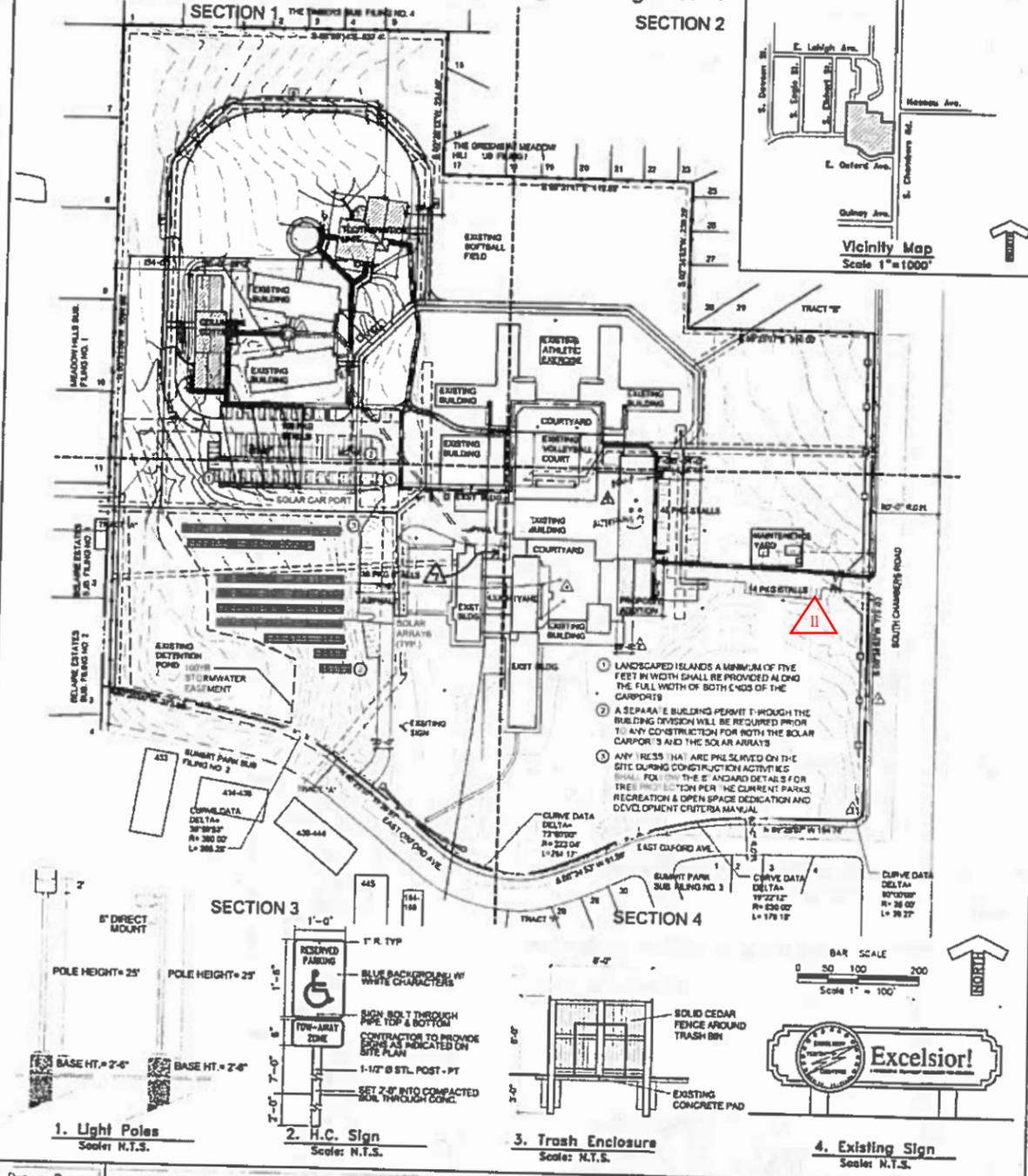


Lot 1, Block 1, Excelsior Youth Center S'b. Filing No. 1

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. SSWALJ 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 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 AV OR F M CHAMBERS AVE.

Data:

LAND AREA WITHIN PROPERTY LINES	32.84 ACRES
GROSS FLOOR AREA	125,133 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
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	68 @ 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 10-25-00
 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 _____
 CLERK AND RECORDER _____
 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

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

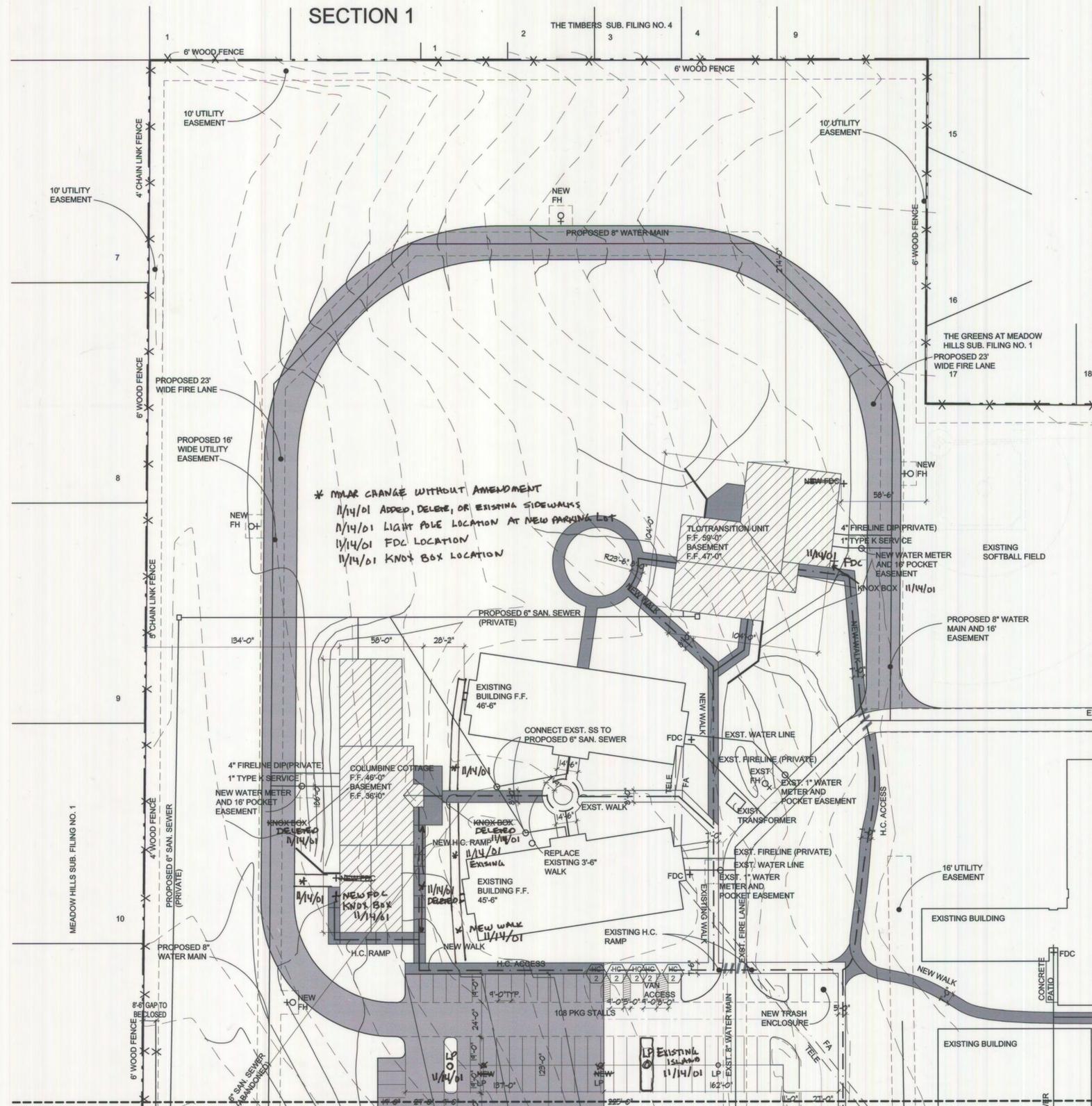
Owner Representative
 Position
 Name: _____
 Title: _____

Excelsior Youth Center

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

- ADDITIONAL NOTES:**
1. RELOCATE AND REORIENT TWO LIVING UNITS AT NORTHWEST CORNER OF SITE.
 2. MOVE FOOTPRINT OF SE CLASSROOM BUILDING.
 3. REVISE LANDSCAPE PLAN TO REFLECT ABOVE CHANGES. (SEE PRINT IN FILE FOLDER NO. 034005-2 FOR LANDSCAPE INSTALL PLAN(S).)
 4. CONSTRUCT A RAKU KUN, 3'X2 SQUARE, GAS FIRED.
 5. ADD BRICK MONUMENT SIGN.
 6. ADD APPROX 700 LINEAR FT. 1/2" 1-1/2" CEDAR CASTLEWOOD PRIVACY FENCE WITH 24"x24"x76" BRICK COLUMNS AT SOFT INTERVALS.
 7. ADD PATIO ENCLOSURE.
 8. ADD POOL EQUIPMENT ROOM TO NEW REC. CTR (SEE SHEET 3.2 OF 7, 3 OF 7)
 9. ADD CMRS 42/2010 74A-531089 1082-4225-13
 10. ADD SOLAR ARRAY GROUND MOUNTED. ADD SOLAR ARRAY CAR PORT. (SEE SHEETS 1 OF 10, 4 OF 10).
- MA-1982-4025-09-NEW MONUMENT SIGN**

Excelsior Youth Center Site Plan-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

** MYLAR CHANGE WITHOUT AMENDMENT
11/14/01 ADDED, DELETED, OR EXISTING SIDEWALKS
11/14/01 LIGHT POLE LOCATION AT NEW PARKING LOT
11/14/01 FDC LOCATION
11/14/01 KNOX BOX LOCATION*



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

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JR
Checked By:
RLS
Scale:
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(303) 695-1997**

