# AURORA PLAZA

## SITE PLAN

HOMECRAFTERS

#### NOTES

- This survey does not propose to identify the ownership of the correct position of the three (3) street secord as indicated on recorded plats on file in the Office of the Clerk and Recorder of Araphabe County (Burns Aurora Fifth Filing Book 11 Page 58 and First Addition to Burns Aurora Fifth Filing Book 11, Page 31).
- That all boundary corners were re-established from local existing monumentation accepted along rights-of-way of Del Mar Court and Paris Street. The Southeast corner and East One-Quarter corner were both accepted in place and verified to local control.
- This survey does not constitute a title search to determine ownership, easements of record, therefore, easements are not shown.
- No title commitment was provided to me, therefore ownership identification is limited to the Plat in Book 11 at Fage 31.
- 11 at Page 31.

  That the area of the existing building is 49,207 square feet, that the addition totals 15,854 square feet, yielding a total building area of 65,071 square feet.

- All proposed building dimensions were obtained from a document provided to me by Futura Engiseering Inc. of Aurora, Colorado. Said document identified as:

First & Mezzanine Floor Plan and General Notes Aurora Plaza Remodeling Space B1 Home Crafters Centers, Isc. BA1 Last Revision 4-24-84 No. 1 of

Sidney H. Morris & Associates Chicago, Illinois 60610 (312) 236-5115

MA 2.22.21 - MINOR AMENDMENT TO THE PARKING AND LANDSCAPING ON THE SOUTHEAST CORNER OF THE BUILDING AND THE SIDEWALK ON THE EAST SIDE OF THE BUILDING.

### GENERAL NOTES

- Legal Description and by Benchmark Engineers, Ltd.
- Prepared under the supervision of Richard T. Standish, Colorado P.E. No. 13016.

1 of 5 Cover Sheet 2 of 5 Site Plan

3 of 5 Landscape Plan

4 of 5 Redline Amendment

5 of 5 Building Elevations

#### PREPARED FOR

SUN BUILDING CO. P.O. BOX 4565 BIRMINGHAM ALABAMA 35205

## PREPARED BY:

Futura Engineering Inc. 10691 E. Bathany Drive - Suite 400 Aurora, Colorado 80014 - (303) 751-4040

## **Sheet Index**

## Site Data

SIXTH

Land area within property lines: 6.161 ac. Gross floor area (41-16 City Code): 65,207 sq. ft. ONE (65,207 sq. ft.) Number of buildings: Total Building Coverage: 65,207 sq. ft. Hard-surface area (exclusive of building): 203,173 sq. ft. Area devoted to landscaping within site: 10,006 sq. ft. Present zoning clarification: B-1 COMMERCIAL - GYM Proposed uses: Sign area: 512 sq. ft. Type of Sign (free standing, wall, etc.): WALL MOUNTED Number of stories: ONE Maximum height of buildings: 25 ft. Loading spaces provided: 3 Parking spaces required: 326 Parking spaces provided: 435

VICINITY MAP

### PARKING REQUIREMENTS

Existing Shops	120,000	sq.	ft.		200	:	601	required	
HOMECRAFTERS (existing area)	49,207	sq.	ft.		200	*	246	required	
HOMECRAFTERS (addition)	15,864	sq.	ft.	+	200		80	regiored	
Total Parking Required							927		
Parking Provided						2	8001		
Extra Parking.							81		
Compacts				6	1 -	0.6	0.8		
Handicap				1	2 = 1	0.1	21		

#### LEGAL DESCRIPTION

A parcel of land being a portion of Lot 1 through Lot 3 of Block 17 and Lot 1 through Lot 3 of Block 35 of FIRST ADDITION TO BURBA HOUNDAM, FITHY FILLS OF BLOCK AND ADDITION TO BURBA HOUNDAM, FITHY FILLS OF STREET AND ADDITION OF A PROPAGE OF THE STREET OF THE ADDITION OF THE ADDITION

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Section 2. Township a South, Mange 6. West to the 11AT.

