

If easements are required contact Andy Niquette for easement dedication at dedicationproperty@auroragov.org.

Noted, Andy will be contacted once easements finalized.

LIST OF CONTACTS

DEVELOPER ARMSTRONG CAPITAL DEVELOPMENT 4643 SOUTH ULSTER STREET, STE. 240 DENVER, COLORADO 80237 TEL: (303) 799-4030 CONTACT: BRYAN ARMSTRONG	LANDSCAPE ARCHITECT JUMP DESIGN COMPANY 1733 S. CLARKSON ST. DENVER, CO 80210 TEL: (303) 283-0463 CONTACT: TOM JUMP EMAIL: TOM@JUMPDESIGNCO.COM
ENGINEER GALLOWAY & COMPANY, INC. 5500 GREENWOOD PLAZA BLVD, SUITE 200, GREENWOOD VILLAGE, COLORADO 80111 TEL: (303) 770-8884 CONTACT: BRIAN BRATCHER, P.E. EMAIL: BRIANBRATCHER@GALLOWAYUS.COM	ARCHITECT DONALD E. CASPER — ARCHITECT, PC PO BOX 630563 LITTLETON, COLORADO 80163 TEL: (303) 791-4270 CONTACT: DON CASPER EMAIL: DON@CASPER-CO.COM

CITY OF AURORA SITE PLAN NOTES

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

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".

Duplicate note has been removed

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 INTERNATIONAL CODE COUNCIL (ICC) A117.1-2009.

5. THE APPLICANT HAS THE OBLIGATION TO COMPLY WITH ALL APPLICABLE REQUIREMENTS OF THE AMERICANS 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.

Note corrected

USE

7. 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 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 OR 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.

8. 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.

9. ALL BUILDINGS' ADDRESS NUMBERS SHALL COMPLY WITH THE AURORA CITY CODE, SECTION 126, ARTICLE VII - NUMBERING OF BUILDINGS.

Note revised per coordination with Planner

10. 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 WALL. 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.

11. NOTWITHSTANDING ANY SURFACE IMPROVEMENTS, LANDSCAPING, PLANTING OR CHANGES SHOWN IN THESE SITE OR CONSTRUCTION PLANS, OR ACTUALLY CONSTRUCTED OR PUT IN PLACE, ALL UTILITY EASEMENTS MUST REMAIN UNOBSTRUCTED AND FULLY ACCESSIBLE ALONG THEIR ENTIRE LENGTH TO ALLOW FOR ADEQUATE MAINTENANCE EQUIPMENT. ADDITIONALLY, NO INSTALLATION, PLANTING, CHANGE IN THE SURFACE, ETC., SHALL INTERFERE WITH THE OPERATION OF THE UTILITY LINES PLACED WITHIN THE EASEMENT. BY SUBMITTING THESE SITE OR CONSTRUCTION PLANS FOR APPROVAL, THE LANDOWNER RECOGNIZES AND ACCEPTS THE TERMS, CONDITIONS AND REQUIREMENTS OF THIS NOTE.

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. 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.

14. ALL REPRESENTATIONS AND COMMITMENTS MADE BY APPLICANTS AND PROPERTY OWNERS AT PUBLIC HEARINGS REGARDING THIS PLAN ARE BINDING UPON THE APPLICANT, PROPERTY OWNER, AND ITS HEIRS, SUCCESSORS, AND ASSIGNS.

15. ARCHITECTURAL FEATURES, SUCH AS BAY WINDOWS, FIREPLACES, ROOF OVERHANGS, GUTTERS, EAVES, FOUNDATIONS, FOOTINGS, CANTILEVERED WALLS, ETC, ARE NOT ALLOWED TO ENCR OACH INTO ANY EASEMENT OR FIRE LANE.
16. 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.

17. 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.

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19. EMERGENCY INGRESS AND EGRESS - 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".

Duplicate note has been removed

20. THE 2015 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 A 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 DEVELOPERS 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.

21. 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. AREAS INSIDE THE GATED AREA OF THE SELF-SERVICE STORAGE FACILITY WILL BE DEDICATED AS "EMERGENCY ACCESS EASEMENTS", AND SHALL BE CONSPICUOUSLY POSTED BY THE OWNER WITH SIGNS DRAINAGE "KEEP DRIVE AISLE PASSABLE AT ALL TIMES". AREAS OUTSIDE THE GATED SELF-SERVICE FACILITY (OR CONSTRUCTED FOR SECONDARY EMERGENCY ACCESS ONLY) WILL BE SEPARATELY DEDICATED AS FIRE LANE EASEMENTS AND POSTED "NO PARKING-FIRE LANE". THESE EASEMENTS SHALL BE CONSTRUCTED AND MAINTAINED TO THE PUBLIC WORK DEPARTMENTS STANDARDS AS A DEDICATED FIRE LANE EASEMENT. THE DEVELOPER, OWNER, THEIR SUCCESSORS AND ASSIGNS ARE RESPONSIBLE FOR MAINTAINING AN UNOBSTRUCTED MEANS FOR EMERGENCY ACCESS TO THROUGHOUT THE YEAR INCLUDING THE REMOVAL OF SNOW DURING THE WINTER MONTHS. THE MAINTENANCE OF PAVING ON EMERGENCY ACCESS EASEMENTS IS THE RESPONSIBILITY OF THE OWNER.

22. EXCEPT FOR THE SALE OF GOODS AND SERVICES BY THE FACILITY MANAGEMENT, NO PRIVATE BUSINESSES, COMMERCIAL SALES, MANUFACTURING, FABRICATING, OR ASSEMBLY OF ANY ITEMS SHALL BE CONDUCTED WITHIN ANY STORAGE UNIT ON SITE WITHOUT FIRST OBTAINING THE PROPER BUSINESS LICENSES AND BUILDING PERMITS. PRIOR TO THE OCCUPANCY OF ANY STORAGE UNIT THE SPACE SHALL BE IN CONFORMANCE WITH ALL ADOPTED CODES, STANDARDS AND REQUIREMENTS OF THE CITY OF AURORA. NO HAZARDOUS MATERIALS, FLAMMABLE, CAUSTIC, EXPLOSIVE, POISONOUS, RADIOACTIVE OR OTHERWISE DANGEROUS MATERIALS SHALL BE STORED ON SITE OR WITHIN ANY STORAGE UNIT.

Note removed
- See comment 6A response. No street lights are proposed as part of this permit.

Add the following note: 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 site location of lights, electrical one line and grounding details shall be submitting 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.

