



APPLICANT

KT DEVELOPMENT
7951 E MAPLEWOOD AVE, SUITE 122
GREENWOOD VILLAGE, CO 80111
CONTACT: LUKE TAYLOR
P: (303) 906-9002

ENGINEERING CONSULTANT

ENTITLEMENT AND ENGINEERING SOLUTIONS, INC.
3801 E. FLORIDA AVE, SUITE 425
DENVER, CO 80210
CONTACT: MICHAEL DRAGO
P: (610) 547-2267

ARCHITECT

101 ARCHITECTURE, LLC
8400 E. CRESCENT PARKWAY, SUITE 160
GREENWOOD VILLAGE, CO 80111
CONTACT: FRANK MALEK
PH: (720) 881-1600

LANDSCAPE ARCHITECT

VALERIAN
970 YUMA STREET, SUITE 130
DENVER, CO 80204
CONTACT: NATHANAL RONEY
P: (303) 347-1200

FIRE PROTECTION

CITY OF AURORA
DEVELOPMENT SERVICES DEPARTMENT
15151 E. ALAMEDA PARKWAY
AURORA, CO 80012
CONTACT: MIKE DEAN
P: (303) 739-7420
F: (303) 739-7412

SANITARY SEWER

AURORA WATER
AURORA MUNICIPAL CENTER
15151 E. ALAMEDA PARKWAY
AURORA, CO 80012
P: (303) 739-7370

WATER

AURORA WATER
AURORA MUNICIPAL CENTER
15151 E. ALAMEDA PARKWAY
AURORA, CO 80012
P: (303) 739-7370

STORM SEWER

AURORA WATER
AURORA MUNICIPAL CENTER
15151 E. ALAMEDA PARKWAY
AURORA, CO 80012
P: (303) 739-7370

ELECTRIC/NATURAL GAS

XCEL ENERGY
2070 S. VALENTIA ST.
DENVER, CO 80231
CONTACT: MICHELLE FORD
P: (303) 671-3928

Sheet numbers should only be 1, 2, 3, 4 etc. do not include letters.

Updated

SITE PLAN SHEET INDEX

SHEET	DESCRIPTION
P0.0	COVER SHEET
P1.1	SITE PLAN
P2.1	GRADING PLAN
P3.1	UTILITY PLAN
L1.1	LANDSCAPE PLAN
L1.2	LANDSCAPE NOTES AND DETAILS
EPH1.00	PHOTOMETRIC PLAN
AS1.1	FLOOR PLAN
AS1.2	FLOOR PLAN
AS1.3	FLOOR PLAN
AS1.4	FLOOR PLAN
AS1.5	ROOF PLAN
AS2.1	EXTERIOR ELEVATIONS
AS2.2	EXTERIOR ELEVATIONS
AS3.1	MATERIALS BOARD

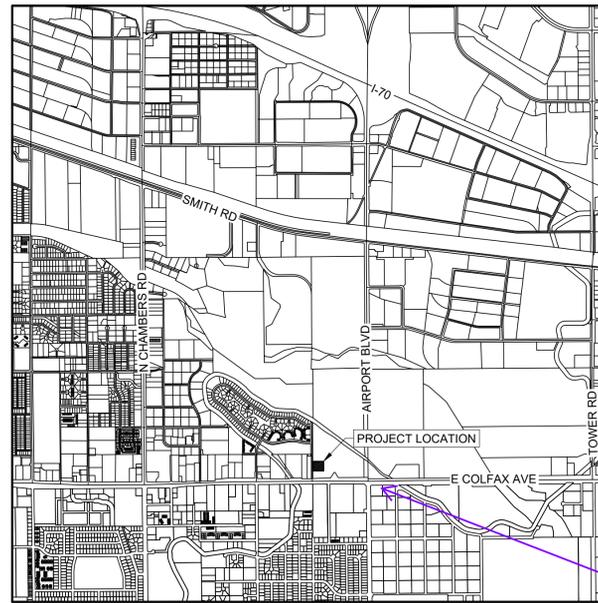
... Plan...

Updated

WOODSPRING SUITES AT STATION 60 **SITE PLAN?**
PART OF THE SOUTHEAST QUARTER OF SECTION 32
TOWNSHIP 3 SOUTH, RANGE 66 WEST OF THE 6TH P.M.
CITY OF AURORA, ADAMS COUNTY, COLORADO

Updated

1st Review
Aurora Water
Jenny Wynn
jwynn@auroragov.org



VICINITY MAP

SCALE: 1"=2000'

Advisory:
Norfolk St needs to be constructed and accepted prior to the issuance of the TCO.

City Council signature line may be removed. No City Council approval is required.

Advisory Comment: Site plan can not be approved until the preliminary drainage report is approved.

Please update this document to reflect any changes made in the Preliminary Drainage Report.

All updates due to the preliminary drainage report comments are reflected within this site.

Please scale vicinity map to more clearly show the project location. The map should be centered on the intersection of Colfax Ave. and Airport Blvd. for proper context. Smith Rd. (or thereabout) should be the north most boundary shown.

Vicinity map has been adjusted per comments.

AMENDMENTS

CITY OF AURORA SITE NOTES:

1. THE DEVELOPER, HIS SUCCESSORS AND ASSIGNS, INCLUDING THE HOMEOWNERS OR MERCHANTS ASSOCIATION, SHALL BE RESPONSIBLE FOR INSTALLATION, MAINTENANCE AND REPLACEMENT OF ALL FIRE LANE SIGNAGE.
2. ALL SIGNS MUST CONFORM TO THE CITY OF AURORA SIGN CODE.
3. "ACCESSIBLE EXTERIOR ROUTES" SHALL BE PROVIDED FROM PUBLIC TRANSPORTATION STOPS, ACCESSIBLE PARKING AND ACCESSIBLE PASSENGER LOADING ZONES AND PUBLIC SIDEWALKS TO 60% OF THE ACCESSIBLE BUILDING ENTRANCES THEY SERVE. THE ACCESSIBLE ROUTE BETWEEN ACCESSIBLE PARKING AND ACCESSIBLE BUILDING ENTRANCES SHALL BE THE MOST PRACTICAL DIRECT ROUTE. THE ACCESSIBLE ROUTE MUST BE LOCATED WITHIN A SIDEWALK NO SLOPE ALONG THIS ROUTE MAY EXCEED 1:20 WITHOUT PROVIDING A RAMP WITH A MAXIMUM SLOPE OF 1:12 AND HANDRAILS. CROSSWALKS ALONG THIS ROUTE SHALL BE WIDE ENOUGH TO WHOLLY CONTAIN THE CURB RAMP WITH A MINIMUM WIDTH OF 36" AND SHALL BE PAINTED WITH WHITE STRIPES. THE CITY OF AURORA ENFORCES HANDICAPPED ACCESSIBILITY REQUIREMENTS BASED ON THE 2015 INTERNATIONAL BUILDING CODE, CHAPTER 11, AND THE INTERNATIONAL CODE COUNCIL (ICC) A117.1-2009.
4. THE APPLICANT HAS THE OBLIGATION TO COMPLY WITH ALL APPLICABLE REQUIREMENTS OF THE AMERICANS WITH DISABILITIES ACT.
5. THE DEVELOPER, HIS SUCCESSORS AND ASSIGNS, SHALL BE RESPONSIBLE FOR INSTALLATION, MAINTENANCE AND REPLACEMENT OF ALL LANDSCAPING MATERIALS SHOWN OR INDICATED ON THE APPROVED SITE PLAN OR LANDSCAPE PLAN ON FILE IN THE PLANNING DEPARTMENT. ALL LANDSCAPING WILL BE INSTALLED PRIOR TO ISSUANCE OF CERTIFICATE OF OCCUPANCY.
6. ALL CROSSINGS OR ENCROACHMENTS INTO EASEMENTS AND RIGHT-OF-WAY OWNED BY THE CITY OF AURORA ("CITY") IDENTIFIED AS BEING PRIVATELY-OWNED AND MAINTAINED HEREIN ARE ACKNOWLEDGED BY THE UNDERSIGNED AS BEING SUBJECT TO CITY'S USE AND OCCUPANCY OF SAID EASEMENTS OR RIGHT-OF-WAY. THE UNDERSIGNED, ITS SUCCESSORS AND ASSIGNS, FURTHER AGREES TO REMOVE, REPAIR, REPLACE, RELOCATE, MODIFY, OR OTHERWISE ADJUST SAID CROSSINGS OR ENCROACHMENTS UPON REQUEST FROM THE CITY AND AT NO EXPENSE TO THE CITY. THE CITY RESERVES THE RIGHT TO MAKE FULL USE OF THE EASEMENTS AND RIGHTS-OF-WAY AS MAY BE NECESSARY OR CONVENIENT AND THE CITY RETAINS ALL RIGHTS TO OPERATE, MAINTAIN, INSTALL, REPAIR, REMOVE OR RELOCATE ANY CITY FACILITIES LOCATED WITHIN SAID EASEMENTS AND RIGHTS-OR-WAY AT ANY TIME AND IN SUCH A MANNER AS IT DEEMS NECESSARY OR CONVENIENT.
7. 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.
8. ALL BUILDING ADDRESS NUMBERS SHALL COMPLY WITH THE AURORA CITY CODE. SECTION 126. ARTICLE VII - NUMBERING OF BUILDINGS.
9. ALL ROOFTOP MECHANICAL EQUIPMENT AND VENTS GREATER THAN EIGHT (8) INCHES IN DIAMETER MUST BE SCREENED. SCREENING MAY BE DONE EITHER WITH AN EXTENDED PARAPET WALL OR A FREESTANDING SCREEN WALL. SCREENS SHALL BE AT LEAST AS HIGH AS THE EQUIPMENT THEY HIDE. IF EQUIPMENT IS VISIBLE BECAUSE SCREENS DON'T MEET THIS MINIMUM HEIGHT REQUIREMENT, THE DIRECTOR OF PLANNING MAY REQUIRE CONSTRUCTION MODIFICATIONS PRIOR TO THE ISSUANCE OF A PERMANENT CERTIFICATE OF OCCUPANCY.
10. 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.
11. FINAL GRADE SHALL BE AT LEAST SIX (6) INCHES BELOW ANY EXTERIOR WOOD SIDING ON THE PREMISES.
12. 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.
13. 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.
14. 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.
15. ARCHITECTURAL FEATURES (I.E. BAY WINDOWS, FIREPLACES, ROOF OVERHANG, GUTTERS, EAVES, FOUNDATION, FOOTINGS, CANTILEVERED WALLS, ETC.) ARE NOT ALLOWED TO ENCROACH INTO ANY EASEMENT OR FIRE LANE.
16. IN LOCATIONS WHERE UTILITY EASEMENTS OVERLAP DRAINAGE EASEMENTS, ONLY SUBSURFACE UTILITIES SHALL BE PERMITTED WITHIN THE PORTION OF THE UTILITY EASEMENT THAT OVERLAPS THE DRAINAGE EASEMENT. INSTALLATION OF ABOVE GROUND UTILITIES REQUIRES PRIOR WRITTEN APPROVAL BY CITY ENGINEER.
19. THE 2015 INTERNATIONAL FIRE CODE (IFC), REQUIRES ALL BUILDINGS TO BE ASSESSED FOR ADEQUATE EMERGENCY RESPONDER RADIO COVERAGE (ERRC), AT THE TIME THE STRUCTURE IS AT FINAL FRAME AND FINAL ELECTRICAL INSPECTIONS, THE GENERAL CONTRACTOR (GC) WILL BE REQUIRED TO HIRE A 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.
20. THE STREETLIGHT OR PEDESTRIAN LIGHT INSTALLATION WITHIN THE PUBLIC RIGHT-OF-WAY SHALL BE DESIGNED, FUNDED, AND CONSTRUCTED BY THE DEVELOPER/OWNER. OWNERSHIP AND MAINTENANCE OF THE STREET/PEDESTRIAN LIGHTS SHALL BE THE RESPONSIBILITY OF THE CITY OF AURORA ONCE THEY HAVE BEEN ACCEPTED. STREET LIGHT AND/OR PEDESTRIAN PHOTOMETRICS PLANS SHALL BE PREPARED AND SUBMITTED TO THE CITY FOR REVIEW AND APPROVAL AND SHALL BECOME A PART OF THE APPROVED CIVIL CONSTRUCTION PLANS FOR THE PROJECT. AN ELECTRICAL PLAN SHOWING SITE LOCATION OF LIGHTS, ELECTRICAL PLAN SHOWING ONE LINE AND GROUNDING DETAILS SHALL BE SUBMITTING TO THE PERMIT CENTER FOR REVIEW BY THE BUILDING DEPARTMENT. THE OWNER IS RESPONSIBLE FOR OBTAINING AN ADDRESS FOR THE METER(S) FROM THE PLANNING DEPARTMENT. A BUILDING PERMIT FOR THE METER AND A PUBLIC INSPECTIONS PERMIT FOR THE STREET LIGHTS ARE REQUIRED. CERTIFICATE OF OCCUPANCIES WILL NOT BE ISSUED UNTIL THE STREET AND/OR PEDESTRIAN LIGHTING PLANS ARE APPROVED, CONSTRUCTED, AND INITIALLY ACCEPTED.
21. ALL FIRE HYDRANTS SHALL BE LOCATED NOT LESS THAN THREE FEET-SIX INCHES (3'-6") AND NOT MORE THAN EIGHT (8) FEET FROM THE BACK OF CURB TO THE CENTER OF THE HYDRANT AND SHALL BE UNOBSTRUCTED ON THE STREET SIDE. MINIMUM CLEARANCE ON ALL OTHER SIDES SHALL BE FIVE FEET (5'-0").

