CALAMAR 55+ AT STERLING HILLS - SITE PLAN WITH ADJUSTMENTS

STERLING HILLS SUBDIVISION FILING NO. 16

LOCATED IN THE SOUTH LINE OF THE SOUTHWEST QUARTER OF SECTION 27, TOWNSHIP 4 SOUTH, RANGE 66 WEST OF THE 6TH P.M
CITY OF AURORA, COUNTY OF ARAPAHOE, STATE OF COLORADO

CITY OF AURORA SITE PLAN NOTES:

1. THE DEVELOPER, SUCCESSORS OR ASSIGNS, INCLUDING THE HOMEOWNERS OR MERCHANTS ASSOCIATION, SHALL BE RESPONSIBLE FOR INSTALLATION, MAINTENANCE AND REPLACEMENT OF ALL FIRE LANE SIGNS AS REQUIRED BY THE CITY OF AURORA.

2. RIGHT-OF-WAY FOR INGRESS AND EGRESS FOR EMERGENCY VEHICLES IS GRANTED OVER, ACROSS, ON, AND THROUGH ANY AND ALL PRIVATE ROADS, WAYS, FIRE LANES EASEMENTS OR FIRE LANE CORRIDORS NOW OR HEREAFTER ESTABLISHED ON THE DESCRIBED PROPERTY. WHERE DEDICATED AS A FIRE LANE EASEMENT OR DESIGNATED AS A FIRE LANE CORRIDOR, THE ROADWAY SHALL BE POSTED "NO PARKING – FIRE LANE".

3. "ACCESSIBLE EXTERIOR ROUTES" SHALL BE PROVIDED FROM PUBLIC TRANSPORTATION STOPS, ACCESSIBLE PARKING, ACCESSIBLE PASSENGER LOADING ZONES AND PUBLIC SIDEWALKS TO THE ACCESSIBLE BUILDING ENTRANCE THEY SERVE. AT LEAST 50% OF ALL BUILDING ENTRANCES SHALL BE THE MOST PRACTICAL DIRECT ROUTE. 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. REQUIRED ACCESSIBLE MEANS OF EGRESS SHALL BE CONTINUOUS FROM EACH REQUIRED ACCESSIBLE OCCUPIED AREA TO THE PUBLIC WAY. THE "ACCESSIBLE EXTERIOR ROUTES" SHALL COMPLY WITH IBC CHAPTER 11,AND ICC A117.1.

4. THE APPLICANT HAS THE OBLIGATION TO COMPLY WITH ALL APPLICABLE REQUIREMENTS OF THE AMERICAN WITH DISABILITIES ACT.

5. THE DEVELOPER, SUCCESSORS OR 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 AND DEVELOPMENT SERVICES DEPARTMENT. ALL LANDSCAPING WILL BE INSTALLED PRIOR TO ISSUANCE OF CERTIFICATE OF OCCUPANCY.

6. ALL CROSSINGS OR ENCROACHMENTS BY PRIVATE LANDSCAPE IRRIGATION LINES OR SYSTEMS AND/OR PRIVATE UTILITIES INTO EASEMENTS AND STREET RIGHTS-OF-WAY OWNED BY THE CITY OF AURORA ARE ACKNOWLEDGED BY THE UNDERSIGNED AS BEING SUBJECT TO CITY OF AURORA'S USE AND OCCUPANCY OF THE SAID EASEMENTS OR RIGHTS-OF-WAY. THE UNDERSIGNED, THEIR SUCCESSORS AND ASSIGNS, HEREBY AGREE TO INDEMNIFY THE CITY OF AURORA FOR ANY LOSS, DAMAGE OR REPAIR TO CITY FACILITIES THAT MAY RESULT FROM THE INSTALLATION, OPERATION OR MAINTENANCE OF SAID PRIVATE IRRIGATION LINES OR SYSTEMS AND/OR PRIVATE UTILITIES.

7. 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 WITHIN A DRAINAGE EASEMENT REQUIRES PRIOR WRITTEN APPROVAL BY THE CITY ENGINEER.

8. 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. SEPARATE PERMITS FOR STREET LIGHTS WILL BE REQUIRED: ONE FOR PUBLIC IMPROVEMENTS AND ONE FOR A BUILDING PERMIT FOR ELECTRICAL. THE BUILDING PERMIT SUBMITTAL WILL NEED TO INCLUDE AN ELECTRICAL PLAN SHOWING SITE LOCATION OF LIGHTS, ELECTRIC METER LOCATION, ELECTRICAL ONE LINE AND GROUNDING DETAILS AND ANY ADDITIONAL ELECTRICAL INFORMATION FOR APPROVAL . THE OWNER IS RESPONSIBLE FOR OBTAINING AN ADDRESS FOR THE METER(S) FROM THE PLANNING DEPARTMENT. CERTIFICATE OF OCCUPANCIES WILL NOT BE ISSUED UNTIL THE STREET AND/OR PEDESTRIAN LIGHTING PLANS ARE APPROVED, CONSTRUCTED, AND INITIALLY ACCEPTED.

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 THE ISSUANCE OF BUILDING PERMITS.

10. ALL BUILDING ADDRESS NUMBERS SHALL COMPLY WITH SECTIONS 126-271 AND 126-278 OF THE AURORA CITY CODE.

11. 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 AND DEVELOPMENT SERVICES MAY REQUIRE CONSTRUCTION MODIFICATIONS PRIOR TO THE ISSUANCE OF A PERMANENT CERTIFICATE OF OCCUPANCY

12. 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.

13. FINAL GRADE SHALL BE AT LEAST SIX (6) INCHES BELOW ANY EXTERIOR WOOD SIDING ON THE PREMISES.

14. 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 AND DEVELOPMENT SERVICES DEPARTMENT. A COPY OF THE OFFICIAL CURRENT PLAN MAY BE OBTAINED 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.

15. 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.

16. 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.

17. ARCHITECTURAL FEATURES, SUCH AS BAY WINDOWS, FIREPLACES, ROOF OVERHANGS, GUTTERS, EAVES, FOUNDATIONS, FOOTINGS, CANTILEVERED WALLS, ETC., ARE NOT ALLOWED TO ENCROACH INTO ANY EASEMENT OR FIRE LANE.

18. THE DEVELOPER IS RESPONSIBLE FOR SIGNING AND STRIPING ALL PUBLIC STREETS. THE DEVELOPER IS REQUIRED TO PLACE TRAFFIC CONTROL, STREET NAME, AND GUIDE SIGNS ON ALL PUBLIC STREETS AND PRIVATE STREETS APPROACHING AN INTERSECTION WITH A PUBLIC STREET. SIGNS SHALL BE FURNISHED AND INSTALLED PER THE MOST CURRENT EDITIONS OF THE MANUAL ON UNIFORM TRAFFIC CONTROL DEVICES (MUTCD) AND CITY STANDARDS, SHOWN ON THE SIGNING AND STRIPING PLAN FOR DEVELOPMENT.

19. FIRE LANE AND HANDICAPPED PARKING SIGNS, SIGN DETAILS, HANDICAPPED PARKING STALL DETAILS, AND LOCATIONS SHALL BE APPROVED WITH THE CIVIL PLANS, "SIGNAGE AND STRIPING" PACKAGE.

20. THE CITY OF AURORA ENFORCES HANDICAPPED ACCESSIBILITY REQUIREMENTS BASED ON 2021 IBC, CHAPTER 11, THE ICC A117.1-2017. SITES CONTAINING SEVEN OR MORE RESIDENTIAL UNITS ARE REQUIRED BY STATE STATUTES TO COMPLY WITH COLORADO STATE HOUSE BILL 03-1221, ARTICLE 5 – STANDARDS FOR ACCESSIBLE HOUSING (C.R.S. 9-5-101 TO 9-5-106).

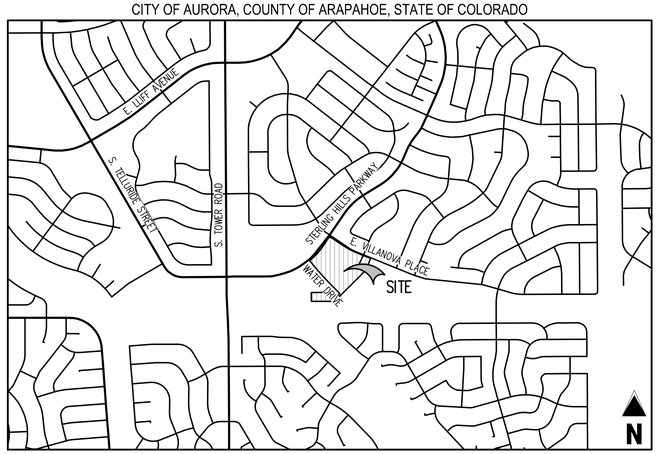
21. 2021 IBC, CHAPTER 11, THE ICC A117.1-2017. SITES CONTAINING SEVEN OR MORE SHALL CONSTITUTE A CONTRACT THAT SHALL GUARANTEE TO THE GOVERNING BODY THAT BEFORE THE ISSUANCE OF THE FINAL CERTIFICATE OF OCCUPANCY THE OVERALL SITE WILL MEET THE ACCESSIBILITY REQUIREMENTS OF STATE HOUSE BILL 03-1221. THE 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 UNITS 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 PHYSICAL HANDICAPPED PEOPLE, PROMULGATED BY THE AMERICAN NATIONAL STANDARD INSTITUTE, COMMONLY CITED AS ANSI A117.1 – 2017.

22. THE 2021 INTERNATIONAL FIRE CODE (IFC), REQUIRES 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 RADIO FREQUENCY LEVELS WITHIN THE STRUCTURE. ONCE COMPLETED, THE 3RD PARTY WILL PROVIDE THE RESULTS OF THE TEST TO BOTH THE GV 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.

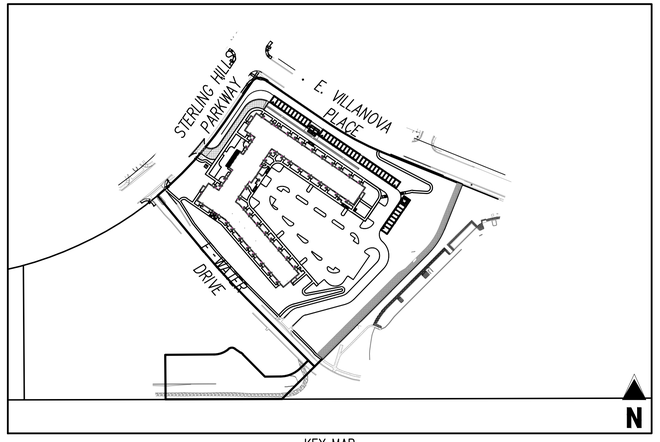
23. EACH UNIT SHALL HAVE A PARK DEVELOPMENT FEE DUE WHEN BUILDING PERMITS ARE PULLED. FEES SHALL BE BASED ON THE PER-ACRE PARK CONSTRUCTION COSTS IN EFFECT AT THE TIME OF PERMIT ISSUANCE.

24. 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 OWNERS, HIS OR HER SUCCESSORS AND ASSIGNS SHALL BE REQUIRED BY FIRE DEPARTMENT ORDER NOTICE THAT ALL AFFECTED GATES BE CHAINED AND LOCKED IN THE OPEN POSITION UNTIL REPAIRED OR REPLACED AND RETESTED TO ALL CITY OF AURORA STANDARDS AT THE TIME OF THE VIOLATION. IF THE GATING SYSTEM IS NOT MAINTAINED TO THE SATISFACTION OF THE FIRE DEPARTMENT, THE LICENSE FOR THE EMERGENCY VEHICLE GATE OPENING SYSTEM WILL BE REVOKED AND THE GATING SYSTEM MUST BE REMOVED. MANUALLY OPERATED GATING SYSTEMS SHALL BE EQUIPPED WITH A KNOX PADLOCK OR OTHER APPROVED KNOX LOCKING DEVICE. 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.

25. ALL CROSSING 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 AGREE 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-OF-WAY AT ANY TIME AND IN SUCH A MANNER AS IT DEEMS NECESSARY OR CONVENIENT.



VICINITY MAP
SCALE: 1"=1000'



KEY MAP
SCALE: 200'

AGE RESTRICTION COVENANT FOR ACTIVE ADULT OCCUPANCY (55+)*

THIS PROPERTY IS RESTRICTED TO OCCUPANCY BY PERSONS WHO ARE 55 YEARS OF AGE OR OLDER, CONSISTENT WITH THE HOUSING FOR OLDER PERSONS ACT OF 1995 (HOPA) AND ANY APPLICABLE FEDERAL, STATE, OR LOCAL LAWS. SPECIFICALLY:

1. AGE REQUIREMENT: AT LEAST ONE OCCUPANT OF EACH DWELLING UNIT WITHIN THE PROPERTY MUST BE 55 YEARS OF AGE OR OLDER. THIS BUILDING IS INTENDED AND OPERATED AS "HOUSING FOR OLDER PERSONS" AS DEFINED BY HOPA, AND IS RESERVED EXCLUSIVELY FOR USE AS AN ACTIVE ADULT COMMUNITY.
2. ADDITIONAL OCCUPANTS: ADDITIONAL OCCUPANTS OF EACH UNIT MUST BE EITHER 55 YEARS OF AGE OR OLDER OR MUST MEET SPECIFIC EXCEPTIONS AS PERMITTED BY LAW (SUCH AS A SPOUSE, PARTNER, OR CAREGIVER OF A QUALIFIED RESIDENT).
3. VERIFICATION OF AGE: THE PROPERTY MANAGEMENT RESERVES THE RIGHT TO REQUEST DOCUMENTATION TO VERIFY THE AGE OF RESIDENTS TO ENSURE COMPLIANCE WITH THIS RESTRICTION. ACCEPTABLE FORMS OF VERIFICATION INCLUDE GOVERNMENT-ISSUED IDENTIFICATION OR OTHER LEGALLY RECOGNIZED DOCUMENTATION SHOWING PROOF OF AGE.
4. ONGOING COMPLIANCE: THIS COVENANT SHALL REMAIN IN EFFECT AND BINDING ON ALL CURRENT AND FUTURE OWNERS, TENANTS, AND OCCUPANTS TO MAINTAIN THE INTENDED OCCUPANCY RESTRICTIONS OF THE COMMUNITY.

THIS COVENANT IS INTENDED TO COMPLY WITH ALL FEDERAL, STATE, AND LOCAL HOUSING REGULATIONS AND SHALL BE ENFORCED IN COMPLIANCE WITH HOPA REQUIREMENTS.

*NOTE: RESTRICTIVE COVENANTS ARE NOT APPROVED OR ENFORCED BY THE CITY OF AURORA.

AMENDMENTS

LEGAL DESCRIPTION

LOT 1, BLOCK 1, STERLING HILLS SUBDIVISION FILING NO. 14, RECORDED AT RECEPTION NO. B7077623, COUNTY OF ARAPAHOE, STATE OF COLORADO.

LOCATED IN THE SOUTHWEST QUARTER OF SECTION 27, TOWNSHIP 4 SOUTH, RANGE 66 WEST OF THE SIXTH PRINCIPAL MERIDIAN, CITY OF AURORA, COUNTY OF ARAPAHOE, STATE OF COLORADO.

FLOOD ZONE

THE SUBJECT PROPERTY SHOWN HEREIN LIES WITHIN OTHER AREAS, ZONE X, AREAS DETERMINED TO BE OUTSIDE THE 0.2% ANNUAL CHANCE FLOODPLAIN, AS SHOWN ON FEDERAL EMERGENCY MANAGEMENT AGENCY FLOOD INSURANCE RATE MAP INDEX NO. 08005C0192L, MAP REVISED SEPTEMBER 4, 2020.

BASIS OF BEARING

THE SOUTH LINE OF THE SOUTHWEST QUARTER OF SECTION 27, TOWNSHIP 4 SOUTH, RANGE 66 WEST OF THE 6TH PRINCIPAL MERIDIAN, BEING MOUNTED AT THE SOUTHWEST CORNER BY A 3" BRASS CAP STAMPED "CITY OF AURORA LS 16419", 0.6' DOWN IN RANGE BOX AND AT THE SOUTH QUARTER CORNER BY A FOUND 3" BRASS CAP STAMPED "CITY OF AURORA LS 16419", 0.5' DOWN IN RANGE BOX, ASSUMED TO BEAR NORTH 89°49'51" EAST.

BENCHMARK

CITY OF AURORA ID #4S6627SW006

A 3" DIAMETER BRASS CAP STAMPED "CITY OF AURORA BM Q-63 1981" WITH MARKED CROSS IN CONCRETE PEDESTAL OF SOUTHWEST LEG OF MOST NORTHERLY POWER TOWER, 3RD POWER TOWER EAST OF TOWER ROAD, JUST NORTH OF POWER TOWER #36

NAVD88 ELEVATION = 5589.804 U.S. FEET

SHEET INDEX

SHEET NUMBER	SHEET TITLE
1	COVER SHEET
2	SITE PLAN
3	SITE DETAILS
4	GRADING PLAN
5	UTILITY PLAN
6	LANDSCAPE PLAN
7	LANDSCAPE NOTES & DETAILS
8	LANDSCAPE DETAILS
9	LANDSCAPE SECTIONS AND OPEN SPACE EXHIBIT
10	NORTH BUILDING ELEVATIONS
11	WEST BUILDING ELEVATIONS
12	SOUTH BUILDING ELEVATIONS
13	EAST BUILDING ELEVATIONS
14	COURTYARD WEST BUILDING ELEVATIONS
15	COURTYARD EAST BUILDING ELEVATIONS
16	MATERIALS BOARD
17	GARAGES – BUILDING ELEVATIONS
18	CARPORTS – EXTERIOR ELEVATIONS
19	SITE SECTIONS
20	PHOTOMETRIC PLAN
21	PHOTOMETRIC DETAILS

PROJECT CONTACTS

DEVELOPER

CALAMAR
3949 FOREST PARKWAY, SUITE 100
WHEATFIELD, NY 14120
TEL: 716-693-0006
CONTACT: JERRY HILL

CIVIL ENGINEER

GALLOWAY & COMPANY, INC.
5500 GREENWOOD PLAZA BLVD., SUITE 200
GREENWOOD VILLAGE, CO 80111
TEL: 303-770-8884
CONTACT: SCOTT BROWN, PE

ARCHITECT

GALLOWAY & COMPANY, INC.
5500 GREENWOOD PLAZA BLVD., SUITE 200
GREENWOOD VILLAGE, CO 80111
TEL: 303-770-8884
CONTACT: KYLE KUEBLER

LANDSCAPE ARCHITECT

GALLOWAY & COMPANY, INC.
5500 GREENWOOD PLAZA BLVD., SUITE 200
GREENWOOD VILLAGE, CO 80111
TEL: 303-770-8884
CONTACT: JON ROMERO

ADJUSTMENTS

AN ADJUSTMENT IS REQUESTED FROM SECTION 146-3.3.2.H.1 WHICH STATES "EACH MULTIFAMILY DWELLING UNIT STRUCTURE SHALL BE ACCESSED FROM A PUBLIC OR PRIVATE STREET MEETING THE AURORA ROADWAY DESIGN AND CONSTRUCTION SPECIFICATIONS MANUAL. ALL BUILDINGS REQUIRE AT LEAST ONE MAIN PEDESTRIAN OR DWELLING UNIT ENTRY WITH FRONTAGE AND DIRECT ACCESS ONTO THE STREET"

AN ADJUSTMENT IS REQUESTED FROM SECTION 146-4.7.9.T WHICH REQUIRES A MAXIMUM WALL HEIGHT OF 48 INCHES FOR RESIDENTIAL DEVELOPMENT. THE ADJUSTMENT IS REQUESTED DUE TO GRADE CONSTRAINTS

IMPLEMENTATION PLAN

2015 – IBC, SECTION 1108.6.2.2.1	COLORADO STATE HOUSE BILL 03-1221 ARTICLE 5 OF TITLE 9, COLORADO REVISED STATUTES
TOTAL ACCESSIBLE DWELLING UNITS: 0	TOTAL ACCESSIBLE DWELLING UNITS: 0 ACCESSIBLE
TYPE A AND B UNITS REQUIRED: 2% TYPE A 98% TYPE B	POINTS REQUIRED: 72 PTS
TYPE A AND B UNITS PROVIDED: 4 TYPE A 165 TYPE B	POINTS PROVIDED: A(4 * 6 PTS) – 24 PTS B(165 * 4 PTS) – 660 PTS TOTAL– 684 PTS

CITY OF AURORA APPROVAL

CITY ATTORNEY: _____ DATE: _____

PLANNING DIRECTOR: _____ DATE: _____

PLANNING COMMISSION: _____ DATE: _____
(CHAIRPERSON)

ATTEST: _____ DATE: _____
(CITY CLERK)

DATABASE APPROVAL DATE: _____

SITE DATA

	SF	AC	%
TOTAL LAND AREA WITHIN PROPERTY LINES	395,443	9.08	100
LOT 1 AREA	355,420	8.16	100
BUILDING COVERAGE	58,185	1.34	14.7
HARD SURFACE AREA	152,809	3.51	38.6
LANDSCAPE AREA	184,448	4.23	46.7
OPEN SPACE (20% REQUIRED) (INCLUDED IN LANDSCAPE AREA)	83,940	1.93	21.2
NUMBER OF BUILDING	1		
NUMBER OF GARAGES	4		
NUMBER OF CARPORTS	5		
NUMBER OF DWELLING UNITS	169		
DWELLING UNITS PER ACRE	20.7		
BUILDING HEIGHT	43'		
BUILDING LENGTHS	NORTH & SOUTH – 368' EAST & WEST – 386'		
PRESENT ZONING CLASSFICIATION	R-3, SUBAREA B		
2021 INTERNATIONAL BUILDING CODE OCCUPANCY	R-2		
2021 INTERNATIONAL BUILDING CODE CONSTRUCTION TYPE	V-A SPRINKLERED		
PARKING SPACES REQUIRED	1 PER DWELLING UNIT: 169 SPACES 1 ADDITIONAL SPACE PER 5 DWELLING UNITS: 34 TOTAL PARKING REQUIRED: 203 SPACES (40% OF PARKING TO BE GARAGES/CARPORTS: 82)		
PARKING SPACES PROVIDED	121 UNCOVERED SPACES 41 GARAGE SPACES 41 ATTACHED COVERED SPACES TOTAL PARKING SPACES PROVIDED: 203		
OFFSITE ADJACENT PARKING PROVIDED	0		
ACCESSIBLE SPACES REQUIRED	7		
ACCESSIBLE SPACES PROVIDED	4 UNCOVERED ACCESSIBLE SPACES 1 COVERED ACCESSIBLE SPACES 4 ACCESSIBLE GARAGE SPACES TOTAL ACCESSIBLE: 9 SPACES*		
BICYCLE PARKING SPACES REQUIRED	10% OF REQUIRED AUTOMOBILE SPACES: 20 SPACES		
BICYCLE PARKING SPACES PROVIDED (REFERENCE SITE DETAILS)	20		
PROPOSED SIGNAGE	MONUMENT SIGN: 24 SF SIGN FACE		
PERMITTED SIGNAGE PER UDO	96 SF MAX AREA; 1 WALL SIGN OR MONUMENT SIGN PER STREET FRONTAGE		

*INCLUDED IN TOTAL PARKING COUNT

SIGNATURE BLOCK

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, _____ HAS CAUSED THESE

PRESENTS TO BE EXECUTED THIS _____ DAY OF _____ AD, 2024.

CALAMAR CONSTRUCTION & DEVELOPMENT
BY: _____
NAME: _____
ITS: _____

STATE OF _____)
) SS
COUNTY OF _____)

THE FOREGOING INSTRUMENT WAS ACKNOWLEDGED BEFORE ME THIS _____ DAY OF _____ AD, 2024.

