

DAGMIT GISHEN MARYAM ETHIOPIAN ORTHODOX CHURCH

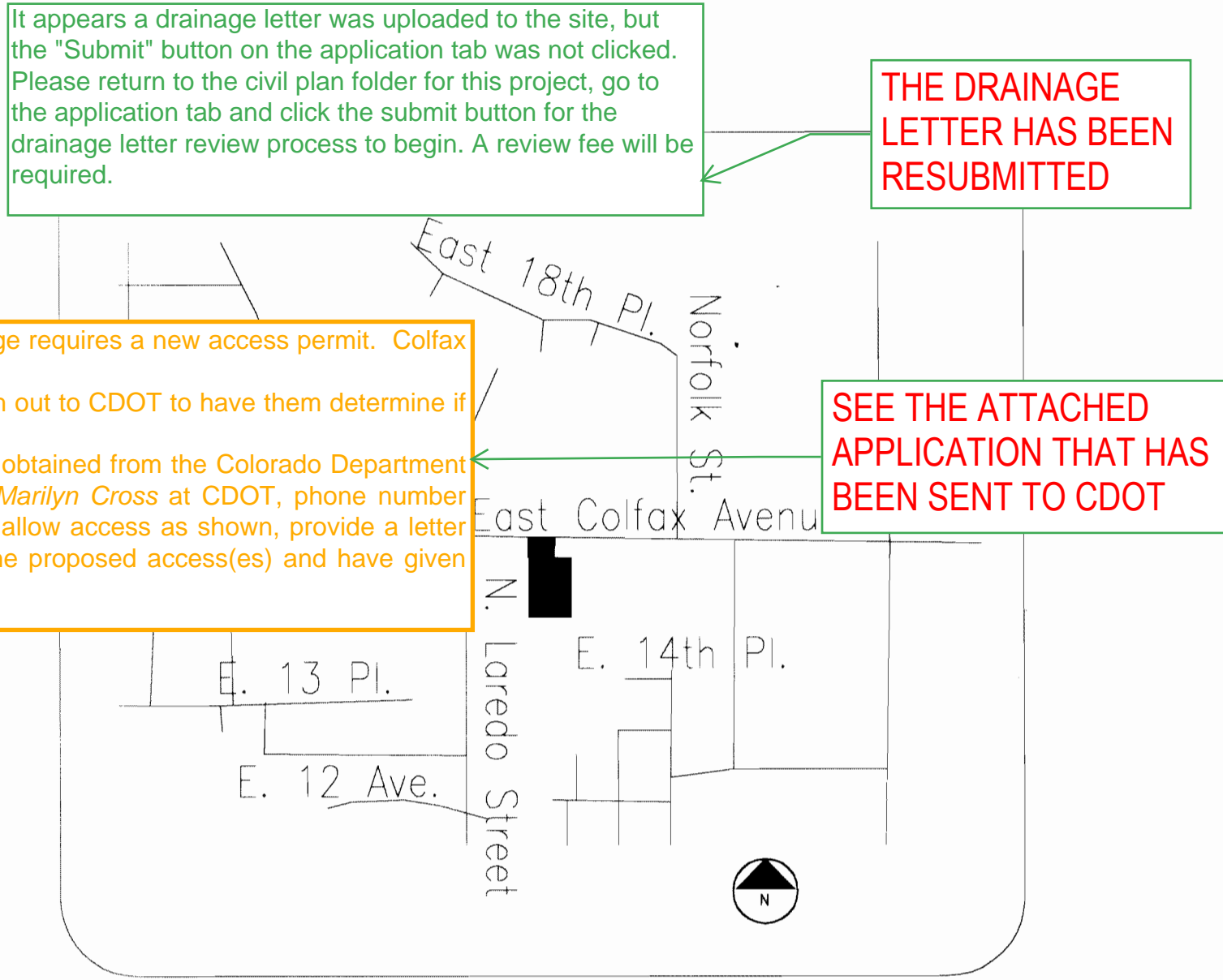
SITE PLAN

2 NEW ADDITION MINOR AMENDMENT 3-28-19

GENERAL 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."
4. "Accessible exterior routes" shall be provided from public transportation stops, accessible parking, accessible passenger loading zones and public sidewalks to the accessible building entrance they serve. At least 50% of all building entrances shall be the most practical direct route. No slope along this route may exceed 1:20 without providing a ramp with a maximum slope of 1:12 and handrails. Crosswalks along this route shall be wide enough to wholly contain the curb ramp with a minimum width of 36" and shall be painted with white stripes. Required accessible means of egress shall be continuous from the building entrance to the occupied area to the public way. The "Accessible Exterior Routes" shall comply with the requirements of Appendix 11, and C.A.B.O. Development/Design Standards.
5. The applicant has the obligation to provide a full radio frequency survey of both the addition and the existing structure. (See Chapter 11 of the 2015 IFC)
6. The developer, his successors and assigns, shall be responsible for installation, maintenance and replacement of all fire lane signs as required by the City of Aurora.
7. All crossings of easements and structures shall be subject to the approval of the City of Aurora and shall be subject to the approval of the City of Aurora and shall be subject to the approval of the City of Aurora.
8. The approval of improvements and structures shall be subject to the approval of the City of Aurora and shall be subject to the approval of the City of Aurora.
9. All building additions shall be subject to the approval of the City of Aurora and shall be subject to the approval of the City of Aurora.
10. All rooftop mechanical equipment shall be screened by a 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, et cetera shall interfere with the operation of the utility lines placed within the easement. By submitting these site or construction plans for approval, the landowner recognizes and accepts the terms, conditions and requirements of this note.
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, foundations, footings, cantilevered walls, etc.,) are not allowed to encroach into any easement or fire lane.

Reach out to CDOT to determine if this change requires a new access permit. Colfax Ave is a state highway. This is an extension of an existing use, reach out to CDOT to have them determine if a new access permit is required. Approval and access permits will need to be obtained from the Colorado Department of Transportation (CDOT). Please contact Marilyn Cross at CDOT, phone number 303.512.4266. In order to insure CDOT will allow access as shown, provide a letter from CDOT indicating they have reviewed the proposed access(es) and have given preliminary approval.



VICINITY MAP Not to Scale

DATA

Land area within property lines:	4.7 Acres
Gross floor area:	18,000 Sq. Ft.
Number of buildings:	1
Maximum height of buildings:	25' Occupied
Total building coverage:	8.7% and 18,000 Sq. Ft.
Hard surface area:	52% and 105,748 Sq. Ft.
Landscape area:	48% and 100,121 Sq. Ft.
Present zoning classification:	R-A
Permitted maximum sign area:	116 Sq. Ft.
Proposed total sign area:	102 Sq. Ft. (Entry=45 sf; Bldg=57 sf)
Proposed Number of signs:	2 (1 at Entry; 1 on Building))
Parking spaces required:	160 (Place of Worship: 1 space per 4 seats)
Parking spaces provided:	165
Handicap spaces required:	6
Handicap spaces provided:	6
Loading spaces required:	0
Loading spaces provided:	0
Building Construction Type:	V-A, Fully-sprinklered

The removal or elimination of prairie dogs is governed by the laws of the State of Colorado as administered by the Colorado Division of Wildlife. While the City of Aurora does not have a formal policy on such removal and elimination, we ask that developers and landowners be humane in their treatment of all wild animals. All prairie dogs shall be humanely removed before construction equipment is moved onto the development site.

AMENDMENTS:

- Minor Amendment 05-10-06
Modify building materials, add decorative lighting, modify sidewalks, modify phasing
Mylar Change 9-15-06
Add sidewalks, parking lights, additional flag poles, concrete planter boxes, landscape modifications, show sign details
MYLAR CHANGE 6/27/06
TO SHOW AS-BUILT CORRECTIONS TO BUILDING ELEVATIONS, LANDSCAPE AND SIDE WALKS

LEGAL DESCRIPTION

The East 1/2 of Tract 10 of vacation of part of Altura Farms in Section 5, Township 4 South, Range 66 West of the 6th P.M., more particularly described as the East half of the East half of the NW 1/4 of the NW 1/4 of the NE 1/4 of Section 5, Township 4 South, Range 66 West, except any portion lying within Colfax Avenue and except that portion described in warranty deed recorded May 14, 1998 at Reception No. A8072012, and East 33 feet of tract 9 of vacation of part of Altura Farms, and the W 1/2 of Tract 10 of vacation of part of Altura Farms, in Section 5, Township 4 South, Range 66 West of the 6th P.M., more particularly described as follows: the East 1/2 of the Northwest 1/4 of the Northwest 1/4 of the Northeast 1/4 of Section 5, Township 4 South, Range 66 West, except any portion lying within Colfax Avenue, County of Arapahoe, State of Colorado, being more particularly described as:

Commencing at the North 1/4 of said Section 5; thence S89°51'34"E along the North line of the NE 1/4 of said Section 5, a distance of 297.43 feet; thence S 00°13'02" E 40.00 feet to a point on the south right of way line of East Colfax Avenue and the true point of beginning; thence S 89°51'34" E parallel with and 40.00 feet South of the North line of the NE 1/4, a distance of 253.48 feet to a point on the West line of a parcel described at reception no. A8072012 of the records of Arapahoe County; thence S 00°13'15"E along said west line, 210.00 feet to the southwest corner thereof; thence S89°51'34"E along along the south line of aforesaid parcel, a distance of 110.00 feet to the East line of the NW 1/4 NW1/4 NE 1/4 of said Section 5; thence S 00°13'15"E along aforesaid East line a distance of 412.59 feet to the South line of said NW 1/4 NW 1/4 NE 1/4; thence N89°56'08" W along the South line of said NW 1/4 NW1/4 NE 1/4, a distance of 363.52 feet; thence N 00°13'02"W a distance of 623.08 feet to the true point of beginning.

Containing 203,299 square feet or 4.667 acres more or less.

Also known as Lot 1, Block 1, Ethiopian Orthodox Church Subdivision Filing No. 1.

OWNER & NOTARY PUBLIC'S CERTIFICATION

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, Ethiopian Orthodox Church has caused these (Corporation, Company, or Individual) presents to be executed this 19 day of May AD. 2005.

By: Joseph C. Tafari Corporate (Principals or Owners) Seal

State of Colorado _____)ss County of Denver _____)

The foregoing instrument was acknowledged before me this 19th day of May AD, 2005 by Joseph Tafari (Principals or Owners)

Witness my hand and official seal Tina L. Kuykendall (Notary Public)



My commission expires 5-21-06
Notary Business Address: 100 Broadway Denver CO 80203

CITY OF AURORA APPROVALS

City Attorney:	<u>Robert W. Smith</u>	<u>5/24/05</u>	Date:
Planning Director:	<u>AF</u>	<u>5/26/05</u>	Date:
Planning Commission:	<u>AF</u>	<u>2/24/03</u>	Date:
(Chairperson)	<u>NA</u>		
City Council:			Date:
(Mayor)			
Attest:			Date:
(City Clerk)			

Accepted for filing in the office of the Clerk and Recorder of _____ Colorado at _____ o'clock _____ M, this _____ day of _____ AD, _____
Clerk and Recorder: _____ Deputy: _____

