

SITE NOTES:

1. THE DEVELOPER, HIS SUCCESSORS AND ASSIGNS, INCLUDING THE HOMEOWNERS ASSOCIATION ASSOCIATION, SHALL BE RESPONSIBLE FOR INSTALLATION, MAINTENANCE AND REPLACEMENT OF ALL FIRE LANE SIGNS AS REQUIRED BY THE CITY OF AURORA.

2. ALL SIGNS MUST CONFORM TO THE CITY OF AURORA SIGN CODE.

3. RIGHT OF WAY FOR INGRESS AND EGRESS FOR SERVICE AND EMERGENCY VEHICLES IS GRANTED OVER, ACROSS, ON AND THROUGH ANY AND ALL PRIVATE ROADS AND WAYS NOW OR HEREAFTER ESTABLISHED ON THE DESCRIBED PROPERTY, AND THE SAME ARE HEREBY DESIGNATED AS "SERVICE/EMERGENCY AND UTILITY EASEMENTS" AND SHALL BE POSTED "NO PARKING - FIRE LANE."

4. "ACCESSIBLE EXTERIOR ROUTES" SHALL BE PROVIDED FROM PUBLIC TRANSPORTATION STOPS, ACCESSIBLE PARKING, ACCESSIBLE PASSENGER LOADING ZONES AND PUBLIC SIDEWALKS TO 50% OF ALL BUILDING ENTRANCES SHALL BE ACCESSIBLE. THE ACCESSIBLE ROUTE BETWEEN ACCESSIBLE PARKING AND ACCESSIBLE 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 II, AND C.A.B.O./ANSI, I17.1.

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

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

7. ALL CROSSINGS OR ENCROACHMENTS BY PRIVATE LANDSCAPE IRRIGATION LINES OR SYSTEMS INTO EASEMENTS AND STREET RIGHT-OF-WAY 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 FACILITIES THAT MAY RESULT FROM THE INSTALLATION, OPERATION OR MAINTENANCE OF SAID PRIVATE IRRIGATION LINES OR SYSTEMS.

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

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

10. ALL ROOFTOP MECHANICAL EQUIPMENT AND VENTS GREATER THAN EIGHT INCHES IN DIAMETER MUST BE PAINTED TO MATCH THE ADJACENT ROOF COLOR.

Replace note #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. THE UNDERSIGNED DOES HEREBY COVENANT AND AGREE THAT THEY SHALL CONSTRUCT UPON THE FIRE LANE EASEMENTS, AS DEDICATED AND SHOWN HERE ON, A HARD SURFACE IN ACCORDANCE WITH THE CITY OF AURORA'S PAVING STANDARDS FOR FIRE LANE EASEMENTS, AND THAT THEY SHALL MAINTAIN THE SAME IN A STATE OF GOOD REPAIR AT ALL TIMES AND KEEP THE SAME FREE AND CLEAR OF ANY STRUCTURES, FENCES, LANDSCAPE MATERIALS, SNOW OR OTHER OBSTRUCTIONS. THE MAINTENANCE OF PAVING ON THE FIRE LANE EASEMENT(S) IS THE RESPONSIBILITY OF THE OWNER, AND THE OWNER SHALL POST AND MAINTAIN APPROPRIATE SIGNS IN CONSPICUOUS PLACES ALONG SUCH FIRE LANE EASEMENTS, STATING "FIRE LANE, NO PARKING." THE LOCAL LAW ENFORCEMENT AGENCY(S) IS HEREBY AUTHORIZED TO ENFORCE PARKING REGULATIONS WITHIN THE FIRE LANE EASEMENTS, AND TO CAUSE SUCH EASEMENTS TO BE MAINTAINED FREE AND UNOBSTRUCTED AT ALL TIMES FOR FIRE DEPARTMENT AND EMERGENCY APPARATUS USE.

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, ET CETERA 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.

# CHASE LUMBER COMPANY

A PART OF THE SOUTHWEST QUARTER OF SECTION 28 AND THE NORTHWEST QUARTER OF SECTION 33 TOWNSHIP 3 SOUTH, RANGE 66 WEST OF THE SIXTH PRICIPAL MERIDIAN CITY OF AURORA, ADAMS COUNTY, COLORADO

SITE NOTES:

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

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

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

15. 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 SHOWN ON THIS PLAN. (REPLACE NOTE #4: ACCESSIBLE EXTERIOR ROUTES" SHALL BE PROVIDED FROM PUBLIC TRANSPORTATION STOPS, ACCESSIBLE PARKING AND ACCESSIBLE PASSENGER LOADING ZONES AND PUBLIC SIDEWALKS TO 60% OF THE ACCESSIBLE BUILDING ENTRANCES THEY SERVE. THE ACCESSIBLE ROUTE BETWEEN ACCESSIBLE PARKING AND ACCESSIBLE BUILDING ENTRANCES SHALL BE THE MOST PRACTICAL DIRECT ROUTE. THE ACCESSIBLE ROUTE MUST BE LOCATED WITHIN A SIDEWALK. NO SLOPE ALONG THIS ROUTE MAY EXCEED 1:20 WITHOUT PROVIDING A RAMP WITH A MAXIMUM SLOPE OF 1:12 AND HANDRAILS. CROSSWALKS ALONG THIS ROUTE SHALL BE WIDE ENOUGH TO WHOLLY CONTAIN THE CURB RAMP WITH A MINIMUM WIDTH OF 36" AND SHALL BE PAINTED WITH WHITE STRIPES. THE CITY OF AURORA ENFORCES HANDICAPPED ACCESSIBILITY REQUIREMENTS BASED ON THE 2015 INTERNATIONAL BUILDING CODE, CHAPTER 11, AND THE ICC A117.1-2009. THE DEVELOPER, OWNER AND ASSIGNS ARE RESPONSIBLE FOR COMPLYING WITH THE FEDERALLY MANDATED REQUIREMENTS OF THE AMERICANS WITH DISABILITIES ACT (ADA). CANTILEVERED WALLS, ETC.) IS ALLOWED TO ENCROACH INTO ANY EASEMENT.

Add the following note: In locations where utility easements overlap drainage easements, only subsurface utilities shall be permitted within the portion of the utility easement that overlaps the drainage easement. Installation of above ground utilities within a drainage easement requires prior written approval by City Engineer

Add Note: 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.

HAS CAUSED THESE PRESENTS TO BE EXECUTED THIS 23<sup>RD</sup> DAY OF September, 1999 A.D. BY: James A. Adams AS [Signature] name AS [Signature] title

SITE DATA:

LAND AREA WITHIN PROPERTY LINES: 10.971 ACRES

GROSS FLOOR AREA: 41,214 SQUARE FEET

NUMBER OF BUILDINGS: TWO

NUMBER OF STORIES: TWO

PROPOSED HEIGHT OF BUILDING: 37 FEET

TOTAL BUILDING COVERAGE: 41,214 SQUARE FEET (36%)

HARD SURFACE AREA (EXCLUSIVE OF BUILDING): 364,495 SQ. FT. (76.4%)  
355,014 SF (74.3%)

AREA DEVOTED TO OPEN SPACE WITHIN SITE: 71,685 SQ. FT. (15%)

81,668 SF (17.1%)

PRESENT ZONING: M-2

EXISTING USE: VACANT

PROPOSED USES: TRUSS MANUFACTURING/OFFICES

LOADING SPACES PROVIDED: 11

ON-SITE PARKING SPACES PROVIDED: 51 % COMPACT: 0

HANDICAP ON-SITE PARKING SPACES PROVIDED: 3

PARKING SPACES REQUIRED: 49

PARKING CALCULATIONS: ONE SPACE PER 800 SQ. FT. GROSS FLOOR AREA  
39,001/800 SQ. FT. = 49 SPACES

SIGNAGE: SINGLE-FACED BUILDING SIGN, AREA = 24 SQ. FT. PER FACE

ALLOWABLE SIGN AREA = 2 SQ. FT. X BUILDING

FRONTAGE FOR 1ST 100' FRONTAGE ON SMITH ROAD: 385' + 0.5 SQ. FT. PER FOOT THEREAFTER

SIGN AREA = 2 X 100 + 0.5 X 285 = 342.5 SQUARE FEET

NOTARIAL: STATE OF COLORADO COUNTY OF Adams THE FOREGOING INSTRUMENT WAS ACKNOWLEDGED BEFORE ME THIS 23<sup>RD</sup> DAY OF September, 1999 A.D.

