

ALTURA PLAZA

SUBDIVISION FILING NO.1

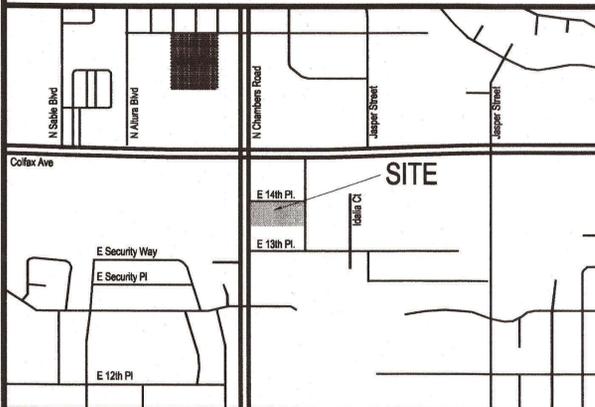
LOCATED IN THE NORTHWEST 1/4 OF SECTION 5, TOWNSHIP 4 SOUTH, RANGE 66 WEST OF THE 6TH P.M.,
CITY OF AURORA, COUNTY OF ARAPAHOE, STATE OF COLORADO

LEGAL DESCRIPTION

LOT 1, BLOCK 1
ALTURA PLAZA SUBDIVISION FILING NO.1,
COUNTY OF ARAPAHOE,
STATE OF COLORADO

VICINITY MAP

SITE ADDRESS: 15,400 EAST 14TH PLACE, AURORA, CO. 80014



SITE DESCRIPTION

The Arapahoe County Courts Building, Altura Plaza, is on a 1.865 acre site (81,260 Sq.Ft.) located at 15,400 East 14th Place off of North Chambers Road and South of East Colfax Avenue.

SURVEYOR'S CERTIFICATE

I, JEFFREY J. MACKENNA, A REGISTERED LAND SURVEYOR IN THE STATE OF COLORADO, DO HEREBY CERTIFY THAT THE SURVEY SHOWN HEREON WAS MADE UNDER MY DIRECT SUPERVISION AND THAT THIS DRAWING IS AN ACCURATE REPRESENTATION OF SAID SURVEY. THIS LAND SURVEY PLAT COMPLIES WITH SECTION 38-51-102, COLORADO REVISED STATUTES.

JEFFREY MACKENNA
PLS 34183

SITE PLAN NOTES

- The developer, his successors and assigns, including the homeowners, or merchants association, shall be responsible for installation, maintenance and replacement of all fire lane signs as required by the City of Aurora.
- All new 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 50% 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 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 accessible occupied area to the public way. The "Accessible Exterior Routes" shall comply with U.B.C. Chapter 11, and C.A.B.O./A.N.S.I. 117.1.
- 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, relocate, modify or otherwise adjust said crossings or encroachments upon request from the City at no expense to the City. The City reserves the right to make full use of the easements and rights-of-way as may be necessary or convenient and the City retains all rights to operate, maintain, install, repair, remove or relocate any city facilities located within said easements and rights-of-way at any time and in such a manner as it deems necessary or convenient.
- The approval of this document does not constitute final approval of grading, drainage, utility, public improvements and building plans. Construction plans must be reviewed and approved by the appropriate agency prior to the issuance of building permits.
- All 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 screenwall. Screens shall be at least as high as the equipment they hide. If equipment is visible because screens do not 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.
- 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 in 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 made at the Zoning Meeting 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 encroach into any easement or fire lane.
- The developer, his successors and assigns, shall be responsible for installation, maintenance and replacement of all landscape 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.
- All landscaped areas and plant material must be watered by an automatic underground irrigation system. All controllers for these systems shall be connected to automatic shutoff rain sensors.
- If soil in planting beds has less than 3% organic matter, three cubic yards per 1000 square feet hardwood bark chips or sphagnum peat shall be rototilled into soil to depth of one to three feet.

AMENDMENT BLOCK

MA- 2003-6055-01 App: 2/8/2016

MA-2003-6055-02 App: 07/27/2021

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, Arapahoe County has caused these
(Corporation, Company, or Individual)

presents to be executed this February day of February AD. 2004

By: Susan Beckman Chair Corporate Seal
(Principals or Owners)



Attested by: Jennifer Guzy Deputy
Deputy

State of Colorado)ss
County of Arapahoe)

The foregoing instrument was acknowledged before me this February day of February AD

2004 by Susan Beckman, chair Board of County Commissioners
(Principals or Owners)

Witness my hand and official seal

Notary

Seal

(Notary Public)