SIGNATURE BLOCK:

IN WITNESS THEREOF, _____ HAS CAUSED THESE
(CORPORATION, COMPANY, OR INDIVIDUAL)

PRESENTS TO BE EXECUTED THIS _____ DAY OF _____ AD. _____

BY: _____ CORPORATE SEAL

STATE OF COLORADO _____)SS
COUNTY OF _____)

THE FOREGOING INSTRUMENT WAS ACKNOWLEDGED BEFORE ME THIS _____ DAY OF _____ AD. _____ BY _____

WITNESS MY HAND AND OFFICIAL SEAL _____ NOTARY SEAL

(NOTARY PUBLIC)

MY COMMISSION EXPIRES _____

NOTARY BUSINESS ADDRESS: _____

CITY OF AURORA APPROVALS

CITY ATTORNEY: _____ DATE: _____

PLANNING DIRECTOR: _____ DATE: _____

PLANNING COMMISSION: _____ DATE: _____
(CHAIRPERSON)

CITY COUNCIL: _____ DATE: _____
(MAYOR)

ATTEST: _____ DATE: _____
(CITY CLERK)

DATABASE APPROVAL DATE _____

RECORDER'S CERTIFICATE:
ACCEPTED FOR FILING IN THE OFFICE OF THE CLERK AND RECORDER OF _____

COLORADO AT _____ O'CLOCK _____ M, THIS _____ DAY OF _____ AD. _____

CLERK AND RECORDER: _____ DEPUTY: _____

PARKING SUMMARY

PARKING REQUIRED = 92 SPACES TOTAL = 0.75 PER ROOM (122 ROOMS PROVIDED)
88 STANDARD SPACES
4 ACCESSIBLE HANDICAP SPACES
10 BIKE SPACES REQUIRED (10% OF AUTOMOBILE PARKING)

PARKING PROVIDED = 123 SPACES TOTAL
118 STANDARD SPACES
1 VAN ACCESSIBLE HANDICAP SPACE
4 STANDARD ACCESSIBLE HANDICAP SPACE
10 BIKE SPACES

LAND USE SUMMARY

LAND USE: HOTEL

CONCRETE AND ASPHALT PAVING	60,773 SF	(56.4%)
BUILDING AND CANOPY AREA	12,514 SF	(11.6%)
LANDSCAPING/OPEN SPACE	34,648 SF	(32.0%)
LOT TOTAL	107,933 SF / 2.48 AC	(100.0%)

GROSS FLOOR AREA 48,660 SF

DATA BLOCK:

LAND AREA WITHIN PROPERTY LINES	107,933 / 2.48 SQ. FT. & ACRES
GROSS FLOOR AREA	48,660 SQ. FT.
NUMBER OF BUILDINGS	1
MAXIMUM HEIGHT OF BUILDINGS ALLOWED	7'
BUILDING AND CANOPY COVERAGE	12,514 / 11.6% SQ. FT. AND %
HARD SURFACE AREA	60,773 / 56.4% SQ. FT. AND %
LANDSCAPE AREA	34,648 / 32.0% SQ. FT. AND %
PRESENT ZONING CLASSIFICATION	MU-C
PERMITTED MAXIMUM SIGN AREA	220 SQ. FT.
MAXIMUM NUMBER OF PERMITTED SIGNS	5
STANDARD PARKING SPACES REQUIRED	92
PARKING SPACES PROVIDED	123
BICYCLE PARKING SPACES REQUIRED	10
BICYCLE PARKING SPACES PROVIDED	10
HANDICAP SPACES REQUIRED	4 STANDARD, 1 VAN
HANDICAP SPACES PROVIDED	4 STANDARD, 1 VAN
IBC OCCUPANCY CLASSIFICATION	GROUP R-1
CONSTRUCTION TYPE	TYPE V-A
BUILDING SPRINKLER	SPRINKLERED

DATE

BY

REVISION

No.

PRELIMINARY NOT FOR CONSTRUCTION

EES
ENTITLEMENT AND ENGINEERING SOLUTIONS, INC.
3801 E. Florida Avenue, Suite 425
Denver, CO 80210
303-572-7997 www.ees.us.com

SITE DEVELOPMENT PLAN
WOODSPRING SUITES AT STATION 60
COVER SHEET

PROJECT NO: KTD007.01
DESIGNED BY: MRD
DRAWN BY: MRD
DATE: 04/15/2024

P0.0

Update. Should be "1".
Updated on all sheets

WOODSPRING SUITES AT STATION 60

PART OF THE SOUTHEAST QUARTER OF SECTION 32 TOWNSHIP 3 SOUTH, RANGE 66 WEST OF THE 6TH P.M. CITY OF AURORA, ADAMS COUNTY, COLORADO

GRADING PLAN LEGEND

	PROPOSED PROPERTY BOUNDARY
	PROPOSED EASEMENT
	PROPOSED BUILDING SETBACK
	EXISTING MAJOR CONTOUR
	EXISTING MINOR CONTOUR
	PROPOSED MAJOR CONTOUR
	PROPOSED MINOR CONTOUR
	PROPOSED BUILDING OUTLINE
	PROPOSED BUILDING OVERHANG
	PROPOSED CATCH CURB
	PROPOSED SPILL CURB
	PROPOSED WALL
	PROPOSED SIDEWALK
	PROPOSED STORM SEWER
	EXISTING STORM SEWER
	PROPOSED/EXISTING STORM MANHOLE
	PROPOSED/EXISTING STORM INLET
	PROPOSED FLOWLINE ELEVATION
	PROPOSED EXTERIOR GRADE AT FOUNDATION
	PROPOSED SIDEWALK ELEVATION
	PROPOSED GRADE TO MATCH EXISTING
	PROPOSED FINISHED GRADE
	PROPOSED HIGH POINT
	FLOW ARROW AND GRADE

GENERAL NOTES

- ALL STORM INFRASTRUCTURE IS PRIVATE AND SHALL BE MAINTAINED BY OWNER.
- ALL EXISTING UTILITIES AND SITE FEATURES TO REMAIN UNLESS NOTED OTHERWISE.
- ALL ELEVATIONS ARE FLOWLINE TO FLOWLINE UNLESS OTHERWISE NOTED.

Provide grading notes

Refer to the COA website (link below) for the new and up to date site plan notes and grading notes.

https://view.officeapps.live.com/office/view.aspx?src=https%3A%2F%2Fcdms5-hosted.civiclive.com%2FUserFiles%2FServers%2FServer_1881137%2FFile%2F02.24_Site%2520Plan%2520Notes_Final%2520Revised.docx&wdOrigin=BROWSELINK

