

LEGEND

EXISTING		PROPOSED
	CONTOURS	
	SPOT GRADE	
	TREE LINE	
	TREE	
	BUSH	
	STORM MANHOLE	
	AREA INLET	
	CURB INLET	
	GRATED INLET	
	FLARED END SECTION	
	STORM SEWER	
	GRATED MANHOLE	
	STORM DESIGNATOR	
	DOWNSPOUT	
	DRAINAGE PIPE	
	SWALE/SLOPE INDICATOR	
	SANITARY MANHOLE	
	SANITARY SEWER	
	CLEAN OUT	
	SANITARY DESIGNATOR	
	UTILITY POLE	
	GUIDE WIRE	
	OVERHEAD UTILITY	
	UNDERGROUND ELECTRIC	
	ELECTRIC MARKER	
	ELECTRIC METER	
	ELECTRIC BOX	
	ELECTRIC PULL BOX	
	ELECTRIC TRANSFORMER	
	ELECTRIC MANHOLE	
	UNDERGROUND TELEPHONE	
	FIBER OPTIC MARKER	
	CABLE MARKER	
	GAS LINE	
	GAS VALVE	
	GAS METER	
	GAS MARKER	
	WATER LINE	
	WATER VALVE	
	WATER METER	
	FIRE HYDRANT	
	SIGN	
	MAIL BOX	
	TEST HOLE	
	LIGHT STANDARD	
	FENCE	
	BOLLARD	
	RETAINING WALL	
	CONCRETE PAVEMENT	
	SILTATION FENCE	
	AIR CONDITIONER	
	FLAG POLE	
	MONITORING WELL	
	PARKING METER	
	PLANTER	
	SPRINKLER CONTROL BOX	
	SPRINKLER	
	SPRINKLER VALVE	
	TRAFFIC CONTROL BOX	
	TRAFFIC POLE	
	YARD LIGHT	
	GUARD RAIL	
	PROPERTY LINE	
	EASEMENT	
	SETBACK	
	INLET PROTECTION	
	WATTLE	
	CHECK DAM	
	TO BE REMOVED	
	ADJUST TO GRADE	
	TO BE REMOVED & RELOCATED	
	TYPICAL	
	NOT TO SCALE	
	HIGH POINT IN GRADE	
	LOW POINT IN GRADE	
	TOP OF WALL	
	BOTTOM OF WALL	
	NOT IN CONTRACT	
		(UIP)
		(TBR)
		(ATG)
		(TBR&R)
		(TYP)
		N.T.S.
		HP
		LP
		TW
		BW
		(NIC)

WEATHERSTONE APARTMENTS

WEATHERSTONE FILING NOS. 1 AND 2
15594 E 12TH AVENUE AND 15400 E 13TH AVENUE
AURORA, CO 80011

MINOR AMENDMENT SITE PLAN



PERTINENT DATA

OWNER	=	STEEL WEATHERSTONE LLC
SITE ADDRESS	=	15594 E 12TH AVE AND 15400 E 13TH AVE AURORA, CO 80011
SITE ACREAGE	=	±7.00 AC
DISTURBED LAND	=	±0.63 AC
EXISTING ZONING	=	"R-3" MEDIUM-DENSITY MULTIFAMILY RESIDENTIAL DISTRICT
PROPOSED ZONING	=	"R-3" MEDIUM-DENSITY MULTIFAMILY RESIDENTIAL DISTRICT
CHARACTER AREA	=	SUBAREA A & B
PROPOSED USE	=	MULTI-FAMILY RESIDENTIAL
PERMITTED USE	=	YES
LOCATOR NUMBER	=	1975-05-2-11-001
SCHOOL DISTRICT	=	ADAMS-ARAPAHOE SCHOOL DISTRICT #28
FEMA MAP PANEL	=	08005C0181L, DATE: SEPTEMBER 4, 2020

UTILITIES

SEWER SERVICE	=	AURORA WATER P.O. BOX 719117 DENVER, CO 80271 PH. (303) 739-7195	GAS SERVICE	=	XCEL ENERGY 1099 18TH ST, SUITE 300 DENVER, CO 80202 PH. (800) 895-4999
FIRE DISTRICT	=	AURORA FIRE RESCUE 15151 E ALAMEDA PKWY AURORA, CO 80012 PH. (303) 326-8999	ELECTRIC SERVICE	=	XCEL ENERGY 1099 18TH ST, SUITE 300 DENVER, CO 80202 PH. (800) 895-4999
WATER SERVICE	=	AURORA WATER 26791 E. QUINCY AVE AURORA, CO 80018 PH. (303) 739-7244	PHONE SERVICE	=	AT&T 14200 E ELLSWORTH AVE AURORA, CO 80012 PH. (833) 719-2431
SANITARY SEWER	=	AURORA WATER 26791 E. QUINCY AVE AURORA, CO 80018 PH. (303) 739-7244	COMMUNICATIONS	=	CENTURY LINK 3773 CHERRY CREEK N. DR, SUITE 575 DENVER, CO 80209 PH. (7220) 575-7660
STORM SEWER	=	AURORA WATER 26791 E. QUINCY AVE AURORA, CO 80018 PH. (303) 739-7244			

INDEX

[illegible]