BY: Lynette Adams Carlson WITNESS MY HAND AND OFFICIAL SEAL: MY COMMISSION EXPIRES: 11-19-2000

RECORDERS CERTIFICATE: ACCEPTED FOR FILING IN THE OFFICE OF THE CLERK AND RECORDER OF ARAPAHOE COUNTY, COLORADO AT 0 O'CLOCK P.M.

THIS DAY OF September, 1999 A.D. IN BOOK AT PAGE RECEPTION NO. CLERK AND RECORDER:

DEPUTY: CITY OF AURORA APPROVALS:

CITY ATTORNEY: Ed Lyman DATE: 10-1-99 PLANNING DIRECTOR: [Signature] DATE: 10-1-99

PLANNING COMMISSION: CHAIRMAN [Signature] DATE: 8-25-99

CITY COUNCIL: NA DATE:

ATTEST: NA DATE: CITY CLERK

The site plan amendment will not be approved by public works until the preliminary drainage report is approved

MC5238 10-18-00 - REVISE ROOFTOP EQUIP. NOTE TO PAINT EQUIP. Replace Site Plan sheet to add asphalt pavement and reconfigure stormwater facilities. CMA 2020-04-04

Civil plan revisions are required for these changes. The site plan amendment will not be approved until the civil plan revisions have been submitted and are ready for approval

don't cover the text.

7535 East Hampden Avenue Suite 405 Denver, Colorado 80231 (303) 743-0002 CAHEN ARCHITECTURAL GROUP P.C.



CAHEN ARCHITECTURAL GROUP P.C. Copyright

These plans are an instrument of service and are the property of the Architect, and may not be duplicated, displayed, or reproduced without the written consent of the Architect. Copyright and infringement will be enforced and prosecuted.

CHASE LUMBER CO. Airways Business Center Aurora, Colorado

Date: 5-12-98 Proj. No.: 99002 Drawn: JKB Checked: JKB Issued/Revised: Date: PDP SUBMITTAL: 6-28-99 COA COMMENTS: 8-2-99

Drawing Title: COVER SHEET NOTES

A1.1

CHASE LUMBER Co.

98-60273

# BUILDERS

## SITE PLAN AMENDMENT

PHASE LUMBER SUBDIVISION FILING NO. 1  
 4 OF SECTION 28 AND NW 1/4 OF SECTION 33,  
 T. 3S., R. 66W. OF THE 6TH P.M.  
 COUNTY OF ADAMS, STATE OF COLORADO

Include a sign & striping package Sheet reflecting all posted signs within the site.

if the old site plan sheet is being voided, ALL the site features need to be shown on this sheet. ie., public sidewalk, fences, etc...

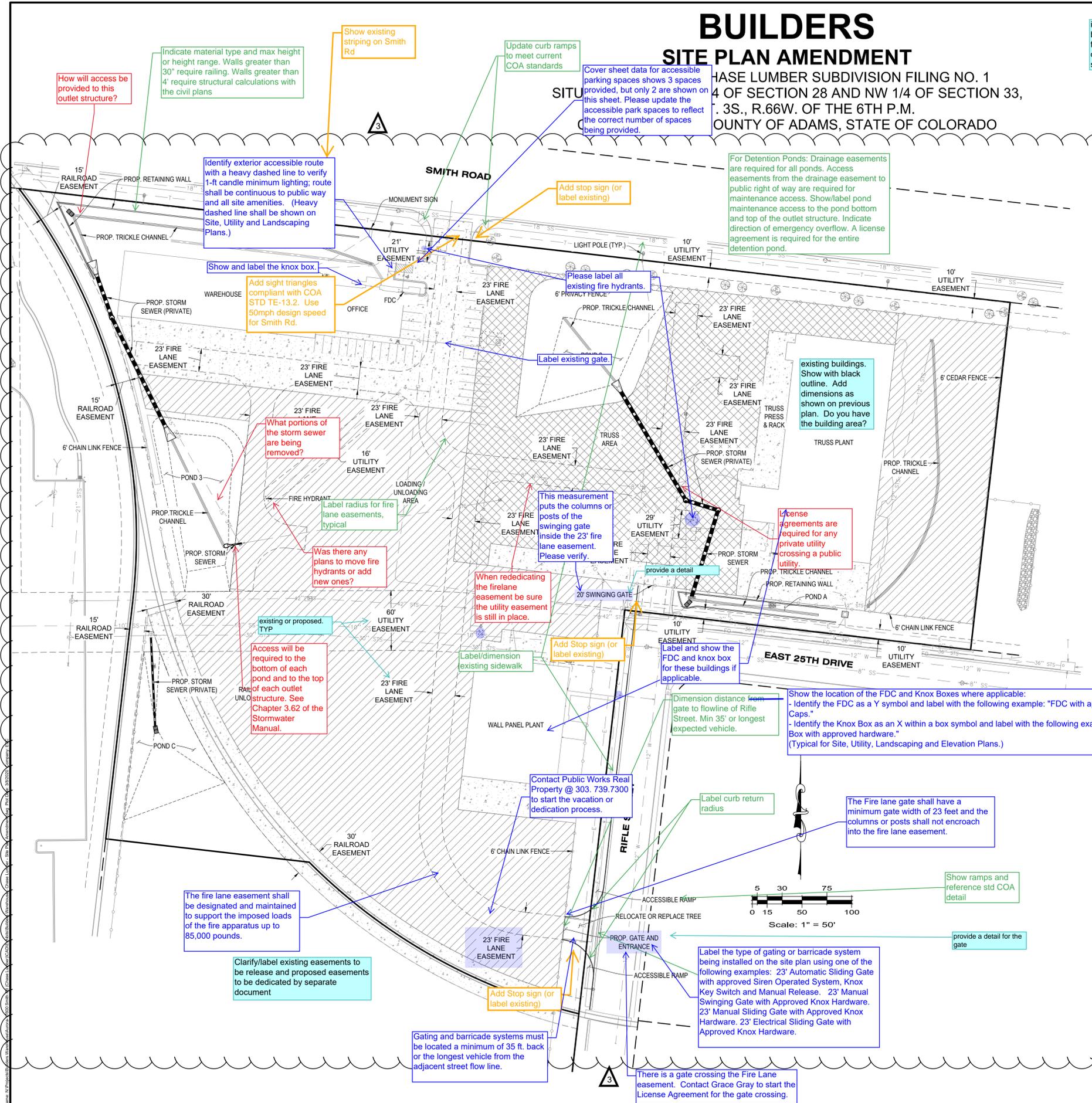
RESERVED PARKING  
 ACCESSIBLE PARKING SIGN AT EACH ACCESSIBLE PARKING SPACE (MUTCD 9F-6)  
 FOR VAN ACCESSIBLE SPACES ONLY (MUTCD 9F-6)  
 TOW AWAY SIGN TYPICAL AT EACH ACCESSIBLE PARKING SPACE (MUTCD 9F-6)  
 SQUARE GALV. STEEL POST  
 WITH (2) T1.308 PG DRIVE BUSHES  
 2" SQUARE GALV. STEEL ANCHOR POST  
 12" DIA. CONCRETE FOOTING FOR ALL SIGN POSTS  
 1" DIA. CONCRETE POST HOLES PRIOR TO SETTING IN CONCRETE

Include signage above FDC:  
 FIRE SPRINKLER RISER ROOM

Include signage above FDC:  
 FDC

**LEGEND**

- BOUNDARY
- PROP. EASEMENT
- PROP. CURB & GUTTER
- EXIST. CURB & GUTTER
- PROPOSED HEAVY DUTY CONCRETE
- EXISTING PAVEMENT
- ROAD BASE TO REMAIN



How will access be provided to this outlet structure?

