

18920 EAST SMITH ROAD AURORA, CO 80011

PART OF SECTION 34, TOWNSHIP 3 SOUTH, RANGE 66 WEST OF THE 6TH PM.
CITY OF AURORA, COUNTY OF ADAMS, STATE OF COLORADO.

REQUIRED SITE PLAN NOTES

- THE DEVELOPER, HIS SUCCESSORS AND ASSIGNS, INCLUDING THE HOMEOWNER OR MERCHANTS ASSOCIATION, SHALL BE RESPONSIBLE FOR INSTALLATION, MAINTENANCE AND REPLACEMENT OF ALL FIRE LANE SIGNS AS REQUIRED BY THE CITY OF AURORA.
- 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"
- 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 OR CERTIFICATE OF OCCUPANCY.
- THE APPROVAL OF THIS DOCUMENT DOES NOT CONSTITUTE FINAL APPROVAL OF GRADING, DRAINAGE, UTILITY, PUBLIC IMPROVEMENTS INCLUDING LANDSCAPING AND BUILDING PLANS. CONSTRUCTION PLANS MUST BE REVIEWED AND APPROVED BY THE APPROPRIATE AGENCY PRIOR TO THE ISSUANCE OF BUILDING PERMITS.
- 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.
- ERRORS IN APPROVED SITE PLANS ARE RESULTING FROM COMPUTATIONS OR INCONSISTENCIES IN THE DRAWINGS MADE BY THE APPLICANT ARE THE RESPONSIBILITY OF THE THE PROPERTY OWNER OF RECORD. WHERE FOUND, THE CURRENT MINIMUM CODE REQUIREMENTS WILL APPLY AT THE TIME OF BUILDING PERMIT.
- ALL REPRESENTATIONS AND COMMITMENTS MADE BY THE APPLICANTS AND PROPERTY OWNERS AT PUBLIC HEARINGS REGARDING THIS PLAN ARE BINDING UPON THE SUCCESSORS, AND ASSIGNS.
- SITE SPECIFIC NOTES (TO BE DETERMINED).

CIVIL ENGINEERING GENERAL NOTES:

- ALL CONSTRUCTION SHALL BE DONE IN ACCORDANCE WITH JEFFERSON COUNTY STANDARD SPECIFICATIONS AND APPLICABLE UTILITY COMPANY'S SPECIFICATIONS. ALL MATERIALS AND WORKMANSHIP SHALL CONFORM TO JEFFERSON COUNTY REGULATIONS.
- ANY ADDITIONAL BMP DETAILS SHALL BE REFERENCED AND CONSTRUCTED PER JEFFERSON COUNTY STANDARDS.
- A CONSTRUCTION PERMIT FROM THE JEFFERSON COUNTY DEPARTMENT OF HIGHWAYS AND TRANSPORTATION IS REQUIRED PRIOR TO COMMENCING WORK WITHIN COUNTY RIGHT-OF-WAY.
- THE CONTRACTOR SHALL NOTIFY THE JEFFERSON COUNTY DEPARTMENT OF HIGHWAYS AND TRANSPORTATION AT LEAST 24 HOURS PRIOR TO STARTING CONSTRUCTION WITHIN THE RIGHT-OF-WAY.
- THE CONTRACTOR SHALL CALL 811 TO CONTACT THE UTILITY NOTIFICATION CENTER OF COLORADO AT LEAST 48 HOURS PRIOR TO CONSTRUCTION.
- CONSTRUCTION SPECIFICATION: CURRENT EDITION OF THE COLORADO DEPARTMENT OF TRANSPORTATION STANDARD SPECIFICATIONS FOR ROAD AND BRIDGE CONSTRUCTION, SPECIAL PROVISIONS AND REVISIONS THERETO.
- THE DRIVEWAY AND UTILITY TRENCHES SHALL BE COMPACTED TO 95% STANDARD PROCTOR.
- CONTRACTOR SHALL VERIFY ALL DIMENSIONS, LINES, LEVELS, MATERIALS, ETC. PRIOR TO START OF CONSTRUCTION AND SHALL NOTIFY ENGINEER OF ANY DISCREPANCIES IN WRITING.
- TOPO AND OTHER SURVEY FEATURES PROVIDED BY PITSKER AND ASSOCIATES.
- HORIZONTAL AND VERTICAL SURVEY CONTROL HAS BEEN ESTABLISHED BY PITSKER AND ASSOCIATES. PROJECT CONTROL POINT IS AS SHOWN ON PLANS.
- THE CONTRACTOR SHALL BE RESPONSIBLE FOR OBTAINING ALL NECESSARY PERMITS REQUIRED FOR THIS PROJECT PRIOR TO START OF CONSTRUCTION FROM JEFFERSON COUNTY, APPLICABLE UTILITY COMPANIES AND ANY OTHER GOVERNING AGENCY AS REQUIRED.
- THE CONTRACTOR SHALL BE RESPONSIBLE FOR VERIFYING THE LOCATION OF ALL EXISTING UTILITIES, INCLUDING ANY UTILITIES NOT SHOWN ON THE DRAWINGS, WHEN WORKING NEAR EXISTING UTILITIES. THE CONTRACTOR SHALL EXERCISE SUFFICIENT CARE TO PREVENT DAMAGE TO THE LINES IN THE EVENT THAT THE INFORMATION ON THE DRAWINGS DOES NOT REFLECT ACTUAL FIELD CONDITIONS. UTILITY INFORMATION SHOWN ON DRAWING IS REFERENCED FROM OWNER'S SURVEY. ENGINEER SHALL NOT BE HELD RESPONSIBLE FOR UTILITIES NOT SHOWN ON PLAN IN THE RIGHT LOCATION OR NOT SHOWN ON PLAN AT ALL.
- ALL FINISHED GRADING SHALL BE SUCH THAT NO DEPRESSIONS OF MORE THAN 2" REMAIN, UNLESS OTHERWISE DIRECTED BY THE PROJECT ENGINEER.
- ALL SITE GRADING SHALL BE COMPLETED AT 2:1 SLOPE OR FLATTER.
- GROUND SHALL HAVE POSITIVE DRAINAGE AWAY FROM HOME FOR AT LEAST 10 FEET.
- THE CONTRACTOR SHALL HAVE ONE SET OF ENGINEER AND COUNTY SIGNED APPROVED PLANS ON THE JOB SITE AT ALL TIMES DURING CONSTRUCTION.
- UTILITY LENGTHS SHOWN ON THE DRAWINGS ARE APPROXIMATE AND SHALL BE FIELD VERIFIED.
- ALL EXPOSED FINISHED GRADE SLOPES SHALL BE MULCHED OR HYDROSEEDDED AS SOON AS FINAL GRADING IS COMPLETED. ALL CONSTRUCTION BMPS SHALL REMAIN IN PLACE UNTIL SEED HAS TAKEN HOLD AND SITE HAS REACHED FINAL STABILIZATION. SEED MIX CAN BE FOUND ON C-2.
- BMP DETAILS ARE ON C-2.
- CONCRETE WASHOUT WILL BE OFFSITE. ALL CONCRETE AND CONCRETE WASHOUT WATER SHALL BE PROPERLY DISPOSED OF ACCORDING TO ALL COUNTY, STATE AND REGIONAL SPECIFICATIONS.



Know what's below.
Call before you dig.



KEYMAP
NOT TO SCALE



NOT TO SCALE

OWNER'S SIGNATURES:

LEGAL DESCRIPTION: SEE ABOVE

THIS SITE PLAN AND ANY ADJUSTMENT 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, PERSPECTIVE REAL ESTATE HOLDINGS HAS CAUSED THESE PRESENTS TO BE EXECUTED THIS

_____ DAY OF _____ AD.

BY: _____
(PRINCIPALS OR OWNERS) CORPORATE SEAL

STATE OF COLORADO
COUNTY OF

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

BY _____
(PRINCIPALS OR OWNERS)

