

BENCHMARK

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

BASIS OF BEARINGS

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

LAND USE DATA:

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

- PARCEL ID:
- 1975-08-2-14-005 (PARCEL A)

add second parcel number as discussed

- ADDRESS:
- 255 N. LAREDO STREET, AURORA, CO 80011

ADDED

- LOT AREA:
- 70,105 SF (1.61 ACRES)

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

- ZONE:
- I-1 BUSINESS/TECH DISTRICT

- USE:
- OFFICE AND WAREHOUSE

- MAX. HEIGHT
- STORIES ALLOWED: 6
 - HEIGHT ALLOWED: 100'
 - STORIES PROPOSED: 1
 - HEIGHT PROPOSED: 33'-10 3/4"

SIGNATURE BLOCK:
IRON HAMMER AT CENTRETECH SITE PLAN AMENDMENT

LEGAL DESCRIPTION

A PORTION OF LOTS 1 & 2, BLOCK 1, AURORA CENTRETECH PARK SUBDIVISION FILING NO. 8, LOCATED IN THE NORTHWEST QUARTER OF SECTION 8, TOWNSHIP 4 SOUTH, RANGE 66 WEST OF THE 6TH P.M., CITY OF AURORA, COUNTY OF ARAPAHOE, STATE OF COLORADO – RECEPTION NO. D8030422.

THIS SITE PLAN AND ANY AMENDMENTS HERETO, UPON APPROVAL BY THE CITY OF AURORA AND RECORDING, SHALL BE BINDING UPON THE APPLICANTS THEREFORE, THEIR SUCCESSORS AND ASSIGNS. THIS PLAN SHALL LIMIT AND CONTROL THE ISSUANCE AND VALIDITY OF ALL BUILDING PERMITS, AND SHALL RESTRICT AND LIMIT THE CONSTRUCTION, LOCATION, USE, OCCUPANCY AND OPERATION OF ALL LAND AND STRUCTURES WITHIN THIS PLAN TO ALL CONDITIONS, REQUIREMENTS, LOCATIONS AND LIMITATIONS SET FORTH HEREIN. ABANDONMENT, WITHDRAWAL OR AMENDMENT OF THIS PLAN MAY BE PERMITTED ONLY UPON APPROVAL OF THE CITY OF AURORA.

IN WITNESS WHEREOF, _____ HAS CAUSED THESE
(CORPORATION, COMPANY, OR INDIVIDUAL)

PRESENTS TO BE EXECUTED THIS ____ DAY OF ____ AD. _____

BY _____
(PRINCIPALS OR OWNERS)

STATE OF COLORADO
CITY AND COUNTY OF ADAMS

THE FOREGOING INSTRUMENT WAS ACKNOWLEDGE BEFORE ME THIS ____ DAY OF _____ AD, _____ BY _____

(PRINCIPALS OR OWNERS)

WITNESSED MY HAND AND OFFICIAL SEAL.

(NOTARY PUBLIC)

MY COMMISSION EXPIRES: _____

NOTARY PUBLIC

MY COMMISSION EXPIRES: _____ NOTARY BUSINESS ADDRESS: _____

CITY OF AURORA APPROVALS

CITY ATTORNEY: _____ DATE _____

PLANNING DIRECTOR: _____ DATE _____

PLANNING COMMISSION: _____ DATE _____

CITY COUNCIL:

ATTEST:

DATABASE APPROVAL DATE:

RECORDERS CERTIFICATE:
ACCEPTED FOR FILING IN THE OFFICE OF THE CLERK AND RECORDER OF _____ COLORADO AT _____ O'CLOCK____, THIS ____ DAY OF _____ AD,
CLERK AND RECORDER: _____ DEPUTY: _____

PROJECT OWNER/DEVELOPER SIGNATURE BLOCK

I HAVE REVIEWED THE INFORMATION CONTAINED WITHIN THE STORMWATER MANAGEMENT PLAN AND ACCEPT RESPONSIBILITY FOR THE REQUIREMENTS SET FORTH.

CAGRI GUNAYDIN _____ DATE _____
IRON HAMMER INC., 12001 E. 33RD AVE, AURORA, CO 8010

DESIGN TEAM:

OWNER/APPLICANT

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

CIVIL ENGINEER

BRIGHTLIGHTER ENGINEERING LLC
1 BROADWAY, A225
DENVER, CO 80223
CONTACT: JESSE DONOVAN, PE
720-504-8629
jesse@brightlightereng.com

ARCHITECT

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

SURVEYOR

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

LANDSCAPE ARCHITECT

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

UTILITY CONTACTS:

WATER

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

SANITATION

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

STORMWATER

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

FIRE

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

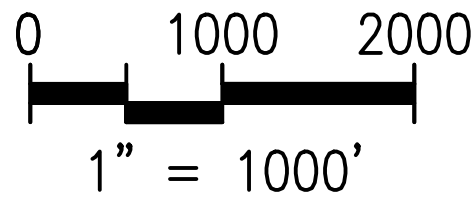
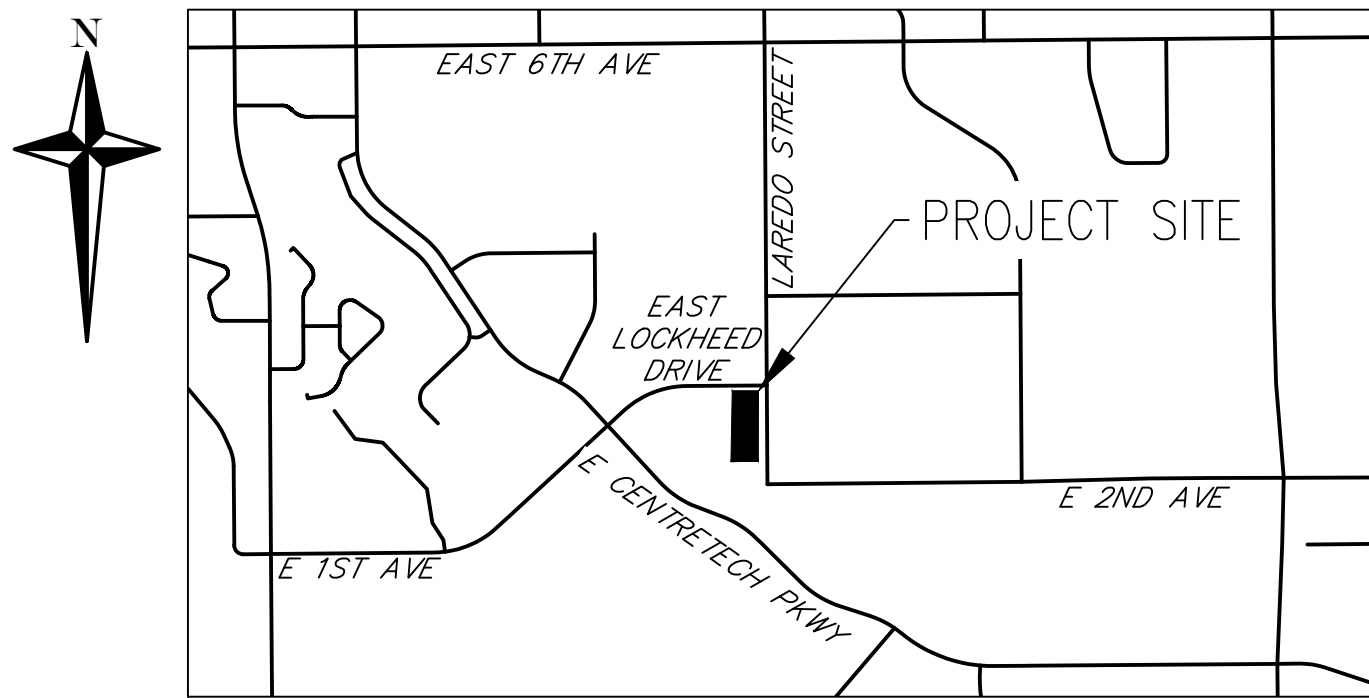
ELECTRIC

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

IRON HAMMER AT CENTRETECH - SITE PLAN AMENDMENT

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

VICINITY MAP



PREPARED BY

BRIGHTLIGHTER
ENGINEERING

1 BROADWAY, A225
DENVER, CO 80203

PREPARED FOR

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

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8	SITE PHOTOMETRIC PLAN
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11	MATERIAL BOARD

