

Planning Division  
15151 E. Alameda Parkway, Ste. 2300  
Aurora, Colorado 80012  
303.739.7250



June 14, 2023

Tyler Jones  
Mahal Holdings LLC  
5807 S Danube Street  
Aurora, CO 80015

**Re: Third Submission Review – 3411 S Fairplay Townhomes – Site Plan and Replat**  
Application Number: **DA-2302-00**  
Case Numbers: **2022-4028-00; 2022-3024-00**

Dear Mr. Jones:

Thank you for your third submission, which we started to process on May 25, 2023. We have reviewed your plans and attached our comments along with this cover letter. The first section of our review highlights our major comments. The following sections contain more specific comments, including those received from other city departments and community members.

Since several important issues remain, you will need to make another submission. Please revise your previous work and send us a new submission on or July 6, 2023. ***Please note that many of the comments are repeat comments. Please address this with your next submittal. If there are questions or concerns regarding these repeat comments, please contact me to schedule a discussion.***

Note that all our comments are numbered. When you resubmit, include a cover letter specifically responding to each item. The Planning Department reserves the right to reject any resubmissions that fail to address these items. If you have made any other changes to your documents other than those requested, be sure to also list them specifically in your letter.

A Planning Commission hearing date will be scheduled after your next submittal. Please remember that all abutter notices for public hearings must be sent and the site notices must be posted at least 10 days prior to the hearing date. These notifications are your responsibility, and the lack of proper notification will cause the public hearing date to be postponed. It is important that you obtain an updated list of adjacent property owners from the county before the notices are sent out. Take all necessary steps to ensure an accurate list is obtained.

As always, if you have any comments or concerns, please let me know. I may be reached at 303-739-7450 or [efuselie@auroragov.org](mailto:efuselie@auroragov.org).

Sincerely,

Liz Fuselier, Planner II  
City of Aurora Planning Department

cc: Eric Pearson Cage Civil Engineering 999 18<sup>th</sup> St. Denver CO 80202  
Brit Vigil, ODA  
Filed: K:\SDA\2302-00rev3



## Third Submission Review

### SUMMARY OF KEY COMMENTS FROM ALL DEPARTMENTS

- Adjustment Requests (Planning)
- Guest Parking Location (Planning)
- Shared Parking Agreement (Planning)
- Building Elevations (Planning)
- Fencing Adjustments (Landscaping)
- Planting Quantities (Landscaping)
- Addressing
- Gating Detail and Accessible Route (Fire/Life Safety)
- Fire Hydrant Locations (Fire/Life Safety)
- Preliminary Drainage Report (Aurora Water)
- Right of Way Access (Real Property)
- Plat Redlines (Real Property)

### PLANNING DEPARTMENT COMMENTS

#### 1. Community Questions, Comments and Concerns

- 1A. Please update the Letter of Introduction with any and all adjustment requests. *Provide justification language for each adjustment request as it relates to code.* (2<sup>nd</sup> Request) Revised as requested.

#### 2. Completeness and Clarity of the Application

- 2A. Move the mail kiosk to a later sheet in the site plan set. Show the location of the mail kiosk on the site plan. Revised as requested.
- 2B. Please include a context map with the next submission. The purpose of the site plan "fits" into the surrounding context of the land uses and surrenders. A Context Map was added but with this review was requested to be removed.
- 2C. Please provide side, front, and rear setbacks. Label accordingly and add to the site data table. (Third request.) Added as requested.
- 2D. Remove footnotes with the next submission. We believe we have removed all footnotes.
- 2E. **7. Parking Easement.** Homestead acknowledges and agrees that the deed conveying the Transfer Parcel to Homestead shall reserve a perpetual non-exclusive easement (the "Parking Easement") allowing Next Millennium, its successors and assigns the right of access to and parking of motor vehicles on seven (7) parking spaces to be located on the Transfer Parcel in an area shown and/or described in the deed. ing Agreement" allows residents to utilize the adjacent graph in the agreement allows for the use by residents and parking requirement. LOI has been updated.
- 2F. Delete sheet 3 from the plan set. The context map has been removed.
- 2G. **Cover sheet:** Remove footnotes with the next submission. We believe we have removed all footnotes.
- 2H. **Sheet 5:** What does this 5 align with? Keynote 5 is noted in the legend and denotes a 1' sidewalk chase.
- 2I. Will there be a private trash pickup? Community discussion regarding trash disposal and the location of any "cc" compatibility with the project colors and materials. Trash is proposed to be private trash pickup. Individual trash receptacles within garages. An existing trash enclosure will remain at the southwest corner of the development See site plan keynote 7 on the site plan.
- 2J. **Sheet 7:** Move the mail kiosk elevation to a different sheet. You may need an additional sheet to capture all of the needed elevations. We have moved the mail kiosk to the end of the plan set.
- 2K. Provide fencing elevations with your next submittal. Fencing has been added.
- 2L. Move sheet 8 to the end of the plan set. Details are at the end of the plan set.
- 2M. **Sheet 9:** Consider using larger windows to provide better internal lighting for the units and to breakup this face. Revised as requested.
- 2N. Provide a material board with the next submission. Please also provide color renderings with the next submission. Materials have been added as sheet 9.
- 2O. Please add horizontal variety to the northern and southern faces. Revised as requested.



6. Access Easement.

(a) To the extent that the Final Plans require access to the Homestead Property across the Remaining Parcel, Next Millennium hereby agrees to grant to Homestead, its successors and assigns, in the deed conveying the Transfer Parcel, a

perpetual, non-exclusive easement (the "Access Easement") for the benefit of the Homestead Property over, across and upon the Parking Lot for access by public and private vehicles to the Homestead Property from South Fairplay Way. At the same time, Homestead shall grant to Next Millennium, its tenants, customers, successors and assigns a perpetual, non-exclusive easement for the benefit of Next Millennium's adjacent property (and existing easement owner) over, across and upon the driveways of the Homestead Property for vehicular access to and from South Fairplay Way.

3. Parking Comments

- 3A. What is the ownership status of the parking lot to the south? Is there an access agreement to allow access to your proposed development? Shared Access arrangement? Please provide details of any agreement or arrangement with the next submittal. Access to your site cannot be attained through someone else's property without an agreement. (2<sup>nd</sup> request.) Agreement has been provided. See highlighted portion above.
- 3B. Multifamily and non-residential development in Subareas B and C, shall provide bicycle parking spaces equal to at These fee-simple townhomes with attached garages use the townhome parking requirements. We would prefer to use the attached garage as bike storage as it is more secure for each resident. 2 bikes.
- 3C. Per section 4.2.3.C: Green Court development must provide guest parking for motor vehicles at the rate of one-half parking space per Green Court Dwelling. These are garage and driveway parking that exceeds the required parking. Additionally, there are 7 feet of the front entrance of the driveway spaces and one ADA space on the access drive within 200 feet. (b) in a parking lot or garage abutting and visible from a public or private street. Please explain parking counts with the next submission. Add this explanation to the Letter of Introduction. (2<sup>nd</sup> Request)
- 3D. Must provide ADA parking per code. Accessible parking shall be provided for all multifamily and non-residential uses as shown in Table 4.6-2 Where is the accessible space located? Please show accessible space with the next submission. (2<sup>nd</sup> Request) An ADA space is provided on site. Please reference sheet 3.

4. Architectural and Urban Design Comments

**\*\*All Comments must be addressed with the next re-submittal.**

- 4A. Per Section 146-4.2.3.C.1.b.i: The minimum Green Court open space width shall comply with one of the following standards: (a) A standard Green Court open space must have a minimum width of 30 feet or the height of the tallest residential building facing the Green Court open space, whichever is greater; or (b) A variable width Green Court open space must have the minimum width described in Subsection b.i above for at least 75 percent of its length, and no portion of the remainder that is fronted by one- or two-story dwelling units is less than 15 feet in width and no portion of the remainder that is fronted by three-story dwelling units is less than 25 feet in width; Green courts must front an open space; open space must be 30' or greater.
- 4B. The three units in building 3 do not meet the code requirement listed above. This will need an adjustment request. Add adjustment request and justification language to your Letter of Introduction with the next submission. Building 3 as non-green court standards.
- 4C. Provide percentages of exterior products used with the next submission. Add to Data Block and note on elevation sheets. (2<sup>nd</sup> Request) Provided as requested.
- 4D. At least 50 percent of the Green Court open space area shall be landscaped and shall be designed to accommodate foot traffic and play areas. Sidewalks should be located to accommodate pedestrian access while maximizing the use of the Green Court open space. Trees are allowed to be located along the perimeter and typically be canopy tree species to allow canopy. Please provide an explanation with the next submission on how to accommodate foot traffic and play area green court open space. There is 5100sf of the 8500sf green court to accommodate foot traffic and play area green court open space.
- 4E. All Green Court Dwellings shall have front entry features (porches or stoops) fronting on a Green Court open space or a street. If porches are provided to meet this requirement, they shall be a minimum of 45 square feet in area and a minimum of five feet wide in the narrowest porch dimension. Porches and stoops facing the Green Court open space may extend up to five feet beyond the building façade provided that no roof or associated structure exceeds one story in height. Per code, each entry should incorporate "entries" into each individual unit. Add a front porch, front patio, stoop, or a projected/recessed mass entry or some other feature to meet this code requirement See 146-4.8.7 (Table 4.8-9). Please provide an explanation with the next submission on how this code section is being met. (2<sup>nd</sup> Request) 45 sf porches are being provided on each home.
- 4F. The green court must follow design requirements in the UDO Section 146-4.2.3.C. In general, the common space within green courts should accommodate flexible and usable space for play or gathering. If more than one green court is proposed, a diversity of green court designs or themes are encouraged. Comment noted.



- 4G. *Dimensions need to be added to this plan, including the greencourts themselves.* (2<sup>nd</sup> Request) Section 4.2.3.C.1.b.ii & I state minimum Green Court open space width shall comply with one of the following standards: A standard Green Court open space must have a minimum width of 30 feet or the height of the tallest residential building facing the Green Court open space, whichever is greater; or A variable width Green Court open space must have the minimum width described in Subsection b.i above for at least 75 percent of its length, and no portion of the remainder that is fronted by one- or two-story dwelling units is less than 15 feet in width and no portion less than 25 feet in width. The width is 45' to the front of the building. There is a 33' dimension included to the front of the lot line on the site plan. Additional dimensions will be provided.
- 4H. Refer to Section 146-4.8.5 for guidance on horizontal, vertical, and base articulation suggestions. (2<sup>nd</sup> Request) Revised as requested.
- 4I. Sheet 8: Lighting fixtures shall have a minimum light intensity of one lumen per square foot and a maximum intensity of two lumens per square foot unless otherwise provided by Section 146-4.9. G. Light spillover onto adjacent properties shall not exceed 0.1 footcandles measured on abutting properties 10 feet away from the property line, except where adjacent to walkways, driveways, and public and private streets. Comment noted.
- H. All exterior light fixtures shall generate at least 80 lumens per watt of energy consumed, as shown on the manufacturer's specifications for the fixture. Parking areas shall be lit with full cutoff shielded luminaire type lighting fixtures no more than 25 feet tall, and fixtures shall be downcast types with full cutoff shielding. Please confirm that the fixtures shown are full-cut off. See section 146-4.9.2 for additional guidance on lighting. Yes, all light fixtures are mounted to the homes in both the front and the ally of the property.
- 4J. Please refer to UDO Code section 146-4.8.6 for permitted exterior materials for single-family attached homes. Minimum Percentage of Masonry on Net Façade Area (not each elevation)  
Single-family attached  
Either: Revised as requested.  
50 percent shall be clad in brick or stone; or  
• 75 percent shall be clad in stucco; or  
• 75 percent shall be clad in a combination of stucco and brick, or stucco and stone.  
Please modify the exterior to comply with code requirements.

