

September 2, 2022

City of Aurora
Stephen Rodriguez, Planning Supervisor
15151 E. Alameda Parkway, Suite 5200
Aurora, Colorado 80012

Re: 14th & Ursula Mixed-Use (DA-1279-53 / 2022-4021-00) / 1st Review Comment Response

Dear Mr. Rodriguez:

Thank you for taking the time to review our initial submission for the 14th & Ursula Mixed-Use at Fitzsimons Village along with City staff and providing valuable feedback, which was received on July 15, 2022. Comment responses have been addressed on the following pages.

Please feel free to contact me directly should you have any other comments, questions and/or special requests for additional information. We look forward to working with you to make this project a success.

Sincerely,
Norris Design

Ryan McBreen
Principal

PLANNING DEPARTMENT COMMENTS

1. Community Questions, Comments and Concerns

1A. Registered neighborhood organizations and adjacent property owners were notified of the Site Plan application. No comments were received.

Response: Noted. Thank you for this information. Please let us know if any comments are received and we will address accordingly.

1B. Outside referral agency comments were received and are included at the end of this letter.

Response: Thank you. We have added those comments to this letter and addressed accordingly.

2. Completeness and Clarity of the Application

2A. Coordinate with Roberta Bloom, Program Supervisor, regarding Public Art. (303.739.6747)

Response: Comment noted, per email dated 8/24/22 with Roberta Bloom, no public art is required for this site.

2B. Amend the data block per redline comments. Include the on-site open space calculation and percentage for the overall site. A minimum of 20% is required.

Response: Open space calculations and percentages have been updated.

2C. Provide building renderings/perspectives for staff in your resubmittal. This will be particularly important when proceeding to the Planning Commission hearing.

Response: Exterior illustrations have been provided on sheet 16.

2D. Please add parking space dimensions to the head-in parking spaces in the garage. The code requirement is 9'X 19' for the stalls.

Response: Parking stall dimensions have been clarified on sheets 20 through 24. Standard parking stalls are 9'-0"x 19'-0". Compact Parking Stalls are 8'-0" x 16'-0".

2E. On the Site Plan sheet, please show and label the accessible/pedestrian route with a heavy dark dashed line to each building entrance from a public way.

Response: The accessible route is shown on all plan sheets.

2F. The Adjustment to the maximum building length in Subarea A will not be required due to a pending ordinance modifying this requirement. See comment 4A. below.

Response: Noted. Thank you. Please accept this response a formal request to rescind this request.

2G. Please submit the Minor Amendment to modify the Local street cross-section in the Fitzsimons Village Master Plan. It is a Local Street, not an alley. The Minor Amendment is required to be reviewed and approved prior to the Planning Commission public hearing. The following cross-section and description are for the local street (Ursula Ct.) abutting the subject site on the west.

Response: This Minor Amendment Request is included as part of these resubmittal materials.

2H. Staff is requesting a minimum 12' hardscape/walk on both sides of the street with a 7' parallel parking width and two 10' drive lanes (51' of ROW). Reducing both of the drive lanes (DL) to 10' and reducing the parallel parking (PP) width to 7' will provide an additional 3', however, another 5' will be required to get to the following required cross-section and width. See below.

51' ROW
/ 12' / 10' / 10' / 7' / 12' /
Walk DL DL PP Walk

Response: The Minor Amendment request includes a section as requested.

2I. Provide the percentage of glazing and materials for sheet 16/25.

Response: Percentage of materials annotated on sheet 17 are for the entire project, all four elevations and courtyard. Percentage of glazing annotated on sheet 17 is for only the Eastern Elevation facing the Pedestrian Oriented Use Area, as highlighted in the Fitzsimons Village Masterplan.

3. Zoning and Land Use Issues

3A. Street Furniture – Please ensure that the garbage bins and benches comply with the specific types provided in the Fitzsimons Village Master Plan. Please show more prominently or clearly where bike racks are located.

Response: The Fitzsimons Village Master Plan does not specify a particular trash receptacle or bench; the selected furnishings are a similar vernacular to the kit of parts photos provided. Bike racks are labeled and shown in the legend.

3B. Please add a linear building length dimension to the Site Plan.

Response: Building length dimensions have been added to the Site Plan.

3C. A referral has been sent to Scott Bauman, COA Parking Mobility Management. Any comments or redlines will be included in your next review letter.

Response: Understood. Thank you. We will be prepared to address any comments provided, should there be any.

4. Adjustments

4A. Currently, the City code requires that the maximum building length for a mixed-use building in Subarea A is 150 feet. Recently, staff took forward an amendment to the Unified Development Ordinance (UDO) to modify this section of code. Staff anticipates that the timing of the adoption of this recent amendment will negate the need for the adjustment request. See the applicable portion of the proposed language below and ensure that your proposal is meeting the building length requirements:

Each multifamily dwelling unit structure shall be accessed from a public or private street meeting the Aurora Roadway Design and Construction Specifications Manual. All buildings require at least one main pedestrian or dwelling unit entry with frontage and direct access onto the street and result in no single portion of horizontal façade greater than 150 feet without an entry.

The maximum building length of any multifamily or mixed-use building shall be a. 600 feet in Subareas A.

Response: Understood. We believe this application meets this new standard. The primary entrance for the apartment portion of the mixed-use building is at the Southeast corner of Uvalda and 14th Place. Additional walk-up entrances to first floor apartments are also provided from the primary entrance to approximately the mid-block. A secondary entrance to the garage and associated residential stairway is also provided at the mid-block transition to Retail. Several retail entrances are provided along the Eastern Elevation of Uvalda. Please refer to annotations on the East elevation of sheet 17.

5. Parking

5A. The proposal requires 296 spaces, for the apartments, 59 guest parking spaces, and 23 retail parking spaces, for a total of 378 parking spaces required to serve the development. Eight (8) accessible parking spaces are required to be included in the overall parking requirement. The project exceeds the overall minimum parking

space requirements for the ground floor retail use and multi-family units with 471 garage spaces and additional on-site parking spaces. Please clarify the number of on-street parking spaces that can and will count towards either your retail space requirements and/or guest parking. Identify where the spaces are adjacent to the property and off-site. Once this information is provided, staff will determine the excess number of parking spaces that are planned to be shared with the planned Corporex office building adjacent to this property to the north. Adjust the Parking data as needed in your resubmittal.

Response: Please see attached parking breakdown on sheet 16. Additionally, per discussions with Staff, a note has been added explaining the parking agreement for the future adjacent office building.

5B. The use of a standard inverted-U bike rack is required per the UDO or the bike rack style shown on sheet 23 of the Fitzsimons Village Master Plan can be utilized. Ensure that the bicycle parking facilities are in convenient, highly visible, well-lighted areas that do not interfere with pedestrian movements and are easily identifiable on the Site Plan.

Response: The bike rack selected matches the kit of parts illustrated on page 23, but is closer to an inverted U rack than the one shown.

6. Streets and Pedestrian Infrastructure

6A. Please ensure that all standard concrete has 5-foot by 5-foot score lines and there should be light terra cotta concrete pavers placed between the tree openings per the Fitzsimons Boundary Area Public Realm Design Standards. Label and show this on the revised site plan.

Response: Standard concrete will have 5x5 foot scoring, with enhanced concrete colored to match terra cotta in between similar to other existing developments in Fitzsimons Village.

7. Architectural and Urban Design Issues

7A. Building Design Requirements (Horizontal and Vertical Articulation) Analysis:

Requirement – Horizontal Articulation Methods	Compliance – Two required every 50 linear feet
Change of material texture, patterning or color	Complies
Horizontal offset or projection	Complies
Change in fenestration pattern	Complies
Change in roof height or form	Complies

Requirement – Vertical Articulation Methods	Compliance – Minimum One required per category
Base - Use of heavy material on ground floor	Complies
Horizontal reveal line at base	Does not meet
Arcade, gallery, or colonnade	Does not meet
Architectural detailing	Complies
Middle - Step back in massing	Does not appear to meet for most elevations
Change in material	Complies
Variation in window size from ground floor to upper floors	Complies
Cap - Cornice	Does not meet
Reveal line at top of the building	Does not appear to meet

Response: In response to cornice cap and reveal comments at the top of the building, please refer to attached coping detail on sheet 25.

7B. Garage Elevation and Design - It appears that the parking garage is totally enclosed and wrapped by the apartment units. Please verify this for staff to ensure compliance.

Response: This is correct. A small portion of the first floor does not wrap to allow for overhead clearances of the garage entrance. Re: West Elevation 01/18 and 3-dimensional view 03/25.

7C. Please provide a letter of approval to staff from the Design Review Board prior to the Planning Commission hearing.

Response: Comment noted, a letter of approval will be provided prior to Planning Commission.

8. Addressing (Phil Turner / 303-739-7357 / pturner@auroragov.org)

8A. Please submit preliminary digital addressing .SHP or a .DWG file as soon as possible. This digital file is used for street naming, addressing, and preliminary GIS analysis. Include the following layers as a minimum:

- Parcels
- Street lines
- Building footprints (If available)

Response: Understood. This information will be provided as soon as possible. With the building still shifting slightly through this review process we want to submit once it has been reviewed again to ensure we provide the most accurate information and don't need to repeat submittals. At the time of submittal we will ensure that the files meet COA standards.

8B. Please ensure that the digital file is provided in a NAD 83 feet, State plane, Central Colorado projection so it will display correctly within our GIS system. Please provide a CAD .dwg file that is a 2013 CAD version. Please eliminate any line work outside of the target area. More information can be found at: <http://tinyurl.com/AuroraCAD> or by contacting CADGIS@auroragov.org.

Response: At the time of submittal we will ensure that the files meet COA standards.

9. **Landscaping Issues (Kelly Bish / 303-739-7189 / kbish@auroragov.org / Comments in bright teal)**
Sheet 5 (L-101)

9A. Please remove the contractor notes from the Landscape Notes as the city does not review landscape construction drawings.

Response: Contractor related notes have been removed.

9B. Remove reference to previous landscape code.

Response: Code references have been updated.

Sheet 6 (L-102)

9C. These totals will be reviewed once the building perimeter plant quantities have been adjusted to reflect the 2 tree equivalents per 40 LF.

Response: Plant quantities have been updated.

9D. Per the Fitzsimons Village Master Plan there shall be 2 tree equivalent per 40 LF.

Response: Plant quantities have been updated.

9E. Please add the caliper and container sizes for the plant material.

Response: Sizes are now included.

9F. Move the quantity column to this location.

Response: Plant quantities are shown.

9G. Remove the note above and refer to plant schedule.

Response: Note removed.

9H. Per the Fitzsimons Village Master Plan there should be 1 tree per 35 LF not 1 per 40 LF.

Response: Plant quantities have been updated.

9I. In accordance with the Fitzsimons Village Master Plan, both 14th Place and Uvalda Street are supposed to meet the urban streetscape standards with a 16' attached sidewalk/hardscape area and tree openings that are 5'X15'. The concept presented does not meet this standard. If an alternative design is envisioned, then an adjustment will be required and a hardship presented as well as mitigating measures offered to offset the adjustment request. In addition, the streetscape along Uvalda Street should match what has already been designed and approved in accordance with the East Parcel at Fitzsimons Village Site Plan 2007-6067-03. For a copy of this plan, work with your Case Manager.

Response: The streetscape design has been updated to meet the UDO section requirements. Existing planting areas throughout Fitzsimons Village exceed 5'x15'. Planting areas within Fitzsimons Village are up to 45' in length, with the majority approximately 30' in length. The updated design blends in with the existing streetscape while providing adequate pedestrian space.

9K. Please explain where this percentage occurs on the site as there is no hatch pattern illustrating this area.

Response: The plan sheet has been updated to include the hatch.

9L. Update Table: 10 required, 9 required, 9 required, 28 trees total required.

Response: Plant quantities have been updated.

9M. Please provide the required Plant Material Symbol Legend per the Landscape Manual requirements.

Response: Planting plan sheets have been updated and include labeled plant material keyed back to the planting schedule with full plant information.

Sheet 7 (L-103)

9N. Please provide the required Plant Material Symbol Legend per the Landscape Manual requirements.

Response: Planting plan sheets have been updated and include labeled plant material keyed back to the planting schedule with full plant information.

9O. For the Hydrozone Table, Please explain where the non-irrigated landscape percentage occurs on the site as there is no hatch pattern illustrating this area.

Response: The plan sheet has been updated to include the hatch.

Sheet 9 (L-201)

9P. For the sheet legend, please provide a label in the legend for the call-outs for #2 and #3.

Response: Amenity #2 is a trash receptacle and #3 is a bike rack as shown in the legend.

9Q. Please provide the required Plant Material Symbol Legend per the Landscape Manual requirements.

Response: Planting plan sheets have been updated and include labeled plant material keyed back to the planting schedule with full plant information.

9R. The Master Plan requires an urban street cross section. See additional commentary on Sheet 6 of 25. A 16' hardscape area with tree openings are to be provided in 5'X15' planter beds. See snippet directly below for approved condition on east side of Uvalda.

Response: The streetscape design has been updated to meet the UDO section requirements. Existing planting areas throughout Fitzsimons Village exceed 5'x15'. Planting areas within Fitzsimons Village are up to 45' in length, with the majority approximately 30' in length. The updated design blends in with the existing streetscape while providing adequate pedestrian space.

9S. The agreed upon Section on 14th Avenue was to be:

____ 51' ROW ____
/ 12' / 10' / 10' / 7' / 12' /
Walk DL DL PP Walk

Response: Understood. The correct section is now included.

Sheet 10 (L-202)

9T. Please provide the required Plant Material Symbol Legend per the Landscape Manual requirements.

Response: Planting plan sheets have been updated and include labeled plant material keyed back to the planting schedule with full plant information.

9U. Please show details describing the height, material and color for the elements on this plan which are not shown on Sheet L-402.

Response: Details have been included.

9V. Please identify what material will be installed in the area noted with the Landscape Bed hatch pattern.

Response: Landscape Bed materials are included in the notes.

Sheet 11 (L-301)

9W. Please provide the required Plant Material Symbol Legend per the Landscape Manual requirements.

Response: Planting plan sheets have been updated and include labeled plant material keyed back to the planting schedule with full plant information.

9X. Please label the stop signs on the plan.

Response: Stop signs have been labeled.

9Y. The majority of the building perimeter landscaping should not be grasses since they provide no aesthetic benefit 6 months out of the year.

Response: Ornamental grasses provide four season interest when maintained properly and are a vital part of xeric landscape design.

9Z. The agreed upon Streetscape for Uvalda Street was to be a 16' hardscape area with a 5'X15' planter bed. See sample from Uvalda Place on L-301.

Response: The streetscape design has been updated to meet the UDO section requirements. Existing planting areas throughout Fitzsimons Village exceed 5'x15'. Planting areas within Fitzsimons Village are up to 45' in length, with the majority approximately 30' in length. The updated design blends in with the existing streetscape while providing adequate pedestrian space.

9AA. Please clean up labels so all planting call-outs are legible.

Response: Labels have been updated.

9BB. This large landscape bed with very few plants. What is happening here?

Response: This area contains generator and transformers.

9CC. What are these rectangles? Please label.

Response: Labels have been updated.

9DD. This is the design that has been approved for the east side of Uvalda and should be replicated on the west side of the street for this project.

Response: NDLA

9EE. The agreed upon Section on 14th Avenue was to be:

_____51'ROW_____
/ 12' / 10' / 10' / 7' / 12' /
Walk DL DL PP Walk

Response: Understood. The correct section is now included.

Sheet 12 (L-302)

9FF. Please identify what material is in this area will be. The area indicated as shrub bed is large and very few plants have been provided.

Response: This area is shrub bed and planted as indicated.

9GG. Please provide the required Plant Material Symbol Legend per the Landscape Manual requirements.

Response: Legends have been updated and provided.

REFERRAL COMMENTS FROM OTHER DEPARTMENTS AND AGENCIES

10. Civil Engineering (Kristin Tanabe / 303-739-7306 / ktanabe@auroragov.org / Comments in green)

10A. Cover sheet – The site plan will not be approved by Public Works until the preliminary drainage report/letter is approved.

Response: Understood. Thank you.

10B. Page 3 – Show/label proposed street and pedestrian lights on the adjacent streets.

Response: Photometric sheets have been updated, please refer to sheets 26 and 27.

10C. Include FFE.

Response: FFE has been included.

10D. Minimum slope away from the building is 5% for 10' for landscape areas, minimum 2% for impervious areas.

Response: Slopes are incorporated where applicable. ADA slopes will govern.

11. Traffic Engineering (Steven Gomez / 303-739-7336 / segomez@auroragov.org / Comments in amber)

11A. Contact the reviewer directly for comments. None were provided to staff to date..

Response: Comment noted, thank you.

REFERRAL COMMENTS FROM OTHER DEPARTMENTS AND AGENCIES

12. Fire / Life Safety (Mark Apodaca / 303-739-7656 / mapodacak@auroragov.org / Comments in blue)

Site Plan Comments

Sheet 1

12A. If you have any questions about addressing, please work with the Planning Department to identify any addressing needs for this project.

Response: Comment noted, we plan to address as one building with individual units and retail to be sub addresses.

12B. Given the podium construction, separate out the two structures and identify the IBC construction type and occupancy classifications

Response: The project is proposed to be broken out into three buildings. Building 1 is the Type IB pre-cast parking garage. Building 2 is a Type IA cast-in-place podium of the lower levels up to Level 3. Building 3 is Type IIIA fire treated wood construction of Levels 3 through 7. Occupancy classifications are outlined on updated data tables on sheet 1.

12C. Include the ICC code edition within the construction type and occupancy classifications.

Response: Please refer to updated data tables on sheet 1. Project is utilizing 2021 code suite. Construction type and occupancy classifications clarified on data tables.

12E. Indicate if structures are fire sprinklers or non-fire sprinklers.

Response: Please refer to updated data tables on sheet 1. All structures will be sprinkled.

12G. The parking garage appears to be a separate structure. Please revise the data block to reflect both buildings. Please include the specifics regarding the parking structure: open or enclosure, sprinklered or Non-sprinklered.

Response: Please refer to data table on sheet 1. Parking structure will be fully enclosed, mechanically ventilated, and fully sprinkled.

12H. Please make sure the plans identify that the proposed dwelling units meet the provisions of Chapter 11 of the IBC and House bill 1221.

Response: Please refer to sheet 1 for the implementation plan.

12I. Identify the number of stories for each structure.

Response: Please refer to updated data tables on sheet 1 and building elevations.

12J. Will this site be gated? If the area of this site is gated, then the installation of any gating system will require a City of Aurora licensed contractor to obtain a building permit through the Aurora Building Division prior to the start of any work. This would be considered a structural, life safety, and electrical review within the Building Division that is conducted on behalf of the Fire Chief. If gated, provide sections for the automatic and manual gates.

Response: The courtyard will have a manual pedestrian gate for security and closing off pool after hours. The parking garage will have an automated arm style gate separating visitor and office parking at approximately Level 2. At approximately Level 4 of the parking garage an automated overhead coiling gate will be provided to secure access to the apartment residents reserved parking. Refer to parking gate detail sections, provided on sheet 25.

12K. Will this project be phased? If so, provide an overall phasing plan that identifies the phasing of the site, access, and water supply.

Response: The project is not anticipated to be phased at this time.

12L. A phasing plan must be provided with the Planning Departments' site plan and Public Works Departments' civil plan submittal. The phasing plan must illustrate each phase and provide a narrative that describes how the phasing will always implement the required two points of access and a looped water supply during the phased construction. Also, make sure to incorporate COA Water and Public Works phasing requirements into the phasing plan.

Response: The project is not anticipated to be phased at this time.

12M. Please provide a breakdown of units, such as residential and commercial units.

Response: Please refer to updated data tables of sheet 1. 296 residential units are planned. An approximately 9,918sf retail space is planned at street level of Uvalda. The division of this retail square footage is to be determined at a later date when leases and tenant finish area are established by prospective tenants.

12N. Identify the maximum building height for each structure and the overall height of both structures.

Response: Please refer to updated data tables of sheet 1, North and West building elevations. Maximum building height is established from the average grade plane and mean roof height.

12O. For every fraction of six accessible parking spaces, at least one shall be a van-accessible parking space. Identify the "required" and "provided" Van Accessible and Accessible parking spaces. Make sure to delineate the location of said accessible spaces, which means that each parking facility shall have the required minimum amount of accessible and van-accessible spaces (garage/on-site).

Response: Please refer to the parking data table provide on sheet 16.

12P. Please identify the total number of storage spaces within the facility.

Response: 9 residential storage spaces are planned.

12Q. Please ensure the total number of accessible storage spaces/units provided is in accordance with the 2015 IBC Section 1108.3.

Response: One (1) storage space is planned to be accessible, at 5% of total spaces.

12R. Advisory Note: This appears to be an infill project, and if applicable, a separate demolition permit must be obtained for the addressed structure through the Aurora Building Division to the start of any removal of the structure that requires demolition.

Response: Noted, it does not appear that any existing above grade structures are present. Demolition permit to be coordinated with General Contractor.

Sheet 2

12S. Add the following notes:

THIS SHALL CONSTITUTE A CONTRACT THAT SHALL GUARANTEE TO THE GOVERNING BODY THAT BEFORE THE ISSUANCE OF THE FINAL BUILDING PERMIT THE OVERALL SITE WILL MEET THE ACCESSIBILITY REQUIREMENTS OF STATE HOUSE BILL 03-1221. THE SITE PLAN WILL REFLECT THE APPROPRIATE NUMBER OF ACCESSIBILITY POINT VALUE PER DWELLING UNITS FOR PERSONS WITH DISABILITIES, AS PROVIDED IN C.R.S. 9-5-105. ACCESSIBLE UNITS SHALL BE CONSTRUCTED IN SUCH A MANNER AS TO BE EASILY ACCESSIBLE AND ADAPTABLE FOR PERSONS WITH DISABILITIES AND WILL COMPLY WITH THE MOST CURRENT VERSION OF THE AMERICAN NATIONAL STANDARD FOR THE BUILDING AND FACILITIES PROVIDING ACCESSIBILITY AND USABILITY FOR PHYSICALLY HANDICAPPED PEOPLE, PROMULGATED BY THE AMERICAN NATIONAL STANDARD INSTITUTE, COMMONLY CITED AS ICC/ANSI A117.1 - 2009. OWNER OF PROPERTY FOR THE ABOVE PERMIT:

EMERGENCY INGRESS AND EGRESS - 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".

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.

THE APPLICANT HAS THE OBLIGATION TO COMPLY WITH ALL APPLICABLE REQUIREMENTS OF THE AMERICANS WITH DISABILITIES ACT.

Response: Note has been added.

12T. Please verify with Planning that this project falls into the LDN 55LDZ airport zone.

Response: According to the Aurora GIS Property Information Map, this project is not in the Airport LDN zone, this note has been removed.

12U. This is not a standard cover sheet note. However, the note is correct, a sign package is required with the site and civil plans. This note can be removed.

Response: Note has been removed.

12V. Please provide a completed Implementation plan, see the example table template.

Response: Please refer to data table on sheet 16.

12W. Please include a code path showing how you arrived at the number of accessible units.

Response: Please refer to data table provided on sheet 16. 2% of overall units are Type A, remainder are Type B.

12X. Show the no parking fire lane signs if there are existing fire lane easements adjacent to the site.

Response: Fire lane signs have been added.

12Y. This site plan illustration does not provide information. Provide a full sheet with all applicable requirements and details. Please work with Planning to verify what is required.

Response: Site Plan has been enlarged to show more detail, see Sheet 3.

12Z. Many Fire Life Safety comments will not be identified or fit on this sheet. Therefore, the second review process may have a substantial amount of comments due to the size of this site plan sheet.

Response: Comment noted, thank you.

12AA. Please identify the fire riser room.

Response: Riser room is located at the Northwest corner of the building at ground level. Please reference lower level floor plan on sheet 20.

12BB. Provide the location of the FDC. Identify the FDC with a "Y" and label it as "FDC with approved Knox Hardware".

Response: There are two FDC locations, one at the Northwest corner of the building adjacent to the Fire Riser room. An additional FDC connection at the Southeast building entrance.

12CC. Please be advised this structure is required to meet high-rise requirements. Ensure to call out the requirements for a fire command center, smoke evac, fire pump, fire alarm and sprinkler systems, and fire service elevator.

Response: The parking garage is planned to meet high-rise requirements since the highest occupied level is above 75'-0" from fire department access. The Apartment building is NOT planned to meet high-rise requirements since the highest occupied level is at 74'-6" from the lowest level of fire department access of Level 0. Requirements of a fire command center, smoke evacuation, fire pump, and fire service elevator are noted. All structures are planned to be sprinkled.

12DD. Identify the location of the fire command center.

Response: Fire command center has been located at the Northwest corner, adjacent to the fire riser room.

12EE. Provide a bold dashed line to show the exterior accessible route throughout the site to required accessible entrances, site amenities, and transportation stops (or to the edge of the site near public transportation stops).

Response: Exterior accessible route has been clearly labeled with a bold dashed line.

12FF. Please identify and label the required emergency and standby power systems.

Response: Natural Gas emergency generator provided to serve life safety systems of high-rise garage and elevators of Residential building.

12GG. Provide a turn template showing the Aurora Fire Rescue's Bronto aerial apparatus driving around 2015. IFC, Section D105.1 requires Aerial Fire Apparatus Access Roads where the vertical distance between the grade plane and the highest roof surface exceeds 30 feet (9144 mm). Aerial fire apparatus roads shall have an unobstructed width of 26' and be located within a minimum of 15' and a maximum of 30' from the building, positioned parallel to one entire side of the building. The roadways near the mentioned areas do not appear to

meet the fire aerial apparatus road code or the COA emergency midblock setup requirements. Therefore, along with the turn template, show how this site will provide an aerial fire apparatus road that meets the intent of the code.

Response: Per 05/25/2022 with Mike Dean, the proposed location of curb in excess of 30' from the building is acceptable. The constraints of the Fitzsimons masterplan, applicable street cross section dimensions and easements to not allow for a 30' access width to be obtained along Uvalda.

Sheet 3

12HH. Provide the location of the FDC. Identify the FDC with a "Y" and label it as "FDC with approved Knox Hardware". TYP of Utility, Landscape, Elevations and Photometric sheets. The FDC shall be within 100 ft. of an on-site fire hydrant.

Response: FDC has been labeled on plans.

12II. Relabel the fire service water line supporting the interior automatic fire sprinkler system. Example for fire service

line label: 8" Fire Line DIP (Private).

Response: Label has been updated.

12JJ. Please confirm these two fire hydrants are existing.

Response: Fire hydrants have been confirmed to be existing.

12KK. Add the fire service line symbol to the legend. See relabel comment for the naming convention.

Response: Fire service line symbol has been added and labels have been adjusted.

12LL. Add the FDC symbol to the legend. See relabel comment for the naming convention.

Response: FDC symbol has been added.

Sheet 4

12MM. "SIGNAGE AND STRIPING" package shall include the following:

Response: Noted, signage and striping package is included with this application on the CDs.

12OO. Handicap accessible parking signs, including post.

Response: Noted, this is included with this application on the CDs.

12PP. Handicap accessible curb ramp detail.

Response: Noted, this is included with this application on the CDs.

