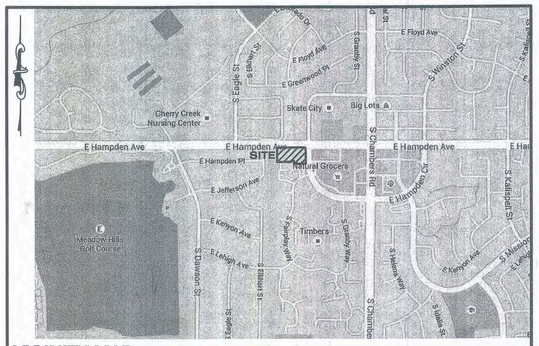
WHITESTONE LOFTS & HOMES SITE PLAN W/ WAIVER

LOT 1, BLOCK 1 AND TRACT "A", WHITESTONE SUBDIVISION FILING NO. 1
SITUATED IN THE NE 1/4 OF SECTION 6, T.5S., R.66W. OF THE 6TH P.M.
CITY OF AURORA, COUNTY OF ARAPAHOE, STATE OF COLORADO

CITY OF AURORA REQUIRED 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 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.
5. THE APPLICANT HAS THE OBLIGATION TO COMPLY WITH ALL APPLICABLE REQUIREMENTS OF THE AMERICAN 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 AND ENCROACHMENTS BY PRIVATE LANDSCAPE IRRIGATION SYSTEMS OR PRIVATE UTILITIES INTO EASEMENTS AND STREET RIGHTS-OF-WAY OWNED BY THE CITY OF AURORA ARE ACKNOWLEDGED BY THE UNDERSIGNED AS BEING SUBJECT TO CITY OF AURORA'S USE AND OCCUPANCY OF THE SAID EASEMENTS OR RIGHTS-OF-WAY. THE UNDERSIGNED, THEIR SUCCESSORS AND ASSIGNS, HEREBY AGREE TO INDEMNIFY THE CITY OF AURORA FOR ANY LOSS, DAMAGE OR REPAIR TO CITY FACILITIES THAT MAY RESULT FROM THE INSTALLATION, OPERATION OR MAINTENANCE OF SAID PRIVATE IRRIGATION SYSTEMS OR PRIVATE UTILITIES
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 THE AURORA CITY CODE, SECTION 126, ARTICLE VII -NUMBERING OF 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, REQUIRE ALL BUILDINGS TO BE ASSESSED FOR ADEQUATE EMERGENCY RESPONDER RADIO COVERAGE. AT THE TIME THE STRUCTURE IS AT FINAL FRAME AND FINAL ELECTRICAL INSPECTIONS. THE GENERAL CONTRACTOR (GC) WILL BE REQUIRED TO HIRE A 3RD PARTY TO ASSESS THE RADIO FREQUENCY LEVELS WITHIN THE STRUCTURE AT TIME OF FINAL FRAME AND ELECTRICAL INSPECTIONS. THE 3RD PARTY WILL PROVIDE THE RESULTS OF THE TEST TO BOTH THE GENERAL CONTRACTOR AND THE AURORA BUILDING DIVISION AS TO WHETHER THE STRUCTURE PASSED OR FAILED THE PRELIMINARY RADIO SURVEILLANCE. THIS ASSESSMENT IS AT THE OWNER OR DEVELOPERS EXPENSE. A STRUCTURE THAT HAS PASSED THIS SURVEILLANCE REQUIRES NO FURTHER ACTION BY THE GC. A FAILED RADIO SURVEILLANCE WILL REQUIRE A DESIGNATED CONTRACTOR TO SUBMIT PLANS TO THE AURORA BUILDING DIVISION TO OBTAIN A BUILDING PERMIT PRIOR TO INSTALLATION.



VICINITY MAP

SCALE: 1"=1000'

SHEET INDEX

COVER SHEET. S1
SITE PLAN. S2
PRELIMINARY GRADING & UTILITY PLAN. S3
LANDSCAPE PLAN & KEY. S4
LANDSCAPE NOTES & PLANT LIST. S5
LANDSCAPE NOTES & PLANT DETAILS. S6
EXISTING TREE PLAN. S7
ARCHITECTURAL ELEVATIONS. S8-S10
ARCHITECTURAL PHOTOMETRIC PLAN. S11

DESIGN TEAM:

APPLICANT: JUSTIN & DYLAN, LLC
ATTN: MOSTAFA KARGARZADEH
16089 EAST MAPLEWOOD DRIVE
CENTENNIAL, COLORADO 80016
PHONE: (303) 297-7750

ARCHITECT: DEPENBUSCH ARCHITECTURE
ATTN: LAWRENCE DEPENBUSCH
4280 EAST FREMONT AVENUE
CENTENNIAL, COLORADO 80122
PHONE: (303) 981-8790

ENGINEER: ENGINEERING SERVICE COMPANY
ATTN: DAVID R. ADDOR
1300 SOUTH POTOMAC STREET, SUITE 126
AURORA, COLORADO 80012
PHONE: (303) 337-1393

LANDSCAPE ARCHITECT: KIRBY SMITH & ASSOCIATES, INC.
ATTN: KIRBY SMITH
6201 SOUTH HUDSON COURT
CENTENNIAL, COLORADO 80121
PHONE: (303) 694-9484

SITE DATA:

LAND AREA WITHIN PROPERTY LINES: 83,968 SQUARE FEET OR 1.9276 ACRES
NUMBER OF UNITS PROPOSED: 6 TOWNHOME UNITS AND 22 MULTI-FAMILY UNITS
NUMBER OF BUILDING: 3
PROVIDED HEIGHT OF BUILDING: 35 FEET
TOTAL BUILDING COVERAGE: 15,852 SQUARE FEET OR 18.9%
HARD SURFACE AREA: 28,646 SQUARE FEET OR 34.1%
LANDSCAPE AREA: 39,470 SQUARE FEET OR 47.0%
PRESENT ZONING CLASSIFICATION: AOD
PROPOSED ZONING CLASSIFICATION: R-2 MEDIUM DENSITY RESIDENTIAL DISTRICT
BUILDING SUMMARY:
TOWNHOMES: OCCUPANCY TYPE: R-3 NON-SPRINKLED
CONSTRUCTION TYPE: V+B, NON-RATED, NON-SPRINKLED
TOTAL SQUARE FOOTAGE: 7,626 EACH
IBC TYPE: B
MULTI-FAMILY BUILDINGS: OCCUPANCY TYPE: R-2
CONSTRUCTION TYPE: V-B, NON-RATED, SPRINKLED
TOTAL SQUARE FOOTAGE: 13,647 EACH
IBC TYPE: A

PARKING SPACE REQUIREMENTS:
TOWNHOMES: 2 SPACES PER UNIT + 1 GUEST SPACE PER EVERY 2 UNITS
MULTI-FAMILY: 2 SPACES PER 2 BEDROOM UNIT + 1 GUEST SPACE PER UNIT + 1 GUEST SPACE PER EVERY 5 UNITS
GARAGES: 35% OF TOTAL UNITS IN MULTI-FAMILY

TOTAL REQUIRED TOWNHOMES: 15 SPACES (6x2 = 12+3 = 15)
MULTI-FAMILY: 71 SPACES (2x22 = 44+22+5 = 71)
TOTAL: 86 SPACES
HANDICAP SPACES: 4 SPACES

TOTAL PROVIDED GARAGE: 16 SPACES (44X0.35 = 15.4) MULTI-FAMILY
GARAGE: 6 TOWNHOME SPACES
DRIVEWAY: 14 SPACES
OPEN: 51 SPACES
TOTAL: 86 SPACES
HANDICAP SPACES: 4 SPACES (1 VAN ACCESSIBLE)

SIGNAGE:
HAMPDEN AVENUE: SINGLE-FACED MONUMENT SIGN
12 SQUARE FEET
HAMPDEN CIRCLE: DOUBLE-FACED MONUMENT SIGN
24 SQUARE FEET

WAIVER REQUESTED:

WAIVER TO LANDSCAPE SIDE SETBACK: TABLE 14.4, ARTICLE 14

LOCATION:
WEST PROPERTY LINE

WAIVER:
REDUCE TO 10 FOOT AVERAGE SETBACK W/ XERISCAPE, GRADE CHANGE & 6' WOOD FENCE

JUSTIFICATION:
EXISTING 6' WOOD FENCE BELONGS TO ADJACENT OWNER AND SCREENS VIEW TO PROPOSED SITE. SITE IS DEPRESSED 2.5 TO 3 FEET BELOW ADJACENT PROPERTY. SITE LANDSCAPE TREATMENT IS ENHANCED ABOVE REQUIREMENTS.

LEGAL DESCRIPTION:

LOT 1, BLOCK 1 AND TRACT "A", WHITESTONE SUBDIVISION FILING NO. 1
CITY OF AURORA, COUNTY OF ARAPAHOE, STATE OF COLORADO

OWNER'S CERTIFICATE:

SITE ADDRESS: 14900 EAST HAMPDEN AVENUE

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 JUSTIN AND DYLAN LLC, A COLORADO LIMITED LIABILITY COMPANY HAS CAUSED THESE PRESENTS TO BE EXECUTED THIS 21st DAY OF November, 20 16 A.D.

JUSTIN AND DYLAN, LLC, A COLORADO LIMITED LIABILITY COMPANY

BY: _____
MOSTAFA KARGARZADEH, PRESIDENT

STATE OF COLORADO)
) §
COUNTY OF ARAPAHOE)

THE FOREGOING INSTRUMENT WAS ACKNOWLEDGED BEFORE ME THIS 21st DAY OF November, 20 16 A.D., BY MOSTAFA KARGARZADEH.

WITNESS MY HAND AND OFFICIAL SEAL:

NOTARY PUBLIC

JOHN D. PERRY
NOTARY PUBLIC
STATE OF COLORADO
NOTARY ID 20134056269
MY COMMISSION EXPIRES SEPT. 9, 2017

9/9/2017
MY COMMISSION EXPIRES

CITY OF AURORA APPROVALS:

CITY ATTORNEY: _____ DATE: 12/22/16
PLANNING DIRECTOR: _____ DATE: 12-16-16
PLANNING COMMISSION: Michael Gold CHAIRPERSON DATE: 12/14/16
CITY COUNCIL: Stephen D. Hogan MAYOR DATE: 12/20/16
ATTEST: _____ CITY CLERK DATE: 12/20/16
DATABASE APPROVAL DATE: 5/26 pcj 6/27 CD

RECORDER'S CERTIFICATE:

ACCEPTED FOR FILING IN THE OFFICE OF THE CLERK AND RECORDER OF ARAPAHOE COUNTY, COLORADO AT _____ O'CLOCK _____M. THIS _____ DAY OF _____, 20_____ A.D.

CLERK AND RECORDER: DEPUTY:

AMENDMENTS:

1. 05/30/2017
REVISE GARAGES AND PARKING; ADD 2 PARKING SPACES AT TOWNHOME; MINOR LANDSCAPE REVISIONS.

2. 03/05/2018
ADD RETAINING WALL W/ 6' WOOD FENCE; REVISE REAR PATIO, REVISE WALK; MODIFY LANDSCAPING FOR WALL AND WALK.

