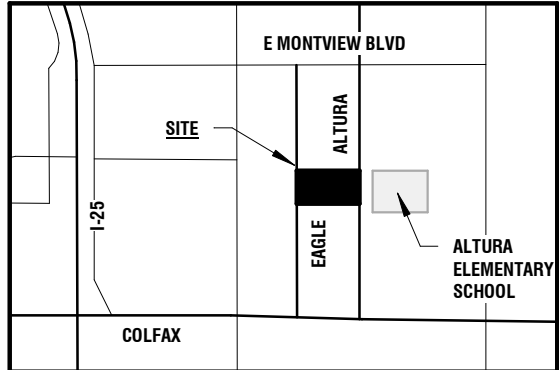


# ELEVATE AT AURORA

## SITE PLAN WITH ADJUSTMENTS

A PARCEL OF LAND SITUATED IN THE SOUTHEAST 1/4 OF SECTION 31, TOWNSHIP 3 SOUTH, RANGE 66 WEST OF THE 6TH P.M.,  
CITY OF AURORA, COUNTY OF ADAMS, STATE OF COLORADO

### VICINITY MAP



N ↑  
SCALE - 1" = 2000'

### PARCEL DESCRIPTION

A PARCEL OF LAND SITUATED IN THE SOUTHEAST 1/4 OF SECTION 31, TOWNSHIP 3 SOUTH, RANGE 66 WEST OF THE 6TH P.M., CITY OF AURORA, COUNTY OF ADAMS, STATE OF COLORADO

TRACT NUMBER TEN (10) ALTURA FARMS NUMBERED TWO (2), LYING AND SITUATED IN THE EAST HALF OF THE SOUTHEAST QUARTER AND EAST HALF OF THE WEST HALF OF THE SOUTH-EAST QUARTER OF SECTION THIRTH-ONE (31), TOWNSHIP THREE (3) SOUTH, RANGE SIXTY-SIX (66) WEST, EXCEPT THAT PORTION CONVEYED TO ADAMS COUNTY IN DEEDS RECORDED JULY 2, 1969 IN BOOK 1527 AT PAGE 480 AND MARCH 24, 1964 IN BOOK 1139 AT PAGE 473, COUNTY OF ADAMS, STATE OF COLORADO.

### SHEET INDEX

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SHEET 39	SITE DETAILS
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SHEET 41	SITE PHOTOMETRIC PLAN
SHEET 42	SITE PHOTOMETRIC PLAN
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SHEET 44	SITE LIGHTING DETAILS
SHEET 45	SITE LIGHTING DETAILS

### ADJUSTMENTS

1. UDO 146-3.3.2.H- RESIDENTIAL USES. DWELLING, MULTIFAMILY. EACH MULTIFAMILY DWELLING UNIT STRUCTURE SHALL BE ACCESSED FROM A PUBLIC OR PRIVATE STREET. AN ADJUSTMENT IS REQUESTED TO HAVE THREE BUILDINGS NOT BE ACCESSED FROM A STREET.

2. UDO 146-4.8.4. BUILDING ORIENTATION AND SPACING. WHEN TWO BUILDINGS WITH PRIMARY RESIDENTIAL OR COMMERCIAL ENTRANCES EACH FACE A COMMON AREA OTHER THAN A STREET (SUCH AS A PLAZA, GREEN SPACE, OR PEDESTRIAN PASSAGE/MEWS), THE SPACE BETWEEN THE TWO STRUCTURES SHALL BE A MINIMUM OF 40 FEET. AN ADJUSTMENT IS REQUESTED TO HAVE BUILDINGS 2 AND 3 BE SEPARATED 26' FROM BUILDING 4.

### PROJECT DATA

2021 IBC OCCUPANCY CLASSIFICATION ACCESSORY OCCUPANCIES	R-2 (APARTMENT), B (OFFICE), A-3 (ASSEMBLY)		
BUILDING CONSTRUCTION TYPE	V-A (BLDGS 1-4)		V-B (BLDG 5)
SPRINKLER SYSTEM	NFPA 13		
LAND AREA WITHIN PROPERTY LINES	4.576 ACRES (199,327 SF)		
TOTAL BUILDING COVERAGE	28.2% AND 56,264 SF (1.29 ACRES)		
USABLE OPEN SPACE	21.3% AND 42,414 SF (0.97 ACRES)		
HARD SURFACE AREA	44.4% AND 88,384 SF (2.03 ACRES)		
LANDSCAPED AREA	27.4% AND 54,679 SF (1.26 ACRES)		
GROSS FLOOR AREA	134,490 SF (BLDGS 1-5)		
NUMBER OF BUILDINGS	5		
NUMBER OF STORIES	3 (BLDGS 1-4)	1 (BLDG 5)	
NUMBER OF UNITS	137		
PRESENT ZONING CLASSIFICATION	R-4		

BUILDING IDENTIFICATION NUMBERS					
	1	2	3	4	5
PROPOSED BUILDING USES	DWELLING/ MULTI- FAMILY	DWELLING/ MULTI- FAMILY	DWELLING/ MULTI- FAMILY	DWELLING/ MULTI- FAMILY	OFFICE
PROPOSED BUILDING NFPA RATINGS	NFPA 13	NFPA 13	NFPA 13	NFPA 13	NFPA 13
PROPOSED BUILDING HEIGHTS	56'-5"	47'-3"	47'-3"	45'-1"	29'-5"
PROPOSED BUILDING LENGTHS					
	NORTH ELEVATION	61'-3"	187'-5"	187'-5"	67'-3"
	SOUTH ELEVATION	63'-10"	187'-5"	187'-5"	67'-3"
	EAST ELEVATION	164'-7"	67'-6"	67'-6"	149'-1"
	WEST ELEVATION	164'-7"	67'-6"	67'-6"	149'-1"

PARKING REQUIREMENTS (SPACES)	REQUIRED	PROVIDED
AFFORDABLE HOUSING PARKING RATIO (0.85 SPACES / UNIT) (137 UNITS)	116	116
1 PER 5 UNITS - GUEST PARKING	28	28
<b>TOTAL REQUIRED RESIDENTAL</b>	<b>144</b>	<b>144</b>
OFFICE (SUBAREA A - 15,043 GFA) 2.5 SPACES / 1000 GFA	38	
<b>REQUIRED RESIDENTAL&amp; COMMUNITY BUILDING SUBTOTAL</b>	<b>182</b>	
SHARED PARKING STRATEGY, MULTI- FAMILY, PUBLIC, INSTITUTIONAL, CIVIL REDUCTION / 1.1	166	
<b>TOTAL PARKING SPACES</b>	<b>166</b>	<b>166</b>
ACCESSIBLE SPACES	5 SURFACE / 1 VAN	6 SURFACE / 2 VAN
BICYCLE SPACES (10% TOTAL PARKING)	17	18
SIGNAGE REQUIREMENTS (SF)	ALLOWED	PROVIDED
PERMITTED SIGNAGE ALLOWANCE	96 SF	30 SF

### AMENDMENTS

- 07.16.2024 AMENDMENT TO REVISE BUILDING 4 ELEVATIONS
- 11.18.2024 AMENDMENT TO REVISE COURTYARD AMENITIES AND LIGHTING

### SIGNATURE BLOCK

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

IN WITNESS THEREOF, \_\_\_\_\_

THESE PRESENTS TO BE EXECUTED THIS \_\_\_\_\_ DAY OF \_\_\_\_\_ AD. \_\_\_\_\_

BY: \_\_\_\_\_

STATE OF \_\_\_\_\_)SS CORPORATE SEAL

COUNTY OF \_\_\_\_\_)

ON THIS \_\_\_\_ DAY OF \_\_\_\_\_ AD. \_\_\_\_\_, BEFORE ME \_\_\_\_\_

NOTARY PUBLIC, PERSONALLY APPEARED \_\_\_\_\_  
AND ACKNOWLEDGED THE HE/THEY EXECUTED THE FOREGOING INSTRUMENT.

