

RESIDENCES AT WILLOW PARK

SITE PLAN AMENDMENT D.A. NO.:DA-2360-00

A PART OF LOT 1, BLOCK 2, NEVIN VILLAGE GREEN, FILING NO. THREE
SITUATED IN THE SW 1/4 OF SECTION 19, T.4S., R.66W., OF THE 6TH P.M.
CITY OF AURORA, COUNTY OF ARAPAHOE, STATE OF COLORADO

14001 E COLORADO DR. AURORA, COLORADO 80012

SITE PLAN NOTES

- THE DEVELOPER, THEIR SUCCESSORS & ASSIGNS, INCLUDING THE HOMEOWNERS OR MERCHANTS ASSOCIATION, SHALL BE RESPONSIBLE FOR INSTALLATION, MAINTENANCE, & REPLACEMENT OF ALL FIRE LANE SIGNS AS REQUIRED BY THE CITY OF AURORA.
- ALL SIGNS MUST CONFORM TO THE CITY OF AURORA SIGN CODE.
- RIGHT OF WAY FOR INGRESS & EGRESS FOR SERVICE AND EMERGENCY VEHICLES IS GRANTED OVER, ACROSS, ON & THROUGH ANY & ALL PRIVATE ROADS & WAYS NOW OR HEREAFTER ESTABLISHED ON THE DESCRIBED PROPERTY, & THE SAME ARE HEREBY DESIGNATED AS "SERVICE/EMERGENCY AND UTILITY EASEMENTS" & SHALL BE POSTED "NO PARKING - FIRE LANE."
- "ACCESSIBLE EXTERIOR ROUTES" SHALL BE PROVIDED FROM PUBLIC TRANSPORTATION STOPS, ACCESSIBLE PARKING, ACCESSIBLE PASSENGER LOADING ZONES & PUBLIC SIDEWALKS TO THE ACCESSIBLE BUILDING ENTRANCE. THEY SHALL 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 & HAND RAILS. CROSSWALKS ALONG THIS ROUTE SHALL BE WIDE ENOUGH TO WHOLLY CONTAIN THE CURB RAMP WITH A MINIMUM WIDTH OF 36" & 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 PLAC. CHAPTER 11, APPENDIX 11, & 109-1417.1-2009.
- THE DEVELOPER, THEIR SUCCESSORS & ASSIGNS, SHALL BE RESPONSIBLE FOR INSTALLATION, MAINTENANCE, & REPLACEMENT OF ALL LANDSCAPING MATERIALS SHOWN OR INDICATED ON THE APPROVED SITE PLAN OR LANDSCAPE PLAN ON FILE IN THE PLANNING DEPARTMENT. ALL LANDSCAPING WILL BE INSTALLED PRIOR TO ISSUANCE OF CERTIFICATE OF OCCUPANCY.
- 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 & OCCUPANCY OF THE SAID EASEMENTS OR RIGHTS-OF-WAY. THE UNDERSIGNED, THEIR SUCCESSORS & 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 & /OR PRIVATE UTILITIES.
- IN LOCATIONS WHERE UTILITY EASEMENTS OVERLAP DRAINAGE EASEMENTS, ONLY SUBSURFACE UTILITIES SHALL BE PERMITTED WITHIN 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.
- THE STREET LIGHT OR PEDESTRIAN LIGHT INSTALLATION WITHIN THE PUBLIC RIGHT-OF-WAY SHALL BE DESIGNED, FUNDED, & 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 & /OR PEDESTRIAN PHOTOMETRICS PLANS SHALL BE PREPARED & SUBMITTED TO THE CITY FOR REVIEW & APPROVAL & SHALL BECOME A PART OF THE APPROVED CIVIL CONSTRUCTION PLANS FOR THE PROJECT. AN ELECTRICAL PLAN SHOWING SITE LOCATION OF LIGHTS, ELECTRICAL ONE LINE, & GROUNDING DETAILS SHALL BE SUBMITTING TO THE PERMIT CENTER FOR REVIEW BY THE BUILDING DEPARTMENT. THE OWNER IS RESPONSIBLE FOR OBTAINING AN ADDRESS FOR THE METER(S) FROM THE PLANNING DEPARTMENT. A BUILDING PERMIT FOR THE METER & A PUBLIC INSPECTIONS PERMIT FOR THE STREET LIGHTS ARE REQUIRED. CERTIFICATE OF OCCUPANCIES WILL NOT BE ISSUED UNTIL THE STREET & /OR PEDESTRIAN LIGHTING PLANS ARE APPROVED, CONSTRUCTED, & INITIALLY ACCEPTED.
- THE APPROVAL OF THIS DOCUMENT DOES NOT CONSTITUTE FINAL APPROVAL OF GRADING, DRAINAGE, UTILITY, PUBLIC IMPROVEMENTS & BUILDING PLANS. CONSTRUCTION PLANS MUST BE REVIEWED & APPROVED BY THE APPROPRIATE AGENCY PRIOR TO THE ISSUANCE OF BUILDING PERMITS.
- FINAL GRADE SHALL BE AT LEAST 6" BELOW ANY EXTERIOR WOOD SIDING ON THE PREMISES.
- ALL ROOFTOP MECHANICAL EQUIPMENT & VENTS GREATER THAN 8" IN DIAMETER MUST BE SCREENED. SCREENING MAY BE DONE EITHER WITH AN EXTENDED PARAPET WALL OR A FREESTANDING SCREEN WALL. SCREENS SHALL BE AT LEAST AS HIGH AS THE EQUIPMENT THEY HIDE. IF EQUIPMENT IS VISIBLE BECAUSE SCREENS DON'T MEET THIS MINIMUM HEIGHT REQUIREMENT, THE DIRECTOR OF PLANNING MAY REQUIRE CONSTRUCTION MODIFICATIONS PRIOR TO THE ISSUANCE OF A PERMANENT CERTIFICATE OF OCCUPANCY.
- NOTWITHSTANDING ANY SURFACE IMPROVEMENTS, LANDSCAPING, PLANTING OR CHANGES SHOWN IN THESE SITE OR CONSTRUCTION PLANS, ALL UTILITIES SHALL BE PROTECTED AND REMAIN UNOBTURATED 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 & ACCEPTS THE TERMS, CONDITIONS & REQUIREMENTS OF THIS NOTE.
- ALL INTERESTED PARTIES ARE HEREBY ALERTED THAT THIS SITE PLAN IS SUBJECT TO ADMINISTRATIVE CHANGES & AS SHOWN ON THE ORIGINAL SITE PLAN ON FILE IN THE AURORA CITY PLANNING OFFICE AT THE MUNICIPAL BUILDING. A COPY OF THE OFFICIAL CURRENT PLAN MAY BE PURCHASED THERE. LIKEWISE, SITE PLANS ARE REQUIRED TO AGREE WITH THE APPROVED SUBDIVISION PLAT OF RECORD AT THE TIME OF A BUILDING PERMIT, & IF NOT, MUST BE AMENDED TO AGREE WITH THE PLAT AS NEEDED, OR VICE VERSA.
- 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.
- ALL REPRESENTATIONS & COMMITMENTS MADE BY APPLICANTS & PROPERTY OWNERS AT PUBLIC HEARINGS REGARDING THIS PLAN ARE BINDING UPON THE APPLICANT, PROPERTY OWNER, & ITS HEIRS, SUCCESSORS, & ASSIGNS.
- 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.
- THE DEVELOPER IS RESPONSIBLE FOR SIGNING & STRIPING ALL PUBLIC STREETS. THE DEVELOPER IS REQUIRED TO PLACE TRAFFIC CONTROL, STREET NAME, & GUIDE SIGNS ON ALL PUBLIC STREETS & PRIVATE STREETS APPROACHING AN INTERSECTION WITH A PUBLIC STREET. SIGNS SHALL BE FURNISHED & INSTALLED PER THE MOST CURRENT EDITIONS OF THE MANUAL ON UNIFORM TRAFFIC CONTROL DEVICES (MUTCD) & CITY STANDARDS, SHOWN ON THE SIGNINGS AND STRIPING PLAN FOR DEVELOPMENT.
- FIRE LANE & HANDICAPPED PARKING SIGNS, SIGN DETAILS, HANDICAPPED PARKING STALL DETAILS, & LOCATIONS SHALL BE APPROVED WITH THE CIVIL PLANS, "SIGNAGE AND STRIPING" PACKAGE.
- ALL CROSSINGS OR ENCROACHMENTS INTO EASEMENTS AND RIGHTS-OF-WAY OWNED BY THE CITY OF AURORA ("CITY") IDENTIFIED AS BEING PRIVATELY OWNED AND MAINTAINED HEREIN ARE ACKNOWLEDGED BY THE UNDERSIGNED AS BEING SUBJECT TO CITY'S USE AND OCCUPANCY OF SAID EASEMENTS OR RIGHTS-OF-WAY. THE UNDERSIGNED, ITS SUCCESSORS AND ASSIGNS, FURTHER 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.
- ALL FIRE HYDRANTS SHALL BE LOCATED NOT LESS THAN 3'-6" & NOT MORE THAN 8'-0" FROM THE BACK OF CURB TO THE CENTER OF THE HYDRANT & BE UNOBTURATED ON THE STREET SIDE. MINIMUM CLEARANCE ON ALL OTHER SIDES SHALL BE 5'-0". FIRE HYDRANTS MUST BE GRADE STAKED IN THE FIELD. FIRE HYDRANTS ARE NOT ALLOWED IN SIDEWALKS.

PROJECT TEAM:

DEVELOPER
HOUSING AUTHORITY OF THE CITY OF AURORA
2280 S. XANADU WAY
AURORA, CO 80014
720.251.2075

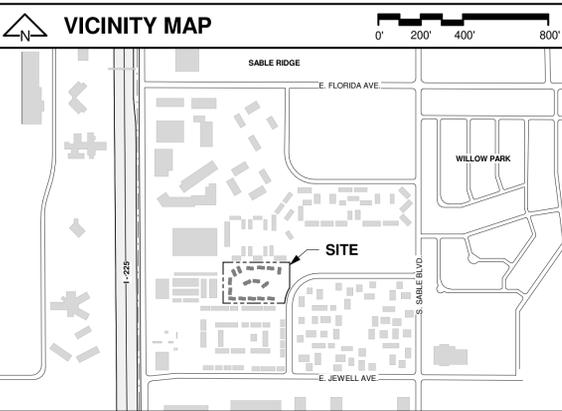
ARCHITECT
STUDIO 646 ARCHITECTURE, LLC.
301 COMMERCIAL ROAD, SUITE B
GOLDEN, CO 80401
303.284.1276

SURVEYOR
ENGINEERING SERVICE COMPANY
14190 E. EVANS AVE.
AURORA, CO 80014
303.337.7481

CIVIL
TJC LIMITED
8751 E HAMPDEN AVE, SUITE B10
DENVER, CO 80231
303.330.8991

LANDSCAPE ARCHITECT
LIVABLE CITIES STUDIOS
3827 LAFAYETTE ST, SUITE 135
DENVER, CO 80205
720.699.9179

ELECTRICAL ENGINEER
GIVEN & ASSOCIATES INC.
755 SOUTH XENON CT.
SUITE 201, LAKEWOOD, CO 80228
303.716.1270



PROPERTY LEGAL DESCRIPTION:

A PART OF LOT 1, BLOCK 2, NEVIN VILLAGE GREEN, FILING NO. THREE SITUATED IN THE SW 1/4 OF SECTION 19, T.4S., R.66W., OF THE 6TH P.M. CITY OF AURORA, COUNTY OF ARAPAHOE, STATE OF COLORADO

COMMENCING AT THE SOUTHWEST CORNER OF SAID SECTION 19, THENCE EAST ALONG THE SOUTH LINE OF THE SOUTHWEST 1/4 OF SAID SECTION 19, 1321.87 FEET; THENCE NORTH AND PARALLEL TO THE WEST LINE OF THE SOUTHWEST 1/4 OF SAID SECTION 19, 660.27 FEET TO THE TRUE POINT OF BEGINNING; THENCE CONTINUING NORTH AND PARALLEL TO THE WEST LINE OF THE SOUTHWEST 1/4 OF SAID SECTION 19, 370.95 FEET; THENCE WEST AND PARALLEL TO THE SOUTH LINE OF THE SOUTHWEST 1/4 OF SAID SECTION 19, 587.14 FEET; THENCE SOUTH AND PARALLEL TO THE WEST LINE OF THE SOUTHWEST 1/4 OF SECTION 19, 370.95 FEET; THENCE EAST AND PARALLEL TO THE SOUTH LINE OF THE SOUTHWEST 1/4 OF SECTION 19, 587.14 FEET TO THE TRUE POINT OF BEGINNING, ALL LYING IN THE COUNTY OF ARAPAHOE, STATE OF COLORADO.

PARCEL B:
A PARCEL OF LAND IN THE SOUTHWEST 1/4 OF SECTION 19, TOWNSHIP 4 SOUTH, RANGE 66 WEST OF THE 6TH PRINCIPAL MERIDIAN, BEING A PORTION OF LOT 1, BLOCK 2, NEVIN VILLAGE GREEN FILING NO. 3, COUNTY OF ARAPAHOE, STATE OF COLORADO, AND MORE PARTICULARLY DESCRIBED AS FOLLOWS:

COMMENCING AT THE SOUTHWEST CORNER OF SAID SECTION 19, THENCE EASTERLY ALONG THE SOUTH LINE OF SAID SOUTHWEST 1/4 OF SECTION 19, A DISTANCE OF 1321.87 FEET TO A POINT ON THE MOST SOUTHERLY LINE OF NEVIN VILLAGE GREEN, FILING NO. THREE AS FILED IN THE OFFICE OF THE CLERK & RECORDER OF ARAPAHOE COUNTY, COLORADO IN BOOK 22 AT PAGE 50; THENCE NORTHERLY ALONG THE WESTERLY RIGHT OF WAY LINE OF EAST JEWELL DRIVE AND THE BOUNDARY LINE OF SAID NEVIN VILLAGE GREEN, FILING NO. THREE, A DISTANCE OF 660.27 FEET TO THE TRUE POINT OF BEGINNING; THENCE CONTINUING NORTHERLY ON THE LAST DESCRIBED COURSE, A DISTANCE OF 100.00 FEET TO A POINT; THENCE EASTERLY AND PARALLEL TO THE SOUTH LINE OF SAID SOUTHWEST 1/4 OF SECTION 19, A DISTANCE OF 18.50 FEET, MORE OR LESS, TO THE WESTERLY RIGHT OF WAY LINE OF SAID EAST JEWELL DRIVE; THENCE SOUTHWESTERLY ALONG THE WESTERLY RIGHT OF WAY LINE OF SAID EAST JEWELL DRIVE, ON A CURVE TO THE LEFT HAVING A RADIUS OF 278.83 FEET, A CENTRAL ANGLE OF 20 DEGREES 59 MINUTES 51 SECONDS, AN ARC DISTANCE OF 102.11 FEET TO THE TRUE POINT OF BEGINNING, COUNTY OF ARAPAHOE, STATE OF COLORADO.

GENERAL PROJECT NOTES

- ALL BUILDING ADDRESS NUMBERS SHALL COMPLY WITH THE AURORA CITY CODE, ARTICLE VII - NUMBERING OF BUILDINGS.
- THE APPLICANT HAS THE OBLIGATION TO COMPLY WITH ALL APPLICABLE REQUIREMENTS OF THE AMERICANS WITH DISABILITIES ACT.
- EMERGENCY INGRESS AND EGRESS - RIGHT-OF-WAY FOR INGRESS AND EGRESS FOR SERVICE AND EMERGENCY VEHICLES IS GRANTED OVER, ACROSS, ON, AND THROUGH ANY AND ALL PRIVATE ROADS AND WAYS NOW OR HEREAFTER ESTABLISHED ON THE DESCRIBED PROPERTY, AND THE SAME ARE HEREBY DESIGNATED AS "SERVICE/EMERGENCY AND UTILITY EASEMENTS" & SHALL BE POSTED "NO PARKING - FIRE LANE."
- FIRE LANE EASEMENT - AN APPROVED MEANS OF ACCESS OR OTHER PASSAGEWAY THAT IS FORMALLY DEDICATED AND IDENTIFIED TO PROVIDE ACCESS FOR EMERGENCY APPARATUS WHERE PARKING IS PROHIBITED.
- THE 2015 INTERNATIONAL FIRE CODE (IFC), REQUIRES ALL BUILDINGS TO BE ASSESSED FOR ADEQUATE EMERGENCY RESPONDER RADIO COVERAGE (ERRC). AT THE TIME THE STRUCTURE IS AT FINAL FRAME AND FINAL ELECTRICAL INSPECTIONS, THE GENERAL CONTRACTOR (GC) WILL BE REQUIRED TO HIRE A QUALIFIED INDEPENDENT 3RD PARTY TO ASSESS THE RADIO FREQUENCY LEVELS WITHIN THE STRUCTURE. ONCE COMPLETED, THE 3RD PARTY WILL PROVIDE THE RESULTS OF THE TEST TO BOTH THE GC AND THE AURORA BUILDING DIVISION AS TO WHETHER THE STRUCTURE PASSED OR FAILED THE PRELIMINARY RADIO SURVEILLANCE. A STRUCTURE THAT HAS PASSED THIS SURVEILLANCE REQUIRES NO FURTHER ACTION BY THE GC. A FAILED RADIO SURVEILLANCE WILL REQUIRE A LICENSED CONTRACTOR TO SUBMIT PLANS TO THE AURORA BUILDING DIVISION TO OBTAIN A BUILDING PERMIT FOR THE INSTALLATION OF AN ERRC SYSTEM PRIOR TO INSTALLATION. THIS ASSESSMENT AND INSTALLATION IS AT THE OWNER OR DEVELOPERS EXPENSE. FUTURE INTERIOR OR EXTERIOR MODIFICATIONS TO THE STRUCTURE AFTER THE ORIGINAL CERTIFICATE OF OCCUPANCY IS ISSUED WILL REQUIRE A REASSESSMENT FOR ADEQUATE RADIO FREQUENCY COVERAGE.

SHEET INDEX

SHEET NO.	SHEET NAME
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02 OF 20	AMENDMENT PROJECT SCOPE PLAN
03 OF 20	ENLARGED SITE PLAN
04 OF 20	PRELIMINARY GRADING PLAN
05 OF 20	PRELIMINARY UTILITY PLAN
06 OF 20	TREE REMOVAL & MITIGATION PLAN
07 OF 20	LANDSCAPE DETAIL REFERENCE PLAN
08 OF 20	PLANTING PLAN
09 OF 20	LANDSCAPE DETAILS
10 OF 20	LANDSCAPE DETAILS
11 OF 20	LANDSCAPE DETAILS
12 OF 20	ARCHITECTURAL ELEVATIONS
13 OF 20	ARCHITECTURAL ELEVATIONS
14 OF 20	COLOR ELEVATIONS & MATERIALS
15 OF 20	SITE DETAILS
16 OF 20	PHOTOMETRIC
17 OF 20	PHOTOMETRIC
18 OF 20	FIRE AND LIFE SAFETY PLAN
19 OF 20	ARCHITECTURAL EXHIBITS
20 OF 20	Unnamed

SITE DATA CHART

PROPERTY ZONING:	R-2 RESIDENTIAL
PROPERTY SUB-AREA:	SUBAREA 'A'
CURRENT & PROPOSED USE:	AFFORDABLE MULTI-FAMILY RESIDENTIAL

EXISTING BUILDING TO BE DEMO INFORMATION

EXISTING BUILDINGS	UNIT COUNT	FOOTPRINT S.F.	GROSS S.F.	2021 IIBC CONST. TYPE	SPRINKLERED BLDG STATUS
BUILDING 14001: 1 STORY TO BE DEMOLISHED	4 UNITS	3,807 SQ. FT.	3,740 SQ. FT.	VA - R-2	N.S.
EXISTING BLDG TOTALS:	64 UNITS	24,618 SQ. FT.	60,444 SQ. FT.		