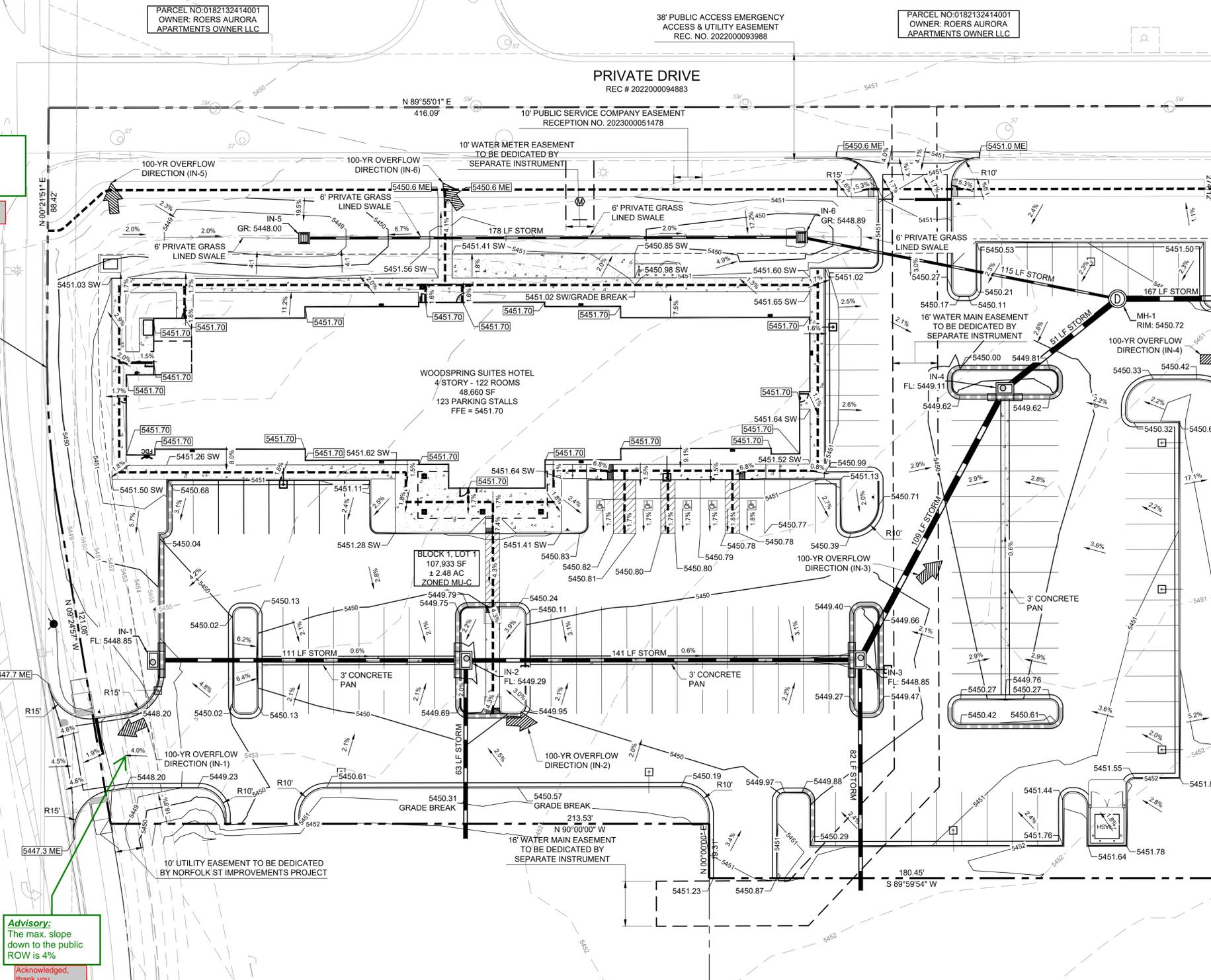
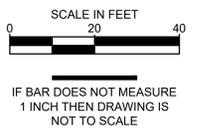
Notes have been added

Provide/define pavement material type.

All pavement on-site will be asphalt unless called out on plans. See general note 5

Place a note on the Construction Site Plan or Grading Plan indicating all construction vehicles (including construction workers' vehicles) shall access the site from designated truck routes, via Norfolk Street and not through the adjacent residential neighborhood(s).

Note has been added to General note 4.



Please remove all spot elevations. Spot elevations will be require at the Civil Plan process.

All spot elevations have been removed.

Advisory:
The max. slope down to the public ROW is 4%

Acknowledged, thank you.

PROJECT BENCHMARK

ELEVATIONS ARE BASED UPON CITY OF AURORA BENCH MARK #26 (AKA G-046) (AKA 4S6605NE005). CITY DESCRIPTION: COA BC SET IN NW COR OF W WINGWALL OF HIGHLINE CANAL BRIDGE S SIDE OF COLFAX AVE & 400'± W OF NORFOLK ST (MK: COA BM #26-1971). CITY ELEVATION 5444.483 (NAVD 88)

<p>PRELIMINARY NOT FOR CONSTRUCTION</p> <p>EES ENTITLEMENT AND ENGINEERING SOLUTIONS, INC. 3801 E. Florida Avenue, Suite 425 Denver, CO 80210 303-572-7997 www.ees.us.com</p>	<table border="1" style="width: 100%;"> <tr> <td>DATE</td> <td></td> </tr> <tr> <td>BY</td> <td></td> </tr> <tr> <td>REVISION</td> <td></td> </tr> <tr> <td>No.</td> <td></td> </tr> </table>	DATE		BY		REVISION		No.	
DATE									
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No.									
<p>SITE DEVELOPMENT PLAN WOODSPRING SUITES AT STATION 60 E COLFAX AVENUE & NORFOLK STREET, AURORA, CO</p>	<p>GRADING PLAN</p>								
<p>PROJECT NO.: KTD007.01 DESIGNED BY: MRD DRAWN BY: MRD DATE: 04/15/2024</p>									
<p>P2.1</p>									

WOODSPRINGS AT STATION 60

LOT 2, BLOCK 1, STATION 60 SUBDIVISION FILING NO. 1 PART OF THE SOUTHEAST QUARTER OF SECTION 32 TOWNSHIP 3 SOUTH, RANGE 66 WEST OF THE 6TH P.M. CITY OF AURORA, ADAMS COUNTY, COLORADO

A complete review was not possible as there was no plant list provided. Please provide a plant list with common and botanical names, plant symbols, quantities, sizes etc. so that a complete landscape plan review can be provided.

Need to know the height of the different plants. No plants 7' tall shall be within 50' of a stop sign.

Update this existing call out: Refer to Station 60 ISP Amendment & Street Vacation. CN#2021-6057-01

Need to add a sight triangle for this intersection to verify what plants are in the sight triangle.

Include the landscaping for the street grayed back. Update this call out as follows: Refer to Station 60 ISP Amendment & Street Vacation. CN#2021-6057-01

Please show at least 5ft between fireline and tree.

Edit this landscaping. Remove the landscaping within the driveway access.

Remeasure the buffer along the parking stalls. Parking is not permitted in the street frontage buffer, however a reduction in buffer depth is permitted. 15' seems to be provided. A determination on whether a hedge type buffer reduction is being provided was not possible as there has not been a plant list included.

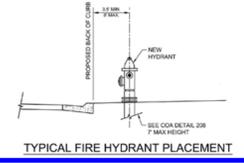
IF the CAAC are 5 gallon, the plant quantities meet code requirements. If these are 1 gallon, this island is short 2 plants. 12 shrubs are required. Typical all islands this size.

Turn this dashed line off around the parking lot islands.

What is happening here? Is this another private drive? If so, add it to the street buffer table, show the sidewalk and curbside landscaping for the west side.

Show the location of fire hydrants on the Landscape Plan and add to the Legend.

ALL FIRE HYDRANTS SHALL BE LOCATED NOT LESS THAN THREE FEET - SIX INCHES (3'-6") AND NOT MORE THAN EIGHT FEET (8') FROM THE BACK OF CURB TO THE CENTER OF THE HYDRANT AND BE UNOBSTRUCTED ON THE STREET SIDE. MINIMUM CLEARANCE ON ALL OTHER SIDES SHALL BE FIVE FEET (5'). FIRE HYDRANTS MUST BE GRADE STAKED IN THE FIELD. FIRE HYDRANTS ARE NOT ALLOWED IN SIDEWALKS.

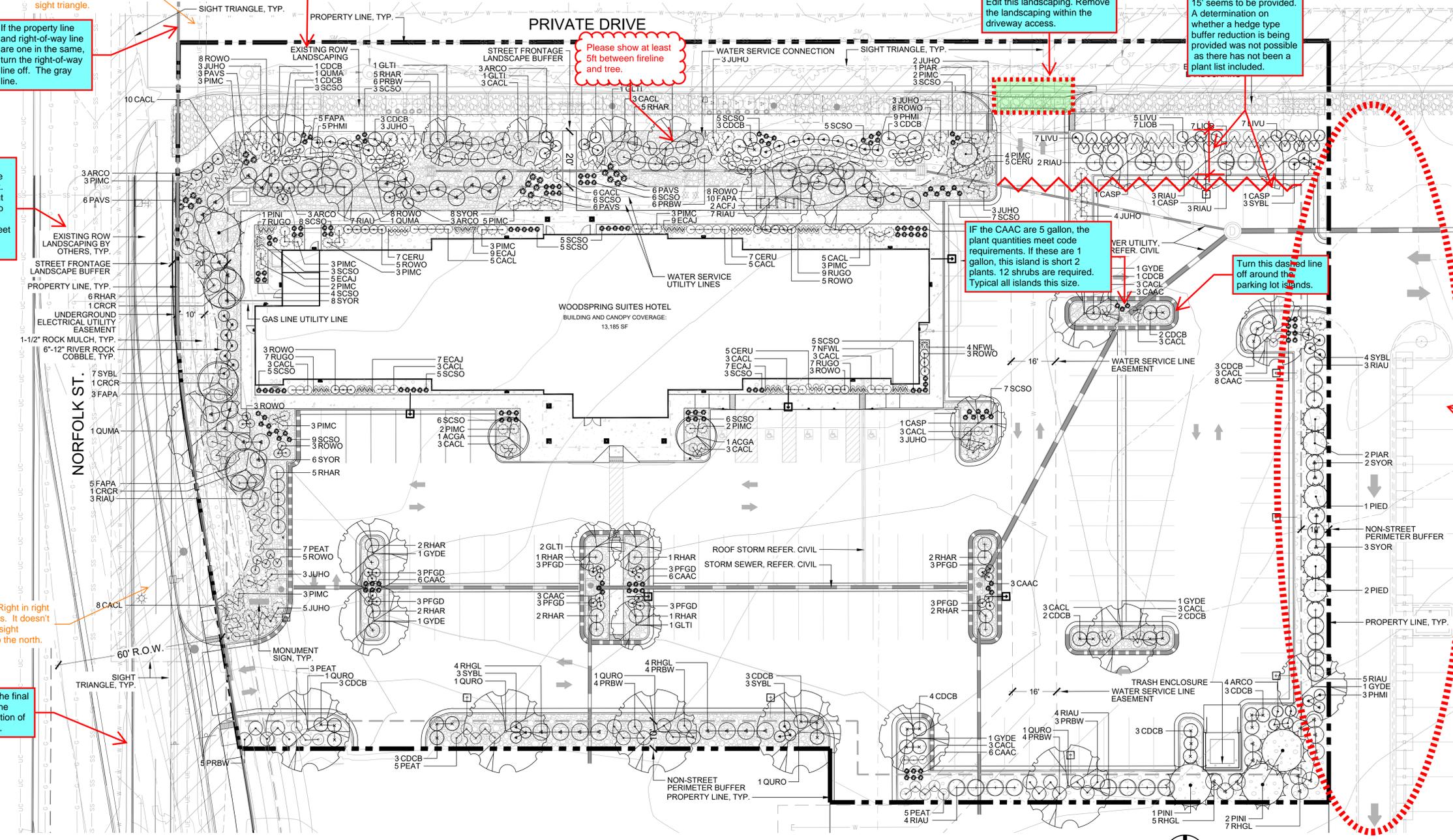


Update. Provide a range based upon the review comment provided on this page.

