

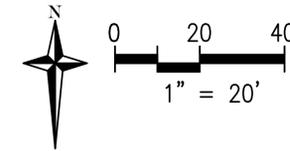


# IRON HAMMER - SITE PLAN AMENDMENT

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

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



**35' OFFSET LABEL HAS BEEN ADDED TO THIS GATE, BUT IT IS IRRELEVANT BECAUSE GATES WILL BE OPEN DURING BUSINESS HOURS. THEY WILL ONLY BE CLOSED AT NIGHT TO SECURE THE SITE**

**GATING AND BARRIER SYSTEMS MUST BE LOCATED A MINIMUM OF 35 FT. BACK FROM THE ADJACENT STREET FLOW LINE.**

**Remove the proposed cross pan from the site plan. If it is necessary, it will be reviewed/ approved with the civil plans.**

**CONC. HATCH HAS BEEN REMOVED**

**show all adjacent and opposing accesses on Lockheed Dr and Laredo St**  
**ADDITIONAL DETAIL ADDED TO LAREDO STREET**

**No detail or location of monument sign found**

**THIS ICON REFERENCES STREET SIGNS AND STOP SIGNS**  
**NO MONUMENT SIGN IS CURRENTLY BEING PROPOSED**

**Label the distance between the flow line and the gate. Minimum 35' or one truck length, whichever is greater.**  
**LABELED**

**Enter width of walkway**

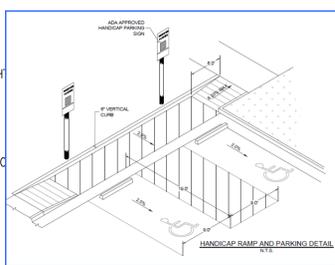
**WALK WIDTH LABEL HAS BEEN SHIFTED TO BE MORE VISIBLE**

**Streetlights are required on Lockheed and Laredo. Please show the conceptual location of the lights.**  
**added**

**Please add the following note: "Proposed street light locations are conceptual. Final locations will be determined with photometric analysis submitted with the street lighting plans in the civil plan submittal."**  
**NOTE ADDED**

**Public streets shall have public streetlights in conformance with COA standards. For each street, identify the following information as part of the site plan submittal in conformance with Section 2.12.0.1 of the Roadway Manual- Roadway Classification (typical section name) - Adjacent Land Use Category (i.e., TOD), as applicable - Number of lanes- Back-to-back curb width- Pedestrian Activity Level- Pavement Type: R3, for all lighting calculations**  
**CONCEPTUAL STREET LIGHT LOCATIONS HAVE BEEN SHOWN. THE ROW PHOTOMETRIC PLAN WILL BE PROVIDED WITH THE CIVIL CD'S.**

**Show ADA Parking Detail with the accessible ramp to sidewalk, parking stops and location of ADA signs.**



**ADDED. DETAIL OF THE SIGN IS ADDED. A BLOWUP OF THE GRADING, STRIPING, AND DIMENSIONS WILL BE ADDED TO THE CD'S.**

**needed for fencing, retaining walls, bike rack, trash enclosure, monument signs**

**DETAILS ADDED TO LS/ARCH SHEETS**

**Identify the material.**  
**MATERIAL ADDED**

**Identify if this area will be paved. If not, this area will be required to be dust free and maintained in a dust free condition. As part of the site plan approval process, the applicant shall place on the site plan/contextual site plan a complete description of the material proposed to be used, and any and all dust control additives or treatments, and the maintenance schedule of the periodic additives or treatments. Additionally, a note shall be added to the site plan/contextual site plan that: "The property owner/developer shall maintain the dust free surface as provided within the site plan/contextual site plan. Otherwise, if the property owner/developer fails to maintain the dust free surface as identified within the site plan/contextual site plan and fails to correct the condition after notification of the condition, the property owner/developer agrees to remove it and replace it with an improved surface such as concrete or asphalt within the specified time of the notification.**

**THIS AREA WILL BE PAVED WITH ASPHALT. CALL OUT ADDED**

**GATES WILL BE OPEN DURING BUSINESS HOURS. THEY WILL ONLY BE CLOSED AT NIGHT TO SECURE THE SITE**

**Screen fence needed on north side**

**Please add details of the patio amenities**

**BENCH DETAIL ADDED TO LANDSCAPE SHEET**

**WITH THE EX BUILDING TO THE WEST BEING A WINDOWLESS INDUSTRIAL BUILDING AND A 200' SETBACK FROM THE LOCKHEED ROW, A SCREEN FENCE ON THE NORTH SIDE OF THE STORAGE AREA SEEMS UNNECESSARY. WE HAVE ADDED A 6' FENCE NORTH OF THE DETENTION POND WHICH WILL CREEN THIS AREA FROM THE PUBLIC STREET**

**Label this curb return radius.**  
**LABELED**

**Walls over 30" require pedestrian railing, typical.**

**MASONRY WALL ADDED TO NORTH POND WALL**

**The minimum inside radius of the fire lane easement is 29' and the minimum outside radius is 52' per section 4.07.1.01 of the Roadway Manual, typical.**  
**RADI HAVE BEEN REVISED**

**DRAINAGE ESMT CURRENTLY EXTENDS TO THE ROW**

**Dedicate an access easement from the ROW to the detention pond drainage easements**

**The location of the FDC should be closer to the path of the Fire Lane Easement**  
**FDC HAS BEEN MOVED**

**RADI HAVE BEEN REVISED**

**Identify the material.**  
**MATERIAL ADDED**

**GATING AND BARRIER SYSTEMS MUST BE LOCATED A MINIMUM OF 35 FT. BACK FROM THE ADJACENT STREET FLOW LINE.**

**work with your COA Planning Manager on a cross access agreement with property to the south. Existing/proposed access spacing on Laredo Street does not meet COA spacing requirements.**

**PER CORRESPONDENCE WITH THE CITY AND ADJACENT PROPERTY OWNER, A SHARED ACCESS WILL NOT BE UTILIZED BETWEEN THE SITES. SEE FURTHER DETAIL IN WRITTEN COMMENTS.**

## 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



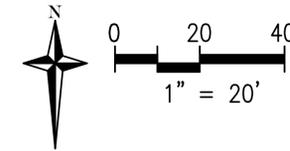
**SITE PLAN AMENDMENT**  
**IRON HAMMER**  
255 LAREDO STREET  
AURORA, CO  
JESSE DONOVAN, P.E. 720-504-8629