SITE PLAN NOTES

- THE DEVELOPER, HIS SUCCESSORS AND ASSIGNS, INCLUDING THE HOMEOWNERS OR MERCHANTS ASSOCIATION, SHALL BE RESPONSIBLE FOR THE INSTALLATION, MAINTENANCE AND REPLACEMENT OF ALL FIRE LAND SIGNS AS REQUIRED BY THE CITY OF AURORA.
- ALL SIGNS MUST CONFORM TO THE CITY OF AURORA SIGN CODE.
- RIGHT OF WAY FOR INGRESS AND EGRESS FOR SERVICE AND EMERGENCY VEHICLES IS GRANTED OVER, ACROSS, ON AND THROUGH ANY AND ALL PRIVATE ROADS AND WAYS NOW OR HEREAFTER ESTABLISHED ON THE DESCRIBED PROPERTY, AND THE SAME ARE HEREBY DESIGNATED AS "SERVICE/EMERGENCY AND UTILITY EASEMENTS" AND SHALL BE POSTED "NO PARKING - FIRE LANE."
- "ACCESSIBLE EXTERIOR ROUTES" SHALL BE PROVIDED FROM PUBLIC TRANSPORTATION STOPS, ACCESSIBLE PARKING AND ACCESSIBLE PASSENGER LOADING ZONES AND PUBLIC SIDEWALKS TO 60% OF ACCESSIBLE BUILDING ENTRANCES THEY SERVE. THE ACCESSIBLE ROUTE BETWEEN ACCESSIBLE PARKING AND ACCESSIBLE BUILDING ENTRANCES SHALL BE THE MOST PRACTICAL ROUTE. THE ACCESSIBLE ROUTE MUST BE LOCATED WITHIN A SIDEWALK. NO SLOPE ALONG THIS ROUTE MAY EXCEED 1:20 WITHOUT PROVIDING A RAMP WITH A MAXIMUM SLOPE OF 1:12 AND HANDRAILS. CROSSWALKS ALONG THIS ROUTE SHALL BE WIDE ENOUGH TO WHOLLY CONTAIN THE CURB RAMP WITH A MINIMUM WIDTH OF 36" AND SHALL BE PAINTED WITH WHITE STRIPES. THE CITY OF AURORA ENFORCES THE HANDICAPPED ACCESSIBILITY REQUIREMENTS BASED ON THE 2021 INTERNATIONAL BUILDING CODE, CHAPTER 11, AND THE INTERNATIONAL CODE COUNCIL (ICC) A117.1-2009.
- THE APPLICANT HAS THE OBLIGATION TO COMPLY WITH ALL APPLICABLE REQUIREMENTS OF THE AMERICANS WITH DISABILITIES ACT.
- THE DEVELOPER, HIS SUCCESSORS AND ASSIGNS, SHALL BE RESPONSIBLE FOR INSTALLATION, MAINTENANCE AND REPLACEMENT OF ALL LANDSCAPING MATERIALS SHOWN OR INDICATED ON THE APPROVED SITE PLAN OR LANDSCAPE PLAN ON FILE IN THE PLANNING DEPARTMENT. ALL LANDSCAPING WILL BE INSTALLED PRIOR TO ISSUANCE OF CERTIFICATE OF OCCUPANCY.
- ALL CROSSINGS OR ENCROACHMENTS INTO EASEMENTS AND RIGHTS-OF-WAY OWNED BY THE CITY OF AURORA ("CITY") IDENTIFIED AS BEING PRIVATELY-OWNED AND MAINTAINED HEREIN ARE ACKNOWLEDGED BY THE UNDERSIGNED AS BEING SUBJECT TO THE CITY'S USE AND OCCUPANCY OF SAID EASEMENTS OR RIGHTS-OF-WAY. THE UNDERSIGNED, ITS SUCCESSORS AND ASSIGNS, FURTHER AGREES TO REMOVE, REPAIR, REPLACE, RELOCATE, MODIFY OR OTHERWISE ADJUST SAID CROSSINGS OR ENCROACHMENTS UPON REQUEST FROM THE CITY AND AT NO EXPENSE TO THE CITY. THE CITY RESERVES THE RIGHT TO MAKE FULL USE OF THE EASEMENTS AND RIGHTS-OF-WAY AS MAY BE NECESSARY FOR CONVENIENT AND THE CITY RETAINS ALL RIGHTS TO OPERATE, MAINTAIN, INSTALL, REPAIR, REMOVE OR RELOCATE ANY CITY FACILITIES LOCATED WITHIN SAID EASEMENTS AND RIGHTS-OF-WAY AT ANY TIME AND IN SUCH A MANNER AS IT DEEMS NECESSARY OR CONVENIENT.
- THE APPROVAL OF THIS DOCUMENT DOES NOT CONSTITUTE FINAL APPROVAL OF GRADING, DRAINAGE, UTILITY, PUBLIC IMPROVEMENTS, AND BUILDING PLANS. CONSTRUCTION PLANS MUST BE REVIEWED AND APPROVED BY THE APPROPRIATE AGENCY PRIOR TO THE ISSUANCE OF BUILDING PERMITS.
- ALL BUILDING ADDRESS NUMBERS SHALL COMPLY WITH AURORA CITY CODE OF ORDINANCE, CHAPTER 126-ARTICLE VII-NUMBERING OF BUILDINGS.
- ALL ROOFTOP MECHANICAL EQUIPMENT AND VENTS GREATER THAN EIGHT (8) INCHES IN DIAMETER MUST BE SCREENED. SCREENING MAY BE DONE EITHER WITH AN EXTENDED PARAPET WALL OR A FREESTANDING SCREEN. SCREENS SHALL BE AT LEAST AS HIGH AS THE EQUIPMENT THEY HIDE. IF EQUIPMENT IS VISIBLE BECAUSE SCREENS DON'T MEET THIS MINIMUM HEIGHT REQUIREMENT, THE DIRECTOR OF PLANNING MAY REQUIRE CONSTRUCTION MODIFICATIONS PRIOR TO THE ISSUANCE OF A PERMANENT CERTIFICATE OF OCCUPANCY.
- NOTWITHSTANDING ANY SURFACE IMPROVEMENTS, LANDSCAPING, PLANTING OR CHANGES SHOWN IN THESE SITE OR CONSTRUCTION PLANS, OR ACTUALLY CONSTRUCTED OR PUT IN PLACE, ALL UTILITY EASEMENTS, MUST REMAIN UNOBSTRUCTED AND FULLY ACCESSIBLE ALONG THEIR ENTIRE LENGTH TO ALL ALLOW FOR ADEQUATE MAINTENANCE EQUIPMENT. ADDITIONALLY, NO INSTALLATION, PLANTING, CHANGE IN THE SURFACE, ETC., SHALL INTERFERE WITH THE OPERATION OF THE UTILITY LINES PLACED WITHIN THE EASEMENT. BY SUBMITTING THESE SITE OR CONSTRUCTION PLANS FOR APPROVAL, THE LANDOWNER RECOGNIZES AND ACCEPTS THE TERMS, CONDITIONS AND REQUIREMENTS OF THIS NOTE.
- FINAL GRADE SHALL BE AT LEAST SIX (6) INCHES BELOW ANY EXTERIOR WOOD SIDING ON THE PREMISES.
- ALL INTERESTED PARTIES ARE HEREBY ALERTED THAT THIS SITE PLAN IS SUBJECT TO ADMINISTRATIVE CHANGES AND AS SHOWN ON THE ORIGINAL SITE PLAN ON FILE IN THE AURORA CITY PLANNING OFFICE AT THE MUNICIPAL BUILDING. A COPY OF THE OFFICIAL CURRENT PLAN MAY BE PURCHASED THERE. LIKEWISE, SITE PLANS ARE REQUIRED TO AGREE WITH THE APPROVED SUBDIVISION PLAT OF RECORD AT THE TIME OF A BUILDING PERMIT; AND IF NOT, MUST BE AMENDED TO AGREE WITH THE PLAT AS NEEDED.
- ERRORS IN APPROVED SITE PLAN RESULTING FROM COMPUTATIONS OR INCONSISTENCIES IN THE DRAWINGS MADE BY THE APPLICANT ARE THE RESPONSIBILITY OF THE PROPERTY OWNER OF RECORD. WHERE FOUND, THE CURRENT MINIMUM CODE REQUIREMENTS WILL APPLY AT THE TIME OF BUILDING PERMIT. PLEASE BE SURE THAT ALL PLAN COMPUTATIONS ARE CORRECT.
- ALL REPRESENTATIONS AND COMMITMENTS MADE BY THE APPLICANTS AND PROPERTY OWNERS AT THE PUBLIC HEARINGS REGARDING THIS PLAN ARE BINDING UPON THE APPLICANT, PROPERTY OWNER, AND ITS HEIRS, SUCCESSORS, AND ASSIGNS.
- ARCHITECTURAL FEATURES, SUCH AS BAY WINDOWS, FIREPLACES, ROOF OVERHANGS, GUTTERS, EAVES, FOUNDATIONS, FOOTINGS, CANTILEVERED WALLS, ETC., ARE NOT ALLOWED TO ENCROACH INTO ANY EASEMENT OR FIRE LANE.
- ATTENTION BUILDING DIVISION: PER ARTICLE XI, C.O.A. BUILDING AND ZONING CODE, SECTION 22-425 THROUGH 22-434, AN ACOUSTIC ANALYSIS, PREPARED BY AN ACOUSTIC EXPERT THAT WILL IDENTIFY BUILDING DESIGN FEATURES NECESSARY TO ACCOMPLISH EXTERIOR NOISE REDUCTION IN ORDER TO ACHIEVE INTERIOR NOISE LEVELS NOT EXCEEDING 55 (LBN VALUE TO BE DETERMINED FOR EACH PROJECT) UNDER WORSE-CASE NOISE CONDITIONS.
- THE 2021 INTERNATIONAL FIRE CODE (IFC), REQUIRES ALL BUILDINGS TO BE ASSESSED FOR ADEQUATE EMERGENCY RESPONDER RADIO COVERAGE (ERRC). AT THE TIME THE STRUCTURE IS AT FINAL FRAME AND FINAL ELECTRICAL INSPECTIONS, THE GENERAL CONTRACTOR (GC) WILL BE REQUIRED TO HIRE AN APPROVED AND QUALIFIED INDEPENDENT 3RD PARTY TO ASSESS THE RADIO FREQUENCY LEVELS WITHIN THE STRUCTURE. ONCE COMPLETED, THE 3RD PARTY WILL PROVED THE RESULTS OF THE TEST TO BOTH THE GC AND THE AURORA BUILDING DIVISION AS TO WHETHER THE STRUCTURE PASSED OR FAILED THE PRELIMINARY RADIO SURVEILLANCE. A STRUCTURE THAT HAS PASSED THIS SURVEILLANCE REQUIRES NO FURTHER ACTION BY THE GC. A FAILED RADIO SURVEILLANCE WILL REQUIRE A LICENSED CONTRACTOR TO SUBMIT PLANS TO THE AURORA BUILDING DIVISION TO OBTAIN A BUILDING PERMIT FOR THE INSTALLATION OF AN ERRC SYSTEM PRIOR TO INSTALLATION. THIS ASSESSMENT AND INSTALLATION IS AT THE OWNER OR DEVELOPER EXPENSE. FUTURE INTERIOR OR EXTERIOR MODIFICATIONS TO THE STRUCTURE AFTER THE ORIGINAL CERTIFICATE OF OCCUPANCY IS ISSUED WILL REQUIRE A REASSESSMENT FOR ADEQUATE RADIO FREQUENCY COVERAGE.
- IN LOCATIONS WHERE UTILITY EASEMENTS OVERLAP THE DRAINAGE EASEMENTS, ONLY SUBSURFACE UTILITIES SHALL BE PERMITTED WITHIN THE PORTION OF THE UTILITY EASEMENT THAT OVERLAPS THE DRAINAGE EASEMENT. INSTALLATION OF ABOVE GROUND UTILITIES WITHIN AN DRAINAGE EASEMENT REQUIRES PRIOR WRITTEN APPROVAL BY THE CITY ENGINEER.
- THE STREETLIGHT OR PEDESTRIAN LIGHT INSTALLATION WITHIN THE PUBLIC RIGHT-OF-WAY SHALL BE DESIGNED, FUNDED, AND CONSTRUCTED BY THE DEVELOPER/OWNER. OWNERSHIP AND MAINTENANCE OF THE STREET/PEDESTRIAN LIGHTS SHALL BE THE RESPONSIBILITY OF THE CITY OF AURORA ONCE THEY HAVE BEEN ACCEPTED. STREET LIGHT AND/OR PEDESTRIAN PHOTOMETRICS PLANS SHALL BE PREPARED AND SUBMITTED TO THE CITY FOR REVIEW AND APPROVAL AND SHALL BECOME A PART OF THE APPROVED CIVIL CONSTRUCTION PLANS FOR THE PROJECT. AN ELECTRICAL PLAN SHOWING THE SITE LOCATION OF LIGHTS, ELECTRICAL ONE LINE AND GROUNDING DETAILS SHALL BE SUBMITTED TO THE PERMIT CENTER FOR REVIEW BY THE BUILDING DEPARTMENT. THE OWNER IS RESPONSIBLE FOR OBTAINING AN ADDRESS FOR THE METER(S) FROM THE PLANNING DEPARTMENT. A BUILDING PERMIT FOR THE METER AND A PUBLIC INSPECTIONS PERMIT FOR THE STREET LIGHTS ARE REQUIRED. CERTIFICATE OF OCCUPANCIES WILL NOT BE ISSUED UNTIL THE STREET AND/OR PEDESTRIAN LIGHTING PLANS ARE APPROVED, CONSTRUCTED, AND INITIALLY ACCEPTED.
- THE DEVELOPER IS RESPONSIBLE FOR SIGNING AND STRIPING ALL PUBLIC STREETS. THE DEVELOPER IS REQUIRED TO PLACE TRAFFIC CONTROL, STREET NAME, AND GUIDE SIGNS ON ALL PUBLIC STREETS AND PRIVATE STREETS APPROACHING AN INTERSECTION WITH A PUBLIC STREET. SIGNS SHALL BE FURNISHED AND INSTALLED PER THE MOST CURRENT EDITIONS OF THE MANUAL ON UNIFORM TRAFFIC CONTROL DEVICES (MUTCD) AND CITY STANDARDS, AND SHOWN ON THE SIGNING AND STRIPING PLAN FOR THE DEVELOPMENT.
- THE INSTALLATION OF SECURITY GATES ACROSS A FIRE APPARATUS ACCESS ROAD SHALL BE APPROVED. WHERE SECURITY GATES ARE INSTALLED AT PRIMARY ACCESS POINTS, THOSE GATES SHALL HAVE AN APPROVED AUTOMATIC MEANS OF EMERGENCY OPERATION (SIREN OPERATED SYSTEM OR SOS), A KNOX KEY SWITCH OR KNOW BOX WITH A MEANS OF MANUAL OPERATION. SECURITY GATES INSTALLED AT SECONDARY ACCESS POINTS SHALL HAVE AN APPROVED MEANS OF OPERATION. THE SECURITY GATES AND EMERGENCY OPERATION SHALL BE MAINTAINED IN PROPER WORKING CONDITION AT ALL TIMES. IN THE EVENT THAT THERE ARE ELECTRIC GATE OPERATORS, THEY SHALL BE LISTED IN ACCORDANCE WITH UL325. GATES INTENDED FOR AUTOMATIC OPERATION SHALL BE DESIGNED, CONSTRUCTED, AND INSTALLED IN COMPLIANCE WITH THE REQUIREMENTS OF ASTM F 2200. GATING OR BARRIER SYSTEMS MUST BE SHOWN ON THE SITE PLAN IN THE FOLLOWING MANNER:
 - THE MINIMUM GATE WIDTH SHALL BE 23 FEET AND SHALL NOT ENCROACH INTO THE FIRE LANE EASEMENT.
 - GATING AND BARRIER SYSTEMS MUST BE LOCATED A MINIMUM 35 FEET BACK FROM ADJACENT STREET FLOW LINE
 - A DETAIL OF THE GATING OR BARRIER SYSTEM MUST BE INCLUDED IN THE SITE PLAN AND CIVIL PLAN SUBMITTALS. LABEL THE TYPE OF GATING OR BARRIER SYSTEM BEING INSTALLED IN THE FOLLOWING MANNER:
 - 23' AUTOMATIC SLIDING GATE WITH APPROVED SIREN OPERATED SYSTEM, KNOX KEY SWITCH, AND MANUAL RELEASE
 - 23' MANUAL SWINGING GATE WITH APPROVED KNOX HARDWARE
 - 23' MANUAL SLIDING GATE WITH APPROVED KNOX HARDWARE
 - 23' ELECTRICAL SLIDING GATE WITH APPROVED KNOX HARDWARE
- THE DEVELOPER, HIS OR HER SUCCESSORS AND ASSIGNS SHALL BE RESPONSIBLE FOR INSTALLATION, MAINTENANCE AND REPLACEMENT OF THE ACCESS CONTROL GATE OR BARRIER SYSTEM TO ENSURE EMERGENCY VEHICLE ACCESS TO WITHIN THE SITE. IF THE ABOVE CONDITIONS ARE NOT MET, THE OWNERS, HIS OR HER SUCCESSORS AND ASSIGNS SHALL BE REQUIRED BY FIRE DEPARTMENT ORDER NOTICE THAT ALL AFFECTED GATES BE CHAINED AND LOCKED IN THE OPEN POSITION UNTIL REPAIRED OR REPLACED AND RETESTED TO ALL CITY OF AURORA STANDARDS AT THE TIME OF THE VIOLATION. IF THE GATING SYSTEM IS NOT MAINTAINED TO THE SATISFACTION OF THE FIRE DEPARTMENT, THE LICENSE FOR THE EMERGENCY VEHICLE GATE OPENING SYSTEM WILL BE REVOKED AND THE GATING SYSTEM MUST BE REMOVED. ELECTRONIC GATING SYSTEMS SHALL INCLUDE AN EMERGENCY VEHICLE GATE OPENING SYSTEM UTILIZING A REDUNDANCY BACK-UP SYSTEM THAT CONSISTS OF A SIREN OPERATED SYSTEM, AN AUTOMATIC KNOX KEY SWITCH AND A MANUAL OVERRIDE (IN THE EVENT OF SYSTEM FAILURE). GATING SYSTEMS WILL BE INSTALLED IN ACCORDANCE WITH THE "GATING SYSTEMS CROSSING FIRE APPARATUS ACCESS ROADS CHECKLIST". A SEPARATE BUILDING PERMIT THROUGH THE BUILDING DIVISION IS REQUIRED TO BE OBTAINED BY THE CONTRACTOR PRIOR TO THE INSTALLATION OF ANY GATING / BARRIER SYSTEM THAT CROSSES A DEDICATED FIRE LANE EASEMENT.
- A LICENSED CONTRACTOR IS REQUIRED TO OBTAIN A VALID BUILDING PERMIT THROUGH THE AURORA BUILDING DIVISION PRIOR TO THE INSTALLATION OF ANY GATING SYSTEM UTILIZED BY EMERGENCY RESPONDERS TO ENTER THE SITE.

