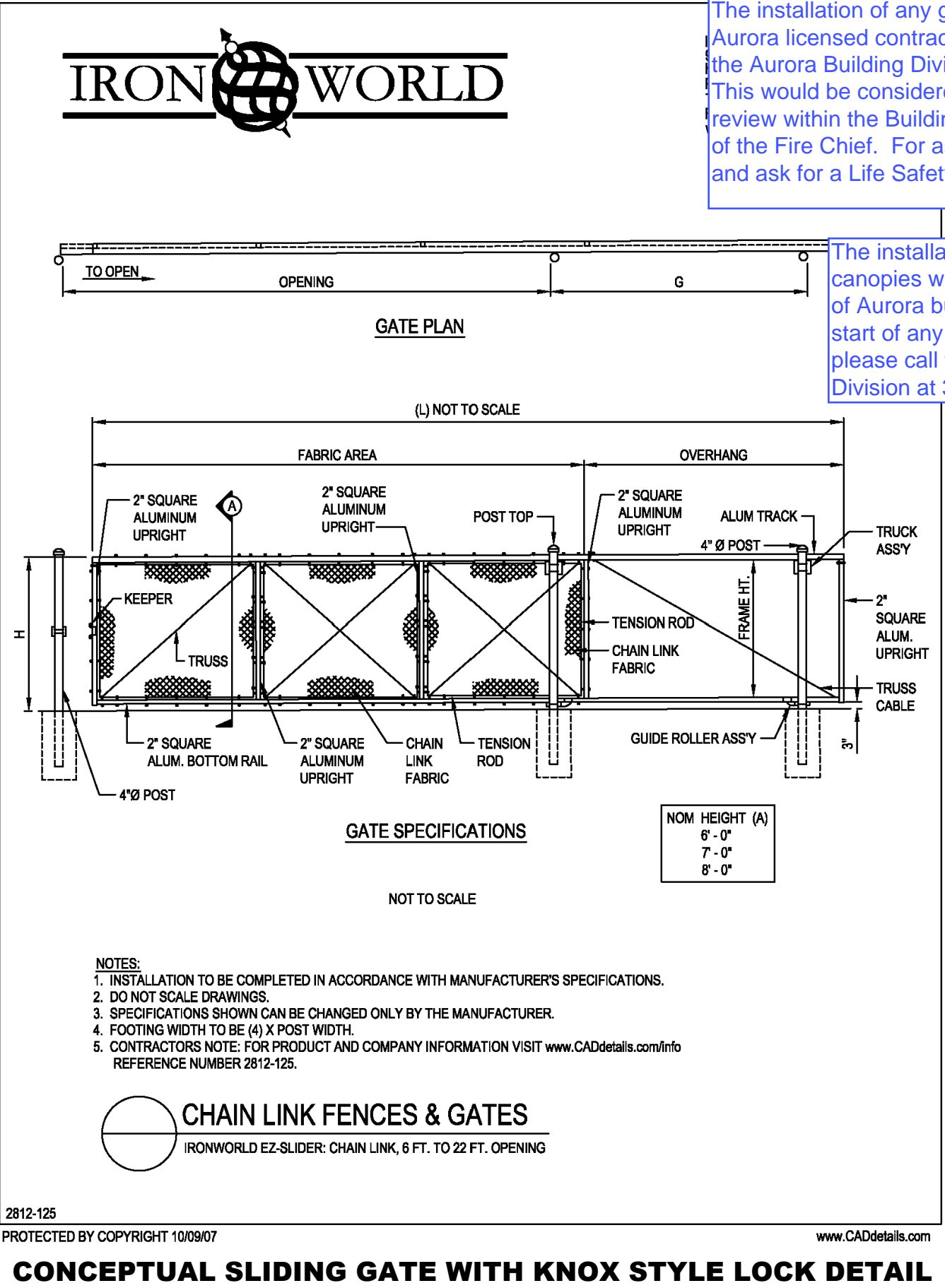
