

LEGEND

—CIV—	CABLE TELEVISION LINE
—E—	ELECTRICAL LINE
—FO—	FIBER-OPTIC LINE
—G—	GAS LINE
—SS—	SANITARY SEWER LINE
—STS—	STORM SEWER LINE
—T—	TELEPHONE LINE
—W—	WATER LINE
•	BOLLARD
○	CLEANOUT
□	COMMUNICATIONS PEDESTAL
⊞	ELECTRICAL BOX
⊞	ELECTRICAL METER
⊞	FIRE HYDRANT
⊞	GAS METER
⊞	IRRIGATION VALVE
⊞	LIGHT POLE (AREA)
⊞	LIGHT POLE (DIRECTIONAL)
○	MANHOLE
○	MONITOR WELL
⊞	WATER VALVE
○	NUMBER OF PARKING STALLS
▼	SIGN
⊞	DECIDUOUS TREE DIAMETER OF TRUNK
⊞	EVERGREEN TREE DIAMETER OF TRUNK
(P)	PLAT
R.O.W.	RIGHT-OF-WAY
BK. PG.	BOOK AND PAGE
REC. NO.	RECEPTION NUMBER
●	SET 5/8"x24" REBAR & 1 1/4" YELLOW PLASTIC CAP L.S. NO. 33202 UNLESS NOTED OTHERWISE
•	FOUND MONUMENT AS DESCRIBED

LEGAL DESCRIPTION (AS SURVEYED)
 LOT 1 AND 2, BLOCK 1, THE CHATEAUX AT AURORA PARK SUBDIVISION, 1ST FILING, RECORDED MAY 25, 1994 AT RECEPTION NO. 79577, PLAT BOOK 114, PAGE 28, COUNTY OF ARAPAHOE, STATE OF COLORADO.
SURVEYOR'S CERTIFICATION:
 TO: NEAR DESIGN AND PLANNING INC. SENSATUS PARTNERS, LLC, A COLORADO LIMITED LIABILITY COMPANY, AND FIDELITY NATIONAL TITLE INSURANCE COMPANY.
 THIS IS TO CERTIFY THAT THIS MAP OR PLAT AND THE SURVEY ON WHICH IT IS BASED WERE MADE IN ACCORDANCE WITH THE 2016 MINIMUM STANDARD DETAIL REQUIREMENTS FOR ALTA/NSPS LAND TITLE SURVEYS, JOINTLY ESTABLISHED AND ADOPTED BY ALTA AND NSPS, AND INCLUDES ITEMS 1, 2, 3, 4, 6(a), 7(a), 7(b), 7(c), 9, 9 AND 11, OF TABLE A THEREOF. THE FIELD WORK WAS COMPLETED ON AUGUST 6, 2019.
 DATE OF PLAT OR MAP: OCTOBER 23, 2019
 CHARLES N. BECKSTROM
 PROFESSIONAL L.S. NO. 33202
 Email: cbeckstrom@engineerserviceco.com