My commission expires _____ Notary Business Address: _____

PLANNING DIRECTOR David M. Boklas 2-25-2004

CONTACTS:

Project Manager:
Contact: Bob Roby
Arapahoe Courts
14980 E. Alameda Drive
Aurora, CO 80012
Phone: 303 636 1948
Fax: 303 636 1906

Landscape Architect:
Contact: Joan Lutz
OZ Architecture
1820 Folsom St
Boulder, CO 80302
Phone: 303-449-8900
jlutz@ozarch.com

Specifications:
Contact: Jon Willis
ASCS
8704 Yates Drive, Suite 225
Westminster, CO 80031
Phone: 303 650 0500
Fax: 303 650 1219

Design Architect:
Contact: Joe Levi
OZ Architecture
1580 Lincoln #1200
Denver CO 80203
Phone: 303 861 5704
Fax: 303 861 9230
jlevi@ozarch.com

Electrical & Mechanical:
Contract Mech.: Jean Petkovsek
Contract Elec.: Julie Heitman
MKK
7350 E. Progress Place
Englewood, CO 80110
Phone: 303 721 6600
Fax: 303 721 0200

Contractor:
Contact: David Krier
Saunders Construction
6950 South Jordan Road
Centennial, CO 8012
Phone: 303 617 6515
Fax: 303 617 3870

EXISTING SITE DATA

Existing Building Use Occupancy Type B; Office

Total Site Area 81,260 Sq.Ft.
Building Footprint Area 13,500 Sq.Ft.
Irrigated Landscape Area 10,210 Sq.Ft.

Assumed Building Setback 10 Ft.

BUILDING TOTAL GROSS AREA: 61,993
ZONING CLASSIFICATION: MU-C
PARKING PER AURORA UDO, 2.5 SPACES PER 1,000 SF GROSS FLOOR AREA, SITE IS 1/4 MILE PROXIMITY TO A TRANSIT STOP(S) WITH A PEAK FREQUENCY OF 15 MINUTES OR MORE CAN REDUCE THE REQUIREMENT BY 30%
TOTAL REQUIRED PARKING SPACES: 155 SPACES - 30% = 109 SPACES
TOTAL PROVIDED PARKING SPACES: 153 SPACES
ACCESSIBLE NUMBER OR PARKING SPACES: 6 SPACES

TOTAL BUILDING SIGNAGE: 4 LOCATIONS (1 MONUMENT, 1 PROJECT OUT, 2 WALL MOUNT)
TOTAL BUILDING SIGNAGE AREA: 36 SQUARE FEET
TOTAL SIGN AREA ALLOWED ON NON-ARTERIAL STREETS: ONE SQUARE FEET OF SIGN AREA FOR EACH LINEAR FOOT OF BUILDING FRONTAGE FOR THE FIRST 200 FEET OF BUILDING FRONTAGE, THEN ONE HALF SQUARE FEET OF SIGN AREA FOR EACH LINEAR FOOT OF BUILDING FRONTAGE THEREAFTER.
BUILDING FRONTAGE: 584 LINEAR FEET
TOTAL SIGN AREA ALLOWED: 392 SQ. FT.
TOTAL SIGN AREA PROVIDED: 36 SQ. FT.

INDEX OF SHEETS SHEET

VICINITY MAP, SITE DESCRIPTION, LEGAL DESCRIPTIONS, SITE NOTES, SIGNATURES T.1
SITE PLAN, LEGEND, GENERAL NOTES & TREE MITIGATION INFORMATION A.1
EXISTING BUILDING ELEVATIONS A.2
ENTRY VESTIBULE ELEVATIONS A.3
LANDSCAPE PLAN L.1

DATE:
7TH JANUARY 2004
TITLE SHEET

PREPARED BY:

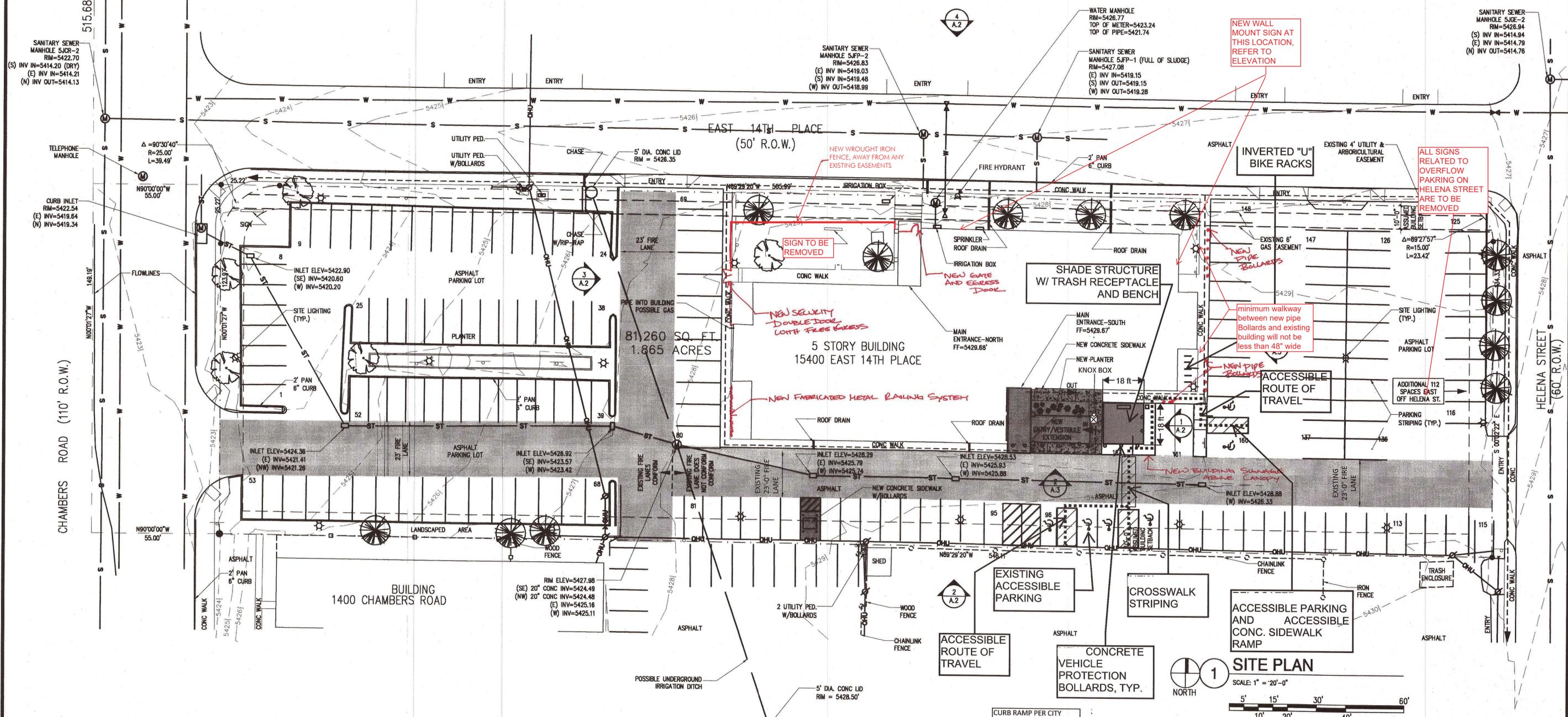
ARCHITECTURE
1580 Lincoln Street
Suite 1200
Denver, Colorado 80203
phone 303.861.5704

T.1

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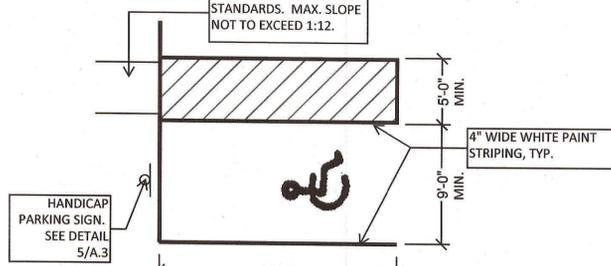
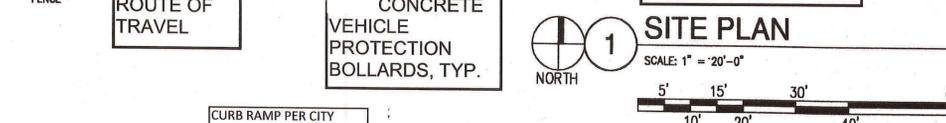
LEGEND

	EXISTING CONIFEROUS TREE		STORM INLET
	EXISTING DECIDUOUS TREE		WATER VALVE
	NEW DECIDUOUS TREE		SIGN
	EXTENT OF NEW CONSTRUCTION		SANITARY SEWER LINE
	23' WIDE FIRE LANE		STORM SEWER LINE
	UTILITY POLE WITH GUY WIRE		OVERHEAD UTILITY LINE
	LIGHT POLE		WATER LINE
	MANHOLE		1' INTERMEDIATE CONTOUR
			EXISTING H.C. PARKING SPACE
			ACCESSIBLE ROUTE