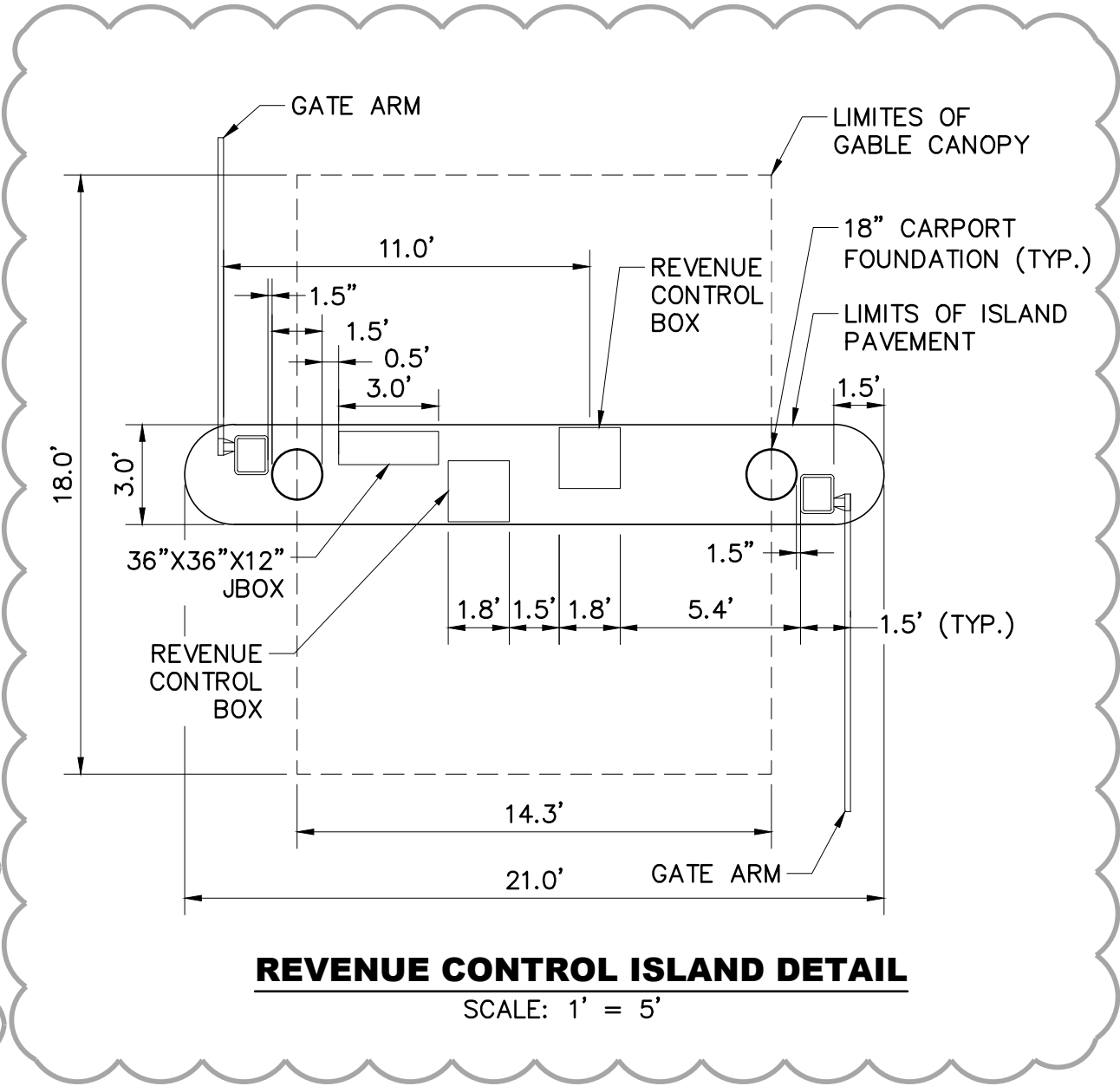