BY _____
(PRINCIPALS OR OWNERS)

WITNESS MY HAND AND OFFICIAL SEAL

NOTARY SEAL

_____ _____
(NOTARY PUBLIC)

MY COMMISSION EXPIRES _____

NOTARY BUSINESS ADDRESS: _____

Galloway
5500 Greenwood Plaza Blvd., Suite 200
Greenwood Village, CO 80111
303.770.8884
GallowayUS.com

SITE PLAN
CALAMAR 55+ AT STERLING HILLS
STERLING HILLS SUBDIVISION FILING NO. 16

SEC STERLING HILLS PKWY & E VILLANOVA PL
AURORA, COLORADO

#	Date	Issue / Description	Init.
	02/29/2024	1ST CITY SUBMITTAL	
	08/16/2024	2ND CITY SUBMITTAL	
	11/12/2024	3RD CITY SUBMITTAL	
	12/23/2024	4TH CITY SUBMITTAL	
	01/24/2025	TECHNICAL CITY SUBMITTAL	

Project No:	CLM000007
Drawn By:	MNS
Checked By:	CMV
Date:	1/24/2025

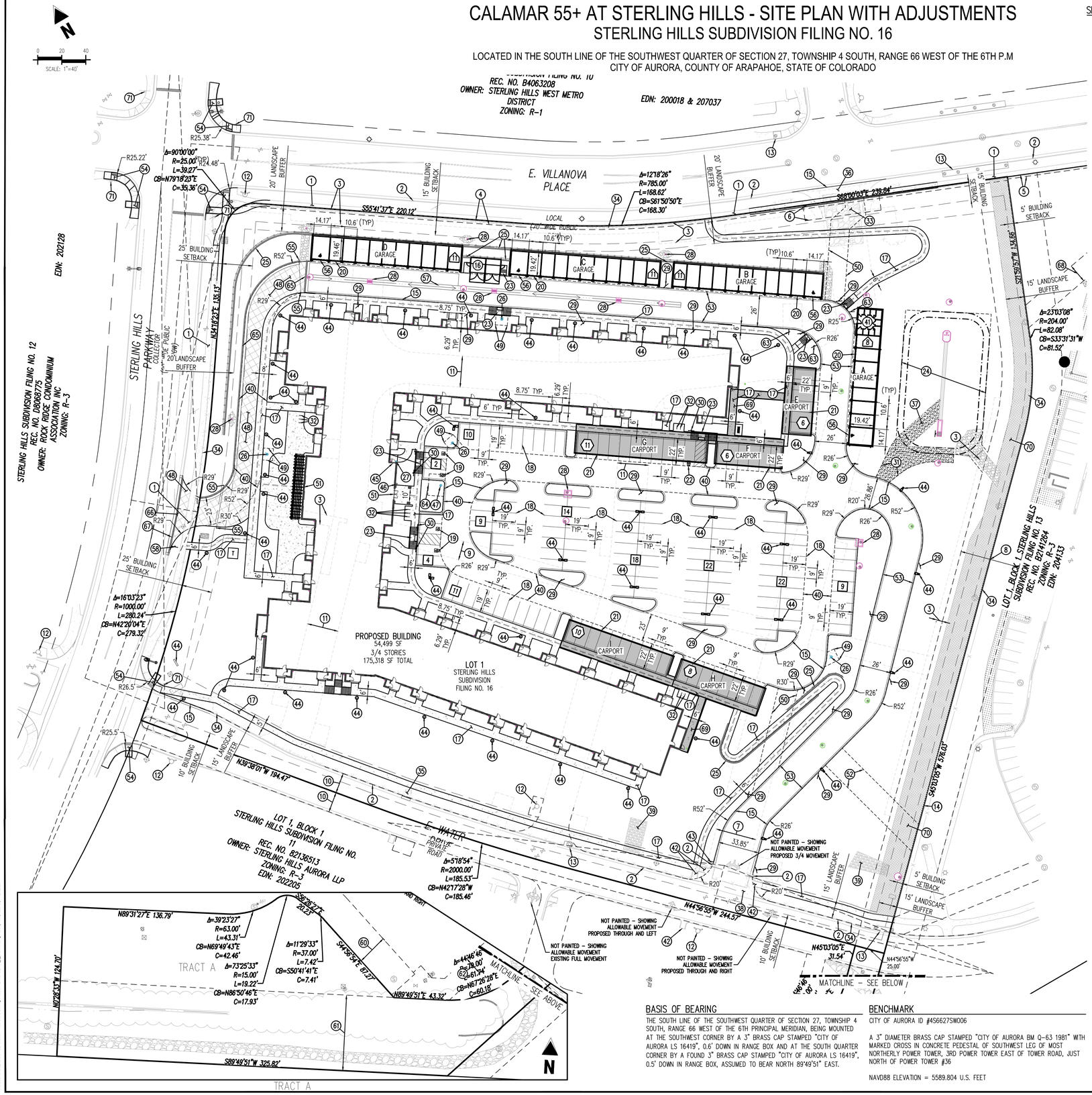
COVER SHEET

H:\Clients\CO_Aurora – CLM000007 - Villanova & Sterling Hills\CO\CAD\Plan\CLM01_1_Cover Sheet.dwg – Casey Vitt (Inactive) – 1/24/2025

CALAMAR 55+ AT STERLING HILLS - SITE PLAN WITH ADJUSTMENTS

STERLING HILLS SUBDIVISION FILING NO. 16

LOCATED IN THE SOUTH LINE OF THE SOUTHWEST QUARTER OF SECTION 27, TOWNSHIP 4 SOUTH, RANGE 66 WEST OF THE 6TH P.M
CITY OF AURORA, COUNTY OF ARAPAHOE, STATE OF COLORADO



SITE LEGEND

- PROPERTY LINE
- EXISTING EASEMENT LINE
- EXISTING EASEMENT LINE TO BE VACATED
- PROPOSED EASEMENT LINE
- PROPOSED SETBACK LINE
- PROPOSED LANDSCAPE BUFFER LINE
- EXISTING CURB AND GUTTER
- PROPOSED CURB AND GUTTER
- PROPOSED RETAINING WALL
- PROPOSED HAND RAIL
- PROPOSED ACCESSIBLE ROUTE
- PROPOSED CARPORT
- EXISTING CONCRETE SIDEWALK
- PROPOSED CONCRETE SIDEWALK
- EXISTING SIGN
- PROPOSED SIGN
- PROPOSED BIKE RACK
- PROPOSED HAND RAIL
- EXISTING LIGHT
- PROPOSED SIGHT LIGHT
- PARKING COUNT
- GARAGE PARKING COUNT
- CARPORT PARKING COUNT
- EXISTING ELECTRICAL STRUCTURE
- EXISTING TELECOM PEDESTAL
- EXISTING TELECOM CABINET
- EXISTING FIBER OPTIC VAULT
- EXISTING FIRE HYDRANT
- PROPOSED FIRE HYDRANT
- PROPOSED FIRE DEPARTMENT CONNECTION
- EXISTING WATER VALVE
- PROPOSED WATER VALVE
- PROPOSED WATER METER
- EXISTING STORM MANHOLE
- PROPOSED STORM MANHOLE
- EXISTING STORM INLET
- PROPOSED STORM INLET
- EXISTING SANITARY MANHOLE
- PROPOSED SANITARY MANHOLE

SITE LEGEND

1. EXISTING SIDEWALK
2. EXISTING CURB AND GUTTER
3. EXISTING WALL EASEMENT TO BE VACATED
4. EXISTING 3' SIDEWALK EASEMENT TO REMAIN
5. EXISTING 2' SIDEWALK EASEMENT TO REMAIN
6. EXISTING PUBLIC ACCESS, UTILITY AND FIRE LANE EASEMENT TO REMAIN
7. EXISTING 34' PUBLIC ACCESS AND UTILITY EASEMENT TO BE VACATED
8. EXISTING 50' DRAINAGE AND UTILITY EASEMENT TO REMAIN
9. EXISTING 16' UTILITY EASEMENT TO BE VACATED
10. EXISTING 17' PUBLIC ACCESS AND UTILITY EASEMENT TO BE VACATED AND THEN REDEDICATED
11. EXISTING 26' FIRE LANE AND UTILITY EASEMENT TO BE VACATED
12. EXISTING FIRE HYDRANT
13. EXISTING STORM INLET TO REMAIN
14. EXISTING FENCE TO REMAIN
15. PROPOSED 6" CURB AND GUTTER
16. PROPOSED TRASH ENCLOSURE WITH SELF-CLOSING SPRING-LOADED HINGES
17. PROPOSED SIDEWALK (SIZE AS NOTED)
18. PROPOSED 9'X19' PARKING STALL
19. PROPOSED 9'X19' ADA PARKING STALL
20. PROPOSED GARAGE PARKING
21. PROPOSED 9'X22' COVERED PARKING STALL
22. PROPOSED 9'X22' COVERED ADA PARKING STALL
23. PROPOSED ADA RAMP
24. PROPOSED DRAINAGE EASEMENT
25. PROPOSED RETAINING WALL WITH HANDRAIL FOR FALL PROTECTION
26. PROPOSED FIRE HYDRANT
27. PROPOSED FIRE DEPARTMENT CONNECTION WITH APPROVED KNOX CAPS OR PLUGS AND SIGN
28. PROPOSED STORM INLET
29. PROPOSED "NO PARKING – FIRE LANE" SIGNAGE
30. PROPOSED ADA PARKING SIGN
31. PROPOSED ACCESS EASEMENT
32. PROPOSED BICYCLE RACK
33. EXISTING GRAVEL TO BE REMOVED
34. EXISTING SILT AND CONSTRUCTION FENCE TO BE REMOVED
35. EXISTING ADA RAMP TO BE REMOVED
36. EXISTING ACCESS DRIVE TO BE REMOVED
37. PROPOSED POND MAINTENANCE ACCESS
38. EXISTING CROSS PAN TO REMAIN
39. EXISTING RIPRAP TO BE REMOVED
40. PROPOSED 23' FIRE LANE, ACCESS AND UTILITY EASEMENT
41. PROPOSED TENANT STORAGE
42. EXISTING RAMP TO REMAIN
43. PROPOSED STOP MUTCD R1-1 STOP SIGN
44. PROPOSED SITE LIGHT (REFERENCE PHOTOMETRIC PLAN)
45. PROPOSED FIRE RISER ROOM WITH SIGN NEXT TO DOOR
46. PROPOSED COMMERCIAL KNOX BOX FOR FIRE DEPARTMENT ACCESS
47. PROPOSED WATER METER
48. PROPOSED FIRE LANE – GRASS FILL TUFGRID PRO PLUS BY TRUE GRID OR APPROVED EQUAL
49. PROPOSED 10' WATER EASEMENT
50. PROPOSED 16' WATER EASEMENT
51. PROPOSED MAIN ENTRANCE TO BUILDING
52. PROPOSED 20' SANITARY EASEMENT
53. PROPOSED 26' FIRE LANE, ACCESS & UTILITY EASEMENT
54. EXISTING CURB RAMP TO BE REVISED TO DIRECTIONAL CURB RAMP
55. PROPOSED BOLLARDS WITH CHAIN
56. PROPOSED ACCESSIBLE GARAGE SPACE
57. PROPOSED 4-FT CONCRETE PAN
58. EXISTING SPEED LIMIT SIGN TO BE RELOCATED
59. PROPOSED MONUMENT SIGN
60. EXISTING 26' FIRE LANE AND UTILITY EASEMENT TO REMAIN
61. EXISTING 63' DRAINAGE AND UTILITY EASEMENT TO REMAIN
62. EXISTING UTILITY EASEMENT TO REMAIN
63. PROPOSED PEDESTRIAN CROSSING SIGNAGE (W11-2 WITH W16-7P)
64. PROPOSED 18' WATER EASEMENT
65. PROPOSED MOUNTABLE CURB
66. EMERGENCY ACCESS ONLY
67. EXISTING VERTICAL CURB TO BE RE REPLACED WITH MOUNTABLE CURB
68. EXISTING 16' UTILITY AND DRAINAGE EASEMENT TO REMAIN
69. PROPOSED COVERED WALKWAY
70. PROPOSED REINFORCED TURF MAT FOR CHANNEL STABILITY
71. EXISTING STOP SIGN

BASIS OF BEARING

THE SOUTH LINE OF THE SOUTHWEST QUARTER OF SECTION 27, TOWNSHIP 4 SOUTH, RANGE 66 WEST OF THE 6TH PRINCIPAL MERIDIAN, BEING MOUNTED AT THE SOUTHWEST CORNER BY A 3" BRASS CAP STAMPED "CITY OF AURORA LS 16419", 0.6' DOWN IN RANGE BOX AND AT THE SOUTH QUARTER CORNER BY A FOUND 3" BRASS CAP STAMPED "CITY OF AURORA LS 16419", 0.5' DOWN IN RANGE BOX, ASSUMED TO BEAR NORTH 89°49'51" EAST.

BENCHMARK

CITY OF AURORA ID #4S6627SW006

A 3" DIAMETER BRASS CAP STAMPED "CITY OF AURORA BM Q-63 1981" WITH MARKED CROSS IN CONCRETE PEDESTAL OF SOUTHWEST LEG OF MOST NORTHERLY POWER TOWER, 3RD POWER TOWER EAST OF TOWER ROAD, JUST NORTH OF POWER TOWER #36

NAVD88 ELEVATION = 5589.804 U.S. FEET

Galloway
5500 Greenwood Plaza Blvd., Suite 200
Greenwood Village, CO 80111
303.770.8884
GallowayUS.com

SITE PLAN
CALAMAR 55+ AT STERLING HILLS
STERLING HILLS SUBDIVISION FILING NO. 16

SEC STERLING HILLS PKWY & E VILLANOVA PL
AURORA, COLORADO

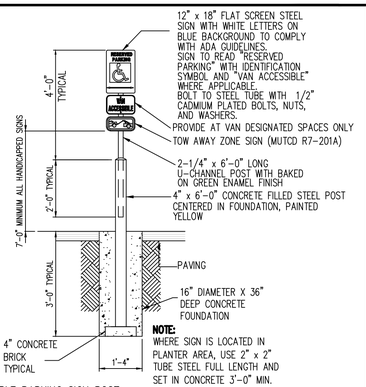
#	Date	Issue / Description	Init.
	02/28/2024	1ST CITY SUBMITTAL	
	08/16/2024	2ND CITY SUBMITTAL	
	11/12/2024	3RD CITY SUBMITTAL	
	12/23/2024	4TH CITY SUBMITTAL	
	01/24/2025	TECHNICAL CITY SUBMITTAL	

Project No:	CLM000007
Drawn By:	MNS
Checked By:	CMV
Date:	1/24/2025

SITE PLAN

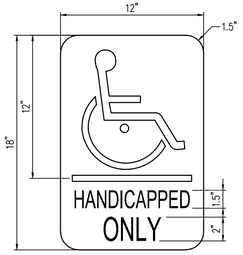
2

H:\Civil\calmar\CO_Aurora-CLM000007 - Villanova & Sterling Hills\SD\CAD\Plan\CLM07_2_Site Plan.dwg - Cover Visit (Version) - 1/24/2025



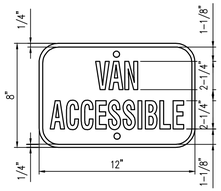
NOTE: WHERE SIGN IS LOCATED IN PLANTER AREA, USE 2" x 2" TUBE STEEL FULL LENGTH AND SET IN CONCRETE 3'-0" MIN. BELOW GRADE.

1 ACCESSIBLE PARKING SIGN POST
NOT TO SCALE



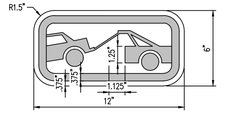
MATERIAL:
0.060 ALUMINUM – WHITE BACKGROUND WITH BLUE COPY AND BORDER – SYMBOL HAS BLUE BACKGROUND, WHITE COPY WITH BLACK BORDER 1-1/2" RADIUS CORNERS WITH 2 MOUNTING HOLES.

2 ACCESSIBLE PARKING SIGN
NOT TO SCALE



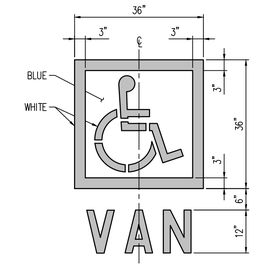
MATERIAL:
1. 0.060 ALUMINUM – BLUE BACKGROUND WITH WHITE COPY AND BORDER, 1-1/2" RADIUS CORNERS, WHITE, 2 MOUNTING HOLES.
2. SIGN USED WITH CORRESPONDING VAN SPACE.

3 "VAN ACCESSIBLE" SIGN
NOT TO SCALE



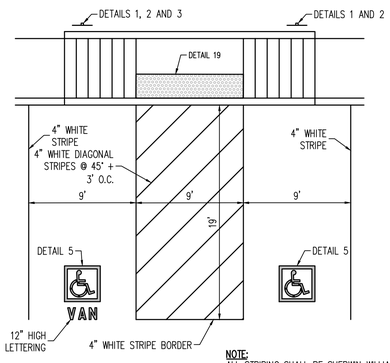
MATERIAL: .060 ALUMINUM – WHITE BACKGROUND WITH RED COPY AND BORDER
1 1/2" RADIUS CORNERS WHITE 2 MOUNTING HOLES

4 TOW-AWAY SIGN DETAIL
NOT TO SCALE



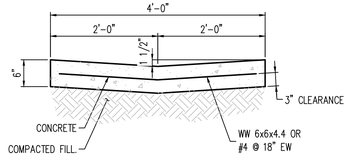
NOTES:
1. PROVIDE TWO COATS OF PAINT
2. BLUE BACKGROUND WITH WHITE SYMBOL

5 PAINTED ADA PARKING SYMBOL
NOT TO SCALE



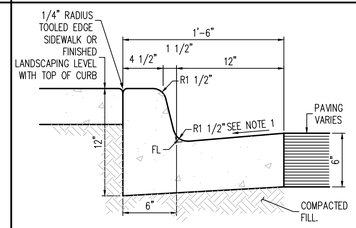
NOTE: ALL STRIPING SHALL BE SHERWIN WILLIAMS TRAFFIC MARKING PAINT OR EQUIVALENT.

6 ADA PARKING DETAIL
NOT TO SCALE



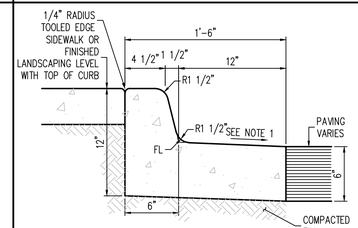
NOTES:
1. CROSS PAN SHALL BE CDOT CLASS B CONCRETE WITH A MINIMUM COMPRESSIVE STRENGTH OF 4,500 PSI AT 28 DAYS, 5-8% AIR CONTENT, +/- 2" SLUMP.
2. ALL EXPOSED CONCRETE SHALL HAVE A SACK FINISH.
3. PROVIDE EXPANSION JOINTS ONLY WHERE CONCRETE PAVEMENT ABUTS FIXED OBJECTS, CURB AND GUTTER, AND OTHER PAVEMENT TYPES.

7 4' CROSS PAN DETAIL (PRIVATE)
NOT TO SCALE



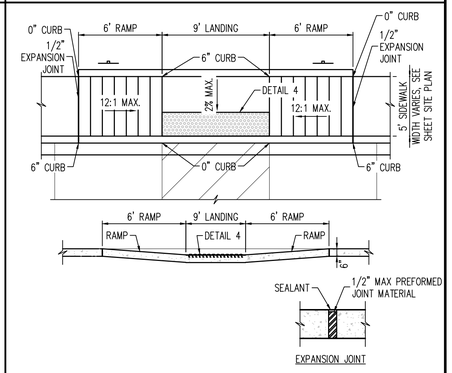
NOTES:
1. GUTTER CROSS SLOPE SHALL BE 1 IN./FT. WHEN DRAINING AWAY FROM CURB AND 1 IN./FT. WHEN DRAINING TOWARD CURB.
2. CURB AND GUTTER SHALL BE CDOT CLASS B CONCRETE WITH A MINIMUM COMPRESSIVE STRENGTH OF 4,500 PSI AT 28 DAYS, 5-8% AIR CONTENT, +/- 2" SLUMP.
3. ALL EXPOSED CONCRETE SHALL HAVE A SACK FINISH.
4. CONTROL JOINTS SHALL BE INSTALLED AT 10 FOOT MAXIMUM INTERVALS AND AT THE END OF CURB RETURNS – SEE CURB CONTROL JOINT DETAIL.
5. EXPANSION JOINTS SHALL BE INSTALLED AT 500 FOOT MAXIMUM INTERVALS AND/OR TO MATCH LOCATION OF EXPANSION JOINTS IN PAVING – SEE CURB EXPANSION JOINT DETAIL.

8 CATCH CURB AND 1' WIDE CUTTER (PRIVATE)
SCALE: 1 ½" = 1'-0"

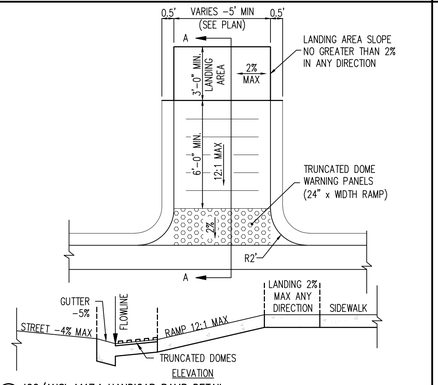


NOTES:
1. GUTTER CROSS SLOPE SHALL BE 1 IN./FT. WHEN DRAINING AWAY FROM CURB AND 1 IN./FT. WHEN DRAINING TOWARD CURB.
2. CURB AND GUTTER SHALL BE CDOT CLASS B CONCRETE WITH A MINIMUM COMPRESSIVE STRENGTH OF 4,500 PSI AT 28 DAYS, 5-8% AIR CONTENT, +/- 2" SLUMP.
3. ALL EXPOSED CONCRETE SHALL HAVE A SACK FINISH.
4. CONTROL JOINTS SHALL BE INSTALLED AT 10 FOOT MAXIMUM INTERVALS AND AT THE END OF CURB RETURNS – SEE CURB CONTROL JOINT DETAIL.
5. EXPANSION JOINTS SHALL BE INSTALLED AT 500 FOOT MAXIMUM INTERVALS AND/OR TO MATCH LOCATION OF EXPANSION JOINTS IN PAVING – SEE CURB EXPANSION JOINT DETAIL.

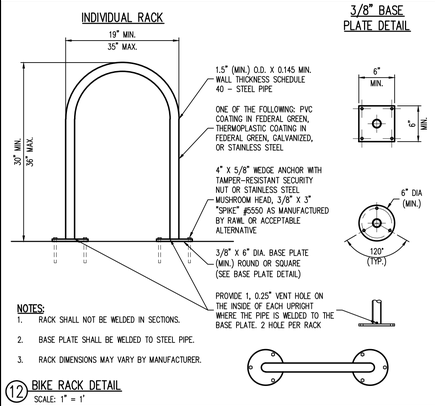
9 SPILL CURB AND 1' WIDE CUTTER (PRIVATE)
SCALE: 1 ½" = 1'-0"



10 ACCESSIBLE RAMP DETAIL
NOT TO SCALE

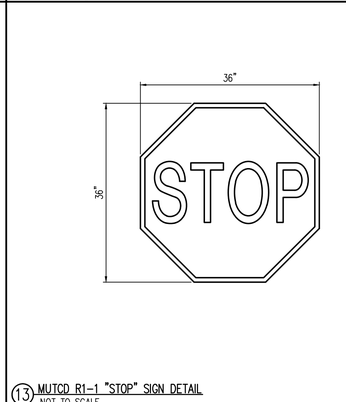


11 ICC/ANSI A117.1 HANDICAP RAMP DETAIL
NOT TO SCALE

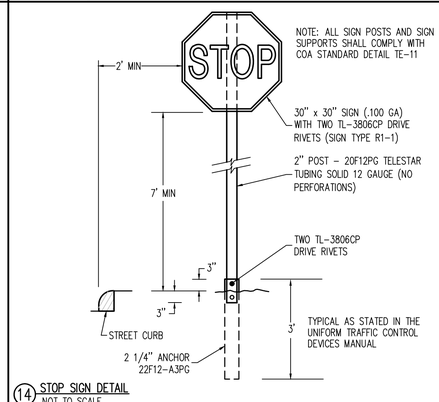


NOTES:
1. RACK SHALL NOT BE WELDED IN SECTIONS.
2. BASE PLATE SHALL BE WELDED TO STEEL PIPE.
3. RACK DIMENSIONS MAY VARY BY MANUFACTURER.

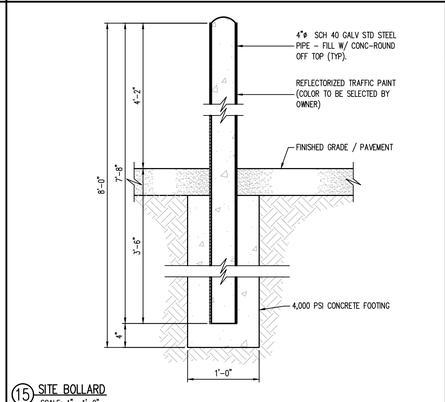
12 BIKE RACK DETAIL
SCALE: 1" = 1'



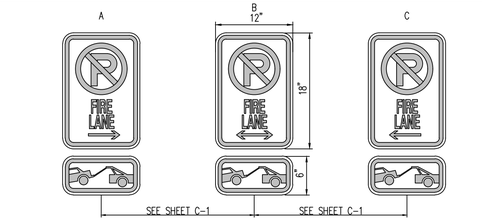
13 MUTCD R1-1 "STOP" SIGN DETAIL
NOT TO SCALE



14 STOP SIGN DETAIL
NOT TO SCALE



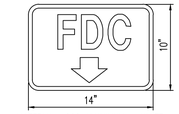
15 SITE BOLLARD
SCALE: 1" =1'-0"



SIGN DETAILS ARE PROVIDED AS A MINIMUM STANDARD ONLY. SIGNS SHALL COMPLY WITH AUTHORITY HAVING JURISDICTION. CONTRACTOR SHALL COORDINATE WITH JURISDICTION HAVING AUTHORITY, SUPPLY & INSTALL.

