

VWC3 Third Submittal Response

DATE: January 20, 2017

PAGES: 3

ATTN: Sara Ullman

FROM: Gabriel Cullen

Planning and Development
Services Department
15151 E. Alameda parkway, Ste. 2300
Aurora, CO 80012

PROJECT: Village at Westerly Creek III (DA-1639-01, Case # 2009-4001-02)

WE ARE SENDING:

☐ ASI RESPONSE

☐ DRAWINGS

☐ REPORT

☐ CHANGE ORDER

☐ PRODUCT LITERATURE

☐ SAMPLES

☐ CUT SHEET

☐ RFI RESPONSE

☐ SPECIFICATIONS

☐ OTHER: (DESCRIBE)

☒ REVIEW RESPONSE

MESSAGE:

Sara,

Below are my responses to the Second Submission Development Review comments.

Key Issues:

1. A waiver for the rooftop screening of equipment has been added to the Introduction Letter and Cover Sheet for the Site Plan.
2. A waiver for the garage door requirement has been added to the Introduction Letter and Cover Sheet for the Site Plan.
3. Enhanced architectural details have been added to Building 9 in the form of colored metal panel and a split face architectural block wainscot around the entire building.

PLANNING DEPARTMENT

1. Community Question Comments and Concerns:
 - A. Elizabeth Gundlach Neufeld and Melissa Stirdivant met with Arnie Schultz to present the project as shown in the second submittal. Arnie Schultz and The Village East Neighborhood Association is in full support of the project, including all waivers.
2. Completeness and Clarity of the Application

- A. The Letter of Introduction and Cover Sheet has been revised to reflect the required format.
 - i. Code Section
 - ii. Waiver request
 - iii. justification
 - B. All required standard notes have been added to a separate sheet titled Site Plan Notes.
- 3. Waivers Requested or Required
 - A. All waiver requests have been listed in the Introduction Letter and on the Cover sheet.
- 4. Landscape Design
 - A. Existing and Proposed Grading have been added to the Landscape Calculations sheet.
 - B. Street names have been added to all Site Plan drawings, including Architectural, Civil and Landscape.
 - C. The 4 trees in question have been added to the park area.
- 5. Architectural and Urban Design Issues
 - A. Rooftop equipment has been indicated as a dashed line on all Building Elevations.
 - B. A waiver to remove all garage doors has been requested.
 - C. Enhanced architectural details have been added to Building 9 in the form of colored metal panel and a split face architectural block wainscot around the entire building.
 - D. The sally port and gate at the Maintenance Building 9 has been clearly labeled and gate is shown on the elevation.
- 6. Other site Planning and Technical Issues
 - A. The Trash Enclosures have been clearly labeled on the landscape sheets.
 - B. We are showing a crosswalk and accessible ramp west of the maintenance that will connect our project with Phase 01.
 - C. Vicinity maps have been added to all Building Elevations and Renderings.
 - D. Material percentages have been added to all Building Elevation sheets.
 - E. Additional bike racks are shown on the east side of Building 4.
 - F. A bench with tree shade has been added to replace the removed shade structure.
- 7. Civil Engineering
 - A. The detention pond easement has been labeled on the Utility Plan and Site Plan.
 - B. Requirements for minimum asphalt and concrete slopes have been met and are shown.
 - C. Requirements for grass swale slopes have been met and are shown.
- 8. Life Safety
 - A. All marked comments on the plans have been addressed and corrected.
- 9. Parks Department
 - A. A pedestrian bridge connecting our site to the Westerly Creek Trail will be designed and built in a future phase.
- 10. Real Property
 - A. All marked comments on the plans have been addressed and corrected.
- 11. Traffic Engineering
 - A. All stop signs are shown and labeled.

- B. A double yellow line has been added and noted to the Site Plan at the curved section of road.
 - C. The Site Plan and Landscape Plan have been coordinated and are consistent.
- 12. Aurora Water
 - A. The entire site will remain a single platted lot.
- 13. Tri-County Health
 - A. No comments.
- 14. Addressing
 - A. Civil engineer to provide this CAD file.

Gabriel Cullen
Project Manager

studio
completiva

Direct | +1 720 446-5112

Fax | +1 720 440-8152

gabe.cullen@studiocompletiva.com

3275 W 14th Ave, Suite 201, Denver, CO 80204

MEMORANDUM

Date: Monday, January 16, 2017
To: Gabe Cullen (Studio Completiva)
From: Samantha Crowder (Norris Design)

Re: Second Submission Review – Villages at Westerly Creek Phase 3 – Site Plan – Comment Response

Gabe,

Below please find our responses to staff comments. Responses are numbered to reflect the staff review letter received January 10, 2017. If assistance with other responses are required outside of what is provided below please don't hesitate to contact myself at scrowder@norris-design.com or Ryan Holdorf at rholdorf@norris-design.com. Additional responses are provided directly within the redlined documents attached.

Best,



Samantha Crowder
Project Manager

4. Landscape Design Issues

1. Add the existing and proposed grading.
Response: The existing and proposed grading has been added.
2. Provide Street Names.
Response: Street names have been added to all public roads.
3. Add 4 trees back to the park area where indicated in teal on the landscape plan. They are needed as part of the detention pond landscaping and provide much needed shade to the playground and benches that are part of the playground area.
Response: Four trees have been added to the area mentioned.

6. Other Site Planning and Technical Issues

- 6A. Label the trash enclosure on the landscape sheets.
Response: Labels have been added.
- 6B. Will there be a crosswalk to the west of the maintenance building across the access drive?
Response: Yes. A crosswalk has been added at this location.
- 6C. The landscape plan illustrates the area west of the maintenance building differently. Please illustrate the drive curvature as shown on the site plan.
Response: Drive curvatures have been updated to reflect the latest site plan.
- 6F. Please consider providing additional bike racks on the east side of building 4.
Response: Three additional bike racks have been provided to the east of building 4.
- 6G. One of the shade structures has been removed in the updated landscape plan. Please consider providing a bench with a shade tree in its place.
Response: A bench has been added and will be shaded by adjacent trees.

9. Parks Department

9A. Are there still plans to connect to Westerly Creek Trail with a bridge? If not, confirm.

Response: The design and construction of a pedestrian crossing at this location will be completed at a later phase.

10. Real Property

10A. See redline comments on the Site Plan. Release the existing easements and dedicate the new easements shown on the Site Plan. Begin the License Agreement process for the Bollards in the easements.

Response: Refer to civil plans for existing and dedicated easement coordination.

11. Traffic Engineering

11C. Update the Landscape plans so that they are consistent with the Site Plan. The roadway crossing between the playground and the green court have been removed on the Site Plan.

Response: Adjustments have been made to reflect changes in the current Site Plan.

NOTE: See attached redlined sheets for additional responses.

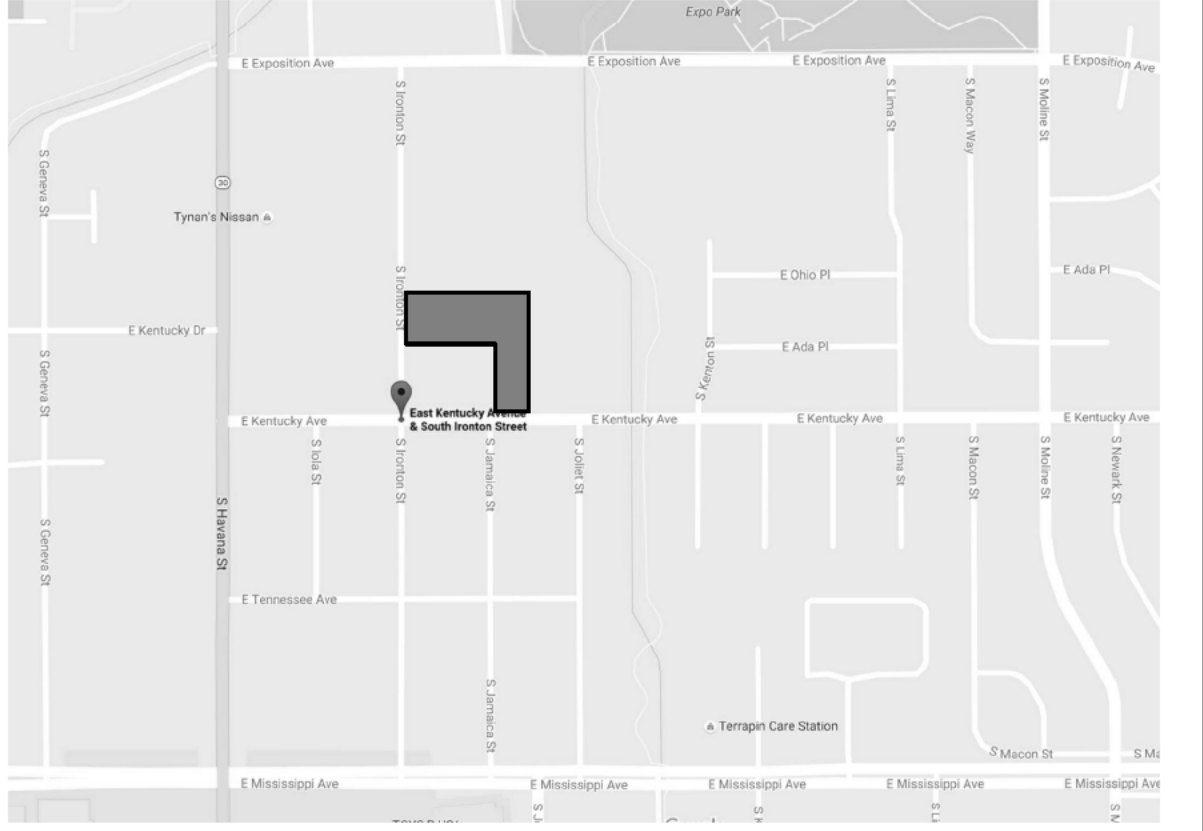
VILLAGE AT WESTERLY CREEK-PHASE III

SITE PLAN WITH WAIVER

A PARCEL OF LAND BEING A PORTION OF LOTS 1 AND 2, BLOCK 1, THE VILLAGE AT WESTERLY CREEK SUBDIVISION FILING NO. 1, AT RECEPTION NO. D1001245, RECORDED ON JANUARY 4, 2011, ARAPAHOE COUNTY, LOCATED IN THE SOUTHWEST QUARTER OF SECTION 14, TOWNSHIP 4 SOUTH, RANGE 67 WEST OF THE SIXTH PRINCIPAL MERIDIAN, CITY OF AURORA, COUNTY OF ARAPAHOE, STATE OF COLORADO

SITE DATA						CONTACT LIST		LEGAL DESCRIPTION																																																																																																													
<div><div>GROSS AREA: 5.47 ACRES</div><div>ZONING: REFER TO GENERAL DEVELOPMENT PLAN PLANNED DEVELOPMENT, MULTI FAMILY</div><div>SURROUNDED BY: R1-LOW DENSITY RESIDENTIAL R2-MEDIUM DENSITY RESIDENTIAL B3-HIGHWAY SERVICE DISTRICT</div><div>TOTAL BUILDING FOOTPRINT AREA: 41,021 SF</div><div>TOTAL HARD SURFACE AREA: 89,210 SF</div><div>TOTAL LANDSCAPE AREA: 101,118 SF</div><div>PARKING</div><table><thead><tr><th>TYPE OF PARKING</th><th>RATIO PER CODE</th><th># OF SPACES REQUIRED</th><th>RATIO PROPOSED</th><th># OF SPACES PROPOSED</th><th># OF SPACES PROVIDED</th></tr></thead><tbody><tr><td>4 BR (4)</td><td>2.5 / UNIT</td><td>10</td><td>2 / UNIT</td><td>8</td><td>10</td></tr><tr><td>3 BR (10)</td><td>2 / UNIT</td><td>20</td><td>1.5 / UNIT</td><td>15</td><td>32</td></tr><tr><td>2 BR (24)</td><td>2 / UNIT</td><td>48</td><td>1 / UNIT</td><td>24</td><td>25</td></tr><tr><td>FAMILY GUEST</td><td>1 / 5 UNITS</td><td>10</td><td>1 / 5 UNITS</td><td>10</td><td>10</td></tr><tr><td>TOTAL FAMILY</td><td></td><td>88</td><td></td><td>57</td><td>77</td></tr><tr><td>1 BR SENIOR (24)</td><td>1.5 / UNIT</td><td>36</td><td>0.5 / UNIT PER GDP</td><td>12</td><td>12</td></tr><tr><td>SENIOR GUEST</td><td>1 / UNIT + 1 / 5 UNITS</td><td>29</td><td>1 / 5 UNITS</td><td>5</td><td>5</td></tr><tr><td>TOTAL SENIOR</td><td></td><td>65</td><td></td><td>17</td><td>17</td></tr><tr><td>TOTAL FAMILY & SENIOR</td><td></td><td>153</td><td></td><td>74</td><td>94</td></tr><tr><td>LEASING OFFICE</td><td></td><td>2</td><td>2 / 1 OFFICE</td><td>2</td><td>2</td></tr><tr><td>ACCESSIBLE FAMILY</td><td></td><td>4</td><td></td><td>4</td><td>8</td></tr><tr><td>ACCESSIBLE SENIOR</td><td></td><td>1</td><td></td><td>1</td><td>1</td></tr><tr><td>TOTAL PARKING SPACES</td><td></td><td>160</td><td></td><td>81</td><td>105</td></tr><tr><td>COVERED ATTACHED</td><td>17.5%</td><td>28</td><td>17.5%</td><td>14</td><td>28</td></tr><tr><td>COVERED DETACHED</td><td>17.5%</td><td>28</td><td>17.5%</td><td>14</td><td>8</td></tr><tr><td>COVERED</td><td>35%</td><td>56</td><td>35%</td><td>28</td><td>36</td></tr><tr><td>BICYCLE</td><td></td><td>0</td><td></td><td></td><td>10</td></tr></tbody></table></div> <div>OCCUPANCY: R-2, U, B, S-1</div> <div>SQUARE FOOTAGE: BUILDING 01 19,323 BUILDING 02 8,812 BUILDING 04 25,394 BUILDING 04 14,363 BUILDING 05 3,203 BUILDING 06 4,453 BUILDING 07 4,453 BUILDING 08 3,203 LEASING OFFICE 719 MAINTENANCE 2,500</div> <div>CONSTRUCTION TYPE: V-A</div> <div>FULLY SPRINKLERED: 13R (NFPA)</div>						TYPE OF PARKING	RATIO PER CODE	# OF SPACES REQUIRED	RATIO PROPOSED	# OF SPACES PROPOSED	# OF SPACES PROVIDED	4 BR (4)	2.5 / UNIT	10	2 / UNIT	8	10	3 BR (10)	2 / UNIT	20	1.5 / UNIT	15	32	2 BR (24)	2 / UNIT	48	1 / UNIT	24	25	FAMILY GUEST	1 / 5 UNITS	10	1 / 5 UNITS	10	10	TOTAL FAMILY		88		57	77	1 BR SENIOR (24)	1.5 / UNIT	36	0.5 / UNIT PER GDP	12	12	SENIOR GUEST	1 / UNIT + 1 / 5 UNITS	29	1 / 5 UNITS	5	5	TOTAL SENIOR		65		17	17	TOTAL FAMILY & SENIOR		153		74	94	LEASING OFFICE		2	2 / 1 OFFICE	2	2	ACCESSIBLE FAMILY		4		4	8	ACCESSIBLE SENIOR		1		1	1	TOTAL PARKING SPACES		160		81	105	COVERED ATTACHED	17.5%	28	17.5%	14	28	COVERED DETACHED	17.5%	28	17.5%	14	8	COVERED	35%	56	35%	28	36	BICYCLE		0			10	<div>OWNER: VWC3, LLLP C/O THE HOUSING AUTHORITY OF THE CITY OF AURORA 2280 SOUTH XANADU WAY AURORA, CO 80014</div> <div>ARCHITECT: STUDIO COMPLETIVA 3275 WEST 14TH AVENUE DENVER, CO 80204</div> <div>LANDSCAPE: NORRIS DESIGN 1101 BANNOCK ST DENVER, CO 80204</div> <div>ELECTRICAL: DMCE ENGINEERING 5737 WEST 6TH AVENUE LAKEWOOD, CO 80214</div> <div>CIVIL: WILSON & COMPANY, INC. 1675 BROADWAY, SUITE 200 DENVER, CO 80202</div> <div>SURVEYOR: FLATIRON3, INC. 3660 DOWNING ST., UNIT E DENVER, CO 80205</div>		A PARCEL OF LAND BEING A PORTION OF LOTS 1 AND 2, BLOCK 1, THE VILLAGE AT WESTERLY CREEK SUBDIVISION FILING NO. 1, AT RECEPTION NO. D1001245, RECORDED ON JANUARY 4, 2011, ARAPAHOE COUNTY, LOCATED IN THE SOUTHWEST QUARTER OF SECTION 14, TOWNSHIP 4 SOUTH, RANGE 67 WEST OF THE SIXTH PRINCIPAL MERIDIAN, CITY OF AURORA, COUNTY OF ARAPAHOE, STATE OF COLORADO	
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VICINITY MAP



WAIVERS

1. REDUCED STREET PARKING FOR FAMILY UNITS

a. CURRENT RATIO PER CODE

i. 4 BEDROOM UNIT=2.5/UNIT

ii. 3 BEDROOM UNIT=2/UNIT

iii. 2 BEDROOM UNIT=2/UNIT

iii. GUEST=1/5 UNITS

1. TOTAL NUMBER OF REQUIRED SPACES=88

b. PROPOSED RATIO PER WAIVER REQUEST

i. 4 BEDROOM UNIT=2/UNIT

ii. 3 BEDROOM UNIT=1.5/UNIT

iii. 2 BEDROOM UNIT=1/UNIT

iv. GUEST=1/5 UNITS

1. TOTAL NUMBER OF PROPOSED SPACES=57

c. TOTAL NUMBER OF SPACES PROVIDED=77

2. REDUCED STREET PARKING FOR SENIOR UNIT GUESTS

a. CURRENT RATIO PER GDP

i. 1 BEDROOM UNIT=1/UNIT

ii. 1 SPACE/5 UNITS

1. TOTAL NUMBER OF REQUIRED SPACES=29

b. PROPOSED RATIO PER WAIVER REQUEST

i. 1 SPACE/5 UNITS

1. TOTAL NUMBER OF PROPOSED SPACES=5

c. TOTAL NUMBER OF SENIOR UNIT GUEST SPACES PROVIDED=5

3. REMOVE LANDSCAPE BUFFER AT EXTERIOR SIDE OF NORTH PROPERTY LINE

PARKING REDUCTION WAIVER: JUSTIFICATION FOR THE PARKING REDUCTION DEMONSTRATED BY THE ATTACHED STUDY SHOWING NUMEROUS LOCATION THE METRO DENVER AREA WITH COMPARABLE INSTANCES OF SIMILAR LAND USE AND PROJECT TYPE. WE BELIEVE THE AMOUNT OF PARKING WE ARE PROPOSING IS ADEQUATE AND MAY EVEN EXCEED THE PARKING DEMAND. THE FOLLOWING CHARACTERISTICS OF THIS PROJECT FURTHER SUPPORT THIS REQUEST:

a. THE PROJECT'S PROXIMITY TO PUBLIC TRANSPORTATION IN THE FORM OF REGULAR AND FREQUENT BUS ROUTES WITHIN ONE TO TWO BLOCKS OF THE SITE

b. THE PROJECT'S CLOSE PROXIMITY TO SCHOOLS, GROCERY, RETAIL, BANKING AND SERVICES.

c. AMPLE STREET PARKING IS AVAILABLE ON BOTH IRLINGTON AND KENTUCKY

d. THE REDUCED PARKING DEMAND ASSOCIATED WITH AFFORDABLE HOUSING.

e. THE SUCCESS OF OTHER SIMILAR PROJECTS IN THE AREA WITH MUCH LOWER PARKING RATIOS.

LANDSCAPE BUFFER WAIVER: THE REQUEST TO REMOVE THE LANDSCAPE BUFFER AT THE EXTERIOR SIDE OF THE NORTH PROPERTY LINE FENCE IS TO PROTECT OUR PROPERTY WHILE PROVIDING AN ATTRACTIVE AND ECONOMICAL BUFFER BETWEEN OUR DEVELOPMENT AND THE ADJACENT PROPERTY.

a. ACCORDING TO THE AREA PAR OFFICER, THE "HIGH HOLLOWS" DEVELOPMENT IMMEDIATELY ADJACENT TO VWC3 HAS BEEN A SOURCE OF SIGNIFICANT CRIMINAL ACTIVITY, INCLUDING VANDALISM TO NEARBY RETAIL, AND GANG AND DRUG ACTIVITY.

b. ON THE NORTH (BORDER) SIDE OF THE CONCRETE FENCING, WE INTEND TO ATTRACTIVELY LANDSCAPE WITH NON-LIVING MATERIALS APPROVED FOR USE IN THE CITY'S CODE.

c. THE USE OF NON-LIVING MATERIAL WILL REDUCE THE INCIDENCES OF VANDALISM AND THE ON-GOING MAINTENANCE/REPLACEMENT COSTS ASSOCIATED WITH ACTS OF VANDALISM.

d. THE ELIMINATION OF IRRIGATED MATERIAL ON THIS SIDE (NORTH) OF THE FENCE HAS MET WITH APPROVAL FROM AURORA WATER.

Please format waiver requests as follows:
-Standard (quote code section)
-Waiver Request
-Waiver Justification

Draw on the verbiage in your letter of introduction

If you do not intend to screen rooftop equipment, you must request a waiver here

If you do not intend to provide garage doors- include waiver request here

STANDARD NOTES

THE DEVELOPER, HIS SUCCESSORS AND ASSIGNS, INCLUDING HOMEOWNERS OR MERCHANTS ASSOCIATION, SHALL BE RESPONSIBLE FOR INSTALLATION, MAINTENANCE AND REPLACEMENT OF FIRE LANE SIGNS AS REQUIRED BY THE CITY OF AURORA.

"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"

"ACCESSIBLE EXTERIOR ROUTES SHALL BE PROVIDED FROM PUBLIC TRANSPORTATION STOPS, TO ACCESSIBLE PARKING AND ACCESSIBLE PASSENGER LOADING ZONES AND PUBLIC SIDEWALKS TO 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 (EXCEPTION: TO AN ACCESSIBLE GARAGE). AN ACCESSIBLE ROUTE CAN ONLY BE WITHIN A DRIVE AISLE WHEN IT IS BEING EXTENDED TO AN ACCESSIBLE PARKING GARAGE. 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, AS ADOPTED ON 29 MAY 03 THE CITY OF AURORA WILL ALSO UTILIZE C.R.S. 9-5-1101 TO 9-5-1106 REQUIREMENTS FOR ACCESSIBILITY IN CONJUNCTION WITH THE 2015 IBC. All of the Required Site Plan Notes should be numbered and on their own sheet with the title SITE PLAN NOTES. It appears the notes here on the cover sheet, and the notes on the following sheet underneath the site plan have several duplicates. Please see the attached document for required site plan notes.

"THE APPLICANT HAS THE OBLIGATION TO GUARANTEE THE TIMELY AND EFFECTIVE COMPLETION OF THE PROJECT. THE APPLICANT SHALL BE SUBJECT TO APPROVAL OF THE CITY OF AURORA FOR ACCESSIBLE UNITS REQUIRED BY SECTION 9-5-105; EXCEPT THAT, IF AN UNDUE HARDSHIP CAN BE DEMONSTRATED, OR OTHER GUARANTEES PROVIDED ARE DEEMED SUFFICIENT, THE JURISDICTION HAVING RESPONSIBILITY FOR ENFORCEMENT MAY GRANT EXCEPTIONS TO THE REQUIREMENT. THE IMPLEMENTATION PLAN SHALL BE APPROVED BY THE GOVERNMENTAL UNIT RESPONSIBLE FOR ENFORCEMENT BEFORE A BUILDING PERMIT IS ISSUED.

"ALL BUILDING ADDRESS NUMBERS SHALL COMPLY WITH THE AURORA CITY CODE, SECTION 126, ARTICLE VII -NUMBERING OF BUILDINGS. Sec. 126-282. Numbering of internal units.

"(a) The following system shall be followed for numbering of internal units of all multifamily residential buildings and all nonresidential buildings with units with only internal access:

(1) The lowest level of units will be numbered beginning with the number 100, then unit 101, and continuing in increments of one number per unit.

(2) The second level of units will be numbered beginning with the number 200, then unit 201, and continuing in increments of one number per unit.

(3) All additional upper floors shall be similarly numbered.

(b) The unit numbers shall be placed on the door of each unit or apartment or adjacent thereto, using a contrasting color from that of the door or the surrounding walls.

"THE 2015 INTERNATIONAL FIRE CODE (IFC), SECTION 5.5, 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'S 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.

"THE 2015 IFC, CHAPTER 33, SHALL BE UTILIZED FOR REQUIREMENTS ASSOCIATED TO BOTH CONSTRUCTION AND DEMOLITION OF ANY STRUCTURE WITHIN THE SITE. A DEMOLITION PERMIT IS REQUIRED TO BE OBTAINED THROUGH THE CITY OF AURORA BUILDING DIVISION PRIOR TO THE REMOVAL OF ANY STRUCTURE WITHIN YOUR SITE.

"FOR ASBESTOS ABATEMENT OR REMOVAL, INCLUDING STRUCTURE DEMOLITION, CONTACT THE STATE OF COLORADO DEPARTMENT OF HEALTH, 303-692-2000

"FIRE LANE AND HANDICAPPED PARKING SIGNS, SIGN DETAILS, HANDICAPPED PARKING STALL DETAILS, AND LOCATIONS SHALL BE SUBMITTED AND APPROVED WITH THE CIVIL PLANS, "SIGNAGE AND STRIPING" PACKAGE. THIS SIGN PACKAGE SHALL INCLUDE ALL OTHER SIGNS AS REQUIRED BY OTHER CITY DEPARTMENTS.

STANDARD NOTES

REQUIREMENTS FOR PHASED CONSTRUCTION SITES AND PROJECTS

- PRIOR TO ANY ABOVE GROUND LEVEL CONSTRUCTION OR ERECTION OF A STRUCTURE, WHETHER THE PRINCIPAL STRUCTURE MATERIALS ARE COMBUSTIBLE OR OF A NON-COMBUSTIBLE NATURE, THERE SHALL BE ADEQUATE ALL-WEATHER ACCESS ROADWAYS PROVIDED FOR USE BY EMERGENCY VEHICLE APPARATUS. FIRE ACCESS PROVIDED BY THE PROPERTY OWNER SHALL BE MAINTAINED TO ADEQUATELY SUPPORT FIRE APPARATUS UP TO 85,000 LBS. THESE TEMPORARY SITE ACCESS ROADWAYS SHALL NOT BE LESS THAN 23 FT. WIDTH WITH A STANDARD TURNING RADIUS OF 29 FT. INSIDE AND 52 FT. OUTSIDE. A HAMMERHEAD OR THREE-POINT TURNAROUND WILL BE REQUIRED ON DEAD END FIRE APPARATUS ROADS IN EXCESS OF 150 FT. THE MATERIAL USED TO CONSTRUCT THESE ROADWAYS MAY BE OF ANY ONE OF, OR A COMBINATION OF, SEVERAL AGGREGATE MATERIALS AVAILABLE. APPROVED MATERIALS INCLUDE PREMIUM ROAD BASE MATERIAL, 1 1/2-INCH RIVER ROCK, CRUSHED GRANITE OR OTHER AGGREGATE WITH NOT LESS THAN ONE-INCH NOMINAL SIZE DESIGNATION OR CRUSHED CONCRETE. THE FIRE CHIEF OR DESIGNATED REPRESENTATIVE MAY APPROVE OTHER ROADWAY MATERIALS. IN NO WAY SHALL THE DESIGNATIONS IN THIS POLICY BE INTENDED OR CONSTRUED AS TO INTEND TO PROHIBIT ASPHALT PAVING OR ADDITIONAL REQUIREMENTS AS NECESSARY.

- THE DEVELOPER SHALL PROVIDE TWO DISTINCT POINTS OF EMERGENCY ACCESS TO THE OVERALL SITE AND A LOOPED WATER SUPPLY TO EACH PHASE OF THE DEVELOPMENT AS APPROVED BY THE LIFE SAFETY REPRESENTATIVE FOR THE AURORA FIRE DEPARTMENT. THE DEVELOPER SHALL CONSTRUCT ANY OFF SITE ROADWAY OR EMERGENCY CROSSINGS IMPROVEMENTS PER CITY STANDARDS NECESSARY TO FACILITATE EMERGENCY VEHICULAR ACCESS THIS SITE.

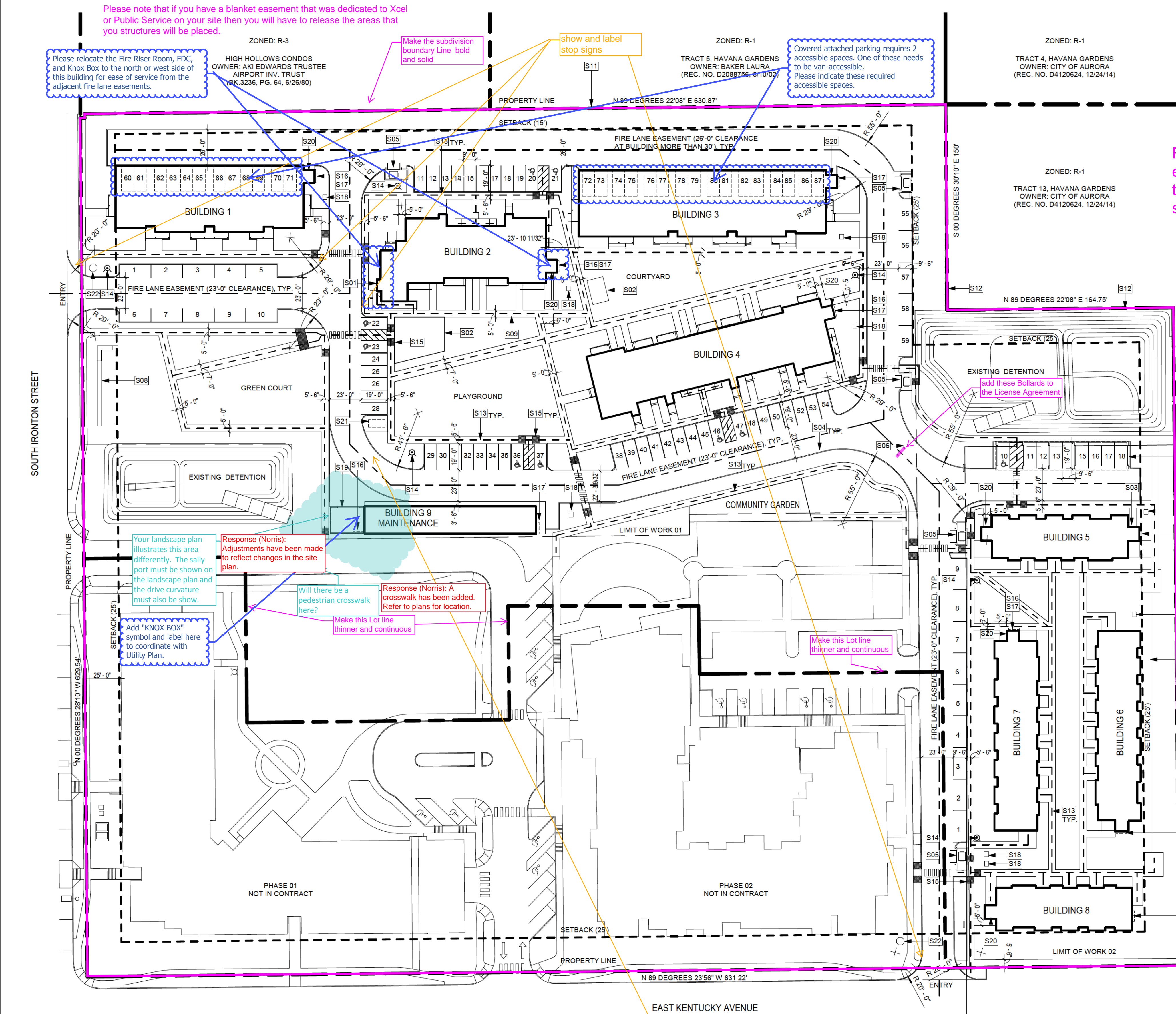
- EACH PORTION OF THE OVERALL SITE IS REQUIRED TO HAVE TWO DISTINCT POINTS OF ACCESS DURING EACH PHASE OF CONSTRUCTION. EACH PHASE MUST PROVIDE SUFFICIENT ROADWAYS TO ASSURE EMERGENCY VEHICLE ACCESS TO WITHIN 150 FT. OF ALL EXTERIOR PORTIONS OF ALL BUILDINGS WITH SUFFICIENT FIRE HYDRANTS ON A LOOPED WATER LINE SYSTEM TO PROVIDE THE REQUIRED FIRE FLOWS FOR EACH SITE.

- ACCESS TO BUILDINGS FOR THE PURPOSE OF EMERGENCY VEHICULAR ACCESS SHALL BE PROVIDED AT ALL TIMES DURING CONSTRUCTION. CONSTRUCTION MATERIAL SHALL NOT BLOCK ACCESS TO BUILDINGS, HYDRANTS OR FIRE APPLIANCES.

- DEVELOPMENTS OF ONE OR TWO FAMILY DWELLINGS WHERE THE NUMBER OF DWELLINGS EXCEEDS 30 SHALL BE PROVIDED WITH SEPARATE AND APPROVED FIRE APPARATUS ROADS. (2015 IFC D107.1). THEY SHALL BE PLACED A DISTANCE APART EQUAL TO NOT LESS THAN ONE-HALF OF THE LENGTH OF THE OVERALL MAXIMUM DIMENSION OF THE PROPERTY OR AREA TO BE SERVED, MEASURED IN A STRAIGHT LINE BETWEEN ACCESSES. (2015 IFC D106.3)

STANDARD NOTES

REPLACE THIS NOTE WITH:
MULTI-FAMILY DEVELOPMENTS WHERE THE NUMBER OF DWELLINGS EXCEEDS 100 SHALL BE PROVIDED WITH SEPARATE AND APPROVED FIRE APPARATUS ROADS... (2015 IFC D106.1). THEY SHALL BE PLACED A DISTANCE APART EQUAL TO NOT LESS THAN ONE-HALF OF THE LENGTH OF THE OVERALL MAXIMUM DIMENSION OF THE PROPERTY OR AREA TO BE SERVED, MEASURED IN A STRAIGHT LINE BETWEEN ACCESSES. (2015 IFC D106.3)



SITE PLAN KEYNOTES	
S01	FIRE CONTROL SAFETY PANEL
S02	SHADE STRUCTURE
S03	MECHANICAL, BOILER ROOM FOR HEATED SIDEWALKS
S04	CURB AND GUTTER TYP.
S05	TRASH ENCLOSURE
S06	COLLAPSIBLE BOLLARDS, APPROVED KNOX BOX
S07	COVERED PARKING STRUCTURE
S08	MONUMENT SIGN, STANDARD BRICK FACE, PRECAST CONCRETE CAP, 24" ABOVE GRADE
S09	CONCRETE SIDEWALK, 5' WIDE, TYP.
S10	ASPHALT DRIVE LANE, TYP.
S11	CONCRETE FENCING, SIGNATURE STONE, SANDSTONE, PROVIDE FOUNDATION PIERS 5' OC, 6'-0" HEIGHT
S12	SPLIT RAIL FENCE, 42"
S13	ACCESSIBLE ROUTE, 5' WIDE
S14	FIRE HYDRANT
S15	ADA ACCESSIBLE RAMP, CITY DETAIL S9, TYP.
S16	ELECTRIC METERS
S17	TRANSFORMER
S18	SALLY PORT, OPEN, GATED
S20	FIRE RISER ROOM, FDC, APPROVED KNOX BOX
S21	BIKE RACKS, 10 BIKES
S22	STOP SIGN

OPEN SPACE MATRIX			
PHASE	OVERALL SIZE	OPEN SPACE REQUIRED	OPEN SPACE PROVIDED
PREVIOUS PHASES	238,189 SF	NA	45% - 107,382 SF
PHASE 3 (CURRENT PHASE)	237,902 SF	45% - 107,056 SF	45% - 107,671 SF
TOTAL SITE	476,091 SF	45% - 214,240 SF	45% - 215,053 SF

RESIDENTIAL DENSITY MATRIX			
PHASE	ACRES	UNIT COUNT	DENSITY (UNITS/ACRE)
PREVIOUS PHASES	238,189 SF (5.47 ACRES)	120 UNITS	21.94 D.U.A.
PHASE 3 (CURRENT PHASE)	237,902 SF (5.47 ACRES)	74 UNITS	13.53 D.U.A.
TOTAL SITE	476,091 SF (10.93 ACRES)	194 UNITS (MAX = 225 UNITS)	17.73 D.U.A. (MAX = 20.46 D.U.A.)

PARKING					
TYPE OF PARKING	RATIO PER CODE	# OF SPACES REQUIRED	RATIO PROPOSED	# OF SPACES PROPOSED	# OF SPACES PROVIDED
4 BR (4)	2.5 / UNIT	10	2 / UNIT	8	10
3 BR (10)	2 / UNIT	20	1.5 / UNIT	15	32
2 BR (24)	2 / UNIT	48	1 / UNIT	24	25
FAMILY GUEST	1 / 5 UNITS	10	1 / 5 UNITS	10	10
TOTAL FAMILY		88		57	77
1 BR SENIOR (24)	1.5 / UNIT	36	0.5 / UNIT PER GDP	12	12
SENIOR GUEST	1 / UNIT + 1 / 5 UNITS	29	1 / 5 UNITS	5	5
TOTAL SENIOR		65		17	17
TOTAL FAMILY & SENIOR		153		74	94
LEASING OFFICE	2	2	2 / 1 OFFICE	2	2
ACCESSIBLE FAMILY	4	4		4	8
ACCESSIBLE SENIOR	1	1		1	1
TOTAL PARKING SPACES		160		81	105
COVERED ATTACHED	17.5%	28	17.5%	14	28
COVERED DETACHED	17.5%	28	17.5%	14	8
COVERED	35%	56	35%	28	36
BICYCLE		0			10

UNIT TYPES

(4) BEDROOM TOWN HOME
W/ CAR PORT
BUILDING 1: (2) UNITS
BUILDING 3: (2) UNITS
TOTAL: (4) UNITS

(3) BEDROOM TOWNHOME
W/ CAR PORT
BUILDING 1: (4) UNITS
BUILDING 2: (4) UNITS
BUILDING 3: (2) UNITS
TOTAL: (10) UNITS

(3) BEDROOM FAMILY
BUILDING 1: (2) UNITS
BUILDING 2: (4) UNITS
BUILDING 3: (2) UNITS
TOTAL: (8) UNITS

(2) BEDROOM FAMILY
BUILDING 1: (4) UNITS
BUILDING 2: (4) UNITS
BUILDING 3: (8) UNITS
TOTAL: (16) UNITS

(1) BEDROOM SENIOR
BUILDING 5: (5) UNITS
BUILDING 6: (7) UNITS
BUILDING 7: (7) UNITS
BUILDING 8: (5) UNITS
TOTAL: (24) UNITS

MAX # OF UNITS: 105

TOTAL UNITS: 74

VILLAGE AT WESTERLY CREEK
PHASE 3
S. IRONTON ST. & E. KENTUCKY AVE.
AURORA, CO

DEVELOPMENT APPLICATION

SET ISSUE DATES:	
FIRST SUBMITTAL	16-0909
SECOND SUBMITTAL	16-1213
SCALE	AS SHOWN

SHEET TITLE: SITE PLAN

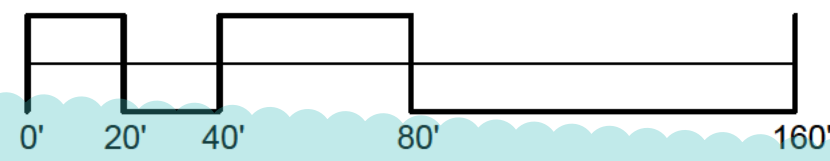
SHEET NO: 02 OF 43

- 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 on their own sheet with the title SITE PLAN NOTES. There are several duplicate notes and the cover sheet notes onto a separate sheet.
- All signs must conform to the City of Aurora sign code, revise these notes and the cover sheet notes onto a separate sheet.
- 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."
- The applicant has the obligation to comply with all applicable requirements of the American with Disabilities Act.
- 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.

- "Accessible exterior routes" shall be provided from public transportation stops, accessible parking, accessible passenger loading zones and public sidewalks to the accessible building entrance they serve. At least 50% of all building entrances shall be the most practical direct route. 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. Required accessible means of egress shall be continuous from each required accessible occupied area to the public way. The "Accessible Exterior Routes" shall comply with U.B.C. Chapter 11, Appendix 11, and C.A.B.O./A.N.S.I. 117.1. (Note to Applicant: Please see Exhibit B8 under the Development/Design Standards section of this Guidebook for items to be shown on a Site Plan).
- 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.

- All crossings of encroachments by private landscape irrigation lines or systems and/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 lines or systems and/or private utilities.
- All building address numbers shall comply with Sections 126-271 and 126-278 of the Aurora City Code.
- Final grade shall be at least six (6) inches below any exterior wood siding on the premises.

SITE PLAN DEVELOPMENT APPLICATION
1" = 40'-0"



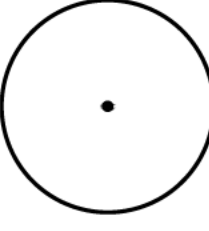
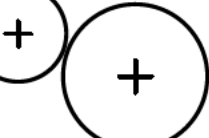
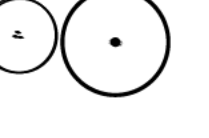
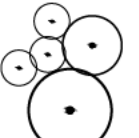
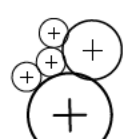

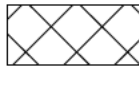
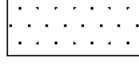
CITY OF AURORA SPECIFIC LANDSCAPE NOTES

1. THE DEVELOPER, HIS SUCCESSORS AND ASSIGNS, SHALL BE RESPONSIBLE FOR INSTALLATION, MAINTENANCE AND REPLACEMENT FOR ALL LANDSCAPING MATERIALS SHOWN OR INDICATED ON THE APPROVED SITE PLAN OR LANDSCAPE PLAN ON FILE IN THE PLANNING DEPARTMENT. ALL LANDSCAPING WILL BE INSTALLED AS DELINEATED ON THE PLAN, PRIOR TO ISSUANCE OF CERTIFICATE OF OCCUPANCY.
2. ALL LANDSCAPE AREAS AND PLANT MATERIALS, EXCEPT FOR NON-IRRIGATED NATIVE, RESTORATIVE, AND DRYLAND GRASS AREAS THAT COMPLY WITH REQUIREMENTS FOUND IN SEC. 146-1429 AND/OR SEC. 146-1435 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.
3. ALL UTILITY EASEMENTS SHALL REMAIN UNOBSTRUCTED AND FULLY ACCESSIBLE ALONG THEIR ENTIRE LENGTH FOR THE MAINTENANCE EQUIPMENT ENTRY.
4. ALL LANDSCAPED AREAS SHALL RECEIVE SOIL PREPARATION. SODDED AREAS AND LANDSCAPE BEDS SHALL RECEIVE 4 CUBIC YARDS OF COMPOST PER 1,000 S.F. MINIMUM. SEEDED AREAS SHALL RECEIVE 2 CUBIC YARDS OF COMPOST PER 1,000 S.F. MINIMUM. COMPOST SHALL BE A-1 ORGANICS - PREMIUM 3 OR APPROVED EQUAL.
5. FREESTANDING LIGHTS INCLUDE STREET LIGHTS AND LIGHTED BOLLARDS IN AND AROUND PEDESTRIAN NODES SUCH AS THE POCKET PARKS. SEE CIVIL PLANS FOR TYPES.
6. ALL ADA ACCESSIBLE WALKS SHALL BE STANDARD GRAY CONCRETE W/ MEDIUM BROOM FINISH. A FEW MINOR NON ADA TRAILS SHALL BE CRUSHER FINES. PEDESTRIAN NODES SHALL BE STANDARD GRAY CONCRETE W/ MEDIUM BROOM FINISH.
7. NOTIFY THE LANDSCAPE ARCHITECT FOR INSPECTION AND APPROVAL OF LANDSCAPE MATERIAL AND IRRIGATION PRODUCTS PRIOR TO INSTALLATION.
8. DO NOT DISTURB EXISTING PAVING, LIGHTING, LANDSCAPE, OR IRRIGATION THAT EXISTS ADJACENT TO THE SITE UNLESS OTHERWISE NOTED ON PLANS.
9. 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.
10. SIGHT TRIANGLES SHALL REMAIN UNOBSTRUCTED BY PLANT MATERIAL, OR ANY OTHER VISUAL OBSTACLE, OVER 30" IN HEIGHT.
11. LANDSCAPE MATERIAL PLACEMENT SHALL NOT BE PLACED OR KEPT NEAR FIRE HYDRANTS, FIRE DEPARTMENT INLET CONNECTIONS OR FIRE PROTECTION CONTROL VALVES IN A MANNER THAT WOULD PREVENT SUCH EQUIPMENT OR FIRE HYDRANTS FROM BEING IMMEDIATELY DISCERNABLE. THE FIRE DEPARTMENT SHALL NOT BE DETERRED OR HINDERED FROM GAINING IMMEDIATE ACCESS TO FIRE PROTECTION EQUIPMENT OR HYDRANTS.
12. A 5-FOOT CLEAR SPACE SHALL BE MAINTAINED AROUND THE CIRCUMFERENCE OF FIRE HYDRANTS.
13. LANDSCAPING MATERIAL SHOWN WITHIN THE SITE PLAN CANNOT ENCR OACH INTO ROADWAYS THAT ARE DEDICATED (OR DESIGNATED) AS FIRE LANE EASEMENTS (OR CORRIDORS).
14. TREES MAY NOT BE PLACED WITHIN 8' OF ANY PUBLIC UTILITY.
15. ALL UTILITY EASEMENT SHALL REMAIN UNOBSTRUCTED AND FULLY ACCESSIBLE ALONG THEIR ENTIRE LENGTH FOR MAINTENANCE EQUIPMENT ENTRY.
16. ALL PLANT MATERIAL SHALL BE MULCHED WITH A 3" DEPTH OF SHREDDED CEDAR WOOD MULCH. ALL AREAS ADJACENT TO BUILDINGS NOT PLANTED SHALL BE MULCHED WITH A MIXTURE OF 4"-8" RIVER ROCK COBBLE OVER WEED BARRIER FABRIC.

CITY OF AURORA SPECIFIC SITE PLAN NOTES

1. ARCHITECTURAL FEATURES, SUCH AS BAY WINDOWS, FIREPLACES, ROOF OVERHANGS, GUTTERS, EAVES, FOUNDATIONS, FOOTINGS, CANTILEVERED WALL, ETC, ARE NOT ALLOWED TO ENCR OACH INTO ANY EASEMENT OR FIRE LANE.

LANDSCAPE PLANT LIST

	SYM.	COMMON NAME	BOTANICAL NAME	SIZE & COND.	WATER ZONE	QUANTITY
				(UNLESS OTHERWISE NOTED)		
	DECIDUOUS CANOPY TREES					
	ASB	AUTUMN SPLENDOR BUCKEYE	AESCULUS 'AUTUMN SPLENDOR'	2.5" CAL. B&B SPECIMEN	WATER CONSERVING	68
	KCT	KENTUCKY COFFEE TREE (SEEDLESS)	GYMNOCLADUS DIOICUS 'ESPRESSO'	2.5" CAL. B&B SPECIMEN	WATER CONSERVING	3
	HLI	IMPERIAL HONEYLOCUST	GLEDITSIA TRICANTHOS F. INERMIS 'IMPERIAL'	2.5" CAL. B&B SPECIMEN	WATER CONSERVING	9
	HLS	SKYLINE HONEYLOCUST	GLEDITSIA TRICANTHOS F. INERMIS 'SKYLINE'	2.5" CAL. B&B SPECIMEN	NON-WATER CONSERVING	24
	PRE	FRONTIER ELM	ULMUS 'FRONTIER'	2.5" CAL. B&B SPECIMEN	NON-WATER CONSERVING	12
	WHB	WESTERN HACKBERRY	CELTIS OCCIDENTALIS	2.5" CAL. B&B SPECIMEN	WATER CONSERVING	11
	LPT	LONDON PLANETREE	PLATANUS X ACERIFOLIA 'BLOODGOOD'	2.5" CAL. B&B SPECIMEN	WATER CONSERVING	6
EVERGREEN TREES						30
	PIN	PINYON PINE	PINUS CEMBROIDES EDULIS	6' HT. B&B SPECIMEN	WATER CONSERVING	14
	AUS	AUSTRIAN PINE	PINUS NIGRA	6' HT. B&B SPECIMEN	WATER CONSERVING	8
	PON	PONDEROSA PINE	PINUS PONDEROSA	6' HT. B&B SPECIMEN	WATER CONSERVING	6
	WHF	WHITE FIR	ABIS CONCOLOR	6' HT. B&B SPECIMEN	WATER CONSERVING	2
DECIDUOUS ORNAMENTAL TREES						145
	ABS	AUTUMN BRILLANCE SERVICEBERRY	AMELANCHIER 'AUTUMN BRILLANCE'	2" CAL.	WATER CONSERVING	41
	CCP	CHANTICLEER PEAR	PYRUS GALLERYANA 'CHANTICLEER'	2" CAL.	WATER CONSERVING	11
	PRF	RAINFIRE CRABAPPLE	MALUS 'RAINFIRE'	2" CAL.	NON-WATER CONSERVING	30
	THH	THORNLESS COCKSPUR HAWTHORNE	CRATAEGUS CRUGALLI 'INERMIS'	2" CAL.	WATER CONSERVING	20
	MRB	CRABAPPLE, RED BARON	MALUS 'RED BARON'	2" CAL.	NON-WATER CONSERVING	43
DECIDUOUS SHRUBS						1195
	DWN	DWARF NINEBARK	PHYSOCARPUS OPULIFOLIUS 'NANA'	5 GAL. CONT.	WATER CONSERVING	147
	LDP	LOW DENSE PRIVET	LIGUSTRUM VULGARE 'LODENSE'	5 GAL. CONT.	WATER CONSERVING	136
	NKL	MISS KIM LILAC	SYRINGA PATULA 'MISS KIM'	5 GAL. CONT.	WATER CONSERVING	79
	CHP	CHEYENNE PRIVET	LIGUSTRUM VULGARE 'CHEYENNE'	5 GAL. CONT.	WATER CONSERVING	27
	HAC	HANCOCK CORALBERRY	SYMPHORICARPOS X CHENAUTII 'HANCOCK'	5 GAL. CONT.	WATER CONSERVING	168
	WSC	WESTERN SAND CHERRY	PRUNUS BESSEYI	5 GAL. CONT.	WATER CONSERVING	118
	RLA	RED LAKE CURRANT	RIBES SATIVUM 'RED LAKE'	5 GAL. CONT.	WATER CONSERVING	107
	WAX	WAXFLOWER	JAMESIA AMERICANA	5 GAL. CONT.	WATER CONSERVING	34
	RMR	RED MEIDLAND ROSE	ROSA MEIDLAND RED	5 GAL. CONT.	WATER CONSERVING	161
	KSV	KOREANSPICE VIBURNUM	VIBURNUM CARLESII	5 GAL. CONT.	WATER CONSERVING	93
	WAT	WAYFARING TREE	VIBURNUM LANTANA 'MOHICAN'	5 GAL. CONT.	WATER CONSERVING	13
	DAM	DWARF AMUR MAPLE	ACER GINNALA 'BAILEY COMPACT'	5 GAL. CONT.	WATER CONSERVING	22
	VMO	MOHICAN VIBURNUM	VIBURNUM LANTANA 'MOHICAN'	5 GAL. CONT.	WATER CONSERVING	90
EVERGREEN SHRUBS						219
	JCA	ALPINE CARPET JUNIPER	JUNIPERUS COMMUNNIS ALPINE CARPET	5 GAL. CONT.	WATER CONSERVING	82
	BSJ	BLUE STAR JUNIPER	JUNIPERUS SQUAMATA 'BLUE STAR'	5 GAL. CONT.	WATER CONSERVING	65
	SGJ	SEA GREEN JUNIPER	JUNIPERUS X MEDIA 'SEA GREEN'	5 GAL. CONT.	WATER CONSERVING	62
	JSS	SCANDIA JUNIPER	JUNIPERUS SABINA 'SCANDIA'	5 GAL. CONT.	WATER CONSERVING	10
GRASSES						1021
	HMG	HEAVY METAL SWITCH GRASS	PANICUM VIRGATUM 'HEAVY METAL'	1 GAL. CONT.	WATER CONSERVING	52
	MFG	MEXICAN FEATHER GRASS	NASSELLA TENUISSIMA	1 GAL. CONT.	WATER CONSERVING	133
	FRG	FEATHER REED GRASS	CALAMAGROSTIS ARUNDINACEA 'KARL FORESTER'	1 GAL. CONT.	WATER CONSERVING	110
	HFG	HAMELN FOUNTAIN GRASS	PENNISETUM ALOPECUROIDES 'HAMELN'	1 GAL. CONT.	WATER CONSERVING	80
	BLG	BLAZE LITTLE BLUESTEM GRASS	SCHIZACHYRIUM SCOPARIUM 'BLAZE'	1 GAL. CONT.	WATER CONSERVING	325
	RSG	SHENANDOAH RED SWITCH GRASS	PANICUM VIRGATUM 'SHENANDOAH'	1 GAL. CONT.	WATER CONSERVING	321
PERENNIALS						
	AJS	AUTUMN JOY SEDUM	SEDUM SPECTABILE 'AUTUMN JOY'	1 GAL. CONT./24" OC	WATER CONSERVING	
	SNC	SNOW ANGEL CORAL BELLS	HEUCHERA SANGUINEA 'SNOW ANGEL'	1 GAL. CONT./24" OC	WATER CONSERVING	
	CFL	CONEFLOWER	ECHINACEA PURPUREA	1 GAL. CONT./24" OC	WATER CONSERVING	
	ICE	YELLOW ICE PLANT	DELOSPERMA NUBIGENUM	1 GAL. CONT./24" OC	WATER CONSERVING	
	DSD	SHASTA DWARF DAISY	LEUCANTHEMUM X COMPACT 'SNOW LADY'	1 GAL. CONT./24" OC	WATER CONSERVING	
	HYS	SUNSET HYSSOP	AGASTACHE RUPESTRIS	1 GAL. CONT./24" OC	WATER CONSERVING	
	DDL	STELLA D'ORO DAYLILY	HEMEROCALLIS 'STELLA D'ORO'	1 GAL. CONT./24" OC	WATER CONSERVING	
	HBJ	HIMALAYAN BORDER JEWEL	PERSICARIA AFFNIS	1 GAL. CONT./24" OC	WATER CONSERVING	
	BES	BLACK EYED SUSAN	RUDBECKIA FULGIDA GOLDSTRUM	1 GAL. CONT./24" OC	WATER CONSERVING	
	LLC	LANCE-LEAF COREOPSIS	COREOPSIS LANCEOLATA	1 GAL. CONT./24" OC	WATER CONSERVING	
	RDY	RED YARROW	ACHILLEA MILLEFOLIUM 'RED BEAUTY'	1 GAL. CONT./24" OC	WATER CONSERVING	
	FAC	FAASSENS' CATMINT	NEPETA X FAASSENSII	1 GAL. CONT./24" OC	WATER CONSERVING	
TURF GRASS: SOD						
	GTF	KENTUCKY BLUEGRA	A PROVIDED BY GRAFF' TURF FARM (1 800 280 8873) OR APPROVED EQUAL		NON-WATER CONSERVING	

NATIVE SEED MIX

MODIFIED IRRIGATED DRYLAND SEED MIX - TYPE A

BY ARKANSAS VALLEY SEED, INC., OR APPROVED EQUAL, TEL. 303-320-7500
4300 MONACO STREET, DENVER, CO. 80216

* REFER TO PLAN FOR LAYOUT/LOCATION

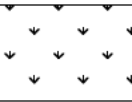
COMMON NAME	% OF TOTAL	PLS PER ACRE
WESTERN WHEATGRASS	29%	7.25 LBS.
DWARF PERENNIAL RYEGRASS	19%	4.75 LBS.
VNS BLUE FESCUE	24%	6.0 LBS.
REUBENS CANADA BLUEGRASS	14%	3.55 LBS.
CHEWINGS FESCUE	10%	2.5 LBS.
BLUE FLAX	1%	.25 LBS.
PURPLE PRAIRIE CLOVER	1%	.25 LBS.
BLACK EYED SUSAN	1%	.25 LBS.
PURPLE CONEFLOWER	1%	.25 LBS.
TOTAL		25.0 LBS (DRILLED)

NOTES:

1. CONTRACTOR SHALL BE RESPONSIBLE FOR ALL NATIVE SEED ESTABLISHMENT UNTIL STORM WATER PERMITTING SIGN OFF BY THE CITY OF AURORA.
2. IT IS RECOMMENDED TO MOW THE NATIVE AREAS THAT ARE NEAR THE WESTERLY CREEK RESIDENTIAL UNITS BI-ANNUALLY.
3. NATIVE SEED, TURF OR LANDSCAPE VEGETATION SHALL NOT BE PLANTED WITHIN 4'-0" OF THE BUILDING FOUNDATION.
4. DO NOT MOW THE DRYLAND SEED MIX ANY LESS THAN 3 INCHES.
5. IF THE DRYLAND SEED MIX HAS A STRONG ESTABLISHMENT IN THE FIRST YEAR, THE SEED MIX CAN BE MOWED LATE IN THE SEASON WITHIN THAT FIRST YEAR OF ESTABLISHMENT. WHEN MOWED, THE SEED MIX MUST REMAIN TALL. EVERY CONSECUTIVE YEAR FOLLOWING THE FIRST YEAR OF GROWTH, THE DRYLAND MIX CAN BE MOWED (1) TIME IN SPRING (TO REDUCE WEEDS GOING TO SEED) AND (1) TIME IN FALL TO KEEP A MANICURED APPEARANCE. REFER TO ARKANSAS VALLEY SEED FOR MOWING HEIGHT RECOMMENDATIONS.
6. REFER TO SPECIFICATIONS FOR MORE DETAIL.
7. ALL SEED TYPES SHALL BE IRRIGATED BY AN AUTOMATIC UNDERGROUND IRRIGATION SYSTEM.

NATIVE SEED MIX - TYPE B

COMMON NAME	BOTANICAL NAME	% OF TOTAL	PLS/ACRE
BLUE GRAMA	BOUTELOUA GRACILIS 'BLONDE AMBITION'	100%	6.25



VILLAGE AT
WESTERLY CREEK
PHASE III

SOUTH IRONTON &
EAST KENTUCKY
AURORA, COLORADO

DRAWING SET

DEVELOPMENT APPLICATION

SET ISSUE DATES:

1ST SUBMITTAL	16-0909
2nd SUBMITTAL	16-1213

SCALE AS SHOWN

SHEET TITLE:

LANDSCAPE NOTES &
SCHEDULE

SHEET NO:

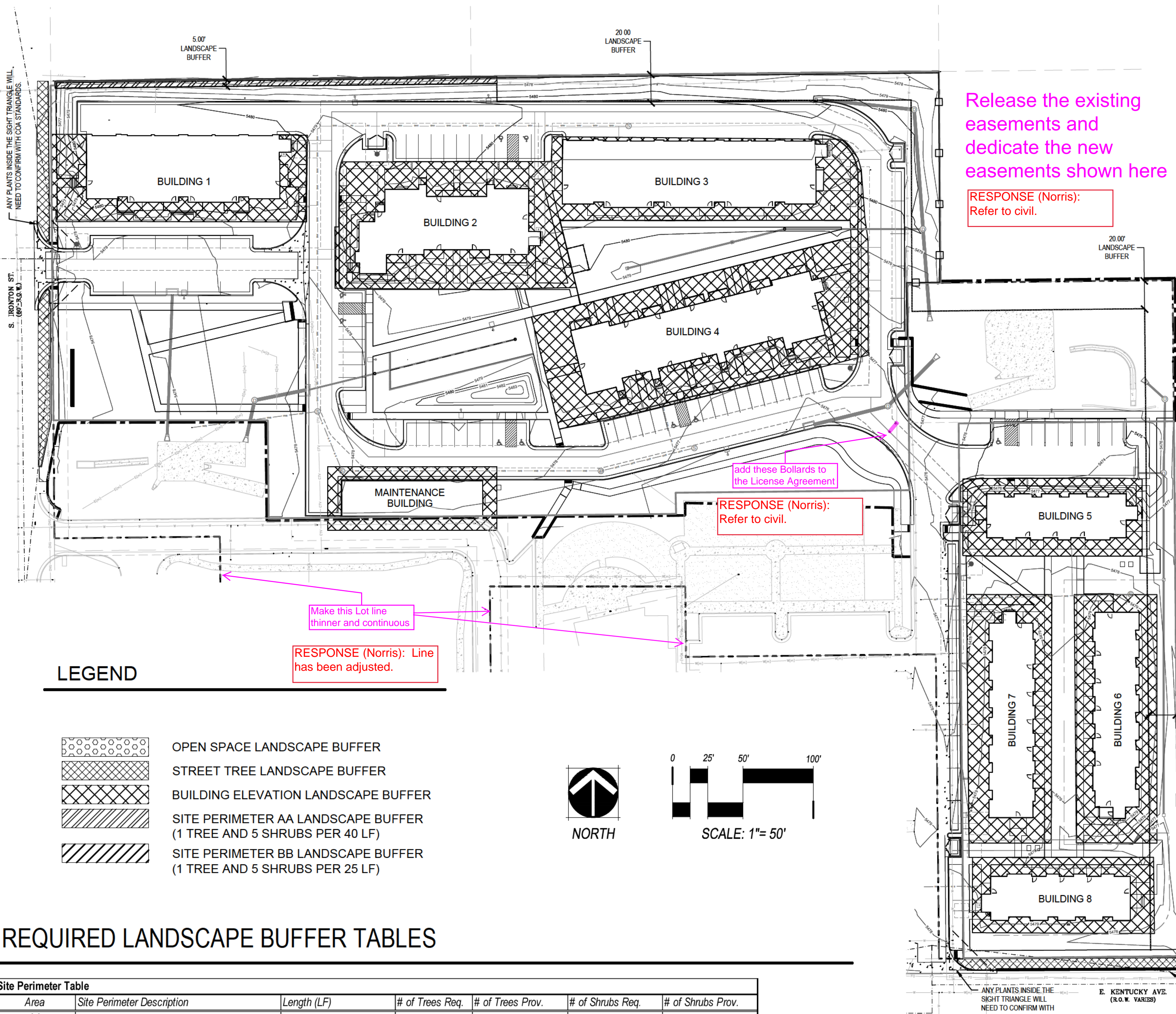
07 OF 43



1101 Bannock Street
Denver, Colorado 80204
P 303.892.1166
F 303.892.1186

NOT FOR CONSTRUCTION

LANDSCAPE REQUIREMENTS



REQUIRED LANDSCAPE BUFFER TABLES

Site Perimeter Table						
Area	Site Perimeter Description	Length (LF)	# of Trees Req.	# of Trees Prov.	# of Shrubs Req.	# of Shrubs Prov.
AA	Site Perimeter Buffer (Residential)					
	(1 Tree and 5 Shrubs per 40 LF)	314	8	12	40	59
BB	Site Perimeter Buffer (Other Residential)					
	(1 Tree and 5 Shrubs per 25 LF)	1,125	45	45	225	227
Totals:			53	57	265	286

Street Tree Table						
Street Tree Description	Length (LF)	# of Trees Req.	# of Trees Provided	# of Shrubs Req.	# of Shrubs Provided	Transfers
Street Trees: S. Ironton Street (1 Street Tree per 40 LF)	175 (24' Dr. Excluded)	5	5	Not Required	0	
Street Trees: E. Kentucky Avenue (1 Street Tree per 40 LF)	149	4	4	Not Required	0	
Totals:		9	9	-	-	0 TE Transferred

Site Data	Area in SF	%
Total Site Area (5.47 AC)	237,902	100%
Building Coverage:	45,013	19%
Hard Surface Area:	89,210	37%
Playground Area:	2,561	1%
Landscape Area:	101,118	43%
Maximum % of cool season grasses allowed:	33,369	33%

Open Space Landscape Table							
Area (Tract)	Description	Length/Area	# of Trees Req.	# of Trees Provided	# of Shrubs Req.	# of Shrubs Provided	Total TE Req./Provided
A+B	(237,902 SF - 134,223 SF = 103,679 SF)	Area Total: 103,679 SF					Tract A TE Total: 0/0
	Open Space (1 Tree and 10 Shrubs per 4,000 SF)	103,679 SF	26	223	260	1,424	(=)
	Totals:		26	223	260	1,424	(+0)

REQUIRED LANDSCAPE BUFFER TABLES, CONT.

Building Elevation Landscape Table								
Building	Building Elevation Landscape Description	Length (LF)/ Quantity	# of Trees Req.	# of Trees Provided	# of Reg. Shrubs Req.	# of Tall Shrubs Req.	# of Shrubs Provided	Transfers
1	(1.25 Plants Per 5 LF of Frontage)	411						
	5% Trees (Mix of Evergreen and Deciduous)		5	12				
	15% Tall Shrubs				-	15	25	
	80% Other Shrubs				82	-	107	
	Totals:		5	12	82	15	132	0 TE Transferred
2	Building 2 Elevation	413						
	5% Trees (Mix of Evergreen and Deciduous)		5	12				
	15% Tall Shrubs				-	15	44	
	80% Other Shrubs				108	-	122	
	Totals:		5	12	108	15	166	0 TE Transferred
3	Building 3 Elevation	508						
	5% Trees (Mix of Evergreen and Deciduous)		6	10				
	15% Tall Shrubs				-	19	19	
	80% Other Shrubs				102	-	87	
	Totals:		6	10	102	19	106	0 TE Transferred
4	Building 4 Elevation (1.25 Plants Per 5 LF of Frontage)	516						
	5% Trees (Mix of Evergreen and Deciduous)		6	17				
	15% Tall Shrubs				-	19	64	
	80% Other Shrubs				103	-	197	
	Totals:		6	17	103	19	261	0 TE Transferred
5	(1.25 Plants Per 5 LF of Frontage)	325						
	5% Trees (Mix of Evergreen and Deciduous)		4	4				
	15% Tall Shrubs				-	12	12	
	80% Other Shrubs				65	-	77	
	Totals:		4	4	65	12	89	0 TE Transferred
6	Building 6 Elevation (1.25 Plants Per 5 LF of Frontage)	403						
	5% Trees (Mix of Evergreen and Deciduous)		5	8				
	15% Tall Shrubs				-	15	10	
	80% Other Shrubs				81	-	72	
	Totals:		5	8	81	15	82	0 TE Transferred
7	Building 7 Elevation (1.25 Plants Per 5 LF of Frontage)	403						
	5% Trees (Mix of Evergreen and Deciduous)		5	14				
	15% Tall Shrubs				-	15	46	
	80% Other Shrubs				81	-	83	
	Totals:		5	14	81	15	129	0 TE Transferred
8	Building 8 Elevation (1.25 Plants Per 5 LF of Frontage)	306						
	5% Trees (Mix of Evergreen and Deciduous)		4	4				
	15% Tall Shrubs				-	12	20	
	80% Other Shrubs				62	-	64	
	Totals:		4	4	62	12	84	0 TE Transferred
9	Building 9 Elevation (1 Tree per 40 LF)	Elev. Length 250'			10 shrubs per tree			
	5% Trees (Mix of Evergreen and Deciduous)		6	3				
	15% Tall Shrubs				-	9	0	
	80% Other Shrubs				63	-	7	
	Totals:		6	3	63	9	7	0 TE Transferred
Totals:			47	84	747	131	1056	0 TE Transferred

Parking Lot Island Landscape Table							
Parking Lot Island Description	Length (LF)/ Quantity	# of Trees Req.	# of Trees Provided	# of Shrubs Req.	# of Shrubs Provided	Transfers	Mitigation Inches
Parking Lot Islands: All Parking Lots* (1 Tree per Each)	NA	8	8	Not Required	105	TE to Open Space Areas	
Totals:		8	8	-	105	TE Transferred	0.0

VILLAGE AT WESTERLY CREEK PHASE III

SOUTH IRONTON & EAST KENTUCKY AURORA, COLORADO

DRAWING SET

DEVELOPMENT APPLICATION

SET ISSUE DATES:

1ST SUBMITTAL 16-0909

2nd SUBMITTAL 16-1213

SCALE AS SHOWN

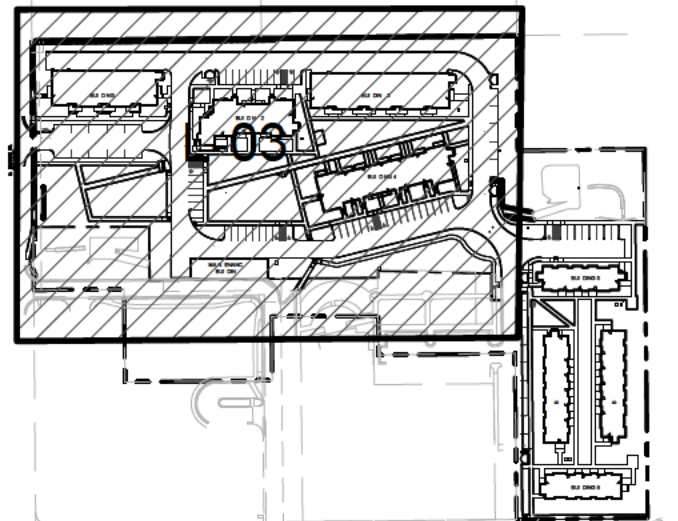
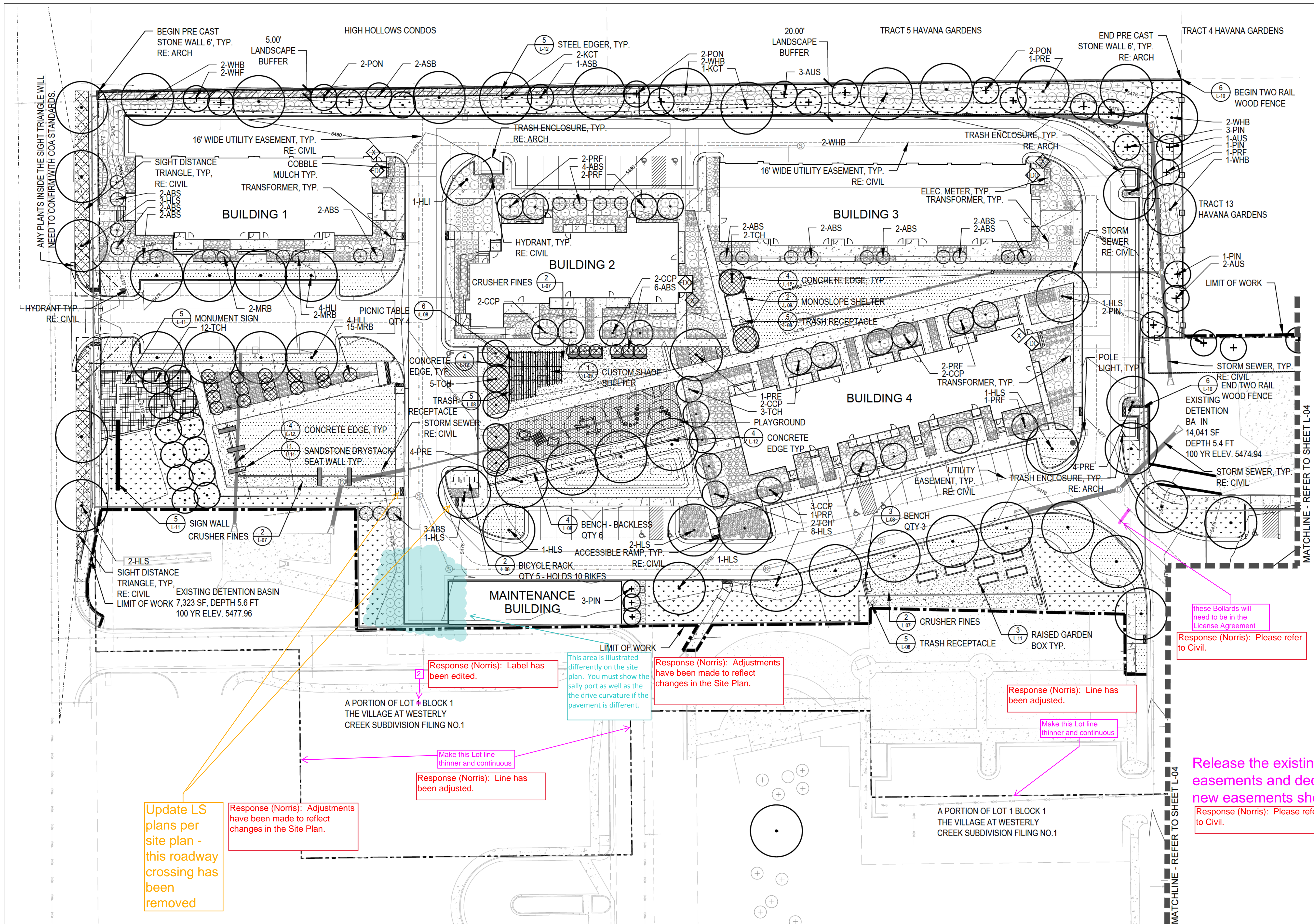
SHEET TITLE:

LANDSCAPE CALCULATIONS



1101 Bannock Street
Denver, Colorado 80204
P 303.892.1166
F 303.892.1186

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KEY MAP

LEGEND

- CANOPY TREE
- EVERGREEN TREE
- ORNAMENTAL TREE
- DECIDUOUS SHRUB
- EVERGREEN SHRUB
- ORNAMENTAL GRASSES
- SOD
- NATIVE SEED - TYPE A
- NATIVE SEED - TYPE B
- PERENNIALS
- CRUSHER FINES PAVEMENT
- PLAYGROUND SAFETY SURFACE
- COBBLE MULCH
- PAVING
- EDGER
- CONCRETE EDGE
- RIGHT OF WAY
- LIMIT OF WORK
- MATCHLINE
- PROPERTY LINE
- SPLIT RAIL FENCE
- CONCRETE SCORING
- 6' HT. STONE WALL (RE: ARCH)
- FIRE HYDRANT
- LIGHT POLE
- BENCH
- PICNIC TABLE
- TRASH RECEPTACLE
- BICYCLE RACK
- PET PICKUP STATION
- FDC W/APP'D KNOX PLUGS
- KNOX BOX LOCATION

TREE PLANT LIST

DECIDUOUS CANOPY TREES

ASB AUTUMN SPECTOR BUCKEYE
KCT KENTUCKY COFFEE TREE (SEEDLESS)
HLI IMPERIAL HONEYLOCUST
HLS SKYLINE HONEYLOCUST
PRE FRONTIER ELM
WHB WESTERN HACKBERRY
LPT LONDON PLANETREE

AESCULUS 'AUTUMN SPECTOR'
GYMNOCLADUS DIOICUS 'ESPRESSO'
GLEDITSIA TRICANTHOS F. INERMIS 'IMPERIAL'
GLEDITSIA TRICANTHOS F. INERMIS 'SKYLINE'
ULMUS 'FRONTIER'
CELTIS OCCIDENTALIS
PLATANUS X ACERIFOLIA 'BLOODGOOD'

EVERGREEN TREES

PIN PINYON PINE
AUS AUSTRALIAN PINE
POP PONDEROSA PINE
WHF WHITE FIR

PINUS CEMBROIDES EDULIS
PINUS NIGRA
PINUS PONDEROSA
ABIS CONCOLOR

DECIDUOUS ORNAMENTAL TREES

ABS AUTUMN BRILLIANCE SERVICEBERRY
CCP CHANTICLEER PEAR
PRF PRAIRIEFIRE CRABAPPLE
TCH THORNLESS COCKSPUR HAWTHORNE
MRB CRABAPPLE, RED BARON

AMELANCHIER 'AUTUMN BRILLIANCE'
PYRUS CALLERYANA 'CHANTICLEER'
MALUS 'PRAIRIEFIRE'
CRATAEGUS CRUSGALLI 'INERMIS'
MALUS 'RED BARON'

Update LS plans per site plan - this roadway crossing has been removed

Response (Norris): Adjustments have been made to reflect changes in the Site Plan.