extend amendment box, as feasible

UPDATED

NOT FOR CONSTRUCTION



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



SITE PLAN AMENDMENT

IRON HAMMER AT CENTRETECH

279 LAREDO STREET
AURORA, CO

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

REVISION NUMBER	REVISION DESCRIPTION	DATE
00	FIRST SUBMITTAL	09/21/2023
01	SECOND SUBMITTAL	02/05/2024
02	THIRD SUBMITTAL	07/23/2024
03	FOURTH SUBMITTAL	09/13/2024

COVER

IRON HAMMER AT CENTRETECH - SITE PLAN AMENDMENT

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

N

0

20

40

1" = 20'

NOT FOR CONSTRUCTION



LEGEND

PROPERTY BOUNDARY

EXISTING LOT LINE

PROPOSED LOT LINE

PROPOSED RIGHT-OF-WAY

EXISTING RIGHT-OF-WAY

PROPOSED EASEMENT

EXISTING EASEMENT

PROPOSED SETBACK LINE

PROPOSED CURB & GUTTER

EXISTING CURB & GUTTER

PROPOSED CONCRETE PAVING

PROPOSED ASPHALT PAVING

PROPOSED STRIPING

PROPOSED ADA PARKING STRIPING

PROPOSED SIGNAGE

PROPOSED BUILDING FOOTPRINT

PROPOSED / EXISTING TREE

PROPOSED HCAP STRIPING

PROPOSED ACCESSIBLE ROUTE

PROPOSED CROSSWALK

PROPOSED FENCE

The main site plan illustrates the proposed development for the Iron Hammer at Centretech. It shows the layout of the warehouse building, parking areas, and various site features. Key elements include:

- Property Boundaries:** Defined by Lockheed Drive to the north and Laredo Street to the east.
- Building Footprint:** A large rectangular structure with various internal divisions and setbacks.
- Parking Areas:** Multiple parking spaces with dimensions and proposed striping.
- Site Features:** Including a fire riser room, fire hydrant, and various easements.
- Engineering Notes:** Numerous annotations detailing proposed and existing conditions, such as "PR 30'x30' R1-1 STOP SIGN" and "PR 6' FENCE ALONG RETAINING WALL".
- Dimensions:** Various measurements for setbacks, building dimensions, and parking space sizes.

NOTES:

- PROPOSED STREETLIGHT LOCATIONS ARE CONCEPTUAL. FINAL LOCATIONS WILL BE DETERMINED WITH PHOTOMETRIC ANALYSIS SUBMITTED WITH THE STREET LIGHTING PLANS IN THE CIVIL PLAN SUBMITTAL.
- A LICENSED CONTRACTOR IS REQUIRED TO OBTAIN A VALID BUILDING PERMIT THROUGH THE AURORA BUILDING DIVISION PRIOR TO THE INSTALLATION OF ANY GATING SYSTEM UTILIZED BY EMERGENCY RESPONDERS TO ENTER THE SITE.

12" x 18" FLAT SCREEN STEEL SIGN WITH WHITE LETTERS ON BLUE BACKGROUND TO COMPLY WITH ADA GUIDELINES. SIGN TO READ "RESERVED PARKING" WITH IDENTIFICATION SYMBOL AND "VAN ACCESSIBLE" WHERE APPLICABLE. BOLT TO STEEL TUBE WITH 1/2" CADMIUM PLATED BOLTS, NUTS, AND WASHERS.

PROVIDE AT VAN DESIGNATED SPACES ONLY

2-1/4" x 6'-0" LONG U-CHANNEL POST WITH BAKED ON GREEN ENAMEL FINISH

4" x 6'-0" CONCRETE FILLED STEEL POST CENTERED IN FOUNDATION, PAINTED YELLOW

PAVING

16" DIAMETER x 36" DEEP CONCRETE FOUNDATION

4" CONCRETE BRICK TYPICAL

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

HANDICAP PARKING SIGN

NOT TO SCALE

ROADWAY SPECIFICATIONS		
	LOCKHEED DRIVE	LAREDO STREET
CLASSIFICATION	ALT. TWO LANE CONNECTOR	LOCAL STREET TYPE 2
ADJACENT LAND USE	INDUSTRIAL	INDUSTRIAL
NUMBER OF LANES	2	2
FL-FL WIDTH	49.9 FT	48 FT
PEDESTRIAN ACTIVITY	MEDIUM	MEDIUM
PAVEMENT TYPE	R3	R3

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

SITE PLAN AMENDMENT	
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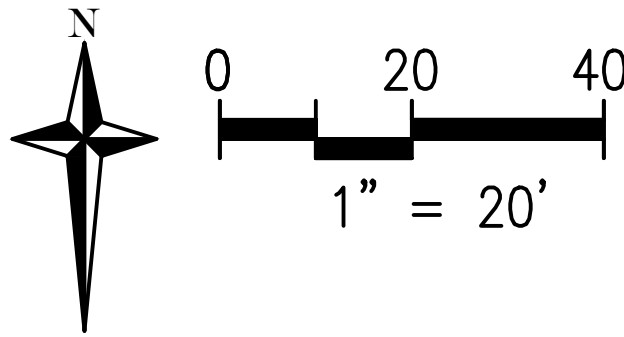
SITE PLAN		
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2

