

CONSULTANT CONTACTS

DEVELOPER

MOUNTAIN CLASSIC REAL ESTATE
461 E 200 S, STE. 102
SALT LAKE CITY, UT 84111
ATTN: CHRIS PHIPPS
EMAIL: CPHIPPS@MCREMGT.COM

APPLICANT

JAMES LONG LESALLE
111 S. MAIN ST #300
SALT LAKE CITY, UT 84111
TELE: (801) 671-3262
ATTN: EMILY BLACK
EMAIL: EMILYBLACK@AM.JLL.COM

LANDSCAPE ARCHITECT

GALLOWAY & CO., INC.
6162 S. WILLOW DRIVE, SUITE 320
GREENWOOD VILLAGE, CO 80111
TELE: (303) 770-8884
ATTN: TROY NOSER
EMAIL: TROYNOSER@GALLOWAYUS.COM

ENGINEER

GALLOWAY & CO., INC.
6162 S. WILLOW DR., SUITE 320
GREENWOOD VILLAGE, CO 80111
TELE: (303) 770-8884
ATTN: JIM ERWIN-SVOBODA, P.E.
EMAIL: JIMERWINSVOBODA@GALLOWAYUS.COM

ARCHITECT

AJC ARCHITECTS
703 E 1700 SOUTH
SALT LAKE CITY, UT 84105
TELE: (801) 466-8818
ATTN: MICHAEL SOMMER
EMAIL: MSOMMER@AJCARCHITECTS.COM

PHOTOMETRICS

MAXX LLC
51 N BROADWAY ST. #104
BLACKFOOT, ID 83221
TELE: (801) 664-5440
ATTN: STAN JOHNS
EMAIL: STAN@MAXXLLC.NET

SIGNATURE BLOCK

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

IN WITNESS WHEREOF, _____ HAS CAUSED THESE

PRESENTS TO BE EXECUTED THIS _____ DAY OF _____ AD, 2019.

BY: _____
NAME: _____
ITS: _____

STATE OF _____)
) SS
COUNTY OF _____)

THE FOREGOING INSTRUMENT WAS ACKNOWLEDGED BEFORE ME THIS _____ DAY OF _____ AD, 2019.

BY _____
(PRINCIPALS OR OWNERS)

WITNESS MY HAND AND OFFICIAL SEAL

NOTARY SEAL

(NOTARY PUBLIC)

MY COMMISSION EXPIRES _____

NOTARY BUSINESS ADDRESS: _____

CITY OF AURORA APPROVAL

CITY ATTORNEY: _____ DATE: _____

PLANNING DIRECTOR: _____ DATE: _____

PLANNING COMMISSION: _____ DATE: _____
(CHAIRPERSON)

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, 2019

CLERK AND RECORDER: _____ DEPUTY: _____

AMENDMENTS

Blank area for amendments.

MCRE MULTI-FAMILY CONVERSION

- SITE PLAN WITH ADJUSTMENTS -

PART OF TRACT 4, FLORENCE GARDENS

LOCATED IN THE NORTHWEST QUARTER OF SECTION 7, TOWNSHIP 4 SOUTH,
RANGE 66 WEST OF THE 6TH PRINCIPAL MERIDIAN,
CITY OF AURORA, COUNTY OF ARAPAHOE, STATE OF COLORADO



VICINITY MAP

1"=500'

SITE DATA TABLE

PRESENT ZONING CLASSIFICATION	MU-C (MIXED-USE CORRIDOR DISTRICT)	
PROPOSED USE	MULTI-FAMILY	
IBC OCCUPANCY	R-2	
IBC CONSTRUCTION TYPE	V-B	
MONUMENT SIGN AREA (96 SF MAX - 1 PER STREET FRONTAGE)	70 SF (2-SIDED - 35 SF PER SIDE)	
PROPOSED TOTAL SIGN AREA (96 SF MAX - 1 PER STREET FRONTAGE)	82 SF (EX 2-SIDED MONUMENT AND BUILDING SIGNAGE)	
PROPOSED NUMBER OF SIGNS (1 PER STREET FRONTAGE MAX)	2	
BUILDING HEIGHT	21'-5.5"	
IS BUILDING SPRINKLERED?	YES, PER R-2 OCCUPANCY	
SITE AREAS	AREA (SQ. FT.)	% OF GROSS SITE
GROSS SITE AREA (PER SURVEY)	102,955 S.F. 2,363 AC	100%
BUILDING FOOTPRINT	39,566 S.F. TOTAL ~27,033 S.F. UNDER ROOF (0.620 AC)	26.3%
PARKING, PAVED DRIVES, SIDEWALK	58,572 S.F. (1.343 AC)	56.9%
LANDSCAPE AREA	17,350 S.F. (0.40 AC)	16.8%
PARKING DATA	REQUIRED SPACES	PROVIDED SPACES
STANDARD SPACES	180 SPACES 1 SPACE PER UNIT 1 SPACE PER 5 UNITS (REQ FOR GUEST)	147
HANDICAP SPACES	5 SPACES (4 STD / 1 VAN)	5 SPACES (4 STD / 1 VAN)
TOTAL SPACES	180	152
COVERED SPACES	60 (40% OF TOTAL PARKING)	60
PARKING RATIO	N/A	N/A
LOADING SPACES	N/A	N/A
BICYCLE PARKING	18 (10% OF REQUIRED VEHICLE PARKING)	25

ADJUSTMENTS LIST

WE ARE REQUESTING A MAJOR ADJUSTMENT FROM SECTION 146-4.6.3 TO ONLY PROVIDE 152 OFF-STREET PARKING STALLS TO THE REQUIRED 180 OFF-STREET PARKING STALLS.

WE ARE REQUESTING A MAJOR ADJUSTMENT FROM SECTION 146-4.6.5, D.6 TO THE PARKING STALL DIMENSION. THE EXISTING STALLS FALL SHORT OF MEETING THE CODE BY ANYWHERE FROM 0.1' TO 1.75'. SECTION 146-4.6.5, D.8 ALLOWS FOR 2' OVERHANG IN LANDSCAPE AREAS.

WE ARE REQUESTING A MAJOR ADJUSTMENT TO SECTION 146-4.7.5, K TO PROVIDE A LANDSCAPE ISLAND EVERY 15 STALLS. THE SITE CURRENTLY MEETS THIS REQUIREMENT IN ALL BUT TWO LOCATIONS, ON THE NORTHEAST STRIP AND WEST PARKING STRIP.

WE ARE REQUESTING A MAJOR ADJUSTMENT TO SECTION 146-4.3.18, B ON THE REQUIRED 20% OPEN SPACE. THE SITE AREA BREAKDOWNS FOR BUILDING, HARDSCAPE AND LANDSCAPING ARE LISTED ON THE COVER SHEET DATA BLOCK AND IS CURRENTLY AT 16.8% OPEN SPACE.

