

Site Accessibility

Accessible Entrances:

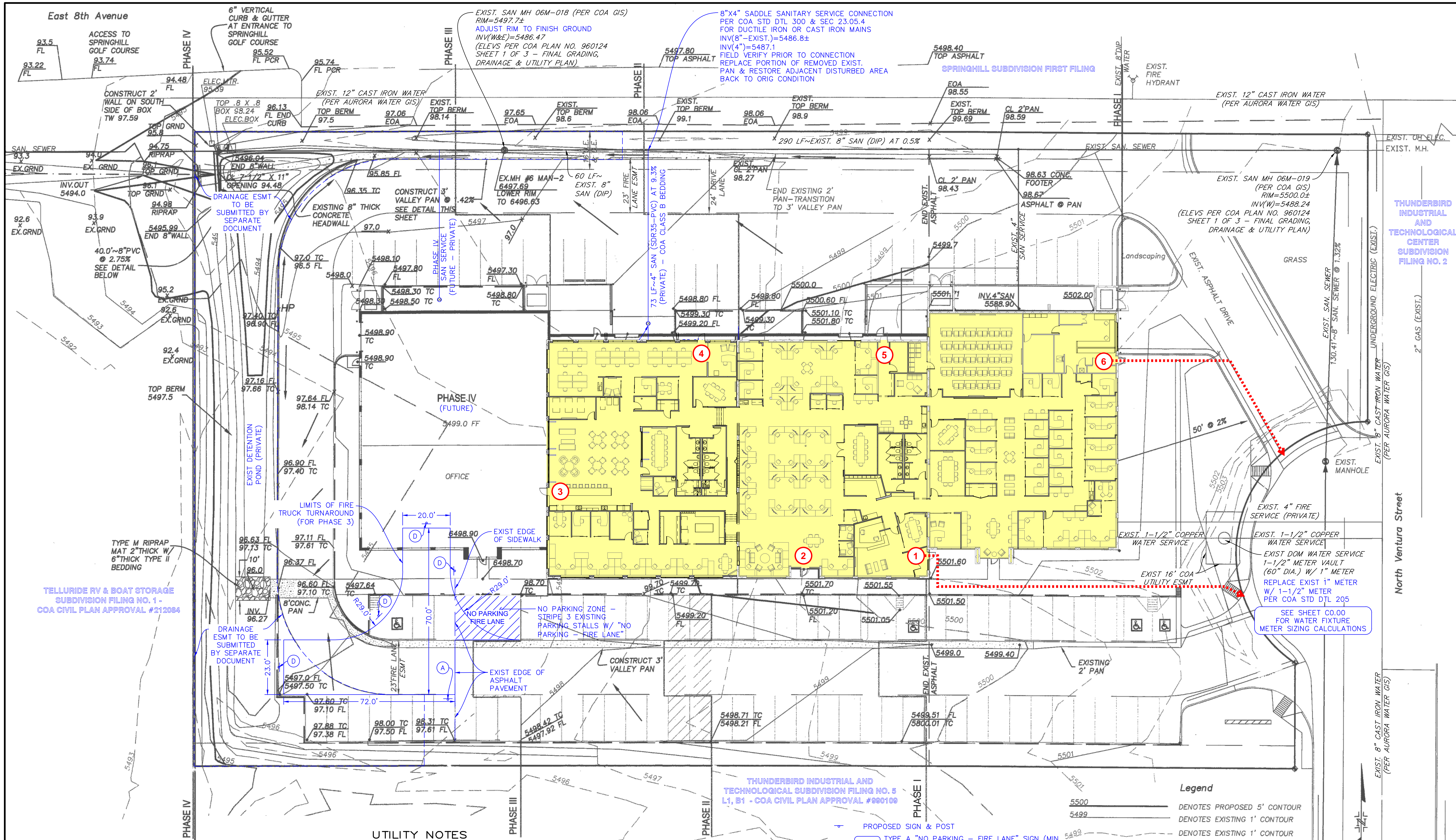
The building contains a single tenant. There are six building entrances – one (1) public entrance, and five (5) restricted entrances, as defined by 2015 IBC Sec. 202. Per 2015 IBC Sec. 1105, the public entrance is required to be accessible (Sec. 1105.1), as is one of the restricted entrances (Sec. 1105.1.3).