REVISION NUMBER	REVISION DESCRIPTION	DATE
00	FIRST SUBMITTAL	09/21/2023

# 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



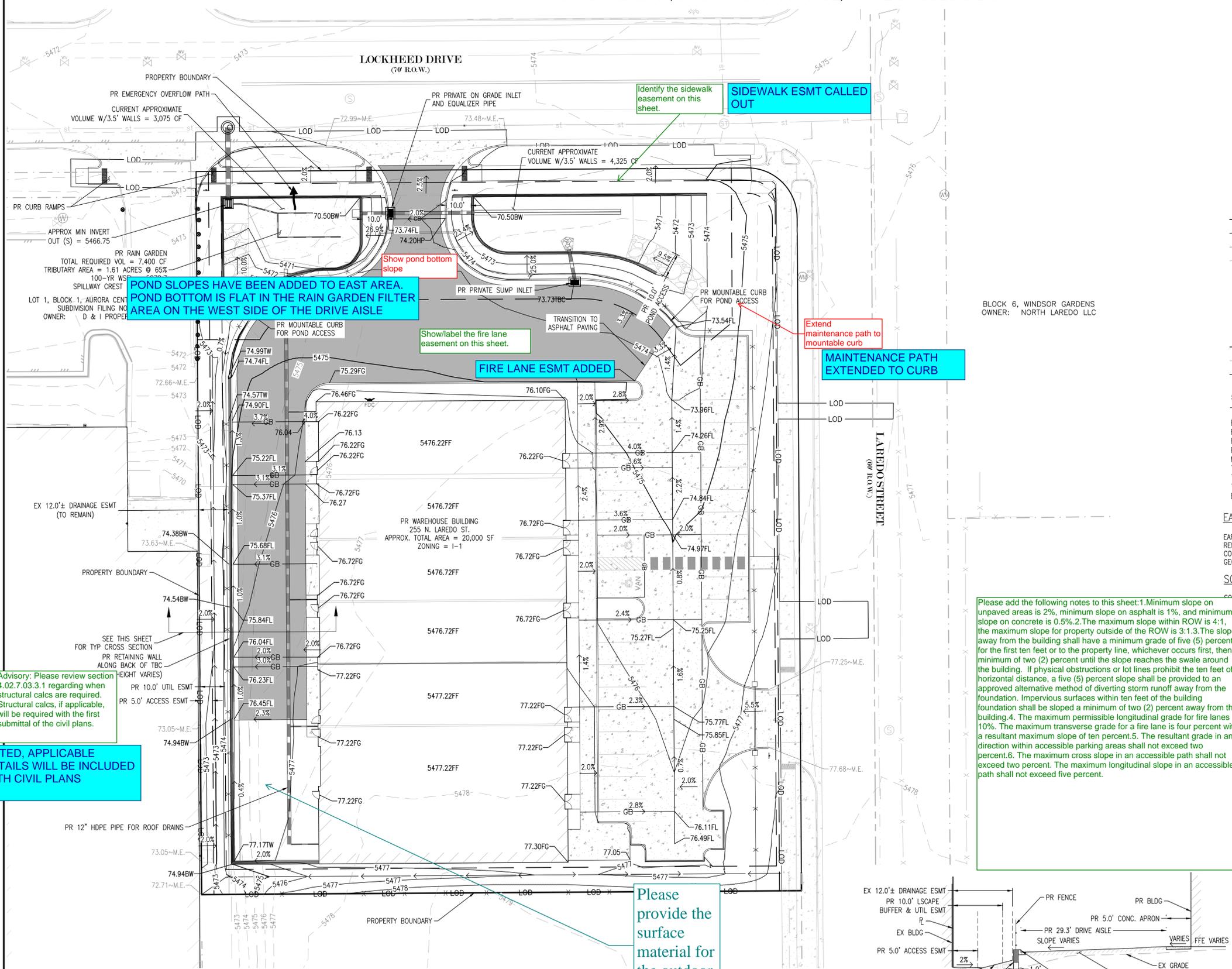
PROJECT #	IH2215
PROJECT DATE	04/28/2023
DESIGNER	SAK
REVIEWER	JSD



**SITE PLAN AMENDMENT**  
**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

**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.

**SOIL PREPARATION NOTE**

PREPARATION AND PAVEMENT DESIGN SHALL BE PER RECOMMENDATIONS FROM A GEOTECHNICAL REPORT PREPARED FOR THIS SITE AS FOLLOWS:  
GEOTECHNICAL ENGINEER: KUMAR & ASSOCIATES, INC.  
REPORT NO: 22-1-429 DATED: 06/13/2022

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

**CHMARK**

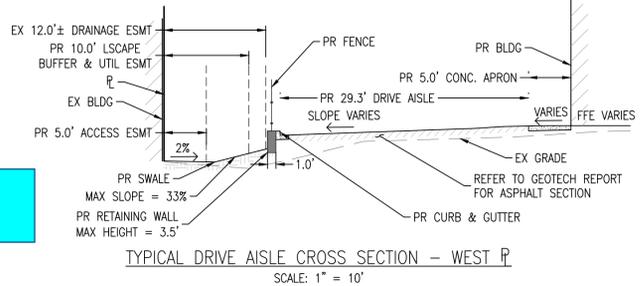
MARKERS ARE BASED ON CITY OF AURORA POINT J-045, WITH A PUBLISHED ELEVATION OF 5444 FEET (NAVD88), BEING A 2" BRASS CAP LOCATED AT THE SOUTHWEST CORNER OF LOCKHEED DRIVE AND LAREDO STREET.

**SOIL BEARINGS**

ALL 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 66 WEST OF THE 6TH P.M. AT THE CENTER QUARTER CORNER OF SECTION 8, AND A FOUND #6 REBAR W/ 1" 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, AMERICAN DATUM 1983 (NAD83). ALL BEARINGS SHOWN HEREON ARE RELATIVE THERETO.

**NOTE ADDED**

Please add the following notes to this sheet: 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 ROW is 4:1, the maximum slope for property outside of the ROW 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 or 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 percent with a resultant maximum slope of ten percent. 5. The resultant grade in any direction within accessible parking areas shall not exceed two percent. 6. The maximum cross slope in an accessible path shall not exceed two percent. The maximum longitudinal slope in an accessible path shall not exceed five percent.



TYPICAL DRIVE AISLE CROSS SECTION - WEST P  
SCALE: 1" = 10'

Advisory: Please review section 4.02.7.03.3.1 regarding when structural calcs are required. Structural calcs, if applicable, will be required with the first submittal of the civil plans.

**NOTED, APPLICABLE DETAILS WILL BE INCLUDED WITH CIVIL PLANS**

Please provide the surface material for the outdoor storage area

**THIS AREA IS TO BE PAVED. HATCH REVISED**

**SIDEWALK ESMT CALLED OUT**

**MAINTENANCE PATH EXTENDED TO CURB**

**FIRE LANE ESMT ADDED**

**POND SLOPES HAVE BEEN ADDED TO EAST AREA. POND BOTTOM IS FLAT IN THE RAIN GARDEN FILTER AREA ON THE WEST SIDE OF THE DRIVE AISLE**

Show pond bottom slope

Show/label the fire lane easement on this sheet.