IMPLEMENTATION PLAN

2015 - IBC, SECTION 1107.6.2.3 AND TABLE 1107.6.1.1	COLORADO STATE HOUSE BILL 03-1221
TOTAL ACCESSIBLE DWELLING UNITS: 16 UNITS	TOTAL ACCESSIBLE DWELLING UNITS: 16 UNITS
TYPE A AND B UNITS REQUIRED: 16 UNITS	POINTS REQUIRED: 150 UNITS - 66 ACCESSIBILITY POINTS REQUIRED
TYPE A AND B UNITS PROVIDED: 16 UNITS	POINTS PROVIDED: 68 POINTS

CITY OF AURORA GENERAL SITE PLAN NOTES

- THE DEVELOPER, HIS SUCCESSORS AND ASSIGNS, INCLUDING THE HOMEOWNERS OR MERCHANTS ASSOCIATION, SHALL BE RESPONSIBLE FOR INSTALLATION, MAINTENANCE AND REPLACEMENT OF ALL FIRE LANE SIGNS AS REQUIRED BY THE CITY OF AURORA.
- ALL SIGNS MUST CONFORM TO THE CITY OF AURORA SIGN CODE.
- *ACCESSIBLE EXTERIOR ROUTES SHALL BE PROVIDED FROM PUBLIC TRANSPORTATION STOPS, ACCESSIBLE PARKING AND ACCESSIBLE PASSENGER LOADING ZONES AND PUBLIC SIDEWALKS TO 60% OF THE ACCESSIBLE BUILDING ENTRANCES THEY SERVE. THE ACCESSIBLE ROUTE BETWEEN ACCESSIBLE PARKING AND ACCESSIBLE BUILDING ENTRANCES SHALL BE THE MOST PRACTICAL DIRECT ROUTE. THE ACCESSIBLE ROUTE MUST BE LOCATED WITHIN A SIDEWALK. NO SLOPE ALONG THIS ROUTE MAY EXCEED 1:20 WITHOUT PROVIDING A RAMP WITH A SLOPE OF 1:12 AND HANDRAILS. CROSSWALKS ALONG THIS ROUTE SHALL BE WIDE ENOUGH TO WHOLLY CONTAIN THE CURB RAMP WITH A MINIMUM WIDTH OF 36" AND SHALL BE PAINTED WITH WHITE STRIPES. THE CITY OF AURORA ENFORCES HANDICAPPED ACCESSIBILITY REQUIREMENTS BASED ON THE 2015 INTERNATIONAL BUILDING CODE, CHAPTER 11, AND THE INTERNATIONAL CODE COUNCIL (ICC) A117.1-2009.
- THE APPLICANT HAS THE OBLIGATION TO COMPLY WITH ALL APPLICABLE REQUIREMENTS OF THE AMERICANS WITH DISABILITIES ACT.
- THE DEVELOPER, HIS SUCCESSORS AND ASSIGNS, SHALL BE RESPONSIBLE FOR INSTALLATION, MAINTENANCE AND REPLACEMENT OF ALL LANDSCAPING MATERIALS SHOWN OR INDICATED ON THE APPROVED SITE PLAN OR LANDSCAPE PLAN ON FILE IN THE PLANNING DEPARTMENT. ALL LANDSCAPING WILL BE INSTALLED PRIOR TO ISSUANCE OF CERTIFICATE OF OCCUPANCY.
- ALL CROSSINGS OR ENCROACHMENTS INTO EASEMENTS AND RIGHTS-OF-WAY OWNED BY THE CITY OF AURORA ("CITY") IDENTIFIED AS BEING PRIVATELY-OWNED AND MAINTAINED HEREIN ARE ACKNOWLEDGED BY THE UNDERSIGNED AS BEING SUBJECT TO CITY'S USED AND OCCUPANCY OF SAID EASEMENTS OR RIGHTS-OF-WAY. THE UNDERSIGNED, ITS SUCCESSORS AND ASSIGNS, FURTHER AGREES TO REMOVE, REPAIR, REPLACE, RELOCATE, MODIFY, OR OTHERWISE ADJUST SAID CROSSINGS OR ENCROACHMENTS UPON REQUEST FROM THE CITY AND AT NO EXPENSE TO THE CITY. THE CITY RESERVES THE RIGHT TO MAKE FULL USE OF THE EASEMENTS AND RIGHTS-OF-WAY AS MAY BE NECESSARY OR CONVENIENT AND THE CITY RETAINS ALL RIGHTS TO OPERATE, MAINTAIN, INSTALL, REPAIR, REMOVE OR RELOCATE ANY CITY FACILITIES LOCATED WITHIN SAID EASEMENTS AND RIGHTS-OF-WAY AT ANY TIME AND IN SUCH A MANNER AS IT DEEMS NECESSARY OR CONVENIENT.
- THE APPROVAL OF THIS DOCUMENT DOES NOT CONSTITUTE FINAL APPROVAL OF GRADING, DRAINAGE, UTILITY, PUBLIC IMPROVEMENTS AND BUILDING PLANS. CONSTRUCTION PLANS MUST BE REVIEWED AND APPROVED BY THE APPROPRIATE AGENCY PRIOR TO THE ISSUANCE OF BUILDING PERMITS.
- ALL BUILDINGS ADDRESS NUMBERS SHALL COMPLY WITH THE AURORA CITY CODE, SECTION 126, ARTICLE VII - NUMBERING OF BUILDINGS.
- ALL ROOFTOP MECHANICAL EQUIPMENT AND VENTS GREATER THAN EIGHT (8) INCHES IN DIAMETER MUST BE SCREENED. SCREENING MAY BE DONE EITHER WITH AN EXTENDED PARAPET WALL OR A FREESTANDING SCREEN WALL. SCREENS SHALL BE AT LEAST AS HIGH AS THE EQUIPMENT THEY HIDE. IF EQUIPMENT IS VISIBLE BECAUSE SCREENS DON'T MEET THIS MINIMUM HEIGHT REQUIREMENT, THE DIRECTOR OF PLANNING MAY REQUIRE CONSTRUCTION MODIFICATIONS PRIOR TO THE ISSUANCE OF A PERMANENT CERTIFICATE OF OCCUPANCY.
- NOTWITHSTANDING ANY SURFACE IMPROVEMENTS, LANDSCAPING, PLANTING OR CHANGES SHOWN IN THESE SITE OR CONSTRUCTION PLANS, OR ACTUALLY CONSTRUCTED OR PUT IN PLACE, ALL UTILITY EASEMENTS MUST REMAIN UNOBSTRUCTED AND FULLY ACCESSIBLE ALONG THEIR ENTIRE LENGTH TO ALLOW FOR ADEQUATE MAINTENANCE EQUIPMENT, ADDITIONALLY, NO INSTALLATION, PLANTING, CHANGE IN THE SURFACE, ETC., SHALL INTERFERE WITH THE OPERATION OF THE UTILITY LINES PLACED WITHIN THE EASEMENT. BY SUBMITTING THESE SITE OR CONSTRUCTION PLANS FOR APPROVAL, THE LANDOWNER RECOGNIZES AND ACCEPTS THE TERMS, CONDITIONS AND REQUIREMENTS OF THIS NOTE.
- FINAL GRADE SHALL BE AT LEAST SIX (6) INCHES BELOW ANY EXTERIOR WOOD SIDING ON THE PREMISES.
- ALL INTERESTED PARTIES ARE HEREBY ALERTED THAT THIS SITE PLAN IS SUBJECT TO ADMINISTRATIVE CHANGES AND AS SHOWN ON THE ORIGINAL SITE PLAN ON FILE IN THE AURORA CITY PLANNING OFFICE AT THE MUNICIPAL BUILDING. A COPY OF THE OFFICIAL CURRENT PLAN MAY BE PURCHASED THERE. LIKEWISE, SITE PLANS ARE REQUIRED TO AGREE WITH THE APPROVED SUBDIVISION PLAN OF RECORD AT THE TIME OF A BUILDING PERMIT; AND IF NOT, MUST BE AMENDED TO AGREE WITH THE PLAT AS NEEDED, OR VICE VERSA.
- ERRORS IN APPROVED SITE PLANS RESULTING FROM COMPUTATIONS OR INCONSISTENCIES IN THE DRAWINGS MADE BY THE APPLICANT ARE THE RESPONSIBILITY OF THE PROPERTY OWNER OF RECORD. WHERE FOUND, THE CURRENT MINIMUM CODE REQUIREMENTS WILL APPLY AT THE TIME OF BUILDING PERMIT. PLEASE BE SURE THAT ALL PLAN COMPUTATIONS ARE CORRECT.
- ALL REPRESENTATIONS AND COMMITMENTS MADE BY APPLICANTS AND PROPERTY OWNERS AT PUBLIC HEARINGS REGARDING THIS PLAN ARE BINDING UPON THE APPLICANT, PROPERTY OWNER, AND ITS HEIRS, SUCCESSORS, AND ASSIGNS.
- ARCHITECTURAL FEATURES, SUCH AS BAY WINDOWS, FIREPLACES, ROOF OVERHANGS, GUTTERS, EAVES, FOUNDATIONS, FOOTINGS, CANTILEVERED WALLS, ETC. ARE NOT ALLOWED TO ENDOUR INTO ANY EASEMENT OR FIRE LANE.
- IN LOCATIONS WHERE UTILITY EASEMENTS OVERLAP DRAINAGE EASEMENTS, ONLY SUBSURFACE UTILITIES SHALL BE PERMITTED WITHIN THE PORTION OF THE UTILITY EASEMENT THAT OVERLAPS THE DRAINAGE EASEMENT. INSTALLATION OF ABOVE GROUND UTILITIES WITHIN A DRAINAGE EASEMENT REQUIRES PRIOR WRITTEN APPROVAL BY CITY ENGINEER.
- THE DEVELOPER IS REQUIRED TO PLACE TRAFFIC CONTROL, STREET NAME, STRIPING, AND GUIDE SIGNS ON ALL PUBLIC STREETS AND PRIVATE STREETS APPROACHING AN INTERSECTION WITH A PUBLIC STREET. SIGNS SHALL BE FURNISHED AND INSTALLED PER THE MOST CURRENT EDITIONS OF THE MANUAL ON UNIFORM TRAFFIC CONTROL DEVICES (MUTCD) AND CITY STANDARDS, AND SHOWN ON THE SIGNING AND STRIPING PLAN FOR THE DEVELOPMENT.

