

NO CHANGES ARE TO BE MADE TO THIS DRAWING WITHOUT WRITTEN PERMISSION OF HARRIS KOCHER SMITH.

FAIRWAYS AT LOWRY

SITUATED IN THE NORTHEAST 1/4 OF SECTION 10, TOWNSHIP 4 SOUTH, RANGE 67 WEST OF THE 6TH P.M. CITY OF AURORA, COUNTY OF ARAPAHOE, STATE OF COLORADO MINOR SITE PLAN AMENDMENT

HKS responses in red.

LEGAL DESCRIPTION

PARCEL 1:
THAT PORTION OF BLOCK 1 IN THE MCMULLIN SUBDIVISION, RECORDED APRIL 1, 1969 IN PLAT BOOK 19 AT PAGE 83, UNDER RECEPTION NO. 1136789, COUNTY OF ARAPAHOE, STATE OF COLORADO, DESCRIBED AS FOLLOWS:
COMMENCING AT THE SOUTHEAST CORNER OF SAID BLOCK 1, RUNNING THENCE WEST ALONG THE SOUTHERLY LINE OF SAID BLOCK 1, WHICH SOUTHERLY LINE IS ALSO THE NORTHERLY RIGHT-OF-WAY LINE OF 1ST AVENUE, 590.00 FEET TO THE POINT OF BEGINNING OF THAT TRACT OF LAND HEREIN DESCRIBED:
THENCE DUE NORTH 175.00 FEET;
THENCE NORTH 73°31'52" EAST, 155.48 FEET;
THENCE DUE NORTH 110.00 FEET;
THENCE DUE WEST 190.00 FEET;
THENCE DUE NORTH 70.00 FEET;
THENCE DUE 80°08'19" EAST, 236.00 FEET;
THENCE NORTH 09°51'41" WEST, 140.00 FEET TO INTERSECT THE NORTHERLY LINE OF LOT 3 IN SAID BLOCK 1;
THENCE SOUTH 80°08'19" WEST, ALONG THE NORTHERLY LINE OF SAID LOT 3, 214.00 FEET;
THENCE SOUTH 05°13'19" WEST, ALONG THE WESTERLY LINE OF SAID LOT 3, 94.80 FEET TO THE NORTHEASTERLY CORNER OF LOT 2 IN BLOCK 1;
THENCE NORTH 84°46'41" WEST, ALONG THE NORTHERLY LINE OF SAID LOT 2, 618.28 FEET TO INTERSECT THE EASTERLY RIGHT-OF-WAY LINE OF DAYTON STREET AS CONTINUED IN SAID MCMULLIN SUBDIVISION;
THENCE DUE SOUTH, ALONG THE EASTERLY RIGHT-OF-WAY LINE OF DAYTON STREET, 170.64 FEET;
THENCE ON A CURVE TO THE LEFT, ALONG THE SOUTHWESTERLY BOUNDARY OF SAID MCMULLIN SUBDIVISION, WHICH CURVE HAS A CENTRAL ANGLE OF 90°00'00", A RADIUS OF 332.00 FEET, AND AN ARC LENGTH OF 521.50 FEET;
THENCE DUE EAST ALONG THE SOUTHERLY LINE OF SAID BLOCK 1, 335.54 FEET TO THE POINT OF BEGINNING,
TOGETHER WITH THAT PORTION OF A PARCEL OF LAND DESCRIBED IN ORDINANCE NO. 2010-32, RECORDED SEPTEMBER 30, 2010 AT RECEPTION NO. D0098243, COUNTY OF ARAPAHOE, STATE OF COLORADO.

PARCEL 1:
THAT PORTION OF BLOCK 1 IN THE MCMULLIN SUBDIVISION, COUNTY OF ARAPAHOE, STATE OF COLORADO, DESCRIBED AS FOLLOWS:
BEGINNING AT THE SOUTHEAST CORNER OF SAID BLOCK 1;
THENCE DUE WEST, ALONG THE SOUTHERLY LINE OF SAID BLOCK 1, SAID LINE ALSO BEING THE NORTHERLY RIGHT-OF-WAY LINE OF 1ST AVENUE, A DISTANCE OF 590.00 FEET;
THENCE DUE NORTH, A DISTANCE OF 175.00 FEET;
THENCE NORTH 73°31'52" EAST, A DISTANCE OF 155.48 FEET;
THENCE DUE NORTH 110.00 FEET;
THENCE DUE WEST, A DISTANCE OF 190.00 FEET;
THENCE DUE NORTH, A DISTANCE OF 70.00 FEET;
THENCE NORTH 80°08'19" EAST, A DISTANCE OF 236.00 FEET;
THENCE NORTH 09°51'41" WEST, A DISTANCE OF 140.00 FEET, TO A POINT ON THE SOUTHERLY LINE OF LOT 1, OF SAID BLOCK 1;
THENCE NORTH 80°08'19" EAST, A DISTANCE OF 73.23 FEET;
THENCE SOUTH 09°51'41" EAST, A DISTANCE OF 66.70 FEET;
THENCE NORTH 80°08'19" EAST, A DISTANCE OF 344.40 FEET TO A POINT LYING ON THE EAST LINE OF SAID BLOCK 1, ALSO LYING ON THE WEST RIGHT-OF-WAY LINE FULTON STREET;
SOUTH 00°03'04" WEST, AND ALONG SAID EAST LINE OF SAID BLOCK 1, A DISTANCE OF 583.24 FEET TO THE POINT OF BEGINNING,
COUNTY OF ARAPAHOE, STATE OF COLORADO.

BASIS OF BEARINGS

BEARINGS ARE BASED ON THE SOUTH LINE OF BLOCK 1, MCMULLIN SUBDIVISION. AS BEARING NORTH 90°00'00" EAST

BENCHMARK

BENCHMARK IS A CITY OF AURORA 3" BRASS DISK, BENCHMARK NO. 07A (FORMERLY 1-005A), AT THE SE CORNER OF A CONCRETE SEWER VAULT, BEING A PART OF THE SIDEWALK AT THE SOUTHWEST CORNER OF 6TH AND DAYTON, EL = 5384.425, NAVD 88.

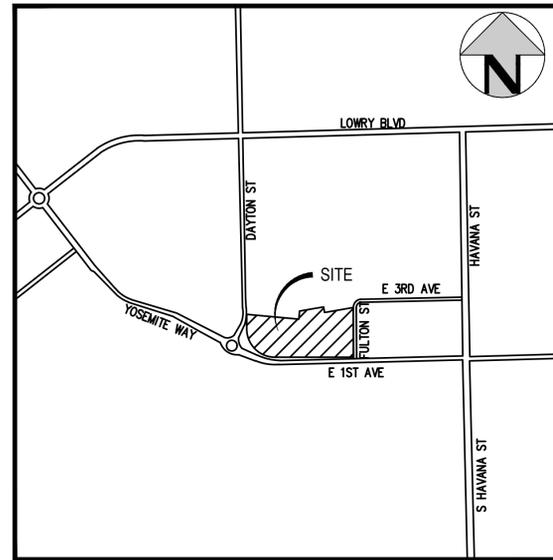
Civil plan revisions are required for these site changes and have not yet been submitted. Please submit the civil plan revisions. The site plan amendment will not be approved by public works until the civil plan revisions have been submitted.

Per conversations with the City of Aurora, Civil plan revisions will not be required for this project. See comment response letter for email showing correspondence.

Please show a tree mitigation chart on the landscape provided below. If payment will be made into the Tree Planting Fund, add another column to the chart indicating the payment amount that will be made. If trees will be planted on the site, please show a symbol indicating trees that are specific to tree mitigation. Tree mitigation is always above and beyond the Landscape Code requirements.