WITNESS MY HAND AND OFFICIAL SEAL

\_\_\_\_\_  
(NOTARY PUBLIC) NOTARY SEAL

COMMISSION EXPIRES \_\_\_\_\_ NOTARY BUSINESS ADDRESS: \_\_\_\_\_

### CITY OF AURORA APPROVALS

PLANNING DIRECTOR: \_\_\_\_\_ DATE: \_\_\_\_\_

PLANNING COMMISSION: \_\_\_\_\_ DATE: \_\_\_\_\_  
(CHAIRPERSON)

CITY COUNCIL: \_\_\_\_\_ DATE: \_\_\_\_\_  
(MAYOR)

CITY ATTORNEY: \_\_\_\_\_ DATE: \_\_\_\_\_  
(CITY ATTORNEY)

ATTEST: \_\_\_\_\_ DATE: \_\_\_\_\_  
(CITY CLERK)

DATABASE APPROVAL DATE: \_\_\_\_\_

### RECORDERS CERTIFICATE

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

COLORADO AT \_\_\_\_ O'CLOCK \_\_\_\_ M, THIS \_\_\_\_\_ DAY OF \_\_\_\_ AD, \_\_\_\_\_

CLERK AND RECORDER: \_\_\_\_\_ DEPUTY: \_\_\_\_\_



ELEVATE AT AURORA

Site Plan with Adjustments

1671 ALTURA BLVD, AURORA, CO 80011

COVER SHEET

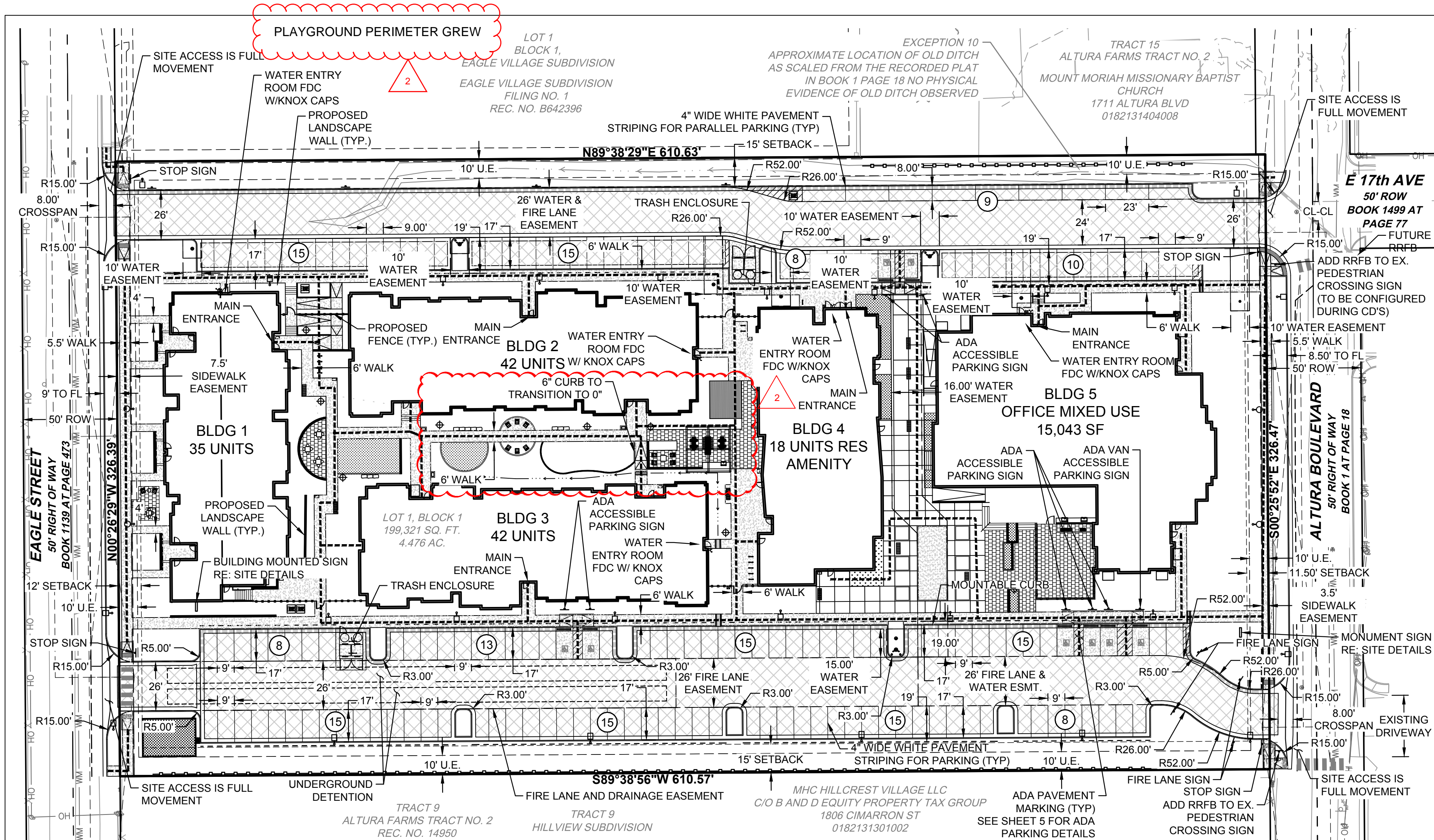
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2	03.25.2023	SITE PLAN 02
3	05.05.2023	SITE PLAN 03
4	06.09.2023	SITE PLAN 04

PA / PM:	Approver
DRAWN BY:	Author
JOB NO.:	Author

SHEET

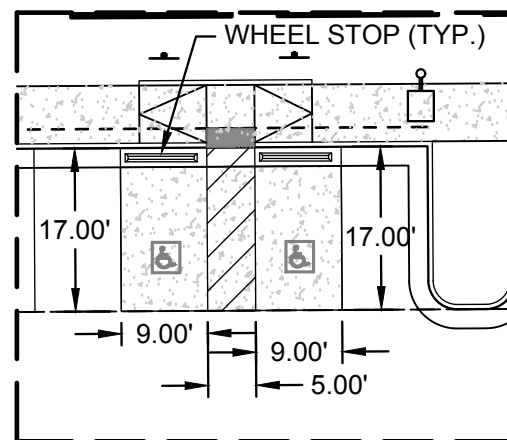
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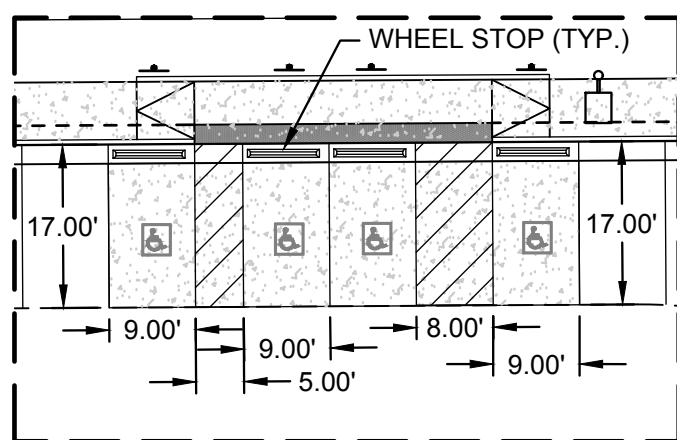


LEGEND:

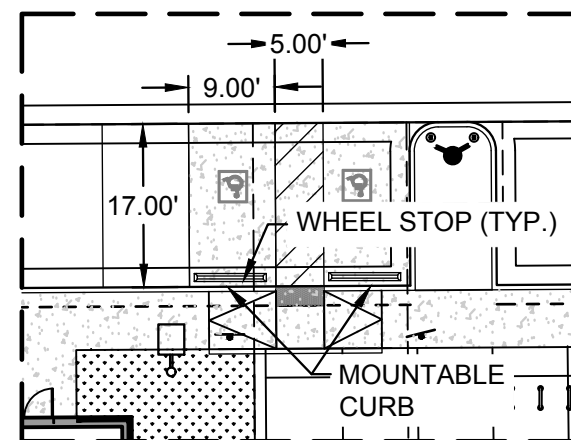
- PROPERTY LINE
- EXISTING CURB & GUTTER
- PROPOSED CATCH CURB/GUTTER PER PER COA STD S7.1
- PROPOSED SPILL CURB & GUTTER PER COA STD S7.1
- PROPOSED ACCESSIBLE PARKING
- PROPOSED SAWCUT
- ICC/A117.1 ACCESSIBLE ROUTE
- PROPOSED FIRE HYDRANT
- FDC WITH KNOX CAPS
- KNOX BOX
- PROPOSED WATER METER
- PROPOSED ELECTRIC TRANSFORMER
- PROPOSED SIGN
- PROPOSED SIDEWALK
- PROPOSED ASPHALT
- NO PARKING ZONE STRIPING
- SIGHT TRIANGLE
- PARKING COUNT
- PROPOSED BLDG / SITE LIGHTING
- U.E. UTILITY EASEMENT



SW ADA PARKING  
SCALE: 1" = 20'



SE ADA PARKING  
SCALE: 1" = 20'



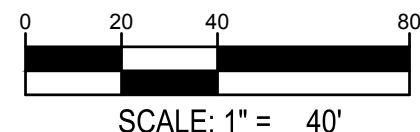
NORTH ADA PARKING  
SCALE: 1" = 20'

PARKS, RECREATION AND OPEN SPACE (PROS) NOTES

- REQUIRED LAND DEDICATION FOR PARK PURPOSES IS 1.41 ACRES. THE LAND DEDICATION REQUIREMENT SHALL BE SATISFIED BY A CASH-IN-LIEU PAYMENT.
- EACH UNIT WILL HAVE A PARK DEVELOPMENT FEE DUE WHEN BUILDING PERMITS ARE PULLED. FEES WILL BE BASED ON THE PER-ACRE PARK CONSTRUCTION COSTS IN EFFECT AT THE TIME OF PERMIT ISSUANCE