## **5. Landscaping Issues** (Kelly Bish / 303-739-7189 / [kbish@auroragov.org](mailto:kbish@auroragov.org) / Comments in bright teal)

- 5A. The adjustment request on the landscape plan indicates that a "6' tall wood fence" is being provided and not a masonry wall. Please clarify. Revised as requested.
- 5B. Increase the font size of the sheet numbers. Revised as requested.
- 5C. Where is the proposed mail kiosk going? There is a detail provided on Sheet 7, but the location of it has not been specified. Revised as requested.
- 5D. According to the adjustment request, there is supposed to be a 6' fence along the west prop. Revised as requested.
- 5E. **Sheet 6:** These can be 2.5". Required is 2" along the buffer. Upsizing to 2.5" would be acceptable to meet code requirements. Revised as requested.
- 5F. Any drainage easements being vacated should not be shown. It looks like this drainage easement is being vacated according to the utility plan. Revised as requested.
- 5G. There is a darker "X" indicating a new fence further south. That is not being continued along here despite the label. Add the word "proposed". Revised as requested.
- 5H. If the existing fence is being removed, do not show it. Use a different line type symbology to indicate a new "proposed" fence. What is happening to the existing fence? Is this fence located on the applicant's property or the existing multi-family? If the multi-family, has there been coordination with them to allow the removal of the existing fence to install a new one? Revised as requested.
- 5I. This appears to be a sidewalk, but what is this other space? can this not be landscaped? Revised as requested.
- 5J. Add the symbology for the proposed fence. Revised as requested.
- 5K. 1-gallon grasses cannot count one for one for a shrub. Therefore, the building perimeter landscape requirements are not being met. Three (3) one-gallon grasses = (1) five-gallon shrub. Either update the plants being provided or increase the grass size to 5 gallon then it will be a 1 to 1 equivalent. Revised as requested.



- 5L. **Sheet 7:** This quantity is not being provided as 1-gallon grasses are being counted as an equivalent shrub. Increase the grass size to 5 gallon and then it will be equivalent. [Revised as requested.](#)
- 5M. Update this note to reflect what is being proposed on the actual landscape plan. [Revised as requested.](#)
- 5N. Include a detail of the proposed 6' tall fence. Include material and color. [Revised as requested.](#)

**6. Addressing** (Phil Turner / 303-739-7357 / [pturner@auroragov.org](mailto:pturner@auroragov.org))

- 6A. Please provide a digital .shp or .dwg file for addressing and other GIS mapping purposes. Include the parcel, street line, easement and building footprint layers at a minimum. Please ensure that the digital file provided in a NAD 83 feet, Stateplane, Central Colorado projection so it will display correctly within our GIS system. Please eliminate any line work outside of the target area. Please contact me if you need additional information about this digital file. [Provided as requested.](#)

**REFERRAL COMMENTS FROM OTHER DEPARTMENTS AND AGENCIES**

**7. Civil Engineering** (Julie Bingham / 303-739-7403 / [JBingham@auroragov.org](mailto:JBingham@auroragov.org) / Comments in green)

- 7A. The site plan will not be approved by public works until the preliminary drainage letter/report is approved. [Comment Noted.](#)
- 7B. Max 4% cross slope in fire lane easements. [Revised as requested.](#)

**8. Traffic Engineering** (Steve Gomez / 303-739-7336 / [segomez@auroragov.org](mailto:segomez@auroragov.org) / Comments in amber)

- 8A. Provide directional p [We have aligned the ramps to cross the street perpendicularity from mid point of truncated domes. The ramp on the east is a removal and replacement and is constricted by the existing drainage easement and outlet structure for the existing pond A.](#)

**9. Fire / Life Safety** (Mark Apodaca / 303-739-7656 / [mapodaca@auroragov.org](mailto:mapodaca@auroragov.org) / Comments in blue)

- 9A. **Cover Sheet:** The statute applies to projects containing seven or more units. Detached one- or two-family buildings are exempt. Townhomes shall comply if the project contains more than seven units. This includes townhouse products with platted property lines between the individual unit's one-hour walls as well as those built under the IRC with party [Yes, accessible units meeting the requirements are included. The visitable units area denoted as an \\* on the site plan.](#) implementation plan. Please complete table.
- 9B. **Sheet 4:** Please provide a gating detail. [Provided as requested.](#)
- 9C. Provide accessible route connection to accessible isle and parking space. [Provided as requested.](#)
- 9D. This call-out does not match the legend for new hydrant. [Revised as requested.](#)
- 9E. **Sheet 6:** Show fire hydrant in legend. Show new fire hydrant symbols as bold. [Revised as requested.](#)
- 9F. **Sheet 8:** Show location of Mail Kiosk. The (Photometric) illumination level shall not be less than 1-foot candle at the mail kiosk. Show accessible route with a heavy dashed line. [Revised as requested.](#)

**10. Aurora Water** (Daniel Pershing / 303-739-7490 / [ddpershi@auroragov.org](mailto:ddpershi@auroragov.org) / Comments in red)

- 10A. The site plan will not be approved by Aurora Water until the preliminary drainage report is approved. [Comment Noted.](#)

**11. PROS** (Curtis Bish / 303-739-7131 / [cbish@auroragov.org](mailto:cbish@auroragov.org) / Comments in mauve)

- 11A. No additional comments. [Comment Noted.](#)

**12. Real Property** ( Maurice Brooks/ 303-739-7294 / [MBrooks@auroragov.org](mailto:MBrooks@auroragov.org) / Comments in magenta)

**Site Plan**

- 12A. **Sheet 4:** these Lots need to have access to the Street R.O.W. by an Access Easement. [Provided with Tract B.](#)
- 12B. SWE cannot be dedicated that are not adjacent to street R.O.W. - [We were asked to add this with our first review](#)
- 12C. See additional redline comments on site plan. [Comment noted.](#)

**Plat**

- 12D. **Cover Sheet:** add State of Registry, Match the Title Commitment [See responses on plat](#)
- 12E. We have changed this to 30 days. [See responses on plat](#)
- 12F. This is not being dedicate hereon. (Delete) [See responses on plat](#)
- 12G. Change vicinity map to line drawings - Color drawings do not scan well. [See responses on plat](#)



- 12H. Final sheet will be deleted. Please modify the pagination with the next submission. Delete the Logo. [See responses on plat](#)
- 12I. The County has changed this again to be 3" x 7" space without Text or graphic in that area. [See responses on plat](#)
- 12J. Move this statement to the Legends on the next pages. [See responses on plat](#)
- 12K. **Sheet 2:** This should not be on the plat - no physical feature can or should be shown. [See responses on plat](#)
- 12L. These Lots need access to the street R.O.W. [See responses on plat](#)
- 12M. Add tic marks to the lines at the change of direction. [See responses on plat](#)
- 12N. SWE cannot be dedicated that are not adjacent to street R.O.W. - confirm this with Engineering Dept [See responses on plat](#)
- 12O. Delete sheet 3. See additional minor redline comments. [See responses on plat](#)

**3411 FAIRPLAY WAY SUBDIVISION FILING NO.1**  
 A RESUBDIVISION OF A PORTION OF LOT 2, SPINNAKER SUBDIVISION FILING NO. 2  
 SITUATED IN THE SOUTHEAST QUARTER OF SECTION 31, TOWNSHIP 4 SOUTH, RANGE 66 WEST  
 OF THE 6TH PRINCIPAL MERIDIAN, CITY OF AURORA, COUNTY OF ARAPAHOE, STATE OF COLORADO

SHEET 1 OF 3

The County has changed this again to be 3" x 7" space without Text or graphic in that area. **REMOVED AND REPLACED WITH 3"x7" BOX**

**NOTES:**

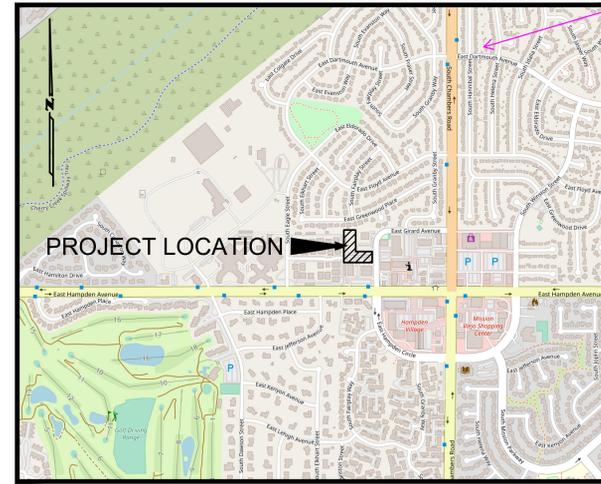
- NOTICE: ACCORDING TO COLORADO LAW, YOU MUST COMMENCE ANY LEGAL ACTION BASED UPON ANY DEFECT IN THIS SURVEY WITHIN THREE YEARS AFTER YOU FIRST DISCOVER SUCH DEFECT. IN NO EVENT MAY ANY ACTION BASED UPON ANY DEFECT IN THIS SURVEY BE COMMENCED MORE THAN TEN YEARS FROM THE DATE OF THE CERTIFICATION SHOWN HEREON.
- BASIS OF BEARINGS: THE SOUTH LINE OF LOT 1, SPINNAKER SUBDIVISION FILING 2, BEARS N89°39'41"E (ASSUMED), SAID LINE IS MONUMENTED AS SHOWN HEREON. **TITLE COMMITMENT HAS BEEN UPDATED** → we have changed to 30 days, this year (update)
- ALL UNITS ARE IN U.S. SURVEY FEET.
- EMK CONSULTANTS, INC. DID NOT PERFORM A TITLE SEARCH OR EASEMENT RESEARCH FOR THIS PLAT. EXISTING EASEMENTS OF RECORD WERE TAKEN FROM DOCUMENTS PROVIDED BY LAND TITLE GUARANTEE COMPANY, COMMITMENT NO. RND70805920, WITH AN EFFECTIVE DATE OF MAY 5, 2023
- RIGHT-OF-WAY FOR INGRESS AND EGRESS FOR SERVICE AND EMERGENCY VEHICLES IS GRANTED OVER, ACROSS, ON, AND THROUGH ANY AND ALL PRIVATE ROADS, WAYS, AND FIRE LANES NOW OR HEREAFTER ESTABLISHED ON THE DESCRIBED PROPERTY. THE SAME ARE HEREBY DESIGNATED AS FIRE LANES AND EMERGENCY AND SERVICE VEHICLE ROADS, AND SHALL BE POSTED "NO PARKING - FIRE LANE".
- THE EASEMENT AREA WITHIN EACH LOT OR TRACT IS TO BE CONTINUOUSLY MAINTAINED BY THE OWNER OF THE LOT OR TRACT EXCEPTING THE CITY OF AURORA FROM SUCH RESPONSIBILITY. ANY STRUCTURES INCONSISTENT WITH THE USE GRANTED IN THE EASEMENT ARE PROHIBITED.
- TRACT A AND TRACT B ARE TO BE PRIVATELY OWNED AND MAINTAINED. TRACT B IS DESIGNATED AS A PRIVATE ROAD, FIRE LANE, UTILITY EASEMENT AND ACCESS EASEMENT. → move this statement to the Legends on the next pages. **change to "Water" CHANGED TO "WATER"**
- ALL OWNERS OF LOTS ADJACENT TO SOUTH **STATEMENT MOVED TO LEGEND ON SHEET 2** REQUIREMENTS OF THE AURORA CITY CODE RESTRICTING THE ABILITY TO BUILD A FENCE ALONG THOSE STREETS OR THE TYPES AND SIZES OF FENCES THAT CAN BE BUILT ALONG THOSE STREETS.
- THE OWNERS OR OCCUPANTS OF THE LANDS HEREIN DESCRIBED SHALL HAVE NO RIGHT OR CAUSE OF ACTION, EITHER IN LAW OR IN EQUITY, FOR DAMAGES OR INJURY TO ANY PERSON OR PROPERTY ARISING OUT OF OR RESULTING DIRECTLY OR INDIRECTLY, FROM THE OVERFLIGHT OF AIRCRAFT, OR FOR DAMAGES OR INJURY TO ANY PERSON OR PROPERTY RESULTING FROM ANY NOISE, NUISANCE, VIBRATIONS OF ANY KIND OR DESCRIPTION RESULTING, DIRECTLY OR INDIRECTLY, FROM AIRCRAFT OVERFLIGHTS PROVIDED, THAT NOTHING CONTAINED IN THE FOREGOING EASEMENT SHALL DIVEST THE OWNERS OR OCCUPANTS, THEIR HEIRS, SUCCESSORS ADMINISTRATORS OR ASSIGNS, OF ANY RIGHT OR CAUSE OF ACTION FOR DAMAGES TO ANY PERSON OR PROPERTY RESULTING FROM THE NEGLIGENT OPERATION OF AIRCRAFT OVERFLIGHTS OVER THE DESCRIBED PREMISES AT ANY ALTITUDE ABOVE GROUND LEVEL.

