

CORNERSTAR HEALTHCARE PLAZA SITE PLAN

A PARCEL LOCATED IN SECTION 29, TOWNSHIP 5 SOUTH, RANGE 66 WEST OF
THE 6TH PRINCIPAL MERIDIAN
COUNTY OF ARAPAHOE, STATE OF COLORADO

PROPERTY LINE PER ALTA/NSPS LAND TITLE
SURVEY PROVIDED BY CLIENT (PREPARED
BY AZTEC CONSULTANTS ON 4/12/18)

LEGEND

- PROPERTY LINE
- HANDICAP PARKING STALL
- PARKING COUNT PER ROW
- CONCRETE SIDEWALK
- HANDICAP RAMP
- FIRE HYDRANT
- BIKE RACK
- HANDICAP PARKING SIGN
- STOP SIGN
- ENTERING FIRE LANE WITH TURNAROUND SIGN
- NO PARKING FIRE LANE SIGN
- ENTERING 150' DEAD END FIRE LANE SIGN
- PEDESTRIAN CROSSING SIGN (AURORA SIGN W11-2)
- PROPOSED HEAVY-DUTY CONCRETE PAVEMENT

SEM
ARCHITECTS

98 Spruce Street - Suite 201
Denver CO 80230
303 220 8900
303 220 0708 Fax
www.SEMarchitects.com

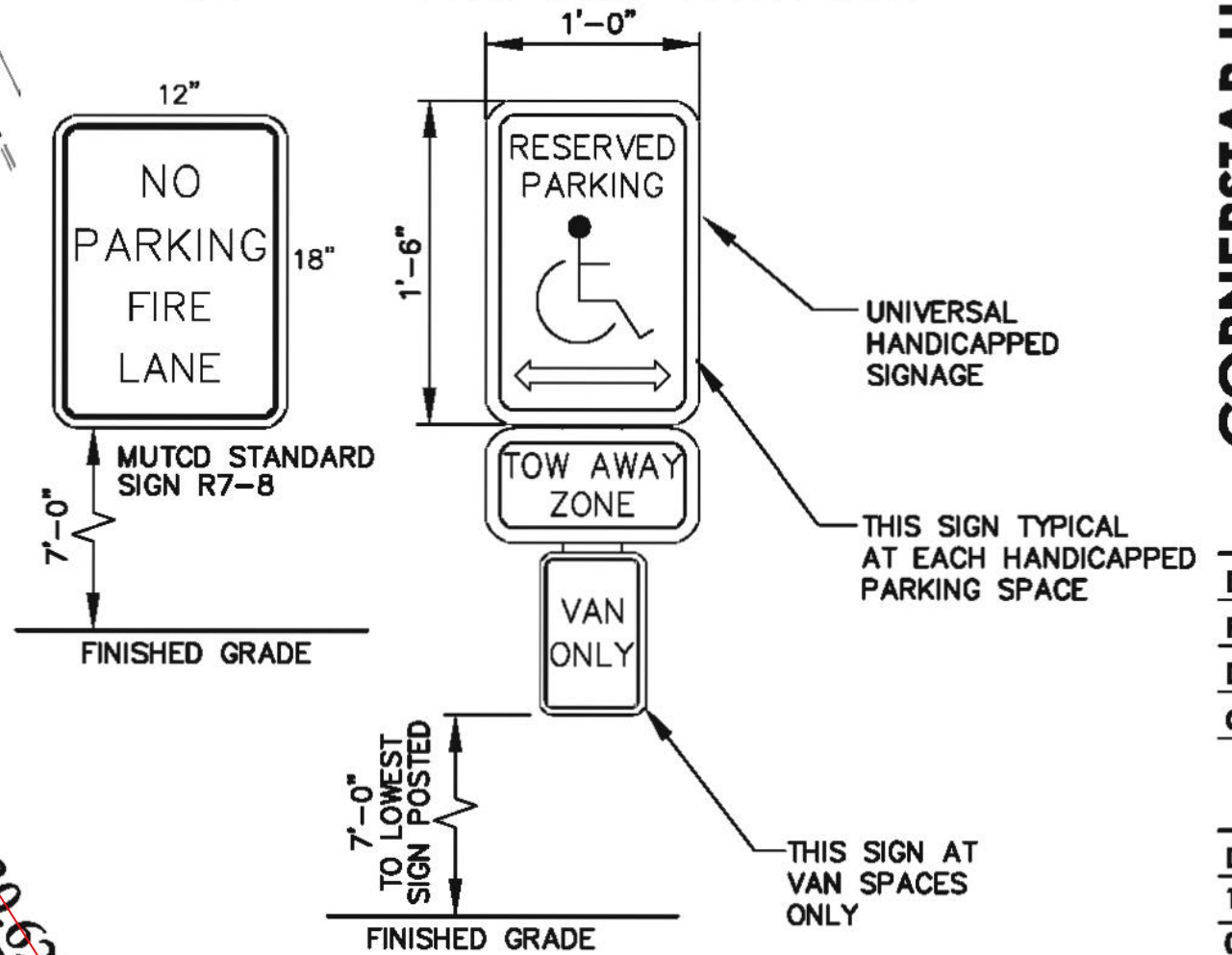
Borne CONSULTING
Borne Consulting, LLC
PO BOX 3890
Parker, CO 80134
303.426.1731