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16250 EAST COLFAX

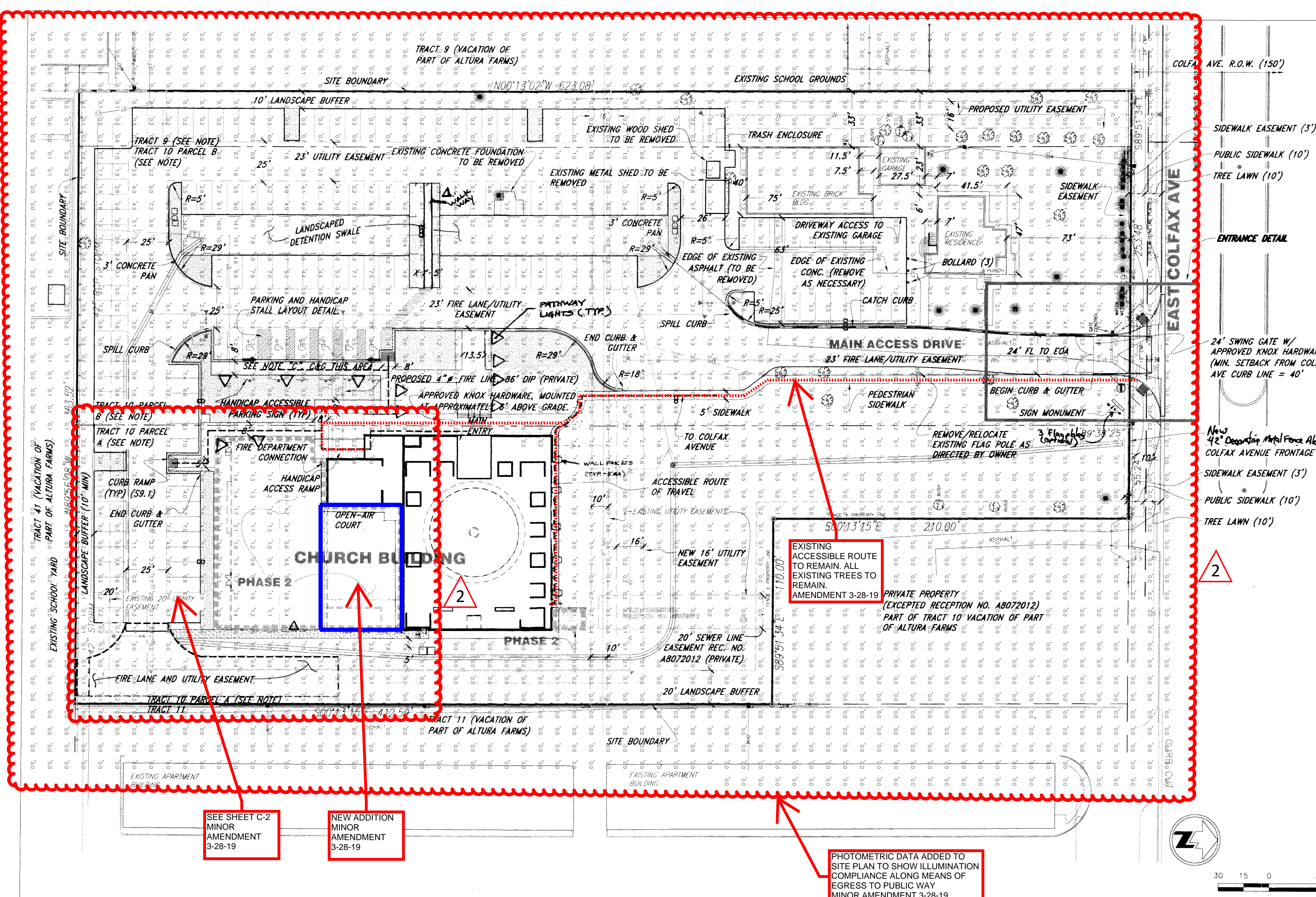
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No.	Revision	Description	Date

Sheet Title:

General Data

Project Number: 21357
Drawn By: k.p.
Issue Date: 05.18.05
Sheet Number: **A0.0**



LEGEND

- SET NO. 5 REBAR & CAP P.L.S. NO. 16828
- 5435.00 SPOT ELEVATION
- FENCE LINE
- LIGHT POLE
- EM ELECTRIC METER
- GM GAS METER
- OHW --- OVERHEAD WIRES
- SANITARY SEWER MANHOLE
- TH TEST HOLE
- STORM SEWER MANHOLE
- ☀ CONIFEROUS TREE/DIAMETER
- ☀ DECIDUOUS TREE/DIAMETER
- UTILITY POLL
- WV WATER VALVE
- FIRE HYDRANT
- CONCRETE
- ASPHALT
- SPILL CURB AND GUTTER
- CATCH CURB AND GUTTER
- EDGE OF ASPHALT
- LIGHTING SA-2
- LIGHTING SA-1
- DESIGNATED CROSSWALKS
- CURB RAMP (S3.1)
- (S3.1) DENOTES CITY OF AURORA STD DETAIL I.D. NUMBER

NOTE:

A) TRACT 9, TRACT 10 PARCEL A, TRACT 10 PARCEL B ARE A VACATION OF PART OF ALTURA FARMS.

B) ARCHITECTURAL FEATURES (I.E. BAY WINDOWS, FIREPLACES, ROOF OVERHANG, FOUNDATIONS, FOOTINGS, CANTILEVERED WALLS, ETC...) ARE NOT ALLOWED TO ENCR OACH INTO ANY EASEMENT OR FIRE LANE.

C) THE CURB AND GUTTER BETWEEN THE ARROWS SHOULD BE DEPRESSED DOWN TO GUTTER LEVEL TO ALLOW WHEELCHAIR ACCESS TO THE SIDEWALK. RAMP THE SIDEWALK AND CURB DOWN TO GUTTER LEVEL IN THE AREAS SHOWN WITH ARROWS.

LAND-USE DATA TABLE

CATEGORY	AREA(oc)	PERCENT
BUILDINGS -EXISTING -PROPOSED	0.12 0.44	2.6% 9.4%
DRIVEWAYS, PARKING & SIDEWALKS	1.90	40.7%
LANDSCAPED AREAS	2.21	47.3%
TOTAL SITE	4.67	100.0%

APPROVED FOR ONE YEAR FROM THIS DATE

CITY ENGINEER	DATE
DIRECTOR OF UTILITIES	DATE

GENERAL NOTES:

- CITY OF AURORA PLAN REVIEW IS ONLY FOR GENERAL CONFORMANCE WITH CITY OF AURORA DESIGN CRITERIA AND THE CITY CODE. THE CITY IS NOT RESPONSIBLE FOR THE ACCURACY AND ADEQUACY OF THE DESIGN, DIMENSIONS AND ELEVATIONS, WHICH SHALL BE CONFIRMED AND CORRELATED AT THE JOB SITE. THE CITY OF AURORA, THROUGH THE APPROVAL OF THIS DOCUMENT, ASSUMES NO RESPONSIBILITY FOR THE COMPLETENESS AND/OR ACCURACY OF THIS DOCUMENT.
- ALL ROADWAY CONSTRUCTION SHALL CONFORM TO CITY OF AURORA "ROADWAY DESIGN AND CONSTRUCTION SPECIFICATIONS", LATEST VERSION.
- ALL WATER DISTRIBUTION, SANITARY SEWER AND STORM DRAINAGE CONSTRUCTION SHALL CONFORM TO CITY OF AURORA "PUBLIC UTILITY IMPROVEMENT RULES AND REGULATIONS REGARDING STANDARDS AND SPECIFICATIONS", LATEST VERSION.
- ALL MATERIALS AND WORKMANSHIP SHALL BE SUBJECT TO INSPECTION BY THE CITY. THE CITY RESERVES THE RIGHT TO ACCEPT OR REJECT ANY MATERIALS AND WORKMANSHIP THAT DOES NOT CONFORM TO THE CITY STANDARDS AND SPECIFICATIONS. THE CONTRACTOR SHALL NOTIFY THE CITY PUBLIC IMPROVEMENT INSPECTIONS DIVISION, 303-739-7350, 24 HOURS PRIOR TO BEGINNING CONSTRUCTION.
- LOCATION OF EXISTING UTILITIES SHALL BE VERIFIED BY THE CONTRACTOR PRIOR TO ACTUAL CONSTRUCTION. FOR INFORMATION, CONTACT UTILITY NOTIFICATION CENTER OF COLORADO, 1-800-922-1987.
- THE CONTRACTOR SHALL HAVE ONE SIGNED COPY OF PLANS (APPROVED BY THE CITY OF AURORA), ONE COPY OF THE APPROPRIATE STANDARDS AND SPECIFICATIONS, AND A COPY OF ANY PERMITS AND EXTENSION AGREEMENTS NEEDED AT THE JOB SITE AT ALL TIMES.
- IT IS THE CONSULTANT'S RESPONSIBILITY TO ACCURATELY SHOW EXISTING CONDITIONS, BOTH ON-SITE AND OFF-SITE, ON THE CONSTRUCTION PLANS. ANY MODIFICATIONS NEEDED DUE TO CONFLICTS, OMISSIONS, OR CHANGED CONDITIONS EITHER ON-SITE OR OFF-SITE THAT ARISE IN THE FIELD WILL BE ENTIRELY THE DEVELOPER'S RESPONSIBILITY. THE COST TO RECTIFY ANY ADVERSE SITUATION TO MEET THE CITY STANDARDS AND SPECIFICATIONS AND THE CITY CODE SHALL BE BORNE SOLELY BY THE DEVELOPER.

- THE OWNER/DEVELOPER MUST OBTAIN THE WRITTEN PERMISSION OF THE ADJACENT PROPERTY OWNER(S) PRIOR TO ANY OFF-SITE GRADING OR CONSTRUCTION.
- CONCRETE SHALL NOT BE PLACED UNTIL THE FORMS HAVE BEEN INSPECTED AND A POUR SLIP ISSUED. POUR SLIPS WILL NOT BE ISSUED UNLESS THE CONTRACTOR HAS, AT THE JOB SITE, A COPY OF THE APPROVED PLANS BEARING THE SIGNATURE OF THE CITY ENGINEER AND WITH THE "APPROVED FOR CURB AND GUTTER ONLY" BLOCK INITIALED BY THE CITY ENGINEER'S REPRESENTATIVE.
- PAVING SHALL NOT START UNTIL A SOIL REPORT AND PAVEMENT DESIGN IS APPROVED BY THE CITY ENGINEER AND SUBGRADE COMPACTION TESTS ARE TAKEN AND APPROVED BY THE CITY ENGINEER.
- STANDARD CITY OF AURORA CURB RAMP ARE TO BE CONSTRUCTED AT ALL CURB RETURNS, AT ALL "T" INTERSECTIONS AND AT ALL CURBSIDE KIOSKS OR CLUSTERS.
- ALL STATIONING IS BASED ON CENTERLINE OF ROADWAYS, UNLESS OTHERWISE NOTED.
- ALL ELEVATIONS ARE FLOWLINE, UNLESS OTHERWISE NOTED.
- THE CITY OF AURORA SHALL NOT BE RESPONSIBLE FOR THE MAINTENANCE OF SURFACE IMPROVEMENTS WITHIN THE SITE BOUNDARIES OF THE GISHEN MARYAM ETHIOPIAN ORTHODOX CHURCH. THESE FACILITIES MAY NOT MEET CITY STANDARDS AND ARE TO REMAIN IN PRIVATE MAINTENANCE IN PERPETUITY.
- THE CONTRACTOR/DEVELOPER IS RESPONSIBLE FOR CONTACTING CDOT TO ENSURE THAT ALL WORK ON OR ADJACENT TO STATE HIGHWAYS OR CDOT R.O.W. MEETS CDOT REQUIREMENTS.
- STREETLIGHT INSTALLATION COST IS FUNDED BY THE OWNER/DEVELOPER. COORDINATE STREETLIGHT LOCATIONS AND INSTALLATION WITH THE PUBLIC WORKS DEPARTMENT AT 303-739-7300.