- LEGAL DESCRIPTION:**
- ANY EXISTING LEASES OR TENANCIES, AND ANY AND ALL PARTIES CLAIMING BY, THROUGH OR UNDER SAID LESSEES.
 - COVENANT REFERRING TO THE OVERFLIGHT OF AIRCRAFT, RECORDING DATE: SEPTEMBER 29, 1982; RECORDING NO.: BOOK 3708, PAGE 208 AND RECORDING DATE: SEPTEMBER 17, 1984 AND RECORDING NO.: BOOK 4263, PAGE 56. (APPLIES TO SUBJECT PROPERTY, HOWEVER CONTAINS NO PLOTTABLE ITEMS.)
 - EASEMENT(S) FOR THE PURPOSE(S) SHOWN BELOW AND RIGHTS INCIDENTAL THERETO, AS GRANTED IN A DOCUMENT GRANTED TO: PUBLIC SERVICE COMPANY OF COLORADO AND TO THE MOUNTAIN STATES TELEPHONE AND TELEGRAPH COMPANY; PURPOSE: UTILITY; RECORDING DATE: OCTOBER 9, 1984; RECORDING NO.: BOOK 4263, PAGE 560; QUIT CLAIM DEED RECORDING DATE: JULY 17, 1996; RECORDING NO.: RECEPTION NO. A6060679. (APPLIES TO SUBJECT PROPERTY, PLOTTED AND SHOWN HEREON.)
 - TERMS, CONDITIONS, PROVISIONS, AGREEMENTS AND OBLIGATIONS CONTAINED IN THE ACCESS AGREEMENT AS SET FORTH BELOW: RECORDING DATE: APRIL 28, 1994; RECORDING NO.: BOOK 7527, PAGE 212. (APPLIES TO SUBJECT PROPERTY, HOWEVER CONTAINS NO PLOTTABLE ITEMS.)
 - THE CHATEAUX AT AURORA PARK GENERAL DEVELOPMENT PLAN: RECORDING DATE: APRIL 11, 1994; RECORDING NO.: RECEPTION NO. 056044. PRELIMINARY DEVELOPMENT PLAN RECORDING DATE: APRIL 11, 1994; RECORDING NO.: RECEPTION NO. 056045. (APPLIES TO SUBJECT PROPERTY, HOWEVER CONTAINS NO PLOTTABLE ITEMS.)
 - EASEMENTS, NOTES, COVENANTS, RESTRICTIONS AND RIGHTS-OF-WAY AS SHOWN ON THE PLAT OF THE CHATEAUX AT AURORA PARK SUBDIVISION FILING NO. 1: RECORDING DATE: MAY 25, 1994; RECORDING NO.: PLAT BOOK 114, PAGE 28. (APPLIES TO SUBJECT PROPERTY, PLOTTED AND SHOWN HEREON.)
 - PLANNED UNIT DEVELOPMENT PLAN FOR CHATEAUX AT AURORA PARK SITE PLAN: RECORDING DATE: MAY 25, 1994; RECORDING NO.: RECEPTION NO. 07578. (APPLIES TO SUBJECT PROPERTY, HOWEVER CONTAINS NO PLOTTABLE ITEMS.)
 - EASEMENT(S) FOR THE PURPOSE(S) SHOWN BELOW AND RIGHTS INCIDENTAL THERETO, AS GRANTED IN A DOCUMENT GRANTED TO: PUBLIC SERVICE COMPANY OF COLORADO; PURPOSE: UTILITIES; RECORDING DATE: OCTOBER 20, 1994; RECORDING NO.: BOOK 7748 PAGE 795. (APPLIES TO SUBJECT PROPERTY, HOWEVER CONTAINS NO PLOTTABLE ITEMS.)
 - COVENANTS, CONDITIONS AND RESTRICTIONS BUT OMITTING ANY COVENANTS OR RESTRICTIONS, IF ANY, INCLUDING BUT NOT LIMITED TO THOSE BASED UPON RACE, COLOR, RELIGION, SEX, SEXUAL ORIENTATION, FAMILY STATUS, MARITAL STATUS, DISABILITY, HANDICAP, NATIONAL ORIGIN, ANCESTRY, SOURCE OF INCOME, GENDER, GENDER IDENTITY, GENDER EXPRESSION, MEDICAL CONDITION OR GENETIC INFORMATION, AS SET FORTH IN APPLICABLE STATE OR FEDERAL LAWS, EXCEPT TO THE EXTENT THAT SAID COVENANT OR RESTRICTION IS PERMITTED BY APPLICABLE LAW, AS SET FORTH IN THE DOCUMENT: RECORDING DATE: JULY 19, 1995; RECORDING NO.: BOOK 8031 PAGE 67. AMENDMENT TO DECLARATION OF COVENANTS CONDITIONS AND RESTRICTIONS AS RECORDED NOVEMBER 15, 1995 AT RECEPTION NO. A512444. AMENDMENT TO DECLARATION OF COVENANTS CONDITIONS AND RESTRICTIONS AS RECORDED DECEMBER 23, 1996 AT RECEPTION NO. A616171. (APPLIES TO SUBJECT PROPERTY, HOWEVER CONTAINS NO PLOTTABLE ITEMS.)
 - COVENANTS, CONDITIONS AND RESTRICTIONS BUT OMITTING ANY COVENANTS OR RESTRICTIONS, IF ANY, INCLUDING BUT NOT LIMITED TO THOSE BASED UPON RACE, COLOR, RELIGION, SEX, SEXUAL ORIENTATION, FAMILY STATUS, MARITAL STATUS, DISABILITY, HANDICAP, NATIONAL ORIGIN, ANCESTRY, SOURCE OF INCOME, GENDER, GENDER IDENTITY, GENDER EXPRESSION, MEDICAL CONDITION OR GENETIC INFORMATION, AS SET FORTH IN APPLICABLE STATE OR FEDERAL LAWS, EXCEPT TO THE EXTENT THAT SAID COVENANT OR RESTRICTION IS PERMITTED BY APPLICABLE LAW, AS SET FORTH IN THE DOCUMENT: RECORDING DATE: MARCH 11, 2017; RECORDING NO.: RECEPTION NO. D7030919. (APPLIES TO SUBJECT PROPERTY, HOWEVER CONTAINS NO PLOTTABLE ITEMS.)

