

12/4/2020 8:02 AM Proj Name: P:\Vistas\2020\444\Sub\Final Drawings\Dist of Subdivision\Final Plat\01 - KHA.AUC002 - 4510.dwg Updated By: Tsvich

LINK APARTMENTS FITZSIMONS SUBDIVISION FILING NO. 1

A RESUBDIVISION OF GREEN TREE ACRES 4TH FILING, BARRY’S SUBDIVISION, BARRY’S SUBDIVISION FILING NO. 2, PEORIA GREEN SUBDIVISION FILING NO. 1, ALL OF LOT 3 AND THE SOUTH 75 FEET OF LOT 2, HIGHLINE HEIGHTS LOCATED IN THE NORTHEAST QUARTER OF SECTION 2, TOWNSHIP 4 SOUTH, RANGE 67 WEST OF THE SIXTH PRINCIPAL MERIDIAN, CITY OF AURORA, COUNTY OF ARAPAHOE, STATE OF COLORADO

KIMLEY-HORN RESPONSES
IN BLUE TEXT

DEDICATION STATEMENT

KNOW ALL PEOPLE BY THESE PRESENTS THAT THE UNDERSIGNED WARRANT IT IS THE OWNER OF A PARCEL OF LAND BEING ALL OF GREEN TREE ACRES 4TH FILING, RECORDED AT RECEPTION NO. 715919, BARRY’S SUBDIVISION, RECORDED AT RECEPTION NO. 1247880, BARRY’S SUBDIVISION FILING NO. 2, RECORDED AT RECEPTION NO. 1458647, PEORIA GREEN SUBDIVISION FILING NO. 1, RECORDED AT RECEPTION NO. D6044387, A PARCEL OF LAND AS DESCRIBED IN SPECIAL WARRANTY DEED RECORDED AT RECEPTION NO. D6044387, ALL OF LOT 3 AND THE SOUTH 75 FEET OF LOT 2, HIGHLINE HEIGHTS, RECORDED AT RECEPTION NO. 762553, ALL RECORDED IN THE RECORDS OF THE ARAPAHOE COUNTY CLERK AND RECORDS OFFICE; SITUATED IN THE NORTHEAST QUARTER OF SECTION 2, TOWNSHIP 4 SOUTH, RANGE 67 WEST OF THE SIXTH PRINCIPAL MERIDIAN, CITY OF AURORA, COUNTY OF ARAPAHOE, STATE OF COLORADO, BEING MORE PARTICULARLY DESCRIBED AS FOLLOWS:

COMMENCING AT THE NORTHEAST CORNER OF SAID SECTION 2 AND CONSIDERING THE NORTH LINE OF THE NORTHEAST QUARTER OF SAID SECTION 2 TO BEAR SOUTH 89°36’39” WEST, WITH ALL BEARINGS CONTAINED HEREIN BEING RELATIVE THERETO;

THENCE SOUTH 45°00’38” WEST, A DISTANCE OF 71.21 FEET TO A POINT BEING 50 FEET SOUTH OF AND 50 FEET WEST OF THE NORTHEAST CORNER OF SAID SECTION 2, SAME BEING THE NORTHEAST CORNER OF LOT 1, SAID GREEN TREE ACRES 4TH FILING, ON THE WEST RIGHT-OF-WAY LINE OF PEORIA STREET AS DESCRIBED IN DEED RECORDED IN BOOK 1160 AT PAGE 261, IN SAID RECORDS AND THE POINT OF BEGINNING;

THENCE SOUTH 00°24’38” WEST, ALONG SAID WEST RIGHT-OF-WAY LINE, A DISTANCE OF 299.98 FEET TO THE SOUTHEAST CORNER OF LOT 4, OF SAID GREEN TREE ACRES 4TH FILING;

THENCE SOUTH 89°36’02” WEST, ALONG THE SOUTH LINE OF SAID LOT 4, A DISTANCE OF 109.02 FEET TO THE NORTHEAST CORNER OF LOT 1, BLOCK 1, OF SAID PEORIA GREEN SUBDIVISION FILING NO. 1;

THENCE ALONG THE EASTERLY, SOUTHERLY AND WESTERLY BOUNDARY LINES OF SAID LOT 1, BLOCK 1 THE FOLLOWING THREE (3) COURSES:
1. SOUTH 00°24’38” WEST, A DISTANCE OF 100.12 FEET TO THE NORTH RIGHT-OF-WAY LINE OF EAST 14TH AVENUE DEDICATED ON GREEN TREE ACRES, RECORDED AT RECEPTION NO. 535253 IN SAID RECORDS;
2. SOUTH 89°38’13” WEST, ALONG SAID NORTH RIGHT-OF-WAY LINE, A DISTANCE OF 70.95 FEET;
3. NORTH 00°24’38” EAST, A DISTANCE OF 100.07 FEET TO THE SOUTH LINE OF THAT PARCEL OF LAND, RECORDED IN SAID SPECIAL WARRANTY DEED;

THENCE SOUTH 89°36’02” WEST, ALONG THE SOUTH BOUNDARY LINES OF SAID BARRY’S SUBDIVISION, SAID BARRY’S SUBDIVISION FILING NO. 2, THAT PARCEL OF LAND, RECORDED IN SAID SPECIAL WARRANTY DEED AND THE SOUTH LINE OF SAID LOT 3, HIGHLINE HEIGHTS, A DISTANCE OF 419.05 FEET TO THE EAST RIGHT-OF-WAY LINE OF OSWEGO STREET;

THENCE NORTH 00°25’43” EAST, ALONG SAID EAST RIGHT-OF-WAY LINE, A DISTANCE OF 174.94 FEET TO THE NORTH LINE OF THE SOUTH 75’ FEET OF LOT 2 OF SAID HIGHLINE HEIGHTS;

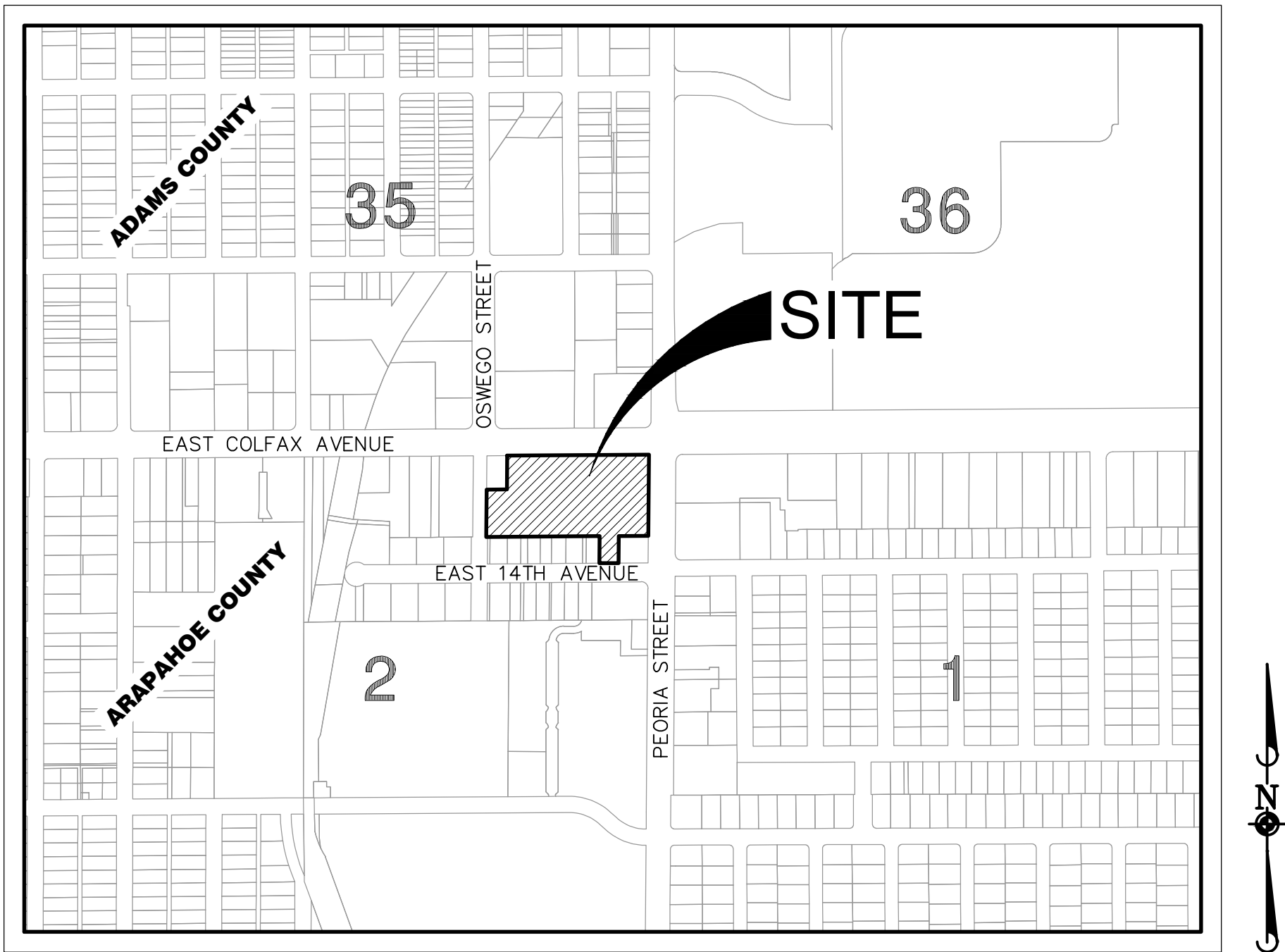
THENCE NORTH 89°36’39” EAST, ALONG SAID NORTH LINE, A DISTANCE OF 74.99 FEET TO THE EAST BOUNDARY LINE OF SAID LOT 2;

THENCE NORTH 00°24’38” EAST, ALONG THE EAST BOUNDARY LINE OF SAID HIGHLINE HEIGHTS, A DISTANCE OF 125.15 FEET TO THE SOUTH RIGHT-OF-WAY LINE OF EAST COLFAX AVENUE, SAME BEING THE NORTHWEST CORNER OF LOT 1, BLOCK 1 OF SAID BARRY’S SUBDIVISION;

THENCE NORTH 89°36’39” EAST, ALONG SAID SOUTH RIGHT-OF-WAY LINE, A DISTANCE OF 523.97 FEET TO THE POINT OF BEGINNING;

CONTAINING A CALCULATED AREA OF 177,413 SQUARE FEET OR 4.0728 ACRES, MORE OR LESS.