GENERAL NOTES:

- THE SITE PLAN COVER SHEET MUST REFLECT AN "IMPLEMENTATION PLAN" FOR ALL MULTI-FAMILY PROJECTS. PER HOUSE BILL 03-1221, SECTION 9-5-106, THE BUILDER OF ANY PROJECT REGULATED BY THIS ARTICLE SHALL CREATE AN IMPLEMENTATION PLAN THAT GUARANTEES THE TIMELY AND EVENLY PHASED DELIVERY OF THE REQUIRED NUMBER OF ACCESSIBLE UNITS. SUCH PLAN SHALL CLEARLY SPECIFY THE NUMBER AND TYPE OF UNITS REQUIRED AND THE ORDER IN WHICH THEY ARE TO BE COMPLETED. SUCH IMPLEMENTATION PLAN SHALL BE SUBJECT TO APPROVAL BY THE ENTITY WITH ENFORCEMENT AUTHORITY IN SUCH PROJECT'S JURISDICTION. THE IMPLEMENTATION PLAN SHALL NOT BE APPROVED IF MORE THAN THIRTY PERCENT OF THE PROJECT IS INTENDED TO BE COMPLETED WITHOUT PROVIDING A PORTION OF ACCESSIBLE UNITS REQUIRED BY SECTION 9-5-105; EXCEPT THAT, IF AN UNDUABLE HARDSHIP CAN BE DEMONSTRATED, OR OTHER GUARANTEES PROVIDED ARE DEEMED SUFFICIENT, THE JURISDICTION HAVING RESPONSIBILITY FOR ENFORCEMENT MAY GRANT EXCEPTIONS TO THIS REQUIREMENT. THE IMPLEMENTATION PLAN SHALL BE APPROVED BY THE GOVERNMENTAL UNIT RESPONSIBLE FOR ENFORCEMENT BEFORE A BUILDING PERMIT IS ISSUED.
- SIGNAGE FOR THIS PROPERTY IS SUBJECT TO THE REQUIREMENTS IN SECTION 146-4.10.10.A.1, AND WILL BE APPROVED THROUGH A SEPARATE SIGN PERMIT.

BENCHMARK

CITY OF AURORA BENCHMARK

COA 4566065W004

CHISELED SQUARE BENCHMARK IN CONCRETE ON SOUTHWEST CORNER OF BRIDGE OVER SABLE CHANNEL IN DILLON WAY, NORTH OF 6TH AVE AND WEST OF TOLLGATE CREEK.

ELEVATION = 5400.44' (NAVD 88)

BASIS OF BEARING

ALL BEARINGS ARE GRID BEARINGS OF THE COLORADO STATE PLANE COORDINATE SYSTEM, CENTRAL ZONE, NORTH AMERICAN DATUM 1983. BEARINGS ARE BASED ON THE NORTH-SOUTH CENTERLINE OF SECTION 7, TOWNSHIP 4 SOUTH, RANGE 66 WEST, OF THE 6TH P.M. AND IS CONSIDERED TO BEAR S00°29'46"E, AND MONUMENTED ON THE NORTH END AT THE NORTH 1/4 CORNER BY A FOUND 3" BRASS CAP IN RANGE BOX, "PLS 16419" AND ON THE SOUTH END AT THE CENTER 1/4 CORNER BY A FOUND 3 1/4" ALUMINUM CAP IN RANGE BOX, "PLS 20683".

LEGAL DESCRIPTION

ALL THAT CERTAIN REAL PROPERTY IN THE COUNTY OF ARAPAHOE, STATE OF COLORADO, DESCRIBED AS FOLLOWS:

PARCEL I:

THAT PART OF TRACT 4, LYING WEST OF THE WESTERLY LINE OF A TRACT OF LAND DESCRIBED IN INSTRUMENT RECORDED JULY 7, 1975, IN BOOK 2350 AT PAGE 659.

EXCEPT THAT TRACT OF LAND DESCRIBED IN INSTRUMENT RECORDED MAY 14, 1976, IN BOOK 2447 AT PAGE 797 AND EXCEPT THAT TRACT OF LAND DESCRIBED IN INSTRUMENT RECORDED AUGUST 15, 1967 IN BOOK 1722 AT PAGE 383 AND EXCEPT THAT TRACT OF LAND DESCRIBED IN INSTRUMENT RECORDED JULY 26, 2013 AT RECEPTION NO. D3094488.

FLORENCE GARDENS,

COUNTY OF ARAPAHOE, STATE OF COLORADO.

PARCEL II:

THAT PART OF TRACT 4, DESCRIBED AS FOLLOWS:

BEGINNING AT A POINT ON THE NORTH LINE OF SAID TRACT 4, WHICH IS 350.00 FEET EAST OF THE NORTHWEST CORNER OF SAID TRACT 4; THENCE SOUTH PARALLEL WITH THE WEST LINE OF TRACT 4, A DISTANCE OF 60.00 FEET; THENCE WEST, PARALLEL WITH THE NORTH LINE OF SAID TRACT 4, A DISTANCE OF 125.8 FEET; THENCE NORTHEASTERLY A DISTANCE OF 65.3 FEET TO A POINT ON THE NORTH LINE OF SAID TRACT 4 WHICH IS 250.00 FEET EAST OF THE NORTHWEST CORNER OF SAID TRACT 4; THENCE EAST, ALONG THE NORTH LINE OF SAID TRACT 4, A DISTANCE OF 100.00 FEET, MORE OR LESS TO THE POINT OF BEGINNING, EXCEPT THAT TRACT OF LAND DESCRIBED IN INSTRUMENT RECORDED AUGUST 15, 1967 IN BOOK 1722 AT PAGE 383,

FLORENCE GARDENS,

COUNTY OF ARAPAHOE, STATE OF COLORADO.