12QQ. Plan view of detectable warning and well.

Response: Noted, this is included with this application on the CDs.

12RR. Side cross-section views of detectable warning, well, curb and gutter.

Response: Noted, this is included with this application on the CDs.

12SS. Front section views of detectable warning, well, curb and gutter.

Response: Noted, this is included with this application on the CDs.

12TT. Dome and detectable warning details. Note: The top diameter of the truncated domes shall be 50% to 65% of the base diameter.

Response: Noted, this is included with this application on the CDs.

12UU. Handicap accessible parking layout. Provide a symbol and label for the location of the handicap accessible sign with this layout. Ensure the sign is back far enough not to be within the curb "roll-over" area.

Response: Noted, this is included with this application on the CDs.

12VV. "SIGNAGE AND STRIPING" package shall be included for approval with the Site and Civil Plan, the sign package shall include fire lane and handicapped parking signs, sign details, handicapped parking stall details, and locations for all. Sign package shall include all signs as required by other City of Aurora departments.

Response: Noted, this is included with this application on the CDs.

12WW. Encroachment in the fire lane is strictly prohibited. A discussion may need to occur to ensure adequate fire lanes/no parking signs are provided and posted.

Response: Comment noted, thank you.

12XX. This appears to be problematic for maneuvering large vehicles through this area. Please ensure a complete turn template is provided.

Response: Comment noted, thank you.

12YY. Do any of these roadway sections meet COA roadway standards? If so, please label.

Response: Matches current section within Fitzsimons Village campus. Meets COA standards where applicable.

Sheet 9

12ZZ. Show the location of the FDC, Fire Riser Room, and Knox Boxes where applicable:

- Identify the FDC as a Y symbol and label it with the following example: "FDC with approved hardware."
- Identify the Knox Box as an X within a box symbol and label it with the following example: "Knox Box."

Response: Locations have been labeled.

Sheet 14

12AAA. Provide a latch mechanism illustration for the trash enclosure gate. The latch must be no higher than 44". Elevation Sheets 15

Response: Detail was not illustrating a trash enclosure gate; gate has been removed.

12BBB. What area does this exterior door serve? Is this a public entrance?

Response: The door on the South elevation in question serves the package delivery room. This is not a public entrance.

12CCC. Provide the measurement from the lowest level at which the fire department can access the building and identify the level at which the starting measurement is taken. The end measurement is taken at the highest occupied floor, not just the highest point of the building.

Response: For high-rise height calculations the Northwest corner of site is the lowest point of fire department access at Level 0, approximately 5392'-0". The highest occupied level (Level 7) of the residential structure is 74'-6" from the lowest level of fire department access. The highest occupied level of the parking garage is 86'- 2 5/8". Please refer to dimensions provided on North and West elevations on sheet 18.

For maximum building height calculations, the grade plane has been established by locating the average grade around the perimeter of the building. The maximum height above grade plane has been established by calculating the average roof slope. The building is planned to be at or below 85'-0" maximum height, per these calculations. Please refer to dimensions provided on North and West elevations on sheet 18.

12DDD. Will there be a rooftop element such as rooftop gardens, landscapes, gathering areas?

Response: No rooftop elements are planned at this time. An outdoor space is planned at the co-work space of Level 7.

12EEE. Due to the size of the building a larger Knox box (Knox vault) may be required. Please schedule a meeting with Fire Life Safety to discuss possible options.

Response: Noted, a meeting to be planned.

12FFF. Relabel the FDC as "FDC w/Approved Hardware".

Response: Noted, label updated.

12GGG. Please identify and show the location of the Knox Boxes.

Response: Knox boxes have been clarified on each building elevations, site plans and floorplans. They are located at the Northwest corner, outside of the Fire Command Center, and at the main entrance at the Southeast corner.

12HHH. Please identify the exterior fire riser room door.

Response: Exterior fire riser door has been annotated on North building elevation of sheet 18 and Lower Level Plan 20.

Sheet 18

12III. Since you have identified that existing accessible parking spaces will be used as your provided parking count, please provide confirmation that this is acceptable with planning.

Response: Planning is a reviewer on this submittal and not issued any comments of the contrary. We believe they find this response acceptable. 04/04/2022 email correspondence confirms that the existing parking stalls are available for use in the overall projects parking calculations.

12JJJ. Advisory comment: If the trash collection is enclosed within the structure, it will have to meet IFC/IBC code requirements.

Response: Noted, Trash Enclosure room is planned to be of 2 hour minimum construction and be sprinkled per NFPA 13.

12KKK. Vehicle impact protection required by the IFC requires bollards to be constructed of steel not less than 4" in diameter and concrete filled, spaced no more than 4' between posts on center, and set not less than 3' deep in concrete footing (15" diameter, top of the posts not less than 3', located not less than 3 feet from the protected object). Please provide bollard detail.

Response: Please refer to bollard details provided on sheet 25.

12LLL. Provide a bold dashed line to show the exterior accessible route throughout the site to required accessible entrances, site amenities, and transportation stops (or to the edge of the site near public transportation stops).

Response: The accessible route is shown on all plan sheets.

12MMM. Relabel gating system. Example gate: (2) 11'-6" Lifting Gate's with Approved Knox Hardware

Response: Noted, annotations have been updated.

12OOO. Provide sections for the automatic gates. The gate section must be in the label mentioned above.

Response: Noted, sections provide on sheet 25.

12PPP. Chemical storage shall be protected in accordance with IFC, Chapter 50 Hazardous Materials, Chapter 57 Flammable and Combustible Liquids, and other applicable codes such as NFPA standards. Also, appropriate chemical signage will be required to be submitted to the sign package (hazard placards, NFPA 704).

Response: Noted, the pool chemical make-up will not be known until the design-build pool contractor is onboard to the project. Chemical signage place cards have been added to the signage package on sheet 18.

Sheet 23

12QQQ. Please identify and show the location of the knox boxes, exterior fire riser room door, and the FDC.

Response: Knox boxes have been clarified on each building elevations, site plans and floorplans. Located at the Northwest corner, outside of the Fire Riser Room, and at the main entrance at the Southeast corner.

13. PROS (Curtis Bish 303-739-7131 / cbish@auroragov.org)

13A. Take note that the PROS-related requirements in this 1st review of the site plan are significantly different from your pre-app comments. The reason for this is that the prior comments failed to account for Small Urban Parkland provided within the Fitzsimons Village Master Plan area which can offset your neighborhood park requirement. The previous calculations also were not adjusted to reflect a proportionate credit to the overall population impact of your project based on the population that existed within Fitzsimons Village at the time the master plan was approved. With these factors now considered, the requirements for 296 transit station area (TSA) units are as follows:

Land Dedication – Required land dedication for a neighborhood park and community park purposed is 0.29 acres and 0.34 acres, respectively. Therefore, a total land dedication requirement of 0.63 acres shall be satisfied by a cash-in-lieu payment. Since your project is TSA development, a less-than-market rate value of \$60,200/acre applies, resulting in a payment of \$37,926 due prior to plat recordation.

Park Development Fees – A \$379.94 per-unit fee will be collected at the time of building permit issuance if building permits are pulled this year, resulting in a total payment of \$112,462.24. If permits for your project are pulled in a subsequent year, the per-unit fee will be slightly higher to account for adjustments to park construction costs.

Response: Thank you for this information. The Applicant understands these future fees and will pay at the appropriate time.

13B. Please add notes somewhere on the Site Plan to acknowledge these requirements and how they are proposed to be satisfied.

Response: This has been noted on the Site Plan notes.

13C. The above calculations are estimates based on assumptions as to the timing of implementation of your development project. If the Site Plan changes, the calculations will be updated, if applicable. Such changes and timing of plat recordation and issuance of building permits may affect the ultimate amount of fees and other payments imposed to satisfy park-related obligations.

Response: Understood. Thank you.

14. Aurora Water (Ninah Khanzadeh / nkhanzad@auroragov.org / Comments in red)

14A. Page 3 - Show and label sizes of all existing utilities, that will be used for connection- TYP.

Response: Existing utilities have been shown and labeled.

14B. Water meter to be within pocket utility easement and landscaped area. Show and label easement dims. Refer to section five of Aurora Water standards for easement size minimums. Building overhangs cannot be within the utility easement.

Response: Noted. Easement is shown and labeled.

14C. Include the following additional notes: -Piping downstream of the water meter is private. -All sanitary sewer services are private, including all cleanouts. -All water services, irrigation lines, and fires suppression lines to have backflow preventers

Response: Note has been added.

14D. Ensure main extensions are within utility easement-show and label.

Response: Revised layout of fire and domestic water lines.

14E. Again, label sizes of all existing utilities that will be used for the connection.

Response: Existing utilities have been labeled.

14F. Clarify who this will be maintained by.

Response: Clarification added.

15. Real Property (Kalan Falbo / kfalbo@auroragov.org / Comments in magenta)

15A. Site Plan: See site plan for comments.

Response: Comments have been addressed on Site Plan.

15B. Any encroachments into easements or right-of-way owned by the city will require a license agreement. Contact a Gray at ggray@auroragov.org for a license.

Response: Comment noted, thank you.

15C. For easement release, contact Andy Niquette at easementrelease@auroragov.org.

Response: Comment noted, thank you.

15D. Label lots and blocks. Show in bold line the subject property lot boundary. Add dimension, bearings, and curve data.

Response: Comment noted, thank you.

16. Xcel Energy (Donna George / 303-571-3306 / donna.l.george@xcelenergy.com)

16A. Organization: Xcel Energy/PSCo

Public Service Company of Colorado's (PSCo) Right of Way & Permits Referral Desk has reviewed the site plan for 14th and Ursula Mixed-Use at Fitzsimons Village and requests that the location of the proposed transformer(s) is clearly identified on the plan.

Additional easements will need to be acquired by separate document for new facilities (i.e. transformers) – be sure to have the Designer contact a Right-of-Way and Permits Agent.

Please be aware PSCo owns and operates existing underground electric distribution facilities along the southerly property line. The property owner/developer/contractor must complete the application process for any new natural gas or electric service or modification to existing facilities via xcelenergy.com/InstallAndConnect. It is then the responsibility of the developer to contact the Designer assigned to the project for approval of design details.

As a safety precaution, PSCo would like to remind the developer to call the Utility Notification Center by dialing 811 for utility locates prior to construction.

Response: Understood. Thank you for this information, please refer to sheet 4 for site section at transformer.

17. Colorado Department of Transportation (Steve Loeffler / steven.loeffler@state.co.us / 303.757.9891)

17A. Traffic comments:

Kiene 6/24/22: The Fitzsimons Village TIS (FHU 2007) indicates that improvements to the intersections at Colfax and Ursula and Colfax and Xanadu are needed for the overall development plan. Please provide information on the triggers for these improvements and if the trips generated by this site exceed them. Architectural plans indicate retail space in addition to residential units. Trip generation needs to be updated to include retail space. Resident Engineer Comments: 6/27/22, PDF - There are no roadway improvements within CDOT ROW, so we have no comments at this time
Response: Comment noted.

18. Regional Transportation District (RTD)

13A. No comments on this project.

Response: Noted, thank you.

19. Arapahoe County Planning (Terry Maulik / 720.874.6650 / Sue Liu / 720.874-6500)

19A. Thank you for the opportunity to review and comment on this project. The Arapahoe County Planning Division has no comments; however, other departments and or divisions may submit comments.

Response: Noted, thank you.

19B. Engineering Services Division of Arapahoe County Public Works and Development (Staff) thanks you for the opportunity to review the outside referral for the proposed project located in the City of Aurora. The Engineering Division has no comments regarding the referral at this time based on the information submitted. Please know that other Divisions in the Arapahoe County Public Works Department may submit comments as well.

Response: Understood. Thank you. Please forward any comments, if received.

20. Aurora Public Schools (Josh Hensley-Planning Coordinator / 303.365.7812)

20A. The 296 apartments in the proposed mixed-use development at 14th and Ursula would replace housing units that were previously located on the site. In accordance with Section 4.3.18 of the Unified Development Ordinance, the difference between the school land obligation for the proposed apartments and what would be required based on the number of residential units the project is replacing is .3243 acres. Aurora Public Schools will accept cash-in-lieu of land for this obligation valued at market value of zoned land with infrastructure in place. Cash-in-lieu is due prior to site plan approval. See attachment for calculations.

Response: Thank you. The Applicant has contacted Mr. Hensley and understands the requirements. The appropriate fees will be paid as required during the approvals process.

14th and Ursula Mixed Use at Fitz Village (DA-1279-53)			
Dwelling Type	Units	Yield Ratio	Student Yield
SPD		0.2	0
MF-LOW		0.3	0
MF-HIGH	296	0.145	43
TOTAL	296		43

	ELEMENTARY		MIDDLE SCHOOL		K-8 TOTAL		HIGH SCHOOL		K-12
YIELD	RATIO	STUDENTS	RATIO	STUDENTS	STUDENTS	RATIO	STUDENTS	TOTAL	
SPD	0.34	0	0.15	0	0	0.2	0	0	
MF-LOW	0.17	0	0.08	0	0	0.05	0	0	
MF-HIGH	0.075	22	0.04	12	34	0.03	9	43	
TOTAL		22		12	34		9	43	

SCHOOL TYPE	STUDENT YIELD	ACRES PER CHILD	ACRES REQUIRED
ELEMENTARY	22	0.0175	0.3885
MIDDLE	12	0.002	0.2350
HIGH	9	0.032	0.2842
TOTAL	43		0.9077

Previous Residential Units			
Dwelling Type	Units	Yield Ratio	Student Yield
SPD	37	0.2	26
MF-LOW	6	0.3	2
MF-HIGH		0.145	0
TOTAL	43		28

	ELEMENTARY		MIDDLE SCHOOL		K-8 TOTAL		HIGH SCHOOL		K-12
YIELD	RATIO	STUDENTS	RATIO	STUDENTS	STUDENTS	RATIO	STUDENTS	TOTAL	
SPD	0.34	13	0.15	6	19	0.2	26	28	
MF-LOW	0.17	1	0.08	0	2	0.05	0	2	
MF-HIGH	0.075	0	0.04	0	0	0.03	0	0	
TOTAL		14		6	20		8	28	

SCHOOL TYPE	STUDENT YIELD	ACRES PER CHILD	ACRES REQUIRED
ELEMENTARY	14	0.0175	0.2450
MIDDLE	6	0.002	0.1600
HIGH	8	0.032	0.2464
TOTAL	28		0.6444

School Dedication Requirement Difference = 0.3243

21. **Mile High Flood District (Derek Clark)**

21A. No comments as there are no eligible improvements.

Response: Noted, thank you.

End of Comment Response.

LEGAL DESCRIPTION

PARCEL A:

LOT 2, BLOCK 1, FITZSIMONS VILLAGE SUBDIVISION FILING NO. 6, COUNTY OF ARAPAHOE, STATE OF COLORADO.

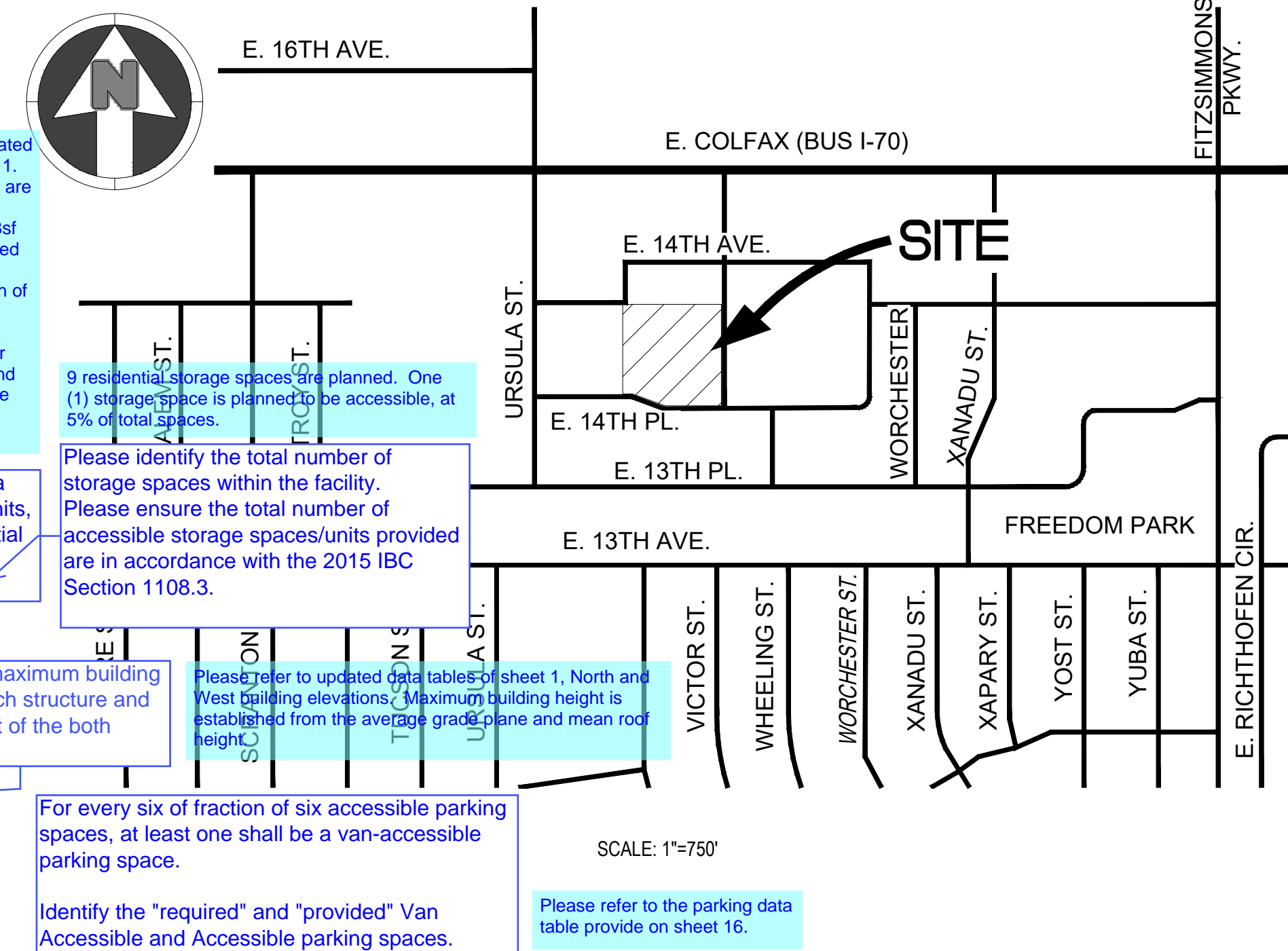
BASIS OF BEARINGS: THE NORTH SECTION LINE OF SECTION 1, T4S, R67W, BETWEEN THE FOUND ROUND HEADED BOLT IN A RANGE BOX AT THE NORTHEAST SECTION CORNER OF SAID SECTION 1 AND A FOUND 3.25" ALUMINUM CAP IN A RANGE BOX AT THE NORTHWEST CORNER OF SAID SECTION 1 AS SHOWN HEREON. ASSUMED TO BEAR N89°37'49"W.

14TH & URSULA APARTMENTS

SITE PLAN

LOT 2, BLOCK 1, FITZSIMONS VILLAGE SUBDIVISION FILING NO. 6, COUNTY OF ARAPAHOE, STATE OF COLORADO.

VICINITY MAP



MASTER PLAN

LAND AREA WITHIN PROPERTY LINES	100,470 SF (2.31 AC)
BUILDING LENGTH	329'- 11 1/2"
NUMBER OF STORIES	7
NUMBER OF UNITS	The project is proposed to be broken out into three buildings: Building 1 is the Type IB pre-cast parking garage, Building 2 is a Type IA cast-in-place podium of the lower levels up to Level 3. Building 3 is Type IIIA fire-treated wood construction of Levels 3 through 7. Occupancy classifications are outlined on updated data tables of sheet 1.
MEAN ROOF HEIGHT	
CONSTRUCTION TYPE	BUILDING 1 (GARAGE) - TYPE IB; BUILDING 2 (RESIDENTIAL PODIUM) - TYPE 1A; BUILDING 3 (RESIDENTIAL) - TYPE 3A
IRC OCCUPANCY CLASSIFICATION	BUILDING 1 (GARAGE) - M, S-2, B, AND S-1; BUILDING 2 (RESIDENTIAL PODIUM) - A-2, A-3, B, M, R-2, S-1; BUILDING 3 (RESIDENTIAL) - R-2, A-3 ACCESSORY.
TOTAL REQUIRED PARKING	355 SPACES
TOTAL PARKING PROVIDED	518 SPACES (471 GARAGE, 47 ON-SITE)
TOTAL ACCESSIBLE PARKING	16 SPACES (12 GARAGE, 4 ON-SITE)
TOTAL REQUIRED GUEST PARKING	59 SPACES
TOTAL GUEST PARKING PROVIDED	60 SPACES
TOTAL BICYCLE PARKING PROVIDED	79 SPACES (63 INTERIOR, 16 EXTERIOR)
LANDSCAPE AREA	12,138 SF (0.27 AC)
HARDSCAPE AREA	23,605 SF (0.54 AC)
BUILDING COVERAGE AREA	66,980 SF (1.54 AC)
TRACT AREA (PRIVATE ROADWAY INCLUDING PARKING)	8,630 SF (0.20 AC)
PUBLIC ROW AREA	0
ZONING CLASSIFICATION	MU-FB
NO. OF MONUMENT SIGNS	0
MAXIMUM SIGNAGE AREA	
PROPOSED SIGNAGE AREA	

ADJUSTMENTS

ADJUSTMENT REQUEST:
AN ADJUSTMENT TO THE OVERALL BUILDING LENGTH IS REQUESTED FOR THE FOLLOWING SECTION OF THE CITY OF AURORA UDO: ARTICLE 146-4, SECTION 4.8.5, D. TO EXCEED THE MAXIMUM ALLOWED RESIDENTIAL BUILDING LENGTH OF 200 FEET. THE MAXIMUM BUILDING LENGTH PROPOSED IS 286 FEET.

1. LANDSCAPE PLAN	20. FLOOR PLAN - GARAGE LEVEL 2 TO 7
2. LANDSCAPE ENLARGEMENT	21. FLOOR PLAN - GARAGE LEVEL 8
3. LANDSCAPE DETAILS	22. SIGHTLINE SECTIONS
4. LANDSCAPE DETAILS	23. PHOTOMETRIC PLAN
5. BUILDING ELEVATIONS	24. PHOTOMETRIC DETAILS
6. BUILDING ELEVATIONS	25. PHOTOMETRIC DETAILS
7. BUILDING ELEVATIONS - COURTYARD	
8. FLOOR PLAN - GARAGE LEVEL B	
9. FLOOR PLAN - GARAGE LEVEL 1	

PARKING, LOADING, AND STORAGE 1	
TOTAL PARKING SPACES REQUIRED	
TOTAL PARKING SPACES PROVIDED	
ACCESSIBLE PARKING SPACES REQUIRED	
ACCESSIBLE PARKING SPACES PROVIDED	
VAN ACCESSIBLE PARKING SPACES REQUIRED	
VAN ACCESSIBLE PARKING SPACES PROVIDED	
TOTAL # OF ATTACHED GARAGE SPACES	
ACCESSIBLE ATTACHED GARAGE SPACES	
TOTAL # OF CARPETS	
ACCESSIBLE CARPETS	

Delete this request.

Response: Adjustment has been removed.

Will this site be gated? If area of this site is gated then the installation of any gating system will require a City of Aurora licensed contractor to obtain a building permit through the Aurora Building Division prior to the start of any work. This would be considered a structural, life safety and electrical review within the Building Division that is conducted on behalf of the Fire Chief. If gated, provide sections for the automatic and manual gates.

The courtyard will have a manual pedestrian gate for security and closing off pool after hours. The parking garage will have an automated arm style gate separating visitor and office parking at approximately Level 2. At approximately Level 4 of the parking garage an automated overhead closing gate will be provided to secure access to the apartment residents reserved parking. Refer to parking gate detail sections, provided on sheet 25.

The site plan will not be approved by public works until the preliminary drainage letter/report is approved

Response: Comment noted, thank you.

SIGNATURE BLOCK

LEGAL DESCRIPTION: SEE THIS SHEET

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

BY: _____
(PRINCIPALS OR OWNERS)

NAME: _____

TITLE: _____
(PRINCIPALS OR OWNERS)

STATE OF COLORADO
COUNTY OF _____

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

BY _____

WITNESS MY HAND AND OFFICIAL SEAL

(NOTARY PUBLIC)

MY COMMISSION EXPIRES _____

NOTARY BUSINESS ADDRESS: _____

CITY OF AURORA APPROVALS:

CITY ATTORNEY: _____ DATE: _____

PLANNING DIRECTOR: _____ DATE: _____

PLANNING COMMISSION: _____ DATE: _____

CITY COUNCIL: _____ DATE: _____

ATTEST: _____ DATE: _____

DATABASE APPROVAL DATE: _____

RECORDER'S CERTIFICATE:

ACCEPTED FOR FILING IN THE OFFICE OF THE CLERK AND RECORDER OF

, COLORADO AT _____ O'CLOCK ____ M,

THIS _____ DAY OF _____ AD, _____.