Entrance Number	Type	Accessible
1	Public	Yes
2	Restricted	No
3	Restricted	No
4	Restricted	No
5	Restricted	No
6	Restricted	Yes

Accessible Parking:

The overall parking provided thru Phase 3 is 82 spaces. Per 2015 IBC Table 1106.1, four (4) of these spaces are required to be accessible, including one (1) van accessible space (Sec. 1106.5).

Per Sec. 1106.6, the accessible parking spaces shall be located on the shortest accessible route of travel from adjacent parking to an accessible building entrance. Due to the existing paving, sidewalk, and drainage pan grades along the south of the building, the parking spaces closest to entrance 1 do not meet the slope requirements of accessible parking spaces (2017 ICC/ANSI A117.1 Sec. 502.5). The provided accessible parking spaces are located at the northeast end of the parking lot, which is flatter and complies with the slope requirements of 2017 ICC/ANSI A117.1 Sec. 502.5.



1. ALL MATERIALS, WORKMANSHIP & CONSTRUCTION SHALL MEET OR EXCEED THE LATEST EDITION(S) OF THE CITY OF AURORA ROADWAY DESIGN & CONSTRUCTION SPECIFICATIONS & AURORA WATER STANDARDS & SPECIFICATIONS - WATER, SANITARY SEWER & STORM DRAINAGE INFRASTRUCTURE. WHERE THERE IS CONFLICT BETWEEN THESE PLANS & THE JURISDICTIONAL SPECIFICATIONS, OR ANY APPLICABLE STANDARDS, THE HIGHER QUALITY STANDARD SHALL APPLY.
2. ALL BACKGROUND INFORMATION, INCLUDING BOUNDARY, CONTROL, BELOW & ABOVE GROUND IMPROVEMENTS, TOPOGRAPHY, GRADING, UTILITIES, NOTES, DETAILS & OTHER ITEMS ARE PROVIDED BY THE DETAILED GRADING PLAN PREPARED BY COSTIN ENGINEERING CONSULTANTS, INC. (REV. PER COA 01/08/2005 - SHEET 2 OF 4, COA APPROVAL #205018). JME DESIGN GROUP, LLC DBA CRESTONE CONSULTANTS, LLC MAKES NO WARRANTY TO THE ACCURACY OF THIS INFORMATION. CONTRACTOR'S SURVEYOR SHALL VERIFY ALL BOUNDARY & CONTROL INFORMATION, BELOW & ABOVE GRADE IMPROVEMENTS, TOPOGRAPHY, GRADING, UTILITIES & OTHER ITEMS PRIOR TO CONSTRUCTION.
3. CRESTONE CONSULTANTS, LLC WAS NOT SUPPLIED AS-BUILT INFORMATION OF THE CONSTRUCTED UTILITIES & IMPROVEMENTS WITHIN THE CONSTRUCTION LIMITS. THE CONTRACTOR SHALL BE RESPONSIBLE FOR OBTAINING UTILITY LOCATES & POT-HOLING PRIOR TO CONSTRUCTION. CRESTONE CONSULTANTS, LLC SHALL NOT BE LIABLE FOR THE LOCATIONS OF, OR THE FAILURE TO NOTE THE LOCATIONS OF VISIBLE & NON-VISIBLE UTILITIES & IMPROVEMENTS. SEE SHEET C0.00 FOR ADDITIONAL INFORMATION RELATED TO UTILITY & IMPROVEMENTS LOCATES.
4. CONTRACTOR TO OBTAIN AT THEIR OWN COST ALL REQUIRED PERMITS THROUGH THE LOCAL MUNICIPALITY, STATE AND FEDERAL JURISDICTIONS.
5. CONTRACTOR TO COORDINATE DEMOLITION WITH THE OWNER. ALL EXISTING STRUCTURES, UTILITIES, LANDSCAPING & OTHER IMPROVEMENTS DESTROYED, DAMAGED, OR REMOVED DUE TO THE CONSTRUCTION OF THIS PROJECT SHALL BE REPLACED OR RESTORED IN LIKE & KIND AT THE CONTRACTOR'S EXPENSE, UNLESS OTHERWISE INDICATED ON THE DRAWINGS.
6. CONTRACTOR RESPONSIBLE FOR MAINTAINING THE JOB SITE AT ALL TIMES DURING CONSTRUCTION.
7. CONTRACTOR TO NOTIFY THE ENGINEER IMMEDIATELY SHOULD THERE BE A CONFLICT BETWEEN THESE PLANS & WHAT IS FOUND IN THE FIELD.
8. THE CONTRACTOR SHALL FOLLOW ALL REQUIREMENTS OF THE PROJECT GEOTECHNICAL ENGINEERING REPORT - "GEOTECHNICAL INVESTIGATION - ADOLFSON & PETERSON, INC. PHASE III ADDITION, 797 VENTURA STREET AURORA, COLORADO", DATED 04/05/2018 (AND AMENDMENTS), PREPARED BY CTL THOMPSON, INC. THIS INCLUDES, BUT IS NOT LIMITED TO, ALL PROJECT EXCAVATION/OVEREXCAVATION, SHORING/BRACING, TRENCHING, BEDDING, BACKFILL & FILL MATERIAL, COMPACTION, MOISTURE, FOUNDATION, SLAB, SUBGRADE PREPARATION, EMBANKMENTS, RETAINING WALL, UNDER-DRAIN, PAVEMENT, REINFORCING, JOINTING, CONSTRUCTION TESTING & INSPECTION RECOMMENDATIONS. CONTRACTOR & OWNER SHALL REVIEW THE REQUIREMENTS, RECOMMENDATIONS & RISKS IDENTIFIED OR VARIANCES TO THE REQUIREMENTS PRIOR TO COMMENCEMENT OF CONSTRUCTION.
9. CONTRACTOR SHALL ADJUST ALL MANHOLES, VALVE BOXES, METE PITS & OTHER AT GRADE UTILITY APPURTENANCES WITHIN THE CONSTRUCTION LIMITS TO FINISH GRADE.
10. ALL WATERLINES ARE TO BE INSTALLED TO A MINIMUM DEPTH BELOW FINISH GROUND IN CONFORMANCE TO THE REQUIREMENTS OF THE UTILITY PROVIDER. CONTRACTOR SHALL INSTALL APPROPRIATE PIPE DEFLECTIONS AND/OR VERTICAL BENDS & ASSOCIATED RESTRAINT DEVICES TO ENSURE MINIMUM COVER REQUIREMENT IS MET.
11. REFER TO ARCHITECTURAL/MECHANICAL/PLUMBING PLANS FOR BUILDING PENETRATIONS & WALL PENETRATION/FLEXIBLE CONNECTION DETAILS.
12. REFER TO ELECTRICAL SITE PLAN & DETAILS FOR THE LOCATIONS/TYPES OF ALL SITE LIGHTING, POLES & BASES.
13. CONTRACTOR SHALL COORDINATE WITH THE RESPECTIVE DRY UTILITY PROVIDERS FOR THE DESIGN & LOCATIONS OF ALL DRY UTILITY INFRASTRUCTURE (INCLUDING, BUT NOT LIMITED TO, TRANSFORMERS, SWITCH GEAR, SERVICE LINES, PANELS, PULL BOXES, METERS, HANDHOLDS, CONDUIT, PIPELINES, ETC.).
14. CONTRACTOR SHALL INSTALL A DOWNSPOUT EXTENSION WITH SPASH BLOCK ON ALL ROOF DRAIN DOWNSPOUTS WHICH DAYLIGHT TO GRADE.
15. REFER TO ELECTRICAL & LANDSCAPE PLANS FOR ALL SLEEVING & CONDUIT LOCATIONS.

