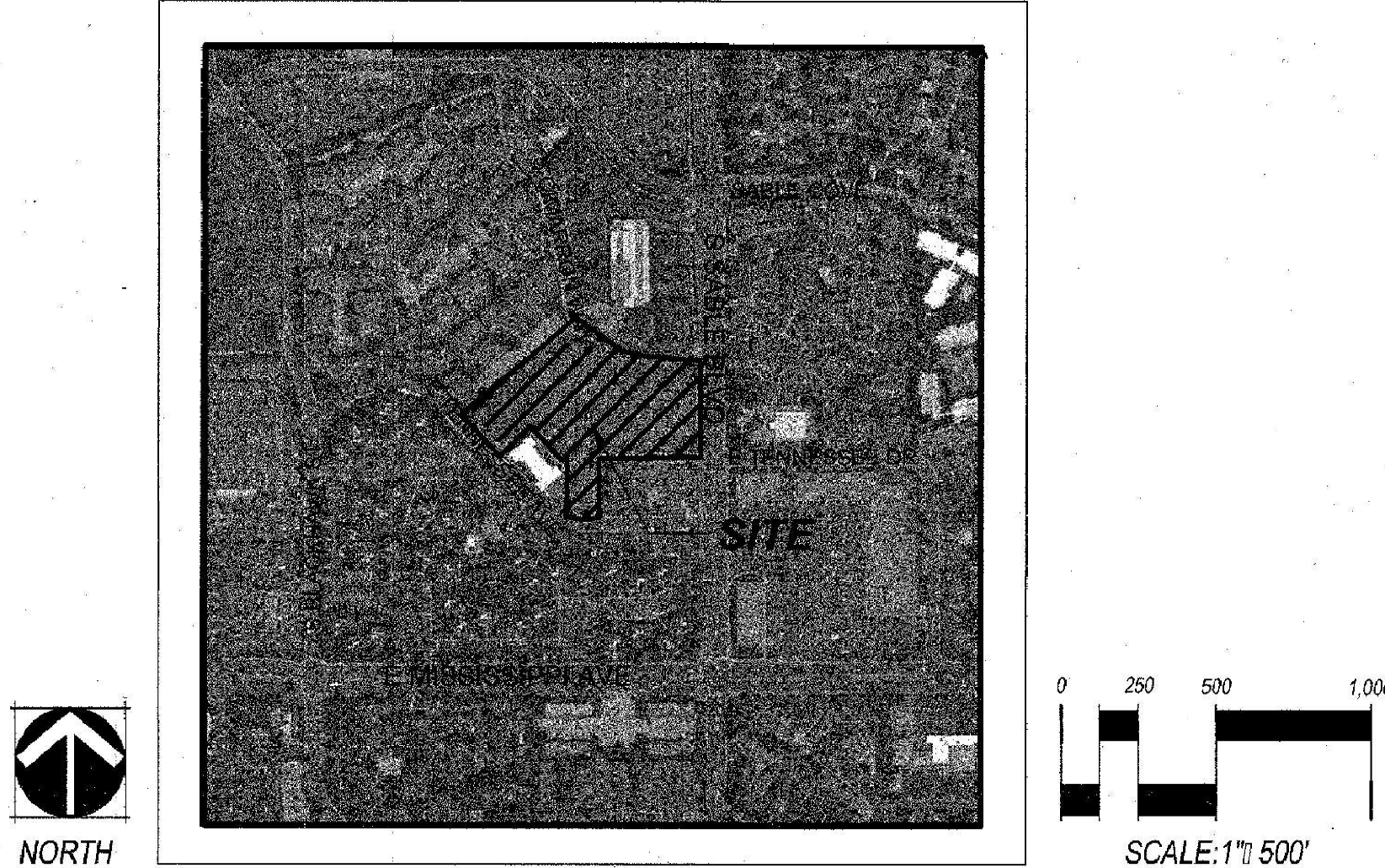


CENTURY CITY CONDOMINIUMS  
SITE PLAN AMENDMENT WITH WAIVERS

LOT 1, BLOCK 1, CENTURY CITY CONDOMINIUMS SUBDIVISION FILING NO. 1,  
CITY OF AURORA, COUNTY OF ARAPAHOE, STATE OF COLORADO.

VICINITY MAP



LEGAL DESCRIPTION

LOT 1, BLOCK 1, CENTURY CITY CONDOMINIUMS SUBDIVISION FILING NO. 1, COUNTY OF ARAPAHOE, STATE OF COLORADO.

