

March 16, 2018

City of Aurora Planning Department
Sara Ullman
15151 E Alameda Parkway, Suite 2300
Aurora, CO 80012

Re: **RESPONSES TO FIRST REVIEW – ILIFF STATION MULTI-FAMILY SITE PLAN MINOR AMENDMENT**
CASE NUMBER: 2015-4005-02

Dear Sara Ullman:

Enclosed herein is the second submittal for the Iliff Station Multi-Family Site Plan Minor Amendment. The comments that were provided February 13, 2018 have been addressed and are included with this letter.

Please let me know if you have any questions or require any additional information. We look forward to working with the City of Aurora through the review and approval process for this exciting project.

Sincerely,
Norris Design



Tom Ellenwood
Project Manager

PLANNING DEPARTMENT COMMENTS

1. Completeness and Clarity of the Application

Sheet C-1

- As previously communicated via email correspondence on 12/5/17, “The Data Table on the approved Site Plan must corrected to reflect allowed signage per Code Section 146-1609. For Large Multifamily Dwellings (more than 24 units), 96 square feet of sign area is allowed per street frontage. As this site abuts four (4) streets, the total allowed sign area is 384 square feet.” Please correct the Data Table to show 384 square feet of allowed sign area.

Response: The data table has been revised.

Sheet C-2

- Please remove the word "monument" from the sign labels. This titling is misleading.

Response: The labels have been changed to projecting signs to match the data table

- Please revise the Sign Data Table. The signs labeled as “banner” should be labeled as “Projecting Signs” as defined in zoning code. In addition, these signs are two-sided, please account for the sign area on both sign faces in the Data Table.

Response: The banners have been revised to projecting signs. Labels for single sided (SF) and two-sided (DF) have been added.

- Please revise the Sign Data Table to include the sign area for both sign faces of the proposed monument signs.

Response: The data table has been revised.

- Please revise the Sign Data Table regarding illumination for the monument signs. The illumination method must be changed to comply with code. Please see redline comments on Details Sheet for specifics.

Response: The signs have been revised to be back lit letters.

- Please specify that the proposed wall sign is a “Project Identification Sign”. Furthermore, the maximum sign area allowed for Project Identification signs is 40 square feet. The proposed Project Identification wall sign must be reduced in size by 20 square feet in order to comply with code requirements.

Response: The sign name has been revised. The sign has been reduced in size.

Sheets L1.01, L2.01, and L2.05

- Please fix the text errors.

Response: Text errors have been fixed.

Sheet L4.03

- Please indicate if Monument C Sign and Monument B Sign are two-sided.

Response: Monument C and B are both two-sided. This has been added to the Data Table and the details.

- Please refer to the “banner signs” as “Projecting Signs” per zoning code definitions. Ensure this is consistent on all sheets.

Response: This title has been revised.

- The proposed internally illuminated monument signs must be revised to comply with illumination requirements. Per Code section 146-1614 "If a sign is to be illuminated, all letters on a sign shall be individually illuminated from an internal source, with the exception that wall signs are permitted to be illuminated entirely from downcast architectural lighting fixtures. A uniformly backlighted sign face is not permitted on any sign."

Response: The signs have been revised to have back lit letters.

- Please revise monument sign lettering to meet code criteria regarding design. Code Section 146-1614 requires "All letters on a sign shall be individual 3-D, engraved, or projecting can type. Cabinet signs are not allowed."

Response: The signs have been revised to meet code requirements.

- Please provide the required base for Monument B Sign. This can be achieved by providing a band of stacked onyx brick in keeping with the aesthetic of Monument C Sign. Per Code Section 146-1614, "All monument style signs shall include a base constructed from the same "primary" materials as used on the main building."

Response: The required base has been provided.

- The proposed wall sign is defined as a Project Identification Sign in code. Please ensure it is labeled as such on all sheets. In addition, per Code Section 146-1614, the maximum allowed sign area for Project Identification signs is limited to 40 square feet. This sign is showing an area of over 60 square feet. Please reduce the sign area by 20 square feet in order to comply with zoning code provisions.

Response: The sign name has been revised. The sign has been reduced in size.

Elevation Sheets

- Sheet numbers are required on all elevation sheets.

Response: Sheet numbers have been added.

- Please correctly label what are shown as banner signs as "Projecting Signs". Ensure this is consistent on all sheets.

Response: Labels have been revised.

- Please label the clearance from the ground for all Projecting Signs.

Response: The clearance has been added.

- The proposed Project Identification Wall Sign exceeds the permitted sign area by 20 square feet. It will need to be reduced in size in order to comply with zoning code provisions.

Response: The sign has been reduced in size.

2. Landscaping (Kelly Bish/ (303) 739-7189/ kbish@auroragov.org)

- Please correct the text error on Sheet L1.01.

Response: Text errors have been corrected.

REFERRAL COMMENTS FROM OTHER DEPARTMENTS AND AGENCIES

3. Real Property (Darren Akrie / (303) 739-7331 / dakrie@auroragov.org)

Please include distance of sign from Right of Way line or property line. Please note that there is a 10' Utility easement located around the interior perimeter of this property and no portion of the sign can encroach within the easement unless a license agreement has been attained. If you are required a license agreement please Contact Grace Gray in Real Property at 303-739-7300 or ggray@auroragov.org for submittal requirements. Once Grace receives what she needs, it usually takes 4-6 weeks to complete the process. The License must be complete and ready to record before we will record the site plan. Grace needs to have received your packet by the time I receive your next submittal from Planning or you may not have your project approved by the proposed date given on your timeline.

Response: A dimension line has been added. The signs are located outside of the 10' utility easement.

4. Traffic Engineering (Victor Rachael / (303) 739-7529/ vrachael@auroragov.org)

Sheet L2.05

- Please shift the proposed Monument B Sign to the west for increased sight distance from the stop bar position.

Response: A storm sewer is located to the west, preventing the sign from moving any farther west.



Know what's below. Call before you dig.

THE LOCATIONS OF EXISTING UNDERGROUND UTILITIES ARE SHOWN IN AN APPROXIMATE WAY ONLY AND HAVE NOT BEEN INDEPENDENTLY VERIFIED BY THE CONTRACTOR...

NOTICE: CONSTRUCTION SITE SAFETY IS THE SOLE RESPONSIBILITY OF THE CONTRACTOR...

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STEELWAVE, LLC
2050 MAIN STREET
IRVINE, CA 92614
DENNIS CAVALLARI

CLIENT NAME
ILIFF STATION APARTMENTS
LOT 1, BLOCK 2
SOUTHEAST CROSSING
COVER SHEET

DATE 03/04/16

SP MYLAR 2 DELTA 1 - REVISIONS
SP MYLAR 2 DELTA 2 - REVISIONS
SP MYLAR 2 DELTA 3 - REVISIONS
01-15-2016

REVISIONS

DR. NTA CH. --
P.M. BG

BOOK --
JOB 14.102

SHEET NO. C-1

CAD FILE: 14.102-COVERSHEET

ILIFF STATION MULTI-FAMILY

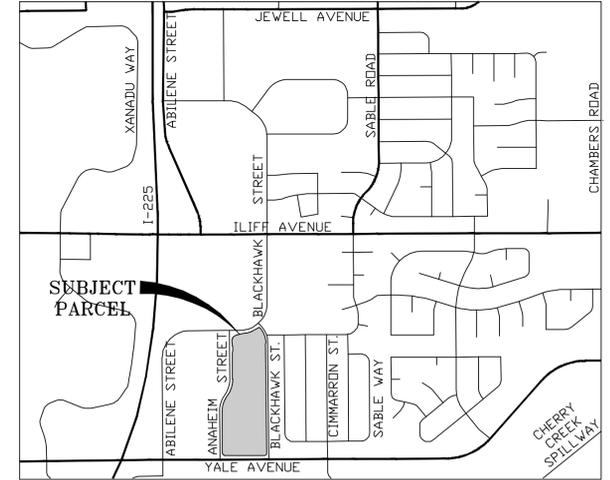
SITE PLAN

W. 1/2 OF THE SW 1/4 OF SECTION 30, TOWNSHIP 4 SOUTH, RANGE 66 WEST
OF THE SIXTH PRINCIPAL MERIDIAN,
COUNTY OF ARAPAHOE, STATE OF COLORADO
CASE NO.: 2015-4005-00

LEGEND table with symbols for property boundary, proposed storm, existing storm, etc.

