

2266-2268 DAYTON ST REDEVELOPMENT PLAN

SITE PLAN NOTES

- 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.
- ALL SIGNS MUST CONFORM TO THE CITY OF AURORA SIGN CODE.
- 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."
- ALL CROSSINGS OR ENCROACHMENTS BY PRIVATE LANDSCAPE IRRIGATION LINES OR SYSTEMS AND/OR PRIVATE UTILITIES INTO EASEMENTS AND STREET RIGHTS-OF-WAY OWNED BY THE CITY OF AURORA ARE ACKNOWLEDGED BY THE UNDERSIGNED AS BEING SUBJECT TO CITY OF AURORA'S USE AND OCCUPANCY OF THE SAID EASEMENTS OR RIGHTS-OF-WAY. THE UNDERSIGNED, THEIR SUCCESSORS AND ASSIGNS, HEREBY AGREE TO INDEMNIFY THE CITY OF AURORA FOR ANY LOSS, DAMAGE OR REPAIR TO CITY FACILITIES THAT MAY RESULT FROM THE INSTALLATION, OPERATION OR MAINTENANCE OF SAID PRIVATE IRRIGATION LINES OR SYSTEMS AND/OR PRIVATE UTILITIES
- 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.
- ALL BUILDING ADDRESS NUMBERS SHALL COMPLY WITH SECTIONS 126-271 AND 126-278 OF THE AURORA CITY CODE.
- 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.

- 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.

- 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.

- 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.

- 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.

PROJECT TEAM

DESIGN	OWNER / DEVELOPER
GOERIG DESIGN	BMW 25 LLC
P.O. BOX 6213	SELF DIRECTED LLC
DENVER, COLORADO 80206	2266 DAYTON LLC
303-915-9440	
DONALD GOERIG	CONTACT PATRICK GUINNESS
DON@GOERIGDESIGN.COM	720-231-1361

VICINITY MAP



DATA BLOCK

LAND AREA WITHIN PROPERTY LINES	10,186 SQ FEET
TOTAL BUILDING COVERAGE	6,400 SQ FEET
PARKING AREA	3,786 SQ FEET
BUILDING HEIGHT	18' 6"
NUMBER OF BUILDINGS	1
PRESENT ZONING CLASSIFICATION	OA-MS
SIGNAGE: SIGNAGE TO BE PROVIDED PER SECTION 146-1613. TABLE 16.7	

SHEET LIST

SHEET 1	COVER / DATA
SHEET 2	SITE PLAN
SHEET 3	EXTERIOR ELEVATIONS
SHEET 4	ARCHITECTURAL RENDERING

LEGAL DESCRIPTION

PROJECT NAME: 2266-2268 DAYTON STREET REDEVELOPMENT PLAN

LEGAL DESCRIPTION: BLOCK 32, LOT 4 DESC. EXCEPT NORTH 15 FEET AND ALL LOTS 4 AND 6 AND THE NORTH 20/3 OF LOT 7 EXCEPT REAR 8 FEET, NEW ENGLAND HEIGHTS, KNOWN AND NUMBERED AS 2266 AND 2268 DAYTON STREET

SIGNATURE BLOCK

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

IN WITNESS
THEREOF, _____
(CORPORATION, COMPANY, OR INDIVIDUAL)

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

BY: _____
BY: _____
(PRINCIPALS OR OWNERS)

CORPORATE SEAL

STATE OF COLORADO _____)SS
COUNTY OF _____)

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

(PRINCIPALS OR OWNERS)

WITNESS MY HAND AND OFFICIAL SEAL

(NOTARY PUBLIC)