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Excelsior Youth Center

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

* MYLAR CHANGE 11/14/01

Excelsior Youth Center Site Plan-Section 2

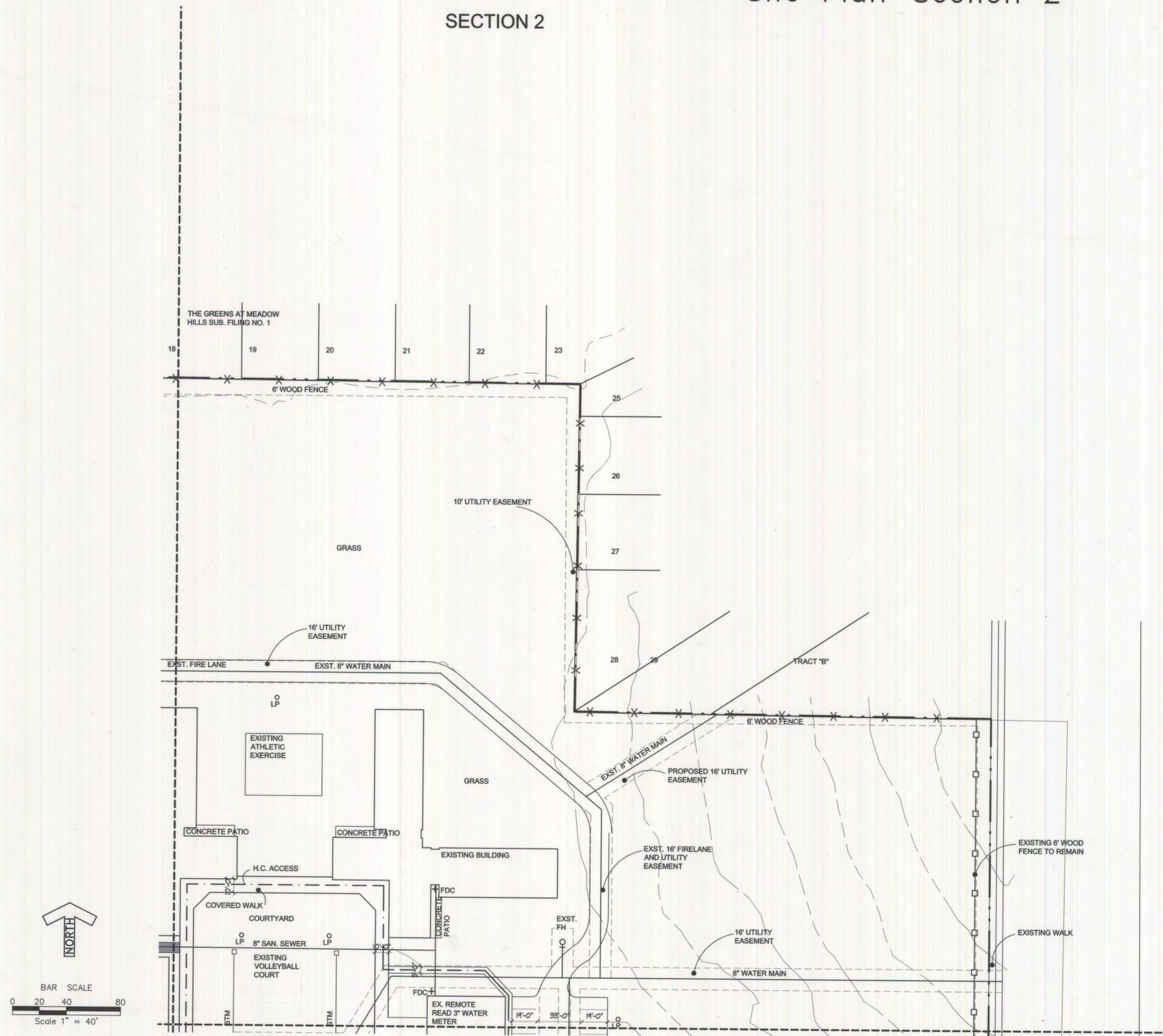
SECTION 2

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



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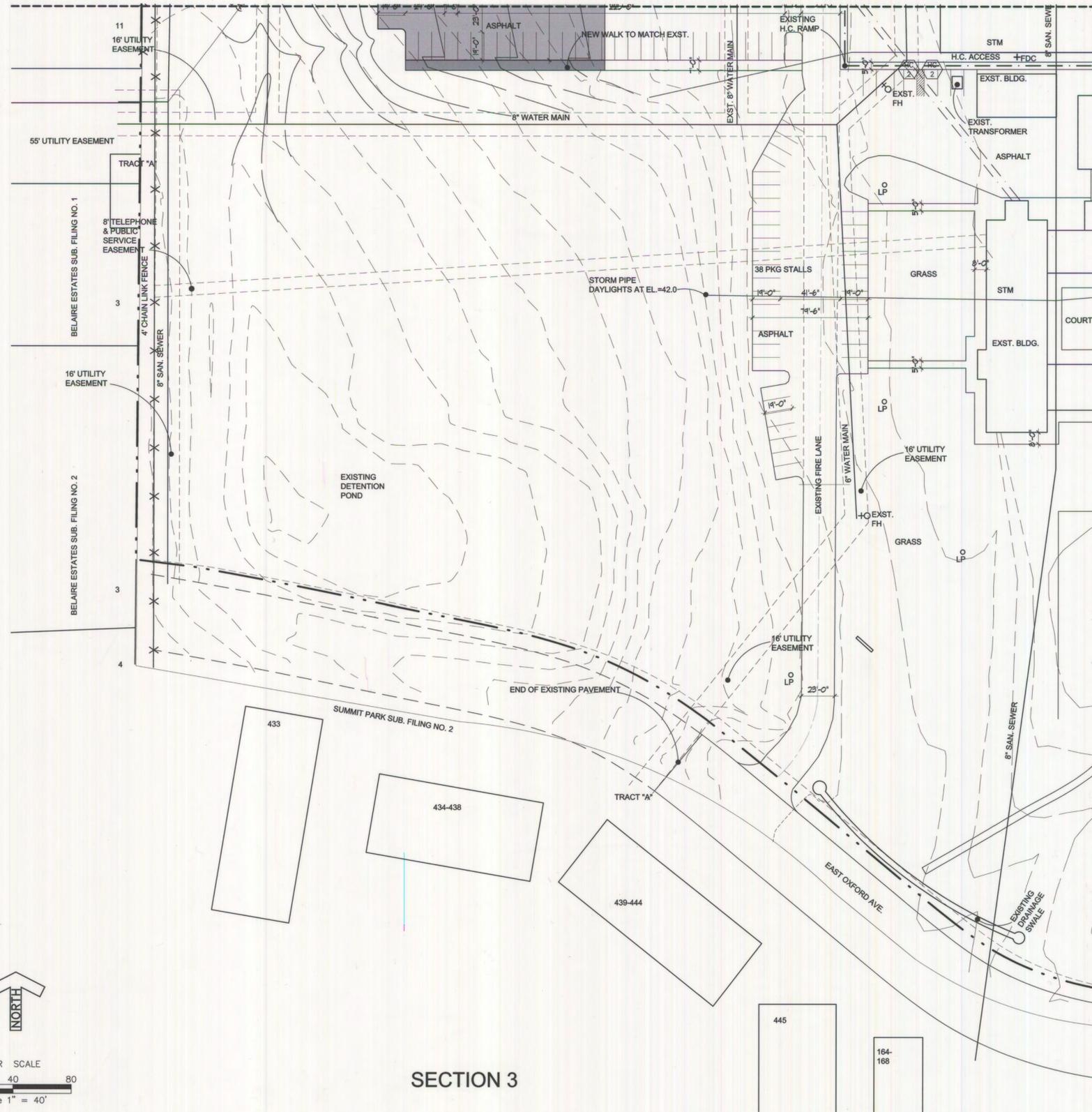
Owner
Excelsior Youth Center
15001 E. Oxford Ave.
Aurora, CO 80014
(303) 693-1550

Excelsior Youth Center

Project #
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Date
12/15/00
Sheet
3 of 10

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Excelsior Youth Center Site Plan-Section 3

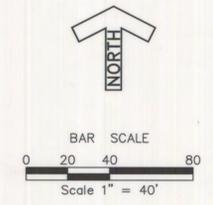


Notes

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2. ALL IMPROVEMENTS SHOWN ARE EXISTING UNLESS OTHERWISE NOTED.

- NEW ASPHALT PAVEMENT
- NEW CONCRETE PAVING
- PROPOSED BUILDING

AMENDMENTS

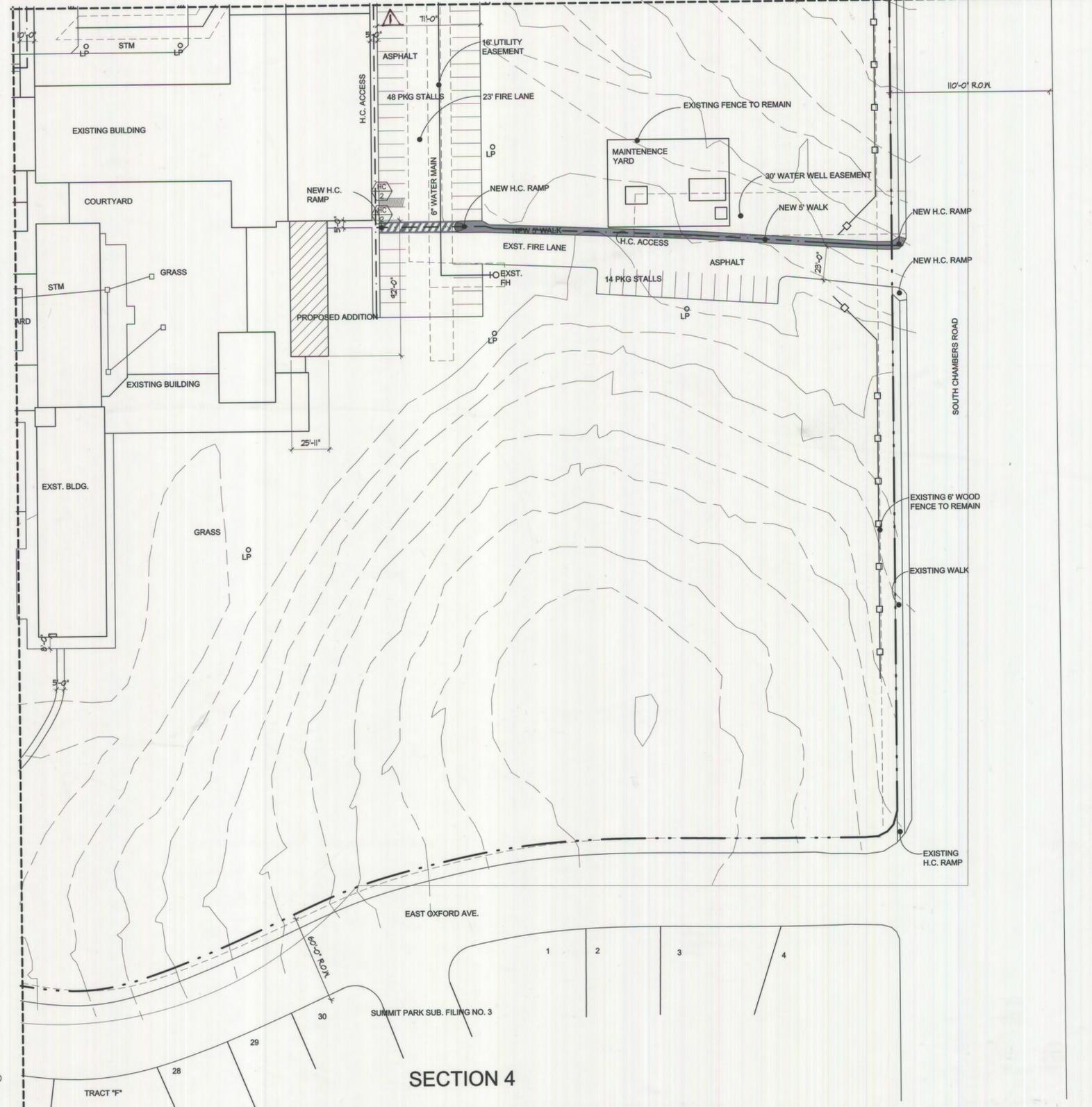


SECTION 3

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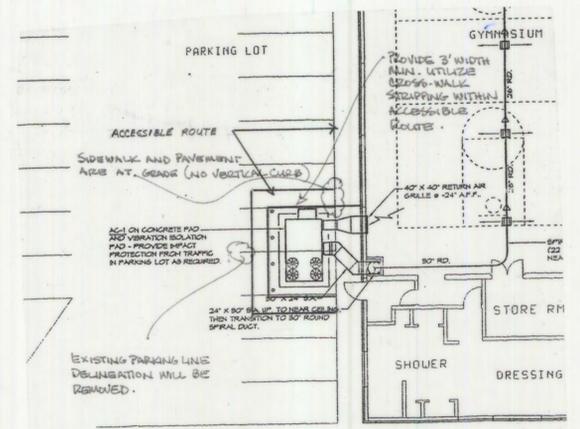
Excelsior Youth Center Site Plan-Section 4



- ### Notes
1. ALL EASEMENTS NOTED AS PROPOSED ARE TO BE DEDICATED BY SEPERATE DOCUMENTATION WITH REAL PROPERTY SERVICES.
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- NEW ASPHALT PAVEMENT
- NEW CONCRETE PAVING
- PROPOSED BUILDING

AMENDMENTS



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

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JR
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Scale:
1" = 40'



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Owner
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15001 E. Oxford Ave.
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Excelsior Youth Center

Project #
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Date
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Sheet
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Excelsior Youth Center LANDSCAPE PLAN AND DETAILS

NOTES:

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

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

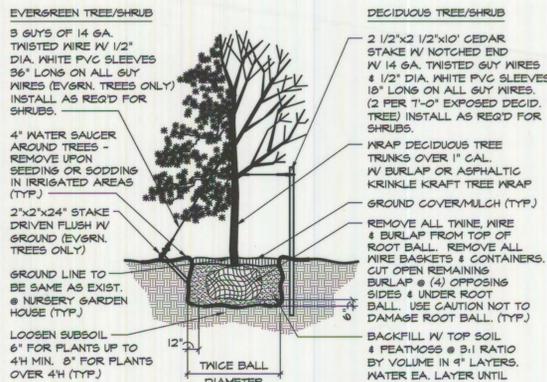
3. ALL UTILITY EASEMENTS SHALL REMAIN UNOBSTRUCTED AND FULLY ACCESSIBLE ALONG THEIR ENTIRE LENGTH FOR MAINTENANCE EQUIPMENT.

SOIL PREPARATIONS:

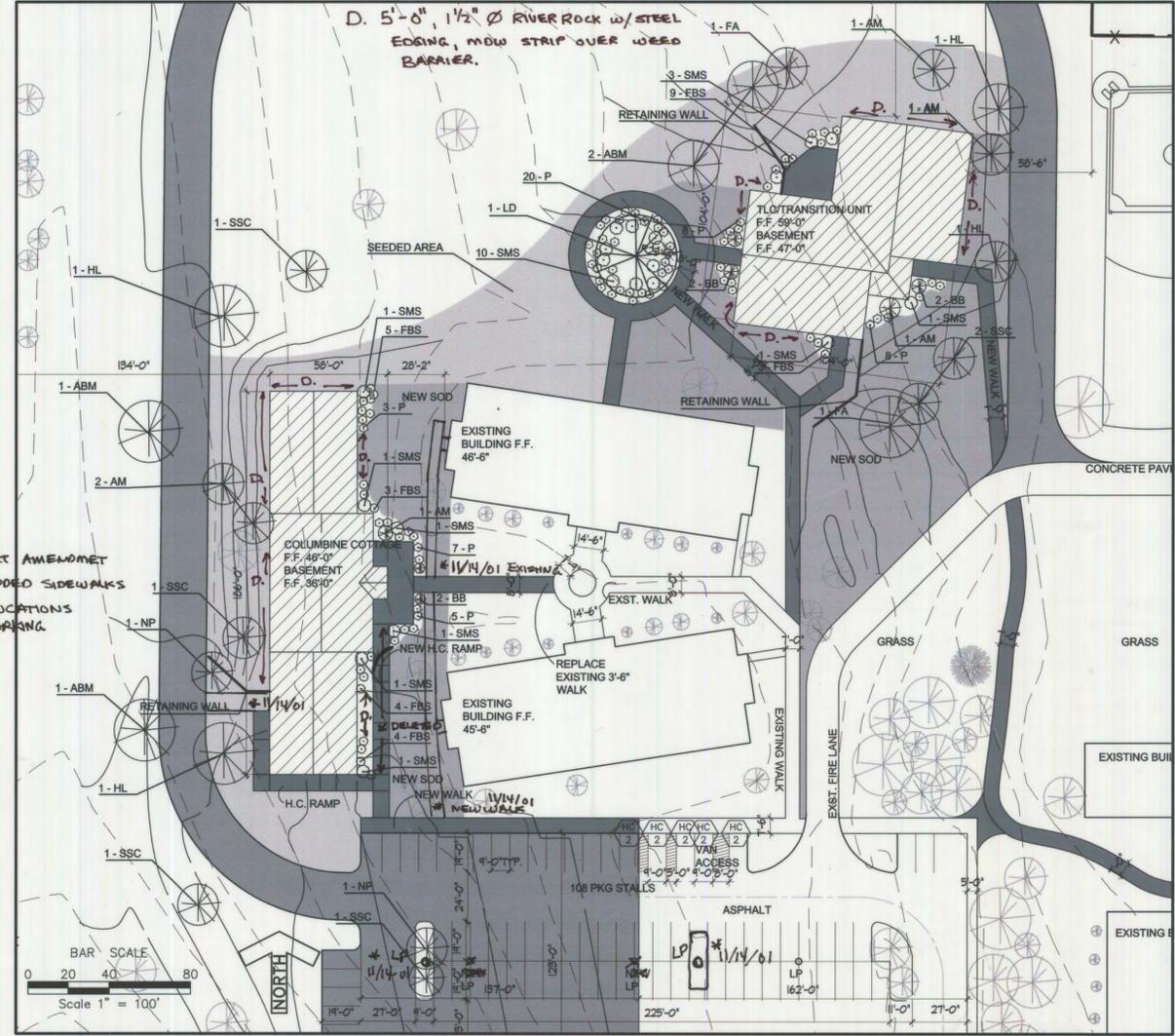
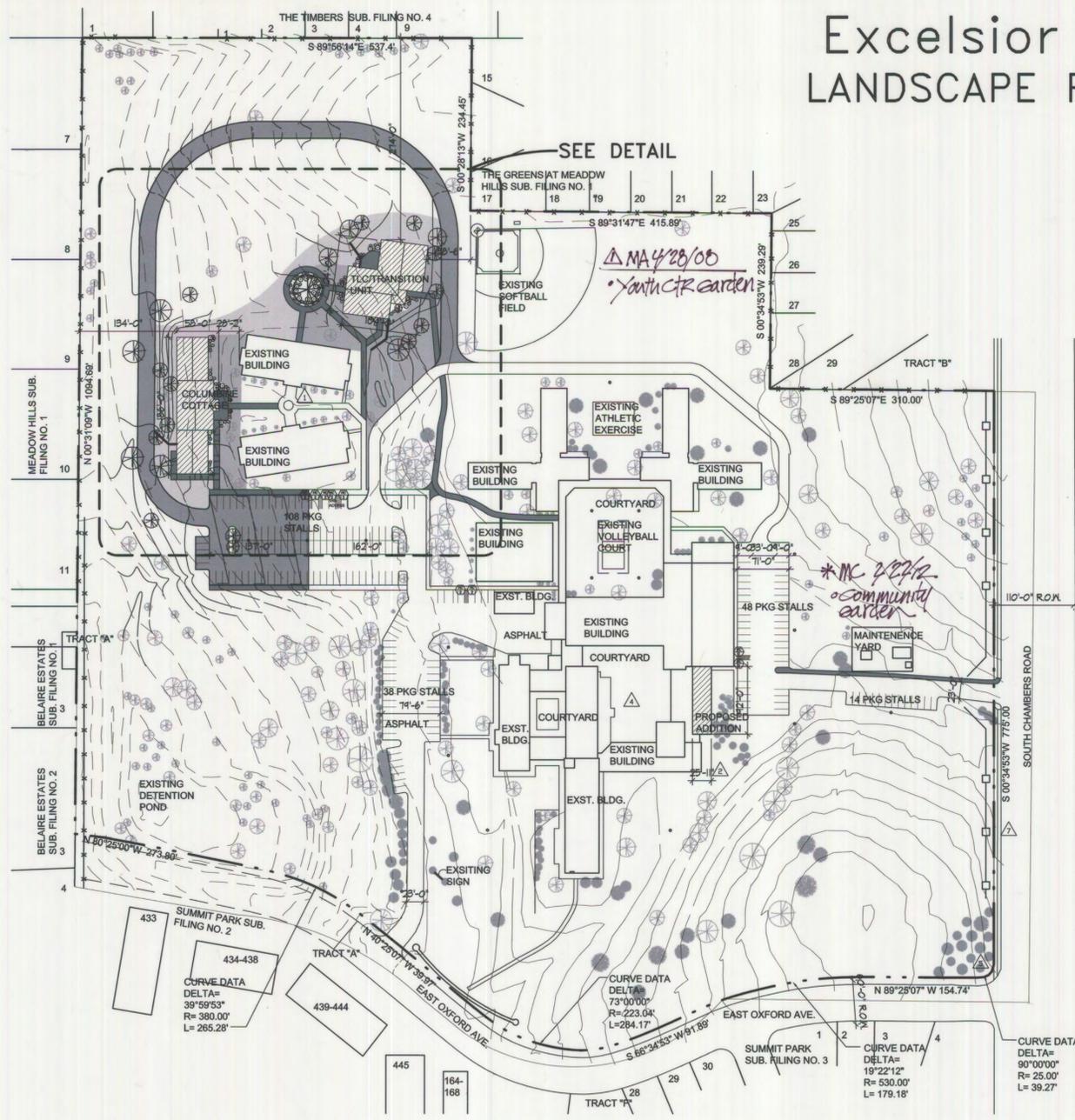
A. TAKING CARE TO PROTECT EXISTING STRUCTURES, PAVING AND PLANTS (INCLUDING THEIR ROOT AREAS). TILL/RIP ALL PLANTING AREAS TO A MINIMUM DEPTH OF 6" TO LOOSEN SOIL, REMOVING ALL WEEDS, GRASSES, AN OTHER UNDESIRABLE PLANTS INCLUDING THEIR ROOT SYSTEMS, STONES, CLAY LUMPS AND OTHER EXTRANEIOUS MATERIALS 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 LOOSENED 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.

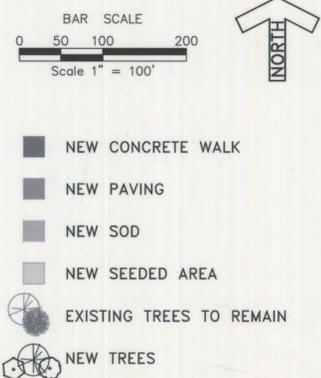
C. PLANTING BEDS WILL BE EDGED AND A WOOD MULCH WILL BE USED.



Planting Detail
N.T.S.



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 "Frobelii"	2.5 Gal.	
P	51	Potentilla	Potentilla Fruticosa	2.5 Gal.	



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



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REVISIONS	
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Owner
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15001 E. Oxford Ave.
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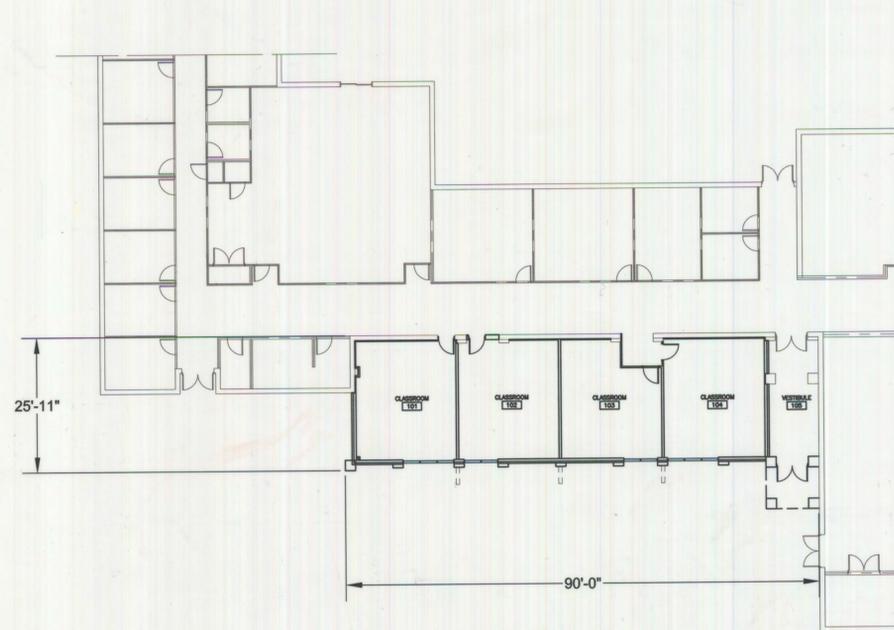
Excelsior Youth Center

Project #
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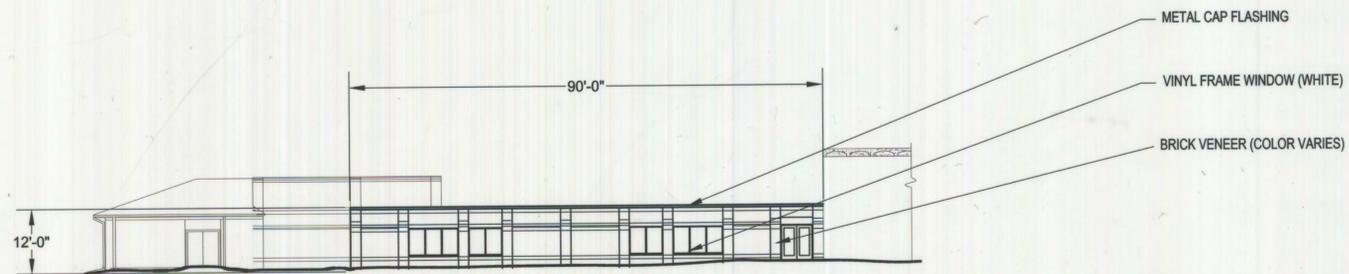
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Excelsior Youth Center

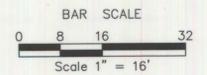
Classroom Addition— Plan and Elevation



Proposed Addition



East Elevation



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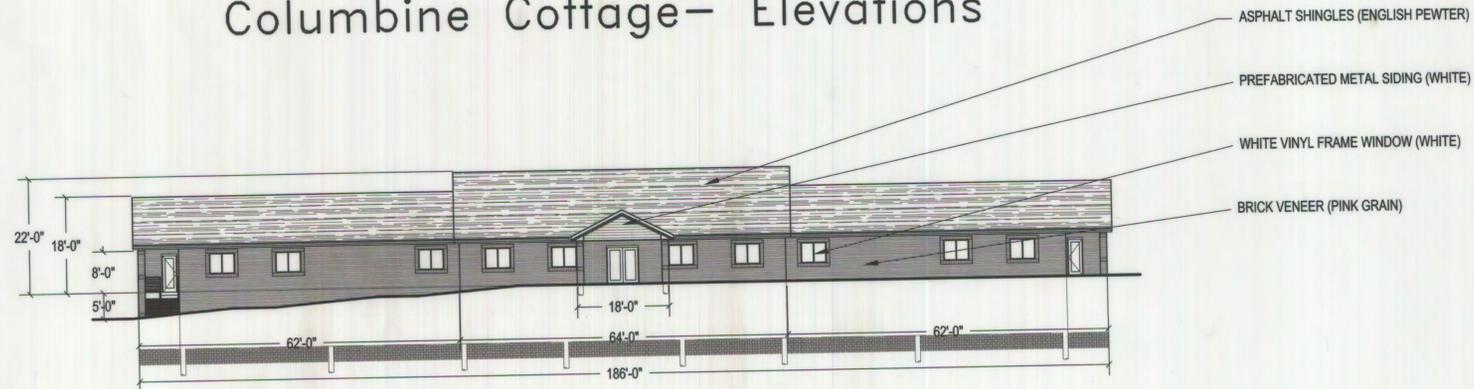
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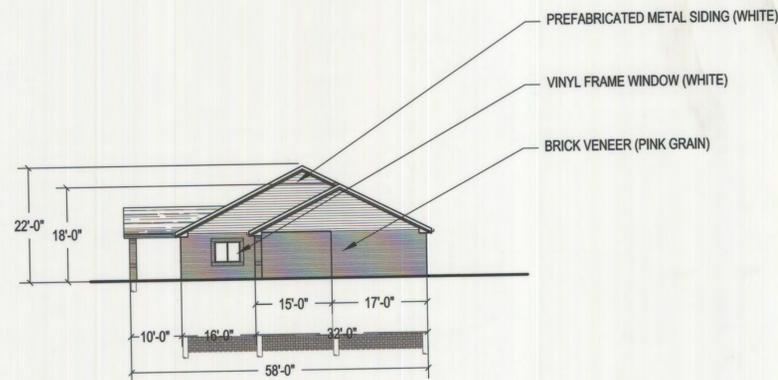
Excelsior Youth Center

Project #
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7 of 10

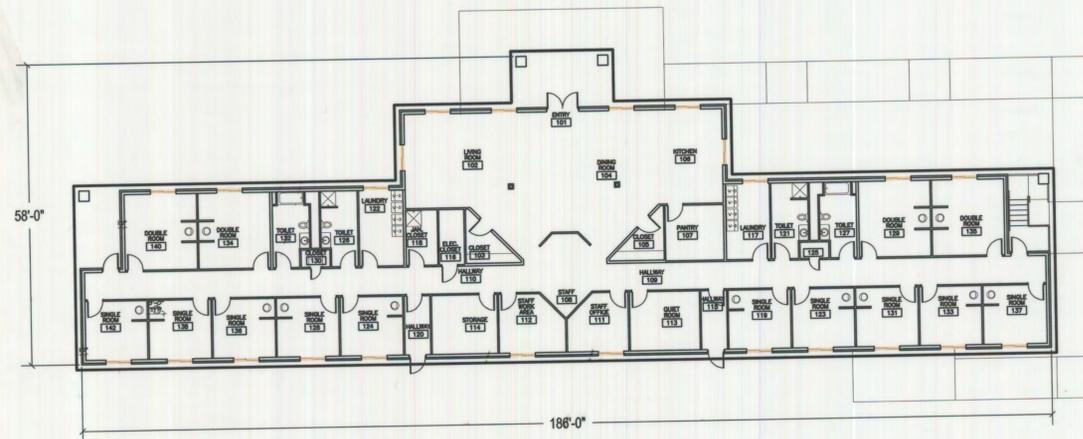
Excelsior Youth Center Columbine Cottage- Elevations