CLERK AND RECORDER: _____

DEPUTY: _____

PROJECT TEAM

APPLICANT
MILHAUS
HALIE MCCARTER
460 VIRGINIA AVE
INDIANAPOLIS, IN 46203

CIVIL ENGINEER/SURVEY
S.A. MIRO
TAYLOR ROHDE
4582 S ULSTER ST #750
DENVER, CO 80203

PHOTOMETRIC
HELIX
JUSTIN ROTH
1629 WALNUT ST
KANSAS CITY, MO 64108

PLANNER/LANDSCAPE ARCHITECT
NORRIS DESIGN
RYAN MCBREEN
1101 BANNOCK STREET
DENVER, CO 80204

ARCHITECT
HELIX
JUSTIN ROTH
1629 WALNUT ST
KANSAS CITY, MO 64108

GENERAL NOTES

1. THE DEVELOPER IS RESPONSIBLE FOR SIGNING AND STRIPING ALL PUBLIC STREETS. THE DEVELOPER IS REQUIRED TO PLACE TRAFFIC CONTROL, STREET NAME, AND GUIDE SIGNS ON ALL PUBLIC STREETS AND PRIVATE STREETS APPROACHING AN INTERSECTION WITH A PUBLIC STREET. SIGNS SHALL BE FURNISHED AND INSTALLED PER THE MOST CURRENT EDITIONS OF THE MANUAL ON UNIFORM TRAFFIC CONTROL DEVICES (MUTCD) AND CITY STANDARDS, AND SHOWN ON THE SIGNING AND STRIPING PLAN FOR THE DEVELOPMENT.
2. "ACCESSIBLE EXTERIOR ROUTES" SHALL BE PROVIDED FROM PUBLIC TRANSPORTATION STOPS, ACCESSIBLE PARKING AND ACCESSIBLE PASSENGER LOADING ZONES AND PUBLIC SIDEWALKS TO 60% OF THE ACCESSIBLE BUILDING ENTRANCES THEY SERVE. THE ACCESSIBLE ROUTE BETWEEN ACCESSIBLE PARKING AND ACCESSIBLE BUILDING ENTRANCES SHALL BE THE MOST PRACTICAL DIRECT ROUTE. THE ACCESSIBLE ROUTE MUST BE LOCATED WITHIN A SIDEWALK. NO SLOPE ALONG THIS ROUTE MAY EXCEED 1:20 WITHOUT PROVIDING A RAMP WITH A MAXIMUM SLOPE OF 1:12 AND HANDRAILS. CROSSWALKS ALONG THIS ROUTE SHALL BE WIDE ENOUGH TO WHOLLY CONTAIN THE CURB RAMP WITH A MINIMUM WIDTH OF 36" AND SHALL BE PAINTED WITH WHITE STRIPES. THE CITY OF AURORA ENFORCES HANDICAPPED ACCESSIBILITY REQUIREMENTS BASED ON THE 2015 INTERNATIONAL BUILDING CODE, CHAPTER 11, AND THE INTERNATIONAL CODE COUNCIL (ICC) A117.1-2009.
3. THE SITE PLAN COVER SHEET MUST REFLECT AN "IMPLEMENTATION PLAN" FOR ALL MULTI-FAMILY PROJECTS. PER HOUSE BILL 03-1221, SECTION 9-5-106, THE BUILDER OF ANY PROJECT REGULATED BY THIS ARTICLE SHALL CREATE AN IMPLEMENTATION PLAN THAT GUARANTEES THE TIMELY AND EVENLY PHASED DELIVERY OF THE REQUIRED NUMBER OF ACCESSIBLE UNITS. SUCH PLAN SHALL CLEARLY SPECIFY THE NUMBER AND TYPE OF UNITS REQUIRED AND THE ORDER IN WHICH THEY ARE TO BE COMPLETED. SUCH IMPLEMENTATION PLAN SHALL BE SUBJECT TO APPROVAL BY THE ENTITY WITH ENFORCEMENT AUTHORITY IN SUCH PROJECT'S JURISDICTION. THE IMPLEMENTATION PLAN SHALL NOT BE APPROVED IF MORE THAN THIRTY PERCENT OF THE PROJECT IS INTENDED TO BE COMPLETED WITHOUT PROVIDING A PORTION OF ACCESSIBLE UNITS REQUIRED BY SECTION 9-5-105; EXCEPT THAT, IF AN UNDUE HARDSHIP CAN BE DEMONSTRATED, OR OTHER GUARANTEES PROVIDED ARE DEEMED SUFFICIENT, THE JURISDICTION HAVING RESPONSIBILITY FOR ENFORCEMENT MAY GRANT EXCEPTIONS TO THIS REQUIREMENT. THE IMPLEMENTATION PLAN SHALL BE APPROVED BY THE GOVERNMENTAL UNIT RESPONSIBLE FOR ENFORCEMENT BEFORE A BUILDING PERMIT IS ISSUED.
4. THE DEVELOPER, HIS SUCCESSORS AND ASSIGNS, SHALL BE RESPONSIBLE FOR INSTALLATION, MAINTENANCE AND REPLACEMENT OF ALL LANDSCAPING MATERIALS SHOWN OR INDICATED ON THE APPROVED SITE PLAN OR LANDSCAPE PLAN ON FILE IN THE PLANNING DEPARTMENT. ALL LANDSCAPING WILL BE INSTALLED PRIOR TO ISSUANCE OF CERTIFICATE OF OCCUPANCY.
5. ALL CROSSINGS OR ENCROACHMENTS INTO EASEMENTS AND RIGHTS-OF-WAY OWNED BY THE CITY OF AURORA ("CITY") IDENTIFIED AS BEING PRIVATELY-OWNED AND MAINTAINED HEREIN ARE ACKNOWLEDGED BY THE UNDERSIGNED AS BEING SUBJECT TO CITY'S USE AND OCCUPANCY OF SAID EASEMENTS OR RIGHTS-OF-WAY. THE UNDERSIGNED, ITS SUCCESSORS AND ASSIGNS, FURTHER AGREES TO REMOVE, REPAIR, REPLACE, RELOCATE, MODIFY, OR OTHERWISE ADJUST SAID CROSSINGS OR ENCROACHMENTS UPON REQUEST FROM THE CITY AND AT NO EXPENSE TO THE CITY. THE CITY RESERVES THE RIGHT TO MAKE FULL USE OF THE EASEMENTS AND RIGHTS-OF-WAY AS MAY BE NECESSARY OR CONVENIENT AND THE CITY RETAINS ALL RIGHTS TO OPERATE, MAINTAIN, INSTALL, REPAIR, REMOVE OR RELOCATE ANY CITY FACILITIES LOCATED WITHIN SAID EASEMENTS AND RIGHTS-OF-WAY AT ANY TIME AND IN SUCH A MANNER AS IT DEEMS NECESSARY OR CONVENIENT.
6. 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.
7. ALL BUILDING ADDRESS NUMBERS SHALL COMPLY WITH CITY CODE OF THE CITY OF AURORA - VOLUME II - CHAPTER 126 - ARTICLE VII - SECTIONS 126-271 THROUGH 126-278. ALL BUILDINGS OR STRUCTURES, EXCEPT ACCESSORY BUILDINGS, SHALL DISPLAY THE PROPER BUILDING NUMBER. APPROVED NUMERALS, OF UNIFORM HEIGHT, MADE OF MATERIAL WHICH ARE SHARPLY CONTRASTED TO THE COLOR OF THE SURFACE ON WHICH THEY ARE PLACED AND ARE OF A SIZE CAPABLE OF BEING DISTINCTLY READABLE FROM THE STREET, BUT IN NO CASE LESS THAN FOUR INCHES IN HEIGHT. BUILDING NUMBERS SHALL ALSO BE PLACED IN SUCH A POSITION AS TO BE PLAINLY VISIBLE AND DISTINCTLY READABLE FROM A FIRE LANE AT THE REAR OF THE BUILDING OR STRUCTURE WHEN, FOR EMERGENCY PURPOSES, ACCESS THERETO IS ALSO FROM A FIRE LANE. EACH TENANT SPACE WILL PROVIDE TENANT IDENTIFICATION BY BUSINESS NAME AND/OR ADDRESS ON THE REAR EXTERIOR DOOR, BE PLAINLY LEGIBLE AND SHALL CONTRAST WITH THEIR BACKGROUND.
8. 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.

- Add the following notes:
- THIS SHALL CONSTITUTE A CONTRACT THAT SHALL GUARANTEE TO THE GOVERNING BODY THAT BEFORE THE ISSUANCE OF THE FINAL BUILDING PERMIT THE OVERALL SITE WILL MEET THE ACCESSIBILITY REQUIREMENTS OF STATE HOUSE BILL 03-1221. THE SITE PLAN WILL REFLECT THE APPROPRIATE NUMBER OF ACCESSIBILITY POINT VALUE PER DWELLING UNITS FOR PERSONS WITH DISABILITIES, AS PROVIDED IN C.R.S. 9-5-105. ACCESSIBLE UNITS SHALL BE CONSTRUCTED IN SUCH A MANNER AS TO BE EASILY ACCESSIBLE AND ADAPTABLE FOR PERSONS WITH DISABILITIES AND WILL COMPLY WITH THE MOST CURRENT VERSION OF THE AMERICAN NATIONAL STANDARD FOR THE BUILDING AND FACILITIES PROVIDING ACCESSIBILITY AND USABILITY FOR PHYSICALLY HANDICAPPED PEOPLE, PROMULGATED BY THE AMERICAN NATIONAL STANDARD INSTITUTE, COMMONLY CITED AS ICC/ANSI A117.1 - 2009. OWNER OF PROPERTY FOR THE ABOVE PERMIT:
- EMERGENCY INGRESS AND EGRESS - 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".
- 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.
- THE APPLICANT HAS THE OBLIGATION TO COMPLY WITH ALL APPLICABLE REQUIREMENTS OF THE AMERICANS WITH DISABILITIES ACT.
12. 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.
13. THE DEVELOPER, HIS SUCCESSORS AND ASSIGNS, SHALL BE RESPONSIBLE FOR STRIPING, PLACEMENT OF TRAFFIC CONTROL SIGNS AND GUIDE SIGNS ON ALL PUBLIC AND PRIVATE STREETS APPROACHING AN INTERSECTION WITH A PUBLIC STREET.
14. THE 2015 INTERNATIONAL FIRE CODE (IFC), REQUIRES ALL BUILDINGS TO BE ASSESSED FOR ADEQUATE EMERGENCY RESPONDER RADIO COVERAGE (ERRC). AT THE TIME THE STRUCTURE IS AT FINAL FRAME AND FINAL ELECTRICAL INSPECTIONS, THE GENERAL CONTRACTOR (GC) WILL BE REQUIRED TO HIRE AN APPROVED AND QUALIFIED INDEPENDENT 3RD PARTY TO ASSESS THE RADIO FREQUENCY LEVELS WITHIN THE STRUCTURE. ONCE COMPLETED, THE 3RD PARTY WILL PROVIDE THE RESULTS OF THE TEST TO BOTH THE GC AND THE AURORA BUILDING DIVISION AS TO WHETHER THE STRUCTURE PASSED OR FAILED THE PRELIMINARY RADIO SURVEILLANCE. A STRUCTURE THAT HAS PASSED THIS SURVEILLANCE REQUIRES NO FURTHER ACTION BY THE GC. A FAILED RADIO SURVEILLANCE WILL REQUIRE A LICENSED CONTRACTOR TO SUBMIT PLANS TO THE AURORA BUILDING DIVISION TO OBTAIN A BUILDING PERMIT FOR THE INSTALLATION OF AN ERRC SYSTEM PRIOR TO INSTALLATION. THIS ASSESSMENT AND INSTALLATION IS AT THE OWNER OR DEVELOPERS EXPENSE. FUTURE INTERIOR OR EXTERIOR MODIFICATIONS TO THE STRUCTURE AFTER THE ORIGINAL CERTIFICATE OF OCCUPANCY IS ISSUED WILL REQUIRE A REASSESSMENT FOR ADEQUATE RADIO FREQUENCY COVERAGE.
15. A 50' SETBACK WILL BE ESTABLISHED FOR NEW CONSTRUCTION BETWEEN NEAREST EDGES OF ANY NATURAL GAS (EXAMPLE: COLORADO INTERSTATE GAS) OR PETROLEUM (EXAMPLE: PHILLIPS PETROLEUM) EASEMENT TO THE NEAREST EXTERIOR WALL (OR EAVE LINE) OF ANY STRUCTURE WITHIN THE BOUNDARIES OF THIS SITE. REFERENCE THE 2015 INTERNATIONAL FIRE CODE, CHAPTER 53, U.S. DEPARTMENT OF TRANSPORTATION, 10-1-99 EDITION, CFR-49, SECTION 195-210, SUBSECTION (B); NO PIPE LINE MAY BE LOCATED WITHIN 50 FEET OF ANY PRIVATE DWELLING, OR ANY INDUSTRIAL BUILDING, OR PLACE OF PUBLIC ASSEMBLY IN WHICH PERSONS WORK, CONGREGATE, OR ASSEMBLE, UNLESS PROVIDED WITH AT LEAST 12 INCHES OF COVER TO THAT PRESCRIBED IN CFR-49, SECTION 195-210 AND SECTION 195-210.2.
16. PER ARTICLE XI, C.O.A. BUILDING AND ZONING CODE, THROUGH 22-434, AN ACOUSTIC ANALYSIS, PREPARE EXPERT THAT WILL IDENTIFY BUILDING DESIGN FEATURES THAT WILL ACCOMPLISH EXTERIOR NOISE REDUCTION TO ACHIEVE LEVELS NOT EXCEEDING 55-60 (LDN VALUE TO BE DETERMINED BY PROJECT) UNDER WORSE-CASE NOISE CONDITIONS.
17. STREET LIGHTS, IF REQUIRED, ARE INSTALLED AND FUNDED BY THE DEVELOPER PRIOR TO ISSUANCE OF A CERTIFICATE OF OCCUPANCY.
18. ARCHITECTURAL FEATURES (I.E. BAY WINDOWS, FIREPLACES, ROOF OVERHANG, GUTTERS, EAVES, FOUNDATION, FOOTINGS, CANTILEVERED WALLS, ETC.) ARE NOT ALLOWED TO ENCROACH INTO ANY EASEMENT OR FIRE LANE.
19. FIRE LANE AND HANDICAPPED PARKING SIGNS, SIGN DETAILS, HANDICAPPED PARKING STALL DETAILS, AND LOCATIONS SHALL BE SUBMITTED AND APPROVED WITH THE CIVIL PLANS, "SIGNAGE AND STRIPING" PACKAGE. THIS SIGN PACKAGE SHALL INCLUDE ALL OTHER SIGNS AS REQUIRED BY OTHER CITY DEPARTMENTS.
20. IN LOCATIONS WHERE UTILITY EASEMENTS OVERLAP DRAINAGE EASEMENTS, ONLY SUBSURFACE UTILITIES SHALL BE PERMITTED WITHIN THE PORTION OF THE UTILITY EASEMENT THAT OVERLAPS THE DRAINAGE EASEMENT. INSTALLATION OF ABOVE GROUND UTILITIES WITHIN A DRAINAGE EASEMENT REQUIRES PRIOR WRITTEN APPROVAL BY CITY ENGINEER.
21. THE UNDERSIGNED OWNER(S) DOES HEREBY COVENANT AND AGREE THEY SHALL CONSTRUCT AND MAINTAIN THE FIRE LANE EASEMENTS, AS DEDICATED AND SHOWN HEREON, TO THE CITY OF AURORA'S PAVING STANDARDS FOR FIRE LANES. 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

Y, AND THE SAME ARE HEREBY DESIGNATED AS "SERVICE/EMERGENCY AND UTILITY EASEMENTS". SAID EASEMENTS SHALL BE ANY SNOW, PARKED VEHICLES, STRUCTURES, LIGHTS OR ANY OBSTRUCTIONS THAT WOULD IMPED THE FREE PASSAGE OF ANY VEHICLE OR PERSON AND OWNER SHALL POST AND MAINTAIN OBVIOUS PLACES ALONG SUCH FIRE LANES, INCLUDING "NO PARKING - FIRE LANE". THE LOCAL LAW ENFORCEMENT AUTHORITY IS AUTHORIZED TO ENFORCE PARKING VIOLATIONS ALONG SUCH FIRE LANES.

This site plan illustration does not provide information. Provide a full sheet with all applicable requirements and details. Please work with Planning to verify what is required.

Many Fire Life Safety comments will not be identified or fit on this sheet. Therefore, a second review process may have a substantial amount of comments due to the size of this site plan sheet.

The parking garage is planned to meet high-rise requirements since the highest occupied level is above 75'-0" from fire department access. The Apartment building is NOT planned to meet high-rise requirements since the highest occupied level is at 74'-6" from the lowest level of fire department access of Level 0. Requirements of a fire command center, smoke evacuation, fire pump, and fire service elevator are noted. All structures are planned to be sprinkled.

Please be advise this structure is required to meet high rise requirements. Ensure to callout the requirements for a fire command center, smoke evac, fire pump, fire alarm and sprinkler systems, fire service elevator.

Identify the location of the fire command center.

Please identify and label the required emergency and standby power systems.

Fire command center has been located at the Northwest corner, adjacent to the fire riser room.

Natural Gas emergency generator provided to serve life safety systems of high-rise garage and elevators of Residential building.

2015 - INTERNATIONAL BUILDING CODE

COLORADO STATE HOUSE BILL 03-1221

ACCESSIBLE DWELLING UNITS:

REQUIRED:

PROVIDED:

Please provide a completed Implementation plan, see example table template.

Please include code path showing how you arrived at the number of accessible units.

Please refer to data table provided on 16.

Please refer to data table provided on 16. 2% of overall units are Type A, remainder are Type B.

IMPLEMENTATION PLAN

2015 - INTERNATIONAL BUILDING CODE

COLORADO STATE HOUSE BILL 03-1221

ACCESSIBLE DWELLING UNITS:

REQUIRED:

PROVIDED:

Please provide a completed Implementation plan, see example table template.

Please include code path showing how you arrived at the number of accessible units.

Please refer to data table provided on 16.

Please refer to data table provided on 16. 2% of overall units are Type A, remainder are Type B.

Provide a bold dashed line to show exterior accessible route throughout site to required accessible entrances, site amenities and transportation stops (or to edge of site near public transportation stops).

Response: Exterior accessible route has been added.

Please identify the fire riser room. TYP of site, utility, landscape sheets.

Response: Riser room has been identified.

Provide the location of the FDC. Identify the FDC with a "Y" and label it as "FDC with approved Knox Hardware". TYP of Site, Utility, Landscape, Elevations and Photometric sheets

Please verify with Planning that this project falls into the LDN 55LDZ airport zone.

Response: FDC locations have been provided. Labels have been revised.

Show the no parking fire lane signs if there are existing fire lane easements adjacent to the site.

Response: This is a proposed fire hydrant with no parking option available.

Add label of lots and blocks. Show in bold line the subject property lot boundary. Add dimension, bearings and curve data.

Response: Lots and blocks now labeled. Dimension, bearings and curve data added to subject property lot boundary.

Provide a turn template showing the Aurora Fire Rescue's Bronto aerial apparatus driving around the site.

Response: Turn Template is included within this application.

Show the no parking fire lane signs if there are existing fire lane easements adjacent to the site.

Response: Parking shown is existing and approved parking.

The 2015 IFC, Section D105.1 requires Aerial Fire Apparatus Access Roads where the vertical distance between the grade plane and the highest roof surface exceeds 30 feet (9144 mm). Additionally, aerial fire apparatus roads shall have an unobstructed width of 26' and be located within a minimum of 15' and a maximum of 30' from the building, positioned parallel to one entire side of the building. The roadways near the mentioned areas do not appear to meet the fire aerial apparatus road code or the COA emergency midblock setup requirements. Therefore, along with the turn template, show how this site will provide the an aerial fire apparatus road that meets the intent of the code.

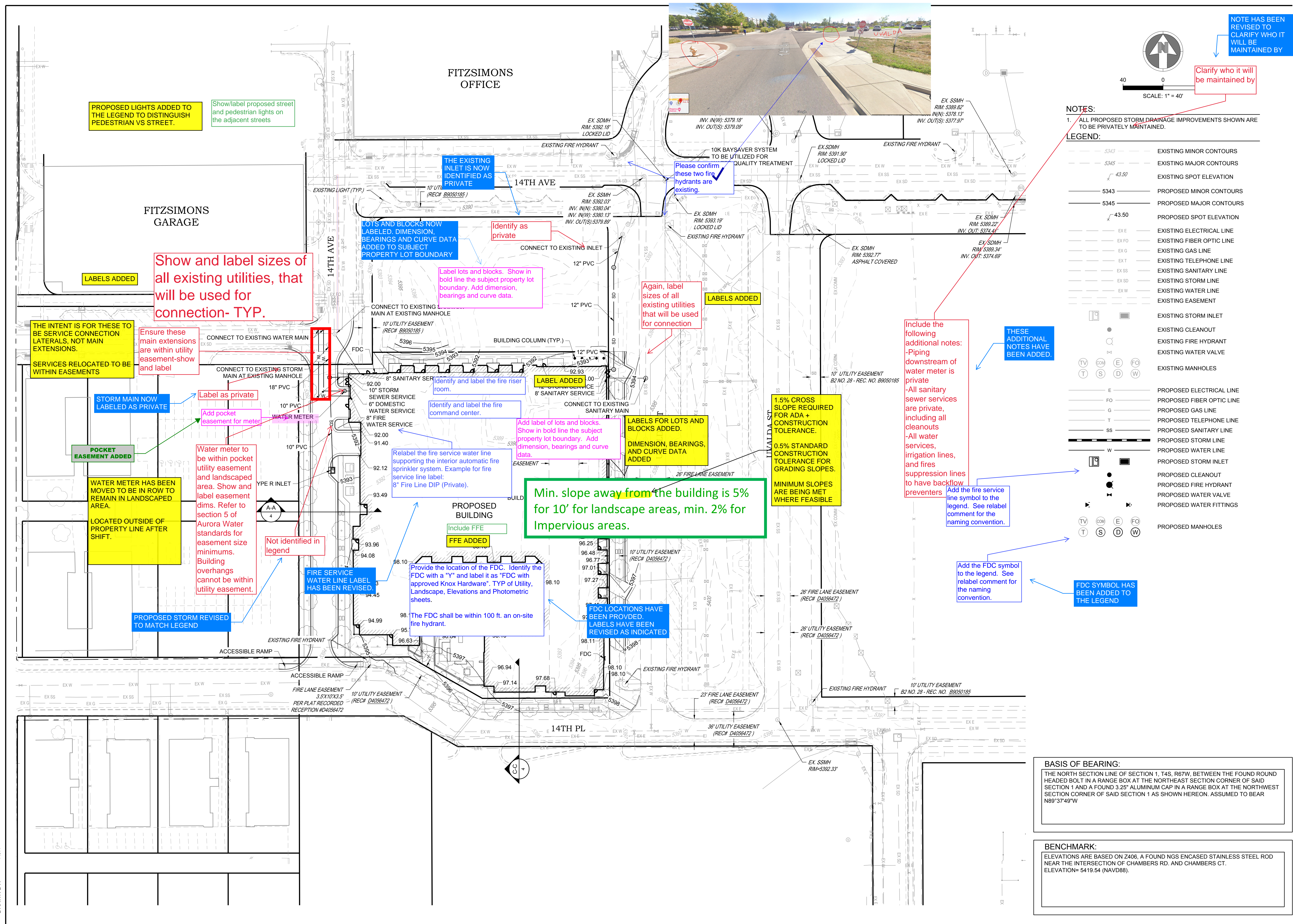
Per 05/25/2022 with Mike Dean, the proposed location of curb in excess of 30' from the building is acceptable. The constraints of the Fitzsimons masterplan, applicable street cross section, dimensions and easements do not allow for a 30' access width to be obtained along Uvalde.

0 25 50 100

NORTH

SCALE 1" = 50'

CHECKED BY: BR, GH, WW
DRAWN BY:



14TH & URSULA APARTMENTS

SITE PLAN
AURORA, COLORADO

APPLICANT
14th and Ursula, LLC

460 VIRGINIA AVE
INDIANAPOLIS, INDIANA
317.226.9500

NOT FOR
CONSTRUCTION

DATE:
06/15/2022 SP-01

SHEET TITLE:
STREET
SECTIONS



This appears to be problematic for maneuvering large vehicles through this area. Please ensure a complete turn template is provided.

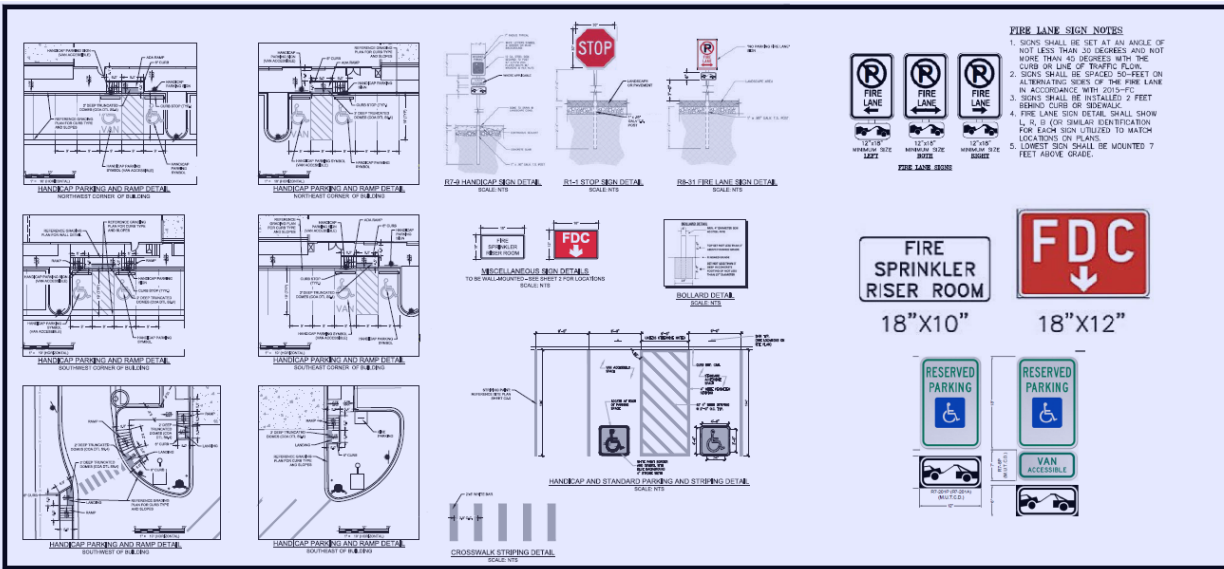
NO PARKING - FIRE LANE SIGNS ARE ON THIS STREET, NEEDS TO BE ENFORCED

"SIGNAGE AND STRIPING" package shall be included for approval with the Site and Civil Plan, the sign package shall include fire lane and handicapped parking signs, sign details, handicapped parking stall details, and locations for all. Sign package shall include all signs as required by other City of Aurora departments. see example below.

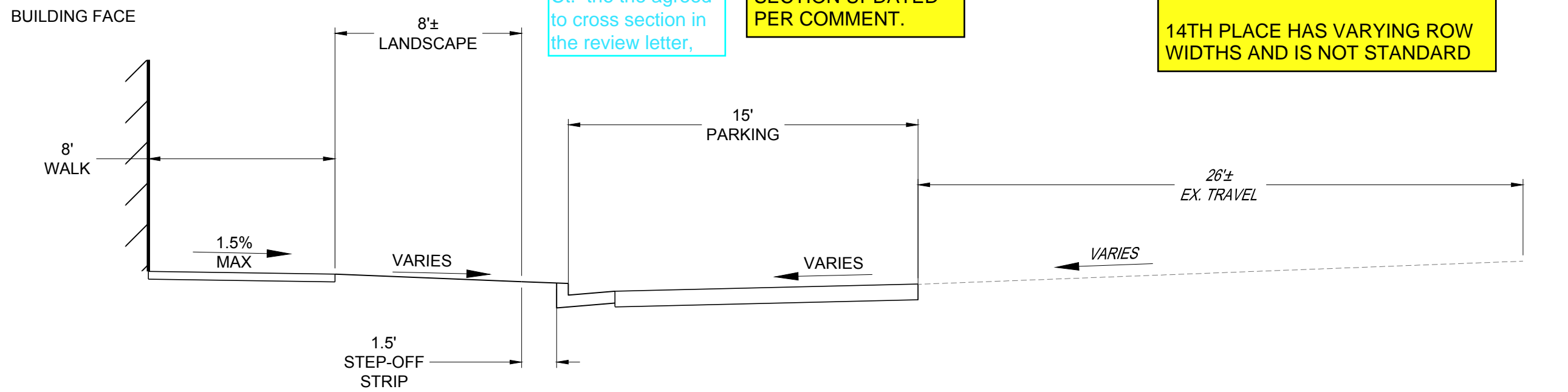
NOTED. PACKAGE WILL BE PROVIDED AS A PART OF CIVIL PLANS.