IRON HAMMER AT CENTRETECH - SITE PLAN AMENDMENT

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

NOT FOR CONSTRUCTION



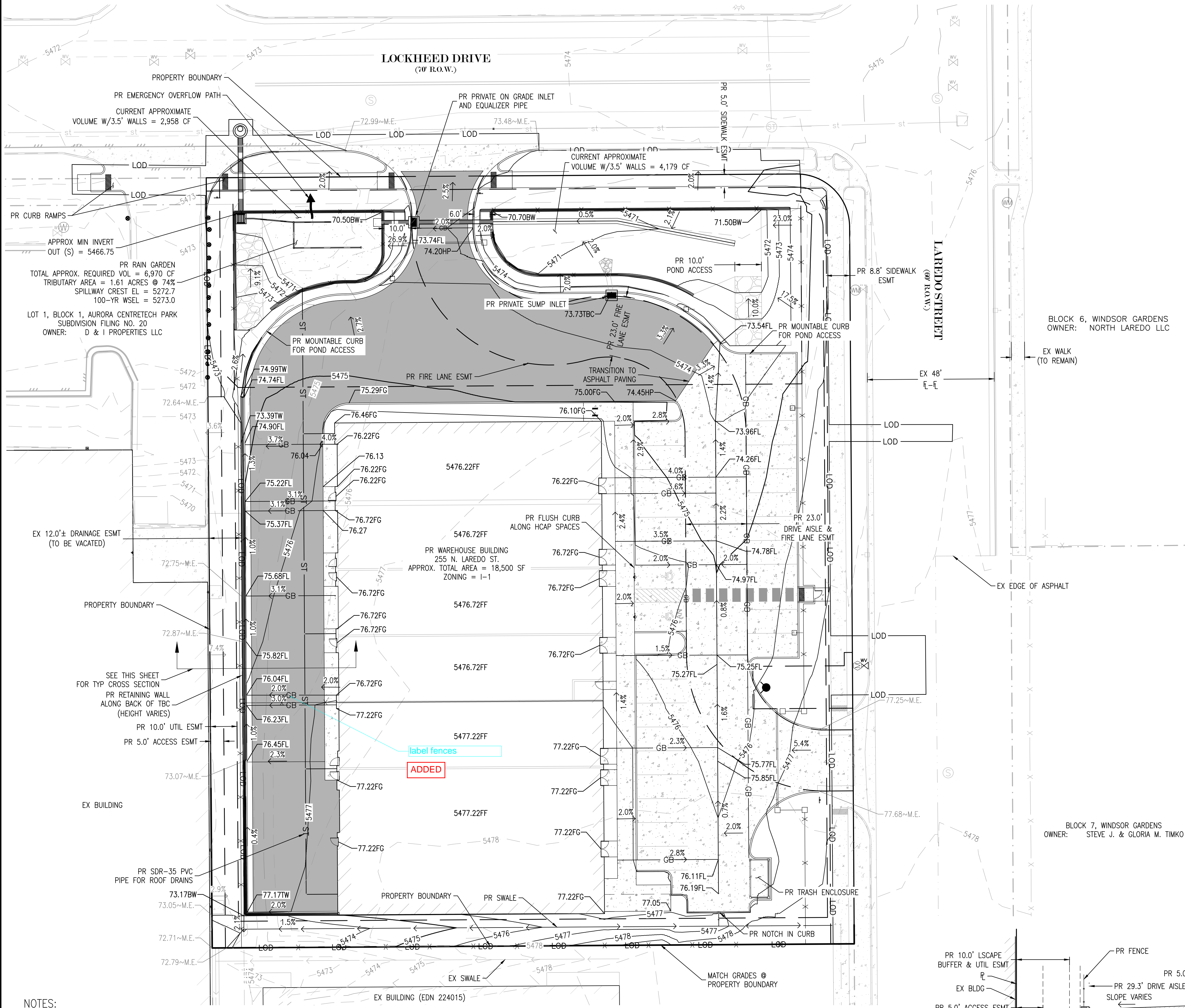
PROJECT #	IH2215
PROJECT DATE	04/28/2023
DESIGNER	SAK
REVIEWER	JSD



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

REVISION NUMBER	REVISION DESCRIPTION	DATE
00	FIRST SUBMITTAL	09/21/2023
01	SECOND SUBMITTAL	02/05/2024
02	THIRD SUBMITTAL	07/23/2024
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OVERALL GRADING PLAN



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

** ABBREVIATIONS

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

EARTHWORK NOTE

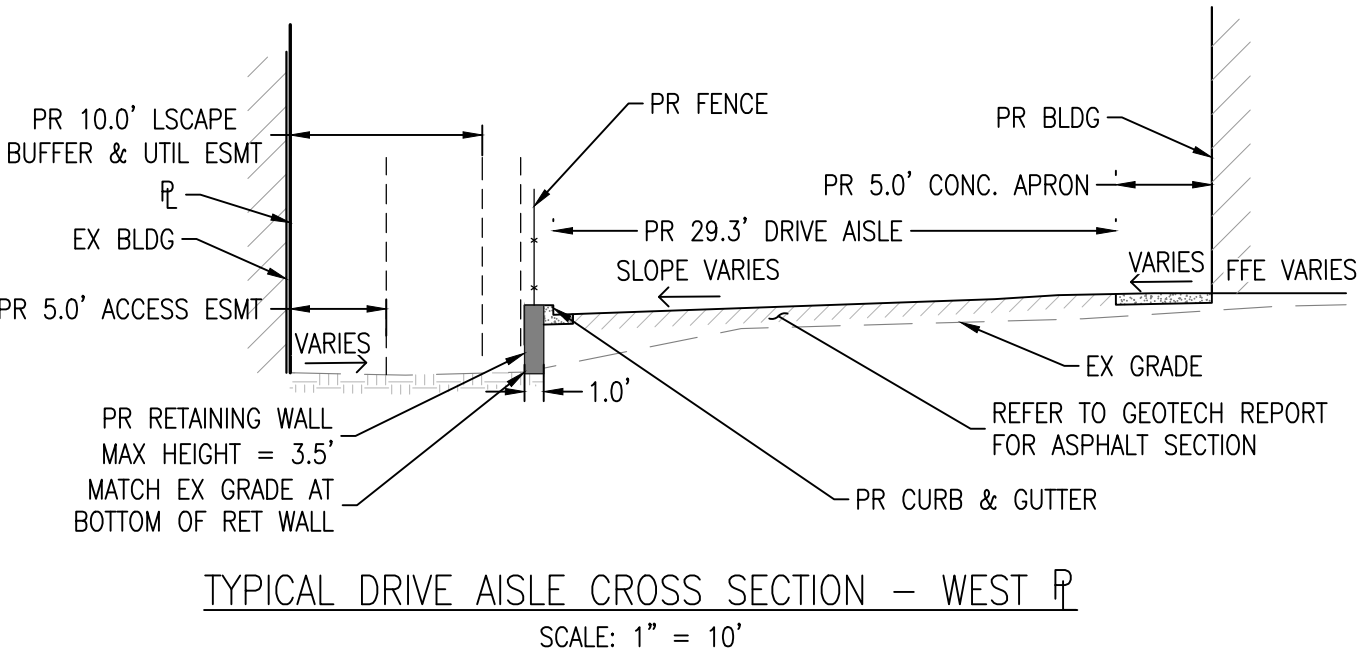
EARTHWORK NUMBERS ARE UNADJUSTED FOR SHRINK/SWELL, DO NOT ACCOUNT FOR TOPSOIL REMOVAL, AND ARE MEASURED TO THE FINISHED GRADE AND FINISHED FLOOR ELEVATIONS. CONTRACTOR MUST SUBTRACT FOR SLABS, PAVEMENTS, FOUNDATIONS, STRUCTURAL FILL, ETC. SEE GEOTECHNICAL REPORT FOR MORE INFORMATION.

BENCHMARK

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

BASIS OF BEARINGS

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



NOTES:

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

IRON HAMMER AT CENTRETECH - SITE PLAN AMENDMENT

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

PROJECT #

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04/28/2023

DESIGNER

SAK

REVIEWER

JSD

NOT FOR CONSTRUCTION



LEGEND

PROPOSED

EXISTING

UT

util

ST

st

SS

san

W

wat

PROPERTY BOUNDARY

EXISTING LOT LINE

PROPOSED LOT LINE

PROPOSED RIGHT-OF-WAY

EXISTING RIGHT-OF-WAY

PROPOSED EASEMENT

EXISTING EASEMENT

PROPOSED SETBACK LINE

PROPOSED CURB & GUTTER

EXISTING CURB & GUTTER

PROPOSED STORM SEWER

EXISTING STORM SEWER

PROPOSED UTILITY (TYP)

EXISTING UTILITY (TYP)

PROPOSED STORM <18"

EXISTING STORM <18"

PROPOSED SANITARY SEWER

EXISTING SANITARY SEWER

PROPOSED WATER LINE

EXISTING WATER LINE

STORM MANHOLE

STORM STRUCTURE

SANITARY MANHOLE

FIRE HYDRANT

FIRE DEPARTMENT CONNECTION

WATER METER IN MANHOLE

WATER METER IN VAULT

CORP STOP

CURB STOP

TAP SLEEVE AND VALVE

OPEN GATE VALVE

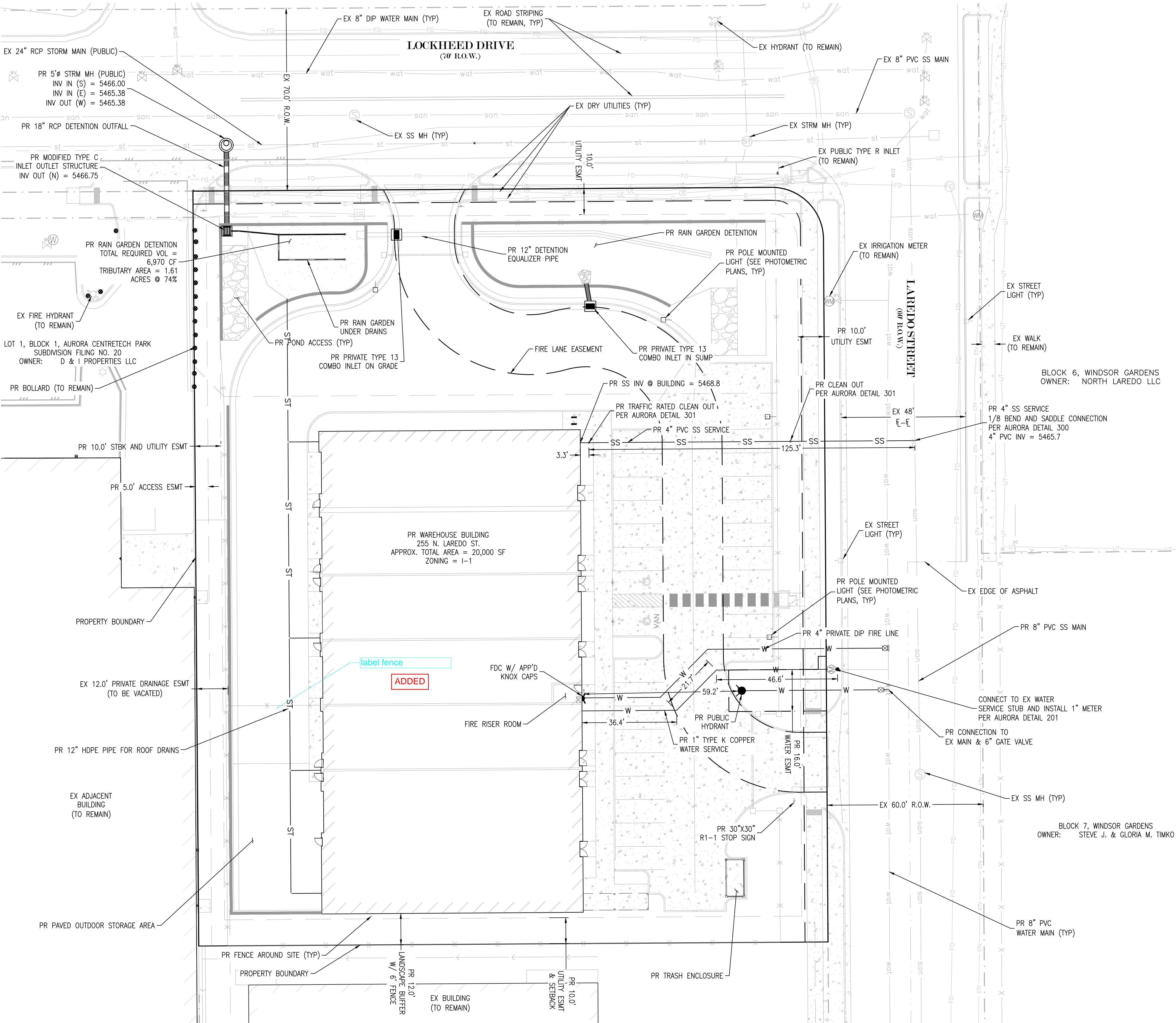
ALL PIPES ARE CLASS III RCP UNLESS OTHERWISE NOTED. CALCULATIONS TO TOP OF PIPE (TOP) FOR REINFORCED CONCRETE PIPE (RCP) ASSUMES WALL THICKNESS AS SHOWN BELOW:

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

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

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



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OVERALL UTILITY PLAN

IRON HAMMER AT CENTRETECH - SITE PLAN AMENDMENT

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NOT FOR CONSTRUCTION



PROJECT #

PROJECT DATE

DESIGNER

REVIEWER

OUTDOOR
—DESIGN GROUP—

WWW.ODGDESIGN.COM

OUTDOOR DESIGN GROUP INC.
5600 WEBSTER STREET
AURORA, CO 80002
(303) 993-4811

PLAN SET INDEX

SHEET	NAME
5	LANDSCAPE COVER SHEET & PLANT LIST
6	LANDSCAPE PLAN
7	LANDSCAPE NOTES & DETAILS

LANDSCAPE PLANT LIST

DECIDUOUS SHADE TREES

SYMBOL	COMMON NAME	BOTANICAL NAME	QTY	MATURE HEIGHT	MATURE SPREAD	WATER USE	SUN/SHADE	SIZE AND CONDITION
SKC	Seedless Kentucky Coffeetree	Gymnodadus dioicus 'Espresso'	9	50-60'	40-50'	Low	Sun	2 1/2' Cal., B&B
CSO	Crimson Spire Oak	Quercus Crismson Spire	3	40-60'	15-20'	Medium	Sun	2" Cal., B&B
WEH	Western Hackberry	Celtis occidentalis	1	50-60'	40-50'	Low	Sun	2 1/2' Cal., B&B

ORNAMENTAL TREES

SYMBOL	COMMON NAME	BOTANICAL NAME	QTY	MATURE HEIGHT	MATURE SPREAD	WATER USE	SUN/SHADE	SIZE AND CONDITION
CBC	Coralburst Crabapple	Malus 'Coralburst'	3	12-15'	12-15'	Medium	Sun	2" Cal., B&B
TSC	Tina Sargent Crabapple	Malus sargentii 'Tina'	7	8-10'	8-12'	Medium	Sun	2" Cal., B&B
CCP	Chanticleer Pear	Pyrus calleryana 'Chanticleer'	5	20-30'	15-20'	Medium	Sun	2" Cal., B&B

DECIDUOUS SHRUBS

SYMBOL	COMMON NAME	BOTANICAL NAME	QTY	MATURE HEIGHT	MATURE SPREAD	WATER USE	SUN/SHADE	SIZE AND CONDITION
SOS	Standing Ovation Serviceberry	Amelanchier alnifolia Standing Ovation	3	12-15'	3-4'	Medium	Sun / Part Shade	5 Gallon Cont
LEP	Leadplant	Amarpha canescens	10	2-4'	2-4'	Very Low	Sun	5 Gallon Cont
BMS	Blue Mist Spirea	Caryopteris x dandonensis 'Blue Mist'	83	3-4'	2-3'	Low	Sun	5 Gallon Cont
AFD	Arctic Fire Dogwood	Cornus sericea Arctic Fire	41	3-4'	3-4'	Medium	Adaptable	5 Gallon Cont
CMD	Carol Mackie Daphne	Daphne x burkwoodii 'Carol Mackie'	6	3-5'	3-5'	Medium	Part Shade / Shade	5 Gallon Cont
BEB	Beauty Bush	Kolkwitzia amabilis	7	6-10'	6-10'	Low	Sun / Part Shade	5 Gallon Cont
DSP	Dakota Sunspot Potentilla	Potentilla fruticosa Dakota Sunspot	14	2-3'	2-3'	Low	Sun	5 Gallon Cont
CWS	Creeping Western Sand Cherry	Prunus besseyi Pawnee Buttes	31	15-18"	4-6"	Low	Sun	5 Gallon Cont
DFS	Gro-Low Fragrant Sumac	Rhus aromatica 'Gro-Low'	31	2-3'	6-8"	Low	Sun	5 Gallon Cont
TES	Tiger Eyes Staghorn Sumac	Rhus typhina Tiger Eyes	22	6-8'	6-8"	Low	Sun	5 Gallon Cont
ALC	Alpine Currant	Ribes alpinum	23	3-6"	3-6"	Low	Sun / Part Shade	5 Gallon Cont
DKL	Dwarf Korean Lilac	Syringa meyeri 'Palibin'	16	4-6"	4-6"	Low	Sun	5 Gallon Cont
CAC	Compact American Cranberrybush	Viburnum trilobum 'Bailey Compact'	18	4-5'	4-5'	Medium	Adaptable	5 Gallon Cont

EVERGREEN SHRUBS

SYMBOL	COMMON NAME	BOTANICAL NAME	QTY	MATURE HEIGHT	MATURE SPREAD	WATER USE	SUN/SHADE	SIZE AND CONDITION
CMZ	Chieftain manzanita	Arctostaphylos x coloradoensis 'Chieftain'	20	18-36"	5'-8"	Low	Sun / Part Shade	5 Gallon Cont
JFB	Joint Fir Blueshem	Ephedra equisetina	36	3-5'	2-3'	Low	Sun / Part Shade	5 Gallon Cont
DAP	Dwarf Austrian Pine	Pinus nigra 'Hetga'	2	3-6'	3-6"	Low	Sun	5 Gallon Cont
CGE	Canadale Gold Euonymus	Euonymus fortunei 'Emerald Gaiety'	43	18-24"	3-4'	Medium	Sun / Part Shade	5 Gallon Cont
BUF	Buffalo Juniper	Juniperus sabinna 'Buffalo'	12	12-18"	6-8"	Low	Sun / Part Shade	5 Gallon Cont
VWJ	Woodward columnar juniper	Juniperus scopulorum 'Woodward'	8	20'	2-4'	Low	Sun	5 Gallon Cont
SGJ	Sea Green Juniper	Juniperus x media 'Sea Green'	49	5-6"	6-8"	Low	Sun	5 Gallon Cont
AND	Adam's Needle Yucca	Yucca filamentosa	12	2-3'	3-4'	Low	Sun	5 Gallon Cont

ORNAMENTAL GRASSES

SYMBOL	COMMON NAME	BOTANICAL NAME	QTY	MATURE HEIGHT	MATURE SPREAD	WATER USE	SUN/SHADE	SIZE AND CONDITION
VFG	Variiegated Feather Reed Grass	Calamagrostis acutiflora 'Overdam'	16	1-3'	1-3'	Low	Sun / Part Shade	5 Gallon Cont

NATIVE SEEDING - DRYLAND MIX
Pawnee Buttes Seed Mixes (www.pawneebuttesseed.com):
PBSI Low Grow Mix
Application Rate: 5 LBS/1,000 SF

PLANTING DETAIL FOR ALL TREES & B&B SHRUBS

DO NOT CUT LEADER PRUNE IMMEDIATELY PRIOR TO PLANTING

USE NYLON TREE STRAPS AT END OF WIRE (EVERGREEN TREES ONLY)

24" LENGTH BY 3/4 DIA. P.V.C. MARKERS (TYP.) OVER WIRES

12 GAUGE GALVANIZED WIRE

USE 3 GUY ASSEMBLIES FOR EVERGREENS, AND TREES OVER 3" CALIPER

24" LENGTH BY 3/4 DIA. P.V.C. MARKERS (TYP.) OVER WIRES

3" DEPTH SPECIFIED MULCH. PULL MULCH AWAY FROM TRUNK. MULCH TO 6" OUTSIDE OF STAKES. (PROVIDE 24" RADIUS WOOD MULCH RING WHEN PLANTING IN NATIVE GRASS AREAS OR ROCK MULCH AREAS)

TOP OF ROOT FLARE SHALL BE 3" ABOVE GRADE OUTSIDE OF PIT.

TREATED WOOD POST WITH GROMMETED NYLON STRAPS. USE TWO GUY WIRES

NOTES:

1. INSTALL WATERING SAUCER IN NATIVE AREAS.
2. CONSTRUCT 6" HEIGHT WATERING RING FOR INITIAL WATERING. REMOVE IN SOD AREAS PRIOR TO MULCHING.
3. AFTER SEPTEMBER 1ST, INSTALL 4" TREE TAPE ON DECIDUOUS TREES FROM 6" OFF THE GROUND TO THE FIRST BRANCH. REMOVE PROMPTLY IN SPRING.
4. COMPLETELY REMOVE WIRE BASKET, ALL TWINE & PLASTIC. REMOVE BURLAP OFF TOP 2/3 OF BALL.
5. FILL PLANT PIT WITH 1/2 SPECIFIED SOIL MIX AND 1/2 PIT SOIL.

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

SET TOP OF ROOT BALL 1" HIGHER THAN THE FINISHED BED GRADE

SPECIFIED MULCH- CAREFULLY TUCK MULCH AROUND EACH PLANT (PROVIDE 12" RADIUS WOOD MULCH RING WHEN PLANTING IN NATIVE GRASS AREAS OR ROCK MULCH AREAS)

LOOSEN SIDES OF PLANT PIT, AND WATER THE FILL IN WELL TO ELIMINATE LARGE AIR POCKETS

NOTES:

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

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

O.C. SPACING

2-1/4" OR 4" SIZE PLANT MATERIAL AS SPECIFIED ON THE PLANT LIST

SPECIFIED MULCH- CAREFULLY TUCK MULCH AROUND EACH PLANT TO PREVENT THE SMALL PLANTS FROM DRYING OUT (PROVIDE 8" RADIUS WOOD MULCH RING WHEN PLANTING IN NATIVE GRASS AREAS OR ROCK MULCH AREAS)

PLANTING BED SOIL- AMENDED PER SPECIFICATIONS

UNLESS A FORMAL PATTERN IS CALLED FOR, PLACE PLANTS AROUND THE PERIMETER OF THE PLANTING AREA FIRST, THEN FILL IN THE CENTER RANDOMLY AND AVOID CREATING "ROWS"

NOTE: IF INDIVIDUAL PLANT LOCATIONS ARE NOT SHOWN ON THE LANDSCAPE PLAN, SPACE PLANTS AT THE O.C. SPACING SHOWN ON THE LANDSCAPE PLANT LIST

AURORA NOTES

1. ALL PROPOSED LANDSCAPING WITHIN THE SIGHT TRIANGLE SHALL BE IN COMPLIANCE WITH COA ROADWAY SPECIFICATIONS, SECTION 4.04.2.10

LANDSCAPE REFERENCE MANUAL NOTES

1. ALL FREE STANDING POLE LIGHTS ARE APPROVED STREET LIGHT FIXTURES AND POLES PER THE DRAFT LIGHTING STANDARDS FOR APPROVED STREET LIGHT FIXTURES AND POLES.