GENERAL NOTES

- 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 WILL BE CHAINED AND LOCKED IN THE OPEN POSITION UNTIL REPAIRED OR REPLACED, AND RETESTED. IF THE GATING SYSTEM IS NOT MAINTAINED TO THE SATISFACTION OF THE FIRE DEPARTMENT, THE LICENSE AGREEMENT 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; AND C) MANUAL OVERRIDE (IN THE EVENT OF SYSTEM FAILURE). GATING SYSTEMS WILL BE INSTALLED IN ACCORDANCE WITH THE "GATING SYSTEMS CROSSING FIRE APPARATUS ACCESS ROADS CHECKLIST". A SEPARATE BUILDING PERMIT THROUGH THE BUILDING DIVISION IS REQUIRED TO BE OBTAINED BY THE CONTRACTOR PRIOR TO THE INSTALLATION OF ANY GATING/BARRIER SYSTEM THAT CROSSES A DEDICATED FIRE LANE EASEMENT.
- THE DEVELOPER, HIS SUCCESSORS AND ASSIGNS INCLUDING THE HOMEOWNERS ASSOCIATION SHALL BE RESPONSIBLE FOR THE INSTALLATION, MAINTENANCE, AND REPLACEMENT OF THE ACCESS CONTROL GATE OR BARRIER SYSTEM REQUIRED BY THE CITY.
  - ALL SIGNS MUST CONFORM TO THE CITY OF AURORA SIGNAGE REQUIREMENTS.
  - RIGHT OF WAY FOR INSTALLATION OF THE GATING SYSTEM SHALL BE SHOWN ON THE "LANDSCAPE PLAN ON EASEMENTS" AND SHALL BE OBTAINED BY THE CONTRACTOR PRIOR TO THE INSTALLATION OF ANY GATING/BARRIER SYSTEM THAT CROSSES A DEDICATED FIRE LANE EASEMENT.
  - THE APPLICANT HAS THE RESPONSIBILITY TO OBTAIN A BUILDING PERMIT THROUGH THE BUILDING DIVISION PRIOR TO THE INSTALLATION OF ANY GATING/BARRIER SYSTEM THAT CROSSES A DEDICATED FIRE LANE EASEMENT.
  - THE DEVELOPER, HIS SUCCESSORS AND ASSIGNS INCLUDING THE HOMEOWNERS ASSOCIATION SHALL BE RESPONSIBLE FOR THE INSTALLATION, MAINTENANCE, AND REPLACEMENT OF THE ACCESS CONTROL GATE OR BARRIER SYSTEM REQUIRED BY THE CITY.
  - ALL CROSSINGS AND ENCROACHMENTS BY PRIVATE LANDSCAPE IRRIGATION SYSTEMS OR PRIVATE UTILITIES INTO EASEMENTS AND STREET RIGHTS-OF-WAY OWNED BY THE CITY OF AURORA ARE ACKNOWLEDGED BY THE UNDERSIGNED AS BEING SUBJECT TO CITY OF AURORA'S USE AND OCCUPANCY OF THE SAID EASEMENTS OR RIGHTS-OF-WAY. THE UNDERSIGNED, THEIR SUCCESSORS AND ASSIGNS, HEREBY AGREE TO INDEMNIFY THE CITY OF AURORA FOR ANY LOSS, DAMAGE OR REPAIR TO CITY FACILITIES THAT MAY RESULT FROM THE INSTALLATION, OPERATION OR MAINTENANCE OF SAID PRIVATE IRRIGATION SYSTEMS OR PRIVATE UTILITIES.
  - 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.
  - 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 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.
  - CFS 2907 DENVER, LLC SHALL BE RESPONSIBLE FOR FUNDING STRIPING ON ALL PUBLIC STREETS. CFS 2907 DENVER, LLC SHALL BE RESPONSIBLE FOR PLACING TRAFFIC CONTROL SIGNS ON ALL PUBLIC STREETS AND PRIVATE STREETS APPROACHING AN INTERSECTION WITH A PUBLIC STREET.