CORNERSTAR HEALTHCARE PLAZA

15901 E. BRIARWOOD CIRCLE
AURORA, COLORADO 80016

CORNERSTAR HEALTHCARE PLAZA, LLC

- EXISTING CURB AND GUTTER
- PROPOSED CURB AND GUTTER
- PROPOSED SITE LIGHTING
- EASEMENT
- PROPOSED ICC/ANSI A117.1 ACCESSIBLE ROUTE
- PROPOSED TRANSFORMER
- LANDSCAPE AREA
- PROPOSED KNOX BOX

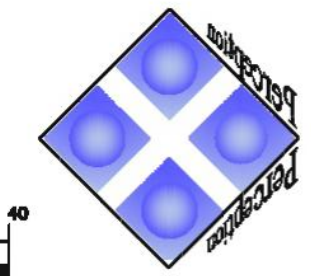


FIRE SIGN NOTES:

1. GALVANIZED STEEL POST SET 3'-0" MINIMUM BELOW GRADE AND INTO MINIMUM 12" DIAMETER CONCRETE PIER, FULL DEPTH
2. THE MAXIMUM SPACING OF THE SIGNS SHALL BE 100', CONTINGENT UPON LIFE SAFETY REVIEW AND APPROVAL.
3. FIRE LANE SIGNS SHALL BE INSTALLED 2' BEHIND CURB OR SIDEWALK.

SITE SIGNAGE DETAILS

NOT TO SCALE



GRAPHIC SCALE

(IN FEET)

1 inch = 20 ft.

NOTES

ALL SITE UTILITY DEVICES SHALL BE PAINTED TO MATCH BUILDING.

ALL ROOFTOP MECHANICAL EQUIPMENT AND VENTS GREATER THAN EIGHT INCHES IN DIAMETER MUST 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 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

EXISTING HANDICAP RAMP AND WALK (WALK TO END AT NEW PARKING AREA)

0.6'

18" (TYP)

0.8'