WM NOTES:

- ALL DIMENSIONS ARE TO FLOWLINE AND BUILDING FACE UNLESS OTHERWISE NOTED.
- ALL ACCESSIBLE RAMPS SHALL BE CONSTRUCTED WITH DETECTIBLE WARNING PADS. REFERENCE AURORA STD DETAIL S9.5.
- CONTRACTOR SHALL FIELD VERIFY EXISTING CONDITIONS PRIOR TO CONSTRUCTION. NOTIFY ENGINEER IMMEDIATELY OF ANY DISCREPANCIES FROM PLANS.
- CONTRACTOR SHALL REMOVE AND REPLACE DAMAGED CURB, GUTTER, PAVING, AND LANDSCAPED AREAS OUTSIDE THE LIMITS OF SITE AND RESTORE BACK TO ITS ORIGINAL CONDITION. PAVEMENT THICKNESS PER GEOTECH REPORT.
- ALL ENTRANCES ARE PRIVATE UNLESS OTHERWISE NOTED.
- ALL PROPOSED LANDSCAPING WITHIN THE SIGHT TRIANGLES SHALL BE IN COMPLIANCE WITH COA ROADWAY SPECIFICATIONS, SECTION 4.04.2.10.
- SEE SIGNAGE DETAILS ON DETAIL SHEETS.
- STREET LIGHT LOCATIONS ARE CONCEPTUAL, FINAL STREET LIGHT LOCATIONS WILL BE DETERMINED WITH PHOTOMETRIC ANALYSIS SUBMITTED WITH THE STREET LIGHTING PLAN IN THE CIVIL PLAN SUBMITTAL.



ELEVATE

1671 ALTURA BLVD, AURORA, CO 80011

SITE PLAN

WARE MALCOMB  
CIVIL ENGINEERING & SURVEYING

900 s. broadway suite 320 denver, co 80209  
p 303.561.3333 wwaremalcomb.com

REMARKS

DATE

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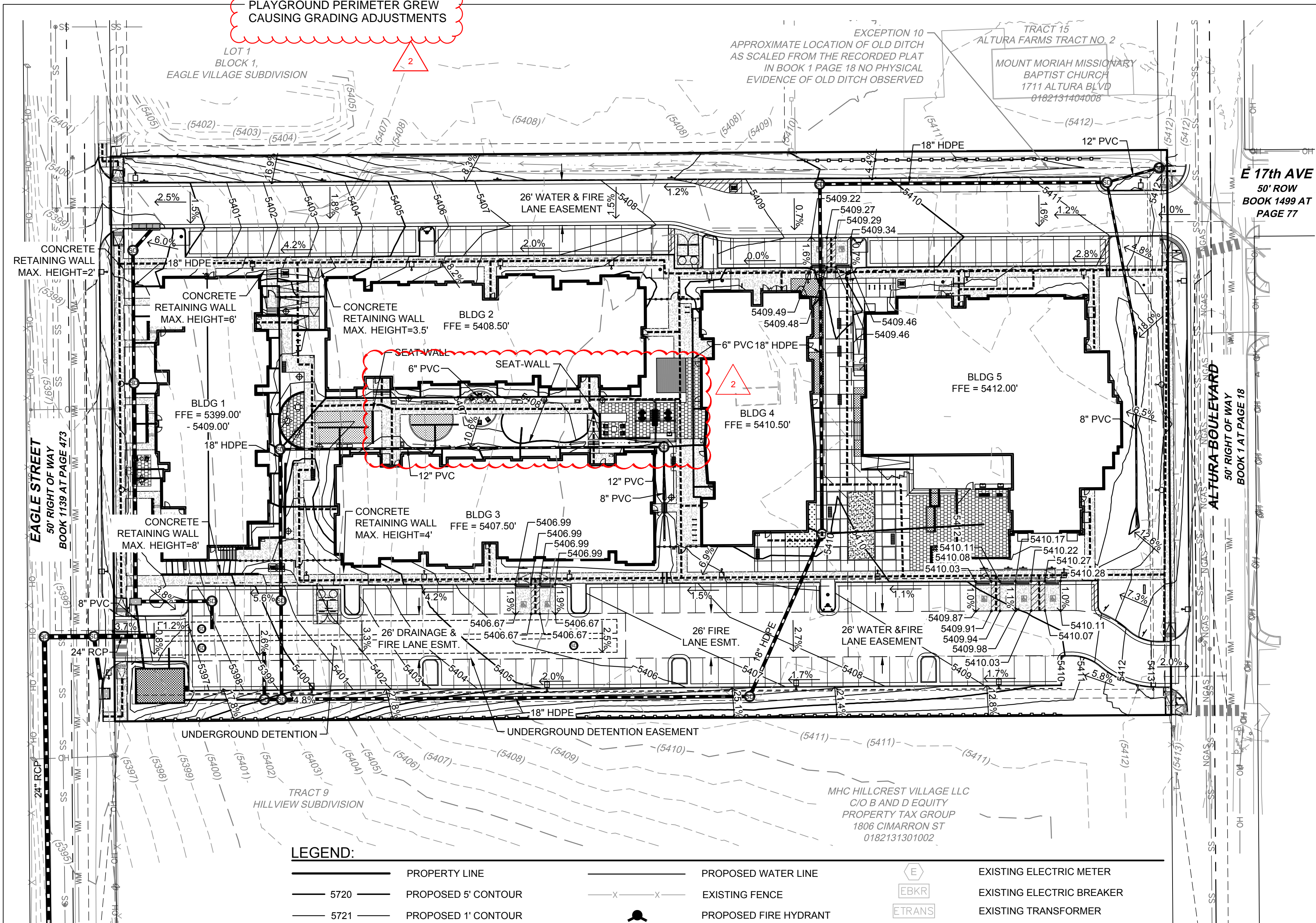
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PA / PM:	T. SWAN
DRAWN BY:	A. NELSON
JOB NO.:	DCS22-4065

SHEET

03





MATCHLINE  
SEE SHEET 04

- NOTE:
- MINIMUM SLOPE AWAY FROM THE BUILDING IS 5% FOR 10 FEET FOR LANDSCAPE AREAS, MINIMUM 2% FOR IMPERVIOUS AREAS.
  - ALL STORM SEWER SHOWN IS PRIVATE UNLESS OTHERWISE NOTED AND IT WILL MAINTAINED BY OWNER / DEVELOPER.

LEGEND:

	PROPERTY LINE		PROPOSED WATER LINE		EXISTING ELECTRIC METER
	PROPOSED 5' CONTOUR		EXISTING FENCE		EXISTING ELECTRIC BREAKER
	PROPOSED 1' CONTOUR		PROPOSED FIRE HYDRANT		EXISTING TRANSFORMER
	EXISTING 5' CONTOUR		EXISTING FIRE HYDRANT		EXISTING EXISTING TELEPHONE BOX
	EXISTING 1' CONTOUR		PROPOSED SIGN		EXISTING EXISTING ELECTRIC BOX
	PROPOSED STORM LINE		EXISTING SANITARY SEWER W/ MANHOLE		EXISTING EXISTING IRRIGATION VAULT
	EXISTING STORM LINE		EXISTING WATERLINE & VALVE		KNOX BOX
	PROPOSED STORM INLET		EXISTING GAS LINE		FIRE DEPARTMENT CONNECTION W/ KNOX CAPS
	EXISTING STORM INLET		EXISTING TELEPHONE LINE		PROPOSED ELECTRIC TRANSFORMER
	PROPOSED CONCRETE WALK		EXISTING ELECTRIC LINE		PROPOSED SPOT ELEVATION (AT FLOWLINE UNLESS OTHERWISE INDICATED)
	EXISTING CURB & GUTTER		EXISTING FIBER OPTIC LINE		PROPOSED SLOPE AND DIRECTION
	PROPOSED CURB & GUTTER		PROPOSED BLDG / SITE LIGHTING		FLOW DIRECTION
	PROPOSED SPILL CURB & GUTTER		EXISTING LIGHT POLE		
	PROPOSED EASEMENT				
	EXISTING EASEMENT				

WARE MALCOMB

CIVIL ENGINEERING & SURVEYING

900 s. broadway suite 320 denver, co 80209

p 303.561.3333 waremalcomb.com

ELEVATE

1671 ALTURA BLVD, AURORA, CO 80011

GRADING PLAN

ELEVATE

1671 ALTURA BLVD, AURORA, CO 80011

GRADING PLAN

NO.	DATE	REMARKS

PA / PM:	T. SWAN
DRAWN BY:	A. NELSON
JOB NO.:	DCS22-4065

SHEET

04



NO.	DATE	REMARKS					
		1	2	3	4	5	6
		01.25.2023	03.17.2023	05.05.2023	06.08.2023	07.31.2023	08.21.2023
		SITE PLAN 01	SITE PLAN 02	SITE PLAN 03	SITE PLAN 04	SITE PLAN 05	TECHNICAL REVISION