Response (Norris): Label has been edited.

This area is illustrated differently on the site plan. You must show the sally port as well as the drive curvature if the pavement is different.

Response (Norris): Adjustments have been made to reflect changes in the Site Plan.

Make this Lot line thinner and continuous

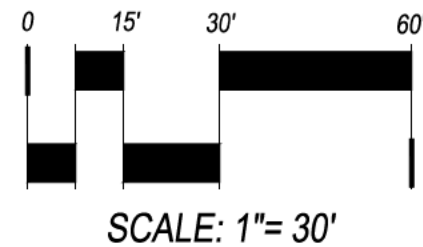
Response (Norris): Line has been adjusted.

Response (Norris): Line has been adjusted.

Make this Lot line thinner and continuous

these bollards will need to be in the License Agreement
Response (Norris): Please refer to Civil.

Release the existing easements and dedicate the new easements shown here
Response (Norris): Please refer to Civil.



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VILLAGE AT WESTERLY CREEK
PHASE III

SOUTH IRONTON &
EAST KENTUCKY
AURORA, COLORADO

DRAWING SET

DEVELOPMENT APPLICATION

SET ISSUE DATES:
1ST SUBMITTAL 16-0909
2nd SUBMITTAL 16-1213

SCALE AS SHOWN

SHEET TITLE:

LANDSCAPE PLAN

SHEET NO:

09 OF 43

DECIDUOUS CANOPY TREES

KCT	KENTUCKY COFFEE TREE (SEEDLESS)
HLI	IMPERIAL HONEYLOCUT

EVERGREEN TREES

POP PONDROSA PI

CCP CHANTICLEER PEAR

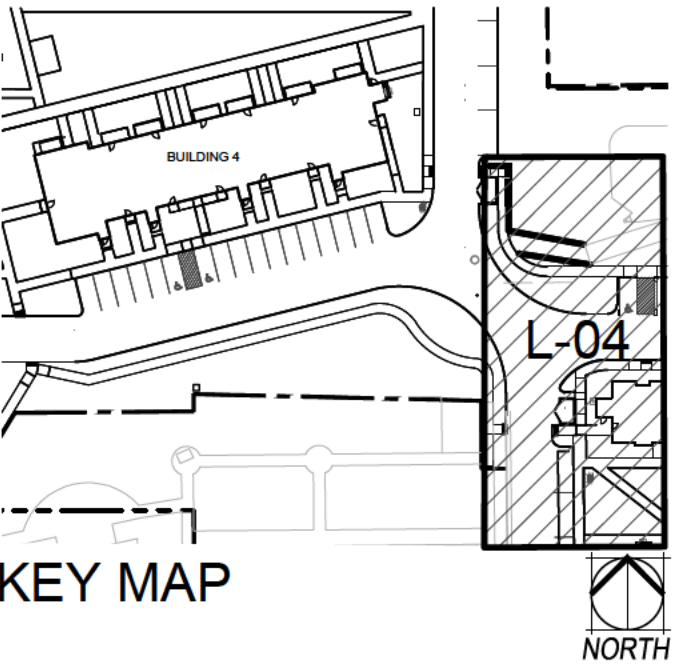
MRB CRABAPPLE, RED BARON

PINUS CEMBROIDES EDULIS
PINUS NIGRA
PINUS PONDEROSA
ABIS CONCOLOR

































AMELANCHIER 'AUTUMN BRILLANCE'

Response (Norris): Refer to Civil.

Response (Norris): Label added.



LEGEND

- | | |
|---|------------------------------|
|  | CANOPY TREE |
|  | EVERGREEN TREE |
|  | ORNAMENTAL TREE |
|  | DECIDUOUS SHRUB |
|  | EVERGREEN SHRUB |
|  | ORNAMENTAL GRASSES |
|  | SOD |
|  | NATIVE SEED - TYPE A |
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|  | PERENNIALS |
|  | CRUSHER FINES PAVEMENT |
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|  | FDC W/APP'D KNOX PLUGS |
|  | KNOX BOX LOCATION |

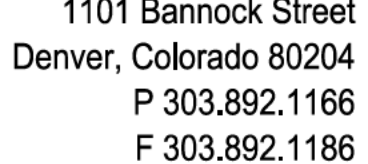
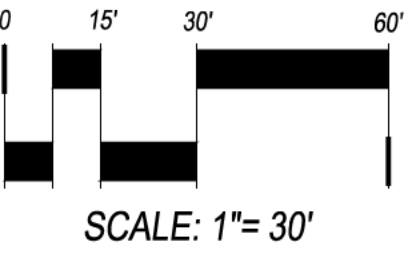
**SOUTH IRONTON &
EAST KENTUCKY
JURORA, COLORADO**

DEVELOPMENT APPLICATION

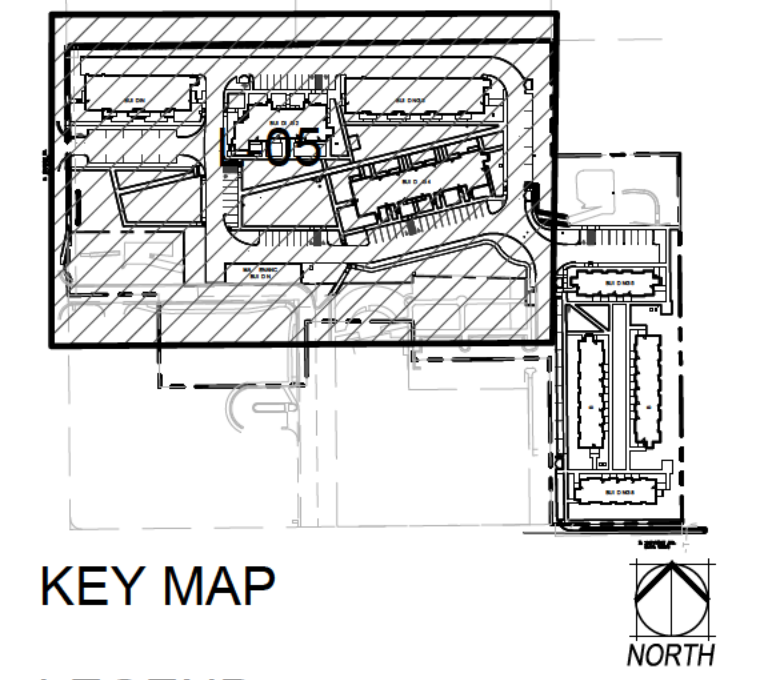
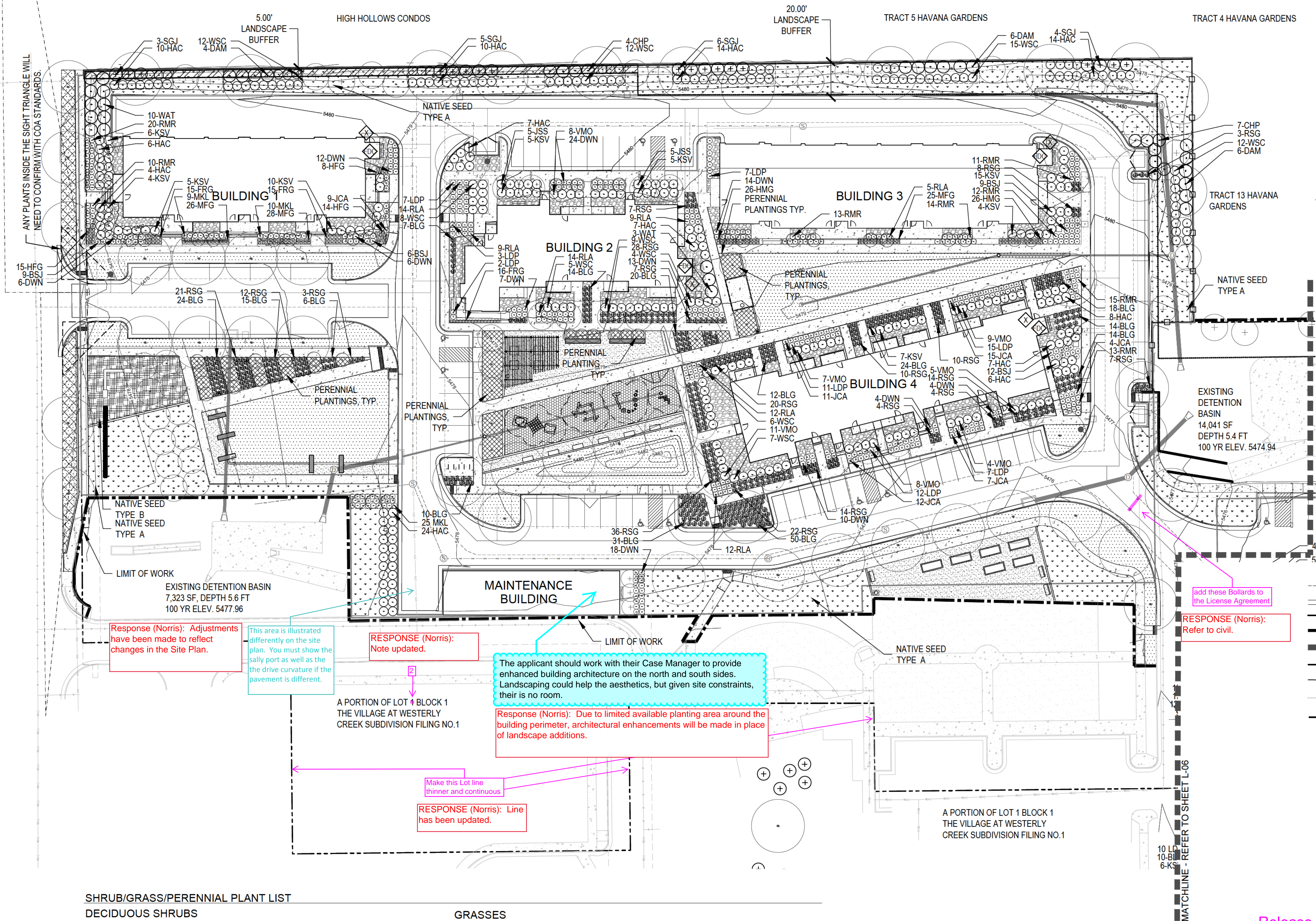
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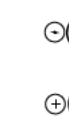






























LANDSCAPE PLAN

10 OF 43



NOT FOR CONSTRUCTION



- | | |
|---|------------------------------|
|  | CANOPY TREE |
|  | EVERGREEN TREE |
|  | ORNAMENTAL TREE |
|  | DECIDUOUS SHRUB |
|  | EVERGREEN SHRUB |
|  | ORNAMENTAL GRASSES |
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|  | TRASH RECEPTACLE |
|  | BICYCLE RACK |
|  | PET PICKUP STATION |
|  | FDC W/APPD KNOX PLUGS |
|  | KNOX BOX LOCATION |

SHRUB/GRASS/PERENNIAL PLANT LIST

DECIDUOUS SHRUBS

DWN	DWARF NINEBARK
LDP	LOW DENSE PRIVET
MKL	MISS KIM LILAC
CHP	CHEYENNE PRIVET
HAC	HANCOCK CORALBERRY
WSC	WESTERN SAND CHERRY
RLA	RED LAKE CURRANT
WAX	WAXFLOWER
RMR	RED MIDLAND ROSE
KSV	KOREANSPICE VIBURNUM
WAT	WAYFARING TREE
DAM	DWARF AMUR MAPLE
VMO	MOHICAN VIBURNUM

EVERGREEN SHRUBS

JCA	ALPINE CARPET JUNIPER
BSJ	BLUE STAR JUNIPER
SGJ	SEA GREEN JUNIPER
JSS	SCANDIA JUNIPER

PSYSCARPUS OPULIFOLIUS 'NANA'
 LIGUSTRUM VULGARE 'LODENSE'
 SYRINGA PATULA 'MISS KIM'
 LIGUSTRUM VULGARE 'CHENYENNE'
 SYMPHORICARPOS X CHENAUTII 'HANCOCK'
 PRUNUS BESSEYI
 RIBES SATIVUM 'RED LAKE'
 JAMESIA AMERICANA
 ROSA MEIDLAND RED
 VIBURNUM CARLESII
 VIBURNUM LANTANA 'MOHICAN'
 ACER GINNALA 'BAILEY COMPACT'
 VIBURNUM LANTANA 'MOHICAN'

JUNIPERUS COMMUNIS ALPINE CARPET
JUNIPERUS SQUAMATA 'BLUE STAR'
JUNIPERUS X MEDIA 'SEA GREEN'
JUNIPERUS SABINA 'SCANDIA'

GRASSES

HMG	HEAVY METAL SWITCH GRASS
MFG	MEXICAN FEATHER GRASS
FRG	FEATHER REED GRASS
HFG	HAMELN FOUNTAIN GRASS
BLG	BLAZE LITTLE BLUESTEM GRASS
RSG	SHENANDOAH RED SWITCH GRASS

PERENNIALS

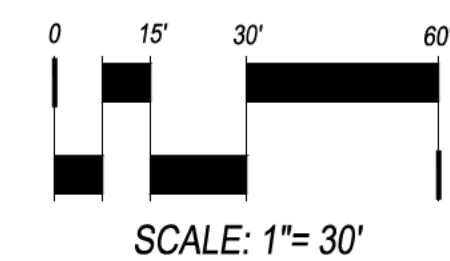
AJS	AUTUMN JOY SEDUM
SNC	SNOW ANGEL CORAL BELLS
CFL	CONEFLOWER
ICE	YELLOW ICE PLANT
DSD	SHASTA DWARF DAISY
HYS	UN ET HY OP
DDL	STELLA D'ORO DAYLILY
HBJ	HIMALAYAN BORDER JEWEL
BES	BLACK EYED SUSAN
LLC	LANCE-LEAF COREOPSIS
RDY	RED YARROW
FAC	FAASSEN'S CATMINT

PANICUM VIRGATUM 'HEAVY METAL'
 NASSELLA TENUISSIMA
 CALAMAGROSTIS ARUNDINACEA 'KARL FORESTER'
 PENNISETHUM ALOPECUROIDES 'HAMELN'
 SCHIZACHYRIUM SCOPARIUM 'BLAZE'
 PANICUM VIRGATUM 'SHENANDOAH'

SEDUM SPECTABILE 'AUTUMN JOY'
HEUCHERA SANGUINEA 'SNOW ANGEL'
ECHINACEA PURPUREA
DELOSPERMA NUBIGENUM
LEUCANTHEMUM X COMPACT 'SNOW LADY'
AGASTACHE RUPESTRIS
HEMEROCALLIS 'STELLA D'ORO'
PERSICARIA AFFNIS
RUDBECKIA FULGIDA GOLDSTRUM
COREOPSIS LANCEOLATA
ACHILLEA MILLEFOLIUM 'RED BEAUTY'
NEPETA X FAASSENII

Release the existing easements and dedicate the new easements shown here

RESPONSE (Norris):
Refer to civil.



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F 303.892.1186

DRAWING SET

DEVELOPMENT APPLICATION

SET ISSUE DATES:

1ST SUBMITTAL	16-0909
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2nd SUBMITTAL	16-1213
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SCALE	AS SHOWN
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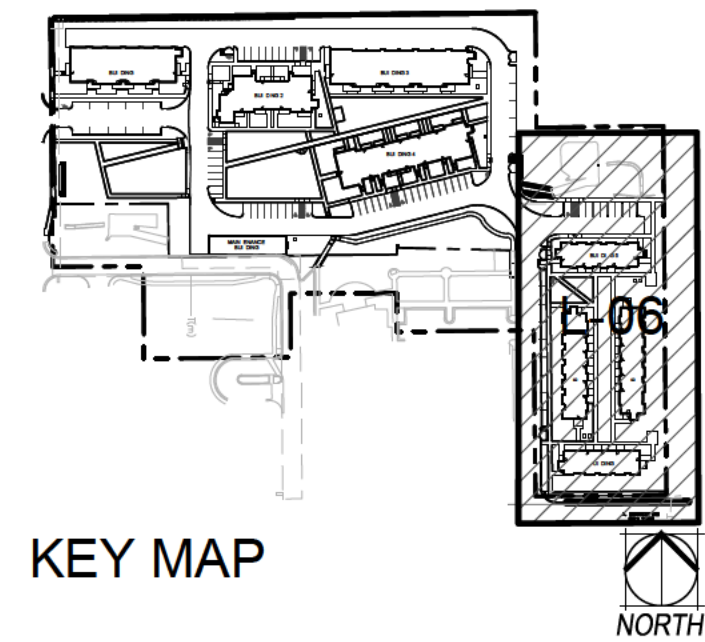
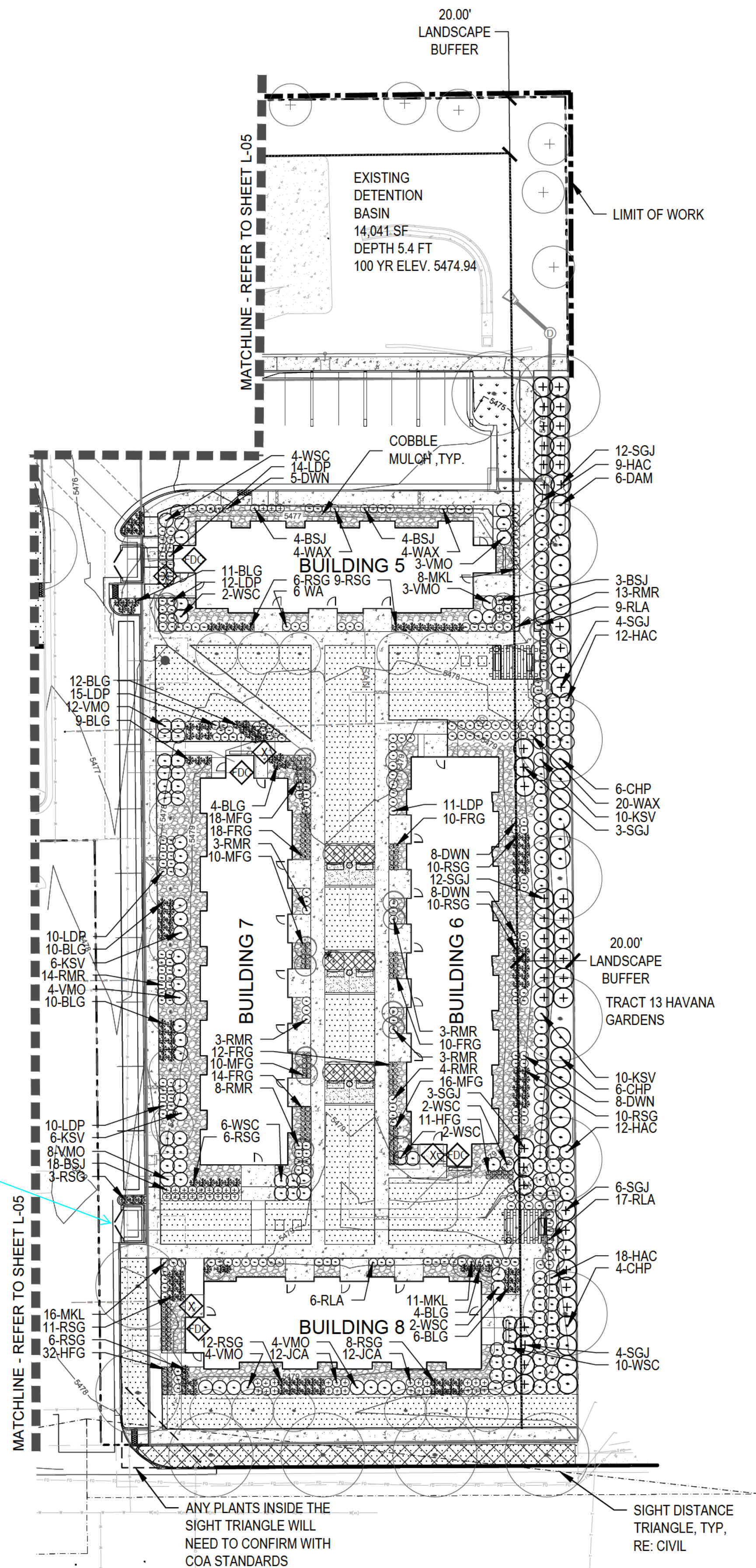
SHEET TITLE:

LANDSCAPE PLAN

SHEET NO:

11 OF 43

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KEY MAP

LEGEND

- CANOPY TREE
- EVERGREEN TREE
- ORNAMENTAL TREE
- DECIDUOUS SHRUB
- EVERGREEN SHRUB
- ORNAMENTAL GRASSES
- SOD
- NATIVE SEED - TYPE A
- NATIVE SEED - TYPE B
- PERENNIALS
- CRUSHER FINES PAVEMENT
- PLAYGROUND SAFETY SURFACE
- COBBLE MULCH
- PAVING
- EDGER
- CONCRETE EDGE
- RIGHT OF WAY
- LIMIT OF WORK
- MATCHLINE
- PROPERTY LINE
- SPLIT RAIL FENCE
- 6' HT. STONE WALL (RE: ARCH)
- CONCRETE SCORING
- FIRE HYDRANT
- LIGHT POLE
- BENCH
- PICNIC TABLE
- TRASH RECEPTACLE
- BICYCLE RACK
- PET PICKUP STATION
- FDC W/APPD KNOX PLUGS
- KNOX BOX LOCATION

Release the existing easements and dedicate the new easements shown here

RESPONSE (Norris):
Refer to civil.

Label the trash enclosure.

Response (Norris): Label added.

SHRUB/GRASS/PERENNIAL PLANT LIST

DECIDUOUS SHRUBS

DWN DWARF NINEBARK
LDP LOW DENSE PRIVET
MKL MISS KIM LILAC
CHP CHEYENNE PRIVET
HAC HANCOCK CORALBERRY
WSC EASTERN SAND CHERRY
RLA RED LAKE CURRANT
WAX AXFLOWER
RMR RED MEIDLAND ROSE
KSV OREANSPICE VIBURNUM
WAT AYFARING TREE
DAM DWARF AMUR MAPLE
VMO MOHICAN VIBURNUM

EVERGREEN SHRUBS

JCA ALPINE CARPET JUNIPER
BSJ BLUE STAR JUNIPER
SSJ SEA GREEN JUNIPER
JSS SCANDIA JUNIPER

PHYSOCARPUS OPULIFOLIUS 'NANA'
LIGUSTRUM VULGARE 'LODENSE'
SYRINGA PATULA 'MISS KIM'
LIGUSTRUM VULGARE 'CHEYENNE'
SYMPHORICARPOS X CHENAULTII 'HANCOCK'
PRUNUS BESSEYI
RIBES SATIVUM 'RED LAKE'
JAMESIA AMERICANA
ROSA MEIDLAND RED
VIBURNUM CARLESII
VIBURNUM LANTANA 'MOHICAN'
ACER GINNALA 'BAILEY COMPACT'
VIBURNUM LANTANA 'MOHICAN'

JUNIPERUS COMMUNIS ALPINE CARPET
JUNIPERUS SQUAMATA 'BLUE STAR'
JUNIPERUS X MEDIA 'SEA GREEN'
JUNIPERUS SABINA 'SCANDIA'

GRASSES

HMG HEAVY METAL SWITCH GRASS
MFG MEXICAN FEATHER GRASS
FRG FEATHER REED GRASS
HFG HAMELN FOUNTAIN GRASS
BLG BLAZE LITTLE BLUESTEM GRASS
RSG SHENANDOAH RED SWITCH GRASS

PERENNIALS

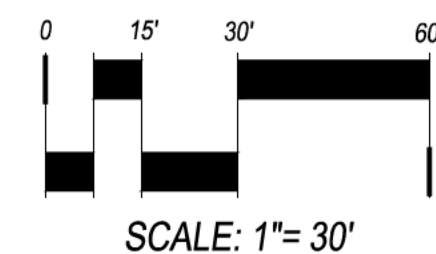
AJS AUTUMN JOY SEDUM
SNC SNOW ANGEL CORAL BELLS
CFL CONEFLOWER
ICE YELLOW ICE PLANT
DSD SHASTA DWARF DAISY
HYS SUNSET HYSSOP
DDL STELLA D'ORO DAYLILY
HBJ HIMALAYAN BORDER JEWEL
BES BLACK EYED SUSAN
LLC LANCE-LEAF COREOPSIS
RDY RED YARROW
FAC FAASSEN'S CATMINT

PANICUM VIRGATUM 'HEAVY METAL'
NASSELLA TENUISSIMA
CALAMAGROSTIS ARUNDINACEA 'KARL FORESTER'
PENNISETUM ALOPECUROIDES 'HAMELN'
SCHIZACHYRIUM SCOPARIUM 'BLAZE'
PANICUM VIRGATUM 'SHENANDOAH'

SEDUM SPECTABILE 'AUTUMN JOY'
HEUCHERA SANGUINEA 'SNOW ANGEL'
ECHINACEA PURPUREA
DELOSPERMA NUBIGENUM
LEUCANTHEMUM X COMPACT 'SNOW LADY'
AGASTACHE RUPESTRIS
HEMEROCALLIS 'STELLA D'ORO'
PERSICARIA AFFNIS
RUDBECKIA FULGIDA GOLDSTRUM
COREOPSIS LANCEOLATA
ACHILLEA MILLEFOLIUM 'RED BEAUTY'
NEPETA X FAASSENII

ANY PLANTS INSIDE THE
SIGHT TRIANGLE WILL
NEED TO CONFIRM WITH
COA STANDARDS

SIGHT DISTANCE
TRIANGLE, TYP.
RE: CIVIL



SCALE: 1"= 30'

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VILLAGE AT
WESTERLY CREEK
PHASE III

SOUTH IRONTON &
EAST KENTUCKY
AURORA, COLORADO

DRAWING SET

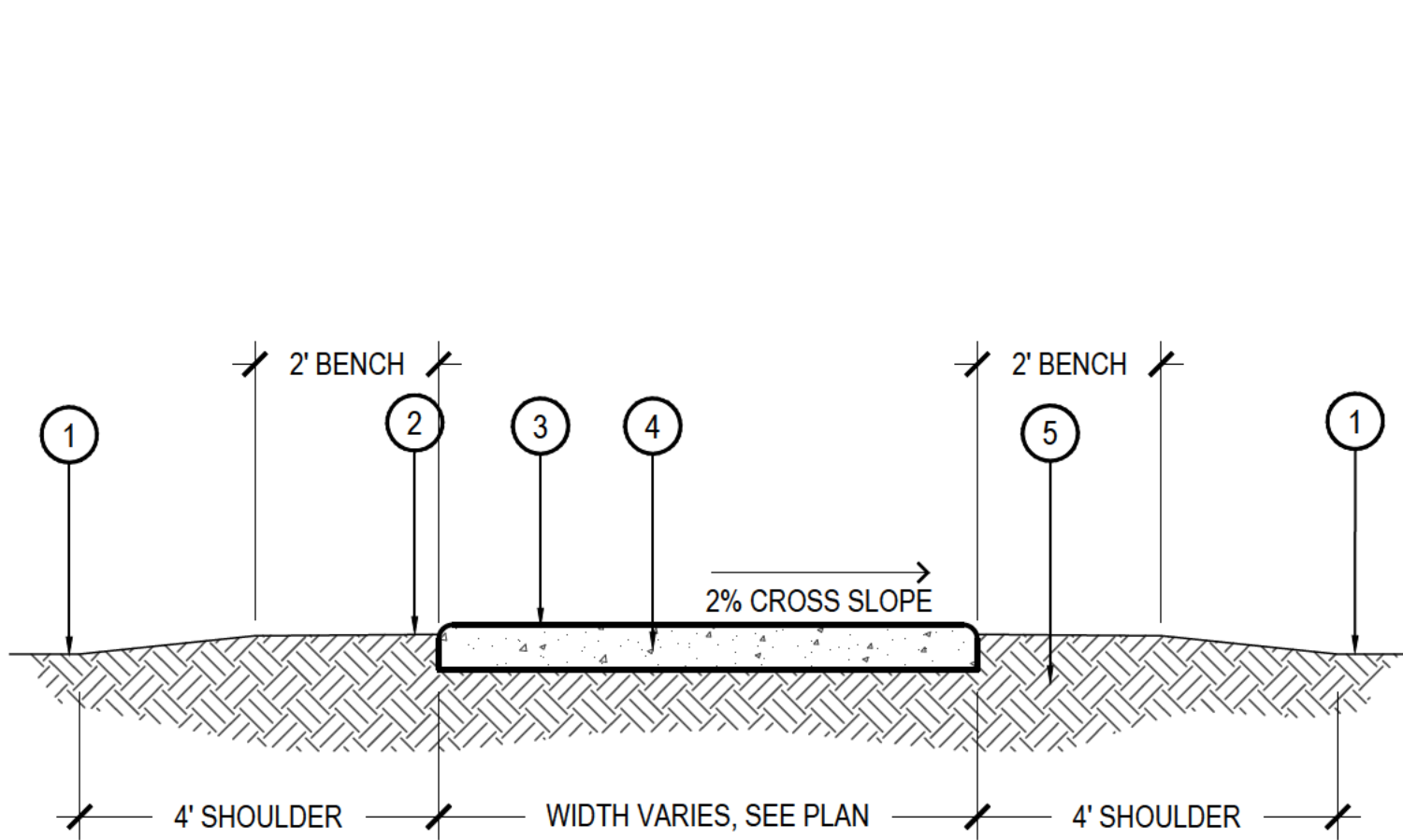
DEVELOPMENT APPLICATION

SET ISSUE DATES:
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2nd SUBMITTAL 16-1213

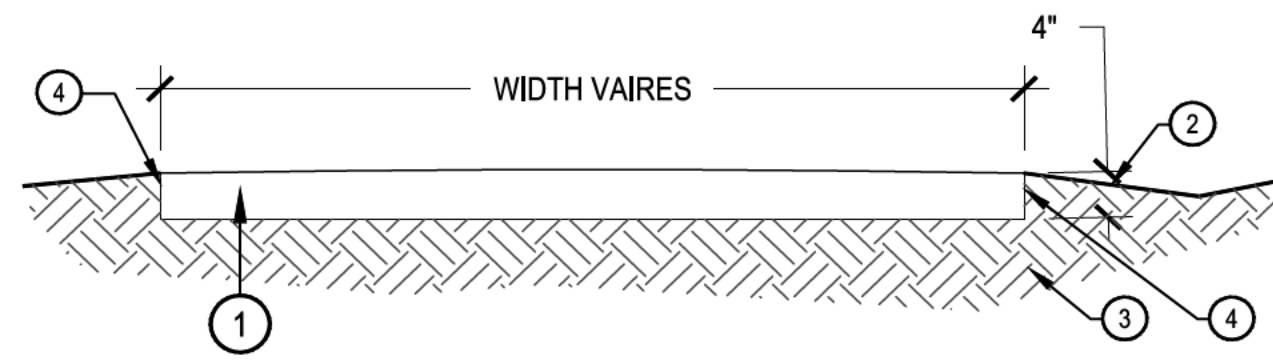
SCALE AS SHOWN

SHEET TITLE:
LANDSCAPE PLAN

SHEET NO:
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- 1 FINISH GRADE
- 2 FINI H GRADE TO BE 1" BELOW CONCRETE AFTER COMPACTION
- 3 SAW CUT CONTROL JOINTS, 8' O.C. TYPICAL
- 4 4" THICK CONCRETE, 4,000 PSI @ 28 DAYS WITH FIBERMESH ADDITIVE AT 1-1/2 LBS. PER CUBIC YARD
- 5 COMPACT SUBGRADE TO 95% STANDARD PROCTER



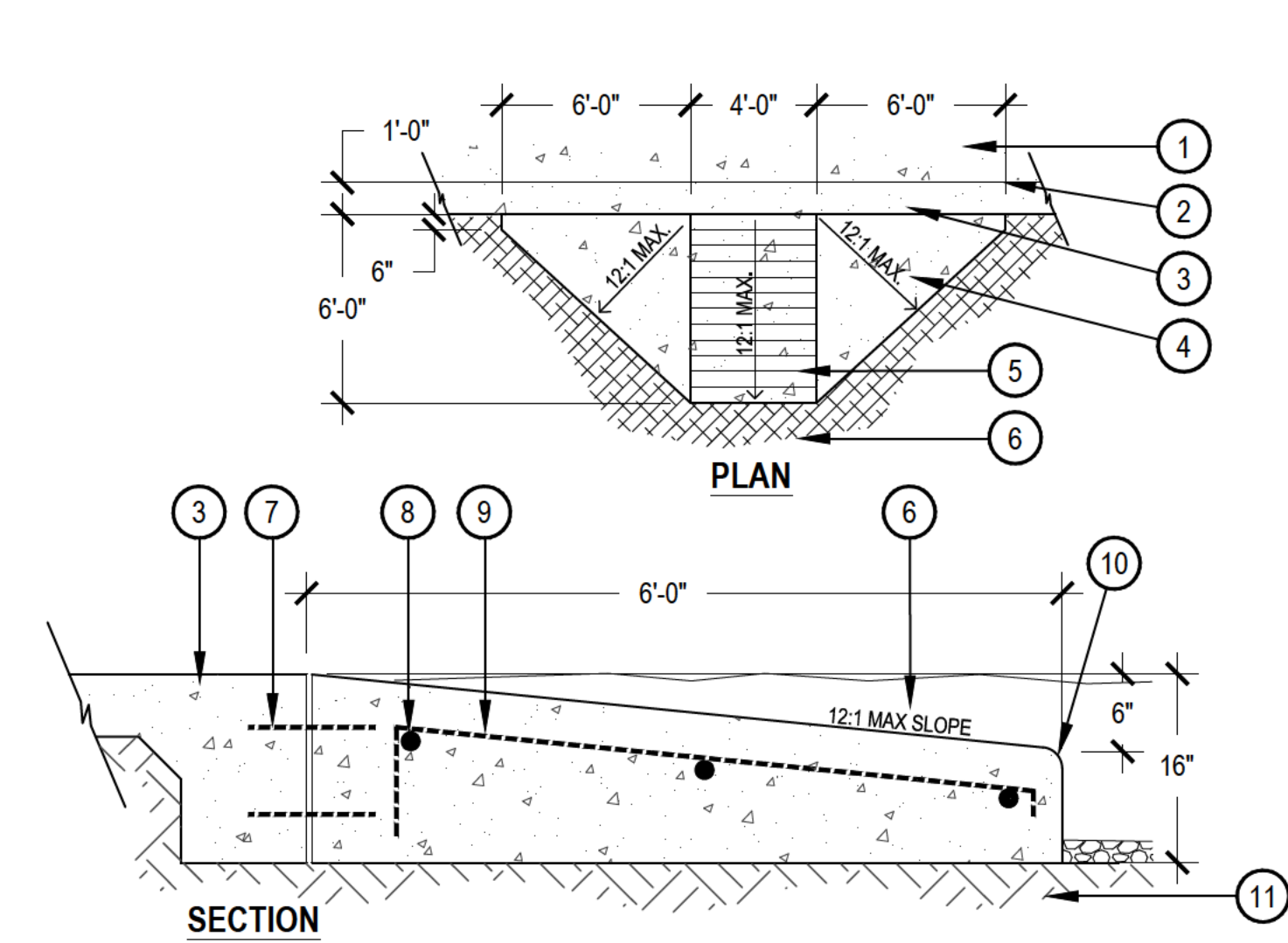
COMPACTION NOTES:

1. COMPACT WET FOR BEST RESULTS.
2. USE A SMALL (4') RIDING ROLLER TO COMPACT
3. SLOPE TOP WITH CIVIL DESIGNED GRADES (RE: PLAN).

- 1 COMPACTED CRUSHER FINES
- 2 SLOPE ADJACENT GRADE AWAY
- 3 COMPACTED SUBGRADE
- 4 4" STEEL EDGER

1 CONCRETE PAVEMENT

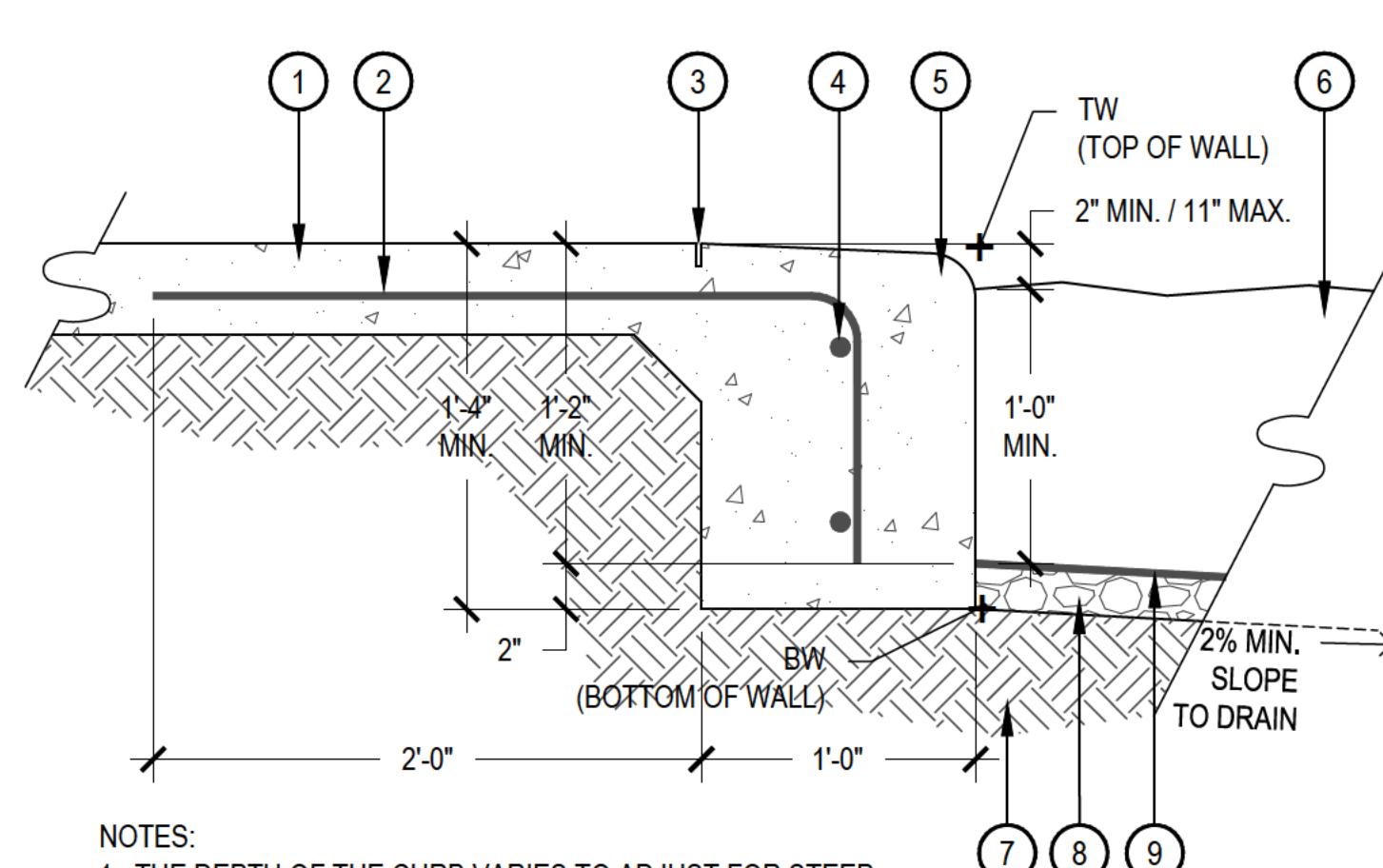
SCALE: 1/2" = 1'-0"



- 1 CONCRETE WALK
- 2 SCORE JOINT
- 3 MONOLITHIC CONCRETE CURB
- 4 CONCRETE RAMP
- 5 TOOLED SCORE JOINTS - 6" APART
- 6 ENGINEERED WOOD FIBER SAFETY SURFACE
- 7 (2) #4 DOWELS 18" O.C.
- 8 (3) #4 REBAR
- 9 #4 REBAR 18" O.C.
- 10 2" RADIUS ON ALL EXPOSED EDGES
- 11 COMPACTED SUBGRADE

2 CRUSHER FINES DETAIL

SCALE: 3/4" = 1'-0"



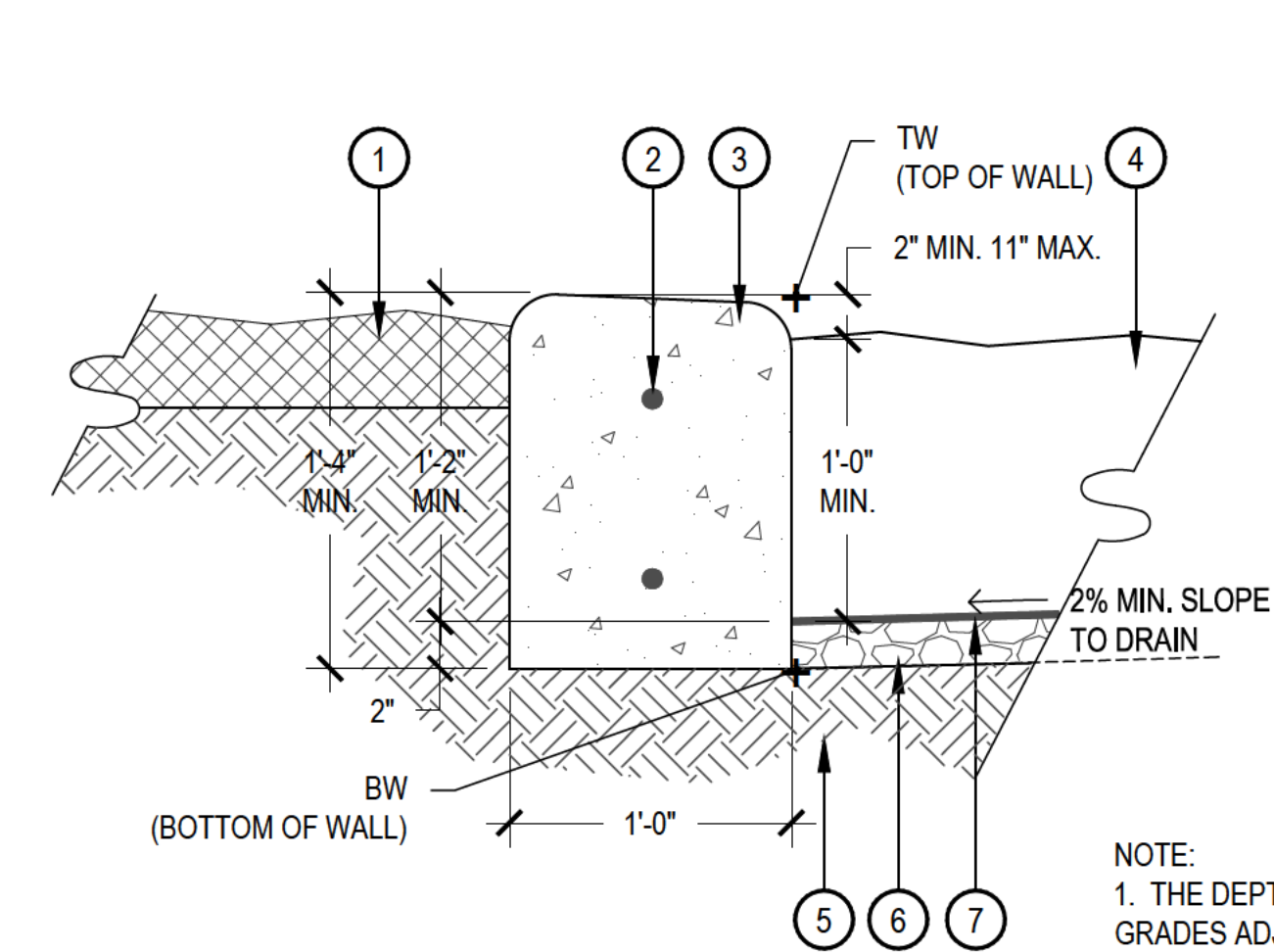
NOTES:

1. THE DEPTH OF THE CURB VARIES TO ADJUST FOR STEEP GRADES ADJACENT TO THE PLAYGROUND PITS. IN NO CASE SHALL THE GRADE WITHIN THE PLAYGROUND PITS BE GREATER THAN 2.5%- REFER TO LAYOUT PLAN
2. SCORE JOINTS ON THE WALKS PERPENDICULAR TO THE CURB SHALL EXTEND THROUGH THE ENTIRE DEPTH OF THE CURB

- 1 CONCRETE WALK
- 2 #4 REBAR 24" O.C.
- 3 1" DEEP CONTROL JOINT
- 4 (2) #4 REBAR 24" O.C.
- 5 CONCRETE CURB - 2" RADIUS ON ALL EXPOSED EDGES - SLOPE TOP 1/4" PER FOOT TOWARD PLAYGROUND
- 6 ENGINEERED WOOD FIBER SAFETY SURFACE
- 7 COMPACTED SUBGRADE PER GEOTECHNICAL REPORT
- 8 3/4" WASHED GRAVEL
- 9 GEOTEXTILE FILTER/DRAINAGE MAT

3 PLAYGROUND RAMP

N.T.S.

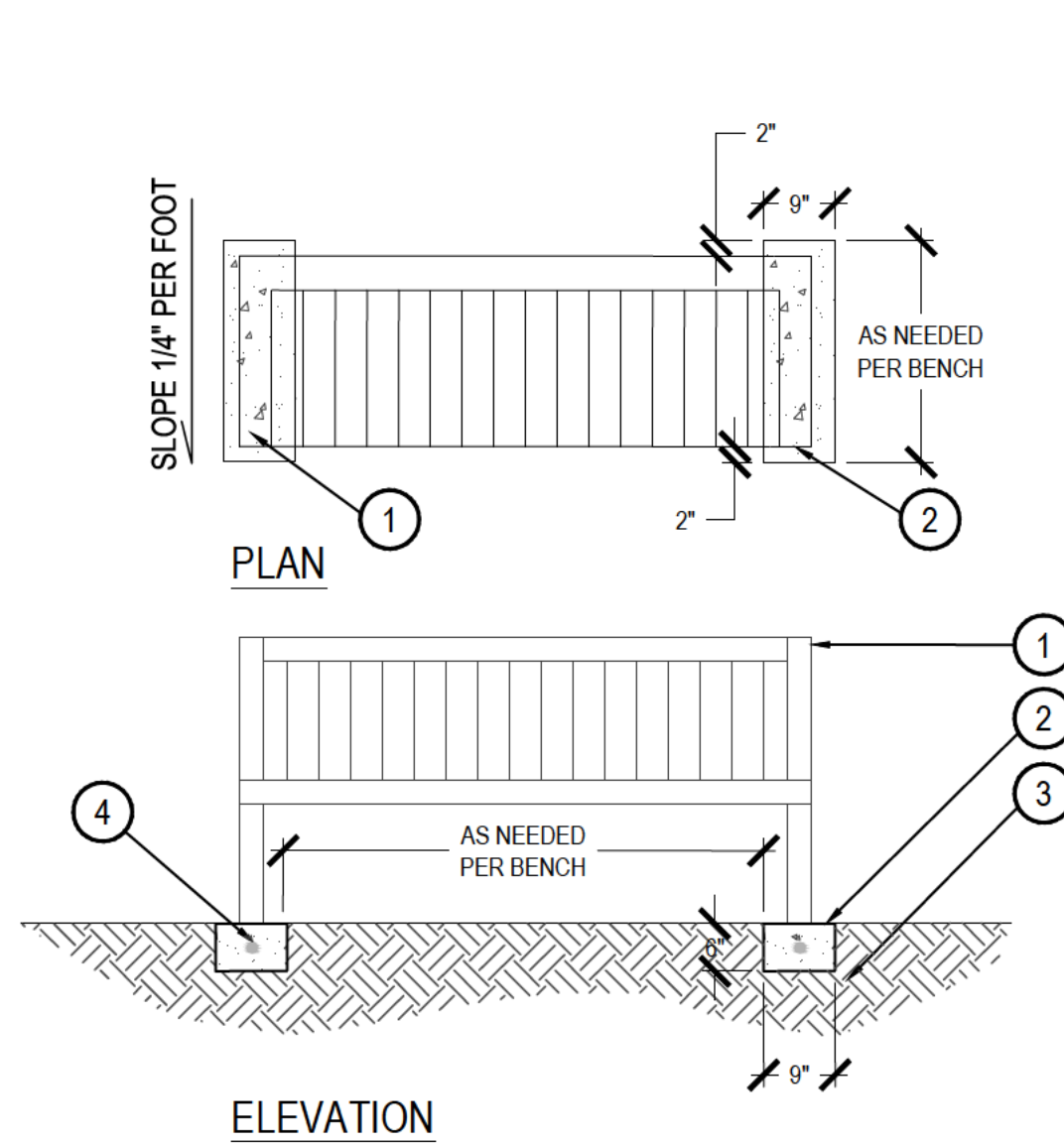


NOTE:

1. THE DEPTH OF THE CURB VARIES TO ADJUST FOR STEEP GRADES ADJACENT TO THE PLAYGROUND PITS. IN NO CASE SHALL THE GRADE WITHIN THE PLAYGROUND PITS BE GREATER THAN 2.5%- REFER TO LAYOUT PLAN
2. SCORE JOINTS SHALL BE SPACED 5' O.C. AND RUN THROUGH TOP AND SIDES OF CURB

4 MONOLITHIC CONCRETE PLAYGROUND CURB

SCALE: 1-1/2" = 1'-0"



- 1 BENCH - CENTER FEET ON SLABS BENCH SHALL BE SURFACE MOUNTED PER MANUFACTURER'S RECOMMENDATIONS
- 2 CONCRETE SLAB 6" THICK X 9" WIDE W/ 1" RADIUS ON ALL EXPOSED EDGES
- 3 COMPACTED SUB-GRADE PER GEOTECH RECOMMENDATIONS
- 4 #4 REBAR CENTER IN CONCRETE

CONTACT OWNER'S REP. FOR FINAL PLACEMENTS PRIOR TO SECURING

5 FREE STANDING CONCRETE PLAYGROUND CURB

SCALE: 1-1/2" = 1'-0"

6 BENCH CONCRETE PADS

SCALE: 1/2" = 1'-0"

VILLAGE AT WESTERLY CREEK PHASE III

SOUTH IRLINGTON & EAST KENTUCKY AURORA, COLORADO

DRAWING SET

DEVELOPMENT APPLICATION

SET ISSUE DATES:
1ST SUBMITTAL 16-0909
2nd SUBMITTAL 16-1213

SCALE AS SHOWN

SHEET TITLE:

LANDSCAPE DETAILS

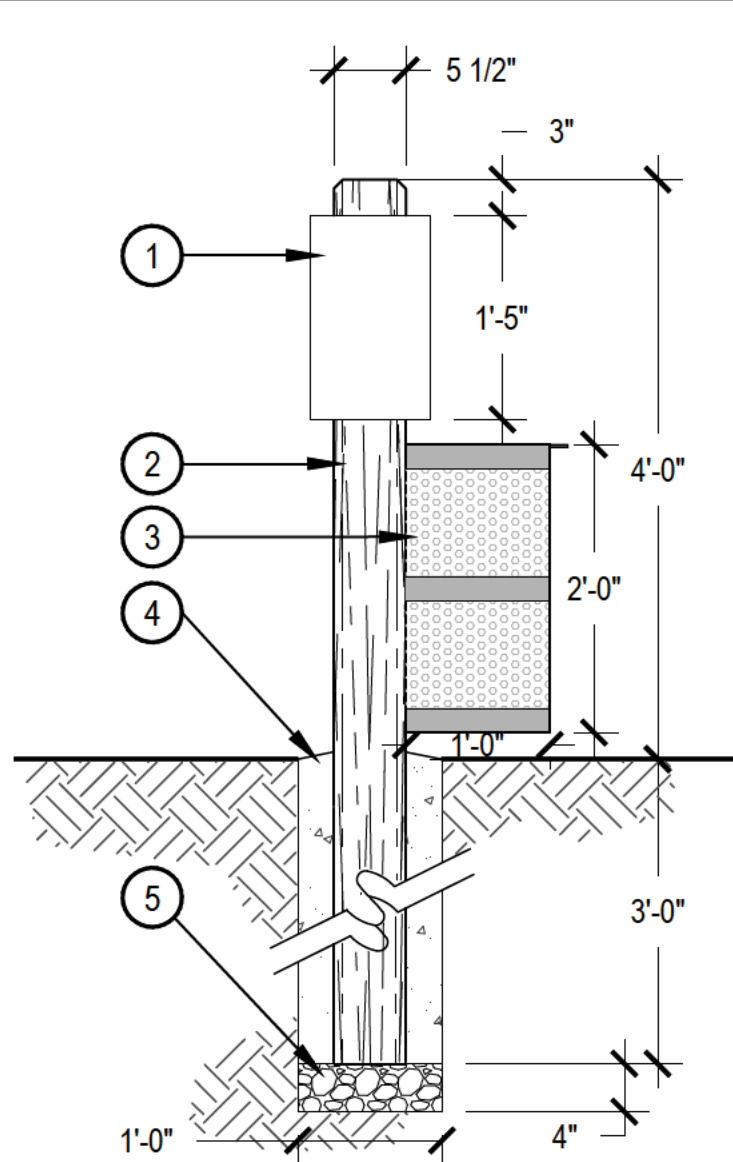
SHEET NO:

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NORRIS DESIGN
www.norris-design.com

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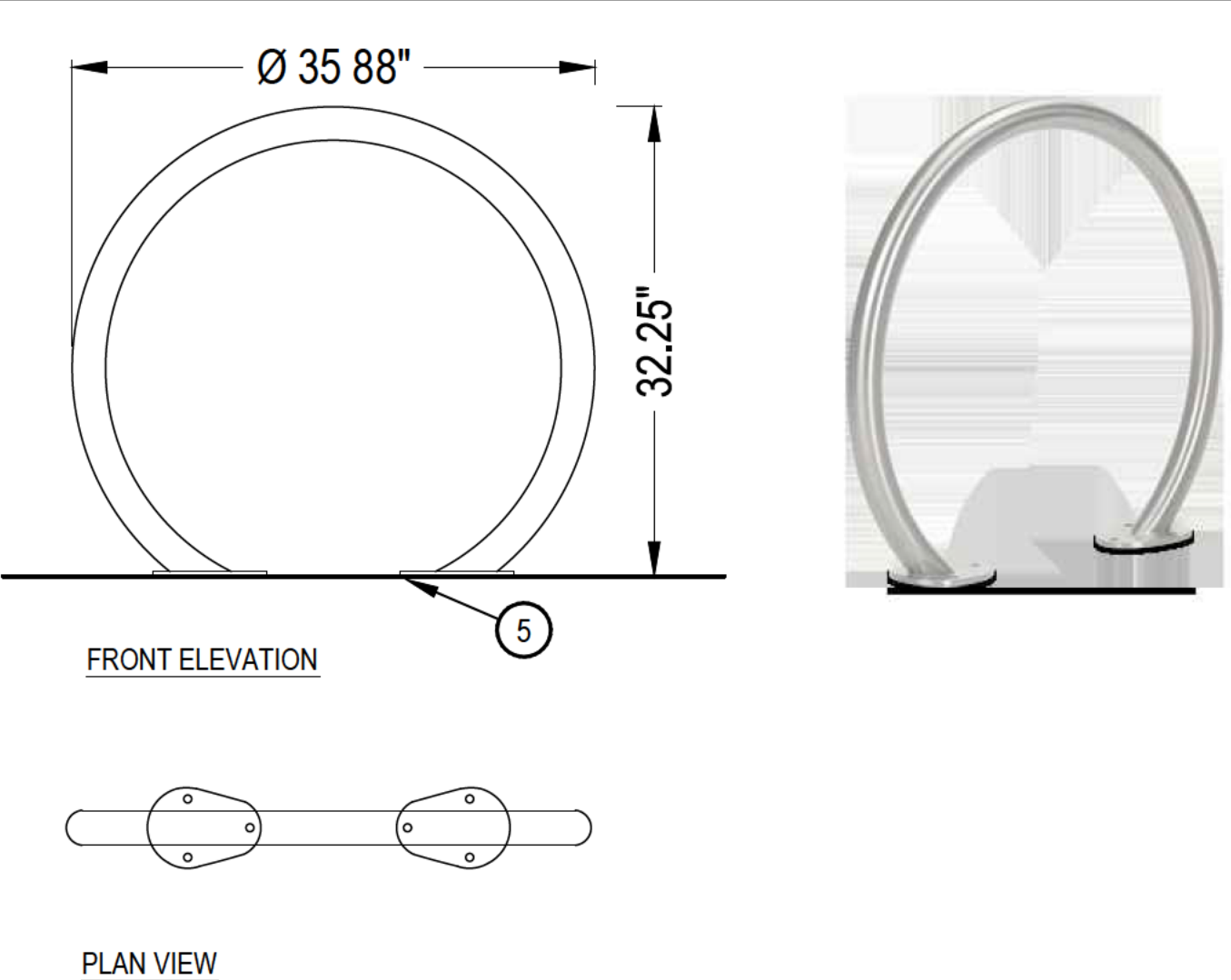
NOT FOR CONSTRUCTION



- 1 DOG-ON-IT PARKS MUTT MIT DISPENSER; ITEM: 7404 (OR APPROVED EQUAL)
- 2 4X6 SMOOTH CEDAR WOOD POST - STAIN TO MATCH CEDAR FENCING
- 3 MUTT MITT 10 GAL. WASTE RECEPTACLE IN BLACK POWDER COAT FINISH WITH HINGED LID; 16 GAUGE PERFORATED STEEL. MODEL# WR-10-B
- 4 CONCRETE FOOTER
- 5 3/4" ANGULAR ROCK



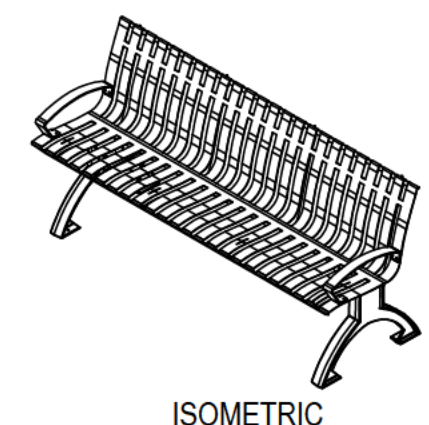
CHARACTER IMAGE



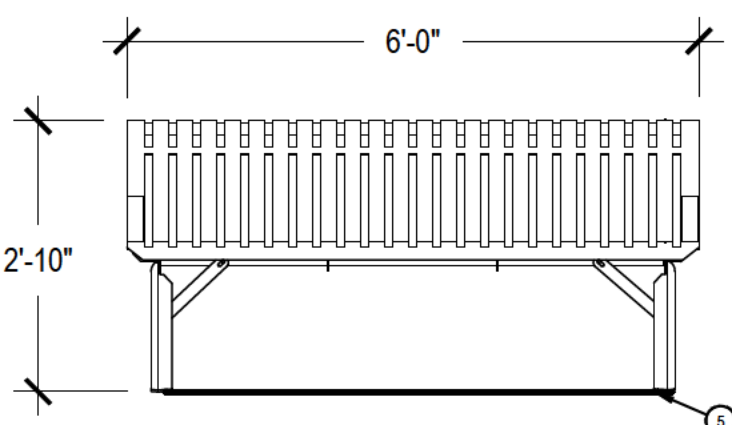
- 1 CIRCLE BICYCLE RACK AS SUPPLIED BY ANOVA FURNISHINGS 888-535-5005, OR APPROVED EQUAL
- 2 BIKE RACK TO BE FLUSH MOUNTED TO CONCRETE. CONTRACTOR TO SUPPLY MARINE GRADE MOUNTING HARDWARE WITH TAMPER RESISTANT BOLTS AND NUTS.
- 3 COLOR: SILVER
- 4 CONTRACTOR TO INSTALL TRUE AND VERTICALLY PLUMB. BICYCLE RACK SHALL BE INSTALLED PER PLAN AND MANUFACTURER'S RECOMMENDATIONS. ANY DEVIATION WILL RESULT IN REJECTION.
- 5 FINI H GRADE

1 PET PICKUP STATION

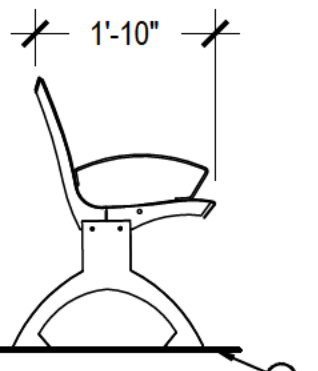
SCALE: 3/4" = 1'-0"



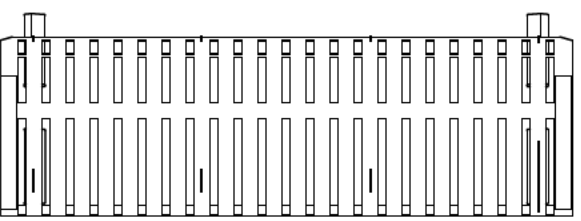
ISOMETRIC



FRONT VIEW



SIDE VIEW

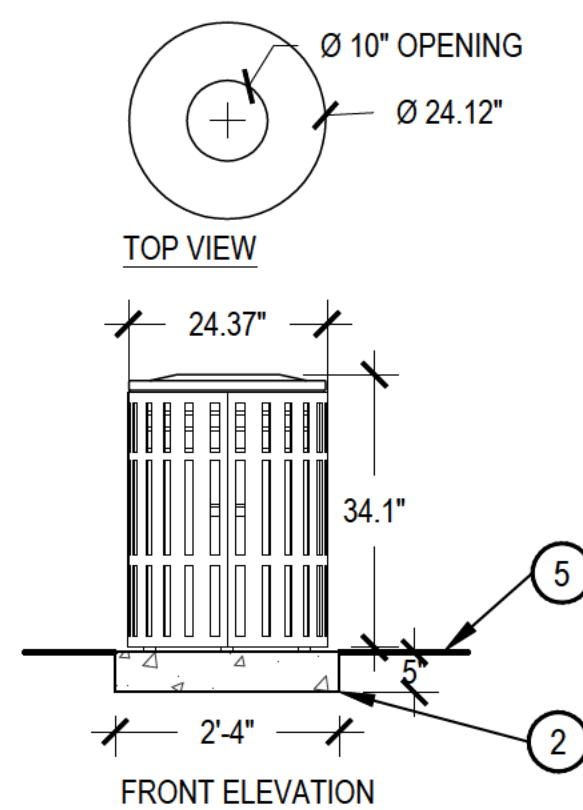


TOP VIEW

- 1 6' LATITUDE CONTOUR BENCH w/ DIVIDED SEATING & END ARMS, AS SUPPLIED BY ANOVA FURNISHINGS 888-535-5005, OR APPROVED EQUAL
- 2 MOUNT FLUSH TO CONCRETE PAD
- 3 COLOR: SILVER
- 4 CONTRACTOR TO INSTALL TRUE AND VERTICALLY PLUMB. RECEPTACLES SHALL BE INSTALLED PER PLAN AND MANUFACTURER'S RECOMMENDATIONS. ANY DEVIATION WILL RESULT IN REJECTION.
- 5 FINI H GRADE

3 BENCH

SCALE: 1/2" = 1'-0"



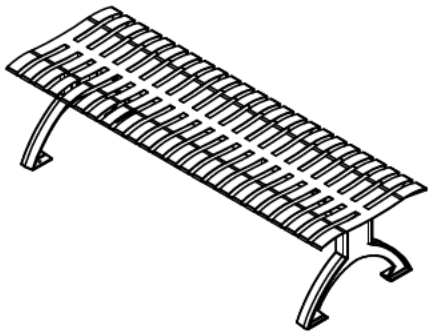
- 1 LATITUDE 40 GALLON TRASH RECEPTACLE, TOP OPENING, SUPPLIED BY ANOVA FURNISHINGS 888-535-5005, OR APPROVED EQUAL
- 2 MOUNT FLUSH TO CONCRETE PAD
- 3 COLOR: SILVER
- 4 CONTRACTOR TO INSTALL TRUE AND VERTICALLY PLUMB. RECEPTACLES SHALL BE INSTALLED PER PLAN AND MANUFACTURER'S RECOMMENDATIONS. ANY DEVIATION WILL RESULT IN REJECTION.
- 5 FINISH GRADE

5 TRASH RECEPTACLE

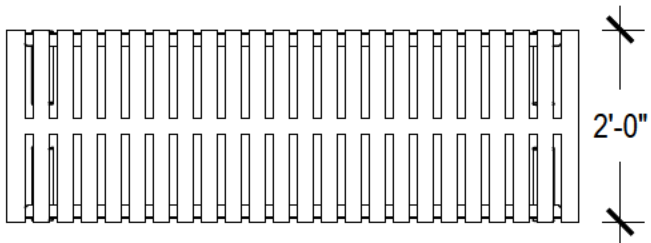
SCALE: 1/2" = 1'-0"

2 BICYCLE RACK

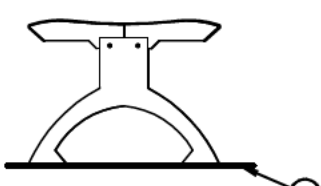
SCALE: 1" = 1'-0"



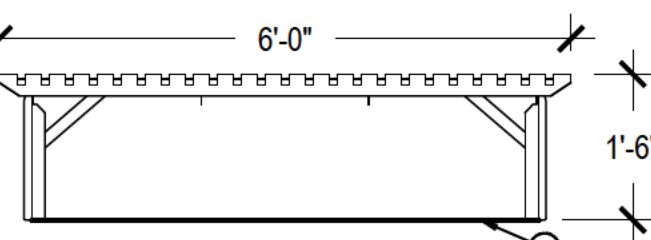
ISOMETRIC



TOP VIEW



SIDE VIEW

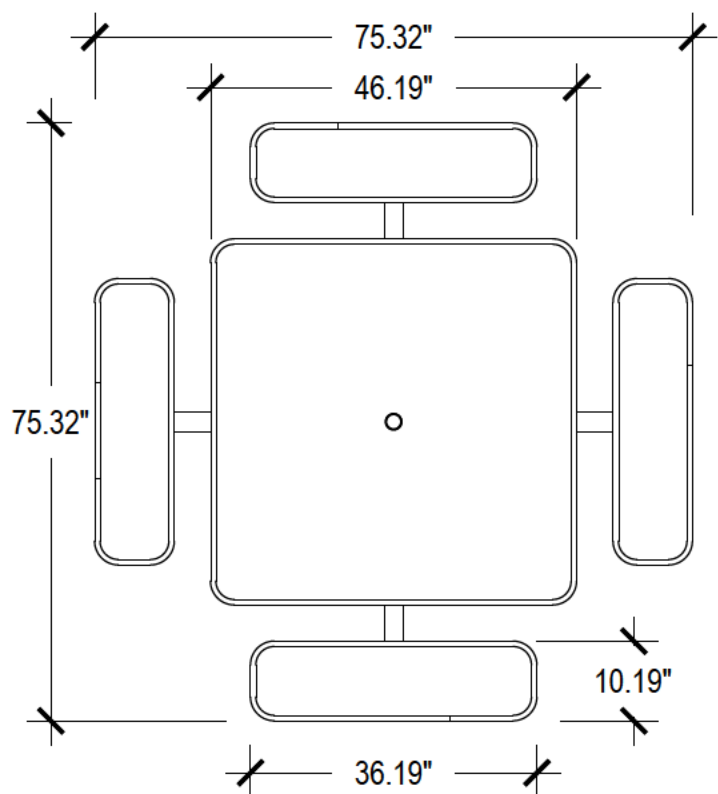


FRONT VIEW

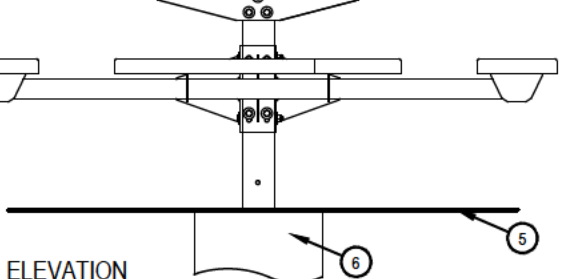
- 1 6' LATITUDE CONTOUR BACKLESS BENCH w/ DIVIDED SEATING & END ARMS, AS SUPPLIED BY ANOVA FURNISHINGS 888-535-5005, OR APPROVED EQUAL
- 2 MOUNT FLUSH TO CONCRETE PAD
- 3 COLOR: SILVER
- 4 CONTRACTOR TO INSTALL TRUE AND VERTICALLY PLUMB. RECEPTACLES SHALL BE INSTALLED PER PLAN AND MANUFACTURER'S RECOMMENDATIONS. ANY DEVIATION WILL RESULT IN REJECTION.
- 5 FINI H GRADE

4 BENCH - BACKLESS

SCALE: 1/2" = 1'-0"



PLAN



ELEVATION

- 1 46" SQ. EXPANDED METAL PICNIC TABLE w/TRADITIONAL EDGE #F1404, AS SUPPLIED BY ANOVA FURNISHINGS 888-535-5005, OR APPROVED EQUAL
 - 2 IN-GROUND INSTALLATIONS PER MANUFACTURERS RECOMMENDATION
 - 3 COLOR: BLACK
 - 4 CONTRACTOR TO INSTALL TRUE AND VERTICALLY PLUMB. TABLES SHALL BE INSTALLED PER PLAN AND MANUFACTURER'S RECOMMENDATIONS. ANY DEVIATION WILL RESULT IN REJECTION.
 - 5 FINISH GRADE
 - 6 FOUNDATION PER MANUFACTURERS RECOMMENDATION
- NOTE: 2 TABLES SHALL RECEIVE 4 BENCHES, THE OTHER 2 TABLES SHALL RECEIVE 3 BENCHES FOR ADA ACCESSIBILITY

6 PICNIC TABLE

SCALE: 1/2" = 1'-0"

VILLAGE AT
WESTERLY CREEK
PHASE III
SOUTH IRLINGTON &
EAST KENTUCKY
AURORA, COLORADO

DRAWING SET
DEVELOPMENT APPLICATION

SET/ISSUE DATES:
1ST SUBMITTAL 16-0909
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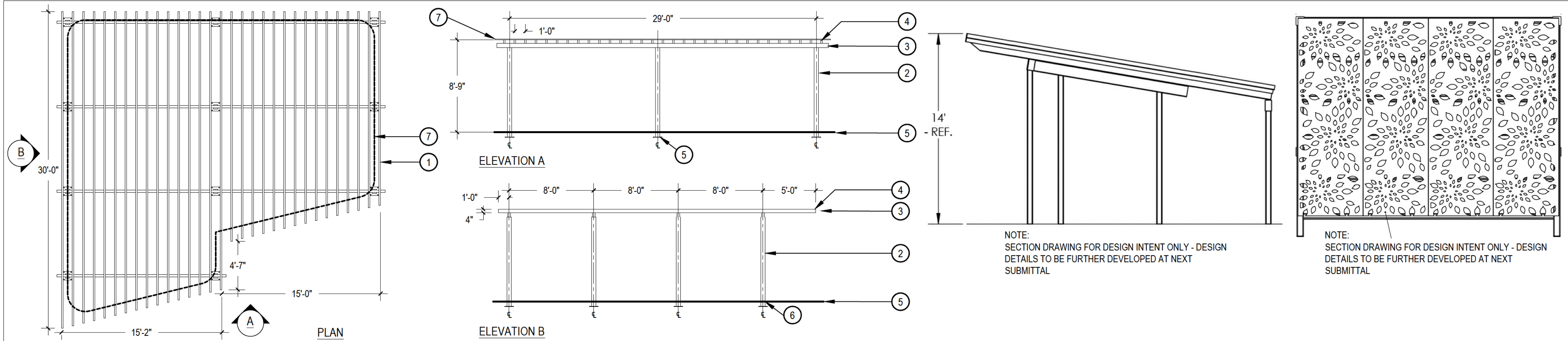
SHEET TITLE:
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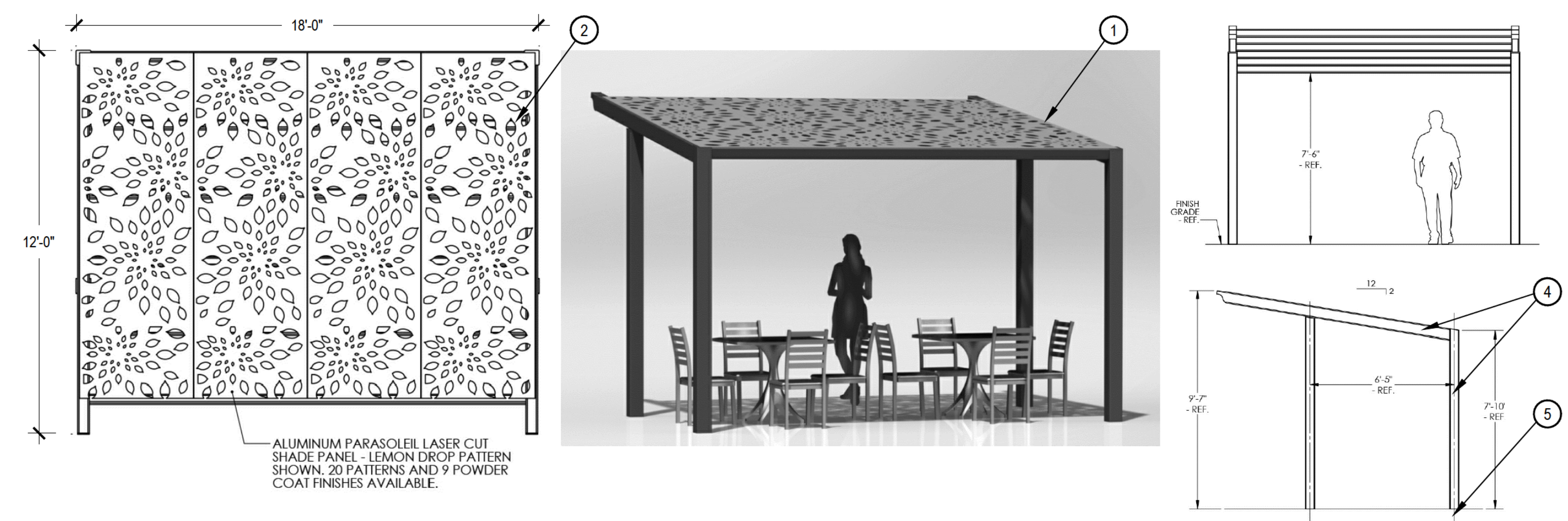
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- 1 POLYGON 30'x28' CUSTOM SHELTER W/ PARASOLEIL LASER CUT PANELS AS PROVIDED BY CHURCHICH RECREATION, CONTACT CHRIS CHURCHICH, TEL. 303-530-4414
- 2 8'x8" STEEL POST
- 3 2'x12" STEEL BEAM
- 4 2'x4" STEEL SLATS
- 5 FINISH SURFACE
- 6 STAMPED STRUCTURAL FOOTING DESIGN TO BE SUPPLIED BY POLYGON, FOOTING DESIGN SHALL MEET ALL APPLICABLE CODES.
- 7 PARASOLEIL LASER CUT PANEL - APPROXIMATE LOCATION. PANEL PATTERN TO BE "LEMON DROP"
- 8 PARASOLEIL PANEL COLOR TBD
- 9 POST AND FRAME POWDER COAT COLOR TBD

1 28'x30' CUSTOM SHADE SHELTER

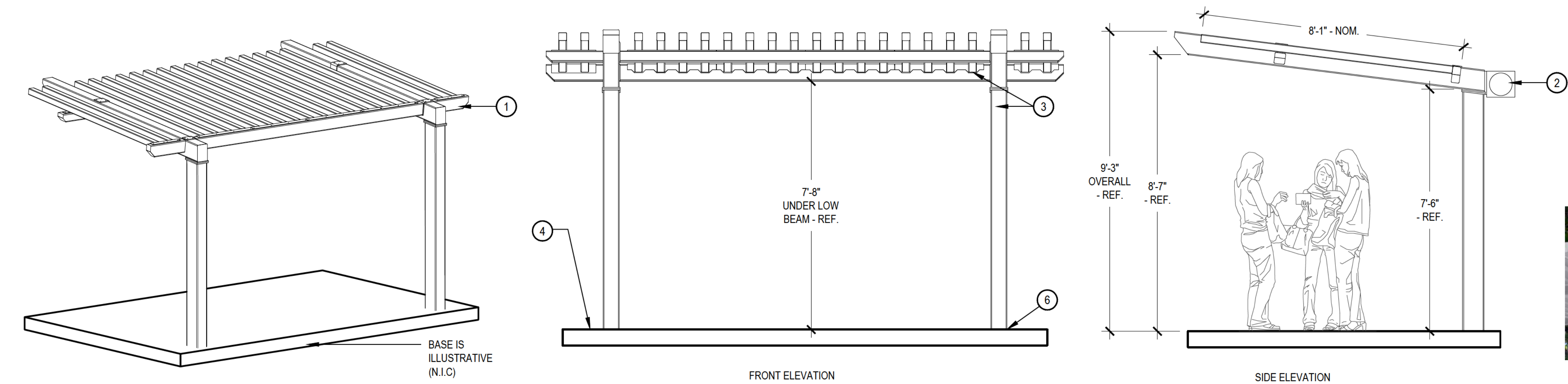
SCALE: 3/16" = 1'-0"



- 1 POLYGON 12'x18' MONOSLOPE SHELTER WITH PARASOLEIL LASER CUT PANELS AS PROVIDED BY CHURCHICH RECREATION, CONTACT CHRIS CHURCHICH, TEL. 303-530-4414
- 2 PARASOLEIL PANEL PATTERN TO BE "LEMON DROP"
- 3 PARASOLEIL PANEL COLOR TBD.
- 4 COLUMN AND FRAME POWDER COAT COLOR TBD.
- 5 STAMPED STRUCTURAL FOOTING DESIGN TO BE SUPPLIED BY POLYGON, FOOTING DESIGN SHALL MEET ALL APPLICABLE CODES.