NOTES

- 1) ANY RECORDED EASEMENTS OR RIGHTS OF WAY WHICH MAY AFFECT THIS PROPERTY MAY NOT BE SHOWN HEREON SUBJECT TO THE RECEIPT OF A CURRENT TITLE COMMITMENT POLICY.
- 2) TOTAL AREA OF PARCEL IS 1.865 ACRES OR 81,260 SQUARE FEET MORE OR LESS.
- 3) ANY PERSON WHO KNOWINGLY REMOVES, ALTERS OR DEFACES ANY PUBLIC LAND SURVEY MONUMENT OR LAND MONUMENT OR ACCESSORY, COMMITS A CLASS TWO (2) MISDEMEANOR PURSUANT TO STATE STATUTE 18-4-508, C.R.S.
- 4) 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 CERTIFICATION SHOWN HEREON. (C.R.S. 13-80-105(3)(a))
- 5) FALCON SURVEYING, INC. RECOMMENDS ALL INTERESTED PARTIES RETAIN THE SERVICES OF A COMPETENT INDIVIDUAL TO CONSULT PERTINENT DOCUMENTS FOR SPECIFIC DEVELOPMENT RESTRICTIONS AND CRITERIA WHICH MIGHT APPLY TO SUBJECT PARCEL. FALCON SURVEYING, INC. AND THE SURVEYOR OF RECORD ASSUME NO RESPONSIBILITY FOR THE ZONING RESTRICTIONS UPON THE SUBJECT PROPERTY.
- 6) FALCON SURVEYING, INC. DOES NOT HAVE THE EXPERTISE TO ADDRESS THE ACCESS RIGHTS TO AND FROM PUBLIC RIGHTS OF WAY. FALCON SURVEYING, INC. RECOMMENDS ALL INTERESTED PARTIES CONSULT WITH THE LOCAL GOVERNMENT ON THESE MATTERS. FALCON SURVEYING, INC. AND THE SURVEYOR OF RECORD ASSUME NO RESPONSIBILITY FOR THE ACCESS RIGHTS UPON THIS TRACT OF LAND.
- 7) BASIS OF BEARINGS: N89°29'20"W, IS THE SOUTH LINE OF THE SUBJECT PARCEL.
- 8) ALL EASEMENTS SHOWN WITHOUT REFERENCE TO BOOK AND PAGE ARE FROM THE RECORDED PLAT ENTITLED "ALTURA PLAZA SUBDIVISION FILING NO. 1" RECORDED ON NOVEMBER 24, 1988, RECEPTION NO. 2757817, BOOK 83 PAGE 54, AT THE ARAPAHOE COUNTY CLERK AND RECORDERS OFFICE.
- 9) UNDERGROUND UTILITIES AND/OR PIPE LINES ARE SHOWN PER VISIBLE SURFACE EVIDENCE AND UTILITY SKETCHES. ADDITIONAL UTILITIES, IN USE OR ABANDONED, MIGHT EXIST ON, NEAR OR CROSSING THE SUBJECT PROPERTY. FALCON SURVEYING, INC. AND THE SURVEYOR OF RECORD SHALL NOT BE LIABLE FOR THE LOCATION OF OR THE FAILURE TO NOTE THE LOCATION OF NON-VISIBLE UTILITIES.
- 10) BENCHMARK: CITY OF AURORA VERTICAL CONTROL: G-0408, ELEVATION=5422.88 (NGVD 1929), 3" BRASS CAP AT THE NORTHEAST CORNER OF A CURB OPENING INLET STRUCTURE AT THE SOUTHEAST CORNER OF EAST COLFAX AVE AND CHAMBERS ROAD.

CASE NO. _____
PREPARED ON 9TH DECEMBER 2003
PREPARED BY J/PC @ OZ ARCHITECTURE



2) TYP. HANDICAP PARKING SPACE DETAIL
SCALE: 1/8" = 1'-0"