PA / PM:	
DRAWN BY:	
JOB NO.:	

PLANTING PLAN QUANTITIES CHANGED TO  
CCOMODATE ENLARGED PLAYGROUND AREA, PLAN  
COUNTS UPDATED IN PLANT SCHEDULE

2

# ELEVATE AT AURORA

## SITE PLAN WITH ADJUSTMENTS

A PARCEL OF LAND SITUATED IN THE SOUTHEAST 1/4 OF SECTION 31, TOWNSHIP 3 SOUTH, RANGE 66 WEST OF THE 6TH P.M.  
CITY OF AURORA, COUNTY OF ADAMS, STATE OF COLORADO

### PLANT SCHEDULE

PLANT TYPE: DECIDUOUS TREES						
Abbr.	No.	Genus	Species	Common Name	Min. Size	Water Usage
ACC	7	Prunus	Maackii	Amur Chokecherry	2" Cal	X
BTM	4	Acer	grandidentatum	Bigtooth Maple	2" Cal	XXX
CKO	7	Quercus	muehlenbergii	Chinkapin Oak	2" Cal	XX
HAC	17	Celtis	occidentalis	Western Hackberry	2" Cal	XX
IMP	8	Gleditsia	triacanthos inermis 'Imperial'	Imperial Locust	2" Cal	X
PRF	7	Malus	'Prairiefire'	Prairiefire Crab	2" Cal	X
RMG	8	Acer	grandidentatum 'Schmidt'	Rocky Mountain Glow Maple	2" Cal	XX
SWO	5	Quercus	bicolor	Swamp White Oak	2" Cal	XX
WVK	7	Crataegus	viridis 'Winter King'	Winter King Hawthorn	2" Cal	XX

PLANT TYPE: EVERGREEN TREES						
Abbr.	No.	Genus	Species	Common Name	Min. Size	Water Usage
SBH	14	Picea	glauca 'Densata'	Black Hills Spruce	6' Ht	XXX
AUS	13	Pinus	nigra	Austrian Pine	6' Ht.	XXX
PSL	9	Pinus	monophylla	Singleleaf Pinon Pine	6' Ht	XXX

PLANT TYPE: DECIDUOUS SHRUBS						
Abbr.	No.	Genus	Species	Common Name	Min. Size	Water Usage
ABS	43	Amelanchier	x grandiflora	Autumn Brilliance Serviceberry	6' CLUMP	X
CGM	111	Ribes	alpinum 'Green Mound'	Green Mound Currant	5 Gal	XX
GLS	103	Rhus	aromatica 'Grow-Low'	Gro Low Fragrant Sumac	5 Gal	XXX
LEA	108	Amorpha	canescens	Leadplant	5 Gal	XXX
PBS	34	Prunus	besseyi 'Pawnee Buttes'	Pawnee Buttes Sand Cherry	5 Gal	X
PPB	123	Potentilla	fruticosa 'Pink Beauty'	Pink Beauty Potentilla	5 Gal	XX
PYG	117	Potentilla	fruticosa 'Yellow Gem'	Yellow Gem Potentilla	5 Gal	XX
RDW	135	Chrysothamnus	var.	Rabbitbrush	5 Gal	XXX
RLA	33	Ribes	sativum 'Red Lake'	Red Lake Currant	5 Gal	XX
RAB	16	Chrysothamnus	nauseosus	Rabbitbrush	5 Gal	XX
SNM	19	Symphoricarpos	doorenborii 'Ariso'	Marleen Snowberry	5 Gal	XXX
SQC	64	Ribes	cereum	Wax Currant	5 Gal	XXX
SSK	7	Amelanchier	alnifolia	Saskatoon Serviceberry	5 Gal	X
WSN	17	Symphoricarpos	occidentalis	Western Snowberry	3 Gal	XXX

PLANT TYPE: EVERGREEN SHRUBS						
Abbr.	No.	Genus	Species	Common Name	Min. Size	Water Usage
MPA	148	Arctostaphylos	'Panchito'	panchito Manzanita	5 Gal	X
TWS	17	Artemisia	tridentata	Tall Western Sage	5 Gal	XXX
BSG	89	Cytisus	purgan 'Spanish Gold'	Spanish Gold Broom	5 Gal	XX

PLANT TYPE: ORNAMENTAL GRASSES						
Abbr.	No.	Genus	Species	Common Name	Min. Size	Water Usage
BLO	676	Bouteloua	gracilis	Blonde Ambition Blue Grama Grass	1 Gal	XXX
LBG	651	Schizachyrium	scoparium	Little Bluestem	1 Gal	XXX

PLANT TYPE: PERENNIALS						
Abbr.	No.	Genus	Species	Common Name	Min. Size	Water Usage
CFI	45	Echinacea	purpurea	Purple Coneflower	1 Gal	X
CMW	92	Nepeta	faassenii 'Walker Low'	Walker's Low Catmint	1 Gal	XX
MON	118	Monarda	Didyma	Bee Balm	1 Gal	XX
OAL	549	Allium	'millenium'	Ornamental Allium	1 Gal	XX
YMO	221	Achillea	Moonshine	Moonshine Yarrow	1 Gal	XX

### SEED SCHEDULE

SANDHILL PRAIRIE MIX (WITH FORBS)				
Scientific Name	Common Name	PLS lbs/ac	PLS/sq ft	% of PLS/sf
GRAMINOIDS				
Achnatherum hymenoides	Indian ricegrass	5.0	12	8
Andropogon gerardii	Big bluestem	3.8	11	7
Andropogon hallii	Sand bluestem	4.0	10	7
Calamovilfa longifolia	Prairie Sandreed	2.0	13	8
Panicum virgatum	Switchgrass	1.0	9	6
Pascopyrum smithii	Western wheatgrass	4.5	14	9
Schizachyrium scoparium	Little bluestem	3.0	13	8
Sorghastrum nutans	Indiangrass	4.0	16	10
Sporobolus cryptandrus	Sand dropseed	0.1	13	8
Graminoid Totals		27.4	110	70
FORBS				
Eriogonum umbellatum	Sulphur-flower buckwheat	2.0	10	6
Gaillardia aristata	Blanket flower	2.5	8	5
Heterotheca villosa	Hairy false goldenaster	0.8	12	7
Penstemon angustifolius	Broadbeard beardtongue	1.5	9	6
Ratibida columnifera	Upright prairie coneflower	0.6	10	6
Forb Totals		7.4	48	30
TOTAL		34.7	159	100

Drill Seeded Rate: 34.7 PLS#/Acre  
Mechanical Broadcast Rate: 34.7 PLS#/Acre  
Hand Broadcast Areas Rate: 69.4 PLS#/Acre

HYDROZONE WATER USE:  
VERY LOW

### LOW GROW NATIVE SEED MIX (WITHOUT FORBS)

SCIENTIFIC NAME	COMMON NAME	PLS lbs/ac	PLS/sq ft	% of PLS/sf
Bouteloua curtipendula	Sideoats Grama	4.9	21	16.45
Bouteloua gracilis	Blue Grama	2.0	36	28.00
Buchloe dactyloides	Buffalograss	10.8	12	9.18
Elymus elymoides	Bottlebrush Squirreltail	2.0	9	6.82
Koeleria cristata	Prairie Junegrass	0.5	22	17.22
Nassella viridula	Green Needlegrass	1.4	6	4.33
Sporobolus cryptandrus	Sand Dropseed	0.1	10	7.82
Total		26.1	130	100

Drill Seeded Rate: 26.1 PLS#/Acre  
Mechanical Broadcast Rate: 26.1 PLS#/Acre  
Hand Broadcast Areas Rate: 63.2 PLS#/Acre

HYDROZONE WATER USE:  
VERY LOW

NOTE: CONTRACTOR SHALL PERFORM SEEDING OPERATIONS IN ALL AREAS DISTURBED AND AS INDICATED ON LANDSCAPE AND CIVIL CONSTRUCTION DRAWINGS. SANDHILL PRAIRIE MIX (WITH FORBS) IS SUBJECT TO CHANGE BASED ON RESULTS FROM SOIL TESTING AFTER RIGHT OF WAY SIDEWALK INSTALLATION AND BEFORE SEED PLANTING.

