

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: JMERWINSVOBODA@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	
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	
STANDARD SPACES	180 SPACES 1 SPACE PER UNIT 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:	TOTAL ACCESSIBLE DWELLING UNITS:
16 UNITS	16 UNITS
TYPE A AND B UNITS REQUIRED:	POINTS REQUIRED:
16 UNITS	150 UNITS - 66 ACCESSIBILITY POINTS REQUIRED
TYPE A AND B UNITS PROVIDED:	POINTS PROVIDED:
16 UNITS	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 MAXIMUM SLOPE OF 1:12 AND HANDRAILS. CROSSWALKS ALONG THIS ROUTE SHALL BE WIDE ENOUGH TO WHOLLY CONTAIN THE CURB RAMP WITH A MINIMUM WIDTH OF 36" AND SHALL BE PAINTED WITH WHITE STRIPES. THE CITY OF AURORA ENFORCES HANDICAPPED ACCESSIBILITY REQUIREMENTS BASED ON THE 2015 INTERNATIONAL BUILDING CODE, CHAPTER 11, AND THE INTERNATIONAL CODE COUNCIL (ICC) A117.1-2009.
- 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 ENCRUCH 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.

- THE 2015 INTERNATIONAL FIRE CODE, SECTION 510, REQUIRES ALL BUILDINGS TO BE ASSESSED FOR ADEQUATE EMERGENCY RESPONDER RADIO COVERAGE (ERRC). AT THE TIME THE STRUCTURE IS AT FINAL FRAME AND FINAL ELECTRICAL INSPECTIONS, THE GENERAL CONTRACTOR (GC) WILL BE REQUIRED TO HIRE AN APPROVED AND QUALIFIED INDEPENDENT 3RD PARTY TO ASSESS THE RADIO FREQUENCY LEVELS WITHIN THE STRUCTURE. ONCE COMPLETED, THE 3RD PARTY WILL PROVIDE THE RESULTS OF THE TEST TO BOTH THE GC AND THE AURORA BUILDING DIVISION AS TO WHETHER THE STRUCTURE PASSED OR FAILED THE PRELIMINARY RADIO SURVEILLANCE. A STRUCTURE THAT HAS PASSED THIS SURVEILLANCE REQUIRES NO FURTHER ACTION BY THE GC. A FAILED RADIO SURVEILLANCE WILL REQUIRE A LICENSED CONTRACTOR TO SUBMIT PLANS TO THE AURORA BUILDING DIVISION TO OBTAIN A BUILDING PERMIT FOR THE INSTALLATION OF AN ERRC SYSTEM PRIOR TO INSTALLATION. THIS ASSESSMENT AND INSTALLATION IS AT THE OWNER OR DEVELOPER'S EXPENSE. FUTURE INTERIOR OR EXTERIOR MODIFICATIONS TO THE STRUCTURE AFTER THE ORIGINAL CERTIFICATE OF OCCUPANCY IS ISSUED WILL REQUIRE REASSESSMENT FOR ADEQUATE RADIO FREQUENCY COVERAGE.
- 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 456065W004

CHISELED SQUARE BK WLK 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. 03094488.

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



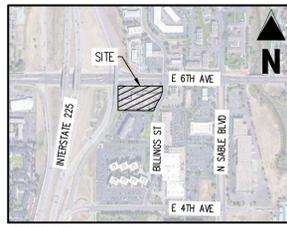
MCRE MULTI-FAMILY CONVERSION
PART OF TRACT 4, FLORENCE GARDENS
CITY OF AURORA, ARAPAHOE COUNTY, CO

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	07/28/21	2ND PLANNING SUBMISSION	DDJ
4	10/15/21	3RD PLANNING SUBMISSION	DDJ
5	01/28/22	4TH PLANNING SUBMISSION	DDJ
6	07/11/22	5TH PLANNING SUBMISSION	DDJ
7	07/28/22	6TH PLANNING SUBMISSION	DDJ

Project No: JLL000002.20
Drawn By: JSB
Checked By: JES
Date: 01/28/2021

CHECK SHEET



RIGHT TURN ONLY SIGN (MUTCD R3-5R)
NTS

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

CAUTION - NOTICE TO CONTRACTOR

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- 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 POT-HOLING OR ALTERNATIVE METHOD. REPORT INFORMATION TO THE ENGINEER PRIOR TO CONSTRUCTION.



SITE LEGEND

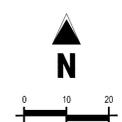
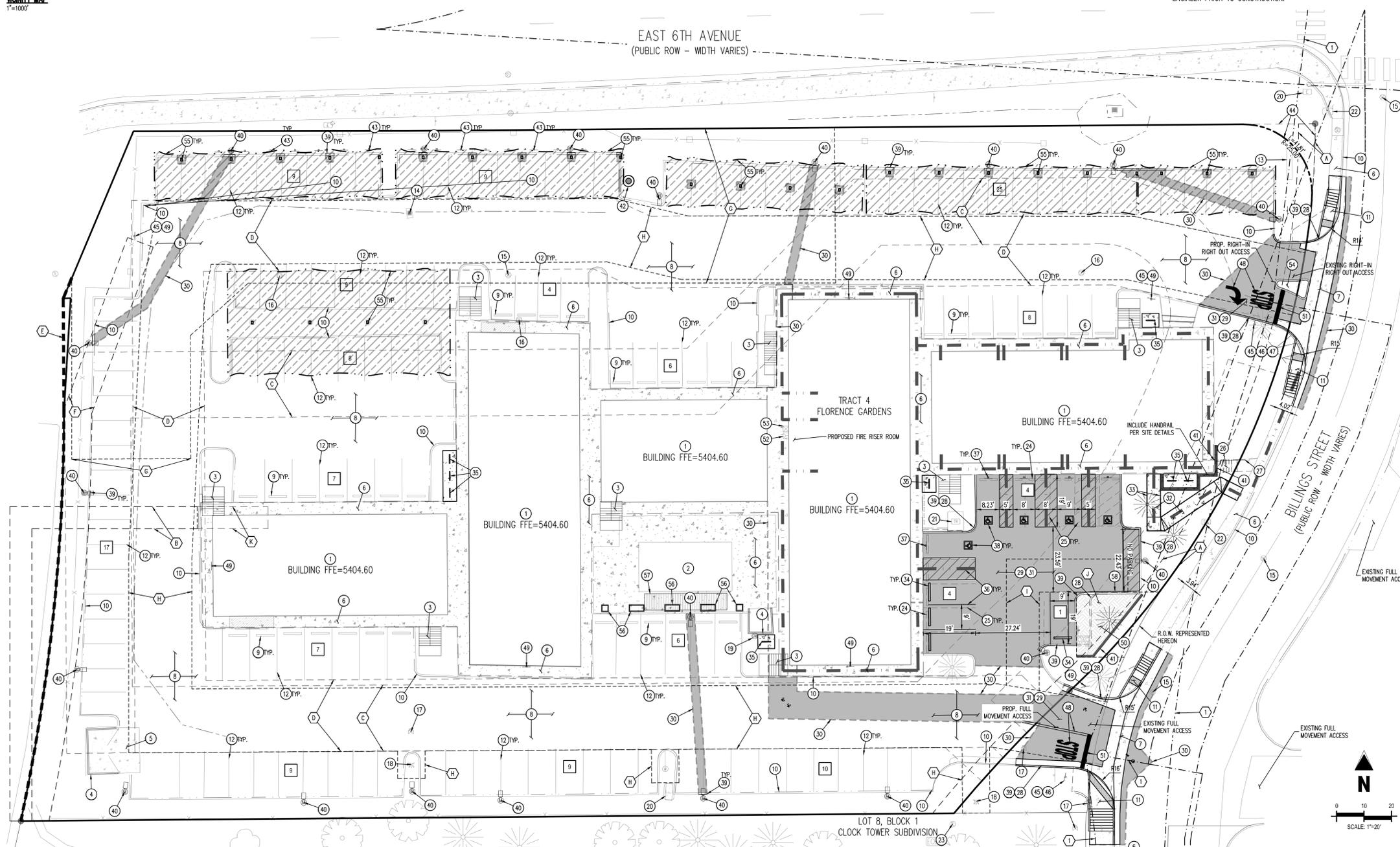
- PROPERTY BOUNDARY LINE
- EXISTING EASEMENT LINE
- PROPOSED ADA ACCESS PATH
- PROPOSED CURB AND GUTTER
- EXISTING CURB AND GUTTER
- EXISTING FENCE TO REMAIN
- EXISTING GAS METER
- EXISTING SANITARY SEWER MANHOLE
- EXISTING FIRE HYDRANT
- EXISTING STORM SEWER INLET
- EXISTING TREE TO REMAIN
- PROPOSED SITE LIGHTING
- PARKING COUNT
- EXISTING SIDEWALK
- PROPOSED SIDEWALK AND CONCRETE PAVEMENT
- PROPOSED ASPHALT PAVEMENT
- PROPOSED CARPORT CANOPY

EASEMENT SCHEDULE

- 4' 6" WIDE UTILITY EASEMENT (BOOK 3641 PAGE 604)
- 8' 8" WIDE UTILITY EASEMENT (BOOK 3732 PAGE 583)
- FIRE LANE EASEMENT (BOOK 3411 PAGE 471) TO BE VACATED BY SEPARATE DOCUMENT (RECEPTION NO. _____)
- FIRE LANE EASEMENT (BOOK 3641 PAGE 5971) TO BE VACATED BY SEPARATE DOCUMENT (RECEPTION NO. _____)
- ACCESS RESTRICTION LINE (RECEPTION NO. 3108478)
- 10' RIGHT OF WAY EASEMENT (BOOK 2431, PAGE 28)
- PROPOSED DRAINAGE EASEMENT (RECEPTION NO. _____)
- PROPOSED 23' FIRE LANE, ACCESS & UTILITY EASEMENT (RECEPTION NO. _____)
- PROPOSED ACCESS EASEMENT, BY SEPARATE DOCUMENT (RECEPTION NO. _____)
- PROPOSED DRAINAGE EASEMENT, BY SEPARATE DOCUMENT (RECEPTION NO. _____)
- VACATE A PORTION OF THE EXISTING UTILITY EASEMENT, BY SEPARATE DOCUMENT (RECEPTION NO. _____)

CITY OF AURORA SITE PLAN NOTES

- ALL BUILDING ADDRESS NUMBERS SHALL COMPLY WITH THE AURORA CITY CODE, ARTICLE VII - NUMBERING OF BUILDINGS.
- THE APPLICANT HAS THE OBLIGATION TO COMPLY WITH ALL APPLICABLE REQUIREMENTS OF THE AMERICANS WITH DISABILITIES ACT.
- EMERGENCY INGRESS AND EGRESS - RIGHT-OF-WAY FOR INGRESS AND EGRESS FOR SERVICE AND EMERGENCY VEHICLES IS GRANTED OVER, ACROSS, ON AND THROUGH ANY AND ALL PRIVATE ROADS AND WAYS NOW OR HEREAFTER ESTABLISHED ON THE DESCRIBED PROPERTY, AND THE SAME ARE HEREBY DESIGNATED AS SERVICE/EMERGENCY AND UTILITY EASEMENTS AND SHALL BE POSTED NO PARKING - FIRE LANE.
- RIGHT-OF-WAY FOR INGRESS AND EGRESS FOR SERVICE AND EMERGENCY VEHICLES IS GRANTED OVER, ACROSS, ON AND THROUGH ANY AND ALL PRIVATE ROADS AND WAYS NOW OR HEREAFTER ESTABLISHED ON THE DESCRIBED PROPERTY. THE UNDERSIGNED DOES HEREBY COVENANT AND AGREE THAT THEY SHALL CONSTRUCT UPON THE FIRE LANE EASEMENTS, AS DEDICATED AND SHOWN HEREON, A HARD SURFACE IN ACCORDANCE WITH THE CITY OF AURORA'S PAVING STANDARDS FOR FIRE LANE EASEMENTS, AND THAT THEY SHALL MAINTAIN THE SAME IN A STATE OF GOOD REPAIR AT ALL TIMES AND KEEP THE SAME FREE AND CLEAR OF ANY STRUCTURES, FENCES, LANDSCAPE MATERIALS, SNOW OR OTHER OBSTRUCTIONS. THE MAINTENANCE OF PAVING ON THE FIRE LANE EASEMENT(S) IS THE RESPONSIBILITY OF THE OWNER, AND THE OWNER SHALL POST AND MAINTAIN APPROPRIATE SIGNS IN CONSPICUOUS PLACES ALONG SUCH FIRE LANE EASEMENTS, STATING "FIRE LANE, NO PARKING." THE LOCAL LAW ENFORCEMENT AGENCY(S) IS HEREBY AUTHORIZED TO ENFORCE PARKING REGULATIONS WITHIN THE FIRE LANE EASEMENTS, AND TO CAUSE SUCH EASEMENTS TO BE MAINTAINED FREE AND UNOBSTRUCTED AT ALL TIMES FOR FIRE DEPARTMENT AND EMERGENCY APPARATUS USE.
- THE DEVELOPER, HIS SUCCESSORS AND ASSIGNS, INCLUDING THE HOMEOWNERS OR MERCHANTS ASSOCIATION SHALL BE RESPONSIBLE FOR INSTALLATION, MAINTENANCE AND REPLACEMENT OF ALL FIRE LANE SIGNS.
- THE CITY OF AURORA ENFORCES HANDICAPPED ACCESSIBILITY REQUIREMENTS BASED ON 2015 IBC, CHAPTER 11, THE ICC A117.1-2009. SITES CONTAINING SEVEN OR MORE RESIDENTIAL UNITS ARE REQUIRED BY STATE STATUTES TO COMPLY WITH COLORADO STATE HOUSE BILL 03-4221, ARTICLE 5-STANDARDS FOR ACCESSIBLE HOUSING (C.R.S. 9-5-101 TO 9-5-106).
- THIS SHALL CONSTITUTE A CONTRACT THAT SHALL GUARANTEE TO THE GOVERNING BODY THAT BEFORE THE ISSUANCE OF THE FINAL CERTIFICATE OF OCCUPANCY THE OVERALL SITE WILL MEET THE ACCESSIBILITY REQUIREMENTS OF STATE HOUSE BILL 03-1221. THE SITE PLAN WILL REFLECT AN IMPLEMENTATION PLAN DEFINING THE APPROPRIATE NUMBER OF ACCESSIBILITY POINT VALUE PER DWELLING UNITS FOR PERSONS WITH DISABILITIES, AS PROVIDED IN C.R.S. 9-5-105. ACCESSIBLE UNITS SHALL BE CONSTRUCTED IN SUCH A MANNER AS TO BE EASILY ACCESSIBLE AND ADAPTABLE FOR PERSONS WITH DISABILITIES AND WILL COMPLY WITH THE MOST CURRENT VERSION OF THE AMERICAN NATIONAL STANDARD FOR THE BUILDING AND FACILITIES PROVIDING ACCESSIBILITY AND USABILITY FOR PHYSICALLY HANDICAPPED PEOPLE, PROMULGATED BY THE AMERICAN NATIONAL STANDARD INSTITUTE, COMMONLY CITED AS ANSI A117.1 - 1998. OWNER OF PROPERTY FOR THE ABOVE PERMIT:
- THE DEVELOPER, HIS SUCCESSORS AND ASSIGNS SHALL BE RESPONSIBLE FOR INSTALLATION, MAINTENANCE AND REPLACEMENT OF FIRE LANE EASEMENTS CONSTRUCTED WITHIN THIS SITE USING ALTERNATIVE SURFACING MATERIALS SUCH AS, BUT NOT LIMITED TO, GRASSPAVE, GRASS, CEMENT, BITTER BRICKS, INVISIBLE STRUCTURES UTILIZED ONLY FOR EMERGENCY VEHICLE ACCESS USE. THIS AGREEMENT WILL INCLUDE SNOW REMOVAL TO ENSURE EMERGENCY ACCESS IS AVAILABLE AT ALL TIMES. IF THE ABOVE CONDITIONS ARE NOT MET, THE OWNERS, HIS SUCCESSORS AND ASSIGNS SHALL BE REQUIRED BY ORDER NOTICE FROM THE AURORA FIRE DEPARTMENT TO REMOVE THE INVISIBLE STRUCTURE AND REPLACE IT WITH AN ASPHALT OR CONCRETE ROAD SURFACE THAT MEETS THE CONSTRUCTION REQUIREMENTS OF THE PUBLIC WORKS DEPARTMENT FIRE LANE STANDARDS AND BE SHOWN IN DETAIL WITHIN THE CIVIL PLANS.



SCHEDULE

- | | | | | | |
|--|---|--|--|---|---|
| 1 EXISTING BUILDING TO REMAIN | 13 EXISTING MONUMENT SIGN TO REMAIN | 24 EXISTING PARKING STOP TO BE REMOVED, SALVAGED, AND REUSED | 34 SALVAGED PARKING BLOCK. USE NEW PARKING BLOCK IF EXISTING PARKING BLOCKS COULD NOT BE SALVAGED. | 44 DEDICATION OF RIGHT-OF-WAY VIA 25 FT RADIUS | 55 PROPOSED SOLAR CAR PORT CANOPY & COLUMN, SPECS AND DETAILS TO BE PROVIDED WITH CONSTRUCTION DOCUMENTS. |
| 2 EXISTING POOL TO REMAIN | 14 EXISTING STORM SEWER INLET TO REMAIN | 25 EXISTING PARKING STRIPING TO BE REMOVED | 35 PROPOSED BIKE RACK | 45 PROPOSED SIGN MOUNTING ON BREAKAWAY SIGN POST | 56 PROPOSED LANDSCAPE PLANTER, REF. LANDSCAPE PLANS AND DETAILS |
| 3 EXISTING STAIRCASE TO REMAIN | 15 EXISTING SANITARY SEWER MANHOLE TO REMAIN | 26 EXISTING CONCRETE SIDEWALK AND STAIRS TO BE REMOVED | 36 PROPOSED PARKING STRIPING | 46 PROPOSED 30"x30" STOP SIGN | 57 PROPOSED PRE-MANUFACTURED PERGOLA, DESIGN-BUILD. |
| 4 EXISTING BLOCK WALL TO REMAIN | 16 EXISTING SANITARY SEWER CLEANOUT TO REMAIN | 27 EXISTING HANDRAIL TO BE REMOVED | 37 PROPOSED ACCESSIBLE PARKING SIGNAGE IN BOLLARD | 47 PROPOSED RIGHT TURN ONLY SIGN | 58 PROPOSED MOUNTABLE CURB. |
| 5 EXISTING CONCRETE PAVING TO REMAIN | 17 EXISTING WATER VALVE TO REMAIN | 28 EXISTING CURB AND GUTTER TO BE REMOVED | 38 PROPOSED ACCESSIBLE PARKING SYMBOL | 48 PROPOSED PAVEMENT MARKINGS | |
| 6 EXISTING SIDEWALK TO REMAIN | 18 EXISTING FIRE HYDRANT TO REMAIN | 29 EXISTING ASPHALT PAVEMENT TO BE REMOVED | 39 PROPOSED CURB AND GUTTER | 49 PROPOSED FIRE LANE - NO PARKING SIGNAGE. MOUNT TO BUILDING WALL WHERE APPLICABLE | |
| 7 PROPOSED CONCRETE PAN | 19 EXISTING GAS METER TO REMAIN | 30 PROPOSED SAWCUT LINE | 40 PROPOSED SITE LIGHT | 50 PROPOSED RAIN GARDEN | |
| 8 EXISTING ASPHALT PAVING TO REMAIN | 20 EXISTING ELECTRIC BOX TO REMAIN | 31 PROPOSED ASPHALT PAVING | 41 PROPOSED LANDSCAPE RETAINING WALL. REFER TO SHEET 5 FOR DETAILS. | 51 PROPOSED STOP BAR | |
| 9 EXISTING PARKING BLOCK TO REMAIN | 21 EXISTING ELECTRIC TRANSFORMER TO REMAIN | 32 PROPOSED CONCRETE SIDEWALK | 42 PROPOSED ADS BARRACUDA S4 WATER QUALITY STRUCTURE | 52 PROPOSED FDC WITH APPROVED KNOX CAPS | |
| 10 EXISTING CURB TO REMAIN | 22 EXISTING COMMUNICATIONS BOX TO REMAIN | 33 PROPOSED HANDRAIL | 43 PROPOSED "HIGH WATER DEPTH EXPECTED DURING MAJOR STORMS" SIGNAGE | 53 KNOX BOX WITH APPROVED HARDWARE | |
| 11 PROPOSED SIDEWALK RAMP | 23 EXISTING COMMUNICATIONS RISER TO REMAIN | | | 54 PROPOSED 6" CONCRETE ISLAND | |
| 12 EXISTING PARKING STRIPING TO REMAIN | | | | | |

FIRE LANE SIGN NOTES

- SIGNS SHALL BE LOCATED AT THE RIGHT SIDE OF THE FIRE LANE ENTRANCE AND AT THE END OF THE FIRE LANE. THE INTERMEDIATE SIGNS SHALL HAVE DOUBLE HEADED ARROWS POINTING IN BOTH DIRECTIONS.
- TYPICALLY, THE MAXIMUM SPACING OF THE FIRE LANE SIGNS IS ESTABLISHED AT 100' ON CENTER WITH SIGNS BEING PLACED ON BOTH SIDES OF THE FIRE LANE EASEMENT (50' ON CENTER ALTERNATING SIDES). WHERE EXCESSIVE CURVATURE OF THE FIRE LANE EXISTS, THE SPACING OF THE FIRE LANE SIGNAGE WILL BE INCREASED AS NEEDED.
- THE SIGNS SHALL BE SET AT AN ANGLE OF NOT LESS THAN 30 DEGREES AND NOT MORE THAN 45 DEGREES WITH THE CURB OR LINE OF TRAFFIC FLOW.
- FIRE LANE SIGNS SHOULD BE INSTALLED 2' BEHIND CURB OR SIDEWALK.
- THE CLEARANCE TO THE BOTTOM OF THE SIGN SHALL BE 7 FEET. THERE SHALL BE NO OTHER SIGNS ATTACHED TO THE SIGN OR THE SIGN POST.
- PLACEMENT OF THESE FIRE LANE SIGNS CANNOT ENCRUSH INTO THE 25' INSIDE TURNING RADIUS OF THE FIRE LANE EASEMENT, OBSTRUCT ANY FIRE HYDRANT OR FIRE DEPARTMENT CONNECTION OR ENCRUSH INTO THE ACCESSIBLE ROUTE OF THE SIDEWALK AREA.

SIGHT TRIANGLES

- ROADWAY SIGHT TRIANGLE PER ROADWAY DESIGN & CONSTRUCTION STANDARDS TE-13.1 FOR MOVEMENT ONTO BILLINGS STREET (DESIGN SPEED 30 MPH). SIGHT DISTANCE MEASURED FROM A POINT ON THE CENTERLINE OF THE APPROACH LANE OF THE MINOR ROAD AT THE STOPBAR, STOP SIGN, OR BACK OF WALK. DESIGN SPEED SHOWS SIGHT DISTANCE OF 290' FOR RIGHT MOVEMENT AND 335' FOR LEFT MOVEMENT.
- ROADWAY SIGHT TRIANGLE PER ROADWAY DESIGN & CONSTRUCTION STANDARDS TE-13.1 FOR MOVEMENT ONTO 6TH AVENUE (DESIGN SPEED 40 MPH). SIGHT DISTANCE MEASURED FROM A POINT ON THE CENTERLINE OF THE APPROACH LANE OF THE MINOR ROAD AT THE STOPBAR, STOP SIGN, OR BACK OF WALK. DESIGN SPEED SHOWS SIGHT DISTANCE OF 385' FOR RIGHT MOVEMENT.



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



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

14200 E 6TH AVE.
AURORA, COLORADO 80011

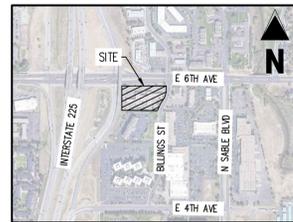
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7	07/28/22	6TH PLANNING SUBMISSION	DDJ

Project No: JLL000002.020
Drawn By: JSB
Checked By: JES
Date: 01/28/2021

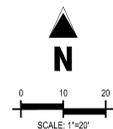
SITE PLAN

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"=1000'



SITE LEGEND

- PROPOSED ADA ACCESS PATH
- PROPERTY BOUNDARY LINE
- - - EXISTING EASEMENT LINE
- PROPOSED CURB AND GUTTER
- EXISTING CURB AND GUTTER
- EXISTING FENCE TO REMAIN
- ⊙ EXISTING GAS METER
- ⊙ EXISTING SANITARY SEWER MANHOLE
- ⊙ EXISTING FIRE HYDRANT
- ⊙ EXISTING STORM SEWER INLET
- ⊙ EXISTING TREE TO REMAIN
- ⊙ PROPOSED SITE LIGHTING
- EXISTING SIDEWALK
- PROPOSED SIDEWALK AND CONCRETE PAVEMENT
- EXISTING WATER LINE
- EXISTING STORM SEWER
- EXISTING SANITARY SEWER
- EXISTING UNDERGROUND ELECTRIC LINE
- EXISTING UNDERGROUND COMMUNICATION LINE
- EXISTING GAS LINE
- EXISTING MAJOR CONTOUR
- EXISTING MINOR CONTOUR
- PROPOSED MAJOR CONTOUR
- PROPOSED MINOR CONTOUR
- ME MATCH EXISTING
- FG FINISHED GRADE
- FL FLOWLINE
- TBC TOP BACK OF CURB
- 2.00% PROPOSED SLOPE ARROW
- 2.00% EXISTING SLOPE ARROW

ADA DESIGN PROFESSIONAL STANDARDS NOTES:
 THE PARTIES RESPONSIBLE FOR THIS PLAN HAVE FAMILIARIZED THEMSELVES WITH ALL CURRENT ACCESSIBILITY CRITERIA AND SPECIFICATIONS AND THE PROPOSED PLAN REFLECTS ALL SITE ELEMENTS REQUIRED BY THE APPLICABLE ADA DESIGN STANDARDS AND GUIDELINES AS PUBLISHED BY THE UNITED STATES DEPARTMENT OF JUSTICE. APPROVAL OF THIS PLAN BY THE CITY OF AURORA DOES NOT ASSURE COMPLIANCE WITH THE ADA OR ANY OTHER FEDERAL OR STATE ACCESSIBILITY LAWS OR ANY REGULATIONS OR GUIDELINES ENACTED OR PROMULGATED UNDER OR WITH RESPECT TO SUCH LAWS. SOLE RESPONSIBILITY FOR COMPLIANCE WITH FEDERAL AND STATE ACCESSIBILITY LAWS LIES WITH THE PROPERTY OWNER.

RAMPS/FLATS:
 • RAMPS MUST NOT EXCEED 8.33% LONGITUDINAL SLOPE, 2% CROSS SLOPE
 • FLATS MUST NOT EXCEED 2% IN ANY DIRECTION
 • SIDEWALKS MUST NOT EXCEED 5% LONGITUDINAL SLOPE, 2% CROSS SLOPE UNLESS OTHERWISE APPROVED BY THE CITY.

PARKING:
 ADA PARKING AREA MUST NOT EXCEED 2% IN ANY DIRECTION

GRADING NOTES

- ADD 5300 TO ALL SPOT ELEVATIONS GREATER THAN 90.00 SHOWN
 ADD 5400 TO ALL SPOT ELEVATIONS GREATER THAN 0.00 SHOWN
- WALKS SLOPE AWAY FROM BUILDING AT 1.0% MINIMUM
- THE PLAN SHALL NOT SUBSTANTIALLY CHANGE THE DEPTH OF COVER, OR ACCESS OF EXISTING UTILITY LINES. ACCEPTANCE OF THIS PLAN DOES NOT CONSTITUTE APPROVAL TO GRADE IN ANY UTILITY EASEMENT OR RIGHT OF WAY. APPROVALS TO GRADE WITHIN UTILITY EASEMENTS MUST BE OBTAINED FROM THE APPROPRIATE UTILITY COMPANY. IT IS NOT PERMISSIBLE FOR ANY PERSON TO MODIFY THE GRADE OF THE EARTH ON ANY COLORADO SPRINGS UTILITIES EASEMENT OR UTILITY RIGHT-OF-WAY WITHOUT THEIR WRITTEN APPROVAL. THE PLAN SHALL NOT INCREASE OR DIVERT WATER TOWARDS UTILITY FACILITIES. ANY CHANGES TO EXISTING UTILITY FACILITIES TO ACCOMMODATE THE PLAN MUST BE APPROVED BY THE AFFECTED UTILITY OWNER PRIOR TO IMPLEMENTING THE PLAN. THE COST TO RELOCATE OR PROTECT EXISTING UTILITIES OR TO PROVIDE INTERIM ACCESS IS AT THE APPLICANT'S EXPENSE.
- ALL ELEVATIONS SHOWN ARE IN REFERENCE TO THE SURVEYORS BENCHMARKS AND MUST BE VERIFIED BY THE GENERAL CONTRACTOR PRIOR TO GROUND BREAKING.
- ALL GRADES SHOWN REFERENCE PROPOSED ELEVATIONS AT FINISHED GRADE AND FACE OF CURB AT FLOW LINE, UNLESS OTHERWISE NOTED.
- FOR ALL SAWCUT AND PAVEMENT REPLACEMENT FOR ELECTRICAL INSTALLATION, EXISTING GRADE MUST BE MAINTAINED.

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 POT-HOLING OR ALTERNATIVE METHOD. REPORT INFORMATION TO THE ENGINEER PRIOR TO CONSTRUCTION.



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 Greenwood Village, CO 80111
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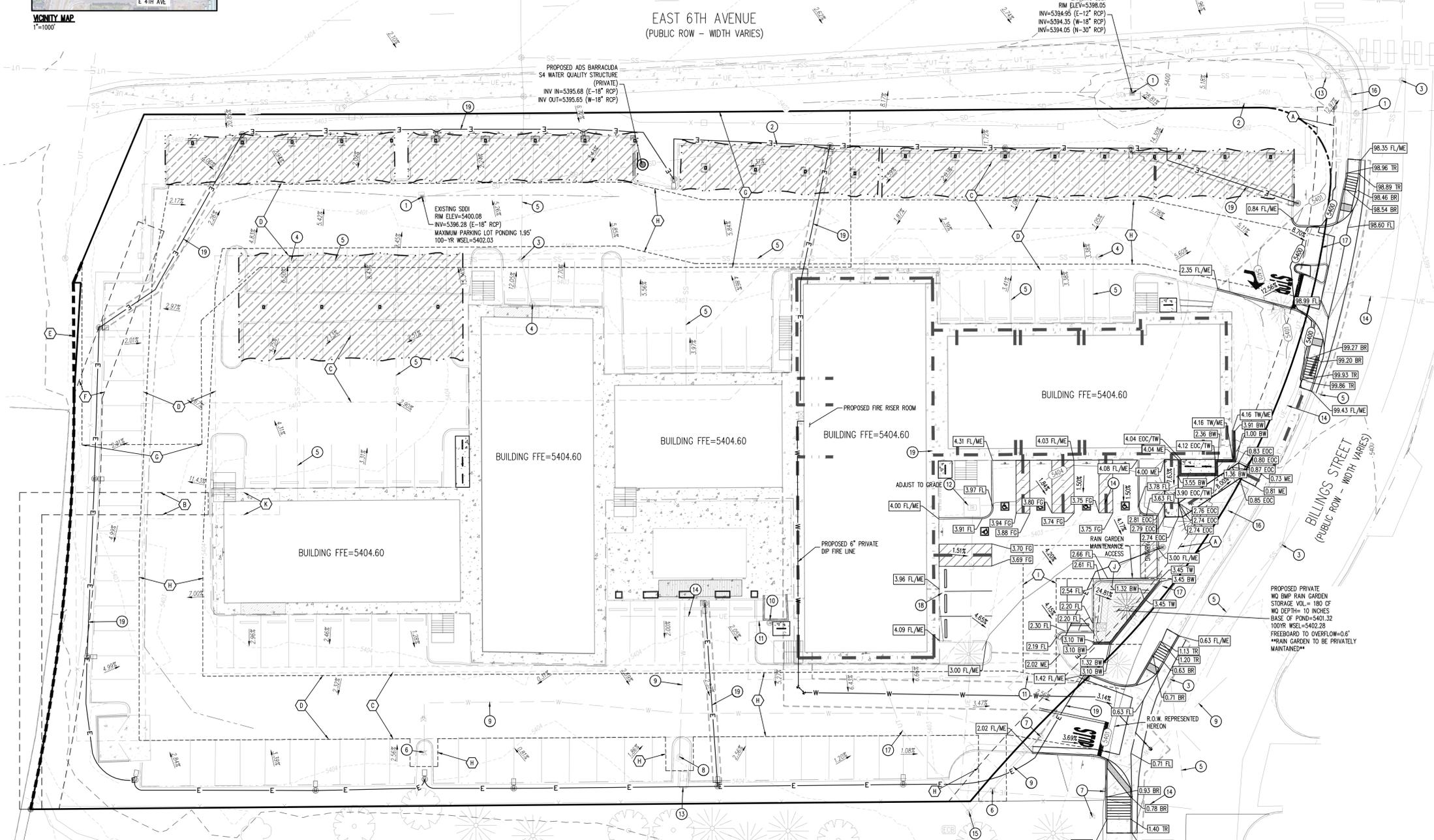
MCRE MULTI-FAMILY CONVERSION
 PART OF TRACT 4, FLORENCE GARDENS
 CITY OF AURORA, ARAPAHOE COUNTY, CO

14200 E 6TH AVE.
 AURORA, COLORADO 80011

#	Date	Issue / Description	Init.
1	04/30/21	PRE-SUBMITTAL SUBMISSION	DDJ
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7	07/28/22	6TH PLANNING SUBMISSION	DDJ

Project No: JLL000002.20
 Drawn By: JSB
 Checked By: JES
 Date: 01/28/2021

COMPOSITE GRADING &
 UTILITY PLAN



STORM & SANITARY MAINTENANCE NOTE

- PROPOSED STORM AND SANITARY SEWER ARE PRIVATE AND WILL BE MAINTAINED BY THE DEVELOPER.

BENCHMARK

CITY OF AURORA BENCHMARK
 COA 456606SW004
 CHISELED SQUARE BK W/LK 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)

SCHEDULE

- | | |
|--|---|
| 1 EXISTING STORM SEWER INLET TO REMAIN | 12 EXISTING ELECTRIC TRANSFORMER TO REMAIN |
| 2 EXISTING STORM SEWER TO REMAIN | 13 EXISTING ELECTRIC BOX TO REMAIN |
| 3 EXISTING SANITARY SEWER MANHOLE TO REMAIN | 14 EXISTING UNDERGROUND ELECTRIC LINE TO REMAIN |
| 4 EXISTING SANITARY SEWER CLEANOUT TO REMAIN | 15 EXISTING COMMUNICATIONS RISER TO REMAIN |
| 5 EXISTING SANITARY SEWER TO REMAIN | 16 EXISTING COMMUNICATIONS BOX TO REMAIN |
| 6 EXISTING FIRE HYDRANT TO REMAIN | 17 EXISTING UNDERGROUND COMMUNICATIONS LINE TO REMAIN |
| 7 EXISTING WATER VALVE TO REMAIN | 18 PROPOSED EV CHARGING STATION |
| 8 EXISTING WATER METER TO REMAIN | 19 PROPOSED UNDERGROUND ELECTRIC LINE |
| 9 EXISTING WATER LINE TO REMAIN | |
| 10 EXISTING GAS METER TO REMAIN | |
| 11 EXISTING GAS LINE TO REMAIN | |

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 3411 PAGE 471)
- (D) TO BE VACATED BY SEPARATE DOCUMENT (RECEPTION NO. _____)
- (E) FIRE LANE EASEMENT (BOOK 3641 PAGE 5971)
- (F) TO BE VACATED BY SEPARATE DOCUMENT (RECEPTION NO. _____)
- (G) ACCESS RESTRICTION LINE (RECEPTION NO. 3108478)
- (H) 10' RIGHT OF WAY EASEMENT (BOOK 2431, PAGE 28)
- (I) PROPOSED DRAINAGE EASEMENT (RECEPTION NO. _____)
- (J) PROPOSED 23' FIRE LANE, ACCESS & UTILITY EASEMENT (RECEPTION NO. _____)
- (K) PROPOSED ACCESS EASEMENT. BY SEPARATE DOCUMENT (RECEPTION NO. _____)
- (L) PROPOSED DRAINAGE EASEMENT. BY SEPARATE DOCUMENT (RECEPTION NO. _____)
- (M) VACATE A PORTION OF THE EXISTING UTILITY EASEMENT. BY SEPARATE DOCUMENT (RECEPTION NO. _____)

FILED: Aurora - 1410002.20 MCRE Multi-Family Conversion Part of Tract 4, Florence Gardens, Aurora, Colorado - 01/28/2021

MCRE MULTI-FAMILY CONVERSION

- SITE PLAN WITH ADJUSTMENTS -

PART OF TRACT 4, FLORENCE GARDENS

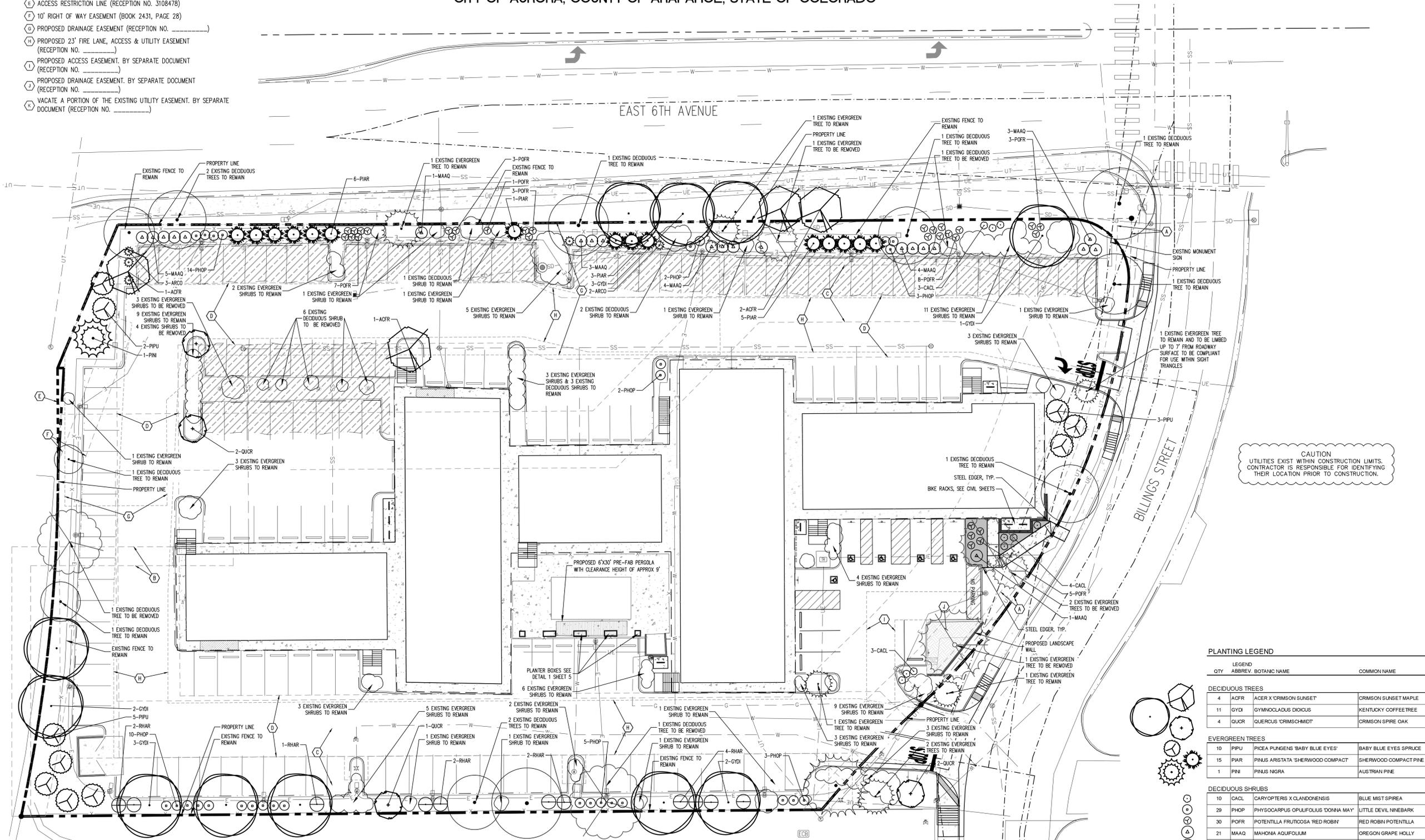
LOCATED IN THE NORTHWEST QUARTER OF SECTION 7, TOWNSHIP 4 SOUTH,

RANGE 66 WEST OF THE 6TH PRINCIPAL MERIDIAN,

CITY OF AURORA, COUNTY OF ARAPAHOE, STATE OF COLORADO

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CAUTION
UTILITIES EXIST WITHIN CONSTRUCTION LIMITS.
CONTRACTOR IS RESPONSIBLE FOR IDENTIFYING
THEIR LOCATION PRIOR TO CONSTRUCTION.

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 COMPARISON NOTE

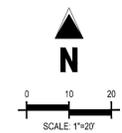
NUMBER OF TREES ON ORIGINAL APPROVED PLAN DATED 3/24/1982: 50 TREES
NUMBER OF EXISTING AND PROPOSED TREES ON THIS PLAN: 63 TREES
NUMBER OF TREES REQUIRED PER CURRENT AURORA CODE: 72 TREES

ADJUSTMENTS

SECTION 146-4.7.5K PARKING LOT LANDSCAPE ISLANDS

PLANTING LEGEND

QTY	LEGEND ABBREV.	BOTANIC NAME	COMMON NAME
DECIDUOUS TREES			
4	ACFR	ACER X 'CRIMSON SUNSET'	CRIMSON SUNSET MAPLE
11	GYDI	GYMNOCALADUS DIOICUS	KENTUCKY COFFEE TREE
4	QUCR	QUERCUS 'CRIMSCHMIDT'	CRIMSON SPIRE OAK
EVERGREEN TREES			
10	PIPU	PICEA PLUNGENS 'BABY BLUE EYES'	BABY BLUE EYES SPRUCE
15	PIAR	PINUS ARISTATA 'SHERWOOD COMPACT'	SHERWOOD COMPACT PINE
1	PRNI	PINUS NIGRA	AUSTRIAN PINE
DECIDUOUS SHRUBS			
10	CACL	CARYOPTERIS X CLANDONENSIS	BLUE MIST SPIREA
29	PHOP	PHYSOCARPUS OPULOFOLIUS '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

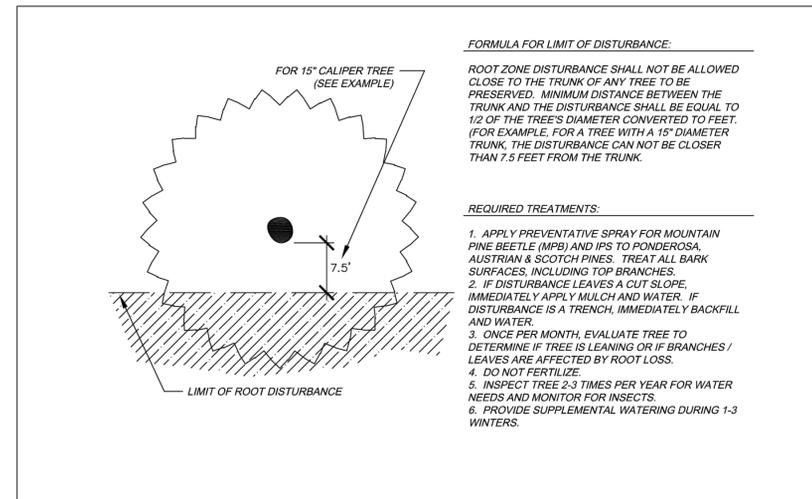
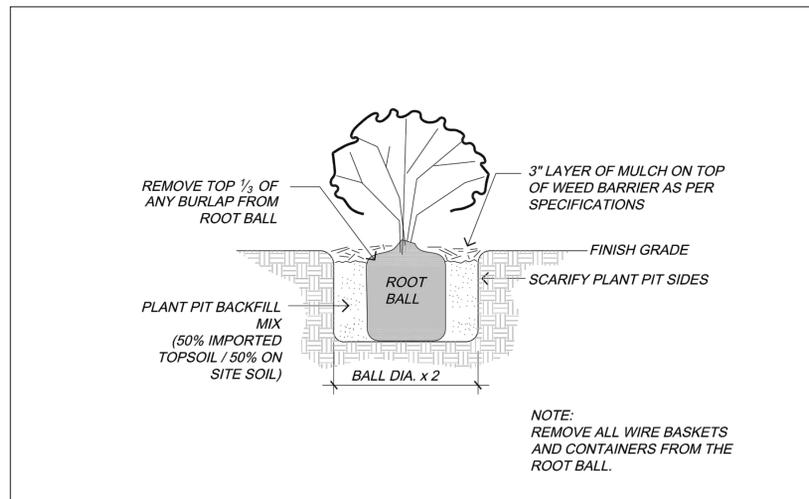
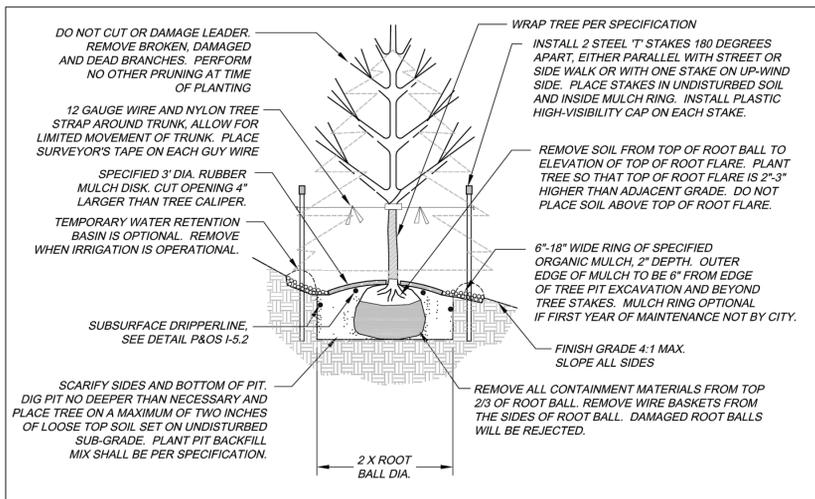
- SITE PLAN WITH ADJUSTMENTS -