2 12'x18' MONOSLOPE SHELTER

SCALE: 3" = 1'-0"



- 1 POLYGON 9'x12' MILLENNIUM TRELLIS AS PROVIDED BY CHURCHICH RECREATION, CONTACT CHRIS CHURCHICH, TEL. 303-530-4414
- 2 8'x8" FLAG W/ ORNAMENTATION DETAIL W/ AHA LOGO
- 3 POST AND SLAT POWDERCOAT COLOR TBD
- 4 FINISH GRADE, TYP.
- 5 DRAWING/DETAIL AS SHOWN IS FOR FOR DESIGN PURPOSES ONLY AND TO FURTHER DEVELOPED AT NEXT SUBMITTAL
- 6 STAMPED STRUCTURAL FOOTING DESIGN TO BE SUPPLIED BY POLYGON, FOOTING DESIGN SHALL MEET ALL APPLICABLE CODES.

3 9'x12' SHADE TRELLIS

SCALE: 1/2" = 1'-0"

VILLAGE AT WESTERLY CREEK PHASE III

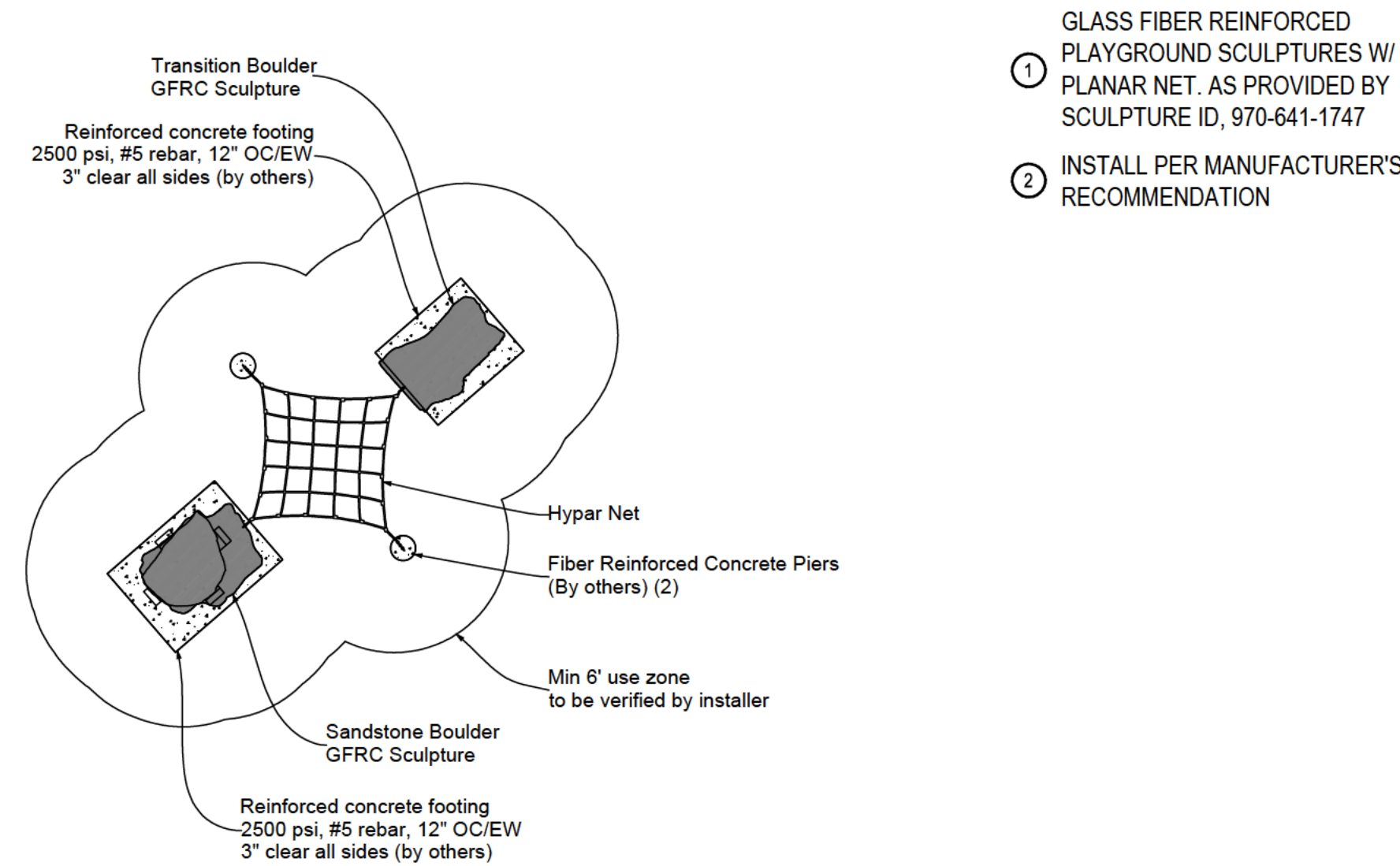
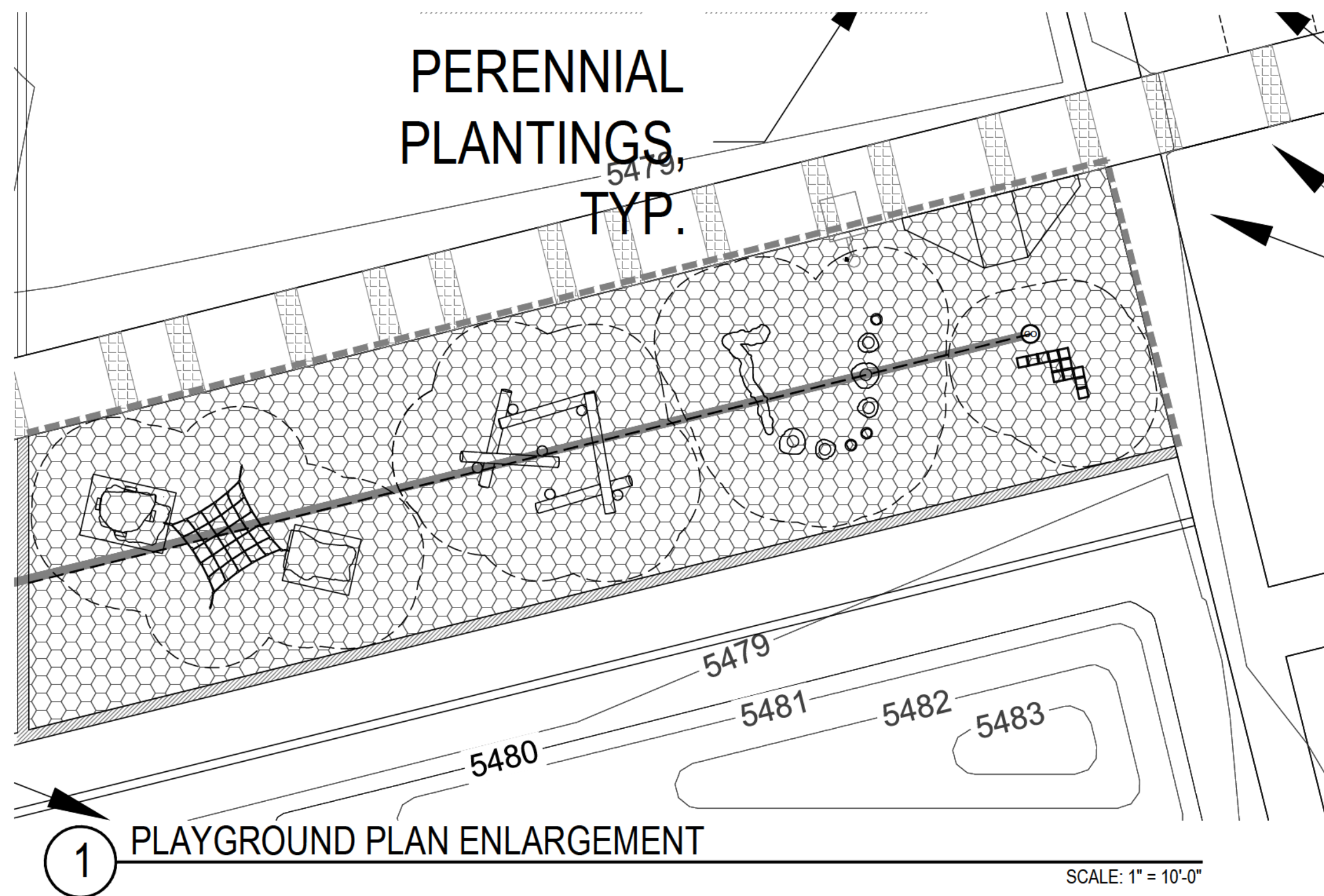
SOUTH IRONTON & EAST KENTUCKY AURORA, COLORADO

DRAWING SET	
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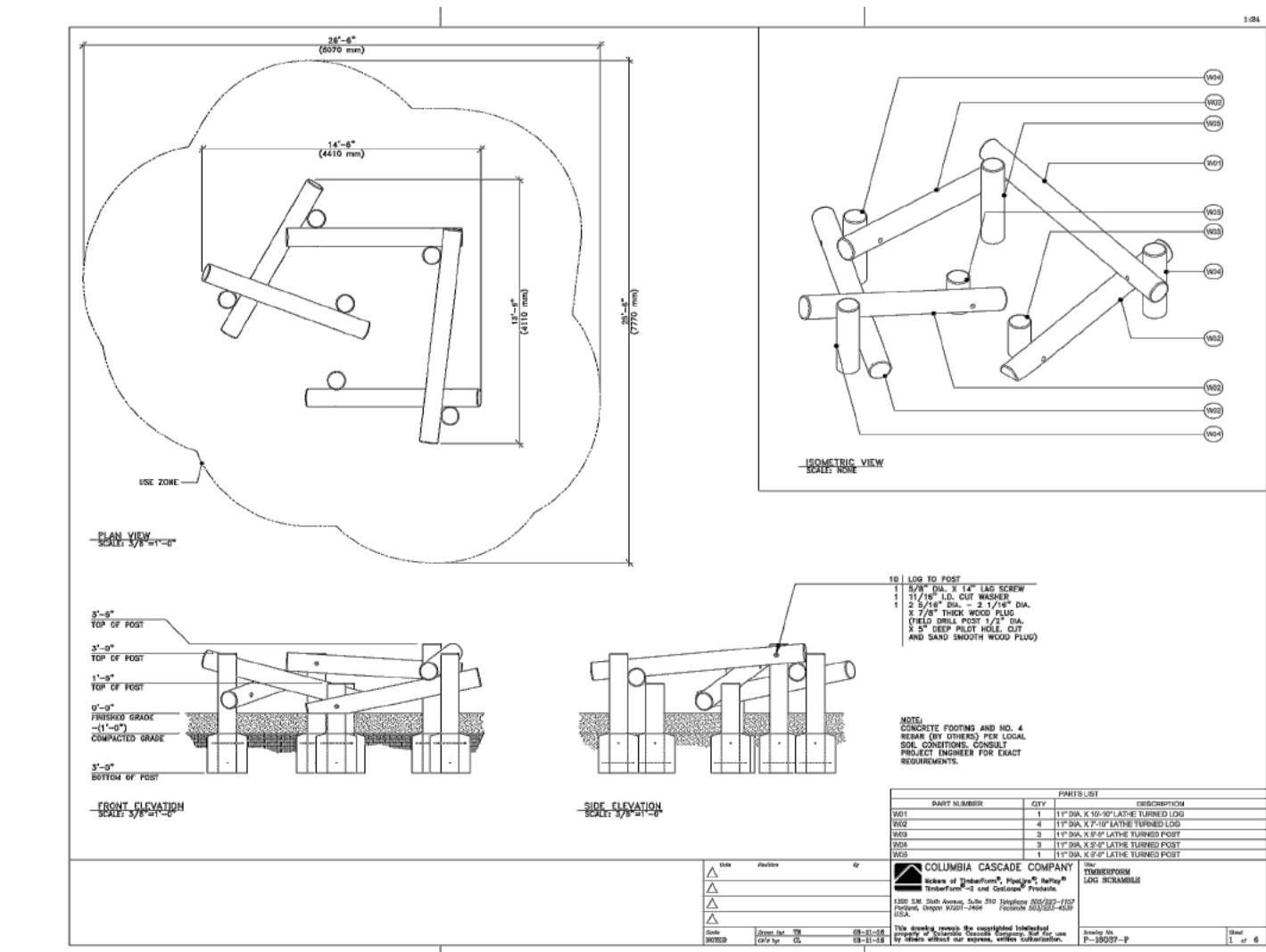
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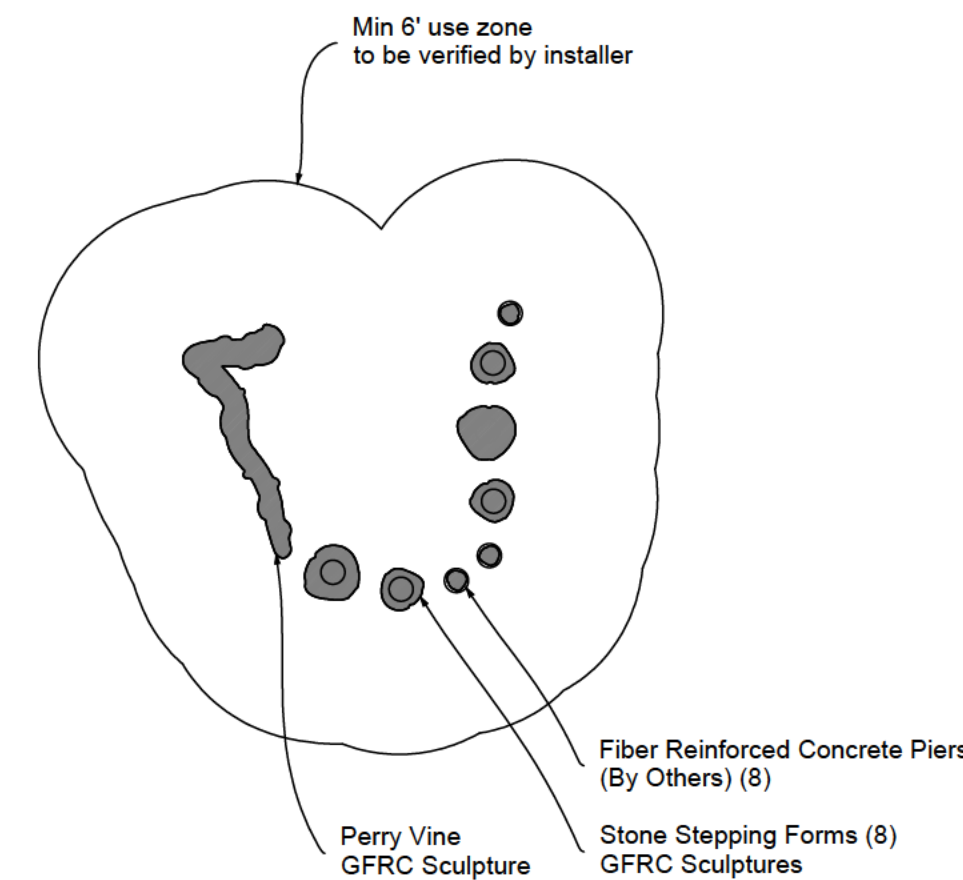
- GLASS FIBER REINFORCED PLAYGROUND SCULPTURES W/ PLANAR NET. AS PROVIDED BY SCULPTURE ID, 970-641-1747
- INSTALL PER MANUFACTURER'S RECOMMENDATION

SCALE: 1/8" = 1'-0"



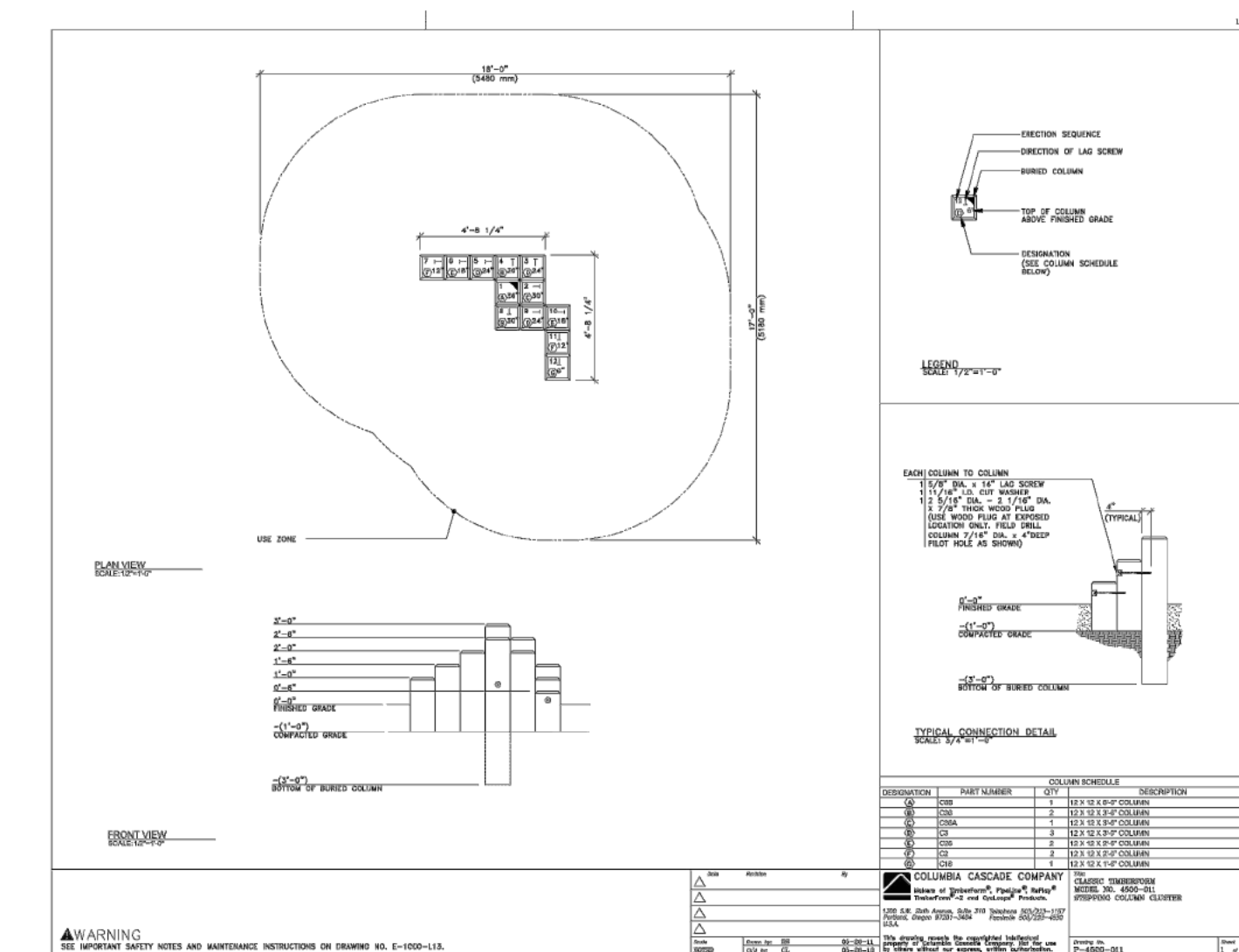
- WOOD LOG SCRAMBLE # 16037 AS PROVIDED BY COLUMBIA CASCADE. 503-223-1157
- INSTALL PER MANUFACTURER'S RECOMMENDATION

SCALE: N.T.S.



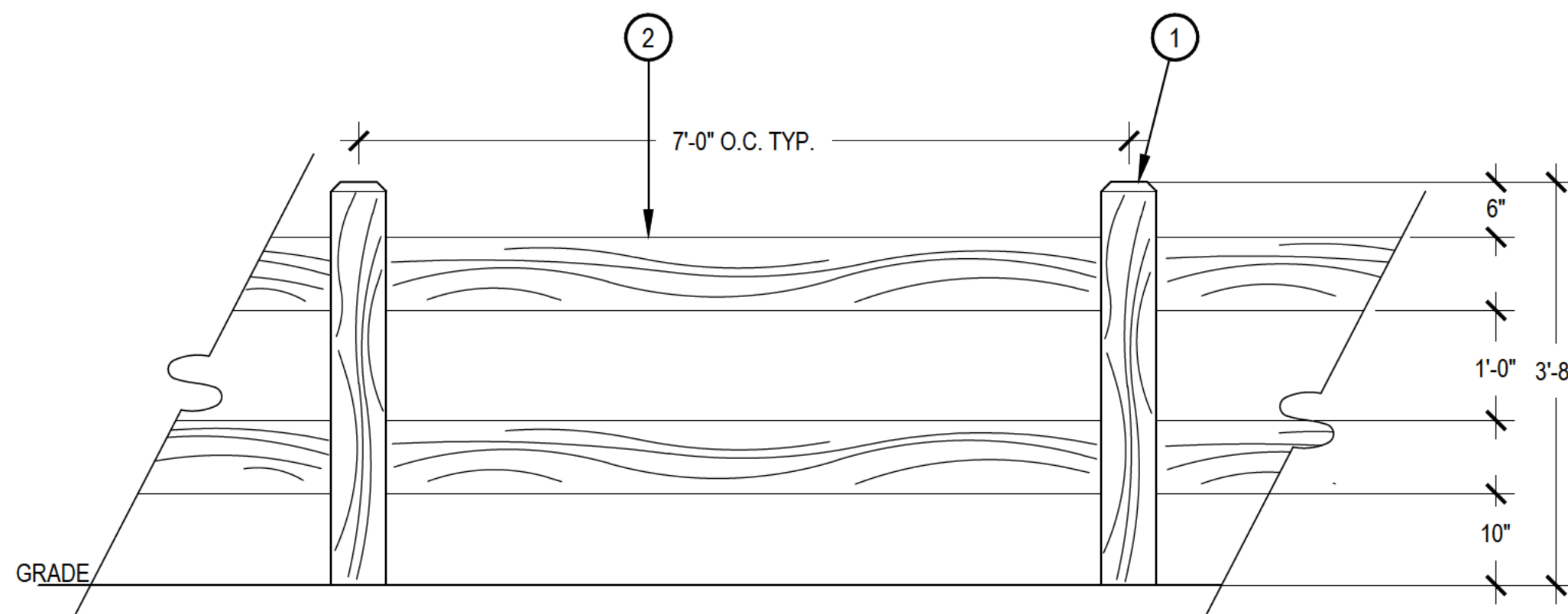
- GLASS FIBER REINFORCED PLAYGROUND SCULPTURE & STEPPERS. AS PROVIDED BY SCULPTURE ID, 970-641-1747
- INSTALL PER MANUFACTURER'S RECOMMENDATION

SCALE: 1/8" = 1'-0"



- WOOD STEPPER COLUMN CLUSTER # 4500-011 AS PROVIDED BY COLUMBIA CASCADE. 503-223-1157
- INSTALL PER MANUFACTURER'S RECOMMENDATION

SCALE: N.T.S.



- 6"x6" SQUARE ROUGH SAWN CEDAR POST WITH 1" CHAMFER
- 2"x8" ROUGH SAWN CEDAR RAILS

- NOTES:
- THIS FENCE SHALL MATCH THE EXISTING FENCE FOUND THROUGHOUT SOUTHSORE.
 - SET FENCE POSTS IN 12" DIA. CONCRETE FOOTERS 36" DEEP.
 - ALL LUMBER SHALL BE PRIMED AND PAINTED TANDARD OUTH HORE FENCE COLOR
 - FASTEN RAILS TO POSTS W/ HEAVY DUTY GALVANIZED SCREWS. RECESS.
 - CONTRACTOR TO PROVIDE ENGINEERED DRAWINGS AS REQUIRED FOR PERMITTING

SCALE: 3/4" = 1'-0"

VILLAGE AT WESTERLY CREEK PHASE III

SOUTH IRLINTON & EAST KENTUCKY AURORA, COLORADO

DRAWING SET

DEVELOPMENT APPLICATION

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SHEET TITLE:

LANDSCAPE DETAILS

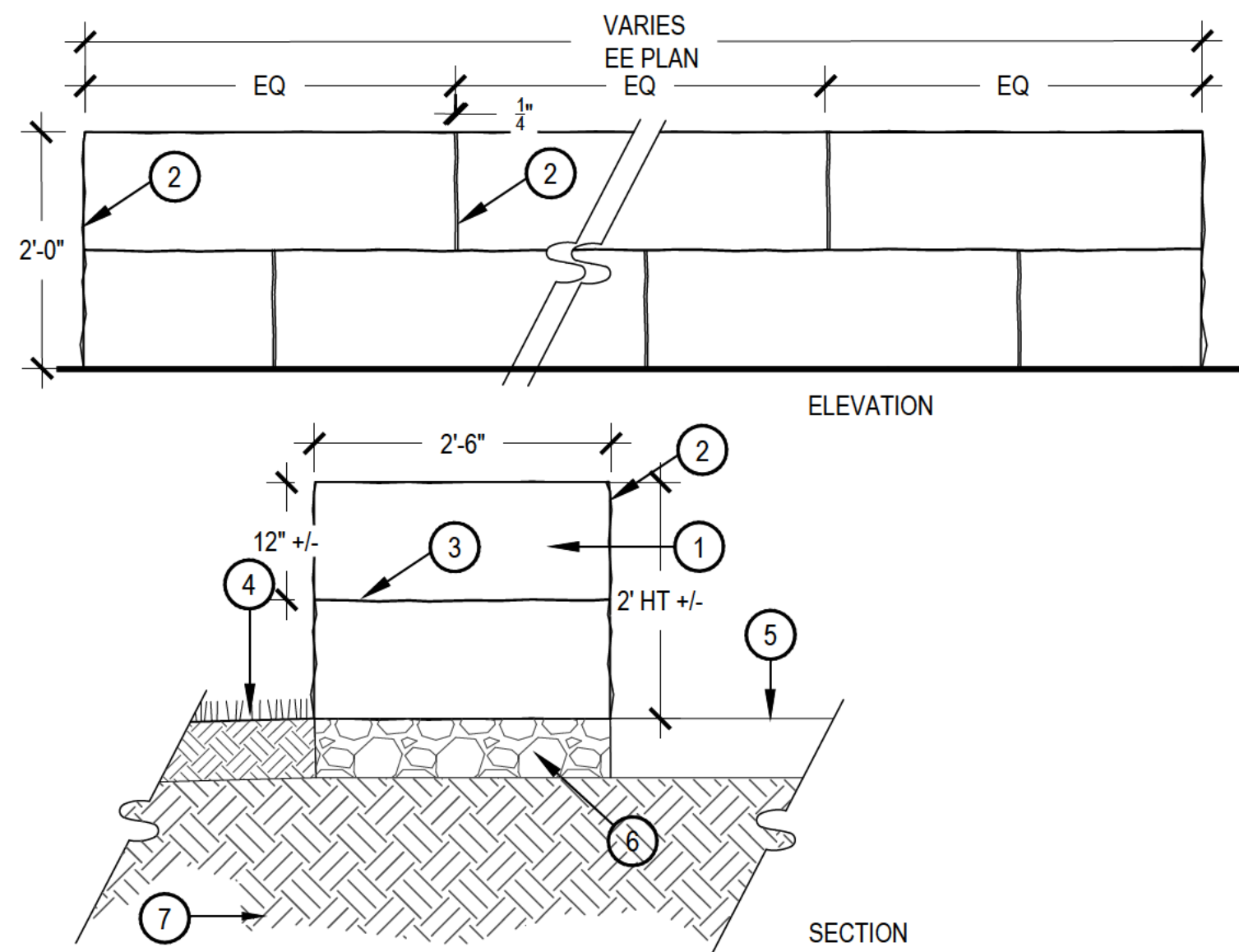
SHEET NO:

16 OF 43

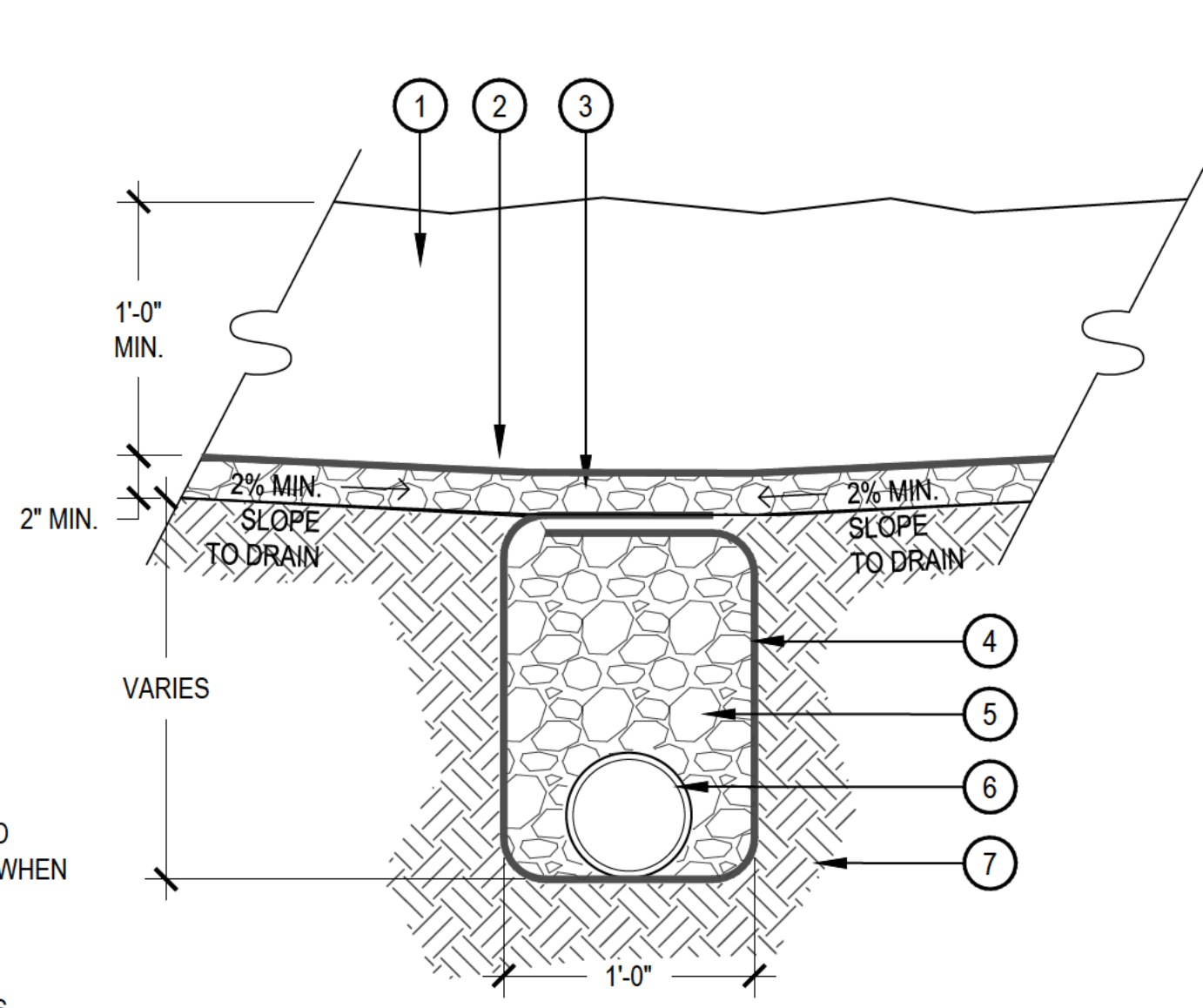


1101 Bannock Street
Denver, Colorado 80204
P 303.892.1166
F 303.892.1186

NOT FOR CONSTRUCTION



- 2.5' WIDE X 5' LONG X 12" THICK SLAB BUFF DRYSTACK SANDSTONE SEAT WALL W/OVERLAPPING JOINTS
- SNAP CUT ALL EXPOSED EDGES. INTERNAL ABUTTING EDGES TO BE SAW CUT
- MORTAR FOR LEVELING ONLY
- SOD OR PLANTING BED ALONG BACK SIDE OF WALL. RE: LANDSCAPE PLAN
- ADJACENT PAVEMENT. RE: LANDSCAPE PLAN
- 6" COMPACTED ROAD BASE SETTING BED
- COMPACTED SUBGRADE PER ENGINEERS RECOMMENDATION
- NOTES:
- CONTRACTOR SHALL COORDINATE SLEEVING, PLUMBING, CONDUIT AND ELECTRICAL LINES, IF APPLICABLE, WHEN CONSTRUCTING WALLS.
 - TOP OF WALL ELEVATION SHALL BE LEVEL AND CONSISTENT.
 - SURFACE JOINTS BETWEEN STONES SHALL NOT EXCEED 1/4" IN WIDTH



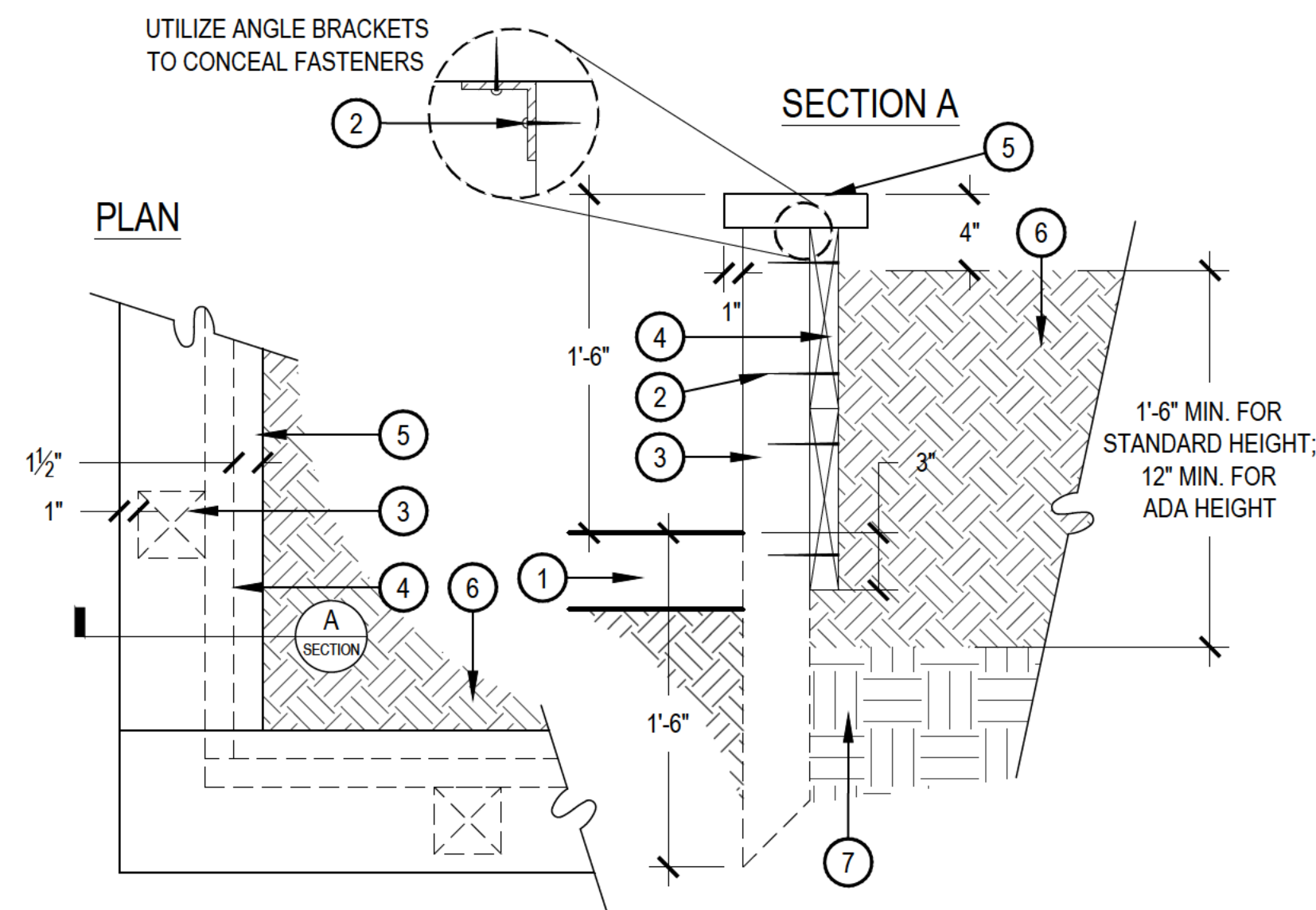
- ENGINEERED WOOD FIBER SAFETY SURFACE
- GEOTEXTILE FILTER/DRAINAGE MAT
- 3/4" WASHED GRAVEL
- MIRIFI 140N FILTER FABRIC OR EQUIVALENT. OVERLAP ALL JOINTS MIN. 10" AND STAPLE. FILTER CLOTH MUST WRAP BOTH THE PIPE AND THE ENTIRE TRENCH.
- 3/4" WASHED GRAVEL IN TRENCH
- 6" PERFORATED PVC PIPE - 1% MIN. SLOPE. CONNECT TO STORM DRAIN
- COMPACTED SUBGRADE
- NOTE: CONFIRM FINAL GRADES PRIOR TO INSTALLING

1 SANDSTONE DRYSTACK SEAT WALL

SCALE: 3/4" = 1'-0"

2 PLAYGROUND DRAIN

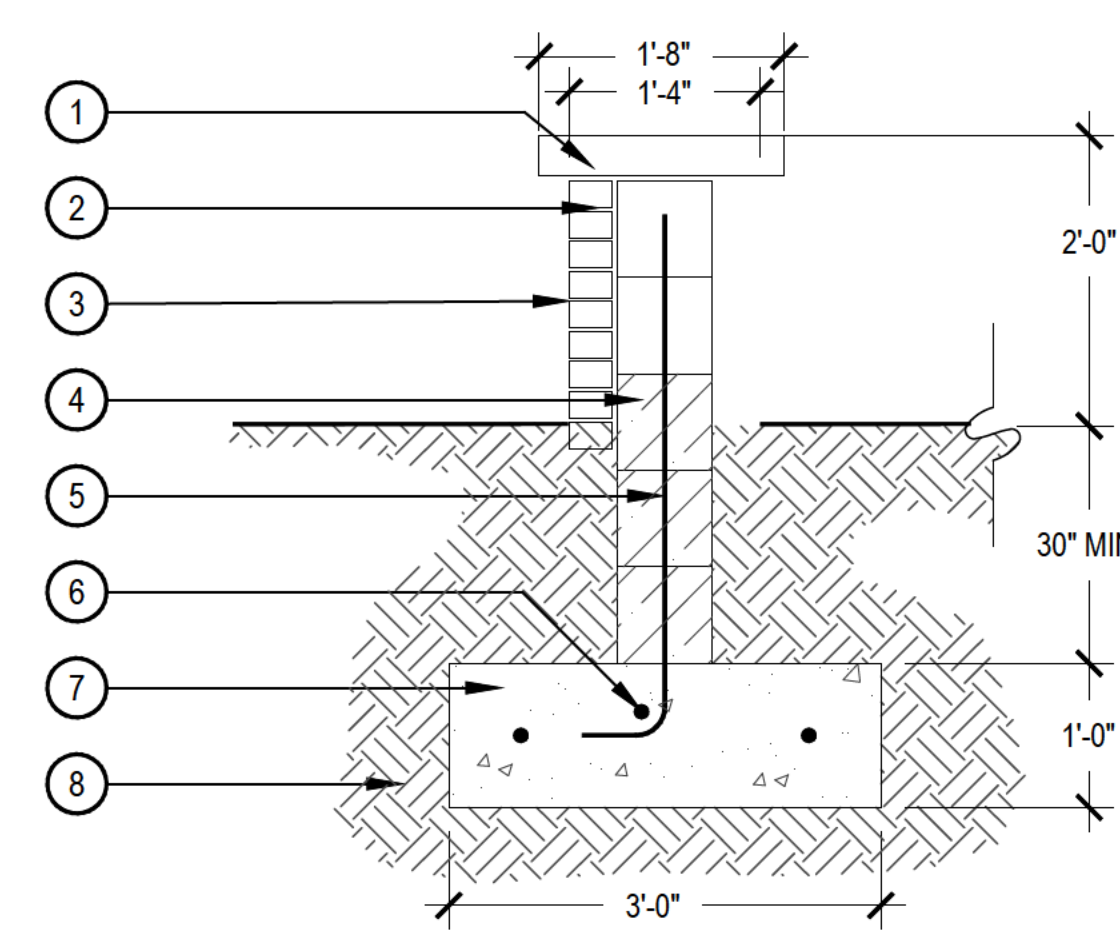
SCALE: 1-1/2" = 1'-0"



- ADJACENT CRUSHER FINES PATH
- CONCEALED, GALVANIZED, MECHANICAL FASTENERS
- 4X4 POST: (10 TOTAL) THREE ON LONG SIDES, TWO ON SHORT SIDES, SPACE EQUALLY
- 2X10 LUMBER BURY 3" DEEP, MECHANICALLY FASTEN TO 4X4 POST
- 2X8 LUMBER, CONCEAL FASTENERS
- AMENDED SOIL MIX, RE: LANDSCAPE PLANS AND SPECIFICATIONS
- 8-10" DEPTH LOOSENED NATIVE SOIL
- NOTES:
- ALL LUMBER SHALL BE SELECT, UNTREATED WESTERN RED CEDAR, AND SHALL BE SOLID, STRAIGHT, FREE FROM KNOTS, SPLITS, SHAKES AND DISCOLORATION.
 - PRICE BOXES USING RECYCLED COMPOSITE BOARDS AS AN ALTERNATE TO CEDAR.
 - MECHANICALLY ANCHOR ALL MEMBERS WITH HOT DIP GALVANIZED FASTENERS.

3 RAISED GARDEN BOX

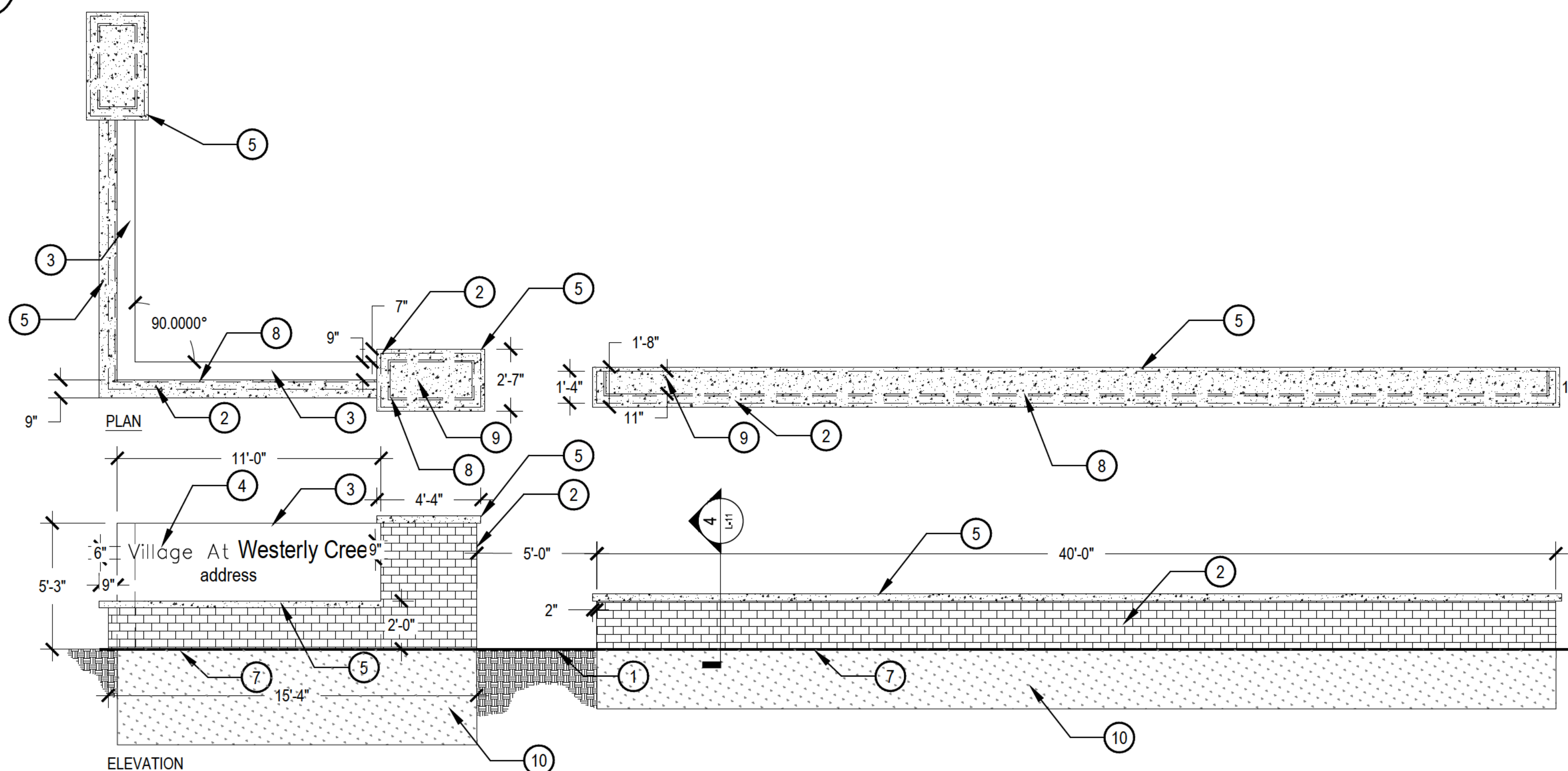
SCALE: 1-1/2" = 1'-0"



- 3" THICK PRECAST CONCRETE CAP. SUBMIT SAMPLE FOR APPROVAL
- 1/2" MORTAR JOINT BETWEEN BRICKS
- 4" x 8" PLIT FACE BRICK
- STANDARD GREY CMU BLOCK
- #5 @ 24" O.C. GROUT SOLID CELLS
- 3-#5 BAR CONTINUOUS @ 12" O.C.
- CONCRETE FOOTER (BY OTHER)
- 12" 95% COMPACTED SUBGRADE
- EXPANSION JOINT

4 SITE ENTRY WALL

SCALE: 3/4" = 1'-0"



- COMPACTED SUBGRADE
- BRICK VENEER. MATCH ARCH.
- PRE-CAST SIGN FACE, 2 FACES. COLOR & FINISH, TBD
- 9" RAISED LETTERING, PINNED. FONT TO MATCH EXISTING PH II SIGN.
- 3" THICK PRE-CAST CAP
- FOR MULTIPLE LINES OF TEXT ALIGN THE KEY# AND TEXT TO TOP LEFT
- FOUNDATION STRUCTURE BELOW
- MORTAR JOINT
- CONCRETE CORE
- FOUNDATION, RE: STRUCTURAL

5 MONUMENT SIGN AND SITE WALL

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

NOT FOR CONSTRUCTION

VILLAGE AT WESTERLY CREEK PHASE III

SOUTH IRLINGTON & EAST KENTUCKY AURORA, COLORADO

DRAWING SET

DEVELOPMENT APPLICATION

SET ISSUE DATES:

1ST SUBMITTAL	16-0909
2nd SUBMITTAL	16-1213

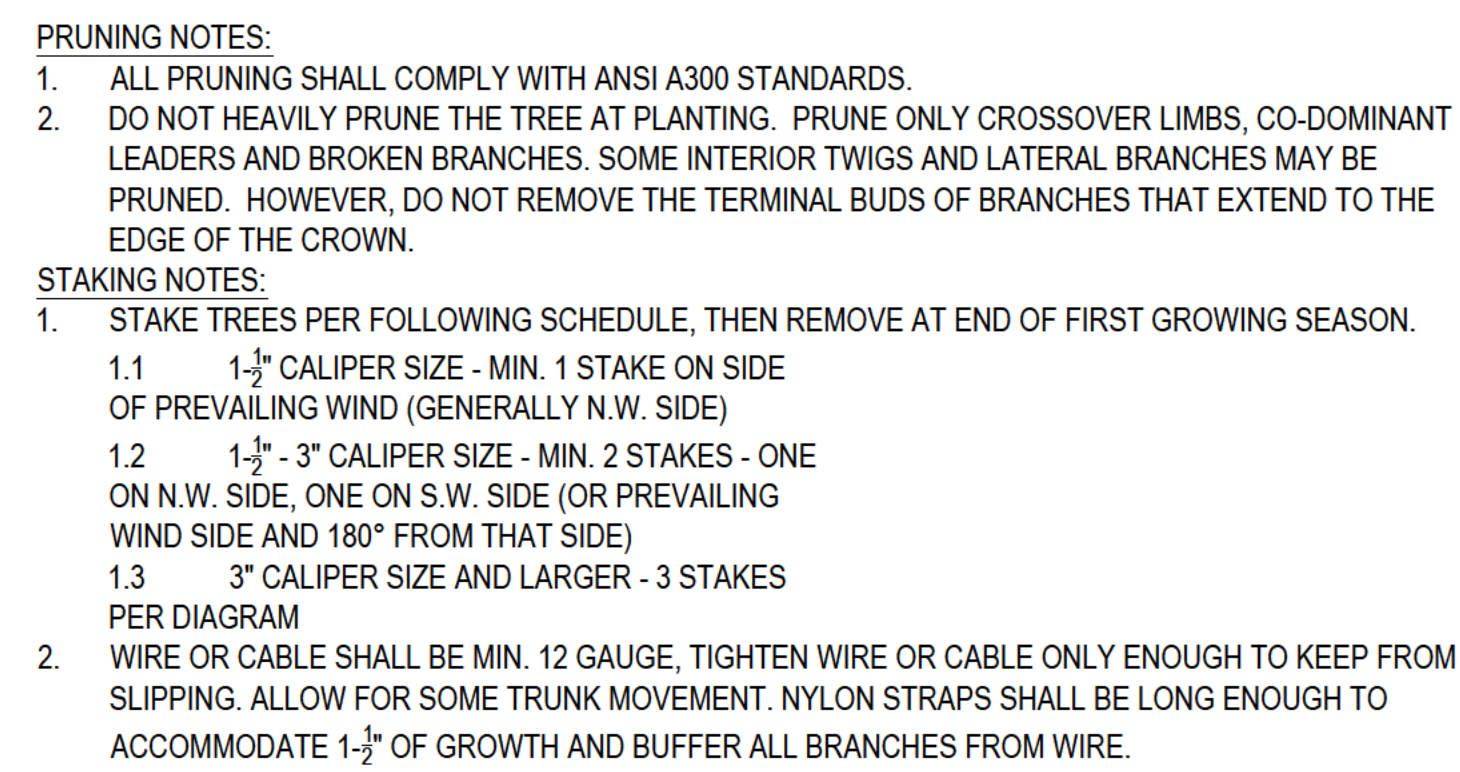
SCALE: AS SHOWN

SHEET TITLE: **LANDSCAPE DETAILS**

SHEET NO: **17 OF 43**

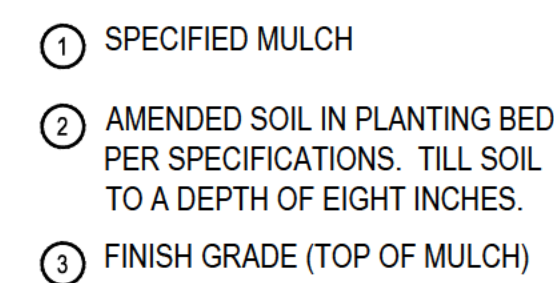


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P 303.892.1166
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- 1 PLACE MIN. $\frac{1}{2}$ " PVC PIPE AROUND EACH WIRE. EXPOSED WIRE SHALL BE MAX. 2" EACH SIDE
- 2 6 FT. UNTREATED WOOD POST (MIN. 1.5" DIAMETER). ALL SHALL BE DRIVEN OUTSIDE ROOTBALL AND IN UNDISTURBED SOIL.
- 3 TREE WRAP TO BE INSTALLED ONLY FROM OCTOBER 1 THROUGH APRIL 30. (DECIDUOUS ONLY)
- 4 PLANT TREE SO THAT FIRST ORDER MAJOR ROOT IS 1"-2" ABOVE FINAL GRADE.
- 5 3" DEEP MULCH RING PLACED A MINIMUM OF 4 FT. IN DIAMETER. DO NOT PLACE MULCH IN CONTACT WITH TREE TRUNK (FINISHED GRADE REFERENCES TOP OF MULCH).
- 6 1:1 SLOPE ON SIDES OF PLANTING HOLE.
- 7 REMOVE ALL TWINE, ROPE, BURLAP AND WIRE FROM ENTIRE ROOT BALL AND TRUNK
- 8 GROMMETED NYLON TRAP
- 9 GALVANIZED WIRE, MIN. 12 GAUGE CABLE - TWIST WIRE ONLY TO KEEP FROM SLIPPING.
- 10 4-6" HIGH WATER SAUCER IN NON-TURF AREAS.
- 11 BACKFILL WITH BLEND OF EXISTING SOIL AND A MAXIMUM 20% (BY VOLUME) ORGANIC MATERIAL. WATER THOROUGHLY WHEN BACKFILLING
- 12 2 FT. STEEL T-POST. ALL SHALL BE DRIVEN BELOW GRADE AND OUTSIDE ROOTBALL IN UNDISTURBED SOIL.
- 13 PLACE SOIL AROUND ROOT BALL FIRMLY. DO NOT COMPACT OR TAMP. SETTLE SOIL WITH WATER TO FILL ALL AIR POCKETS.
- 14 PLACE ROOT BALL ON UNDISTURBED SOIL TO PREVENT SETTLEMENT.

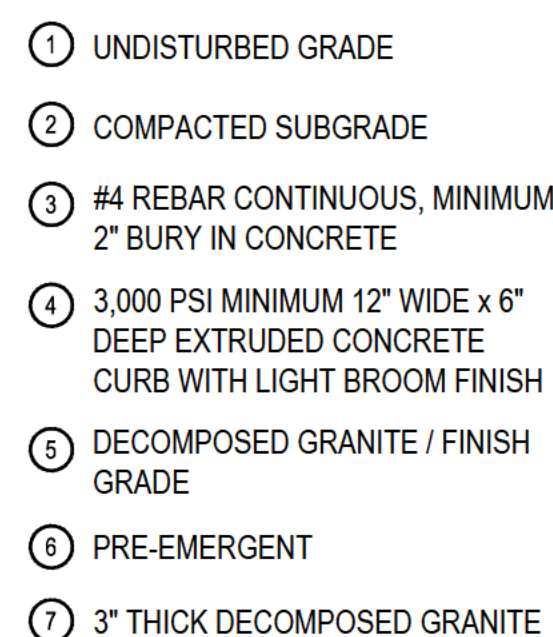
SCALE: 3/16" = 1'-0"



NOTE:

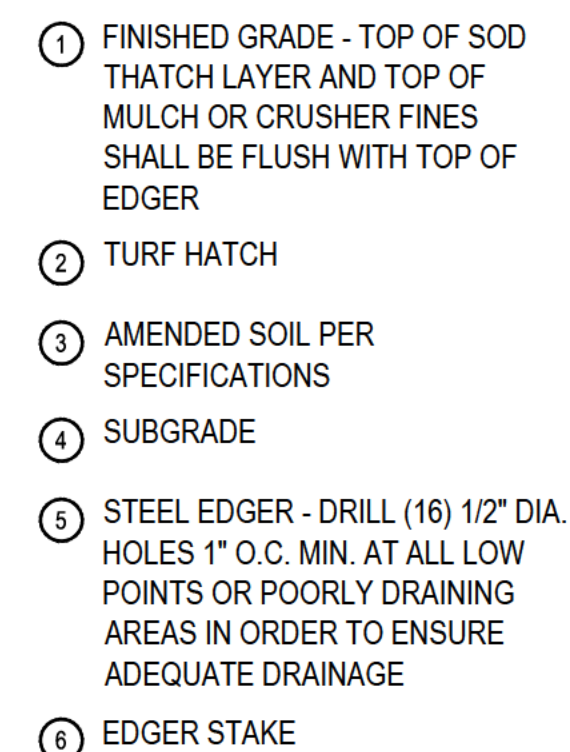
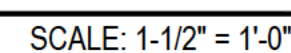
1. BROKEN OR CRUMBLING
ROOT-BALLS WILL BE REJECTED
2. CARE SHOULD BE TAKEN NOT TO
DAMAGE THE SHRUB OR
ROOT-BALL WHEN REMOVING IT
FROM ITS CONTAINER
3. ALL JUNIPERS SHOULD BE
PLANTED SO THE TOP OF THE
ROOT-BALL OCCURS ABOVE THE
FINISH GRADE OF THE MULCH
LAYER
4. DIG PLANT PIT TWICE AS WIDE
AND HIGH AS THE CONTAINER

SCALE: 1" = 1'-0"



NOTE:
1. PROVIDE CONTROL JOINTS AT
6' O.C. AND EXPANSION JOINTS AT
24' O.C.

SCALE: 1-1/2" = 1'-0"



NOTES:

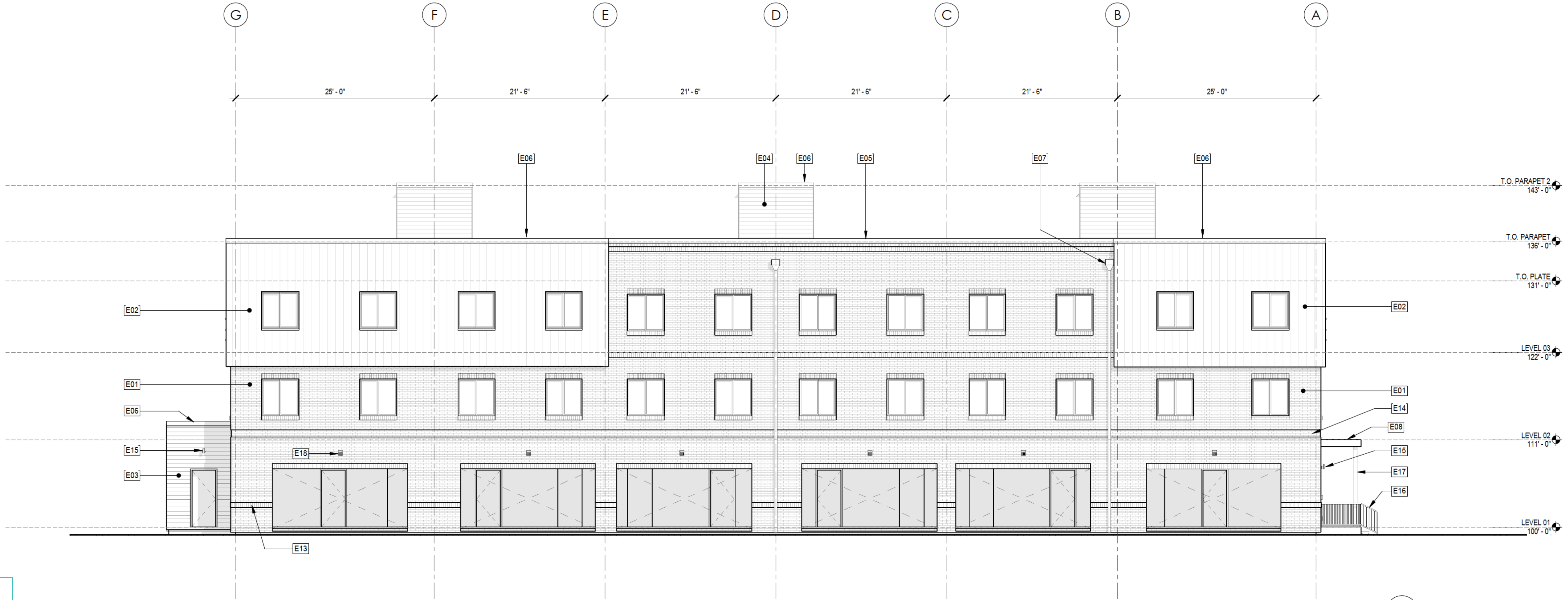
1. THERE SHALL BE NO EXPOSED SHARP / JAGGED EDGES.
2. CONTRACTOR SHALL INSTALL STAKES AS REQUIRED BY THE MANUFACTURER.

SCALE: 1" = 1'-0"

BUILDING 01 MATERIAL PERCENTAGES		
MATERIAL	AREA SQ. FT.	%
BRICK (BRK-3)	7,644	61%
LAP SIDING (FC-3/FC-4)	3,010	24%
METAL SIDING (MTL-3)	1,889	15%

ELEVATION KEYNOTES

- E01 BRICK VENEER, BRICK HEADERS & SILLS TYP @ OPENINGS
- E02 METAL PANEL, BERRIDGE L-PANEL, 11 5/8 COVERAGE, 1 GROOVE, 24 GAUGE
- E03 SIDING, CEMENTITIOUS HARDIE PLANK LAP SIDING, SMOOTH, 5 1/4" WIDTH
- E04 SIDING, CEMENTITIOUS NICHHA WOODGRAIN LAP SIDING
- E05 BRICK CORNICE, SOLDIER COURSE W/ DOUBLE ROWLOCK ABOVE
- E06 CAP FLASHING, METAL, 4"
- E07 COLLECTOR HEAD W/ OVERFLOW AND DOWNSPOUT
- E08 CANOPY, CORRUGATED METAL DECK, W/ GUTTER/DOWNSPOUT AT POST
- E13 BRICK SOLDIER COURSE, BUMPED OUT 3/8"
- E14 BRICK REVEAL, 4 COURSE, 3/8" DEEP
- E15 WALL-MOUNTED EXTERIOR LIGHT FIXTURE: RE: ELECTRICAL & LIGHTING PLANS
- E16 PAINTED METAL GUARDRAILS @ EXTERIOR LANDING, 36" HIGH TYPICAL
- E17 PT WOOD POST FOR CANOPY, W/ ATTACHED DOWNSPOUT TYP
- E18 EXTERIOR WALL PACK: RE: ELECTRICAL & LIGHTING PLANS
- E19 PREFINISHED METAL SCUPPER



For each elevations sheet, provide a vicinity map highlighting the building location

Indicate rooftop equipment on all elevations with a dashed line.
You will need to request a waiver to allow for roof top equipment to not be screened.

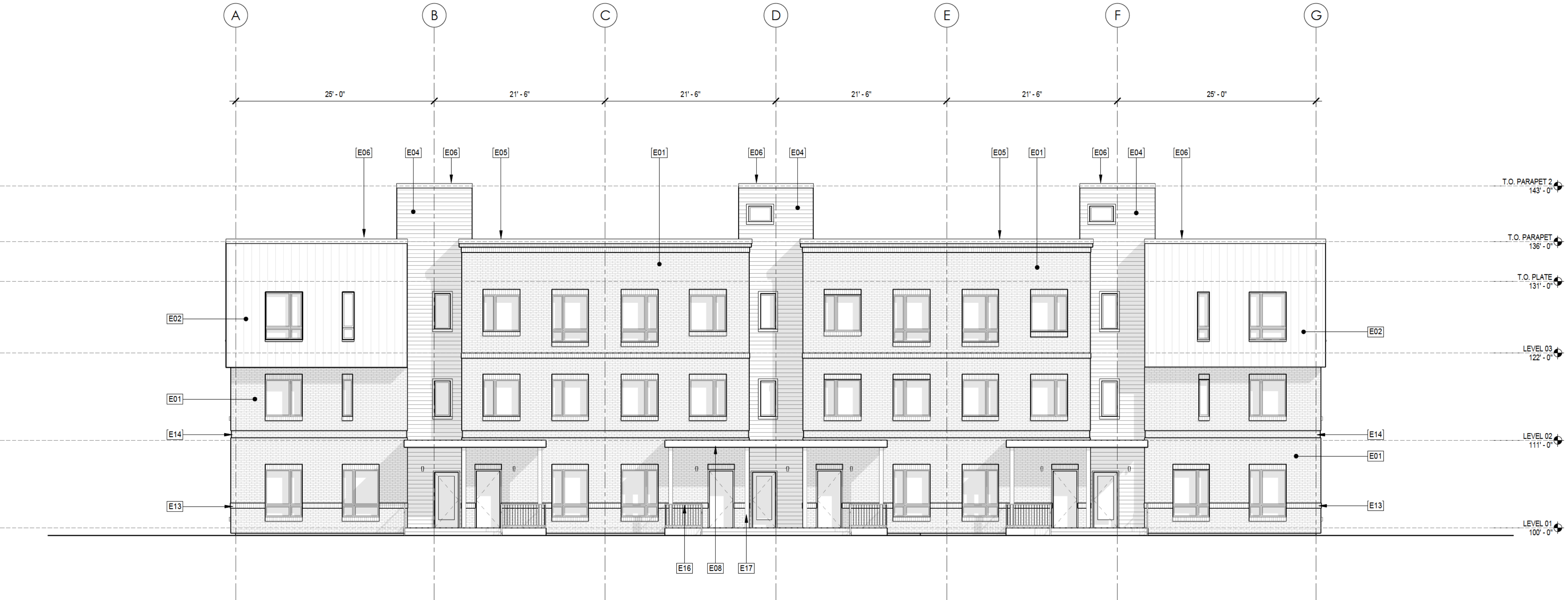
If covered detached parking structures are part of this Site Plan, elevations for them should also be included.

