

Civil plan revisions are required for the proposed changes. The site plan amendment will not be approved until the revisions are submitted and ready for signature

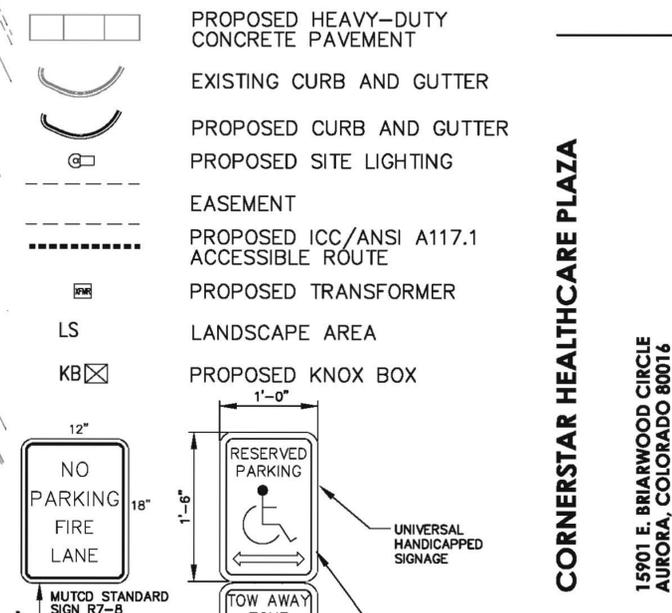
CORNERSTAR HEALTHCARE PLAZA SITE PLAN

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

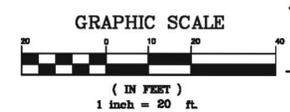


FIRE SIGN NOTES:

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



SEM ARCHITECTS

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CORNERSTAR HEALTHCARE PLAZA

15901 E. BRIARWOOD CIRCLE
AURORA, COLORADO 80016

CORNERSTAR HEALTHCARE PLAZA, LLC

Date	
Proj No	2012-003
Drawn	JWD
Checked	JWD

Date	Issue
1-25-13	Site Plan Submittal
03-15-13	Site Plan Re-Submittal
06-18-13	Mylar Submittal
03-12-14	Mylar Change Add Safety Fence
05-30-14	Mylar Change Add Safety Fence Remove Parker Road Monument Sign
07-24-19	Add parking

Perception Design Group, Inc.