GENERAL NOTES:

- 1. THE DEVELOPER, HIS SUCCESSORS & ASSIGNS, INCLUDING THE HOMEOWNERS OR MERCHANTS ASSOCIATION, SHALL BE RESPONSIBLE FOR INSTALLATION, MAINTENANCE & REPLACEMENT OF ALL FIRE LANE SIGNS AS REQUIRED BY THE CITY OF AURORA.
2. ALL SIGNS MUST CONFORM TO THE CITY OF AURORA SIGN CODE...
3. RIGHT OF WAY FOR INGRESS & EGRESS FOR SERVICE & EMERGENCY VEHICLES IS GRANTED OVER, ACROSS, ON & THROUGH ANY & ALL PRIVATE ROADS & WAYS NOW OR HEREAFTER ESTABLISHED ON THE DESCRIBED PROPERTY...



VICINITY MAP
SCALE: 1" = 1,000'

Sheet List Table with columns for Sheet Number and Sheet Title, listing sheets C-1 through L6.02 and A-1 through A-10.

Table listing building elevations: A-2 BLDG F, H, & M ELEVATION (STYLE B), A-3 BLDG B & C ELEVATION (STYLE B), etc.

IMPLEMENTATION TABLE with columns for Phase, Building No., No. Total Units, No. ADA Units, Type A, and Type B, detailing units for recreation center and various buildings.

Maximum sign area has been revised.

As previously communicated via email correspondence on 12/5/17, "The Data Table on the approved Site Plan must be corrected to reflect allowed signage per Code Section 146-1609. For Large Multifamily Dwellings (more than 24 units), 96 square feet of sign area is allowed per street frontage. As this site abuts four (4) streets, the total allowed sign area is 384 square feet."

ARCHITECT: KTYG GROUP, INC
820 16TH STREET, SUITE 500
DENVER, CO 80202
CONTACT: NATHAN SCIARRA, AIA
PH:(303) 825-6400

CIVIL ENGINEER: ATWELL
143 UNION BLVD., SUITE 700
LAKEWOOD, CO 80228
CONTACT: JEFF FRENCH, PE
PH:(303) 462-1100

FACTS:

CAVALLARI 4
REET 4
EE, ALCP 7

SITE DATA table with columns for Land Area, Number of Units, Number of Buildings, etc., and a row for Permitted Maximum Sign Area (Sq. Ft.) with a value of 4,106 circled in red.

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...

IN WITNESS WHEREOF _____ HAS CAUSED THESE PRESENTS TO BE EXECUTED THIS ____ DAY OF ____ AD.

ILIFF STATION FEE LLC,
A DELAWARE LIMITED LIABILITY COMPANY

BY: _____
NAME: _____
TITLE: _____

STATE OF COLORADO _____)SS
COUNTY OF _____)
THE FOREGOING INSTRUMENT WAS ACKNOWLEDGED BEFORE ME THIS ____ DAY OF ____ AD, ____ BY _____

WITNESS MY HAND AND OFFICIAL SEAL
NOTARY _____ SEAL
(NOTARY PUBLIC)
MY COMMISSION EXPIRES _____
NOTARY BUSINESS ADDRESS: _____

CITY OF AURORA APPROVALS:

CITY ATTORNEY: _____ DATE: _____

PLANNING DIRECTOR: _____ DATE: _____

CITY CLERK: _____ DATE: _____

CITY COUNCIL: _____ DATE: _____
(MAYOR)

ATTEST: _____ DATE: _____
(CITY CLERK)

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: _____

LEGAL DESCRIPTION

LOTS 1 & 2 & TRACTS A, B, & C
BLOCK 1, ILIFF STATION SUBDIVISION
FILING NO. 1

BENCHMARK:

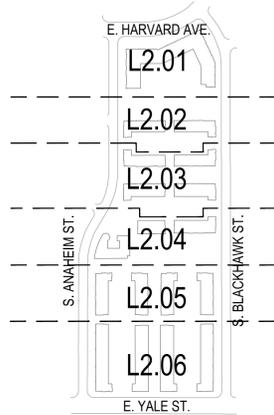
NGS CONTROL POINT "F 407" BEING A STRE EEL PIN WITH A CENTER PUNCH IN A RANGE BOX AT THE INTERSECTION OF CHAMBERS ROAD AND YALE AVENUE AND AS DESCRIBED BY NGS IN 1984.
ELEVATION = 5615.94 FEET (NAVD '88 DATUM)

THIS SIGNATURE PAGE TO THE ILIFF STATION MULTI-FAMILY SITE PLAN (THE "SITE PLAN") IS BEING RE-RECORDED FOR THE SOLE PURPOSE OF DELETING THE SIGNATURE BLOCK FOR THE PLANNING COMMISSION CHAIRPERSON WHICH IS NOT A REQUIRED SIGNATURE, AND TO ADD THE SIGNATURE OF THE CITY CLERK THAT WAS MISTAKENLY LEFT OFF THE APPROVED SITE PLAN AS RECORDED ON MARCH 18, 2016 IN BOOK 481, PAGE 53 AT RECEPTION NO. D6027822. THE SITE PLAN AS RECORDED ON MARCH 18, 2016 REMAINS IN FULL FORCE AND EFFECT AS OF THE DATE IT WAS ORIGINALLY RECORDED.

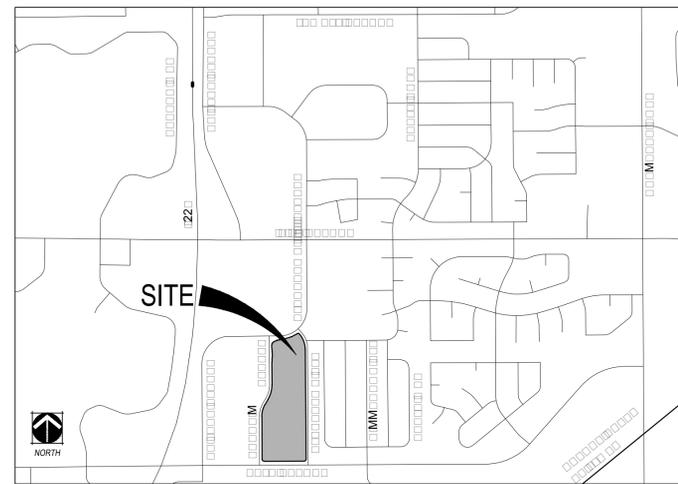
SHEET INDEX

- L1.01 NOTES AND SCHEDULE
- L1.02 NOTES AND SCHEDULE
- L1.03 NOTES AND SCHEDULE
- L1.04 PLANT LIST
- L2.01 LANDSCAPE PLAN
- L2.02 LANDSCAPE PLAN
- L2.03 LANDSCAPE PLAN
- L2.04 LANDSCAPE PLAN
- L2.05 LANDSCAPE PLAN
- L2.06 LANDSCAPE PLAN
- L3.01 LANDSCAPE ENLARGEMENTS
- L3.02 LANDSCAPE ENLARGEMENTS
- L4.01 LANDSCAPE DETAILS
- L4.02 LANDSCAPE DETAILS
- L4.03 LANDSCAPE DETAILS (MONUMENTS)
- L5.01 HYDRO-ZONE MAP
- L6.01 SITE TREE INVENTORY MAP
- L6.02 SITE TREE INVENTORY TABLE