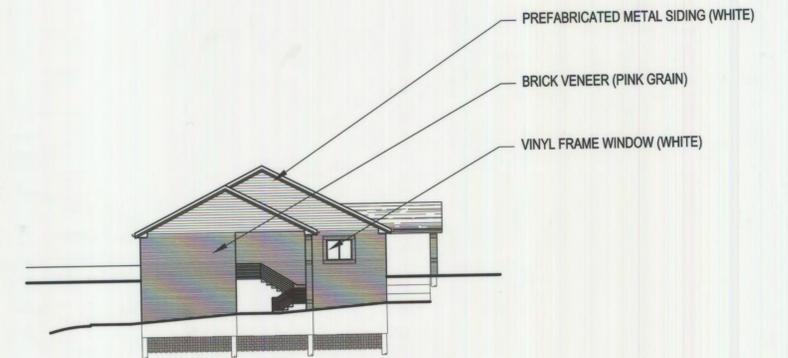
East Elevation



North Elevation



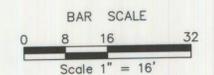
Proposed Main Level Plan



South Elevation



West Elevation



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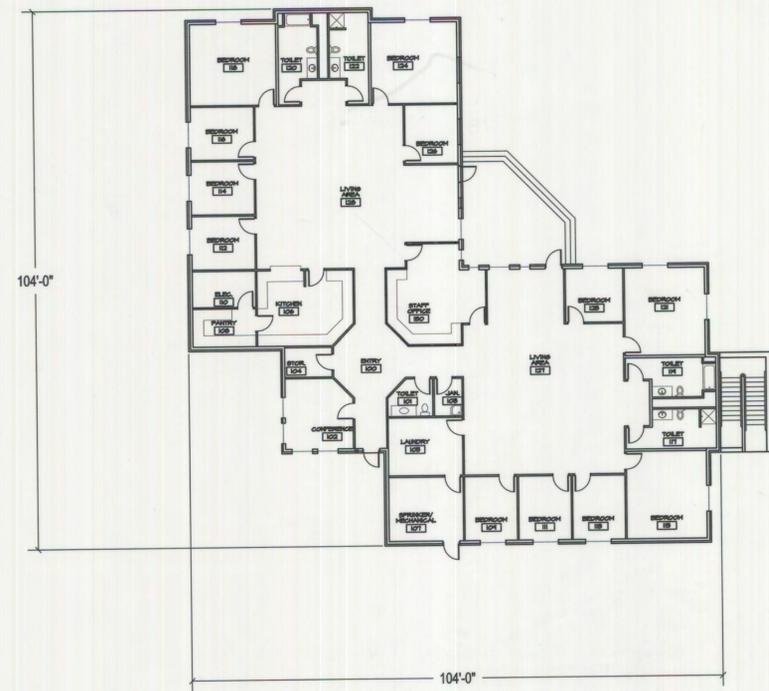
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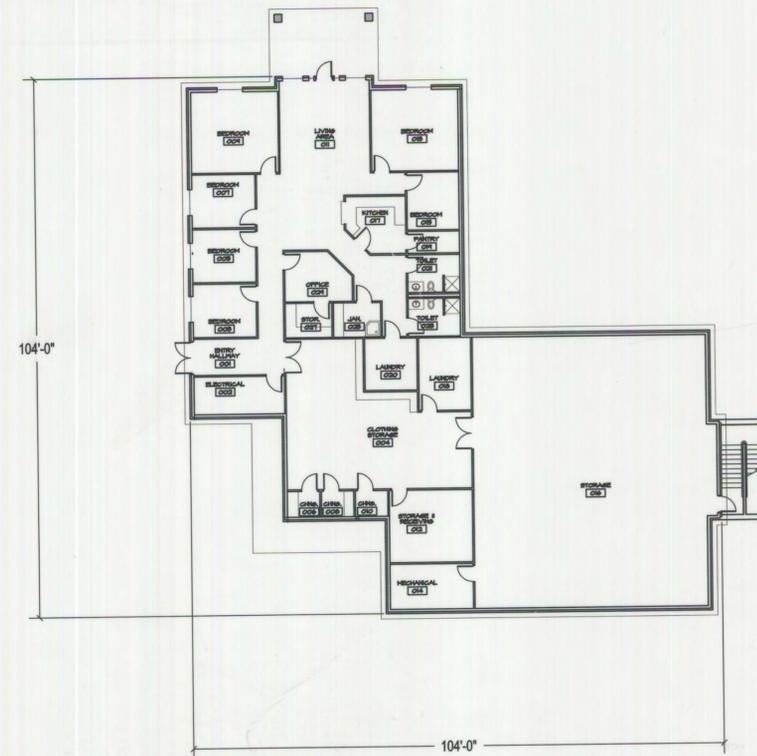
Excelsior Youth Center

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Excelsior Youth Center TLC / Transition Unit- Plans



Ground Floor Plan



Basement Floor Plan



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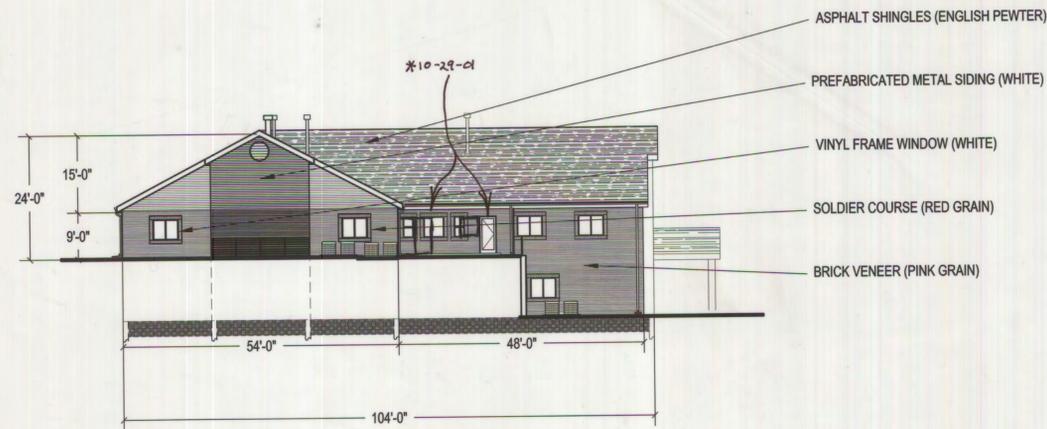
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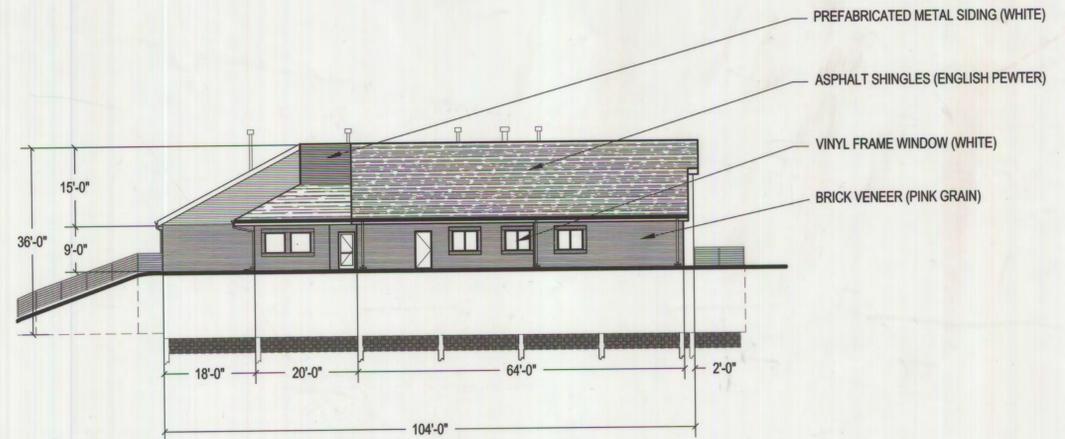
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* Mylar Change without Amendment
10-29-01 Reverse window and door positions

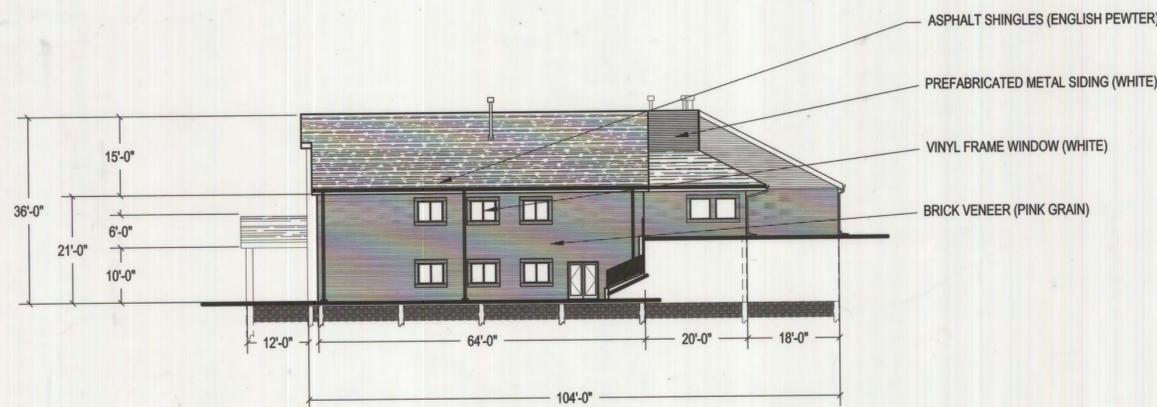
Excelsior Youth Center TLC/Transition Unit - Elevations



North Elevation



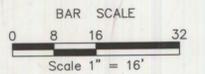
East Elevation



South Elevation



West Elevation



P:\0015\dwg\City Submittal\Elevations-TLC2.dwg Fr1 Apr 27 08:20:07 2001

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

GENERAL NOTES

- 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.
- 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 the accessible building entrance they serve. At least 50% of all building entrances shall be the most practical direct route. 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. 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.
- The applicant has the obligation to comply with all applicable requirements of the American 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 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.
- 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 sections 126-271 and 126-278 of the Aurora City code.
- 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.
- 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.
- Final grade shall be at least 6" 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 building permit; and if not, must be amended to agree with the plat as needed, or vice versa.
- 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.
- 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.
- 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

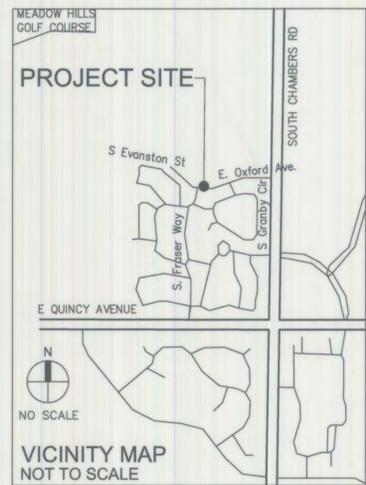
OWNER
 EXCELSIOR YOUTH CENTER
 ARNIE GOLDSTEIN
 15001 E. OXFORD AVE.
 AURORA, COLORADO 80013
 PH: (303) 693-1550
 EMAIL: ARNIE@EXCELSIOR.ORG

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 SMEESTER
 852 BROADWAY, SUITE #250
 DENVER, CO 80203
 PH: (303) 512-0549

ELECTRICAL ENGINEER
 MEP ENGINEERING, INC.
 ROGER CRAWFORD
 2288 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 structures within this plan to all conditions, requirements, locations and limitations set forth herein. Abandonment, withdrawal or amendment of this plan may be permitted only upon approval of the City of Aurora.

In witness thereof 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 Ryan Date: 1-16-07

Planning Director: Ally Watter Date: 1/12/2007

Planning Commission: AF 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
 architecture
 planning
 interiors
 Irvine
 Los Angeles
 San Francisco
 San Diego
 Denver
 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

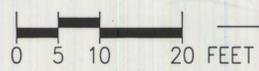
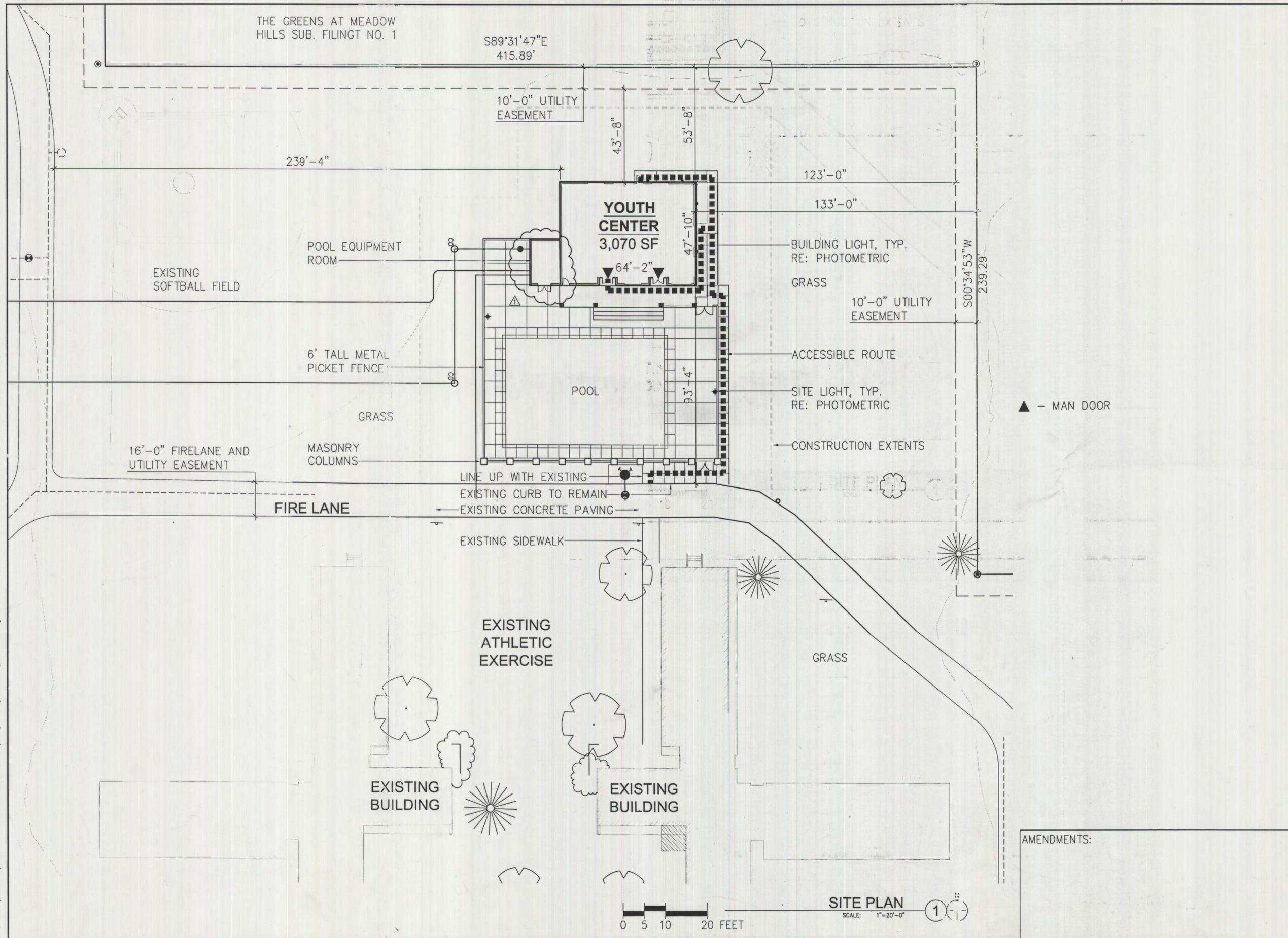
DATE	REMARKS
6-26-06	INITIAL PLANNING REVIEW
8-11-06	PLANNING REVIEW 2nd SUBMISSION
11-08-06	AMENDED SECOND SUBMISSION
12-22-06	FINAL MYLARS