NOTES:
1. SIGNS SHALL BE PERMANENTLY LABELED AS NO PARKING --FIRE LANE COMPLYING WITH IFC FIGURE D103.6.
2. SIGNS SHALL HAVE A MINIMUM DIMENSION OF 12 INCHES (305 MM) WIDE BY 18 INCHES (457 MM) HIGH AND HAVE RED LETTERS ON A WHITE REFLECTIVE BACKGROUND WITH A THICKNESS OF 0.80.
3. SIGNS SHALL BE LOCATED AT THE BEGINNING AND END OF THE FIRE LANE, THE SIGN SHALL HAVE A SINGLE HEADED ARROW POINTING IN THE DIRECTION THE REGULATION IS IN EFFECT. THE INTERMEDIATE SIGNS SHALL HAVE DOUBLE HEADED ARROWS POINTING IN BOTH DIRECTIONS.
4. GALVANIZED STEEL POST. SET 3'-0" MINIMUM, BELOW GRADE AND INTO MINIMUM 12" DIAMETER CONCRETE PIER, FULL DEPTH.
5. THE MAXIMUM SPACING OF THE SIGNS SHALL TO 100', CONTINGENT UPON LIFE SAFETY'S REVIEW AND APPROVAL.
6. THE SIGNS SHALL BE SET AT AN ANGLE OF NOT LESS THAN 30 DEGREES AND NOT MORE THAN 45 DEGREES WITH THE CURB OR LINE OF TRAFFIC FLOW.
7. FIRE LANE SIGNS SHOULD BE INSTALLED 2' BEHIND CURB OR SIDEWALK.
8. THE CLEARANCE TO THE BOTTOM OF THE SIGN SHALL BE 7 FEET. THERE SHALL BE NOT OTHER SIGNS ATTACHED TO THE SIGN OR THE SIGN POST.

16 FIRE LANE AND TOW AWAY ZONE SIGN DETAIL
NOT TO SCALE

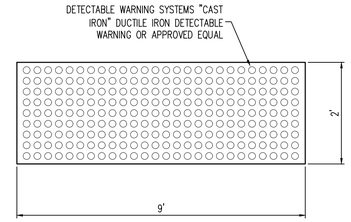


MATERIAL: .060 ALUMINUM – WHITE BACKGROUND WITH RED COPY AND BORDER – 1 1/2" RADIUS CORNERS WHITE 2 MOUNTING HOLES

17 'FDC' SIGN DETAIL
NOT TO SCALE

MATERIAL: .060 ALUMINUM – RED BACKGROUND WITH WHITE COPY AND BORDER – 1 1/2" RADIUS CORNERS WHITE 2 MOUNTING HOLES

18 'FIRE SPRINKLER ROOM' SIGN DETAIL
NOT TO SCALE



19 TRUNCATED DOMES
NOT TO SCALE

Galloway
5500 Greenwood Plaza Blvd., Suite 200
Greenwood Village, CO 80111
303.770.8884
GallowayUS.com

SITE PLAN
CALAMAR 55+ AT STERLING HILLS
STERLING HILLS SUBDIVISION FILING NO. 16

SEC STERLING HILLS PKWY & E VILLANOVA PL
AURORA, COLORADO

#	Date	Issue / Description	Init.
	02/28/2024	1ST CITY SUBMITTAL	
	08/16/2024	2ND CITY SUBMITTAL	
	11/12/2024	3RD CITY SUBMITTAL	
	12/23/2024	4TH CITY SUBMITTAL	
	01/24/2025	TECHNICAL CITY SUBMITTAL	

Project No:	CLM000007
Drawn By:	MNS
Checked By:	CMV
Date:	1/24/2025

SITE DETAILS

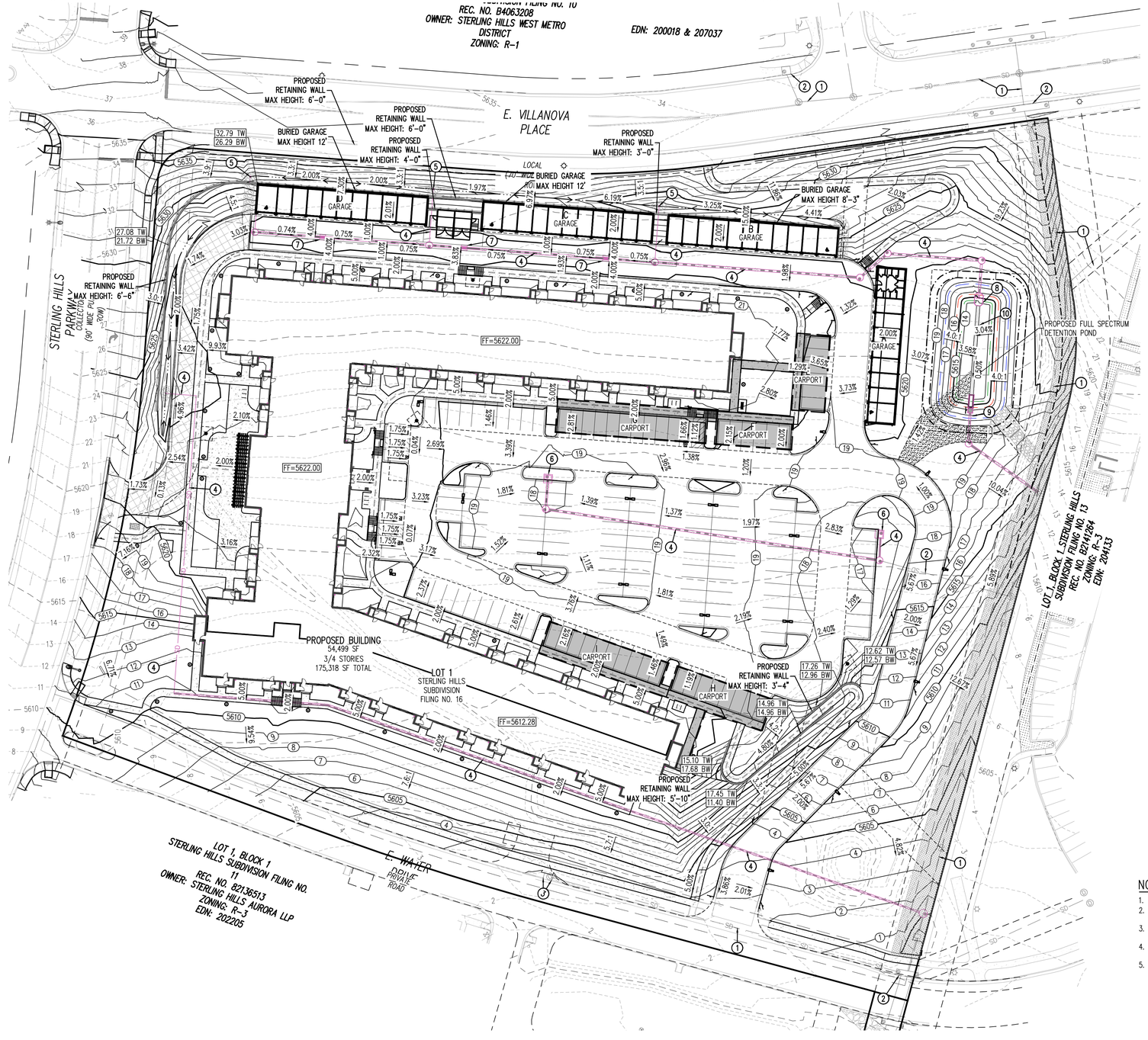
3

H:\Civil\Calmar\CO, Aurora - CLM000007 - Villanova & Sterling Hills\07\Cad\Plan\CLMM7_1_Site Details.dwg - Casey Volk (Volkenhin) - 12/4/2025

CALAMAR 55+ AT STERLING HILLS - SITE PLAN WITH ADJUSTMENTS

STERLING HILLS SUBDIVISION FILING NO. 16

LOCATED IN THE SOUTH LINE OF THE SOUTHWEST QUARTER OF SECTION 27, TOWNSHIP 4 SOUTH, RANGE 66 WEST OF THE 6TH P.M
CITY OF AURORA, COUNTY OF ARAPAHOE, STATE OF COLORADO



SITE KEYNOTES

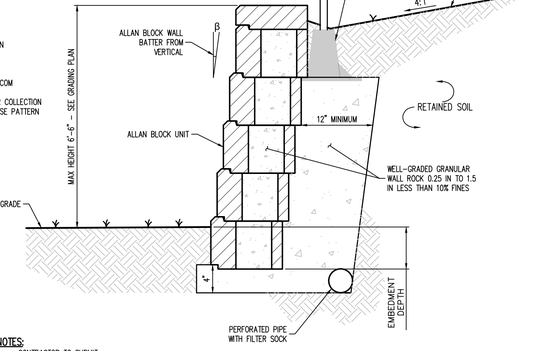
1. EXISTING STORM LINE (PUBLIC)
2. EXISTING STORM INLET TO REMAIN
3. EXISTING STORM INLET TO BE RELOCATED
4. PROPOSED STORM LINE (PRIVATE)
5. PROPOSED YARD AREA INLET
6. PROPOSED CDOT TYPE R STORM INLET
7. PROPOSED CDOT TYPE 13 INLET
8. PROPOSED FLARED END SECTION
9. PROPOSED OUTLET STRUCTURE
10. PROPOSED TRICKLE CHANNEL

SITE LEGEND

- PROPERTY LINE
- EXISTING EASEMENT LINE
- PROPOSED EASEMENT LINE
- EXISTING CURB AND GUTTER
- PROPOSED CURB AND GUTTER
- PROPOSED RETAINING WALL
- PROPOSED HAND RAIL
- PROPOSED ACCESSIBLE ROUTE
- EXISTING SIGN
- PROPOSED SIGN
- PROPOSED BIKE RACK
- EXISTING LIGHT
- PROPOSED SIGHT LIGHT
- EXISTING CONCRETE SIDEWALK
- PROPOSED CONCRETE SIDEWALK

GRADING LEGEND

- 5955 — EXISTING MAJOR CONTOUR
- 52 — EXISTING MINOR CONTOUR
- 5955 — PROPOSED MAJOR CONTOUR
- 52 — PROPOSED MINOR CONTOUR
- SD — EXISTING STORM SEWER LINE
- SD — PROPOSED STORM SEWER LINE
- PROPOSED POND WQCV WSEL
- PROPOSED POND EURV WSEL
- PROPOSED POND 100 YEAR WSEL
- EXISTING STORM MANHOLE
- PROPOSED STORM MANHOLE
- EXISTING STORM INLET
- PROPOSED STORM INLET
- 55.00 — PROPOSED SPOT ELEVATION
- FF — FINISHED FLOOR
- 2.00% — EXISTING GRADE
- 2.00% — PROPOSED GRADE
- 4:0 — EXISTING SLOPE
- 4:0 — PROPOSED SLOPE



RECOMMENDED BY:
ALLAN BLOCK CORPORATION
7424 W. 78TH STREET
BLOOMINGTON, MN 55439
952-835-5309
ENGINEERING@ALLANBLOCK.COM

PRODUCT: THE AB ASHLAR COLLECTION
DESCRIPTION: THREE COURSE PATTERN
COLOR: TAN BLEND

NOTES:
1. CONTRACTOR TO SUBMIT ENGINEERED WALL DESIGNS FOR PERMIT IF REQUIRED.

PRIVATE RETAINING WALL DETAIL
NOT TO SCALE

NOTES

1. ALL STORM SEWER IS PRIVATE AND MAINTAINED BY THE PROPERTY OWNER.
2. MINIMUM SLOPE AWAY FROM THE BUILDING IS 5% FOR 10' FOR LANDSCAPE AREAS AND 2% FOR IMPERVIOUS AREAS.
3. THE MINIMUM SLOPE ON UNPAVED AREAS IS 2%, MINIMUM SLOPE ON ASPHALT IS 1%, AND MINIMUM SLOPE ON CONCRETE IS 0.5%.
4. THE MAXIMUM SLOPE WITHIN ROW IS 4:1, THE MAXIMUM SLOPE FOR PROPERTY OUTSIDE OF THE ROW IS 3:1.
5. THE SLOPE AWAY FROM THE BUILDING SHALL HAVE A MINIMUM GRADE OF 5% FOR THE 1ST 10-FT OR TO THE PROPERTY LINE, WHICHEVER OCCURS FIRST, THEN A MINIMUM OF 2% UNTIL THE SLOPE REACHES THE SWALE AROUND THE BUILDING. IF PHYSICAL OBSTRUCTIONS OR LOT LINES PROHIBIT THE TEN FEET OF HORIZONTAL DISTANCE, A 5% SLOPE SHALL BE PROVIDED TO AN APPROVED ALTERNATIVE METHOD OF DIVERTING STORM RUNOFF AWAY FROM THE FOUNDATION. IMPERVIOUS SURFACES WITHIN 10-FT OF THE BUILDING FOUNDATION SHALL BE SLOPED A MINIMUM OF 2% AWAY FROM THE BUILDING.
6. THE MAXIMUM PERMISSIBLE LONGITUDINAL GRADE FOR FIRE LANES IS 10%. THE MAXIMUM TRANSVERSE GRADE FOR A FIRE LANE IS 4% WITH A RESULTANT MAXIMUM SLOPE OF 10%.
7. THE RESULTANT GRADE IN ANY DIRECTION WITHIN ACCESSIBLE PARKING AREAS SHALL NOT EXCEED 2%.
8. THE MAXIMUM CROSS SLOPE IN AN ACCESSIBLE PATH SHALL NOT EXCEED 2%. THE MAXIMUM LONGITUDINAL SLOPE IN AN ACCESSIBLE PATH SHALL NOT EXCEED 5%.
9. ANY WALLS OVER 4-FT IN HEIGHT WILL REQUIRE STRUCTURAL CALCULATIONS.

BASIS OF BEARING

THE SOUTH LINE OF THE SOUTHWEST QUARTER OF SECTION 27, TOWNSHIP 4 SOUTH, RANGE 66 WEST OF THE 6TH PRINCIPAL MERIDIAN, BEING MOUNTED AT THE SOUTHWEST CORNER BY A 3" BRASS CAP STAMPED "CITY OF AURORA LS 16419", 0.6' DOWN IN RANGE BOX AND AT THE SOUTH QUARTER CORNER BY A FOUND 3" BRASS CAP STAMPED "CITY OF AURORA LS 16419", 0.5' DOWN IN RANGE BOX, ASSUMED TO BEAR NORTH 89°49'51" EAST.

BENCHMARK

CITY OF AURORA ID #4S6627SW006

A 3" DIAMETER BRASS CAP STAMPED "CITY OF AURORA BM Q-63 1981" WITH MARKED CROSS IN CONCRETE PEDESTAL OF SOUTHWEST LEG OF MOST NORTHERLY POWER TOWER, 3RD POWER TOWER EAST OF TOWER ROAD, JUST NORTH OF POWER TOWER #36

NAVD88 ELEVATION = 5589.804 U.S. FEET

Galloway
5500 Greenwood Plaza Blvd., Suite 200
Greenwood Village, CO 80111
303.770.8884
GallowayUS.com

SITE PLAN
CALAMAR 55+ AT STERLING HILLS
STERLING HILLS SUBDIVISION FILING NO. 16

SEC STERLING HILLS PKWY & E VILLANOVA PL
AURORA, COLORADO

#	Date	Issue / Description	Init.
	02/28/2024	1ST CITY SUBMITTAL	
	08/16/2024	2ND CITY SUBMITTAL	
	11/12/2024	3RD CITY SUBMITTAL	
	12/23/2024	4TH CITY SUBMITTAL	
	01/24/2025	TECHNICAL CITY SUBMITTAL	

Project No:	CLM000007
Drawn By:	MNS
Checked By:	CMV
Date:	1/24/2025

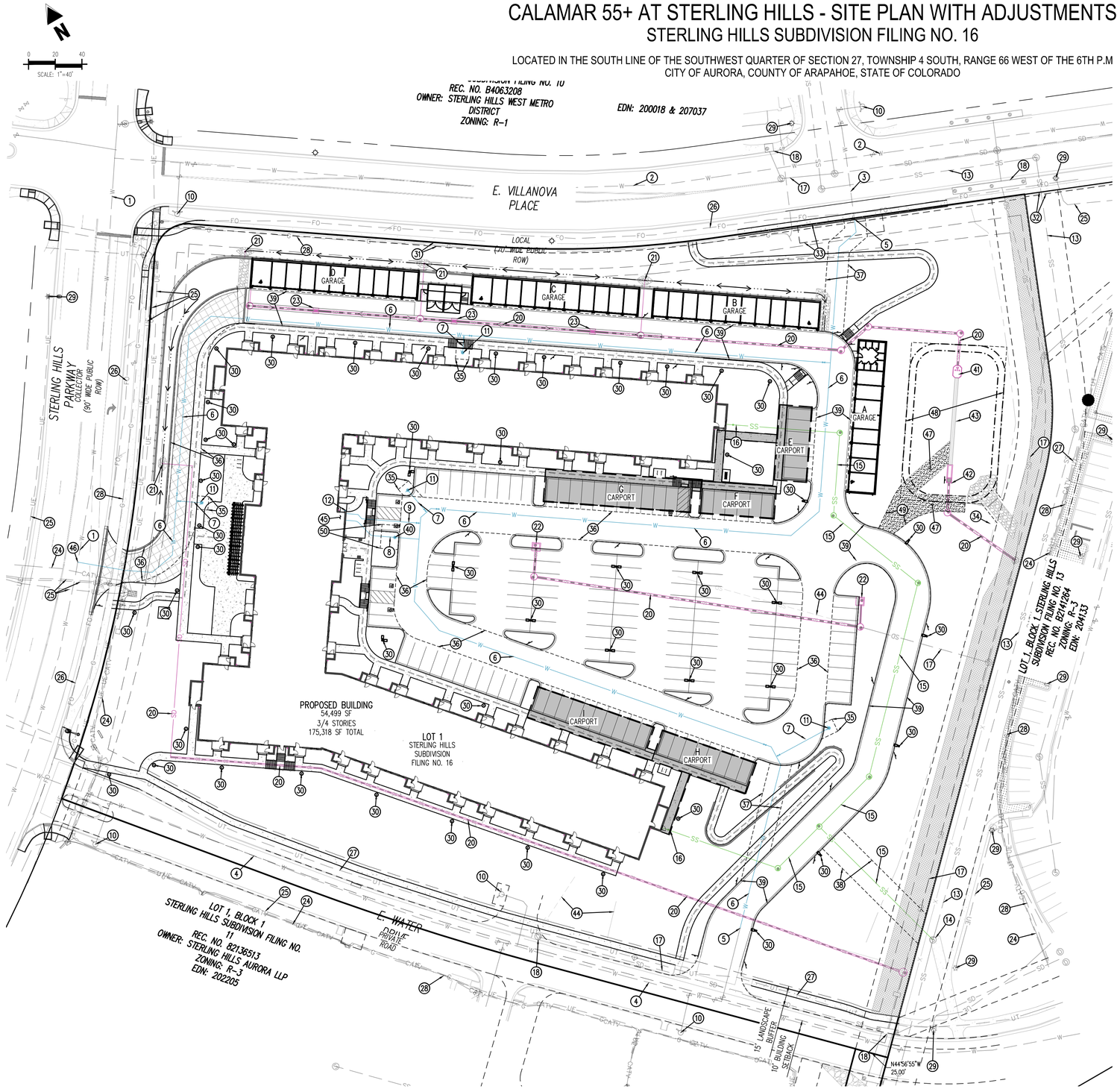
GRADING PLAN

H:\Civil\Calamar\CO_Aurora - CLM000007 - Villanova & Sterling Hills\CO\CAD\Plan\CLM07_A_Grading Plan.dwg - Casey Volk (Vectren) - 1/24/2025

CALAMAR 55+ AT STERLING HILLS - SITE PLAN WITH ADJUSTMENTS

STERLING HILLS SUBDIVISION FILING NO. 16

LOCATED IN THE SOUTH LINE OF THE SOUTHWEST QUARTER OF SECTION 27, TOWNSHIP 4 SOUTH, RANGE 66 WEST OF THE 6TH P.M
CITY OF AURORA, COUNTY OF ARAPAHOE, STATE OF COLORADO



SITE KEYNOTES

1. EXISTING 24" DIP WATER LINE
2. EXISTING 12" DIP WATER LINE
3. EXISTING 8" DIP WATER LINE
4. EXISTING 8" PVC WATER LINE
5. CONNECT TO EXISTING WATER LINE STUB
6. PROPOSED 8" PVC WATER LINE
7. PROPOSED 6" PVC FIRE HYDRANT LINE
8. PROPOSED WATER SERVICE LINE
9. PROPOSED 6" DIP FIRE SERVICE LINE (PRIVATE)
10. EXISTING HYDRANT
11. PROPOSED HYDRANT
12. PROPOSED FIRE DEPARTMENT CONNECTION WITH APPROVED KNOX CAPS AND HARDWARE
13. EXISTING 8" PVC SANITARY SEWER LINE
14. CONNECT TO EXISTING SANITARY SEWER MANHOLE
15. PROPOSED 6" PVC SANITARY LINE
16. PROPOSED SANITARY SERVICE LINE
17. EXISTING STORM LINE
18. EXISTING STORM INLET TO REMAIN
19. NOT USED
20. PROPOSED STORM LINE
21. PROPOSED YARD AREA INLET
22. PROPOSED CDOT TYPE R STORM INLET
23. PROPOSED CDOT TYPE 13 INLET
24. EXISTING CATV LINE TO REMAIN
25. EXISTING UNDERGROUND ELECTRIC TO REMAIN
26. EXISTING FIBER OPTIC TO REMAIN
27. EXISTING UNDERGROUND TELECOM TO REMAIN
28. EXISTING GAS LINE TO REMAIN
29. EXISTING LIGHT TO REMAIN
30. PROPOSED SITE LIGHT
31. EXISTING 3' SIDEWALK EASEMENT TO REMAIN
32. EXISTING 2' SIDEWALK EASEMENT TO REMAIN
33. EXISTING PUBLIC ACCESS, UTILITY AND FIRE LANE EASEMENT TO REMAIN
34. EXISTING WALL EASEMENT TO BE VACATED
35. PROPOSED 10' WATER EASEMENT
36. PROPOSED 23' FIRE LANE, ACCESS & UTILITY EASEMENT
37. PROPOSED 16' WATER EASEMENT
38. PROPOSED 20' SANITARY EASEMENT
39. PROPOSED 26' FIRE LANE, ACCESS, & UTILITY EASEMENT
40. PROPOSED WATER METER
41. PROPOSED FLARED END SECTION
42. PROPOSED OUTLET STRUCTURE
43. PROPOSED TRICKLE CHANNEL
44. EXISTING STORM LINE TO BE REMOVED
45. PROPOSED FIRE RISER ROOM
46. TAP EXISTING WATER MAIN
47. PROPOSED POND MAINTENANCE PATH
48. PROPOSED DRAINAGE EASEMENT
49. PROPOSED ACCESS EASEMENT
50. PROPOSED 18' WATER EASEMENT

SITE LEGEND

- PROPERTY LINE
- EXISTING EASEMENT LINE
- EXISTING EASEMENT LINE TO BE VACATED
- PROPOSED EASEMENT LINE
- EXISTING CURB AND GUTTER
- PROPOSED CURB AND GUTTER
- PROPOSED RETAINING WALL
- PROPOSED HAND RAIL
- EXISTING SIGN
- PROPOSED SIGN
- PROPOSED BIKE RACK
- PROPOSED HAND RAIL
- EXISTING CONCRETE SIDEWALK
- PROPOSED CONCRETE SIDEWALK

UTILITY LEGEND

- EXISTING CATV LINE
- EXISTING UNDERGROUND ELECTRIC LINE
- EXISTING FIBER OPTIC LINE
- EXISTING UNDERGROUND TELECOM LINE
- EXISTING GAS LINE
- EXISTING WATER LINE
- PROPOSED WATER LINE
- EXISTING STORM SEWER LINE
- EXISTING STORM SEWER LINE TO BE REMOVED
- PROPOSED STORM SEWER LINE
- EXISTING SANITARY SEWER LINE
- PROPOSED SANITARY SEWER LINE
- EXISTING LIGHT
- PROPOSED SIGHT LIGHT
- EXISTING ELECTRICAL STRUCTURE
- EXISTING TELECOM PEDESTAL
- EXISTING TELECOM CABINET
- EXISTING FIBER OPTIC VAULT
- EXISTING FIRE HYDRANT
- PROPOSED FIRE HYDRANT
- PROPOSED FIRE DEPARTMENT CONNECTION
- EXISTING WATER VALVE
- PROPOSED WATER VALVE
- PROPOSED WATER METER
- EXISTING STORM MANHOLE
- PROPOSED STORM MANHOLE
- EXISTING STORM INLET
- PROPOSED STORM INLET
- EXISTING SANITARY MANHOLE
- PROPOSED SANITARY MANHOLE

NOTES

1. ALL STORM SHALL BE PRIVATE UNLESS OTHERWISE NOTED.
2. WATER SERVICES DOWNSTREAM OF THE METER SHALL BE PRIVATE.
3. ALL SANITARY SERVICES SHALL BE PRIVATE.

