

**14383 E. EVANS DR.: SITE PLAN  
LOT 1, BLOCK 1,  
SOUTHEAST COMMONS FILING NO. 3  
CITY OF AURORA, COUNTY OF ARAPAHOE, STATE OF COLORADO**

**DATA BLOCK**

<b>BUILDING AREAS</b>			<b># OF BUILDINGS</b>	1
<b>BUILDING GROSS AREA:</b>	64,317 SF		<b>ACCESSORY STRUCTURES</b>	3
			<b>TOTAL UNITS</b>	49
<b>LAND AREA WITHIN PROPERTY LINES</b>	74,119.75 SF (1.70 AC)	100%	<b>BUILDING HEIGHTS</b>	<u>ALLOWED</u> <u>PROVIDED</u>
<b>TOTAL BUILDING COVERAGE AND GFA</b>	16,433 SF	22%	<b>BUILDING</b>	75' 57' - 1"
<b>HARD SURFACE AREA</b>	27,013.36 SF	36%	<b>4 CARPORT</b>	15' 12' - 8"
<b>LANDSCAPE AREA</b>	30,673.39 SF	42%	<b>6 CARPORT</b>	15' 12' - 8"
<b>PRESENT ZONING CLASSIFICATION</b>	MU-OI		<b>TRASH ENCLOSURE</b>	6' - 4"

<b>SIGNAGE</b>	<u>ALLOWED</u>	<u>PROVIDED</u>	<b>OCCUPANCY TYPE</b>	
<b>MAXIMUM PERMITTED/ALLOWABLE SIGN AREA:</b>	96 SF	48 SF	<b>BUILDING</b>	R-2
<b>PROPOSED NUMBER OF SIGNS:</b>	1	1	<b>4 CARPORT</b>	U
			<b>6 CARPORT</b>	U

<b>PARKING SPACES</b>	<u>REQUIRED</u>	<u>PROVIDED</u>	<b>CONSTRUCTION TYPE</b>	
<b>BUILDING: (1/UNIT)</b>	49 SPACES	14 GARAGE	<b>BUILDING</b>	TYPE VA
		14 TANDEM	<b>4 CARPORT</b>	
		4 CARPORT	<b>6 CARPORT</b>	
		6 CARPORT		
		21 SURFACE		

<b>GUEST: (49 x 0.2)</b>	10 SPACES		<b>BUILDING SPRINKLER</b>	
			<b>BUILDING</b>	13R
<b>*ACCESSIBLE SPACES (5% REQ):</b>	3 SPACES* (5%)	2 VAN SURFACE*	<b>4 CARPORT</b>	NA
		1 CAR SURFACE*	<b>6 CARPORT</b>	NA
		1 GARAGE*		

<b>TOTAL PARKING SPACES:</b>	59 SPACES	59 SPACES
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<b>BICYCLE PARKING (SUBAREA A)</b>		
<b>10% OF REQ. PARKING:</b>	6 SPACES	6 SPACES

**GENERAL NOTES**  
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. 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."

4. "ACCESSIBLE EXTERIOR ROUTES" SHALL BE PROVIDED FROM PUBLIC TRANSPORTATION STOPS, ACCESSIBLE PARKING AND ACCESSIBLE PASSENGER LOADING ZONES AND PUBLIC SIDEWALKS TO 60% OF THE ACCESSIBLE BUILDING ENTRANCES 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 INTERNATIONAL CODE COUNCIL (ICC) A117.1-2009.

5. THE APPLICANT HAS THE OBLIGATION TO COMPLY WITH ALL APPLICABLE REQUIREMENTS OF THE AMERICANS WITH DISABILITIES ACT.

6. 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.

7. 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.

8. 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.

9. ALL BUILDING ADDRESS NUMBERS SHALL COMPLY WITH AURORA CITY CODE OF ORDINANCE, CHAPTER 126 - ARTICLE VII - NUMBERING BUILDINGS.

10. ALL ROOFTOP MECHANICAL EQUIPMENT AND VENTS GREATER THAN EIGHT (8) INCHES IN DIAMETER MUST BE SCREENED. SCREENING MAY BE DONE EITHER WITH AN EXTENDED PARAPET WALL OR A FREESTANDING SCREEN WALL. SCREENS SHALL BE AT LEAST AS HIGH AS THE EQUIPMENT THEY HIDE. IF EQUIPMENT IS VISIBLE BECAUSE SCREENS DON'T MEET THIS MINIMUM HEIGHT REQUIREMENT, THE DIRECTOR OF PLANNING MAY REQUIRE CONSTRUCTION MODIFICATIONS PRIOR TO THE ISSUANCE OF A PERMANENT CERTIFICATE OF OCCUPANCY.

11. 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.

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

13. 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.

14. 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.

15. 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.

16. 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.

17. THE 2015 INTERNATIONAL FIRE CODE, SECTION 510, REQUIRES ALL BUILDINGS TO BE ASSESSED FOR ADEQUATE EMERGENCY RESPONDER RADIO COVERAGE (ERRC), AT THE TIME THE STRUCTURE IS AT FINAL FRAME AND FINAL ELECTRICAL INSPECTIONS. THE GENERAL CONTRACTOR (GC) WILL BE REQUIRED TO HIRE AN APPROVED AND QUALIFIED INDEPENDENT 3RD PARTY TO ASSESS THE RADIO FREQUENCY LEVELS WITHIN THE STRUCTURE. ONCE COMPLETED, THE 3RD PARTY WILL PROVIDE THE RESULTS OF THE TEST TO BOTH THE GC AND THE AURORA BUILDING DIVISION AS TO WHETHER THE STRUCTURE PASSED OR FAILED THE PRELIMINARY RADIO SURVEILLANCE. A STRUCTURE THAT HAS PASSED THIS SURVEILLANCE REQUIRES NO FURTHER ACTION BY THE GC. A FAILED RADIO SURVEILLANCE WILL REQUIRE A LICENSED CONTRACTOR TO SUBMIT PLANS TO THE AURORA BUILDING DIVISION TO OBTAIN A BUILDING PERMIT FOR THE INSTALLATION OF AN ERRC SYSTEM PRIOR TO INSTALLATION. THIS ASSESSMENT AND INSTALLATION IS AT THE OWNER OR DEVELOPER'S EXPENSE. FUTURE INTERIOR OR EXTERIOR MODIFICATIONS TO THE STRUCTURE AFTER THE ORIGINAL CERTIFICATE OF OCCUPANCY IS ISSUED WILL REQUIRE A REASSESSMENT FOR ADEQUATE RADIO FREQUENCY COVERAGE.

18. THE CITY OF AURORA ENFORCES HANDICAPPED ACCESSIBILITY REQUIREMENTS BASED ON 2015 IBC, CHAPTER 11, THE ICC A117.1-2009. SITES CONTAINING SEVEN OR MORE RESIDENTIAL UNITS ARE REQUIRED BY STATE STATUTES TO COMPLY WITH COLORADO STATE HOUSE BILL 03-1221, ARTICLE 5 - STANDARDS FOR ACCESSIBLE HOUSING (C.R.S. 9-5-101 TO 9-5-106).

19. THIS SHALL CONSTITUTE A CONTRACT THAT SHALL GUARANTEE TO THE GOVERNING BODY THAT BEFORE THE ISSUANCE OF THE FINAL CERTIFICATE OF OCCUPANCY THE OVERALL SITE WILL MEET THE ACCESSIBILITY REQUIREMENTS OF STATE HOUSE BILL 03-1221. THE SITE PLAN WILL REFLECT AN IMPLEMENTATION PLAN DEFINING THE APPROPRIATE NUMBER OF ACCESSIBILITY POINT VALUE PER DWELLING UNITS FOR PERSONS WITH DISABILITIES, AS PROVIDED IN C.R.S. 9-5-105. ACCESSIBLE UNITS SHALL BE CONSTRUCTED IN SUCH A MANNER AS TO BE EASILY ACCESSIBLE AND ADAPTABLE FOR PERSONS WITH DISABILITIES AND WILL COMPLY WITH THE MOST CURRENT VERSION OF THE AMERICAN NATIONAL STANDARD FOR THE BUILDING AND FACILITIES PROVIDING ACCESSIBILITY AND USABILITY FOR PHYSICALLY HANDICAPPED PEOPLE, PROMULGATED BY THE AMERICAN NATIONAL STANDARD INSTITUTE, COMMONLY CITED AS ANSI A117.1 - 1998. OWNER OF PROPERTY FOR THE ABOVE PERMIT: \_\_\_\_\_ TEWODROS FOLLA \_\_\_\_\_

20. 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.

21. 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.

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



**VICINITY MAP**

SHEET INDEX	
Sheet Number	Sheet Name
1	COVER PAGE
2	SITE PLAN
3	UTILITY PLAN
4	GRADING PLAN
5	LANDSCAPE & HYDROZONE PLANS/LEGENDS
6	TREE MITIGATION PLAN, DETAILS, NOTES
7	LANDSCAPE PLANT LIST & NOTES
8	LANDSCAPE NOTES & DETAILS
9	LANDSCAPE DETAILS
10	PHOTOMETRIC
11	LIGHTING DETAILS & CUT SHEETS
12	ELEVATIONS
13	ELEVATIONS
14	ELEVATIONS

**LEGAL DESCRIPTION:**  
LOT 1, BLOCK 1,  
SOUTHEAST COMMONS FILING NO. 3,  
COUNTY OF ARAPAHOE, STATE OF COLORADO

**IMPLEMENTATION PLAN**

2015 INTERNATIONAL BUILDING CODE (R-2)	COLORADO STATE HOUSE BILL 03-1221 ARTICLE 5, C.R.S. 9-5-101
<b>ACCESSIBLE DWELLING UNITS</b>	<b>ACCESSIBLE DWELLING UNITS</b>
REQUIRED TYPE 'A' PER 1107.6.2.2:	# ACCESSIBLE POINTS REQUIRED: 24 POINTS FOR 49 UNITS
PROVIDED:	2 UNITS
REQUIRED TYPE 'B' PER 1107.6.2.2.1:	# ACCESSIBLE POINTS PROVIDED: 5 PTS EACH TYPE 'A' MULTISTORY DWELLING: 10 PTS
PROVIDED:	ALL (OTHER THAN TYPE A) 47
	1 PTS EACH TYPE 'B' VISITABLE DWELLING: 47 PTS
	TOTAL POINTS: 57 PTS

**DEVELOPER:**  
UNITED PROPERTY DEVELOPERS, LLC  
TEWODROS FOLLA  
10808 TROY STREET  
COMMERCE CITY, CO 80022  
C: (303) 994-1503  
TEDDY@DOMINIONCONLLC.COM

**CIVIL ENGINEER:**  
ROCKY RIDGE ENGINEERING  
JOEL SEAMONS  
420 21ST AVENUE, SUITE 101  
LONGMONT, CO 80501  
O: (303) 651-6626  
JOEL@ROCKYRIDGE.CIVIL.COM

**LANDSCAPE ARCHITECT:**  
KSA LANDSCAPE, INC  
KIRBY SMITH  
6201 S. HUDSON COURT  
CENTENNIAL, CO 80121  
O: (303) 694-9484  
KSAKIRBY@AOL.COM

**PHOTOMETRIC:**  
GIVEN & ASSOCIATES  
ARLEN FLAX  
735 SOUTH XENON COURT #201  
LAKEWOOD, CO 80228  
O: (303) 716-1270  
ARLENF@GIVENANDASSOCIATES.COM

**ARCHITECT:**  
GODDEN|SUDIK ARCHITECTS  
ALEXANDER DURAN  
5975 S. QUEBEC ST, STE 250  
CENTENNIAL, CO 80111  
O: (303) 455-4437  
ADURAN@GODDENSUDIK.COM

AMENDMENTS

**CITY OF AURORA APPROVALS**

CITY ATTORNEY: \_\_\_\_\_ DATE: \_\_\_\_\_

PLANNING DIRECTOR: \_\_\_\_\_ DATE: \_\_\_\_\_

PLANNING AND ZONING COMMISSION: \_\_\_\_\_ DATE: \_\_\_\_\_  
(CHAIRPERSON)

CITY COUNCIL: \_\_\_\_\_ DATE: \_\_\_\_\_  
(MAYOR)

ATTEST: \_\_\_\_\_ DATE: \_\_\_\_\_  
(CITY CLERK)

DATABASE APPROVAL DATE: \_\_\_\_\_

RECORDERS CERTIFICATE:  
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: \_\_\_\_\_

**SIGNATURE BLOCK**

14383 E. EVANS AVE. \_\_\_\_\_ SITE PLAN  
(OFFICIAL PROJECT NAME)

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

**UNITED PROPERTY DEVELOPERS**

PRESENTS TO BE EXECUTED THIS \_\_\_\_\_ DAY OF \_\_\_\_\_ AD, \_\_\_\_\_

BY: \_\_\_\_\_  
TEWODROS FOLLA

STATE OF COLORADO COUNTY OF \_\_\_\_\_ ARAPAHOE \_\_\_\_\_

THE FOREGOING INSTRUMENT WAS ACKNOWLEDGED BEFORE ME THIS \_\_\_\_\_ DAY OF \_\_\_\_\_ AD, BY

\_\_\_\_\_  
(PRINCIPLE OR OWNERS)

WITNESS MY HAND AND OFFICIAL SEAL

\_\_\_\_\_  
(NOTARY PUBLIC)

MY COMMISSION EXPIRES \_\_\_\_\_ NOTARY BUSINESS ADDRESS: \_\_\_\_\_

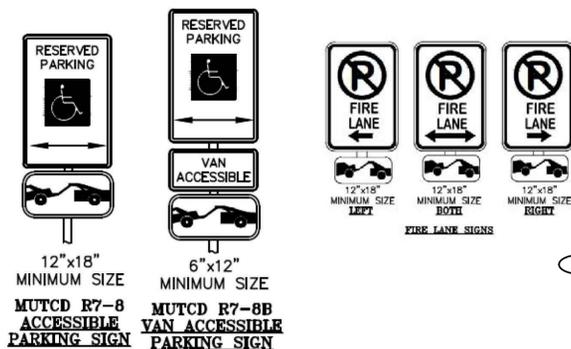
REVISIONS:


**14383 E. EVANS DR.: SITE PLAN**  
**LOT 1, BLOCK 1,**  
**SOUTHEAST COMMONS FILING NO. 3**  
**CITY OF AURORA, COUNTY OF ARAPAHOE, STATE OF COLORADO**

CALL UNCC  
 TWO WORKING DAYS  
**BEFORE YOU DIG**  
 1-800-922-1987  
 534-6700 METRO DENVER AREA  
 UTILITY NOTIFICATION CENTER OF COLORADO