  - CFS 2907 DENVER, LLC, 200 WEST MONROE STREET, SUITE 1500 CHICAGO, IL 60606, PHONE:(312) 453-1616 SHALL BE RESPONSIBLE FOR PAYMENT OF 25% OF THE TRAFFIC SIGNALIZATION COSTS FOR THE INTERSECTION OF HIMALAYA ROAD AND 56TH AVENUE, IF AND WHEN TRAFFIC SIGNAL WARRANTS ARE SATISFIED. TRAFFIC SIGNAL WARRANTS TO CONSIDER SHALL BE AS DESCRIBED IN THE MOST RECENTLY ADOPTED VERSION OF THE MANUAL ON UNIFORM TRAFFIC CONTROL DEVICES, AS OF THE DATE OR DATES OF ANY SUCH WARRANT STUDIES. FOR WARRANT PURPOSES, THE MINOR STREET APPROACH TRAFFIC SHALL TYPICALLY BE COMPRISED OF ALL THROUGH AND LEFT-TURN MOVEMENT AND 50% OF RIGHT TURN MOVEMENTS UNLESS OTHERWISE DETERMINED BY THE TRAFFIC ENGINEER. PURSUANT TO 147-37.5 OF CITY CODE, THE PERCENTAGE OF TRAFFIC SIGNALIZATION COST IDENTIFIED ABOVE SHALL BE PAID TO THE CITY BY THE APPLICANT/OWNER. TO BE HELD IN ESCROW FOR SUCH PURPOSE. PRIOR TO THE ISSUANCE OF A BUILDING PERMIT FOR THE RELATED DEVELOPMENT OR AS OTHERWISE REQUIRED BY CITY CODE. THE PERCENTAGE ABOVE WILL BE APPLIED TO THE ENTIRE TRAFFIC SIGNALIZATION COST AS ESTIMATED AT THE TIME OF THE ESCROW DEPOSIT TO CALCULATE SPECIFIC DOLLAR FUNDING REQUIREMENT.
  - CFS 2907 DENVER, LLC, 200 WEST MONROE STREET, SUITE 1500 CHICAGO, IL 60606, PHONE:(312) 453-1616 SHALL BE RESPONSIBLE FOR PAYMENT OF 25% OF THE TRAFFIC SIGNALIZATION COSTS FOR THE INTERSECTION OF HIMALAYA ROAD AND 60TH AVENUE, IF AND WHEN TRAFFIC SIGNAL WARRANTS ARE SATISFIED. TRAFFIC SIGNAL WARRANTS TO CONSIDER SHALL BE AS DESCRIBED IN THE MOST RECENTLY ADOPTED VERSION OF THE MANUAL ON UNIFORM TRAFFIC CONTROL DEVICES, AS OF THE DATE OR DATES OF ANY SUCH WARRANT STUDIES. FOR WARRANT PURPOSES, THE MINOR STREET APPROACH TRAFFIC SHALL TYPICALLY BE COMPRISED OF ALL THROUGH AND LEFT-TURN MOVEMENT AND 50% OF RIGHT TURN MOVEMENTS UNLESS OTHERWISE DETERMINED BY THE TRAFFIC ENGINEER. PURSUANT TO 147-37.5 OF CITY CODE, THE PERCENTAGE OF TRAFFIC SIGNALIZATION COST IDENTIFIED ABOVE SHALL BE PAID TO THE CITY BY THE APPLICANT/OWNER. TO BE HELD IN ESCROW FOR SUCH PURPOSE. PRIOR TO THE ISSUANCE OF A BUILDING PERMIT FOR THE RELATED DEVELOPMENT OR AS OTHERWISE REQUIRED BY CITY CODE. THE PERCENTAGE ABOVE WILL BE APPLIED TO THE ENTIRE TRAFFIC SIGNALIZATION COST AS ESTIMATED AT THE TIME OF THE ESCROW DEPOSIT TO CALCULATE SPECIFIC DOLLAR FUNDING REQUIREMENT.
  - HIMALAYA ROAD AND 60TH AVENUE IMPROVEMENTS ARE SHOWN FOR INFORMATION. THE WEST HALF OF HIMALAYA ROAD AND THE SOUTH HALF OF 60TH AVENUE WILL BE CONSTRUCTED BY THE PARKING SPOT BY THE END OF 2018, WITH THE EXCEPTION OF THE DEFERRED IMPROVEMENTS. THE DEFERRED IMPROVEMENTS INCLUDE THE LANDSCAPE TREE LAWNS AND SIDEWALKS. SIDEWALK AND TREE LAWN LANDSCAPE FOR HIMALAYA AND 60TH AVENUE WILL BE DESIGNED WITH A FUTURE SITE PLAN FOR THE ULTIMATE CONDITION FOR THIS SITE. A LOOPED WATER LINE CONNECTION SHALL BE REQUIRED WITHIN HIMALAYA ROAD, EAST 56TH AVENUE AND EAST 60TH AVENUE, WITH AN ADEQUATE NUMBER OF FIRE HYDRANTS INSTALLED PER THE ADOPTED FIRE CODE IN NOVEMBER, 2018.
  - ARCHITECTURAL FEATURES (I.E. BAY WINDOWS, FIREPLACES, ROOF OVERHANG, GUTTERS, EAVES, FOUNDATIONS, FOOTINGS, CATILEVERED WALLS, ETC.) ARE NOT ALLOWED TO ENCROACH INTO ANY EASEMENT OR FIRE LANE.