PROPOSED 6' - 8" MASONRY WALL

PROPOSED STRIPING

PROPOSED CURB & GUTTER

RELOCATE LIGHT WEST OF NEW HANDICAP RAMP

PROPOSED 2' BLOCK WALL

NEW WALK, HANDICAP RAMPS AND WHITE PAINTED CROSSWALKS

SAFETY FENCE

23' FIRE LANE AND PUBLIC ACCESS EASEMENT

ASPHALT PAVING

WHITE PAINTED CROSSWALK

CONCRETE PAVEMENT

TRASH ENCLOSURE

ENCLOSURE FOR FUTURE GENERATOR

TRANSFORMER

MODULAR BLOCK RETAINING WALL MATCH EXISTING CORNERSTAR WALL COLOR

SAFETY FENCE

MONUMENT SIGN REMOVED WITH DELTA 2 CHANGE

10' UTILITY EASEMENT

5' CONCRETE SIDEWALK

LOT 1, BLOCK 1, CORNERSTAR SUBDIVISION FILING NO. 3

PRIVATE UTILITY EASEMENT REC. NO. B7127308

EX SIDEWALK

TRACT C CORNERSTAR SUBDIVISION FILING NO. 5

EAST BRIARWOOD CIRCLE

TRACT A CORNERSTAR SUBDIVISION FILING NO. 5

PRIVATE UTILITY AND ROAD EASEMENT REC. NO. B7127308

10' UTILITY EASEMENT

288.49'

N89°43'10"E

234.08'

266.93'

N24°12'48"W

24.00'

S63°01'42"E

47.91'

CONCRETE 5' UTILITY EASEMENT

INVERTED U BIKE RACK

LOT 11, BLOCK 1, CORNERSTAR SUBDIVISION FILING NO. 1

LOT 1

2,215.0 AC

96,485 SQUARE FEET

FIRE RISER ROOM W/EXTERIOR DOOR

MEDICAL OFFICE

29,617 SQUARE FEET

102 CARS

1 CAR/290 SF

FFE=5698.75

2nd FFE=5712.75

FDC WITH APPROVED KNOX CAPS

KNOX BOX 4-6' ABOVE GRADE

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THE 6TH PRINCIPAL MERIDIAN
COUNTY OF ARAPAHOE, STATE OF COLORADO

LEGEND

- PROPERTY LINE
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- PROPOSED CURB AND GUTTER
- PROPOSED SIDEWALK
- PROPOSED HANDICAP RAMP
- PROPOSED HEAVY-DUTY CONCRETE PAVEMENT
- EXISTING CONTOUR
- PROPOSED CONTOUR
- PROPOSED SPOT ELEVATION
- PROPOSED WALL

BENCHMARK

BENCHMARK: CITY OF AURORA BM #56620NW02, 3" DIAM. BRASS CAP ON THE N.W. CORNER OF A CONCRETE SLAB FOR A WATER VAULT, ON NORTH SIDE OF SOUTH LEWISTON WAY APPROXIMATELY 80' EAST +/- OF EAST FLOW LINE OF PARKER ROAD, AND 10 +/- NORTH OF NORTH FLOW LINE OF LEWISTON WAY. THE ELEVATION IS 5668.483. (NAVD 1988 DATUM)

NOTES

ALL SITE UTILITY DEVICES SHALL BE PAINTED TO MATCH BUILDING.

PRIOR TO CONSTRUCTION, ALL WORK WITHIN ANY OF THE LANDSCAPE AND UTILITY EASEMENTS RINGING THE SITE SHALL BE COORDINATED WITH THE SAND CREEK METROPOLITAN DISTRICT.

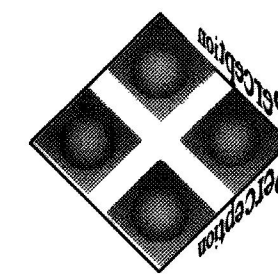
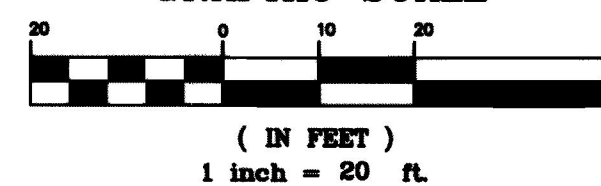
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EXISTING STORM SEWER SHOWN IS PUBLIC.