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GISHEN MARYAM
ETHIOPIAN ORTHODOX CHURCH

16250 EAST COLFAX
AURORA, CO

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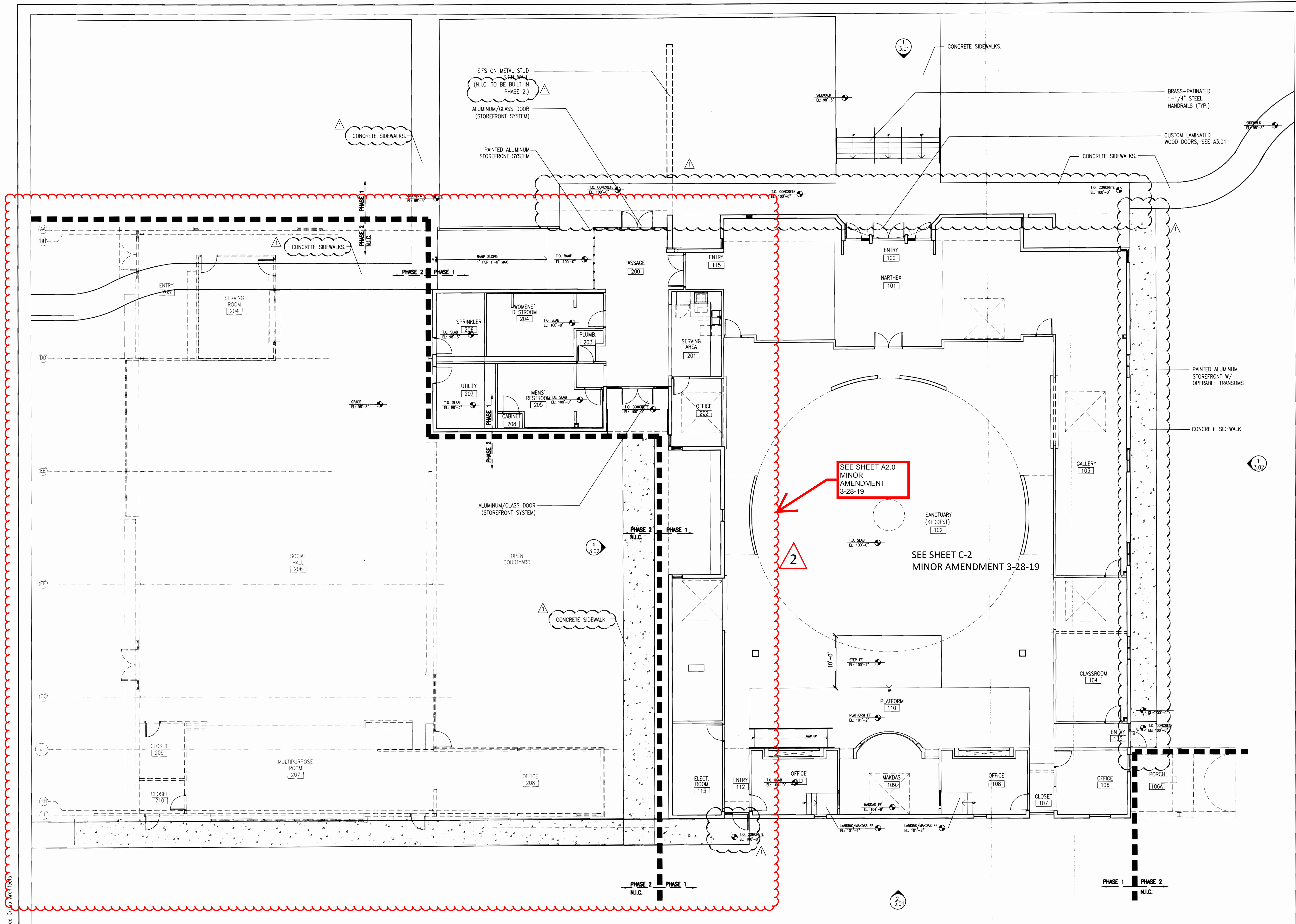
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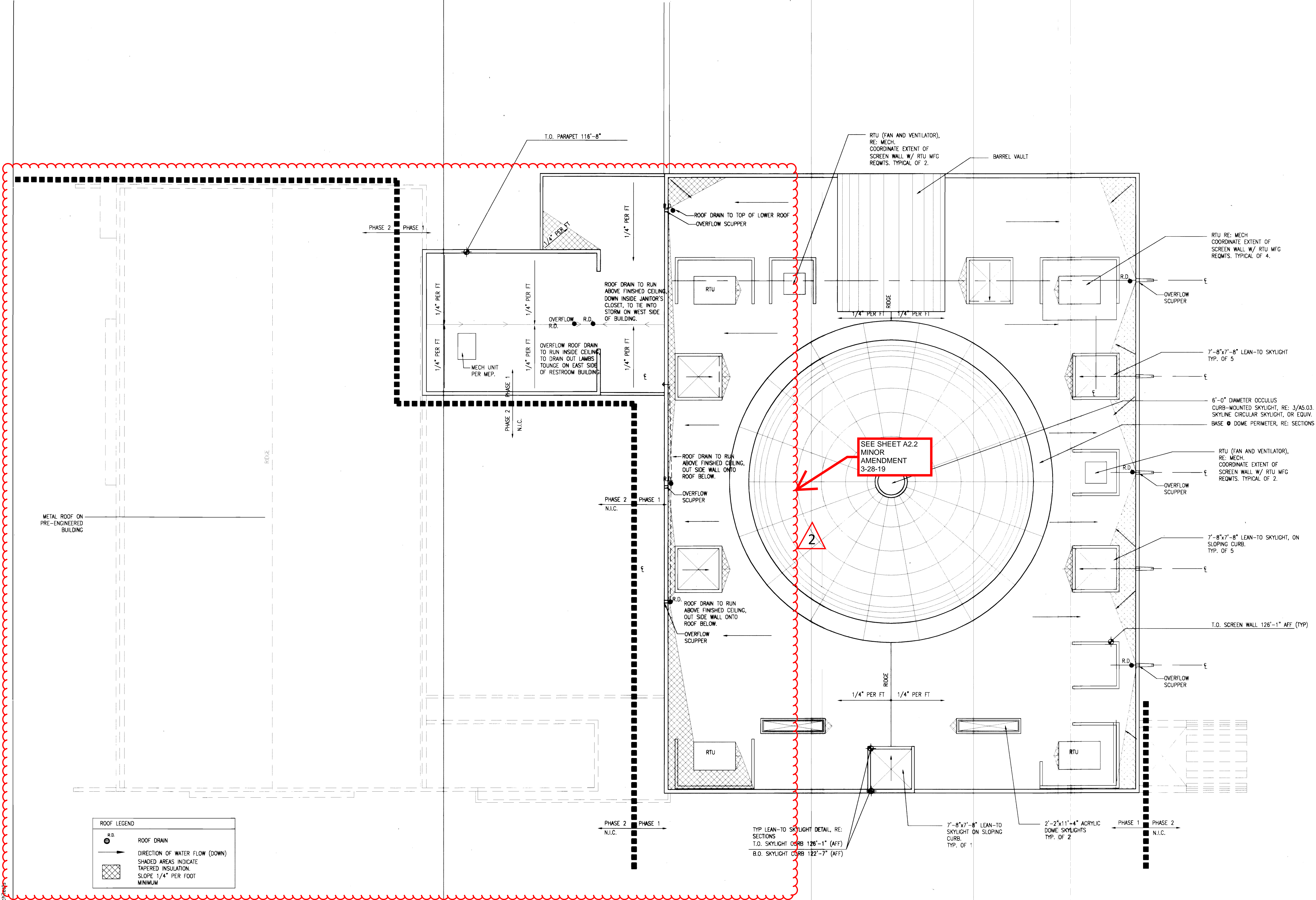
Project Number: 21357
Drawn By: STN
Issue Date: 05/18/05

Sheet Number:

SITE PLAN

C-1





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16250 EAST COLFAX

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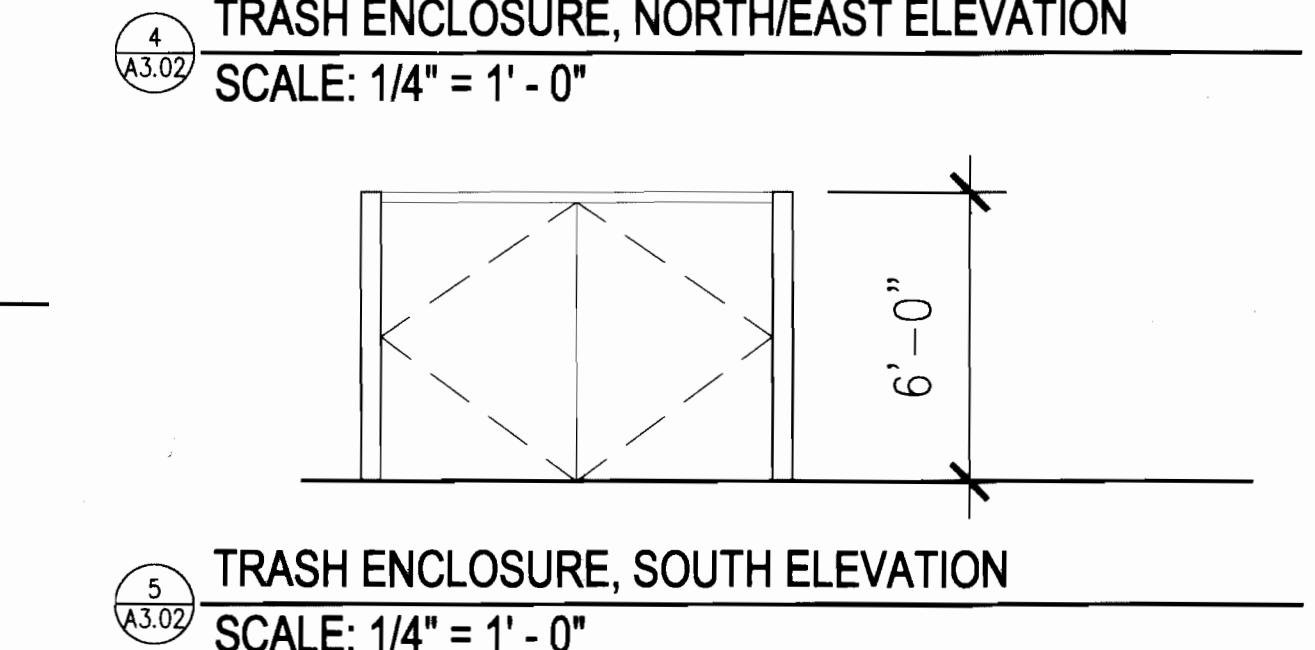
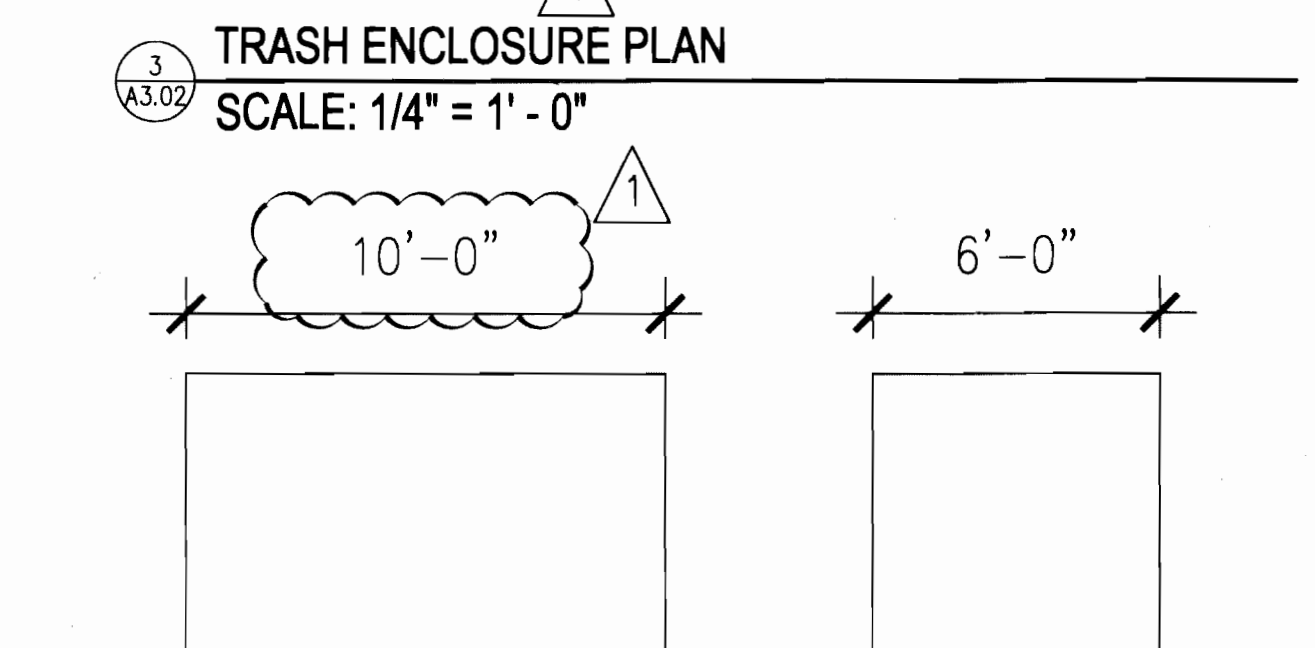
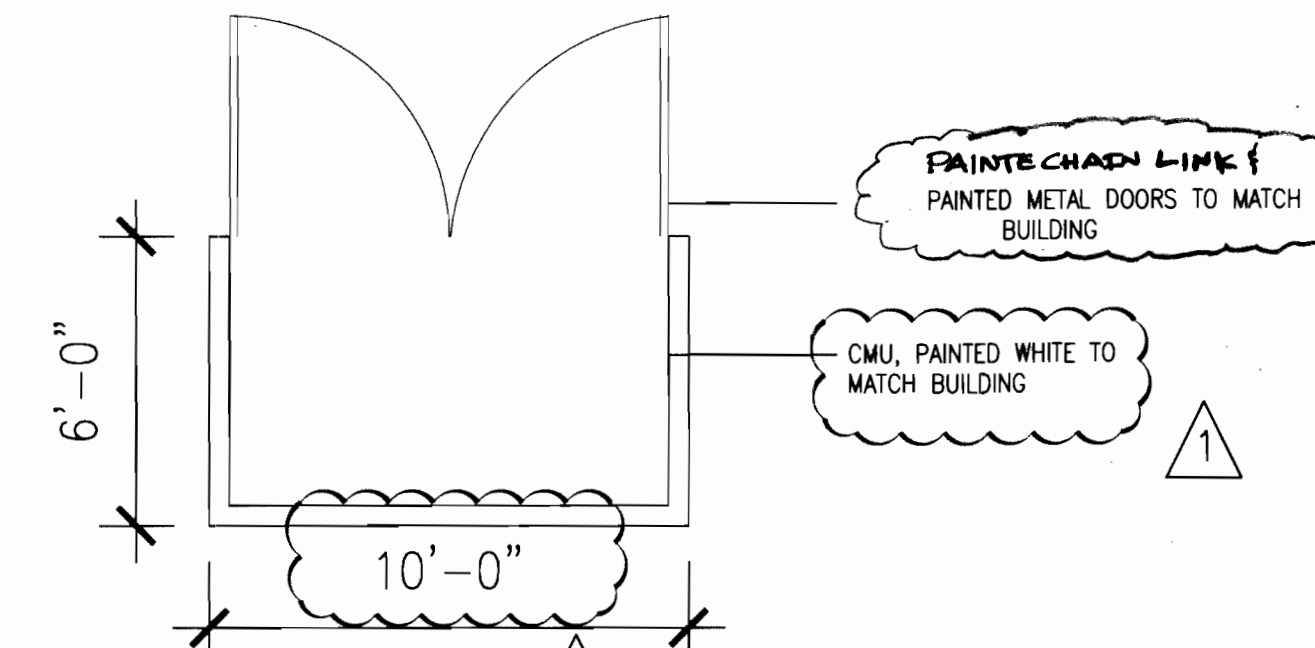
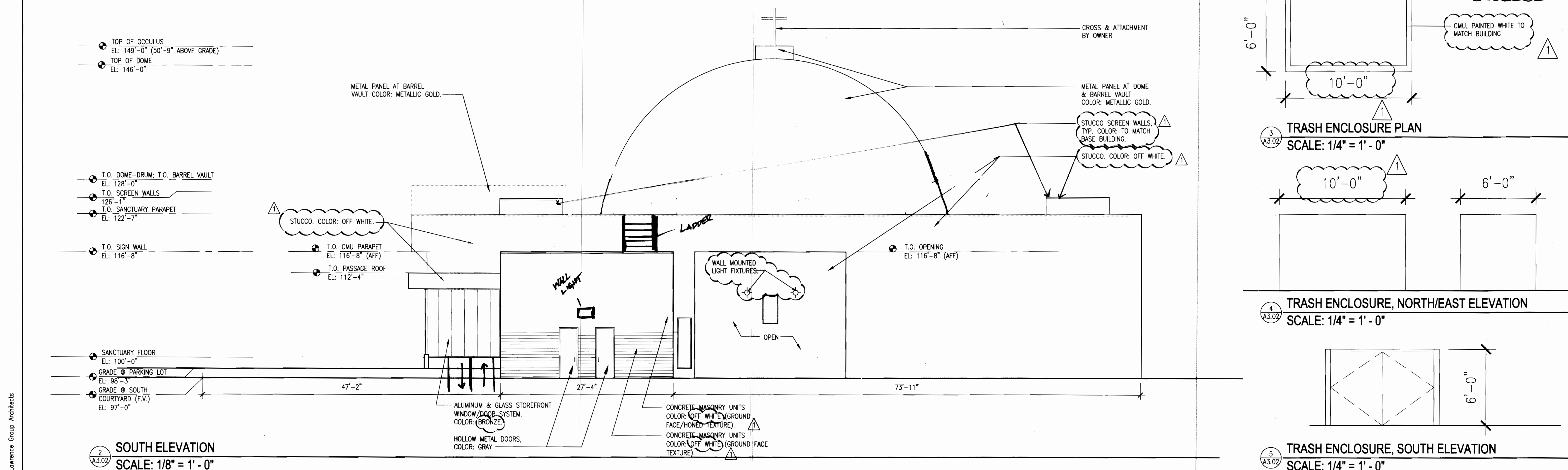
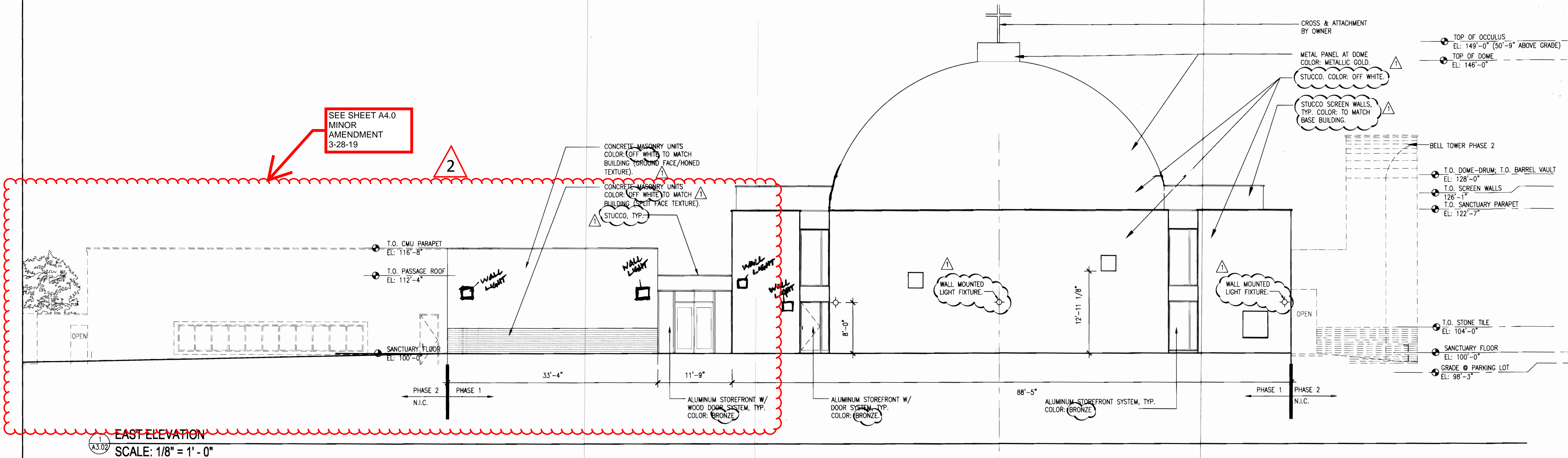
No.	Revision Description	Date

Sheet Title:

Roof Plan

Project Number: 21357
Drawn By: kp
Issue Date: 05.18.05
Sheet Number: **A2.02**

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No.	Revision	Description	Date
1	FINAL SDP SUBMITTAL	(AS BUILT)	03.24.08

Sheet Title:
Elevations

Project Number: 21357
Drawn By: kp
Issue Date: 05.18.05
Sheet Number:
A3.02

30 SCALE LANDSCAPE LEGEND

DECIDUOUS TREE	
EVERGREEN TREE	
ORNAMENTAL TREE	
DECIDUOUS SHRUBS	
EVERGREEN SHRUBS	
ORNAMENTAL GRASSES	
EXISTING EVERGREEN TREE TO REMAIN	
EXISTING DECIDUOUS TREE TO REMAIN	
EXISTING DECIDUOUS TREE TO BE MOVED OR REPLACED	

GRASS LEGEND

IRRIGATED TURF AREAS	
TALL FESCUE AND BLUEGRASS (90/10 BLEND)	
IRRIGATED NATURALIZED DRYLAND SEED AREAS	
DRILLED SEED	

COMMON NAME	SCIENTIFIC NAME	% OF TOTAL	PLS PER ACRE
WESTERN WHEATGRASS	AGROPYRON SMITHII	28%	6.2 LBS.
BIG BLUESTEM	ANDROPOGON GRARDII	28%	6.2 LBS.
SIDE OATS GRAMA	BOUPELOUA CURTIPENDULA	10%	2.2 LBS.
BLUE GRAMA	BOUPELOUA GRACILIS	6%	1.2 LBS.
SWITCHGRASS	PANICUM VIRGATUM	10%	2.2 LBS.
INDIANGRASS	SORGHASTRUM NUTANS	10%	2.2 LBS.
LITTLE BLUESTEM	SCHIZACHYRIUM SCOPARIUS	8%	1.8 LBS.
TOTAL		100%	22.0 LBS.

BUILDING PHASES 1 & 2 PERIMETER LANDSCAPE REQUIREMENTS

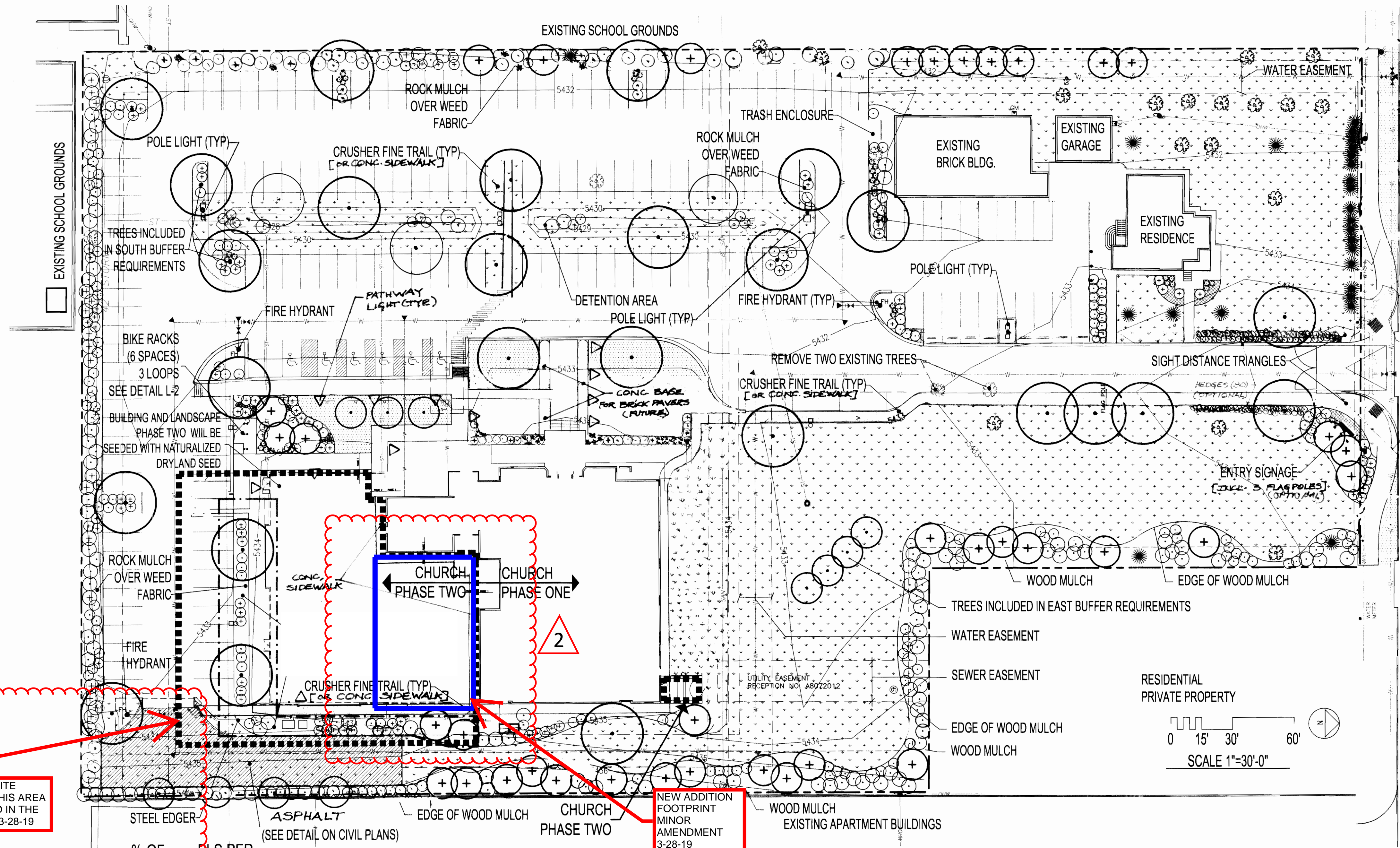
BUILDING ELEVATION TOTAL LENGTH	TOTAL PERIMETER PLANTINGS = 2 x (L+W)/5 X 1.25	5% TREES	15% TALL SHRUBS/ SMALL TREES	80% TALL SHRUBS
702'	176 REQUIRED	9 REQUIRED	26 REQUIRED	141 REQUIRED
	176 PROVIDED	9 PROVIDED	26 PROVIDED	* 141 PROVIDED