Consulting Civil Engineers

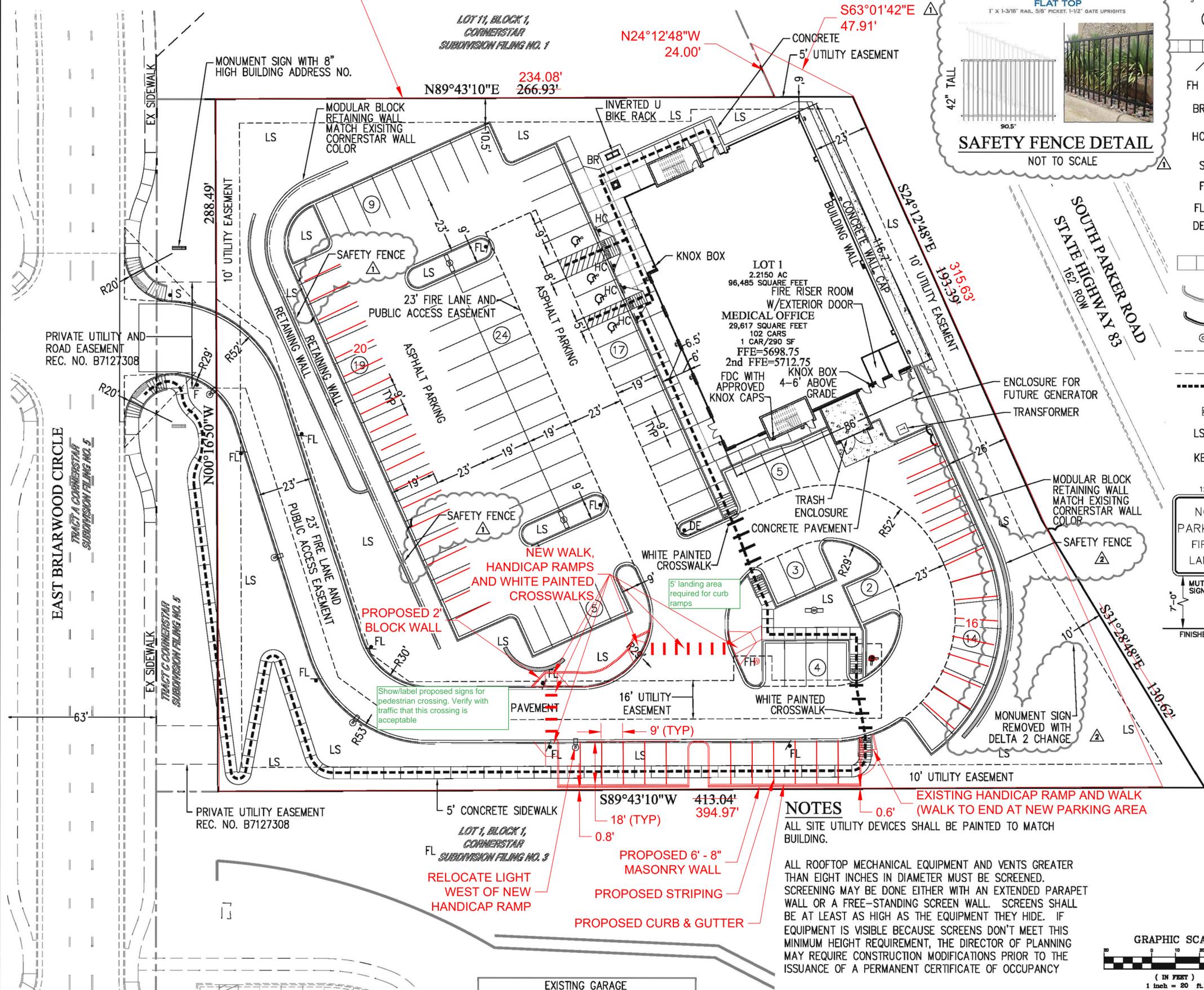
6901 South Pierce Street, Suite 350 Littleton, Colorado 80128
Office: 303-232-8088 Fax: 303-232-5255

SITE PLAN SHEET 3 OF 9

NOTES

ALL SITE UTILITY DEVICES SHALL BE PAINTED TO MATCH BUILDING.

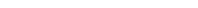
ALL ROOFTOP MECHANICAL EQUIPMENT AND VENTS GREATER THAN EIGHT INCHES IN DIAMETER MUST BE SCREENED. SCREENING MAY BE DONE EITHER WITH AN EXTENDED PARAPET WALL OR A FREE-STANDING SCREEN WALL. SCREENS SHALL BE AT LEAST AS HIGH AS THE EQUIPMENT THEY HIDE. IF EQUIPMENT IS VISIBLE BECAUSE SCREENS DON'T MEET THIS MINIMUM HEIGHT REQUIREMENT, THE DIRECTOR OF PLANNING MAY REQUIRE CONSTRUCTION MODIFICATIONS PRIOR TO THE ISSUANCE OF A PERMANENT CERTIFICATE OF OCCUPANCY



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

LEGEND

-  PROPERTY LINE
-  EXISTING CURB AND GUTTER
-  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 #S6620N002, 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.
- 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 STORM SEWER SHOWN IS PUBLIC.

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CORNERSTAR HEALTHCARE PLAZA, LLC

Date -
Proj No - 2012-003
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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