Indicate material type and max height or height range. Walls greater than 30" require railing. Walls greater than 4' require structural calculations with the civil plans

Show existing striping on Smith Rd

Update curb ramps to meet current COA standards

Cover sheet data for accessible parking spaces shows 3 spaces provided, but only 2 are shown on this sheet. Please update the accessible park spaces to reflect the correct number of spaces being provided.

For Detention Ponds: Drainage easements are required for all ponds. Access easements from the drainage easement to public right of way are required for maintenance access. Show/label pond maintenance access to the pond bottom and top of the outlet structure. Indicate direction of emergency overflow. A license agreement is required for the entire detention pond.

Identify exterior accessible route with a heavy dashed line to verify 1-ft candle minimum lighting; route shall be continuous to public way and all site amenities. (Heavy dashed line shall be shown on Site, Utility and Landscaping Plans.)

Add stop sign (or label existing)

Show and label the knox box.

Add sight triangles compliant with COA STD TE-13.2. Use 50mph design speed for Smith Rd.

Please label all existing fire hydrants.

A grading plan is required. Min slope 1% for asphalt, 0.5% for concrete and 2% for non paved areas including road base. Include building FFE

Add a note indicating if the storm sewer system is public or private and who will maintain it.

What portions of the storm sewer are being removed?

Label existing gate.

existing buildings. Show with black outline. Add dimensions as shown on previous plan. Do you have the building area?

This measurement puts the columns or posts of the swinging gate inside the 23' fire lane easement. Please verify.

License agreements are required for any private utility crossing a public utility.

Was there any plans to move fire hydrants or add new ones?

When rededicating the firelane easement be sure the utility easement is still in place.

please show clouds and deltas in red. TYP

Access will be required to the bottom of each pond and to the top of each outlet structure. See Chapter 3.62 of the Stormwater Manual.

Add Stop sign (or label existing)

Label and show the FDC and knox box for these buildings if applicable.

Show the location of the FDC and Knox Boxes where applicable:  
 - Identify the FDC as a Y symbol and label with the following example: "FDC with approved Knox Caps."  
 - Identify the Knox Box as an X within a box symbol and label with the following example: "Knox Box with approved hardware."  
 (Typical for Site, Utility, Landscaping and Elevation Plans.)

Dimension distance from gate to flowline of Rifle Street. Min 35' or longest expected vehicle.

Contact Public Works Real Property @ 303. 739.7300 to start the vacation or dedication process.

Label curb return radius

The fire lane gate shall have a minimum gate width of 23 feet and the columns or posts shall not encroach into the fire lane easement.

The fire lane easement shall be designated and maintained to support the imposed loads of the fire apparatus up to 85,000 pounds.

Show ramps and reference std COA detail

Clarify/label existing easements to be release and proposed easements to be dedicated by separate document

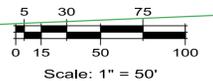
Add Stop sign (or label existing)

Label the type of gating or barricade system being installed on the site plan using one of the following examples: 23' Automatic Sliding Gate with approved Siren Operated System, Knox Key Switch and Manual Release. 23' Manual Sliding Gate with Approved Knox Hardware. 23' Manual Sliding Gate with Approved Knox Hardware. 23' Electrical Sliding Gate with Approved Knox Hardware.

provide a detail for the gate

Gating and barricade systems must be located a minimum of 35 ft. back or the longest vehicle from the adjacent street flow line.

There is a gate crossing the Fire Lane easement. Contact Grace Gray to start the License Agreement for the gate crossing.



**LEGAL DESCRIPTION**  
 LOT 1, BLOCK 1, CHASE LUMBER SUBDIVISION FILING NO. 1  
 CITY OF AURORA, COUNTY OF ADAMS, STATE OF COLORADO

**BASIS OF BEARINGS**  
 BEARINGS ARE BASED ON THE EAST LINE OF THE NW 1/4 OF SECTION 33, TOWNSHIP 3 SOUTH, RANGE 66 WEST OF THE 6TH PRINCIPAL MERIDIAN BEARING N100°10'01"W BOUNDED BY A 2" PIPE WITH 3" BRASS CAP. L.S. 2132 FOUND AT THE CENTER QUARTER CORNER OF SAID SECTION 33 AND A 3-1/4" ALUMINUM CAP L.S. 25933 ON #6 REBAR FOUND AT THE NORTH QUARTER CORNER OF SAID SECTION 33.

**BENCHMARK**  
 CITY OF AURORA BM #356633NW002  
 CHISELED SQUARE ON THE CENTER WEST EDGE OF CURB OPENING INLET AT THE SOUTH PCR AT THE SOUTHEAST CORNER OF RIFLE STREET AND EAST 25TH AVENUE.  
 ELEVATION: 5414.00 FEET (NAVD 1988 DATUM).  
 THE CONTOURS SHOWN HEREON ARE AT ONE (1) FOOT INTERVALS.

**BUILDERS SERVICE COMPANY**  
 14190 East Evans Avenue  
 Aurora, Colorado 80014  
 engineering@builderservice.com  
 P 303.337.1393  
 F 303.337.7481  
 CIVIL ENGINEERS & LAND SURVEYORS

**SITE PLAN AMENDMENT**

Client: BUILDERS SERVICE COMPANY  
 Date: 2020-03-06  
 Description: INITIAL SUBMITTAL  
 No.:  
 Date: 2020-03-06  
 Description: INITIAL SUBMITTAL  
 No.:  
 Date: 2020-03-06  
 Description: INITIAL SUBMITTAL  
 No.:

ES&C Team: CMA, JWB  
 Date: 2020-03-06  
 Engineering No: E-014-19  
 Scale: 1" = 50'  
 Sheet No.: A-1

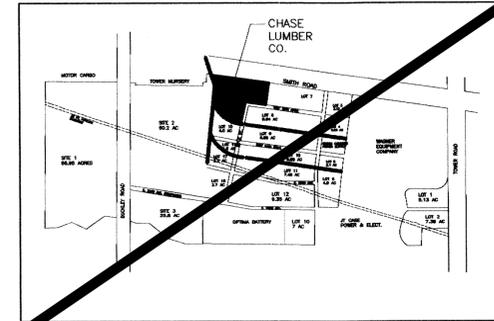
LEGAL DESCRIPTION:

LOTS 1, BLOCK 1, CHASE LUMBER SUBDIVISION, FILING NO. 1, ADAMS COUNTY, COLORADO.

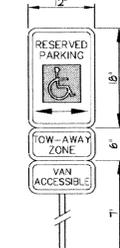
SITE ADDRESS:

# CHASE LUMBER COMPANY

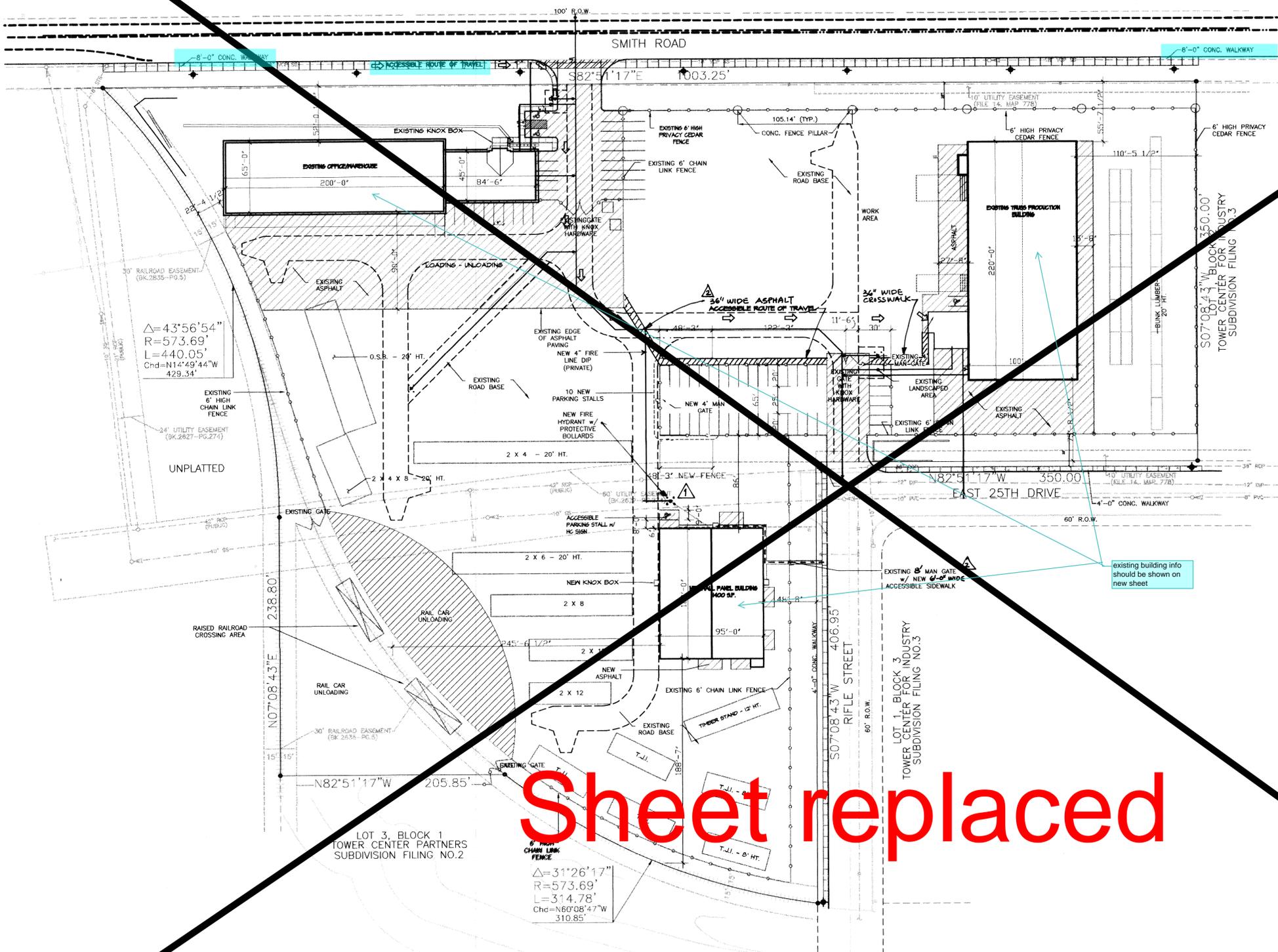
A PART OF THE SOUTHWEST QUARTER OF SECTION 28 AND THE NORTHWEST QUARTER OF SECTION 33 TOWNSHIP 3 SOUTH, RANGE 66 WEST OF THE SIXTH PRINCIPAL MERIDIAN CITY OF AURORA, ADAMS COUNTY, COLORADO



2 VICINITY MAP NOT TO SCALE



HANDICAPPED PARKING SIGN DETAIL NOT TO SCALE



1 SITE PLAN 1" = 50' SCALE: 1" = 50'

AMENDMENTS for NEW WALL PANEL BUILDING:

GROSS FLOOR AREA OF NEW BUILDING: 11,400 SQUARE FEET  
 NUMBER OF NEW BUILDINGS: ONE  
 NUMBER OF STORIES - NEW CONSTRUCTION: ONE  
 TOTAL BUILDING COVERAGE: 52,614 SQUARE FEET (11.0%)  
 HARD SURFACE AREA (EXCLUSIVE OF BUILDING): 959,594 SQ. FT. (14.0%)  
 AREA DEVOTED TO OPEN SPACE WITHIN SITE: 11,685 SQ. FT. (15.0%)  
 LOADING SPACES PROVIDED: 19  
 ON-SITE PARKING SPACES PROVIDED: 61 % COMPACT: 0  
 PARKING SPACES REQUIRED: 66  
 PARKING CALCULATIONS: ONE SPACE PER 800 SQ. FT. GROSS FLOOR AREA  
 52,614 SQ. FT. = 66 SPACES  
 800  
 SIGNAGE: SINGLE-FACED BUILDING SIGN, AREA = 24 SQ. FT. PER FACE  
 ALLOWABLE SIGN AREA = 2 SQ. FT. X BUILDING FRONTAGE FOR 1ST 100'  
 FRONTAGE ON SMITH ROAD: 385' x 0.5 SQ. FT. PER FOOT THEREAFTER  
 SIGN AREA = 2 X 100' x 0.5 X 285' = 342.5 SQUARE FEET

AMENDMENTS:

MYLAR CHANGES  
 \*\* MC  
 6-21-00  
 ADMIN. AMENDMENT - 8-01-00  
 Relocate Fire Hydrant & Waterline  
 MC5238 - 10-17-00  
 • Add 36" WIDE ASPHALT WALK B/W BUILDINGS  
 • WIDEN MAN GATE ON RIFLE TO 8'

# Sheet replaced

These plans are an instrument of service and are the property of the Architect. They may not be duplicated, disclosed, or reproduced without the written consent of the Architect. Copyrights and Infringements will be enforced and prosecuted.

Date	5-12-98
Proj. No.	94002
Drawn	JKB
Checked	JKB
Issued/Revised	Date
FDP SUBMITTAL	6-28-99
COA COMMENTS	8-2-99
COA COMMENTS	8-13-99

Drawing Title: SITE PLAN

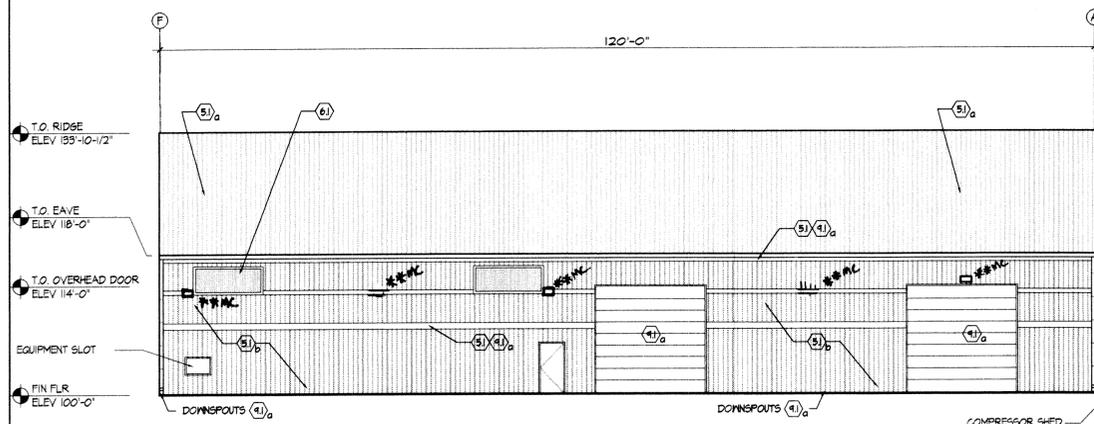
A-1

# CHASE LUMBER COMPANY

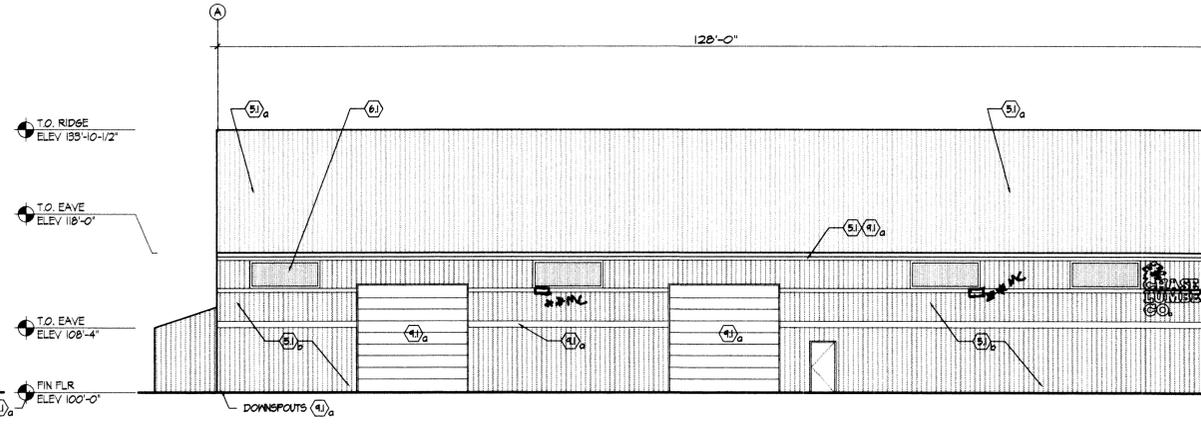
A PART OF THE SOUTHWEST QUARTER OF SECTION 28  
AND THE NORTHWEST QUARTER OF SECTION 33 TOWNSHIP 3 SOUTH,  
RANGE 66 WEST OF THE SIXTH PRICIPAL MERIDIAN  
CITY OF AURORA, ADAMS COUNTY, COLORADO

