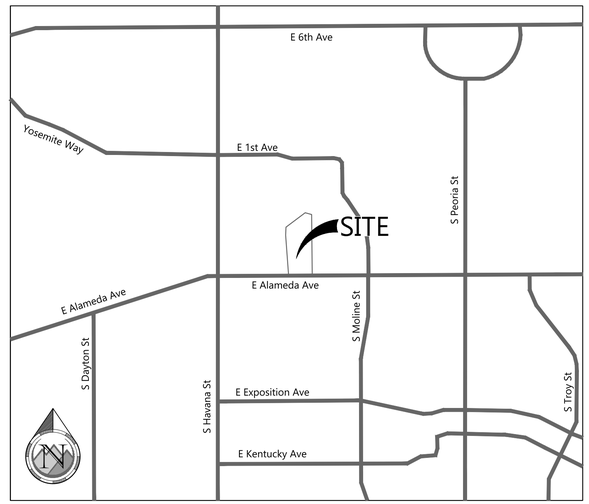
SITE DEVELOPMENT PLAN
LOTUS SCHOOL FOR EXCELLENCE ADDITION

LOTS 1 & 2, ASSEMBLY OF GOD FILING NO. 3

A PORTION OF THE SOUTHWEST QUARTER SECTION 11,
TOWNSHIP 4 SOUTH, RANGE 67 WEST, OF THE 6TH P.M.
CITY OF AURORA, COUNTY OF ARAPAHOE, STATE OF COLORADO

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 SHALL 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 NO OR HEREAFTER ESTABLISHED ON THE DESCRIBED PROPERTY, AND THE SAME ARE HEREBY DESIGNATED AS "SERVICE/EMERGENCY AND UTILITY EASEMENTS" AND SHALL BE POSTED "NO PARKING - FIRE LANE."
4. ACCESSIBLE EXTERIOR ROUTES" SHALL BE PROVIDED FROM PUBLIC TRANSPORTATION STOPS, ACCESSIBLE PARKING AND ACCESSIBLE PASSENGER LOADING ZONES AND PUBLIC SIDEWALKS TO 60% OF THE ACCESSIBLE BUILDING ENTRANCE 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 AMERICAN NATIONAL STANDARDS INSTITUTE (ICC/ANSI) A117-2009. THE DEVELOPER, OWNER AND ASSIGNS ARE RESPONSIBLE FOR COMPLYING WITH THE FEDERALLY MANDATED REQUIREMENTS OF THE AMERICANS WITH DISABILITIES ACT (ADA). AND AS SUCH, THE CITY OF AURORA DOES NOT ENFORCE THESE LAWS.
5. THE APPLICANT HAS THE OBLIGATION TO COMPLY WITH ALL APPLICABLE REQUIREMENT 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.
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 BUILDING ADDRESS NUMBERS SHALL COMPLY WITH THE AURORA CITY CODE OF ORDINANCE, CHAPTER 126, ARTICLE VII - NUMBERING OF BUILDINGS.
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. FINAL GRADE SHALL BE AT LEAST SIX (6) INCHES BELOW ANY EXTERIOR WOOD SIDING ON THE PREMISES.
13. 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.
14. ERRORS IN APPROVED SITE PLANS RESULTING FROM COMPUTATIONS OR INCONSISTENCIES IN THE DRAWINGS MADE BY THE APPLICANT ARE THE RESPONSIBILITY OF THE PROPERTY OWNER OF RECORD. WHERE FOUND, THE CURRENT MINIMUM CODE REQUIREMENTS WILL APPLY AT THE TIME OF BUILDING PERMIT. PLEASE BE SURE THAT ALL PLAN COMPUTATIONS ARE CORRECT.
15. 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.
16. ARCHITECTURAL FEATURES (I.E. BAY WINDOWS, FIREPLACES, ROOF OVERHANG, GUTTERS, EAVES, FOUNDATION, FOOTINGS, CANTILEVERED WALLS, ETC.) ARE NOT ALLOWED TO ENCROACH INTO ANY EASEMENT OR FIRE LANE.
17. THE DEVELOPER SHALL HAVE A REGISTERED PROFESSIONAL ENGINEER CERTIFY EACH STORMWATER DETENTION POND AND/OR WATER QUALITY BMP IS BUILT ACCORDING TO THE APPROVED PLANS AND SPECIFICATIONS AND THE REQUIRED DETENTION VOLUME, INCLUDING THE WQCV WHEN USED, IS MET. THE CERTIFICATION SHALL ALSO VERIFY ALL PERTINENT DIMENSIONS, ELEVATIONS, REQUIRED OUTLET ORIFICE PLATES FOR DETENTION AND WQCV AND OTHER PERMANENT BMPS REQUIREMENTS ARE INSTALLED PER THE APPROVED PLANS AND SPECIFICATIONS, AND SHALL SHOW THE AS-BUILT VOLUMES FOR THE 100-YEAR, 10-YEAR STORM EVENTS, AND FOR THE WQCV AND OTHER PERTINENT DIMENSIONS, ELEVATIONS AND CAPACITY REQUIREMENTS ASSOCIATED WITH THE WQ BMP USED. THE CERTIFICATIONS SHALL BE PROVIDED TO THE CITY OF AURORA ENGINEERING CONTROL SECTION SENIOR ENGINEER BEFORE A CERTIFICATE OF OCCUPANCY WILL BE ISSUED.
18. 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.
19. 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.
20. THE 2015 INTERNATIONAL FIRE CODE, APPENDIX J AND CITY OF AURORA CODE, CHAPTER 66-38 FIRE PREVENTION REGULATIONS, REQUIRE ALL BUILDINGS TO BE ASSESSED FOR ADEQUATE EMERGENCY RESPONDER RADIO COVERAGE AT THE TIME THE STRUCTURE IS AT FINAL FRAME AND FINAL ELECTRICAL INSPECTIONS. THE GENERAL CONTRACTOR (GC) WILL BE NOTIFIED BY A BUILDING DIVISION LIFE SAFETY INSPECTOR AS TO WHETHER THE STRUCTURE HAS 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 AN INDEPENDENT THIRD PARTY RADIO STUDY FOR THE ENTIRE BUILDING AT THE OWNER OR DEVELOPERS EXPENSE. WHERE AN EMERGENCY RESPONDER RADIO COVERAGE SYSTEM IS REQUIRED, A DESIGNATED CONTRACTOR SHALL SUBMIT PLANS TO THE BUILDING DIVISION TO OBTAIN A BUILDING PERMIT PRIOR TO INSTALLATION.
21. 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.
22. ATTENTION BUILDING DIVISION: PER ARTICLE XI, C.O.A. BUILDING AND ZONING CODE, SECTION 22-425 THROUGH 22-434, AN ACOUSTIC ANALYSIS, PREPARED BY ACOUSTIC EXPERT THAT WILL IDENTIFY BUILDING DESIGN FEATURES NECESSARY TO ACCOMPLISH EXTERIOR NOISE REDUCTION TO ACHIEVE INTERIOR NOISE LEVELS NOT EXCEEDING UNDER WORSE 55-60 LDN CASE NOISE CONDITIONS.



VICINITY MAP
1"=1500'

PROPERTY OWNER
LOTUS SCHOOL FOR EXCELLENCE FOUNDATION
11001 E ALAMEDA AVENUE SUITE A
AURORA, CO 80012
303.360.0052

ENGINEER
PROOF CIVIL
1531 MARKET STREET
DENVER, CO 80202
303.325.5709
JASON DEYOUNG

BENCHMARK:
BENCHMARK: CITY OF AURORA BENCH MARK "4S6711SW006", 2" DIAMETER BRASS CAP LOCATED AT THE TOP OF EAST WINGWALL ON THE NORTH SIDE OF EAST ALAMEDA AVE. SAID WINGWALL FOR THE HIGHLINE CANAL BRIDGE (NAVD 88 DATUM).

SHEET INDEX

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ARCHITECT
ADRAGNA ARCHITECTURE + DEVELOPMENT
7950 S. HANNIBAL CIR.
ENGLEWOOD, CO 80112
719.244.4023
RYAN ADRAGNA, AIA, LEED AP BD+C

LANDSCAPE ARCHITECT:
RVi PLANNING + LANDSCAPE ARCHITECTURE
3461 RINGSBY CT. STE. 420
DENVER, CO 80216
NICOLETTA GARDA, PLA

PHOTOMETRICS
AE DESIGN
1900 WAZEE ST. STE. 205
DENVER, CO 80202
720.673.8959
RACHEL PETERSON

PROJECT DATA

PROPERTY SIZE (SF)	508,582
PROPERTY SIZE (ACRES)	11.68
LANDSCAPE AREA (SF)	175,598 (35%)
IMPERVIOUS AREA (SF)	332,984 (65%)
EXISTING ZONING CLASSIFICATION	R-2
REQUIRED ZONING CLASSIFICATION	R-2
NUMBER OF BUILDINGS	1
SQUARE FOOTAGE (BUILDING FOOTPRINT)	15,050 SF
SPRINKLERED OR NON SPRINKLERED	SPINKLERED
2021 IBC CONSTRUCTION TYPE	IIB
OCCUPANCY GROUP	E & B
NUMBER OF STORIES	3
MAX BUILDING HEIGHT (FEET)	75'
PROPOSED BUILDING HEIGHT (FEET)	32'
TOTAL ALLOWED BUILDING SIGN AREA (SF)	232
PROPOSED BUILDING SIGN AREA (SF)	77
TOTAL ALLOWED MONUMENT SIGN AREA (SF)	100
TOTAL PROPOSED MONUMENT SIGN AREA (SF)	0
ALLOWED MONUMENT SIGN HEIGHT (FT)	7.0' MAX
PROPOSED MONUMENT SIGN HEIGHT (FT)	0
STANDARD PARKING SPACES REQUIRED	38
STANDARD PARKING SPACES PROVIDED	62
ACCESSIBLE PARKING SPACES REQUIRED	2
ACCESSIBLE PARKING SPACES PROVIDED	2
VAN ACCESSIBLE PARKING SPACES REQUIRED	1
VAN ACCESSIBLE PARKING SPACES PROVIDED	1
BICYCLE PARKING REQUIRED	4
BICYCLE PARKING PROVIDED	4

LEGAL DESCRIPTION:
LOTS 1&2, BLOCK 1, ASSEMBLY OF GOD FILING NO. 3, LOCATED IN THE SW $\frac{1}{4}$ OF SECTION 11, TOWNSHIP 4S, R67W OF THE 6TH P.M.
CITY OF AURORA, COUNTY OF ARAPAHOE, STATE OF COLORADO

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 THEREOF, _____ HAS CAUSED THESE PRESENTS TO BE EXECUTED
THIS _____ DAY OF _____ AD. 2023

BY: _____
(PRINCIPALS OR OWNERS)

STATE OF COLORADO)SS
COUNTY OF _____)

THE FOREGOING INSTRUMENT WAS ACKNOWLEDGED BEFORE ME THIS _____ DAY OF _____ AD, 2023 BY

_____

WITNESS MY HAND AND OFFICIAL SEAL

NOTARY
SEAL

MY COMMISSION EXPIRES _____ NOTARY BUSINESS ADDRESS_____

_____

CITY OF AURORA APPROVALS

CITY ATTORNEY:_____ DATE:

PLANNING DIRECTOR:_____ DATE:

PLANNING COMMISSION:_____ DATE:

CITY COUNCIL:_____ DATE:

ATTEST:_____ _____ DATE:

DATABASE APPROVAL:_____ DATE:

AMENDMENTS

PROOFCIVIL
consulting engineers
600 Grant Street | Suite 210 | Denver, CO

SEAL:

FOR AND ON BEHALF OF PROOF CIVIL CO.

REVISIONS

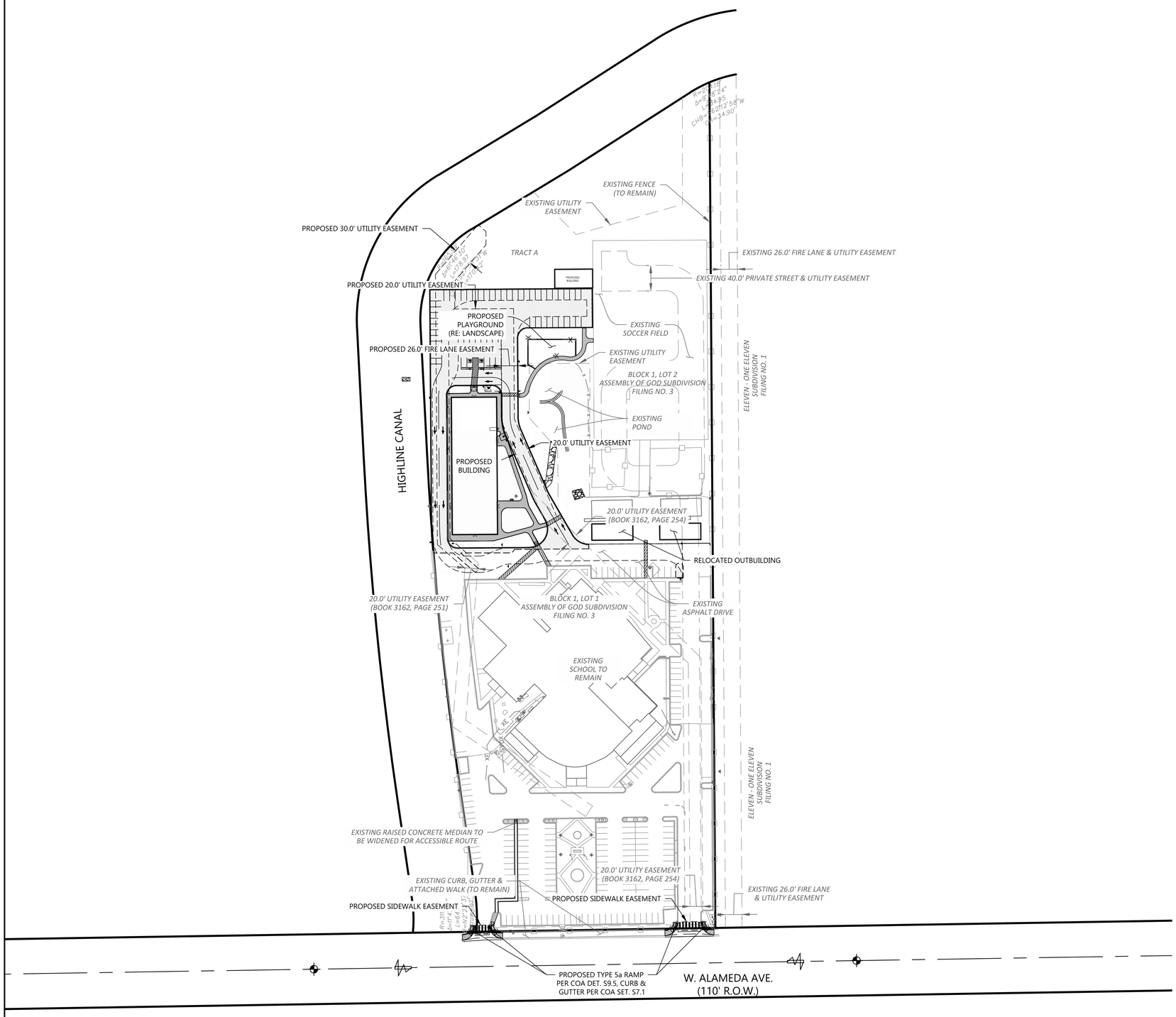
NO.	DATE	DESCRIPTION

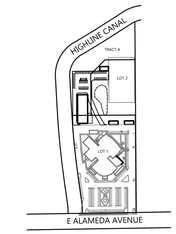
PROJ. NO.: 24064
DATE:
DRAWN BY: ANM
CHECKED BY: JGD

COVER SHEET

LOTUS SCHOOL ADDITION
LOTS 1 & 2 ASSEMBLY OF GOD FILING 3
AURORA COLORADO

DRAWING NO.
SP-1





KEYMAP

1"=500'

LEGEND:

- PROPERTY LINE
- LIMITS OF PLANNING AREA
- PROPOSED BUILDING
- EXISTING BUILDING
- PROPOSED EASEMENT
- EXISTING EASEMENT
- PROPERTY SETBACK
- PROPOSED CURB & GUTTER
- EXISTING CURB & GUTTER
- PROPOSED SAWCUT
- PROPOSED ASPHALT
- PROPOSED WALK
- PROPOSED LIGHT POLE
- EXISTING LIGHT POLE
- PROPOSED SIGN
- EXISTING SIGN

NOTES:

1. ALL DIMENSIONS ARE TO FLOWLINE UNLESS OTHERWISE INDICATED.

N

0 40 80 160

SCALE: 1" = 80'

PROOFCIVIL
consulting engineers
600 Grant Street | Suite 210 | Denver, CO

SEAL:

FOR AND ON BEHALF OF PROOF CIVIL CO.