HAVE LAID OUT, PLATTED, AND SUBDIVIDED THE SAME INTO LOT 1, BLOCK 1 AS SHOWN ON THIS PLAT UNDER THE NAME AND STYLE OF LINK APARTMENTS FITZSIMONS SUBDIVISION FILING NO. 1, AND BY THESE PRESENTS DO HEREBY DEDICATE TO THE CITY OF AURORA, COLORADO, FOR THE PERPETUAL USE OF THE PUBLIC, THE STREETS, AND EASEMENTS, AS SHOWN HEREON AND NOT PREVIOUSLY DEDICATED TO THE PUBLIC.



VICINITY MAP
(1" = 500')

OWNER

12000 COLFAX AURORA APARTMENTS, LLC

SIGNATURE _____ DATE _____

PRINT NAME _____ PRINT TITLE _____

NOTARY

STATE OF _____)
COUNTY OF _____) SS

THE FOREGOING WAS ACKNOWLEDGED BEFORE ME THIS _____ DAY OF _____, 20____.

BY _____ AS _____ OF
12000 COLFAX APARTMENTS, LLC.

WITNESS MY HAND AND OFFICIAL SEAL

BY _____
NOTARY PUBLIC

MY COMMISSION EXPIRES: _____

ADDRESS: _____

CITY _____ STATE _____ ZIP CODE _____

NOTES

- NOTICE: ACCORDING TO COLORADO LAW YOU MUST COMMENCE ANY LEGAL ACTION BASED UPON ANY DEFECT IN THIS SURVEY WITHIN THREE YEARS AFTER YOU FIRST DISCOVER SUCH DEFECT. IN NO EVENT MAY ANY ACTION BASED UPON ANY DEFECT IN THIS SURVEY BE COMMENCED MORE THAN TEN YEARS FROM THE DATE OF THE CERTIFICATION SHOWN HEREON.
- ANY PERSON WHO KNOWINGLY REMOVES, ALTERS OR DEFACES ANY PUBLIC LAND SURVEY MONUMENT OR LAND BOUNDARY MONUMENT OR ACCESSORY, COMMITS A CLASS TWO (2) MISDEMEANOR PURSUANT TO STATE STATUTE 18-4-508, C.R.S.
- THIS SURVEY DOES NOT CONSTITUTE A TITLE SEARCH BY MANHARD CONSULTING TO DETERMINE OWNERSHIP OR EASEMENTS OF RECORD. FOR ALL TITLE INFORMATION OF RECORD, MANHARD CONSULTING RELIED UPON THE TITLE COMMITMENT PREPARED BY FIRST AMERICAN TITLE INSURANCE COMPANY, FILE NO. NCS-1020189-A-NC, WITH A COMMITMENT DATE: OCTOBER 29, 2020 (TRACT 1); NOVEMBER 19, 2020 (TRACT 2) AND NOVEMBER 10, 2020 (TRACT 3) AT 5:00 PM
- THE LINEAL UNIT USED IN THE PREPARATION OF THIS PLAT IS THE U.S. SURVEY FOOT AS DEFINED BY THE UNITED STATES DEPARTMENT OF COMMERCE, NATIONAL INSTITUTE OF STANDARDS AND TECHNOLOGY.
- BASIS OF BEARINGS: THE NORTH LINE OF THE NORTHEAST QUARTER OF SECTION 2, TOWNSHIP 4 SOUTH, RANGE 67 WEST IS ASSUMED TO BEAR SOUTH 89°36’39” WEST AND BEING MONUMENTED AT THE WEST END BY A 3” BRASS CAP STAMPED “LS 12021” IN A RANGE BOX AND AT THE EAST END BY A NO. 6 REBAR WITH A 1.25” RED PLASTIC CAP STAMPED “2021, PLS 38361” IN A RANGE BOX.
- RIGHT-OF-WAY FOR INGRESS AND EGRESS FOR SERVICE AND EMERGENCY VEHICLES IS GRANTED OVER, ACROSS, ON, AND THROUGH ANY AND ALL PRIVATE ROADS, WAYS, AND FIRE LANES NOW OR HEREAFTER ESTABLISHED ON THE DESCRIBED PROPERTY. THE SAME ARE HEREBY DESIGNATED AS FIRE LANES AND EMERGENCY AND SERVICE VEHICLE ROADS, AND SHALL BE POSTED “NO PARKING – FIRE LANE”.
- THE EASEMENT AREA WITHIN EACH LOT IS TO BE CONTINUOUSLY MAINTAINED BY THE OWNER OF THE LOT OR TRACT EXCEPTING THE CITY OF AURORA FROM SUCH RESPONSIBILITY. ANY STRUCTURES INCONSISTENT WITH THE USE GRANTED IN THE EASEMENT ARE PROHIBITED.
- NON-EXCLUSIVE SIDEWALK EASEMENTS ARE HEREBY GRANTED TO THE CITY OF AURORA FOR THE PURPOSE OF MAINTAINING, RECONSTRUCTING, CONTROLLING AND USING SUCH SIDEWALKS TOGETHER WITH THE RIGHT OF INGRESS AND EGRESS, PROVIDED THE CITY SHALL NOT INTERFERE WITH ANY OTHER STRUCTURES OR IMPROVEMENTS.
- ALL OWNERS OF LOTS ADJACENT TO EAST 14TH AVENUE, EAST COLFAX AVENUE, OSWEGO STREET AND PEORIA STREET SHALL BE REQUIRED TO COMPLY WITH REQUIREMENTS OF THE AURORA CITY CODE RESTRICTING THE ABILITY TO BUILD A FENCE ALONG THOSE STREETS OR THE TYPES AND SIZES OF FENCES THAT CAN BE BUILT ALONG THOSE STREETS.

SURVEYOR’S CERTIFICATION

I HEREBY CERTIFY I WAS IN RESPONSIBLE CHARGE OF THE SURVEY WORK USED IN THE PREPARATION OF THIS PLAT; THE POSITIONS OF THE PLATTED POINTS SHOWN HEREON HAVE AN ACCURACY OF NOT LESS THAN ONE (1) FOOT IN TEN THOUSAND (10,000) FEET PRIOR TO ADJUSTMENTS; AND ALL BOUNDARY MONUMENTS AND CONTROL CORNERS SHOWN HEREON WERE IN PLACE AS DESCRIBED ON SEPTEMBER 22, 2020.

THOMAS G. SAVICH JR.
COLORADO PLS NO. 38361
FOR AND ON BEHALF OF MANHARD CONSULTING
7600 E. ORCHARD RD., SUITE 150-N
GREENWOOD VILLAGE, COLORADO 80111
(303) 708-0500

CITY OF AURORA APPROVALS

THE FOREGOING INSTRUMENT IS APPROVED FOR FILING AND CONVEYANCE OF STREETS AND EASEMENTS AS SHOWN HEREON AND IS ACCEPTED BY THE CITY OF AURORA, COLORADO, THIS _____ DAY OF _____, 20____AD, SUBJECT TO THE CONDITION THAT THE CITY SHALL UNDERTAKE MAINTENANCE OF ANY SUCH STREETS ONLY AFTER CONSTRUCTION HAS BEEN COMPLETED BY THE SUBDIVIDER TO CITY OF AURORA SPECIFICATIONS.

CITY ENGINEER _____ DATE _____

PLANNING DIRECTOR _____ DATE _____

CLERK & RECORDER’S CERTIFICATE

ACCEPTED FOR FILING IN THE OFFICE OF THE COUNTY CLERK AND RECORDER OF ARAPAHOE COUNTY, COLORADO

ON THIS _____ DAY OF _____, 20____ AT _____ O’CLOCK ____M.

COUNTY CLERK AND RECORDER _____ DEPUTY _____

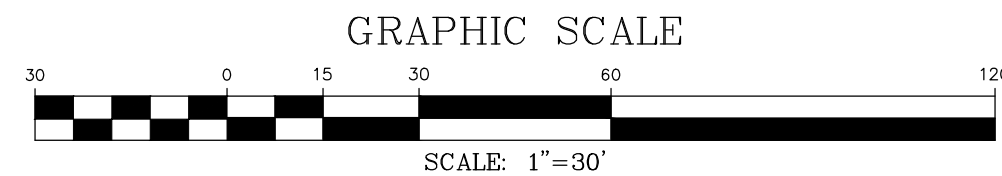
BOOK NO.: _____

PAGE NO.: _____

RECEPTION NO.: _____

LINK APARTMENTS FITZSIMONS SUBDIVISION FILING NO. 1

A RESUBDIVISION OF GREEN TREE ACRES 4TH FILING, BARRY'S SUBDIVISION, BARRY'S SUBDIVISION FILING NO. 2, PEORIA GREEN SUBDIVISION FILING NO. 1, ALL OF LOT 3 AND THE SOUTH 75 FEET OF LOT 2, HIGHLINE HEIGHTS LOCATED IN THE NORTHEAST QUARTER OF SECTION 2, TOWNSHIP 4 SOUTH, RANGE 67 WEST OF THE SIXTH PRINCIPAL MERIDIAN, CITY OF AURORA, COUNTY OF ARAPAHOE, STATE OF COLORADO



PER DISCUSSION WITH CDOT AND CITY TRAFFIC DEPARTMENT ON 1/11, NO ADDITIONAL ROW IS REQUIRED HERE FOR FUTURE 3 EB THRU LANES ON E. COLFAX AVE

This should be reserved as a tract for "future RoW" - all the way to the abutting property for accommodating an EB aux lane

THESE ARE EXISTING EASEMENTS THAT WILL BE VACATED WITH THIS PROJECT.