Non-street buffers are not required, however screening of the parking lot/areas are.

LEGEND

- DECIDUOUS TREE
- EVERGREEN TREE
- ORNAMENTAL TREE
- DECIDUOUS SHRUBS
- EVERGREEN SHRUBS
- ORNAMENTAL GRASS
- PERENNIALS
-
-
- LANDSCAPE EDGER



1 LANDSCAPE PLAN

SITE DATA TABLE

SITE DATA	AREA IN SF	%
TOTAL SITE AREA WITHIN PROPERTY LINE	107,935 SF	100%
BUILDING & CANOPY COVERAGE	13,185 SF	12.2%
HARD SURFACE AREA	66,645 SF	62%
LANDSCAPE AREA	28,105 SF	31%

STREET FRONTAGE BUFFER REQUIREMENTS TABLE

DESCRIPTION	BUFFER WIDTH / PLANT MATERIAL REQUIRED - 1 TREE & 10 SHRUBS / 40 LF	BUFFER WIDTH / PLANT MATERIAL PROVIDED
NORFOLK ST.	20' 236 LF = 5.9 TREES & 59 SHRUBS = 11.8 TE'S	20' 5 TREES, 85 SHRUBS = 13.5 TE'S
PRIVATE STREET	20' 416 LF = 10.4 TREES & 104 SHRUBS = 20.8 TE'S	20' 11 TREES, 191 SHRUBS = 30.1 TE'S

NON-STREET FRONTAGE LANDSCAPE BUFFER REQUIREMENTS TABLE

DESCRIPTION	BUFFER WIDTH / PLANT MATERIAL REQUIRED - 1 TREE & 5 SHRUBS / 40 LF	BUFFER WIDTH / PLANT MATERIAL PROVIDED
EAST	10' 256 LF = 6.4 TREES & 32 SHRUBS = 9.6 TE'S	10' 7 TREES, 26 SHRUBS = 9.6 TE'S
SOUTH	10' 394 LF = 9.9 TREES & 50 SHRUBS = 14.9 TE'S	10' 9 TREES, 75 SHRUBS = 16.5 TE'S

BUILDING PERIMETER LANDSCAPE REQUIREMENTS TABLE

DESCRIPTION	REQUIREMENTS	QTY. (LF or SF)	TE'S REQ.	TREES PROV.	SHRUBS PROV.	ORN. GRASSES PROV.
NORTH FACE	1 TREE PER 40 LINEAR FEET	234 LF	5.9	0	40	76 (25 SHRUB EQUIVALENTS)
EAST FACE	1 TREE PER 40 LINEAR FEET	49 LF	1.2	0	3	7 (2 SHRUB EQUIVALENTS)
SOUTH FACE	1 TREE PER 40 LINEAR FEET	243 LF	6.1	2	28	67 (22 SHRUB EQUIVALENTS)
WEST FACE	1 TREE PER 40 LINEAR FEET	49 LF	1.2	0	2	12 (4 SHRUB EQUIVALENTS)
TOTAL TE			14.4			14.6

PROJECT BASIS OF BEARING

BEARINGS ARE BASED UPON THE LINE BETWEEN THE FOUND REBARS WITH CAPS STAMPED "PR FLECHER & ASSOC PLS 29039" AS SHOWN ON THE PLAT OF STATION 60 SUBDIVISION FILING NO. 1. THE BEARING OF THE LINE BETWEEN THE PARTICULAR MONUMENTS LABELED HEREON AS THE ENDPOINTS OF THE REFERENCE LINE WAS CALCULATED FROM SAID PLAT TO BE SOUTH 89°58'35" EAST.



DATE
BY

REVISION
No.

PRELIMINARY
NOT FOR
CONSTRUCTION

EES
ENTITLEMENT AND
ENGINEERING
SOLUTIONS, INC.
3801 E. Florida Avenue, Suite 425
Denver, CO 80210
303.572.1397 www.ees.us.com

SITE DEVELOPMENT PLAN
WOODSPRINGS AT STATION 60
LANDSCAPE PLAN

PROJECT NO: KTD001.01
DESIGNED BY: MA

DRAWN BY: MA
DATE: 04/29/2024

L1.1

WOODSPRINGS AT STATION 60

LOT 2, BLOCK 1, STATION 60 SUBDIVISION FILING NO. 1

PART OF THE SOUTHEAST QUARTER OF SECTION 32

TOWNSHIP 3 SOUTH, RANGE 66 WEST OF THE 6TH P.M.

CITY OF AURORA, ADAMS COUNTY, COLORADO

AURORA STANDARD NOTES:

- ALL TURF GRASS SOD AREAS ARE TO RECEIVE ORGANIC SOIL PREPARATION AT FOUR (4) CUBIC YARDS PER 1,000 SQUARE FEET MINIMUM.
- PREPARED BACKFILL FOR TREE/SHRUB PLANTING SHALL BE A MIX OF 2/3 IMPORTED/ SALVAGED TOPSOIL AND 1/3 ORGANIC SOIL AMENDMENT. WHERE TREES AND SHRUBS ARE LOCATED IN LARGE BEDS PROVIDE SOIL AMENDMENT AT A RATE OF FIVE CUBIC YARDS PER ONE THOUSAND SQUARE FEET AND TILL EIGHT INCHES INTO THE SOIL THROUGHOUT THE ENTIRE PLANTING BED, NOT JUST IN EXCAVATED PLANTING HOLES.
- ALL NATIVE SEED AREAS ARE TO RECEIVE ORGANIC SOIL PREPARATION AT THREE (3) CUBIC YARDS PER 1,000 SQUARE FEET OR AS DIRECTED IN A SOIL ANALYSIS REPORT.
- ALL LANDSCAPE AREAS AND PLANT MATERIAL, EXCLUDING NON-IRRIGATED NATIVE SEED SHALL BE IRRIGATED BY AN AUTOMATIC UNDERGROUND IRRIGATION SYSTEM. THE PROVIDED IRRIGATION SYSTEM DESIGN, INSTALLATION, OPERATION AND MAINTENANCE SHALL BE IN CONFORMANCE WITH THE CITY OF AURORA IRRIGATION ORDINANCE.
- FREE STANDING LIGHTS SHALL BE DOWNCAST AND HOUSE SIDE SHIELDED, INSTALLED IN LOCATIONS PER THESE PLANS AND COORDINATED WITH THE ELECTRICAL PLANS.
- SURFACE MATERIAL OF WALKS, VEHICULAR DRIVES AND PLAZA AREAS SHALL BE AS NOTED IN THESE PLANS AND LANDSCAPE PLANS.
- ALL UTILITY EASEMENT SHALL REMAIN UNOBTURATED AND FULLY AVAILABLE TO ALL UTILITIES.
- A THREE (3) FOOT CLEAR ZONE SHALL BE PROVIDED AROUND ALL FIRE EQUIPMENT ENTRY.
- PROPOSED LANDSCAPE MATERIAL SHALL NOT ENCRUMB INTO ROADWAYS THAT ARE DEDICATED FIRE LANES.
- THE DEVELOPER, HIS SUCCESSORS AND ASSIGNS, SHALL BE RESPONSIBLE FOR INSTALLATION, MAINTENANCE AND REPLACEMENT OF ALL LANDSCAPING MATERIALS SHOWN OR INDICATED ON THE APPROVED SITE PLAN OR LANDSCAPE PLAN ON FILE IN THE PLANNING DEPARTMENT. ALL LANDSCAPING WILL BE INSTALLED AS DELINEATED ON THE PLAN, PRIOR TO ISSUANCE OF CERTIFICATES OF OCCUPANCY.
- ALL PROPOSED LANDSCAPING WITHIN THE SIGHT TRIANGLE SHALL BE IN COMPLIANCE WITH COA ROADWAY SPECIFICATIONS, SECTION 4.04.2.10.

Remove these notes as they are construction related and the Planning Department does not review landscape construction drawings.

This note doesn't apply as it is Jefferson County.

GENERAL NOTES:

- VERIFY ALL EXISTING CONDITIONS PRIOR TO BEGINNING WORK. BE AWARE OF ANY UNDERGROUND UTILITIES, PROTECT ALL EXISTING FEATURES TO REMAIN FROM POTENTIAL DAMAGE BY SITE CONSTRUCTION OPERATIONS. AVOID ANY WORK BEYOND SCOPE OF PROJECT AREA.
- COORDINATE ALL DISCIPLINES AND SITE CONSTRUCTION THAT WILL BE NEEDED TO COMPLETE THE PROJECT IN THE TIME FRAME GIVEN AND WITHIN BUDGET. ALL ACCESS TO SITE, USE OF UTILITIES, STORAGE, AND OTHER REQUIREMENTS SHALL BE COORDINATED PRIOR TO BEGINNING WORK.
- CONTRACTOR IS RESPONSIBLE TO INSPECT AND CONFIRM SITE CONDITIONS PRIOR TO BEGINNING WORK. COMMENCEMENT OF WORK SHALL SIGNIFY ALL CONDITIONS ARE ACCEPTABLE AND NO ALLOWANCE WILL BE MADE FOR UNRECOGNIZED CONDITIONS AFTER START OF WORK.
- NOTIFY OWNER/LANDSCAPE ARCHITECT IMMEDIATELY UPON DISCOVERY OF UNFORESEEN SITE CONDITIONS OR PLAN DISCREPANCIES. NO CHANGE TO SPECIFIED WORK SHALL BE COMPLETED WITHOUT VERIFICATION OF EXISTING CONDITIONS AND WRITTEN APPROVAL OF MODIFICATION BY THE LANDSCAPE ARCHITECT. SHOULD LANDSCAPING BE INSTALLED DIFFERENTLY FROM THE APPROVED LANDSCAPE PLAN ON FILE WITH JEFFERSON COUNTY PLANNING AND ZONING, AN ADMINISTRATIVE REVIEW TO UPDATE THE LANDSCAPE PLAN SHALL BE REQUIRED. ANY DISCREPANCIES FOUND IN THE LANDSCAPE PLAN DURING LANDSCAPE INSPECTION BY PLANNING AND ZONING MAY RESULT IN DELAY OF THE PERFORMANCE GUARANTEE BEING RETURNED.