REVISIONS

NO.	DATE	DESCRIPTION

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DATE:
DRAWN BY: ANM
CHECKED BY: JGD

OVERALL SITE PLAN

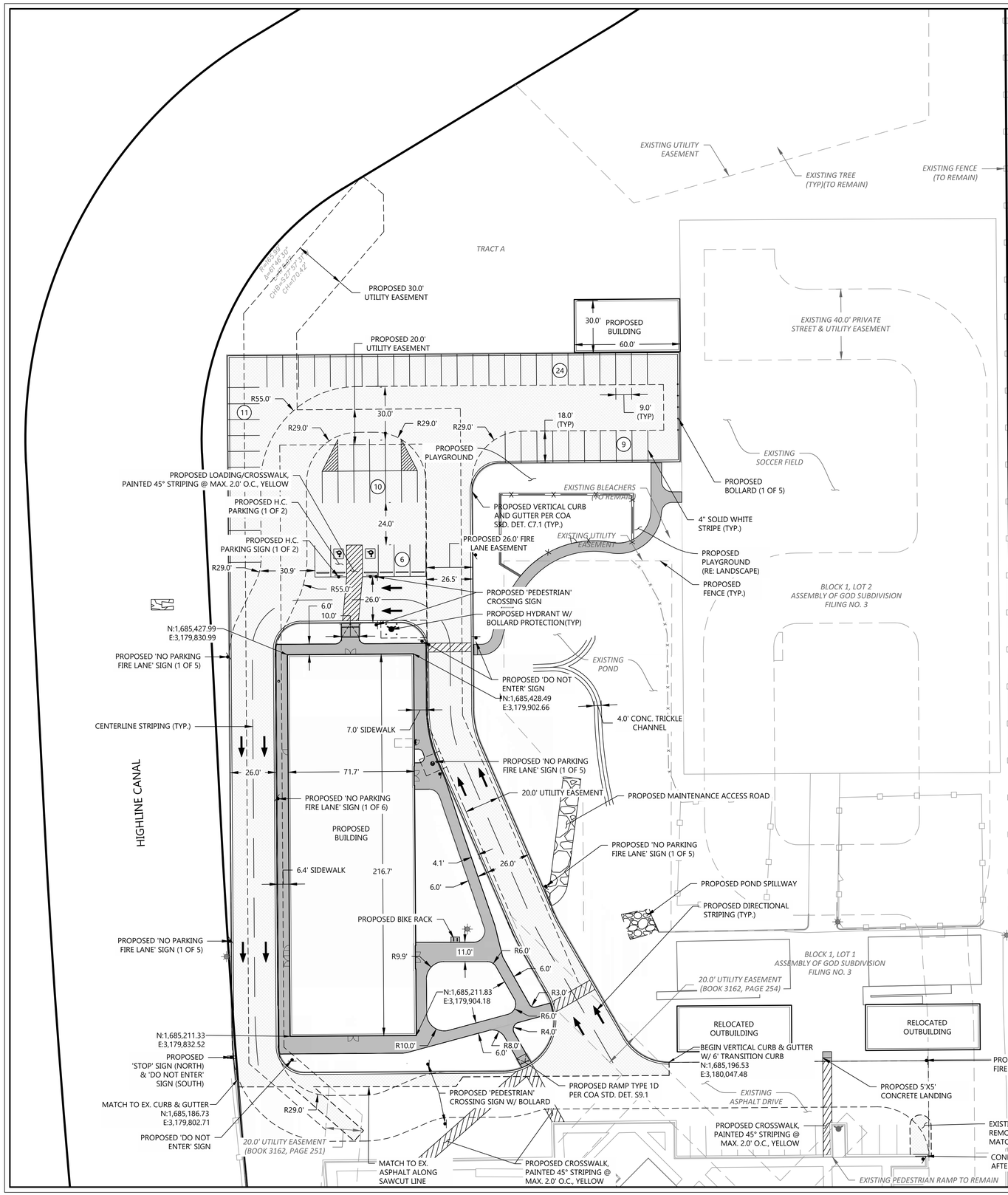
LOTUS SCHOOL ADDITION

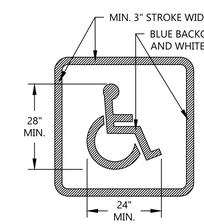
LOTS 1 & 2 ASSEMBLY OF GOD FILING 3

AURORA COLORADO

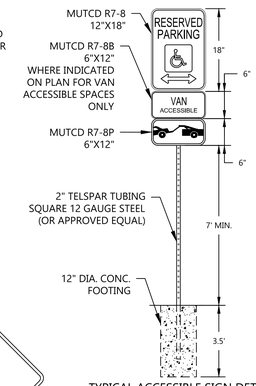
DRAWING NO.

SP-2

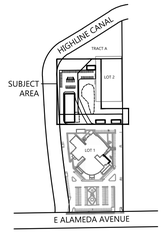




ACCESSIBLE PARKING STRIPING
PER MUTCD FIG. 3B.22
ONE PER SPACE
N.T.S.

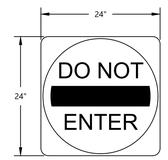


TYPICAL ACCESSIBLE SIGN DETAIL
ONE PER SPACE
N.T.S.

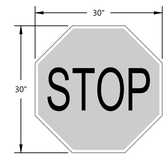


KEYMAP
1"=500'

W11-2 PEDESTRIAN CROSSING SIGN



R5-1 "DO NOT ENTER" SIGN



R1-1 "STOP" SIGN

LEGEND:

- PROPERTY LINE
- LIMITS OF PLANNING AREA
- PROPOSED BUILDING
- EXISTING BUILDING
- PROPOSED EASEMENT
- EXISTING EASEMENT
- PROPERTY SETBACK
- PROPOSED CURB & GUTTER
- EXISTING CURB & GUTTER
- PROPOSED SAWCUT
- PROPOSED ASPHALT
- PROPOSED WALK
- PROPOSED LIGHT POLE
- EXISTING LIGHT POLE
- PROPOSED SIGN
- EXISTING SIGN

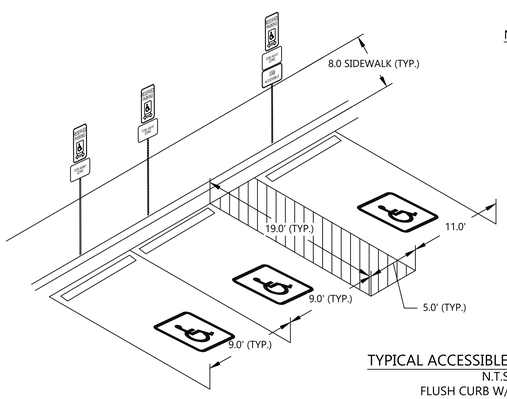
NOTES:

1. ALL DIMENSIONS ARE TO FLOWLINE UNLESS OTHERWISE INDICATED.

FIRE LANE SIGN DETAIL
12"X18" MIN. SIZE N.T.S.

FIRE LANE SIGN NOTES:

1. SIGNS SHALL BE LOCATED AT THE RIGHT SIDE OF THE FIRE LANE ENTRANCE AND AT THE END OF THE FIRE LANE. THE INTERMEDIATE SIGNS SHALL HAVE DOUBLE HEADED ARROWS POINTED IN BOTH DIRECTIONS.
2. TYPICALLY, THE MAX. SPACING OF THE FIRE LANE SIGNS IS ESTABLISHED AT 100' ON CENTER WITH SIGNS BEING PLACED ON BOTH SIDES OF THE FIRE LANE EASEMENT (50' ON CENTER ALTERNATING SIDES). WHERE EXCESSIBVE CURVATURE OF THE FIRE LANE EXISTS, THE SPACING OF THE FIRE LANE SIGNAGE WILL BE INCREASED AS NEEDED.
3. SIGNS SHALL BE SET AT AN ANGLE OF NOT LESS THAN 30 DEGREES AND NOT MORE THAN 45 DEGREES WITH THE CURB OR LINE OF TRAFFIC FLOW.
4. FIRE LANE SIGNS SHOULD BE INSTALLED 2' BEHIND CURB OR SIDEWALK.
5. THE CLEARANCE TO THE BOTTOM OF THE SIGN SHALL BE 7 FEET. THERE SHALL BE NOT OTHER SIGNS ATTACHED TO THE SIGN OR THE SIGN POST.
6. PLACEMENT OF THESE FIRE LANE SIGNS CANNOT ENCROACH INTO THE 29' INSIDE TURNING RADIUS OF THE FIRE LANE EASEMENT, OBSTRUCT ANY FIRE HYDRANT OR FIRE DEPARTMENT CONNECTION OR ENCROACH INTO THE ACCESSIBLE ROUTE OF THE SIDEWALK AREA.



TYPICAL ACCESSIBLE PARKING DETAIL
N.T.S.
FLUSH CURB W/ STOP BARS

NOTES:

1. FLUSH CURB PROPOSED ALONG ALL ADA PARKING. SEE SHEET __ FOR MORE DETAIL.
2. MAXIMUM SLOPE SHALL NOT EXCEED 2% WITHIN PARKING AREA.
3. ALL SIGNAGE & STRIPING PER MUTCD CRITERIA.
4. STALL STRIPING SHALL BE 4" SOLID WHITE ACRYLIC WATERBORNE.
5. DIAGONAL STRIPING SHALL BE 4" SOLID WHITE ACRYLIC WATERBORNE.
6. SEE SHEET __ FOR SIGNAGE SPECIFICATIONS.
7. SEE SHEET __ FOR ADDITIONAL DIMENSIONS ON STRIPING.

0 15 30 60
SCALE: 1" = 30'

PROOFCIVIL
consulting engineers
600 Grant Street | Suite 210 | Denver, CO

SEAL:

FOR AND ON BEHALF OF PROOF CIVIL CO.

REVISIONS

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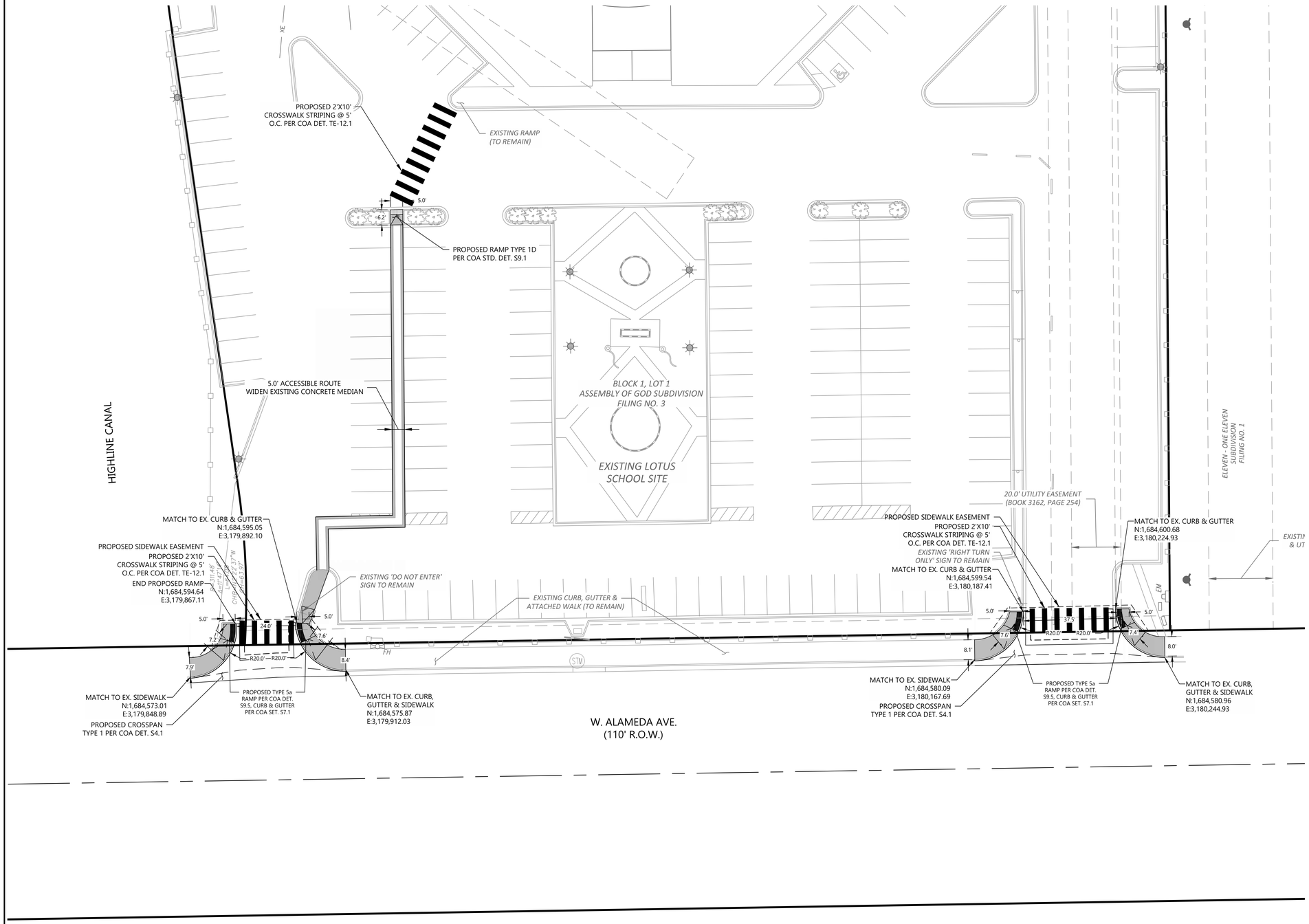
SITE PLAN

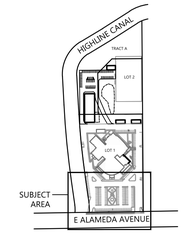
LOTUS SCHOOL ADDITION
LOTS 1 & 2 ASSEMBLY OF GOD FILING 3

AURORA COLORADO

DRAWING NO.