Avoid creating RoW with Utility easements thereon. CDOT has a Utility accommodation code for utilities located in the RoW.

POINT OF COMMENCEMENT

NORTHEAST CORNER SECTION 2, T4S, R67W
LOCATION OF SECTION CORNER BASED ON FOUND ACCESSORIES AS SHOWN ON MONUMENT RECORD WITH AN ACCEPTED DATE OF 3.26.2007
SET NO. 6 REBAR W/ 3.25" ALUMINUM CAP STAMPED "2021, PLS 38361" IN RANGE BOX

LEGEND

- EX. PROPERTY LINE
- EX. SECTION LINE
- EX. EASEMENT LINE
- EX. UNDERLYING LOT LINE
- PROPOSED RIGHT-OF-WAY LINE
- PROPOSED EASEMENT LINES
- EASEMENT TO BE VACATED

MONUMENT LEGEND

- SECTION CORNER AS NOTED
- FOUND NO. 5 REBAR WITH 1.25" YELLOW PLASTIC CAP STAMPED "C.L.C. PLS 23047"
- FOUND 0.75" BRASS DISC STAMPED "PLS 24670"
- FOUND 0.75" BRASS DISC STAMPED "39 NORTH PLS 38284"
- FOUND NO. 5 REBAR WITH 1.25" YELLOW PLASTIC CAP STAMPED "BURDICK P.E. L.S. 9010"
- FOUND NO. 5 REBAR WITH 1.25" GREEN PLASTIC CAP STAMPED "39 NORTH PLS 38284"
- FOUND NO. 5 REBAR WITH 1.5" ALUMINUM CAP STAMPED "JR ENG PLS 10377"
- FOUND NO. 4 REBAR WITH NO CAP
- FOUND 0.75" BRASS DISC ILLEGIBLE
- FOUND NO. 5 REBAR WITH 1" BRASS CAP STAMPED "COPLS.COM 26598"
- FOUND NO. 3 REBAR WITH NO CAP
- FOUND NO. 4 REBAR WITH 1" YELLOW PLASTIC CAP STAMPED "PLS 14112"
- FOUND 0.75" BRASS DISC STAMPED W.C. "39 NORTH PLS 38284" S 00°24'38" W 5.86' (M) 6.0' OFFSET (R)
- FOUND 0.75" BRASS DISC STAMPED W.C. "39 NORTH PLS 38284" S 89°17'33" W 4.12' (M) 4.0' OFFSET (R)
- 0.00 = MEASURED DIMENSION
- (M) = MEASURED ANGLE
- RECORD DIMENSIONS PER GREEN TREE ACRES 4TH FILING RECEPTION NO. 715919
- RECORD DIMENSIONS PER PEORIA GREEN SUBDIVISION FILING NO. 1 RECEPTION NO. D7024201
- RECORD DIMENSIONS PER HIGHLINE HEIGHTS RECEPTION NO. 762553

CURVE TABLE				
CURVE	RADIUS	LENGTH	CHORD BEARING	CHORD
C1	29.00'	45.55'	S45°00'00"E	41.01'
C2	29.00'	45.55'	N45°00'00"E	41.01'

LINE TABLE			LINE TABLE		
LINE	BEARING	LENGTH	LINE	BEARING	LENGTH
L1	N00°00'00"E	90.29'	L7	N89°52'43"E	21.07'
L2	N90°00'00"E	10.00'	L8	N45°21'26"W	22.71'
L3	S00°00'00"E	74.23'	L9	S89°36'39"W	16.28'
L4	N90°00'00"E	12.00'	L10	N00°24'38"E	16.07'
L5	S00°00'00"E	15.92'			
L6	S45°07'17"E	14.79'			

FOR REVIEW

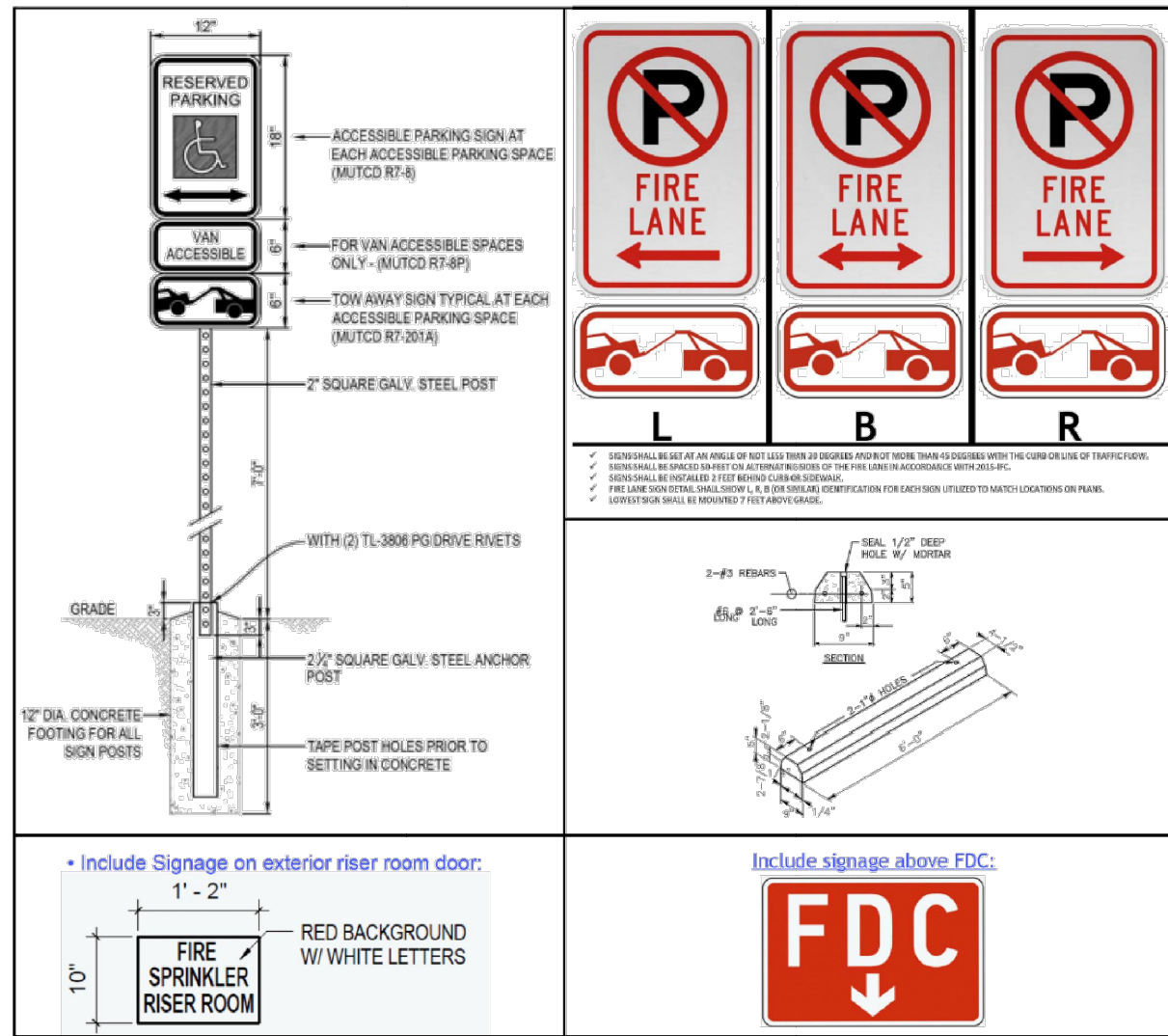
FOR AND ON BEHALF OF
MANHARD CONSULTING

CITY OF AURORA SITE PLAN NOTES:

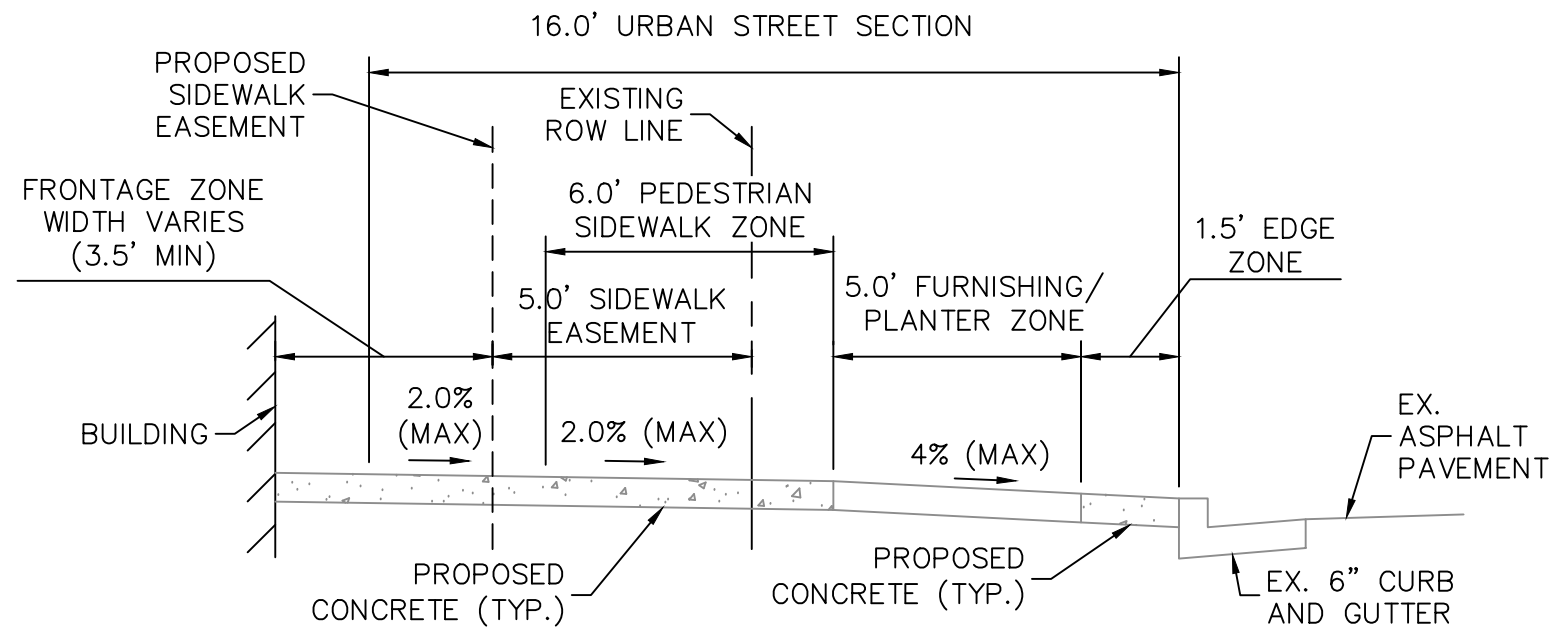
1. THE DEVELOPER, HIS SUCCESSORS AND ASSIGNS, INCLUDING THE HOMEOWNERS OR MERCHANTS ASSOCIATION, SHALL BE RESPONSIBLE FOR INSTALLATION, MAINTENANCE AND REPLACEMENT OF ALL FIRE LANE SIGNS AS REQUIRED BY THE CITY OF AURORA.
2. ALL SIGNS MUST CONFORM TO THE CITY OF AURORA SIGN CODE.
3. RIGHT OF WAY FOR 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."
4. "ACCESSIBLE EXTERIOR ROUTES" SHALL BE PROVIDED FROM PUBLIC TRANSPORTATION STOPS, ACCESSIBLE PARKING AND ACCESSIBLE PASSENGER LOADING ZONES AND PUBLIC SIDEWALKS TO 60% OF THE ACCESSIBLE BUILDING ENTRANCES THEY SERVE. THE ACCESSIBLE ROUTE BETWEEN ACCESSIBLE PARKING AND ACCESSIBLE BUILDING ENTRANCES SHALL BE THE MOST PRACTICAL DIRECT ROUTE. THE ACCESSIBLE ROUTE MUST BE LOCATED WITHIN A SIDEWALK. NO SLOPE ALONG THIS ROUTE MAY EXCEED 1:20 WITHOUT PROVIDING A RAMP WITH A MAXIMUM SLOPE OF 1:12 AND HANDRAILS. CROSSWALKS ALONG THIS ROUTE SHALL BE WIDE ENOUGH TO WHOLLY CONTAIN THE CURB RAMP WITH A MINIMUM WIDTH OF 36" AND SHALL BE PAINTED WITH WHITE STRIPES. THE CITY OF AURORA ENFORCES HANDICAPPED ACCESSIBILITY REQUIREMENTS BASED ON THE 2015 INTERNATIONAL BUILDING CODE, CHAPTER 11, AND THE INTERNATIONAL CODE COUNCIL (ICC) A117.1-2009.
5. THE APPLICANT HAS THE OBLIGATION TO COMPLY WITH ALL APPLICABLE REQUIREMENTS OF THE AMERICANS WITH DISABILITIES ACT.
6. 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.
7. 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.
8. 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.
9. ALL BUILDING ADDRESS NUMBERS SHALL COMPLY WITH THE AURORA CITY CODE OF ORDINANCE, CHAPTER 126, ARTICLE VII - NUMBERING OF BUILDINGS.
10. 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.
11. 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.
12. FINAL GRADE SHALL BE AT LEAST SIX (6) INCHES BELOW ANY EXTERIOR WOOD SIDING ON THE PREMISES.
13. 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.
14. 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.
15. 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.
16. ARCHITECTURAL FEATURES (I.E. BAY WINDOWS, FIREPLACES, ROOF OVERHANG, GUTTERS, EAVES, FOUNDATION, FOOTINGS, CANTILEVERED WALLS, ETC.) ARE NOT ALLOWED TO ENCROACH INTO ANY EASEMENT OR FIRE LANE.
17. EMERGENCY RESPONDER RADIO COVERAGE: ALL NEW COMMERCIAL BUILDINGS; ADDITIONS TO EXISTING BUILDINGS; SHALL HAVE APPROVED RADIO COVERAGE FOR EMERGENCY RESPONDERS WITHIN THE BUILDING. THIS BUILDING MUST BE ASSESSED TO DETERMINE ADEQUATE IN-BUILDING RADIO COVERAGE AT TIME OF FINAL FRAME AND ELECTRICAL INSPECTION BY A QUALIFIED 3RD PARTY INSPECTION SERVICE AT THE OWNER/DEVELOPER'S EXPENSE. LACK OF ADEQUATE IN-BUILDING COVERAGE MAY DELAY THE ISSUANCE OF A CERTIFICATE OF OCCUPANCY. WHERE THE STRUCTURE IS FOUND DEFICIENT A SEPARATE PERMIT IS REQUIRED TO INSTALL, REPAIR OR MODIFY ANY EMERGENCY RESPONSE RADIO COVERAGE SYSTEM. PER 2015 IFC, SECTION 510.
18. LAND DEDICATION AND PARK DEVELOPMENT REQUIREMENTS FOR THIS PROJECT WILL BE SATISFIED BY THE PAYMENT OF CASH-IN-LIEU OF LAND DEDICATION AND THE PAYMENT OF PARK DEVELOPMENT FEES.
19. IN LOCATIONS WHERE UTILITY EASEMENTS OVERLAP DRAINAGE EASEMENTS, ONLY SUBSURFACE UTILITIES SHALL BE PERMITTED WITHIN THE PORTION OF THE UTILITY EASEMENT THAT OVERLAPS THE DRAINAGE EASEMENT. INSTALLATION OF ABOVE GROUND UTILITIES WITHIN A DRAINAGE EASEMENT REQUIRES PRIOR WRITTEN APPROVAL BY CITY ENGINEER.
20. THE STREETLIGHT OR PEDESTRIAN LIGHT INSTALLATION WITHIN THE PUBLIC RIGHT-OF-WAY SHALL BE DESIGNED, FUNDED, AND CONSTRUCTED BY THE DEVELOPER/OWNER. OWNERSHIP AND MAINTENANCE OF THE STREET/PEDESTRIAN LIGHTS SHALL BE THE RESPONSIBILITY OF THE CITY OF AURORA ONCE THEY HAVE BEEN ACCEPTED. STREET LIGHT AND/OR PEDESTRIAN PHOTOMETRICS PLANS SHALL BE PREPARED AND SUBMITTED TO THE CITY FOR REVIEW AND APPROVAL AND SHALL BECOME A PART OF THE APPROVED CIVIL CONSTRUCTION PLANS FOR THE PROJECT. AN ELECTRICAL PLAN SHOWING SITE LOCATION OF LIGHTS, ELECTRICAL ONE LINE AND GROUNDING DETAILS SHALL BE SUBMITTING TO THE PERMIT CENTER FOR REVIEW BY THE BUILDING DEPARTMENT. THE OWNER IS RESPONSIBLE FOR OBTAINING AN ADDRESS FOR THE METER(S) FROM THE PLANNING DEPARTMENT. A BUILDING PERMIT FOR THE METER AND A PUBLIC INSPECTIONS PERMIT FOR THE STREET LIGHTS ARE REQUIRED. CERTIFICATE OF OCCUPANCIES WILL NOT BE ISSUED UNTIL THE STREET AND/OR PEDESTRIAN LIGHTING PLANS ARE APPROVED, CONSTRUCTED, AND INITIALLY ACCEPTED.

CDOT SITE PLAN NOTES:

1. ALL SIGNS ORIENTED TO COLFAX AVENUE SHALL ADHERE TO STATE RULES FOR OUTDOOR ADVERTISING.
2. ARCHITECTURAL FEATURES (I.E. BAY WINDOWS, FIREPLACES, ROOF OVERHANG, GUTTERS, EAVES, FOUNDATION, FOOTINGS, CANTILEVERED WALLS, ETC.) ARE NOT ALLOWED TO ENCROACH INTO CDOT RIGHT OF WAY.
3. NO ON-STREET PARKING OR LOADING IS ALLOWED ON COLFAX AVENUE.



