

- ### SITE PLAN NOTES:
- THIS SITE PLAN IS FOR COORDINATION PURPOSES ONLY. SITE PLAN IS BASED ON SURVEY AND CIVIL INFORMATION PROVIDED BY OTHERS.
 - SEE CIVIL DRAWINGS FOR UTILITIES, GRADING, IMPROVEMENTS, CONSTRUCTION DETAILS, COMPLETE SITE DIMENSIONS AND RIGHT-OF-WAY INFORMATION.
 - SEE ELECTRICAL DRAWINGS FOR EXTERIOR LIGHTING.
 - SEE LANDSCAPE DRAWINGS FOR ALL PLANTING AND IRRIGATION INFORMATION.
 - ALL SITE WALLS TO BE WHITE FACE CHALK COLOR TAN ALL ON AND ABOVE GROUND EQUIPMENT SHALL BE SCREENED. SCREENING MAY BE DONE EITHER WITH AN EXTENDED PARAPET WALL OR A FREE STANDING SCREEN WALL. SCREENS SHALL BE AT LEAST AS HIGH AS THE EQUIPMENT THEY HIDE. IF EQUIPMENT IS VISIBLE BECAUSE SCREENING DOES NOT MEET THE MINIMUM HEIGHT REQUIREMENT, THE DIRECTOR OF PLANNING MAY REQUIRE CONSTRUCTION MODIFICATIONS PRIOR TO THE ISSUANCE OF A PERMANENT CERTIFICATE OF OCCUPANCY.

- ### SITE PLAN KEYNOTES:
- CONCRETE WALKWAY.
 - TRASH ENCLOSURE, CHAIN NON COMBUSTIBLE. SEE SHEET A1.1.
 - 6" TALL METAL FENCE, PAINT FINISH, COLOR TAN. SEE SHEET A1.1.
 - SERVICE/MAINTENANCE AREA.
 - FLAG POLE.
 - MONUMENT SIGN. SEE SHEET A1.1.
 - PORTAL COORNER (11'-6" CLEAR HEIGHT).
 - "ZERO" CURB AT MAIN ENTRY.
 - PASSENGER DROP OFF.
 - VAN ACCESSIBLE PARKING SPACE.
 - TYPICAL ACCESSIBLE PARKING SPACE.
 - ACCESSIBLE PATH OF TRAVEL.
 - LOADING ZONE.
 - SECURE CARE (PROVIDE EXISTING SIGN).
 - 6" Ø STEEL PROTECTIVE BOLLARD CONCRETE FULLED. PAINT.
 - CONCRETE CURB. REFER TO CIVIL DRAWINGS.
 - EXISTING FIRE HYDRANT.
 - BUILDING SETBACK. REFER TO CIVIL DRAWINGS.
 - EASEMENT. REFER TO CIVIL DRAWINGS.
 - GREASE INTERCEPTOR.
 - CONCRETE PAVING. REFER TO CIVIL DRAWINGS.
 - LANDSCAPE AREA. REFER TO LANDSCAPE DRAWINGS.
 - CONCRETE SLAB FOR BACKUP POWER GENERATOR (BY OTHERS).
 - CONCRETE SLAB FOR ELECTRICAL TRANSFORMER.
 - ELECTRICAL TRANSFORMER.
 - EMERGENCY BACKUP GENERATOR DIESEL FUEL. 100 GALLON DR. BASETANK.
 - A/C PAVING. REFER TO CIVIL DRAWINGS.
 - ACCESSIBLE PARKING SIGN.
 - TACTILE WARNING AREA.
 - ADA SYMBOL. PAINTED ON ASPHALT.
 - BIKEWAY PARKING RACK.
 - CONCRETE ST. RETAINING WALL. COLOR: TRU.
 - FOUNTAIN. REFER TO LANDSCAPE DRAWINGS.
 - EDGE OF ROOF, TYP.
 - PROPOSED FUTURE PROPERTY LINE.
 - SEE DISTANCE TRIANGLE.
 - PROPOSED RETENTION BASIN. SEE CIVIL.
 - CURB CUT. SEE CIVIL.
 - EXISTING BUILDING.
 - PROPOSED FIRE HYDRANT.
 - FIRE DEPARTMENT CONNECTION.
 - CROSSWALK. SEE CIVIL.
 - EXISTING CONCRETE RETAINING WALL.
 - EXISTING SIGN.
 - TRUCK BOX.