"SIGNAGE AND STRIPING" package shall include the following:
-Handicap accessible parking signs, include post.
-Handicap accessible curb ramp detail.
-Plan view of detectable warning and well.
-Side cross section views of detectable warning, well, curb and gutter.
-Front section views of detectable warning, well, curb and gutter.
-Dome and detectable warning details. Note: The top diameter of the truncated domes shall be 50% to 65% of the base diameter.
-Handicap accessible parking layout. Provide a symbol and label for the location of the handicap accessible sign with this layout. Ensure the sign is back far enough not to be within the curb "roll-over" area.

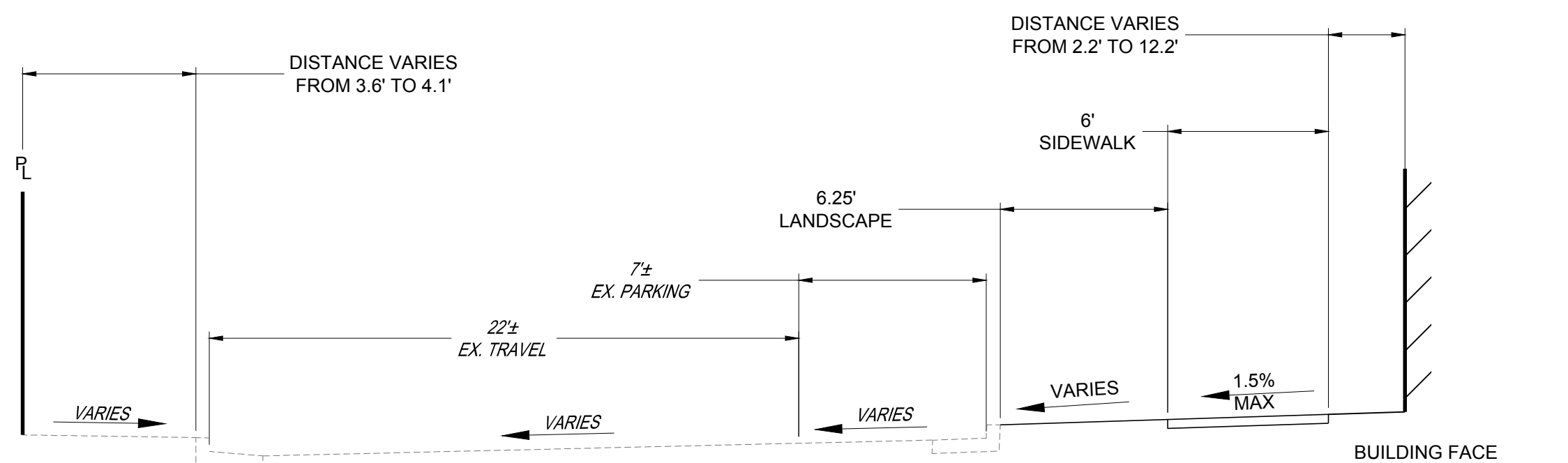
THE REQUIRED ELEMENTS WILL BE INCLUDED IN THE CIVIL PLAN SUBMITTAL.



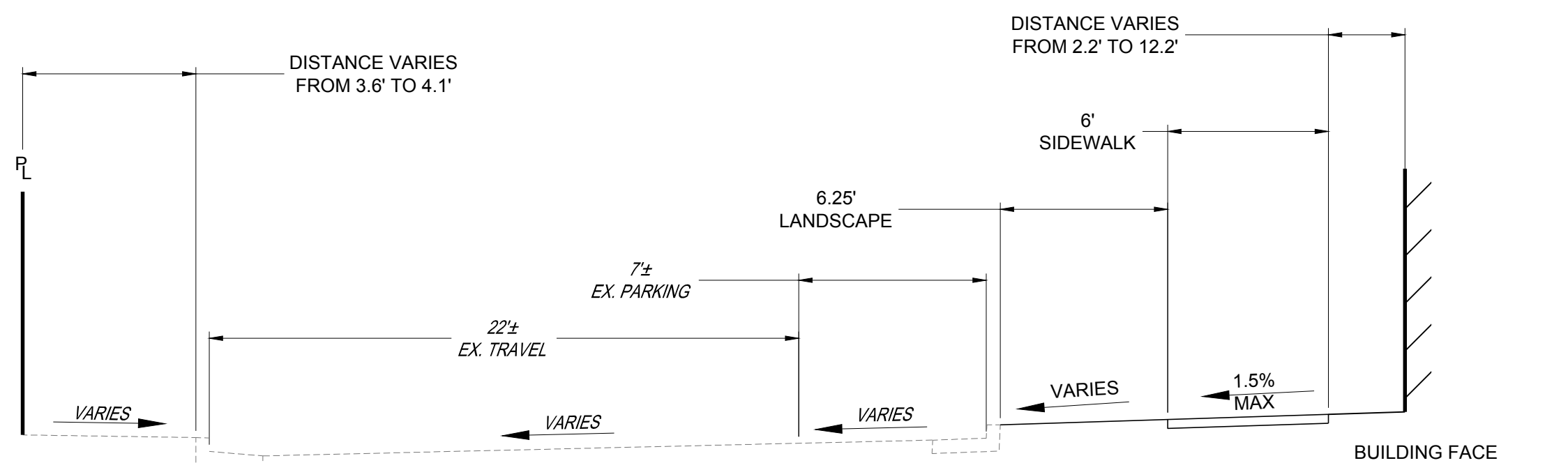
A-A TYPICAL ROADWAY SECTION - WEST ALLEY



B-B TYPICAL ROADWAY SECTION - UVALDA ST.



C-C TYPICAL ROADWAY SECTION - 14TH PL.



Encroachment in the fire lane is strictly prohibited. A discussion may need to occur to ensure adequate fire lane/no parking signs are provided and posted.

EXISTING SIGNS ARE ALREADY IN PLACE APPEAR ADEQUATE, JUST NEED TO BE ENFORCED



CHECKED BY: BR
DRAWN BY: GH, WW

LANDSCAPE NOTES

1.

THE CONTRACTOR SHALL FOLLOW THE LANDSCAPE PLANS AND SPECIFICATIONS AS CLOSELY AS POSSIBLE. ANY SUBSTITUTION OR ALTERATION SHALL NOT BE ALLOWED WITHOUT APPROVAL OF THE OWNER'S REPRESENTATIVE. OVERALL PLANT QUANTITY AND QUALITY SHALL BE CONSISTENT WITH THE PLANS.
2.

THE CONTRACTOR IS RESPONSIBLE FOR VERIFYING ALL PLANT QUANTITIES. GRAPHIC QUANTITIES TAKES PRECEDENCE OVER WRITTEN QUANTITIES.
3.

THE OWNER'S REPRESENTATIVE RESERVES THE RIGHT TO INSPECT AND TAG ALL PLANT MATERIAL PRIOR TO SHIPPING TO THE SITE. IN ALL CASES, THE OWNER'S REPRESENTATIVE MAY REJECT PLANT MATERIAL AT THE SITE IF MATERIAL IS DAMAGED, DISEASED, OR DECLINING IN HEALTH AT THE TIME OF ONSITE INSPECTIONS OR IF THE PLANT MATERIAL DOES NOT MEET THE MINIMUM SPECIFIED STANDARD IDENTIFIED ON THE PLANS AND IN THE SPECIFICATIONS. THE CONTRACTOR SHALL COORDINATE WITH THE OWNER'S REPRESENTATIVE FOR INSPECTION AND APPROVAL OF ALL MATERIALS AND PRODUCTS PRIOR TO INSTALLATION.
4.

THE OWNER'S REPRESENTATIVE MAY ELECT TO UPSIZE PLANT MATERIAL AT THEIR DISCRETION BASED ON SELECTION, AVAILABILITY, OR TO ENHANCE SPECIFIC AREAS OF THE PROJECT. THE CONTRACTOR SHALL VERIFY PLANT MATERIAL SIZES WITH OWNER'S REPRESENTATIVE PRIOR TO PURCHASING, SHIPPING OR STOCKING OF PLANT MATERIALS. SUBMIT CHANGE ORDER REQUEST TO OWNER'S REPRESENTATIVE FOR APPROVAL IF ADDITIONAL COST IS REQUESTED BY THE CONTRACTOR PRIOR TO INSTALLATION. RE-STOCKING CHARGES WILL NOT BE APPROVED IF THE CONTRACTOR FAILS TO SUBMIT A REQUEST FOR MATERIAL CHANGES.
5.

THE CONTRACTOR SHALL WARRANTY ALL CONTRACTED WORK AND MATERIALS FOR A PERIOD OF ONE YEAR AFTER SUBSTANTIAL COMPLETION HAS BEEN ISSUED BY THE OWNER'S REPRESENTATIVE FOR THE ENTIRE PROJECT UNLESS OTHERWISE SPECIFIED IN THE CONTRACT DOCUMENTS OR SPECIFICATIONS.
6.

REFER TO IRRIGATION PLANS FOR LIMITS AND TYPES OF IRRIGATION DESIGNED FOR THE LANDSCAPE. IN NO CASE SHALL IRRIGATION BE EMITTED WITHIN THE MINIMUM DISTANCE FROM BUILDING OR WALL FOUNDATIONS AS STIPULATED IN THE GEOTECHNICAL REPORT. ALL IRRIGATION DISTRIBUTION LINES, HEADS AND EMITTERS SHALL BE KEPT OUTSIDE THE MINIMUM DISTANCE AWAY FROM ALL BUILDING AND WALL FOUNDATIONS AS STIPULATED IN THE GEOTECHNICAL REPORT.
7.

LANDSCAPE MATERIAL LOCATIONS SHALL HAVE PRECEDENCE OVER IRRIGATION MAINLINE AND LATERAL LOCATIONS. COORDINATE INSTALLATION OF IRRIGATION EQUIPMENT SO THAT IT DOES NOT INTERFERE WITH THE PLANTING OF TREES OR OTHER LANDSCAPE MATERIAL.
8.

THE LANDSCAPE CONTRACTOR SHALL BE RESPONSIBLE FOR ENSURING POSITIVE DRAINAGE EXISTS IN ALL LANDSCAPE AREAS. SURFACE DRAINAGE ON LANDSCAPE AREAS SHALL NOT FLOW TOWARD STRUCTURES AND FOUNDATIONS. MAINTAIN SLOPE AWAY FROM FOUNDATIONS PER THE GEOTECHNICAL REPORT RECOMMENDATIONS. ALL LANDSCAPE AREAS BETWEEN WALKS AND CURBS SHALL DRAIN FREELY TO THE CURB UNLESS OTHERWISE IDENTIFIED ON THE GRADING PLAN. IN NO CASE SHALL THE GRADE, TURF THATCH, OR OTHER LANDSCAPE MATERIALS DAM WATER AGAINST WALKS. MINIMUM SLOPES ON LANDSCAPE AREAS SHALL BE 2%; MAXIMUM SLOPE SHALL BE 25% UNLESS SPECIFICALLY IDENTIFIED ON THE PLANS OR APPROVED BY THE OWNER'S REPRESENTATIVE.
9.

PRIOR TO INSTALLATION OF PLANT MATERIALS, AREAS THAT HAVE BEEN COMPACTED OR DISTURBED BY CONSTRUCTION ACTIVITY SHALL BE THOROUGHLY LOOSENEED TO A DEPTH OF 8" - 12" AND AMENDED PER SPECIFICATIONS.
10.

ALL LANDSCAPED AREAS ARE TO RECEIVE ORGANIC SOIL PREPARATION AT 4 cu.yrds/1,000sf OR AS NOTED IN THE TECHNICAL SPECIFICATIONS.
11.

TREES SHALL NOT BE LOCATED IN DRAINAGE SWALES, DRAINAGE AREAS, OR UTILITY EASEMENTS. CONTACT OWNER'S REPRESENTATIVE FOR RELOCATION OF PLANTS IN QUESTIONABLE AREAS PRIOR TO INSTALLATION.
12.

FINAL STREET TREE PLACEMENT SUBJECT TO DRIVEWAY LOCATIONS, STOP SIGNS, STREET LIGHTS, AND UTILITY/ SERVICE LOCATIONS - PER HOME BUILDER. HOME BUILDER TREES TO BE PLACED NO CLOSER THAN 5' AWAY FROM METERS AND METER SERVICE LINES.
13.

THE CENTER OF EVERGREEN TREES SHALL NOT BE PLACED CLOSER THAN 8' AND THE CENTER OF ORNAMENTAL TREES CLOSER THAN 6' FROM A SIDEWALK, STREET OR DRIVE
- LANE. EVERGREEN TREES SHALL NOT BE LOCATED ANY CLOSER THAN 15' FROM IRRIGATION ROTOR HEADS. NOTIFY OWNER'S REPRESENTATIVE IF TREE LOCATIONS CONFLICT WITH THESE STANDARDS FOR FURTHER DIRECTION.

14.

ALL EVERGREEN TREES SHALL BE FULLY BRANCHED TO THE GROUND AND SHALL NOT EXHIBIT SIGNS OF ACCELERATED GROWTH AS DETERMINED BY THE OWNER'S REPRESENTATIVE.

15.

ALL TREES ARE TO BE STAKED AND GUYED PER DETAILS FOR A PERIOD OF 1 YEAR. THE CONTRACTOR SHALL BE RESPONSIBLE FOR REMOVING STAKES AT THE END OF 1 YEAR FROM ACCEPTANCE OF LANDSCAPE INSTALLATION BY THE OWNER'S REPRESENTATIVE. OBTAIN APPROVAL BY OWNER'S REPRESENTATIVE PRIOR TO REMOVAL.

16.

ALL TREES INSTALLED ABOVE RETAINING WALLS UTILIZING GEO-GRID MUST BE HAND DUG TO PROTECT GEO-GRID. IF GEO-GRID MUST BE CUT TO INSTALL TREES, APPROVAL MUST BE GIVEN BY OWNER'S REPRESENTATIVE PRIOR TO DOING WORK.

17.

ALL TREES IN SEED OR TURF AREAS SHALL RECEIVE MULCH RINGS. OBTAIN APPROVAL FROM OWNER'S REPRESENTATIVE FOR ANY TREES THAT WILL NOT BE MULCHED FOR EXCESSIVE MOISTURE REASONS.

18.

SHRUB, GROUNDCOVER AND PERENNIAL BEDS ARE TO BE CONTAINED BY INTERLOCKING TYPE EDGER, REFER TO MATERIAL SCHEDULE FOR TYPE. EDGER IS NOT REQUIRED WHEN ADJACENT TO CURBS, WALLS, WALKS OR SOLID FENCES WITHIN 3" OF PRE-MULCHED FINAL GRADE. EDGER SHALL NOT BE REQUIRED TO SEPARATE MULCH TYPES UNLESS SPECIFIED ON THE PLANS.

19.

ALL SHRUB BEDS ARE TO BE MULCHED OVER SPECIFIED GEOTEXTILE WEED CONTROL FABRIC WITH RIVER ROCK MULCH, REFER TO MATERIAL SCHEDULE FOR DEPTH AND TYPE. ALL GROUND COVER AND PERENNIAL FLOWER BEDS SHALL BE MULCHED WITH PEBBLE MULCH, REFER TO MATERIAL SCHEDULE FOR DEPTH AND TYPE. NO WEED CONTROL FABRIC IS REQUIRED IN GROUNDCOVER OR PERENNIAL AREAS.

20.

AT SEED AREA BOUNDARIES ADJACENT TO EXISTING NATIVE AREAS, OVERLAP ABUTTING NATIVE AREAS BY THE FULL WIDTH OF THE SEEDER.

21.

EXISTING TURF AREAS THAT ARE DISTURBED DURING CONSTRUCTION, ESTABLISHMENT AND THE MAINTENANCE PERIOD SHALL BE RESTORED WITH NEW SOD TO MATCH EXISTING TURF SPECIES. DISTURBED NATIVE AREAS WHICH ARE TO REMAIN SHALL BE OVER SEEDED AND RESTORED WITH SPECIFIED SEED MIX.

22.

CONTRACTOR SHALL OVER SEED ALL MAINTENANCE OR SERVICE ACCESS BENCHES AND ROADS WITH SPECIFIED SEED MIX UNLESS OTHERWISE NOTED ON THE PLANS.

23.

ALL SEEDED SLOPES EXCEEDING 25% IN GRADE (4:1) SHALL RECEIVE EROSION CONTROL BLANKETS. PRIOR TO INSTALLATION, NOTIFY OWNER'S REPRESENTATIVE FOR APPROVAL OF LOCATION AND ANY ADDITIONAL COST IF A CHANGE ORDER IS NECESSARY.

24.

WHEN COMPLETE, ALL GRADES SHALL BE WITHIN +/- 1/8" OF FINISHED GRADES AS SHOWN ON THE PLANS.

25.

SOFT SURFACE TRAILS NEXT TO MANICURED TURF OR SHRUB BEDS SHALL BE CONTAINED WITH EDGER, REFER TO MATERIAL SCHEDULE FOR TYPE.

26.

WHEN PLANTER URNS ARE SHOWN ON PLANS, CONTRACTOR SHALL INCLUDE THE FOLLOWING: PLANTER MIX, ANNUAL FLOWER PLANTING PROGRAM (INCLUDES 2 PLANTINGS FOR THE 1ST YEAR (SPRING AND FALL) AND WINTER HAND-WATERING AS NEEDED. UNLESS OTHERWISE SPECIFIED, CONTRACTOR TO PROVIDE ANNUAL PLANTING SELECTION FOR REVIEW BY OWNER, IRRIGATION FOR PLANTERS TO BE ON SEPARATE ZONE(S). CONTRACTOR TO COORDINATE PLACEMENT OF NECESSARY SLEEVEING PRIOR TO PLACEMENT OF PAVEMENT.

27.

PRIOR TO THE PLACEMENT OF MULCH AND WEED FABRIC, A GRANULAR, PRE-EMERGENT, WEED CONTROL AGENT SHALL BE ADDED TO ALL PLANTING BEDS IN ACCORDANCE WITH THE MANUFACTURER'S INSTRUCTION, EXCEPT AROUND ORNAMENTAL GRASSES.

28.

THE CONTRACTOR IS EXPECTED TO KNOW AND UNDERSTAND THE CITY AND COUNTY SPECIFICATIONS FOR LANDSCAPE AND IRRIGATION. IN CASES OF DISCREPANCIES THE HIGHER OF THE TWO STANDARDS SHALL HAVE PRECEDENCE.

29.

THE DEVELOPER, HIS SUCCESSORS AND ASSIGNS SHALL BE RESPONSIBLE FOR THE INSTALLATION, MAINTENANCE AND REPLACEMENT OF ALL IMPROVEMENTS SHOWN OR INDICATED ON THE APPROVED LANDSCAPE PLAN ON FILE IN THE PLANNING DEPARTMENT.

CITY OF AURORA NOTES

1.

ALL LANDSCAPED AREAS ARE TO RECEIVE ORGANIC SOIL PREPARATION AT 4 CU.YARDS/1,000 SF.

2.

ALL FREE STANDING LIGHTS WITHIN THIS PLAN ARE STREETLIGHTS.

3.

THE SURFACE MATERIAL OF WALKS AND PLAZAS ON SITE ARE TO BE LIGHT BROOM FINISHED STANDARD GRAY CONCRETE. ALL ACCENT PAVING WILL BE CONCRETE WITH DECORATIVE SCORING.

4.

ALL UTILITY EASEMENTS SHALL REMAIN UNOBSTRUCTED AND FULLY ACCESSIBLE ALONG THEIR ENTIRE LENGTH FOR THE MAINTENANCE EQUIPMENT ENTRY.

5.

THE OWNER/DEVELOPER, HIS SUCCESSORS AND ASSIGNS, SHALL BE RESPONSIBLE FOR INSTALLATION, MAINTENANCE AND REPLACEMENT OF ALL LANDSCAPING MATERIALS SHOWN OR INDICATED ON THE APPROVED SITE PLAN OR LANDSCAPE PLAN ON FILE IN THE PLANNING DEPARTMENT. ALL LANDSCAPING WILL BE INSTALLED AS DELINEATED ON THE PLAN, PRIOR TO ISSUANCE OF CERTIFICATE OF OCCUPANCY.

6.

ALL LANDSCAPED AREAS AND PLANT MATERIAL, EXCEPT FOR NON-IRRIGATED NATIVE, RESTORATIVE AND DRYLAND GRASS AREAS THAT COMPLY WITH REQUIREMENTS FOUND IN SEC. 146-1429 AND/OR SEC. 1461435 MUST BE WATERED BY AN AUTOMATIC UNDERGROUND IRRIGATION SYSTEM. IRRIGATION SYSTEM DESIGN, INSTALLATION, OPERATION AND MAINTENANCE SHALL CONFORM TO REQUIREMENTS FOUND IN THE CITY OF AURORA IRRIGATION ORDINANCE.

7.

LANDSCAPE MATERIAL PLACEMENT SHALL NOT BE PLACED OR KEPT NEAR FIRE HYDRANTS, FIRE DEPARTMENT INLET CONNECTIONS OR FIRE PROTECTION CONTROL VALVES IN A MANNER THAT WOULD PREVENT SUCH EQUIPMENT OR FIRE HYDRANTS FROM BEING IMMEDIATELY DISCERNABLE. THE FIRE DEPARTMENT SHALL NOT BE DETERRED OR HINDERED FROM GAINING IMMEDIATE ACCESS TO FIRE PROTECTION EQUIPMENT OR HYDRANTS A 5-FOOT CLEAR SPACE SHALL BE MAINTAINED AROUND THE CIRCUMFERENCE OF FIRE HYDRANTS.

8.

LANDSCAPING MATERIAL SHOWN WITHIN THE SITE PLAN CANNOT ENCROACH INTO ROADWAYS THAT ARE DEDICATED (OR DESIGNATED) AS FIRE LANE EASEMENTS (OR CORRIDORS).

9.

TREES MAY NOT BE PLACED WITHIN 8' OF ANY PUBLIC UTILITY.

10.

SHRUB BEDS SHALL BE MULCHED WITH 3" DEPTH OF 2" TAN RIVER ROCK. FOR AREAS SPECIFIED AS COBBLE, USE 6-8" RIVER ROCK COBBLE. WEED BARRIER IS REQUIRED UNDER COBBLE AND RIVER ROCK. NO WEED BARRIER IS REQUIRED UNDER WOOD MULCH. AREAS OF PERENNIALS, ANNUALS AND TREE OPENINGS WITHIN THE RIGHT OF WAY TO BE MULCHED WITH 3" DEPTH OF GORILLA HAIR SHREDDED MULCH WITH NO WEED BARRIER NECESSARY.

11.

SIGHT TRIANGLES SHALL REMAIN UNOBSTRUCTED BY PLANT MATERIAL, OR ANY OTHER VISUAL OBSTACLE, OVER 26" IN HEIGHT AS MEASURED FROM THE ROADWAY SURFACE. PLANTING SHALL COMPLY WITH COA ROADWAY SPECIFICATIONS, SECTION 4.04.2.10.

12.

ALL CROSSINGS AND ENCROACHMENTS BY PRIVATE LANDSCAPE IRRIGATION SYSTEMS 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 SYSTEMS OR PRIVATE UTILITIES.

13.

ARCHITECTURAL FEATURES (I.E. BAY WINDOWS, FIREPLACES, ROOF OVERHANG, GUTTERS, EAVES, FOUNDATION, FOOTINGS, CANTILEVERED WALLS, ET.C) ARE NOT ALLOWED TO ENCROACH INTO ANY EASEMENT OR FIRE LINES.

GENERAL NOTES

1.

THESE PLANS SHALL NOT BE UTILIZED FOR CONSTRUCTION OR PERMITTING UNLESS STATED FOR SUCH USE IN THE TITLE BLOCK.

2.

SIGHT TRIANGLES AND SIGHT LINES SHALL REMAIN UNOBSTRUCTED BY EQUIPMENT, CONSTRUCTION MATERIALS, PLANT MATERIAL OR ANY OTHER VISUAL OBSTACLE DURING THE CONTRACT PERIOD AND AT MATURITY OF PLANTS PER LOCAL JURISDICTIONAL REQUIREMENTS. NO PLANT MATERIAL OTHER THAN GROUND COVER IS ALLOWED TO BE PLANTED ADJACENT TO FIRE HYDRANTS AS STIPULATED BY JURISDICTIONAL REQUIREMENTS.

3.

LOCAL, STATE AND FEDERAL JURISDICTIONAL REQUIREMENTS, RESTRICTIONS OR PROCEDURES SHALL SUPERSEDE THESE PLANS, NOTES AND SPECIFICATIONS WHEN MORE STRINGENT. NOTIFY THE OWNER'S REPRESENTATIVE IF CONFLICTS OCCUR.

4.

THIS SHEET SET IS PREPARED WITH INFORMATION SUFFICIENT FOR CITY OF AURORA SITE PLAN APPROVAL AND MAY NOT BE SUFFICIENT FOR CONSTRUCTION BIDDING OR AS CONSTRUCTION DOCUMENTS.