**DEDICATION:**

KNOW ALL MEN BY THESE PRESENTS THAT THE UNDERSIGNED WARRANT THEY ARE THE OWNER OF A PARCEL OF LAND BEING A PORTION OF LOT 2 OF SPINNAKER SUBDIVISION FILING NO. 2, RECORDED UNDER BOOK 69, PAGE 74, RECEPTION NO. 2343666 OF THE ARAPAHOE COUNTY CLERK AND RECORDER OFFICIAL RECORDS, LOCATED IN THE SOUTHEAST QUARTER OF SECTION 31, TOWNSHIP 4 SOUTH, RANGE 66 WEST OF THE 6TH PRINCIPAL MERIDIAN, CITY OF AURORA, COUNTY OF ARAPAHOE, STATE OF COLORADO, PER LAND TITLE GUARANTEE COMPANY COMMITMENT NO. RND70805920, WITH AN EFFECTIVE DATE OF MAY 5, 2023, BEING MORE PARTICULARLY DESCRIBED AS FOLLOWS:

**TITLE COMMITMENT HAS BEEN UPDATED** → we have changed to 30 days, this year

BEGINNING AT THE NORTHWEST CORNER OF SAID LOT 2;  
 THENCE NORTH 89°30'07" EAST ALONG THE NORTH LINE OF SAID LOT 2, A DISTANCE OF 136.14 FEET TO THE NORTHWEST CORNER OF LOT 1 OF SAID SPINNAKER SUBDIVISION FILING NO 2;  
 THENCE SOUTH 00°14'35" EAST ALONG THE WEST LINE OF SAID LOT 1, A DISTANCE OF 190.42 FEET TO THE SOUTHWEST CORNER OF SAID LOT 1;  
 THENCE NORTH 89°39'41" EAST, ALONG THE SOUTH LINE OF SAID LOT 1, A DISTANCE OF 178.10 FEET TO THE SOUTHEAST CORNER OF SAID LOT 1;  
 THENCE SOUTH 00°14'44" EAST ALONG THE EAST LINE OF SAID LOT 2, A DISTANCE OF 48.00 FEET;  
 THENCE SOUTH 88°49'24" WEST, A DISTANCE OF 18.53 FEET;  
 THENCE NORTH 00°34'00" WEST, A DISTANCE OF 19.72 FEET;  
 THENCE SOUTH 89°30'41" WEST, A DISTANCE OF 136.03 FEET;  
 THENCE SOUTH 00°38'39" EAST, A DISTANCE OF 19.57 FEET;  
 THENCE SOUTH 89°33'42" WEST, A DISTANCE OF 159.17 FEET TO THE EAST LINE OF SUNFLOWER CONDOMINIUMS SUBDIVISION RECORDED IN BOOK 3415 AT PAGE 572;  
 THENCE NORTH 00°22'31" WEST ALONG SAID EAST LINE OF SUNFLOWER CONDOMINIUMS SUBDIVISION, A DISTANCE OF 238.80 FEET TO THE POINT OF BEGINNING, CONTAINING 38,397 SQUARE FEET OR 0.881 ACRE, MORE OR LESS.  
 HAVE LAID OUT, PLATTED, AND SUBDIVIDED THE SAME INTO 9 LOTS, 1 BLOCK, AND 2 TRACTS, AS SHOWN ON THIS PLAT UNDER THE NAME AND STYLE OF 3411 FAIRPLAY WAY SUBDIVISION FILING NO. 1, AND BY THESE PRESENTS DO HEREBY DEDICATE TO THE CITY OF AURORA, COLORADO, FOR THE PERPETUAL USE OF THE PUBLIC, THE STREETS AND EASEMENTS, AS SHOWN HEREON AND NOT PREVIOUSLY DEDICATED TO THE PUBLIC.



Change this to line drawings - Color drawings do not scan well

**COLOR REMOVED FROM VICINITY MAP**

VICINITY MAP  
1"=1000'

**COVENANTS:**

THE UNDERSIGNED OWNERS FOR THEMSELVES, THEIR HEIRS, SUCCESSORS AND ASSIGNS, COVENANT AND AGREE WITH THE CITY OF AURORA:  
 NO STRUCTURE CONSTRUCTED ON ANY PORTION OF THE PLATTED LAND SHOWN HEREIN SHALL BE OCCUPIED OR USED UNLESS AND UNTIL ALL PUBLIC IMPROVEMENTS, AS DEFINED BY CHAPTER 146 OF THE CITY CODE OF AURORA, COLORADO, ARE IN PLACE AND ACCEPTED BY THE CITY OR CASH FUNDS OR OTHER SECURITY FOR THE SAME ARE ESCROWED WITH THE CITY OF AURORA AND A CERTIFICATE OF OCCUPANCY HAS BEEN ISSUED BY THE CITY;  
 THE WEST HALF OF FAIRPLAY WAY ABUTTING THE PROPERTY SHALL BE INCLUDED AS A PUBLIC IMPROVEMENT FOR THIS SUBDIVISION AND WILL BE IMPROVED BY THE OWNER TO CITY OF AURORA SPECIFICATIONS;  
 ALL ELECTRICAL, COMMUNITY UTILITY LINES AND SERVICES, AND STREET LIGHTING CIRCUITS, EXCEPT AS PROVIDED IN SECTION 126-505 OF THE CITY CODE AS THE SAME MAY BE AMENDED FROM TIME TO TIME, SHALL BE INSTALLED UNDERGROUND;  
 ALL CROSSINGS OR ENCROACHMENTS, INCLUDING BUT NOT LIMITED, TO PRIVATE LANDSCAPE IRRIGATION SYSTEMS, UNDERDRAINS, OR PRIVATE UTILITIES INTO EASEMENTS OWNED BY THE CITY OF AURORA ARE ACKNOWLEDGED BY THE UNDERSIGNED AS BEING SUBJECT TO THE CITY OF AURORA'S USE AND OCCUPANCY OF SAID EASEMENTS AND RIGHTS-OF-WAY. THE UNDERSIGNED, THEIR SUCCESSORS AND ASSIGNS, HEREBY AGREE TO INDEMNIFY AND HOLD HARMLESS THE CITY OF AURORA FOR ANY LOSS, DAMAGE, OR REPAIR TO PRIVATE LANDSCAPE IRRIGATION SYSTEMS, UNDERDRAINS, OR PRIVATE UTILITIES THAT MAY RESULT FROM THE CITY OF AURORA'S USE AND OCCUPANCY OR EXERCISE OF ITS RIGHTS IN SAID EASEMENTS AND RIGHTS OF WAY. THE UNDERSIGNED, ITS SUCCESSORS AND ASSIGNS, FURTHER AGREES TO REMOVE, REPAIR, REPLACE, RELOCATE, MODIFY, OR OTHERWISE ADJUST SAID PRIVATE LANDSCAPE IRRIGATION SYSTEMS, UNDERDRAINS, PRIVATE DETENTION POND AND DRAINAGE FEATURES, OR PRIVATE UTILITIES UPON REQUEST FROM THE CITY OF AURORA AND AT NO EXPENSE TO THE CITY OF AURORA.

This is not being dedicate hereon. (Delete)

**STATEMENT DELETED**

**SURVEYOR'S CERTIFICATE**

I HEREBY CERTIFY I WAS IN RESPONSIBLE CHARGE OF THE SURVEY WORK USED IN THE PREPARATION OF THIS PLAT; THE POSITIONS OF THE PLATTED POINTS SHOWN HEREON HAVE AN ACCURACY OF NOT LESS THAN ONE (1) FOOT IN TEN THOUSAND (10,000) FEET PRIOR TO ADJUSTMENTS; AND ALL BOUNDARY MONUMENTS AND CONTROL CORNERS SHOWN HEREON WERE IN PLACE AS DESCRIBED ON JUNE 8, 2022.  
 I FURTHER CERTIFY THAT THE INFORMATION CONTAINED HEREIN IS ACCURATE AND IN ACCORDANCE WITH APPLICABLE STANDARDS OF PRACTICE TO MY KNOWLEDGE, INFORMATION AND BELIEF. THIS CERTIFICATION IS NOT A GUARANTY OR WARRANTY, EITHER EXPRESSED OR IMPLIED.

STEPHEN H. HARDING, PLS #29040  
 FOR AND ON BEHALF OF EMK CONSULTANTS, INC.

**CITY OF AURORA APPROVALS**

THE FOREGOING INSTRUMENT IS APPROVED FOR FILING AND CONVEYANCE OF STREETS AND EASEMENTS AS SHOWN HEREON AND IS ACCEPTED BY THE CITY OF AURORA, COLORADO, THIS \_\_\_\_\_ DAY OF \_\_\_\_\_, 2022 A.D., SUBJECT TO THE CONDITION THAT THE CITY SHALL UNDERTAKE MAINTENANCE OF ANY SUCH STREETS ONLY AFTER CONSTRUCTION HAS BEEN COMPLETED BY THE SUBDIVIDER TO CITY OF AURORA SPECIFICATIONS.