Know what's below. Call before you dig.
CALL 811
WWW.CALL811.COM
On The One-call Center Of Colorado
1-800-922-1987
CALL 2 BUSINESS DAYS IN ADVANCE BEFORE YOU DIG, GRADE, OR EXCAVATE FOR THE MARKING OF UNDERGROUND MEMBER UTILITIES

Revisions

No.	Description:	Date:	By:
1	PER CITY COMMENTS	03/11/2016	JDP
2	PER CITY COMMENTS	04/22/2016	JDP
3	PER CITY COMMENTS AND CLIENT CHANGES	10/28/2016	JDP

ESC ENGINEERING SERVICE COMPANY
Creative Solutions Since 1984
14150 East Evans Avenue
Aurora, Colorado 80014
engineeringservicco.com
P 303.337.1393
F 303.337.0929
TF 1.877.273.0859

COVER SHEET
WHITESTONE LOFTS & HOMES SITE PLAN W/ WAIVER
LOT 1, BLOCK 1 AND TRACT "A", WHITESTONE SUBDIVISION FILING NO. 1
SITUATED IN THE NE 1/4 OF SECTION 6, T.5S., R.66W. OF THE 6TH P.M.
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Prepared For:
JUSTIN & DYLAN, LLC
16089 EAST MAPLEWOOD DRIVE
CENTENNIAL, COLORADO 80016
PHONE: (303) 297-7750
ATTN: MOSTAFA KARGARZADEH

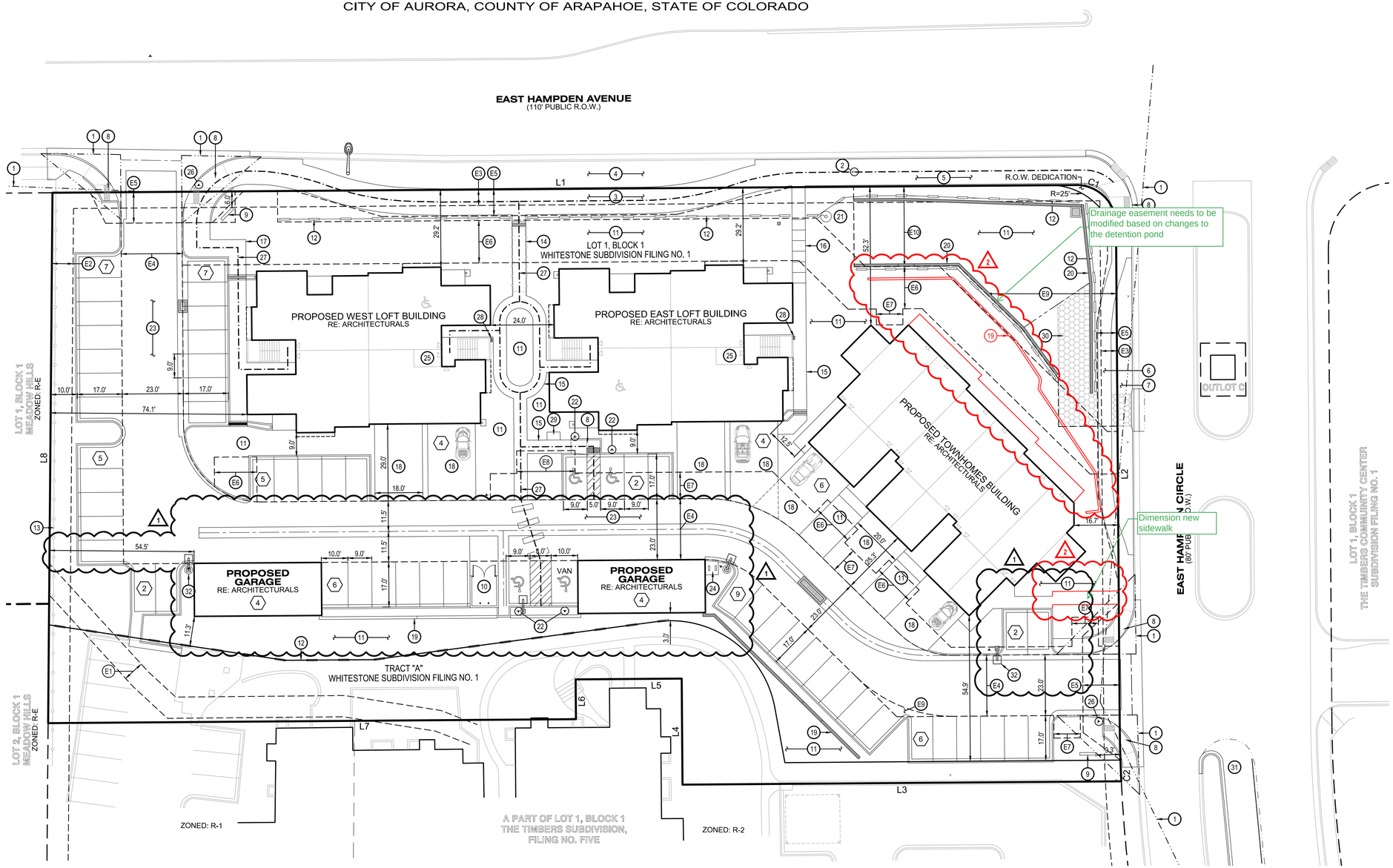
Designed by: DRA	Drawer No.: CP-350
Drawn by: JDP	Date: 01/05/2016
Checked by: DRA	Scale: Horz.: N.A. Vert.: N.A.
Sheet No.: S1	

WHITESTONE 2016-4001-00

WHITESTONE LOFTS & HOMES SITE PLAN W/ WAIVER

LOT 1, BLOCK 1 AND TRACT "A", WHITESTONE SUBDIVISION FILING NO. 1
SITUATED IN THE NE 1/4 OF SECTION 6, T.5S., R.66W. OF THE 6TH P.M.
CITY OF AURORA, COUNTY OF ARAPAHOE, STATE OF COLORADO

Scale: 1" = 20'



CURVE DATA TABLE

COURSE	DELTA	RADIUS	LENGTH
C1	90°00'00"	15.00'	23.56'
C2	02°18'42"	540.00'	21.79'