TREE #	SPECIES	DIAMETER	MITIGATION VALUE	MITIGATION INCHES
1	Austrian Pine	15	\$1,519.99	8
Total		15	\$1,519.99	8

Tree Mitigation table added to cover sheet.



VICINITY MAP
SCALE: 1" = 100'

SHEET INDEX

- COVER
- SITE PLAN
- SITE PLAN
- GRADING PLAN
- LANDSCAPE PLAN
- LANDSCAPE PLAN
- LANDSCAPE PLAN
- FENCE PLAN

Add the following note:

THE DEVELOPER, HIS OR HER SUCCESSORS, AND ASSIGNS SHALL BE RESPONSIBLE FOR INSTALLATION, MAINTENANCE AND REPLACEMENT OF THE ACCESS CONTROL GATE OR BARRIER SYSTEM TO ENSURE EMERGENCY VEHICLE ACCESS TO WITHIN THE SITE. IF THE ABOVE CONDITIONS ARE NOT MET, THE OWNERS, HIS OR HER SUCCESSORS, AND ASSIGNS, SHALL BE REQUIRED BY FIRE DEPARTMENT ORDER NOTICE THAT ALL AFFECTED GATES BE CHAINED AND LOCKED IN THE OPEN POSITION UNTIL REPAIRED OR REPLACED, AND RETESTED TO ALL CITY OF AURORA STANDARDS AT THE TIME OF THE VIOLATION. IF THE GATING SYSTEM IS NOT MAINTAINED TO THE SATISFACTION OF THE FIRE DEPARTMENT, THE LICENSE FOR THE EMERGENCY VEHICLE GATE OPENING SYSTEM WILL BE REVOKED AND THE GATING SYSTEM MUST BE REMOVED. THE GATING SYSTEM WILL INCLUDE AN EMERGENCY VEHICLE GATE OPENING SYSTEM UTILIZING A REDUNDANCY BACK-UP SYSTEM THAT CONSISTS OF; A) SIREN OPERATED SYSTEM; B) AUTOMATIC KNOX KEY SWITCH; C) AN ELECTRICAL OR BATTERY BACK UP SYSTEM THAT OPENS THE GATE ON THE LOSS OF THE PRIMARY ELECTRICAL POWER; AND D) MANUAL OVERRIDE IN THE EVENT OF SYSTEM FAILURE.

Note added.

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.
- 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."
- "ACCESSIBLE EXTERIOR ROUTES" SHALL BE PROVIDED FROM PUBLIC TRANSPORTATION STOPS, ACCESSIBLE PARKING, ACCESSIBLE PASSENGER LOADING ZONES AND PUBLIC SIDEWALKS TO THE ACCESSIBLE BUILDING ENTRANCE THEY SERVE. AT LEAST 60% OF ALL BUILDING ENTRANCES SHALL BE THE MOST PRACTICAL DIRECT ROUTE. 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. REQUIRED ACCESSIBLE MEANS OF EGRESS SHALL BE CONTINUOUS FROM EACH REQUIRED ACCESSIBLE OCCUPIED AREA TO THE PUBLIC WAY. THE "ACCESSIBLE EXTERIOR ROUTES" SHALL COMPLY WITH U.B.C. CHAPTER 11, APPENDIX 11, AND C.A.B.O./A.N.S.I. 117.1. (NOTE TO APPLICANT: PLEASE SEE EXHIBIT 88 UNDER THE DEVELOPMENT/DESIGN STANDARDS SECTION OF THIS GUIDEBOOK FOR ITEMS TO BE SHOWN ON A SITE PLAN).
- THE APPLICANT HAS THE OBLIGATION TO COMPLY WITH ALL APPLICABLE REQUIREMENTS OF THE AMERICAN 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 USE 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.
- ALL BUILDING ADDRESS NUMBERS SHALL COMPLY WITH SECTIONS 126-271 AND 126-278 OF THE AURORA CITY CODE.
- 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 PLAT 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 ENCRACH INTO ANY EASEMENT OR FIRE LANE.

CIVIL ENGINEER



1120 Lincoln Street, Suite 1000
Denver, Colorado 80203
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HarrisKocherSmith.com

SIGNATURE BLOCK

(OFFICIAL PROJECT NAME) SITE PLAN *

LEGAL DESCRIPTION: _____

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, _____ HAS CAUSED THESE
(CORPORATION, COMPANY, OR INDIVIDUAL)
PRESENTS TO BE EXECUTED THIS ____ DAY OF ____ AD.

BY: _____ CORPORATE
(PRINCIPALS OR OWNERS) 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

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, ____.

CLERK AND RECORDER: _____ DEPUTY: _____

SITE DATA BLOCK	
DATA:	TOTAL:
LAND AREA WITHIN PROPERTY LINES	14.4 AC
NUMBER OF BUILDINGS	3
PRESENT ZONING CLASSIFICATION	R-3
PARKING SPACES EXISTING	653
PARKING SPACES PROPOSED	627
HANDICAP SPACES EXISTING	24
HANDICAP SPACES PROPOSED	24

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PROJECT #: 210433

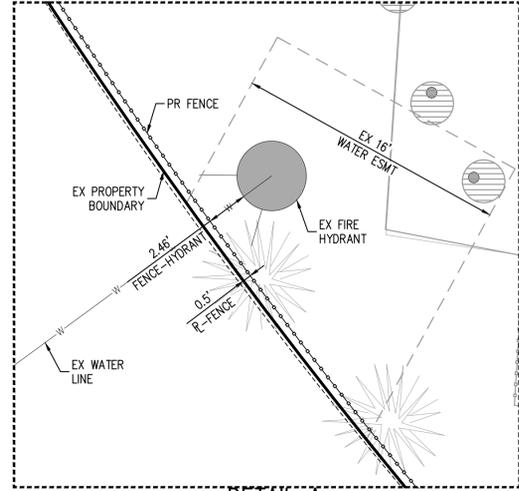
FAIRWAYS AT LOWRY

SITUATED IN THE NORTHEAST 1/4 OF SECTION 10, TOWNSHIP 4 SOUTH, RANGE 67 WEST OF THE 6TH P.M. CITY OF AURORA, COUNTY OF ARAPAHOE, STATE OF COLORADO

MINOR SITE PLAN AMENDMENT

Gating systems shall be labeled using the following example: "23' Sliding Gate with approved Siren Operated System, Knox Key Switch, Manual Release and 24-Hour Battery Back-Up System."
(Typical all sheets)

Label updated at all gates.