LESS AND EXCEPT THAT PORTION SET FORTH AND DESCRIBED ON THE CONDOMINIUM MAP OF CENTURY CITY CONDOMINIUMS BUILDING NO. 1, RECORDED MARCH 28, 2007 AT RECEPTION NO. B7038765, AND AS SET FORTH AND DESCRIBED ON THE CONDOMINIUM MAP OF CENTURY CITY CONDOMINIUMS BUILDING NO. 1 - AMENDED, RECORDED APRIL 23, 2007 AT RECEPTION NO. B7051004.

WAIVERS

- A 21% REDUCTION IN PARKING SPACES (SECTION 146-705).
- A WAIVER FROM THE REQUIREMENT THAT AT LEAST 35% OF THE RESIDENT PARKING BE IN GARAGES AND AT LEAST 50% OF THOSE GARAGES BE ATTACHED TO THE RESIDENTIAL STRUCTURES (SECTION 146-1509).
- A REDUCTION IN THE REQUIREMENT TO PROVIDE 45% MINIMUM PRIVATE LANDSCAPED AREA (SECTION 146-703).
- A WAIVER FROM THE REQUIREMENT TO DEVELOP CONVENIENT MOVEMENT OF SERVICE AND GENERAL TRAFFIC ON ROUTES THAT ARE SEGREGATED FROM PEDESTRIAN TRAFFIC (SECTION 146-706).
- A REDUCTION IN THE STREET FRONTAGE BUFFER ADJACENT TO CIMARRON WAY FROM 10 FEET TO 1-FOOT-6 INCHES.

OWNER / DEVELOPER

CENTURY COMMUNITIES  
CONTACT: CINDY MYERS  
8390 E. CRESCENT PKWY, SUITE 650  
GREENWOOD VILLAGE, CO 80111  
PHONE: 303.551.8420  
CINDY.MYERS@CENTURYCOMMUNITIES.COM

PLANNER / LANDSCAPE ARCHITECT

NORRIS DESIGN  
CONTACT: DIANA RAE  
1101 BANNOCK STREET  
DENVER, CO 80204  
PHONE: 303.892.1166  
DRAEL@NORRIS-DESIGN.COM

ENGINEER

CALIBRE  
CONTACT: ZANE ROSS  
9090 SOUTH RIDGELINE BOULEVARD, SUITE 105  
HIGHLANDS RANCH, CO 80129  
PHONE: 303.730.0434  
ZROSS@CALIBRE-ENGINEERING.COM

ARCHITECT

GODDEN I SUDIK  
CONTACT: ALEX DURAN  
5975 S. QUEBEC ST.  
CENTENNIAL, CO 80111  
PHONE: 303.455.4437  
ADURAN@GODDENSUDIK.COM

CITY OF AURORA SIGNATURE BLOCK

Signature Block  
CENTURY CITY CONDOMINIUMS Site Plan \*  
(Official Project Name)  
LOT 1, BLOCK 1, CENTURY CITY CONDOMINIUMS SUBDIVISION FILING NO. 1,  
Legal Description: CITY OF AURORA, COUNTY OF ARAPAHOE, STATE OF COLORADO  
This Site Plan and any amendments hereto, upon approval by the City of Aurora and recording, shall be binding upon the applicants therefore, their successors and assigns. This plan shall limit and control the issuance and validity of all building permits, and shall restrict and limit the construction, location, use, occupancy and operation of all land and structures within this plan to all conditions, requirements, locations and limitations set forth herein. Abandonment, withdrawal or amendment of this plan may be permitted only upon approval of the City of Aurora.  
In witness thereof, CENTURY CITY, LLC has caused these  
(Corporation, Company, or Individual)  
presents to be executed this 10th day of December AD. 2018  
By: Brian Mulqueen (Principal or Owners) Corporate Seal  
State of Colorado ss  
County of Arapahoe  
The foregoing instrument was acknowledged before me this 10th day of December AD, 2018 by  
Brian Mulqueen (Principals or Owners)  
Witness my hand and official seal  
Amy L. Ward Notary Public  
State of Colorado  
Notary ID # 2064013408  
My Commission Expires 05-22-2020  
My commission expires 5-22-2020 Notary Business Address: 8390 E. Crescent Parkway, Suite 650  
Greenwood Village, CO 80111