WITNESS MY HAND AND OFFICIAL SEAL

(NOTARY PUBLIC) NOTARY SEAL

MY COMMISSION EXPIRES: _____ NOTARY BUSINESS ADDRESS: _____

CITY OF AURORA APPROVALS

PLANNING DIRECTOR: _____ DATE: _____

PLANNING COMMISSION: _____ DATE: _____

CITY COUNCIL: _____ DATE: _____
(MAYOR)

ATTEST: _____ DATE: _____
(CITY CLERK)

DATABASE APPROVAL DATE: _____

RECORDER'S CERTIFICATE

ACCEPTED FOR FILING IN THE OFFICE OF THE CLERK AND RECORDER OF _____ COLORADO AT
_____ O'CLOCK _____ M, THIS _____ DAY OF _____ AS, _____ CLERK AND

RECORDER _____ DEPUTY: _____

LEGAL DESCRIPTION

PART OF SECTION 34, TOWNSHIP 3 SOUTH, RANGE 66 WEST OF THE 6TH PM, AS FOLLOWS: BEGINNING AT THE NORTH QUARTER CORNER OF SECTION 34, TOWNSHIP 3 SOUTH, RANGE 66 WEST; THENCE SOUTH 862.8 FEET; THENCE WEST 1136.4 FEET TO POINT OF BEGINNING, THENCE NORTH 335.35 FEET TO THE SOUTHERN RIGHT OF WAY LINE OF THE UNION PACIFIC RAILROAD; THENCE NORTHWESTERLY ALONG SAID RIGHT OF WAY A DISTANCE OF 128.05 FEET; THENCE SOUTH 349.2 FEET; THENCE EAST 127.3 FEET TO POINT OF BEGINNING, A.K.A. LOT 1, BLOCK 1, F. L. "RED" GRANT CONSTRUCTION CO. SUBDIVISION, FILING #1, COUNTY OF ADAMS, STATE OF COLORADO.

TOTAL AREA OF SUBJECT PROPERTY IS 44,093.0 SQUARE FEET OR 1.012 ACRES, AS SURVEYED.

ALSO KNOWN AS: 18920 EAST SMITH ROAD COUNTY OF ADAMS PARCEL ID #0182134215001

DATA BLOCK

LAND AREA WITHIN EXISTING PROPERTY LINES	44,093 S.F. (1.01 AC.)
NUMBER OF PROPOSED STORAGE SHEDS	2
HARD SURFACE AREA	33,930 S.F. (77%)
LANDSCAPE AREA	8,883 S.F. (20%)
LINEAR FOOTAGE OF FENCE	829 L.F.

NOT FOR CONSTRUCTION

DRAWING INDEX	
SHEET NUMBER	DRAWING TITLE
C-1	COVER SHEET
C-2	SITE PLAN
C-3	GRADING & UTILITY SCHEMATIC PLAN
C-4	PRELIMINARY LANDSCAPE PLAN
C-5	SITE CROSS SECTIONS & DETAILS

CIVIL ENGINEER
RADIANT ENGINEERING, LLC
2438 JACK CREEK ROAD
GRAND JUNCTION, CO 81505
720-244-1095
CONTACT: BRYNN BOYD, P.E.