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

SHEET
1 of 7
 COVER

T:\Jobs\06\Excelsior\06501700 - Excelsior Youth Center\Cad\DD-PP\PLANNING\017 PS01.dwg

C:\Users\jacob\Documents\Excelsior Youth Center\Cad\PP\PLANNING\017 PS02.dwg



SITE PLAN
 SCALE: 1"=20'-0"
 1 of 7

AMENDMENTS:

architecture
 planning
 interiors

WARE MALCOMB

irvine
 los angeles
 san diego
 sacramento
 san jose
 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

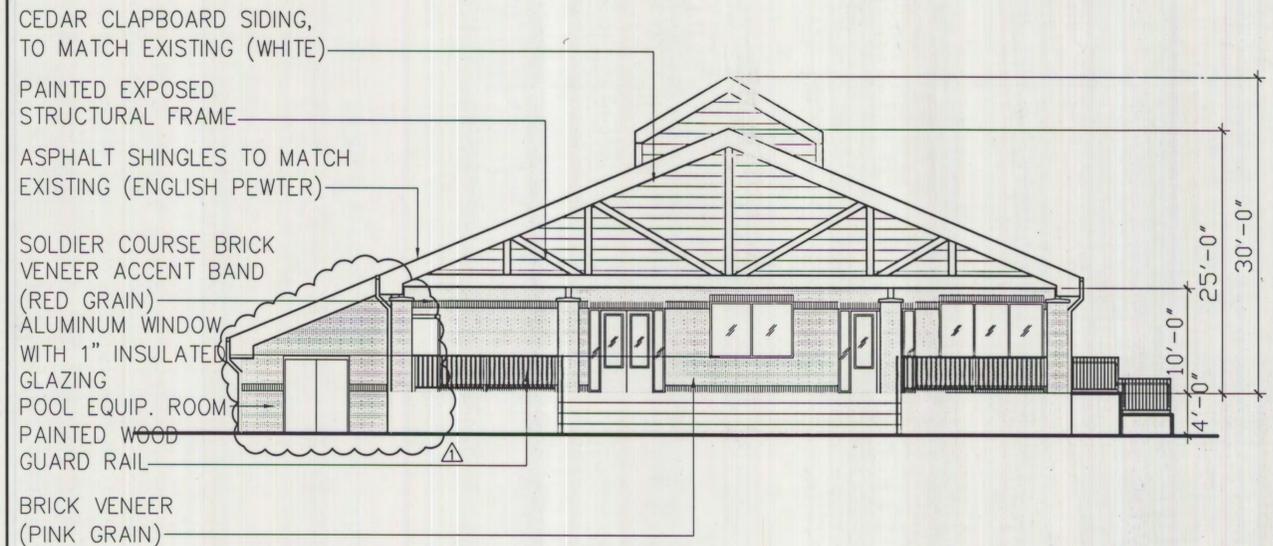
DATE	REMARKS
6-26-06	INITIAL PLANNING REVIEW
8-11-06	PLANNING REVIEW 2nd SUBMISSION
11-08-06	AMENDED SECOND SUBMISSION
12-22-06	FINAL MYLARS
03-28-07	AMENDMENT 1

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

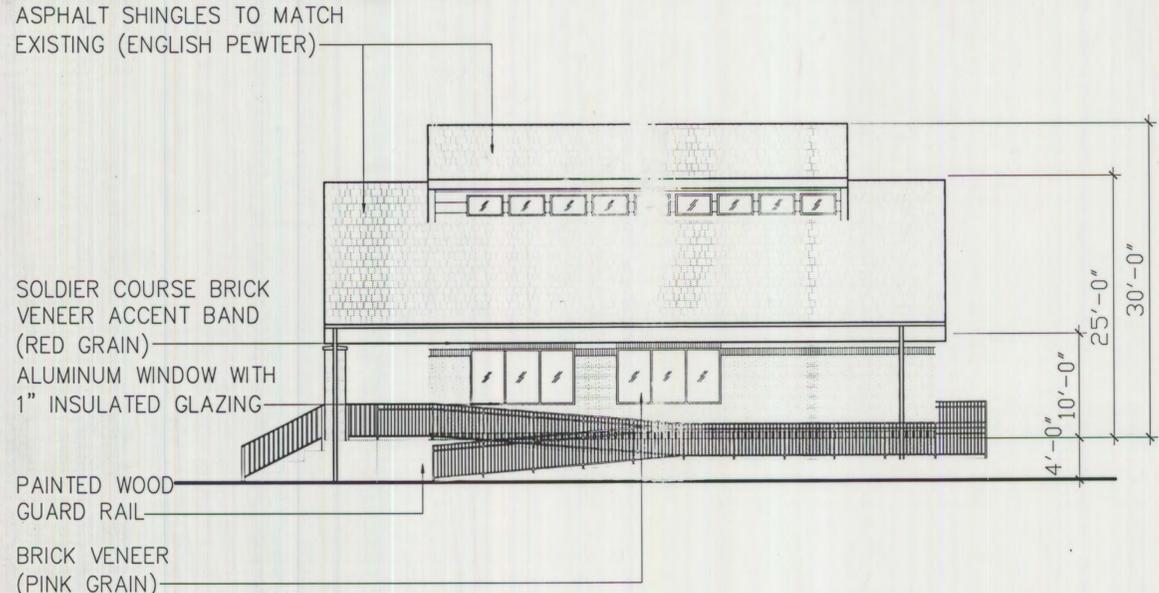
SHEET
2 of 7
SITE PLAN

THESE DRAWINGS AND SPECIFICATIONS ARE THE PROPERTY AND COPYRIGHT OF WARE MALCOMB AND SHALL NOT BE USED ON ANY OTHER WORK EXCEPT BY AGREEMENT WITH WARE MALCOMB. WRITTEN DIMENSIONS SHALL TAKE PRECEDENCE OVER SCALED DIMENSIONS AND SHALL BE KEPT ON THE JOB SITE. ANY DISCREPANCY SHALL BE BROUGHT TO THE NOTICE OF WARE MALCOMB PRIOR TO THE COMMENCEMENT OF ANY WORK.

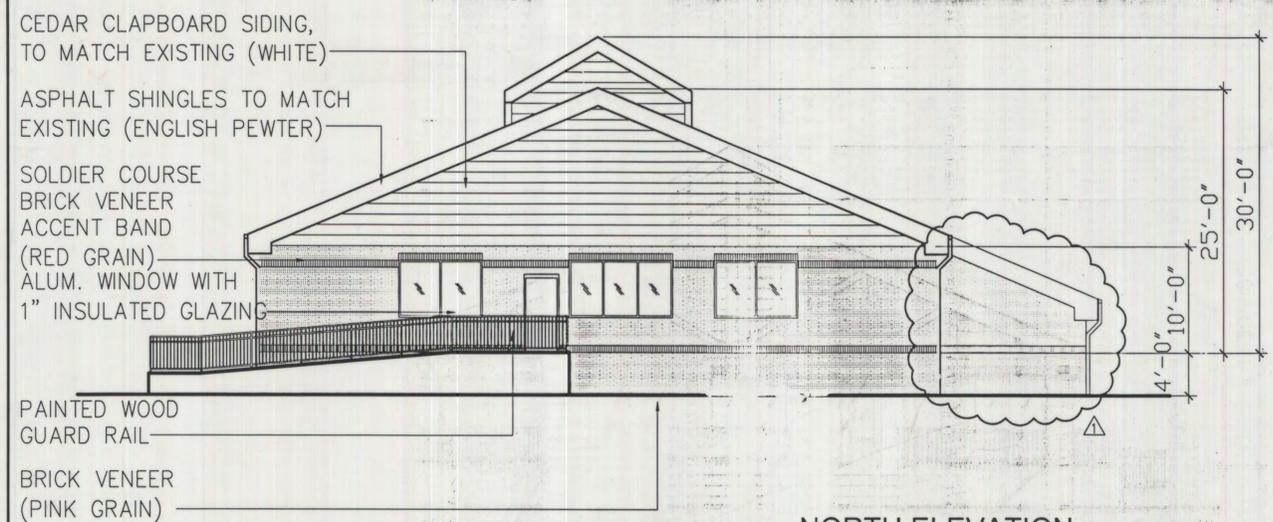
T:\Jobs\06\Excelsior\06501700 - Excelsior Youth Center\Cad\PP\PLANNING\017 PSD3.dwg



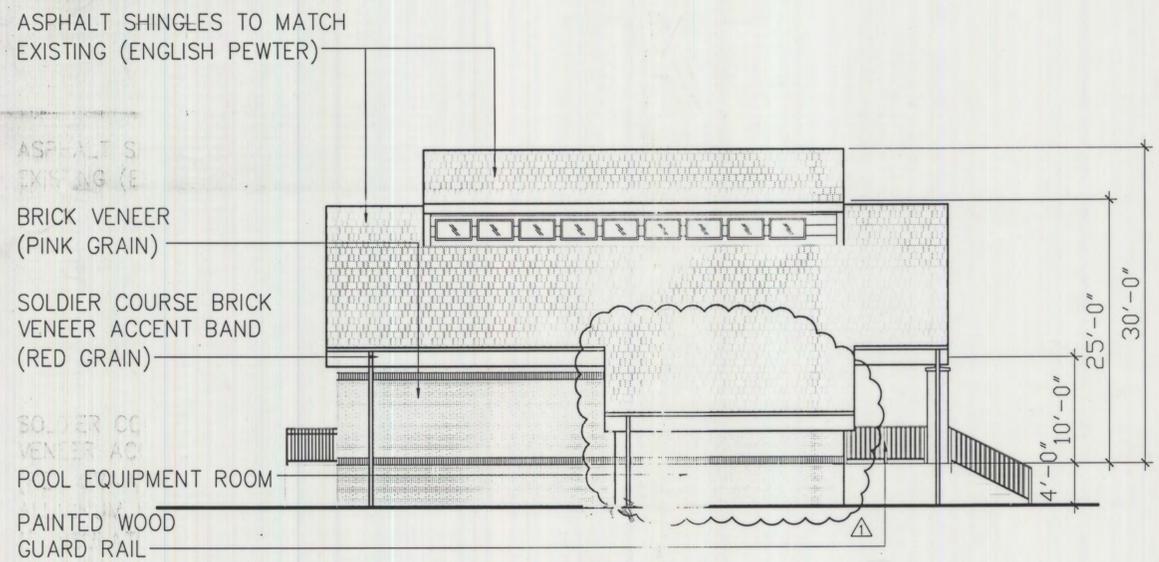
SOUTH ELEVATION
SCALE: 1/8"=1'-0" (B)



WEST ELEVATION
SCALE: 1/8"=1'-0" (A)



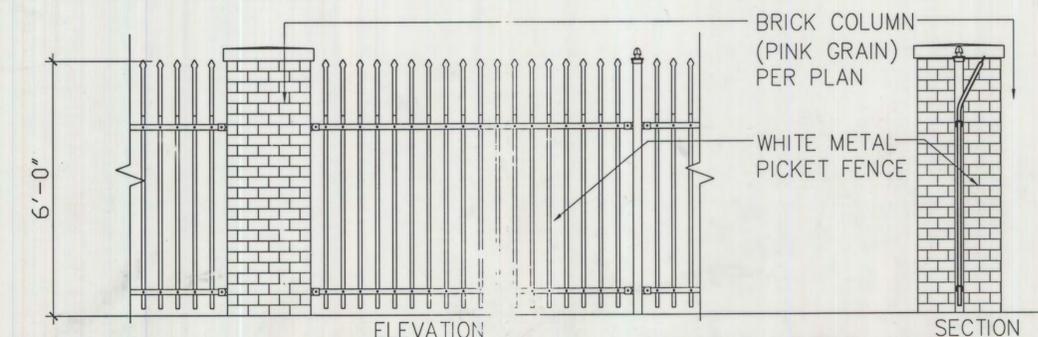
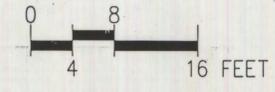
NORTH ELEVATION
SCALE: 1/8"=1'-0" (D)



EAST ELEVATION
SCALE: 1/8"=1'-0" (C)

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



FENCE DETAIL
SCALE: 1/2"=1'-0" (E)

THESE DRAWINGS AND SPECIFICATIONS ARE THE PROPERTY AND COPYRIGHT OF WARE MALCOLM AND SHALL NOT BE USED ON ANY OTHER WORK EXCEPT BY AGREEMENT WITH WARE MALCOLM. WRITTEN DIMENSIONS SHALL TAKE PRECEDENCE OVER SCALED DIMENSIONS AND SHALL BE KEPT ON THE JOB SITE. ANY DISCREPANCY SHALL BE BROUGHT TO THE NOTICE OF WARE MALCOLM PRIOR TO THE COMMENCEMENT OF ANY WORK.