2. ALL SIDEWALKS AND PLAZAS TO BE CONCRETE, ALL DRIVE AISLE AND PARKING TO BE ASPHALT EXCEPT AREAS UNDER THE COVERED PODIUM. REFER TO THE SITE PLAN AND THE SITE PLAN LEGEND FOR CONCRETE PAVED PARKING AREA.

3. "ALL LANDSCAPED AREAS AND PLANT MATERIAL, EXCEPT FOR NON-IRRIGATED NATIVE, RESTORATIVE, AND DRYLAND GRASS AREAS MUST BE WATERED BY AN AUTOMATIC UNDERGROUND IRRIGATION SYSTEM. IRRIGATION SYSTEM DESIGN, INSTALLATION, OPERATION, AND MAINTENANCE SHALL CONFORM TO REQUIREMENTS FOUND IN THE CITY OF AURORA IRRIGATION ORDINANCE."

4. "ALL UTILITY EASEMENT SHALL REMAIN UNOBSTRUCTED AND FULLY ACCESSIBLE ALONG THEIR ENTIRE LENGTH FOR MAINTENANCE EQUIPMENT ENTRY THE DEVELOPER, HIS SUCCESSORS AND ASSIGNS, SHALL BE RESPONSIBLE FOR INSTALLATION, MAINTENANCE AND REPLACEMENT OF ALL LANDSCAPING MATERIALS SHOWN OR INDICATED ON THE APPROVED SITE PLAN OR LANDSCAPE PLAN ON FILE IN THE PLANNING DEPARTMENT."

5. ALL LANDSCAPING WILL BE INSTALLED AS DELINEATED ON THE PLAN, PRIOR TO ISSUANCE OF CERTIFICATES OF OCCUPANCY

6. FOUR CUBIC YARDS OF ORGANIC MATERIAL PER 1,000 SF OF AREA IS THE MINIMUM AMOUNT CURRENTLY REQUIRED TO OBTAIN A LAWN PERMIT.

LANDSCAPE REQUIREMENTS

LOCATION	BUFFER WIDTH REQ.	BUFFER WIDTH PROV.	LANDSCAPE REQ.	TREE REQ./ TREE PROV.	SHRUBS REQ./ SHRUBS PROV.
LOCKHEED DR. CURBSIDE LANDSCAPE (1,371 SF. & 130 LF.)	N / A	N / A	1 TREE / 40 LF. + 1 SHRUB / 40 SF.	3 / 3	33 / 33
LAREDO ST. CURBSIDE LANDSCAPE (1,936 SF. & 219 LF.)	N/A	N/A	1 TREE / 40 LF. + 1 SHRUB / 40 SF.	6 / 6	48 / 48
LOCKHEED DR. STREET FRONTAGE BUFFER (209 LF.)	10' (8' W/ FENCE)	8' W/ 6' FENCE	1 TREE & 10 SHRUBS / 40 LF.	5 / 1 - AND - 40 SHRUBS REPLACEMENTS REQ	92 / 92
LAREDO ST. STREET FRONTAGE BUFFER (261 LF.)	10'	12.5' - 13.8' W/ 6' FENCE	1 TREE & 10 SHRUBS / 40 LF.	7 / 7	66 / 66
WEST NON-STREET PERIMETER BUFFER (291 LF.)	20' (12' W/ FENCE)	12' W/ FENCE	1 TREE & 5 SHRUBS / 40 L.F. - 30% EVERGREEN TREES	7 / 0 - OR - 70 SHRUB REPLACEMENTS	106 / 106
SOUTH NON-STREET PERIMETER BUFFER (242 LF.)	20' (12' W/ FENCE)	12' W/ FENCE	1 TREE & 5 SHRUBS / 40 LF. - 30% EVERGREEN TREES	6 / 0 - OR - 60 SHRUB REPLACEMENTS	91 / 91
BUILDING PERIMETER NORTH (101 LF.) EAST (142 LF.)	6'	20.5'	1 TREE / 40 LF.	3 / 3 4 / 4 AND	0 / 6 0 / 12
PARKING LOT INTERIOR	N / A	N / A	1 SHADE TREE & 6 SHRUBS / 9 X 19' ISLAND	5 / 4 - AND - 10 SHRUB REPLACEMENTS	40 / 40
DETENTION POND (1,773 SF)	N / A	N / A	1 TREE + 10 SHRUBS / 4,000 SF.	0 / 0	0 / 0



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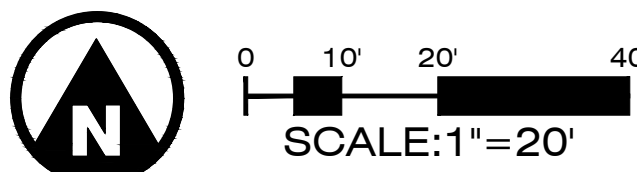
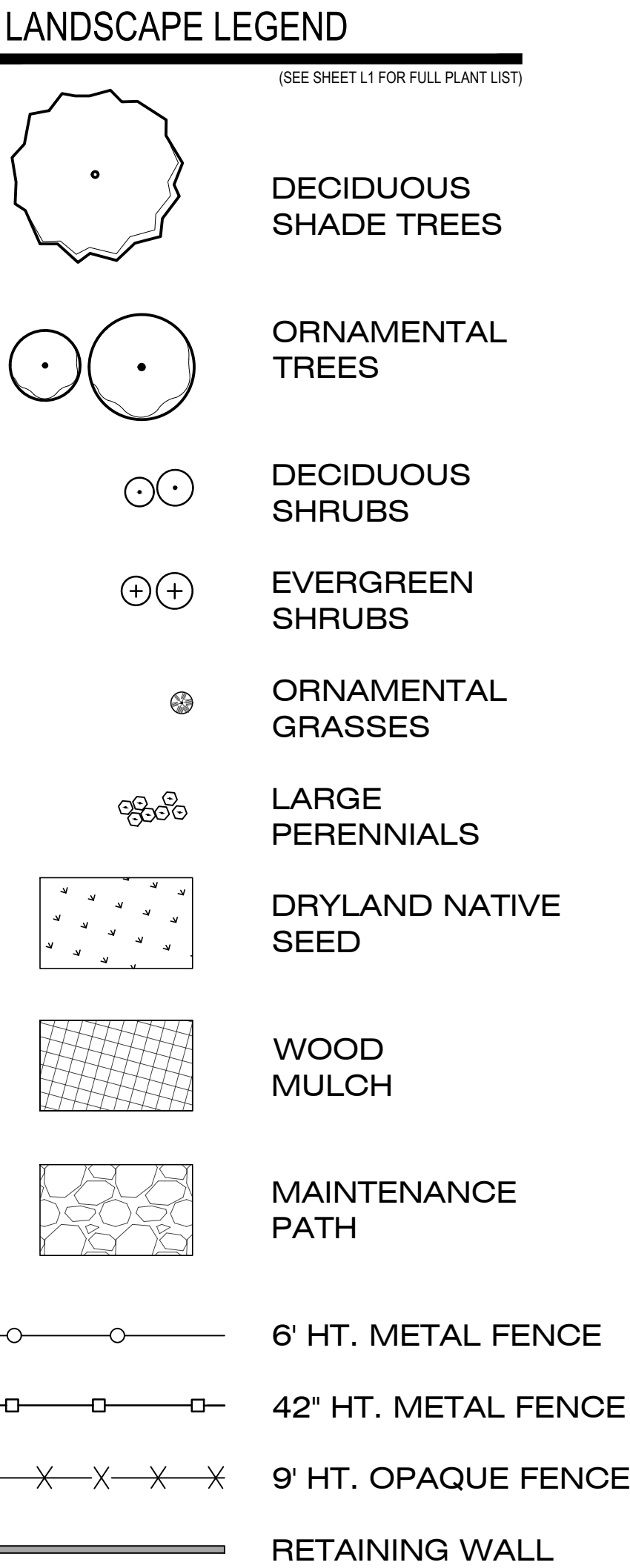
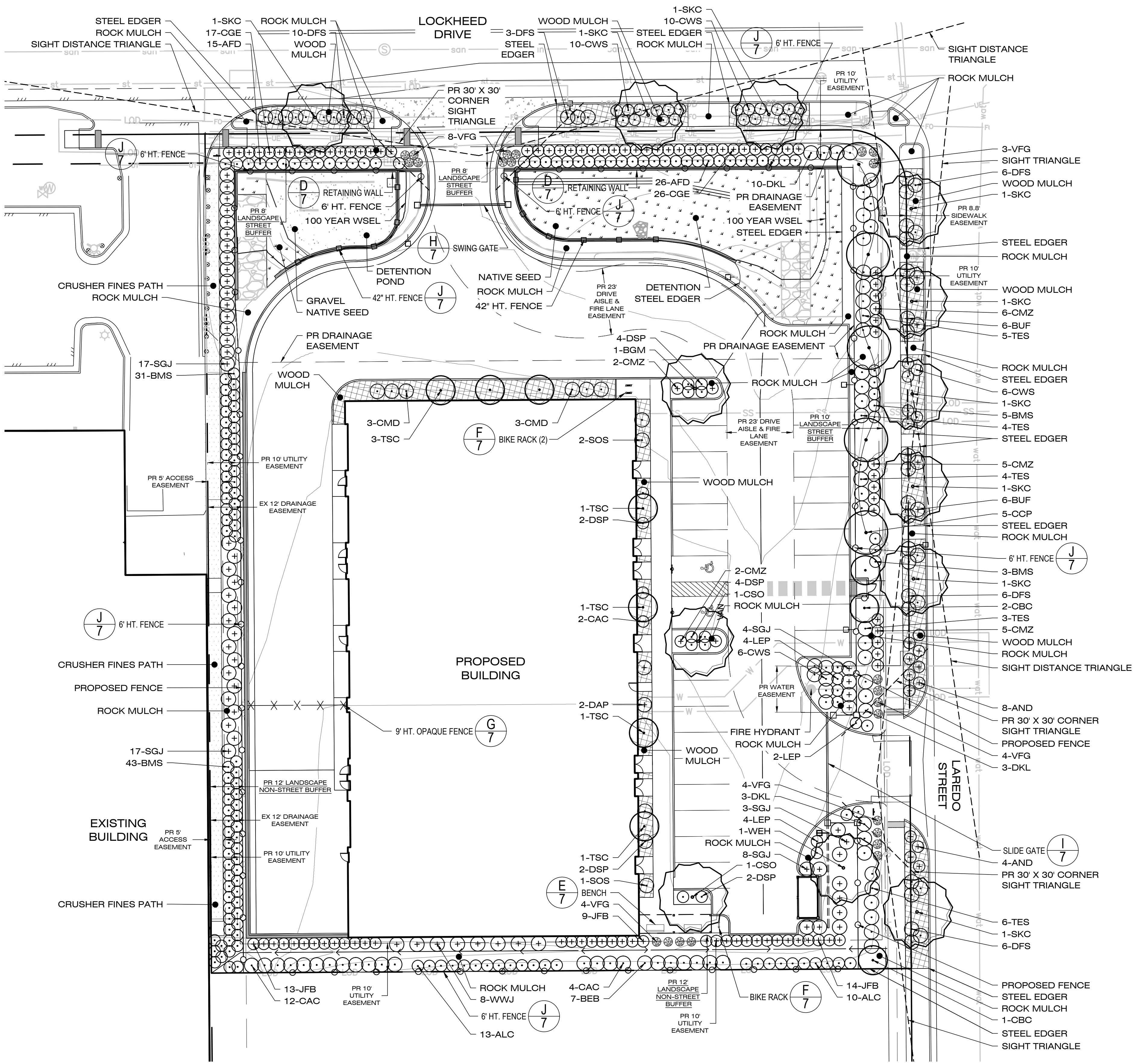
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LANDSCAPE COVER SHEET & PLANT LIST		