### WATER USAGE KEY

X-rated= Plants need 1" of water per week  
XX-rated= Plants need ½ " of water per week  
XXX-rated= Plants need ½" of water every two weeks

NOT FOR CONSTRUCTION



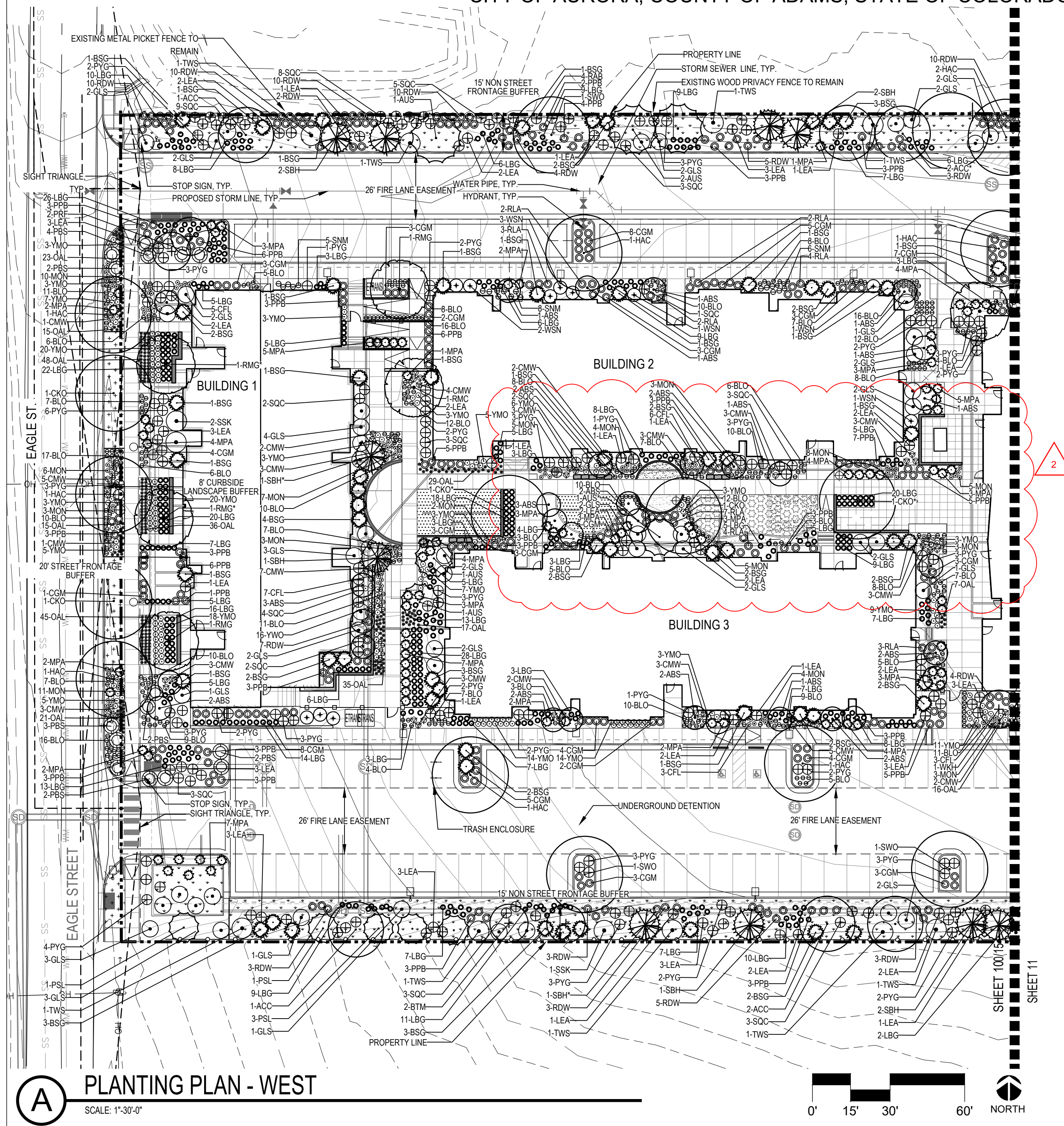
PLANTING PLAN CHANGED TO  
ACCOMMODATE ENLARGED  
PLAYGROUND AREA

2

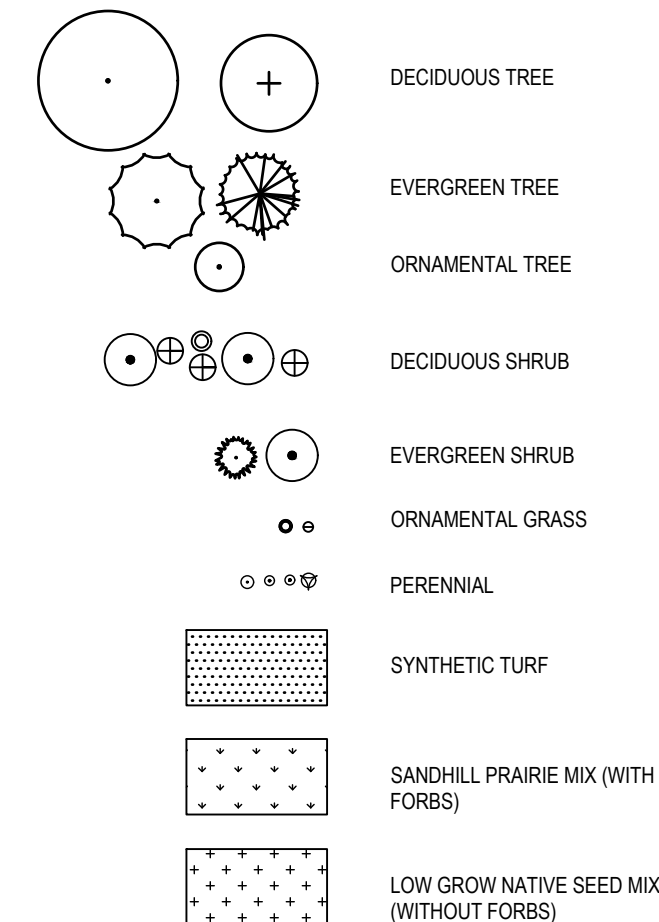
# ELEVATE AT AURORA

## SITE PLAN WITH ADJUSTMENTS

A PARCEL OF LAND SITUATED IN THE SOUTHEAST 1/4 OF SECTION 31, TOWNSHIP 3 SOUTH, RANGE 66 WEST OF THE 6TH P.M.  
CITY OF AURORA, COUNTY OF ADAMS, STATE OF COLORADO



### LEGEND



NOTE: ORNAMENTAL GRASSES ARE NOT INCLUDED  
IN BUILDING PERIMETER SHRUB REQUIREMENTS.

TREES LABELED WITH AN ASTERISK (\*) REPRESENT  
TREES THAT ARE ABOVE AND BEYOND THE TREE  
MITIGATION REQUIREMENTS.

## ELEVATE AT AURORA

### Site Plan with Adjustments

1671 ALTURA BLVD, AURORA, CO 80011

### PLANTING PLAN - WEST

NO.	DATE	REMARKS
1	01.25.2023	SITE PLAN 01
2	03.17.2023	SITE PLAN 02
3	05.05.2023	SITE PLAN 03
4	06.08.2023	SITE PLAN 04
5	07.31.2023	SITE PLAN 05
6	08.21.2023	TECHNICAL REVISION
7	11.05.2024	TECHNICAL REVISION 02

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DRAWN BY:	
JOB NO.:	