EXTERIOR BUILDING ELEVATIONS		REMARKS
DATE	REVISION	
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

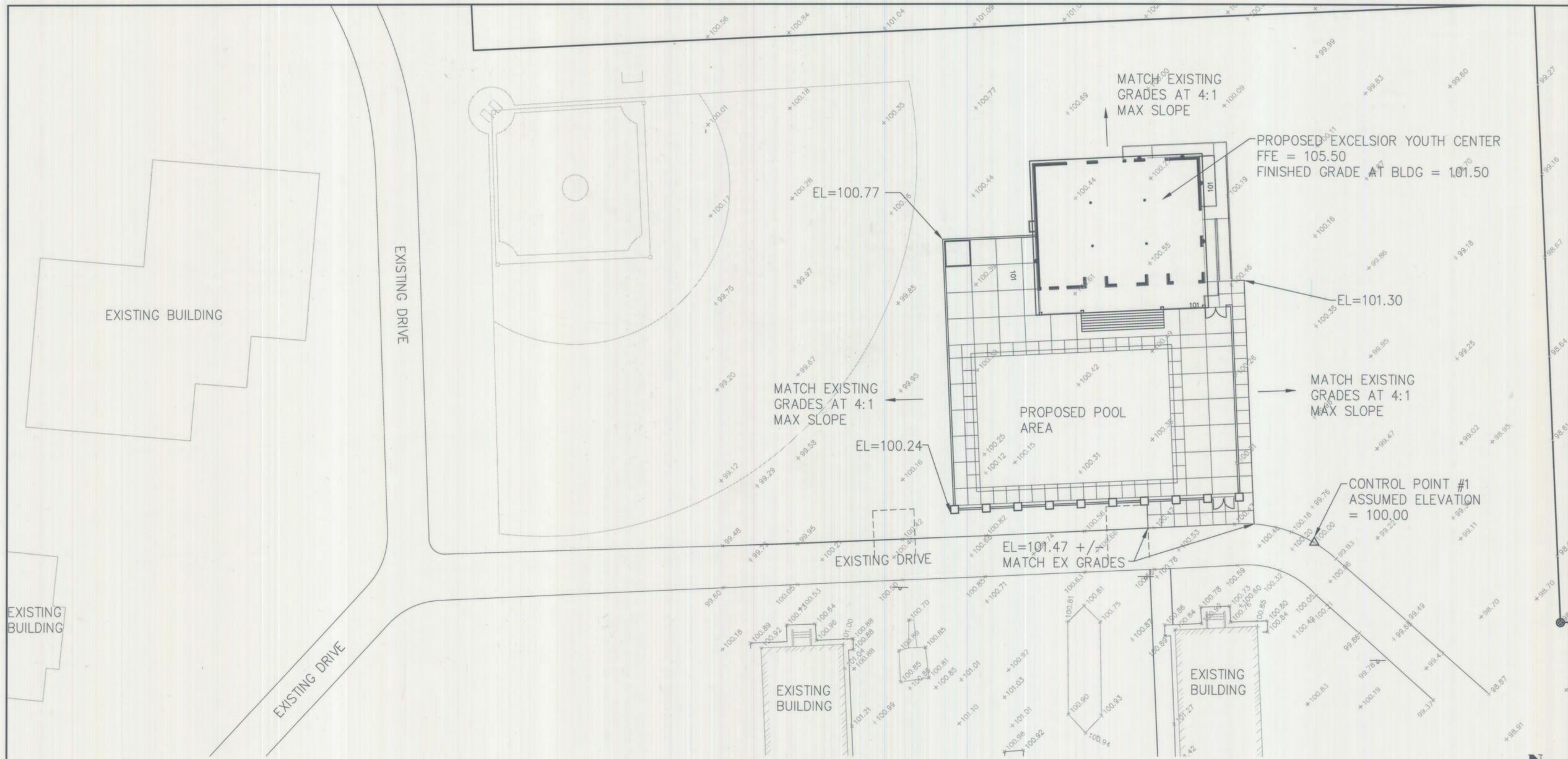
SHEET
3 of 7
ELEVATION

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

architecture
planning
interiors
irvine
san diego
northampton
sacramento
greenwood village, colorado 80111
p 720.488.2626 f 720.488.2625

WARE MALCOLM

T:\Jobs06\Excelsior\06501700 - Excelsior Youth Center\Cad\Drawings\PLANNING\017_C2.0.dwg



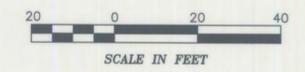
GENERAL NOTES:

- BENCHMARK:** THE BENCHMARK FOR THIS PROJECT IS THE ASSUMED ELEVATION OF 100.00 ON CP-1 AS SHOWN HEREON.
- 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, OF DIMENSIONS AND ELEVATIONS WHICH SHALL BE CONFIRMED AND CORRELATED AT THE JOB SITE. THE CITY OF AURORA, THROUGH THE APPROVAL OF THIS DOCUMENT, ASSUMES NO RESPONSIBILITY FOR THE COMPLETENESS AND/OR ACCURACY OF THIS DOCUMENT.
- OWNER/CONTRACTOR MUST OBTAIN N.P.D.E.S. STORM WATER DISCHARGE PERMIT FROM COLORADO DEPARTMENT OF HEALTH IF REQUIRED.

LEGEND

EXISTING	PROPOSED	EXISTING	PROPOSED
— — — — —	— — — — —	RD	RD
— — — — —	— — — — —	□	■
====	====	<	▲
---5750---	---5750---	⊕	⊕
○	●	○	○
---ST---	---ST---	DRIVE	DRIVE
		DRIVE	DRIVE

WAREMALCOMB assumes no responsibility for utility locations. The utilities shown on this drawing have been plotted from the best available information. It is, however, the contractors responsibility to field verify the location of all utilities prior to the commencement of any construction.



APPROVED FOR ONE YEAR FROM THIS DATE

APPROVED FOR PAVING PARKING LOT

APPROVED FOR CURB-GUTTER ONLY

City Engineer	Date
Water Dept.	Date

WARE MALCOMB
 architecture
 planning
 interiors
 irvine
 los angeles
 san diego
 denver
 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

GRADING PLAN

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 WYLAIS

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

BUILDING MOUNTED



NEW

Ordering Information

Table with columns: Series, Wavelength, Distribution, Voltage, Location, Options/Accessories. Lists various lighting models like WST, WSR, WSQ.

Example: WST 175M FT 120 SF LPI

LITHONIA OUTDOOR

506

LITHONIA LIGHTING

Architectural WST/WSR/WSQ. Intended Use: For building and wall mounted applications. Features: Housing - Rugged, die-cast, single piece housing...

Ordering Information

Table with columns: Series, Wavelength, Distribution, Voltage, Location, Options/Accessories.

Example: WST 175M FT 120 SF LPI

transformer ballast. Quick disconnect plug... Intended Use: For car lots, street lighting or parking areas. Features: Housing - Rugged, heavy gauge, aluminum extrusion...

Ordering Information

Table with columns: Designation, Distribution, Voltage, Mounting, Options/Accessories.

Example: KSF1 150S R2 120 SP09 PER LPI

Architectural Arm-Mounted Cutoff KSF Spec-Form. Intended Use: For car lots, street lighting or parking areas. Features: Housing - Rugged, heavy gauge, aluminum extrusion...

Ordering Information

Table with columns: Designation, Distribution, Voltage, Mounting, Options/Accessories.

Example: KSF1 150S R2 120 SP09 PER LPI

Intended Use: For car lots, street lighting or parking areas. Features: Housing - Rugged, heavy gauge, aluminum extrusion...

Ordering Information

Table with columns: Designation, Distribution, Voltage, Mounting, Options/Accessories.

Example: KSF1 150S R2 120 SP09 PER LPI

Intended Use: For car lots, street lighting or parking areas. Features: Housing - Rugged, heavy gauge, aluminum extrusion...

Ordering Information

Table with columns: Designation, Distribution, Voltage, Mounting, Options/Accessories.

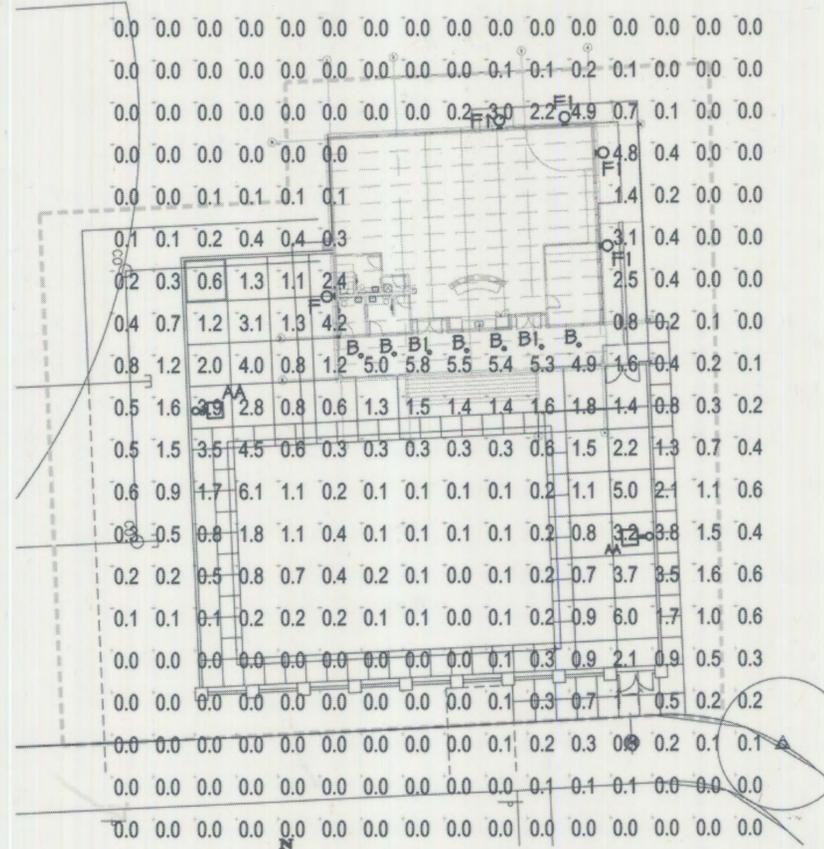
Example: KSF1 150S R2 120 SP09 PER LPI

Intended Use: For car lots, street lighting or parking areas. Features: Housing - Rugged, heavy gauge, aluminum extrusion...

Ordering Information

Table with columns: Designation, Distribution, Voltage, Mounting, Options/Accessories.

Example: KSF1 150S R2 120 SP09 PER LPI



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



FEATURES & SPECIFICATIONS

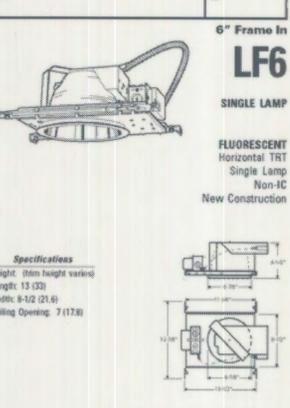
INTENDED USE: Recessed frame-in rated Non-IC for new construction only. CONSTRUCTION: Rugged galvanized steel frame. ELECTRICAL SYSTEM: Socket housing attaches to reflector with pre-mounted screw...

ORDERING INFORMATION

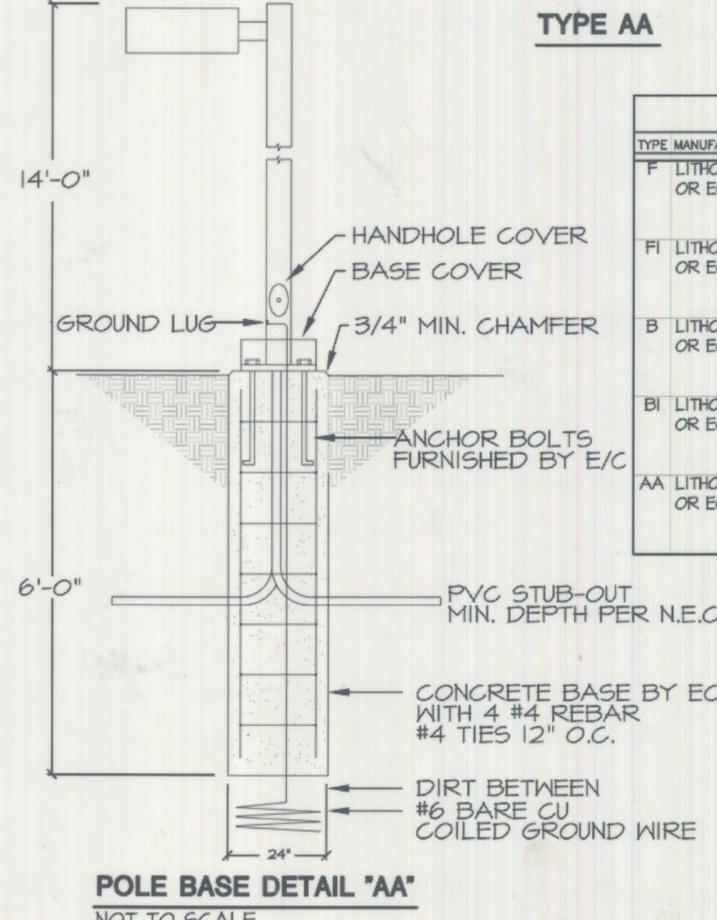
Table with columns: Series, Lamps, Vols, Options, Reflector. Lists various lighting models and their specifications.

Downlighting and Track TYPE B, B1

TYPE F,F1



POLE BASE DETAIL 'AA' NOT TO SCALE



POLE BASE DETAIL 'AA' NOT TO SCALE

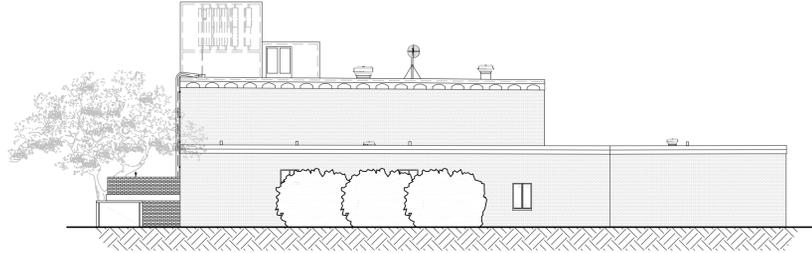
LIGHTING FIXTURE SCHEDULE table with columns: TYPE, MANUFACTURER, CATALOG NUMBER, DESCRIPTION, MOUNTING, LAMPS. Lists various lighting fixtures and their specifications.

WARE MALCOMB logo and contact information: 6120 Greenwood Plaza Boulevard, Suite 120, Greenwood Village, Colorado 80111. Phone: 720.488.2626, Fax: 720.488.2025.

EXCELSIOR YOUTH CENTER RECREATION BUILDING 15005 East Oxford Avenue, Aurora, Colorado. Includes a PHOTOMETRIC PLAN table with columns: DATE, REMARKS, PA/EM, DRAWN BY, JOB NO., SHEET (7 of 7), and PHOTO METRIC.

