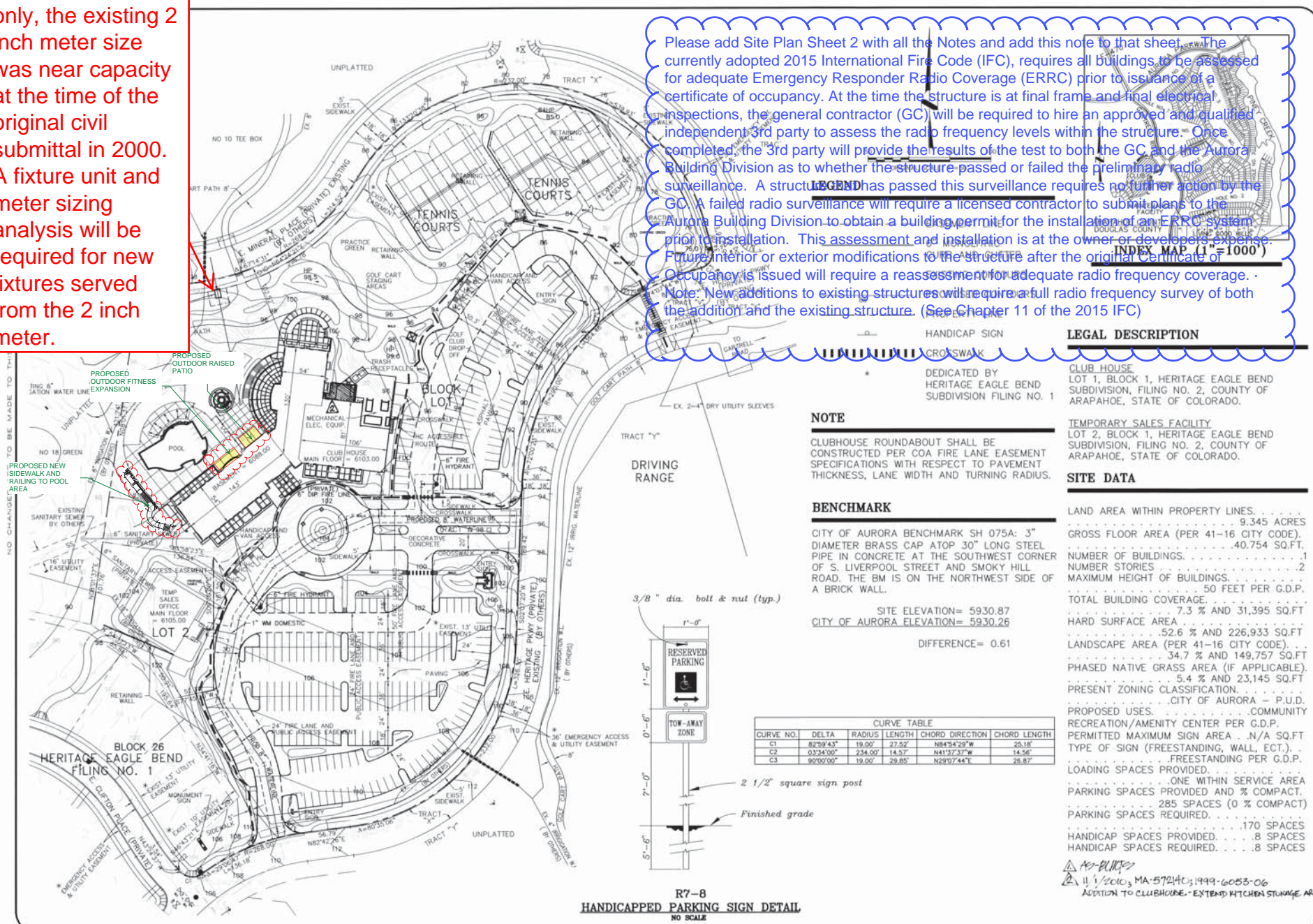


For information only, the existing 2 inch meter size was near capacity at the time of the original civil submittal in 2000. A fixture unit and meter sizing analysis will be required for new fixtures served from the 2 inch meter.