SP-3





KEYMAP

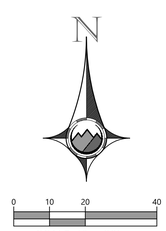
1"=500'

LEGEND:

- PROPERTY LINE
- LIMITS OF PLANNING AREA
- PROPOSED BUILDING
- EXISTING BUILDING
- PROPOSED EASEMENT
- EXISTING EASEMENT
- PROPERTY SETBACK
- PROPOSED CURB & GUTTER
- EXISTING CURB & GUTTER
- PROPOSED SAWCUT
- PROPOSED ASPHALT
- PROPOSED WALK
- PROPOSED LIGHT POLE
- EXISTING LIGHT POLE
- PROPOSED SIGN
- EXISTING SIGN

NOTES:

1. ALL DIMENSIONS ARE TO FLOWLINE UNLESS OTHERWISE INDICATED.



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NO.	DATE	DESCRIPTION

PROJ. NO.: 24064
DATE:
DRAWN BY: ANM
CHECKED BY: JGD

SITE PLAN II

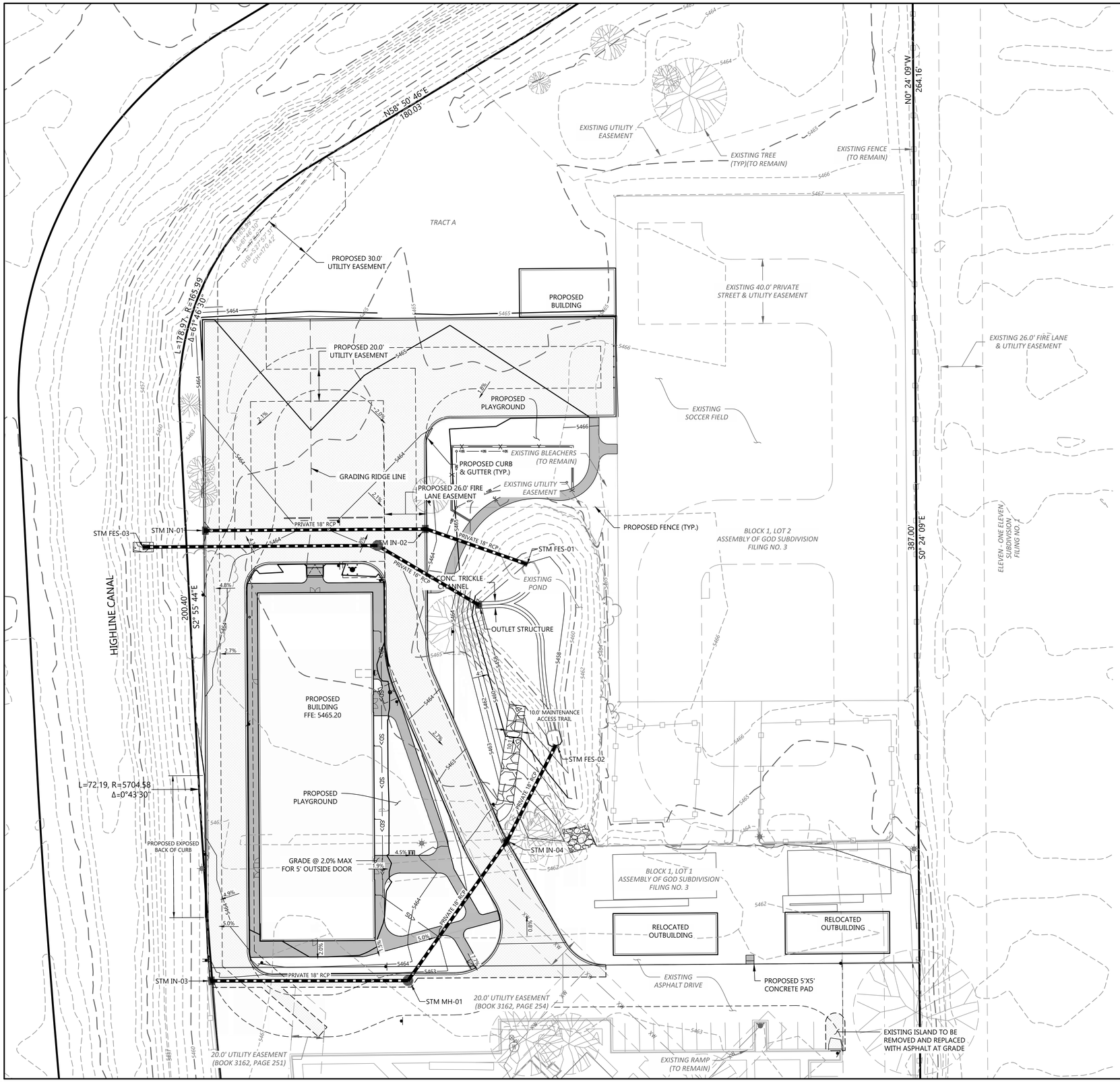
LOTUS SCHOOL ADDITION

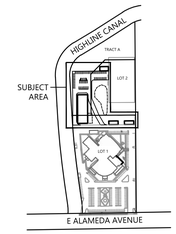
LOTS 1 & 2 ASSEMBLY OF GOD FILING 3

AURORA COLORADO

DRAWING NO.

SP-4





KEYMAP
1"=500'

LEGEND:

- PROPERTY LINE
- LIMITS OF PLANNING AREA
- PROPOSED BUILDING
- EXISTING BUILDING
- PROPOSED EASEMENT
- EXISTING EASEMENT
- PROPERTY SETBACK
- PROPOSED CURB & GUTTER
- EXISTING CURB & GUTTER
- PROPOSED SAWCUT
- PROPOSED ASPHALT
- PROPOSED WALK
- PROPOSED LIGHT POLE
- EXISTING LIGHT POLE
- PROPOSED SIGN
- EXISTING SIGN

NOTES:

1. ALL DIMENSIONS ARE TO FLOWLINE UNLESS OTHERWISE INDICATED.

N

0 15 30 60
SCALE: 1" = 30'

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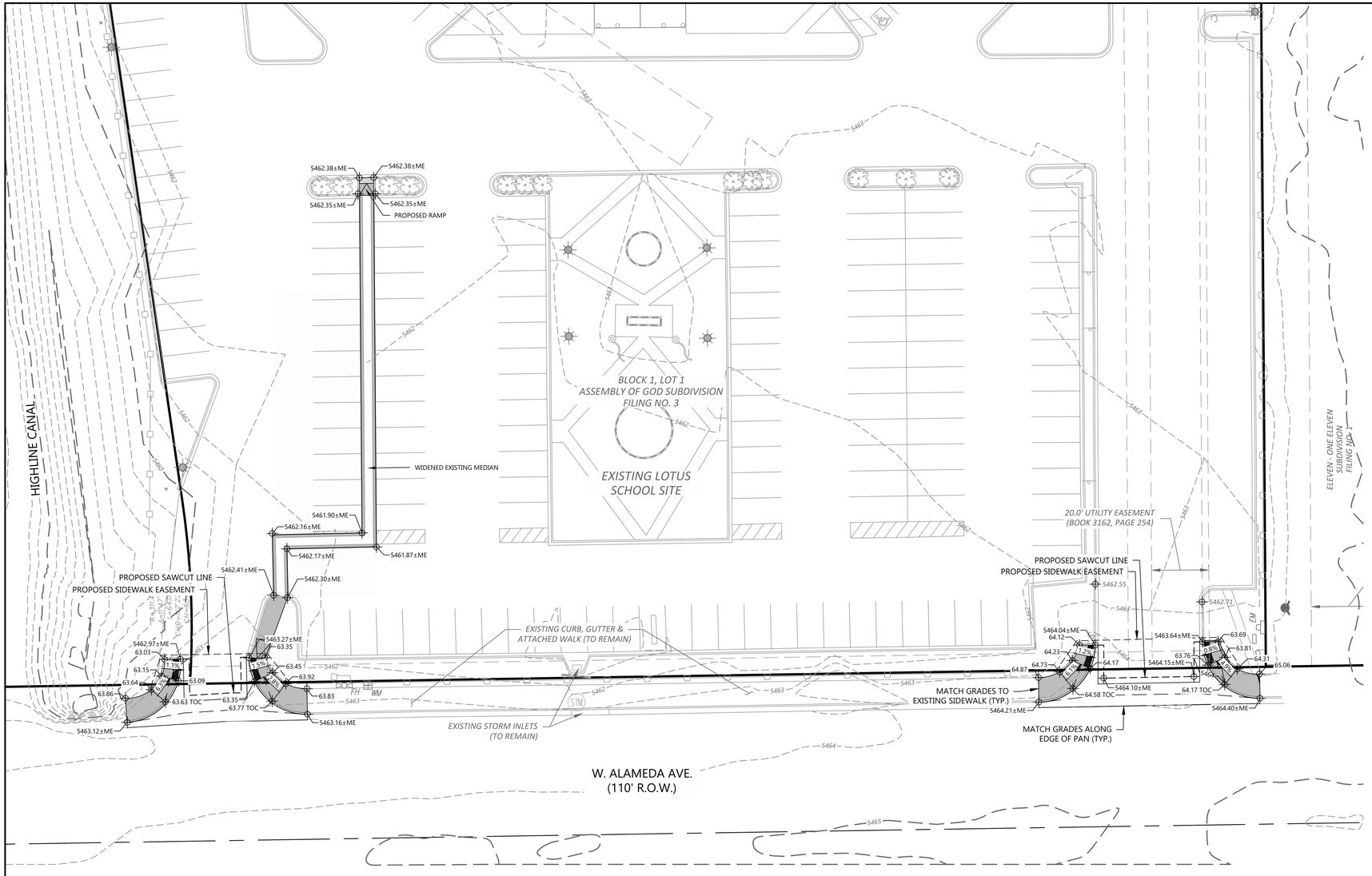
GRADING PLAN

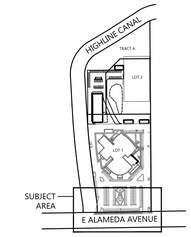
LOTUS SCHOOL ADDITION
LOTS 1 & 2 ASSEMBLY OF GOD FILING 3

AURORA COLORADO

DRAWING NO.

SP-5





KEYMAP
1"=500'

LEGEND:

	PROPERTY LINE
	LIMITS OF PLANNING AREA
	PROPOSED BUILDING
	EXISTING BUILDING
	PROPOSED EASEMENT
	EXISTING EASEMENT
	PROPERTY SETBACK
5400	PROPOSED 5' CONTOUR
5401	PROPOSED 1' CONTOUR
5400	EXISTING 5' CONTOUR
5401	EXISTING 1' COUNTOUR
SD>	PROPOSED STORM LINE
XSD>	EXISTING STORM LINE
	PROPOSED SAWCUT
	PROPOSED STORM INLET
	EXISTING STORM INLET
	FLOW DIRECTION
25.25	PROPOSED SPOT GRADE
25.25	EXISTING SPOT GRADE
2.00%	SLOPE AND DIRECTION
HP	HIGH POINT
LP	LOW POINT
GB	GRADE BREAK

NOTES:

1. ALL ELEVATION SPOTS ALONG CURB INDICATE FLOWLINE ELEVATION UNLESS OTHERWISE INDICATED.
2. PROPOSED ACCESSIBLE PARKING SPOTS SHALL HAVE 2.0% MAX SLOPE IN ANY DIRECTION.
3. MINIMUM SLOPE ON UNPAVED AREAS IS 2%, MINIMUM SLOPE ON ASPHALT IS 1%, AND MINIMUM SLOPE ON CONCRETE IS 0.5%.
4. THE MAXIMUM SLOPE WITHIN ROW IS 4:1, THE MAXIMUM SLOPE FOR PROPERTY OUTSIDE OF THE ROW IS 3:1.
5. 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.
6. 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.
7. THE RESULTANT GRADE IN ANY DIRECTION WITHIN ACCESSIBLE PARKING AREAS SHALL NOT EXCEED TWO PERCENT.
8. 6. THE MAXIMUM CROSS SLOPE IN AN ACCESSIBLE PATH SHALL NOT EXCEED TWO PERCENT. THE MAXIMUM LONGITUDINAL SLOPE ALONG AN ACCESSIBLE PATH SHALL NOT EXCEED FIVE PERCENT.

N

0 10 20 40

SCALE: 1" = 20'

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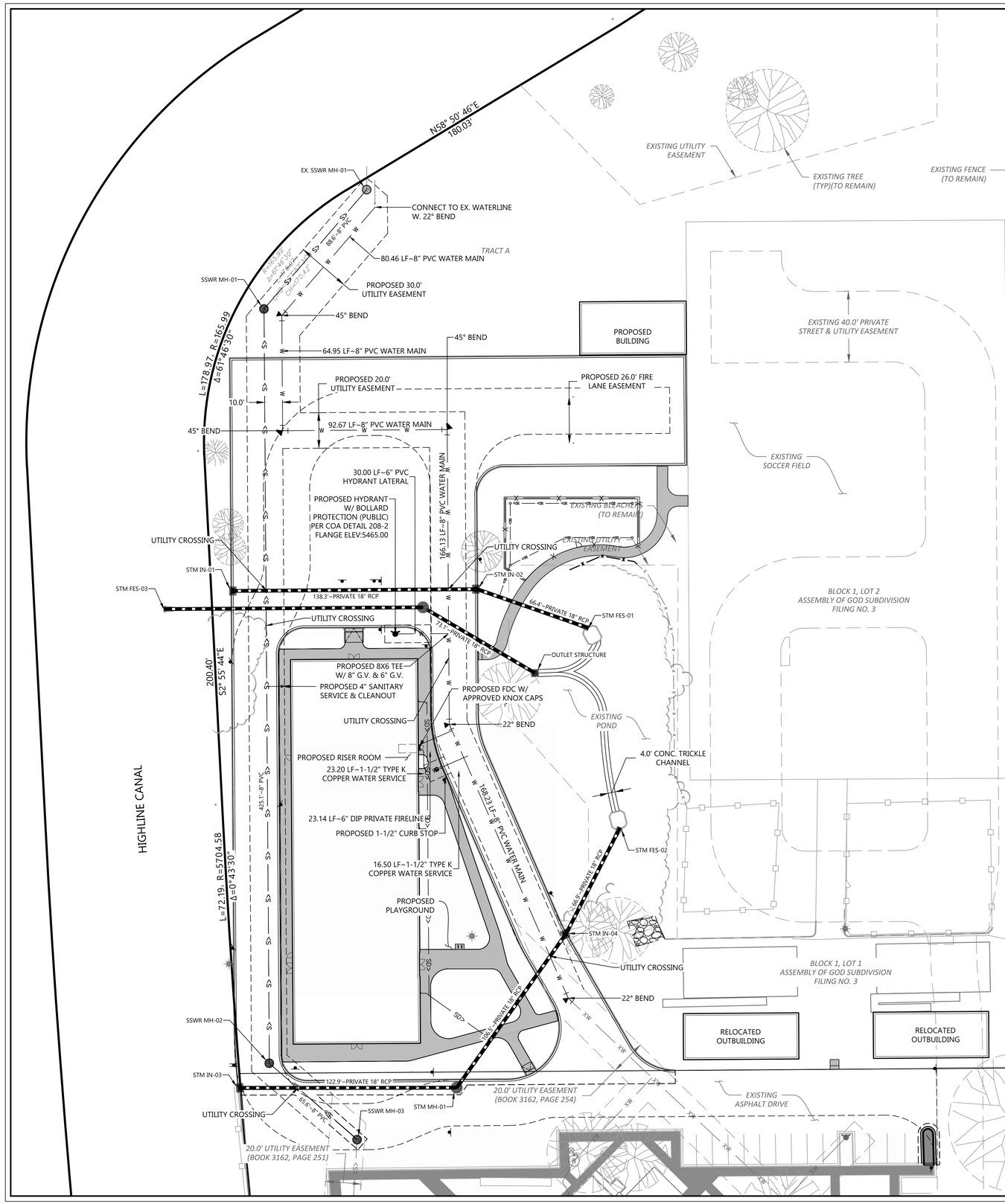
GRADING PLAN II

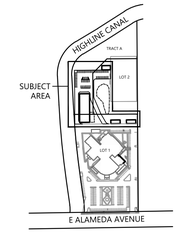
LOTUS SCHOOL ADDITION
LOTS 1 & 2 ASSEMBLY OF GOD FILING 3

AURORA COLORADO

DRAWING NO.