PLANTING NOTES:

- LANDSCAPE CONTRACTOR SHALL LOCATE ALL TREES, SHRUBS AND PLANTING BEDS ACCORDING TO LOCATIONS SHOWN ON DRAWINGS. ALL PLANTING LOCATIONS SHALL BE SUBJECT TO REVIEW AND APPROVAL BY LANDSCAPE ARCHITECT PRIOR TO THE START OF PLANTING OPERATIONS. LANDSCAPE CONTRACTOR SHALL MAKE MODIFICATIONS IN LOCATIONS AS DIRECTED BY LANDSCAPE ARCHITECT.
- THE PLANT SCHEDULE IS FOR CONTRACTOR'S CONVENIENCE ONLY. THE CONTRACTOR SHALL BE RESPONSIBLE FOR VERIFYING EXISTING CONDITIONS AND REPORTING IN WRITING TO THE LANDSCAPE ARCHITECT ANY CONFLICTS RELATIVE TO IMPLEMENTATION OF THE LANDSCAPE CONSTRUCTION DOCUMENTS. VALERIAN LLC SHALL NOT ASSUME ANY ERRORS OR OMISSIONS IN THE PLANT SCHEDULE LISTED HEREIN. THE PLANT SYMBOLS SHOWN ON THE LANDSCAPE PLAN SHALL PREVAIL SHOULD THERE BE ANY DISCREPANCIES IN QUANTITIES BETWEEN THE PLAN AND PLANT SCHEDULE.
- LANDSCAPE CONTRACTOR SHALL PROVIDE PLANT PROTECTION AND MAINTENANCE THROUGHOUT INSTALLATION AND UNTIL FINAL ACCEPTANCE OF LANDSCAPE INSTALLATION AS FOLLOWS:
 - ALL PLANT MATERIAL SHALL BE PROTECTED, FROM TIME OF DIGGING TO TIME OF FINAL ACCEPTANCE, FROM INJURY, EXCESSIVE DRYING FROM WINDS, IMPROPER VENTILATION, OVER-WATERING, FREEZING, HIGH TEMPERATURES, OR ANY OTHER CONDITION DAMAGING TO PLANTS.
 - PLANT MATERIAL SHALL BE PLANTED ON THE DAY OF DELIVERY IF POSSIBLE. ALL PLANTS NOT PLANTED ON THE DAY OF DELIVERY SHALL BE PLACED IN A TEMPORARY NURSERY AND KEPT MOIST, SHADED, AND PROTECTED FROM THE SUN AND WIND. EACH ROOTBALL SHALL BE COVERED ENTIRELY WITH MULCH. ALL PLANT MATERIALS SHALL BE INSTALLED PER THE PLAN DRAWINGS AND SPECIFICATIONS.
 - LANDSCAPE CONTRACTOR SHALL PROVIDE PLANT MATERIALS THAT COMPLY WITH THE REQUIREMENTS OF THE MOST RECENT ANSI Z 60.1 "STANDARDS FOR NURSERY STOCK" UNLESS OTHERWISE SPECIFIED. CALIPER OF B&B TREES SHALL BE TAKEN 6 INCHES ABOVE THE GROUND UP TO AND INCLUDING 4 INCH CALIPER SIZE, AND 12 INCHES ABOVE THE GROUND FOR LARGER SIZES.
 - PLANTING MAINTENANCE SHALL INCLUDE WATERING, WEEDING, CULTIVATING, RESETTING PLANTS TO PROPER GRADES OR POSITION, REESTABLISHING SETTLED GRADES. HERBICIDE IS NOT RECOMMENDED FOR ONE YEAR FOLLOWING LANDSCAPE INSTALLATION.
 - PLANT MAINTENANCE SHALL INCLUDE THOSE OPERATIONS NECESSARY TO PROPER GROWTH AND SURVIVAL OF ALL PLANT MATERIALS. CONTRACTOR SHALL PROVIDE THIS WORK IN ADDITION TO SPECIFIC WARRANTY/GUARANTEES.
- CONTRACTOR SHALL VERIFY AND MAINTAIN ALL SETBACKS, CLEAR ZONES AND SIGHT TRIANGLES REQUIRED BY ALL LOCAL AND MUNICIPAL CODES WHERE APPLICABLE.
- LANDSCAPE CONTRACTOR SHALL ENSURE THAT THE LANDSCAPE INSTALLATION IS COORDINATED WITH THE PLANS PREPARED BY OTHER CONSULTANTS SO THAT THE PROPOSED GRADING, STORM DRAINAGE OR OTHER PROPOSED CONSTRUCTION DOES NOT CONFLICT WITH NOR PRECLUDE INSTALLATION AND MAINTENANCE OF LANDSCAPE ELEMENTS AS DESIGNATED ON THIS PLAN.
- ALL LANDSCAPE AREAS SHALL BE IRRIGATED BY AN AUTOMATIC UNDERGROUND IRRIGATION SYSTEM. THE SYSTEM SHALL BE PROPERLY ZONED TO SEPARATE PLANT MATERIAL BY WATER REQUIREMENT. ALL SHRUB BEDS AND TREES IN NATIVE SEED AREAS SHALL BE IRRIGATED BY USING LOW WATER/DRIP TECHNIQUES. ALL TURF AREAS SHALL BE IRRIGATED USING POP-UP SPRAY OR ROTOR APPLICATION.

CLEARING & GRADING:

- ALL CONSTRUCTION MUST BE IN ACCORDANCE WITH ALL APPLICABLE MUNICIPAL CODES AND DEVELOPMENT STANDARDS, UNIFORM BUILDING CODES, PERMIT CONDITIONS, AND ALL OTHER APPLICABLE CODES, ORDINANCES, STANDARDS, AND POLICIES.
- A COPY OF THE APPROVED PLANS MUST BE ON-SITE WHENEVER CONSTRUCTION IS IN PROGRESS.
- THE CONTRACTOR IS RESPONSIBLE FOR OBTAINING ANY OTHER RELATED OR REQUIRED PERMITS PRIOR TO BEGINNING CONSTRUCTION.
- ALL LOCATIONS OF EXISTING UTILITIES HAVE BEEN ESTABLISHED BY FIELD SURVEY OR OBTAINED FROM AVAILABLE RECORDS AND SHOULD THEREFORE BE CONSIDERED APPROXIMATE ONLY AND NOT NECESSARILY COMPLETE. IT IS THE SOLE RESPONSIBILITY OF THE CONTRACTOR (1) TO INDEPENDENTLY VERIFY THE ACCURACY OF ALL UTILITY LOCATIONS AND (2) TO DISCOVER AND AVOID ANY OTHER UTILITIES NOT SHOWN WHICH MAY BE AFFECTED BY THE IMPLEMENTATION OF THIS PLAN.

SOIL SPECIFICATIONS:

- ANY PLANTING AREA THAT DOES NOT MEET THE FOLLOWING SOIL PREPARATION REQUIREMENTS ARE SUBJECT TO REJECTION AT OWNER/OWNERS REPRESENTATIVES DISCRETION.
- LANDSCAPE CONTRACTOR IS REQUIRED TO NOTIFY OWNER/OWNERS REPRESENTATIVE A MINIMUM OF 24 HOURS PRIOR TO BEGINNING SOIL PREP WORK. SOIL PREP NOT INSPECTED BY OWNER/OWNERS REPRESENTATIVE IS SUBJECT TO REJECTION AT ANY TIME PRIOR TO INITIAL ACCEPTANCE.
- LANDSCAPE CONTRACTOR SHALL SUBMIT DELIVERY (TRIP) TICKETS TO OWNER/OWNERS REPRESENTATIVE FOR ALL ORGANIC SOIL AMENDMENTS WITHIN 24 HOURS AFTER DELIVERY.
- IMPORTED TOPSOIL SHALL BE FERTILE, FRIABLE, SANDY-LOAM FROM THE 'A' HORIZON AND SHALL BE FREE OF STONES OVER .75" IN DIAMETER, REFUSE, PLANTS OR THEIR ROOTS, STICKS, NOXIOUS WEEDS, SALTS, SOIL STERILANTS, OR OTHER MATERIAL WHICH WOULD BE DETRIMENTAL TO PLANT GROWTH.
- ORGANIC SOIL AMENDMENT SHALL CONSIST OF DRY, WELL-ROTTED, PULVERIZED, AGED MINIMUM ONE YEAR ORGANIC COMPOST CLASS I TYPE SUCH AS AVAILABLE FROM A-1 COMPOST, JENSEN SALTS, PULVERIZED HORSE, SHEEP OR DAIRY COW MANURE **NOT ACCEPTABLE**. SUBMIT DATED RECENT MATERIAL ANALYSIS TO OWNER/OWNERS REPRESENTATIVE TO GUARANTEE PRODUCT CONDITION AND PROOF NO LIVE WEED SEEDS AND CHEMICAL ADDITIVES ARE PRESENT.
- SOIL PREPARATION FOR AREAS TO BE SODDED SHALL INCLUDE TOPSOIL AND ORGANIC MATTER ADDED AT A RATE OF FIVE CUBIC YARDS PER ONE THOUSAND SQUARE FEET AND TILLED EIGHT (8) INCHES INTO THE SOIL.
- PREPARED BACKFILL FOR TREE/SHRUB PLANTING SHALL BE A MIX OF 2/3 IMPORTED/ SALVAGED TOPSOIL AND 1/3 ORGANIC SOIL AMENDMENT. WHERE TREES AND SHRUBS ARE LOCATED IN LARGE BEDS PROVIDE SOIL AMENDMENT AT A RATE OF FIVE CUBIC YARDS PER ONE THOUSAND SQUARE FEET AND TILL EIGHT INCHES INTO THE SOIL THROUGHOUT THE ENTIRE PLANTING BED, NOT JUST IN EXCAVATED PLANTING HOLES.

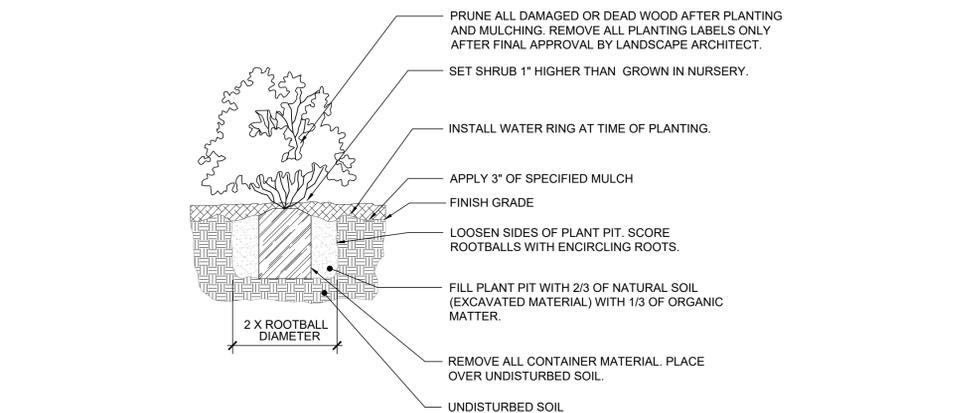
EDGING:

- ALL EDGING SHALL BE 1/8" X 4" GREEN PAINTED "RYERSON TYPE" METAL EDGING WITH MILLED EDGE AND ANCHOR STAKES PER MANUFACTURE'S SPECIFICATIONS OR EQUAL.