PROPOSED & EXISTING BUILDING INFORMATION

PROPOSED BUILDINGS	UNIT COUNT	FOOTPRINT S.F.	GROSS S.F.	2021 IBC CONST. TYPE	SPRINKLERED BLDG STATUS
BUILDING 14001: 3 STORY	22 UNITS	9,329 SQ. FT.	27,170 SQ. FT.	VA - R-2	NFPA 13R
EX. & PROPOSED TOTALS:	86 UNITS	33,947 SQ. FT.	87,614 SQ. FT.		

DATA BLOCK - TOTAL SITE

LAND AREA WITHIN PROPERTY LINES:	5.01 ACRES	
NUMBER OF BUILDINGS	16 EXISTING, 1 PROPOSED	
BUILDING HEIGHT	38.00' MAX.	35.33' (HIGHEST POINT) 31.88' (AVG. ROOF ACCESS)
TOTAL BUILDING COVERAGE & GFA:	33,947 S.F.	(16% LOT COVERAGE)
HARD SURFACE AREA:	47,879 S.F.	(22% LOT COVERAGE)
LANDSCAPE AREA:	97,491 S.F.	(45% LOT COVERAGE)
SIDEWALKS & PATIOS:	30,117 S.F.	(14% LOT COVERAGE)
PRESENT ZONING CLASSIFICATION:	R-2 RESIDENTIAL	
MAXIMUM PERMITTED/ALLOWABLE SIGN AREA:	96 SQ. FT. (1 SIGN PER STREET FRONTAGE)	
PROPOSED TOTAL SIGN AREA:	40.04 SQ. FT.	
PROPOSED NUMBER OF SIGNS:	(1) WALL MOUNTED, (1) MONUMENT	
PROPOSED MONUMENT SIGN:	1	
PROPOSED MONUMENT SIGN AREA:	23.54 SQ. FT.	
PARKING SPACES REQUIRED:	92 TOTAL (.85 / UNIT = .85 x 86 SPACES, +18 VISITOR)	
PARKING SPACES PROVIDED:	113 TOTAL SPACES PROVIDED	
ACCESSIBLE SPACES REQUIRED:	4 REQUIRED	
ACCESSIBLE SPACES PROVIDED:	11 TOTAL SPACES PROVIDED (4 VAN ACCESSIBLE)	
LOADING SPACES REQUIRED:	--	
LOADING SPACES PROVIDED:	6	

SIGNATURE BLOCK

THIS SITE PLAN & ANY AMENDMENTS HERETO, UPON APPROVAL BY THE CITY OF AURORA & 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.

SIGNATURE FOR OWNER:
MOUNTAINVIEW APARTMENTS LLLP, a Colorado limited liability limited partnership
By: Housing Authority of the City of Aurora, Colorado, a body corporate and politic, doing business as Aurora Housing Authority, its General Partner

By: _____
Lesley Arney, Chief Financial Officer

SIGNATURE FOR MORTGAGE HOLDER:
COLORADO HOUSING AND FINANCE AUTHORITY, a body corporate and political subdivision of the State of Colorado

By: _____
Thomas Bryan, Chief Financial Officer

NOTARY:
WITH MY HAND AND OFFICIAL SEAL:

By: _____
(Notary Public)

CITY OF AURORA APPROVALS

CITY ATTORNEY DATE _____

PLANNING DIRECTOR DATE _____

PLANNING COMMISSION (CHAIRPERSON) DATE _____

CITY COUNCIL (MAYOR) DATE _____

ATTEST (CITY CLERK) DATE _____

DATABASE APPROVAL DATE: _____

RECORDER'S CERTIFICATE:

ACCEPTED FOR FILM IN THE OFFICE OF THE CLERK & RECORDER OF

_____ COLORADO AT _____

CLERK & RECORDER: _____ DEPUTY: _____

AMENDMENTS

AMENDMENT DESCRIPTION: ADDITIONAL SCOPE OF WORK ON THE SITE TO PROVIDE ACCESSIBLE UNIT ENTRIES TO PROVIDE RAMPING & RAILINGS AS REQUIRED PER GRADING. MINOR ADJUSTMENTS TO LOT COVERAGE CALCULATIONS, PARKING COUNTS, & GRADING AS A RESULT. THIS ALSO INCLUDES ADJUSTMENTS TO LANDSCAPE SCOPE AS DISCUSSED IN A MEETING WITH THE PLANNING DEPARTMENT.

AMENDMENT DESCRIPTION: REVISIONS PER CITY REVIEW ON AMENDMENT 1 FOR THE ADDITIONAL SCOPE OF WORK ON THE SITE.

RESIDENCES AT WILLOW PARK

SITE PLAN AMENDMENT

301 COMMERCIAL RD., SUITE B
GOLDEN, COLORADO
303.284.1276

STUDIO 646
ARCHITECTURE

1ST SUBMITTAL: AUGUST 16, 2023 5TH SUBMITTAL: APRIL 23, 2024

2ND SUBMITTAL: SEPTEMBER 19, 2023 FINAL SITE PLAN: JUNE 11, 2024

3RD SUBMITTAL: OCTOBER 27, 2023 **AMENDMENT: MARCH 25, 2025**
ADDED SCOPE OF WORK FOR ACCESSIBILITY

4TH SUBMITTAL: FEBRUARY 20, 2024 **AMENDMENT: JUNE 24, 2025**
REVISIONS FOR AMENDMENT & ADDED SCOPE

COVER SHEET

01 OF 20

COVER SHEET

SHEET 01 OF 20

RESIDENCES AT WILLOW PARK

SITE PLAN AMENDMENT D.A. NO.: DA-2360-00

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CITY OF AURORA, COUNTY OF ARAPAHOE, STATE OF COLORADO

14001 E COLORADO DR. AURORA, COLORADO 80012

SITE PLAN NOTES

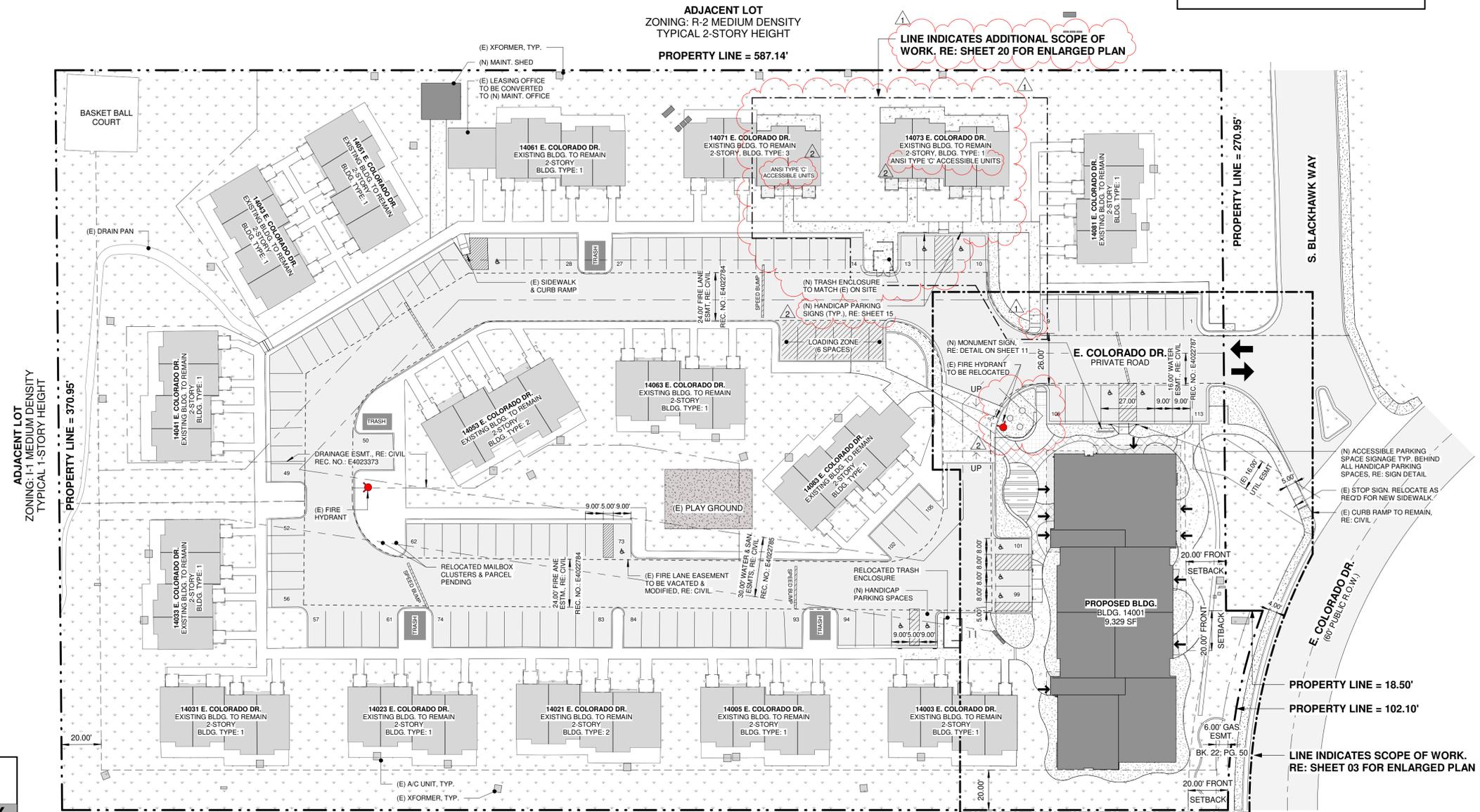
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- "ACCESSIBLE EXTERIOR ROUTES" SHALL BE PROVIDED FROM PUBLIC TRANSPORTATION STOPS, ACCESSIBLE PARKING, ACCESSIBLE PASSENGER LOADING ZONES & PUBLIC SIDEWALKS TO THE ACCESSIBLE BUILDING ENTRANCE THEY SERVE. AT LEAST 50% OF ALL BUILDING ENTRANCES SHALL 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 & HAND RAILS. CROSSWALKS ALONG THIS ROUTE SHALL BE WIDE ENOUGH TO WHOLLY CONTAIN THE CURB RAMP WITH A MINIMUM WIDTH OF 36", & 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 U.B.C. CHAPTER 11, APPENDIX 11, & ICC A117.1 2009.
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- 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 & OCCUPANCY OF THE SAID EASEMENTS OR RIGHTS-OF-WAY. THE UNDERSIGNED, THEIR SUCCESSORS & ASSIGNS, HEREBY AGREE TO INDEMNIFY THE CITY OF AURORA FOR ANY LOSS, DAMAGE OR REPAIR TO CITY FACILITIES THAT RESULT FROM THE INSTALLATION, OPERATION OR MAINTENANCE OF SAID PRIVATE IRRIGATION LINES OR SYSTEMS & /OR PRIVATE UTILITIES.
- 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.
- THE STREET LIGHT OR PEDESTRIAN LIGHT INSTALLATION WITHIN THE PUBLIC RIGHT-OF-WAY SHALL BE DESIGNED, FUNDED, & CONSTRUCTED BY THE DEVELOPER/OWNER. OWNERSHIP AND MAINTENANCE OF THE STREET LIGHTS SHALL BE THE RESPONSIBILITY OF THE CITY OF AURORA ONCE THEY HAVE BEEN ACCEPTED. STREET LIGHT & /OR PEDESTRIAN PHOTOMETRICS PLANS SHALL BE PREPARED & SUBMITTED TO THE CITY FOR REVIEW & APPROVAL, & SHALL BECOME A PART OF THE APPROVED CONSTRUCTION PLANS FOR THE PROJECT. AN ELECTRICAL PLAN SHOWING SITE LOCATION OF LIGHTS, ELECTRICAL ONE LINE, & GROUNDING DETAILS SHALL BE SUBMITTED TO THE PERMIT CENTER FOR REVIEW BY THE BUILDING DEPARTMENT. THE OWNER IS RESPONSIBLE FOR OBTAINING AN ADDRESS FOR THE METER(S) FROM THE PLANNING DEPARTMENT. A BUILDING PERMIT FOR THE METER & A PUBLIC INSPECTIONS PERMIT FOR THE STREET LIGHTS ARE REQUIRED. CERTIFICATE OF OCCUPANCIES WILL NOT BE ISSUED UNTIL THE STREET & /OR PEDESTRIAN LIGHTING PLANS ARE APPROVED, CONSTRUCTED, & INITIALLY ACCEPTED.
- THE APPROVAL OF THIS DOCUMENT DOES NOT CONSTITUTE FINAL APPROVAL OF GRADING, DRAINAGE, UTILITY, PUBLIC IMPROVEMENTS & BUILDING PLANS. CONSTRUCTION PLANS MUST BE REVIEWED & APPROVED BY THE APPROPRIATE AGENCY PRIOR TO THE ISSUANCE OF BUILDING PERMITS.
- FINAL GRADE SHALL BE AT LEAST 6" BELOW ANY EXTERIOR WOOD SIDING ON THE PREMISES.
- ALL ROOFTOP MECHANICAL EQUIPMENT & VENTS GREATER THAN 8" IN DIAMETER MUST BE SCREENED. SCREENING MAY BE DONE EITHER WITH AN EXTENDED PARAPET WALL OR A FREESTANDING SCREEN WALL. SCREENS SHALL BE AT LEAST AS HIGH AS THE EQUIPMENT THEY HIDE. IF EQUIPMENT IS VISIBLE BECAUSE SCREENS DON'T MEET THIS MINIMUM HEIGHT REQUIREMENT, THE DIRECTOR OF PLANNING MAY REQUIRE CONSTRUCTION MODIFICATIONS PRIOR TO THE ISSUANCE OF A PERMANENT CERTIFICATE OF OCCUPANCY.
- 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 UNOBTURATED AND FULLY ACCESSIBLE ALONG THEIR ENTIRE LENGTH TO ALLOW FOR ADEQUATE MAINTENANCE OF EQUIPMENT. ADDITIONAL NO INSTALL, 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 & ACCEPTS THE TERMS, CONDITIONS & REQUIREMENTS OF THIS NOTE.
- ALL INTERESTED PARTIES ARE HEREBY ALERTED THAT THIS SITE PLAN IS SUBJECT TO ADMINISTRATIVE CHANGES & AS SHOWN ON THE ORIGINAL SITE PLAN ON FILE IN THE AURORA CITY PLANNING OFFICE AT THE MUNICIPAL BUILDING. A COPY OF THE OFFICIAL CURRENT PLAN MAY BE PURCHASED THERE. LIKEWISE, SITE PLANS ARE REQUIRED TO AGREE WITH THE APPROVED SUBDIVISION PLAT OF RECORD AT THE TIME OF A BUILDING PERMIT, & IF NOT, MUST BE AMENDED TO AGREE WITH THE PLAT AS NEEDED, OR VICE VERSA.
- 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.
- ALL REPRESENTATIONS & COMMITMENTS MADE BY APPLICANTS & PROPERTY OWNERS AT PUBLIC HEARINGS REGARDING THIS PLAN ARE BINDING UPON THE APPLICANT, PROPERTY OWNER, & ITS HEIRS, SUCCESSORS, & ASSIGNS.
- ARCHITECTURAL FEATURES, SUCH AS BAY WINDOWS, FIREPLACES, ROOF OVERHANGS, GUTTERS, EAVES, FOUNDATIONS, FOOTINGS, CANTILEVERED WALLS, ETC., ARE NOT ALLOWED TO ENCRACH INTO ANY EASEMENT OR FIRE LANE.
- THE DEVELOPER IS RESPONSIBLE FOR SIGNING & STRIPING ALL PUBLIC STREETS. THE DEVELOPER IS REQUIRED TO PLACE TRAFFIC CONTROL, STREET NAME, & GUIDE SIGNS ON ALL PUBLIC STREETS & PRIVATE STREETS APPROACHING AN INTERSECTION WITH A PUBLIC STREET. SIGNS SHALL BE FURNISHED & INSTALLED PER THE MOST CURRENT EDITIONS OF THE MANUAL ON UNIFORM TRAFFIC CONTROL DEVICES (MUTCD) & CITY STANDARDS, SHOWN ON THE SIGNING AND STRIPING PLAN FOR DEVELOPMENT.
- FIRE LANE & HANDICAPPED PARKING SIGNS, SIGN DETAILS, HANDICAPPED PARKING STALL DETAILS, & LOCATIONS SHALL BE APPROVED WITH THE CIVIL PLANS, "SIGNAGE AND STRIPING" PACKAGE.
- ALL CROSSINGS OR ENCROACHMENTS INTO EASEMENTS AND RIGHTS-OF-WAY OWNED BY THE CITY OF AURORA (CITY'S IDENTIFIED AS BEING PRIVATELY OWNED AND MAINTAINED) WHICH ARE ACKNOWLEDGED BY THE UNDERSIGNED AS BEING SUBJECT TO CITY USE AND OCCUPANCY OF SAID EASEMENTS OR RIGHTS-OF-WAY. THE UNDERSIGNED, ITS SUCCESSORS AND ASSIGNS, FURTHER AGREES TO REMOVE, REPAIR, REPLACE, RELOCATE, MODIFY, OR OTHERWISE 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.
- ALL FIRE HYDRANTS SHALL BE LOCATED NOT LESS THAN 3'-6" & NOT MORE THAN 8'-0" FROM THE BACK OF CURB TO THE CENTER OF THE HYDRANT & BE UNOBSTRUCTED ON THE STREET SIDE. MINIMUM CLEARANCE ON ALL OTHER SIDES SHALL BE 5'-0". FIRE HYDRANTS MUST BE GRADE STAKED IN THE FIELD. FIRE HYDRANTS ARE NOT ALLOWED IN SIDEWALKS.