DETAIL A
SCALE: 1" = 5'

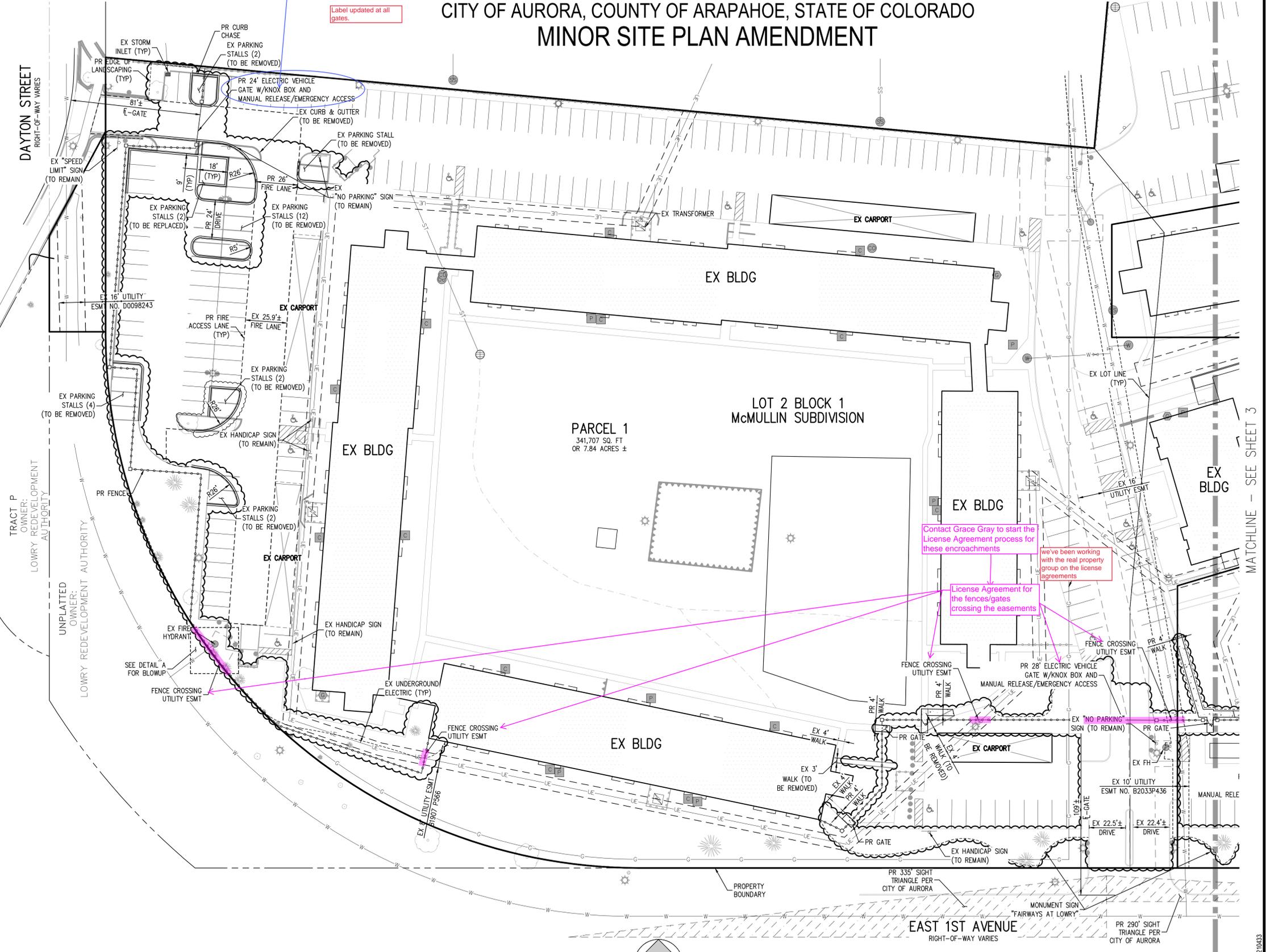
we've been working with the real property group on the license agreements

There are several fence and gate crossings of the easement show herein. Contact Grace Gray at ggray@auroragov.org to start the License Agreement processes.

NOTE:
1. ALL EXISTING BUILDING EGRESS PATHS AND ACCESSIBLE ROUTES SHALL REMAIN AS-IS. CONTRACTOR SHALL ENSURE THAT ANY PROPOSED REVISIONS TO EGRESS PATHS SHALL BE IN COMPLIANCE WITH "ACCESSIBLE EXTERIOR ROUTES" SEE NOTE 4 ON THE COVER SHEET.

LEGEND:

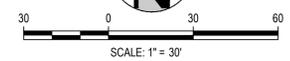
PROPERTY BOUNDARY	EXISTING	PROPOSED
UTILITY EASEMENT	---	---
WATER MAIN	W	W
STORM MAIN	ST	ST
SANITARY MAIN	SS	SS
GAS	G	G
UNDERGROUND ELECTRIC	UE	UE
FENCE	---	---
SIGN	---	---



Contact Grace Gray to start the License Agreement process for these encroachments

License Agreement for the fences/gates crossing the easements

we've been working with the real property group on the license agreements



NO CHANGES ARE TO BE MADE TO THIS DRAWING WITHOUT WRITTEN PERMISSION OF HARRIS KOEHLER SMITH
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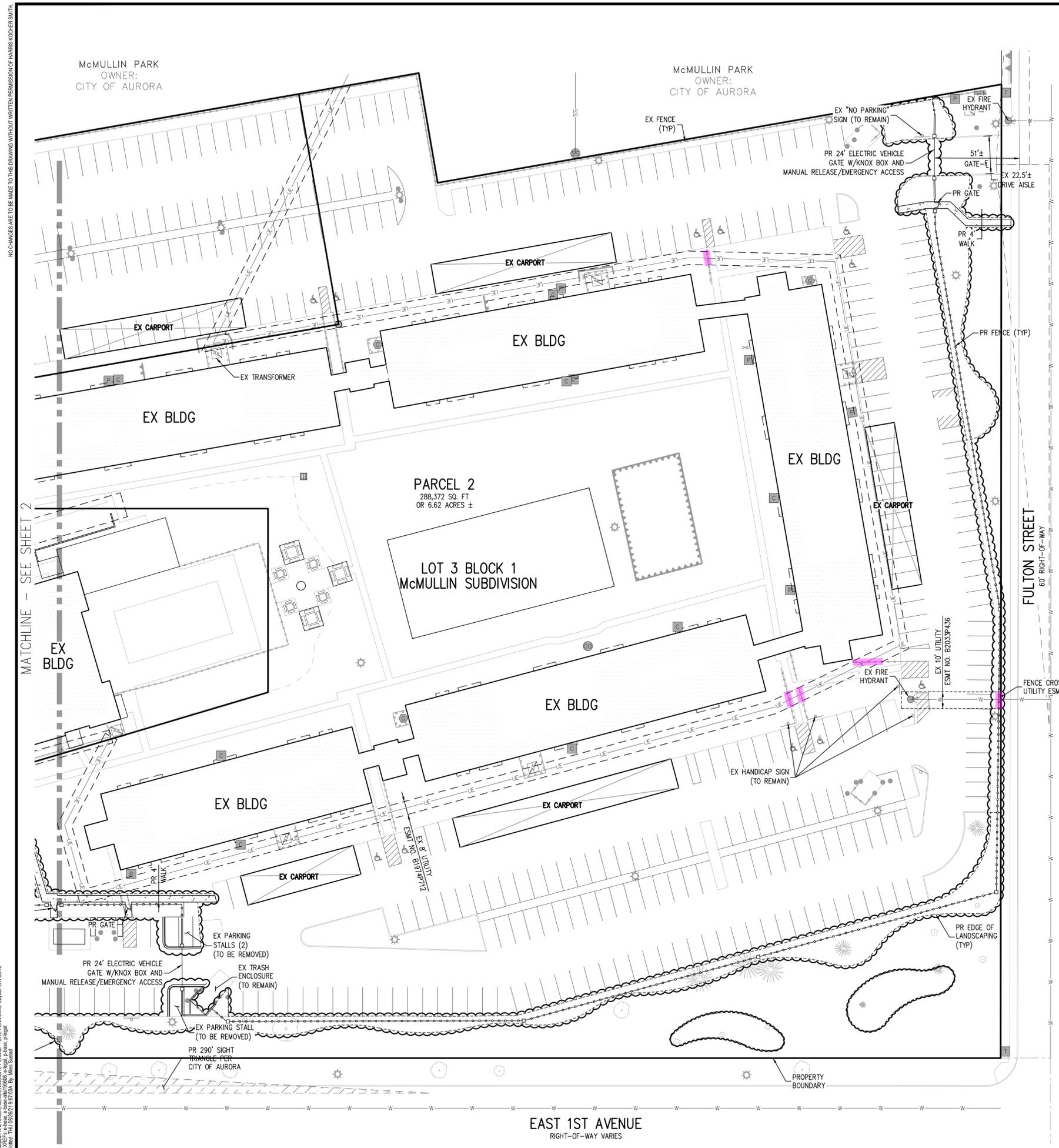
MATCHLINE - SEE SHEET 3