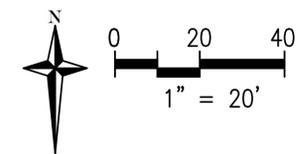
Extend maintenance path to mountable curb

Identify the sidewalk easement on this sheet.

# 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



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



**SITE PLAN AMENDMENT**  
**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

**OVERALL UTILITY PLAN**

4

**DIAMETERS OF WET UTILITIES HAVE BEEN ADDED**

**"PR" IS PROPOSED IN THIS PLAN SET**

Show pipe diameters of all existing wet utilities

**LABELED AS EXISTING**

**GATES ARE TO SWING INTO THE SITE. THIS IS A DRAINAGE PIPE AND DRAIN PAN**

**GATE DETAILS PROVIDED**

**MAINTENANCE PATH EXTENDED**

**THIS METER HAS BEEN VERIFIED IN THE FIELD. NOTE HAS BEEN ADDED TO THIS SHEET REGARDING EXISTING WATER TAPS**

**THIS IS AN EXISTING EASEMENT, AND IT HAS BEEN REQUESTED BY XCEL.**

Due to the remoteness of existing fire hydrants, a new hydrant will be required on the property and meet the 100-foot distance to the FDC on the building.

**HYDRANT ADDED**

The location of the FDC should be closer to the path of the Fire Lane Easement

Label Fire Department Connections using the following examples: FIRE DEPARTMENT CONNECTION WITH APPROVED KNOX CAPS OR FDC w/app'd Knox Caps

**LABEL REVISED**

Provide a detail for the ADA Parking access to the sidewalk.

**ADDED**

**FIRE RISER ROOM ADDED**

Provide a gate detail for the gating system at this location. PR Gate shown on Sheet #2

**GATE DETAILS PROVIDED**

**PER COORDINATION WITH ADJACENT PROPERTY OWNER, THE WATER MAIN WILL BE LOOPED CONCURRENT WITH THEIR PROJECT**

Advisory: All fire lines shall be tapped from a looped main. Coordinate with the developers of the southern property (16001 E Lockheed Dr) on the timeline to loop the existing water main. Otherwise, tap fire line from the existing main along Lockheed Dr

**GATE VALVE ADDED**

Show fire line gate valve

Please confirm that this stub exists in the field as our records do not show this has been constructed

**NOTE HAS BEEN ADDED TO THIS SHEET REGARDING EXISTING TAPS**

**LEGEND**

	PROPERTY BOUNDARY
	EXISTING LOT LINE
	PROPOSED LOT LINE
	PROPOSED RIGHT-OF-WAY
	EXISTING RIGHT-OF-WAY
	PROPOSED EASEMENT
	EXISTING EASEMENT
	PROPOSED SETBACK LINE
	PROPOSED CURB & GUTTER
	EXISTING CURB & GUTTER
	PROPOSED STORM SEWER
	EXISTING STORM SEWER
	PROPOSED UTILITY (TYP)
	EXISTING UTILITY (TYP)
	PROPOSED STORM <18"
	EXISTING STORM <18"
	PROPOSED SANITARY SEWER
	EXISTING SANITARY SEWER
	PROPOSED WATER LINE
	EXISTING WATER LINE

	STORM MANHOLE
	STORM STRUCTURE
	SANITARY MANHOLE
	FIRE HYDRANT
	FIRE DEPARTMENT CONNECTION
	WATER METER IN MANHOLE
	WATER METER IN VAULT
	CORP STOP
	CURB STOP
	TAP SLEEVE AND VALVE
	OPEN GATE VALVE

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:

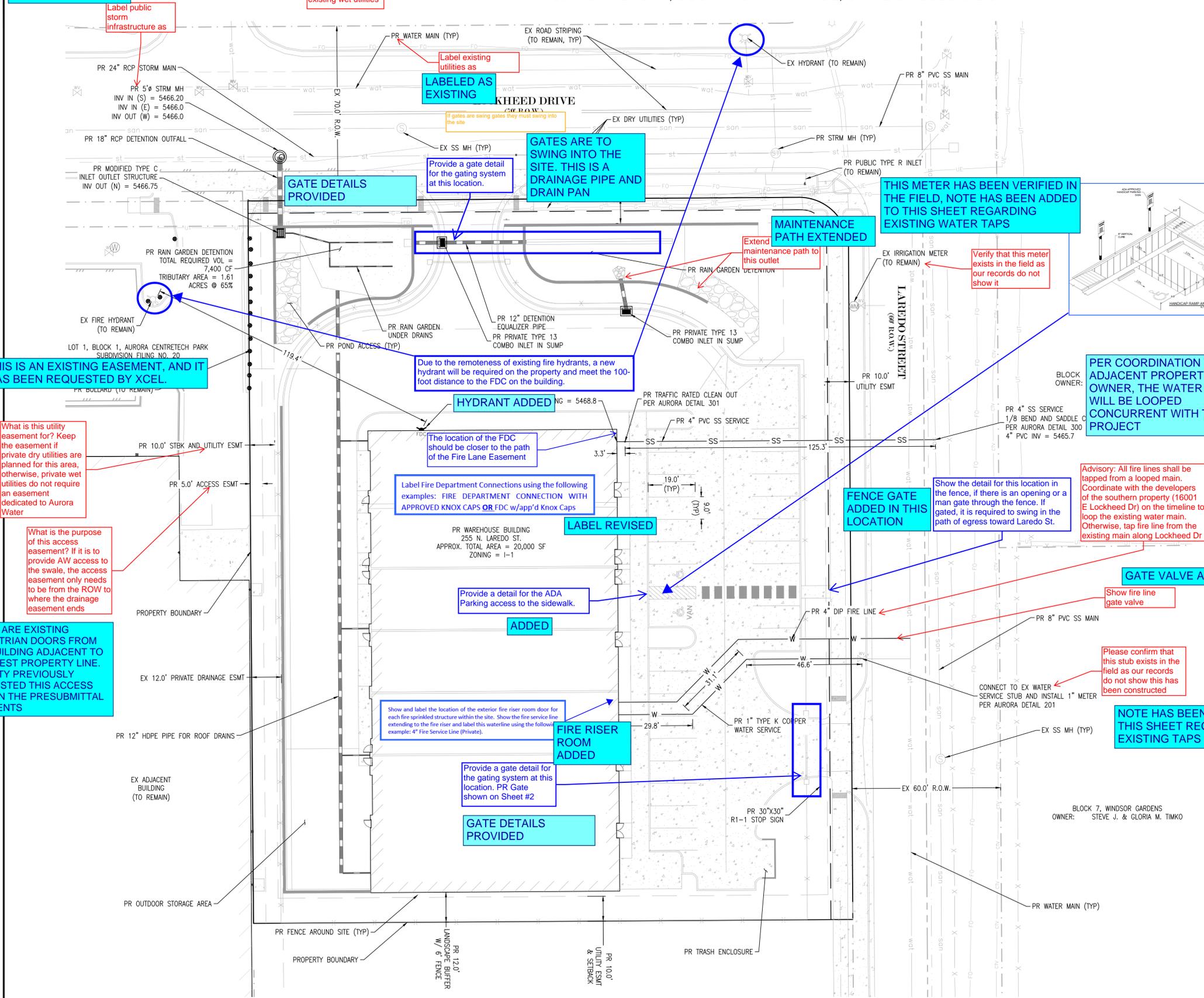
PIPE I.D. (INCHES)	WALL THICKNESS (INCHES)	PIPE O.D. (INCHES)
12	2.00	16.00
15	2.25	19.50
18	2.50	23.00
21	2.75	26.50
24	3.00	30.00
27	3.25	33.50
30	3.50	37.00
36	3.75	43.50
42	4.00	50.00