* INCLUDES ORNAMENTAL GRASSES

BUFFER LANDSCAPE REQUIREMENTS

Buffer Description/ Length/Adj. Land	St. Buffer Width/ Provided Buffer Width	L/S REQUIREMENTS	# Trees Required	# Shrubs Required	# Trees Provided	# Shrubs Provided	TREE SIZE UPGRADES
NORTH BUFFER FRONTAGE 254'	10'/10'	STREET TREES 40' O.C.	4	N.A.	50	N.A.	
SOUTH BUFFER FRONTAGE 363'	10'/10'	1 TREE AND 5 SHRUBS/40 LINEAR FEET	9	45	15	85	
EAST BUFFER FRONTAGE 735'	25'/25'	1 TREE AND 5 SHRUBS/25 LINEAR FEET	29	147	29	147	SHADE TREES 3.5" ORNAMENTAL TREES 2.5" EVERGREEN TREES 10' HT.
WEST BUFFER FRONTAGE 623'	10'/10'	1 TREE AND 5 SHRUBS/40 LINEAR FEET	16	78	16	78	

- 5 17 EXISTING PINYON PINES ARE WITHIN THE 10' BUFFER
- 1 40 SHRUBS SUBSTITUTED FOR 4 TREES DUE TO TREES NOT ALLOWED TO BE PLANTED IN EXISTING EASEMENT
- 2 26 NEW TREE PLANTINGS AND 3 EXISTING TREES WITHIN 25' BUFFER
- 3 12 NEW TREE PLANTINGS AND 4 EXISTING TREES WITHIN 10' BUFFER



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No. Revision Description Date

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Sheet Title:

Landscape Plan

Project Number: 21357 Sheet Number:

Drawn By: L-1

Issue Date: 05.18.02



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PLANTING SCHEDULE

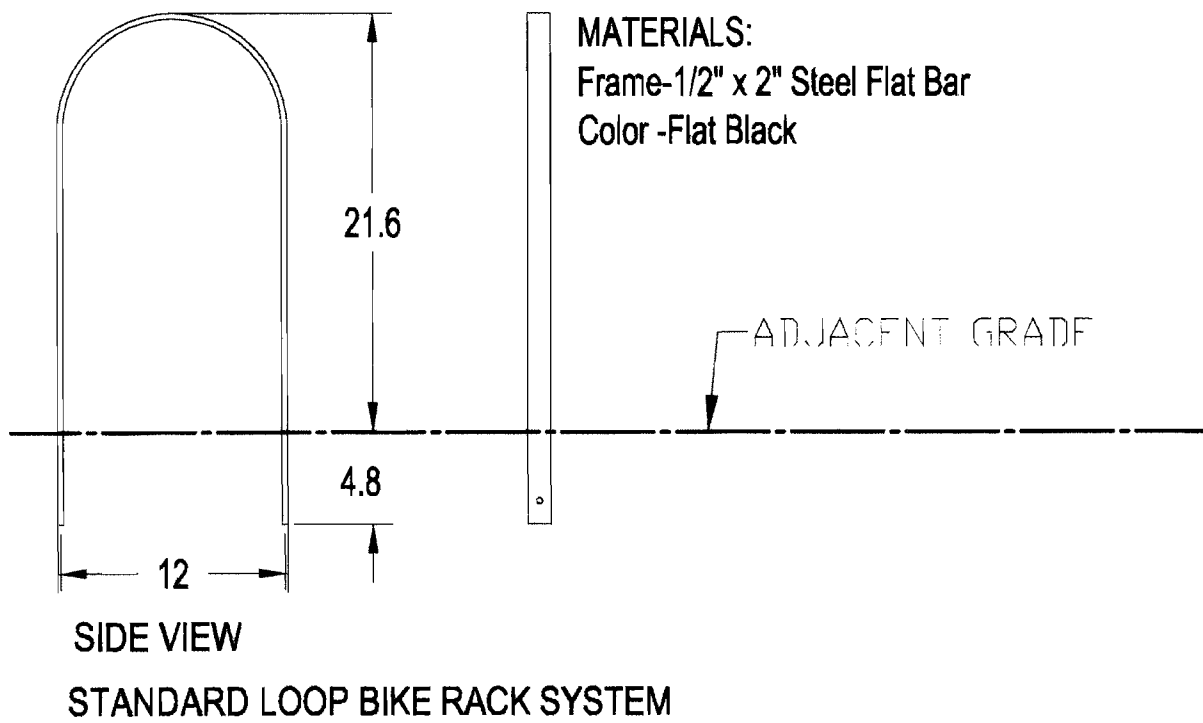
WATER REQ.	SYM.	SYM.	COMMON NAME	BOTANICAL NAME	SIZE & COND.	
DECIDUOUS CANOPY TREES						
LOW		BO	BURR OAK	QUERCUS MACROCARPA	2 1/2" CAL., B&B, SPECIMEN	
LOW		HB	WESTERN HACKBERRY	CELTUIS OCCIDENTALIS	2 1/2" CAL., B&B, SPECIMEN	
HIGH		LAN	LANCELEAF COTTONWOOD	POPULUS X ACUMINATA	2 1/2" CAL., B&B, SPECIMEN	
LOW		MAR	MARSHALL'S SEEDLESS ASH	FRAX. PENN. 'MARSHALL'S SEEDLESS'	2 1/2" CAL., B&B, SPECIMEN	
LOW		PA	PATMORE ASH	FRAXINUS PENNSYLVANIA 'PATMORE'	2 1/2" CAL., B&B, SPECIMEN	
MOD.		WC	WESTERN CATALPA	CATALPA SPECIOSA	2 1/2" CAL., B&B, SPECIMEN	
EVERGREEN TREES						
MOD.		CS	COLORADO SPRUCE	PICEA PUNGENS	6' HT. MIN., B&B, SPECIMEN	
LOW		PP	PONDEROSA PINE	PINUS PONDEROSA	6' HT. MIN., B&B, SPECIMEN	
LOW		PE	PINON PINE	PINUS EDULIS	6' HT. MIN., B&B, SPECIMEN	
DECIDUOUS ORNAMENTAL TREES						
MOD.		AM	AMUR MAPLE	ACER GINNALA	2" CAL., B&B, SPECIMEN	
MOD.		GRT	GOLDEN RAIN TREE	KOELREUTERIA PANICULATA	2" CAL., B&B, SPECIMEN	
MOD.		TCH	THORNLESS COCKSPUR HAWTHORN	CRATAEGUS CRUS-GALLI 'INERMIS'	2" CAL., B&B, SPECIMEN	
MED. EVERGREEN SHRUBS						
MOD.		DOG	DWARF OREGON GRAPE HOLLY	MAHONIA AQUIFOLIUM COMPACTA	5 GAL. 1 GA. 24" O.C.	
LOW		BCJ	BLUE CHIP JUNIPER	JUNIPERUS HORIZONTALIS 'BLUE CHIP'	5 GAL. 24" SPREAD MIN.	
LOW		HJ	HUGHES JUNIPER	JUNIPERUS SABINA 'HUGHES'	5 GAL. 36" SPREAD MIN.	
LOW		BJ	BUFFALO JUNIPER	JUNIPERUS SABINA 'BUFFALO'	5 GAL. 24" SPREAD MIN.	
LARGE EVERGREEN SHRUBS						
LOW		SG	SEA GREEN JUNIPER	JUNIPERUS CHINENSIS 'SEA GREEN'	5 GAL. 24" SPREAD MIN.	
LOW		MP	MUGO PINE	PINUS MUGO MUGUS	5 GAL. 24" HT. MIN.	
LOW		TJ	TAM JUNIPER	JUNIPERUS SABINA 'TAMARISCIFOLIA'	5 GAL. 36" SPREAD MIN.	
MEDIUM DECIDUOUS SHRUBS						
MOD.		CAC	COMPACT AMER. CRANBERRY	VIBURNUM TRILOBUM 'COMPACTUM'	5 GAL. 30" HT. MIN.	
LOW		POT	NATIVE POTENTILLA	POTENTILLA FRUTICOSA	5 GAL. 30" HT. MIN.	
MOD.		BMS	BLUE MIST SPIREA	CARYOPTERIS X CLANDONENSIS	5 GAL. 18" HT. MIN.	
HIGH		BSW	BLUE STEM WILLOW	SALIX IRRORATA	5 GAL. 24" HT. MIN.	
LOW		RB	RUSSET BUFFALOBERRY	SHEPHERDIA CANADENSIS	5 GAL. 24" HT. MIN.	
LOW.		NC	NATIVE CHOKECHERRY	PRUNUS VIRGINIANA MELANOCARPA	5 GAL. 30" HT. MIN.	
LOW		GC	GOLDEN CURRANT	RIBES AUREUM	5 GAL. 30" HT. MIN.	
LOW		RSG	RUSSIAN SAGE	PEROVSKIA ATRIPLICIFOLIA	5 GAL. 30" HT. MIN.	
LARGE DECIDUOUS SHRUBS						
LOW			CMM	CURLLEAF MOUNTAIN MAHOGANY	CERCOCARPUS LEDIFOLIUS	5 GAL. 30" HT. MIN.
LOW	MN		MOUNTAIN NINEBARK	PHYSOCARPUS OPULIFOLIUS 'MOUNTAIN'	5 GAL. 30" HT. MIN.	
MOD.	RTD		RED TWIG DOGWOOD	CORNUS STOLONIFERA 'BAILEY'	5 GAL. 30" HT. MIN.	
MOD.	SB		SASKATOON SERVICEBERRY	AMELANCHIER CANADENSIS	5 GAL. 30" HT. MIN.	
PERENNIALS						
MOD.		COR	COREOPSIS	COREOPSIS LANCEOLATA	1 GAL. CONT. - 12" O.C.	
MOD.		CVM	COREOPSIS	COREOPSIS VERTICILLATA 'MOONBEAM'	1 GAL. CONT. - 12" O.C.	
MOD.		DL	STELLA D' ORO DAYLILLY	HEMEROCALLIS	1 GAL. CONT. - 12" O.C.	
MOD.		GF	GAY FEATHER	LIATRIS PYCNOSTACHYA	1 GAL. CONT. - 12" O.C.	
ORNAMENTAL GRASSES						
MOD.		BB	BIG BLUESTEM	ANDROPOGON GERARDII GRASS	1 GAL. 20" HT. MIN.	
HIGH		FRG	FEATHER REED GRASS	CALAMAGROSTIS ACUTIFLORA	1 GAL. 18" HT. MIN.	
MOD.		FG	FOUNTAIN GRASS	'KARL FOERSTER' GRASS	1 GAL. 18" HT. MIN.	
MOD.		MG	DWARF MAIDEN GRASS	PENNISETUM ALOPECUROIDES 'HAELIN'	1 GAL. 20" HT. MIN.	
				MISCANTHUS SINENSIS 'JAKU JIMA'	1 GAL. 20" HT. MIN.	