SEAL

NOTARY

MY COMMISSION EXPIRES _____

NOTARY BUSINESS ADDRESS: _____

2266-2268 DAYTON ST REDEVELOPMENT PLAN
EXTERIOR IMPROVEMENTS
2266-2268 DAYTON STREET
AURORA, COLORADO

GOERIG DESIGN

P.O. BOX 6213 DENVER, COLORADO 80206 303-915-9440 DON@GOERIGDESIGN.COM WWW.GOERIGDESIGN.COM

PN: 2019-020

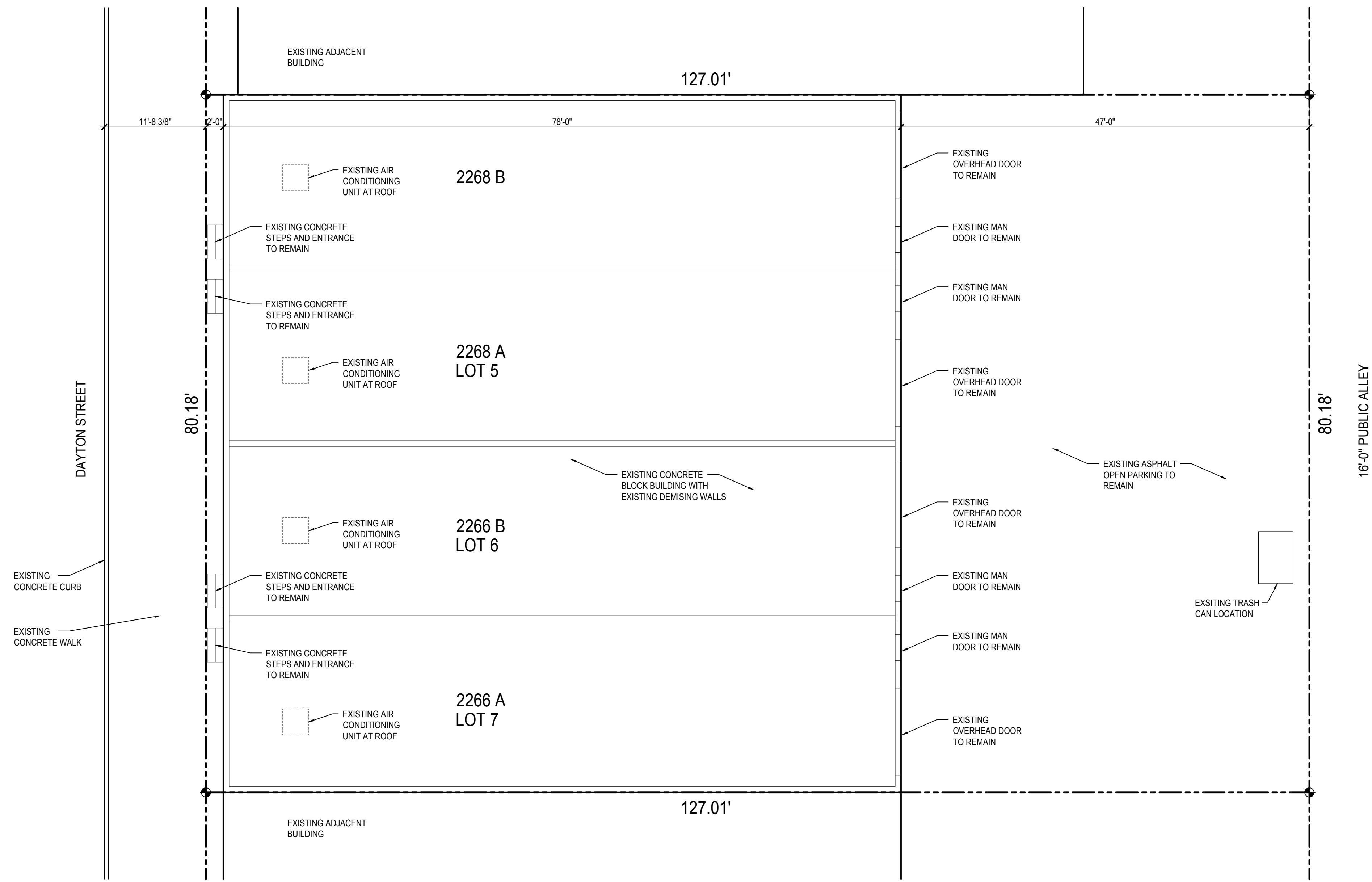
REV	DATE	ISSUED FOR:
	08/27/19	REVIEW
	08/28/19	REVISIONS

DRAWING TITLE

ARCHITECTURAL SITE PLAN

SHEET 1

2266-2268 DAYTON ST REDEVELOPMENT PLAN



1 ARCHITECTURAL SITE PLAN
Scale: 1/8" = 1'-0"

2266-2268 DAYTON ST REDEVELOPMENT PLAN
EXTERIOR IMPROVEMENTS

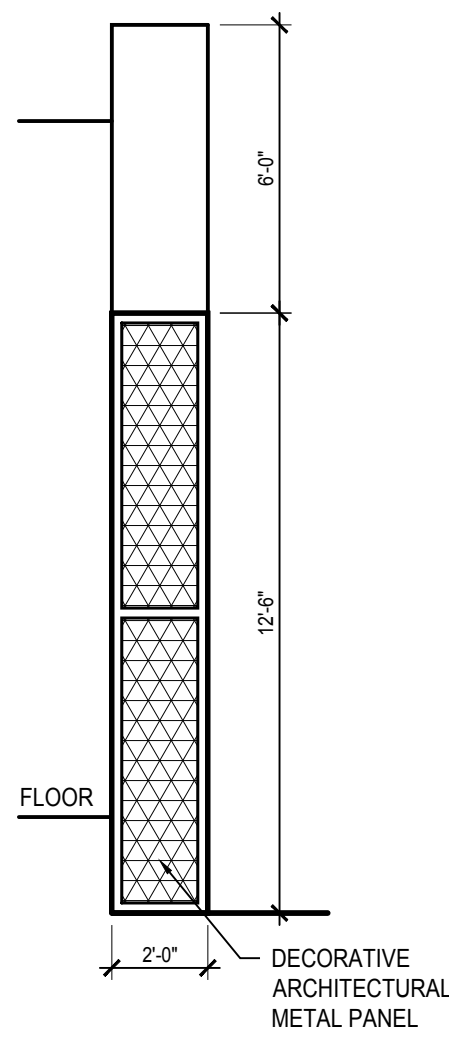
2266-2268 DAYTON STREET
AURORA, COLORADO