Title -



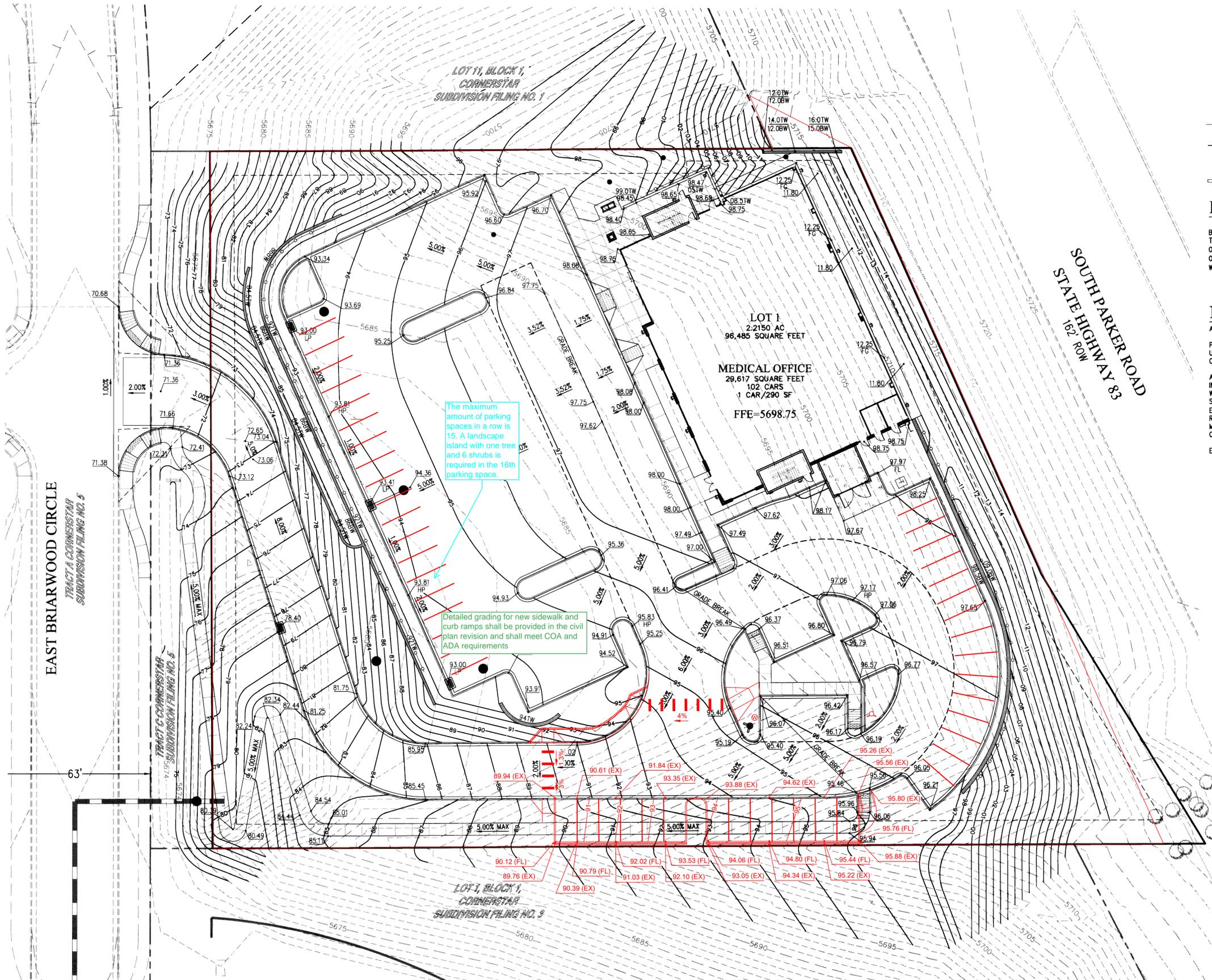
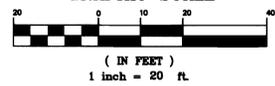
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GRADING PLAN
SHEET 4 OF 9

GRAPHIC SCALE



The maximum amount of parking spaces in a row is 15. A landscape island with one tree and 6 shrubs is required in the 16th parking space.

Detailed grading for new sidewalk and curb ramps shall be provided in the civil plan revision and shall meet COA and ADA requirements

