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ADDENDUM 01 12/06/18 1  
ASI 01 01/10/19 2

Project Information

HERITAGE - EAGLE BEND - CLUBHOUSE  
23155 E HERITAGE PKWY, AURORA, CO 80016

Sheet Information

Sheet Title:  
OVERALL SITE  
PLAN

Sheet Number:

L-100

DPA Project: 18904.00

Revised by Davis Partnership P.C.

LEGEND

--- APPROXIMATE LIMITS OF WORK

32 9300 - MULCH TYPE 2

03 3000 - STANDARD GRAY CONCRETE

• LIGHTED BOLLARD, RE: ELEC.

E

D

C

B

A

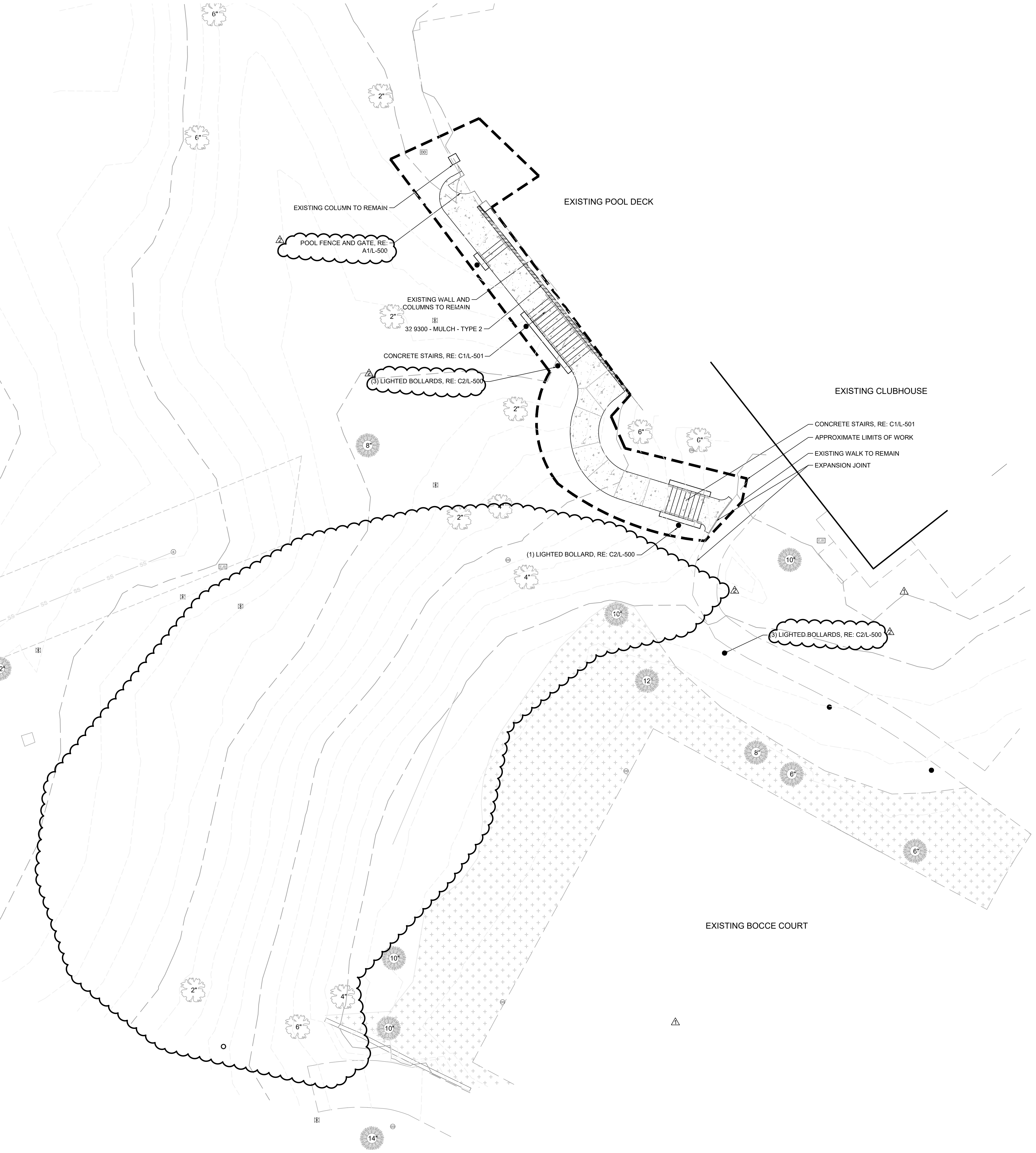
E

D

C

B

A



A1 SITE MATERIALS PLAN  
SCALE: 1" = 10' - 0"



3

Note: The currently adopted 2015 International Fire Code (IFC), requires all buildings to be assessed for adequate Emergency Responder Radio Coverage (ERRC) prior to issuance of a certificate of occupancy. At the time the structure is at final frame and final electrical inspections, the general contractor (GC) will be required to hire an approved and 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. Note: New additions to existing structures will require a full radio frequency survey of both the addition and the existing structure. (See Chapter 11 of the 2015 IFC)

# LEGEND

- EASEMENT LINE
- 6" MONOLITHIC CURB AND GUTTER
- EXISTING CONTOURS
- PROPOSED CONTOURS
- PROPERTY LINE
- HANDICAP SIGN
- ===== CROSSWALK
- \* DEDICATED BY HERITAGE EAGLE BEND SUBDIVISION FILING NO. 1

## NOTE

CLUBHOUSE ROUNDABOUT SHALL BE CONSTRUCTED PER COA FIRE LANE EASEMENT SPECIFICATIONS WITH RESPECT TO PAVEMENT THICKNESS, LANE WIDTH AND TURNING RADIUS.

## BENCHMARK

CITY OF AURORA BENCHMARK SH 075A: 3" DIAMETER BRASS CAP ATOP 30" LONG STEEL PIPE IN CONCRETE AT THE SOUTHWEST CORNER OF S. LIVERPOOL STREET AND SMOKY HILL ROAD. THE BM IS ON THE NORTHWEST SIDE OF A BRICK WALL.

SITE ELEVATION= 5930.87  
CITY OF AURORA ELEVATION= 5930.26

DIFFERENCE= 0.61



## LEGAL DESCRIPTION

**CLUB HOUSE**  
LOT 1, BLOCK 1, HERITAGE EAGLE BEND SUBDIVISION, FILING NO. 2, COUNTY OF ARAPAHOE, STATE OF COLORADO.

**TEMPORARY SALES FACILITY**  
LOT 2, BLOCK 1, HERITAGE EAGLE BEND SUBDIVISION, FILING NO. 2, COUNTY OF ARAPAHOE, STATE OF COLORADO.

## SITE DATA

LAND AREA WITHIN PROPERTY LINES. . . . . 9.345 ACRES  
GROSS FLOOR AREA (PER 41-16 CITY CODE). . . . . 40,754 SQ.FT.  
NUMBER OF BUILDINGS. . . . . 1  
NUMBER STORIES. . . . . 2  
MAXIMUM HEIGHT OF BUILDINGS. . . . . 50 FEET PER G.D.P.  
TOTAL BUILDING COVERAGE. . . . . 7.3 % AND 31,395 SQ.FT.  
HARD SURFACE AREA. . . . . 52.6 % AND 226,933 SQ.FT.  
LANDSCAPE AREA (PER 41-16 CITY CODE). . . . . 34.7 % AND 149,757 SQ.FT.  
PHASED NATIVE GRASS AREA (IF APPLICABLE). . . . . 5.4 % AND 23,145 SQ.FT.  
PRESENT ZONING CLASSIFICATION. . . . . CITY OF AURORA - P.U.D.  
PROPOSED USES. . . . . COMMUNITY RECREATION/AMENITY CENTER PER G.D.P.  
PERMITTED MAXIMUM SIGN AREA. . . . . N/A SQ.FT.  
TYPE OF SIGN (FREESTANDING, WALL, ECT.). . . . . FREESTANDING PER G.D.P.  
LOADING SPACES PROVIDED. . . . . ONE WITHIN SERVICE AREA  
PARKING SPACES PROVIDED AND % COMPACT. . . . . 285 SPACES (0 % COMPACT)  
PARKING SPACES REQUIRED. . . . . 170 SPACES  
HANDICAP SPACES PROVIDED. . . . . 8 SPACES  
HANDICAP SPACES REQUIRED. . . . . 8 SPACES

AS-BUILT  
11/1/2018 MA-5724C; 1999-6053-06  
ADDITION TO CLUBHOUSE - EXTEND KITCHEN STORAGE AREA  
1/28/2018; ADDITION TO CLUBHOUSE - EXTEND FITNESS AREA

CLUBHOUSE

HOOK ENGINEERING, INC.

14426 E. EVANS AVE., STE. 200, AURORA, CO. 80014  
Tel: (303) 772-8262 Fax: (303) 742-0799



US-Home

AMENDED SITE PLAN

SEAL

JOB NUMBER

4020

SHEET

3.1

HERITAGE EAGLE BEND CLUBHOUSE

99-6053-1