MULCH:

- PLANTING BEDS (AS SPECIFIED) SHALL CONTAIN DOUBLE SHREDDED CEDAR MULCH AT A MINIMUM DEPTH OF 3", DEPRESSED 2" BELOW SURROUNDING CURBS AND WALKS. PLACE WITH TIGHT JOINTS. THERE SHALL BE NO GEOTEXTILE FABRIC UNDERLAYMENT IN WOOD MULCH BEDS.
- AREAS SPECIFIED ON PLANS CONTAINING 1-1/2" RIVER ROCK AND 6"-8" ROCK COBBLE SHALL INCLUDE GEOTEXTILE FABRIC (FILTER FABRIC) UNDERLAYMENT. GEOTEXTILE FABRIC TO BE MIRAFI, MIRASCAPE, DUPONT TYPAR 3301 OR APPROVED EQUAL (SUBMIT SAMPLE).

If necessary, any of the actual soil requirements can be combined with Aurora Standard Note #1

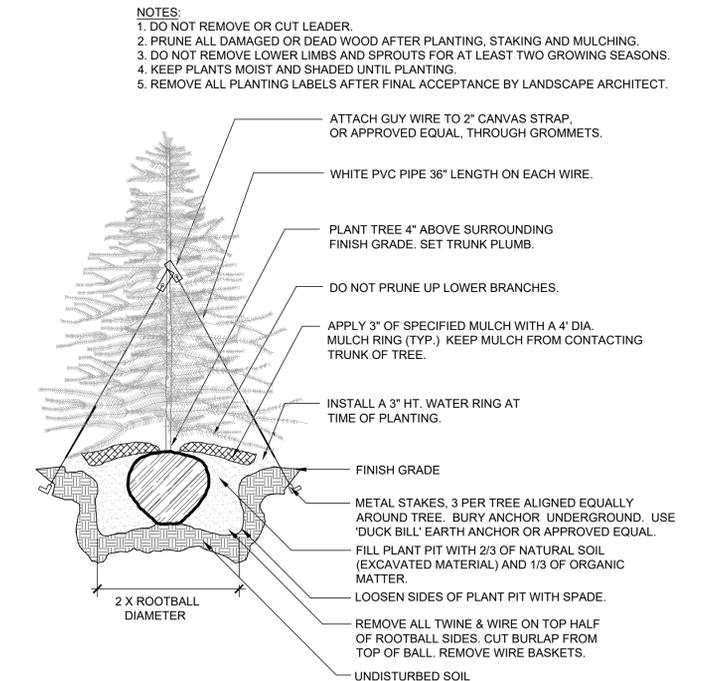


NOTE: ANY PLANT NOT IN ACCORDANCE WITH COLORADO NURSERY ACT REQUIREMENTS WILL BE REJECTED. HOLD MULCH GRADE 1" BELOW EDGE OF WALK, EDGING AND CURB. JUNIPER PLANTS SHALL BE PLANTED WITH TOP OF ROOTBALL AT FINISH GRADE OF MULCH LAYER.

1 SHRUB PLANTING

1" = 1'-0"

BLCC-05

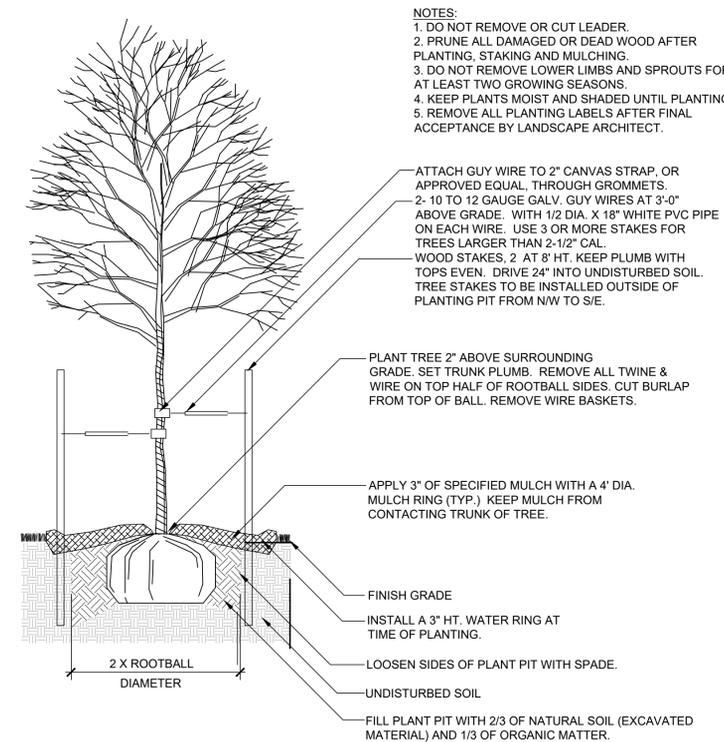


NOTE:
1. DO NOT REMOVE OR CUT LEADER.
2. PRUNE ALL DAMAGED OR DEAD WOOD AFTER PLANTING, STAKING AND MULCHING.
3. DO NOT REMOVE LOWER LIMBS AND SPROUTS FOR AT LEAST TWO GROWING SEASONS.
4. KEEP PLANTS MOIST AND SHADED UNTIL PLANTING.
5. REMOVE ALL PLANTING LABELS AFTER FINAL ACCEPTANCE BY LANDSCAPE ARCHITECT.

2 EVERGREEN TREE PLANTING

1" = 1'-0"

BLCC-04



NOTE:
1. DO NOT REMOVE OR CUT LEADER.
2. PRUNE ALL DAMAGED OR DEAD WOOD AFTER PLANTING, STAKING AND MULCHING.
3. DO NOT REMOVE LOWER LIMBS AND SPROUTS FOR AT LEAST TWO GROWING SEASONS.
4. KEEP PLANTS MOIST AND SHADED UNTIL PLANTING.
5. REMOVE ALL PLANTING LABELS AFTER FINAL ACCEPTANCE BY LANDSCAPE ARCHITECT.

NOTE: ALL TREES LOCATED WITHIN SIGHT TRIANGLES OR WITHIN 100' APPROACHING A STOP SIGN ARE TO BE LIMBED TO 8' AT ONSET OF WINTER FOR THE FIRST YEAR OF INSTALLATION. WRAP ENTIRE SURFACE OF TRUNK UP TO BRANCHES. SECURE AT TOP AND BOTTOM WITH DUCT TAPE. AT ONSET OF SPRING REMOVE ALL WRAPPING.

3 DECIDUOUS TREE PLANTING

1" = 1'-0"

BLCC-03



PROJECT BASIS OF BEARING

BEARINGS ARE BASED UPON THE LINE BETWEEN THE FOUND REBARS WITH CAPS STAMPED "PR FLECHER & ASSOC PLS 29039" AS SHOWN ON THE PLAT OF STATION 60 SUBDIVISION FILING NO. 1. THE BEARING OF THE LINE BETWEEN THE PARTICULAR MONUMENTS LABELED HEREON AS THE ENDPOINTS OF THE REFERENCE LINE WAS CALCULATED FROM SAID PLAT TO BE SOUTH 89°58'35" EAST.

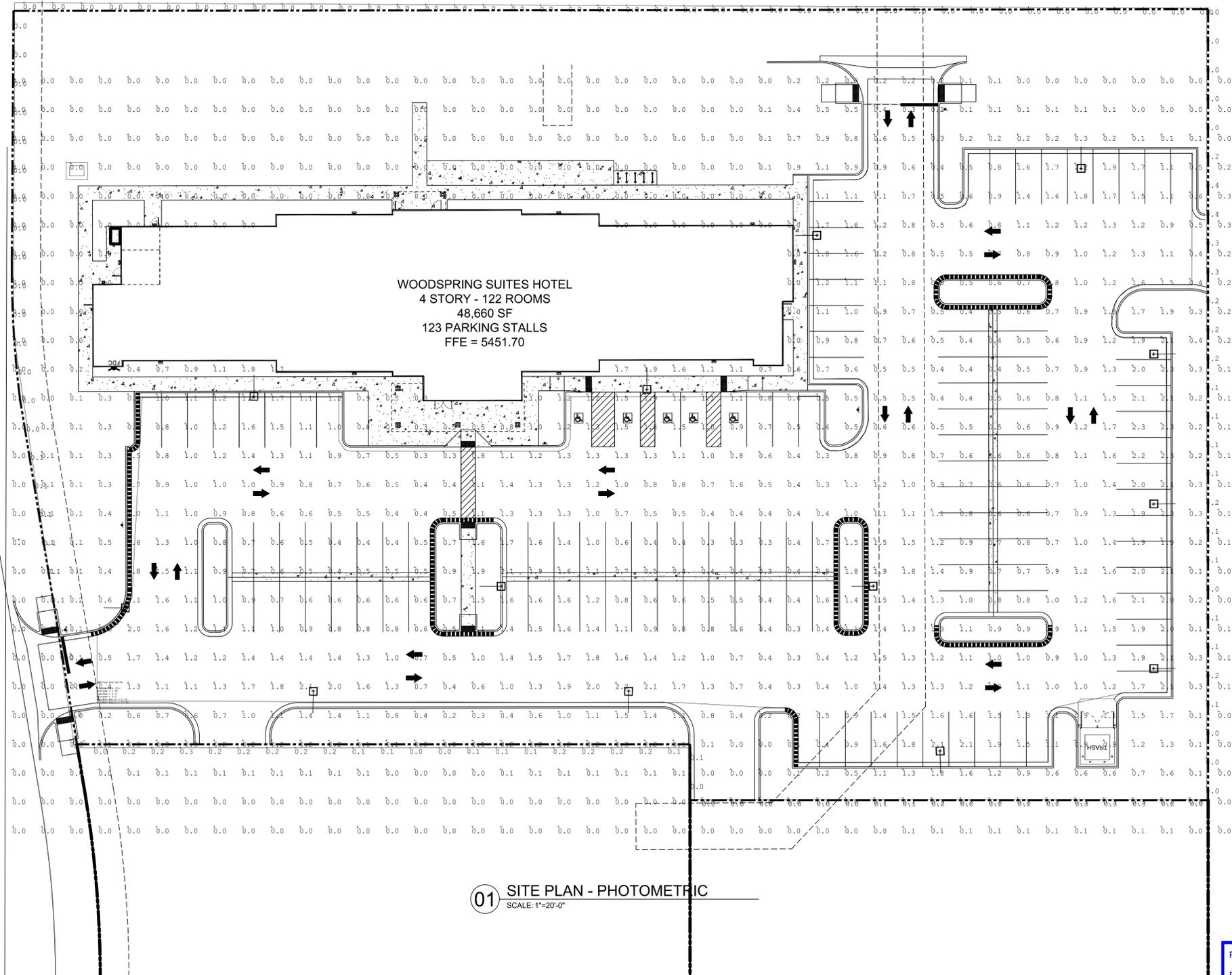
No.	REVISION	BY	DATE

PRELIMINARY NOT FOR CONSTRUCTION



SITE DEVELOPMENT PLAN
WOODSPRINGS AT STATION 60
E COLFAX AVENUE & NORFOLK STREET, AURORA, CO
LANDSCAPE NOTES AND DETAILS

PROJECT NO.: KTD001.01
DESIGNED BY: MA
DRAWN BY: MA
DATE: 04/29/2024



01 SITE PLAN - PHOTOMETRIC
SCALE: 1"=20'-0"

Please add the following photometry plan general notes or notes missing from the notes provided.