PARKING CALCULATIONS

EXISTING PARKING
TOTAL 397 SPACES

PARKING REQUIREMENT
DWELLING, MULTIFAMILY - 1 SPACE PER DWELLING UNIT
PLUS 1 ADDITIONAL SPACE PER 5 DWELLING
UNITS FOR GUEST PARKING

204 TOTAL DWELLING UNITS = 204 SPACES REQUIRED
PLUS GUEST PARKING = 42 GUEST SPACES REQUIRED
246 TOTAL SPACES REQUIRED
(INCLUDING 7 ACCESSIBLE SPACES)

PROPOSED PARKING SUMMARY

STANDARD SPACES	381 SPACES
ACCESSIBLE PARKING SPACES	10 SPACES
<u>VAN ACCESSIBLE PARKING SPACES</u>	<u>3 SPACES</u>
TOTAL SPACES PROVIDED	394 SPACES

UTILITY INFORMATION:

UTILITIES SHOWN HAVE BEEN TAKEN FROM AVAILABLE SURVEYS, UTILITY COMPANY MAPS AND PHYSICAL PROPERTY INSPECTION. THE LOCATIONS AND FACILITIES SHALL BE CONSIDERED APPROXIMATE ONLY. THERE MAY BE ADDITIONAL UTILITIES THAT HAVE NOT BEEN SHOWN ON THIS SURVEY. THE CONTRACTOR WILL BE RESPONSIBLE FOR THE LOCATIONS OF ALL UTILITIES PRIOR TO EXCAVATION OR CONSTRUCTION.



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MISSOURI STATE CERTIFICATE OF
AUTHORITY:
2015025158

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STEEL WEATHERSTONE LLC
6875 E EVANS AVE
DENVER, CO 80224

IF THE ABOVE DIMENSION DOES NOT MEASURE ONE INCH (1") EXACTLY, THIS DRAWING WILL HAVE BEEN ENLARGED OR REDUCED, AFFECTING ALL LABELED SCALES.

SRK	DATE	REVISIONS
SUE DATE:	10/10/2024	
DRAWN BY:	AME	
CHECKED:	SEF	
PROJECT:	23-0103	

C1.0

PLOTTED ON: 10/10/2024

COVER SHEET

GRADING NOTES



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1" ACTUAL

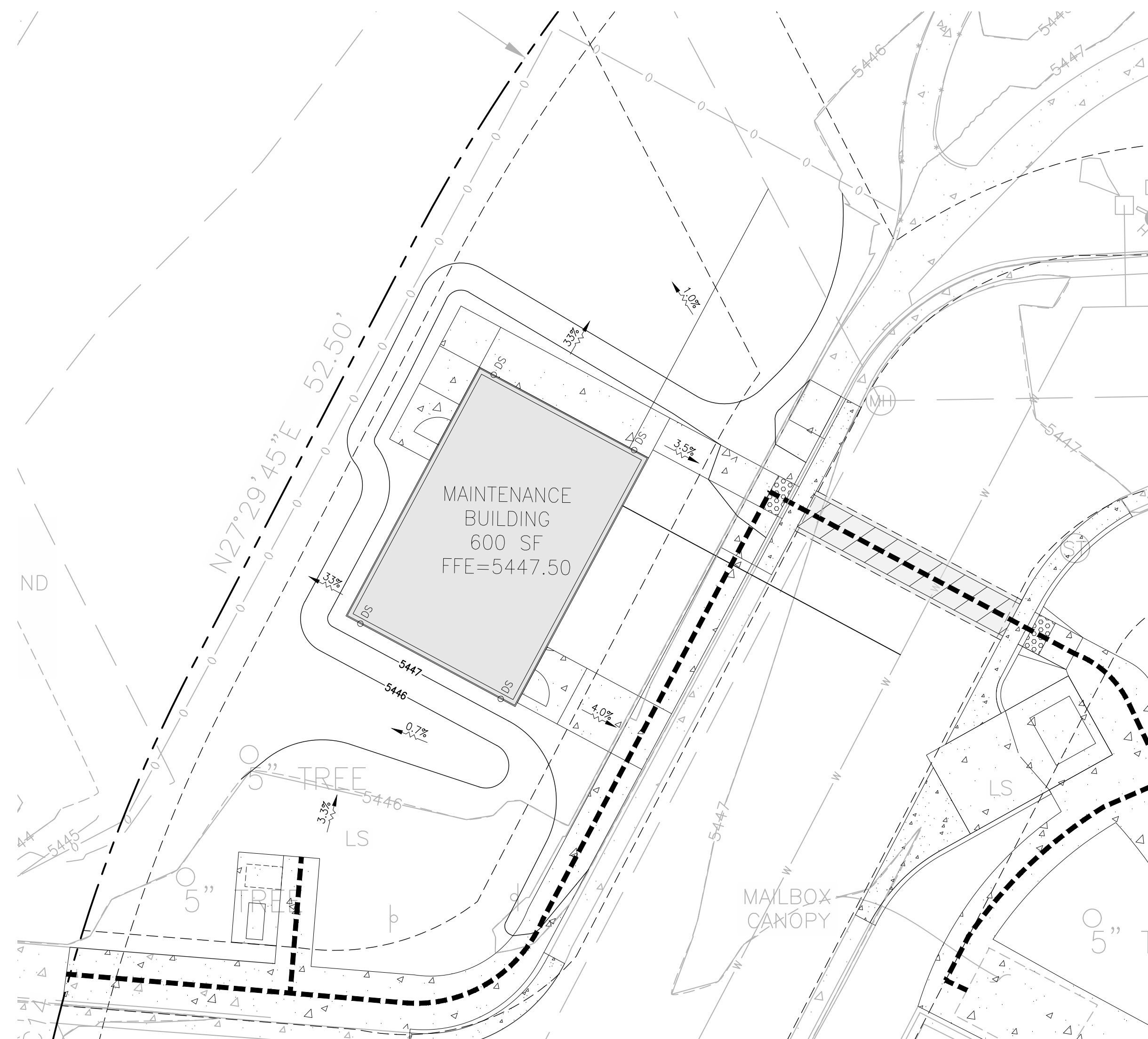
IF THE ABOVE DIMENSION DOES NOT MEASURE ONE INCH (1") EXACTLY, THIS DRAWING WILL HAVE BEEN ENLARGED OR REDUCED, AFFECTING ALL LABELED SCALES.