BASIS OF BEARING

THE SOUTH LINE OF THE SOUTHWEST QUARTER OF SECTION 27, TOWNSHIP 4 SOUTH, RANGE 66 WEST OF THE 6TH PRINCIPAL MERIDIAN, BEING MOUNTED AT THE SOUTHWEST CORNER BY A 3" BRASS CAP STAMPED "CITY OF AURORA LS 16419", 0.6' DOWN IN RANGE BOX AND AT THE SOUTH QUARTER CORNER BY A FOUND 3" BRASS CAP STAMPED "CITY OF AURORA LS 16419", 0.5' DOWN IN RANGE BOX, ASSUMED TO BEAR NORTH 89°49'51" EAST.

BENCHMARK

CITY OF AURORA ID #4S6627SW006

A 3" DIAMETER BRASS CAP STAMPED "CITY OF AURORA BM Q-63 1981" WITH MARKED CROSS IN CONCRETE PEDESTAL OF SOUTHWEST LEG OF MOST NORTHERLY POWER TOWER, 3RD POWER TOWER EAST OF TOWER ROAD, JUST NORTH OF POWER TOWER #36

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CALAMAR 55+ AT STERLING HILLS
STERLING HILLS SUBDIVISION FILING NO. 16

SEC STERLING HILLS PKWY & E VILLANOVA PL
AURORA, COLORADO

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Project No:	CLM000007
Drawn By:	MNS
Checked By:	CMV
Date:	1/24/2025

UTILITY PLAN

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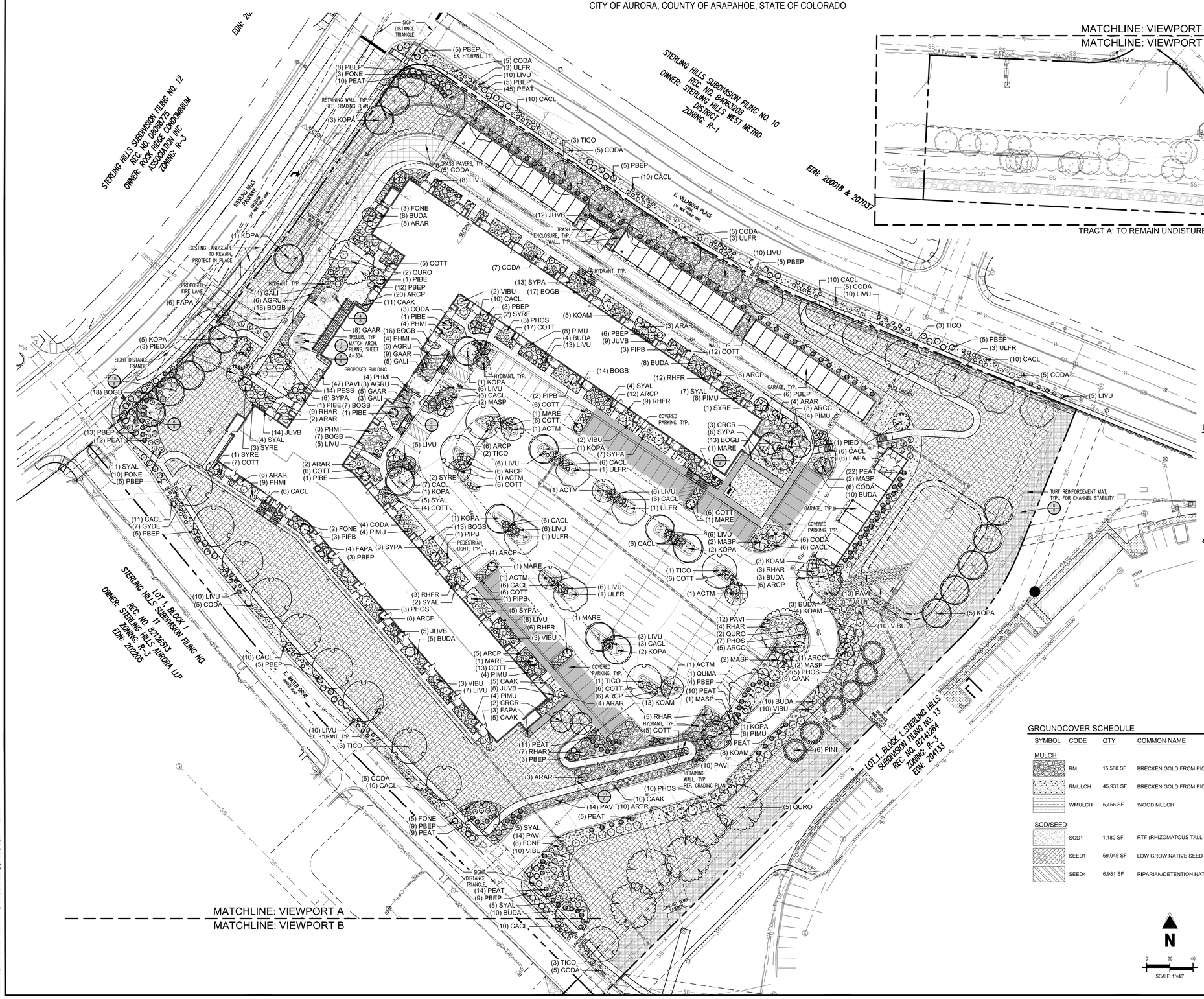
CALAMAR 55+ AT STERLING HILLS - SITE PLAN WITH ADJUSTMENTS

STERLING HILLS SUBDIVISION FILING NO. 16

LOCATED IN THE SOUTH LINE OF THE SOUTHWEST QUARTER OF SECTION 27, TOWNSHIP 4 SOUTH, RANGE 66 WEST OF THE 6TH P.M
CITY OF AURORA, COUNTY OF ARAPAHOE, STATE OF COLORADO



LANDSCAPE MATERIALS SCHEDULE

SYMBOL	LANDSCAPE DESCRIPTION	QTY	DETAIL
	STEEL EDGER	1,404 SF	SEE NOTES
	LANDSCAPE BOULDER (2'-3' DIA)	22 EA	

SITE SYMBOL LEGEND:

- EXISTING FIRE HYDRANT
- PROPOSED FIRE HYDRANT
- PROPOSED SIGN
- EXISTING SITE LIGHT
- SITE LIGHT
- PEDESTRIAN LIGHT

- THE LANDSCAPE PLAN MUST REFLECT THE LOCATION OF ALL FIRE HYDRANTS, KNOX HARDWARE, AND FIRE DEPARTMENT CONNECTIONS TO ENSURE THAT THESE DEVICES ARE NOT PHYSICALLY OR VISUALLY OBSTRUCTED FROM RESPONDING FIRE CREWS. THE SEPARATION REQUIREMENTS FROM FIRE DEPARTMENT CONNECTIONS AND FIRE HYDRANTS MUST MEET BOTH FIRE LIFE SAFETY (TYPICALLY 5' AND NO MATERIAL GREATER THEN 2 FEET IN HEIGHT) AND LANDSCAPING REQUIREMENTS. LANDSCAPING MATERIAL CANNOT BE OMITTED OR REDUCED BASED ON THE INSTALLATION OF A FIRE HYDRANT(S) WITHIN A PARKING LOT ISLAND OR PLANT BED. IT IS RECOMMENDED THAT THE ISLAND OR PLANT BED BE CONSTRUCTED LARGE ENOUGH TO ADEQUATELY ACCOMMODATE BOTH LANDSCAPING MATERIAL AND FIRE HYDRANTS IN OR ORDER TO COMPLY WITH ALL CITY STANDARDS.
- AN 5-FOOT CLEAR SPACE SHALL BE MAINTAINED AROUND THE CIRCUMFERENCE OF FIRE HYDRANTS.
- LANDSCAPING MATERIAL SHOWN WITHIN THE SITE PLAN CANNOT ENCROACH INTO THE ROADWAYS THAT ARE DEDICATED (OR DESIGNATED) AS FIRE LANE EASEMENTS (OR CORRIDORS).

GROUNDCOVER SCHEDULE

SYMBOL	CODE	QTY	COMMON NAME	BOTANICAL NAME	TYPE
MULCH					
	RM	15,580 SF	BRECKEN GOLD FROM PIONEER	1"-2" ROCK COBBLE MULCH	MULCH
	RMULCH	45,937 SF	BRECKEN GOLD FROM PIONEER	3/4" ROCK COBBLE MULCH	MULCH
	WMULCH	5,455 SF	WOOD MULCH	WOOD MULCH	MULCH
SOD/SEED					
	SOD1	1,180 SF	RTF (RHIZOMATOUS TALL FESCUE)	FESCUE SOD	SOD
	SEED1	69,045 SF	LOW GROW NATIVE SEED	LOW GROW NATIVE SEED	SEED
	SEED4	6,981 SF	RIPARIAN/DETENTION NATIVE SEED	RIPARIAN/DETENTION NATIVE SEED	SEED

N

0 20 40
SCALE: 1"=40'

CAUTION – NOTICE TO CONTRACTOR

1. ALL UTILITY LOCATIONS SHOWN ARE BASED ON MAPS PROVIDED BY THE APPROPRIATE UTILITY COMPANY AND FIELD SURFACE EVIDENCE AT THE TIME OF SURVEY AND IS TO BE CONSIDERED AN APPROXIMATE LOCATION ONLY. IT IS THE CONTRACTOR'S RESPONSIBILITY TO FIELD VERIFY THE LOCATION OF ALL UTILITIES, PUBLIC OR PRIVATE, WHETHER SHOWN ON THE PLANS OR NOT, PRIOR TO CONSTRUCTION. REPORT ANY DISCREPANCIES TO THE ENGINEER PRIOR TO CONSTRUCTION.
2. WHERE A PROPOSED UTILITY CROSSES AN EXISTING UTILITY, IT IS THE CONTRACTOR'S RESPONSIBILITY TO FIELD VERIFY THE HORIZONTAL AND VERTICAL LOCATION OF SUCH EXISTING UTILITY, EITHER THROUGH POTHOLING OR ALTERNATIVE METHOD. REPORT INFORMATION TO THE ENGINEER PRIOR TO CONSTRUCTION.

811 Know what's below. Call before you dig.

Galloway
5500 Greenwood Plaza Blvd., Suite 200
Greenwood Village, CO 80111
303.770.8884
GallowayUS.com

NOT FOR CONSTRUCTION

SITE PLAN
CALAMAR 55+ AT STERLING HILLS
STERLING HILLS SUBDIVISION FILING NO. 16

SEC STERLING HILLS PKWY & E VILLANOVA PL
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Project No:	CLM000007
Drawn By:	LJP
Checked By:	SRM
Date:	1/24/2025

LANDSCAPE PLAN

6

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CALAMAR 55+ AT STERLING HILLS - SITE PLAN WITH ADJUSTMENTS

STERLING HILLS SUBDIVISION FILING NO. 16

LOCATED IN THE SOUTH LINE OF THE SOUTHWEST QUARTER OF SECTION 27, TOWNSHIP 4 SOUTH, RANGE 66 WEST OF THE 6TH P.M
CITY OF AURORA, COUNTY OF ARAPAHOE, STATE OF COLORADO

IRRIGATION CONCEPT

1. AN AUTOMATIC IRRIGATION SYSTEM SHALL BE INSTALLED AND OPERATIONAL BY THE TIME OF FINAL INSPECTION. THE ENTIRE IRRIGATION SYSTEM SHALL BE INSTALLED BY A QUALIFIED IRRIGATION CONTRACTOR.
2. THE IRRIGATION SYSTEM WILL HAVE APPROPRIATE BACKFLOW PREVENTION DEVICES INSTALLED TO PREVENT CONTAMINATION OF THE WATER SOURCE IF APPLICABLE.
3. ALL NON-TURF/SEED PLANTED AREAS WILL BE DRIP IRRIGATED. TURF SOD/SEED SHALL RECEIVE POP-UP SPRAY IRRIGATION FOR HEAD TO HEAD COVERAGE.
4. ALL PLANTS SHARING SIMILAR HYDROZONE CHARACTERISTICS SHALL BE PLACED ON A VALVE DEDICATED TO PROVIDE THE NECESSARY WATER REQUIREMENTS SPECIFIC TO THAT HYDROZONE.
5. THE IRRIGATION SYSTEM SHALL BE DESIGNED AND INSTALLED, TO THE MAXIMUM EXTENT POSSIBLE, TO CONSERVE WATER BY USING THE FOLLOWING DEVICES AND SYSTEMS: MATCHED PRECIPITATION RATE TECHNOLOGY ON ROTOR AND SPRAY HEADS (WHEREVER POSSIBLE), RAIN SENSORS, AND SMART MULTI-PROGRAM COMPUTERIZED IRRIGATION CONTROLLERS FEATURING SENSORY INPUT CAPABILITIES.

CITY OF AURORA NOTES

1. ALL LANDSCAPE AREA ARE TO RECEIVE ORGANIC SOIL PREPARATION AT 4 CU. YDS / 1,000 SF.
2. ALL FREE STANDING LIGHTS WITHIN THIS PLAN ARE POLE MOUNTED FIXTURES PER THE PHOTOMETRIC PLANS AND DETAILS.
3. THE SURFACE MATERIAL OF WALKS AND PLAZAS ARE TO BE MEDIUM BROOM FINISHED STANDARD GRAY CONCRETE AND COLORED CONCRETE WITH SAND FINISH. VEHICULAR DRIVES AND PARKING LOTS ARE TO BE CONCRETE AND ASPHALT (REFER TO CIVIL PLANS).
4. ALL UTILITY EASEMENTS SHALL REMAIN UNOBSTRUCTED AND FULLY ACCESSIBLE ALONG THEIR ENTIRE LENGTH FOR THE MAINTENANCE EQUIPMENT ENTRY.
5. THE OWNER / 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 CERTIFICATE OF OCCUPANCY.
6. ALL LANDSCAPED AREAS AND PLANT MATERIAL, EXCEPT FOR NON-IRRIGATED NATIVE, RESTORATIVE AND DRYLAND GRASS AREAS MUST BE WATERED BY AN AUTOMATIC UNDERGROUND IRRIGATION SYSTEM. IRRIGATION SYSTEM DESIGN, INSTALLATION, OPERATION AND MAINTENANCE SHALL CONFORM TO REQUIREMENTS FOUND IN THE CITY OF AURORA IRRIGATION ORDINANCE.
7. LANDSCAPE MATERIAL PLACEMENT SHALL NOT BE PLACED OR KEPT NEAR FIRE HYDRANTS, FIRE DEPARTMENT INLET CONNECTIONS OR FIRE PROTECTION CONTROL VALVES IN A MANNER THAT WOULD PREVENT SUCH EQUIPMENT OR FIRE HYDRANTS FROM BEING IMMEDIATELY DISCERNABLE. THE FIRE DEPARTMENT SHALL NOT BE DETERRED OR HINDERED FROM GAINING IMMEDIATE ACCESS TO FIRE PROTECTION EQUIPMENT OR HYDRANTS.
8. A 5-FT CLEAR SPACE SHALL BE MAINTAINED AROUND THE CIRCUMFERENCE OF FIRE HYDRANTS.
9. LANDSCAPING MATERIAL SHOWN WITHIN THE SITE PLAN CANNOT ENCROACH INTO ROADWAYS THAT ARE DEDICATED (OR DESIGNATED) AS FIRE LANE EASEMENTS (OR CORRIDORS).
10. TREES MAY NOT BE PLACED WITHIN 8 FT OF ANY PUBLIC UTILITY.
11. ALL PROPOSED LANDSCAPING WITHIN THE SIGHT TRIANGLE SHALL BE IN COMPLIANCE WITH COA ROADWAY SPECIFICATIONS, SECTION 4.04.2.10
12. ALL CROSSINGS OR ENCROACHMENTS BY PRIVATE LANDSCAPE IRRIGATION LINES OR SYSTEMS INTO EASEMENTS AND STREET RIGHTS-OF-WAY OWNED BY THE CITY OF AURORA ARE ACKNOWLEDGED BY THE OWNER AS BEING SUBJECT TO CITY OF AURORA'S USE AND OCCUPANCY OF THE SAID EASEMENTS OR RIGHTS-OF-WAY. THE OWNER, THEIR SUCCESSORS AND ASSIGNS, HEREBY AGREE TO INDEMNIFY THE CITY OF AURORA FOR ANY LOSS, DAMAGE OR REPAIR TO CITY FACILITIES THAT MAY RESULT FROM THE INSTALLATION, OPERATION, OR MAINTENANCE OF SAID PRIVATE IRRIGATION LINES OR SYSTEMS.
13. LANDSCAPE MATERIAL SHALL NOT BE PLACED OR KEPT NEAR FIRE HYDRANTS IN A MANNER THAT WOULD PREVENT SUCH EQUIPMENT FROM BEING IMMEDIATELY DISCERNIBLE. A 5-FOOT CLEAR SPACE SHALL BE MAINTAINED AROUND THE CIRCUMFERENCE OF FIRE HYDRANTS. LANDSCAPING MATERIAL SHOWN WITHIN THE SITE PLAN CANNOT ENCROACH INTO ROADWAYS THAT ARE DEDICATED (OR DESIGNATED) AS FIRE LANE EASEMENTS (OR CORRIDORS).

GROUNDCOVER SCHEDULE

SYMBOL	CODE	QTY	COMMON NAME	BOTANICAL NAME	TYPE
MULCH					
	RM	15,580 SF	BRECKEN GOLD FROM PIONEER	1"-2" ROCK COBBLE MULCH	MULCH
	RMULCH	45,937 SF	BRECKEN GOLD FROM PIONEER	3/4" ROCK COBBLE MULCH	MULCH
	WMULCH	5,455 SF	WOOD MULCH	WOOD MULCH	MULCH
SOD/SEED					
	SOD1	1,180 SF	RTF (RHIZOMATOUS TALL FESCUE)	FESCUE SOD	SOD
	SEED1	69,045 SF	LOW GROW NATIVE SEED	LOW GROW NATIVE SEED	SEED
	SEED4	6,981 SF	RIPARIAN/DETENTION NATIVE SEED	RIPARIAN/DETENTION NATIVE SEED	SEED

WATER USE TABLE	
NON-WATER CONSERVING	1,180 SF
WATER CONSERVING	143,461 SF
NON-WATER USING	0 SF

X-RATED = PLANTS NEED 1" OF WATER PER WEEK
XX-RATED = PLANTS NEED ½ " OF WATER PER WEEK
XXX-RATED = PLANTS NEED ½" OF WATER EVERY TWO WEEKS

PLANT SCHEDULE

SYMBOL	CODE	QTY	COMMON NAME	BOTANICAL NAME	CONT.	CAL / SIZE	HT. X SPD.	WATER USE
DECIDUOUS TREES								
	GYDE	7	KENTUCKY COFFEETREE 'ESPRESSO'	GYMNOCLADUS DIOICA 'ESPRESSO'	B&B	2,5" CAL	50'X35'	XX
	KOPA	23	GOLDEN RAIN TREE	KOELREUTERIA PANICULATA	B&B	2,5" CAL	30'X25'	X
	QUMA	1	BURR OAK	QUERCUS MACROCARPA	B&B	2" CAL	70'X50'	XXX
	QURO	9	ENGLISH OAK	QUERCUS ROBUR	B&B	2,5" CAL	50'X40'	XX
	TICO	16	LITTLELEAF LINDEN	TILIA CORDATA	B&B	2,5" CAL	40'X30'	XX
	ULFR	13	FRONTIER ELM	ULMUS X "FRONTIER"	B&B	2,5" CAL	40'X30'	X
EVERGREEN TREES								
	PIBE	5	BABY BLUE EYES COLORADO BLUE SPRUCE	PICEA PUNGENS 'BABY BLUE EYES'	B&B	6' HT	18'X8'	XXX
	PIPB	10	BAKER COLORADO SPRUCE	PICEA PUNGENS 'BAKERI'	B&B	6' HT	30'X10'	XX
	PIED	4	PINYON PINE	PINUS EDULIS	B&B	6' HT	25'X15'	XXX
	PINI	6	AUSTRIAN PINE	PINUS NIGRA	B&B	6' HT	50'X20'	XXX
ORNAMENTAL TREES								
	ACTM	6	HOT WINGS TATARIAN MAPLE	ACER TATARICUM 'GARANN' TM	B&B	2" CAL	25'X20'	XX
	CRCR	5	THORNLESS COCKSPUR HAWTHORN	CRATAEGUS CRUS-GALLI INERMIS	B&B	2" CAL	50'X20'	XXX
	MARE	6	RED BARRON CRABAPPLE	MALUS X 'RED BARRON'	B&B	2" CAL	15'X8'	XX
	MASP	11	SPRING SNOW CRABAPPLE	MALUS X 'SPRING SNOW'	B&B	2" CAL	20'X15'	X
	SYRE	9	JAPANESE TREE LILAC	SYRINGA RETICULATA	B&B	2" CAL	15'X12'	XX
EXISTING TREES								
	EXDT	25	EXISTING DECIDUOUS TREE	TO REMAIN	EXISTING			

SYMBOL	CODE	QTY	COMMON NAME	BOTANICAL NAME	CONT.	HT. X SPD.	WATER USE	LIGHT REQ.
UPRIGHT JUNIPERS								
	JUVB	48	BLUE ARROW EASTERN REDCEDAR	JUNIPERUS VIRGINIANA 'BLUE ARROW'	#10 CONT.	15'X2'	XXX	SUN/PART SHADE
DECIDUOUS SHRUBS								
	ARAR	27	BRILLIANT RED CHOKEBERRY	ARONIA ARBUTIFOLIA 'BRILLIANTISSIMA'	#5 CONT.	7'X6'	X	SUN/PART SHADE
	ARTR	10	BIG SAGEBRUSH	ARTEMISIA TRIDENTATA	#5 CONT.	8'X8'	XXX	SUN
	BUDA	61	BUTTERFLY BUSH	BUDDLEJA DAVIDII	#5 CONT.	5'X5'	XX	SUN
	CACL	155	BLUE MIST SPIREA	CARYOPTERIS X CLANDONENSIS 'BLUE MIST'	#5 CONT.	3'X3'	XXX	SUN
	FAPA	19	APACHE PLUME	FALLUGIA PARADOXA	#5 CONT.	5'X5'	XXX	SUN
	FONE	31	NEW MEXICO PRIVET	FORESTIERA NEOMEXICANA	#5 CONT.	10'X6'	XXX	SUN
	KOAM	33	BEAUTY BUSH	KOLKWITZIA AMABILIS	#5 CONT.	8'X5'	XX	SUN/PART SHADE
	LIVU	140	LODENSE PRIVET	LIGUSTRUM VULGARE 'LODENSE'	#5 CONT.	3'X3'	XXX	SUN/PART SHADE
	PEAT	143	RUSSIAN SAGE	PEROVSKIA ATRIPLICIFOLIA	#5 CONT.	4'X4'	XX	SUN
	PHMI	23	LITTLELEAF MOCKORANGE	PHILADELPHUS MICROPHYLLUS	#5 CONT.	4'X4'	XX	SUN
	PHOS	28	SUMMER WINE NINEBARK	PHYSOCARPUS OPULIFOLIUS 'SEWARD' TM	#5 CONT.	4'X4'	XX	SUN
	PBEP	116	PAWNEE BUTTES® SAND CHERRY	PRUNUS BESSEYI 'P011S'	#5 CONT.	1.5'X6'	X	SUN
	RHAR	28	GRO-LOW FRAGRANT SUMAC	RHUS AROMATICA 'GRO-LOW'	#5 CONT.	3'X8'	XXX	SUN
	SYAL	46	COMMON WHITE SNOWBERRY	SYMPHORICARPOS ALBUS	#5 CONT.	6'X4'	XXX	SUN/SHADE
	SYPA	40	MISS KIM KOREAN LILAC	SYRINGA PATULA 'MISS KIM'	#5 CONT.	5'X5'	XX	SUN/PART SHADE
	VIBU	40	BURKWOOD VIBURNUM	VIBURNUM X 'BURKWOODII'	#5 CONT.	6'X8'	XX	SUN/PART SHADE
EVERGREEN SHRUBS								
	ARCC	9	CHIEFTAIN MOCK BEARBERRY MANZANITA	ARCTOSTAPHYLOS X COLORADENSIS 'CHIEFTAIN'	#5 CONT.	4'X10'	XXX	SUN/PART SHADE
	ARCP	79	PANCHITO MANZANITA	ARCTOSTAPHYLOS X COLORADENSIS 'PANCHITO'	#5 CONT.	2'X4'	XX	SUN/PART SHADE
	COTT	111	TOM THUMB CRANBERRY COTONEASTER	COTONEASTER APICULATUS 'TOM THUMB'	#5 CONT.	1'X3'	XX	SUN/PART SHADE
	CODA	71	CORAL BEAUTY COTONEASTER	COTONEASTER DAMMERI 'CORAL BEAUTY'	#5 CONT.	1'X5'	XX	SUN/PART SHADE
	PIMU	38	BIG TUNA MUGO PINE	PINUS MUGO 'BIG TUNA'	#5 CONT.	6'X5'	XXX	SUN/PART SHADE
	RHFR	30	ALDER BUCKTHORN	RHAMNUS FRANGULA	#5 CONT.	7'X4'	XX	PART SUN
ORNAMENTAL GRASSES								
	BOGB	123	BLONDE AMBITION BLUE GRAMA	BOUTELOUA GRACILIS 'BLONDE AMBITION'	#1 CONT.	2'X2'	XXX	SUN/PART SHADE
	CAAK	40	KARL FOERSTER FEATHER REED GRASS	CALAMAGROSTIS X ACUTIFLORA 'KARL FOERSTER'	#1 CONT.	5'X2'	X	SUN
	PAVI	110	HEAVY METAL SWITCH GRASS	PANICUM VIRGATUM 'HEAVY METAL'	#1 CONT.	4'X1.5'	XXX	SUN
PERENNIALS								
	AGRU	14	SUNSET HYSSOP	AGASTACHE RUPESTRIS 'SUNSET'	#1 CONT.	2.5'X2'	XX	SUN
	GAAR	22	BLANKET FLOWER	GAILLARDIA ARISTATA	#1 CONT.	2'X2'	XXX	SUN
	GALI	12	WHIRLING BUTTERFLIES GAURA	GAURA LINDHEIMERI 'WHIRLING BUTTERFLIES'	#1 CONT.	2.5'X2.5'	XXX	SUN/PART SHADE
	PESS	14	ROCKY MOUNTAIN PENSTEMON	PENSTEMON STRICTUS	#1 CONT.	2'X1.5'	XXX	SUN/PART SHADE