SP-6





KEYMAP

1"=500'

LEGEND:

- PROPERTY LINE
- LIMITS OF PLANNING AREA
- PROPOSED BUILDING
- EXISTING BUILDING
- PROPOSED EASEMENT
- EXISTING EASEMENT
- PROPERTY SETBACK
- SD> PROPOSED STORM LINE
- XSD> EXISTING STORM LINE
- PROPOSED INLET
- EXISTING INLET
- W PROPOSED WATER LINE
- XW EXISTING WATER LINE
- PROPOSED HYDRANT & VALVE
- EXISTING HYDRANT & VALVE
- S> PROPOSED SAN SEWER LINE
- XS> EXISTING SAN SEWER LINE
- XE EXISTING ELECTRICAL LINE
- XCOMM EXISTING TELECOMM LINE
- GAS EXISTING GAS LINE
- XIRR EXISTING IRRIGATION LINE
- PROPOSED LIGHT POLE
- EXISTING LIGHT POLE

NOTES:

1. PROPOSED STORM SEWER IS PRIVATE AND SHALL BE MAINTAINED BY THE OWNER.

N

0 15 30 60

SCALE: 1" = 30'

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UTILITY PLAN

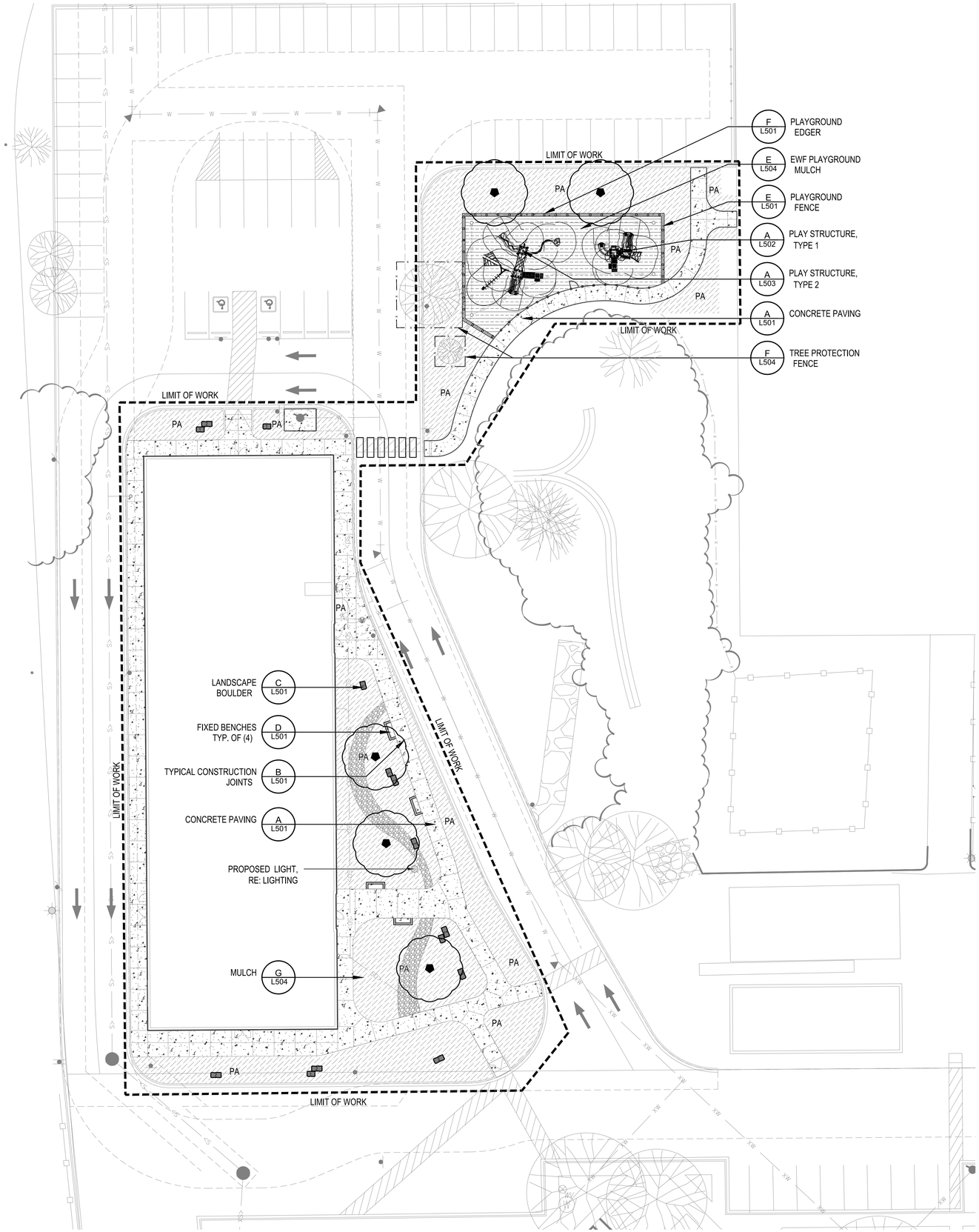
LOTUS SCHOOL ADDITION

LOTS 1 & 2 ASSEMBLY OF GOD FILING 3

AURORA COLORADO

DRAWING NO.

SP-7



SITE LEGEND:

LIMIT OF WORK

PLANTING

EXISTING TREES TO REMAIN AND BE PROTECTED

PAVING

CONCRETE PAVING
COLOR: STANDARD GRAY
FINISH: LIGHT BROOM

FURNISHINGS

FIXED BENCH

PLANTING AREA

PA — PLANTING AREA
WOOD MULCH
3" THICK SHREDDED CEDAR MULCH (NO LANDSCAPE FABRIC)

3" ROCK MULCH
2-4" GLACIER WHITE RIVER ROCK

ENGINEERED WOOD FIBER MULCH
1,000 SF

PLAYGROUND FENCE

TREE PROTECTION FENCE

BOULDER SCHEDULE

SYM	SIZE (LxWxH)	QTY
	3'x2'x2'	6
	4'x2'x2'	8

GENERAL LANDSCAPE NOTES:

1. ALL SIDEWALKS AND RAMPS MUST CONFORM TO CITY STANDARDS. ACCESSIBLE RAMPS MUST BE PROVIDED AT ALL STREET AND DRIVE INTERSECTIONS AND AT ALL DESIGNATED ACCESSIBLE PARKING SPACES. ACCESSIBLE PARKING SPACES MUST SLOPE NO MORE THAN 1:48 IN ANY DIRECTION. ALL ACCESSIBLE ROUTES MUST SLOPE NO MORE THAN 1:20 IN DIRECTION OF TRAVEL AND WITH NO MORE THAN 1:48 CROSS SLOPE.
2. ALL UTILITY EASEMENTS SHALL REMAIN UNOBSTRUCTED AND FULLY ACCESSIBLE ALONG THEIR ENTIRE LENGTH FOR MAINTENANCE EQUIPMENT ENTRY.
3. ALL EXTERIOR LIGHTING PROVIDED SHALL COMPLY WITH THE FOOT-CANDLE REQUIREMENTS AND SHALL USE A CONCEALED, FULLY SHIELDED LIGHT SOURCE WITH SHARP CUT-OFF CAPABILITY SO AS TO MINIMIZE UP-LIGHT, SPILL LIGHT, GLARE AND UNNECESSARY DIFFUSION.
4. REFER TO FINAL UTILITY PLANS FOR EXACT LOCATIONS AND CONSTRUCTION INFORMATION FOR STORM DRAINAGE STRUCTURES, UTILITY MAINS AND SERVICES, PROPOSED TOPOGRAPHY, STREET IMPROVEMENTS.
5. TOPSOIL: TO THE MAXIMUM EXTENT FEASIBLE, TOPSOIL THAT IS REMOVED DURING CONSTRUCTION ACTIVITY SHALL BE CONSERVED FOR LATER USE ON AREAS REQUIRING REVEGETATION AND LANDSCAPING.
6. SOIL AMENDMENTS: SOIL AMENDMENTS SHALL BE PROVIDED AND DOCUMENTED. THE SOIL IN ALL LANDSCAPE AREAS, INCLUDING PARKWAYS AND MEDIANS, SHALL BE THOROUGHLY LOOSENED TO A DEPTH OF NOT LESS THAN EIGHT(8) INCHES AND SOIL AMENDMENT SHALL BE THOROUGHLY INCORPORATED INTO THE SOIL OF ALL LANDSCAPE AREAS TO A DEPTH OF AT LEAST SIX(6) INCHES BY TILLING, DISCING OR OTHER SUITABLE METHOD, AT A RATE OF AT LEAST THREE (3) CUBIC YARDS OF SOIL AMENDMENT PER ONE THOUSAND (1,000) SQUARE FEET OF LANDSCAPE AREA. PRIOR TO THE ISSUANCE OF ANY CERTIFICATE OF OCCUPANCY, A WRITTEN CERTIFICATION MUST BE SUBMITTED TO THE CITY THAT ALL PLANTED AREAS, OR AREAS TO BE PLANTED, HAVE BEEN THOROUGHLY LOOSENED AND THE SOIL AMENDED, CONSISTENT WITH THE REQUIREMENTS SET FORTH IN SECTION 12-132.
7. INSTALLATION AND GUARANTEE: ALL LANDSCAPING SHALL BE INSTALLED ACCORDING TO SOUND HORTICULTURAL PRACTICES IN A MANNER DESIGNED TO ENCOURAGE QUICK ESTABLISHMENT AND HEALTHY GROWTH. ALL LANDSCAPING FOR EACH PHASE MUST BE EITHER INSTALLED OR THE INSTALLATION MUST BE SECURED WITH AN IRREVOCABLE LETTER OF CREDIT, PERFORMANCE BOND, OR ESCROW ACCOUNT FOR 125% OF THE VALUATION OF THE MATERIALS AND LABOR PRIOR TO ISSUANCE OF A CERTIFICATE OF OCCUPANCY FOR ANY BUILDING IN SUCH PHASE.
8. MAINTENANCE: TREES AND VEGETATION, IRRIGATION SYSTEMS, FENCES, WALLS AND OTHER LANDSCAPE ELEMENTS WITH THESE FINAL PLANS SHALL BE CONSIDERED AS ELEMENTS OF THE PROJECT IN THE SAME MANNER AS PARKING, BUILDING MATERIALS AND OTHER SITE DETAILS. THE APPLICANT, LANDOWNER OR SUCCESSORS IN INTEREST SHALL BE JOINTLY AND SEVERALLY RESPONSIBLE FOR THE REGULAR MAINTENANCE OF ALL LANDSCAPING ELEMENTS IN GOOD CONDITION. ALL LANDSCAPING SHALL BE MAINTAINED FREE FROM DISEASE, PESTS, WEEDS AND LITTER, AND ALL LANDSCAPE STRUCTURES SUCH AS FENCES AND WALLS SHALL BE REPAIRED AND REPLACED PERIODICALLY TO MAINTAIN A STRUCTURALLY SOUND CONDITION.
9. REPLACEMENT: ANY LANDSCAPE ELEMENT THAT DIES, OR IS OTHERWISE REMOVED, SHALL BE PROMPTLY REPLACED IN ACCORDANCE WITH THE REQUIREMENTS OF THESE PLANS.
10. ALL STREET TREES SHALL BE PLACED A MINIMUM EIGHT (8) FEET AWAY FROM THE EDGES OF DRIVEWAYS.
11. PLACEMENT OF ALL LANDSCAPING SHALL BE IN ACCORDANCE WITH THE SIGHT DISTANCE CRITERIA AS SPECIFIED BY CITY OF AURORA. NO STRUCTURES OR LANDSCAPE ELEMENTS GREATER THAN 24" SHALL BE ALLOWED WITHIN THE SIGHT DISTANCE TRIANGLE OR EASEMENTS WITH THE EXCEPTION OF DECIDUOUS TREES PROVIDED THAT THE LOWEST BRANCH IS AT LEAST 6' FROM GRADE. ANY FENCES WITHIN THE SIGHT DISTANCE TRIANGLE OR EASEMENT MUST BE NOT MORE THAN 42" IN HEIGHT AND OF AN OPEN DESIGN.
12. THE FINAL LANDSCAPE PLAN SHALL BE COORDINATED WITH ALL OTHER FINAL PLAN ELEMENTS SO THAT THE PROPOSED GRADING, STORM DRAINAGE, AND OTHER DEVELOPMENT IMPROVEMENTS DO NOT CONFLICT WITH NOR PRECLUDE INSTALLATION AND MAINTENANCE OF LANDSCAPE ELEMENTS ON THIS PLAN.
13. MINOR CHANGES IN SPECIES AND PLANT LOCATIONS MAY BE MADE DURING CONSTRUCTION – AS REQUIRED BY SITE CONDITIONS OR PLANT AVAILABILITY. OVERALL QUANTITY, QUALITY, AND DESIGN CONCEPT MUST BE CONSISTENT WITH THE APPROVED PLANS. IN THE EVENT OF CONFLICT WITH THE QUANTITIES INCLUDED IN THE PLANT LIST, SPECIES AND QUANTITIES ILLUSTRATED SHALL BE PROVIDED. ALL CHANGES OF PLANT SPECIES AND LOCATION MUST HAVE WRITTEN APPROVAL BY THE CITY PRIOR TO INSTALLATION.
14. ALL PLANTING BEDS SHALL BE MULCHED TO A MINIMUM DEPTH OF THREE INCHES.