ISSUE DATE:	10/10/2024
SCALE:	AS NOTED
DRAWN BY:	AME
CHECKED:	SEF
PROJECT:	23-0103

NOTES SHEET

- ## CITY OF AURORA NOTES

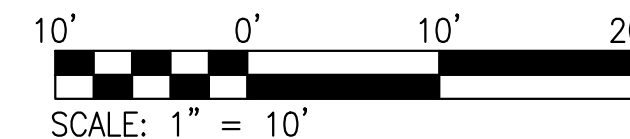
1. THE CITY OF AURORA ENFORCES HANDICAPPED ACCESSIBILITY REQUIREMENTS BASED ON 2015 IBC, CHAPTER 11, THE IBC A117.1-2009. SITES CONTAINING SEVEN OR MORE RESIDENTIAL UNITS ARE REQUIRED TO COMPLY WITH THE CITY SPECIFIC STANDARD OR ILL. CS-122.1, ARTICLE 5 – STANDARDS FOR ACCESSIBLE HOUSING (C.R.S. 9-5-101 TO 9-5-106).
2. THIS SHALL CONSTITUTE A CONTRACT THAT SHALL GUARANTEE TO THE GOVERNING BODY THAT BEFORE THE ISSUANCE OF THE FINAL CERTIFICATE OF OCCUPANCY THE OVERALL SITE WILL MEET THE ACCESSIBILITY REQUIREMENTS OF STATE HOUSE BILL CS-122.1. THE SITE PLAN WILL REFLECT AN IMPLEMENTATION PLAN DEFINING THE APPROPRIATE NUMBER OF ACCESSIBILITY POINT VALUE PER DWELLING UNITS FOR PERSONS WITH DISABILITIES, AS PROVIDED IN C.R.S. 9-5-105. ACCESSIBLE TOILETS SHALL BE CONSTRUCTED IN SUCH A MANNER AS TO BE EASILY ACCESSIBLE AND ADAPTABLE FOR PERSONS WITH DISABILITIES AND WILL COMPLY WITH THE MOST CURRENT VERSION OF THE AMERICAN NATIONAL STANDARD FOR THE BUILDING AND FACILITIES PROVIDING ACCESSIBILITY AND USABILITY FOR PHYSICALLY HANDICAPPED PEOPLE, PROMULGATED BY THE AMERICAN NATIONAL STANDARD INSTITUTE, COMMONLY CITED AS ANSI A117.1 – 1998. OWNER OF PROPERTY FOR THE ABOVE PERMIT:
3. THE UNDERSIGNED DOES HEREBY CONVEY AND AGREE THAT HE/S/HE (THEY) SHALL CONSTRUCT UPON THE FIRE LANE EASEMENTS, AS DEDICATED AND SHOWN HEREON, A HARD SURFACE AND THAT HE/S/HE (THEY) SHALL MAINTAIN THE SAME IN A STATE OF GOOD REPAIR AT ALL TIMES AND KEEP THE SAME FREE AND CLEAR OF ANY STRUCTURES, FENCES, TREES, SHRUBS, OR OTHER IMPROVEMENTS OR OBSTRUCTION, INCLUDING BUT NOT LIMITED TO THE PARKING OF MOTORVEHICLES, TRAILERS, BOATS, OR OTHER VEHICLES. THE ACCESS OF FIRE DEPARTMENT TO THE EASEMENTS SHOWN ON THE FIRE LANE EASEMENTS IS THE RESPONSIBILITY OF THE OWNER, AND THE OWNER SHALL POST AND MAINTAIN PARKING SIGNS IN CONSPICUOUS PLACES ALONG SUCH FIRE LANE, STATING "FIRE LANE NO PARKING". THE POLICE OR HIS/DULY AUTHORIZED REPRESENTATIVE IS HEREBY AUTHORIZED TO CAUSE SUCH FIRE LANE EASEMENTS TO BE MAINTAINED FREE AND UNOBSTRUCTED AT ALL TIMES FOR FIRE DEPARTMENT AND EMERGENCY USE.
4. THE DEVELOPER, HIS OR HER SUCCESSORS, AND ASSIGNS SHALL BE RESPONSIBLE FOR INSTALLATION, MAINTENANCE, AND REPLACEMENT OF THE ACCESS CONTROL GATE OR BARRIER SYSTEM TO ENSURE EMERGENCY VEHICLE ACCESS TO WITHIN THE SITE. IF THE ABOVE CONDITIONS ARE NOT MET, THE OWNER, HIS OR HER SUCCESSORS, AND ASSIGNS, SHALL BE REQUIRED BY FIRE DEPARTMENT ORDER TO NOTICE TO STOP THE ACCESS TO THE SITE AND TO BE OPENED TO THE OPEN POSITION UNIT, REPAIRED OR REPLACED, AND RETESTED. IF THE GATING SYSTEM IS NOT MAINTAINED TO THE SATISFACTION OF THE FIRE DEPARTMENT, THE LICENSING AGREEMENT FOR THE EMERGENCY VEHICLE GATE OPENING SYSTEM WILL BE REVOKED AND THE GATING SYSTEM MUST BE REMOVED. THE GATING SYSTEM WILL INCLUDE AN EMERGENCY VEHICLE GATE OPENING SYSTEM UTILIZING A REDUNDANT BACK-UP SYSTEM THAT CONSISTS OF: A) SIREN OPERATED SYSTEM; B) AUTOMATIC KNOX KEY SWITCH; AND C) MANUAL OVERRIDE (IN THE EVENT OF SYSTEM FAILURE). GATING SYSTEMS WILL BE INSTALLED IN ACCORDANCE WITH THE "GATING SYSTEMS CROSSING FIRE APPARATUS ACCESS ROADS CHECKLIST", A SEPARATE BUILDING PERMIT THROUGH THE BUILDING DIVISION IS REQUIRED TO BE OBTAINED BY THE CONTRACTOR PRIOR TO THE INSTALLATION OF ANY GATING/BARRIER SYSTEM THAT CROSSES A DEDICATED FIRE LANE EASEMENT.
