

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

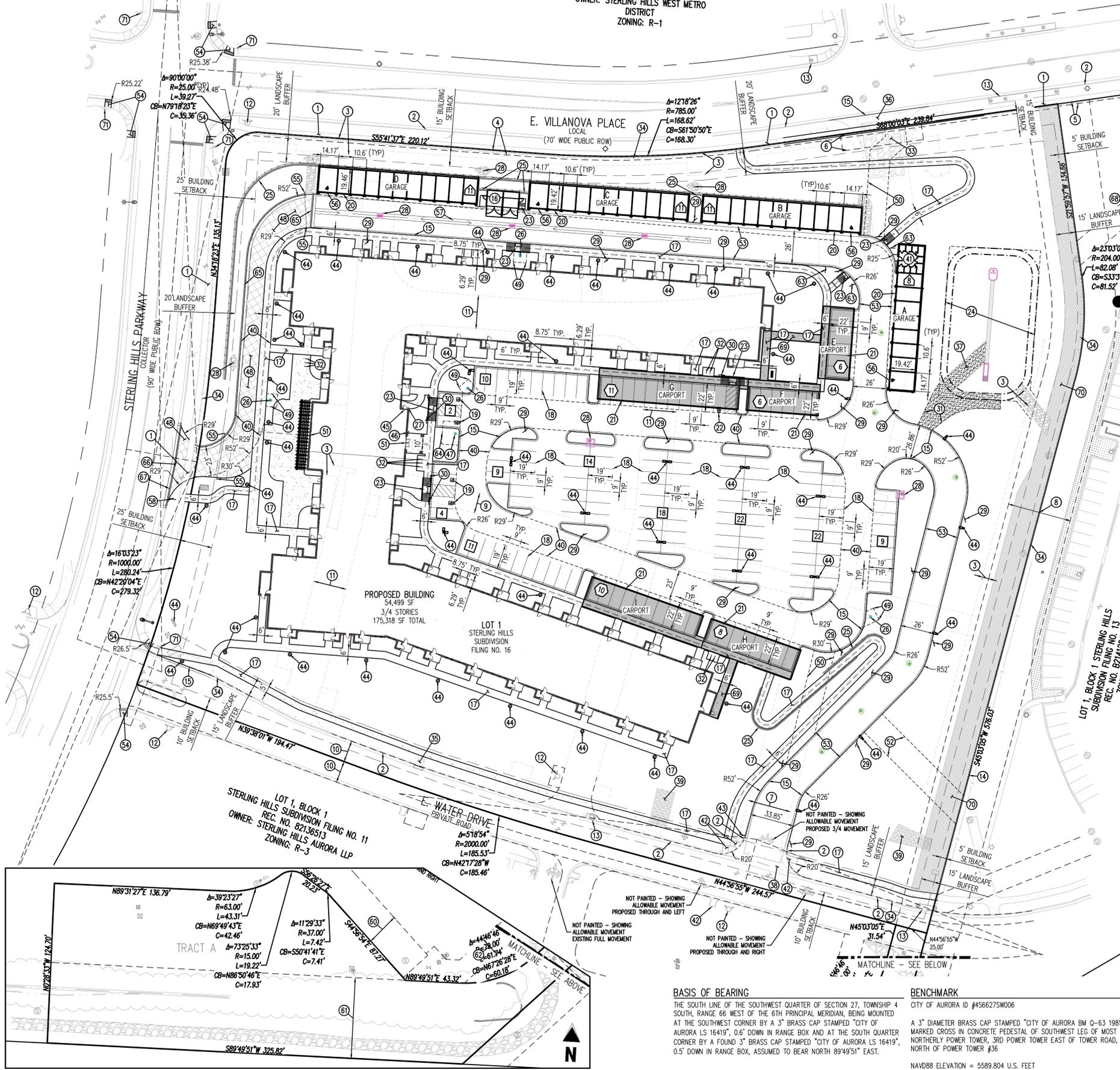
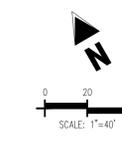
OWNER: STERLING HILLS WEST METRO
DISTRICT
ZONING: R-1