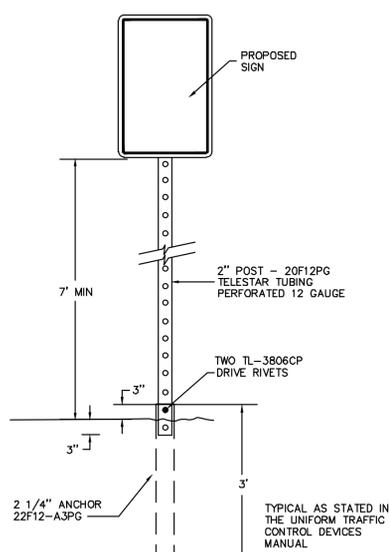
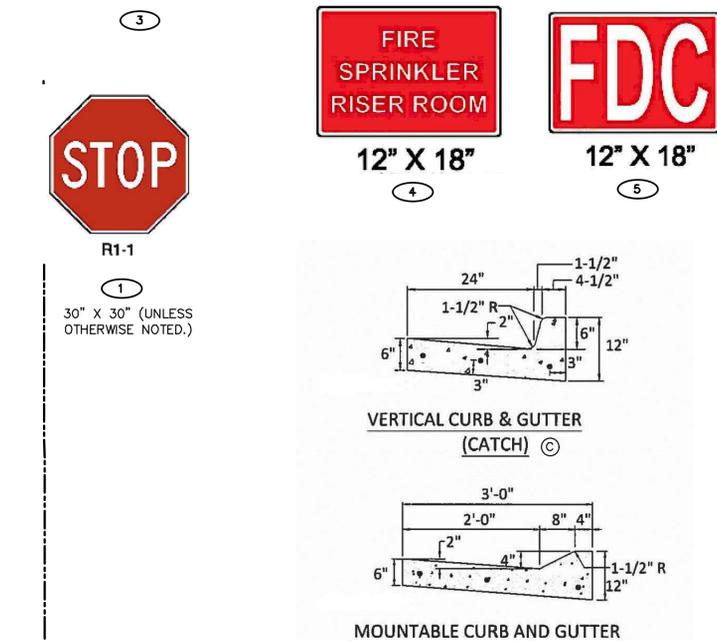
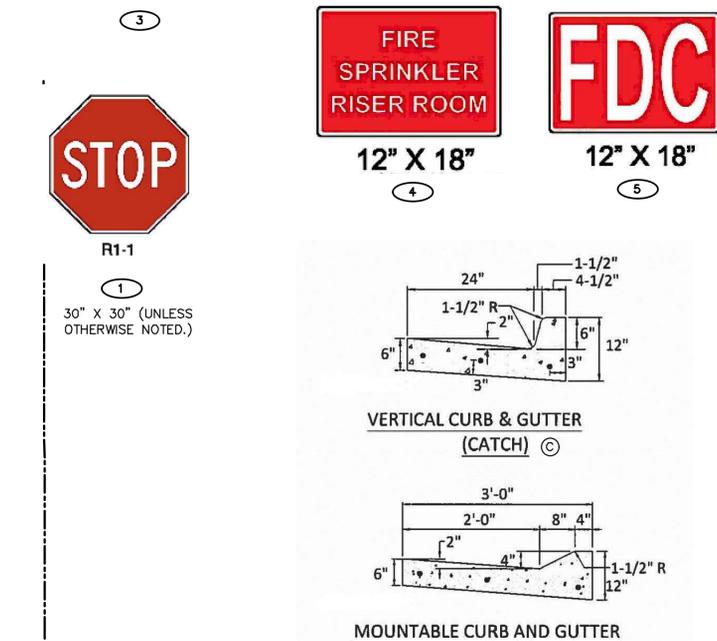
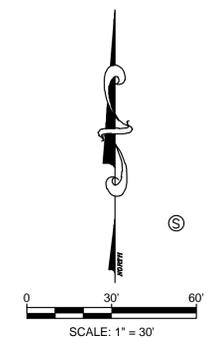
**G**  
**Godden|Sudik**  
 ARCHITECTS  
 SEE WHAT COULD BE  
 303.455.4437  
 www.goddensudik.com

5975 S. Quebec Street  
 Suite 250  
 Centennial, CO 80111



**FIRE LANE SIGN NOTES**

1. SIGNS SHALL BE SET AT AN ANGLE OF NOT LESS THAN 30 DEGREES AND NOT MORE THAN 45 DEGREES WITH THE CURB OR LINE OF TRAFFIC FLOW.
2. SIGNS SHALL BE SPACED 50-FEET ON ALTERNATING SIDES OF THE FIRE LANE IN ACCORDANCE WITH 2015-FC.
3. SIGNS SHALL BE INSTALLED 2 FEET BEHIND CURB OR SIDEWALK.
4. FIRE LANE SIGN DETAIL SHALL SHOW L, R, B (OR SIMILAR IDENTIFICATION FOR EACH SIGN UTILIZED TO MATCH LOCATIONS ON PLANS.
5. LOWEST SIGN SHALL BE MOUNTED 7 FEET ABOVE GRADE.



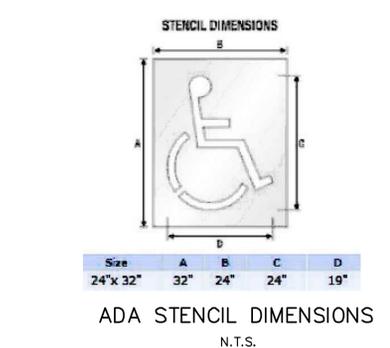
- NOTES:**
1. ALL DIMENSIONS ARE TO FLOWLINE.
  2. THE POND ACCESS SHALL BE MAINTAINED AND KEPT OPERATIONAL AT ALL TIMES BY THE OWNER/TENANT.
  3. ADA WALKWAYS ARE TO BE A MAXIMUM OF 2% SLOPE EXCEPT AT RAMP GRADE BREAKS AS PERMITTED BY CITY DETAILS.
  4. THE PROPERTY OWNER/DEVELOPER SHALL MAINTAIN THE 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.
  5. 28' FIRE LANE EASEMENT SHALL BE DESIGNED TO SUPPORT A MINIMUM IMPOSED LIVE LOAD OF 85,000 POUNDS CONSTRUCTED TO THE C.O.A. ROADWAY DESIGN AND CONSTRUCTION SPECIFICATIONS OF CHAPTER 5 (TYP).
  6. RESERVED FOR FUTURE NOTES
  7. A PUBLIC IMPROVEMENT PERMIT IS REQUIRED FOR ALL IMPROVEMENTS WITHIN THE CITY'S RIGHT-OF-WAY. PLEASE NOTIFY THE PUBLIC IMPROVEMENT INSPECTIONS DIVISION, 303-739-7420, A MINIMUM OF 24 HOURS PRIOR TO THE START OF CONSTRUCTION. ANY IMPROVEMENTS COMPLETED IN THE RIGHT OF WAY WITHOUT A PERMIT WILL BE SUBJECT TO REMOVAL AND REPLACEMENT.
  8. PROPOSED STREET LIGHT LOCATIONS ARE CONCEPTUAL FINAL LOCATIONS WILL BE DETERMINED WITH PHOTOMETRIC ANALYSIS SUBMITTED WITH THE STREET LIGHTING PLANS IN THE CIVIL PLAN SUBMITTAL.

**E. EVANS CONDOS**  
**UNITED PROPERTY DEV.**  
 14383 E. EVANS AVE.  
 AURORA, CO 80014

OWNER:  
 United Property  
 Developers LLC  
 10808 Troy St  
 Commerce City, CO 80022

REVISIONS:


SHEET TITLE:  
 SITE PLAN



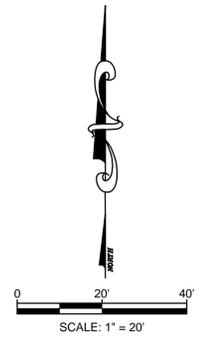
**Rocky Ridge**  
**Civil Engineering**  
 420 21st Ave, Suite 101  
 Longmont, CO 80501  
 303.651.6626  
 http://rockyridgecivil.com

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**CITY OF AURORA, COUNTY OF ARAPAHOE, STATE OF COLORADO**

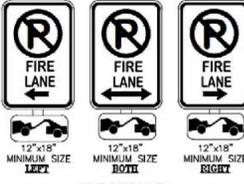


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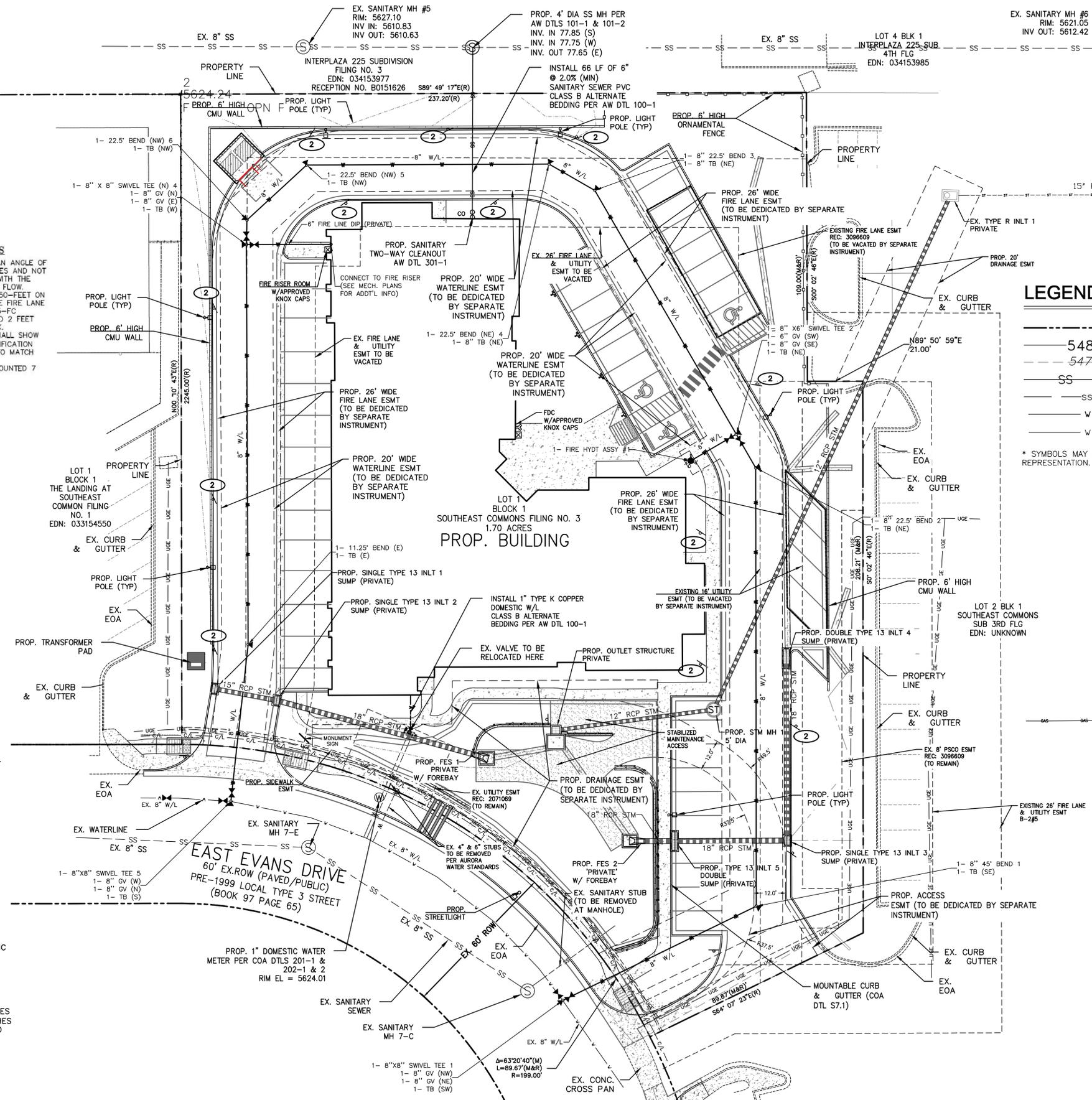
- FIRE LANE SIGN NOTES**
1. SIGNS SHALL BE SET AT AN ANGLE OF NOT LESS THAN 30 DEGREES AND NOT MORE THAN 45 DEGREES WITH THE CURB OR LINE OF TRAFFIC FLOW.
  2. SIGNS SHALL BE SPACED 50-FEET ON ALTERNATING SIDES OF THE FIRE LANE IN ACCORDANCE WITH 2015-FC.
  3. SIGNS SHALL BE INSTALLED 2 FEET BEHIND CURB OR SIDEWALK.
  4. FIRE LANE SIGN DETAIL SHALL SHOW L, R, B (OR SIMILAR IDENTIFICATION FOR EACH SIGN UTILIZED TO MATCH LOCATIONS ON PLANS).
  5. LOWEST SIGN SHALL BE MOUNTED 7 FEET ABOVE GRADE.



**LEGEND**

- 5481 --- PROPERTY LINE
  - 5477 --- NEW CONTOUR
  - SS --- EXISTING CONTOUR
  - SS --- NEW SANITARY SEWER
  - SS --- EXISTING SANITARY SEWER
  - W --- NEW WATERLINE
  - W --- EXISTING WATERLINE
- \* SYMBOLS MAY NOT BE TO SCALE FOR BETTER GRAPHICAL REPRESENTATION.
- PROPOSED WATER METER \*
  - PROPOSED ELECTRIC METER \*
  - PROPOSED ELECTRIC TRANSFORMER \*
  - PROPOSED ELECTRIC JUNCTION BOX \*
  - PROPOSED ELECTRIC LIGHT & POLE \*
  - PROPOSED FIBER OPTIC/TELECOMMUNICATION \* TRANSFORMER
  - PROPOSED ELECTRIC LIGHT (BLDG MOUNTED) \*
  - WATER FITTING WITH THRUST BLOCK \*
  - PROPOSED WATER VALVE \*
  - PROPOSED UNDERGROUND NAT. GAS SERVICE
  - EXISTING / NEW SANITARY MANHOLE \*
  - PROPOSED KNOX BOX

- NOTES:**
1. STORM SEWER OWNERSHIP AND MAINTENANCE
    - 1.1. ALL THE STORM DRAINAGE COMPONENTS IN THE PROJECT WILL BE OWNED AND MAINTAINED BY THE PROPERTY OWNER.
    - 1.2. THE DETENTION/WATER QUALITY POND, INCLUDING THE MAINTENANCE ACCESS ROAD, FOREBAYS, CONCRETE PANS, OUTLET STRUCTURE, OUTLET PIPE AND OUTLET FES WILL BE OWNED AND MAINTAINED BY THE LAND OWNER/UNITED PROPERTY DEVELOPERS, LLC.
  2. FIRE LANE EASEMENT: THE FIRE LANE SHALL BE MAINTAINED IN PERPETUITY BY THE OWNERS OF EAST EVANS CONDOS, LLC TO THE STANDARDS AS DETERMINED BY THE FIRE CODE OFFICIAL/FIRE DEPARTMENT.
  3. ALL DIMENSIONS ARE TO FLOWLINE U.O.N.
  4. ALL SERVICE MAIN DISCONNECT LEVERS MUST BE ON THE EXTERIOR OF THE BUILDING PER CITY REQUIREMENTS.
  5. ELECTRIC METER MUST HAVE BYPASS LEVER.
  6. CONTRACTOR TO VERIFY SIZE & LOCATION OF EXISTING UTILITIES PRIOR TO CONSTRUCTION.
  7. SEE PHOTOMETRIC PLAN FOR LIGHT POLES & BUILDING MOUNTED LIGHTS & DETAILS (BY OTHERS).
  8. EXISTING 8" WATER MAIN IS IN E. EVANS DRIVE. PROVIDE WATER SERVICE LINE TO BUILDING WITH A PROPOSED 1" COPPER DOMESTIC WATER SERVICE TAP PER CITY DETAILS.
  9. ALL ELEVATIONS SHOWN ARE TO FLOWLINE U.O.N.
  10. FFE=FINISHED FLOOR ELEVATION OF BUILDING.
  11. PEDESTRIAN WALKWAYS SHALL COMPLY WITH CURRENT ADA CODE.
  12. SLOPES IN ADA PARKING AREAS SHALL NOT EXCEED 2.0% IN ANY DIRECTION.
  13. NO GRADING WILL BE ALLOWED WITHIN DRIP LINE OF EXISTING TREES SCHEDULED TO REMAIN. CUT OF FILL NOT EXCEEDING SIX (6) INCHES MAY OCCUR WITHIN THE DRIP LINE, BUT SHALL BE DONE BY HAND METHODS.
  14. SIDEWALK AND CURB RAMPS ARE TO BE BUILT PER ADA STANDARDS.



