

LEGAL DESCRIPTION:

POINT WEST SUBDIVISION FILING NO. 1 BEING A PORTION OF THE SOUTHWEST ONE-QUARTER SECTION 17, TOWNSHIP 4 SOUTH RANGE 66 WEST OF THE 6TH P.M., CITY OF AURORA, COUNTY OF ARAPAHOE, STATE OF COLORADO, SAID BEING MORE PARTICULARLY DESCRIBED AS FOLLOWS:

COMMENCING AT THE SOUTHWEST CORNER OF SAID SECTION 17; THENCE N-0°17'09"-W, ALONG THE WEST LINE OF SAID SECTION 17, A DISTANCE OF 55.00'; THENCE S-89°46'17"-E, ON A LINE PARALLEL TO THE SOUTH LINE OF SAID SECTION 17, A DISTANCE OF 55.00'; TO A POINT WHICH IS THE INTERSECTION OF THE NORTH RIGHT OF WAY LINE OF EAST MISSISSIPPI AVENUE AND EAST RIGHT OF WAY LINE OF CHAMBERS ROAD; THENCE N-0°17'09"-W, ALONG THE EAST RIGHT OF WAY LINE OF CHAMBERS ROAD, SAID RIGHT OF WAY LINE BEING 55.00' EAST OF A PARALLEL TO THE WEST LINE OF THE SOUTHWEST ONE-QUARTER OF SAID SECTION 17, A DISTANCE OF 716.18'; TO A POINT, SAID POINT BEING THE TRUE POINT OF BEGINNING; THENCE CONTINUING N-0°17'09"-W, ALONG SAID EAST RIGHT OF WAY LINE, A DISTANCE OF 144.09'; THENCE N-89°42'51"-E, A DISTANCE OF 852.26'; THENCE S-1°04'24"-W, A DISTANCE OF 344.13'; THENCE S-89°42'51"-W, A DISTANCE OF 503.78'; TO A POINT ON A NON-TANGENT CURVE TO THE LEFT; THENCE ALONG SAID CURVE TO THE LEFT; SAID CURVE HAVING A RADIUS OF 45.00', A CENTRAL ANGLE OF 116°23'16" AND A CHORD WHICH BEARS N-32°05'31"-W, AN ARC DISTANCE OF 91.41'; THENCE N-0°17'09"-W, ALONG A LINE RADIAL TO THE AFOREMENTIONED CURVE, A DISTANCE OF 135.00'; THENCE S-89°42'51"-W, A DISTANCE OF 300.00' TO THE TRUE POINT OF BEGINNING.

APPROVED 1984 PARKING DATA PLAN

DATA:	0.27 acres	279,300 SF
Land area within property lines	0.27 acres	279,300 SF
Number of units	120	
Number of units proposed	120	
Total floor area of structures (sq. ft.)	1,227,000	
Total floor area of accessory uses when applicable (sq. ft.)	5/2	
Total building coverage (sq. ft.)	1,227,000	5 of 500
Percent open space (41-49% of EIR) (sq. ft.)	1,227,000	5 of 500
Hard surface area	77,300	sq. ft., 28%
Percent parking classification	PCDM - Multi-Family	
Proposed uses	Multi-Family	
Maximum height of buildings	34'	Stories
Total parking spaces provided	208	5 compact
Total parking spaces required	208	
0.27, 2 bedroom units = 1.51 (40), 2 & 3 bedroom units = 2.81 = 208 parking spaces		

PROPOSED CHANGES

Identified on site plan by number

#1 New parking area.

(Full depth remove and replace) remove approx. 180 sq. ft. of existing concrete curb. Form and pour new curb and gutter approx 27 lft and place approx. 144 sqft hot mix asphalt rolled and compacted to 6" depth.

#2 New Parking Area

(Full depth remove and replace) remove approx. 180 sq. ft. of existing dumpster enclosure, concrete pad, and concrete curb. Form and pour new curb and gutter approx 27 lft and place approx. 144 sqft hot mix asphalt rolled and compacted to 6" depth.

#3 New Parking Layout

(Striping) Blackout existing lines in the 12 parking spaces and provide and stripe a new layout with a total of 13 parking spaces.

#4 New Parking Layout

(Striping) Blackout existing lines in the 19 parking spaces and provide and stripe a new layout with a total of 20 parking spaces.