DEVELOPER/OWNER
JAIME PEREZ
3085 CARSON ST
AURORA, CO 80011
303-887-3621

2438 JACK CREEK RD
GRAND JCT, CO 81505
720-224-1095
BRYNN BOYD, P.E.



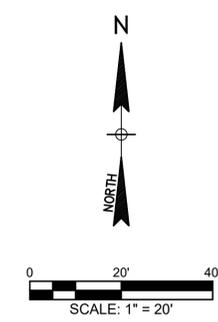
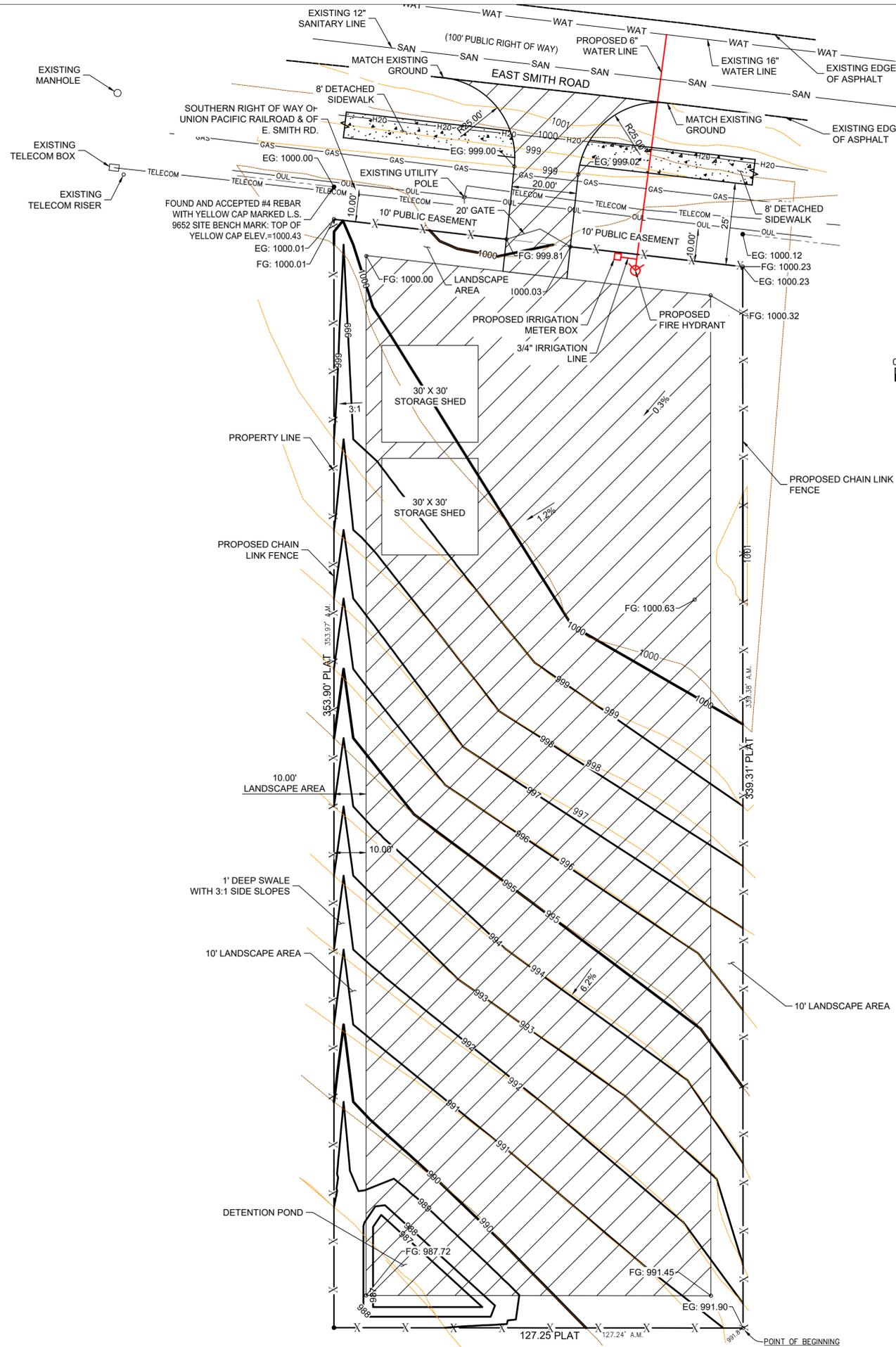
#	REVISION	DESCRIPTION	DATE
A		ISSUED FOR REVIEW	06/18/19

18920 E. SMITH ROAD
AURORA, CO 80011
COVER SHEET

PROJ.# 19109
DESIGNED BY: BMB
DRAWN BY: JVA
DATE: 06/18/19
DRAWING NUMBER
C-1
1 OF 5 DWGS



Know what's below.
Call before you dig.