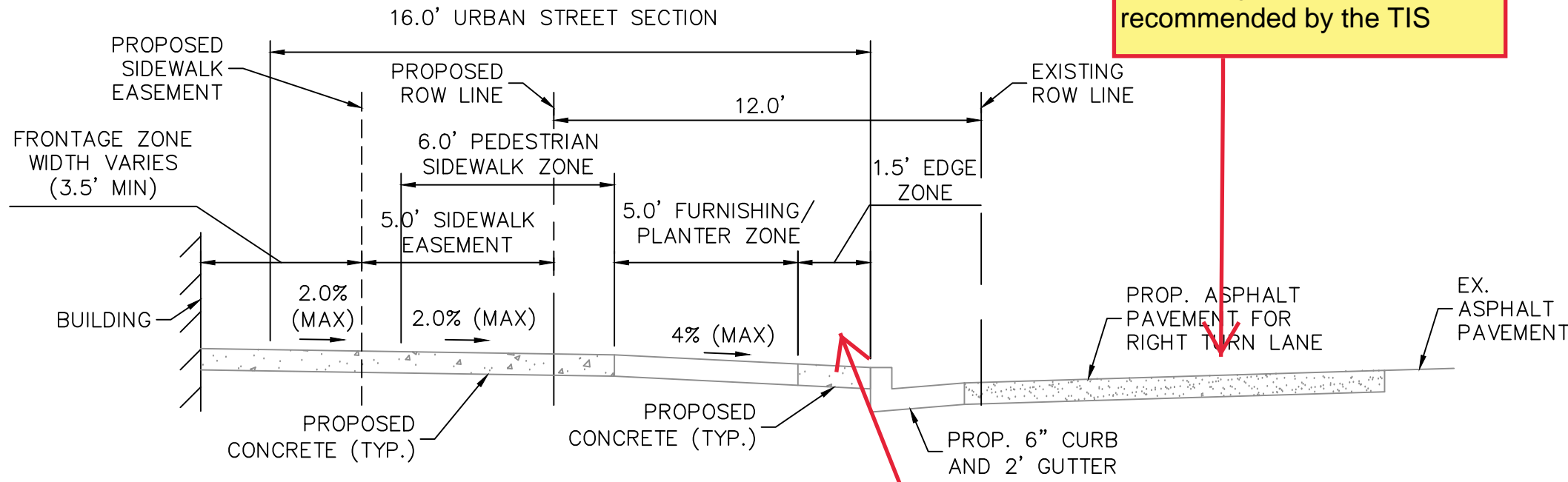
CITY OF AURORA FIRE SIGN DETAILS



TYPICAL SECTION - PEORIA ST. & E. COLFAX AVE. (WEST OF SITE ENTRANCE)
N.T.S.

THIS SECTION HAS BEEN UPDATED TO SHOW THE IMPROVEMENTS ON COLFAX, JUST WEST OF THE PEORIA INTERSECTION.

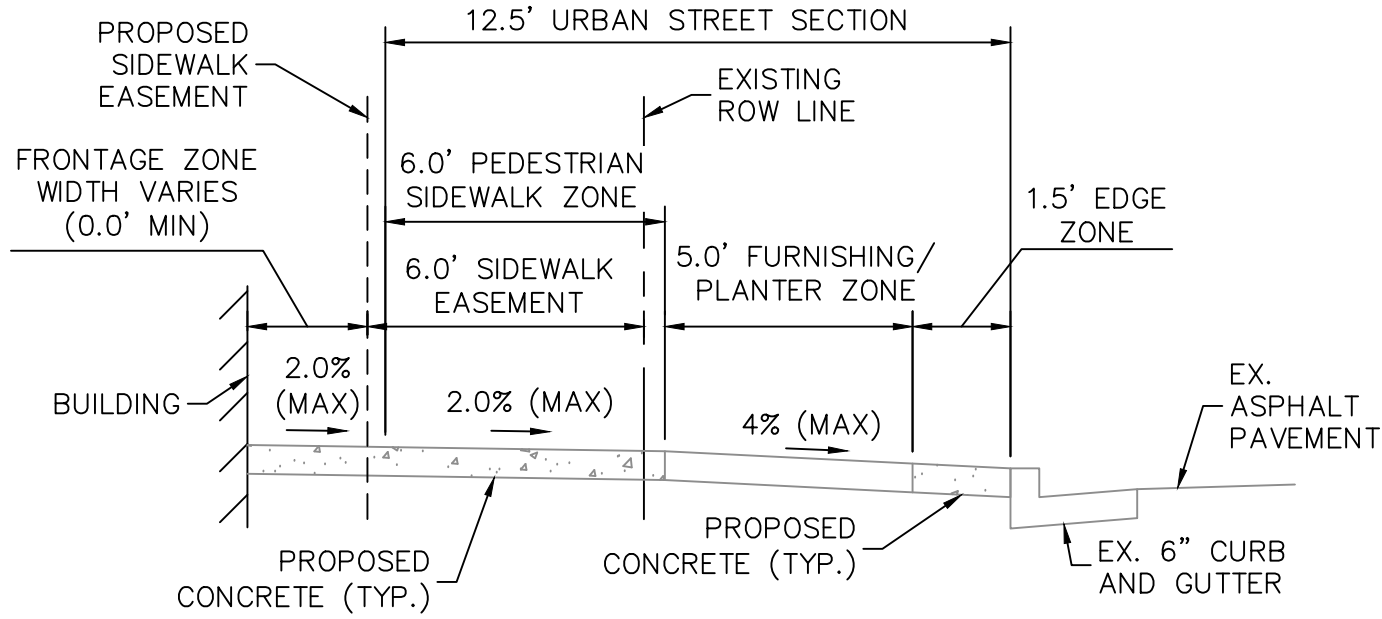
Show the center median, the 3-lanes of through traffic, and the aux right turn lane recommended by the TIS



TYPICAL SECTION - E. COLFAX AVE. (EAST OF SITE ENTRANCE)
N.T.S.

PEDESTRIAN LIGHTS ARE PROPOSED IN THE ROW AS SHOWN SHEET 3 AND HAVE BEEN ADDED TO THESE SECTIONS FOR REFERENCE.

Is there any street-pedestrian illumination?



TYPICAL SECTION - OSWEGO ST.
N.T.S.

TEXT HAS BEEN UPDATED TO NOTE MUTCD REQUIREMENTS FOR ALL SIGNS IN RIGHT OF WAY

Oddly stated. Signs within the RoW must adhere to MUTCD. If you are referencing commercial or wayfinding signs.....that is different

NO.	REVISION	BY	DATE	APPROVED
1	1ST CITY COMMENTS	JMG	12/08/20	KPB

Kimley»Horn

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4582 South Ulster Street, Suite 1500
Denver, Colorado 80237 (303) 228-2300

DESIGNED BY: BAS
DRAWN BY: BAS
CHECKED BY: KPB
DATE: 10/07/2020

LINK APARTMENTS FITZSIMONS
CITY OF AURORA, COLORADO
NOTES SHEET
SITE PLAN

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PROJECT NO.
096973000

SHEET NO.

2



PER MEETING WITH CDOT AND CITY TRAFFIC DEPT ON 1/11, THE PROPOSED CURB AND GUTTER IN THIS AREA HAVE BEEN REVISED ACCORDINGLY. NO ADDITIONAL ROW IS NEEDED IN THIS AREA AND THE PROPOSED IMPROVEMENTS (PLANTERS, LIGHTS, BIKE RACKS) HAVE BEEN SHIFTED 2.1-FOOT SOUTH TO ACCOMMODATE THE FUTURE 3RD EB LANE ON COLFAX.

From west to east there is substantial build-up of traffic including background through-put. There needs to be sufficient RoW to accommodate a 3rd EB lane here by 2040

AS DISCUSSED IN THE MEETING ON 1/11, THIS SIGHT TRIANGLE HAS BEEN UPDATED BASED ON SECTION 4.3 OF THE STATE HIGHWAY ACCESS CODE. THE SIGHT TRIANGLE LINES WERE MADE A LITTLE THICKER TO SHOW UP BETTER.

A SEPARATE EXHIBIT HAS BEEN INCLUDED WITH THIS SUBMITTAL THAT SHOWS THIS A LITTLE MORE CLEARLY. CDOT WILL RESTRIPE THIS ENTIRE AREA TO PROVIDE THE 2 LEFT TURN LANES AND THE THRU LANES. OUR DEVELOPMENT WILL CONSTRUCT ADDITIONAL PAVEMENT FOR THE RIGHT TURN LANE AS WELL AS CLOSE THE MEDIAN FOR THE PREVIOUS WESTBOUND LEFT TURN LANE INTO THE PROPERTY.

This need better clarity. The TIS is calling for 3 through-lanes of traffic plus a right turn lane. What will the "CDOT project" build in addition to the 2 left turn lanes?

CDOT supports a 16-ft building setback - and ability to secure future RoW for a 3rd EB lane of Colfax. However, the dimension is obscured here and not shown on sheet 4 or others. Show with more clarity the 16-ft building setback from the RoW line.

THE 16-FOOT BUILDING SETBACK REQUIRED BY THE CITY OF AURORA IS FROM BACK OF CURB, NOT ROW. THE DIMENSION HAS BEEN UPDATED ON THIS SHEET AND SHEET 4 TO SHOW MORE CLEARLY.

What is this in the RoW?

THIS IS JUST CONCRETE SCORING. REFER TO LEGEND ON THIS SHEET.