LANDSCAPE REQUIREMENTS

CODE SECTION	CATEGORY	FORMULA	CALCULATION	REQUIRED	PROVIDED
146-4.7.5.C	CURBSIDE LANDSCAPE (E. VILLANOVA PLACE)	1 TREE / 40 LF	622 LF / 40	15 TREES	15 TREES*
146-4.7.5.C	CURBSIDE LANDSCAPE (E. VILLANOVA PLACE)	1 SHRUB / 40 SF	4,750 SF / 40	118 SHRUBS	120 SHRUBS
146-4.7.5.C	CURBSIDE LANDSCAPE (STERLING HILLS PARKWAY)	1 TREE / 40 LF	373 LF / 40	9 TREES	9 PROPOSED TREES*
146-4.7.5.C	CURBSIDE LANDSCAPE (STERLING HILLS PARKWAY)	1 SHRUB / 40 LF	N/A	N/A	3 EXISTING TREES & LANDSCAPE TO REMAIN
146-4.7.5.C	CURBSIDE LANDSCAPE (E. WATER DRIVE)	1 TREE / 40 LF	492 LF / 40	12 TREES	12 TREES*
146-4.7.5.C	CURBSIDE LANDSCAPE (E. WATER DRIVE)	1 SHRUB / 40 SF	4,036 SF / 40	101 SHRUBS	101 SHRUBS
146-4.7.5.D	STREET FRONTAGE LANDSCAPE BUFFER (STERLING HILLS PARKWAY)	20' REQUIRED SETBACK 1 TREE / 40 LF	373 LF / 40	9 TREES	3 EXISTING TREES 9 PROPOSED TREES
146-4.7.5.D	STREET FRONTAGE LANDSCAPE BUFFER (STERLING HILLS PARKWAY)	41' PROVIDED SETBACK 10 SHRUBS / 40 LF	373 LF / 40	90 SHRUBS	65 SHRUBS 3 EXISTING TREES (30 SHRUB EQUIVALENTS)
146-4.7.5.E.2.b.ii.	NON-STREET BUFFER (WEST)	15' REQUIRED BUFFER 1 TREE / 40 LF	642 LF / 40	16 TREES	16 TREES
146-4.7.5.E.2.b.ii.	NON-STREET BUFFER (WEST)	58' PROVIDED BUFFER 5 SHRUBS / 40 LF	642 LF / 40 X 5	80 SHRUBS	80 SHRUBS
146-4.7.5.K.	MULTI-FAMILY BUILDING PERIMETER LANDSCAPE	1.25 PLANTS PER 5 LF (5% TREES, 15% TALL SHRUBS, AND 80% OTHER SHRUBS)	1,919 LF BUILDING PERMITER / 5 X 1.25	24 TREES 72 TALL SHRUBS 384 SHRUBS	24 TREES 72 TALL SHRUBS 384 SHRUBS
146-4.7.5.K.	PARKING LOT LANDSCAPE	1 PARKING LOT ISLAND (9FT X 19FT) & 1 TREE / 15 PARKING SPACES	212 SPACES / 15	14 TREES 14 ISLANDS	19 TREES 19 ISLANDS
146-4.7.5.K.	PARKING LOT LANDSCAPE	6 SHRUBS / PARKING ISLAND	19 ISLANDS / 6	96 SHRUBS	96 SHRUBS
4.7.5.M.4	DETENTION POND	1 TREE PER 4000 SF ABOVE 100-YR	3,260 SF / 4000 X 1	0 TREES	0 TREES
4.7.5.M.4	DETENTION POND	10 TREE PER 4000 SF ABOVE 100-YR	3,260 SF / 4000 X 10	0 SHRUBS	0 SHRUBS

*UTILITIES PREVENT THE INSTALLATION OF THE TREES IN THE CURBSIDE LANDSCAPE AREAS, RELOCATED TO BEHIND DETACHED SIDEWALK.

Galloway
5500 Greenwood Plaza Blvd., Suite 200
Greenwood Village, CO 80111
303.770.8884
GallowayUS.com

NOT FOR CONSTRUCTION

SITE PLAN
CALAMAR 55+ AT STERLING HILLS
STERLING HILLS SUBDIVISION FILING NO. 16

SEC STERLING HILLS PKWY & E VILLANOVA PL
AURORA, COLORADO

#	Date	Issue / Description	Init.
	02/28/2024	1ST CITY SUBMITTAL	
	08/16/2024	2ND CITY SUBMITTAL	
	11/12/2024	3RD CITY SUBMITTAL	
	12/23/2024	4TH CITY SUBMITTAL	
	01/24/2025	TECHNICAL CITY SUBMITTAL	

Project No:	CLM000007
Drawn By:	LJP
Checked By:	SRM
Date:	1/24/2025

LANDSCAPE NOTES & DETAILS

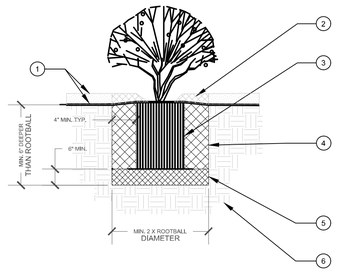
7

I:\CO\Galleway\CO_Aurora - CLM000007 - Y\Sterling Hills\SITE\ASP\SHEETS\CLM07_C_LAND.dwg - Layout: 7 Feet - 1/24/2025

CALAMAR 55+ AT STERLING HILLS - SITE PLAN WITH ADJUSTMENTS

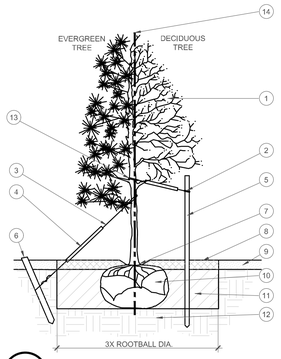
STERLING HILLS SUBDIVISION FILING NO. 16

LOCATED IN THE SOUTH LINE OF THE SOUTHWEST QUARTER OF SECTION 27, TOWNSHIP 4 SOUTH, RANGE 66 WEST OF THE 6TH P.M
CITY OF AURORA, COUNTY OF ARAPAHOE, STATE OF COLORADO



1. FINISH GRADE. SEE PLANTING PLAN FOR GROUND COVER TREATMENT
2. SHREDDED BARK MULCH, 3" MIN. DEPTH, ROUGHLY THE EXTENTS OF ROOTBALL
3. PLANT ROOT BALL. SET TOP ROOTBALL 2" ABOVE ADJACENT GRADE. IN BERMED AREAS SET ROOTBALL 2" ABOVE LOWER ADJACENT GRADE - INSTALL WATER RING (2 - 3" HT.)
4. BACKFILL MIX (PER PLANTING SPECIFICATIONS), AMEND AND FERTILIZE ONLY AS RECOMMENDED IN SOIL FERTILITY ANALYSIS. JET BACKFILL WITH WATER TO ELIMINATE VOIDS.
5. COMPACTED BACKFILL MIX (75%).
6. UNDISTURBED NATIVE SOIL.

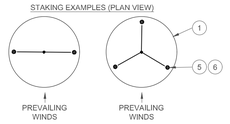
1 SHRUB AND PERENNIAL DETAIL
SCALE: NOT TO SCALE



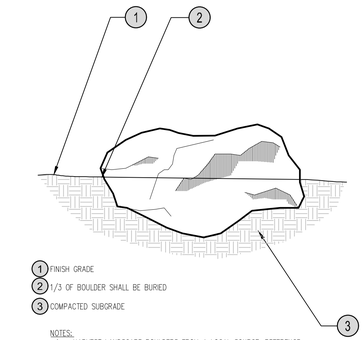
1. TREE CANOPY.
2. NYLON TREE STRAPS AT ENDS OF WIRES - SECURE TO STAKE OR DEADMEN WITH NAILS.
3. 12 GAUGE GALVANIZED WIRE. SECURE TO TRUNK JUST ABOVE LOWEST MAJOR BRANCHES.
4. 24" X 3/4" P.V.C. MARKERS OVER WIRES.
5. PRESSURE-TREATED WOOD STAKE, 2" DIA. EXTEND STAKES 12" MIN. INTO UNDISTURBED SOIL.
6. PRESSURE-TREATED WOOD DEADMEN, TWO PER TREE (MIN.). BURY OUTSIDE OF PLANTING PIT AND 18" MIN. INTO UNDISTURBED SOIL.
7. TRUNK FLARE.
8. WOOD MULCH TREE RING 3' DIA MIN. TYPE AND DEPTH PER PLANS. DO NOT PLACE MULCH WITHIN 3" OF TRUNK.
9. FINISH GRADE. SEE PLANTING PLAN FOR GROUND COVER TREATMENT
10. ROOT BALL-SEE NOTE 3, THIS DETAIL
11. BACKFILL. AMEND AND FERTILIZE ONLY AS RECOMMENDED IN SOIL FERTILITY ANALYSIS.
12. UNDISTURBED NATIVE SOIL
13. SOFT VELCRO, OR OTHER FABRIC WRAP
14. CENTRAL LEADER; SEE PLANTING NOTES

NOTES:
1. SCARIFY SIDES OF PLANTING PIT PRIOR TO SETTING TREE.
2. REMOVE EXCESS SOIL APPLIED ON TOP OF THE ROOTBALL THAT COVERS THE ROOT FLARE. THE PLANTING HOLE DEPTH SHALL BE SUCH THAT THE ROOTBALL RESTS ON UNDISTURBED SOIL, AND THE ROOT FLARE IS 3"-5" ABOVE FINISH GRADE.
3. CUT OFF BOTTOM 1/3 OF WIRE BASKET BEFORE PLACING TREE IN HOLE. CUT OFF AND REMOVE REMAINDER OF BASKET AFTER TREE IS SET IN HOLE. REMOVE ALL NYLON TIES, TWINE, ROPE, AND OTHER PACKING MATERIAL. REMOVE ALL BURLAP FROM AROUND ROOTBALL.
4. TREE WRAP IS NOT TO BE USED ON ANY NEW PLANTINGS, EXCEPT IN LATE FALL PLANTING SITUATIONS, AND ONLY THEN AFTER CONSULTATION WITH THE LANDSCAPE ARCHITECT. WHEN WRAPPING TREE, WRAP FROM TRUNK FLARE TO LOWEST MAJOR BRANCH.
5. REMOVE ALL NURSERY STAKES AFTER PLANTING.
6. FOR TREES OVER 3" CALIPER, USE THREE STAKES OR DEADMEN (AS APPROPRIATE), SPACED EVENLY AROUND TREE.
7. DO NOT ALLOW AIR POCKETS TO FORM WHEN BACKFILLING.

STAKING EXAMPLES (PLAN VIEW)



2 TREE PLANTING DETAIL
SCALE: NOT TO SCALE



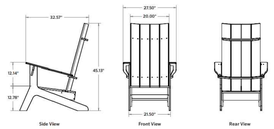
1. FINISH GRADE
2. 1/3 OF BOULDER SHALL BE BURIED
3. COMPACTED SUBGRADE

NOTES:
1. HARVEST LANDSCAPE BOULDERS FROM A LOCAL SOURCE. REFERENCE SPECIFICATIONS FOR TYPE & PLANS FOR LOCATIONS.
2. LANDSCAPE ARCHITECT TO VERIFY BOULDER LOCATIONS AND ORIENTATION PRIOR TO FINAL INSTALLATION.

3 LANDSCAPE BOULDER
N.T.S.

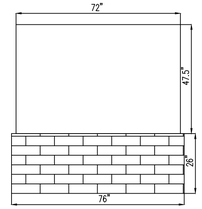
PILOT ROCK UT SERIES ACCESSIBLE PICNIC TABLE EXPANDED STEEL
OR APPROVED EQUAL
FRAME FINISH: BLACK POWDER COAT
MATERIAL FINISH: BLACK
MODEL: D-TYPE 8 FT TOP, 6 FT SEATS
INSTALL PER MANUFACTURER'S SPECIFICATIONS
SURFACE MOUNT
LA TO VERIFY FINISHES & PRODUCT PRIOR TO ORDERING
LA TO VERIFY/APPROVE LOCATIONS PRIOR TO INSTALLING

4 PICNIC TABLE
N.T.S.



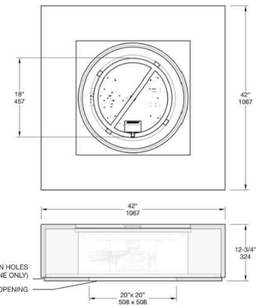
ANOVA PLANK ADIRONDACK CHAIR
OR APPROVED EQUAL
MODEL: BENTO 42-E NG OR BENTO 42-E LP
INSTALL PER MANUFACTURER'S SPECIFICATIONS
OWNER TO VERIFY FINISHES & PRODUCT PRIOR TO ORDERING
OWNER TO VERIFY/APPROVE LOCATIONS PRIOR TO INSTALLING

5 ADIRONDACK CHAIR
N.T.S.



NOTE: DETAIL IS FOR DESIGN INTENT ONLY. THE FINAL DETAILS WILL BE PROVIDED AT THE TIME OF SIGNAGE PERMITTING.

6 MONUMENT SIGN
N.T.S.



BENTO 42 CONCRETE FIRE PIT ELECTRONIC IGNITION
OR APPROVED EQUAL
MODEL: BENTO 42-E NG OR BENTO 42-E LP
INSTALL PER MANUFACTURER'S SPECIFICATIONS
OWNER TO VERIFY FINISHES & PRODUCT PRIOR TO ORDERING
OWNER TO VERIFY/APPROVE LOCATIONS PRIOR TO INSTALLING

7 CONCRETE FIRE PIT
N.T.S.

WESTERN GREEN **VMax® P550™**
Permanent • Triple Net • Synthetic Fiber Matrix • Turf Reinforcement Mat

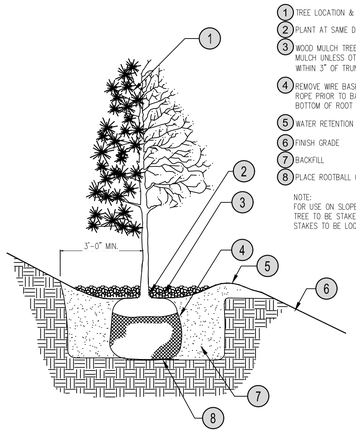
DESCRIPTION

P550 Turf Reinforcement Mat (TRM) is composed of 100% synthetic fibers mechanically (stitch) bound between a three-dimensional UV stabilized, heavy duty synthetic net structure. Stitching is secured on two-inch centers using UV stabilized, synthetic thread. P550 is a permanent, three-dimensional TRM that provides immediate erosion protection and long-term turf reinforcement and is intended for applications requiring erosion protection for greater than thirty-six months.

Each roll of P550 is made in the USA and manufactured under Western Green's Quality Assurance Program to ensure a continuous distribution of fibers and consistent thickness.

WESTERN GREEN VMAX P550 TURF REINFORCEMENT MAT
OR APPROVED EQUAL
INSTALL PER MANUFACTURER'S SPECIFICATIONS
OWNER TO VERIFY FINISHES & PRODUCT PRIOR TO ORDERING
OWNER TO VERIFY/APPROVE LOCATIONS PRIOR TO INSTALLING

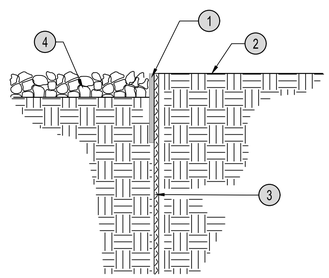
8 TURF REINFORCEMENT MAT
N.T.S.



1. TREE LOCATION & SPECIES AS PER PLAN
2. PLANT AT SAME DEPTH MAINTAINED AT NURSERY
3. WOOD MULCH TREE RING 3' DIA. MIN. 4" DEPTH WOOD MULCH UNLESS OTHERWISE NOTED. DO NOT PLACE MULCH WITHIN 3" OF TRUNK.
4. REMOVE WIRE BASKET, WOOD BOX, PLASTIC, TWINE, AND/OR ROPE PRIOR TO BACKFILL. REMOVE BURLAP EXCEPT FROM BOTTOM OF ROOT BALL.
5. WATER RETENTION BERM (2"-4" HT. X 12" WIDTH)
6. FINISH GRADE
7. BACKFILL
8. PLACE ROOTBALL ON UNDISTURBED SOIL

NOTE:
FOR USE ON SLOPES 4:1 OR GREATER
TREE TO BE STAKED PER STANDARD TREE PLANTING DETAIL
STAKES TO BE LOCATED PERPENDICULAR TO THE SLOPE

9 TREE PLANTING ON SLOPE
N.T.S.



1. 3/16" x 4" RYERSON STEEL EDGING OR EQUAL
2. FINISH GRADE
3. 16" STAKES AT 30" O.C.
4. 4" DEPTH MULCH

10 STEEL EDGE
N.T.S.

MODEL: ANOVA RENDEZVOUS 4' CONTOUR BENCH #L1361
OR APPROVED EQUAL
INSTALL PER MANUFACTURER'S SPECIFICATIONS
OWNER TO VERIFY FINISHES & PRODUCT PRIOR TO ORDERING
OWNER TO VERIFY/APPROVE LOCATIONS PRIOR TO INSTALLING

11 BENCH
N.T.S.

Galloway
5500 Greenwood Plaza Blvd., Suite 200
Greenwood Village, CO 80111
303.770.8884
GallowayUS.com

NOT FOR CONSTRUCTION

SITE PLAN
CALAMAR 55+ AT STERLING HILLS
STERLING HILLS SUBDIVISION FILING NO. 16

SEC STERLING HILLS PKWY & E VILLANOVA PL
AURORA, COLORADO

#	Date	Issue / Description	Init.
	02/28/2024	1ST CITY SUBMITTAL	
	08/16/2024	2ND CITY SUBMITTAL	
	11/12/2024	3RD CITY SUBMITTAL	
	12/23/2024	4TH CITY SUBMITTAL	
	01/24/2025	TECHNICAL CITY SUBMITTAL	

Project No:	CLM000007
Drawn By:	LJP
Checked By:	SRM
Date:	1/24/2025

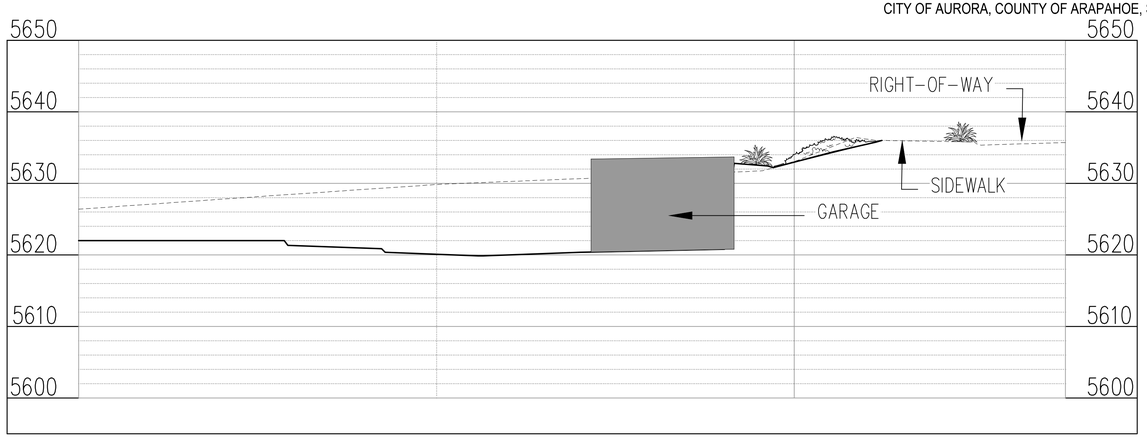
LANDSCAPE DETAILS

I:\CO\Galloway\CO_Aurora - CLM000007 - 7 Alliance & Sterling Hills\PLANS\Plans\CLM07_LP_LANDdwg - Layout Tab - 1/24/2025

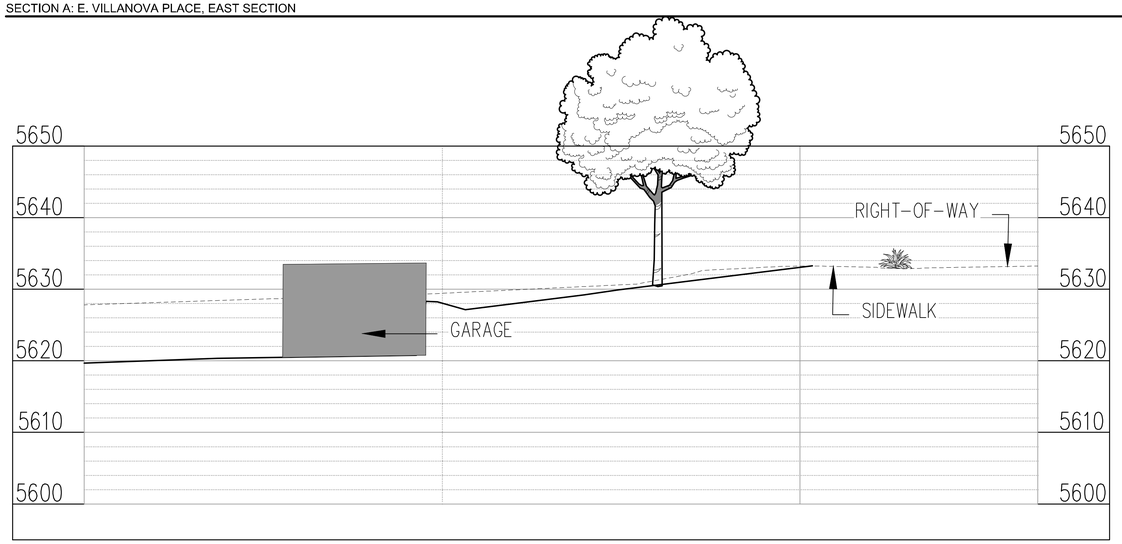
CALAMAR 55+ AT STERLING HILLS - SITE PLAN WITH ADJUSTMENTS

STERLING HILLS SUBDIVISION FILING NO. 16

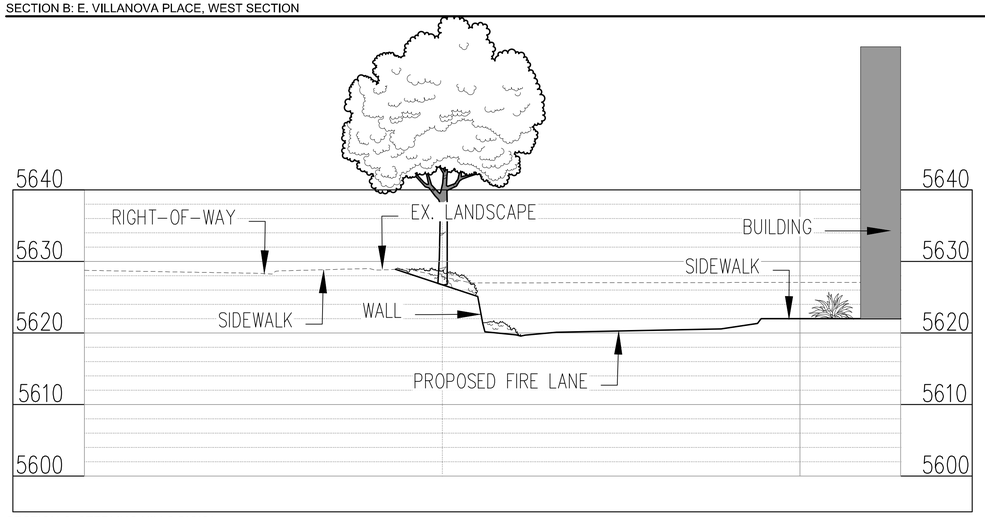
LOCATED IN THE SOUTH LINE OF THE SOUTHWEST QUARTER OF SECTION 27, TOWNSHIP 4 SOUTH, RANGE 66 WEST OF THE 6TH P.M
CITY OF AURORA, COUNTY OF ARAPAHOE, STATE OF COLORADO