5. ALL BUILDING ADDRESS NUMBERS SHALL COMPLY WITH THE AURORA CITY CODE, ARTICLE VII – NUMBERING OF BUILDINGS.
6. PER ARTICLE XII, C.O.A. BUILDING AND ZONING CODE, SECTION 22-425 THROUGH 22-434, AN ACOUSTIC ANALYSIS PREPARED BY AN ACOUSTIC EXPERT THAT WILL DETERMINE THE SOUND ATTENUATION FEATURES NECESSARY TO ACCOMPLISH EXTERIOR NOISE REDUCTION TO ACHIEVE INTERIOR NOISE LEVELS NOT EXCEEDING _____ (LDN VALUE TO BE DETERMINED FOR EACH PROJECT) UNDER WORSE-CASE NOISE CONDITIONS.
7. THE APPLICANT HAS THE OBLIGATION TO COMPLY WITH ALL APPLICABLE REQUIREMENTS OF THE AMERICANS WITH DISABILITIES ACT.
8. EMERGENCY INGRESS AND EGRESS – RIGHT-OF-WAY FOR THROUGH AND EGRESS FOR SERVICE AND EMERGENCY VEHICLES IS GRANTED OVER, ACROSS, ON AND THROUGH ANY AND ALL PRIVATE ROADS AND WAYS NOW OR HEREAFTER ESTABLISHED ON THE DESCRIBED PROPERTY, AND THE SAME ARE HEREBY DESIGNATED AS "SERVICE/EMERGENCY AND UTILITY EASEMENTS" AND SHALL BE POSTED "NO PARKING – FIRE LANE".
9. 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 ISSUANCE OF BUILDING PERMITS.
10. ERRORS IN APPROVED SITE PLANS RESULTING FROM COMPUTATIONS OR INCONSISTENCIES IN THE DRAWINGS AND THE REPLICANT ARE THE RESPONSIBILITY OF THE 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.
11. ALL CROSSINGS OR ENCROACHMENTS INTO EASEMENTS AND RIGHTS-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 RIGHTS-OF-WAY. THE UNDERSIGNED, ITS SUCCESSORS AND ASSIGNS, FURTHER AGREES TO REMOVE, REPAIR, REPLACE, RELOCATE, MODIFY, OR OTHERWISE ABANDON ANY SUCH 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 THAT MAY BE NECESSARY OR CONVENIENT AND THE CITY RETAINS ALL RIGHTS TO OPERATE, MAINTAIN, INSTALL, REPAIR, REMOVE OR RELOCATE ANY CDD WITHIN SAID EASEMENTS AND RIGHTS-OF-WAY AT ANY TIME AND IN SUCH A MANNER AS IT DEEMS NECESSARY OR CONVENIENT.
12. ARCHITECTURAL FEATURES (I.E. BAY WINDOWS, FIREPLACES, ROOF OVERHANG, GUTTERS, EAVES, FOUNDATION, FOOTINGS, CANTILEVERED WALLS, ETC.) ARE NOT ALLOWED TO ENCRUCH INTO ANY EASEMENT OR FIRE LANE.
13. SAFETY NOTICE TO CONTRACTOR: IN ACCORDANCE WITH GENERALLY ACCEPTED CONSTRUCTION PRACTICES, THE CONTRACTOR SHALL BE SOLELY AND COMPLETELY RESPONSIBLE FOR CONDITIONS OF THE JOB SITE, INCLUDING SAFETY OF ALL PERSONS AND PROPERTY DURING PERFORMANCE OF THE WORK. THIS REQUIREMENT WILL APPLY CONTINUOUSLY AND NOT LIMITED TO NORMAL WORKING HOURS.
14. NO MONUMENT SIGNS OR THEIR PROPOSED LOCATIONS CAN BE APPROVED WITH THESE DOCUMENTS. A SEPARATE SIGN APPLICATION MUST BE SUBMITTED TO THE DEPARTMENT OF COMMUNITY DEVELOPMENT FOR REVIEW AND APPROVAL.
15. THE CONTRACTOR SHALL BE RESPONSIBLE FOR THE RAZING AND REMOVAL OF THE EXISTING STRUCTURES, INCLUDING FOUNDATIONS, RELATED UTILITIES, PAVING, UNDERGROUND FACILITIES AND ANY OTHER EXISTING IMPROVEMENTS.
16. CONTRACTOR IS TO REMOVE AND DISPOSE OF, OFF SITE, ALL DEBRIS, RUBBISH AND OTHER MATERIALS RESULTING FROM DEMOLITION OPERATIONS.
17. THE CONTRACTOR WILL BE HELD SOLELY RESPONSIBLE AND SHALL TAKE ALL PRECAUTIONS NECESSARY TO AVOID DAMAGE TO ADJACENT PROPERTIES DURING ALL PHASES OF THIS DEMOLITION PLAN.
18. BURNING ON SITE WILL BE ALLOWED IF APPROVED BY EPA, AND THE CITY OF AURORA.
19. DISPOSAL OF MATERIAL ON-SITE WILL ONLY BE ALLOWED AS DIRECTED BY THE OWNER AND GEOTECHNICAL ENGINEER AND APPROVED BY THE CITY OF AURORA PUBLIC WORKS DEPARTMENT.