Coordinating with the Utility plan comments, the Exterior Elevations shall show and label the locations of:

1. Fire Department Connection, "FDC WITH APPROVED KNOX PLUGS"
2. Fire riser room with permanently affixed "FIRE RISER ROOM" sign detail on the exterior door
3. KNOX BOX(ES) MOUNTED 4-6 FEET ABOVE FINISHED GRADE (Typical Elevation sheets 19 thru 31)

Re: building addressing, indicate address identification number on the building elevations fronting primary site arrival point(s). Use minimum 8" high characters. (Typical Elevation sheets 19 thru 31)

Is entire development addressed as 830 S Ironton?
How are individual buildings and units addressed?
Please clarify on the monument sign detail on Sht. L-11 and Building Elevations.



VILLAGE AT
WESTERLY CREEK
PHASE 3
S. IRLTON ST. & E. KENTUCKY AVE.
AURORA, CO

DRAWING SET
DEVELOPMENT APPLICATION

SET ISSUE DATES:
1ST SUBMITTAL 16-0909
2ND SUBMITTAL 16-1213
SCALE AS SHOWN

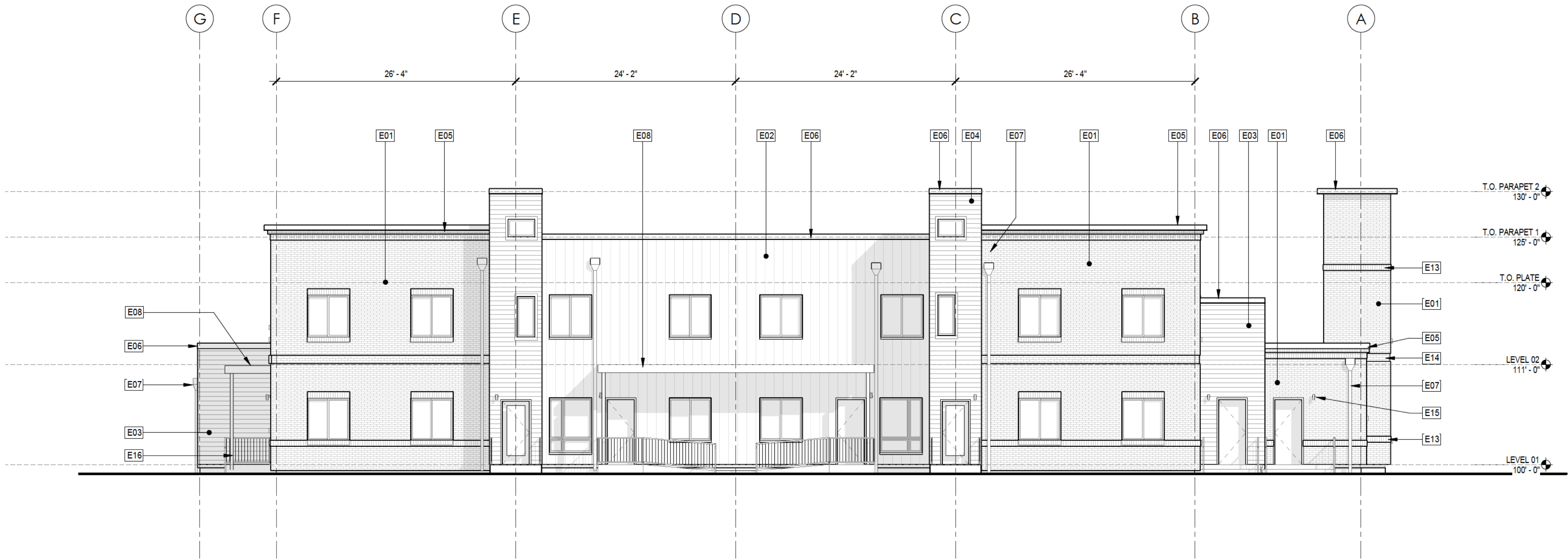
SHEET TITLE:
BUILDING 01NORTH AND SOUTH
ELEVATIONS

SHEET NO:
19 OF 43

BUILDING 02 MATERIAL PERCENTAGES		
MATERIAL	AREA SQ. FT.	%
BRICK (BRK-2)	5,785	61%
LAP S DING (FC-2/FC-4)	2,898	31%
METAL SID NG (MTL-1)	837	9%

ELEVATION KEYNOTES

- E01 BRICK VENEER, BRICK HEADERS & SILLS TYP @ OPENINGS
- E02 METAL PANEL, BERRIDGE L-PANEL, 11 5/8 COVERAGE, 1 GROOVE, 24 GAUGE
- E03 SIDING, CEMENTITIOUS HARDIE PLANK LAP SIDING, SMOOTH, 5 1/4" WIDTH
- E04 SIDING, CEMENTITIOUS NICHHA WOODGRAIN LAP SIDING
- E05 BRICK CORNICE: SOLDIER COURSE W/ DOUBLE ROWLOCK ABOVE
- E06 CAP FLASHING, METAL, 4"
- E07 COLLECTOR HEAD W/ OVERFLOW AND DOWNSPOUT
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- E13 BRICK SOLDIER COURSE, BUMPED OUT 3/8"
- E14 BRICK REVEAL, 4 COURSE, 3/8" DEEP
- E15 WALL-MOUNTED EXTERIOR LIGHT FIXTURE: RE: ELECTRICAL & LIGHTING PLANS
- E16 PAINTED METAL GUARDRAILS @ EXTERIOR LANDING, 36" HIGH TYPICAL
- E17 PT WOOD POST FOR CANOPY, W/ ATTACHED DOWNSPOUT TYP
- E20 ALUMINUM STOREFRONT WINDOWS



2 NORTH ELEVATION - BLDG 02
1/8" = 1'-0"



1 SOUTH ELEVATION - BLDG 02
1/8" = 1'-0"

VILLAGE AT
WESTERLY CREEK
PHASE 3
S. IRONTON ST. & E. KENTUCKY AVE.
AURORA, CO

DRAWING SET
DEVELOPMENT APPLICATION

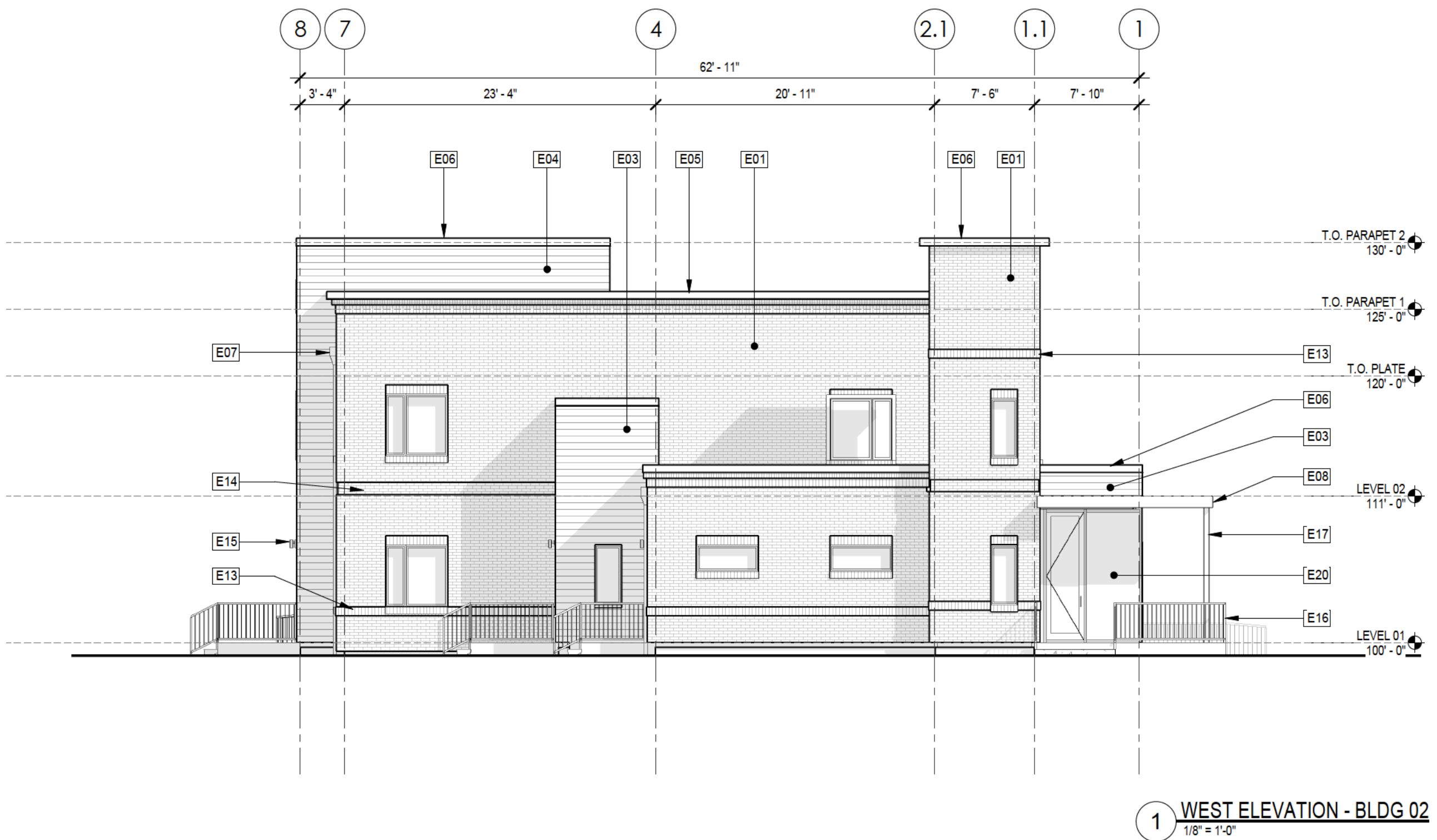
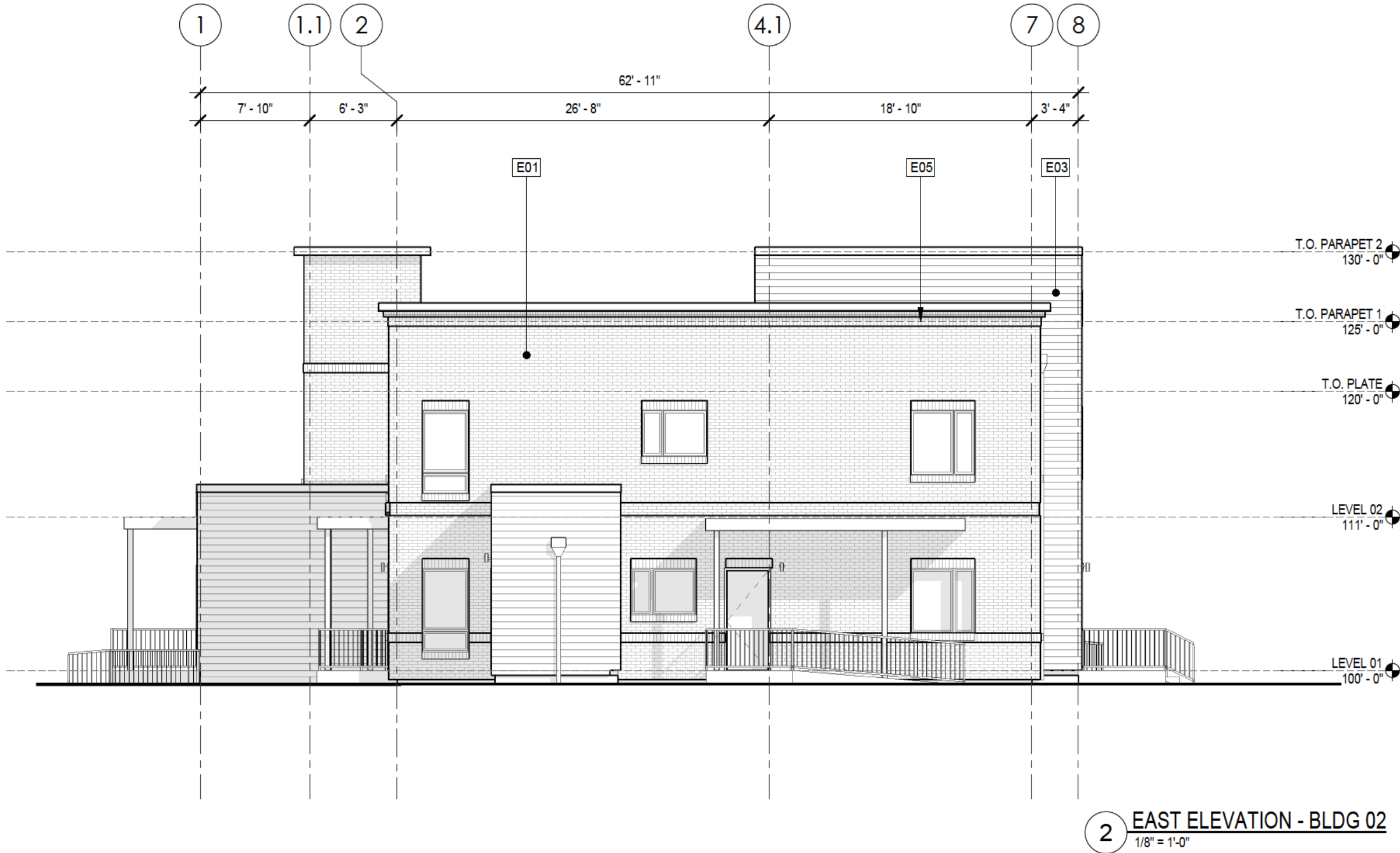
SET ISSUE DATES:
1ST SUBMITTAL 16-0909
2ND SUBMITTAL 16-1213
SCALE AS SHOWN

SHEET TITLE:
BUILDING 02 NORTH AND SOUTH
ELEVATIONS

SHEET NO:

ELEVATION KEYNOTES

- E01 BRICK VENEER, BRICK HEADERS & SILLS TYP @ OPENINGS
- E02 METAL PANEL, BERRIDGE L-PANEL, 11 5/8 COVERAGE, 1 GROOVE, 24 GAUGE
- E03 SIDING, CEMENTITIOUS HARDIE PLANK LAP SIDING, SMOOTH, 5 1/4" WIDTH
- E04 SIDING, CEMENTITIOUS NICHHA WOODGRAIN LAP SIDING
- E05 BRICK CORNICE: SOLDIER COURSE W/ DOUBLE ROWLOCK ABOVE
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- E20 ALUMINUM STOREFRONT WINDOWS



VILLAGE AT
WESTERLY CREEK
PHASE 3
S. IRONTON ST. & E. KENTUCKY AVE.
AURORA, CO

DRAWING SET
DEVELOPMENT APPLICATION

SET ISSUE DATES:	
1ST SUBMITTAL	16-0909
2ND SUBMITTAL	16-1213
SCALE	AS SHOWN

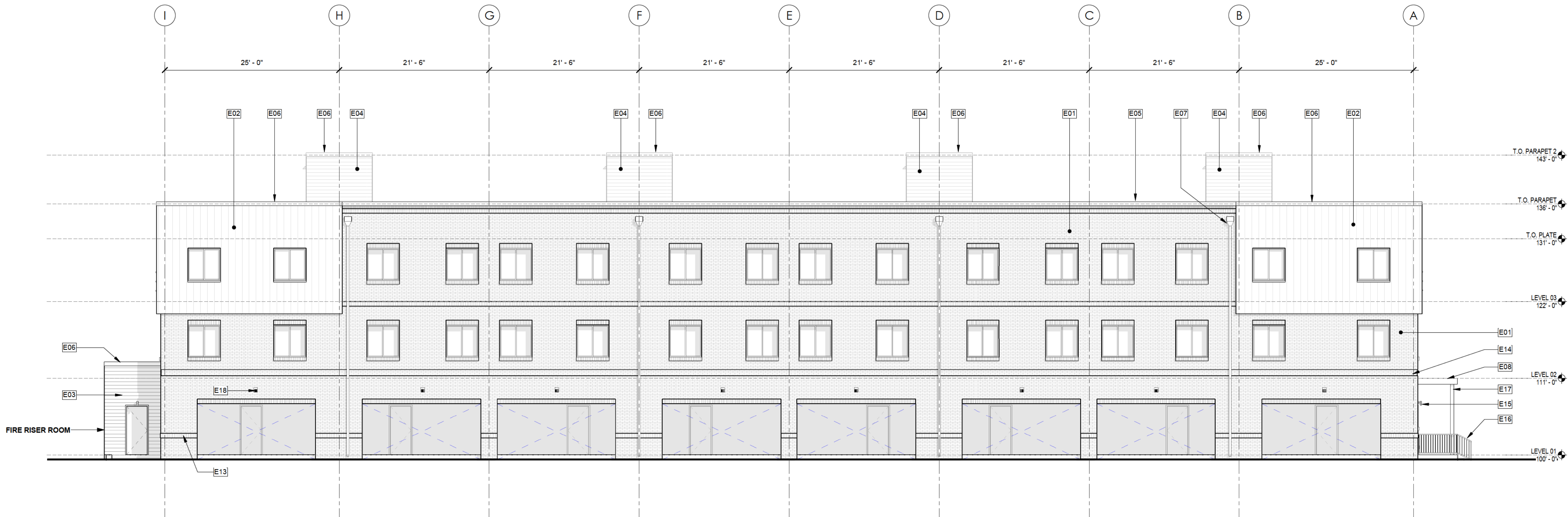
SHEET TITLE:
BUILDING 02EAST AND WEST
ELEVATIONS

SHEET NO:
22 OF 43

BUILDING 03 MATERIAL PERCENTAGES		
MATERIAL	AREA SQ FT	%
BRICK (BRK-3)	8,136	59%
LAP SIDING (FC-3/FC-4)	3,569	26%
METAL SIDING (MTL-3)	2,059	15%

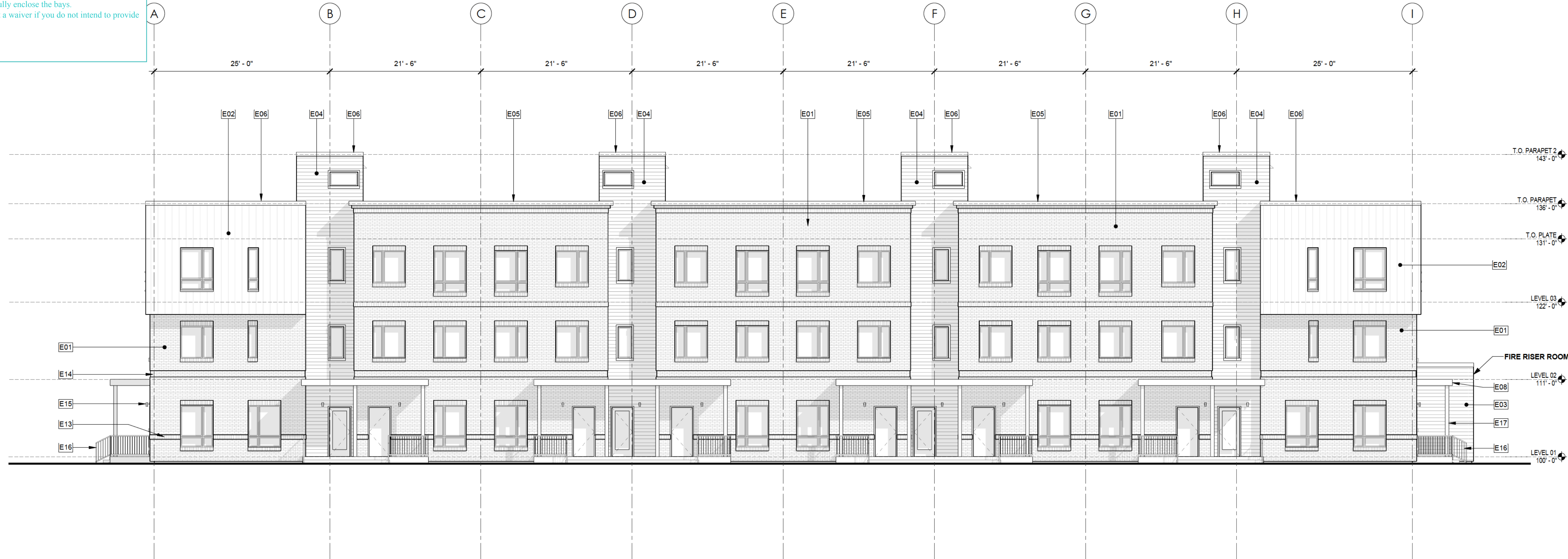
ELEVATION KEYNOTES

- E01 BRICK VENEER, BRICK HEADERS & SILLS TYP @ OPENINGS
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E16 PAINTED METAL GUARDRAILS @ EXTERIOR LANDING, 36" HIGH TYPICAL
E17 PT WOOD POST FOR CANOPY, W/ ATTACHED DOWNSPOUT TYP
E18 EXTERIOR WALL PACK: RE: ELECTRICAL & LIGHTING PLANS
E21 GAS/ELECTRIC METER LOCATION



2 NORTH ELEVATION BLDG 03
1/8" = 1'-0"

Section 146-1509 requires at least 35 percent of resident parking shall be in garages, and at least 50 percent of those garages to be attached to a residential structure. Per Article 20 of the Zoning Code, the definition of a garage is "a fully enclosed building with one or more vehicular doors for the parking or storage of motor vehicles". Please provide garage doors to fully enclose the bays. You must request a waiver if you do not intend to provide garage doors.



1 SOUTH ELEVATION BLDG 03
1/8" = 1'-0"

VILLAGE AT WESTERLY CREEK PHASE 3

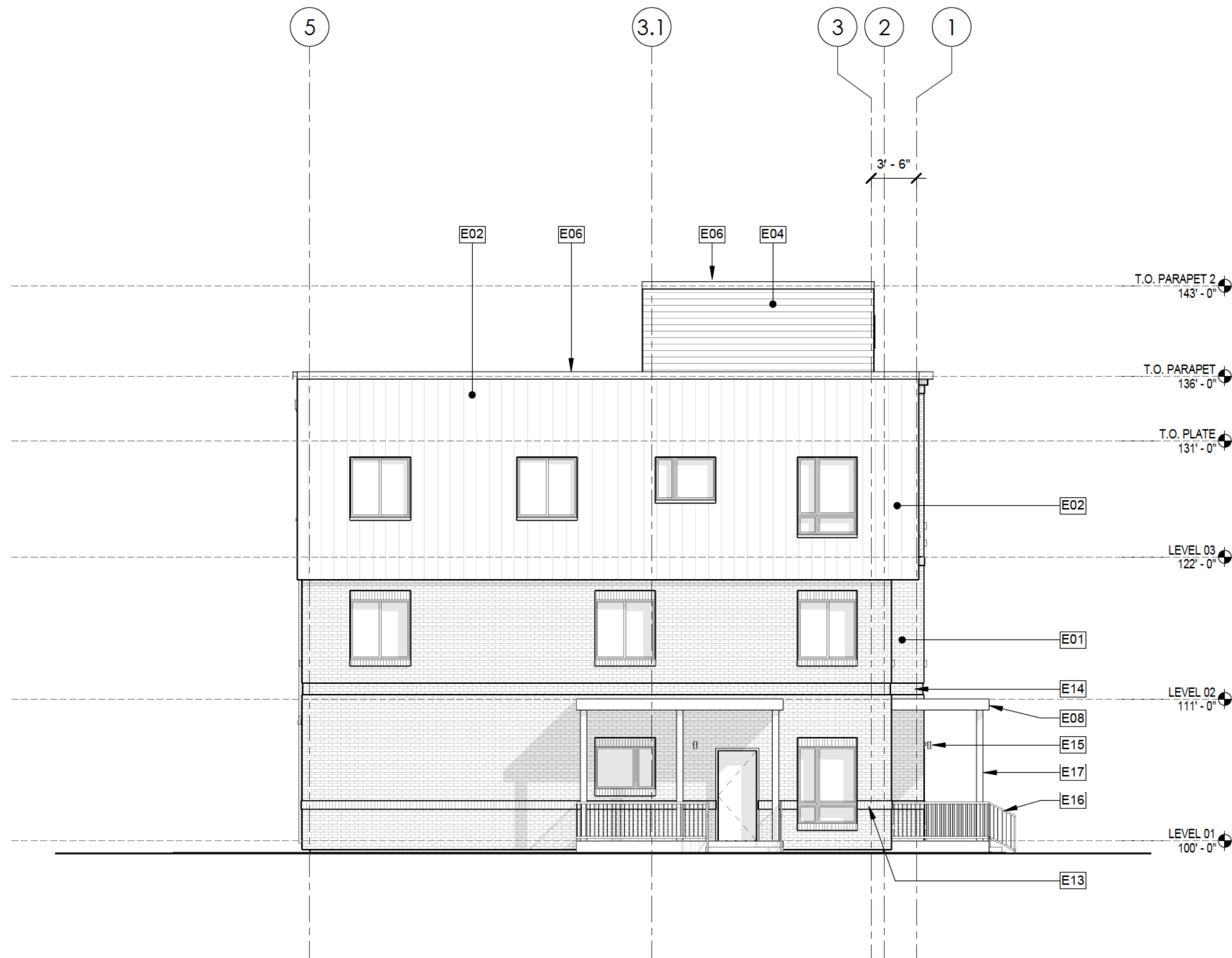
S. IRONTON ST. & E. KENTUCKY AVE.
AURORA, CO

DRAWING SET
DEVELOPMENT APPLICATION

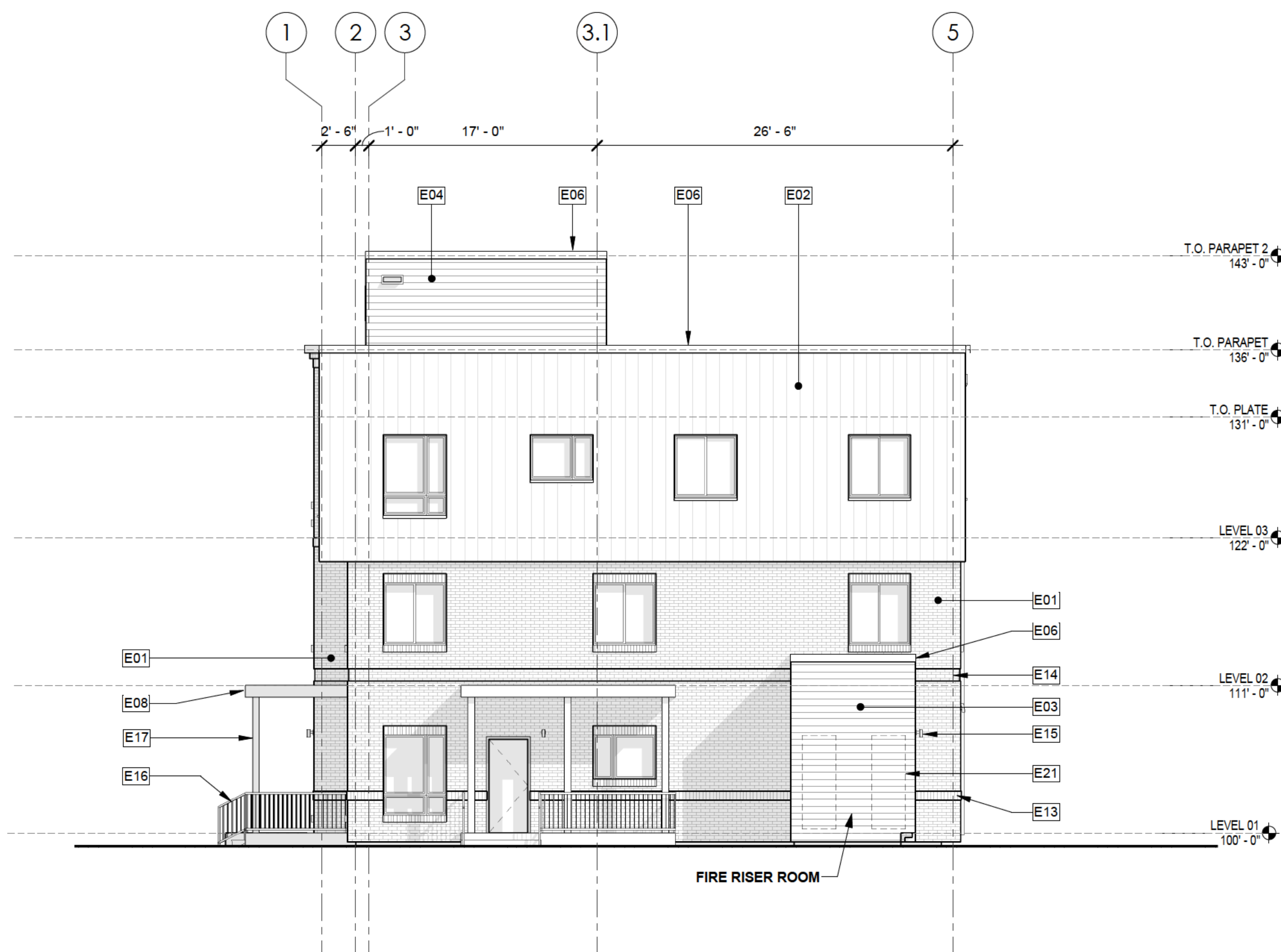
SET ISSUE DATES:
1ST SUBMITTAL 16-0909
2ND SUBMITTAL 16-1213
SCALE AS SHOWN

SHEET TITLE: 1
BUILDING 03 NORTH AND SOUTH
ELEVATIONS

SHEET NO:
23 OF 43



2 WEST ELEVATION BLDG 03
1/8" = 1'-0"



1 EAST ELEVATION BLDG 03
1/8" = 1'-0"

ELEVATION KEYNOTES

- E01 BRICK VENEER, BRICK HEADERS & SILLS TYP @ OPENINGS
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- E17 PT WOOD POST FOR CANOPY, W/ ATTACHED DOWNSPOUT TYP
- E18 EXTERIOR WALL PACK, RE: ELECTRICAL & LIGHTING PLANS
- E21 GAS/ELECTRIC METER LOCATION

VILLAGE AT WESTERLY CREEK PHASE 3

S. IRONTON ST. & E. KENTUCKY AVE.
AURORA, CO

DRAWING SET
DEVELOPMENT APPLICATION

SET ISSUE DATES:
1ST SUBMITTAL 16-0909
2ND SUBMITTAL 16-1213
SCALE AS SHOWN

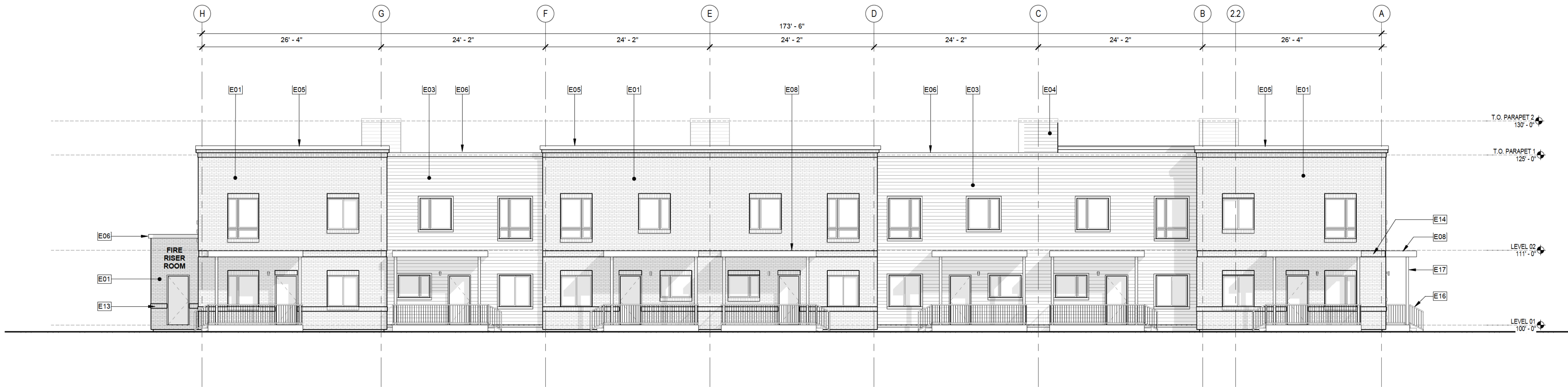
SHEET TITLE:
BUILDING 03EAST AND WEST
ELEVATIONS

SHEET NO:
24 OF 43

BUILDING 04 MATERIAL PERCENTAGES		
MATERIAL	AREA SQ FT	%
BRICK (BRK-2)	7,460	59%
LAP SIDING (FC-2/FC-4)	3,523	27%
METAL SIDING (MTL-2)	1,704	14%

ELEVATION KEYNOTES

- E01 BRICK VENEER, BRICK HEADERS & SILLS TYP @ OPENINGS
E02 METAL PANEL, BERRIDGE L-PANEL, 11 5/8 COVERAGE, 1 GROOVE, 24 GAUGE
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VILLAGE AT
WESTERLY CREEK
PHASE 3
S. IRONTON ST. & E. KENTUCKY AVE.
AURORA, CO

DRAWING SET
DEVELOPMENT APPLICATION

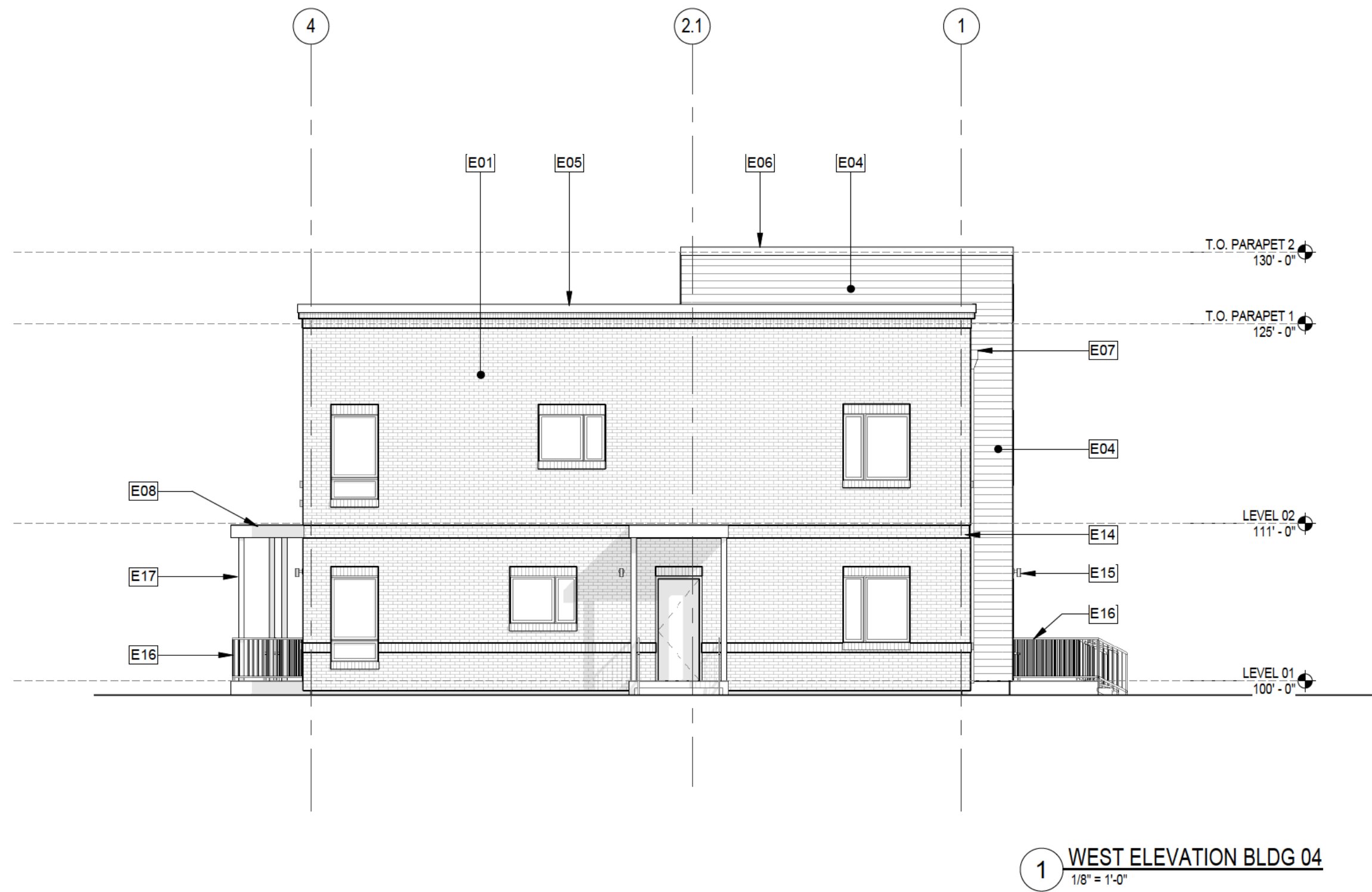
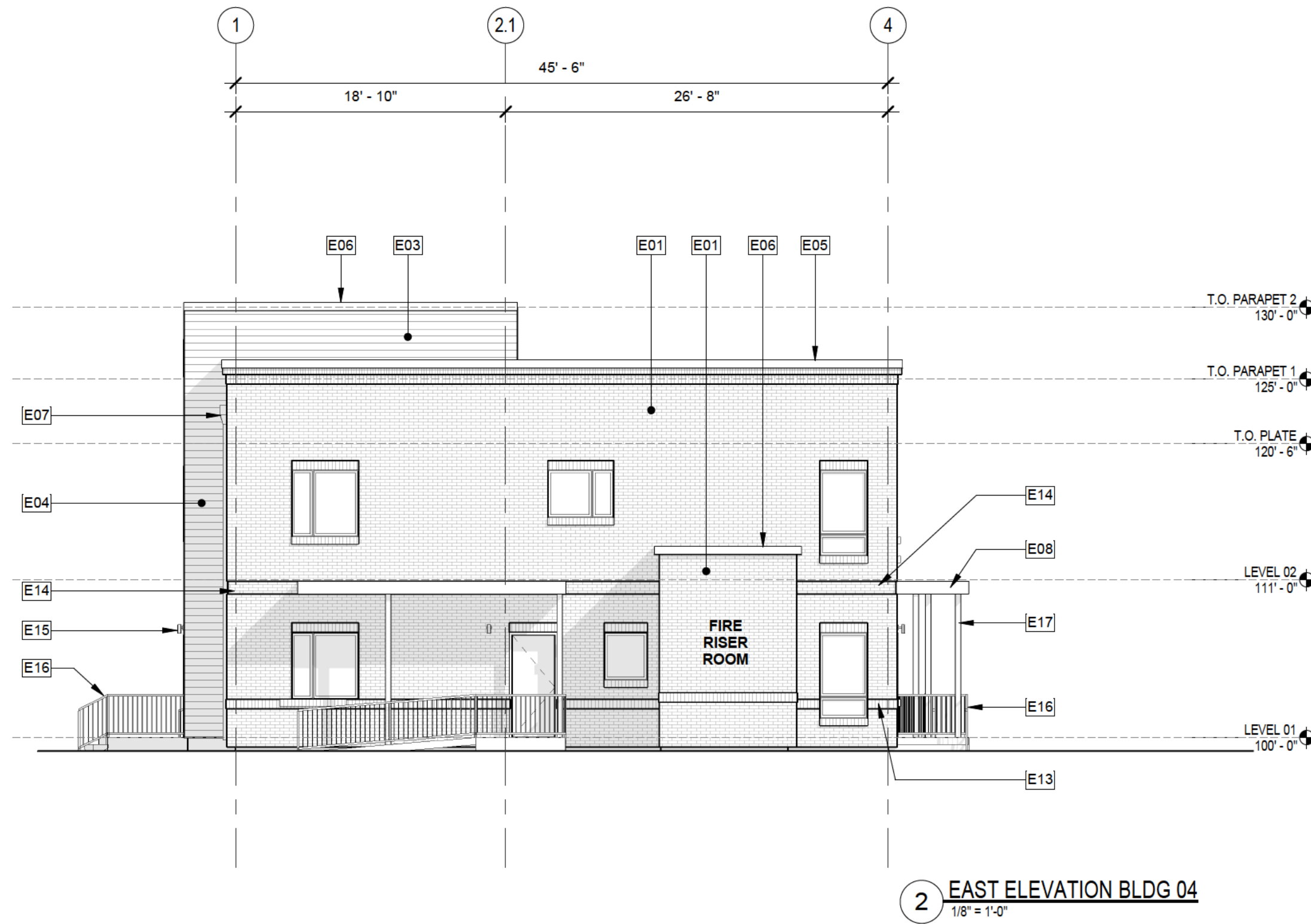
SET ISSUE DATES:
1ST SUBMITTAL 16-0909
2ND SUBMITTAL 16-1213
SCALE AS SHOWN

SHEET TITLE:
BLDG 04 - NORTH AND SOUTH
EXTERIOR ELEVATIONS

SHEET NO:
25 OF 43

ELEVATION KEYNOTES

- E01 BRICK VENEER, BRICK HEADERS & SILLS TYP @ OPENINGS
- E02 METAL PANEL, BERRIDGE L-PANEL, 11 5/8 COVERAGE, 1 GROOVE, 24 GAUGE
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- E17 PT WOOD POST FOR CANOPY, W/ ATTACHED DOWNSPOUT TYP



VILLAGE AT WESTERLY CREEK PHASE 3

S. IRONTON ST. & E. KENTUCKY AVE.
AURORA, CO

DRAWING SET

DEVELOPMENT APPLICATION

SET ISSUE DATES:	
1ST SUBMITTAL	16-0909
2ND SUBMITTAL	16-1213
SCALE	AS SHOWN

SHEET TITLE:
**BLDG 04 - EAST AND WEST EXTERIOR
ELEVATIONS**

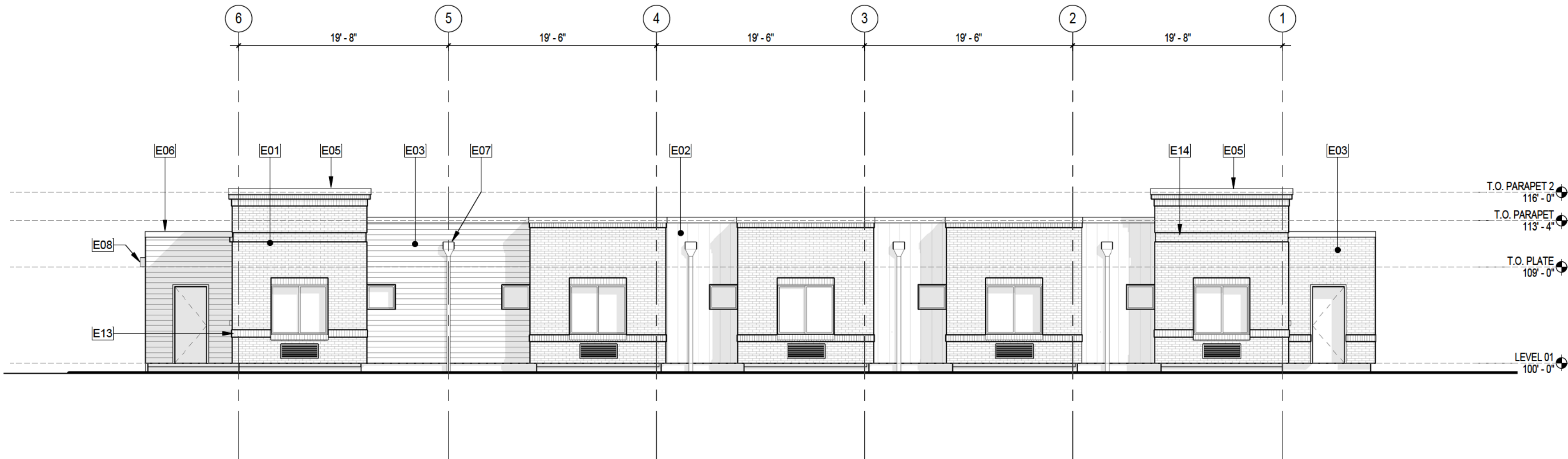
SHEET NO:

26 OF 43

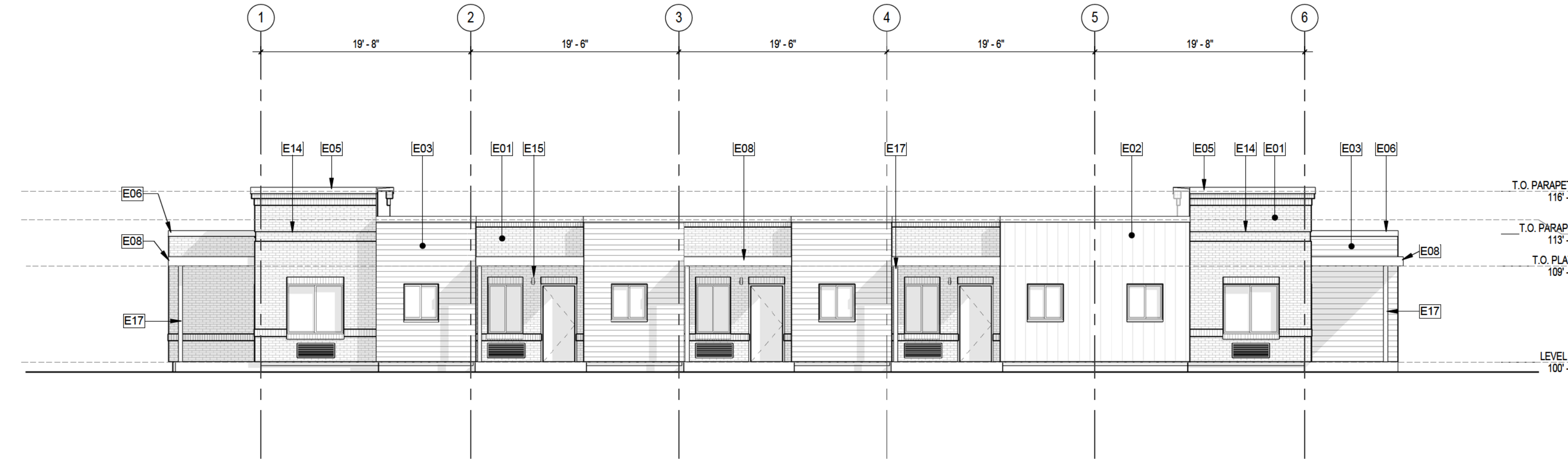
BUILDING 05 MATERIAL PERCENTAGES		
MATERIAL	AREA SQ FT	%
BRICK (BRK-1)	2530	63%
LAP SIDING (FC1/FC4)	988	24%
METAL SIDING (MTL-1)	528	13%

ELEVATION KEYNOTES

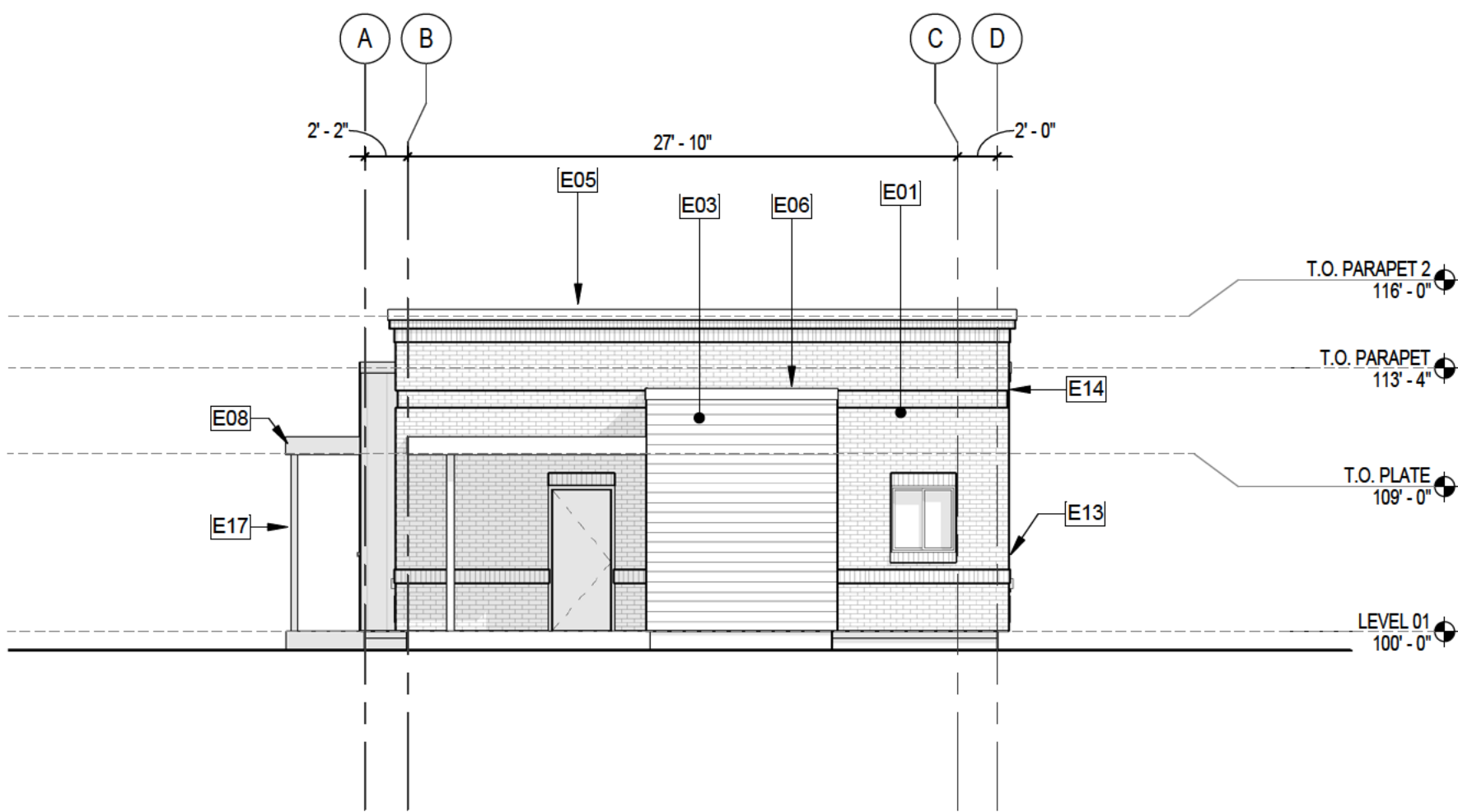
- E01 BRICK VENEER, BRICK HEADERS & SILLS TYP @ OPENINGS
- E02 METAL PANEL, BERRIDGE L-PANEL, 11 5/8 COVERAGE, 1 GROOVE, 24 GAUGE
- E03 SIDING, CEMENTITIOUS HARDIE PLANK LAP SIDING, SMOOTH, 5 1/4" WIDTH
- E05 BRICK CORNICE: SOLDIER COURSE W/ DOUBLE ROWLOCK ABOVE
- E06 CAP FLASHING, METAL, 4"
- E07 COLLECTOR HEAD W/ OVERFLOW AND DOWNSPOUT
- E08 CANOPY, CORRUGATED METAL DECK, W/ GUTTER/DOWNSPOUT AT POST
- E09 PTAC HEATING AND AIR CONDITIONING WALL UNITS
- E13 BRICK SOLDIER COURSE, BUMPED OUT 3/8"
- E14 BRICK REVEAL, 4 COURSE, 3/8" DEEP
- E15 WALL-MOUNTED EXTERIOR LIGHT FIXTURE: RE: ELECTRICAL & LIGHTING PLANS
- E17 PT WOOD POST FOR CANOPY, W/ ATTACHED DOWNSPOUT TYP



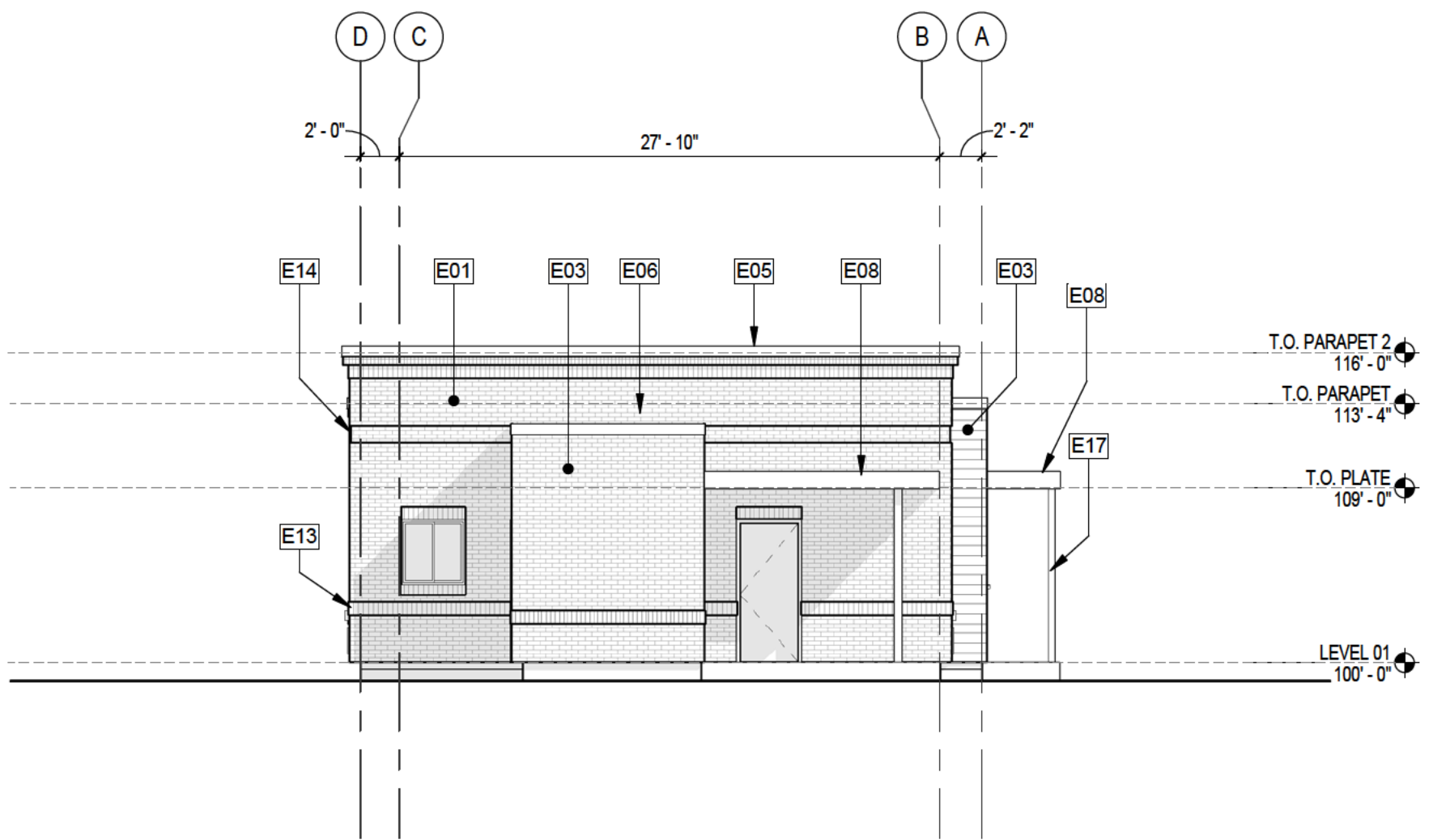
4 NORTH ELEVATION
1/8" = 1'-0"



3 SOUTH ELEVATION
1/8" = 1'-0"



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



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

VILLAGE AT
WESTERLY CREEK
PHASE 3
S. IRONTON ST. & E. KENTUCKY AVE.
AURORA, CO

DRAWING SET
DEVELOPMENT APPLICATION

SET ISSUE DATES:
1ST SUBMITTAL 16-0909
2ND SUBMITTAL 16-1213
SCALE AS SHOWN

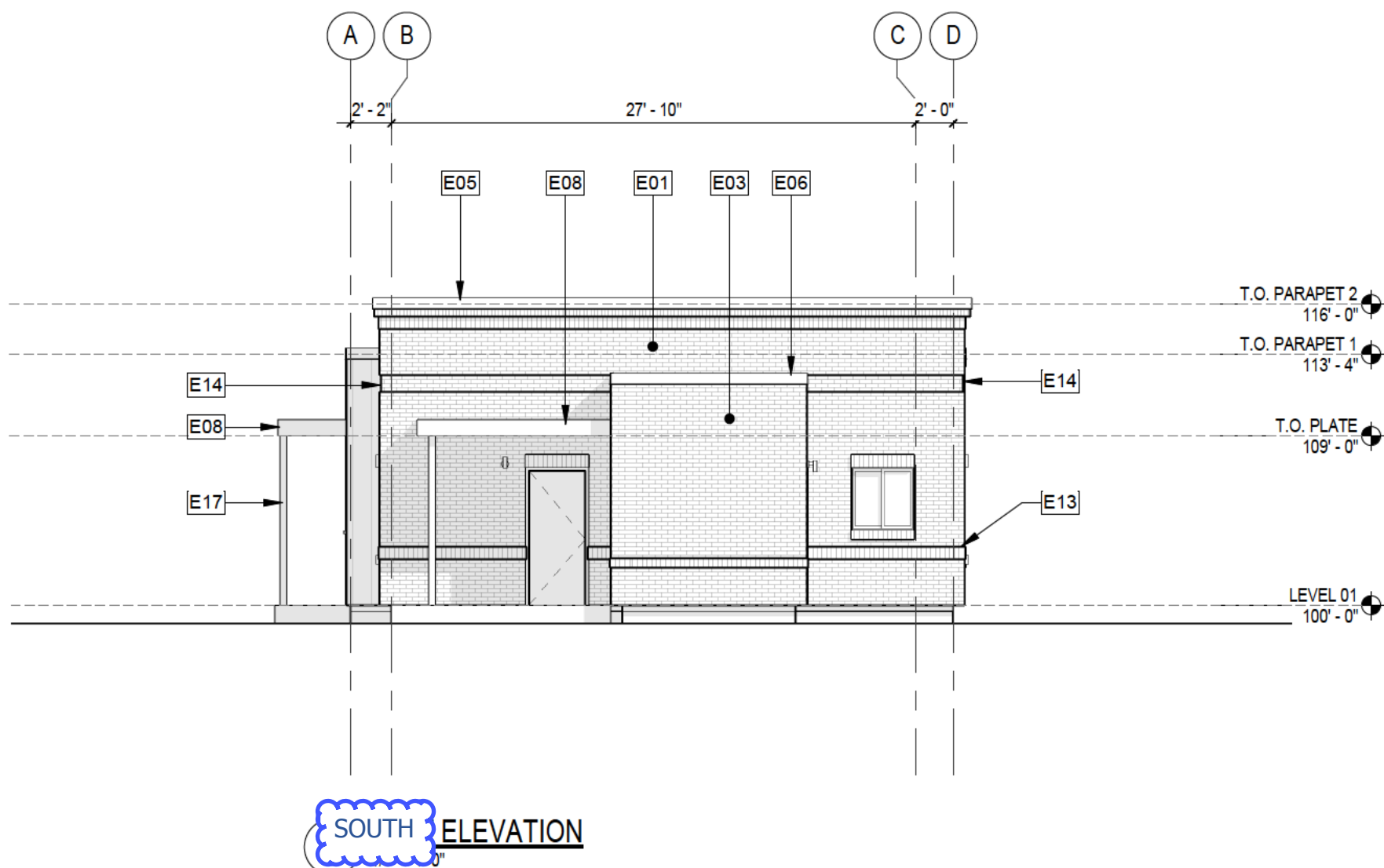
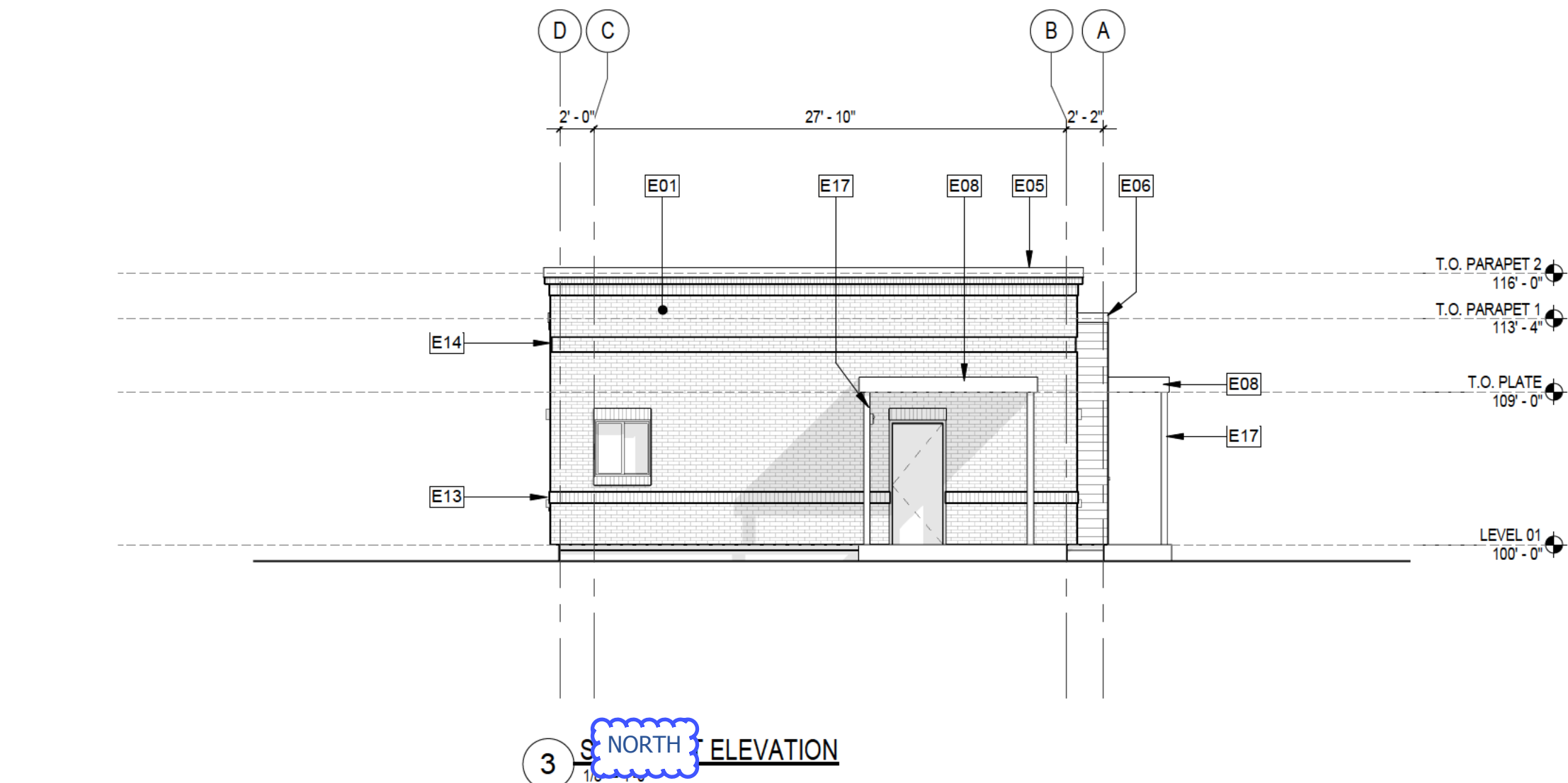
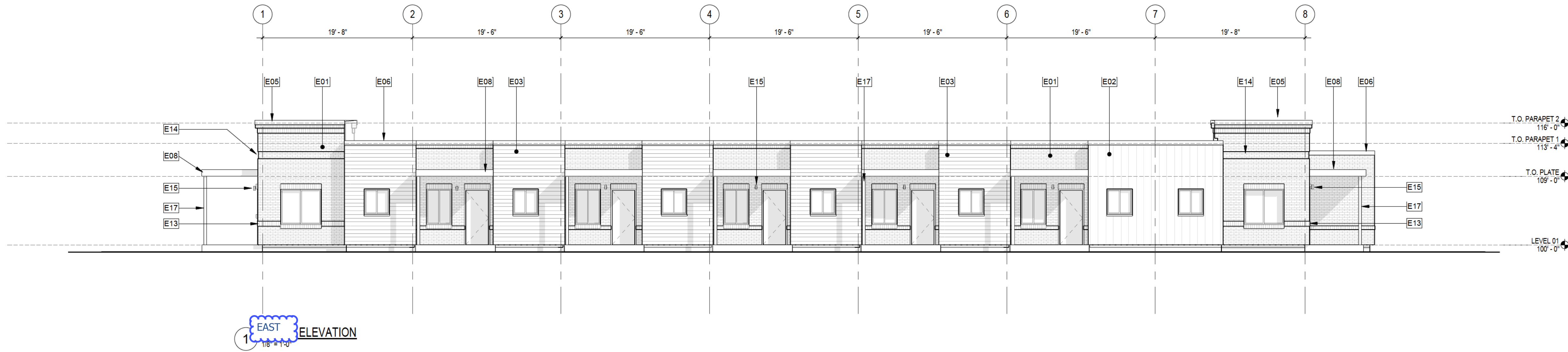
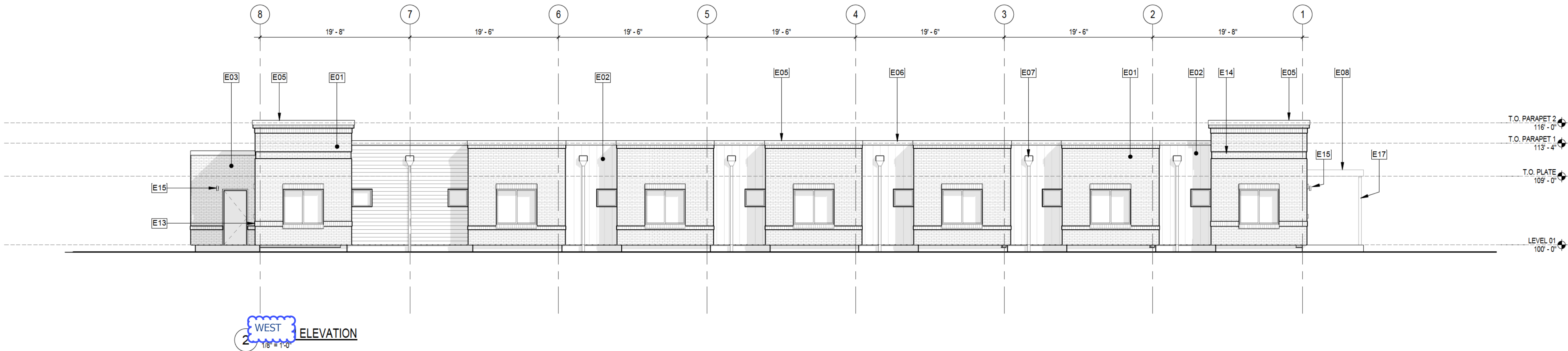
SHEET TITLE: BUILDING 05 ELEVATIONS

SHEET NO:
27 OF 43

BUILDING 06 MATERIAL PERCENTAGES		
MATERIAL	AREA SQ. FT.	%
BRICK (BRK-1)	2930	63%
LAP SIDING (FC-1/FC-4)	1047	22%
METAL SIDING (MTL-1)	710	15%

ELEVATION KEYNOTES

- E01 BRICK VENEER, BRICK HEADERS & SILLS TYP @ OPENINGS
- E02 METAL PANEL, BERRIDGE L-PANEL, 11 5/8" COVERAGE, 1 GROOVE, 24 GAUGE
- E03 SIDING, CEMENTITIOUS HARDIE PLANK LAP SIDING, SMOOTH, 5 1/4" WIDTH
- E05 BRICK CORNICE: SOLDIER COURSE W/ DOUBLE ROWLOCK ABOVE
- E06 CAP FLASHING, METAL, 4"
- E07 COLLECTOR HEAD W/ OVERFLOW AND DOWNSPOUT
- E08 CANOPY, CORRUGATED METAL DECK, W/ GUTTER/DOWNSPOUT AT POST
- E09 PTAC HEATING AND AIR CONDITIONING WALL UNITS
- E13 BRICK SOLDIER COURSE, BUMPED OUT 3/8"
- E14 BRICK REVEAL, 4 COURSE, 3/8" DEEP
- E15 WALL-MOUNTED EXTERIOR LIGHT FIXTURE: RE: ELECTRICAL & LIGHTING PLANS
- E17 PT WOOD POST FOR CANOPY, W/ ATTACHED DOWNSPOUT TYP