LEGEND

- EX. CONCRETE
- PROP. ASPHALT
- PROP. CONCRETE SIDEWALK
- PROP. SCORING PATTERN FOR CONCRETE SIDEWALK (RE: LANDSCAPE PLANS FOR DETAILS)
- PROPERTY LINE
- BUILDING SETBACK LINE
- EASEMENT
- ACCESSIBLE ROUTE
- EX. SANITARY SEWER MANHOLE
- PROP. SANITARY SEWER MANHOLE
- EX. STORM SEWER MANHOLE
- PROP. STORM SEWER MANHOLE
- EX. FIRE HYDRANT
- PROP. FIRE HYDRANT
- EX. LIGHT POLE
- PROP. LIGHT POLE
- PROP. BIKE RACKS (RE: LANDSCAPE PLANS)
- PARKING COUNT

NOTES

- REFERENCE LANDSCAPE PLANS FOR GROUND COVER AND PLANTING INFORMATION.
- THE DEVELOPER IS RESPONSIBLE FOR SIGNING AND STRIPING ALL PUBLIC STREETS. THE DEVELOPER IS REQUIRED TO PLACE TRAFFIC CONTROL, STREET NAME, AND GUIDE SIGNS ON ALL PUBLIC STREETS AND PRIVATE STREETS APPROACHING AN INTERSECTION WITH A PUBLIC STREET.
- ALL PROPOSED FIRE LANE EASEMENTS TO BE DEDICATED BY FINAL PLAT TO THE CITY OF AURORA.
- ALL PROPOSED UTILITY, DRAINAGE, AND SIDEWALK EASEMENTS TO BE DEDICATED BY FINAL PLAT TO THE CITY OF AURORA.
- SEE SHEET 2 FOR TYPICAL STREETSCAPE SECTIONS.
- PROPOSED RETAINING WALL SHALL BE CONCRETE BLOCK. SPECIFIC BLOCK AND COLOR TO BE DETERMINED BY DEVELOPER PRIOR TO CONSTRUCTION AND SHALL BE COMPLIMENTARY TO ARCHITECTURE.

COA SIGHT TRIANGLE INFO

ST-1	RIGHT TURN/40 MPH = 415 FEET
ST-2	RIGHT TURN/30 MPH = 290 FEET
ST-3	LEFT TURN/30 MPH = 335 FEET
ST-4	RIGHT TURN/30 MPH = 290 FEET
ST-5	LEFT TURN/30 MPH = 335 FEET

SIGHT TRIANGLE REQUIREMENTS ARE BASED ON COA DETAIL TE 13.1

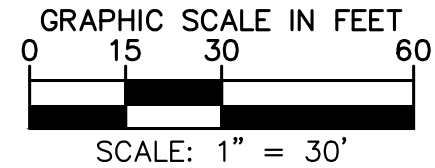
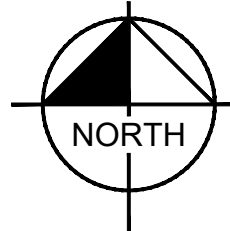
BASIS OF BEARINGS:

THE NORTH LINE OF THE NORTHEAST QUARTER OF SECTION 2, TOWNSHIP 4 SOUTH, RANGE 67 WEST IS ASSUMED TO BEAR SOUTH 89°36'39" WEST BETWEEN THE TWO FOUND MONUMENTS AS SHOWN ON THE FINAL PLAT OF SUBDIVISION

BENCHMARK:

CITY OF AURORA BENCHMARK NO. 4S6701NW001. 3" DIA. BRASS CAP AT THE SOUTHEAST CORNER OF THE INTERSECTION OF EAST COLFAX AVENUE AND PEORIA STREET.

ASSUMED ELEVATION = 5389.50 (NAVD 1988 DATUM)



SIGN LEGEND:

- SIGN #1: STOP (R1-1 30"x30")
- SIGN #2: FIRE LANE (12"x18")
- SIGN #3: "FIRE LANE ENDS 140-FT WITH TURNAROUND" SIGN PER CITY FIRE DEPT. REQUIREMENTS
- SIGN #4: "FIRE LANE ENDS IN 76-FT" SIGN PER CITY FIRE DEPT. REQUIREMENTS
- SIGN #5: DO NOT ENTER (R5-1 30"x30")
- SIGN #6: NO PARKING ANY TIME (R7-1 12"x18")

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LINK APARTMENTS FITZSIMONS
CITY OF AURORA, COLORADO
SITE PLAN
SITE PLAN

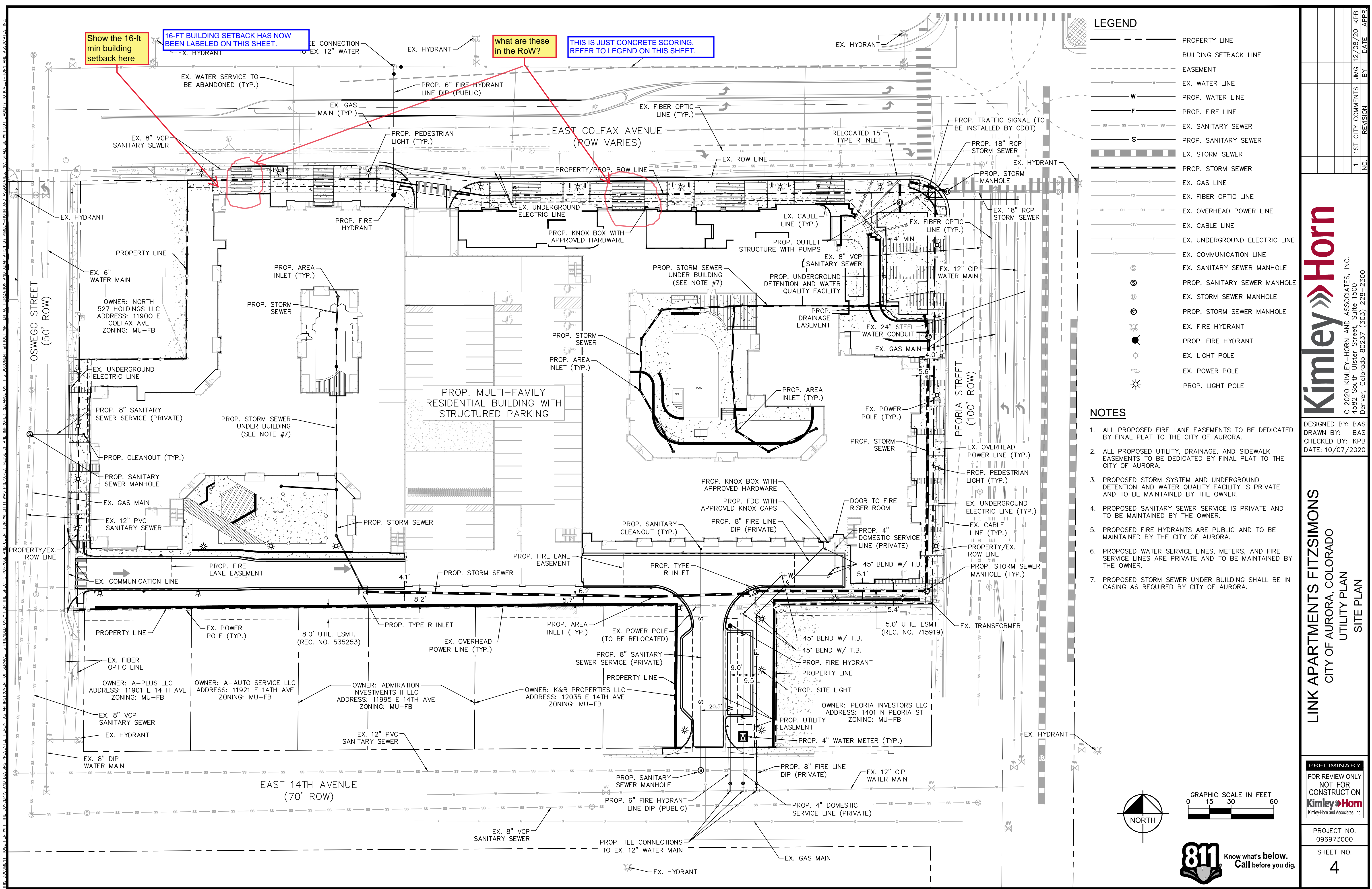
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PROJECT NO.
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3

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LINK APARTMENTS FITZSIMONS
CITY OF AURORA, COLORADO
UTILITY PLAN
SITE PLAN

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PER MEETING WITH CDOT AND CITY TRAFFIC DEPARTMENT ON 1/11, NO SIGHT TRIANGLE IS NEEDED FOR THIS EXISTING ACCESS SINCE IT IS A RIGHT-IN/RIGHT-OUT ACCESS AND DRIVERS WOULD BE LOOKING TO THE LEFT ONLY FOR VEHICLES.

The adjacent restaurant drive-through access also requires a visibility triangle looking east. Show that the proposed landscaping and streetscape elements here do not obstruct that view.