20. THE SITE IMPROVEMENT PLANS APPROVED BY THE CITY OF AURORA DOES NOT ALLOW THE REMOVAL OR CONSTRUCTION OF ANY SANITARY OR STORM SEWER LINES WITHOUT THE PRIOR APPROVAL OR CONSENT OF THE CITY OF AURORA.
21. THE CONTRACTOR SHALL RESTORE OFFSITE CONSTRUCTION AREAS TO AN EQUAL OR BETTER CONDITION THAN EXISTED PRIOR TO THE COMMENCEMENT OF WORK
22. ALL EXCAVATIONS, GRADING, OR FILLING SHALL HAVE A FINISHED GRADE NOT TO EXCEED A 3:1 SLOPE (33 PERCENT). STEEPER GRADES MAY BE APPROVED BY THE DESIGNATED OFFICIAL IF THE EXCAVATION IS THROUGH ROCK OR THE EXCAVATION OR FILL IS ADEQUATELY PROTECTED BY A DESIGNED HEAD WALL OR TOE WALL MAY BE REQUIRED). RETAINING WALLS THAT EXCEED A HEIGHT OF FOUR (4) FEET SHALL REQUIRE THE CONSTRUCTION OF SAFETY GUARDS AS IDENTIFIED IN THE APPROPRIATE SECTION(S) OF THE ADOPTED BOCA CODES AND MUST BE APPROVED BY THE CITY BUILDING DEPARTMENT. PERMANENT SAFETY GUARDS SHALL BE CONSTRUCTED IN ACCORDANCE WITH THE APPROPRIATE SECTION(S) OF THE ADOPTED BOCA CODES.
23. ALL FILLED PLACES IN PROPOSED ROADS SHALL BE COMPACTED FROM THE BOTTOM OF THE FILL UP TO 90% MAXIMUM DENSITY AS DETERMINED BY THE MODIFIED AASHTO T-150 COMPACTION TEST OR 95% OF MAXIMUM DENSITY AS DETERMINED BY THE STANDARD PROCTOR TEST AASHTO T-99. A SOIL'S ENGINEER SHALL VERIFY ALL TESTS CONCURRENT WITH GRADING AND BACKFILLING OPERATIONS. A SEALED COPY OF THE RESULT REPORTS SHALL BE GIVEN TO THE CITY OF AURORA CONSTRUCTION INSPECTOR.
24. ALL PUBLIC ROADS MUST BE KEPT CLEAR OF MUD AND DEBRIS AT ALL TIMES. FAILURE TO DO SO WILL BE CAUSE FOR THE CITY TO SUSPEND WORK.
25. WHERE NATURAL VEGETATION IS REMOVED DURING GRADING, VEGETATION SHALL BE REESTABLISHED IN SUCH A DENSITY AS TO PREVENT EROSION. PERMANENT SOD SHALL BE ESTABLISHED AS SOON AS POSSIBLE.
26. WHEN GRADING OPERATIONS ARE COMPLETED OR SUSPENDED FOR MORE THAN 30 DAYS, PERMANENT GRASS MUST BE ESTABLISHED AT SUFFICIENT DENSITY TO PROVIDE EROSION CONTROL ON THE SITE. PERMANENT GRASS SEEDING PERIODS, TEMPORARY COVER SHALL BE PROVIDED ACCORDING TO THE DESIGNATED OFFICIAL'S RECOMMENDATION.
27. ALL FINISHED GRADES (AREAS NOT TO BE DISTURBED BY FUTURE IMPROVEMENT) IN EXCESS OF 20% SLOPES (5:1) SHALL BE MULCHED AND TACKED AT THE RATE OF 100 POUNDS PER 1,000 SQUARE FEET WHEN SEEDD.
28. RUNOFF WATER FROM DEVELOPED AREAS (PARKING LOTS, PAVED STIES, AND BUILDINGS) ABOVE THE AREA TO DEVELOP SHALL BE DIRECTED TO DIVERSIONS, DETENTION BASINS, CONCRETE GUTTERS AND/OR UNDERGROUND OUTLET SYSTEMS. SUFFICIENTLY ANCHORED STRAW BALES MAY BE TEMPORARILY SUBSTITUTED WITH THE APPROVAL OF THE DESIGNATED OFFICIAL.
29. ALL CONSTRUCTION METHODS AND PRACTICES TO CONFORM WITH OSHA STANDARDS.
30. ANY RETAINING WALLS REFERRED TO IN THESE PLANS ARE SHOWN FOR REFERENCE ONLY ARE NOT TO BE INTERPRETED AS DESIGNED BY THE WALL SYSTEM. THE CONTRACTOR SHALL BE RESPONSIBLE FOR SELECTING A WALL MANUFACTURE CAPABLE OF DESIGNING THE SITE SPECIFIC RETAINING WALLS, INCLUDING GLOBAL STABILITY ANALYSIS, INDEPENDENT OF THIS SET OF PLANS. A SEPARATE BUILDING PERMIT MAY BE REQUIRED FOR EACH WALL.
31. CONTRACTOR SHALL BID THESE PLANS AND SPECIFICATIONS IN THEIR ENTIRETY (COMPLETE SETS).
32. ALL PEDESTRIAN FACILITIES SHALL CONFORM WITH THE AMERICANS WITH DISABILITIES ACT (ADA) STANDARDS AND THE ACCESSIBILITY GUIDELINES FOR PEDESTRIAN FACILITIES IN PUBLIC RIGHT-OF-WAY.
33. CONTRACTOR TO REPLACE EXISTING POLE MOUNTED LIGHTING WITH NEW LED LIGHTING ON EXISTING POLES TO REMAIN.