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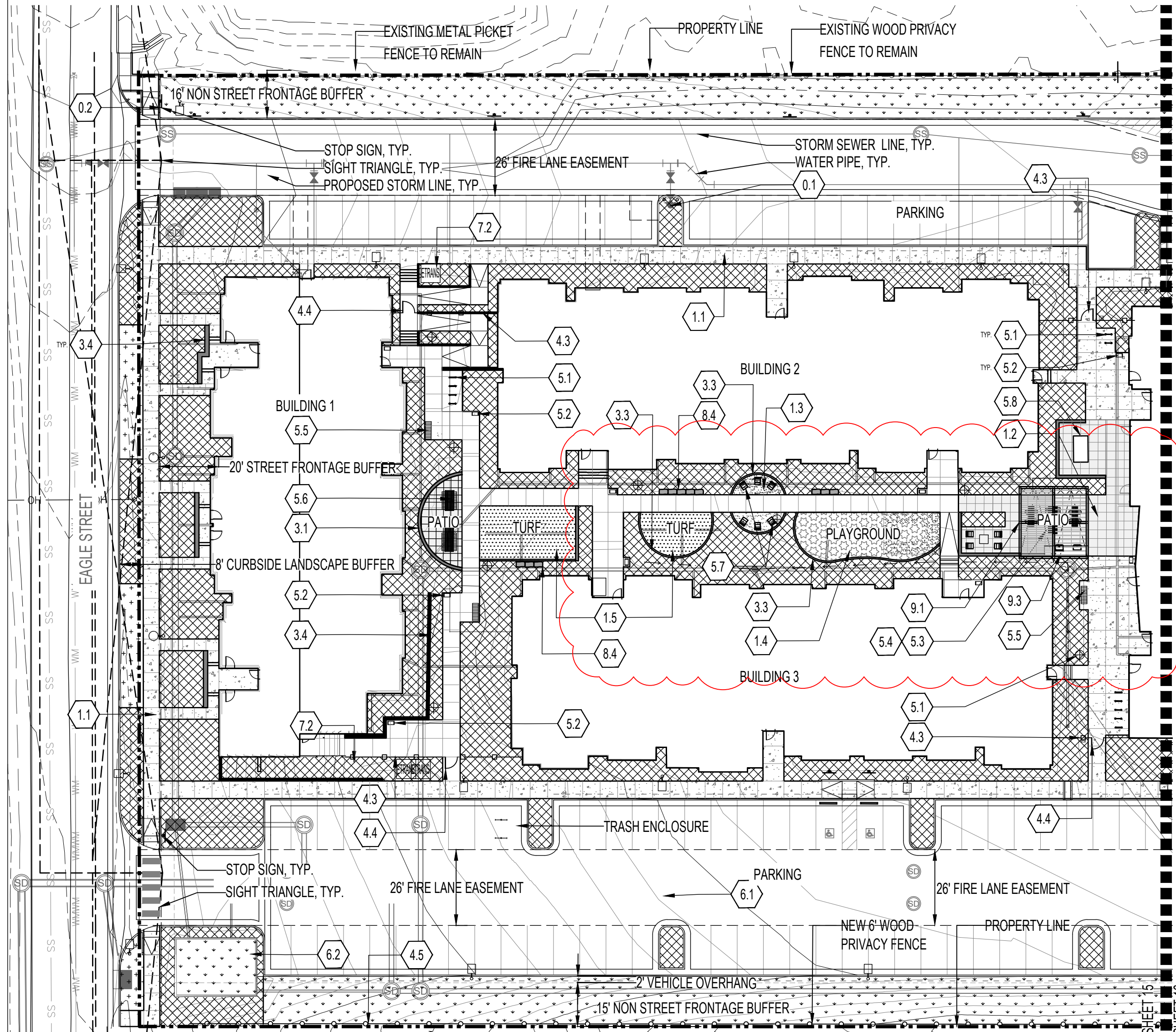


PLANTING PLAN CHANGED TO  
ACCOMMODATE ENLARGED  
PLAYGROUND AREA 11.18.2024

# ELEVATE AT AURORA

## SITE PLAN WITH ADJUSTMENTS

A PARCEL OF LAND SITUATED IN THE SOUTHEAST 1/4 OF SECTION 31, TOWNSHIP 3 SOUTH, RANGE 66 WEST OF THE 6TH P.M.  
CITY OF AURORA, COUNTY OF ADAMS, STATE OF COLORADO



### SITE DETAIL KEYNOTES:

0.0	EXISTING CONDITIONS	
0.1	FIRE HYDRANT	
0.2	STREET SIGN	
1.0	PAVING & SURFACING	DETAIL
1.1	STANDARD CONCRETE	RE: CIVIL
1.2	COLOR CONCRETE	RE: SPECS
1.3	CRUSHER FINES	RE: A/17
1.4	POURED IN PLACE SURFACING	RE: C/21
1.5	SYNTHETIC TURF SURFACING	RE: A/B/18
2.0	STEPS & RAMPS	DETAIL
2.1	CONCRETE STAIR	RE: A/19
2.2	ADA RAMP	RE: CIVIL
3.0	WALLS, CURBS & EDGERS	DETAIL
3.1	CIP CONCRETE SEAT WALL WITH STONE CAP	RE: A/21
3.2	RAISED CONCRETE HEADER	RE: CIVIL
3.3	FLUSH CONCRETE HEADER	RE: B/21
3.4	RETAINING WALLS	RE: STRUCT.
4.0	RAILINGS, BARRIERS & FENCING	DETAIL
4.1	RAILING AT STAIRS	RE: A/20
4.2	RAMP HANDRAILS	RE: A/22
4.3	ORNAMENTAL FENCING	RE: C,D/18
4.4	GATE	RE: D/18
4.5	CEDAR PRIVACY FENCE	RE: A/25
5.0	SITE FURNISHINGS & SIGNS	DETAIL
5.1	BIKE RACK	RE: B/17
5.2	LITTER & RECYCLING RECEPTACLE	RE: SPECS
5.3	BAR HEIGHT LEDGE	RE: SPECS
5.4	BAR HEIGHT STOOL	RE: SPECS
5.5	BACKLESS BENCH	RE: SPECS
5.6	PICNIC TABLES & CHAIRS	RE: SPECS
5.7	ADIRONDACK CHAIRS	RE: SPECS
5.8	GAME TABLE	RE: SPECS
6.0	DRAINAGE	DETAIL
6.1	UNDERGROUND DETENTION	RE: CIVIL
6.2	WATER QUALITY BASIN	RE: CIVIL
7.0	SITE LIGHTING & ELECTRICAL	DETAIL
7.1	TRANSFORMER	RE: ELEC
8.0	PLANTING & LANDSCAPE	DETAIL
8.1	DECIDUOUS TREE	RE: A/14
8.2	SHRUB PLANTING	RE: A/13
8.3	PERENNIAL / GRASS / GROUND COVER	RE: B/13
8.4	LANDSCAPE BOULDERS	RE: A/12
9.0	MISCELLANEOUS	DETAIL
9.1	SHADE STRUCTURE IN RESIDENTIAL COURTYARD	RE: A/24
9.2	BUILT IN GRILL AT COMMUNITY CENTER	RE: A/23
9.3	BUILT IN GRILL IN RESIDENTIAL COURTYARD	RE: B/23

### REFERENCE NOTES

- LIMITS OF PROPOSED NEW FENCING (SEE PLAN FOR TYPE)
- EXISTING CHAIN LINK FENCE TO REMAIN
- EXISTING MASONRY COLUMNS AND METAL PICKET FENCE TO REMAIN
- EXISTING 6' WOOD PRIVACY FENCE TO REMAIN

### LANDSCAPE SITE PLAN - WEST

SCALE: 1"=30'-0"

### LEGEND

STANDARD CONCRETE		PROPERTY LINE		POURED IN PLACE SURFACING		LANDSCAPE BOULDERS	
CRUSHER FINES PAVING		DECORATIVE METAL FENCING		SANDHILL PRAIRIE MIX (WITH FORBS)		SCORE JOINT	
COLOR CONCRETE		CEDAR PRIVACY FENCING		LOW GROW NATIVE SEED MIX (WITHOUT FORBS)		RAILING	
CEDAR MULCH		1' CONCRETE EDGER		CIP CONCRETE WALL		SITE FURNISHINGS	
SYNTHETIC TURF		SPADE CUT EDGER				BIKE RACKS	
						CONCRETE WALL	

NO.	DATE	REMARKS
1	01.25.2023	SITE PLAN 01
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3	05.05.2023	SITE PLAN 03
4	06.08.2023	SITE PLAN 04
5	07.31.2023	SITE PLAN 05
6	08.21.2023	TECHNICAL REVISION

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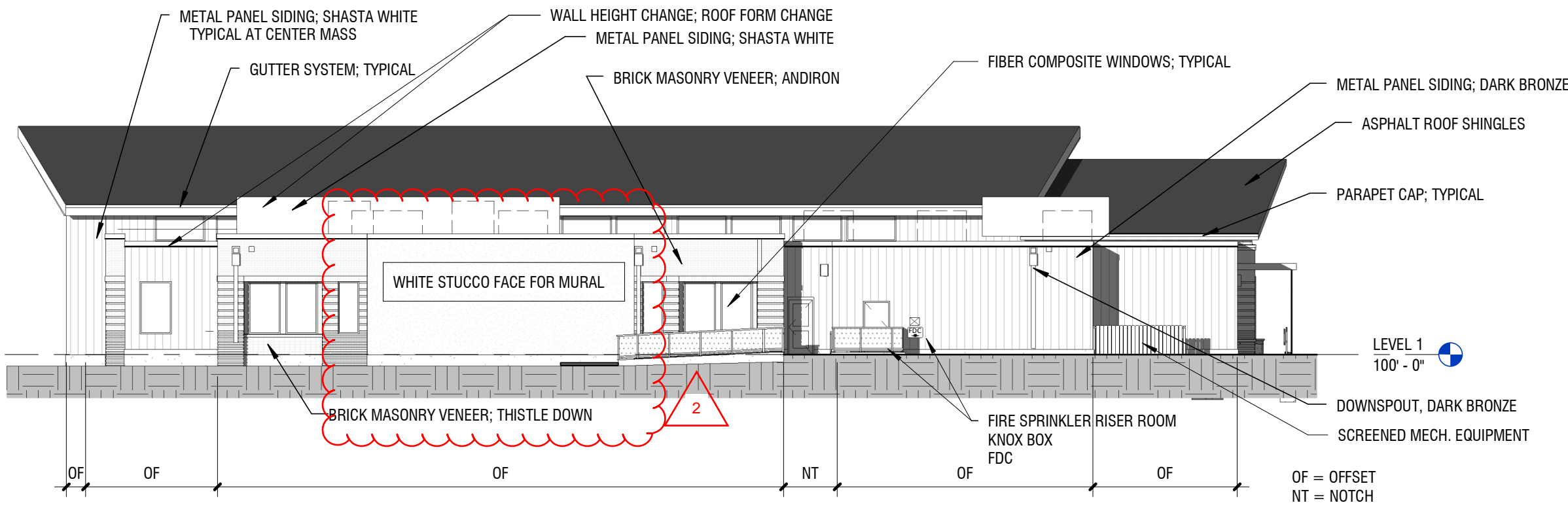