LINE TYPES LEGEND

LINE STYLES	
	PROPERTY LINE
	EASEMENT LINE
	SETBACK LINE
	CENTER LINE
	BREAK LINE
	FENCE
	BUILDING ELEMENT ABOVE

MATERIAL LEGEND

PLAN AND SECTION	
	GRAVEL
	EXISTING CONCRETE TO REMAIN
	NEW CONCRETE
	POUR-IN-PLACE RUBBERIZED SURFACE, COLOR 1 (RE: LANDSCAPE)
	POUR-IN-PLACE RUBBERIZED SURFACE, COLOR 2 (RE: LANDSCAPE)
	SYNTHETIC TURF (RE: LANDSCAPE)
	GRASS
	LANDSCAPE MULCH & LANDSCAPING (RE: LANDSCAPE)



RESIDENCES AT WILLOW PARK

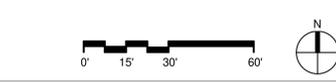
SITE PLAN AMENDMENT

301 COMMERCIAL RD., SUITE B
GOLDEN, COLORADO
303.284.1276

STUDIO 646
ARCHITECTURE

1 ST SUBMITTAL: AUGUST 16, 2023	5 TH SUBMITTAL: APRIL 23, 2024
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AMENDMENT PROJECT SCOPE PLAN	02 OF 20

1 PROPOSED SITE DEVELOPMENT PLAN
1" = 30'-0"



RESIDENCES AT WILLOW PARK

SITE PLAN AMENDMENT D.A. NO.:DA-2360-00

A PART OF LOT 1, BLOCK 2, NEVIN VILLAGE GREEN, FILING NO. THREE
SITUATED IN THE SW 1/4 OF SECTION 19, T.4S., R.66W., OF THE 6TH P.M.
CITY OF AURORA, COUNTY OF ARAPAHOE, STATE OF COLORADO
14001 E COLORADO DR. AURORA, COLORADO 80012

SITE PLAN LEGEND	
	SITE PROPERTY LINE
	PEDESTRIAN ENTRY
	VEHICULAR EGRESS
	PROPOSED BUILDING
	EXISTING BUILDING
	BUILDING PROJECTIONS OVERHEAD
	FIRE DEPT. KNOX BOX
	FIRE HYDRANT
	EXISTING GRADE
	PROPOSED GRADE
	DOMESTIC WATER LINE
	SANITARY LINE
	GAS LINE
	PROPOSED FENCE

LINE TYPES LEGEND	
LINE STYLES	
	PROPERTY LINE
	EASEMENT LINE
	SETBACK LINE
	CENTER LINE
	BREAK LINE
	FENCE
	BUILDING ELEMENT ABOVE

MATERIAL LEGEND	
PLAN AND SECTION	
	GRAVEL
	EXISTING CONCRETE TO REMAIN
	NEW CONCRETE
	POUR-IN-PLACE RUBBERIZED SURFACE, COLOR 1 (RE: LANDSCAPE)
	POUR-IN-PLACE RUBBERIZED SURFACE, COLOR 2 (RE: LANDSCAPE)
	SYNTHETIC TURF (RE: LANDSCAPE)
	GRASS
	LANDSCAPE MULCH & LANDSCAPING, (RE: LANDSCAPE)

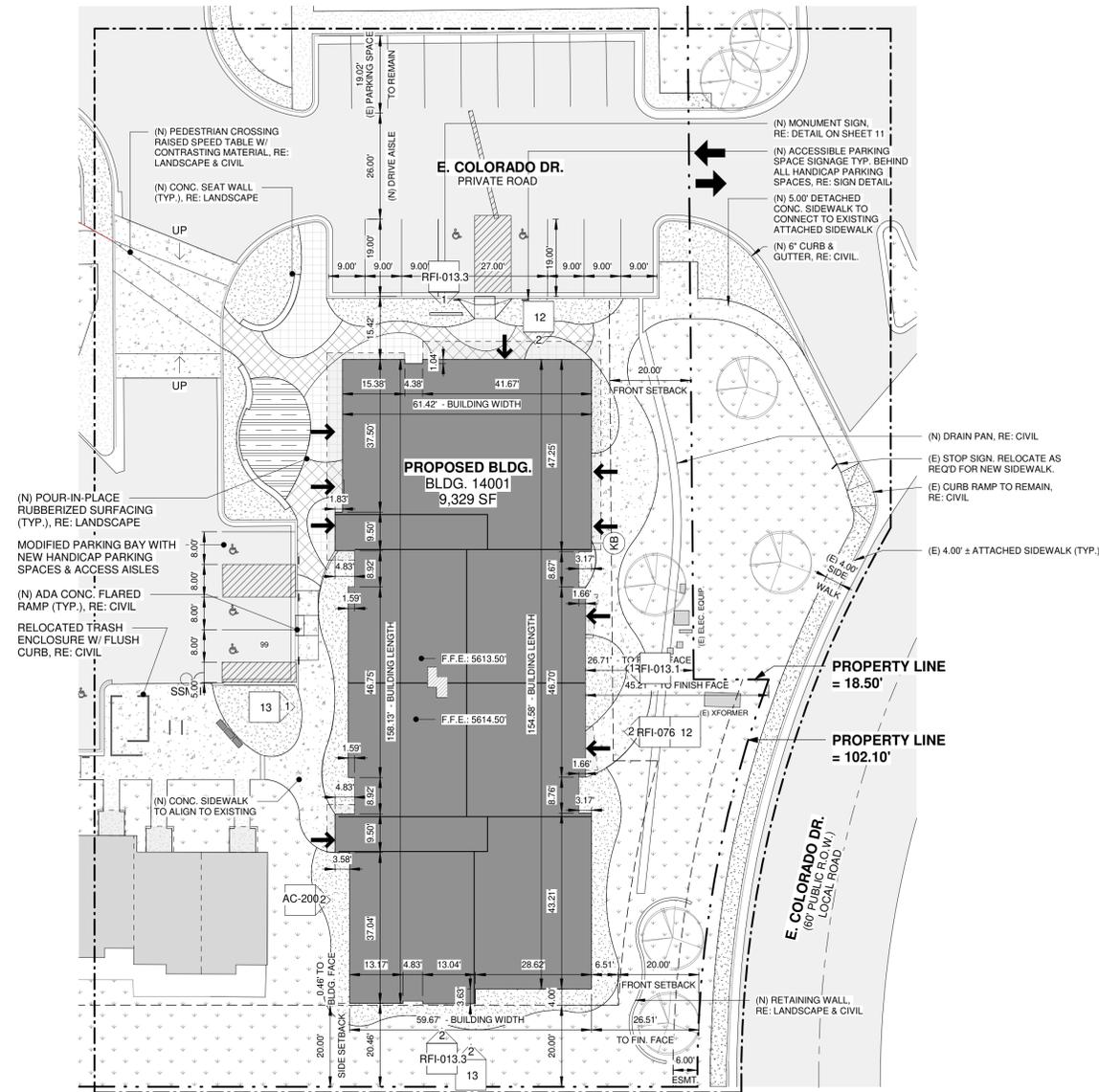
RESIDENCES AT WILLOW PARK
SITE PLAN AMENDMENT

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GOLDEN, COLORADO
303.284.1276

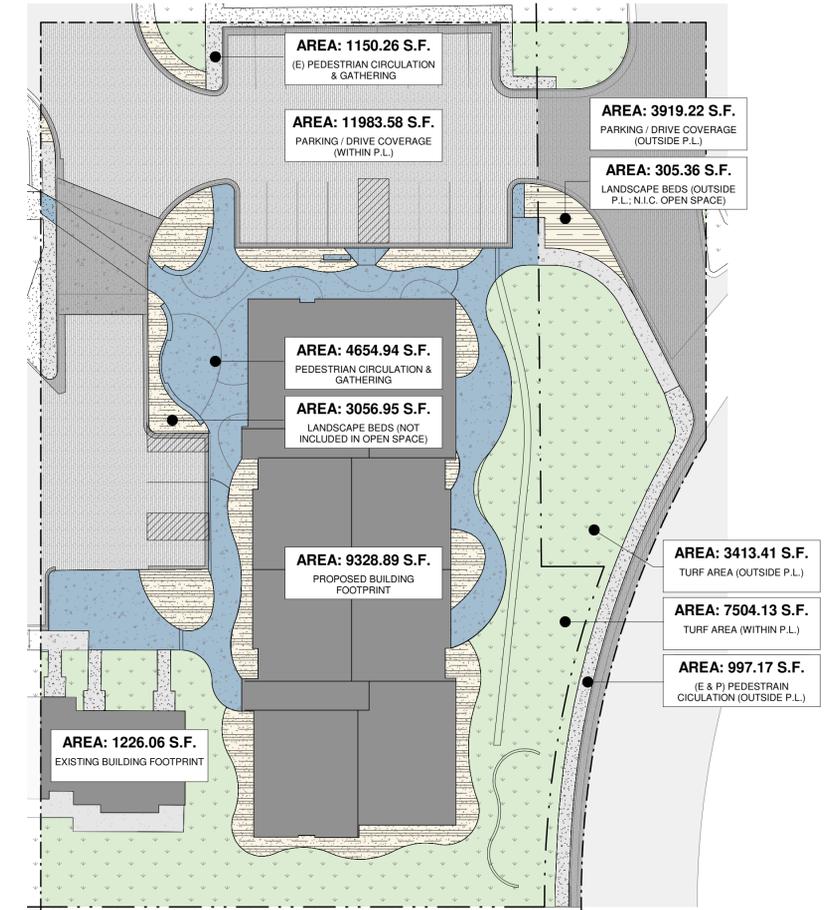
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ENLARGED SITE PLAN 03 OF 20



1 PROPOSED SITE DEVELOPMENT PLAN
1" = 20'-0"



SITE AMENDMENT LOT COVERAGE (NOT TO SCALE)

LOT COVERAGE LEGEND & DATA	
	PLANTING BEDS (AREA NOT INCLUDED IN OPEN SPACE CALCULATION)
	USABLE GREEN SPACE (TURF)
	PROPOSED PEDESTRIAN CIRCULATION & GATHERING
	EXISTING PEDESTRIAN CIRCULATION & GATHERING
	PARKING / DRIVE COVERAGE
	EXISTING & PROPOSED BUILDING FOOTPRINTS

DATA BLOCK - SITE AMENDMENT (SCOPE OF WORK)	
LAND AREA WITHIN PROPERTY LINES:	218,407 S.F. / 5.01 ACRES
TOTAL SITE AMENDMENT AREA:	47,532 S.F. / 1.01 ACRES (22% OF TOTAL SITE)
TOTAL EXISTING BUILDING COVERAGE:	1,226 S.F. (2% OF SITE AMENDMENT)
TOTAL PROPOSED BUILDING COVERAGE:	9,329 S.F. (20% OF SITE AMENDMENT)
HARD SURFACE AREA:	15,897 S.F. (34% OF SITE AMENDMENT)
LANDSCAPE AREA:	14,280 S.F. (30% OF SITE AMENDMENT)
SIWALKS & PATIOS:	6,802 S.F. (14% OF SITE AMENDMENT)
OPEN SPACE CALCULATION (NOT INCLUDING PLANT BEDS)	17,712 S.F. (37% OF SITE AMENDMENT)

RESIDENCES AT WILLOW PARK

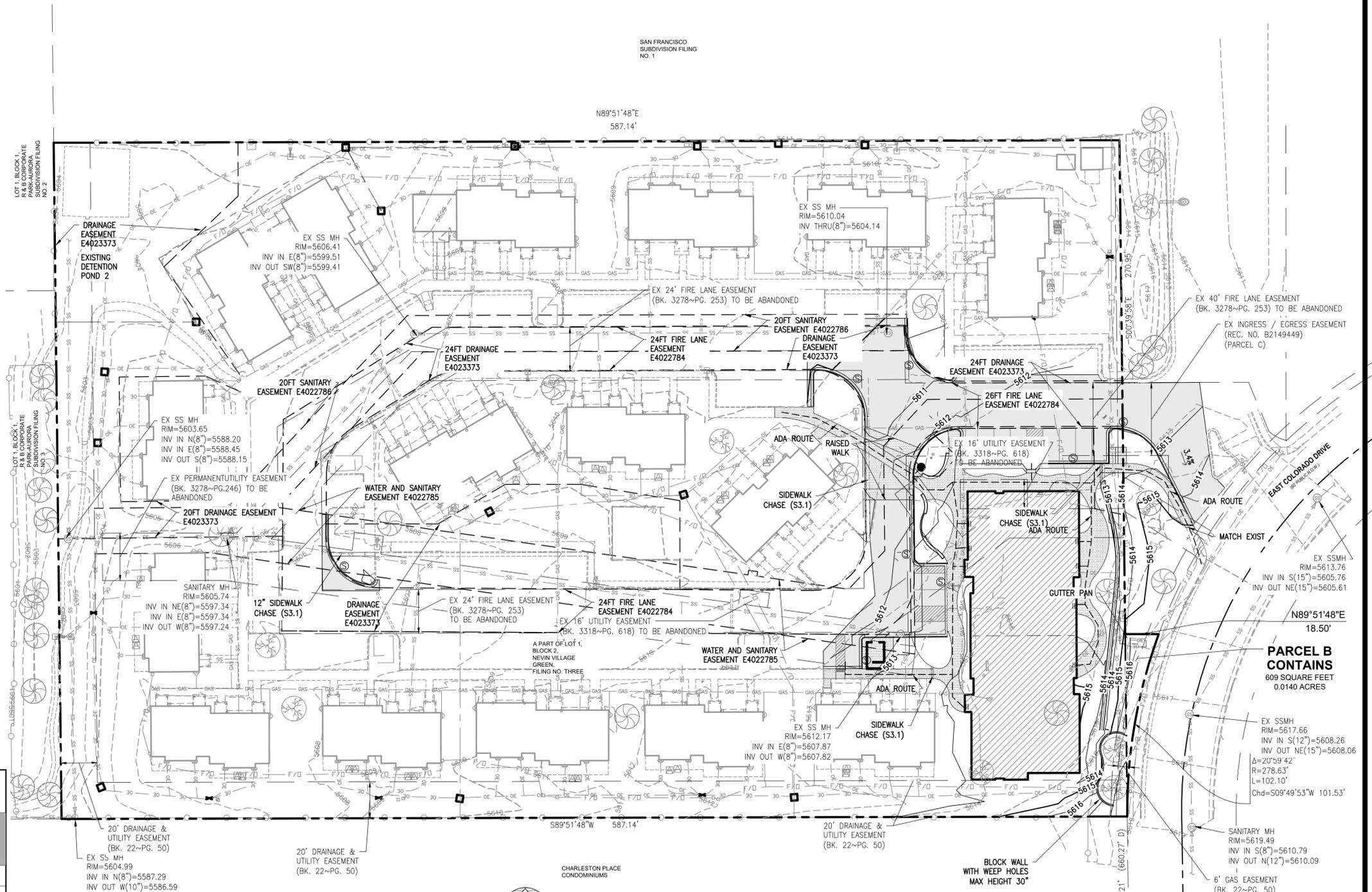
SITE PLAN AMENDMENT CASE NO.:1685588
 A PART OF LOT 1, BLOCK 2, NEVIN VILLAGE GREEN, FILING NO. THREE
 SITUATED IN THE SW 1/4 OF SECTION 19, T.4S., R.66W., OF THE 6TH P.M.
 CITY OF AURORA, COUNTY OF ARAPAHOE, STATE OF COLORADO

14001 E COLORADO DR.
 AURORA, COLORADO 80012

LEGEND

	PROPERTY LINE
	EXIST TELEPHONE
	EXIST FENCE CHAINLINK
	EXIST FENCE ALUMINUM
	EXIST CONTOUR
	EXIST OVERHEAD ELECTRIC
	EXIST FIBER
	EXIST GAS
	EXIST STORM SEWER
	EXIST STORM MANHOLE
	EXIST SANITARY SEWER
	EXIST SANITARY MANHOLE
	EXIST WATER LINE
	EXIST GATE VALVE
	EXIST FIRE HYDRANT
	SANITARY SEWER
	STORM MANHOLE
	SANITARY MANHOLE
	INLET
	TRANSFORMER
	FINISHED SLOPE
	GROUND ELEVATION
	1 FT CONTOUR
	5 FT CONTOUR
	TRUNCATED DOMES
	PARKING SPACE COUNT
	BUILDING
	BUILDING DOOR
	CONCRETE
	ASPHALT
	VERTICAL CURB CATCH (S7.1)
	VERTICAL CURB SPILL (S7.1)

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



RESIDENCES AT WILLOW PARK SITE PLAN AMENDMENT

301 COMMERCIAL RD., SUITE B
 GOLDEN, COLORADO
 303.284.1276

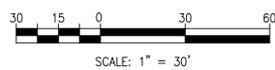
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ARCHITECTURE

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PRELIMINARY GRADING PLAN 04 OF 20



TJC LIMITED
 8751 E HAMPDEN AVE; SUITE B10
 DENVER, CO 80231
 303.840.4742
 www.tjcivil.com



PRELIMINARY GRADING PLAN
 SHEET 04 OF 20

RESIDENCES AT WILLOW PARK

SITE PLAN AMENDMENT CASE NO.:1685588

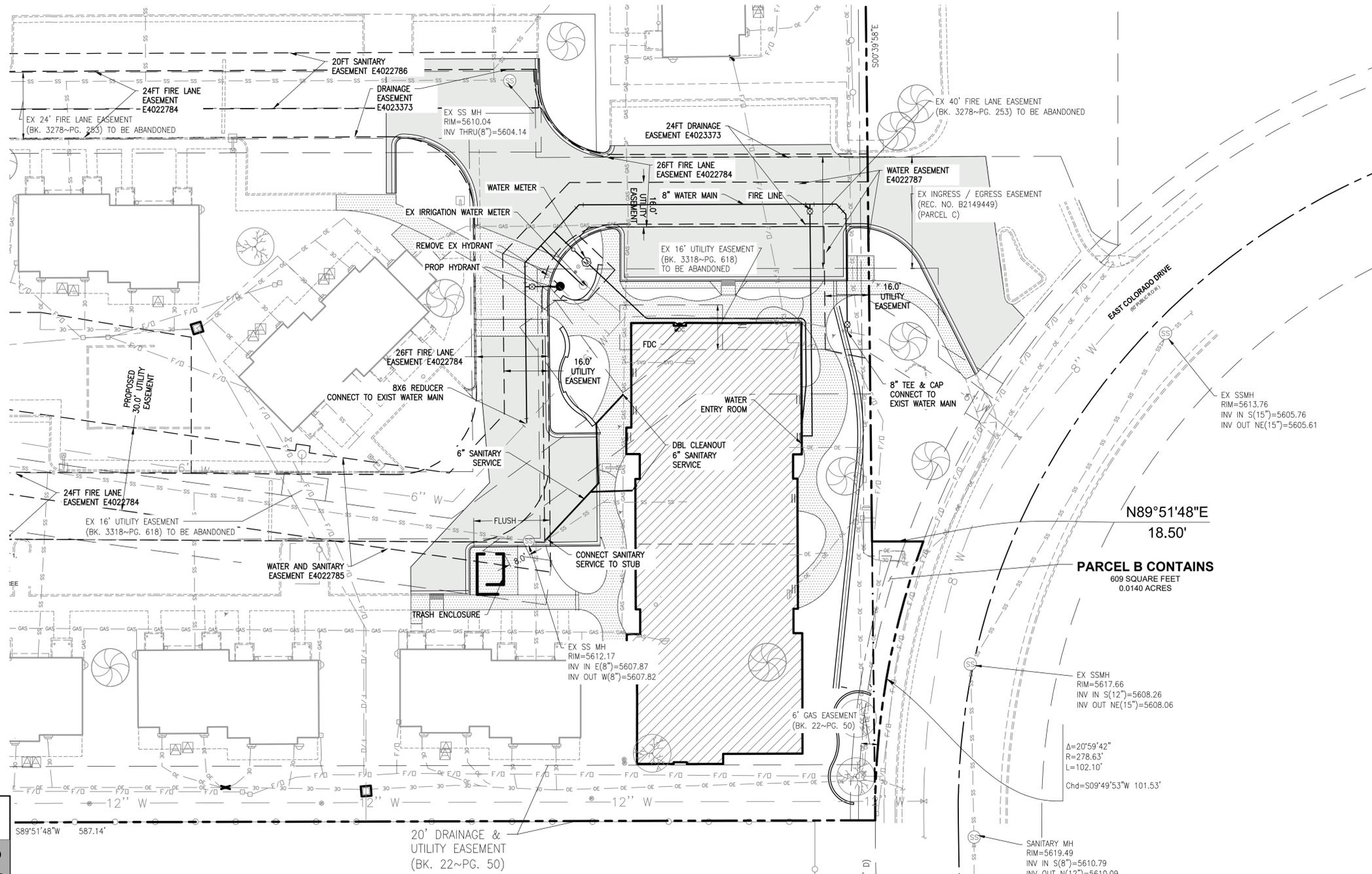
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CITY OF AURORA, COUNTY OF ARAPAHOE, STATE OF COLORADO

14001 E COLORADO DR.
AURORA, COLORADO 80012

LEGEND

- UC — UC — PROPERTY LINE
- X — X — EXIST TELEPHONE
- * — * — EXIST FENCE CHAINLINK
- + — + — EXIST FENCE ALUMINUM
- - - - - EXIST CONTOUR
- OE — OE — EXIST OVERHEAD ELECTRIC
- F/O — EXIST FIBER
- GAS — GAS — EXIST GAS
- ST — ST — EXIST STORM SEWER
- (S7) — EXIST STORM MANHOLE
- (SS) — EXIST SANITARY SEWER
- (SS) — EXIST SANITARY MANHOLE
- W — W — EXIST WATER LINE
- (V) — EXIST GATE VALVE
- (H) — EXIST FIRE HYDRANT
- (S7) — SANITARY SEWER
- (S7) — STORM MANHOLE
- (SS) — SANITARY MANHOLE
- (I) — INLET
- (T) — TRANSFORMER
- X.X% — FINISHED SLOPE
- 5448.52 — GROUND ELEVATION
- XX — 1 FT CONTOUR
- XX — 5 FT CONTOUR
- [] — TRUNCATED DOMES
- [] — PARKING SPACE COUNT
- [] — BUILDING
- [] — BUILDING DOOR
- [] — CONCRETE
- [] — ASPHALT
- (S) — VERTICAL CURB CATCH (S7.1)
- (S) — VERTICAL CURB SPILL (S7.1)

ALL FIRE HYDRANTS SHALL BE LOCATED NOT LESS THAN 3'-6" AND NOT MORE THAN 8'-0" FROM THE BACK OF CURB TO THE CENTER OF THE HYDRANT AND BE UNOBSTRUCTED ON THE STREET SIDE. MINIMUM CLEARANCE ON ALL OTHER SIDES SHALL BE 5'-0". FIRE HYDRANTS MUST BE GRADE STAKED IN THE FIELD. FIRE HYDRANTS ARE NOT ALLOWED IN SIDEWALKS.