CITY ENGINEER \_\_\_\_\_ DATE \_\_\_\_\_  
 PLANNING DIRECTOR \_\_\_\_\_ DATE \_\_\_\_\_

**OWNER:**

MAHAL HOLDINGS LLC.  
 SIGNATURE \_\_\_\_\_ PRINT NAME \_\_\_\_\_  
 NOTORIAL:  
 STATE OF COLORADO )  
 ) SS  
 COUNTY OF \_\_\_\_\_ )  
 THE FOREGOING INSTRUMENT WAS ACKNOWLEDGED BEFORE ME THIS \_\_\_\_\_ DAY OF \_\_\_\_\_, 2022.  
 BY \_\_\_\_\_ AND \_\_\_\_\_ AS OWNER.  
 WITNESS MY HAND AND MY OFFICIAL SEAL:  
 NOTARY PUBLIC \_\_\_\_\_  
 MY COMMISSION EXPIRES: \_\_\_\_\_

add State of Registry, Match the Title Commitment

**STATE OF LLC REGISTRY ADDED**

**REPLACED WITH "20"**

**CONSIDERING THE EASEMENTS ON SHEET 3, WHILE THEY WILL BE VACATED BY SEPARATE DOCUMENTS, STILL SHOW UP ON THE TITLE COMMITMENT. WE CAN MORE CLEARLY SHOW THEM AS SUCH ON A SEPARATE SHEET RATHER THAN MIXED IN WITH THE MAIN SHEET**

Final sheet will be deleted. Please modify with next submission.

**INDEX**

- DEDICATION, COVENANTS, NOTES, SIGNATURES
- OVERALL BOUNDARY AND EXISTING EASEMENTS
- EASEMENT VACATION

**LOGO DELETED**

3411 FAIRPLAY WAY  
 SUBDIVISION FILING NO. 1.  
 DATE PREPARED: APRIL 18, 2023  
 APPLICANT/DEVELOPER  
**MAHAL HOLDINGS LLC.**  
 5807 S. DANUBE ST.  
 AURORA, CO. 80015  
 SHEET 1 OF 3

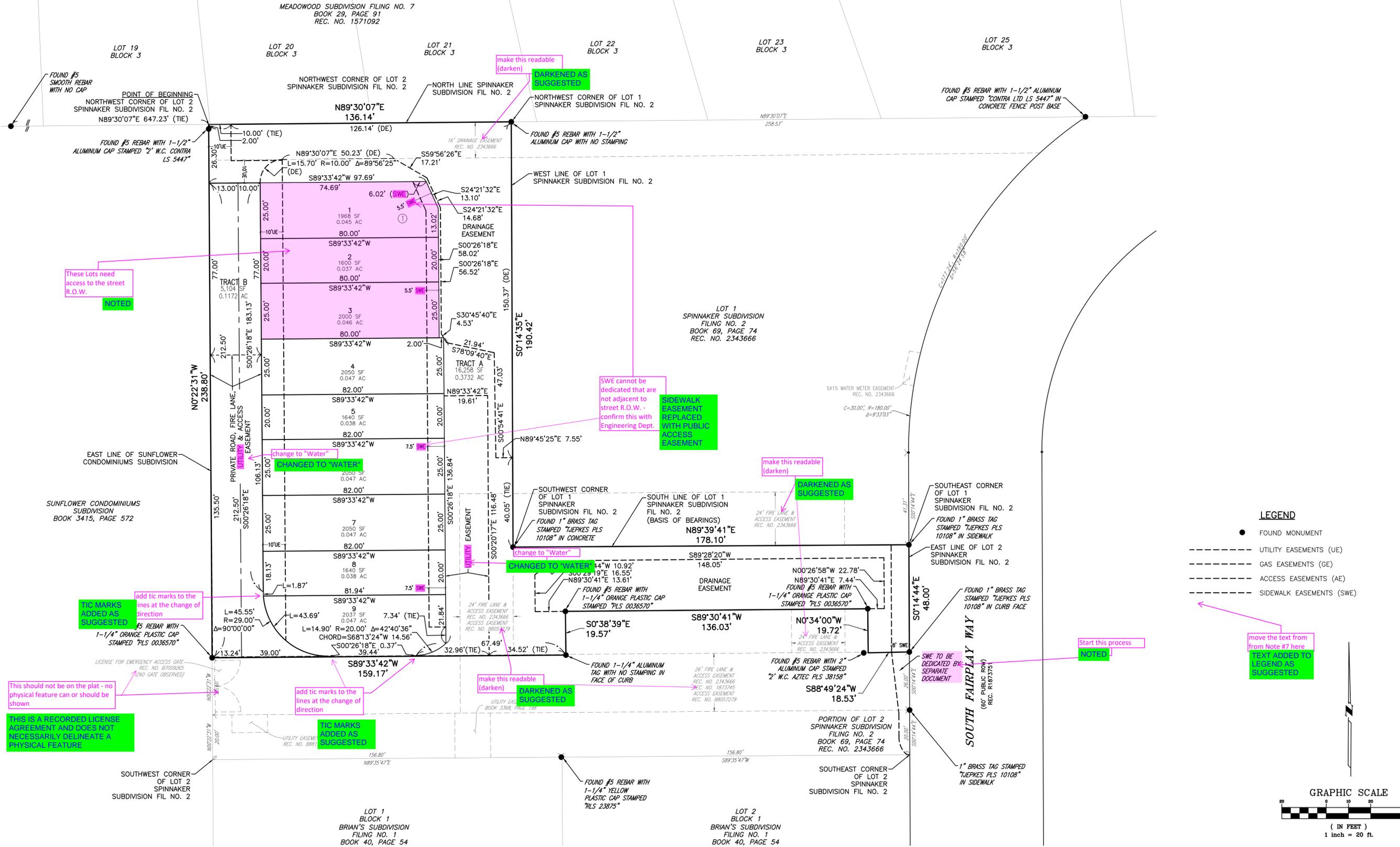
PREPARED BY  
**EMK CONSULTANTS, INC.**  
 LAND DEVELOPMENT  
 ENGINEERING & SURVEYING  
 7006 SOUTH ALTON WAY, BLDG. F  
 CENTENNIAL, COLORADO 80112-2019  
 (303)894-1520 www.EMKC.com  
 JOB NO. 13329

V:\13329\_3411 Fairplay Way\Plan\Survey\Fairplay-Fairplay-FLA1.dwg, 3/18/2023, 11:01:52 AM, jphudson, 1:1

# 3411 FAIRPLAY WAY SUBDIVISION FILING NO.1

A RESUBDIVISION OF A PORTION OF LOT 2, SPINNAKER SUBDIVISION FILING NO. 2  
SITUATED IN THE SOUTHEAST QUARTER OF SECTION 31, TOWNSHIP 4 SOUTH, RANGE 66 WEST  
OF THE 6TH PRINCIPAL MERIDIAN, CITY OF AURORA, COUNTY OF ARAPAHOE, STATE OF COLORADO

SHEET 2 OF 3



These Lots need access to the street R.O.W. NOTED

TIC MARKS ADDED AS SUGGESTED  
add tic marks to the lines at the change of direction

THIS IS A RECORDED LICENSE AGREEMENT AND DOES NOT NECESSARILY DELINEATE A PHYSICAL FEATURE  
This should not be on the plat - no physical feature can or should be shown

TIC MARKS ADDED AS SUGGESTED  
add tic marks to the lines at the change of direction

make this readable (darken) DARKENED AS SUGGESTED

SWE cannot be dedicated that are not adjacent to street R.O.W. - confirm this with Engineering Dept. SIDEWALK EASEMENT REPLACED WITH PUBLIC ACCESS EASEMENT

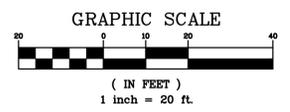
make this readable (darken) DARKENED AS SUGGESTED

SWE TO BE DEDICATED BY SEPARATE DOCUMENT

Start this process NOTED

move the text from from Note #7 here TEXT ADDED TO LEGEND AS SUGGESTED

- LEGEND**
- FOUND MONUMENT
  - UTILITY EASEMENTS (UE)
  - GAS EASEMENTS (GE)
  - ACCESS EASEMENTS (AE)
  - SIDEWALK EASEMENTS (SWE)



PREPARED BY

**EMK**

EMK CONSULTANTS, INC.  
LAND DEVELOPMENT  
ENGINEERING & SURVEYING  
7006 SOUTH ALTON WAY, BLDG. F  
CENTENNIAL, COLORADO 80112-2019  
(303)694-1520 www.EMK.com

**3411 FAIRPLAY WAY  
SUBDIVISION FILING NO. 1.**  
DATE PREPARED: APRIL 18, 2023  
APPLICANT/DEVELOPER  
**MAHAL HOLDINGS LLC.**  
5807 S. DANUBE ST.  
AURORA, CO. 80015  
**SHEET 2 OF 3**

JOB NO. 13329

# 3411 FAIRPLAY WAY - FILING NO.1

## SITE PLAN

A PORTION OF LOT 2, SPINNAKER SUBDIVISION FILING NO. 2  
 LOCATED IN THE SOUTHEAST QUARTER OF SECTION 31, TOWNSHIP 4 SOUTH, RANGE 66 WEST  
 OF THE 6TH PRINCIPAL MERIDIAN, CITY OF AURORA, COUNTY OF ARAPAHOE, STATE OF COLORADO

### 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: \_\_\_\_\_

### LEGAL DESCRIPTION

A PARCEL OF LAND BEING A PORTION OF LOT 2 OF SPINNAKER SUBDIVISION FILING NO. 2, RECORDED UNDER BOOK 69, PAGE 74, RECEPTION NO. 2343666 OF THE ARAPAHOE COUNTY CLERK AND RECORDER OFFICIAL RECORDS, LOCATED IN THE SOUTHEAST QUARTER OF SECTION 31, TOWNSHIP 4 SOUTH, RANGE 66 WEST OF THE 6TH PRINCIPAL MERIDIAN, CITY OF AURORA, COUNTY OF ARAPAHOE, STATE OF COLORADO, PER LAND TITLE GUARANTEE COMPANY COMMITMENT NO. ABJ70741851-7, WITH AN EFFECTIVE DATE OF SEPTEMBER 30, 2021, BEING MORE PARTICULARLY DESCRIBED AS FOLLOWS:

BEGINNING AT THE NORTHWEST CORNER OF SAID LOT 2;

THENCE NORTH 89°30'07" EAST ALONG THE NORTH LINE OF SAID LOT 2, A DISTANCE OF 136.14 FEET TO THE NORTHWEST CORNER OF LOT 1 OF SAID SPINNAKER SUBDIVISION FILING NO. 2;

THENCE SOUTH 00°14'35" EAST ALONG THE WEST LINE OF SAID LOT 1, A DISTANCE OF 190.42 FEET TO THE SOUTHWEST CORNER OF SAID LOT 1;

THENCE NORTH 89°39'41" EAST, ALONG THE SOUTH LINE OF SAID LOT 1, A DISTANCE OF 178.10 FEET TO THE SOUTHEAST CORNER OF SAID LOT 1;

THENCE SOUTH 00°14'44" EAST ALONG THE EAST LINE OF SAID LOT 2, A DISTANCE OF 48.00 FEET;

THENCE SOUTH 88°49'24" WEST, A DISTANCE OF 18.53 FEET;

THENCE NORTH 00°34'00" WEST, A DISTANCE OF 19.72';

THENCE SOUTH 89°30'41" WEST, A DISTANCE OF 136.03 FEET;

THENCE SOUTH 00°38'39" EAST, A DISTANCE OF 19.57 FEET;

THENCE SOUTH 89°33'42" WEST, A DISTANCE OF 159.17 FEET TO THE EAST LINE OF SUNFLOWER CONDOMINIUMS SUBDIVISION RECORDED IN BOOK 3415 AT PAGE 572;

THENCE NORTH 00°22'31" WEST ALONG SAID EAST LINE OF SUNFLOWER CONDOMINIUMS SUBDIVISION, A DISTANCE OF 238.80 FEET TO THE POINT OF BEGINNING,  
 CONTAINING 38,397 SQUARE FEET OR 0.881 ACRE, MORE OR LESS.