SHEET KEY MAP



VICINITY MAP



AREA NAME	WATER CONSERVING IRRIGATION (NON-SOD)	NON-WATER CONSERVING IRRIGATION (SOD)	NON-IRRIGATED AREA	TOTAL AREA
SITE	97,116 SF	47,551 SF	512,158 SF	656,825 SF



1. THESE PLANS SHALL NOT BE UTILIZED FOR CONSTRUCTION OR PERMITTING UNLESS STATED FOR SUCH USE IN THE TITLE BLOCK.
2. DRAWINGS ARE INTENDED TO BE PRINTED ON 24 X 36 PAPER. PRINTING THESE DRAWINGS AT A DIFFERENT SIZE WILL IMPACT THE SCALE. VERIFY THE GRAPHIC SCALE BEFORE REFERENCING ANY MEASUREMENTS ON THESE SHEETS. THE RECIPIENT OF THESE DRAWINGS SHALL BE RESPONSIBLE FOR ANY ERRORS RESULTING FROM INCORRECT PRINTING, COPYING, OR ANY OTHER CHANGES THAT ALTER THE SCALE OF THE DRAWINGS.
3. VERIFY ALL PLAN DIMENSIONS PRIOR TO START OF CONSTRUCTION. NOTIFY THE OWNER'S REPRESENTATIVE TO ADDRESS ANY QUESTIONS OR CLARIFY ANY DISCREPANCIES.
4. WRITTEN DIMENSIONS TAKE PRECEDENCE OVER SCALED DIMENSIONS.
5. SUBMIT A CHANGE ORDER FOR APPROVAL FOR ANY CHANGES TO WORK SCOPE RESULTING FROM FIELD CONDITIONS OR DIRECTION BY OWNER'S REPRESENTATIVE WHICH REQUIRE ADDITIONAL COST TO THE OWNER PRIOR TO PERFORMANCE OF WORK.
6. THE CONTRACTOR SHALL PROVIDE A STAKED LAYOUT OF ALL SITE IMPROVEMENTS FOR INSPECTION BY THE OWNER'S REPRESENTATIVE AND MAKE MODIFICATIONS AS REQUIRED. ALL LAYOUT INFORMATION IS AVAILABLE IN DIGITAL FORMAT FOR USE BY THE CONTRACTOR.
7. IF A GEOTECHNICAL SOILS REPORT IS NOT AVAILABLE AT THE TIME OF CONSTRUCTION, NORRIS DESIGN RECOMMENDS A REPORT BE AUTHORIZED BY THE OWNER AND THAT ALL RECOMMENDATIONS OF THE REPORT ARE FOLLOWED DURING CONSTRUCTION. THE CONTRACTOR SHALL USE THESE CONTRACT DOCUMENTS AS A BASIS FOR THE BID. IF THE OWNER ELECTS TO PROVIDE A GEOTECHNICAL REPORT, THE CONTRACTOR SHALL REVIEW THE REPORT AND SUBMIT AN APPROPRIATE CHANGE ORDER TO THE OWNER'S REPRESENTATIVE IF ADDITIONAL COSTS ARE REQUESTED.
8. CONTRACTOR SHALL CONFIRM THAT SITE CONDITIONS ARE SIMILAR TO THE PLANS, WITHIN TOLERANCES STATED IN THE CONTRACT DOCUMENTS, AND SATISFACTORY TO THE CONTRACTOR PRIOR TO START OF WORK. SHOULD SITE CONDITIONS BE DIFFERENT THAN REPRESENTED ON THE PLANS OR UNSATISFACTORY TO THE CONTRACTOR, THE CONTRACTOR SHALL CONTACT THE OWNER'S REPRESENTATIVE FOR CLARIFICATION AND FURTHER DIRECTION.
9. CONTRACTOR IS RESPONSIBLE TO PAY FOR, AND OBTAIN, ANY REQUIRED APPLICATIONS, PERMITTING, LICENSES, INSPECTIONS AND METERS ASSOCIATED WITH WORK.
10. THE CONTRACTOR SHALL BE RESPONSIBLE FOR ANY FINES OR PENALTIES ASSESSED TO THE OWNER RELATING TO ANY VIOLATIONS OR NON-COMFORMANCE WITH THE PLANS, SPECIFICATIONS, CONTRACT DOCUMENTS, JURISDICTIONAL CODES, AND REGULATORY AGENCIES.
11. THE CONTRACTOR SHALL BE RESPONSIBLE FOR COORDINATION OF ALL UTILITY LOCATES PRIOR TO ANY EXCAVATION. REFER TO ENGINEERING UTILITY PLANS FOR ALL PROPOSED UTILITY LOCATIONS AND DETAILS. NOTIFY OWNER'S REPRESENTATIVE IF EXISTING OR PROPOSED UTILITIES INTERFERE WITH THE ABILITY TO PERFORM WORK.
12. UNLESS IDENTIFIED ON THE PLANS FOR DEMOLITION OR REMOVAL, THE CONTRACTOR IS RESPONSIBLE FOR THE COST TO REPAIR UTILITIES, ADJACENT OR EXISTING LANDSCAPE, ADJACENT OR EXISTING PAVING, OR ANY PUBLIC AND PRIVATE PROPERTY THAT IS DAMAGED BY THE CONTRACTOR OR THEIR SUBCONTRACTOR'S OPERATIONS DURING INSTALLATION, ESTABLISHMENT OR DURING THE SPECIFIED MAINTENANCE PERIOD. ALL DAMAGES SHALL BE REPAIRED TO PRE-CONSTRUCTION CONDITIONS AS DETERMINED BY THE OWNER'S REPRESENTATIVE. CONTRACTOR SHALL BE RESPONSIBLE FOR LOGGING ANY DAMAGES PRIOR TO START OF CONSTRUCTION AND DURING THE CONTRACT PERIOD.
13. ALL WORK SHALL BE CONFINED TO THE AREA WITHIN THE CONSTRUCTION LIMITS AS SHOWN ON THE PLANS. ANY AREAS OR IMPROVEMENTS DISTURBED OUTSIDE THESE LIMITS SHALL BE RETURNED TO THEIR ORIGINAL CONDITION AT THE CONTRACTOR'S EXPENSE. IN THE EVENT THE CONTRACTOR REQUIRES A MODIFICATION TO THE CONSTRUCTION LIMITS, WRITTEN PERMISSION MUST BE OBTAINED FROM THE OWNER'S REPRESENTATIVE PRIOR TO ANY DISTURBANCE OUTSIDE OF THE LIMITS OF WORK.
14. THE CONTRACTOR SHALL BE RESPONSIBLE FOR THE REPAIR OF ANY OF THEIR TRENCHES OR EXCAVATIONS THAT SETTLE.
15. THE CONTRACTOR SHALL BE RESPONSIBLE TO PREPARE AND SUBMIT A TRAFFIC CONTROL PLAN TO THE APPROPRIATE JURISDICTIONAL AGENCIES AND THE OWNER'S REPRESENTATIVE IF THEIR WORK AND OPERATIONS AFFECT OR IMPACT THE PUBLIC RIGHTS-OF-WAY. OBTAIN APPROVAL PRIOR TO ANY WORK WHICH AFFECTS OR IMPACTS THE PUBLIC RIGHTS-OF-WAY. THE CONTRACTOR SHALL BE RESPONSIBLE FOR ANY FINES OR PENALTIES ASSESSED TO THE OWNER RELATING TO THIS REQUIREMENT DURING THE CONTRACT PERIOD.
16. 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.
17. COORDINATE SITE ACCESS, STAGING, STORAGE AND CLEANOUT AREAS WITH OWNER'S REPRESENTATIVE.