0 10' 20' 40' NORTH

Adragna architecture + development
7950 S. Hannibal Cir.
Englewood, CO. 80112
719.244.4023
719.351.4918
www.adragnaarch.com

24-114

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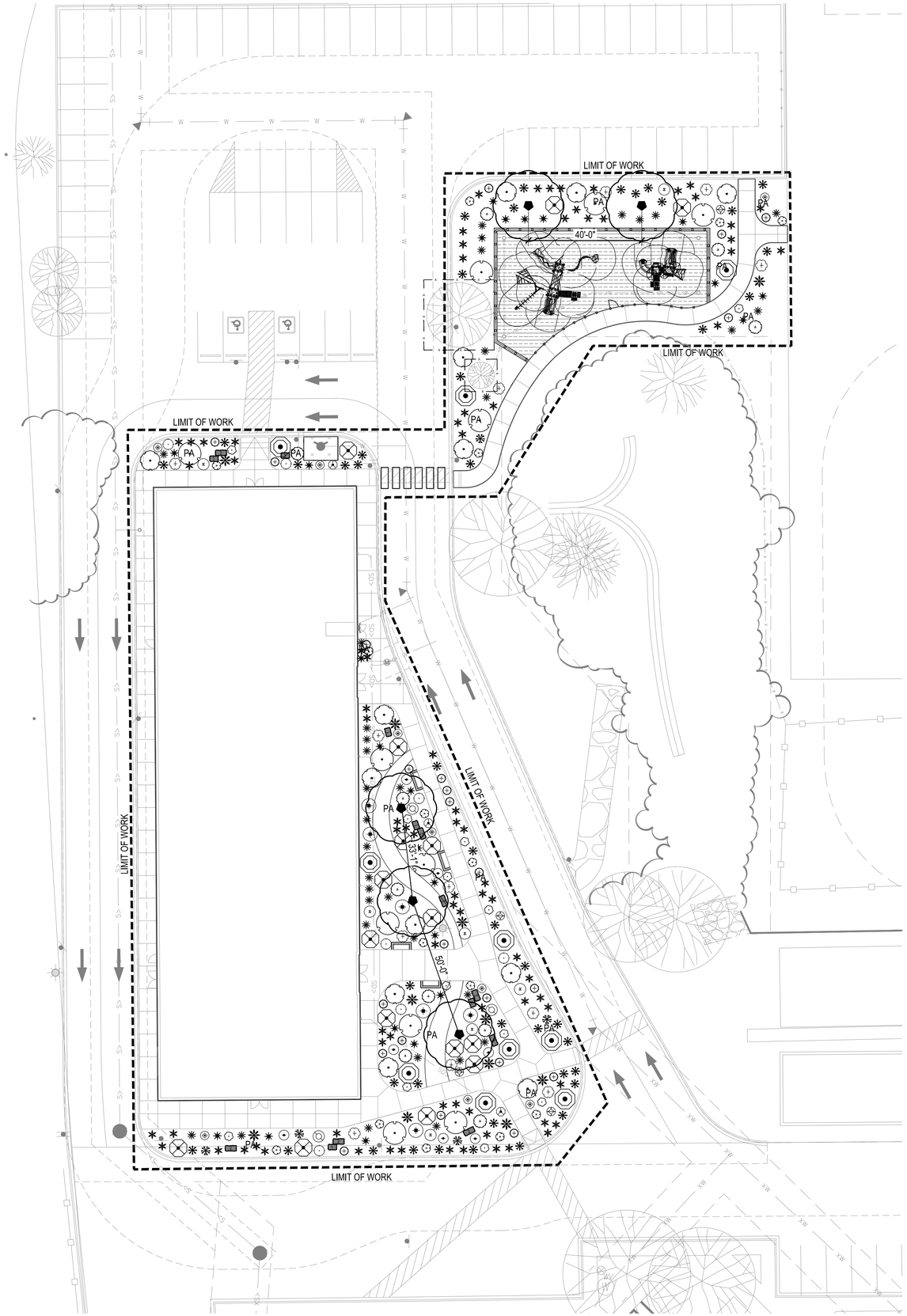
LOTUS SCHOOL FOR EXCELLENCE
11001 EAST ALAMEDA AVENUE
AURORA, CO 80012

DATE	DESC.
11/11/2024	PREAPP
03/12/2025	MDLR CON DOC
03/26/2025	PRELIM
05/15/2025	BID SET
05/23/2025	CITY SUB.

SP-7
Site Plan

By:Author
3/28/2025 11:10:47 AM



SITE LEGEND:

LIMIT OF WORK

PLANTING

EXISTING TREES TO REMAIN AND BE PROTECTED

PAVING

CONCRETE PAVING
COLOR: STANDARD GRAY
FINISH: LIGHT BROOM

FURNISHINGS

FIXED BENCH

PLANTING AREA

PA — PLANTING AREA
WOOD MULCH
3" THICK SHREDDED CEDAR MULCH (NO LANDSCAPE FABRIC)

3" ROCK MULCH
2-4" GLACIER WHITE RIVER ROCK

ENGINEERED WOOD FIBER MULCH
1,000 SF

PLAYGROUND FENCE

TREE PROTECTION FENCE

BOULDER SCHEDULE

SYM	SIZE (LxWxH)	QTY
	3'x2'x2'	6
	4'x2'x2'	8

GENERAL LANDSCAPE NOTES:

1. PLANT QUALITY: ALL PLANT MATERIAL SHALL BE A-GRADE OR NO. 1 GRADE – FREE OF ANY DEFECTS, OF NORMAL HEALTH, HEIGHT, LEAF DENSITY AND SPREAD APPROPRIATE TO THE SPECIES AS DEFINED BY THE AMERICAN ASSOCIATION OF NURSERYMEN (AAN) STANDARDS. ALL TREES SHALL BE BALL AND BURLAP OR EQUIVALENT.
2. ALL LANDSCAPING AND PLANTS TO BE LOCATED NOT TO INTERFERE WITH EXISTING OR PROPOSED UTILITIES CONTRACTOR SHALL VERIFY LOCATION OF ALL UNDERGROUND UTILITIES, LINES AND STRUCTURES PRIOR TO EXCAVATION OR TRENCHING. DAMAGE TO THESE UTILITIES SHALL BE REPAIRED BY THE CONTRACTOR AT NO COST TO THE OWNER OR LANDSCAPE ARCHITECT.
3. PLANT QUANTITIES SHOWN FOR INFORMATION PURPOSES ONLY, CONTRACTOR TO VERIFY ALL QUANTITIES.
4. ALL TREE AND SHRUB LOCATIONS SHALL BE STAKED BY CONTRACTOR AND APPROVED BY LANDSCAPE ARCHITECT.
5. PLANT SUBSTITUTIONS WILL NOT BE PERMITTED WITHOUT APPROVAL FROM LANDSCAPE ARCHITECT.
6. PLANTS SHALL BE INSTALLED IMMEDIATELY UPON DELIVERY TO SITE, IF THIS IS NOT POSSIBLE, PLANTS SHALL BE HEELED IN AND WATERED TO PREVENT DEHYDRATION.
7. SOIL AMENDMENT:
   SHRUB AND PLANTING BEDS - 4" OF COMPOST TILLED INTO 6" OF EXISTING SOIL.
   ACCEPTABLE PRODUCT: CLASS I COMPOST. COMPOSTED MATERIAL SHALL CONSIST OF AGED ORGANIC MATTER, FREE OF WEED OR OTHER NOXIOUS PLANT SEEDS, LUMPS, STONES, OR OTHER FOREIGN CONTAMINANTS HARMFUL TO PLANT LIFE, AND HAVING THE FOLLOWING CHARACTERISTICS BASED ON A NUTRIENT TEST PERFORMED NO LONGER THAN 3 MONTHS PRIOR TO ITS INCORPORATION INTO THE PROJECT:
   A. ORGANIC MATTER: 25% MINIMUM.
   B. SALT CONTENT: 5.0 MMHOS/CM MAXIMUM
   C. PH: 7.5 MAXIMUM.
   D. CARBON TO NITROGEN RATIO OF 10:1 TO 20:1
9. ALL LANDSCAPED AREAS AND PLANT MATERIAL, EXCEPT FOR NON-IRRIGATED NATIVE, RESTORATIVE, AND DRYLAND GRASS AREAS THAT COMPLY WITH REQUIREMENTS FOUND IN SEC. 146-1429 AND/OR SEC. 146-1435 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.
10. SOD TO BE REPLACED OVER ALL TRENCHED IRRIGATION LINES.
11. INSTALL 4" OF ORGANIC WOOD MULCH IN EXISTING PLANTING BEDS AND TREE PLANTING PITS THAT HAVE BEEN DISTURBED OR ENLARGED. MULCH TO MATCH EXISTING.
12. ALL DAMAGED OR DEAD PLANT MATERIAL TO BE REPLACED. CONTRACTOR TO PROVIDE WATER THROUGHOUT CONSTRUCTION PERIOD.
13. THE FOLLOWING SEPARATIONS SHALL BE PROVIDED BETWEEN TREES/SHRUBS AND UTILITIES:
    40 FEET BETWEEN CANOPY TREES AND STREET LIGHTS
    15 FEET BETWEEN ORNAMENTAL TREES AND STREETLIGHTS
    10 FEET BETWEEN TREES AND PUBLIC WATER, SANITARY AND STORM SEWER MAIN LINES
    6 FEET BETWEEN TREES AND PUBLIC WATER, SANITARY AND STORM SEWER SERVICE LINES.
    4 FEET BETWEEN SHRUBS AND PUBLIC WATER AND SANITARY AND STORM SEWER LINES
    4 FEET BETWEEN TREES AND GAS LINES
14. ALL STREET TREES SHALL BE PLACED A MINIMUM EIGHT (8) FEET AWAY FROM THE EDGES OF DRIVEWAYS.
15. PLACEMENT OF ALL LANDSCAPING SHALL BE IN ACCORDANCE WITH THE SIGHT DISTANCE CRITERIA AS SPECIFIED BY CHERRY HILLS VILLAGE. NO STRUCTURES OR LANDSCAPE ELEMENTS GREATER THAN 24" SHALL BE ALLOWED WITHIN THE SIGHT DISTANCE TRIANGLE OR EASEMENTS WITH THE EXCEPTION OF DECIDUOUS TREES PROVIDED THAT THE LOWEST BRANCH IS AT LEAST 6' FROM GRADE. ANY FENCES WITHIN THE SIGHT DISTANCE TRIANGLE OR EASEMENT MUST BE NOT MORE THAN 42" IN HEIGHT AND OF AN OPEN DESIGN.
16. THE FINAL LANDSCAPE PLAN SHALL BE COORDINATED WITH ALL OTHER FINAL PLAN ELEMENTS SO THAT THE PROPOSED GRADING, STORM DRAINAGE, AND OTHER DEVELOPMENT IMPROVEMENTS DO NOT CONFLICT WITH NOR PRECLUDE INSTALLATION AND MAINTENANCE OF LANDSCAPE ELEMENTS ON THIS PLAN.
17. MINOR CHANGES IN SPECIES AND PLANT LOCATIONS MAY BE MADE DURING CONSTRUCTION – AS REQUIRED BY SITE CONDITIONS OR PLANT AVAILABILITY. OVERALL QUANTITY, QUALITY, AND DESIGN CONCEPT MUST BE CONSISTENT WITH THE APPROVED PLANS. IN THE EVENT OF CONFLICT WITH THE QUANTITIES INCLUDED IN THE PLANT LIST, SPECIES AND QUANTITIES ILLUSTRATED SHALL BE PROVIDED. ALL CHANGES OF PLANT SPECIES AND LOCATION MUST HAVE WRITTEN APPROVAL BY THE CITY PRIOR TO INSTALLATION.
18. ALL PLANTING BEDS SHALL BE MULCHED TO A MINIMUM DEPTH OF THREE INCHES.

PLANT SCHEDULE

SYMBOL	CODE	QTY	BOTANICAL / COMMON NAME	CONT	CAL	WATER USE
TREES						
	AG	2	Acer grandidentatum / Bigtooth Maple	B&B	1.5"	Low - Medium

SYMBOL	CODE	QTY	BOTANICAL / COMMON NAME	CONT	O.C	WATER USE
DECIDUOUS SHRUBS						
	CB	10	Caryopteris x clandonensis 'Blue Mist' / Blue Mist Bluebeard	5 gal.		Low - Medium
	CM	7	Chamaebatiaria millefolium / Fernbush	5 gal.		Very low - Low
	CS	6	Cytisus purgans 'Spanish Gold' / Spanish Gold Broom	5 gal.		Very low - Medium
	EN	12	Ericameria nauseosa / Rubber Rabbitbrush	5 gal.		Very low - Low
	PG	7	Potentilla fruticosa 'Goldfinger' / Goldfinger Bush Cinquefoil	5 gal.		Medium
	PP	10	Prunus besseyi 'P011S' / Pawnee Buttes® Sand Cherry	5 gal.		Low
	PB	3	Prunus pumila besseyi / Western Sand Cherry	5 gal.		Low
	PT	11	Prunus tomentosa / Nanking Cherry	5 gal.		Medium
	RG	13	Rhus aromatica 'Gro-Low' / Gro-Low Fragrant Sumac	5 gal.		Very low - Medium
EVERGREEN SHRUBS						
	AU	16	Arctostaphylos uva-ursi / Kinnikinnick	5 gal.		Low
	PS2	7	Pinus mugo `Slowmound` / Slowmound Mugo Pine	5 gal.		Low - Medium
ORNAMENTAL GRASS						
	BG	82	Bouteloua gracilis / Blue Grama Grass	1 gal.		Low
	CA	33	Calamagrostis x acutiflora / Feather Reed Grass	1 gal.		Medium
	SL	23	Schizachyrium scoparium / Little Bluestem	1 gal.		Very low - Low
	SH	44	Sporobolus heterolepis / Prairie Dropseed	1 gal.		Low
PERENNIAL						
	AM	23	Achillea x 'Moonshine' / Moonshine Yarrow	1 gal.		Low
	AC	11	Aquilegia caerulea / Rocky Mountain Columbine	1 gal.		Medium
	EM	12	Echinacea purpurea 'Magnus' / Magnus Purple Coneflower	1 gal.		Low - Medium
	GA	9	Gaillardia aristata / Blanket Flower	1 gal.		Low - Medium
	NW	15	Nepeta x faassenii 'Walker's Low' / Walker's Low Catmint	1 gal.		Low - Medium
	PS	3	Penstemon strictus / Rocky Mountain Penstemon	1 gal.		Low
	RC	4	Ratibida columnifera / Prairie Coneflower	1 gal.		Low - Medium
	RA	5	Rudbeckia amplexicaulis / Black-eyed Susan	1 gal.		High

0 10' 20' 40' NORTH

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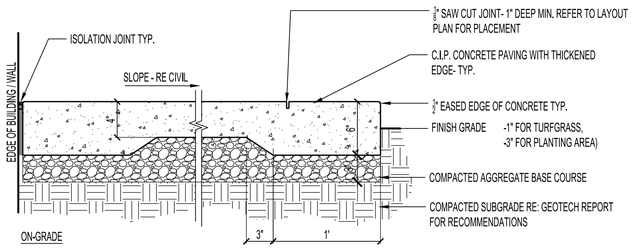
SP-8
Landscape Planting Plan

By:Author
3/28/2025 11:10:47 AM

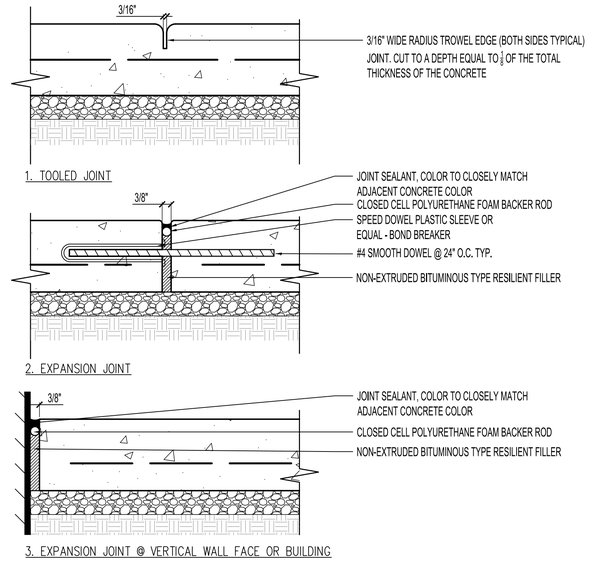


ON-GRADE

NOTES:
1. REFERENCE PLANS & SPECIFICATIONS FOR COLOR AND/OR FINISH
2. REFER TO SPECS FOR CONCRETE STRENGHT AND REINFORCEMENT REQ.
3. REFER TO PLANS FOR EXPANSION JOINT LOCATIONS
4. REFER TO PLANS FOR CONTROL JOINT LOCATIONS. CONTROL JOINTS ARE TO BE MAX. 2x THE THICKNESS OF THE CONCRETE.
5. PROVIDE ISOLATION JOINTS AT ALL WALLS AND BUILDINGS TYP.
6. CONCRETE SHALL HAVE A MAXIMUM 1.8% AND A MINIMUM OF 1% CROSS SLOPE.