1 MAINTENANCE BUILDING ENLARGEMENT



2 **PARKING LOT ENLARGEMENT**
 SCALE: 1"=10' REF. DWG. C5.0



GRADING NOTES

1. THE MINIMUM SLOPE ON UNPAVED AREAS IS 2%, MINIMUM SLOPE ON ASPHALT IS 1%, AND MINIMUM SLOPE ON CONCRETE IS 0.5%.
2. THE MAXIMUM SLOPE WITHIN ROW IS 4:1, THE MAXIMUM SLOPE FOR PROPERTY OUTSIDE OF THE ROW IS 3:1.
3. THE SLOPE AWAY FROM THE BUILDING SHALL HAVE A MINIMUM GRADE OF FIVE (5) PERCENT FOR THE FIRST TEN FEET OR TO THE PROPERTY LINE, WHICHEVER OCCURS FIRST, THEN A MINIMUM OF TWO (2) PERCENT UNTIL THE SLOPE REACHES THE SWALE AROUND THE BUILDING. IF PHYSICAL OBSTRUCTIONS OR LOT LINES PROHIBIT THE TEN FEET OF HORIZONTAL DISTANCE, A FIVE (5) PERCENT SLOPE SHALL BE PROVIDED TO AN APPROVED ALTERNATIVE METHOD OF DIVERTING STORMWATER AWAY FROM A MINIMUM OF TWO (2) PERCENT SLOPE WITHIN TEN FEET OF THE BUILDING FOUNDATION. SLOPE SHALL BE A MINIMUM OF TWO (2) PERCENT AWAY FROM THE BUILDING.
4. THE MAXIMUM PERMISSIBLE LONGITUDINAL GRADE FOR FIRE LINES IS 10%. THE MAXIMUM TRANSVERSE GRADE FOR A FIRE LANE IS FOUR PERCENT WITH A RESULTANT MAXIMUM SLOPE OF TEN PERCENT.
5. THE RESULTANT GRADE IN ANY DIRECTION WITHIN ACCESSIBLE PARKING AREAS SHALL NOT EXCEED TWO PERCENT.
6. THE MAXIMUM CROSS SLOPE IN AN ACCESSIBLE PATH SHALL NOT EXCEED TWO PERCENT. THE MAXIMUM LONGITUDINAL SLOPE ALONG AN ACCESSIBLE PATH SHALL NOT EXCEED FIVE PERCENT.