TREE PROTECTION NOTES (RESTATE FROM SHEET 6 OF 9)

- PRIOR TO THE BEGINNING OF CONSTRUCTION, INSTALL BARRICADE FENCING AROUND ALL EXISTING TREES TO REMAIN. LOCATE FENCING AT OR OUTSIDE OF THE DRIP LINE OF THE TREES. BARRICADE FENCING SHALL BE 3' HEIGHT, ORANGE MESH FENCING ATTACHED TO "T" POSTS.
- FENCING SHALL BE MAINTAINED DAILY. TRESPASS BEYOND ESTABLISHED CONSTRUCTION LIMITS SHALL RESULT IN A FINE OF \$100. IF NOT PAID WITHIN 30 DAYS, THE FINE SHALL BE DEDUCTED FROM MONIES DUE TO CONTRACTOR. CONTRACTORS SHALL BE RESPONSIBLE FOR ALL OF THEIR WORKERS, SUBCONTRACTORS AND SUPPLIERS UNDER THIS REQUIREMENT. NO VEHICLE PARKING IS ALLOWED BEYOND CONSTRUCTION LIMITS.
- CONSTRUCTION WITHIN THE ROOT ZONE OF TREES TO REMAIN SHALL BE RESTRICTED TO AGREED-UPON LIMITS WITH REGARD TO EXCAVATION, ACCESS, DIRT STOCKPILING, AND BACKFILL. VIOLATION OF SET LIMITS SHALL RESULT IN A FINE OF \$100 PER INCIDENT AND MAY BE INCREASED BASED ON THE PERCENTAGE OF ROOT ZONE AFFECTED TIMES THE VALUE OF THE TREE ESTABLISHED PRIOR TO CONSTRUCTION. IF MORE THAN 30% OF THE ROOT ZONE IS DAMAGED, THE FINE SHALL BE THE FULL VALUE OF THE TREE.
- DAMAGE TO THE MAIN TRUNKS OF TREES IS PROHIBITED. DAMAGE NOT PREVIOUSLY APPROVED SHALL RESULT IN A FINE BASED ON THE PERCENTAGE OF THE CIRCUMFERENCE AFFECTED. DAMAGE GREATER THAN 30% OF THE CIRCUMFERENCE OR AFFECTING THE STRUCTURAL INTEGRITY OF THE TREE WILL RESULT IN A FINE EQUAL TO THE FULL APPRAISED VALUE OF THE TREE.
- LIMB DAMAGE IS PROHIBITED, UNLESS APPROVED PRIOR TO CONSTRUCTION OR AS AUTHORIZED BY THE CITY OF AURORA FORESTRY DIVISION. PRUNING OF AFFECTED BRANCHES SHALL BE DONE PRIOR TO THE START OF CONSTRUCTION. DAMAGED BRANCHES SHALL BE PRUNED WITHIN 10 DAYS OF THE OCCURRENCE UTILIZING INTERNATIONAL SOCIETY OF ARBORICULTURE STANDARDS. UNAUTHORIZED BRANCH DAMAGE OR LOSS CAN RESULT IN A FINE OF \$100 PER BRANCH AS MAY BE DETERMINED BY THE CONSTRUCTION MANAGER OR HIS FORESTRY CONSULTANT.
- CONCRETE TRUCK WASHOUT AREAS SHALL BE IN DESIGNATED AREAS ONLY. WASHOUT RUNOFF SHALL NOT FLOW INTO OR ACROSS ROOT ZONES OF TREES.
- TREE PROTECTION MEASURES SHALL BE IN PLACE PRIOR TO CONSTRUCTION AND INSPECTED BY THE CITY OF AURORA FORESTRY DIVISION.

GRAPHIC SCALE



Perception
Design Group, Inc.