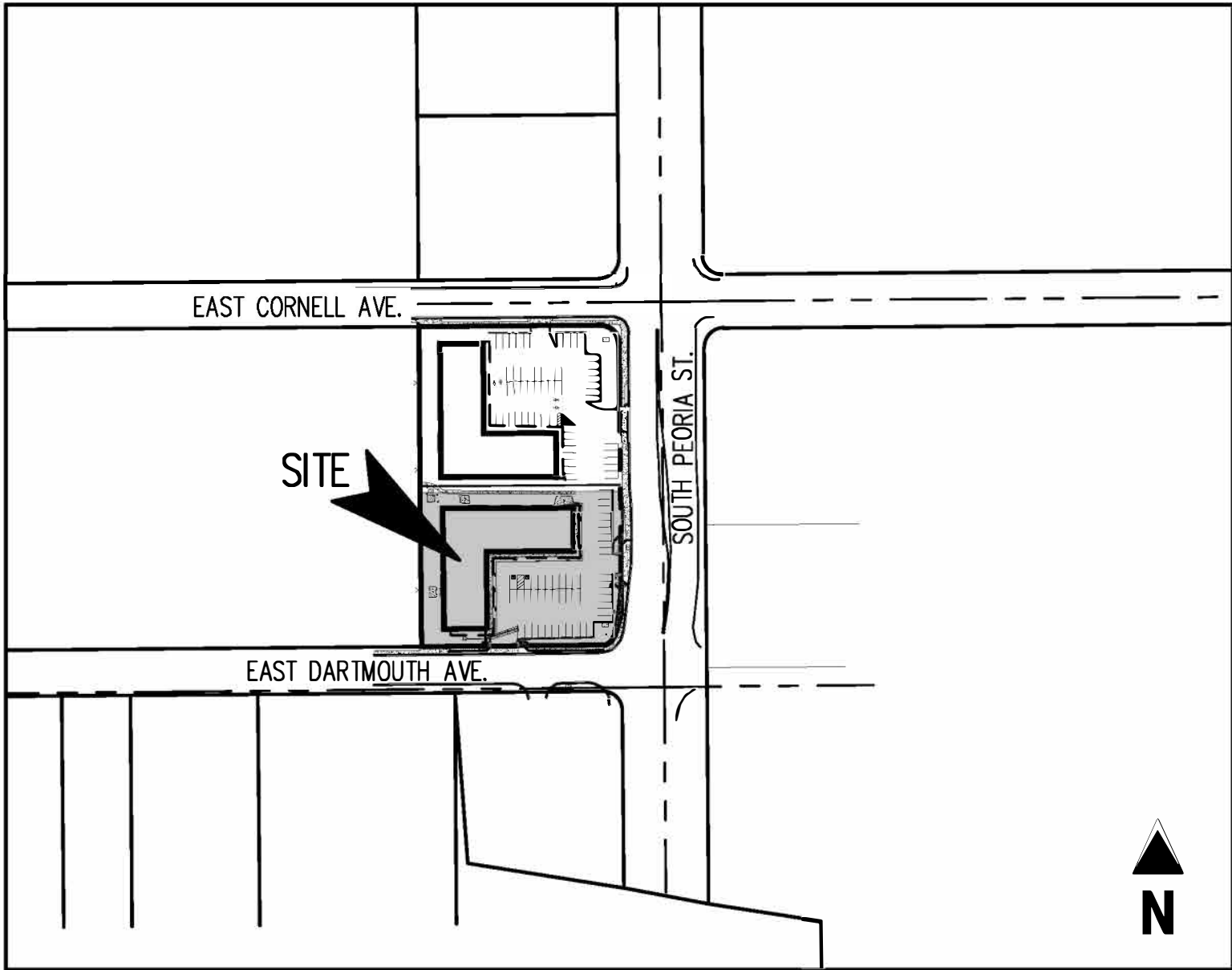
ARMSTRONG CAPITAL DEVELOPMENT

EASTRIDGE PLAZA - MINOR SITE PLAN

LOT 2, BLOCK 2 DILLION SUBDIVISION FILING NO. 1
LOCATED IN THE NORTHEAST 1/4 OF SECTION 35,
TOWNSHIP 4 SOUTH, RANGE 67 WEST OF THE 6TH PRINCIPAL MERIDIAN,
CITY OF AURORA, COUNTY OF ARAPAHOE, STATE OF COLORADO

Update the sign area in the data block per Section 146-4.10.

Site signage is not proposed to be modified under this permit. The owner is investigating signage improvements under a future permit.



VCINITY MAP
SCALE: 1" = 200'

SHEET LIST	
SHEET NUMBER	SHEET TITLE
1	COVER SHEET
2	SITE PLAN
3	UTILITY PLAN
4	GRADING PLAN
5	LANDSCAPE PLAN
6	ARCHITECTURAL ELEVATIONS

AMENDMENTS

SITE DATA TABLE

	SF	AC	%
LAND AREA WITHIN PROPERTY LINES	53,868	1.237	100
BUILDING COVERAGE	16,404	0.377	30.5
HARD SURFACE AREA	33,106	0.760	61.5
LANDSCAPE AREA	4,358	0.100	8.0
BUILDING HEIGHT	24'		
PRESENT ZONING CLASSIFICATION	MU-C MIXED USE-CORRIDOR DISTRICT		
INTERNATIONAL BUILDING CODE OCCUPANCY	B		
PARKING SPACES REQUIRED	2.5 SPACES PER 1,000 SF GFA = 41 SPACES REQUIRED		
PARKING SPACES PROVIDED	46		
STANDARD ACCESSIBLE SPACES REQUIRED	1		
STANDARD ACCESSIBLE SPACES PROVIDED	1		
VAN ACCESSIBLE SPACES REQUIRED	1		
VAN ACCESSIBLE SPACES PROVIDED	1		
BICYCLE PARKING SPACES REQUIRED	5 (10% OF 46 CUSTOMER SPACES)		
BICYCLE PARKING SPACES PROVIDED	6		

SIGNATURE BLOCK

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

IN WITNESS WHEREOF, _____ HAS CAUSED THESE

PRESENTS TO BE EXECUTED THIS _____ DAY OF _____ AD, 2022.

TBD
BY: _____
NAME: _____
ITS: _____

STATE OF _____)
_____) SS
COUNTY OF _____)

THE FOREGOING INSTRUMENT WAS ACKNOWLEDGED BEFORE ME THIS _____ DAY OF _____ AD, 2022.

BY _____
(PRINCIPALS OR OWNERS)

WITNESS MY HAND AND OFFICIAL SEAL

NOTARY SEAL

(NOTARY PUBLIC)

MY COMMISSION EXPIRES _____

NOTARY BUSINESS ADDRESS: _____

CITY OF AURORA APPROVAL

CITY ATTORNEY: _____ DATE: _____

PLANNING DIRECTOR: _____ DATE: _____

ATTEST: _____ DATE: _____
(CITY CLERK)

DATABASE APPROVAL DATE: _____

RECORDER'S CERTIFICATE:

ACCEPTED FOR FILING IN THE OFFICE OF THE CLERK AND RECORDER OF

COLORADO AT _____ O'CLOCK _____ M, THIS _____ DAY OF _____ AD, 2022
CLERK AND RECORDER: _____ DEPUTY: _____

Galloway

6182 S. Willow Drive, Suite 320
Greenwood Village, CO 80111
303.770.8884
GallowayUS.com

PRELIMINARY
NOT FOR BIDDING
NOT FOR CONSTRUCTION



EASTRIDGE PLAZA
MINOR SITE PLAN
LOT 2, BLOCK 2 DILLON SUBDIVISION FILING NO. 1

3095 S. PEORIA ST.
AURORA, COLORADO

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Project No:	ACD00007
Drawn By:	JRC
Checked By:	SMB
Date:	06/14/2022

COVER SHEET

Please add the correct title block to each page. SP, LS Plan, Utility Plan, Grading Plan, Elevation and similar. Should match the Index on the cover sheet.

Title block from cover sheet has been slightly rearranged top text and applied to all other pages.

Given uncertainty about development plans or timelines for the north site, the project will not pursue a fire lane easement for this area. Also as noted in 100 there is an existing electrical transformer in the alley that prevents full access through the alley which compromises full fire access.

Why does the sidewalk expansion stop here instead of the property line?

Sidewalk has been updated to extend to property line.

Applicant has attempted to discuss with the reviewer. Applicant is proposing to install "No Parking Fire Lane" signs along the rear drive lane.

Doors have been added to the civil plans.

Doors have been added to the civil plans.

Knox box has been added to the plans.

Crosswalk striping added to plan.

Confirm with engineering a sidewalk easement is not required. Easement has been requested for the sidewalk and added to the plans.

Provide a sidewalk easement set back 0.5' behind the back of walk. Easement added to plans.

Dimension the accesses/ Dimension labels added.

Show the location of required public streetlights along the frontage of the property along Peoria and Dartmouth.

Plans have been updated to show existing light poles. No street lights are proposed. Based on the existing placements with the recently redeveloped pads to the east of Peoria and the rules of thumb in the draft section 4.10 for Street and Pedestrian Lights we believe no midblock lights are necessary. Lights are provided on the signal poles on the west side of Peoria providing the necessary lighting for the street.

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.