A CONCRETE PAVING - PEDESTRIAN

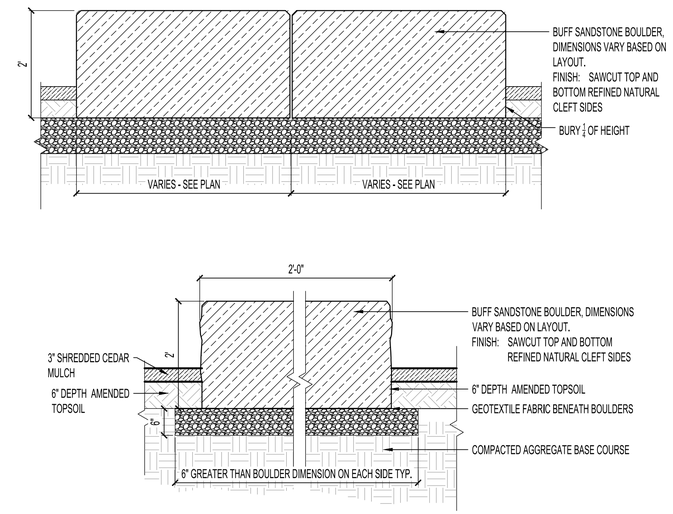
Scale: 1 1/2" = 1'-0"



NOTES:
1. REFER TO MATERIAL SCHEDULE & DETAILS FOR COLOR, PATTERN, TEXTURE AND FINISH OF CONCRETE PAVING
2. REFER TO PLANS FOR LOCATION OF ALL CONSTRUCTION JOINTS.
3. ALL CONNECTIONS BETWEEN EXISTING AND NEW CONCRETE PAVING SHALL BE SMOOTH AND FLUSH TRANSITIONS

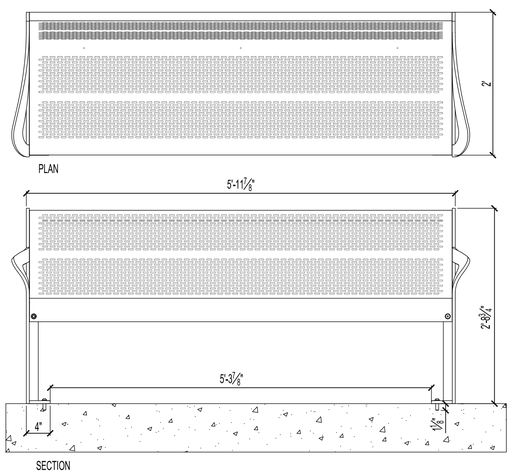
B TYPICAL CONSTRUCTION JOINTS

Scale: 1" = 1'-0"



C LANDSCAPE BOULDERS

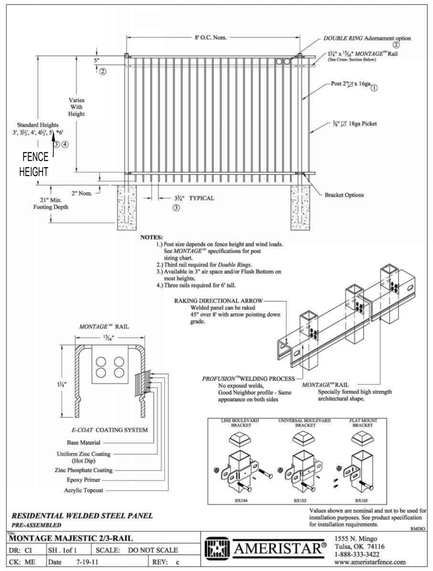
Scale: 3/4" = 1'-0"



MANUFACTURER: LANDSCAPE FORMS
PRODUCT: RATIO BENCH
MATERIALS: STAINLESS STEEL
FINISHES: POWDER COAT SILVER TEXTURE ON ARM RESTS
DIMENSIONS: 77" L X 24.25" W X 32" TALL
MOUNTING: SURFACE MOUNT. PROVIDE THREADED ANCHORS AND STAINLESS STEEL MOUNTING HARDWARE.

D FIXED BENCH TYPE 1- RATIO BENCH - BACKED

Scale: 1" = 1' - 0"

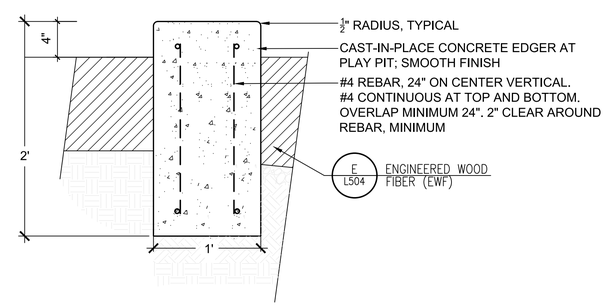


NOTE:
1. PLAYGROUND FENCE SPECIFYING INFO
   - 5 FT. TALL FENCE W/ SINGLE SWING GATES LOCATED PER PLAN. GATE TO SWING IN THE DIRECTION OF EGRESS WITH ABILITY TO LOCK OUTSIDE WITH A PANIC DEVICE.

FENCE MANUFACTURER SHALL SUBMIT SHOP DRAWINGS OF EACH FENCE AND GATE TYPE FOR APPROVAL BY THE LARCH, PRIOR TO FABRICATION

E TYPICAL FENCE

Scale: NTS



NOTES:
JOINT SPACING AT EDGER:
1. SAW CUT CONTROL JOINTS EQUALLY SPACED AT 8' MINIMUM, 10' MAXIMUM AND CONTINUE DOWN ENTIRE FACE OF EDGER
2. EXPANSION JOINTS EQUALLY SPACED AT 80' MINIMUM, 100' MAXIMUM
3. REFER TO SPECIFICATIONS FOR ALL MATERIALS CALLED OUT IN DETAIL

F PLAYGROUND EDGER

Scale: 1 1/2" = 1'-0"

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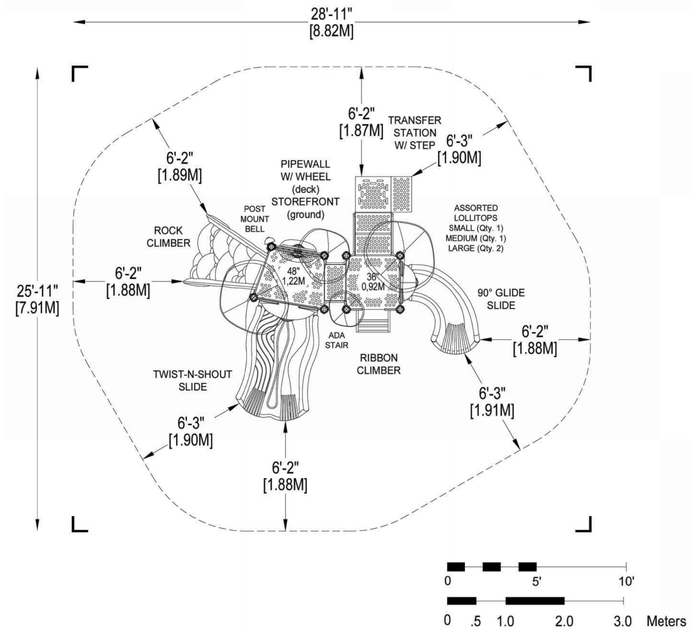
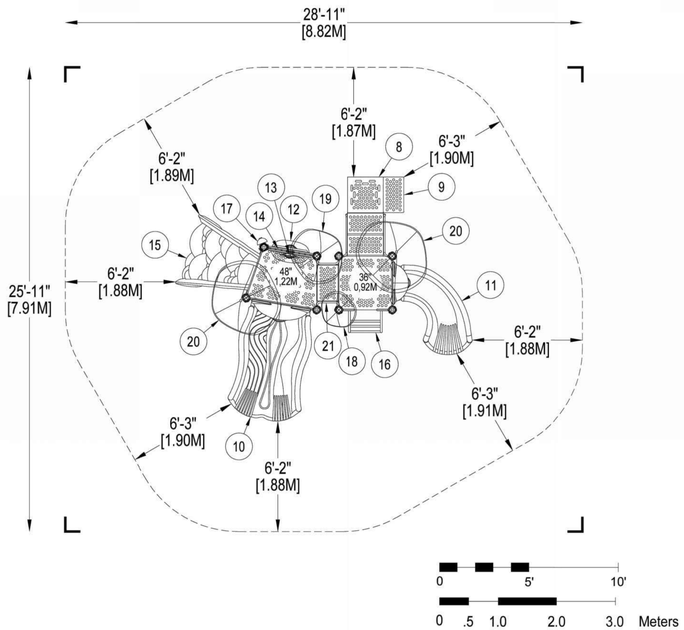
SP-9
Landcape Details

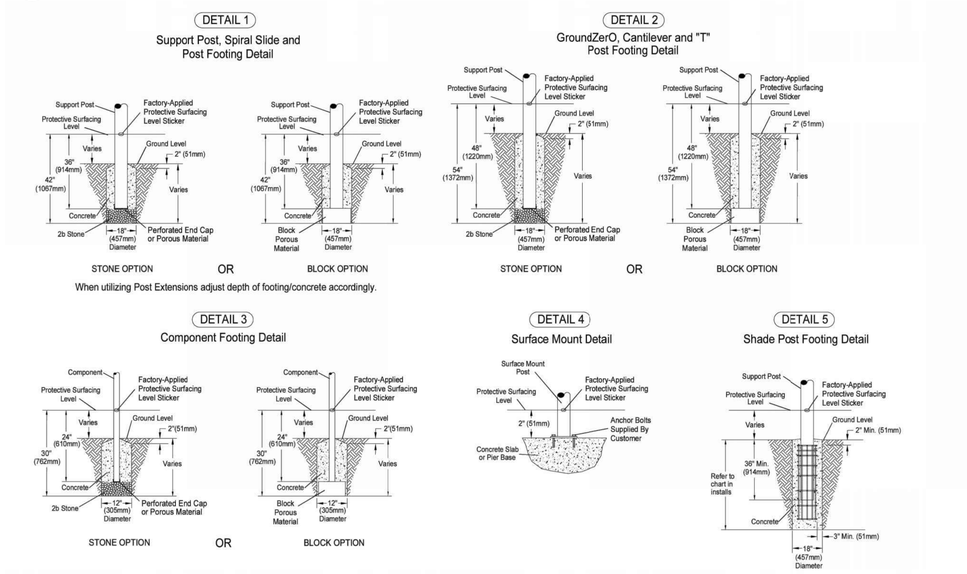
By:Author
3/28/2025 11:10:47 AM





A PLAY STRUCTURE- TYPE 1

Scale: FULLSCALE



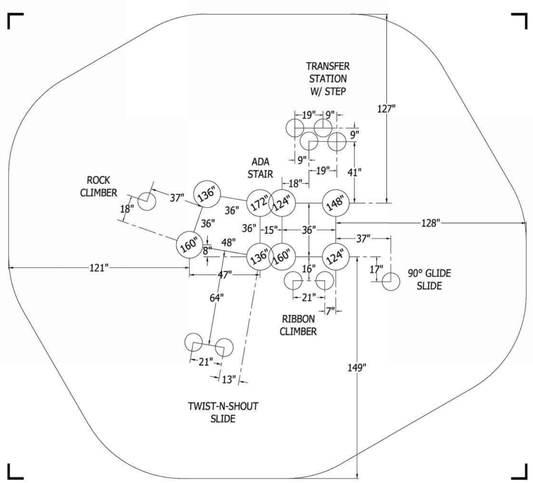
SITE NOTES:

1) The site plan provided must be checked against the actual site area to ensure that placement of your structure meets required clearances.
2) The dimensions labeled are for location of footing holes, not exact placement of equipment. Assemble, plumb, and level equipment before pouring concrete.
3) There must be a minimum distance of 6' (1830mm) between any obstacle, sidewalk, etc., and your structure.
4) Slides must have a use zone that extends out from the lower exit section of the slide a distance that is at least 6' (1830mm) or equal to the vertical distance from the highest point of the sliding surface to the top of the protective surfacing, whichever is greater. The slide use zone should not extend greater than 8' (2438mm) from the end of the lower exit section.
5) The complete area, including the space under and around the equipment, must be covered with an impact attenuating material. See the 1997 publication, "Handbook for Public Playground Safety", published by the U.S. Consumer Product Safety Commission, for guidelines and recommendations on the type and depth of surfacing material. For a copy of the "Handbook for Public Playground Safety", write to: **U.S. Consumer Product Safety Commission Office of Information and Public Affairs Washington, D.C. 20207**

INSTALLATION NOTES:

1) Paved surfaces, such as asphalt and concrete, are not acceptable for use under your structure.
2) It is the consumer's responsibility to check with local utilities prior to excavating footings for any underground utility lines that may exist within the installation area.
3) It is the consumer's responsibility to check local soil conditions and drainage within the site area. Inquire with local contractors for appropriate recommendations.
4) If the structure is to be installed across uneven terrain, maintain the support post mark for protective surfacing level at the lowest grade. Adjust other footings accordingly.
5) The base of footings must be below frost lines.
6) Do not encase the bottom of support posts in concrete. Place all posts directly on packed stone.
7) Assemble the entire structure before pouring concrete unless specifically instructed to do so in the individual component installation instructions.
8) Read completely the installation instructions provided with your structure prior to beginning construction.

***PLAYGROUND SUPERVISION REQUIRED**



COMPANY: PLAYWORLD OR APPROVED EQUAL
ITEM: 350-1736
AGE RANGE: 2-5 YEARS
INSTALL PER MANUFACTURER RECOMMENDATIONS AND SPECIFICATIONS

1. DETAIL(S) FROM MANUFACTURER, RVI IS NOT RESPONSIBLE FOR INFORMATION SHOWN.
2. CONTRACTOR TO VERIFY WITH MANUFACTURER THAT DETAIL(S) IS/ARE MOST CURRENT AVAILABLE PRIOR TO INSTALLATION.
3. ADDITIONAL DETAILS AND INSTALLATION INFORMATION IS PART OF INSTALLATION GUIDE PROVIDED BY MANUFACTURER. CONTRACTOR TO OBTAIN ALL ADDITIONAL INFORMATION AND FULLY UNDERSTAND PRIOR TO INSTALLATION OF EQUIPMENT.
4. REFER TO SITE PLANS FOR ADJACENT PLAYGROUND SURFACING. FINISHED SURFACE LEVEL SHOWN ON DETAIL SHALL BE HELD FOR ALL SURFACE TYPES.