CITY OF AURORA APPROVALS

CITY OF AURORA APPROVALS  
City Attorney: [Signature] Date: 1/10/19  
Planning Director: [Signature] Date: 1-9-2019  
Planning Commission: N/A Date: N/A  
(Chairperson)  
City Council: [Signature] Date: 1-10-2019  
(Mayor)  
Attest: [Signature] Date: 1/10/19  
(City Clerk)  
Database Approval Date: 7/23/18  
RECORDERS CERTIFICATE:  
Accepted for filing in the office of the Clerk and Recorder of Arapahoe County  
Colorado at 3:14 o'clock P.M. this 22nd day of January AD, 2019  
Clerk and Recorder: Joan Lopez Deputy: Patricia A. [Signature]  
Book 542 pg 54-72 Reception # D9006085

SHEET INDEX

- COVER SHEET
- NOTES
- SITE PLAN
- UTILITY PLAN
- GRADING PLAN
- LANDSCAPE NOTES AND SCHEDULE
- TREE MITIGATION
- LANDSCAPE PLAN
- LANDSCAPE PLAN
- LANDSCAPE PLAN
- HYDROZONE MAP
- LANDSCAPE DETAILS
- BUILDING ELEVATIONS
- BUILDING ELEVATIONS
- ACCESSORY BUILDING ELEVATIONS
- SITE LIGHTING PHOTOMETRIC
- SITE LIGHTING DETAILS

AMENDMENTS

DATA BLOCK:

LAND AREA WITHIN PROPERTY LINES	229,891 SF.	5.28 AC.	100.0%
BUILDING COVERAGE	61,232 SF.	1.41 AC.	26.6%
HARD SURFACE COVERAGE	100,599 SF.	2.31 AC.	43.8%
LANDSCAPE COVERAGE	68,060 SF.	1.56 AC.	29.6%
NUMBER OF BUILDINGS	5		
MULTI FAMILY UNITS	135 UNITS		
DENSITY	25.5 UNITS / ACRE		
UNIT BREAKDOWN	1 BED: 15, 2 BED: 120		
NUMBER OF STORIES	3		
MAXIMUM BUILDING HEIGHT	43'		
FLOOR AREA RATIO	0.8		
OCCUPANCY CLASSIFICATION	R-2		
BUILDING CONSTRUCTION TYPE	TYPE VB		
SPRINKLERED	13R		
REQUIRED	297*	PROPOSED	234
VEHICULAR PARKING SPACES			
OFF-STREET SURFACE PARKING	-		164
ON-STREET SURFACE PARKING	-		7
COMPACT SURFACE PARKING	-		15
COVERED PARKING / CARPORT	-		39
SURFACE ACCESSIBLE PARKING	5		4
VAN ACCESSIBLE PARKING	2		4
COVERED ACCESSIBLE PARKING	-		1
BICYCLE PARKING SPACES	0		20
PRESENT ZONING	CITY CENTER - PERIPHERY SUBAREA		

\*NOTE: REQUIRED VEHICULAR PARKING INCLUDES 1.5 SPACES PER 1 BEDROOM UNITS (23 SPACES), 2 SPACES PER 2 BEDROOM UNITS (240 SPACES), 1 GUEST SPACE PER 5 UNITS (27 SPACES), AND 7 ACCESSIBLE SPACES.