### BASIS OF BEARINGS

THE NORTH LINE OF LOT 2, SPINNAKER SUBDIVISION FILING NO. 2, BEARS N89°30'07"E (ASSUMED), SAID LINE IS MONUMENTED AS SHOWN HEREON.

### PROJECT CONTROL STATEMENT:

PROJECT COORDINATES ARE MODIFIED COLORADO STATE PLANE CENTRAL ZONE 83(2011) COORDINATES. PROJECT COORDINATES ARE DERIVED FROM STATE PLANE COORDINATES USING THE FOLLOWING FORMULAS:

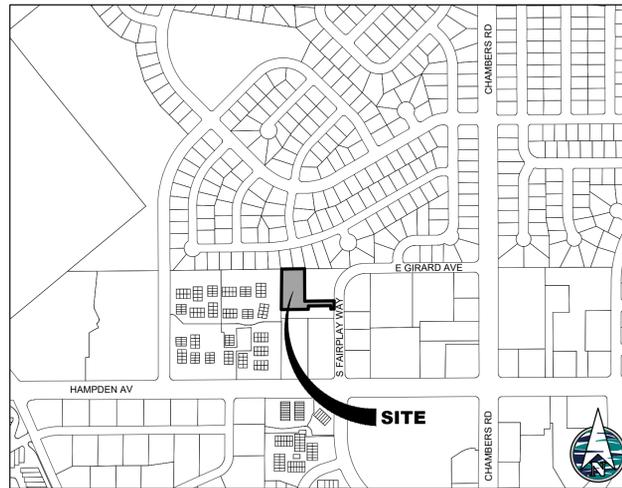
PROJECT NORTHING = (STATE PLANE NORTHING \* 1.0002869451) - 1,000,000.00  
 PROJECT EASTING = (STATE PLANE EASTING \* 1.0002869451) - 3,000,000.00

### ADJUSTMENTS:

- AN ADJUSTMENT IS BEING REQUESTED FOR A REDUCED LANDSCAPE BUFFER ON THE WESTERN PROPERTY LINE. THE CURRENT USE OF THE NEIGHBOR TO THE WEST IS MULTI-FAMILY RESIDENTIAL AND THE PROPOSED USE FOR THIS SITE IS RESIDENTIAL. PER TABLE 4.7-2 IN SEC. 4.7.5.F OF THE UDO THE STANDARD LANDSCAPE BUFFER IS 15 FEET. THE APPLICANT IS PROPOSING A BUFFER THAT VARIES FROM 15' TO 0' ALONG THIS EDGE. THE REQUIRED BUFFER LANDSCAPING WILL BE PROVIDED ON THE SITE EITHER IN THE REDUCED BUFFER OR RELOCATED TO OTHER PORTIONS OF THE SITE AS NOTED IN THE LANDSCAPE CHARTS. ADDITIONALLY, THE APPLICANT IS PROPOSING TO PROVIDE A \_\_\_\_\_ TO PROVIDE ADDITIONAL SCREENING AND BUFFERING.

The adjustment request on the landscape plan indicates that a "6' tall wood fence" is being provided and not a masonry wall. Please clarify

Revised to be wood fence.



### VICINITY MAP

SCALE: 1" = 500'

SHEET INDEX	
SHEET NUMBER	SHEET TITLE
1	COVER SHEET
2	GENERAL NOTES
3	CONTEXT MAP
4	SITE PLAN
5	GRADING AND UTILITY PLAN
6	LANDSCAPE PLAN
7	LANDSCAPE DETAILS
8	PHOTOMETRIC PLAN
9	EXTERIOR ELEVATIONS

The site plan will not be approved by Aurora Water until the preliminary drainage report is approved.

Comment noted

The statute applies to projects containing seven or more units. Detached one or two family buildings are exempt. Townhomes shall comply if the project contains more than seven units. This includes townhouse products with platted property lines between the individual unit's one-hour walls as well as those built under the IRC with party walls.

Feel free to contact me with question about the implementation plan. Please complete table.

Implementation Plan Table has been added.

IMPLEMENTATION PLAN	
2015 - IRC, Section 1107.6.2.3 and Table 1107.6.1.1.	COLORADO STATE HOUSE BILL 03-1221
TOTAL ACCESSIBLE DWELLING UNITS:	TOTAL ACCESSIBLE DWELLING UNITS:
TYPE A AND B UNITS REQUIRED:	POINTS REQUIRED:
TYPE A AND B UNITS PROVIDED:	POINTS PROVIDED:

### CITY OF AURORA APPROVALS

CITY ATTORNEY: \_\_\_\_\_ DATE: \_\_\_\_\_

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

PLANNING COMMISSION: \_\_\_\_\_ DATE: \_\_\_\_\_

CITY COUNCIL: \_\_\_\_\_ DATE: \_\_\_\_\_

ATTEST: \_\_\_\_\_ DATE: \_\_\_\_\_

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

**OWNER:**  
 TYLER JONES  
 PHONE: 303.371.3714

**ENGINEER:**  
 TERRA FORMA SOLUTIONS  
 3465 SOUTH GAYLORD COURT, A304  
 ENGLEWOOD, CO 80113

**SURVEYOR:**  
 AZTEC CONSULTANTS, INC.  
 300 E MINERAL STREET, SUITE 1  
 LITTLETON, CO 80122  
 PHONE: 303.713.1898  
 SHAUN LEE

**LANDSCAPE ARCHTECT:**  
 GALLOWAY  
 5500 GREENWOOD PLAZA BLVD, SUITE 200  
 GREENWOOD VILLAGE, CO 80111  
 303.770.8884  
 JONAH WEISS

SITE DATA	
LAND AREA	0.88 AC
SINGLE-FAMILY UNITS PROPOSED	9
SQUARE FOOTAGE OF BUILDINGS	1,920 SF
GROSS SQUARE FOOTAGE OF BUILDINGS	17,280 SF
NUMBER OF STORIES	2
MAXIMUM HEIGHT OF BUILDINGS	30 FT
ACTUAL HEIGHT OF BUILDINGS	28' - 7 3/4"
CONSTRUCTION TYPE	V-B
2015 IRC OCCUPANCY CLASSIFICATION	R-3 (NON-SPRINKLERED)
HARD SURFACE AREA	0.46 AC - 52.3%
OPEN SPACE	0.17 AC - 19.3%
LANDSCAPE AREA	0.25 AC - 28.4%
ZONING CLASIFICATION	R-3 (SUB AREA B)
LOT AREA	0.39 AC
TRACT AREA	0.49 AC

Please provide side, front and rear setbacks. Label accordingly and add to site data table. Third request.

Setbacks have been added to the table and shown on site plan.

PARKING COUNTS		
PARKING TYPE	REQUIRED <sup>(1)</sup>	PROVIDED <sup>(2)</sup>
STANDARD PARKING / DU	18	18
GUEST PARKING	4	8
SHARED PARKING	0	7
ACCESSIBLE PARKING (INCLUDED IN TOTAL)	1	1
TOTAL	22	33
BICYCLE PARKING SPACES REQUIRED <sup>(3)</sup>	2	9

Removed as Requested

Remove footnotes with next submission

Please explain in the LOI how the Shared Parking Agreement allows residents to utilize the adjacent parking lot. Provide information on which paragraph in the agreement allows for the use by residents and how it provides 7 additional spaces

Remove; second request

Removed as Requested

- REQUIRED PARKING COUNT  
 - 2 SPACES / DU (IF ATTACHED DWELLING CLASSIFICATION - TABLE 4.6-1)  
 - 1 SPACE / 1.5 DU (GUEST PARKING)
- PROVIDED PARKING COUNT  
 - EXISTING SHARED PARKING LOT STALLS (7 SHARED) SOUTH PARKING LOT  
 - 2 SPACES PER DWELLING UNIT (18 PROVIDED)  
 - 1 SPACE / DRIVEWAY (8 PROVIDED)
- BICYCLE PARKING SPACES  
 - REQUIRED 5% OF TOTAL PARKING SPACES = 2 SPACES  
 - PROVIDED 1 SPACE PER INDIVIDUAL GARAGES

### BENCHMARK:

CITY OF AURORA BENCHMARK NUMBER 5S6606NE001 BEING A CHISELED SQUARE LOCATED ON THE NORTHWEST CORNER OF AN INLET AT THE EAST PCR ON THE SOUTHEAST CORNER OF EAST HAMPDEN AVENUE AND EAST JEFFERSON AVENUE.

NAV088 ELEV=5711.53'

### OWNERS SIGNATURES:

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 THEREOF, \_\_\_\_\_ HAS CAUSED THESE  
 (CORPORATION, COMPANY, OR INDIVIDUAL)

PRESENTS TO BE EXECUTED THIS \_\_\_\_\_ DAY OF \_\_\_\_\_, A.D. \_\_\_\_\_

BY: \_\_\_\_\_  
 (PRINCIPALS OR OWNERS)

STATE OF COLORADO ) SS  
 )  
 COUNTY OF \_\_\_\_\_ )

THE FOREGOING INSTRUMENT WAS ACKNOWLEDGED BEFORE ME  
 THIS \_\_\_\_\_ DAY OF \_\_\_\_\_, A.D., \_\_\_\_\_

BY: \_\_\_\_\_  
 (PRINCIPALS OR OWNERS)

WITNESS MY HAND AND OFFICIAL SEAL

(NOTARY PUBLIC)

MY COMMISSION EXPIRES \_\_\_\_\_

NOTARY BUSINESS ADDRESS: \_\_\_\_\_

Text size doubled

Increase the font size of the sheet numbers.

Increase the size of the pagination numbers

DATE	REV. NO.	DESCRIPTION

MAHAL HOLDINGS LLC  
**3411 FAIRPLAY WAY - FILING NO.1**  
 COVER SHEET  
 E HAMPDEN AVENUE AND S CHAMBERS ROAD  
 AURORA, COLORADO