- GRADING LEGEND**
- PROPOSED CHAIN LINK FENCE
 - RECYCLED ASPHALT
 - 997 EXISTING CONTOUR
 - 996 PROPOSED CONTOUR
 - EG EXISTING GROUND ELEVATION
 - FG FINISH GRADE ELEVATION

- UTILITY LEGEND**
- PROPOSED FIRE HYDRANT
 - PROPOSED IRRIGATION BOX
 - PROPOSED WATER LINE
 - EXISTING SANITARY LINE
 - EXISTING WATER LINE
 - EXISTING TELECOMMUNICATIONS LINE
 - EXISTING OVERHEAD UTILITY LINE
 - EXISTING GAS LINE

NOT FOR CONSTRUCTION

2438 JACK CREEK RD
GRAND JCT, CO 81505
720-224-1095
BRYNN BOYD, P.E.

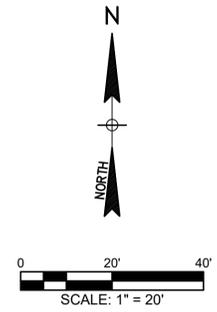
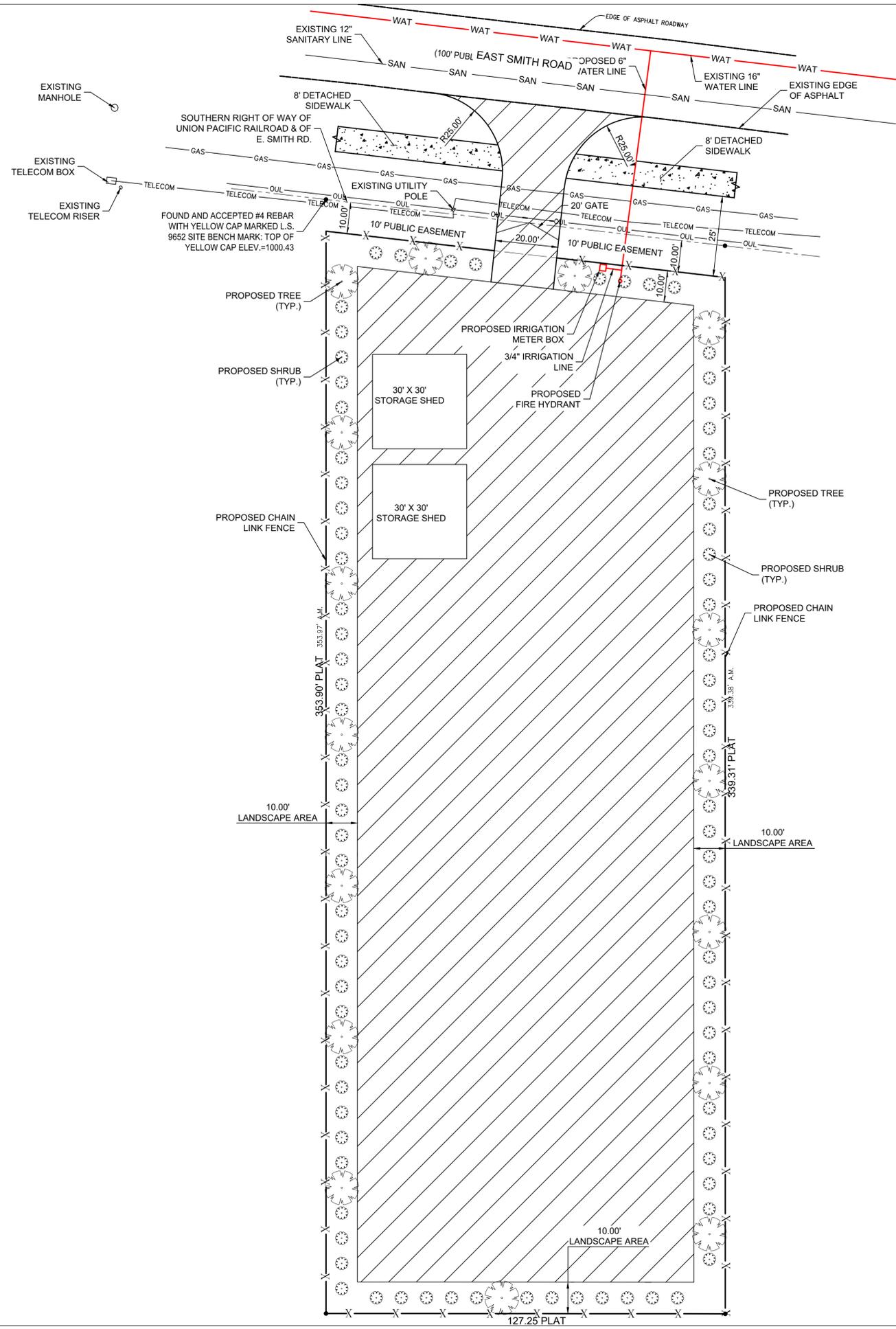
#	REVISION	DESCRIPTION	DATE
A		ISSUED FOR REVIEW	06/18/19