PROJECT #: 210420

SITE PLAN

FAIRWAYS AT LOWRY

SITUATED IN THE NORTHEAST 1/4 OF SECTION 10, TOWNSHIP 4 SOUTH, RANGE 67 WEST OF THE 6TH P.M.
CITY OF AURORA, COUNTY OF ARAPAHOE, STATE OF COLORADO
MINOR SITE PLAN AMENDMENT

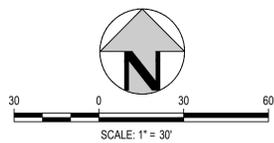


We've been working with the real property group on the license agreements
There are several fence and gate crossings of the easement show herein. Contact Grace Gray at ggray@auroragov.org to start the License Agreement processes.

LEGEND:

	EXISTING	PROPOSED
PROPERTY BOUNDARY	—	- - - -
UTILITY EASEMENT	- - - -	- - - -
WATER MAIN	—W—	—W—
STORM MAIN	—ST—	—ST—
SANITARY MAIN	—SS—	—SS—
GAS	—G—	—G—
UNDERGROUND ELECTRIC	—UE—	—UE—
FENCE	—	—
SIGN	—	—

NOTE:
1. ALL EXISTING BUILDING EGRESS PATHS AND ACCESSIBLE ROUTES SHALL REMAIN AS-IS. CONTRACTOR SHALL ENSURE THAT ANY PROPOSED REVISIONS TO EGRESS PATHS SHALL BE IN COMPLIANCE WITH *ACCESSIBLE EXTERIOR ROUTES* SEE NOTE 4 ON THE COVER SHEET.



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PROJECT # 210433

PROJECT # 210433

EAST 1ST AVENUE
RIGHT-OF-WAY VARIES

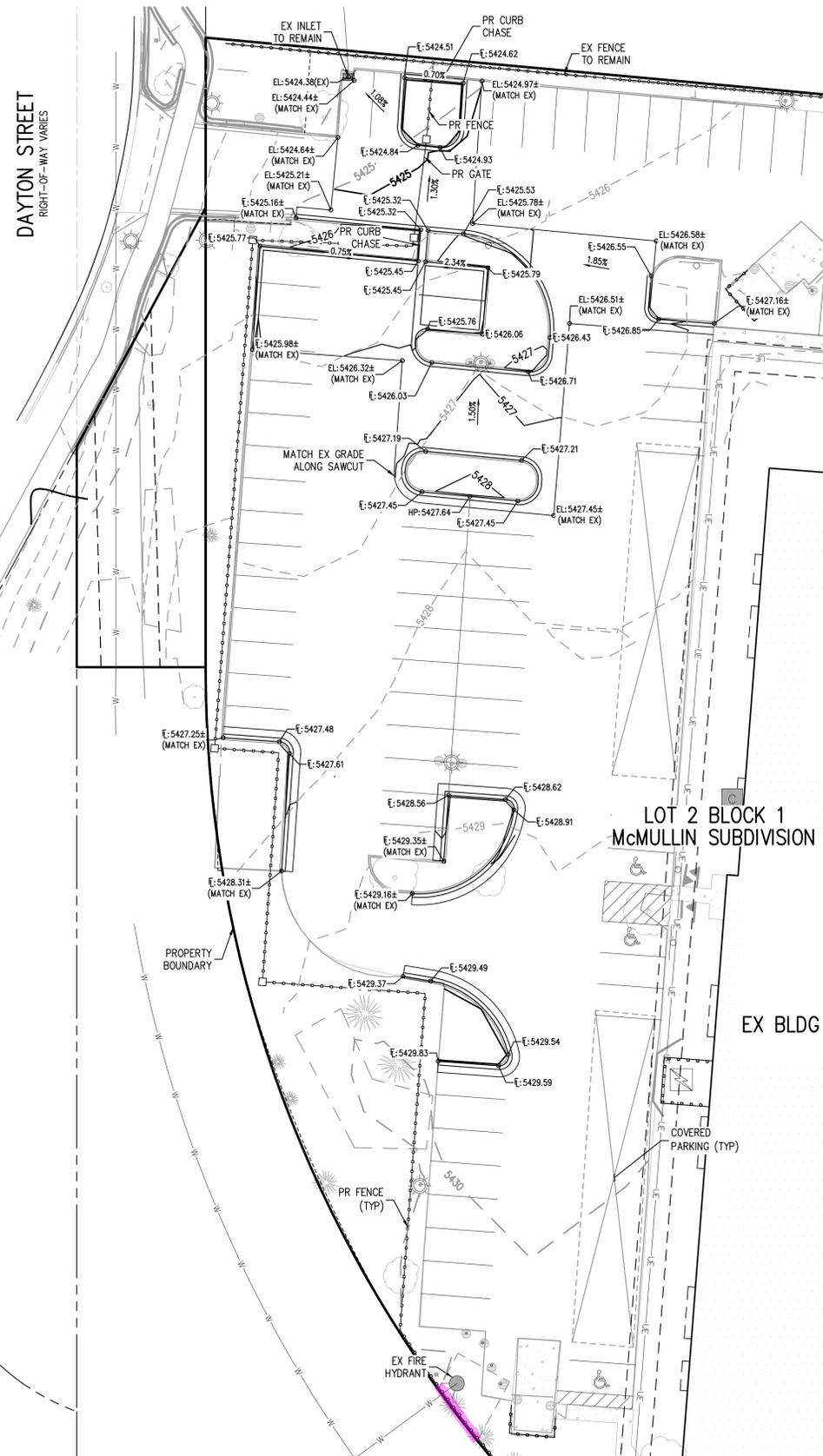
REVISION DATE: 08-25-2021 ISSUE DATE: 06-30-2021 SHEET 3 OF 8

MINOR SITE PLAN AMENDMENT - FAIRWAYS AT LOWRY

FAIRWAYS AT LOWRY

SITUATED IN THE NORTHEAST 1/4 OF SECTION 10, TOWNSHIP 4
SOUTH, RANGE 67 WEST OF THE 6TH P.M.
CITY OF AURORA, COUNTY OF ARAPAHOE, STATE OF COLORADO
MINOR SITE PLAN AMENDMENT

NO CHANGES ARE TO BE MADE TO THIS DRAWING WITHOUT WRITTEN PERMISSION OF HARRIS KOEHLER SMITH.



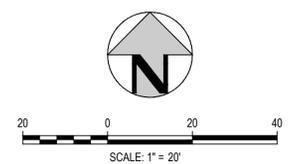
LEGEND:

PROPERTY BOUNDARY	EXISTING	PROPOSED
CONTOURS		
UTILITY EASEMENT		
WATER MAIN		
STORM MAIN		
SANITARY MAIN		
GAS		
UNDERGROUND ELECTRIC		
FENCE		
SIGN		

we've been working with the real property group on the license agreements

There are several fence and gate crossings of the easement show herein. Contact Grace Gray at ggray@auroragov.org to start the License Agreement processes.