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distance of 1970.88 feet said point being the Point of the

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Beyinning asid Courter, Derodox, said point being on the Southeast One-Quarter, a distance of 3.2.5 feet; thence

Jeparting said last course, perpendicular to the East line of said

Southeast One-Quarter, a distance of 3.2.5 feet; thence

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Jeparting said last course, perpendicular to the East line of said

Southeast One-Quarter, a distance of 3.2.5 feet; thence

Jeparting said last course on an angle to the south of curver; thence

Jeparting said last course on an are distance of 34.75 feet to a

Notherly lines of too! and Lot lot fluck life of the showe

plate, a distance of 153.23 feet to the point of intersection be

Westerly line on an angle to the Left of \$11401, a distance

of 32.68 feet to a point \$1.00 feet Southerly of the South

Building extension on an angle to the light of \$0.0000, a

John Southeast One-Quarter of said Section 2: a

John Southeast One-Qua

Raid parcel containing 268.380 square feet or 6.181 acres more or less.

All Special Plans registered and recorded hereunder shall be binding upon the applicants therefor, their successors and assigns, shall limit and control the issuance and validity of all building permits and shall restrict and limit the con-tures included within such Plans to all conditions and limit ations set forth in such Plans.

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these presents to be	AD 19 54	24 18	_ day of	

Attorney in feet

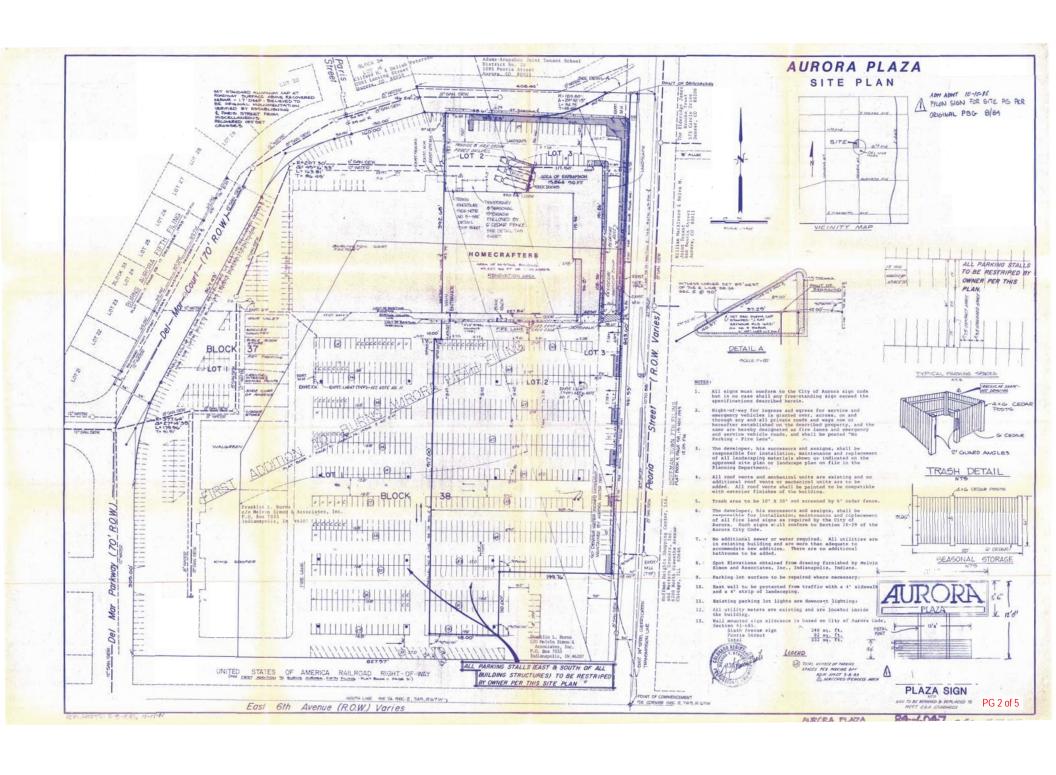
NOTARIAL
Chair of Cotorado   Sc county of Arapatoo   Sc
The forgoing instrument was acknowledged before me this 24
day of Good Declynat Co Loc. by Gary L. Calder, Attorney.
Witness my hand and official seal  Notary Eubric Date
Ny conmission expires Man 30/008
Business Address 3025 5. ALEAST ROAL 7003