SECTION A: E. VILLANOVA PLACE, EAST SECTION

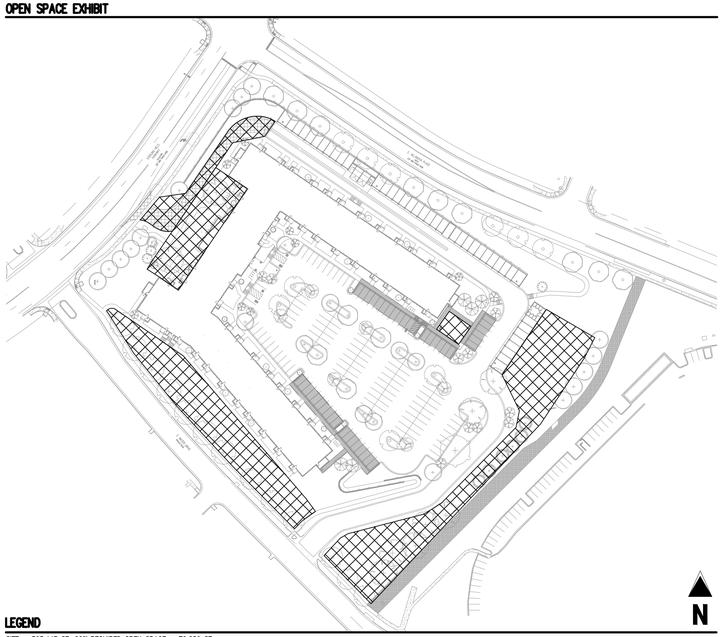


SECTION B: E. VILLANOVA PLACE, WEST SECTION



SECTION C: STERLING HILLS PKWY

OPEN SPACE EXHIBIT



LEGEND

SITE = 395,443 SF, 20% REQUIRED OPEN SPACE = 79,089 SF

OPEN SPACE = 81,825 SF

Galloway
5500 Greenwood Plaza Blvd., Suite 200
Greenwood Village, CO 80111
303.770.8884
GallowayUS.com

NOT FOR CONSTRUCTION

SITE PLAN
CALAMAR 55+ AT STERLING HILLS
STERLING HILLS SUBDIVISION FILING NO. 16

SEC STERLING HILLS PKWY & E VILLANOVA PL
AURORA, COLORADO

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	01/24/2025	TECHNICAL CITY SUBMITTAL	

Project No:	CLM000007
Drawn By:	LJP
Checked By:	SRM
Date:	1/24/2025

LANDSCAPE SECTIONS
AND OPEN SPACE EXHIBIT

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CALAMAR 55+ AT STERLING HILLS - SITE PLAN
STERLING HILLS SUBDIVISION FILING NO. 16

LOCATED IN THE SOUTH LINE OF THE SOUTHWEST QUARTER OF SECTION 27, TOWNSHIP 4 SOUTH, RANGE 66 WEST OF THE 6TH P.M
CITY OF AURORA, COUNTY OF ARAPAHOE, STATE OF COLORADO

MATERIAL LEGEND

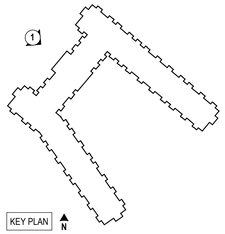
LABEL	MATERIAL
1	MANUFACTURED STONE VENEER
2	3-COAT STUCCO COLOR #1
3	3-COAT STUCCO COLOR #2
4	CONCRETE RETAINING WALL
5	SIDING COLOR #1
6	ARCHITECTURAL ASPHALT SHINGLES
7	VINYL WINDOW AND INSULATED GLASS
8	PVC TRIM BOARD
9	VINYL SHUTTER
10	CONTINUOUS RIDGE VENT
11	16" DIAMETER POLYURETHANE LOUVER
12	36" DIAMETER POLYURETHANE LOUVER
13	ALUMINUM ENTRANCE AND SIDELITES
14	ALUMINUM WRAPPED FASCIA BOARD
15	PVC BALCONY TRIM BOARD
16	PVC BALCONY GUARDRAILS

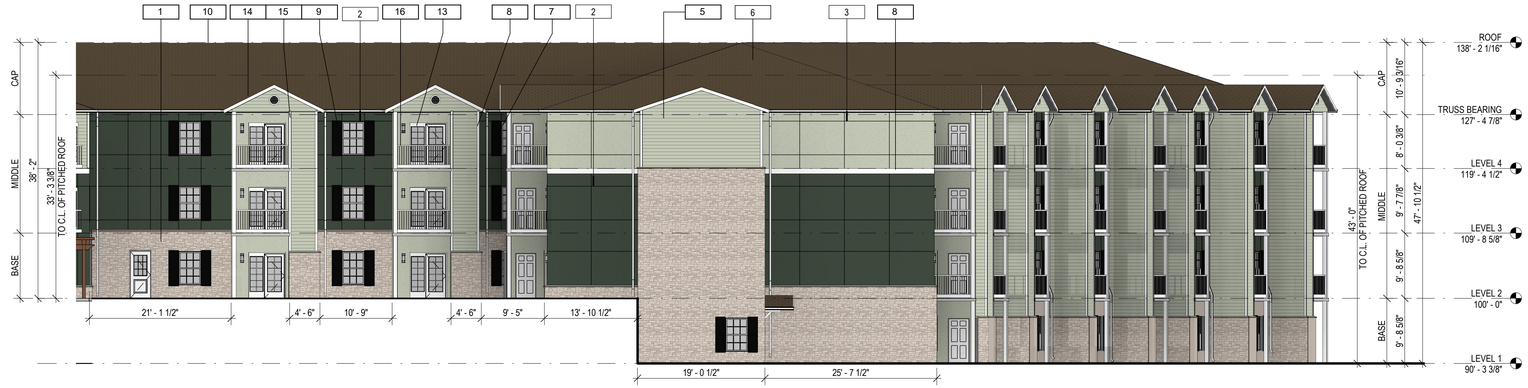
MASONRY PERCENTAGE SCHEDULE - BUILDING

TOTAL BUILDING ELEVATION AREA (SF)	49346.64	
TOTAL BUILDING ELEVATION AREA W/O TRANSPARENCY (SF)	40131.94	
TOTAL BUILDING TRANSPARENCY (SF)	9214.7	
	REQUIRED	PROVIDED
TOTAL QUALITY MATERIAL (STUCCO & STONE) %	60%	82%
TOTAL QUALITY MATERIAL (STUCCO & STONE) (SF)	24079.164	32829.92
TOTAL STUCCO %		57%
TOTAL STUCCO (SF)		22908.17
TOTAL STONE %		25%
TOTAL STONE (SF)		9921.75
TOTAL SIDING %		18%
TOTAL SIDING (SF)		7302.02
TOTAL TRANSPERANCY %		19%
		9214.7

MATERIALS LEGEND

- MANUFACTURED STONE VENEER
- FIBER-CEMENT SIDING
- STUCCO - COLOR 1
- ASPHALT SHINGLE
- STUCCO - COLOR 2





3 NORTH ELEVATION 2 - PRIMARY BUILDING FACE
SCALE: 3/32" = 1'-0"

2 NORTH ELEVATION 1 - PRIMARY BUILDING FACE
SCALE: 3/32" = 1'-0"

1 OVERALL NORTH ELEVATION - PRIMARY BUILDING FACE
SCALE: 1/16" = 1'-0"

BUILDING CODES:

2021 INTERNATIONAL BUILDING CODE (IBC)
2021 INTERNATIONAL MECHANICAL CODE (IMC)
2021 INTERNATIONAL FIRE CODE (IFC)
2021 INTERNATIONAL PLUMBING CODE (IPC)
2021 INTERNATIONAL ENERGY CONSERVATION CODE (IECC)
2023 NATIONAL ELECTRICAL CODE (NEC)

OCCUPANCY CLASS: R-2 PER SECTION 310.4
CONSTRUCTION CLASSIFICATION: TYPE VA PER SECTION 601
SPRINKLERED NFPA 13R
3 STORIES PER TABLE 504.4
60' MAX HEIGHT PER TABLE 504.3
ALLOWABLE AREA W/ FRONTAGE INCREASE = 19,920 SF PER SECTION 506
3 BUILDINGS SEPARATED BY 2HR FIREWALL: BUILDING 1 = 18,601 SF, BUILDING 2 = 16,880 SF, BUILDING 3 - 18,601 SF

ZONING CODE REVIEW:

ZONING TABLE - DESIGN STANDARDS
ZONING: R-3
CHARACTER AREA: SUBAREA B
PROPOSED USE: MULTI-FAMILY

MASSING AND ARTICULATION
HORIZONTAL ARTICULATION:
PROPOSED METHODS PER TABLE 4.8-3:
- OPTION A. CHANGE IN MATERIAL TEXTURE, PATTERNING OR COLOR
- OPTION D. CHANGE IN ROOF HEIGHT OR FORM

VERTICAL ARTICULATION:
PROPOSED METHODS PER TABLE 4.8-4:
- BASE - OPTION A. USE OF "HEAVY" MASONRY MATERIAL ON GROUND FLOOR.
- MIDDLE - OPTION F - A CHANGE IN MATERIAL OCCURRING BETWEEN THE FIRST AND SECOND FLOORS.
- CAP - ROOF LINE CREATES REVEAL SIMILAR TO OPTION "I"

MAXIMUM BUILDING LENGTH:
- THE MAXIMUM BUILDING LENGTH: 600 FEET IN SUBAREAS A, B AND C.
- MAX LENGTH PROVIDED: 454' - 8 1/2"

BUILDING MATERIALS (REF MATERIAL SCHEDULE)
HIGH QUALITY BUILDING MATERIALS ARE PROMOTED TO ENSURE BUILDING LONGEVITY AND ARCHITECTURAL INTEREST. BUILDING MATERIALS SHALL PROVIDE A SENSE OF HUMAN SCALE AND INTEREST, ESPECIALLY ON GROUND FLOORS. COLORS SHALL BE CAREFULLY CHOSEN WITH RESPECT TO SURROUNDING CONTEXT.
PROPOSED MATERIALS FROM OPTIONS LISTED IN SECTION 4.8.6
- MASONRY - NATURAL STONE
- THREE COAT STUCCO

PROPOSED MASONRY STANDARDS FOR MULTIFAMILY:
- 80 PERCENT SHALL BE CLAD IN A COMBINATION OF STUCCO AND BRICK, OR STUCCO AND STONE.

FOUR SIDED BUILDING DESIGN:
A. PRIMARY BUILDING FACE - NORTH ELEVATION FACADE - STERLING HILL PKWY.
B. SECONDARY BUILDING FACE - WEST ELEVATION FACADE - E. VILLANOVA PL.
C. MINOR BUILDING FACE - ALL OTHER ELEVATIONS
- FAÇADE MATERIALS SHALL WRAP AROUND A BUILDING CORNER A MINIMUM OF TWO FEET WHEN THERE IS A CHANGE OF FAÇADE MATERIAL OR COLOR ON TWO ADJACENT SIDES OF THE BUILDING.

MASSING	PRIMARY	SECONDARY	MINOR
GENERAL	3	2	1
WALL OFF-SET	YES	YES	YES
WALL/PARAPET HT. CHANGE	YES	YES	YES
ROOF FORM CHANGE	YES	YES	YES
MATERIALS	**PRIMARY**	**SECONDARY**	**MINOR**
GENERAL	2	2	1
CHANGE IN MATERIAL	YES	YES	YES
CHANGE IN COLOR	YES	YES	YES
CHANGE IN TEXTURE	YES	YES	YES
USE OF MASONRY	YES	YES	YES
TRANSPARENCY & GLAZING	YES	YES	YES
HUMAN SCALE	**PRIMARY**	**SECONDARY**	**MINOR**
GENERAL	3	2	1
ARCHITECTURAL DETAILING	YES	YES	YES
BLDG-MOUNTED LIGHTING	YES	YES	YES
AWNINGS OR SHUTTERS	YES	YES	YES
ENTRY DEFINITION	YES	YES	YES
BLDG CORNER FEATURES	YES	YES	YES
BALCONIES	YES	YES	YES

- ENTRY DESIGN - ENTRY OPTIONS FOR MULTIFAMILY:
  - PROPOSED OPTION: PROJECTED MASS

4.8.8. ROOF DESIGN.
- ROOF MATERIALS.
  - ACCEPTABLE MATERIALS FOR ALL SLOPING ROOF AREAS WITH A PITCH OF 3:12 OR GREATER, AND VISIBLE FROM ANY PUBLIC OR PRIVATE RIGHT-OF-WAY, ARE LISTED IN TABLE 4.8-10.
  - ALL ROOF MATERIALS ON ALL PORTIONS OF ALL DEVELOPMENT OTHER THAN ROOFTOP DECKS SHALL HAVE A MINIMUM 25 YEAR WARRANTY.
  - PERMITTED AND PROPOSED: ASPHALT SHINGLES
- WHERE SLOPED ROOFS ARE USED, AT LEAST ONE OF THE FOLLOWING ELEMENTS SHALL BE INCORPORATED INTO THE DESIGN FOR EACH 60 LINEAR FEET OF ROOF TO AVOID LONG, FLAT ROOF SURFACES: PROJECTING GABLES, HIPS, HORIZONTAL/VERTICAL BREAKS, OR OTHER SIMILAR TECHNIQUES.
  - PROPOSED: PROJECTING GABLES

4.8.11. SCREENING OF MECHANICAL EQUIPMENT.
- ROOFTOP EQUIPMENT - PROPOSED LOCATION: ABOVE ROOF DECK, SCREENED WITHIN ROOF ATTIC SPACE
- GARBAGE AND RECYCLING STORAGE AREAS. GARBAGE DUMPSTERS AND RECYCLING BINS FOR MULTIFAMILY DWELLINGS AND FOR MIXED-USE, COMMERCIAL, AND INDUSTRIAL BUILDINGS SHALL BE ACCOMMODATED WITHIN THE PRIMARY STRUCTURE OR AN ACCESSORY STRUCTURE TO THE MAXIMUM EXTENT PRACTICABLE. IF LOCATED OUTSIDE THE STRUCTURE, GARBAGE STORAGE SHALL BE SCREENED FROM PUBLIC VIEW FROM ANY ADJACENT PUBLIC STREET OR RESIDENTIAL USE OR DISTRICT WITHIN 100 FEET OF THE TRASH DUMPSTER OR RECYCLING AREAS THROUGH THE USE OF TECHNIQUES THAT COMPLY WITH SECTIONS 146-4.7.8 (SCREENING OF SERVICE AREAS AND EQUIPMENT) OR 146-4.8.11 (SCREENING OF MECHANICAL EQUIPMENT)

KEY NOTES:

1. FDC WITH APPROVED KNOX CAPS - (PROVIDE FDC SIGN, 1.33 SF - 1'-4"x1'-0") — 1.33 SF
2. KNOX BOX WITH APPROVED HARDWARE
3. RISER ROOM DOOR - (PROVIDE RISER ROOM SIGN, 0.97 SF - 1'-2"x1'0") — .97 SF

NOTES:

1. ALL WALL-MOUNTED VENTS AND MECHANICAL TO BE PAINTED TO MATCH FIELD COLOR OR SHIELD BY A SCREEN WALL TO BE PAINTED TO MATCH THE FIELD COLOR
2. ALL VISIBLE GUTTERS AND DOWNSPOUTS TO MATCH OR COMPLEMENT FIELD COLOR
3. BUILDING ADDRESS: ALL BUILDINGS OR STRUCTURES, EXCEPT ACCESSORY BUILDINGS, SHALL DISPLAY THE PROPER BUILDING NUMBER IN SHARP CONTRAST TO THE BUILDING ITSELF. THE NUMBERS SHOULD BE NO LESS THAN 4 INCHES IN HEIGHT, AND MUST BE VISIBLE FROM THE STREET.
4. APPROVED KNOX HARDWARE IS REQUIRED AT THE MAIN ENTRY OF THE STRUCTURE, AT THE EXTERIOR DOOR OF A FIRE RISER/FIRE PUMP ROOM AND AT THE FIRE DEPARTMENT CONNECTIONS (CAPS/PLUGS).
5. A HEATED FIRE RISER ROOM WITH AN EXTERIOR DOOR IS REQUIRED AND WILL BE PROVIDED. A KNOX BOX WILL BE REQUIRED ON THE RIGHT SIDE OF THE ENTRANCE TO THE FIRE RISER ROOM.
6. ALL BALCONY DIMENSIONS TO BE 8'-8" X 6'-2".

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SITE PLAN
CALAMAR 55+ AT STERLING HILLS
STERLING HILLS SUBDIVISION FILING NO. 16

SEC STERLING HILLS PKWY & E VILLANOVA PL
AURORA, COLORADO

#	Date	Issue / Description	Init.
	02/28/2024	1ST CITY SUBMITTAL	
	08/16/2024	2ND CITY SUBMITTAL	
	11/12/2024	3RD CITY SUBMITTAL	
	12/23/2024	4TH CITY SUBMITTAL	
	01/24/2025	TECHNICAL CITY SUBMITTAL	

Project No:	CLM000007
Drawn By:	AA
Checked By:	KSK
Date:	12/23/2024

NORTH BUILDING ELEVATIONS - PRIMARY BUILDING FACE

10

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CALAMAR 55+ AT STERLING HILLS - SITE PLAN
STERLING HILLS SUBDIVISION FILING NO. 16

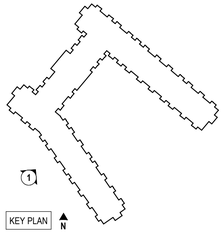
LOCATED IN THE SOUTH LINE OF THE SOUTHWEST QUARTER OF SECTION 27, TOWNSHIP 4 SOUTH, RANGE 66 WEST OF THE 6TH P.M
CITY OF AURORA, COUNTY OF ARAPAHOE, STATE OF COLORADO

MATERIAL LEGEND	
LABEL	MATERIAL
1	MANUFACTURED STONE VENEER
2	3-COAT STUCCO COLOR #1
3	3-COAT STUCCO COLOR #2
4	CONCRETE RETAINING WALL
5	SIDING COLOR #1
6	ARCHITECTURAL ASPHALT SHINGLES
7	VINYL WINDOW AND INSULATED GLASS
8	PVC TRIM BOARD
9	VINYL SHUTTER
10	CONTINUOUS RIDGE VENT
11	16" DIAMETER POLYURETHANE LOUVER
12	36" DIAMETER POLYURETHANE LOUVER
13	ALUMINUM ENTRANCE AND SIDELITES
14	ALUMINUM WRAPPED FASCIA BOARD
15	PVC BALCONY TRIM BOARD
16	PVC BALCONY GUARDRAILS

MASONRY PERCENTAGE SCHEDULE - BUILDING		
TOTAL BUILDING ELEVATION AREA (SF)	49346.64	
TOTAL BUILDING ELEVATION AREA W/O TRANSPARENCY (SF)	40131.94	
TOTAL BUILDING TRANSPARENCY (SF)	9214.7	
	REQUIRED	PROVIDED
TOTAL QUALITY MATERIAL (STUCCO & STONE) %	60%	82%
TOTAL QUALITY MATERIAL (STUCCO & STONE) (SF)	24079.164	32829.92
TOTAL STUCCO %		57%
TOTAL STUCCO (SF)		22908.17
TOTAL STONE %		25%
TOTAL STONE (SF)		9921.75
TOTAL SIDING %		18%
TOTAL SIDING (SF)		7302.02
TOTAL TRANSPERANCY %		19%
		9214.7

MATERIALS LEGEND

- MANUFACTURED STONE VENEER
- FIBER-CEMENT SIDING
- STUCCO - COLOR 1
- ASPHALT SHINGLE
- STUCCO - COLOR 2



3 WEST ELEVATION 2 - SECONDARY BUILDING FACE
SCALE: 3/32" = 1'-0"

2 WEST ELEVATION 1 - SECONDARY BUILDING FACE
SCALE: 3/32" = 1'-0"

1 OVERALL WEST ELEVATION - SECONDARY BUILDING FACE
SCALE: 1/16" = 1'-0"

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STERLING HILLS SUBDIVISION FILING NO. 16

SEC STERLING HILLS PKWY & E VILLANOVA PL
AURORA, COLORADO

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	11/12/2024	3RD CITY SUBMITTAL	
	12/23/2024	4TH CITY SUBMITTAL	
	01/24/2025	TECHNICAL CITY SUBMITTAL	

Project No:	CLM000007
Drawn By:	AA
Checked By:	KSK
Date:	12/23/2024

WEST BUILDING ELEVATIONS - SECONDARY BULDING FACE

11

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CALAMAR 55+ AT STERLING HILLS - SITE PLAN
STERLING HILLS SUBDIVISION FILING NO. 16

LOCATED IN THE SOUTH LINE OF THE SOUTHWEST QUARTER OF SECTION 27, TOWNSHIP 4 SOUTH, RANGE 66 WEST OF THE 6TH P.M
CITY OF AURORA, COUNTY OF ARAPAHOE, STATE OF COLORADO

MATERIAL LEGEND	
LABEL	MATERIAL
1	MANUFACTURED STONE VENEER
2	3-COAT STUCCO COLOR #1
3	3-COAT STUCCO COLOR #2
4	CONCRETE RETAINING WALL
5	SIDING COLOR #1
6	ARCHITECTURAL ASPHALT SHINGLES
7	VINYL WINDOW AND INSULATED GLASS
8	PVC TRIM BOARD
9	VINYL SHUTTER
10	CONTINUOUS RIDGE VENT
11	16" DIAMETER POLYURETHANE LOUVER
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16	PVC BALCONY GUARDRAILS

MASONRY PERCENTAGE SCHEDULE - BUILDING		
TOTAL BUILDING ELEVATION AREA (SF)	49346.64	
TOTAL BUILDING ELEVATION AREA W/O TRANSPARENCY (SF)	40131.94	
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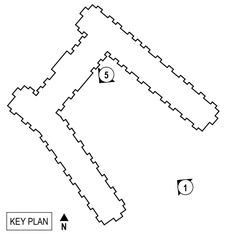
TOTAL STUCCO (SF)		22908.17
TOTAL STONE %		25%
TOTAL STONE (SF)		9921.75
TOTAL SIDING %		18%
TOTAL SIDING (SF)		7302.02
TOTAL TRANSPERANCY %		19%
		9214.7

MATERIALS LEGEND

- MANUFACTURED STONE VENEER
- STUCCO - COLOR 1
- STUCCO - COLOR 2
- FIBER-CEMENT SIDING
- ASPHALT SHINGLE

KEY NOTES:

1. FDC WITH APPROVED KNOX CAPS SEE 5/12
2. KNOX BOX WITH APPROVED HARDWARE SEE 5/12
3. RISER ROOM DOOR SEE 5/12



3 SOUTH ELEVATION 2 - MINOR BUILDING FACE
SCALE: 3/32" = 1'-0"

4 SOUTH ELEVATION 3 - MINOR BUILDING FACE
SCALE: 3/32" = 1'-0"

2 SOUTH ELEVATION 1 - MINOR BUILDING FACE
SCALE: 3/32" = 1'-0"

1 OVERALL SOUTH ELEVATION - MINOR BUILDING FACE
SCALE: 1/16" = 1'-0"

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SOUTH BUILDING ELEVATIONS - MINOR BUILDING FACE

12

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CALAMAR 55+ AT STERLING HILLS - SITE PLAN
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MATERIAL LEGEND	
LABEL	**MATERIAL**
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2	3-COAT STUCCO COLOR #1
3	3-COAT STUCCO COLOR #2
4	CONCRETE RETAINING WALL
5	SIDING COLOR #1
6	ARCHITECTURAL ASPHALT SHINGLES
7	VINYL WINDOW AND INSULATED GLASS
8	PVC TRIM BOARD
9	VINYL SHUTTER
10	CONTINUOUS RIDGE VENT
11	16" DIAMETER POLYURETHANE LOUVER
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13	ALUMINUM ENTRANCE AND SIDELITES
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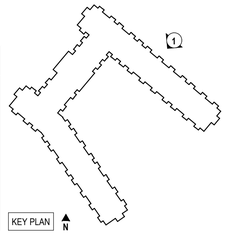
MATERIALS LEGEND

- MANUFACTURED STONE VENEER
- STUCCO - COLOR 1
- STUCCO - COLOR 2
- FIBER-CEMENT SIDING
- ASPHALT SHINGLE



3 EAST ELEVATION 2 - MINOR BUILDING FACE
SCALE: 3/32" = 1'-0"

2 EAST ELEVATION 1 - MINOR BUILDING FACE
SCALE: 3/32" = 1'-0"

1 OVERALL EAST ELEVATION - MINOR BUILDING FACE
SCALE: 1/16" = 1'-0"

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EAST BUILDING ELEVATIONS - MINOR BUILDING FACE

13

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CALAMAR 55+ AT STERLING HILLS - SITE PLAN

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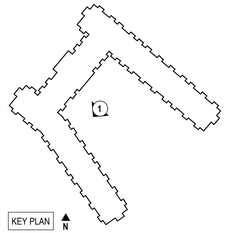
MATERIALS LEGEND