CAUTION - NOTICE TO CONTRACTOR

- ALL UTILITY LOCATIONS SHOWN ARE BASED ON MAPS PROVIDED BY THE APPROPRIATE UTILITY COMPANY AND FIELD SURFACE EVIDENCE AT THE TIME OF SURVEY AND IS TO BE CONSIDERED AN APPROXIMATE LOCATION ONLY. IT IS THE CONTRACTOR'S RESPONSIBILITY TO FIELD VERIFY THE LOCATION OF ALL UTILITIES, PUBLIC OR PRIVATE, WHETHER SHOWN ON THE PLANS OR NOT, PRIOR TO CONSTRUCTION. REPORT ANY DISCREPANCIES TO THE ENGINEER PRIOR TO CONSTRUCTION.
- WHERE A PROPOSED UTILITY CROSSES AN EXISTING UTILITY, IT IS THE CONTRACTOR'S RESPONSIBILITY TO FIELD VERIFY THE HORIZONTAL AND VERTICAL LOCATION OF SUCH EXISTING UTILITY, EITHER THROUGH POTHOLING OR ALTERNATIVE METHOD. REPORT INFORMATION TO THE ENGINEER PRIOR TO CONSTRUCTION.



6162 S. Willow Drive, Suite 320
Greenwood Village, CO 80111
303.770.8884
GallowayUS.com

Remove duplicate note
DUPLICATE NOTE REMOVED



MCRE MULTI-FAMILY CONVERSION
PART OF TRACT 4, FLORENCE GARDENS
CITY OF AURORA, ARAPAHOE COUNTY, CO

14200 E 6TH AVE.
AURORA, COLORADO 80011

#	Date	Issue / Description	Init.
1	04/30/21	PRE-SUBMITTAL SUBMISSION	DDJ
2	06/10/21	1ST PLANNING SUBMISSION	DDJ
3	07/30/21	2ND PLANNING SUBMISSION	DDJ
4	10/15/21	3RD PLANNING SUBMISSION	DDJ

Project No: JLL000002.20
Drawn By: JSB
Checked By: JES
Date: 09/07/2021

COVER SHEET

MCRE MULTI-FAMILY CONVERSION

- SITE PLAN WITH ADJUSTMENTS -

PART OF TRACT 4, FLORENCE GARDENS

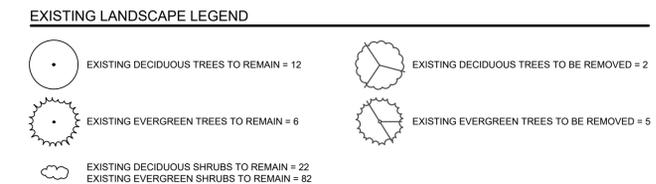
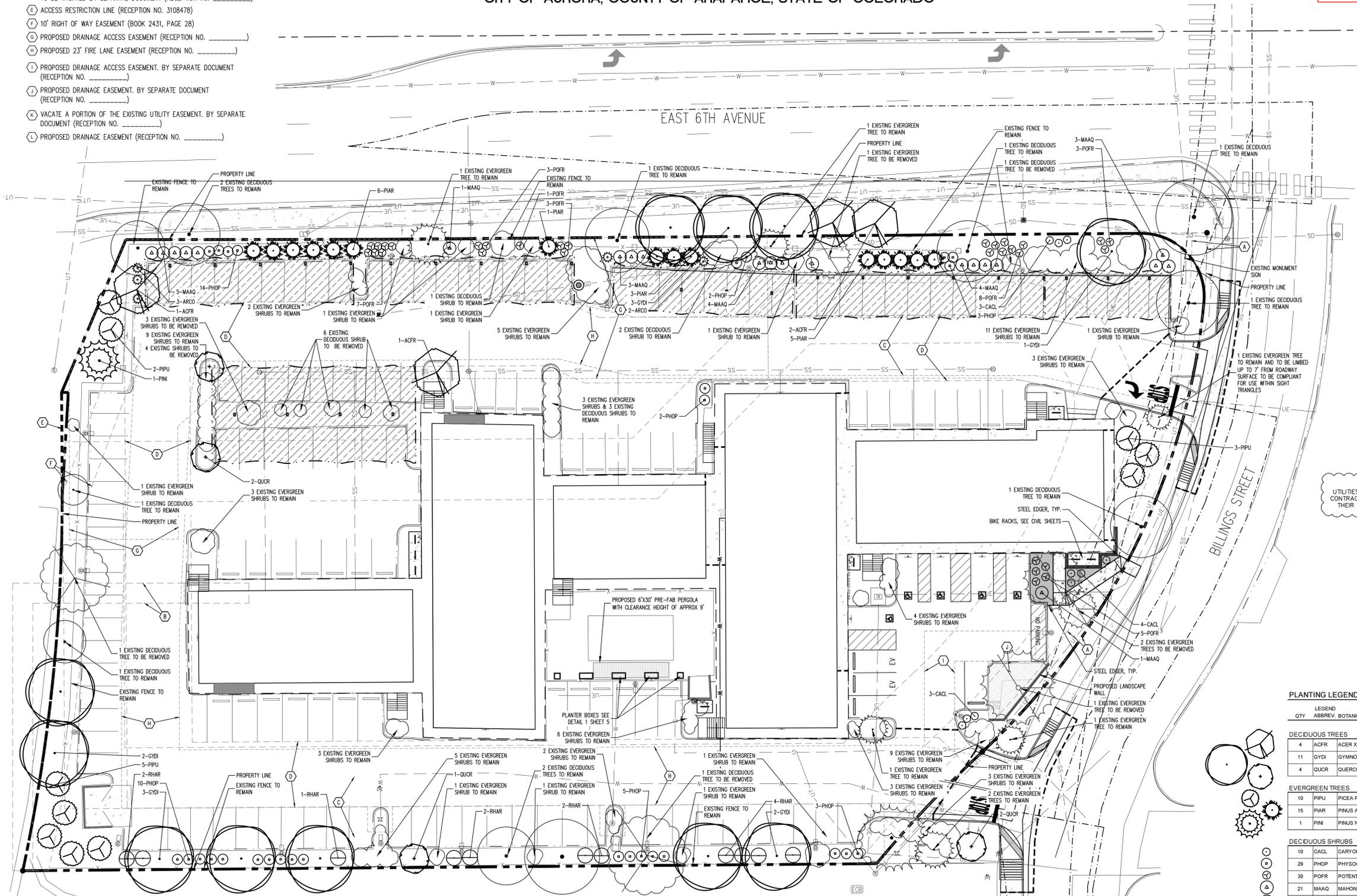
LOCATED IN THE NORTHWEST QUARTER OF SECTION 7, TOWNSHIP 4 SOUTH,
RANGE 66 WEST OF THE 6TH PRINCIPAL MERIDIAN,
CITY OF AURORA, COUNTY OF ARAPAHOE, STATE OF COLORADO

Please remove AutoCad SHX text items in the comment section. Please flatten to reduce select-ability of the items.