PROJ NO: FAIRPLAY  
 ENG: \_\_\_\_\_  
 DATE: 04/21/2023  
 SHEET NUMBER  
 1 OF 9





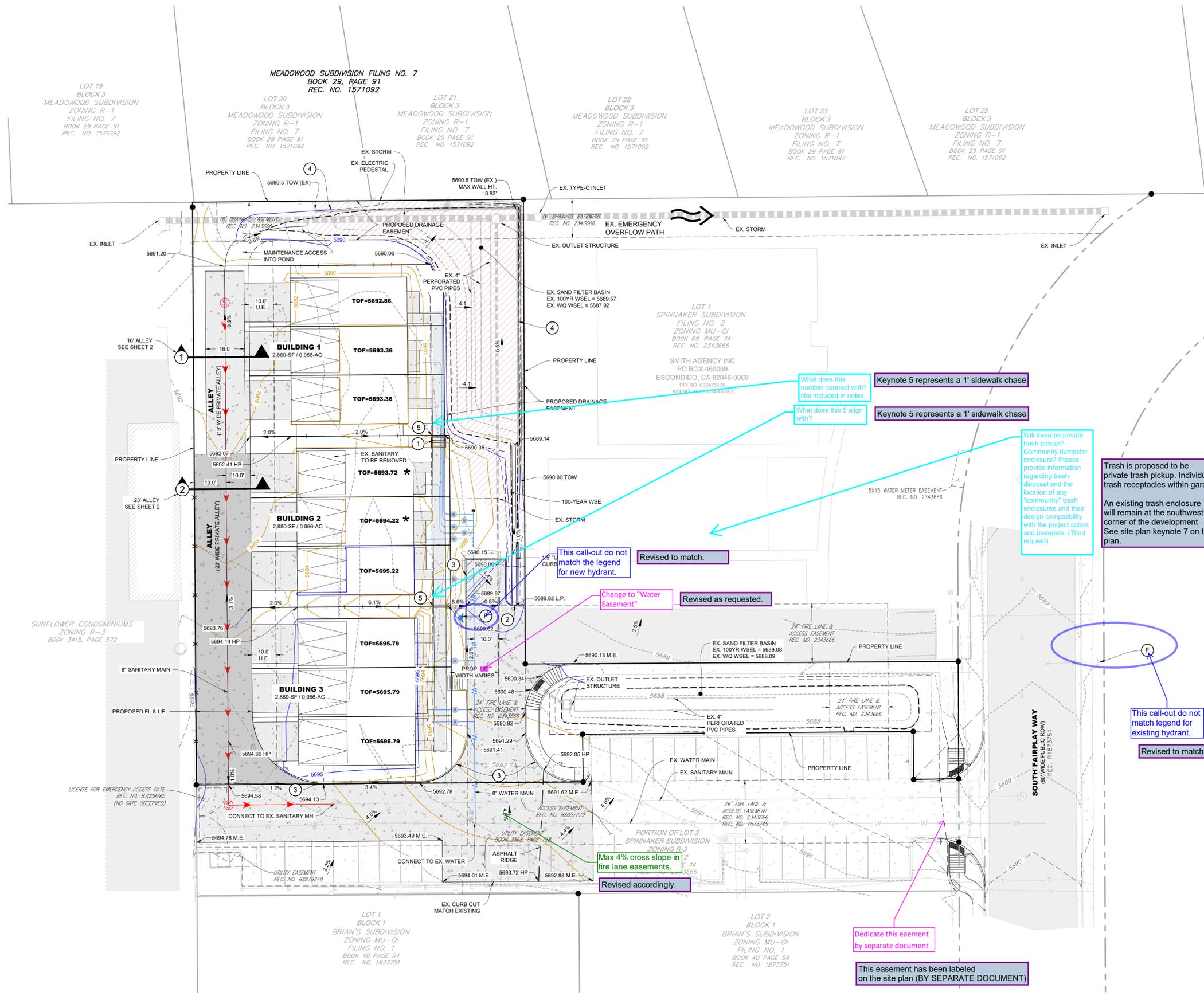




# 3411 FAIRPLAY WAY - FILING NO.1

## SITE PLAN

A PORTION OF LOT 2, SPINNAKER SUBDIVISION FILING NO. 2  
 LOCATED IN THE SOUTHEAST QUARTER OF SECTION 31, TOWNSHIP 4 SOUTH, RANGE 66 WEST  
 OF THE 6TH PRINCIPAL MERIDIAN, CITY OF AURORA, COUNTY OF ARAPAHOE, STATE OF COLORADO



### KEYNOTES:

- ① STAIRS WITH HAND RAIL
- ② 1.5' CURB CUT
- ③ 6" VERTICAL CURB AND GUTTER
- ④ EXISTING RETAINING WALL (TO REMAIN)
- ⑤ PR. 1' SIDEWALK CHASE
- ★ VISITABLE UNIT
- EF EX. FIRE HYDRANT
- PF PR. FIRE HYDRANT

### LEGEND:

- UTILITY EASEMENT (UE)
- EX. WATER MAIN
- PR. WATER MAIN
- EX. SANITARY SEWER
- PR. SANITARY SERVICE
- EX. STORM SEWER
- PR. STORM SEWER
- UG ELECTRIC LINE
- TELECOM LINE
- GAS LINE
- UG CABLE LINE

- 100.00 SPOT ELEVATION
- 100 PROPOSED MAJOR CONTOUR
- 100 PROPOSED MINOR CONTOUR
- 100 EXISTING MAJOR CONTOUR
- 100 EXISTING MINOR CONTOUR
- PROPOSED SWALE
- DRAINAGE FLOW ARROW
- PROPOSED RIDGE

### GRADING ABBREVIATIONS

- HP HIGH POINT
- LP LOW POINT
- TOF TOP OF FOUNDATION
- TOW TOP OF WALL

### NOTES:

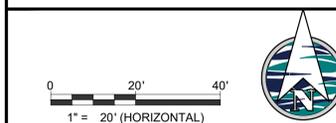
1. ALL STORM SEWER IS PRIVATE UNLESS OTHERWISE NOTED AS PUBLIC.
2. PRIVATE STORM SEWER TO BE MAINTAINED BY PROPERTY OWNER.
3. DETAILED LAYOUT AND DESIGN FOR PROPOSED CURB RAMPS WITHIN RIGHT OF WAY OR ALONG AN ACCESSIBLE ROUTE WILL BE COMPLETED WITH THE CIVIL PLANS.
4. THE SLOPE AWAY FROM THE BUILDING SHALL HAVE A MINIMUM GRADE OF FIVE (5) PERCENT FOR THE FIRST TEN FEET OR TO THE PROPERTY LINE, WHICHEVER OCCURS FIRST, THEN A MINIMUM OF TWO (2) PERCENT UNTIL THE SLOPE REACHES THE SWALE AROUND THE BUILDING.

REV. NO.	DESCRIPTION	DATE

MAHAL HOLDINGS LLC  
**3411 FAIRPLAY WAY - FILING NO.1**  
 GRADING AND UTILITY PLAN  
 E HAMPTON AVENUE AND S CHAMBERS ROAD  
 AURORA, COLORADO

PROJ NO: FAIRPLAY  
 ENG:  
 DATE: 04/21/2023

SHEET NUMBER  
 ---  
 5 OF 9



**811**  
 CALL BEFORE YOU DIG  
 811  
 OR  
 1-800-922-1987  
 UTILITY NOTIFICATION  
 CENTER OF COLORADO





# 3411 FAIRPLAY SITE PLAN

A PORTION OF LOT 2, SPINNAKER SUBDIVISION FILING NO. 2  
LOCATED IN THE SOUTHEAST QUARTER OF SECTION 31, TOWNSHIP 4 SOUTH, RANGE 66 WEST  
OF THE 6TH PRINCIPAL MERIDIAN, CITY OF AURORA, COUNTY OF ARAPAHOE, STATE OF COLORADO

## CITY OF AURORA NOTES:

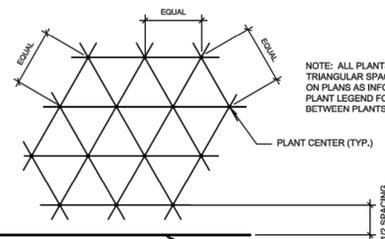
- ALL LANDSCAPE AREA ARE TO RECEIVE ORGANIC SOIL PREPARATION AT 4 CU. YDS / 1,000 SF.
- ALL FREE STANDING LIGHTS WITHIN THIS PLAN ARE POLE MOUNTED FIXTURES PER THE PHOTOMETRIC PLANS AND DETAILS.
- THE SURFACE MATERIAL OF WALKS AND PLAZAS ARE TO BE MEDIUM BROOM FINISHED STANDARD GRAY CONCRETE AND COLORED CONCRETE WITH SAND FINISH. VEHICULAR DRIVES AND PARKING LOTS ARE TO BE CONCRETE AND ASPHALT (REFER TO CIVIL PLANS)
- ALL UTILITY EASEMENTS SHALL REMAIN UNOBSTRUCTED AND FULLY ACCESSIBLE ALONG THEIR ENTIRE LENGTH FOR THE MAINTENANCE EQUIPMENT ENTRY.
- 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.
- ALL LANDSCAPED AREAS AND PLANT MATERIAL, EXCEPT FOR NON-IRRIGATED NATIVE, RESTORATIVE AND DRYLAND GRASS AREAS 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.
- 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 DISCOVERABLE. THE FIRE DEPARTMENT SHALL NOT BE DETERRED OR HINDERED FROM GAINING IMMEDIATE ACCESS TO EQUIPMENT OR HYDRANTS.
- A 5-FT CLEAR SPACE SHALL BE MAINTAINED AROUND THE FIRE HYDRANTS.
- LANDSCAPING MATERIAL SHOWN WITHIN THE SITE PLAN CANNOT ENCROACH ON FIRE LANE AREAS DEDICATED (OR DESIGNATED) AS FIRE LANE EASEMENTS (OR CORRIDORS).
- TREES MAY NOT BE PLACED WITHIN 8 FT OF ANY PUBLIC UTILITY.
- SHRUB BEDS VISIBLE FROM THE STREET SHALL BE MULCHED WITH 3" DEPTH SHREDDED GORILLA HAIR MULCH. WEED BARRIER IS REQUIRED UNDER COBBLE AND RIVER ROCK. NO WEED BARRIER IS REQUIRED UNDER WOOD MULCH. AREAS OF PERENNIALS AND ANNUALS TO BE MULCHED WITH 3" IN DEPTH OF GORILLA HAIR SHREDDED MULCH WITH NO WEED BARRIER NECESSARY.
- ALL PROPOSED LANDSCAPE WITHIN THE SIGHT TRIANGLE SHALL BE IN COMPLIANCE WITH CITY OF AURORA ROADWAY SPECIFICATIONS, SECTION 4.04.2.10.
- ALL CROSSINGS OR ENCROACHMENTS BY PRIVATE LANDSCAPE IRRIGATION LINES OR SYSTEMS INTO EASEMENTS AND STREET RIGHTS-OF-WAY OWNED BY THE CITY OF AURORA ARE ACKNOWLEDGED BY THE OWNER AS BEING SUBJECT TO CITY OF AURORA'S USE AND OCCUPANCY OF THE SAID EASEMENTS OR RIGHTS-OF-WAY. THE OWNER, 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 LINES OR SYSTEMS.

## IRRIGATION CONCEPT

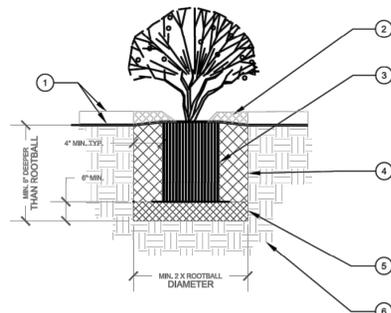
- AN AUTOMATIC IRRIGATION SYSTEM SHALL BE INSTALLED BY THE TIME OF FINAL INSPECTION. THE ENTIRE IRRIGATION SYSTEM SHALL BE INSTALLED BY A QUALIFIED IRRIGATION CONTRACTOR.
- THE IRRIGATION SYSTEM WILL HAVE APPROPRIATE BACKFLOW PREVENTION DEVICES INSTALLED TO PREVENT CONTAMINATION OF THE WATER SOURCE IF APPLICABLE.
- ALL NON-TURF/SEED PLANTED AREAS WILL BE DRIP IRRIGATED. TURF SOD/SEED SHALL RECEIVE POP-UP SPRAY IRRIGATION FOR HEAD TO HEAD COVERAGE.
- ALL PLANTS SHARING SIMILAR HYDROZONE CHARACTERISTICS SHALL BE PLACED ON A VALVE DEDICATED TO PROVIDE THE NECESSARY WATER REQUIREMENTS SPECIFIC TO THAT HYDROZONE.
- THE IRRIGATION SYSTEM SHALL BE DESIGNED AND INSTALLED, TO THE MAXIMUM EXTENT POSSIBLE, TO CONSERVE WATER BY USING THE FOLLOWING DEVICES AND SYSTEMS: MATCHED PRECIPITATION RATE TECHNOLOGY ON ROTOR AND SPRAY HEADS (WHEREVER POSSIBLE), RAIN SENSORS, AND SMART MULTI-PROGRAM COMPUTERIZED IRRIGATION CONTROLLERS FEATURING SENSORY INPUT CAPABILITIES.