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PROJECT #: 210433

FAIRWAYS AT LOWRY

SITUATED IN THE NORTHEAST 1/4 OF SECTION 10, TOWNSHIP 4 SOUTH, RANGE 67 WEST OF THE 6TH P.M.
CITY OF AURORA, COUNTY OF ARAPAHOE, STATE OF COLORADO

MINOR SITE PLAN AMENDMENT

PLANT LEGEND

SYMBOL	BOTANICAL NAME	COMMON NAME	SIZE	QTY	WATER USE
DECIDUOUS SHADE TREES					
	<i>Quercus muhlenbergii</i>	Chinkapin Oak	2" Cal. (B4B)	16	Low
ORNAMENTAL/ACCENT TREES					
	<i>Acer negundo</i> 'Sensation'	Sensation Box Elder Maple	2" Cal. (B4B)	8	Low
	<i>Acer tataricum</i> 'Hot Wings'	Hot Wings Tatarian Maple	2" Cal. (B4B)	4	Low
	<i>Amelanchier alnifolia</i> 'Regent'	Regent Serviceberry	Mult-Trunk 4' HT. (B4B)	26	Low
	<i>Malus</i> 'Prairie Fire'	Prairie Fire Crabapple	2" Cal. (B4B)	20	Low
	Existing Deciduous Shade Tree to Remain and Be Protected in Place During Construction (Size/Species Vary)				
	Existing Evergreen/Conifer Tree to Remain and Be Protected in Place During Construction (Size/Species Vary)				
	Existing Evergreen/Conifer Tree to be Removed and Replaced by Proposed Trees Above (Size/Species Vary)				
DECIDUOUS SHRUBS					
	<i>Caryopteris x clandonensis</i> 'Dark Knight'	Blue Mist Shrub	5 Gal	14	Low
	<i>Perovskia atriplicifolia</i>	Russian Sage	5 Gal	235	Ultra-Low
	<i>Prunus besseyi</i> 'Faunes Buttes'	Sand Cherry	5 Gal	42	Low
	<i>Ribes aureum</i>	Golden Currant	5 Gal	77	Low
	<i>Rhus aromatica</i> 'Gro-Low'	Gro-Low Fragrant Sumac	5 Gal	124	Ultra-Low
EVERGREEN SHRUBS					
	<i>Juniperus horizontalis</i> 'Hughes'	'Hughes' Juniper	5 Gal	125	Low
	<i>Juniperus media</i> 'Armstrong'	'Armstrong' Juniper	5 Gal	108	Low
	<i>Mahonia repens</i>	Creeeping Grape Holly	1 Gal	99	Low
	<i>Pinus mugo</i> 'Mops'	Mugo Pine	5 Gal	48	Low
PERENNIAL SHRUBS					
	<i>Heracallis</i> 'Golden Gate'	Golden Gate Daylily	1 Gal	87	Low
ORNAMENTAL GRASSES					
	<i>Bouteloua gracilis</i> 'Blonde Ambition'	'Blonde Ambition' Grama	3 Gal	150	Low
	<i>Calamagrostis</i> 'Karl Forester'	Feather Reed Grass	3 Gal	115	Low

Protection of Existing Trees During the Construction Process
Site construction shall take into account the life and good health of trees preserved on the site. The following guidelines shall be followed for tree protection. If these guidelines are not followed, the full value of the tree will be used in calculations to determine mitigation requirements.

- Protective fencing shall be set up to visibly show the tree protection zone.
- All equipment, including foot traffic shall remain outside of the tree protection zone.
- If roots greater than 1-inch in diameter require removal, a clean cut shall be accomplished using a sharp hand tool. A maximum of two 3-inch diameter roots per tree are permitted for removal. The removal of additional roots 3-inches or greater in diameter requires approval of the City Forester or designee.
- Limb removal shall be accomplished before construction begins. A professional company that is licensed by the City of Aurora Forestry Division shall complete all pruning.
- Designate concrete washout areas. These areas shall not flow into or across the tree protection zone.
- No stockpiling of soil is permitted within the tree protection zone.
- No vehicle parking is permitted within the tree protection zone.
- The soil shall not be compacted within the tree protection zone.
- Existing trees damaged through the construction process shall be immediately repaired and if damaged beyond repair, replaced per the mitigation specifications outlined in section IV, subsection A, item 3. The restoration plan for these trees shall follow that approved through the site plan submittal.

NOT FOR CONSTRUCTION

ALL PROPOSED LANDSCAPING WITHIN THE SIGHT TRIANGLE SHALL BE IN COMPLIANCE WITH COA ROADWAY SPECIFICATIONS, SECTION 404.2.10

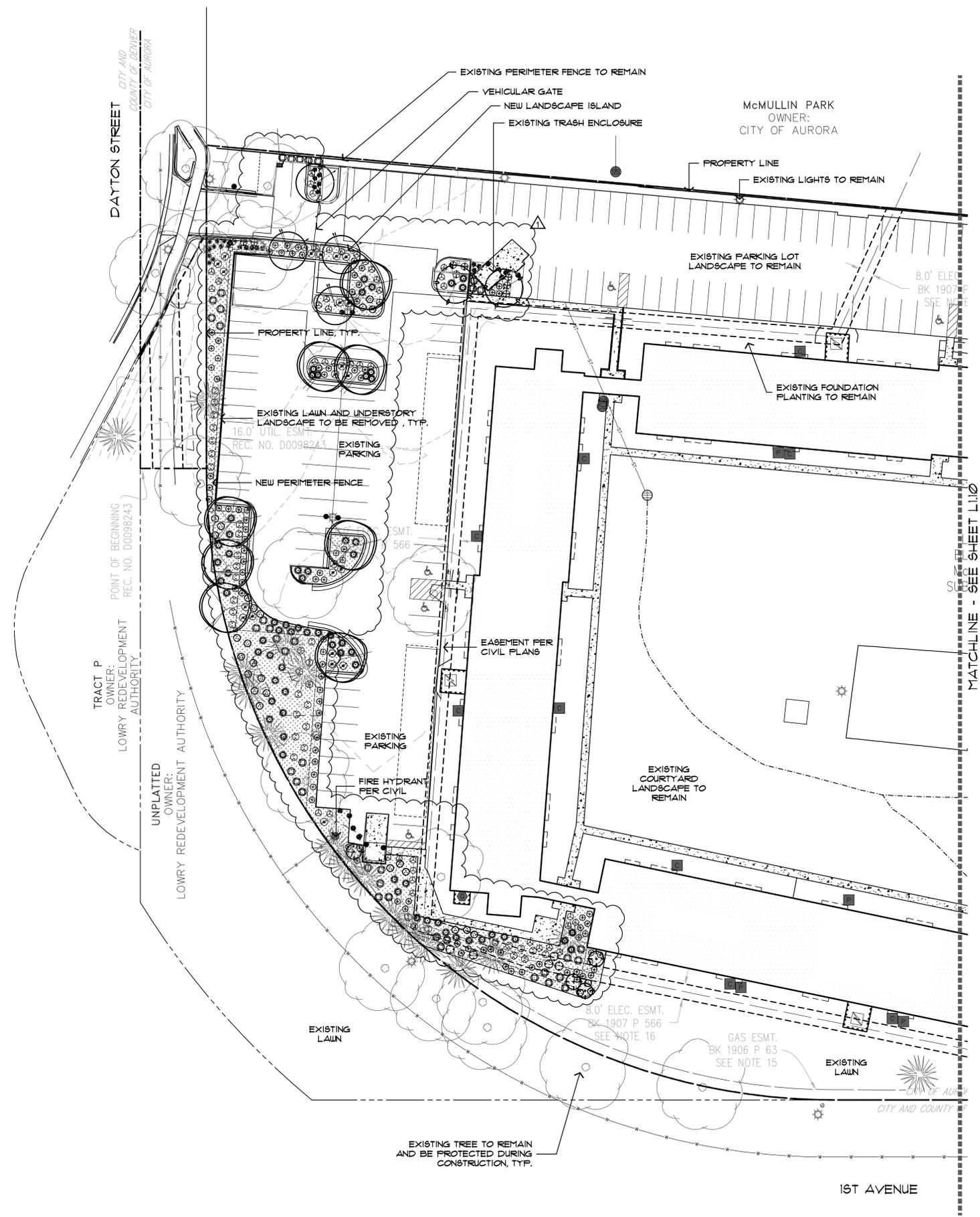


COLLABORATIVE V
DESIGN STUDIO INC.
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SCOTTSDALE, ARIZONA
85251
OFFICE: 480-347-0590
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LANDSCAPE PLAN
SHEET 5 OF 8