VILLAGE AT
WESTERLY CREEK
PHASE 3
S. IRONTON ST. & E. KENTUCKY AVE.
AURORA, CO

DRAWING SET
DEVELOPMENT APPLICATION

SET ISSUE DATES:
1ST SUBMITTAL 16-0909
2ND SUBMITTAL 16-1213
SCALE AS SHOWN

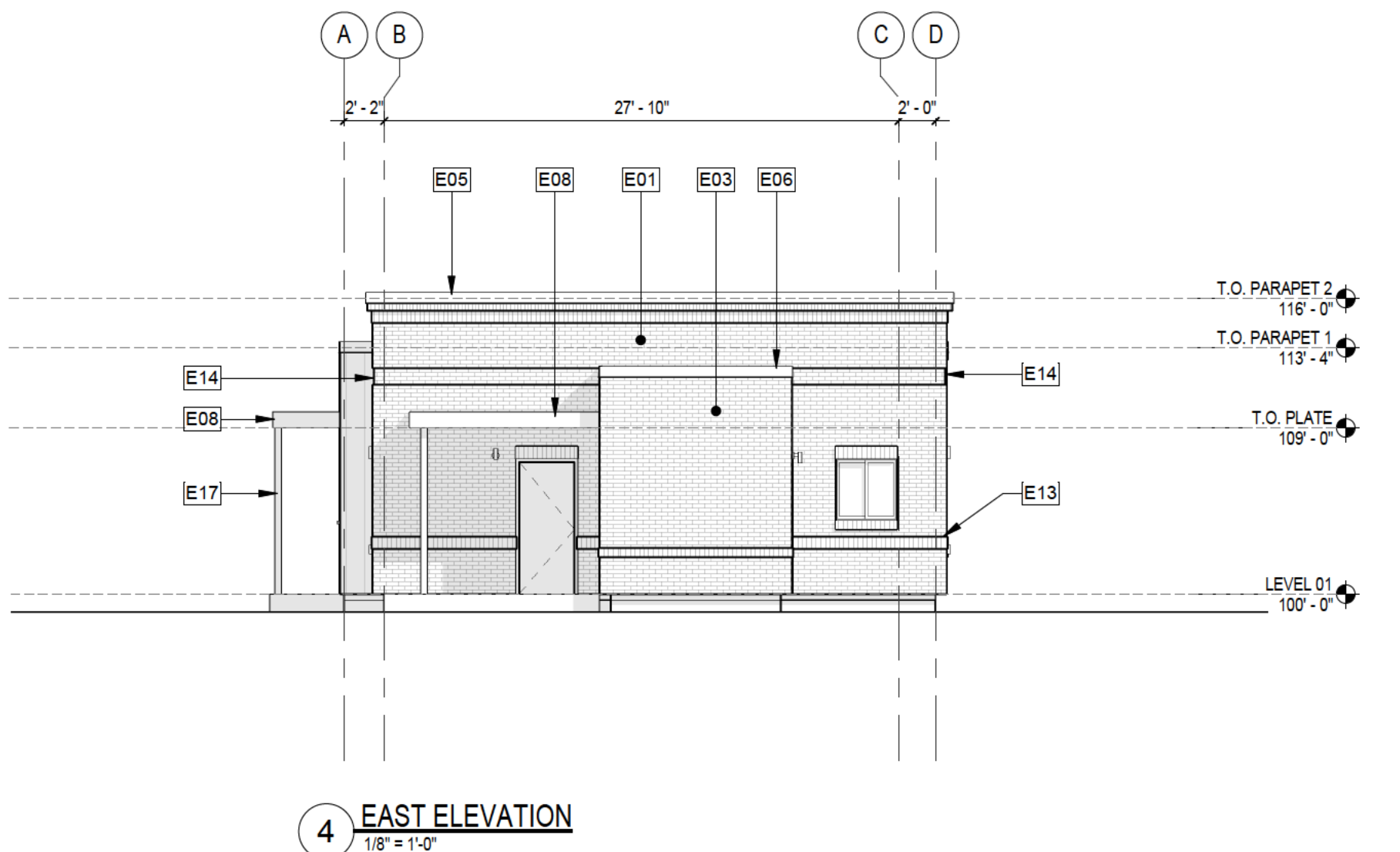
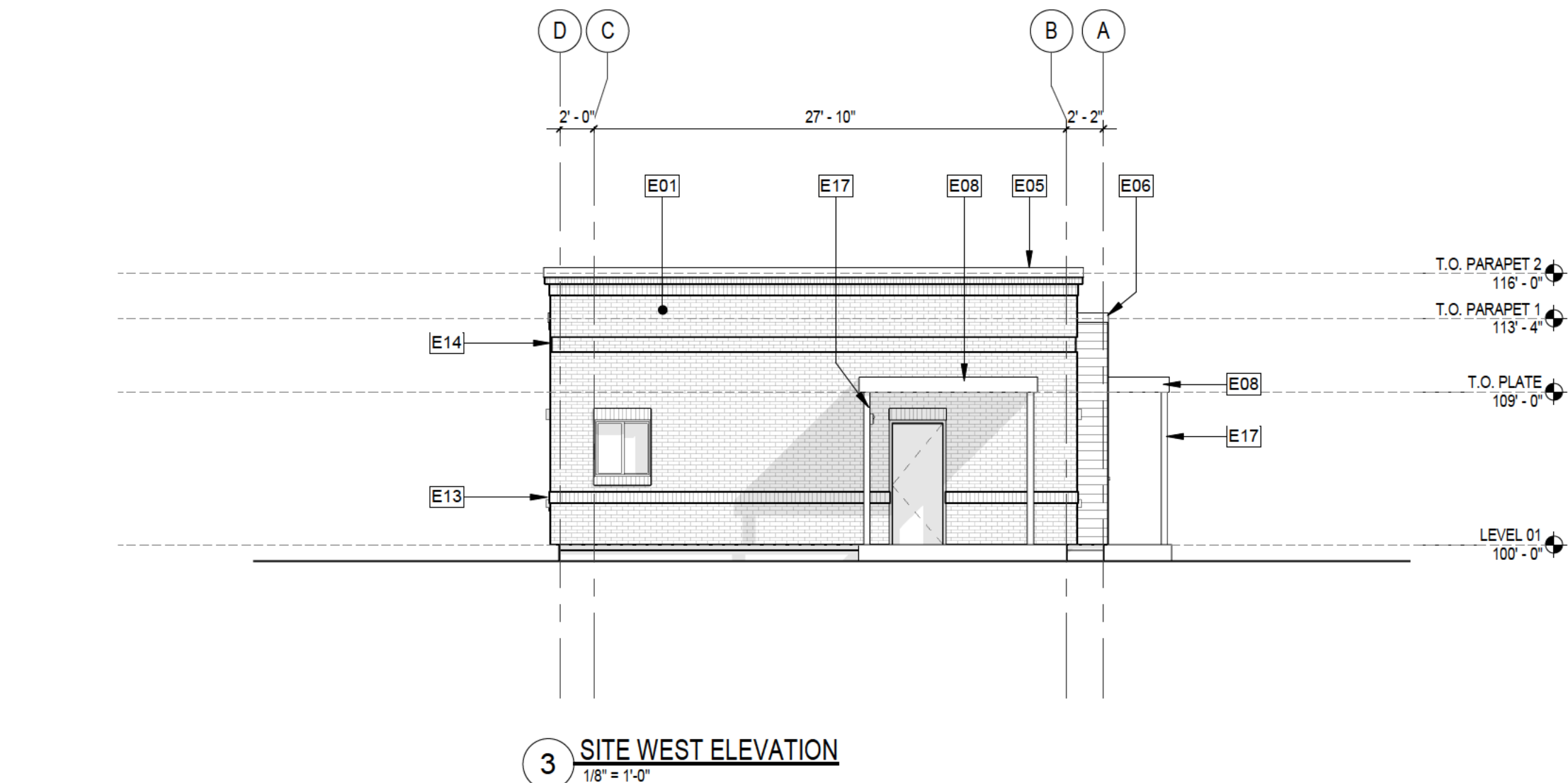
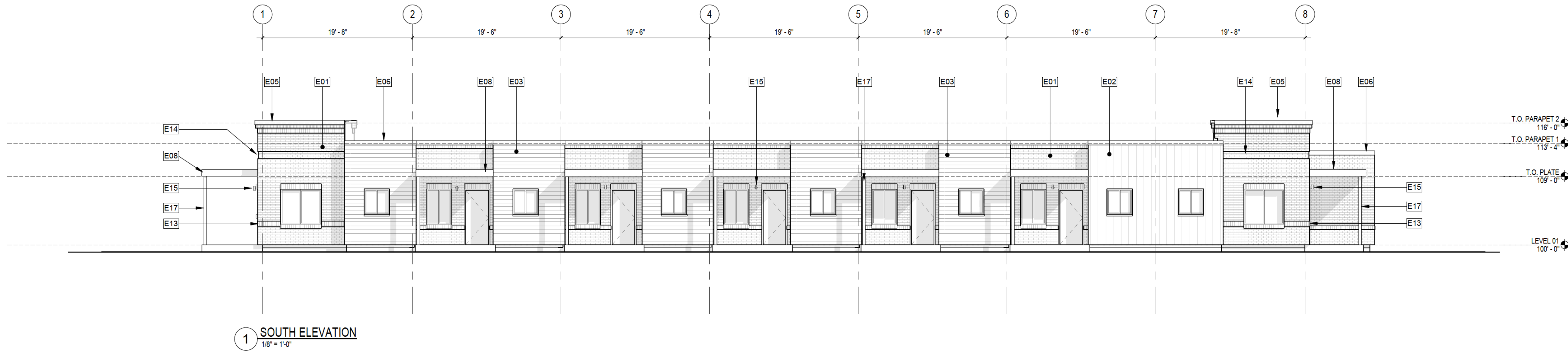
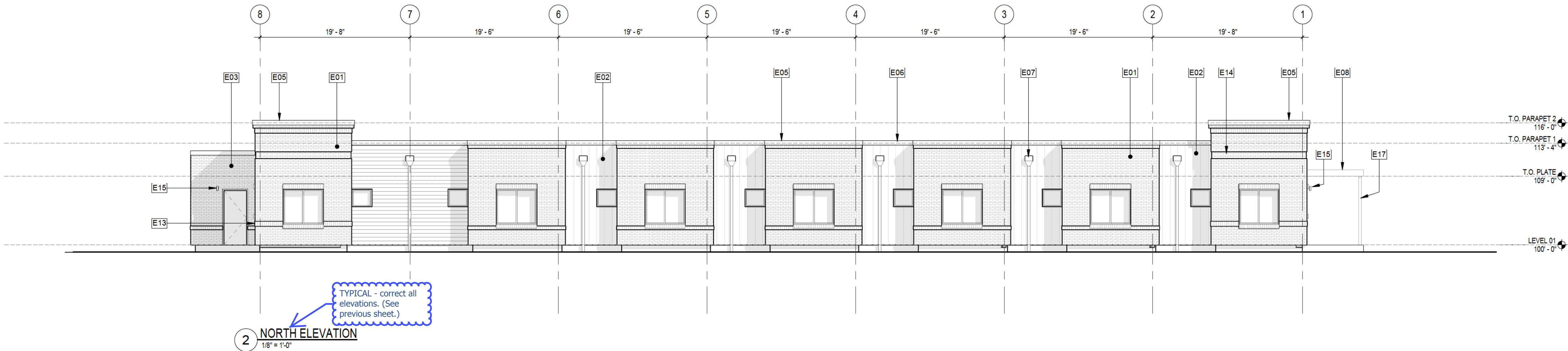
SHEET TITLE:
BUILDING 06ELEVATIONS

SHEET NO:
28 OF 43

BUILDING 07 MATERIAL PERCENTAGES		
MATERIAL	AREA SQ. FT.	%
BRICK (BRK-1)	2930	63%
LAP SIDING (FC-1/FC-4)	1047	22%
METAL SIDING (MTL-1)	710	15%

ELEVATION KEYNOTES

- E01 BRICK VENEER, BRICK HEADERS & SILLS TYP @ OPENINGS
- E02 METAL PANEL, BERRIDGE L-PANEL, 11 5/8" COVERAGE, 1 GROOVE, 24 GAUGE
- E03 SIDING, CEMENTITIOUS HARDIE PLANK LAP SIDING, SMOOTH, 5 1/4" WIDTH
- E05 BRICK CORNICE: SOLDIER COURSE W/ DOUBLE ROWLOCK ABOVE
- E06 CAP FLASHING, METAL, 4"
- E07 COLLECTOR HEAD W/ OVERFLOW AND DOWNSPOUT
- E08 CANOPY, CORRUGATED METAL DECK, W/ GUTTER/DOWNSPOUT AT POST
- E09 PTAC HEATING AND AIR CONDITIONING WALL UNITS
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- E15 WALL-MOUNTED EXTERIOR LIGHT FIXTURE: RE: ELECTRICAL & LIGHTING PLANS
- E17 PT WOOD POST FOR CANOPY, W/ ATTACHED DOWNSPOUT TYP



VILLAGE AT
WESTERLY CREEK
PHASE 3
S. IRONTON ST. & E. KENTUCKY AVE.
AURORA, CO

DRAWING SET
DEVELOPMENT APPLICATION

SET ISSUE DATES:
1ST SUBMITTAL 16-0909
2ND SUBMITTAL 16-1213
SCALE AS SHOWN

SHEET TITLE:
BUILDING 07ELEVATIONS

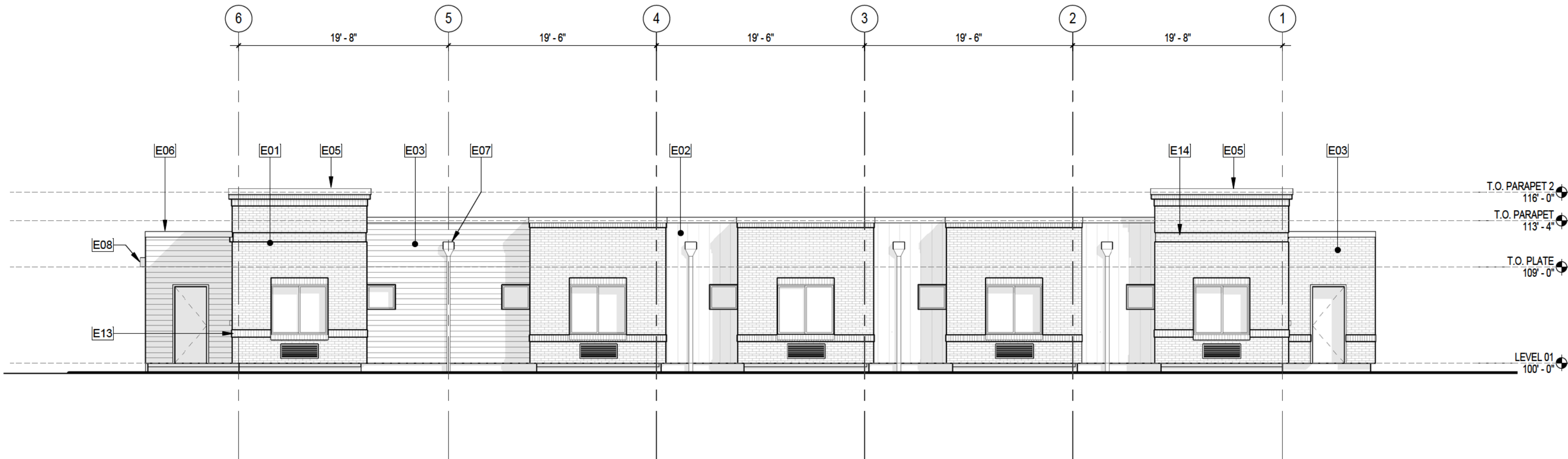
SHEET NO:

29 OF 43

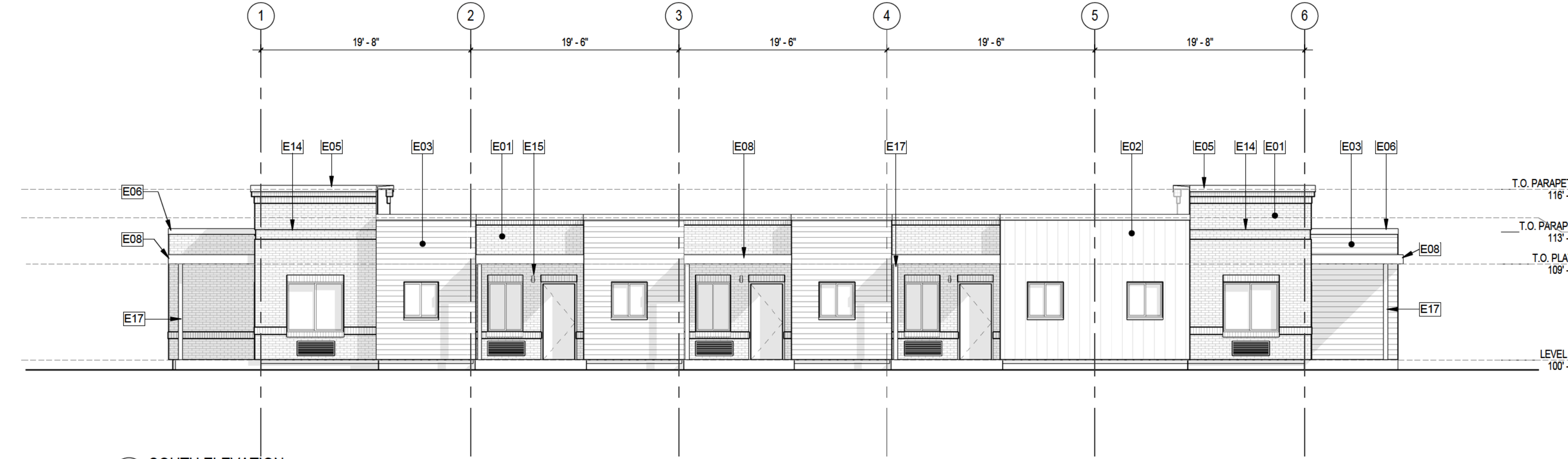
BUILDING 08 MATERIAL PERCENTAGES		
MATERIAL	AREA SQ. FT.	%
BRICK (BRK-1)	2530	63%
LAP SIDING (FC1/FC4)	988	24%
METAL SIDING (MTL-1)	528	13%

ELEVATION KEYNOTES

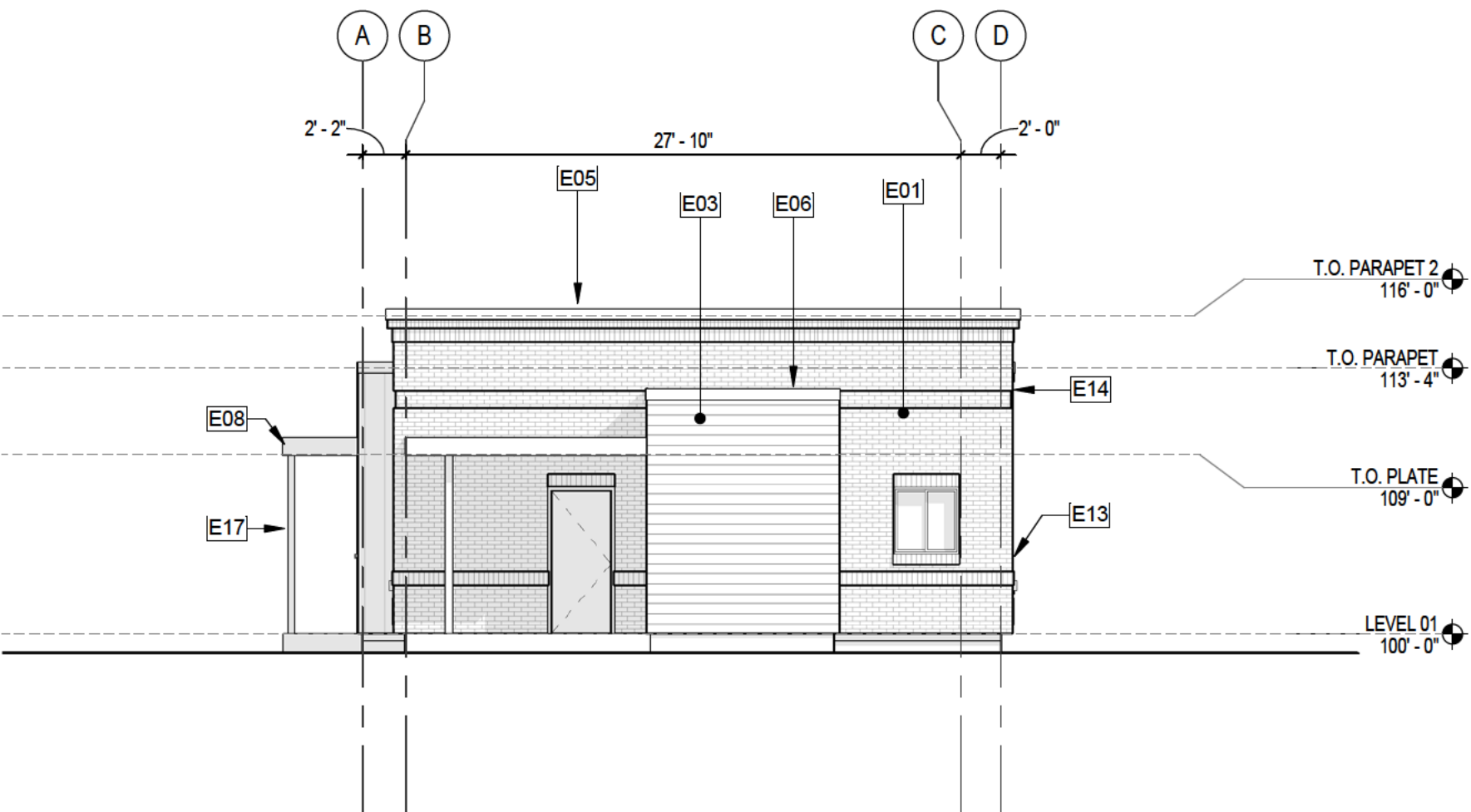
- E01 BRICK VENEER, BRICK HEADERS & SILLS TYP @ OPENINGS
- E02 METAL PANEL, BERRIDGE L-PANEL, 11 5/8" COVERAGE, 1 GROOVE, 24 GAUGE
- E03 SIDING, CEMENTITIOUS HARDIE PLANK LAP SIDING, SMOOTH, 5 1/4" WIDTH
- E05 BRICK CORNICE: SOLDIER COURSE W/ DOUBLE ROWLOCK ABOVE
- E06 CAP FLASHING, METAL, 4"
- E07 COLLECTOR HEAD W/ OVERFLOW AND DOWNSPOUT
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- E17 PT WOOD POST FOR CANOPY, W/ ATTACHED DOWNSPOUT TYP



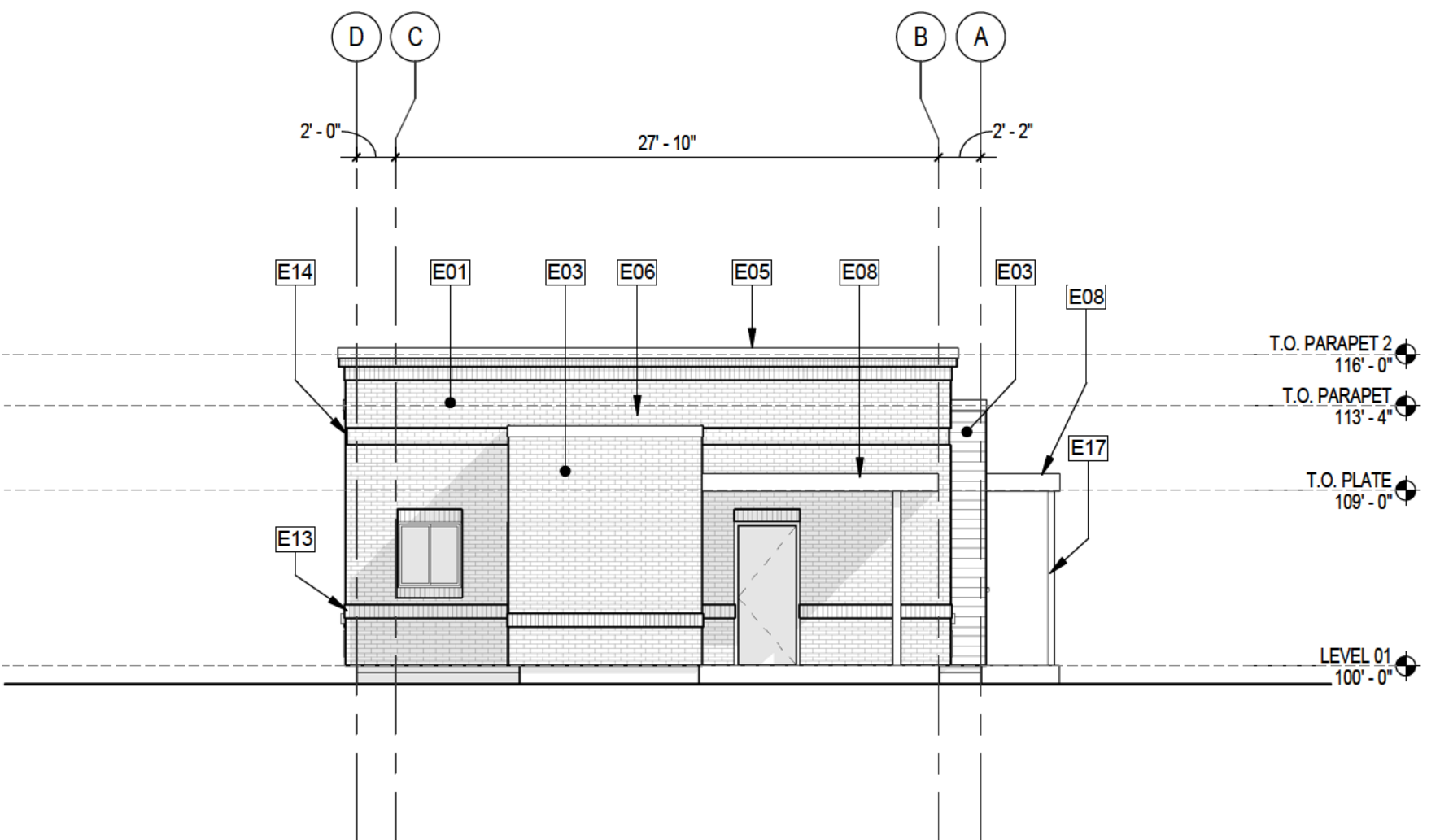
4 NORTH ELEVATION
1/8" = 1'-0"



3 SOUTH ELEVATION
1/8" = 1'-0"



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



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

VILLAGE AT
WESTERLY CREEK
PHASE 3
S. IRONTON ST. & E. KENTUCKY AVE.
AURORA, CO

DRAWING SET
DEVELOPMENT APPLICATION

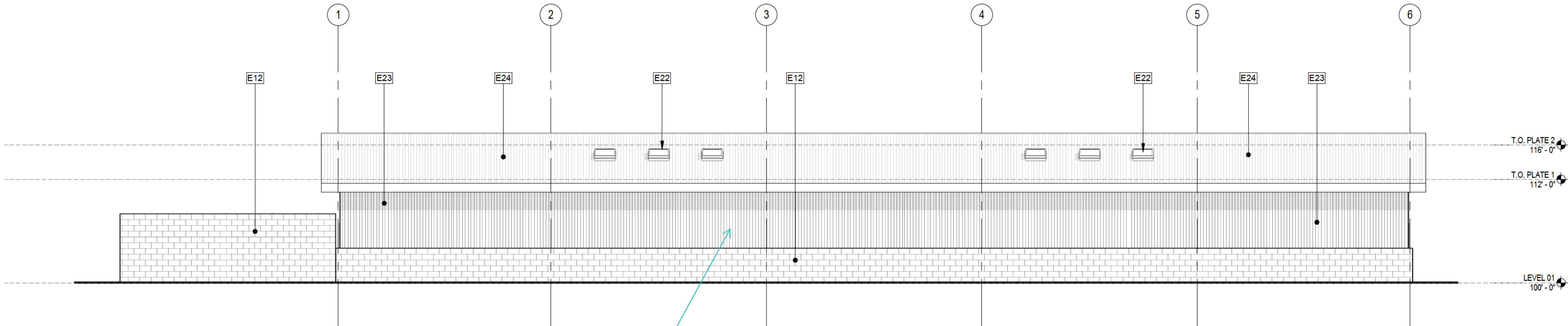
SET ISSUE DATES:	
1ST SUBMITTAL	16-0909
2ND SUBMITTAL	16-1213
SCALE	AS SHOWN

SHEET TITLE: BUILDING 08
ELEVATIONS

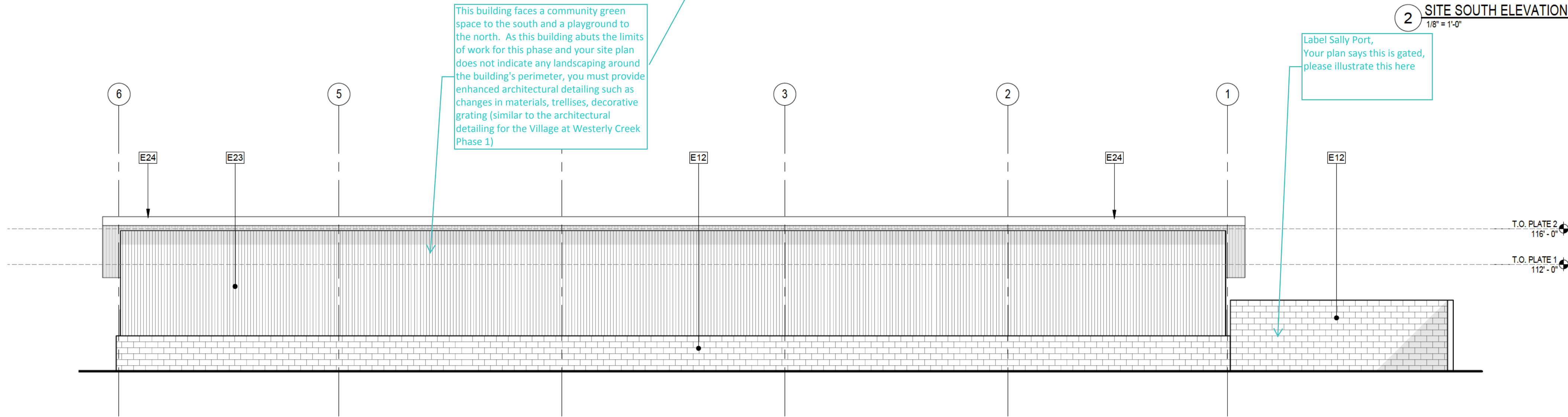
SHEET NO:

30 OF 43

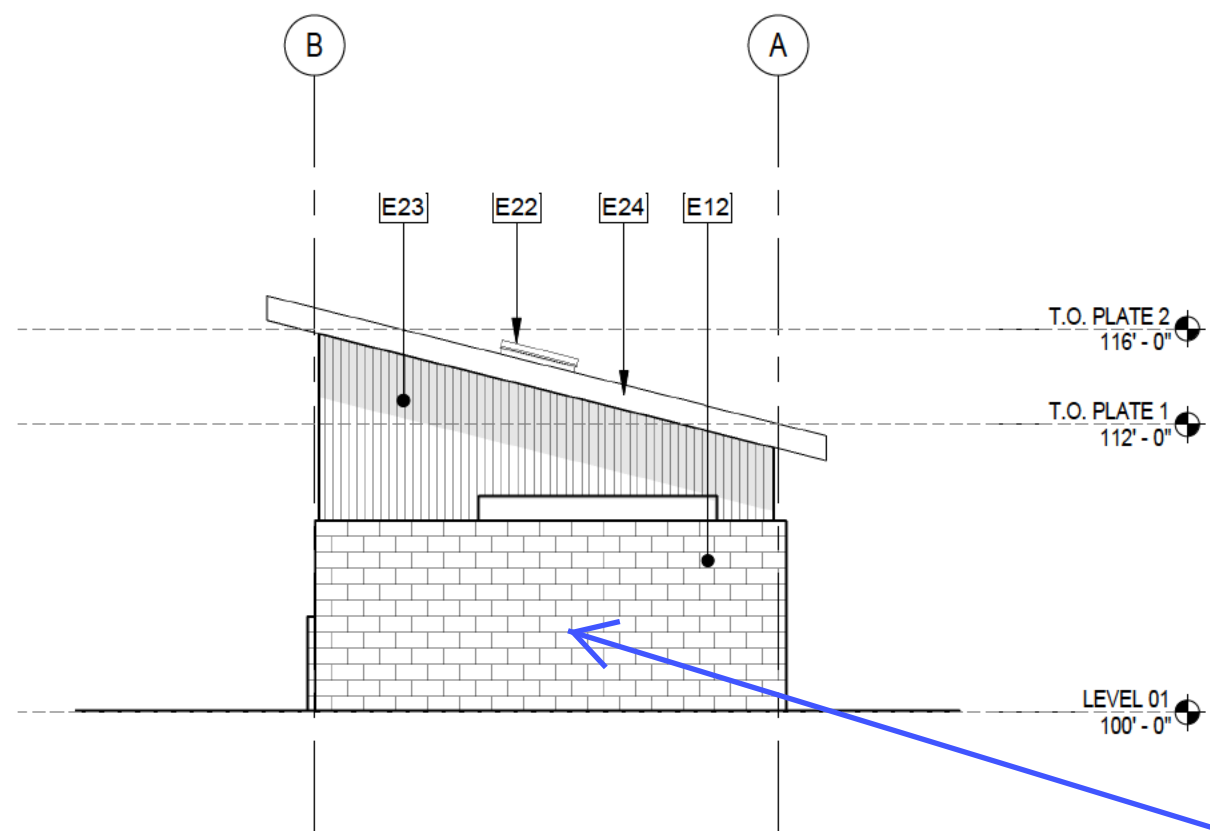
ELEVATION KEYNOTES	
E12	CMU BLOCK SPLIT FACE 8"X16"
E22	SKYLIGHT: RE: PEMB DRAWINGS
E23	METAL CLADDING: RE: PEMB DRAWINGS
E24	METAL ROOF: RE: PEMB DRAWINGS



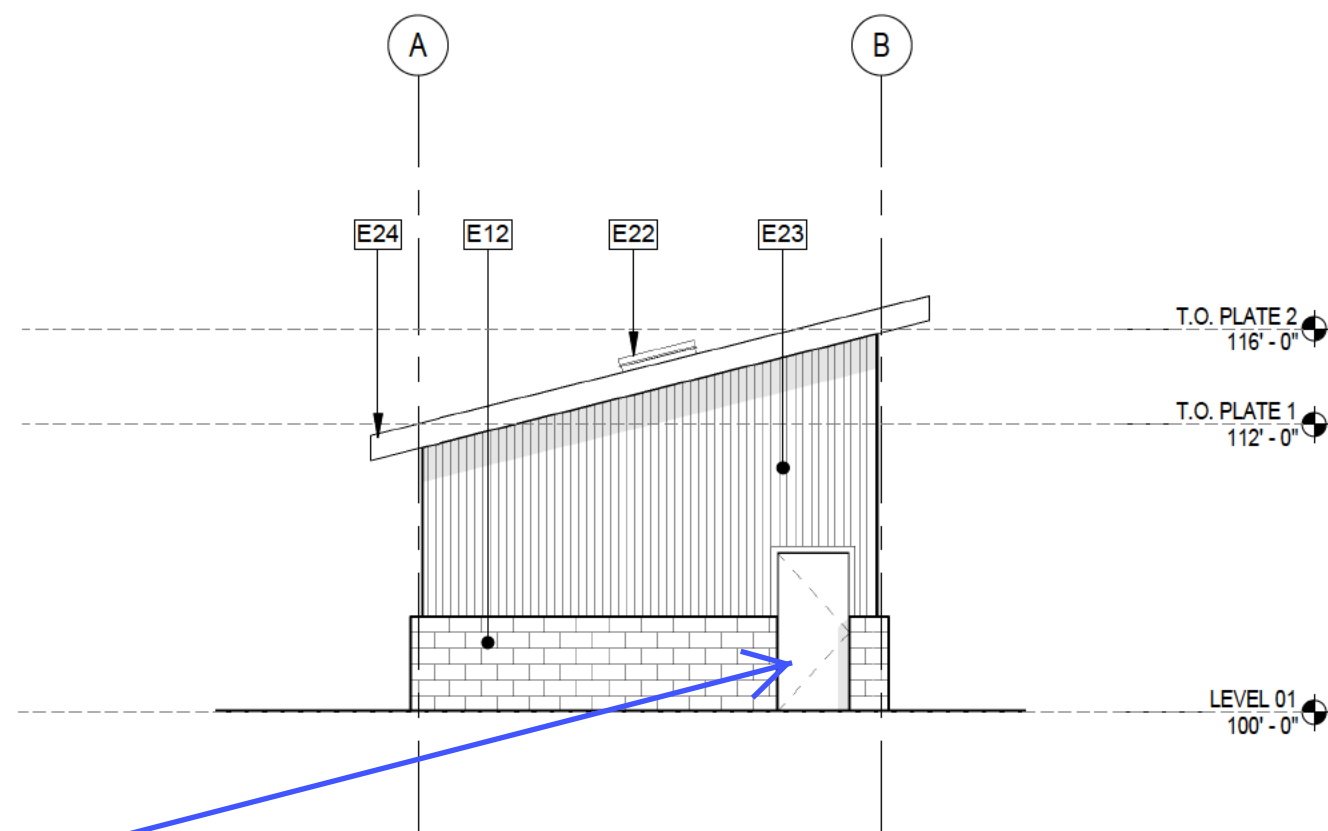
2 SITE SOUTH ELEVATION
1/8" = 1'-0"



4 SITE NORTH ELEVATION
1/8" = 1'-0"



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



3 SITE EAST ELEVATION
1/8" = 1'-0"

This building faces a community green space to the south and a playground to the north. As this building abuts the limits of work for this phase and your site plan does not indicate any landscaping around the building's perimeter, you must provide enhanced architectural detailing such as changes in materials, trellises, decorative grating (similar to the architectural detailing for the Village at Westerly Creek Phase 1)

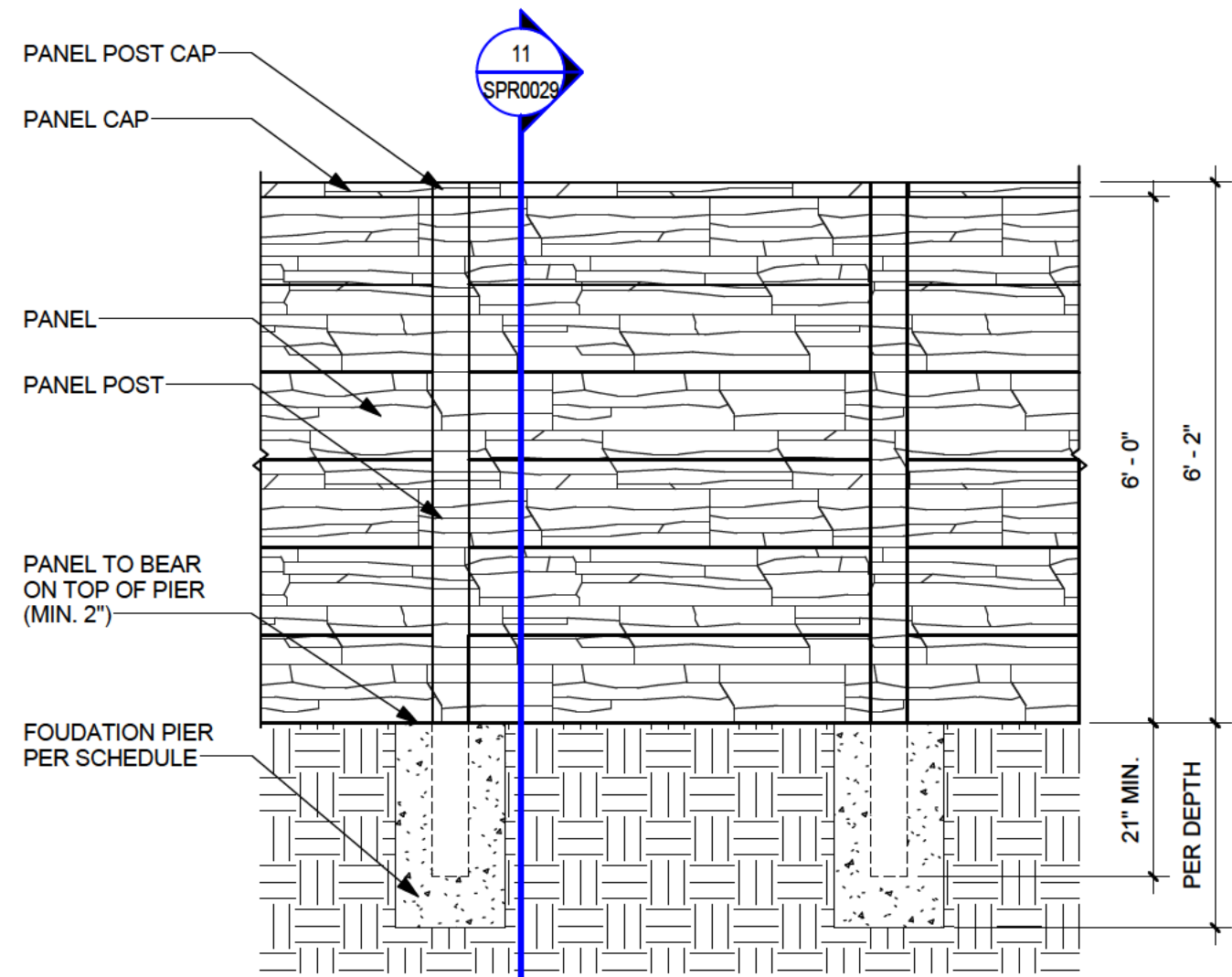
Label Sally Port, Your plan says this is gated, please illustrate this here

The Utility Plan Knox Box label would indicate the entrance door is on the west end. Please verify.

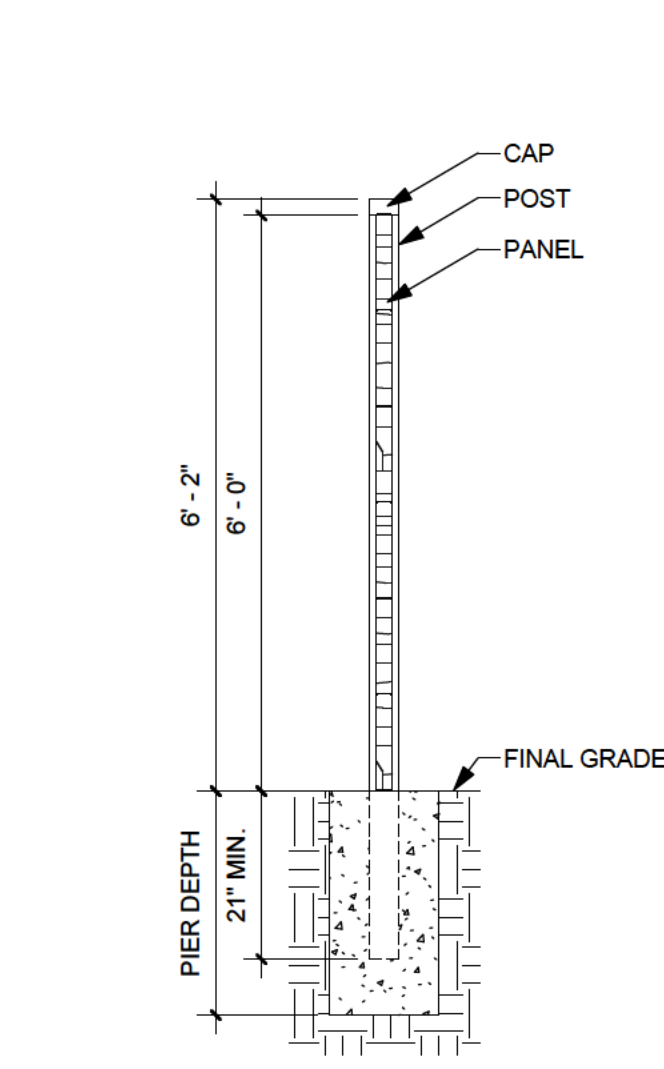
VILLAGE AT
WESTERLY CREEK
PHASE 3
S. IRONTON ST. & E. KENTUCKY AVE.
AURORA, CO

DRAWING SET	
100% SCHEMATIC DESIGN	
SET ISSUE DATES:	
SUBMITTAL	16-0916
SCALE	AS SHOWN
SHEET TITLE: BLDG 09	

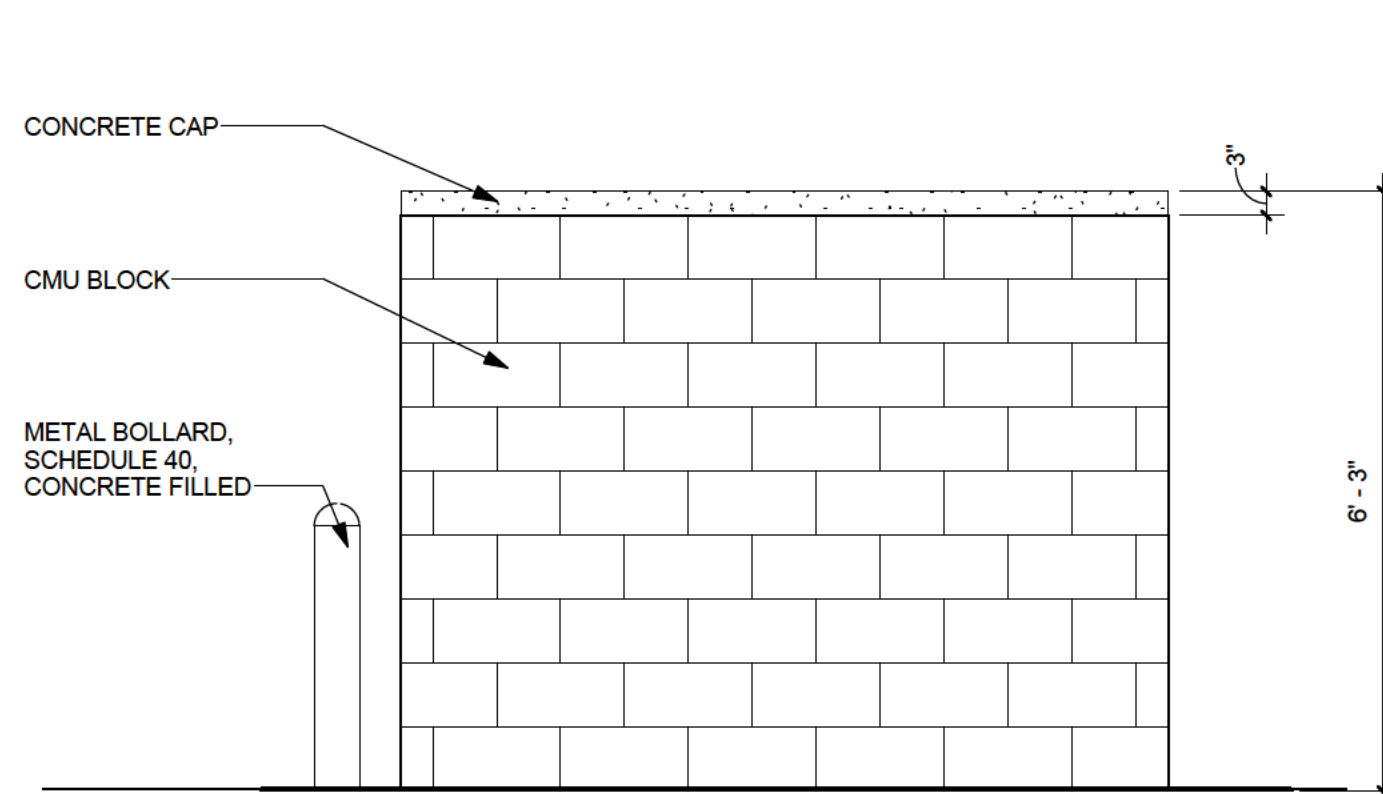
EXTERIOR ELEVATIONS



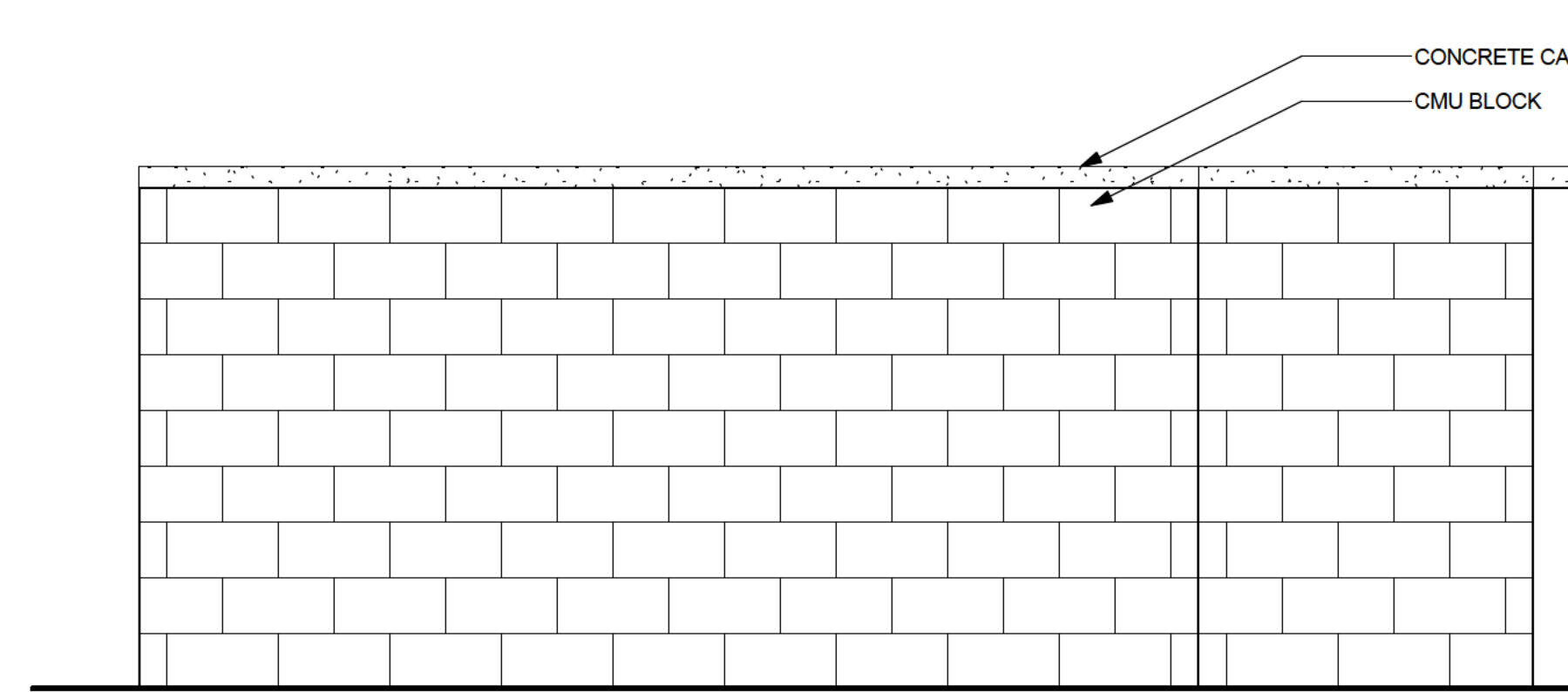
10 PRECAST STONE FENCE ELEVATION - DA
1/2" = 1'-0"



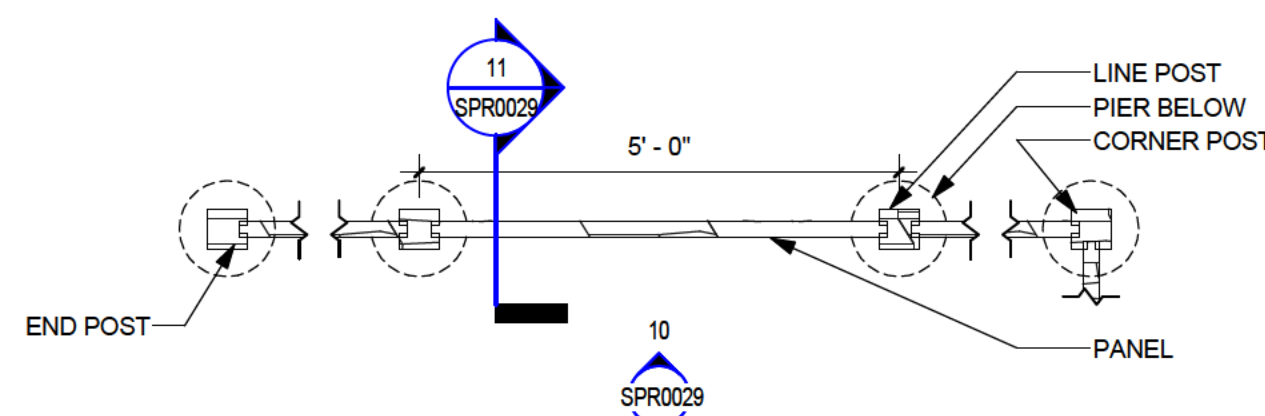
11 PRECAST STONE FENCE SECTION - DA
1/2" = 1'-0"



5 TRASH ENCLOSURE ELEVATION - EAST - DA
1/2" = 1'-0"



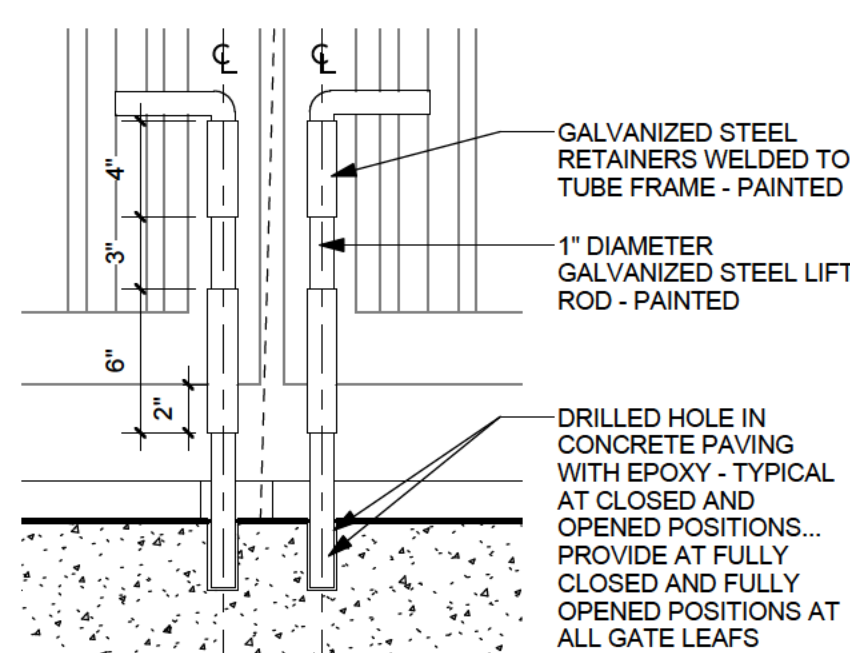
4 TRASH ENCLOSURE ELEVATION - NORTH - DA
1/2" = 1'-0"



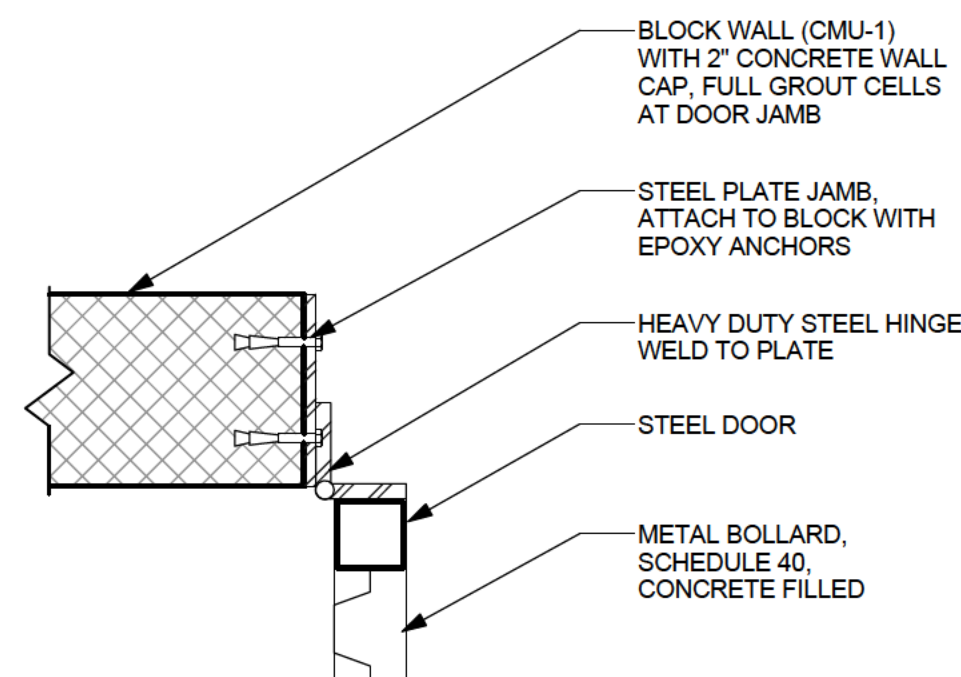
9 PRECAST STONE FENCE PLAN - DA
1/2" = 1'-0"



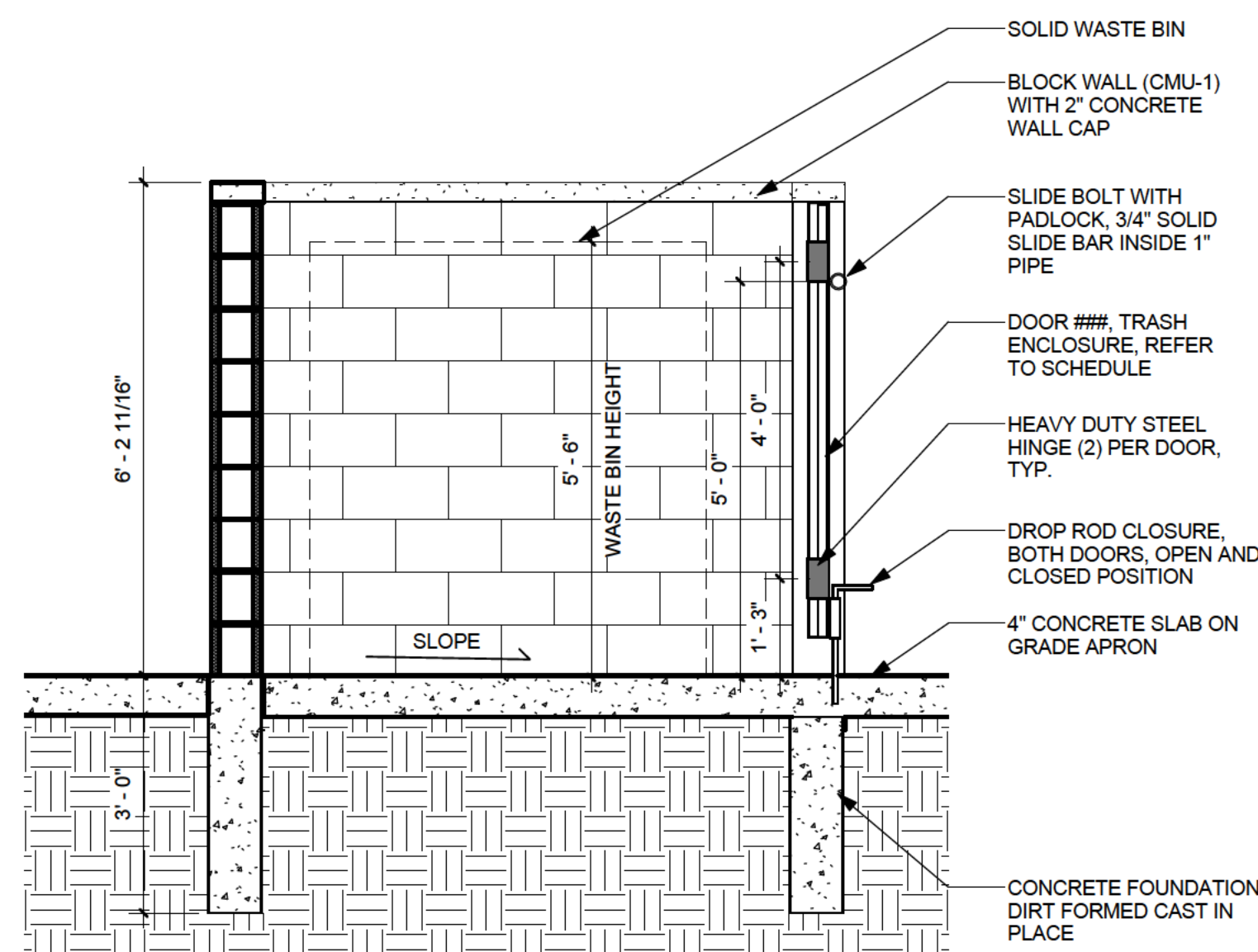
PRECAST STONE FENCE 'SIGNATURE STONE'



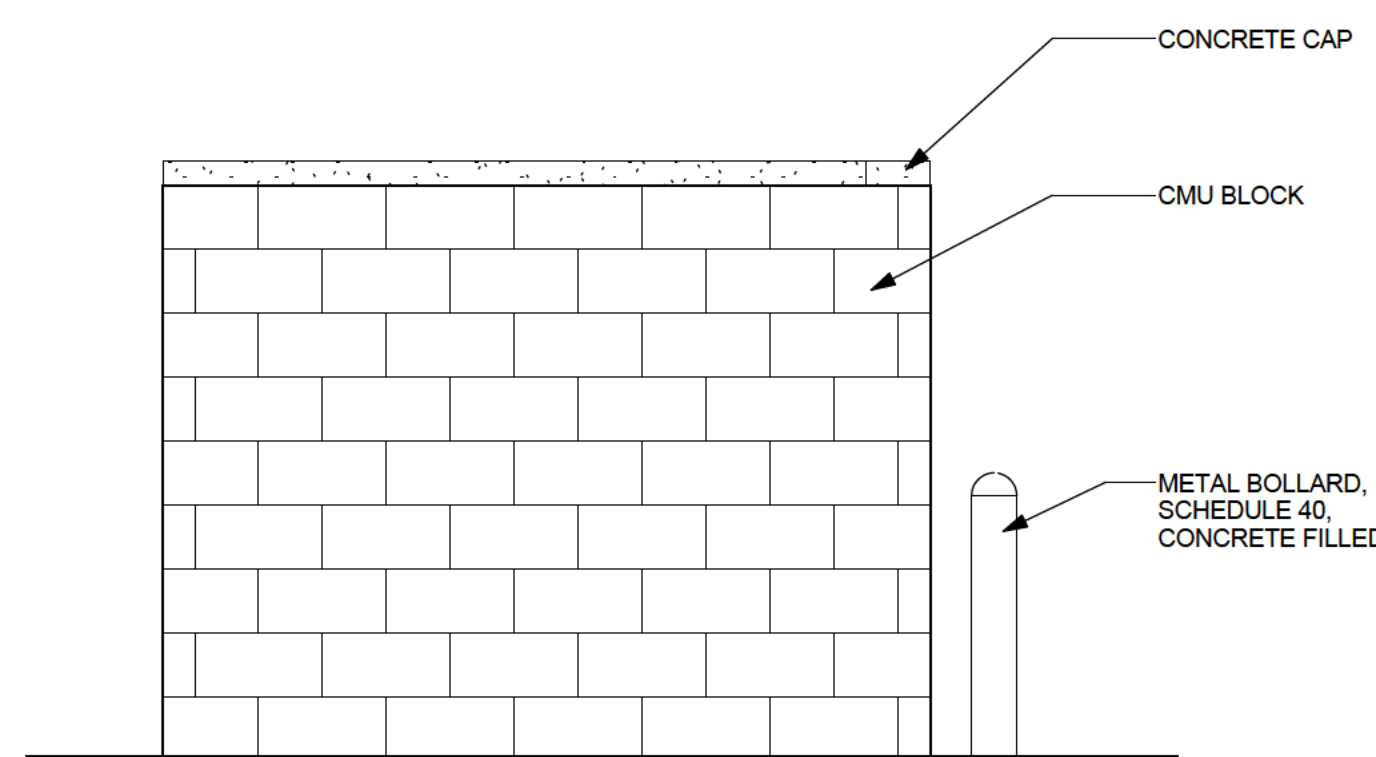
8 DROP RODS, TYP. - DA
1 1/2" = 1'-0"



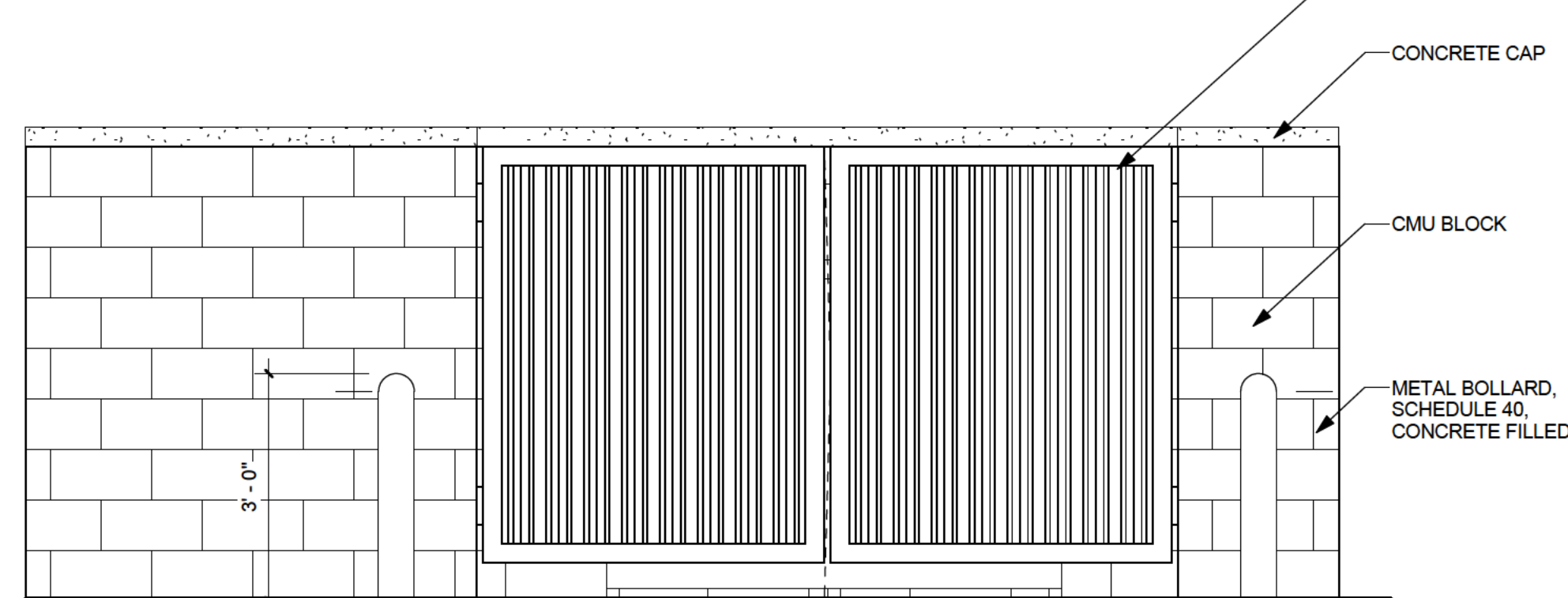
7 TRASH ENCLOSURE - GATE PLAN DETAIL, TYP. - DA
1 1/2" = 1'-0"



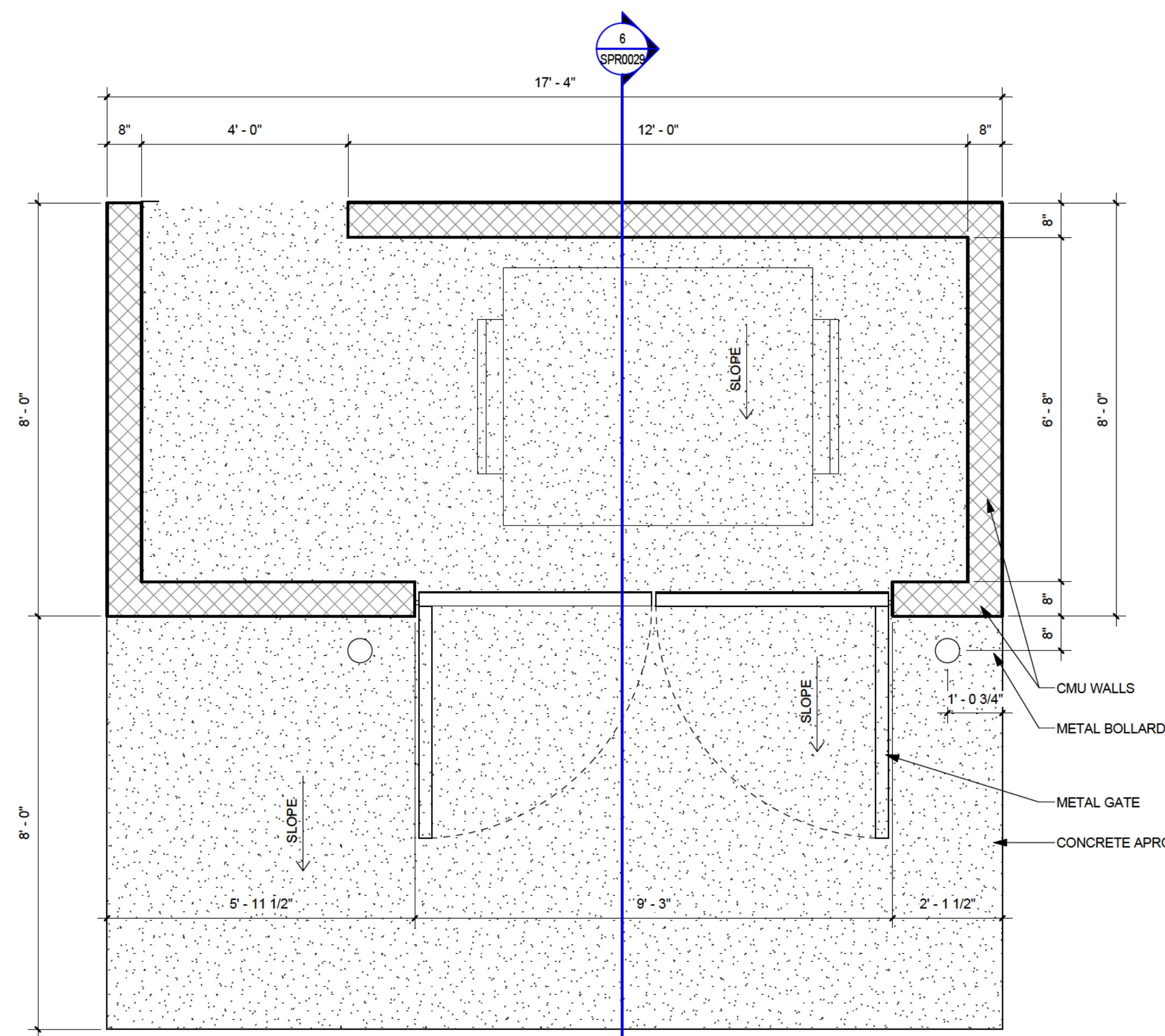
6 TRASH ENCLOSURE SECTION, TYP. - DA
1/2" = 1'-0"



3 TRASH ENCLOSURE ELEVATION - WEST - DA
1/2" = 1'-0"



2 TRASH ENCLOSURE ELEVATION - SOUTH - DA
1/2" = 1'-0"



1 TRASH ENCLOSURE PLAN - DA
1/2" = 1'-0"

VILLAGE AT WESTERLY CREEK PHASE 3 S. IRONTON ST. & E. KENTUCKY AVE. AURORA, CO

DRAWING SET

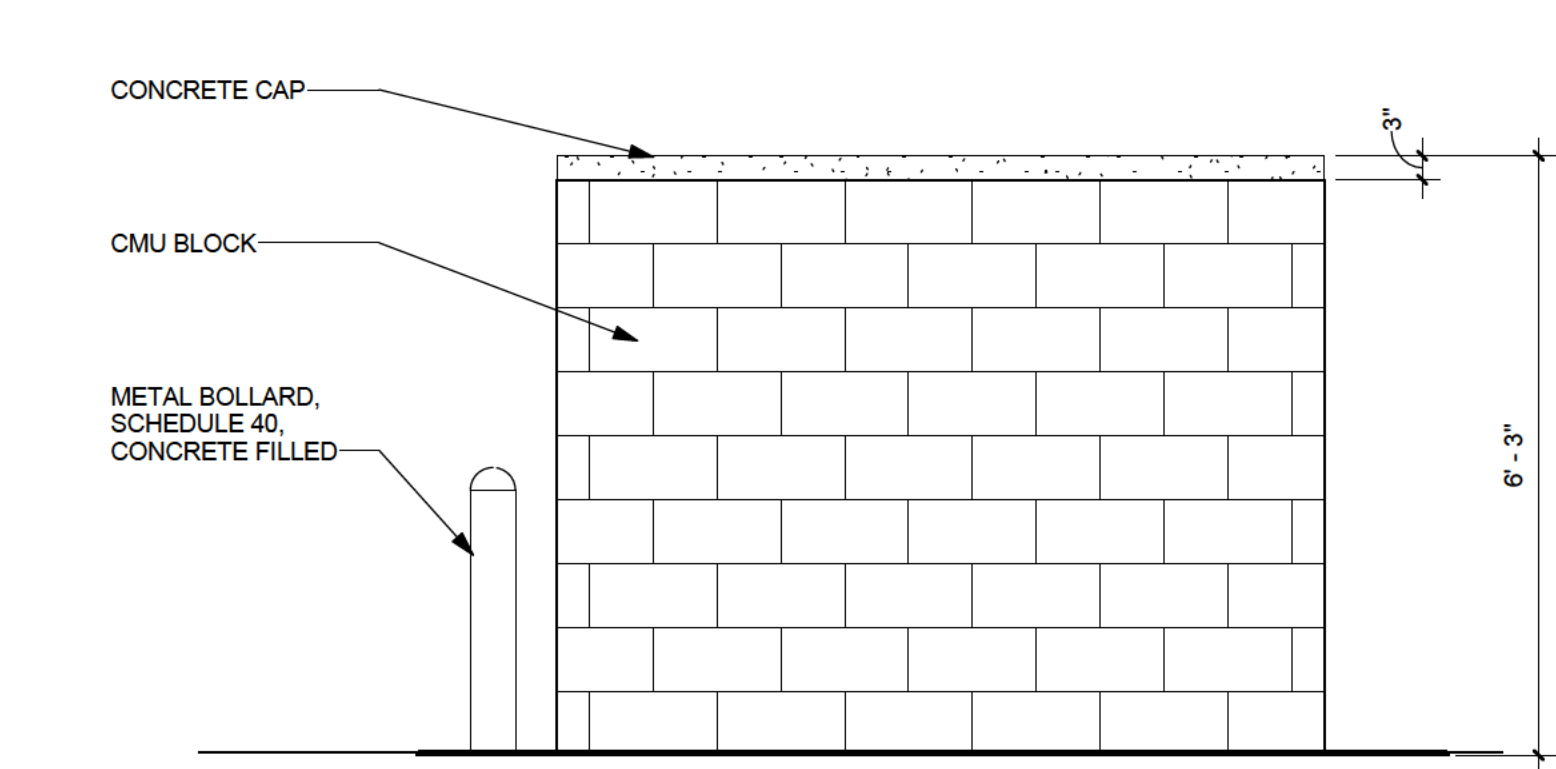
DEVELOPMENT APPLICATION

SET ISSUE DATES:	
1ST SUBMITTAL	16-0909
2ND SUBMITTAL	16-1213
SCALE	AS SHOWN

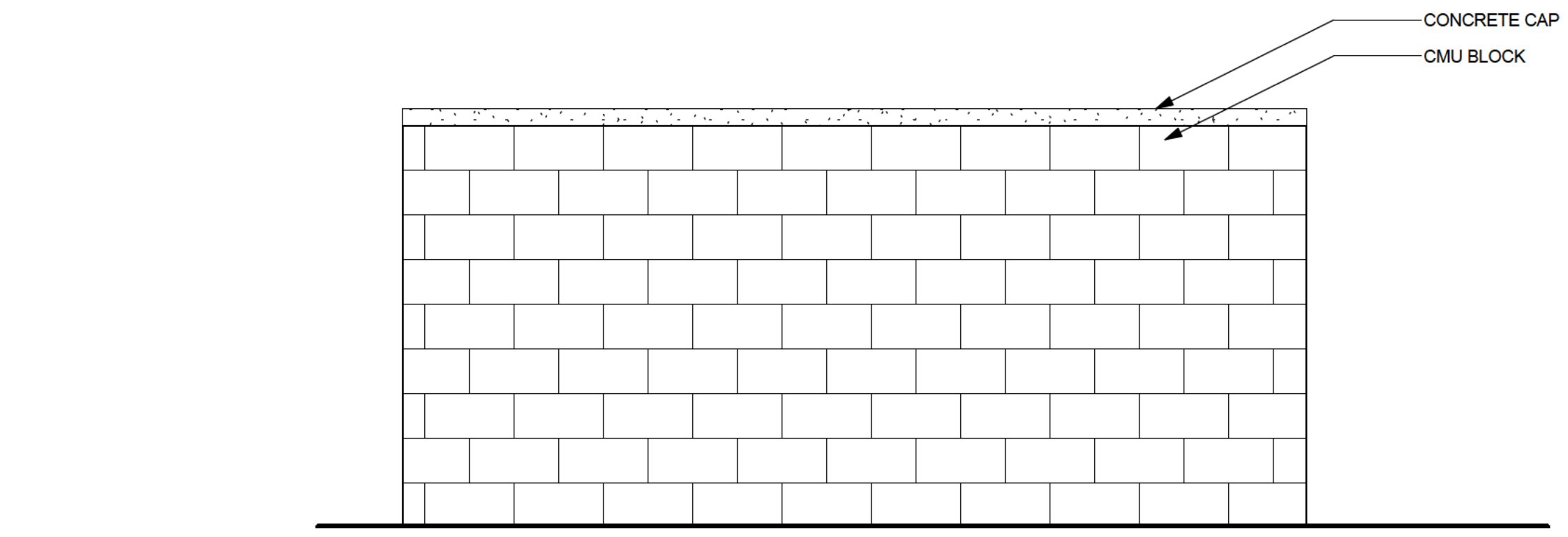
SHEET TITLE:
SITE DETAILS - TRASH ENCLOSURE
TYPE 1

SHEET NO:

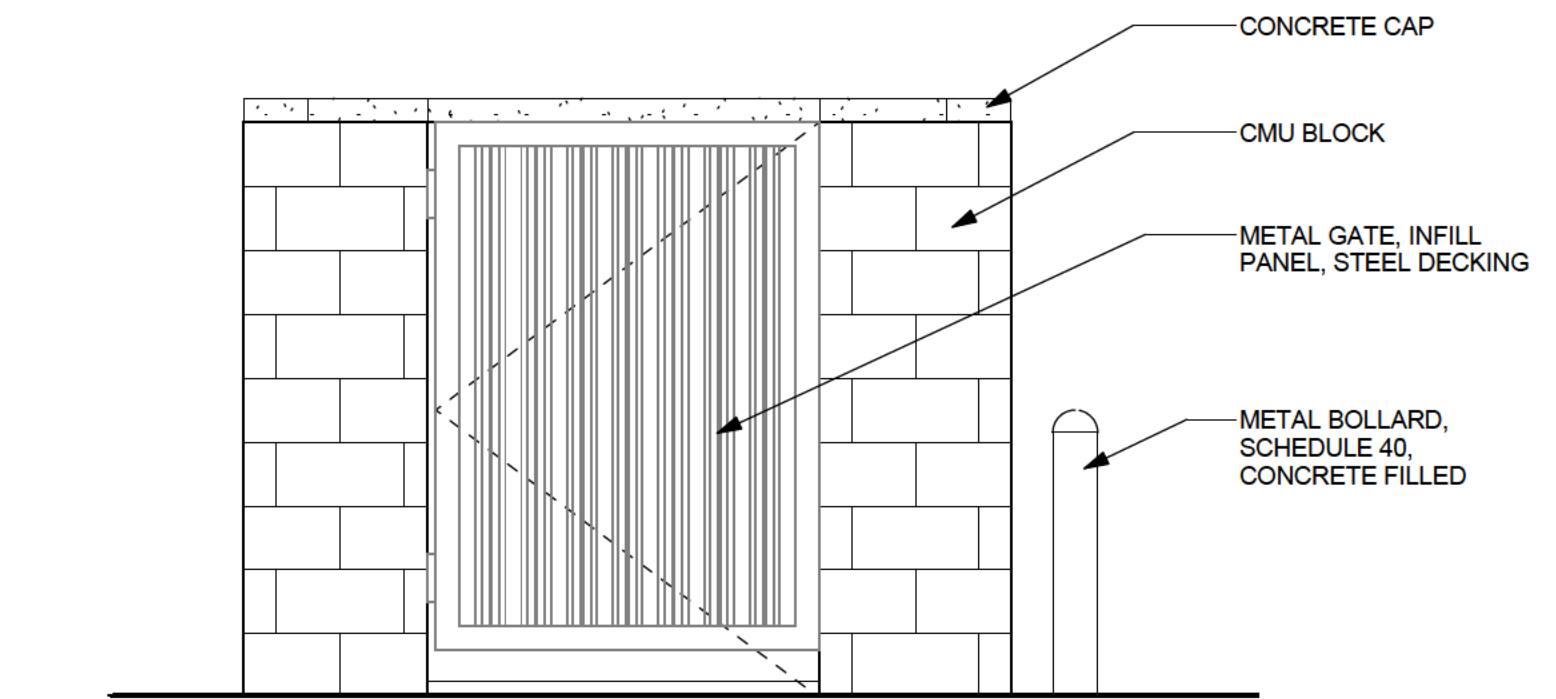
32 OF 43



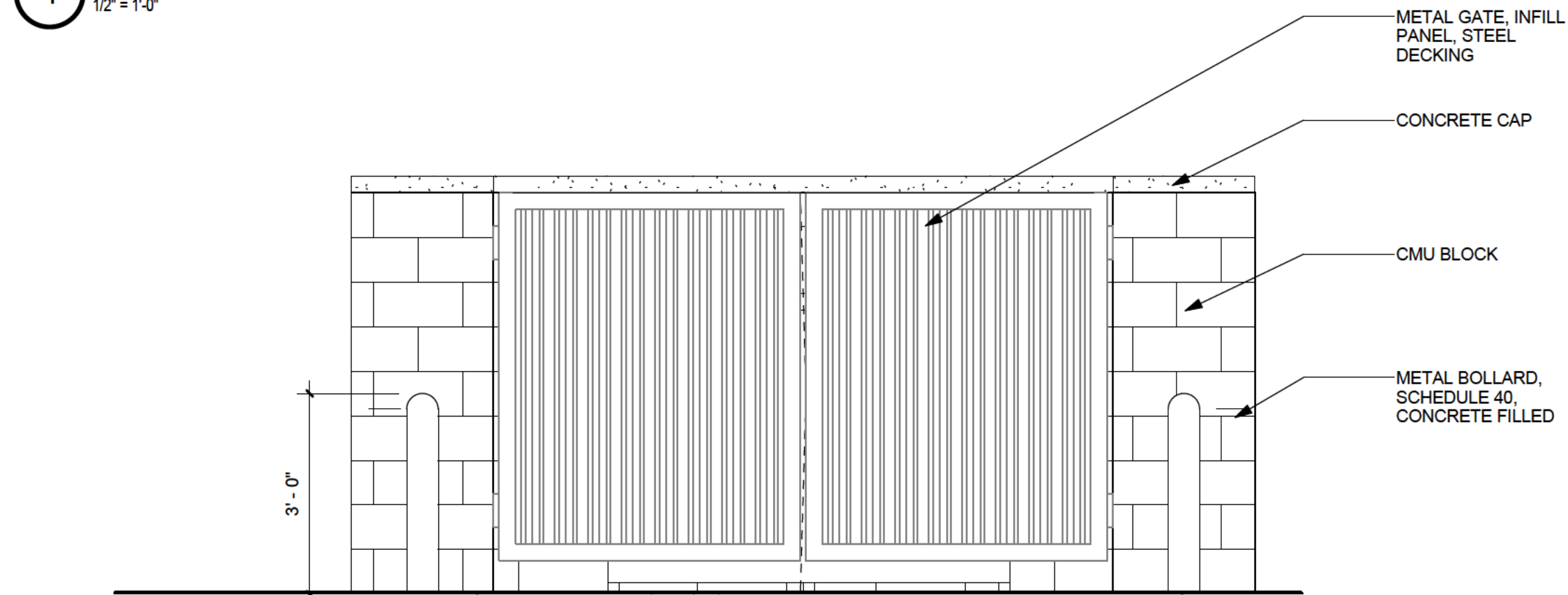
5 TRASH ENCLOSURE ELEVATION - EAST - DA
1/2" = 1'-0"



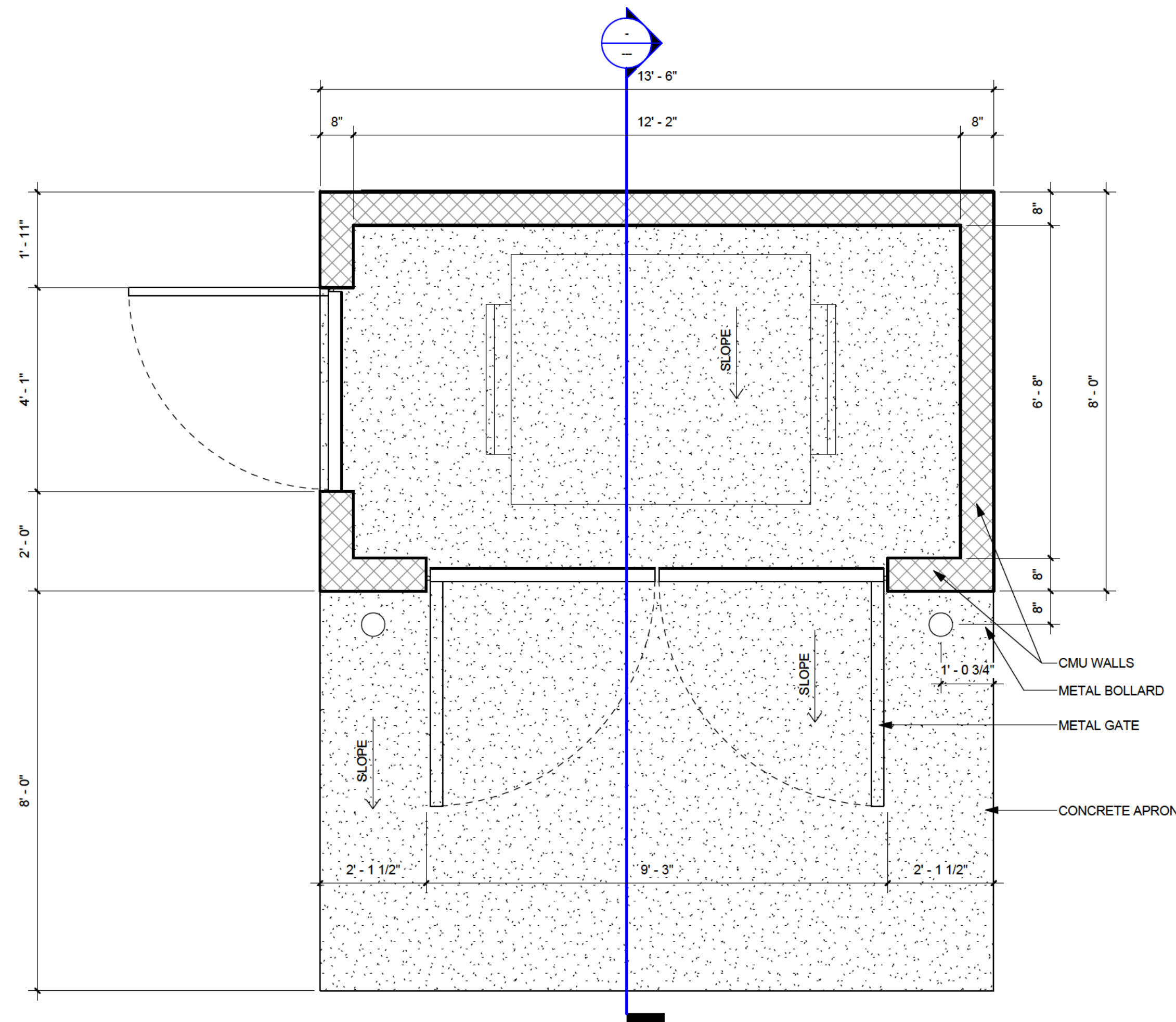
4 TRASH ENCLOSURE ELEVATION - NORTH - DA
1/2" = 1'-0"



3 TRASH ENCLOSURE ELEVATION - WEST - DA
1/2" = 1'-0"



2 TRASH ENCLOSURE ELEVATION - SOUTH - DA
1/2" = 1'-0"



1 TRASH ENCLOSURE PLAN - DA
1/2" = 1'-0"

VILLAGE AT WESTERLY CREEK PHASE 3 S. IRONTON ST. & E. KENTUCKY AVE. AURORA, CO

DRAWING SET
DEVELOPMENT APPLICATION

SET ISSUE DATES:
1ST SUBMITTAL 16-0909
2ND SUBMITTAL 16-1213
SCALE AS SHOWN

SHEET TITLE:
SITE DETAILS - TRASH ENCLOSURE
TYPE 2

SHEET NO:
33 OF 43

EXISTING CITY STANDARD STREETLIGHT TO BE REMOVED DURING CONSTRUCTION IF NEEDED AND REPLACED LIKE FOR LIKE. XCEL TO VERIFY NEW LOCATION IF PREVIOUS LOCATION IS NO LONGER A VIABLE OPTION.

PROPERTY LINE

1

SITE LIGHTING PHOTOMETRIC WEST

SCALE: 1" = 40'-0"

PHOTOMETRY PLAN GENERAL NOTES:

- VALUES SHOWN ARE MAINTAINED HORIZONTAL ILLUMINANCE VALUES MEASURED AT GRADE.
- SITE LIGHTING DESIGN HAS BEEN COMPLETED TO PRODUCE EVEN ILLUMINATION OF PARKING AND PAVED AREAS WITH MINIMAL GLARE ONTO ADJACENT PROPERTIES.
- ALL LIGHT FIXTURES SHALL BE FULLY SHIELDED AND DIRECT LIGHT DOWNWARDS.
- THERE WILL BE NO OFF-SITE GLARE ALLOWED.
- PROVIDE HOUSE SIDE SHIELDS FOR ALL FULL CUT-OFF LIGHT FIXTURES THAT ARE INSTALLED WITHIN A DISTANCE OF 2.5 TIMES THE MOUNTING HEIGHT OF THE PROPERTY LINE.
- BUILDING FOOTPRINTS WILL VARY PENDING ON FINAL HOME SELECTION.

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

ILLUMINATION WITHIN THE SITE MUST COMPLY WITH THE 2015 INTERNATIONAL BUILDING CODE REQUIREMENT FROM SECTION 1006 - MEANS OF EGRESS ILLUMINATION. SECTION 1006.1 ILLUMINATION REQUIRED: THE MEANS OF EGRESS, INCLUDING THE EXIT DISCHARGE, SHALL BE ILLUMINATED AT ALL TIMES THE BUILDING IS OCCUPIED. SECTION 1006.2 ILLUMINATION LEVEL. THE MEANS OF EGRESS ILLUMINATION LEVEL SHALL NOT BE LESS THAN 1 FOOT-CANDLE (11 LUX) AT THE FLOOR LEVEL, AND CONTINUING TO THE "PUBLIC WAY".

Coordinating with the Site Plan, show the accessible route on this plan to verify minimum 1 foot-candle requirement.

VILLAGE AT WESTERLY CREEK PHASE 3

S. IRONTON ST. & E. KENTUCKY AVE. AURORA, CO

DRAWING SET

SITE PLAN REVIEW

SET ISSUE DATES:
2nd SUBMITTAL 16-1213
SHEET TITLE:

SHEET NO:

42 OF 43

DESCRIPTION

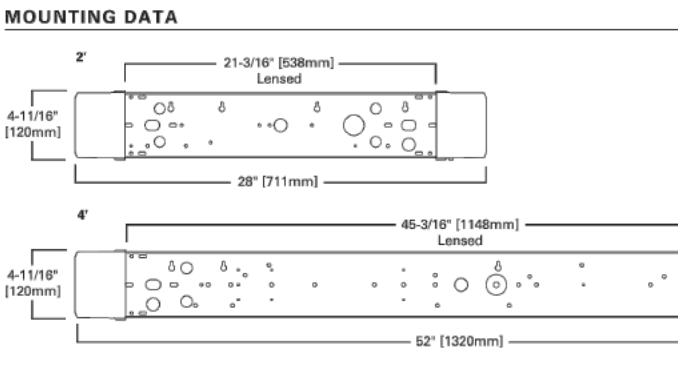
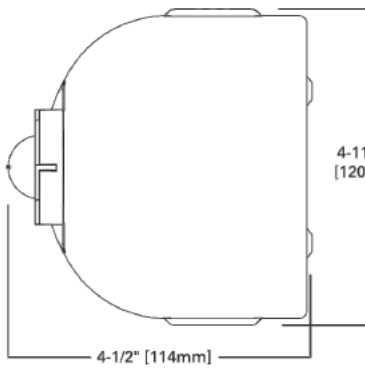
SVLED is a versatile LED surface or wall mount luminaire which can be used in a broad range of commercial and industrial applications. This series provides customers with a high quality luminaire utilizing the latest LED, solid state lighting and electronic driver technology for optimal performance and maximized energy efficiency. Offered with three different lens distributions and three different lens options which provides uniform light distribution that is an ideal choice for general purpose lighting where customers want to move away from traditional fluorescent solutions.

SPECIFICATION FEATURES

Construction
Housing consists of die formed cold rolled steel with decorative white opaque injection molded end plates. Reflector/channel wireway cover secured by fasteners for easy wireway access. Channel back has numerous KO's for easy installation.

Controls
The SVLED is Powered by Fifth Light, with a standard 0-10V continuous dimming driver that works with any 0-10V control/dimmer. Combine with energy saving products like occupancy sensors, daylighting controls and lighting relay panels to maximize energy savings. In addition, the SVLED can include a factory-installed integrated sensor system for occupancy and daylight dimming control and manual control from an optional handheld remote. Or, specify the Digital Addressable Lighting Interface (DALI) drivers (consult factory for 1% dimming), for use with Fifth Light controls. See ordering information for details on all three options.

Electrical
Long-Life LED system coupled with electrical driver to deliver optimal performance. LED's available in 3500K, 4000K or 5000K with a typical CRI 85. Projected life is 60,000 hours at 70% lumen output. Electronic drivers are available for 120-277V applications. A 0-10V dimming driver is standard.



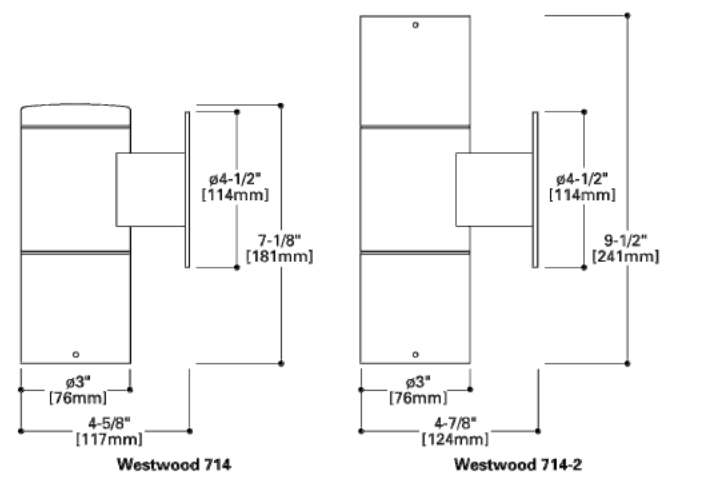
LUMIÈRE®

Catalog #	Type
Project	WS
Comments	Date
Prepared by	

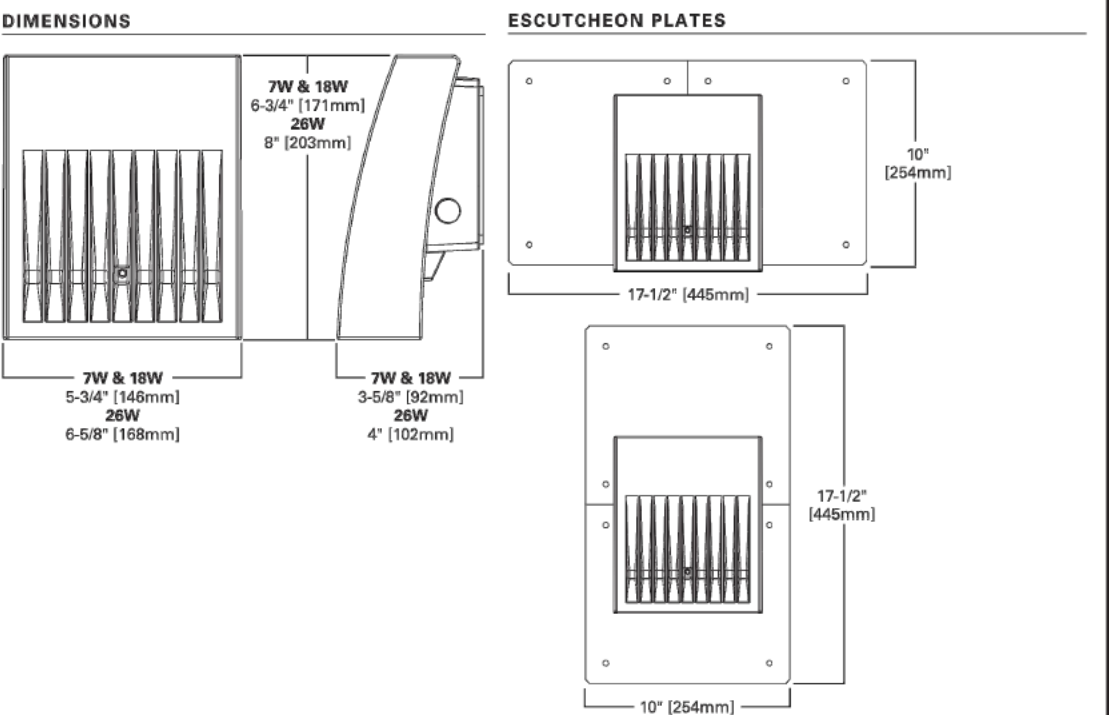
DESCRIPTION

Westwood 714 and 714-2 are ultra-compact wall fixtures for use with PAR20 metal halide lamps. Both models are provided with a remote ballast/housing assembly and are suitable for use with 120, 208, 240, 277 or 347V line voltage (specify). Model 714 provides downlight or uplight by way of the 180° rotational fixture head. Model 714-2 provides combination uplight and downlight. Various lenses, louvers and color or dichroic filters can be combined - up to three at once - to create multiple lighting effects. Lumière's exclusive Siphon Protection System (S.P.S.) prevents water from siphoning into the fixture through its own lead wires.

- SPECIFICATION FEATURES**
- A ... Material**
Housing and hood are precision-machined from corrosion-resistant 6061-T6 aluminum billet. Mounting canopy is constructed from corrosion-resistant silicone aluminum.
 - B ... Finish**
Fixtures are double protected by a chromate conversion undercoating and polyester powdercoat paint finish, surpassing the rigorous demands of the outdoor environment. A variety of standard colors are available.
 - C ... Hood**
Hood is removable for easy replacing and accepts up to three internal accessories at once (lenses, louvers, filters) to achieve multiple lighting effects. Weep holes prevent water collection on the uplight position.
 - D ... Gasket**
Housing and hood are sealed with a high temperature silicone o-ring gasket to prevent water intrusion.
 - E ... Lens**
Tempered glass lens, factory sealed with high temperature adhesive to prevent water intrusion and breakage due to thermal shock.
 - F ... Mounting & Adjustability**
Both models mount over a standard 4" J-box and connect to a remote metal halide ballast/housing assembly (provided). Model 714 provides downlight or uplight by way of the 180° rotational fixture head. Model 714-2 provides combination uplight and downlight. Lumière's exclusive Siphon Protection System (S.P.S.) prevents water from siphoning into the fixture through its own lead wires.
 - G ... Hardware**
Stainless steel hardware is standard to provide maximum corrosion-resistance.
 - H ... Socket**
Ceramic socket with 250° C Teflon® coated lead wires and medium base.
 - I ... Ballast**
Remote core & coil ballast is standard (120/208/240/277/347V). Maximum remote mounting distance for a core & coil ballast is 50'. Remote electronic ballast (120/277V) is available as an option by adding the prefix "EL" to the ballast/mounting code. Maximum remote mounting distance for an electronic ballast depends upon the ballast manufacturer and may require the use of special low capacitance wire, separate conduit runs for lead wires, or other special installation requirements. See ballast manufacturer's installation instructions or contact the factory for remote mounting distance and installation requirements.
 - J ... Lamp**
Not included. Available from Lumière as an accessory - see reverse side of this page.
 - K ... Labels & Approvals**
UL and cUL listed, standard wet label, IP65 rated. Manufactured to ISO 9001:2000 Quality Systems Standard. IBEW union made.
 - L ... Warranty**
Lumière warrants its fixtures against defects in materials & workmanship for three (3) years. Auxiliary equipment such as transformers, ballasts and lamps carry the original manufacturer's warranty.



WESTWOOD
714
714-2
39W (max.) PAR20
Metal Halide
Wall
IP65



DESCRIPTION

The patented Lumark Crosstour™ LED Wall Pack Series of luminaires provides an architectural style with super bright, energy efficient LEDs. The low-profile, rugged die-cast aluminum construction, universal back box, stainless steel hardware along with a sealed and gasketed optical compartment make the Crosstour impervious to contaminants. The Crosstour wall luminaire is ideal for wall/surface, inverted mount for facade/canopy illumination, post/bollard, site lighting, floodlight and low level pathway illumination including stairs. Typical applications include building entrances, multi-use facilities, apartment buildings, institutions, schools, stairways and loading docks test.

SPECIFICATION FEATURES

Construction
Slim, low-profile LED design with rugged one-piece, die-cast aluminum mirrored anodized reflector providing high-efficiency illumination. Optical assembly includes impact-resistant tempered glass and meets IESNA requirements for full cutoff compliance. Solid state LED Crosstour luminaires are thermally optimized with five (5) lumen packages in cool 5000K or neutral warm 3500K LED color temperature (CCT).

Electrical
LED driver is mounted to the die-cast housing for optimal heat sinking. LED thermal management system incorporates both conduction and natural convection to transfer heat rapidly away from the LED source. 7W models operate in -40°C to 40°C (-40°F to 104°F). 18W and 26W models operate in -40°C to 40°C (-40°F to 104°F). High ambient 50°C models available. Crosstour luminaires maintain greater than 90% of initial

Optical
Silicone sealed optical LED chamber incorporates a custom engineered mirrored anodized reflector providing high-efficiency illumination. Optical assembly includes impact-resistant tempered glass and meets IESNA requirements for full cutoff compliance. Solid state LED Crosstour luminaires are thermally optimized with five (5) lumen packages in cool 5000K or neutral warm 3500K LED color temperature (CCT).

Finish
Crosstour is protected with a Super durable TGIC carbon bronze or summit white polyester powder coat paint. Super durable TGIC powder coat paint finishes withstand extreme climate conditions while providing optimal color and gloss retention of the installed life.

Warranty
Five-year warranty.



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2015-05-29 11:34:51

Technical Data
40°C Maximum Ambient Temperature
External Supply Wiring 90°C Minimum

EPA
Effective Projected Area (Sq. Ft.):
XTOR1A/XTOR2A-0.34
XTOR1A-0.45

SHIPPING DATA
Approximate Net Weight:
3.7 - 5.25 lbs. (1.7 - 2.4 kgs.)

*www.designlights.org

APPLICATIONS:
WALL / SURFACE
POST / BOLLARD
LOW LEVEL
FLOODLIGHT
INVERTED
SITE LIGHTING

Dimensions
7W & 18W
5-3/4" (143mm)
26W
6-5/8" (168mm)
7W & 18W
5-3/4" (143mm)
26W
6-5/8" (168mm)
7W & 18W
5-3/4" (143mm)
26W
6-5/8" (168mm)

Escutcheon Plates
17-1/2" (445mm)
17-1/2" (445mm)
17-1/2" (445mm)
17-1/2" (445mm)
17-1/2" (445mm)
17-1/2" (445mm)
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CERTIFICATION DATA
UL/cUL Wet Location Listed
LM79 / LMB0 Compliant
RoHS Compliant
ADA Compliant
NOM Compliant Models
IP65 Ingress Protection Rated
Title 24 Compliant
DesignLights Consortium® Qualified*

ENERGY DATA
Electronic LED Driver
≥0.9 Power Factor
≤20% Total Harmonic Distortion
120V-277V 60/50Hz
347V & 480V 60Hz
40°C Min. Temperature
40°C Max. Temperature
50°C Max. Temperature (HA Option)

DRILLING PATTERN
TYPE "N"
3/4" (19mm) Diameter Hole
2" (51mm) Spacing
1-5/4" (39mm) Spacing
(2) 8/16" (14mm) Diameter Holes

NOTES: 1. Optional arm length to be used when mounting two fixtures at 90° on a single pole. 2. EPA calculated with optional arm length.

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2015-05-29 11:34:51

Eaton
Powering Business Worldwide

3

POLE BASE DETAIL
SCALE: NTS

GENERAL NOTES:

- HEIGHT IS INDICATED AS FROM GRADE TO TOP OF FIXTURE FOR ALL FIXTURES.

Streetworks

DESCRIPTION

The Galleon™ LED luminaire delivers exceptional performance in a highly scalable, low-profile design. Patented, high-efficiency AccuLED Optics™ system provides uniform and energy conscious illumination to walkways, parking lots, roadways, building areas and security lighting applications. IP66 rated and UL/cUL Listed for wet locations.

SPECIFICATION FEATURES

Construction
Extruded aluminum driver enclosure thermally isolated from Light Square for optimal thermal performance. Heavy-wall, die-cast aluminum and caps enclose housing and die-cast aluminum heat sinks. A unique, patent pending interlocking housing and heat sink provides scalability with superior structural rigidity. 3G vibration tested and rated. Optional tool-less hardware available for ease of entry into electrical chamber. Housing is IP66 rated.

Optics
Patented, high-efficiency injection-molded AccuLED Optics technology. Optics are precisely designed to shape the distribution maximizing efficiency and application spacing. AccuLED Optics create consistent distributions with the scalability to meet customized application requirements. Offered standard in 4000K (+/- 27K) CCT 70 CRI. Optional 3000K, 5000K and 6000K CCT.

Electrical
LED drivers are mounted to

Removable tray assembly for ease of maintenance. 120-277V 50/60Hz, 347V 60Hz or 480V 60Hz operation. 480V is compatible for use with 480V Wye systems only. Standard with 0-10V dimming. Shipped standard with Eaton proprietary circuit module designed to withstand 10KV of transient line surge. The Galleon LED luminaire is suitable for operation in -40°C to 40°C ambient environments. For applications with ambient temperatures exceeding 40°C, specify the HA (High Ambient) option. Light Squares are IP66 rated. Greater than 90% lumen maintenance expected at 60,000 hours. Available in standard 1A drive current and optional 500mA, 800mA and 1200mA drive currents (nominal).

Mounting
STANDARD ARM MOUNT:
Extruded aluminum arm includes internal bolt guides allowing for easy positioning of fixture during mounting. When mounting two or more luminaires at 90° and 120° apart, the EA extended arm may be required. Refer to the arm mounting requirement table.

Finish
Housing finished in super durable TGIC polyester powder coat paint. 2.5 mil nominal thickness for superior protection against fade and wear. Heat sink is powder coated black. Standard housing colors include black, bronze, grey, white, dark platinum and graphite metallic. RAL and custom color matches available.

Warranty
Five-year warranty.

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2016-06-23 08:37:44

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Warranty
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CERTIFICATION DATA
UL/cUL Wet Location Listed
LM79 / LMB0 Compliant
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NOM

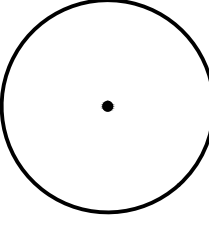
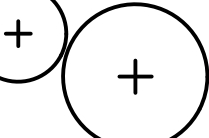
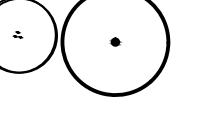
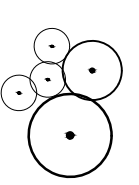
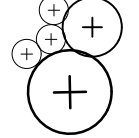

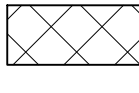
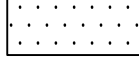
CITY OF AURORA SPECIFIC LANDSCAPE NOTES

- THE DEVELOPER, HIS SUCCESSORS AND ASSIGNS, SHALL BE RESPONSIBLE FOR INSTALLATION, MAINTENANCE AND REPLACEMENT FOR ALL LANDSCAPING MATERIALS SHOWN OR INDICATED ON THE APPROVED SITE PLAN OR LANDSCAPE PLAN ON FILE IN THE PLANNING DEPARTMENT. ALL LANDSCAPING WILL BE INSTALLED AS DELINEATED ON THE PLAN, PRIOR TO ISSUANCE OF CERTIFICATE OF OCCUPANCY.
- ALL LANDSCAPE AREAS AND PLANT MATERIALS, EXCEPT FOR NON-IRRIGATED NATIVE, RESTORATIVE, AND DRYLAND GRASS AREAS THAT COMPLY WITH REQUIREMENTS FOUND IN SEC. 146-1429 AND/OR SEC. 146-1435 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 UTILITY EASEMENTS SHALL REMAIN UNOBSTRUCTED AND FULLY ACCESSIBLE ALONG THEIR ENTIRE LENGTH FOR THE MAINTENANCE EQUIPMENT ENTRY.
- ALL LANDSCAPED AREAS SHALL RECEIVE SOIL PREPARATION. SODDED AREAS AND LANDSCAPE BEDS SHALL RECEIVE 4 CUBIC YARDS OF COMPOST PER 1,000 S.F. MINIMUM. SEEDED AREAS SHALL RECEIVE 2 CUBIC YARDS OF COMPOST PER 1,000 S.F. MINIMUM. COMPOST SHALL BE A-1 ORGANICS - PREMIUM 3 OR APPROVED EQUAL.
- FREESTANDING LIGHTS INCLUDE STREET LIGHTS AND LIGHTED BOLLARDS IN AND AROUND PEDESTRIAN NODES SUCH AS THE POCKET PARKS. SEE CIVIL PLANS FOR TYPES.
- ALL ADA ACCESSIBLE WALKS SHALL BE STANDARD GRAY CONCRETE W/ MEDIUM BROOM FINISH. A FEW MINOR NON ADA TRAILS SHALL BE CRUSHER FINES. PEDESTRIAN NODES SHALL BE STANDARD GRAY CONCRETE W/ MEDIUM BROOM FINISH.
- NOTIFY THE LANDSCAPE ARCHITECT FOR INSPECTION AND APPROVAL OF LANDSCAPE MATERIAL AND IRRIGATION PRODUCTS PRIOR TO INSTALLATION.
- DO NOT DISTURB EXISTING PAVING, LIGHTING, LANDSCAPE, OR IRRIGATION THAT EXISTS ADJACENT TO THE SITE UNLESS OTHERWISE NOTED ON PLANS.
- 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.
- SIGHT TRIANGLES SHALL REMAIN UNOBSTRUCTED BY PLANT MATERIAL, OR ANY OTHER VISUAL OBSTACLE, OVER 30" IN HEIGHT.
- LANDSCAPE MATERIAL PLACEMENT SHALL NOT BE PLACED OR KEPT NEAR FIRE HYDRANTS, FIRE DEPARTMENT INLET CONNECTIONS OR FIRE PROTECTION CONTROL VALVES IN A MANNER THAT WOULD PREVENT SUCH EQUIPMENT OR FIRE HYDRANTS FROM BEING IMMEDIATELY DISCERNABLE. THE FIRE DEPARTMENT SHALL NOT BE DETERRED OR HINDERED FROM GAINING IMMEDIATE ACCESS TO FIRE PROTECTION EQUIPMENT OR HYDRANTS.
- A 5-FOOT CLEAR SPACE SHALL BE MAINTAINED AROUND THE CIRCUMFERENCE OF FIRE HYDRANTS.
- LANDSCAPING MATERIAL SHOWN WITHIN THE SITE PLAN CANNOT ENCROACH INTO ROADWAYS THAT ARE DEDICATED (OR DESIGNATED) AS FIRE LANE EASEMENTS (OR CORRIDORS).
- TREES MAY NOT BE PLACED WITHIN 8' OF ANY PUBLIC UTILITY.
- ALL UTILITY EASEMENT SHALL REMAIN UNOBSTRUCTED AND FULLY ACCESSIBLE ALONG THEIR ENTIRE LENGTH FOR MAINTENANCE EQUIPMENT ENTRY.
- ALL PLANT MATERIAL SHALL BE MULCHED WITH A 3" DEPTH OF SHREDDED CEDAR WOOD MULCH. ALL AREAS ADJACENT TO BUILDINGS NOT PLANTED SHALL BE MULCHED WITH A MIXTURE OF 4"-8" RIVER ROCK COBBLE OVER WEED BARRIER FABRIC.

CITY OF AURORA SPECIFIC SITE PLAN NOTES

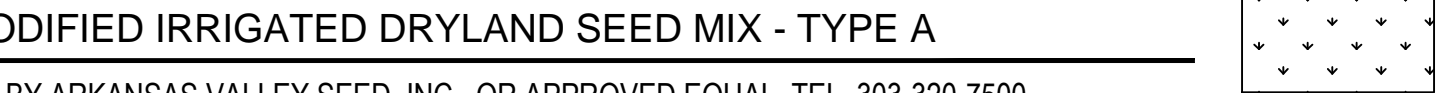
- ARCHITECTURAL FEATURES, SUCH AS BAY WINDOWS, FIREPLACES, ROOF OVERHANGS, GUTTERS, EAVES, FOUNDATIONS, FOOTINGS, CANTILEVERED WALL, ETC, ARE NOT ALLOWED TO ENCROACH INTO ANY EASEMENT OR FIRE LANE.

LANDSCAPE PLANT LIST

	SYM.	COMMON NAME	BOTANICAL NAME	SIZE & COND.	WATER ZONE	QUANTITY
	DECIDUOUS CANOPY TREES (UNLESS OTHERWISE NOTED)					63
	ASB	AUTUMN SPLENDOR BUCKEYE	AESCLUSUS 'AUTUMN SPLENDOR'	2.5" CAL. B&B SPECIMEN	WATER CONSERVING	3
	KCT	KENTUCKY COFFEE TREE (SEEDLESS)	GYMNOCLADUS DIOICUS 'ESPRESSO'	2.5" CAL. B&B SPECIMEN	WATER CONSERVING	3
	HLI	IMPERIAL HONEYLOCUST	GLEDITSIA TRICANTHOS F. INERMIS 'IMPERIAL'	2.5" CAL. B&B SPECIMEN	WATER CONSERVING	9
	HLS	SKYLINE HONEYLOCUST	GLEDITSIA TRICANTHOS F. INERMIS 'SKYLINE'	2.5" CAL. B&B SPECIMEN	NON-WATER CONSERVING	24
	PRE	FRONTIER ELM	ULMUS 'FRONTIER'	2.5" CAL. B&B SPECIMEN	NON-WATER CONSERVING	7
	WHB	WESTERN HACKBERRY	CELTIS OCCIDENTALIS	2.5" CAL. B&B SPECIMEN	WATER CONSERVING	11
	LPT	LONDON PLANETREE	PLATANUS X ACERIFOLIA 'BLOODGOOD'	2.5" CAL. B&B SPECIMEN	WATER CONSERVING	6
	EVERGREEN TREES					31
	PIN	PINYON PINE	PINUS EMBROIDES EDULIS	6' HT. B&B SPECIMEN	WATER CONSERVING	15
	AUS	AUSTRIAN PINE	PINUS NIGRA	6' HT. B&B SPECIMEN	WATER CONSERVING	8
	PON	PONDEROSA PINE	PINUS PONDEROSA	6' HT. B&B SPECIMEN	WATER CONSERVING	6
	WHF	WHITE FIR	ABIS CONCOLOR	6' HT. B&B SPECIMEN	WATER CONSERVING	2
	DECIDUOUS ORNAMENTAL TREES					63
	ABS	AUTUMN BRILLANCE SERVICEBERRY	AMELANCHIER 'AUTUMN BRILLANCE'	2" CAL.	WATER CONSERVING	19
	CCP	CHANTICLEER PEAR	PYRUS CALLERYANA 'CHANTICLEER'	2" CAL.	WATER CONSERVING	8
	PRF	PRAIRIE FIRE CRABAPPLE	MALUS 'PRAIRIE FIRE'	2" CAL.	NON-WATER CONSERVING	5
	TCH	THORNLESS COCKSPUR HAWTHORNE	CRATAEGUS CRUSGALLI 'INERMIS'	2" CAL.	WATER CONSERVING	12
	MRB	CRABAPPLE, RED BARON	MALUS 'RED BARON'	2" CAL.	NON-WATER CONSERVING	19
	DECIDUOUS SHRUBS					1086
	DWN	DWARF NINEBARK	PHYSOCARPUS OPULIFOLIUS 'NANA'	5 GAL. CONT.	WATER CONSERVING	108
	LDP	LOW DENSE PRIVET	LIGUSTRUM VULGARE 'LODENSE'	5 GAL. CONT.	WATER CONSERVING	65
	NKI	MISS KIM LILAC	SYRINGA PATULA 'MISS KIM'	5 GAL. CONT.	WATER CONSERVING	69
	CHP	CHEYENNE PRIVET	LIGUSTRUM VULGARE 'CHEYENNE'	5 GAL. CONT.	WATER CONSERVING	23
	HAC	HANCOCK CORALBERRY	SYMPHORICARPOS X CHENAULTII 'HANCOCK'	5 GAL. CONT.	WATER CONSERVING	174
	WSC	WESTERN SAND CHERRY	PRUNUS BESSEYI	5 GAL. CONT.	WATER CONSERVING	115
	RLA	RED LAKE CURRANT	RIBES SATIVUM 'RED LAKE'	5 GAL. CONT.	WATER CONSERVING	93
	WAX	WAXFLOWER	JAMESIA AMERICANA	5 GAL. CONT.	WATER CONSERVING	36
	RMR	RED MEIDLAND ROSE	ROSA MEIDLAND RED	5 GAL. CONT.	WATER CONSERVING	126
	KSV	KOREANSPICE VIBURNUM	VIBURNUM CARLESII	5 GAL. CONT.	WATER CONSERVING	116
	WAT	WAYFARING TREE	VIBURNUM LANTANA 'MOHICAN'	5 GAL. CONT.	WATER CONSERVING	26
	DAM	DWARF AMUR MAPLE	ACER GINNALA 'BAILEY COMPACT'	5 GAL. CONT.	WATER CONSERVING	32
	VMO	MOHICAN VIBURNUM	VIBURNUM LANTANA 'MOHICAN'	5 GAL. CONT.	WATER CONSERVING	103
	EVERGREEN SHRUBS					185
	JCA	ALPINE CARPET JUNIPER	JUNIPERUS COMMUNNIS ALPINE CARPET	5 GAL. CONT.	WATER CONSERVING	75
	BSJ	BLUE STAR JUNIPER	JUNIPERUS SQUAMATA 'BLUE STAR'	5 GAL. CONT.	WATER CONSERVING	58
	SGJ	SEA GREEN JUNIPER	JUNIPERUS X MEDIA 'SEA GREEN'	5 GAL. CONT.	WATER CONSERVING	44
	JSS	SCANDIA JUNIPER	JUNIPERUS SABINA 'SCANDIA'	5 GAL. CONT.	WATER CONSERVING	8
	GRASSES					1028
	HMG	HEAVY METAL SWITCH GRASS	PANICUM VIRGATUM 'HEAVY METAL'	1 GAL. CONT.	WATER CONSERVING	52
	MFG	MEXICAN FEATHER GRASS	NASSELLA TENUSSIMA	1 GAL. CONT.	WATER CONSERVING	141
	FRG	FEATHER REED GRASS	CALAMAGROSTIS ARUNDINACEA 'KARL FORESTER'	1 GAL. CONT.	WATER CONSERVING	120
	HFG	HAMELN FOUNTAIN GRASS	PENNISETUM ALOPECUROIDES 'HAMELN'	1 GAL. CONT.	WATER CONSERVING	89
	BLG	BLAZE LITTLE BLUESTEM GRASS	SCHIZACHYRIUM SCOPARIUM 'BLAZE'	1 GAL. CONT.	WATER CONSERVING	315
	RSR	SHEANDOAH RED SWITCH GRASS	PANICUM VIRGATUM 'SHEANDOAH'	1 GAL. CONT.	WATER CONSERVING	311
	PERENNIALS					
	AJS	AUTUMN JOY SEDUM	SEDUM SPECTABILE 'AUTUMN JOY'	1 GAL. CONT./24" OC	WATER CONSERVING	
	SNC	SNOW ANGEL CORAL BELLS	HEUCHERA SANGUINEA 'SNOW ANGEL'	1 GAL. CONT./24" OC	WATER CONSERVING	
	CFL	CONEFLOWER	ECHINACEA PURPUREA	1 GAL. CONT./24" OC	WATER CONSERVING	
	ICE	YELLOW ICE PLANT	DELOSPHERMA NUBIGENUM	1 GAL. CONT./24" OC	WATER CONSERVING	
	DSD	SHASTA DWARF DAISY	LEUCANTHEMUM X COMPACT 'SNOW LADY'	1 GAL. CONT./24" OC	WATER CONSERVING	
	HY5	SUNSET HYSSOP	AGASTACHE RUPESTRIS	1 GAL. CONT./24" OC	WATER CONSERVING	
	DDL	STELLA D'ORO DAYLILY	HEMEROCALLIS 'STELLA D'ORO'	1 GAL. CONT./24" OC	WATER CONSERVING	
	HBJ	HIMALAYAN BORDER JEWEL	PERSICARIA AFFNIS	1 GAL. CONT./24" OC	WATER CONSERVING	
	BES	BLACK EYED SUSAN	RUDBECKIA FULGIDA GOLDSTRUM	1 GAL. CONT./24" OC	WATER CONSERVING	
	LLC	LANCE-LEAF COREOPSIS	COREOPSIS LANCEOLATA	1 GAL. CONT./24" OC	WATER CONSERVING	
	RDY	RED YARROW	ACHILLEA MILLEFOLIUM 'RED BEAUTY'	1 GAL. CONT./24" OC	WATER CONSERVING	
	FAC	FAASSENS' CATMINT	NEPETA X FAASSENSII	1 GAL. CONT./24" OC	WATER CONSERVING	
	TURF GRASS: SOD					
	GTF KENTUCKY BLUEGRASS AS PROVIDED BY GRAFF'S TURF FARMS (1-800-280-8873) OR APPROVED EQUAL					NON-WATER CONSERVING

NATIVE SEED MIX

MODIFIED IRRIGATED DRYLAND SEED MIX - TYPE A



BY ARKANSAS VALLEY SEED, INC., OR APPROVED EQUAL, TEL. 303-320-7500
4300 MONACO STREET, DENVER, CO. 80216

* REFER TO PLAN FOR LAYOUT/LOCATION

COMMON NAME	% OF TOTAL	PLS PER ACRE
WESTERN WHEATGRASS	29%	7.25 LBS.
DWARF PERENNIAL RYEGRASS	19%	4.75 LBS.
VNS BLUE FESCUE	24%	6.0 LBS.
REUBENS CANADA BLUEGRASS	14%	3.55 LBS.
CHEWINGS FESCUE	10%	2.5 LBS.
BLUE FLAX	1%	.25 LBS.
PURPLE PRAIRIE CLOVER	1%	.25 LBS.
BLACK EYED SUSAN	1%	.25 LBS.
PURPLE CONEFLOWER	1%	.25 LBS.
TOTAL		25.0 LBS (DRILLED)

NOTES:

- CONTRACTOR SHALL BE RESPONSIBLE FOR ALL NATIVE SEED ESTABLISHMENT UNTIL STORM WATER PERMITTING SIGN OFF BY THE CITY OF AURORA.
- IT IS RECOMMENDED TO MOW THE NATIVE AREAS THAT ARE NEAR THE WESTERLY CREEK RESIDENTIAL UNITS BI-ANNUALLY.
- NATIVE SEED, TURF OR LANDSCAPE VEGETATION SHALL NOT BE PLANTED WITHIN 4'-0" OF THE BUILDING FOUNDATION.
- DO NOT MOW THE DRYLAND SEED MIX ANY LESS THAN 3 INCHES.
- IF THE DRYLAND SEED MIX HAS A STRONG ESTABLISHMENT IN THE FIRST YEAR, THE SEED MIX CAN BE MOWED LATE IN THE SEASON WITHIN THAT FIRST YEAR OF ESTABLISHMENT. WHEN MOWED, THE SEED MIX MUST REMAIN TALL. EVERY CONSECUTIVE YEAR FOLLOWING THE FIRST YEAR OF GROWTH, THE DRYLAND MIX CAN BE MOWED (1) TIME IN SPRING (TO REDUCE WEEDS GOING TO SEED) AND (1) TIME IN FALL TO KEEP A MANICURED APPEARANCE. REFER TO ARKANSAS VALLEY SEED FOR MOWING HEIGHT RECOMMENDATIONS.
- REFER TO SPECIFICATIONS FOR MORE DETAIL.
- ALL SEED TYPES SHALL BE IRRIGATED BY AN AUTOMATIC UNDERGROUND IRRIGATION SYSTEM.

NATIVE SEED MIX - TYPE B



COMMON NAME	BOTANICAL NAME	% OF TOTAL	PLS/ACRE
BLUE GRAMA	BOUTELOUA GRACILIS 'BLONDE AMBITION'	100%	6.25

VILLAGE AT
WESTERLY CREEK
PHASE III

SOUTH IRONTON &
EAST KENTUCKY
AURORA, COLORADO

DRAWING SET

DEVELOPMENT APPLICATION

SET ISSUE DATES:

1ST SUBMITTAL	16-0909
2nd SUBMITTAL	16-1222

SCALE AS SHOWN

SHEET TITLE:

LANDSCAPE NOTES &
SCHEDULE

SHEET NO:

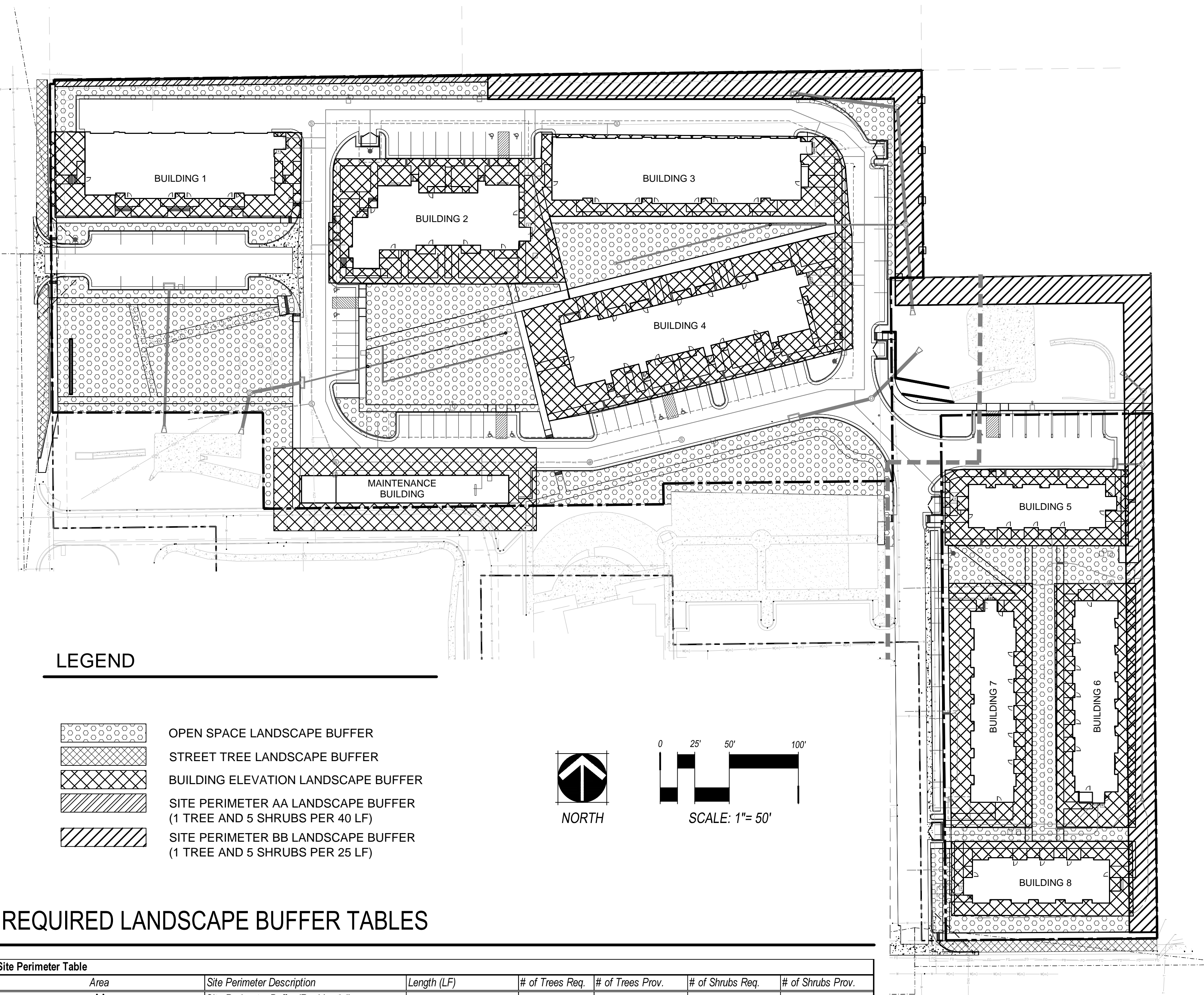
L-01



1101 Bannock Street
Denver, Colorado 80204
P 303.892.1166
F 303.892.1186

NOT FOR CONSTRUCTION

LANDSCAPE REQUIREMENTS



REQUIRED LANDSCAPE BUFFER TABLES

Site Perimeter Table						
Area	Site Perimeter Description	Length (LF)	# of Trees Req.	# of Trees Prov.	# of Shrubs Req.	# of Shrubs Prov.
AA	Site Perimeter Buffer (Residential)					
	(1 Tree and 5 Shrubs per 40 LF)	314	8	8	40	40
BB	Site Perimeter Buffer (Other Residential)					
	(1 Tree and 5 Shrubs per 25 LF)	1,125	45	45	225	225
Totals:			53	53	265	265

Street Tree Table						
Street Tree Description	Length (LF)	# of Trees Req.	of Trees Provided	# of Shrubs Req.	# of Shrubs Provided	Transfers
Street Trees: S. Ironton Street (1 Street Tree per 40 LF)	175 (24' Dr. Excluded)	5	5	Not Required	0	
Street Trees: E. Kentucky Avenue (1 Street Tree per 40 LF)	149	4	4	Not Required	0	
Totals:		9	9	-	-	0 TE Transferred

Open Space Landscape Table							
Area (Tract)	Description	Length/Area	# of Trees Req.	# of Trees Provided	# of Shrubs Req.	# of Shrubs Provided	Total TE Req./Provided
Parcel A + B	All pervious areas that fall outside of street tree buffer, building elevation landscape, landscape buffer, parking lot islands.	Area Total: 59,952 SF					Tract A TE Total: 0/0
	Open Space (1 Tree and 10 Shrubs per 4,000 SF)		15	47	150	109	(=)
	Totals:		15	47	150	109	(+0)

Parking Lot Island Landscape Table							
Parking Lot Island Description	Length (LF)/ Quantity	# of Trees Req.	# of Trees Provided	# of Shrubs Req.	# of Shrubs Provided	Transfers	Mitigation Inches
Parking Lot Islands: All Parking Lots* (1 Tree per Each)	NA	8	8	Not Required	105	TE to Open Space Areas	
Totals:		8	8	-	105	TE Transferred	0.0

REQUIRED LANDSCAPE BUFFER TABLES, CONT.

Building Elevation Landscape Table								
Building	Building Elevation Landscape Description	Length (LF)/ Quantity	# of Trees Req.	# of Trees Provided	# of Reg. Shrubs Req.	# of Tall Shrubs Req.	# of Shrubs Provided	Transfers
1	Building 1 Elevation (1.25 Plants Per 5 LF of Frontage)	411						
	5% Trees (Mix of Evergreen and Deciduous)		5	5	-	15	15	
	15% Tall Shrubs				82	-	82	
	80% Other Shrubs				82	15	97	0 TE Transferred
	Totals:		5	5	82	15	97	0 TE Transferred
2	Building 2 Elevation (1.25 Plants Per 5 LF of Frontage)	413						
	5% Trees (Mix of Evergreen and Deciduous)		5	5	-	15	15	
	15% Tall Shrubs				108	-	152	
	80% Other Shrubs				108	15	167	0 TE Transferred
	Totals:		5	5	108	15	167	0 TE Transferred
3	Building 3 Elevation (1.25 Plants Per 5 LF of Frontage)	352						
	5% Trees (Mix of Evergreen and Deciduous)		4	4	-	13	13	
	15% Tall Shrubs				70	-	70	
	80% Other Shrubs				70	13	83	0 TE Transferred
	Totals:		4	4	70	13	83	0 TE Transferred
4	Building 4 Elevation (1.25 Plants Per 5 LF of Frontage)	704						
	5% Trees (Mix of Evergreen and Deciduous)		9	9	-	26	26	
	15% Tall Shrubs				150	-	150	
	80% Other Shrubs				150	26	176	0 TE Transferred
	Totals:		9	9	150	26	176	0 TE Transferred
5	Building 5 Elevation (1.25 Plants Per 5 LF of Frontage)	330						
	5% Trees (Mix of Evergreen and Deciduous)		4	4	-	12	12	
	15% Tall Shrubs				70	-	70	
	80% Other Shrubs				70	12	82	0 TE Transferred
	Totals:		4	4	70	12	82	0 TE Transferred
6	Building 6 Elevation (1.25 Plants Per 5 LF of Frontage)	417						
	5% Trees (Mix of Evergreen and Deciduous)		5	5	-	16	16	
	15% Tall Shrubs				88	-	88	
	80% Other Shrubs				88	16	104	0 TE Transferred
	Totals:		5	5	88	16	104	0 TE Transferred
7	Building 7 Elevation (1.25 Plants Per 5 LF of Frontage)	417						
	5% Trees (Mix of Evergreen and Deciduous)		5	5	-	16	16	
	15% Tall Shrubs				70	-	70	
	80% Other Shrubs				70	12	82	0 TE Transferred
	Totals:		4	4	70	12	82	0 TE Transferred
8	Building 8 Elevation (1.25 Plants Per 5 LF of Frontage)	330						
	5% Trees (Mix of Evergreen and Deciduous)		4	4	-	12	12	
	15% Tall Shrubs				70	-	70	
	80% Other Shrubs				70	12	82	0 TE Transferred
	Totals:		4	4	70	12	82	0 TE Transferred
9-Maintenance Bldg.	Building 9 Elevation (1.25 Plants Per 5 LF of Frontage)	340						
	5% Trees (Mix of Evergreen and Deciduous)		4	4	-	13	0	
	15% Tall Shrubs				68	-	12	
	80% Other Shrubs				68	13	81	0 TE Transferred
	Totals:		4	4	68	13	81	0 TE Transferred
Totals:			46	45	794	138	907	0 TE Transferred

Site Data	Area in SF	%
Total Site Area (5.47 AC)	237,902	100%
Building Coverage:	42,355	18%
Hard Surface Area:	92,025	39%
Playground Area:	2,850	1%
Landscape Area:	100,672	42%
Maximum % of cool season grasses allowed:	33,222	33%
% of cool season grasses provided:	24,257	10%

VILLAGE AT WESTERLY CREEK
PHASE III
SOUTH IRTONTON & EAST KENTUCKY
AURORA, COLORADO

DRAWING SET	
DEVELOPMENT APPLICATION	
SET ISSUE DATES:	
1ST SUBMITTAL	16-0909
2nd SUBMITTAL	16-1222
SCALE	
AS SHOWN	
SHEET TITLE:	
LANDSCAPE CALCULATIONS	
SHEET NO:	
L-02	



1101 Bannock Street
Denver, Colorado 80204
P 303.892.1166
F 303.892.1186

NOT FOR CONSTRUCTION

See note on Utility Plan re: relocation of the Fire Riser Room, FDC, and Knox Box to the north or west side of this building.

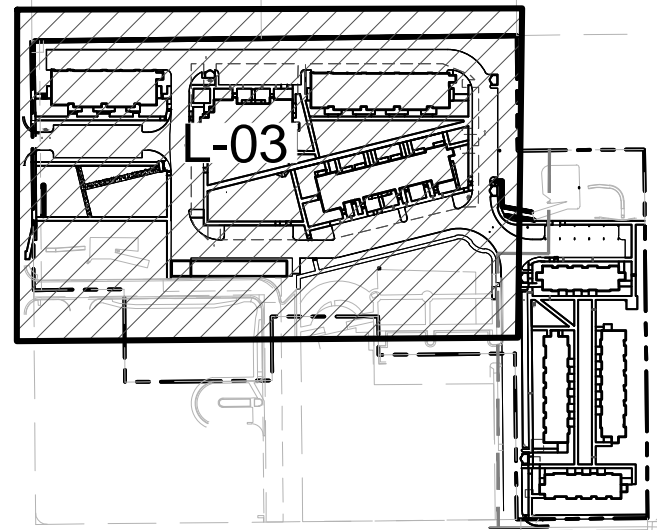
Response (Norris):
Comment noted. Adjustments in these areas have been made to reflect changes.

Coordinating with the Site and Utility Plan comments, the Landscape Plan shall show and label the locations of all Fire Lane & Utility Easements.

Response (Norris):
Labels have been added.

(See note on Utility Plan.)
TYPICAL ALL BUILDINGS - PROVIDE LABELS FOR ALL Riser Rooms: "FIRE RISER ROOM WITH MINIMUM 42" WIDE PAVED SURFACE ACCESS TO DOOR"

Response (Norris):
Label added.



KEY MAP

LEGEND

- CANOPY TREE
- EVERGREEN TREE
- ORNAMENTAL TREE
- DECIDUOUS SHRUB
- EVERGREEN SHRUB
- ORNAMENTAL GRASSES
- SOD
- NATIVE SEED - TYPE A
- NATIVE SEED - TYPE B
- PERENNIALS
- CRUSHER FINES PAVEMENT
- PLAYGROUND SAFETY SURFACE
- COBBLE MULCH
- PAVING
- EDGER
- CONCRETE EDGE
- RIGHT OF WAY
- SCOPE OF SITE PLAN REVIEW
- MATCHLINE
- PROPERTY LINE
- SPLIT RAIL FENCE
- CONCRETE SCORING
- 6' HT. STONE WALL (RE: ARCH)
- FIRE HYDRANT
- LIGHT POLE
- BENCH
- PICNIC TABLE
- TRASH RECEPTACLE
- BICYCLE RACK
- PET PICKUP STATION
- FDC W/APP'D KNOX PLUGS
- KNOX BOX LOCATION

TREE PLANT LIST

DECIDUOUS CANOPY TREES

ASB AUTUMN SPLENDOR BUCKEYE
KCT KENTUCKY COFFEE TREE (SEEDLESS)
HLI IMPERIAL HONEYLOCUST
HLS SKYLINE HONEYLOCUST
PRE FRONTIER ELM
WHB WESTERN HACKBERRY
LPT LONDON PLANETREE
AESCULUS 'AUTUMN SPLENDOR'
GYMNOCLADUS DIOICUS 'ESPRESSO'
GLEDITSIA TRICANTHOS F. 'INERMIS' 'IMPERIAL'
GLEDITSIA TRICANTHOS F. 'INERMIS' 'SKYLINE'
ULMUS 'FRONTIER'
CELTIS OCCIDENTALIS
PLATANUS X ACERIFOLIA 'BLOODGOOD'

EVERGREEN TREES

PIN PINYON PINE
AUS AUSTRIAN PINE
POP PONDEROSA PINE
WHF WHITE FIR
PINUS CEMBROIDES EDULIS
PINUS NIGRA
PINUS PONDEROSA
ABIS CONCOLOR

DECIDUOUS ORNAMENTAL TREES

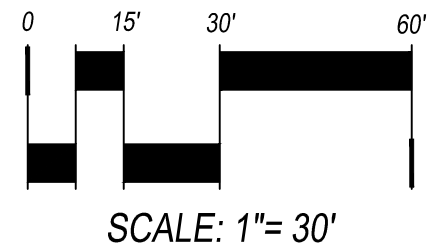
ABS AUTUMN BRILLIANCE SERVICEBERRY
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PYRUS CALLERYANA 'CHANTICLEER'
MALUS 'PRAIRIEFIRE'
CRATAEGUS CRUSGALLI 'INERMIS'
MALUS 'RED BARON'

This is a detention basin and requires landscaping. Put some of the trees back that were along the edge of the sidewalk to not only provide shade to the playground and benches that line the walk which now has none, but to also meet the detention pond landscaping requirements.

Response (Norris):
Trees have been added back to this location.

Add existing and proposed grading

Response (Norris):
Existing and proposed grading has been added.



SCALE: 1"= 30'



1101 Bannock Street
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NOT FOR CONSTRUCTION

VILLAGE AT
WESTERLY CREEK
PHASE III

SOUTH IRLINGTON &
EAST KENTUCKY
AURORA, COLORADO

DRAWING SET

DEVELOPMENT APPLICATION

SET ISSUE DATES:

1ST SUBMITTAL 16-0909
2nd SUBMITTAL 16-1222

SCALE AS SHOWN

SHEET TITLE:

LANDSCAPE PLAN

SHEET NO:

L-03

TREE PLANT LIST

DECIDUOUS CANOPY TREES

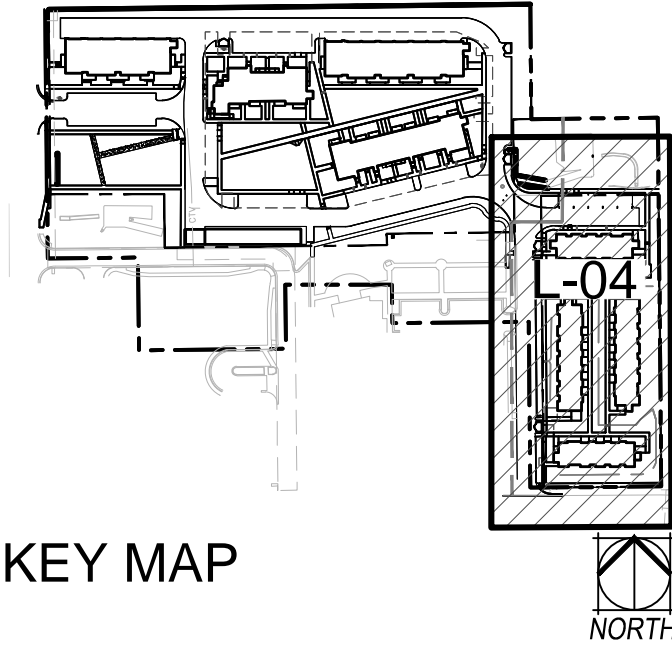
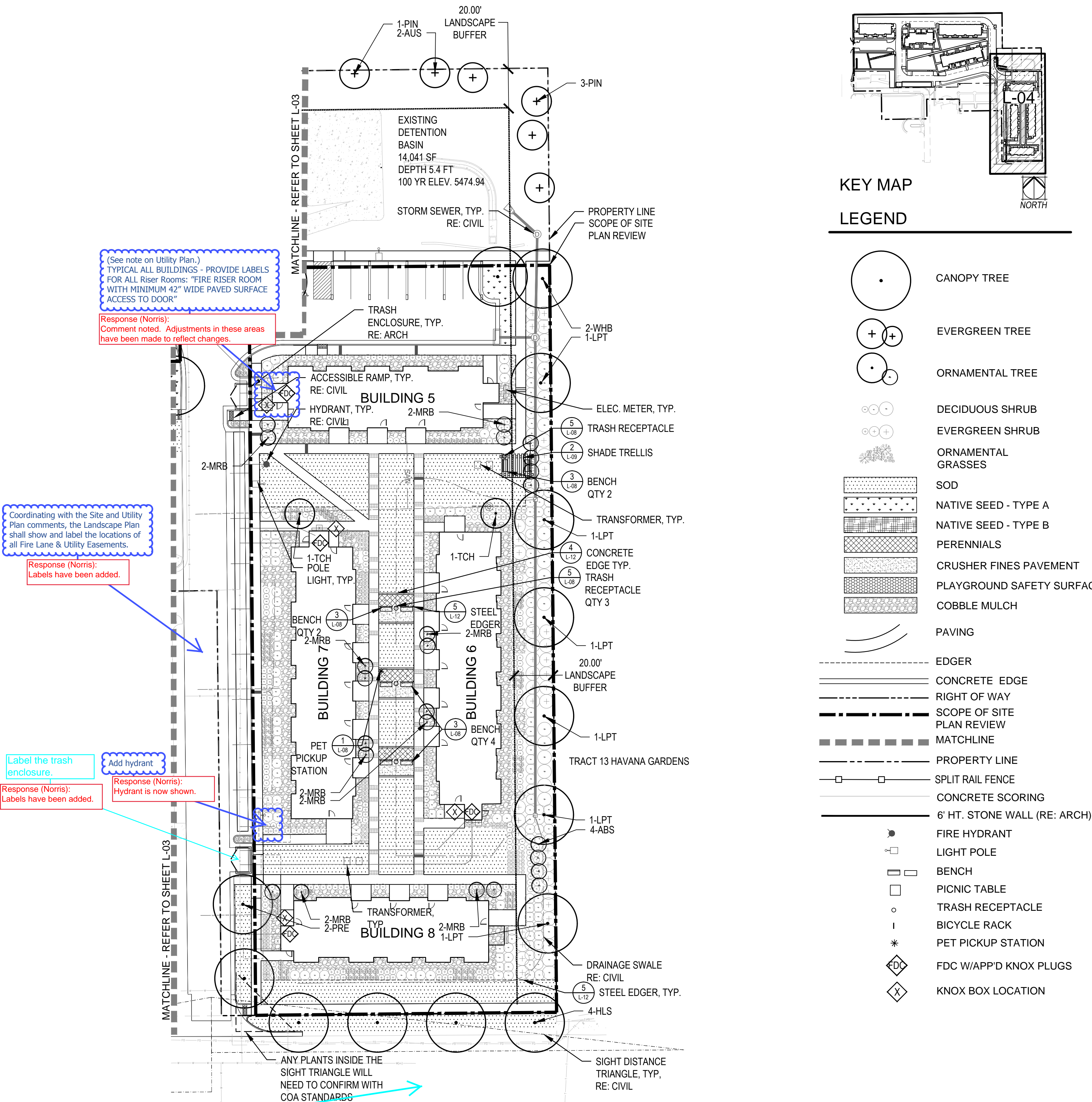
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KCT	KENTUCKY COFFEE TREE (SEEDLESS)	GYMNOCLADUS DIOICUS 'ESPRESSO'
HLS	IMPERIAL HONEYLOCUST	GLEDITSIA TRICANTHOS F. INERMIS 'IMPERIAL'
PRE	SKYLINE HONEYLOCUST	ULMUS 'FRONTIER'
WHB	FRONTIER ELM	CELTIS OCCIDENTALIS
LPT	WESTERN HACKBERRY	PLATANUS X ACERIFOLIA 'BLOODGOOD'
	LONDON PLANETREE	

EVERGREEN TREES

PIN	PINYON PINE	PINUS CEMBROIDES EDULIS
AUS	AUSTRIAN PINE	PINUS NIGRA
POP	PONDEROSA PINE	PINUS PONDEROSA
WHF	WHITE FIR	ABIS CONCOLOR

DECIDUOUS ORNAMENTAL TREES

ABS	AUTUMN BRILLIANCE SERVICEBERRY	AMELANCHIER 'AUTUMN BRILLIANCE'
COP	CHANTICLEER PEAR	PYRUS CALLERYANA 'CHANTICLEER'
PRF	PRAIRIEFIRE CRABAPPLE	MALUS 'PRAIRIEFIRE'
TCH	THORNLESS COCKSPUR HAWTHORNE	CRATAEGUS CRUSGALLI 'INERMIS'
MRB	CRABAPPLE, RED BARON	MALUS 'RED BARON'



KEY MAP

LEGEND

- CANOPY TREE
- EVERGREEN TREE
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- DECIDUOUS SHRUB
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- BICYCLE RACK
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- FDC W/APP'D KNOX PLUGS
- KNOX BOX LOCATION

(See note on Utility Plan.)
TYPICAL ALL BUILDINGS - PROVIDE LABELS
FOR ALL Riser Rooms: "FIRE RISER ROOM
WITH MINIMUM 42" WIDE PAVED SURFACE
ACCESS TO DOOR"

Response (Norris):
Comment noted. Adjustments in these areas
have been made to reflect changes.

Coordinating with the Site and Utility
Plan comments, the Landscape Plan
shall show and label the locations of
all Fire Lane & Utility Easements.

Response (Norris):
Labels have been added.

Label the trash
enclosure.

Response (Norris):
Labels have been added.

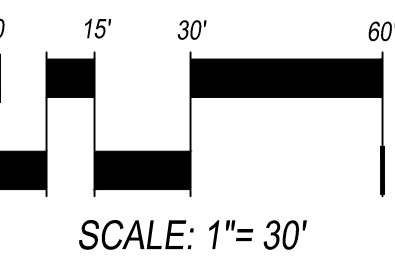
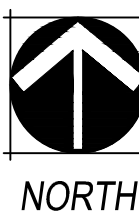
Add hydrant

Response (Norris):
Hydrant is now shown.