SITE LEGEND

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

SITE LEGEND

- | | |
|---|---|
| 1 EXISTING SIDEWALK | 36 EXISTING ACCESS DRIVE TO BE REMOVED |
| 2 EXISTING CURB AND GUTTER | 37 PROPOSED POND MAINTENANCE ACCESS |
| 3 EXISTING WALL EASEMENT TO BE VACATED | 38 EXISTING CROSS PAN TO REMAIN |
| 4 EXISTING 3' SIDEWALK EASEMENT TO REMAIN | 39 EXISTING RIPRAP TO BE REMOVED |
| 5 EXISTING 2' SIDEWALK EASEMENT TO REMAIN | 40 PROPOSED 23' FIRE LANE, ACCESS AND UTILITY EASEMENT |
| 6 EXISTING PUBLIC ACCESS, UTILITY AND FIRE LANE EASEMENT TO REMAIN | 41 PROPOSED TENANT STORAGE |
| 7 EXISTING 34' PUBLIC ACCESS AND UTILITY EASEMENT TO BE VACATED | 42 EXISTING RAMP TO REMAIN |
| 8 EXISTING 50' DRAINAGE AND UTILITY EASEMENT TO REMAIN | 43 PROPOSED STOP MUTCD R1-1 STOP SIGN |
| 9 EXISTING 16' UTILITY EASEMENT TO BE VACATED | 44 PROPOSED SITE LIGHT (REFERENCE PHOTOMETRIC PLAN) |
| 10 EXISTING 17' PUBLIC ACCESS AND UTILITY EASEMENT TO BE VACATED AND THEN REDEDICATED | 45 PROPOSED FIRE RISER ROOM WITH SIGN NEXT TO DOOR |
| 11 EXISTING 26' FIRE LANE AND UTILITY EASEMENT TO BE VACATED | 46 PROPOSED COMMERCIAL KNOX BOX FOR FIRE DEPARTMENT ACCESS |
| 12 EXISTING FIRE HYDRANT | 47 PROPOSED WATER METER |
| 13 EXISTING STORM INLET TO REMAIN | 48 PROPOSED FIRE LANE - GRASS FILL TUREGRID PRO PLUS BY TRUE GRID OR APPROVED EQUAL |
| 14 EXISTING FENCE TO REMAIN | 49 PROPOSED 10' WATER EASEMENT |
| 15 PROPOSED 6" CURB AND GUTTER | 50 PROPOSED 16' WATER EASEMENT |
| 16 PROPOSED TRASH ENCLOSURE WITH SELF-CLOSING SPRING-LOADED HINGES | 51 PROPOSED MAIN ENTRANCE TO BUILDING |
| 17 PROPOSED SIDEWALK (SIZE AS NOTED) | 52 PROPOSED 20' SANITARY EASEMENT |
| 18 PROPOSED 9'X19' PARKING STALL | 53 PROPOSED 26' FIRE LANE, ACCESS & UTILITY EASEMENT |
| 19 PROPOSED 9'X19' ADA PARKING STALL | 54 EXISTING CURB RAMP TO BE REVISED TO DIRECTIONAL CURB RAMP |
| 20 PROPOSED GARAGE PARKING | 55 PROPOSED BOLLARDS WITH CHAIN |
| 21 PROPOSED 9'X22' COVERED PARKING STALL | 56 PROPOSED ACCESSIBLE GARAGE SPACE |
| 22 PROPOSED 9'X22' COVERED ADA PARKING STALL | 57 PROPOSED 4-FT CONCRETE PAN |
| 23 PROPOSED ADA RAMP | 58 EXISTING SPEED LIMIT SIGN TO BE RELOCATED |
| 24 PROPOSED DRAINAGE EASEMENT | 59 PROPOSED MONUMENT SIGN |
| 25 PROPOSED RETAINING WALL WITH HANDRAIL FOR FALL PROTECTION | 60 EXISTING 26' FIRE LANE AND UTILITY EASEMENT TO REMAIN |
| 26 PROPOSED FIRE HYDRANT | 61 EXISTING 63' DRAINAGE AND UTILITY EASEMENT TO REMAIN |
| 27 PROPOSED FIRE DEPARTMENT CONNECTION WITH APPROVED KNOX CAPS OR PLUGS AND SIGN | 62 EXISTING UTILITY EASEMENT TO REMAIN |
| 28 PROPOSED STORM INLET | 63 PROPOSED PEDESTRIAN CROSSING SIGNAGE (W11-2 WITH W16-7P) |
| 29 PROPOSED "NO PARKING - FIRE LANE" SIGNAGE | 64 PROPOSED 18' WATER EASEMENT |
| 30 PROPOSED ADA PARKING SIGN | 65 PROPOSED MOUNTABLE CURB |
| 31 PROPOSED ACCESS EASEMENT | 66 EMERGENCY ACCESS ONLY |
| 32 PROPOSED BICYCLE RACK | 67 EXISTING VERTICAL CURB TO BE REPLACED WITH MOUNTABLE CURB |
| 33 EXISTING GRAVEL TO BE REMOVED | 68 EXISTING 16' UTILITY AND DRAINAGE EASEMENT TO REMAIN |
| 34 EXISTING SILT AND CONSTRUCTION FENCE TO BE REMOVED | 69 PROPOSED COVERED WALKWAY |
| 35 EXISTING ADA RAMP TO BE REMOVED | 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 #456627SW006
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



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	
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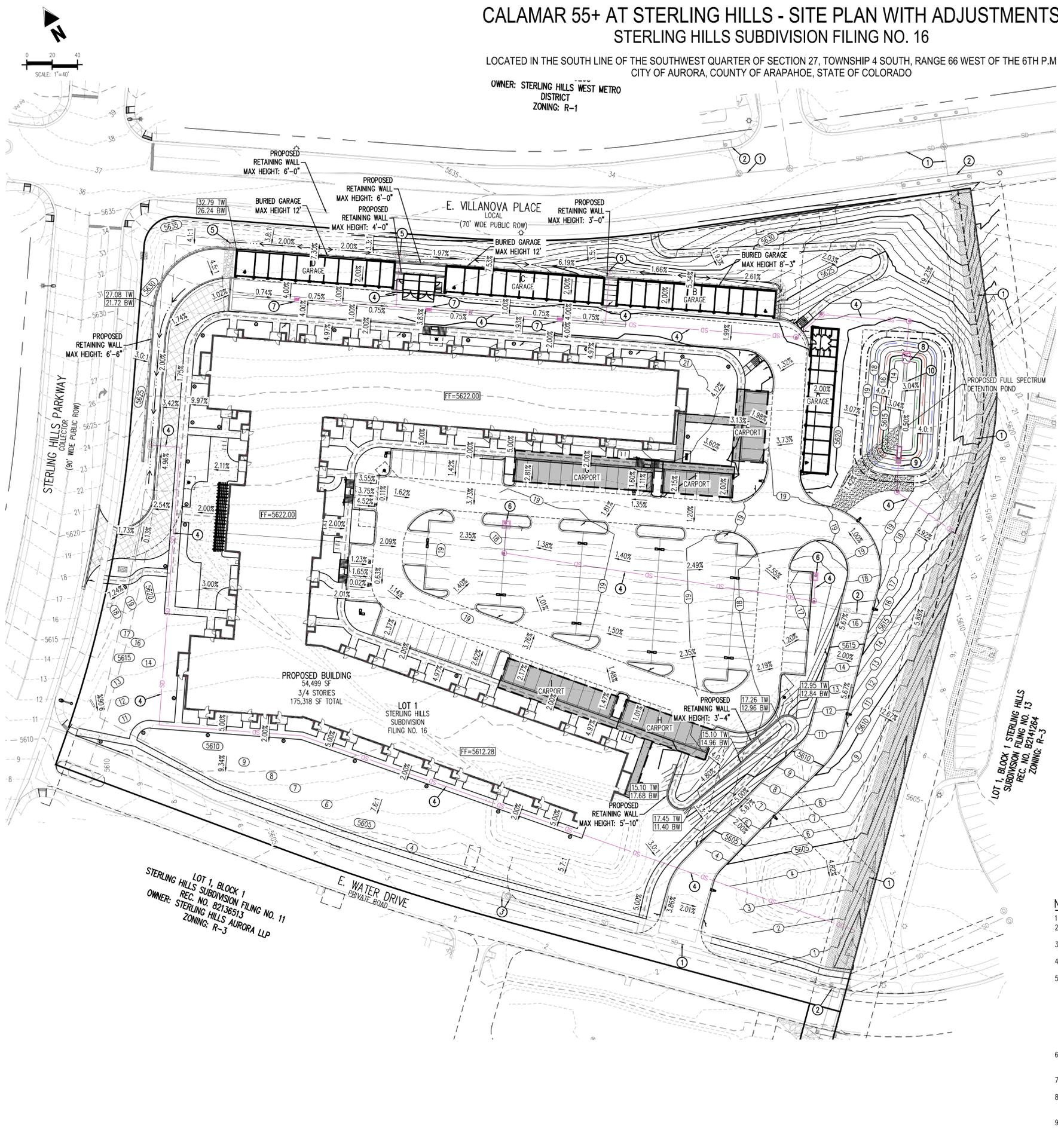
Project No: CLM000007
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Checked By: CMV
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CITY OF AURORA, COUNTY OF ARAPAHOE, STATE OF COLORADO