AUTOCAD SHX TEXT HAS BEEN REMOVED WITH THIS SUBMITTAL.

EASEMENT SCHEDULE

- (A) 6' WIDE UTILITY EASEMENT (BOOK 3641 PAGE 604)
- (B) 8' WIDE UTILITY EASEMENT (BOOK 3732 PAGE 583)
- (C) FIRE LANE EASEMENT (BOOK 3441 PAGE 471) TO BE VACATED BY SEPARATE DOCUMENT (RECEPTION NO. _____)
- (D) FIRE LANE EASEMENT (BOOK 3641 PAGE 597) TO BE VACATED BY SEPARATE DOCUMENT (RECEPTION NO. _____)
- (E) ACCESS RESTRICTION LINE (RECEPTION NO. 3108478)
- (F) 10' RIGHT OF WAY EASEMENT (BOOK 2431, PAGE 28)
- (G) PROPOSED DRAINAGE ACCESS EASEMENT (RECEPTION NO. _____)
- (H) PROPOSED 23' FIRE LANE EASEMENT (RECEPTION NO. _____)
- (I) PROPOSED DRAINAGE ACCESS EASEMENT, BY SEPARATE DOCUMENT (RECEPTION NO. _____)
- (J) PROPOSED DRAINAGE EASEMENT, BY SEPARATE DOCUMENT (RECEPTION NO. _____)
- (K) VACATE A PORTION OF THE EXISTING UTILITY EASEMENT, BY SEPARATE DOCUMENT (RECEPTION NO. _____)
- (L) PROPOSED DRAINAGE EASEMENT (RECEPTION NO. _____)



TREE COMPARISON NOTE

NUMBER OF TREES ON ORIGINAL APPROVED PLAN DATED 3/24/1982: 50 TREES
NUMBER OF EXISTING AND PROPOSED TREES ON THIS PLAN: 63 TREES
NUMBER OF TREES REQUIRED PER CURRENT AURORA CODE: 72 TREES

ADJUSTMENTS

SECTION 146-4.7.5K PARKING LOT LANDSCAPE ISLANDS

PLANTING LEGEND

QTY	LEGEND	ABBREVIATION	BOTANIC NAME	COMMON NAME
DECIDUOUS TREES				
4	ACFR	ACER X 'CRIMSON SUNSET'	CRIMSON SUNSET MAPLE	
11	GYDI	GYMNOCLADUS DIOICUS	KENTUCKY COFFEETREE	
4	QUCR	QUERCUS 'CRIMSCHMIDT'	CRIMSON SPIRE OAK	
EVERGREEN TREES				
10	PIPU	PICEA PUNGENS 'BABY BLUE EYES'	BABY BLUE EYES SPRUCE	
15	PIAR	PINUS ARISTATA 'SHERWOOD COMPACT'	SHERWOOD COMPACT PINE	
1	PINI	PINUS NIGRA	AUSTRIAN PINE	
DECIDUOUS SHRUBS				
10	CACL	CARYOPTERIS X CLANDONENSIS	BLUE MIST SPIREA	
29	PHOP	PHYSOCARPUS OPULIFOLIUS 'DONNA MAY'	LITTLE DEVIL NINEBARK	
30	POFR	POTENTILLA FRUTICOSA 'RED ROBIN'	RED ROBIN POTENTILLA	
21	MAAQ	MAHONIA AQUIFOLIUM	OREGON GRAPE HOLLY	
11	RHAR	RHUS AROMATICA 'GROW-LOW'	GRO-LOW FRAGRANT SUMAC	
EVERGREEN SHRUBS				
5	ARCO	ARCTOSTAPHYLOS X COLORADENSIS	COLORADO MANZANITA	
MULCH				
270 SF		ROCK COBBLE MULCH	2"-4" ROCK COBBLE MULCH WITH WOOD MULCH RING AROUND ALL PLANT MATERIAL, SEE PLANTING NOTES & DETAILS	
EDGING				
5 LF		STEEL EDGING	BLACK STEEL EDGING, SEE LANDSCAPE NOTES	



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LANDSCAPE PLAN

MCRE MULTI-FAMILY CONVERSION

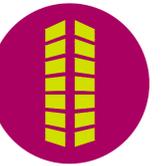
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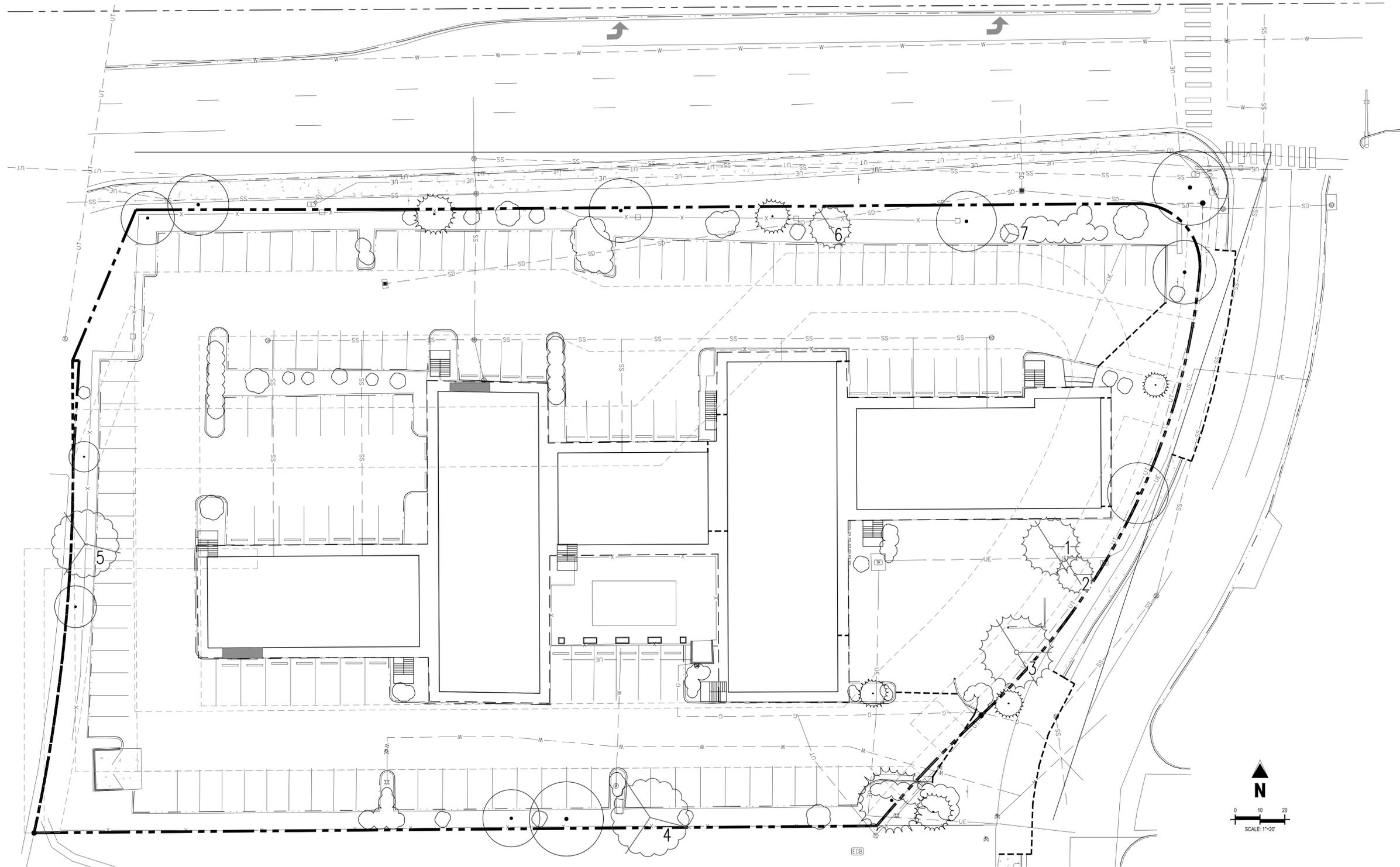
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TREE MITIGATION PLAN