① Preliminary Site Plan
1" = 37' 0"

SITE DATA		PARKING SUMMARY		GRAPHIC LEGEND		GENERAL NOTES	
MEMORY CARE TOTAL PARKING AREA (APPROX.) 33,946 AC. / 1,326,668 SF CITY OF AURORA ZONING PD-CENTER CARE PROPOSED USE MEMORY CARE FACILITY OCCUPANCY TYPE 12 CONSTRUCTION TYPE TYPE YA, SPRINKLERED BUILDING COVERAGE AREA APPROX. 36,100 SF NUMBER OF STORIES 1 MAXIMUM BUILDING HEIGHT 34 FEET BUILDING COVERAGE 3.06 ACRES, 36,100 SF STORAGE PROVIDED WITHIN BUILDING 27,488 SF		STANDARD PARKING REQUIRED 1 SPACE PER 4 PATIENT ROOMS 64 ROOMS / 16 SPACES 1.25 SPACES PER EACH STAFF, VISITING DOCTOR, AND EMPLOYEE 10 EMPLOYEES + 10 GUERS + 1 NURSE + 31 STAFF = 52 SPACES TOTAL SPACES PER CALCULATION (TABLE 15.1) = 40 SPACES TOTAL SPACES PER FIRE APPLICATION MEETING = 40 SPACES PROPOSED STANDARD PARKING SPACES = 57 ACCESSIBLE PARKING REQUIRED STANDARD ACCESSIBLE SPACES REQUIRED (TABLE 15.4) = 2 57 STANDARD SPACES = 3 ACCESSIBLE SPACES VAN ACCESSIBLE SPACES REQUIRED = 1 PROPOSED VAN ACCESSIBLE SPACES PROVIDED = 4 LOADING PASSENGER LOADING PROVIDED = 38-40 SERVICE LOADING PROVIDED = 34-37		LANDSCAPE AREA STANDARD CONCRETE HARDSCAPE DETECTABLE WARNING SURFACE MAIN BUILDING ENTRANCE SECONDARY BUILDING ENTRANCE / USE ADA PATH OF TRAVEL PROPOSED MANHOLE (STORM, SANITARY) SEE CIVIL PROPOSED STORM INLET, SEE CIVIL PROPOSED SITE LIGHTING fixture, SEE ELEC PROPOSED STREET LIGHTING FIX., SEE ELEC EXISTING SITE LIGHTING, SEE CIVIL EXISTING MANHOLE, SEE CIVIL		1. ACCESSIBILITY FOR COMMERCIAL PROJECTS BUILDINGS SHALL BE PROVIDED FROM PUBLIC TRANSPORTATION STOPS. ACCESSIBLE PARKING AND ACCESSIBLE PASSENGER LOADING ZONES AND PUBLIC SIDEWALKS TO ADS 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 THE ROUTE MAY EXCEED 1:20 MINIMUM PROVIDING A RAMP WITH A MAXIMUM SLOPE OF 1:12 AND HANDRAILS. CHICKENWALKS ALONG THE ROUTE SHALL BE WIDE ENOUGH TO WHOLLY CONTAIN THE CURB RAMP WITH A MINIMUM WIDTH OF 36" AND SHALL BE PAINTED WITH WHITE STRIPS. THE CITY OF AURORA ENFORCES HANDICAPPED ACCESSIBILITY REQUIREMENTS BASED ON THE 2008 INTERNATIONAL BUILDING CODE, CHAPTER 11, AND THE AMERICAN NATIONAL STANDARD HIGHER EDUCATION ACT (ADA) 1917-2003. ADDRESSING: 2. ALL BUILDING ADDRESS NUMBERS SHALL COMPLY WITH THE AURORA CITY CODE, ARTICLE VI, NUMBERING OF BUILDINGS. 3. FIRE SAFETY AND LIFE SAFETY THE CITY OF AURORA CODE, CHAPTER 66-38 FIRE PREVENTION REGULATIONS, REQUIRE ALL BUILDINGS TO BE ASSESSED FOR ADEQUATE EMERGENCY RESPONSE AND RADIO COVERAGE. AT THE TIME THE STRUCTURE IS A 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 THE SURVEILLANCE REQUIREMENTS 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 DEVELOPER 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. 4. EMERGENCY RESPONSE RADIO COVERAGE THE 2008 INTERNATIONAL FIRE CODE, APPENDIX I AND CITY OF AURORA CODE, CHAPTER 66-38 FIRE PREVENTION REGULATIONS, REQUIRE ALL BUILDINGS TO BE ASSESSED FOR ADEQUATE EMERGENCY RESPONSE AND RADIO COVERAGE. AT THE TIME THE STRUCTURE IS A 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 THE SURVEILLANCE REQUIREMENTS 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 DEVELOPER 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. 5. FIRE LANE SIGNS THE DEVELOPER, HIS SUCCESSORS AND ASSIGNS, INCLUDING THE HOMEOWNERS OR MEMBERS ASSOCIATION, SHALL BE RESPONSIBLE FOR INSTALLATION, MAINTENANCE AND REPLACEMENT OF ALL FIRE LANE SIGNS. 6. RIGHT OF WAY FOR ACCESS AND EGRESS OF EMERGENCY VEHICLES RIGHT OF WAY FOR ACCESS AND EGRESS FOR SERVICE AND EMERGENCY VEHICLES IS GRANTED OVER, ACROSS, ON AND THROUGH ANY AND ALL PRIVATE ROADS AND WAYS NOW OR HEREFTER 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".	