- GENERAL NOTES:**
- THIS SURVEY WAS BASED ON TITLE COMMITMENT NUMBER N0024194-020-SB1-ES PREPARED BY FIDELITY NATIONAL TITLE REPORT, WITH AN EFFECTIVE DATE OF SEPTEMBER 17, 2019 AT 8:00 A.M., AND DOES NOT CONSTITUTE A TITLE SEARCH BY THIS SURVEYOR FOR OTHER EASEMENTS AND/OR EXCEPTIONS OF RECORD.
 - THE USE OF THE WORD "CERTIFY" OR "CERTIFICATION" AS SHOWN AND USED HEREON CONSTITUTES AN EXPRESSION OF PROFESSIONAL OPINION REGARDING THOSE FACTS OF FINDING WHICH ARE THE SUBJECT OF THE CERTIFICATION AND DOES NOT CONSTITUTE A GUARANTEE OF WARRANTY, EITHER EXPRESSED OR IMPLIED.
 - THIS SURVEY WAS PREPARED FOR THE EXCLUSIVE USE OF THE ENTITIES NAMED IN THE SURVEYOR'S CERTIFICATION HEREON. SAID CERTIFICATE DOES NOT EXTEND TO ANY UNNAMED PERSON OR ENTITY WITHOUT AN EXPRESS WRITTEN RECERTIFICATION BY THE SURVEYOR OF RECORD NAMED SAID PERSON OR ENTITY.
 - BEARINGS ARE BASED ON THE EAST LINE BLOCK 1, LOT 2, CHATEAUX AT AURORA PARK, FILING NO. 1, SITUATED TO THE NORTH 1/2 OF THE SW 1/4 OF SEC. 25, T. 4S., R. 67W., OF THE 6TH P.M. SAID LINE BEARS SOUTH 02°02'26" WEST A DISTANCE OF 268.15 FEET BETWEEN MONUMENTS SHOWN HEREIN.
 - THE ADDRESS OF THE SURVEYED PROPERTY IS: 12500 AND 12510 EAST ILIFF AVENUE, AURORA COLORADO.
 - BY GRAPHIC PLOTTING ONLY THE SUBJECT PROPERTY IS SITUATED IN FLOOD ZONE "X" ACCORDING TO FLOOD INSURANCE RATE MAP (FIRM) COMMUNITY PANEL NO. 08050C0187X. THIS FLOOD MAP IS NOT PRINTED PER FEES.
 - BENCHMARK Q-028C, S 3" BRASS CAP STAMPED (COA BM 5-088B, Q-028C) ON THE NE CORNER OF A CURB OPENING INLET STRUCTURE FACING ON PEORIA AND BEING AT THE NE CORNER OF SOUTH PEORIA ST. AND EAST YALE AVENUE.
 - AT THE TIME OF THIS SURVEY, NO ZONING REPORT WAS PROVIDED BY CLIENT.
 - THERE ARE 220 REGULAR PARKING SPACES, AND 10 HANDICAP PARKING SPACES ON THE SURVEYED PROPERTY.
 - THE LOCATION OF ALL UNDERGROUND UTILITY LINES, IF SHOWN HEREON, ARE BASED ON FIELD LOCATION OF VISIBLE EVIDENCE AND MARKINGS AND MAPPING PROVIDED BY A UTILITY LOCATION SERVICE AND ARE TO BE CONSIDERED AN APPROXIMATE LOCATION ONLY.
 - ALL UTILITY INFORMATION WAS OBTAINED FROM FIELD SURFACE EVIDENCE AT THE TIME OF THIS SURVEY AND IS SHOWN IN AN APPROXIMATE LOCATION ONLY BASED ON SAID FIELD OBSERVATIONS.
 - THERE WAS NO VISIBLE EVIDENCE OF CEMETERIES, GRAVESITES OR BURIAL GROUNDS LOCATED ON THE SUBJECT PROPERTY.
 - DISTANCES ON THIS SURVEY ARE EXPRESSED IN U.S. SURVEY FEET AND DECIMALS THEREOF. A U.S. SURVEY FOOT IS DEFINED AS EXACTLY 1200/3937 METERS.

AREAS OF CONCERN:
 (A) RETAINING WALL ENCLOSES ONTO SUBJECT PROPERTY.

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, LAND BOUNDARY MONUMENT, OR ACCESSORY COMMITS A CLASS TWO (2) MISDEMEANOR, PURSUANT TO STATE STATUTE 18-4-508 OF THE COLORADO REVISED STATUTES.

ENGINEERING SERVICE COMPANY
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 Creative Solutions Since 1954
 CIVIL ENGINEER LICENSE NO. 1877-270-0659

NEAR DESIGN AND PLANNING
 10701 MELODY DRIVE, SUITE 555
 NORTHGLENN CO. 80534

ALTAMPS LAND TITLE SURVEY
 LOT 1 AND 2, BLOCK 1, THE CHATEAUX AT AURORA PARK SUBDIVISION 1ST FILING
 SITUATED IN THE NORTH 1/2 OF THE SW 1/4 OF SEC. 25, T. 4S.,
 R. 67W., OF THE 6TH P.M.
 COUNTY OF ARAPAHOE, STATE OF COLORADO
 12500 EAST ILIFF AVENUE