SITE PLAN WITH TREE MITIGATION NOTES

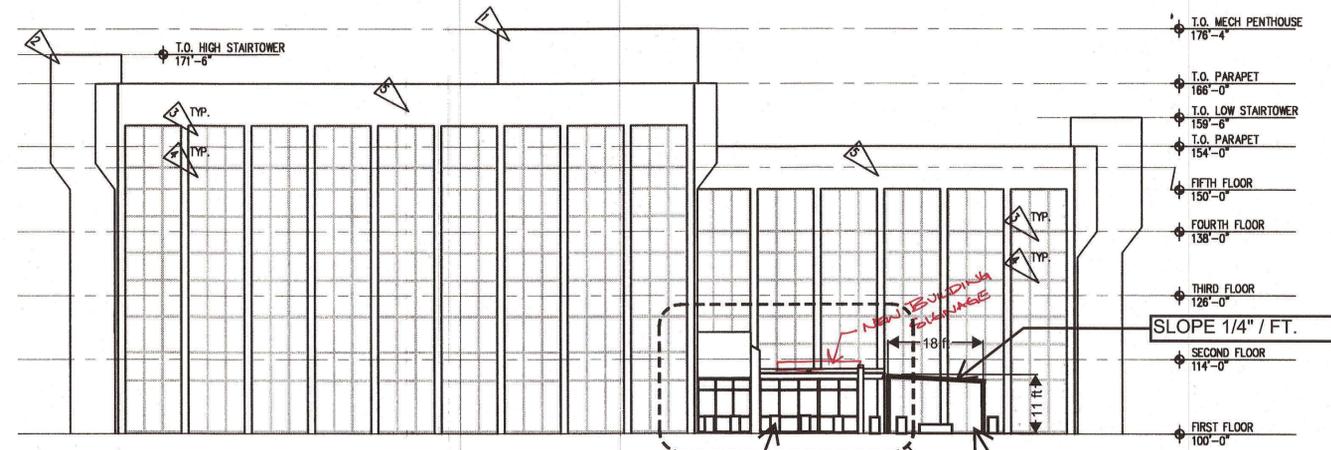
PREPARED BY:

INTERGROUP ARCHITECTS
2000 W. Littleton Blvd
Littleton, CO 80120
303.738.8877

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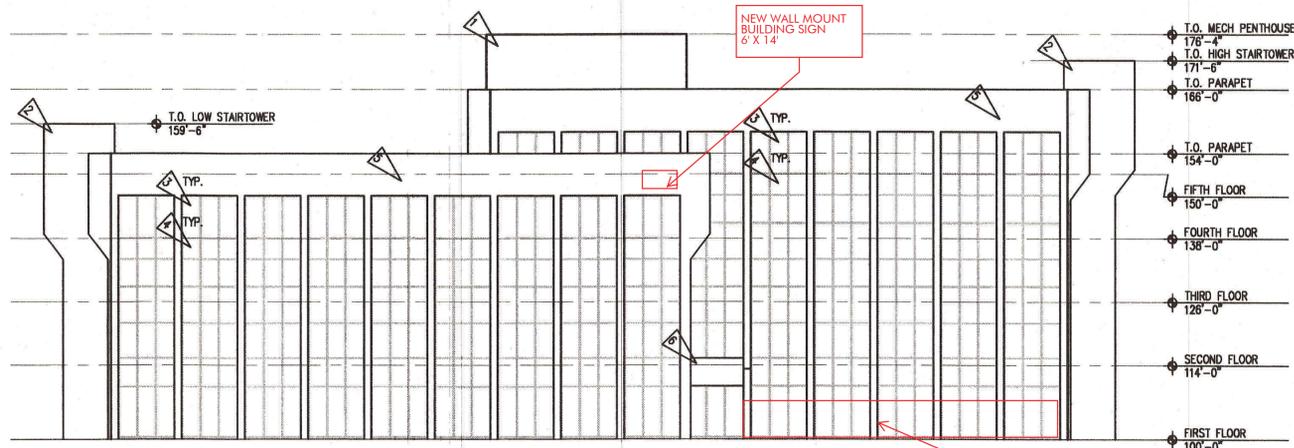
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2 EXISTING SOUTH ELEVATION WITH NEW ENTRY VESTIBULE
SCALE: 1/16" = 1'-0"

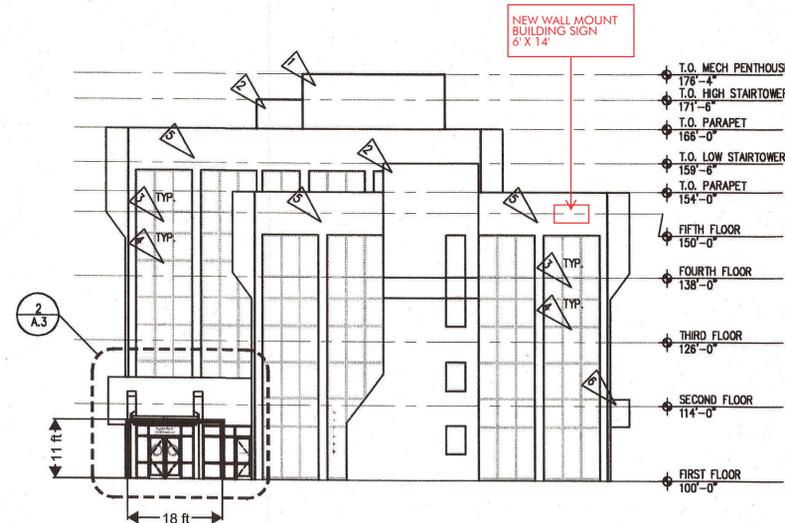
CONCRETE VEHICLE PROTECTION BOLLARDS, TYP.