- MANUFACTURED STONE VENEER
- FIBER-CEMENT SIDING
- STUCCO - COLOR 1
- ASPHALT SHINGLE
- STUCCO - COLOR 2



3 COURTYARD WEST INSIDE ELEVATION 2
SCALE: 3/32" = 1'-0"

2 COURTYARD WEST INSIDE ELEVATION 1
SCALE: 3/32" = 1'-0"

1 OVERALL COURTYARD WEST INSIDE ELEVATION
SCALE: 1/16" = 1'-0"

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COURTYARD WEST BUILDING ELEVATIOS

14

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CALAMAR 55+ AT STERLING HILLS - SITE PLAN

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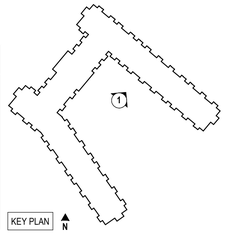
MATERIAL LEGEND	
LABEL	**MATERIAL**
1	MANUFACTURED STONE VENEER
2	3-COAT STUCCO COLOR #1
3	3-COAT STUCCO COLOR #2
4	CONCRETE RETAINING WALL
5	SIDING COLOR #1
6	ARCHITECTURAL ASPHALT SHINGLES
7	VINYL WINDOW AND INSULATED GLASS
8	PVC TRIM BOARD
9	VINYL SHUTTER
10	CONTINUOUS RIDGE VENT
11	16" DIAMETER POLYURETHANE LOUVER
12	36" DIAMETER POLYURETHANE LOUVER
13	ALUMINUM ENTRANCE AND SIDELITES
14	ALUMINUM WRAPPED FASCIA BOARD
15	PVC BALCONY TRIM BOARD
16	PVC BALCONY GUARDRAILS

MASONRY PERCENTAGE SCHEDULE - BUILDING		
TOTAL BUILDING ELEVATION AREA (SF)	49346.64	
TOTAL BUILDING ELEVATION AREA W/O TRANSPARENCY (SF)	40131.94	
TOTAL BUILDING TRANSPARENCY (SF)	9214.7	
	REQUIRED	**PROVIDED**
TOTAL QUALITY MATERIAL (STUCCO & STONE) %	60%	82%
TOTAL QUALITY MATERIAL (STUCCO & STONE) (SF)	24079.164	32829.92
TOTAL STUCCO %		57%
TOTAL STUCCO (SF)		22908.17
TOTAL STONE %		25%
TOTAL STONE (SF)		9921.75
TOTAL SIDING %		18%
TOTAL SIDING (SF)		7302.02
TOTAL TRANSPERANCY %		19%
		9214.7

MATERIALS LEGEND

- MANUFACTURED STONE VENEER
- STUCCO - COLOR 1
- STUCCO - COLOR 2
- FIBER-CEMENT SIDING
- ASPHALT SHINGLE



3 COURTYARD EAST INSIDE ELEVATION 2
SCALE: 3/32" = 1'-0"

2 COURTYARD EAST INSIDE ELEVATION 1
SCALE: 3/32" = 1'-0"

1 OVERALL COURTYARD EAST INSIDE ELEVATION
SCALE: 1/16" = 1'-0"

Galloway
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303.770.8884
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NOT FOR CONSTRUCTION

SITE PLAN
CALAMAR 55+ AT STERLING HILLS
STERLING HILLS SUBDIVISION FILING NO. 16

SEC STERLING HILLS PKWY & E VILLANOVA PL
AURORA, COLORADO

#	Date	Issue / Description	Init.
	02/28/2024	1ST CITY SUBMITTAL	
	08/16/2024	2ND CITY SUBMITTAL	
	11/12/2024	3RD CITY SUBMITTAL	
	12/23/2024	4TH CITY SUBMITTAL	
	01/24/2025	TECHNICAL CITY SUBMITTAL	

Project No:	CLM000007
Drawn By:	AA
Checked By:	KSK
Date:	12/23/2024

COURTYARD EAST BUILDING ELEVATIONS

15

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CALAMAR 55+ AT STERLING HILLS - SITE PLAN
STERLING HILLS SUBDIVISION FILING NO. 16

LOCATED IN THE SOUTH LINE OF THE SOUTHWEST QUARTER OF SECTION 27, TOWNSHIP 4 SOUTH, RANGE 66 WEST OF THE 6TH P.M
CITY OF AURORA, COUNTY OF ARAPAHOE, STATE OF COLORADO

BUILDING AND ZONING CODES: REF SHEET 11 FOR CODE REVIEWS AND KEY NOTES

MATERIAL LEGEND

LABEL	MATERIAL
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2	3-COAT STUCCO COLOR #1
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TOTAL BUILDING ELEVATION AREA W/O TRANSPARENCY (SF)	40131.94	
TOTAL BUILDING TRANSPARENCY (SF)	9214.7	
	REQUIRED	**PROVIDED**
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TOTAL QUALITY MATERIAL (STUCCO & STONE) (SF)	24079.164	32829.92
TOTAL STUCCO %		57%
TOTAL STUCCO (SF)		22908.17
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TOTAL STONE (SF)		9921.75
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TOTAL SIDING (SF)		7302.02
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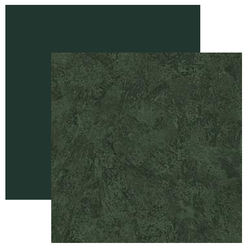


[2] 3-COAT STUCCO COLOR #1 - MIDNIGHT GREEN

[3] 3-COAT STUCCO COLOR #2 - SAGE GREEN

[5] FIBER-CEMENT HORIZONTAL LAPSED SIDING - SMOOTH - SAGE GREEN

MANUFACTURED STONE VENEER

[6] ARCHITECTURAL ASPHALT SHINGLES

[7] VINYL WINDOW AND INSULATED WINDOW

[9] VINYL SHUTTER COLOR - MIDNIGHT GREEN OR BLACK

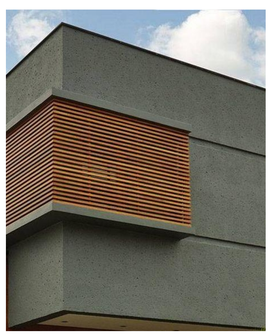
[13] ALUMINUM ENTRANCE AND SIDELITES

MATERIALS LEGEND

- MANUFACTURED STONE VENEER
- STUCCO - COLOR 1
- STUCCO - COLOR 2
- FIBER-CEMENT SIDING
- ASPHALT SHINGLE

1 OVRALL NORTH ELEVATION - PRIMARY BUILDING FACE
SCALE: 1/16" = 1'-0"

COLOR PALETTE AND MATERIAL INSPIRATION



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SEC STERLING HILLS PKWY & E VILLANOVA PL
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	12/23/2024	4TH CITY SUBMITTAL	
	01/24/2025	TECHNICAL CITY SUBMITTAL	

Project No:	CLM000007
Drawn By:	AA
Checked By:	KSK
Date:	12/23/2024

MATERIALS BOARD

16

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CALAMAR 55+ AT STERLING HILLS - SITE PLAN
STERLING HILLS SUBDIVISION FILING NO. 16

LOCATED IN THE SOUTH LINE OF THE SOUTHWEST QUARTER OF SECTION 27, TOWNSHIP 4 SOUTH, RANGE 66 WEST OF THE 6TH P.M
CITY OF AURORA, COUNTY OF ARAPAHOE, STATE OF COLORADO

BUILDING AND ZONING CODES: REF SHEET 11 FOR CODE REVIEWS AND KEY NOTES

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MASONRY PERCENTAGE SCHEDULE - GARAGE 8

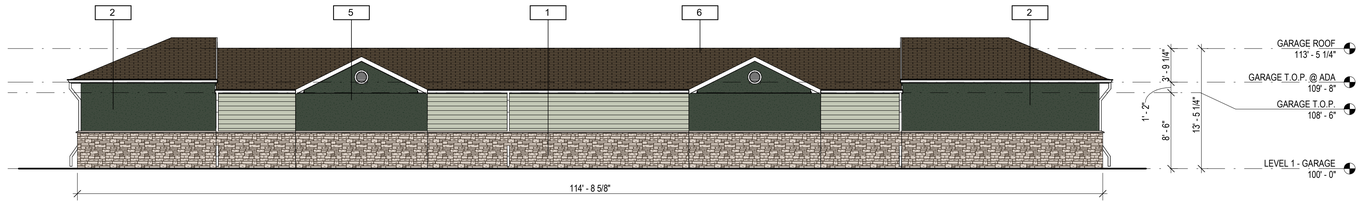
TOTAL BUILDING ELEVATION AREA (SF)	2364	
TOTAL BUILDING ELEVATION AREA W/O TRANSPARENCY (SF)	1739	
TOTAL BUILDING TRANSPARENCY (SF)	625	
	REQUIRED	**PROVIDED**
TOTAL QUALITY MATERIAL (STUCCO & STONE) %	80%	85%
TOTAL QUALITY MATERIAL (STUCCO & STONE) (SF)	1391.2	1485
TOTAL STUCCO %		38%
TOTAL STUCCO (SF)		662
TOTAL STONE %		47%
TOTAL STONE (SF)		823
TOTAL SIDING %		15%
TOTAL SIDING (SF)		254
TOTAL TRANSPERANCY %		26%
		625

MASONRY PERCENTAGE SCHEDULE - GARAGE 11

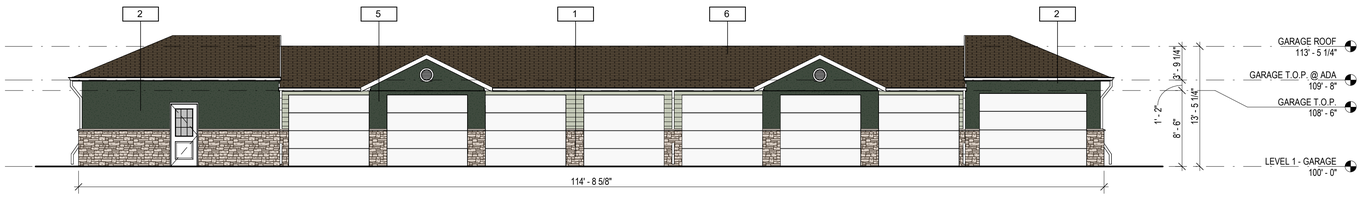
TOTAL BUILDING ELEVATION AREA (SF)	2144	
TOTAL BUILDING ELEVATION AREA W/O TRANSPARENCY (SF)	1326	
TOTAL BUILDING TRANSPARENCY (SF)	818	
	REQUIRED	**PROVIDED**
TOTAL QUALITY MATERIAL (STUCCO & STONE) %	80%	80%
TOTAL QUALITY MATERIAL (STUCCO & STONE) (SF)	1060.8	1063
TOTAL STUCCO %		59%
TOTAL STUCCO (SF)		788
TOTAL STONE %		21%
TOTAL STONE (SF)		275
TOTAL SIDING %		20%
TOTAL SIDING (SF)		263
TOTAL TRANSPERANCY %		38%
		818

MATERIALS LEGEND

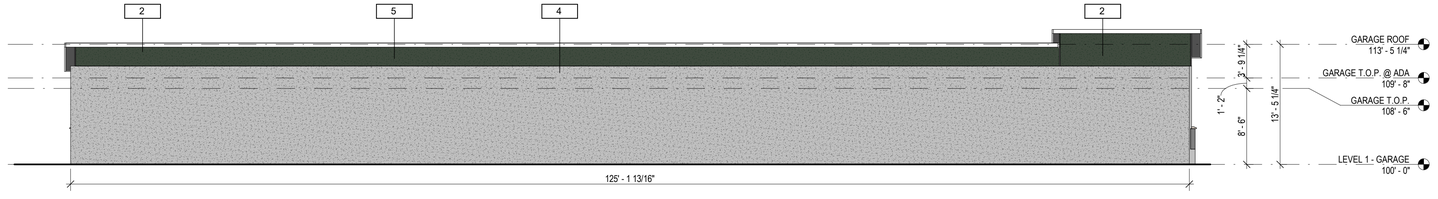
- MANUFACTURED STONE VENEER
- STUCCO - COLOR 1
- STUCCO - COLOR 2
- FIBER-CEMENT SIDING
- ASPHALT SHINGLE



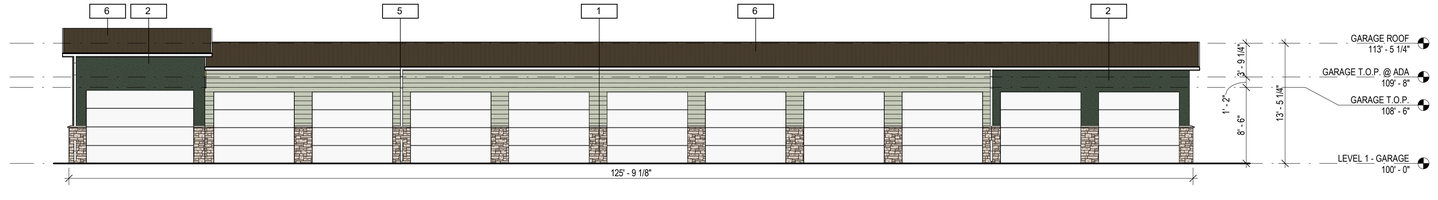
6 GARAGE 8 - SOUTH ELEVATION - PLANNING
SCALE: 1/8" = 1'-0"



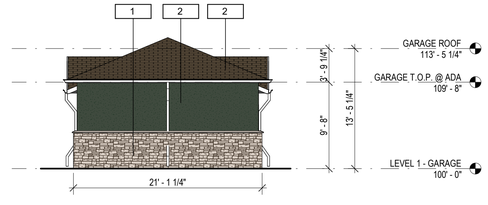
5 GARAGE 8 - NORTH ELEVATION - PLANNING
SCALE: 1/8" = 1'-0"



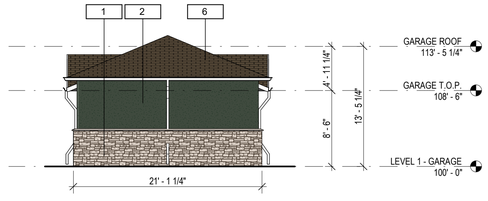
2 GARAGE 11 - WEST ELEVATION - PLANNING
SCALE: 1/8" = 1'-0"



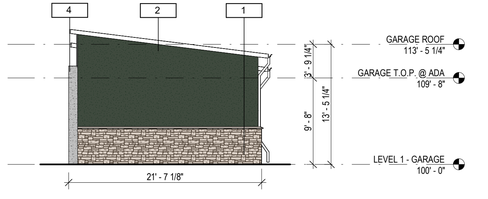
1 GARAGE 11 - EAST ELEVATION - PLANNING
SCALE: 1/8" = 1'-0"



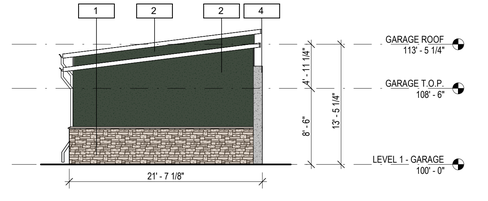
8 GARAGE 8 - EAST ELEVATION - PLANNING
SCALE: 1/8" = 1'-0"



7 GARAGE 8 - WEST ELEVATION - PLANNING
SCALE: 1/8" = 1'-0"



4 GARAGE 11 - NORTH / SOUTH ELEVATION - PLANNING
SCALE: 1/8" = 1'-0"



3 GARAGE 11 - NORTH / SOUTH ELEVATION - PLANNING
SCALE: 1/8" = 1'-0"

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CALAMAR 55+ AT STERLING HILLS
STERLING HILLS SUBDIVISION FILING NO. 16

SEC STERLING HILLS PKWY & E VILLANOVA PL
AURORA, COLORADO

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-	01/24/2025	TECHNICAL CITY SUBMITTAL	

Project No:	CLM000007
Drawn By:	AA
Checked By:	KSK
Date:	12/23/2024

GARAGES - BUILDING ELEVATIONS

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CALAMAR 55+ AT STERLING HILLS - SITE PLAN
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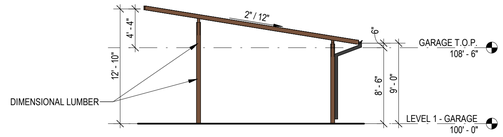
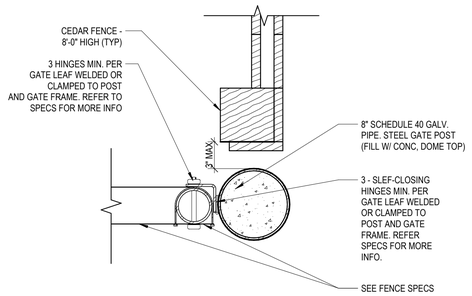
13	ALUMINUM ENTRANCE AND SIDELITES
14	ALUMINUM WRAPPED FASCIA BOARD
15	PVC BALCONY TRIM BOARD
16	PVC BALCONY GUARDRAILS

MATERIALS LEGEND

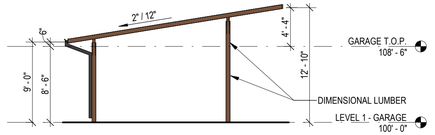
- MANUFACTURED STONE VENEER
- STUCCO - COLOR 1
- STUCCO - COLOR 2
- FIBER-CEMENT SIDING
- ASPHALT SHINGLE



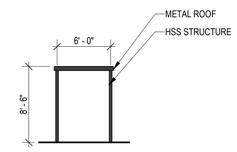
4 CARPORT - NORTH / SOUTH ELEVATION - PLANNING
SCALE: 1/8" = 1'-0"
NOTE: EAST / WEST ELEVATION AT CARPORT E.

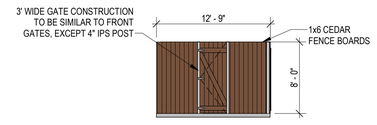


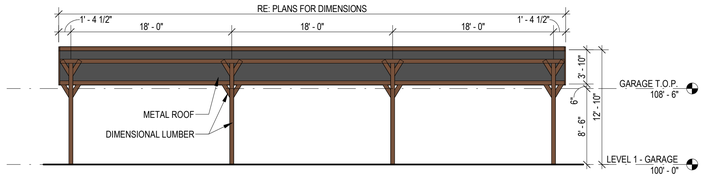
7 TRASH ENCLOSURE HINGE
SCALE: 1 1/2" = 1'-0"



3 CARPORT - NORTH / SOUTH ELEVATION - PLANNING
SCALE: 1/8" = 1'-0"
NOTE: EAST / WEST ELEVATION AT CARPORT E.



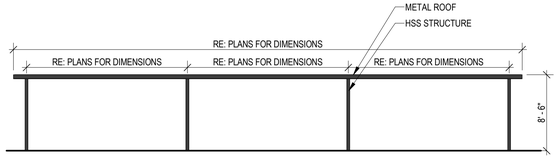


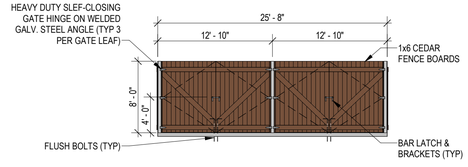


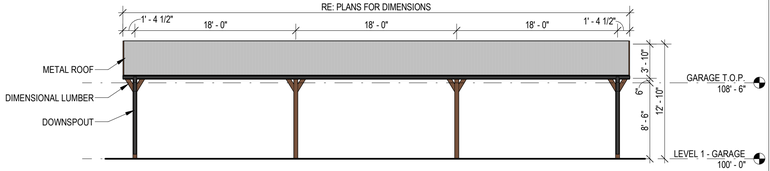
9 SIDEWALK COVER - EAST / WEST ELEVATION
SCALE: 1/8" = 1'-0"

6 TRASH ENCLOSURE - NORTH / SOUTH ELEVATION
SCALE: 1/8" = 1'-0"

2 CARPORT - EAST / WEST ELEVATION - PLANNING
SCALE: 1/8" = 1'-0"
NOTE: NORTH / SOUTH ELEVATION AT CARPORT E.







8 SIDEWALK COVER - NORTH / SOUTH ELEVATION
SCALE: 1/8" = 1'-0"

5 TRASH ENCLOSURE - WEST ELEVATION
SCALE: 1/8" = 1'-0"

1 CARPORT - EAST / WEST ELEVATION - PLANNING
SCALE: 1/8" = 1'-0"
NOTE: NORTH / SOUTH ELEVATION AT CARPORT E.

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Project No:	CLM000007
Drawn By:	AA
Checked By:	KSK
Date:	12/23/2024

CARPORTS, TRASH ENCLOSURE, SIDEWALK COVER - EXTERIOR ELEVATIONS

18

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CALAMAR 55+ AT STERLING HILLS - SITE PLAN
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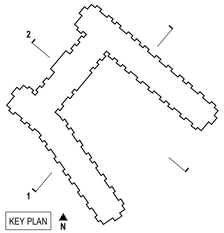
15	PVC BALCONY TRIM BOARD
16	PVC BALCONY GUARDRAILS



2 SITE SECTION 2
SCALE: 1/16" = 1'-0"

1 SITE SECTION 1
SCALE: 1/16" = 1'-0"

Galloway
5500 Greenwood Plaza Blvd., Suite 200
Greenwood Village, CO 80111
303.770.8884
GallowayUS.com

NOT FOR CONSTRUCTION

SITE PLAN
CALAMAR 55+ AT STERLING HILLS
STERLING HILLS SUBDIVISION FILING NO. 16

SEC STERLING HILLS PKWY & E VILLANOVA PL
AURORA, COLORADO

#	Date	Issue / Description	Init.
	02/28/2024	1ST CITY SUBMITTAL	
	08/16/2024	2ND CITY SUBMITTAL	
	11/12/2024	3RD CITY SUBMITTAL	
	12/23/2024	4TH CITY SUBMITTAL	
	01/24/2025	TECHNICAL CITY SUBMITTAL	

Project No:	CLM000007
Drawn By:	AA
Checked By:	KSK
Date:	12/23/2024

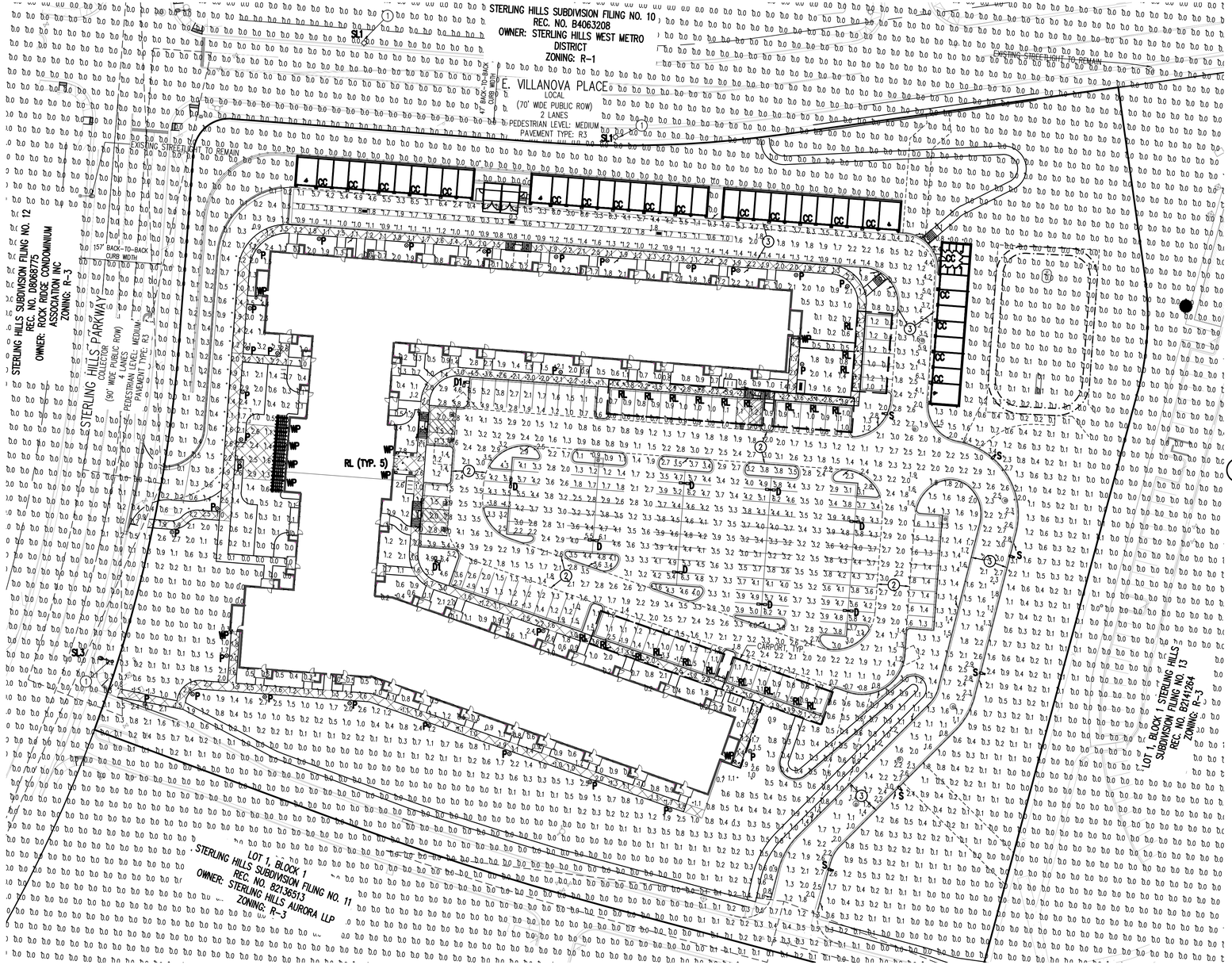
SITE SECTIONS

H:\Calamar\CO_Aurora - CLM000007 - Villanova & Sterling Hills\0000\SHT\Site Blocks\CLM01_PDP_TBLK 24x36.dwg - Casey Voth (rmecher) - 11/27/2018

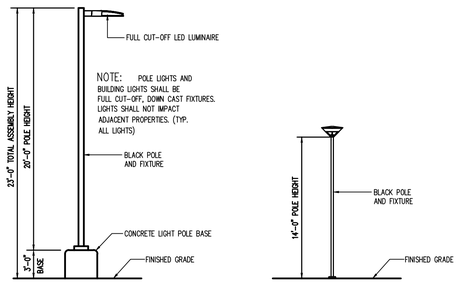
CALAMAR 55+ AT STERLING HILLS - SITE PLAN WITH ADJUSTMENTS

STERLING HILLS SUBDIVISION FILING NO. 16

LOCATED IN THE SOUTH LINE OF THE SOUTHWEST QUARTER OF SECTION 27, TOWNSHIP 4 SOUTH, RANGE 66 WEST OF THE 6TH P.M
CITY OF AURORA, COUNTY OF ARAPAHOE, STATE OF COLORADO



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



2 FIXTURES "S", "D", & "D1" AREA SITE LIGHT DETAIL
SCALE: NOT TO SCALE

3 FIXTURES "P" AREA LIGHT DETAIL
SCALE: NOT TO SCALE

NOTE:
THESE DETAILS ARE FOR SITE LIGHTING FIXTURES ONLY. REFER TO CITY OF AURORA STANDARDS FOR PUBLIC LIGHTING DETAIL

GENERAL NOTE:

ILLUMINATION WITHIN THE SITE MUST COMPLY WITH THE 2021 INTERNATIONAL BUILDING CODE REQUIREMENT FROM SECTION 1006-MEANS OF EGRESS ILLUMINATION.
SECTION 1006. ILLUMINATION REQUIRED: THE MEANS OF EGRESS, INCLUDING THE EXIT DISCHARGE SHALL BE ILLUMINATED AT ALL TIMES THE BUILDING IS OCCUPIED.
SECTION 1006.2 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".