ACCESSIBLE UNIT SUMMARY / IMPLEMENTATION PLAN

2015 IBC CHAPTER 11 ACCESSIBILITY REQUIREMENTS: PER SECTION 1107.6.2.2.1 GROUP R-2 TYPE 'A' UNITS IN GROUP R-2 OCCUPANCIES CONTAINING MORE THAN 20 DWELLING UNITS OR SLEEPING UNITS, AT LEAST 2 PERCENT BUT NOT LESS THAN ONE OF THE UNITS SHALL BE A TYPE A UNIT. ALL UNITS ON A SITE SHALL BE CONSIDERED TO DETERMINE THE TOTAL NUMBER OF UNITS AND THE REQUIRED NUMBER OF TYPE A UNITS. TYPE A UNITS SHALL BE DISPERSED AMONG THE VARIOUS CLASSES OF UNITS. PER SECTION 1107.6.2.2.2 GROUP R-2 TYPE 'B' UNITS WHERE THERE ARE FOUR OR MORE UNITS INTENDED TO BE OCCUPIED AS A RESIDENCE IN A SINGLE STRUCTURE, EVERY DWELLING UNIT AND SLEEPING UNIT INTENDED TO BE OCCUPIED AS A RESIDENCE SHALL BE A TYPE B UNIT. PER SECTION 1107.7.1 STRUCTURES WITHOUT ELEVATOR SERVICE WHERE NO ELEVATOR SERVICE IS PROVIDED IN A STRUCTURE, ONLY THE DWELLING UNITS AND SLEEPING UNITS THAT ARE LOCATED ON THE GROUND LEVEL ARE REQUIRED TO BE TYPE 'A' AND TYPE 'B' UNITS.	COLORADO HOUSE BILL 03-1221 (CRS 9-5) REQUIREMENTS: PER SECTION 9-5-105 (2) RESIDENTIAL PROJECTS. (A) A PROJECT SHALL BE ASSIGNED ACCESSIBILITY POINTS BASED ON THE NUMBER OF UNITS CONTAINED WITHIN THE PROJECT AS FOLLOWS: NUMBER OF UNITS WITHIN THE PROJECT: 143-157 ACCESSIBILITY POINTS REQUIRED: 66 (B) A PROJECT SHALL INCLUDE ENOUGH ACCESSIBLE DWELLING UNITS TO ACHIEVE AT LEAST THE SPECIFIED NUMBER OF ACCESSIBILITY POINTS REQUIRED PURSUANT TO PARAGRAPH (A) OF THIS SUBSECTION (2). A PROJECT MAY USE ANY COMBINATION OF ACCESSIBLE DWELLING UNIT TYPES TO MAY USE ANY COMBINATION OF ACCESSIBLE DWELLING UNIT TYPES TO COMPLY WITH THIS SECTION. ACCESSIBLE DWELLING UNIT TYPES PROVIDED, NUMBER OF UNITS AND TOTAL POINTS PER UNIT TYPE: TYPE A DWELLING UNITS (AT 6 POINTS EA.) X 3: 18 TYPE B DWELLING UNITS (AT 4 POINTS EA.) X 47: 188 TOTAL ACCESSIBILITY POINTS PROVIDED: 206
---	--

IMPLEMENTATION  
PER CRS 9-5-105, OF THE TOTAL 150 DWELLING UNITS TO BE BUILT, 3 SHALL BE PROVIDED AND BUILT TO THE REQUIREMENTS OF A 'TYPE A DWELLING UNIT' AND 47 SHALL BE PROVIDED AND BUILT TO THE REQUIREMENTS OF A 'TYPE B DWELLING UNIT'. AS THE REQUIREMENTS OF CRS 9-5-106 STATE, THE BUILDER GUARANTEES THE TIMELY AND PROVIDED AND BUILT TO THE REQUIREMENTS OF A 'TYPE B DWELLING UNIT'. AS THE REQUIREMENTS OF CRS 9-5-106 STATE, THE BUILDER GUARANTEES THE TIMELY AND EVENLY PHASED DELIVERY OF THESE 150 ACCESSIBLE DWELLING UNITS. BASED ON SALES AND OTHER FACTORS, THE EXACT ORDER OF CONSTRUCTION IS YET TO BE DETERMINED AND IS SUBJECT TO CHANGE. HOWEVER, THE BUILDER CAN GUARANTEE THAT NO MORE THAN 30 PERCENT OF THE PROJECT (45 UNITS) WILL BE COMPLETED BEFORE A PORTION OF THE REQUIRED ACCESSIBLE UNITS ARE COMPLETED. ON-SITE, ALL GROUND FLOOR UNITS WILL, AT MINIMUM, COMPLY WITH 'TYPE B DWELLING UNIT' REQUIREMENTS. AT A MINIMUM EVERY BUILDING BUILT WILL CONTAIN 20% OF THE REQUIRED ACCESSIBLE UNITS.