Label the street

Response (Norris):
Labels have been added.

ANY PLANTS INSIDE THE
SIGHT TRIANGLE WILL
NEED TO CONFIRM WITH
COA STANDARDS



NOT FOR CONSTRUCTION



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VILLAGE AT
WESTERLY CREEK
PHASE III

SOUTH IRLTON &
EAST KENTUCKY
AURORA, COLORADO

DRAWING SET

DEVELOPMENT APPLICATION

SET ISSUE DATES:	
1ST SUBMITTAL	16-0909
2nd SUBMITTAL	16-1222

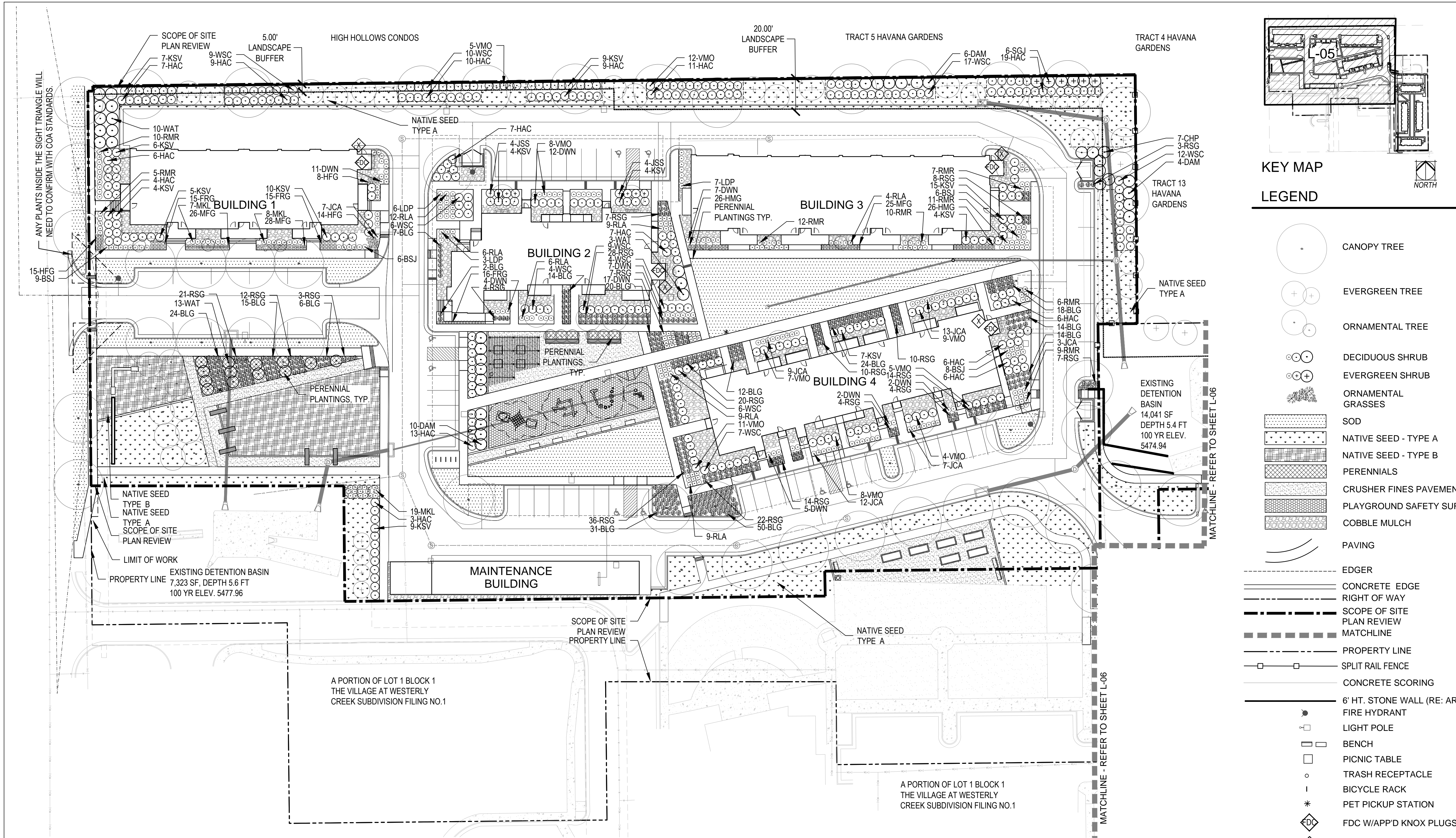
SCALE AS SHOWN

SHEET TITLE:

LANDSCAPE PLAN

SHEET NO:

L-04



SHRUB/GRASS/PERENNIAL PLANT LIST

DECIDUOUS SHRUBS

DWN DWARF NINEBARK
LDP LOW DENSE PRIVET
MKL MISS KIM LILAC
CHP CHEYENNE PRIVET
HAC HANCOCK CORALBERRY
WSC WESTERN SAND CHERRY
RLA RED LAKE CURRANT
WAX WAXFLOWER
RMR RED MEIDLAND ROSE
KSV KOREANSPICE VIBURNUM
WAT WAYFARING TREE
DAM DWARF AMUR MAPLE
VMO MOHICAN VIBURNUM

EVERGREEN SHRUBS

JCA ALPINE CARPET JUNIPER
BSJ BLUE STAR JUNIPER
SGJ SEA GREEN JUNIPER
JSS SCANDIA JUNIPER

PHYSOCARPUS OPULIFOLIUS 'NANA'
LIGUSTRUM VULGARE 'LODENSE'
SYRINGA PATULA 'MISS KIM'
LIGUSTRUM VULGARE 'CHEYENNE'
SYMPHORICARPOS X CHENAUTII 'HANCOCK'
PRUNUS BESSEYI
RIBES SATIVUM 'RED LAKE'
JAMESIA AMERICANA
ROSA MEIDLAND RED
VIBURNUM CARLESII
VIBURNUM LANTANA 'MOHICAN'
ACER GINNALA 'BAILEY COMPACT'
VIBURNUM LANTANA 'MOHICAN'

JUNIPERUS COMMUNIS ALPINE CARPET
JUNIPERUS SQUAMATA 'BLUE STAR'
JUNIPERUS X MEDIA 'SEA GREEN'
JUNIPERUS SABINA 'SCANDIA'

GRASSES

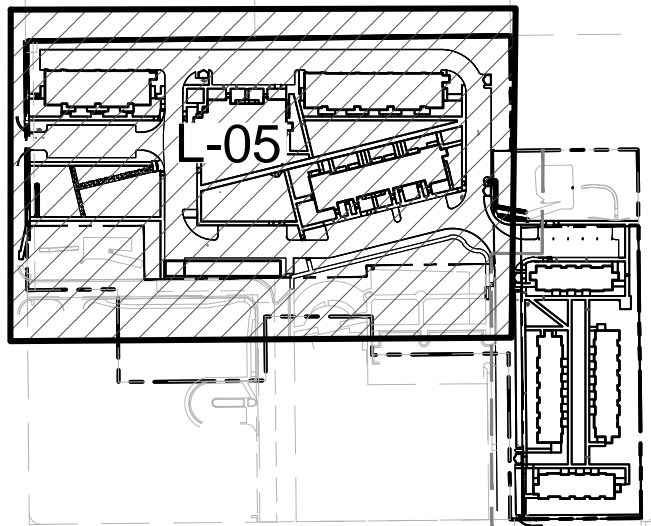
HMG HEAVY METAL SWITCH GRASS
MFG MEXICAN FEATHER GRASS
FRG FEATHER REED GRASS
HFG HAMELN FOUNTAIN GRASS
BLG BLAZE LITTLE BLUESTEM GRASS
RSG SHENANDOAH RED SWITCH GRASS

PERENNIALS

AJS AUTUMN JOY SEDUM
SNC SNOW ANGEL CORAL BELLS
CFL CONEFLOWER
ICE YELLOW ICE PLANT
DSD SHASTA DWARF DAISY
HYS SUNSET HYSSOP
DDL STELLA D'ORO DAYLILY
HBJ HIMALAYAN BORDER JEWEL
BES BLACK EYED SUSAN
LLC LANCE-LEAF COREOPSIS
RDY RED YARROW
FAC FAASSEN'S CATMINT

PANICUM VIRGATUM 'HEAVY METAL'
NASSELLA TENUISSIMA
CALAMAGROSTIS ARUNDINACEA 'KARL FORESTER'
PENNISETUM ALOPECUROIDES 'HAMELN'
SCHIZACHYRIUM SCOPARIUM 'BLAZE'
PANICUM VIRGATUM 'SHENANDOAH'

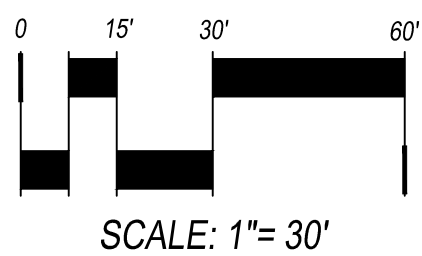
SEDUM SPECTABILE 'AUTUMN JOY'
HEUCHERA SANGUINEA 'SNOW ANGEL'
ECHINACEA PURPUREA
DELOSPERMA NUBIGENUM
LEUCANTHEMUM X COMPACT 'SNOW LADY'
AGASTACHE RUPESTRIS
HEMEROCALLIS 'STELLA D'ORO'
PERSICARIA AFFNIS
RUDBECKIA FULGIDA GOLDSTRUM
COREOPSIS LANCEOLATA
ACHILLEA MILLEFOLIUM 'RED BEAUTY'
NEPETA X FAASSENII



KEY MAP

LEGEND

- CANOPY TREE
- EVERGREEN TREE
- ORNAMENTAL TREE
- DECIDUOUS SHRUB
- EVERGREEN SHRUB
- ORNAMENTAL GRASSES
- SOD
- NATIVE SEED - TYPE A
- NATIVE SEED - TYPE B
- PERENNIALS
- CRUSHER FINES PAVEMENT
- PLAYGROUND SAFETY SURFACE
- COBBLE MULCH
- PAVING
- EDGER
- CONCRETE EDGE
- RIGHT OF WAY
- SCOPE OF SITE PLAN REVIEW
- MATCHLINE
- PROPERTY LINE
- SPLIT RAIL FENCE
- CONCRETE SCORING
- 6' HT. STONE WALL (RE: ARCH)
- FIRE HYDRANT
- LIGHT POLE
- BENCH
- PICNIC TABLE
- TRASH RECEPTACLE
- BICYCLE RACK
- PET PICKUP STATION
- FDC W/APP'D KNOX PLUGS
- KNOX BOX LOCATION



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VILLAGE AT
WESTERLY CREEK
PHASE III

SOUTH IRONTON &
EAST KENTUCKY
AURORA, COLORADO

DRAWING SET

DEVELOPMENT APPLICATION

SET ISSUE DATES:
1ST SUBMITTAL 16-0909
2nd SUBMITTAL 16-1222

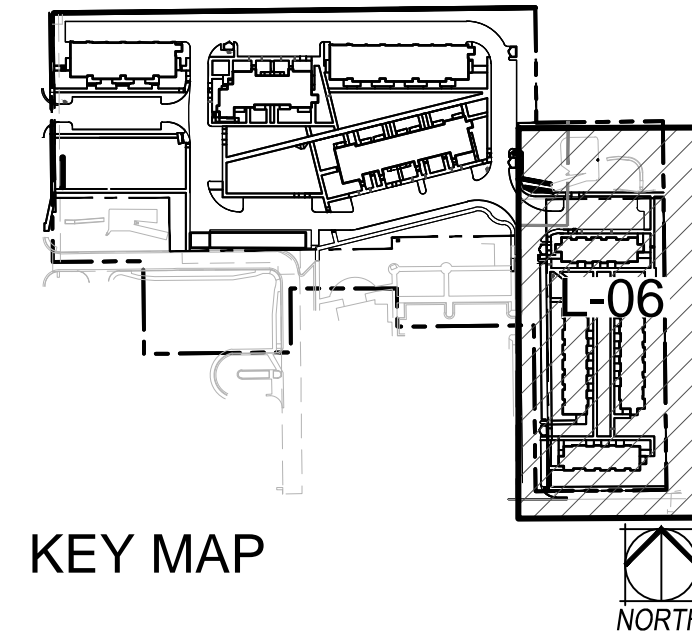
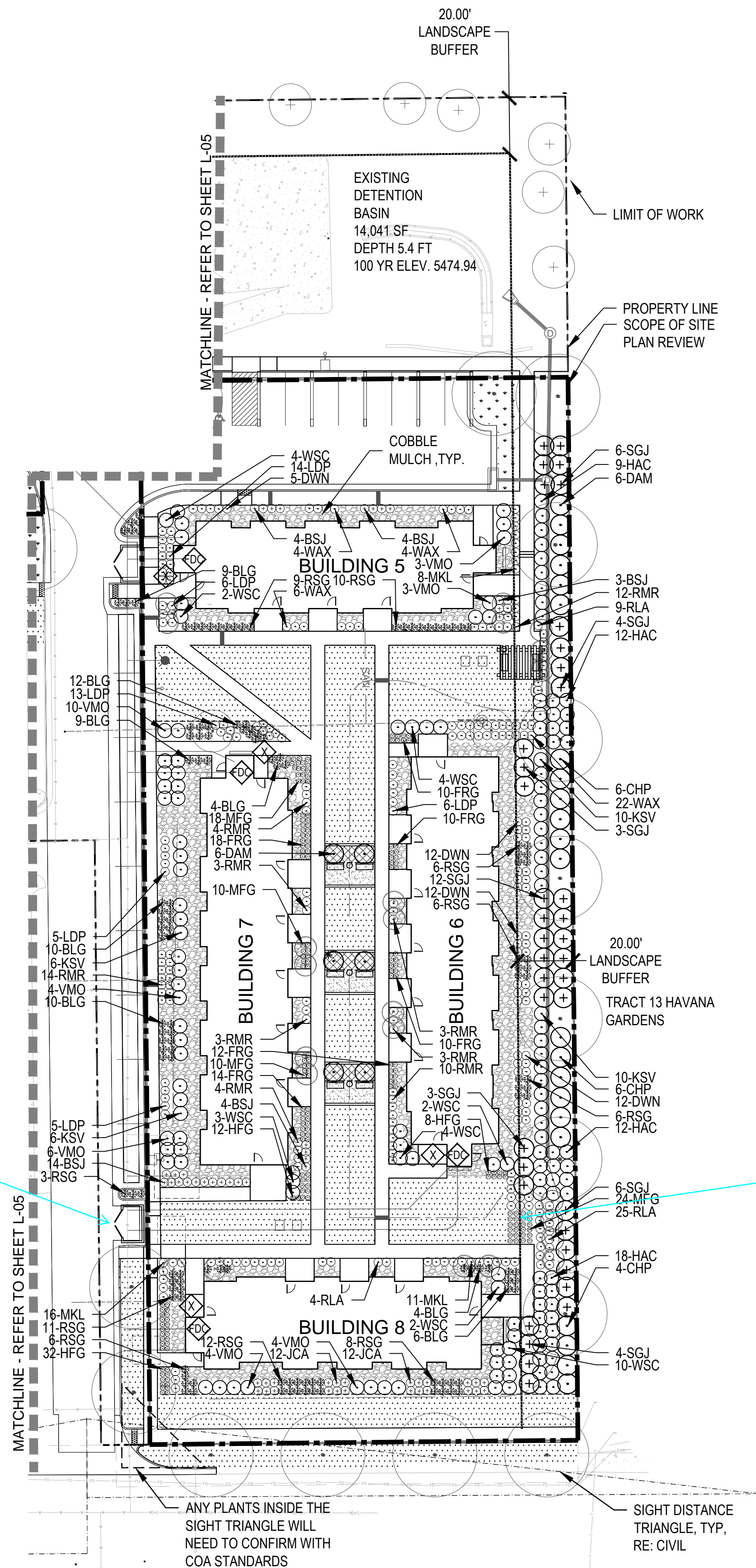
SCALE AS SHOWN

SHEET TITLE:

LANDSCAPE PLAN

SHEET NO:

L-05



KEY MAP

LEGEND

- CANOPY TREE
- EVERGREEN TREE
- ORNAMENTAL TREE
- DECIDUOUS SHRUB
- EVERGREEN SHRUB
- ORNAMENTAL GRASSES
- SOD
- NATIVE SEED - TYPE A
- NATIVE SEED - TYPE B
- PERENNIALS
- CRUSHER FINES PAVEMENT
- PLAYGROUND SAFETY SURFACE
- COBBLE MULCH
- PAVING
- EDGER
- CONCRETE EDGE
- RIGHT OF WAY
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- MATCHLINE
- PROPERTY LINE
- SPLIT RAIL FENCE
- 6' HT. STONE WALL (RE: ARCH)
- CONCRETE SCORING
- FIRE HYDRANT
- LIGHT POLE
- BENCH
- PICNIC TABLE
- TRASH RECEPTACLE
- BICYCLE RACK
- PET PICKUP STATION
- FDC W/APPD KNOX PLUGS
- KNOX BOX LOCATION

Label the trash enclosure.

Response (Norris): Labels have been added.

The shade structures have been removed. Please consider providing a bench with a shade tree in its place.

Response (Norris): A bench has been added and will be shaded by adjacent trees.

SHRUB/GRASS/PERENNIAL PLANT LIST

DECIDUOUS SHRUBS

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LDP LOW DENSE PRIVET
MKL MISS KIM LILAC
CHP CHEYENNE PRIVET
HAC HANCOCK CORALBERRY
WSC WESTERN SAND CHERRY
RLA RED LAKE CURRANT
WAX WAXFLOWER
RMR RED MEIDLAND ROSE
KSV KOREANSPICE VIBURNUM
WAT WAYFARING TREE
DAM DWARF AMUR MAPLE
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EVERGREEN SHRUBS

JCA ALPINE CARPET JUNIPER
BSJ BLUE STAR JUNIPER
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PHYSOCARPUS OPULIFOLIUS 'NANA'
LIGUSTRUM VULGARE 'LODENSE'
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SYMPHORICARPOS X CHENAULTII 'HANCOCK'
PRUNUS BESSEYI
RIBES SATIVUM 'RED LAKE'
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JUNIPERUS COMMUNIS ALPINE CARPET
JUNIPERUS SQUAMATA 'BLUE STAR'
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JUNIPERUS SABINA 'SCANDIA'

GRASSES

HMG HEAVY METAL SWITCH GRASS
MFG MEXICAN FEATHER GRASS
FRG FEATHER REED GRASS
HFG HAMELN FOUNTAIN GRASS
BLG BLAZE LITTLE BLUESTEM GRASS
RSG SHENANDOAH RED SWITCH GRASS

PERENNIALS

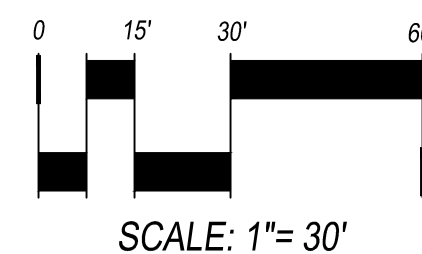
AJS AUTUMN JOY SEDUM
SNC SNOW ANGEL CORAL BELLS
CFL CONEFLOWER
ICE YELLOW ICE PLANT
DSD SHASTA DWARF DAISY
HYS SUNSET HYSSOP
DDL STELLA D'ORO DAYLILY
HBJ HIMALAYAN BORDER JEWEL
BES BLACK EYED SUSAN
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PANICUM VIRGATUM 'HEAVY METAL'
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PENNISETUM ALOPECUROIDES 'HAMELN'
SCHIZACHYRIUM SCOPARIUM 'BLAZE'
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SEDUM SPECTABILE 'AUTUMN JOY'
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DELOSPERMA NUBIGENUM
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AGASTACHE RUPESTRIS
HEMEROCALLIS 'STELLA D'ORO'
PERSICARIA AFFNIS
RUDBECKIA FULGIDA GOLDSTRUM
COREOPSIS LANCEOLATA
ACHILLEA MILLEFOLIUM 'RED BEAUTY'
NEPETA X FAASSENII

ANY PLANTS INSIDE THE SIGHT TRIANGLE WILL NEED TO CONFIRM WITH COA STANDARDS

SIGHT DISTANCE TRIANGLE, TYP, RE: CIVIL



SCALE: 1"= 30'

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VILLAGE AT WESTERLY CREEK
PHASE III

SOUTH IRLTON & EAST KENTUCKY
AURORA, COLORADO

DRAWING SET

DEVELOPMENT APPLICATION

SET ISSUE DATES:
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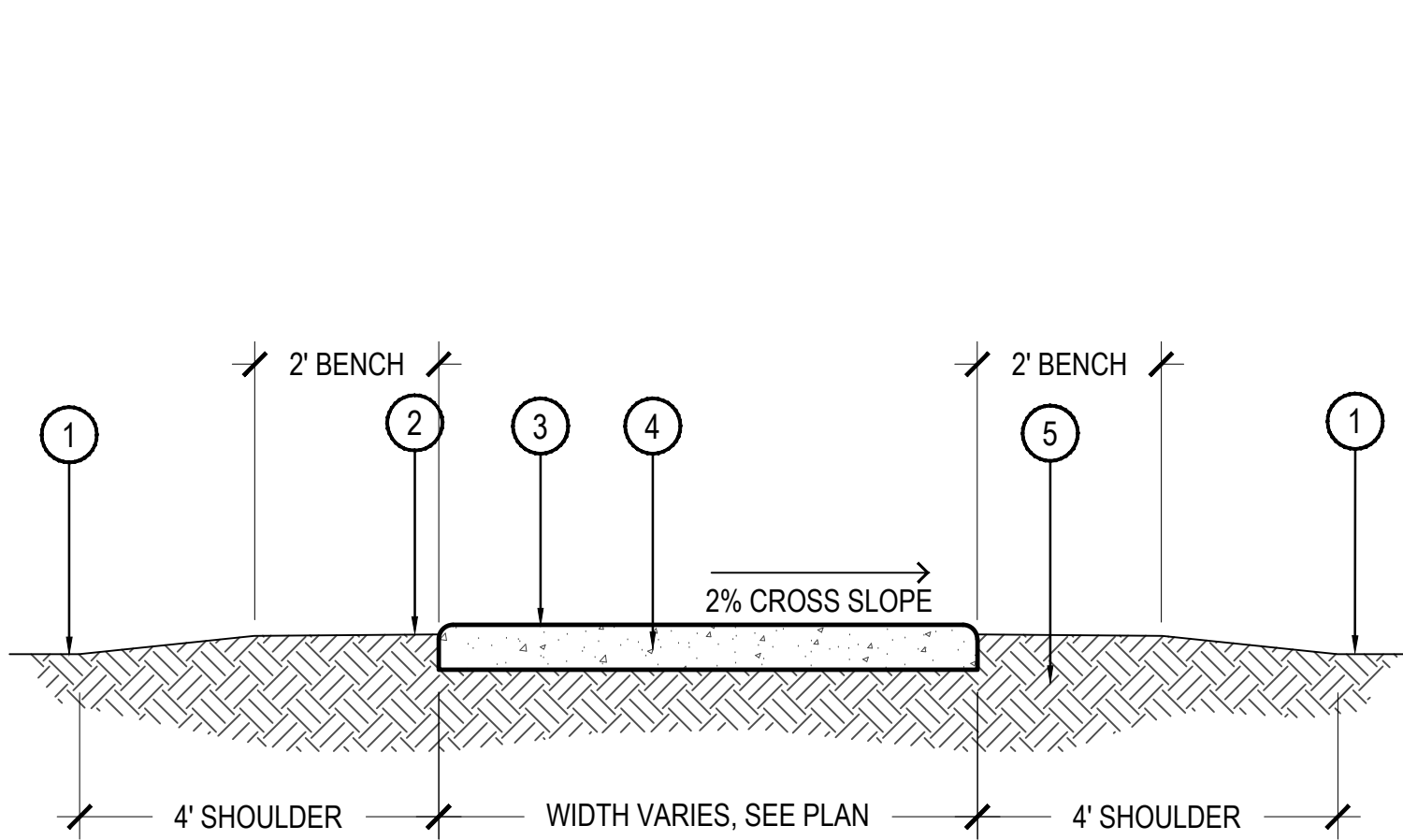
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SHEET TITLE:

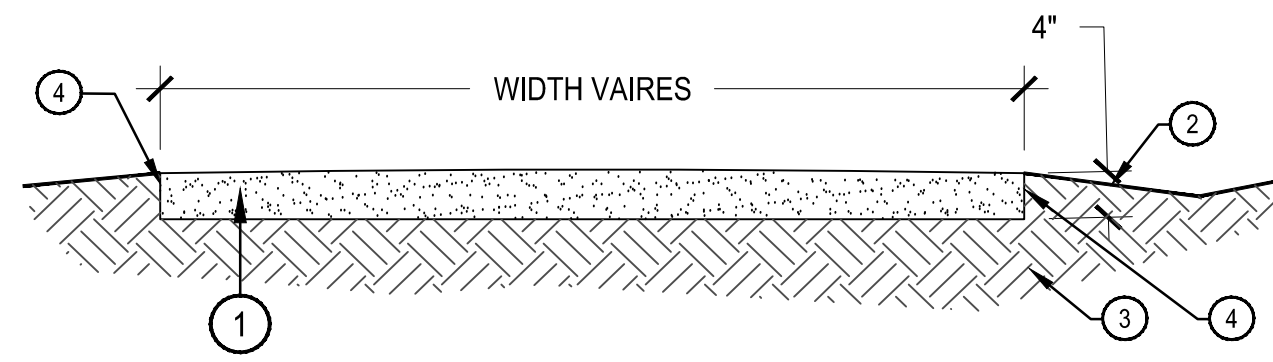
LANDSCAPE PLAN

SHEET NO:

L-06



- 1 FINISH GRADE
- 2 FINISH GRADE TO BE 1" BELOW CONCRETE AFTER COMPACTION
- 3 SAW CUT CONTROL JOINTS, 8' O.C. TYPICAL
- 4 4" THICK CONCRETE, 4,000 PSI @ 28 DAYS WITH FIBERMESH ADDITIVE AT 1-1/2 LBS. PER CUBIC YARD
- 5 COMPACT SUBGRADE TO 95% STANDARD PROCTER



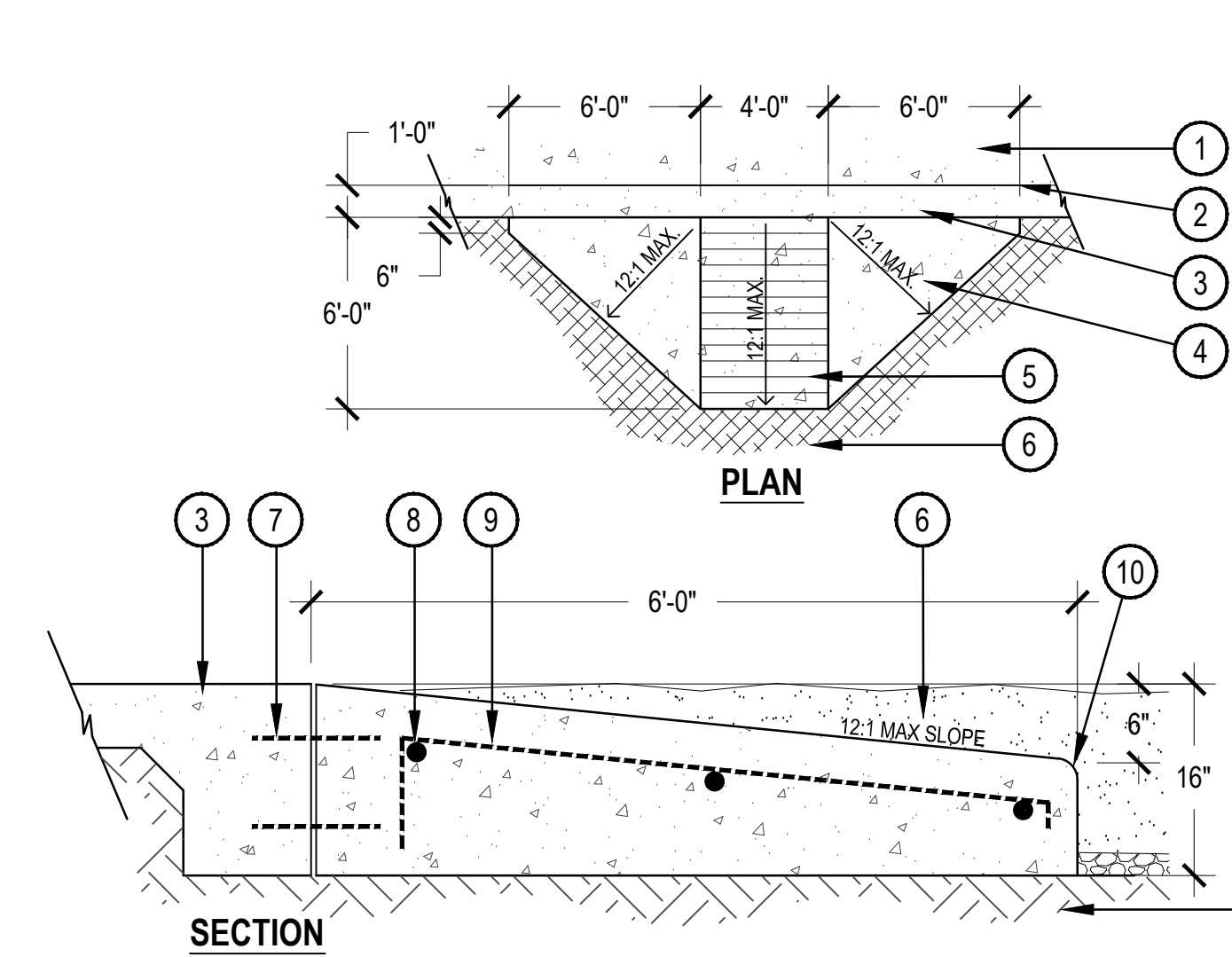
COMPACTION NOTES:

1. COMPACT WET FOR BEST RESULTS.
2. USE A SMALL (4') RIDING ROLLER TO COMPACT
3. SLOPE TOP WITH CIVIL DESIGNED GRADES (RE: PLAN).

- 1 COMPACTED CRUSHER FINES
- 2 SLOPE ADJACENT GRADE AWAY
- 3 COMPACTED SUBGRADE
- 4 4" STEEL EDGER

1 CONCRETE PAVEMENT

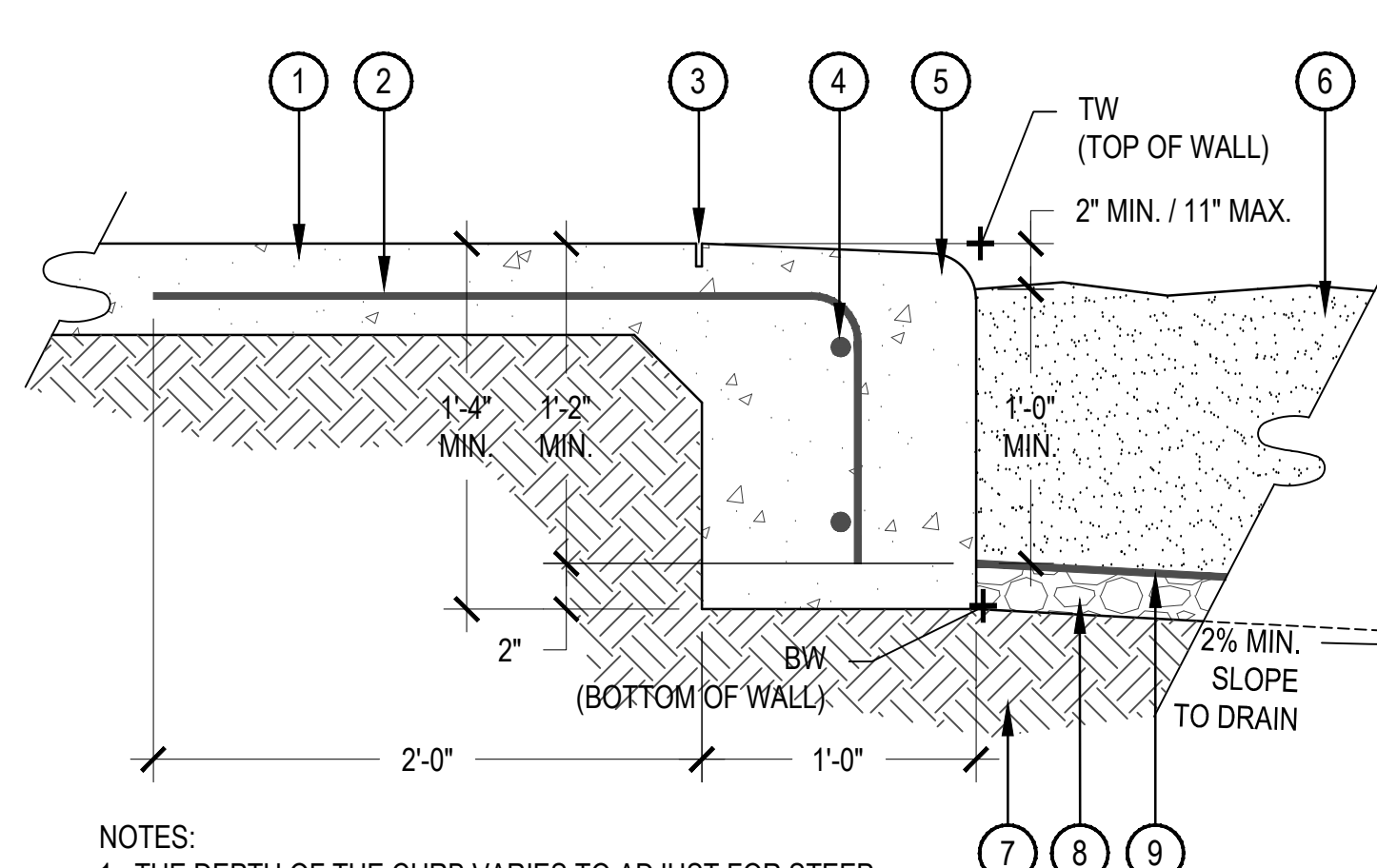
SCALE: 1/2" = 1'-0"



- 1 CONCRETE WALK
- 2 SCORE JOINT
- 3 MONOLITHIC CONCRETE CURB
- 4 CONCRETE RAMP
- 5 TOOLED SCORE JOINTS - 6" APART
- 6 ENGINEERED WOOD FIBER SAFETY SURFACE
- 7 (2) #4 DOWELS 18" O.C.
- 8 (3) #4 REBAR
- 9 #4 REBAR 18" O.C.
- 10 2" RADIUS ON ALL EXPOSED EDGES
- 11 COMPACTED SUBGRADE

2 CRUSHER FINES DETAIL

SCALE: 3/4" = 1'-0"



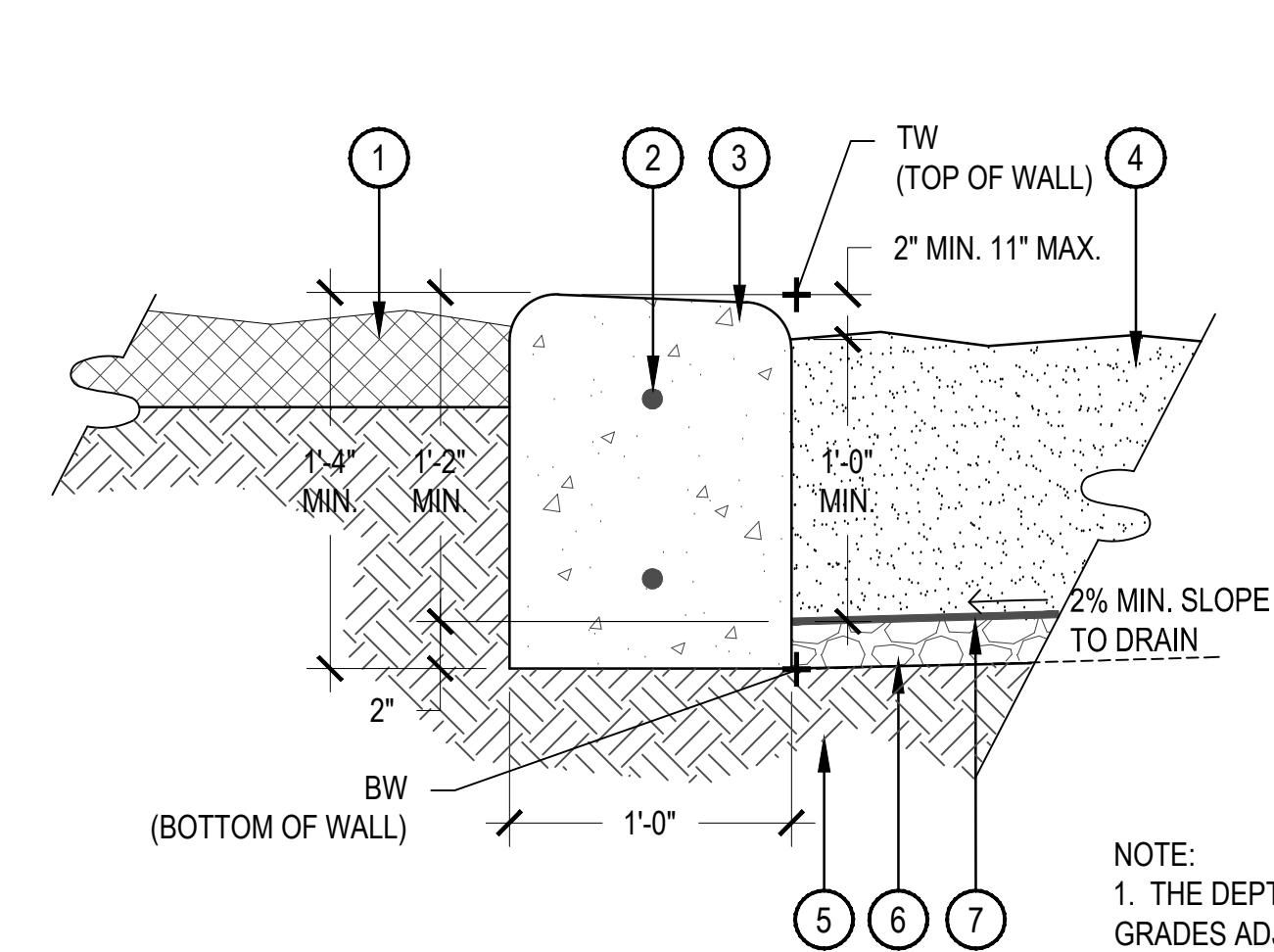
NOTES:

1. THE DEPTH OF THE CURB VARIES TO ADJUST FOR STEEP GRADES ADJACENT TO THE PLAYGROUND PITS. IN NO CASE SHALL THE GRADE WITHIN THE PLAYGROUND PITS BE GREATER THAN 2.5%- REFER TO LAYOUT PLAN
2. SCORE JOINTS ON THE WALKS PERPENDICULAR TO THE CURB SHALL EXTEND THROUGH THE ENTIRE DEPTH OF THE CURB

- 1 CONCRETE WALK
- 2 #4 REBAR 24" O.C.
- 3 1" DEEP CONTROL JOINT
- 4 (2) #4 REBAR 24" O.C.
- 5 CONCRETE CURB - 2" RADIUS ON ALL EXPOSED EDGES - SLOPE TOP 1/4" PER FOOT TOWARD PLAYGROUND
- 6 ENGINEERED WOOD FIBER SAFETY SURFACE
- 7 COMPACTED SUBGRADE PER GEOTECHNICAL REPORT
- 8 3/4" WASHED GRAVEL
- 9 GEOTEXTILE FILTER/DRAINAGE MAT

3 PLAYGROUND RAMP

N.T.S.

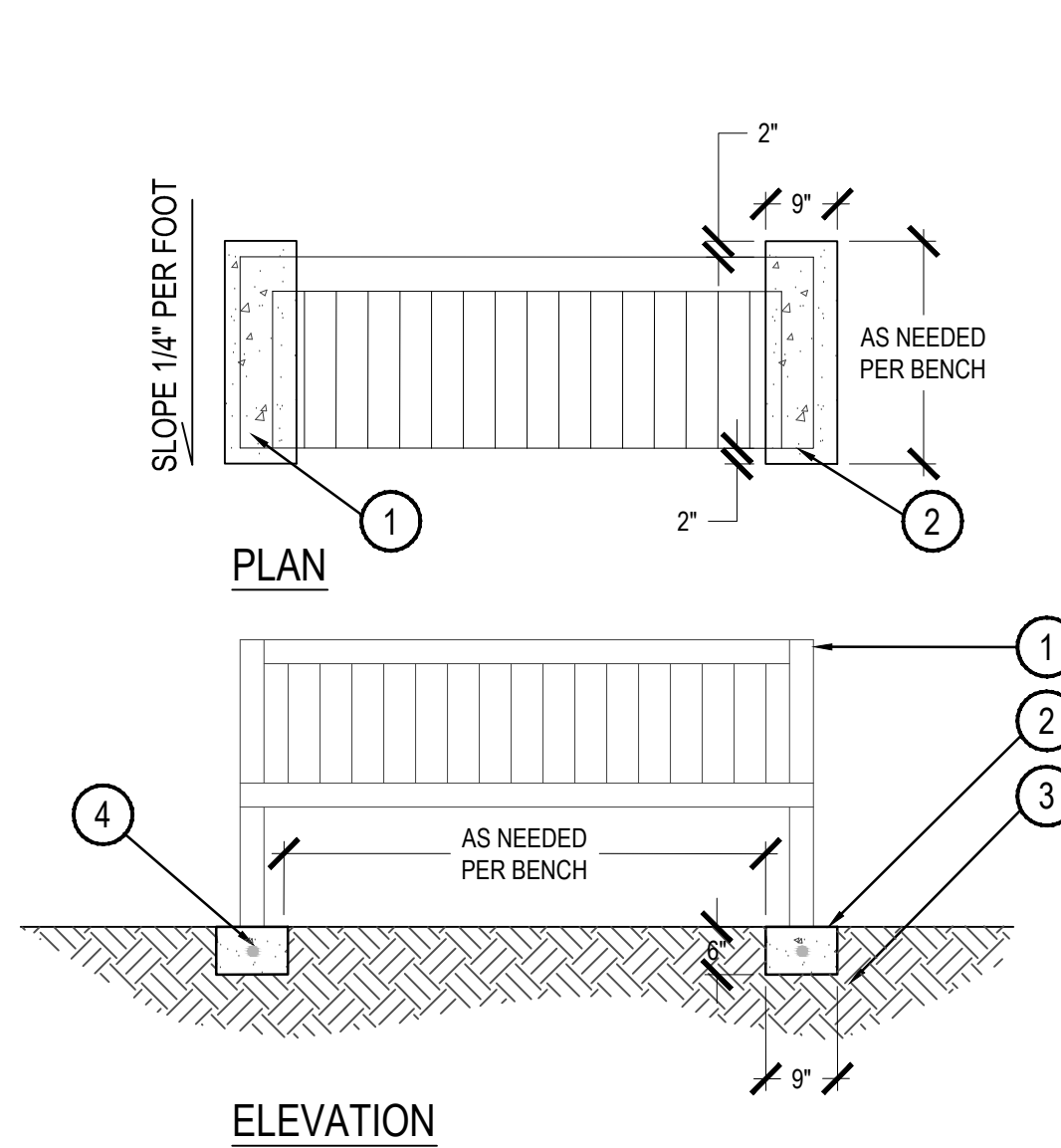


NOTE:

1. THE DEPTH OF THE CURB VARIES TO ADJUST FOR STEEP GRADES ADJACENT TO THE PLAYGROUND PITS. IN NO CASE SHALL THE GRADE WITHIN THE PLAYGROUND PITS BE GREATER THAN 2.5%- REFER TO LAYOUT PLAN
2. SCORE JOINTS SHALL BE SPACED 5' O.C. AND RUN THROUGH TOP AND SIDES OF CURB

4 MONOLITHIC CONCRETE PLAYGROUND CURB

SCALE: 1-1/2" = 1'-0"



- 1 BENCH - CENTER FEET ON SLABS BENCH SHALL BE SURFACE MOUNTED PER MANUFACTURER'S RECOMMENDATIONS
- 2 CONCRETE SLAB 6" THICK X 9" WIDE W/ 1" RADIUS ON ALL EXPOSED EDGES
- 3 COMPACTED SUB-GRADE PER GEOTECH RECOMMENDATIONS
- 4 #4 REBAR CENTER IN CONCRETE

CONTACT OWNER'S REP. FOR FINAL PLACEMENTS PRIOR TO SECURING

5 FREE STANDING CONCRETE PLAYGROUND CURB

SCALE: 1-1/2" = 1'-0"

6 BENCH CONCRETE PADS

SCALE: 1/2" = 1'-0"

VILLAGE AT WESTERLY CREEK PHASE III

SOUTH IRLINGTON & EAST KENTUCKY AURORA, COLORADO

DRAWING SET

DEVELOPMENT APPLICATION

SET ISSUE DATES:

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SCALE AS SHOWN

SHEET TITLE:

LANDSCAPE DETAILS

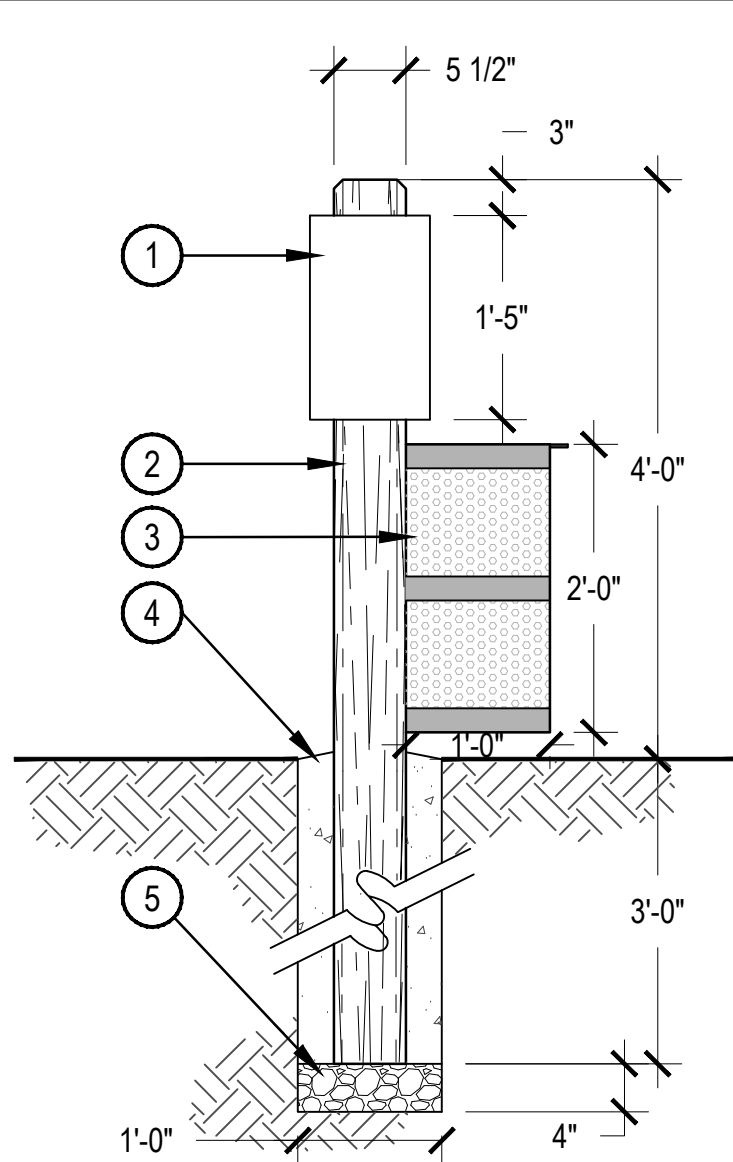
SHEET NO:

L-07

NORRIS DESIGN
www.norris-design.com

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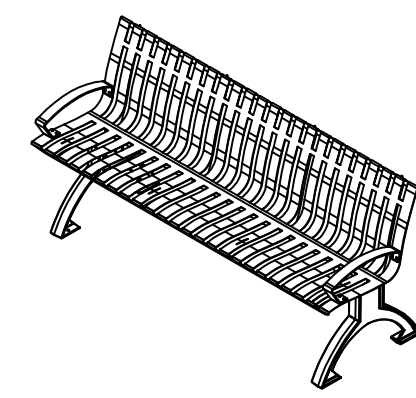
- 1 DOG-ON-IT PARKS MUTT MIT DISPENSER; ITEM: 7404 (OR APPROVED EQUAL)
- 2 4X6 SMOOTH CEDAR WOOD POST - STAIN TO MATCH CEDAR FENCING
- 3 MUTT MITT 10 GAL. WASTE RECEPTACLE IN BLACK POWDER COAT FINISH WITH HINGED LID; 16 GAUGE PERFORATED STEEL. MODEL# WR-10-B
- 4 CONCRETE FOOTER
- 5 3/4" ANGULAR ROCK



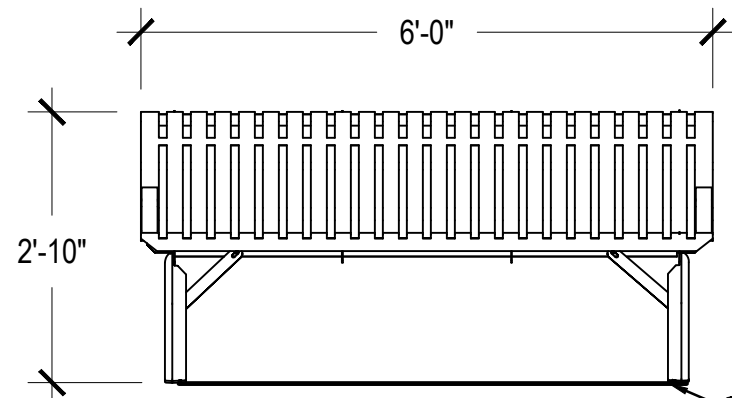
CHARACTER IMAGE

1 PET PICKUP STATION

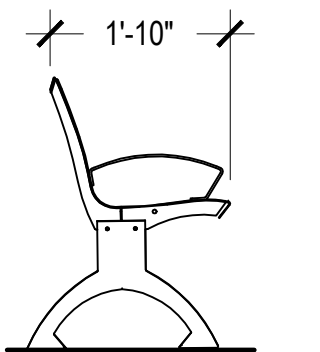
SCALE: 3/4" = 1'-0"



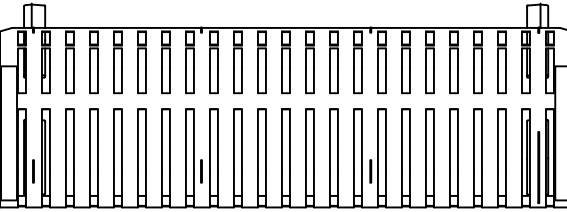
ISOMETRIC



FRONT VIEW



SIDE VIEW

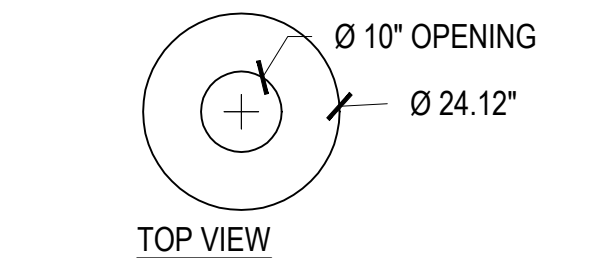


TOP VIEW

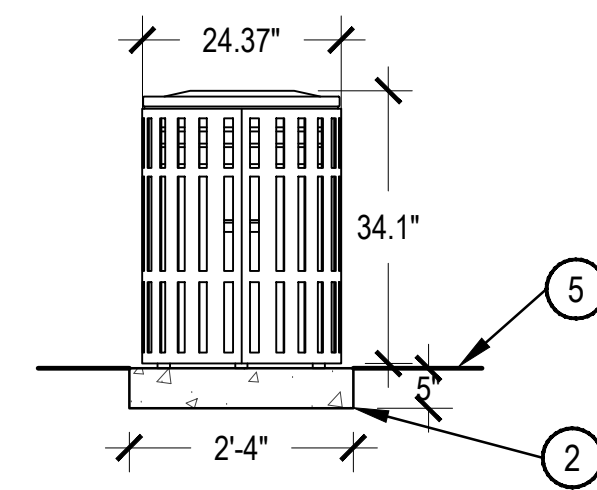
- 1 6' LATITUDE CONTOUR BENCH w/ DIVIDED SEATING & END ARMS, AS SUPPLIED BY ANOVA FURNISHINGS 888-535-5005, OR APPROVED EQUAL
- 2 MOUNT FLUSH TO CONCRETE PAD
- 3 COLOR: SILVER
- 4 CONTRACTOR TO INSTALL TRUE AND VERTICALLY PLUMB. RECEPTACLES SHALL BE INSTALLED PER PLAN AND MANUFACTURER'S RECOMMENDATIONS. ANY DEVIATION WILL RESULT IN REJECTION.
- 5 FINISH GRADE

3 BENCH

SCALE: 1/2" = 1'-0"



TOP VIEW



FRONT ELEVATION



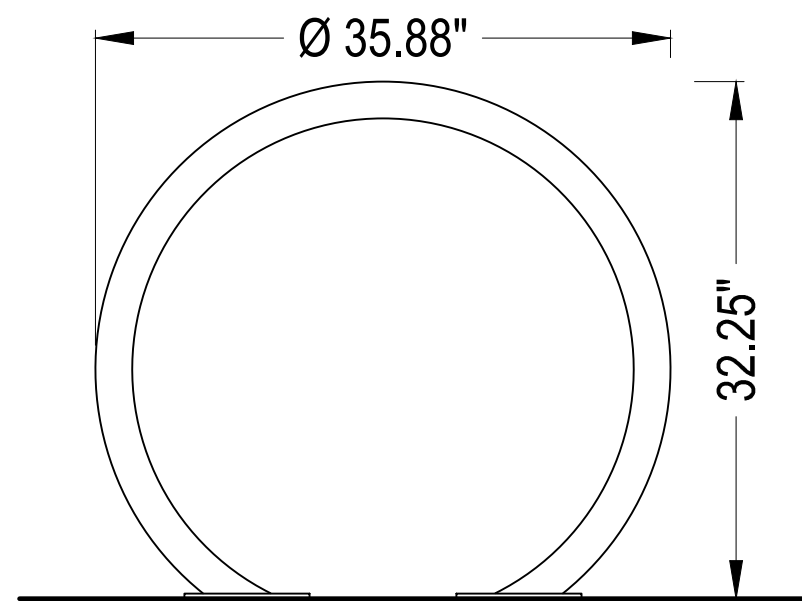
- 1 LATITUDE 40 GALLON TRASH RECEPTACLE, TOP OPENING, SUPPLIED BY ANOVA FURNISHINGS 888-535-5005, OR APPROVED EQUAL
- 2 MOUNT FLUSH TO CONCRETE PAD
- 3 COLOR: SILVER
- 4 CONTRACTOR TO INSTALL TRUE AND VERTICALLY PLUMB. RECEPTACLES SHALL BE INSTALLED PER PLAN AND MANUFACTURER'S RECOMMENDATIONS. ANY DEVIATION WILL RESULT IN REJECTION.
- 5 FINISH GRADE

5 TRASH RECEPTACLE

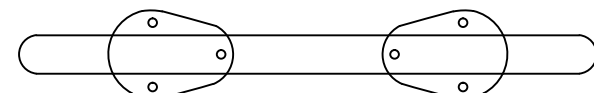
SCALE: 1/2" = 1'-0"

2 BICYCLE RACK

SCALE: 1" = 1'-0"



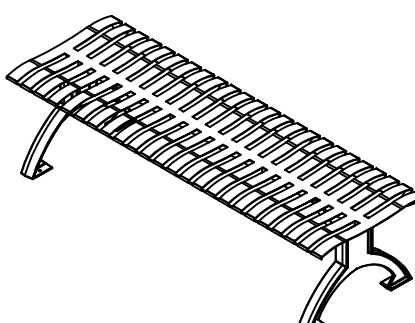
FRONT ELEVATION



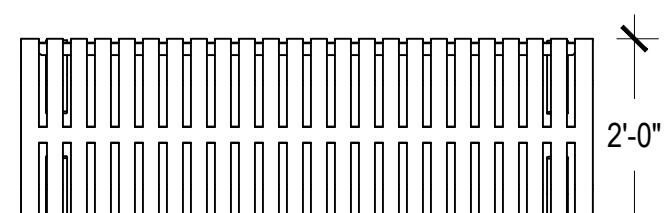
PLAN VIEW



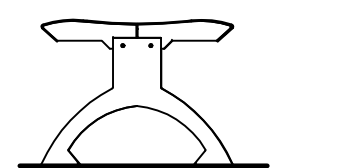
- 1 CIRCLE BICYCLE RACK AS SUPPLIED BY ANOVA FURNISHINGS 888-535-5005, OR APPROVED EQUAL
- 2 BIKE RACK TO BE FLUSH MOUNTED TO CONCRETE. CONTRACTOR TO SUPPLY MARINE GRADE MOUNTING HARDWARE WITH TAMPER RESISTANT BOLTS AND NUTS.
- 3 COLOR: SILVER
- 4 CONTRACTOR TO INSTALL TRUE AND VERTICALLY PLUMB. BICYCLE RACK SHALL BE INSTALLED PER PLAN AND MANUFACTURER'S RECOMMENDATIONS. ANY DEVIATION WILL RESULT IN REJECTION.
- 5 FINISH GRADE



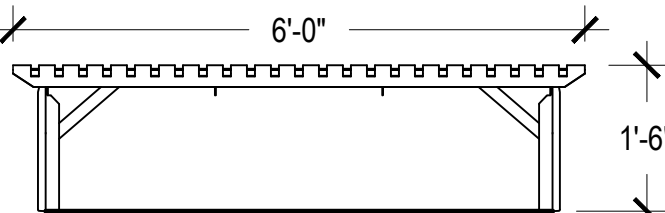
ISOMETRIC



TOP VIEW



SIDE VIEW

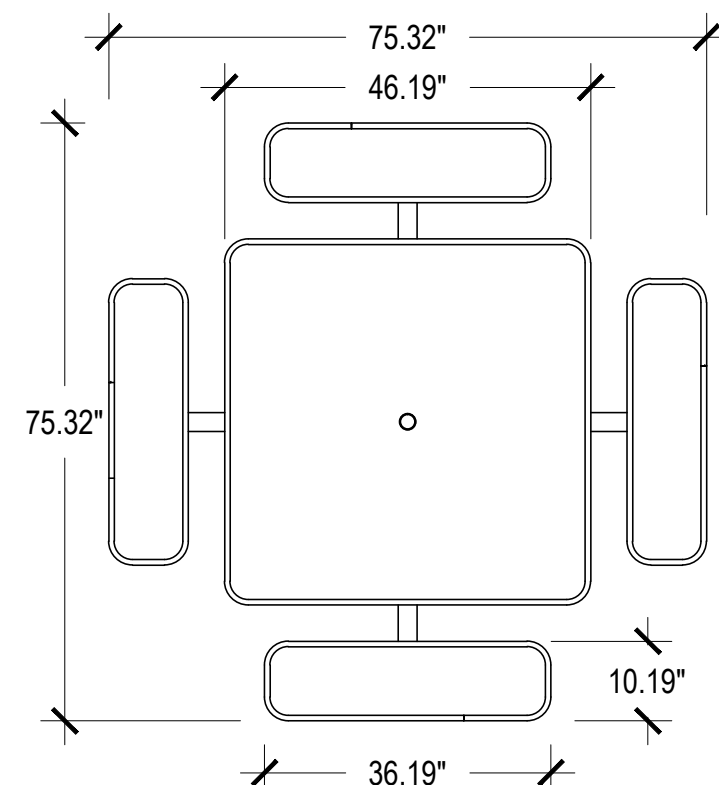


FRONT VIEW

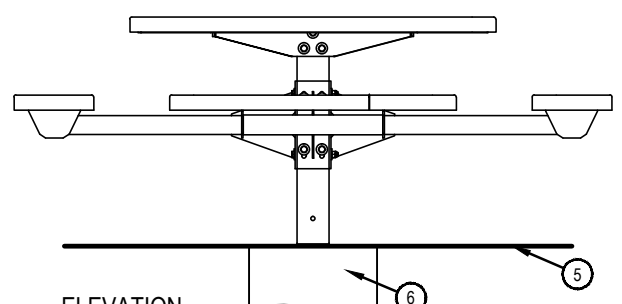
- 1 6' LATITUDE CONTOUR BACKLESS BENCH w/ DIVIDED SEATING & END ARMS, AS SUPPLIED BY ANOVA FURNISHINGS 888-535-5005, OR APPROVED EQUAL
- 2 MOUNT FLUSH TO CONCRETE PAD
- 3 COLOR: SILVER
- 4 CONTRACTOR TO INSTALL TRUE AND VERTICALLY PLUMB. RECEPTACLES SHALL BE INSTALLED PER PLAN AND MANUFACTURER'S RECOMMENDATIONS. ANY DEVIATION WILL RESULT IN REJECTION.
- 5 FINISH GRADE

4 BENCH - BACKLESS

SCALE: 1/2" = 1'-0"



PLAN



ELEVATION

- 1 46" SQ. EXPANDED METAL PICNIC TABLE w/TRADITIONAL EDGE #F1404, AS SUPPLIED BY ANOVA FURNISHINGS 888-535-5005, OR APPROVED EQUAL
 - 2 IN-GROUND INSTALLATIONS PER MANUFACTURERS RECOMMENDATION
 - 3 COLOR: BLACK
 - 4 CONTRACTOR TO INSTALL TRUE AND VERTICALLY PLUMB. TABLES SHALL BE INSTALLED PER PLAN AND MANUFACTURER'S RECOMMENDATIONS. ANY DEVIATION WILL RESULT IN REJECTION.
 - 5 FINISH GRADE
 - 6 FOUNDATION PER MANUFACTURERS RECOMMENDATION
- NOTE: 2 TABLES SHALL RECEIVE 4 BENCHES. THE OTHER 2 TABLES SHALL RECEIVE 3 BENCHES FOR ADA ACCESSIBILITY

6 PICNIC TABLE

SCALE: 1/2" = 1'-0"

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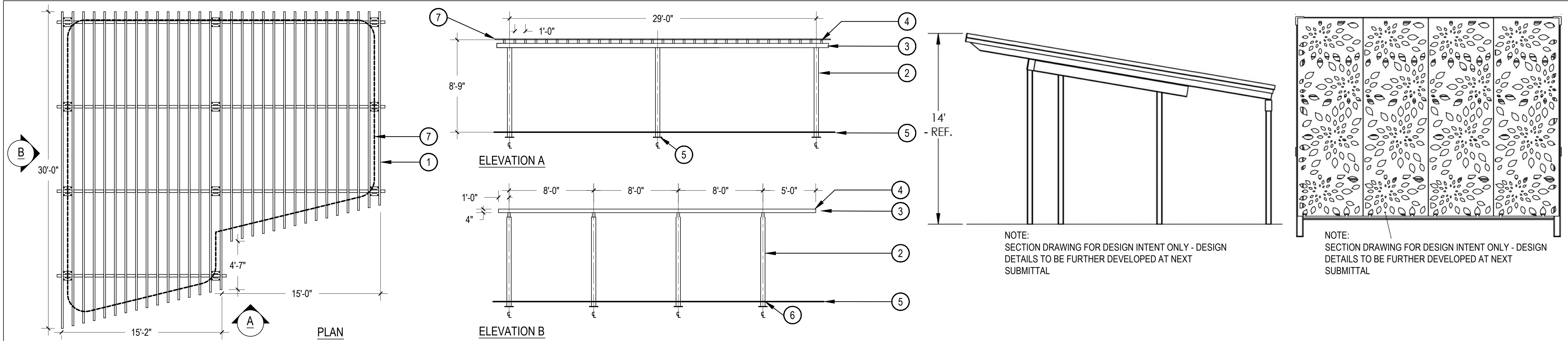
SHEET TITLE:
LANDSCAPE DETAILS

SHEET NO:
L-08



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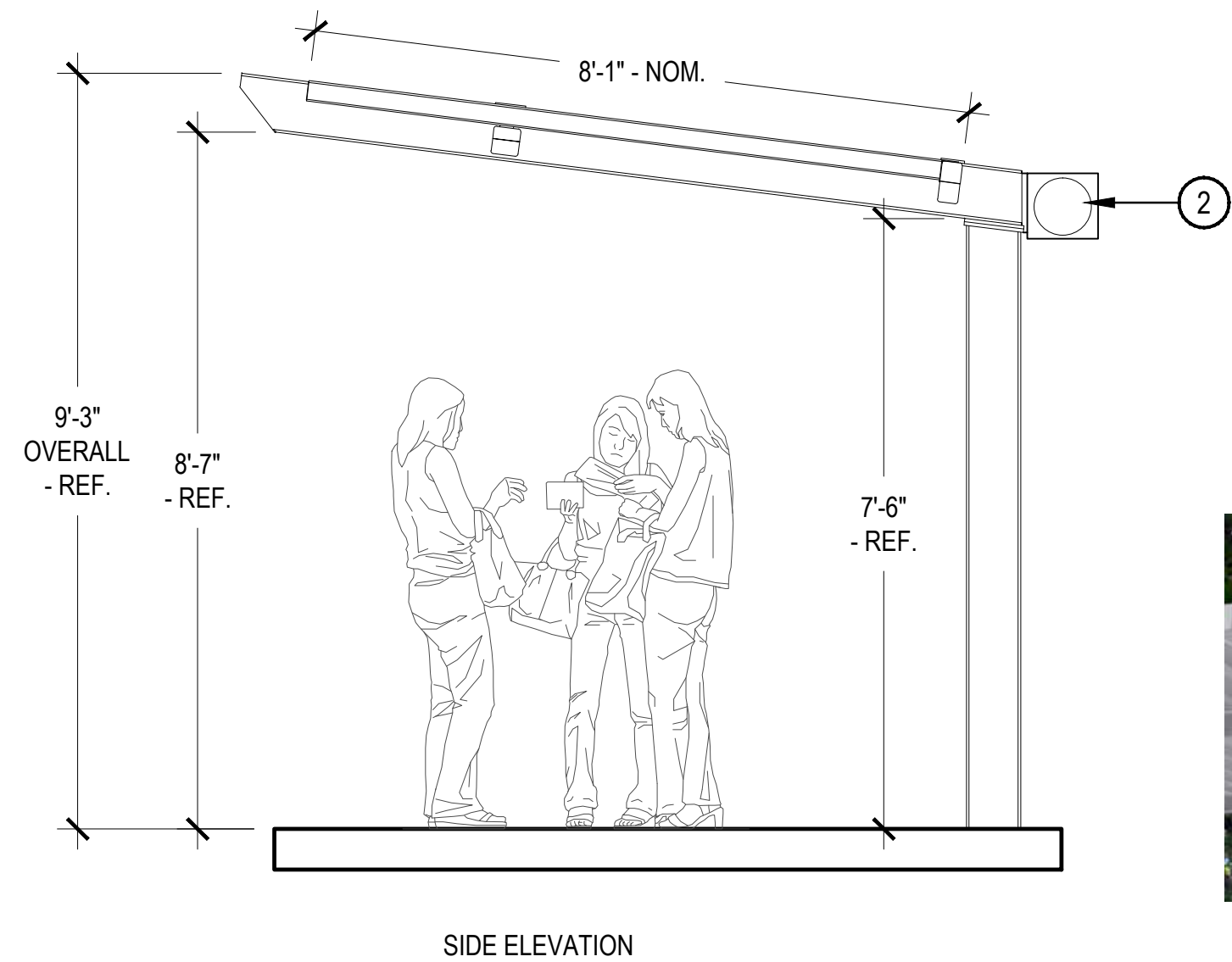
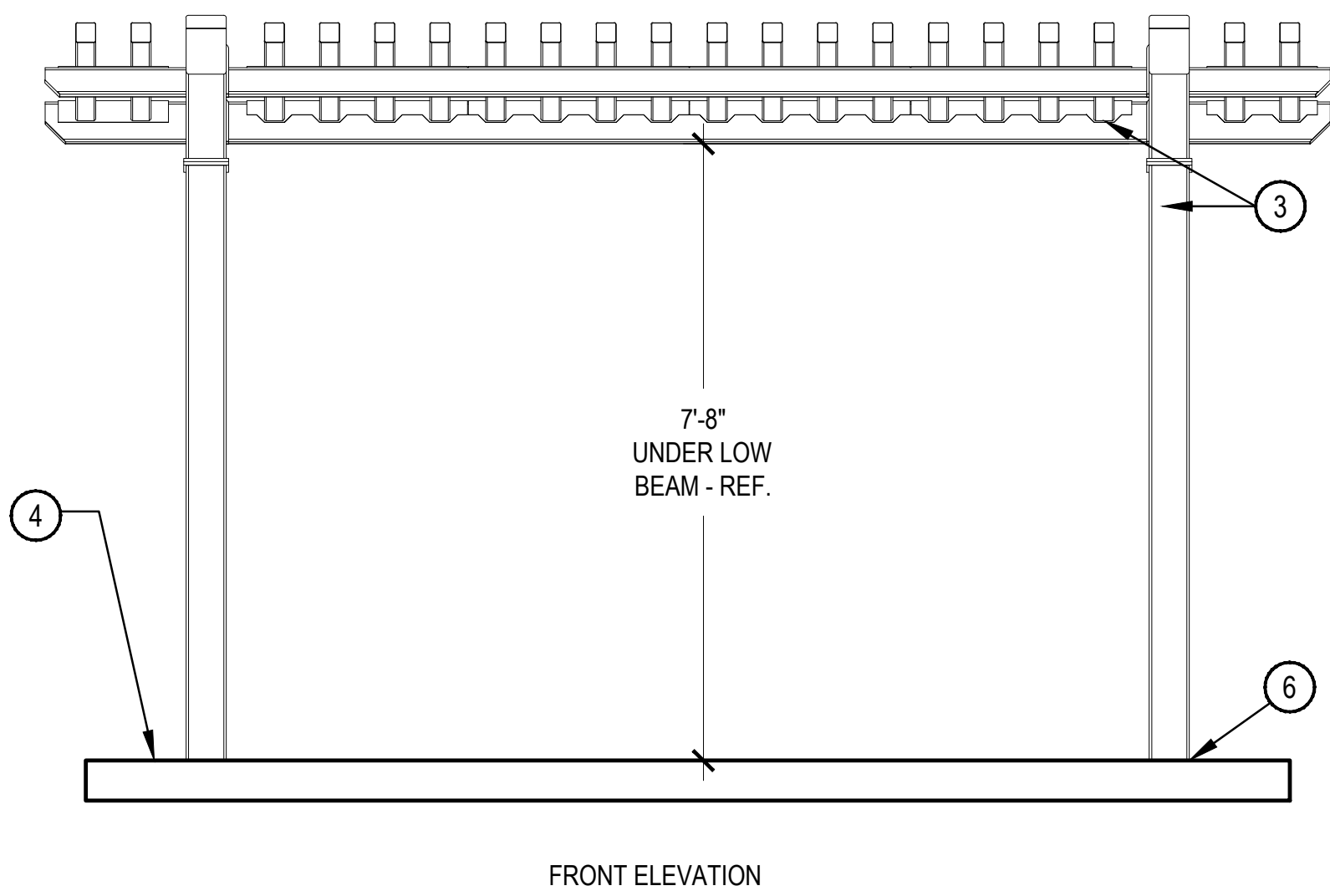
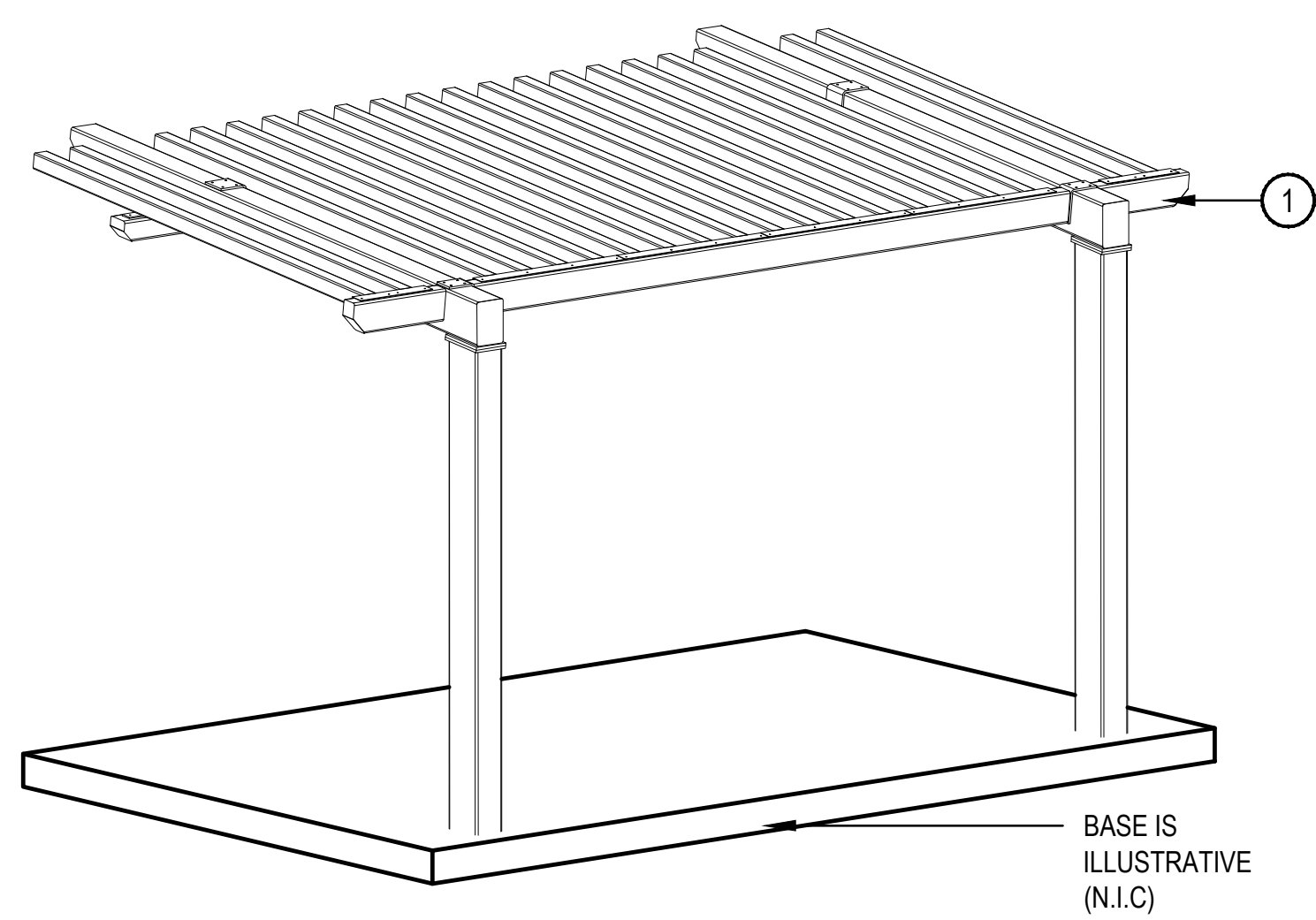
NOT FOR CONSTRUCTION



- 1 POLYGON 30'x28' CUSTOM SHELTER W/ PARASOLIEL LASER CUT PANELS AS PROVIDED BY CHURCHICH RECREATION, CONTACT CHRIS CHURCHICH, TEL. 303-530-4414
- 2 8"x8" STEEL POST
- 3 2"x12" STEEL BEAM
- 4 2"x4" STEEL SLATS
- 5 FINISH SURFACE
- 6 STAMPED STRUCTURAL FOOTING DESIGN TO BE SUPPLIED BY POLYGON, FOOTING DESIGN SHALL MEET ALL APPLICABLE CODES.
- 7 PARASOLIEL LASER CUT PANEL - APPROXIMATE LOCATION. PANEL PATTERN TO BE "LEMON DROP"
- 8 PARASOLIEL PANEL COLOR TBD
- 9 POST AND FRAME POWDER COAT COLOR COLOR TBD

1 28'x30' CUSTOM SHADE SHELTER

SCALE: 3/16" = 1'-0"



- 1 POLYGON 9'x12' MILLENNIUM TRELLIS AS PROVIDED BY CHURCHICH RECREATION, CONTACT CHRIS CHURCHICH, TEL. 303-530-4414
- 2 8"x8" FLAG W/ ORNAMENTATION DETAIL W/ AHA LOGO
- 3 POST AND SLAT POWDERCOAT COLOR TBD
- 4 FINISH GRADE, TYP.
- 5 DRAWING/DETAIL AS SHOWN IS FOR FOR DESIGN PURPOSES ONLY AND TO FURTHER DEVELOPED AT NEXT SUBMITTAL
- 6 STAMPED STRUCTURAL FOOTING DESIGN TO BE SUPPLIED BY POLYGON, FOOTING DESIGN SHALL MEET ALL APPLICABLE CODES.