## KEYED NOTES:

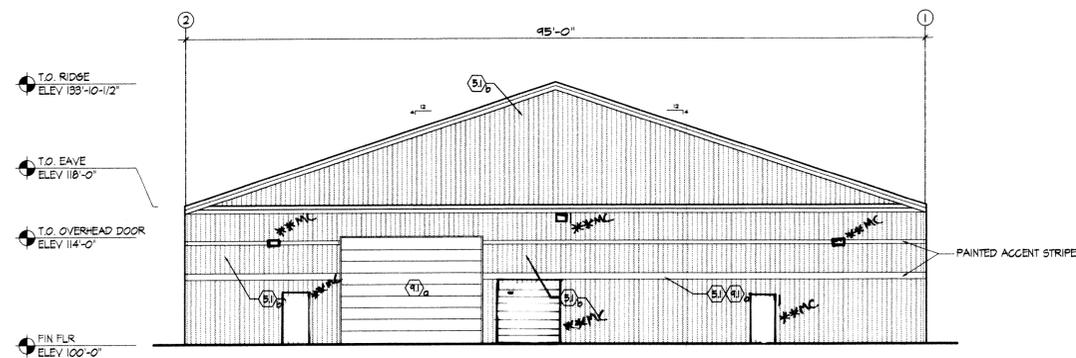
- AS REFERENCED IN THE PROJECT SPECIFICATION MANUAL
- (S) Description
  - (M) MATERIAL FINISH
  - (C) CON DIVISION
- DIVISION 5: METALS
- (5) METAL PANEL - EMERALD GREEN
  - (5) METAL PANEL - PARCHMENT
- DIVISION 6: WOOD & PLASTICS
- (6) TRANSLUCENT PANEL
- DIVISION 7: THERMAL & MOISTURE PROTECTION
- (7) EIFS - CALAHAN
  - (7) HARDPLANK
  - (7) EPDM MEMBRANE
- DIVISION 9: FINISHES
- (9) PAINT - SKI 'BACKPACK TAN'
  - (9) PAINT - SKI 'JOGGING PATH'



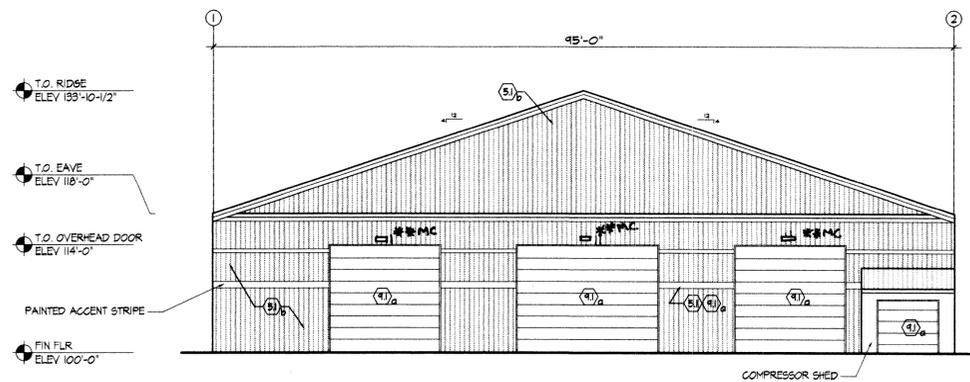
1 WEST ELEVATION  
3/82' = 1'-0"



2 EAST ELEVATION  
3/82' = 1'-0"



3 NORTH ELEVATION  
3/82' = 1'-0"



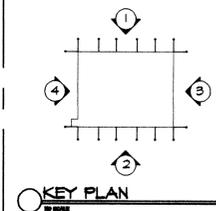
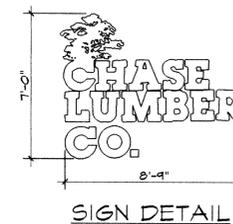
4 SOUTH ELEVATION  
3/82' = 1'-0"

6-21-00  
M/LAR CHANGE

- Add 11 wall packs
- Delete 2 wall packs from west elevation
- Add 1 mww door
- Relocate 1 mww door
- Add 1 roll up door

→ Site Plan Note % All wall packs shall be downcast & have shields to prevent off-site glare.

Show the location of the FDC and Knox Boxes where applicable:  
- Identify the FDC as a Y symbol and label with the following example: "FDC with approved Knox Caps."  
- Identify the Knox Box as an X within a box symbol and label with the following example: "Knox Box with approved hardware."  
(Typical for Site, Utility, Landscaping and Elevation Plans.)



KEY PLAN

WALL PANEL PLANT

Chase Lumber Company  
Smith Road  
Aurora, Colorado

Date	5-1-99
Proj. No.	49002
Drawn	JKB
Checked	JKB
Issued/Revised	Date
FDP SUBMITTAL	6-28-99
COA COMMENTS	8-2-99

Drawing Title:  
EXTERIOR ELEVATIONS

A-2

CHASE LUMBER CO. 98-60273

7535 East Hampden Avenue  
Suite 425  
Denver, Colorado 80231  
(303) 743-0022  
CAHEN ARCHITECTURAL GROUP P.C.



CAHEN ARCHITECTURAL GROUP P.C.  
Copyright

These plans are an instrument of service and are the property of the Architect, and may not be duplicated, disclosed or reproduced without the written consent of the Architect. Copyright and Infringements will be enforced and prosecuted.

CHASE LUMBER COMPANY



CAHEN ARCHITECTURAL GROUP P.C.  
Copyright

These plans are an instrument of service and are the property of the Architect and may not be duplicated, disclosed, or reproduced without the written consent of the Architect. Copyrights and registrations will be entered and preserved.