18920 E. SMITH ROAD
AURORA, CO 80011
GRADING & UTILITY PLAN

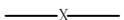
PROJ.# 19109
 DESIGNED BY: BMB
 DRAWN BY: JVA
 DATE: 06/18/19
 DRAWING NUMBER
 C-3
 3 OF 5 DWGS



Know what's below.
Call before you dig.



LANDSCAPE LEGEND

-  PROPOSED FIRE HYDRANT
-  PROPOSED IRRIGATION BOX
-  PROPOSED WATER LINE
-  EXISTING SANITARY LINE
-  EXISTING WATER LINE
-  EXISTING TELECOMMUNICATIONS LINE
-  EXISTING OVERHEAD UTILITY LINE
-  EXISTING GAS LINE
-  PROPOSED TREE
-  PROPOSED SHRUB
-  PROPOSED FENCE
-  RECYCLED ASPHALT

NOT FOR CONSTRUCTION

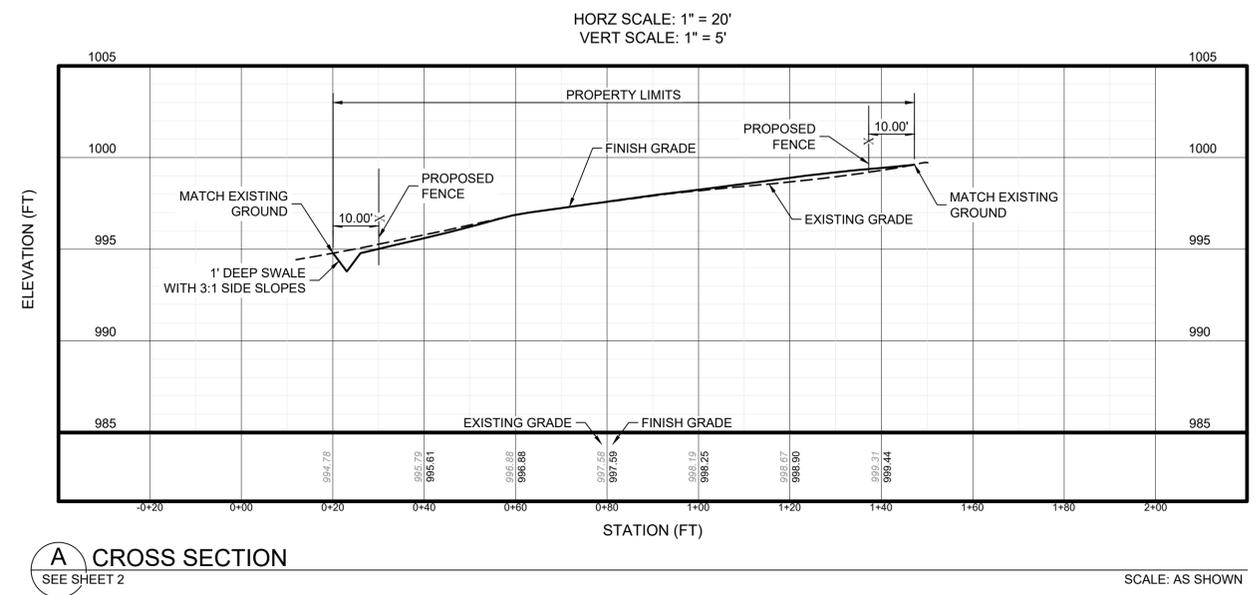
2438 JACK CREEK RD
GRAND JCT, CO 81505
720-224-1095
BRYNN BOYD, P.E.