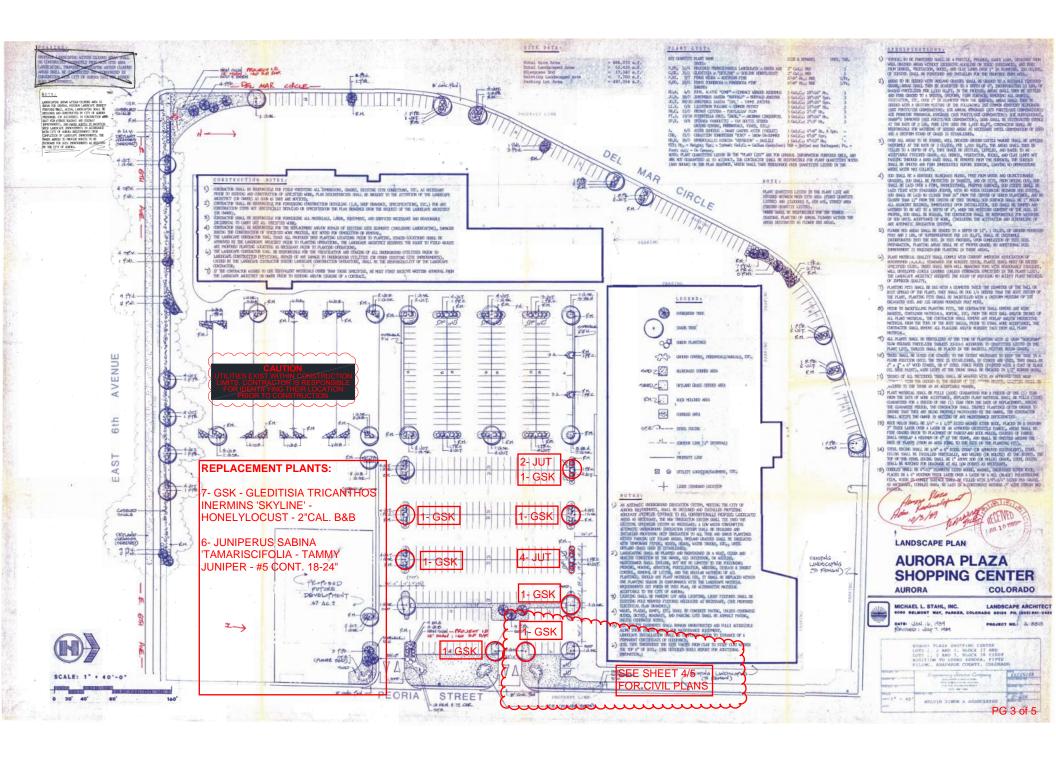
City Attorney:	NA	_	Date	
Planning Direc	tor: Done	112.70	Date: Aug. 30/984	Staf
Planning Commi	ssion: NA	+ -	Date:	enly
-City Council:_	NA -		Date:	
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	cit	y Clerk		

