

CERTIFICATE OF OWNERSHIP:

Owner: Sean Kim is sole owner.

I, Hyung Seo and Sean Kim, owners, or designated agent thereto, do hereby agree to develop the above described property in accordance with the use, restrictions, and conditions contained herein, and current ordinances, resolutions, and standards of the City of Aurora, Colorado.

Signature of owner and/or agent
2225 S. Iola Street, LLC
16285 E. Maplewood Pl.
Centennial, CO 80016
Address

Acknowledgement:

State of Colorado)
County of)SS

The foregoing dedication was acknowledged before me this _____ day of _____, 20____, by _____ as _____.

Witness my hand and official seal.

Notary Public

My Commission Expires _____

please add the
Signature Block

Signature block inserted.

CLERK & RECORDER'S CERTIFICATE:

Accepted for filing in the office of the County Clerk and Recorder of _____ County, Colorado on this _____ day of _____ 20 AD at _____ o'clock _____m.

County Clerk and Recorder Deputy

*Book No.: _____
*Page No.: _____
*Reception No.: _____

SURVEYOR'S CERTIFICATE:

I hereby certify I was in responsible charge of the survey work used in the preparation of this plat; the positions of the platted points shown hereon have an accuracy of not less than one (1) foot in ten thousand (10,000) feet prior to adjustments; and all boundary monuments and control corners shown hereon were in place as described on this _____ day of _____, 20____.

PLS Colorado Registered Land Surveyor PLS No. _____

According to Colorado law you must commence any legal action based upon any defect in this survey within three years after you first discover such defect. In no event may any action based upon any defect in this survey be commenced more than ten years from the date of the certification shown hereon.

Add the landscape
consultants contact
information.

Landscape contact listed

Owner:
SKC 2225 S. Iola, Inc.
11582 E. Ida Avenue
Englewood, CO 80111-4132

Sean Kim
(720) 900-9327 c Sean
skcndenver1@gmail.com

Architect & Applicant:
Earth and Sky Architecture
Paul Adams, AIA
1400 H Street
Salida, CO 81201

CO license #B-3398

padams@EarthSkyArchitecture.com
303-521-8242 c

Civil Engineer:
2N Civil
Ryan Eichle, PE
6 Inverness Court East, Suite 125
Englewood, CO 80112

Colorado PE license #

Ryan@2ncivil.com
303-925-0544 o

Landscape Plan by:
Earth and Sky Architecture
Paul Adams, AIA
1400 H Street
Salida, CO 81201

padams@EarthSkyArchitecture.com
303-521-8242 c

Electrical Engineer
Kazin & Associates
Bryan Kazin, PE
9364 Teddy Lane, Suite 101
Lone Tree, CO 80124

Colorado PE license #36628

bkazin@dmka.com
720-489-1609 o

Waterford Place
Site Plan Amendment No.1

WATERFORD PLACE SUBDIVISION FILING NO. 2 AND WATERFORD PLACE SUBDIVISION FILING NO. 2, AMENDMENT NO. 1
SITUATED IN THE NW 1/4 OF SECTION 26, T.4S., R.67W. OF THE 6TH P.M.
CITY OF AURORA, COUNTY OF ARAPAHOE, STATE OF COLORADO