Please add Site Plan Sheet 2 with all the Notes and add this note to that sheet. 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-developer's 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)



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

MA-5724C; 1999-6055-06
ADDITION TO CLUBHOUSE - EXTEND KITCHEN STORAGE AREA

CLUBHOUSE

HOOK ENGINEERING, INC.
14428 E. EVAN AVE., STE. 200, AURORA, CO. 80014
TEL: (303) 772-8062 FAX: (303) 745-0799

US-Home

AMENDED SITE PLAN

DESIGNED BY: WKS
DRAWN BY: KWH
CHECKED BY: [Signature]
DATE: 07/02/01
SCALE: P = 50'

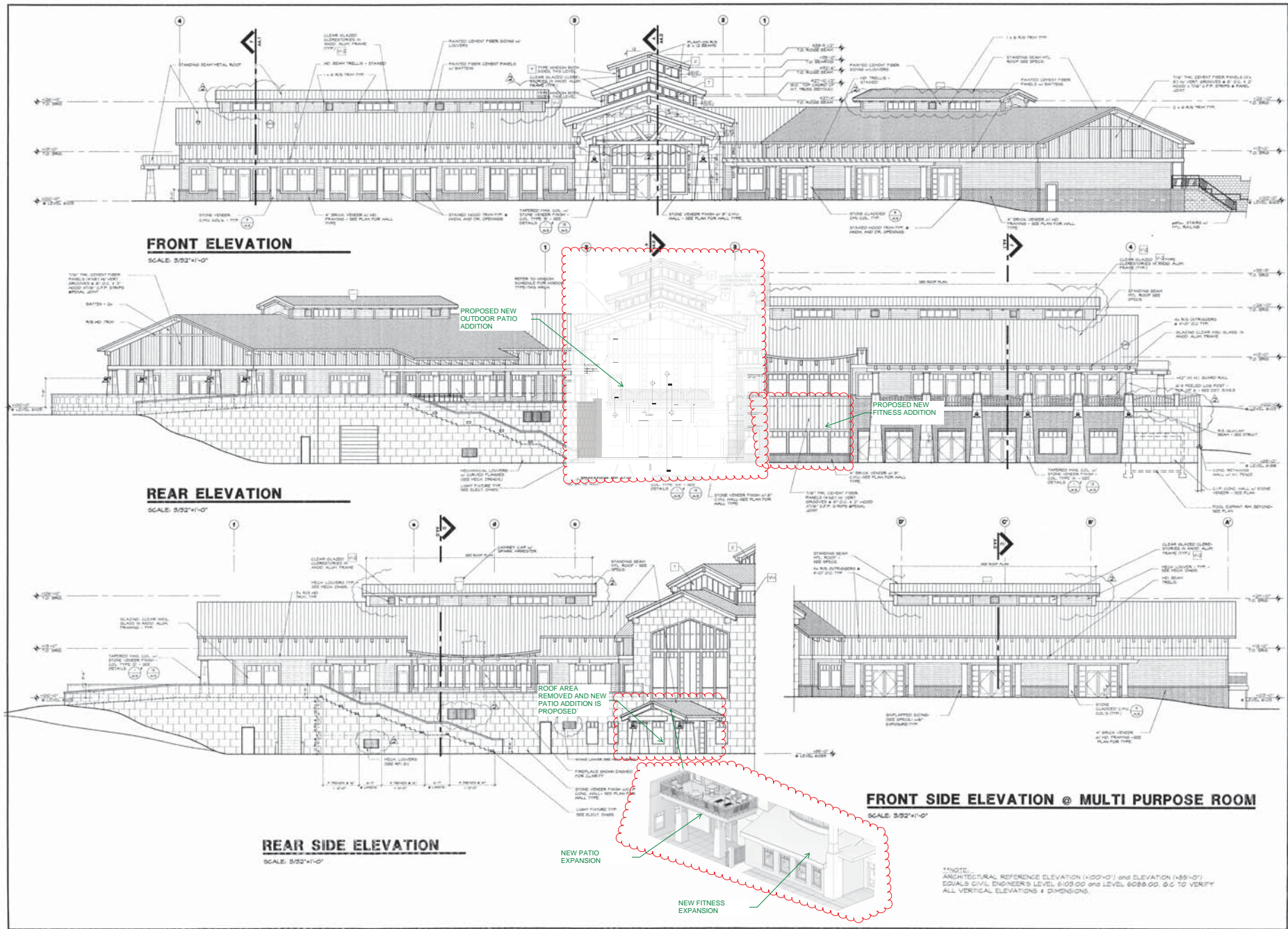