REVISION DATE: 8-25-2021 ISSUE DATE: 06-30-2021

MINOR SITE PLAN AMENDMENT - FAIRWAYS AT LOWRY



LANDSCAPE PLAN

SCALE: 1"=30'-0"



Filepath: I:\USERS\COLLABORATIVE\COLLABORATIVE\PROJECTS\LANDSCAPE\FAIRWAYS AT LOWRY - 15.DWG Layer: L110
 Plot Date: MON 08/25/2021 2:30:08 PM By: Collaborative

FAIRWAYS AT LOWRY

SITUATED IN THE NORTHEAST 1/4 OF SECTION 10, TOWNSHIP 4 SOUTH, RANGE 67 WEST OF THE 6TH P.M.
CITY OF AURORA, COUNTY OF ARAPAHOE, STATE OF COLORADO
MINOR SITE PLAN AMENDMENT

PLANT LEGEND

SYMBOL	BOTANICAL NAME	COMMON NAME	SIZE	QTY	WATER USE
DECIDUOUS SHADE TREES					
	<i>Quercus muhlenbergii</i>	Chinkapin Oak	2" Cal. (B4B)	16	Low
ORNAMENTAL/ACCENT TREES					
	<i>Acer negundo</i> 'Sensation'	Sensation Box Elder Maple	2" Cal. (B4B)	8	Low
	<i>Acer tataricum</i> 'Hot Wings'	Hot Wings Tatarian Maple	2" Cal. (B4B)	4	Low
	<i>Amelanchier alnifolia</i> 'Regent'	Regent Serviceberry	Mult-Trunk 4' HT. (B4B)	26	Low
	<i>Malus</i> 'Prairie Fire'	Prairie Fire Crabapple	2" Cal. (B4B)	20	Low
	Existing Deciduous Shade Tree to Remain and Be Protected in Place During Construction (Size/Species Vary)				
	Existing Evergreen/Conifer Tree to Remain and Be Protected in Place During Construction (Size/Species Vary)				
	Existing Evergreen/Conifer Tree to be Removed and Replaced by Proposed Trees Above (Size/Species Vary)				
DECIDUOUS SHRUBS					
	<i>Caryopteris x clandonensis</i> 'Dark Knight'	Blue Mist Shrub	5 Gal	14	Low
	<i>Ferovskia atriplicifolia</i>	Russian Sage	5 Gal	235	Ultra-Low
	<i>Prunus besseyi</i> 'Fawnes Buttes'	Sand Cherry	5 Gal	42	Low
	<i>Ribes aureum</i>	Golden Currant	5 Gal	71	Low
	<i>Rhus aromatica</i> 'Gro-Low'	Gro-Low Fragrant Sumac	5 Gal	124	Ultra-Low
EVERGREEN SHRUBS					
	<i>Juniperus horizontalis</i> 'Hughes'	'Hughes' Juniper	5 Gal	125	Low
	<i>Juniperus media</i> 'Armstrong'	'Armstrong' Juniper	5 Gal	108	Low
	<i>Mahonia repens</i>	Creeeping Grape Holly	1 Gal	99	Low
	<i>Pinus mugo</i> 'Mops'	Mugo Pine	5 Gal	48	Low
PERENNIAL SHRUBS					
	<i>Heracallis</i> 'Golden Gate'	Golden Gate Daylily	1 Gal	87	Low
ORNAMENTAL GRASSES					
	<i>Bouteloua gracilis</i> 'Blonde Ambition'	'Blonde Ambition' Grama	3 Gal	150	Low
	<i>Calamagrostis</i> 'Karl Forester'	Feather Reed Grass	3 Gal	115	Low

Protection of Existing Trees During the Construction Process
Site construction shall take into account the life and good health of trees preserved on the site. The following guidelines shall be followed for tree protection. If these guidelines are not followed, the full value of the tree will be used in calculations to determine mitigation requirements.

- Protective fencing shall be set up to visibly show the tree protection zones.
- All equipment, including foot traffic shall remain outside of the tree protection zones.
- If roots greater than 1-inch in diameter require removal, a clean cut shall be accomplished using a sharp hand tool. A maximum of two 3-inch diameter roots per tree are permitted for removal. The removal of additional roots 3-inches or greater in diameter requires approval of the City Forester or designee.
- Limb removal shall be accomplished before construction begins. A professional company that is licensed by the City of Aurora Forestry Division shall complete all pruning.
- Designate concrete washout areas. These areas shall not flow into or across the tree protection zone.
- No stockpiling of soil is permitted within the tree protection zone.
- No vehicle parking is permitted within the tree protection zone.
- The soil shall not be compacted within the tree protection zone.
- Existing trees damaged through the construction process shall be immediately repaired and if damaged beyond repair, replaced per the mitigation specifications outlined in section IV, subsection A, item 3. The restoration plan for these trees shall follow that approved through the site plan submittal.

NOT FOR CONSTRUCTION

ALL PROPOSED LANDSCAPING WITHIN THE SIGHT TRIANGLE SHALL BE IN COMPLIANCE WITH COA ROADWAY SPECIFICATIONS, SECTION 404.2.10