LEGEND

----- = ACCESSIBLE ROUTE
X.X% = PERCENT SLOPE
~~~~~> = DIRECTION OF FLOW



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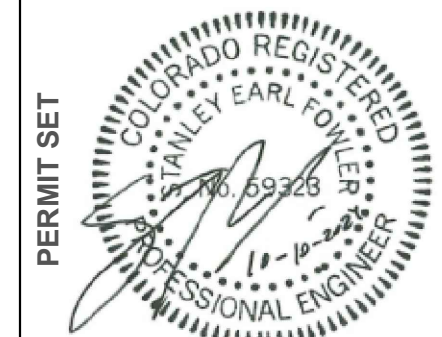
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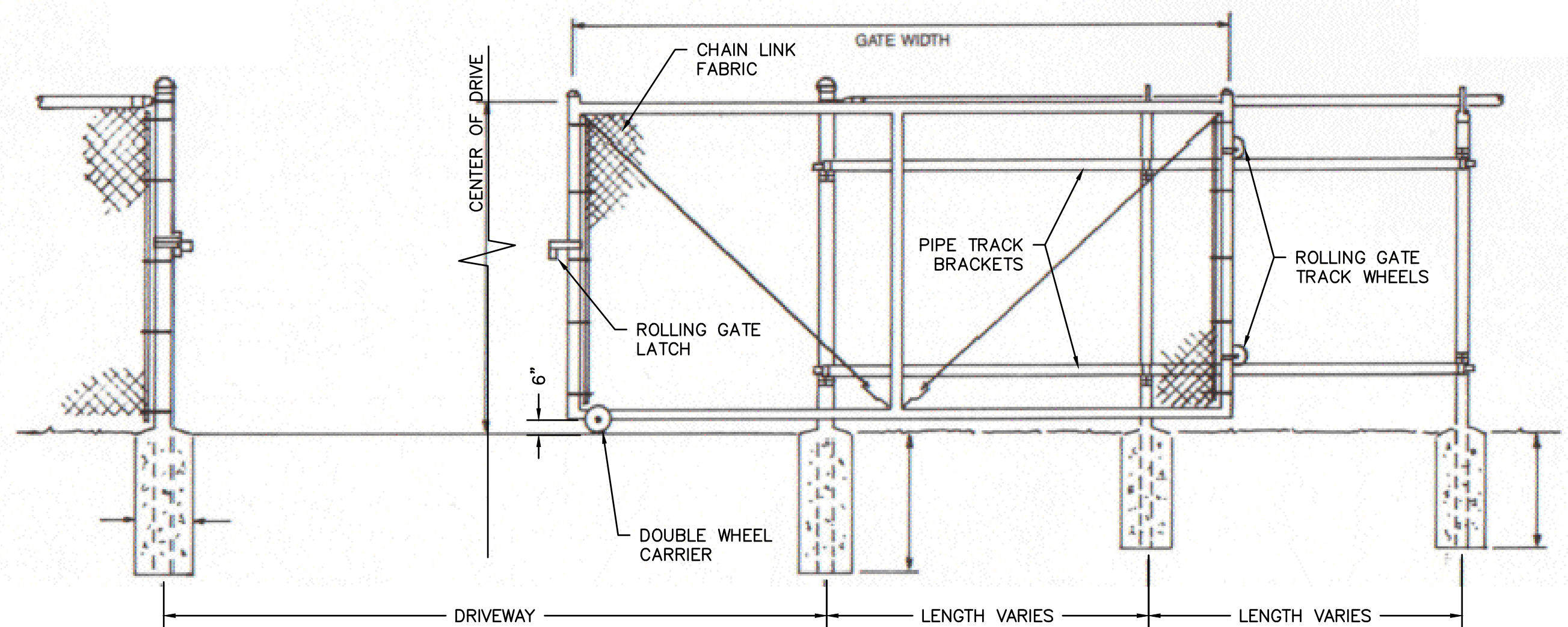
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## C5.3