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SP-10

Landscape Details

By:Author

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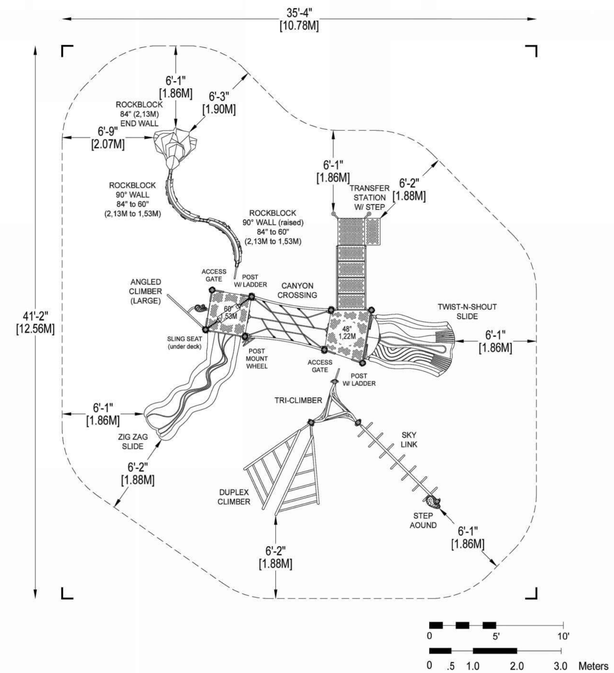
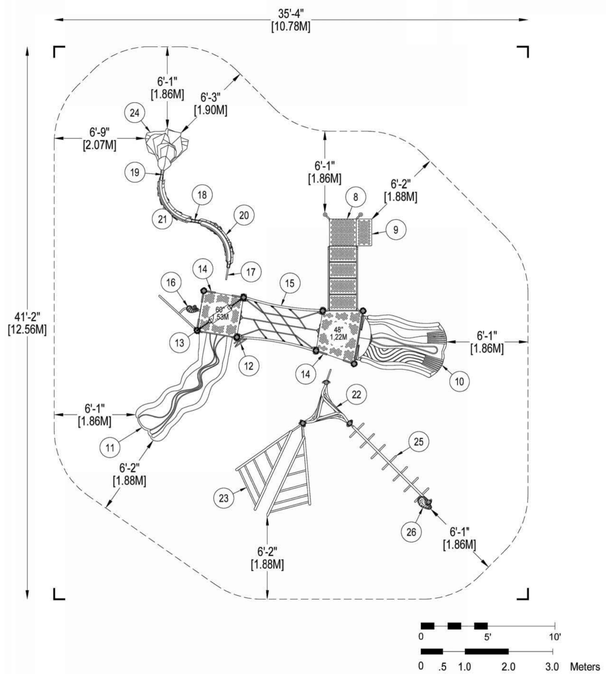


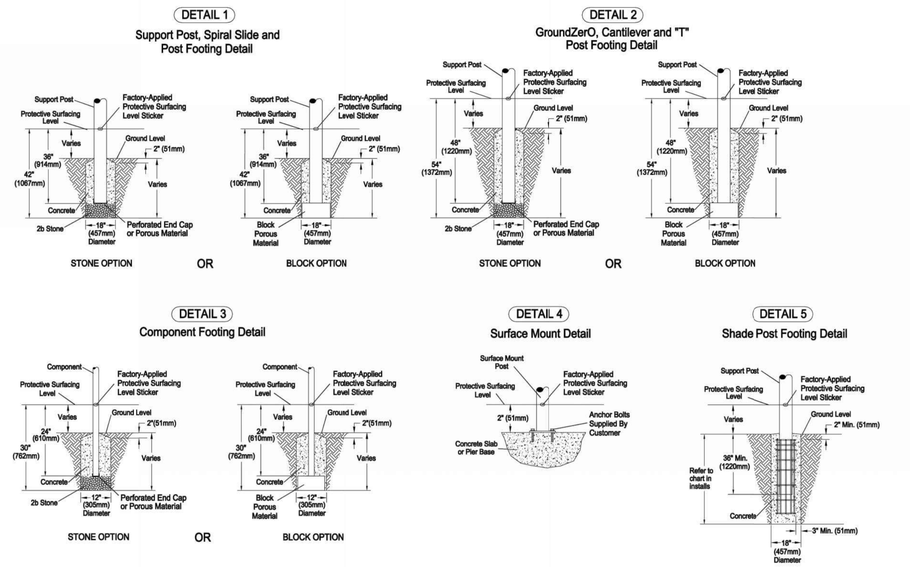
COMPANY: PLAYWORLD OR APPROVED EQUAL
ITEM: 350-2105A
AGE RANGE: 5-12 YEARS
INSTALL PER MANUFACTURER RECOMMENDATIONS AND SPECIFICATIONS

1. DETAIL(S) FROM MANUFACTURER, RVI IS NOT RESPONSIBLE FOR INFORMATION SHOWN.
2. CONTRACTOR TO VERIFY WITH MANUFACTURER THAT DETAIL(S) IS/ARE MOST CURRENT AVAILABLE PRIOR TO INSTALLATION.
3. ADDITIONAL DETAILS AND INSTALLATION INFORMATION IS PART OF INSTALLATION GUIDE PROVIDED BY MANUFACTURER. CONTRACTOR TO OBTAIN ALL ADDITIONAL INFORMATION AND FULLY UNDERSTAND PRIOR TO INSTALLATION OF EQUIPMENT.
4. REFER TO SITE PLANS FOR ADJACENT PLAYGROUND SURFACING. FINISHED SURFACE LEVEL SHOWN ON DETAIL SHALL BE HELD FOR ALL SURFACE TYPES.

(A) PLAY STRUCTURE- TYPE 2

Scale: FULLSCALE





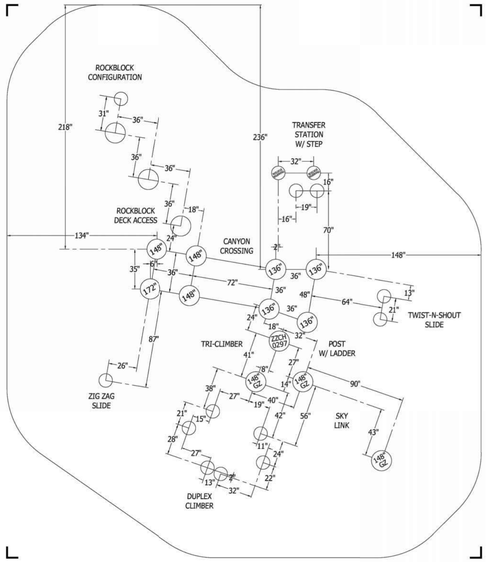
SITE NOTES:

1) The site plan provided must be checked against the actual site area to ensure that placement of your structure meets required clearances.
2) The dimensions labeled are for location of footing holes, not exact placement of equipment. Assemble, plumb, and level equipment before pouring concrete.
3) There must be a minimum distance of 9' (1830mm) between any obstacle, sidewalk, etc., and your structure.
4) Slides must have a use zone that extends out from the lower exit section of the slide a distance that is at least 6' (1830mm) or equal to the vertical distance from the highest point of the sliding surface to the top of the protective surfacing, whichever is greater. The slide use zone should not extend greater than 8' (2438mm) from the end of the lower exit section.
5) The complete area, including the space under and around the equipment, must be covered with an impact attenuating material. See the 1997 publication, "Handbook for Public Playground Safety", published by the U.S. Consumer Product Safety Commission, for guidelines and recommendations on the type and depth of surfacing material. For a copy of the "Handbook for Public Playground Safety", write to: U.S. Consumer Product Safety Commission
Office of Information and Public Affairs
Washington, D.C. 20207

INSTALLATION NOTES:

1) Paved surfaces, such as asphalt and concrete, are not acceptable for use under your structure.
2) It is the consumer's responsibility to check with local utilities prior to excavating footings for any underground utility lines that may exist within the installation area.
3) It is the consumer's responsibility to check local soil conditions and drainage within the site area. Inquire with local contractors for appropriate recommendations.
4) If the structure is to be installed across uneven terrain, maintain the support post mark for protective surfacing level at the lowest grade. Adjust other footings accordingly.
5) The base of footings must be below frost lines.
6) Do not encase the bottom of support posts in concrete. Place all posts directly on packed stone.
7) Assemble the entire structure before pouring concrete unless specifically instructed to do so in the individual component installation instructions.
8) Read completely the installation instructions provided with your structure prior to beginning construction.

***PLAYGROUND SUPERVISION REQUIRED**



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SP-11
Landscape Details

By:Author
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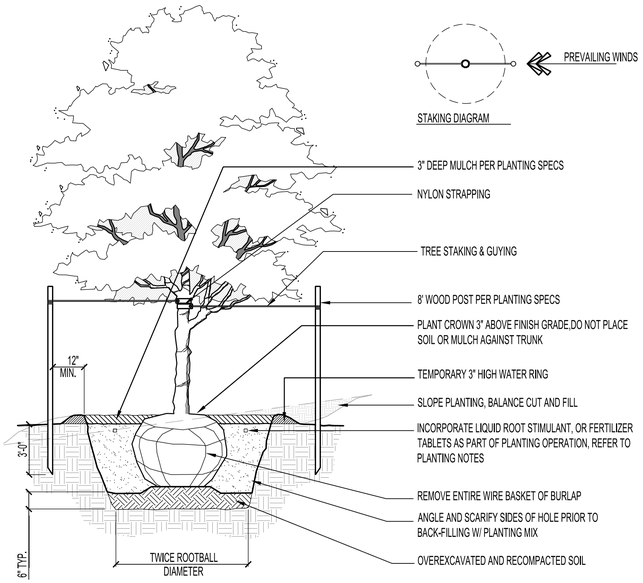
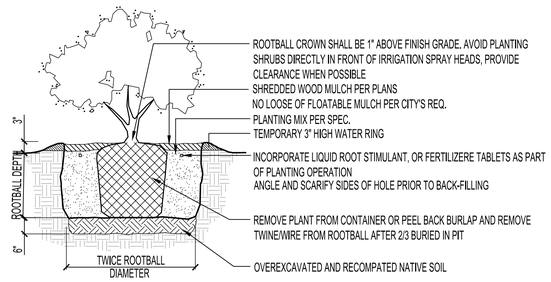


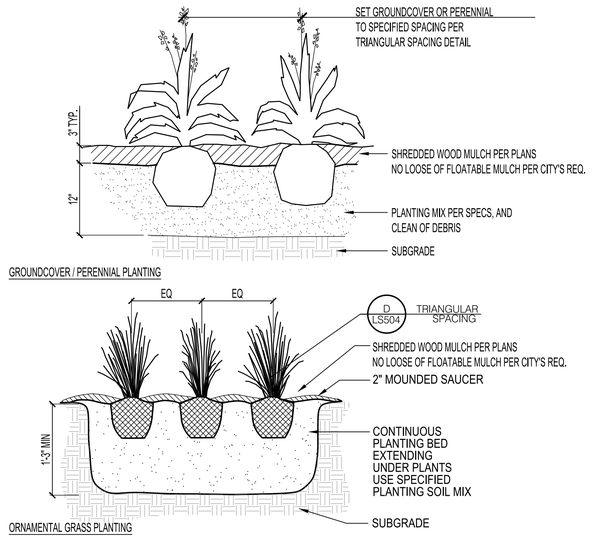
A DECIDUOUS TREE PLANTING

Scale: N.T.S.



B SHRUB PLANTING

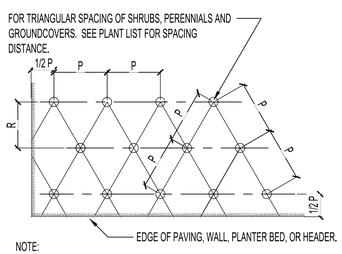
Scale: N.T.S.



NOTE:
1. MIN. ROOT SPREAD TO BE IN ACCORDANCE WITH 'AMERICAN STANDARDS FOR NURSERY STOCK'
2. PRUNE ALL DAMAGED, DISEASED, OR WEAK LIMBS AND ROOTS.
3. CLEANLY PRUNE ALL DAMAGED ROOT ENDS.
4. DO NOT ALLOW ROOTS TO DRY OUT DURING INSTALLATION PROCESS
5. PLANTS SHALL BE EQUAL DISTANCES APART REFER TO PLANT SCHEDULE FOR MORE INFORMATION

C ORNAMENTAL GRASS & PERENNIAL PLANTING

Scale: N.T.S.



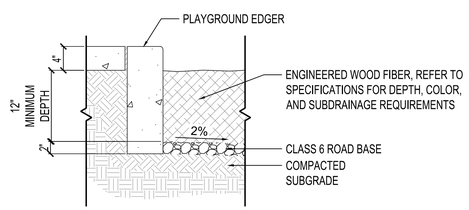
TYPICAL SPACING CHART

P	R	AREA PER PLANT
TRIANGULAR	ROW	SQ. FT.
4"	3 7/16"	.096
6"	5 1/4"	.22
8"	7"	.385
10"	8 3/4"	.60
12"	10 3/8"	.87
18"	15 5/8"	1.95
24"	20 3/4"	3.46
30"	26"	5.42
36"	31"	7.80
48"	41 1/2"	13.84
60"	52"	21.65
72"	62 3/8"	31.20

NOTE:
1. SPACING AND PLANT QUANITY SHALL BE VERIFIED IN FIELD BY LANDSCAPE CONTRACTOR. ANY INDIFERENCES BETWEEN THE BUILT LANDSCAPE AND THE PLANS SHALL BE BROUGHT TO THE ATTENTION OF THE LANDSCAPE ARCHITECT BEFORE PLANTING INSTALLATION.

D PLANT SPACING DIAGRAM

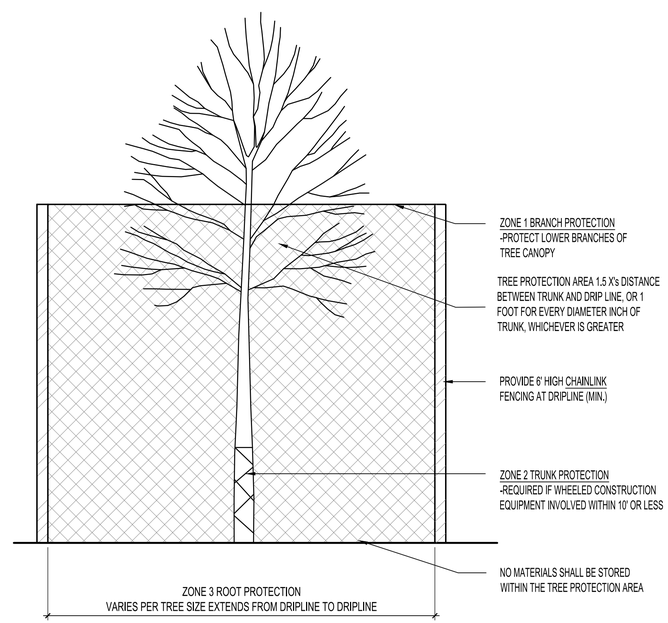
Scale: 1" = 1'-0"



NOTES:
CONTRACTOR TO VERIFY AT TIME OF CONSTRUCTION THAT SAFETY SURFACE DEPTHS COMPLY WITH CRITICAL FALL HEIGHT DEPTHS PER ASTM AND DENVER PARK STANDARDS.

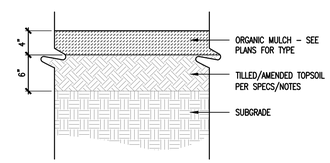
E ENGINEERED WOOD FIBER

Scale: 1" = 1'-0"



F TREE PROTECTION

Scale: 1" = 1'-0"



NOTES:
1. DO NOT INSTALL LANDSCAPE FABRIC UNDER MULCH.