Plans have been updated to show existing light poles. No street lights are proposed. Based on the existing placements with the recently redeveloped pads to the east of Peoria and the rules of thumb in the draft section 4.10 for Street and Pedestrian Lights we believe no midblock lights are necessary. Lights are provided on the signal poles on the west side of Peoria providing the necessary lighting for the street.

The project is proposing no changes to the site that impact existing fire lanes. The alley behind the building currently has an electrical transformer that prevents full access through the alley. The project proposes that the drives at the Peoria and Dartmouth frontages be utilized as hammerhead access and turnaround points for the fire department.

SITE LEGEND

- PROPERTY LINE
- EXISTING EASEMENT
- EXISTING CURB AND GUTTER
- PROPOSED CURB AND GUTTER
- EXISTING SIDEWALK
- PROPOSED SIDEWALK
- ACCESSIBLE ROUTE
- EXISTING FIRE HYDRANT
- SITE SIGN
- EXISTING SITE LIGHT
- EXISTING PARKING COUNT

SCHEDULE NOTES

- EXISTING BUILDING TO REMAIN
- EXISTING BUILDING OVERHANG TO REMAIN
- EXISTING SIDEWALK TO REMAIN
- EXISTING SIDEWALK TO BE REMOVED
- EXISTING CURB AND GUTTER TO REMAIN
- EXISTING STRIPING TO REMAIN
- EXISTING BIKE RACK/BOLLARD TO REMAIN
- EXISTING CONCRETE DRIVEWAY TO REMAIN
- EXISTING CONCRETE PAV TO REMAIN
- EXISTING STORM SEWER INLET TO REMAIN
- EXISTING "NO PARKING" SIGN TO REMAIN
- EXISTING SITE LIGHT TO REMAIN
- EXISTING SITE LIGHT TO BE RELOCATED
- EXISTING WATER METER TO REMAIN
- EXISTING BOLLARD TO REMAIN
- EXISTING TRANSFORMER TO REMAIN
- EXISTING CURB RAMP TO REMAIN
- EXISTING WOODEN FENCE TO REMAIN
- EXISTING MONUMENT SIGN TO REMAIN
- PROPOSED SIDEWALK
- EXISTING VAN ACCESSIBLE ADA PARKING SIGN TO REMAIN
- EXISTING TRAFFIC SIGNAL EQUIPMENT TO REMAIN
- PROPOSED STOP SIGN
- PROPOSED ADA DETECTABLE WARNING PAD
- PROPOSED ADA PARKING SIGN
- PROPOSED SITE LIGHT RELOCATION
- PROPOSED SITE TRIANGLE
- PROPOSED CURB CHASE

CITY OF AURORA NOTES

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.

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Project No:	ACD00007
Drawn By:	JRC
Checked By:	SMB
Date:	06/14/2022

SITE PLAN

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3095 S. PEORIA ST.
AURORA, COLORADO

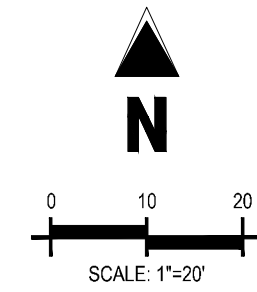
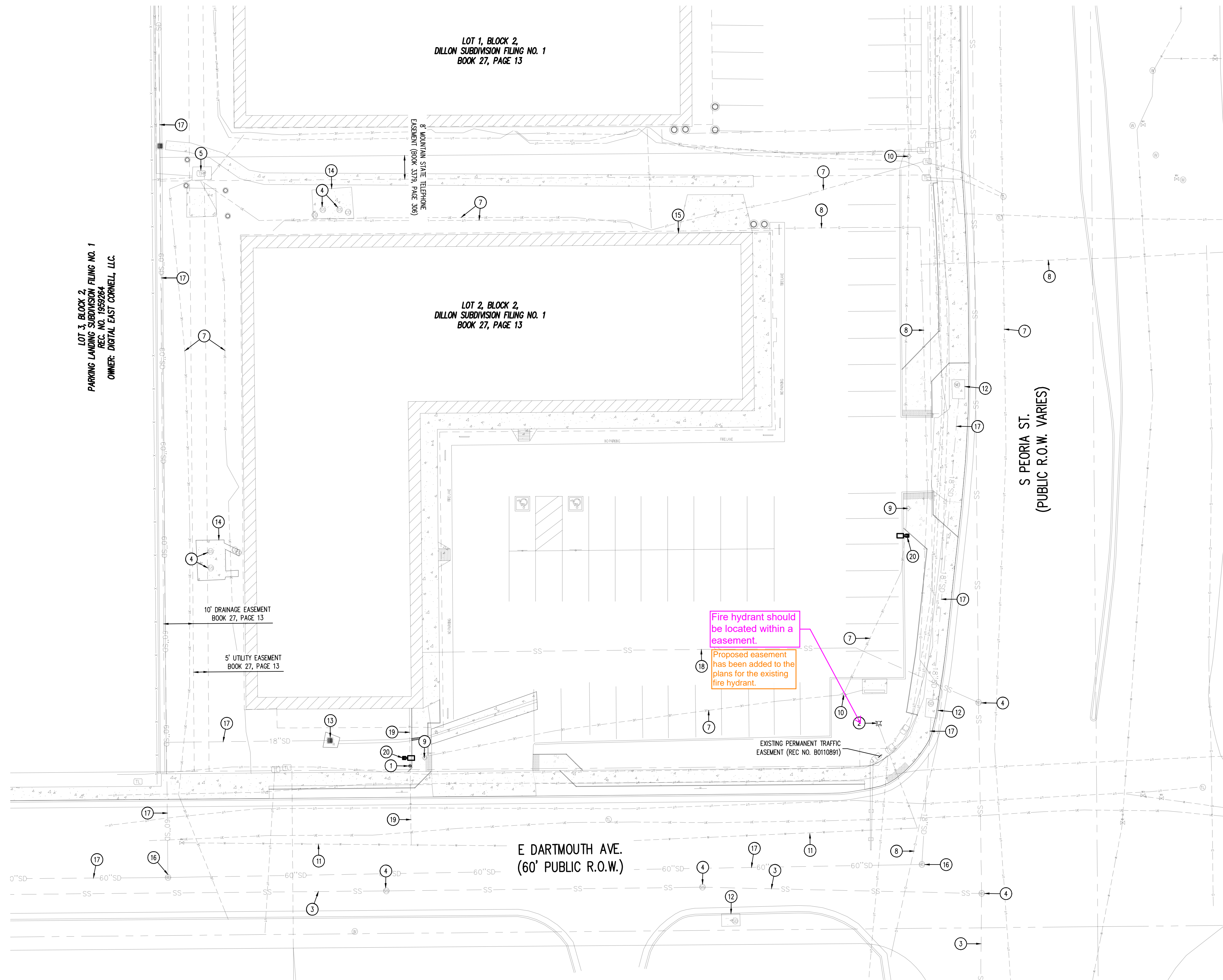
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Project No:	ACD00007
Drawn By:	JRC
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UTILITY PLAN

Please add the correct title block to each page. SP, LS Plan, Utility Plan, Grading Plan, Elevation and similar. Should match the Index on the cover sheet.

Title block from cover sheet has been slightly rearranged top text and applied to all other pages.