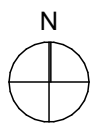
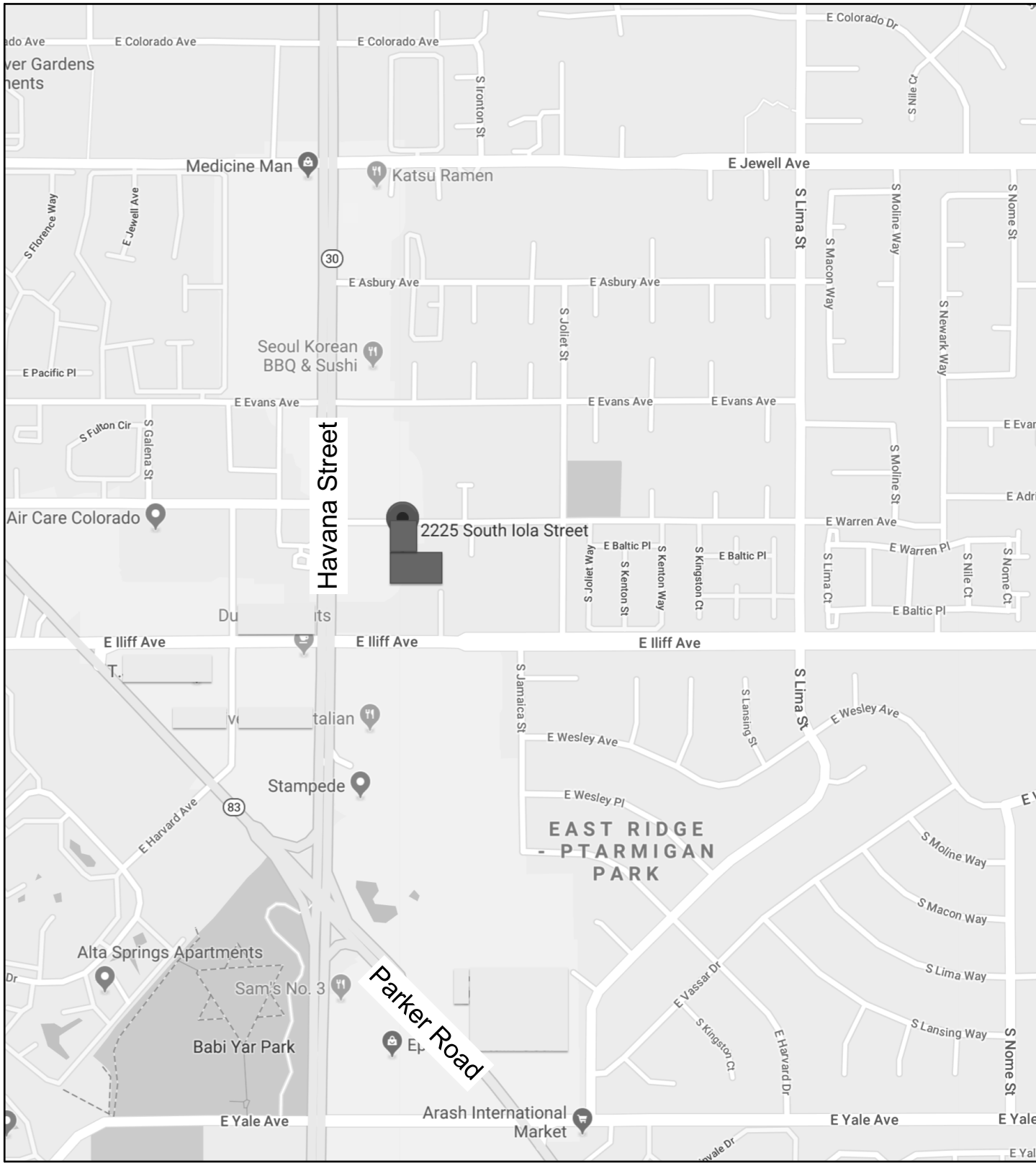
Advisory - Show the easement that
cover the proposed Water meters.
Match the Plat easement names
and configurations. (see page 4)

Noted.

Aurora Water Utilities
Ashley Duncan
aduncan@auroragov.org

Advisory Note: The site
plan will not be approved
by Aurora Water until the
preliminary drainage
report or letter is approved

Noted.



2225 S. Iola St. Vicinity Map

NOT TO SCALE

Adjustments should just list the Section
Title and Number. The explanation
belongs in the Letter of Introduction along
with the mitigating measure(s) being
offered to offset the adjustment request.

Adjustments list Section Title + number
Other information provided in
Letter of Introduction.

SITE DATA:

(3) NEW FEE SIMPLE LOTS TO BE INCLUDED IN THE WATERFORD PLACE HOA.

NUMBER OF BUILDINGS: 1
NUMBER OF DWELLING UNITS: 3

Add occupancy to
site data

UNITS ARE TYPE V NON-RATED
BUILDING DOES NOT HAVE A SPRINKLER SYSTEM.

Please provide the height of
the building.

MAXIMUM BUILDING HEIGHT: 20'

Height listed

TYPICAL DWELLING UNIT: 1276 SF
TYPICAL GARAGE: ±400 SF
TYPICAL UNIT FOOTPRINT: 1,714 SF

GROSS SQUARE FOOTAGE: 5,142 SF

SEE EXISTING WATERFORD PLACE SITE PLAN FOR EXISTING BUILDING DATA.