EXISTING LANDSCAPE LEGEND

- EXISTING DECIDUOUS TREES TO REMAIN = 12
- EXISTING DECIDUOUS TREES TO BE REMOVED = 2
- EXISTING EVERGREEN TREES TO REMAIN = 6
- EXISTING EVERGREEN TREES TO BE REMOVED = 5
- EXISTING DECIDUOUS SHRUBS TO REMAIN = 22
- EXISTING EVERGREEN SHRUBS TO REMAIN = 82

TREE NUMBER	SPECIES	DIAMETER	MITIGATION VALUE	COMMENTS	MITIGATION INCHES
1	PONDEROSA PINE	20"	TBD	NEEDS ASSESSMENT	
2	PONDEROSA PINE	18"	TBD	NEEDS ASSESSMENT	
3	PONDEROSA PINE	22"	TBD	NEEDS ASSESSMENT	
4	GREEN ASH	15"	\$1,305.65		8
5	SIBERIAN ELM	9"	0	TREE IS DEAD	0
6	PONDEROSA PINE	17"	TBD	NEEDS ASSESSMENT	
7	PONDEROSA PINE	11"	TBD	NEEDS ASSESSMENT	

THE MITIGATION VALUE FOR ALL TREES BEING REMOVED WILL BE PAID INTO THE TREE FUND

FILED: Aurora, 11/09/2021 11:45 AM. ARAPAHOE COUNTY RECORDS & CLERK. PLAN: 2021-000002.20

Statistics						
Description	Symbol	Avg	Max	Min	Max/Min	Avg/Min
Parking	+	6.1 fc	20.3 fc	1.9 fc	10.7:1	3.2:1

- KEYED NOTES
- ILLUMINATION WITHIN THE SITE MUST COMPLY WITH THE 2015 INTERNATIONAL BUILDING CODE REQUIREMENT FROM SECTION 1006 - MEANS OF EGRESS ILLUMINATION. SECTION 1006. ILLUMINATION REQUIRED: THE MEANS OF EGRESS, INCLUDING THE EXIT DISCHARGE, SHALL BE ILLUMINATED AT ALL TIMES THE BUILDING IS OCCUPIED. SECTION 1006.2 ILLUMINATION LEVEL. THE MEANS OF EGRESS ILLUMINATION LEVEL SHALL NOT BE LESS THAN 1 FOOT-CANDLE (11 LUX) AT THE FLOOR LEVEL AND CONTINUING TO THE "PUBLIC WAY".
 - REMOVE ALL EXISTING L20 FIXTURES.
 - PATH OF EGRESS WITH MINIMUM 1FC.
 - IT IS ESTIMATED THERE ARE TWO MAYBE THREE CIRCUITS FEEDING ALL THE TYPE L21 LUMINAIRES. EC SHALL PROVIDE AN INVERTER. (IOTA IISC 1600 120IN 1200UT BYPASS S2M OR EQUAL) FOR EACH CIRCUIT. FIELD CONFIRM THE QUANTITY OF CIRCUITS FEEDING THE TYPE L21 LUMINAIRES AND LOCATIONS FOR THE INVERTER INSTALLATION PRIOR TO ROUGH-IN.
 - FIRE LANE EASEMENT.