UTILITY LEGEND

- | | |
|------------------------------------------------------------------------------------------|---------------------------|
|  | PROPERTY LINE |
|  | EXISTING EASEMENT |
|  | PROPOSED EASEMENT |
|  | EXISTING CURB AND GUTTER |
|  | PROPOSED CURB AND GUTTER |
|  | EXISTING SIDEWALK |
|  | PROPOSED SIDEWALK |
|  UE | UNDERGROUND ELECTRIC LINE |
|  CATV | UNDERGROUND CABLE LINE |
|  G | GAS LINE |
|  W | EXISTING WATER LINE |
|  SS | EXISTING SANITARY SEWER |
|  SD | EXISTING STORM SEWER |
|  | EXISTING FIRE HYDRANT |

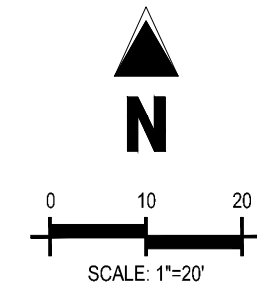
Note added to plan

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

SCHEDULE NOTES

- 1 EXISTING WATER METER TO REMAIN
- 2 EXISTING FIRE HYDRANT TO REMAIN
- 3 EXISTING SANITARY SEWER TO REMAIN
- 4 EXISTING SANITARY SEWER MANHOLE TO REMAIN
- 5 EXISTING TRANSFORMER TO REMAIN
- 6 EXISTING PVC SANITARY SEWER SERVICE TO REMAIN
- 7 EXISTING ELECTRIC LINE TO REMAIN
- 8 EXISTING GAS LINE TO REMAIN
- 9 EXISTING SITE LIGHT TO BE RELOCATED
- 10 EXISTING SITE LIGHT TO REMAIN
- 11 EXISTING WATER MAIN TO REMAIN
- 12 EXISTING STORM SEWER INLET TO REMAIN
- 13 EXISTING AREA INLET TO REMAIN
- 14 EXISTING GREASE INTERCEPTOR TO REMAIN
- 15 EXISTING GAS METER TO REMAIN
- 16 EXISTING STORM SEWER MANHOLE TO REMAIN
- 17 EXISTING STORM SEWER TO REMAIN
- 18 EXISTING SANITARY SEWER SERVICE TO REMAIN
- 19 EXISTING WATER SERVICE TO REMAIN
- 20 PROPOSED SITE LIGHT RELOCATION

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	PROPERTY LINE
	EXISTING EASEMENT
	EXISTING CURB AND GUTTER
	PROPOSED CATCH CURB AND GUTTER
	EXISTING MAJOR CONTOUR
	EXISTING MINOR CONTOUR
	PROPOSED MAJOR CONTOUR
	PROPOSED MINOR CONTOUR
	PROPOSED FLOW GRADE OR SLOPE
	EXISTING FLOW GRADE OR SLOPE
	FINISHED FLOOR
	EXTENTS OF PAVEMENT REPLACEMENT TO CREATE ADA PATH ALONG PROPOSED SIDEWALK

1. ALL STORM SEWER IS PRIVATE AND MAINTAINED BY THE PROPERTY OWNER.
2. MINIMUM SLOPE AWAY FROM THE BUILDING IS 5% FOR 10' FOR LANDSCAPE AREAS AND 2% FOR IMPERVIOUS AREAS.

5162 S. Willow Drive, Suite 320
Greenwood Village, CO 80111
803.770.8884
GallowayUS.com

PRELIMINARY
NOT FOR BIDDING
NOT FOR CONSTRUCTION

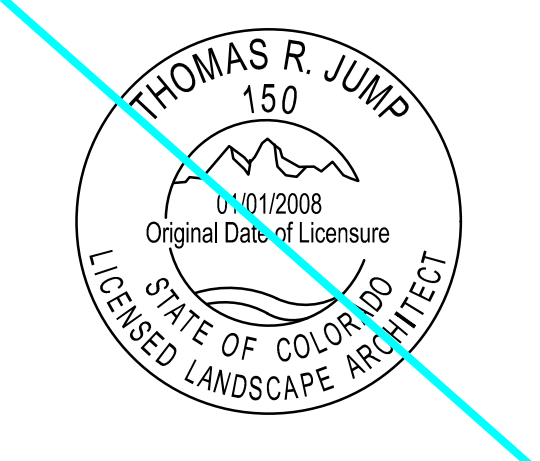


3095 S. PEORIA ST.
AURORA, COLORADO

[illegible]

Project No:	ACD00007
Drawn By:	JRC
Checked By:	SMB
Date:	06/14/2022

4 OF 6



EASTRIDGE PLAZA
MINOR SITE PLAN
3095 SOUTH PEORIA STREET
AURORA, COLORADO

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JUNE 13, 2022		
#	DATE	REVISION
1		
2		
3		
4		
5		
PROJECT NUMBER:		16-112
DRAWN BY:		DEC
CHECKED BY:		
DESCRIPTION:		



The stamp has been removed on the revised plan.

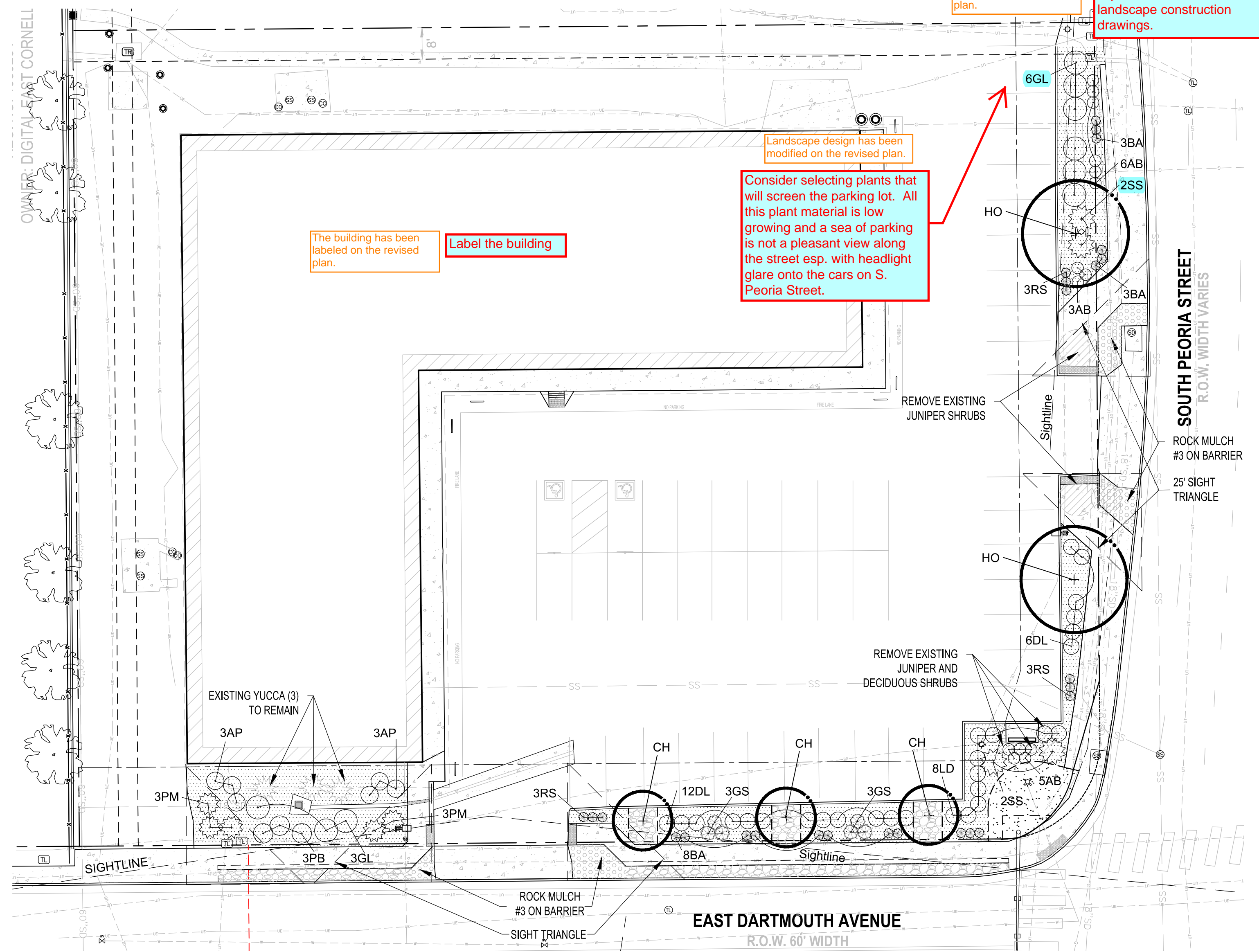
Remove the stamp as the city does not review landscape construction drawings.