M.E.P. ENGINEERING logo and contact information: 3565 S. Yosemite St., Denver, CO 80237. Phone: 303.936.1633, Fax: 303.934.5299.

verizonwireless



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

BUILDING CODE SUMMARY:	
ALL CONSTRUCTION SHALL CONFORM TO THE FOLLOWING APPLICABLE CODES:	
USED	Code Year / Type: (ORDINANCE)
X	2012 INTERNATIONAL BUILDING CODE (IBC)
X	2012 UNIFORM PLUMBING CODE (W/O CHAP. 13) (UPC)
X	2012 INTERNATIONAL FUEL GAS CODE (IFGC)
X	2012 INTERNATIONAL RESIDENTIAL CODE (IRC)
X	2012 INTERNATIONAL MECHANICAL CODE
X	2012 INTERNATIONAL ENERGY CONSERVATION CODE (IECC)
X	2012 INTERNATIONAL FIRE CODE (IFC)
X	2011 NATIONAL ELECTRICAL CODE (NEC)
REFER TO BUILDING PERMIT DOCUMENTS AND ALL CONSTRUCTION DOCUMENTS FOR ADDITIONAL CODE REQUIREMENTS.	

PRELIMINARY
FOR LEASING/ZONING

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SHEET INDEX		
SHEET	TITLE	REV.
T1	TITLE SHEET	B
SP1	SPECIFICATION & PHOTO SHEET	B
LS1	SITE SURVEY	2
LS2	SITE SURVEY	2
Z1	SITE PLAN	B
Z2	ENLARGED SITE PLAN, EQUIPMENT LAYOUT PLAN, & DEMO PLAN	B
Z3	ELEVATIONS	B
RF1	ANTENNA INFORMATION AND RRH HYBRID CABLE DIAGRAM AND CHART	B

PROJECT INDEX:		
APPLICANT/CLIENT:	VERIZON WIRELESS CONSTRUCTION DEPARTMENT 3131 VAUGHN WAY, SUITE 550 AURORA, COLORADO 80014	
CONTACT:	DAN BERNATOW PHONE: 303-489-7836 FAX: 303-873-2684	
ENGINEERS/DESIGNERS:	TOWERCOM TECHNOLOGIES LLC 1745 SHEA CENTER DR. 4TH FLOOR HIGHLANDS RANCH, CO 80129	
CONTACT:	STEVE HAAG PHONE: 303-683-3194 EXT. 151	
SURVEYOR:	ALTURA LAND CONSULTANTS 6551 S. REVERE PARKWAY, SUITE 165 CENTENNIAL, CO 80111	
CONTACT:	JESSE LUGO PHONE: 720-488-1303	
ZONING/SITE AQ:	O3 CONSULTING 13845 WEST ATLANTIC AVENUE LAKEWOOD, COLORADO 80228	
CONTACT:	MARK PAIZ PHONE: (303) 915-3428	

GENERAL PROJECT NOTES:	
1.	PRIOR TO SUBMITTING A BID, THE CONTRACTOR SHALL FAMILIARIZE HIMSELF/HERSELF WITH THE SCOPE OF WORK AND ALL CONDITIONS AFFECTING THE PROPOSED PROJECT.
2.	CONTRACTOR SHALL VERIFY ALL FIELD CONDITIONS AND DIMENSIONS OF THE JOB SITE AND CONFIRM THAT WORK AS INDICATED ON THESE CONSTRUCTION DOCUMENTS CAN BE ACCOMPLISHED AS SHOWN PRIOR TO COMMENCEMENT OF ANY WORK.
3.	ALL FIELD MODIFICATIONS BEFORE, DURING, OR AFTER CONSTRUCTION SHALL BE APPROVED IN WRITING BY A VERIZON WIRELESS REPRESENTATIVE.
4.	INSTALL ALL EQUIPMENT AND MATERIALS PER THE MANUFACTURER'S RECOMMENDATIONS, UNLESS INDICATED OTHERWISE.
5.	NOTIFY VERIZON WIRELESS, IN WRITING, OF ANY MAJOR DISCREPANCIES REGARDING THE CONTRACT DOCUMENTS, EXISTING CONDITIONS, AND DESIGN INTENT. THE CONTRACTOR SHALL BE RESPONSIBLE FOR OBTAINING CLARIFICATIONS FROM A VERIZON WIRELESS REPRESENTATIVE AND ADJUSTING THE BID ACCORDINGLY.
6.	CONTRACTOR SHALL BE SOLELY RESPONSIBLE FOR ALL CONSTRUCTION MEANS, METHODS, TECHNIQUES, SEQUENCES, AND PROCEDURES OF THE WORK UNDER THE CONTRACT.
7.	CONTRACTOR SHALL PROTECT ALL EXISTING IMPROVEMENTS AND FINISHES THAT ARE TO REMAIN. CONTRACTOR SHALL REPAIR ANY DAMAGE THAT MAY OCCUR DURING THE CONSTRUCTION TO THE SATISFACTION OF A VERIZON WIRELESS REPRESENTATIVE.
8.	THE CONTRACTOR IS RESPONSIBLE FOR RED-LINING THE CONSTRUCTION PLANS TO ILLUSTRATE THE AS-BUILT CONDITION OF THE SITE. FOLLOWING THE FINAL INSPECTION BY VERIZON WIRELESS, THE CONTRACTOR SHALL PROVIDE VERIZON WIRELESS WITH ONE COPY OF ALL RED-LINED DRAWINGS.
9.	VERIFY ALL FINAL EQUIPMENT WITH A VERIZON WIRELESS REPRESENTATIVE. ALL EQUIPMENT LAYOUT, SPECS, PERFORMANCE INSTALLATION AND THEIR FINAL LOCATION ARE TO BE APPROVED BY VERIZON WIRELESS. THE CONTRACTOR SHALL BE RESPONSIBLE FOR COORDINATING HIS/HER WORK WITH THE WORK AND CLEARANCES REQUIRED BY OTHERS RELATED TO SAID INSTALLATIONS.

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

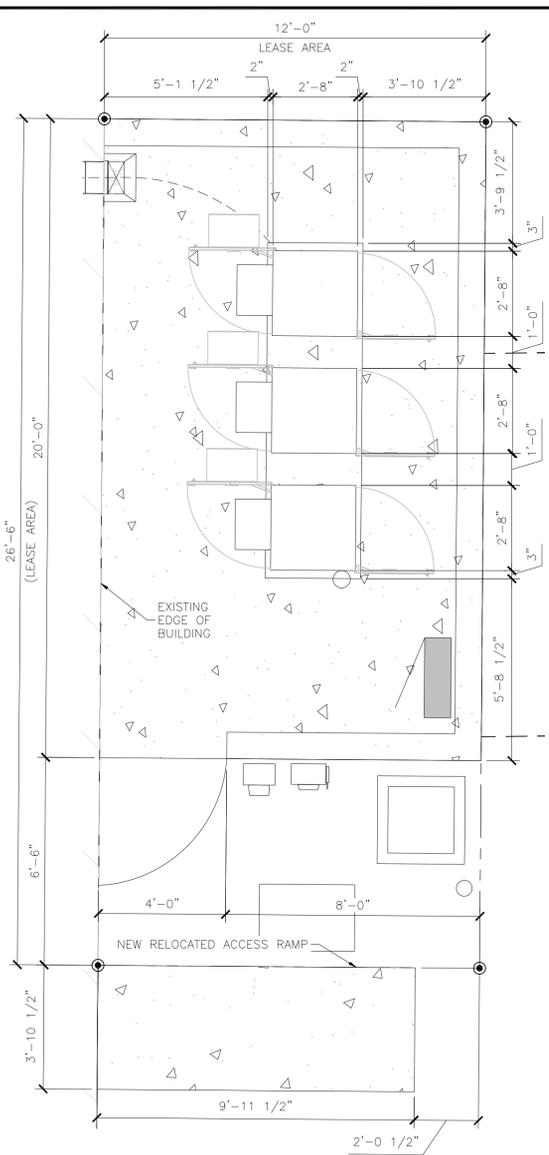
FCC COMPLIANCE:
RADIATION FROM THIS FACILITY WILL NOT INTERFERE WITH OPERATION OF OTHER COMMUNICATION DEVICES.
ADA COMPLIANCE:
THIS FACILITY IS UNMANNED AND NOT FOR HUMAN HABITATION. LANDINGS AND EXITS SHALL COMPLY WITH ALL APPLICABLE BUILDING CODES.
ABBREVIATED LEGAL DESCRIPTION:
LOT 1, BLOCK 1, EXCELSIOR YOUTH CENTER SUBDIVISION FILING NO 1, CITY OF AURORA, COUNTY OF ARAPAHOE, STATE OF COLORADO.
PROJECT DESCRIPTION:
THIS PROJECT CONSISTS OF THE FOLLOWING: INSTALLATION • 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 FUTURE INSTALLATION • 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 HAMPDEN AVE RAMP. CONTINUE ON E HAMPDEN AVE FOR 1.1 MILES. TURN RIGHT ONTO S CHAMBERS RD, TRAVEL .68 MILES TO SITE ACCESS/PARKING ON RIGHT (WEST).



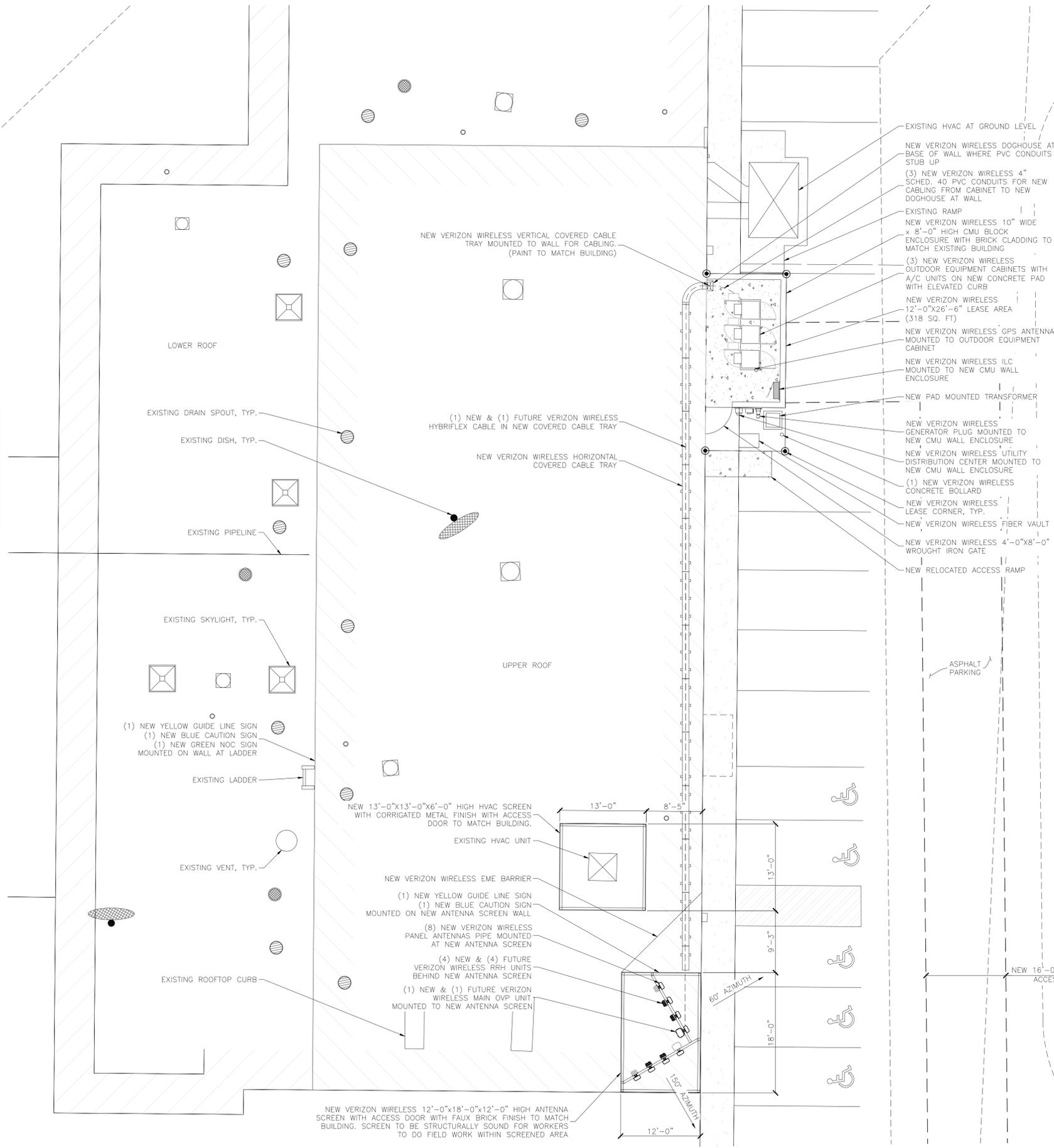
DESIGNED FOR:				
3131 SOUTH VAUGHN WAY, SUITE 550 AURORA, COLORADO 80014				
DESIGNED BY:				
AZ - CA - CO - ID - NM - NV - TX - UT				
PROJECT NAME:				
DEN EXCELSIOR (ALT 1)				
PROJECT ADDRESS:				
EXISTING BUILDING NEW ROOF TOP COMMUNICATION SITE 15001 EAST OXFORD AVENUE AURORA, COLORADO 80014 ARAPAHOE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

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



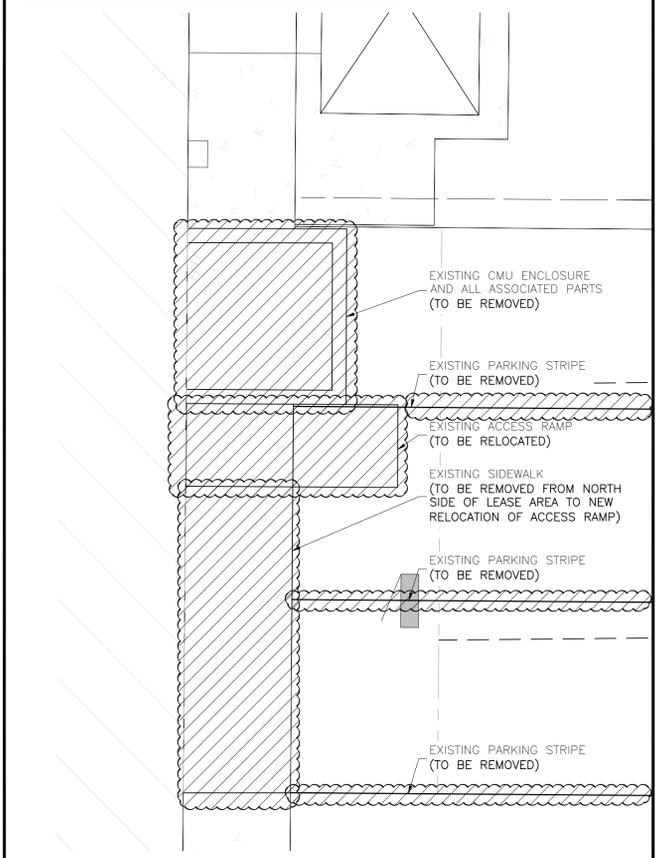
EQUIPMENT LAYOUT PLAN
 SCALE: 3/8" = 1'-0"
 NORTH



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

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

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



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

THESE DRAWINGS AND SURVEYS ARE COPYRIGHT PROTECTED AND THE SOLE PROPERTY OF TOWERCOM TECHNOLOGIES, LLC AND PRODUCED FOR THE USE OF OUR CLIENT. ANY REPRODUCTION OR USE OF THE INFORMATION CONTAINED WITHIN SAID DOCUMENTS IS PROHIBITED WITHOUT THE WRITTEN CONSENT OF TOWERCOM TECHNOLOGIES, LLC.