NO ASH TREES
WILL PLANTED
MINOR
AMENDMENT
3-28-19

NATURALIZED DRYLAND SEEDING
ALL DISTURBED AREAS WILL BE SEEDED AS SHOWN ON THE PLAN. DRILL SEED .25" TO .5" INTO THE TOPSOIL WHERE POSSIBLE. IN AREAS NOT ACCESSIBLE TO A DRILL HAND BROADCAST AT TRIPLE THE BELOW RATE AND RAKE .25" TO .5" INTO THE TOPSOIL.

MULCHING APPLICATION:
1.5 TONS OF CERTIFIED WEED FREE HAY PER ACRE MECHANICALLY CRIMPED INTO THE TOPSOIL IN COMBINATION WITH AN ORGANIC MULCH TAKCIFIER.

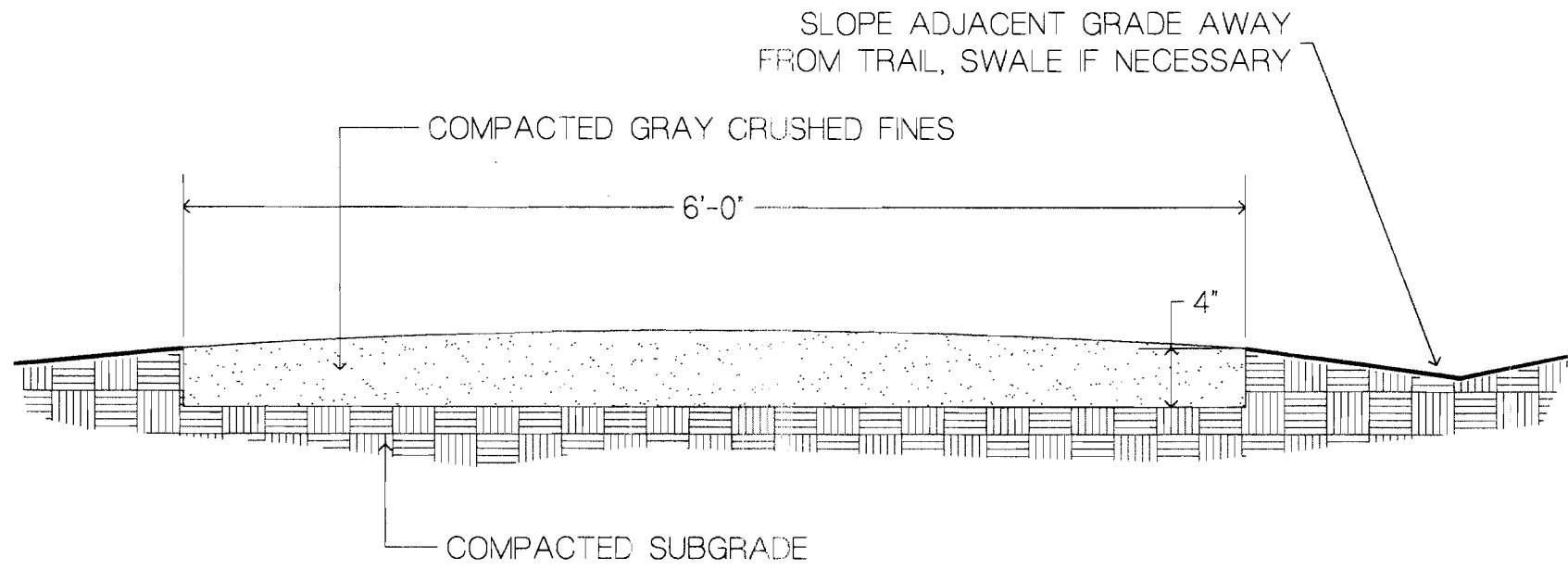
BIKE RACK DETAIL



LANDSCAPE NOTES

1. AREAS INDICATED AS FESCUE MIX SOD SHALL BE PREPARED WITH 3CY/1000S.F. COMPOSTED ORGANICS AND 5CY/1000S.F. TRIPLE SUPERPHOSPHATE ROTOTILLED TO A 4-6' DEPTH..
2. SITE LIGHTS WILL CONSIST OF 3' BOLLARD LIGHTS ON THE ENTRY DRIVE AND POLE LIGHTS IN PARKING AREA.
3. ALL WALKS WILL BE MADE OF CONCRETE, PLAZAS WILL BE A MIXTURE OF CONCRETE TOPPING SLAB AND DECOMPOSED GRANITE CRUSHER FINES, VEHICULAR DRIVES AND PARKING LOTS WILL BE ASPHALT.
4. ALL UTILITY EASEMENTS SHALL REMAIN UNOBSTRUCTED AND FULLY ACCESSIBLE ALONG THEIR ENTIRE LENGTH FOR MAINTENANCE EQUIPMENT ENTRY.
5. 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 ON FILE IN THE PLANNING DEPARTMENT. ALL LANDSCAPING WILL BE INSTALLED AS DELINEATED ON THE PLAN, PRIOR TO ISSUANCE OF CERTIFICATE OF OCCUPANCY.
6. ALL LANDSCAPE AREAS AND PLANT MATERIAL MUST BE WATERED BY AN UNDERGROUND IRRIGATION SYSTEM. ALL CONTROLLERS FOR THESE SYSTEMS SHALL BE CONNECTED TO AUTOMATIC SHUTOFF RAIN SENSORS.
7. BICYCLE PARKING INCREASED FROM 5 REQUIRED SPACES TO 6 TOTAL SPACES (3 INVERTED U-TYPE RACKS) IN ORDER TO REDUCE REQUIRED VEHICLE PARKING 3 SPACES.

CRUSHER FINES PATH



- COMPACTION NOTES:
1. COMPACT WET FOR BEST RESULTS.
 2. USE A SMALL (4") RIDING ROLLER TO COMPACT TRAIL.
 3. CROWN TRAIL IN FLAT AREAS (AS SHOWN).
 4. CROSS-SLOPE TRAIL AT 1-2% WITH GRADE WHERE TOPOGRAPHY DICTATES.
- REVEGETAION NOTES:
1. RE-SEED DISTURBED EDGES OF TRAIL UPON COMPLETION OF TRAIL CONSTRUCTION.
 2. FOLLOW SEEDING SPECIFICATIONS AS PROVIDED BY LANDSCAPE ARCHITECT.

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AURORA, CO

16250 EAST COLFAX

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No.	Revision	Description	Date

Sheet Title:
Landscape Details

Project Number: 21357
Drawn By: L-2

Issue Date: 05.18.05

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TREE MITIGATION/PRESERVATION NOTES

- 1. WHERE POSSIBLE, ALL TREES ON THE SITE WILL BE PRESERVED.
- 2. IN SOME CASES, DUE TO FIRE LANE ACCESS, TREES WILL HAVE TO BE REMOVED OR MOVED TO OTHER LOCATIONS ON THE SITE.
- 3. ALL EXISTING TREES WILL BE INTEGRATED WITH THE IRRIGATION PLAN AND WILL BE SURROUNDED AND COMPLEMENTED BY LIKE OR COMPATIBLE SPECIES.
- 5. 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 PRESERVED OR MOVED AS DELINEATED ON THE PLAN PRIOR TO ISSUANCE OF A CERTIFICATE OF OCCUPANCY.

TREE MITIGATION/PRESERVATION LEGEND

- EXISTING DECIDUOUS TREE, PROTECT IN PLACE
- EXISTING CONIFER TREE, PROTECT IN PLACE
- TREE TO BE REMOVED
(3 DEAD DECIDUOUS TREES)
(2 ALIVE DECIDUOUS TREES)

TREE MITIGATION SUMMARY

TOTAL TREES TO BE MOVED	0
TOTAL CALIPER INCHES REMOVED (EVERGREEN HEIGHT DIVIDED BY TWO EQUALS CALIPER INCHES)	56
TOTAL CALIPER INCHES ADDED BY L/S PLAN 3 (6' HT.) EVERGREEN TREES 19 (2.5" CAL.) DECIDUOUS TREES (EVERGREEN HEIGHT DIVIDED BY TWO EQUALS CALIPER INCHES)	56