OWNER: STERLING HILLS WEST METRO DISTRICT
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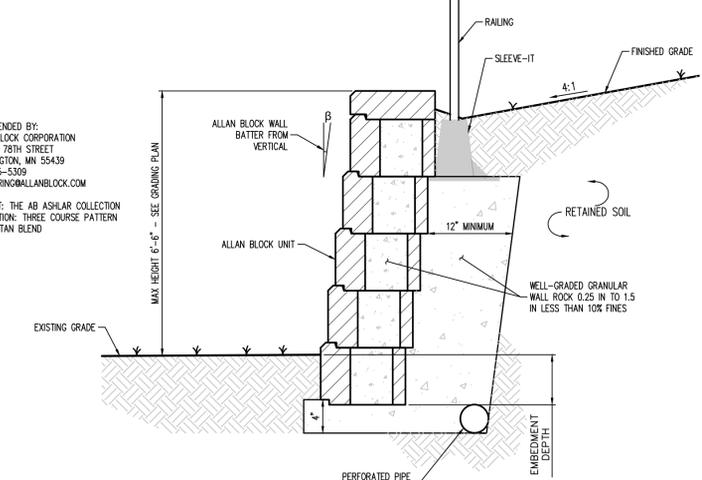
- SITE KEYNOTES**
- EXISTING STORM LINE (PUBLIC)
 - EXISTING STORM INLET TO REMAIN
 - EXISTING STORM INLET TO BE RELOCATED
 - PROPOSED STORM LINE (PRIVATE)
 - PROPOSED YARD AREA INLET
 - PROPOSED CDOT TYPE R STORM INLET
 - PROPOSED CDOT TYPE 13 INLET
 - PROPOSED FLARED END SECTION
 - PROPOSED OUTLET STRUCTURE
 - 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 LIGHT
 - EXISTING CONCRETE SIDEWALK
 - PROPOSED CONCRETE SIDEWALK

- GRADING LEGEND**
- EXISTING MAJOR CONTOUR
 - EXISTING MINOR CONTOUR
 - EXISTING MAJOR CONTOUR
 - EXISTING MINOR CONTOUR
 - EXISTING STORM SEWER LINE
 - 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
 - PROPOSED SPOT ELEVATION
 - FINISHED FLOOR
 - EXISTING GRADE
 - PROPOSED GRADE
 - EXISTING SLOPE
 - 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**
- ALL STORM SEWER IS PRIVATE AND MAINTAINED BY THE PROPERTY OWNER.
 - MINIMUM SLOPE AWAY FROM THE BUILDING IS 5% FOR 10' FOR LANDSCAPE AREAS AND 2% FOR IMPERVIOUS AREAS.
 - THE MINIMUM SLOPE ON UNPAVED AREAS IS 2%. MINIMUM SLOPE ON ASPHALT IS 1%, AND MINIMUM SLOPE ON CONCRETE IS 0.5%.
 - 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 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.
 - 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%.
 - THE RESULTANT GRADE IN ANY DIRECTION WITHIN ACCESSIBLE PARKING AREAS SHALL NOT EXCEED 2%.
 - THE MAXIMUM CROSS SLOPE IN AN ACCESSIBLE PATH SHALL NOT EXCEED 2%. THE MAXIMUM LONGITUDINAL SLOPE IN AN ACCESSIBLE PATH SHALL NOT EXCEED 5%.
 - ANY WALLS OVER 4-FT IN HEIGHT WILL REQUIRE STRUCTURAL CALCULATIONS.

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LOT 1, BLOCK 1
STERLING HILLS SUBDIVISION FILING NO. 11
REC. NO. 82136513
OWNER: STERLING HILLS AURORA LLP
ZONING: R-3

LOT 1, BLOCK 1 STERLING HILLS
SUBDIVISION FILING NO. 13
REC. NO. 82141284
ZONING: R-3

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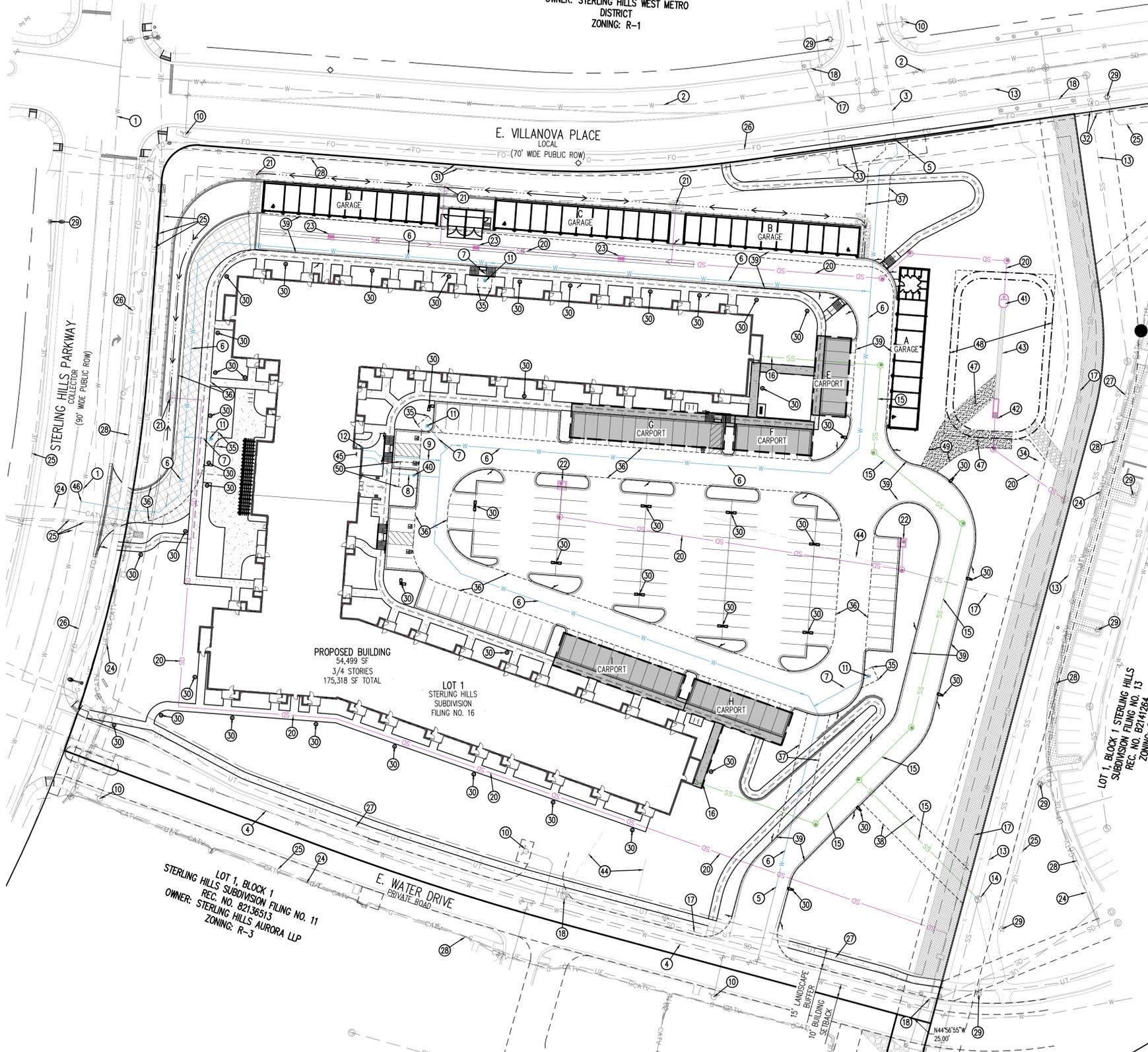
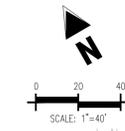
GRADING PLAN

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OWNER: STERLING HILLS WEST METRO
DISTRICT
ZONING: R-1



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

- CATV — EXISTING CATV LINE
- UE — EXISTING UNDERGROUND ELECTRIC LINE
- FO — EXISTING FIBER OPTIC LINE
- UT — EXISTING UNDERGROUND TELECOM LINE
- G — EXISTING GAS LINE
- W — EXISTING WATER LINE
- W — PROPOSED WATER LINE
- SS — EXISTING STORM SEWER LINE
- SS — EXISTING STORM SEWER LINE TO BE REMOVED
- SS — PROPOSED STORM SEWER LINE
- SS — EXISTING SANITARY SEWER LINE
- SS — 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

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UTILITY PLAN

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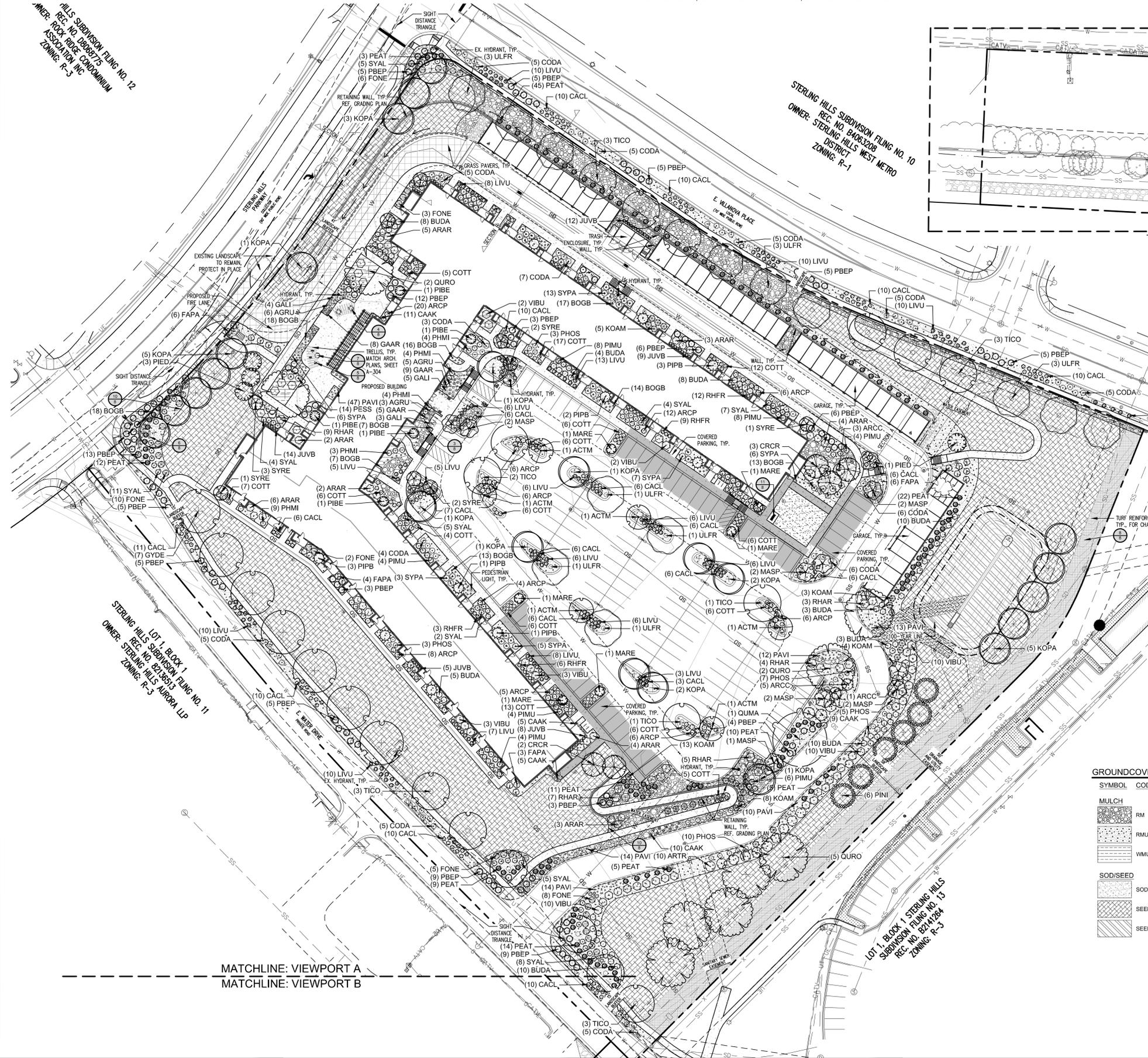
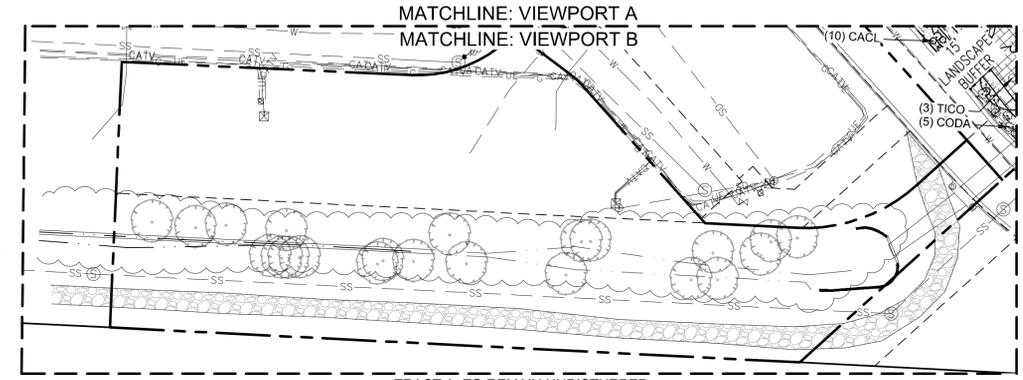
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Drawn By: LJP
Checked By: SRM
Date: 11/12/2024

LANDSCAPE PLAN



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

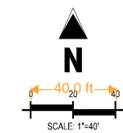
- THE LANDSCAPE PLAN MUST REFLECT THE LOCATION OF ALL FIRE HYDRANTS, KNOX HARDWARE, AND FIRE DEPARTMENT CONNECTIONS TO ENSURE THAT THESE DEVICES ARE NOT PHYSICALLY OR VISUALLY OBSTRUCTED FROM RESPONDING FIRE CREWS. THE SEPARATION REQUIREMENTS FROM FIRE DEPARTMENT CONNECTIONS AND FIRE HYDRANTS MUST MEET 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 ENCRUSH 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	15,675 SF	BRECKEN GOLD FROM PIONEER	1"-2" ROCK COBBLE MULCH	MULCH
	RMULCH	45,883 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	69,467 SF	LOW GROW NATIVE SEED	LOW GROW NATIVE SEED	SEED
	SEED4	6,981 SF	RIPARIAN/DETENTION NATIVE SEED	RIPARIAN/DETENTION NATIVE SEED	SEED

CAUTION - NOTICE TO CONTRACTOR

- 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.
- 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 POT-HOLING OR ALTERNATIVE METHOD. REPORT INFORMATION TO THE ENGINEER PRIOR TO CONSTRUCTION.



Know what's below.
Call before you dig.

HILLS SUBDIVISION FILING NO. 12
REC. NO. D848875
ASSOCIATION INC.
ZONING: R-3

STERLING HILLS SUBDIVISION FILING NO. 10
REC. NO. B4063208
DISTRICT
OWNER: STERLING HILLS WEST METRO
ZONING: R-1

STERLING HILLS SUBDIVISION FILING NO. 11
REC. NO. B248653
OWNER: STERLING HILLS AURORA LLP
ZONING: R-3

LOT 1, BLOCK 1 STERLING HILLS
SUBDIVISION FILING NO. 15
REC. NO. B244784
ZONING: R-3

MATCHLINE: VIEWPORT A
MATCHLINE: VIEWPORT B

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



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

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).

GROUND COVER SCHEDULE

SYMBOL	CODE	QTY	COMMON NAME	BOTANICAL NAME	TYPE
MULCH					
	RM	15,675 SF	BRECKEN GOLD FROM PIONEER	1"-2" ROCK COBBLE MULCH	MULCH
	RMULCH	45,883 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	89,467 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 1/2" OF WATER PER WEEK
XXX-RATED = PLANTS NEED 1/2" 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 'BAKER'	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	BRIGHT 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	BUDDLEIA 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	34	NEW MEXICO PRIVET	FORESTIERA NEOMEXICANA	#5 CONT.	10'X6'	XXX	SUN
	KOAM	33	BEAUTY BUSH	KOLKWIITZIA 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	136	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	108	PAWNEE BUTTES® SAND CHERRY	PRUNUS BESSEYI 'P0115'	#5 CONT.	1.5'X6'	X	SUN
	RHAR	28	GRO-LOW FRAGRANT SUMAC	RHUS AROMATICA 'GRO-LOW'	#5 CONT.	3'X8'	XXX	SUN
	SYAL	51	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	GALLARDIA 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 SF	97 N/A 49	9 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 PERIMETER / 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.

Revised.

#	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		

Project No: CLM000007
Drawn By: LJP
Checked By: SRM
Date: 11/12/2024

LANDSCAPE NOTES & DETAILS

CALAMAR 55+ AT STERLING HILLS - SITE PLAN

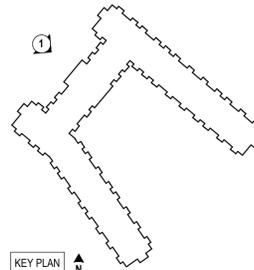
STERLING HILLS SUBDIVISION FILING NO. 16

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%	62%	
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 TRANSPARENCY %		19%	
TOTAL TRANSPARENCY (SF)		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:
o PROPOSED OPTION: PROJECTED MASS

4.8.8. ROOF DESIGN:
o 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.
o ALL ROOF MATERIALS ON ALL PORTIONS OF ALL DEVELOPMENT OTHER THAN ROOFTOP DECKS SHALL HAVE A MINIMUM 25 YEAR WARRANTY.
o PERMITTED AND PROPOSED: ASPHALT SHINGLES
o 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.
o 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:

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

NOTES:

- 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
- ALL VISIBLE GUTTERS AND DOWNSPOUTS TO MATCH OR COMPLEMENT FIELD COLOR
- 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.
- 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).
- 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.
- ALL BALCONY DIMENSIONS TO BE 8'-6" X 6'-2".

NOT FOR CONSTRUCTION



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

SEC STERLING HILLS PKWY & VILLANOVA PL
AURORA, COLORADO

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

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

NORTH BUILDING ELEVATIONS - PRIMARY BUILDING FACE

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



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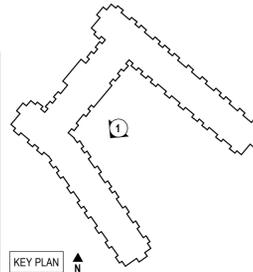
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MATERIAL LEGEND	
LABEL	MATERIAL
1	MANUFACTURED STONE VENEER
2	3-COAT STUCCO COLOR #1
3	3-COAT STUCCO COLOR #2
4	CONCRETE RETAINING WALL
5	SIDING COLOR #1
6	ARCHITECTURAL ASPHALT SHINGLES
7	VINYL WINDOW AND INSULATED GLASS
8	PVC TRIM BOARD
9	VINYL SHUTTER
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 TRANSPARENCY %		19%	
TOTAL TRANSPARENCY (SF)		9214.7	

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"

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

COURTYARD WEST BUILDING
ELEVATIONS

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

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 TRANSPARENCY %		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 TRANSPARENCY %		38%	
		818	

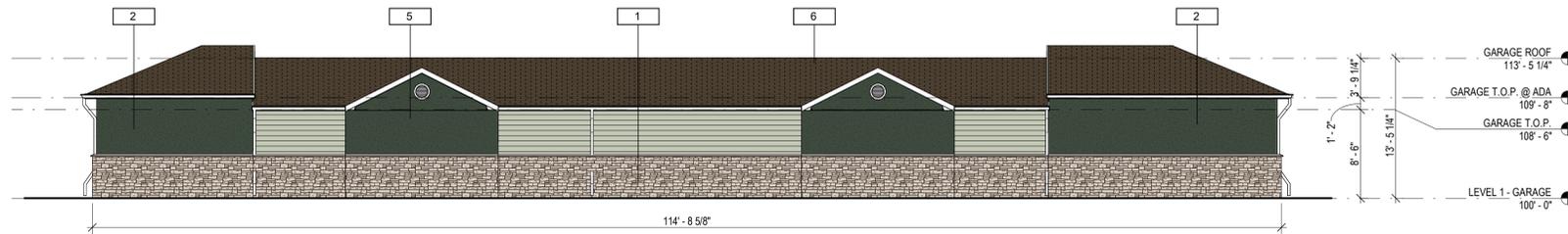
MATERIALS LEGEND			
	MANUFACTURED STONE VENEER		FIBER-CEMENT SIDING
	STUCCO - COLOR 1		ASPHALT SHINGLE
	STUCCO - COLOR 2		

MATERIAL LEGEND	
LABEL	MATERIAL
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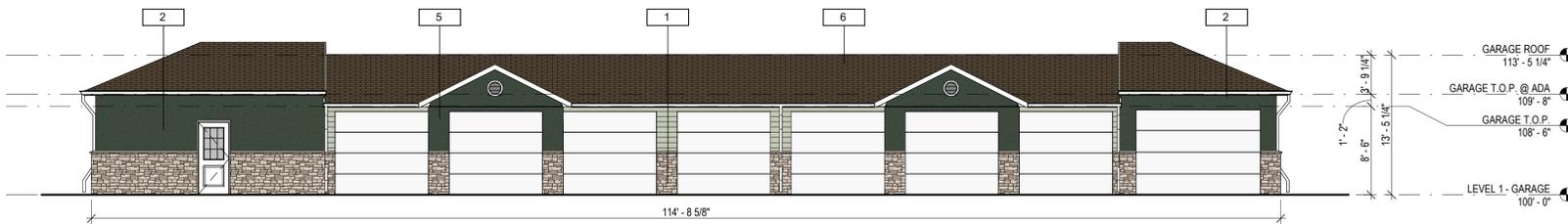