#5 New parking layout

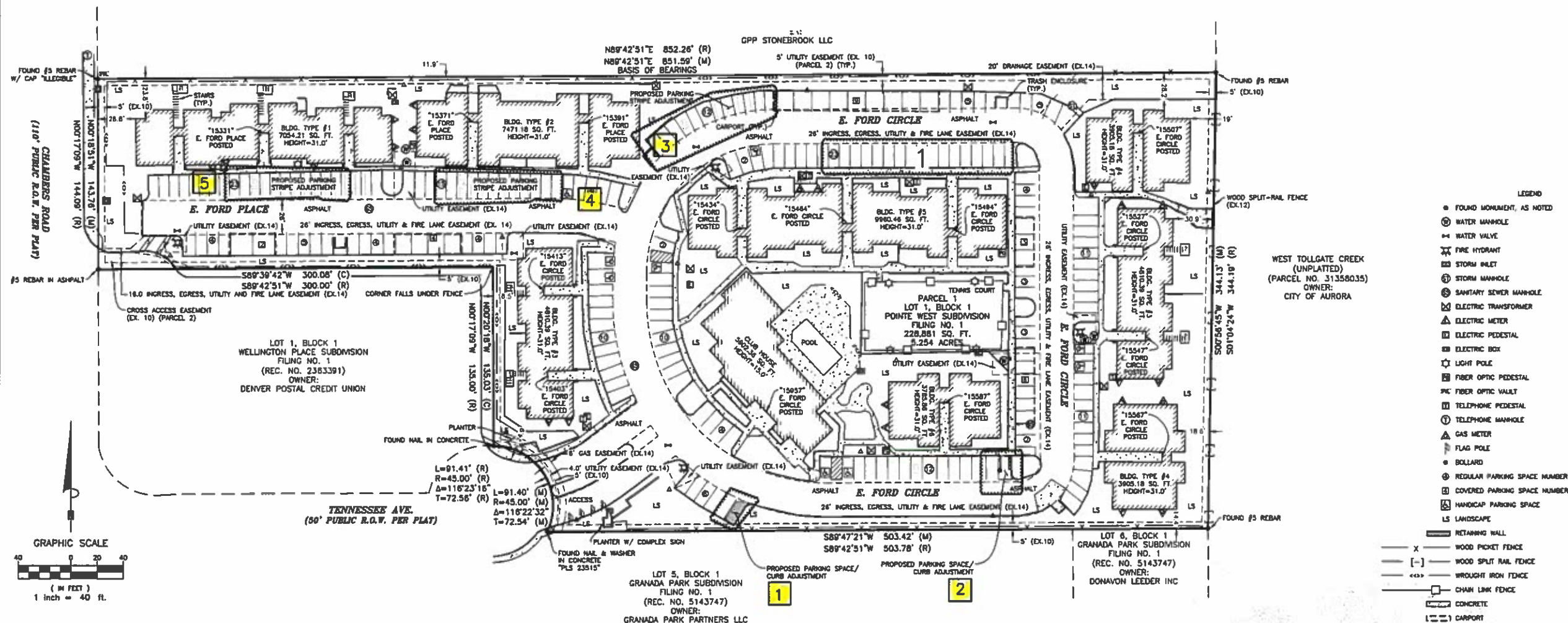
(Striping) Blackout existing lines in the 20 parking spaces and provide and stripe a new layout with a total of 21 parking spaces. Includes removal and realignment and resetting of existing parking blocks.

SUMMARY

2 new spaces 9 x 18
3 new parking layout spaces 8.5 x 18
Total - 5 new spaces for a total of 217 spaces

NOTES:

- Any underground utilities shown have been located from field survey information. The surveyor makes no guarantee that the underground utilities shown comprise all such utilities in the area, either in service or abandoned. The surveyor further does not warrant that the underground utilities shown are in the exact location indicated although he does certify that they are located as accurately as possible from the information available. This surveyor has not physically located the underground utilities.
 - Base of bearings is the north line of the property, monumented as shown and assumed to bear N89°42'51"E.
 - FEDERAL EMERGENCY MANAGEMENT AGENCY, Flood Insurance Rate Map, Map Number 08005C0183K effective date 12/17/2010, indicates this parcel of land is located in Zone X (area determined to be out of the 500 year flood plain).
 - This survey does not constitute a title search by Clark Land Surveying, Inc. to determine ownership or easements of record. For all information regarding easements, rights of way and title of record, Clark Land Surveying, Inc. relied upon a Commitment for Title Insurance, prepared by Fidelity National Title Insurance Company, Commitment No. 508-F0528397-017-TLM, Amendment No. 1 with an effective date of September 23, 2015 at 7:00 A.M.
 - The lineal units used in this drawing are U.S. Survey Feet.
 - The improvements shown hereon are as of the date of field work, October 26, 2017.
 - Per the zoning report prepared by The Planning & Zoning Resource Company dated 9/28/2015, PZR site no. 88089-1, this site is zoned "PCZDMF" (PLANNED COMMUNITY ZONE DISTRICT - R-2 MEDIUM DENSITY MULTI-FAMILY RESIDENTIAL DISTRICT AND IS PART OF AIRPORT INFLUENCE OVERLAY DISTRICT AND HB 1205 OVERLAY DISTRICT).
- CURRENT ZONING INFORMATION:
ZONING: "PCZDMF"
Minimum Lot Area: N/A
Maximum Building Height: 3 Stories/34ft. (per approved site plan)
Building Setbacks:
Front: None Required (per approved site plan)
Side: None Required (per approved site plan)
Rear: None Required (per approved site plan)
Maximum Lot Coverage: 22% (per approved site plan)
Parking Required: 240 Spaces (per approved site plan)
Parking Provided: 179 regular spaces, 24 covered spaces (not all covered parking is striped) & 9 handicap spaces, 212 total parking spaces.
For additional zoning information please contact the City of Aurora planning department at 303-739-7000.
- This property contains a calculated area of 228,881 square feet (5.254 acres) more or less.
 - There are improvements along portions of the boundary as shown hereon. Ownership and/or maintenance responsibilities of said improvements was not determined by this survey.
 - Easements and other record documents shown or noted on this survey were examined as to location and purpose and were not examined as to restrictions, exclusions, conditions, obligations, terms, or as to the right to grant the same.
 - Site address: Colonnade Apartments, 15597 E. Ford Circle, Aurora, Colorado.



SITE PLAN

Lot 1, Block 1

Pointe West Subdivision Filing No. 1

Aurora, County of Arapahoe, State of Colorado

Drawn By: CWF

Checked By: WRC

Date: 10/26/2017

Sheet 1 of 1

Project No. 170852

Revisions

No.	Description	By	Date
1	Adjusted parking lot plan	BCR	4/26/2018