PARKING SUMMARY TABLE	
EXISTING PARKING SPACES	2003
EXISTING ACCESSIBLE PARKING SPACES	56
EXISTING STANDARD PARKING SPACES LOST TO FIRE LANE EASEMENT	11
EXISTING ACCESSIBLE PARKING SPACES LOST TO FIRE LANE EASEMENT	3
REQUIRED ACCESSIBLE PARKING SPACES	49 (9 VAN SPACES)
REMAINING STANDARD PARKING SPACES	1515
REMAINING ACCESSIBLE PARKING SPACES	53
PROPOSED STANDARD PARKING SPACES	1752
PROPOSED PREMIUM PARKING SPACES	434



The installation of any gating system will require a City of Aurora licensed contractor to obtain a building permit through the Aurora Building Division prior to the start of any work. This would be considered a structural, life safety and electrical review within the Building Division that is conducted on behalf of the Fire Chief. For assistance please call 303-739-7420 and ask for a Life Safety Plans Examiner.

The installation of any shade shelters/canopies will require a separate City of Aurora building permit prior to the start of any work. For assistance please call the City of Aurora Building Division at 303-739-7420.

CASE NO: 2010-6028-01; 2016-9001-00  
TITLE: GENERAL NOTES  
DATE: DECEMBER 28, 2016

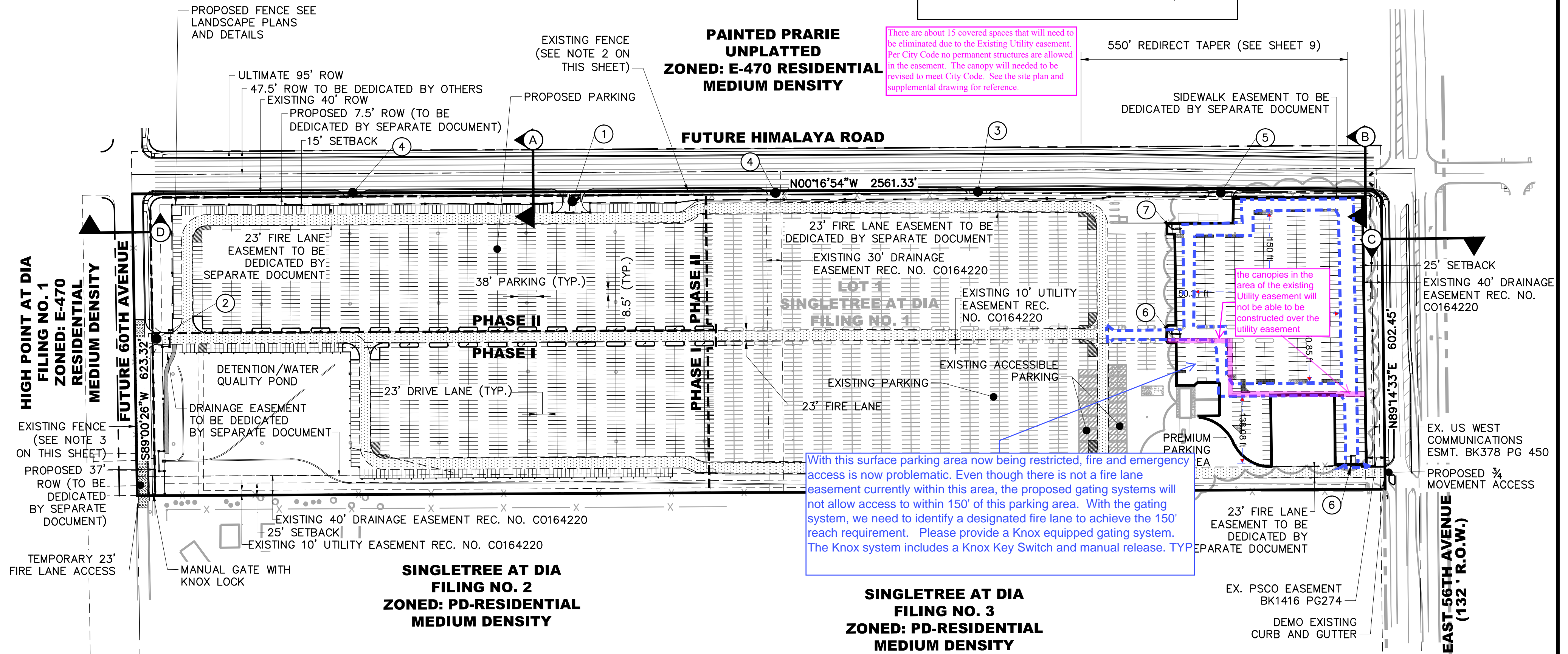
**Calibre**  
Calibre Engineering, Inc.  
9090 South Ridgeline Boulevard, Suite 105  
Highlands Ranch, CO 80129 (303) 730-0434  
[www.calibre-engineering.com](http://www.calibre-engineering.com)  
Construction Management Civil Engineering Surveying