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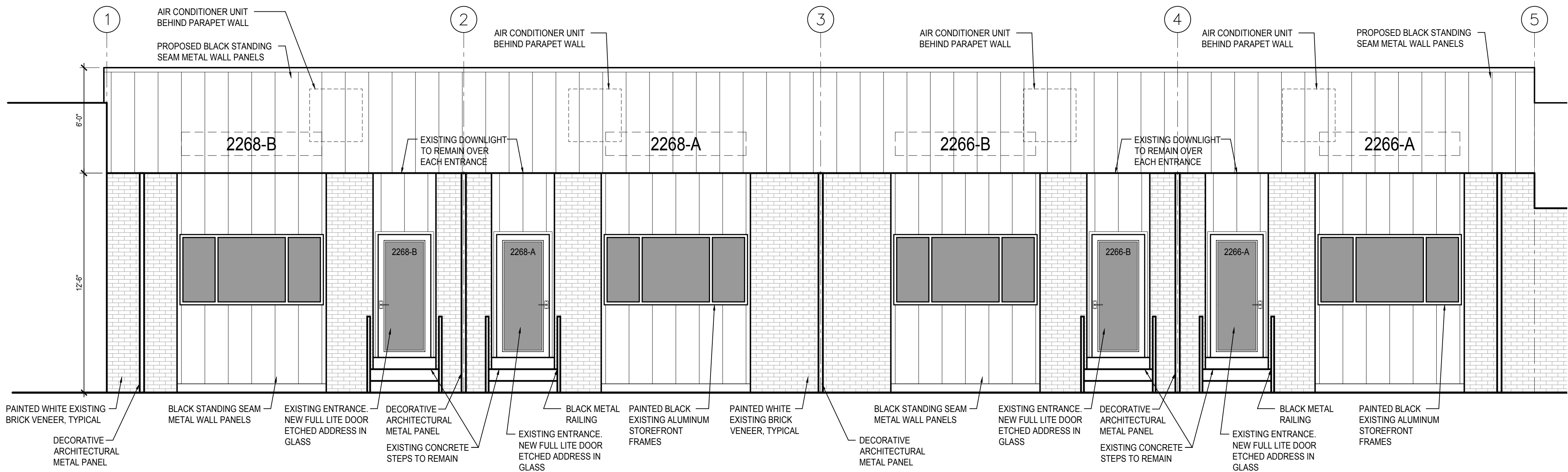
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ARCHITECTURAL SITE PLAN		

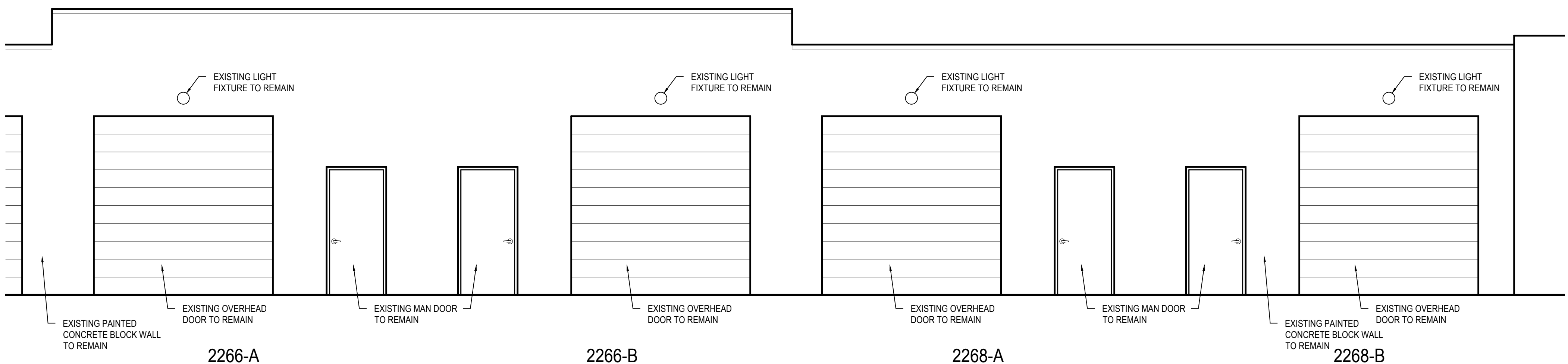
2266-2268 DAYTON ST REDEVELOPMENT PLAN



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



1 WEST ELEVATION
Scale: 1/4" = 1'-0"



2 EAST ELEVATION
Scale: 1/4" = 1'-0"

2266-2268 DAYTON ST REDEVELOPMENT PLAN
EXTERIOR IMPROVEMENTS

2266-2268 DAYTON STREET
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DRAWING TITLE
EXTERIOR ELEVATIONS

SHEET 3

GOERIG DESIGN

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ALL SIGNAGE SHOWN IS CONCEPTUAL AND WILL BE
REVIEWED UNDER SEPARATE SIGN PERMIT.

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EXTERIOR IMPROVEMENTS

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DRAWING TITLE
ARCHITECTURAL RENDERING