18. CONTRACTOR IS RESPONSIBLE FOR PROVIDING TEMPORARY SAFETY FENCING AND BARRIERS AROUND ALL IMPROVEMENTS SUCH AS WALLS, PLAY STRUCTURES, EXCAVATIONS, ETC. ASSOCIATED WITH THEIR WORK UNTIL SUCH FACILITIES ARE COMPLETELY INSTALLED PER THE PLANS, SPECIFICATIONS AND MANUFACTURER'S RECOMMENDATIONS.
19. CONTRACTOR SHALL BE RESPONSIBLE FOR PROTECTION OF THEIR MATERIAL STOCK PILES AND WORK FROM VANDALISM, EROSION OR UNINTENDED DISTURBANCE DURING THE CONSTRUCTION PERIOD AND UNTIL FINAL ACCEPTANCE IS ISSUED.
20. THE CONTRACTOR SHALL KNOW, UNDERSTAND AND ABIDE BY ANY STORM WATER POLLUTION PREVENTION PLAN (SWPPP) ASSOCIATED WITH THE SITE. IF A STORM WATER POLLUTION PREVENTION PLAN IS NOT PROVIDED BY THE OWNER'S REPRESENTATIVE, REQUEST A COPY BEFORE PERFORMANCE OF ANY SITE WORK.
21. MAINTAIN ANY STORM WATER MANAGEMENT FACILITIES THAT EXIST ON SITE FOR FULL FUNCTIONALITY. THE CONTRACTOR SHALL INSTALL AND MAINTAIN ANY NEW STORM WATER MANAGEMENT FACILITIES THAT ARE IDENTIFIED IN THE SCOPE OF WORK TO FULL FUNCTIONALITY. THE CONTRACTOR SHALL BE RESPONSIBLE FOR ANY FINES OR PENALTIES ASSESSED TO THE OWNER FOR FAILURE TO MAINTAIN STORM WATER MANAGEMENT FACILITIES DURING THE CONTRACT PERIOD.
22. THE CONTRACTOR SHALL PREVENT SEDIMENT, DEBRIS AND ALL OTHER POLLUTANTS FROM EXITING THE SITE OR ENTERING THE STORM SEWER SYSTEM DURING ALL DEMOLITION OR CONSTRUCTION OPERATIONS THAT ARE PART OF THIS PROJECT. THE CONTRACTOR SHALL BE RESPONSIBLE FOR ANY FINES OR PENALTIES ASSESSED TO THE OWNER RELATING TO THESE REQUIREMENTS DURING THEIR CONTRACTED COURSE OF WORK.
23. THE CONTRACTOR SHALL BE RESPONSIBLE TO PREVENT ANY IMPACTS TO ADJACENT WATERWAYS, WETLANDS, OR OTHER ENVIRONMENTALLY SENSITIVE AREAS RESULTING FROM WORK DONE AS PART OF THIS PROJECT. THE CONTRACTOR SHALL BE RESPONSIBLE FOR ANY FINES OR PENALTIES ASSESSED TO THE OWNER RELATING TO THESE STANDARDS DURING THEIR CONTRACTED COURSE OF WORK.
24. THE CONTRACTOR AND/OR THEIR AUTHORIZED AGENTS SHALL INSURE THAT ALL LOADS OF CONSTRUCTION MATERIAL IMPORTED TO OR EXPORTED FROM THE PROJECT SITE SHALL BE PROPERLY COVERED TO PREVENT LOSS OF MATERIAL DURING TRANSPORT. TRANSPORTATION METHODS ON PUBLIC RIGHT-OF WAYS SHALL CONFORM TO JURISDICTIONAL REQUIREMENTS. THE CONTRACTOR SHALL BE RESPONSIBLE FOR ANY FINES OR PENALTIES ASSESSED TO THE OWNER RELATING TO THESE REQUIREMENTS.
25. THE CLEANING OF EQUIPMENT IS PROHIBITED AT THE JOB SITE UNLESS AUTHORIZED BY THE OWNER'S REPRESENTATIVE IN A DESIGNATED AREA. THE DISCHARGE OF WATER, WASTE CONCRETE, POLLUTANTS, OR OTHER MATERIALS SHALL ONLY OCCUR IN AREAS DESIGNATED FOR SUCH USE AND APPROVED BY THE OWNER'S REPRESENTATIVE.
26. THE CLEANING OF CONCRETE EQUIPMENT IS PROHIBITED AT THE JOB SITE EXCEPT IN DESIGNATED CONCRETE WASHOUT AREAS. THE DISCHARGE OF WATER CONTAINING WASTE CONCRETE IN THE STORM SEWER IS PROHIBITED.
27. OPEN SPACE SWALES: IF SWALES ARE EXISTING ON SITE AND ARE NOT INTENDED TO BE MODIFIED AS PART OF THE PLANS, THE CONTRACTOR SHALL BE RESPONSIBLE TO MAINTAIN THE CONVEYANCE OF WATER WITHIN THE SWALES DURING THE CONTRACT PERIOD. THE CONTRACTOR SHALL BE RESPONSIBLE FOR ANY DIVERSION OR PUMPING OF WATER IF REQUIRED TO COMPLETE WORK. ANY SWALES DISTURBED BY THE CONTRACTOR SHALL BE REPAIRED/RESTORED TO THEIR ORIGINAL CONDITION. IF THE SWALE NEEDS TO BE DISTURBED OR MODIFIED FOR ANY REASON, THE CONTRACTOR SHALL NOTIFY THE OWNER'S REPRESENTATIVE FOR APPROVAL PRIOR TO DISTURBANCE.
28. DETENTION AND WATER QUALITY PONDS: IF DETENTION PONDS AND WATER QUALITY PONDS ARE EXISTING ON SITE AND ARE NOT INTENDED TO BE MODIFIED AS PART OF THE PLANS, THE CONTRACTOR SHALL MINIMIZE DISTURBANCE TO THE PONDS, DRAINAGE STRUCTURES AND SPILLWAYS DURING CONSTRUCTION. ALL PONDS, DRAINAGE STRUCTURES AND SPILLWAYS SHALL BE MAINTAINED IN OPERABLE CONDITIONS AT ALL TIMES. ANY POND OR SPILLWAY AREAS DISTURBED BY THE CONTRACTOR SHALL BE REPAIRED/RESTORED TO THEIR ORIGINAL CONDITION. IF THE POND NEEDS TO BE DISTURBED OR MODIFIED FOR ANY REASON, THE CONTRACTOR SHALL NOTIFY THE OWNER'S REPRESENTATIVE FOR APPROVAL PRIOR TO DISTURBANCE.
29. MAINTENANCE ACCESS BENCHES: IF MAINTENANCE BENCHES OR ACCESS ROADS EXIST ON SITE AND ARE NOT INTENDED TO BE MODIFIED AS PART OF THE PLANS, THE CONTRACTOR SHALL MINIMIZE DISTURBANCE TO THE BENCHES OR ACCESS ROADS DURING CONSTRUCTION. ANY BENCHES OR ACCESS ROADS DISTURBED BY THE CONTRACTOR SHALL BE REPAIRED/RESTORED TO THEIR ORIGINAL CONDITION. THE CONTRACTOR SHALL MAINTAIN ACCESS TO ALL EXISTING BENCHES AND ACCESS ROADS DURING THE CONSTRUCTION PERIOD. IF ACCESS NEEDS TO BE BLOCKED FOR ANY REASON, THE CONTRACTOR SHALL NOTIFY THE OWNER'S REPRESENTATIVE FOR APPROVAL PRIOR TO INTERRUPTION OF ACCESS.
30. 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.