Landscape design has been modified on the revised plan.

Consider selecting plants that will screen the parking lot. All this plant material is low growing and a sea of parking is not a pleasant view along the street esp. with headlight glare onto the cars on S. Peoria Street.

The building has been labeled on the revised plan.

Label the building

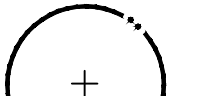


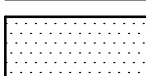



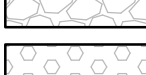
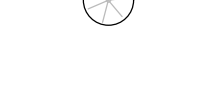




The plan has been added to the revised plan, and a detail has been added to the architectural details.

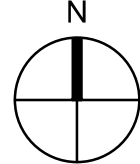
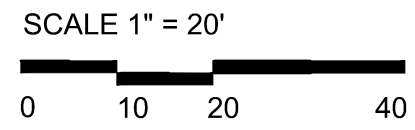
Is there a dumpster proposed? If so, include that on the landscape plan and provide a detail of the enclosure.

The copyright statement has been removed on the revised plan.

Remove all copyrights, typical all sheets.

LEGEND			
	DECIDUOUS TREE		IRRIGATED COOL SEASON SEASON GRASS
	ORNAMENTAL TREE		ROCK MULCH #1: 1.5" DIA. CRUSHED GRANITE
	EVERGREEN TREE		ROCK MULCH #2: 3/4" DIA. CRUSHED GRANITE
	DECIDUOUS SHRUB		ROCK MULCH #3: 3 TO 4" DIA. CRUSHED GRANITE
	EVERGREEN SHRUB		
	ORNAMENTAL GRASS		STEEL EDGER

NOT FOR CONSTRUCTION



Please add the correct title block to each page. SP, LS Plan, Utility Plan, Grading Plan, Elevation and similar. Should match the Index on the cover sheet.

Title block from cover sheet has been slightly rearranged top text and applied to all other pages.

FIRE HYDRANT ACCESS:

1. LANDSCAPING MATERIAL SHOWN WITHIN THE SITE PLAN CANNOT ENCROACH INTO ROADWAYS THAT ARE DEDICATED (OR DESIGNATED) AS FIRE LANE OR EMERGENCY ACCESS EASEMENTS.
2. ALL FIRE HYDRANTS SHALL BE LOCATED NOT LESS THAN THREE FEET-SIX INCHES (3'-6") AND NOT MORE THAN EIGHT (8') FEET FROM THE BACK OF CURB TO THE CENTER OF THE HYDRANT AND SHALL BE UNOBSTRUCTED ON THE STREET SIDE. MINIMUM CLEARANCE ON ALL OTHER SIDES SHALL BE FIVE FEET (5'-0").

GENERAL PLAN NOTES:

1. THE DEVELOPER, HIS SUCCESSORS & ASSIGNS, SHALL BE RESPONSIBLE FOR INSTALLATION, MAINTENANCE & REPLACEMENT OF ALL LANDSCAPING MATERIALS SHOWN OR INDICATED ON THE APPROVED LANDSCAPE PLAN. ALL LANDSCAPING WILL BE INSTALLED AS DELINEATED ON THE PLAN, PRIOR TO THE ISSUANCE OF THE CERTIFICATE OF OCCUPANCY.
2. IN ALL BED AREAS, THE TOP 6" OF SUBGRADE SHALL BE TOPSOIL AND SOIL PREPARATION MIXTURE, ROTOTILLED TO A DEPTH OF 8". SOIL PREP SHALL BE COMPOSTED ORGANIC SOIL AMENDMENT APPLIED AT 4 C.Y./ 1000 S.F.
3. SHRUB BEDS SHALL BE MULCHED WITH CRUSHED GRANITE ROCK FROM PIONEER LANDSCAPE SUPPLY (OR APPROVED EQUAL) OVER WEED BARRIER FABRIC AS FOLLOWS:
MULCH #1: 1-1/2" DIA. COLORADO ROSE
MULCH #2: 3/4" DIA. COLORADO ROSE
MULCH #3: 2"-4" COLORADO ROSE RIP-RAP
4. ALL PLANTS SHALL HAVE 3-4" DEPTH RING OF SHREDDED CEDAR MULCH ABOVE EACH PLANTING PIT NOT LESS THAN 1.5 TIMES THE CONTAINER DIAMETER. MULCH & ROCK COLOR SHALL BE APPROVED BY OWNER PRIOR TO INSTALLATION. ANY PERENNIAL BEDS SHALL BE ALL CEDAR MULCH.
5. ALL TREES SHALL HAVE A MULCH RING WITH NATURAL CEDAR FIBER MULCH AT 3-4" DEPTH AND AT LEAST 3-4" IN DIAMETER. KEEP MULCH 4-6" AWAY FROM TRUNKS.
6. STEEL EDGER SHALL BE GREEN OR BLACK 3/16" MIN. X 4" PAINTED STEEL WITH ROLLED TOP EDGE
7. ALL LANDSCAPED AREAS AND PLANT MATERIAL 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.
7. ALL UTILITY EASEMENTS SHALL REMAIN UNOBSTRUCTED AND FULLY ACCESSIBLE ALONG THE ENTIRE LENGTH FOR MAINTENANCE EQUIPMENT ENTRY.
8. WALKS, CURBS & GUTTERS WILL BE EXISTING OR PROPOSED CONCRETE PAVING. THE DRIVEWAY AND PARKING AT THE BUILDING WILL BE EXISTING OR PROPOSED ASPHALT.
9. THE SEPARATION REQUIREMENTS FROM FIRE DEPARTMENT CONNECTIONS AND FIRE HYDRANTS MUST MEET BOTH LIFE SAFETY (TYPICALLY 3 FEET AND NO MATERIAL GREATER THAN 2 FEET IN HEIGHT) AND LANDSCAPING REQUIREMENTS.
10. LANDSCAPING MATERIAL CANNOT BE OMITTED OR REDUCED BASED ON THE INSTALLATION OF A FIRE HYDRANT WITHIN A PARKING LOT ISLAND OR PLANT BED. IT IS RECOMMENDED THAT THE ISLAND OR PLANT BED BE CONSTRUCTED LARGE ENOUGH TO ADEQUATELY ACCOMMODATE BOTH LANDSCAPING MATERIAL AND FIRE HYDRANTS IN ORDER TO COMPLY WITH ALL CITY STANDARDS.
11. FIRE HYDRANTS PLACED IN LANDSCAPE ISLANDS MUST MAINTAIN A 3' MINIMUM CLEARANCE TO THE FACE OF ALL ADJACENT CURBS.
12. ALL PROPOSED LANDSCAPING WITHIN THE SIGHT TRIANGLE SHALL BE IN COMPLIANCE WITH COA ROADWAY SPECIFICATIONS, SECTION 4.04.2.10