**E. EVANS CONDOS**  
**UNITED PROPERTY DEV.**  
 14383 E. EVANS AVE.  
 AURORA, CO 80014

OWNER:  
 United Property  
 Developers LLC  
 10808 Troy St  
 Commerce City, CO 80022

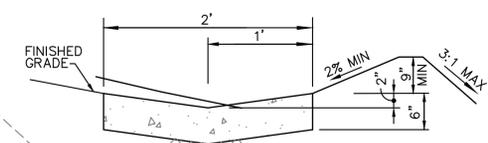
REVISIONS:

NO.	DATE	DESCRIPTION

SHEET TITLE:  
 UTILITY PLAN

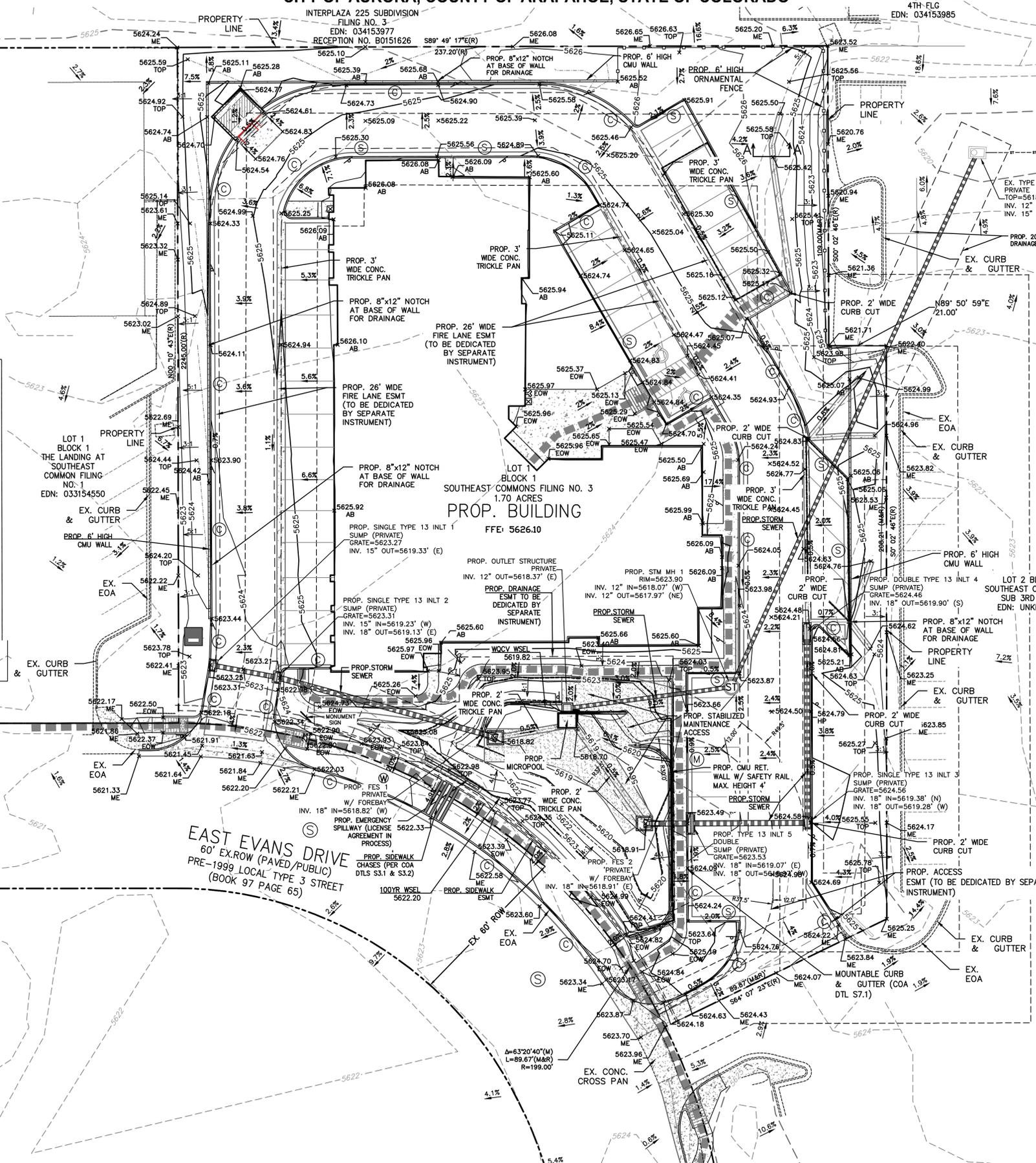
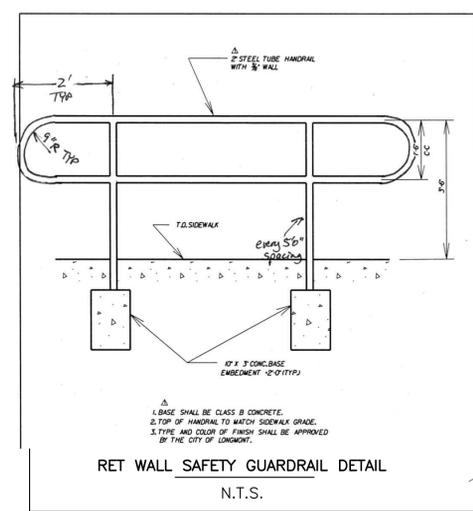
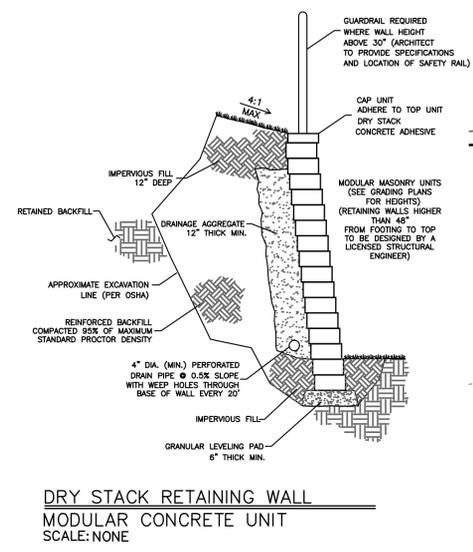
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 TWO WORKING DAYS  
**BEFORE YOU DIG**  
 1-800-922-1987  
534-6700 METRO DENVER AREA  
 UTILITY NOTIFICATION CENTER OF COLORADO

**14383 E. EVANS DR.: SITE PLAN**  
**LOT 1, BLOCK 1,**  
**SOUTHEAST COMMONS FILING NO. 3**  
**CITY OF AURORA, COUNTY OF ARAPAHOE, STATE OF COLORADO**



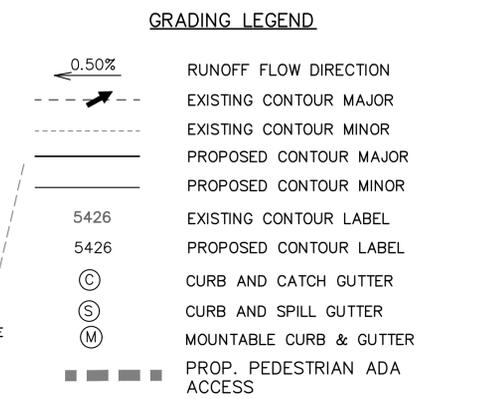
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 Suite 250  
 Centennial, CO 80111



**SECTION A-A**  
 N.T.S.  
 \*CONTRACTOR TO ENSURE THAT EAST SIDE OF BERM IS AT LEAST 9" HIGHER THAN THE EDGE OF PAN.

- NOTES:**
- STORM SEWER OWNERSHIP AND MAINTENANCE
    - ALL THE STORM DRAINAGE COMPONENTS IN THE PROJECT WILL BE OWNED AND MAINTAINED BY THE PROPERTY OWNER.
    - THE DETENTION/WATER QUALITY POND, INCLUDING THE MAINTENANCE ACCESS ROAD, FOREBAYS, CONCRETE PANS, OUTLET STRUCTURE, OUTLET PIPE AND OUTLET FES WILL BE OWNED AND MAINTAINED BY THE LAND OWNER/UNITED PROPERTY DEVELOPERS, LLC.
  - FIRE LANE EASEMENT: THE FIRE LANE SHALL BE MAINTAINED IN PERPETUITY BY THE OWNERS OF UNITED PROPERTY DEVELOPERS, LLC TO THE STANDARDS AS DETERMINED BY THE FIRE CODE OFFICIAL/FIRE DEPARTMENT.
  - ALL DIMENSIONS ARE TO FLOWLINE U.O.N.
  - ALL ELEVATIONS SHOWN ARE TO FLOWLINE U.O.N.
  - FEE=FINISHED FLOOR ELEVATION OF BUILDING.
  - ALL PROPOSED CURB CHASES AND INLETS ARE IN SUMP CONDITIONS.
  - PEDESTRIAN WALKWAYS SHALL COMPLY WITH CURRENT ADA CODE.
  - SLOPES IN ADA PARKING AREAS SHALL NOT EXCEED 2.0% IN ANY DIRECTION.
  - NO GRADING WILL BE ALLOWED WITHIN DRIP LINE OF EXISTING TREES SCHEDULED TO REMAIN. CUT OF FILL NOT EXCEEDING SIX (6) INCHES MAY OCCUR WITHIN THE DRIP LINE, BUT SHALL BE DONE BY HAND METHODS.
  - SIDEWALK AND CURB RAMPS ARE TO BE BUILT PER ADA STANDARDS.
  - THE CITY HAS REVIEWED FOR CODE COMPLIANCE IN PUBLIC ROW. SITE GRADING AND SITE CODE COMPLIANCE ARE THE RESPONSIBILITY OF THE EOR.
  - THE OWNER/CONTRACTOR MUST OBTAIN A C.D.P.S. STORM WATER DISCHARGE PERMIT FROM THE COLORADO DEPARTMENT OF PUBLIC HEALTH AND ENVIRONMENT, IF REQUIRED.



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OWNER:  
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 Commerce City, CO 80022

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SHEET TITLE:  
**GRADING PLAN**

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**Rocky Ridge**  
**Civil Engineering**  
 420 21st Ave, Suite 101  
 Longmont, CO 80501  
 303.651.6626  
 http://rockyridgecivil.com

14383 E. EVANS DR.: SITE PLAN  
 LOT 1, BLOCK 1,  
 SOUTHEAST COMMONS FILING NO. 3  
 CITY OF AURORA, COUNTY OF ARAPAHOE, STATE OF COLORADO

Landscape Plan

**PLANT LEGEND - Existing**

- MAR Marshall Seedless Ash Existing - On Adjacent Property To Remain
- AUS Austrian Pine Existing - On Subject Property To Remain
- UJU Upright Juniper Existing - On Adjacent Property To Remain
- PIN Pinon Pine Existing - On Adjacent Property To Remain
- AUS Austrian Pine Existing To Be Removed Due To Site Development & Grading (I.D. #, size-caliper)
- NCH Native Chokecherry Existing 25'X20'
- SHA Shademaster Honeylocust Existing - On Subject Property To Remain
- CAS Crab Apple Small Existing - On Subject Property To Remain
- COT Cotoneaster, Shrub Existing - On Adjacent Property To Remain
- CIS Cristina Plum Existing - On Adjacent Property To Remain

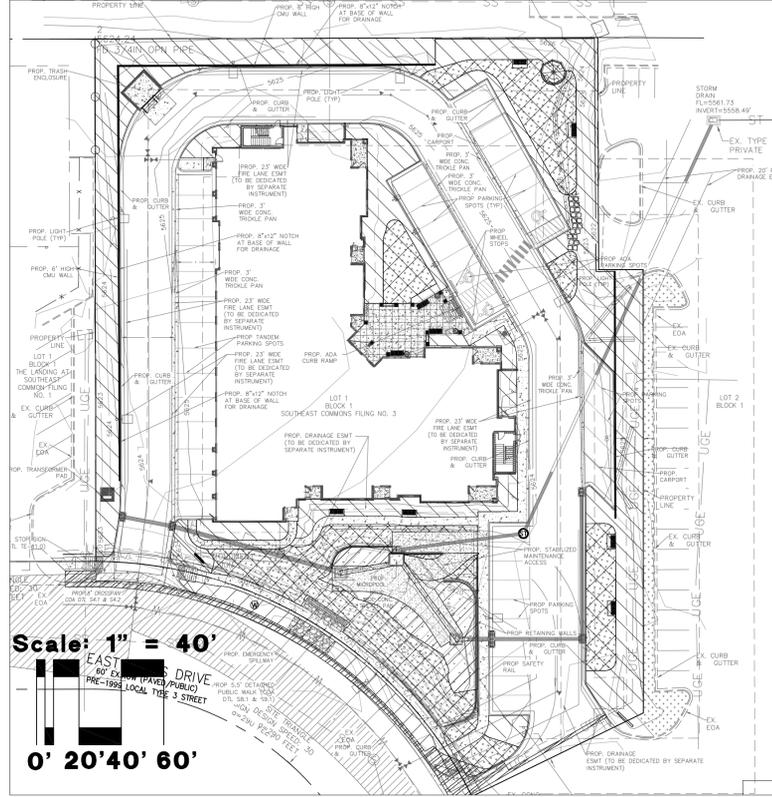
**PLANT LEGEND - Proposed**

- AUS 6' Austrian Pine 50'X20'
- PIN 6' Pinon Pine 25' X 15'
- BAU Blue Arrow Juniper 7 Gal. 15'X2'
- MEJ Medora Juniper 7 Gal. 10'X5'
- RPM Red Pointe Maple - 2.0" Cal. 45'X30'
- SBB 6' Baby Blue Eyes Spruce 18'X8'
- SHA3 Shademaster Honeylocust - 3.0" Cal. 50'X35'
- SHA Shademaster Honeylocust - 2.0" Cal. 50'X35'
- WHO White Oak 2.0" Cal. 45' X 45'
- PRF Prairiefire Crab 2.0" Cal. 20'X20'
- GRT Goldenrain Tree 2.0" Cal. 30'X25'
- ABS Autumn Brilliance Serviceberry 6' Clump 20'X10'
- GRC Canada Red Chokecherry 6' Clump 25'X20'
- BSG Spanish Gold Broom 4'x6'
- BSL Scotch Lena Broom 4'x4'
- BCH Blue Chip Juniper 10'X6'
- CPB Crimson Pygmy Barberry 2'X3'
- BBE Silver Buffaloberry 8'X6'
- DBB Dwarf Burning Bush 5'X4'
- BBU Burning Bush 8'X6'
- LMC Miss Canda Lilac 8'x7'
- RYL Royalty Lilac 8'x4'-5'
- AVG Blue Avena Grass 2'X2'
- BSP 6' Bakeri Spruce 30'X10'
- BSPB 8' Bakeri Spruce 30'X10'
- SBB 6' Baby Blue Eyes Spruce 18'X8'
- MAO Oregon Grape Holly 6' X 6'
- MCO Compact Oregon Grape Holly 3'X4'
- DGM Dwarf Ginnala Maple 8'X8'
- DNI Dwarf Ninebark 5'X5'
- NMO Mountain Ninebark 3'X4'
- GDP Gold Drop Potentilla 3'X3'
- SFR Fritschiana Spirea 2'X4'
- FRO Froebel Pink Spirea 4' X 4'
- PBS Pawnee Buffles Sand Cherry 1.5'X6'
- FRG Feather Reed Grass 5-6'X24"