NOTE:  
HIMALAYA STREET AND 60TH AVENUE IMPROVEMENTS ARE SHOWN FOR INFORMATION ONLY. THE WEST HALF OF HIMALAYA ROAD AND THE SOUTH HALF OF 60TH AVENUE WILL BE CONSTRUCTED BY CFS 2907 DENVER, LLC BY THE END OF 2018, WITH THE EXCEPTION OF THE DEFERRED IMPROVEMENTS. THE DEFERRED IMPROVEMENTS INCLUDE THE LANDSCAPE TREE LAWNS AND SIDEWALKS. A LOOPED WATER LINE CONNECTION SHALL BE REQUIRED WITHIN HIMALAYA ROAD, EAST 56TH AVENUE AND EAST 60TH AVENUE, WITH AN ADEQUATE NUMBER OF FIRE HYDRANTS INSTALLED PER THE ADOPTED FIRE CODE IN NOVEMBER, 2018.

There are about 15 covered spaces that will need to be eliminated due to the Existing Utility easement. Per City Code no permanent structures are allowed in the easement. The canopy will need to be revised to meet City Code. See the site plan and supplemental drawing for reference.

With this surface parking area now being restricted, fire and emergency access is now problematic. Even though there is not a fire lane easement currently within this area, the proposed gating systems will not allow access to within 150' of this parking area. With the gating system, we need to identify a designated fire lane to achieve the 150' reach requirement. Please provide a Knox equipped gating system. The Knox system includes a Knox Key Switch and manual release. TYP



KEYNOTES

- 1 PROPOSED FULL MOVEMENT ACCESS
- 2 PROPOSED RIGHT-IN/RIGHT-OUT ACCESS
- 3 FUTURE FULL MOVEMENT ACCESS\*
- 4 FUTURE RIGHT-IN/RIGHT-OUT ACCESS\*
- 5 EXISTING ACCESS AND SLIDING GATE TO REMAIN/FUTURE RIGHT-IN/RIGHT-OUT ACCESS
- 6 CUSTOMER ENTRANCE/EXIT
- 7 BUS ENTRANCE/EXIT

\* CURB RETURNS TO BE CONSTRUCTED WITH HIMALAYA ROAD CONSTRUCTION

NOTES:

- SEE SHEET 3 FOR TYPICAL SECTIONS
- THE EXISTING FENCE ALONG HIMALAYA ROAD WILL REMAIN IN PLACE UNTIL EITHER HIMALAYA ROAD OR THE ONSITE PHASE II PARKING IS CONSTRUCTED. AT THAT TIME, A NEW FENCE SHALL BE CONSTRUCTED AT THE BACK OF THE LANDSCAPE BUFFER BY CFS 2907 DENVER, LLC.
- THE EXISTING FENCE ALONG 60TH AVENUE WILL REMAIN IN PLACE UNTIL CONSTRUCTION OF 60TH AVENUE COMMENCES, EITHER BY CFS 2907 DENVER, LLC OR HIGH POINT FILING NO. 8 (PROJECT LOCATED TO THE NORTH OF THE PARKING SPOT).  
  
HIGH POINT FILING NO. 8 WILL RELOCATE THE FENCE TO THE SOUTH RIGHT-OF-WAY LINE OF 60TH AVENUE TO ALLOW CONSTRUCTION OF 60TH AVENUE IF THE HIGH POINT FILING NO. 8 CONSTRUCTION COMMENCES PRIOR TO TPS MANAGEMENT LLC'S DEFERRED 60TH AVENUE IMPROVEMENTS.  
  