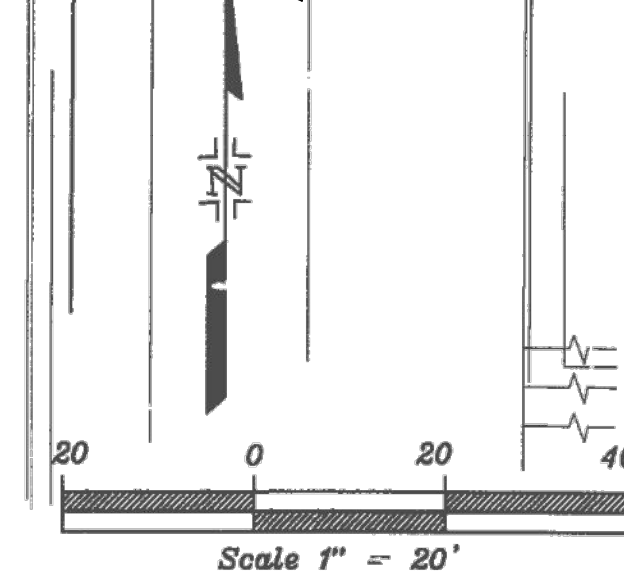
- PROPOSED SIGN & POST
- (A) NO PARKING - FIRE LANE
- (D) NO PARKING - FIRE LANE
- TYPE A "NO PARKING - FIRE LANE" SIGN (MIN 12" WIDE X 18" HIGH, RED LETTERING ON WHITE REFLECTIVE BACKGROUND) PER 2015 IFC SECTION D103.6 W/ "TOW AWAY ZONE" SIGN (MIN 12" WIDE X 6" HIGH, RED LETTERING ON WHITE REFLECTIVE BACKGROUND) PER 2009 MUTCD R7-2010aP BELOW
- TYPE D "NO PARKING - FIRE LANE" SIGN (MIN 12" WIDE X 18" HIGH, RED LETTERING ON WHITE REFLECTIVE BACKGROUND) PER 2015 IFC SECTION D103.6 W/ "TOW AWAY ZONE" SIGN (MIN 12" WIDE X 6" HIGH, RED LETTERING ON WHITE REFLECTIVE BACKGROUND) PER 2009 MUTCD R7-2010aP BELOW