SEAL

JOB NUMBER
4020

SHEET
3

7.25.01, 11/1/2010

HERITAGE EAGLE BEND CLUBHOUSE 99-6053-1



PETER LEONARD ARCHITECTURE
3050 NORTH 44th STREET
PHOENIX, ARIZONA 85018-9625
TEL (602) 952-2800 FAX (602) 952-5000



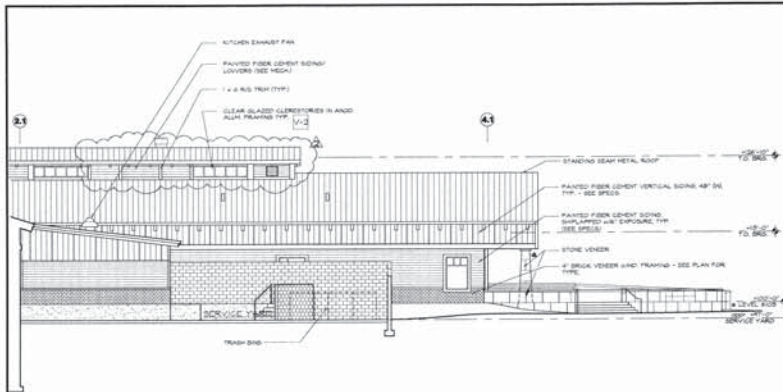
U.S. HOME RETIREMENT COMMUNITY
AURORA, COLORADO



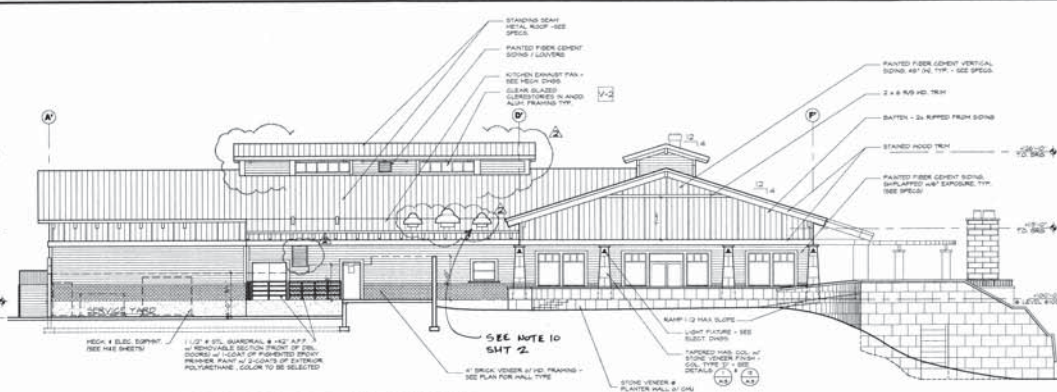
DATE: 07/04/00
BY: PETER A. LEONARD
FOR: U.S. HOME RETIREMENT COMMUNITY

9/7/04/00
12/09

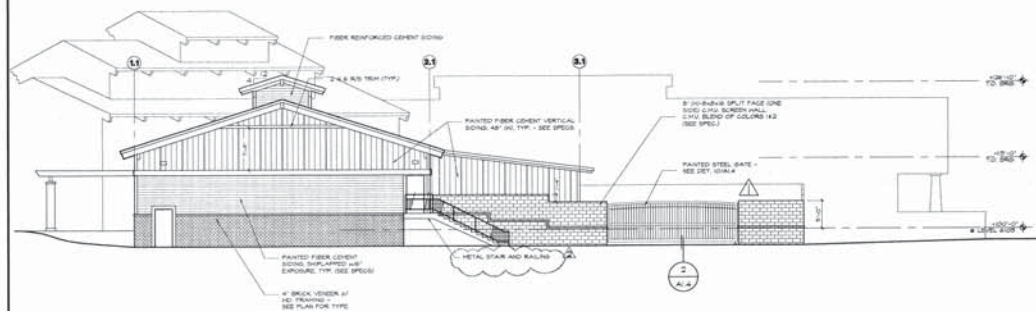
CLUBHOUSE EXTERIOR BUILDING ELEVATIONS



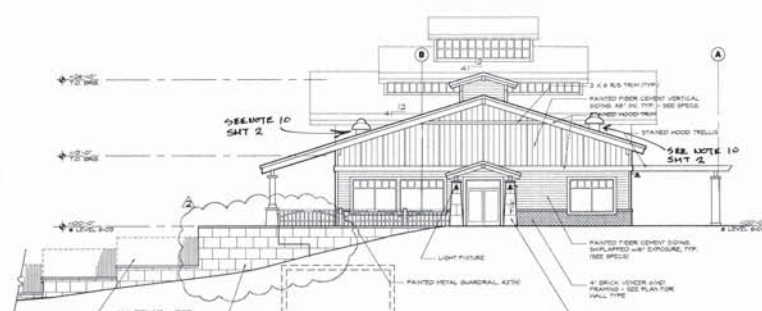
1 ELEVATION THROUGH SERVICE YARD
SCALE: 3/32" = 1'-0"