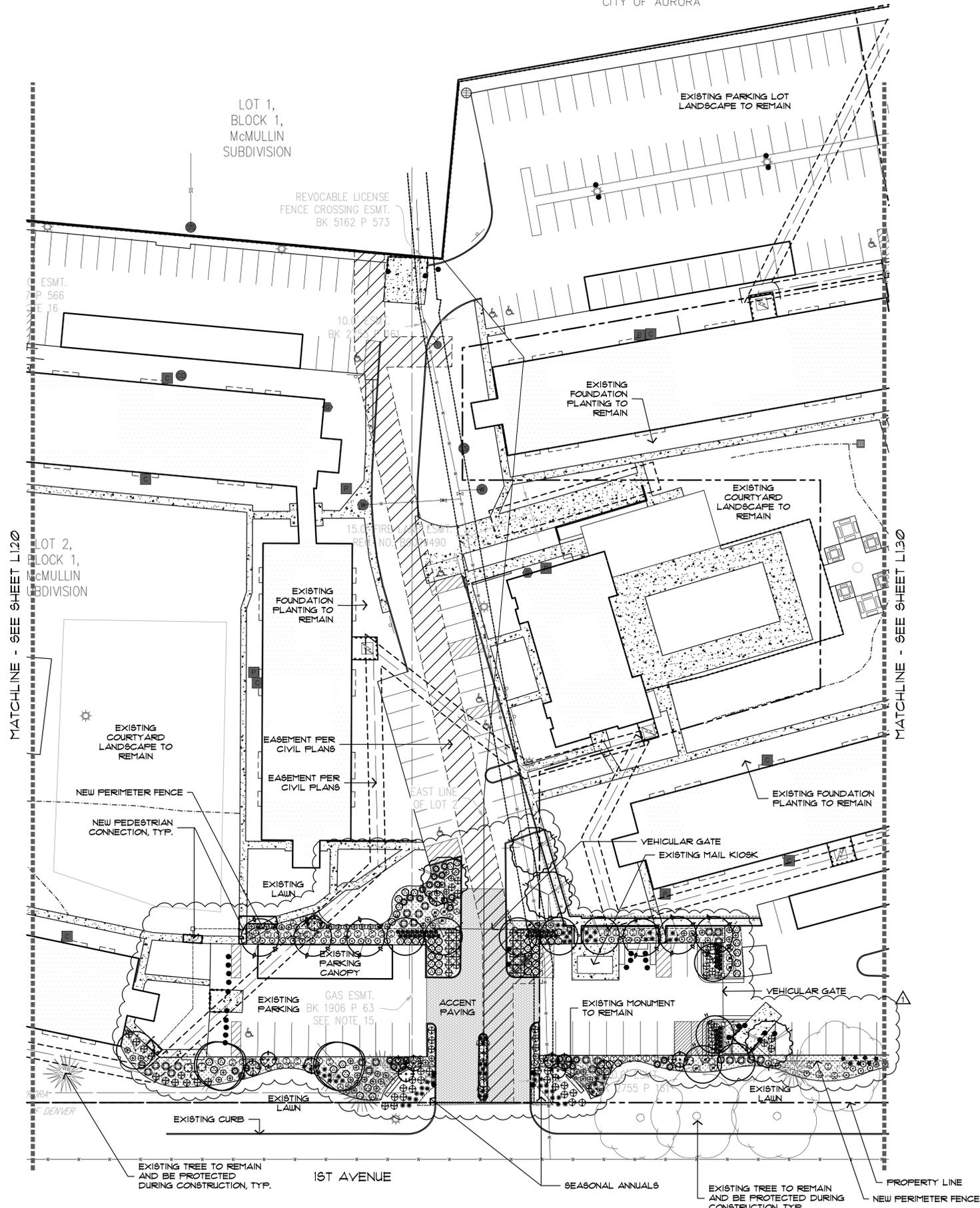


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LANDSCAPE PLAN
SHEET 6 OF 8

REVISION DATE: 8-25-2021 ISSUE DATE: 06-30-2021

MINOR SITE PLAN AMENDMENT - FAIRWAYS AT LOWRY



LANDSCAPE PLAN

SCALE: 1"=30'-0"



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 Plot Date: MON 08/25/2021 2:25:34P By: Collaborative

FAIRWAYS AT LOWRY

SITUATED IN THE NORTHEAST 1/4 OF SECTION 10, TOWNSHIP 4 SOUTH, RANGE 67 WEST OF THE 6TH P.M.
CITY OF AURORA, COUNTY OF ARAPAHOE, STATE OF COLORADO

MINOR SITE PLAN AMENDMENT

PLANT LEGEND

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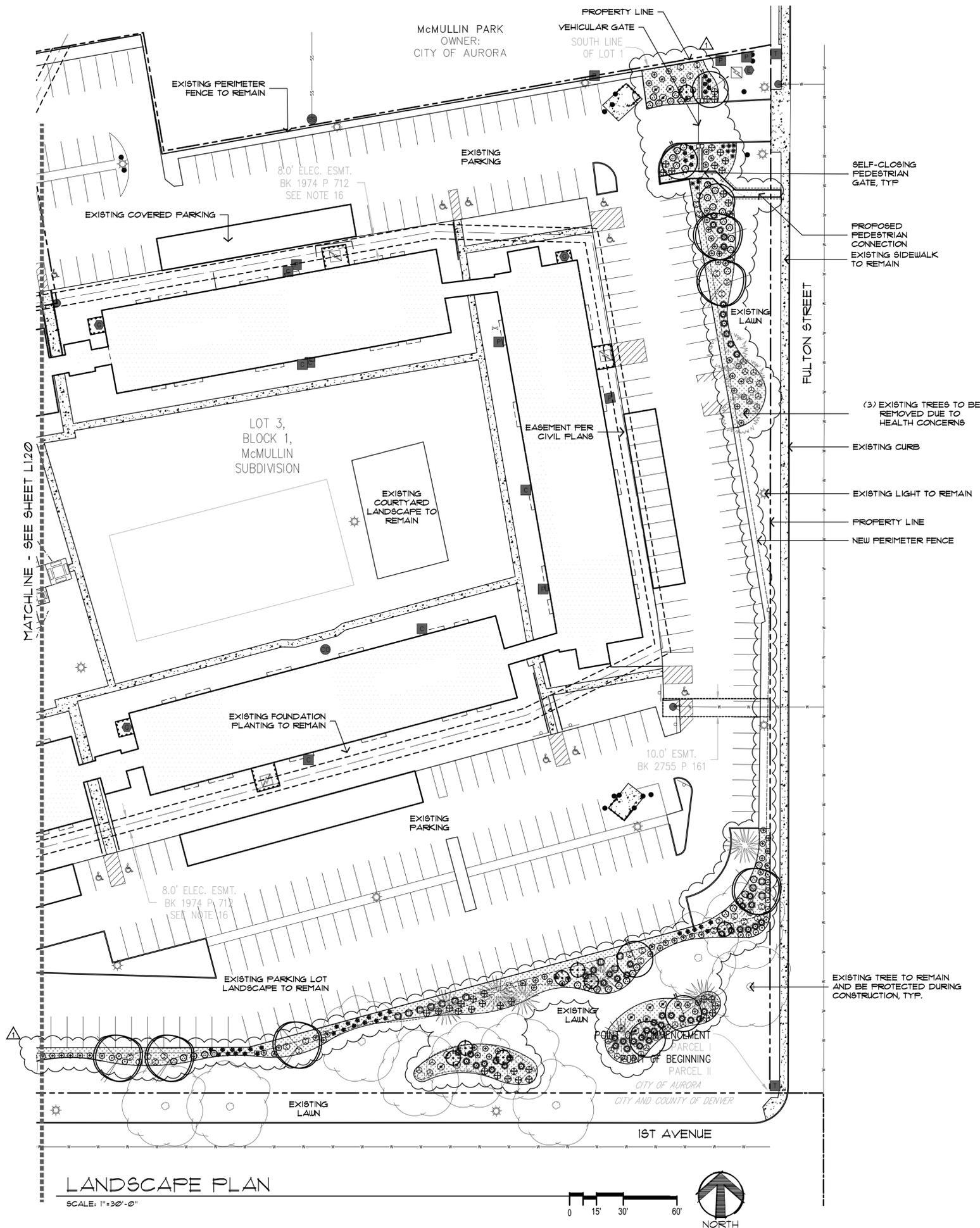


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LANDSCAPE PLAN
SHEET 7 OF 8

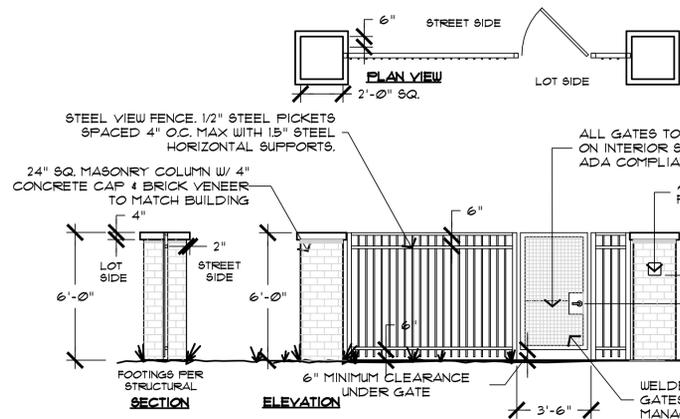
REVISION DATE: 8-25-2021 ISSUE DATE: 06-30-2021