**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**  
 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.

Provide these notes: 1) Water service lines are public up through the meter and are private downstream of the meter. 2) All sanitary service connections are private. 3) All storm is private unless otherwise noted and shall be maintained by the property owner.

**NOTES ADDED**



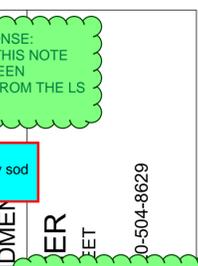
# IRON HAMMER - SITE PLAN AMENDMENT

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



PROJECT #	
PROJECT DATE	04/28/2023
DESIGNER	
REVIEWER	



## PLAN SET INDEX

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

ODG RESPONSE: THE PLANT QUANTITY COLUMN HAS BEEN MOVED.

Relocate the quantity column

## LANDSCAPE PLANT LIST

DECIDUOUS SHADE TREES							
SYMBOL	COMMON NAME	BOTANICAL NAME	MATURE HEIGHT	MATURE SPREAD	WATER USE	SUNSHADE	SIZE AND CONDITION
SHL	Shadblow Honeyloaf	Gleditsia triacanthos inermis 'Shadblow'	40-50'	30-40'	Low	Sun	2 1/2" Cal. 8B& 3
SHC	Sweetgum Kentucky Coffeetree	Gymnocladia dioica 'Expresso'	50-60'	40-50'	Low	Sun	2 1/2" Cal. 8B& 9
SHM	Bigleaf Maple	Acer grandidentatum	20-30'	20-30'	Medium	Sun	5 Gal. Cont. 1
WHI	Western Honeyberry	Colletia occidentalis	50-60'	40-50'	Low	Sun	2 1/2" Cal. 8B& 4

ORNAMENTAL TREES							
SYMBOL	COMMON NAME	BOTANICAL NAME	MATURE HEIGHT	MATURE SPREAD	WATER USE	SUNSHADE	SIZE AND CONDITION
PSH	Prune Sentinel Hackberry	Celtis occidentalis 'F S KSU1'	40'	12'	Low	Sun / Part Shade	1 1/2" Cal. 8B& 2
CCP	Chardonnay Pear	Pyrus calleryana 'Chardonnay'	20-30'	15-20'	Medium	Sun	7" Cal. 8B& 1
TSC	Tina Sargent Crabapple	Malus sargentii 'Tina'	8-10'	8-12'	Medium	Sun	1 1/2" Cal. 8B& 1
CBC	Carabanth Crabapple	Malus 'Carabanth'	12-15'	12-15'	Medium	Sun	1 1/2" Cal. 8B& 2

EVERGREEN TREES							
SYMBOL	COMMON NAME	BOTANICAL NAME	MATURE HEIGHT	MATURE SPREAD	WATER USE	SUNSHADE	SIZE AND CONDITION
BMJ	Blue Mountain Juniper	Juniperus squarrosurum	20-30'	8-12'	Very Low	Sun	6" H. 8B& 1
CSB	Colorado Blue Spruce	Picea pungens	40-60'	20-30'	Medium	Sun / Part Shade	6" H. 8B& 2

DECIDUOUS SHRUBS							
SYMBOL	COMMON NAME	BOTANICAL NAME	MATURE HEIGHT	MATURE SPREAD	WATER USE	SUNSHADE	SIZE AND CONDITION
SOS	Standing Ovation Serviceberry	Amelanchier alabamica Standing Ovation	12-15'	3-4'	Medium	Sun / Part Shade	5 Gal. Cont. 4
LEP	Leadplant	Astragalus canadensis	2-4'	2-4'	Very Low	Sun	5 Gal. Cont. 17
BLC	Black Chokeberry	Aronia melanocarpa elata	5-8'	4-6'	Low	Adaptable	5 Gal. Cont. 20
DBB	Dwarf Burning Bush	Euonymus alatus 'Compactus'	6-8'	6-8'	Medium	Sun	5 Gal. Cont. 15
TBB	Turkistan Burning Bush	Euonymus alata turkestanicus	2-3'	3-4'	Medium	Sun	5 Gal. Cont. 7
BEB	Beauty Bush	Kolkwitzia amabilis	6-10'	6-10'	Low	Sun / Part Shade	5 Gal. Cont. 3
RUS	Russian Sage	Perovskia atriplicata	3-4'	3-4'	Very Low	Sun	5 Gal. Cont. 24
AJN	Amber Jubilee Ninesbark	Physocarpus opulifolius 'Amber Jubilee'	5-6'	5-6'	Medium	Sun	5 Gal. Cont. 31
DSF	Dakota Sargent Peppercorn	Peperomia radicata Dakota Sargent	2-3'	2-3'	Low	Sun	5 Gal. Cont. 9
DFS	Ono Low Fragrant Sumac	Rhus aromatica 'Ono Low'	2-3'	6-8'	Low	Sun	5 Gal. Cont. 19
TES	Tiger Eyes Shagbark Sumac	Rhus typhina Tiger Eyes	6-8'	6-8'	Low	Sun	5 Gal. Cont. 15
RFIC	Red Flossing Currant	Ribes sanguineum King Edward VII	4-6'	4-6'	Low	Sun / Part Shade	5 Gal. Cont. 32
FRS	Froebel Spruce	Spiraea japonica 'Froebel'	3-4'	3-4'	Medium	Sun / Part Shade	5 Gal. Cont. 2
PRL	Purple Reblooming Lilac	Syringa x Bloomerang	4-5'	4-5'	Low	Sun	5 Gal. Cont. 19