LINE DATA TABLE

COURSE	BEARING	LENGTH
L1	N89°34'12"E	385.86'
L2	S00°25'48"E	188.22'
L3	S89°34'12"W	165.44'
L4	N00°25'48"W	40.00'
L5	S89°34'12"W	40.00'
L6	S00°25'48"E	15.00'
L7	S89°34'12"W	199.00'
L8	N00°28'08"E	200.03'

SCHEDULE:

1. PROPOSED SIGHT TRIANGLE
2. EXISTING BUS STOP TO REMAIN
3. PROPOSED 10' DETACHED CONCRETE WALK
4. PROPOSED 10' TREE LAWN
5. PROPOSED 10' CONCRETE WALK
6. PROPOSED 5' DETACHED CONCRETE WALK
7. PROPOSED 8' TREE LAWN
8. PROPOSED HANDICAP RAMP
9. PROPOSED MONUMENT SIGN, RE: ARCHITECTURALS
10. PROPOSED TRASH ENCLOSURE, RE: ARCHITECTURALS
11. PROPOSED LANDSCAPING, RE: LANDSCAPE PLAN
12. PROPOSED 3FT. DECORATIVE FENCE, RE: ARCHITECTURALS
13. PROPOSED FENCE LINE TO REMAIN
14. PROPOSED 5' CONCRETE WALK W/ RAILING
15. PROPOSED 5' CONCRETE WALK
16. PROPOSED 5' CONCRETE STEPPED WALK
17. PROPOSED 6.5' CONCRETE WALK
18. PROPOSED CONCRETE DRIVEWAY
19. PROPOSED MODULAR BLOCK RETAINING WALL
20. PROPOSED STRUCTURAL MODULAR BLOCK RETAINING WALL IN POND AREA
21. PROPOSED FLAG POLE
22. PROPOSED ACCESSIBLE PARKING SIGN, MUTCD R7-8 & R7-8P
23. PROPOSED ASPHALT DRIVE
24. PROPOSED BIKE RACK
25. PROPOSED SPRINKLER RISER ROOM
26. PROPOSED STOP SIGN, MUTCD R1-1
27. PROPOSED ACCESSIBLE EXTERIOR ROUTE
28. PROPOSED KNOX BOX
29. PROPOSED POSTAL CLUSTER BOX UNITS
30. PROPOSED DETENTION POND ACCESS
31. PROPOSED LEFT TURN BAY
32. PROPOSED LIGHT POLE, TYPICAL RE: PHOTOMETRICS

EASEMENT SCHEDULE:

- E1 EXISTING 8' UTILITY EASEMENT, (BK.2317~PG.481) APPROXIMATE LOCATION ONLY
- E2 EXISTING 8' UTILITY EASEMENT, (REC. NO. 1411364)
- E3 EXISTING 6' GAS EASEMENT, (REC. NO. 1411364)
- E4 PROPOSED 23' FIRE LANE, PUBLIC ACCESS & UTILITY EASEMENT
- E5 PROPOSED SIDEWALK EASEMENT
- E6 PROPOSED 16' UTILITY EASEMENT
- E7 PROPOSED 10' UTILITY EASEMENT
- E8 PROPOSED 22' UTILITY EASEMENT
- E9 PROPOSED UTILITY EASEMENT
- E10 PROPOSED DRAINAGE EASEMENT

NOTES:

1. THE CONTRACTOR IS SPECIFIALLY CAUTIONED THAT THE LOCATION AND/OR ELEVATION OF EXISTING UTILITIES AS SHOWN ON THESE PLANS IS BASED ON RECORDS OF THE VARIOUS UTILITY COMPANIES, A UTILITY LOCATOR SERVICE AND, WHERE POSSIBLE, MEASUREMENTS TAKEN IN THE FIELD. THE INFORMATION IS NOT TO BE RELIED ON AS EXACT OR COMPLETE. THE CONTRACTOR MUST CALL THE LOCAL UTILITY LOCATION CENTER AT LEAST 48 HOURS BEFORE ANY EXCAVATION TO REQUEST EXACT FIELD LOCATIONS OF THE UTILITIES. IT SHALL BE THE RESPONSIBILITY OF THE CONTRACTOR TO RELOCATE ALL EXISTING UTILITIES WHICH CONFLICT WITH THE PROPOSED IMPROVEMENTS SHOWN ON THE PLANS.
2. ALL CONSTRUCTION OR CONSTRUCTION STAKING FOR THIS PROJECT SHALL BE DONE PER THE SIGNED AND APPROVED CIVIL CONSTRUCTION PLANS. ENGINEERING SERVICE COMPANY IS NOT LIABLE FOR ANY DISCREPANCIES BETWEEN ANY BID SET AND/OR BUILDING SET AND THE APPROVED CIVIL CONSTRUCTION PLANS.
3. TRACT "A" CONTAINS EXISTING WALKS, DRIVE, PARKING, LANDSCAPING AND OTHER FEATURES TO REMAIN UNDER CONTROL OF THE CONDOMINIUM ASSOCIATION AT EAST HAMPDEN CIRCLE, INC. UNDER AN EASEMENT AGREEMENT RECORDED IN THE RECORDS OF ARAPAHOE COUNTY, COLORADO AT RECEPTION NO. _____.

