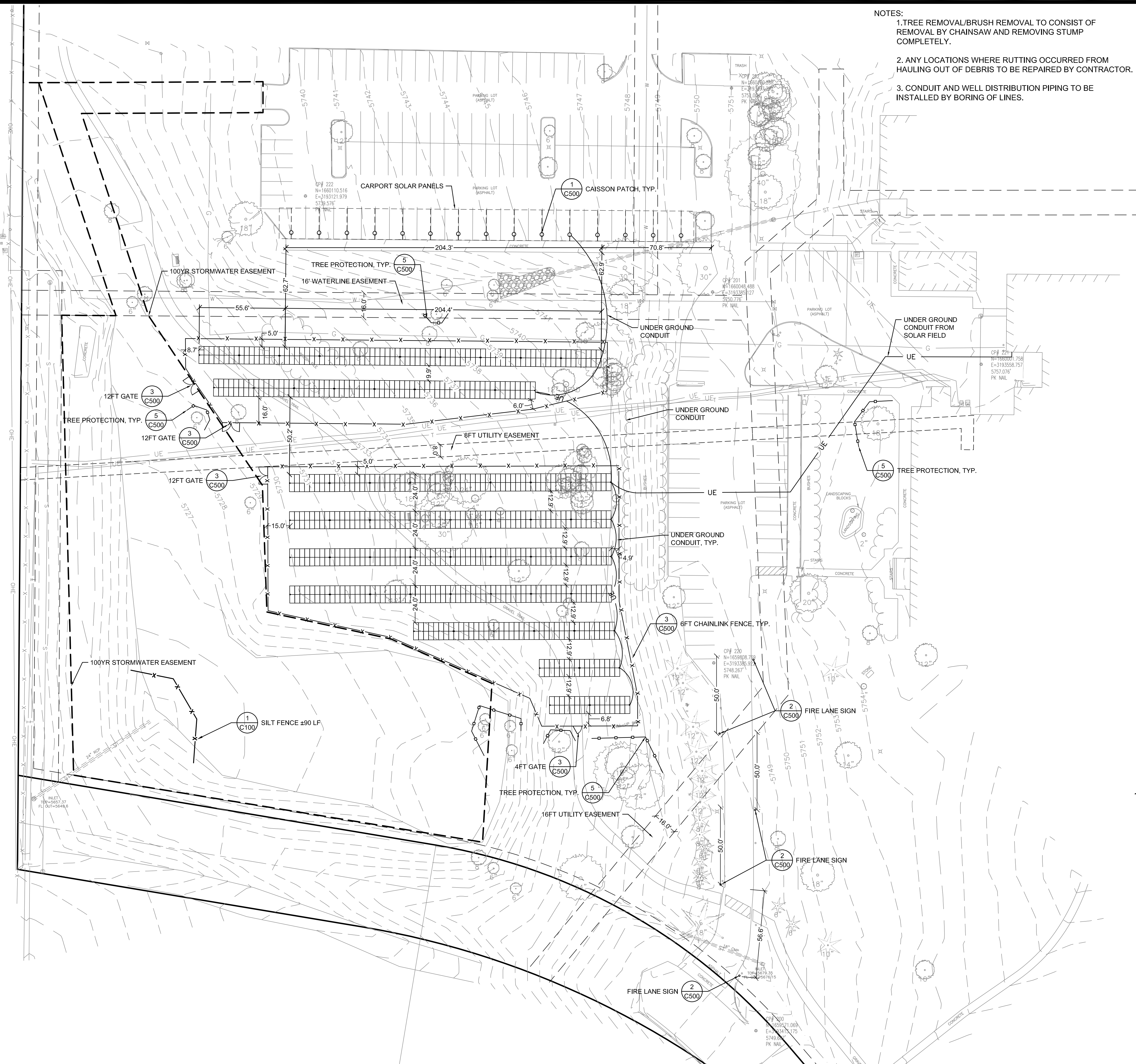
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ENERGYLINK

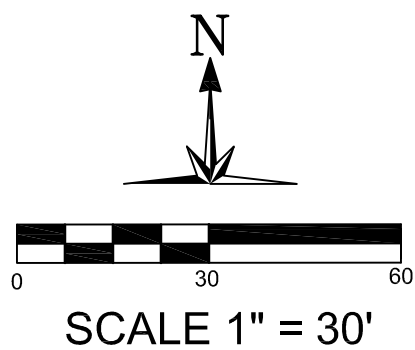
15001 E. OXFORD AVENUE
AURORA, COLORADO

EXCELSIOR YOUTH CENTER SUBDIVISION FILING NO. 1
RECORDED RECEPTION NO. R2273552

ENGINEER KKS	DRAWN BY TRA
CHECKED BY KKS	SSE PROJECT # 18099
COVER / LEGEND	
DRAWING NO. C001	SHEET NO. 1



- NOTES:
1. TREE REMOVAL/BRUSH REMOVAL TO CONSIST OF REMOVAL BY CHAINSAW AND REMOVING STUMP COMPLETELY.
 2. ANY LOCATIONS WHERE RUTTING OCCURRED FROM HAULING OUT OF DEBRIS TO BE REPAIRED BY CONTRACTOR.
 3. CONDUIT AND WELL DISTRIBUTION PIPING TO BE INSTALLED BY BORING OF LINES.