EVERGREEN SHRUBS							
SYMBOL	COMMON NAME	BOTANICAL NAME	MATURE HEIGHT	MATURE SPREAD	WATER USE	SUNSHADE	SIZE AND CONDITION
CMZ	Chelone manzanita	Arctostaphylos x coloradensis 'Chelone'	18-30"	5-8"	Low	Sun / Part Shade	5 Gal. Cont. 14
JFB	Justi F's Blueberries	Ephedra aquatica	3-5'	2-3'	Low	Sun / Part Shade	5 Gal. Cont. 21
SPJ	Spearmint Juniper	Juniperus chinensis 'Spearmint'	12-15'	4-6'	Low	Sun	5 Gal. Cont. 34
TMJ	Tammy Juniper	Juniperus sibirica 'Tammydella'	4-6'	6-8'	Low	Sun / Part Shade	5 Gal. Cont. 19
DAP	Dwarf Austrian Pine	Pinus nigra 'Heldgi'	3-6'	3-6'	Low	Sun	5 Gal. Cont. 23

ORNAMENTAL GRASSES							
SYMBOL	COMMON NAME	BOTANICAL NAME	MATURE HEIGHT	MATURE SPREAD	WATER USE	SUNSHADE	SIZE AND CONDITION
VFG	Variogated Feather Reed Grass	Calamagrostis scabriflora 'Overland'	1-3'	1-3'	Low	Sun / Part Shade	5 Gal. Cont. 12
MLM	Morning Light Maiden Grass	Miscanthus sinensis 'Morning Light'	4-5'	2-3'	Medium	Sun	5 Gal. Cont. 4
LBG	Little Bluestem Grass	Schizochyrium scoparium 'Blaze'	3-4'	24-30"	Low	Sun	1 Gal. Cont. 8

PERENNIALS							
SYMBOL	COMMON NAME	BOTANICAL NAME	MATURE HEIGHT	MATURE SPREAD	WATER USE	SUNSHADE	SIZE AND CONDITION
COH	Colorado Hyssop	Agastache aurantiaca Colorado	15-18"	12-15"	Low	Sun / Part Shade	1 Gal. / 30" O.C. 5
PCF	Purple Coneflower	Echinacea purpurea	2-3'	18-24"	Low	Sun	1 Gal. / 30" O.C. 6
BES	Black Eyed Susan	Rudbeckia hirta 'Goldsturm'	18-24"	18-24"	Low	Sun	1 Gal. / 30" O.C. 6

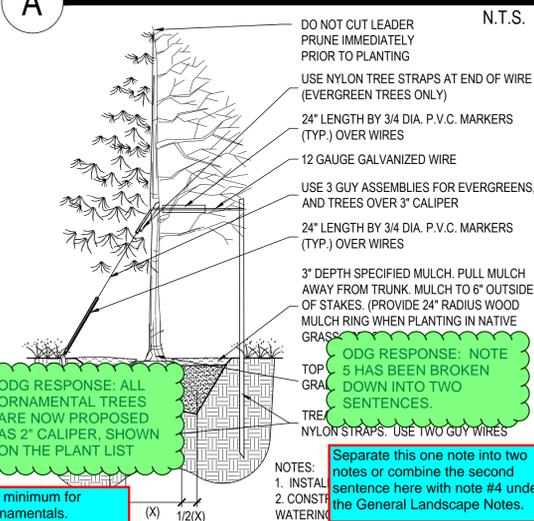
  

**NATIVE SEEDING - DRYLAND MIX**  
 Pawnee Buttes Seed Mixes (www.pawneebuttesseed.com)  
 PBSI Low Grow Mix  
 Application Rate: 5 LBS/1,000 SF

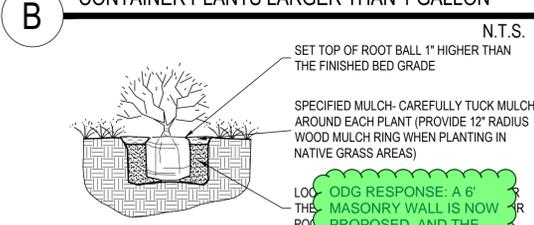
Enlarge this table as it is too small.

ODG RESPONSE: PLANT LIST HAS BEEN ENLARGED FOR VISUAL CLARITY

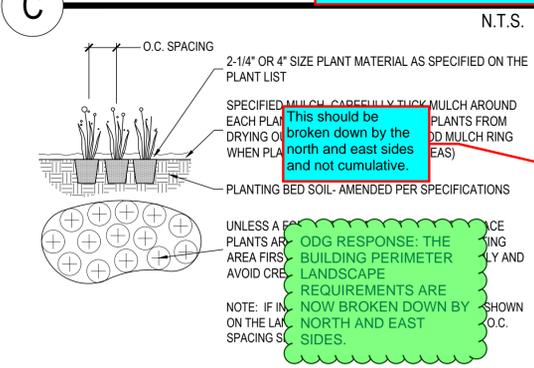
### A PLANTING DETAIL FOR ALL TREES & B&B SHRUBS



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



### C PLANTING DETAIL FOR PERENNIALS & ALL CONTAINER PLANTS



### 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. PROVIDE A STATEMENT COMMITTING TO SOIL PREPARATION, LISTING TYPE AND QUANTITY OF AMENDMENTS TO BE APPLIED. FOUR CUBIC YARDS OF ORGANIC MATERIAL PER 1,000 SF OF AREA IS THE MINIMUM AMOUNT CURRENTLY REQUIRED TO OBTAIN A LAWN PERMIT.

### GENERAL LANDSCAPE NOTES

1. ALL LOW PERENNIAL AND GROUND COVER PLANTING AREAS SHALL BE MULCHED WITH SHREDDED WESTERN RED CEDAR WOOD MULCH, AT A DEPTH OF 2". WEED BARRIER FABRIC IS NOT REQUIRED UNDER WOOD MULCH.
2. ALL OTHER PLANTING BED AREAS SHALL BE MULCHED WITH 1-1/2" GRAY ROSE MULTI-COLORED RIVER ROCK, AT A DEPTH OF 3", INSTALLED OVER PERMEABLE WEED BARRIER FABRIC. DO NOT INSTALL EDGING BETWEEN WOOD MULCH AND ROCK MULCH AREAS.
3. SOD EDGER SHALL BE 14 GAUGE ROLLED TOP STEEL EDGING (DARK GREEN COLOR) IN THE LOCATIONS ON THE PLANS. EDGER IS NOT REQUIRED WHERE SOD ABUTS CONCRETE.
4. ALL AREAS TO BE LANDSCAPED SHALL HAVE ORGANIC AMENDMENTS THOROUGHLY INCORPORATED INTO THE SOIL AT A RATE OF 5 CUBIC YARDS PER 1,000 SQUARE FEET, AND TILLED TO A DEPTH OF 6 INCHES.
5. ALL SOD AREAS, BED AREAS, AND LANDSCAPE AREAS SHALL BE FINE GRADED PRIOR TO INSTALLATION OF NEW PLANT MATERIAL. ROCKS, WOOD, AND ANY MATERIAL LARGER THAN 1" IN DIAMETER SHALL BE REMOVED FROM ALL PLANTING AREAS PRIOR TO SODDING AND PLANTING NEW MATERIALS.
6. EXISTING TURF, SHRUBS, TREES, AND PLANT MATERIAL TO BE REMOVED SHALL BE FULLY REMOVED FROM THE SITE, INCLUDING ALL ROOTS.
7. ALL LANDSCAPED AREAS SHALL BE WATERED BY A FULLY AUTOMATIC UNDERGROUND IRRIGATION SYSTEM.
8. SOD AREAS SHALL BE ZONED SEPARATELY THAN BEDS, AND SHALL BE IRRIGATED VIA POP-UP SPRAY HEADS PROVIDING FULL (HEAD TO HEAD) COVERAGE. HEADS SHALL BE COMMERCIAL GRADE WITH REPLACEABLE NOZZLES, PRESSURE REGULATORS, AND CHECK VALVES.
9. BED AREAS SHALL BE ZONED SEPARATELY THAN SOD AREAS, AND SHALL BE IRRIGATED BY INDIVIDUAL DRIP EMITTERS TO EACH PLANT. DRIP COMPONENTS SHALL BE COMMERCIAL GRADE RAIN-BIRD OR EQUAL POINT SOURCE EMITTERS, WITH ALL PLANTS RECEIVING IRRIGATION.

ODG RESPONSE: CORRECT. THIS NOTE HAS NOW BEEN REMOVED FROM THE LS PLANS.

There does not appear to be any sod on this project.

ODG RESPONSE: THE STREET FRONTAGE BUFFERS HAVE BEEN UPDATED ON THE LANDSCAPE REQUIREMENTS CHART AND LANDSCAPE PLAN TO INCLUDE THE SHRUBS REQUIREMENTS

### LANDSCAPE REQUIREMENTS

LOCATION	BUFFER WIDTH REQ.	BUFFER WIDTH PROV.	LANDSCAPE REQ.	TREE REQ./ TREE PROV.	SHRUBS REQ./ SHRUBS PROV.
LOCKHEED DR. CURBSIDE LANDSCAPE (130')	N / A	N / A	1 TREE / 40 LF.	3 / 3	N / A
LAREDO ST. CURBSIDE LANDSCAPE (219')	N/A	N/A	1 TREE / 40 LF.	6 / 6	N/A
LOCKHEED DR. STREET FRONTAGE BUFFER (209')	10'	10' W/ W/ FENCE	1 TREE & 10 SHRUBS / 40 LF.	5 / 5	70 / 70
LAREDO ST. STREET FRONTAGE BUFFER (261')	10'	12.5' - 13.8' W/ FENCE	1 TREE & 10 SHRUBS / 40 LF.	7 / 7	148 / 148
WEST NON-STREET PERIMETER BUFFER (291')	20' (12' W/ FENCE)	12' W/ FENCE	1 TREE & 5 SHRUBS / 40 L.F. - 30% EVERGREEN TREES	7 / 0	36 / 78*
SOUTH NON-STREET PERIMETER BUFFER (242')	20' (12' W/ FENCE)	12' W/ FENCE	1 TREE & 5 SHRUBS / 40 L.F. - 30% EVERGREEN TREES	6 / 0	60 / 60
BUILDING PERIMETER (399') SOUTH EXCLUDED	6'	20.5'	1 TREE / 40 LF.	10 / 8	80 / 80
PARKING LOT INTERIOR	N / A	N / A	1 SHADE TREE & 6 SHRUBS / 9 X 19' ISLAND	5 / 5	30 / 30
DETENTION POND (4,277 SF)	N / A	N / A	1 TREE + 10 SHRUBS / 4,000 SF.	1 / 1	10 / 10

ODG RESPONSE: THE TOTAL SHRUBS ARE 70 SHRUB REPLACEMENTS + 36 SHRUBS REQUIREMENTS = 106 SHRUBS TOTAL

90 required due to the conversion

ODG RESPONSE: THE PLANT REQUIREMENT AND SHRUB REPLACEMENTS TOTAL TO 91. THIS HAS BEEN UPDATED ON THE CHART.

ODG RESPONSE: THIS LANDSCAPE REQUIREMENT IS NOW MET WITH THE NEW DESIGN.

Ask for an adjustment or provide the required shrub equivalents.

ODG RESPONSE: THE EASEMENT IS PROPOSED BUT IS REQUIRED DUE TO THE EXISTING BUILDING ENTRANCES TO THE WEST. THE PLANTINGS HAVE BEEN ADJUSTED AND NOW MEET THE SHRUB/TREE REQUIREMENTS.

\* REQUIREMENT NOT MET DUE TO EXISTING 12' DRAINAGE EASEMENT, PROPOSED 5' ACCESS EASEMENT, AND PROPOSED 10' UTILITY EASEMENT.

Why is there a 5' proposed access easement? Ask for an adjustment if the buffer plant quantities can not be satisfied.

# IRON HAMMER - SITE PLAN AMENDMENT

NOT FOR CONSTRUCTION

A PORTION OF LOTS 1 & 2, BLOCK 1, AURORA CENTRETECH PARK, THE NORTHWEST QUARTER OF SECTION 8, TOWNSHIP 4 SOUTH, CITY OF AURORA, COUNTY OF ARAPAHOE, STATE OF COLORADO