NORRIS DESIGN

Planning | Landscape Architecture | Branding

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14TH & URSULA APARTMENTS

SITE PLAN
AURORA, COLORADO

APPLICANT
14TH AND URSULA, LLC

460 VIRGINIA AVE
INDIANAPOLIS, INDIANA
317.226.9500

NOT FOR
CONSTRUCTION

DATE:
06/14/2022 SP-01

SHEET TITLE:
LANDSCAPE
NOTES

L-101

SHEET 5 OF 25

CHECKED BY: BR
DRAWN BY: GH, WW

PLANT SCHEDULE

DECIDUOUS CANOPY TREES	BOTANICAL NAME	COMMON NAME	ROOT	QTY
AC GR	ACER SACCHARUM 'GREEN MOUNTAIN'	GREEN MOUNTAIN SUGAR MAPLE	CONT.	4
CE OC	CELTIS OCCIDENTALIS	COMMON HACKBERRY	CONT.	8
GI AU	GINKGO BILOBA 'AUTUMN GOLD' TM	AUTUMN GOLD GINKGO	CONT.	4
GY DI	GYMNOCLADUS DIOICA	KENTUCKY COFFEETREE	CONT.	10
TI RE	TILIA AMERICANA 'REDMOND'	REDMOND AMERICAN LINDEN	CONT.	2
TI CO	TILIA CORDATA	LITTLELEAF LINDEN	CONT.	3
UL TR	ULMUS X 'TRIUMPH'	TRIUMPH ELM	CONT.	3

EVERGREEN TREES	BOTANICAL NAME	COMMON NAME	ROOT	QTY
PI BA	PICEA PUNGENS 'BAKERI'	BAKER COLORADO SPRUCE	CONT.	2

ORNAMENTAL TREES	BOTANICAL NAME	COMMON NAME	ROOT	QTY
AC GA	ACER TATARICUM 'GARANN' TM	HOT WINGS TATARIAN MAPLE	CONT.	1
AM AU	AMELANCHIER ALNIFOLIA 'AUTUMN BRILLIANCE'	AUTUMN BRILLIANCE SERVICEBERRY	CONT.	5

DECIDUOUS SHRUBS	BOTANICAL NAME	COMMON NAME	ROOT	QTY
AM CA	AMORPHA CANESCENS	LEADPLANT	CONT.	27
AR MO	ARONIA MELANOCARPA 'MORTON' TM	IROQUOIS BEAUTY BLACK CHOKEBERRY	CONT.	31
CA GL	CARAGANA FRUTEX 'GLOBOSA'	GLOBE RUSSIAN PEASHRUB	CONT.	6
CA DA	CARYOPTERIS X CLANDONENSIS 'DARK KNIGHT'	DARK KNIGHT SPIREA	CONT.	56
CL TE	CLEMATIS TERNIFLORA	SWEET AUTUMN CLEMATIS	CONT.	18
DA CA	DAPHNE X BURKWOODII 'CAROL MACKIE'	CAROL MACKIE DAPHNE	CONT.	36
EU FO	EUONYMUS FORTUNEI 'COLORATUS'	PURPLE-LEAF WINTERCREEPER	CONT.	18
JA AM	JAMESIA AMERICANA	WAXFLOWER	CONT.	6
LI LO	LIGUSTRUM VULGARE 'LODENSE'	LODENSE PRIVET	CONT.	32
LO EM	LONICERA XYLOSTEUM 'EMERALD MOUND'	EMERALD MOUND HONEYSUCKLE	CONT.	22
PE LI	PEROVSKIA ATRIPLICIFOLIA 'LITTLE SPIRE'	LITTLE SPIRE RUSSIAN SAGE	CONT.	30
PH SN	PHILADELPHUS X 'SNOWBELLE'	SNOWBELLE MOCK ORANGE	CONT.	11
PO MC	POTENTILLA FRUTICOSA 'MCKAY'S WHITE'	MCKAY'S WHITE BUSH CINQUEFOIL	CONT.	37
PR BE	PRUNUS BESSEYI 'P011S' TM	PAWNEE BUTTES SAND CHERRY	CONT.	8
RH AU	RHUS TRILOBATA 'AUTUMN AMBER'	AUTUMN AMBER SUMAC	CONT.	13
RI GR	RIBES ALPINUM 'GREEN MOUND'	GREEN MOUND ALPINE CURRANT	CONT.	12
RO GL	ROSA GLAUCA	REDLEAF ROSE	CONT.	12
RO NW	ROSA X 'NEARLY WILD'	NEARLY WILD FLORIBUNDA ROSE	CONT.	24
SP AL	SPIRAEA JAPONICA 'ALBIFLORA'	WHITE JAPANESE SPIREA	CONT.	20
SP LI	SPIRAEA JAPONICA 'LITTLE PRINCESS'	LITTLE PRINCESS JAPANESE SPIREA	CONT.	18
VI MO	VIBURNUM LANTANA 'MOHICAN'	MOHICAN VIBURNUM	CONT.	2

EVERGREEN SHRUBS	BOTANICAL NAME	COMMON NAME	ROOT	QTY
AR PA	ARCTOSTAPHYLOS X COLORADENSIS 'PANCHITO'	PANCHITO MANZANITA	CONT.	3
FA PA	FALLUGIA PARADOXA	APACHE PLUME	CONT.	3
JU GM	JUNIPERUS PROCUMBENS 'GREEN MOUND'	GREEN MOUND JAPANESE GARDEN JUNIPER	CONT.	23
PI GL	PICEA PUNGENS 'GLOBOSA'	DWARF GLOBE BLUE SPRUCE	CONT.	18
PI WH	PINUS MUGO 'WHITE BUD'	WHITE BUD MUGO PINE	CONT.	20

ORNAMENTAL GRASSES	BOTANICAL NAME	COMMON NAME	ROOT	QTY
BO BL	BOUTELOUA GRACILIS 'BLONDE AMBITION'	BLONDE AMBITION BLUE GRAMA	CONT.	60
CA BC	CALAMAGROSTIS BRACHYTRICHA	KOREAN FEATHER REED GRASS	CONT.	23
CA AV	CALAMAGROSTIS X ACUTIFLORA 'AVALANCHE'	AVALANCHE FEATHER REED GRASS	CONT.	20
MI MO	MISCANTHUS SINENSIS 'MORNING LIGHT'	MORNING LIGHT MAIDEN GRASS	CONT.	19
PE HA	PENNISETUM ALOPECUROIDES 'HAMELN'	HAMELN FOUNTAIN GRASS	CONT.	37
PE BU	PENNISETUM ALOPECUROIDES 'LITTLE BUNNY'	LITTLE BUNNY FOUNTAIN GRASS	CONT.	150
PH AR	PHALARIS ARUNDINACEA	RIBBON GRASS	CONT.	36
SC SC	SCHIZACHYRIUM SCOPARIUM 'THE BLUES'	THE BLUES LITTLE BLUESTEM	CONT.	126
SP HE	SPOROBOLUS HETEROLEPIS	PRAIRIE DROPSEED	CONT.	24

PERENNIALS	BOTANICAL NAME	COMMON NAME	ROOT	QTY
AG DO	AGASTACHE CANA 'DOUBLE BUBBLEMINT'	DOUBLE BUBBLEMINT HYSSOP	CONT.	11
AG BL	AGASTACHE X 'BLUE FORTUNE'	BLUE FORTUNE ANISE HYSSOP	CONT.	11
AM HU	AMSONIA HUBRICHTII	BLUESTAR	CONT.	60
AU SX	AURINIA SAXATILIS	BASKET OF GOLD	CONT.	27
CO MO	COREOPSIS VERTICILLATA 'MOONBEAM'	MOONBEAM COREOPSIS	CONT.	30
DE KL	DELOSPERMA X 'KELAIDIS' TM	MESA VERDE ICE PLANT	CONT.	2
ECH ALB	ECHINACEA PURPUREA 'ALBA'	WHITE CONEFLOWER	CONT.	22
GA OD	GALIUM ODORATUM	SWEET WOODRUFF	CONT.	9
HE SP	HEUCHERA SANGUINEA 'SPLENDENS'	SPLENDENS CORAL BELLS	CONT.	4
HO SI	HOSTA SIEBOLDIANA 'ELEGANS'	ELEGANS PLANTAIN LILY	CONT.	17
HO HB	HOSTA X 'HONEYBELLS'	HONEYBELLS HOSTA	CONT.	24
LI LE	LINUM PERENNE LEWISII	BLUE FLAX	CONT.	29
NE WA	NEPETA X FAASSENII 'WALKER'S LOW'	WALKER'S LOW CATMINT	CONT.	30
PE ME	PENSTEMON X MEXICALI 'P008S' TM	RED ROCKS PENSTEMON	CONT.	14
RA CO	RATIBIDA COLUMNIFERA	YELLOW PRAIRIE CONEFLOWER	CONT.	44

Building Perimeter Landscaping						
Area	Description	Length	Trees Required	Trees Provided	Shrubs Required	Shrubs Provided
A	North Perimeter Landscaping (1 Tree Equivalent per 40 LF)	286 LF	8	1	0	95
B	South Perimeter Landscaping (1 Tree Equivalent per 40 LF)	313 LF	8	6	0	95
Totals:			16	7	0	190
NOTES:						
1.) All Trees will be a minimum of 2.5" Caliper and Shrubs a Minimum of Container #5 Size, or 3 x Container #1 per Shrub Quantity.						

Standard Rights-of-Way Street Tree Table			
Street Tree Description	Length	Trees Required	Trees Provided
UVALDA STREET (1 Trees / 40 LF)	360 LF	9	8
14TH PLACE (1 Trees / 40 LF)	298 LF	7	7
14TH AVE (1 Trees / 40 LF)	320 LF	8	8
Totals:	658	16	15
NOTES:			
1.) Distances measured between tangent points, intersecting drives are excluded.			
2.) One tree has been excluded from Uvalda Street due to 50' offset from stop signs.			

Water Use Table					
Area	Water Conserving Irrigation (Non-Sod)	Non-Water Conserving Irrigation (Sod)	Z-Zone Area	Non-Irrigated Area	Total Area (SF)
Site	7,885 SF	0 SF	0 SF	4,335 SF	12,220 SF
ROW	4,442 SF	0 SF	0 SF	0 SF	4,442 SF
Totals:	12,327 SF	0 SF	0 SF	4,335 SF	16,662 SF
% Of Overall LS Area	73.98%	0.00%	0.00%	26.02%	

SITE AMENITY SCHEDULE



1 DESCRIPTION: BENCH

MANUFACTURER: LANDSCAPE FORMS

MODEL: MELVILLE BENCH

COLOR / FINISH: POWDERCOATED METAL "STORMCLOUD"

NOTES: BACKED 1 DIVIDER, SURFACE MOUNT PER MANUFACTURER'S SPECIFICATIONS



2 DESCRIPTION: LITTER RECEPTACLE

MANUFACTURER: LANDSCAPE FORMS

MODEL: POE LITTER

COLOR / FINISH: POWDERCOATED METAL "STORMCLOUD"

NOTES: SIDE OPEN, SURFACE MOUNT PER MANUFACTURER'S SPECIFICATIONS



3 DESCRIPTION: BIKE RACK

MANUFACTURER: LANDSCAPE FORMS

MODEL: EMERSON BIKE RACK

COLOR / FINISH: POWDERCOATED METAL "STORMCLOUD"

NOTES: SURFACE MOUNT PER MANUFACTURER'S SPECIFICATIONS



4 DESCRIPTION: PLANTER POT

MANUFACTURER: TOURNESOL

MODEL: #US-2400 URBAN COLLECTION

COLOR / FINISH: POWDERCOAT IRON

NOTES: SURFACE MOUNT PER MANUFACTURER'S SPECIFICATIONS

TREE PROTECTION PLAN SUMMARY

CALIPER INCHES REMOVED	CALIPER INCHES RELOCATED	CALIPER INCHES REPLACED FOR MITIGATION
0"	0"	0"

*TO BE UPDATED WITH DATA FROM COA FORESTRY

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SHEET TITLE:
LANDSCAPE
SCHEDULE

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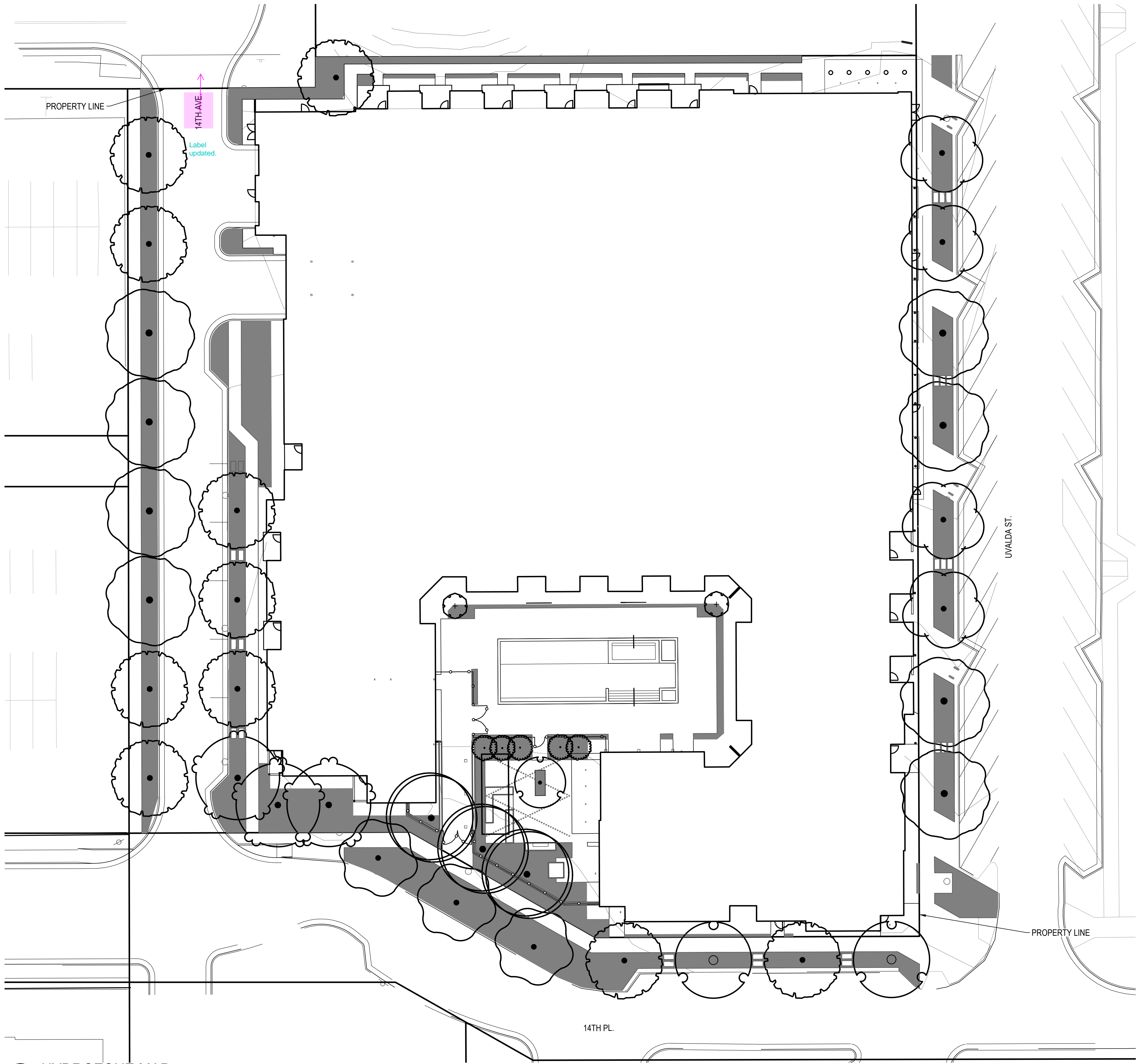
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DATE:
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SHEET TITLE:
HYDROZONE
MAP

L-103

SHEET 7 OF 25



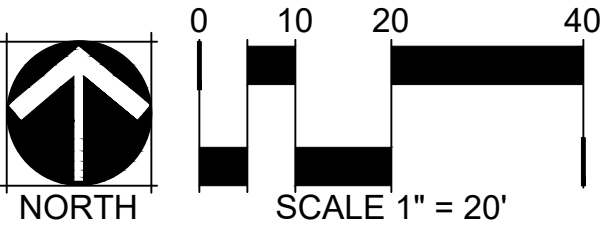
HYDROZONE LEGEND

- PROPERTY BOUNDARY
- LOW WATER USE: SHRUB BED AND IRRIGATED NATIVE

HYDROZONE TABLE

TAP: TBD

WATER USE TYPE	AREA (SF)	PERCENT (%)	
HIGH WATER USE	0 SF	0.00%	
LOW WATER USE	12,238 SF	73.76%	
NON-IRRIGATED LANDSCAPE	4,352 SF	26.24%	
TOTAL:	16,590 SF	100.00%	
	QUANTITY	AREA VALUE (SF)	TOTAL AREA
CANOPY TREES	34	706	24,004 SF
EVERGREEN/ORNAMENTAL TREES	6	177	1,062 SF
TOTAL:			25,066 SF
TOTAL IRRIGATED AREA TAP (TBD)	41,656 SF		



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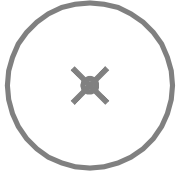
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SHEET TITLE:
TREE MITIGATION
MAP

L-104
SHEET 8 OF 25


LEGEND




EXISTING TREE TO BE REMOVED




PROPERTY LINE




PROPOSED 5' CONTOUR



PROPOSED 1' CONTOUR



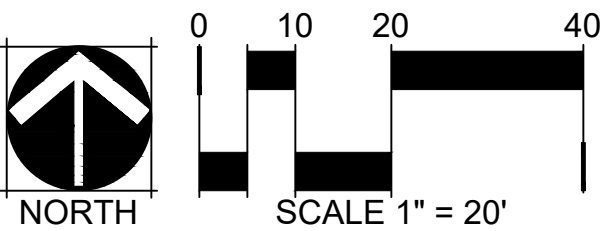
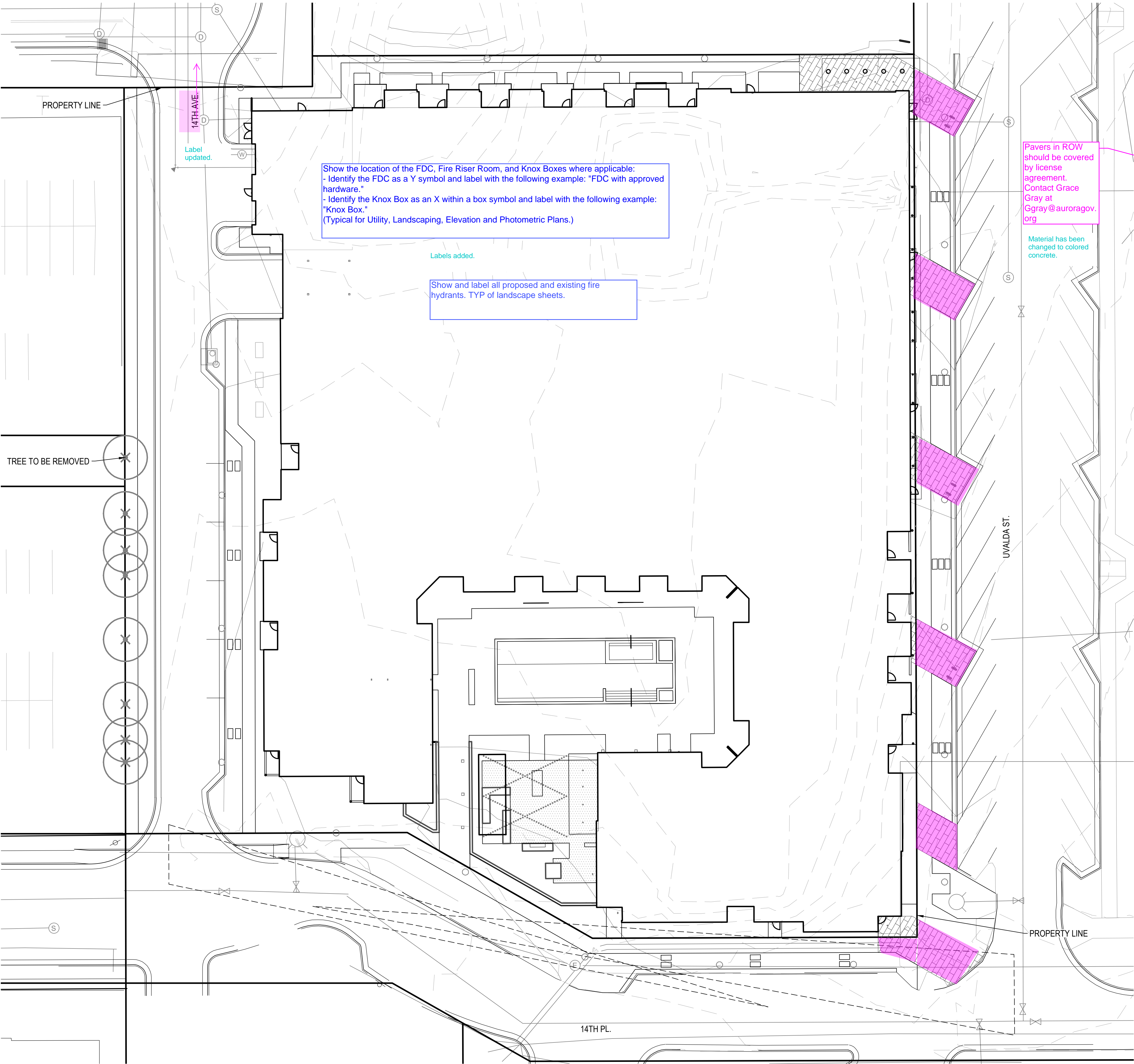
EXISTING 1' CONTOUR



SAND-SET PAVERS

TREE MITIGATION NOTES

IF ANY TREES REQUIRE PROTECTION, CITY OF AURORA PARK AND OPEN SPACE DEPARTMENT NOTES AND DETAILS SHALL BE APPLIED.



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SHEET TITLE:
HARDSCAPE
PLAN

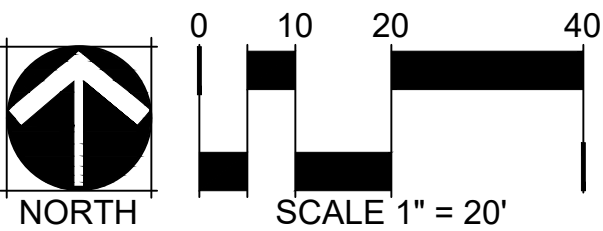
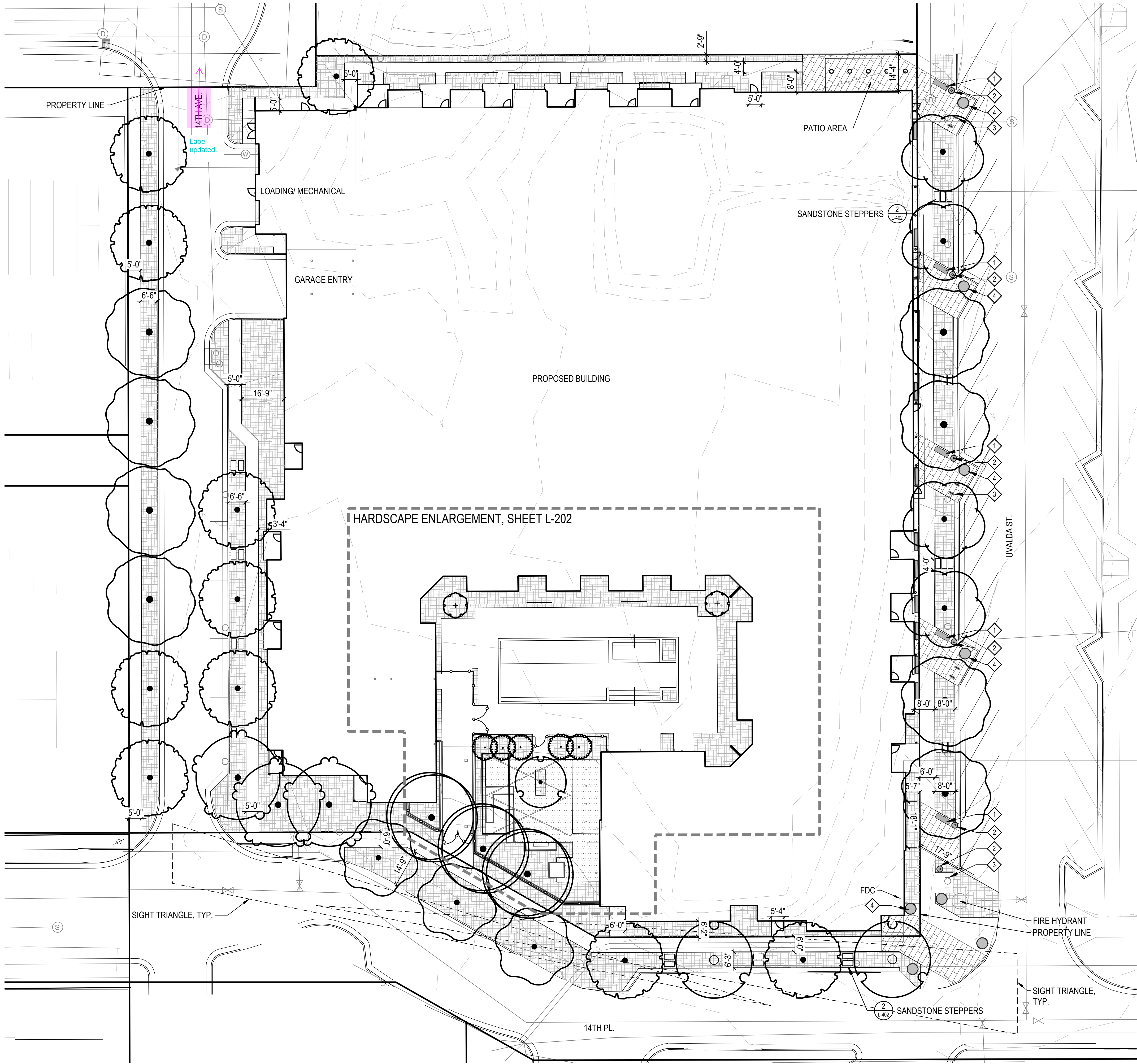
L-201
SHEET 9 OF 25

LEGEND

- PROPERTY LINE
- 30" METAL FENCE
- LANDSCAPE BED
- SAND-SET PAVERS
- BENCH
- BIKE RACK
- PLANTER POT
- PLANTER

Please ensure that all standard concrete has 5-foot by 5-foot score lines and there should be light terra cotta concrete pavers placed between the tree openings per the Fitzsimons Boundary Area Public Realm Design Standards. Label and show this on the site plan.

Streetscape design includes 5x5 concrete scoring and terra cotta colored concrete similar to existing developments within Fitzsimons Village.



