



Responses to comments below:

Client:	Urban Cottages - Todd Johnson, todd@terraformas.com
Landscape Architect/ Planner:	PCS Group – Alan Cunningham, al@pcsgroupco.com
Civil Engineer:	Cage Civil Engineering - Eric Pearson, <a href="mailto:Pearson, Eric <epearson@cagecivil.com>">Pearson, Eric <epearson@cagecivil.com>
Architect:	Godden Sudik – Paul Brady, pbrady@goddensudik.com

April 7, 2022

Todd Johnson
Urban Cottages, LLC
4601 DTC Blvd, Ste 525
Denver, CO 80237

Re: Initial Submission Review – Urban Cottages Jewell – Zoning Map Amendment, Site Plan w/Adjustment and Final Plat

Application Number: **DA-2309-00**

Case Numbers: **1984-2057; 2022-4026-00; 2022-3022-00**

Dear Mr. Johnson:

Thank you for your initial submission, which we started to process on March 14, 2022. We have reviewed your plans and attached our comments along with this cover letter. The first section of our review highlights our major comments. The following sections contain more specific comments, including those received from other city departments and community members.

Since several important issues remain, you will need to make another submission. Please revise your previous work and send us a new submission on or before April 28, 2022.

Note that all our comments are numbered. When you resubmit, include a cover letter specifically responding to each item. The Planning Department reserves the right to reject any resubmissions that fail to address these items. If you have made any other changes to your documents other than those requested, be sure to also specifically list them in your letter.

The estimated Planning & Zoning Commission hearing date is still set for June 8, 2022. Please remember that all abutter notices for public hearings must be sent and the site notices must be posted at least 10 days prior to the hearing date. These notifications are your responsibility and the lack of proper notification will cause the public hearing date to be postponed. It is important that you obtain an updated list of adjacent property owners from the county before the notices are sent out. Take all necessary steps to ensure an accurate list is obtained.



As always, if you have any comments or concerns, please let me know. I may be reached at 303.739.7121 or dosoba@auroragov.org.

Sincerely,

Dan Osoba, Planner II
City of Aurora Planning Department

cc: Al Cunningham, PCS Group
Scott Campbell, Neighborhood Liaison
Brit Vigil, ODA
Filed: K:\\$DA\2309-00rev1

SUMMARY OF KEY COMMENTS FROM ALL DEPARTMENTS

- Green court issues and street connectivity requirements/exemptions (see Item 3).
- For alley-loaded product, areas with more than the equivalent of 2 lots draining to the private alley, flows cannot cross the sidewalk (see Item 10).
- No improvements are permitted within the special landscape buffer. If a north/south connection is required, it will need to be located on the west side of the homes (see Item 15),

PLANNING DEPARTMENT COMMENTS

1. Community Questions, Comments and Concerns

- A. There was only one (1) comment received from an adjacent property owner during this review; therefore, the requirement for a First Review Neighborhood Meeting has been waived. Please reach out to this neighbor to answer any questions you can and provide a response to these comments in the second submission.



- Name: Kyle Weber
Email: kweber@denverconvention.com
Phone: 303-228-8110
Comment: My name is Kyle Weber and I own the property that is directly adjoined to the back side of this development request (1950 S. Jamaica Ct., Aurora CO, 80014).
My wife, kids and I are not opposed to developing these lands, but we are opposed to jumping from R-R (Rural) up to an R-2 (Medium density) District. We would implore you to consider pushing back and potentially approving an R-1 (Single family homes) to match the surrounding neighborhoods. We have enjoyed the quiet requiem of a farm land for approximately 8 years now and have grown attached to it. Maybe even a bit spoiled by it. We feel that it would be a major shock to the neighborhood and to the existing ecosystem. We have a wide variety of animals that call this land their home as well. We have seen Squirrels, Flickers, Blue Jays, Hawks, Foxes, Coyotes, Owls and Geese. I also understand that there is a reservoir under the land that should be protected.
We understand that a traffic study has been conducted already, but it doesn't take into account the number of speeding vehicles that we see very regularly. They are constantly passing each other on the two lane road which is very dangerous near residences as it is. You also have to think about how much extra noise all the new traffic will cause. The amount of accidents that occur at Havana and Jewell is alarming as it is. There has been, what seems like, an accident weekly there. Jewell is also used for parking of RV's, Semi trucks/trailers and other big trucks. I doubt they will stop parking there.
A few other concerns that we have are:
 - (1) Is there enough power for the new build?
 - (2) Is the sewage going to overload the capacity that is available?
 - (3) This will overpopulate this small area and it will bring crime and diminish the overall atmosphere of the neighborhood.
 - (4) How high are the proposed units? Our favorite thing about this property is the view.
 - (5) Will there be a wall built between the property and our existing houses? We already have a lot of people cutting through our yard to get from Jewell to Asbury and vice versa. We also have a LOT of trash that builds up from being blown in from surrounding areas. This will only get worse with more people and houses.
- We would like to make our voices heard that we are opposed to the R-2 zoning for this project. Please keep our neighborhood a quiet and happy place.
Response: A neighborhood meeting was held on May 31st, 2022. Scott Campbell and Dan Osoba from the City of Aurora attended this meeting. Generally speaking, the meeting went quite well and we were able address most, if not all, of the neighbor's immediate concerns.

- 1B. Two comments were received from outside agency organizations. See the comments from Cherry Creek School District and Xcel Energy attached to this letter.
Response: Acknowledged and reviewed.

2. Completeness and Clarity of the Application



- 2A. There are Development Review fees that are outstanding for this application in the amount of **\$32,214.25**. Payment of these fees is due prior to acceptance of the second submission. Please reference the application invoice for details.

Response: Acknowledged

Legal Description Comments

- 2B. Make all text black on this legal description.

Response: Revised as requested

- 2C. Add an exhibit illustrating the metes and bounds legal description.

Response: Revised as requested

3. Zoning and Subdivision Use

Comments

Letter of Introduction Comments

- 3A. Expand upon the expected price point if you have that information. This is a typical question from the public and Planning Commissioners/City Councilmembers.

Response: As we get closer to the end of this process, we may be able to provide more information regarding expected price points, but at this stage it is just too early to tell where the market will be when the project is ready for construction.

- 3B. Are there any mitigation measures taken to address this adjustment request? (i.e. architectural enhancements, additional landscaping, etc.).

Response: There are several benefits associated with this adjustment request. By reducing the lot size slightly, we are still providing a usable side yard, but without wasted space, while doing so with a reduced building footprint which is inherently more attainable in price point. Smaller lots also use less water from an irrigation standpoint, compared to larger single-family lots which makes them slightly more sustainable. From a mitigation measures standpoint, utilizing slightly smaller lots allows us to transfer landscape area to the perimeter of the property, providing larger setbacks and increased buffers to adjacent properties. Lastly, the front porches are slightly larger than code to ensure that usable outdoor space is included with all units.

- 3C. Please add a response to how this adjustment request is consistent with the Criteria for Approval found in Section 146-5.4.4.D.3.

Response: A response pertaining to the criteria for approval for the adjustment request has been added to the Letter of Introduction.

- 3D. Include a response to how this application is consistent with the Major Site Plan Criteria for Approval found in Section 146-5.4.3.B.2.c.

Response: A response pertaining to the criteria for approval for the Major Site Plan has been added to the Letter of Introduction.



- 3E. Please combine this Letter of Introduction with the Zoning Map Letter of Justification into 1 PDF.
Response: Letter of introduction and the zoning map have been combined into a single PDF.

Site Plan

Comments

Sheet 1

- 3F. Add the number of proposed buildings (18) to the data block.
Response: Revised as requested, updated to 17
- 3G. Add the proposed maximum height to the data block.
Response: Revised as requested
- 3H. Add the current zoning classification to the data block (R-R).
Response: Revised as requested
- 3I. Add “Proposed” in front of Zoning Classification.
Response: Revised as requested
- 3J. Separate out the tract area from the detention area and provide updated area measurements.
Response: Revised as requested
- 3K. Add “Private” to Lot Area.
Response: Revised as requested
- 3L. Check with Public Works regarding the Public ROW Dedication Area.
Response: Per discussion with staff, Jewell is provided with the section including 11' travel lane + 8' parking lane + 8' landscape tree lawn + 6' sidewalk, including a 6' ROW dedication, to match the intent of the roadway.
- 3M. Add the percentages of the total lot area for the hard surface, open space, and landscape area. Add a line item for building area (which is included in the hard surface area). These should be in square-feet given the site size.
Response: Revised as requested.
- 3N. As indicated in the Letter of Intro redlines, if there are any mitigation measure taken for this request, please list them on the cover sheet.
Response: Mitigation measures have now been provided on cover sheet.



Sheet 2 – Green Court Issues

3O. Per Section 146-4.2.3.C.1.b.ix.b, infill development that includes greencourts may not have more than 2 of the groups of attached greencourt dwellings not comply with the requirement for both end units of Subsection viii listed here: “viii: Both end units of each group of attached Green Court Dwellings shall abut a public or private street or alley, without intervening common open space between the side wall of the end unit and the right-of-way of the private or public street or alley, except as provided in Subsection ix below.”

- The green court groups highlighted in light blue are not compliant with the above subsection viii. There are 4 groupings that are not in compliance with subsection viii and the limit is 2.
- The western green court is excepted from subsection viii because it is adjacent to a drainage facility and contains less than 700’ of frontage.
- It is highly recommended to discuss and/or workshop alternatives or adjustment requests to comply with the green court standards prior to a second submission. Please coordinate with your Case Manager to set up a virtual or in-person meeting.

Response: As discussed with City Staff during our comment review meeting, it was found that proposed greencourt lots without an alley/ road connection on the south side, will not need to fully comply with subsection (viii) due to the nature of the existing topography and impacts of the proposed grading which would ensue. Accordingly, we are requesting a variance from this subsection as discussed with staff.

3P. Each green court frontage shall include direct pedestrian access from the front entry to a sidewalk along a public/private street. Ensure the adjacent units have sidewalk connections. There are two instances of this

Response: Updated all units include connections from front entry to adjacent sidewalks.

3Q. Green court sidewalks should be arranged to create a “centralized” open space (minimum 50% of the green court open area). Consider the marked up version shown in light blue on the redlines as an alternative to create this open area, typical for all green courts.

Response: The green court sidewalks have been revised to create a centralized open space within the green court open areas as requested.

3R. Green court widths must be at least 30’ wide or the height of the tallest residential building facing the green court, whichever is greater. This is measured from building face to building face. Please provide this measurement.

Response: Specific buildings are not known at this time, as there are a variety of options for each elevation, however there is 31.0’ from setback to setback.

Sheet 3

3S. Provide a lot typical on this sheet showing typical setbacks and on-property easements.

Response: Revised as requested

Sheet 9

3T. A typical residential lot landscape plan should be included for the green court units if they are different than the typicals provided.



Response: A typical residential lot landscape plan has been included for the green courts, as requested.

4.Streets and Pedestrian Comments

Sheet 2

- 4A. A 5' detached sidewalk is required on the west side of the private street and on the east side of the private street.

Response: Acknowledged

Sheet 3

- 4B. Sidewalks adjacent to the private street should be detached.

Response: The sidewalk for the private street on the west side has been made detached. The sidewalk for the private street on the west side is still attached as we have parallel parking adjacent to the sidewalk

5.Parking Comments

Sheet 1

- 5A. Add line items in the data block for parking required (2/du), provided, and accessible parking required (N/A) and provided.

Response: Revised as requested

6.Architectural and Urban Design Comments

Sheet 9

- 6A. Vinyl is not a permitted fencing material. Please choose an alternative permitted material per Section 1464.7.9.

Response: Vinyl fencing has been removed from details.

Sheet 10

- 6B. Ensure lap siding is not vinyl lap siding as it is not a permitted building material, typical for all elevations.

Response: Acknowledged. Vinyl siding will not be utilized.

- 6C. Please see the note regarding enhanced elevations on your building permits.

Response: GODDEN SUDIK

7. Signage & Lighting Comments

Sheet 1

- 7A. Are there any proposed neighborhood signs?

Response: There is a proposed location for a neighborhood sign at the west entrance. Please see landscape site plan.

Sheet 24

- 7B. Show the accessible route in a thick dashed line. Illumination levels shall not be less than



1 footcandle along the path.

Response: The individual units are not required to be accessible as they are governed by the IRC, not the IBC.

8. Landscaping Issues (Kelly Bish / 303-739-7189 / kbish@auroragov.org / Comments in bright teal)

Site Plan Comments Sheet 4

8A. Label and call out the 100-year water surface elevation.

Response: Labeled and called out

Sheet 7

8B. Correct the viewport issue.

Response: Updated

8C. Include a detail of the proposed retaining walls. Include material, color and height regardless of whether it is being provided elsewhere in the plan set.

Response: Materials and information have been provided for the retaining wall.

8D. The notes called out in the redlines should also occur on the sheet with the typical residential layouts.

Response: Acknowledged

Sheet 8

8E. Label all streets (i.e. Alley 1, Alley 2, private drive, etc.).

Response: Updated

8F. The landscape bed is located over the spillway.

Response: Acknowledged

8G. The private drive does not match the cross section provided on sheet SP2. There is supposed to be sidewalk on both sides of the street.

Response: We have included a sidewalk on the exterior of the private drive. A sidewalk was not provided on the interior of the private drive as we had to accommodate for space for utilities.

8H. Make the two Burr Oak highlighted on this sheet one of the other tree species along the street. There are only 12 trees and four different species. To have some consistent aesthetic look, change these to one of the other tree.

Response: Acknowledged

8I. Label and delineate the 100-year water surface elevation.

Response: Acknowledged

8J. Street trees are required along both sides of the street. If an attached sidewalk condition is provided, street trees shall be located behind the back of walk. See the locations shown on this redlined sheet.

Response: Street trees have been provided on both sides if the private drive.



8K. Dimension and label the Special Landscape Buffer.

Response: Provided

8L. What is the box shown at the southeast corner of the site?

Response: Site plan has changed. Labels have been provided for material choices.

8M. Although the Special Landscape Buffer and the Detention Pond area are all technically part of the open space Tract, or Tract A according to the Plat, because they have their own landscape requirements, these areas may be excluded from the open space calculation. The areas outlined in green on the redlines should be included in the total Private Open Common Space/Tract Landscaping.

Response: The special landscape buffer and detention pond are not being provided in the landscape calcs. Site plan has changed which have changed the area takeoffs.

8N. Make sure all the trees and shrubs provided occur in the green outlined areas as noted in the above comment and shown on the redlines.

Response: Acknowledged

8O. Make the corrections to the Private Open Comment Space/Tract Landscaping table per the redlines.

Response: Updated.

8P. Darken the “Not for Construction” note.

Response: Updated

8Q. Move the Residential Yard Landscape- Corner and Residential Yard Landscape- Center tables to the next sheet so that they are with the actual front yard layouts.

Response: Tables moved to the same sheet as the lot enlargements.

8R. Add a rear row to the Residential Yard Landscape- Center Lot: 1 shrub required/provided.

Response: Added to the calculations.

8S. Add a rear row to the Residential Yard Landscape- Corner Lot: 1 shrub required/provided.

Response: Added to the calculations.

8T. Update the Street Frontage Requirement table to include the private drive.

Response: Street frontage requirement also includes a section for the private drive calculation.

Sheet 9

8U. Include the utilities and easements darkened and labeled on these lots. There will be some utilities relocated based upon comments provided on the utility plan.

Response: Utilities have been darkened on plan.

8V. Label the alley vs the street on the lot typicals.

Response: Alleys and streets labeled.



- 8W. Side yards for corner lots states 10 shrubs. Shrubs are required only if the side yard is visible from the street. Only a small portion is in this case. 10 shrubs seems like too many.
Response: Side yard area takeoffs were provided from back of curb to the fence line and from front edge of building down to back of building.
- 8X. Street trees are required; however, the corner lot typical table states that two trees shall be provided, none are provided. Again, the side yard is technically not visible to the street.
Response: Street trees have been provided.
- 8Y. The details need to be relocated to another sheet to allow for the residential yard lot landscape tables to be included here with the front yard landscape layouts.
Response: Sheets have been added to put site details on their own sheet and the lot typicals on their own sheet.
- 8Z. These are xeric and all xeric lots require a feature in the front yard such as a fence, berm, low wall or boulders. Please update to include one of these and indicate that in the tables provided for front yard landscaping.
Response: A boulder has been included for each property.

9. Addressing (Phil Turner / 303-739-7357 / pturner@auroragov.org)

- 9A. Please provide a digital .shp or .dwg file for addressing and other GIS mapping purposes. Include the parcel, street line, easement and building footprint layers at a minimum. Please ensure that the digital file provided in a NAD 83 feet, Stateplane, Central Colorado projection so it will display correctly within our GIS system. Please eliminate any line work outside of the target area. Please contact me if you need additional information about this digital file.
Response: Revised as requested

REFERRAL COMMENTS FROM OTHER DEPARTMENTS AND AGENCIES

10. Civil Engineering (Julie Bingham / 303-739-7403 / jbingham@auroragov.org)
/Comments in green)

Site Plan Comments Sheet 1

- 10A. The Site Plan will not be approved by Public Works until the Preliminary Drainage Letter/Report is approved.
Response: Acknowledged
- 10B. Please remove note 13 and add the notes as identified on this redlined sheet.
Response: Revised as requested

Sheet 2



- 10C. Streetlights are required along E Jewell Avenue. Please show the locations and add the following note: “Street light locations are conceptual. Final locations will be determined with photometric analysis submitted with the street lighting plans in the civil plan submittal.”
Response: Revised as requested
- 10D. Label the curb return flow lines at the accesses. The minimum is 20’ for access onto collector streets, typical.
Response: Revised as requested
- 10E. ROW dedication is not required for this project. A sidewalk easement set 0.5’ behind the back of walk is all that is required for the proposed improvements.
Response: Per discussion with staff, Jewell is provided with the section including 11' travel lane + 8' parking lane + 8' landscape tree lawn + 6' sidewalk, including a 6' ROW dedication, to match the intent of the roadway.
- 10F. The improvements to E Jewell Ave should extend fully to the property line and the transition back to the existing should occur past the property line.
Response: Improvements added along entire Jewell Frontage, however a transition has not been added as it will block the existing driveways for the property to the west.
- 10G. Dimension the ROW with arrows.
Response: Revised as requested
- 10H. Show the ramps with truncated domes, typical.
Response: Revised as requested
- 10I. Show the connection to the existing. The flow line for E Jewell Ave along the entire frontage should match the nearest existing flowline to the east.
Response: Connection to ex curb and gutter added.
Per discussion with staff, Jewell is provided with the section including 11' travel lane + 8' parking lane + 8' landscape tree lawn + 6' sidewalk, including a 6' ROW dedication, to match the intent of the roadway.
- 10J. Show and label the required drainage easement for the pond.
Response: Pond is included in Tract A, which has a blanket drainage easement across it.
- 10K. Include the retaining wall material.
Response: Revised as requested, note added to “Site Plan Notes”
- 10L. Add “with railing” to the location shown on the redlines. A railing is required for walls over 30”, typical.
Response: Revised as requested



- 10M. For alley-loaded product, areas with more than the equivalent of 2 lots draining to the private alley, flows cannot cross the sidewalk. One of the following treatments shall be utilized unless otherwise approved by the City Engineer, typical for all alleys:
- The 2-year storm event shall be collected prior to the sidewalk crossing;
 - The alley v-pan shall be warped to curb returns which shall include curb ramps with truncated domes;
 - The v-pan of the alley shall be perpetuated to the connecting street with the sidewalk approaching the alley terminated with truncated domes just prior to the alley. Any warping of the v-pan shall occur downstream of a line parallel to the adjacent sidewalk.

Response: Site design has changed to remove most of these sidewalk crossing instances. One location now includes sidewalk ramps down to the alley to remedy this situation.

- 10N. Label the inside and outside fire lane radii, typical.

Response: Revised as requested

- 10O. Is there a proposed curb ramp at the location shown on the redlines?

Response: Revised as requested

Sheet 3

- 10P. The curbside landscaping for E Jewell Ave is required to be 8' wide.

Response: Revised as requested

- 10Q. Show the ROW widths within the section of E Jewell Ave. Show the clear zone.

Response: Revised as requested

Sheet 4

- 10R. Add contour labels for the existing contours in E Jewell Ave.

Response: Revised as requested

- 10S. Show and label the 100-year water surface elevation level.

Response: Revised as requested

- 10T. Show the access slopes for both accesses.

Response: Revised as requested

- 10U. Access is required to the top of the outlet structure from the outside of the bottom of the pond.

Response: Revised as requested. Access to top of outlet structure provided off Jewell Avenue

- 10V. Show a typical section for the proposed retaining walls.

Response: Revised as requested

- 10W. Pedestrian railing is required on sidewalks adjacent to 3:1 slopes.

Response: Revised as requested



10AA. The max slope in any direction for ADA spaces is 2%.

Response: Revised as requested

10BB. Is the area shown on the redlines a proposed swale? Please label the swale slope.

Response: Revised as requested

10CC. Add slope labels to show the max cross slope in the fire lane easement is less than 4%.

Response: Revised as requested

10DD. Please add the note per the redlined comment to this sheet.

Response: Revised as requested

Sheet 8

10EE. Show and label the 100-year water surface elevation level in the pond.

Response: Labeled

Subdivision Plat Comments

10FF. Please remove AutoCAD SHX text items in the comment section. Please flatten the PDF to reduce the select-ability of these items.

Response: Revised as requested

10GG. Please see comments on the Site Plan regarding the required drainage easement for the proposed pond. All easements shown on the Site Plan shall be reflected on the Plat.

Response: Pond is located in Tract A which has a blanket drainage easement across it.

10HH. ROW dedication is not required for this Site Plan. Instead, dedicate a sidewalk easement located 0.5' behind the back of walk.

Response: Per discussion with staff, Jewell is provided with the section including 11' travel lane + 8' parking lane + 8' landscape tree lawn + 6' sidewalk, including a 6' ROW dedication, to match the intent of the roadway.

11. Traffic Engineering (Carl Harline / 303-739-7584 / charline@auroragov.org / Comments in amber)

11A. Traffic Engineering comments are forthcoming and will be sent on a separate cover. Please contact the reviewer listed above directly with questions.

Response: Traffic Letter has been approved, and signs relocated as requested

12. Fire / Life Safety (Will Polk / 303-739-7371 / wpolk@auroragov.org / Comments in blue) *Site Plan Comments Sheet 1*

12A. Will this site be phased? If so, provide a phasing plan. A phasing plan must be provided with the Planning Department's Site Plan and Public Works Department's Civil Plan submittal. The phasing plan must illustrate each phase and provide a narrative that describes how the phasing will implement the required two points of access and a looped



water supply at all times during the phased construction. Also, make sure to incorporate COA Water and Public Works phasing requirements into the phasing plan.

Response: Site will not be phased

Sheet 2

- 12B. Please provide a curb stop on all stalls that have signage/post directly adjacent to the vertical curb, typical.

Response: Revised as requested

Sheet 4

- 12C. Relocate the fire hydrant shown on the redlines to the new location provided.

Response: Revised as requested. Hydrant located just south of the new pond maintenance access location.

- 12D. Show the existing fire hydrants in E Jewell Ave.

Response: Revised as requested

13. Aurora Water (Nina Khanzadeh / 720-859-4365/ nkhanzad@auroragov.org / [Comments in red](#)) *Site Plan Comments*

Sheet 4

- 13A. The storm inlet is to be public since it is collecting ROW flows.

Response: Revised as requested

- 13B. Show and label all sizes of existing utilities that will be used for connections, typical for all pages.

Response: Revised as requested

- 13C. Please see the locations on the redlines for gate valves.

Response: Revised as requested

- 13D. Change the water and sanitary mains to public.

Response: Revised as requested

- 13E. Include the general notes provided on this redlined sheet.

Response: Revised as requested

- 13F. Maintain 10' clearance between water and sanitary.

Response: Revised as requested.

- 13G. Show and label the maintenance access path dimensions.

Response: Revised as requested.

- 13H. Show and label the pocket utility easement and label the dimensions between meters.

Response: Revised as requested.



13I. Show and label the drainage easement.

Response: Revised as requested, Tract A has a blanket drainage easement provided.

13J. It appears the water meter is located outside the easement.

Response: Water meters are either in newly provided pocket easements or Tracts with utility blanket easements.

13K. Clearly show the extents of the 6' utility easement. It appears there is only one line.

Response: The other side of the utility easement is co-linear with the lot line.

13M. All water meters to be on a flat grade, typical.

Response: Revised as requested.

13N. Any encroachments into easement will require a license agreement. Contact Public Works Real Property for this process.

Response: Acknowledged

13O. All water meters and hydrants to be in landscaped areas.

Response: Acknowledged

13P. Show and label the dimensions between meters. Maintain adequate space for maintenance staff to access.

Response: Acknowledged

13Q. Show and label the dimensions for all easement for public utilities in private streets, typical.

Response: Revised as requested

13R. Use the same line types when identifying easements.

Response: One of the easement lines is co-linear with the lot line, thus the lot line line-type takes precedence.

13S. What is this? Please clarify the object shown on the redlines.

Response: Mail Kiosk, labeled on the site plan

13T. The water meter needs to be within an easement, and with no obstructions (overhangs, trees, etc.) within the easement per Section 5 of the Aurora Water standards.

Response: Revised as requested

14.Forestry (Rebecca Lamphear / 303-739-7177 / rlamphea@auroragov.org /
Comments in purple) *Site Plan Comments Sheet 5*

14A. Aurora Forestry cannot approve the plan until Tree Mitigation has been paid.

Response: Understood.



15. PROS (Alex Grimsman / 303-739-7154 / agrimisma@auroragov.org /

Comments in mauve) *Site Plan Comments*

Sheet 8

- 15A. No improvements are permitted within the special landscape buffer. If a north/south connection is required, it will need to be located on the west side of the homes.

Response: Site improvements have been removed within the special landscape buffer.

- 15B. The south connection to the Havana Pond Park may be a viable option. Staff will need to coordinate with the Parks and Forestry Division to determine if an access here is desirable based on future plans for the park. Staff will reach out directly to provide further direction.

Response: Site improvements have been removed within the special landscape buffer.

- 15C. Include “Per Aurora PROS standard” for the open rail fence item in the legend.

Response: Open rail fencing detail has been updated to meet the COA PROS standard detail.

Is the area at the southwest of the property still proposed as a pocket park? If so, please provide some type of amenities, such as playground, shelter, picnic tables, benches, trash receptacles, bike racks, security lighting, etc.

- 15D. **Response: An amenity area is now featured at the southwest portion of the set. See plan and site details for more information.**

16. Real Property (Roger Nelson / 720-587-2657 / ronelson@auroragov.org /

Comments in magenta) *Site Plan Comments Sheet 1*

- 16A. Provide a 1”x3” rectangle area in the upper right corner of the cover sheet for Arapahoe County Clerk and Recorder.

Response: Revised as requested

- 16B. Add recording information to the legal description.

Response: Revised as requested

- 16C. See the note in the upper right corner of this sheet for the recorder’s certificate.

Response: Revised as requested

Sheet 2

- 16D. Add the recording information and subdivision name for adjacent subdivisions. See the redlines for details.

Response: Revised as requested

- 16E. Label the B&Ds for the exterior of the subdivision boundary, typical.

Response: Revised as requested

- 16F. Add 60’ ROW and the recording information to E Jewell Ave.

Response: Revised as requested



16G. Match the plat for easement sizes.

Response: Revised as requested

Subdivision Plat Comments

16H. Provide the latest AES Board Monument Record.

Response: Provided as requested

16I. Provide the closure report.

Response: Included as requested

16J. Provide the Certificate of Taxes Due.

Response: Included as requested

16K. Show and label all publicly dedicated street within ½ mile of the site, typical.

Response: Revised as requested

16L. If there is no contract purchaser or mortgage holder, the signature blocks highlighted are not required.

Response: There will be a lienholder for this project.

16M. Check with engineering to see if the highlighted covenant is required for the additional 6' of ROW.

Response: ROW dedication is being pursued so there is not public sidewalk across multiple private lots, but that the sidewalk remains in public ROW.

16N. Modify note 2 per the redline comments.

Response: Revised as requested

16O. Please make the corrections, edits, additions, and deletions as noted on the redlined Subdivision Plat.

Response: Revised as requested

17. Aurora Water Taps (Diana Porter / 303-739-7395 / dsporter@auroragov.org /)

17A. Storm Drainage Development fees due: 3.92-acres x \$1,242.00 = **\$4,868.64**. This fee is due prior to recordation of the Subdivision Plat.

Response: ACKNOWLEDGED

17B. Commercial users with meters one and one-half inches and smaller with landscaped areas not served by a separate irrigation system shall be charged an outdoor fee based upon the total landscape area.

Response: ACKNOWLEDGED



Vicky Lisi
Director, Planning & Enrollment

Instructional Support Facility
5416 S Riviera Way
Aurora, CO 80015
720.554.5053
vlisi@cherrycreekschools.org

March 29, 2022

Daniel Osoba
City of Aurora - Planning & Development Services
15151 E. Alameda Parkway
Aurora, CO 80012

RE: Project # 1608615 Dev App: DA-2309-00
Urban Cottages Jewell – Site Plan & Plat
36 MF Duplex on 3.92 acres

Cherry Creek School District No.5 has reviewed the information provided by the City of Aurora regarding the site plan for the **Urban Cottages Jewell** development and will provide educational services to the future residents of this project. Students from this development are within the current boundaries of Ponderosa Elementary, Prairie Middle School, and Overland High School. Boundaries are subject to change when necessary to promote the efficient use of school facilities.

Utilizing the City of Aurora Unified Development Ordinance (the “UDO”), the land dedication calculation for the school district is **.2367 acres** or an appropriate cash-in-lieu fee. This acreage was calculated using the Section 4.3.18.A.2 of the UDO based on student yield ratios for **multi-family medium density housing**. The District proposes to utilize an appraisal method to determine the fair market value as outlined in section 4.3.18 A.4 of the UDO. The cash-in-lieu fee of **\$53,258**. is based on the current land appraised value and should be paid the time of recording the first plat.

Cherry Creek School District #5					
Planning Department					
Student Generation Worksheet - Aurora					
Project Name:	Urban Cottages Jewell				
Project Number:	1608615 Project #				
Developer/Contact Person:	c/o Daniel Osoba for PCS Group				
Submitted for Review:	3/18/2022				
	36 MF on 3.92 AC				
Students Generated					
Type of Unit	#D.U.s	Elem	MS	HS	Total
Single Family Detached (R-0/1)	0	0	0	0	0
Multifamily Low Density (R-2/3)	36	6	3	2	11
Multifamily High Density (R-4/5)	0	0	0	0	0
Totals	36	6	3	2	11
Acres per Child		0.0175	0.025	0.032	
Land Dedication Total		0.1071	0.0720	0.0576	0.2367
Arapahoe County Assessor - Current Land Value (per acre)					\$ 225,000
Cash in Lieu calculation					\$ 53,258



Thank you for the opportunity to review this proposal. Should you need additional information from Cherry Creek Schools, please feel free to contact me.

Sincerely,

Vicky Lisi

Vicky Lisi
Director, Planning & Enrollment

cc: Scott Smith – Chief Financial & Operations Officer
David Henderson – Deputy Chief of Operations



Right of Way & Permits

1123 West 3rd Avenue
Denver, Colorado 80223
Telephone: 303.571.3306
Facsimile: 303. 571.3284
donna.l.george@xcelenergy.com

April 7, 2022

City of Aurora Planning and Development Services
15151 E. Alameda Parkway, 2nd Floor
Aurora, CO 80012

Attn: Daniel Osoba

Re: Urban Cottages Jewell Rezone Amendment, Site Plan and Plat, Case # DA-2309-00

Public Service Company of Colorado's (PSCo) Right of Way & Permits Referral Desk has reviewed the request for the **Urban Cottages Jewell** and has **conflicts**. Please be aware PSCo owns and operates an existing natural gas distribution main running north-south through the middle of the subject property at the South Joliet Street alignment within a PSCo easement recorded at Rec. No. 987283 Book 1633 Page 310 on November 17, 1965. PSCo requests that this easement and gas pipeline are shown on the plans with the intended disposition.

It is also unclear where the electric distribution facilities will be located within this project, and what utility easements these utilities will utilize.

The property owner/developer/contractor must complete the application process *as soon as possible* for any new natural gas or electric service, or *modification to existing facilities including relocation and/or removal* via xcelenergy.com/InstallAndConnect. It is then the responsibility of the developer to contact the Designer assigned to the project for approval of design details.

Additional easements may need to be acquired by separate document for new facilities (i.e. transformers) – be sure to contact the Designer and request that they connect with a Right-of-Way and Permits (ROWP) Agent in this event. The ROWP Agent will also be able to assist in processing a quitclaim deed for the PSCo easement.

Public Service Company has no objection to this proposed rezone, contingent upon PSCo's ability to maintain all existing rights and this amendment should not hinder our ability for future expansion, including all present and any future accommodations for natural gas transmission and electric transmission related facilities.

As a safety precaution, PSCo would like to remind the developer to call the Utility Notification Center by dialing 811 for utility locates prior to construction.

Donna George
Right of Way and Permits
Public Service Company of Colorado dba Xcel Energy
Office: 303-571-3306 – Email: donna.l.george@xcelenergy.com



11000 E. JEWELL AVE
LETTER OF INTRODUCTION

11000 E. JEWELL AVE. LETTER OF INTRODUCTION

A section has been included about price point - PCS

OUR VISION

PCS Group, on behalf of the land owner, Urban Cottages, LLC., proposal for a site at 11000 E. Jewell Ave, which is located on the south side of Jewell Ave, to the east of Havana Street and directly adjacent to Havana Heights Pond Park.

Please expand on the expected price point - this is a typical question from the public and Planning Commissioners/City Councilmembers

The concept for Urban Cottages is to be attainable by design, meaning the site design approach focuses on creating modestly sized homes on smaller lots. These missing middle design features allow walkable, medium density, infill housing near public transportation and amenities. Missing middle housing caters to households usually overlooked in home design and planning, including seniors, singles, and young families. Urban Cottages desires to bring this concept to the City of Aurora, and is proposing to do this on the 11000 E. Jewell Ave site plan with paired homes that will provide more attainable housing options, and diversity of home types within this portion of the City of Aurora, and proximate to the desirable Havana Heights Pond Park, which we are connecting our proposed development to.

As explained in the City of Aurora Housing Strategy study, it has been acknowledged that the City of Aurora is experiencing continual growth and increase in resident population and home prices each year, and while this would be a relatively small infill development, it would at least partially address the need for more moderately priced homes in the City. In this regard, the proposal is also consistent with a main Comprehensive Plan principle known as the Housing for All Principle which envisions high-quality housing options that enable people across all socioeconomic levels, cultural practices and stages of life to establish and manage households. Furthermore, the site is located within the Established Neighborhood placetype which is predominantly residential, and includes single family attached housing as a primary land use.

As part of this proposal, we are requesting a Zone Map Amendment to change the zoning designation on this property from R-R to R-2 to accommodate paired / two family homes. As explained in the zoning justification letter that accompanies this application, we believe this request is warranted for several reasons, two of which are the recognition that this property is the only one zoned R-R along E. Jewell Ave to the west of I-225, and that generally speaking this site is located in an area with a much higher proportion of R-2 or higher zone districts than R-1 or below, in terms of density.

Although the R-2 zone district accomplishes most of the goals of this project, we are requesting one adjustment with this Site Plan application pertaining to the minimum lot size requirement.

1) Section 146-4.2.2 and Table 4.2-1 define the minimum lot area for a two-family home as 3,000 sf within the R-2 zone district.

We are requesting a small adjustment to this dimensional standard to reduce the minimum lot area by 10%, from the 3,000 s.f. lot minimum down to a 2,700 s.f. lot minimum. We are meeting the other dimensional standards for the R-2 zone district, including the 30' minimum lot frontage requirement, but given the nature of the proposed alley loaded product, we do not require the associated lot depth that would result in 3,000 sf lots. The benefit that comes with approval of this adjustment and the resultant reduced lot area, is our ability to deliver to smaller building footprints in an efficient manner, which in turn delivers desired home sizes and more attainable price points than larger, more traditional single family homes would be able to achieve. This is critical to our ability to help address the missing middle housing crisis that is prevalent in the metro area, including Aurora.

Are there any mitigation measures taken to address this adjustment request? (i.e. architectural enhancements, additional landscaping, etc.)

Detailed sections on mitigation have been provided on the cover sheet of the submittal plan documents. - PCS

Please add a response to how this adjustment request is consistent with the Criteria for Approval found in Section 146-5.4.4.D.3.

Section on criteria approval has been added to the set-PCS

A RESPONSE TO THE MAJOR SITE PLAN CRITERIA FOR APPROVAL HAS BEEN ADDED - PCS

Include a response to how this application is consistent with the Major Site Plan Criteria for Approval found in Section 146-5.4.3.B.2.c.

Please combine this Letter of Introduction with the Zoning Map Amendment Letter of Justification into 1 PDF.

Letter of introduction has been combined with the zoning map letter/ zoning maps

The background of the page is a vibrant, abstract image of clouds in shades of red, orange, and deep blue, creating a dramatic and textured effect.

ZONING MAP AMENDMENT PROPOSAL LETTER OF JUSTIFICATION

ZONING MAP AMENDMENT PROPOSAL

LETTER OF JUSTIFICATION

The 11000 E. Jewell Ave site sits between S. Havana St and 225 and north of S. Parker Rd. As can be seen on the attached graphics, this site currently falls within a R-R zoning map designation.

In terms of context, the character of the surrounding 11000 E. Jewell project consists mainly of R-1 zoning designated parcels to the east & south, with higher intensity uses to the west and a mix of R-1, R-2 and educational uses to the north. Along the eastern border of the site sits Havana Heights Pond Park and directly north, opposite of the 11000 E. Jewell site is a R-2 parcel designation, with existing town home development of approximately 10 du/ac . In close proximity, as you move west towards S. Havana St., there are some MU-C zoned parcels situated within a short walking distance to the 11000 E. Jewell Ave Site as well as more R-2 and R-3 zoned parcels.

With our Zoning Map Amendment proposal we are requesting to revise the zoning designation on the 11000 E. Jewell Ave property to be rezoned from R-R to R-2. The purpose of the R-2 district is to promote and preserve various types of medium density housing with adequate amounts of usable common space and amenities. Our proposed change in zoning designation to R-2 with the use of Two-Family Dwellings (Duplex), will allow for an increase in the diversity of residential housing types within the context of the surrounding neighborhood, providing a mix of options and price points within this part of Aurora. Additionally, the direct adjacency to Havana Heights Pond Park assures adequate usable open space and amenities for the future residents of this infill development.

The applicant believes that this zoning map amendment request will be beneficial for the city and that it should be approved for several reasons. First, as depicted within Aurora Places, the 11000 E. Jewell site is located within an Established Neighborhood “placetype.” Accordingly, this placetype is predominantly characterized as “residential areas with a variety of unit types including single-family detached, single-family attached, and multifamily.” The 11000 E. Jewell Ave community is being designed as a well-defined and connected neighborhood that provides a paired home unit type to ensure consistency with the current surrounding residential character while also creating a transition in density between the single family detached homes to the south, and the higher density town home development across Jewell Ave.

In addition to the Comprehensive Plan compliance, the requested change to the R-2 zone district is also consistent with many of the zone districts located along Jewell Ave. For instance, in the mile long stretch of E. Jewell Ave between S. Lima St and S Daytona Street, that is bisected by Havana St, and is relevant to this site’s frontage, this is the only site that is currently zoned R-R. In fact, this site is the only property zoned R-R west of I-225 along E. Jewell Ave. Otherwise, the aforementioned stretch of Jewell Ave consists of less than 25 % of the frontage as R-1 zone district, with the remaining frontage consisting of R-2 or higher zone districts, along with a small part of the frontage being attributed to the Ponderosa Elementary School . As such, the requested zoning change on this property is in keeping with the existing development patterns along Jewell. Additionally, the majority of R-R and R-1 zoned property exists to the south and east of this site, much of which is buffered by Havana Heights Pond Park. With respect to the existing R-R zone district and homes to the south, we are addressing the relationship to the south by turning our proposed units sideways to the property, and by incorporating and additional 10’ buffer and new privacy fence along that interface.

Furthermore, as explained in the City of Aurora Housing Strategy study, it has been acknowledged that the City of Aurora is experiencing continual growth and increase in resident population and home prices each year. The 11000 E. Jewell Ave site plan with paired homes will provide more attainable housing options, and diversity of home types within this portion of the City of Aurora. The concept for Urban Cottages is to be attainable by design, meaning the site design approach focuses on creating modestly sized homes on smaller lots. These missing middle design features allow walkable, medium density, infill housing near public transportation and amenities. Missing middle housing caters to households usually overlooked in home design and planning, including seniors, singles, and young families.

Overall, when considering the mixture of the surrounding site character; the Established Neighborhood placetype in the comprehensive plan, and the City of Aurora Housing Strategy study, the Zoning Map Amendment request associated with the 11000 E. Jewell community is warranted and will ultimately benefit the City of Aurora. By providing additional variety of residential uses to support the ultimate housing demand in the area, while at the same time fitting within the general site context of the area, the 11000 E. Jewell community will ensure the creation of a cohesive and beneficial neighborhood on this infill site. In this regard, the proposed site plan for 11000 E. Jewell Ave. will fulfill the City's approval criteria by creating a residential community which will promote diversity and affordable housing for the City of Aurora. The City's approval criteria are included below.

Section 5.4.1.C.3.A - Criteria Approval.

An application for initial zoning, rezoning, and changes to the Zoning Map for individual parcels or small areas shall only be recommended if the Planning Director and the Planning and Zoning Commission finds that the following criteria have been met, and shall only be approved if City Council finds that the following criteria have been met.

i. The change to the Zoning Map is needed to correct an error (change in the character of surrounding areas does not constitute an error in the map); or

As far as we know there has not been an error in the Zoning Map that needs correcting.

ii. The change to the Zoning Map is required because of changed conditions or circumstances on the property or in the surrounding area and:

There have been changes in the surrounding area as this part of the City has continued to evolve and more multi-family developments have occurred. Additionally, circumstances and conditions have changed on the subject property as existing buildings are now sitting vacant and in a state of disrepair.

(a) The applicant has demonstrated that the proposed initial zoning or rezoning is consistent with the spirit and intent of the Comprehensive Plan, with other policies and plans adopted by the City Council, and with the purpose statement of the proposed new zone district(s);

As outlined above, the rezoning of this property from R-R to R-2 is consistent with the spirit and intent of the Comprehensive Plan and the integration within the Established Neighborhoods placetype, as well as the purpose statement of the R-2 zone district. Additionally, it is consistent with several Comprehensive Plan Principles such as: the Housing for All Principle which envisions high-quality housing options that enable people across all socioeconomic levels, cultural practices and stages of life to establish and manage households, and the Easy Mobility and Active Transportation Principle with an easy to use transportation network with multiple choices for travel. In essence, the requested Zoning Map Amendment will allow this site to develop in an infill manner, filling a need within the City of Aurora for housing diversity, and attainability within the missing middle of housing product.

(b) The applicant has demonstrated that the size, scale, height, density, and multi-modal traffic impacts of the proposed initial zoning or rezoning are compatible with surrounding development or can be made compatible with surrounding development through approval conditions; and

As a neighborhood of paired residential homes, the size, scale, height, density and multi-modal traffic impacts are appropriate for an infill development site along a city thoroughfare such as Jewell Ave. The proposed residential product is similar in height to the surrounding residential uses, and given the grade difference between this property and the residential units to the south, there will be very little impact to those existing homes. The size and scale of the homes are smaller than some surrounding residences, but as outlined above, this is geared towards providing much needed housing diversity to a missing segment of the market that is in desperate need of housing options. Providing options such as this often results in increased density, but given the adjacency to E. Jewell Ave and the higher density uses located along it, the applicant believes that this proposed development is a compatible, transitioning use that will fit cohesively into the fabric of the greater neighborhood.

(c) The application demonstrates that the change in zoning will not create significant dislocations of tenants or occupants of the property, or that any impacts are outweighed by other public benefits or progress toward other Comprehensive Plan goals that would be achieved by approval of the application.

The change in zoning will not create significant dislocations of occupants of the property, as the buildings are currently sitting vacant and in a state of disrepair. As such, the redevelopment of this site will help progress it towards the goals of the Comprehensive Plan and advance it beyond its' current state.



Contextual Birdseye View of the Site

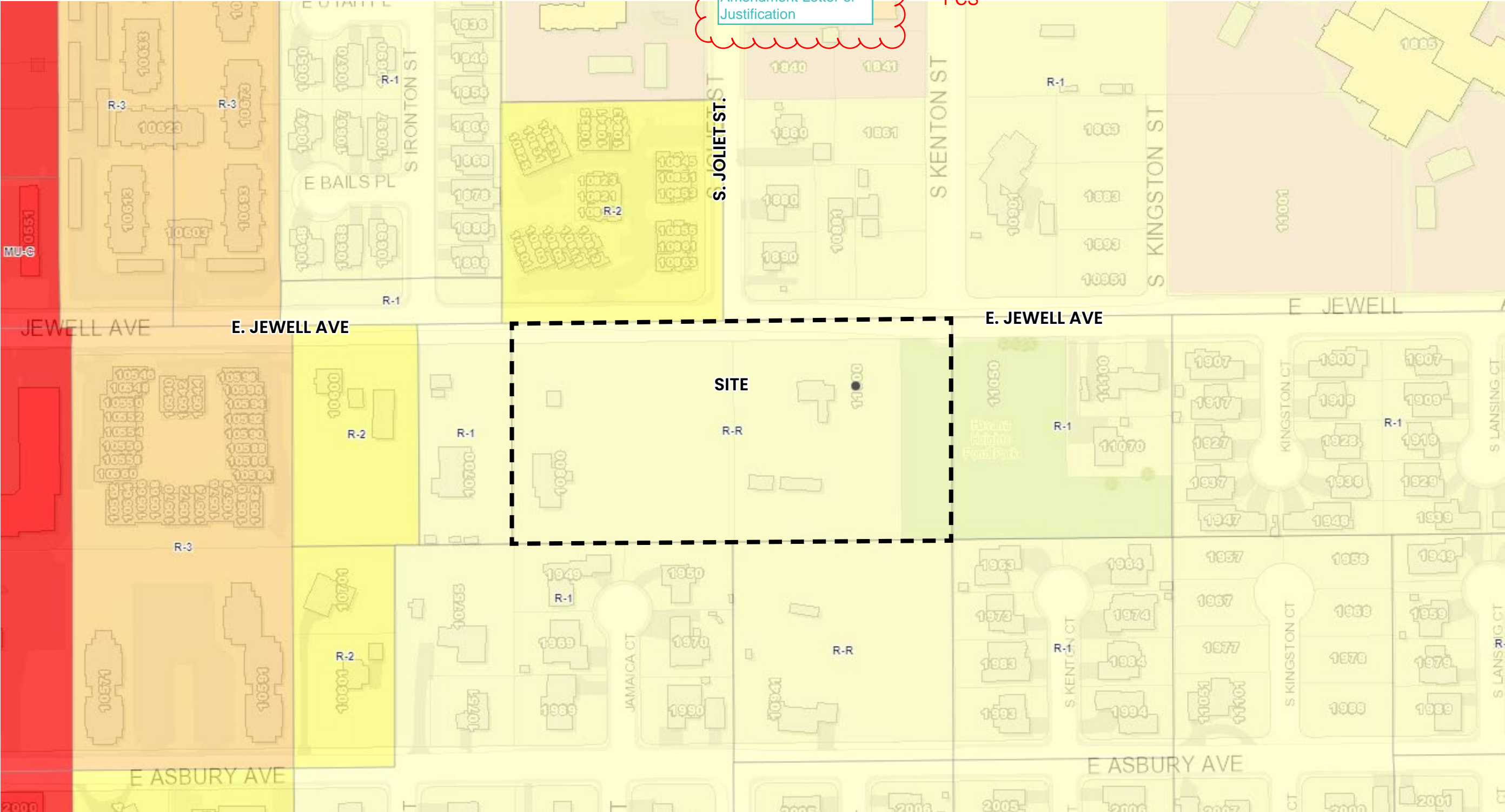
Attach the Zoning Map Amendment exhibit to this PDF to create 1 PDF.

Zoning Map was added to this document - PCS

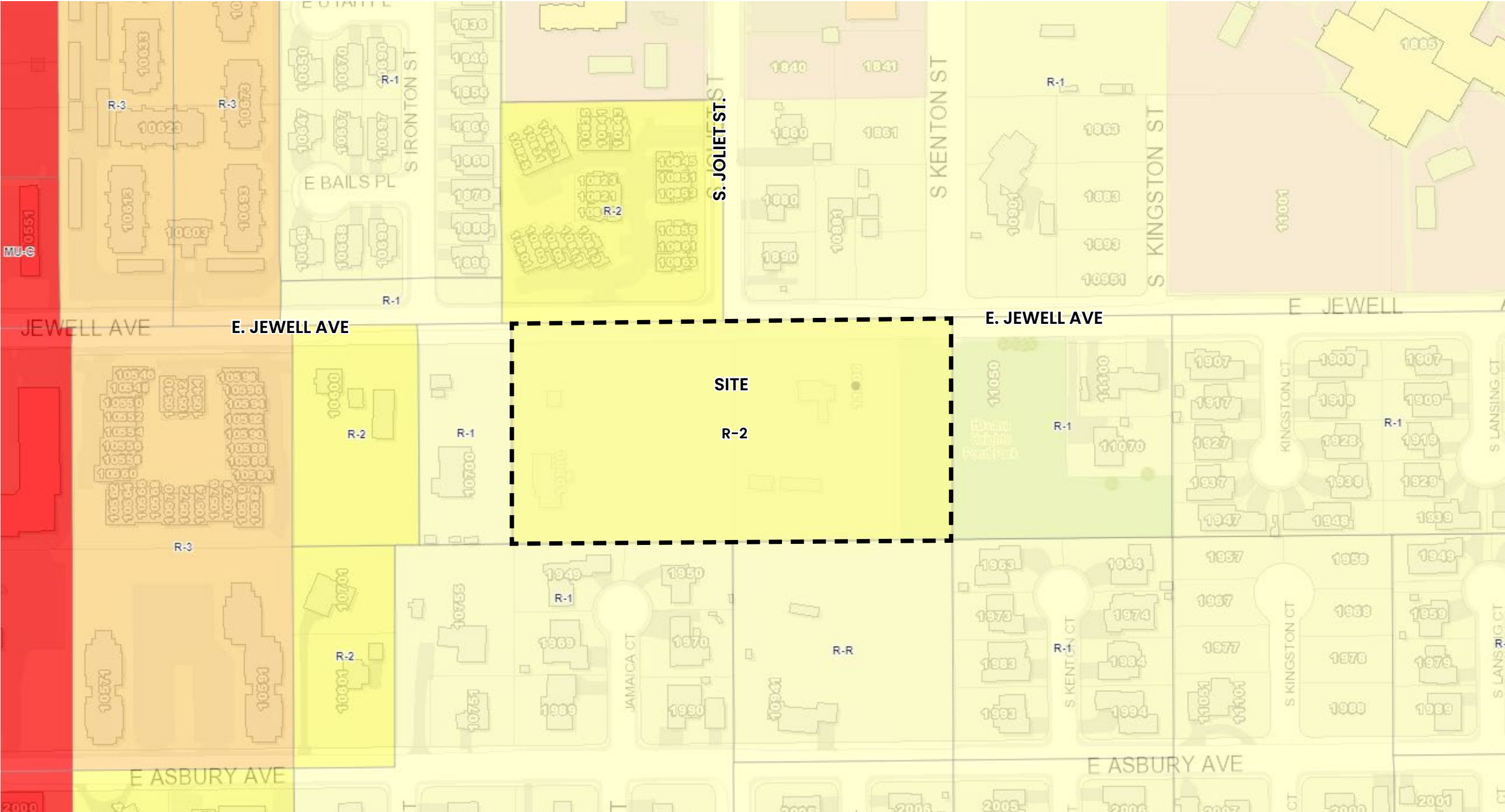
ZONING MAP: EXISTING R-R ZONE DISTRICT

Add these sheets to the Zoning Map Amendment Letter of Justification

Added maps to Zoning Narrative - PCS

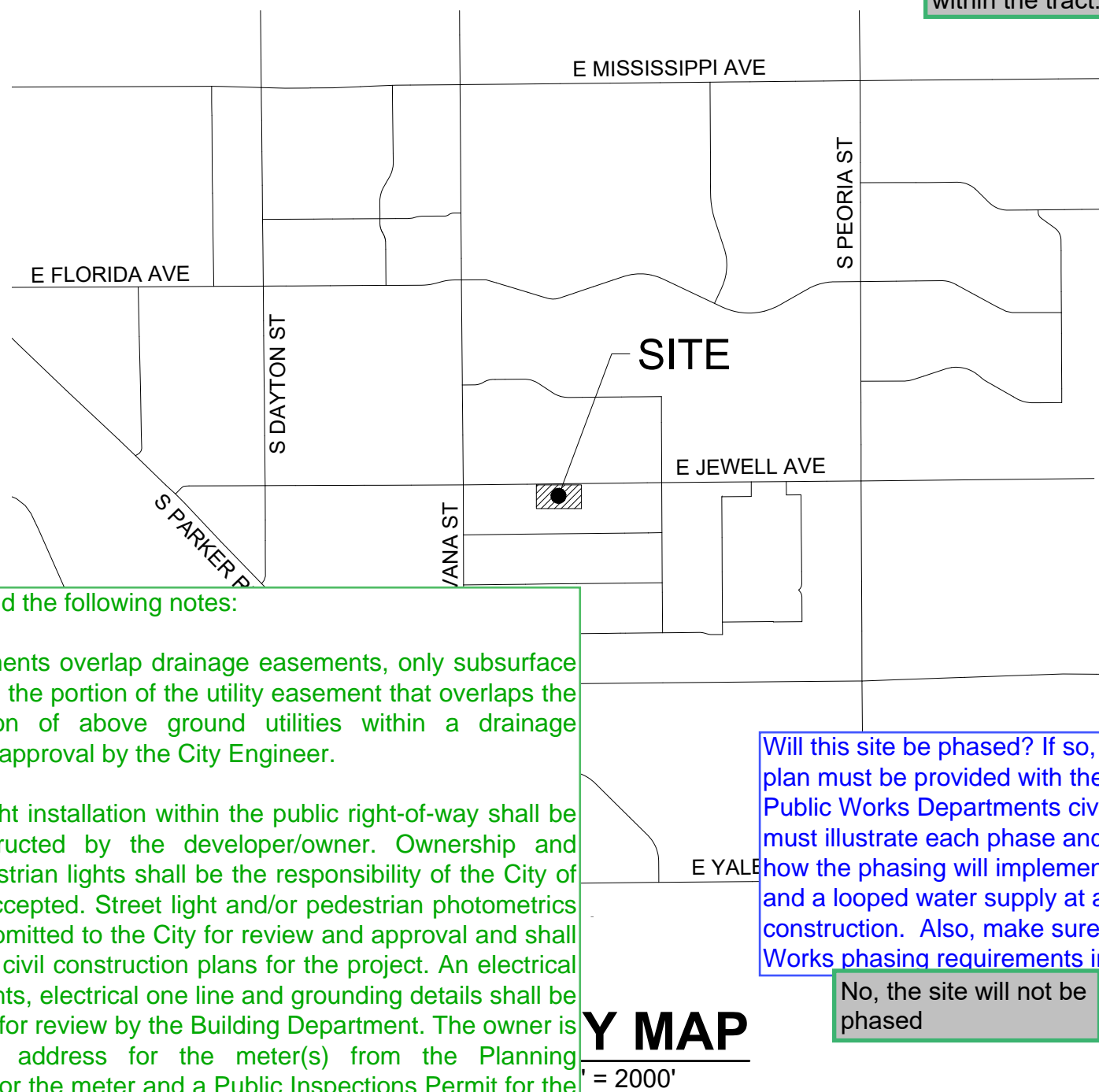


ZONING MAP: PROPOSED R-2 ZONE DISTRICT



1. THE DEVELOPER, HIS SUCCESSORS AND ASSIGNS, INCLUDING THE HOMEOWNERS OR MERCHANTS ASSOCIATION, SHALL BE RESPONSIBLE FOR INSTALLATION, MAINTENANCE AND REPLACEMENT OF ALL FIRE LANE SIGNS AS REQUIRED BY THE CITY OF AURORA.
2. ALL SIGNS MUST CONFORM TO THE CITY OF AURORA SIGN CODE.
3. THE DEVELOPER/OWNER IS RESPONSIBLE FOR SIGNING AND STRIPING ALL PUBLIC STREETS. THE DEVELOPER IS REQUIRED TO PLACE TRAFFIC CONTROL, STREET NAME, AND GUIDE SIGNS ON ALL PUBLIC STREETS AND PRIVATE STREETS APPROACHING AN INTERSECTION WITH A PUBLIC STREET. SIGNS SHALL BE FURNISHED AND INSTALLED PER THE MOST CURRENT EDITIONS OF THE MANUAL ON UNIFORM TRAFFIC CONTROL DEVICES (MUTCD) AND CITY STANDARDS, AND SHOWN ON THE SIGNING AND STRIPING PLAN FOR THE DEVELOPMENT.
4. ACCESSIBLE EXTERIOR ROUTES" SHALL BE PROVIDED FROM PUBLIC TRANSPORTATION STOPS, ACCESSIBLE PARKING AND ACCESSIBLE PASSENGER LOADING ZONES AND PUBL SIDEWALKS TO 60% OF THE ACCESSIBLE BUILDING ENTRANCE THEY SERVE. THE ACCESSIBLE ROUTE BETWEEN ACCESSIBLE PARKING AND ACCESSIBLE BUILDING ENTRANCES SHALL BE THE MOST PRACTICAL DIRECT ROUTE. THE ACCESSIBLE ROUTE MUST BE LOCATED WITHIN A SIDEWALK. NO SLOPE ALONG THIS ROUTE MAY EXCEED 1:20 WITHOUT PROVIDING A RAMP WITH A MAXIMUM SLOPE OF 1:12 AND HANDRAILS. CROSSWALKS ALONG THIS ROUTE SHALL BE WIDE ENOUGH TO WHOLLY CONTAIN THE CURB RAMP WITH A MINIMUM WIDTH OF 36" AND SHALL BE PAINTED WITH WHITE STRIPES. THE CITY OF AURORA ENFORCES HANDICAPPED ACCESSIBILITY REQUIREMENTS BASED ON THE 2015 INTERNATIONAL BUILDING CODE, CHAPTER 11, AND THE AMERICAN NATIONAL STANDARDS INSTITUTE (ICC/ANSI) A117-2009. THE DEVELOPER, OWNER AND ASSIGNS ARE RESPONSIBLE FOR COMPLYING WITH THE FEDERALLY MANDATED REQUIREMENTS OF THE AMERICANS WITH DISABILITIES ACT (ADA), AND AS SUCH, THE CITY OF AURORA DOES NOT ENFORCE THESE LAWS.
5. THE DEVELOPER, HIS SUCCESSORS AND ASSIGNS, SHALL BE RESPONSIBLE FOR INSTALLATION, MAINTENANCE AND REPLACEMENT OF ALL LANDSCAPING MATERIALS SHOWN OR INDICATED ON THE APPROVED SITE PLAN OR LANDSCAPE PLAN ON FILE IN THE PLANNING DEPARTMENT. ALL LANDSCAPING WILL BE INSTALLED PRIOR TO ISSUANCE OF CERTIFICATE OF OCCUPANCY.
6. ALL CROSSINGS OR ENCROACHMENTS INTO EASEMENTS AND RIGHTS-OF-WAY OWNED BY THE CITY OF AURORA ("CITY") IDENTIFIED AS BEING PRIVATELY-OWNED AND MAINTAINED HEREIN ARE ACKNOWLEDGED BY THE UNDERSIGNED AS BEING SUBJECT TO CITY'S USE AND OCCUPANCY OF SAID EASEMENTS OR RIGHTS-OF-WAY. THE UNDERSIGNED, ITS SUCCESSORS AND ASSIGNS, FURTHER AGREES TO REMOVE, REPAIR, REPLACE, RELOCATE, MODIFY, OR OTHERWISE 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.
7. THE APPROVAL OF THIS DOCUMENT DOES NOT CONSTITUTE FINAL APPROVAL OF GRADING, DRAINAGE, UTILITY, PUBLIC IMPROVEMENTS AND BUILDING PLANS. CONSTRUCTION PLANS MUST BE REVIEWED AND APPROVED BY THE APPROPRIATE AGENCY PRIOR TO THE ISSUANCE OF BUILDING PERMITS.
8. NOTWITHSTANDING ANY SURFACE IMPROVEMENTS, LANDSCAPING, PLANTING OR CHANGES SHOWN IN THESE SITE OR CONSTRUCTION PLANS, OR ACTUALLY CONSTRUCTED OR PUT IN PLACE, ALL UTILITY EASEMENTS MUST REMAIN UNOBSTRUCTED AND FULLY ACCESSIBLE ALONG THEIR ENTIRE LENGTH TO ALLOW FOR ADEQUATE MAINTENANCE EQUIPMENT. ADDITIONALLY, NO INSTALLATION, PLANTING, CHANGE IN THE SURFACE, ETC., SHALL INTERFERE WITH THE OPERATION OF THE UTILITY LINES PLACED WITHIN THE EASEMENT. BY SUBMITTING THESE SITE OR CONSTRUCTION PLANS FOR APPROVAL, THE LANDOWNER RECOGNIZES AND ACCEPTS THE TERMS, CONDITIONS AND REQUIREMENTS OF THIS NOTE.
9. ALL INTERESTED PARTIES ARE HEREBY ALERTED THAT THIS SITE PLAN IS SUBJECT TO ADMINISTRATIVE CHANGES AND AS SHOWN ON THE ORIGINAL SITE PLAN ON FILE IN THE AURORA CITY PLANNING OFFICE AT THE MUNICIPAL BUILDING. A COPY OF THE OFFICIAL CURRENT PLAN MAY BE PURCHASED THERE. LIKEWISE, SITE PLANS ARE REQUIRED TO AGREE WITH THE APPROVED SUBDIVISION PLAT OF RECORD AT THE TIME OF A BUILDING PERMIT; AND IF NOT, MUST BE AMENDED TO AGREE WITH THE PLAT AS NEEDED, OR VICE VERSA.
10. 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.
11. ALL REPRESENTATIONS AND COMMITMENTS MADE BY APPLICANTS AND PROPERTY OWNERS AT PUBLIC HEARINGS REGARDING THIS PLAN ARE BINDING UPON THE APPLICANT, PROPERTY OWNER, AND ITS HEIRS, SUCCESSORS, AND ASSIGNS.
12. 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.
13. THE DEVELOPER SHALL FUND STREET LIGHTING COSTS. CERTIFICATE OF OCCUPANCY WILL NOT BE ISSUED UNTIL THE STREET AND/OR PEDESTRIAN LIGHTING PLANS ARE APPROVED, CONSTRUCTED, AND INITIALLY ACCEPTED.
14. THE PROPERTY OWNER/DEVELOPER SHALL MAINTAIN THE DUST FREE SURFACE AS PROVIDED WITHIN THE SITE PLAN/CONTEXTUAL SITE PLAN. OTHERWISE IF THE PROPERTY OWNER/DEVELOPER FAILS TO MAINTAIN THE DUST FREE SURFACE AS IDENTIFIED WITHIN THE SITE PLAN/CONTEXTUAL SITE PLAN AND FAILS TO CORRECT THE CONDITION AFTER NOTIFICATION OF THE CONDITION, THE PROPERTY OWNER/ DEVELOPER AGREES TO REMOVE IT AND REPLACE IT WITH AN IMPROVED SURFACE SUCH AS CONCRETE OR ASPHALT WITHIN THE SPECIFIED TIME OF THE NOTIFICATION
15. ALL BUILDING ADDRESS NUMBERS SHALL COMPLY WITH THE AURORA CITY CODE, ARTICLE VII -NUMBERING OF BUILDINGS.
16. THE APPLICANT HAS THE OBLIGATION TO COMPLY WITH ALL APPLICABLE REQUIREMENTS OF THE AMERICANS WITH DISABILITIES ACT.
17. 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" AND SHALL BE POSTED "NO PARKING - FIRE LANE".

PLOT 4 AND A PORTION OF PLOT 5, MALONE SUBDIVISION LOCATED IN THE
NORTHWEST QUARTER OF SECTION 26, TOWNSHIP 4 SOUTH, RANGE 67 WEST,
6TH PRINCIPAL MERIDIAN CITY OF AURORA, COUNTY OF ARAPAHOE, STATE OF
COLORADO



1. **REQUIREMENT:** 3,000 S.F. MINIMUM LOT SIZE
ADJUSTMENT & JUSTIFICATION: REDUCTION TO 2,700 S.F. MINIMUM LOT SIZE. THE PROPOSED PROJECT IS AN INFILL PROJECT THAT IS LIMITED TO THE SHAPE OF THE EXISTING PARCEL AND REQUESTS BY THE CITY FOR ADDITIONAL BUFFERS AND RIGHT-OF-WAY. THE MINOR REDUCTION IN LOT SQUARE FOOTAGE DOES NOT ADVERSELY IMPACT THE USEABLE AREA ON THE LOT SINCE THE EXTRA ROOM WOULD ONLY BE PROVIDED IN THE FRONT YARDS DUE TO THE TYPE OF LOT CONFIGURATION AND BUILDING TYPE. THE REDUCTION DOES ALLOW AN EFFICIENT LAYOUT OF THE SITE AND AN OVERALL REDUCTION IN IRRIGATED AREAS ON THE SITE REDUCING THE PROJECTS WATER NEEDS. THE REDUCTION ALSO DOES NOT CHANGE THE AMOUNT OF FEES OR CONTRIBUTIONS THE PROJECT WILL MAKE TO THE CITY.

LEGAL DESCRIPTION: SEE THIS SHEET

THIS SITE PLAN AND ANY AMENDMENTS HERETO, UPON APPROVAL BY THE CITY OF AURORA AND RECORDING, SHALL BE BINDING UPON THE APPLICANTS THEREFORE, THEIR SUCCESSORS AND ASSIGNS. THIS PLAN SHALL LIMIT AND CONTROL THE ISSUANCE AND VALIDITY OF ALL BUILDING PERMITS, AND SHALL RESTRICT AND LIMIT THE CONSTRUCTION, LOCATION, USE, OCCUPANCY AND OPERATION OF ALL LAND AND STRUCTURES WITHIN THIS PLAN TO ALL CONDITIONS, REQUIREMENTS, LOCATIONS AND LIMITATIONS SET FORTH HEREIN. ABANDONMENT, WITHDRAWAL, OR AMENDMENT OF THIS PLAN MAY BE PERMITTED ONLY UPON APPROVAL OF THE CITY OF AURORA.

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

PRESENTS TO BE EXECUTED THIS _____ DAY OF _____, A.D. _____.

BY: _____
(PRINCIPALS OR OWNERS)

STATE OF COLORADO) SS
)
COUNTY OF _____)

THE FOREGOING INSTRUMENT WAS ACKNOWLEDGED BEFORE ME THIS _____ DAY OF _____, A.D., _____

BY: _____
(PRINCIPALS OR OWNERS)

WITNESS MY HAND AND OFFICIAL SEAL

(NOTARY PUBLIC)

MY COMMISSION EXPIRES _____

NOTARY BUSINESS ADDRESS:

CITY ATTORNEY: _____
DATE: _____

PLANNING DIRECTOR: _____
DATE: _____

PLANNING COMMISSION: _____
DATE: _____

CITY COUNCIL: _____
DATE: _____

ATTEST: _____
DATE: _____

DATABASE APPROVAL DATE: _____

ACCEPTED FOR FILING IN THE OFFICE OF THE CLERK AND RECORDER
OF:

COLORADO AT _____ O'CLOCK ____ M,

THIS _____ DAY OF _____ AD, _____.

CLERK AND RECORDER: _____

DEPUTY: _____

See note in upper
right hand corner
of this sheet

PARCEL A:
PLOT FOUR (4), MALONE SUBDIVISION, COUNTY OF
ARAPAHOE, STATE OF COLORADO.

PARCEL B:
PLOT FIVE (5), MALONE SUBDIVISION, EXCEPT THE
EAST 78 FEET AS CONVEYED TO THE CITY OF
AURORA BY DEED RECORDED OCTOBER 28, 1985 IN
BOOK 4583 AT PAGE 506, COUNTY OF ARAPAHOE,
STATE OF COLORADO.

<p>OWNER: URBAN COTTAGES, LLC 10657 E. IDA AVENUE ENGLEWOOD, CO 80111 PHONE: 717.875.3961 CHASE STILLMAN</p>	<p><u>LANDSCAPE ARCHITECT</u> PCS GROUP 200 KALAMATH STREET DENVER, CO 80223 PHONE: 303.531.4905 ALAN CUNNINGHAM</p>
<p>ENGINEER: CGA CIVIL ENGINEERING 999 18TH ST, SUITE 2110 DENVER, CO 80202 PHONE: 720.206.6625 FRIC PEARSON</p>	<p><u>SURVEYOR</u> EMK CONSULTANTS, INC. 7006 SOUTH ALTON WAY, BLDG. CENTENNIAL, CO 80112 PHONE: 303.694.1520 STEPHEN HARDING</p>

LANDSCAPE ARCHITECT
PCS GROUP
 200 KALAMATH STREET
 DENVER, CO 80223
 PHONE: 303.531.4905
 ALAN CUNNINGHAM

SURVEYOR
EMK CONSULTANTS, INC.
 7006 SOUTH ALTON WAY, BLDG. F
 CENTENNIAL, CO 80112
 PHONE: 303.694.1520
 STEPHEN HARDING

LAND AREA WITHIN PROPERTY LINES	3.99 AC (174,012 SF)
DUPLEX UNITS PROPOSED	36
NUMBER OF STORIES	2
MAXIMUM HEIGHT OF BUILDINGS	38 FT
CONSTRUCTION TYPE	V-B
IBC OCCUPANCY CLASSIFICATION	R-3 (NON-SPRINKLERED)
HARD SURFACE AREA	0.93 AC
OPEN SPACE	0.00 AC
LANDSCAPE AREA	1.07 AC
ZONING CLASSIFICATION	R-2
LOT AREA	2.341 AC
TRACT AREA	0.507 AC
PUBLIC R.O.W. AREA	0.080 AC

Sheet Number	required (n/a) and provided	INDEX	Sheet Description
1	Revised as requested.		C1
2		SITE PLAN	SP1
3		SITE PLAN DETAILS	SP2
4		GRADING & UTILITY SCHEMATIC	GU1
5		TREE MITIGATION PLAN	TM0.1
6		TREE INVENTORY	TM0.2
7		LANDSCAPE NOTES & SCHEDULE	LP0.1
8		LANDSCAPE PLAN	LP1.1
9		LOT ENLARGEMENTS & SITE DETAILS	LP1.2
10		ARCHITECTURAL PLAN 1 ELEVATION 'A'	A01
11		ARCHITECTURAL PLAN 1 ELEVATION 'A'	A02
12		ARCHITECTURAL PLAN 1 ELEVATION 'C'	A03
13		ARCHITECTURAL PLAN 1 ELEVATION 'C'	A04
14		ARCHITECTURAL PLAN 2 ELEVATION 'B'	A05
15		ARCHITECTURAL PLAN 2 ELEVATION 'B'	A06
16		ARCHITECTURAL PLAN 2 ELEVATION 'C'	A07
17		ARCHITECTURAL PLAN 2 ELEVATION 'C'	A08
18		ARCHITECTURAL PLAN 3 ELEVATION 'A'	A09
19		ARCHITECTURAL PLAN 3 ELEVATION 'A'	A10
20		ARCHITECTURAL PLAN 3 ELEVATION 'B'	A11
21		ARCHITECTURAL PLAN 3 ELEVATION 'B'	A12
22		ARCHITECTURAL PLAN 2 & 3 ELEVATION 'B'	A13
23		ARCHITECTURAL PLAN 2 & 3 ELEVATION 'B'	A14
24		SITE LIGHTING PHOTOMETRIC	SL1.0
25		SITE LIGHTING DETAILS	SL2.0

The site plan will not be approved by public works until the preliminary drainage letter/report is approved

Acknowledged.

Please remove note #13 and add the following notes:

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 streetlight or pedestrian light installation within the public right-of-way shall be designed, funded, and constructed by the developer/owner. Ownership and maintenance of the street/pedestrian lights shall be the responsibility of the City of Aurora once they have been accepted. Street light and/or pedestrian photometrics plans shall be prepared and submitted to the City for review and approval and shall become a part of the approved civil construction plans for the project. An electrical plan showing site location of lights, electrical one line and grounding details shall be submitting to the Permit Center for review by the Building Department. The owner is responsible for obtaining an address for the meter(s) from the Planning Department. A Building Permit for the meter and a Public Inspections Permit for the street lights are required. Certificate of occupancies will not be issued until the street and/or pedestrian lighting plans are approved, constructed, and initially accepted.

Detention area provided. However it is not subtracted from the tract area because the detention pond is within the tract.

Requested. Add number of buildings (18)

requested. Add proposed maximum height

Add Current Zoning Classification (R-R)	
Requested.	Add "Proposed"

Add "Private"

Revised as requested.

Separate out the tract area from the detention area and provide updated area measurements

Add line items for parking required (2/du), provided and accessible parking required (n/a) and provided

Add percentages of the total lot area for the hard surface, open space, and landscape area. Add a line item for building area (which is included in the hard surface area. These should be in square-feet given the site size.

Revised as requested.

Check w/Public Works

Are there any neighborhood signs planned?

Yes, monument sign added and called-out on the Site Plan

Per discussion with staff, Jewell is provided with the section including 11' travel lane + 8' parking lane + 8' landscape tree lawn + 6' sidewalk, including a 6' ROW dedication, to match the intent of the roadway.

CAGE CIVIL ENGINEERING

URBAN COTTAGES, LLC

URBAN COTTAGES - JEWELL

COVER SHEET

E JEWELL AVE
AURORA, CO

PROJ NO: 210204

ENG : IJL / AG

DATE : 02/23/2022

SHEET NUMBER
C1
1 OF 25

As indicated in the LOI redlines, if there are any mitigation measures taken for this request, please list them here.

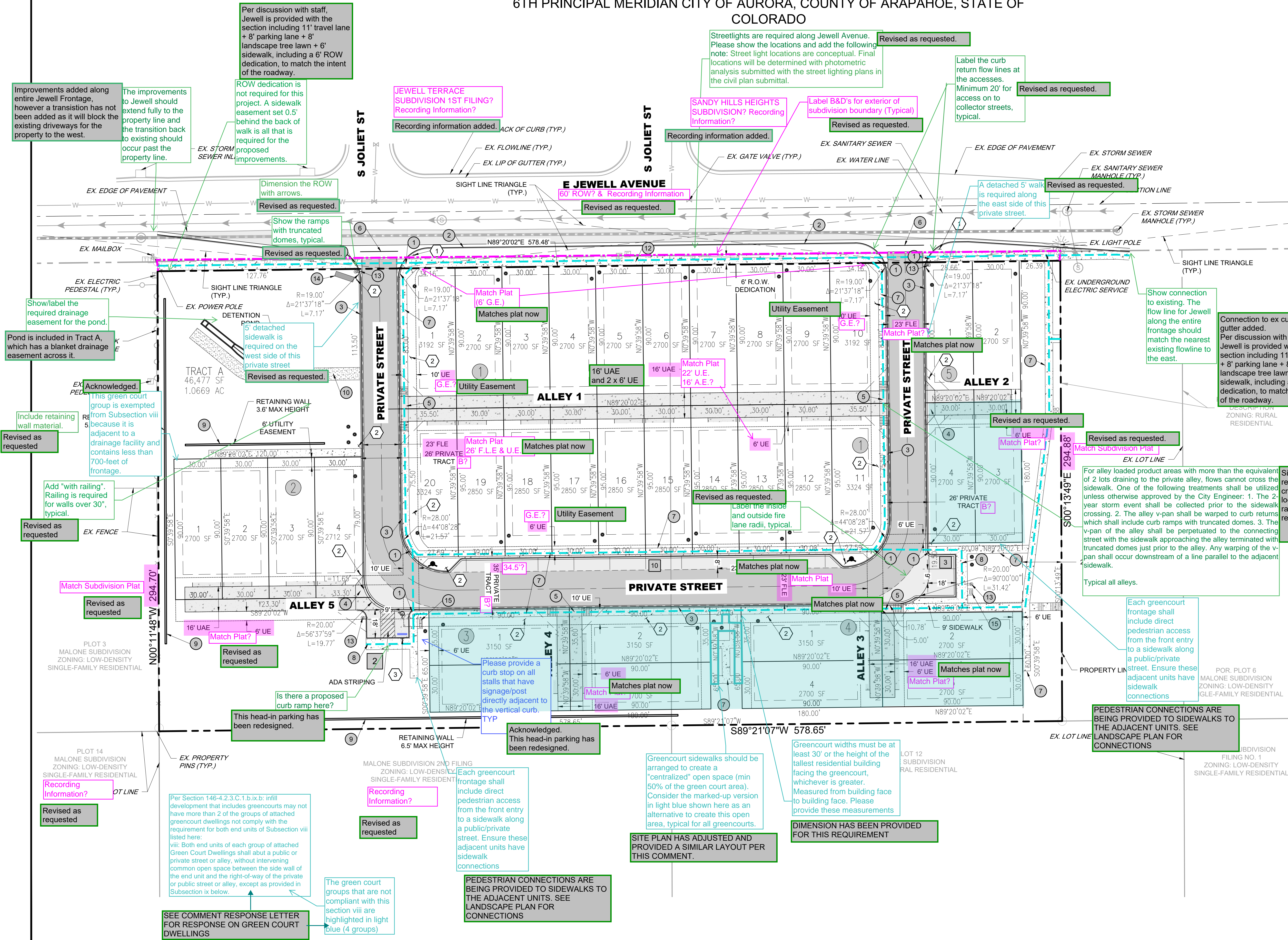
Revised as requested

Revised as requested.

URBAN COTTAGES JEWELL

SITE PLAN

PLOT 4 AND A PORTION OF PLOT 5, MALONE SUBDIVISION LOCATED IN THE NORTHWEST QUARTER OF SECTION 26, TOWNSHIP 4 SOUTH, RANGE 67 WEST, 6TH PRINCIPAL MERIDIAN CITY OF AURORA, COUNTY OF ARAPAHOE, STATE OF COLORADO



SITE PLAN NOTES:

- WHERE CONSTRUCTION DETAILS AND SPECIFICATIONS ARE NOT NOTED ON THESE PLANS, USE CITY OF AURORA STANDARD SPECIFICATIONS FOR DESIGN AND CONSTRUCTION.
- ALL DIMENSIONS ARE TO FLOWLINE UNLESS OTHERWISE NOTED.
- ALL EASEMENTS TO BE DEDICATED BY SEPARATE DOCUMENT.
- THE FIRE LANE EASEMENT IS THE RESPONSIBILITY OF THE OWNER, AND THE OWNER SHALL POST AND MAINTAIN APPROPRIATE SIGNS AND MARKINGS IN CONSPICUOUS PLACES ALONG SUCH FIRE LANES, STATING "FIRE LANE - NO PARKING". THE POLICE OR HIS DULY AUTHORIZED REPRESENTATIVE IS HEREBY AUTHORIZED TO CAUSE SUCH FIRE LANE EASEMENTS TO BE MAINTAINED FREE AND UNOBSTRUCTED AT ALL TIMES FOR DEPARTMENT AND EMERGENCY USE.
- THE DEVELOPER IS RESPONSIBLE FOR SIGNING AND STRIPING ALL PUBLIC STREETS. THE DEVELOPER IS REQUIRED TO PLACE TRAFFIC CONTROL, STREET NAME, AND GUIDE SIGNS ON ALL PUBLIC STREETS AND PRIVATE STREETS. APPROACHING AN INTERSECTION WITH A PUBLIC STREET, SIGNS SHALL BE FURNISHED AND INSTALLED PER THE MOST CURRENT EDITIONS OF THE MANUAL OF UNIFORM TRAFFIC CONTROL DEVICES (MUTCD) AND CITY STANDARDS AS SHOWN ON THE SIGNING AND STRIPING PLAN FOR THE DEVELOPMENT.

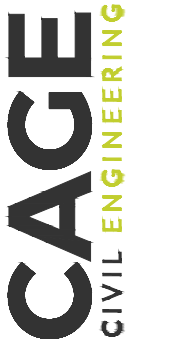
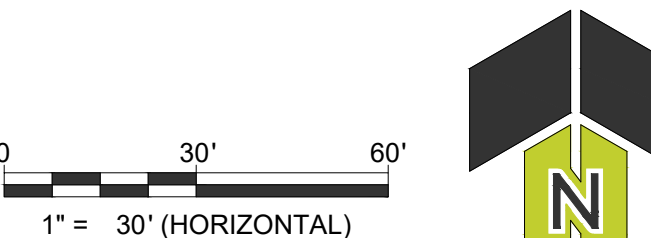
KEYNOTES & LEGEND:

- 1 ADA RAMP
- 2 6" VERTICAL CURB AND GUTTER
- 3 6" VERTICAL ALLEY CURB
- 4 DRIVE CUT TYPE 1
- 5 DRIVE CUT TYPE 2
- 6 8" CROSSSPAN
- 7 SIDEWALK
- 8 SIDEWALK
- 9 RETAINING WALL
- 10 MAINTENANCE ACCESS
- 11 SIGHT TRIANGLE
- 12 6" SIDEWALK
- 13 STREET LIGHT
- 14 MONUMENT SIGN
- 15 MAIL KIOSK
- 16 COUNT
- 17 LE PARKING SPACE
- 18 LE ROUTE
- 19 EASEMENT (UE)

- UTILITY & ACCESS EASEMENT (UAE)
- FIRE LANE EASEMENT (FLE)
- PROPOSED CONCRETE SIDEWALK
- PROPOSED CONCRETE PAVEMENT
- PROPOSED ASPHALT PAVEMENT
- PROPOSED LIGHT POLE
- FIRE HYDRANT
- WATER METER

SIGN & STRIPING LEGEN

- 1 R1-1 STOP SIGN
- 2 R7-1 FIRE LANE - NO PARKING SIGN
- 3 R7-8 ACCESSIBLE PARKING SIGN



DATE	
REV. NO.	
DESCRIPTION	

URBAN COTTAGES - JEWELL
SITE PLAN
E JEWELL AVE
AURORA, CO

PROJ NO: 210204
ENG: JIL / AG
DATE: 02/23/2022

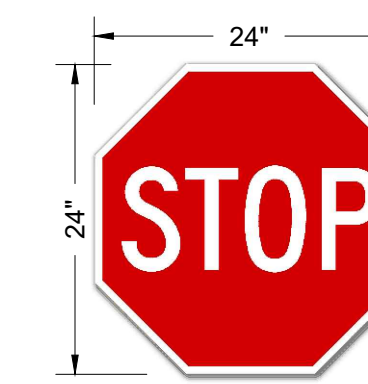
SHEET NUMBER
SP1
2 OF 25

URBAN COTTAGES JEWELL

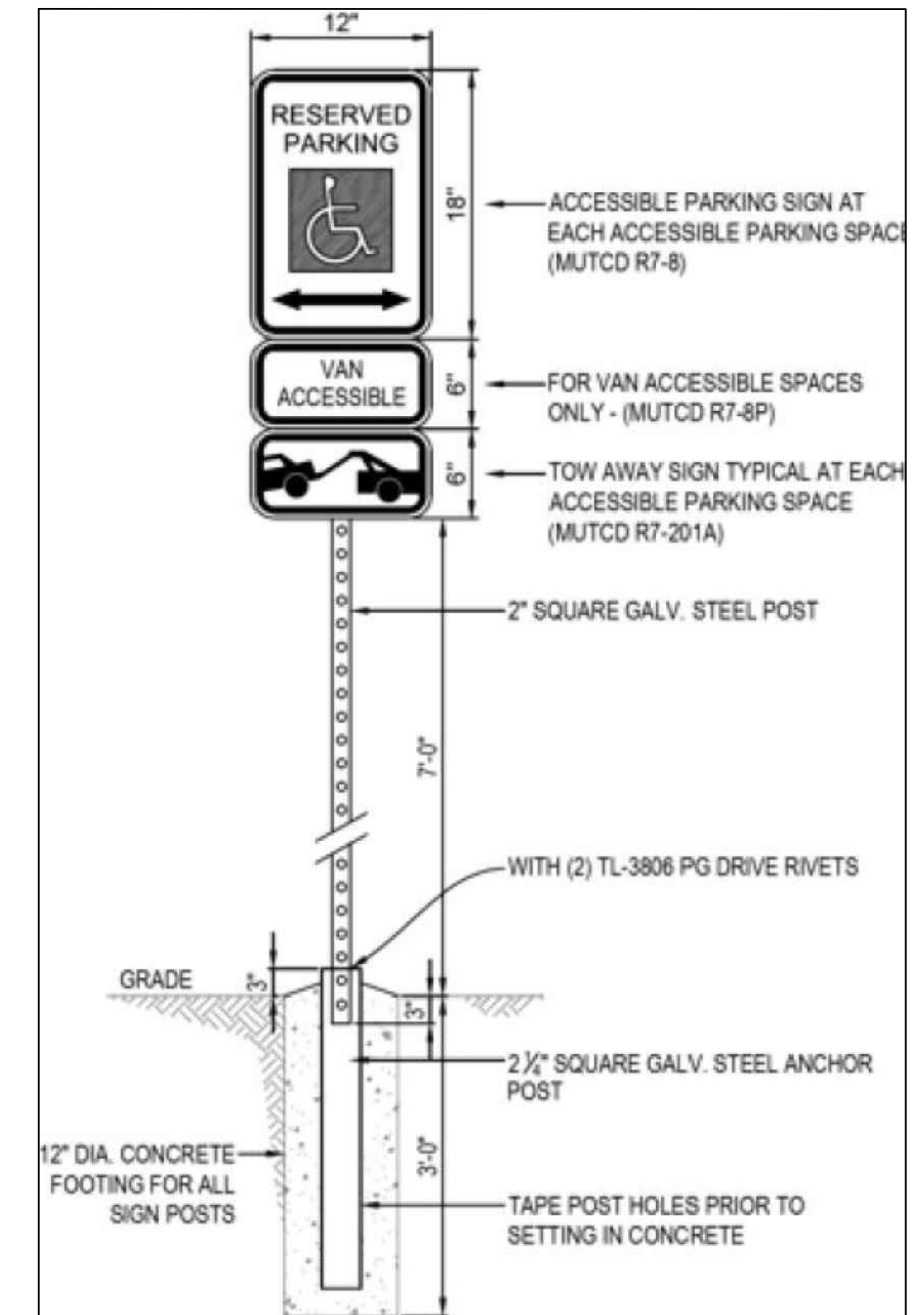
SITE PLAN

PLOT 4 AND A PORTION OF PLOT 5, MALONE SUBDIVISION LOCATED IN THE NORTHWEST QUARTER OF SECTION 26, TOWNSHIP 4 SOUTH, RANGE 67 WEST, 6TH PRINCIPAL MERIDIAN CITY OF AURORA, COUNTY OF ARAPAHOE, STATE OF COLORADO