MINOR SITE PLAN AMENDMENT - FAIRWAYS AT LOWRY

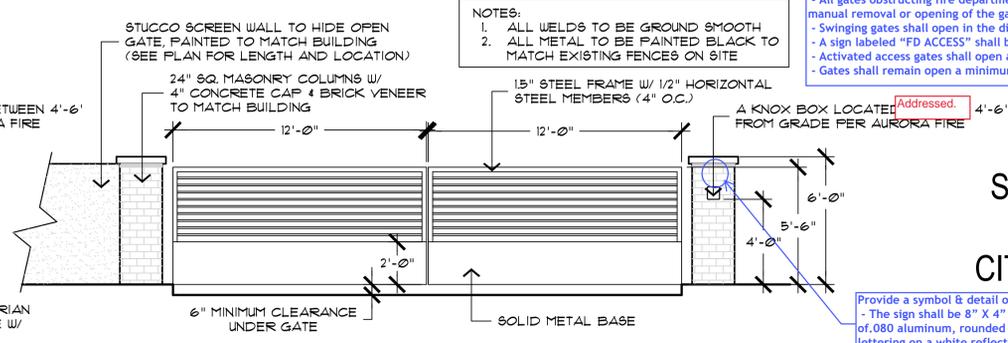


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 Plot Date: MON 08/25/2021 2:58:07 PM By: Collaborative

PROJECT # - 210433



1 FULL VIEW FENCE
SCALE: 1/4"=1'-0"



2 VEHICULAR GATE
SCALE: 1/4"=1'-0"

NOTES:
1. ALL WELDS TO BE GROUND SMOOTH
2. ALL METAL TO BE PAINTED BLACK TO MATCH EXISTING FENCES ON SITE

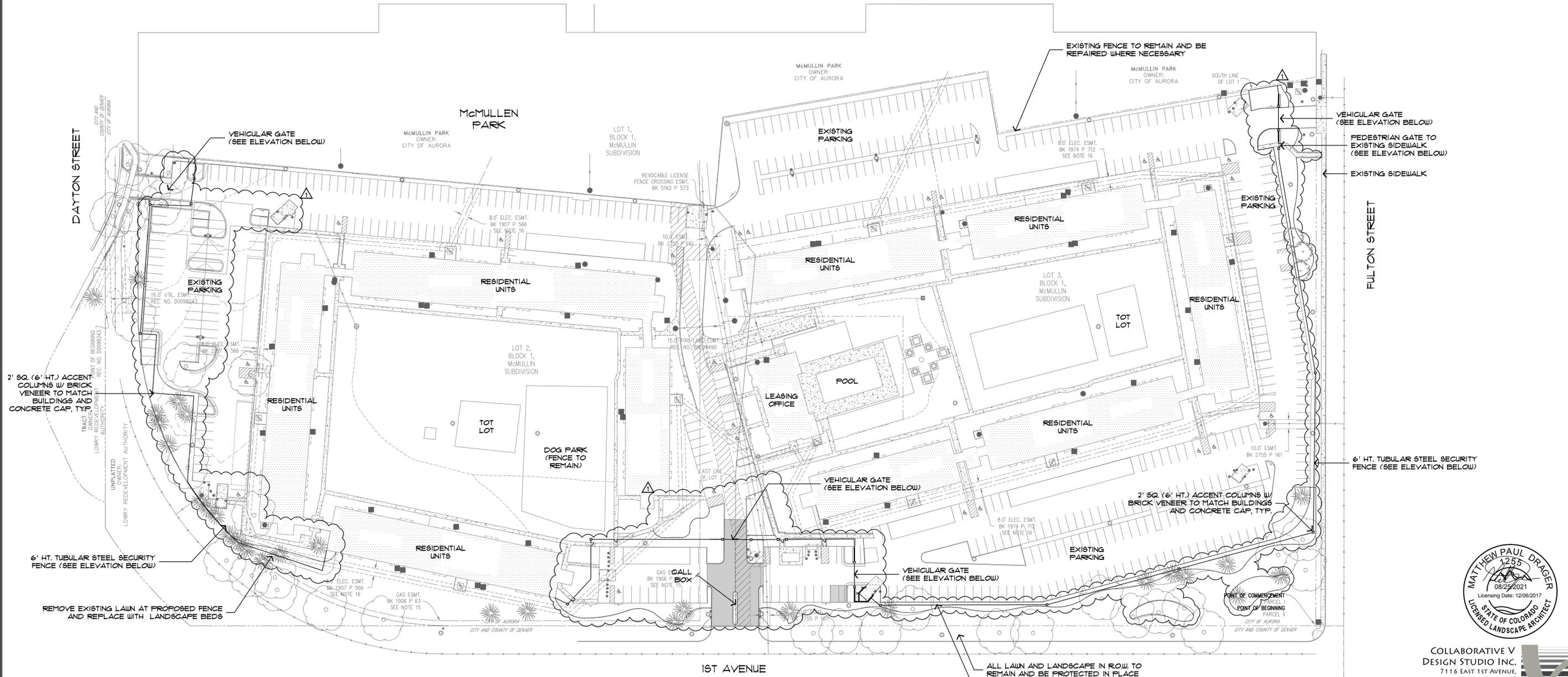
Add the following notes to "VEHICULAR GATE" detail:
 - An electronic online Building Permit Application must be submitted for each gating project - (www.aurora4biz.org). One submittal package can be submitted for multiple gating systems on the same site. Plans shall consist of architectural, structural, electrical and life safety drawings with supportive data. No gates or equipment shall be installed on site until a Permit has been issued.
 - Electric gate operators shall be UL 325 listed and comply with ASTM F 2200.
 - A "Listed" 24-hour battery backup is required to be installed on ENTRANCE and/or EXIT gates; gates will open on battery backup during loss of power and remain open until the primary power is restored.
 - Electrically controlled access gates shall be operable with the Fire Department Knox access key/switch while the gate is utilizing either primary or secondary power. The gate must stay open until the key switch is returned to normal operation. The Knox key switch must bypass all free access loop systems.
 - All gates obstructing fire department access, whether in the open or closed position, must be equipped with a means to move the gate to a full open position manually. Gates shall be of materials that allow manual removal or opening of the gate by no more than one person.
 - Swinging gates shall open in the direction of ingress to the site. Where a gate is installed to leave the site, the gate shall open in the direction of egress from the site.
 - A sign labeled "FD ACCESS" shall be located above the Knox key switch.
 - Activated access gates shall open at a rate of one foot per second.
 - Gates shall remain open a minimum of 90 seconds when operation is initiated by the Siren Operated System required on each gate.

Provide a symbol & detail of the FD ACCESS sign:
 - The sign shall be 8" X 4" with thickness of .080 aluminum, rounded corners with red lettering on a white reflective background.

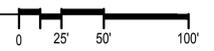
FAIRWAYS AT LOWRY

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 CITY OF AURORA, COUNTY OF ARAPAHOE, STATE OF COLORADO

MINOR SITE PLAN AMENDMENT



FENCE & GATE PLAN
SCALE: 1"=50'-0"



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