

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 #56620N002, 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.

SEM
ARCHITECTS

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CORNERSTAR HEALTHCARE PLAZA

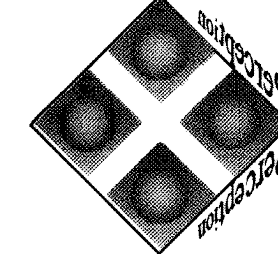
15901 E. BRIARWOOD CIRCLE
AURORA, COLORADO 80016

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
04-18-13	Mylar Submittal
07-24-19	Add parking

Title

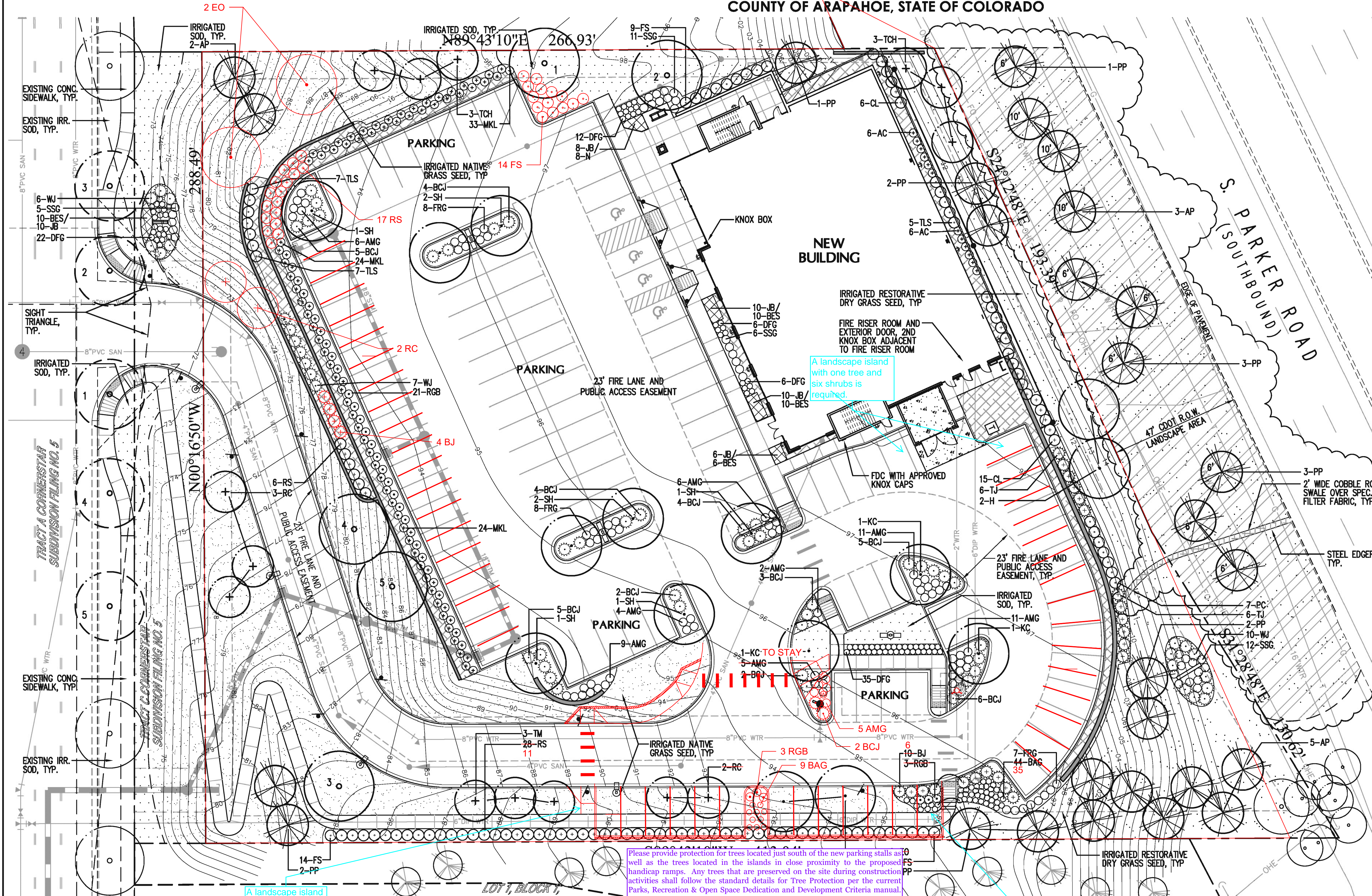


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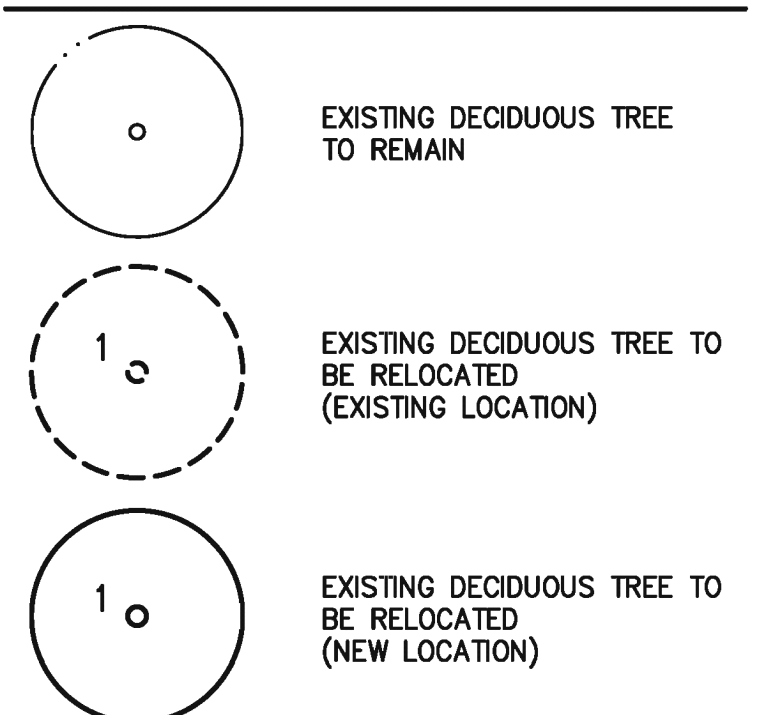
GRADING PLAN
SHEET 4 OF 9

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		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		4,914 12%
% OF LANDSCAPE AREA		

DETENTION POND

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

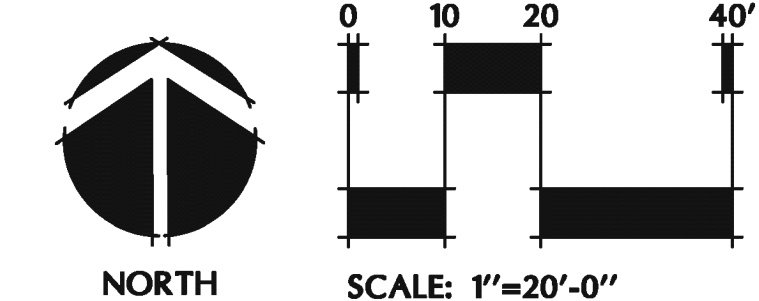
SEE CIVIL PLANS FOR COMPLETE
INFORMATION REGARDING STORMWATER
DRAINAGE

GROUND COVER LEGEND:

- IRRIGATED SOD
TEXAS HYBRID 'THERMAL BLUE'
- IRRIGATED NATIVE SEED MIX
WESTERN WHEATGRASS 'ARRIBA'
THICK SPIKE WHEATGRASS
SIDEOTS 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
Pascopyrum smithii 'Ariba' 4.0
SIDEOTS GRAMA
Bouteloua curtipendula 'Vaughn' 2.0
NEEDLE AND THREAD
Stipa comata 3.0
SAND BLUESTEM
Andropogon hallii 'Elda' 4.0
BLUE GRAMA
Bouteloua gracilis 'Hachita' 1.5
LITTLE BLUESTEM
Schizachyrium scoparium 'Pastura' 2.0
SAND DROPSEED
Sporobolus cryptandrus 0.7
PRAIRIE SANDREED
Calamovilfa longifolia 'Goshen' 3.0
PRAIRIE CONEFLOWER
Ratibida columnans 0.3
BLUE FLAX
Linum lewisii 0.5
OATS
Avena sativa 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



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

NOT FOR CONSTRUCTION

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ARCHITECTS

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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
01-25-13: SITE PLAN SUBMITTAL
03-22-13: SITE PLAN RESUBMITTAL
06-18-13: MYLAR SUBMITTAL
05-05-14: CDOT SUBMITTAL
07-24-19: Add parking

Title: LANDSCAPE PLAN

LANDSCAPE PLAN
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