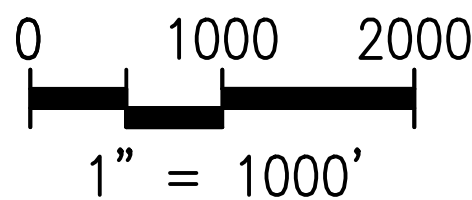
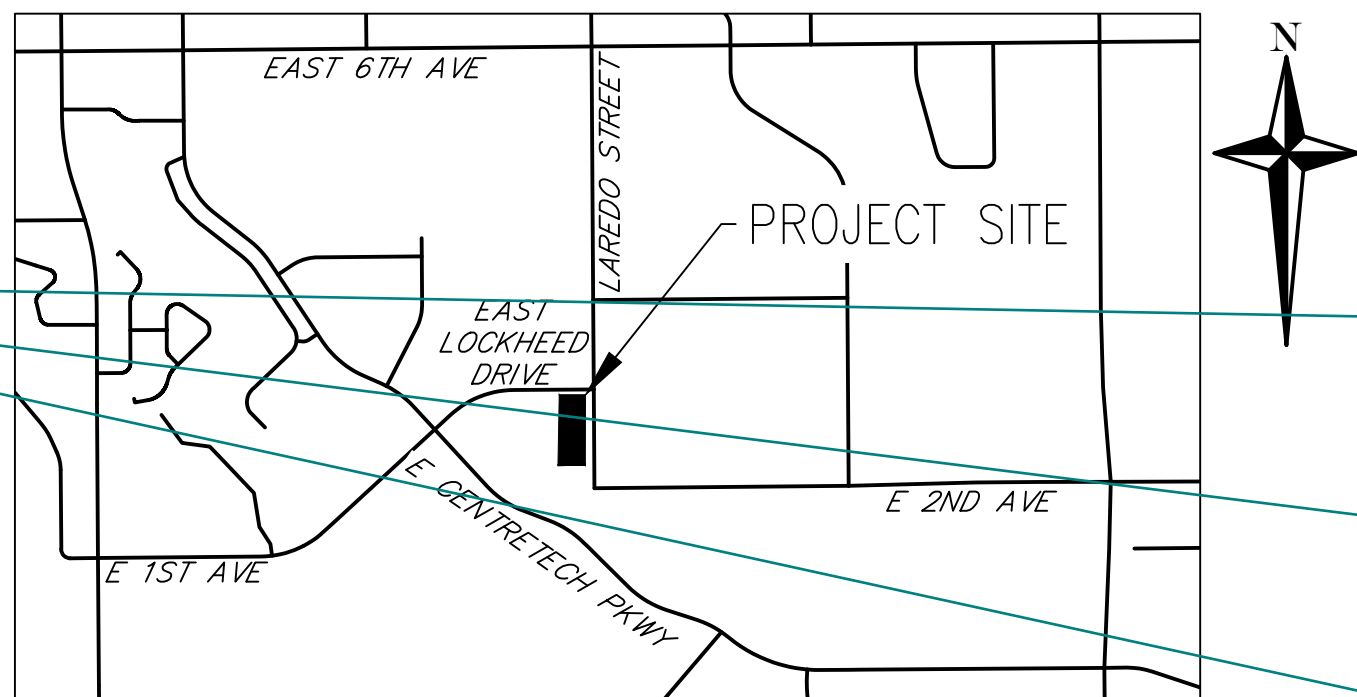


IRON HAMMER - SITE PLAN AMENDMENT

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

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

The site plan will not be approved by Aurora Water until the preliminary drainage letter/report is approved.

NOTED

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 80203
CONTACT: JESSE DONOVAN, PE
720-504-8629
jesse@brightlightereng.com

ARCHITECT

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

SURVEYOR

FLATRONS, INC.
4501 LOAN ST.
DENVER, CO 80216
JOSHUA BREEDLOVE, PLS
303-936-6997
jbreedlove@flatronsinc.com

LANDSCAPE ARCHITECT

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

UTILITY CONTACTS:

WATER

XCEL ENERGY
AURORA WATER
15151 E. ALAMEDA PARKWAY
AURORA, 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

NOT FOR CONSTRUCTION



REVISED

Update the title to read Iron Hammer at Centretch- Site Plan Amendment

LEGAL DESCRIPTION

A PORTION OF LOTS 1 & 2, BLOCK 1, AURORA CENTRETECH PARK SUBDIVISION FILING NO. 8

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

ADDRESS:

- 255 N. LAREDO STREET, AURORA, CO 80011

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:
- HEIGHT PROPOSED:

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 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, AND THROUGH ANY AND ALL PRIVATE ROADS AND WAYS NOW OR HEREAFTER ESTABLISHED ON THE PROPERTY, AND THE SAME ARE HEREBY DESIGNATED AS "SERVICE/EMERGENCY AND UTILITY EASEMENTS BE POSTED "NO PARKING - FIRE LANE."
- "ACCESSIBLE EXTERIOR ROUTES" SHALL BE PROVIDED FROM PUBLIC TRANSPORTATION STOPS, ACCESSIBLE AND ACCESSIBLE PASSENGER LOADING ZONES AND PUBLIC SIDEWALKS TO 60% OF ACCESSIBLE BUILDINGS THEY SERVE. THE ACCESSIBLE ROUTE BETWEEN ACCESSIBLE PARKING AND ACCESSIBLE BUILDING ENTRY BE THE MOST PRACTICAL ROUTE. THE ACCESSIBLE ROUTE MUST BE LOCATED WITHIN A SIDEWALK, AND THIS ROUTE MAY EXCEED 1:20 WITHOUT PROVIDING A RAMP WITH A MAXIMUM SLOPE OF 1:12 AND CROSSWALKS ALONG THIS ROUTE SHALL BE WIDE ENOUGH TO WHOLLY CONTAIN THE CURB RAMP WITH A WIDTH OF 36" AND SHALL BE PAINTED WITH WHITE STRIPES. THE CITY OF AURORA ENFORCES THE ACCESSIBILITY REQUIREMENTS BASED ON THE 2021 INTERNATIONAL BUILDING CODE, CHAPTER 11, INTERNATIONAL CODE COUNCIL (ICC) A117.1-2009.
- THE APPLICANT HAS THE OBLIGATION TO COMPLY WITH ALL APPLICABLE REQUIREMENTS OF THE AMERICAN 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 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, CUTTERS, 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 (LDN 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 PROVIDE 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.