NORRIS DESIGN  
Planning | Landscape Architecture | Branding  
1101 Bannock Street  
Denver, Colorado 80204  
P 303.892.1166  
www.norris-design.com

CENTURY CITY CONDOMINIUMS  
S. SABLE BOULEVARD AND E. TENNESSEE AVENUE  
AURORA, CO

OWNER:  
CENTURY COMMUNITIES  
8390 E. CRESCENT PARKWAY  
SUITE 650  
GREENWOOD VILLAGE, CO 80111

NOT FOR  
CONSTRUCTION

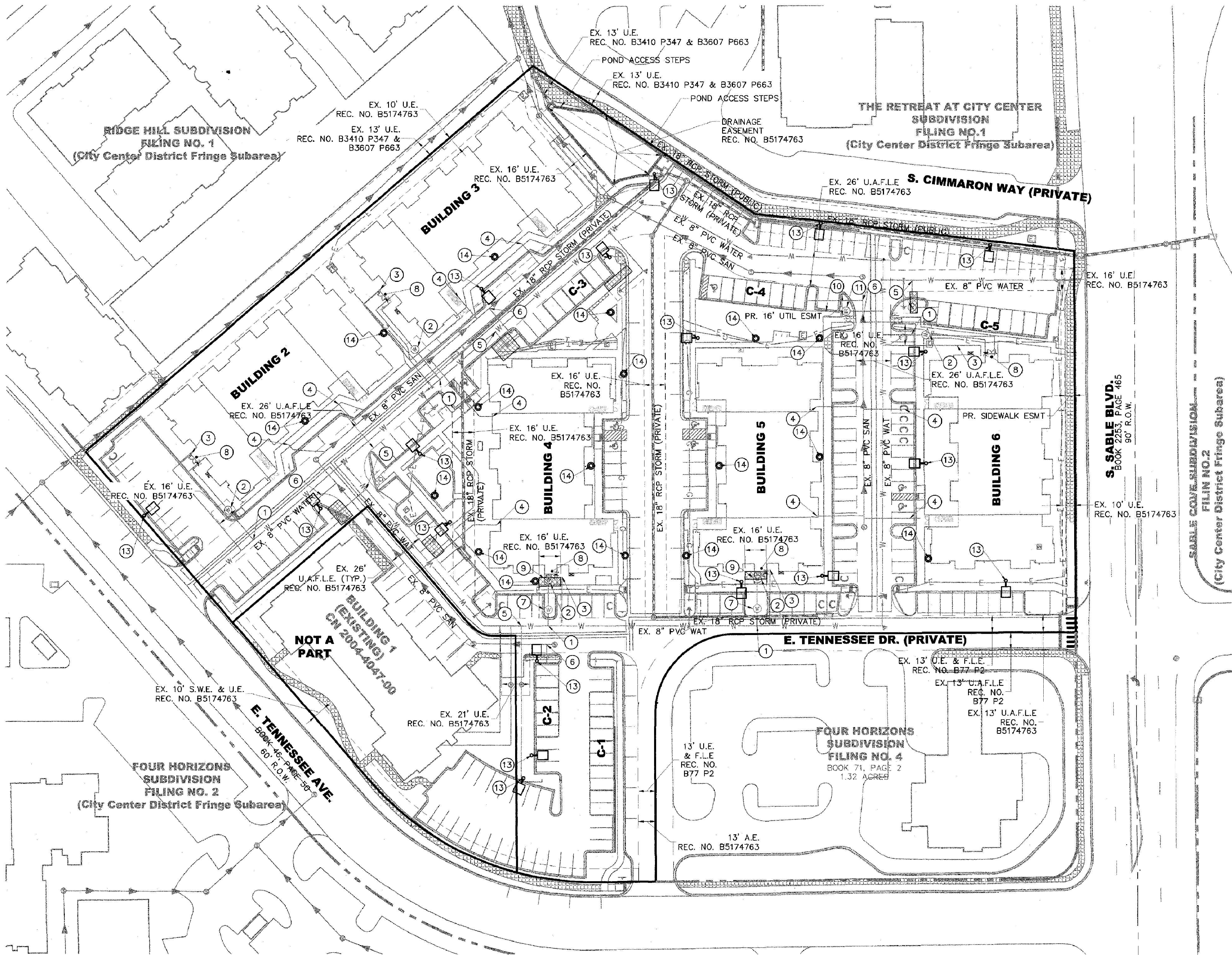
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12/22/17 SUBMITTAL  
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06/11/18 SUBMITTAL  
08/08/18 SUBMITTAL  
09/21/18 SUBMITTAL  
10/26/18 SUBMITTAL  
11/27/18 SUBMITTAL

SHEET TITLE:  
COVER  
SHEET

542-56 1/17  
1 of 17

CENTURY CITY CONDOMINIUMS  
SITE PLAN AMENDMENT WITH WAIVERS

LOT 1, BLOCK 1, CENTURY CITY CONDOMINIUMS SUBDIVISION FILING NO. 1,  
CITY OF AURORA, COUNTY OF ARAPAHOE, STATE OF COLORADO.