Include a detail of the proposed 6' tall fence.  
Include material and color.

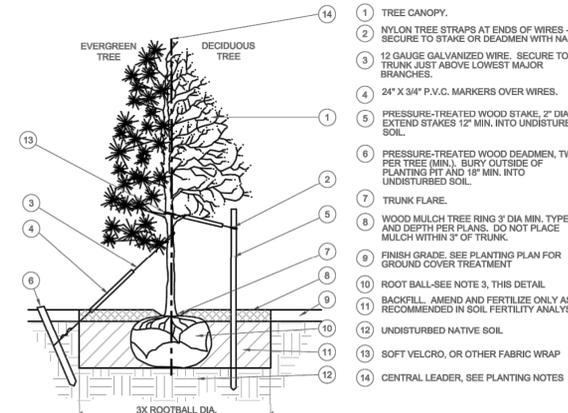
Response: Revised.  
fence will be unstained wood (ceder).



1 PLANT SPACING  
SCALE: NOT TO SCALE



2 SHRUB AND PERENNIAL DETAIL  
SCALE: NOT TO SCALE



3 TREE PLANTING DETAIL  
SCALE: NOT TO SCALE

- NOTES:
- SCARIFY SIDES OF PLANTING PIT PRIOR TO SETTING TREE.
  - REMOVE EXCESS SOIL APPLIED ON TOP OF THE ROOTBALL THAT COVERS THE ROOT FLARE. THE PLANTING HOLE DEPTH SHALL BE SUCH THAT THE ROOTBALL RESTS ON UNDISTURBED SOIL, AND THE ROOT FLARE IS 2" ABOVE FINISH GRADE.
  - CUT OFF BOTTOM 1/3 OF WIRE BASKET BEFORE PLACING TREE IN HOLE. CUT OFF AND REMOVE REMAINDER OF BASKET AFTER TREE IS SET IN HOLE. REMOVE ALL NYLON TIES, TWINE, ROPE, AND OTHER PACKING MATERIAL. REMOVE ALL BURLAP FROM AROUND ROOTBALL.
  - TREE WRAP IS NOT TO BE USED ON ANY NEW PLANTINGS, EXCEPT IN LATE FALL PLANTING SITUATIONS, AND ONLY THEN AFTER CONSULTATION WITH THE LANDSCAPE ARCHITECT. WHEN WRAPPING TREE, WRAP FROM TRUNK FLARE TO LOWEST MAJOR BRANCH.
  - REMOVE ALL NURSERY STAKES AFTER PLANTING.
  - FOR TREES OVER 3" CALIPER, USE THREE STAKES OR DEADEN (AS APPROPRIATE), SPACED EVENLY AROUND TREE.
  - DO NOT ALLOW AIR POCKETS TO FORM WHEN BACKFILLING.



STAKING EXAMPLES (PLAN VIEW)

## TREE PROTECTION NOTES:

- USE THE CITY OF AURORA'S TREE PROTECTION NOTES (IF AVAILABLE). TREE PROTECTION NOTES BELOW SHALL BE USED FOR FURTHER INTEGRATION.
- "PROTECTED ZONE" FOR EXISTING TREES: BEFORE BEGINNING ANY DEMOTION OR CONSTRUCTION OPERATIONS, THE CONTRACTOR SHALL INSTALL TEMPORARY FENCING AROUND ALL EXISTING TREES WITHIN THE CONSTRUCTION ZONE THAT ARE TO BE SAVED. THE FENCE SHALL BE INSTALLED NO CLOSER TO THE TREE THAN THE EDGE OF THE TREE'S PROTECTED ZONE, GENERALLY DEFINED AS THE AREA BEGINNING FIVE FEET OUTSIDE OF THE TREE'S DRIPLINE AND EXTENDING TOWARDS THE TREE (OR AS FAR AWAY FROM THE TRUNK AS PRACTICABLE). THE FENCING SHALL BE OF A MATERIAL AND HEIGHT ACCEPTABLE TO THE LANDSCAPE ARCHITECT. ALL CONTRACTORS AND THEIR CREWS SHALL NOT BE ALLOWED INSIDE THIS "PROTECTED ZONE" NOR SHALL THEY BE ALLOWED TO STORE OR DUMP FOREIGN MATERIALS WITHIN THIS AREA. NO WORK OF ANY KIND, INCLUDING TRENCHING, SHALL BE ALLOWED WITHIN THE PROTECTED ZONE EXCEPT AS DESCRIBED BELOW. THE FENCING SHALL REMAIN AROUND EACH TREE TO BE SAVED UNTIL THE COMPLETION OF CONSTRUCTION OPERATIONS.
- TEMPORARY MULCH: TO ALLEVIATE SOIL COMPACTION IN ANTICIPATED AREAS OF HIGH CONSTRUCTION TRAFFIC, AND ONLY WHERE FENCING CANNOT BE SET FIVE FEET OUTSIDE OF THE DRIPLINE, THE CONTRACTOR SHALL INSTALL A LAYER OF MULCH, 9"-12" THICK, OVER ALL EXPOSED EARTH FROM THE TREE TRUNK TO 5' OUTSIDE OF THE DRIPLINE. THIS LAYER SHALL BE MAINTAINED AT ALL TIMES DURING CONSTRUCTION. WHEN PLANTING OPERATIONS ARE COMPLETED, THE MULCH SHALL BE REDISTRIBUTED THROUGHOUT ALL PLANTING AREAS IN A 3" THICK "PERMANENT" MULCH LAYER.
- NECESSARY WORK: WHEN IT BECOMES NECESSARY TO ENTER THE "PROTECTED ZONE", SUCH AS FOR FINE GRADING, IRRIGATION INSTALLATION, AND PLANTING OPERATIONS, THE CONTRACTOR SHALL STRICTLY ADHERE TO THE FOLLOWING RULES:
  - EVERY EFFORT SHALL BE MADE TO PRESERVE THE EXISTING GRADE AROUND PROTECTED TREES IN AS WIDE AN AREA AS POSSIBLE.
  - TRENCHING WITHIN THE PROTECTED ZONE OF EXISTING TREES SHALL BE PERFORMED BY HAND, AND WITH EXTREME CARE NOT TO SEVER ROOTS 1-1/2" IN DIAMETER AND LARGER. WHERE ROOTS 1-1/2" IN DIAMETER AND LARGER ARE ENCOUNTERED, THE CONTRACTOR SHALL TUNNEL UNDER SAID ROOTS. EXPOSED ROOTS THAT HAVE BEEN TUNNELED UNDER SHALL BE WRAPPED IN WET BURLAP AND KEPT MOIST WHILE THE TRENCH IS OPEN.
  - WHERE ROOTS 1-1/2" IN DIAMETER OR LARGER MUST BE CUT DUE TO EXTENSIVE GRADE CHANGES, THOSE ROOTS MUST BE EXPOSED BY HAND DIGGING AND CUT CLEANLY. RAGGED CUTS GENERALLY DO NOT HEAL PROPERLY, AND MAY LEAVE THE TREE OPEN TO PESTS AND PATHOGENS.
  - WHERE TRENCHING NEAR TREES HAS ALREADY OCCURRED FROM PREVIOUS CONSTRUCTION OPERATIONS, THE CONTRACTOR SHALL MAKE EVERY EFFORT TO CONFINE HIS TRENCHING OPERATIONS TO THE PREVIOUSLY-CREATED TRENCHES, WHILE ADHERING TO THE CONDITIONS SET FORTH IN 3B.
- POTENTIAL CONFLICTS: THE CONTRACTOR SHALL NOTIFY THE OWNER AND ARBORIST SHOULD ANY POTENTIAL CONFLICTS ARISE BETWEEN THESE SPECIFICATIONS AND/OR LARGE ROOTS ENCOUNTERED IN THE FIELD, AND CONSTRUCTION OPERATIONS. THE CONTRACTOR SHALL NOT TAKE ANY ACTION IN SUCH CONFLICTS WITHOUT THE ARBORIST'S WRITTEN APPROVAL. THE ARBORIST SHALL HAVE FINAL AUTHORITY OVER ALL METHODS NECESSARY TO HELP ENSURE THE PROTECTION AND SURVIVAL OF EXISTING TREES.
- PRUNING: PRUNE ONLY THE TREES THAT ARE INDICATED ON THE PLANS AS REQUIRING PRUNING. PRUNE TREES ACCORDING TO INTERNATIONAL SOCIETY OF ARBORICULTURE / ANSI A300 STANDARDS:
  - REMOVE ALL DEAD WOOD.
  - PRUNE LIVE WOOD FOR HEALTH OR STRUCTURAL REASONS ONLY, INCLUDING THE NEED TO ELIMINATE DISEASE/ELIMINATE STRUCTURALLY UNSOUND GROWTH, REDUCE THE POTENTIAL FOR WIND TOPPLING OR WIND DAMAGE WITHIN LIMITED SPACE. DO NOT REMOVE MORE THAN 25% OF ANY TREE'S LIVE FOLIAGE IN ANY ONE GROWING SEASON. REFER TO THE INTERNATIONAL SOCIETY OF ARBORICULTURE/ANSI A300 STANDARDS, AND ONLY UNDER THE DIRECT SUPERVISION OF A LICENSED ARBORIST.
  - FINAL CUTS SHALL BE MADE JUST OUTSIDE THE SHOULDER RING AREA. EXTREMELY FLUSHED CUTS WHICH PROMOTE WOUND DRESSING SHALL NOT BE MADE.
  - ALL TRIMMING CUTS SHALL BE PERFORMED IN SUCH A MANNER AS TO PROMOTE THE NATURAL GROWTH AND SHAPE OF EACH TREE SPECIES.
  - IMPROPER PRUNING METHODS INCLUDING, BUT NOT LIMITED TO, "TOPPING", "TIPPING", "HEADING BACK", "DEHORNING", AND "LIONTAILING" WILL NOT BE ALLOWED. THE CONTRACTOR SHALL PAY FOR ALL WORK NECESSARY TO CORRECT SUCH PRUNING WHEN PERFORMED BY HIS CREWS OR SUBCONTRACTORS.
  - SHOULD THE CONTRACTOR REQUIRE MORE INFORMATION, THE CONTRACTOR SHALL CONTACT THE ISA AT (217) 355-9411 FOR A COPY OF THE ANSI A300 PRUNING STANDARDS. CONTRACTOR SHALL ADHERE TO THE METHODS AND PRACTICES SET FORTH IN THIS DOCUMENT.
- LANDSCAPE AND IRRIGATION (NATIVE TREES ONLY): ANY FUTURE LANDSCAPE AND IRRIGATION SHOULD ADHERE TO THE FOLLOWING GUIDELINES:
  - NO IRRIGATION OR PLANTING SHOULD OCCUR CLOSER THAN 8'-10" FROM THE TRUNK.
  - WHERE IRRIGATION DOES OCCUR WITHIN THE PROTECTED ZONE, DRIP IRRIGATION SHOULD BE USED WHEREVER POSSIBLE. ADDITIONALLY, ONLY PLANTS WITH LOW WATER NEEDS SHOULD BE PLANTED WITHIN THE PROTECTED ZONE, SPACED FAR APART WHERE CLOSE TO THE TRUNK. PLANTS MAY BE SPACED CLOSER TOGETHER NEAR THE EDGE OF THE PROTECTED ZONE.