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LANDSCAPE PLAN



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DESIGNER	
REVIEWER	
WWW.ODGDESIGN.COM	
OUTDOOR DESIGN GROUP, INC.	
5600 WEBSTER STREET	
AURORA, CO 80002	
(303) 993-4811	



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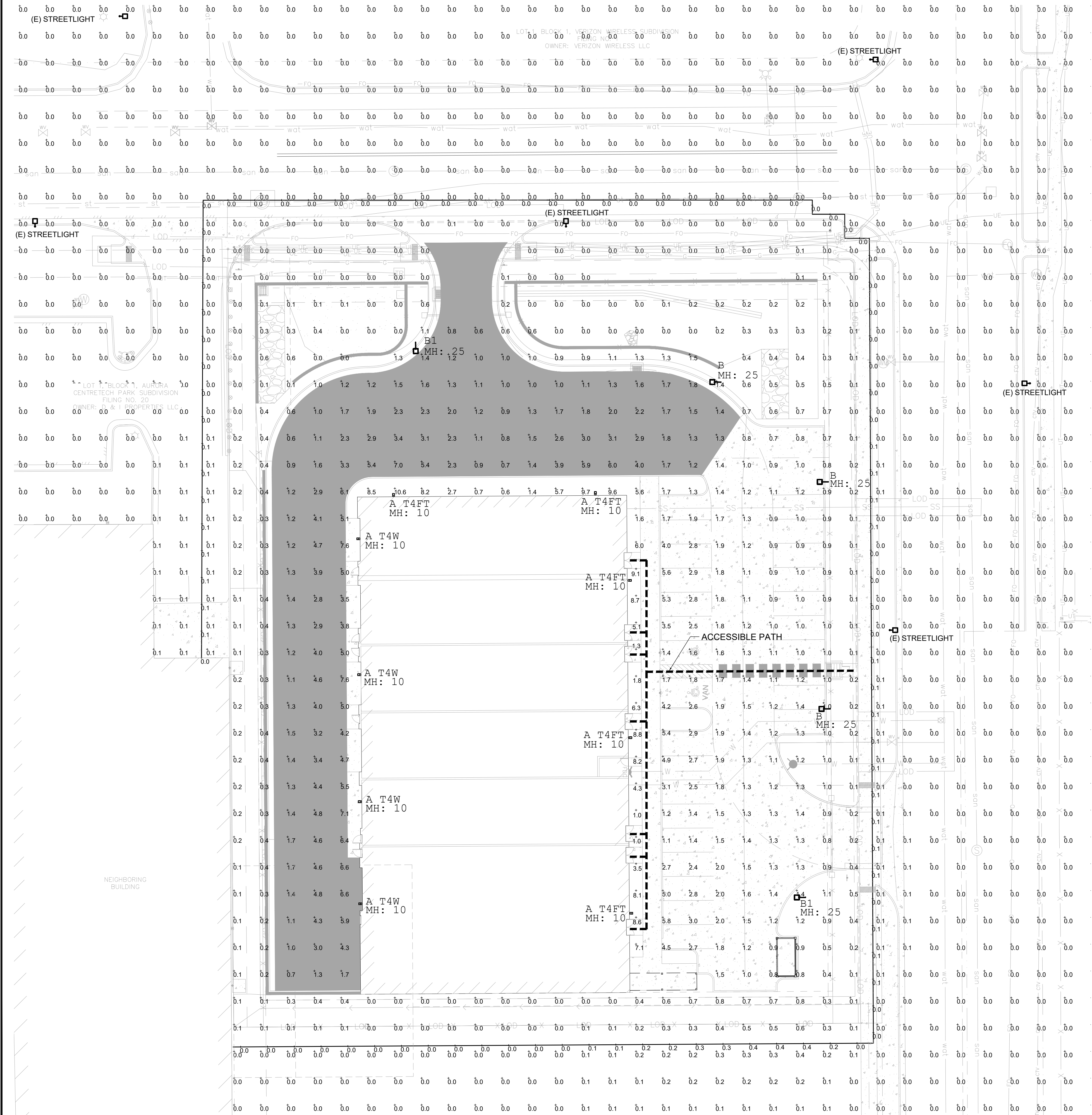
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- NOTES:
- ILLUMINATION WITHIN THE SITE MUST COMPLY WITH THE 2015/2021 INTERNATIONAL BUILDING CODE REQUIREMENT FROM SECTION 1006 – MEANS OF EGRESS ILLUMINATION. SECTION 1006 ILLUMINATION REQUIRED: THE MEANS OF EGRESS, INCLUDING THE EXIT DISCHARGE,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

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

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

PROJECT #

IH2215

PROJECT DATE

04/28/2023

DESIGNER

SAK

REVIEWER

JSD

SITE PHOTOMETRIC PLAN

IRON HAMMER

255 LAREDO STREET

AURORA, CO

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

REVISION NUMBER	REVISION DESCRIPTION	DATE
00	FIRST SUBMITTAL	09/21/2023
01	SECOND SUBMITTAL	01/19/2024
02	THIRD SUBMITTAL	07/23/2024
03	FOURTH SUBMITTAL	09/13/2024

SITE PHOTOMETRIC PLAN

8

NOT FOR CONSTRUCTION

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

PS500005EN page
June 20, 2023 8:23 PM



Lighting Solutions June 20, 2023 8:23 PM

PS500046EN page
May 24, 2023 6:54 PM

Lighting Solutions May 24, 2023 6:54 PM

 COOPER PS503046EN page 109

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

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

S - Arch LLC

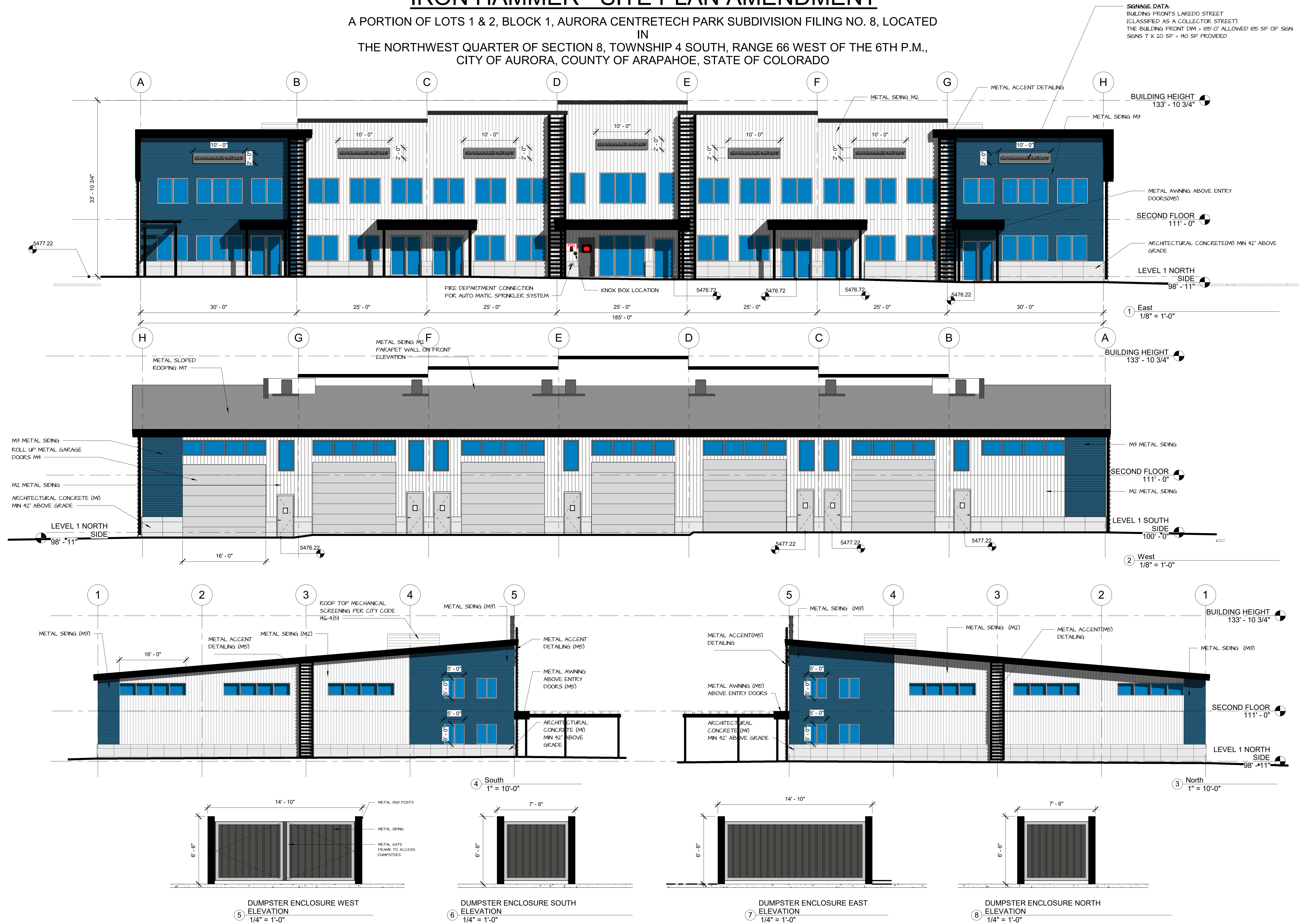
12 MORNINGSIDGE DRIVE
WHEAT RIDGE, CO
80215
720-364-0056

IRON HAMMER
255 LAREDO STREET
AURORA, CO

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

REVISION NUMBER	REVISION DESCRIPTION	DATE
01	FIRST SUBMITTAL	
02	SECOND SUBMITTAL	
03	THIRD SUBMITTAL	07/23/2024
04	FOURTH SUBMITTAL	09/13/2024