SHADE STRUCTURE W/ TRASH RECEPTACLE AND BENCH

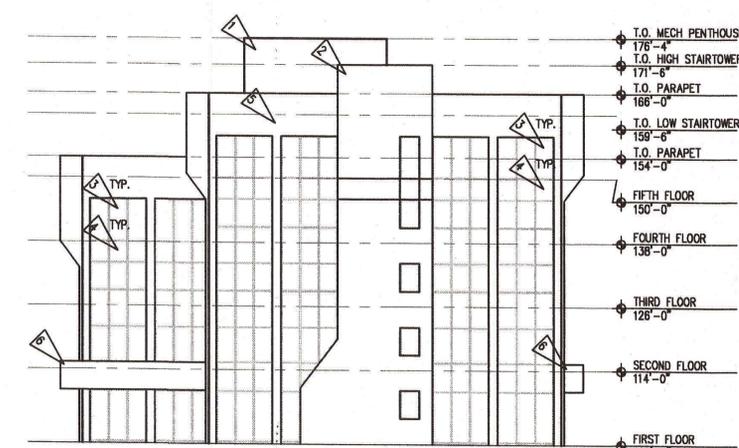


4 EXISTING NORTH ELEVATION
SCALE: 1/16" = 1'-0"

LOCATION OF NEW PATIO FENCE



1 EAST ELEVATION WITH NEW ENTRY VESTIBULE
SCALE: 1/16" = 1'-0"



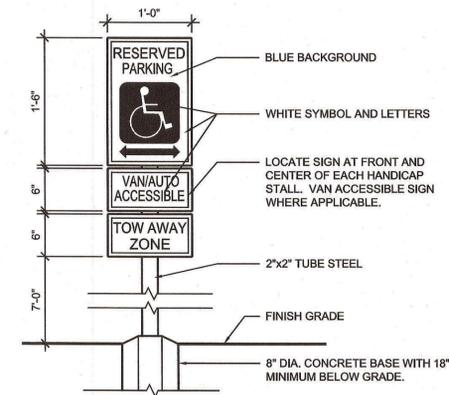
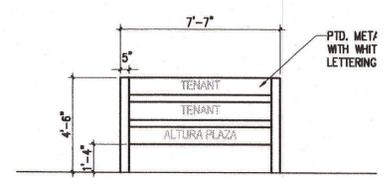
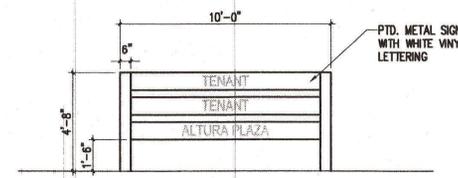
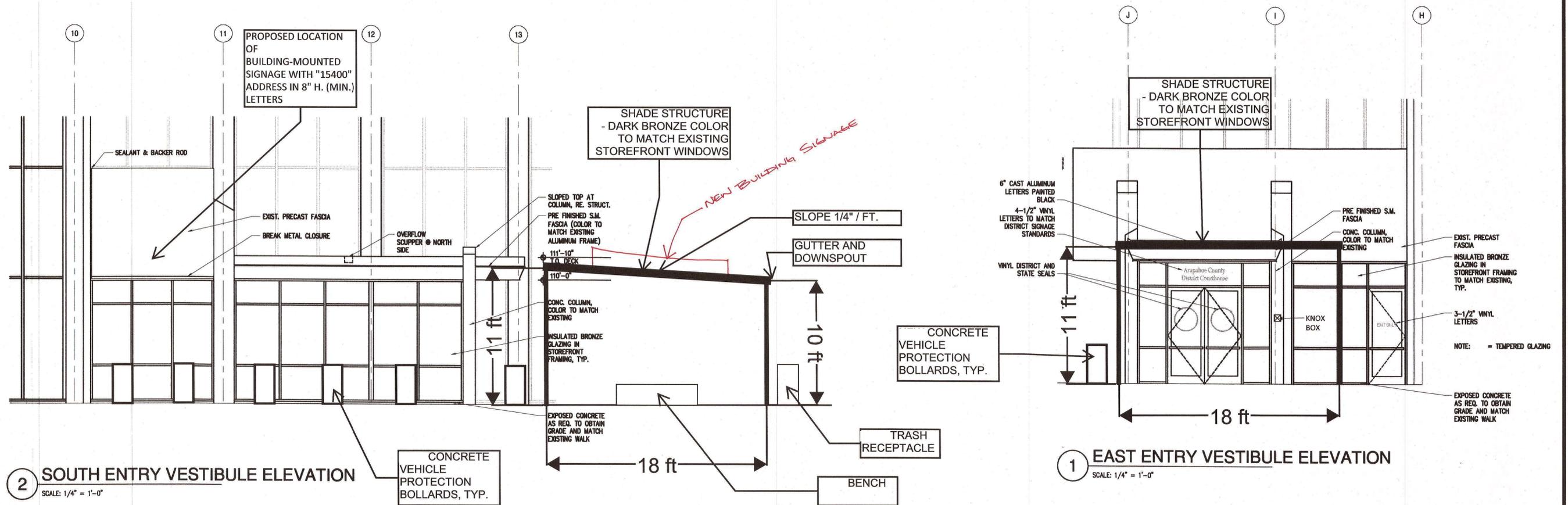
3 EXISTING WEST ELEVATION
SCALE: 1/16" = 1'-0"