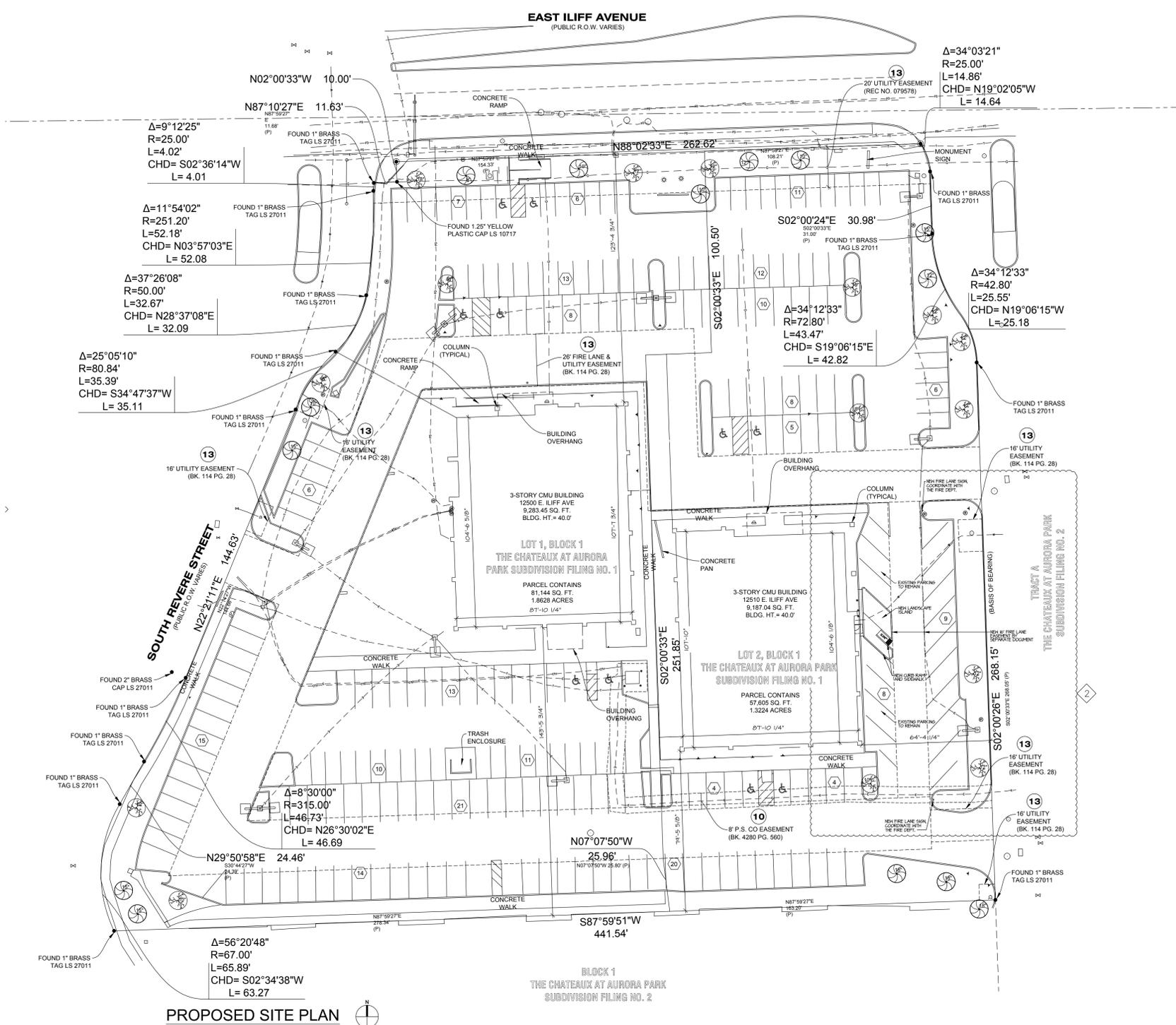
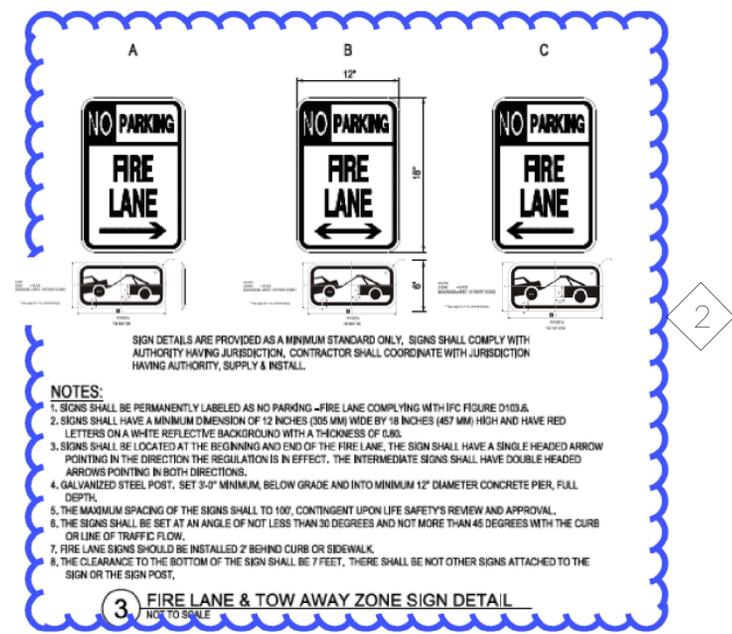
Designed by: CNY Date: 10/23/2019
 Drawn by: JSB Survey No: 19189-S
 Checked by: SAM Project No: 1000.015
 Field Book No: Scale: 1"=30'