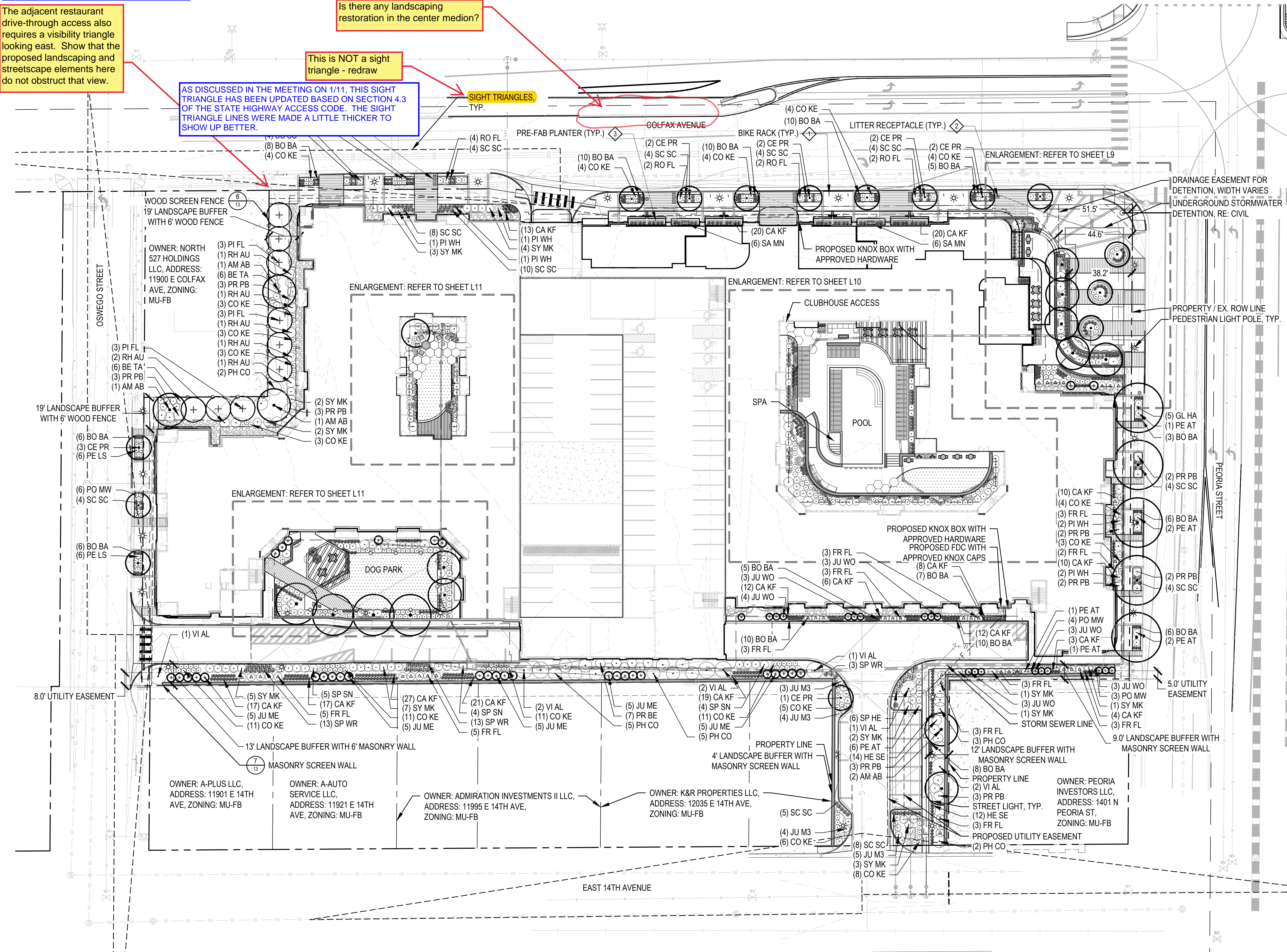
LANDSCAPE HAS BEEN ADDED IN THE RECONSTRUCTED MEDIAN

Is there any landscaping restoration in the center median?

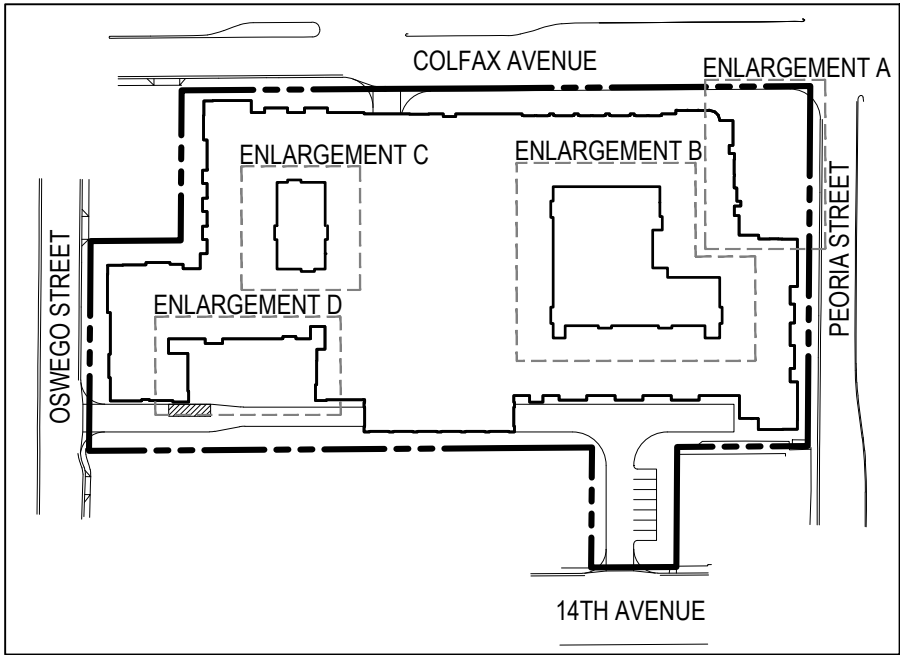
This is NOT a sight triangle - redraw

AS DISCUSSED IN THE MEETING ON 1/11, THIS SIGHT TRIANGLE HAS BEEN UPDATED BASED ON SECTION 4.3 OF THE STATE HIGHWAY ACCESS CODE. THE SIGHT TRIANGLE LINES WERE MADE A LITTLE THICKER TO SHOW UP BETTER.

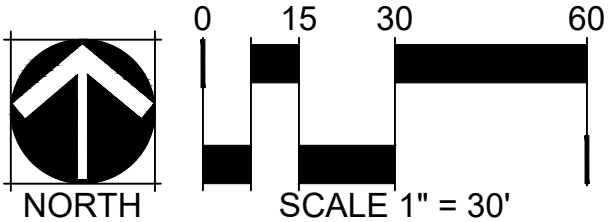
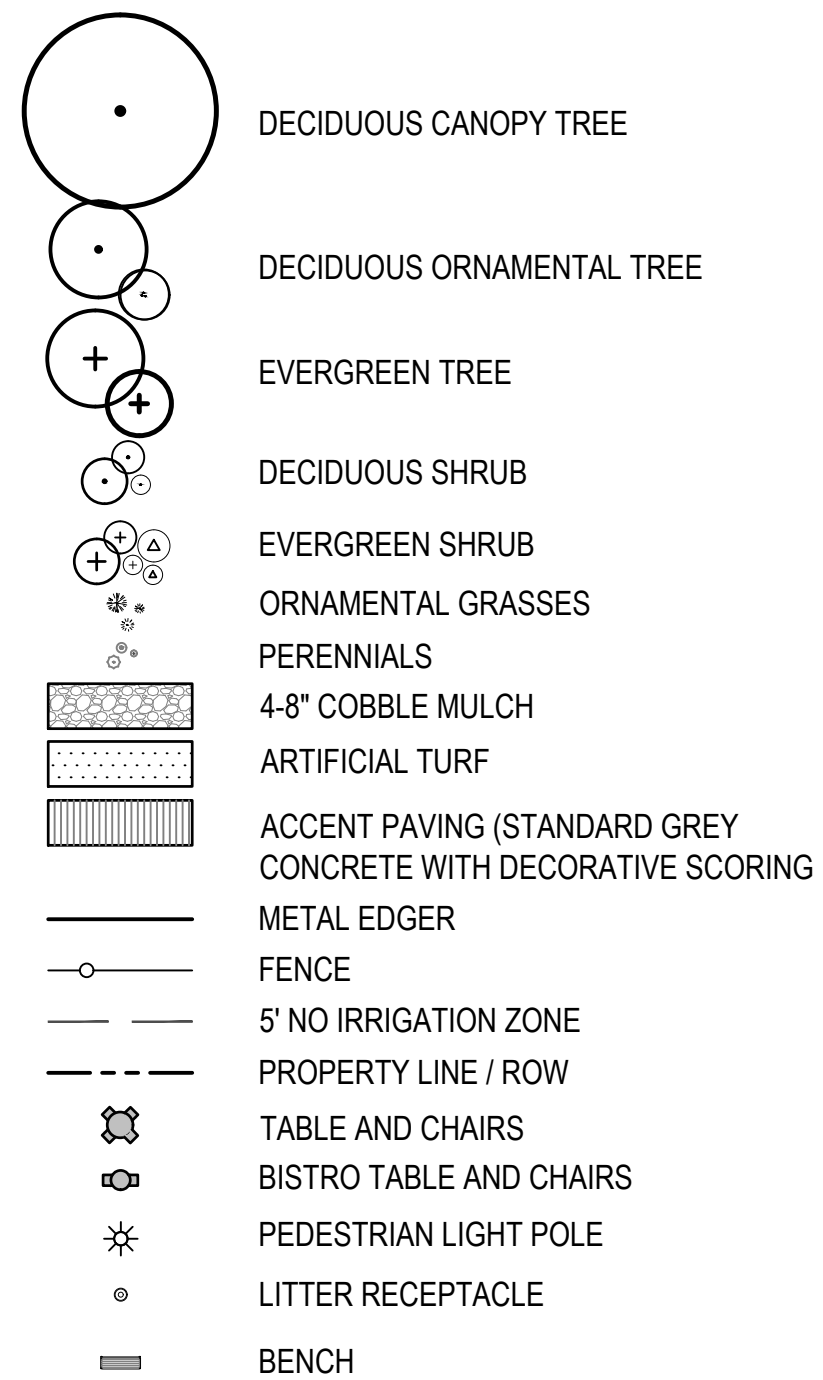
SIGHT TRIANGLES TYP.