Know what's below. Call before you dig.
CALL 811
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Or The Colorado Center of Colorado Springs (719) 528-6160
1-800-922-1987
CALL 811 SERVICES 2 DAYS IN ADVANCE BEFORE YOU DIG, GRADE, OR EXCAVATE FOR THE MARKING OF UNDERGROUND MEMBER UTILITIES

Revisions

No.	Description:	Date:	By:
1	PER CITY COMMENTS	03/11/2016	JDP
2	PER CITY COMMENTS	04/22/2016	JDP
3	PER CITY COMMENTS AND CLIENT CHANGES	10/26/2016	JDP

ESC ENGINEERING SERVICE COMPANY
Creative Solutions Since 1964
14158 East Evans Avenue
Aurora, Colorado 80014
engineeringserviceco.com
P 303.337.1393
F 303.337.2083
P 877.225.0659

SITE PLAN
WHITESTONE LOFTS & HOMES SITE PLAN W/ WAIVER
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SITUATED IN THE NE 1/4 OF SECTION 6, T.5S., R.66W. OF THE 6TH P.M.
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Prepared For:
JUSTIN & DYLAN, LLC
16698 EAST MAPLEWOOD DRIVE
CENTENNIAL, COLORADO 80016
PHONE: (303) 287-7750
ATTN: KRISTAFA KARGERADEH

Designed by: DRA	Drawer No.: CP-350
Drawn by: JDP	Date: 01/05/2016
Checked by: DRA	Scale: Horz.: 1"=20' Vert.: N.A.
Sheet No.: S2	

WHITESTONE LOFTS & HOMES SITE PLAN W/ WAIVER

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CITY OF AURORA, COUNTY OF ARAPAHOE, STATE OF COLORADO

2 12 30
0 6 20 40
Scale: 1" = 20'
1' Contour Interval

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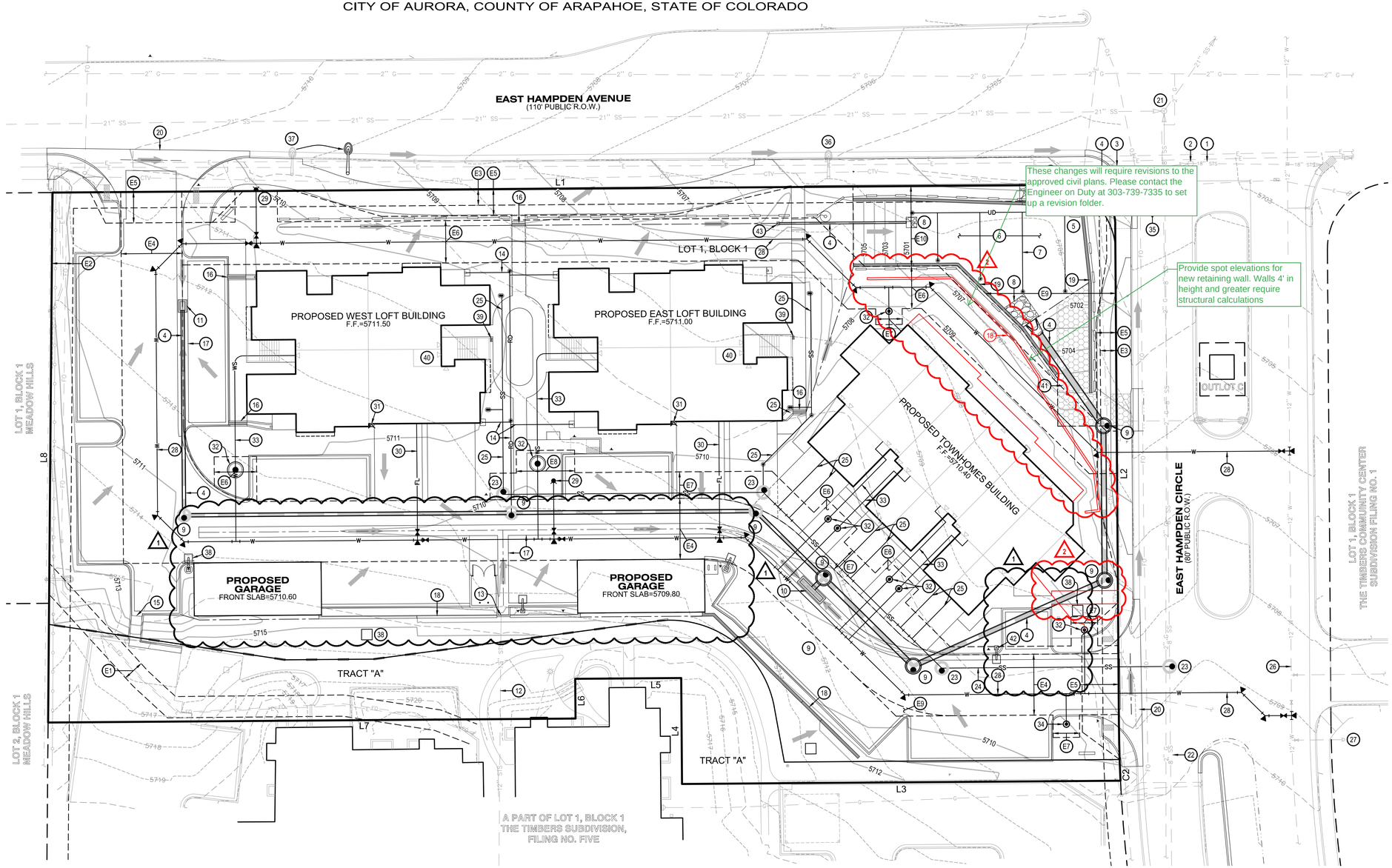
L8	N00°28'08"E	200.03'

LEGEND

- EXIST. CABLE TELEVISION LINE
- EXIST. ELECTRICAL LINE
- EXIST. FIBER-OPTIC LINE
- EXIST. GAS LINE
- EXIST. SANITARY SEWER LINE
- EXIST. STORM SEWER LINE
- EXIST. TELEPHONE LINE
- EXIST. WATER LINE
- EXIST. OVERHEAD UTILITY LINE
- PROP. STORM SEWER LINE (PRIVATE)
- PROP. FIRE LINE
- PROP. SANITARY SEWER LINE
- PROP. WATER LINE
- PROP. WATER SERVICE LINE
- EXIST. CONTOUR LINE
- PROP. CONTOUR LINE
- EXIST. FENCE LINE
- PROP. 2'-"CATCH" CURB AND GUTTER
- PROP. 1'-"SPILL" CURB AND GUTTER
- EXIST. FIRE HYDRANT
- EXIST. MANHOLE
- EXIST. POWER POLE
- EXIST. STREET LIGHT
- EXIST. TRAFFIC LIGHT
- EXIST. TELEPHONE PEDESTAL
- EXIST. WATER VALVE
- PROP. FIRE HYDRANT
- PROP. MANHOLE
- PROP. WATER METER
- PROP. WATER VALVE
- DRAINAGE FLOW ARROW