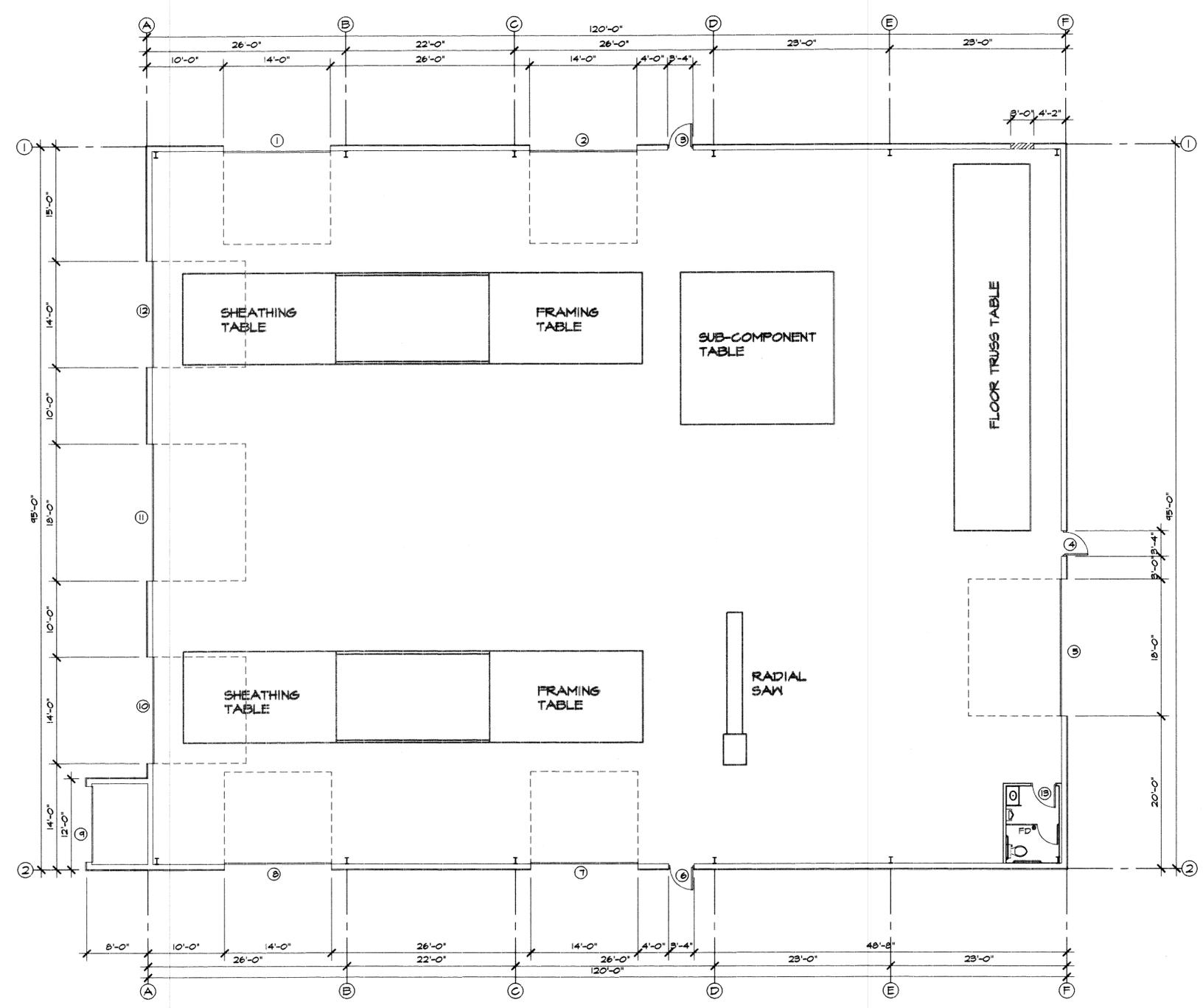
**WALL PANEL PLANT**  
Chase Lumber Company  
Smith Road  
Aurora, Colorado

Date: 5-1-99  
Proj. No.: 44002  
Drawn: JKB  
Checked: JKB

Issued/Revised: Date  
PDF SUBMITTAL: 6-28-99

Drawing Title:  
FLOOR PLAN

A-4  
98-6023-3



**1 PRELIMINARY FLOOR PLAN**  
SCALE: 1/8" = 1'-0"  
NORTH



These plans are an instrument of service and are the property of the Architect and may not be duplicated, altered, or reproduced without the written consent of the Architect. Copyrights and acknowledgments will be entered and preserved.

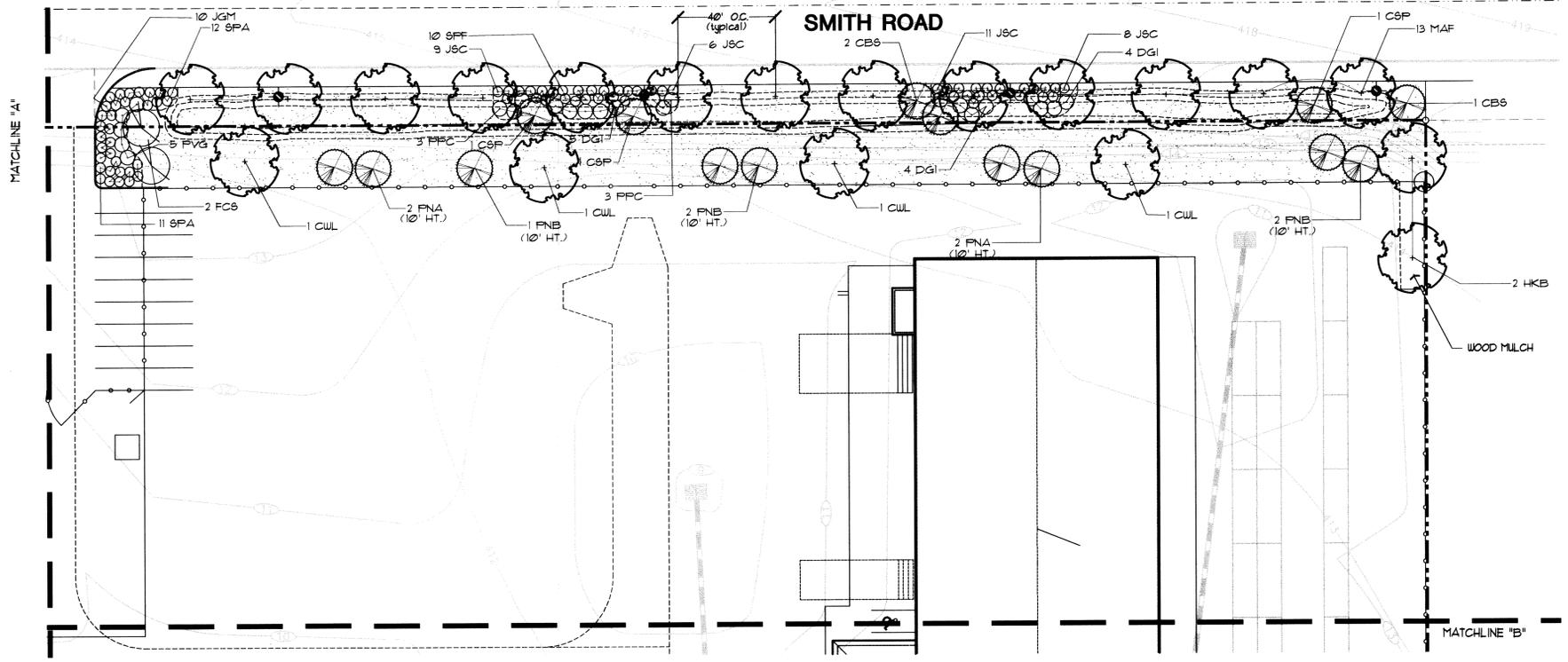
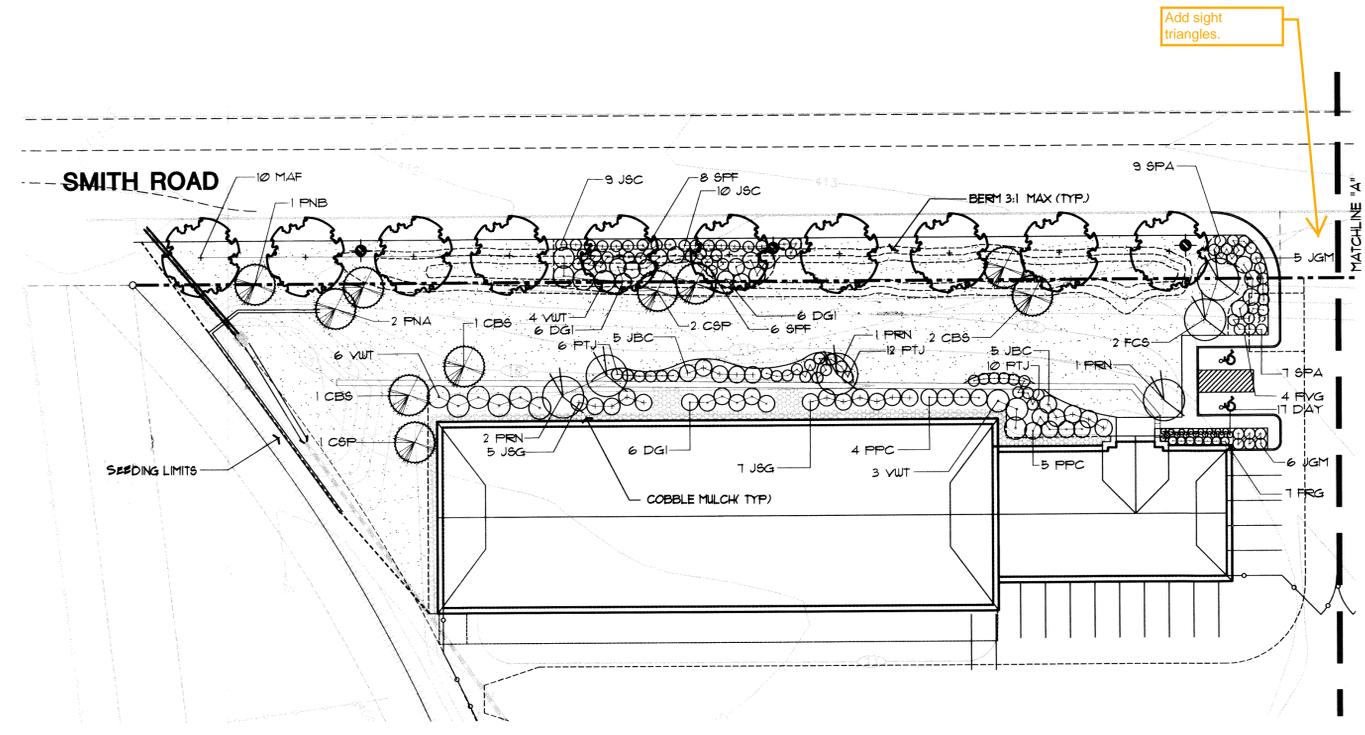
Date	August 13, 1998
Proj. No.	4631-000
Drawn	TK
Checked	JJ
Issued/Revised	Date
CD PACKAGE	2/19/99
AURORA RESUBMITTAL	5/12/00