NOT FOR CONSTRUCTION

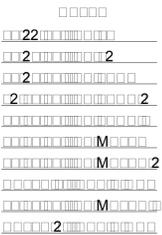
CHECKED BY: JC
DRAWN BY: TD /WBW



1101 Bannock Street
Denver, Colorado 80204
P 303.892.1166
F 303.892.1186

ILIFF STATION
SITE PLAN - SUBMITTAL
AURORA, COLORADO

DENNIS CAVALLARI
400 E. THIRD AVE. SUITE 500
FOSTER CITY, CA 94404



NOTES AND SCHEDULE

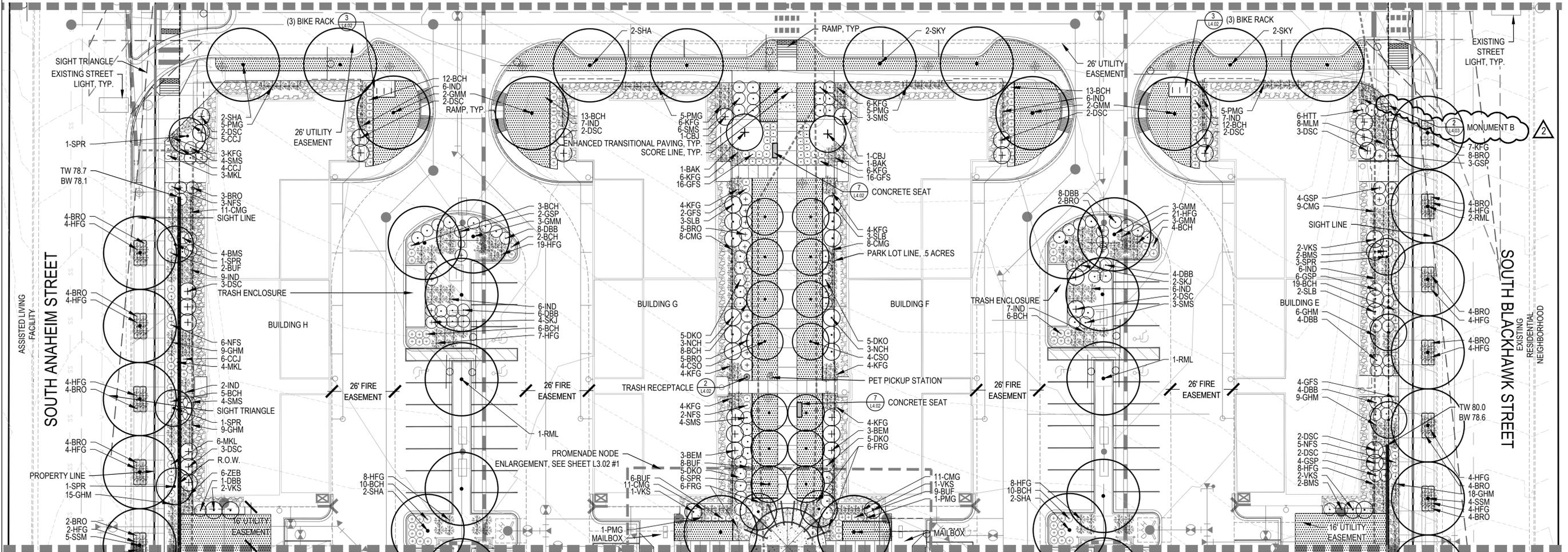
L1.01



Know what's below.
Call before you dig.

text errors
Revised

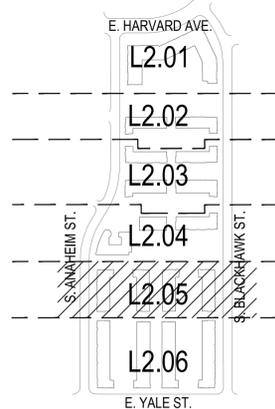
MATCHLINE SEE L2.04



MATCHLINE SEE L2.06

NOT FOR CONSTRUCTION

KEY MAP



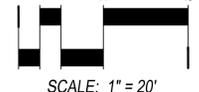
LEGEND

	DECIDUOUS TREE		DECIDUOUS SHRUBS		RETAINING WALL - REF. CIVIL
	ORNAMENTAL TREE		EVERGREEN SHRUBS		LOW SEAT WALL
	EVERGREEN TREE		ORNAMENTAL GRASSES		PROPOSED 5' CONTOUR
			PERENNIALS		PROPOSED 1' CONTOUR
			ANNUALS		EXISTING CONTOUR
			COBBLE 4-6" ROCK MULCH (IN PARKING MEDIANS)		5' NO-IRRIGATION OFFSET
			TURF		ORNAMENTAL METAL FENCE
			PLAY SURFACING		PLANTER POT
			SIGHT LINES		PET PICKUP STATION
			STEEL EDGER		BENCH
			PARK LOT LINE		CONCRETE BENCH
			PROPERTY BOUNDARY		TRASH RECEPTACLE
			SHEET MATCHLINE		BIKE RACK
			EDGE OF CONCRETE		

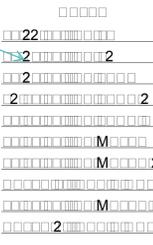
Revised
text errors



Know what's below.
Call before you dig.

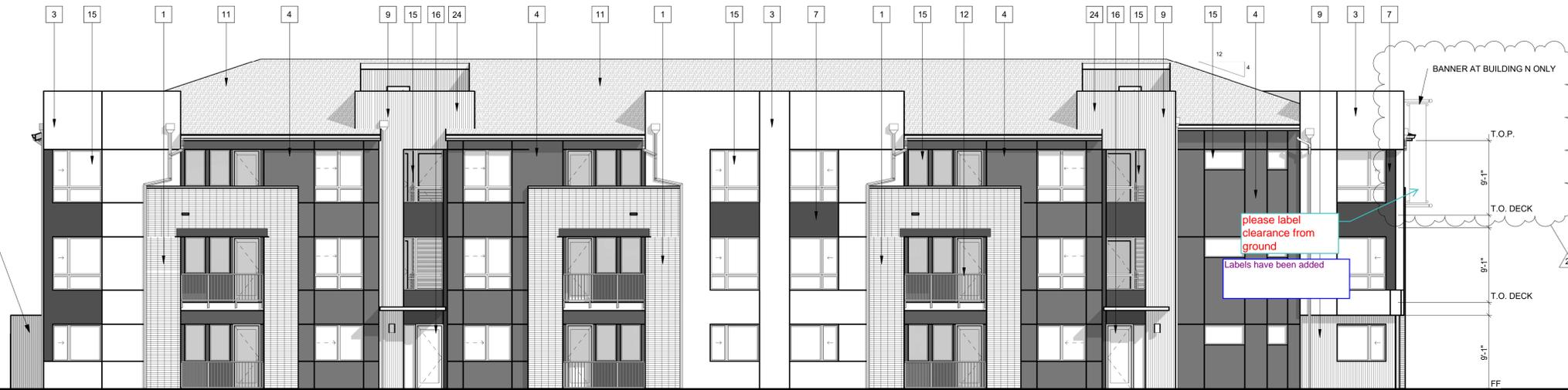


SCALE: 1" = 20'