Sheet No. 1 OF 4

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JOB NO.: 19-ILP-001
SCALE: 1"=30'-0"
DATE: 7-2-19
DRAWN: SLB
CHECKED: EEN/DW
REVISIONS:

APPROVED
TENANT



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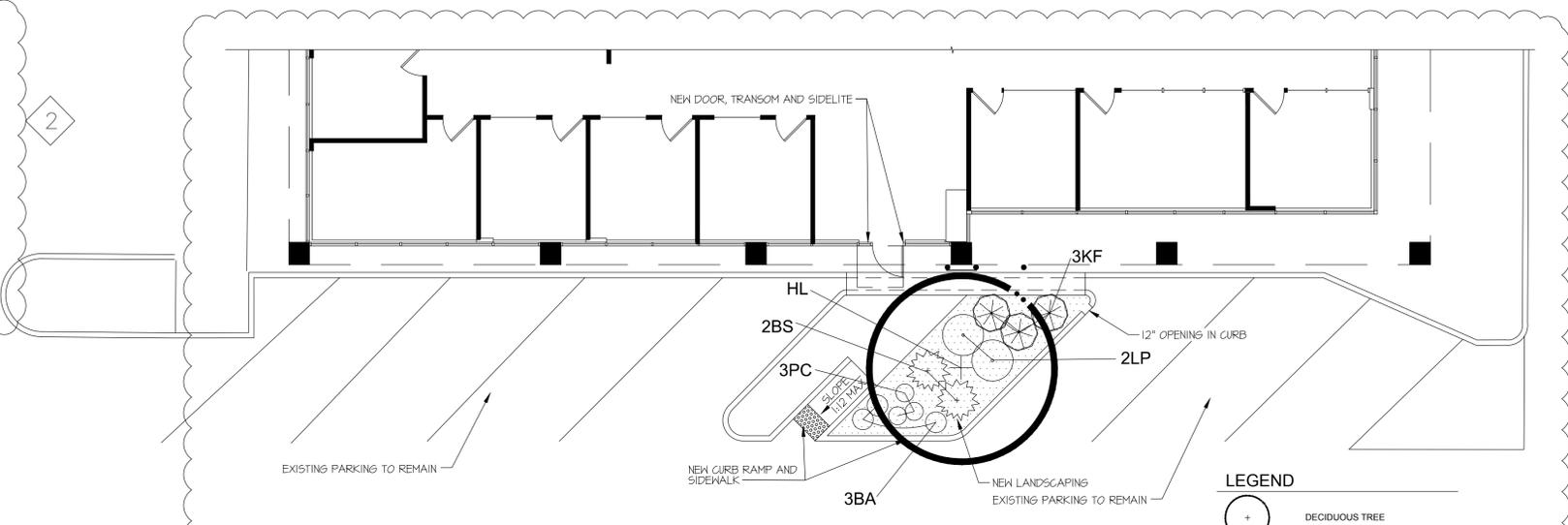
JOB NO.: 19-ILP-001
SCALE: 1/8"=1'-0"
DATE: 7-2-19
DRAWN: SLB
CHECKED: EEN/DM
REVISIONS:

① CITY REV. 10-31-19
② CITY REV. 11-22-19

APPROVED
TENANT

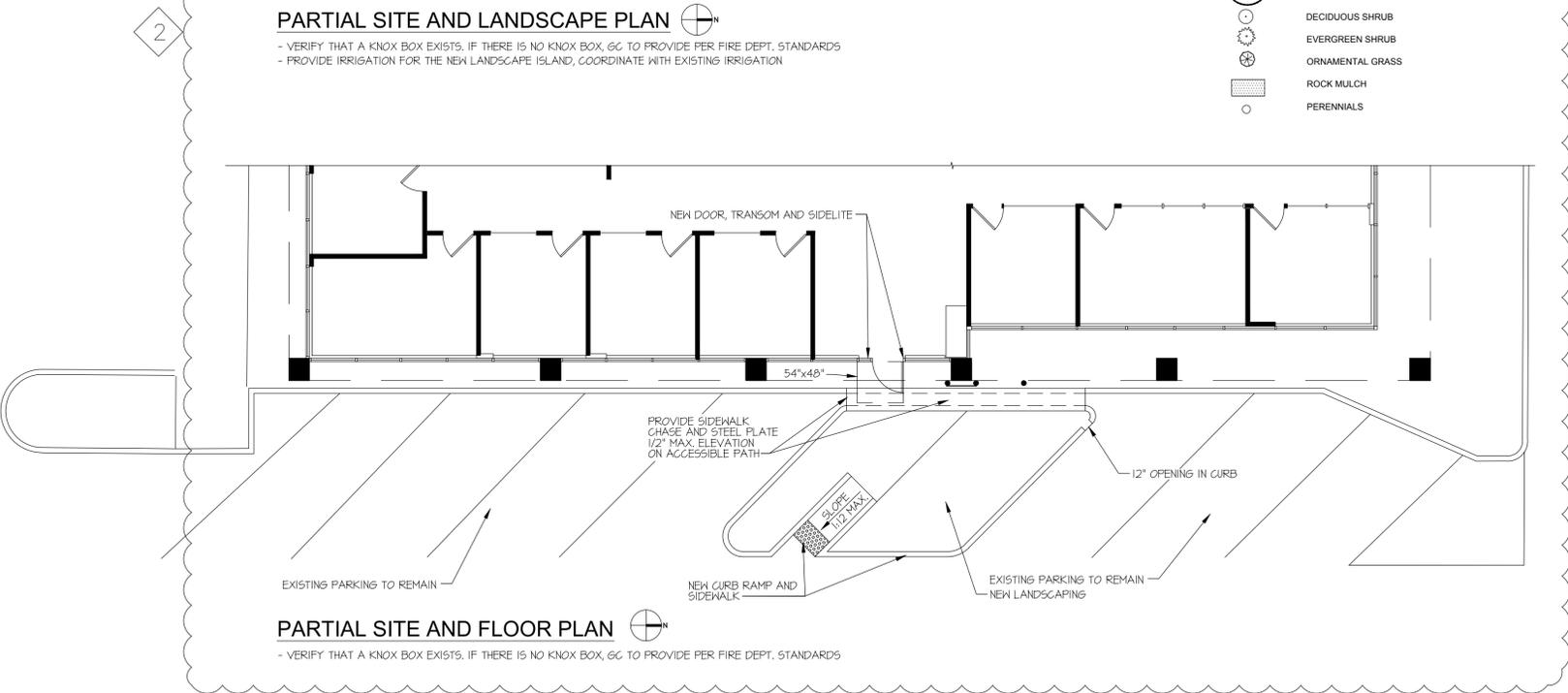
PLANT LIST					
KEY	QTY.	BOTANICAL NAME	COMMON NAME	SIZE	NOTES/REMARKS
DECIDUOUS TREES					
HL	1	Gleditsia triacanthos inermis 'Shademaster'	Shademaster Honeylocust	2.5' cal.	B&B, single stem, full head
DECIDUOUS SHRUBS					
LP	2	Ligustrum vulgare 'Lodense'	Lodense Privet	24-30" ht.	#5 Container
EVERGREEN SHRUBS					
BS	2	Juniperus squamata 'Blue Star'	Blue Star Juniper	18-24" ht.	#5 Container
PERENNIALS & ORNAMENTAL GRASSES					
BA	3	Blue Avena Grass	Helictotrichon sempervirens	12-15" ht.	#1 Container
KG	3	Calamagrostis brachytricha	Korean Feather Grass	24-30" ht.	#5 Container
PC	3	Echinacea purpurea	Purple Coneflower	12-15" ht.	#1 Container