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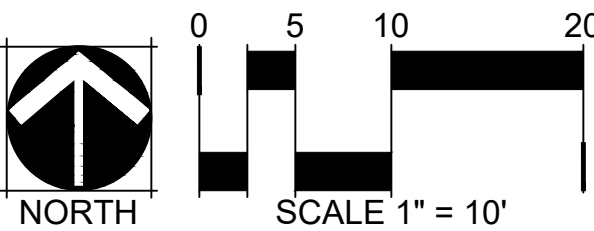
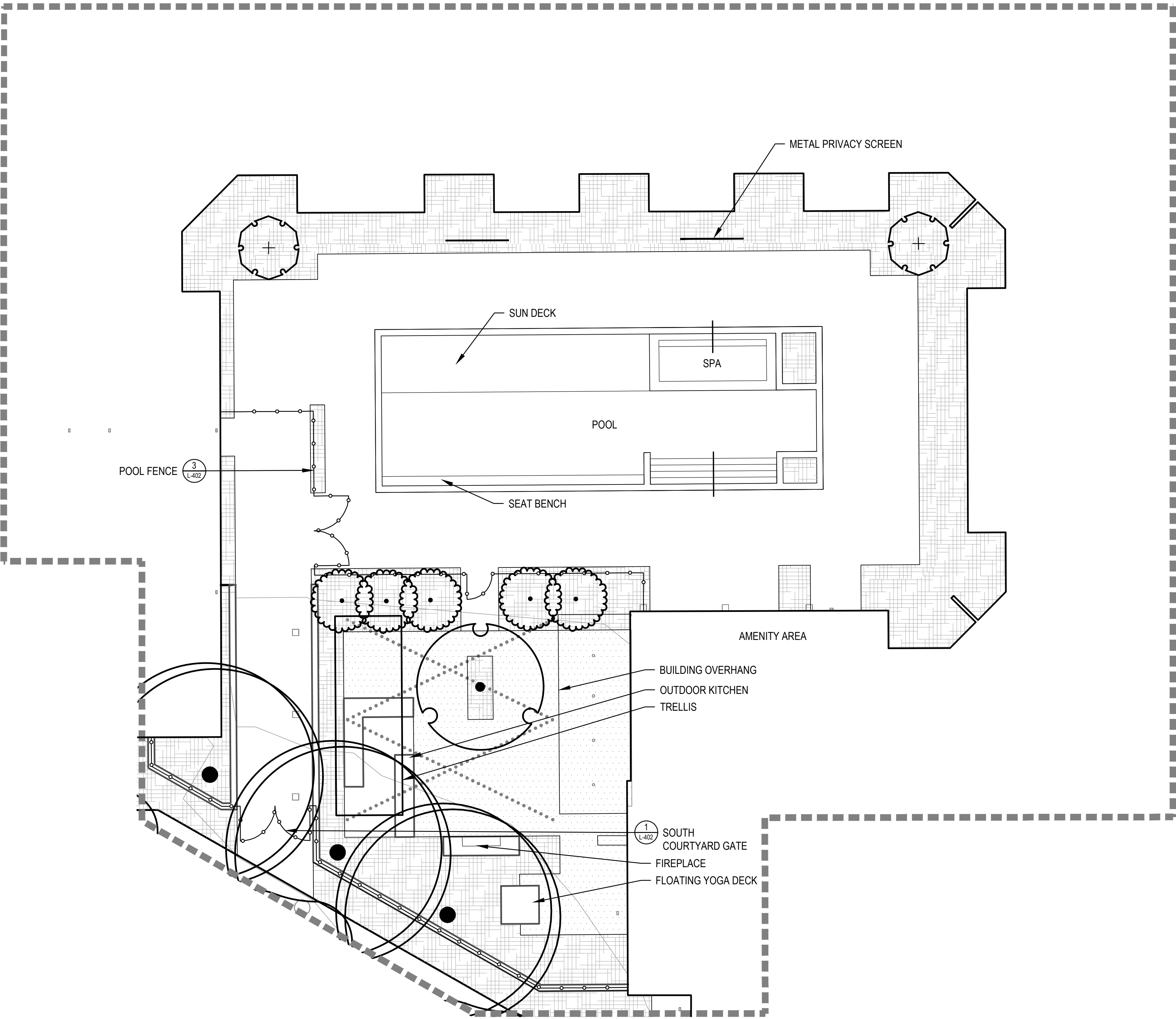
SHEET TITLE:
HARDSCAPE
ENLARGEMENT

L-202

SHEET 10 OF 25

LEGEND

- PROPERTY LINE
- 30" METAL FENCE
- LANDSCAPE BED
- ARTIFICIAL TURF



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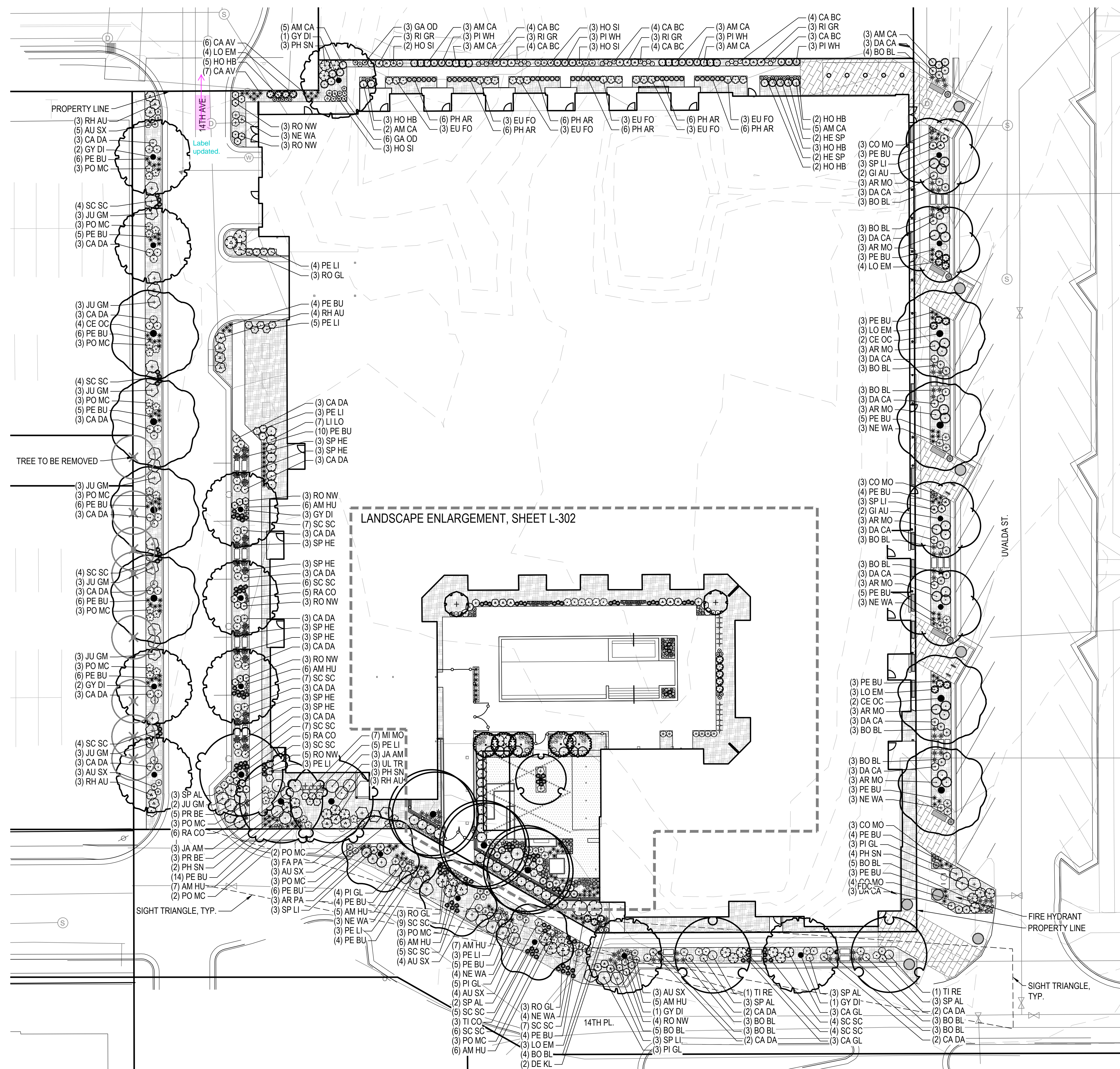
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DATE:
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SHEET TITLE:
LANDSCAPE
PLAN

L-301

SHEET 11 OF 25

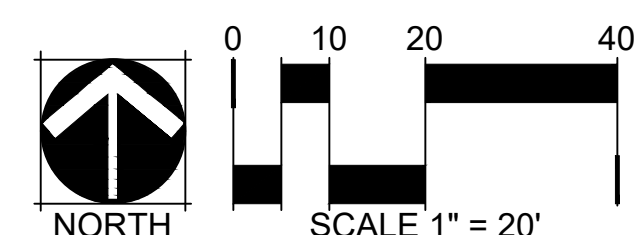


LEGEND

-

Please ensure that all standard concrete has 5-foot by 5-foot score lines and there should be light terra cotta concrete pavers placed between the tree openings per the Fitzsimons Boundary Area Public Realm Design Standards. Label and show this on the site plan.

Streetscape design includes 5x5 concrete scoring and terra cotta colored concrete similar to existing developments within Fitzsimons Village.



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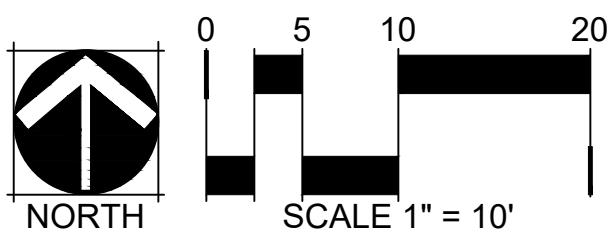
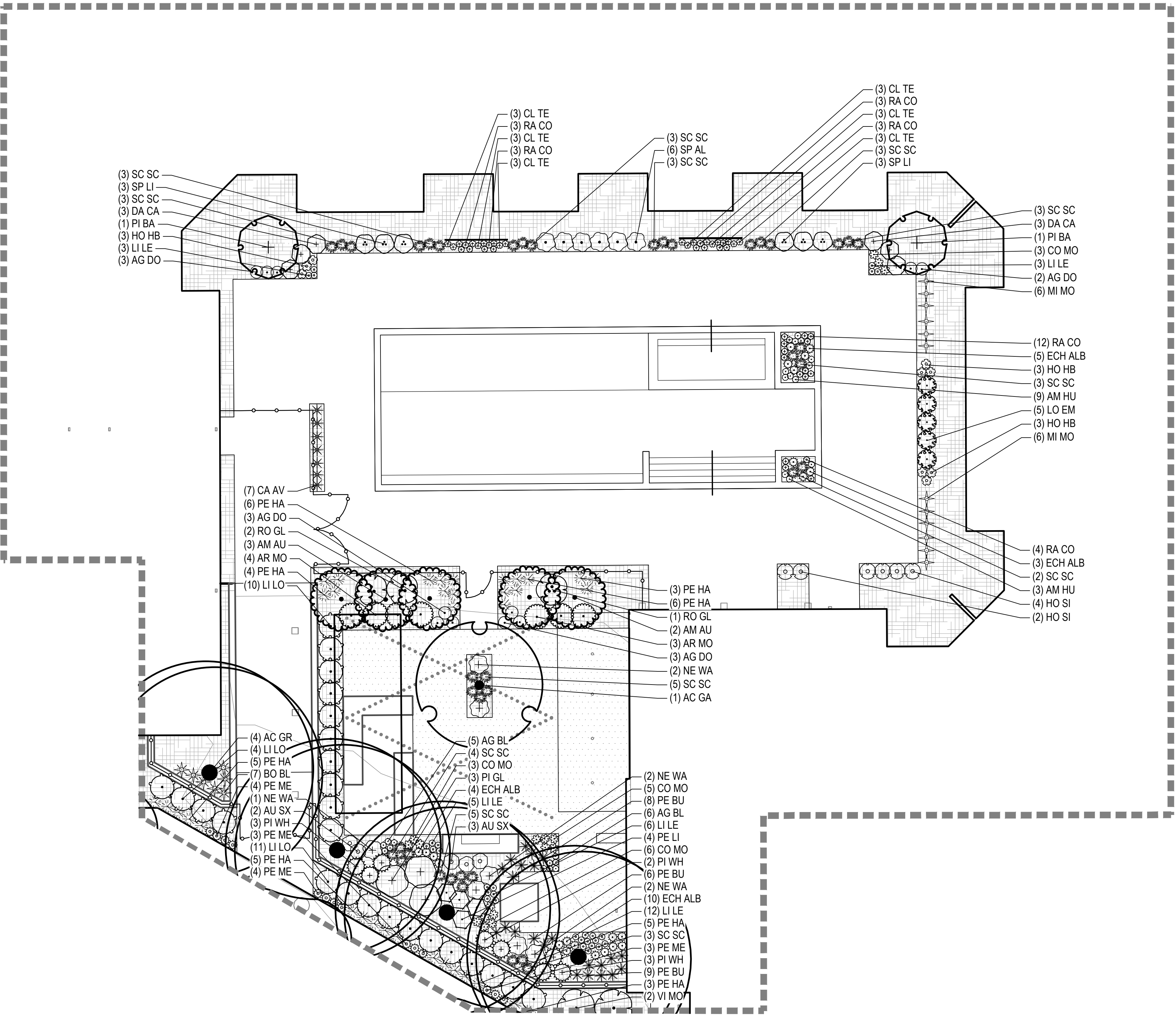
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ENLARGEMENT

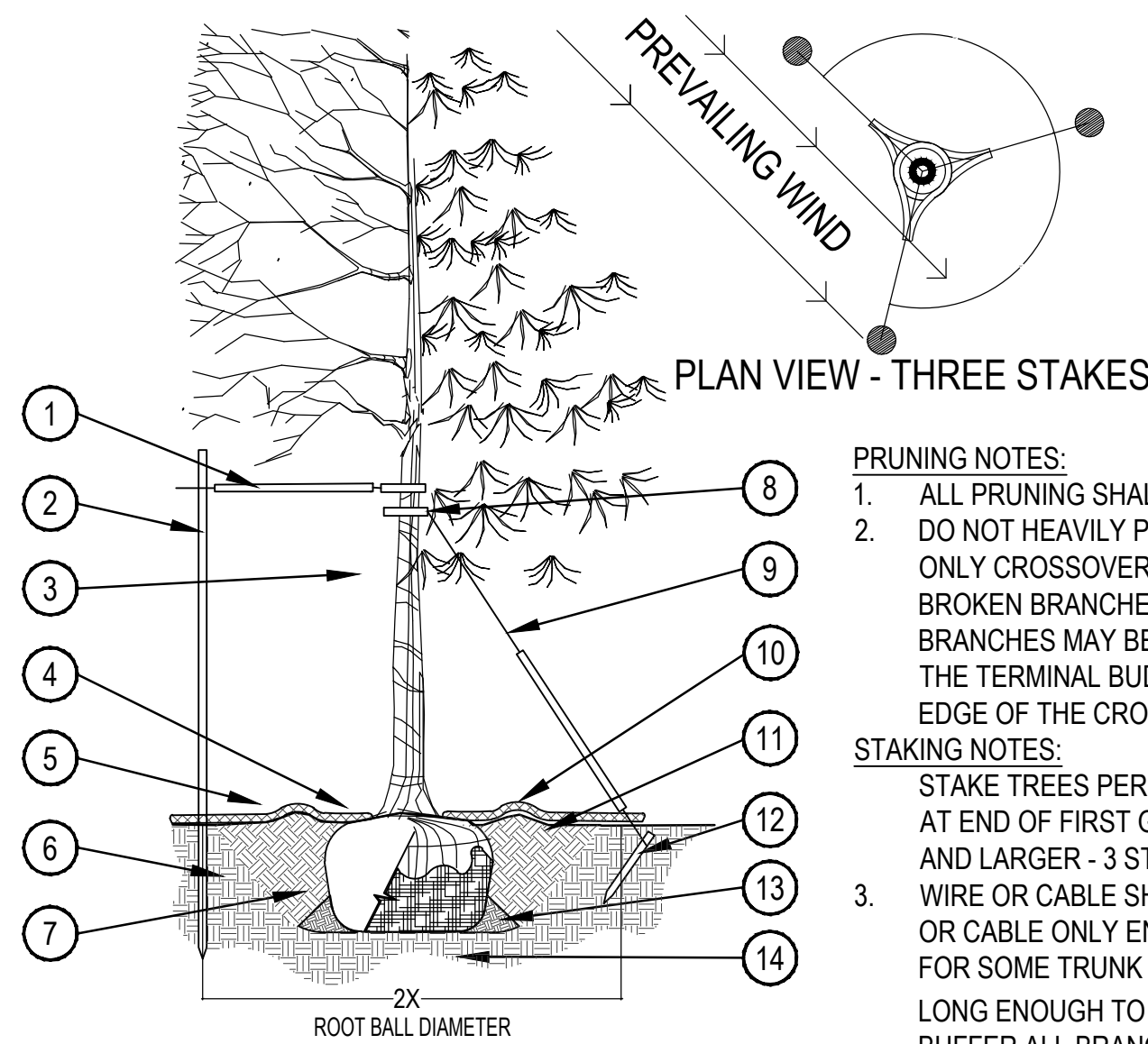
L-302

SHEET 12 OF 25

LEGEND

- PROPERTY LINE
- 30" METAL FENCE
- LANDSCAPE BED
- ARTIFICIAL TURF

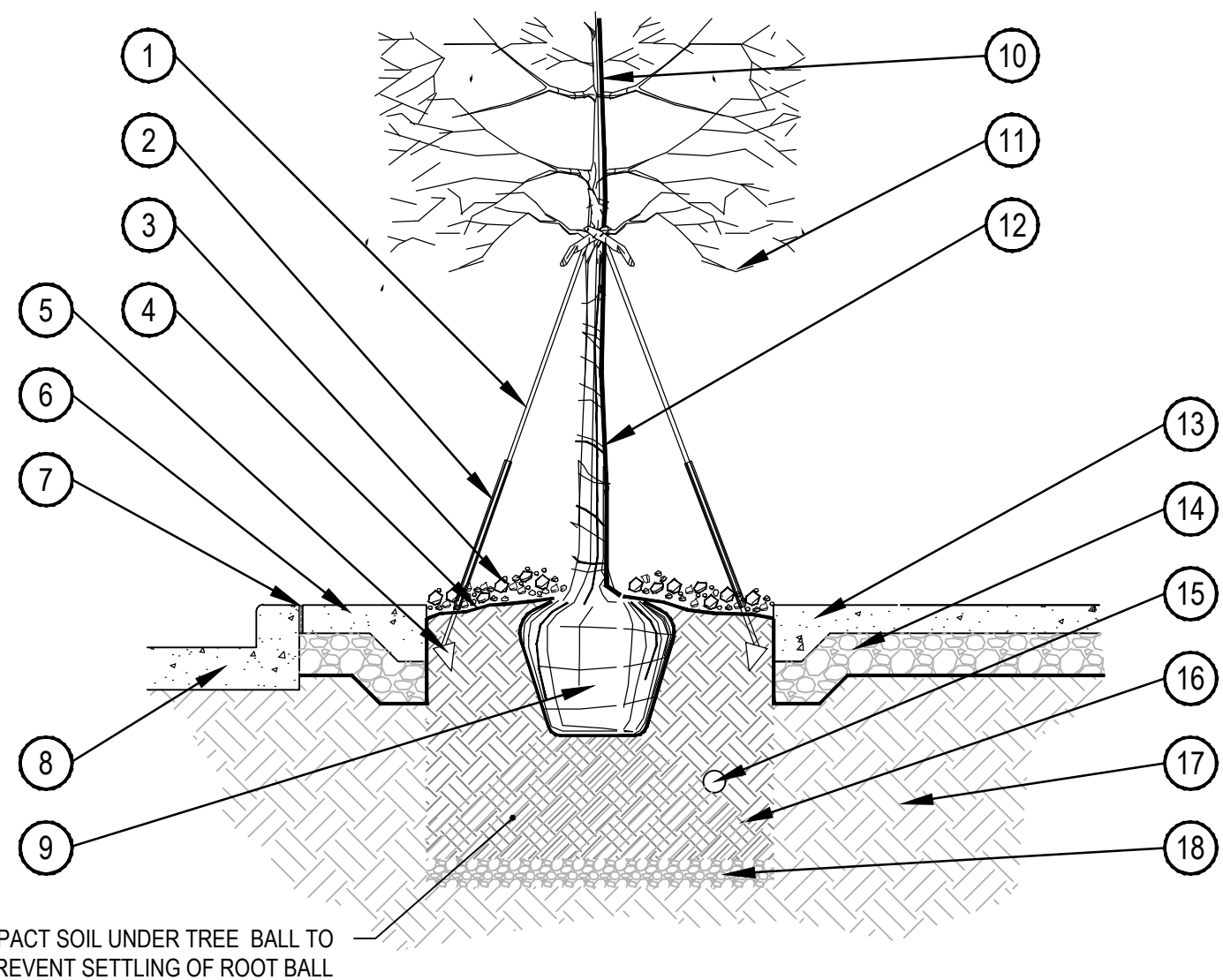




- PRUNING NOTES:**
1. ALL PRUNING SHALL COMPLY WITH ANSI A300 STANDARDS. DO NOT HEAVILY PRUNE THE TREE AT PLANTING. PRUNE ONLY CROSSOVER LIMBS, CO-DOMINANT LEADERS AND BROKEN BRANCHES. SOME INTERIOR TWIGS AND LATERAL BRANCHES MAY BE PRUNED. HOWEVER, DO NOT REMOVE THE TERMINAL BUDS OF BRANCHES THAT EXTEND TO THE EDGE OF THE CROWN.
- STAKING NOTES:**
1. STAKE TREES PER FOLLOWING SCHEDULE, THEN REMOVE AT END OF FIRST GROWING SEASON. 2 - 1/2" CALIPER SIZE AND LARGER - 3 STAKES PER DIAGRAM.
 2. WIRE OR CABLE SHALL BE MIN. 12 GAUGE, TIGHTEN WIRE OR CABLE ONLY ENOUGH TO KEEP FROM SLIPPING. ALLOW FOR SOME TRUNK MOVEMENT. NYLON STRAPS SHALL BE LONG ENOUGH TO ACCOMMODATE 1-1/2" OF GROWTH AND BUFFER ALL BRANCHES FROM WIRE.

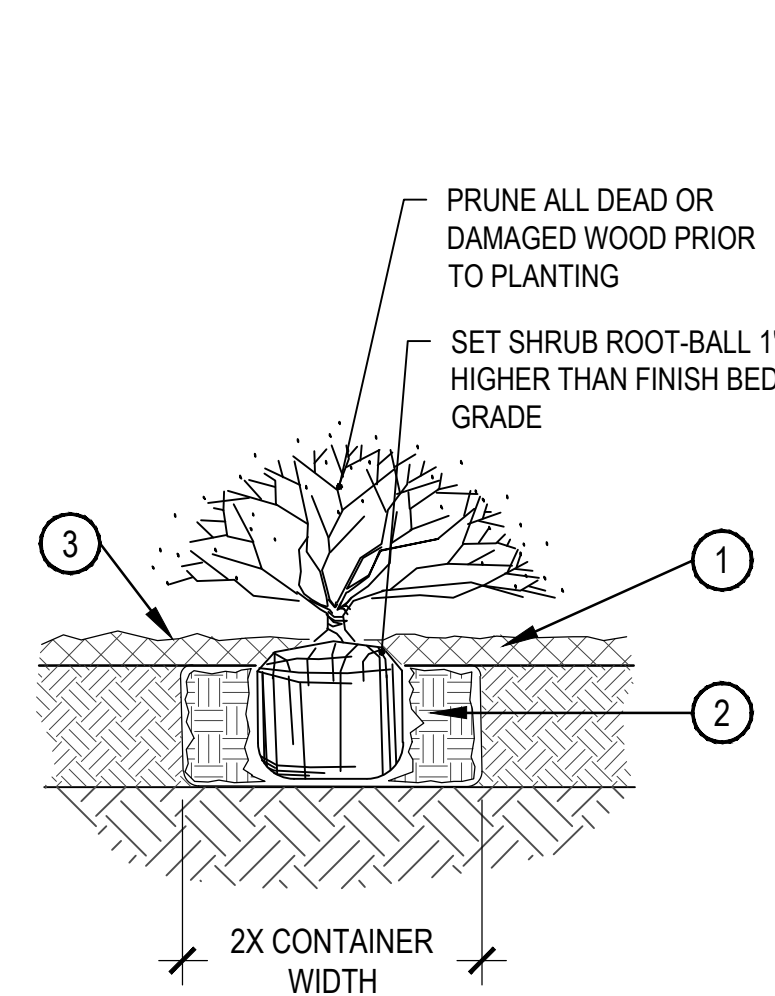
1. PLACE MIN. 1/2" PVC PIPE AROUND EACH WIRE. EXPOSED WIRE SHALL BE MAX. 2" EACH SIDE
2. 6 FT. UNTREATED WOOD POST (MIN. 1.5" DIAMETER). ALL SHALL BE DRIVEN OUTSIDE ROOTBALL AND IN UNDISTURBED SOIL.
3. TREE WRAP TO BE INSTALLED ONLY FROM OCTOBER 1 THROUGH APRIL 30, (DECIDUOUS ONLY)
4. PLANT TREE SO THAT FIRST ORDER MAJOR ROOT IS 1"-2" ABOVE FINAL GRADE.
5. 3" DEEP MULCH RING PLACED A MINIMUM OF 4 FT. IN DIAMETER. DO NOT PLACE MULCH IN CONTACT WITH TREE TRUNK (FINISHED GRADE REFERENCES TOP OF MULCH).
6. 1:1 SLOPE ON SIDES OF PLANTING HOLE.
7. REMOVE ALL TWINE, ROPE, BURLAP AND WIRE FROM ENTIRE ROOT BALL AND TRUNK
8. GROMMETED NYLON STRAPS
9. GALVANIZED WIRE, MIN. 12 GAUGE CABLE - TWIST WIRE ONLY TO KEEP FROM SLIPPING.
10. 4-6" HIGH WATER SAUCER IN NON-TURF AREAS.
11. BACKFILL WITH BLEND OF EXISTING SOIL AND A MAXIMUM 20% (BY VOLUME) ORGANIC MATERIAL. WATER THOROUGHLY WHEN BACKFILLING
12. 2 FT. STEEL T-POST. ALL SHALL BE DRIVEN BELOW GRADE AND OUTSIDE ROOTBALL IN UNDISTURBED SOIL.
13. PLACE SOIL AROUND ROOT BALL FIRMLY, DO NOT COMPACT OR TAMP. SETTLE SOIL WITH WATER TO FILL ALL AIR POCKETS.
14. PLACE ROOT BALL ON UNDISTURBED SOIL TO PREVENT SETTLEMENT.

SCALE: 3/16" = 1'-0"



1. TREEFROG PRO 40 TREE ANCHORING KIT (INSTALLED AS PER MANUFACTURER'S SPECIFICATIONS)
 2. 24" X 3/4" PVC MARKERS OVER STRAPS (TYP)
 3. CROWNED MULCHED SURFACE
 4. LANDSCAPE FABRIC
 5. TREEFROG TREE ANCHOR #40
 6. PAVING BAND
 7. SEALED JOINT
 8. CURB
 9. REMOVE SOIL FROM TOP OF ROOT BALL TO ELEVATION OF TOP OF ROOT FLARE. PLANT TREE SO THAT TOP OF ROOT FLARE IS 2-3" HIGHER THAN ADJACENT GRADE (OR AT ELEVATION OF ADJACENT PAVEMENT). DO NOT PLACE SOIL ABOVE TOP OF ROOT FLARE.
 10. DO NOT CUT LEADER. PRUNE IMMEDIATELY PRIOR TO PLANTING.
 11. ALL STREET TREES TO BE LIMBED UP A MIN. OF 8' FROM SIDEWALK.
 12. 4" TREE WRAP
 13. THROUGH WAY. FINISH VARIES - SEE PLANS
 14. BASE COURSE (AS RECOMMENDED BY GEOTECH)
 15. IRRIGATION SLEEVE
 16. AMENDED SOIL 36" DEPTH
 17. COMPACTED SUBGRADE (AS RECOMMENDED BY GEOTECH)
 18. 6" GRAVEL BASE
- REMOVE TWINE FROM TREE TRUNK. REMOVE ALL OF WIRE BASKET AND BURLAP AFTER TREE IS IN THE PIT.
- BROKEN OR CRUMBLING ROOT BALLS WILL BE REJECTED.