RESIDENCES AT WILLOW PARK SITE PLAN AMENDMENT

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303.284.1276

STUDIO 646
ARCHITECTURE

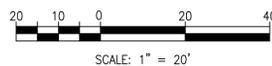
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PRELIMINARY UTILITY PLAN 05 OF 20

HARLESTON PLACE
CONDOMINIUMS



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8751 E HAMPDEN AVE; SUITE B10
DENVER, CO 80231
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PRELIMINARY UTILITY PLAN
SHEET 05 OF 20

RESIDENCES AT WILLOW PARK

SITE PLAN AMENDMENT D.A. NO.:DA-2360-00

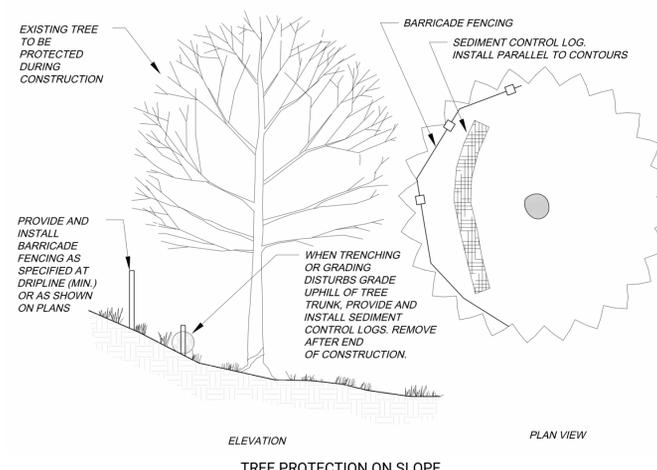
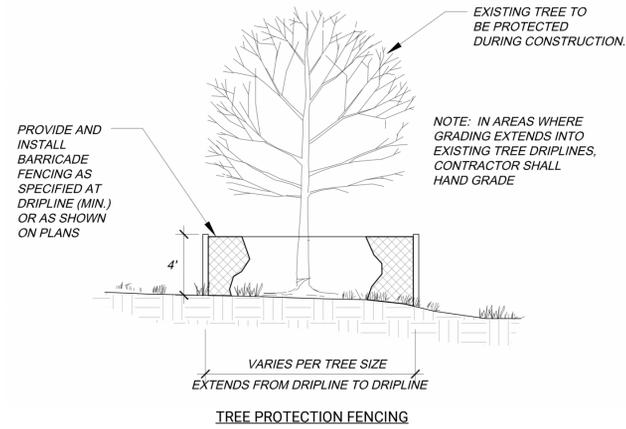
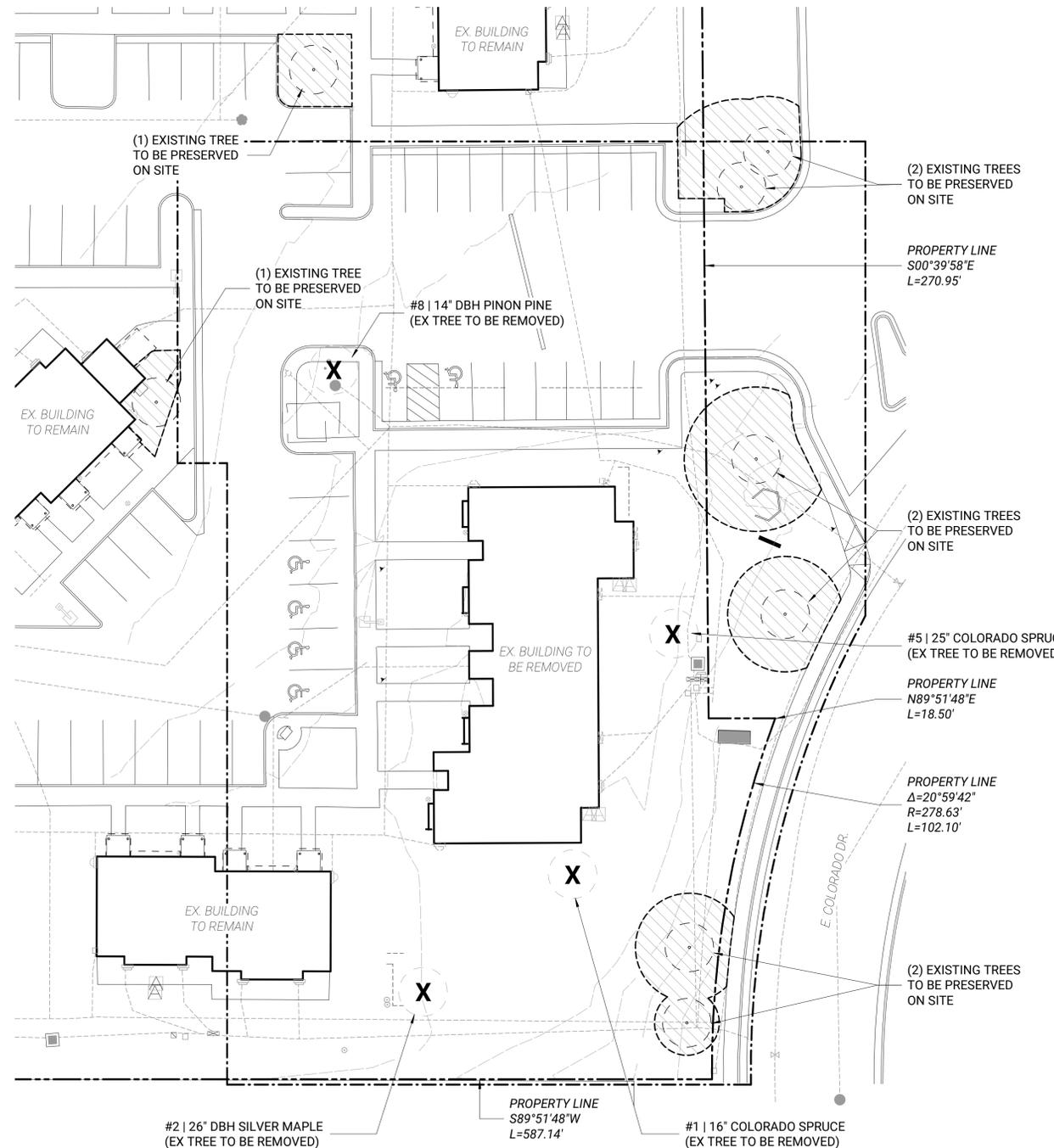
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CITY OF AURORA, COUNTY OF ARAPAHOE, STATE OF COLORADO

14001 E COLORADO DR. AURORA, COLORADO 80012

TREE MITIGATION NOTES

- PRIOR TO BEGINNING OF CONSTRUCTION ESTABLISH THE TREE PROTECTION ZONE BY INSTALLING TREE PROTECTION FENCING AROUND ALL EXISTING TREES TO REMAIN. LOCATE FENCING AT THE OUTSIDE OF THE DROP LINE OF THE TREES OR AT A DISTANCE FROM THE TREE TRUNK OF ONE(1) FOOT OF RADIUS FOR EVERY INCH OF TRUNK DIAMETER, WHICHEVER IS GREATER. FOR GROUPS OF TREES, THE MINIMUM DISTANCE BETWEEN THE TREE TRUNK AND THE FENCING SHALL BE ONE(1) FOOT FOR EACH INCH OF TRUNK DIAMETER. FOLLOWING INSTALLATION OF FENCING, REQUEST INSPECTION BY THE CITY OF AURORA PARKS & FORESTRY DIVISION (303-739-7177) OR AUTHORIZED DESIGNEE.
- TREE PROTECTION FENCING SHALL BE 4' HEIGHT, ORANGE MESH FENCING ATTACHED TO T' POSTS. FENCING SHALL BE INSPECTED AND MAINTAINED DAILY.
- CONTRACTORS SHALL BE RESPONSIBLE FOR ALL OF THEIR WORKERS, SUBCONTRACTORS AND SUPPLIERS UNDER THE REQUIREMENT. WITHIN TREE PROTECTION ZONE, THE FOLLOWING CONSTRUCTION ACTIVITIES SHALL NOT BE ALLOWED EXCEPT AS NECESSARY TO EXECUTE DETAILS TP-2.0, 2.1, 3.1 & 3.2:
 - EQUIPMENT USE AND STORAGE
 - ARTERIAL DELIVERY OR STORAGE
 - VEHICLE TRAFFIC, PARKING, USE OR STORAGE
 - SPREADING, EXCAVATING, COMPACTING OR STOCKPILING OR SOIL.
 - CONCRETE WASH-OUT AREAS AND RUN-OFF FRO CONCRETE WASH-OUT AREAS
 - FOOT TRAFFIC
 - RUN-OFF CONTAINING HARMFUL LIQUIDS SUCH AS OIL, GAS, PAINT, SOLVENT, FERTILIZER, ASPHALT, MORTAR, TAR OR SIMILAR ARTERIALS
- VIOLATION OF THE TREE PROTECTION ZONE SHALL RESULT IN A FINE OF \$500 PER INCIDENCE AND MAY BE INCREASED BASED ON THE PERCENTAGE OF THE ZONE AFFECTED MULTIPLIED BY THE FULL VALUE OF THE TREE (OR TREES) ESTABLISHED PRIOR TO CONSTRUCTION. IF MORE THAN 40% OF THE TREE PROTECTION ZONE IS DAMAGED, THE FINE SHALL BE THE FULL VALUE OF THE ADJACENT TREE (OR TREES). FOR THE PURPOSE OF THESE REQUIREMENTS, CONSTRUCTION FENCING (LOCATED AT THE LIMITS OF CONSTRUCTION) SHALL BE TREATED AS TREE PROTECTION FENCING AND SHALL ESTABLISH A TREE PROTECTION ZONE FOR NEARBY TREES.
- DAMAGE TO THE MAIN TRUNKS OF TREES IS PROHIBITED. DAMAGE NOT PREVIOUSLY DOCUMENTED SHALL RESULT IN A FINE BASED ON THE PERCENTAGE OF THE CIRCUMFERENCE AFFECTED. DAMAGE GREATER THAN 30% OF THE CIRCUMFERENCE AFFECTING THE STRUCTURAL INTEGRITY OF THE TREE WILL RESULT IN A FINE EQUAL TO THE FULL VALUE OF THE TREE.
- LIMB REMOVAL IS PROHIBITED, UNLESS APPROVED PRIOR TO CONSTRUCTION OR AS AUTHORIZED BY THE CITY OF AURORA PARKS & FORESTRY DIVISION. LIMB REMOVAL, IF APPROVED, SHALL BE DONE PRIOR TO THE START OF CONSTRUCTION. DAMAGED BRANCHES SHALL BE PRUNED WITHIN 10 DAYS OF THE OCCURRENCE UTILIZING ANSI A300 STANDARDS. UNAUTHORIZED LIMB DAMAGE OR REMOVAL CAN RESULT IN A FINE OF \$500 PER BRANCH AS YB BE DETERMINED BY THE CONSTRUCTION MANAGER OR HIS FORESTRY CONSULTANT. LIMB REMOVAL AND ALL OTHER APPROVED PRUNING SHALL BE PERFORMED BY A PROFESSIONAL COMPANY THAT IS LICENSED BY THE CITY OF AURORA FORESTRY DIVISION.
- IF ROOTS GREATER THAN ONE (1) INCH DIAMETER REQUIRE CUTTING/REMOVAL, A CLEAN CUT SHALL BE ACCOMPLISHED USING A SHARP HAND TOOL A MAXIMUM OF TWO(2) 3-INCH DIAMETER ROOTS PER TREE ARE PERMITTED FOR REMOVAL. THE REMOVAL OF ADDITIONAL ROOTS 3-INCHES OR GREATER IN DIAMETER REQUIRES APPROVAL OF THE CITY FORESTER OR AUTHORIZED DESIGNEE.
- EXISTING TREES DAMAGED BY CONSTRUCTION ACTIVITIES SHALL BE IMMEDIATELY REPAIRED AND IF DAMAGED BEYOND REPAIR, REPLACED PER IRRIGATION SPECIFICATIONS OUTLINED IN SECTION IV, SUBSECTION A, ITEM 3 OF THE TREE PRESERVATION POLICY. THE IRRIGATION PLAN FOR THESE TREES SHALL FOLLOW THAT APPROVED THROUGH THE SITE PLAN SUBMITTAL.

NOT FOR CONSTRUCTION



2 TREE PROTECTION DETAILS

1" = 1'-0"

TREE #	SPECIES	DIAMETER	MITIGATION VALUE	MITIGATION INCHES
1	COLORADO SPRUCE	16	\$1,568.75	6
2	SILVER MAPLE	26	\$5,439.87	10
5	COLORADO SPRUCE	25	\$3,674.92	10
8	PINON PINE	14	\$1,033.51	6
TOTAL		81	\$11,717.05	32

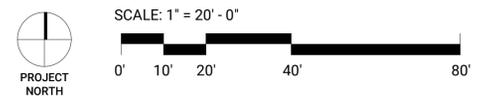
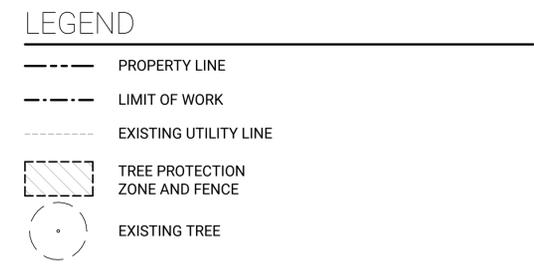
RESIDENCES AT WILLOW PARK
SITE PLAN AMENDMENT

STUDIO 646
ARCHITECTURE

301 COMMERCIAL RD., SUITE B
GOLDEN, COLORADO
303.284.1276

1 ST SUBMITTAL: AUGUST 16, 2023	5 TH SUBMITTAL: APRIL 23, 2024
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TREE REMOVAL & MITIGATION PLAN 06 OF 20



RESIDENCES AT WILLOW PARK

SITE PLAN AMENDMENT D.A. NO.:DA-2360-00

A PART OF LOT 1, BLOCK 2, NEVIN VILLAGE GREEN, FILING NO. THREE
SITUATED IN THE SW 1/4 OF SECTION 19, T.4S., R.66W., OF THE 6TH P.M.
CITY OF AURORA, COUNTY OF ARAPAHOE, STATE OF COLORADO

14001 E COLORADO DR. AURORA, COLORADO 80012

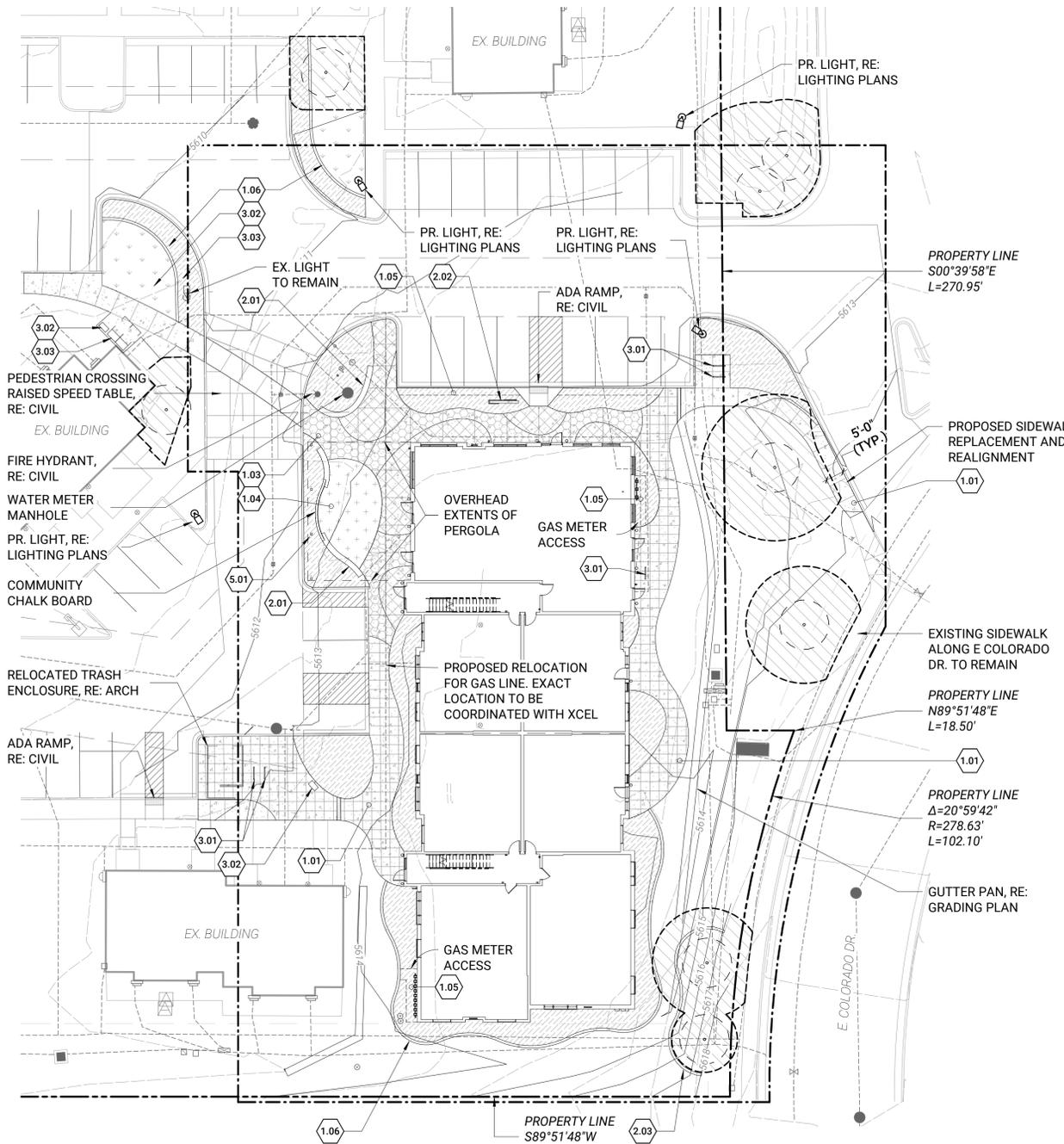
NOT FOR CONSTRUCTION

SDP DETAIL KEYNOTE LIST

KEYNOTE	DETAIL NAME	DTL. / SHT.
1.00 - PAVING & SURFACING		
1.01	CONCRETE PAVING, TYP.	1 / 09
1.02	EXPANSION AND CONTROL JOINTS, TYP.	2 / 09
1.03	POURED-IN-PLACE SURFACING, TYP.	3 / 09
1.04	SYNTHETIC TURF, TYP.	4 / 09
1.05	CRUSHED STONE PAVING, TYP.	5 / 09
1.06	CONCRETE EDGER, TYP.	6 / 09
2.01 - SITE WALLS		
2.01	CIP SEAT WALL, TYP.	1 / 10
2.02	ENTRY SIGNAGE WALL	3 / 11
2.03	RETAINING WALL	5 / 11
3.00 - SITE FURNISHINGS		
3.01	BIKE RACK	2 / 10
3.02	MAILBOXES	1 / 11
3.03	PARCEL LOCKERS	2 / 11
4.00 - PLANTING		
5.01	TREE PLANTING, TYP.	3 / 10
5.02	SHRUB PLANTING, TYP.	4 / 10
5.03	UNDERSTORY PLANTING, TYP.	5 / 10
5.04	SOD, TYP.	6 / 10
5.00 - STRUCTURES		
5.01	PERGOLA SUPPORT POLE, TYP.	4 / 11

AURORA STANDARD LANDSCAPE NOTES

- THE SOIL IN ALL LANDSCAPE AREAS SHALL BE LOOSENEED TO A DEPTH OF NO LESS THAN EIGHT (8) INCHES, AND SOIL AMENDMENT SHALL BE THOROUGHLY INCORPORATED INTO THE ENTIRE LANDSCAPE AREA TO A DEPTH OF NO LESS THAN SIX (6) INCHES BY TILLING OR OTHER SUITABLE METHOD. SPECIFIED SOIL AMENDMENT SHALL BE INCORPORATED AT A MINIMUM RATE OF THREE (3) CUBIC YARDS PER ONE THOUSAND (1,000) SQUARE FEET OF LANDSCAPE AREA. SEE SPECIFICATIONS FOR SOIL AMENDMENTS.
- ALL FREE-STANDING LIGHTS SHOWN IN LANDSCAPE PLANS HEREIN FOR REFERENCE ONLY. PLEASE REFER TO PHOTOMETRIC AND LIGHTING DETAIL PLANS FOR FIXTURES, SCHEDULE AND PHOTOMETRIC.
- HARDSCAPE MATERIALS SUCH AS CONCRETE, PAVER, AND MULCHES ARE NOTED IN MATERIALS LEGEND AND CORRESPONDING FULL PRODUCT INFORMATION IS NOTED IN SPECS. GENERAL FINISH TYPE AND DESCRIPTION ARE NOTED BELOW AND ON PLANS FOR REFERENCE:
 - CONCRETE**
 - 1.01 - CONCRETE - STANDARD GRAY, BROOM FINISH
 - MULCHES**
 - 1.05 - CRUSHED STONE PAVING - 1 1/2" HORIZON RIVER ROCK
 - SHRUB PLANTING BED - GORILLA HAIR CEDAR MULCH
 - OTHER SURFACING**
 - 1.03 - POURED-IN-PLACE SURFACING
 - COLOR 1: MAGENTA
 - COLOR 2: ORANGE
 - 1.04 - SYNTHETIC TURF
- ALL UTILITY EASEMENTS SHALL REMAIN UNOBSTRUCTED AND FULLY ACCESSIBLE ALONG THEIR ENTIRE LENGTH FOR MAINTENANCE EQUIPMENT ENTRY.
- THE DEVELOPER, HIS SUCCESSORS AND ASSIGNS, SHALL BE RESPONSIBLE FOR INSTALLATION, MAINTENANCE AND REPLACEMENT OF ALL LANDSCAPING MATERIALS SHOWN OR INDICATED ON THE APPROVED SITE PLAN OR LANDSCAPE PLAN ON FILE IN THE PLANNING DEPARTMENT. ALL LANDSCAPING WILL BE INSTALLED AS DELINEATED ON THE PLAN, PRIOR TO ISSUANCE OF CERTIFICATES OF OCCUPANCY.
- ALL LANDSCAPE AREAS AND PLANT MATERIAL, EXCEPT FOR NON-IRRIGATED NATIVE, RESTORATIVE, AND DRYLAND GRASS 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.



LANDSCAPE AND SITE IMPROVEMENT LEGEND

- PROPERTY LINE
- LIMIT OF WORK
- EXISTING UTILITY LINE
- PROPOSED UTILITY LINE
- EASEMENT
- EXISTING CONTOUR
- PROPOSED CONTOUR
- TREE PROTECTION ZONE AND FENCE
- CONCRETE PAVING
- POURED-IN-PLACE SURFACING COLOR 1
- POURED-IN-PLACE SURFACING COLOR 2
- SYNTHETIC TURF
- SOD
- SHRUB PLANTING BED
- EXISTING TREE
- FIRE HYDRANT

RESIDENCES AT WILLOW PARK SITE PLAN AMENDMENT

301 COMMERCIAL RD., SUITE B
GOLDEN, COLORADO
303.284.1276

STUDIO 646
ARCHITECTURE

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LANDSCAPE DETAIL REFERENCE PLAN 07 OF 20



SCALE: 1" = 20' - 0"



LANDSCAPE DETAIL REFERENCE PLAN
SHEET 07 OF 19

LIVABLE CITIESTUDIO

3827 LAFAYETTE ST #135
DENVER, COLORADO, 80205
(303) 800-2201
hello@livable-cities.com

RESIDENCES AT WILLOW PARK

SITE PLAN AMENDMENT D.A. NO.:DA-2360-00

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SITUATED IN THE SW 1/4 OF SECTION 19, T.4S., R.66W., OF THE 6TH P.M.
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14001 E COLORADO DR. AURORA, COLORADO 80012

NON-STREET BUFFER TABLE

AREA	DESCRIPTION	LENGTH	WIDTH (REQ. / PROVIDED)	TREES (1/40LF REQ. / PROVIDED)	SHRUBS (5/40LF REQ. / PROVIDED)
A	SOUTH RES. BUFFER	150 (LF)	15FT / 15FT (MIN.)	4 / 0*	20 / 60*

BUILDING PERIMETER LANDSCAPING TABLE

BUILDING TYPE	BLDG PERIMETER / TOTAL # OF PLANTS (1.25 PER 5LF)	# OF TREES (5% REQ. / PROVIDED)	# OF TALL SHRUBS (15% REQ. / PROVIDED)	# OF OTHER SHRUBS (80% REQ. / PROVIDED)
MULTI-FAMILY RES.	432 LF / 108	6 / 8**	17 / 17	87 / 552***

NOTES:

* PERIMETER SHRUBS ON SOUTH BUILDING FACE ARE USED TO SATISFY SOUTH RESIDENTIAL BUFFER. FORTY (40) ADDITIONAL SHRUBS HAVE BEEN INCLUDED AS TREE EQUIVALENTS FOR THE FOUR (4) REQUIRED TREES.

** PERIMETER TREE REQUIREMENT INCLUDES (4) EXISTING TREES ALONG E COLORADO BLVD.

*** PERIMETER SHRUB COUNT INCLUDES ALL 5 GAL. SHRUBS AND EQUIVALENT PERENNIALS AND ORNAMENTAL GRASSES.

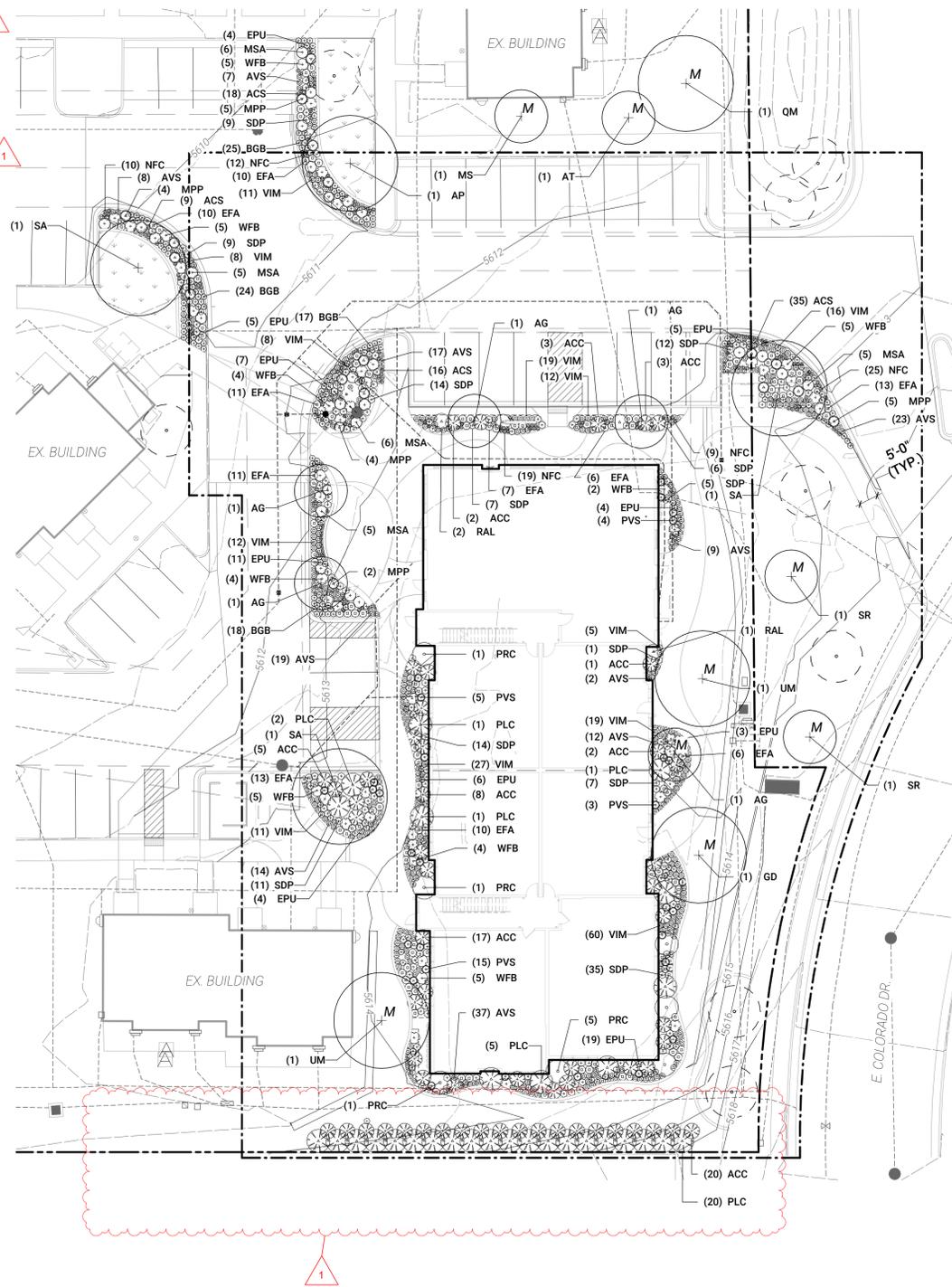
PLANT SCHEDULE

SYMBOL	QTY	ABV	BOTANICAL NAME	COMMON NAME	SIZE	SPACING
ORNAMENTAL GRASSES						
⊙	110	BGB	Bouteloua gracilis 'Blonde Ambition'	Blonde Ambition Blue Gramma	#1	18" O.C.
⊙	20	MPP	Miscanthus 'Purpurascens'	Flame Maiden Grass	#3	36" O.C.
⊙	27	MSA	Miscanthus sinensis 'Adagio'	Adagio Maiden Grass	#3	30" O.C.
⊙	31	PVS	Panicum virgatum 'Shenandoah'	Shenandoah Switch Grass	#3	24" O.C.
PERENNIALS						
*	102	ACS	Agastache cana 'Sinning'	Sonoran Sunset Hyssop	#1	12" O.C.
*	161	AVS	Artemisia versicolor 'Sea Foam'	Sea Foam Sage	#1	18" O.C.
*	68	EPU	Echinacea purpurea	Purple Coneflower	#1	18" O.C.
*	103	NFC	Nepeta x faassenii 'Cat's Meow'	Cat's Meow Catmint	#1	12" O.C.
*	141	SDP	Salvia darcyi 'Pscarl'	Vermillion Bluffs Mexican Sage	#1	24" O.C.
SHRUB						
⊗	58	ACC	Arctostaphylos x coloradensis 'Chieftan'	Chieftan Manzanita	#5	48" O.C.
⊗	129	EFA	Euonymus fortunei 'Alban'	White Album Euonymus	#5	24" O.C.
⊗	30	PLC	Philadelphus lewisii 'Cheyenne'	Cheyenne Mock Orange	#5	72" O.C.
⊗	7	PRC	Prunus x cistena	Purpleleaf Sand Cherry	#5	72" O.C.
⊗	4	RAL	Ribes alpinum	Alpine Currant	#5	48" O.C.
⊗	43	WFB	Weigela florida 'Bokraspiwi'	Spilled Wine Weigela	#5	36" O.C.
TREE						
⊕	1	AP	Acer pseudoplatanus	Sycamore Maple	3" CAL*	
⊕	1	AT	Acer tataricum 'HOT WINGS'	Hot Wings Tatarian Maple	2" CAL	
⊕	5	AG	Amelanchier x grandiflora 'Autumn Brilliance'	Autumn Brilliance Serviceberry	8' CLUMP	
⊕	1	GD	Gymnocladus dioicus 'Espresso'	Espresso Kentucky Coffeetree	3" CAL	
⊕	1	MS	Malus 'Spring Snow'	Spring Snow Crabapple	2" CAL	
⊕	1	QM	Quercus macrocarpa	Bur Oak	3" CAL	
⊕	3	SA	Salix alba 'Tristis'	Golden Weeping Willow	3" CAL*	
⊕	2	SR	Syringa reticulata	Japanese Tree Lilac	2" CAL	
⊕	2	UM	Ulmus x 'Morton Glossy'	Triumph Elm	3" CAL	
VINES & GROUNDCOVERS						
⊙	219	VIM	Vinca minor	Common Periwinkle	#1	18" O.C.

(4) LANDSCAPE REQUIRED-TREES HAVE BEEN UPSIZED TO 3" CALIPER FOR A 1" CALIPER MITIGATION CREDIT.

WATER ZONE NOTES: ALL TREES, SHRUBS, ORNAMENTAL GRASSES, PERENNIALS, VINES & GROUNDCOVERS ARE "WATER CONSERVING" (LESS THAN 15 INCHES OF WATER PER YEAR THROUGH IRRIGATION). ALL SOD AREAS ARE "NON-WATER CONSERVING" (GREATER THAN 15 INCHES OF WATER PER YEAR THROUGH IRRIGATION)

NOT FOR CONSTRUCTION



SITE DATA TABLE

SITE DATA	AREA	%
LAND AREA WITHIN PROPERTY LINES:	218,407 (SF)	100%
TOTAL SITE AMENDMENT AREA:	47,532 (SF)	22%
TOTAL BUILDING COVERAGE:	9,329 (SF)	20%
HARD SURFACE AREA:	16,081 (SF)	34%
LANDSCAPE AREA:	14,006 (SF)	29%
• MAXIMUM % OF COOL SEASON GRASSES ALLOWED:	3,603 (SF)	33%
• % OF EXISTING COOL SEASON GRASSES TO REMAIN:	10,917 (SF)	78%
• % OF ADDITIONAL COOL SEASON GRASSES PROPOSED:	984 (SF)	7%

TREE MITIGATION TABLE

CALIPER INCHES REMOVED	CALIPER INCHES RELOCATED	CALIPER INCHES REPLACED FOR MITIGATION (AMOUNT PAID TO "TREE PLANTING FUND")
81"	0"	26" (\$1,568.75)

NOTE: TREE MITIGATION WILL BE ACHIEVED BY REPLACING TWENTY-SIX (26) TOTAL TREE CALIPER INCHES WITH A TOTAL OF NINE (9) PROPOSED MITIGATION TREES (MARKED ON THE PLANTING PLAN WITH THE LETTER "M") AND FOUR (4) REQUIRED LANDSCAPE TREES THAT HAVE BEEN UPSIZED TO 3" CALIPER.

THE REMAINING SIX (6) CALIPER INCHES WILL BE MITIGATED BY PAYING THE MITIGATION VALUE FOR EXISTING TREE #1.