JEA Senior Living
Alzheimer's Special Care Center

Aurora, CO

12/25/2014

LOT DATE PRELIMINARY COMMERCIAL REVIEW PACKAGE - NOT FOR CONSTRUCTION

Sheet Description
PRELIMINARY SITE PLAN

Sheet Number
A1

(24" x 36" Horizontal) 12/25

AURORA ALZHEIMER'S SPECIAL CARE CENTER 2013-6037-03

SHALOM PARK
D/S MONUMENT SIGN | QY 1



PROPOSED - EAST FACE
NOT TO SCALE - PLACEMENT ONLY



EXISTING



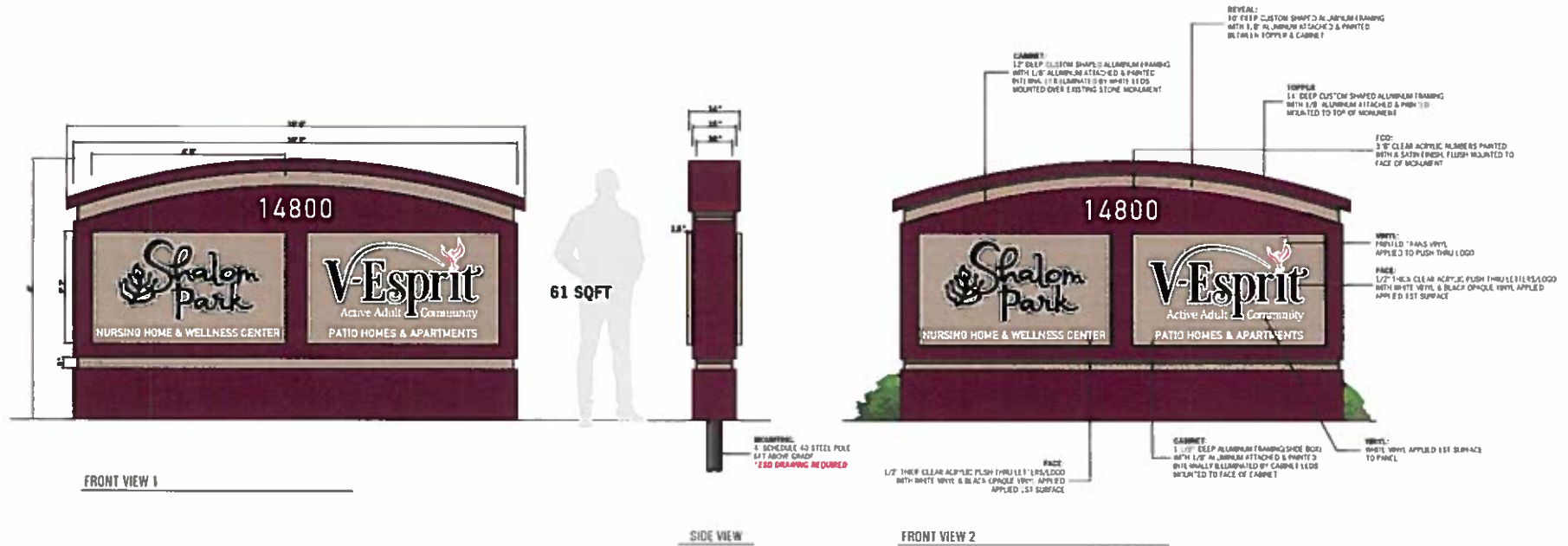
NIGHT SIMULATION

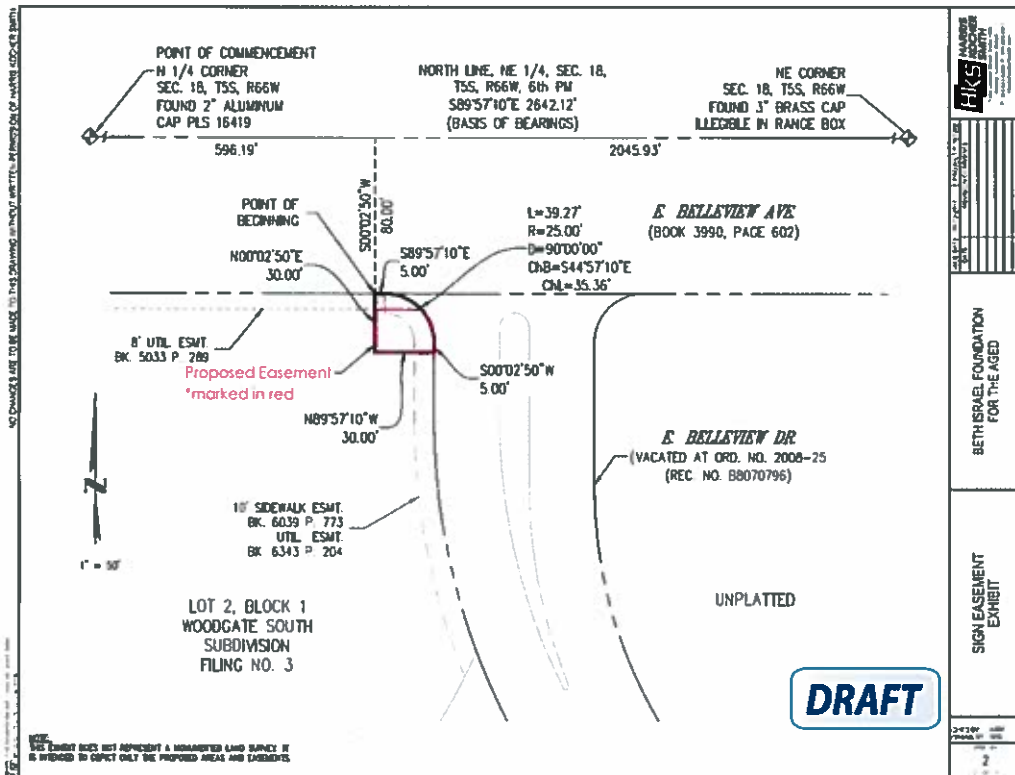
SHALOM PARK

D/S MONUMENT | QY 1

SCOPE OF WORK

MANUFACTURE & INSTALL D/S MONUMENT SIGN





SHALOM PARK
5240 S SHALOM PARK CIR
AURORA CO