DESIGNED FOR:
verizon wireless
 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

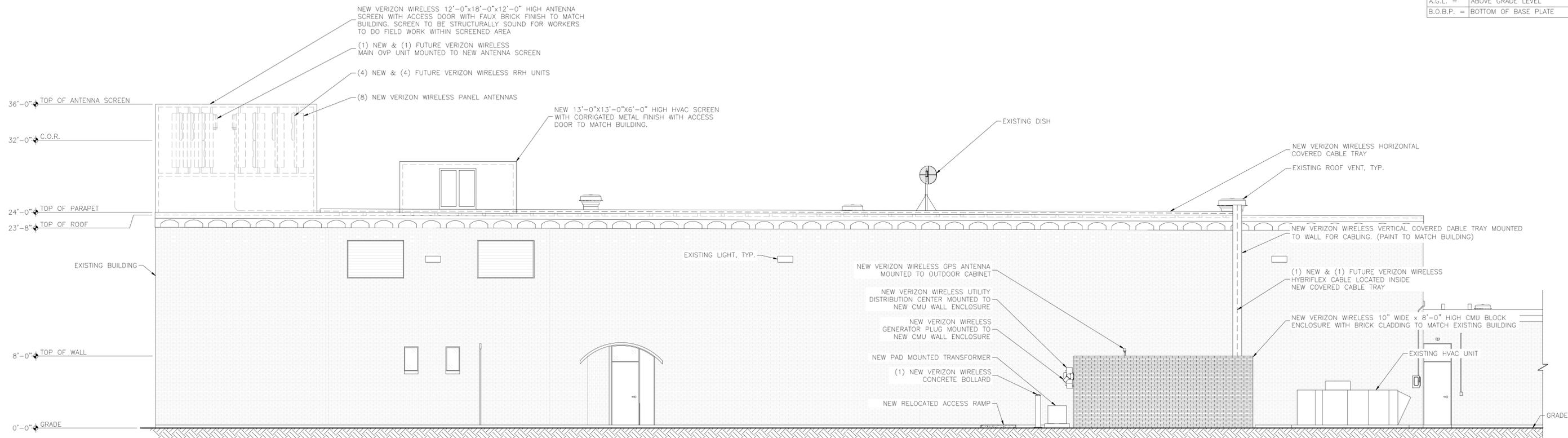
SHEET TITLE:
 ENLARGED SITE PLAN, EQUIPMENT LAYOUT PLAN, & DEMO PLAN

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

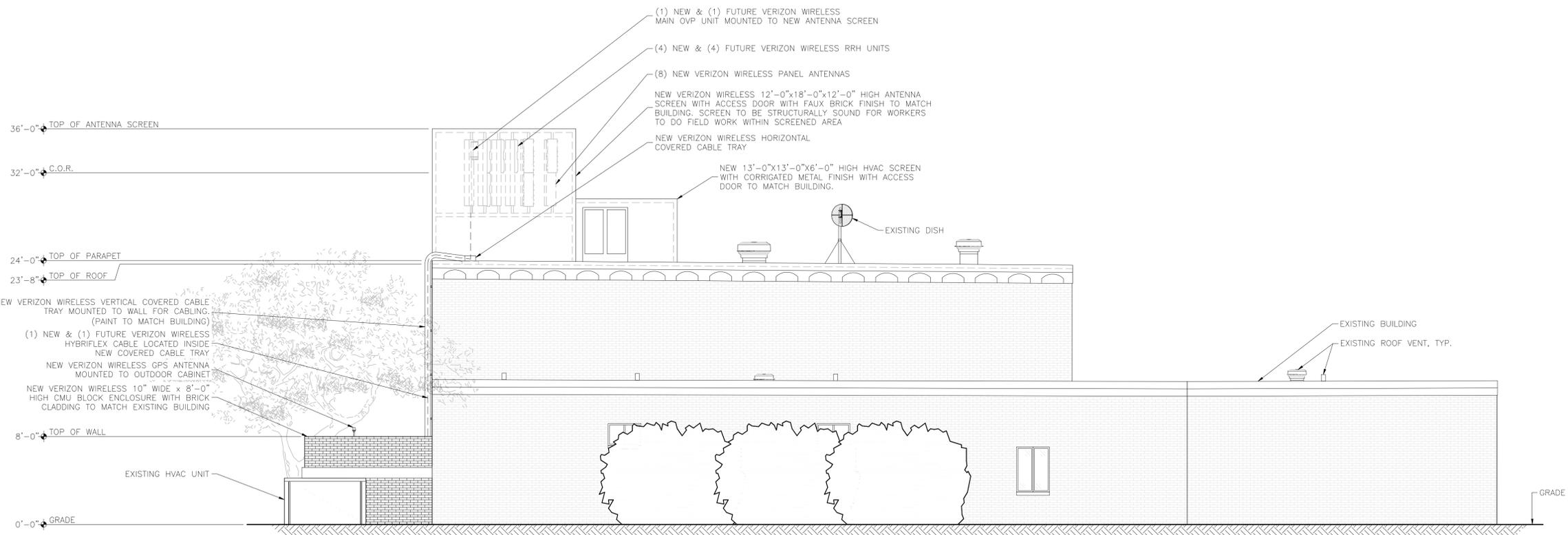
SAVE DATE: 9/18/2015 11:08 AM
 SHEET NUMBER: Z2

PRELIMINARY FOR LEASING/ZONING

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



NEW EAST ELEVATION
SCALE: 3/16" = 1'-0"



NEW NORTH ELEVATION
SCALE: 3/16" = 1'-0"

PRELIMINARY
FOR LEASING/ZONING

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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: 9/18/2015 8:50 AM
SHEET NUMBER: **Z3**

GROUND MOUNTED ACCESSORY SOLAR COLLECTOR WITH WAVIERS AT EXCELSIOR YOUTH CENTER

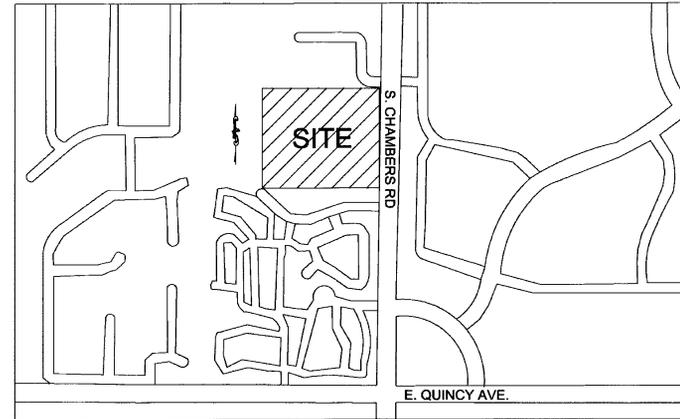
EXCELSIOR YOUTH CENTER SUBDIVISION FILING NO. 1, RECORDED RECEPTION NO. R2273552

WATER NOTES

REQUIRED 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.

- 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'

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 |

Approved for One Year From This Date

CITY ENGINEER _____	DATE _____
WATER DEPARTMENT _____	DATE _____



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

#	REVISIONS
△	
△	
△	
△	
△	

ENERGYLINK

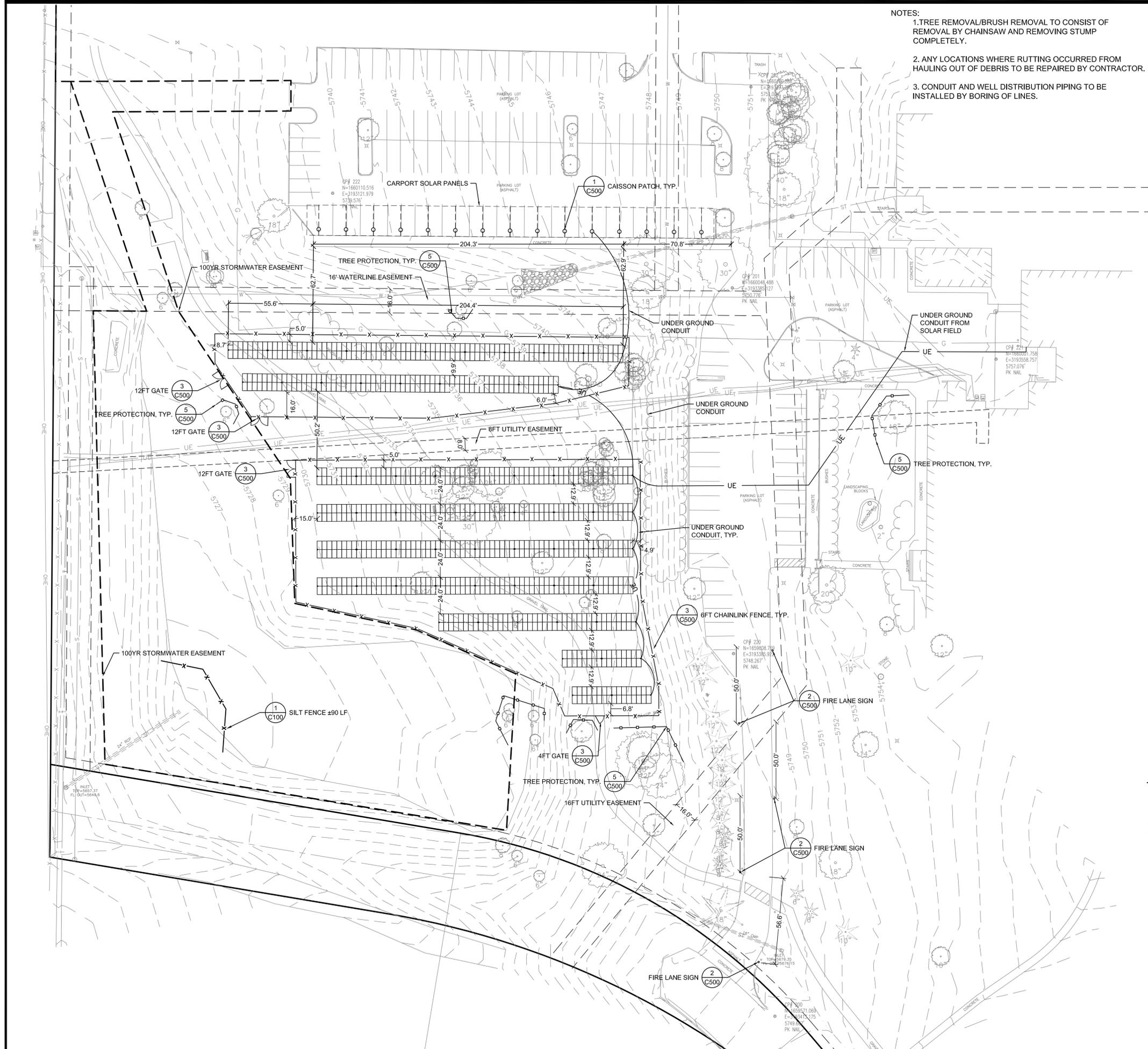
15001 E. OXFORD AVENUE
AURORA, COLORADO

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

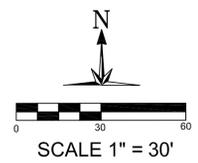
ENGINEER KKS	DRAWN BY TRA
CHECKED BY KKS	SSE PROJECT # 18099

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 & STRUENMPH ENGINEERING
 CREATING CLIENTS FOR LIFE
 210 PARK AVENUE
 COLUMBIA, MO 65203
 P 573.499.1944

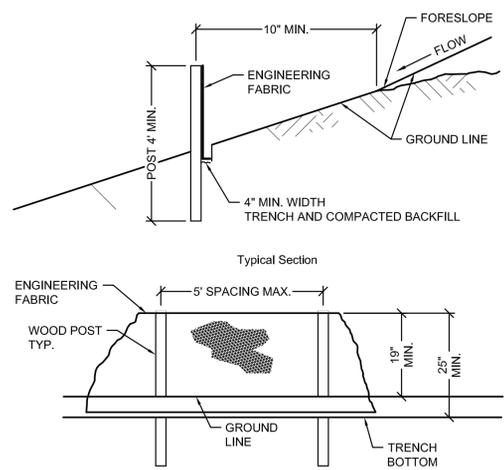
MISSOURI CERTIFICATE OF AUTHORITY NO. E-2017015086
 EXPIRES: DECEMBER 31, 2019

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

REVISIONS



- 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.



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

ENGINEER: KKS
 CHECKED BY: KKS
 DRAWN BY: TRA
 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:

