

October 10, 2018

City of Aurora – Planning and Development Services
Mr. Brandon Cammarata, Project Manager
15151 E. Alameda Pkwy.
Aurora, CO 80012

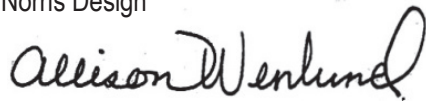
Re: Providence at the Heights – Response to Second Review Comments

Dear Brandon:

Thank you for your second review comments which we received on June 21, 2018. We have reviewed all comments and addressed them in this letter.

Please feel free to contact me directly should you have any comments, questions and/or requests for additional information. We look forward to continuing to work with the City to make this new community a success.

Sincerely,
Norris Design



Allison Wenlund
Associate

SUMMARY OF KEY COMMENTS FROM ALL DEPARTMENTS

- Staff will not support waiver request number 1 relating to parking area design.
Response: This comment is no longer applicable given the City Council approval of this request.
- The shared parking agreement is under technical review but will need to be recorded prior to submittal of Mylars.
Response: An updated agreement is included in this submittal to reflect 52 shared parking spaces.
- Include utilities on the site plan and address Aurora Water Comments from first review.
Response: Aurora Water comments have been addressed. We will not be including utilities on the site plan, it will just crowd/muddy the sheet. We can provide a utility plan sheet with the amendment set if Aurora needs to see the utilities.
- Review neighbor comments.
Response: This comment is no longer applicable given the City Council approval of this request.

PLANNING DEPARTMENT COMMENTS

Reviewed by: Brandon Cammarata / bcammara@auroragov.org / 303-739-7251

1. Community Comments

Response: This comment is no longer applicable given the City Council approval of this request.

2. Completeness and Clarity of the Application

2A. Provide a physical materials board by July 6, 2018.

Response: A physical materials board was provided in advance of the Planning Commission hearing.

2B. Signed and recorded parking agreement for the 24 shared spaces on the church site will be required prior to recording Mylars.

Response: Noted, an updated agreement is included in this submittal to reflect 52 shared parking spaces and an executed version will be provided to the City at the time of mylar recordation.

2C. Clarify the improvements identified in the church's Site Plan Amendment and property shall be completed prior to the CO's on the multifamily project. The expectation moving forward is the church is responsible to the improvements on their property and adjacent right of ways.

Response: Noted.

3. Zoning and Land Use Comments

3A. Completed avigation easement needed, should cover both parcels.

Response: The avigation easement is included in this submittal.

3B. Shared parking – Please identify shared parking spaces on the data block and site plan for both the Providence at the Heights Site Plan and Aurora Alliance Church Site Plan Amendment. Final Submittal will need to include a recording number of the shared parking agreement next to the data block item.

Response: The shared parking spaces have been hatched on the site plan with numbers.

3C. Review of the proposed shared parking agreement and license agreement is ongoing from a technical standpoint, but the understanding is the proposal will be for 24 shared spaces which are located on the church's property.

Response: The shared parking agreement is established for 52 cars and has been updated and is included with this submittal. Based on the provided on-site spaces (38 regular stalls & 4 accessible stalls) and the 52 shared stalls off-site, the shared parking agreement creates a total of 90 parking stalls, the code required amount.

3D. For both Site Plan and Site Plan Amendment, identify the church's parking spaces in each row. I will want to see the circle with a number in it for each row of parking stalls on the map. The circles need to be differentiated between church's parking and the multifamily parking. In the church's Site Plan Amendment it is not clear that the new parking spaces on the south side of the church belong to the church. Call out shared parking spaces on both site plans as well.

Response: All parking spaces have been identified as either Church, Apartment, or shared on the Site Plan and Site Plan Amendment.

3E. The property line between the two parcels should not straddle facilities. In addition, it is not clear that easements are proposed for "shared" facilities such as the trash containment area. See redline comments for addition details.

Response: The property line has been adjusted such that it does not straddle the carports or interfere with other structures. Private easement agreements are proposed for areas where the property line encroaches on parking spaces.

3F. Accessible parking spaces should not be included in the minimum parking requirement. You have provided 34 spaces for 50 units thus the waiver should be 0.68 spaces per unit. Also, provide the number of bedrooms in the data block (ie 40 1-bedroom and 10 2-bedroom units).

Response: The parking count has been revised to provide 38 regular parking stalls and 4 accessible parking spaces, for 42 total spaces. The waiver has been eliminated based on the shared parking agreement. Bedroom counts have been added to the data block.

3G. Parking Design (Waiver 2)

Staff will not be supporting this waiver request. Additional information regarding waiver requests will be provided in the staff report.

Response: This comment is no longer applicable given the City Council approval of this request.

4. Landscape Comments

Kelly K. Bish, PLA, LEED AP/ Kbish@auroragov.org / (303) 739-7189

Sheet 6

- Update the building perimeter landscape table to include the entire building perimeter and adjust the quantity of plants on the plan and in the table to reflect the correct building perimeter length.

Response: Per conversation with Kelly Bish, the building perimeter landscape requirements table has been updated to include a revised building perimeter length, total plants required and percentages.

- Update the City of Aurora Notes where indicated.
Response: **Comment addressed.**

Sheet 7

- Update the property line type to reflect the previous submittal and be a long dash and two short dashes. All landscape sheets.
Response: **The property line has been modified to address the comment.**

Sheet 10

- Text mask the plant labels.
Response: **A background mask has been applied to all plant label to improve legibility.**

REFERRAL COMMENTS FROM OTHER DEPARTMENTS AND AGENCIES

5. Addressing

Cathryn Day, Planner II/GIS Addresser, cday@auroragov.org / 303-739-7357

No additional addressing issues noted at this time. Please resend e-mail of digital file, file was not received.

Response: Noted, the digital file will be emailed.

6. Civil Engineering

Kristin Tanabe, ktanabe@auroragov.org / 303-739-7306

Site Plan

6A. Please remove AutoCAD SHX text items in the comment section. Please Flatten to reduce select-ability of the items.

Response: Noted.

6B. Show/label base flood elevations. Residential structures need to be 2' above the BFE

Response: Base Flood Elevations (BFE) for West Tollgate Creek have been provided on the Grading Plan of the Site Plan with Waivers.

7. Real Property

Darren Akrie / dakrie@auroragov.org / 303-739-7331

7A. See red line comments on the plat and site plan. Begin the easement release and the License Agreement processes.

Response: Easement release and license agreement processes have been started.

Site Plan

7B. Page 1 - Match the name of the plat – exactly; Match the area of the Lot.

Response: Comment addressed.

7C. Page 3 - This P.S. Co easement (near south line) will need to be released before any building permits may be approved

Response: Noted, thank you.

Page 5

7D. Label this proposed 23' Public Access easement as shown on the plat

Response: Comment addressed.

7E. Add the overall curve data for this curve - match the plat

Response: Comment addressed.

7F. Match the name on the plat - 26' Fire Lane, Utility and Public Access easement

Response: Comment addressed.

7G. Add the overall bearing and distance for this line - match the plat

Response: Comment addressed.

7H. This easement will need to be released before the site plan may be approved (runs under a proposed building) - contact P.S. Co to begin the process.

Response: Noted.

7I. Contact Engineering to see if the Underdrain will need to be covered by a License Agreement for the encroachment into the easements.

Response: Noted.

Replat

7J. Address numerous redline comment which include easements and technical corrections.

Response: All redline comments have been addressed and responses are provided on the redlined PDF included with this submittal.

8. Life Safety

William Polk / wpolk@auroragov.org / 303-739-7371

Site Plan Comments

Sheet 3

- Please relocate the fire hydrant to be located no less than 3'6" and not more than 8' from the back of curb to the center of the fire hydrant and have a minimum clearance 5' on all other sides. TYP

Response: Comment addressed.

- Provide a latch mechanism illustration for trash enclosure gate. The latch must be no higher than 44".

Response: An elevation drawing of the trash gate has been provided and an ADA compliant gravity style latch has been illustrated at 44" above grade on the trash gate.

- Please provide and identify an accessible route to the trash enclosure.

Response: Comment addressed.

- Please provide a Knox Box at the fire riser room door.

Response: A knox box has been added at the Fire Riser room door.

- Please relabel as "fire riser room". TYP

Response: Comment addressed.

Sheet 16

- Please provide and identify a Knox Box at this location.

Response: Comment addressed.

- Please relabel as "fire riser room". TYP of all elevations.

Response: Comment addressed.

Sheet 17

- Please extend the accessible route in this area. TYP

Response: Comment addressed.

9. Traffic

Reviewed by: Brianna Medema / (303) 739-73

9A. No comments relating to the TIS, review of additional parking information and shared parking agreement is Pending.

Response: Noted, thank you.

10. Aurora Water

Ryan Tigera / rtigera@auroragov.org / (303) 326-8867

10A. Fees Dues - Storm Drain (4.48 acres * \$3,250/acre= \$14,560) **TOTAL= \$14,560** 4/5/18 (Drake Robinson 303-739-7393 Make check payable to City of Aurora)

Response: The developer is working with City staff to clarify total acreage that are applicable to assessment of Storm Drain fees as well as timing of payment of fees. The developer will be prepared to pay storm drain fees when assessed.

10B. Site Plan Amendment - Include utilities on the site plan and address all 1st review comments.

Response: Aurora Water comments have been addressed. We will not be including utilities on the site plan, it will just crowd/muddy the sheet. We can provide a utility plan sheet with the amendment set if Aurora needs to see the utilities.

11. Parks, Recreation and Open Space Department

PROS will invoice the applicant for neighborhood park and community park cash-in-lieu of land dedication.

Payment is due prior to the approval of the first plat for the subdivision.

Response: The developer is working with City staff to clarify timing on payment of fees and will be prepared to pay Parks, Recreation and Open Space fees when assessed.

12. Aurora Public Schools (APS)

Review by: Josh Hensley / jdhensley@aps.k12.co.us / (303) 365-7812

16A. The school land dedication obligation for the proposed 50 residential units proposed as part of the Providence application is 0.1636 acres in accordance with Section 147-48 of the Aurora City Code. However, it appears this project is intended to be housing for adults and will not include children. Aurora Public Schools may be willing to waive the school land obligation for this project provided there are assurances through zoning, community covenants or other instruments that all units will be age restricted when built and in the future. APS respectfully requests more information on what type of development mechanisms are planned to control for an age restricted community. (Same comment from 1st Review)

Response: This will not be an age restricted community. The developer is working with City staff to clarify timing on payment of fees and will be prepared to pay Aurora Public Schools fees when assessed.

13. Xcel Energy

Donna George / donna.l.george@xcelenergy.com / (303) 571-3306

The property owner/developer/contractor is reminded to contact **Russ McClung** (303-671-3932) in order to process the quitclaim deeds; and, complete the **application process** for any new gas or electric service, or modification to existing facilities via FastApp-Fax-Email-USPS (go to: https://www.xcelenergy.com/start,_stop,_transfer/new_construction_service_activation_for_builders).

Response: Noted.

DONE

EXHIBIT A

SHEET 1 OF 1

The Counties are requiring a minimum margin of an 1" of space on the top of the page and ½" in the sides and bottom - with no text or drawing in those areas

DONE

LEGAL DESCRIPTION

ALL OF THAT FIRE LANE EASEMENT RECORDED AT RECEPTION NO. B6080018 OF THE RECORDS OF THE ARAPAHOE COUNTY CLERK AND RECORDER, SITUATED IN LOT 1, BLOCK 1, AURORA ALLIANCE SUBDIVISION FILING NO. 1 RECORDED AT RECEPTION NUMBER 2008058 OF THE RECORDS OF THE ARAPAHOE COUNTY CLERK AND RECORDER, IN THE NORTHWEST QUARTER OF SECTION 17, TOWNSHIP 4 SOUTH, RANGE 66 WEST OF THE SIXTH PRINCIPAL MERIDIAN CITY OF AURORA, ARAPAHOE COUNTY, COLORADO MORE PARTICULARLY DESCRIBED AS FOLLOWS:

COMMENCING AT THE NORTHWEST CORNER OF SAID LOT 1 AND CONSIDERING THE NORTH LINE OF SAID LOT 1, BLOCK 1 TO BEAR SOUTH 73°17'45" EAST WITH ALL BEARINGS CONTAINED HEREIN RELATIVE THERETO;

THENCE SOUTH 73°17'45" EAST ALONG THE NORTHERLY LINE OF LOT 1 A DISTANCE OF 104.49 FEET; THENCE SOUTH 16°42'15" WEST, A DISTANCE OF 298.00 FEET TO THE **POINT OF BEGINNING**;

THENCE SOUTH 73°17'45" EAST, A DISTANCE OF 23.00 FEET;
 THENCE SOUTH 16°42'15" WEST, A DISTANCE OF 71.21 FEET TO A POINT OF CURVATURE;
 THENCE ALONG THE ARC OF A CURVE TO THE LEFT HAVING A CENTRAL ANGLE OF 90°01'41", A RADIUS OF 29.00 FEET, AN ARC LENGTH OF OF 45.57 FEET AND A CHORD THAT BEARS SOUTH 28°18'36" EAST, A DISTANCE OF 41.02 FEET;
 THENCE SOUTH 73°19'26" EAST, A DISTANCE OF 22.16 FEET;
 THENCE SOUTH 16°40'34" WEST, A DISTANCE OF 23.00 FEET;
 THENCE NORTH 73°19'26" WEST, A DISTANCE OF 59.33 FEET;
 THENCE NORTH 80°01'33" WEST, A DISTANCE OF 59.33 FEET;
 THENCE NORTH 09°58'27" EAST, A DISTANCE OF 23.00 FEET;
 THENCE SOUTH 80°01'33" EAST, A DISTANCE OF 21.30 FEET TO A POINT OF CURVATURE;
 THENCE ALONG THE ARC OF A CURVE TO THE LEFT HAVING A CENTRAL ANGLE OF 83°16'12", A RADIUS OF 29.00 FEET, AN ARC LENGTH OF OF 42.15 FEET AND A CHORD THAT BEARS NORTH 58°20'21" EAST, A DISTANCE OF 38.53 FEET;
 THENCE NORTH 16°42'15" EAST, A DISTANCE OF 76.05 FEET TO THE **POINT OF BEGINNING**;

SAID PARCEL CONTAINS AN AREA OF 5,393 SQUARE FEET, OR 0.124 ACRES, MORE OR LESS.

THE LINEAL DISTANCE UNIT USED IN THE PREPARATION OF THIS LEGAL DESCRIPTION IS THE UNITED STATES SURVEY FOOT. THE UNITED STATES DEPARTMENT OF COMMERCE, NATIONAL INSTITUTE OF STANDARDS AND TECHNOLOGY DEFINES THE UNITED STATES SURVEY FOOT AS 1200/3937 METERS.

I, THOMAS D. STAAB, A SURVEYOR LICENSED IN THE STATE OF COLORADO, DO HEREBY CERTIFY THAT THE ABOVE LEGAL DESCRIPTION AND ATTACHED EXHIBIT WERE PREPARED BY ME OR UNDER MY DIRECT SUPERVISION AND CHECKING, IS BASED ON MY KNOWLEDGE, INFORMATION AND BELIEF, IS IN ACCORDANCE WITH APPLICABLE STANDARDS OF PRACTICE, AND DOES NOT REPRESENT A GUARANTY OR WARRANTY EITHER EXPRESSED OR IMPLIED.



THOMAS D. STAAB, P.L.S. 25965
 FOR AND ON BEHALF OF
 WARE MALCOMB
 990 SOUTH BROADWAY, SUITE 230
 DENVER, CO 80209
 303.561.3333

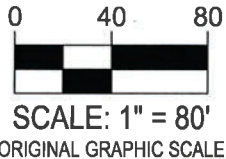
ILLUSTRATION FOR
EXHIBIT A

SHEET 1 OF 1

**POINT OF
COMMENCEMENT**
NW CORNER,
LOT 1, BLOCK 1

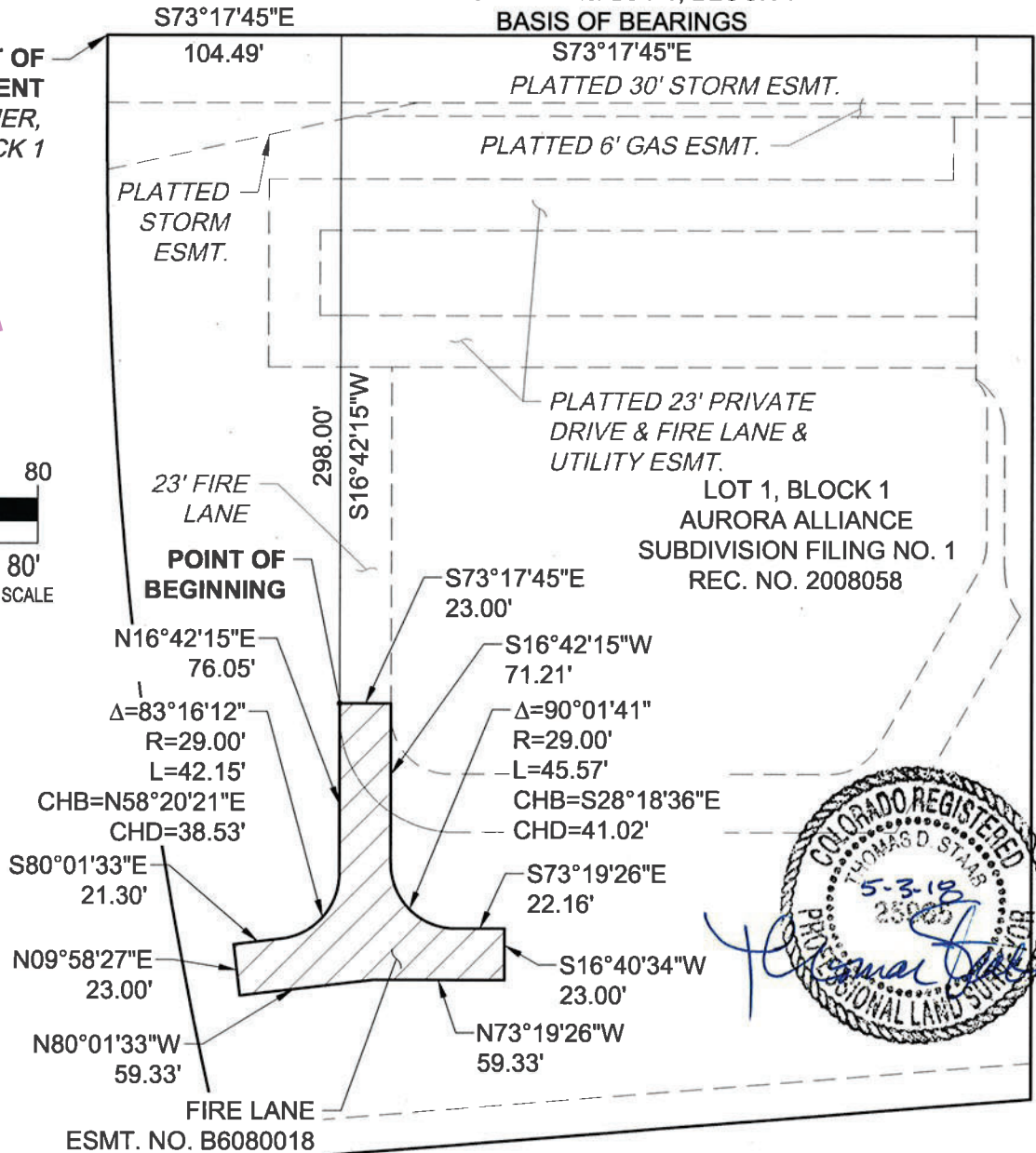


DONE



NORTH LINE LOT 1, BLOCK 1

BASIS OF BEARINGS



LOT 1, BLOCK 1
AURORA ALLIANCE
SUBDIVISION FILING NO. 1
REC. NO. 2008058



send in the release
application signed by the
entities (owners - et al)

**APPLICATION
IS BEING SENT**

OWNER:
AURORA ALLIANCE CHURCH, a non-profit colorado
corporation
JONAS P. WHARTON, PRESIDENT
15600 EAST ALAMEDA PARKWAY
AURORA, CO 80017

PARCEL CONTAINS 5,393 SQ. FT. OR 0.124 ACRES

THIS EXHIBIT DOES NOT
REPRESENT A
MONUMENTED SURVEY.
IT IS INTENDED ONLY TO
DEPICT THE ATTACHED
DESCRIPTION.

CITY OF AURORA, COLORADO

A FIRE LANE EASEMENT **TO BE VACATED** SITUATED IN
THE NW 1/4 OF SECTION 17, T 4 S, R 66 W, 6TH PM
BEING A PART OF LOT 1, BLOCK 1, AURORA ALLIANCE
SUBDIVISION FILING NO. 1, ARAPAHOE COUNTY,
COLORADO

By: T.STAAB	Scale: 1"=80'	R.O.W. File No.
Ck'd By: TS	Date: 04/27/18	Job No. DCS17-4101

City of Aurora,

DONE

as dedicated to the City
of Aurora and

DONE

EXHIBIT A

SHEET 1 OF 1

DONE

The Counties are requiring a minimum margin
of an 1" of space on the top of the page and 1/2"
in the sides and bottom - with no text or
drawing in those areas

DONE

LEGAL DESCRIPTION

ALL OF THAT DRAINAGE EASEMENT RECORDED AT RECEPTION NO. B6080021 OF THE RECORDS OF THE ARAPAHOE COUNTY CLERK AND RECORDER, SITUATED IN LOT 1, BLOCK 1, AURORA ALLIANCE SUBDIVISION FILING NO. 1 RECORDED AT RECEPTION NUMBER 2008058 OF THE RECORDS OF THE ARAPAHOE COUNTY CLERK AND RECORDER, IN THE NORTHWEST QUARTER OF SECTION 17, TOWNSHIP 4 SOUTH, RANGE 66 WEST OF THE SIXTH PRINCIPAL MERIDIAN, ARAPAHOE COUNTY, COLORADO MORE PARTICULARLY DESCRIBED AS FOLLOWS:

COMMENCING AT THE SOUTHWEST CORNER OF SAID LOT 1 AND CONSIDERING THE SOUTH LINE OF SAID LOT 1 TO BEAR NORTH 77°53'27" WEST WITH ALL BEARINGS CONTAINED HEREIN RELATIVE THERETO;

THENCE ALONG THE WESTERLY LINE OF LOT 1 AND A CURVE TO THE RIGHT HAVING A CENTRAL ANGLE OF 01°04'05", A RADIUS OF 1962.24 FEET, AN ARC LENGTH OF OF 36.58 FEET AND A CHORD THAT BEARS NORTH 03°44'33" EAST, A DISTANCE OF 36.58 FEET TO THE **POINT OF BEGINNING**;

THENCE CONTINUING ALONG THE WESTERLY LINE OF LOT 1 AND A CURVE TO THE RIGHT HAVING A CENTRAL ANGLE OF 00°28'25", A RADIUS OF 1962.24 FEET, AN ARC LENGTH OF OF 16.22 FEET AND A CHORD THAT BEARS NORTH 04°30'48" EAST, A DISTANCE OF 16.22 FEET;

THENCE SOUTH 76°01'08" EAST, A DISTANCE OF 93.11 FEET;

THENCE NORTH 87°54'07" EAST, A DISTANCE OF 32.02 FEET;

THENCE SOUTH 73°32'30" EAST, A DISTANCE OF 157.06 FEET;

THENCE SOUTH 12°06'33" WEST, A DISTANCE OF 29.18 FEET TO A POINT ON THE NORTHERLY LINE OF A PLATTED 16-FOOT DRAINAGE AND UTILITY EASEMENT;

THENCE NORTH 77°53'27" WEST PARALLEL WITH THE SOUTHERLY LINE OF LOT 1, A DISTANCE OF 193.48 FEET;

THENCE NORTH 12°06'33" EAST, A DISTANCE OF 17.41 FEET;

THENCE NORTH 76°01'08" WEST, A DISTANCE OF 85.14 FEET TO THE **POINT OF BEGINNING**;

SAID PARCEL CONTAINS AN AREA OF 8,229 SQUARE FEET, OR 0.189 ACRES, MORE OR LESS.

THE LINEAL DISTANCE UNIT USED IN THE PREPARATION OF THIS LEGAL DESCRIPTION IS THE UNITED STATES SURVEY FOOT. THE UNITED STATES DEPARTMENT OF COMMERCE, NATIONAL INSTITUTE OF STANDARDS AND TECHNOLOGY DEFINES THE UNITED STATES SURVEY FOOT AS 1200/3937 METERS.

I, THOMAS D. STAAB, A SURVEYOR LICENSED IN THE STATE OF COLORADO, DO HEREBY CERTIFY THAT THE ABOVE LEGAL DESCRIPTION AND ATTACHED EXHIBIT WERE PREPARED BY ME OR UNDER MY DIRECT SUPERVISION AND CHECKING, IS BASED ON MY KNOWLEDGE, INFORMATION AND BELIEF, IS IN ACCORDANCE WITH APPLICABLE STANDARDS OF PRACTICE, AND DOES NOT REPRESENT A GUARANTY OR WARRANTY EITHER EXPRESSED OR IMPLIED.

THOMAS D. STAAB, P.L.S. 25965
FOR AND ON BEHALF OF
WARE MALCOMB
990 SOUTH BROADWAY, SUITE 230
DENVER, CO 80209
303.561.3333



ILLUSTRATION FOR
EXHIBIT A

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DONE

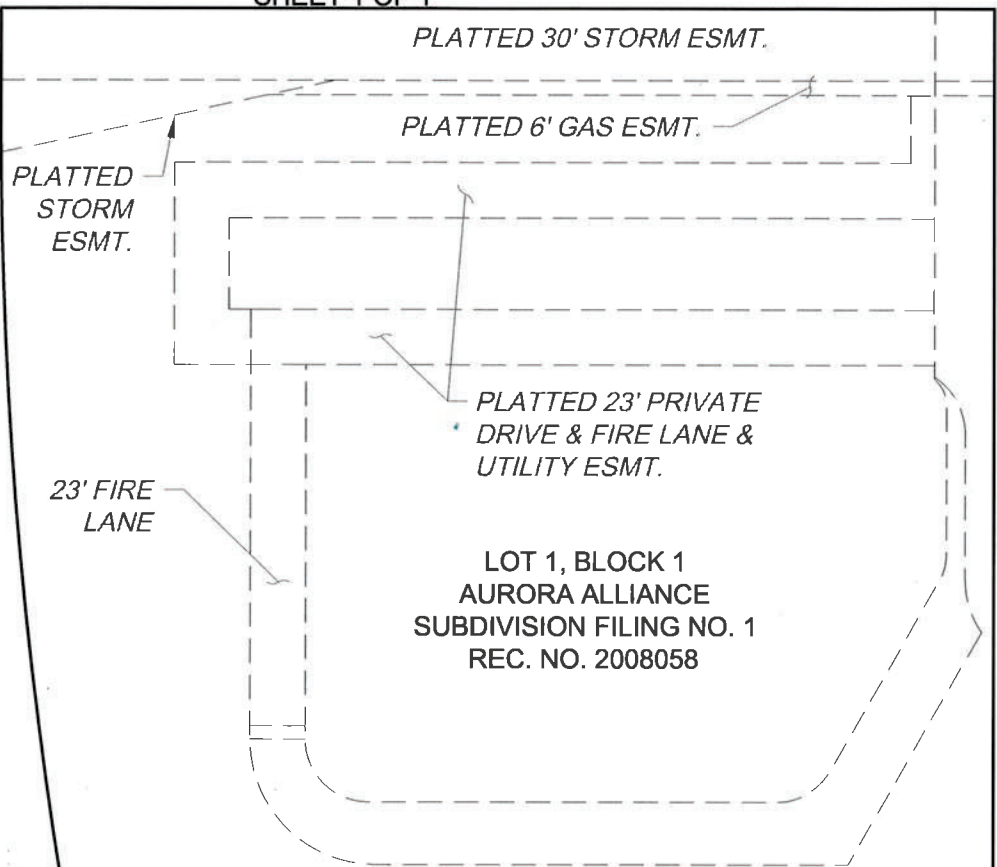
SHEET 1 OF 1



delete the logo from
North arrow

DONE

0 40 80
SCALE: 1" = 80'
ORIGINAL GRAPHIC SCALE



$\Delta=00^{\circ}28'25''$
 $R=1962.24'$
 $L=16.22'$
 $CHB=N04^{\circ}30'48''E$
 $CHD=16.22'$

**POINT OF
BEGINNING**

$\Delta=1^{\circ}04'05''$
 $R=1962.24'$
 $L=36.58'$
 $CHB=N03^{\circ}44'33''E$
 $CHD=36.58'$

**POINT OF
COMMENCEMENT**
SW CORNER,
LOT 1, BLOCK 1

DRAINAGE EASEMENT
REC. NO. B6080021

$N87^{\circ}54'07''E$

32.02'

$S76^{\circ}01'08''E$

93.11'

$S73^{\circ}32'30''E$

157.06'

193.48'

$N77^{\circ}53'27''W$

$N12^{\circ}06'33''E$

17.41'

$N76^{\circ}01'08''W$
85.14'

$S12^{\circ}06'33''W$

29.18'

**SOUTH LINE LOT 1
BASIS OF BEARINGS**
 $N77^{\circ}53'27''W$

**PLATTED 16-FOOT
DRAINAGE AND
UTILITY EASEMENT**

THIS EXHIBIT DOES NOT
REPRESENT A
MONUMENTED SURVEY.
IT IS INTENDED ONLY TO
DEPICT THE ATTACHED
DESCRIPTION.

OWNER:
AURORA ALLIANCE CHURCH,
a non-profit colorado corporation
JONAS P. WHARTON, PRESIDENT
15600 EAST ALAMEDA PARKWAY
AURORA, CO 80017

PARCEL CONTAINS 8,229 SQ. FT. OR 0.189 ACRES

CITY OF AURORA, COLORADO

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SUBDIVISION FILING NO. 1, ARAPAHOE COUNTY,
COLORADO

By: T.STAAB

Scale: 1"=80'

R.O.W. File No.

Ck'd By: TS

Date: 04/27/18

Job No. DCS17-4101

City of Aurora,

DONE

LEGAL DESCRIPTION

A PARCEL OF LAND LOCATED IN THE NORTHWEST QUARTER OF SECTION 17, TOWNSHIP 4 SOUTH, RANGE 66 WEST OF THE 6TH P.M. CITY OF AURORA, COUNTY OF ARAPAHOE, STATE OF COLORADO; BEING MORE PARTICULARLY DESCRIBED AS FOLLOWS:

LOT 2 BLOCK 1,
PROVIDENCE AT THE HEIGHTS APARTMENTS,
SUBDIVISION FILING NO. 1,
COUNTY OF ARAPAHOE,
STATE OF COLORADO;

CONTAINING AN AREA OF 1.41 ACRES, **61,524 SQUARE FEET** MORE OR LESS.

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, _____

THESE PRESENTS TO BE EXECUTED THIS ____ DAY OF ____ AD, ____.

BY: _____

STATE OF _____, SS
COUNTY OF _____) CORPORATE SEAL

ON THIS ____ DAY OF _____, 2017, BEFORE ME _____
NOTARY PUBLIC, PERSONALLY APPEARED _____
AND ACKNOWLEDGED THAT HE/HY EXECUTED THE FOREGOING INSTRUMENT.

WITNESS MY HAND AND OFFICIAL SEAL

ADD A LINE ITEM
SHARED PARKING SPACES SHARED WITH AND LOCATED ON LOT 1 BLOCK 1 PROVIDENCE AT THE HEIGHTS SUBDIVISION
FILING NO. 1 (PROCEEDING AGREEMENT NUMBER)

(NOTARY PUBLIC) NOTARY SEAL

COMMISSION EXPIRES ____ NOTARY BUSINESS ADDRESS: _____

CITY OF AURORA APPROVALS

PLANNING DIRECTOR: _____ DATE: _____

PLANNING COMMISSION: _____ DATE: _____
(CHAIRPERSON)

CITY COUNCIL: _____ DATE: _____
(MAYOR)

ATTEST: _____ DATE: _____
(CITY CLERK)

DATABASE APPROVAL DATE _____

CLERK AND RECORDERS CERTIFICATE

ACCEPTED FOR FILING IN THE OFFICE OF THE CLERK AND
RECORDER OF _____

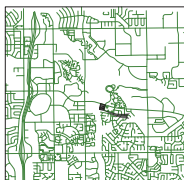
COLORADO AT ____ O'CLOCK __ M, THIS ____ DAY OF ____ AD, _____

CLERK AND RECORDER: _____

DEPUTY: _____

PROVIDENCE AT THE HEIGHTS
SITE PLAN WITH WAIVERS

A PARCEL OF LAND LOCATED IN THE NORTHWEST
QUARTER OF SECTION 17, TOWNSHIP 4 SOUTH,
RANGE 66 WEST OF THE 6TH P.M.,
CITY OF AURORA, COUNTY OF ARAPAHOE, STATE OF COLORADO



VICINITY MAP
SCALE: 1"=500'

DATA BLOCK

2015 IBC OCCUPANCY CLASSIFICATION	R-2 APARTMENT, B OFFICE, A-3 ASSEMBLY
BUILDING CONSTRUCTION TYPE	V-A (LV-1-3) FULLY SPRINKLED
SPRINKLER SYSTEM	NFPA 13R
LAND AREA WITHIN PROPERTY LINES	1.41 ACRES (61,524 S.F.)
GROSS FLOOR AREA	61,514 S.F.
NUMBER OF BUILDINGS	ONE
NUMBER OF STORIES	THREE
NUMBER OF UNITS	50
PROPOSED BUILDING HEIGHT	40' 0" (3 STORIES)
TOTAL BUILDING COVERAGE	23% AND 14,084 S.F. (0.32 AC)
HARD SURFACE COVERAGE	32% AND 19,445 S.F. (0.45 AC)
LANDSCAPE COVERAGE	45% AND 27,993 S.F. (0.64 AC)
	100% (1.41 AC)
PRESENT ZONING CLASSIFICATION	PCDZ-MF
PARKING SPACES REQUIRED	90
PARKING SPACES PROVIDED	34 + 4 ACCESSIBLE (RE: WAIVER REQUESTS)
BICYCLE SPACES PROVIDED	50 (24 OUTSIDE, 26 INSIDE)
ACCESSIBLE SPACES REQUIRED	4 (1 VAN REQUIRED PER 6 ACCESSIBLE)
ACCESSIBLE SPACES PROVIDED	4 (1 VAN PROVIDED)
PERMITTED MAXIMUM SIGN AREA	96 S.F.
PROPOSED TOTAL SIGN AREA	20 S.F.
PERMITTED NUMBER OF SIGNS	2 (1 PER STREET FRONTAGE)
PROPOSED NUMBER OF SIGNS	1 (1 ON BUILDING)

ACCESSIBLE UNIT SUMMARY / IMPLEMENTATION PLAN

2015 IBC CHAPTER 11 ACCESSIBILITY REQUIREMENTS:

Per Section 1107.6.2.2.1 Group R-2 Type A units

In Group R-2 occupancies containing more than 20 dwelling units or sleeping units, at least 2 percent but not less than one of the units shall be a Type A unit. All units on a site shall be considered to determine the total number of units and the required number of Type A units. Type A units shall be dispersed among the various classes of units.

Per Section 1107.6.2.2.2 Group R-2 Type B units

Where there are four or more units intended to be occupied as a residence in a single structure, every dwelling unit and sleeping unit intended to be occupied as a residence shall be a Type B unit.

Total dwelling units in the project: 50
Required Type A units at 2% of 50 = 1 required
Total Provided: 2
Remaining units are required to be Type B
Total Provided: 48

IMPLEMENTATION:

The project consists of one building to be completed in one phase. As a result, all accessible units will be made available for lease upon the issuance of a Certificate of Occupancy.

CAUTION: IF THIS SHEET IS NOT 24"x36" IT IS A REDUCED PRINT

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WAIVER REQUESTS

THE FOLLOWING WAIVERS ARE REQUESTED AS PART OF THE PROVIDENCE AT THE HEIGHTS SITE PLAN:

(1) SEC. 146-1504, TABLE 15.1 - AMOUNT OF ON-SITE PARKING REQUIRED

CITY OF AURORA REQUIREMENT:

1.5 SPACES PER ONE-BEDROOM UNIT

2 SPACES FOR EACH TWO-AND THREE-BEDROOM UNIT

1 SPACE PER DWELLING UNIT PLUS 1 SPACE PER 5 DWELLING UNITS AS GUEST PARKING

SITE PLAN WAIVER REQUEST:

0.75 SPACES PER UNIT

(2) SEC. 146-1509 (F) 1. - PARKING AREA DESIGN

CITY OF AURORA REQUIREMENT:

SURFACE-TO-STRUCTURE PARKING RATIO: AT LEAST 35 PERCENT OF RESIDENT PARKING SHALL BE IN GARAGES, AND AT LEAST 50 PERCENT OF THOSE GARAGES SHALL BE ATTACHED TO A RESIDENTIAL STRUCTURE.

SITE PLAN WAIVER REQUEST:

25% OF RESIDENT PARKING SHALL BE COVERED BY A CARPORT OR SIMILAR STRUCTURE. NO GARAGED OR ATTACHED PARKING SHALL BE REQUIRED.

SECTION 146-502 TABLE 5.2 - RESIDENTIAL ZONE DISTRICTS-DEVELOPMENT STANDARDS

CITY OF AURORA REQUIREMENT:

MINIMUM LOT FRONTAGE FOR MULTIFAMILY ZONE DISTRICTS: 90'

SITE PLAN WAIVER REQUEST:

A MINIMUM LOT FRONTAGE SHALL NOT BE REQUIRED.

SHEET INDEX:
1 COVER SHEET
2 SITE PLAN NOTES
3 SITE PLAN
4 GRADING PLAN
5 UTILITY PLAN
6 LANDSCAPE NOTES
7 LANDSCAPE PLAN
8 LANDSCAPE PLAN
9 LANDSCAPE PLANTING PLAN
10 LANDSCAPE PLANTING PLAN
11 LANDSCAPE DETAILS
12 LANDSCAPE DETAILS
13 LANDSCAPE DETAILS
14 HYDROZONE MAP
15 HYDROZONE MAP
16 BUILDING ELEVATIONS
17 SITE PHOTOMETRIC PLAN
18 SITE LIGHTING CUT SHEETS

AMENDMENTS

#	DATE	DESCRIPTION
1	01/10/2017	ISSUED
2	01/10/2017	ISSUED
3	01/10/2017	ISSUED
4	01/10/2017	ISSUED
5	01/10/2017	ISSUED
6	01/10/2017	ISSUED
7	01/10/2017	ISSUED
8	01/10/2017	ISSUED
9	01/10/2017	ISSUED
10	01/10/2017	ISSUED
11	01/10/2017	ISSUED
12	01/10/2017	ISSUED
13	01/10/2017	ISSUED
14	01/10/2017	ISSUED
15	01/10/2017	ISSUED
16	01/10/2017	ISSUED
17	01/10/2017	ISSUED
18	01/10/2017	ISSUED

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FOR AND: CHRISTOPHER HOY
NORRIS DESIGN

PROVIDENCE AT THE HEIGHTS
SITE PLAN WITH WAIVERS
COVER SHEET

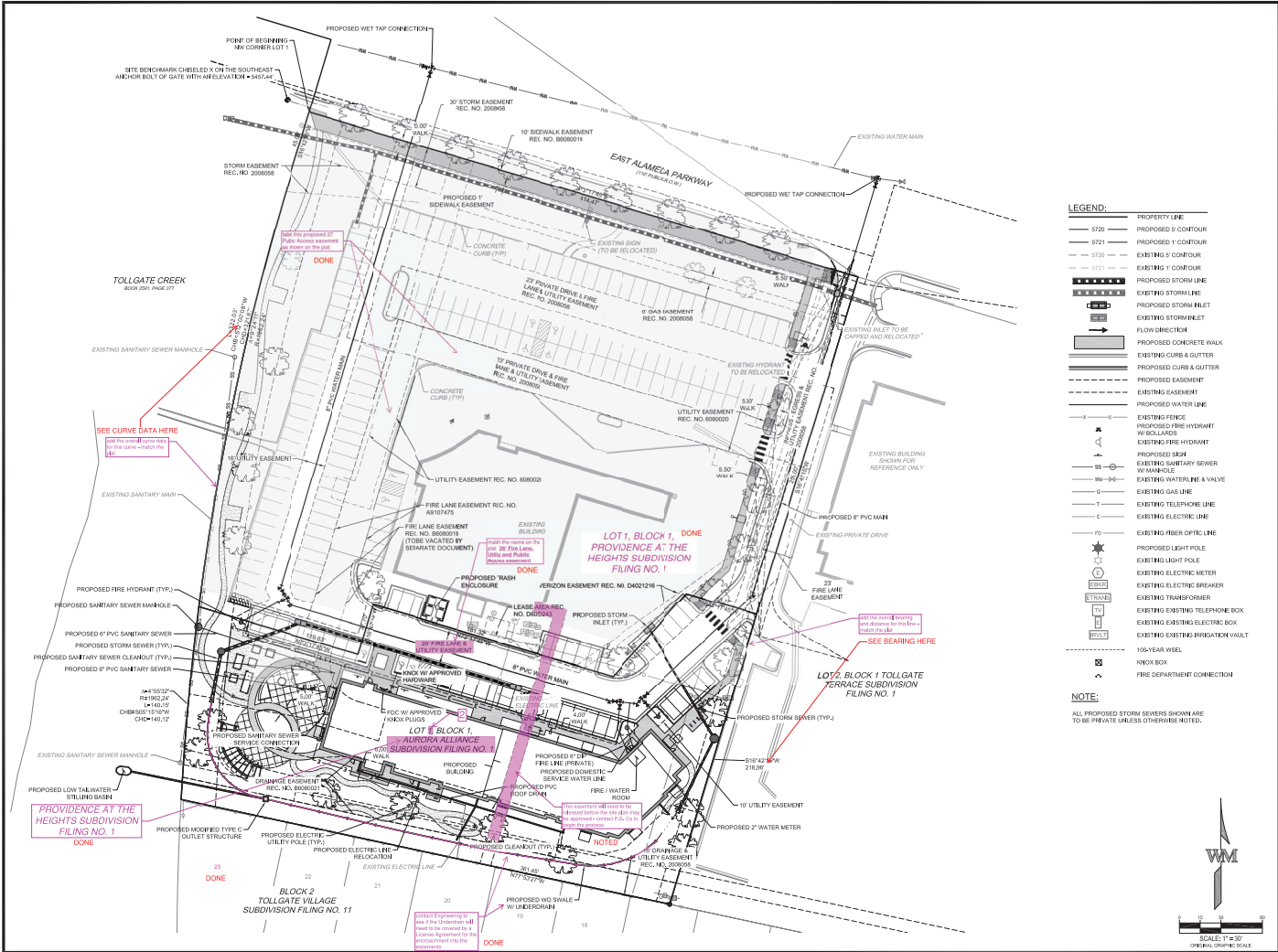
#	DATE	DESCRIPTION
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2	01/10/2017	ISSUED
3	01/10/2017	ISSUED
4	01/10/2017	ISSUED
5	01/10/2017	ISSUED
6	01/10/2017	ISSUED
7	01/10/2017	ISSUED
8	01/10/2017	ISSUED
9	01/10/2017	ISSUED
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11	01/10/2017	ISSUED
12	01/10/2017	ISSUED
13	01/10/2017	ISSUED
14	01/10/2017	ISSUED
15	01/10/2017	ISSUED
16	01/10/2017	ISSUED
17	01/10/2017	ISSUED
18	01/10/2017	ISSUED

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SHEET
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18

SITE PLAN NOTES:

1. ALL SIGNS MUST CONFORM TO THE CITY OF AURORA SIGN CODE.
2. "ACCESSIBLE EXTERIOR ROUTE" SHALL BE PROVIDED FROM PUBLIC TRANSPORTATION STOPS, ACCESSIBLE PARKING AND ACCESSIBLE PASSENGER LOADING ZONES AND PUBLIC SIDEWALKS TO ROOF OF THE ACCESSIBLE BUILDING BETWEEN THIS DRIVE. 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 1:20 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) A117.1-2015.
3. THE SHALL CONSTITUTE A CONTRACT THAT SHALL GUARANTEE TO THE GOVERNING BODY THAT BEFORE THE ISSUANCE OF THE FINAL BUILDING PERMIT THE OVERALL SITE WILL MEET THE ACCESSIBILITY REQUIREMENTS OF STATE HOUSE BILL 00-221. THE SITE PLAN WILL REFLECT THE APPROPRIATE NUMBER OF ACCESSIBILITY POINT VALUE PER DWELLING UNITS FOR PERSONS WITH DISABILITIES, AS PROVIDED IN C.R.S. § 3-5-105. ACCESSIBLE UNITS SHALL BE CONSTRUCTED IN SUCH A MANNER AS TO BE EASILY ACCESSIBLE AND AVAILABLE 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, PROHABGATED BY THE AMERICAN NATIONAL STANDARD INSTITUTE, COMMONLY CITED AS (CANS) A117.1 - 2009. OWNER OF PROPERTY FOR THE ABOVE PARCELS.
4. THE DEVELOPER, HIS SUCCESSORS AND ASSIGNS, SHALL BE RESPONSIBLE FOR INSTALLATION, MAINTENANCE, AND REPLACEMENT OF ALL HANDICAPPED MATERIALS SHOWN OR INDICATED ON THE APPROVED SITE PLAN OR LANDSCAPE PLAN OR FILED IN THE PLANNING DEPARTMENT. ALL LANDSCAPING WILL BE INSTALLED PRIOR TO ISSUANCE OF CERTIFICATE OF OCCUPANCY.
5. ALL DRAINAGE AND DISCHARGES BY PRIVATE LANDSCAPE IRRIGATION SYSTEMS OR PRIVATE UTILITIES INTO EASEMENTS AND STREET RIGHTS-OF-WAY OWNED BY THE CITY OF AURORA ARE CONSIDERED BY THE UNDERSIGNED AS BEING SUBJECT TO CITY OF AURORA'S USE AND OCCUPANCY OF THE SAID EASEMENTS OR RIGHTS-OF-WAY. THE UNDERSIGNED, THEIR SUCCESSORS AND ASSIGNS, HEREBY AGREE TO INDEMNIFY THE CITY OF AURORA FOR ANY LOSS, DAMAGE OR REPAIR TO CITY FACILITIES THAT MAY RESULT FROM THE INSTALLATION, OPERATION OR MAINTENANCE OF SAID PRIVATE IRRIGATION SYSTEMS OR PRIVATE UTILITIES.
6. 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.
7. ALL BUILDING ADDRESS NUMBERS SHALL COMPLY WITH THE AURORA CITY CODE, SECTION 12B, ARTICLE VI - NUMBERING OF BUILDINGS.
8. 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.
9. FINAL GRADE SHALL BE AT LEAST 30 INCHES BELOW ANY EXTERIOR WOOD SIGNS ON THE PREMISES.
10. 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 ORIGINAL CURRENT PLAN MAY BE PURCHASED THERE. ALTERNATE SITE PLANS ARE REQUIRED TO AGREE WITH THE APPROVED/REVISION PLAN OF RECORD AT THE TIME OF A BUILDING PERMIT. AND IF NOT, MUST BE AMENDED TO AGREE WITH THE PLAN AS NEEDED, OR VICE VERSA.
11. ERRORS IN APPROVED SITE PLANS RESULTING FROM COMPUTATION 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.
12. 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.
13. THE DEVELOPER, HIS SUCCESSORS AND ASSIGNS, SHALL BE RESPONSIBLE FOR STRIPPING, PLACEMENT OF TRAFFIC CONTROL SIGNS AND GUIDE SIGNS ON ALL PUBLIC AND PRIVATE STREETS APPROACHING AN INTERSECTION WITH A PUBLIC STREET.
14. THE 2015 INTERNATIONAL FIRE CODE (IFC) REQUIRES UL BUILDING TO BE ASSESSED FOR ADEQUATE EMERGENCY RESPONDER RADIO COVERAGE (ERRC). AT THE TIME THE STRUCTURE IS AT FINAL FRAME AND FINAL ELECTRICAL INSTALLATION, 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 WILL REQUIRE NO FURTHER ACTION BY THE GC. A FAILED RADIO SURVEILLANCE WILL REQUIRE A LICENSED CONTRACTOR TO DRAFT 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 OBTAINING OF A CERTIFICATE OF OCCUPANCY WILL REQUIRE A REASSESSMENT FOR ADEQUATE RADIO FREQUENCY COVERAGE.
15. IN ORDER OF THE AURORA FIRE DEPARTMENT, A 30' BUFFER WILL BE ESTABLISHED FOR NEW CONSTRUCTION BETWEEN NEAREST EDGES OF ANY NATIONAL GAS (FOR EXAMPLE, CO, PROPANE, NATURAL GAS) OR PETROLEUM (FOR EXAMPLE, PHILLIPS PETROLEUM) EASEMENT TO THE NEAREST EXTERIOR WALL OR EXISTING LINE OF ANY STRUCTURE WITHIN THE BOUNDARIES OF THIS SITE. REFERENCE THE 2015 INTERNATIONAL FIRE CODE, CHAPTER 13.3, U.S. DEPARTMENT OF TRANSPORTATION 49 CFR 192.401, 49 CFR 192.403, 49 CFR 192.405, 49 CFR 192.407, 49 CFR 192.409, 49 CFR 192.411, 49 CFR 192.413, 49 CFR 192.415, 49 CFR 192.417, 49 CFR 192.419, 49 CFR 192.421, 49 CFR 192.423, 49 CFR 192.425, 49 CFR 192.427, 49 CFR 192.429, 49 CFR 192.431, 49 CFR 192.433, 49 CFR 192.435, 49 CFR 192.437, 49 CFR 192.439, 49 CFR 192.441, 49 CFR 192.443, 49 CFR 192.445, 49 CFR 192.447, 49 CFR 192.449, 49 CFR 192.451, 49 CFR 192.453, 49 CFR 192.455, 49 CFR 192.457, 49 CFR 192.459, 49 CFR 192.461, 49 CFR 192.463, 49 CFR 192.465, 49 CFR 192.467, 49 CFR 192.469, 49 CFR 192.471, 49 CFR 192.473, 49 CFR 192.475, 49 CFR 192.477, 49 CFR 192.479, 49 CFR 192.481, 49 CFR 192.483, 49 CFR 192.485, 49 CFR 192.487, 49 CFR 192.489, 49 CFR 192.491, 49 CFR 192.493, 49 CFR 192.495, 49 CFR 192.497, 49 CFR 192.499, 49 CFR 192.501, 49 CFR 192.503, 49 CFR 192.505, 49 CFR 192.507, 49 CFR 192.509, 49 CFR 192.511, 49 CFR 192.513, 49 CFR 192.515, 49 CFR 192.517, 49 CFR 192.519, 49 CFR 192.521, 49 CFR 192.523, 49 CFR 192.525, 49 CFR 192.527, 49 CFR 192.529, 49 CFR 192.531, 49 CFR 192.533, 49 CFR 192.535, 49 CFR 192.537, 49 CFR 192.539, 49 CFR 192.541, 49 CFR 192.543, 49 CFR 192.545, 49 CFR 192.547, 49 CFR 192.549, 49 CFR 192.551, 49 CFR 192.553, 49 CFR 192.555, 49 CFR 192.557, 49 CFR 192.559, 49 CFR 192.561, 49 CFR 192.563, 49 CFR 192.565, 49 CFR 192.567, 49 CFR 192.569, 49 CFR 192.571, 49 CFR 192.573, 49 CFR 192.575, 49 CFR 192.577, 49 CFR 192.579, 49 CFR 192.581, 49 CFR 192.583, 49 CFR 192.585, 49 CFR 192.587, 49 CFR 192.589, 49 CFR 192.591, 49 CFR 192.593, 49 CFR 192.595, 49 CFR 192.597, 49 CFR 192.599, 49 CFR 192.601, 49 CFR 192.603, 49 CFR 192.605, 49 CFR 192.607, 49 CFR 192.609, 49 CFR 192.611, 49 CFR 192.613, 49 CFR 192.615, 49 CFR 192.617, 49 CFR 192.619, 49 CFR 192.621, 49 CFR 192.623, 49 CFR 192.625, 49 CFR 192.627, 49 CFR 192.629, 49 CFR 192.631, 49 CFR 192.633, 49 CFR 192.635, 49 CFR 192.637, 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FOR INFO OR REFERENCE
OF RECORDS ONLY

PROVIDENCE AT THE HEIGHTS
SITE PLAN - WITH WAIVERS
UTILITY PLAN

NO.	DATE	REVISION
1	03/20/2018	ISSUED

JOB NO.:	DCS17-4101
PL / PRJ:	TLS
DRAWING NO.:	5-05
DATE:	03/22/2018

SHEET	5
OF	18

NOT FOR CONSTRUCTION

CITY OF AURORA NOTES

1. ALL LANDSCAPED AREAS ARE TO RECEIVE ORGANIC SOIL PREPARATION AT 4 CUBIC YARDS/1,000 SF.
2. REFER TO THE LIGHTING PLANS FOR ALL FIXTURE TYPE AND PLACEMENT. FIXTURES INCLUDE PARKING LOT LIGHTS, BOLLARDS, WALL LIGHTS, OVERHEAD LIGHTS, AND RECESSED PATH LIGHTS.
3. SURFACE MATERIAL OF WALKS AND PLAZAS ON SITE ARE TO BE LIGHT BROOM FINISH STANDARD GRAY CONCRETE. WHERE AREAS ARE CALLED OUT AS ENHANCED CONCRETE, AREAS ARE TO HAVE SAND FINISH AND SCORED AS SHOWN. THE COLOR OF THE ENHANCED CONCRETE IS TO BE DETERMINED. ALL CRUISER FINES PATHWAYS ARE TO BE GRAY IN COLOR.
4. ALL UTILITY EASEMENTS SHALL REMAIN UNSTRUCTURED AND FULLY ACCESSIBLE ALONG THEIR ENTIRE LENGTH FOR THE MAINTENANCE EQUIPMENT ENTRY.
5. THE OWNER/DEVELOPER, HIS SUCCESSORS AND ASSIGNS, SHALL BE RESPONSIBLE FOR INSTALLATION, MAINTENANCE AND REPLACEMENT OF ALL LANDSCAPING MATERIALS SHOWN OR INDICATED ON THE APPROVED SITE PLAN OR LANDSCAPE PLAN ON FILE IN THE PLANNING DEPARTMENT. ALL LANDSCAPING WILL BE INSTALLED AS DELINEATED ON THE PLAN, PRIOR TO ISSUANCE OF CERTIFICATE OF OCCUPANCY.
6. ALL LANDSCAPED AREAS AND PLANT MATERIAL, EXCEPT FOR NON-IRRIGATED NATIVE, RESTORATIVE AND DRYLAND GRASS AREAS THAT COMPLY WITH REQUIREMENTS FOUND IN SECTION 14.6-14.29 AND/OR SEC. 14.6-14.35 MUST BE IRRIGATED BY AN UNDERGROUND IRRIGATION SYSTEM. IRRIGATION SYSTEM DESIGN, INSTALLATION, OPERATION AND MAINTENANCE SHALL CONFORM TO REQUIREMENTS FOUND IN THE CITY OF AURORA IRRIGATION ORDINANCE.
7. LANDSCAPE MATERIAL PLACEMENT SHALL NOT BE PLACED OR KEPT NEAR FIRE HYDRANTS, FIRE DEPARTMENT INLET CONNECTIONS OR FIRE PROTECTION CONTROL VALVES IN A MANNER THAT WOULD PREVENT SUCH EQUIPMENT OR FIRE HYDRANTS FROM BEING IMMEDIATELY ACCESSIBLE. THE FIRE DEPARTMENT SHALL NOT BE DETERRED OR HINDERED FROM GAINING IMMEDIATE ACCESS TO FIRE PROTECTION EQUIPMENT OR HYDRANTS.
8. A 5'-FOOT CLEAR SPACE SHALL BE MAINTAINED AROUND THE CIRCUMFERENCE OF FIRE HYDRANTS.
9. LANDSCAPING MATERIAL SHOWN WITHIN THE SITE PLAN CANNOT ENCRoACH INTO ROADWAYS THAT ARE DEDICATED (OR DESIGNATED) AS FIRE LANE EASEMENTS (OR CORRIDORS).
10. TREES MAY NOT BE PLANTED WITHIN 8' OF ANY PUBLIC UTILITY AND 5' FROM ANY WATER LINE.
11. SHRUB BEDS SHALL BE MULCHED WITH 4" DEPTH OF SHREDDED CORNELL HAY. FOR AREAS SPECIFIED AS COBBLE, USE 4"-6" RIVER ROCK COBBLE. A WOVEN GEOTEXTILE WEED BARRIER WITH LARGE OPENINGS IS REQUIRED UNDER COBBLE AND RIVER ROCK. NO WEED BARRIER IS REQUIRED UNDER WOOD MULCH. AREAS OF PERENNIALS, ANNUALS AND TREE OPENINGS WITHIN THE RIGHT OF WAY TO BE MULCHED WITH 4" DEPTH OF CORNELL HAY SHREDDED MULCH WITH NO WEED BARRIER NECESSARY.
12. SOFT TRIANGLES SHALL REMAIN UNSTRUCTURED BY PLANT MATERIAL OR ANY OTHER VISUAL OBSTACLE, OVER 30" IN HEIGHT. PLANTING SHALL COMPLY WITH COA ROADWAY SPECIFICATIONS, SECTION 4.04.2.10.
13. ALL CROSSLINGS OR ENCRoACHMENTS BY PRIVATE LANDSCAPE IRRIGATION LINES OR SYSTEMS INTO EASEMENTS AND STREET RIGHTS-OF-WAY OWNED BY THE CITY OF AURORA ARE ACKNOWLEDGED BY THE OWNER AS BEING SUBJECT TO CITY OF AURORA'S USE AND OCCUPANCY OF THE SAID EASEMENTS OR RIGHTS-OF-WAY. THE OWNER, THEIR SUCCESSORS AND ASSIGNS, HEREBY AGREE TO INDEMNIFY THE CITY OF AURORA FOR ANY LOSS, DAMAGE OR REPAIR TO CITY FACILITIES THAT MAY RESULT FROM THE INSTALLATION, OPERATION, OR MAINTENANCE OF SAID PRIVATE IRRIGATION LINES OR SYSTEMS.
14. STREET TREES WILL BE ACCEPTED IF INSPECTION CONFIRMS THAT TREES HAVE BEEN PLANTED PER THE CITY STANDARD DETAIL AND DRAINAGE IS ADEQUATE WITHIN THE ROOT ZONE OF THE TREES. APPLICANT/DEVELOPER REQUIRED TO CONTACT THE CITY FOR AN INSPECTION TWO DAYS IN ADVANCE OF PLANTING. PROPERTY OWNER WILL BE RESPONSIBLE FOR IRRIGATING ALL STREET TREES.
15. SOIL WITHIN TREE PLANTERS/OPENINGS SHALL NOT BE COMPACTED TO GREATER THAN 80% OF STANDARD PROCTOR DENSITY.
16. ALL WORK WITHIN THE RIGHT OF WAY SHALL COMPLY WITH CITY OF AURORA ROADWAY SPECIFICATIONS, SECTION 4.04.2.10.

LEGEND

- BOULDER SEATING
- 42" CEDAR GARDEN FENCING
- EXISTING PRIVACY FENCE TO REMAIN
- NEW 6" PRIVACY FENCE
- SANDSTONE BOULDER SEAT WALL
- DRY Laid SANDSTONE PAVERS
- CONCRETE WALL WITH STONE CAP
- GAS FIRE PIT
- LIGHTING FIXTURES
- BBQ GRILL
- KNOX BOX W/ APPROVED HARDWARE
- FDC CONNECTION W/ APPROVED KNOX PLUGS
- FITNESS STATION

Acknowledged - The note has been modified to include "and maintenance".

NON-STREET FRONTAGE BUFFER TABLE

Location	Buffer Description (1 Tree & 5 Shrubs per 25 LF)	Length	Trees Required	Trees Provided	Shrubs Required	Shrubs Provided
EAST P.L.	10' WIDE REQ. - 10' WIDE PROVIDED	218	8	8	45	48
SOUTH P.L.	25' WIDE REQ. - 25' WIDE PROVIDED	361	15	17	75	106
		TOTAL	23	25	120	

Building perimeter landscaping includes the entire building perimeter, not just what's shown. Otherwise all developments could pave around their buildings and provide no building perimeter landscaping. Provide the corrected length and make sure the correct quantity of plants have been provided in the areas that have been planted to compensate where there is sidewalk up to the building. The building perimeter is much longer than 630 ft.

BUILDING PERIMETER LANDSCAPING TABLE

Building Perimeter	Length	Trees Required	Trees Provided	Tall Shrubs Required	Tall Shrubs Provided	Regular Shrubs Required	Regular Shrubs Provided
MAN BUILDING	630	8	8	24	24	125	137

Per our conversation with Kelly, the table has been updated with the information requested to include revised building perimeter, total plants and percentages.

SPECIAL LANDSCAPE BUFFER TABLE

























Special Landscape Buffer Description (1 Tree & 5 Shrubs per 30 LF)	Width Required	Width Provided	Trees Required	Trees Provided	Shrubs Required	Shrubs Provided
TOLL GATE CREEK BUFFER - 140 LF	25'	25'	5	7	50	67
		TOTAL	5	7	50	67

Building perimeter landscaping includes the entire building perimeter, not just what's shown. Otherwise all developments could pave around their buildings and provide no building perimeter landscaping. Provide the corrected length and make sure the correct quantity of plants have been provided in the areas that have been planted to compensate where there is sidewalk up to the building. The building perimeter is much longer than 630 ft.

TABLE

Area	Water Conserving Irrigation (Non-Soil)	Non-Water Conserving Irrigation (Soil)	Non-Irrigated Area/Pavement	Total Area
SITE	20,889	889	39,746	61,524
ROW	0	0	0	0
TOTAL	20,889	889	39,746	61,524

LANDSCAPE PLANTING SCHEDULE

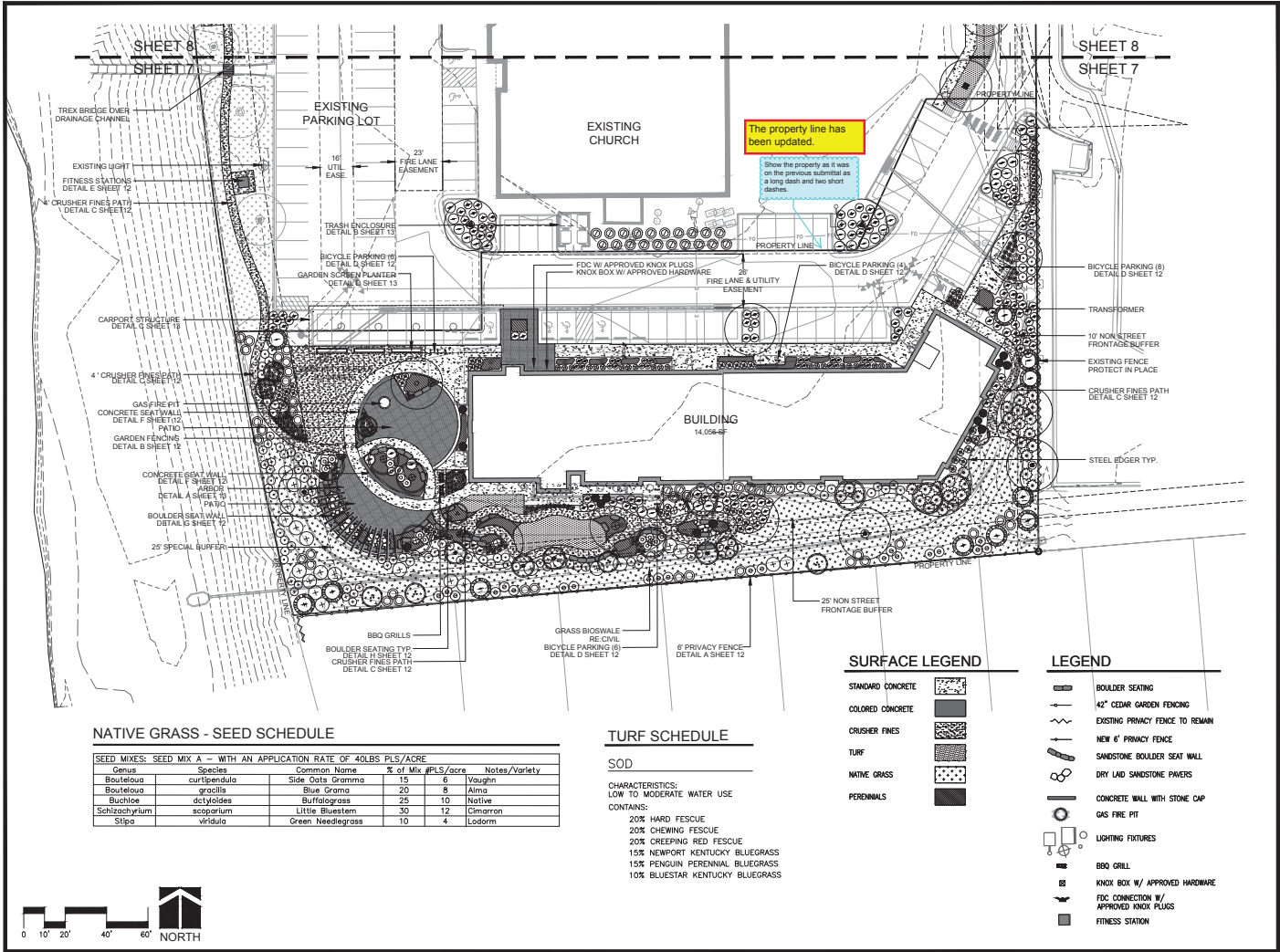
EVERGREEN TREES						DECIDUOUS SHRUBS							
SYMBOL	QTY.	COMMON NAME	BOTANIC NAME	SIZE	WATER USE	SYMBOL	QTY.	COMMON NAME	BOTANIC NAME	SIZE	WATER USE		
	BHS	7	Black Hills Spruce	Picea glauca 'Denstata'	8' Height	Moderate		WSC	21	Western Sand Cherry	Prunus Besseyi	5 Gal. Cont.	Very Low
	PNE	6	Austrian Pine	Pinus nigra	8' Height	Very Low		MKL	29	Miss Kim Lilac	Syringa patula 'Miss Kim'	5 Gal. Cont.	Very Low
DECIDUOUS TREES						EVERGREEN SHRUBS							
SYMBOL	QTY.	COMMON NAME	BOTANIC NAME	SIZE	WATER USE	SYMBOL	QTY.	COMMON NAME	BOTANIC NAME	SIZE	WATER USE		
	EOA	2	English Oak	Quercus robur	2.5' Caliper	Low		DAF	76	Arctic Fire Dogwood	Cornus stolonifera 'Farrow'	5 Gal. Cont.	Moderate
	RPM	3	Red Pointe Maple	Acer rubrum 'Frank Jr.'	2.5' Caliper	Moderate		SNM	21	Marleen Snowberry	Symphoricarpos doorenborgii 'Aristo'	5 Gal. Cont.	Low
	HKB	2	Common Hackberry	Celtis occidentalis	2.5' Caliper	Very Low		LMS	26	Limeround Spirea	Spirea x bumalda 'Limeround'	5 Gal. Cont.	Low
	SHA	3	Shademaster Honeylocust	Gleditsia triacanthos inermis	2.5' Caliper	Very Low		WCR	23	Creeping Willow	Salix repens	5 Gal. Cont.	High
	SWO	4	Swamp White Oak	Quercus bicolor	2.5' Caliper	Very Low		ART	33	Dwarf Blue Arctic Willow	Salix purpurea 'Nana'	5 Gal. Cont.	High
	SSM	3	State Street Maple	Acer miyabei 'Morton'	2.5' Caliper	Moderate		POT	32	Native Potentilla	Potentilla fruticosa 'Yellow Gem'	5 Gal. Cont.	Low
ORNAMENTAL & SMALL TREES						ORNAMENTAL GRASSES/PERENNIALS / GROUNDCOVERS							
SYMBOL	QTY.	COMMON NAME	BOTANIC NAME	SIZE	WATER USE	SYMBOL	QTY.	COMMON NAME	BOTANIC NAME	SIZE	WATER USE		
	ABS	11	Autumn Brilliance Serviceberry	Amelanchier x grandiflora	6-8' Clump	Moderate		AVG	24	Blue Avena Grass	Helictotrichon sempervirens	1 Gal. Cont.	Low
	WBC	5	Whitespire Birch	Betula platyphylla 'Whitespire'	2' Caliper	Moderate		FRG	52	Feather Reed Grass	Calamagrostis acutiflora 'Avalanche'	1 Gal. Cont.	Low
	WKH	7	Winter King Hawthorn	Crataegus viridis 'Winter King'	2' Caliper	Low		DMG	15	Dwarf Maiden Grass	Miscanthus sinensis 'Yaku Jima'	1 Gal. Cont.	Low
	THU	5	Thunderchild Crabapple	Malus x Thunderchild	2' Caliper	Low		BGG	129	Blue Gramma Grass	Bouteloua gracilis	1 Gal. Cont.	Low
<div><div></div><div></div><div></div><div></div><div></div><div></div><div></div><div></div><div></div><div></div><div></div><div></div><div></div><div></div><div></div><div></div><div></div><div></div><div></div><div></div><div></div><div></div><div></div><div></div><div></div><div></div><div></div><div></div><div></div><div></div><div></div><div></div><div></div><div></div><div></div><div></div><div></div><div></div><div></div><div></div><div></div><div></div><div></div><div></div><div></div><div></div><div></div><div></div><div></div><div></div><div></div><div></div><div></div><div></div><div></div><div></div><div></div><div></div><div></div><div></div><div></div><div></div><div></div><div></div><div></div><div></div><div></div><div></div><div></div><div></div><div></div><div></div><div></div><div></div><div></div><div></div><div></div><div></div><div></div><div></div><div></div><div></div><div></div><div></div><div></div><div></div><div></div><div></div><div></div><div></div><div></div><div></div><div></div><div></div><div></div><div></div><div></div><div></div><div></div><div></div><div></div><div></div><div></div><div></div><div></div><div></div><div></div><div></div><div></div><div></div><div></div><div></div><div></div><div></div><div></div><div></div><div></div><div></div><div></div><div></div><div></div><div></div><div></div><div></div><div></div><div></div><div></div><div></div><div></div><div></div><div></div><div></div><div></div><div></div><div></div><div></div><div></div><div></div><div></div><div></div><div></div><div></div><div></div><div></div><div></div><div></div><div></div><div></div><div></div><div></div><div></div><div></div><div></div><div></div><div></div><div></div><div></div><div></div><div></div><div></div><div></div><div></div><div></div><div></div><div></div><div></div><div></div><div></div><div></div><div></div><div></div><div></div><div></div><div></div><div></div><div></div><div></div><div></div><div></div><div></div><div></div><div></div><div></div><div></div><div></div><div></div><div></div><div></div><div></div><div></div><div></div><div></div><div></div><div></div><div></div><div></div><div></div><div></div><div></div><div></div><div></div><div></div><div></div><div></div><div></div><div></div><div></div><div></div><div></div><div></div><div></div><div></div><div></div><div></div><div></div><div></div><div></div><div></div><div></div><div></div><div></div><div></div><div></div><div></div><div></div><div></div><div></div><div></div><div></div><div></div><div></div><div></div><div></div><div></div><div></div><div></div><div></div><div></div><div></div><div></div><div></div><div></div><div></div><div></div><div></div><div></div><div></div><div></div><div></div><div></div><div></div><div></div><div></div><div></div><div></div><div></div><div></div><div></div><div></div><div></div><div></div><div></div><div></div><div></div><div></div><div></div><div></div><div></div><div></div><div></div><div></div><div></div><div></div><div></div><div></div><div></div><div></div><div></div><div></div><div></div><div></div><div></div><div></div><div></div><div></div><div></div><div></div><div></div><div></div><div></div><div></div><div></div><div></div><div></div><div></div><div></div><div></div><div></div><div></div><div></div><div></div><div></div><div></div><div></div><div></div><div></div><div></div><div></div><div></div><div></div><div></div><div></div><div></div><div></div><div></div><div></div><div></div><div></div><div></div><div></div><div></div><div></div><div></div><div></div><div></div><div></div><div></div><div></div><div></div><div></div><div></div><div></div><div></div><div></div><div></div><div></div><div></div><div></div><div></div><div></div><div></div><div></div><div></div><div></div><div></div><div></div><div></div><div></div><div></div><div></div><div></div><div></div><div></div><div></div><div></div><div></div><div></div><div></div><div></div><div></div><div></div><div></div><div></div><div></div><div></div><div></div><div></div><div></div><div></div><div></div><div></div><div></div><div></div><div></div><div></div><div></div><div></div><div></div><div></div><div></div><div></div><div></div><div></div><div></div><div></div><div></div><div></div><div></div><div></div><div></div><div></div><div></div><div></div><div></div><div></div><div></div><div></div><div></div><div></div><div></div><div></div><div></div><div></div><div></div><div></div><div></div><div></div><div></div><div></div><div></div><div></div><div></div><div></div><div></div><div></div><div></div><div></div><div></div><div></div><div></div><div></div><div></div><div></div><div></div><div></div><div></div><div></div><div></div><div></div><div></div><div></div><div></div><div></div><div></div><div></div><div></div><div></div><div></div><div></div><div></div><div></div><div></div><div></div><div></div><div></div><div></div><div></div><div></div><div></div><div></div><div></div><div></div><div></div><div></div><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PROVIDENCE AT THE HEIGHTS
SITE PLAN WITH WAIVERS

NO.	DATE	REVISIONS
1	05/03/2018	REVISED
2	05/03/2018	REVISED
3	05/03/2018	REVISED
4	05/03/2018	REVISED
5	05/03/2018	REVISED
6	05/03/2018	REVISED
7	05/03/2018	REVISED
8	05/03/2018	REVISED
9	05/03/2018	REVISED
10	05/03/2018	REVISED

JOB NO.	DCB7-4101
PA / PM	JH
CREATED BY	CH
DATE	05/03/2018

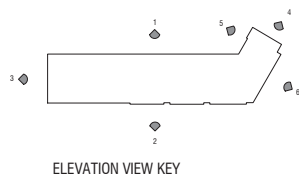
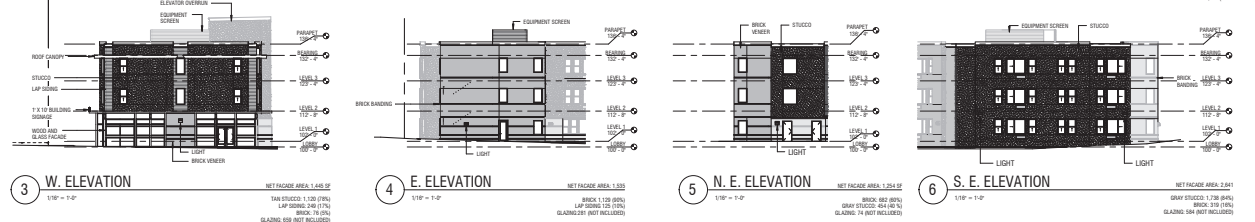
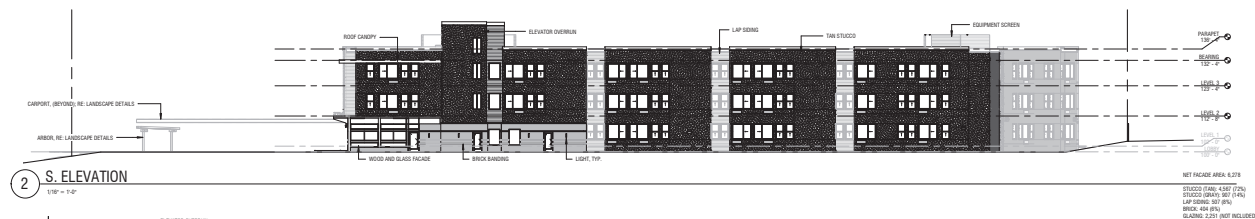
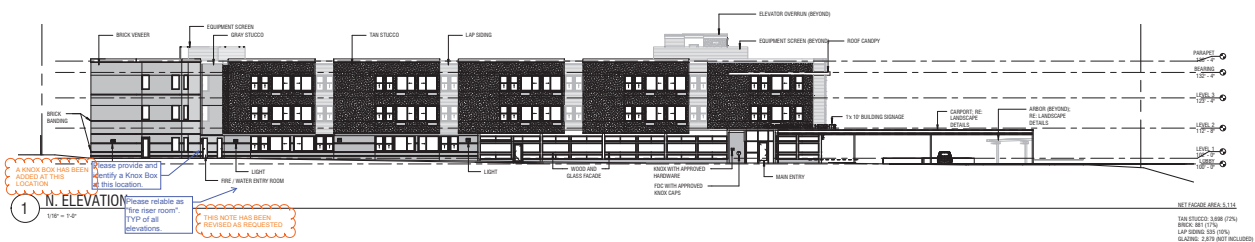


NO.	DATE	REVISIONS
1	5/2/2018	ISSUED

JOB NO.	17012.00
PM / PMP	KJM
DESIGNED BY	KJM
DATE	05/16/2018

SHEET	15
Sheet	of

NOT FOR CONSTRUCTION



MATERIAL LEGEND	
	NATURAL STUCCO COLOR: TAN / GRAY
	NATURAL BRICK COLOR: TERRACOTTA
	NATURAL LAP SIDING COLOR: BLUE GRAY
	NATURAL GLASS COLOR: TRANSPARENT
TOTAL AREA: 12,484 % OF TOTAL: 100%	TOTAL AREA: 3,481 % OF TOTAL: 14.3%
TOTAL AREA: 1,281 % OF TOTAL: 1.3%	TOTAL AREA: 8,771 % OF TOTAL: 28.8%
NET FACHS AREA: 24,012	

CAUTION: IF THIS SHEET IS NOT 24"x36" IT IS A REDUCED PRINT

LEGAL DESCRIPTION

A PART OF THE NORTHWEST 1/4, SECTION 17, TOWNSHIP 4 SOUTH, RANGE 66 WEST OF THE 6TH P.M., CITY OF AURORA, COUNTY OF ARAPAHOE, STATE OF COLORADO; BEING MORE PARTICULARLY DESCRIBED AS FOLLOWS:

LOT 1, BLOCK 1
AURORA ALLIANCE SUBDIVISION FILING NO.1
COUNTY OF ARAPAHOE,
STATE OF COLORADO;

CONTAINING AN AREA OF 3.064 ACRES, (133,478 SQUARE FEET), MORE OR LESS.

SIGNATURE BLOCK

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

IN WITNESS THEREOF, _____

THESE PRESENTS TO BE EXECUTED THIS ____ DAY OF ____ AD, ____.

BY: _____

STATE OF _____ JS
COUNTY OF _____) CORPORATE SEAL

ON THIS ____ DAY OF _____, 2017, BEFORE ME _____
NOTARY PUBLIC, PERSONALLY APPEARED _____
AND ACKNOWLEDGED THAT HE/THEY EXECUTED THE FOREGOING INSTRUMENT.

WITNESS MY HAND AND OFFICIAL SEAL.

(NOTARY PUBLIC) NOTARY SEAL
COMMISSION EXPIRES ____ NOTARY BUSINESS ADDRESS: _____

CITY OF AURORA APPROVALS

PLANNING DIRECTOR: _____ DATE: _____

PLANNING COMMISSION: _____ DATE: _____
(CHAIRPERSON)

CITY COUNCIL: _____ DATE: _____
(MAYOR)

ATTEST: _____ DATE: _____
(CITY CLERK)

DATABASE APPROVAL DATE _____

CLERK AND RECORDERS CERTIFICATE

ACCEPTED FOR FILING IN THE OFFICE OF THE CLERK AND
RECORDER OF _____

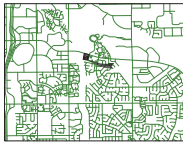
COLORADO AT ____ O'CLOCK ____ M, THIS ____ DAY OF ____ AD, _____

CLERK AND RECORDER: _____

DEPUTY: _____

AURORA ALLIANCE CHURCH
SITE PLAN AMENDMENT

LOT 1, BLOCK 1, AURORA ALLIANCE SUBDIVISION FILING NO. 1,
CITY OF AURORA,, COUNTY OF AURORA, STATE OF COLORADO



VICINITY MAP
SCALE: 1"=500'

CONSULTANT TEAM:

APPLICANT/OWNER
PROVIDENCE HEIGHTS LLP.
15600 ALAMEDA PKWY
AURORA, CO 80010
CONTACT: CHRISTIAN
PRITCHETT

CIVIL ENGINEER
WARE MALCOMB
990 S BROADWAY
DENVER, CO 80209
303.561.3333
CONTACT: TED SWAN, P.E.

ARCHITECT
SHOPWORKS ARCHITECTURE
2882 WYANDOT ST.
DENVER, CO 80211
303.433.4094
CONTACT: CHAD HOLTZINGER

LANDSCAPE ARCHITECT
FLOW DESIGN COLLABORATIVE
455 S. PLATTE RIVER DR.
DENVER, CO 80223
303.406.1075
CONTACT: CHRISTOPHER HOY

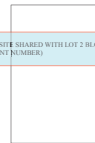
PLANNING
NORRIS DESIGN
1101 BANNOCK STREET
DENVER, CO 80204
303.892.1166
CONTACT: WENDI BIRCHLER

DATA BLOCK

LAND AREA WITHIN PROPERTY LINES	(133,478.5 S.F.) OR 3.06 ACRES
GROSS FLOOR AREA	14,485 S.F.
NUMBER OF BUILDINGS	ONE
NUMBER OF STORIES	THREE
MAXIMUM BUILDING HEIGHT	40' 0" (3 STORIES)
TOTAL BUILDING COVERAGE	10.8% AND 14,485 SF (0.33 AC)
HARD SURFACE COVERAGE	45.5% AND 60,805 S.F. (1.39 AC)
LANDSCAPE COVERAGE	43.5% AND 58,188.5 S.F. (1.33 AC)
	100% (3.06 AC)
PRESENT ZONING CLASSIFICATION	PCZD-4MF
PARKING SPACES REQUIRED	(500 seats x 1space/4seats = 125 spaces)
PARKING SPACES PROVIDED	149
ACCESSIBLE SPACES REQUIRED	5
ACCESSIBLE SPACES PROVIDED	6
ACCESSIBLE SPACES REQUIRED / PROVIDED	1 / 1
PERMITTED MAXIMUM SIGN AREA	187.4 S.F.
PROPOSED TOTAL SIGN AREA	N/A
PERMITTED NUMBER OF SIGNS	2 (1 PER STREET FRONTAGE)
PROPOSED NUMBER OF SIGNS	0

SHEET INDEX:
1 COVER SHEET
2 SITE PLAN NOTES
3 SITE PLAN
4 LANDSCAPE PLAN

AMENDMENTS



ADD A LANE ITEM
SHARED PARKING SPACES SHARED LOCATED (ONSTRE SHARED WITH LOT 2 BLOCK 1 PROVIDENCE AT THE HEIGHTS
SUBDIVISION FILING NO. 1) (SEEK DATED AGREEMENT NUMBER)

THIS NOTE HAS BEEN ADDED
TO THE DATA BLOCK FOR THIS
SITE PLAN AMENDMENT

WARE MALCOMB
CIVIL ENGINEERING & SURVEYING

100 South Broadway
Suite 220
Denver, CO 80209
P: 303.561.3333
www.waremalcomb.com

FOR AND ON BEHALF
OF WARE MALCOMB

AURORA ALLIANCE CHURCH
SITE PLAN AMENDMENT
COVER SHEET

#	DATE	REVISION
1	10/20/17	PCZD
2	10/20/17	PCZD
3	10/20/17	PCZD
4	10/20/17	PCZD
5	10/20/17	PCZD
6	10/20/17	PCZD
7	10/20/17	PCZD
8	10/20/17	PCZD
9	10/20/17	PCZD
10	10/20/17	PCZD

FOR MR:
PA / PSL: KM
DRAWN BY: KSI
DATE: 10/20/2017

SHEET
1
Sheet 1 of 4

NOT FOR CONSTRUCTION

SITE PLAN NOTES:

1. ALL SIGNS MUST CONFORM TO THE CITY OF AURORA SIGN CODE.
2. 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 TO THIS SITE. 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 ANNOY 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 2010 INTERNATIONAL BUILDING CODE, CHAPTER 11, AND THE INTERNATIONAL CODE COUNCIL, ICC A117.1-2010.
3. THE SITE PLAN MUST REFLECT THE APPROPRIATE NUMBER OF ACCESSIBILITY POINT VALUE PER DWELLING UNIT FOR PERSONS WITH DISABILITIES, AS PROVIDED IN A.U.S.A.S. ACCESSIBILITY 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 ICC A117.1-2008, OWNER OF PROPERTY FOR THE ABOVE PARCEL.
4. 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 SHALL BE INSTALLED PRIOR TO ISSUANCE OF CERTIFICATE OF OCCUPANCY.
5. ALL DEVELOPER, HIS SUCCESSORS AND ASSIGNS, SHALL BE RESPONSIBLE FOR THE INSTALLATION OF ALL UTILITY EASEMENTS AND STREET RIGHT-OF-WAY OWNED BY THE CITY OF AURORA ARE ACKNOWLEDGED BY THE UNDERSIGNED AS BEING SUBJECT TO CITY OF AURORA USE AND OCCUPANCY OF THE SAID EASEMENTS OR RIGHT-OF-WAY. THE UNDERSIGNED, THEIR SUCCESSORS AND ASSIGNS, HEREBY AGREE TO INDEMNIFY THE CITY OF AURORA FOR ANY LOSS, DAMAGE OR REPAIR TO CITY UTILITIES THAT MAY RESULT FROM THE INSTALLATION, OPERATION OR MAINTENANCE OF SAID PRIVATE UTILITY SYSTEMS OR PRIVATE UTILITIES.
6. 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 AGENCIES PRIOR TO THE ISSUANCE OF BUILDING PERMITS.
7. ALL BUILDING ADDRESS NUMBERS SHALL COMPLY WITH THE AURORA CITY CODE, SECTION 12.01, ARTICLE 14 - NUMBERING OF BUILDINGS.
8. NOTWITHSTANDING ANY SURFACE IMPROVEMENTS, LANDSCAPING, PLANTING OR CHANGES SHOWN IN THESE SITES OR CONSTRUCTION PLANS, OR ACTUALLY CONSTRUCTED OR PUT IN PLACE, ALL UTILITY EASEMENTS MUST REMAIN UNRESTRICTED AND FULLY ACCESSIBLE ALONG THEIR ENTIRE LENGTH TO ALLOW FOR ADEQUATE MAINTENANCE EQUIPMENT. ADDITIONALLY, NO INSTALLATION, PLANTING, CHANGES IN THE SURFACE, ETC., SHALL INTERFERE WITH THE OPERATION OF THE UTILITY LINES PLACED WITHIN THE EASEMENT. BY SUBMITTING THESE SITES OR CONSTRUCTION PLANS FOR APPROVAL, THE LANDOWNER RECOGNIZES AND ACCEPTS THE TERMS, CONDITIONS AND REQUIREMENTS OF THIS NOTE.
9. FINAL GRADE SHALL BE AT LEAST 24 INCHES BELOW ANY EXTERIOR WOOD SIGN ON THE PREMISES.
10. 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 ORIGINAL CURRENT PLAN MAY BE PURCHASED THERE. THEREFORE, SITE PLANS ARE REQUIRED TO AGREE WITH THE APPROVED SUBSEQUENT PLAT OF RECORD AT THE TIME OF A BUILDING PERMIT AND IF NOT MUST BE AMENDED TO AGREE WITH THE PLAT AS RECORDED OR RECD. VERSION.
11. 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.
12. ALL REPRESENTATIONS AND COMMITMENTS MADE BY APPLICANTS AND PROPERTY OWNERS AT PUBLIC HEARINGS REGARDING THE PLAN ARE BINDING UPON THE APPLICANT, PROPERTY OWNER, AND ITS HEIRS, SUCCESSORS, AND ASSIGNS.
13. THE DEVELOPER, HIS SUCCESSORS AND ASSIGNS, SHALL BE RESPONSIBLE FOR STRIPING, PLACEMENT OF TRAFFIC CONTROL SIGNS AND GUIDE SIGNS ON ALL PUBLIC AND PRIVATE STREETS APPROACHING AN INTERSECTION WITH A PUBLIC STREET.
14. THE 2010 INTERNATIONAL FIRE CODE (IFC) REQUIRES ALL BUILDINGS TO BE ASSESSED FOR ADEQUATE EMERGENCY RESPONSE RADIO COVERAGE (EROC), AT THE TIME THE STRUCTURES AT FINAL FRAME AND FINAL ELECTRICAL INSPECTION. THE SIGNING CONTRACTOR (SC) 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 SC AND THE AURORA BUILDING DIVISION AS TO WHETHER THE STRUCTURE PASSED OR FAILED THE PRELIMINARY RADIO SURVEILLANCE. A STRUCTURE THAT HAS PASSED THIS SURVEILLANCE WILL REQUIRE NO FURTHER ACTION BY THE SC. A FAILED RADIO SURVEILLANCE WILL REQUIRE A LICENSED CONTRACTOR TO SUBMIT PLANS TO THE AURORA BUILDING DIVISION TO OBTAIN A BUILDING PERMIT FOR THE CHANGING OF THE RADIO FREQUENCY LEVELS PRIOR TO INSTALLATION. THE ASSESSMENT AND INSTALLATION AT THE OWNER OR DEVELOPER'S EXPENSE, FUTURE INTERIOR OR EXTERIOR RELOCATION TO THE STRUCTURE AFTER THE CHANGING OF CERTIFICATE OF OCCUPANCY BY ISSUED WILL REQUIRE A REASSESSMENT FOR ADEQUATE RADIO FREQUENCY COVERAGE.
15. IN ORDER OF THE AURORA CITY CODE, A GAS SETBACK WILL BE ESTABLISHED FOR NEW CONSTRUCTION BETWEEN NEAREST EDGES OF ANY NATURAL GAS (EXAMPLE: CO-PRODUCED HYDROGEN GAS) OR PETROLEUM (EXAMPLE: PHILIPS PETROLEUM) EASEMENT TO THE NEAREST EXTERIOR WALL OR GASE LINE OF ANY STRUCTURE WITHIN THE BOUNDARIES OF THIS SITE. REFERENCE THE 2010 INTERNATIONAL FIRE CODE, CHAPTER 13.1, U.S. DEPARTMENT OF TRANSPORTATION, 49-103.01, SECTION 194-20 SUBSECTION 1. WHERE LINE MAY BE LOCATED WITHIN 5 FEET OF ANY PRIVATE DWELLING, OR ANY MEDICAL BUILDING, OR PLACE OF PUBLIC ASSEMBLY, IN WHICH PERSONS WORK, CONGREGATE, OR ASSEMBLE, UNLESS PROVIDED WITH AT LEAST 12 INCHES OF COVER IN ADDITION TO THAT PRESCRIBED IN 194-40, SECTION 194-20 AND SECTION 194-40.
16. STREET LIGHTS IF REQUIRED, ARE INSTALLED AND TURNED ON AT LEAST 12 INCHES OF COVER IN ADDITION TO THAT PRESCRIBED IN 194-40, SECTION 194-20 AND SECTION 194-40.
17. ARCHITECTURAL FEATURES (E.G. BAY WINDOWS, PRESERVES, ROOF OVERHANGS, GUTTERS, EAVES, FOUNDATIONS, FOOTINGS, CANTILEVERED WALLS, ETC.) ARE NOT ALLOWED TO ENROACH INTO ANY EASEMENT.
18. HANDICAPPED PARKING SIGNS, SIGN DETAILS, HANDICAPPED PARKING STALL DETAILS, AND LOCATIONS SHALL BE APPROVED WITH THE CIVIL PLANS, SIGNAGE AND STRIPING PACKAGE.
19. THE 2010 IFC, CHAPTER 13, SHALL BE UTILIZED FOR REQUIREMENTS ASSOCIATED TO BOTH CONSTRUCTION AND DEMOLITION OF ANY STRUCTURE WITHIN THE SITE. A DEMOLITION PERMIT IS REQUIRED TO BE OBTAINED THROUGH THE CITY OF AURORA BUILDING DIVISION PRIOR TO THE REMOVAL OF ANY STRUCTURE WITHIN YOUR SITE.
20. PARK LAND DEDICATION REQUIREMENT IS 0.10 ACRES FOR RESIDENTIAL PARK LAND AND 0.50 ACRES FOR COMMUNITY PARK LAND. THESE REQUIREMENTS WILL BE SATISFIED WITH A CASH IN-LIEU OF LAND DEDICATION PAYMENT PRIOR TO APPROVAL OF SITE PLAN.

WARE MALCOMB
CIVIL ENGINEERING & SURVEYING

980 South Broadway
Suite 200
Denver, CO 80209
303.733.1111
www.waremalcomb.com

FOR AND ON BEHALF OF
WARE MALCOMB

AURORA ALLIANCE CHURCH
SITE PLAN AMENDMENT
SITE PLAN NOTES

NO.	DATE	REVISION
1	03/22/2018	REVISION
2		
3		
4		
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10		

JOB NO.: 003174101
PL / PRJ: T18
DRAWING BY: SAK
DATE: 03/22/2018

SHEET
2
Sheet 2 of 4



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