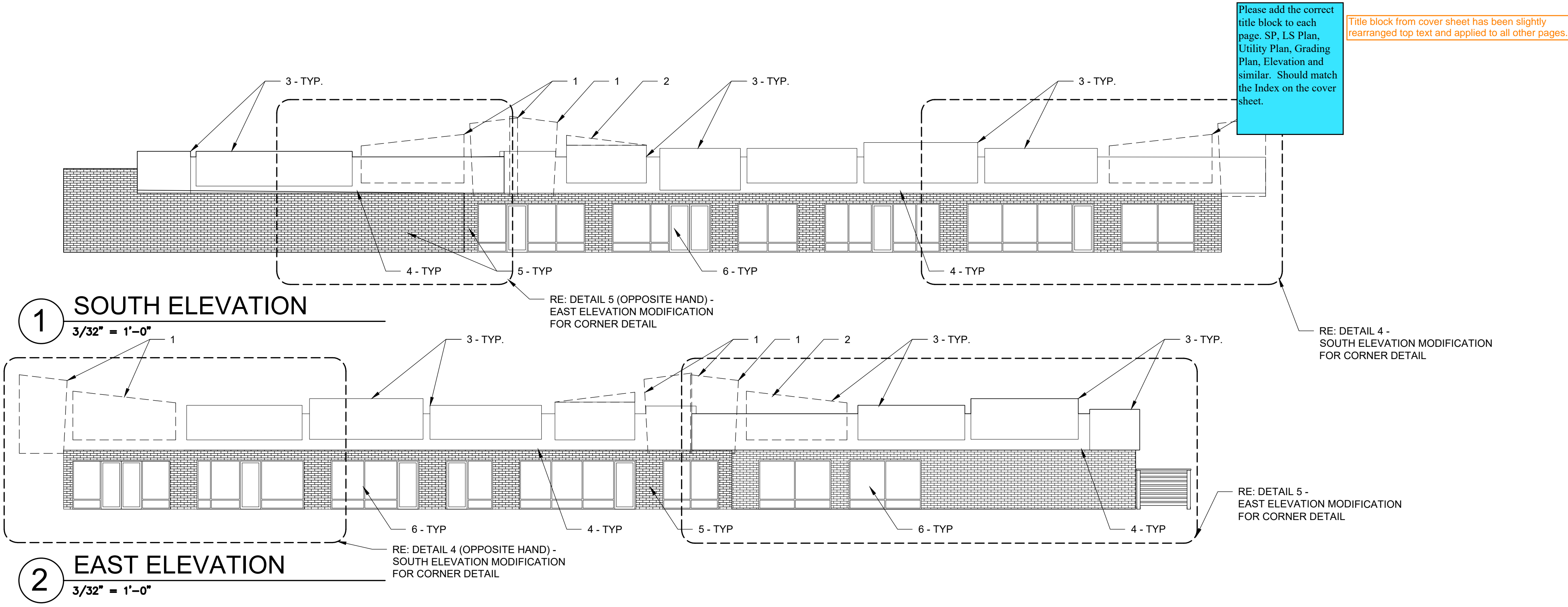
The notes have been revised as directed with the new fire department note and keeping the previous note 10.

Despite the fire department's comment, please keep this note, but add their required notes as well.

PLANT LIST

SYM.	QTY.	BOTANICAL NAME	COMMON NAME	HYDRO ZONE	MATURE WIDTH	MATURE HEIGHT	INSTALL SIZE	REMARKS NOTES/
DECIDUOUS TREES								
HO	2	Quercus 'Heritage'	Heritage Oak	L	35-50'	35-60'	2.5" cal.	B&B, single stem, full head. Healthy & well established. Min. ht. & roots per ANSI z60.1- 2014 and Colo. Nursery Act.
ORNAMENTAL TREES								
CH	3	Pyrus calleyana 'Chanticleer'	Chanticleer Pear	L	15-20'	20-25'	2" cal.	
DECIDUOUS SHRUBS								
AB	14	Berberis atropurpurea 'Admiration'	Admiration Barberry	L	2-3'	L (2-3')	15-18" ht.	#5 container
AP	6	Fallugia paradoxa	Apache Plume	L	4-6'	M (4-6')	30-36" ht.	#5 container
DL	18	Syringa patula 'Miss Kim	Miss Kim Dwarf Lilac	L	3-4'	M (3-4')	24-30" ht.	#5 container
GL	15	rhus aromatica 'Grow-low'	Grow-Low Sumac	L	6-8'	L (2-3')	15-18" ht.	#5 container
LD	8	Physocarpus opulifolia 'Little Devil'	Little Devil Ninebark	L	3-4'	M (3-4')	21-24" ht.	#5 container
PB	3	Prunus bessey 'Pawnee Buttes'	Pawnee Buttes Sandcherry	L	4-6'	L (18"-2')	15-18" ht.	#5 container
EVERGREEN SHRUBS								
SS	4	Juniperus sabina 'Sierra Spreader'	Sierra Spreader Juniper	L	6-8'	L (12-15")	9-12" ht.	#5 container
PM	6	Arcostaphylos x coloradoensis 'Panchito'	Panchito Manzanita	L	3-5'	L (15-24")	9-12" ht.	#5 container
ORNAMENTAL GRASSES								
BA	14	Helictotrichon sepervirens	Blue Avena Grass	L	2-3'	M (2-3)	18-21" ht.	#5 container
GS	9	Sporobolus wrightii	Giant Sacaton Grass	L	2-3'	M(3-6')	24-30" ht.	#5 container
RS	9	Panicum virgatum 'Shenandoah'	Red Switch Grass	L	18-24"	M(3-4')	21-24" ht.	#5 container