SCHEDULE:

1. EXISTING 18" STORM SEWER LINE
2. EXISTING STORM MANHOLE
3. EXISTING STORM INLET TO REMAIN
4. PROPOSED STORM SEWER LINE
5. PROPOSED OUTLET STRUCTURE
6. PROPOSED DETENTION AND WATER QUALITY POND
7. PROPOSED POND UNDERDRAIN LINE, TYPICAL
8. PROPOSED RIPRAP
9. PROPOSED STORM MANHOLE
10. PROPOSED TRIPLE DENVER TYPE 16 INLET
11. PROPOSED SINGLE DENVER TYPE 16 INLET
12. EXISTING 12" STORM SEWER TO REMAIN
13. DAYLIGHT EXISTING 12" STORM AT PROPOSED HEADWALL
14. PROPOSED ROOF DRAIN LINE
15. PROPOSED 4' CONCRETE CHANNEL
16. PROPOSED SIDEWALK CHASE, PER C.O.A. STD. S3
17. PROPOSED 4' CONCRETE PAN, PER C.O.A. STD. S7.6
18. PROPOSED MODULAR BLOCK RETAINING WALL
19. PROPOSED STRUCTURAL MODULAR BLOCK RETAINING WALL IN POND AREA
20. PROPOSED 8' CONCRETE CROSSPAN, PER C.O.A. STD. S4.1
21. EXISTING SANITARY MANHOLE
22. EXISTING 8" SANITARY SEWER MAIN
23. PROPOSED SANITARY MANHOLE
24. PROPOSED SANITARY SEWER MAIN
25. PROPOSED SANITARY SERVICE LINE
26. EXISTING 12" WATER MAIN
27. EXISTING FIRE HYDRANT #17H-40
28. PROPOSED WATER MAIN
29. PROPOSED FIRE HYDRANT
30. PROPOSED FIRE LINE (PRIVATE)
31. PROPOSED F.D.C. (FIRE DEPARTMENT CONNECTION) W/ APPROVED KNOX CAPS
32. PROPOSED WATER METER
33. PROPOSED WATER SERVICE LINE
34. PROPOSED IRRIGATE METER
35. EXISTING TRAFFIC LIGHT TO REMAIN
36. EXISTING STREET LIGHT TO REMAIN
37. EXISTING STREET LIGHT TO BE RELOCATED
38. PROPOSED TRANSFORMER – APPROXIMATE LOCATION ONLY, DESIGNED BY OTHERS
39. PROPOSED KNOX BOX
40. PROPOSED SPRINKLER RISER ROOM
41. PROPOSED DETENTION POND ACCESS
42. PROPOSED LIGHT POLE, TYPICAL RE: PHOTOMETRICS
43. PROPOSED AREA DRAIN

EASEMENT SCHEDULE:

- E1 EXISTING 8' UTILITY EASEMENT, (BK.2317~PG.481) APPROXIMATE LOCATION ONLY
- E2 EXISTING 8' UTILITY EASEMENT, (REC. NO. 1411364)
- E3 EXISTING 6' GAS EASEMENT, (REC. NO. 1411364)
- E4 PROPOSED 23' FIRE LANE, PUBLIC ACCESS & UTILITY EASEMENT
- E5 PROPOSED SIDEWALK EASEMENT
- E6 PROPOSED 16' UTILITY EASEMENT
- E7 PROPOSED 10' UTILITY EASEMENT
- E8 PROPOSED 22' UTILITY EASEMENT
- E9 PROPOSED UTILITY EASEMENT
- E10 PROPOSED DRAINAGE EASEMENT

NOTES:

1. THE CONTRACTOR IS SPECIFIALLY CAUTIONED THAT THE LOCATION AND/OR ELEVATION OF EXISTING UTILITIES AS SHOWN ON THESE PLANS IS BASED ON RECORDS OF THE VARIOUS UTILITY COMPANIES, A UTILITY LOCATOR SERVICE AND, WHERE POSSIBLE, MEASUREMENTS TAKEN IN THE FIELD. THE INFORMATION IS NOT TO BE RELIED ON AS EXACT OR COMPLETE. THE CONTRACTOR MUST CALL THE LOCAL UTILITY LOCATION CENTER AT LEAST 48 HOURS BEFORE ANY EXCAVATION TO REQUEST EXACT FIELD LOCATIONS OF THE UTILITIES. IT SHALL BE THE RESPONSIBILITY OF THE CONTRACTOR TO RELOCATE ALL EXISTING UTILITIES WHICH CONFLICT WITH THE PROPOSED IMPROVEMENTS SHOWN ON THE PLANS.
2. ALL CONSTRUCTION OR CONSTRUCTION STAKING FOR THIS PROJECT SHALL BE DONE PER THE SIGNED AND APPROVED CIVIL CONSTRUCTION PLANS. ENGINEERING SERVICE COMPANY IS NOT LIABLE FOR ANY DISCREPANCIES BETWEEN ANY BID SET AND/OR BUILDING SET AND THE APPROVED CIVIL CONSTRUCTION PLANS.
3. ALL PROPOSED GRADING AND DRAINAGE PATTERNS AND PROPOSED UTILITY LINES SHOWN HEREON IS PRELIMINARY AND SHALL NOT RELIED UPON FOR CONSTRUCTION.

BENCHMARK:

CITY OF AURORA BM #5S6606NE001
CHISELED SQ NE COR C O INLET @ E PCR SE COR E HAMPDEN AVE & E JEFFERSON AVE
ELEVATION = 5711.527 FEET (NAVD 1988 DATUM)

Know what's **below.** Call **before you dig.**
CALL 811
WWW.CALL811.COM
Or The Colorado Common Ground Alliance
811 Check Card Required
1-800-922-1987
CALL 811 SERVICES MUST BE IN ADVANCE BEFORE YOU DIG, GRADE, OR CONSTRUCT IN THE VICINITY OF UNDERGROUND UTILITY LINES.

Revisions

No.	Description:	Date:	By:
1	PER CITY COMMENTS	03/11/2016	JDP
2	PER CITY COMMENTS	04/22/2016	JDP
3	PER CITY COMMENTS AND CLIENT CHANGES	10/26/2016	JDP

ESC ENGINEERING SERVICE COMPANY
Creative Solutions Since 1964
14158 East Evans Avenue
Aurora, Colorado 80014
engineeringserviceco.com
P 303.337.1393
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P 877.273.6659
WWW.ESCINC.NET

PRELIMINARY GRADING & UTILITY PLAN
WHITESTONE LOFTS & HOMES SITE PLAN W/ WAIVER
LOT 1, BLOCK 1 AND TRACT "A", WHITESTONE SUBDIVISION FILING NO. 1
SITUATED IN THE NE 1/4 OF SECTION 6, T.5S., R.66W. OF THE 6TH P.M.
CITY OF AURORA, COUNTY OF ARAPAHOE, STATE OF COLORADO

Prepared For:
JUSTIN & DYLAN, LLC
16698 EAST MAPLEWOOD DRIVE
CENTENNIAL, COLORADO 80016
PHONE: (303) 287-7750
ATTN: MOSHTAFA MASRI/REDAEH

Designed by: DRA	Drawer No.: CP-350
Drawn by: JDP	Date: 01/05/2016
Checked by: DRA	Scale: Horz.: 1"=20' Vert.: N.A.
Sheet No.: S3	

WHITESTONE 2016-4001-00

WHITESTONE LOFTS & HOMES SITE PLAN W/WAIVER

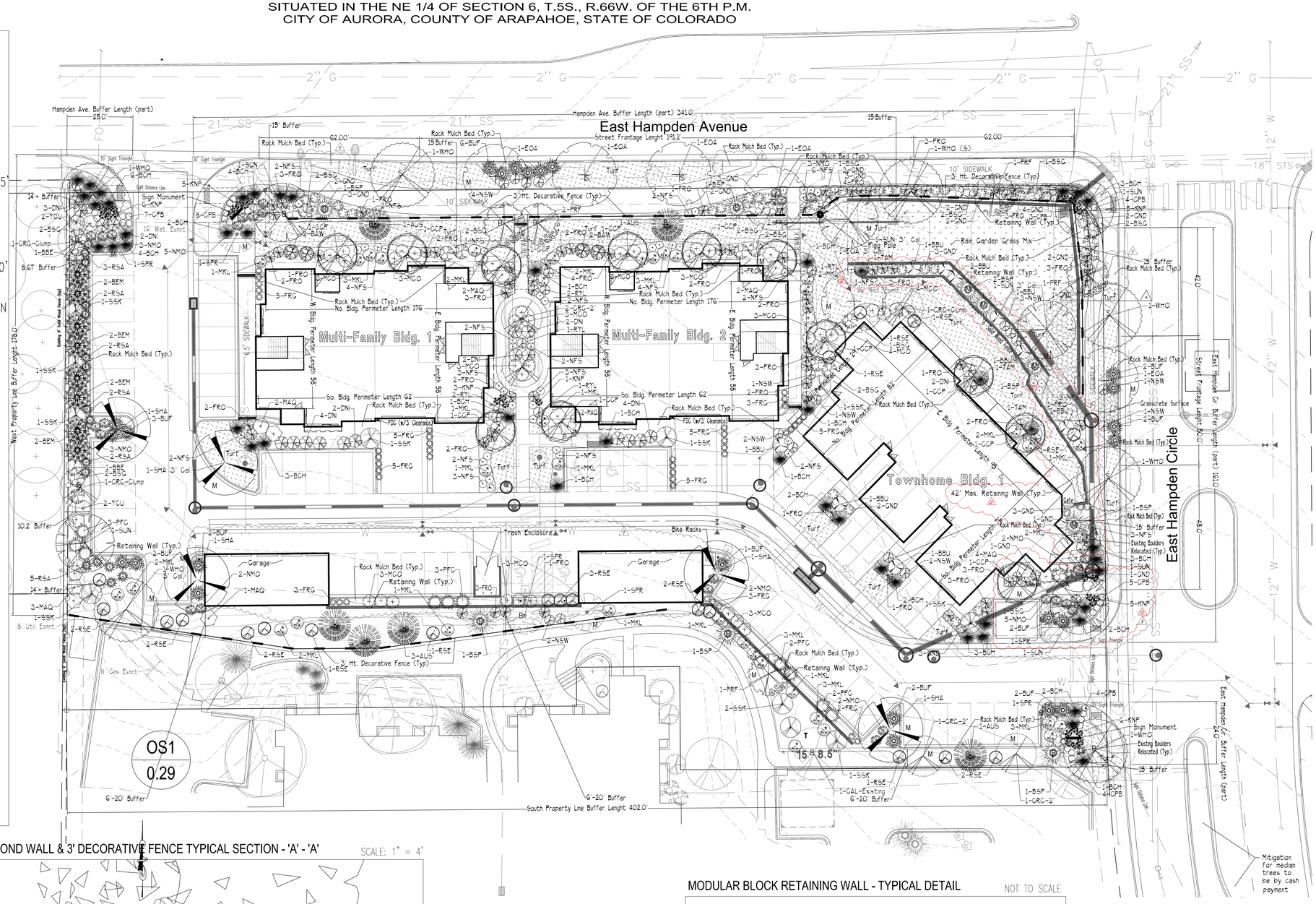
LOT 1, BLOCK 1 AND TRACT "A", WHITESTONE SUBDIVISION FILING NO. 1
SITUATED IN THE NE 1/4 OF SECTION 6, T.5S., R.66W. OF THE 6TH P.M.
CITY OF AURORA, COUNTY OF ARAPAHOE, STATE OF COLORADO