ajc architects

703 east 1700 south
salt lake city, ut 84105
ajcarchitects.com

ARCHITECT / CONSULTANT

Maxx Engineering

AUTHORITY HAVING JURISDICTION

PROJECT DESCRIPTION
MCRE MULTIFAMILY
CONVERSION - AURORA

14200 E. 6TH AVE.
AURORA, CO 80011

SHEET NAME:
SITE PHOTOMETRIC
PLAN

REVISIONS

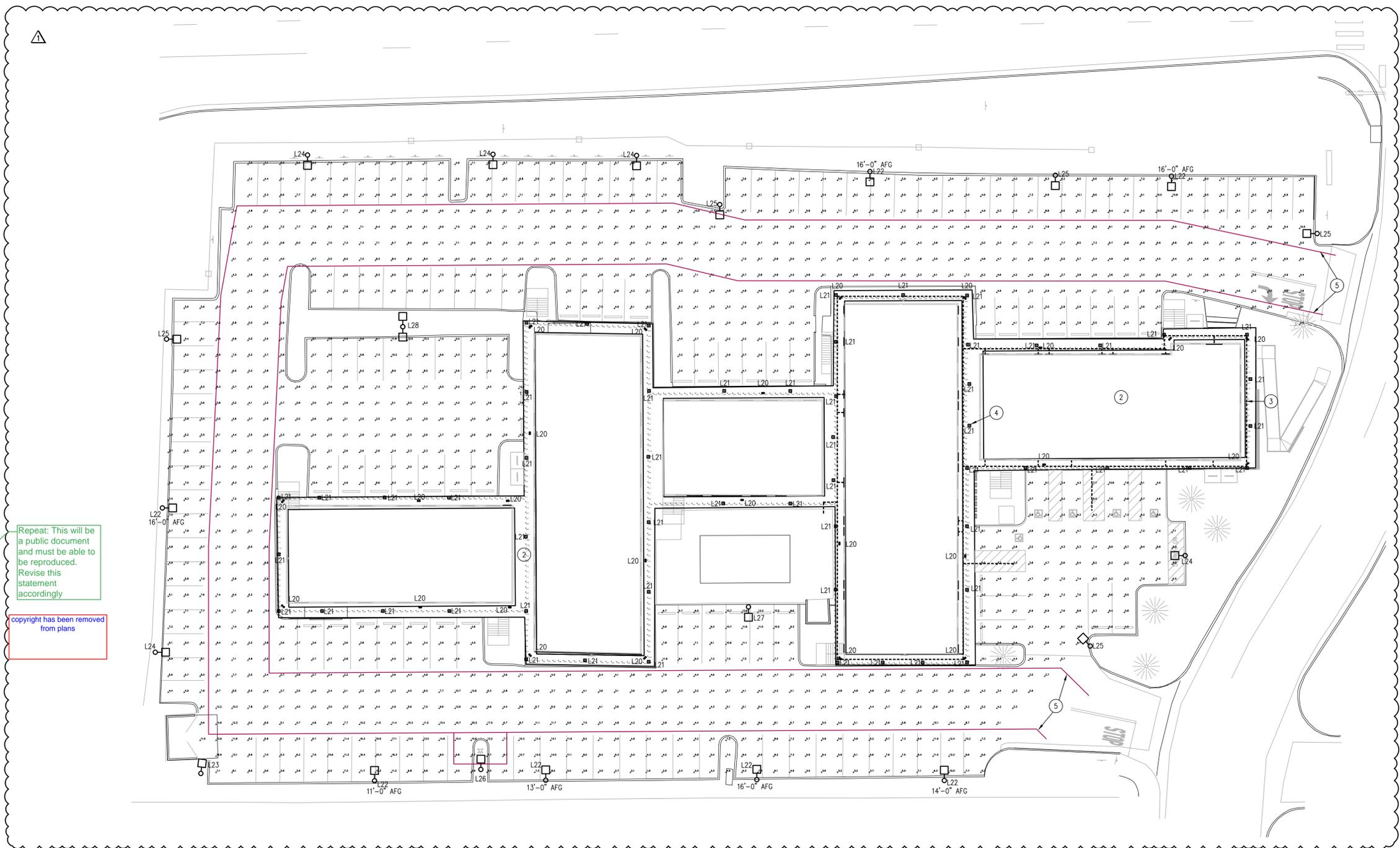
MARK	DATE	DESCRIPTION

CITY COMMENTS 7/28/21

ISSUE DATE: 2021
ISSUE TYPE: PHASE I REVIEW
DRAWN BY: JLC
CHECKED BY: S. JOHNS
PROJECT#: 2020-45

SHEET NUMBER:
E0.1
SHEET 7 of 11

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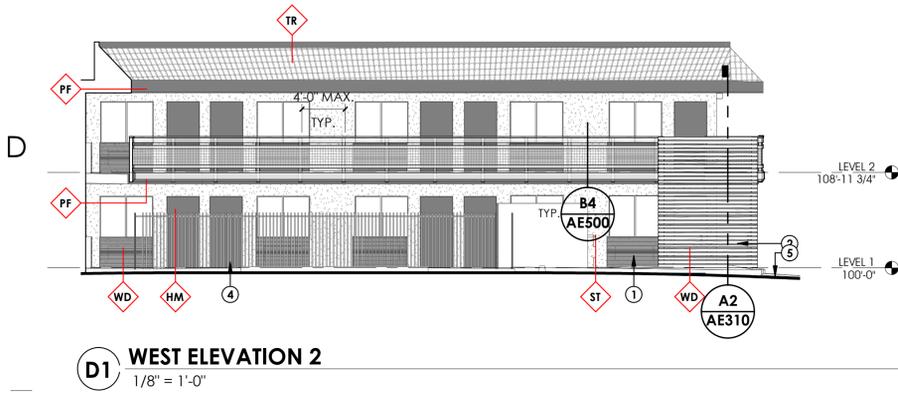


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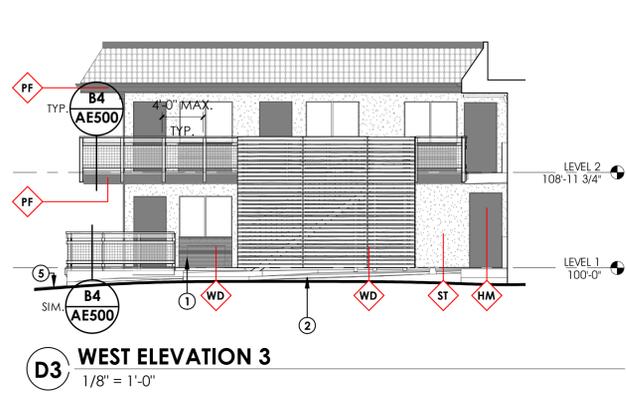
copyright has been removed from plans

1 SITE PHOTOMETRIC PLAN
E0.1 1" = 20'-0"

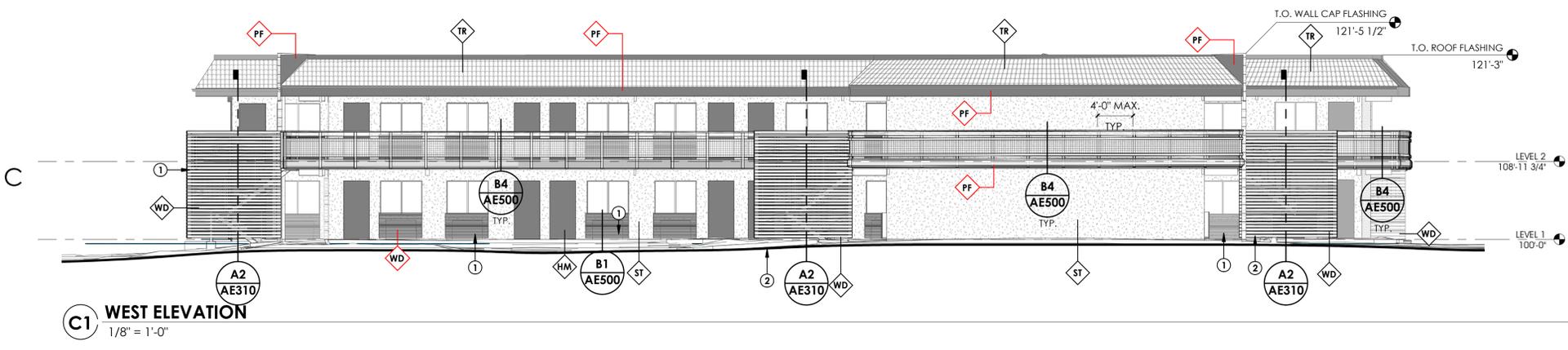
11/2/2021 12:27:43 AM \\ciccorps04c1\users\msommer\Documents\2020-45 MCRE MULTIFAMILY CONVERSION AURORA_V20_PHASE 1 RESUBMISSION_msommer\RMDR.rvt
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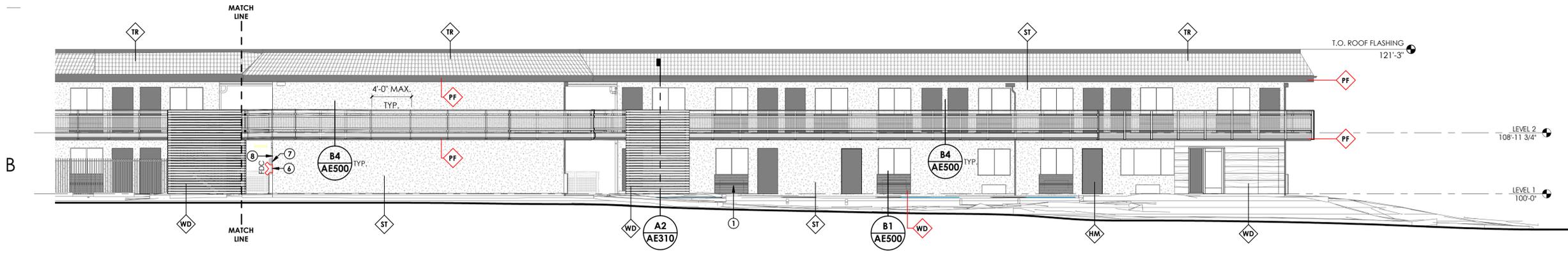
D1 WEST ELEVATION 2
1/8" = 1'-0"