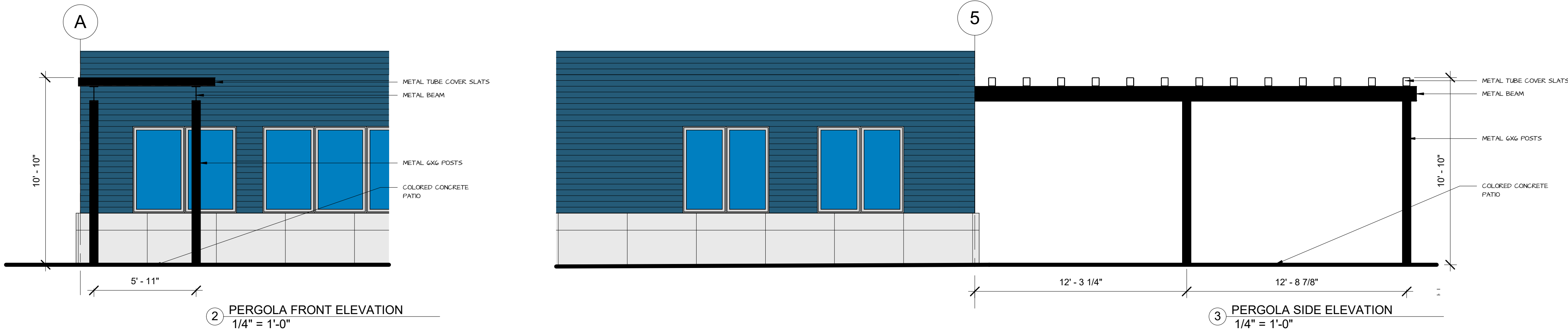
10



IRON HAMMER - SITE PLAN AMENDMENT

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

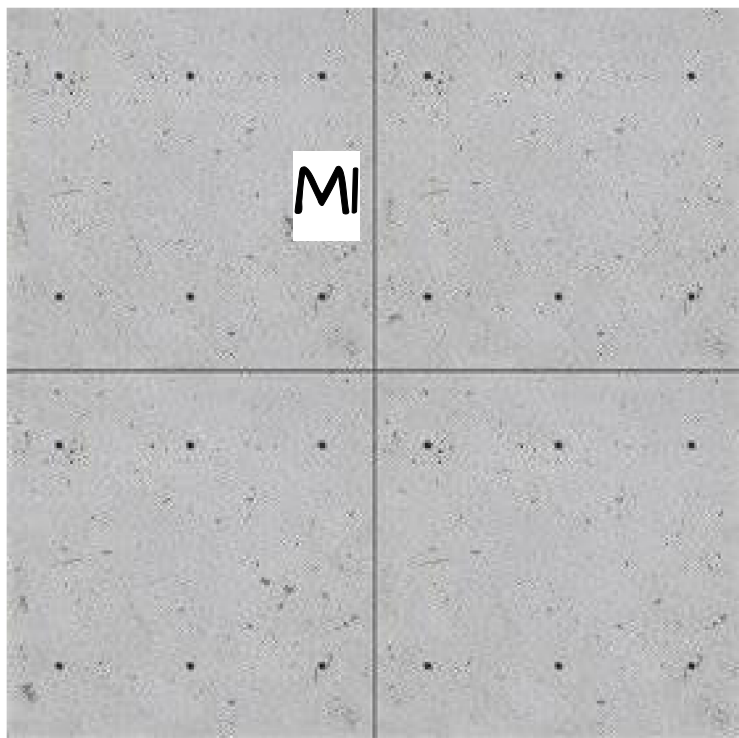
NOT FOR CONSTRUCTION



EXTERIOR MATERIALS SPECIFICATIONS

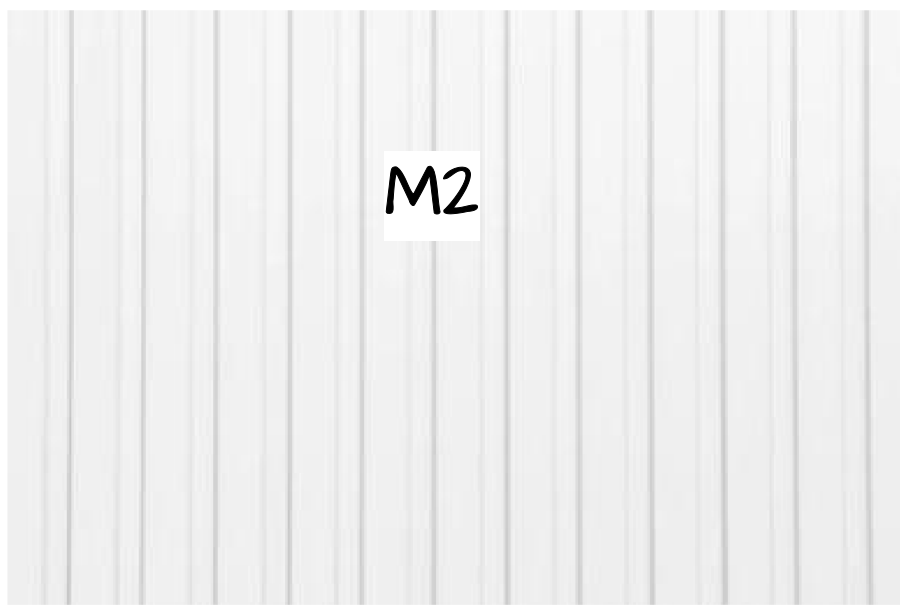
CONCRETE WAINSCOT

FORMED AND CAST IN PLACE
ARCHITECTURAL CONCRETE W/ TIES



VERTICAL METAL SIDING

METAL BUILDING OUTLET CORP.
INSULATED METAL PANEL
SOLAR WHITE



HORIZONTAL METAL SIDING

METAL BUILDING OUTLET CORP.
INSULATED METAL PANEL
HAWAIIAN BLUE



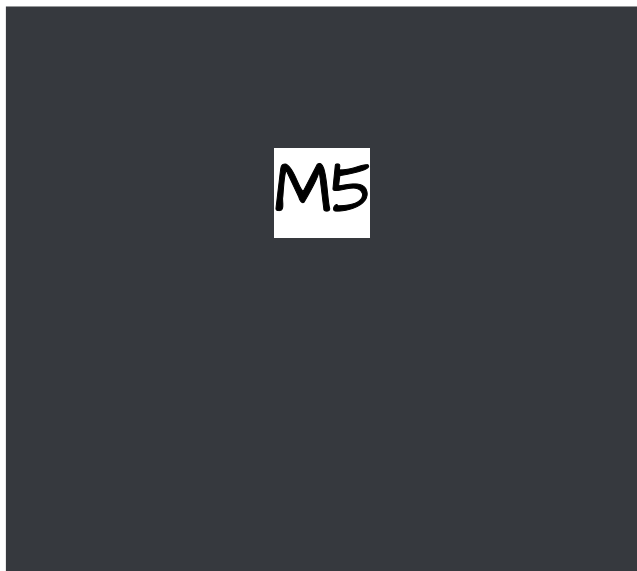
WINDOWS & DOORS

ALUMINUM



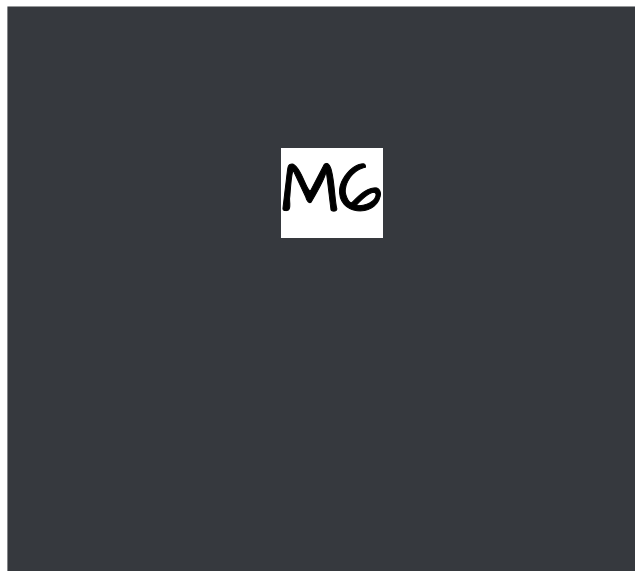
ACCENT METAL

BLACK METAL



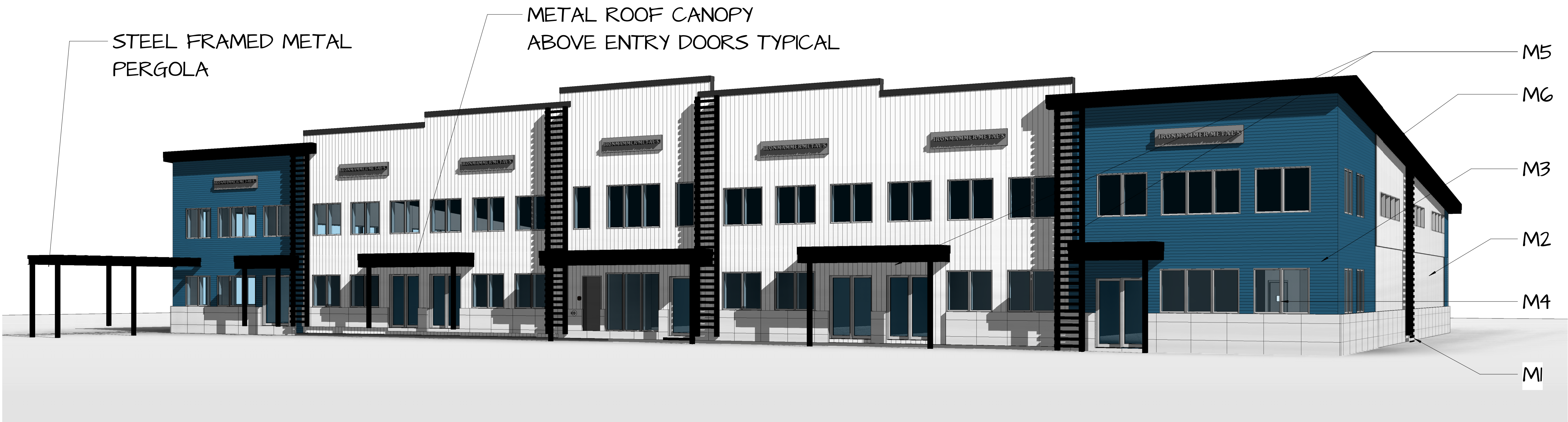
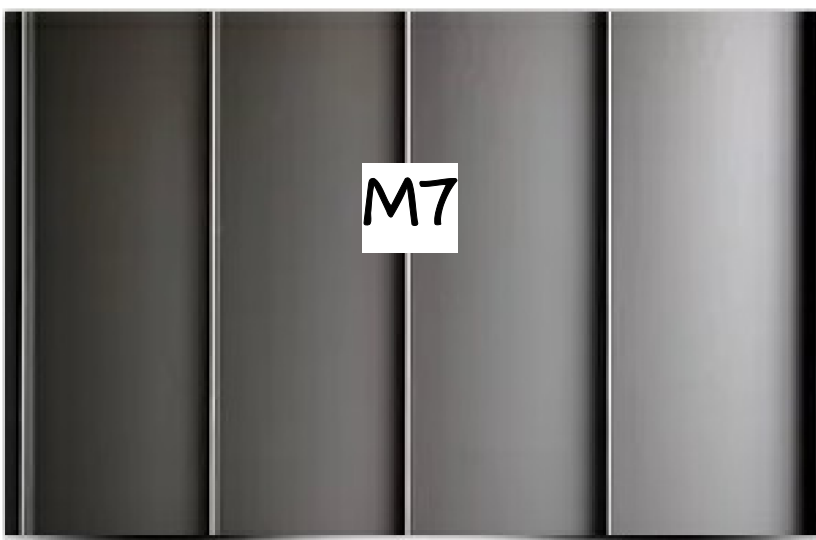
FASCIA & SOFFIT

BLACK METAL



METAL ROOF

STANDING SEAM METAL ROOF
DREXEL METALS
"BLACK"



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

12 MORNINGSTAR DRIVE
WHEAT RIDGE, CO
80215
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SITE PLAN AMENDMENT

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MATERIAL BOARD

11