Move to a different sheet. You may need an additional sheet to capture all of the needed elevations.

Response: This has been moved

## REQUIRED LANDSCAPING

PERIMETER	LENGTH	# REQUIRED	# PROVIDED
BUILDING 1 PERIMETER	156.5'	40	
5% TREES		2	1*
15% TALL SHRUBS		6	6
80% OTHER SHRUBS**		32	42*
**10 SHRUBS ADDED FOR 1 TREE			
BUILDING 2 PERIMETER	156.5'	40	
5% TREES		2	2
15% TALL SHRUBS		6	6
80% OTHER SHRUBS**		32	32
BUILDING 3 PERIMETER	156.5'	40	
5% TREES		2	2
15% TALL SHRUBS		6	6
80% OTHER SHRUBS**		32	32
**OR SHRUB EQUIVALENTS (1 SHRUB PER 3 ORNAMENTAL GRASSES)			
NON-STREET BUFFER SITE PERIMETER - COMMERCIAL	191' (EAST)	REQ./PROVD.	
TREES (ONE 3" CAL. PER 25')	25/25		
SHRUBS (5 PER 25')	8 / 8***		
SHRUBS (5 PER 25')	40 / 40***		
*** DUE TO EXISTING DETENTION POND, REQUIRED PLANTS ARE PROVIDED IN ALTERNATIVE LOCATIONS (2 TREES AND 16 SHRUBS)			
NON-STREET BUFFER SITE PERIMETER - RESIDENTIAL	136' (NORTH)	287' (WEST)	REQ./PROVD.
TREES (ONE 2" CAL. PER 40')	N/A / 25'		
SHRUBS (5 PER 40')	N/A		
(***)32 SHRUBS ARE LOCATED IN ALTERNATIVE LOCATIONS SEE NOTE FOR ADJUSTMENT			
ADDITIONAL PLANTS PROVIDED ALONG DETENTION PONDS:			
POND 1		POND 2	
100YR SURFACE AREA:	3,587 SF	2,402 SF	
DETENTION AREA:	5,279 SF	3,543 SF	
AREA OUTSIDE OF 100YR:	1,692 SF	1,141 SF	
POND: REQ/PROVD TREES (1/4000SF)	0/0	0/0	
POND: REQ/PROVD SHRUBS (10/4000SF)	4/4	3/3	
STREET TREES			
S. FAIR PLAY ST.: 1 TREE PER 40 LF	STREET FRONTAGE	REQ./PROVD.	
	48'	1 / 1	

This quantity is not being provided as 1 gallon grasses are being counted as an equivalent shrub. Increase the grass size to 5 gallon and then it will be equivalent.

Response: Revised 5GAL grasses are now being proposed.

15' and 5'

Response: Revised

4 shrubs.

Response: Revised to 4 shrubs.

What does the single asterisk mean?

Response: Revised. asterisk removed.



MAILBOX TYPE AND LOCATION SHALL BE APPROVED BY THE USPS BEFORE PURCHASE OR INSTALLATION.  
INSTALLATION SHALL BE ON A CONCRETE PAD AND MEET USPS REQUIREMENTS.  
MAILBOX COLOR SHALL BE TAN OR SANDSTONE

4 CLUSTERED MAILBOX (12 - UNIT)  
OR EQUAL SCALE: NTS

**oway**  
1155 Kelly Johnson Blvd., Suite 305  
Colorado Springs, CO 80920  
719.800.7720  
GalvanusUS.com

MAHAL HOLDINGS LLC  
3411 FAIRPLAY  
LANDSCAPE DETAILS  
E HAMIPDEN AVENUE AND S CHAMBERS ROAD  
AURORA, COLORADO

PRELIMINARY  
NOT FOR BIDDING  
NOT FOR CONSTRUCTION

PROJ NO: MHL1.20  
ENG:  
DATE: 04/21/2023  
SHEET NUMBER  
7 OF 9





**3411 FAIRPLAY WAY SUBDIVISION FILING NO.1**  
 A RESUBDIVISION OF A PORTION OF LOT 2, SPINNAKER SUBDIVISION FILING NO. 2  
 SITUATED IN THE SOUTHEAST QUARTER OF SECTION 31, TOWNSHIP 4 SOUTH, RANGE 66 WEST  
 OF THE 6TH PRINCIPAL MERIDIAN, CITY OF AURORA, COUNTY OF ARAPAHOE, STATE OF COLORADO

SHEET 3 OF 3

LOT 19  
BLOCK 3

LOT 20  
BLOCK 3

LOT 21  
BLOCK 3

LOT 22  
BLOCK 3

LOT 23  
BLOCK 3

LOT 25  
BLOCK 3

MEADOWWOOD SUBDIVISION FILING NO. 7  
BOOK 29, PAGE 91  
REC. NO. 1571092

LOT 1  
SPINNAKER SUBDIVISION  
FILING NO. 2  
BOOK 69, PAGE 74  
REC. NO. 2343666

This page is not needed

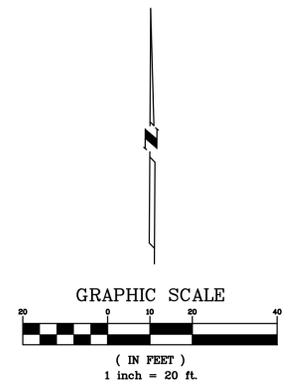
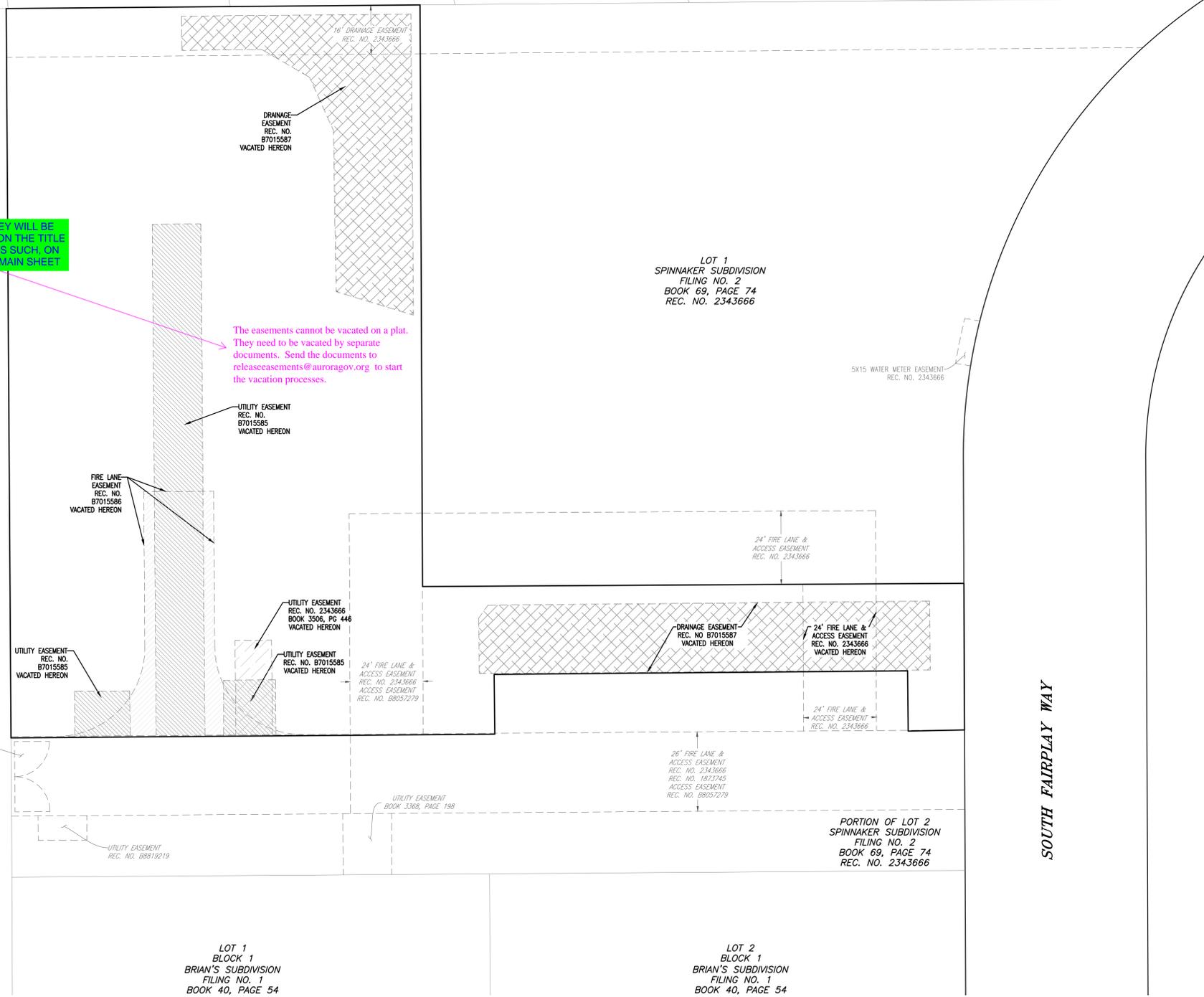
CONSIDERING THE EASEMENTS ON SHEET 3, WHILE THEY WILL BE VACATED BY SEPARATE DOCUMENTS, STILL SHOW UP ON THE TITLE COMMITMENT, WE CAN MORE CLEARLY SHOW THEM AS SUCH ON A SEPARATE SHEET RATHER THAN MIXED IN WITH THE MAIN SHEET

The easements cannot be vacated on a plat. They need to be vacated by separate documents. Send the documents to [releaseasements@auroragov.org](mailto:releaseasements@auroragov.org) to start the vacation processes.

SUNFLOWER CONDOMINIUMS  
SUBDIVISION  
BOOK 3415, PAGE 572

This should not be on the plat - no physical feature can or should be shown

THIS IS A RECORDED LICENSE AGREEMENT AND DOES NOT NECESSARILY DELINEATE A PHYSICAL FEATURE



**EASEMENT VACATION LEGEND**

	DRAINAGE EASEMENT REC. NO. B7015587, TO BE VACATED.
	UTILITY EASEMENT REC. NO. B7015585, TO BE VACATED.
	FIRE LANE EASEMENT REC. NO. B7015586, TO BE VACATED.
	UTILITY EASEMENT REC. NO. 2343666, BOOK 3506, PG 448, TO BE VACATED.

SOUTH FAIRPLAY WAY



PREPARED BY  
**EMK CONSULTANTS, INC.**  
 LAND DEVELOPMENT  
 ENGINEERING & SURVEYING  
 7006 SOUTH ALTON WAY, BLDG. F  
 CENTENNIAL, COLORADO 80112-2019  
 (303)694-1520 www.EMK.com  
 JOB NO. 13329

**3411 FAIRPLAY WAY  
 SUBDIVISION FILING NO. 1.**  
 DATE PREPARED: APRIL 18, 2023  
 APPLICANT/DEVELOPER  
**MAHAL HOLDINGS LLC.**  
 5807 S. DANUBE ST.  
 AURORA, CO. 80015  
**SHEET 3 OF 3**

V:\13329\_3411 Fairplay Way\Plan\Fairplay-FLA1.dwg, 3/16/2023, 11:05:02 AM, jhudson, 1:1