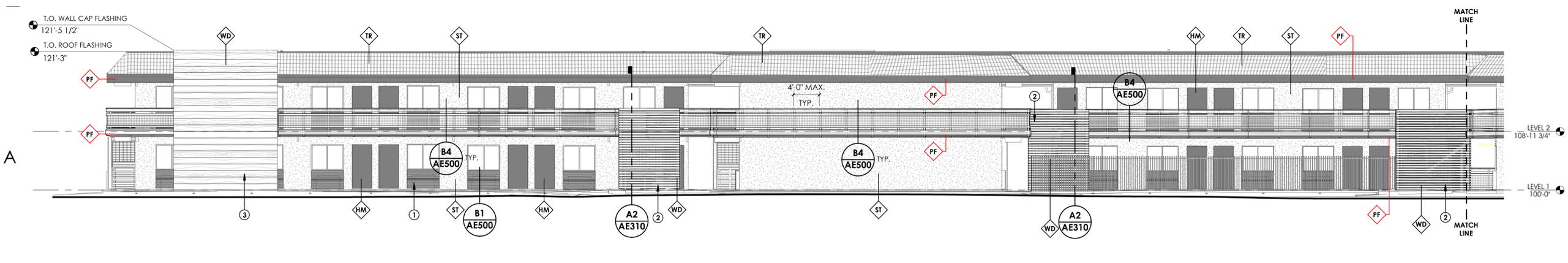
D3 WEST ELEVATION 3
1/8" = 1'-0"



C1 WEST ELEVATION
1/8" = 1'-0"



B1 SOUTH ELEVATION - AREA B
1/8" = 1'-0"



A1 SOUTH ELEVATION - AREA A
1/8" = 1'-0"

KEYED NOTES:

- 1 NEW PRESSURE TREATED WOOD PTAC SCREENING ENCLOSURE, TYP.
- 2 NEW PRESSURE TREATED WOOD STAIR SCREENING ENCLOSURE
- 3 RECLAD EXISTING WALL FRAMING WITH COMPOSITE WOOD SIDING
- 4 EXISTING METAL FENCE AROUND POOL TO REMAIN
- 5 EXISTING FINISH GRADE..
- 6 FIRE DEPARTMENT CONNECTION (FDC) TO BE INSTALLED ON EXTERIOR WALL WITHIN BREEZEWAY BEYOND - SEE FLOOR PLAN FOR FURTHER INFORMATION ABOUT PROPOSED LOCATION FOR FIRE RISER LOCATION IN EXISTING BUILDING FOOTPRINT.
- 7 KNOX BOX - TO BE INSTALLED ON EXTERIOR WALL WITHIN BREEZEWAY BEYOND - INSTALL PER MANUFACTURER'S SPECIFICATIONS & ACCESS COORDINATED WITH FIRE MARSHAL/JURISDICTION HAVING AUTHORITY. SEE SPECIFICATIONS.
- 8 FIRE RISER ROOM SIGNAGE TO BE MOUNTED TO DOOR IN BREEZEWAY - REFER TO FLOOR PLAN AND DETAIL B3 ON SHEET AS500.

ELEVATION MATERIAL TABLE

EXISTING ARCHITECTURAL ELEMENTS	
***EXISTING CEMENTITIOUS STUCCO (PRIMARY EXTERIOR BUILDING MATERIAL);	51.8%
EXISTING SPANISH STYLE CLAY ROOF TILES;	13.1%
EXISTING FENESTRATION TO REMAIN:	17.9%
NEW PROPOSED ARCHITECTURAL ELEMENTS	
PRESSURE TREATED WOOD SCREEN WALLS AROUND STAIRS, RAIN SCREENS AT AMENITY/LEASING OFFICE ENTRANCES & RECLADDING OF EXISTING SCREEN WALLS:	17.2%
***PER TABLE 4.8.6 WITHIN THE AURORA LUDO 80 PERCENT STUCCO CLADDING OR COMBINATION STUCCO, MASONRY, STONE WILL SATISFY OUTLINED MASONRY STANDARDS FOR MULTIFAMILY PROJECTS - WITH EXISTING PERCENTAGE OF ROOFING AND FENESTRATION NO PRIMARY OR COMBINATION OF CLADDING WILL AMOUNT TO 80% NET FINISH	

GENERAL NOTES:

- SEE SHEET G1001 FOR DRAWING INDEX.
- SEE SHEET G1002 FOR GENERAL NOTES AND ABBREVIATIONS.
- DO NOT SCALE DRAWINGS.
- CONTRACTOR / SUBCONTRACTOR SHALL VERIFY ALL DIMENSIONS AND CONDITIONS BEFORE BEGINNING WORK, AND SHALL REPORT TO THE ARCHITECT ANY ERRORS, INCONSISTENCIES OR OMISSIONS BEFORE BEGINNING WORK. SEE GENERAL NOTES AND SPECIFICATIONS.
- AT UNITS NOTED AS 'TYPE B' GENERAL CONTRACTOR SHALL VERIFY THAT ALL FIXTURE LOCATIONS, SOLID BLOCKING, AND CLEAR FLOOR SPACES SHALL MEET THE MINIMUM REQUIREMENTS OF THE 2015 IBC, ANS I 117.1-09 AND THE REQUIREMENTS OF SPECIFICATION 'B' BATHROOM OF THE FAIR HOUSING ACT DESIGN MANUAL. IN THE EVENT A UNIT IS ADAPTED FOR ADA USE, BATHROOM DOORS MAY BE REVERSED SO THAT THE DOOR SWING SHALL NOT INTERFERE WITH THE 30" X 48" CLEAR FLOOR SPACE REQUIREMENT.
- TYPE A UNITS TO BE CONSTRUCTED WHEELCHAIR ADAPTABLE PER ICC/ANSI A117.1 SECTION 103.
- TYPE B UNITS TO BE CONSTRUCTED TO MEET FAIR HOUSING ACCESSIBILITY GUIDELINES PER ICC/ANSI A117.1 SECTION 104.
- ACCESSIBLE UNITS TO BE CONSTRUCTED WHEEL CHAIR ACCESSIBLE PER ICC/ANSI A117.1 SECTION 102.
- REFER TO SHEET G1005 FOR TYPE A AND TYPE B UNIT GRAB BAR LOCATIONS AND FIXTURE CLEARANCE REQUIREMENTS.
- ALL EXISTING ROOF TOP EQUIPMENT IS TO BE SCREENED FROM PUBLIC VIEW PER AURORA CITY CODE - EXISTING MANSARD ROOF ALREADY DOES SO.
- ALL EXISTING PTAC UNITS ARE TO BE CONCEALED FROM PUBLIC VIEW WITH NEW COMPOSITE WOOD SCREENING ELEMENTS.

ELEVATION FINISHES

EXPOSED STRUCTURAL STEEL & RAILINGS - PAINTED	XS
EXTERIOR COMPOSITE WOOD SIDING & RAINSCREEN	WD
EXISTING FASCIA - PAINT HIGH PERFORMANCE COATING	PF
EXISTING TEXTURE STUCCO WALL FINISH - PATCH & REPAIR AS REQUIRED, PAINT	ST
EXISTING SPANISH TILE ROOF TO REMAIN	TR
EXISTING EXTERIOR HOLLOW METAL DOORS TO REMAIN - PAINT HIGH PERFORMANCE COATING	HM

ajc architects

703 east 1700 south
salt lake city, ut 84105
ajcarchitects.com

NOT FOR CONSTRUCTION

ARCHITECT / CONSULTANT

AUTHORITY HAVING JURISDICTION

PROJECT DESCRIPTION
MCRE MULTIFAMILY CONVERSION - AURORA

14200 E. 6TH AVE.
AURORA, CO 80011

SHEET NAME:
BUILDING ELEVATIONS

REVISIONS

MARK	DATE	DESCRIPTION

ISSUE DATE: 11.01.2021
 ISSUE TYPE: PHASE I SUBMISSION
 DRAWN BY: MS | CB | AL
 CHECKED BY: K. RIGBY
 PROJECT#: 2020-45

SHEET NUMBER:
AE202
SHEET 10 OF 11