PLOTTED ON: 10/10/202

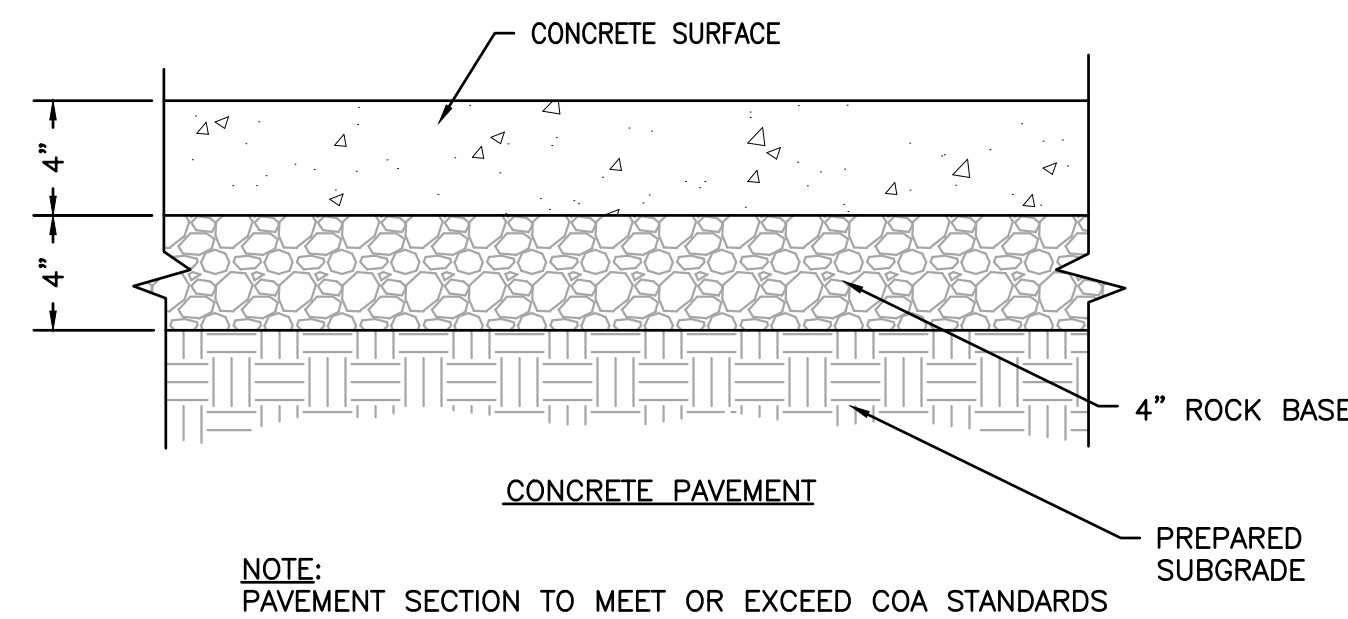
## ENLARGEMENT PLAN





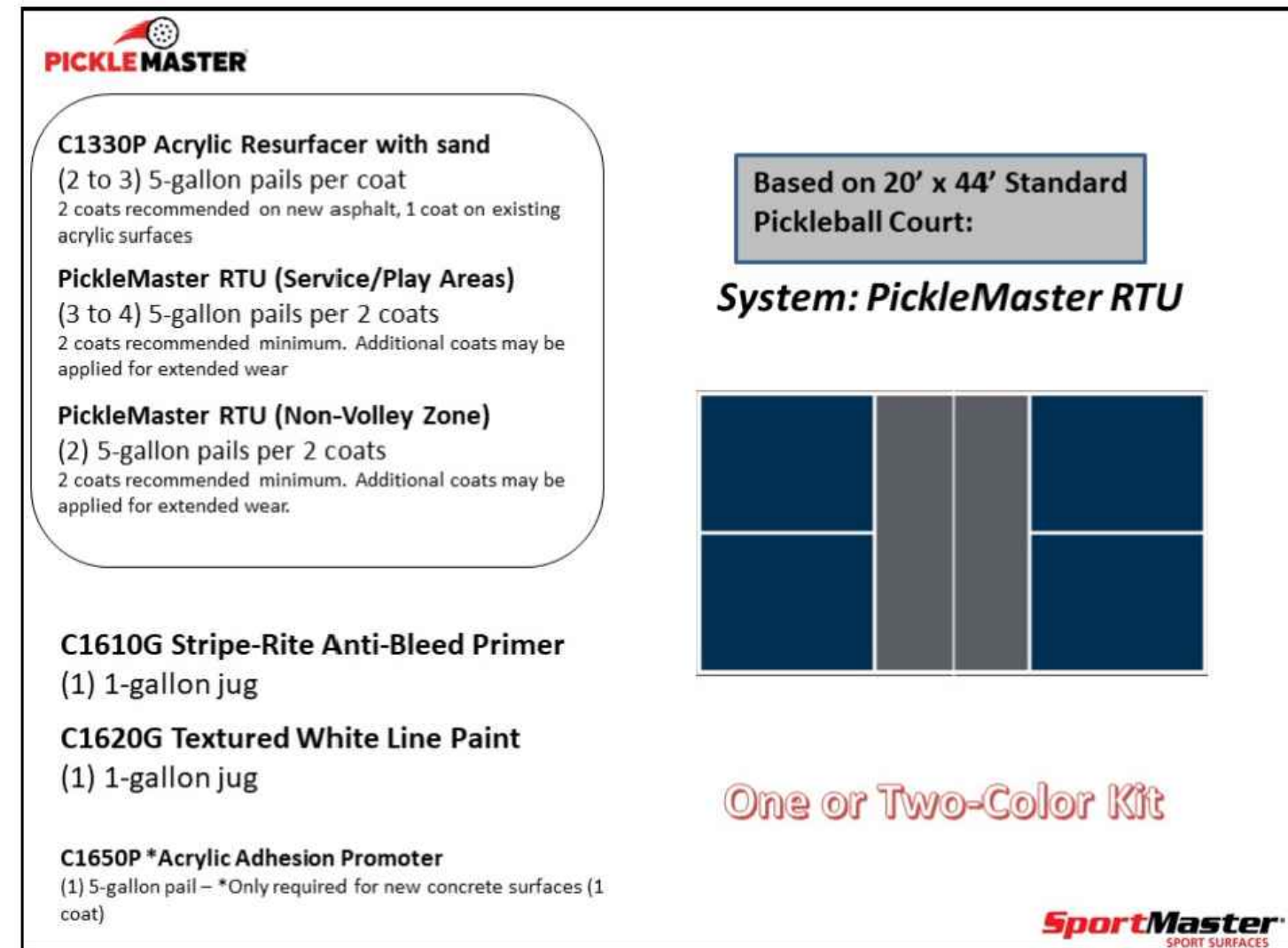
# 1 ROLLING CHAIN LINK GATE

SCALE: N.T.S. REF. DWG. C4.0



## 2 **PICKEBALL COURT PAVEMENT DETAIL**

SCALE: N.T.S. REF. DWG. C4.0



3 PICKLEBALL COURT SURFACE PAINT  
SCALE: N.T.S. REF. DWG. C4.0