2 KITCHEN-PATIO ELEVATION
SCALE: 3/32" = 1'-0"



3 END ELEVATION AT SERVICE YARD
SCALE: 3/32" = 1'-0"



4 END ELEVATION AT POOL
SCALE: 3/32" = 1'-0"

***NOTE:
ARCHITECTURAL REFERENCE - ELEVATION (100'-0") AND ELEVATION (85'-0")
EQUALS CIVIL ENGINEER'S LEVEL 6103.00 AND LEVEL 6088.00. SEE TO VERIFY
ALL VERTICAL ELEVATIONS & DIMENSIONS.

**PETERLENDRUM
ARCHITECTURE**
3050 NORTH 44th STREET
PHOENIX, ARIZONA 85018-7925
TEL (602) 952-2800 FAX (602) 952-8900



**U.S. HOME
RETIREMENT COMMUNITY**
AURORA, COLORADO



DATE: 03/11/01
DRAWN BY: JET
CHECKED BY: JET
APPROVED BY: JET
FIELD CONDITIONS

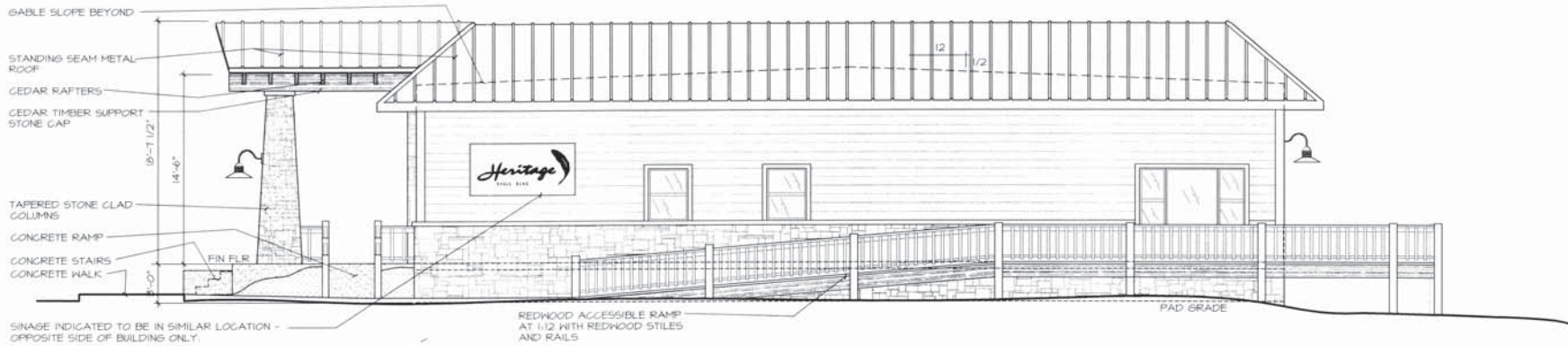
97045.00
5/8/99

CLUBHOUSE
EXTERIOR
BUILDING
ELEVATIONS

6

HERITAGE EAGLE BEND CLUBHOUSE

1999-6053-01



Note: Northern Elevation Similar Less Deck and Ramp Systems - Opposite Hand

SOUTH ELEVATION Scale: 1/4"=1'-0"

3



EAST (FRONT) ELEVATION Scale: 1/4"=1'-0"

2

NOTE: WINDOW SIZES AND LOCATIONS MAY VARY



WEST (REAR) ELEVATION Scale: 1/4"=1'-0"

1



Design
Development
Construction

Urban Companies

1800 South 11th Ave, Suite 100
Englewood, Colorado 80150
PH 303.778.1338 FX 303.778.1361

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Hook Engineering

1800 E. Orchard Road, Suite 204
Englewood, Colorado 80150
303.778.1361



Robert J. Hook
10-7-14

Architect

Engineer

US Homes
Sales
Office

Project

Heritage Parkway
Anapahoe County
Colorado

Project Location

Issued/Revised

Date Activity

10/7/99 Design Review

NEW 11/13/14 641.18.33ND 10/21/14 99-6053-1