SSE
SIMON & STRUENPH ENGINEERING
CREATING CLIENTS FOR LIFE
210 PARK AVENUE
COLUMBIA, MO 65203
P 573.499.1944

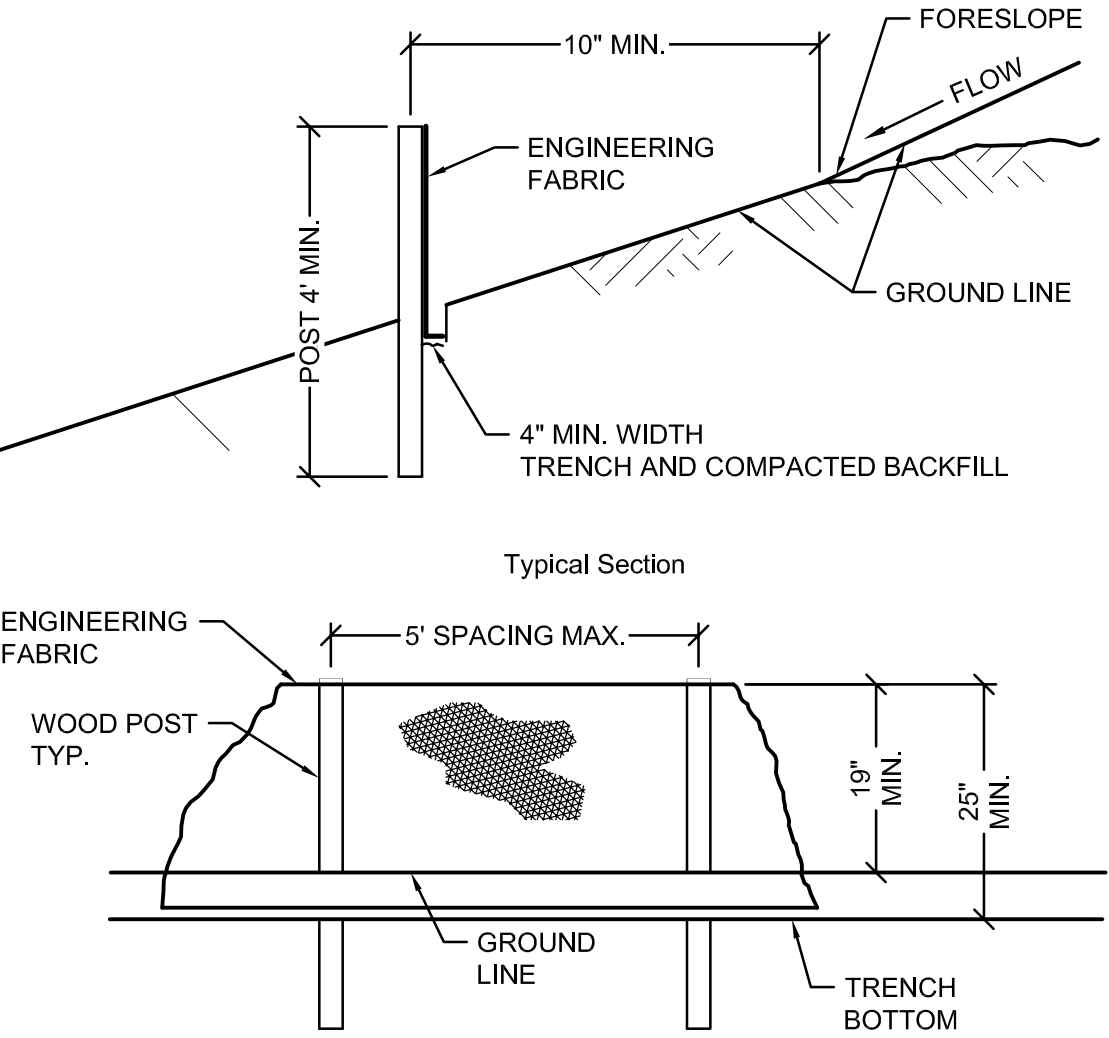
MISSOURI CERTIFICATE OF AUTHORITY NO. E-2017015086
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Daniel A. Struempfh
CO-PE 0055335
MY LICENSE RENEWAL DATE IS OCTOBER 31, 2019
9/27/2019

REVISIONS	
△	
△	
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- SILT FENCE NOTES**
1. MINIMUM LONGITUDINAL SPLICE OVERLAP SHALL BE 2' WITH A POST AT EACH END. SECURE FABRIC TO POSTS.
 2. SUPPORT FENCE REQUIRED WITH SILT FENCE AROUND DROP INLET OR WHEN USED ACROSS DITCH.
 3. INSTALL AROUND INLETS AND ADDITIONAL CUT AREAS.