Move site plan notes to far right column or 2nd page. Move Legal Description and benchmark to left column

REVISED

Please add the following notes to the Site Plan Notes:

NOTES ADDED

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 KNOX 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 THE 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 UL 325. 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 OF 35 FT. BACK FROM THE 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 ON THE SITE PLAN 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.

NOTES ADDED

Please add signature blocks for final document and recording

OWNER SIGNATURE BLOCK ADDED

ADDED
Add rear setback of 5' to table

ADDED
Add 2" x 3" blank box titled Amendmen t Block

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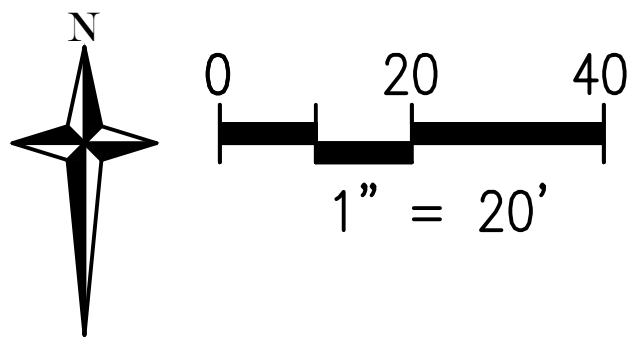
REVISION NUMBER	REVISION DESCRIPTION	DATE
00	FIRST SUBMITTAL	09/21/2023

COVER

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



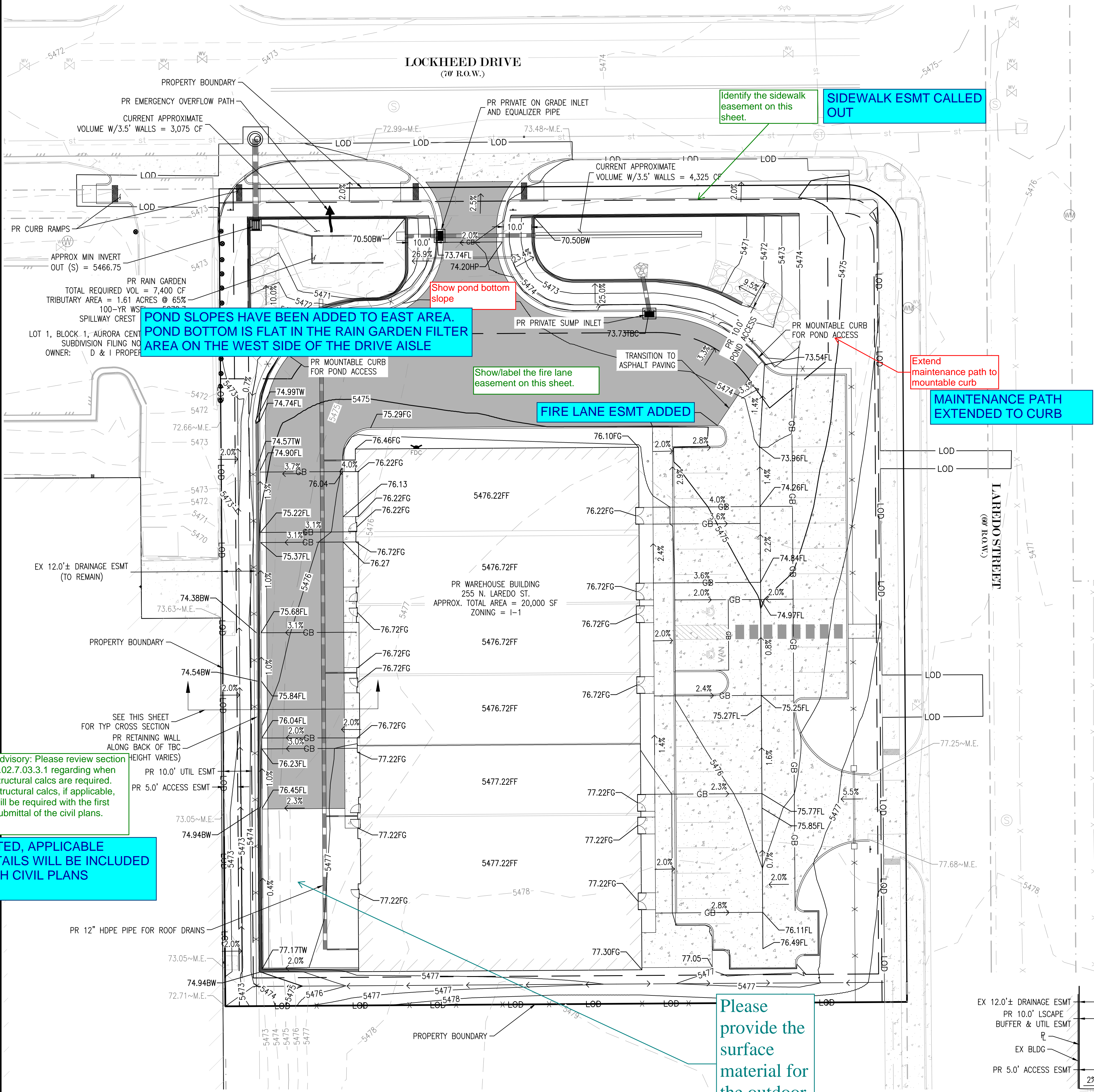
PROJECT #	IH2215
PROJECT DATE	04/28/2023
DESIGNER	SAK
REVIEWER	JSD



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.
PORT 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.

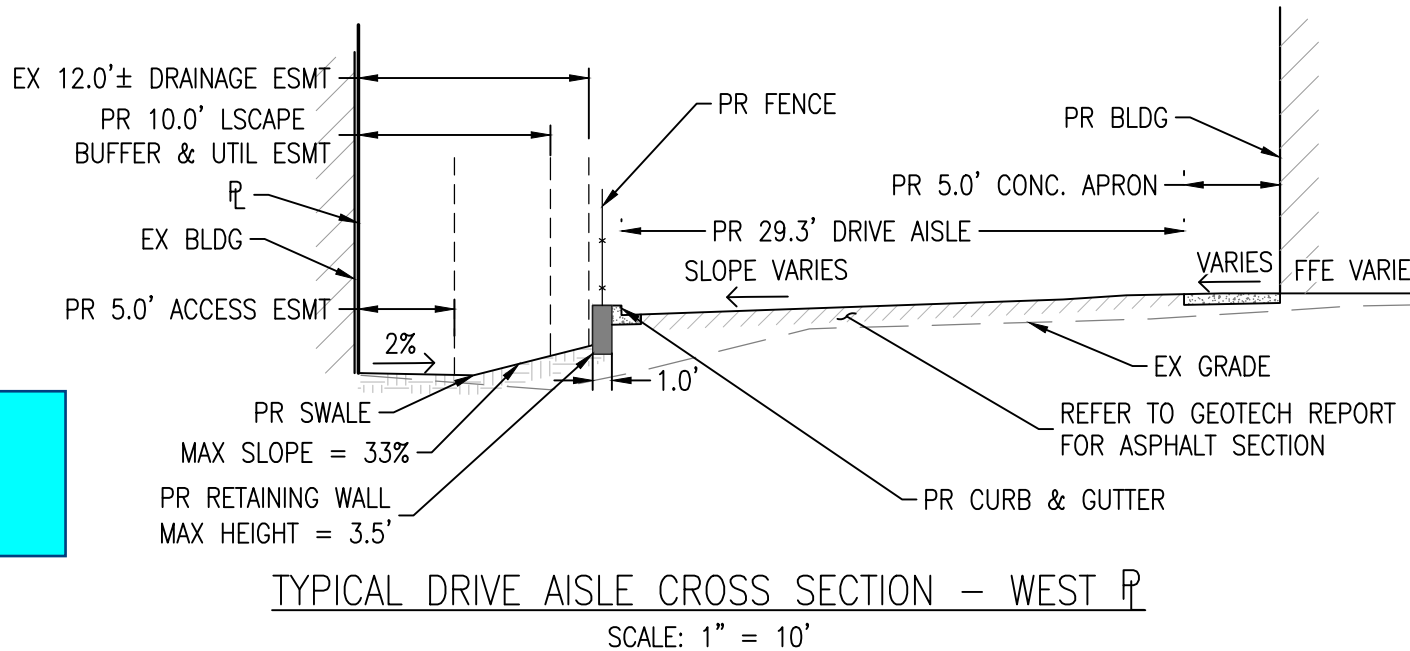
CHMARK

CHMARK ARE BASED ON CITY OF AURORA POINT J-045, WITH A PUBLISHED ELEVATION OF 5444.4 FEET (NAVD88), BEING A 2" BRASS CAP LOCATED AT THE SOUTHWEST CORNER OF LOCKHEED DRIVE AND LAREDO STREET.

NOTES OF BEARINGS

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 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



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

A north arrow pointing upwards, labeled 'N' at the top. To its right is a graphic scale bar with markings at 0, 20, and 40. Below the bar, the text '1" = 20\'' is written.



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



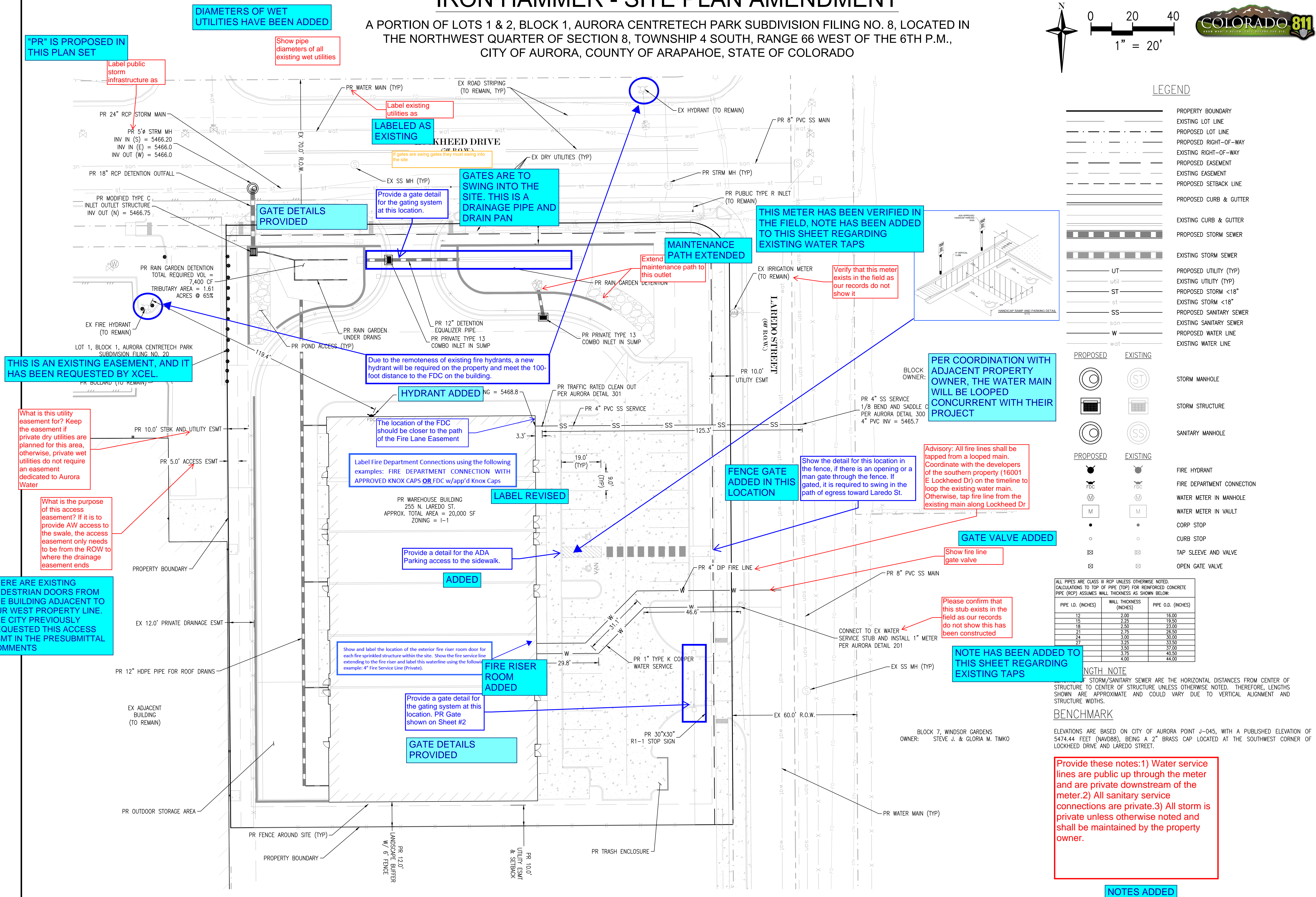
SITE PLAN AMENDMENT

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



NOT FOR CONSTRUCTION

PROJECT #	
PROJECT DATE	04/28/2023
DESIGNER	
REVIEWER	



OUTDOOR

DESIGN GROUP

WWW.ODGDESIGN.COM

OUTDOOR DESIGN GROUP, INC.
 5690 WEBSTER STREET
 ARVADA, CO 80002
 (303) 993-4811

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

ODG RESPONSE: THE
PLANT QUANTITY
COLUMN HAS BEEN
MOVED.

Relocate the quantity column

DECIDUOUS SHADE TREES									
SYMBOL	COMMON NAME	BOTANICAL NAME	MATURE HEIGHT	MATURE SPREAD	WATER USE	SUN/SHADE	SIZE AND CONDITION	QTY	
SHL	Shademaster Honeyloaf	<i>Cedelia borealis</i> 'herm' 'Shademaster'	45'-50'	30-40'	Low	Sun	2 1/2' Cal. B&B	3	
SNK	Seedless Kentucky Coffee tree	<i>Gymnocladus dioica</i> 'Espresso'	50'-60'	40-50'	Low	Sun	2 1/2' Cal. B&B	9	
BGM	Bijlboth Maple	<i>Acer grandidentatum</i>	20-30'	20-30'	Low	Sun	5' Galen. Cal.	2	
WEH	Western Hackberry	<i>Celtis occidentalis</i>	50'-60'	40-50'	Low	Sun	2.5' Cal. B&B	4	
ORNAMENTAL TREES									
SYMBOL	COMMON NAME	BOTANICAL NAME	MATURE HEIGHT	MATURE SPREAD	WATER USE	SUN/SHADE	SIZE AND CONDITION	QTY	
PSH	Prairie Sentinel Hackberry	<i>Celtis occidentalis</i> 'J'S KSU1'	45'	12'	Low	Sun / Part Shade	1 1/2' Cal. B&B	4	
CP	Chamberlain Pear	<i>Pyrus calleryana</i> 'Chamberlain'	20-30'	15-20'	Medium	Sun	2' Cal. B&B	9	
TSC	Tree Sargent Crabapple	<i>Malus sargentii</i> 'Tree'	6-10'	8-12'	Medium	Sun	1 1/2' Cal. B&B	9	
CBC	Concord Crabapple	<i>Malus 'Concord'</i>	12-15'	12-15'	Medium	Sun	1 1/2' Cal. B&B	2	
EVERGREEN TREES									
SYMBOL	COMMON NAME	BOTANICAL NAME	MATURE HEIGHT	MATURE SPREAD	WATER USE	SUN/SHADE	SIZE AND CONDITION	QTY	
RAM	Risky Mountain Juniper	<i>Juniperus scopulorum</i>	20-30'	5-12'	Very Low	Sun	6" H. B&B	1	
CSB	Colorado Blue Spruce	<i>Picea pungens</i>	40-60'	20-30'	Medium	Sun / Part Shade	6" H. B&B	2	
DECIDUOUS SHRUBS									
SYMBOL	COMMON NAME	BOTANICAL NAME	MATURE HEIGHT	MATURE SPREAD	WATER USE	SUN/SHADE	SIZE AND CONDITION	QTY	
SDS	Standing Ovation Serviceberry	<i>Amenanchier alabamica</i> 'Standing Ovation'	12-15'	3-4'	Medium	Sun / Part Shade	5 Galen. Cal.	4	
LEP	Leadplant	<i>Amorpha canescens</i>	2-4'	2-4'	Very Low	Sun	5 Galen. Cal.	17	
BLC	Black Chokeberry	<i>Aronia melanocarpa</i> 'della'	5-6'	4-6'	Low	Adaptable	5 Galen. Cal.	20	
DBB	Dwarf Burning Bush	<i>Eucyrtia alata</i> 'Compadre'	6-8'	6-8'	Medium	Sun	5 Galen. Cal.	15	
TBB	Turkistan Sumner Bush	<i>Eucyrtia nana turkestanica</i>	2-3'	3-4'	Medium	Sun	5 Galen. Cal.	7	
BBB	Bessey Bush	<i>Kolkwitzia amabilis</i>	6-10'	6-10'	Low	Sun / Part Shade	5 Galen. Cal.	3	
RTS	Russian Tegen	<i>Perovskia angustifolia</i>	3-4'	3-4'	Very Low	Sun	5 Galen. Cal.	24	
AUN	Anker Jubilee Newbark	<i>Physocarpus opulifolius</i> 'Anker Jubilee'	5-6'	5-6'	Medium	Sun	5 Galen. Cal.	31	
DSP	Dakota Sargent Potentilla	<i>Potentilla fruticosa</i> 'Dakota Sargent'	2-3'	2-3'	Low	Sun	5 Galen. Cal.	8	
DFS	Go-Lo Low Fragrant Sumac	<i>Rhus aromatica</i> 'Go-Lo'	2-3'	6-8'	Low	Sun	5 Galen. Cal.	19	
TES	Tiger Eyes Shagbark Sumac	<i>Rhus typhina</i> 'Tiger Eyes'	6-8'	6-8'	Low	Sun	5 Galen. Cal.	15	
RFC	Red Flowering Currant	<i>Ribes sanguineum</i> 'King Edward VII'	4-6'	4-6'	Low	Sun / Part Shade	5 Galen. Cal.	32	
FRS	Frosted Spirea	<i>Spiraea japonica</i> 'Torelli'	3-4'	3-4'	Medium	Sun / Part Shade	5 Galen. Cal.	2	
PLI	Purple Redcloom Lilac	<i>Syringa x Bloomerang</i>	4-5'	4-5'	Low	Sun	5 Galen. Cal.	2	
EVERGREEN SHRUBS									
SYMBOL	COMMON NAME	BOTANICAL NAME	MATURE HEIGHT	MATURE SPREAD	WATER USE	SUN/SHADE	SIZE AND CONDITION	QTY	
CMZ	Chieftain Camellia	<i>Antrodaphne x coloradensis</i> 'Chieftain'	18"-5'	5'-8'	Low	Sun / Part Shade	5 Galen. Cal.	14	
JFB	Japan Fir Blueberry	<i>Ephedra aquilegia</i>	3-5'	2-3'	Low	Sun / Part Shade	5 Galen. Cal.	21	
SPJ	Spencer Juniper	<i>Juniperus horizontalis</i> 'Spencer'	12-15'	4-6'	Low	Sun	5 Galen. Cal.	24	
TAL	Tammy Juniper	<i>Juniperus sibirica</i> 'Tammedicki'	4-6'	4-6'	Low	Sun / Part Shade	5 Galen. Cal.	19	
DAP	Dwarf Austrian Pine	<i>Pinus nigra</i> 'Nidigat'	3-6'	3-6'	Low	Sun	5 Galen. Cal.	23	
ORNAMENTAL GRASSES									
SYMBOL	COMMON NAME	BOTANICAL NAME	MATURE HEIGHT	MATURE SPREAD	WATER USE	SUN/SHADE	SIZE AND CONDITION	QTY	
VGO	Variagated Feather Reed Grass	<i>Calamagrostis variagata</i> 'Overland'	1-3'	1-3'	Low	Sun / Part Shade	5 Galen. Cal.	12	
MM	Morning Light Maiden Grass	<i>Miscanthus sinensis</i> 'Morning Light'	4-5'	2-3'	Medium	Sun	5 Galen. Cal.	4	
LBO	Lute Blue Maiden Grass	<i>Schizachyrium scoparium</i> 'Blue'	3-4'	24-30"	Low	Sun	1 Galen. Cal.	8	
PERENNIALS									

Enlarge this table as it is too small.

ODG RESPONSE:
PLANT LIST HAS BEEN
ENLARGED FOR VISUA
CLARITY

ODG RESPONSE:
CORRECT. THIS N
HAS NOW BEEN
REMOVED FROM T
PLANS.

There does not appear to be an issue 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

Update the table to include the shrub requirements for the curbside landscape.

ODOGD RESPONSE:
THIS LANDSCAPE
REQUIREMENT IS NO
MET WITH THE NEW
DESIGN.

Ask for an adjustment or provide the required shrub equivalents.

LANDSCAPE

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.

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)

TOP OF GRADE

TREES

NYLON STRAPS. USE TWO GUY WIRES

ODG RESPONSE: ALL ORNAMENTAL TREES ARE NOW PROPOSED AS 2" CALIPER, SHOWN ON THE PLANT LIST

ODG RESPONSE: NOTE 5 HAS BEEN BROKEN DOWN INTO TWO SENTENCES.

NOTES:

1. INSTAL
2. CONST

2" minimum for ornamentals.

(X) 12(X)

Separate this one note into two notes or combine the second sentence here with note #4 under the General Landscape Notes.

ODG RESPONSE: ALL ORNAMENTAL TREES ARE NOW PROPOSED AS 2" CALIPER, SHOWN ON THE PLANT LIST

2" minimum for
ornamentals.

Separate this one note into two notes or combine the second sentence here with note #4 under the General Landscape Notes.

N.T.S.

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)

LOC THE PO

ODG RESPONSE: A 6" MASONRY WALL IS NOW PROPOSED, AND THE LANDSCAPE BUFFER PROVIDED IS 6' WIDE.

NOTES:

1. PRUNE ALL DEAD OR DAMAGED BRANCHES
2. CRUMBLING OR BROKEN ROOT BALLS WILL
3. DIG PLANT PIT TWICE AS WIDE AND HIGH AS CONTAINER.
4. TAKE CARE NOT TO DAMAGE ROOT BALL WITH CONTAINER.
5. FOR ALL PLANTS IDENTIFIED WITH WATER UR PLANT LIST, KEEP WOOD MULCH 2" BACK FROM
6. FILL PLANT PIT WITH 1/2 SPECIFIED SOIL MIX
7. SCORE ROOT ROUND ROOT BALLS TO FREE

5' 6" is being provided. A reduction is permitted with a masonry wall. The is supposed to be 6' tall. A reduction is permitted with the installation of fence. The detention pond is not permitted within the buffer and the

ODG RESPONSE: A 6' MASONRY WALL IS NOW PROPOSED, AND THE LANDSCAPE BUFFER PROVIDED IS 6' WIDE.

5'-6" is being provided. A reduction to 6' is permitted with a masonry wall. The wall is supposed to be 6' tall. A reduction to 8' is permitted with the installation of a fence. The detention pond is not permitted within the buffer and therefore an adjustment should be requested. See additional comment on Sheet 6. The fence would need to be at the 8' buffer setback and the detention pond outside of that or internal to the site and not part of the buffer.

- ✓ ODG RESPONSE: THE BUILDING PERIMETER LANDSCAPE REQUIREMENTS ARE NOW BROKEN DOWN BY NORTH AND EAST SIDES.

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

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.

3. 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 AMENDMENT(S) 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.

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	ODG RESPONSE: THE TOTAL SHRUBS ARE 70 SHRUB REPLACEMENTS + 36 SHRUBS REQUIREMENTS = 106 SHRUBS TOTAL
LAREDO ST STREET FRONTAGE BUFFER (261)	10'	12.5' - 13.8' W/ FENCE	1 TREE & 10 SHRUBS / 40 LF.	7 / 7	148 66 / 66
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 -OR- 70 SHRUB REPLACEMENTS	36 / 78* 90 required due to the conversion
SOUTH NON-STREET PERIMETER BUFFER (242)	20' (12' W/ FENCE)	12' W/ FENCE	1 TREE & 5 SHRUBS / 40 LF. - 30% EVERGREEN TREES	6 / 0 -OR- 60 SHRUB REPLACEMENTS	ODG RESPONSE: THE PLANT REQUIREMENT AND SHRUB REPLACEMENTS TOTAL TO 91. THIS HAS BEEN UPDATED ON THE CHART.
BUILDING PERIMETER (399) SOUTH EXCLUDED	6'	20.5'	1 TREE / 40 LF.	10 / 8 -OR- SHRUB REPLACEMENT	
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

148

0 required due to the conversion

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

* 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

A PORTION OF LOTS 1 & 2, BLOCK 1, AURORA CENTRETECH PARK, SITUATED IN THE NORTHWEST QUARTER OF SECTION 8, TOWNSHIP 4 SOUTH, RANGE 70E, CITY OF AURORA, COUNTY OF ARAPAHOE, STATE OF COLORADO.

NOT FOR CONSTRUCTION



PROJECT #	
PROJECT DATE	04/28/2023
DESIGNER	
REVIEWER	
WWW.ODGDESIGN.COM	
OUTDOOR DESIGN GROUP, INC. 5600 WEBSTER STREET ARAPAHOE, CO 80003 (303) 993-4811	



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

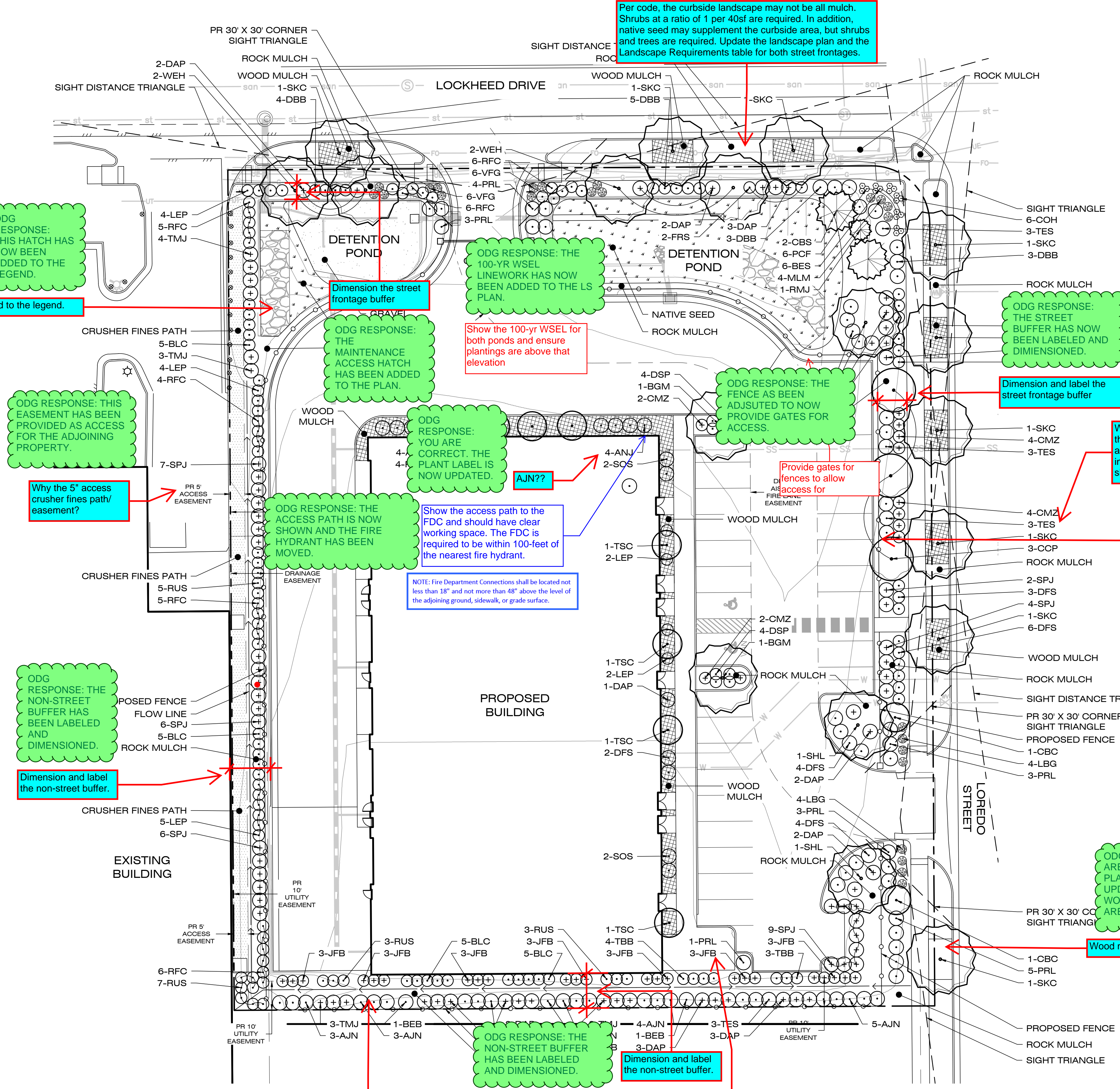
09/21/2023					
FIRST SUBMITTAL					
00					

LANDSCAPE PLAN

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
- SMALL PERENNIALS
- 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 MAINTENANCE ACCESS HATCH HAS BEEN ADDED TO THE PLAN.

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

Provide gates for fences to allow access for

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.

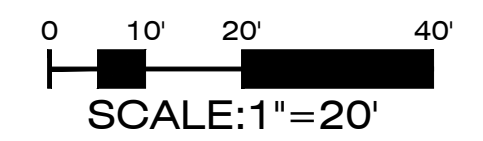
Wood mulch??

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.



NOT FOR CONSTRUCTION





Advisory: streetlights are required along Lockheed in the area between the curb and sidewalk. It appears a FO may be in conflict with the potential locations of the lights. Please ensure the locations are coordinated early with regards to the public streetlights.

EX STREETLIGHTS ON LOCKHEED AND LAREDO
ARE NOW SHOWN

Darken line work so that the photometric footcandles are easily read

DARKENED

NOTE:
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".

LUMINAIRE SCHEDULE						
SYMBOL	QTY	LABEL	WATTS	LUMENS	LLF	CATALOG
	4	A T4W	59	7502	0.900	GW-C-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	GW-C-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

SITE
PHOTOMETRIC
PLAN

NOT FOR CONSTRUCTION

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

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June 20, 2023 8:23 PMPS500046EN page 1
May 24, 2022 9:54 PMPS500046EN page 2
May 24, 2022 4:54 PMPS500046EN page 3
May 24, 2023 6:54 PM

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

8

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

SITE PLAN AMENDMENT

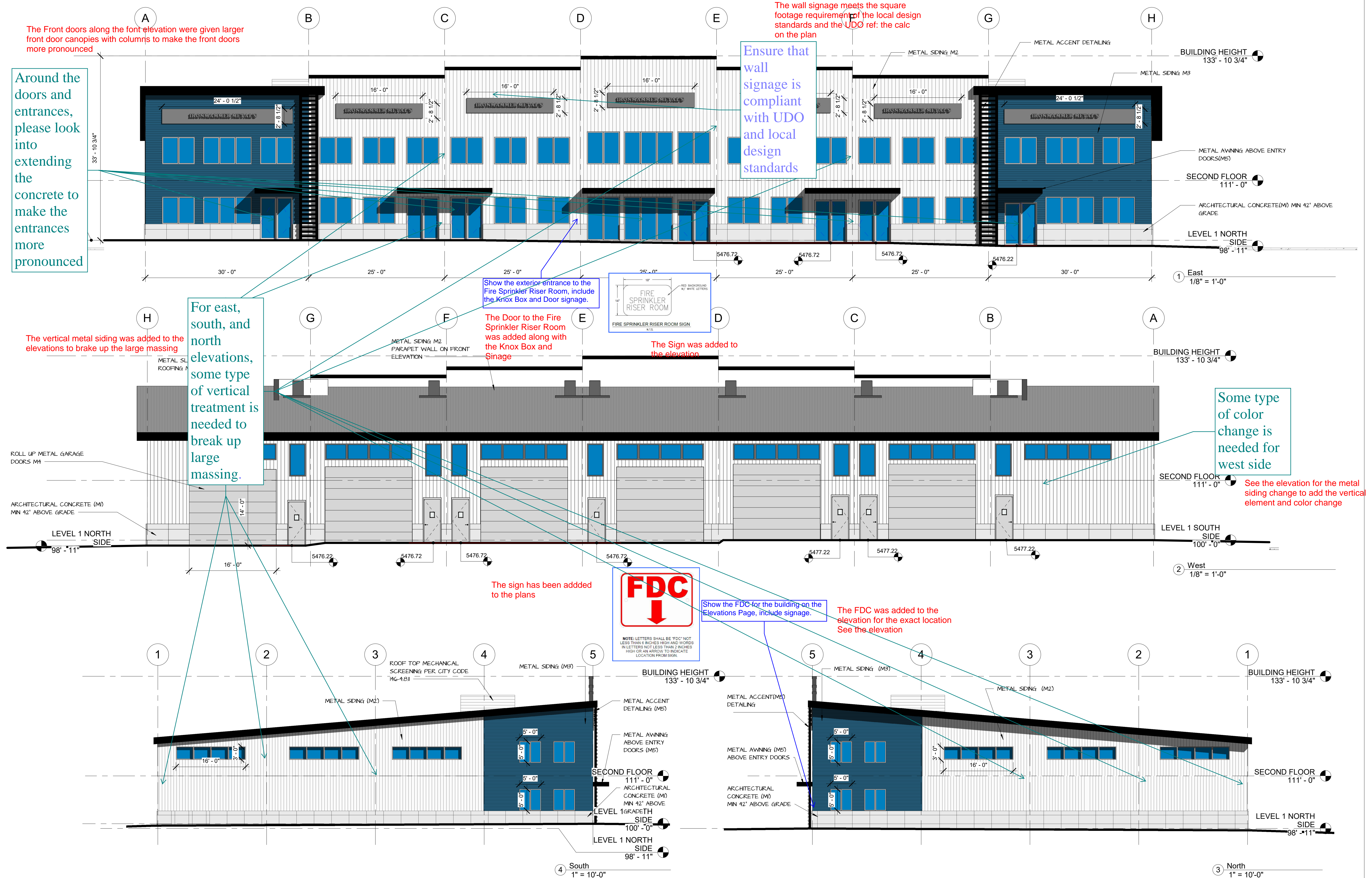
IRON HAMMER

255 LAREDO STREET
AURORA, CO

JESSE DONOVAN, P.E. 720-504-8621

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

9



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

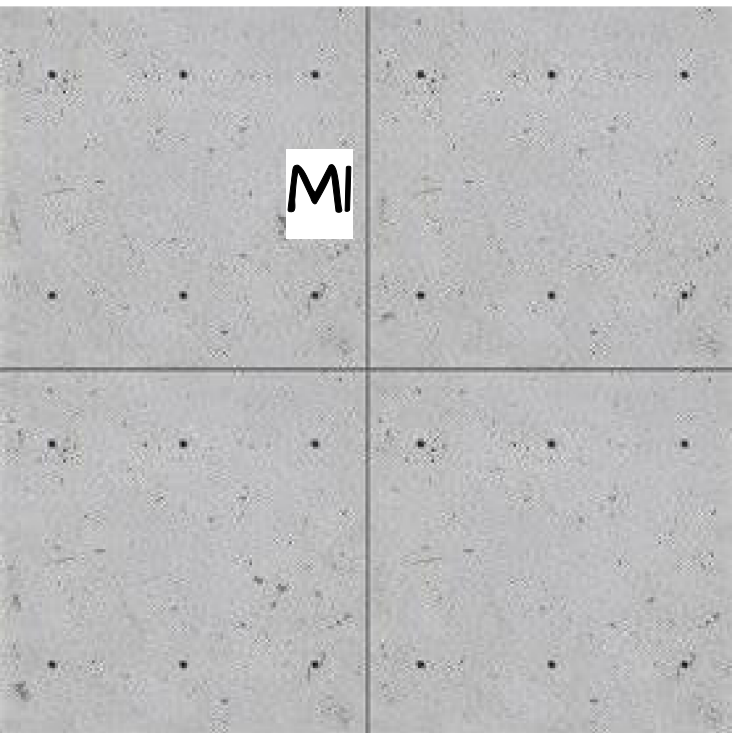
PROJECT #	23-002-IH
PROJECT DATE	7-25-2023
DESIGNER	MAH
REVIEWER	MAH

S-Arch LLC

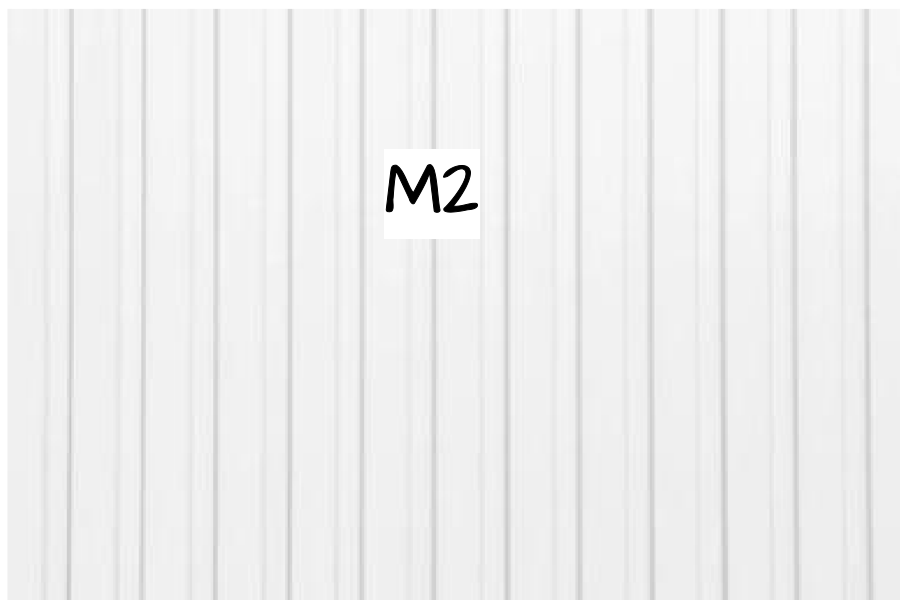
12 MORNINGSIDE DRIVE
WHEAT RIDGE, CO
80215
720-364-0056

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



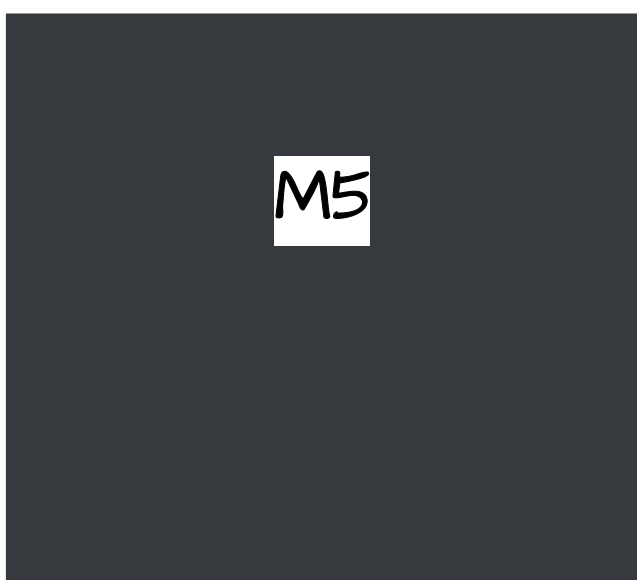
HORIZONTAL METAL SIDING
METAL BUILDING OUTLET CORP.
INSULATED METAL PANEL
HAWAIIAN BLUE



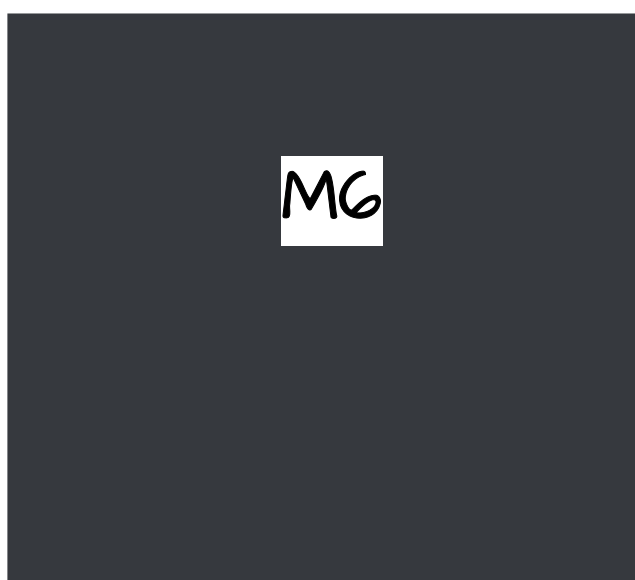
WINDOWS & DOORS
ALUMINUM



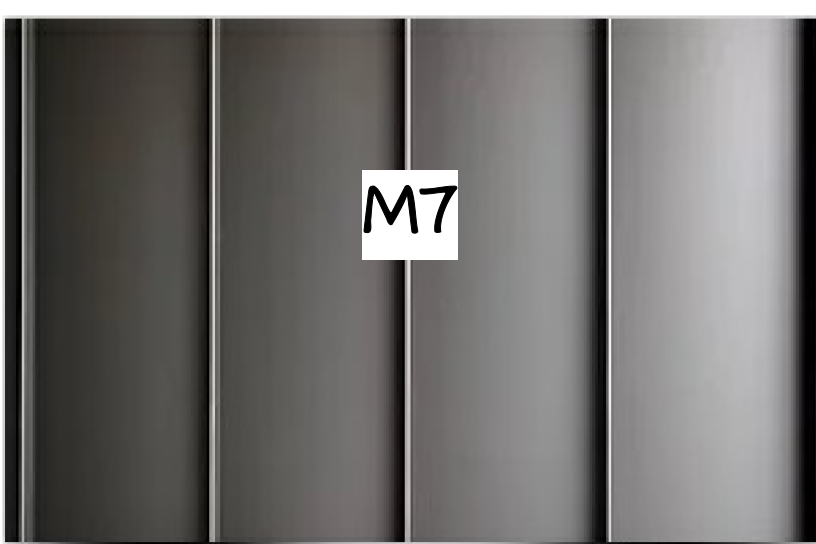
ACCENT METAL
BLACK METAL



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