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.
 4. THERE WILL BE NO OFF-SITE GLARE ALLOWED. SITE LIGHTING DESIGN HAS BEEN COMPLETED TO CONFORM TO CITY OF AURORA EXTERIOR LIGHTING STANDARDS.
 5. ILLUMINATION WITHIN THE SITE MUST COMPLY WITH THE 2021 INTERNATIONAL BUILDING CODE REQUIREMENT FROM SECTION 1008 - MEANS OF EGRESS ILLUMINATION. SECTION 1008. ILLUMINATION REQUIRED: THE MEANS OF EGRESS, INCLUDING THE EXIT DISCHARGE, SHALL BE ILLUMINATED AT ALL TIMES THE BUILDING IS OCCUPIED. SECTION 1008.2 ILLUMINATION LEVEL. THE MEANS OF EGRESS ILLUMINATION LEVEL SHALL NOT BE LESS THAN 1 FOOT-CANDLE (11 LUX) AT THE FLOOR LEVEL AND CONTINUING TO THE "PUBLIC WAY".
 6. NO PORTION OF A LIGHT POLE WILL ENCR OACH INTO OR OVER A DEDICATED FIRE LANE EASEMENT.

Notes have been added

NO.	REVISION	BY	DATE



EES
 ENTITLEMENT AND
 ENGINEERING
 SOLUTIONS, INC.
 3801 E. Florida Avenue, Suite 425
 Denver, CO 80210
 303-572-7997 www.ees.us.com

DVO
 urban-gio
 1000 W. 12th Avenue, Suite 100
 Denver, CO 80202
 303-733-2000
 www.dvo.com

SITE DEVELOPMENT PLAN
WOODSPRINGS
AT STATION 60
 E COLFAX AVENUE & NORFOLK STREET, AURORA, CO

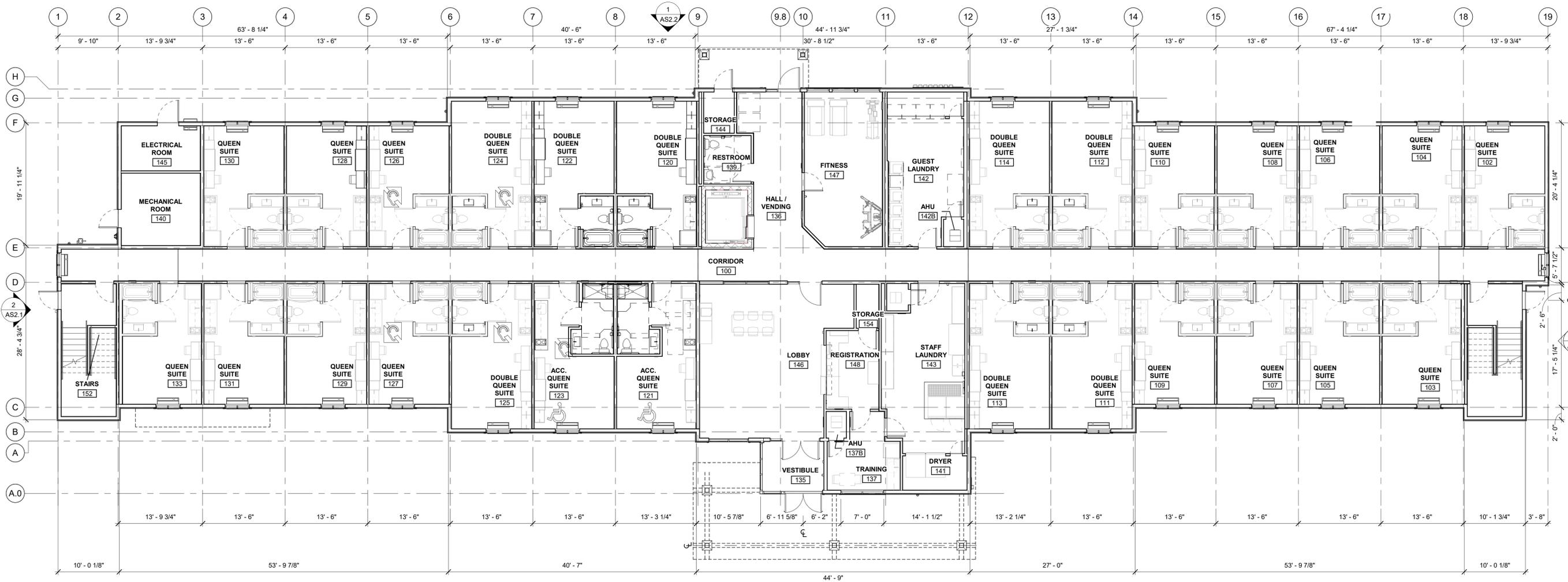
PHOTOMETRIC PLAN

PROJECT NO:	KTD001.01
DESIGNED BY:	JF
DRAWN BY:	GP
DATE:	04/19/2024

WOODSPRING SUITES AT STATION 60
 PART OF THE SOUTHEAST QUARTER OF SECTION 32
 TOWNSHIP 3 SOUTH, RANGE 66 WEST OF THE 6TH P.M.
 CITY OF AURORA, ADAMS COUNTY, COLORADO

Floor plans are not necessary for site plan approval and will be reviewed by the building division upon submittal of building permit(s). Please remove these sheets.

Sheets have been removed



1 FIRST FLOOR PLAN
 1/8" = 1'-0"

No.	REVISION	BY	DATE

PRELIMINARY NOT FOR CONSTRUCTION

1 architecture
 ARCHITECTURE - PLANNING - INTERIORS
 8400 E. CRESENT PARKWAY, SUITE 160
 GREENWOOD VILLAGE, CO 80111
 VOICE: 720-881-1600

SITE DEVELOPMENT PLAN
WOODSPRING SUITES AT STATION 60
 E COLFAX AVENUE & NORFOLK STREET, AURORA, CO
FLOOR PLAN

PROJECT NO: KTD007.01
 DESIGNED BY: BG
 DRAWN BY: FM
 DATE: 04/12/2024

AS1.1

WOODSPRING SUITES AT STATION 60
 PART OF THE SOUTHEAST QUARTER OF SECTION 32
 TOWNSHIP 3 SOUTH, RANGE 66 WEST OF THE 6TH P.M.
 CITY OF AURORA, ADAMS COUNTY, COLORADO



1 SECOND FLOOR PLAN
 1/8" = 1'-0"

No.	REVISION	BY	DATE

**PRELIMINARY
 NOT FOR
 CONSTRUCTION**

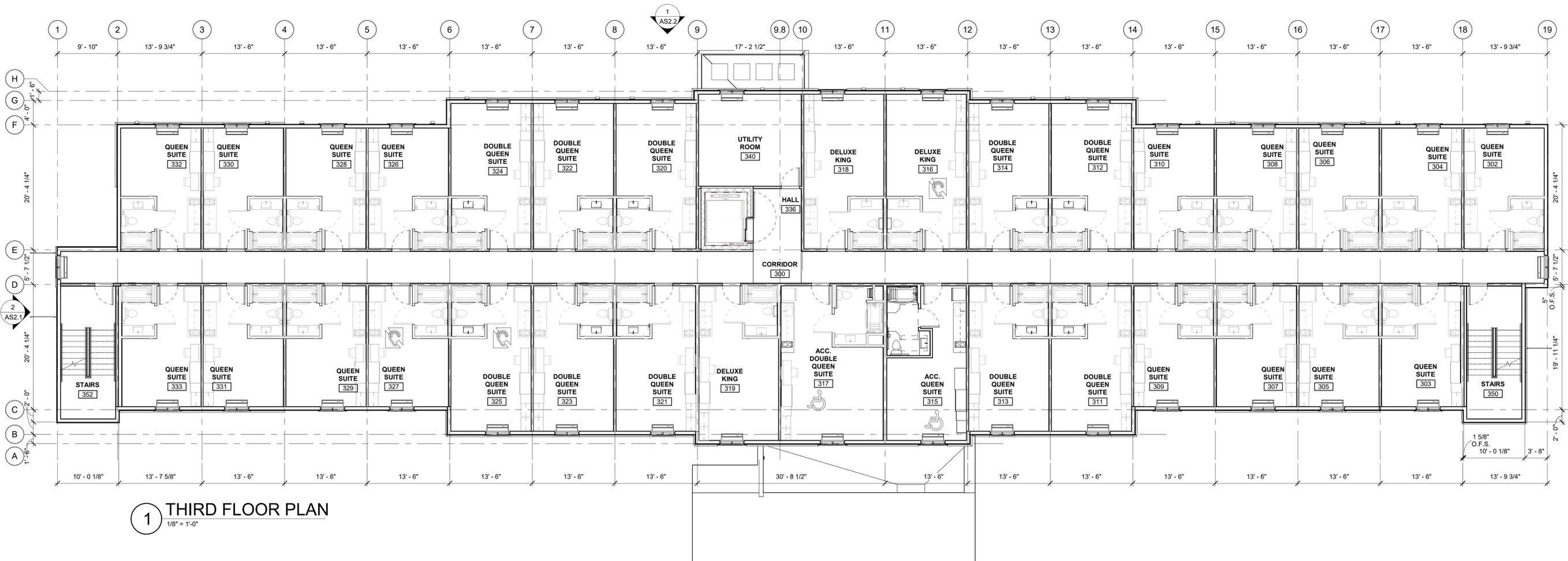
1 architecture
 ARCHITECTURE - PLANNING - INTERIORS
 8400 E. CRESENT PARKWAY, SUITE 160
 GREENWOOD VILLAGE, CO 80111
 VOICE: 720-881-1600

**SITE DEVELOPMENT PLAN
 WOODSPRING SUITES
 AT STATION 60**
 E COLFAX AVENUE & NORFOLK STREET, AURORA, CO
FLOOR PLAN

PROJECT NO: KTD007.01
 DESIGNED BY: BG
 DRAWN BY: FM
 DATE: 04/12/2024

AS1.2

WOODSPRING SUITES AT STATION 60
 PART OF THE SOUTHEAST QUARTER OF SECTION 32
 TOWNSHIP 3 SOUTH, RANGE 66 WEST OF THE 6TH P.M.
 CITY OF AURORA, ADAMS COUNTY, COLORADO