**LEGEND**

BOUNDARY LINE	---
SECTION LINE	- - -
EX. WATERLINE	— W — W —
EX. UNDERGROUND ELECTRIC	— E —
EX. GAS LINE	— G — G —
EX. TELEPHONE LINE	— T — T —
EX. SANITARY SEWER	— S — S —
EX. STORM SEWER	— ST — ST —
U.A.F.L.E. - UTILITY/ACCESS/FIRE LANE ESMT	
A.E. - ACCESS EASEMENT	
U.E. - UTILITY EASEMENT	
S.W.E. - SIDEWALK EASEMENT	
F.L.E. - FIRE LANE EASEMENT	
PR. AC CONDENSER	⊙
EX. FIRE HYDRANT	⊕
EX. WATER VALVE	⊕
PR. FDC LOCATION	⊕
PR. KNOX BOX LOCATION	⊕
EX. ELECTRICAL BOX	⊕
EX. TELECOM BOX	⊕
EX. WATER METER	⊕
PR. WATER METER	⊕
PR. IRRIGATION METER	⊕
EX. STORM INLET	⊕
PR. STORM INLET	⊕
EXISTING EASEMENT TO BE VACATED	▨

- KEYNOTES**
- 1 EXISTING 2" DOMESTIC SERVICE LINE
  - 2 EXISTING 2" DOMESTIC METER PIT
  - 3 EXISTING 4" FIRE SERVICE LINE (PRIVATE)
  - 4 EXISTING 4" SANITARY SERVICE LINE (PRIVATE)
  - 5 EXISTING 1" DOMESTIC SERVICE LINE AND METER PIT TO BE REMOVED
  - 6 EXISTING 4" SANITARY SEWER SERVICE TO BE REMOVED
  - 7 PROPOSED DOMESTIC METER PIT
  - 8 RISER ROOM
  - 9 WATER METER TO BE RELOCATED
  - 10 PROPOSED 2" IRRIGATION SERVICE LINE
  - 11 PROPOSED IRRIGATION METER
  - 12 PROPOSED 16" UTILITY EASEMENT
  - 13 PROPOSED SITE LIGHT
  - 14 PROPOSED PEDESTRIAN LIGHT

**NOTES**

1. PRIVATE STORM SEWER SHALL BE MAINTAINED BY CENTURY CITY HOA.

**Calibre**  
Civil Engineering  
1000 South Regent Boulevard, Suite 100  
Highlands Ranch, CO 80129  
Phone: 303.725.0404  
Fax: 303.725.0404

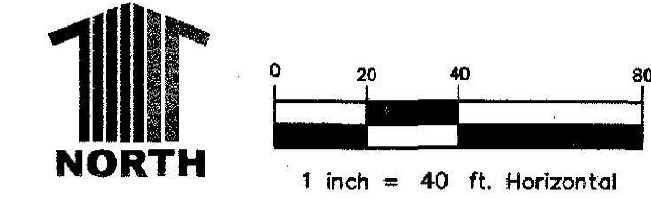
**CENTURY CITY CONDOMINIUMS**  
S. SABLE BOULEVARD AND E. TENNESSEE AVENUE  
AURORA, CO

**OWNER:**  
CENTURY COMMUNITIES  
8390 E. CRESCENT PARKWAY  
SUITE 800  
GREENWOOD VILLAGE, CO 80111

**NOT FOR CONSTRUCTION**

**DATE:**  
12/22/17 SUBMITTAL  
04/24/18 SUBMITTAL  
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09/21/18 SUBMITTAL  
10/26/18 SUBMITTAL  
11/27/18 SUBMITTAL

**SHEET TITLE:**  
UTILITY PLAN



CHECKED BY: ZMR  
DRAWN BY: JLK

542-59 4/17

CENTURY CITY CONDOMINIUMS  
SITE PLAN AMENDMENT WITH WAIVERS

LOT 1, BLOCK 1, CENTURY CITY CONDOMINIUMS SUBDIVISION FILING NO. 1,  
CITY OF AURORA, COUNTY OF ARAPAHOE, STATE OF COLORADO.