MURAL LOCATION AT NORTH

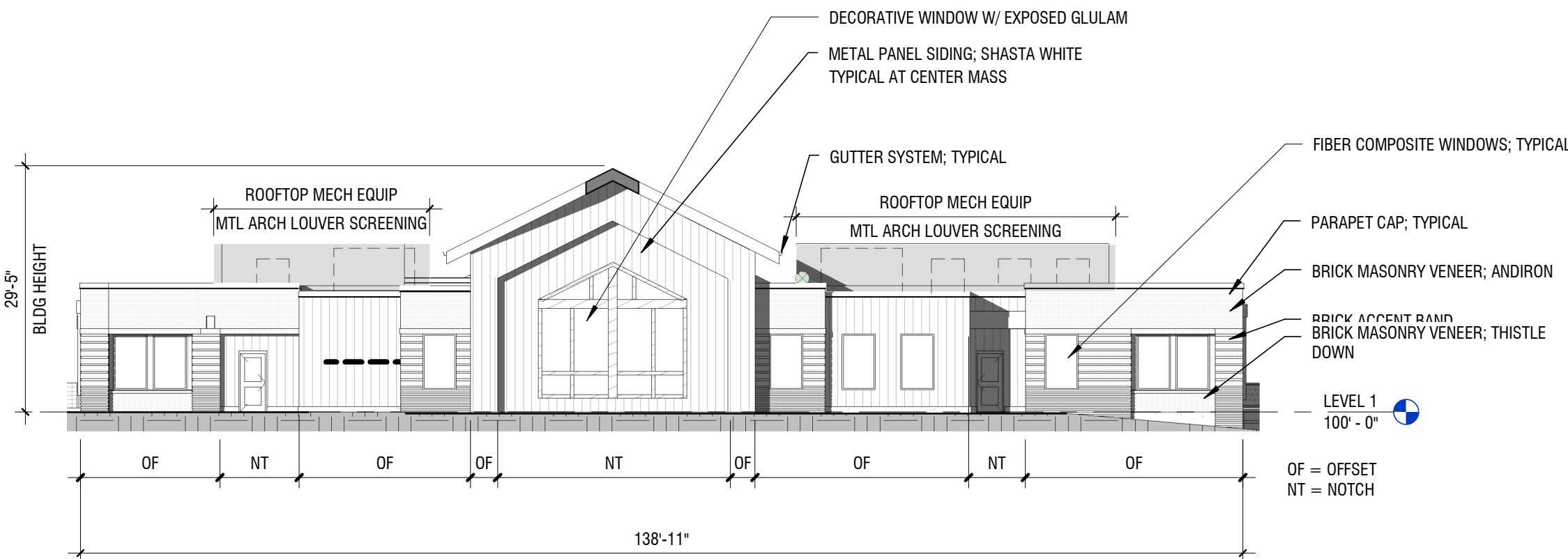
# ELEVATE AT AURORA

## SITE PLAN WITH ADJUSTMENTS

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CITY OF AURORA, COUNTY OF ADAMS, STATE OF COLORADO



1 SDP BUILDING 5- NORTH ELEVATION  
1/16" = 1'-0" PRIMARY FACADE (X)



2 SDP BUILDING 5- EAST ELEVATION  
1/16" = 1'-0" PRIMARY FACADE (0)

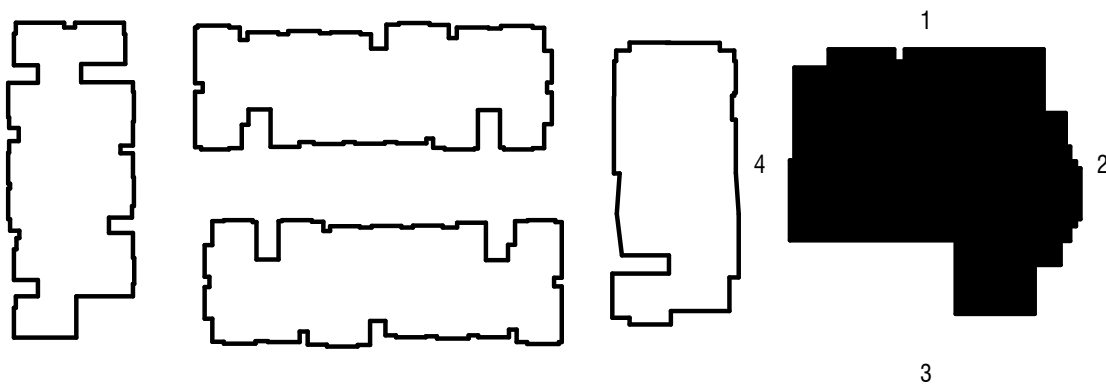

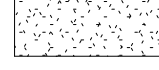
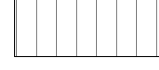



Table 4.8-8 Façade Character Elements for Four-Sided Building Design			
	Mixed-Use and Multifamily Residential Districts		
BUILDING FACE	PRIMARY FACADE	SECONDARY FACADE	MINOR FACADE
Massing			
General	3	2	1
Wall off-set (min. 3 ft.)	X 0		
Wall/parapet height change (min. 3 ft.)	X 0		
Roof form change	X 0		
Upper floor stepback			
Wall notch (min. 12 in.)	X		
Materials			
General	2	2	1
Change in material	X 0		
Change in color	X 0		
Change in texture	X 0		
Use of masonry (min. 40% of façade)			
Use of panelized materials (min. 40% of façade)	X 0		
Variety of window sizes	X 0		
Transparency and glazing (min 70% transparent glass)			
Human Scale			
General	3	2	1
Architectural detailing	X 0		
Display cases on ground floor (for mixed-use)			
Building-mounted lighting fixtures	X 0		
Awnings or shutters			
Entry definition (pronounced massing/roof form, stoop, porch, etc.)	X 0		
Building corner enhancements			
Wall art			
Balconies			
Landscape wall/decorative screen for vines			

### ELEVATIONS MATERIAL LEGEND - BLDG 5

	TOTAL SQUARE FOOTAGE	% OF TOTAL
 BRICK - SUMMIT BRICK ANDIRON, THISTLEDOWN	2,913 SF	28.9 %
 STUCCO - IVORY	488 SF	4.8 %
 METAL PANEL- FW12 BERRIDGE SHASTA WHITE	1,361 SF	13.5 %
 METAL PANEL- FW12 BERRIDGE BRONZE	2,516 SF	24.9 %
TOTAL BUILDING FACADE	10,092 SF	



### ELEVATE AT AURORA

#### Site Plan with Adjustments

1671 ALTURA BLVD, AURORA, CO 80011

#### BUILDING 5 ELEVATIONS

NO.	DATE	REMARKS			
		SITE PLAN 01	SITE PLAN 02	SITE PLAN 03	SITE PLAN 04
1	01.25.2023				
2	03.25.2023				
3	05.05.2023				
4	06.09.2023				

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DRAWN BY:	Author
JOB NO.:	Author