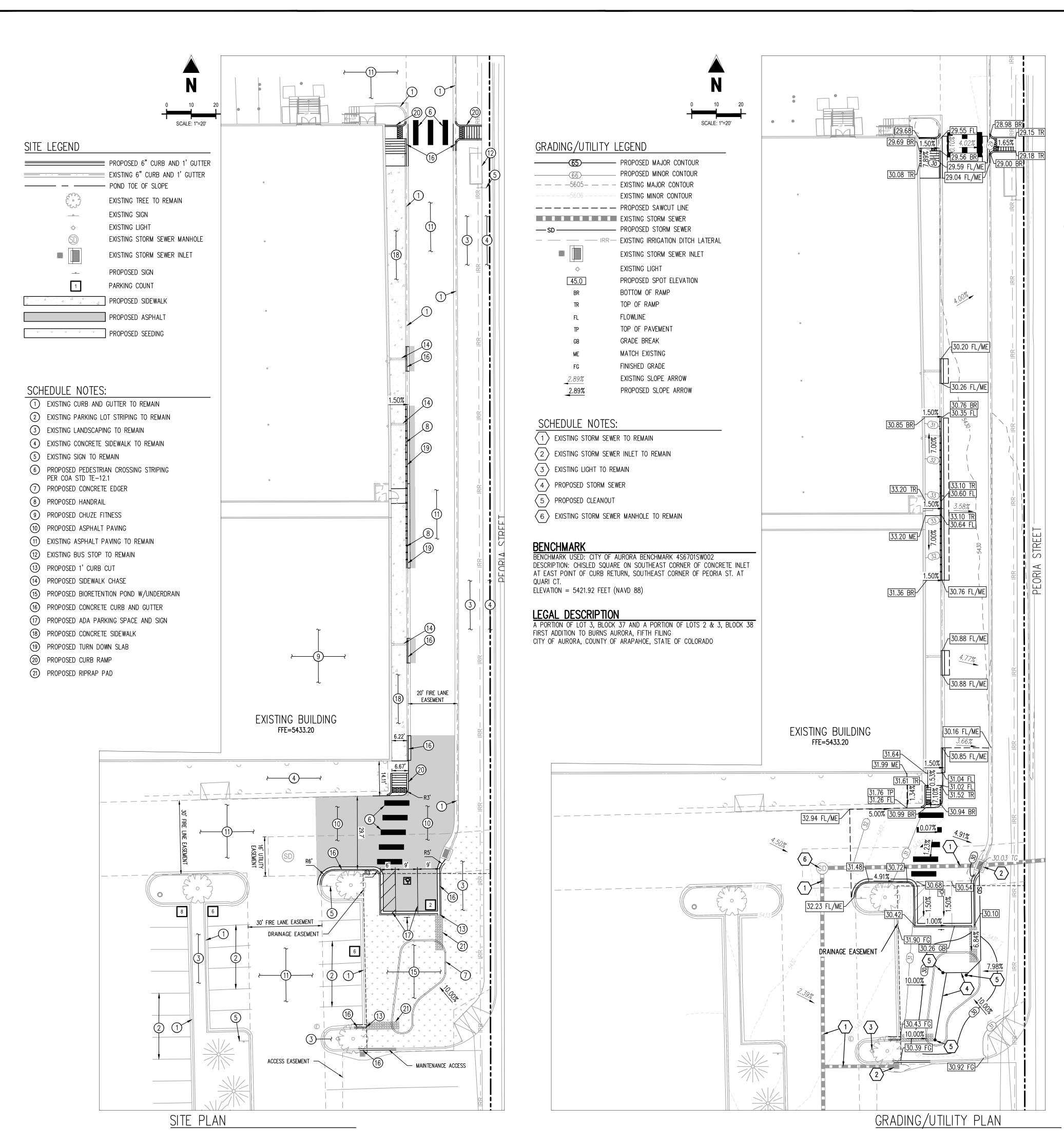
### RECORDER'S CERTIFICATE

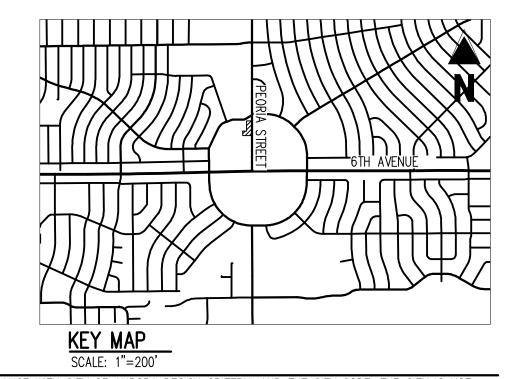
Clerk and Recorder:\_\_\_

PG 1 of 5









CITY OF AURORA NOTES:

- CITY OF AURORA PLAN REVIEW IS ONLY FOR GENERAL CONFORMANCE WITH CITY OF AURORA DESIGN CRITERIA AND THE CITY CODE. THE CITY IS NOT RESPONSIBLE FOR THE ACCURACY AND ADEQUACY OF THE DESIGN, DIMENSIONS, AND ELEVATIONS WHICH SHALL BE CONFIRMED AND CORRELATED AT THE JOB SITE. THE CITY OF AURORA, THROUGH THE APPROVAL OF THIS DOCUMENT, ASSUMES NO RESPONSIBILITY FOR THE COMPLETENESS AND/OR ACCURACY OF THIS DOCUMENT.
- 2. THE DEVELOPER SHALL HAVE A LICENSED PROFESSIONAL ENGINEER CERTIFY EACH STORMWATER DETENTION POND AND/OR WATER QUALITY BMP IS BUILT ACCORDING TO THE APPROVED PLANS AND SPECIFICATIONS AND THE REQUIRED DETENTION VOLUME, INCLUDING THE WQCV WHEN USED, IS MET. THE CERTIFICATION SHALL ALSO VERIFY ALL PERTINENT DIMENSIONS, ELEVATIONS, REQUIRED OUTLET ORIFICE PLATES FOR DETENTION AND WQCV AND OTHER PERMANENT BMPS REQUIREMENTS ARE INSTALLED PER THE APPROVED PLANS AND SPECIFICATIONS, AND SHALL SHOW THE AS—BUILT VOLUMES FOR THE 100—YEAR, 10—YEAR STORM EVENTS, AND FOR THE WQCV AND OTHER PERTINENT DIMENSIONS, ELEVATIONS AND CAPACITY REQUIREMENTS ASSOCIATED WITH THE WQ BMP USED. THE CERTIFICATION SHALL BE PROVIDED TO THE CITY OF AURORA ENGINEERING CONTROL SECTION SENIOR ENGINEER BEFORE A CERTIFICATE OF OCCUPANCY WILL BE ISSUED.
- "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 ENTRANCE 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 2009 INTERNATIONAL BUILDING CODE, CHAPTER 11, AND THE AMERICAN NATIONAL STANDARDS INSTITUTE (ICC/ANSI) A117–2003.
- 4. ALL BUILDING ADDRESS NUMBERS SHALL COMPLY WITH THE AURORA CITY CODE, ARTICLE VII -NUMBERING OF BUILDINGS.
- 5. THE APPLICANT HAS THE OBLIGATION TO COMPLY WITH ALL APPLICABLE REQUIREMENTS OF THE AMERICANS WITH DISABILITIES ACT.
- 6. EMERGENCY INGRESS AND EGRESS 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".
- 7. THE 2015 INTERNATIONAL FIRE CODE (IFC), REQUIRES ALL BUILDINGS TO BE ASSESSED FOR ADEQUATE EMERGENCY RESPONDER RADIO COVERAGE (ERRC). AT THE TIME THE STRUCTURE IS AT FINAL FRAME AND FINAL ELECTRICAL INSPECTIONS, THE GENERAL CONTRACTOR (GC) WILL BE REQUIRED TO HIRE A QUALIFIED INDEPENDENT 3RD PARTY TO ASSESS THE RADIO FREQUENCY LEVELS WITHIN THE STRUCTURE. ONCE COMPLETED, THE 3RD PARTY WILL PROVIDE THE RESULTS OF THE TEST TO BOTH THE GC AND THE AURORA BUILDING DIVISION AS TO WHETHER THE STRUCTURE PASSED OR FAILED THE PRELIMINARY RADIO SURVEILLANCE. A STRUCTURE THAT HAS PASSED THIS SURVEILLANCE REQUIRES NO FURTHER ACTION BY THE GC. A FAILED RADIO SURVEILLANCE WILL REQUIRE A LICENSED CONTRACTOR TO SUBMIT PLANS TO THE AURORA BUILDING DIVISION TO OBTAIN A BUILDING PERMIT FOR THE INSTALLATION OF AN ERRC SYSTEM PRIOR TO INSTALLATION. THIS ASSESSMENT AND INSTALLATION IS AT THE OWNER OR DEVELOPERS EXPENSE. FUTURE INTERIOR OR EXTERIOR MODIFICATIONS TO THE STRUCTURE AFTER THE ORIGINAL CERTIFICATE OF OCCUPANCY IS ISSUED WILL REQUIRE A REASSESSMENT FOR ADEQUATE RADIO FREQUENCY COVERAGE.
- 8. 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. THE UNDERSIGNED DOES HEREBY COVENANT AND AGREE THAT THEY SHALL CONSTRUCT UPON THE FIRE LANE EASEMENTS, AS DEDICATED AND SHOWN HERE ON, A HARD SURFACE IN ACCORDANCE WITH THE CITY OF AURORA'S PAVING STANDARDS FOR FIRE LANE EASEMENTS, AND THAT THEY SHALL MAINTAIN THE SAME IN A STATE OF GOOD REPAIR AT ALL TIMES AND KEEP THE SAME FREE AND CLEAR OF ANY STRUCTURES, FENCES, LANDSCAPE MATERIALS, SNOW OR OTHER OBSTRUCTIONS. THE MAINTENANCE OF PAVING ON THE FIRE LANE EASEMENT(S) IS THE RESPONSIBILITY OF THE OWNER, AND THE OWNER SHALL POST AND MAINTAIN APPROPRIATE SIGNS IN CONSPICUOUS PLACES ALONG SUCH FIRE LANE EASEMENTS, STATING "FIRE LANE, NO PARKING." THE LOCAL LAW ENFORCEMENT AGENCY(S) IS HEREBY AUTHORIZED TO ENFORCE PARKING REGULATIONS WITHIN THE FIRE LANE EASEMENTS, AND TO CAUSE SUCH EASEMENTS TO BE MAINTAINED FREE AND UNOBSTRUCTED AT ALL TIMES FOR FIRE DEPARTMENT AND EMERGENCY APPARATUS USE.
- 9. 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.
- 10. 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 ESTABLSHIED ON THE DESCRIBED PROPERTY, AND THE SAME ARE HEREBY DESIGNATED AS "SERVICE/EMERGENCY AND UTILITY EASEMENTS AND SHALL BE POSTED "NO PARKING FIRE LANE".
- 11. ALL ROOFTOP MECHANICAL EQUIPMENT AND VENTS GREATER THAN EIGHT INCHES IN DIAMETER MUST BE SCREENED. SCREENING MAY BE DONE EITHER WITH AN EXTENDED PARAPET WALL OR A FREESTANDING SCREEN WALL OF A MATERIAL, COLOR, AND DESIGN MATCHING THE BUILDING. 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 CERTIFICATE OF OCCUPANCY.
- 12. 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 THE CITY ENGINEER
- 13. 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.
- 14. 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.
- 15. 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.