KEY MAP



LANDSCAPE LEGEND



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P 303.892.1166
www.norris-design.com

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811 Know what's below.
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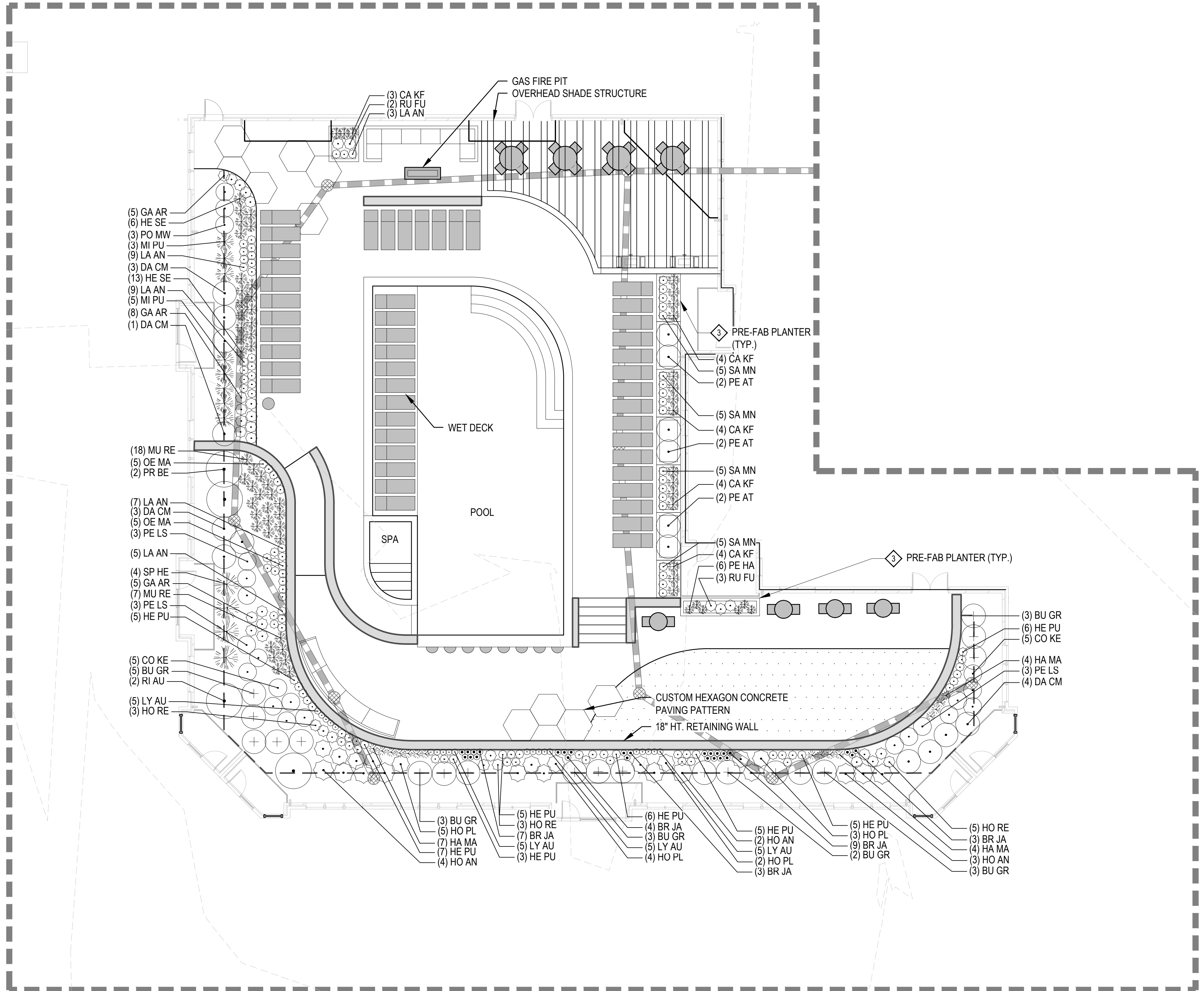
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DRAWN BY: SV, AL
CHECKED BY: AB
DATE: 10/07/2020

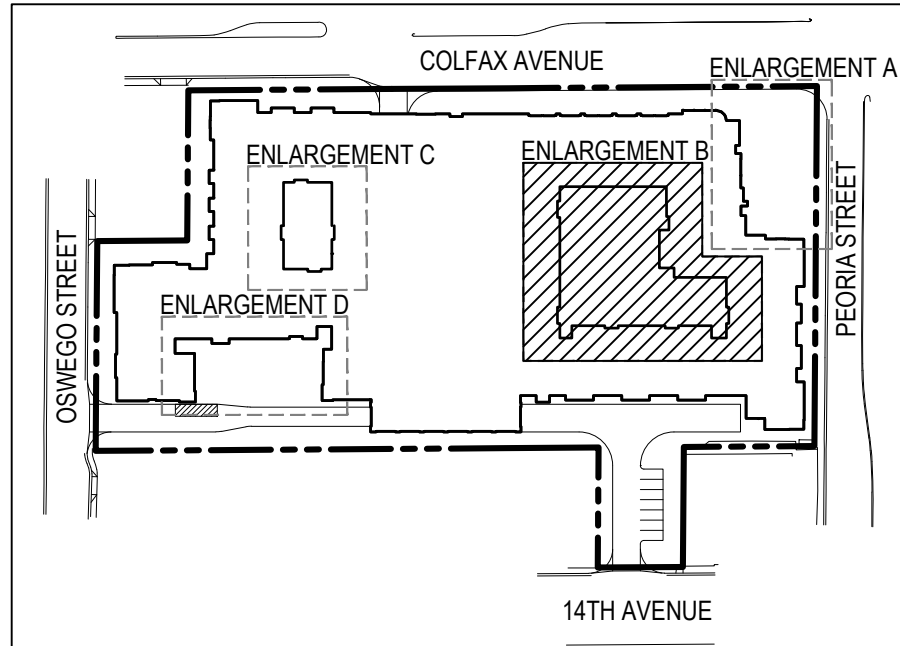
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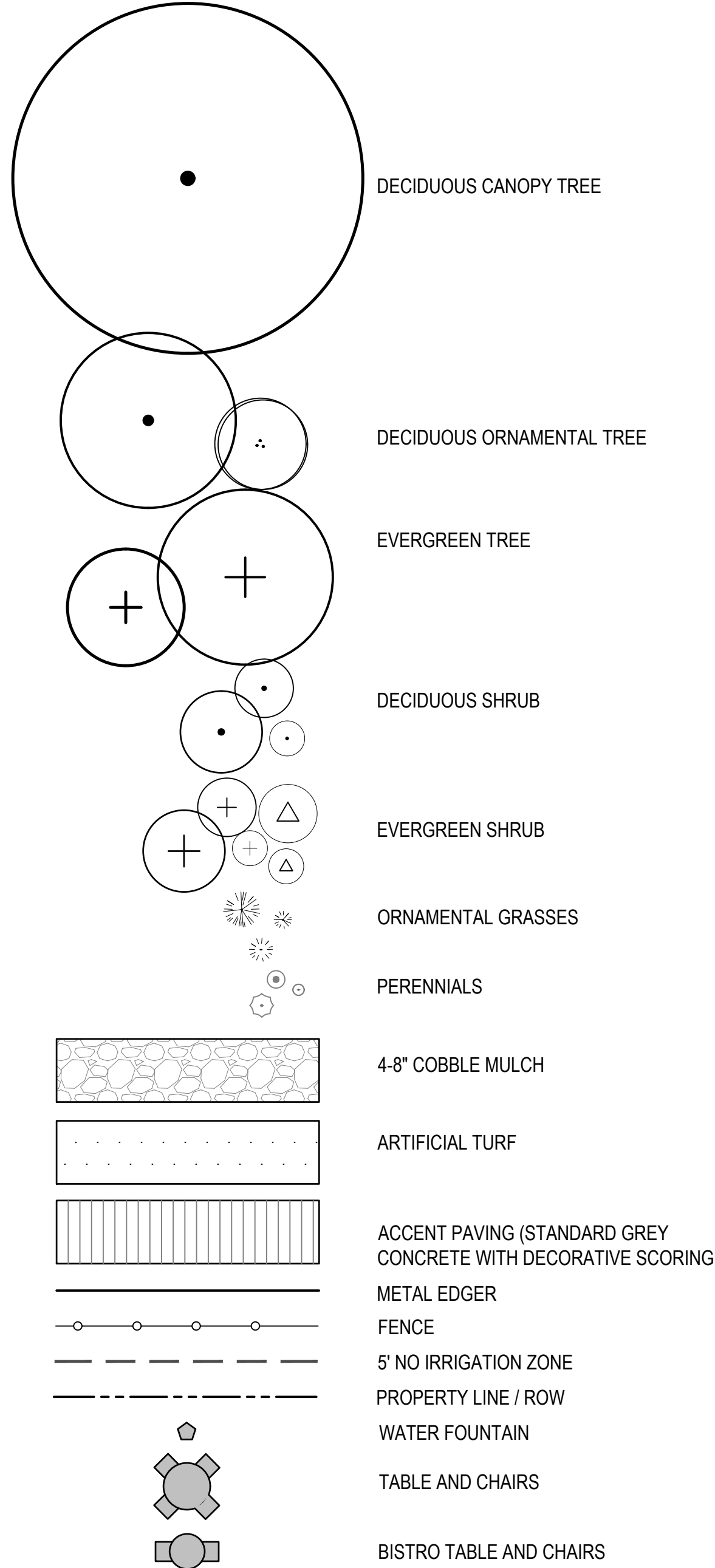


ENLARGEMENT B

KEY MAP



LANDSCAPE LEGEND



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