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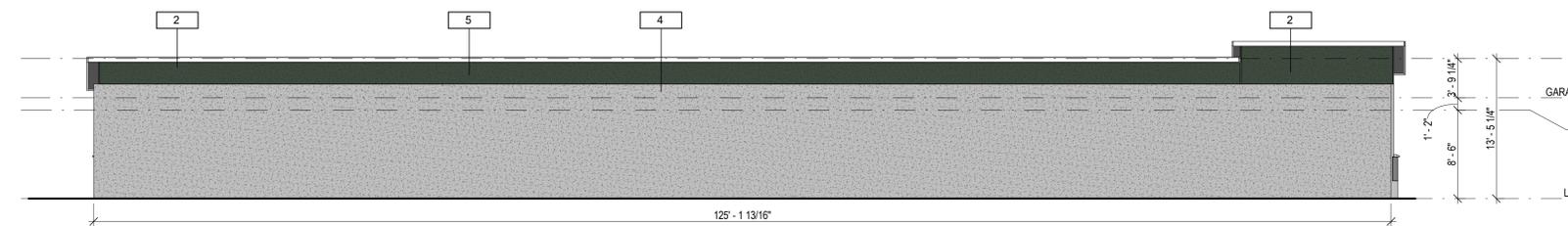
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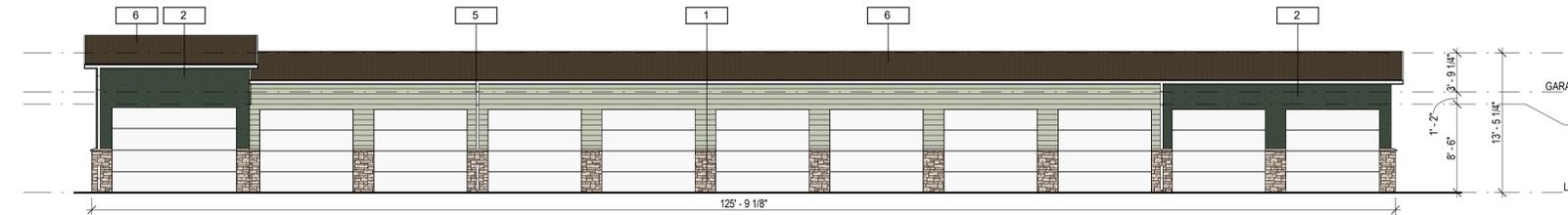
6 GARAGE 8 - SOUTH ELEVATION - PLANNING
SCALE: 1/8" = 1'-0"



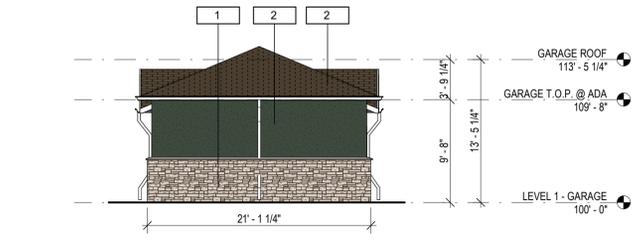
5 GARAGE 8 - NORTH ELEVATION - PLANNING
SCALE: 1/8" = 1'-0"



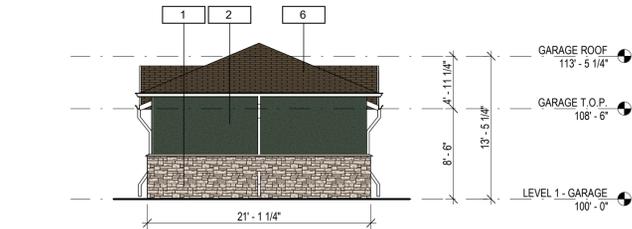
2 GARAGE 11 - WEST ELEVATION - PLANNING
SCALE: 1/8" = 1'-0"



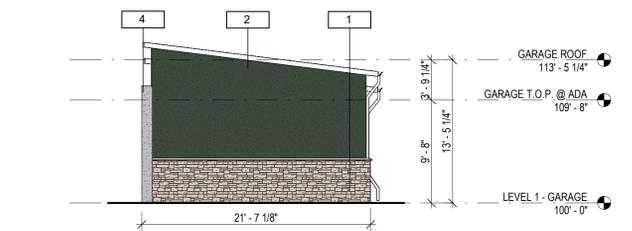
1 GARAGE 11 - EAST ELEVATION - PLANNING
SCALE: 1/8" = 1'-0"



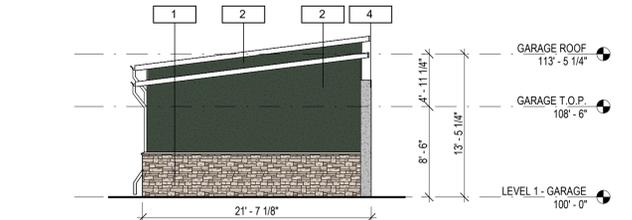
8 GARAGE 8 - EAST ELEVATION - PLANNING
SCALE: 1/8" = 1'-0"



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"

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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GARAGES - BUILDING ELEVATIONS

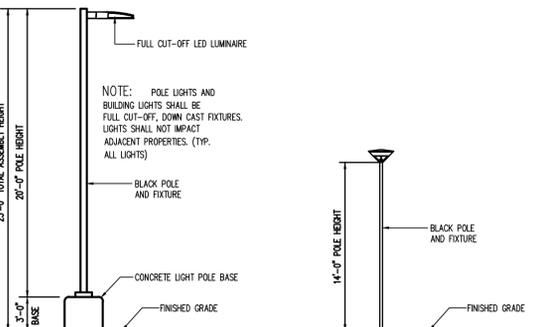
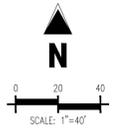
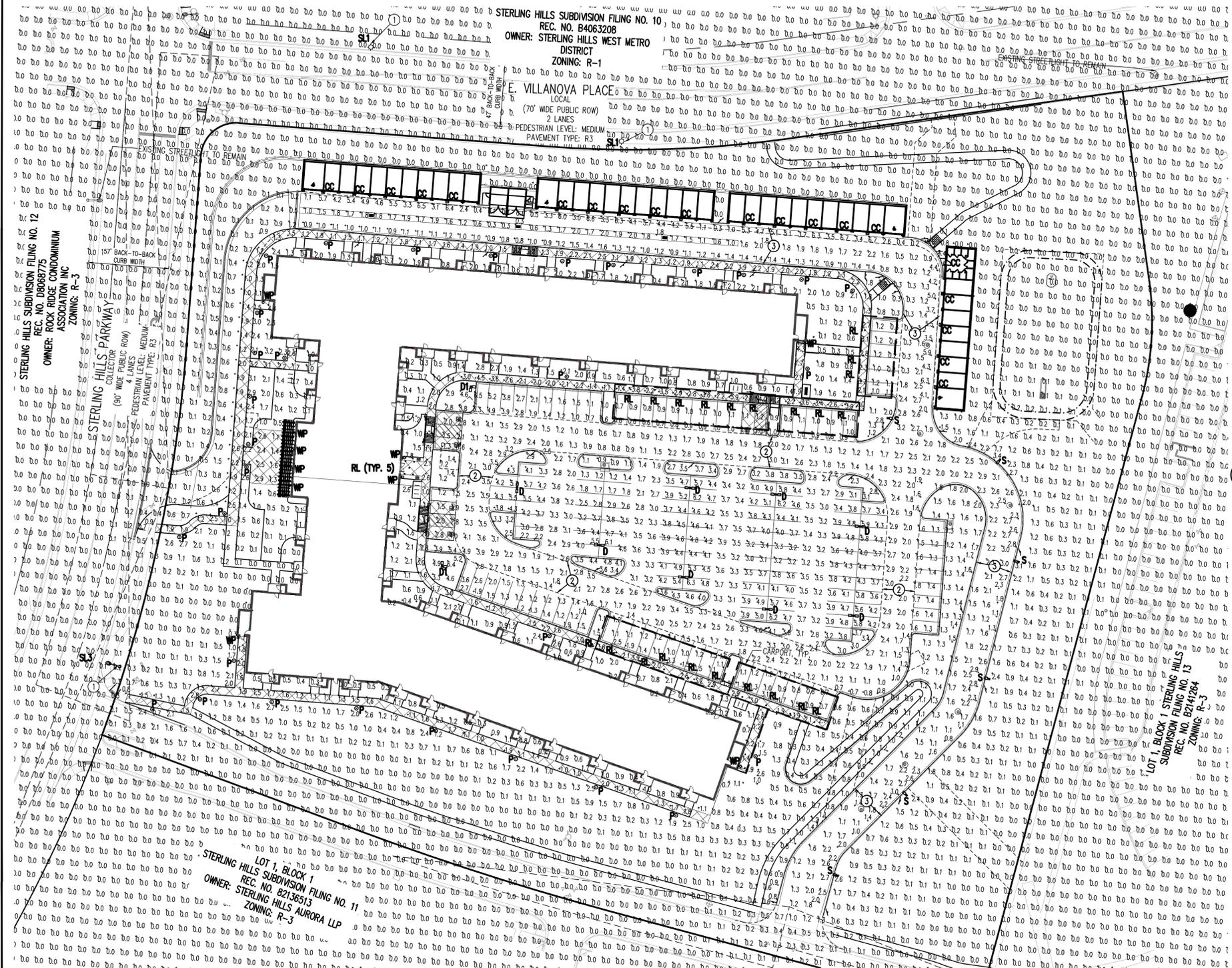
CALAMAR 55+ AT STERLING HILLS - SITE PLAN WITH ADJUSTMENTS

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.
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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 1006.1 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:**
- 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.
 - PROPOSED 23' FIRE LANE, ACCESS AND UTILITY EASEMENT
 - PROPOSED 26' FIRE LANE, ACCESS AND UTILITY EASEMENT

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

LUMINAIRE SCHEDULE		CALCULATION SUMMARY					
SYMBOL	QTY	LABEL	DESCRIPTION	UNITS	AVG	MAX	MIN
[Symbol]	6	S	DECO, GLAZIERO 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	FC	1.93	7.8	1.0
[Symbol]	8	D	DECO, GLAZIERO 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				
[Symbol]	2	D1	DECO, GLAZIERO 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				
[Symbol]	31	P	BEGA, B84403 POLE TOP FIXTURE, FULL CUTOFF, ASYMMETRIC DISTRIBUTION, 4000K COLOR TEMPERATURE, BLACK COLOR, MOUNTED ON BLACK 14'-0" ALUMINUM POLE MODEL #B14RPN51-AB-BLK				
[Symbol]	20	CC	LITHONIA, WPX LED WALL FIXTURE, FLAT LENS, FULL CUTOFF, P1 SERIES, 4000K COLOR TEMPERATURE, WALL MOUNT ON GARAGE AT 10'-0" A.F.G.				
[Symbol]	27	RL	COOPER, HALO 6 LED RECESSED DOWNLIGHT, 80 CR, 4000K COLOR TEMPERATURE, WHITE FINISH TO MATCH SOFFIT, RECESSED MOUNT AT 10'-0" A.F.G.				
[Symbol]	10	WP	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

LUMINAIRE SCHEDULE		CALCULATION SUMMARY					
SYMBOL	QTY	LABEL	DESCRIPTION	UNITS	AVG	MAX	MIN
[Symbol]	6	S	DECO, GLAZIERO 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	FC	1.93	7.8	1.0
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ALL FIXTURES TO BE INSTALLED SO THEY ARE DIRECTED DOWNWARD

SITE PLAN
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Project No: CLM00007
 Drawn By: MNS
 Checked By: CMV
 Date: 11/12/2024
PHOTOMETRIC PLAN