Consulting Civil Engineers

6901 South Pierce Street, Suite 350 • Littleton, Colorado 80128
Office: 303-232-8088 • Fax: 303-232-5255

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Date	-
Proj No	- 2012-003
Drawn	- JWD
Checked	- JWD

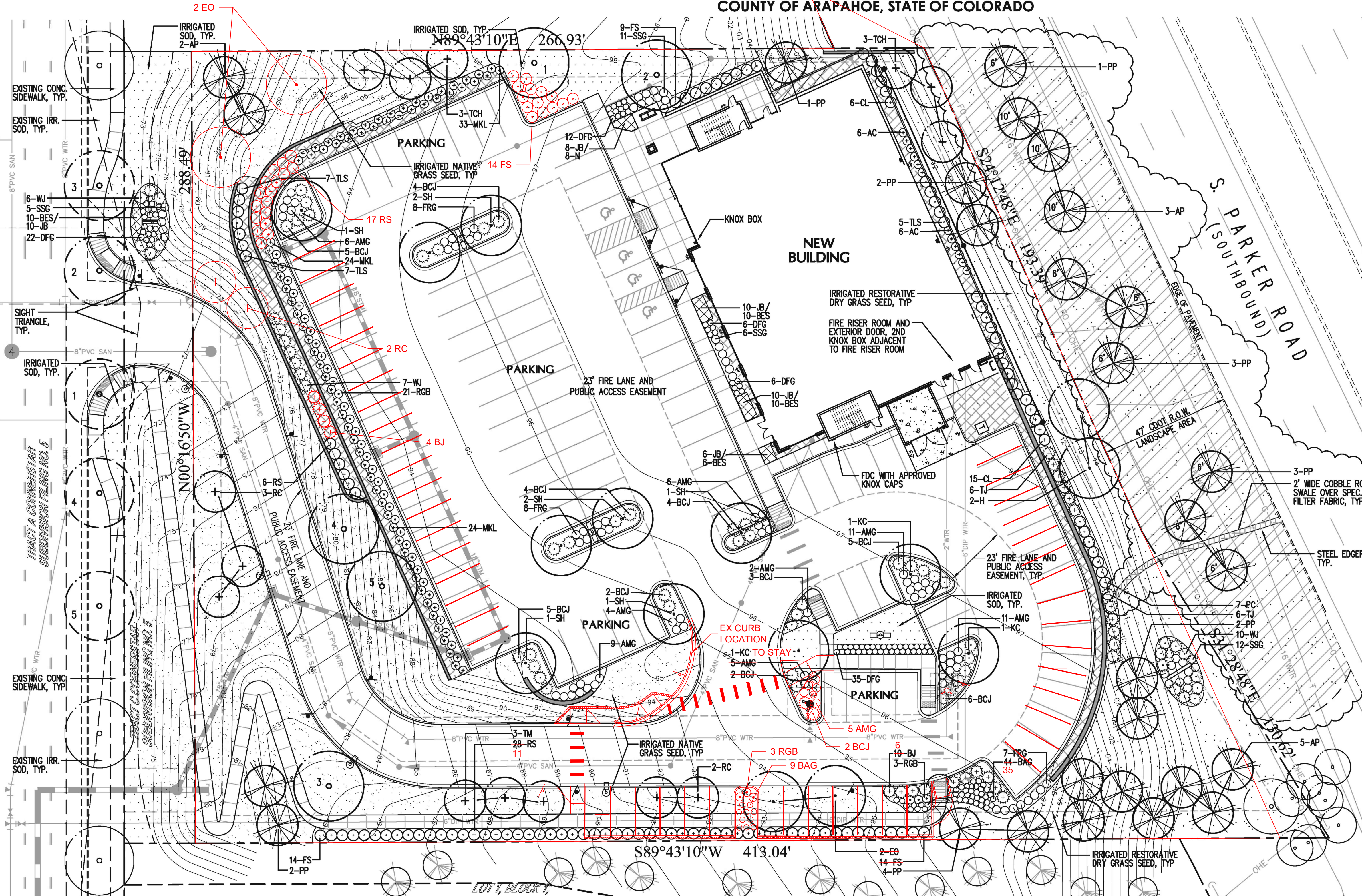
Date	Issue
1-25-13	Site Plan Submittal
03-15-13	Site Plan Re-Submittal
04-18-13	Mylar Submittal
07-24-19	Add parking
02-13-20	1st MA Review Comments