SCALE: 1/2" = 1'-0"

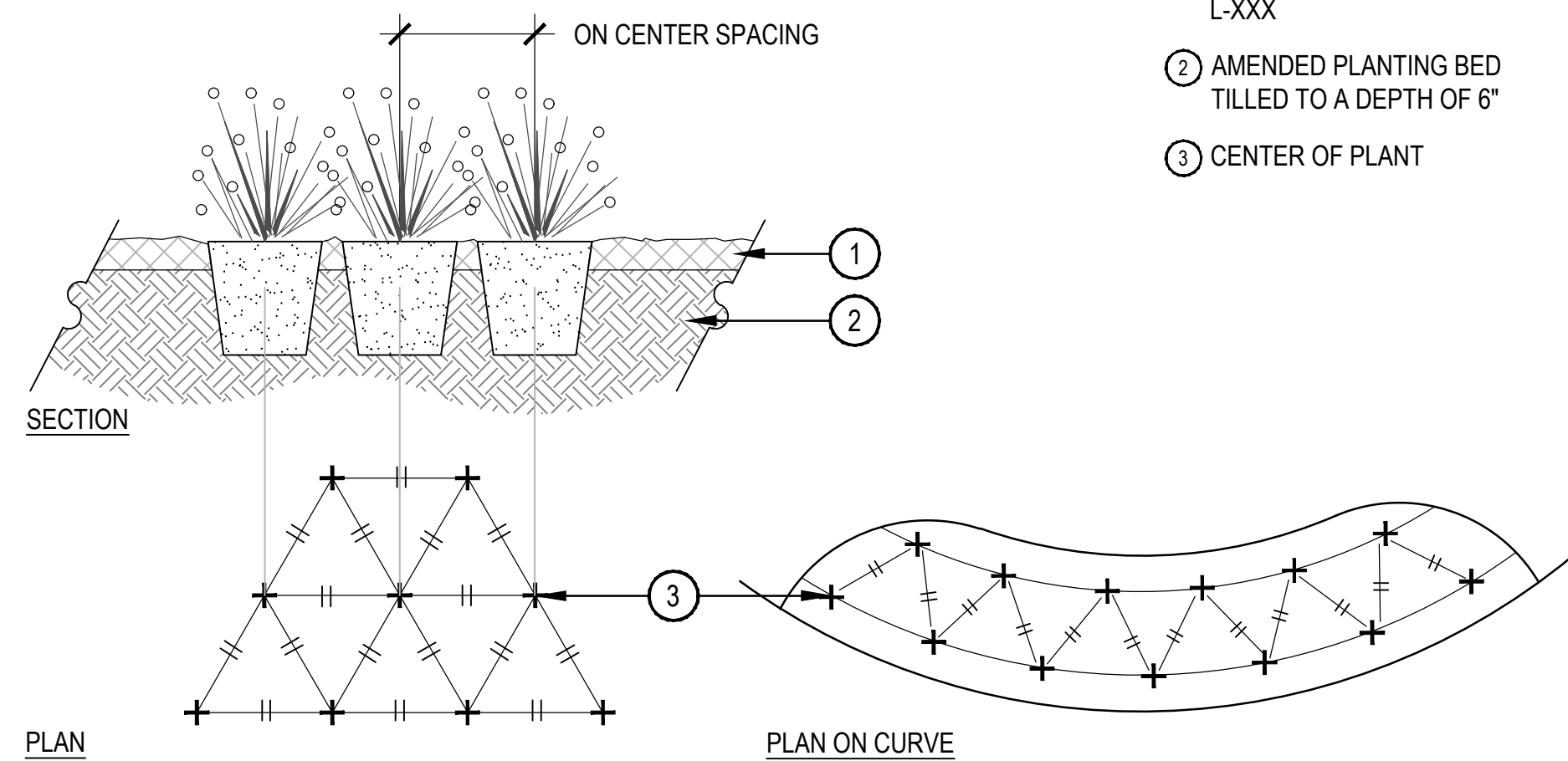


1. SPECIFIED MULCH
2. AMENDED SOIL IN PLANTING BED PER SPECIFICATIONS. TILL SOIL TO A DEPTH OF EIGHT INCHES.
3. FINISH GRADE (TOP OF MULCH)

- NOTE:**
1. BROKEN OR CRUMBLING ROOT-BALLS WILL BE REJECTED
 2. CARE SHOULD BE TAKEN NOT TO DAMAGE THE SHRUB OR ROOT-BALL WHEN REMOVING IT FROM ITS CONTAINER
 3. ALL JUNIPERS SHOULD BE PLANTED SO THE TOP OF THE ROOT-BALL OCCURS ABOVE THE FINISH GRADE OF THE MULCH LAYER
 4. DIG PLANT PIT TWICE AS WIDE AND HIGH AS THE CONTAINER

SCALE: 1-1/2" = 1'-0"

SHRUB PLANTING



- NOTES:**
1. WHEN PLANTED ON A CURVE, ORIENT ROWS TO FOLLOW THE LONG AXIS OF AREAS WHERE PLANTS ARE MASSED.

PERENNIAL PLANT LAYOUT

SCALE: 1" = 1'-0"

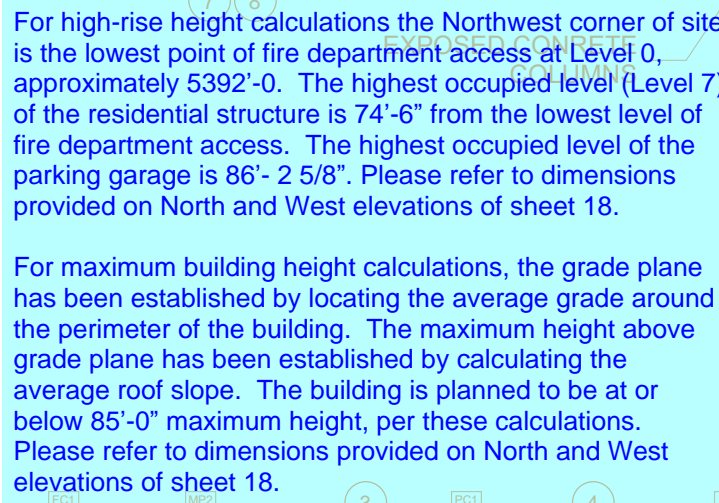


- 1 Residential A/C condensing unit, typical
- 2 Elevator Over-run Beyond
- 3 Precast Garage Wall Beyond
- 4 Metal Cap Flashing
- 5 Metal Coping - [MP3]
- 6 Metal Surround Flashing - Head, Sill and Jamb
- 7 Metal Sill Flasing
- 8 Cast Stone Sill
- 9 Storefront transom above canopy

Notes

¹ or fraction thereof

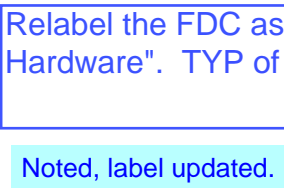
Due to the size of the building a larger knox box (knox vault) may be required. Please schedule a meeting with Fire Life Safety to discuss possible options.



Provide the measurement from the lowest level at which the department can access the building is the level at which the starting measurement is taken. The end measurement is taken at the highest occupied floor, not just the highest point of the building.

Will there be an rooftop elements such as rooftop gardens, landscapes, gathering areas?

ns - Colored - South
1" = 20'-0"



Please identify and show the location of the Knox Boxes. TYP of all elevation sheets

Please identify the exterior fire riser room door. TYP of all elevation sheets

Knox boxes have been clarified on each building elevations, site plans and floorplans. The are located at the Northwest corner, outside of the Fire Command Center, and at the main entrance at the Southeast corner.

Exterior fire riser door has been annotated on North building elevation of sheet 18 and Lower Level Plan 20.

Delete all signage.
Show a dashed box only where signage is proposed.

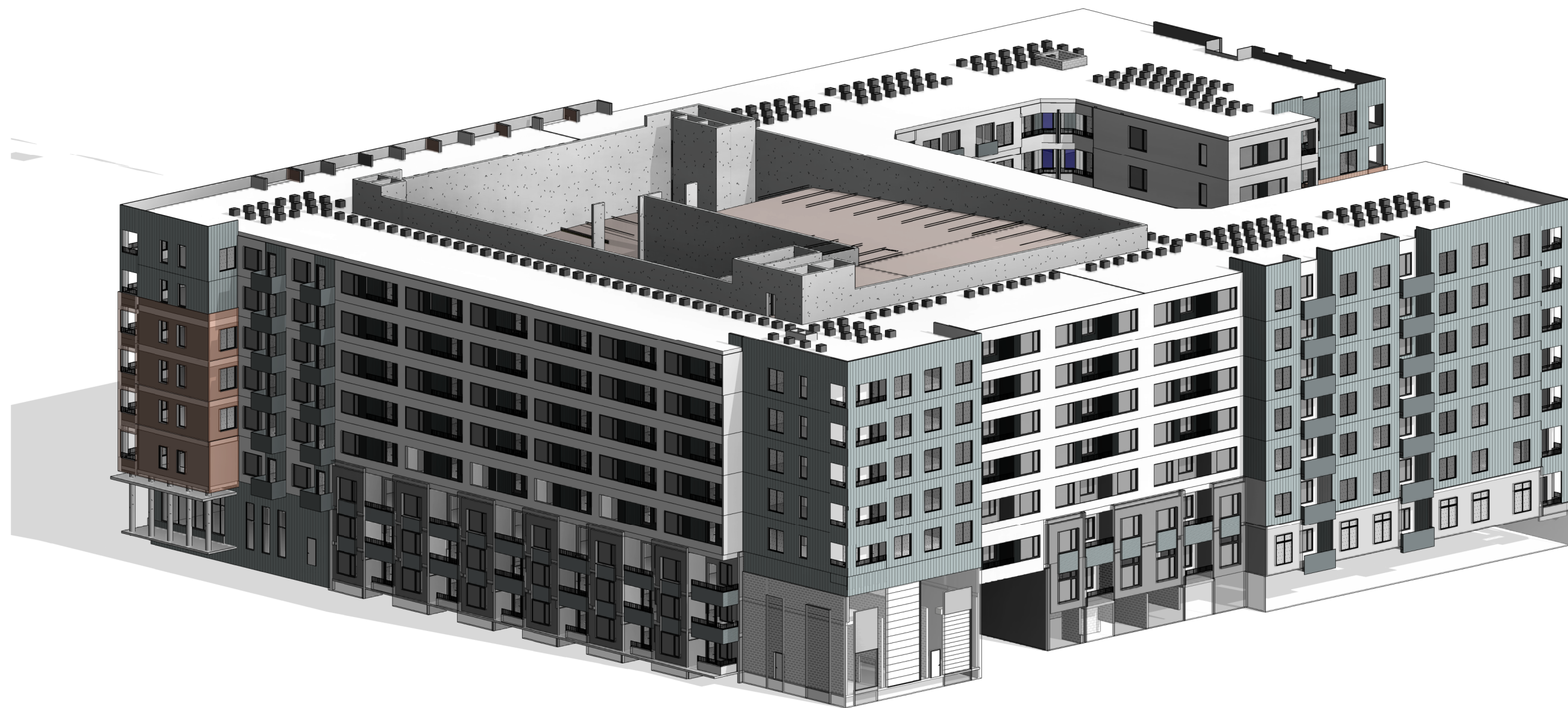
Noted, dashed box added

FUTURE RETAIL BUILDING SIGNAGE

Building Elevations - Colored - East 01
1" = 20'-0"

*above quantities reflect the Eastern Elevation, facing Uvaulda St.

*material percentages above exclude widows, doors and storefront

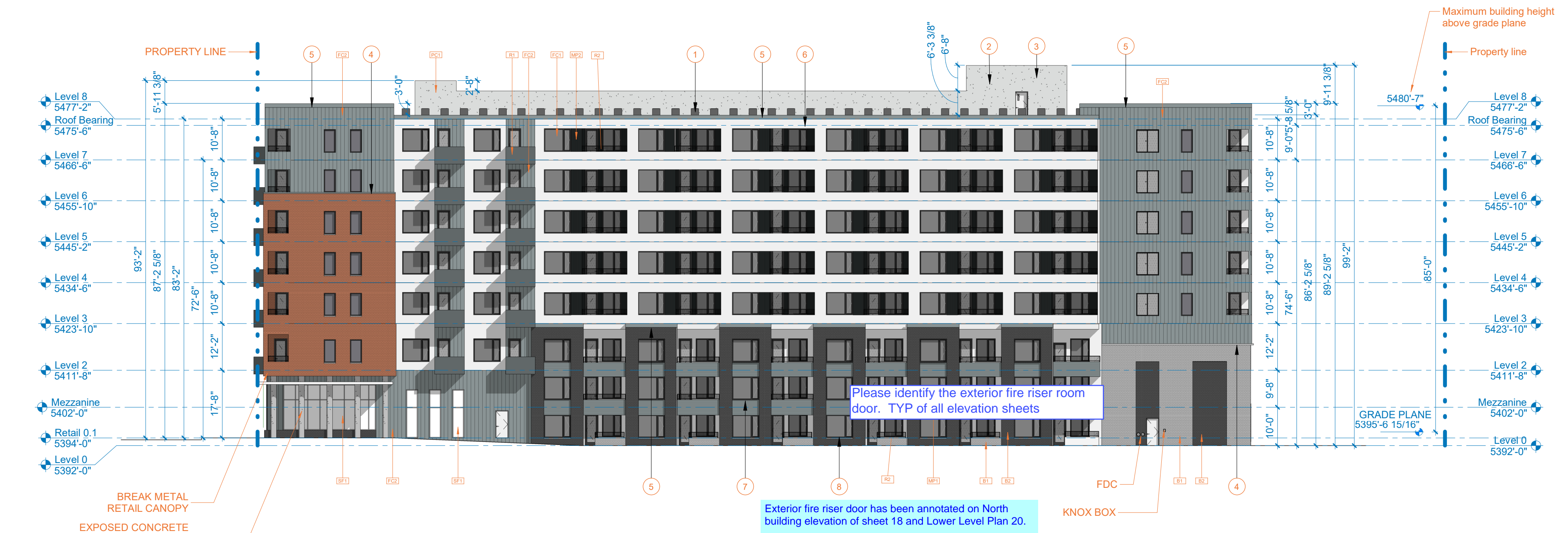


3dimensional View - from Northwest Site Plan 03

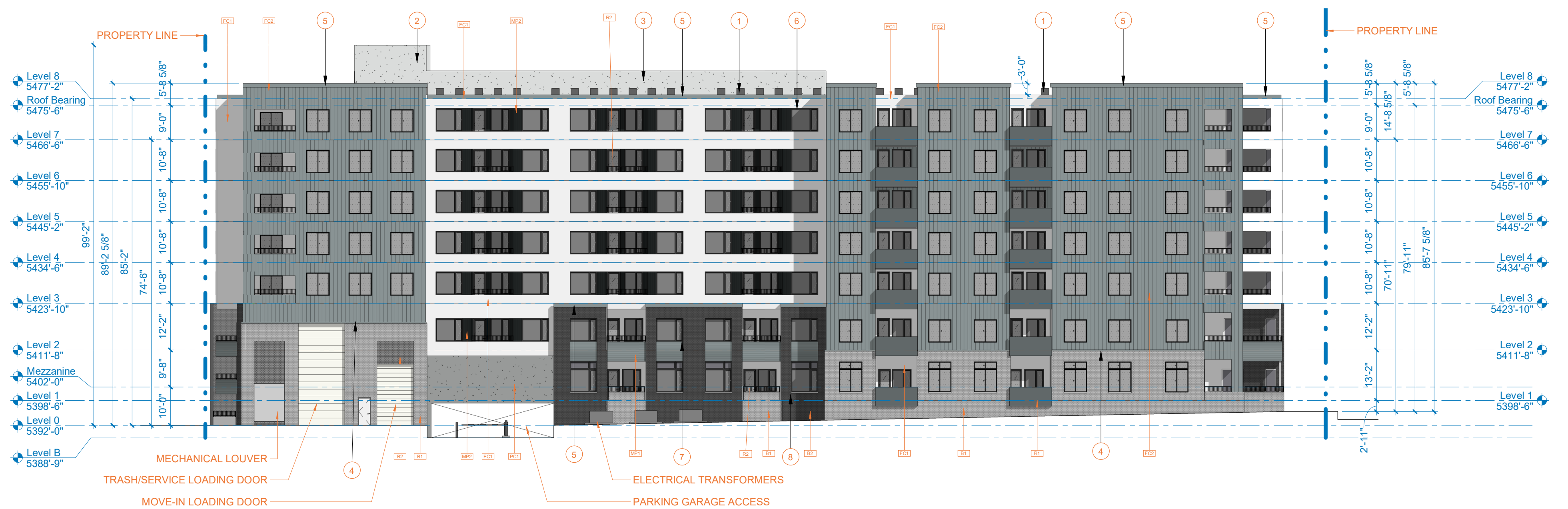
Keyed Notes - Building Elevation

- 1 Residential A/C condensing unit, typical
- 2 Elevator Over-run Beyond
- 3 Precast Garage Wall Beyond
- 4 Metal Cap Flashing
- 5 Metal Coping - [MP3]
- 6 Metal Surround Flashing - Head, Sill and Jamb
- 7 Metal Sill Flashing
- 8 Cast Stone Sill
- 9 Storefront transom above canopy

B1		Modular Field Brick, Running Bond - Color 1 (Light)
B2		Modular Field Brick, Running Bond - Color 2 (Dark)
C1		Cast-in-place Concrete Wall, smooth finish
FC1		Fiber Cement Panel Siding, Light
FC2		Fiber Cement Panel Siding, Dark
MP1		Horizontal Metal Panel
MP2		Vertical Metal Panel
MP3		Break Metal Accent - Color 1
MP4		Metal Coping - Color 2
R1		Expanded Metal Railing - Type 1
R2		Metal Picket Railing - Type 2
SF1		Storefront Window and Entry System
M1		Masonry
PC1		Precast Concrete
		Building footings and foundations Refer to structural



Building Elevations - Colored - North 02
1" = 20'-0"



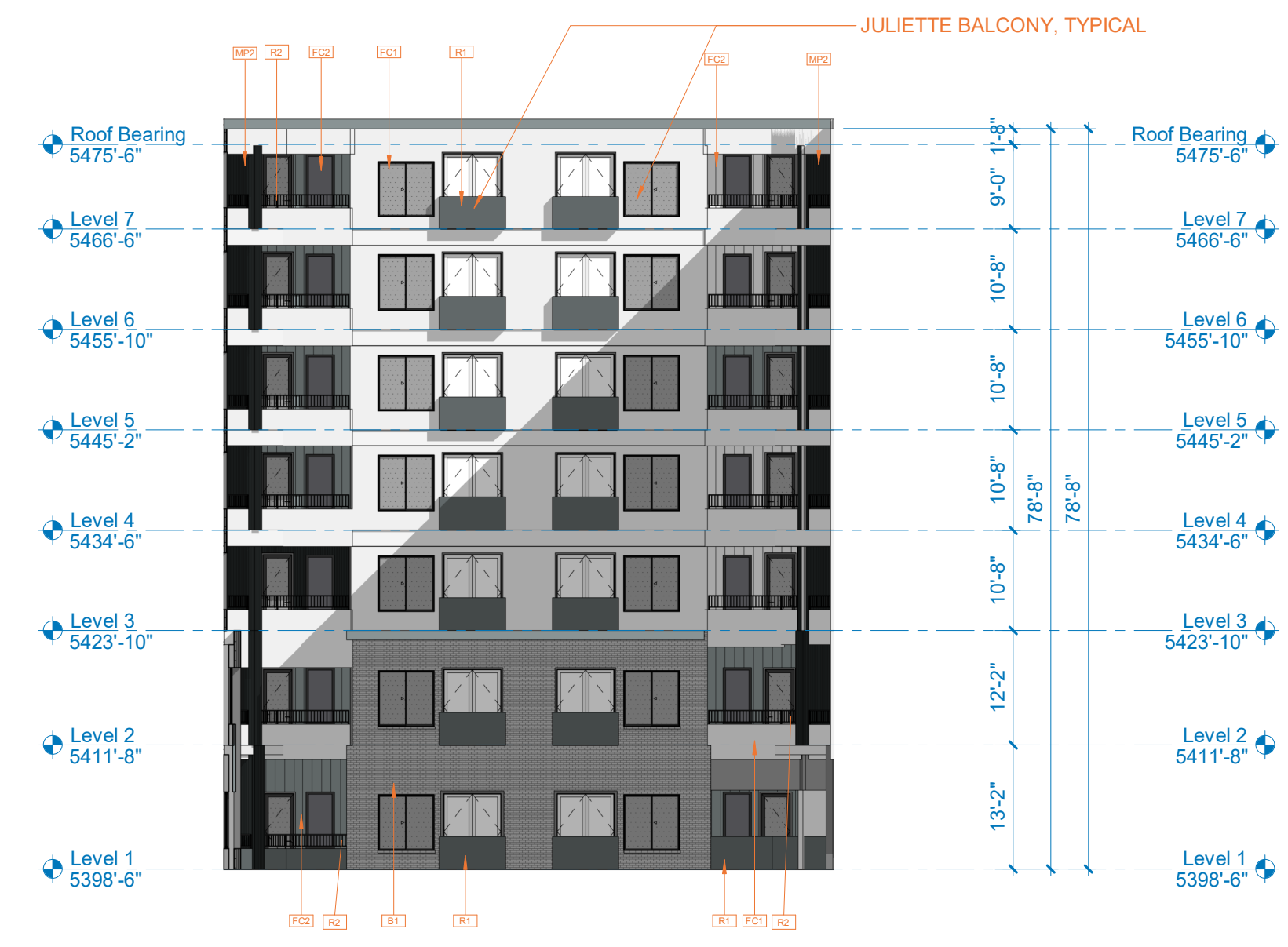
Building Elevations - Colored - West 01
1" = 20'-0"



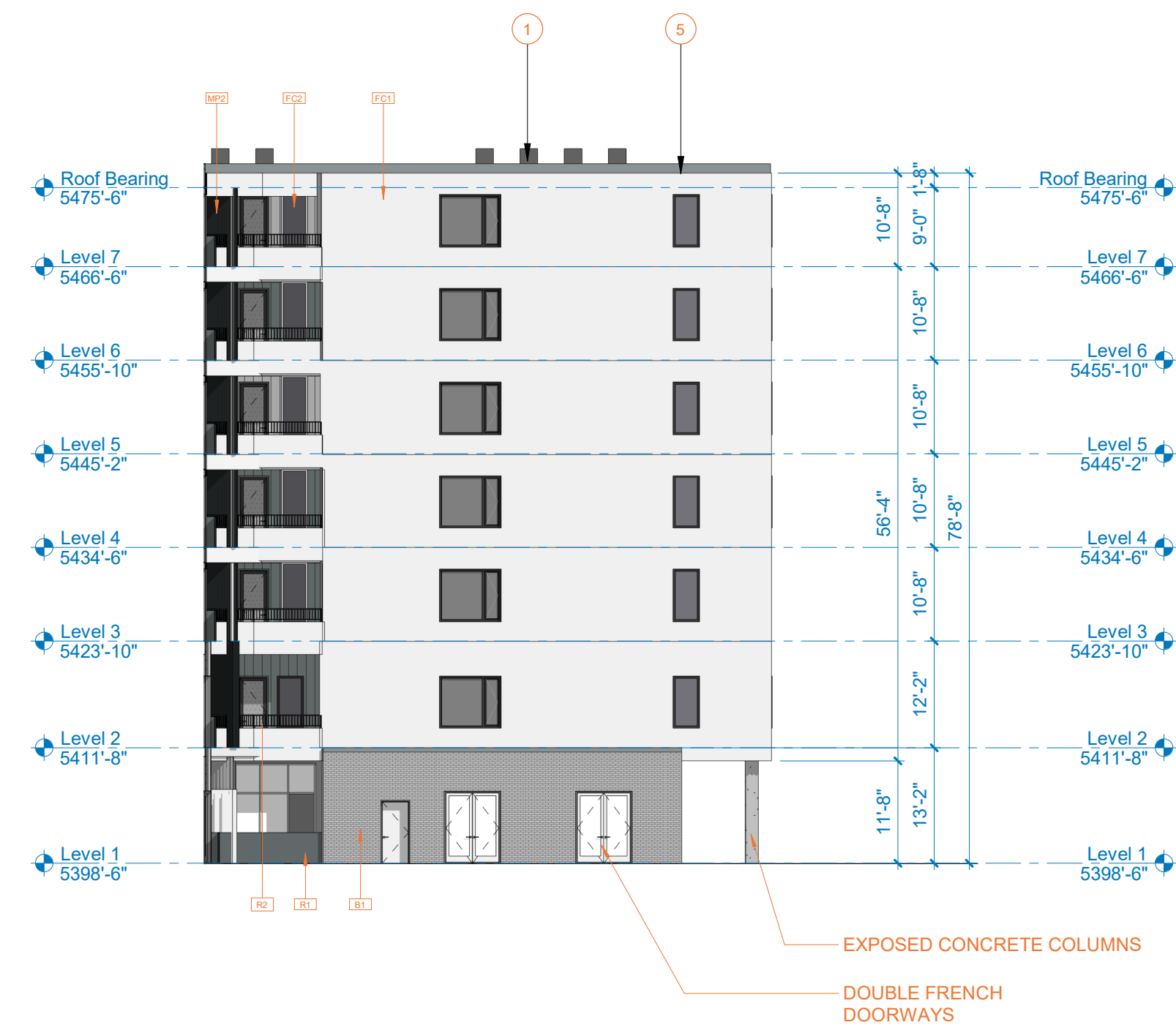
Building Elevations - Courtyard - Colored - East 05
1/16" = 1'-0"



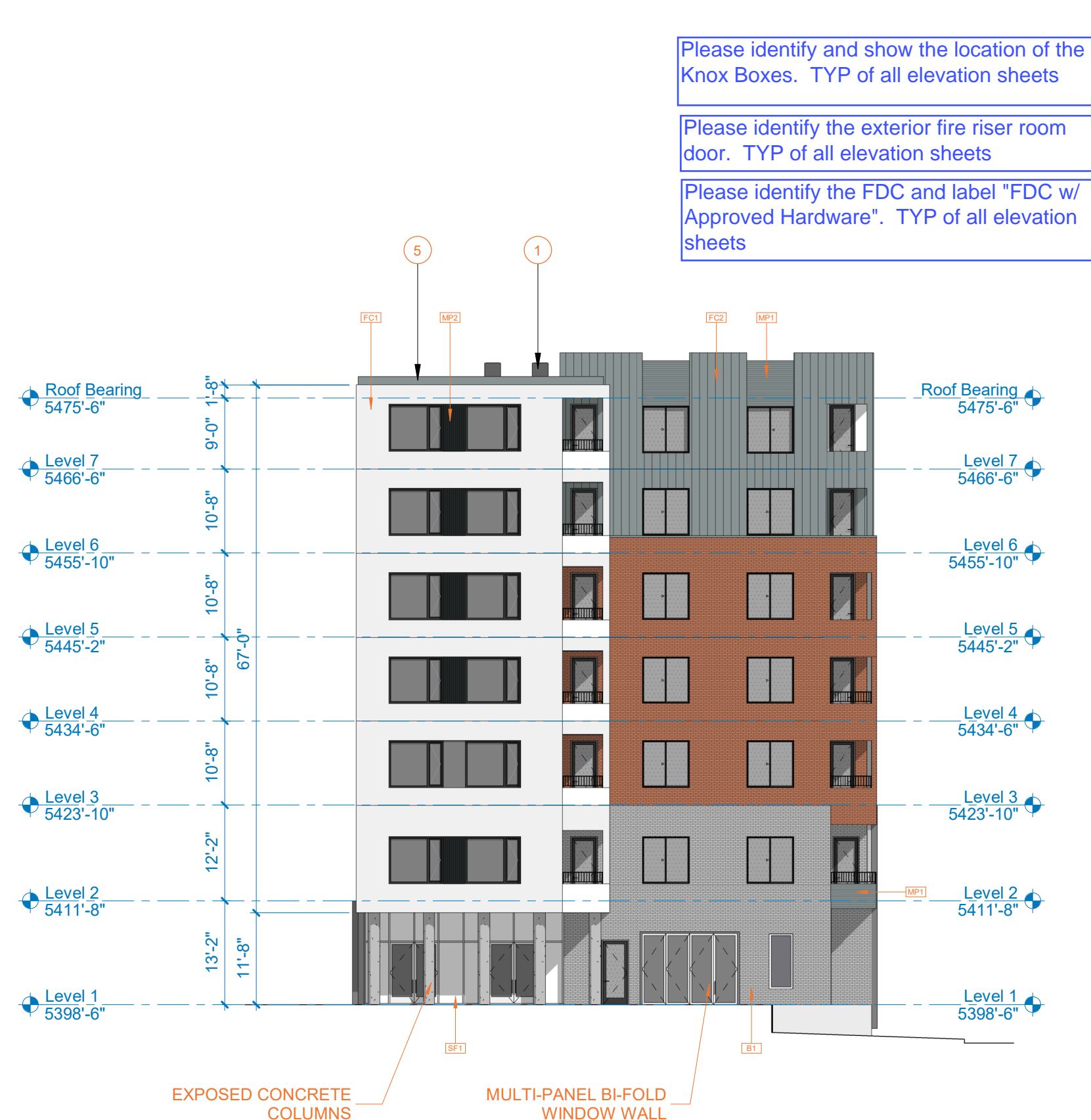
Building Elevations - Colored - Courtyard North 04
1/16" = 1'-0"



Building Elevations - Colored - Courtyard West 03
1/16" = 1'-0"



Building Elevations - Colored - Courtyard South 02
1/16" = 1'-0"



Building Elevations - Colored - Courtyard Aqua Lounge East 01
1/16" = 1'-0"

Knox boxes have been clarified on each building elevations, site plans and floorplans. The are located at the Northwest corner, outside of the Fire Command Center, and at the main entrance at the Southeast corner.