PROJECT #	
PROJECT DATE	04/28/2023
DESIGNER	
REVIEWER	



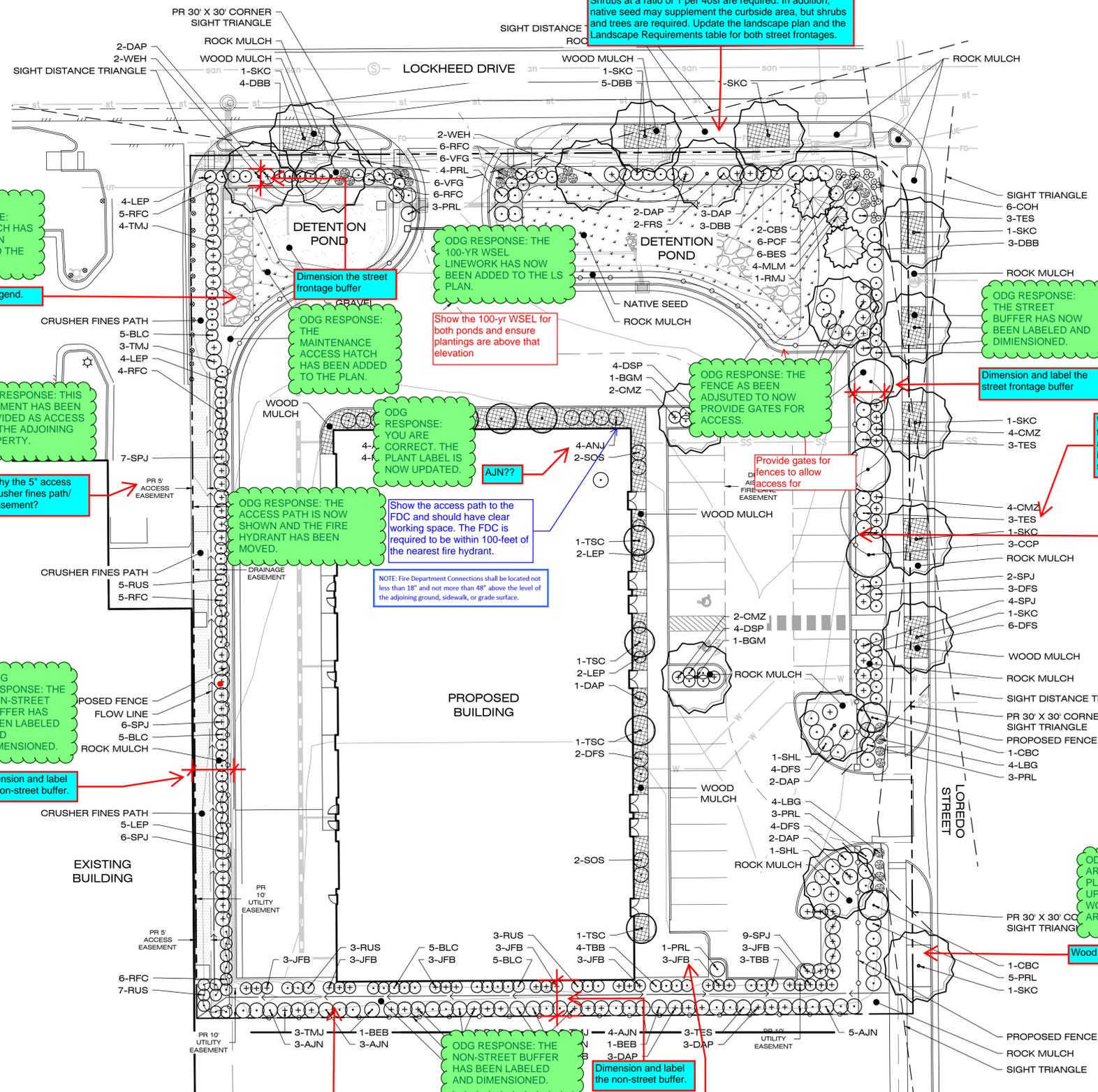
**BRIGHTLIGHTER ENGINEERING**

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

## LANDSCAPE PLAN

## LANDSCAPE LEGEND (SEE SHEET L1 FOR FULL PLANT LIST)

- DECIDUOUS SHADE TREES
- ORNAMENTAL TREES
- EVERGREEN TREES
- DECIDUOUS SHRUBS
- EVERGREEN SHRUBS
- ORNAMENTAL GRASSES
- LARGE PERENNIALS
- GROUND COVER AND NATIVE
- MULCH



ODG RESPONSE: SIDEWALK EDGES HAVE BEEN DARKENED ON THE LS PLAN

Darken the edges of the sidewalks along both streets.

The street frontage buffer does not appear to be met along Lockheed Drive. An adjustment will be required. Detention ponds are not permitted to encroach within the required buffers. Update the Letter of Introduction to include the landscape adjustment and provide information on the mitigating measures being taken to offset the adjustment request. List the adjustment request on the Cover Sheet and the Landscape Plan as well.

ODG RESPONSE: THE LOCKHEED DRIVE ODG RESPONSE: THE LOCKHEED DRIVE STREET FRONTAGE BUFFER LANDSCAPE REQUIREMENTS ARE NOW MET WITH THE NEW DESIGN. NO ADJUSTMENT WILL BE NECESSARY

ODG RESPONSE: THIS HATCH HAS NOW BEEN ADDED TO THE LEGEND.

Add to the legend.

ODG RESPONSE: THIS EASEMENT HAS BEEN PROVIDED AS ACCESS FOR THE ADJOINING PROPERTY.

Why the 5' access crusher fines path/easement?

ODG RESPONSE: THE NON-STREET BUFFER HAS BEEN LABELED AND DIMENSIONED.

Dimension and label the non-street buffer.

ODG RESPONSE: THE FENCE HAS BEEN APPROVED TO BE ON THE INTERIOR OF THE FENCE AS LONG AS FENCING WITH GAPS HAS BEEN PROVIDED. SEE FENCE DETAIL ON LANDSCAPE PLAN SHEET 6.

Per code, the landscaping is supposed to be located along the exterior side of the fence so that the adjoining future development is not looking at a blank surface.

ODG RESPONSE: THE NON-STREET BUFFER HAS BEEN LABELED AND DIMENSIONED.

Dimension and label the non-street buffer.

Provide a tree for the outdoor patio space and it would satisfy the requirement that all parking rows are to terminate with a tree.

ODG RESPONSE: A TREE HAS BEEN ADDED TO THE PLAN FOR THE PATIO AREA.

Per code, the curbside landscape may not be all mulch. Shrubs at a ratio of 1 per 40sf are required. In addition, native seed may supplement the curbside area, but shrubs and trees are required. Update the landscape plan and the Landscape Requirements table for both street frontages.

ODG RESPONSE: THE 100-YR WSEL LINEWORK HAS NOW BEEN ADDED TO THE LS PLAN.

Show the 100-yr WSEL for both ponds and ensure plantings are above that elevation

ODG RESPONSE: THE MAINTENANCE ACCESS HATCH HAS BEEN ADDED TO THE PLAN.

ODG RESPONSE: THE FENCE AS BEEN ADJUSTED TO NOW PROVIDE GATES FOR ACCESS.

Provide gates for fences to allow access for

ODG RESPONSE: YOU ARE CORRECT. THE PLANT LABEL IS NOW UPDATED.

Show the access path to the FDC and should have clear working space. The FDC is required to be within 100-feet of the nearest fire hydrant.

NOTE: Fire Department Connections shall be located not less than 18" and not more than 48" above the level of the adjoining ground, sidewalk, or grade surface.

ODG RESPONSE: THE STREET BUFFER HAS NOW BEEN LABELED AND DIMENSIONED.

Dimension and label the street frontage buffer

ODG RESPONSE: PLANTINGS HAVE BEEN ADJUSTED TO CREATE A MORE COHESIVE LOOK

Why not either do the TES or the SPJ as the background tall plant? The aesthetic along the street would be more consistent instead of having a random group of tall shrubs i.e. SPJ.

Add this symbology to the legend. It appears to be a fence. Label as 4', 6' etc. wooden/trex etc. fence.

ODG RESPONSE: FENCE AND WALL SYMBOLS HAVE BEEN ADDED TO THE PLAN.

ODG RESPONSE: A NEW FIRE HYDRANT HAS BEEN ADDED TO THE PROPERTY

Due to the remoteness of existing fire hydrants, a new hydrant will be required on the property and meet the 100-foot distance to the FDC on the building.

ODG RESPONSE: YOU ARE CORRECT. THE LS PLAN HAS BEEN UPDATED TO SHOW WOOD MULCH IN THIS AREA.

Wood mulch??

09/21/2023	
FIRST SUBMITTAL	
00	

## LANDSCAPE PLAN





# IRON HAMMER - SITE PLAN AMENDMENT

NOT FOR CONSTRUCTION

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

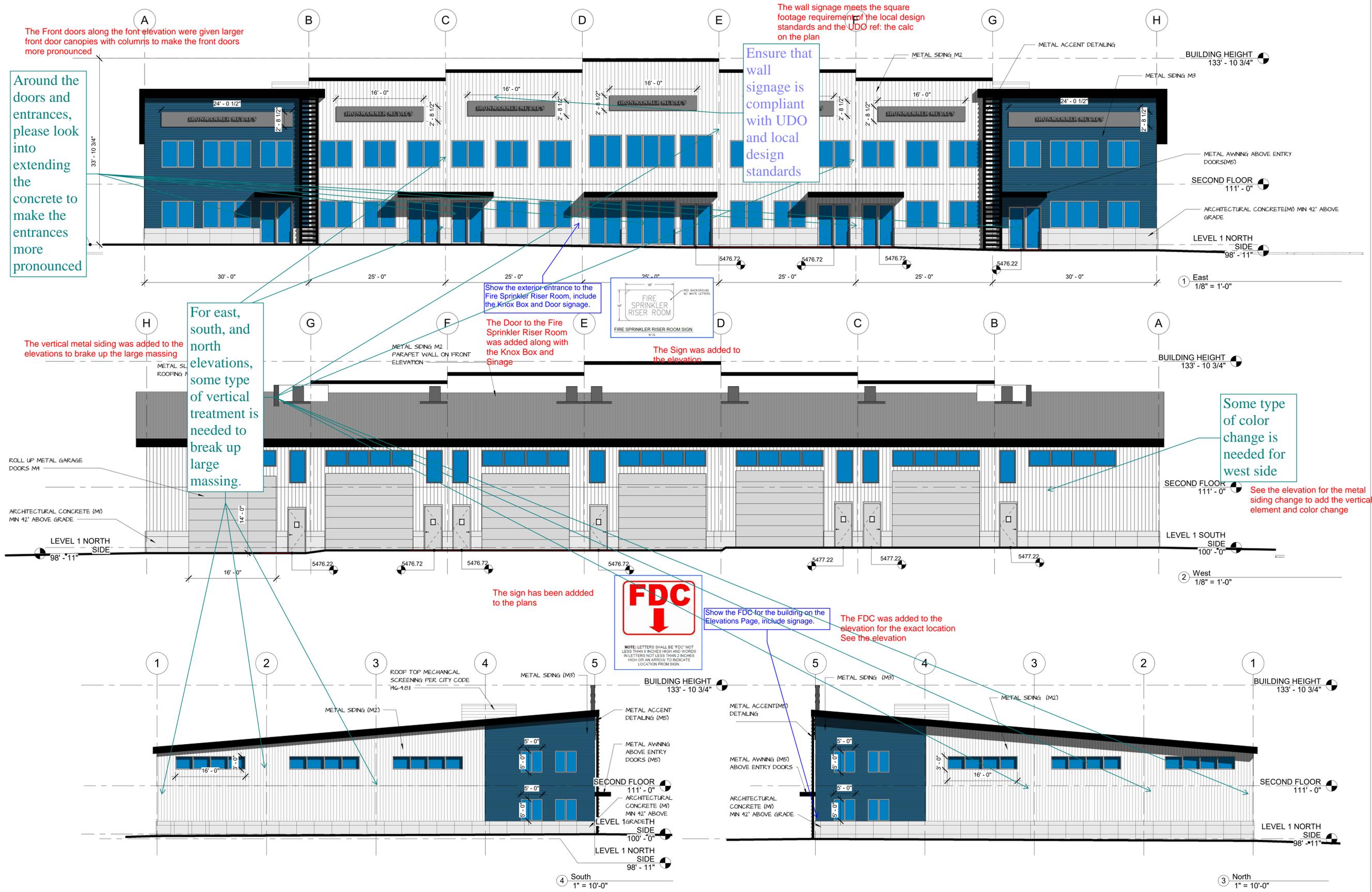
PROJECT #	23-002-IH
PROJECT DATE	7-25-2023
DESIGNER	MAH
REVIEWER	MAH

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

**SITE PLAN AMENDMENT**  
**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

**EXTERIOR ELEVATIONS**



# IRON HAMMER - SITE PLAN AMENDMENT

NOT FOR CONSTRUCTION

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

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

**S-Arch LLC**

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

## 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

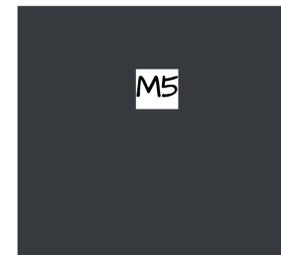
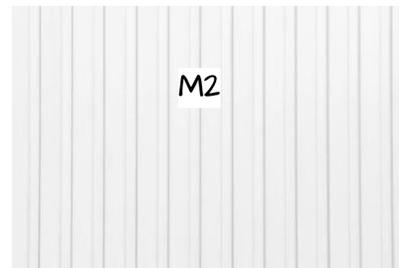
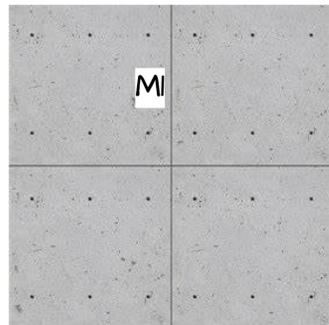
**HORIZONTAL METAL SIDING**  
METAL BUILDING OUTLET CORP.  
INSULATED METAL PANEL  
HAWAIIAN BLUE

**WINDOWS & DOORS**  
ALUMINUM

**ACCENT METAL**  
BLACK METAL

**FASCIA & SOFFIT**  
BLACK METAL

**METAL ROOF**  
STANDING SEAM METAL ROOF  
DREXEL METALS  
"BLACK"



SITE PLAN AMENDMENT  
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

MATERIAL BOARD