# NOTE

1. ADD 5400 TO ALL SPOT ELEVATIONS.

- 2. ALL SPOT GRADES AND DIMENSIONS ARE TO FLOWLINE UNLESS OTHERWISE NOTED.
- WATER QUALITY POND WILL BE PRIVATELY OWNED AND MAINTAINED.
- 4. ALL PROPOSED STORM SEWER IS PRIVATE AND SHALL BE OWNED AND MAINTAINED BY PROPERTY OWNER.
- 5. GRADES AND SLOPES SHOWN HEREON ARE FOR REFERENCE ONLY. SPOT ELEVATIONS SHALL GOVERN.
- 6. ALL CURB AND GUTTER SHALL BE 6" VERTICAL WITH 12" GUTTER.

# <u>CAUTION - NOTICE TO CONTRACTOR</u>

ALL UTILITY LOCATIONS SHOWN ARE BASED ON MAPS PROVIDED BY THE APPROPRIATE UTILITY COMPANY AND FIELD SURFACE EVIDENCE AT THE TIME OF SURVEY AND IS TO BE CONSIDERED AN APPROXIMATE LOCATION ONLY. IT IS THE CONTRACTOR'S RESPONSIBILITY TO FIELD VERIFY THE LOCATION OF ALL UTILITIES, PUBLIC OR PRIVATE, WHETHER SHOWN ON THE PLANS OR NOT, PRIOR TO CONSTRUCTION. REPORT ANY DISCREPANCIES TO THE ENGINEER PRIOR TO CONSTRUCTION.

2. WHERE A PROPOSED UTILITY CROSSES AN EXISTING UTILITY, IT IS THE CONTRACTOR'S RESPONSIBILITY TO FIELD VERIFY THE HORIZONTAL AND VERTICAL LOCATION OF SUCH EXISTING UTILITY, EITHER THROUGH POTHOLING OR ALTERNATIVE METHOD. REPORT INFORMATION TO THE ENGINEER PRIOR TO CONSTRUCTION.