- LEGEND**
1. MECHANICAL PENTHOUSE
 2. EXPOSED AGGREGATE, PRECAST CONCRETE STAIRTOWER WITH WINDOWS (MED. BROWN)
 3. BRONZE TINTED CURTAIN WALL GLAZING IN DARK BRONZE ALUMINUM FRAMES, ALTERNATING WITH SPANDREL PANELS
 4. DARK BROWN SPANDREL PANEL IN DARK BRONZE ALUMINUM FRAME, ALTERNATING WITH TINTED GLASS
 5. EXPOSED AGGREGATE, PRECAST CONCRETE WALL PANELS (MED. BROWN)
 6. EXPOSED AGGREGATE, PRECAST CONCRETE CANOPY (MED. BROWN)

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ENTRY VESTIBULE ELEVATIONS

PREPARED BY:



INTERGROUP ARCHITECTS
2000 W. Littleton Blvd
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303.738.8877

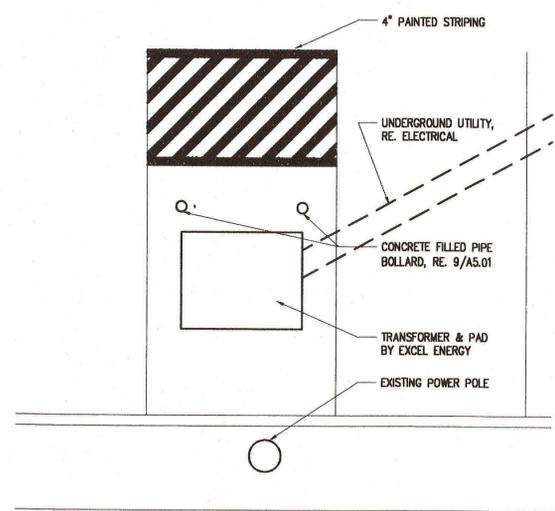
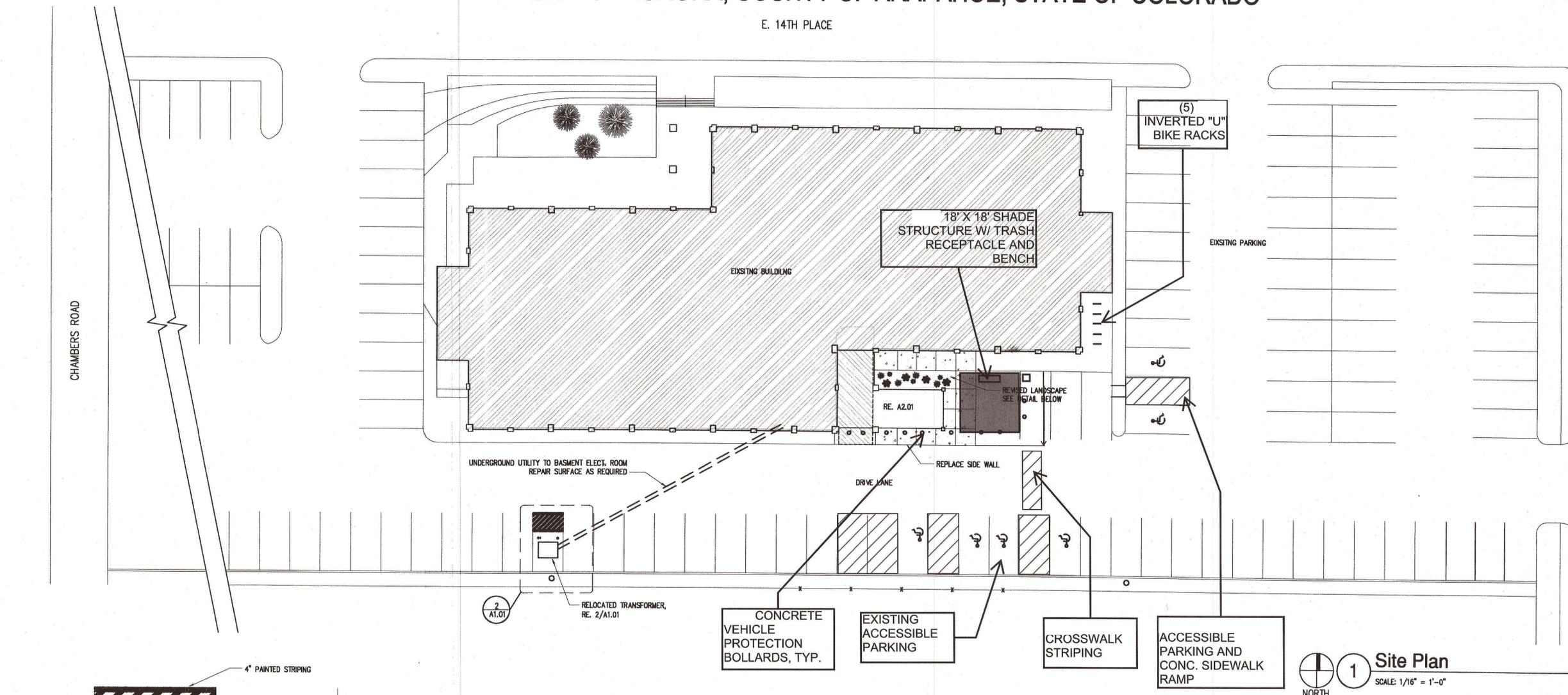
A.3