LANDSCAPE PLAN

L2.05

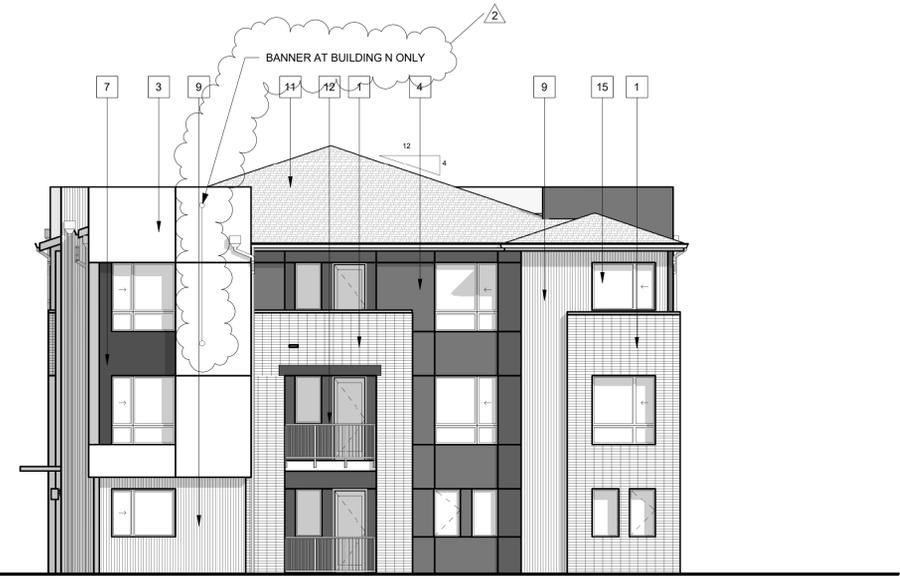


KEYNOTES - ELEVATION

- 1 BRICK - STACKED - GREY BRICK
- 2 BRICK - STACKED - BLACK
- 3 STUCCO - SW # 6119 FRENCH ROAST
- 4 STUCCO - SW # 6152 SUPERIOR BRONZE
- 5 STUCCO - SW # 6119 ANTIQUE WHITE
- 6 STUCCO - SW # 6118 LEATHER BOUND
- 7 STUCCO - SW # 7674 PEPPERCORN
- 8 STUCCO - SW # 9140 BLISTERY SKY
- 9 VERTICAL METAL SIDING
- 10 METAL AWNING
- 11 ASPHALT ROOF SHINGLES
- 12 METAL HANDRAIL
- 13 DOWNSPOUT
- 14 OVERHEAD GARAGE DOOR
- 15 VINYL WINDOW
- 16 BUILDING ENTRY
- 21 EXTERIOR LIGHT SCONCE
- 22 STOREFRONT
- 23 OVERHEAD GARAGE DOOR
- 24 SCREENED MECHANICAL WELL; TYP.
- 25 METAL SCREEN (COLOR VARIES)
- 26 FIBER CEMENT LAP SIDING - SW # 6069 FRENCH ROAST
- 27 STOREFRONT
- 28 COLORED GLAZING (COLOR VARIES) RE: A6.7a

please label clearance from ground
Labels have been added

3 FRONT
1/8" = 1'-0"



4 LEFT
1/8" = 1'-0"



1 RIGHT
1/8" = 1'-0"

2 REAR
1/8" = 1'-0"

please label clearance from ground
Labels have been added

DESCRIPTION: BUILDING E, G, L, N - ELEVATIONS (STYLE A)

PROJECT NAME: ILIFF STATION

PROJECT NUMBER: 20130992

REFERENCE: STEELWAVE LLC

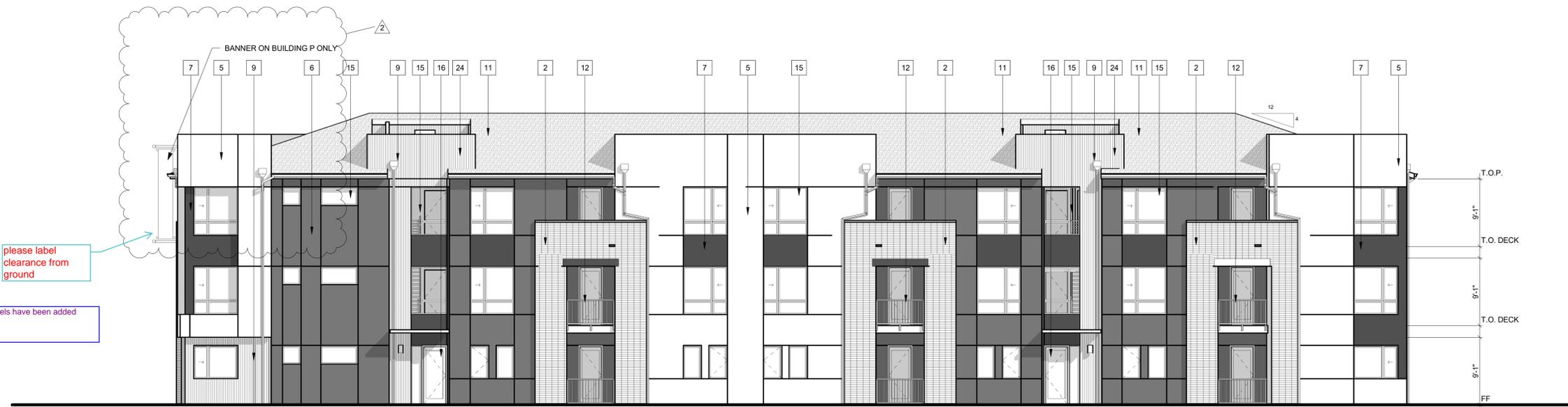
DATE: FEBRUARY 12, 2016



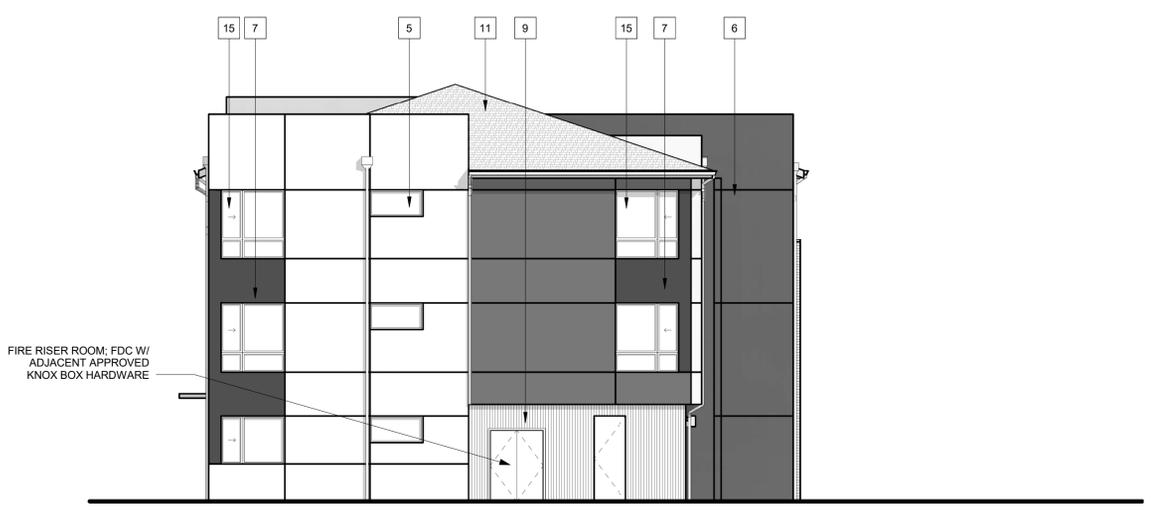
KTGY Group, Inc.
820 16th Street, Suite 535
Denver, CO 80202
ktgy.com
303.825.6400