NOTES:
1. ALL WORK SHALL CONFORM TO THE CITY OF AURORA STANDARDS & REGULATIONS AND ALL APPLICABLE STATE AND LOCAL CODES.
2. CONTRACTOR SHALL APPROPRIATE UTILITY LOCATIONS TO LOCATE OF ALL BURIED UTILITY LINES, INCLUDING EXISTING LOCATIONS, TRENCHES AND CONDITIONS OF ALL BARRING UTILITIES PRIOR TO CONSTRUCTION.
3. EXISTING SOIL IN PLANTING AREAS SHALL BE TESTED BY THE CONTRACTOR FOR CONTAMINANTS AND SUBSTANCES HARMFUL TO PLANT GROWTH PRIOR TO PLACEMENT.
4. A MECHANICAL TEST SHALL REQUIRE THAT SOIL IN PLANTING AREAS BE REPLACED WITH CLEAN FILL TO A DEPTH OF 12".
5. A MECHANICAL TEST SHALL REQUIRE THAT THE SUBGRADE FILL TO A DEPTH OF 12".
6. IN BOTH CASES ABOVE THE SUBGRADE SHALL BE RAISED TO REFLECT THE NEW CURB HEIGHT AND PROVIDE A DRAIN IN THE BARRING FOR DRAINAGE. IN MAXIMUM TOP OF SUBGRADE 3" BELOW ADJACENT CURB & VARIATION ELEVATION TO ALLOW FOR SPECIFIED MOISTURE DEPTH.
7. THE TOP 4" OF LANDSCAPE AREAS SHALL BE CLEAN TOPSOIL THAT HAS BEEN STOCKPILED OR IMPORTED TOPSOIL AS NECESSARY.
8. SOIL AMENDMENT SHALL BE LOW-SALTS, FULLY-NUTRIENT ORGANIC COMPOST, CERTIFIED FREE OF PATHOGENS AND SHALL BE MIXED TO A MAX. OF 20% ORGANIC MATERIAL. COMPOST SHALL BE APPLIED TO LANDSCAPE AREAS BY A MINIMUM OF 1/2" TO 1" DEPTH, TO BE APPLIED TO EXISTING LANDSCAPE AREAS AND LANDSCAPE AREAS SHALL BE 4" TO 6" DEEP.
9. IN ALL SOIL AREAS, THE TOP 1/2" OF SUBGRADE SHALL BE TOPSOIL AND SOIL PREPARATION MATERIAL, BOTTLED TO A DEPTH OF 4" SOIL PREP SHALL BE COMPOSTED ORGANIC SOIL AMENDMENT APPLIED AT 4 C.Y. PER 1,000 S.F.
10. CONTRACTOR SHALL FINE GRADE ALL AREAS TO BE PLANTED. ALL FINE GRADING MUST BE APPROVED BY THE OWNER REPRESENTATIVE PRIOR TO LANDSCAPE INSTALLATION.
11. PLANTS SHALL MEET THE MINIMUM STANDARDS OUTLINED IN THE "AMERICAN STANDARD FOR NURSERY STOCK" AND ALL PLANT MATERIALS ARE SUBJECT TO APPROVAL BY THE OWNER'S REPRESENTATIVE PRIOR TO INSTALLATION. PLANTS NOT MEETING THE SET STANDARDS WILL BE REJECTED.
12. ALL PLANT MATERIAL SHALL CARRY A WARRANTY FOR A PERIOD OF NOT LESS THAN 1 YEAR AFTER ACCEPTANCE OF THE PROJECT BY THE OWNER. WARRANTY SHALL BE A ONE-TIME REPLACEMENT THAT INCLUDES LABOR AND MATERIALS.
13. ALL PLANTING AREAS SHALL BE MULCHED WITH 4" DEPTH MULCH TO MATCH EXISTING OR LANDSCAPE WOOD SHAVES. PLANTS SHALL BE MULCHED WITH 2" DEPTH MULCH. MULCH SHALL BE APPLIED TO ALL PLANTING AREAS WITH PLANTS. PLANTS IN ROCK BEDS SHALL BE MULCHED WITH 1/2" DEPTH MULCH. MULCH SHALL BE APPLIED TO ALL PLANTING AREAS WITH PLANTS. PLANTS IN ROCK BEDS SHALL BE MULCHED WITH 1/2" DEPTH MULCH. MULCH SHALL BE APPLIED TO ALL PLANTING AREAS WITH PLANTS.
14. EXISTING EXTERIOR IRRIGATION PIPE SHALL BE MAINTAINED WITH LANDSCAPE MATERIALS WITH DRIP IRRIGATION AND LOW SALINITY EMITTERS. SUBMIT SHOP DRAWINGS WITH MATERIALS LIST.



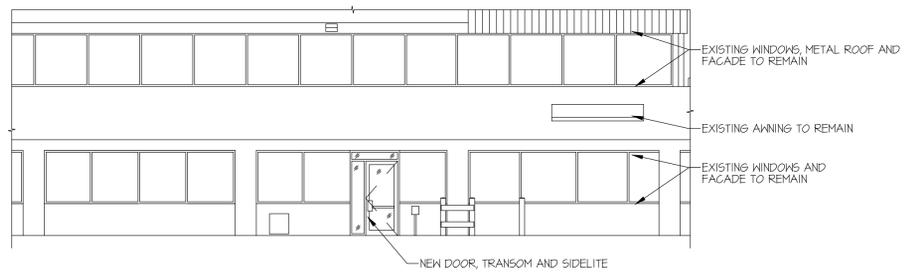
PARTIAL SITE AND LANDSCAPE PLAN

- VERIFY THAT A KNOX BOX EXISTS, IF THERE IS NO KNOX BOX, GC TO PROVIDE PER FIRE DEPT. STANDARDS
- PROVIDE IRRIGATION FOR THE NEW LANDSCAPE ISLAND, COORDINATE WITH EXISTING IRRIGATION