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



City of Aurora PARKS & OPEN SPACE DEPARTMENT
Date: April 3, 2008

DECIDUOUS & EVERGREEN TREE

P&OS L-2.0

City of Aurora PARKS & OPEN SPACE DEPARTMENT
Date: August 1, 2006

SHRUB

P&OS L-2.1

City of Aurora PARKS & OPEN SPACE DEPARTMENT
Date: August 1, 2006

TREE PRESERVATION MEASURES -- 1 SIDE

P&OS TP-2.0



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
5	07/28/22	4TH PLANNING SUBMISSION	DDJ
6	07/11/22	5TH PLANNING SUBMISSION	DDJ
7	07/28/22	6TH PLANNING SUBMISSION	DDJ

Project No: JLL000002.20
Drawn By: JSB
Checked By: JES
Date: 01/28/2021

LANDSCAPE NOTES & DETAILS

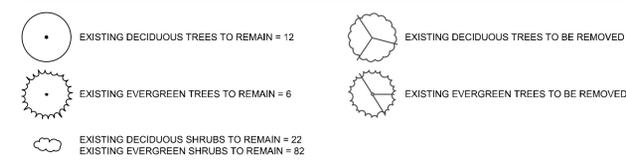
PLANTING LEGEND

QTY	LEGEND ABBREV.	BOTANIC NAME	COMMON NAME	PLANTING SIZE (MINIMUM)	MATURE SIZE (V.L.L.M.H)	WATER USE	SUN/SHADE
DECIDUOUS TREES							
4	ACFR	ACER X 'CRIMSON SUNSET'	CRIMSON SUNSET MAPLE	2" CAL. B&B	30'X30'	L/M	SUN/PART SHADE
11	GYDI	GYMNOCLADUS DIOICIS	KENTUCKY COFFEETREE	2" CAL. B&B	60'X50'	L	SUN
4	QUICR	QUERCUS 'CRIMSHMIDT'	CRIMSON SPIRE OAK	2" CAL. B&B	45'X15'	M	SUN
EVERGREEN TREES							
10	PIPU	PICEA PUNGENS 'BABY BLUE EYES'	BABY BLUE EYES SPRUCE	6" HEIGHT B&B	18'X6'	L/M	SUN/PART SHADE
15	PIAR	PINUS ARISTATA 'SHERWOOD COMPACT'	SHERWOOD COMPACT PINE	6" HEIGHT B&B	10'X4'	L	SUN/PART SHADE
1	PINI	PINUS NIGRA	AUSTRIAN PINE	6" HEIGHT B&B	50'X20'	L	SUN/PART SHADE
DECIDUOUS SHRUBS							
10	CACL	CARYOPTERIS X CLANDONENSIS	BLUE MIST SPIREA	#5 CONT. 18-24"	3'X3'	VL	SUN
29	PHOP	PHYSCARPUS OPULIFOLIUS 'DONNA MAY'	LITTLE DEVIL NINEBARK	#5 CONT. 18-24"	4'X4'	L/M	SUN
30	POFR	POTENTILLA FRUTICOSA 'RED ROBIN'	RED ROBIN POTENTILLA	#5 CONT. 18-24"	2'X3'	L/M	SUN/PART SHADE
21	MAAQ	MAHONIA AQUIFOLIUM	OREGON GRAPE HOLLY	#5 CONT. 18-24"	6'X6'	VL	SUN/PART SHADE
11	RHAR	RHUS AROMATICA 'GROW-LOW'	GRO-LOW FRAGRANT SUMAC	#5 CONT. 18-24"	3'X6'	L/M	SUN
EVERGREEN SHRUBS							
5	ARCO	ARCTOSTAPHYLOS X COLORADENSIS	COLORADO MANZANITA	#5 CONT. 18-24"	6'X4'	VL	SUN/PART SHADE
MULCH							
270 SF	ROCK	ROCK COBBLE MULCH	2"-4" ROCK COBBLE MULCH WITH WOOD MULCH RING AROUND ALL PLANT MATERIAL. SEE PLANTING NOTES & DETAILS.	MULCH		N/A	
EDGING							
5 LF	STEEL	STEEL EDGING	BLACK STEEL EDGING, SEE LANDSCAPE NOTES	EDGING		N/A	

PLANTING NOTES

- GENERAL**
1. ALL PLANT BEDS SHALL BE CONTAINED WITH STEEL EDGER. STEEL EDGER IS NOT REQUIRED ALONG CURBS, WALKS OR BUILDING FOUNDATIONS. ALL EDGING SHALL OVERLAP AT JOINTS A MINIMUM OF 6-INCHES, AND SHALL BE FASTENED WITH A MINIMUM OF 4 PINS PER EACH 10 FOOT SECTION. THE TOP OF ALL EDGING MATERIAL SHALL BE A ROLLED TOP AND 1/2 INCH ABOVE THE FINISHED GRADE OF ADJACENT LAWN OR MULCH AREAS. COLOR: BLACK.
- MULCHING**
2. AFTER ALL PLANTING IS COMPLETE, INSTALL A MINIMUM 4" THICK LAYER OF MULCH AS SPECIFIED IN THE PLANTING LEGEND. INSTALL A 4" THICK RING OF DOUBLE SHREDED CEDAR BARK MULCH AROUND ALL PLANT MATERIAL IN ROCK MULCH BEDS WHERE LANDSCAPING IS SHOWN ON THE PLANS. WOOD MULCH RING SIZE SHALL BE THE CONTAINER SIZE OF THE SHRUBS, PERENNIALS, AND ORNAMENTAL GRASSES. TREE RING SIZE SHALL BE GREEN INDUSTRIES OF COLORADO INDUSTRY STANDARD WIDTH.
 3. INSTALL DEWITT PRO-5 WEED BARRIER FABRIC UNDER ALL ROCK MULCH SHRUB BEDS SPECIFIED ON THE PLANS ONLY. NO LANDSCAPE FABRIC SHALL BE USED IN WOOD MULCH AREAS. NO PLASTIC WEED BARRIERS SHALL BE SPECIFIED.
 4. ABSOLUTELY NO EXPOSED GROUND SHALL BE LEFT SHOWING ANYWHERE ON THE PROJECT AFTER MULCH HAS BEEN INSTALLED.
 5. ALL PLANTING AREAS WITH LESS THAN A 4:1 GRADIENT SHALL RECEIVE A LAYER OF MULCH, TYPE AND DEPTH PER PLANS. SUBMIT 1 CUBIC FOOT SAMPLE OF MULCH (ONE SAMPLE PER TYPE) TO LANDSCAPE ARCHITECT FOR APPROVAL PRIOR TO INSTALLATION. THE MULCH SHALL BE SPREAD EVENLY THROUGHOUT ALL PLANTING AREAS EXCEPT SLOPES 4:1 OR STEEPER, OR AS OTHERWISE DENOTED ON THE PLAN. ABSOLUTELY NO EXPOSED GROUND SHALL REMAIN IN AREAS TO RECEIVE MULCH AFTER MULCH HAS BEEN INSTALLED.
 6. ALL PLANTING AREAS ON SLOPES OVER 4:1 SHALL RECEIVE COCONUT FIBER EROSION CONTROL NETTING FROM ROLLS. NETTING SHALL BE #CT-125, AS MANUFACTURED BY NORTH AMERICAN GREEN (OR EQUAL), INSTALL AND STAKE PER MANUFACTURER'S SPECIFICATIONS. SEE ALSO THE CIVIL ENGINEER'S EROSION CONTROL PLAN.

EXISTING LANDSCAPE LEGEND



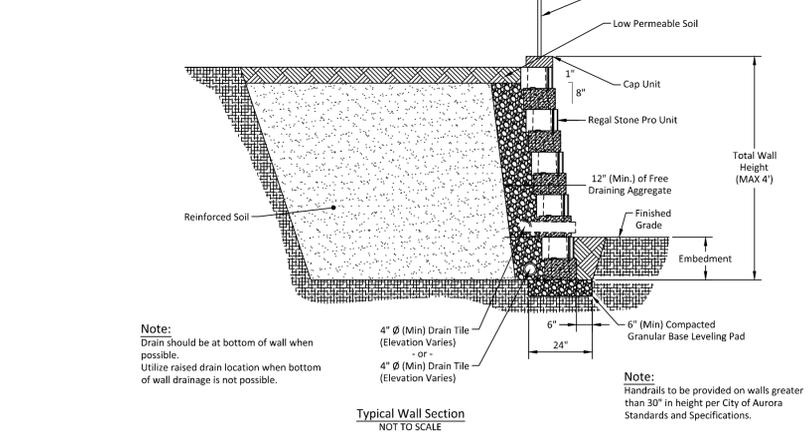
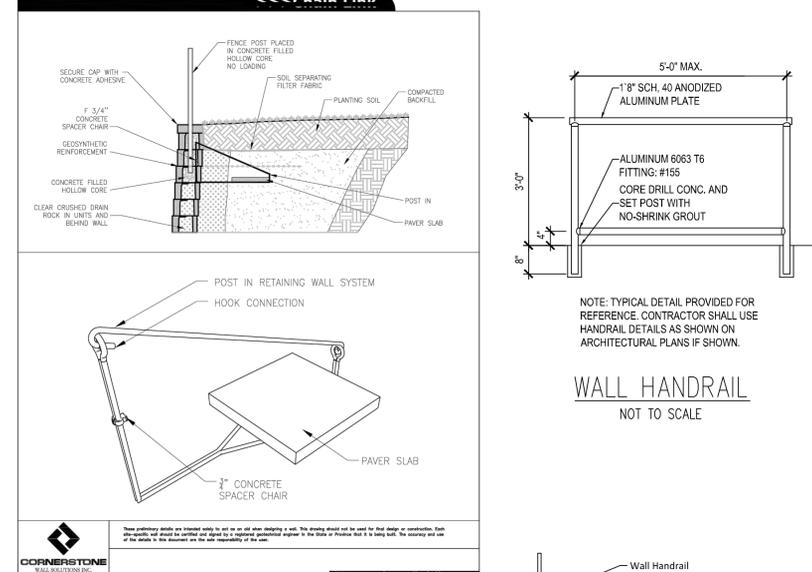
CITY OF AURORA SIGHT TRIANGLE COMPLIANCE NOTE

NO PERSON SHALL PLACE OR MAINTAIN ANY STRUCTURES, FENCES, LANDSCAPING, OR ANY OTHER OBJECTS WITHIN ANY SIGHT TRIANGLE AREA DESCRIBED IN SECTION 4.04.2.10.2 THAT OBSTRUCT OR OBSCURE SIGHT VISIBILITY THROUGH SUCH STRUCTURES, FENCING, LANDSCAPING, OR OTHER OBJECTS IN THE VERTICAL PLANE ABOVE THE SIGHT TRIANGLE AREA BETWEEN A HEIGHT OF 36 INCHES AND 84 INCHES ABOVE THE ROADWAY SURFACE. TYPICAL OF ALL SIGHT TRIANGLES.