Please identify and show the location of the Knox Boxes. TYP of all elevation sheets

Please identify the exterior fire riser room door. TYP of all elevation sheets

Please identify the FDC and label "FDC w/ Approved Hardware". TYP of all elevation sheets

Exterior fire riser door has been annotated on North building elevation of sheet 18 and Lower Level Plan 20.

Noted, label updated.

C1		Modular Field Brick, Running Bond - Color 1 (Light)
FC1		Modular Field Brick, Running Bond - Color 2 (Dark)
FC2		Cast-in-place Concrete Wall, smooth finish
MP1		Fiber Cement Panel Siding, Light
MP2		Fiber Cement Panel Siding, Dark
MP3		Horizontal Metal Panel
MP4		Vertical Metal Panel
R1		Break Metal Accent - Color 1
R2		Metal Coping - Color 2
SF1		Expanded Metal Railing - Type 1
M1		Metal Picket Railing - Type 2
PC1		Storefront Window and Entry System
		Masonry
		Precast Concrete
		Building footings and foundations Refer to structural

Keyed Notes - Building Elevation

- 1 Residential A/C condensing unit, typical
- 2 Elevator Over-run Beyond
- 3 Precast Garage Wall Beyond
- 4 Metal Cap Flashing
- 5 Metal Coping - [MP3]
- 6 Metal Surround Flashing - Head, Sill and Jamb
- 7 Metal Sill Flasing
- 8 Cast Stone Sill
- 9 Storefront transom above canopy

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14TH & URSULA APARTMENTS

SITE PLAN
AURORA, COLORADO

APPLICANT
MILHAUS

460 VIRGINIA AVE
INDIANAPOLIS, INDIANA
317.226.9500

NOT FOR
CONSTRUCTION

DATE:
06/14/2022 SP-01

SHEET TITLE:
Building Elevations
Courtyard

Dimensions	Stall Type	Count
------------	------------	-------

Level 1		
8'-0" x 16'-0"	Compact	1
9'-0" x 18'-0"	Accessible	1
9'-0" x 18'-0"	Typical	33
		35

8'-0" x 16'-0"	Compact	4
9'-0" x 18'-0"	Accessible	1
9'-0" x 18'-0"	Typical	57
		62

Level 3		
8'-0" x 16'-0"	Compact	4
9'-0" x 18'-0"	Accessible	1
9'-0" x 18'-0"	Typical	57
		62

8'-0" x 16'-0"	Compact	4
9'-0" x 18'-0"	Accessible	1
9'-0" x 18'-0"	Typical	57
		62

Level 5		
8'-0" x 16'-0"	Compact	4
9'-0" x 18'-0"	Accessible	1
9'-0" x 18'-0"	Typical	57
		62

8'-0" x 16'-0"	Compact	4
9'-0" x 18'-0"	Accessible	1
9'-0" x 18'-0"	Typical	57
		62

Level 7		
8'-0" x 16'-0"	Compact	4
9'-0" x 18'-0"	Accessible	1
9'-0" x 18'-0"	Typical	57
		62

8'-0" x 16'-0"	Compact	3
9'-0" x 18'-0"	Accessible	1
9'-0" x 18'-0"	Typical	27
		31

Level B		
8'-0" x 16'-0"	Compact	2
9'-0" x 18'-0"	Accessible	2
9'-0" x 18'-0"	Typical	19
11'-0" x 18'-0"	Van Accessible	2
		25

9'-0" x 18'-0"	Typical	43
11'-0" x 18'-0"	Van Accessible	4

Total	510
-------	-----

	Facility 1: On Street	Facility 2: Visitor + Office	Facility 3: Residents	Total Stalls
Stalls	47	36 174	259	516
Standard	ADA	ADA + FHA van	FHA	---
Required non-van accessible	1	4	6	11
Required van	1	1	0	3
Total accessible stalls required	2	5	6	13
Provided non-van accessible	0	4	6	10
Provided van	4	2*	0*	4
Total accessible stalls provided	4	6	6	16

Planning is a reviewer on this submittal and not issued any comments to the contrary. We believe they find this response acceptable. 04/04/2022 email correspondence confirms that the exiting parking stalls are available for use in the overall projects parking calculations.

Since you have identified that existing accessible parking spaces will be used as your provided parking count, please provide confirmation that this is acceptable with planning.

Currently 4 ADA van spaces exist on Uvalda

*FHA van space provides all required ADA spaces.

*FHA van space to be provided at visitor parking in lower deck. Total stalls required in private portion of deck are still provided.

Two extra ADA van spaces are existing on Uvalde.

Is this the fire riser room? If so, revise the label to include fire riser room.

Yes, label updated

48-1 1/8" Advisory comment:
If the trash collection is enclosed within the structure, it will have to meet IFC/IBC code requirements.

Noted, Trash Enclosure room is planned to be of 2 hour minimum construction and be sprinkled per NFPA 13.

Please refer to bollard details provided on sheet 25.

Vehicle impact protection required by the IFC require bollards to be constructed of steel not less than 4" in diameter and concrete filled, Spaced no more than 4' between posts on center, set not less than 3' deep in concrete footing (15" diameter, top of the posts not less than 3', located not less than 3 feet from the protected object.

Please provide bollard detail

Provide a bold dashed line to show exterior accessible route throughout site to required accessible entrances, site amenities and transportation stops (or to edge of site near public transportation stops).

Noted, annotations have been updated.

Relabel gating system. Example gate: (2) 11'- 6"

Lifting Gate's with Approved Knox Hardware

Provide sections for the automatic gates. The gate section must in the label mentioned above.

Noted, sections provided on sheet 25.

Noted, the pool chemical make-up will not be known until the design-build pool contractor is onboard to the project. Chemical signage place cards have been added to the signage package, RE: sheet 18.

Chemical storage shall be protected in accordance with IFC, Chapter 50 Hazardous Materials, Chapter 57 Flammable and Combustible Liquids, and other applicable codes such as NFPA standards.

Also, appropriate chemical signage will be required to be submitted the sign package (hazard placards, NFPA 704).

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 elixkc.com

AURORA, COLORADO

APPLICANT
MILHAUS

460 VIRGINIA AVE
DIANAPOLIS, INDIANA
317.226.9500

NOT FOR
CONSTRUCTION

DATE:
6/14/2022 SP-01

SHEET TITLE:
Floor Plan - Garage
Level B

Garage Floor Plan - Level B
3/32" = 1'-0"

01

18 of 25

14TH & URSULA APARTMENTS
SITE PLAN
AURORA, COLORADO

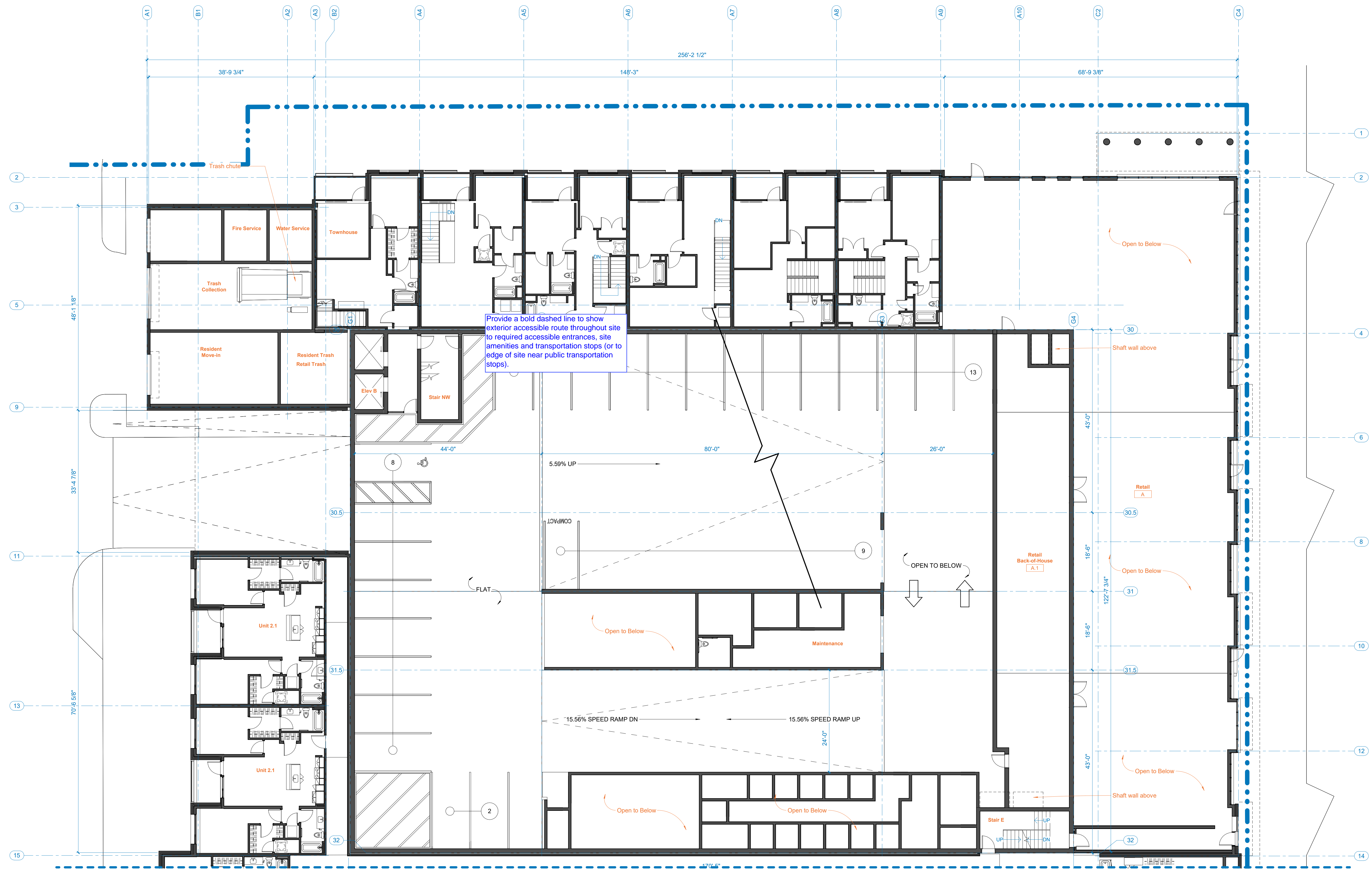
APPLICANT
MILHAUS
460 VIRGINIA AVE
INDIANAPOLIS, INDIANA
317.226.9500

NOT FOR
CONSTRUCTION

DATE:
06/14/2022 SP-01

SHEET TITLE:
Floor Plan - Garage
Level 1

Garage Floor Plan - Level 1
3/32" = 1'-0" 01



14TH & URSULA APARTMENTS

SITE PLAN
AURORA, COLORADO

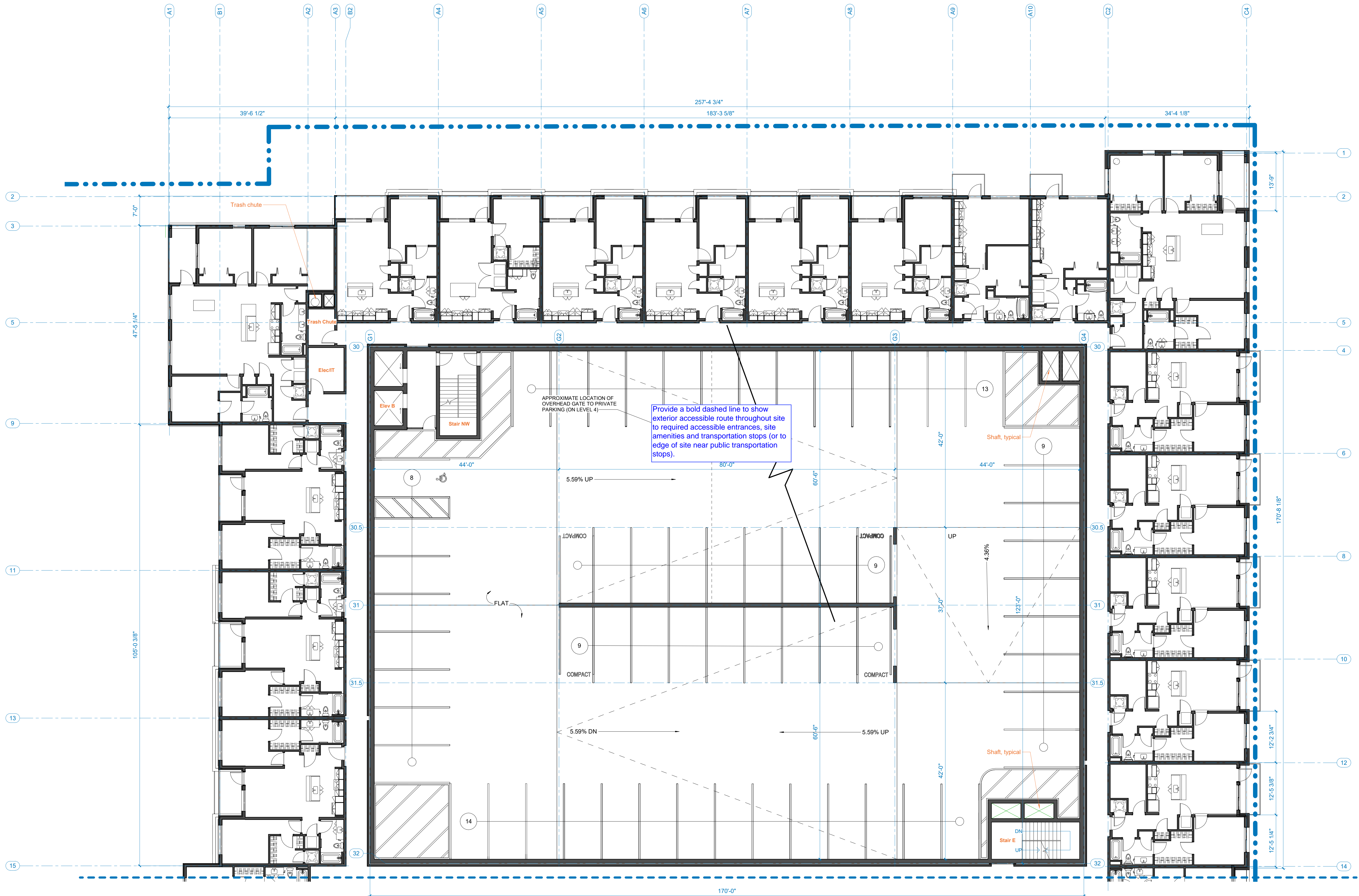
APPLICANT
MILHAUS

460 VIRGINIA AVE
INDIANAPOLIS, INDIANA
317.226.9500

NOT FOR
CONSTRUCTION

DATE:
06/14/2022 SP-01

SHEET TITLE:
Floor Plan - Garage
Typical Level 2 to 7



14TH & URSULA APARTMENTS

SITE PLAN
AURORA, COLORADO

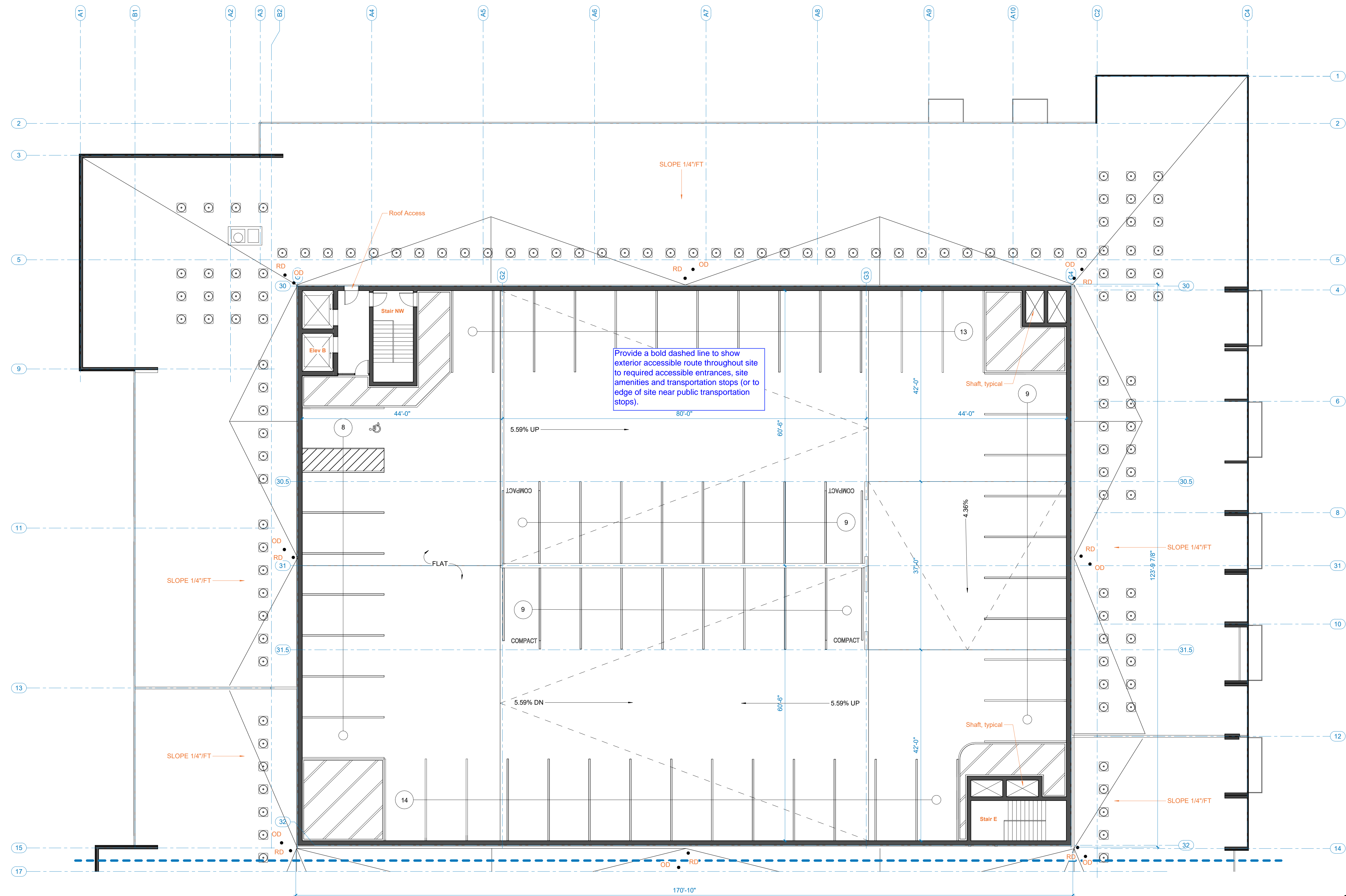
APPLICANT
MILHAUS

460 VIRGINIA AVE
INDIANAPOLIS, INDIANA
317.226.9500

NOT FOR
CONSTRUCTION

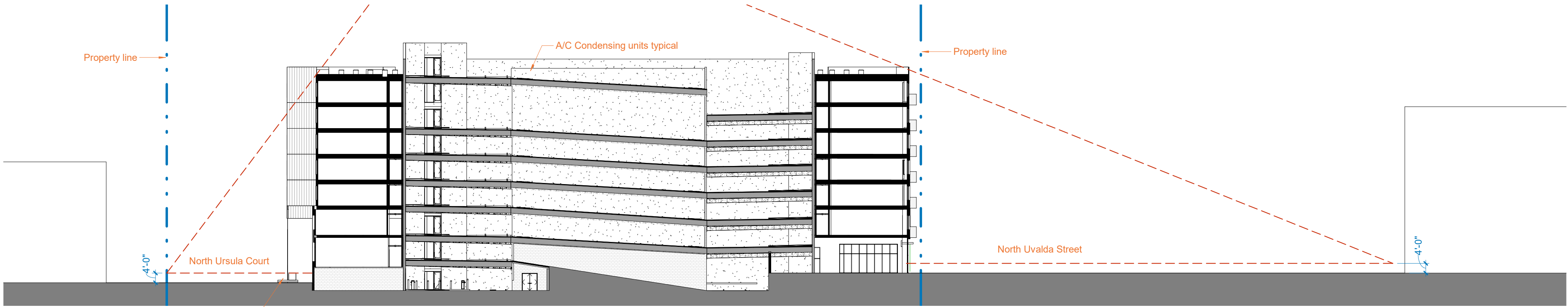
DATE:
06/14/2022 SP-01

SHEET TITLE:
Floor Plan - Garage
Level 8



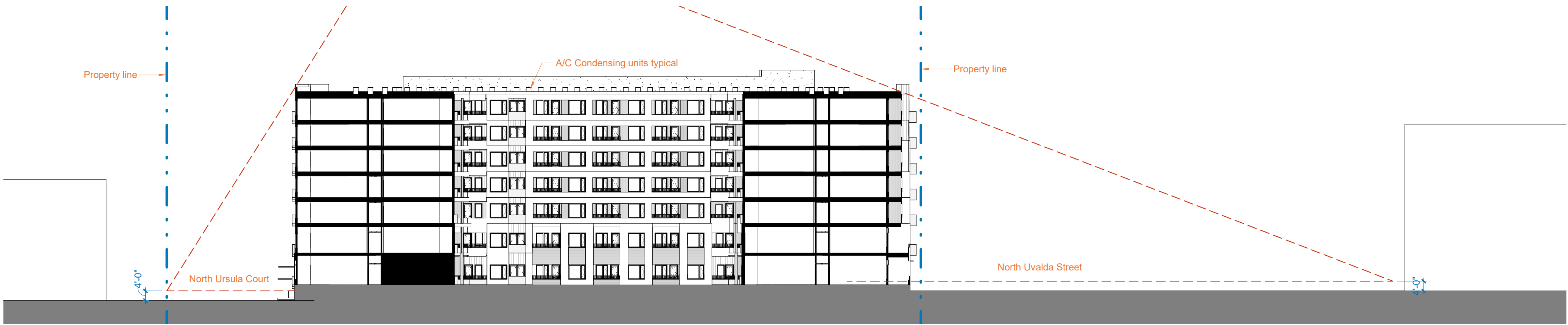
Garage Floor Plan - Level 8
3/32" = 1'-0"

01



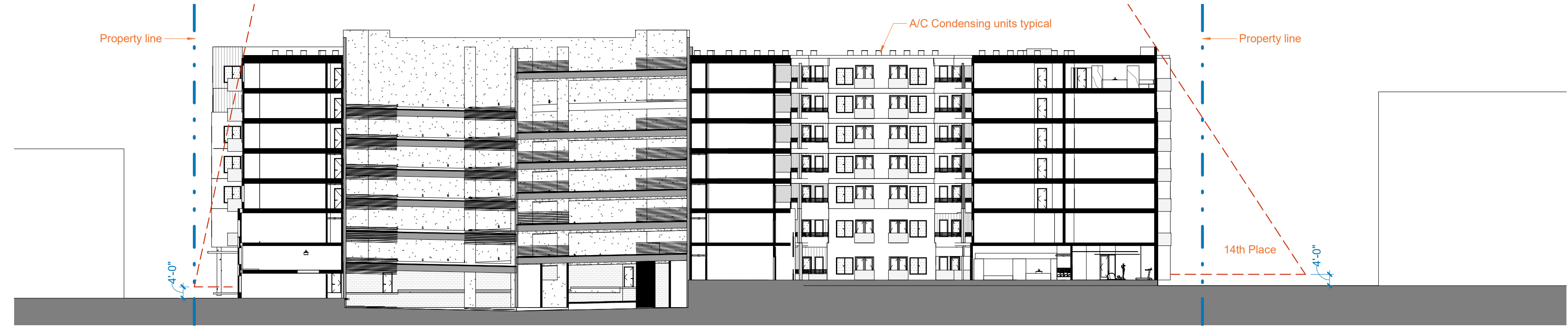
Equipment Screening - Ursula & Uvalda - North
1" = 30'-0"

03



Equipment Screening - Ursula & Uvalda - South
1" = 30'-0"

02



Equipment Screening - 14th Pl.
1" = 30'-0"

01

14TH & URSULA APARTMENTS

SITE PLAN
AURORA, COLORADO

APPLICANT
14TH AND URSULA, LLC

460 VIRGINIA AVE
INDIANAPOLIS, INDIANA
317.226.9500

NOT FOR
CONSTRUCTION

DATE:
06/14/2022 SP-01

SHEET TITLE:

GENERAL NOTE

ILLUMINATION WITHIN THE SITE MUST COMPLY WITH THE 2015/2021 INTERNATIONAL BUILDING CODE REQUIREMENT FROM SECTION 1006 - MEANS OF EGRESS ILLUMINATION. SECTION 1006. ILLUMINATION REQUIRED: THE MEANS OF EGRESS, INCLUDING THE EXIT DISCHARGE, SHALL BE ILLUMINATED AT ALL TIMES THE BUILDING IS OCCUPIED. SECTION 1006.2 ILLUMINATION LEVEL: THE MEANS OF EGRESS ILLUMINATION LEVEL SHALL NOT BE LESS THAN 1 FOOT-CANDLE (1 LUX) AT THE FLOOR LEVEL AND CONTINUING TO THE "PUBLIC WAY".

Please identify and show the location of the Knox Boxes, exterior fire riser room door, and the FDC.

Knox boxes have been clarified on each building elevations, site plans and floorplans. They are located at the Northwest corner, outside of the Fire Command Center, and at the main entrance at the Southeast corner.