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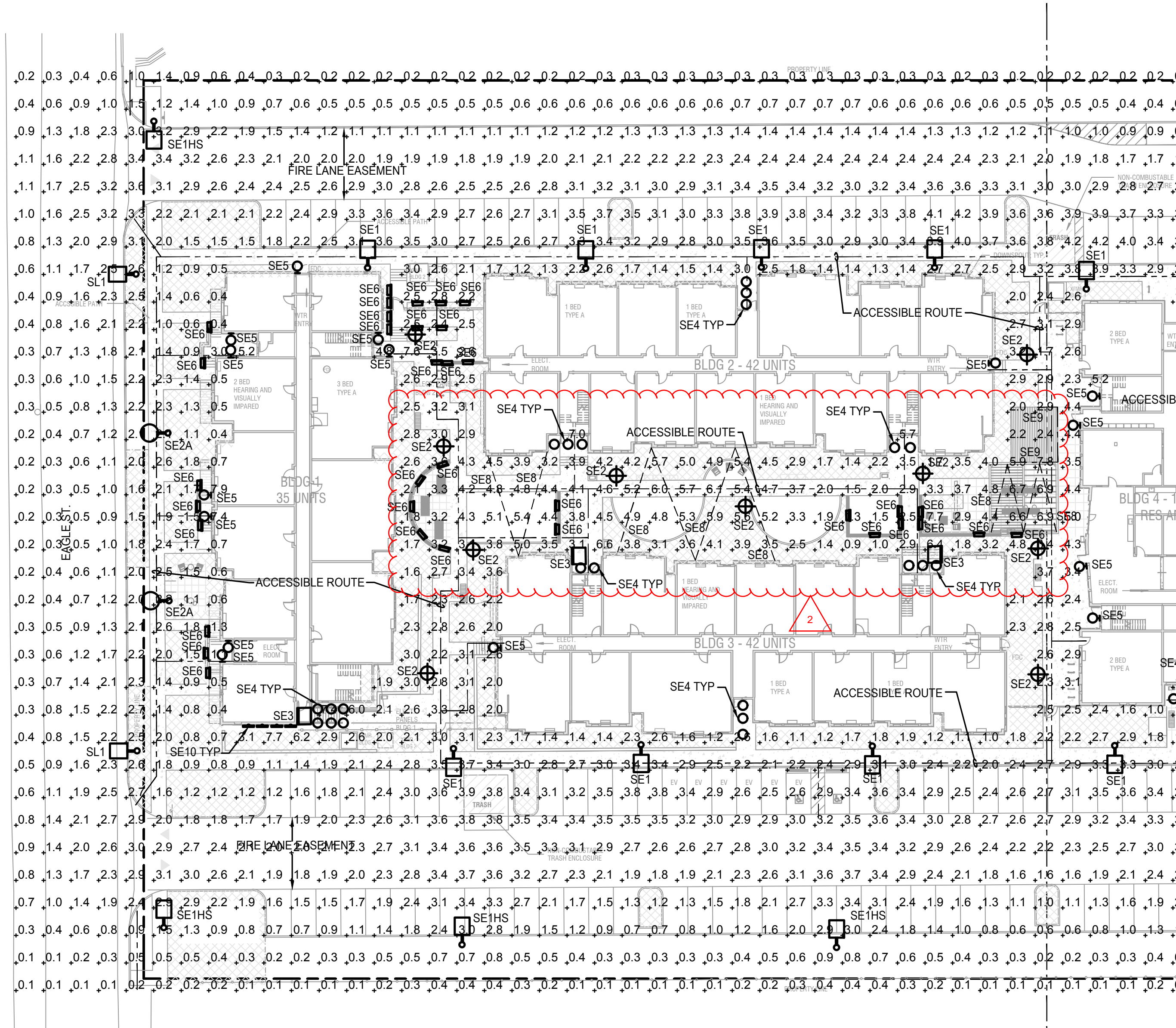


LIGHT FIXTURES ADDED WEST OF PLAYGROUND AND PEDESTRIAN LIGHTPOLE LOCATIONS WERE REVISED TO WORK WITH NEW COURTYARD LAYOUT

# ELEVATE AT AURORA

## SITE PLAN WITH ADJUSTMENTS

A PARCEL OF LAND SITUATED IN THE SOUTHEAST 1/4 OF SECTION 31, TOWNSHIP 3 SOUTH, RANGE 66 WEST OF THE 6TH P.M., CITY OF AURORA, COUNTY OF ADAMS, STATE OF COLORADO



### GENERAL NOTES

1. ANY PROPOSED LIGHT FIXTURES INSTALLED ON PRIVATE PROPERTY, ADJACENT TO THE PUBLIC ROW, SHALL BE ORIENTED IN SUCH A MANNER OR LIMITED IN LUMEN OUTPUT TO PREVENT GLARE PROBLEMS AND SHALL NOT EXCEED NATIONAL I.E.S. LIGHTING STANDARDS FOR DISABILITY GLARE.
2. ALL PROVIDED EXTERIOR FIXTURES SHALL BE FULL CUT-OFF TYPE FIXTURES TO COMPLY WITH SEC. 10.7.4.2.A.1.
3. EXTERIOR LIGHT FIXTURES SHALL BE DIMMED AS REQUIRED TO COMPLY WITH BUILDING DEPARTMENT 8 FOOT CANDLE MAX AND 2 FOOT CANDLE AT THE ZONE LOT LINE REQUIREMENTS.

#### Statistics

Description	Symbol	Avg	Max	Min	Max/Min	Avg/Min
Calc Zone #1	+	1.9 fc	7.9 fc	0.1 fc	79.0:1	19.0:1

NO.	DATE	REMARKS
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LIGHT FIXTURE ADDED AT MURAL LOCATION

# ELEVATE AT AURORA

## SITE PLAN WITH ADJUSTMENTS

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#### Statistics

Description	Symbol	Avg	Max	Min	Max/Min	Avg/Min
Calc Zone #1	+	1.9 fc	7.9 fc	0.1 fc	79.0:1	19.0:1

**CONSULTING INC**  
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MV-C.NET  
303.325.3271

## ELEVATE AT AURORA

### Site Plan with Adjustments

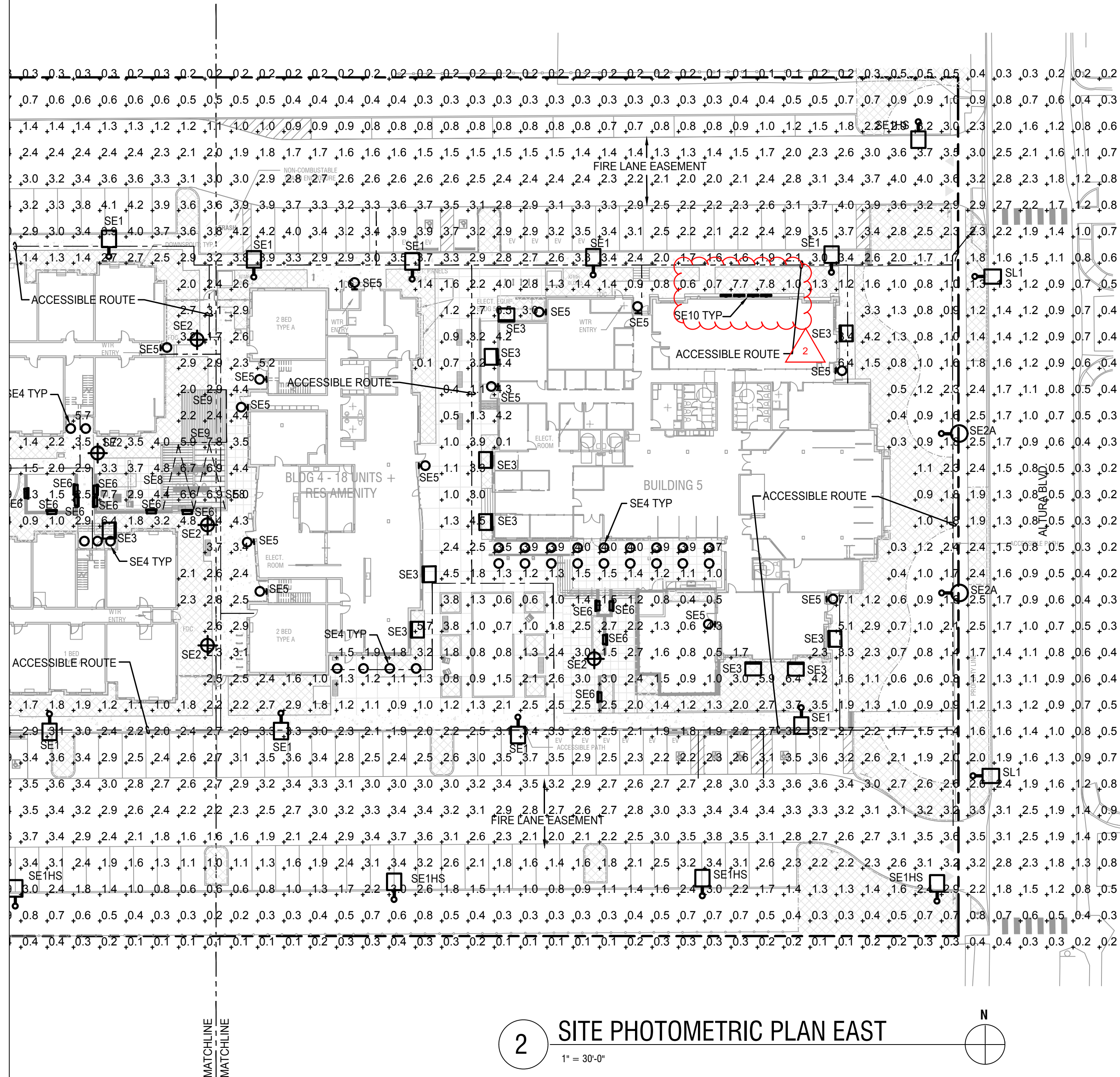
1671 ALTURA BLVD, AURORA, CO 80011

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2 SITE PHOTOMETRIC PLAN EAST  
1" = 30'-0"