CITY OF AURORA LANDSCAPE NOTES

1. ALL UTILITY EASEMENT SHALL REMAIN UNOBSTRUCTED AND FULLY ACCESSIBLE ALONG THEIR ENTIRE LENGTH FOR MAINTENANCE EQUIPMENT ENTRY.
2. 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 AS DELINEATED ON THE PLAN, PRIOR TO ISSUANCE OF CERTIFICATES OF OCCUPANCY.
3. 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.
4. AT A MINIMUM, ALL TOPSOIL SHALL BE AMENDED WITH NITROGEN STABILIZED ORGANIC AMENDMENT COMPOST AT A RATE OF 5.0 CUBIC YARDS AND AMMONIUM PHOSPHATE 16-20-0 AT A RATE OF 15 POUNDS PER THOUSAND SQUARE FEET OF LANDSCAPE AREA. COMPOST SHALL BE MECHANICALLY INTEGRATED INTO THE TOP 6" OF SOIL BY MEANS OF ROTOTILLING AFTER CROSS-RIPPING. GROUND COVER & PERENNIAL BED AREAS SHALL BE AMENDED AT A RATE OF 8 CUBIC FEET PER THOUSAND SQUARE FEET OF NITROGEN STABILIZED ORGANIC AMENDMENT AND 10 LBS. OF 12-12-12 FERTILIZER PER CU. YD., ROTOTILLED TO A DEPTH OF 8". NO MANURE OR ANIMAL-BASED PRODUCTS SHALL BE USED FOR ORGANIC AMENDMENTS.
5. ALL TREES PLANTED ADJACENT TO PUBLIC AND/OR PEDESTRIAN WALKWAYS SHALL BE PRUNED CLEAR OF ALL BRANCHES BETWEEN GROUND AND A HEIGHT OF EIGHT (8) FEET FOR THAT PORTION OF THE PLAN LOCATED OVER THE SIDEWALK AND/OR ROAD OR WITHIN SIGHT TRIANGLES. NO PERSON SHALL PLACE OR MAINTAIN ANY STRUCTURES, FENCES, LANDSCAPING, OR ANY OTHER OBJECTS WITHIN ANY SIGHT TRIANGLE AREA DESCRIBED IN SECTION 4.04.2.10.2 THAT OBSTRUCT OR OBSCURE SIGHT VISIBILITY THROUGH SUCH STRUCTURES, FENCING, LANDSCAPING, OR OTHER OBJECTS IN THE VERTICAL PLANE ABOVE THE SIGHT TRIANGLE AREA BETWEEN A HEIGHT OF 42 INCHES AND 96 INCHES ABOVE THE ROADWAY SURFACE. TYPICAL OF ALL SIGHT TRIANGLES.
6. FOR ALL INFORMATION ON SURFACE MATERIAL OF WALKS, DRIVES, AND PARKING LOTS, SEE THE SITE PLAN, SEE PHOTOMETRIC PLAN FOR FREE STANDING LIGHTING INFORMATION.

POST IN RETAINING WALL



1 ESSENTIALS SERIES CONCRETE PLANTERS
FORM AND FIBER (OR APPROVED EQUAL)

ES_40 - SMALL SQUARE PLANTER
* SIZE: 26" Lx26" Dx40" H
* COLOR: PEWTER
* FINISH: NATURAL

ES_24.3 - RECTANGULAR PLANTER
* SIZE: 60" Lx24" Dx24" H
* COLOR: PEWTER
* FINISH: NATURAL

CITY OF AURORA, FIRE LIFE SAFETY NOTES

1. 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 FOR FIRE HYDRANTS FROM BEING IMMEDIATELY DISCERNIBLE. THE FIRE DEPARTMENT SHALL NOT BE DETERRERD OR HINDERED FROM GAINING IMMEDIATE ACCESS TO FIRE PROTECTION EQUIPMENT OR HYDRANTS.
2. A 5-FOOT CLEAR SPACE SHALL BE MAINTAINED AROUND THE CIRCUMFERENCE OF FIRE HYDRANTS.
3. LANDSCAPING MATERIAL SHOWN WITHIN THE SITE PLAN CANNOT ENCRUCH INTO ROADWAYS THAT ARE DEDICATED (OR DESIGNATED) AS FIRE LANE EASEMENTS (OR CORRIDORS).

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



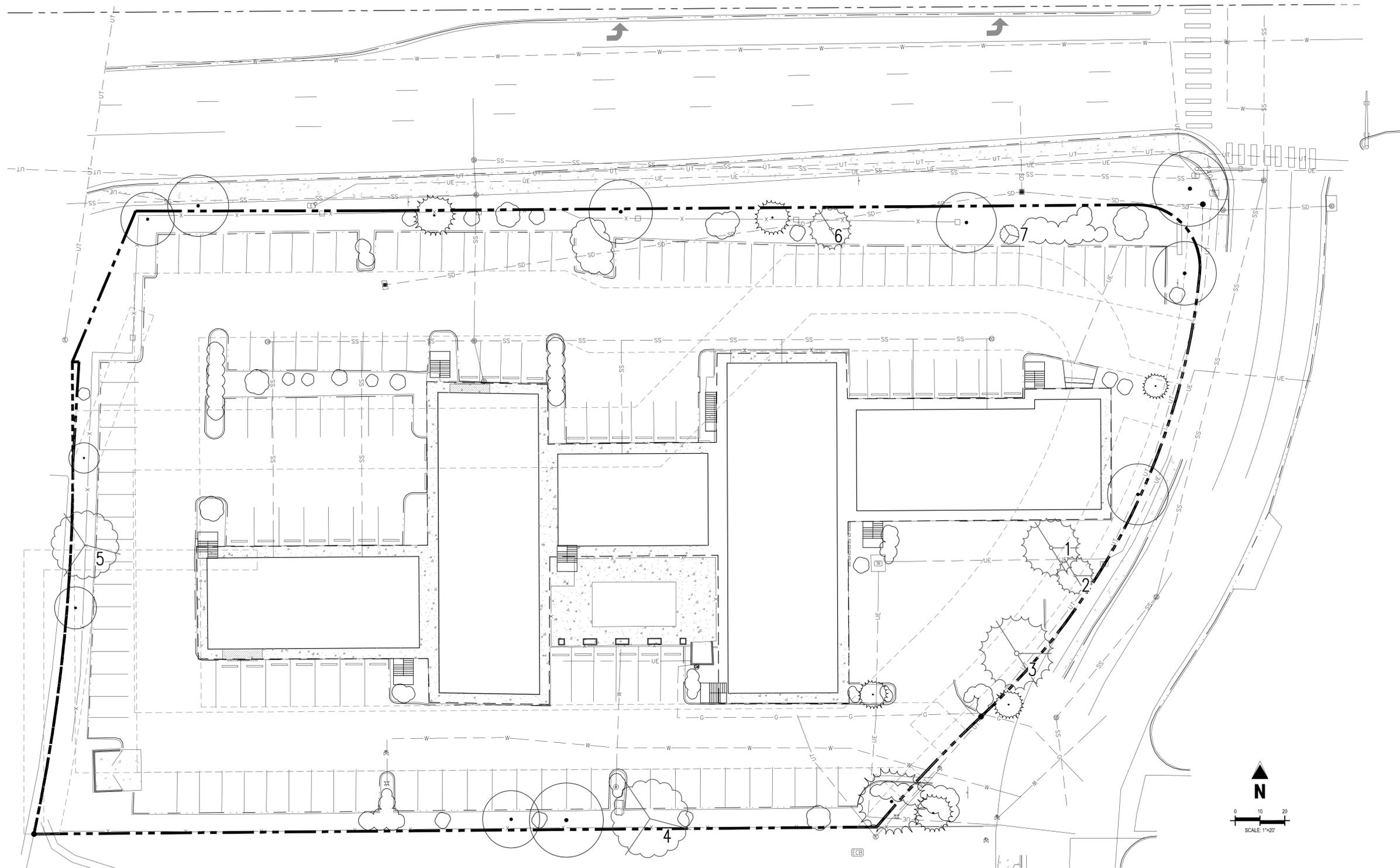
MCRE MULTI-FAMILY CONVERSION
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Project No: JLL000002.20
Drawn By: JSB
Checked By: JES
Date: 01/28/2021

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

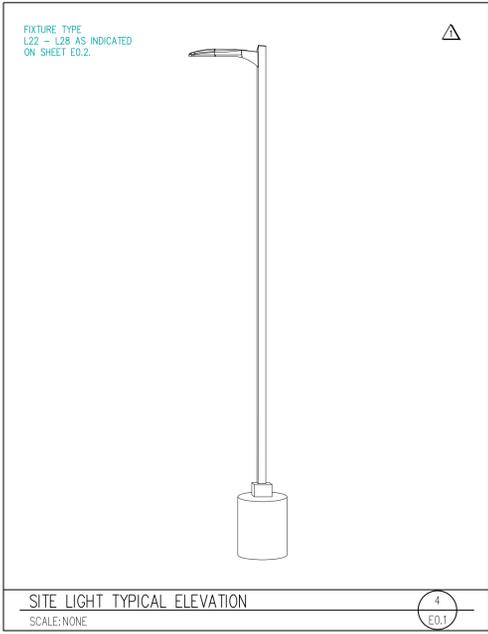
1 2 3 4 5

D

C

B

A



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, 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. (OTA ISC 1600 1200V BYPASS SZM 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



AUTHORITY HAVING JURISDICTION

PROJECT DESCRIPTION
MCRE MULTIFAMILY
CONVERSION - AURORA

14200 E. 6TH AVE.
AURORA, CO 80011

SHEET NAME:
SITE PHOTOMETRIC
PLAN

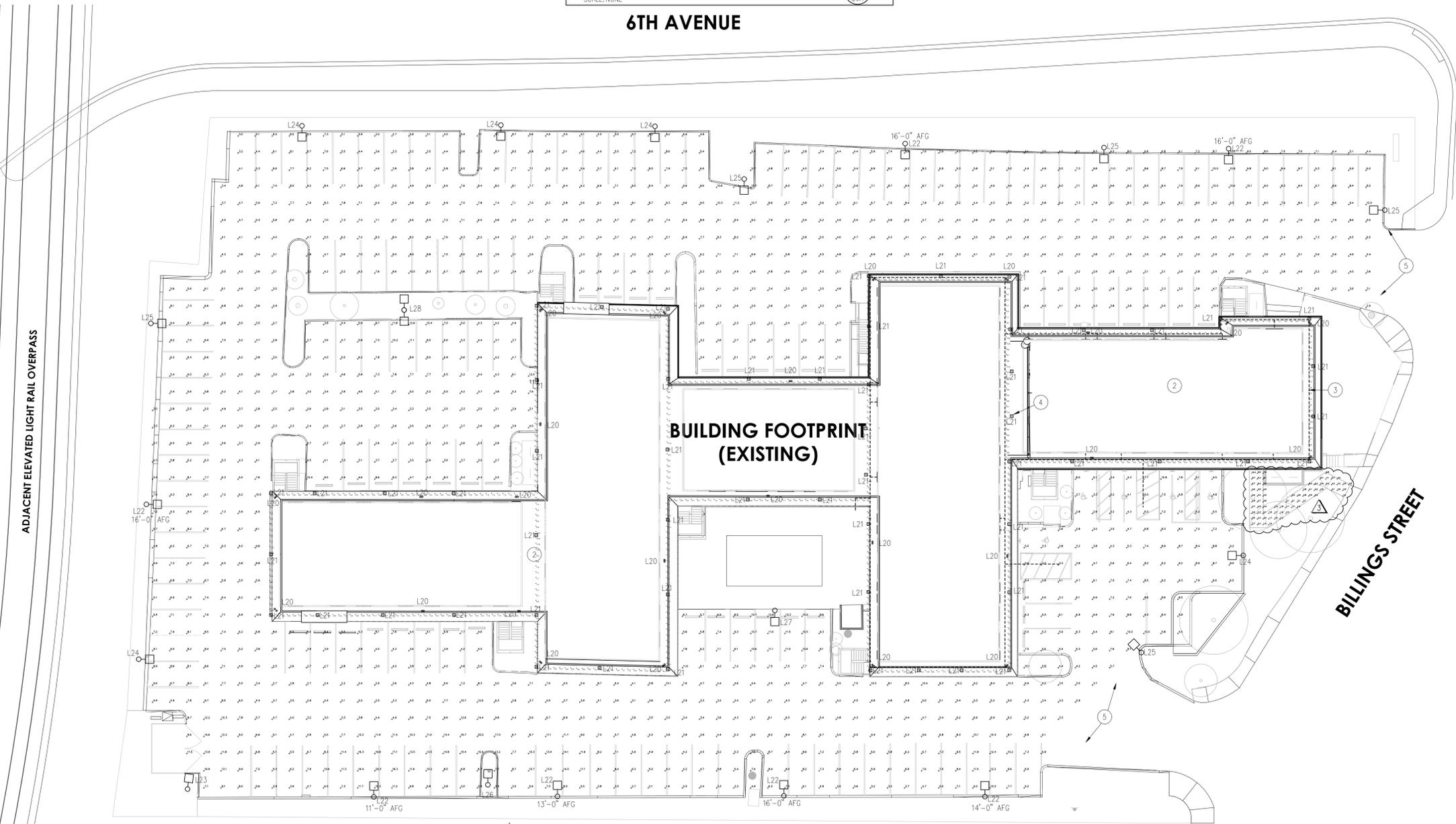
REVISIONS

MARK	DATE	DESCRIPTION
△	7/28/21	CITY COMMENTS
③	3/3/22	CITY COMMENTS

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

SHEET NUMBER:

E0.1



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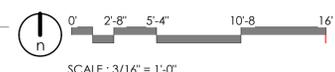
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AURORA_V20_msommer\RMDR.rvt
 ALL TEXT, DIMENSIONS, ARRANGEMENTS AND PLANS INDICATED OR REPRESENTED BY THE DRAWING ARE CHIEFLY BY AND THE PROPERTY OF A.J.C. ARCHITECTS AND WERE CREATED, PROVIDED, AND DEVELOPED FOR THE CHANDLER CONNECTION WITH THE SPECIFIC PROJECT. NONE OF THE
 IDEAL DESIGNS, ARRANGEMENTS OR PLANS SHALL BE USED BY OR DISCLOSED TO ANY PERSON, FIRM, OR CORPORATION FOR ANY PURPOSE, WITHOUT THE WRITTEN CONSENT OF A.J.C. ARCHITECTS. WITHIN DIMENSIONS ON THESE DRAWINGS SHALL HAVE PRECEDENCE OVER
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D
C
B
A



A1 LEVEL 1 - OVERALL FLOOR PLAN
 1/16" = 1'-0"



KEYED NOTES:

- 1 KNOX BOX - TO BE INSTALLED PER MANUFACTURER'S SPECIFICATIONS & ACCESS COORDINATED WITH FIRE MARSHAL/JURISDICTION HAVING AUTHORITY. SEE SPECIFICATIONS.
- 2 FIRE DEPARTMENT CONNECTION.
- 3 FIRE RISER ROOM SIGNAGE TO BE MOUNTED TO DOOR - REFER TO DETAIL B3 ON SHEET ASS00.

GENERAL NOTES:

SEE SHEET GI001 FOR DRAWING INDEX.
 SEE SHEET GI002 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, ANSI 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 GI005 FOR TYPE A AND TYPE B UNIT GRAB BAR LOCATIONS AND FIXTURE CLEARANCE REQUIREMENTS.



ARCHITECT / CONSULTANT

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 PROJECT DESCRIPTION
MCRE MULTIFAMILY CONVERSION - AURORA
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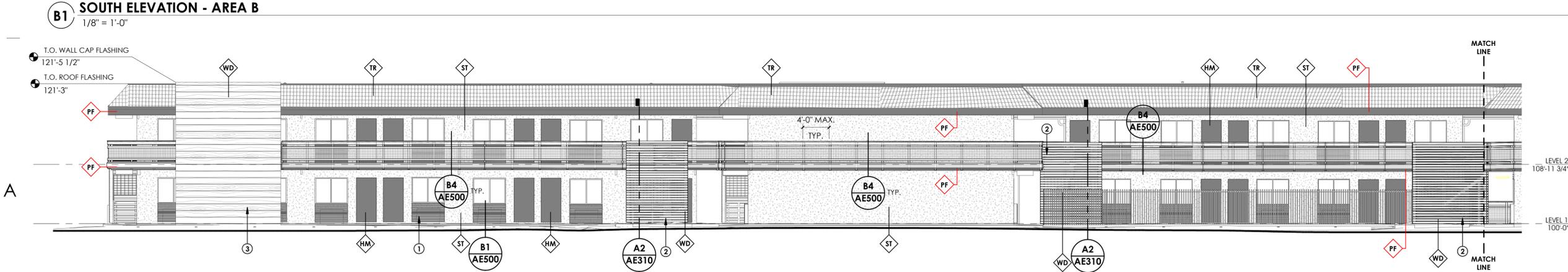
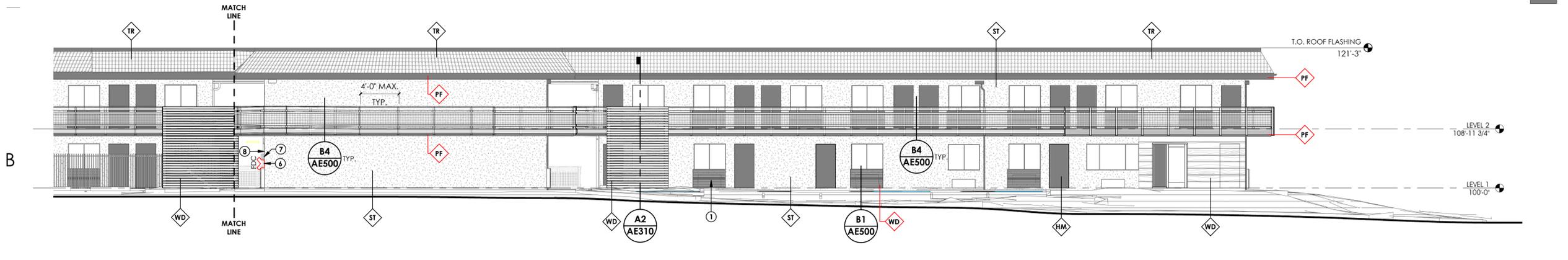
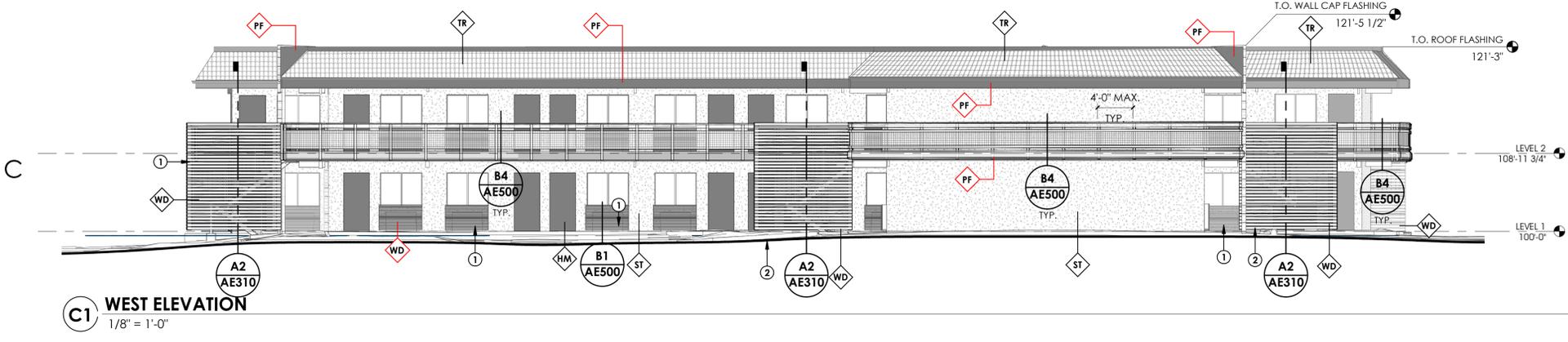
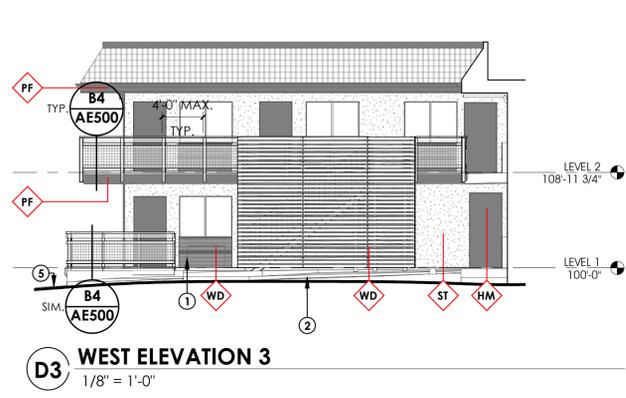
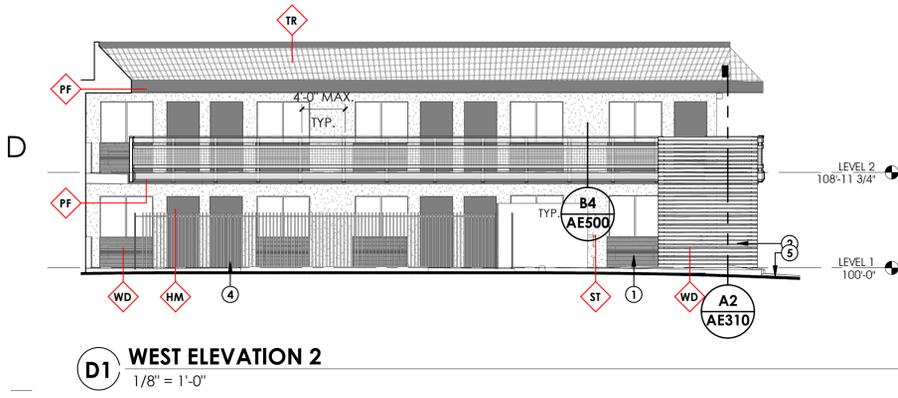
SHEET NAME:
LEVEL 1 - OVERALL FLOOR PLAN

REVISIONS	MARK	DATE	DESCRIPTION

ISSUE DATE: 10.25.2021
 ISSUE TYPE: PERMIT SET
 DRAWN BY: MS | CB | AL
 CHECKED BY: K. RIGBY
 PROJECT#: 2020-45

SHEET NUMBER:

AE101



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	PERCENTAGE
***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.
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 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



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PROJECT DESCRIPTION
MCRE MULTIFAMILY CONVERSION - AURORA

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SHEET NAME:
BUILDING ELEVATIONS