CFS 2907 DENVER, LLC WILL REMOVE THE EXISTING FENCE ALONG 60TH AVENUE AND WILL CONSTRUCT A NEW FENCE AT THE APPROVED LANDSCAPE BUFFER SETBACK LINE

LEGEND

ROW/PROPERTY LINE	---
PROPERTY BOUNDARY	---
EASEMENT	---
SETBACK	---
PREMIUM PARKING	---
PR. STORM	---
PR. INLET	---
PR. HYDRANT	---
PR. STREET LIGHT	---
EX. STREET LIGHT	---

CASE NO: 2010-6028-01; 2016-9001-00  
TITLE: OVERALL SITE PLAN  
DATE: DECEMBER 28, 2016

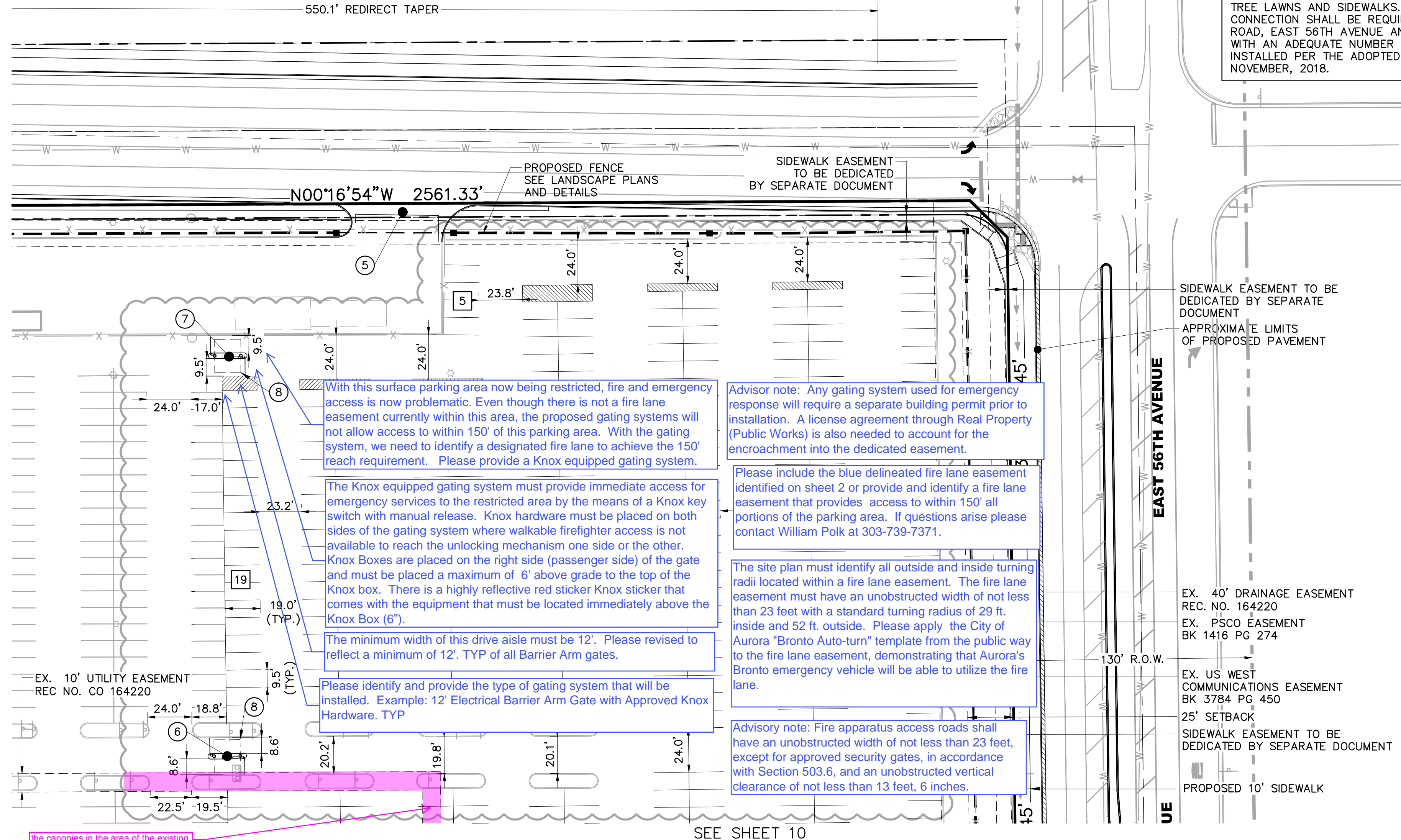
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Construction Management Civil Engineering Surveying



**PAINTED PRAIRIE  
UNPLATTED  
ZONED: E470 RESIDENTIAL  
MEDIUM DENSITY**

There are about 15 covered spaces that will need to be eliminated due to the Existing Utility easement. Per City Code no permanent structures are allowed in the easement. The canopy will need to be revised to meet City Code. See the site plan and supplemental drawing for reference.