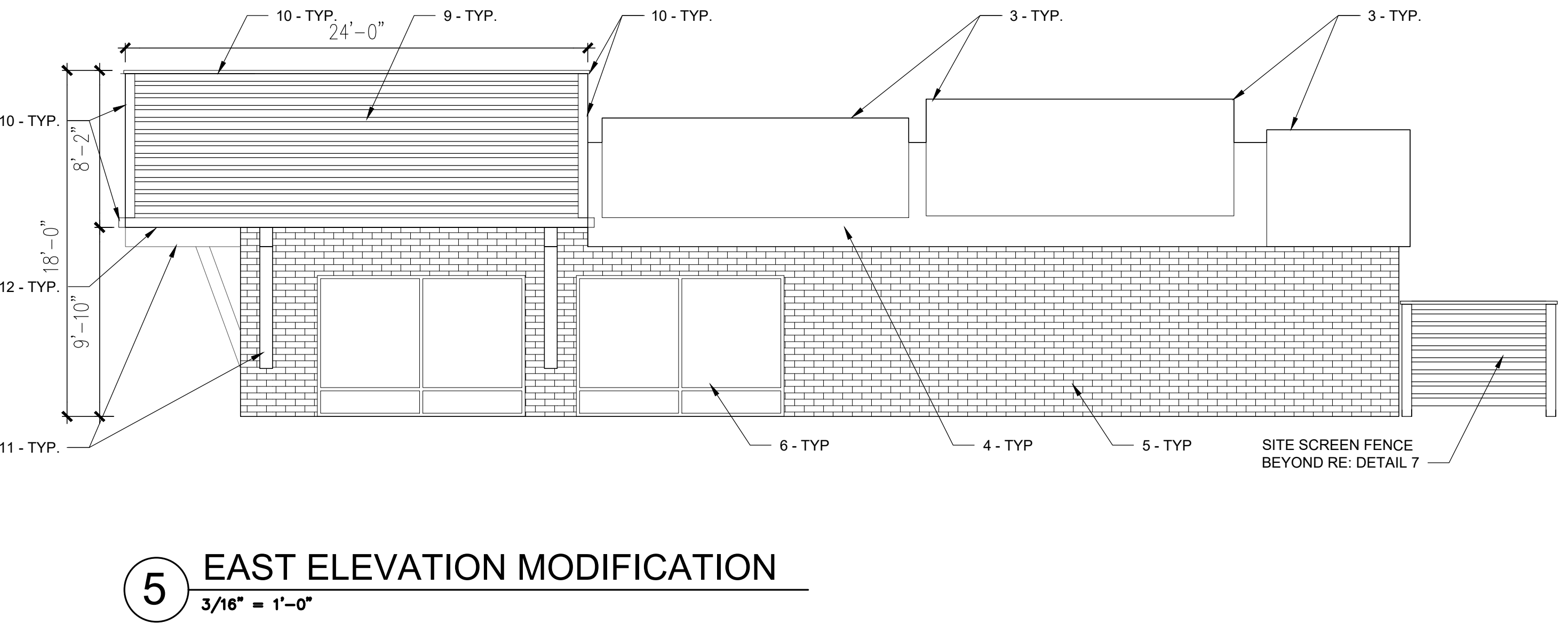
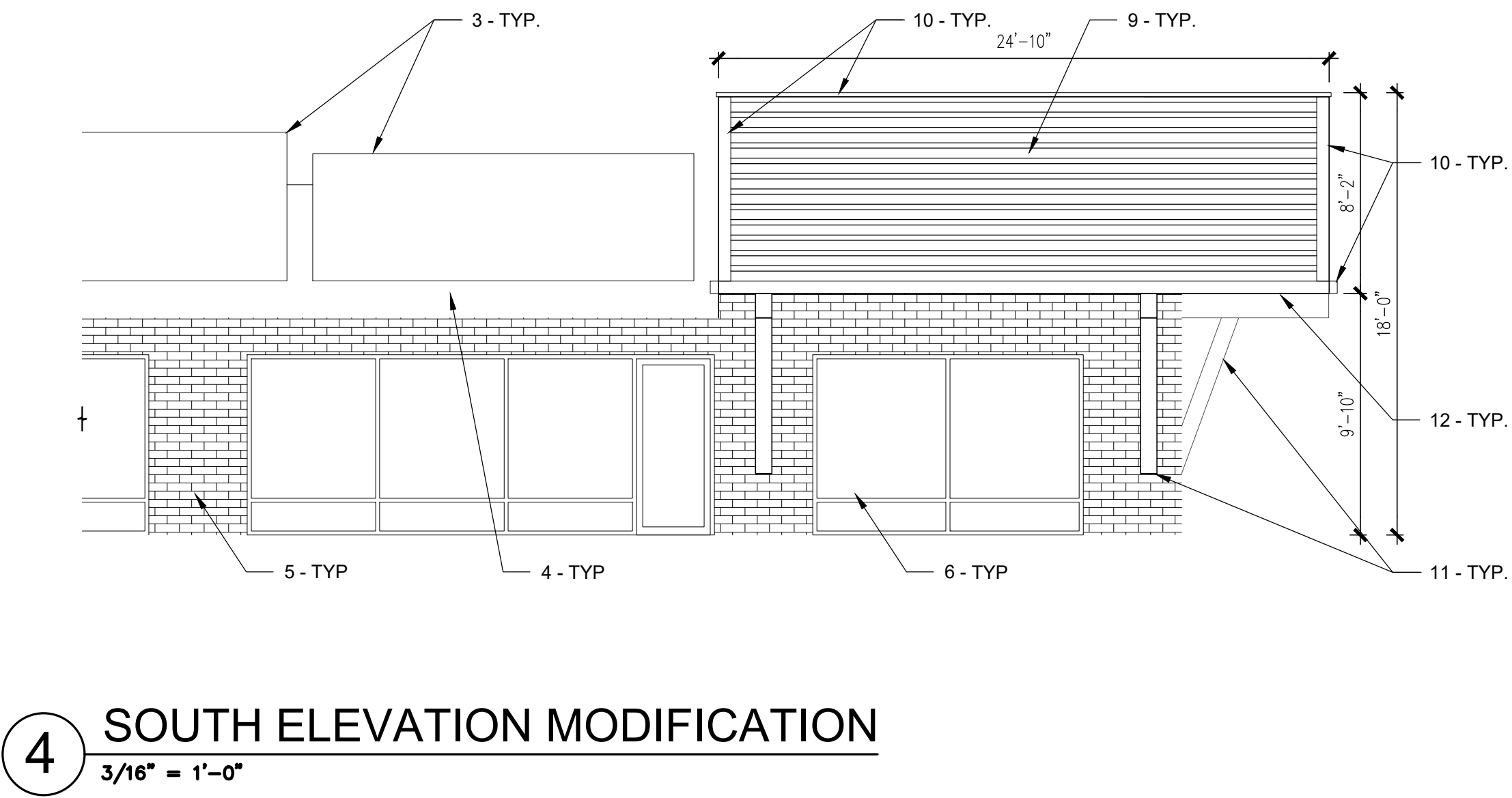
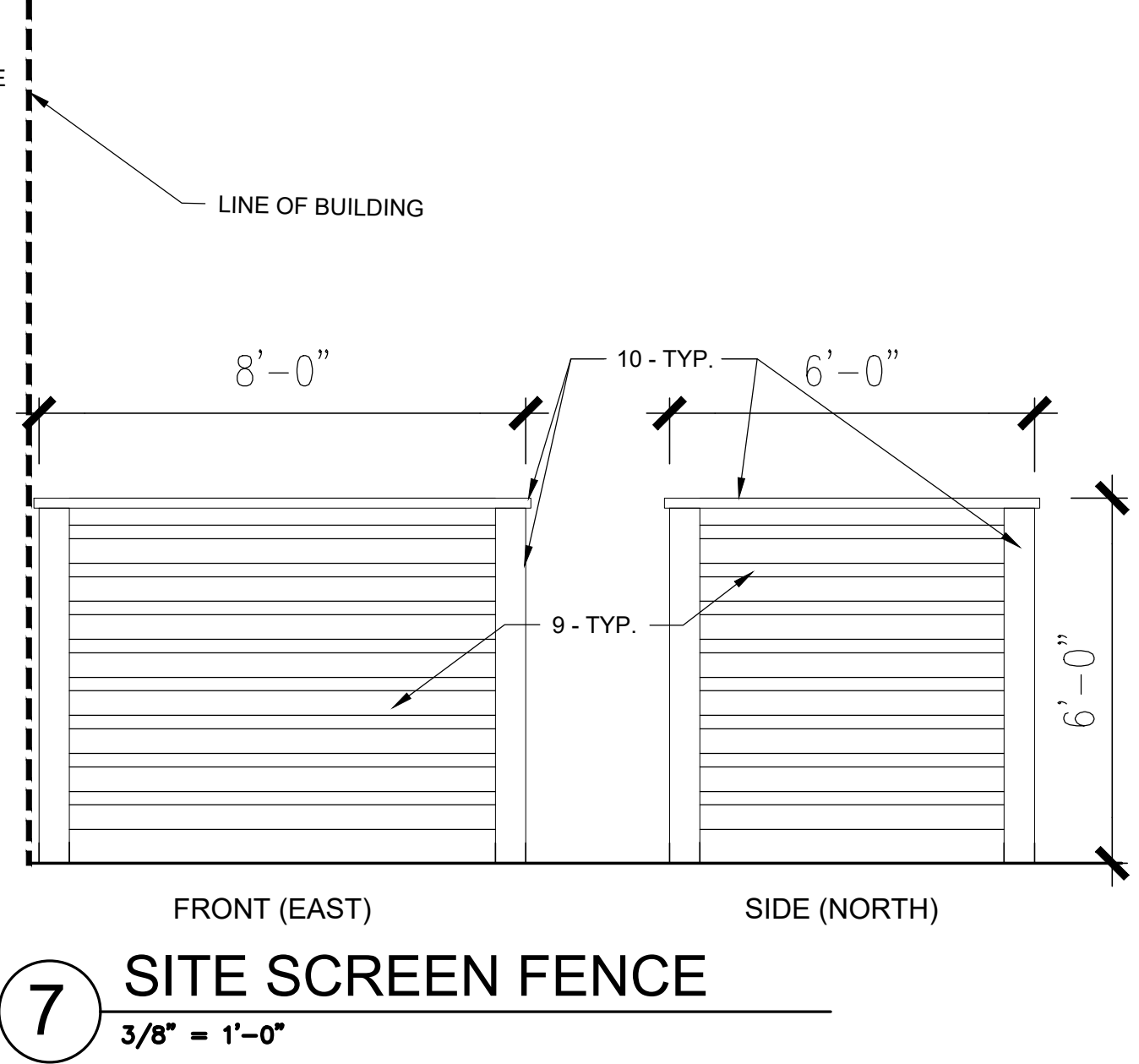
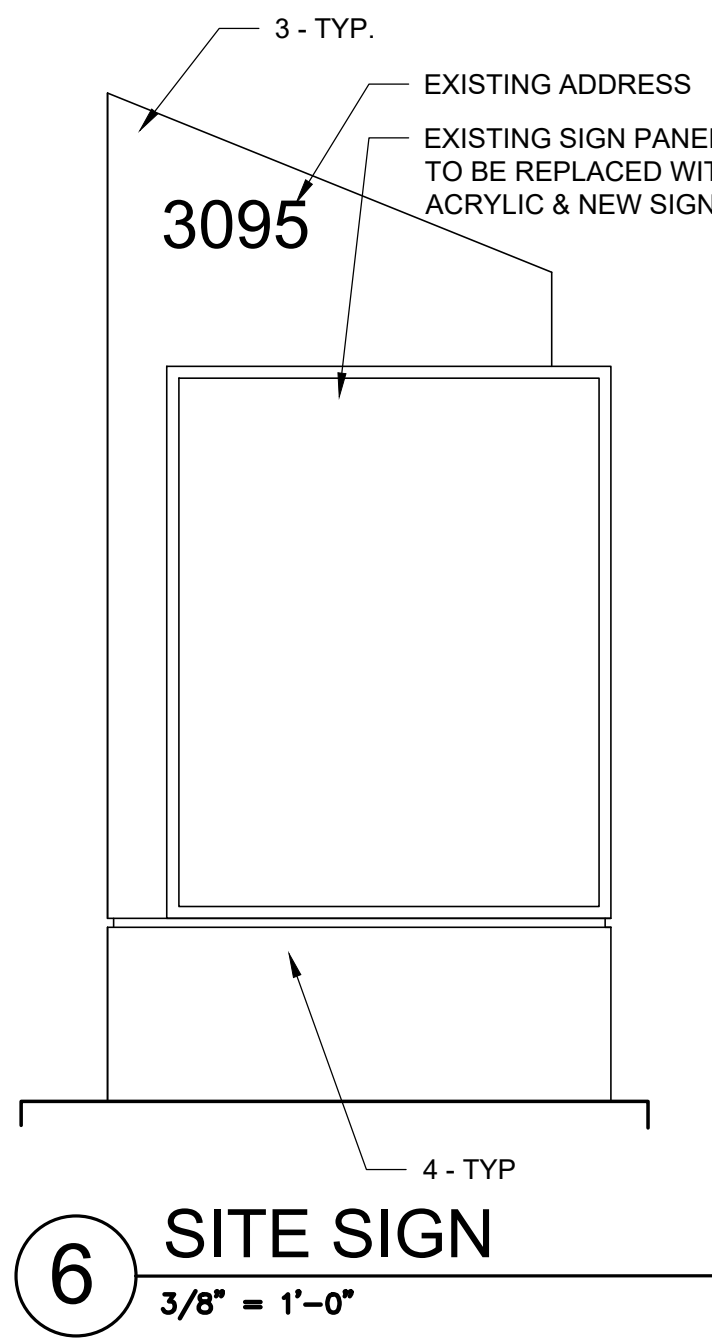
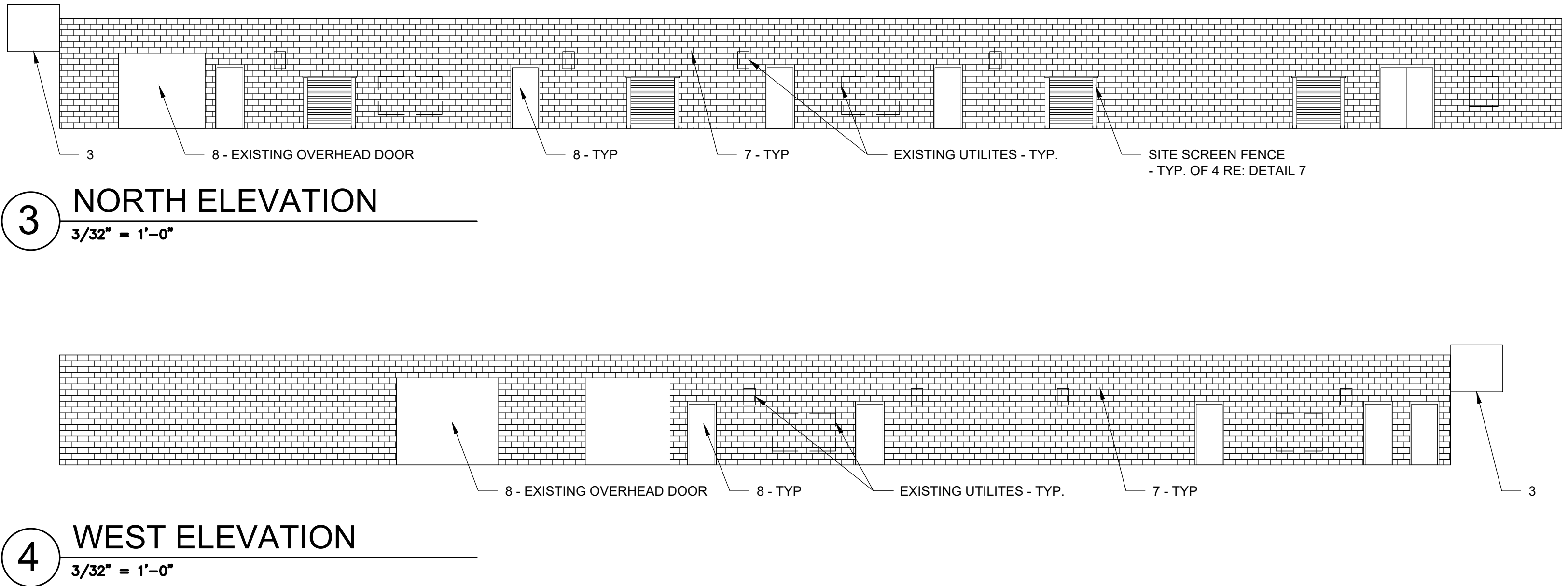
1. PLANTS SHALL BE HEALTHY & WELL-ESTABLISHED B&B OR CONTAINER STOCK AND CONFORM TO STANDARDS IN THE "AMERICAN STANDARDS FOR NURSERY STOCK, LATEST EDITION. NUMBER OF CANES SHALL BE PER ANSI Z60.1-2014 AND MINIMUM SIZE SHALL BE AS LISTED ABOVE.
2. IN THE EVENT OF A DISCREPANCY BETWEEN THE PLAN GRAPHIC AND THE LANDSCAPE PLANT LIST, MATERIAL QUANTITY AS DETERMINED BY THE PLAN GRAPHIC SHALL TAKE PRECEDENCE.