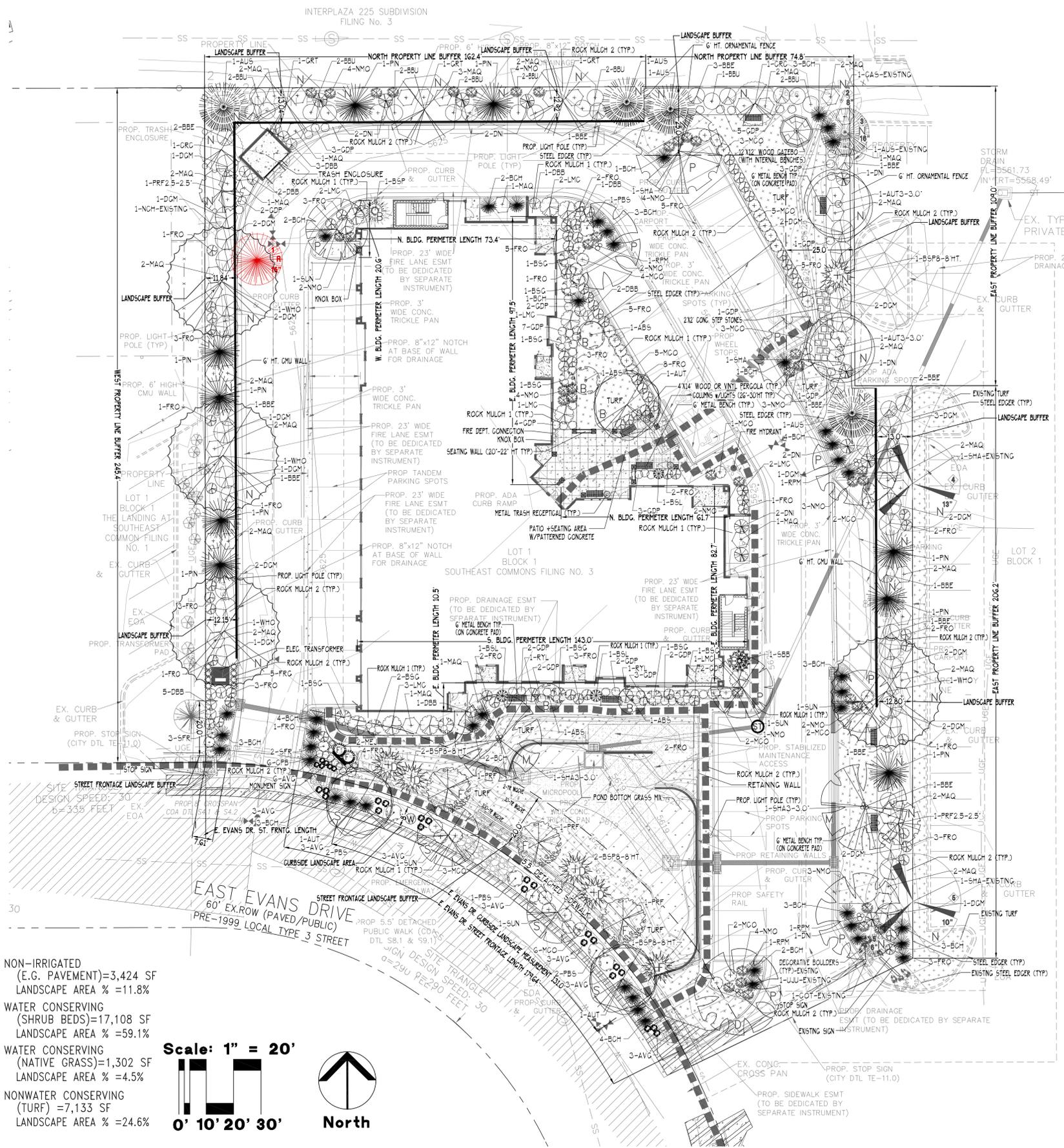
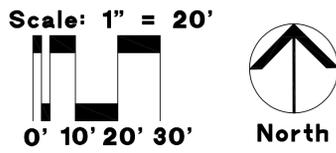
= STREET TREE DESIGNATION  
 = BUILDING PERIMETER TREE DESIGNATION  
 = NON-ST. BUFFER TREE DESIGNATION  
 = PARKING AREA TREE DESIGNATION  
 = DETENTION POND TREE DESIGNATION  
 = MITIGATION TREE DESIGNATION  
 SUN Sunburst Locust 2.0" Cal. 35'X25'

Turf Grass Areas  
 Pond Bottom Grass Areas  
 Proposed 6' Ht. Ornamental Fence  
 Proposed 6' Ht. CMU Wall

Hydrozone Plan



- NON-IRRIGATED (E.G. PAVEMENT)=3,424 SF  
LANDSCAPE AREA % =11.8%
- WATER CONSERVING (SHRUB BEDS)=17,108 SF  
LANDSCAPE AREA % =59.1%
- WATER CONSERVING (NATIVE GRASS)=1,302 SF  
LANDSCAPE AREA % =4.5%
- NONWATER CONSERVING (TURF)=7,133 SF  
LANDSCAPE AREA % =24.6%



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5975 S. Quebec Street  
 Suite 250  
 Centennial, CO 80111

Prepared By:  
 Katelyn Smith & Associates, Inc.  
 Landscaping & Horticulture  
 8601 So. Aurora Ct., Centennial, CO 80121  
 (303) 454-9474  
 Job # 4490

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 AURORA, CO 80014

OWNER:  
 United Property Developers LLC  
 10808 Troy St  
 Commerce City, CO 80022

DATE: 07/13/22

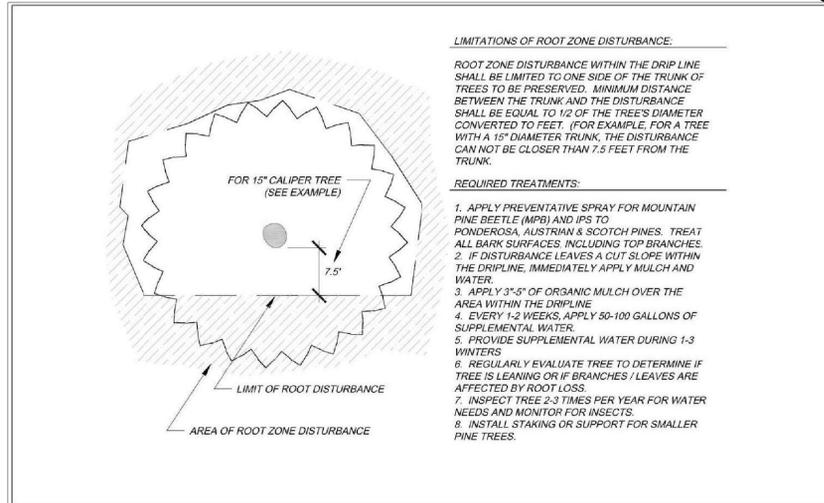
REVISIONS:

1	09/30/22	Address City Comments
2	11/07/22	Address City Comments
3	12/20/22	Address City Comments
4	03/03/23	Address City Comments

SHEET TITLE:  
 Landscape & Hydrozone Plans/Legends  
 5

**14383 E. EVANS DR.: SITE PLAN  
LOT 1, BLOCK 1,  
SOUTHEAST COMMONS FILING NO. 3  
CITY OF AURORA, COUNTY OF ARAPAHOE, STATE OF COLORADO**

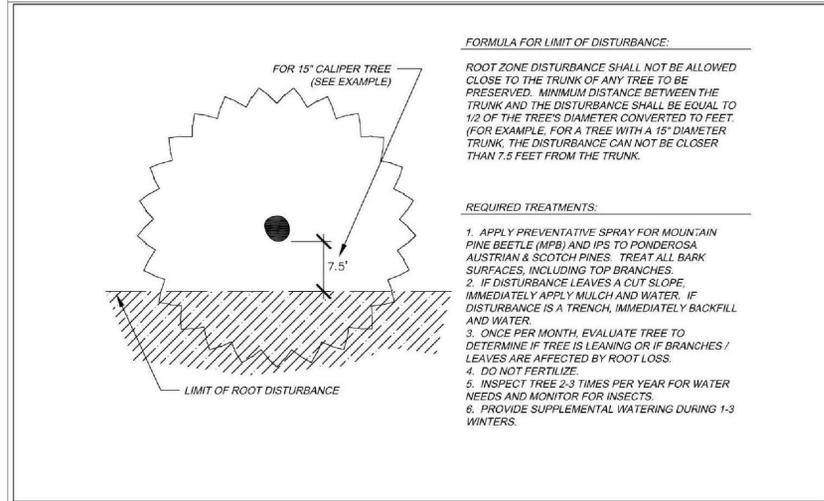
**TREE PROTECTION DETAILS (FOR ALL EXISTING ON-SITE TREES TO REMAIN)**



City of Aurora  
PARKS & OPEN SPACE DEPARTMENT  
Date: August 1, 2006

**TREE PROTECTION MEASURES -- 2+ SIDES**

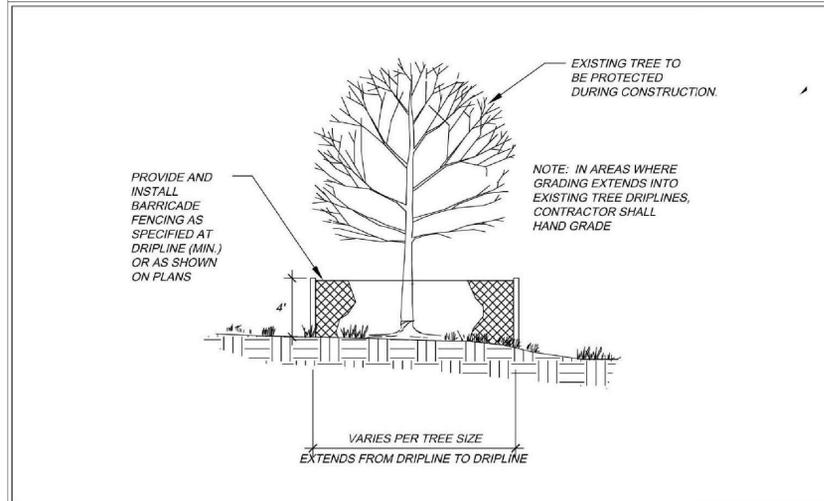
**P&OS TP-2.1**



City of Aurora  
PARKS & OPEN SPACE DEPARTMENT  
Date: August 1, 2006

**TREE PRESERVATION MEASURES -- 1 SIDE**

**P&OS TP-2.0**



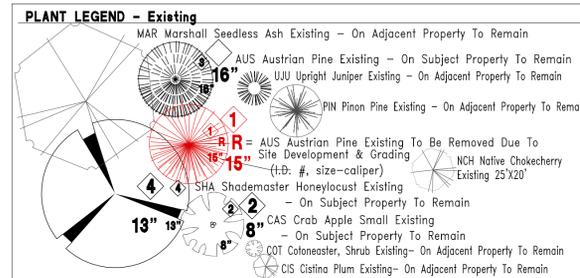
City of Aurora  
PARKS & OPEN SPACE DEPARTMENT  
Date: August 1, 2006

**TREE PROTECTION FENCING**

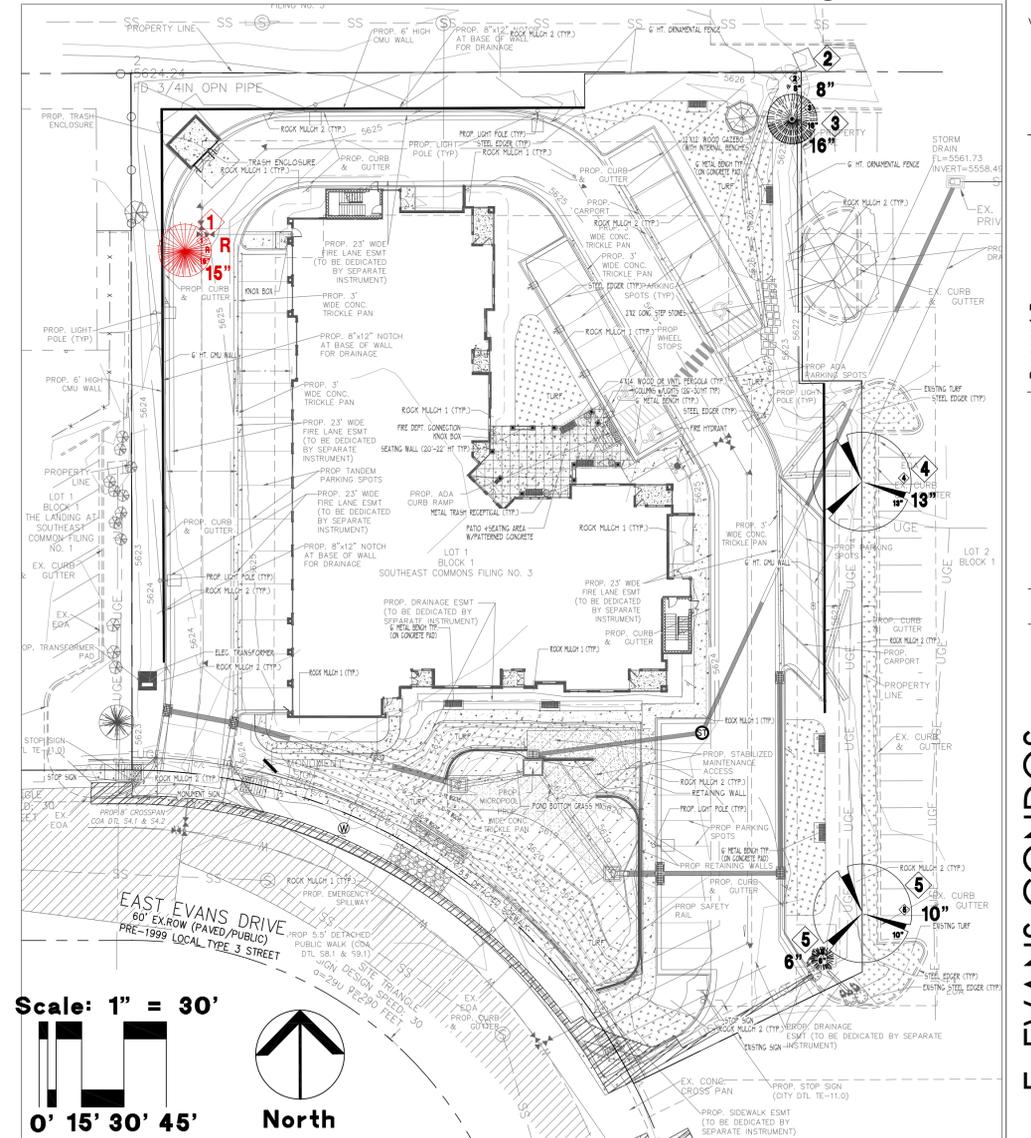
**P&OS TP-3.0**

**TREE PROTECTION NOTES**

- PRIOR TO THE BEGINNING OF CONSTRUCTION, INSTALL BARRICADE FENCING AROUND ALL EXISTING TREES TO REMAIN. LOCATE FENCING AT OR OUTSIDE OF THE DRIP LINE OF THE TREES. BARRICADE FENCING SHALL BE 4' HEIGHT, ORANGE MESH FENCING ATTACHED TO T' POSTS.
- FENCING SHALL BE MAINTAINED DAILY. TRESPASS BEYOND ESTABLISHED CONSTRUCTION LIMITS SHALL RESULT IN A FINE OF \$100. IF NOT PAID WITHIN 30 DAYS, THE FINE SHALL BE DEDUCTED FROM MONIES DUE TO CONTRACTOR. CONTRACTORS SHALL BE RESPONSIBLE FOR ALL OF THEIR WORKERS, SUBCONTRACTORS AND SUPPLIERS UNDER THIS REQUIREMENT. NO VEHICLE PARKING IS ALLOWED BEYOND CONSTRUCTION LIMITS.
- CONSTRUCTION WITHIN THE ROOT ZONE OF TREES TO REMAIN SHALL BE RESTRICTED TO AGREED-UPON LIMITS WITH REGARD TO EXCAVATION, ACCESS, DIRT STOCKPILING, AND BACKFILL. VIOLATION OF SET LIMITS SHALL RESULT IN A FINE OF \$100 PER INCIDENT AND MAY BE INCREASED BASED ON THE PERCENTAGE OF ROOT ZONE AFFECTED TIMES THE VALUE OF THE TREE ESTABLISHED PRIOR TO CONSTRUCTION. IF MORE THAN 30% OF THE ROOT ZONE IS DAMAGED, THE FINE SHALL BE THE FULL VALUE OF THE TREE.
- DAMAGE TO THE MAIN TRUNKS OF TREES IS PROHIBITED. DAMAGE NOT PREVIOUSLY APPROVED SHALL RESULT IN A FINE BASED ON THE PERCENTAGE OF THE CIRCUMFERENCE AFFECTED. DAMAGE GREATER THAN 30% OF THE CIRCUMFERENCE OR AFFECTING THE STRUCTURAL INTEGRITY OF THE TREE WILL RESULT IN A FINE EQUAL TO THE FULL APPRAISED VALUE OF THE TREE.
- LIMB DAMAGE IS PROHIBITED, UNLESS APPROVED PRIOR TO CONSTRUCTION OR AS AUTHORIZED BY THE CITY OF AURORA FORESTRY DIVISION. PRUNING OF AFFECTED BRANCHES SHALL BE DONE PRIOR TO THE START OF CONSTRUCTION. DAMAGED BRANCHES SHALL BE PRUNED WITHIN 10 DAYS OF THE OCCURRENCE UTILIZING INTERNATIONAL SOCIETY OF ARBORICULTURE STANDARDS. UNAUTHORIZED BRANCH DAMAGE OR LOSS CAN RESULT IN A FINE OF \$100 PER BRANCH AS MAY BE DETERMINED BY THE CONSTRUCTION MANAGER OR HIS FORESTRY CONSULTANT.
- CONCRETE TRUCK WASHOUT AREAS SHALL BE IN DESIGNATED AREAS ONLY. WASHOUT RUNOFF SHALL NOT FLOW INTO OR ACROSS ROOT ZONES OF TREES.
- TREE PROTECTION MEASURES SHALL BE IN PLACE PRIOR TO CONSTRUCTION AND INSPECTED BY THE CITY OF AURORA FORESTRY DIVISION.
- SEE TREE PROTECTION DETAILS HEREON.



**Tree Mitigation Plan**



**Tree Mitigation Table - Living Trees Over 4" Cal. Located On-Site (\*T.B.D. Per City Forester's Comments)**

Tree Key #	Common Name	Size Cal Inches*	Condition	Remove = R Remain = RE	Mitigation Inches*	Notes
1	Austrian Pine	15"	Fair/Good	R	6.0	To be mitigated with new trees
2	Crab Apple	6'-8" 4 stems	Fair	RE	N/A	To Remain - Some pruning may be needed
3	Austrian Pine	16"	Fair/Good	RE	N/A	To Remain - Some pruning may be needed
4	Honeylocust	13"	Good	RE	N/A	To Remain - Some pruning may be needed
5	Honeylocust	10"	Good	RE	N/A	To Remain - Some pruning may be needed
6	Upright Juniper	6"	Good	RE	N/A	To Remain - Some pruning may be needed
	<b>Total Inches</b>	<b>88"</b>			<b>6.0</b>	<b>Mitigation Trees: 2 new 3.0" cal. Trees on plan</b>

Note: Total caliper inches to be removed = ± 15"; Total caliper inches to remain = ± 73".

**Tree Preservation Table**

Caliper* Inches Removed	Caliper Inches Relocated	Caliper Inches Replaced for Mitigation and/or Amount Paid to "Tree Planting Fund"
15.0"	0"	6.0" Replaced with new trees on site \$0.00 to be paid to Tree Planting Fund

\*Caliper is the diameter of the tree trunk measured at a height of 4.5 feet or at breast height. Also known as DBH which stands for diameter at breast height.

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Centennial, CO 80111

Prepared By:  
Kitchy Smith & Associates, Inc.  
Landscape Architecture  
1601 So. Aurora Ct., Centennial, CO 80112  
(303) 944-9474  
Job # 4430

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DATE: 07/13/22

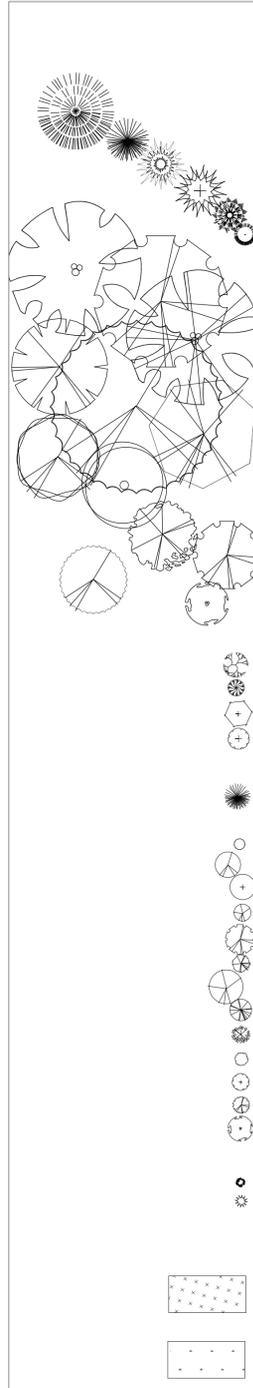
REVISIONS:

1	09/30/22	Address City Comments
2	11/07/22	Address City Comments
3	12/20/22	Address City Comments
4	03/03/23	Address City Comments

SHEET TITLE:  
**Tree Mitigation Plan, Details & Notes**

**14383 E. EVANS DR.: SITE PLAN  
LOT 1, BLOCK 1,  
SOUTHEAST COMMONS FILING NO. 3  
CITY OF AURORA, COUNTY OF ARAPAHOE, STATE OF COLORADO**

**Landscape Plant List**



**E. EVANS CONDOS SITE PLAN - PLANT & MATERIALS SCHEDULE**

QTY	ITEM	COMMON NAME	SCIENTIFIC NAME	SIZE	Comments	Water Zone*
<b>EVERGREEN TREES</b>						
4	AUS	Austrian Pine	Pinus nigra	8' Ht.	B&B	XXX
9	PIN	Pinion Pine	Pinus edulis	8' Ht.	B&B	XXX
2	BSP	Bakeri Spruce	Picea pungens 'Bakeri'	6' Ht.	B&B	XX
6	BSP8	Bakeri Spruce	Picea pungens 'Bakeri'	8' Ht.	B&B	XX
1	SBB	Spruce Baby Blue Eyes	Picea pungens 'Baby Blue Eyes'	6' Ht.	B&B	XX
2	MEJ	Medora Juniper	Juniperus scopulorum 'Medora'	10 Ga.	6' Min. Ht.	XX
<b>DECIDUOUS TREES</b>						
4	RPM	Red Pointe Maple	Acer rubrum 'Frank Jr.'	2.0" Cal.	B&B	X
2	SHA	Shademaster Honeylocust	Gleditsia triacanthos inermis 'Shademaster'	2.0" Cal.	B&B	X
2	SHA3	Shademaster Honeylocust = <b>Mitigation Trees</b>	Gleditsia triacanthos inermis 'Shademaster'	3.0" Cal.	B&B	X
5	SUN	Sunburst Honeylocust	Gleditsia triacanthos inermis 'Sunburst'	2.0" Cal.	B&B	X
4	WHO	White Oak	Quercus alba	3.0" Cal.	B&B	XX
3	GRT	Goldenrain Tree	Koelreuteria paniculata	3.0" Cal.	B&B	X
3	AUT	Autumn Blaze Pear	Pyrus calleryana 'Autumn Blaze'	2.0" Cal.	B&B	XX
2	AUT3	Autumn Blaze Pear	Pyrus calleryana 'Autumn Blaze'	3.0" Cal.	B&B	XX
<b>ORNAMENTAL TREES</b>						
3	PRF	Prairiefire Crab	Malus 'Prairiefire'	2.0" Cal.	B&B	X
2	PRF2.5	Prairiefire Crab	Malus 'Prairiefire'	2.5" Cal.	B&B	X
2	CRC	Canada Red Chokecherry	Prunus virginiana 'Canada Red'	8' Clump	#15 Or B&B	X
4	ABS	Autumn Brilliance Serviceberry	Amelanchier x grandiflora	6' Clump	#15 Or B&B	
<b>BROADLEAF EVERGREEN SHRUBS</b>						
10	BSG	Broom, Spanish Gold	Cytisus purgan 'Spanish Gold'	5 Gal.	20"-24" Min. Ht.	XX
3	BSL	Broom, Scotch Lena	Cytisus dallimorei 'Lena'	5 Gal.	20"-24" Min. Ht.	XX
44	MAQ	Mahonia/Oregon Grape	Mahonia aquifolium 'Kings Ransom'	5 Gal.	20" Min. Ht.	XX
38	MCO	Compact Mahonia/Oregon Grape	Mahonia aquifolium 'Compacta'	5 Gal.	20" Min. Ht.	XX
<b>EVERGREEN SHRUBS</b>						
43	BCH	Blue Chip Juniper	Juniperus horizontalis 'Blue Chip'	5 Gal.	18" Min. Spread	XX
<b>DECIDUOUS SHRUBS</b>						
6	CPB	Crimson Pygmy Barberry	Berberis thunbergii 'Autropurpurea Nana'	5 Gal.	15" Min. Ht.	X
16	BBE	Silver Buffaloberry	Shepherdia argentea	5 Gal.	24" multi-staked	XXX
15	BBU	Burning Bush	Euonymus alatus	5 Gal.	24" multi-staked	XX
15	DBB	Dwarf Burning Bush	Euonymus alatus 'Compacta'	5 Gal.	18" multi-staked	XX
10	LMC	Miss Canada Lilac	Syringa x prestoniae 'Miss Canada'	5 Gal.	24" multi-staked	XX
4	RLY	Royalty Lilac	Syringa x prestoniae 'Royalty'	5 Gal.	24" multi-staked	XX
28	DGM	Dwarf Ginnala Maple	Acer ginnala 'Compacta'	5 Gal.	24" multi-staked	XX
11	DNI	Dwarf Ninebark	Physocarpus opulifolius 'Nanus'	5 Gal.	24" multi-staked	XX
36	NMO	Mountain Ninebark	Physocarpus monogynus	5 Gal.	24" multi-staked	XX
45	GDP	Gold Drop Potentilla	Potentilla fruticosa 'Gold Drop'	5 Gal.	18" multi-staked	XX
5	SFR	Fritschiana Spirea	Spirea fritschiana	5 Gal.	24" multi-staked	X
71	FRO	Frobel Spirea	Spirea japonica 'Frobelii'	5 Gal.	24" multi-staked	X
5	PBS	Pawnee Buttes Sand Cherry	Prunus besseyi 'Pawnee Buttes'	5 Gal.	18" multi-staked	X
<b>ORNAMENTAL GRASSES</b>						
27	AVG	Blue Avena /Oat Grass	Helictotrichon sempervirens	1 Gal.	12" Min Spread	X
12	FRG	Feather Reed Grass	Calamagrostis acutiflora 'Karl Foerster'	1 Gal.	24"-30" o.c.	X

\*Water Zones: + = Require >1" water/wk; X= Require 1" of water/wk; XX= Require 1/2" water/wk; XXX= Require 1/2" water/2 wks.

- Irrigated Turf Areas:** Approx. 7,133 square feet total - To be seeded or sodded with Turf Type Tall Fescue (dwarf hybrids mix, see notes), or approved equal. = 24.0% of Total Landscape Area (see table below)
- Pond Bottom Grass Area:** Approx. 1,302 square feet total - To be seeded with UDFCD recommended seed mix for high water table conditions (see notes), or owner approved equal. = 4.4% of Total Landscape Area (see table below)
- Rock Mulch 1 Beds:** Approx. 4,983 square feet total – Tan River Rock 1-1/2", or owner approved equal – 3" min. depth for all designated planting beds.
- Rock Mulch 2 Beds:** Approx. 12,120 square feet total – Bluestone 1-1/2", or owner approved equal – 3" min. depth for all designated planting beds.
- Cedar Mulch Beds:** Approx. 2,182 square feet total – Washington/Cascade Cedar, or owner approved equal. Min. 4" depth for all new tree rings (4' diam.) and shrub rings (2' diam.) in bed and grass areas.
- Steel Edger:** Approx. 788 linear feet – Rolled top, 14 gage, green painted Dura-edge, or owner approved equal.

**14383 E. EVANS DR. CONDOS – LANDSCAPE TURF DATA**

Total Property Area:	75,991 sq. ft. or 1.74 acres (includes site and adjacent ROW)
Overall Site Landscape Area:	29,682 sq. ft. = 39.0% of Total Property Area
Overall Site Turf Areas:	7,133 sq. ft. = 24.0% of Overall Site Landscape Area (33% Max.)
Overall Site Pond Bottom Native Areas:	1,302 sq. ft. = 4.4% of Overall Site Landscape Area

**LANDSCAPE NOTES**

- THIS LANDSCAPE ARCHITECTURAL SITE PLAN IS TO BE USED IN CONJUNCTION WITH THE CIVIL, MECHANICAL AND ARCHITECTURAL SITE PLANS TO FORM COMPLETE INFORMATION REGARDING THIS SITE. SEE ARCHITECTURAL & ENGINEERING PLANS FOR INFORMATION REGARDING BUILDINGS, DRIVEWAYS, SIDEWALKS, FREESTANDING LIGHTS, FENCES AND WALLS.
- 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. ALL TREES AND SHRUBS SHALL HAVE FULL COVERAGE WITH EITHER A DRIP SYSTEM OR SHRUB POP-UP MICRO-SPRAY HEADS. ALL TURF AND SHRUB BEDS SHALL BE ZONED SEPARATELY.
- ALL TREES IN DRYLAND GRASS AREAS MUST HAVE 48" DIAMETER MULCHED TREE RINGS. ALL TREES TO BE STAKED OR GUYED AS PER PLANT LIST AND DETAILS.
- ALL SHRUB IN DRYLAND GRASS AREAS MUST HAVE 24" DIAMETER MULCHED SHRUB RINGS.
- ALL DECIDUOUS AND EVERGREEN TREE AND SHRUB RINGS SHALL BE MULCHED WITH 4" SPECIFIED CEDAR MULCH.
- ALL TURF AND SHRUB AREAS SHALL RECEIVE THE FOLLOWING SOIL AMENDMENTS PER 1000 S.F.: 4 CUBIC YARDS "SUPREME ORGANICS" COMPOST (50% COW MANURE, 50% WOOD FINES, SUPPLIED BY JENSEN SALES, INC., DENVER) OR EQUIVALENT, PLUS 15 LBS OF 20-10-5 COMMERCIAL FERTILIZER. ROTOTILL TO A MINIMUM DEPTH OF 6 INCHES. SOIL AMENDMENTS FOR SHRUB BEDS SHALL BE AS ABOVE, WITH 3.0 CUBIC YARDS "SUPREME ORGANICS" COMPOST PLUS 15 LBS OF 20-10-5 COMMERCIAL FERTILIZER PER 1000 S.F.
- PLANT BACKFILL MIX SHALL BE: 1/3 "SUPREME ORGANICS", OR APPROVED EQUAL; 2/3 ON SITE SOIL.
- DRYLAND GRASS SEED SHALL UTILIZE "DRYLAND PASTURE MIX" FROM ARKANSAS VALLEY SEED CO., OR APPROVED EQUAL (DRILL RATE: 15 LBS. TO 20 LBS. P.L.S. PER ACRE, DOUBLE RATES IF PLANTED BY ANY OTHER METHODS).  

GRASS SEED	%	GRASS SEED	%
TETRAPLOID PERENNIAL RYE	20%	HYCREST CRESTED WHEATGRASS	15%
SMOOTH BROME, LINCOLN	20%	PUBESCENT WHEATGRASS	15%
PAIUTE ORCHARDGRASS	15%	DAHURIAN WILDRYE	15%
- WATER QUALITY POND BOTTOM GRASS SEED WITH WILDFLOWERS BLEND (DRILL RATE: 12.4 LBS., P.L.S. PER ACRE OF GRASS MIX, PLUS 0.4 LBS. PLS. PER ACRE OF WILDFLOWER MIX BELOW. DOUBLE RATES IF PLANTED BY ANY OTHER METHODS).  

URBAN DRAINAGE & FLOOD CONTROL DISTRICT RECOMMENDED SEED MIX FOR HIGH WATER TABLE CONDITIONS:	GRASS SEED	LBS. P.L.S./ACRE	GRASS SEED	LBS. P.L.S./ACRE
	REDTOP	0.1	INLAND SALTGRASS	1.0
	SWITCHGRASS (PATHFINDER)	2.2	WOOLY SEDGE	0.1
	WESTERN WHEATGRASS (ARRIBA)	7.9	BALTIC RUSH	0.1
	PRAIRIE CORDGRASS	1.0		
	WILDFLOWER SEED	LBS. P.L.S./ACRE	WILDFLOWER SEED	LBS. P.L.S./ACRE
	NUTTALL'S SUNFLOWER	0.1	YARROW	0.06
	WILD BERGAMOT	0.12	BLUE VERVAIN	0.12
- THE DEVELOPER, HIS SUCCESSORS AND ASSIGNS, SHALL BE RESPONSIBLE FOR INSTALLATION, MAINTENANCE AND REPLACEMENT OF ALL LANDSCAPING MATERIALS SHOWN OR INDICATED ON THE APPROVED SITE PLAN OR LANDSCAPE PLAN ON FILE IN THE PLANNING DEPARTMENT. ALL LANDSCAPING WILL BE INSTALLED AS DELINEATED ON THE PLAN, PRIOR TO ISSUANCE OF CERTIFICATES OF OCCUPANCY.
- ALL UTILITY EASEMENT SHALL REMAIN UNOBSTRUCTED AND FULLY ACCESSIBLE ALONG THEIR ENTIRE LENGTH FOR MAINTENANCE EQUIPMENT ENTRY.
- ALL FIRE HYDRANTS WILL BE LOCATED NOT LESS THAN THREE FEET - SIX INCHES (3' 6") AND NOT MORE THAN EIGHT (8) FEET FROM THE BACK OF CURB TO THE CENTER OF THE HYDRANT, UNOBSTRUCTED ON THE STREET SIDE WITH A MINIMUM CLEARANCE ON ALL OTHER SIDES WILL BE FIVE (5) FEET.
- ALL PROPOSED LANDSCAPING WITHIN THE SIGHT TRIANGLE SHALL BE IN COMPLIANCE WITH C.O.A. ROADWAY SPECIFICATIONS, SECTION 4.04.2.10'
- THE DEVELOPER IS RESPONSIBLE FOR SIGNING AND STRIPING ON ALL PUBLIC STREETS. THE DEVELOPER IS REQUIRED TO PLACE TRAFFIC CONTROL, STREET NAME, AND GUIDE SIGNS ON ALL PUBLIC AND PRIVATE STREETS APPROACHING AN INTERSECTION WITH A PUBLIC STREET.



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5975 S. Quebec Street  
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Prepared By:  
Kathy Smith & Associates, Inc.  
Landscape Architects  
1801 So. Aurora Ct., Centennial, CO 80112  
(303) 455-9474  
Job # 4430

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**E. EVANS CONDOS  
UNITED PROPERTY DEV.  
14383 E. EVANS AVE.  
AURORA, CO 80014**

OWNER:  
United Property  
Developers LLC  
10808 Troy St  
Commerce City, CO 80022

DATE: 07/13/22

REVISIONS:

1	09/30/22	Address City Comments
2	11/07/22	Address City Comments
3	12/20/22	Address City Comments
4	03/03/23	Address City Comments

SHEET TITLE:  
**Landscape  
Plant List  
& Notes**  
7

# Landscape Notes & Details

## 14383 E. EVANS DR.: SITE PLAN LOT 1, BLOCK 1, SOUTHEAST COMMONS FILING NO. 3 CITY OF AURORA, COUNTY OF ARAPAHOE, STATE OF COLORADO

### Landscape Planting Details:

**SHRUB PLANTING**

SCALE: NOT TO SCALE

PRUNE BRANCHES BACK 1/3. RETAIN FORM

PLANT ROOTBALL AT SAME GRADE AS WHICH SHRUB GREW

FORM SAUCER WITH 3" CONTINUOUS RIM

3" MULCH (SEE NOTES)

SPECIFIED PLANTING MIX. WATER + TAMP TO REMOVE AIR POCKETS

SCARIFY PIT SIDES

REMOVE CONTAINER. IF B+B - REMOVE TOP 1/3 OF BURLAP AND ALL WIRES + TIES

**GROUNDCOVER PLANTING DETAIL**

SCALE: NOT TO SCALE

PLANTS TO BE INSTALLED IN TRIANGULAR PATTERN UNLESS NOTED OTHERWISE

DIMENSION 'X' AS NOTED

PLANT SPACING AS PER PLAN

2" MULCH INSTALLED BEFORE PLANTING

PREPARE BED AS PER WRITTEN SPECIFICATION

**EVERGREEN TREE PLANTING**

SCALE: NOT TO SCALE

PLANT SO THAT TOP OF ROOT BALL IS EVEN WITH THE FINISHED GRADE. REMOVE BURLAP FROM TOP 1/3 OF BALL AND ALL TAGS/WIRES

DO NOT PRUNE OR DAMAGE LEADER. PRUNE BRANCHES BACK 1/3. RETAIN FORM. REMOVE ALL WIRES AND TAGS

PAINT ALL CUTS OVER 1" DIA.

30" METAL STAKES DRIVEN AT ANGLE FIRMLY INTO SUBGRADE PRIOR TO BACKFILLING

STAKE ABOVE FIRST BRANCHES OR AS NECESSARY FOR FIRM SUPPORT

SPECIFIED PLANTING MIX. WATER + TAMP TO REMOVE AIR POCKETS

2 STRAND TWISTED 12 GAUGE GAL. WIRE ATTACHED TO 2" WIDE NYLON WEBBING

HARDWOOD STAKES 1-3" STAKES 2" X 2" DRIVEN (MIN. 18") FIRMLY INTO SUBGRADE PRIOR TO BACKFILLING (USE GUY METHOD FOR TREES OVER 4" CAL.)

SPECIFIED PLANTING MIX. WATER + TAMP TO REMOVE AIR POCKETS

120° (TYP.)

**DECIDUOUS TREE PLANTING**

SCALE: NOT TO SCALE

PLANT SO THAT TOP OF ROOT BALL IS 1' TO 2' ABOVE FINISHED GRADE. REMOVE BURLAP FROM TOP 1/3 OF BALL AND ALL TAGS/WIRES/WIRE BASKETS

DO NOT PRUNE OR DAMAGE LEADER. PRUNE BRANCHES BACK 1/3. RETAIN FORM. REMOVE ALL WIRES AND TAGS

PAINT ALL CUTS OVER 1" DIA.

STAKE ABOVE FIRST BRANCHES OR AS NECESSARY FOR FIRM SUPPORT

BITUMINOUS IMPREGNATED TREE WRAP - TO 1ST BRANCH

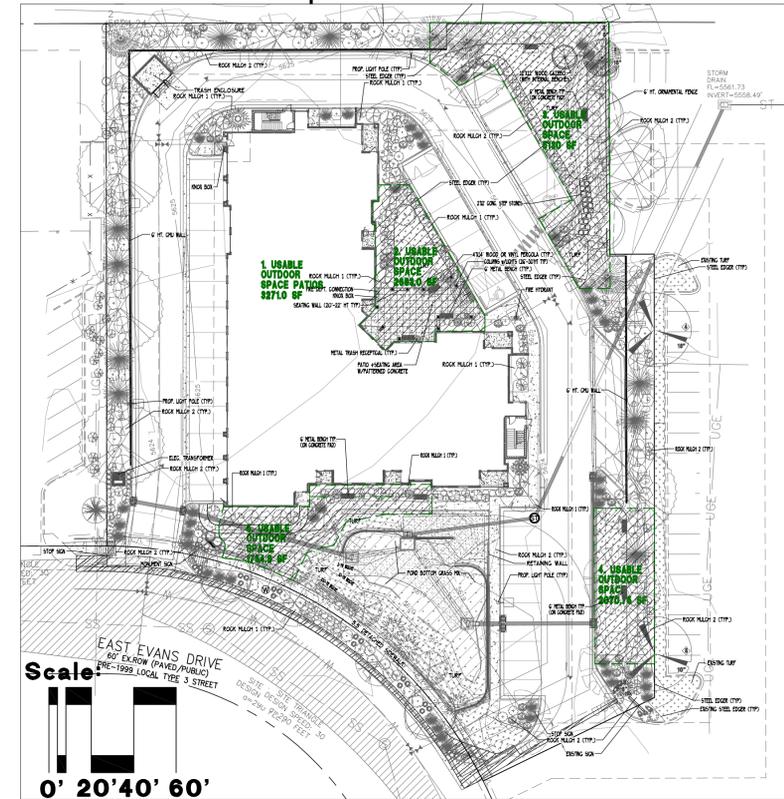
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SPECIFIED PLANTING MIX. WATER + TAMP TO REMOVE AIR POCKETS

120° (TYP.)

### Usable Outdoor Space Areas



#### Usable Outdoor Space Information:

Site Area	20 % Outdoor Space Requirement	Proposed Usable Outdoor Space Description	Proposed Outdoor Space Areas Provided
74,119.75 SF	14,824 SF	1. Unit Balconies	3,271 SF
		2. Main Entry Patio, Seating, Pergola, Open Turf, & Passive Recreation Area	2,663 SF
		3. NE Gazebo (w/Benches), Bench Seating, Open Turf, & Passive Recreation Area	5,130 SF
		4. SE Bench Seating, Open Turf, & Passive Recreation/Dog Walking Area	2,070 SF
		5. South Bench Seating & Open Turf Area	1,755 SF
<b>TOTAL</b>	<b>14,824 SF</b>		<b>14,889 SF</b>

#### Curbside Landscape Area Table (Street Tree & Shrub Requirements):

Street	Curbside Length	Notes	# Trees Required (1/40 LF)	# Trees Provided	Tree Lawn Area	# Shrubs Required (1/40 SF)	# Shrubs Provided
E. Evans Drive Public Street w/ Detached Sidewalk	131.0'	Excluding Driveway	4 (3.28)	4	131'x8'= 1048 SF	26.2	20 Shrubs + 21 Grasses/3 = 7 Shrub Equiv. = 27

#### Residential Building Elevation Landscaping Information:

Building Type	Building Perimeter Length	Plants Required (1.25 plants per 5 LF bldg. perimeter)	Trees Required (5%) / Provided	Tall Shrubs Required (15%) / Provided	Other Shrubs Required (80%) / Provided
MF Residential*	478.7 Ft.	120 (95.74)	6 / 7	18 / 18	96 / 96

\* Building Elevation, excluding driveways

#### Table of Street Frontage & Non-Street Frontage Buffer and Detention Pond Landscape Requirements:

Buffer/Area Description/Length /Adj. Land Use	Std. Buffer Width/Buffer Width Provided	Buffer Reduction Features	# Trees Required	# Shrubs Required	# Trees Provided	# Shrubs Provided
E. Evans Drive/ 187.25' / Pub. St.	20' / 20'		5	47	7**	27 + 10 Grasses = 30
West Prop. Line / 245.4' / MU-OI, Non-Residential	25' / 12**	6' Height Masonry Wall (198.5' Lngth.)	10	49	10	49
North Prop. Line W/ 162.4' / MU-OI, Non-Residential	25' / 12**	6' Height Masonry Wall (150' Lngth.)	7	33	7	33
North Prop. Line E./ 74.8' / MU-OI, Non-Residential	25' / 25'		3	15	3	15
East Prop. Line S./ 206.2' / MU-OI Non-Residential	25' / 12*-25' select areas	6' Height Masonry Wall (116' Lngth.)	9	41	9	41
East Prop. Line N./ 109.0' MU-OI Non-Residential	25' / 25'		4	22	5	22
Detention Pond Area 7750 SF			2	20	4**	0
<b>TOTAL</b>			<b>40</b>	<b>227</b>	<b>45</b>	<b>190</b>

\*Reduced buffer width provided due to provision of 6 foot height masonry walls (464.5' total length).  
\*\*Additional trees provided as shrub equivalents  
Mitigation Trees are not being counted toward Buffer or Street Frontage landscape trees.

### Landscape Notes:



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5975 S. Quebec Street  
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Prepared By:  
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Job # 4430

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DATE: 07/13/22  
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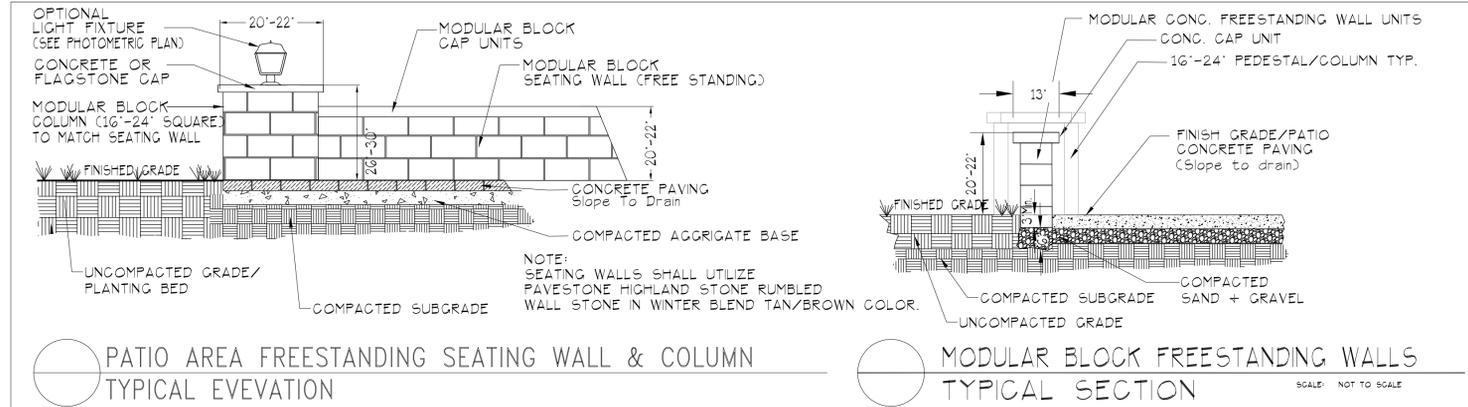
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SHEET TITLE:  
**Landscape Notes & Details**  
8

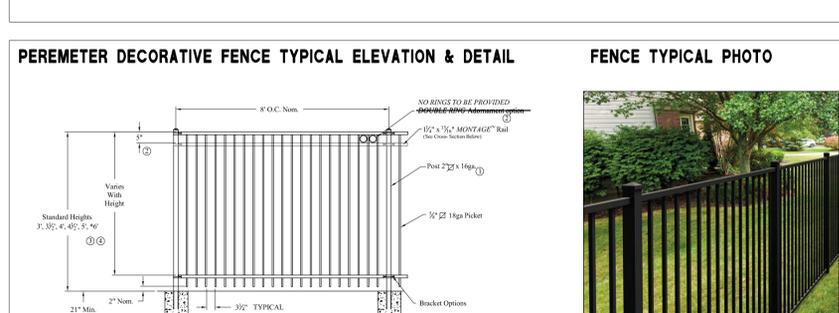
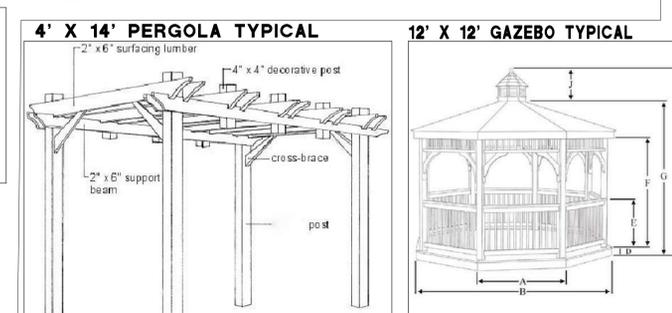
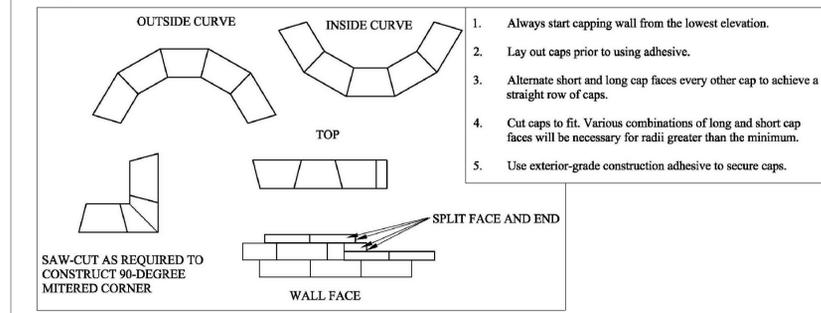
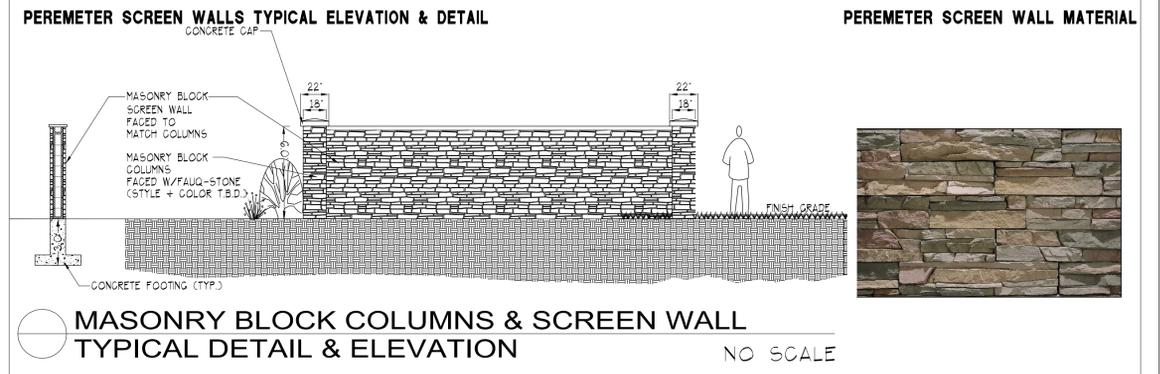
**14383 E. EVANS DR.: SITE PLAN  
LOT 1, BLOCK 1,  
SOUTHEAST COMMONS FILING NO. 3  
CITY OF AURORA, COUNTY OF ARAPAHOE, STATE OF COLORADO**

**Landscape Details**

**SEATING AREA - WALLS & COLUMN DETAILS: & PERGOLA & GAZEBO TYPICALS**



**PERIMETER SCREEN WALLS & FENCE TYPICAL ELEVATIONS & DETAILS**

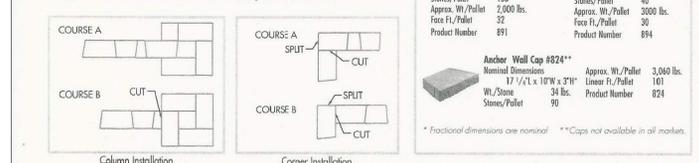


**PAVESTONE Rumbled Wall & Column Stone Typicals (or equal)  
COLOR: WINTER BLEND TAN/BROWN**  
**Anchor Highland Stone® Free Standing Wall**

The new Anchor Highland Stone® Free Standing Wall is crafted with the same earthy colors and rough-hewn texture that made Anchor Highland Stone® a top choice for retaining walls. The stones are available in three different sizes, giving walls a more natural look. Straight or curved, the Anchor Highland Stone® Free Standing Wall is our most versatile landscape product yet.

**COMPOSITION AND MANUFACTURE**  
Anchor Highland Stone® Free Standing Wall is made from a "no slump" concrete mix. Made under extreme pressure and high frequency vibrations, Anchor Highland Stone® has a compressive strength greater than 4000psi and a water absorption maximum of 7%.

- INSTALLATION**
- Step 1 - Excavate down and create a leveling pad of compacted base material that extends a minimum 6" in front of and 6" behind the stone. This leveling pad should also be a minimum of 6" deep. Once the pad is level and compact, begin placing the stones. The base course must be buried below grade and should be included when calculating total wall height.
  - Step 2 - To build the wall, use trapezoidal-shaped stones. The long side should be placed in alternating directions (back and front) to form a straight wall. To turn a radius, stones can be placed facing the same direction or saw-cut if needed.
  - Step 3 - Stones can be placed in any order to form an aesthetically pleasing pattern. The simplest pattern is one that incorporates large, medium and small stones. Stones should be fitted tightly against one another. This differs from retaining walls that have gapping in the back.
  - Step 4 - After setting the first course, sweep it clean to remove any debris before setting the second course on top of it. Remember to keep the wall on bond by placing stones in a staggered relationship to the course beneath.
  - Step 5 - Repeat this process to complete the wall. When finishing, glue the top two courses and cap into place with a concrete bonding material. For added strength, use glue on all courses.
- Column: Add a dignified look and increased stability to a wall. Columns are also a great way to incorporate lighting. Columns can be located in the middle or at the ends of a wall. The space left in the center of a column allow for reinforcement or electrical wiring if needed. To build columns, cut one column stone in half and stack column stones in a rotating pattern for each course. Two (2) column stone halves are needed for every four (4) courses.



Complete installation & specification details are available by contacting your Pavestone Sales Representative.

**APPLICATIONS**  
Seating Areas • Borders • Pilasters • Columns

**PRODUCT INFORMATION**  
Anchor Highland Stone® Free Standing Wall is available in a variety of sizes.  
Maximum wall height: 2 1/2'. Minimum radius: 4 ft.

<b>18" Highland FSW</b> Nominal Dimensions: Front: 18" x 9" x 6" Back: 18" x 9" x 6" W./Stone: 80 lbs. Stones/Pallet: 40 Approx. W./Pallet: 3200 lbs. Face Ft./Pallet: 30 Product Number: 893	<b>12" Highland FSW</b> Nominal Dimensions: Front: 12" x 9" x 6" Back: 12" x 9" x 6" W./Stone: 50 lbs. Stones/Pallet: 60 Approx. W./Pallet: 3000 lbs. Face Ft./Pallet: 30 Product Number: 892
<b>6" Highland FSW</b> Nominal Dimensions: Front: 6" x 9" x 6" Back: 6" x 9" x 6" W./Stone: 30 lbs. Stones/Pallet: 100 Approx. W./Pallet: 2,000 lbs. Face Ft./Pallet: 30 Product Number: 891	<b>Highland Column</b> Nominal Dimensions: Front: 18" x 9" x 6" Back: 18" x 9" x 6" W./Stone: 75 lbs. Stones/Pallet: 40 Approx. W./Pallet: 3000 lbs. Face Ft./Pallet: 30 Product Number: 894

**Anchor Wall Cap #824\*\***  
Nominal Dimensions:  
17 1/2" x 10" x 3 1/2"  
W./Stone: 90  
Stones/Pallet: 90  
Approx. W./Pallet: 3,000 lbs.  
Lines Ft./Pallet: 101  
Product Number: 824

\* Fractional dimensions are nominal \*\*Caps not available in all markets.

**Highland Stone®  
MULTIPIECE WALL SYSTEM**

**6" FREESTANDING WALL PRODUCT INFORMATION**

<b>Stretcher Units</b>	<b>Large</b>	<b>Medium</b>	<b>Small</b>
Approximate Dimensions*	Front: 6" x 18" x 9" Back: 6" x 16" x 9"	6" x 2" x 9" 6" x 10" x 9"	6" x 6" x 9" 6" x 4" x 9"
Approximate Weight*	70 lbs.	45 lbs.	20 lbs.
Coverage	0.71 sq. ft.	0.46 sq. ft.	0.21 sq. ft.

<b>Accessory Units</b>	<b>XL™ Cap</b>	<b>Corner/Column</b>
Approximate Dimensions*	Front: 5" x 18" x 13" Back: 5" x 12" x 13"	6" x 18" x 9" 6" x 16" x 9"
Approximate Weight*	44 lbs.	75 lbs.
Coverage	1.25 sq. ft.	1.13 sq. ft.

See anchorwall.com for installation instructions.

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**G**

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Prepared By:  
**Kirby Smith & Associates, Inc.**  
Land Planning • Site Design • Landscape Architecture  
8001 So. Aurora Ct., Centennial, CO 80121  
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**Landscape  
Details**





PRIMARY / SECONDARY MATERIAL CALCULATIONS		
MATERIAL	SQUARE FOOTAGE	PERCENTAGE
STUCCO	13,511 SF	66%
ADHERED MASONRY	6,638 SF	33%
METAL SIDING	107 SF	1%

TOTAL BUILDING: 20,076 SF
MASONRY & STUCCO REQUIREMENTS: 80% FACADE AREA
PROVIDED: 99% FACADE AREA

**MASONRY PERCENTAGES**  
**AURORA UNIFIED DEVELOPMENT ORDINANCE REQUIREMENTS FOR MASONRY**

- MU-OI 146-4.8.6.C
- INTENSE, BRIGHT, OR FLUORESCENT COLORS SHALL NOT BE USED AS THE PREDOMINANT COLOR ON ANY WALL OR ROOF OF ANY PRIMARY OR ACCESSORY STRUCTURE. THESE COLORS MAY BE USED AS BUILDING ACCENT COLORS, BUT SHALL NOT CONSTITUTE MORE THAN 10 PERCENT OF THE AREA OF EACH ELEVATION OF A BUILDING.
  - HIGHLY REFLECTIVE GLASS IS PROHIBITED ON ALL FACADES. SUCH PROHIBITION SHALL APPLY REGARDLESS OF WHETHER THE GLASS IS USED IN WINDOW OR SPANDREL AREAS.

MU-OI 146-4.8.6.D

MASONRY STANDARDS FOR SINGLE-FAMILY ATTACHED, AND MULTIFAMILY RESIDENTIAL DWELLINGS. MASONRY STANDARDS FOR SINGLE-FAMILY ATTACHED AND MULTIFAMILY DWELLINGS (OTHER THAN TWO-FAMILY DWELLINGS), ARE AS INDICATED IN TABLE 4-8-6 BELOW. ALTERNATIVE EQUIVALENT MATERIAL TO THE MATERIALS LISTED IN TABLE 4-8-6 MAY BE APPROVED BY THE PLANNING DIRECTOR IF THE APPLICANT SUBMITS THE MATERIAL WARRANTY, DURABILITY SPECIFICATIONS, SAMPLE MATERIAL, AND PHOTOGRAPHS OF THE MATERIAL ON STRUCTURES SIMILAR TO THE PROPOSED STRUCTURE OR DEVELOPMENT AND THE DIRECTOR DETERMINES THAT THE MATERIALS PROVIDE SIMILAR DURABILITY AND VISUAL QUALITY.

- 60 PERCENT SHALL BE CLAD IN BRICK OR STONE, OR
- 80 PERCENT SHALL BE CLAD IN STUCCO, OR
- 90 PERCENT SHALL BE CLAD IN A COMBINATION OF STUCCO AND BRICK, OR STUCCO AND STONE.

\*NET FACADE AREA MEANS THE TOTAL AREA OF ALL EXTERIOR WALLS FOR ALL STORIES ABOVE GRADE PLANE ON ANY RESIDENTIAL DESIGN PLAN ELEVATIONS, MINUS THE AREA OF ANY WINDOWS, DOORS (INCLUDING GARAGE DOORS), ROOF GABLE ENDS, AND ROOF DORMERS WITH A NET WALL AREA OF LESS THAN 100 SQUARE FEET. FOR PURPOSES OF THIS DEFINITION, "WALLS" SHALL MEAN THE VERTICAL SURFACES OR SURFACES WITHIN 15 DEGREES OF VERTICAL ON A BUILDING'S EXTERIOR, INCLUDING COLUMNS, FOR PURPOSE OF COMPLIANCE WITH THIS SECTION, THE PERCENTAGE OF NET FACADE AREA COVERAGE MAY VARY ON EACH ELEVATION SO LONG AS THE TOTAL NET FACADE AREA COVERAGE OF ALL ELEVATIONS OF THE STRUCTURE MEETS THE REQUIRED MINIMUM COVERAGE PERCENTAGE.

**14383 E. EVANS DR.: SITE PLAN**  
**LOT 1, BLOCK 1,**  
**SOUTHEAST COMMONS FILING NO. 3**  
**CITY OF AURORA, COUNTY OF ARAPAHOE, STATE OF COLORADO**

MATERIAL KEY		
MATERIAL:	MANUFACTURER:	COLOR:
STUCCO COLOR 1	SHERWIN-WILLIAMS	SW-7042 - SHOJI WHITE
STUCCO COLOR 2	SHERWIN-WILLIAMS	SW-9171 - FELTED WOOL
MASONRY VENEER	ELDORADO STONE	STACKED STONE - CASTAWAY
6" FIBER CEMENT LAP SIDING	SHERWIN-WILLIAMS	SW-7042 - SHOJI WHITE
METAL SIDING	SHERWIN-WILLIAMS	SW-7069 - IRON ORE
ACCENT	SHERWIN-WILLIAMS	SW-7069 - IRON ORE

SCUPPERS, DOWNSPOUTS, & TRIM SHALL BE PAINTED TO MATCH THE COLOR OF THE WALL THEY ARE MOUNTED TO.

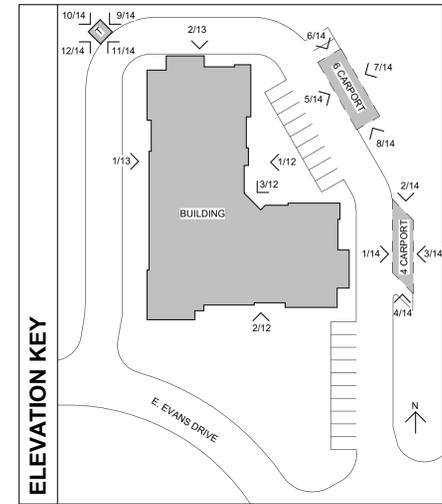
NOTE: DUE TO MANUFACTURER SUPPLY, MFR/COLOR SUBJECT TO CHANGE. ANY MODIFICATIONS TO LISTING MUST BE EQUIVALENT IN QUALITY AND COLOR AND BE SUBMITTED TO ARCHITECT OF RECORD FOR APPROVAL. ALL MODIFICATIONS ARE SUBJECT TO CITY OF AURORA APPROVAL.

ALL UTILITY PANELS AND METERS MOUNTED ON A BUILDING FACADE SHALL BE INTEGRATED INTO THE BUILDING DESIGN AND SHALL BE FLUSH WITH THE FACADE OR INSERTED INCONSPICUOUSLY INTO A WALL RECESS AND PAINTED TO MATCH THE FACADE. AVOID PLACING UTILITY PANELS AND METERS ON THE PRIMARY FACADE TO THE MAXIMUM EXTENT PRACTICABLE.

EQUIPMENT SHALL BE SCREENED FROM VIEW OF PUBLIC STREETS, PARKS, OPEN SPACES, TRAILS, PLAZAS, AND OTHER PUBLIC SPACE BY USING ARCHITECTURALLY COMPATIBLE WALLS OR LANDSCAPING.

ALL ROOFTOP MECHANICAL EQUIPMENT SHALL BE SCREENED FROM PUBLIC VIEW FROM STREET LEVEL AS VIEWED FROM ALL ADJACENT STREETS AND WALKWAYS BY INTEGRATING IT INTO BUILDING AND ROOF DESIGN TO THE MAXIMUM EXTENT PRACTICABLE.

BACK SIDE OF ALL VISIBLE PARAPETS SHALL BE FINISHED TO MATCH THE FRONT SIDE OF THE SAME WALL.



**2 SOUTH ELEVATION**  
 1/8" = 1'-0"



**3 FRONT ELEVATION**  
 1/8" = 1'-0"



**1 EAST ELEVATION**  
 1/8" = 1'-0"

**Godden|Sudik**  
 ARCHITECTS  
 SEE WHAT COULD BE  
 303.455.4437  
 www.goddensudik.com

5975 S. Quebec Street  
 Suite 250  
 Centennial, CO 80111

**14383 E. EVANS AVE**  
**UNITED PROPERTY DEV.**  
 14383 E. EVANS AVE.  
 AURORA, CO 80014

OWNER:  
 United Property  
 Developers LLC  
 10808 Troy St  
 Commerce City, CO 80022

REVISIONS:

NO.	DATE	DESCRIPTION

SHEET TITLE:  
**ELEVATIONS**

PRIMARY / SECONDARY MATERIAL CALCULATIONS		
MATERIAL	SQUARE FOOTAGE	PERCENTAGE
STUCCO	13,511 SF	66%
ADHERED MASONRY	6,638 SF	33%
METAL SIDING	107 SF	1%

TOTAL BUILDING: 20,076 SF  
 MASONRY & STUCCO REQUIREMENTS: 80% FAÇADE AREA  
 PROVIDED: 99% FAÇADE AREA

**MASONRY PERCENTAGES**  
 AURORA UNIFIED DEVELOPMENT ORDINANCE REQUIREMENTS FOR MASONRY

MU-OI 146-4.8.6.C  
 1. INTENSE, BRIGHT, OR FLUORESCENT COLORS SHALL NOT BE USED AS THE PREDOMINANT COLOR ON ANY WALL OR ROOF OF ANY PRIMARY OR ACCESSORY STRUCTURE. THESE COLORS MAY BE USED AS BUILDING ACCENT COLORS, BUT SHALL NOT CONSTITUTE MORE THAN 10 PERCENT OF THE AREA OF EACH ELEVATION OF A BUILDING.

2. HIGHLY REFLECTIVE GLASS IS PROHIBITED ON ALL FAÇADES. SUCH PROHIBITION SHALL APPLY REGARDLESS OF WHETHER THE GLASS IS USED IN WINDOW OR SPANDRELS AREAS.

MU-OI 146-4.8.6.D  
 MASONRY STANDARDS FOR SINGLE-FAMILY ATTACHED, AND MULTIFAMILY RESIDENTIAL DWELLINGS. MASONRY STANDARDS FOR SINGLE-FAMILY ATTACHED AND MULTIFAMILY DWELLINGS (OTHER THAN TWO-FAMILY DWELLINGS), ARE AS INDICATED IN TABLE 4.8-6 BELOW. ALTERNATIVE EQUIVALENT MATERIAL TO THE MATERIALS LISTED IN TABLE 4.8-6 MAY BE APPROVED BY THE PLANNING DIRECTOR IF THE APPLICANT SUBMITS THE MATERIAL WARRANTY, DURABILITY SPECIFICATIONS, SAMPLE MATERIAL, AND PHOTOGRAPHS OF THE MATERIAL ON STRUCTURES SIMILAR TO THE PROPOSED STRUCTURE OR DEVELOPMENT AND THE DIRECTOR DETERMINES THAT THE MATERIALS PROVIDE SIMILAR DURABILITY AND VISUAL QUALITY.

- 60 PERCENT SHALL BE CLAD IN BRICK OR STONE, OR
- 80 PERCENT SHALL BE CLAD IN STUCCO, OR
- 90 PERCENT SHALL BE CLAD IN A COMBINATION OF STUCCO AND BRICK, OR STUCCO AND STONE.

\*NET FAÇADE AREA MEANS THE TOTAL AREA OF ALL EXTERIOR WALLS FOR ALL STORIES ABOVE GRADE PLANE ON ANY RESIDENTIAL DESIGN PLAN ELEVATIONS, MINUS THE AREA OF ANY WINDOWS, DOORS (INCLUDING GARAGE DOORS), ROOF GABLE ENDS, AND ROOF DORMERS WITH A NET WALL AREA OF LESS THAN 100 SQUARE FEET. FOR PURPOSES OF THIS DEFINITION, "WALLS" SHALL MEAN THE VERTICAL SURFACES OR SURFACES WITHIN 15 DEGREES OF VERTICAL ON A BUILDING'S EXTERIOR, INCLUDING COLUMNS. FOR PURPOSE OF COMPLIANCE WITH THIS SECTION, THE PERCENTAGE OF NET FAÇADE AREA COVERAGE MAY VARY ON EACH ELEVATION SO LONG AS THE TOTAL NET FAÇADE AREA COVERAGE OF ALL ELEVATIONS OF THE STRUCTURE MEETS THE REQUIRED MINIMUM COVERAGE PERCENTAGE.

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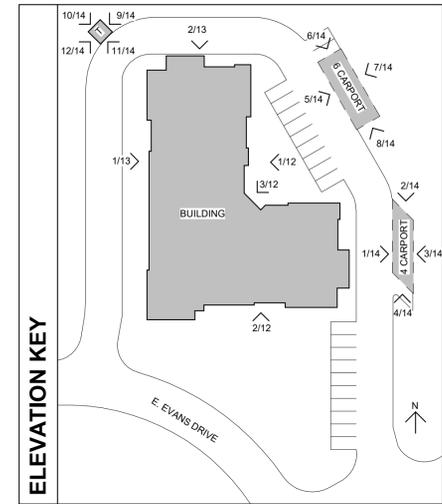
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2 NORTH ELEVATION  
 1/8" = 1'-0"



1 WEST ELEVATION  
 1/8" = 1'-0"

REVISIONS:

NO.	DATE	DESCRIPTION

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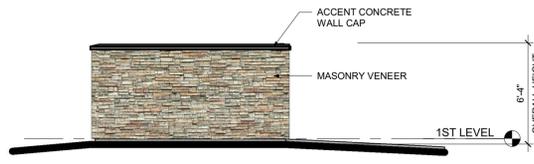
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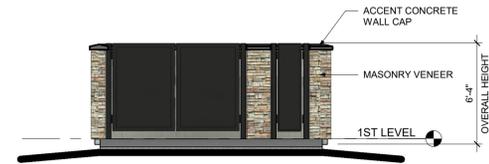
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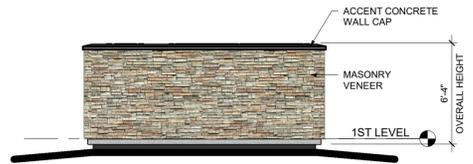
5975 S. Quebec Street  
Suite 250  
Centennial, CO 80111



**12 TRASH SOUTHWEST ELEVATION**  
3/16" = 1'-0"



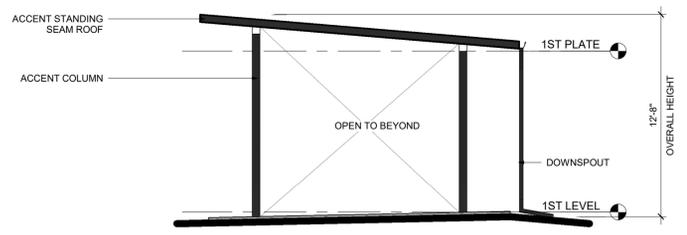
**11 TRASH SOUTHEAST ELEVATION**  
3/16" = 1'-0"



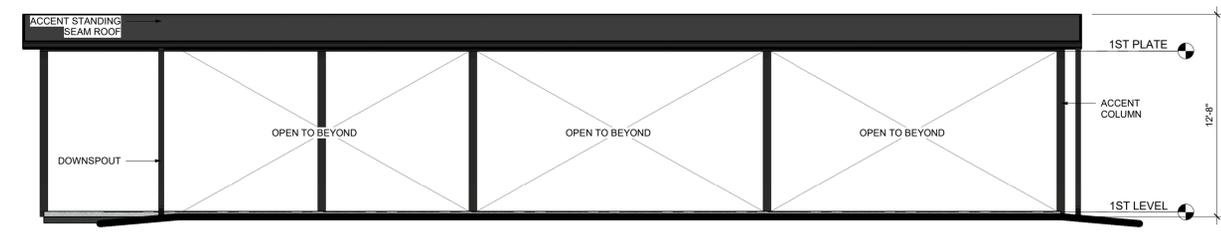
**10 TRASH NORTHWEST ELEVATION**  
3/16" = 1'-0"



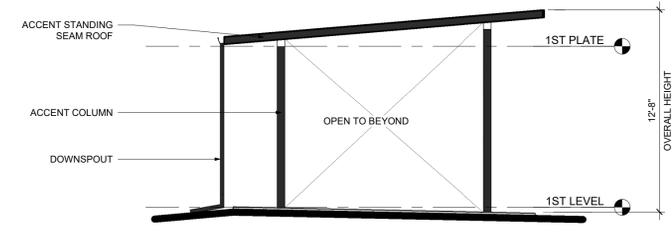
**9 TRASH NORTHEAST ELEVATION**  
3/16" = 1'-0"



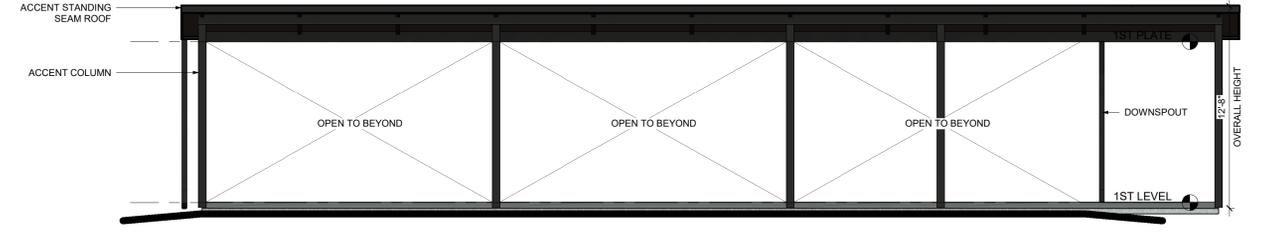
**8 6 CARPORT SOUTHEAST ELEVATION**  
3/16" = 1'-0"



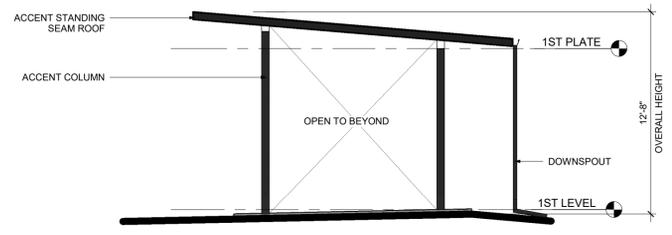
**7 6 CARPORT NORTHEAST ELEVATION**  
3/16" = 1'-0"



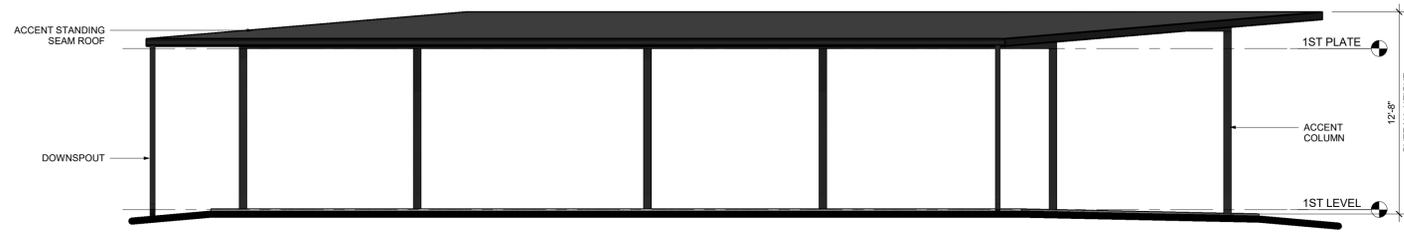
**6 6 CARPORT NORTHWEST ELEVATION**  
3/16" = 1'-0"



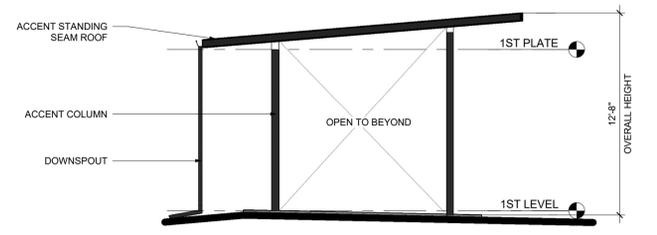
**5 6 CARPORT SOUTHWEST ELEVATION**  
3/16" = 1'-0"



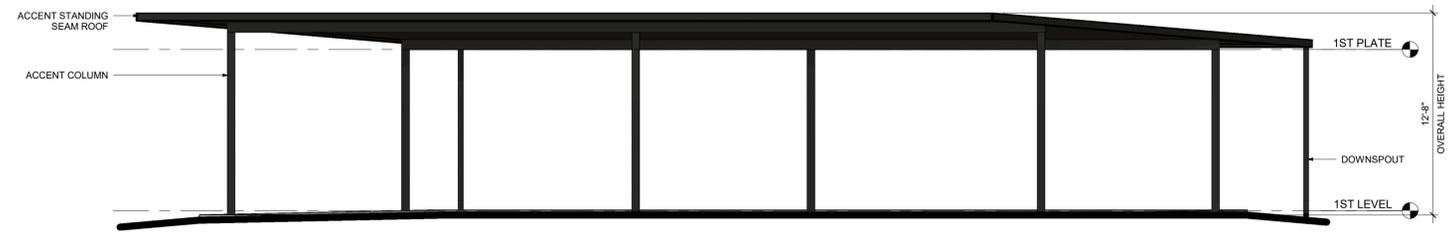
**4 4 CARPORT SOUTH ELEVATION**  
3/16" = 1'-0"



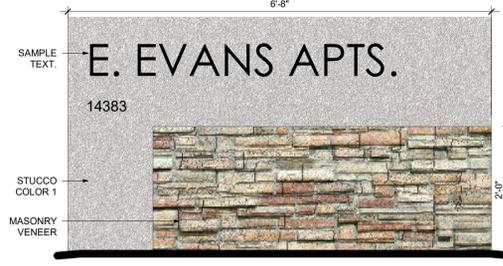
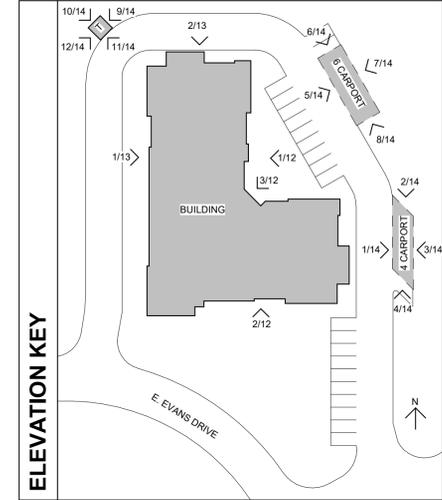
**3 4 CARPORT EAST ELEVATION**  
3/16" = 1'-0"



**2 4 CARPORT NORTH ELEVATION**  
3/16" = 1'-0"



**1 4 CARPORT WEST ELEVATION**  
3/16" = 1'-0"



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**UNITED PROPERTY DEV.**  
14383 E. EVANS DRIVE  
AURORA, CO 80014

OWNER:  
United Property  
Developers LLC  
10808 Troy St  
Commerce City, CO 80022

REVISIONS:


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ELEVATIONS