EAST BRIARWOOD CIRCLE
TRACT A CORNERSTAR
SUBDIVISION FILING NO. 5

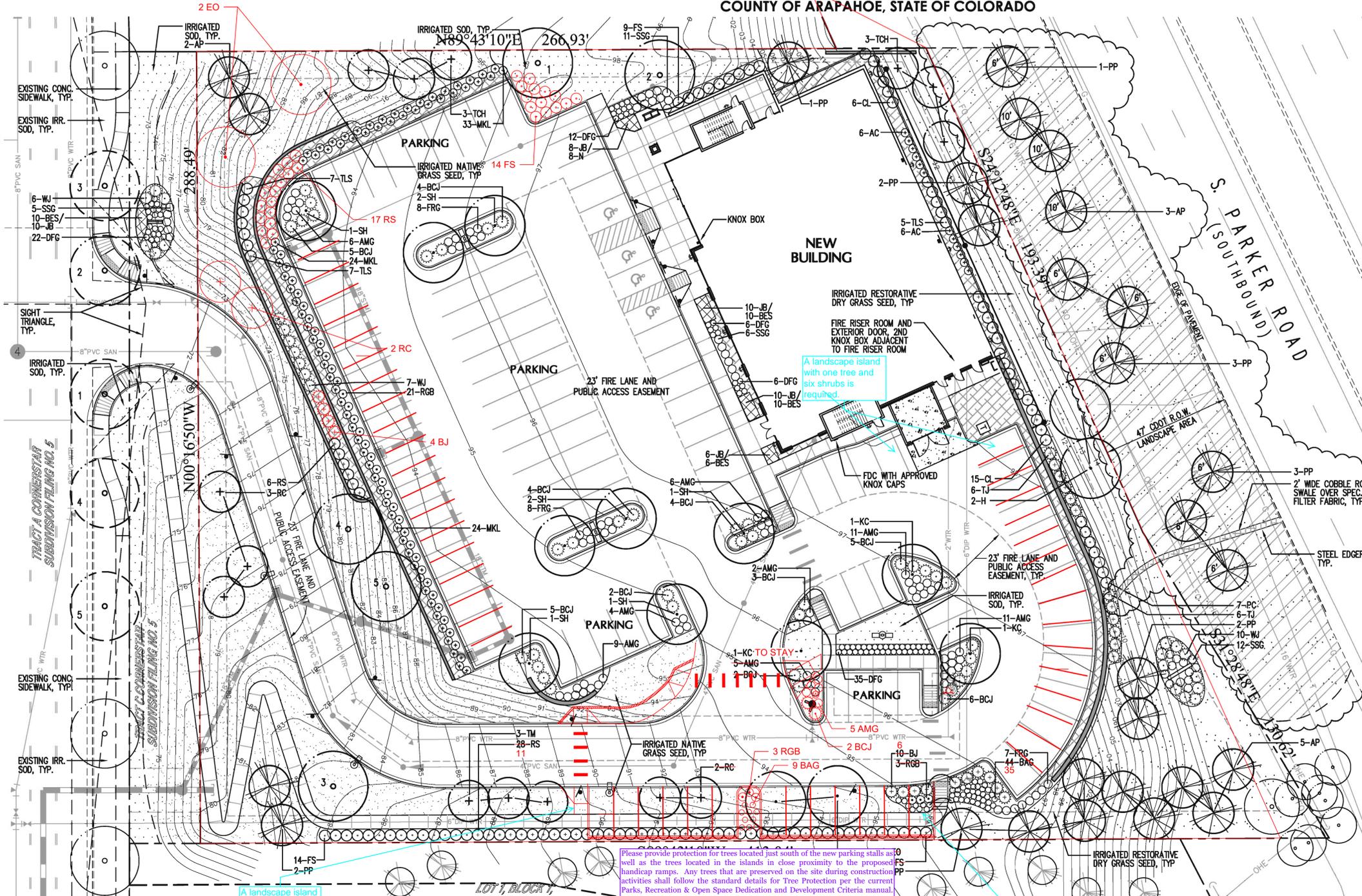
TRACT C CORNERSTAR
SUBDIVISION FILING NO. 5

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

SOUTH PARKER ROAD
STATE HIGHWAY 83
162' ROW

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



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> 'Ejida'	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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AURORA, COLORADO 80016
CORNERSTAR HEALTHCARE PLAZA, LLC

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

Date • Issue
01-28-13 • SITE PLAN SUBMITTAL
03-22-13 • SITE PLAN RESUBMITTAL
06-18-13 • MYLAR SUBMITTAL
06-05-14 • CDOT SUBMITTAL
07-24-19 • Add parking

Title • LANDSCAPE PLAN

LANDSCAPE PLAN
6 OF 9

EXISTING TREE SPECIES LEGEND

- EXISTING DECIDUOUS TREE TO REMAIN
- EXISTING DECIDUOUS TREE TO BE RELOCATED (EXISTING LOCATION)
- EXISTING DECIDUOUS TREE TO BE RELOCATED (NEW LOCATION)

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

Please provide protection for trees located just south of the new parking stalls as well as the trees located in the islands in close proximity to the proposed handicap ramps. Any trees that are preserved on the site during construction activities shall follow the standard details for Tree Protection per the current Parks, Recreation & Open Space Dedication and Development Criteria manual, Parks, Recreation & Open Space Dedication and Development Criteria manual. These notes shall be added to the plan.

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%

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