KEYNOTES - ELEVATION

- 1 BRICK - STACKED - GREY BRICK
- 2 BRICK - STACKED - BLACK
- 3 STUCCO - SW # 6119 FRENCH ROAST
- 4 STUCCO - SW # 6152 SUPERIOR BRONZE
- 5 STUCCO - SW # 6119 ANTIQUE WHITE
- 6 STUCCO - SW # 6118 LEATHER BOUND
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- 16 BUILDING ENTRY
- 21 EXTERIOR LIGHT SCONCE
- 22 STOREFRONT
- 23 OVERHEAD GARAGE DOOR
- 24 SCREENED MECHANICAL WELL; TYP.
- 25 METAL SCREEN (COLOR VARIES)
- 26 FIBER CEMENT LAP SIDING - SW # 6069 FRENCH ROAST
- 27 STOREFRONT
- 28 COLORED GLAZING (COLOR VARIES) RE: A6.7a



2 FRONT
1/8" = 1'-0"



1 RIGHT
1/8" = 1'-0"



4 LEFT
1/8" = 1'-0"



3 REAR
1/8" = 1'-0"

DESCRIPTION: BUILDING P, R - ELEVATIONS (STYLE B)

PROJECT NAME: ILIFF STATION

PROJECT NUMBER: 20130992

REFERENCE: STEELWAVE LLC

DATE: FEBRUARY 12, 2016



KTGY Group, Inc.
820 16th Street, Suite 535
Denver, CO 80202
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303.825.6400



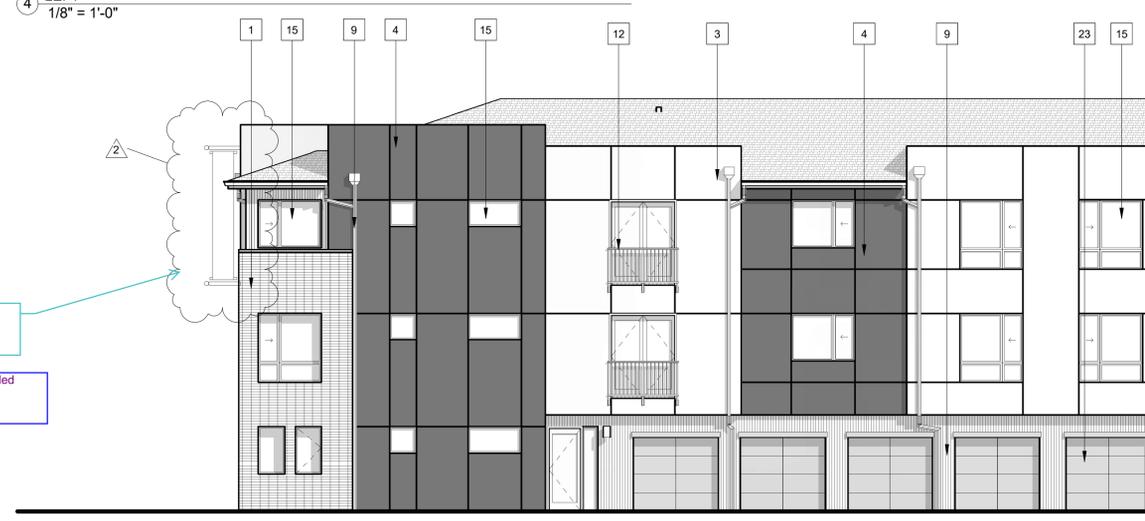
KEYNOTES - ELEVATION

- 1 BRICK - STACKED - GREY BRICK
- 2 BRICK - STACKED - BLACK
- 3 STUCCO - SW # 6119 FRENCH ROAST
- 4 STUCCO - SW # 6152 SUPERIOR BRONZE
- 5 STUCCO - SW # 6119 ANTIQUE WHITE
- 6 STUCCO - SW # 6118 LEATHER BOUND
- 7 STUCCO - SW # 7674 PEPPERCORN
- 8 STUCCO - SW # 9140 BLISTERY SKY
- 9 VERTICAL METAL SIDING
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- 16 BUILDING ENTRY
- 21 EXTERIOR LIGHT SCONCE
- 22 STOREFRONT
- 23 OVERHEAD GARAGE DOOR
- 24 SCREENED MECHANICAL WELL; TYP.
- 25 METAL SCREEN (COLOR VARIES)
- 26 FIBER CEMENT LAP SIDING - SW # 6069 FRENCH ROAST
- 27 STOREFRONT
- 28 COLORED GLAZING (COLOR VARIES) RE: A6.7a

③ FRONT
1/8" = 1'-0"



④ LEFT
1/8" = 1'-0"



① RIGHT
1/8" = 1'-0"



② REAR
1/8" = 1'-0"

DESCRIPTION: BUILDING Q, S - ELEVATIONS (STYLE A)

PROJECT NAME: ILIFF STATION

PROJECT NUMBER: 20130992

REFERENCE: STEELWAVE LLC

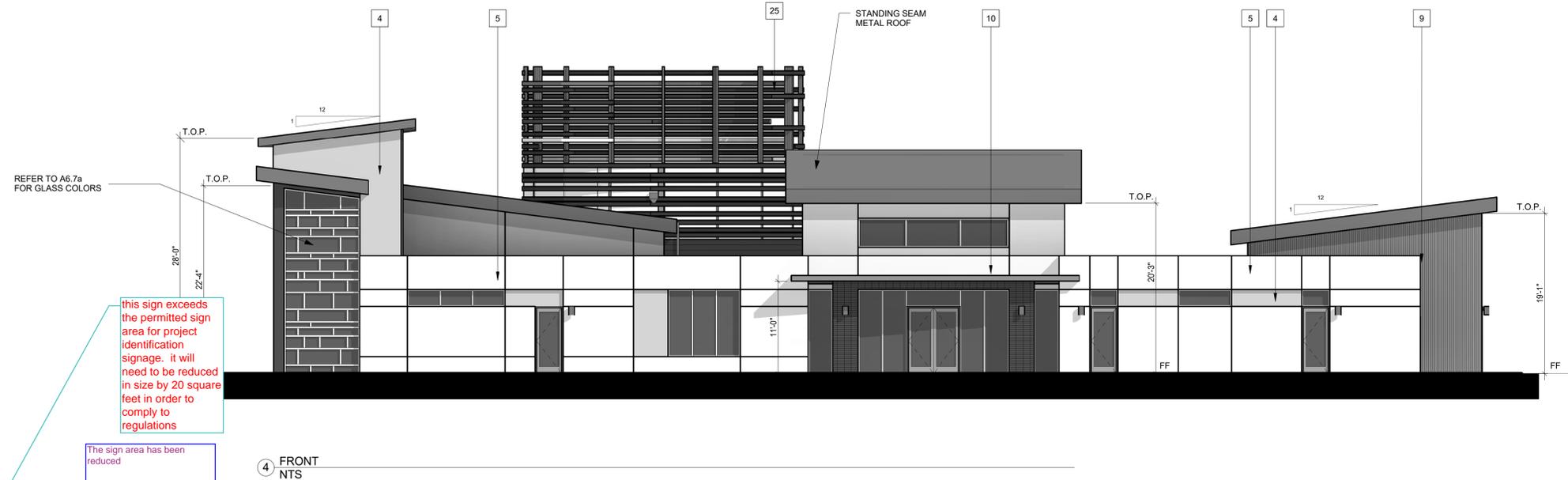
DATE: FEBRUARY 12, 2016



KTGY Group, Inc.
820 16th Street, Suite 535
Denver, CO 80202
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303.825.6400