BENCHMARK

*CITY OF AURORA BENCHMARK "12-040" (SEE NOTE BELOW)
3" BRASS CAP ATOP THE EAST SIDE OF A CURB OPENING
INLET STRUCTURE AND BEING 6' M/L NORTH OF NORTH FL OF EAST 6TH AVENUE AT THE NE CORNER OF TELLURIDE STREET AND EAST 6TH AVENUE - AKA I-055A
ELEVATION = 5503.313 (NGVD 29)
FOR NAVD 88 ADD 2.956 FT (ELEVATION = 5506.27)

*NOTE: THE CITY OF AURORA (COA) BENCHMARK DESCRIPTION IS BASED ON THE PREVIOUS COA APPROVED CIVIL PLANS (COA APPROVAL #205018) WHICH HAVE BEEN USED AS A BACKGROUND & BASIS FOR THE PROPOSED IMPROVEMENTS INDICATED ON THIS PLAN SET. THE INDICATED BENCHMARK ELEVATION OF 5503.313 IS BASED ON NGVD 29 DATUM. ALL ELEVATIONS INDICATED ON THIS PLAN ARE BASED ON THE NGVD 29 DATUM. ADD 2.956 FT TO CONVERT INDICATED ELEVATIONS TO NAVD 88 DATUM. COA HAS RENAMED BENCHMARK "12-040" TO BENCHMARK "456604SE004".

- Legend
- 5500 DENOTES PROPOSED 5' CONTOUR
- 5499 DENOTES EXISTING 1' CONTOUR
- 5498 DENOTES EXISTING 1' CONTOUR
- 5497 DENOTES EXISTING 5' CONTOUR
- 5501 DENOTES EXISTING 1' CONTOUR
- 5502 DENOTES EXISTING 1' CONTOUR
- TC DENOTES 6" SPILL CURB
- FL DENOTES 6" CATCH CURB
- TOP OF CURB
- FLOWLINE
- SANITARY SERVICE & CLEANOUT



ADOLFSON & PETERSON CONSTRUCTION, INC
LOT 1, BLOCK 1 THUNDERBIRD IND. &
TECH. CENTER SUBDIVISION FILING NO. 4

797 VENTURA STREET
AURORA, CO 80011

NO.	DATE	DESCRIPTION
1	05/17/18	COA SUBMITTAL (POST PRE-SUBMITTAL)
2	06/26/18	COA RE-SUBMITTAL
3	07/13/18	COA APPROVAL

REVISIONS

FOR SHARED UTILITY INFORMATION
UTILITY NOTIFICATION CENTER
OF COLORADO
CALL 811
(or 800-922-1987)
AT LEAST TWO (2) BUSINESS
DAYS BEFORE YOU DIG
www.colorado811.org

J.N.: 18004
DATE: 05/11/18
SCALE: 1" = 20'

UTILITY
PLAN

SHEET 3

C3.00

CRESTONE CONSULTANTS, LLC
civil engineering solutions
14145 West Warren Circle
Lakewood, CO 80228
303-997-6113 • www.crestonellc.com

SITE PLAN NAME: ADOLFSON & PETERSON, INC. AURORA, COLORADO HEADQUARTERS: SITE PLAN NO.: 1994-6017-4; OWNER/DEVELOPER: BOXMS PARTNERSHIP, 6701 W 23RD ST, MINNEAPOLIS, MN 55426; OWNER/DEVELOPER CONTACT: SCOTT WEICHT (612) 802-1134