Drawing Title  
PLANTING PLAN

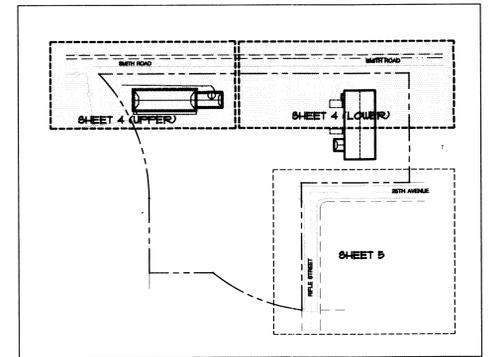
L4

## PLANTING SCHEDULE

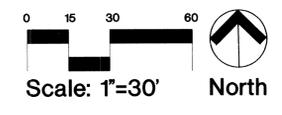
KEY	COMMON NAME	BOTANIC NAME
<b>DECIDUOUS SHADE TREES</b>		
MAF	SUPERFORM NORWAY MAPLE	ACER PLATANOIDES 'SUPERFORM'
ASU	SUMMIT ASH	FRAXINUS PENN. LANCEOLATA 'SUMMIT'
HKB	HACKBERRY	CELTIS OCCIDENTALIS
CUL	LANCELEAF COTTONWOOD	POPULUS ACUMINATA
<b>ORNAMENTAL TREES</b>		
FCS	SPRING SNOW CRABAPPLE	MALUS 'SPRING SNOW'
FRN	NEUPORT PLUM	PRUNUS Cerasifera 'NEUPORT'
<b>EVERGREEN TREES</b>		
CBS	COLORADO BLUE SPRUCE	PICEA FUNGENS 'GLAUCA'
CSP	COLORADO SPRUCE	PICEA FUNGENS
FNA	AUSTRIAN PINE	PINUS NIGRA
FNB	BRISTLECONE PINE	PINUS ARISTATA
<b>DECIDUOUS SHRUBS</b>		
DGI	ISANTI DOGWOOD	CORNUS STOLONIFERA 'ISANTI'
VUT	WAYFARING TREE	VIBURNUM LANTANA
FFC	CISTENA PLUM	FRANUS X CISTENA
FVG	GOLDEN VICARY PRIVET	LIGUSTRUM X VICARY
SPA	ANTHONY WATERER SPIREA	SPIRAEA JAPONICA 'ANTHONY WATERER'
SFF	FROBEL SPIREA	SPIRAEA JAPONICA 'FROEBELII'
PTJ	JACKMAN POTENTILLA	POTENTILLA FRUTICOSA 'JACKMANNI'
<b>EVERGREEN SHRUBS</b>		
JBC	BLUE CHIP JUNIPER	JUNIPERUS HORIZONTALIS 'BLUE CHIP'
JBG	SEA GREEN JUNIPER	JUNIPERUS CHINENSIS 'SEA GREEN'
JSC	SCANDIA JUNIPER	JUNIPERUS SABINA 'SCANDIA'
JGM	GREEN MOUND JUNIPER	JUNIPERUS PROCEMBENS 'GREEN MOUND'
<b>ORNAMENTAL GRASS</b>		
FRG	YAKU JIMA MAIDEN GRASS	MISCANTHUS SINENSIS 'YAKU JIMA'
<b>PERENNIALS</b>		
DAY	DWARF GOLD DAYLILY	HEMEROCALLIS 'STELLA DE ORO'
<b>SEED BLEND</b>		
	25% LIMOUSINE	
	25% TOUCHDOWN	
	25% LIVINGSTONE	
	25% GLADE	



### SHEET KEY



AREA DEPICTED ON THIS SHEET



**THK Associates, Inc.**  
2963 South Peoria Street, Suite 101  
Aurora, Colorado 80014  
303-770-7201 FAX 770-7132



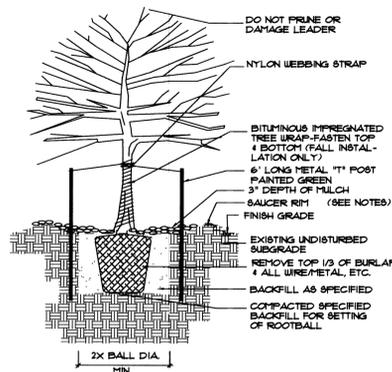
## Landscape Notes

- ALL PLANTING BEDS TO BE EDGED WITH 4" STEEL EDGER WITH SAFETY STRIP AND MULCHED WITH 3" OF WOOD MULCH OVER WEED BARRIER FABRIC.
- ALL LANDSCAPE AREAS ARE TO RECEIVE SOIL IMPROVEMENTS APPLIED AT A RATE OF 3 CU. YDS. OF ORGANIC MATTER PER 1000 SF. AND TEN POUNDS OF TRIPLE SUPER PHOSPHATE PER THOUSAND SF. OF LAWN AREA TILLED INTO THE SOIL AT A DEPTH OF 6-8" INCHES.
- LAWN AREAS ARE TO BE SEEDED.
- BERMS ARE NOT TO EXCEED A 3:1 SLOPE.
- IRRIGATION SYSTEM IS TO BE AN UNDERGROUND, AUTOMATIC TYPE, USING POP-UP SPRAYS AND GEAR DRIVEN ROTORS FOR LAWN AREAS AND MICRO-IRRIGATION FOR PLANTING BEDS.
- ALL CROSSINGS OR ENCROACHMENTS BY PRIVATE, LANDSCAPE IRRIGATION LINES OR SYSTEMS INTO EASEMENTS AND STREET RIGHTS-OF-WAY 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 INSTALLATION, OPERATION OR MAINTENANCE OF SAID PRIVATE IRRIGATION LINES OR SYSTEMS.
- ALL UTILITY EASEMENTS SHALL REMAIN UNOBSTRUCTED AND FULLY ACCESSIBLE ALONG THEIR ENTIRE LENGTH FOR MAINTENANCE EQUIPMENT.
- MAINTAIN 30' UNOBSTRUCTED VISION TRIANGLES AS DELINEATED ON PLANS AT ALL MONUMENT SIGN LOCATIONS.
- THE DEVELOPER, HIS SUCCESSORS AND ASSIGNS, SHALL BE RESPONSIBLE FOR THE INSTALLATION, MAINTENANCE AND REPLACEMENT OF ALL LANDSCAPING MATERIALS SHOWN OR INDICATED ON THE APPROVED SITE PLAN OR LANDSCAPE PLAN ON FILE IN THE PLANNING DEPARTMENT. ALL LANDSCAPING WILL BE INSTALLED AS DELINEATED ON THE PLAN PRIOR TO THE ISSUANCE OF A CERTIFICATE OF OCCUPANCY.