ALTURA PLAZA

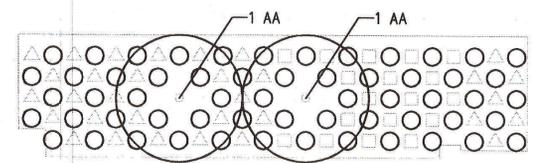
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E. 14TH PLACE



Enlarged Site Plan @ Relocated Transformer
SCALE: 1/4" = 1'-0"
NORTH



Install 3" depth shredded bark mulch over entire planter
Re-use salvaged rock mulch in other planters on site
Repair existing or install new automatic irrigation system

PLANT LIST

KEY	QUANTITY	SCIENTIFIC NAME	COMMON NAME	MATURE SIZE	PLANTED SIZE + COMMENTS
AA	2	Amelanchier alnifolia	Serviceberry	6-12' ht	6" clump specimen
○	58	Mahonia repens	Creeping holly	12"x12-15"	4" pot
△	32x3=96	Galanthus elwesii	Giant white snowdrop	9" ht	Top Size Bulbs - 3 per symbol
□	18x3=54	Viola wittrockiana	'Red Blotch' Pansy	9" ht	4" pot - 3 per symbol

Entry Planter
SCALE: 1/4" = 1'-0"
NORTH

TREE MITIGATION NOTES (BASED ON THE INTERNATIONAL SOCIETY OF ARBORICULTURE'S GUIDE TO PLANT APPRAISAL)

SPECIES	DIAMETER	BASIC VALUE	SPECIES VALUE	CONDITION VALUE	LOCATION VALUE	MITIGATION VALUE	COMMENTS
AUSTRIAN PINE	12"	\$4,683.08	80%*	60% (FAIR)	65%	\$1,461.21	TOO LARGE TO EASILY TRANSPLANT

* SPECIES VALUE FOR DOUGLAS FIR OR SOUTH WESTERN WHITE PINE IS 75%

LANDSCAPE NOTES

The developer, his successors and assigns, shall be responsible for installation, maintenance and replacement of all landscape 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.

All landscaped areas and plant material must be watered by an automatic underground irrigation system. All controllers for these systems shall be connected to automatic shutoff rain sensors.

If soil in planting beds has less than 3% organic matter, three cubic yards per 1000 square feet hardwood bark chips or sphagnum peat shall be rototilled into soil to depth of one to three feet.

FIRE LIFE SAFETY LANDSCAPE NOTES:

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

LANDSCAPE PLAN

PREPARED BY:



L.1

11.20.2015 MINOR AMENDMENT