Title

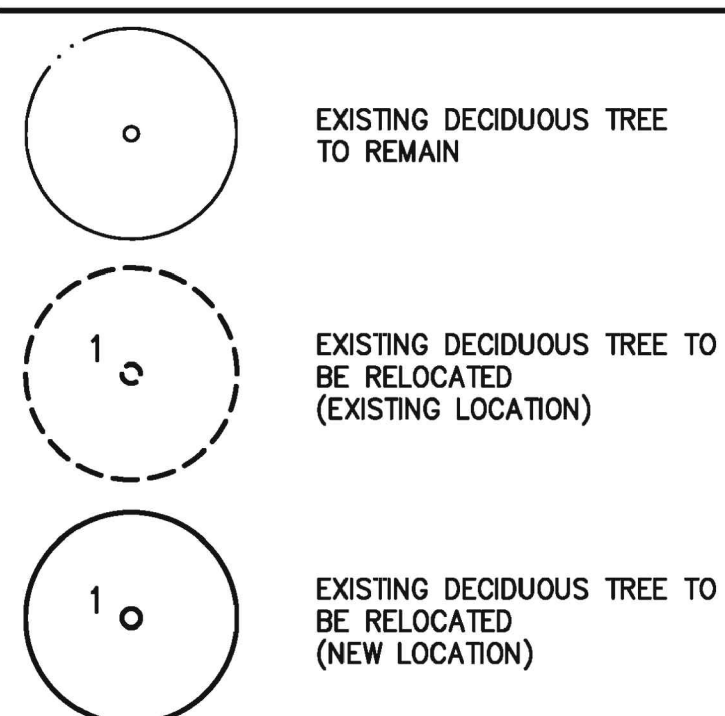
GRADING PLAN
SHEET 4 OF 9

CORNERSTAR HEALTHCARE PLAZA SITE PLAN

A PARCEL LOCATED IN THE NORTHEAST 1/4 OF SECTION 29, TOWNSHIP 5
SOUTH, RANGE 66 WEST OF THE 6TH PRINCIPAL MERIDIAN
COUNTY OF ARAPAHOE, STATE OF COLORADO



EXISTING TREE SPECIES LEGEND



EXISTING TREE SPECIES INFORMATION

TREE	SPECIES	CAL.	CONDITION	DISPOSITION
1	ASH	3"	GOOD	REMOVE AND RELOCATE
2	ASH	3"	GOOD	REMOVE AND RELOCATE
3	ASH	3"	GOOD	REMOVE AND RELOCATE

SITE DATA

SITE DATA	AREA (SF)	%
TOTAL SITE AREA	96,485	
BUILDING COVERAGE	9,990	10%
HARD SURFACE AREA	46,122	48%
LANDSCAPE AREA	40,373	42%
COOL SEASON GRASSES % OF LANDSCAPE AREA	4,914	12%

TREE PROTECTION NOTES PLEASE SEE SHEET 4 OF 9 FOR MORE LEGIBLE COPY OF NOTES.