2 9'x12' SHADE TRELLIS

SCALE: 1/2" = 1'-0"

VILLAGE AT WESTERLY CREEK PHASE III

SOUTH IRONTON & EAST KENTUCKY AURORA, COLORADO

DRAWING SET
DEVELOPMENT APPLICATION

SET ISSUE DATES:
1ST SUBMITTAL 16-0909
2nd SUBMITTAL 16-1222

SCALE AS SHOWN

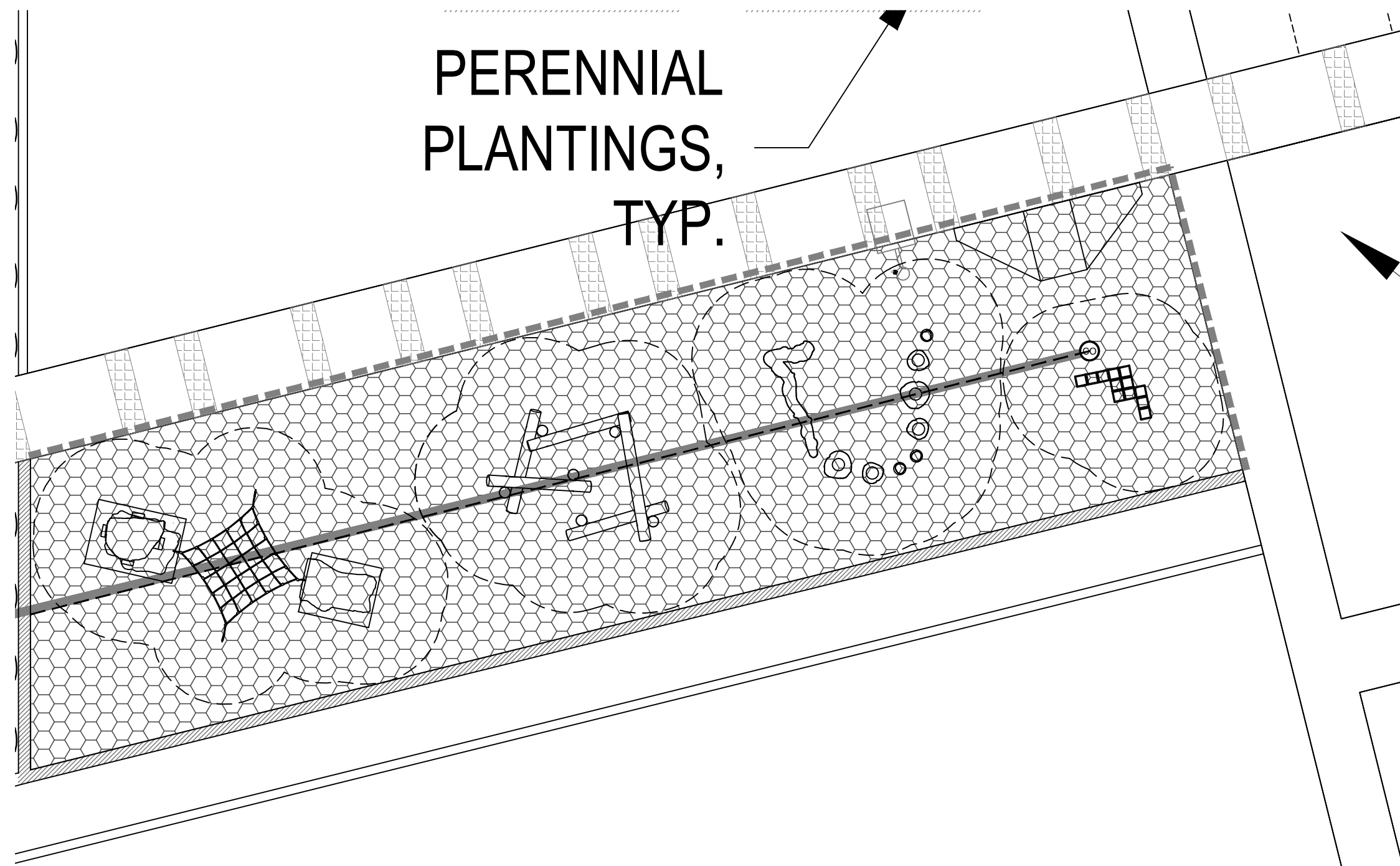
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LANDSCAPE DETAILS

SHEET NO:
L-09



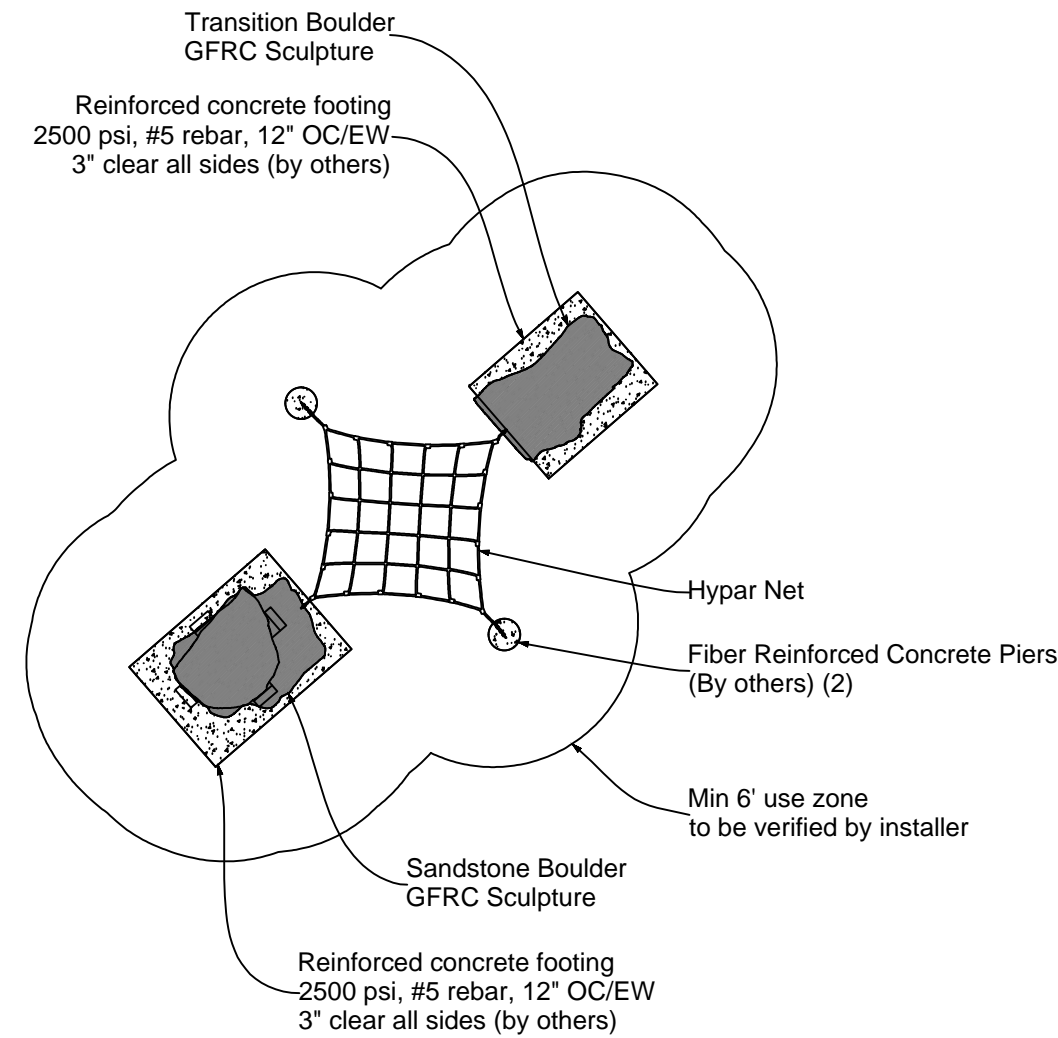
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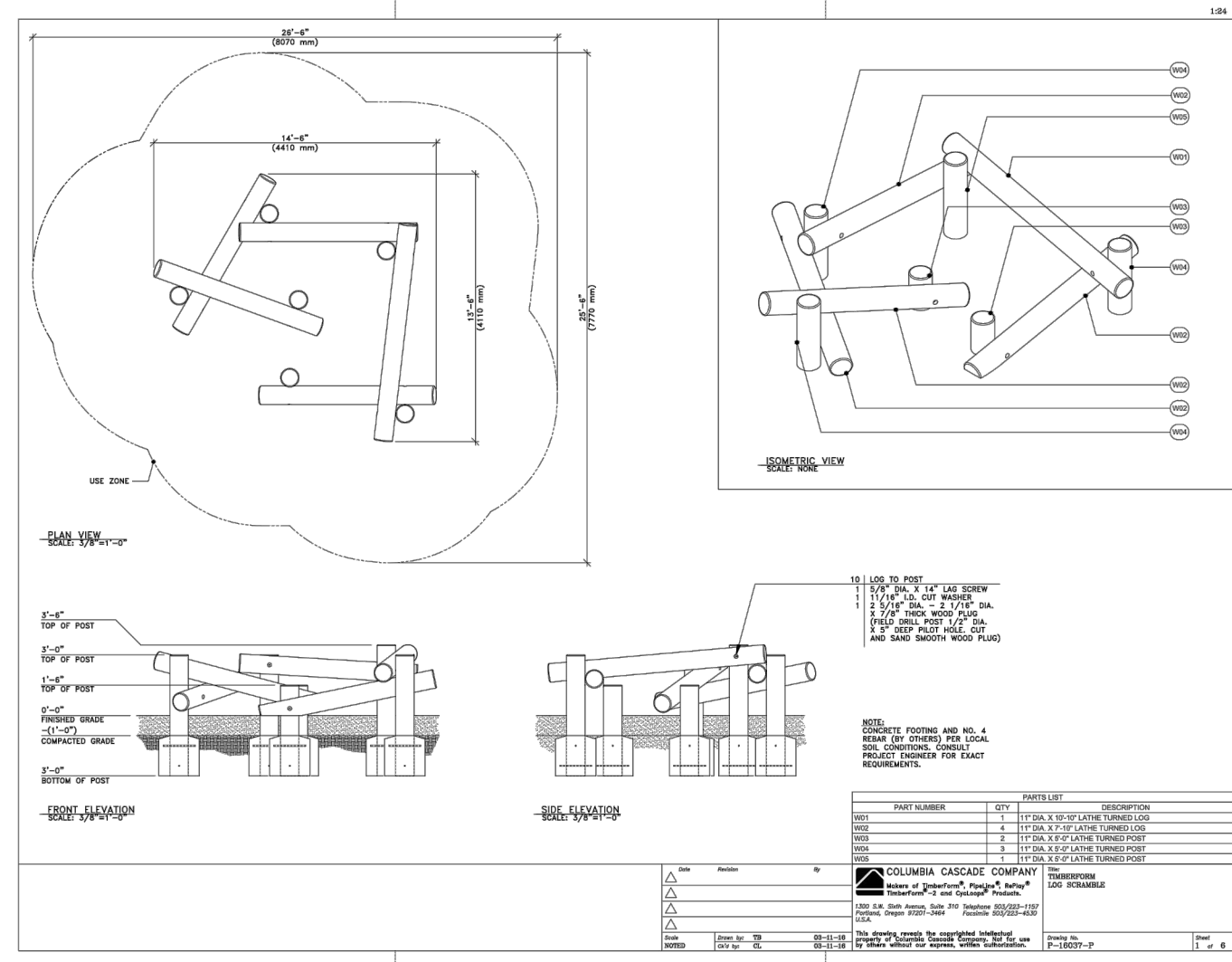
1 PLAYGROUND PLAN ENLARGEMENT

SCALE: 1" = 10'-0"



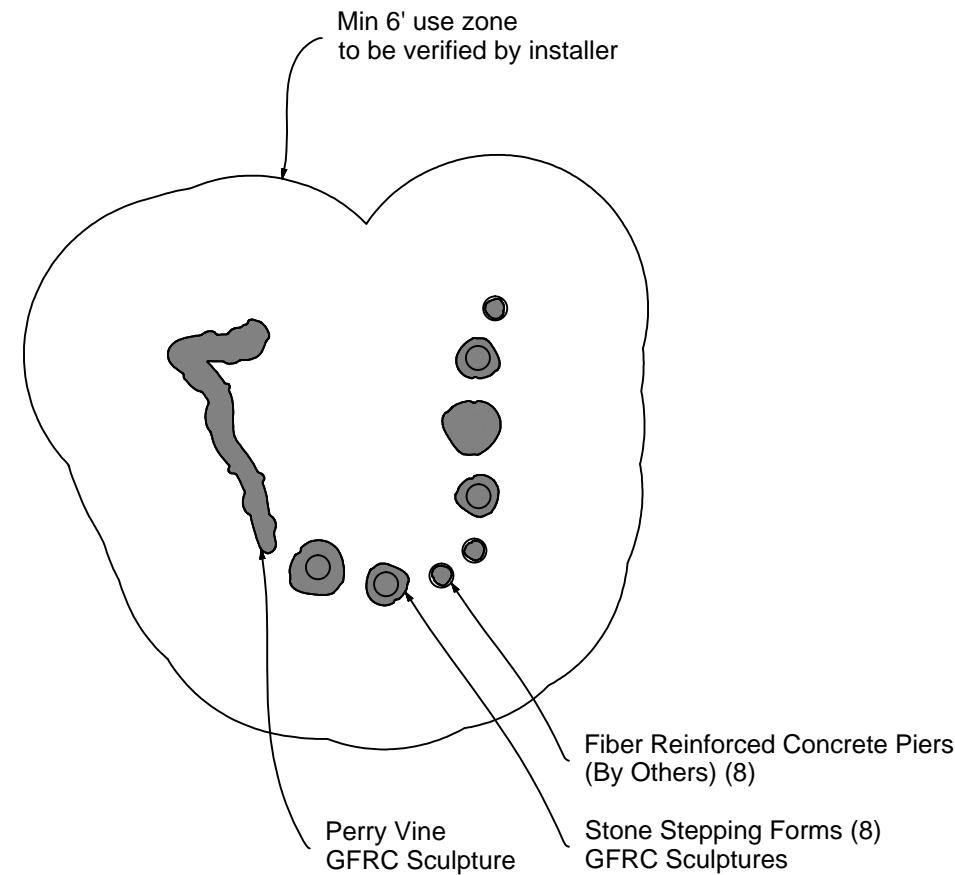
2 GFR SANDSTONE & TRANSITION BOULDER

SCALE: 1/8" = 1'-0"



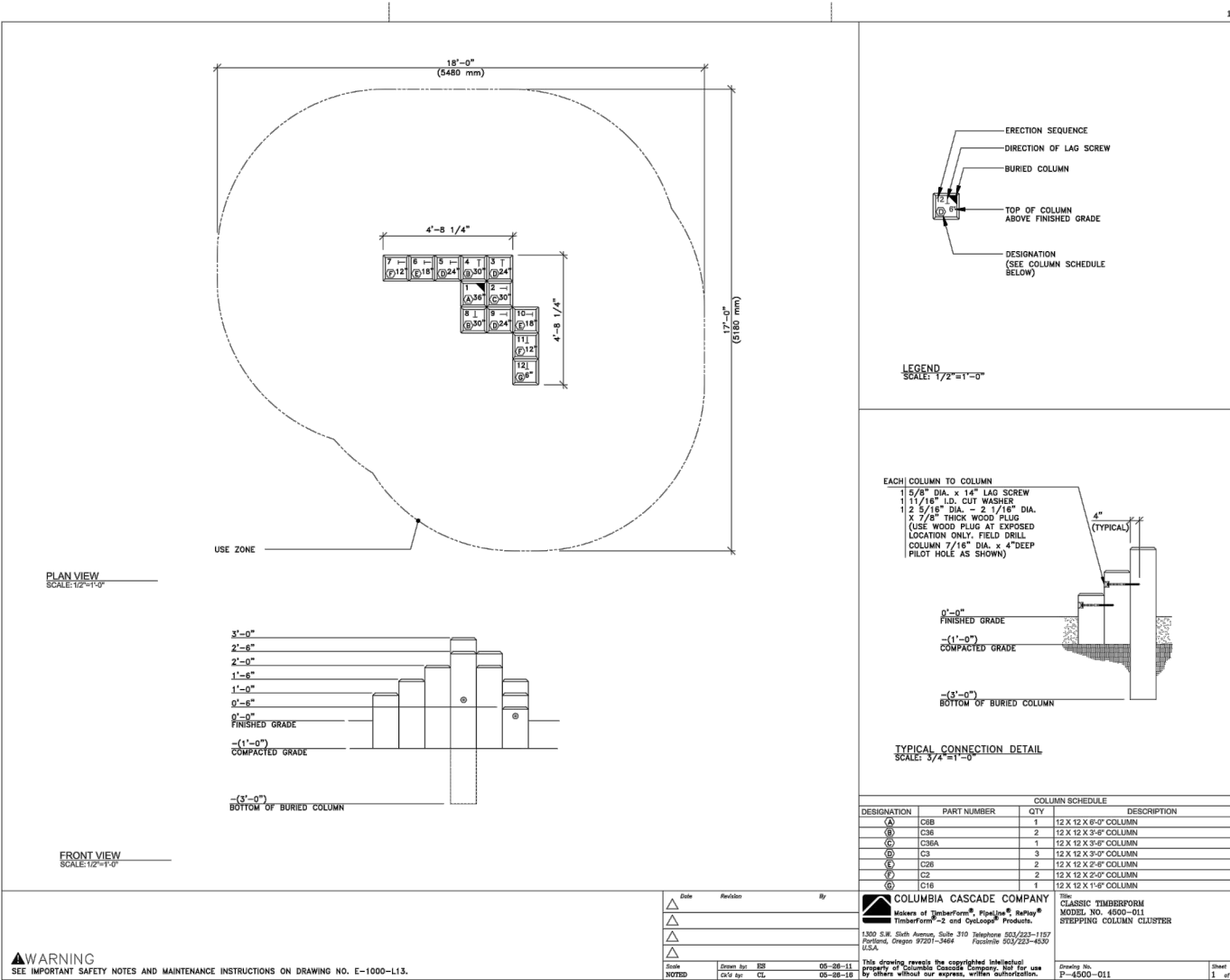
3 WOOD LOG SCRAMBLE

SCALE: N.T.S.



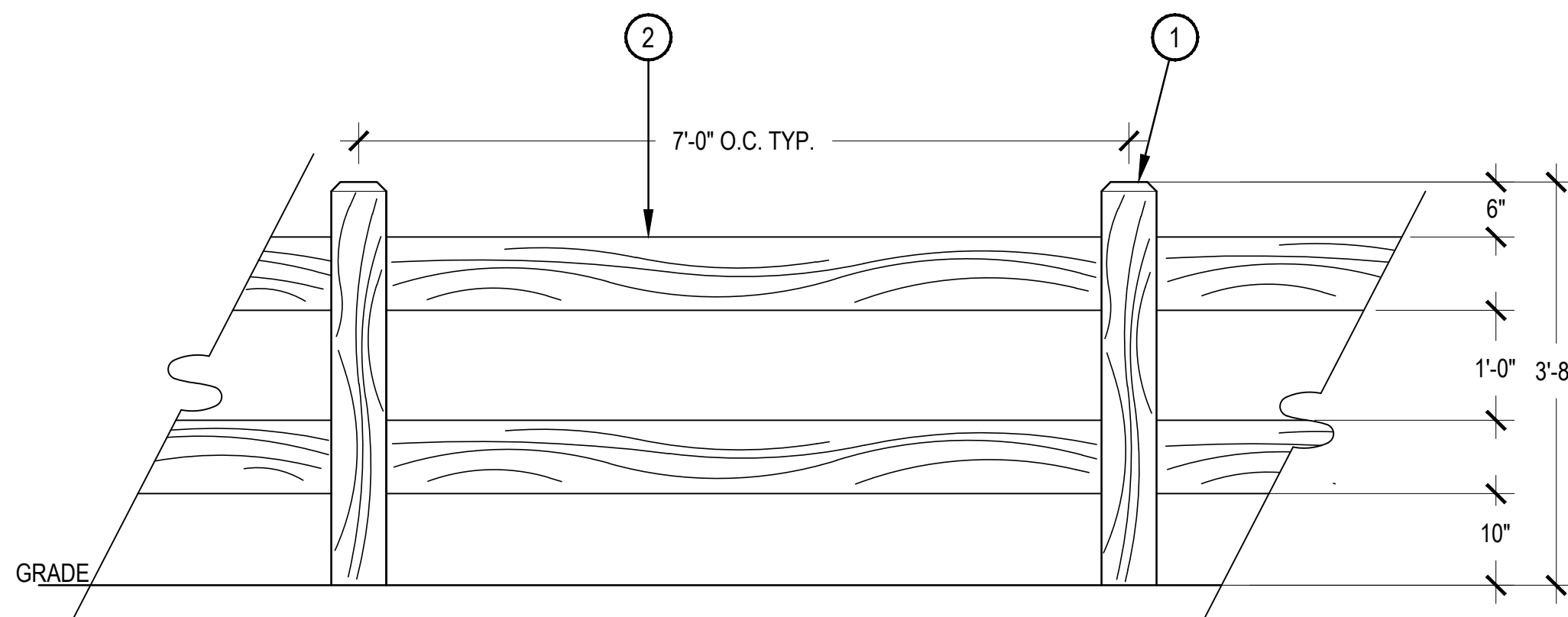
4 GFR VINE SCULPTURE & STEPPING STONES

SCALE: 1/8" = 1'-0"



5 WOOD STEPPER COLUMN CLUSTER

SCALE: N.T.S.



6 38" HEIGHT TWO RAIL FENCE

SCALE: 3/4" = 1'-0"

- GLASS FIBER REINFORCED PLAYGROUND SCULPTURES W/ PLANAR NET. AS PROVIDED BY SCULPTURE ID, 970-641-1747
- INSTALL PER MANUFACTURER'S RECOMMENDATION

- GLASS FIBER REINFORCED PLAYGROUND SCULPTURE & STEPPERS. AS PROVIDED BY SCULPTURE ID, 970-641-1747
- INSTALL PER MANUFACTURER'S RECOMMENDATION

- 6"X6" SQUARE ROUGH SAWN CEDAR POST WITH 1" CHAMFER
- 2"X8" ROUGH SAWN CEDAR RAILS

- NOTES:
- THIS FENCE SHALL MATCH THE EXISTING FENCE FOUND THROUGHOUT SOUTHSORE.
 - SET FENCE POSTS IN 12" DIA. CONCRETE FOOTERS 36" DEEP.
 - ALL LUMBER SHALL BE PRIMED AND PAINTED STANDARD SOUTHSORE FENCE COLOR
 - FASTEN RAILS TO POSTS W/ HEAVY DUTY GALVANIZED SCREWS. RECESS.
 - CONTRACTOR TO PROVIDE ENGINEERED DRAWINGS AS REQUIRED FOR PERMITTING

VILLAGE AT WESTERLY CREEK PHASE III

SOUTH IRLINGTON & EAST KENTUCKY AURORA, COLORADO

DRAWING SET
DEVELOPMENT APPLICATION

SET ISSUE DATES:
1ST SUBMITTAL 16-0909
2nd SUBMITTAL 16-1213

SCALE AS SHOWN

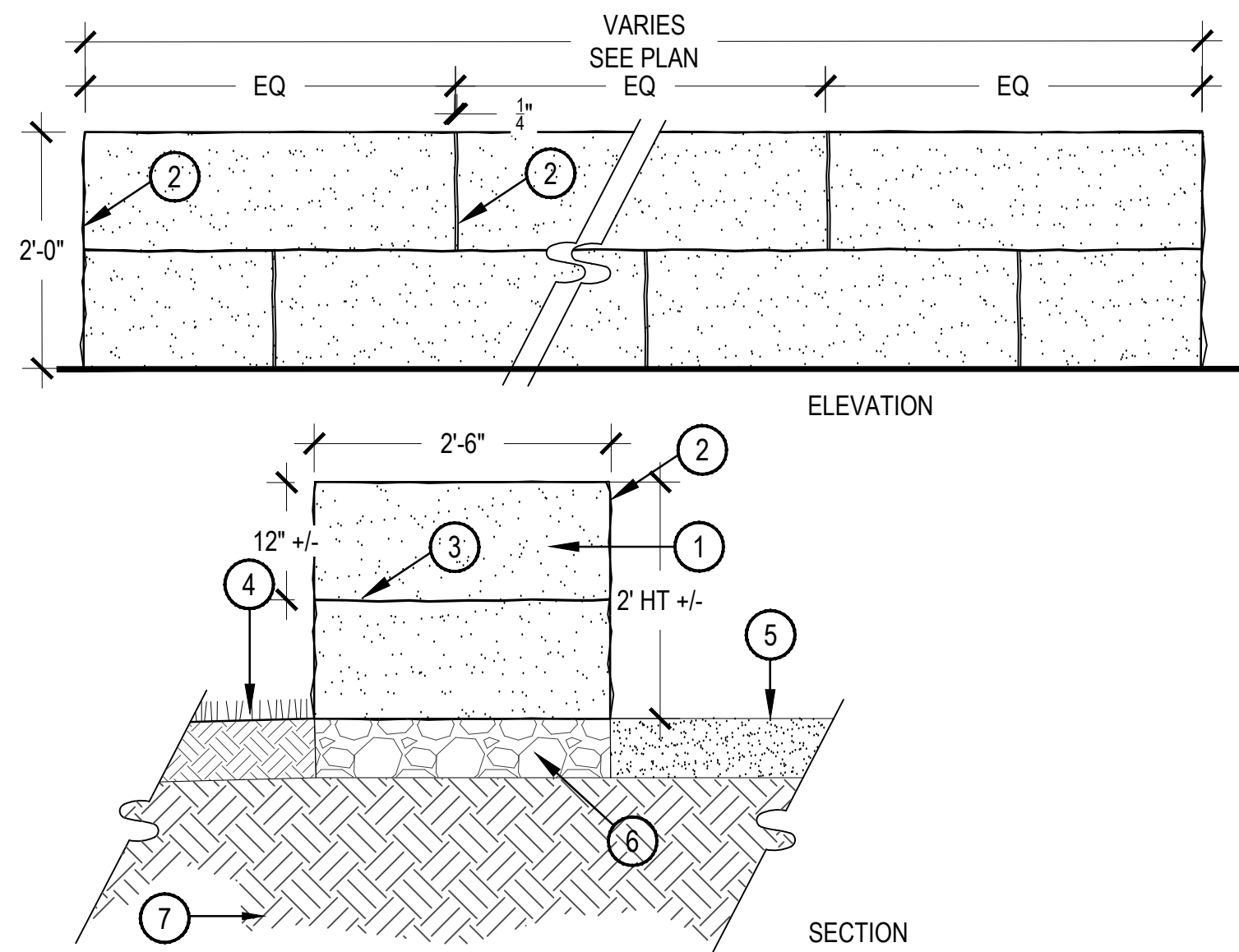
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LANDSCAPE DETAILS

SHEET NO:
L-10

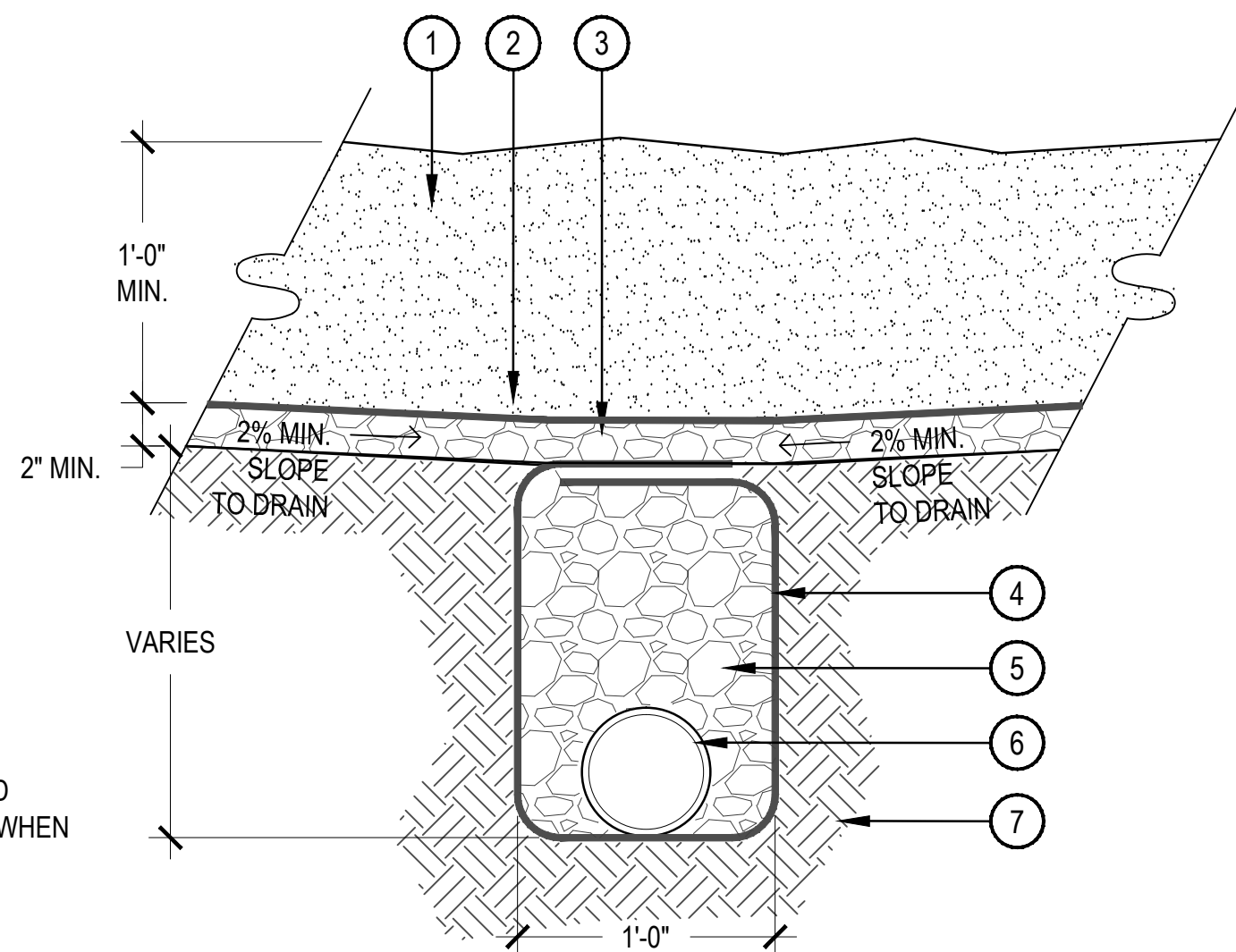


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- 2.5' WIDE X 5' LONG X 12" THICK SLAB BUFF DRYSTACK SANDSTONE SEAT WALL W/OVERLAPPING JOINTS
- SNAP CUT ALL EXPOSED EDGES. INTERNAL ABUTTING EDGES TO BE SAW CUT
- MORTAR FOR LEVELING ONLY
- SOD OR PLANTING BED ALONG BACK SIDE OF WALL. RE: LANDSCAPE PLAN
- ADJACENT PAVEMENT. RE: LANDSCAPE PLAN
- 6" COMPACTED ROAD BASE SETTING BED
- COMPACTED SUBGRADE PER ENGINEERS RECOMMENDATION
- NOTES:
- CONTRACTOR SHALL COORDINATE SLEEVING, PLUMBING, CONDUIT AND ELECTRICAL LINES, IF APPLICABLE, WHEN CONSTRUCTING WALLS.
 - TOP OF WALL ELEVATION SHALL BE LEVEL AND CONSISTENT.
 - SURFACE JOINTS BETWEEN STONES SHALL NOT EXCEED $\frac{1}{4}$ " IN WIDTH



- ENGINEERED WOOD FIBER SAFETY SURFACE
- GEOTEXTILE FILTER/DRAINAGE MAT
- 3/4" WASHED GRAVEL
- MIRIFI 140N FILTER FABRIC OR EQUIVALENT. OVERLAP ALL JOINTS MIN. 10" AND STAPLE. FILTER CLOTH MUST WRAP BOTH THE PIPE AND THE ENTIRE TRENCH.
- 3/4" WASHED GRAVEL IN TRENCH
- 6" PERFORATED PVC PIPE - 1% MIN. SLOPE. CONNECT TO STORM DRAIN
- COMPACTED SUBGRADE

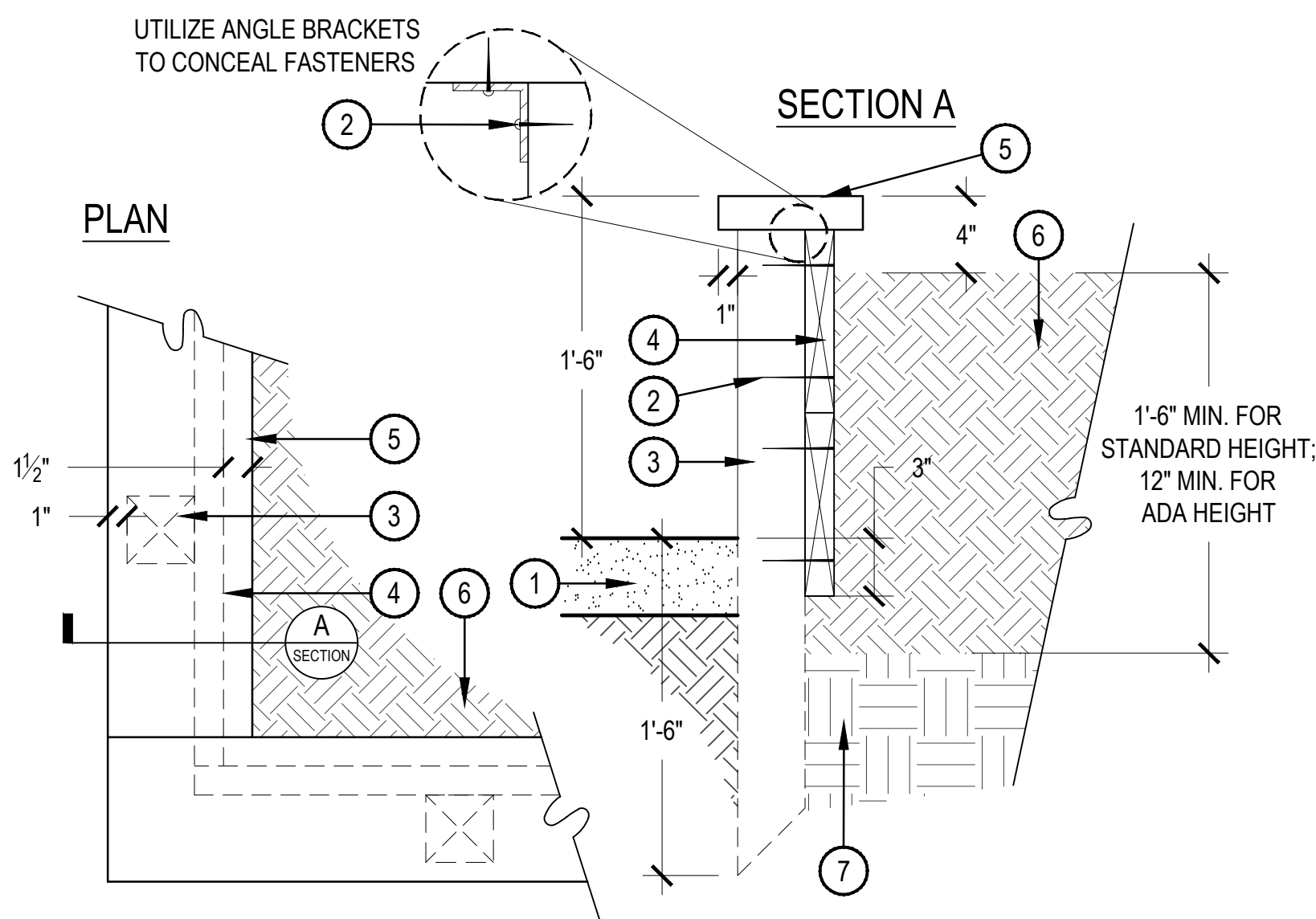
NOTE:
CONFIRM FINAL GRADES PRIOR TO INSTALLING

1 SANDSTONE DRYSTACK SEAT WALL

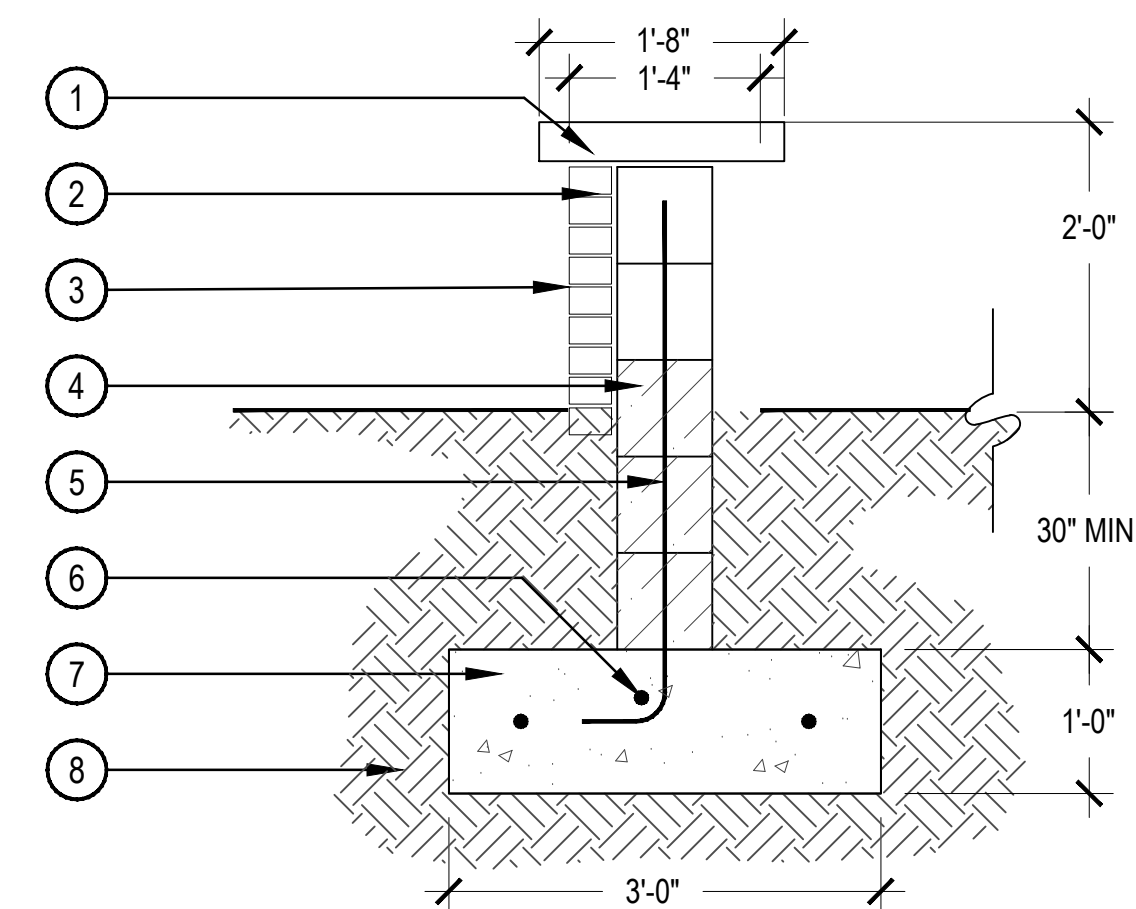
SCALE: 3/4" = 1'-0"

2 PLAYGROUND DRAIN

SCALE: 1-1/2" = 1'-0"



- ADJACENT CRUSHER FINES PATH
- CONCEALED, GALVANIZED, MECHANICAL FASTENERS
- 4X4 POST: (10 TOTAL) THREE ON LONG SIDES, TWO ON SHORT SIDES, SPACE EQUALLY
- 2X10 LUMBER BURY 3" DEEP, MECHANICALLY FASTEN TO 4X4 POST
- 2X8 LUMBER, CONCEAL FASTENERS
- AMENDED SOIL MIX, RE: LANDSCAPE PLANS AND SPECIFICATIONS
- 8-10" DEPTH LOOSENED NATIVE SOIL
- NOTES:
- ALL LUMBER SHALL BE SELECT, UNTREATED WESTERN RED CEDAR, AND SHALL BE SOLID, STRAIGHT, FREE FROM KNOTS, SPLITS, SHAKES AND DISCOLORATION.
 - PRICE BOXES USING RECYCLED COMPOSITE BOARDS AS AN ALTERNATE TO CEDAR.
 - MECHANICALLY ANCHOR ALL MEMBERS WITH HOT DIP GALVANIZED FASTENERS.



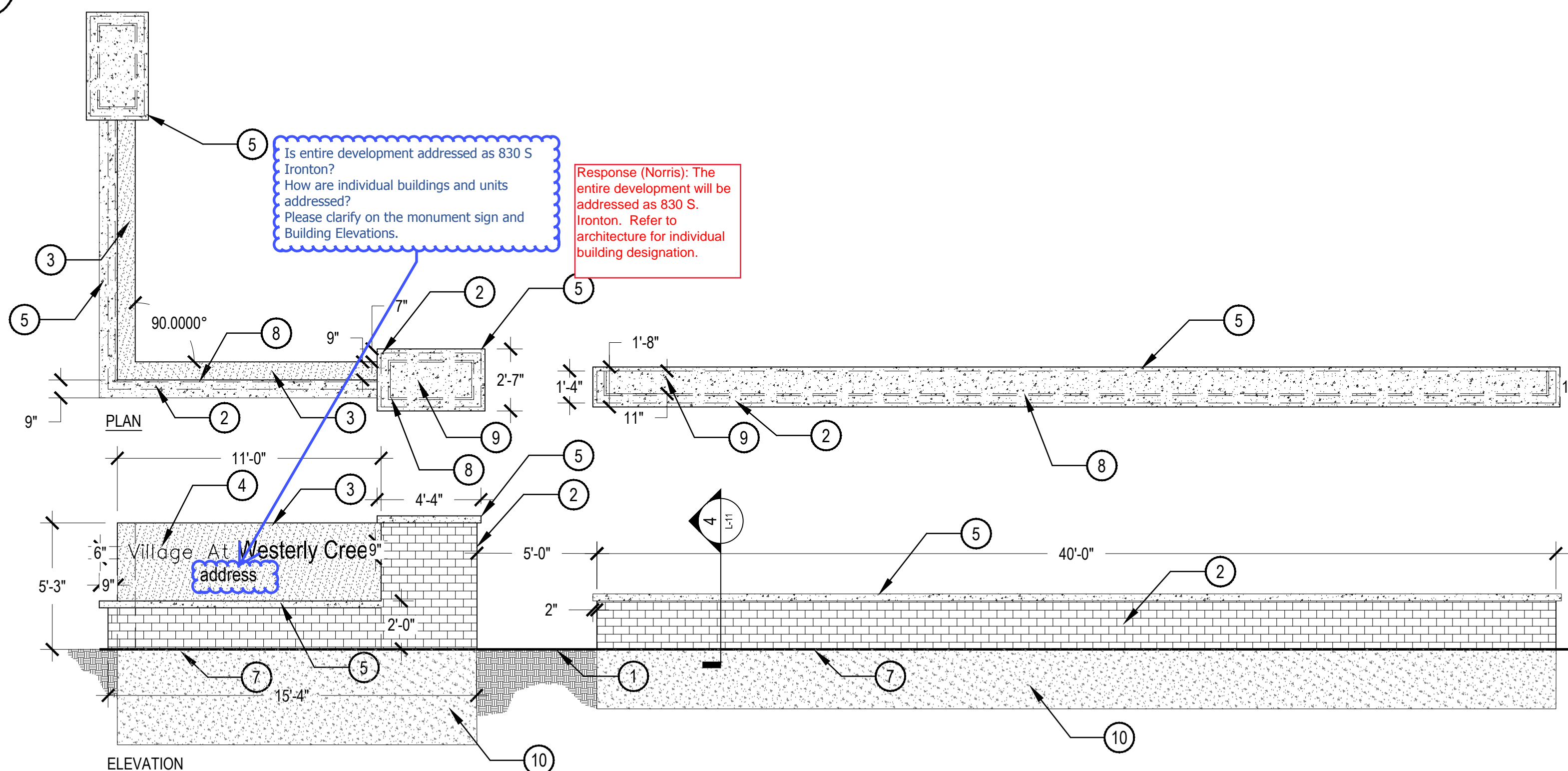
- 3" THICK PRECAST CONCRETE CAP. SUBMIT SAMPLE FOR APPROVAL
- 1/2" MORTAR JOINT BETWEEN BRICKS
- 4" x 8" SPLIT FACE BRICK
- STANDARD GREY CMU BLOCK
- #5 @ 24" O.C. GROUT SOLID CELLS
- 3-#5 BAR CONTINUOUS @ 12" O.C.
- CONCRETE FOOTER (BY OTHER)
- 12" 95% COMPACTED SUBGRADE
- EXPANSION JOINT

3 RAISED GARDEN BOX

SCALE: 1-1/2" = 1'-0"

4 SITE ENTRY WALL

SCALE: 3/4" = 1'-0"



- COMPACTED SUBGRADE
- BRICK VENEER, MATCH ARCH.
- PRE-CAST SIGN FACE, 2 FACES. COLOR & FINISH, TBD
- 9" RAISED LETTERING, PINNED. FONT TO MATCH EXISTING PH II SIGN.
- 3" THICK PRE-CAST CAP
- FOR MULTIPLE LINES OF TEXT ALIGN THE KEY# AND TEXT TO TOP LEFT
- FOUNDATION STRUCTURE BELOW
- MORTAR JOINT
- CONCRETE CORE
- FOUNDATION, RE: STRUCTURAL

5 MONUMENT SIGN AND SITE WALL

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

NOT FOR CONSTRUCTION

VILLAGE AT WESTERLY CREEK PHASE III

SOUTH IRLTON & EAST KENTUCKY AURORA, COLORADO

DRAWING SET

DEVELOPMENT APPLICATION

SET ISSUE DATES:	
1ST SUBMITTAL	16-0909
2nd SUBMITTAL	16-1222

SCALE AS SHOWN

SHEET TITLE:

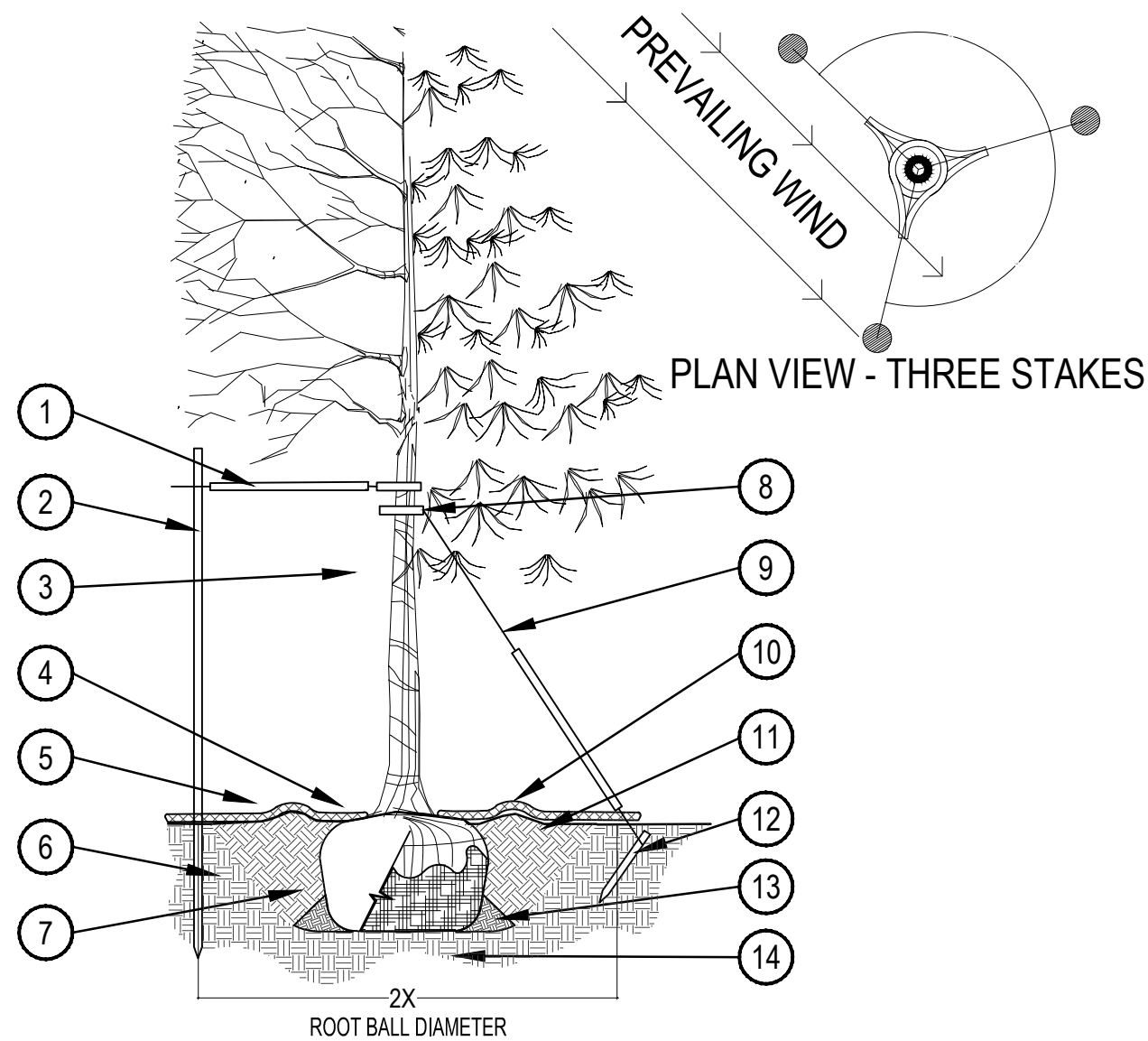
LANDSCAPE DETAILS

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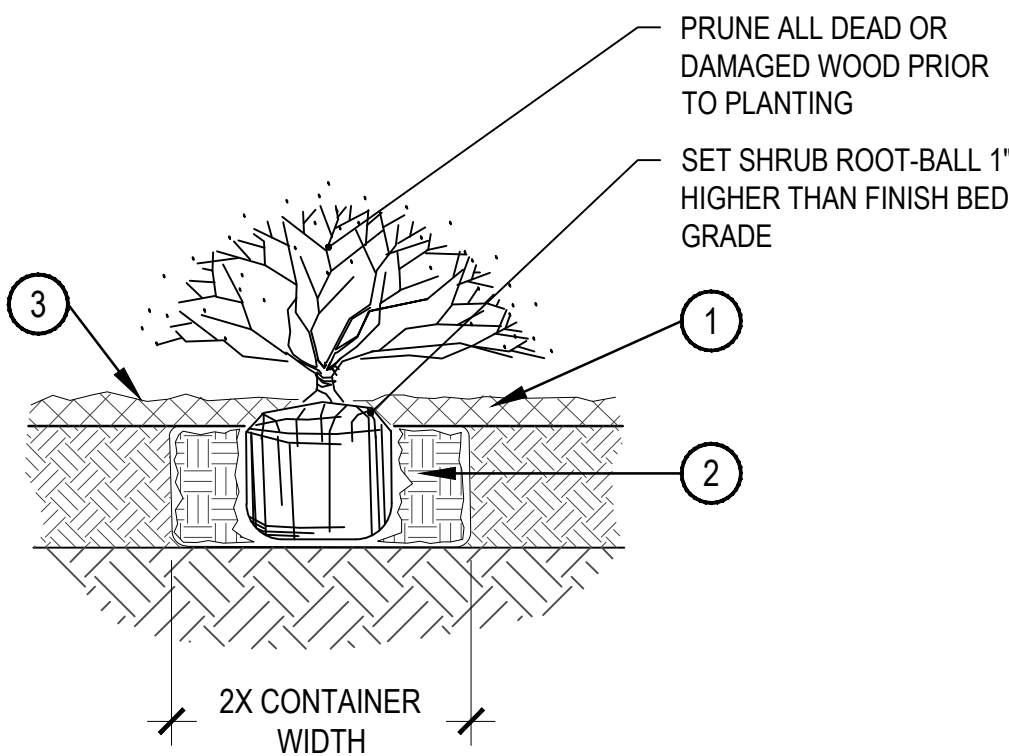
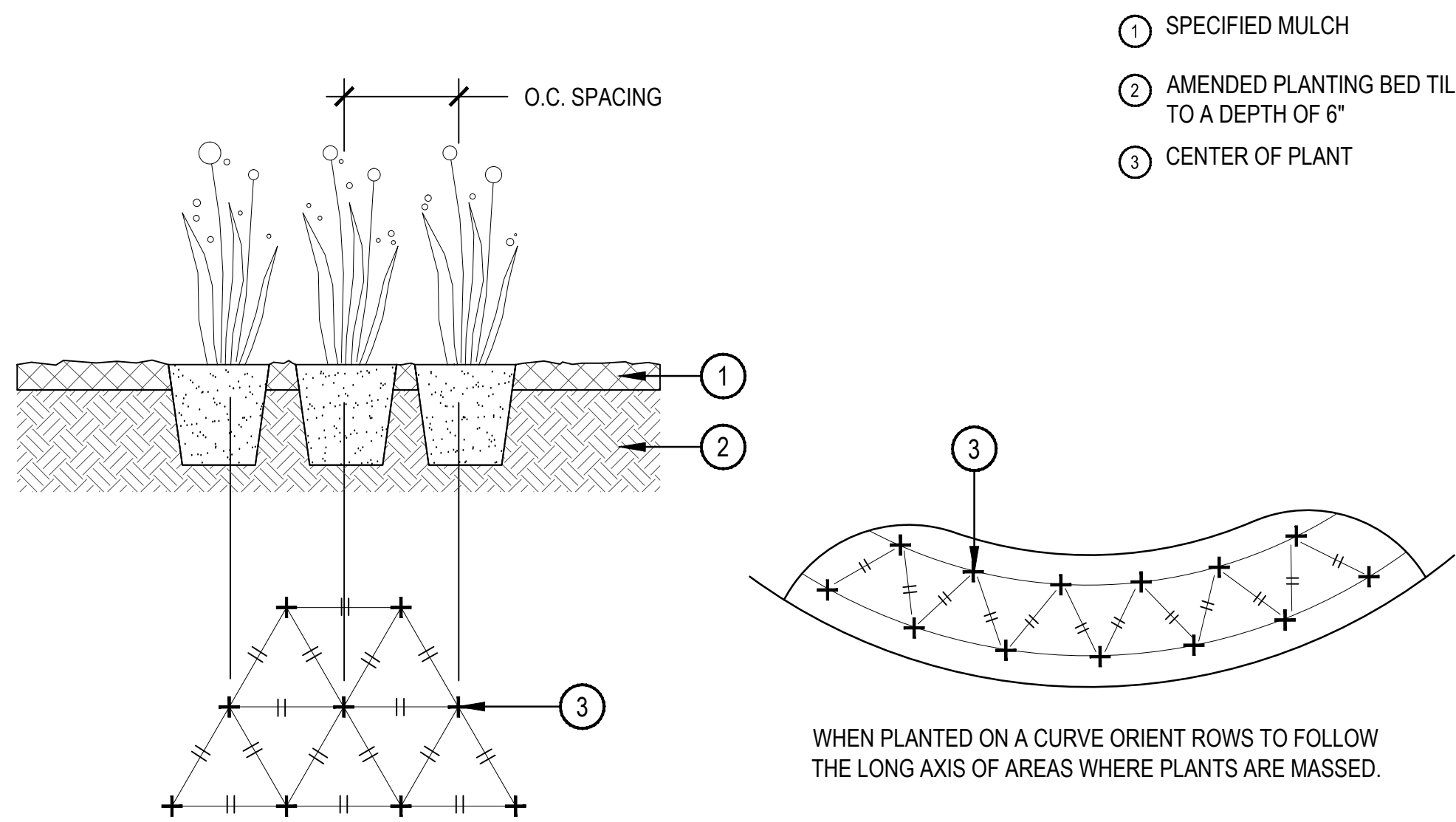


- PRUNING NOTES:
1. ALL PRUNING SHALL COMPLY WITH ANSI A300 STANDARDS.
 2. DO NOT HEAVILY PRUNE THE TREE AT PLANTING. PRUNE ONLY CROSSOVER LIMBS, CO-DOMINANT LEADERS AND BROKEN BRANCHES. SOME INTERIOR TWIGS AND LATERAL BRANCHES MAY BE PRUNED. HOWEVER, DO NOT REMOVE THE TERMINAL BUDS OF BRANCHES THAT EXTEND TO THE EDGE OF THE CROWN.
- STAKING NOTES:
1. STAKE TREES PER FOLLOWING SCHEDULE, THEN REMOVE AT END OF FIRST GROWING SEASON.
 - 1.1 1- $\frac{1}{2}$ " CALIPER SIZE - MIN. 1 STAKE ON SIDE OF PREVAILING WIND (GENERALLY N.W. SIDE)
 - 1.2 1- $\frac{1}{2}$ " - 3" CALIPER SIZE - MIN. 2 STAKES - ONE ON N.W. SIDE, ONE ON S.W. SIDE (OR PREVAILING WIND SIDE AND 180° FROM THAT SIDE)
 - 1.3 3" CALIPER SIZE AND LARGER - 3 STAKES PER DIAGRAM
 2. WIRE OR CABLE SHALL BE MIN. 12 GAUGE, TIGHTEN WIRE OR CABLE ONLY ENOUGH TO KEEP FROM SLIPPING. ALLOW FOR SOME TRUNK MOVEMENT. NYLON STRAPS SHALL BE LONG ENOUGH TO ACCOMMODATE 1- $\frac{1}{2}$ " OF GROWTH AND BUFFER ALL BRANCHES FROM WIRE.

1. PLACE MIN. $\frac{1}{2}$ " PVC PIPE AROUND EACH WIRE. EXPOSED WIRE SHALL BE MAX. 2" EACH SIDE
2. 6 FT. UNTREATED WOOD POST (MIN. 1.5" DIAMETER). ALL SHALL BE DRIVEN OUTSIDE ROOTBALL AND IN UNDISTURBED SOIL.
3. TREE WRAP TO BE INSTALLED ONLY FROM OCTOBER 1 THROUGH APRIL 30. (DECIDUOUS ONLY)
4. PLANT TREE SO THAT FIRST ORDER MAJOR ROOT IS 1"-2" ABOVE FINAL GRADE.
5. 3" DEEP MULCH RING PLACED A MINIMUM OF 4 FT. IN DIAMETER. DO NOT PLACE MULCH IN CONTACT WITH TREE TRUNK (FINISHED GRADE REFERENCES TOP OF MULCH).
6. 1:1 SLOPE ON SIDES OF PLANTING HOLE.
7. REMOVE ALL TWINE, ROPE, BURLAP AND WIRE FROM ENTIRE ROOT BALL AND TRUNK
8. GROMMETED NYLON STRAPS
9. GALVANIZED WIRE, MIN. 12 GAUGE CABLE - TWIST WIRE ONLY TO KEEP FROM SLIPPING.
10. 4-6" HIGH WATER SAUCER IN NON-TURF AREAS.
11. BACKFILL WITH BLEND OF EXISTING SOIL AND A MAXIMUM 20% (BY VOLUME) ORGANIC MATERIAL. WATER THOROUGHLY WHEN BACKFILLING
12. 2 FT. STEEL T-POST. ALL SHALL BE DRIVEN BELOW GRADE AND OUTSIDE ROOTBALL IN UNDISTURBED SOIL.
13. PLACE SOIL AROUND ROOT BALL FIRMLY, DO NOT COMPACT OR TAMP. SETTLE SOIL WITH WATER TO FILL ALL AIR POCKETS.
14. PLACE ROOT BALL ON UNDISTURBED SOIL TO PREVENT SETTLEMENT.

1 TREE PLANTING DETAIL

SCALE: 3/16" = 1'-0"



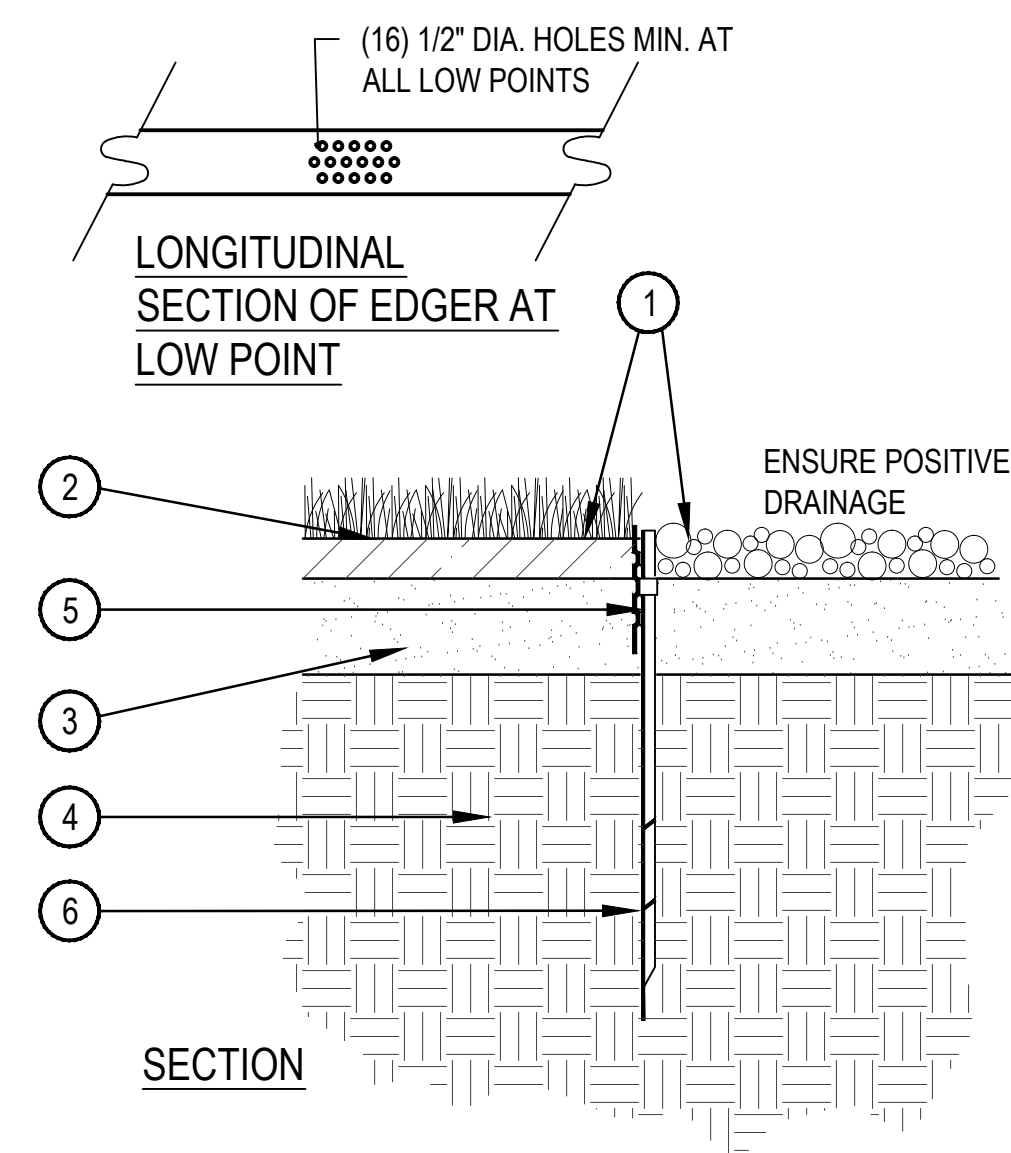
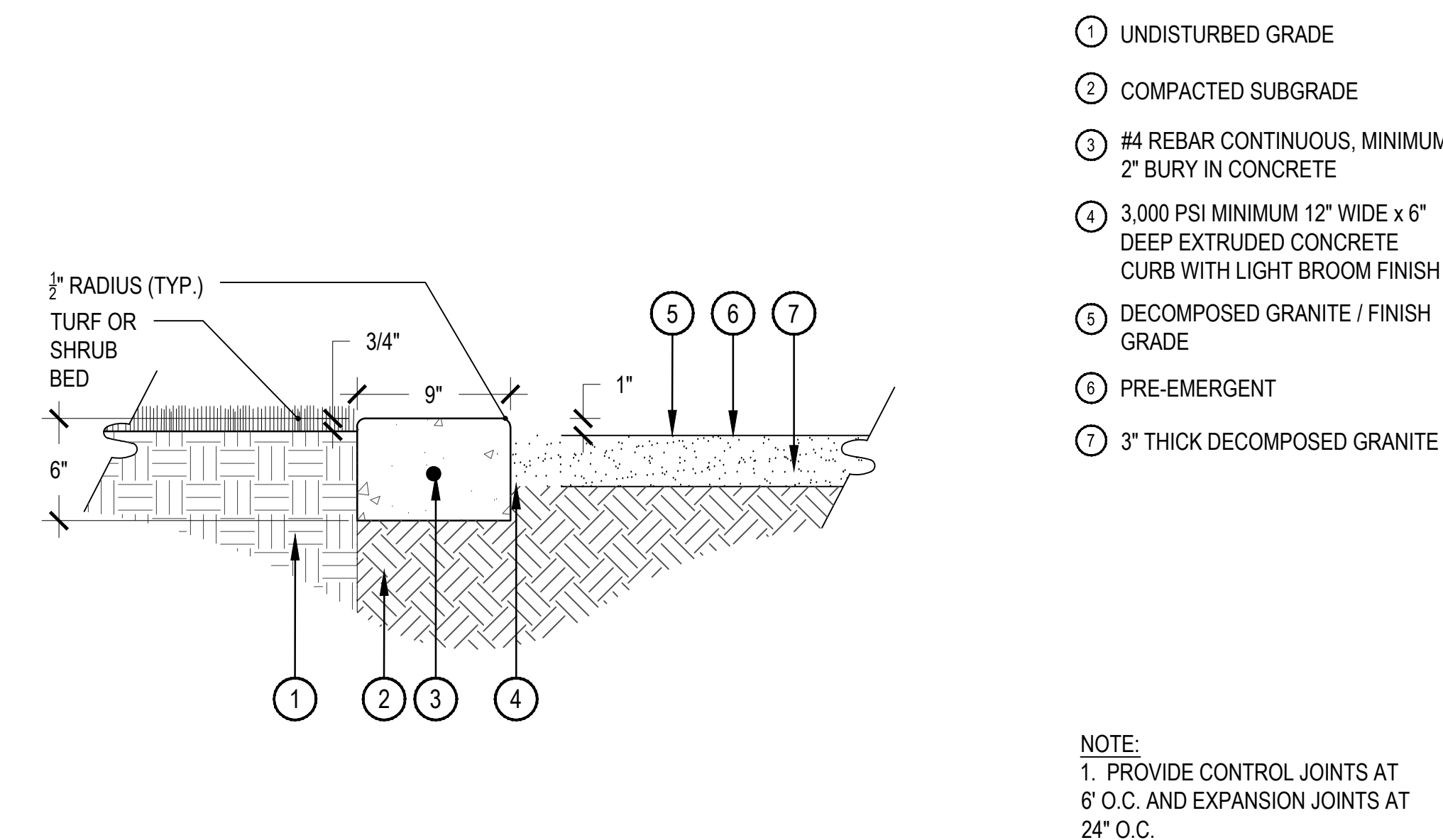
- NOTE:
1. BROKEN OR CRUMBLING ROOT-BALLS WILL BE REJECTED
 2. CARE SHOULD BE TAKEN NOT TO DAMAGE THE SHRUB OR ROOT-BALL WHEN REMOVING IT FROM ITS CONTAINER
 3. ALL JUNIPERS SHOULD BE PLANTED SO THE TOP OF THE ROOT-BALL OCCURS ABOVE THE FINISH GRADE OF THE MULCH LAYER
 4. DIG PLANT PIT TWICE AS WIDE AND HIGH AS THE CONTAINER

2 PERENNIAL PLANT LAYOUT

SCALE: 1" = 1'-0"

3 SHRUB PLANTING

SCALE: 1-1/2" = 1'-0"



- NOTES:
1. THERE SHALL BE NO EXPOSED SHARP / JAGGED EDGES.
 2. CONTRACTOR SHALL INSTALL STAKES AS REQUIRED BY THE MANUFACTURER.

4 CONCRETE EDGE

SCALE: 1-1/2" = 1'-0"

5 STEEL EDGER

SCALE: 1" = 1'-0"

NOT FOR CONSTRUCTION

VILLAGE AT WESTERLY CREEK PHASE III

SOUTH IRONTON & EAST KENTUCKY AURORA, COLORADO

DRAWING SET

DEVELOPMENT APPLICATION

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SCALE AS SHOWN

SHEET TITLE:

LANDSCAPE DETAILS

SHEET NO:

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