- MATERIAL LEGEND**
- 1 EXISTING METAL PANEL TO BE REMOVED
 - 2 TOP OF EXISTING METAL PANEL TO BE TRIMED
 - 3 WOODGRAIN FILM ON EXISTING METAL PANELS - 3M DI-NOC, COLOR: TEAK
 - 4 PLASTER - BODY: DRYVIT, COLOR: WINTER EVE 617A
 - 5 EXISTING BRICK - SEMI-TRANSPARENT STAIN & SEAL
 - 6 EXISTING STOREFRONT: DARK ANODIZED FRAME AND DOORS WITH CLEAR GLAZING TO REMAIN
 - 7 EXISTING CONCRETE BLOCK - PAINT
 - 8 EXISTING METAL DOOR - PAINT TO MATCH ADJACENT FINISH
 - 9 METAL WALL PANEL - BERRIDGE HR-16 PANEL, COLOR: ZINC GREY
 - 10 METAL TRIM - COLOR: CHARCOAL GREY
 - 11 BEAM AND KICKERS (NON-STRUCTURAL)
 - 12 PAINT EXISTING SOFFIT
- NOTE:

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EASTRIDGE PLAZA
MINOR SITE PLAN
3095 SOUTH PEORIA STREET
AURORA, COLORADO

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#	DATE	REVISION
1	06/14/22	MINOR SITE PLAN
2		
3		
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PROJECT NUMBER: 21-101
DRAWN BY: DEC
DATE:
DESCRIPTION: ELEVATIONS