SCHEDULE:

1. PROPOSED STREET LIGHT LOCATIONS ARE CONCEPTUAL. FINAL STREET LIGHT LOCATION WILL BE DETERMINED BY PHOTOMETRIC ANALYSIS SUBMITTED WITH THE STREET LIGHTING PLAN IN THE CIVIL PLAN SUBMITTAL.
2. PROPOSED 23' FIRE LANE, ACCESS AND UTILITY EASEMENT
3. PROPOSED 26' FIRE LANE, ACCESS AND UTILITY EASEMENT

LUMINAIRE SCHEDULE

SYMBOL	QTY	LABEL	LUMENS	WATTS	LLF	MODEL NUMBER	DESCRIPTION
	6	S	9208	75	1.0	D824-80-40-UNV-LP-T4-PM-BL	DECO, GLADETINO LED AREA/SITE FIXTURE, FLAT LENS, FULL CUTOFF, 80W, TYPE IV OPTIC, SINGLE FIXTURE, 4000K COLOR TEMPERATURE, BLACK COLOR, MOUNT ON 20' POLE WITH 3' BASE
	8	D	9208	150	1.0	(2) D824-80-40-UNV-LP-T4-PM-BL	DECO, GLADETINO LED AREA/SITE FIXTURE, FLAT LENS, FULL CUTOFF, 80W, TYPE IV OPTIC, DOUBLE FIXTURE @ 180°, 4000K COLOR TEMPERATURE, BLACK COLOR, MOUNT ON 20' POLE WITH 3' BASE
	2	D1	9208	150	1.0	(2) D824-80-40-UNV-LP-T4-PM-BL	DECO, GLADETINO LED AREA/SITE FIXTURE, FLAT LENS, FULL CUTOFF, 80W, TYPE IV OPTIC, DOUBLE FIXTURE @ 90°, 4000K COLOR TEMPERATURE, BLACK COLOR, MOUNT ON 20' POLE WITH 3' BASE
	31	P	2397	26	1.0	DSXB-12C-530-40K-ASY-MVOLT-DDBXD	BEGA, 884403 POLE TOP FIXTURE, FULL CUTOFF, ASYMMETRIC DISTRIBUTION, 4000K COLOR TEMPERATURE, BLACK COLOR, MOUNTED ON BLACK 14'-0" ALUMINUM POLE MODEL #814RFNS1-AB-BLK
	20	CC	1602	12	1.0	WPX1-LED-P1-40K-MVOLT-DBLXD	LITHONIA, WPX LED WALL FIXTURE, FLAT LENS, FULL CUTOFF, P1 SERIES, 4000K COLOR TEMPERATURE, WALL MOUNT ON GARAGE AT 10'-0" A.F.G.
	27	RL	780	13	1.0	SLD606835WH	COOPER, HALO 6"LED RECESSED DOWNLIGHT, 80 CRI, 4000K COLOR TEMPERATURE, WHITE FINISH TO MATCH SOFFIT, RECESSED MOUNT AT 10'-0" A.F.G.
	10	WP	1211	17	1.0	P6085-3130K9-31	PROGRESS, MEDIUM LED WALL LANTERN, FULL CUTOFF SHIELD, 3000K COLOR TEMPERATURE, BLACK COLOR WALL MOUNT AT 6'-6" A.F.G.

ALL FIXTURES TO BE INSTALLED SO THEY ARE DIRECTED DOWNWARD

CALCULATION SUMMARY

LABEL	UNITS	AVG	MAX	MIN
MEANS OF EGRESS ILLUMINATION ACCESSIBLE ROUTE	FC	1.93	7.8	1.0

Galloway
5500 Greenwood Plaza Blvd., Suite 200
Greenwood Village, CO 80111
303.770.8884
GallowayUS.com

SITE PLAN
CALAMAR 55+ AT STERLING HILLS
STERLING HILLS SUBDIVISION FILING NO. 16

SEC STERLING HILLS PKWY & E VILLANOVA PL
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Project No:	CLM000007
Drawn By:	MNS
Checked By:	CMV
Date:	11/12/2024

PHOTOMETRIC PLAN

H:\Civil\Calamar\CO, Aurora - CLM000007 - Villanova & Sterling Hills\SUITE\2-Plan\CLM07_28_Lot Plan.dwg - Casey Volk (Viewmax) - 12/23/2024

CALAMAR 55+ AT STERLING HILLS - SITE PLAN WITH ADJUSTMENTS

STERLING HILLS SUBDIVISION FILING NO. 16

LOCATED IN THE SOUTH LINE OF THE SOUTHWEST QUARTER OF SECTION 27, TOWNSHIP 4 SOUTH, RANGE 66 WEST OF THE 6TH P.M
CITY OF AURORA, COUNTY OF ARAPAHOE, STATE OF COLORADO

DECO® LIGHTING

GLADETINO

D824-LED

Low Profile Gladetino Luminaire

Client:
Project Name:
Order #:
Type: Qty:

ETL Listed | DSKY Dark Sky Compliant | DLC Listed | 10 Yr Warranty Available

Performance Data

CRI
70+, 95 Optional

CCT
3000K, 3500K, 4000K, 5000K, Amber

Projected Lifetime
286,000 Hours (L70)
181,000 Hours (L80)

Dimming
0-10V Dimming Standard, 10% to 100%

Operating Temperature
-40°C to +55°C Ambient

IP Rating
IP65

Warranty
5 year Standard
10 year Optional

Description

Style combined with elegance. The Gladetino luminaire provides an aesthetically pleasing addition to any roadway or parking lot with its smooth, defined curves and highly functional optics that provide maximum lumen output while ensuring beam uniformity. The combination of form and function blend together to make Gladetino the premier outdoor lighting fixture. Dark Sky compliant when ordered at 3000K color temperature.

Features

- Die cast aluminum housing and front frame, integral heat sinking and driver compartment.
- Powder coat finish over a chromatic conversion coating.
- 8 mounting brackets available, including the new adjustable wall mount
- Weight: 15lbs; EPA: 0.60ft²
- Available with rotated optics for horizontal throw (View pg
- 0-10V Dimming Standard on all models
- DLC Listed for Utility Rebates (Please view DLC matrix on pg 6)
- ETL Listed for Wet Locations
- Dark Sky compliant when ordered at 3000K color temperature
- 3G Vibration Tested for Roadways
- Photocell receptacle included standard and shorting cap[11]

D824-LED (A) (B) (C) (D) **LP** (E) (F) (G) (H) (I) (J)

Ordering Information

A FIXTURE SERIES

D824-LED	Gladetino Area Luminaire

B WATTAGE/LUMENS

20	20W/3120[17]
30	30W/3900[17]
40	40W/5200[17]
60	60W/7820[17]
80	80W/10040[17]
100	100W/14130[7]
120	120W/15380[17]
150	150W/17930[17]

C CCT

30	3000K
35	3500K
40	4000K
50	5000K[1]

D VOLTAGE

UNV	120-277V
347	347V[8]
480	480V[8]

E BODY TYPE

LP	Low Profile

F OPTICS

T2	Type II
T3	Type III S
T4	Type IV
T5	Type V
14A	Front Row
40	40° Narrow Flood
55	55° Medium Flood
70	70° Wide Flood

G MOUNTING

PM	Pole Mount
WB	Wall Bracket
RPMA	Round Pole Mount Adapter[4]
LYM	Heavy Duty Large Yoke Mount
YM	Yoke Mount
SF	Slip Fitter
PMA	Pole Mounting Arm Adapter 2in
AWM	Adjustable Wall Mount

H FINISH

BZ	Bronze[1]
BL	Black
WH	White
SL	Silver
CU	Custom[2]

I OPTIONS

PC	Photocell (Twist Lock)
MS	Motion Sensor (with Dimming)[13]
9	95 CRI
H	Glare Shield/ House Side Shield
7P	NEMA 7-Pin Receptacle[12]
7R	NEMA 7-Pin Receptacle & Photocell[12]
D	Stand-Alone Scheduled Dimming
R	Rotated Right Optics[9]
L	Rotated Left Optics[9]

J WARRANTY[10]

-	5 Year Warranty
10	10 Year Warranty
10L	10 Year Warranty including labor

visit our website
info@gladetino.com
T: (833) 919-0520
F: (877)338-0853

Deco Lighting reserves a program of continuous product development, and as a result product specifications change frequently. We reserve the right to change product specifications without notice. Contact Deco for the latest product information.

Rev. Date: 09/25/18 #3

Pole-top luminaire · Asymmetric wide beam

BEGA

Application
Pole-top luminaire with asymmetric wide beam light distribution ideal for illuminating streets and pathways. Provided with slip fitter to fit 3" O.D. poles.

Materials
Clear safety glass
Marine grade, copper free (≤0.3% copper content) A360.0 aluminum alloy
Mechanically captive stainless steel fasteners
High temperature silicone gasket
Pure anodized aluminum reflector

NRTL listed to North American Standards, suitable for wet locations
Protection class IP 65
Weight: 32.2 lbs.
EPA (Effective projection area): 1.5 sq. ft.

Electrical

Operating voltage	120-277VAC
Minimum start temperature	-30° C
LED module wattage	23.6W
System wattage	26.0W
Controllability	0-10V dimmable
Color rendering index	Ra > 80
Luminaire lumens	2397 lm
LED service life (L70)	60000 hrs

LED color temperature
☒ 4000K (K4)
☐ 3500K (K35)
☐ 3000K (K3)
☐ 2700K (K27)

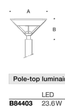
BEGA can supply you with suitable LED replacement modules for up to 20 years after the purchase of LED luminaires - see website for details

Finish
All BEGA standard finishes are matte, textured powder coat with minimum 3 mil thickness. BEGA Unidure® finish, a fluoropolymer technology, provides superior fade protection in Black, Bronze, and Silver. BEGA standard White is a super durable polyester powder. Optionally available RAL and custom color finishes provided in either polyester powder or liquid paint.

Available colors
☒ Black (BLK)
☐ Silver (SLV)
☐ RAL:
☐ Bronze (BRZ)
☐ White (WHT)
☐ CUS:

Type: P
BEGA Product:
Project:
Modified:

Available options
☐ CUS Custom finish
☐ FSC Fusing
☐ MGU Marine grade undercoat
☐ RAL RAL finish



Pole-top luminaire - Asymmetric wide beam

	LED	A	B
B84403	23.6 W	28	14 1/4

BEGA 1000 BEGA Way, Carpinteria, CA 93013 (805) 684-0533 info@bega-us.com

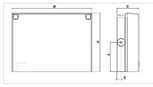
Due to the dynamic nature of lighting products and the associated technologies, luminaire data on this sheet is subject to change at the discretion of BEGA North America. For the most current technical data, please refer to bega-us.com
Updated 09/10/20

WPX LED
Wall Packs

Catalog Number
Notes
Type CC

5 YEARS warranty

Specifications



Front View Side View

Luminaire	Height (H)	Width (W)	Depth (D)	Side Conduit Location A	Side Conduit Location B	Weight
WPX1	8.1" (20.6 cm)	11.1" (28.3 cm)	3.2" (8.1 cm)	4.0" (10.1 cm)	0.6" (1.6 cm)	6.1 lbs (2.8kg)
WPX2	9.1" (23.1 cm)	12.3" (31.1 cm)	4.1" (10.5 cm)	4.5" (11.5 cm)	0.7" (1.7 cm)	8.2 lbs (3.7kg)
WPX3	9.5" (24.1 cm)	13.0" (33.0 cm)	5.5" (13.7 cm)	4.7" (12.0 cm)	0.7" (1.7 cm)	11.0 lbs (5.0kg)

Introduction

The WPX LED wall packs are energy-efficient, cost-effective, and aesthetically appealing solutions for both HID wall pack replacement and new construction opportunities. Available in three sizes, the WPX family delivers 1,550 to 9,200 lumens with a wide, uniform distribution.

The WPX full cut-off solutions fully cover the footprint of the HID glass wall packs that they replace, providing a neat installation and an upgraded appearance. Reliable IP66 construction and excellent LED lumen maintenance ensure a long service life. Photocell and emergency egress battery options make WPX ideal for every wall mounted lighting application.

Ordering Information EXAMPLE: WPX2 LED 40K MVOLT DDBXD

Series	Color Temperature	Voltage	Options	Finish
WPX1 LED P1 1,550 Lumens, 11W[1]	30K 3000K	MVOLT 120V - 277V	(blank) None	DDBXD Dark bronze
WPX1 LED P2 2,900 Lumens, 24W	40K 4000K	347 347V [2]	E4WH Emergency battery backup, CEC compliant (4W, 0°C min)[3]	DWHXD White
WPX2 LED 6,000 Lumens, 47W	50K 5000K		E14WC Emergency battery backup, CEC compliant (14W, -20°C min)[3]	DBLXD Black
WPX3 LED 9,200 Lumens, 69W			PE Photocell[3]	Note: For other options, consult factory.

Note: The lumen output and input power shown in the ordering tree are average representations of all configuration options. Specific values are available on request.

NOTES
1. All WPX wall packs come with 6kV surge protection standard, except WPX1 LED P1 package which comes with 2.5kV surge protection standard. Add SPD6KV option to get WPX1 LED P1 with 6kV surge protection.
   Sample nomenclature: WPX1 LED P1 40K MVOLT SPD6KV DDBXD
2. Battery pack options only available on WPX1 and WPX2.
3. Battery pack options not available with 347V and PE options.

FEATURES & SPECIFICATIONS

INTENDED USE
The WPX LED wall packs are designed to provide a cost-effective, energy-efficient solution for the one-for-one replacement of existing HID wall packs. The WPX1, WPX2 and WPX3 are ideal for replacing up to 150W, 250W, and 400W HID luminaires respectively. WPX luminaires deliver a uniform, wide distribution. WPX is rated for -40°C to 40°C.

CONSTRUCTION
WPX feature a die-cast aluminum main body with optimal thermal management that both enhances LED efficacy and extends component life. The luminaires are IP66 rated, and sealed against moisture or environmental contaminants.

ELECTRICAL
Light engine(s) configurations consist of high-efficacy LEDs and LED lumen maintenance of L90^100,000 hours. Color temperature (CCT) options of 3000K, 4000K and 5000K with minimum CRI of 70. Electronic drivers ensure system power factor >90% and THD <20%. All luminaires have 6kV surge protection (Note: WPX1 LED P1 package comes with a standard surge protection rating of 2.5kV. It can be ordered with an optional 6kV surge protection).
All photocell (PE) operate on MVOLT (120V - 277V) input.

Note: The standard WPX LED wall pack luminaires come with field-adjustable drive current feature. This feature allows tuning the output current of the LED drivers to adjust the lumen output (to dim the luminaire).

INSTALLATION
WPX can be mounted directly over a standard electrical junction box. Three 1/2 inch conduit ports on three sides allow for surface conduit wiring. A port on the back surface allows pole-through conduit wiring on surfaces that don't have an electrical junction box. Wiring can be made in the integral wiring compartment in all cases. WPX is only recommended for installations with LEDs facing downwards.

LISTINGS
CSA Certified to meet U.S. and Canadian standards. Suitable for wet locations. IP66 Rated. DesignLights Consortium® (DLC) qualified product. Not all versions of this product may be DLC qualified. Please check the DLC Qualified Products List at www.designlights.org/QPL to confirm which versions are qualified. International Dark Sky Association (IDA) Fixture Seal of Approval (FSA) is available for all products on this page utilizing 3000K color temperature only.

WARRANTY
5-year limited warranty. This is the only warranty provided and no other statements in this specification sheet create any warranty of any kind. All other express and implied warranties are disclaimed. Complete warranty terms located at: www.acuitybrands.com/CustomerResources/Terms_and_conditions.aspx.

Note: Actual performance may differ as a result of end-user environment and application. All values are design or typical values, measured under laboratory conditions at 25°C. Specifications subject to change without notice.

LITHONIA LIGHTING
One Lithonia Way • Conyers, Georgia 30012 • Phone: 1-800-705-SERV (7378) • www.lithonia.com

COMMERCIAL OUTDOOR

WPX LED
Rev. 03/08/22

HALO

Type: RL

SLD6068xxWH
SLD6069xxWH

- Driver is replaceable if it should be required

DIMMING
- Designed for continuous dimming capability to nominally 5% with many 120V Leading Edge (LE) and Trailing Edge (TE) phase control dimmers. Dimming to 5% is best assured using dimmers with low end trim adjustment. Consult dimmer manufacturer for compatibility and conditions of use. (Note some dimmers require a neutral in the wallbox.)
- SLD may be used in compatible electrical junction boxes in direct contact with insulation including spray foam insulation
- May be installed in IC recessed housings in direct contact with insulation (Not for use in recessed housings in direct contact with spray foam insulation. Refer to NEMA LSD 57-2013)
- UL Classified when used in retrofit with listed housings (See Housing Compatibility)
- EMI/RFI: meets FCC 47CFR Part 15 Class B limits, and is suitable for use in residential and commercial installations
- Airtight certified per ASTM E283 (not exceeding 2.0 CFM under 57 Pascals pressure difference)
- 90 CRI: Can be used to comply with California Title 24 High Efficacy requirements.
- Can be used for International Energy Conservation Code (IECC) and Washington State Energy Code high efficiency luminaire compliance
- ENERGY STAR® certified luminaire - consult ENERGY STAR® Certified Product List
- Contains no mercury or lead and RoHS compliant.
- Photometric testing in accordance with IES LM-79
- Lumen maintenance projections in accordance with IES LM-80 and TM-21

COMPLIANCE
- cULus Listed ceiling and wall
- cULus Damp Location listed ceiling and wall
- cULus Wet Location Listed, ceiling only (shower rated)
- Suitable for use in closets, compliant with NFPA® 70, NEC® Section 410.16 (A)(3) and 410.16 (D)(2)

SLD 600 Series

SLD6068xxWH
80CRI
2700K, 3000K, 3500K, and 4000K

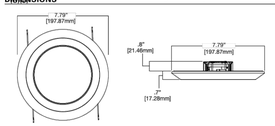
SLD6069xxWH
90CRI
2700K, 3000K, 3500K, and 4000K

6" Surface LED Downlight

Suitable for ceiling or wall electrical junction boxes

Suitable for 5" & 6" recessed housing retrofit (IC, Non-IC & AIR-TITE™)

DIMENSIONS



ORDERING INFORMATION

SAMPLE NUMBER: SLD6068927WH SLD6TRIMSN
Junction Box Installation: Order junction box separately, as supplied by others, to complete installation.
Recessed Installation: Order Halo recessed housing separately to complete installation.

Models	Color Rendering Index	Color Temperature (CCT)	Finish	Accessories
SLD60= 6" Surface LED Downlight, 120V 600 Series	**6**=80 CRI **9**=90 CRI	**27**=2700K **30**=3000K **35**=3500K **40**=4000K	**WH**=White	Designer Trims Fit over the SLD for a designer finish **SLD6TRIMSN**=6" SLD Satin Nickel **SLD6TRIMTBZ**=6" SLD Tuscan Bronze **SLD6TRIMWH**=6" SLD White (paintable) J-Box Spacer Extension Ring Add 15/16" depth when SLD driver cannot fit into installed junction box **SLD6EXT**=6" Surface LED J-Box Extender, 9.5" O.D. RAD Adapters When junction box is mounted flat on a ceiling or beam surface (not recessed in ceiling) **SLD6RAD**=6" SLD Round Surface J-Box Adapter, 7.92" O.D. (for 4-inch round or octagon junction boxes.) **SLD6SADPLT**=6" SLD Square Surface J-Box Adapter Plate (For 4-inch square junction boxes, use with SLD6RAD.) Spare Parts **SLD6ACCKIT**=6" Accessory Parts Replacement Kit (Screwbase adapter, torsion springs, friction blades) **SLD6BRKT**=6" Junction Box Bracket & Screws Refer to SLD Accessories specification sheet for further information.

COOPER Lighting Solutions

PROGRESS LIGHTING

Project:
Fixture Type: WP
Location:
Contact:

Medium Wall Lantern

Wall mounted · Wet location listed PROGRESS LED

P6085-3130K9

Description:

LED wall lantern with etched white linen glass. Includes dark sky shield for full cut-off illumination or remove for a traditional lighting effect. 120V AC replaceable LED module, 1,211 lumens 71.2 lumens/watt per module (source). 3000K color temperature and 90+ CRI.

Specifications:
- Black (-31) (powder coat paint)
- Aluminum construction
- Etched White Linen glass cylindrical diffuser
- LED Module is replaceable (part # 93053641)
- Etched white linen glass.
- Includes removable dark sky shield for full cut-off illumination.
- Powder coated finish.
- 1,211 lumens 71.2 lumens/watt per module (source)
- 3000K color temperature, 90+ CRI
- Dimmable to 10% brightness (See Dimming Notes)
- Back plate covers a standard 4" octagonal recessed outlet box
- Mounting strap for outlet box included
- 6" of wire supplied
- ENERGY STAR® qualified
- Meets California Title 24 high efficacy requirements for outdoor use only

Performance:

Number of Modules	1
Input Power	17w
Input Voltage	120 V
Input Frequency	60 Hz
Lumens/LPW (Source)	1211/71.2 (LM-82)
Lumens/LPW (Delivered)	234/14.1 (LM-79)
CCT	3000 K
CRI	90 CRI
Life (hours)	60,000 (L70/TM-21)
FCC	Meets FCC Title 47, Part 15 Class B
Min. Start Temp	-30 °C
Max. Operating Temp	30 °C
Warranty	5 year warranty
Labels	cCSAus Wet location listed ENERGY STAR® qualified Meets California Title 24 high efficacy requirements for outdoor use only

Images:

Dimensions:

Width: 9"
Depth: 10-1/2"
Height: 12-1/2"
H/CTR: 3-1/8"

Glass
Width: 5-5/16"
Height: 7-3/8"

For more information visit our website: www.progresslighting.com

Progress Lighting • 701 Millennium Boulevard • Greenville, SC 29607

Galloway
5500 Greenwood Plaza Blvd., Suite 200
Greenwood Village, CO 80111
303.770.8884
GallowayUS.com

SITE PLAN
CALAMAR 55+ AT STERLING HILLS
STERLING HILLS SUBDIVISION FILING NO. 16

SEC STERLING HILLS PKWY & E VILLANOVA PL
AURORA, COLORADO

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Drawn By:	MNS
Checked By:	CMV
Date:	11/12/2024

PHOTOMETRIC DETAILS

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