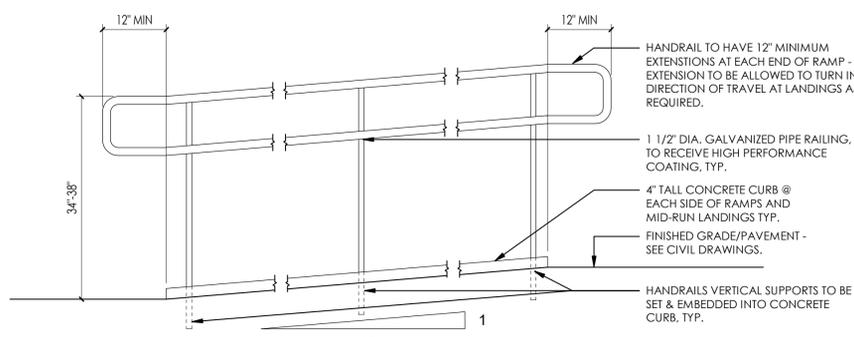
REVISIONS

MARK	DATE	DESCRIPTION

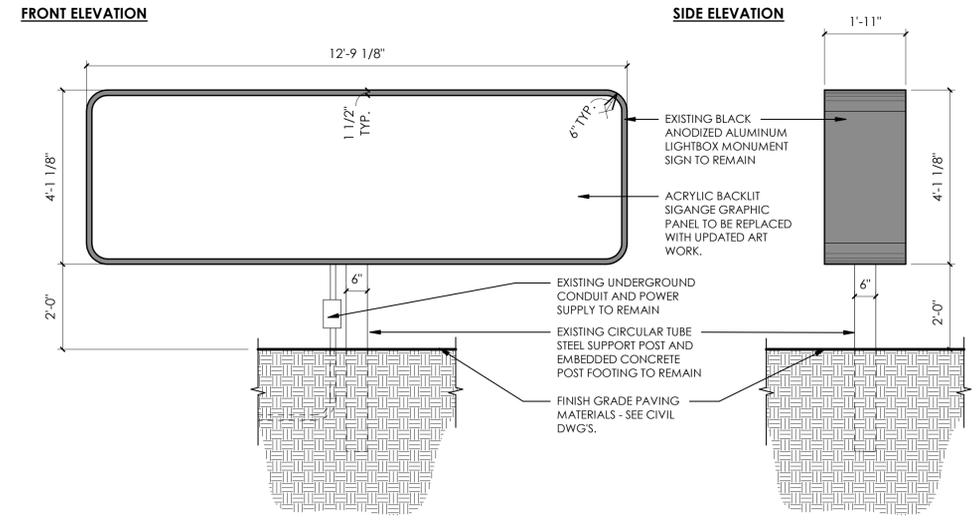
ISSUE DATE: **10.25.2021**
 ISSUE TYPE: **PERMIT SET**
 DRAWN BY: **MS | CB | AL**
 CHECKED BY: **K. RIGBY**
 PROJECT#: **2020-45**

SHEET NUMBER:
AE202

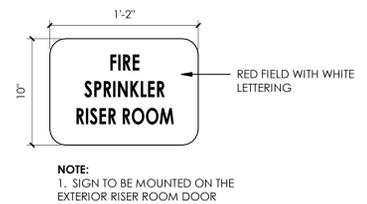
1/25/2022 7:22:37 PM
 ALL IDEAS, DESIGNS, ARRANGEMENTS AND PLANS INDICATED OR REPRESENTED BY THESE DRAWINGS ARE OWNED BY AND THE PROPERTY OF AJC ARCHITECTS PC AND WERE CREATED, EVOLVED, AND DEVELOPED FOR USE ON AND IN CONNECTION WITH THE SPECIFIED PROJECT. NONE OF THE IDEAS, DESIGNS, ARRANGEMENTS OR PLANS SHALL BE USED BY OR DISCLOSED TO ANY PERSON, FIRM, OR CORPORATION FOR ANY PURPOSE WHATSOEVER WITHOUT WRITTEN CONSENT OF AJC ARCHITECTS. ANY VARIATION FROM THE DIMENSIONS AND CONDITIONS SHOWN BY THESE DRAWINGS, WARNINGS, REPRODUCTION HEREOF IS A CRIMINAL OFFENSE UNDER 18 U.S.C. SEC. 1066. UNAUTHORIZED DISCLOSURE MAY CONSTITUTE TRADE SECRET MISAPPROPRIATION IN VIOLATION OF 11 C.F.R. 331.1 ET. SEC. AND OTHER LAWS.



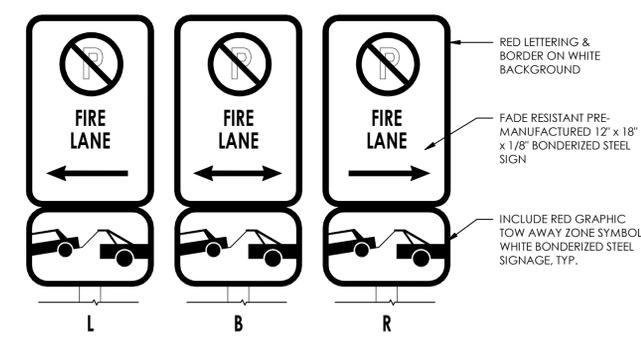
D2 TYP. SITE RAMP HANDRAILS
 3/4" = 1'-0"



C2 SITE - EXISTING MONUMENT SIGN
 1/2" = 1'-0"

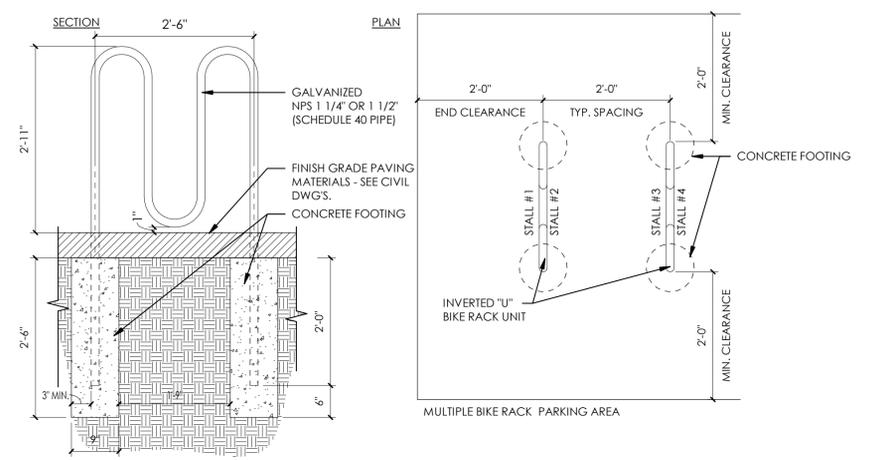


B3 TYP. FIRE RISER ROOM SIGNAGE
 1 1/2" = 1'-0"

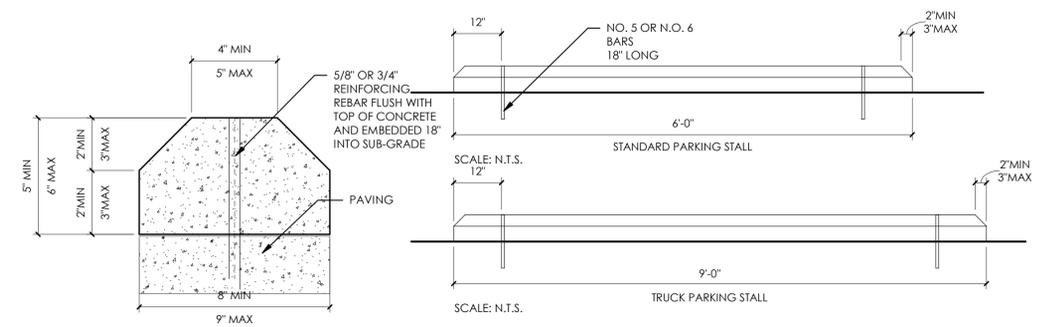


NOTE:
 1. SIGNS SHALL BE LOCATED AT THE RIGHT SIDE OF THE FIRE LANE ENTRANCE AND AT THE END OF THE FIRE LANE. THE INTERMEDIATE SIGNS SHALL HAVE DOUBLE HEADED ARROWS POINTING IN BOTH DIRECTIONS.
 2. TYPICALLY, THE MAXIMUM SPACING OF THE FIRE LANE SIGNS IS ESTABLISHED AT 100' ON CENTER WITH SIGNS BEING PLACED ON BOTH SIDES OF THE FIRE LANE EASEMENT (50' ON CENTER ALTERNATING SIDES). WHERE EXCESSIVE CURVATURE OF THE FIRE LANE EXISTS, THE SPACING OF THE FIRE LANE SIGNAGE WILL BE INCREASED AS NEEDED.
 3. THE SIGNS SHALL BE SET AT AN ANGLE OF NOT LESS THAN 30 DEGREES AND NOT MORE THAN 45 DEGREES WITH THE CURB OR LINE OF TRAFFIC FLOW.
 4. FIRE LANE SIGNS SHOULD BE INSTALLED 2' BEHIND CURB OR SIDEWALK.
 5. THE CLEARANCE TO THE BOTTOM OF THE SIGN SHALL BE 7 FEET. THERE SHALL NOT BE OTHER SIGNS ATTACHED TO THE SIGN OR THE SIGN POST.
 6. PLACEMENT OF THESE FIRE LANE SIGNS CANNOT ENCOACH INTO THE 29' INSIDE TURNING RADIUS OF THE FIRE LANE EASEMENT. OBSTRUCT ANY FIRE HYDRANT OR FIRE DEPARTMENT CONNECTION OR ENCOACH INTO THE ACCESSIBLE ROUTE OF THE SIDEWALK AREA.

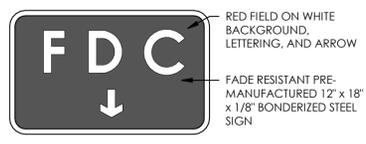
A2 FIRE LANE SIGNAGE
 1 1/2" = 1'-0"



D4 SITE - TYP. BIKE RACK
 3/4" = 1'-0"

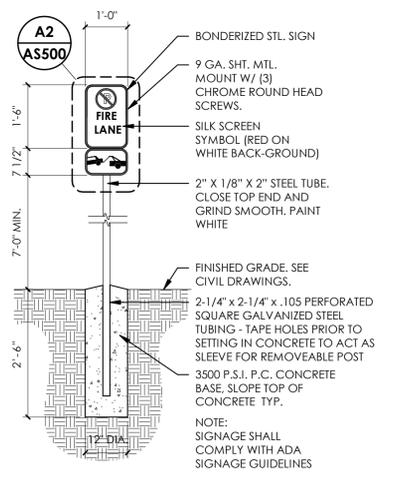


C4 PRECAST CONCRETE WHEEL STOP
 3" = 1'-0"

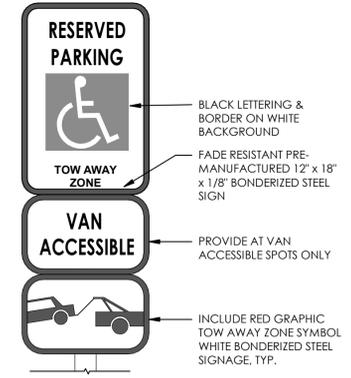


NOTE:
 1. SIGN TO BE MOUNTED TO THE BUILDING ABOVE THE FDC, TYP.

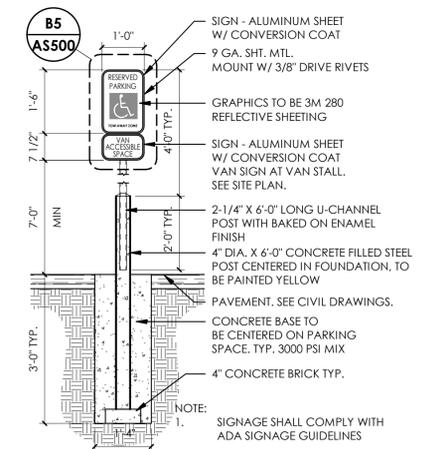
B4 FIRE LANE SIGNAGE
 1 1/2" = 1'-0"



A4 BREAK AWAY SIGN DETAIL
 1/2" = 1'-0"



B5 ADA PARKING SIGNAGE
 1 1/2" = 1'-0"



A5 ADA BOLLARD SIGN DETAIL
 1/2" = 1'-0"



ARCHITECT / CONSULTANT

AUTHORITY HAVING JURISDICTION

PROJECT DESCRIPTION
 MCRE MULTIFAMILY
 CONVERSION - AURORA

14200 E. 6TH AVE.
 AURORA, CO 80011

SHEET NAME:
 SITE DETAILS

REVISIONS
 MARK DATE DESCRIPTION

ISSUE DATE: 10.25.2021
 ISSUE TYPE: PERMIT SET
 DRAWN BY: MS | CB | AL
 CHECKED BY: K. RIGBY
 PROJECT#: 2020-45

SHEET NUMBER:

AS500