PLANT LEGEND – Existing

CAL Crab Apple Large Existing 25'X20'

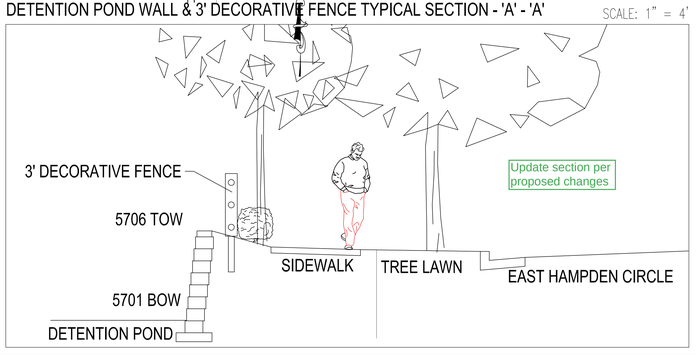
PLANT LEGEND – Proposed

AUS 6'–8' Austrian Pine 50'X20'
BEM 6' Bosnian Pine Emerald Arrow 25'X12'
BSP 6'–8' Bakeri Spruce 30'X10'
SHA Shademaster Honeylocust 2.5" & 3" 50'X35'
SUN Sunburst Locust – 2.5" & 3" Cal. 35'X25'
M = Mitigation Tree (see Mitigation Table)
WHO White Oak–2.5" & 3" Cal. 45'X45'
EOA English Oak–2.5" & 3" Cal. 50'X40'
= STREET TREE DESIGNATION
= BUFFER TREE DESIGNATION
= BLDG. PERIMETER TREE DESIGNATION
PRF Prairiefire Crab 2.0" Cal. 20'X20' & 6'–8– Clump B&B
SPR Spring Snow Crab 2.0" 20'X15'
CRC Canada Red Chokecherry 6'–8' Clump B&B 25'X20'
CCP Chanticleer Pear 2.0" 35'X15'
BAW Allgold Warminster Broom 6'x6'
BSG Spanish Gold Broom 4'x6'
MAQ Oregon Grape Holly 6' X 6'
MCO Compact Oregon Grape Holly 3'X4'
BCH Blue Chip Juniper 10"X6'
BUF Buffalo Juniper 12"X6'
TAM Tammy Juniper 3'X6'
PFC Compact Pfitzer Juniper 4'x5'
CPB Crimson Pygmy Barberry 2'X3'
BBE Silver Buffaloberry 8'X6'
BBU Burning Bush 8'X6'
YCU Golden Current 6'X6'
MKL Miss Kim Lilac 5 Gal. 5'x5'
RYL Royalty Lilac 8'x4'
GND Darts Gold Ninebark 4'X4'
NMO Mountain Ninebark 3'X4'
DNI Dwarf Ninebark 5'X5'
NSW Summer Wine Ninebark 4' X 4'
KNP Knockout Pink Rose 3'x3'
RSA Russian Sage 4'X3'
SSK Saskatoon Serviceberry 10' X 8'
RSE Regent Serviceberry 6' X 5'
NFS Neon Flash Spirea 3'X3'
FRO Frobel Pink Spirea 4' X 4'
FRG Feather Reed Grass 5–6'x24"



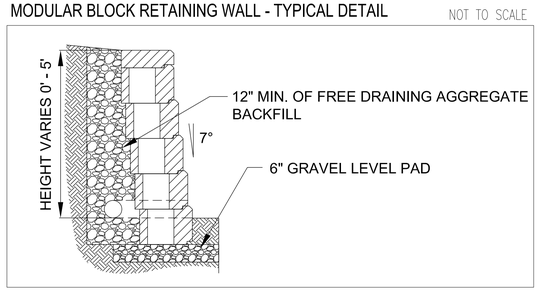
DETENTION POND WALL & 3' DECORATIVE FENCE TYPICAL SECTION - 'A' - 'A'

SCALE: 1" = 4'



MODULAR BLOCK RETAINING WALL - TYPICAL DETAIL

NOT TO SCALE



Scale: 1" = 20'

0' 10' 20' 30'

North

NOT FOR CONSTRUCTION

Know what's below. Call before you dig.
CALL 811
WWW.CALL811.COM
Or Three Business Days Before Excavation
1-800-922-1987
CALL 2 BUSINESS DAYS IN ADVANCE BEFORE YOU DIG, GRADE, OR EXCAVATE FOR THE MARKING OF UNDERGROUND MEMBER UTILITIES

No.:	Revisions Description:	Date:	By:
1	PER CITY COMMENTS	03/11/2016	
2	PER CITY COMMENTS	04/22/2016	
3	PER CITY COMMENTS	05/20/2016	
4	PER REVISED TRANSFORMER LOCATIONS	06/06/2016	
5	PER REVISED TRASH ENCLOSURE & PARKING LOCATIONS	11/30/2016	
6	AMENDMENT 1 - PARKING AREA & TREE LAWN REVISIONS	05/30/2017	
7	AMENDMENT 2 - TH RETAINING WALL & PLANTINGS REVISIONS	03/05/2018	

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Land Planning•Site Design•Landscape Arch.
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(303) 694-9464 FAX (303) 694-9272

LANDSCAPE PLAN & KEY
WHITESTONE LOFTS & HOMES SITE PLAN W/WAIVER
LOT 1, BLOCK 1 AND TRACT "A", WHITESTONE SUBDIVISION FILING NO.1
SITUATED IN THE NE 1/4 OF SECTION 6, T.5S., R.66W. OF THE 6TH P.M.
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Designed by: KJS	Drawer No.: KSA Job # 419.0 CP-350
Drawn by: KJS	Date: 12/29/2015
Checked by: KJS	Scale: 1" = 20'
Sheet No.: S-4	