1
C100

SILT FENCE

ENERGYLINK
15001 E. OXFORD AVENUE
AURORA, COLORADO
EXCELSIOR YOUTH CENTER SUBDIVISION FILING NO. 1
RECORDED RECEPTION NO. R2273552

ENGINEER
KKS

DRAWN BY
TRA

CHECKED BY
KKS

SSE PROJECT #
18099

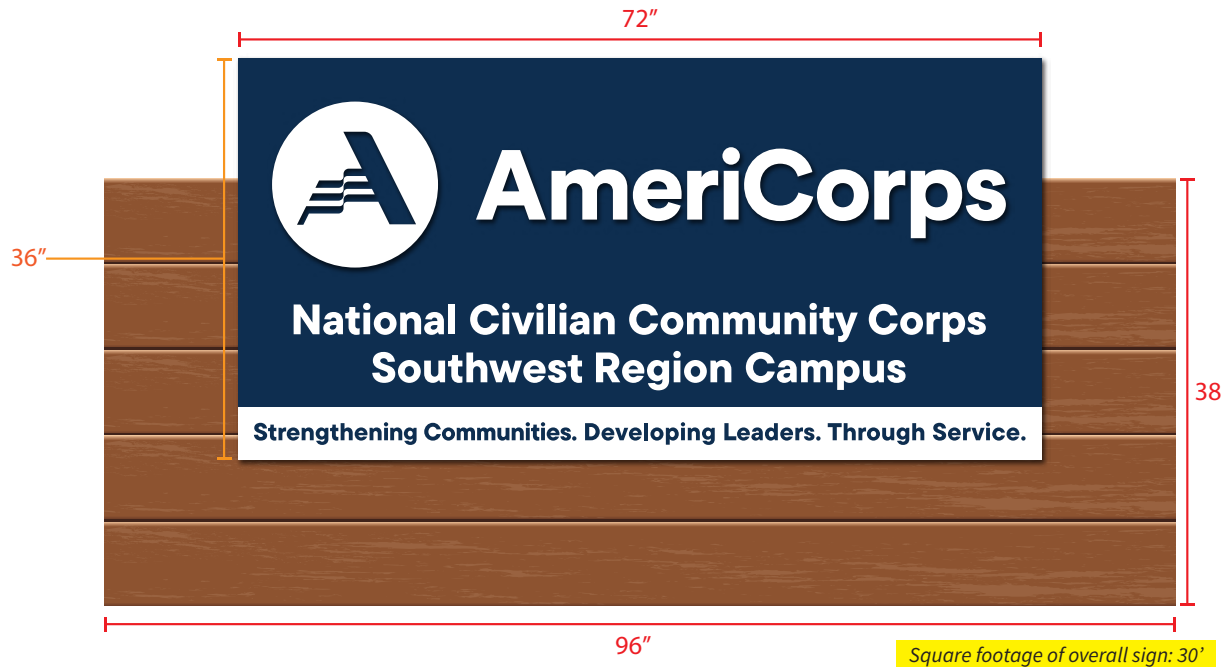
CONSTRUCTION PLAN

DRAWING NO.
C100

SHEET NO.
2

15001 E. Oxford Ave. Bldg. 758 Rm 213
Aurora, CO 80014

AmeriCorps Single Sided Monument Sign Elevation Plan



Sign to consist of:

- 3'x6' 3mm Max Metal - Direct printed with UV ink
- 8' - 8"x1" Wooden Planks

Subsurface Installation:

- 80lb concrete cylinders
- 3ft underground installation



Locational rendering

Please note- all shrubbery has been removed from this area

Technical rendering reflecting subsurface installation:



15001 E. Oxford Ave. Bldg. 758 Rm 213

Aurora, CO 80014

Lot 1 - Block 1 - Excelsior Youth Center Subdivision Filing No. 1

Americorps Single Sided Monument Sign

Plot Plan



- -Sign Location
- -Sign distance from Water Easement ~ 15'
- -Property Line
- -Sign distance from Gas Easement ~ 200'
- -Water Easement
- -Gas Easement
- -Excelsior Youth Center

Intersection Sight Triangle - Area Clear of Obstructions:

