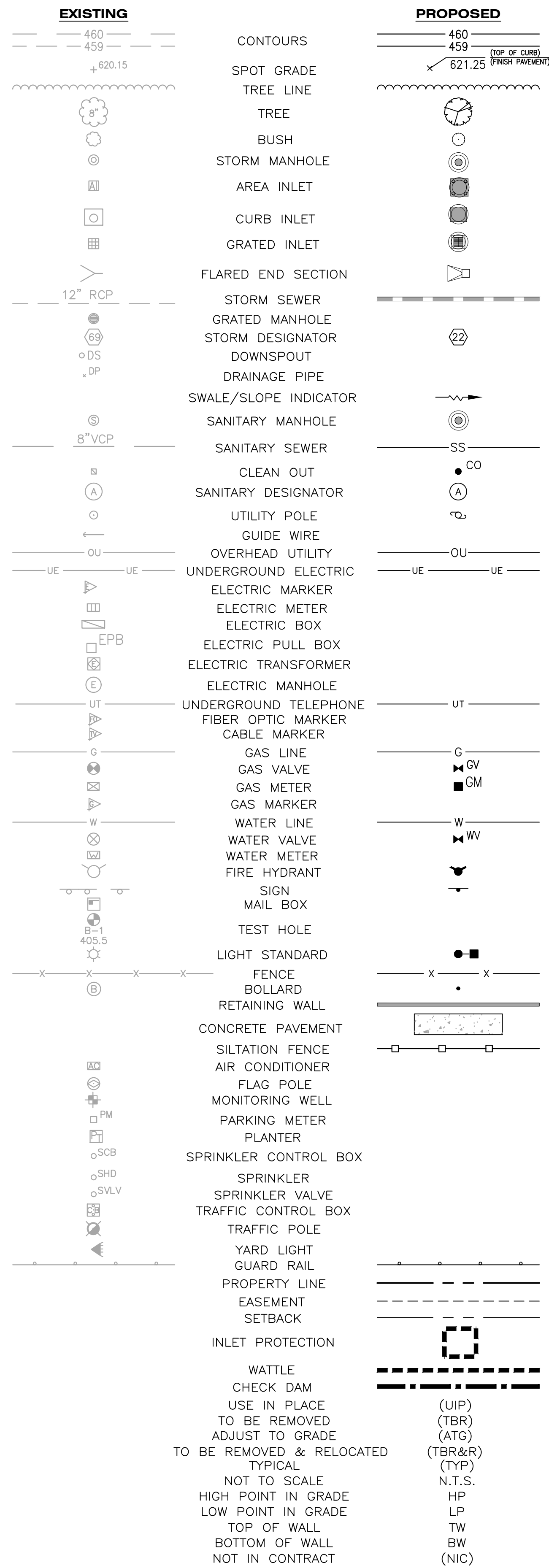


LEGEND



SITE BENCHMARK INFORMATION

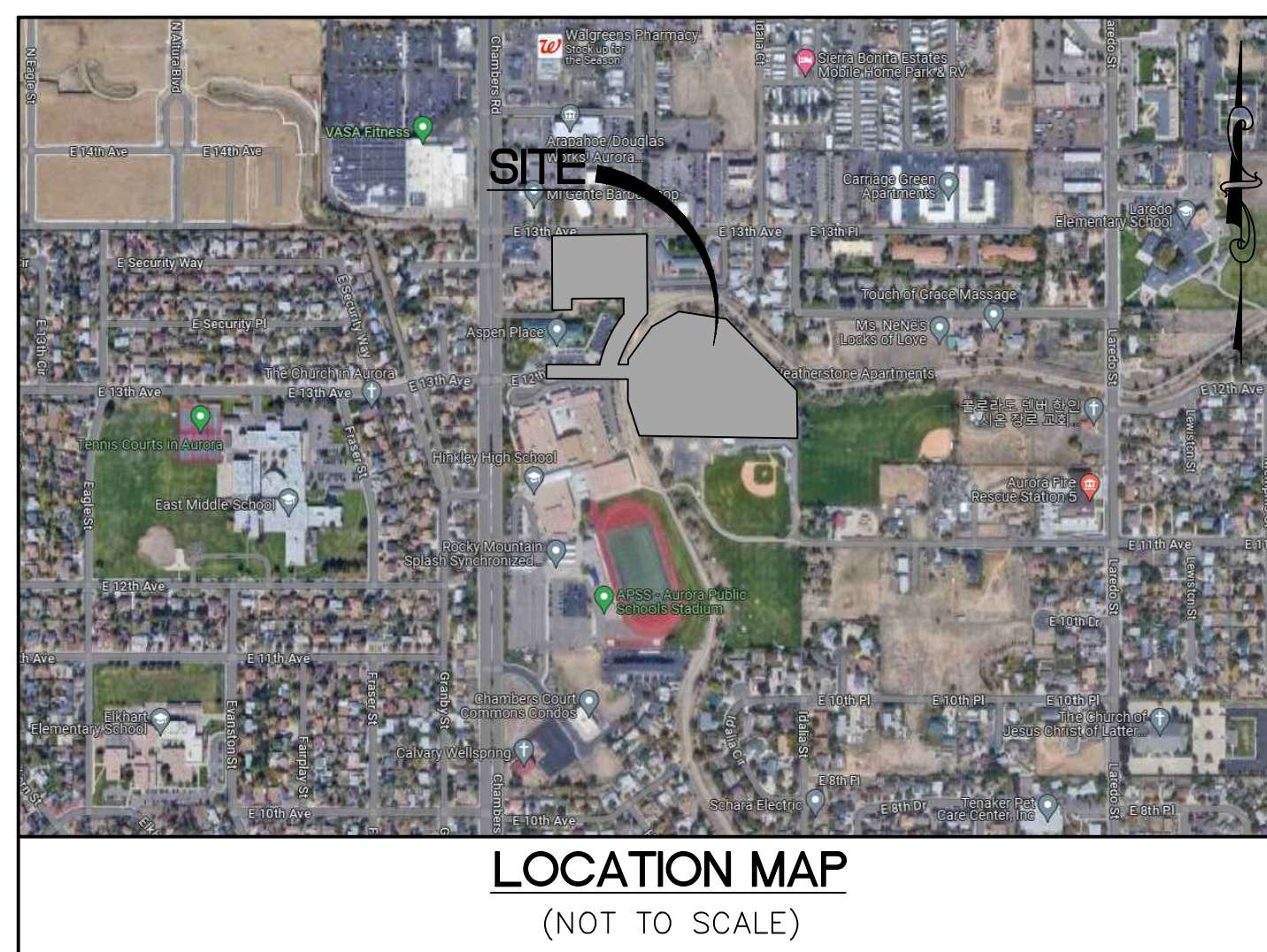
PROJECT BENCHMARK: BRASS CAP TAGGED 4S6605NW001 (CITY OF AURORA VERTICAL BENCHMARK - VERTICAL CONTROL), ELEVATION: 5425.64 (NAVD 88)

SITE BENCHMARK: #5 REBAR ON GROUND AS SHOWN. ELEVATION: 5445.32' (NAVD 88)

WEATHERSTONE APARTMENTS

WEATHERSTONE SUBDIVISION
15594 E 12TH AVENUE AND 15400 E 13TH AVENUE
AURORA, CO 80011

MINOR AMENDMENT SITE PLAN



PERTINENT DATA

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

UTILITIES

SEWER SERVICE	=	AURORA WATER P.O. BOX 719117 DENVER, CO 80271 PH. (303) 739-7195	GAS SERVICE	=	XCEL ENERGY 414 NICOLLET MALL MINNEAPOLIS, MN 55401 PH. (800) 895-4999
FIRE DISTRICT	=	AURORA FIRE RESCUE 15151 E ALAMEDA PKWY AURORA, CO 80012 PH. (303) 326-8999	ELECTRIC SERVICE	=	XCEL ENERGY 414 NICOLLET MALL MINNEAPOLIS, MN 55401 PH. (800) 895-4999
WATER SERVICE	=	AURORA WATER P.O. BOX 719117 DENVER, CO 80271 PH. (303) 739-7195	PHONE SERVICE	=	AT & T 14200 E ELLSWORTH AVE AURORA, CO 80012 PH. (833) 719-2431

INDEX

[illegible]

PARKING CALCULATIONS

<u>EXISTING PARKING</u>	
TOTAL	397 SPACES
 <u>PARKING REQUIREMENT</u>	
DWELLING, MULTIFAMILY	- 1 SPACE PER DWELLING UNIT
	PLUS 1 ADDITIONAL SPACE PER 5 DWELLING
	UNITS FOR GUEST PARKING
 204 TOTAL DWELLING UNITS = 204 SPACES REQUIRED	
PLUS GUEST PARKING =	42 GUEST SPACES REQUIRED
	246 TOTAL SPACES REQUIRED
	(INCLUDING 7 ACCESSIBLE SPACES)
 <u>PROPOSED PARKING SUMMARY</u>	
STANDARD SPACES	381 SPACES
ACCESSIBLE PARKING SPACES	10 SPACES
<u>VAN ACCESSIBLE PARKING SPACES</u>	3 SPACES
TOTAL SPACES PROVIDED	394 SPACES

UTILITY INFORMATION:

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



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WEATHERSTONE SUBDIVISION
115594 E 12TH AVE AND 15400 E 13TH AVE

AURORA, CO 80011
ADAMS PROPERTY GROUP, LLLP

6875 E EVANS AVE
DENVER, CO 80224

← 1" ACTUAL →

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MARK	DATE	REVISIONS
ISSUE DATE:		07/23/2024
SCALE:		AS NOTED
DRAWN BY:		AME
CHECKED:		BSJ
PROJECT:		23-0103

C1.0

PLOTTED ON: 07/23/2024

COVER SHEET

GENERAL NOTES

1. IT SHALL BE THE CONTRACTOR'S RESPONSIBILITY TO FIELD VERIFY THE EXACT HORIZONTAL AND VERTICAL LOCATIONS AND SIZES OF ALL EXISTING UTILITIES, WHETHER SHOWN OR NOT SHOWN ON THIS PLAN, PRIOR TO THE START OF ANY CONSTRUCTION. THE ENGINEER HAS NOT FIELD VERIFIED THE EXISTING UTILITIES. THE UTILITIES SHOWN ON THIS PLAN HAVE BEEN TAKEN FROM RECORDS AND UTILITY MAPS MADE AVAILABLE TO THE ENGINEER AND THE LOCATIONS AND SIZES SHALL BE CONSIDERED APPROXIMATE ONLY. OTHER UTILITIES, NOT SHOWN ON THIS PLAN, MAY EXIST ON OR NEAR THE SITE.
2. ALL HANDICAP PARKING STRIPING AND SYMBOLS TO BE PAINTED BLUE IN COLOR.
3. TOPOGRAPHIC SURVEY BY CLARK LAND SERVICES.
4. ALL MATERIALS AND METHODS OF CONSTRUCTION TO MEET THE CURRENT STANDARDS AND SPECIFICATIONS AS REQUIRED BY THE CITY OF AURORA, CO.
5. ALL GRADED AREAS SHALL BE PROTECTED FROM EROSION BY EROSION CONTROL DEVICES AND/OR SEEDING AND MULCHING. EROSION CONTROL SHALL NOT BE LIMITED TO WHAT IS SHOWN ON THE PLAN. WHATEVER MEANS NECESSARY SHALL BE TAKEN TO PREVENT SILTATION AND EROSION FROM ENTERING NATURAL STREAMS AND ADJACENT ROADWAYS, PROPERTIES, AND DITCHES.
6. PRIOR TO BEGINNING ANY WORK ON THE SITE, THE CONTRACTOR SHALL CONTACT THE OFFICE OF THE DEVELOPER FOR SPECIFIC INSTRUCTIONS RELEVANT TO THE SEQUENCING OF WORK.
7. GRADING CONTRACTOR SHALL INSTALL SILTATION CONTROL PRIOR TO STARTING THE GRADING. ADDITIONAL SILTATION CONTROL DEVICES MAY BE REQUIRED AS DIRECTED BY THE CITY OF AURORA OR THE DEVELOPER.
8. ALL FILLS AND BACKFILLS SHALL BE MADE OF SELECTED EARTH MATERIALS, FREE FROM BROKEN MASONRY, ROCK, FROZEN EARTH, RUBBISH, ORGANIC MATERIAL AND DEBRIS.
9. PROPOSED CONTOURS SHOWN ARE FINISHED ELEVATIONS ON PAVED AREAS. CONTRACTOR TO GRADE ALL AREAS TO REQUIRED SUBGRADE.
10. ALL FILL PLACED FOR PROPOSED STORM AND SANITARY SEWER LINES AND/OR PAVED AREAS, AND FOR DRAINAGE BERMS SHALL BE COMPACTED TO 90% OF MAXIMUM DENSITY AS DETERMINED BY THE MODIFIED ASHTO T-180 COMPACTION TEST OR 95% OF MAXIMUM DENSITY AS DETERMINED BY THE STANDARD PROCTOR TEST ASHTO T-99. ALL TEST SHALL BE VERIFIED BY A SOILS ENGINEER CONCURRENT WITH GRADING AND BACKFILLING OPERATIONS.
11. A GRADING PERMIT IS REQUIRED PRIOR TO ANY GRADING ON THE SITE.
12. THE DEVELOPER IS REQUIRED TO PROVIDE ADEQUATE STORM-WATER SYSTEMS IN ACCORDANCE WITH THE CITY OF AURORA STANDARDS.

THIS SITE MUST BE LOCATED UNDERGROUND.

16. SAFETY NOTICE TO CONTRACTOR: IN ACCORDANCE WITH GENERALLY ACCEPTED CONSTRUCTION PRACTICES, THE CONTRACTOR SHALL BE SOLELY AND COMPLETELY RESPONSIBLE FOR CONDITIONS OF THE JOB SITE, INCLUDING SAFETY OF ALL PERSONS AND PROPERTY DURING PERFORMANCE OF THE WORK. THIS REQUIREMENT WILL APPLY CONTINUOUSLY AND NOT LIMITED TO NORMAL WORKING HOURS.
17. NO MONUMENT SIGNS OR THEIR PROPOSED LOCATIONS CAN BE APPROVED WITH THESE DOCUMENTS. A SEPARATE SIGN APPLICATION MUST BE SUBMITTED TO THE DEPARTMENT OF COMMUNITY DEVELOPMENT FOR REVIEW AND APPROVAL.
18. THE CONTRACTOR SHALL BE RESPONSIBLE FOR THE REMOVAL AND REMOVAL OF THE EXISTING STRUCTURES, INCLUDING FOUNDATIONS, RELATED UTILITIES, PAVING, UNDERGROUND FACILITIES AND ANY OTHER EXISTING IMPROVEMENTS.
19. CONTRACTOR IS TO REMOVE AND DISPOSE OF, OFF SITE, ALL DEBRIS, RUBBISH AND OTHER MATERIALS RESULTING FROM DEMOLITION OPERATIONS.
20. THE CONTRACTOR WILL BE HELD SOLELY RESPONSIBLE AND SHALL TAKE ALL PRECAUTIONS NECESSARY TO AVOID DAMAGE TO ADJACENT PROPERTIES DURING ALL PHASES OF THIS DEMOLITION PLAN.
21. BURNING ON SITE WILL BE ALLOWED IF APPROVED BY EPA, AND THE CITY OF AURORA.
22. DISPOSAL OF MATERIAL ON-SITE WILL ONLY BE ALLOWED AS DIRECTED BY THE OWNER AND GEOTECHNICAL ENGINEER AND APPROVED BY THE CITY OF AURORA PUBLIC WORKS DEPARTMENT.
23. THE SITE IMPROVEMENT PLANS APPROVED BY THE CITY OF AURORA DOES NOT ALLOW THE REMOVAL OR CONSTRUCTION OF ANY SANITARY OR STORM SEWER LINES WITHOUT THE PRIOR APPROVAL OR CONSENT OF THE CITY OF AURORA.
24. THE CONTRACTOR SHALL RESTORE OFFSITE CONSTRUCTION AREAS TO AN EQUAL OR BETTER CONDITION THAN EXISTED PRIOR TO THE COMMENCEMENT OF WORK.
25. ALL EXCAVATIONS, GRADING, OR FILLING SHALL HAVE A FINISHED GRADE NOT TO EXCEED A 3:1 SLOPE. (33 PERCENT). STEEPER GRADES MAY BE APPROVED BY THE DESIGNATED OFFICIAL IF THE EXCAVATION IS THROUGH ROCK OR THE EXCAVATION OR THE FILL IS ADEQUATELY PROTECTED (A DESIGNED HEAD WALL OR TOE WALL MAY BE REQUIRED). RETAINING WALLS THAT EXCEED A HEIGHT OF FOUR (4) FEET SHALL REQUIRE THE CONSTRUCTION OF SAFETY GUARDS AS IDENTIFIED IN THE APPROPRIATE SECTION(S) OF THE ADOPTED BOCA CODES AND MUST BE APPROVED BY THE CITY BUILDING DEPARTMENT. PERMANENT SAFETY GUARDS WILL BE CONSTRUCTED IN ACCORDANCE WITH THE APPROPRIATE SECTION(S) OF THE ADOPTED BOCA CODES.
26. ALL FILLED PLACES IN PROPOSED ROADS SHALL BE COMPACTED FROM THE BOTTOM OF THE FILL UP TO 90% MAXIMUM DENSITY AS DETERMINED BY THE MODIFIED AASHITO T-180 COMPACTION TEST OR 95% OF MAXIMUM DENSITY AS DETERMINED BY THE STANDARD PROCTOR TEST AASHITO T-99. A SOIL'S ENGINEER SHALL VERIFY ALL TESTS CONCURRENT WITH GRADING AND BACKFILLING OPERATIONS. A SEALED COPY OF THE RESULT REPORTS SHALL BE GIVE TO THE CITY OF AURORA CONSTRUCTION INSPECTOR.
27. ALL PUBLIC ROADS MUST BE KEPT CLEAR OF MUD AND DEBRIS AT ALL TIMES. FAILURE TO DO SO WILL BE CAUSE FOR THE CITY TO SUSPEND WORK.
28. WHERE NATURAL VEGETATION IS REMOVED DURING GRADING, VEGETATION SHALL BE REESTABLISHED IN SUCH A DENSITY AS TO PREVENT EROSION. PERMANENT SOO SHALL BE ESTABLISHED AS SOON AS POSSIBLE.
29. WHEN GRADING OPERATIONS ARE COMPLETED OR SUSPENDED FOR MORE THAN 30 DAYS, PERMANENT GRASS MUST BE ESTABLISHED AT SUFFICIENT DENSITY TO PROVIDE EROSION CONTROL ON THE SITE. BETWEEN PERMANENT GRASS SEEDING PERIODS, TEMPORARY COVER SHALL BE PROVIDED ACCORDING TO THE DESIGNATED OFFICIAL'S RECOMMENDATION.
30. ALL FINISHED GRADES (AREAS NOT TO BE DISTURBED BY FUTURE IMPROVEMENT) IN EXCESS OF 20% SLOPES (5/1) SHALL BE MULCHED AND TACKED AT THE RATE OF 100 POUNDS PER 1,000 SQUARE FEET WHEN SEEDED.
31. RUNOFF WATER FROM DEVELOPED AREAS (PARKING LOTS, PAVED SITES, AND BUILDINGS) ABOVE THE AREA TO DEVELOP SHALL BE DIRECTED TO DIVERSIONS, DETENTION BASINS, CONCRETE GUTTERS AND/OR UNDERGROUND OUTLET SYSTEMS. SUFFICIENTLY ANCHORED STRAW BALES MAY BE TEMPORARILY SUBSTITUTED WITH THE APPROVAL OF THE DESIGNATED OFFICIAL.
32. ALL CONSTRUCTION METHODS AND PRACTICES TO CONFORM WITH OSHA STANDARDS.
33. ANY RETAINING WALLS REFERRED TO IN THESE PLANS ARE SHOWN FOR REFERENCE ONLY ARE NOT TO BE INTERPRETED AS DESIGN OF THE WALL SYSTEM. THE CONTRACTOR SHALL BE RESPONSIBLE FOR SELECTING A WALL MANUFACTURE CAPABLE OF DESIGNING THE SITE SPECIFIC RETAINING WALLS, INCLUDING GLOBAL STABILITY ANALYSIS, INDEPENDENT OF THIS SET OF PLANS. A SEPARATE BUILDING PERMIT MAY BE REQUIRED FOR EACH WALL.
34. CONTRACTOR SHALL BID THESE PLANS AND SPECIFICATIONS IN THEIR ENTIRETY (COMPLETE SETS).
35. ALL PEDESTRIAN FACILITIES SHALL CONFORM WITH THE AMERICANS WITH DISABILITIES ACT (ADA) STANDARDS AND THE ACCESSIBILITY GUIDELINES FOR PEDESTRIAN FACILITIES IN PUBLIC RIGHT-OF-WAY.
36. CONTRACTOR TO REPLACE EXISTING POLE MOUNTED LIGHTING WITH NEW LED LIGHTING ON EXISTING POLES TO REMAIN.



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C2.0

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NOTES SHEET



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



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◀ 1" ACTUAL ▶

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DRAWN BY:		AME
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PROJECT:		23-0103

C5.3

PLOTTED ON: 07/23/2024

ENLARGEMENT PLAN