KEYNOTES - ELEVATION

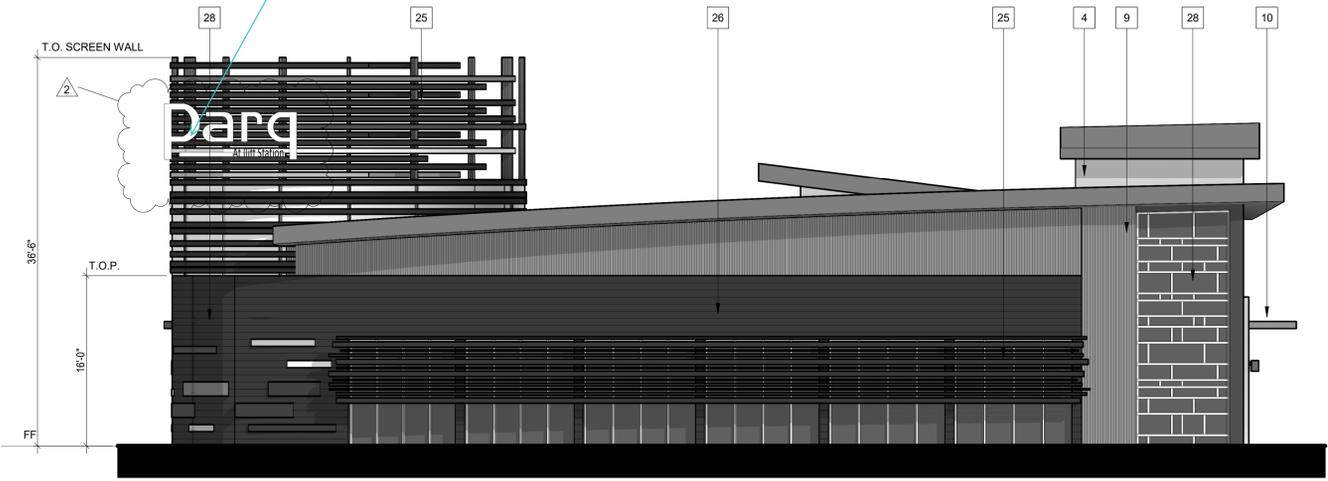
- 1 BRICK - STACKED - GREY BRICK
- 2 BRICK - STACKED - BLACK
- 3 STUCCO - SW # 6119 FRENCH ROAST
- 4 STUCCO - SW # 6152 SUPERIOR BRONZE
- 5 STUCCO - SW # 6119 ANTIQUE WHITE
- 6 STUCCO - SW # 6118 LEATHER BOUND
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- 26 FIBER CEMENT LAP SIDING - SW # 6069 FRENCH ROAST
- 27 STOREFRONT
- 28 COLORED GLAZING (COLOR VARIES) RE: A6.7a



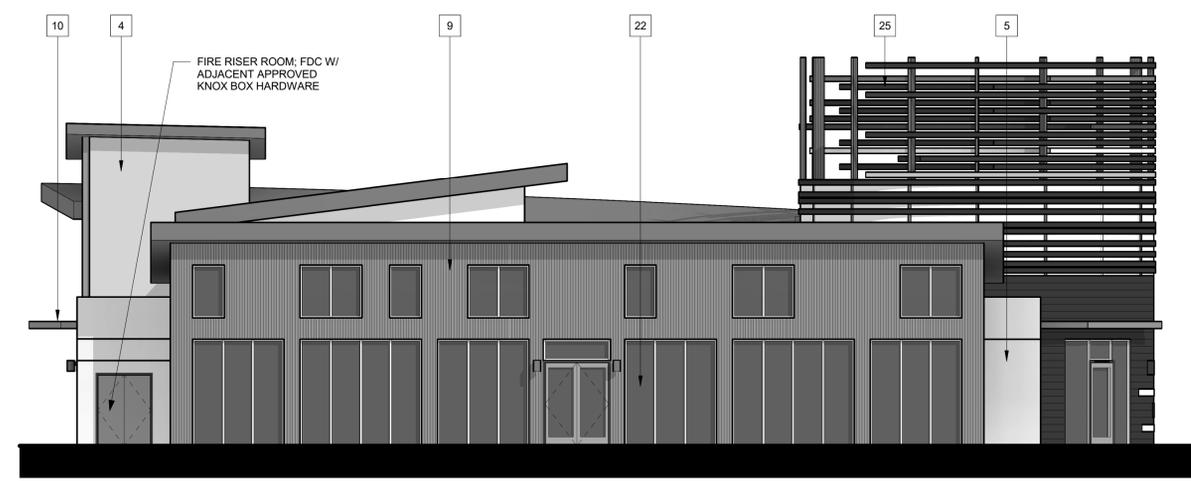
this sign exceeds the permitted sign area for project identification signage. it will need to be reduced in size by 20 square feet in order to comply to regulations

The sign area has been reduced

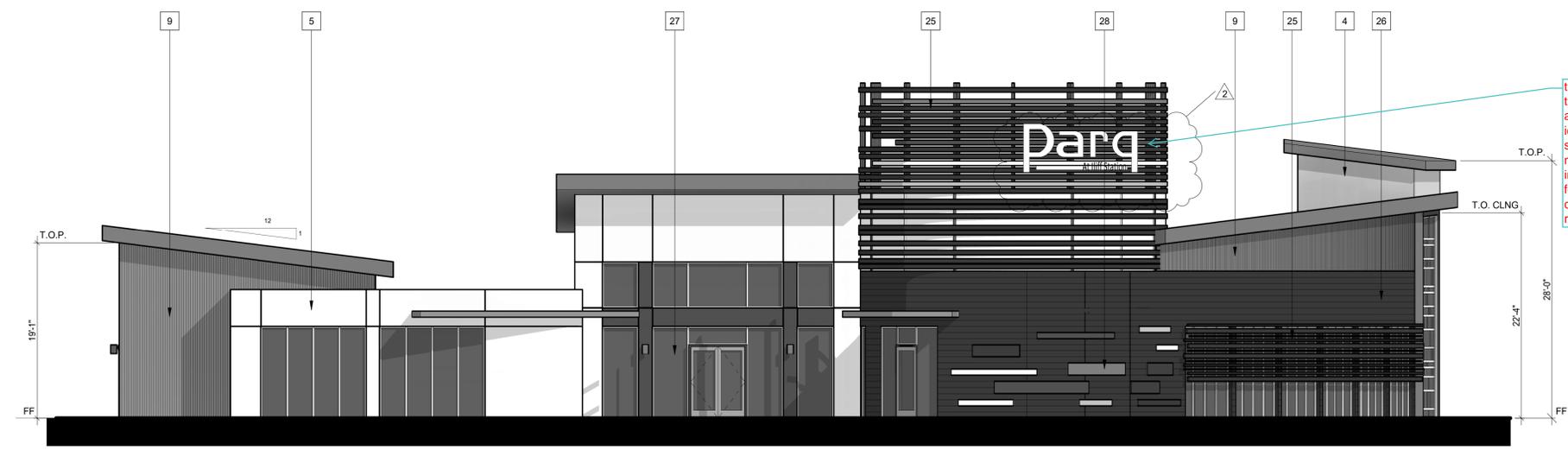
④ FRONT NTS



① LEFT NTS



③ RIGHT NTS



this sign exceeds the permitted sign area for project identification signage. it will need to be reduced in size by 20 square feet in order to comply to regulations

The sign area has been reduced

② REAR NTS

DESCRIPTION: CLUBHOUSE - ELEVATIONS

PROJECT NAME: ILIFF STATION

PROJECT NUMBER: 20130992

REFERENCE: STEELWAVE LLC

DATE: FEBRUARY 12, 2016



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