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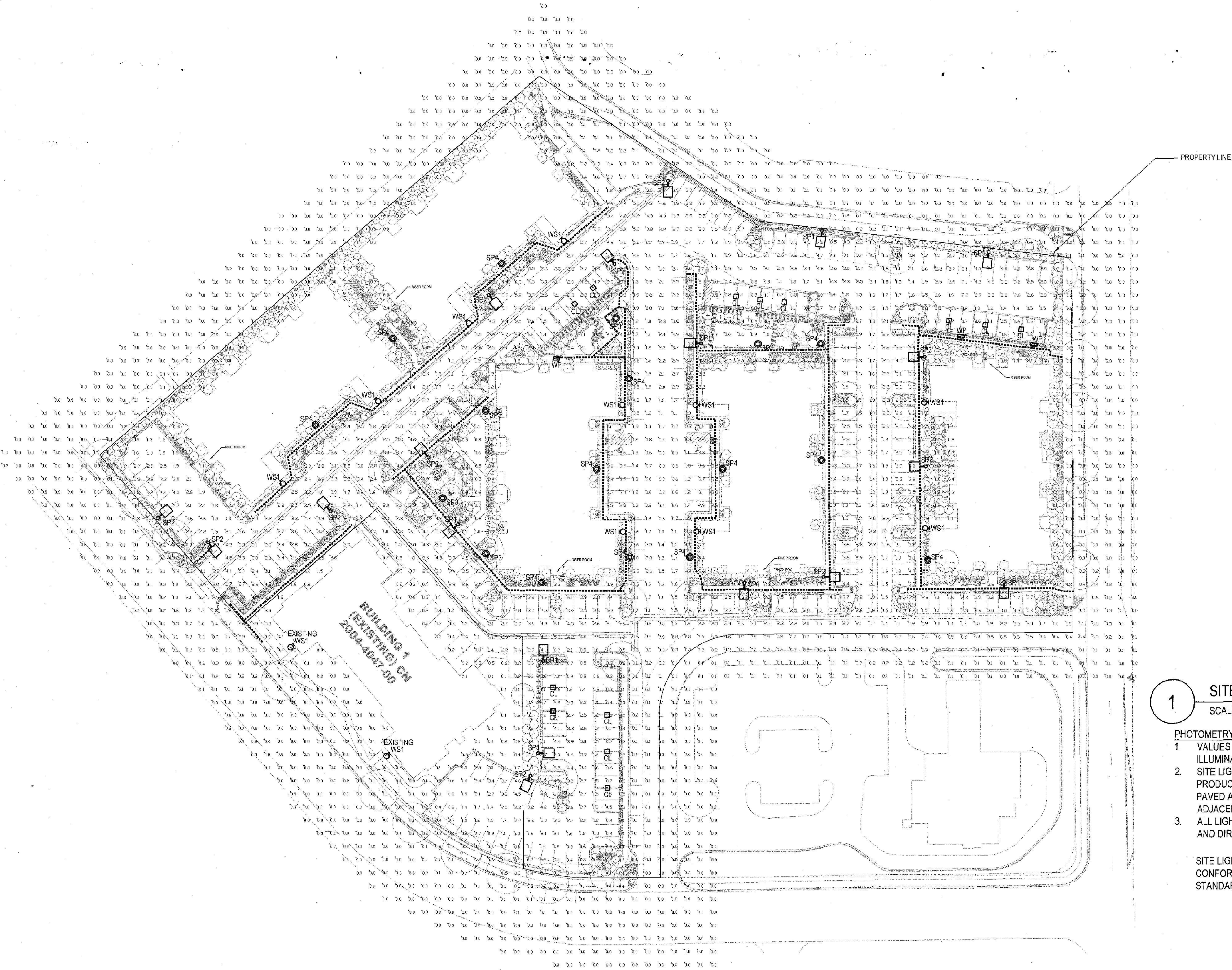
OWNER:  
CENTURY COMMUNITIES  
8390 E. CRESCENT PARKWAY  
SUITE 650  
GREENWOOD VILLAGE, CO 80111

STUDIO LIGHTNING  
STUDIO LIGHTNING  
63 SUNSET DR.  
BAILEY, CO 80421

NOT FOR  
CONSTRUCTION

DATE:  
12/22/17 SUBMITTAL  
04/24/18 SUBMITTAL  
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SHEET TITLE:  
SITE LIGHTING  
PHOTOMETRIC



1 SITE LIGHTING PHOTOMETRIC  
SCALE: 1" = 40'-0"

PHOTOMETRY PLAN GENERAL NOTES:

1. VALUES SHOWN ARE MAINTAINED HORIZONTAL ILLUMINANCE VALUES MEASURED AT GRADE.
2. SITE LIGHTING DESIGN HAS BEEN COMPLETED TO PRODUCE EVEN ILLUMINATION OF PARKING AND PAVED AREAS WITH MINIMAL GLARE ONTO ADJACENT PROPERTIES.
3. ALL LIGHT FIXTURES SHALL BE FULLY SHIELDED AND DIRECT LIGHT DOWNWARDS.

SITE LIGHTING DESIGN HAS BEEN COMPLETED TO CONFORM TO CITY OF AURORA EXTERIOR LIGHTING STANDARDS

# **SPECIFICATION FEATURES**

## **Construction**

TOP: Cast aluminum top housing affixes to cast aluminum mounting arm hub with four stainless steel fasteners. One-piece alloy gasket between mounting hub and top casting seals out moisture and contaminants. One of the mounting ears provides a section for a full selection of optional accessories. Only these arms are compatible with the EyeTrim™ finish. **INSIDECTION:** Coextruded silicone gaskets seal line to top casting and shade. The end section features cast aluminum construction and stainless steel assembly. **SHADES:** Heavy gauge pressure spun aluminum shades offer superior sun and light resistance in form. **DOORFRAME:** The aluminum frame 18" x 23" door and door frame seal to underside of shade with a thick wall continuous and stainless steel mounting tabs shade attached to mounting arm.

## **Optics**

Choice of twelve patented, high-efficiency AccuFOC Optic® technology manufactured from

Injection-molded acrylic. Optics are precisely designed to shape the optics, maximizing efficiency and application range. **AccuFOC Optic technology:** creates constant distributors with the scalability to meet customized application requirements. **Offered Standard in 4000K:** (w/ 2700K CCT and nominal 70 CRI; Opticall 3000K CCT and 5000K CCT for the ultimate level of light control; an optional house-also available necessary can be field or factory installed). The house-side shield is designed to aesthetically integrate with the SL2, SL3 or SL4 optics.

## **Electrical**

SL4 drives more than 100 watt down back housing for optimal heat sinking, application efficiency, and prolonged life. Standard drivers feature electronic universal drivers (120-270V 60/50Hz, 347V 60/50 or 480V 60/50 Hz), greater than 100,000 power factor, less than 10% harmonic distortion, and is suitable for operation in -40°C to 40°C 40°C ambient environment. All fixtures are shipped standard

with 10W/100mA common, and is differential -1 mode surge protection. **LightBulbs:** rating and IP65 enclosure feature and reliability greater than 50,000 hours maintenance up to 60,000 hours per ENEC TA-21. Occupancy sensor and dimming options available.

## **Finish**

Finish is finished in five-stage spray. **TGC:** polyether/powder coat, 2.5 mil nominal thickness for superior protection against salt water. **LightBulb™** cover allows an indirect white and can be specified to match grain of furniture finish. Standard colors include black, bronze, grey, white, dark platinum and graphite metallic. **RAL** and custom color available. Consult Outdoor Architectural Color brochure for a complete selection.

## **Warranty**

Five-year warranty.

# **ECM/EMM EPIC MODEL LED**

1-Light A/RMS  
Solid State LED

DECORATIVE AREA LUMINAIRE

## **ECM Classical**

100% Modern

Maximum Height  
36" (914mm)

Maximum  
21" (533mm)

Maximum Width  
36" (914mm)

Maximum Width  
36" (914mm)

See configurations for more detail information.

## **CERTIFICATION DATA**

UL Listed  
Listed LightBulbs  
1-4W LED  
20 Vibration Tested  
80°C Ambient Temperature Rating

## **ENERGY DATA**

Electronics LED  
0.1 Power Factor  
30% Total Harmonic Distortion  
120-270V 50/60Hz, 48/240V, 80/100V  
0.001 Minimum Temperature  
40°C Ambient Temperature Rating

## **EPA**

Energy Protected Area: 80, 101, 106

## **SHIPPING DATA**

Approximate Net Weight:  
50 lbs (22 kg.)

12/12/2016

01/12/2017 03:04:51

**ETON**  
Power Electronics Worldwide

171