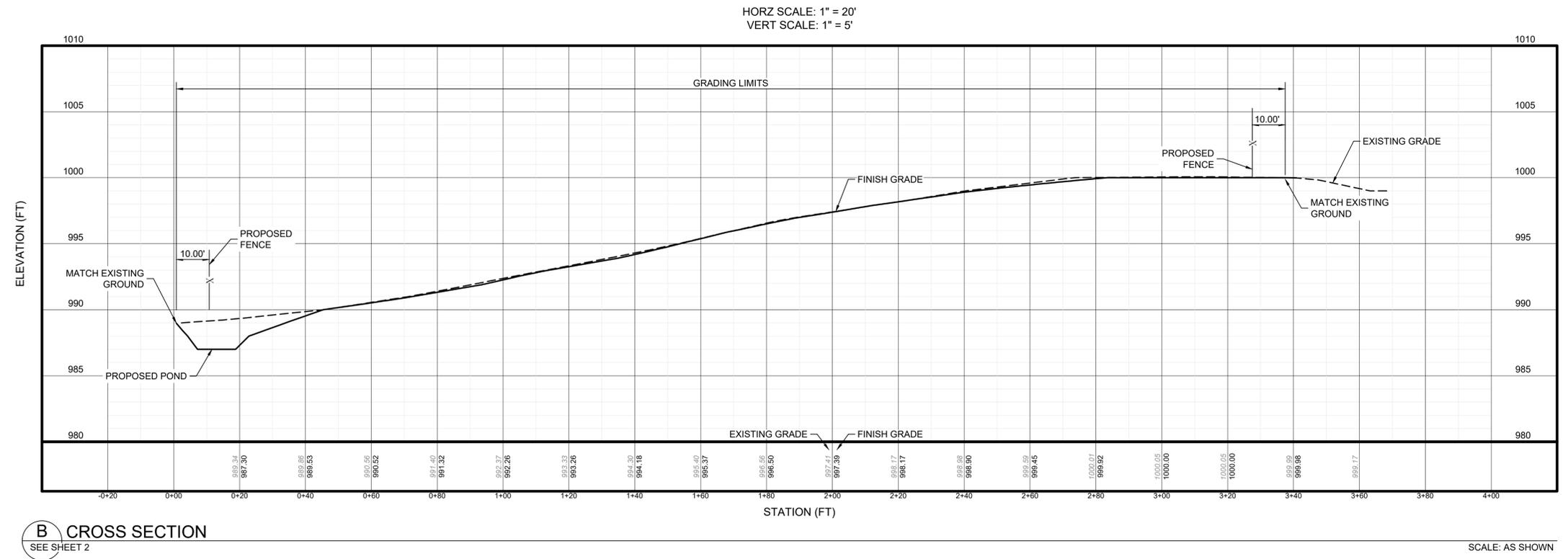
#	REVISION	DESCRIPTION	DATE
A		ISSUED FOR REVIEW	06/18/19

18920 E. SMITH ROAD
AURORA, CO 80011
PRELIMINARY LANDSCAPE PLAN

PROJ.# 19109
DESIGNED BY: BMB
DRAWN BY: JVA
DATE: 06/18/19
DRAWING NUMBER
C-4
4 OF 5 DWGS



NOT FOR CONSTRUCTION



#	REVISION	DESCRIPTION	DATE
A		ISSUED FOR REVIEW	06/18/19

18920 E. SMITH ROAD
AURORA, CO 80011
SITE CROSS SECTIONS & DETAILS

PROJ.#	19109
DESIGNED BY:	BMB
DRAWN BY:	JVA
DATE:	06/18/19
DRAWING NUMBER	C-5
	5 OF 5 DWGS