NOTE:  
HIMALAYA STREET AND 60TH AVENUE IMPROVEMENTS ARE SHOWN FOR INFORMATION ONLY. THE WEST HALF OF HIMALAYA ROAD AND THE SOUTH HALF OF 60TH AVENUE WILL BE CONSTRUCTED BY CFS 2907 DENVER, LLC BY THE END OF 2018, WITH THE EXCEPTION OF THE DEFERRED IMPROVEMENTS. THE DEFERRED IMPROVEMENTS INCLUDE THE LANDSCAPE TREE LAWNS AND SIDEWALKS. A LOOPED WATER LINE CONNECTION SHALL BE REQUIRED WITHIN HIMALAYA ROAD, EAST 56TH AVENUE AND EAST 60TH AVENUE, WITH AN ADEQUATE NUMBER OF FIRE HYDRANTS INSTALLED PER THE ADOPTED FIRE CODE IN NOVEMBER, 2018.



the canopies in the area of the existing Utility easement will not be able to be constructed over the utility easement

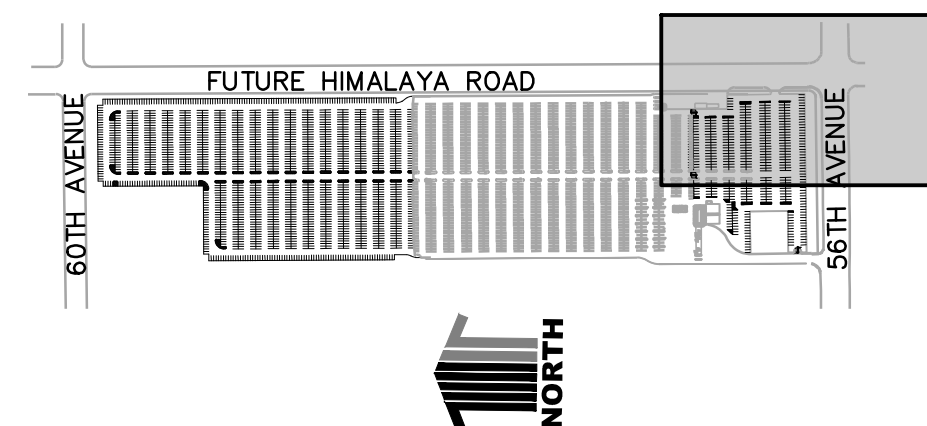
**KEYNOTES**

- ① PROPOSED FULL MOVEMENT ACCESS
- ② PROPOSED RIGHT-IN/RIGHT-OUT ACCESS
- ③ FUTURE FULL MOVEMENT ACCESS\*
- ④ FUTURE RIGHT-IN/RIGHT-OUT ACCESS\*
- ⑤ EXISTING ACCESS AND SLIDING GATE TO REMAIN/FUTURE RIGHT-IN/RIGHT-OUT ACCESS
- ⑥ CUSTOMER ENTRANCE/EXIT
- ⑦ BUS ENTRANCE/EXIT
- ⑧ REVENUE CONTROL ISLAND - SEE DETAIL SHEET 2

\* CURB RETURNS TO BE CONSTRUCTED WITH HIMALAYA ROAD CONSTRUCTION

**LEGEND**

ROW/PROPERTY LINE	---
PROPERTY BOUNDARY	---
EASEMENT	---
SETBACK	---
STREET CENTERLINE	---
EX. STORM	---
EX. INLET	□
PR. HYDRANT	⦿
PR. STREET LIGHT	⦿
EX. STREET LIGHT	⦿
PARKING COUNT	#



CASE NO: 2010-6028-01; 2016-9001-00

TITLE: SITE PLAN

DATE: DECEMBER 28, 2016

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**SHEET 9 OF 28**