PARTIAL SITE AND FLOOR PLAN

- VERIFY THAT A KNOX BOX EXISTS, IF THERE IS NO KNOX BOX, GC TO PROVIDE PER FIRE DEPT. STANDARDS

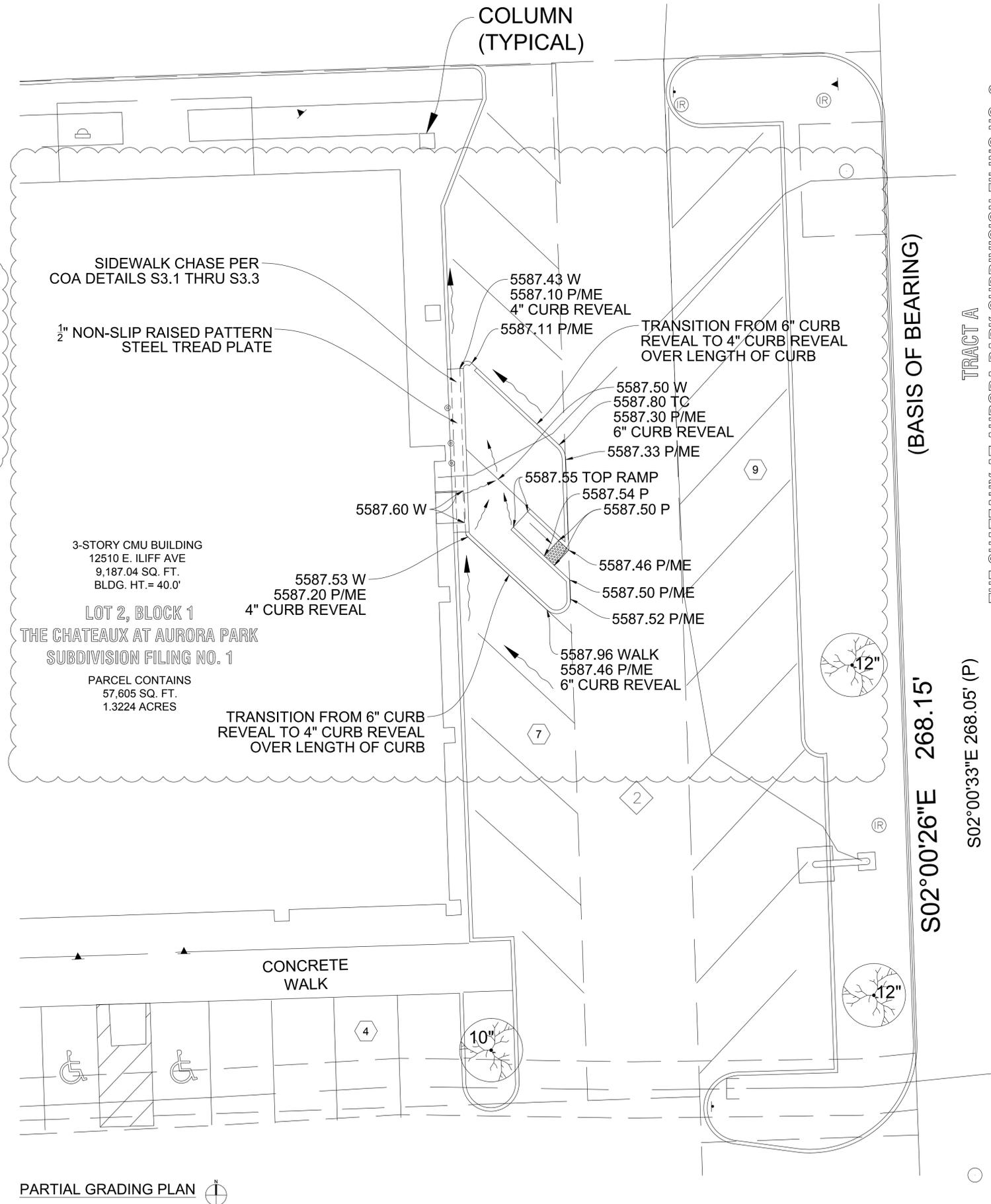


PARTIAL ELEVATION

GENERAL NOTES:

1. BENCHMARK: Q-020C, S 3" BRASS CAP STAMPED (COA BM, 5-080B, Q-020C.) ON THE NE CORNER OF A CURB OPENING INLET STRUCTURE FACING ON PEORIA AND BEING AT THE NE CORNER OF SOUTH PEORIA ST. AND EAST YALE AVENUE.
2. THERE CAN BE NO MORE THAN 1/2" CHANGE IN ELEVATION AT THE NEW SIDEWALK CHASE.
3. SIDEWALK IS TO HAVE NO MORE THAN 2% CROSS SLOPE FOR ACCESSIBLE PATH OF TRAVEL.

2



PARTIAL GRADING PLAN



NEAR DESIGN & PLANNING INC.

SENSATUS PARTNERS
2618 SAN MIGUEL DR. #265
NEWPORT BEACH CALIFORNIA

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EXTERIOR DOOR ADDITION
12510 E. ILIFF AVE
AURORA COLORADO

JOB NO.: 19-ILP-001
SCALE: 1/8"=1'-0"
DATE: 7-2-19
DRAWN: SLB
CHECKED: EEN/DM
REVISIONS:
CITY REV. 10-31-19
CITY REV. 11-22-19

APPROVED TENANT

SHEET 4 OF 4