G MULCH

Scale: 1 1/2" = 1'-0"

DT-PLNT-MULCH

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SP-12
Landscape Details

By:Author

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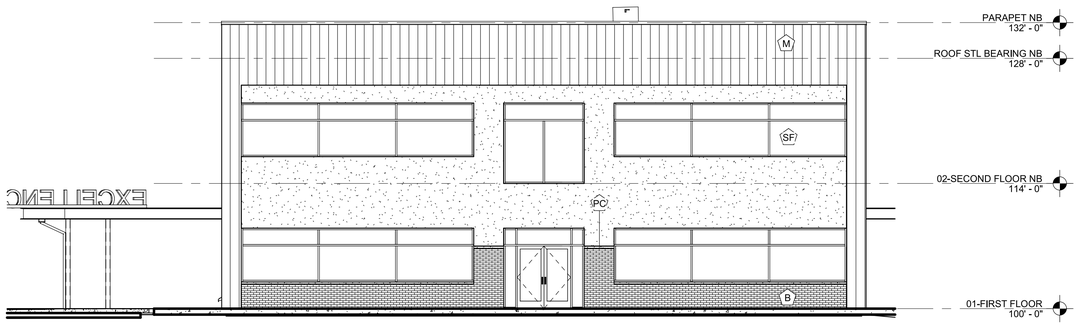
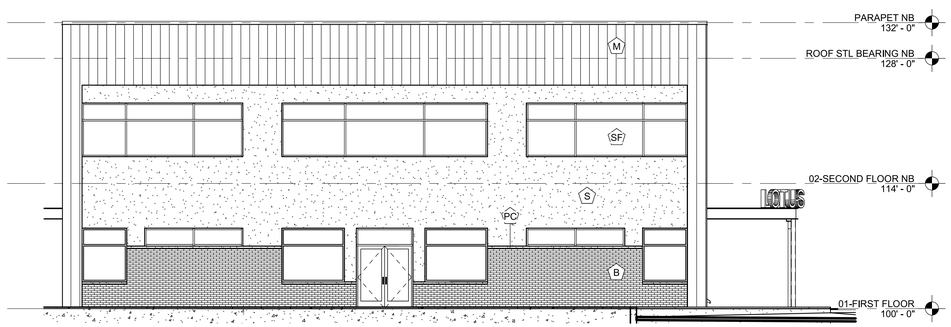
EXTERIOR FINISH LEGEND

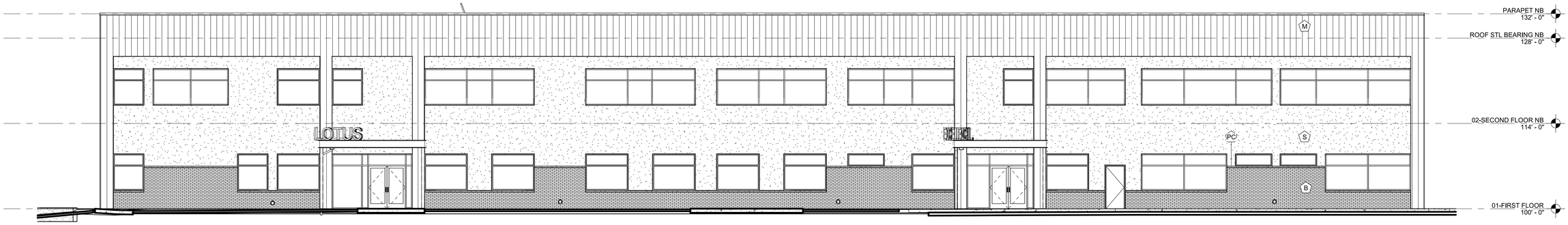
SYM.	PATTERN	DESCRIPTION	MANUFACTURER / COLOR
M		BERRIDGE METAL PANEL OVER 7/8" HAT CHANNEL	BERRIDGE FW-12 COLOR SHASTA WHITE
S		THREE COAT STUCCO (3/8" SCRATCH COAT, 3/8" BROWN COAT, 1/8" FINISH COAT) OVER PAPER BACKED METAL LATH ON TYVEK STUCCO WRAP	LOTUS SCHOOL COLOR NAVY BLUE
B		RUNNING BOND 3/4" MIN. THIN BRICK SET IN MORTAR OVER PAPER BACKED METAL LATH ON TYVEK STUCCO WRAP ON 1/2" THICK CEMENT BACKER BOARD OR GYPSUM SHEATHING	BELDEN: GRAPHITE BLACK VELOUR OR SIMILAR
SF		STOREFRONT WINDOW SYSTEM WITH PPG SOLARBAN 70XL (2) SOLARGRAY GLAZING	TUBELITE TU14000 DARK BRONZE MULLIONS
PC		PRECAST	GRAY



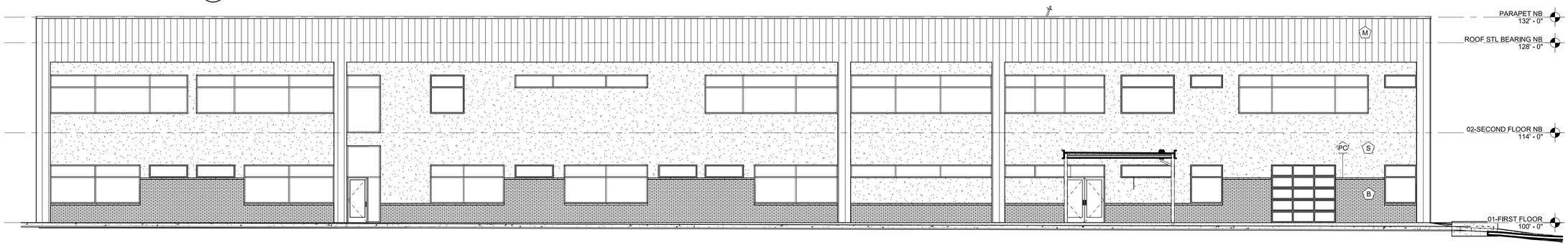
1 NORTH ELEVATION
SCALE: 1/8" = 1'-0"



2 SOUTH ELEVATION
SCALE: 1/8" = 1'-0"



3 EAST ELEVATION
SCALE: 1/8" = 1'-0"



4 WEST ELEVATION
SCALE: 1/8" = 1'-0"

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LOTUS SCHOOL FOR EXCELLENCE

11001 EAST ALAMEDA AVENUE
AURORA, CO 80012

DATE	DESC.
11/11/2024	PREAPP
03/12/2025	MDLR CON DOC
03/26/2025	PRELIM
04/10/2025	DD
05/20/2025	MDLR RSPNS 1

SP-13
EXTERIOR ELEVATIONS

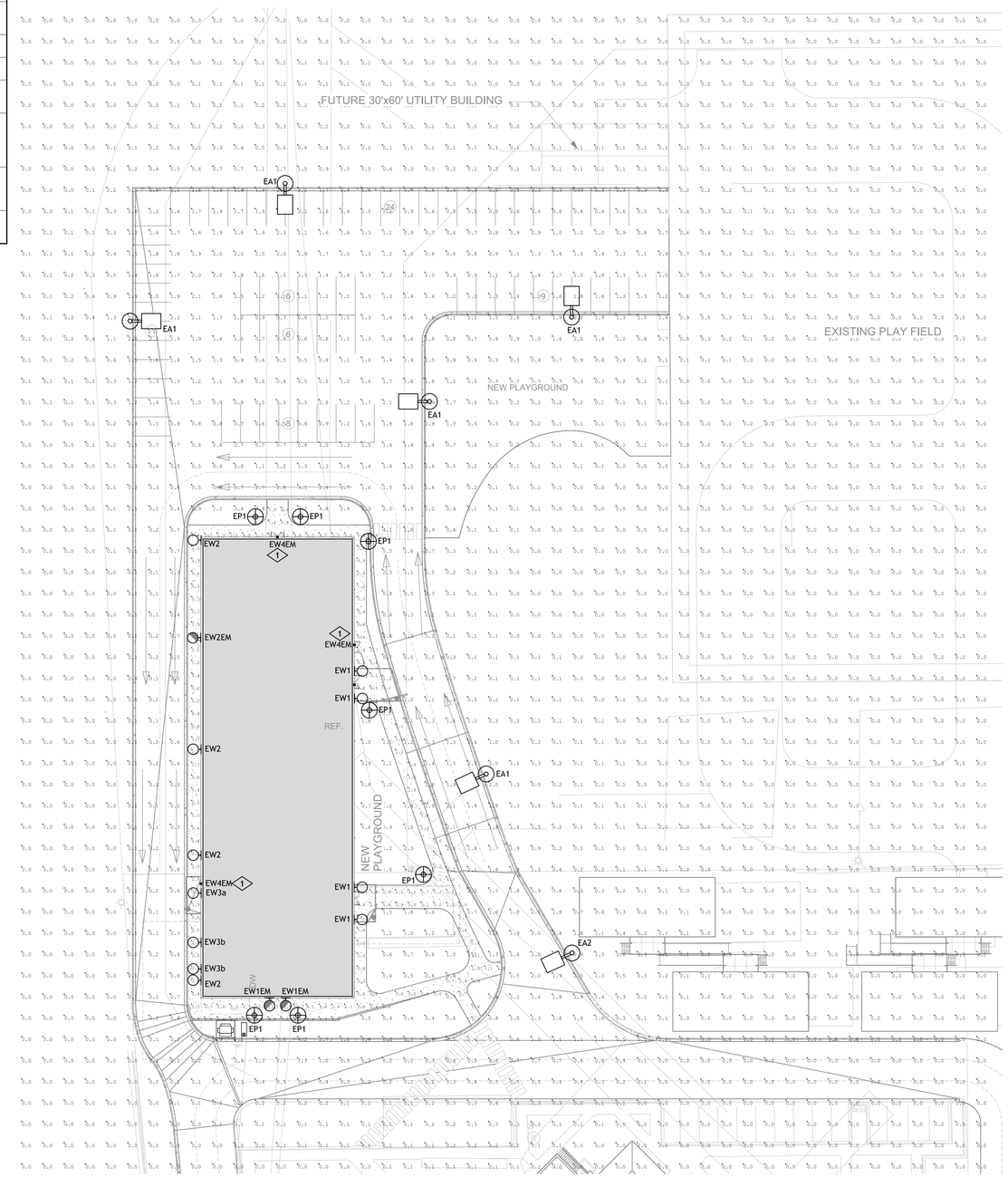
By:Author
5/23/2025 12:28:05 PM

EXTERIOR LIGHTING FIXTURE SCHEDULE

TYPE	DESCRIPTION	MANUFACTURER	CATALOG NUMBER	VOLTAGE	LAMP QUAN.	LAMP WATTAGE	LAMP / CCT / CRI	MAX WATTAGE	LUMEN OUTPUT	DIMMING CAPABILITY	FIXTURE FINISH	MOUNTING	BOF/RFD /OFH	NOTES
EA1	EXTERIOR LED AREA POLE LIGHT, SINGLE HEAD, TYPE IV WIDE DISTRIBUTION, 25'-0" TALL POLE	MCGRAW-EDISON	GALN-SA2C-730-U-T4W	277 V	1	108 W	LED / 3000K / 80CRI	108 VA	12885	0-10V	BLACK	AREA POLE	25'-0" OFH	
EA2	EXTERIOR LED AREA POLE LIGHT, SINGLE HEAD, TYPE IV FORWARD DISTRIBUTION, 25'-0" TALL POLE	MCGRAW-EDISON	GALN-SA2C-730-U-T4FT-BK-[CONTROLS]	277 V	1	108 W	LED / 3000K / 80CRI	108 VA	12847	0-10V	BLACK	AREA POLE	25'-0" OFH	
EP1	13.1FT TALL PEDESTRIAN POLE, ILLUMINATED RING, SYMMETRIC 100 DEGREE DISTRIBUTION	HEPER LIGHTING	LL2031.511-U5-SYM-1050-830-0-10 V-HM1 / PAFK.D114	277 V	1	60 W	LED / 3000K / 80CRI	60 VA	5287	0-10V	BLACK	PEDESTRIAN POLE	13.1' OFH	
EW1	EXTERIOR DECORATIVE WALL SCONCE WITH RECTILINEAR DECORATIVE ELEMENTS, 5" WIDE, 22" TALL, 4" DEEP WITH 5"x5" BACKBOX	WAC	WS-W57422-3000K-BK	277 V	1	28 W	LED / 3000K / 90CRI	28 VA	777	TRIAC TO 5%	BLACK	WALL SURFACE	6'-6" BOF	
EW1EM	EXTERIOR 6.7" WIDE, 26" TALL RECTANGULAR SCONCE, REMOTE EMERGENCY BATTERY BACKUP	SPI LIGHTING	AIW10476-120-277V-3000K-DF_80-E MR	277 V	1	29 W	LED / 3000K / 80CRI	29 VA	1173	0-10V TO 1%	BLACK	WALL SURFACE	6'-0" BOF	
EW2	EXTERIOR LED WALL PACK, TYPE I DISTRIBUTION	FC LIGHTING	FCW1084-UNV-830-14L-BKE-SYM	277 V	1	26 W	LED / 3000K / 80CRI	26 VA	1413	0-10V TO 1%	BLACK	WALL SURFACE	18'-0" BOF, UON	
EW2EM	EXTERIOR LED WALL PACK, TYPE I DISTRIBUTION, INTEGRAL EMERGENCY BATTERY BACKUP	FC LIGHTING	FCW1084-UNV-830-14L-BKE-SYM / FCW1084R-UNV-830-14L-BKE-SYM-BBUX	277 V	1	26 W	LED / 3000K / 80CRI	26 VA	1413	0-10V TO 1%	BLACK	WALL SURFACE	18'-0" BOF, UON	
EW3a	10" HEIGHT WALL MOUNT LED CYLINDER, DIRECT/INDIRECT, DIRECT: 25DEG OPTIC, 14W, 1160 LUM; INDIRECT: 50DEG OPTIC, 14W, 1095LUM, WET-RATED, LOW GLARE, WITH SOFT DIFFUSED SOLITE LENS, TEXTURED MATTE BLACK	SPI LIGHTING	AE4SEALCYW-DI-STR-10IN-FTMBE-B VLG-FTMB-SW-25DEG-50DEG-2STP-90CRI-30K-LSDL-UNV-14W-14W-DI-1C-FLS-FTMBE	277 V	1	28 W	LED / 3000K / 90CRI	28 VA	2255	0-10V TO 1%	TBD	WALL SURFACE	8'-0" BOF	
EW3b	10" HEIGHT WALL MOUNT LED CYLINDER, DIRECT ONLY: 25DEG OPTIC, 14W, 1160LUM, WET-RATED, LOW GLARE, WITH SOFT DIFFUSED SOLITE LENS, TEXTURED MATTE BLACK	SPI LIGHTING	AE4SEALCYW-D-STR-10IN-FTMBE-B VLG-FTMB-SW-25DEG-2STP-90CRI-30K-LSDL-UNV-14W-14W-DI-1C-FLS-FTMBE	277 V	1	28 W	LED / 3000K / 90CRI	28 VA	1160	0-10V TO 1%	BLACK	WALL SURFACE	8'-0" BOF	
EW4EM	EXTERIOR WALL MOUNTED EMERGENCY LIGHT, 10" WIDE, 2.25" DEPTH, 5"x5" BACK-BOX, INTEGRAL EMERGENCY BATTERY BACKUP	MULE LIGHTING	EAE-BB-10-BL-W	277 V	1	10 W		10 VA	546	--	BLACK	WALL SURFACE	9'-0" BOF	

KEYNOTE LEGEND

KEY VALUE	KEYNOTE TEXT
1	LIGHT FIXTURE TYPE EW4EM IS NOT INCLUDED IN PHOTOMETRIC CALCULATION AS THIS LIGHT ONLY FUNCTIONS IN EMERGENCY SITUATIONS.



NORTH

1 | SITE PLAN PHOTOMETRIC

SDP0.0 | 1" = 30'-0"

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DATE	DESC.
05/22/2025	SITE PHOTOMETRIC

SP-14

PHOTOMETRIC SITE PLAN

By:Author

5/22/2025 4:11:14 PM