Galloway

Greenwood Village, CO 80111 303.770.8884 GallowayUS.com

6162 S. Willow Drive, Suite 320

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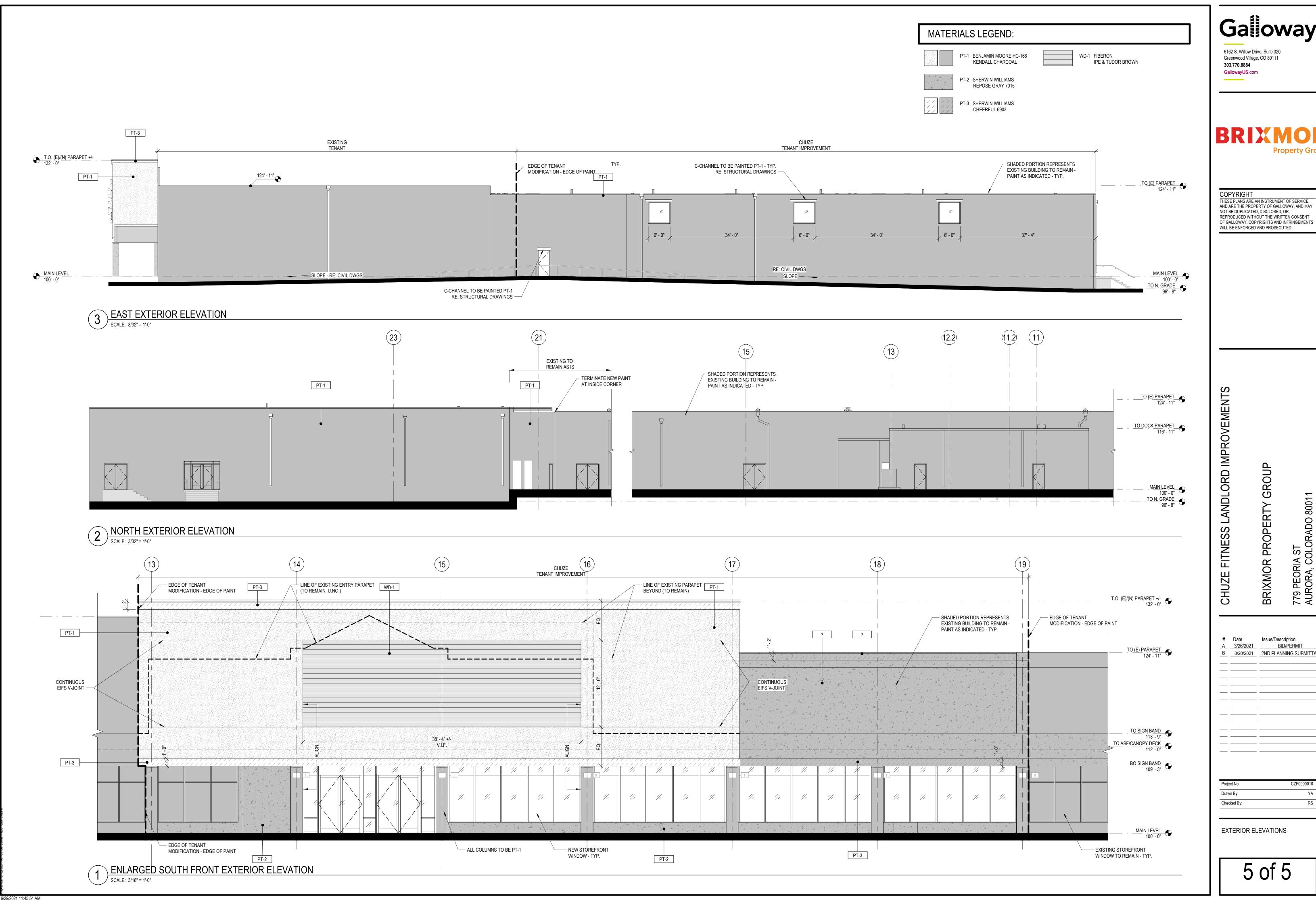
Date 3/26/2021	Issue / Description BID/PERMIT	Init. ARK
8/20/2021	2ND PLANNING SUBMITTAL	TDK

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roject No:	CZF000010
rawn By:	DMP
hecked By:	ARK
ate:	2/22/21

SITE & GRADING PLAN

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Galloway

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