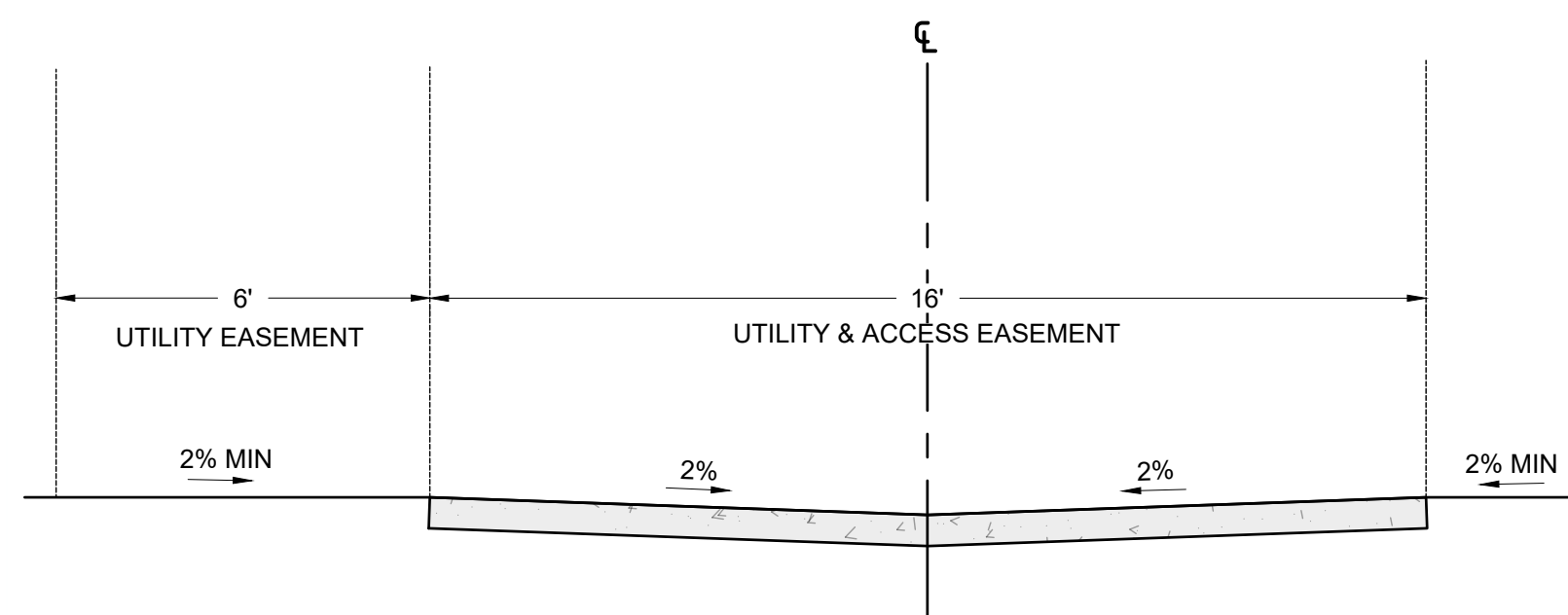
R1-1 STOP SIGN DETAIL



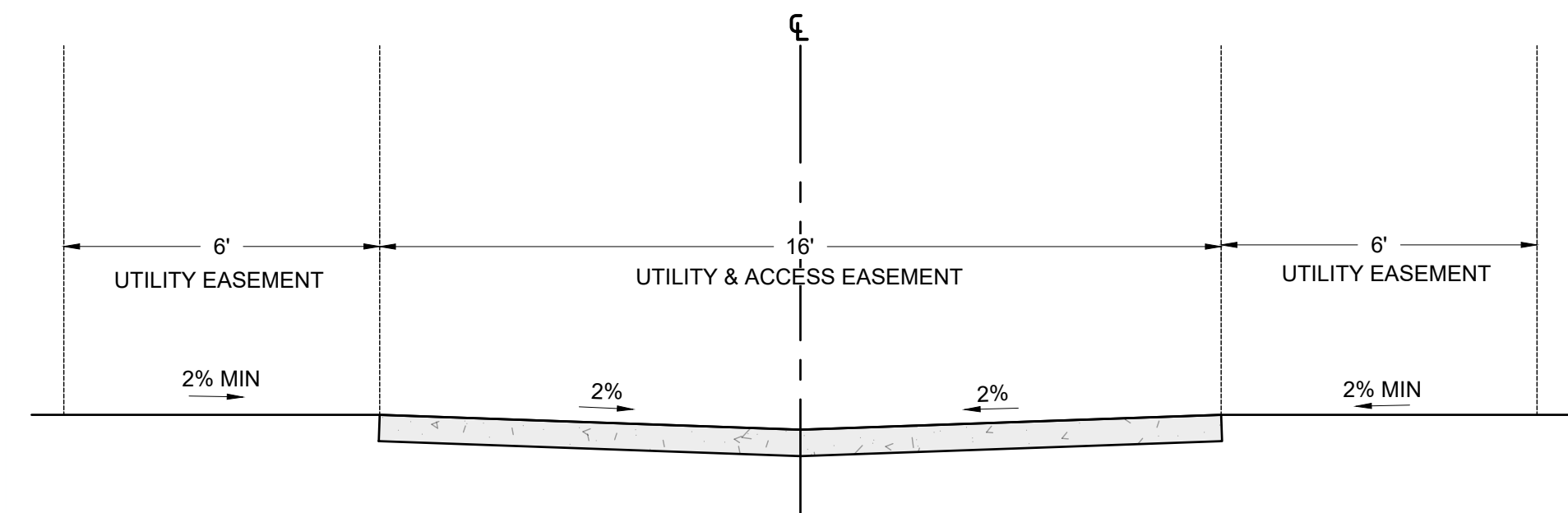
R7-8 ACCESSIBLE PARKING SIGN



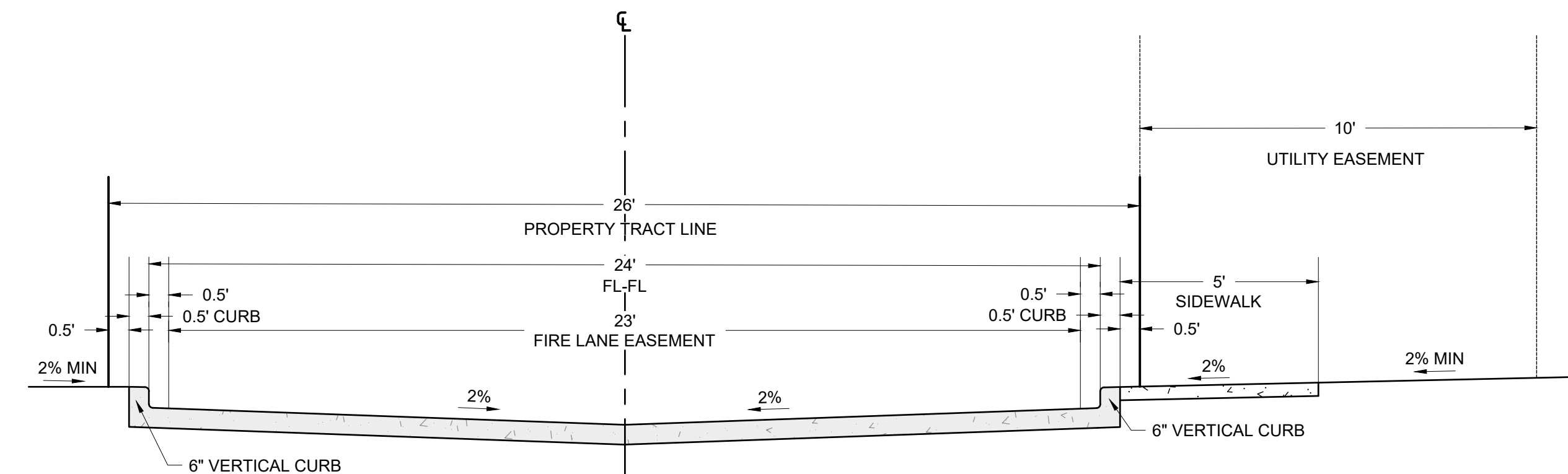
R7-1 FIRE LANE - NO PARKING SIGN



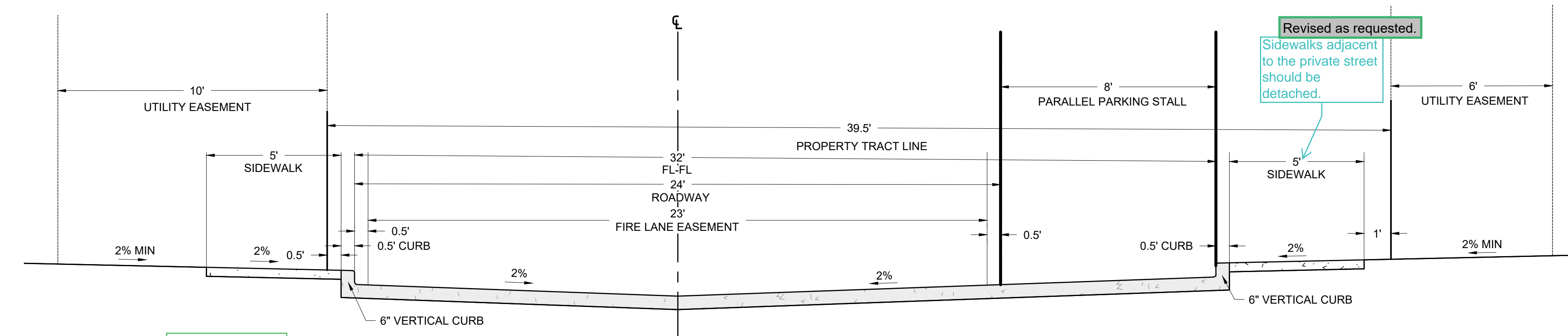
ALLEY 1-2



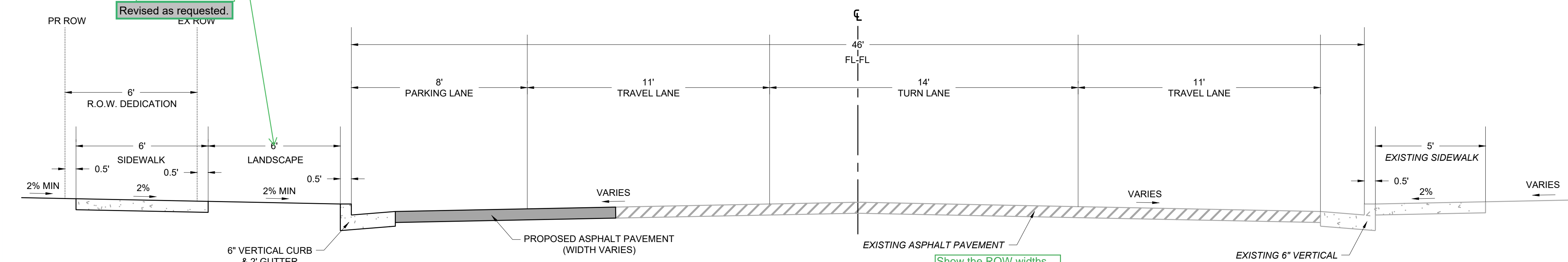
ALLEY 3-5



PRIVATE STREET



PRIVATE STREET WITH PARALLEL PARKING STALLS



E JEWELL AVENUE

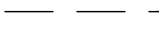







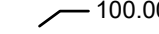




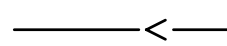
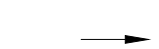
DATE	
REV. NO.	
DESCRIPTION	

PROJ NO: 210204
ENG: IJL / AG
DATE: 02/23/2022

PLOT 4 AND A PORTION OF PLOT 5, MALONE SUBDIVISION LOCATED IN THE
NORTHWEST QUARTER OF SECTION 26, TOWNSHIP 4 SOUTH, RANGE 67 WEST,
6TH PRINCIPAL MERIDIAN CITY OF AURORA, COUNTY OF ARAPAHOE, STATE OF
COLORADO

1. ALL STORM SEWER IS PRIVATE UNLESS OTHERWISE NOTED AS PUBLIC.
2. PRIVATE STORM SEWER TO BE MAINTAINED BY PROPERTY OWNER.

1. Piping downstream of water meter is considered private.
2. All sanitary sewer services are private.

SYMBOL	DESCRIPTION
	UTILITY EASEMENT (UE) UTILITY & ACCESS EASEMENT (UAE)
	FIRE LANE EASEMENT (FLE)
	EX. WATER MAIN PR. WATER MAIN PR. WATER SERVICE LINE PR. POST METER WATER SERVICE LINE
	EX. SANITARY SEWER
	PR. SANITARY SEWER PR. SANITARY SEWER SERVICE
	EX. STORM SEWER PR. STORM SEWER
	EX. UNDERGROUND ELECTRIC PR. UNDERGROUND ELECTRIC
	PR. GAS MAIN
	SPOT ELEVATION
	PROPOSED MAJOR CONTOUR
	PROPOSED MINOR CONTOUR
	EXISTING MAJOR CONTOUR
	EXISTING MINOR CONTOUR
	PROPOSED SWALE
	DRAINAGE FLOW ARROW

HP	HIGH POINT
LP	LOW POINT

[illegible]

URBAN COTTAGES - JEWELL
GRADING & UTILITY SCHEMATIC

PROJ NO: 210204

ENG : IJL / AG

DATE : 02/23/2022

SHEET NUMBER

GU1

4 OF 25



CALL BEFORE YOU DIG
811
OR
1-800-922-1987
UTILITY NOTIFICATION
CENTER OF COLORADO

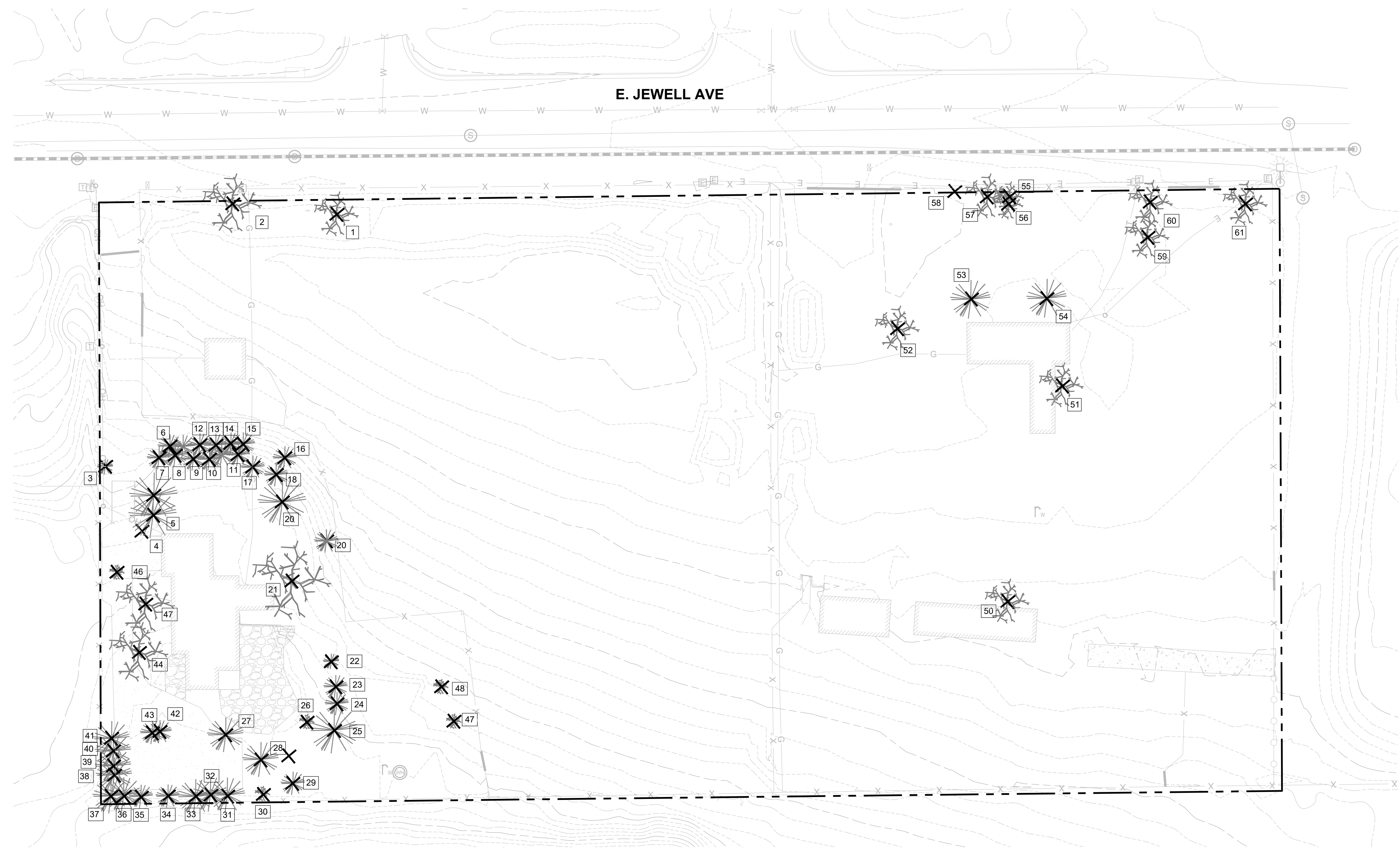
URBAN COTTAGES JEWELL

SITE PLAN

PLOT 4 AND A PORTION OF PLOT 5, MALONE SUBDIVISION LOCATED IN THE NORTHWEST QUARTER OF SECTION 26, TOWNSHIP 4 SOUTH, RANGE 67 WEST, 6TH PRINCIPAL MERIDIAN CITY OF AURORA, COUNTY OF ARAPAHOE, STATE OF COLORADO

Aurora Forestry cannot approve plan until tree mitigation has been paid.

ACKNOWLEDGED -
PCS

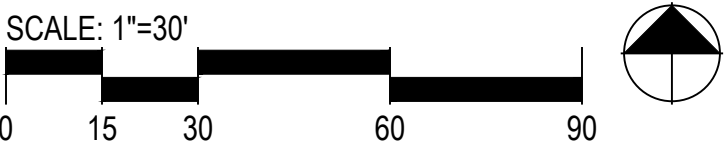


LEGEND

- PROPERTY LINE
- EXISTING GRADE
- EXISTING TREE TO BE REMOVED

NOTE:
TREE SURVEY AND APPRAISED TREE VALUES
WERE COMPLETED BY COLORADO TREE
CONSULTANTS.

1 TREE MITIGATION PLAN
Scale: 1"= 30'-0"



DATE	
REV. NO.	
DESCRIPTION	

URBAN COTTAGES, LLC
URBAN COTTAGES - JEWELL
TREE MITIGATION PLAN
E JEWELL AVE
AURORA, CO

PROJ NO: 210204
ENG : MLH
DATE : 02/28/2022

SHEET NUMBER
TM0.1

PLOT 4 AND A PORTION OF PLOT 5, MALONE SUBDIVISION LOCATED IN THE
NORTHWEST QUARTER OF SECTION 26, TOWNSHIP 4 SOUTH, RANGE 67 WEST,
6TH PRINCIPAL MERIDIAN CITY OF AURORA, COUNTY OF ARAPAHOE, STATE OF
COLORADO

10800 and 11000 East Jewell Avenue							Tree assessment spreadsheet			Page 1.		
Tree #	Species	Size dbh in.	BTC *	species rating	condition rating	location rating	Appraised value	Issues, concerns and comments				
1	Siberian elm	19.0	21500	40%	56%	60%	\$ 2,903	multi-stem at base, 30% dead, elm leaf beetle, loose bark, wetwood, some decay.				
2	Siberian elm	12.0	8576	40%	50%	60%	\$ 1,029	Co-dominant trunks w/ included bark: weak. 35% dead. Major trunk wound w/ decay.				
3	Austrian pine	20.0	12921	75%	72%	60%	\$ 4,179	Tall thin tree along fence and road. Good color, straight trunk, strong vigor.				
4	Austrian pine	9.0	2617	75%	75%	60%	\$ 883	Strong trunk, large scaffold branches, pruned for service line. Good vigor, normal needle drop				
5	Austrian pine	16.0	8270	75%	66%	60%	\$ 2,442	Straight trunk, one sided to 20'. Lost top, good re-growth, ok vigor, moderate needle drop.				
6	Scots pine	18.0	10863	65%	53%	60%	\$ 2,251	Limited roots by wall. Pitch tubes at base turpentine beetles? Heavy needle drop, low dead.				
7	Austrian pine	11.0	3909	75%	66%	60%	\$ 1,154	Tall, thin w/ small crown. Drought stress, moderate needle drop, dead low branches.				
8	Austrian pine	7.0	1583	75%	59%	60%	\$ 423	Suppressed tree w/ dead top. Weak vigor, moderate needle drop, drought stress, decline.				
9	Austrian pine	7.0	1583	75%	63%	60%	\$ 445	Suppressed tree, one-sided crown. Crook at 12', moderate needle drop, stressed.				
10	Austrian pine	13.0	5459	75%	72%	60%	\$ 1,766	Thick trunk, two tops at 25', good crown. Some dead branches to 2" d., moderate needle drop.				
11	Austrian pine	13.0	5459	75%	69%	60%	\$ 1,689	One-sided straight trunk moderate needle drop. Drought stressed low dead and 20% dieback.				
12	Scots pine	14.0	6571	65%	63%	60%	\$ 1,602	Crooked tree, one-sided, leaning. Low dead, suppressed, small crown, heavy needle drop.				
13	Scots pine	15.0	7544	65%	69%	60%	\$ 2,023	Drought stressed, heavy needle drop, thinning crown. Pitch tubes at base and along trunk.				
14	Scots pine	12.0	4828	65%	69%	60%	\$ 1,294	Big lean, crooked trunk, ond-sided, lost top. Moderate needle drop.				
15	Scots pine	13.0	5666	65%	69%	60%	\$ 1,519	Big lean one-sided crown. Low dead to 6" d. moderate needle drop stress and decline.				
16	Austrian pine	6.0	1163	75%	66%	60%	\$ 343	Crooked trunk, moderate needle drop. Leaning tree. Drought stressed, dead branch tips.				
17	Scots pine	14.0	6571	65%	69%	60%	\$ 1,762	Crooked and twisted trunk. Pitch tubes along trunk, moderate needle drop. Good color.				
18	Scots pine	8.0	2146	65%	63%	60%	\$ 523	Suppressed, leaning w/ one-sided crown. Small dead to 2" d. moderate needle drop.				
19	Austrian pine	6.0	1163	75%	50%	60%	\$ 262	Lost top with decay. Bent trunk, heavy needle drop. Declining.				
20	Austrian pine	6.0	1163	75%	63%	60%	\$ 327	Suppressed, crooked trunk, bent and leaning. One sided crown, moderate needle drop.				
21	Cottonwood	36.0	66301	65%	47%	60%	\$ 12,121	Major crown dieback, > 50% dieback. Failed and dead branches to 12" d. wetwood and decay.				
22	Upright Juniper	5.5	1635	75%	81%	60%	\$ 598	Nice young tree, good shape, color and vigor. Branched to the ground.				
23	Upright Juniper	5.5	1635	75%	69%	60%	\$ 506	Bent trunk, 2 tops at 8'. Suppressed by # 24, fair vigor, good color.				
24	Upright Juniper	7.0	2648	75%	81%	60%	\$ 968	Straight trunk, good branching, nice color, strong tree.				
25	Austrian pine	19.0	11661	75%	72%	60%	\$ 3,772	One-sided in lower crown. Solid trunk, good color, moderate needle drop.				
26	Green ash	10.0	5276	35%	44%	60%	\$ 485	50% dead crown. Ash bark beetle, suppressed, weak structure, 2 tops at 12'.				
27	Austrian pine	18.0	10466	75%	69%	60%	\$ 3,238	Limited rooting, pavement restricted. Thick trunk, heavy crown, heavy needle drop, drought.				
28	Austrian pine	18.0	10466	75%	75%	60%	\$ 3,532	Low dead branches, thick trunk, strong leaders, good color, moderate needle drop.				
29	Austrian pine	6.0	1163	75%	56%	60%	\$ 294	Crooked trunk, suppressed. Broken top, moderate needle drop, drought stressed.				
30	Austrian pine	16.0	8270	75%	59%	60%	\$ 2,210	Roots limited, broken scaffold branch. Low dead, drought stressed, declining vigor.				
							\$ 56,542	this sheet				
10800 and 11000 East Jewell Avenue							Tree assessment spreadsheet			Page 2.		
Tree #	Species	Size dbh in.	BTC *	species rating	condition rating	location rating	Appraised value	Issues, concerns and comments				
31	Austrian pine	17.0	9335	75%	72%	60%	\$ 3,019	Limited rooting space, pavement. Tall, thick trunk, fair color and vigor, moderte needle drop.				
32	Austrian pine	13.0	5459	75%	63%	60%	\$ 1,535	Suppressed tree, heavy needle drop. One-sided crown, weak top, declining, low vigor.				
33	Austrian pine	10.0	3230	75%	59%	60%	\$ 863	Suppressed, crooked trunk, heavy needle drop, low dead branches, declining.				
34	Austrian pine	12.0	4652	75%	66%	60%	\$ 1,374	Crooked trunk, two tops at 25'. Low dead, weak structure, moderate needle drop.				
35	Austrian pine	15.0	7268	75%	69%	60%	\$ 2,249	Limited rooting space pavement. Crooked trunk, good branching, drought, heavy needle drop				
36	Austrian pine	13.0	5459	75%	59%	60%	\$ 1,459	Bent and crooked trunk, weak scaffolds, broken 6" d. branch. Drought and decline.				
37	Austrian pine	13.0	5459	75%	59%	60%	\$ 1,459	Bent and crooked trunk, weak form, low dead branches with 4" d. broken. Declining.				
38	Austrian pine	14.0	6331	75%	63%	60%	\$ 1,781	Tall, crooked top, with thinning crown. Heavy needle drop, declining, low vigor.				
39	Austrian pine	16.0	8270	75%	66%	60%	\$ 2,442	Thick straight trunk, crowded w/ # 38 and 40. Heavy needle drop, low vigor.				
40	Austrian pine	15.0	7268	75%	63%	60%	\$ 2,044	Thick trunk, limited space, heavy needle drop. Low vigor, drought stressed.				
41	Austrian pine	14.0	6331	75%	63%	60%	\$ 1,781	Low dead branches, low live crown ratio. Moderate needle drop, declining.				
42	Norway maple	10.0	6155	75%	41%	60%	\$ 1,125	Co-dominant top, >50% crown dieback, borers in trunk. Limited root space: dying.				
43	Blue Spruce	6.0	1566	80%	50%	60%	\$ 376	Suppressed by # 42, paved all around: very limited roots. Declining, low dead, off-color.				
44	Honeylocust	20.0	24621	75%	47%	60%	\$ 1,593	Co-dominant trunks at 3'. Limited roots, gummosis, likely nectria canker. 50% dieback.				
45	Austrian pine	19.0	11661	75%	59%	60%	\$ 3,116	Limited roots along drive. Curvy trunk, low dead, heavy needle drop. Declining.				
46	Green ash	11.0	6384	35%	50%	60%	\$ 670	Limited roots along drive. Dead leader over fence, 50% crown dieback. Declining.				
47	Siberian elm	6.0	2144	40%	38%	60%	\$ 193	Mostly dead stems (6 of 8) in shrubby formed tree. Weak, elm eaf beetle. Declining.				
48	Crabapple	8.0	8802	70%	59%	60%	\$ 2,195	2-stem co-dominant trunk with split: weak and prone to failure. 10% dieback, drought.				
49	Siberian elm	6.0	2144	40%	63%	60%	\$ 322	Multi-stem at 3'. Low branching, weak form. Elm leaf beetle, squirrel damage.				
50	Siberian elm	20.0	23823	40%	53%	60%	\$ 3,037	Co-dominnt stems at 3' w/included bark: weak. Limited roots by foundation.				
51	Silver maple	26.0	41609	65%	53%	60%	\$ 8,621	Limited roots, foundation. Multi-stem (5) at 5'. Weak form, 20% crown dieback.				
52	Siberian elm	24.0	34305	40%	66%	60%	\$ 5,403	Co-dominant stems at 2'. Weak branch unions, wetwood and decay. Elm leaf beetle.				
53	Blue Spruce	23.0	23006	80%	75%	60%	\$ 8,282	Adjacent to porch. Solid trunk, good form, color and vigor. Full crown, nice tree.				
54	Blue Spruce	23.0	23006	80%	75%	60%	\$ 8,282	Adjacent to porch. Solid trunk, 2 tops at 30', good color and vigor. Full crown, nice tree.				
55	Siberian elm	8.0	5232	40%	53%	60%	\$ 667	Thin tree , suppressed, weak form. Elm leaf beetle, squirrel damage.				
56	Siberian elm	7.0	4006	40%	53%	60%	\$ 511	Thin tree , suppressed, weak form. Elm leaf beetle, squirrel damage.				
57	Siberian elm	8.0	5232	40%	53%	60%	\$ 667	Thin, suppressed, bent top. Weak form, elm leaf beetle, decay in trunk.				
58	Siberian elm	20.0	32700	40%	41%	60%	\$ 3,188	50% dead tree, bark sloughing off.				
59	Siberian elm	19.0	23549	40%	69%	60%	\$ 3,886	Solid tree, broad canopy, some weak branching. Elm leaf beetle				
60	Siberian elm	16.0	16700	40%	59%	60%	\$ 2,380	Suppressed tree. One-sided crown, 20% crown dieback. Declining.				
61	Siberian elm	21.0	28906	40%	69%	60%	\$ 4,770	Solid tree, broad canopy, some weak branching. Elm leaf beetle				
							\$ 82,889	this sheet				
* BTC - Basic Tree Cost = Unit cost * Sq. inches												
Totals							\$ 139,430					
10800 and 11000 East Jewell Avenue							Appraised value					

Tree Mitigation	
Total Appraised Value of Trees to be removed	\$139,430.00
Cash-In-Lieu	\$139,430.00 Cash-in-lieu

NOTE:
TREE SURVEY AND APPRAISED TREE VALUES
WERE COMPLETED BY COLORADO TREE
CONSULTANTS.

[illegible]

URBAN COTTAGES, LLC

URBAN COTTAGES - JEWELL

TREE INVENTORY

E JEWELL AVE
AURORA, CO



PROJ NO: 210204

ENG : MLH

DATE : 02/28/2022

SHEET NUMBER
TM0.2
6 OF 25

PLOT 4 AND A PORTION OF PLOT 5, MALONE SUBDIVISION LOCATED IN THE
NORTHWEST QUARTER OF SECTION 26, TOWNSHIP 4 SOUTH, RANGE 67 WEST,
6TH PRINCIPAL MERIDIAN CITY OF AURORA, COUNTY OF ARAPAHOE, STATE OF
COLORADO

1. REFER TO CIVIL ENGINEER'S UTILITY AND PRECISE GRADING PLANS FOR UTILITY LOCATION AND FINAL GRADING. IF ACTUAL SITE CONDITIONS VARY FROM WHAT IS SHOWN ON THE PLANS, CONTACT THE LANDSCAPE ARCHITECT FOR DIRECTION AS TO HOW TO PROCEED.
2. VERIFY LOCATIONS OF PERTINENT SITE IMPROVEMENTS INSTALLED UNDER OTHER SECTIONS. IF ANY PART OF THIS PLAN CANNOT BE FOLLOWED DUE TO SITE CONDITIONS, CONTACT THE LANDSCAPE ARCHITECT FOR INSTRUCTIONS PRIOR TO COMMENCING WORK. EXACT LOCATIONS OF PLANT MATERIALS TO BE APPROVED BY THE LANDSCAPE ARCHITECT IN THE FIELD PRIOR TO INSTALLATION. LANDSCAPE ARCHITECT RESERVES THE RIGHT TO ADJUST PLANTS TO EXACT LOCATION IN FIELD.
4. VERIFY PLANT COUNTS AND SQUARE FOOTAGES. QUANTITIES ARE PROVIDED AS OWNER INFORMATION ONLY. IF QUANTITIES ON PLANT LIST DIFFER FROM GRAPHIC INDICATIONS, THEN GRAPHICS SHALL PREVAIL.
5. CONTACT THE LOCAL UNDERGROUND UTILITY SERVICES FOR UTILITY LOCATION AND IDENTIFICATION.
6. BEFORE ANY EXCAVATION IN THE VICINITY OF UNDERGROUND UTILITIES WITH CARE AND IF NECESSARY, HAND, THE CONTRACTOR BEARS FULL RESPONSIBILITY FOR THIS WORK AND DISRUPTION OR DAMAGE TO UTILITIES SHALL BE REPAIRED IMMEDIATELY AT NO EXPENSE TO THE OWNER.
7. TREES SHALL BEAR SAME RELATION TO FINISHED GRADE AS IT BORE TO EXISTING.
8. TREES TO BE PLANTED A MINIMUM OF 5 FEET FROM FACE OF BUILDING, OR PAVEMENT, EXCEPT AS APPROVED BY LANDSCAPE ARCHITECT.
9. PROVIDE MATCHING FORMS AND SIZES FOR PLANT MATERIALS WITHIN EACH SPECIES AND SIZE DESIGNATED ON THE DRAWINGS.
10. PRUNE NEWLY PLANTED TREES ONLY AS DIRECTED BY LANDSCAPE ARCHITECT.
11. ALIGN AND EQUALLY SPACE TREES IN ALL DIRECTIONS PER THESE NOTES AND DRAWINGS.
12. FINISH GRADES OF SHRUB AREAS AND LAWNS SHALL BE 1 1/2 INCHES BELOW ADJACENT PAVING OR HEADER.
13. LANDSCAPE ARCHITECT TO REVIEW PLANT MATERIALS AT SOURCE OR BY PHOTOGRAPHS PRIOR TO DIGGING OR SHIPPING OF PLANT MATERIALS.
14. 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 USED IN EMERGENCY. IF NECESSARY, THE FIRE DEPARTMENT SHALL NOT BE DETERRED OR HINDERED FROM GAINING IMMEDIATE ACCESS TO FIRE PROTECTION EQUIPMENT OR HYDRANTS.
15. THE SEPARATION REQUIREMENTS FROM FIRE HYDRANTS AND FIRE DEPARTMENT CONNECTIONS MUST MEET BOTH LIFE SAFETY (TYPICALLY 5 FEET AND NO MATERIAL GREATER THAN 2 FEET IN HEIGHT) AND LANDSCAPING REQUIREMENTS.
16. LANDSCAPING MATERIAL SHOWN WITHIN THE SITE PLAN CANNOT ENCROACH INTO ROADWAYS THAT ARE DEDICATED (OR DESIGNATED) AS FIRE LANE EASEMENTS (OR CORRIDORS).
17. TREES WITHIN THE CURBSIDE LANDSCAPE AND IN SIGHT TRIANGLES SHALL BE LIMBED UP TO TO MEET SIGHT VISIBILITY REQUIREMENTS.
18. SOIL PREPARATION: LIST TYPE AND QUANTITY OF AMENDMENT(S) TO BE APPLIED. FOUR CUBIC YARDS OF ORGANIC MATERIAL PER 1,000 SF OF AREA IS THE MINIMUM AMOUNT CURRENTLY REQUIRED TO OBTAIN A LAWN PERMIT.
19. THE SURFACE MATERIAL OF WALKS WILL BE POURED IN PLACE CONCRETE WITH NO SPECIAL FINISH.
20. ALL UTILITY EASEMENTS SHALL REMAIN UNOBSTRUCTED AND FULLY ACCESSIBLE ALONG THEIR ENTIRE LENGTH FOR MAINTENANCE EQUIPMENT ENTRY.
21. THE DEVELOPER, HIS SUCCESSORS AND DESIGNS, 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.
22. 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.
23. THE FOLLOWING DISTANCES FROM STREET TREES PLACED WITHIN THE R.O.W. 5' CLEAR FROM THE EDGE OF THE FIRE HYDRANTS, 25' FROM THE CENTER OF STREET LIGHTS, 50' FROM THE CENTER OF STOP SIGNS, 8' FROM THE CENTERLINE OF STORM-WATER, SEWER AND WATER LINES, 5' FROM THE EDGE OF DRIVEWAYS, 5' FROM THE EDGE OF DRAIN INLETS AND WATER METERS, 5' FROM SIDEWALK RAMPS.
24. FINAL LOCATION OF THE STREET TREES WILL DEPEND UPON DRIVEWAY LOCATIONS AND UTILITIES. THE LOCATIONS CURRENTLY SHOWN ARE APPROXIMATE.
25. THE METRO DISTRICT HOA WILL INSTALL, OWN AND MAINTAIN THE 3-RAIL SPLIT FENCE, THE NEIGHBORHOOD FENCE AND THE PILASTERS.
26. ALL PLANTS MUST ADHERE TO THE FOLLOWING CITY OF AURORA: UNIFIED DEVELOPMENT CODE, SECTION 146-4.7 LANDSCAPE, WATER CONSERVATION, AND STORMWATER MANAGEMENT
27. ALL PROPOSED LANDSCAPING WITHIN THE SITE TRIANGLE SHALL BE IN COMPLIANCE WITH COA ROADWAY SPECIFICATIONS, SECTION 4.04.2.10

1. ALL LANDSCAPE SHRUB PLANTING AREAS TO RECEIVE 3" OF SHREDDED BROWN MULCH AS SPECIFIED. IN AREAS TO RECEIVE ROCK MULCH TREATMENT, AS SPECIFIED ON LANDSCAPE PLAN SHEETS, CONTRACTOR TO APPLY LANDSCAPE FABRIC AND 4" THICK LAYER OF ROCK MULCH. CONTRACTOR SHALL SUBMIT SAMPLES OF ALL MULCHES TO LANDSCAPE ARCHITECT FOR APPROVAL PRIOR TO CONSTRUCTION. ABSOLUTELY NO EXPOSED GROUND SHALL BE LEFT SHOWING ANYWHERE ON THE PROJECT AFTER MULCH HAS BEEN INSTALLED.

1. 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 MULTI PROGRAM COMPUTERIZED IRRIGATION CONTROLLERS THROUGH THE USE OF A SUB-MULCH DRIP LINE SYSTEM. LOW AND MODERATE WATER USE AREAS WILL BE DRIP IRRIGATED WITH SPRAY OR ROTOR HEADS, AS NECESSARY.
2. ALL NATIVE SEED AREAS TO BE PERMANENTLY IRRIGATED.

Note:
** Park land dedication calculations were recalculated based on numbers provided from the pre-application notes.*
** Singlefamily, attached homes receive a multiplier of 2.5 persons per unit.*

DECIDUOUS TREES		QTY	COMMON NAME	BOTANICAL NAME	ROOT	CALIPER/HT.	HEIGHT/WIDTH
TA	6	AMERICAN LINDEN	TILIA AMERICANA	B & B	2.5" CAL	40' X 25'	
QM	2	BURR OAK	QUERCUS MACROCARPA	B & B	2.5" CAL	50' X 30'	
CO	6	COMMON HACKBERRY	CELTIS OCCIDENTALIS	B & B	2.5" CAL	60' X 40'	
CO2	3	WESTERN CATALPA	CATALPA SPECIOSA	B & B	2.5" CAL	50' X 30'	
EVERGREEN TREE		QTY	COMMON NAME	BOTANICAL NAME	ROOT	CALIPER/HT.	HEIGHT/WIDTH
PC	1	COLORADO SPRUCE	PICEA PUNGENS	15 GAL	6" HT.	50' X 20'	
PP	4	PONDEROSA PINE	PINUS PONDEROSA	15 GAL	6" HT.	50' X 20'	
ORNAMENTAL TREE		QTY	COMMON NAME	BOTANICAL NAME	ROOT	CALIPER/HT.	HEIGHT/WIDTH
AG	1	HOT WINGS TATARIAN MAPLE	ACER TATARICUM 'GARANN' TM	B & B	2" CAL	25' X 20'	
MP	2	PRAIRIFIRE CRABAPPLE	MALUS X 'PRAIRIFIRE'	B & B	2" CAL	25' X 20'	
C12	3	THORNLESS COCKSPUR HAWTHORN	CRATAEGUS CRUS-GALLI INERMIS	B & B	2" CAL	20' X 15'	
ORNAMENTAL GRASSES		QTY	COMMON NAME	BOTANICAL NAME	SIZE	HEIGHT/WIDTH	
BB	22	BLONDE AMBITION BLUE GRAMA	BOUTELLOUA GRACILIS 'BLONDE AMBITION'	5 GAL	2' X 3'		
DECIDUOUS SHRUBS		QTY	COMMON NAME	BOTANICAL NAME	SIZE	HEIGHT/WIDTH	
SW	9	'ANTHONY WATERER' SPIREA	SPIRAEAE JAPONICA 'ANTHONY WATERER'	5 GAL	3' X 4'		
DKS	9	DARK KNIGHT BLUE MIST SPIREA	CARYOPTERIS X CLANDONENSIS 'DARK KNIGHT'	5 GAL	3' X 3'		
SE	6	EAST FRIESLAND SAGE	SALVIA X SUPERBA 'EAST FRIESLAND'	5 GAL	2' X 2'		
GC	21	GOLDEN CURRANT	RIBES AUREUM	5 GAL	6' X 6'		
RHU	38	GRO-LOW FRAGRANT SUMAC	RHUS AROMATICA 'GRO-LOW'	5 GAL	2' X 8'		
MKL	11	MISS KIM LILAC	SYRINGA PATULUA 'MISS KIM'	5 GAL	4' X 5'		
RB	20	RABBITBRUSH	CHRYSOTHAMNUS NAUSEOSUS	5 GAL	6' X 6'		
TH	8	THREE-LEAF SUMAC	RHUS TRILOBATA	5 GAL	1' X 7'		
ITE	43	VIRGINIA SWEET SPIRE	ITEA VIRGINICA 'LITTLE HENRY' TM	5 GAL	2' X 3'		
PB	41	WESTERN SAND CHERRY	PRUNUS BESSEYI	5 GAL	6' X 6'		
RW	10	WHITE MEIDLAND ROSE	ROSA MEIDLAND SERIES 'WHITE'	5 GAL	2' X 4'		
EVERGREEN SHRUBS		QTY	COMMON NAME	BOTANICAL NAME	SIZE	HEIGHT/WIDTH	
JUA	11	ARCADIA JUNIPER	JUNIPERUS SABINA 'ARCADIA'	5 GAL	2' X 6'		
BUJ	26	BUFFALO JUNIPER	JUNIPERUS SABINA 'BUFFALO'	5 GAL	2' X 6'		
JH	9	HUGHES JUNIPER	JUNIPERUS HORIZONTALIS 'HUGHES'	5 GAL	1.5' X 6'		
PM	13	MOPS MUGO PINE	PINUS MUGO 'MOPS'	5 GAL	4' X 5'		
PERENNIALS		QTY	COMMON NAME	BOTANICAL NAME	SIZE	HEIGHT/WIDTH	
BES	17	BLACK-EYED SUSAN	RUDBECKIA FULGIDA SULLIVANTII 'GOLDSTURM'	1 GAL	1.5' X 1.5'		
EP	11	PURPLE CONEFLOWER	ECHINACEA PURPUREA	1 GAL	2' X 2'		

<u>DECIDUOUS TREES</u>		<u>QTY</u>	<u>COMMON NAME</u>	<u>BOTANICAL NAME</u>	<u>ROOT</u>	<u>CALIPER/H.T.</u>	<u>HEIGHT/WIDTH</u>
QE	2		CRIMSON SPIRE OAK	QUERCUS X 'CRIMSHMIDT' TM	B & B	2.5" CAL	45' X 15'
<u>EVERGREEN TREE</u>		<u>QTY</u>	<u>COMMON NAME</u>	<u>BOTANICAL NAME</u>	<u>ROOT</u>	<u>CALIPER/H.T.</u>	<u>HEIGHT/WIDTH</u>
JSR	2		SKY/ROCKET JUNIPER	JUNIPERUS SCOPULORUM 'SKY/ROCKET'	5 GAL	20" X 3'	LOW
WJ	2		WICHITA BLUE JUNIPER	JUNIPERUS SCOPULORUM 'WICHITA BLUE'	5 GAL	6" HT	20' X 6'
<u>ORNAMENTAL GRASSES</u>		<u>QTY</u>	<u>COMMON NAME</u>	<u>BOTANICAL NAME</u>	<u>SIZE</u>	<u>HEIGHT/WIDTH</u>	
HEL	22		BLUE OAT GRASS	HELICOTRICHON SEMPERVIRENS	1 GAL	3' X 2'	
QGS	5		PORCUPINE GRASS	MISCANTHUS SINENSIS 'STRICTUS'	1 GAL	6' X 5'	
PP2	9		PRAIRIE SKY SWITCH GRASS	PANICUM VIRGATUM 'PRAIRIE SKY'	1 GAL	5' X 3'	
<u>DECIDUOUS SHRUBS</u>		<u>QTY</u>	<u>COMMON NAME</u>	<u>BOTANICAL NAME</u>	<u>SIZE</u>	<u>HEIGHT/WIDTH</u>	
SE	7		EAST FRIESLAND SAGE	SALVIA X SUPERBA 'EAST FRIESLAND'	5 GAL	2' X 2'	
VIC	2		KOREAN SPICE VIBURNUM	VIBURNUM CARLESII 'COMPACTUM'	5 GAL	3' X 3'	
LL	10		LITTLE PINK JAPANESE SPIREA	SPIRAEA JAPONICA 'LITTLE PRINCESS'	5 GAL	3' X 3'	
RL	6		LODENSE PRIVET	LIGUSTRUM VULGARE 'LODENSE'	5 GAL	5' X 5'	
RW	2		WHITE MEIDLAND ROSE	ROSA MEIDLAND SERIES 'WHITE'	5 GAL	2' X 4'	
<u>EVERGREEN SHRUBS</u>		<u>QTY</u>	<u>COMMON NAME</u>	<u>BOTANICAL NAME</u>	<u>SIZE</u>	<u>HEIGHT/WIDTH</u>	
PM	5		MOPS MUGO PINE	PINUS MUGO 'MOPS'	5 GAL	4' X 5'	
<u>PERENNIALS</u>		<u>QTY</u>	<u>COMMON NAME</u>	<u>BOTANICAL NAME</u>	<u>SIZE</u>	<u>HEIGHT/WIDTH</u>	
BES	9		BLACK-EYED SUSAN	RUDBECKIA FULGIDA SULLIVANTII 'GOLDSTURM'	1 GAL	1.5' X 1.5'	

<u>DECIDUOUS TREES</u>	<u>QTY</u>	<u>COMMON NAME</u>	<u>BOTANICAL NAME</u>	<u>ROOT</u>	<u>CALIPER/H.T.</u>	<u>HEIGHT/WIDTH</u>
QE	2	CRIMSON SPIRE OAK	QUERCUS X 'CRIMSCHMIDT' TM	B & B	2.5" CAL	45' X 15'
<u>ORNAMENTAL GRASSES</u>	<u>QTY</u>	<u>COMMON NAME</u>	<u>BOTANICAL NAME</u>	<u>SIZE</u>	<u>HEIGHT/WIDTH</u>	
PGG	4	PORCUPINE GRASS	MISCANTHUS SINENSIS 'STRICTUS'	1 GAL	6' X 5'	
PP2	6	PRAIRIE SKY SWITCH GRASS	PANICUM VIRGATUM 'PRAIRIE SKY'	1 GAL	5' X 3'	
<u>DECIDUOUS SHRUBS</u>	<u>QTY</u>	<u>COMMON NAME</u>	<u>BOTANICAL NAME</u>	<u>SIZE</u>	<u>HEIGHT/WIDTH</u>	
LPS	11	LITTLE PRINCESS JAPANESE SPIREA	SPIRAEA JAPONICA 'LITTLE PRINCESS'	5 GAL	3' X 3'	
LL	4	LODENSE PRIVET	LIGUSTRUM VULGARE 'LODENSE'	5 GAL	5' X 5'	
RSA	5	RUSSIAN SAGE	PEROVSKIA ATRIPLICIFOLIA	5 GAL	5' X 4'	
RW	4	WHITE MEIDLAND ROSE	ROSA MEIDLAND SERIES 'WHITE'	5 GAL	2' X 4'	
<u>EVERGREEN SHRUBS</u>	<u>QTY</u>	<u>COMMON NAME</u>	<u>BOTANICAL NAME</u>	<u>SIZE</u>	<u>HEIGHT/WIDTH</u>	
PB2	2	BIG TUNA MUGO PINE	PINUS MUGO 'BIG TUNA'	5 GAL	6' X 5'	
PM	2	MOPS MUGO PINE	PINUS MUGO 'MOPS'	5 GAL	4' X 5'	

NOTE:

- THE PLANT SCHEDULES FOR THE CORNER LOT AND MIDDLE LOTS ARE A TYPICAL PLANT COUNT FOR ONLY (1) SINGLE LOT.
- CONTRACTOR TO USE THE TYPICAL PLAN DRAWINGS (DTL. 1-2 ON SHEET LP1.2) TYPICAL PLANT SCHEDULES TO DETERMINE
- QUANTITIES FOR THE REST OF THE LOTS ON-SITE.
- CONTRACTOR TO MEET ALL LANDSCAPE REQUIREMENTS PER CITY OF AURORA UDO.

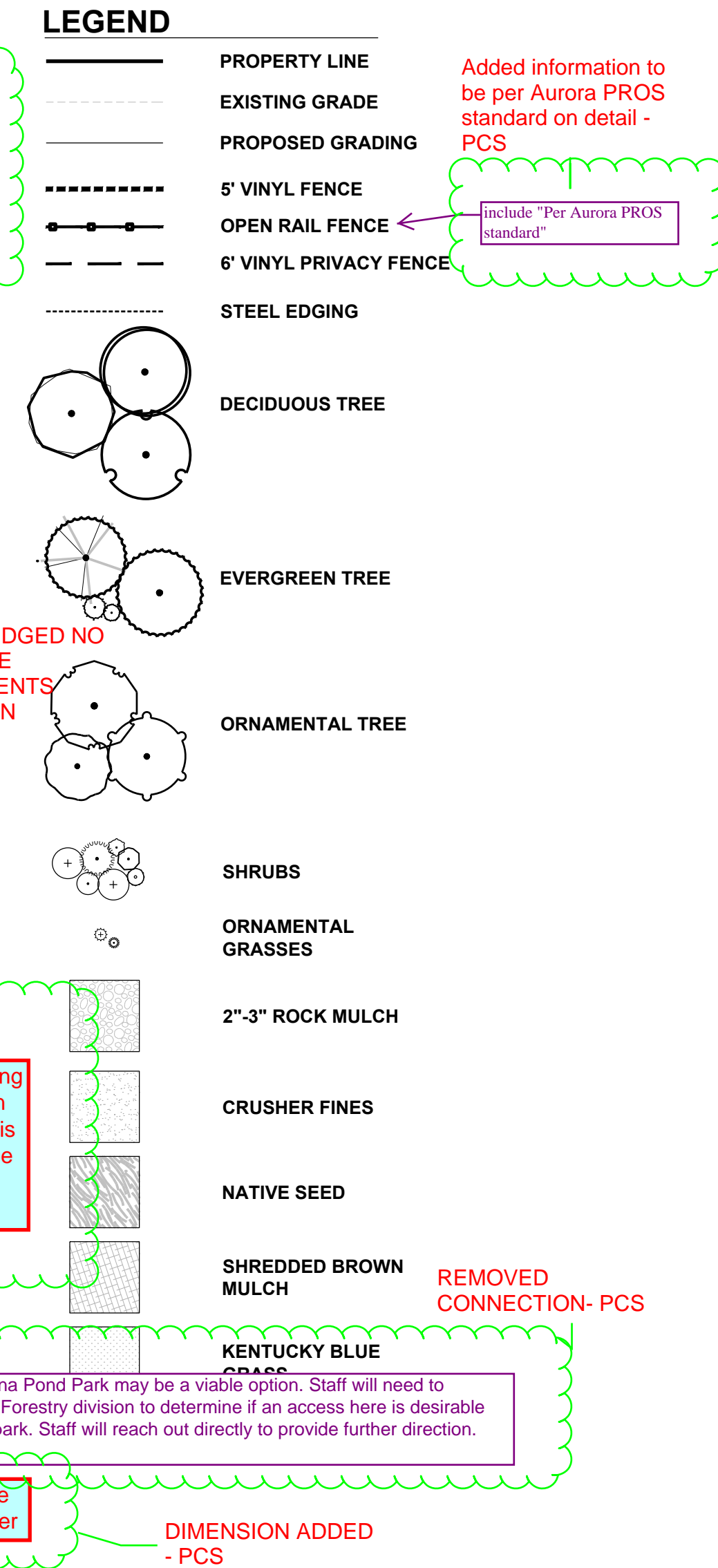
NOT FOR CONSTRUCTION

Scale: NTS

Scale: NTS

These notes should also occur on the sheet with the typical residential lot layouts.

PLOT 4 AND A PORTION OF PLOT 5, MALONE SUBDIVISION LOCATED IN THE
NORTHWEST QUARTER OF SECTION 26, TOWNSHIP 4 SOUTH, RANGE 67 WEST,
6TH PRINCIPAL MERIDIAN CITY OF AURORA, COUNTY OF ARAPAHOE, STATE OF
COLORADO



LANDSCAPE CALCULATIONS

25' Special Landscape Buffer (East edge)					
Area	Length L.F.	Requirement	Required	Provided	Type
East Edge	295	(1 Tree per 30 LF)	10	10	Trees
		(10 Shrubs per 30 LF)	98	98	Shrubs

Residential Yard Landscape- Corner Lot (Type)					
Area	Square Footage	Proposed Requirement	Required	Planned	Additional Notes
Front Yard	445	(1 tree) (5F50.025)	1	1	1 shrub required/provided
Side Yard	192	(1 tree) (55.000)	1	2	Trees

- * The calculations for the residential yard landscape were calculated on a proportional percentage of the 4,500 s.f. lot requirement in the UDO per section 4.7.5.P(6).
- * Calculations are for public facing areas only.
- * Ornamental grasses were provided at 3 grasses for 1 shrub plant
- * Contract to meet or exceed the required residential yard landscape provided above

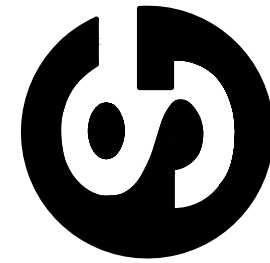
* Private open space required by section 146-4.7.5.1.

Acknowledged.
enhanced elevations
have been added.

- Ensure lap siding is not vinyl lap siding as it is not a permitted building material, typical for all elevations.



Godden|Sudik
ARCHITECTS
SEE WHAT COULD BE

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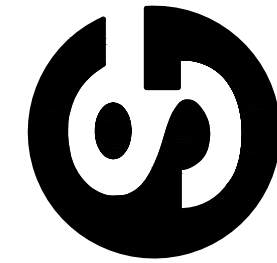
URBAN COTTAGES, LLC
URBAN COTTAGES - JEWELL
PLAN 1 ELEVATION 'A'
E JEWELL AVE
AURORA, CO

PROJ NO: 210204

ENG : AHJ

DATE : 02/28/2022

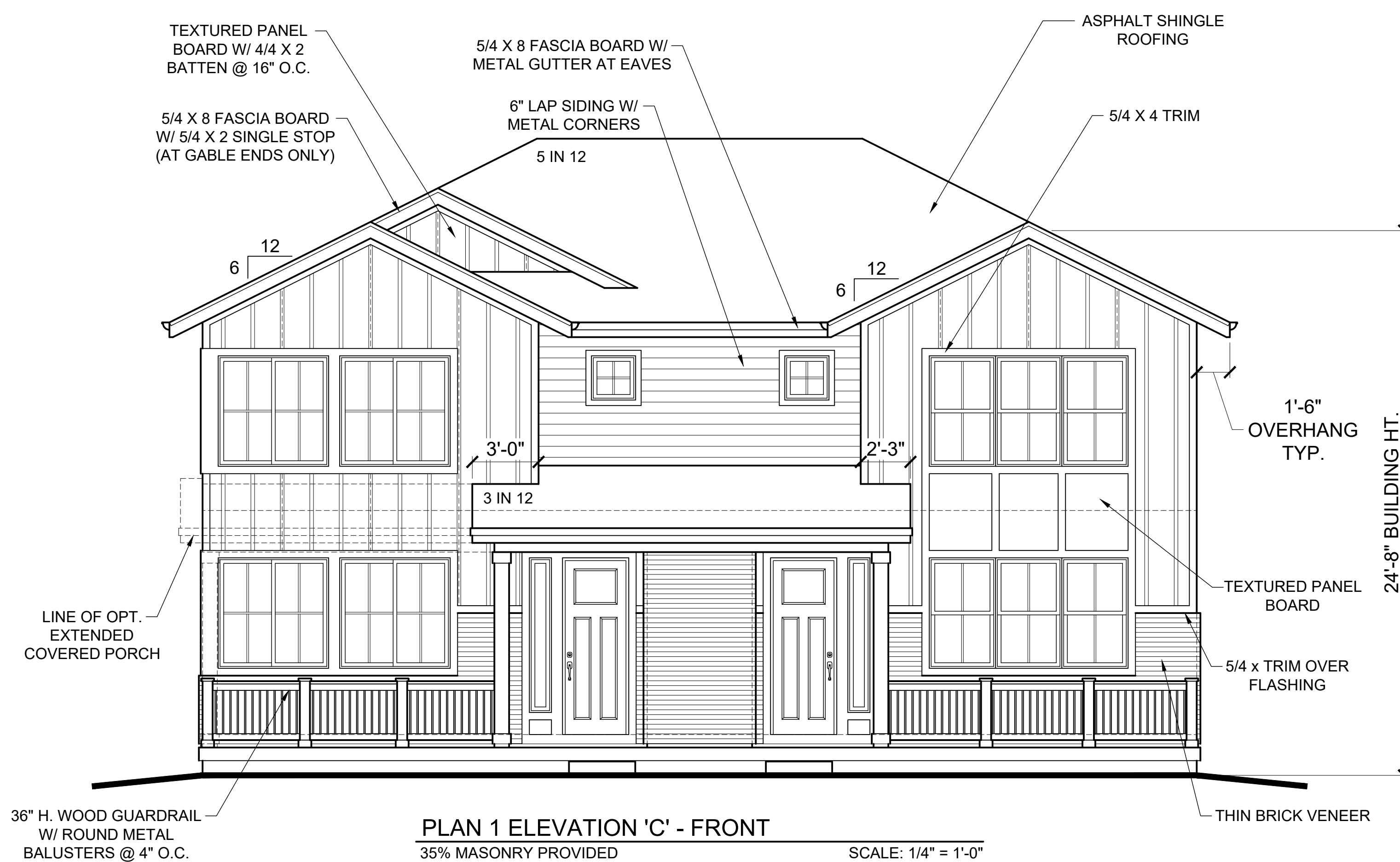
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PROJ NO: 210204

ENG : AHJ

DATE : 02/28/2022



PLAN 1 - 'C'				
TABLE 4.8.2 - CITY OF AURORA SCORING SYSTEM FOR ARCHITECTURAL FEATURES				
FEATURE	POINTS			TOTAL
	3	2	1	
WINDOWS				
ONE FULL HEIGHT, TWO STORY BAY WINDOW (FOR A ONE-STORY RESIDENTIAL, DESIGN PLAN, ONE FULL HEIGHT BAY WINDOW)				
ONE BAY WINDOW				
ONE OR MORE ROOF WINDOW DORMERS				
TWO OR MORE CLERESTORY WINDOWS OR WINDOWS WITH TRANSOMS ABOVE THE MAIN WINDOW				
WINDOW MULLION PATTERNS ON 75% OF WINDOWS				
FRONT DOOR WITH ONE OR MORE SIGHTLITS, TRANSOM WINDOWS OR DOUBLE DOOR			X	1
RIBBON WINDOWS WITH TWO OR MORE HORIZONTAL ROWS OF WINDOWS CONTAINING AT LEAST ONE FULL HEIGHT WINDOW				
DECORATIVE SHUTTERS ON AT LEAST TWO STREET FACING WINDOWS				
AT LEAST TWO SPECIAL, DECORATIVE WINDOW HEADS OR WINDOW SILLS ON STREET FACING ELEVATIONS				
FOUR OR MORE SQUARE FEET OF WINDOWS ON THE GARAGE THAT ARE NOT ON THE DOOR				
GARAGE DOOR(S) WITH WINDOWS				
ROOFS				
CLAY, OR CONCRETE TILE, CEMENT, OR STANDING SEAM METAL ROOF	X			3
16:9 ROOF OVERHANG ON ALL SIDES				
CHANGE IN HIGHEST ROOF PLANE OR RIDGELINE OF AT LEAST ONE VERTICAL FOOT			X	3
DECORATIVE ROOFING ELEMENTS (E.G., COPPER ABOVE A BAY WINDOW)				
DIMENSIONAL ROOF SHINGLES WITH A 30-YEAR WARRANTY (PREVIOUSLY, NO SPECIFIED WARRANTY LENGTH)				
ARCHITECTURAL DETAILS AND STYLES				
PLAN / ELEVATION WITH 30% OR GREATER MASONRY	X			3
PO-BOCHERE OVER THE DRIVE				
GARAGE NOT VISIBLE ON FRONT ELEVATION				
PLAN / ELEVATION WITH 20-25% MASONRY				
FUNCTIONING OR SIMULATED CHIMNEY				
CHANGE IN SIDING STYLE BETWEEN HOWN AND ROOF GABLE ENDS				
RANCH PLAN OFFERED				
DECORATIVE MATERIAL, ON AT LEAST ONE GABLE END FACING A STREET (E.G., DECORATIVE VENTS, LENTILS, ETC.)				
PROVIDE FINE FASCIA AT LEAST FOUR INCHES (NOMINAL) - MATERIALS AROUND DOOR, WINDOWS AND PORCHES			X	1
PORCHES, STOPS, AND ENHANCEMENTS				
COVERED PORCH OF AT LEAST 50 SQUARE FEET ON THE FRONT ELEVATION				
WINDAROUND PORCH, AT LEAST SIX FEET DEEP				
SECOND STORY PORCH (AT LEAST 25 SQUARE FEET)				
PUBLIC VIEW - LANDSCAPE ENHANCEMENTS IN YARDS THAT FACE STREET, PARKS, GOLF COURSES, OR OPEN SPACE				
PORCH OF AT LEAST 50 SQUARE FEET ON THE FRONT ELEVATION			X	2
WALK OUT BACK COVERED PATIO OR AT LEAST 50 SQUARE FEET			X	2
PORCH OR BALCONY WITH RAILING				
EIGHT-INCH WIDE COLUMNS, AS MEASURED AT THE BASE OF THE COLUMN, ON FRONT OR SIDE PORCH			X	1
TOTAL				19



Godden|Sudik
ARCHITECTS
SEE WHAT COULD BE

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URBAN COTTAGES - JEWELL
PLAN 1 ELEVATION 'C'
E JEWELL AVE
AURORA, CO

PROJ NO: 210204

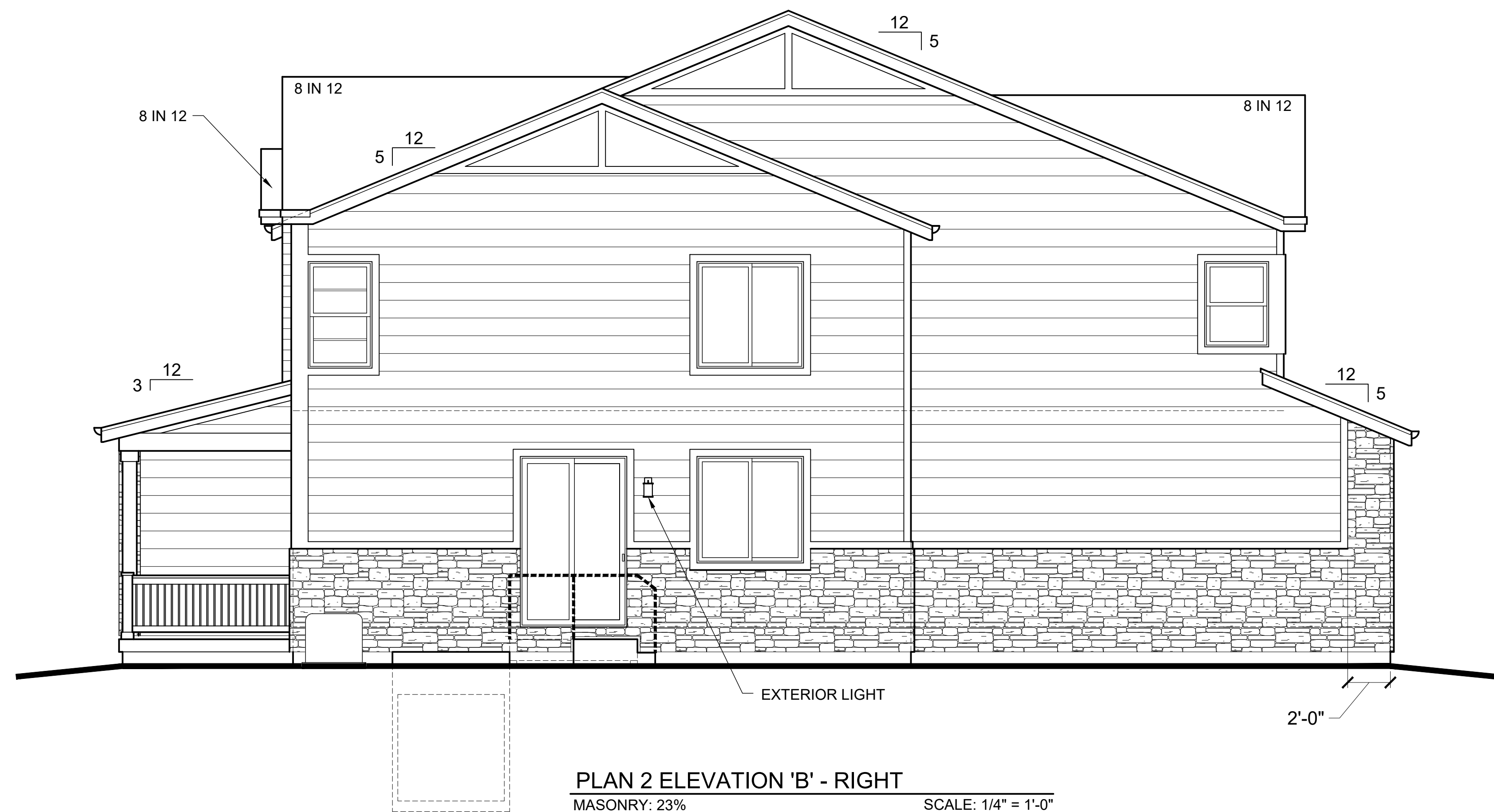
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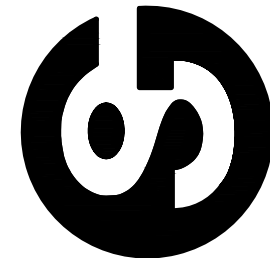
A03

12 OF 25



PLAN 2 - 'B'					
TABLE 4.8.2 - CITY OF AURORA SCORING SYSTEM FOR ARCHITECTURAL FEATURES					
FEATURE	POINTS				TOTAL
	3	2	1		
WINDOWS					
ONE FULL HEIGHT, TWO STORY BAY WINDOW (FOR A ONE-STORY RESIDENTIAL DESIGN PLAN, ONE FULL HEIGHT BAY WINDOW)	X				3
ONE BAY WINDOW					
ONE OR MORE ROOF WINDOW DORMERS					
TWO OR MORE CERESTERY WINDOWS OR WINDOWS WITH TRANSOMS ABOVE THE MAIN WINDOW					
WINDOW MILLION PATTERNS (ON 75% OF WINDOWS)					
FRONT DOOR WITH ONE OR MORE SIDELIGHTS, TRANSOM WINDOWS OR DOUBLE DOOR					
RIBBON WINDOWS WITH ONE OR MORE HORIZONTAL ROWS OF WINDOWS CONTAINING AT LEAST THREE WINDOWS EACH					
DECORATIVE SHUTTERS ON AT LEAST TWO STREET FACING WINDOWS					
AT LEAST TWO SPECIAL, DECORATIVE WINDOW HEADS OR WINDOW SILLS ON STREET FACING ELEVATIONS					
FOUR OR MORE SQUARE FEET OF WINDOWS ON THE GARAGE THAT ARE NOT ON THE REAR DOOR					
GARAGE DOOR(S) WITH WINDOWS					
ROOFS					
CLAY- OR CONCRETE TILE, CEMENT, OR STANDING SEAM METAL ROOF					
BUNCH ROOF OVERHANGS ON ALL SIDES	X				3
CHANGE IN HIGHNESS FROM PLANE OR RIDGELINE OF AT LEAST ONE VERTICAL FOOT	X				3
DECORATIVE ROOFING ELEMENTS (E.G., COPPER ABOVE A BAY WINDOW)					
DIMENSIONAL ROOF SHINGLES WITH A 30-YEAR WARRANTY (PREVIOUSLY UNSPECIFIED WARRANTY LENGTH)					
ARCHITECTURAL DETAILS & STYLES					
PLAN / ELEVATION WITH 30% OR GREATER MASONRY	X				3
PORTE-COCHERE OVER DRIVEWAY					
GARAGE NOT VISIBLE ON FRONT ELEVATION					
PLAN / ELEVATION WITH 20-PP% MASONRY					
FUNCTIONING OR SIMULATED CHIMNEY					
CHANGE IN SIDING STYLE BETWEEN HOME AND ROOF GABLE ENDS					
RANCH PLAN OFFERED					
DECORATIVE MATERIAL ON AT LEAST ONE GABLE END FACING A STREET (E.G., DECORATIVE VINYL, LENTILS, ETC.)					
PROVIDE WIDE FASCIA AT LEAST FOUR INCHES (NOMINAL) - MATERIALS AS AROUND PORCHES, WINDOWS AND PORCHES				X	1
PORCHES, STOOPS, AND ENHANCEMENTS					
COVERED PORCH OF AT LEAST 50 SQUARE FEET ON THE FRONT ELEVATION	X				3
WRAPAROUND PORCH AT LEAST SIX FEET DEEP					
SECOND STORY PORCH (AT LEAST 25 SQUARE FEET)					
PUBLIC VIEW - LANDSCAPE ENHANCEMENTS IN YARDS THAT FACE STREET, PARKS, GOLF COURSES, OR OPEN SPACE					
PORCH OF AT LEAST 50 SQUARE FEET ON THE FRONT ELEVATION					
WALK OUT BACK COVERED PORCH OF AT LEAST 50 SQUARE FEET					
PORCH OR BALCONY RAILINGS	X				2
EIGHT-INCH+ WOOD COLUMNS, AS MEASURED AT THE BASE OF THE COLUMN, ON FRONT OR SIDE PORCH				X	1
				TOTAL	19

Godden|Sudik
ARCHITECTS
SEE WHAT COULD BE

[illegible]

URBAN COTTAGES, LLC

URBAN COTTAGES - JEWELL

PLAN 2 ELEVATION 'B'

E JEWELL AVE
AURORA, CO

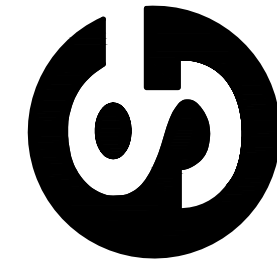
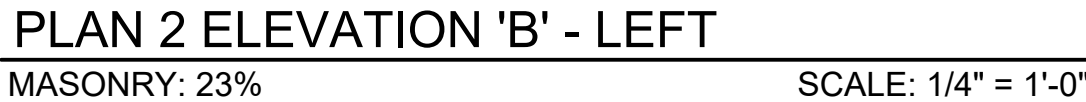
PROJ NO: 210204

ENG : AHJ

DATE : 02/28/2022

SHEET NUMBER

A05

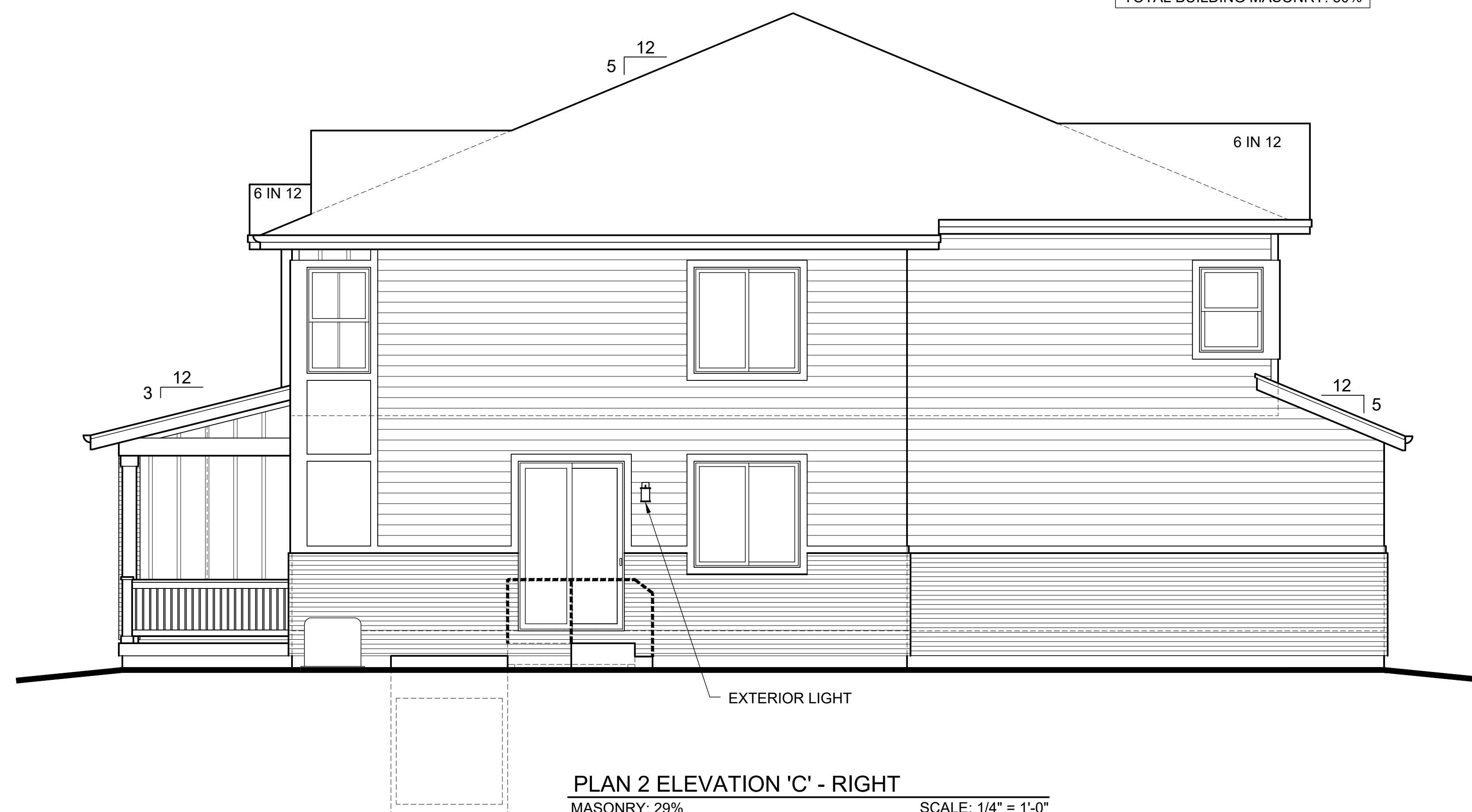
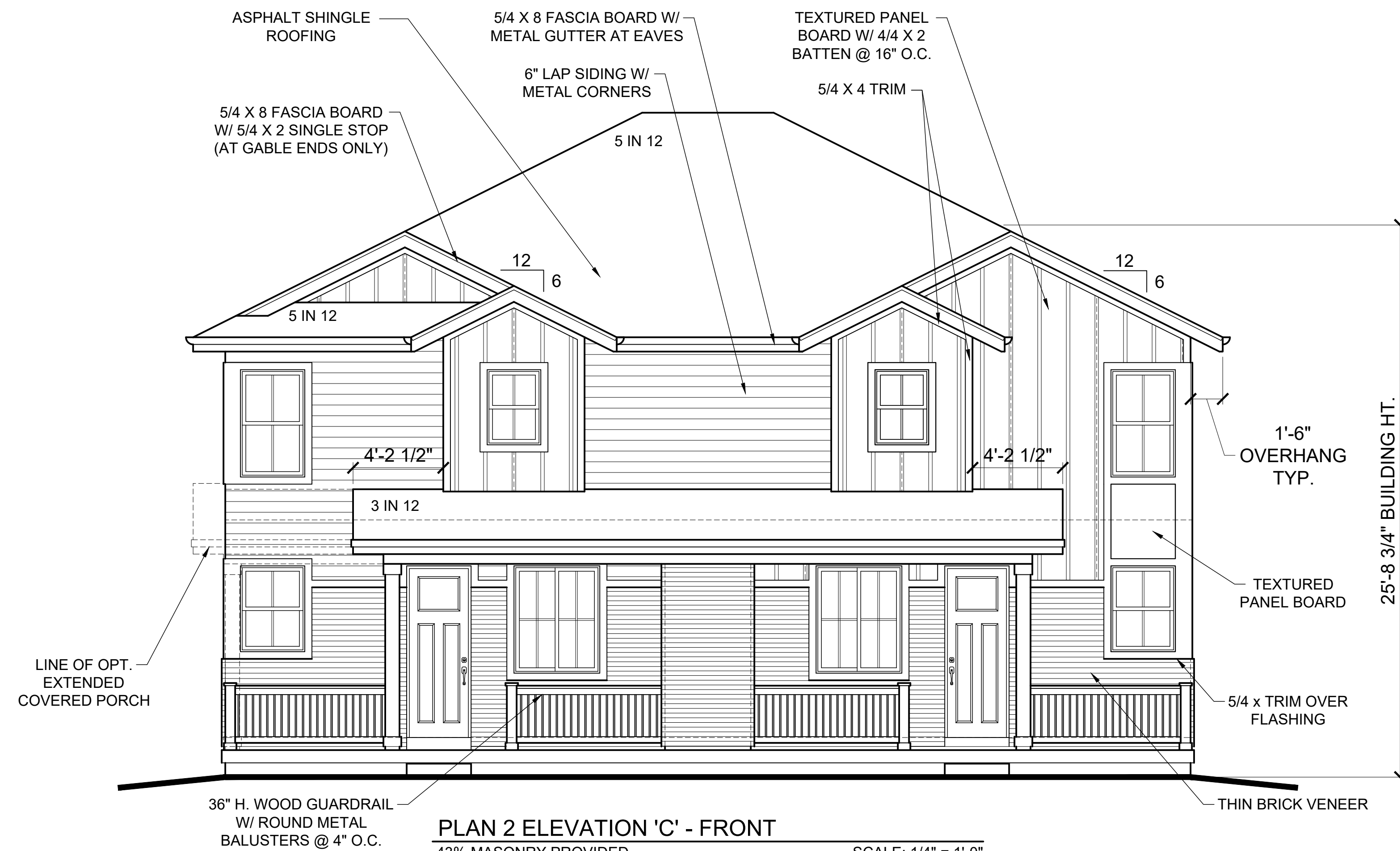
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ENG : AHJ

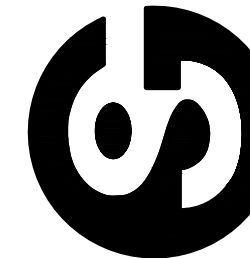
DATE : 02/28/2022

SHEET NUMBER
A06
15 OF 25



PLAN 2 'C'				
TABLE 4.8.2 - CITY OF AURORA SCORING SYSTEM FOR ARCHITECTURAL FEATURES				
FEATURE	POINTS			TOTAL
	3	2	1	
WINDOWS				
ONE FULL HEIGHT, TWO STORY BAY WINDOW (FOR A ONE-STORY RESIDENTIAL, DESIGN PLAN, ONE FULL HEIGHT BAY WINDOW)				
ONE BAY WINDOW				
ONE OR MORE ROOF WINDOW DORMERS				
TWO OR MORE CLERESTORY WINDOWS, OR WINDOWS WITH TRANSOMS ABOVE THE MAIN WINDOW				
WINDOW MULLION PATTERNS ON 75% OF WINDOWS				
FRONT DOOR WITH ONE OR MORE SIDELIGHTS, TRANSOM WINDOWS OR DOUBLE DOOR				
RIBBON WINDOWS WITH TWO OR MORE HORIZONTAL ROWS OF WINDOWS CONTAINING AT LEAST ONE FULL HEIGHT WINDOW				
DECORATIVE SHUTTERS ON AT LEAST TWO STREET FACING WINDOWS				
AT LEAST TWO SPECIAL, DECORATIVE WINDOW HEADS OR WINDOW SILLS ON STREET FACING ELEVATIONS				
FOUR OR MORE SQUARE FEET OF WINDOWS ON THE GARAGE THAT ARE NOT ON THE DOOR				
GARAGE DOOR(S) WITH WINDOWS				
ROOFS				
CLAY, OR CONCRETE TILE, CEMENT, OR STANDING SEAM METAL ROOF				
16-INCH ROOF OVERHANG ON ALL SIDES	X			3
CHANGE IN HIGHEST ROOF PLANE OR RIDGELINE OF AT LEAST ONE VERTICAL FOOT	X			3
DECORATIVE ROOFING ELEMENTS (E.G., COPPER ABOVE A BAY WINDOW)				
DIMENSIONAL ROOF SHINGLES WITH A 30-YEAR WARRANTY (PREVIOUSLY NO SPECIFIED WARRANTY LENGTH)				
ARCHITECTURAL DETAILS AND STYLES				
PLAN / ELEVATION WITH 50% OR GREATER MASONRY	X			3
PORTICO/COACHE HOUSE/DRIVEWAY	X			3
GARAGE NOT VISIBLE ON FRONT ELEVATION				
PLAN / ELEVATION WITH 20-25% MASONRY				
FUNCTIONING OR SIMULATED CHIMNEY				
CHANGE IN SIDING STYLE BETWEEN HOME AND ROOF GABLE ENDS				
RANCH PLAN OFFERED				
DECORATIVE MATERIAL ON AT LEAST ONE GABLE END FACING A STREET (E.G., DECORATIVE VENTS, LENTILS, ETC.)				
SECONDARY WIDE FASCIA AT LEAST FOUR INCHES (NOMINAL) - MATERIALS INCLUDING BUT NOT LIMITED TO, PORCHES			X	1
PORCHES, STOODS, AND ENHANCEMENTS				
COVERED PORCH OR AT LEAST 50 SQUARE FEET ON THE FRONT ELEVATION		X		3
WRAPAROUND PORCH, AT LEAST SIX FEET DEEP				
SECOND STORY PORCH (AT LEAST 25 SQUARE FEET)				
PUBLIC VIEW / LANDSCAPE ENHANCEMENTS IN YARDS THAT FACE STREET, PARKS, GOLF COURSES, OR OPEN SPACE				
PORCH OF AT LEAST 50 SQUARE FEET ON THE FRONT ELEVATION				
WALK OUT BACK COVERED PATIO OF AT LEAST 50 SQUARE FEET				
PORCH OR BALCONY RAILING		X		2
EIGHT-INCH WIDE COLUMNS, AS MEASURED AT THE BASE OF THE COLUMN, ON FRONT OR SIDE PORCH			X	1
TOTAL				19

Godden|Sudik
ARCHITECTS
SEE WHAT COULD BE

[illegible]

URBAN COTTAGES, LLC

URBAN COTTAGES - JEWELL

PLAN 2 ELEVATION 'C'

E JEWELL AVE
AUBORA, CO

PROJ NO: 210204

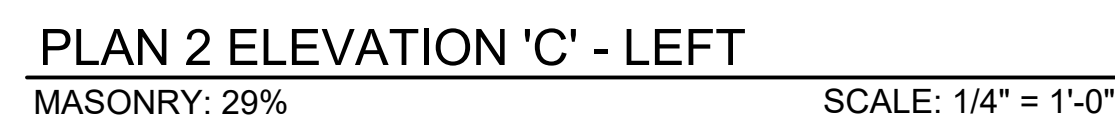
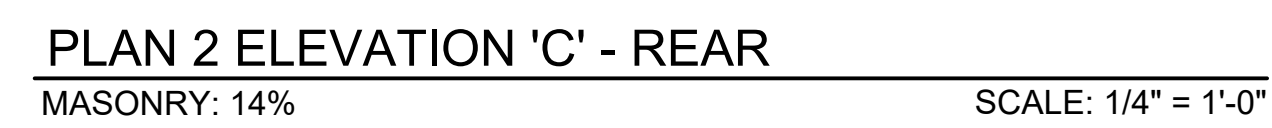
ENG : AHJ

DATE : 02/28/2022

SHEET NUMBER

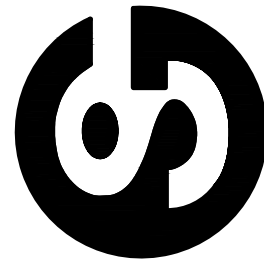
A07

16 OF 25

[illegible]

[illegible]

Godden|Sudik
ARCHITECTS
SEE WHAT COULD BE

[illegible]

URBAN COTTAGES, LLC

URBAN COTTAGES - JEWELL

PLAN 3 ELEVATION 'A'

E JEWELL AVE
AURORA, CO

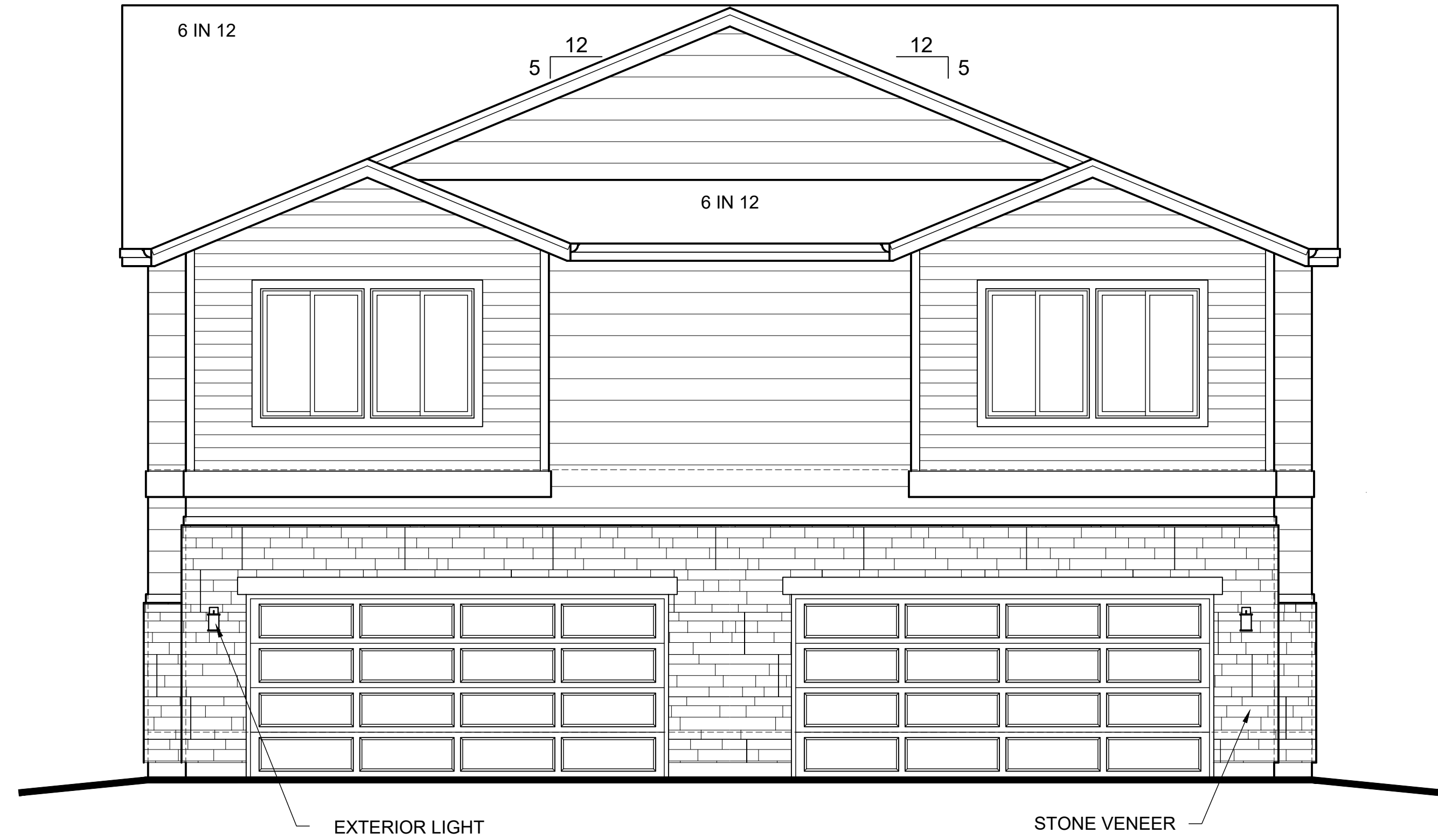
PROJ NO: 210204

ENG : AHJ

DATE : 02/28/2022

SHEET NUMBER

A09



PLAN 3 ELEVATION 'A' - REAR

MASONRY: 31%

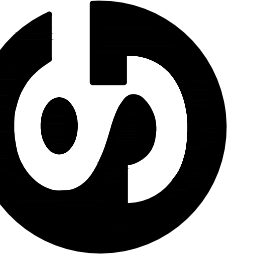
SCALE: 1/4" = 1'-0"



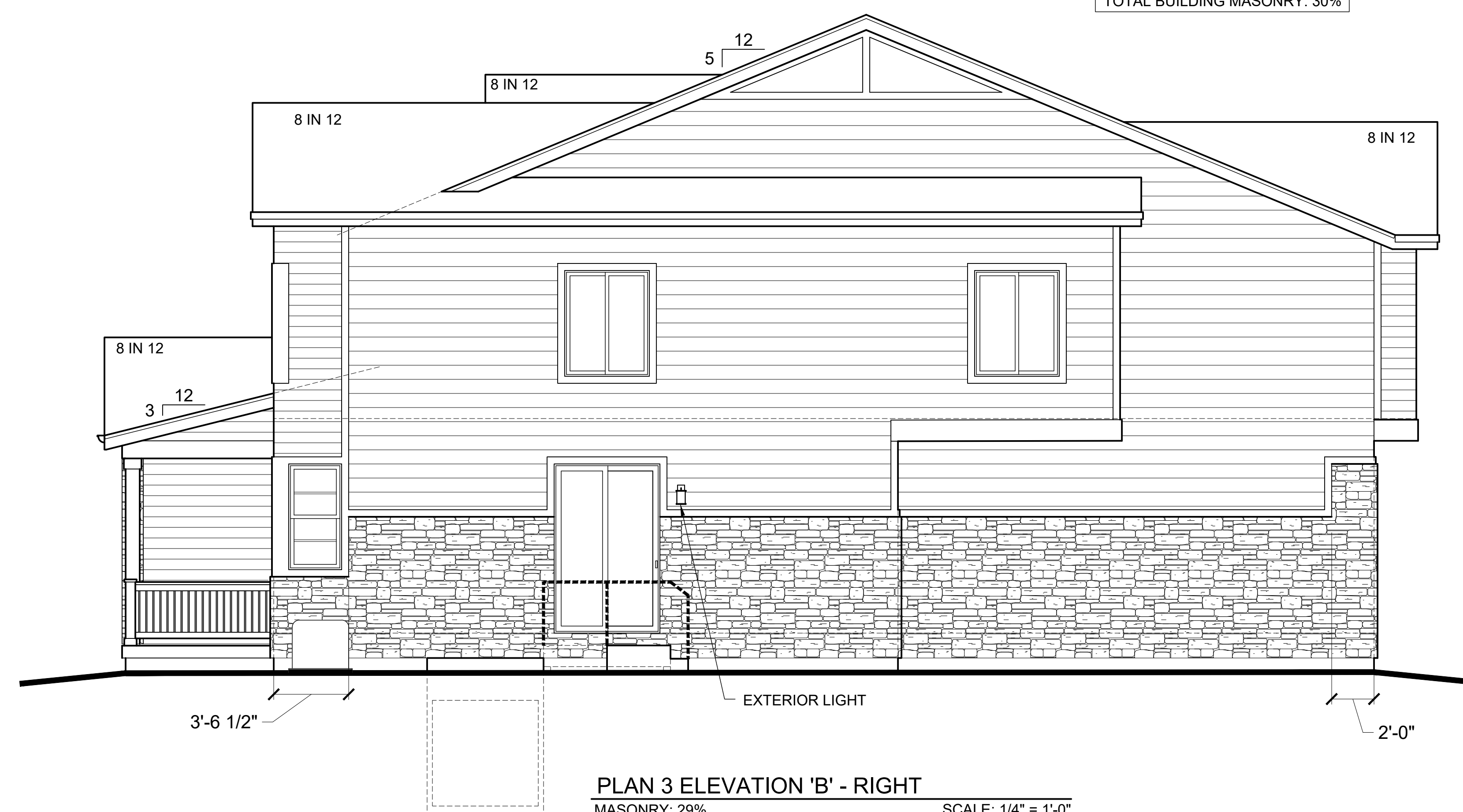
PLAN 3 ELEVATION 'A' - LEFT

MASONRY: 27%

SCALE: 1/4" = 1'-0"



REV. NO.	DESCRIPTION	DATE



CORREL: 174 - 175

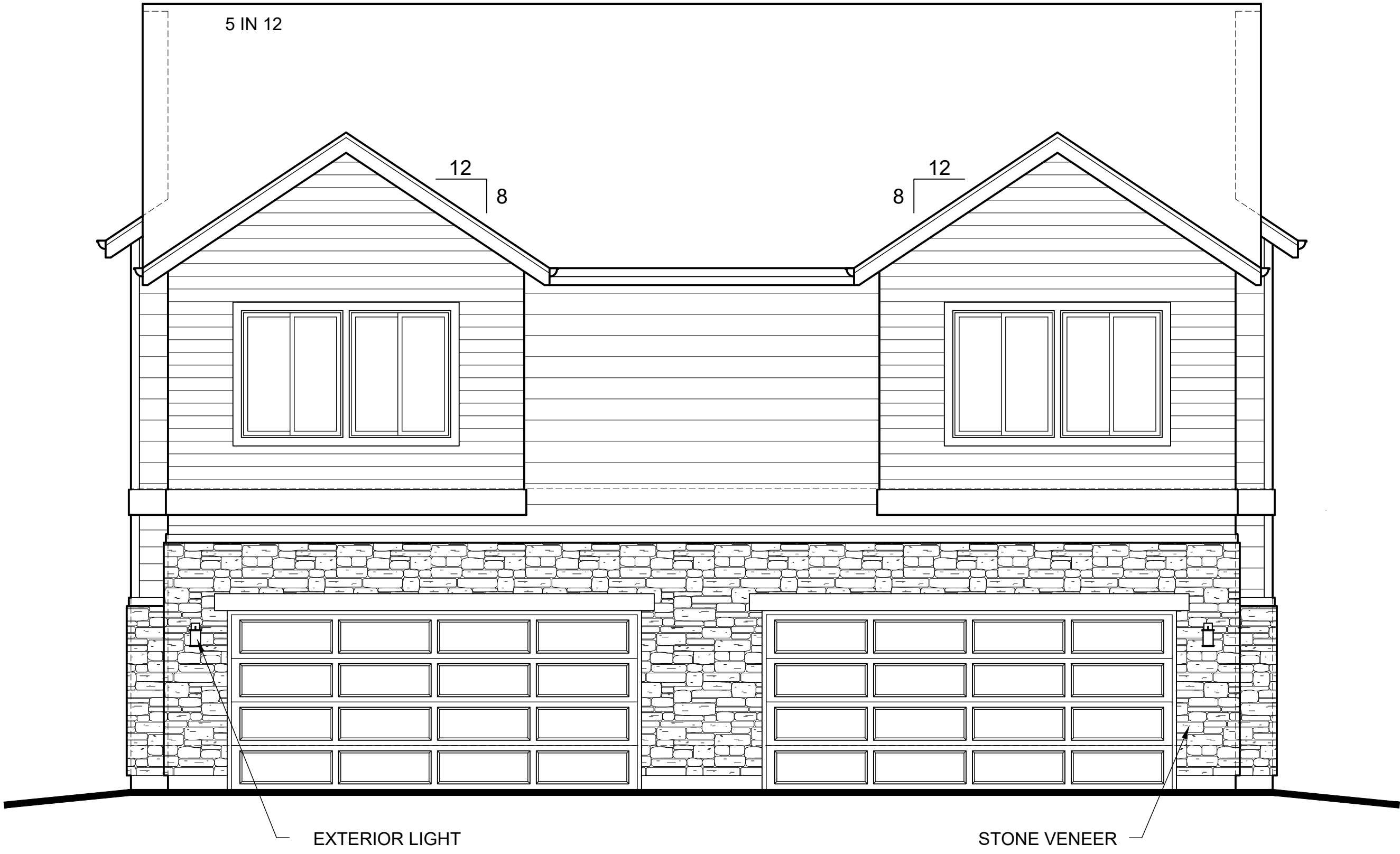
	TOTAL	18
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[illegible]

SHEET NUMBER

A11

20 OF 25



PLAN 3 ELEVATION 'B' - REAR

MASONRY: 30%

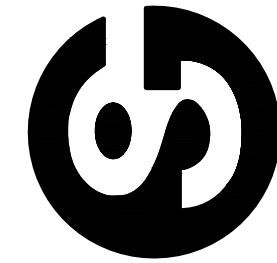
SCALE: 1/4" = 1'-0"



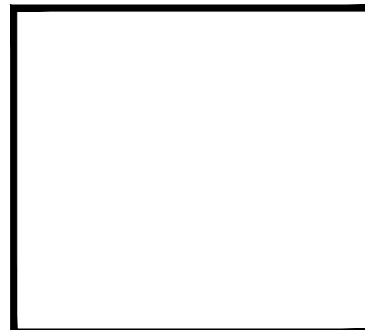
PLAN 3 ELEVATION 'B' - LEFT

MASONRY: 29%

SCALE: 1/4" = 1'-0"

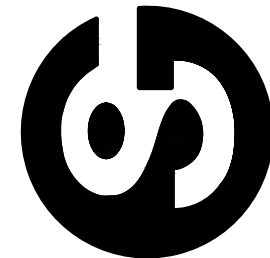


REV. NO.	DESCRIPTION	DATE



[illegible]

Godden|Sudik
ARCHITECTS
SEE WHAT COULD BE

[illegible]

URBAN COTTAGES, LLC

URBAN COTTAGES - JEWELL

PLAN 2 & 3 ELEVATION 'B'

E JEWELL AVE
AURORA, CO

PROJ NO: 210204

ENG : AHJ

DATE : 02/28/2022

SHEET NUMBER

A13



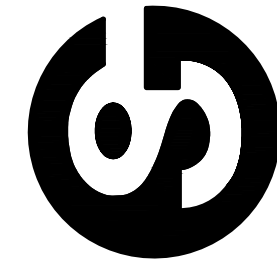
MASONRY: 33%

SCALE: 1/4" = 1'-0"



MASONRY: 23%

SCALE: 1/4" = 1'-0"

[illegible]

PROJ NO: 210204

ENG : AHJ

DATE : 02/28/2022

URBAN COTTAGES JEWELL

SITE PLAN

PLOT 4 AND A PORTION OF PLOT 5, MALONE SUBDIVISION LOCATED IN THE
NORTHWEST QUARTER OF SECTION 26, TOWNSHIP 4 SOUTH, RANGE 67 WEST,
6TH PRINCIPAL MERIDIAN CITY OF AURORA, COUNTY OF ARAPAHOE, STATE OF
COLORADO

DATE	
REV. NO.	
DESCRIPTION	

URBAN COTTAGES, LLC

URBAN COTTAGES - JEWELL
SITE LIGHTING PHOTOMETRIC

E JEWELL AVE
AURORA, CO

STUDIO LIGHTNING
STUDIO LIGHTNING
63 SUNSET DR.
BAILEY, CO 80421
303.242.1572

PROJ NO: 210204

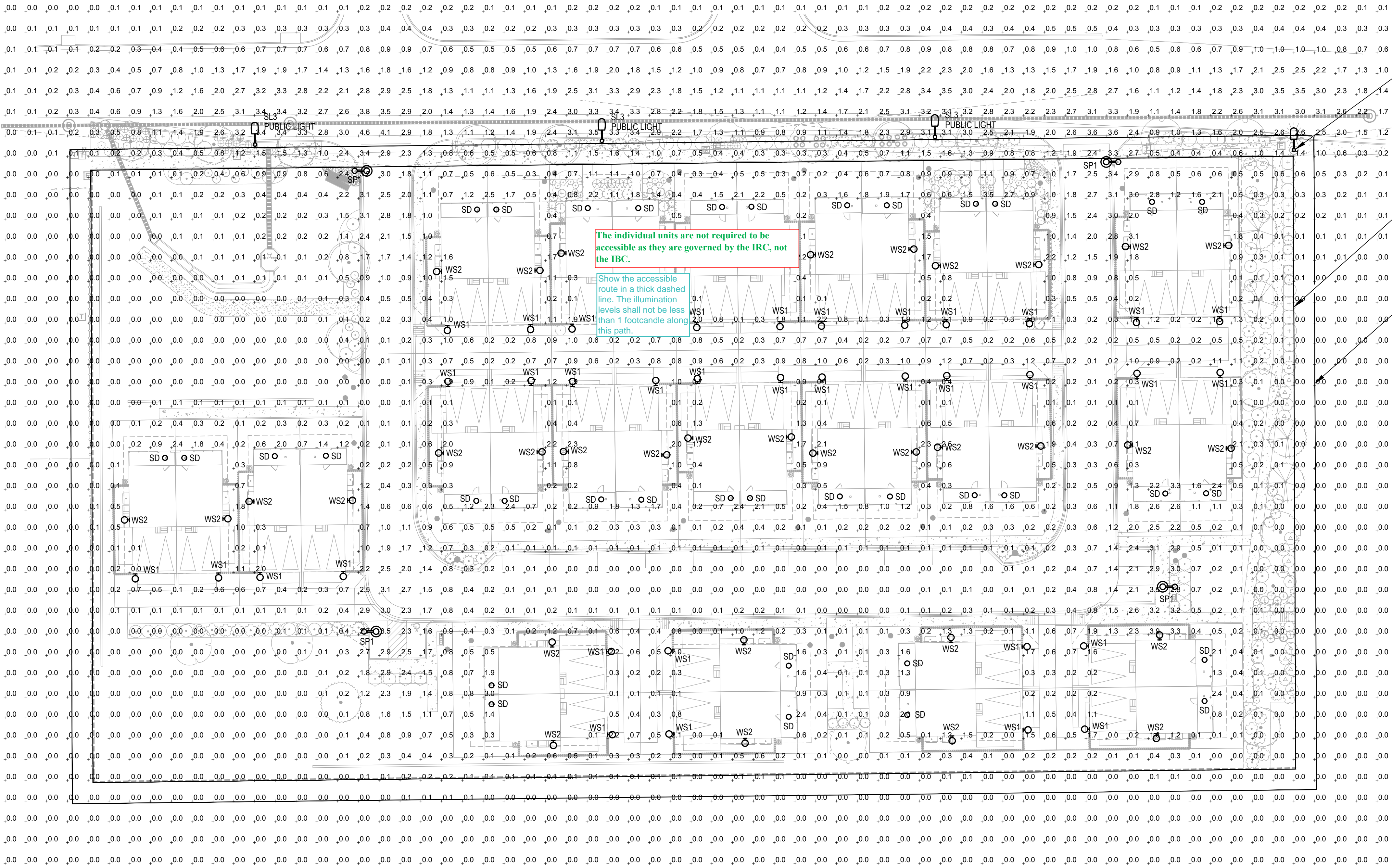
ENG : MLH

DATE : 02/28/2022

SHEET NUMBER

SL1.0

24 OF 25



EXISTING PUBLIC STREET LIGHT

PROPERTY LINE

10' BEYOND PROPERTY LINE

1

SITE LIGHTING PHOTOMETRIC

SCALE: 1" = 30'-0"



SCALE IN FEET

PHOTOMETRY PLAN GENERAL NOTES:

- VALUES SHOWN ARE MAINTAINED HORIZONTAL ILLUMINANCE VALUES MEASURED AT GRADE.

SITE LIGHTING DESIGN HAS BEEN COMPLETED TO CONFORM TO CITY OF AURORA EXTERIOR LIGHTING STANDARDS

NOTE: ELECTRICAL PLANS MUST BE SUBMITTED TO THE BUILDING DEPARTMENT FOR THE PERMIT APPLICATION.

STREET LIGHT LOCATIONS ARE CONCEPTUAL. FINAL STREET LIGHT LOCATIONS WILL BE DETERMINED BY A PHOTOMETRIC ANALYSIS SUBMITTED WITH THE STREET LIGHTING PLAN IN THE CIVIL PLAN SUBMITTAL

LIGHTING CALCULATION STATISTICS SUMMARY:

	AVERAGE	MAXIMUM	MINIMUM	MAX/MIN	AVG/MIN
OVERALL SITE:	1.0fc	4.6fc	0.0fc	NA	NA
PARKING AREAS:	2.3fc	3.5fc	1.4fc	2.5:1	1.6:1

URBAN COTTAGES JEWELL

SITE PLAN

PLOT 4 AND A PORTION OF PLOT 5, MALONE SUBDIVISION LOCATED IN THE NORTHWEST QUARTER OF SECTION 26, TOWNSHIP 4 SOUTH, RANGE 67 WEST, 6TH PRINCIPAL MERIDIAN CITY OF AURORA, COUNTY OF ARAPAHOE, STATE OF COLORADO

Project	Catalog #	Type	SL3
Prepared by	Notes	Date	



Streetworks

Archeon Medium

Roadway Luminaire

Product Features



Product Certifications



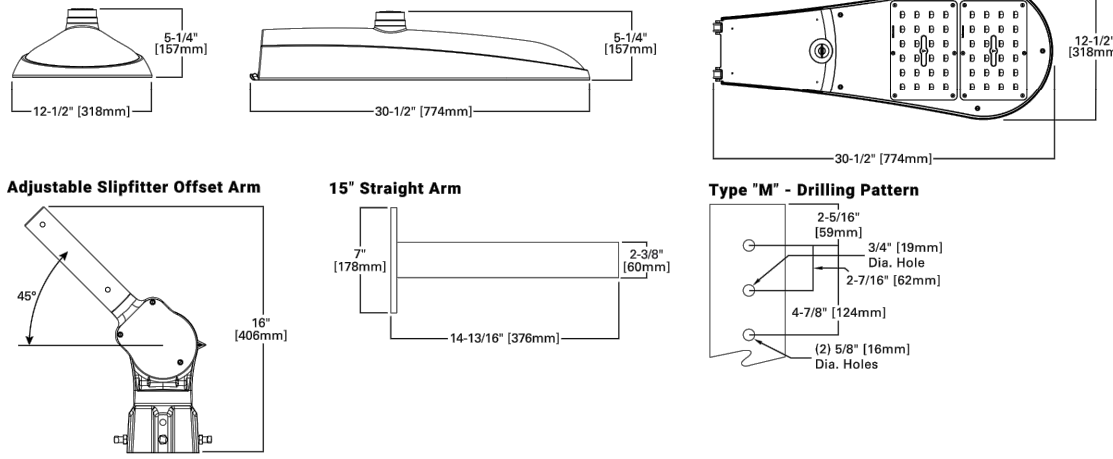
Interactive Menu

- Ordering Information [page 2](#)
- Product Specifications [page 2](#)
- Energy and Performance Data [page 3](#)

Quick Facts

- Die-cast aluminum construction; Single latch toolless entry
- Replaces up to 400W equivalent HID; -40°C to 40°C operating range
- Pole-mounted; Optional arm and offset adjustable arm mounting
- 120-277V 50/60Hz, 347V 60Hz or 480V 60Hz operation, IP66 rated

Dimensional Details



COOPER Lighting Solutions

P500002EN page 1
April 12, 2018

PROGRESS LIGHTING

DATE: TYPE:
NAME: **WS2**
PROJECT:

Incandescent

P6059-31

Essential

Outdoor one-light small wall lantern with a white linen glass shade in a Black finish.

- Black finish.
- White linen glass.
- Powdercoat finish.

Category: Outdoor

Finish: Black (powder coat paint)

Construction: Aluminum Construction

Glass/Shade: White Linen glass shade

MOUNTING	ELECTRICAL	LAMPING	ADDITIONAL INFORMATION
Wall mounted Mounting plate for outlet box included Back plate covers a standard 4" octagonal recessed outlet box 4.3125" W, 5.4375" H, 0.875" depth	Pre-wired 6" of wire supplied 120 V	Quantity: One 100w max. Medium Base E26 base porcelain socket	cCSAus Wet location listed 1 year warranty

701 Millennium Blvd. Greenville, South Carolina 29607

www.progresslighting.com

Rev. 05/19

PROGRESS LIGHTING

DATE: TYPE:
NAME: **WS1**
PROJECT:

Incandescent

P6060-31

Essential

Outdoor one-light medium wall lantern with a white linen glass shade in a Black finish.

- Black finish.
- White linen glass.
- Powdercoat finish.

Category: Outdoor

Finish: Black (powder coat paint)

Construction: Aluminum Construction

Glass/Shade: White linen glass shade

MOUNTING	ELECTRICAL	LAMPING	ADDITIONAL INFORMATION
Wall mounted Mounting plate for outlet box included Back plate covers a standard 4" octagonal recessed outlet box 4.3125" W, 5.4375" H, 0.875" depth	Pre-wired 6" of wire supplied 120 V	Quantity: One 100w max. Medium Base E26 base porcelain socket	cCSAus Wet location listed 1 year warranty

701 Millennium Blvd. Greenville, South Carolina 29607

www.progresslighting.com

Rev. 05/19

DESCRIPTION

The Halo Surface Mount LED Downlight (SMD) is a low profile surface mounting luminaire with a modern look and high performance. SMD6 (6") is designed for installation in many 3-1/2" and 4" square, octagon, or round junction boxes. Supply wire adapter with LED quick wiring connector included. The SMD6 may also retrofit in 5" and 6" square IC and Non-IC recessed housings.

SPECIFICATION FEATURES

HOUSING

- Non-electrically conductive polycarbonate frame.
- High impact diffuse polystyrene lens provides shielding to the light guide with no pixilation
- Stamped aluminum housing provides thermal cooling achieving L70 at 50,000 hours in IC and non-IC applications

GASKETS

- Closed cell gasket achieves restrictive airflow and wet location requirements without additional caulking

OPTICS

- Precision acrylic light guide organizes source flux into wide distribution with 1.2 - 1.4 spacing criteria useful for general area illumination

LED

- Mid power LED array provide a uniform source with high efficiency and long life.
- Available in 90 CRI minimum, R9 greater than 50 and color accuracy within a SDCM provide color accuracy and uniformity

DRIVER

- Integral 120V 50/60Hz constant current driver provides noise free operation.

- Continuous, flicker-free dimming from 100% to 5% with select leading or trailing edge 120V phase cut dimmers.

- Dimming to 5% is best assured using dimmers with low end trim adjustment. Consult dimmer manufacturer for compatibility and conditions of use. (Note: some dimmers require a neutral in the wall(s).)

- In-line electrical quick connect and E26 adapter (provided) provides mains connections.

SMD 120-277V

- Integrated 120-277V 60Hz constant current driver provides noise free operation.

- SMD Universal Voltage (120-277V) configurations are recommended for use with compatible 0-10V DC low voltage dimmers only.

MOUNTING/RETENTION

- Adjustable spider plate allows for quick installation into both junction boxes and recessed housings.

- Torsion springs and friction blades included

ELECTRICAL JUNCTION BOX MOUNTING

- The SMD may be used in compatible electrical junction boxes in direct contact with insulation including spray foam insulation.

- Suitable for installation in many 3-1/2" and 4" square, octagon, and round electrical junction boxes.

- Note: SMD120-277V UNV is only compatible with junction boxes that provide minimum depth of 2-1/8".

- Installer must ensure compatibility of fl. wiring and proper mounting in the electrical junction box. This includes all applicable national and local electrical and building code.

RECESSED HOUSING MOUNTING

- May be installed in IC recessed housings in direct contact with insulation

- Note: Not for use in recessed housing in direct contact with spray foam insulation. Refer to NEMA L5D 57.2013.

- Torsion Springs 5" & 6"

- Precision formed torsion spring bracket kit included

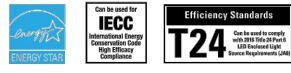
- The torsion springs adjust on the mounting plate to fit 5" or 6" compatible housings

- Friction Blade 5" & 6"

- Precision formed friction blades included

- For retrofit in 5" and 6" housings without torsion springs mounting tabs

- Friction blade design allows the SMD to be installed in any position within the housing aperture (360 degrees)



Note: For Direct mount product please refer to the SLD6-DM spec sheet.

HALO

Catalog #	Type
Project	SD
Comments	Date
Prepared by	



SMD6 Series

6 Inch Round and Square

SMD6R SMD6S

6" Surface Mount Downlight

Suitable for ceiling or wall electrical junction boxes

Suitable for 5" and 6" recessed housing retrofit

Non-conductive Dead Front

TD518242EN
September 20, 2018 2:26 PM

Symbol	Label	General Description	Mounting Height	Color	Catalog Number	Lamp	LLF	Watts	SHIELDING
○	SD	DOWN LIGHT ENTRIES	10'-0" AFG	N/A	HALO SMD6R-6-930-WH	LED	1.00	9.6W	FULL CUT-OFF
○	SL3	PUBLIC STREET LIGHT JEWELL AVE.	30'-0" AFG	GREY	STREETWORKS ARCH-M-AF48-130-D-U-T2R-7030-4N7-AP	LED	1.00	131W	FULL CUT-OFF
○	SP1	PARKING LOT	20'-0" AFG	BLACK	INVUE ECM-E04-LED-E1-SL3-SO-SW-BK-7030-DIM	LED	1.00	97W	FULL CUT-OFF
○	WS1	WALL SCONCE GARAGES	8'-0" AFG	BLACK	PROGRESS P6060-31	LED	1.00	13W	FULLY SHIELDED
○	WS2	WALL SCONCE SIDE YARDS	8'-0" AFG	BLACK	PROGRESS P6059-31	LED	1.00	13W	FULLY SHIELDED

Invue

DESCRIPTION

The EPIC Collection delivers custom luminaire flexibility with high quality, yet availability expectations of standard specification grade product. The EPIC Collection can be dressed to suit any application. Recognizing evolving environmental and legislative trends, the EPIC Collection delivers world class LED optical and performance solutions to the decorative luminaire marketplace.

SPECIFICATION FEATURES

Construction

TOP: Cast aluminum top housing attaches to cast aluminum mounting arm hub with four stainless steel fasteners. One-piece silicone gasket between mounting hub and top casting seals out moisture and contaminants. (See the mounting accessories section for a full selection of mounting arms. Only these arms are compatible with the Epic luminaire). MIDSECTION: Continuous silicone gaskets seal lens to top casting and shade. The mid section features cast aluminum construction and stainless steel assembly. SHADES: Heavy gauge precision spun aluminum shades offer superior surface finish and consistency in form. DOORFRAME: Die-cast aluminum 1/8" thick door and doorframe seal to underside of shade with a thick wall continuous silicone gasket. Mounting hub ships attached to mounting arm.

Optics

Choice of twelve patented, high-efficiency AccuLED Optic™ technology manufactured from injection-molded acrylic. Optics are precisely designed to shape the optics, maximizing efficiency and application spacing. AccuLED Optic technology creates consistent distributions with the scalability to meet customized application requirements. Offered Standard in 4000K (±1.25K) CCT and nominal 70 CRI. Optional 3000K CCT and 9000K CCT. For the ultimate level of spill light control, an optional house-wide shield accessory can be field or factory installed. The house-wide shield is designed to seamlessly integrate with the SL2, SL3 or SL4 optics.

Electrical

LED drivers mount to die-cast aluminum back housing for optimal heat sinking, operation efficiency, and prolonged life. Standard drivers feature electronic universal voltage 120-277V 50/60Hz, 347V 60Hz or 480V 60Hz operation, greater than 0.5 power factor, less than 20% harmonic distortion, and is suitable for operation in -40°C to 40°C ambient environments. All fixtures are shipped standard with 150/100A common and differential - mode surge protection. LightBARs feature and IP66 enclosure rating and maintain greater than 95% lumen maintenance at 60,000 hours per ENEC TM-21. Occupancy sensor and dimming options available.

Finish

Housing is finished in five-stage super TBC polyester powder coat paint, 2.5 mil nominal thickness for superior protection against

fade and wear. LightBAR™ cover plates are standard white and may be specified to match finish of luminaire housing. Standard colors include black, bronze, grey, white, dark platinum and graphite metallic. RAL and custom color matches available. Consult Outdoor Architectural Colors brochure for a complete selection. Options to meet Buy American Act requirements

Warranty

Five-year warranty.

ECM/EMM EPIC MEDIUM LED

1 - 4 LightBARs Solid State LED

DECORATIVE AREA LUMINAIRE



CERTIFICATION DATA

Quali-Light DesignLight Consortium™ Qualified®
R90 LightQuality
LM79 / LM80 Compliant
250 Vibration Tested
ISO 9001

ENERGY DATA

Electronic LED Driver
c-3A Power Factor
±25% Total Harmonic Distortion
120-277V Input/347V/480V
9000/0/0Hz
40°C Minimum Temperature
90°C Ambient Temperature Rating

EPA Effective Projected Area (EP, P1) 0.34

SHIPPING DATA

Approximate Net Weight:
60 lbs. (27 kg)

TD560026EN
December 8, 2021 2:28 PM

CAGE
CIVIL ENGINEERING

pcs group

REV. NO.	DESCRIPTION	DATE

URBAN COTTAGES, LLC
URBAN COTTAGES - JEWELL
SITE LIGHTING DETAILS
E JEWELL AVE
AURORA, CO

STUDIO LIGHTNING
STUDIO LIGHTING
63 SUNSET DR.
BAILEY, CO 80421
303.242.1572

PROJ NO: 210204

ENG : MLH

DATE : 02/28/2022

SHEET NUMBER

SL2.0

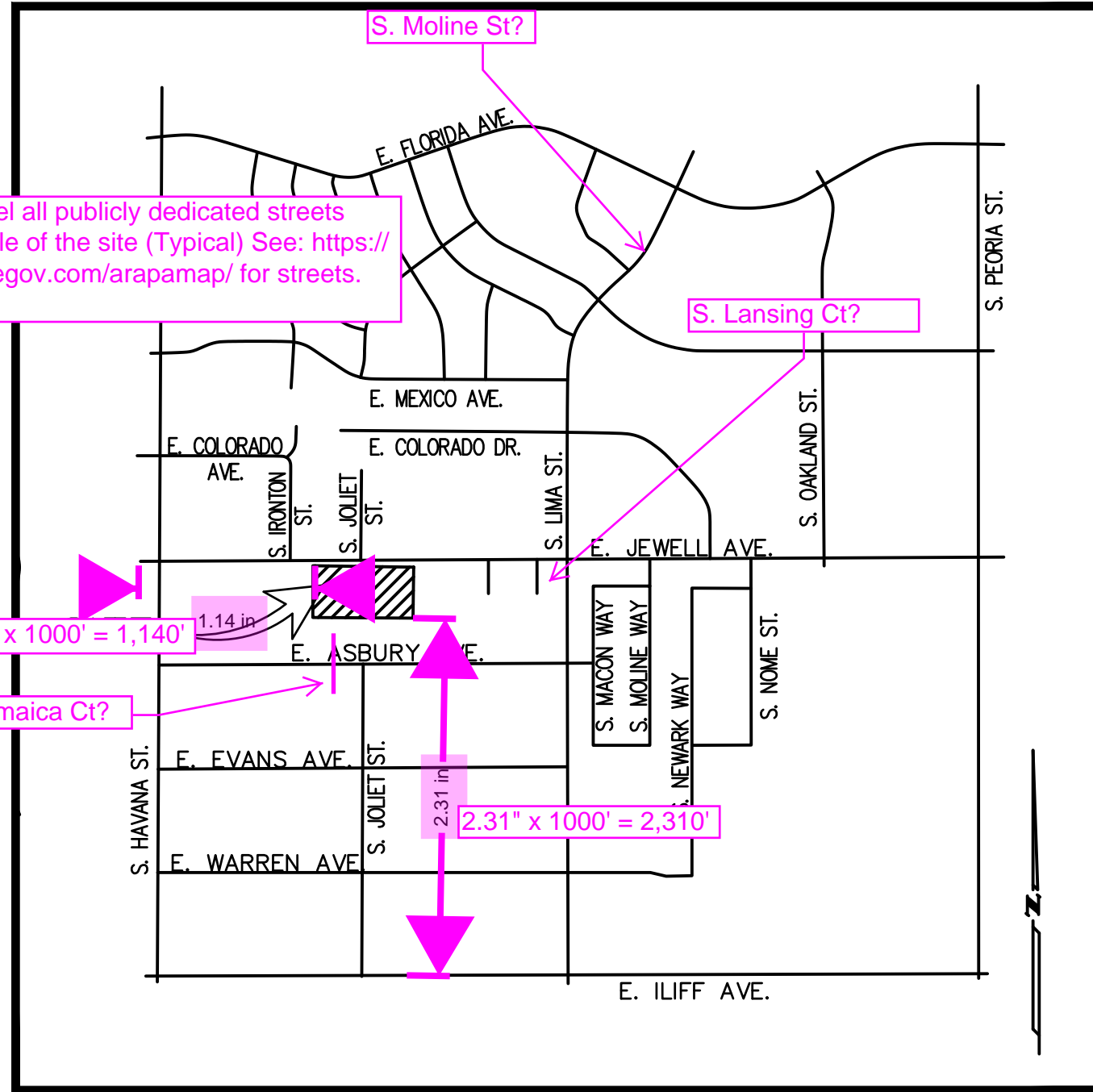
25 OF 25

- 1) Provide latest AES Board Monument Record. MONUMENT RECORDS PROVIDED
- 2) Provide closure Report. CLOSURE REPORT PROVIDED
- 3) Provide certificate of taxes due. NOT APPLICABLE ON A PLAT

JEWELL URBAN COTTAGES SUBDIVISION FILING NO. 1

A REPLAT OF PLOT 4 AND A PORTION OF PLOT 5 MALONE SUBDIVISION
LOCATED IN THE NORTHWEST QUARTER OF SECTION 26, T4S, R67W OF THE 6TH P.M.
CITY OF AURORA, COUNTY OF ARAPAHOE, STATE OF COLORADO

SHEET 1 OF 2



Show & Label all publicly dedicated streets within 1/2 mile of the site (Typical) See: <https://gis.arapahoegov.com/arapamap/> for streets.

1.14" x 1000' = 1,140'

S. Jamaica Ct?

2.31" x 1000' = 2,310'

VICINITY MAP
1"=1000'

ENTIRE VICINITY
MAP RECREATED
AND LABELED
STREETS

AES Board Rule:

1.6.H. Basis of Bearing Statements.
2. Composition. The basis of bearing statement shall state the method used to derive the bearing (i.e., assumed, astronomic, geodetic, grid, reference to recorded or deposited survey, etc.) and the bearing between fully described monuments (i.e., monument material, diameter, length (if set), cap size and material, cap markings/stampings, etc.) at each end of a single line. When the monuments at each end of the reference line are fully described on the plat, they need only be referenced in the "Basis of Bearings" statement. A land survey plat shall show the graphic and mathematical relationship between the basis of bearing and the survey.

Please remove AutoCad SHX text items in the comment section. Please flatten to reduce select-ability of the items.

BASIS OF
BEARINGS
STATEMENT
REWRITTEN

ACCORDING TO COLORADO LAW, YOU MUST COMMENCE ANY LEGAL ACTION BASED UPON ANY DEFECT IN THIS SURVEY WITHIN THREE YEARS FIRST DISCOVER SUCH DEFECT. IN NO EVENT MAY ANY ACTION BASED UPON ANY DEFECT IN THIS SURVEY BE COMMENCED MORE THAN TEN YEARS FROM THE DATE OF THE CERTIFICATION SHOWN HEREON.

- BEARINGS ARE BASED ON THE ASSUMED BEARING OF N89°20'02"E ALONG THE NORTHERLY LINE OF THE NORTHWEST QUARTER OF SECTION 26, TOWNSHIP 4 SOUTH, RANGE 67 WEST, 6TH PRINCIPAL MERIDIAN, BEING MONUMENTED BY A FOUND 3" CITY OF AURORA BRASS CAP IN A RANGE BOX STAMPED "LS 16848" ACCEPTED AS THE NORTHWEST CORNER OF SECTION 26, TOWNSHIP 4 SOUTH, RANGE 67 WEST, 6TH PRINCIPAL MERIDIAN, MONUMENTED AND SHOWN HEREON, WITH ALL BEARINGS CONTAINED HEREIN BEING RELATIVE THERETO.
- ALL UNITS ARE IN U.S. SURVEY FEET.
- EMK CONSULTANTS, INC. DID NOT PERFORM A TITLE SEARCH OR EASEMENT RESEARCH FOR THIS PLAT. EXISTING EASEMENTS OF RECORD AND RIGHT-OF-WAY DEDICATIONS WERE TAKEN FROM DOCUMENTS PROVIDED BY LAND TITLE GUARANTY COMPANY, COMMITMENT NO. IN70760937 DATED FEBRUARY 09, 2022.
- RIGHT-OF-WAY FOR INGRESS AND EGRESS FOR SERVICE AND EMERGENCY VEHICLES IS GRANTED OVER, ACROSS, ON, AND THROUGH ANY AND ALL PRIVATE ROADS, WAYS, AND FIRE LANES NOW OR HEREAFTER ESTABLISHED ON THE DESCRIBED PROPERTY. THE SAME ARE HEREBY DESIGNATED AS FIRE LANES AND EMERGENCY AND SERVICE VEHICLE ROADS, AND SHALL BE POSTED "NO PARKING - FIRE LANE".
- THE EASEMENT AREA WITHIN EACH LOT OR TRACT IS TO BE CONTINUOUSLY MAINTAINED BY THE OWNER OF THE LOT OR TRACT EXCEPTING THE CITY OF AURORA FROM SUCH RESPONSIBILITY. ANY STRUCTURES INCONSISTENT WITH THE USE GRANTED IN THE EASEMENT ARE PROHIBITED.
- A 6' RIGHT-OF-WAY IS GRANTED TO THE CITY OF AURORA FOR STREET RIGHT-OF-WAY AND WILL BE CONSTRUCTED BY THE DEVELOPER TO CITY OF AURORA SPECIFICATIONS.
- TRACT A AND TRACT B ARE TO BE PRIVATELY OWNED AND MAINTAINED. TRACT B (JEWELL CIRCLE) IS DESIGNATED AS A PRIVATE ROAD, FIRE LANE, UTILITY EASEMENT AND ACCESS EASEMENT.
- THE EASEMENTS HEREON SHOWN AND LABELED 6' OR 10' GAS EASEMENT ARE FOR THE EXCLUSIVE USE AS GAS EASEMENTS; EXCEPT OTHER UTILITIES, SERVICE WALKS, AND DRIVEWAYS MAY CROSS SAID EASEMENTS AT SUBSTANTIALLY RIGHT ANGLES.
- ALL OWNERS OF LOTS ADJACENT TO JEWELL AVENUE SHALL BE REQUIRED TO COMPLY WITH REQUIREMENTS OF THE AURORA CITY CODE RESTRICTING THE ABILITY TO BUILD A FENCE ALONG THOSE STREETS OR THE TYPES AND SIZES OF FENCES THAT CAN BE BUILT ALONG THOSE STREETS.
- THE OWNERS OR OCCUPANTS OF THE LANDS HEREIN DESCRIBED SHALL HAVE NO RIGHT OR CAUSE OF ACTION, EITHER IN LAW OR IN EQUITY, FOR DAMAGES OR INJURY TO ANY PERSON OR PROPERTY ARISING OUT OF OR RESULTING DIRECTLY OR INDIRECTLY, FROM THE OVERFLIGHT OF AIRCRAFT, OR FOR DAMAGES OR INJURY TO ANY PERSON OR PROPERTY RESULTING FROM ANY NOISE, NUISANCE, VIBRATIONS OF ANY KIND OR DESCRIPTION RESULTING, DIRECTLY OR INDIRECTLY, FROM AIRCRAFT OVERFLIGHTS PROVIDED, THAT NOTHING CONTAINED IN THE FOREGOING EASEMENT SHALL DIVEST THE OWNERS OR OCCUPANTS, THEIR HEIRS, SUCCESSORS ADMINISTRATORS OR ASSIGNS, OF ANY RIGHT OR CAUSE OF ACTION FOR DAMAGES TO ANY PERSON OR PROPERTY RESULTING FROM THE NEGLIGENT OPERATION OF AIRCRAFT OVERFLIGHTS OVER THE DESCRIBED PREMISES AT ANY ALTITUDE ABOVE GROUND LEVEL.

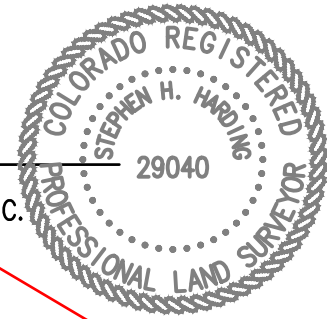
SURVEYOR'S CERTIFICATE

I HEREBY CERTIFY I WAS IN RESPONSIBLE CHARGE OF THE SURVEY WORK USED IN THE PREPARATION OF THIS PLAT; THE POSITIONS OF THE PLATTED POINTS SHOWN HEREON HAVE AN ACCURACY OF NOT LESS THAN ONE (1) FOOT IN TEN THOUSAND (10,000) FEET PRIOR TO ADJUSTMENTS; AND ALL BOUNDARY MONUMENTS AND CONTROL CORNERS SHOWN HEREON WERE IN PLACE AS DESCRIBED ON _____, 2022.

I FURTHER CERTIFY THAT THE INFORMATION CONTAINED HEREIN IS ACCURATE AND IN ACCORDANCE WITH APPLICABLE STANDARDS OF PRACTICE TO MY KNOWLEDGE, INFORMATION AND BELIEF. THIS CERTIFICATION IS NOT A GUARANTY OR WARRANTY, EITHER EXPRESSED OR IMPLIED.

DRAFT?

STEPHEN H. HARDING, PLS
FOR AND ON BEHALF OF EMK CONSULTANTS, INC.



CITY OF AURORA APPROVALS

THE FOREGOING INSTRUMENT IS APPROVED FOR FILING AND CONVEYANCE OF STREETS AND EASEMENTS, AS SHOWN HEREON AND IS ACCEPTED BY THE CITY OF AURORA, COLORADO, THIS _____ DAY OF _____, 2022 A.D., SUBJECT TO THE CONDITION THAT THE CITY SHALL UNDERTAKE MAINTENANCE OF ANY SUCH STREETS ONLY AFTER CONSTRUCTION HAS BEEN COMPLETED BY THE SUBDIVIDER TO CITY OF AURORA SPECIFICATIONS.

CITY ENGINEER _____ DATE _____

PLANNING DIRECTOR _____ DATE _____



INDEX

- DEDICATION, COVENANTS, NOTES, SIGNATURES
- OVERALL BOUNDARY AND EXISTING EASEMENTS



PREPARED BY

EMK CONSULTANTS, INC.
LAND DEVELOPMENT
ENGINEERING & SURVEYING
7006 SOUTH ALTON WAY, BLDG. F
CENTENNIAL, COLORADO 80112-2019
(303) 684-1520 www.EMKc.com
JOB NO. 13298

JEWELL URBAN COTTAGES
SUBDIVISION FIL. NO 1.
DATE PREPARED: MARCH 10, 2022
APPLICANT/DEVELOPER
URBAN COTTAGES
4601 DTC BOULEVARD, SUITE 525
DENVER, COLORADO 80237

SHEET 1 OF 2

DEDICATION:

KNOW ALL PEOPLE BY THESE PRESENTS THAT THE UNDERSIGNED WARRANT _____ THEY ARE THE OWNERS OF PLOT FOUR (4) AND A PORTION OF PLOT FIVE (5), MALONE SUBDIVISION, SITUATED IN THE NORTHWEST QUARTER OF SECTION 26, TOWNSHIP 4 SOUTH, RANGE 67 WEST, OF THE 6TH PRINCIPAL MERIDIAN, CITY OF AURORA, ARAPAHOE COUNTY, COLORADO, MORE PARTICULARLY DESCRIBED AS FOLLOWS:

COMMENCING AT THE NORTHWEST CORNER OF SAID SECTION 26, THENCE ALONG THE NORTH LINE OF THE NORTHWEST QUARTER OF SAID SECTION 26 N89°20'02"E, A DISTANCE OF 984.93 FEET;
THENCE S00°11'48"E, A DISTANCE OF 30.00 FEET TO THE NORTHWEST CORNER OF SAID PLOT 4 AND THE POINT OF BEGINNING;

THENCE ALONG THE NORTH LINES OF SAID PLOT 4 AND PLOT 5, ALSO BEING THE SOUTH RIGHT-OF-WAY LINE OF JEWELL AVENUE N89°20'02"E, A DISTANCE OF 578.43 FEET TO THE NORTHWEST CORNER OF THAT PARCEL OF LAND DESCRIBED IN BOOK 4583 AT PAGE 506 OF THE ARAPAHOE COUNTY RECORDS;
THENCE ALONG THE WEST LINE OF SAID PARCEL OF LAND S00°14'21"E, A DISTANCE OF 300.88 FEET TO THE SOUTH LINE OF SAID PLOT 5;
THENCE ALONG THE SOUTH LINES OF SAID PLOTS 4 AND 5 S89°21'07"W, A DISTANCE OF 578.65 FEET TO THE SOUTHWEST CORNER OF SAID PLOT 4;
THENCE ALONG THE WEST LINE OF SAID PLOT 4 N00°11'48"W, A DISTANCE OF 300.70 FEET TO THE POINT OF BEGINNING, CONTAINING 174,012 SQUARE FEET OR 3.995 ACRES, MORE OR LESS.

_____ HAVE LAID OUT, PLATTED AND SUBDIVIDED THE SAME INTO _____ LOTS, _____ BLOCKS, _____ AND TRACTS _____ AS SHOWN ON THIS PLAT UNDER THE NAME AND STYLE OF JEWELL URBAN COTTAGES SUBDIVISION FILING NO. 1, AND BY THESE PRESENTS DO HEREBY DEDICATE TO THE CITY OF AURORA, COLORADO, FOR THE PERPETUAL USE OF THE PUBLIC, THE STREETS AND EASEMENTS, SHOWN HEREON AND NOT PREVIOUSLY DEDICATED TO THE PUBLIC.

COVENANTS:

THE UNDERSIGNED OWNERS FOR THEMSELVES, THEIR HEIRS, SUCCESSORS AND ASSIGNS, COVENANT AND AGREE WITH THE CITY OF AURORA:

NO STRUCTURE CONSTRUCTED ON ANY PORTION OF THE PLATTED LAND SHOWN HEREIN SHALL BE OCCUPIED OR USED UNLESS AND UNTIL ALL PUBLIC IMPROVEMENTS, AS DEFINED BY CHAPTER 146, OF THE CITY CODE OF AURORA, COLORADO ARE IN PLACE AND ACCEPTED BY THE CITY, OR CASH FUNDS OR OTHER SECURITY FOR THE SAME ARE ESCROWED WITH THE CITY OF AURORA AND A CERTIFICATE OF OCCUPANCY HAS BEEN ISSUED BY THE CITY;

THE SOUTH HALF OF JEWELL AVENUE ABUTTING THE PROPERTY SHALL BE INCLUDED AS A PUBLIC IMPROVEMENT FOR THIS SUBDIVISION AND WILL BE IMPROVED BY THE OWNER TO CITY OF AURORA SPECIFICATIONS.

ALL ELECTRICAL AND COMMUNITY UTILITY LINES AND SERVICES, AND STREET LIGHTING CIRCUITS, EXCEPT AS PROVIDED IN SECTION 126-505 OF THE CITY CODE AS THE SAME MAY BE AMENDED FROM TIME TO TIME, SHALL BE INSTALLED UNDERGROUND;

ALL CROSSINGS OR ENCROACHMENTS, INCLUDING BUT NOT LIMITED, TO PRIVATE LANDSCAPE IRRIGATION SYSTEMS, UNDERDRAINS, OR PRIVATE UTILITIES INTO EASEMENTS OWNED BY THE CITY OF AURORA ARE ACKNOWLEDGED BY THE UNDERSIGNED AS BEING SUBJECT TO THE CITY OF AURORA'S USE AND OCCUPANCY OF SAID EASEMENTS AND RIGHTS-OF-WAY. THE UNDERSIGNED, THEIR SUCCESSORS AND ASSIGNS, HEREBY AGREE TO INDEMNIFY AND HOLD HARMLESS THE CITY OF AURORA FOR ANY LOSS, DAMAGE, OR REPAIR TO PRIVATE LANDSCAPE IRRIGATION SYSTEMS, UNDERDRAINS, OR PRIVATE UTILITIES THAT MAY RESULT FROM THE CITY OF AURORA'S USE AND OCCUPANCY OR EXERCISE OF ITS RIGHTS IN SAID EASEMENTS AND RIGHTS OF WAY. THE UNDERSIGNED, ITS SUCCESSORS AND ASSIGNS, FURTHER AGREES TO REMOVE, REPAIR, REPLACE, RELOCATE, MODIFY, OR OTHERWISE ADJUST SAID PRIVATE LANDSCAPE IRRIGATION SYSTEMS, UNDERDRAINS, PRIVATE DETENTION POND AND DRAINAGE FEATURES, OR PRIVATE UTILITIES UPON REQUEST FROM THE CITY OF AURORA AND AT NO EXPENSE TO THE CITY OF AURORA.

OWNER:

URBAN COTTAGES LLC, A LIMITED LIABILITY COMPANY

Commitment shows:
UC JEWELL LLC, A COLORADO LIMITED LIABILITY COMPANY

SIGNATURE _____ SIGNATURE _____

PRINT NAME _____ PRINT NAME _____

NOTARIAL:

STATE OF COLORADO)
COUNTY OF _____) SS

THE FOREGOING INSTRUMENT WAS ACKNOWLEDGED BEFORE ME THIS _____ DAY OF _____, 2022,

BY _____ AND _____ AS OWNER.

WITNESS MY HAND AND MY OFFICIAL SEAL:

NOTARY PUBLIC _____

MY COMMISSION EXPIRES: _____

CONTRACT PURCHASER

SIGNATURE _____ SIGNATURE _____

PRINT NAME _____ PRINT NAME _____

NOTARIAL:

STATE OF COLORADO)
COUNTY OF _____) SS

THE FOREGOING INSTRUMENT WAS ACKNOWLEDGED BEFORE ME THIS _____ DAY OF _____, 2022,

BY _____ AND _____ AS CONTRACT PURCHASER.

WITNESS MY HAND AND MY OFFICIAL SEAL:

NOTARY PUBLIC _____

MY COMMISSION EXPIRES: _____

MORTGAGE HOLDER:

THE UNDERSIGNED AS MORTGAGE HOLDERS ON PART OR ALL OF THE HEREON SHOWN REAL PROPERTY, DO HEREBY AGREE AND CONSENT TO THE PLATTING OF SAID PROPERTY AS SHOWN HEREON.

SIGNATURE _____ SIGNATURE _____

PRINT NAME _____ PRINT NAME _____

NOTARIAL:

STATE OF COLORADO)
COUNTY OF _____) SS

THE FOREGOING INSTRUMENT WAS ACKNOWLEDGED BEFORE ME THIS _____ DAY OF _____, 2022,

BY _____ AND _____ AS MORTGAGE HOLDER.

WITNESS MY HAND AND MY OFFICIAL SEAL:

NOTARY PUBLIC _____

MY COMMISSION EXPIRES: _____

If there is no contract purchaser or mortgage holder these signature blocks are not required.

SIGNATURE
BLOCKS REMOVED

Check with engineering to see if this is required for the additional 6' of ROW

VERIFIED WITH
ENGINEERING

OWNER NAME
REVISED

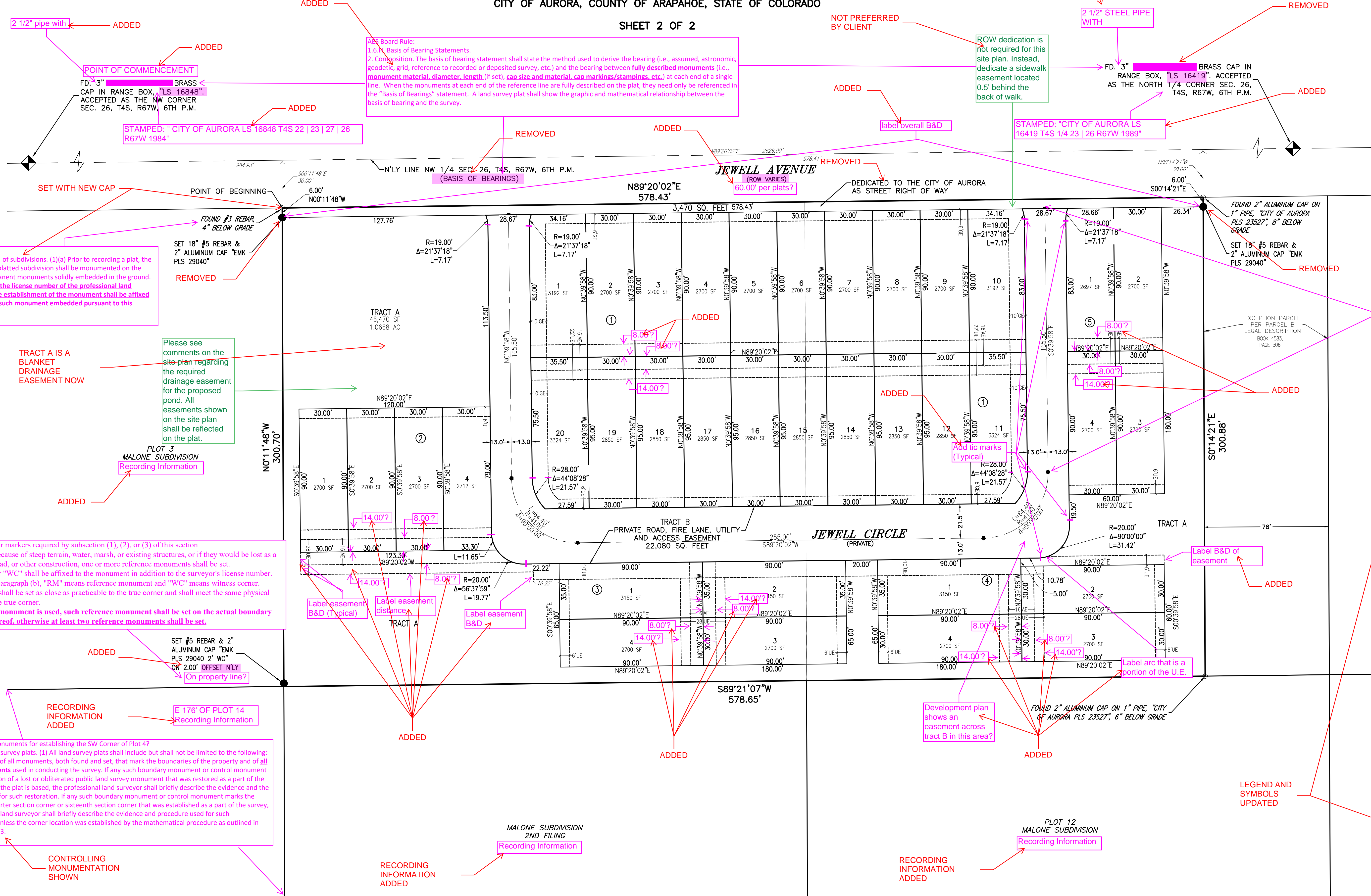
SIGNATURE BLOCK
REMOVED

Provide most current AES Board Monument Records

JEWELL URBAN COTTAGES SUBDIVISION FILING NO. 1

A REPLAT OF PLOT 4 AND A PORTION OF PLOT 5 MALONE SUBDIVISION
LOCATED IN THE NORTHWEST QUARTER OF SECTION 26,
T4S, R67W OF THE 6TH P.M.
CITY OF AURORA, COUNTY OF ARAPAHOE, STATE OF COLORADO

SHEET 2 OF 2



Attach a cap 38-51-105. Monumentation of subdivisions. (1)(a) Prior to recording a plat, the external boundaries of any platted subdivision shall be monumented on the ground by reasonably permanent monuments solidly embedded in the ground. (1)(b) A durable cap bearing the license number of the professional land surveyor responsible for the establishment of the monument shall be affixed securely to the top of each such monument embedded pursuant to this subsection (1).

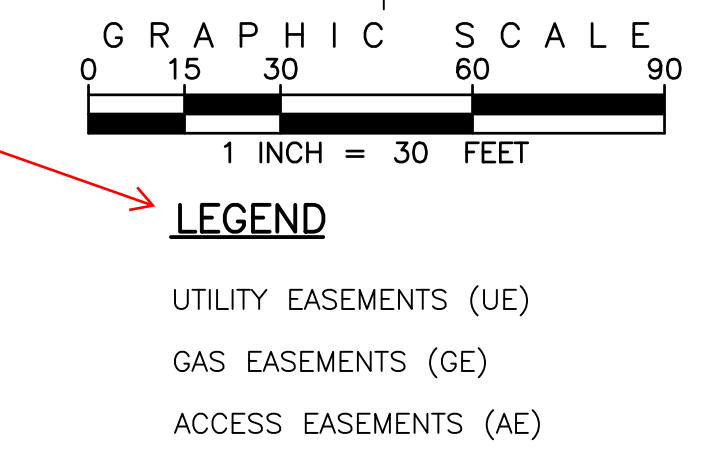
TRACT A IS A BLANKET DRAINAGE EASEMENT NOW

Please see comments on the site plan regarding the required drainage easement for the proposed pond. All easements shown on the site plan shall be reflected on the plat.

(7) (a) If any monuments or markers required by subsection (1), (2), or (3) of this section cannot practically be set because of steep terrain, water, marsh, or existing structures, or if they would be lost as a result of proposed street, road, or other construction, one or more reference monuments shall be set. (b) (i) The letters "RM" or "WC" shall be affixed to the monument in addition to the surveyor's license number. (ii) For purposes of this paragraph (b), "RM" means reference monument and "WC" means witness corner. (c) Reference monuments shall be set as close as practicable to the true corner and shall meet the same physical standards required to set the true corner. (d) If only one reference monument is used, such reference monument shall be set on the actual boundary line or a prolongation thereof, otherwise at least two reference monuments shall be set.

Show control monuments for establishing the SW Corner of Plot 4? 38-51-106. Land survey plats. (1) All land survey plats shall include but shall not be limited to the following: (f) A description of all monuments, both found and set, that mark the boundaries of the property and of all control monuments used in conducting the survey. If any such boundary monument or control monument marks the location of a lost or obliterated public land survey monument that was restored as a part of the survey on which the plat is based, the professional land surveyor shall briefly describe the evidence and the procedure used for such restoration. If any such boundary monument or control monument marks the location of a quarter section corner or sixteenth section corner that was established as a part of the survey, the professional land surveyor shall briefly describe the evidence and procedure used for such establishment, unless the corner location was established by the mathematical procedure as outlined in section 38-51-103.

LEGEND SYMBOLS (Typical) LINE TYPES ABBREVIATIONS (G.E., U.E., A.E., etc.)



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DENVER, COLORADO 80237
SHEET 2 OF 2

DEDICATION:



Legal Description
change and text
changed to black

KNOW ALL PEOPLE BY THESE PRESENTS THAT THE UNDERSIGNED WARRANTS THAT THEY ARE THE OWNERS OF SAID PARCEL A AND PARCEL B, MALONE SUBDIVISION, SITUATED IN THE NORTHWEST QUARTER OF SECTION 26, TOWNSHIP 4 SOUTH, RANGE 67 WEST, OF THE 6TH PRINCIPAL MERIDIAN, CITY OF AURORA, ARAPAHOE COUNTY, COLORADO, MORE PARTICULARLY DESCRIBED AS FOLLOWS:

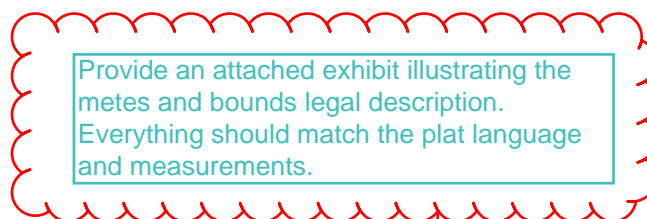
PARCEL A:

PLOT FOUR (4), MALONE SUBDIVISION, COUNTY OF ARAPAHOE, STATE OF COLORADO.

PARCEL B:

PLOT FIVE (5), MALONE SUBDIVISION, EXCEPT THE EAST 78 FEET AS CONVEYED TO THE CITY OF AURORA BY DEED RECORDED OCTOBER 28, 1985 IN BOOK 4583 AT PAGE 506, COUNTY OF ARAPAHOE, STATE OF COLORADO.

WE HAVE LAID OUT, PLATTED AND SUBDIVIDED THE SAME INTO 36 LOTS, 3 TRACTS, 5 BLOCKS, AND 1 RIGHT-OF-WAY DEDICATION AS SHOWN ON THIS PLAT. AND BY THESE PRESENTS DO HEREBY DEDICATE TO THE CITY OF AURORA, COLORADO, FOR THE PERPETUAL USE OF THE PUBLIC, THE EASEMENTS SHOWN HEREON.



PLAT HAS BEEN UPDATED AND
NOW PROVIDES THE METES AND
BOUNDS LEGAL DESCRIPTION