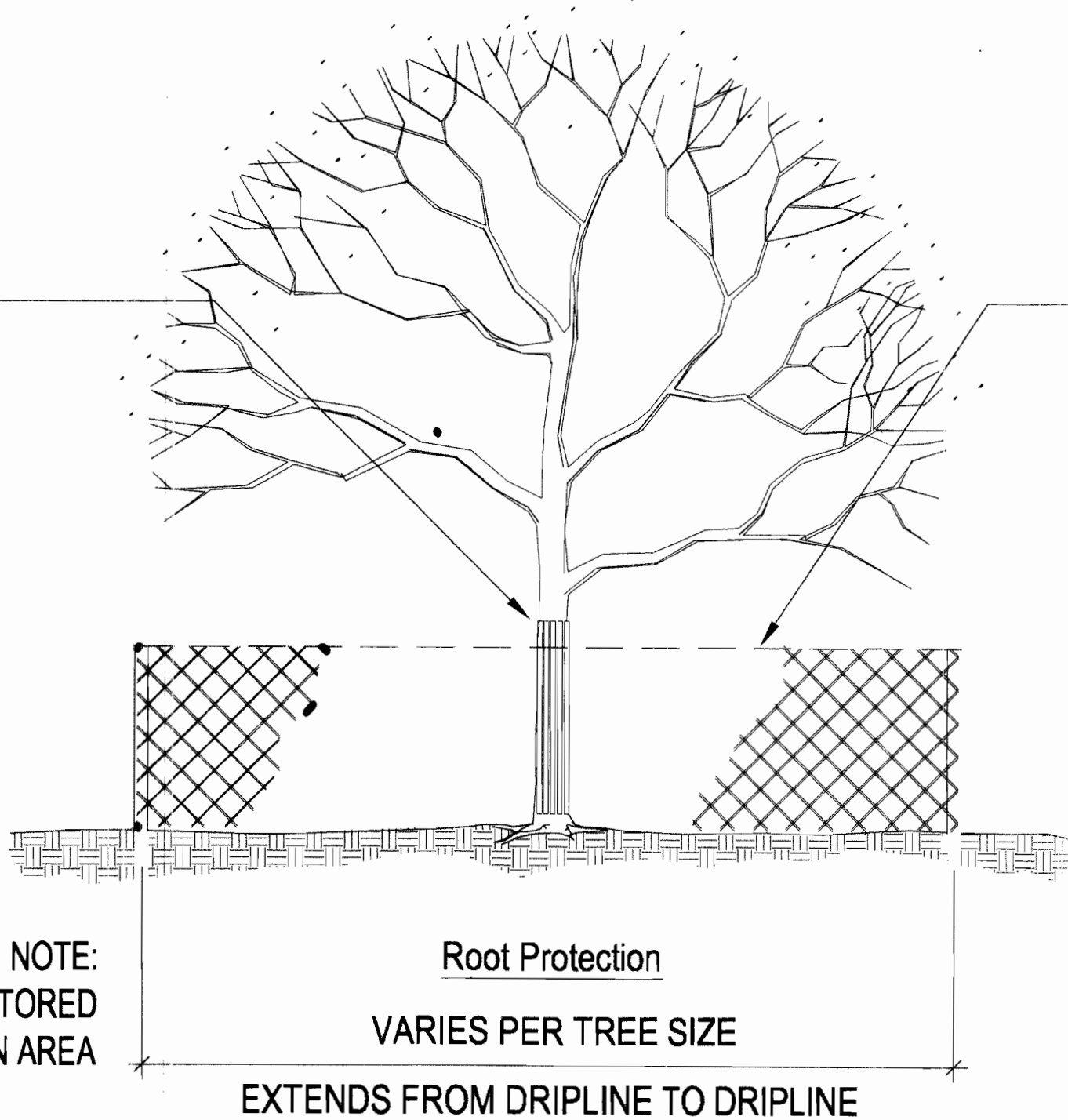
TREE PROTECTION NOTES

- 1. ALL TREES TO BE PROTECTED AND PRESERVED SHALL BE PER DETAIL. GROUPING OF MORE THAN ONE TREE MAY OCCUR.
- TO PREVENT TREE ROOT SMOTHERING, SOIL STOCKPILES, SUPPLIES, EQUIPMENT OR ANY OTHER MATERIAL SHALL NOT BE PLACED OR STORED WITHIN A TREE DRIP LINE OR WITHIN 15 FEET OF A TREE TRUNK, WHICHEVER IS GREATER.
- 2. TREE ROOTS SHALL NOT BE CUT UNLESS CUTTING IS UNAVOIDABLE.
- 3. TRENCHES SHALL BE HAND DUG WITHIN THE DRIP LINE IN AREAS WHERE ROOTS TWO INCHES IN DIAMETER AND GREATER ARE PRESENT, OR WHEN IN CLOSE PROXIMITY TO LOW BRANCHING TREES. WHENEVER POSSIBLE, ROOTS TWO INCHES OR GREATER IN DIAMETER SHALL BE TUNNELED OR BORED UNDER AND SHALL BE COVERED TO PREVENT DEHYDRATION.
- 4. WHEN ROOT CUTTING IS UNAVOIDABLE, A CLEAN SHARP CUT SHALL BE MADE TO AVOID SHREDDING OR SMASHING. ROOT CUTS SHOULD BE MADE BACK TO A LATERAL ROOT. WHENEVER POSSIBLE, TREE ROOTS SHOULD BE CUT BETWEEN LATE FALL AND BUD OPENING, WHEN ROOT ENERGY SUPPLIES ARE HIGH AND CONDITIONS ARE LEAST FAVORABLE FOR DISEASE CAUSING AGENTS. EXPOSED ROOTS SHALL BE COVERED IMMEDIATELY TO PREVENT DEHYDRATION. ROOTS SHALL BE COVERED WITH SOIL OR BURLAP AND KEPT MOIST.
- 5. WATERING OF PROTECTED TREES IN WHICH ROOTS WERE CUT SHALL BE PROVIDED BY THE CONTRACTOR.
- 6. AUGER TUNNELING RATHER THAN TRENCHING SHOULD BE USED FOR UTILITY PLACEMENT WITHIN DRIP LINE OR TREE.
- 7. FENCING MATERIAL SHALL ENCIRCLE ANY TREE WHOSE OUTER DRIP LINE EDGE IS WITHIN 20 FEET OF ANY CONSTRUCTION ACTIVITIES.
- 8. FENCING MATERIAL SHALL BE BRIGHT, CONTRASTING COLOR, DURABLE, AND A MINIMUM OF FOUR FEET IN HEIGHT.

TREE PROTECTION DETAIL

Trunk Protection

REQUIRED IF WHEELED CONSTRUCTION EQUIPMENT INVOLVED WITHIN 20' OR LESS. 1" BOARDS NOT LESS THAN 5' LONG OR TO REACH FIRST SCAFFOLD BRANCH. WIRE TO HOLD BOARDS IN PLACE, NO NAILS PERMITTED. INCLUDE WRAPPING OF BURLAP UNDER BOARDS.



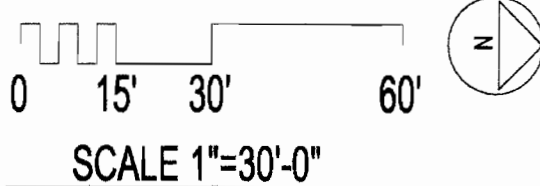
Branch Protection

PROTECT LOWER BRANCHES OF TREE CANOPY. PROVIDE CONSTRUCTION FENCING OR EQUAL AT DRIPLINE (MIN.)

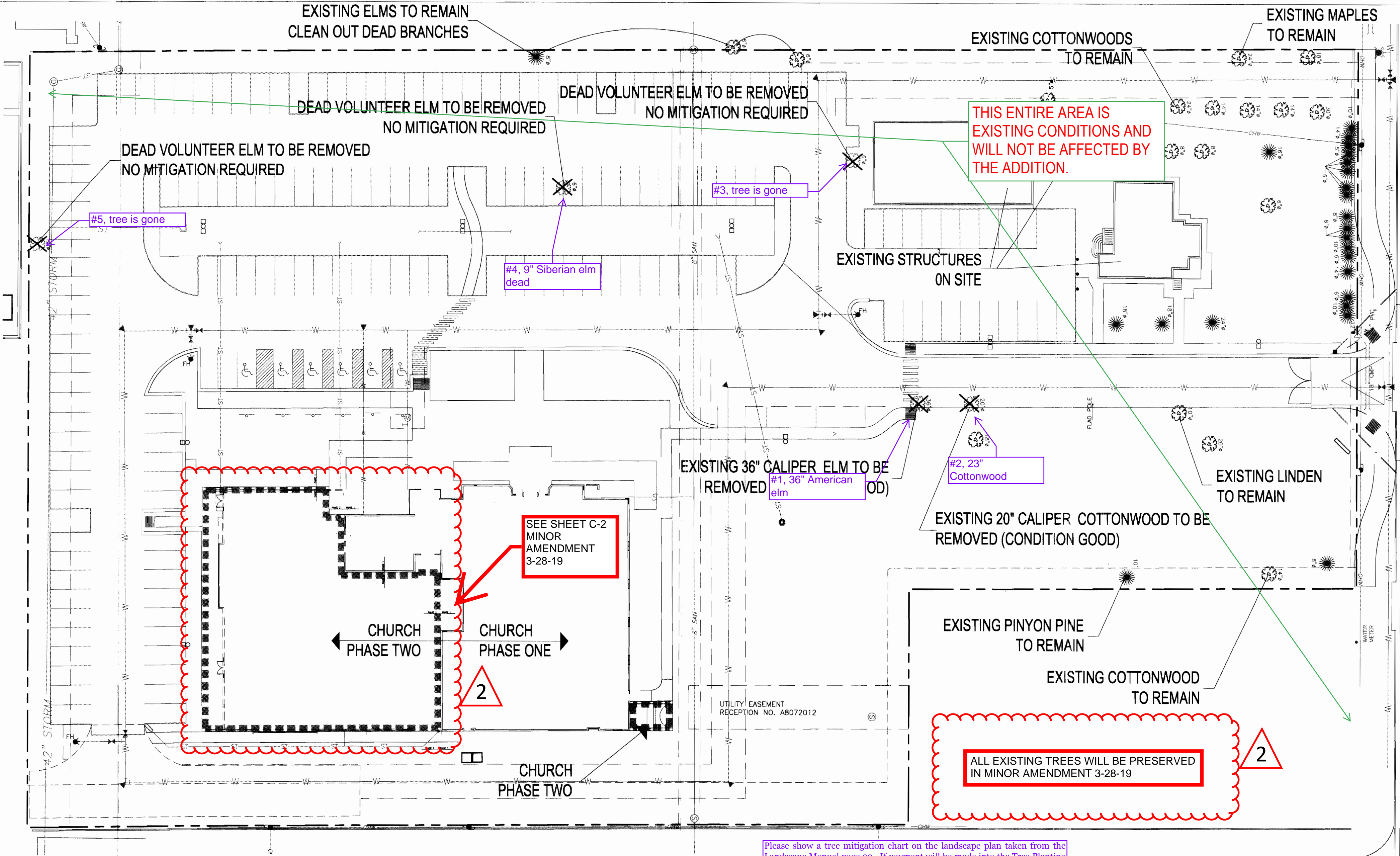
PLACE SIGNS:

KEEP OUT
TREE PROTECTION
AREA

EVERY 50' ATTACHED TO FENCING



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Please show a tree mitigation chart on the landscape plan taken from the Landscape Manual page 29. If payment will be made into the Tree Planting Fund, add another column to the chart indicating the payment amount that will be made. If trees will be planted on the site, please show a symbol indicating trees that are specific to tree mitigation.

NON OF THE EXISTING
TREES WILL BE AFFECTED
BY THE ADDITION

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No. Revision Description Date

Sheet Title:

Tree
Mitigation

Project Number: 21357 Sheet Number:

Drawn By:

Issue Date: 05.18.05

L-3

DATE	DESC.
11-05-18	PRELIM.
11-21-18	PRELIM.
12-18-18	PRICING SET
03-28-19	MINOR AMENDMENT

KEYNOTES - PLAN

- 1 PROVIDE BACKING AND A.V. FOR MONITOR SCREEN THIS WALL, SEE ELEC. DRAWINGS
- 2 RETRACTABLE PROJECTOR SCREEN, SEE ELEVATION ON A6.1.
- 3 OPERABLE PARTITION WALLS, 11'-0" TALL. MODERNFOLD OR EQUIVALENT.
- 4 SIDEWALK CHASE.

WALL LEGEND - METAL STUD FRAMING

WALL HEIGHT KEY (AS INDICATED ON PLANS):
P = PARTIAL HEIGHT WITH TOP CAP. PROVIDE STEEL BRACE BOLTED TO FLOOR AT END OF WALL.
C = TO UNDERSIDE OF CEILING GRID
A = TO 4" ABOVE CEILING, BRACE TO STRUCTURE
S = TO UNDERSIDE OF DECK, PROVIDE SLIPHEAD WITH X" OF COMPRESSION AND X" OF EXTENSION
B = BEARING WALL - SEE STRUCTURAL
E = EXTERIOR WALL - SEE ELEVATIONS

WALL TYPE
HEIGHT (SEE KEY)
FIRE RATING (HOURS)
WALL TAG

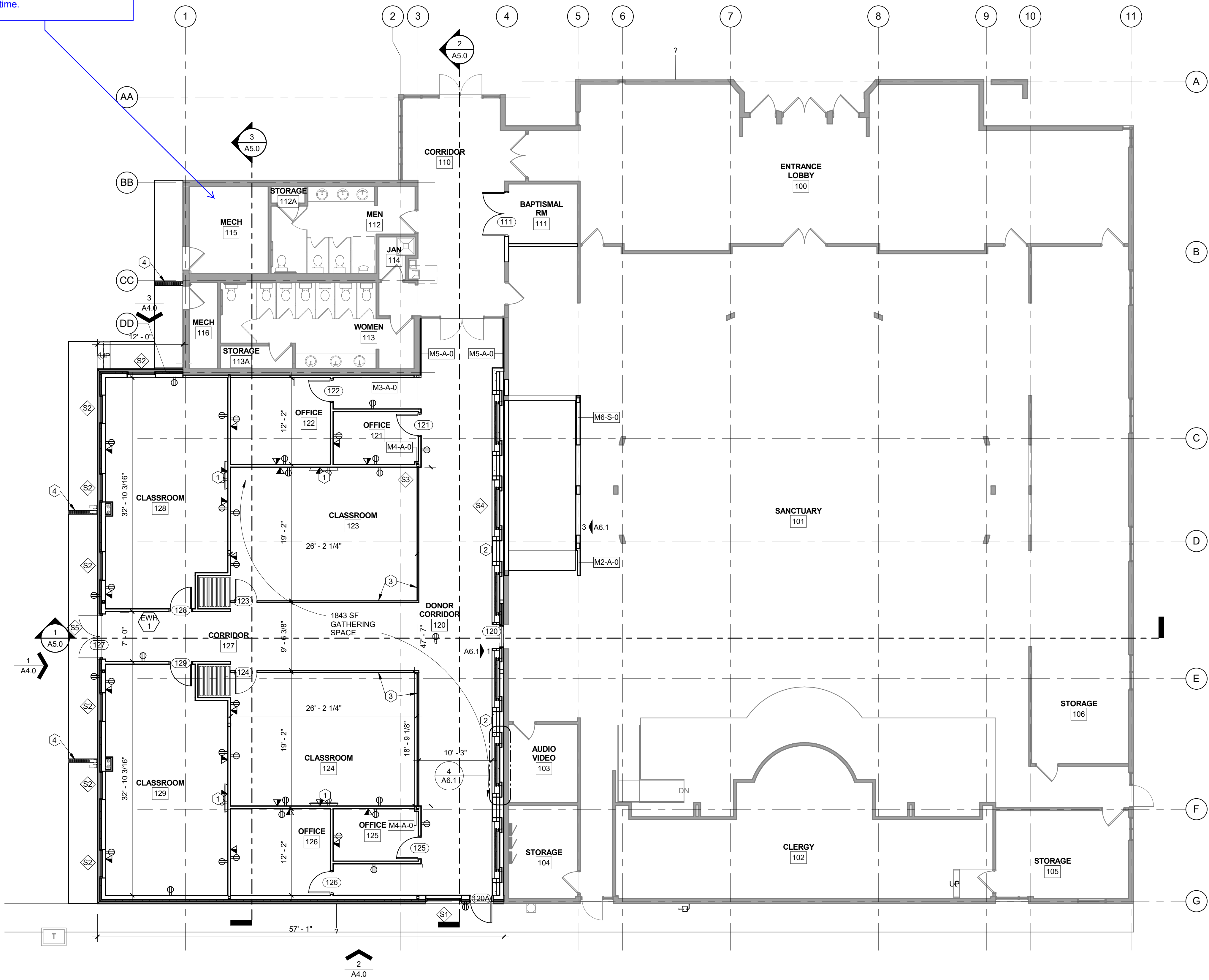
NOTE: *AT GYPSUM BOARD WALLS AND CEILINGS PROVIDE CONTROL JOINTS AT A MINIMUM OF EVERY 30 LINEAR FEET OF UNINTERRUPTED SURFACE.

*ALL WALLS ARE M1-A-0 U.N.O.

TYPE	VERTICAL SECTION	DESCRIPTION
M1		20 GA. 3 5/8" X 1 3/8" FLANGE STEEL STUDS AT 16" O.C. WITH 5/8" GYPSUM BOARD EACH SIDE WITH ACCOUSTIC BATT IN THE CAVITIES
M2		20 GA. 3 5/8" X 1 3/8" FLANGE STEEL STUDS AT 16" O.C. WITH 5/8" GYPSUM BOARD EACH SIDE
M3		20 GA. 3 5/8" X 1 3/8" FLANGE STEEL STUDS AT 16" O.C. WITH 5/8" GYPSUM BOARD ONE SIDE
M4		20 GA. 2 1/2" X 1 3/8" FLANGE STEEL STUDS AT 16" O.C. WITH 5/8" GYPSUM BOARD ONE SIDE
M5		20 GA. 7/8" HAT CHANNELS AT 16" O.C. WITH 5/8" GYPSUM BOARD ONE SIDE
M6		20 GA. 7/8" HAT CHANNELS AT 16" O.C. WITH 5/8" GYPSUM BOARD ONE SIDE

Show location of fire riser room on this sheet. Include a symbol for the fire department connection. Note: Knox caps are required to secure the openings on the fire department connection. If the door to riser room is not currently labeled, it will be required to be labeled at this time.

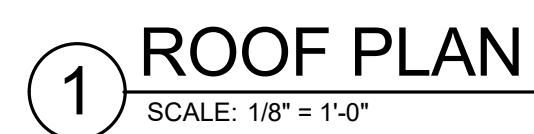
FIRE RISER ROOM HAS BEEN SHOWN AND A SYMBOL FOR THE FIRE DEPARTMENT CONNECTION HAS BEEN INCLUDED



1 FIRST FLOOR PLAN

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

- 1 NEW MECHANICAL UNIT ON CURB, RE: MECHANICAL AND STRUCTURAL
- 2 ROOF DRAIN CONNECTED TO INTERIOR LEADER CONNECTED TO LAMBS
TONGUE, RE: PLUMBING.
- 3 OVERFLOW ROOF DRAIN CONNECTED TO INTERIOR LEADER CONNECTED TO
LAMBS TONGUE, RE: PLUMBING.
- 4 60 MIL FULLY ADHERED EPDM ROOF MEMBRANE ON 1/4" COVER BOARD ON 5"
POLYISO INSULATION ON METAL DECK.
- 5 60 MIL FULLY ADHERED EPDM ROOF MEMBRANE ON 1/4" COVER BOARD ON
TAPERED INSULATION SLOPED AT 1/4"/1'-0" TOWARDS DRAINS ON METAL DECK.
- 6 PARAPET LADDER.
- 7 ROOF MOUNTED EQUIPMENT SCREENING.

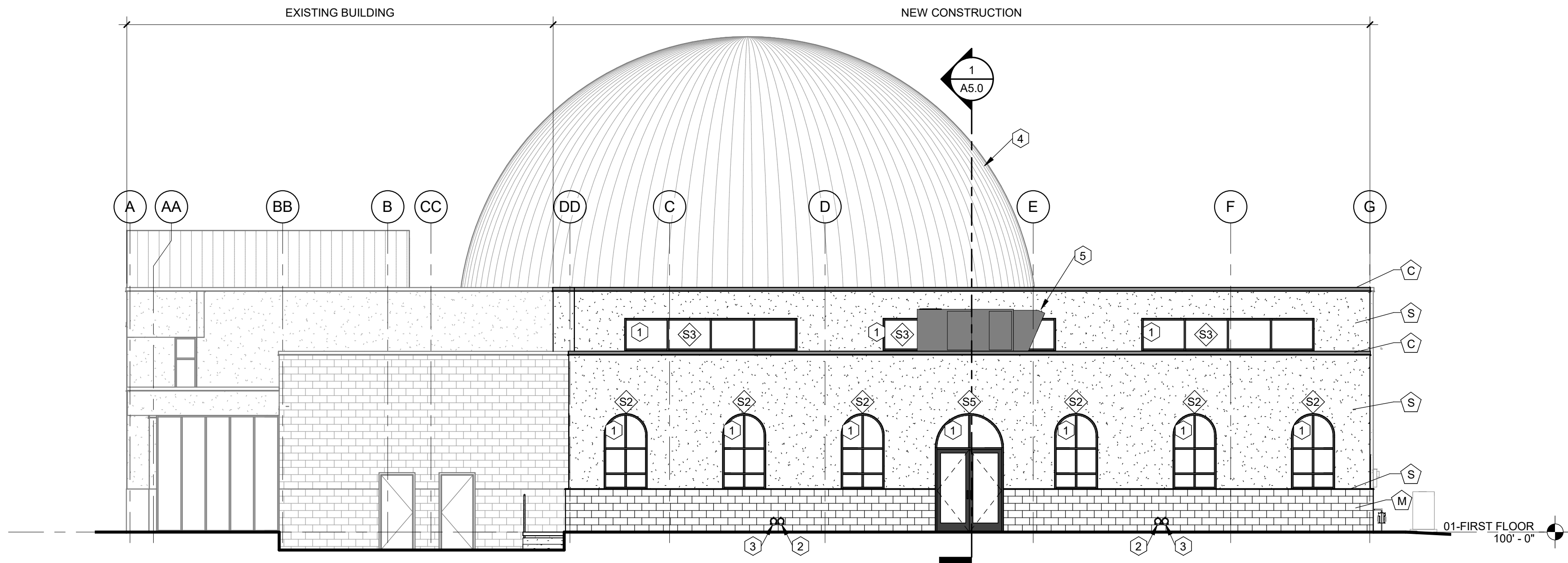


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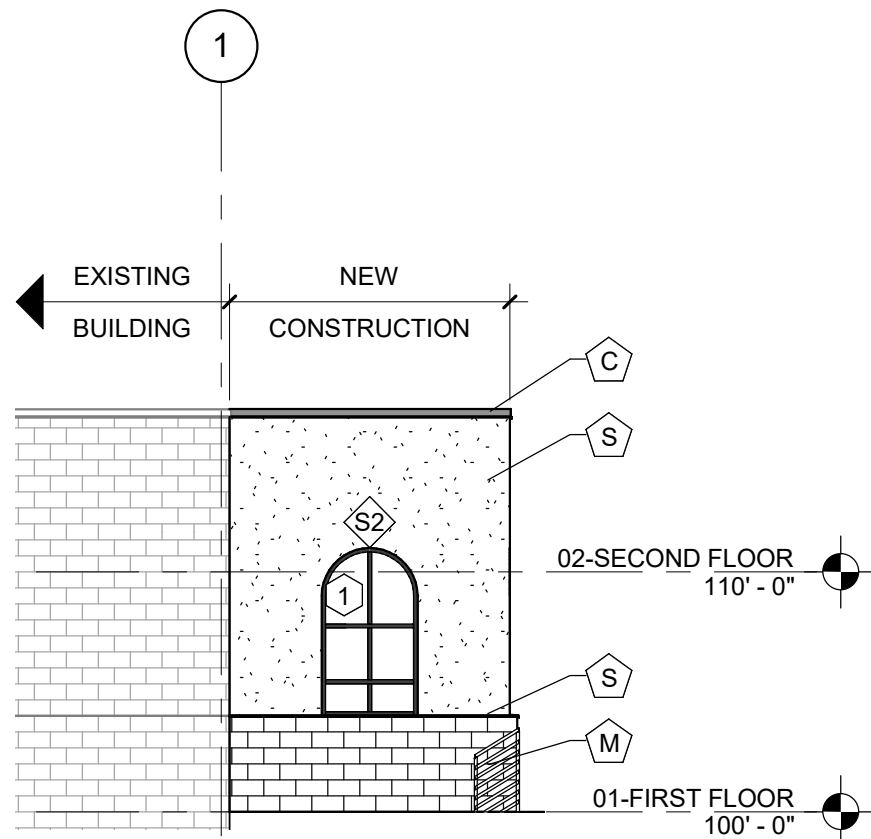
16250 E. COLFAX AVE.
AURORA, CO 80011

A2.2

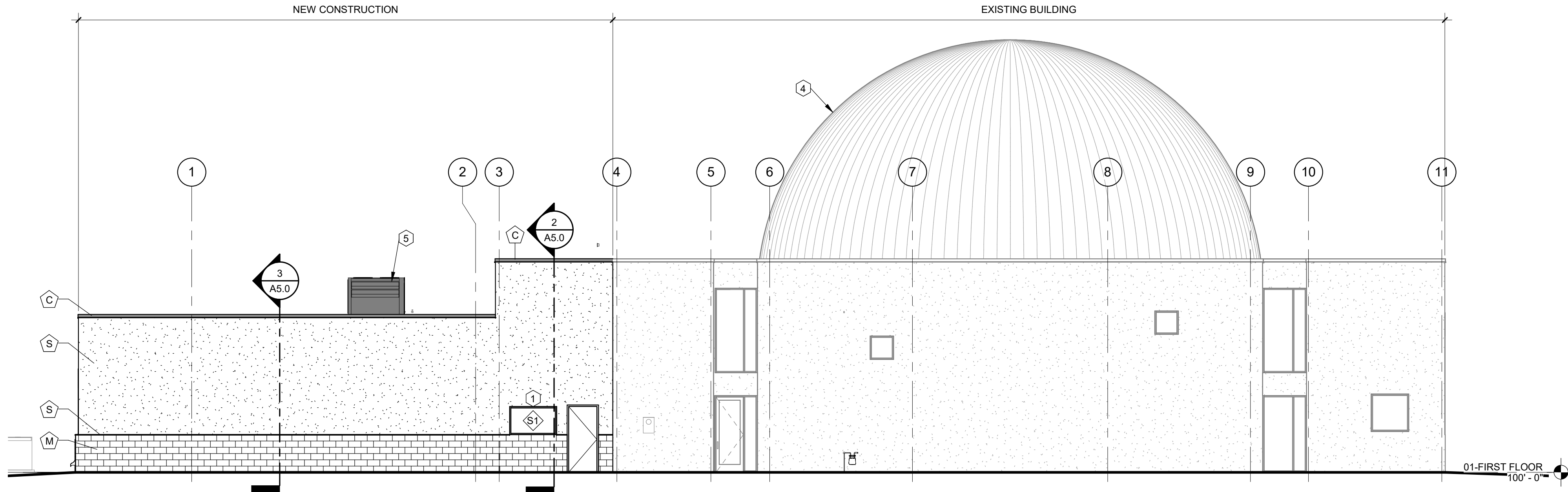
ROOF PLAN



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



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



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

EXTERIOR FINISH LEGEND

SYM.	PATTERN	DESCRIPTION	MANUFACTURER / COLOR
M		4"x8"x16" SPLIT FACE CMU	TBS / TBS
S		THREE COAT STUCCO	MATCH (E) BUILDING STUCCO COLOR AND FINISH AS CLOSELY AS POSSIBLE
C		CAP FLASHING	MATCH (E) BUILDING GOLD COLOR
SF		SILL FLASHING	MATCH (E) BUILDING GOLD COLOR

KEYNOTES - EXTERIOR ELEVATIONS

- STOREFRONT TUBELITE SERIES T14000.
- LAMBS TONGUE CONNECTED TO ROOF DRAIN, RE: PLUMBING.
- LAMBS TONGUE CONNECTED TO ROOF OVERFLOW DRAIN, RE: PLUMBING.
- (E) DOME BEYOND.
- RTU, RE: MECH.

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