1 THIRD FLOOR PLAN
 1/8" = 1'-0"

No.	REVISION	BY	DATE

**PRELIMINARY
NOT FOR
CONSTRUCTION**

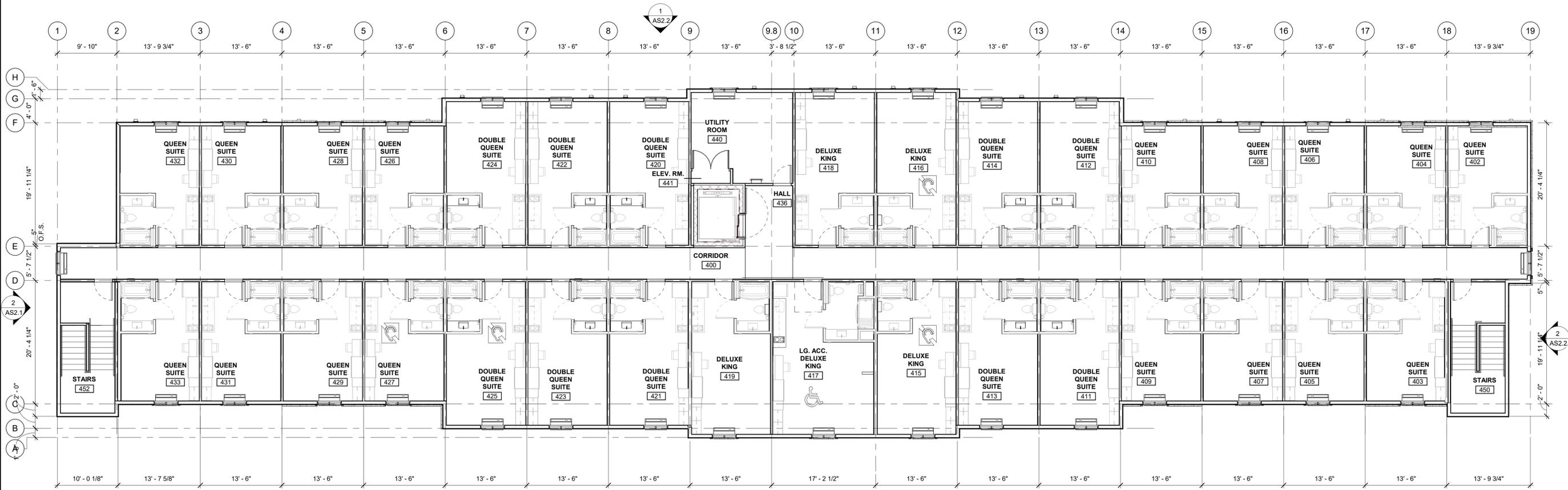
1 architecture
 ARCHITECTURE - PLANNING - INTERIORS
 8400 E. CRESENT PARKWAY, SUITE 160
 GREENWOOD VILLAGE, CO 80111
 VOICE: 720-881-1600

**SITE DEVELOPMENT PLAN
WOODSPRING SUITES
AT STATION 60**
 E COLFAX AVENUE & NORFOLK STREET, AURORA, CO
FLOOR PLAN

PROJECT NO: KTD007.01
 DESIGNED BY: BG
 DRAWN BY: FM
 DATE: 04/12/2024

AS1.3

WOODSPRING SUITES AT STATION 60
 PART OF THE SOUTHEAST QUARTER OF SECTION 32
 TOWNSHIP 3 SOUTH, RANGE 66 WEST OF THE 6TH P.M.
 CITY OF AURORA, ADAMS COUNTY, COLORADO



1 FOURTH FLOOR PLAN
 1/8" = 1'-0"

No.	REVISION	BY	DATE

**PRELIMINARY
NOT FOR
CONSTRUCTION**

1 architecture
 ARCHITECTURE - PLANNING - INTERIORS
 8400 E. CRESENT PARKWAY, SUITE 160
 GREENWOOD VILLAGE, CO 80111
 VOICE: 720-881-1600

1 SITE DEVELOPMENT PLAN
**WOODSPRING SUITES
AT STATION 60**
 E COLFAX AVENUE & NORFOLK STREET, AURORA, CO

FLOOR PLAN

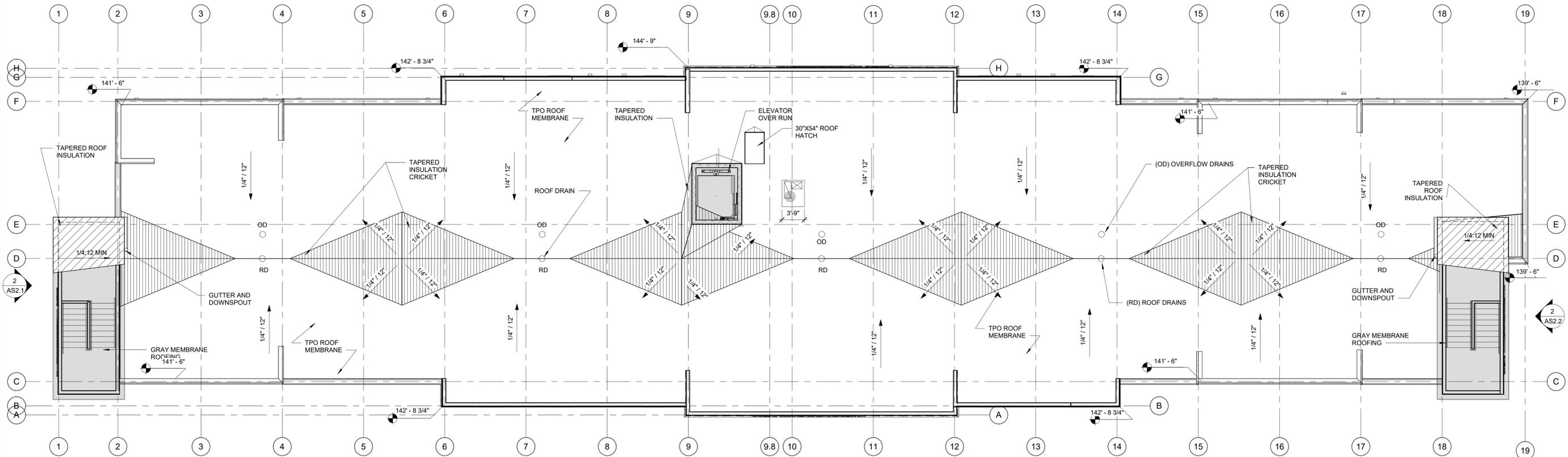
PROJECT NO: KTD007.01
 DESIGNED BY: BG
 DRAWN BY: FM
 DATE: 04/12/2024

AS1.4

WOODSPRING SUITES AT STATION 60
 PART OF THE SOUTHEAST QUARTER OF SECTION 32
 TOWNSHIP 3 SOUTH, RANGE 66 WEST OF THE 6TH P.M.
 CITY OF AURORA, ADAMS COUNTY, COLORADO

Roof plan is not required at this phase unless intended to show screening measures for rooftop equipment. If this is not the case please remove this sheet.

Roof plan have been kept in submittal



1 ROOF PLAN
 1/8" = 1'-0"

GENERAL NOTE:
 1. REF SPECIFICATIONS FOR ALL.
 2. ALL SOFFIT MATERIAL TO BE PAINTED TO MATCH ADJACENT TRIM COLOR
 3. VERIFY ROOF SLOPE WITH STRUCTURAL
 4. ALL FLASHING, METAL FASCIA TO BE PREFINISHED TO MATCH ADJACENT TRIM COLOR

No.	REVISION	BY	DATE

PRELIMINARY NOT FOR CONSTRUCTION

1 architecture
 ARCHITECTURE - PLANNING - INTERIORS
 8400 E. CRESENT PARKWAY, SUITE 160
 GREENWOOD VILLAGE, CO 80111
 VOICE: 720-881-1600

2 AS2.1

2 AS2.2

SITE DEVELOPMENT PLAN
WOODSPRING SUITES AT STATION 60
 E COLFAX AVENUE & NORFOLK STREET, AURORA, CO

ROOF PLAN

PROJECT NO: KTD007.01
 DESIGNED BY: BG
 DRAWN BY: FM
 DATE: 04/12/2024

AS1.5

WOODSPRING SUITES AT STATION 60
PART OF THE SOUTHEAST QUARTER OF SECTION 32
TOWNSHIP 3 SOUTH, RANGE 66 WEST OF THE 6TH P.M.
CITY OF AURORA, ADAMS COUNTY, COLORADO

Either add to this sheet or include an additional sheet listing and illustrating the details for the site. Site details to include:
 - Fence/wall materials, color(s), and height.
 - Placeholder wall and monument sign info such as dimensions, materials colors and lighting method.
 - Site furniture and features such as bollards, trash receptacles, etc.
 - Pole and exterior building mounted light fixtures to be used on-site.



STONE: ELDORADO STACKED "KORYAK RIDGE"



STONE: ELDORADO CUT COURSE "SEASHELL"



METAL PARAPIT FLASHING: BERRIDGE "CHARCOAL GREY"

SW 7076
Cyberspace
 Interior / Exterior
 Locator Number: 235-C7

[View Details](#)

SW 6186
Dried Thyme
 Interior / Exterior
 Locator Number: 215-C5

[View Details](#)

SW 7005
Pure White
 Interior / Exterior
 Locator Number: 255-C1

[View Details](#)

SW 7541
Grecian Ivory
 Interior / Exterior
 Locator Number: 247-C1

[View Details](#)

COLOR SCHEDULE:

COLOR: SW7005 "PURE WHITE"
COLOR: SW7541 "GRECIAN IVORY"
COLOR: SW6186 "DRIED THYME"
METAL: BERRIDGE "CHARCOAL GREY"
STONE: ELDORADO CUT COURSE "SEASHELL"
STONE: ELDORADO STACKED "KORYAK RIDGE"
COLOR: SW7076 "CYBERSPACE"

No.	REVISION	BY	DATE

**PRELIMINARY
 NOT FOR
 CONSTRUCTION**

1 architecture
 ARCHITECTURE - PLANNING - INTERIORS
 8400 E. CRESENT PARKWAY, SUITE 100
 GREENWOOD VILLAGE, CO 80111
 VOICE: 720-881-1000

SITE DEVELOPMENT PLAN
**WOODSPRING SUITES
 AT STATION 60**
 E COLFAX AVENUE & NORFOLK STREET, AURORA, CO
MATERIALS BOARD

PROJECT NO: KTD007.01
 DESIGNED BY: BG
 DRAWN BY: FM
 DATE: 04/12/2024

AS3.1