- PRIOR TO THE BEGINNING OF CONSTRUCTION, INSTALL BARRICADE FENCING AROUND ALL EXISTING TREES TO REMAIN. LOCATE FENCING AT OR OUTSIDE OF THE DRIP LINE OF THE TREES. BARRICADE FENCING SHALL BE 4' HEIGHT, ORANGE MESH FENCING ATTACHED TO T' POSTS.
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DETENTION POND

TYPE:	N/A
MAXIMUM AREA:	N/A
MAXIMUM DEPTH:	N/A
RETAINING WALL HT.:	N/A
RETAINING WALL MATERIALS:	N/A

SEE CIVIL PLANS FOR COMPLETE
INFORMATION REGARDING STORMWATER
DRAINAGE

REFER TO SHEET L-2 FOR CITY LANDSCAPE REQUIREMENTS,
LANDSCAPE PLANT LIST, NOTES AND DETAILS

NOT FOR CONSTRUCTION

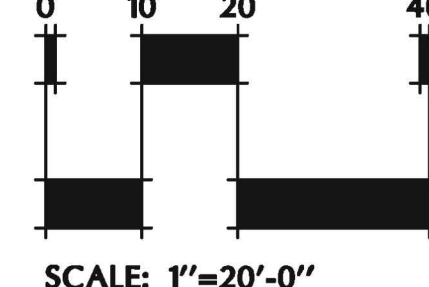
GROUND COVER LEGEND:

- IRRIGATED SOD
TEXAS HYBRID 'THERMAL BLUE'
- IRRIGATED NATIVE SEED MIX
WESTERN WHEATGRASS 'ARRIBA'
THICK SPIKE WHEATGRASS
SIDCOATS GRAMA
BLUE GRAMA
LITTLE BLUESTEM
PRAIRIE SANDREED 'GOSHEN'
SAND DROPSEED
- IRRIGATED RESTORATIVE
DRY/UPLAND GRASS SEED MIX
BIG BLUEGRASS, SHERMAN
SANDBERG/CANBY BLUEGRASS
ARIZONA FESCUE, REDONDO
SHEEP FESCUE, OVINA
- IRRIGATED SEED/WILDFLOWER
MIX

COMMON/BOTANICAL NAME	LBS. PLS./ACRE
WESTERN WHEATGRASS <i>Pascopyrum smithii</i> 'Arriba'	4.0
SIDCOATS GRAMA <i>Bouteloua curtipendula</i> 'Vaughn'	2.0
NEEDLE AND THREAD <i>Stipa comata</i>	3.0
SAND BLUESTEM <i>Andropogon hallii</i> 'Elida'	4.0
BLUE GRAMA <i>Bouteloua gracilis</i> 'Hachita'	1.5
LITTLE BLUESTEM <i>Schizachyrium scoparium</i> 'Pastura'	2.0
SAND DROPSEED <i>Sporobolus cryptandrus</i>	0.7
PRAIRIE SANDREED <i>Calamovilfa longifolia</i> 'Goshen'	3.0
PRAIRIE CONEFLOWER <i>Ratibida columnans</i>	0.3
BLUE FLAX <i>Linum lewisii</i>	0.5
OATS <i>Avena sativa</i>	3.0
SEEDING RATE: 24 LBS PLS/ACRE	
SPECIFIED 5"-12" ROUNDED COBBLE ROCK MULCH	
SPECIFIED 3/4" CRUSHED GRANITE ROCK MULCH	

LANDSCAPE LEGEND

- NEW DECIDUOUS SHADE
TREE
- NEW DECIDUOUS
ORNAMENTAL TREE
- NEW EVERGREEN TREE
- NEW DECIDUOUS SHRUBS
- NEW EVERGREEN SHRUBS
- NEW PERENNIALS
- NEW ORNAMENTAL
GRASSES
- NEW FIRE HYDRANT



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Date • 1-1-13
Proj No • 12.130
Drawn • KTS
Checked • KTS

Date	Issue
01-25-13	• SITE PLAN SUBMITTAL
03-22-13	• SITE PLAN RESUBMITTAL
06-18-13	• MYLAR SUBMITTAL
05-05-14	• CDOT SUBMITTAL
07-24-19	• Add parking
02-13-20	• 1st MA Review Comments
•	•
•	•
•	•
•	•
•	•
•	•

Title • LANDSCAPE PLAN

LANDSCAPE PLAN
6 OF 9