LEGEND

---	PROPERTY LINE
- - - -	LIMIT OF WORK
---	EXISTING UTILITY LINE
---	PROPOSED UTILITY LINE
---	EASEMENT
---	EXISTING CONTOUR
---	PROPOSED CONTOUR
⊕	SOD
⊕	EXISTING TREE
⊕	PROPOSED DECIDUOUS SHADE TREE
⊕	PROPOSED DECIDUOUS ORNAMENTAL TREE
⊕	FIRE HYDRANT

RESIDENCES AT WILLOW PARK

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PLANTING PLAN

08 OF 20



SCALE: 1" = 20' - 0"



PLANTING PLAN
SHEET 08 OF 19

RESIDENCES AT WILLOW PARK

SITE PLAN AMENDMENT D.A. NO.:DA-2360-00

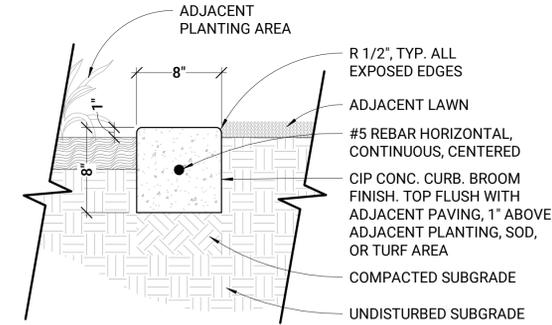
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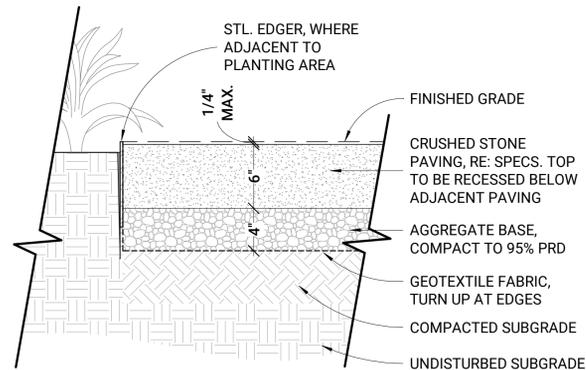
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SDP DETAIL KEYNOTE LIST

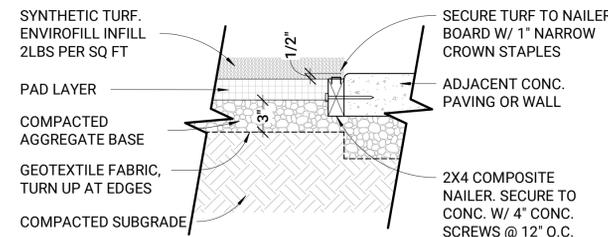
KEYNOTE	DETAIL NAME	DTL. / SHT.
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1.01	CONCRETE PAVING, TYP.	1 / 09
1.02	EXPANSION AND CONTROL JOINTS, TYP.	2 / 09
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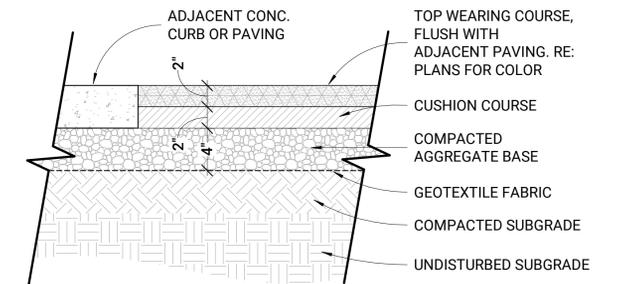
6 CONCRETE EDGER, TYP.
1 1/2" = 1'-0"



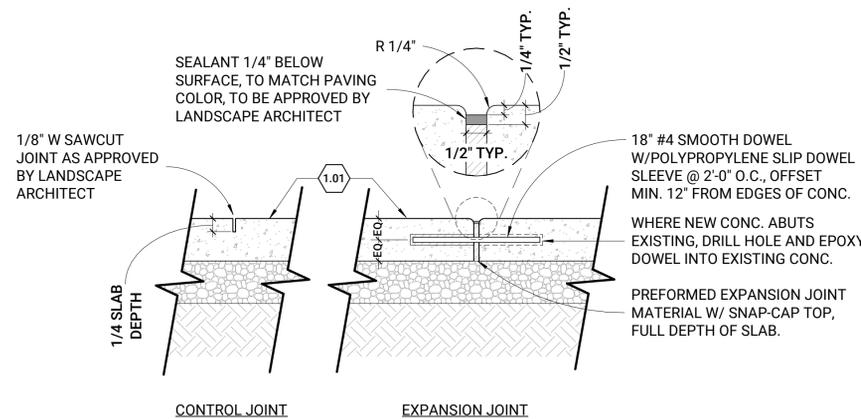
5 CRUSHED STONE PAVING, TYP.
1 1/2" = 1'-0"



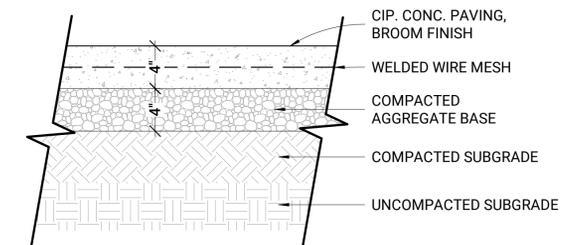
4 SYNTHETIC TURF, TYP.
1 1/2" = 1'-0"



3 POURED-IN-PLACE SURFACING, TYP.
1 1/2" = 1'-0"



2 EXPANSION AND CONTROL JOINTS, TYP.
1 1/2" = 1'-0"



- NOTES:
1. PROVIDE 1.5% SLOPE MIN. UNLESS OTHERWISE NOTED. MAX 1.8% CROSS SLOPE ON SIDEWALKS.
 2. EXPANSION JOINTS AT 30'-0" O.C. MAXIMUM, AT SIDEWALK INTERSECTIONS AND WHERE CONCRETE PAVING ABUTS STRUCTURES, UNLESS OTHERWISE NOTED.
 3. CONTROL JOINTS AT 6'-0" O.C. MAXIMUM AS TYPICAL.
 4. SEE PLAN FOR EXPANSION AND CONTROL JOINT LOCATIONS.

1 CONCRETE PAVING, TYP.
1 1/2" = 1'-0"

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RESIDENCES AT WILLOW PARK

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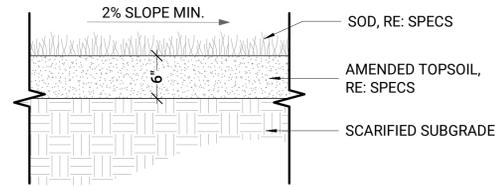
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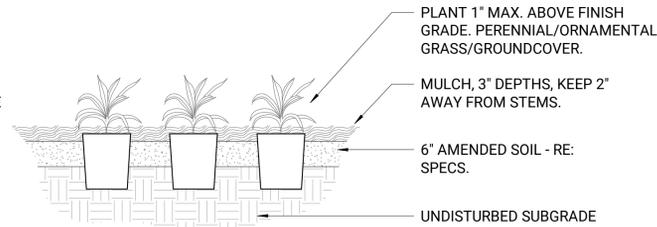


NOTES:

1. SLOPE VARIES, RE: GRADING PLANS.
2. WITHIN TREE PROTECTION ZONES, DO NOT DISTURB EXISTING SOD OR TOPSOIL TO REMAIN THROUGH AMENDMENT OR SCARIFICATION OF SUBGRADE. ANY FILL WITHIN TPZ SHALL BE AMENDED TOPSOIL.

NOTES:

- 1) PLUMB AND ORIENT PLANTS FOR BEST APPEARANCE.
- 2) SPACING AS SPECIFIED IN PLANT LIST (SEE PLANS).
- 3) PLACE PLANTS AROUND PLANTING BED EDGE FIRST, AND FILL INSIDE.
- 4) CAREFULLY REMOVE CONTAINER AND SCORE ROOT BALL.
- 5) SEE SPECS FOR ADDITIONAL PLANTING REQUIREMENTS.
- 6) SPACE UNDERSTORY PLANTS MIN. 12" FROM TREE ROOT BALLS. DO NOT PLANT ON TOP OF OR DIRECTLY ADJACENT TO TREE ROOT BALLS.

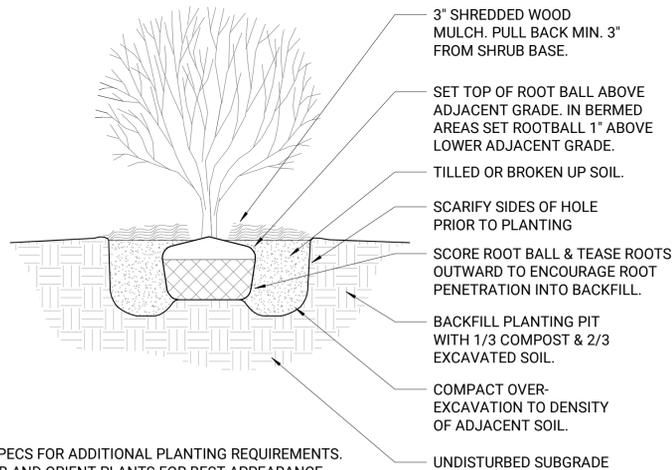


6 SOD, TYP.

1" = 1'-0"

5 UNDERSTORY PLANTING, TYP

1" = 1'-0"

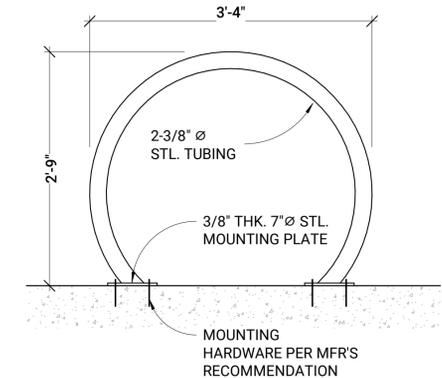
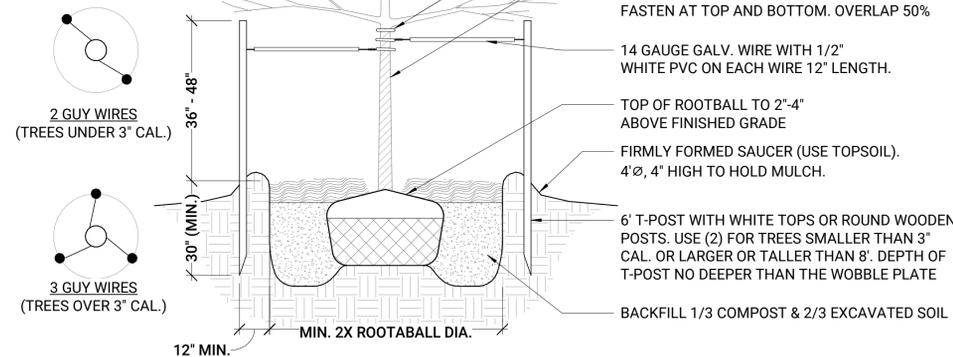


NOTES:

- 1) SEE SPECS FOR ADDITIONAL PLANTING REQUIREMENTS.
- 2) PLUMB AND ORIENT PLANTS FOR BEST APPEARANCE.
- 3) REMOVE ALL TWINE FROM ROOT BALL AND FOLD BURLAP BACK 2/3.
- 4) REMOVE PLASTIC BURLAP ENTIRELY. FOR CONTAINER SHRUBS, CAREFULLY REMOVE CONTAINER AND SCORE ROOT BALL.
- 5) SEE PLANTING PLAN FOR MORE INFORMATION.

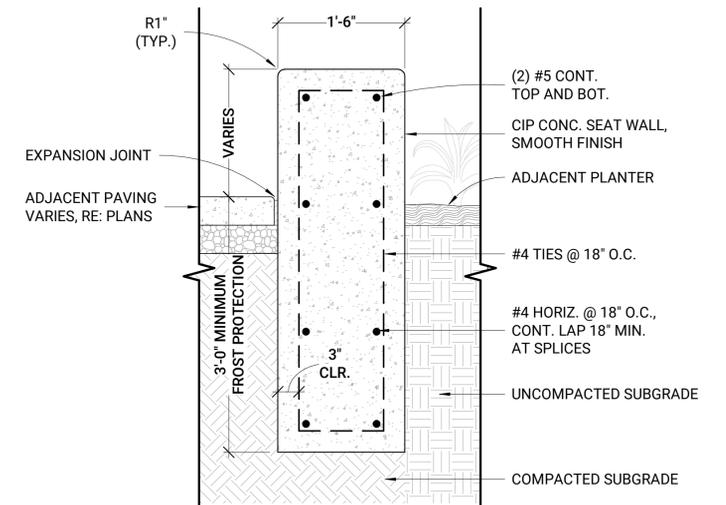
NOTES:

1. SEE SPECS FOR ADDITIONAL PLANTING REQUIREMENTS
2. AFTER TREE IS SET IN PLANTING HOLE, CUT AWAY & REMOVE ALL WIRE AND OTHER RESTRAINING MATERIAL. CUT AND REMOVE 2/3 OF BURLAP FROM ROOTBALL. SCORE ROOTBALL AND WALL PITS.



2 BIKE RACK

1" = 1'-0"



1 CAST-IN-PLACE SEAT WALL

1" = 1'-0"

4 SHRUB PLANTING, TYP

1" = 1'-0"

3 TREE PLANTING, TYP.

12" = 1'-0"

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301 COMMERCIAL RD., SUITE B GOLDEN, COLORADO 303.284.1276	STUDIO 646 ARCHITECTURE
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LANDSCAPE DETAILS	10 OF 20

RESIDENCES AT WILLOW PARK

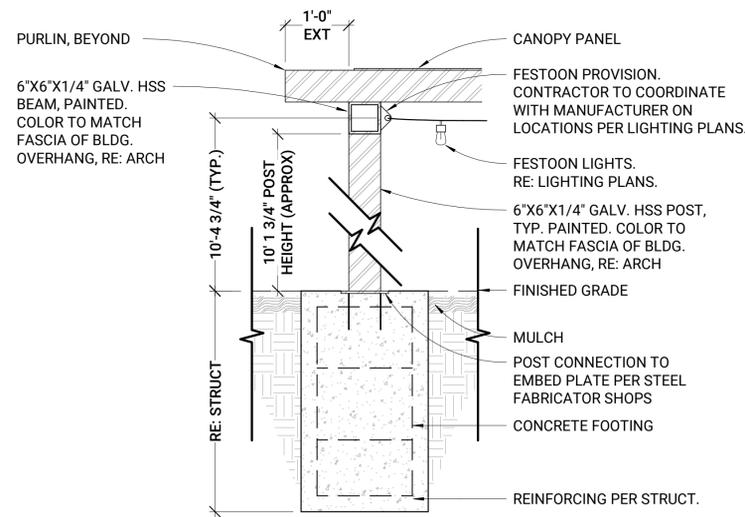
SITE PLAN AMENDMENT D.A. NO.:DA-2360-00

A PART OF LOT 1, BLOCK 2, NEVIN VILLAGE GREEN, FILING NO. THREE
SITUATED IN THE SW 1/4 OF SECTION 19, T.4S., R.66W., OF THE 6TH P.M.
CITY OF AURORA, COUNTY OF ARAPAHOE, STATE OF COLORADO

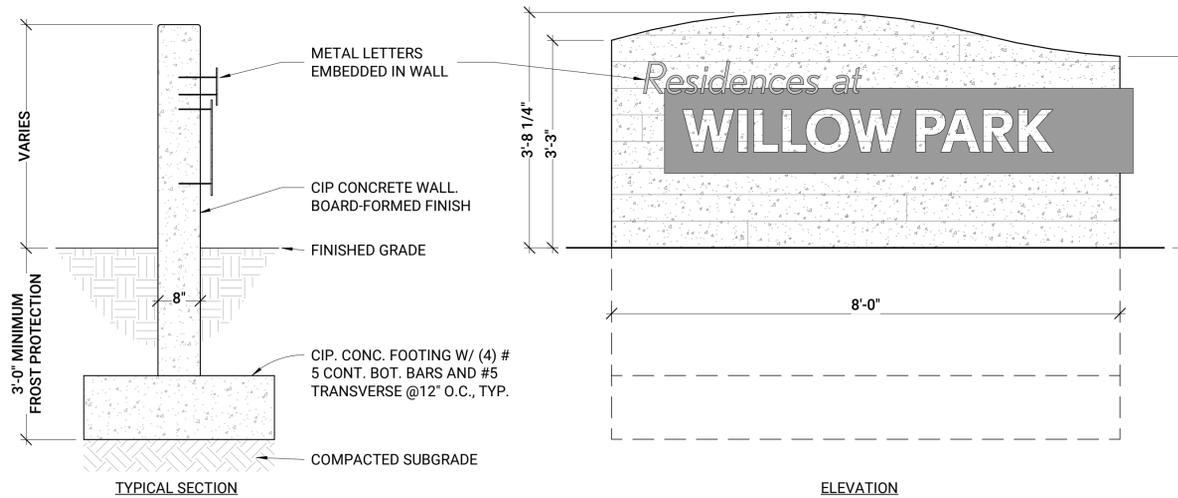
14001 E COLORADO DR. AURORA, COLORADO 80012

SDP DETAIL KEYNOTE LIST

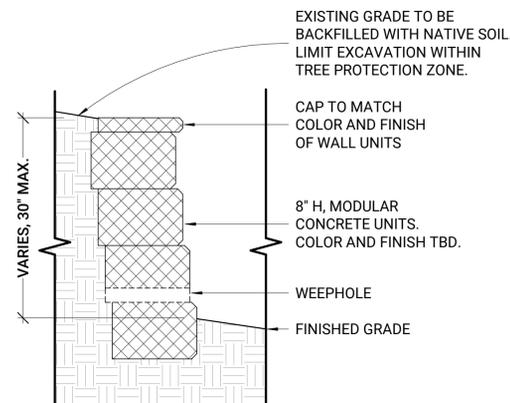
KEYNOTE	DETAIL NAME	DTL. / SHT.
1.00 - PAVING & SURFACING		
1.01	CONCRETE PAVING, TYP.	1 / 09
1.02	EXPANSION AND CONTROL JOINTS, TYP.	2 / 09
1.03	POURED-IN-PLACE SURFACING, TYP.	3 / 09
1.04	SYNTHETIC TURF, TYP.	4 / 09
1.05	CRUSHED STONE PAVING, TYP.	5 / 09
1.06	CONCRETE EDGER, TYP.	6 / 09
2.00 - SITE WALLS		
2.01	CIP SEAT WALL, TYP.	1 / 10
2.02	ENTRY SIGNAGE WALL	3 / 11
2.03	RETAINING WALL	5 / 11
3.00 - SITE FURNISHINGS		
3.01	BIKE RACK	2 / 10
3.02	MAILBOXES	1 / 11
3.03	PARCEL LOCKERS	2 / 11
4.00 - PLANTING		
5.01	TREE PLANTING, TYP.	3 / 10
5.02	SHRUB PLANTING, TYP.	4 / 10
5.03	UNDERSTORY PLANTING, TYP.	5 / 10
5.04	SOD, TYP.	6 / 10
5.00 - STRUCTURES		
5.01	PERGOLA SUPPORT POLE, TYP.	4 / 11



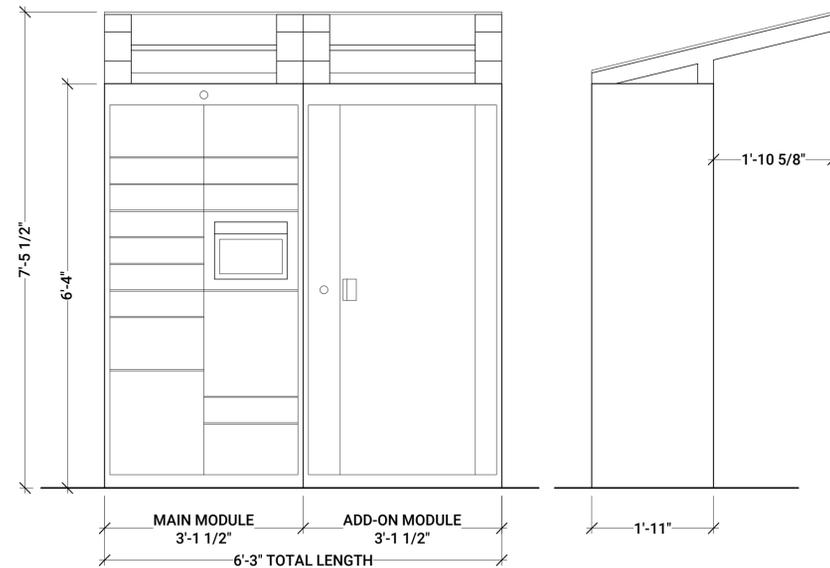
4 PERGOLA SUPPORT POLE, TYP.
3/4" = 1'-0"



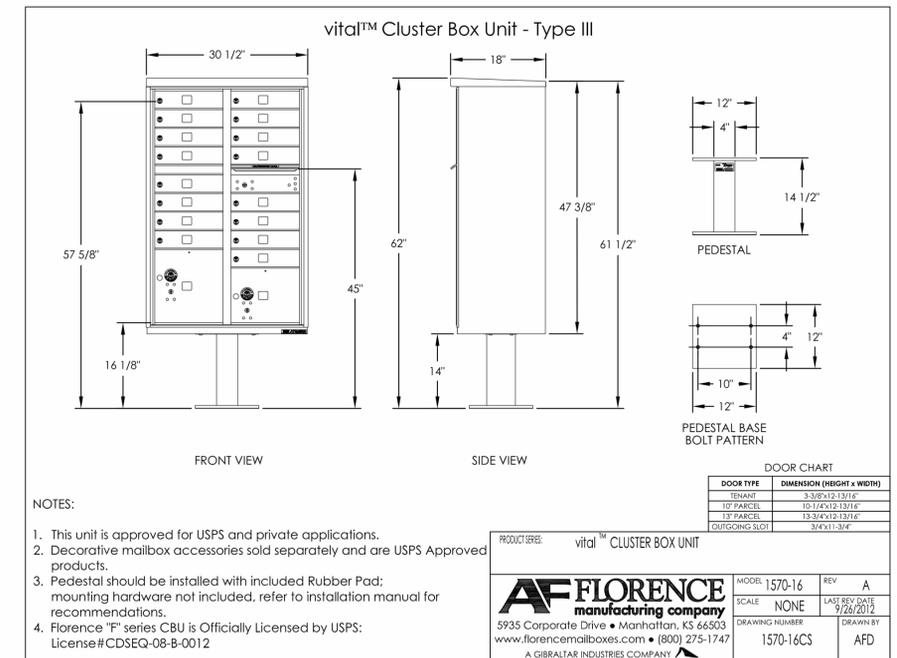
3 ENTRY SIGNAGE WALL
3/4" = 1'-0"



5 RETAINING WALL
1" = 1'-0"



2 PARCEL LOCKERS
3/4" = 1'-0"



NOTES:

- This unit is approved for USPS and private applications.
- Decorative mailbox accessories sold separately and are USPS Approved products.
- Pedestal should be installed with included Rubber Pad; mounting hardware not included, refer to installation manual for recommendations.
- Florence™ "F" series CBU is Officially Licensed by USPS; License#CDSEQ-08-B-0012

DOOR TYPE	DIMENSION (HEIGHT x WIDTH)
TENANT	33 3/8" x 12 1/2" (13'11")
10' PARCEL	10 1/2" x 12 1/2" (13'11")
12' PARCEL	12 3/4" x 12 1/2" (13'11")
OUTGOING SLOT	3 1/2" x 11 3/4"

PRODUCT SERIES: vital™ CLUSTER BOX UNIT

MODEL: 1570-16	REV: A
SCALE: NONE	LAST REV. DATE: 9/29/2012
DRAWING NUMBER: 1570-16CS	DRAWN BY: AFD

5935 Corporate Drive • Manhattan, KS 66503
www.florencemailboxes.com • (800) 275-1747
A GIBRALTAR INDUSTRIES COMPANY

1 MAILBOXES
1" = 1'-0"

RESIDENCES AT WILLOW PARK SITE PLAN AMENDMENT	
301 COMMERCIAL RD., SUITE B GOLDEN, COLORADO 303.284.1276	STUDIO 646 ARCHITECTURE
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LANDSCAPE DETAILS	11 OF 20

RESIDENCES AT WILLOW PARK

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CITY OF AURORA, COUNTY OF ARAPAHOE, STATE OF COLORADO
14001 E COLORADO DR. AURORA, COLORADO 80012

MATERIAL LEGEND - ELEVATION

	BRICK, RUNNING BOND
	BRICK, STACK BOND
	WOOD-LOOK FIBER CEMENT PANELS, NICHHA
	FIBER CEMENT LAP SIDING
	CONCRETE

BRICK REQUIREMENTS

GREY HATCH INDICATES BRICK FACADE AT BUILDING ELEVATIONS

CITY OF AURORA REQUIREMENTS:

Because of the affordable housing aspect of this multi-family development there is some leniency towards minimum percentage of masonry on net facade area equivalent to 30% for Affordable Housing Structures (Non-Affordable Structures min. 60% brick cladding)

BLDG. ELEVATION	BRICK S.F.	FACADE S.F.	PERCENTAGE
NORTH ELEVATION	595 SF	2,260 SF	26% OF NORTH
SOUTH ELEVATION	649 SF	2,071 SF	31% OF SOUTH
EAST ELEVATION	2,458 SF	5,369 SF	48% OF EAST
WEST ELEVATION	1,391 SF	5,164 SF	27% OF WEST
TOTALS	5,093 SF	14,864 SF	34% NET

KEYNOTE LEGEND

NO.	DESCRIPTION
110	RUNNING-BOND BRICK VENEER, RE: MATERIAL SCHEDULE FOR COLOR/TEXTURE
111	STACK-BOND BRICK VENEER, RE: MATERIAL SCHEDULE FOR COLOR/TEXTURE
112	SOLDIER COURSE BRICK DETAILING AT WINDOW SILLS/HEADS & DOOR HEADS (TYP.)
113	BRICK CORNICE DETAILING
114	NICHHA "VINTAGE WOOD" FIBER CEMENT SIDING, RE: MATERIAL SCHEDULE FOR COLOR
115	FIBER CEMENT LAP SIDING W/ 8" REVEAL, RE: MATERIAL SCHEDULE FOR COLOR
116	FIBER CEMENT PANEL W/ METAL REVEALS PER ELEVATION, RE: MATERIAL SCHEDULE FOR COLOR
120	MECHANICAL LOUVER, PTD. TO MATCH ADJACENT EXTERIOR MATERIAL, RE: MATERIAL SCHEDULE FOR COLOR
122	ALUMINUM STOREFRONT WINDOWS W/ DEFLECTION CHANNELS, TYP.
123	ALUMINUM STOREFRONT DOORS, THRESHOLD AT DOOR TO BE 1/2" MAX., RE: CIVIL
127	
130	EXTERIOR UP/DOWN WALL SCONCE ON PHOTOCCELL, (TYP.) RE: ELECTRICAL PLANS FOR FIXTURE SPEC.
134	WALL MOUNTED ADA PUSH ASSIST DOOR BUTTONS
135	FIRE DEPARTMENT CONNECTION (FDC)
136	FIRE DEPARTMENT KNOX BOX KEY ACCESS
137	FIRE RISER ROOM DOOR & WALL-MTD. DOOR SIGN
142	PRE-FINISHED MTL. CANOPY OVER ENTRY, RE: STRUCTURAL
143	COVER BOARD & FULLY ADHERED 60 MIL. EPDM OVER TAPERED RIGID INSULATION (MIN. R-30 CONTINUOUS) OVER ROOF DECKING OVER TJI W/ BATT INSULATION OVER 5/8" GYP. BRD.
145	PRE-FINISHED GALVANIZED METAL FASCIA "P" COLOR

RESIDENCES AT WILLOW PARK SITE PLAN AMENDMENT

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303.284.1276

STUDIO 646
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ARCHITECTURAL ELEVATIONS	12 OF 20



RESIDENCES AT WILLOW PARK

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	BRICK, STACK BOND
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120	MECHANICAL LOUVER, PTD. TO MATCH ADJACENT EXTERIOR MATERIAL, RE: MATERIAL SCHEDULE FOR COLOR
121	VINYL WINDOWS (U-VALUE 0.27 OR BETTER)
122	ALUMINUM STOREFRONT WINDOWS W/ DEFLECTION CHANNELS, TYP.
123	ALUMINUM STOREFRONT DOORS, THRESHOLD AT DOOR TO BE 1/2" MAX., RE: CIVIL
130	EXTERIOR UP/DOWN WALL SCONCE ON PHOTOCCELL, (TYP.) RE: ELECTRICAL PLANS FOR FIXTURE SPEC.
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145	PRE-FINISHED GALVANIZED METAL FASCIA "P" COLOR
146	TYP. 5x5 SQUARE PROFILE PRE-FINISHED GALVANIZED METAL GUTTER.



1 WEST (PARKING LOT) EXTERIOR ELEVATION
1/8" = 1'-0"



2 SOUTH (REAR) EXTERIOR ELEVATION
1/8" = 1'-0"

RESIDENCES AT WILLOW PARK

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303.284.1276

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ARCHITECTURAL ELEVATIONS
SHEET 13 OF 20

RESIDENCES AT WILLOW PARK

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4 WEST (PARKING LOT) EXTERIOR ELEVATION
1" = 10'-0"



3 EAST (STREET FRONTAGE) EXTERIOR ELEVATION
1" = 10'-0"

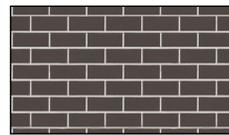


2 SOUTH (REAR) EXTERIOR ELEVATION
1" = 10'-0"



1 NORTH (DRIVE AISLE) EXTERIOR ELEVATION
1" = 10'-0"

MATERIAL LEGEND



104

BRICK VENEER - RUNNING BOND

RUNNING BOND, STACK BOND, SOLDIER COURSE,
& CORNICE: SUMMIT BRICK COMPANY 'GRAPHITE'
SMOOTH BRICK VENEER



104

BRICK VENEER - STACK BOND

RUNNING BOND, STACK BOND, SOLDIER COURSE,
& CORNICE: SUMMIT BRICK COMPANY 'GRAPHITE'
SMOOTH BRICK VENEER



110

WOOD-LOOK FIBER CEMENT SIDING

NICHIHA 'VINTAGE WOOD' SERIES,
COLOR: 'SPRUCE'



113

FIBER CEMENT LAP SIDING

JAMES HARDIE SMOOTH FIBER CEMENT LAP
SIDING, 8" REVEAL COLOR: SW 9135 'WHIRLPOOL'



113

FIBER CEMENT PANEL W/ REVEALS

JAMES HARDIE SMOOTH FIBER CEMENT PANEL,
4'-0" x 8'-0" PANELS W/ FRY RIGLET METAL
REVEALS, COLOR: SW 9135 'WHIRLPOOL'



113

FIBER CEMENT PANEL W/ REVEALS

JAMES HARDIE SMOOTH FIBER CEMENT PANEL,
4'-0" x 8'-0" PANELS W/ FRY RIGLET METAL
REVEALS, COLOR: SW 6992 'INKWELL'

RESIDENCES AT WILLOW PARK

SITE PLAN AMENDMENT

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STUDIO 646
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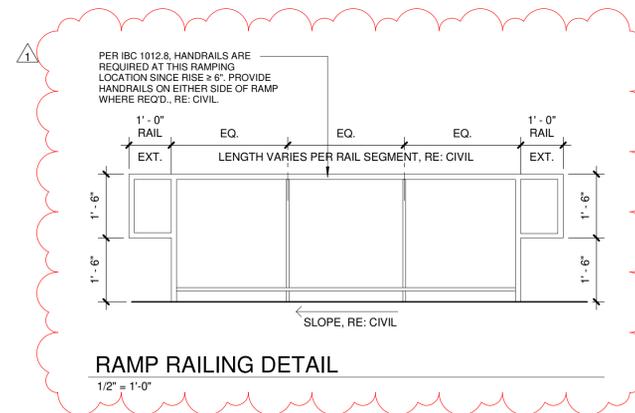
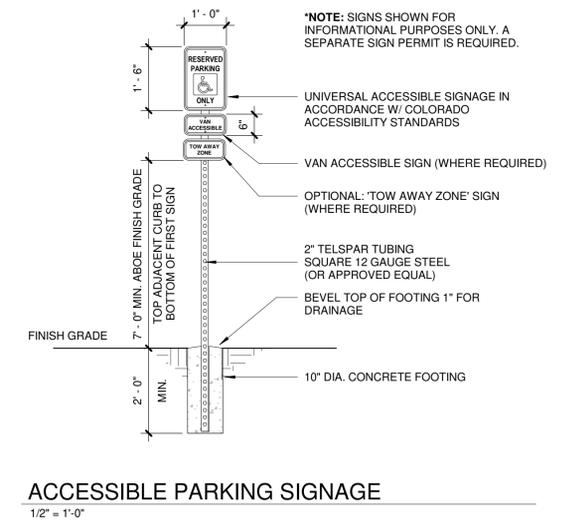
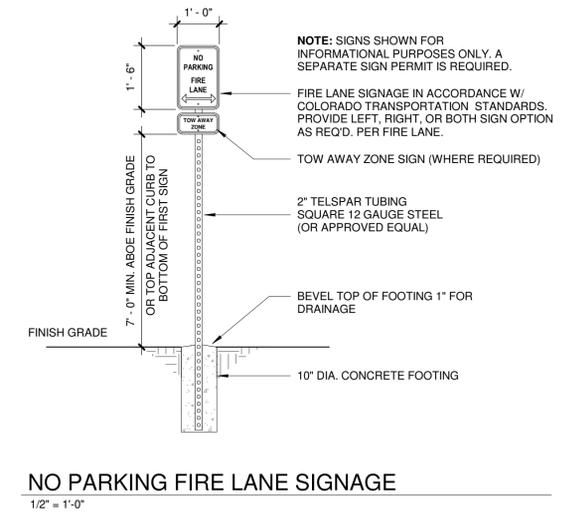
COLOR ELEVATIONS & MATERIALS 14 OF 20

COLOR ELEVATIONS & MATERIALS
SHEET 14 OF 20

RESIDENCES AT WILLOW PARK

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RESIDENCES AT WILLOW PARK

SITE DEVELOPMENT PLAN D.A. NO.:DA-2360-00

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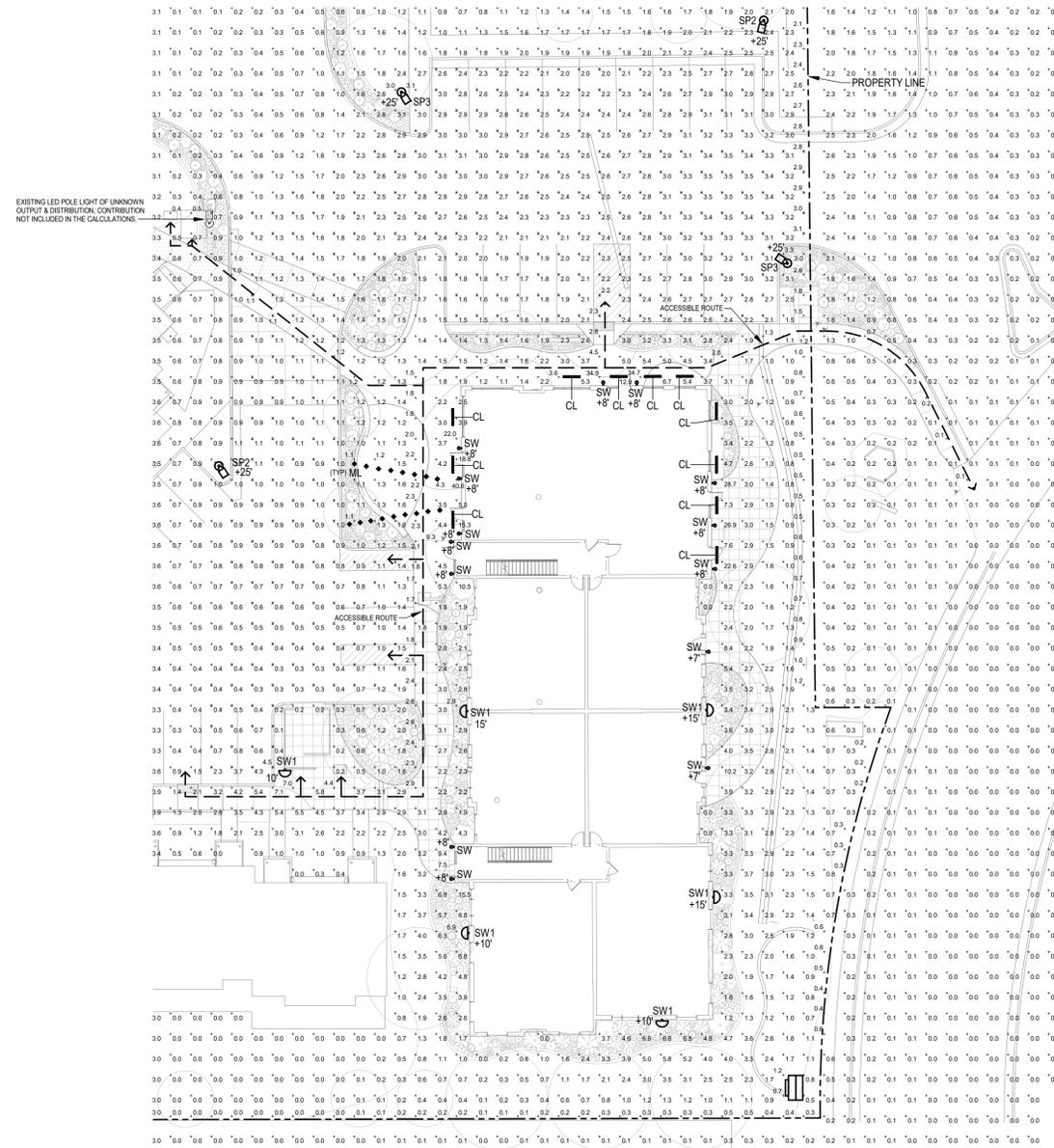
14001 E COLORADO DR. AURORA, COLORADO 80012

PHOTOMETRIC & LIGHTING NOTES:

- ALL FIXTURES SHALL BE DOWNWARD FACING FULL CUTOFF AND SHALL BE ORIENTED TO LIMIT LIGHT SPILLOVER ON ADJACENT PROPERTIES AS MUCH AS POSSIBLE (FIXTURES MORE THAN 150' FROM PROPERTY LINE AND LESS THAN 60W ARE EXEMPT). A MAXIMUM OF 0.1 FOOT-CANDLES SPILLOVER SHALL BE PERMITTED 10 FEET BEYOND THE PROPERTY LINE EXCEPT WHERE ADJACENT TO WALKWAYS, DRIVEWAYS, AND PUBLIC/Private STREETS.
- ALL FIXTURES SHALL GENERATE AT LEAST 80 LUMENS PER WATT.
- IN PARKING LOTS, THE AVERAGE ILLUMINANCE SHALL BE NO LESS THAN 2 FOOT-CANDLES. UNIFORMITY RATIOS SHALL BE AVE/MIN: <4 AND MAX/MIN: <15 PER IESNA RECOMMENDATIONS.
- THE MAXIMUM HEIGHT FOR POLE MOUNTED FIXTURES, INCLUDING THE POLE AND BASE, IS 25 FEET.
- ALL LUMINAIRE MOUNTING HEIGHTS ARE AS SHOWN IN LUMINAIRE SCHEDULE UNLESS NOTED OTHERWISE ON PLANS.
- ILLUMINATION WITHIN THE EXTERIOR ACCESSIBLE ROUTE MUST COMPLY WITH 2021 INTERNATIONAL BUILDING CODE REQUIREMENT FROM SECTION 1006 - MEANS OF EGRESS ILLUMINATION.
 - SECTION 1006 - ILLUMINATION REQUIRED: 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 SHALL NOT BE LESS THAN 1 FOOT CANDLE (11 LUX) AT THE WALKING SURFACE AND CONTINUING TO THE "PUBLIC WAY". ACCESSIBLE ROUTE TO "PUBLIC WAY" SHOWN IN BOLD BLACK LINES.
 - ALONG THE EXIT ACCESS STAIRWAYS, EXIT STAIRWAYS AND AT THEIR REQUIRED LANDINGS, THE ILLUMINATION LEVEL SHALL NOT BE LESS THAN 10 FOOTCANDLES (108 LUX) AT THE WALKING SURFACE WHEN THE STAIRWAY IS IN USE.

PHOTOMETRIC CALCULATIONS

ZONE	MAXIMUM	MINIMUM	AVERAGE
SITE	7.1 FC	0.0 FC	1.0 FC
PARKING AREA	4.3 FC	0.2 FC	1.9 FC



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ELECTRICAL SITE PHOTOMETRICS 16 OF 20



1 ELECTRICAL SITE PHOTOMETRIC PLAN
1" = 20'-0"

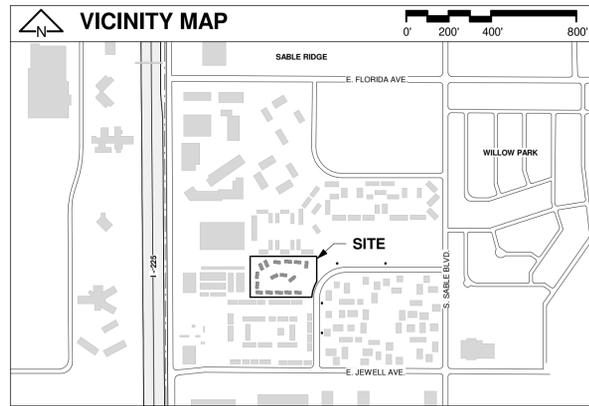
GIVEN
& ASSOCIATES INC.
MECHANICAL & ELECTRICAL ENGINEERS
735 S. Xenon Ct. #201
Lakewood, Colorado 80228
Ph: 303.716.1270
Fax: 303.716.1272
www.givenandassociates.com
Given Project # 23020

ELECTRICAL SITE PHOTOMETRICS
SHEET 16 OF 20

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● OFF SITE FIRE HYDRANTS IN CLOSE PROXIMITY

FIRE & LIFE SAFETY PLAN LEGEND

	DIRECTION OF VEHICULAR EGRESS
	DIRECTION OF INTERIOR EGRESS
	FIRE DEPARTMENT ACCESS
	ACCESSIBLE ROUTE
	FIRE DEPARTMENT KNOX BOX
	FIRE DEPARTMENT CONNECTION
	FIRE HYDRANT
	AERIAL ACCESS
	INDICATES FIRE TRUCK WHEEL BASE AT TURN STUDY
	INDICATES FIRE TRUCK BODY OVERHANG AT TURN STUDY

GENERAL NOTES

- BUILDING HEIGHT:** TYP. ≤32.00' ABOVE GRADE. AVERAGE ROOF PLANE AT WEST BUILDING ELEVATION 31.88' ABOVE GRADE ALONG AERIAL ACCESS FIRE LANE.
- DETENTION:** NO WATER DETENTION UNDER DRIVE AISLE OR PARKING LOT.
- FIRE LANE SIGNAGE:** 'NO PARKING FIRE LANE' SIGNS, IN ACCORDANCE WITH IFC 2015 SECTION D103.6 WILL BE PROVIDED ALONG THE DRIVE ON THE EASTERN EDGE OF SITE.
- FIRE PROTECTION:** CONSTRUCTION TYPE VA: FULLY SPRINKLED BUILDING (NFPA 13R).
- PROPOSED BUILDING CALCULATIONS:**
 - LEVEL 1 SQUARE FOOTAGE: 9,100 SF
 - LEVEL 2 SQUARE FOOTAGE: 9,035 SF
 - LEVEL 3 SQUARE FOOTAGE: 9,035 SF
 - TOTAL SQUARE FOOTAGE: 27,170 SF**

RESIDENCES AT WILLOW PARK SITE PLAN AMENDMENT

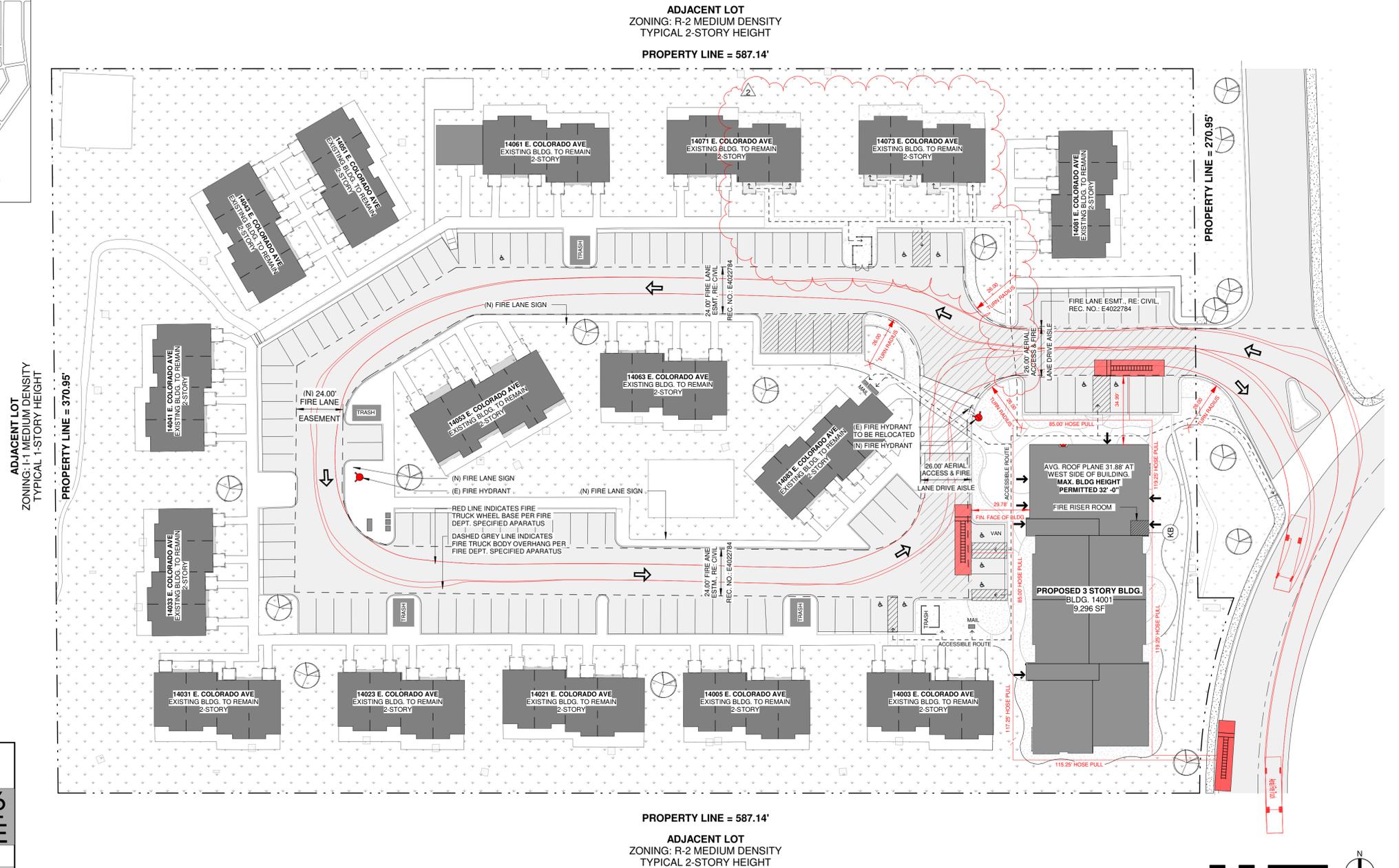
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FIRE AND LIFE SAFETY PLAN

18 OF 20



ADJACENT LOT
ZONING: I-1 MEDIUM DENSITY
TYPICAL 1-STORY HEIGHT

PROPERTY LINE = 370.95'

ADJACENT LOT
ZONING: R-2 MEDIUM DENSITY
TYPICAL 2-STORY HEIGHT

PROPERTY LINE = 587.14'

PROPERTY LINE = 587.14'

ADJACENT LOT
ZONING: R-2 MEDIUM DENSITY
TYPICAL 2-STORY HEIGHT

1 PROPOSED FIRE AND LIFE SAFETY PLAN
1" = 30'-0"



FIRE AND LIFE SAFETY PLAN
SHEET 18 OF 20

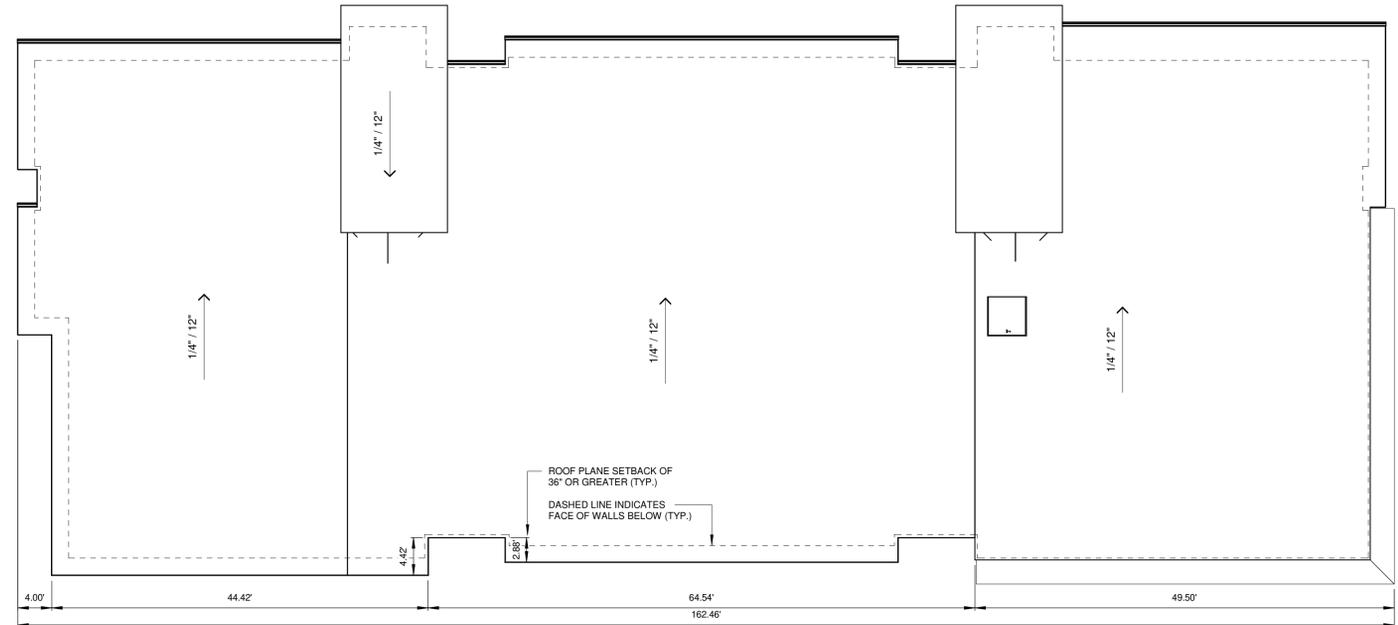
RESIDENCES AT WILLOW PARK

SITE PLAN AMENDMENT D.A. NO.:DA-2360-00

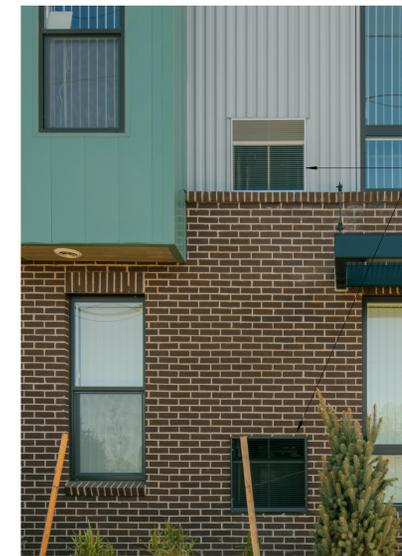
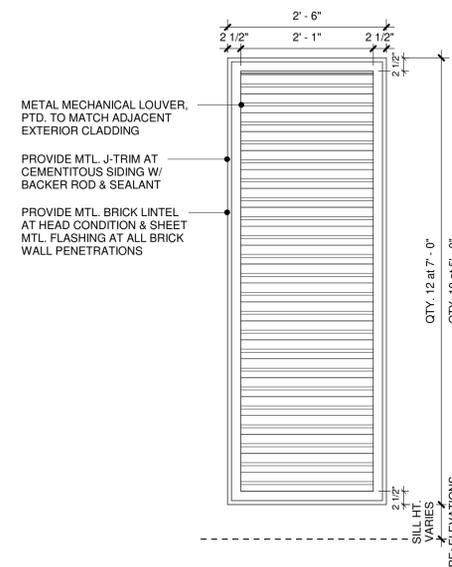
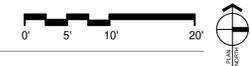
A PART OF LOT 1, BLOCK 2, NEVIN VILLAGE GREEN, FILING NO. THREE
SITUATED IN THE SW 1/4 OF SECTION 19, T.4S., R.66W., OF THE 6TH P.M.
CITY OF AURORA, COUNTY OF ARAPAHOE, STATE OF COLORADO
14001 E COLORADO DR. AURORA, COLORADO 80012



2 ROOF SETBACK PERSPECTIVE



1 OVERALL ROOF PLAN
1" = 10'-0"



3 MECHANICAL LOUVER DETAIL
3/4" = 1'-0"

RESIDENCES AT WILLOW PARK SITE PLAN AMENDMENT	
STUDIO 646 ARCHITECTURE	
301 COMMERCIAL RD., SUITE B GOLDEN, COLORADO 303.284.1276	
1 ST SUBMITTAL: AUGUST 16, 2023	5 TH SUBMITTAL: APRIL 23, 2024
2 ND SUBMITTAL: SEPTEMBER 19, 2023	FINAL SITE PLAN: JUNE 11, 2024
3 RD SUBMITTAL: OCTOBER 27, 2023	AMENDMENT: MARCH 25, 2025 ADDED SCOPE OF WORK FOR ACCESSIBILITY
4 TH SUBMITTAL: FEBRUARY 20, 2024	AMENDMENT: JUNE 24, 2025 REVISIONS FOR AMENDMENT & ADDED SCOPE
ARCHITECTURAL EXHIBITS	19 OF 20

RESIDENCES AT WILLOW PARK

SITE PLAN AMENDMENT D.A. NO.:DA-2360-00

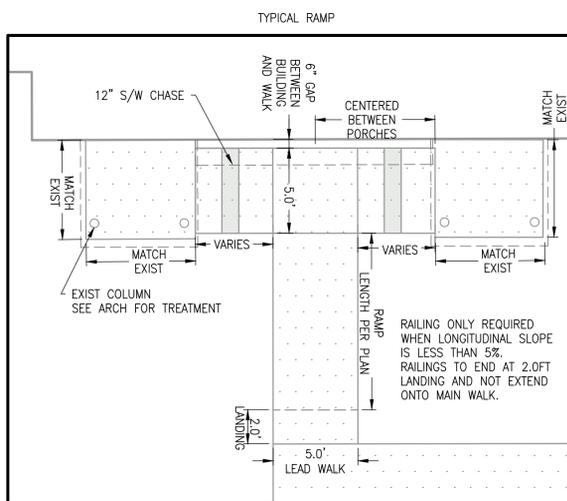
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LEGEND

	PROPERTY LINE
	EXIST TELEPHONE
	EXIST FENCE CHAINLINK
	EXIST FENCE ALUMINUM
	EXIST CONTOUR
	EXIST OVERHEAD ELECTRIC
	EXIST FIBER
	EXIST GAS
	EXIST STORM SEWER
	EXIST STORM MANHOLE
	EXIST SANITARY SEWER
	EXIST SANITARY MANHOLE
	EXIST WATER LINE
	EXIST GATE VALVE
	EXIST FIRE HYDRANT
	SANITARY SEWER
	STORM MANHOLE
	SANITARY MANHOLE
	INLET
	TRANSFORMER
	FINISHED SLOPE
	GROUND ELEVATION
	1 FT CONTOUR
	5 FT CONTOUR
	TRUNCATED DOMES
	BUILDING
	BUILDING DOOR
	CONCRETE
	ASPHALT

BENCHMARK:
CGA ID: 458619SW007
CHISELED SQ NE COR CO INLET @ WCR NW COR SABLE & JEWELL
ELEVATION = 5613.086 FEET (NAVD 88 DATUM)

- NOTE:
- ALL FIRE HYDRANTS SHALL BE LOCATED NOT LESS THAN 3'-0" AND NOT MORE THAN 8'-0" FROM THE BACK OF CURB TO THE CENTER OF THE HYDRANT AND BE UNOBSTRUCTED ON THE STREET SIDE. MINIMUM CLEARANCE ON ALL OTHER SIDES SHALL BE 5'-0". FIRE HYDRANTS MUST BE GRADE STAKED IN THE FIELD. FIRE HYDRANTS ARE NOT ALLOWED IN SIDEWALKS.
 - MINIMUM PAVEMENT SLOPES: 1% FOR ASPHALT, 0.5% FOR CONCRETE.
 - THE MAXIMUM SLOPE WITHIN ROW IS 4:1, THE MAXIMUM SLOPE FOR PROPERTY OUTSIDE OF THE ROW IS 3:1.
 - THE SLOPE AWAY FROM THE BUILDING SHALL HAVE A MINIMUM GRADE OF FIVE (5) PERCENT FOR THE FIRST TEN FEET OR TO THE PROPERTY LINE, WHICHEVER OCCURS FIRST, THEN A MINIMUM OF TWO (2) PERCENT UNTIL THE SLOPE REACHES THE SWALE AROUND THE BUILDING. IF PHYSICAL OBSTRUCTIONS OR LOT LINES PROHIBIT THE TEN FEET OF HORIZONTAL DISTANCE, A FIVE (5) PERCENT SLOPE SHALL BE PROVIDED TO AN APPROVED ALTERNATIVE METHOD OF DIVERTING STORM RUNOFF AWAY FROM THE FOUNDATION. IMPERVIOUS SURFACES WITHIN TEN FEET OF THE BUILDING FOUNDATION SHALL BE SLOPED A MINIMUM OF TWO (2) PERCENT AWAY FROM THE BUILDING.
 - THE MAXIMUM PERMISSIBLE LONGITUDINAL GRADE FOR FIRE LANES IS 10%. THE MAXIMUM TRANSVERSE GRADE FOR A FIRE LANE IS FOUR PERCENT WITH A RESULTANT MAXIMUM SLOPE OF TEN PERCENT.
 - THE RESULTANT GRADE IN ANY DIRECTION WITHIN ACCESSIBLE PARKING AREAS SHALL NOT EXCEED TWO PERCENT.
 - THE MAXIMUM CROSS SLOPE IN AN ACCESSIBLE PATH SHALL NOT EXCEED TWO PERCENT. THE MAXIMUM LONGITUDINAL SLOPE IN AN ACCESSIBLE PATH SHALL NOT EXCEED FIVE PERCENT.



SCALE: 1" = 5'

RESIDENCES AT WILLOW PARK - WITH AMENDMENTS

SITE PLAN

STUDIO 646
ARCHITECTURE

15940 S. GOLDEN ROAD
GOLDEN, COLORADO
303.284.1276

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DENVER, CO 80231
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