## Planting Schedule

KEY	QTY.	COMMON NAME	BOTANIC NAME	SIZE/REMARKS
<b>DECIDUOUS SHADE TREES</b>				
MAF	23	SUPERFORM NORWAY MAPLE	ACER PLATANOIDES 'SUPERFORM'	2 1/2" CALIPER/ B4B, STRAIGHT TRUNK
ASU	17	SUMMIT ASH	FRAXINUS PENN. LANCEOLATA 'SUMMIT'	2 1/2" CALIPER/ B4B, STRAIGHT TRUNK
HCB	4	HACKBERRY	CELTIS OCCIDENTALIS	2 1/2" CALIPER/ B4B, STRAIGHT TRUNK
CUL	4	LANCELEAF COTTONWOOD	POPULUS ALGINATA	2 1/2" CALIPER/ B4B, STRAIGHT TRUNK
<b>ORNAMENTAL TREES</b>				
FC6	4	SPRING SNOW CRABAPPLE	MALUS 'SPRING SNOW'	2" CALIPER/ B4B, SINGLE STEM
FRN	4	NEUPORT PLUM	PRUNUS CERASIFERA 'NEUPORT'	2" CALIPER/ B4B, SINGLE STEM
<b>EVERGREEN TREES</b>				
CBS	11	COLORADO BLUE SPRUCE	PICEA FUNGENS 'GLAUCA'	6' HT, B4B, FULL 4 BUSHY
CSP	5	COLORADO SPRUCE	PICEA FUNGENS	6' HT, B4B, FULL 4 BUSHY
FNA	11	AUSTRIAN PINE	PINUS NIGRA	6' HT, 4 1/2" HT, B4B, FULL 4 BUSHY (SEE PLANS)
FNB	8	BRISTLEcone PINE	PINUS ARISTATA	6' HT, 4 1/2" HT, B4B, FULL 4 BUSHY (SEE PLANS)
<b>DECIDUOUS SHRUBS</b>				
DG1	48	'ISANTI' DOGWOOD	CORNUS STOLONIFERA 'ISANTI'	5 GAL. CONT.
VUT	13	WAYFARING TREE	VIBURNUM LANTANA	5 GAL. CONT.
PFC	15	CISTENA PLUM	PRUNUS X CISTENA	5 GAL. CONT.
PVG	9	GOLDEN VICARY PRIVET	LIGUSTRUM X VICARY	5 GAL. CONT.
SPA	28	ANTHONY WATERER SPIREA	SPIRAEA JAPONICA 'ANTHONY WATERER'	5 GAL. CONT.
SFF	22	FROBEL SPIREA	SPIRAEA JAPONICA 'FROBELII'	5 GAL. CONT.
PTJ	34	JACKMAN POTENTILLA	POTENTILLA FRUTICOSA 'JACKMANN'	5 GAL. CONT.
<b>EVERGREEN SHRUBS</b>				
JBC	10	BLUE CHIP JUNIPER	JUNIPERUS HORIZONTALIS 'BLUE CHIP'	5 GAL. CONT.
JSG	17	SEA GREEN JUNIPER	JUNIPERUS CHINENSIS 'SEA GREEN'	5 GAL. CONT.
JSC	13	SCANDIA JUNIPER	JUNIPERUS SABINA 'SCANDIA'	5 GAL. CONT.
JGM	21	GREEN MOUND JUNIPER	JUNIPERUS PROCUMBENS 'GREEN MOUND'	5 GAL. CONT.
<b>ORNAMENTAL GRASSES</b>				
FRG	7	YAKU JIMA MAIDEN GRASS	MISCANTHUS SINENSIS 'YAKU JIMA'	5 GAL. CONT.
<b>PERENNIALS</b>				
DAY	17	DWARF GOLD DAYLILY	HEMEROCALLIS 'STELLA DE ORO'	1 GAL. CONT.
<b>SEED BLEND:</b>				
		25% LIMOUSINE		
		25% TOUCHDOWN		
		25% LIVINGSTONE		
		25% GLADE		

## Planting Details

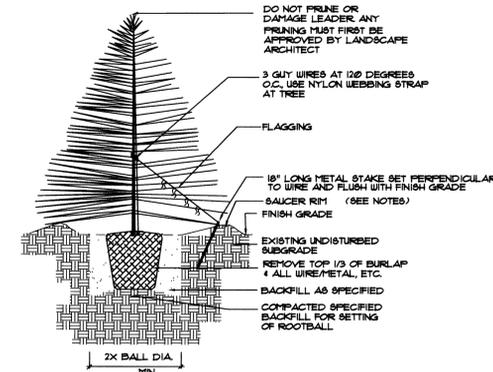


### NOTES:

- DECIDUOUS TREES TO BE PLANTED AT OR SLIGHTLY ABOVE FINISH GRADE.
- WATER THOROUGHLY AT THE TIME OF PLANTING. DO NOT FERTILIZE AT THE TIME OF PLANTING.
- SAUCER RIM IS TO BE ON DOWNHILL SIDE ONLY WHEN PLANTS ARE PLANTED ON SLOPES, BUT SHALL COMPLETELY SURROUND PLANT WHEN ON LEVEL GROUND.

### DECIDUOUS TREE PLANTING

NOT TO SCALE

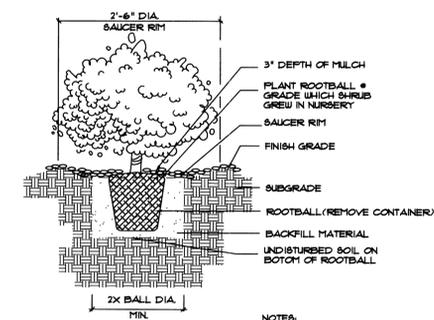


### NOTES:

- EVERGREEN TREES TO BE PLANTED 3" ABOVE FINISH GRADE.
- WATER THOROUGHLY AT THE TIME OF PLANTING. DO NOT FERTILIZE AT THE TIME OF PLANTING.
- SAUCER RIM IS TO BE ON DOWNHILL SIDE ONLY WHEN PLANTS ARE PLANTED ON SLOPES, BUT SHALL COMPLETELY SURROUND PLANT WHEN ON LEVEL GROUND.

### EVERGREEN TREE PLANTING

NOT TO SCALE



### NOTES:

- WATER THOROUGHLY AT THE TIME OF PLANTING. DO NOT FERTILIZE AT THE TIME OF PLANTING.
- SAUCER RIM IS TO BE ON DOWNHILL SIDE ONLY WHEN PLANTS ARE PLANTED ON SLOPES, BUT SHALL COMPLETELY SURROUND PLANT WHEN ON LEVEL GROUND.

### SHRUB PLANTING DETAIL

NOT TO SCALE

**THK Associates, Inc.**  
2953 South Peoria Street, Suite 101  
Aurora, Colorado 80014  
303-770-7201 FAX 770-7132

7555 East Hampden Avenue  
Suite 425  
Denver, Colorado 80231  
(303) 743-0002  
**CAHEN ARCHITECTURAL GROUP P.C.**

CAHEN ARCHITECTURAL GROUP P.C.  
Copyright

These plans are an instrument of service and are the property of the Architect, and may not be duplicated, disclosed, or reproduced without the written consent of the Architect. Copyright and infringement will be enforced and prosecuted.

**CHASE LUMBER CO.**  
Airways Business Center  
Aurora, Colorado

Date	August 13, 1998
Proj. No.	4631-000
Drawn	TK
Checked	JJ
Issued/Revised	Date
CD PACKAGE	2/19/99
AURORA RESUBMITAL	5/12/00

Drawing Title  
PLANTING NOTES, DETAILS &  
SCHEDULE

L6

CHASE LUMBER CO. 98-6027-3