PARKING REQUIRED PER AURORA TABLE 15.1
AMOUNT OF OFF-STREET PARKING REQUIRED:

EXISTING: (16) 2 & 3BR UNITS X (2) PARKING/UNIT = 32

NEW: (3) 2BR UNITS X (2) PARKING/UNIT = ±6
TOTAL: 38

38 REQUIRED SPACES X 15% = 6 GUEST PARKING
38 + 6 = 44 PARKING PLACES REQUIRED
44 PARKING PLACES PROVIDED

(2) HANDICAPPED SPACES REQUIRED, (1) PROVIDED.
(1) VAN PARKING SPACE REQUIRED, (1) PROVIDED.

Site Data Area Table:

Landscaped area:	8355 SF	50.8%
Hard surface area:	2946 SF	17.9%
Building footprint:	5142 SF	31.3%
Total Site Area:	16,443 SF	100%

sheet please add the Data Block: add the zoning,
Parking, landscape, hard surface and building
square footage and percentage for each.

SF + % data added.

Notes on landscape buffer:

- Grasses have been excluded from shrub calculation.
- Plantings have been provided at an increased minimum rate of 1 tree and 5 shrubs / 20LF to accommodate varying buffer widths.
- **Adjustment Request: Table 14.1, alternate 9, Standard design Plus Xeriscape.
- *** Other adjustment options aren't available for property because there is no space available for additional plantings.

REQUESTED LANDSCAPE CODE ADJUSTMENTS:

1. Project doesn't meet the Non-Street Perimeter Buffer landscape requirements with both the buffer width and required plant material.

2. The detention pond and retaining walls are constructed within the landscape buffer.

The project is to build a new triplex on a small infill lot in an existing subdivision. The original developer didn't meet the storm drainage and related requirements when the original portion was built in 1999. Since then, the City of Aurora has increased the storm drainage requirements. To address the current off-site stormwater runoff, the detention pond needs to be the size and depth shown. The only place to locate the detention pond is in that location. The current developer sacrificed a dwelling unit to make the project comply with the engineering.

The entire site is 16,433 SF. The required detention pond area is 6428 SF, and the triplex footprint is 5142 SF. The driveways and entry patios are 1124 SF. The fire department's required turnaround takes an additional 615 SF. The required concrete drainage pan on the south edge of the lot is 914 SF. This leaves a net available area for plantings at 2210 SF.

This available space is filled with the required trees and plants for the residences as well as the Detention & Water Quality Requirements. These trees and shrubs fill the available space for planting.

The neighbor to the west has a six-foot privacy fence just to the west of the top of the retaining wall on the property line. This fence hides the back of the strip mall, parking and dumpsters.

There are many existing trees along the south property line that create the neighboring mini-storage property's landscape buffer. The trees effectively screen the one-story storage buildings on that site.

LEGAL DESCRIPTION:

LOTS 1 - 8, BLOCK 1, WATERFORD PLACE SUBDIVISION FILING NO. 2 AND LOTS 9-17, BLOCK 1 AND TRACT "A", WATERFORD PLACE SUBDIVISION FILING NO. 2, AMENDMENT NO. 1, BEING LOCATED IN THE NORTHWEST ONE-QUARTER OF SECTION 26, TOWNSHIP 4 SOUTH, RANGE 67 WEST OF THE 6TH PRIME MERIDIAN, CITY OF AURORA, COUNTY OF ARAPAHOE, STATE OF COLORADO.
RECEPTION NUMBER: 6034092

LAND DESCRIPTION:

BEGINNING AT THE SE CORNER OF TRACT "A", WATERFORD PLACE SUBDIVISION FILING NO. 2, AS RECORDED IN ARAPAHOE COUNTY, COLORADO; THENCE S90°00'00"W AND ALONG THE SOUTH LINE OF SAID TRACT "A" A DISTANCE OF 329.04 FEET; THENCE N00°23'32"E AND ALONG THE WEST LINE OF SAID TRACT "A" A DISTANCE OF 300.92 FEET TO THE SOUTH R.O.W. LINE OF WARREN AVENUE; SAID POINT OF BEGINNING; THENCE N89°59'01"E AND ALONG SAID SOUTH R.O.W. LINE BEING THE NORTH LINE OF SAID TRACT "A" A DISTANCE OF 188.88 FEET TO THE NW CORNER OF A PARCEL OF LAND DESCRIBED IN A DEED RECORDED IN BOOK 1575 AT PAGE 64; THENCE S00°25'22"W AND ALONG THE WEST LINE OF THE PARCEL DESCRIBED IN SAID DEED A DISTANCE OF 99.96 FEET TO THE SW CORNER OF THE PARCEL DESCRIBED IN SAID DEED; THENCE N89°59'01"E AND ALONG THE SOUTH LINE OF THE PARCEL DESCRIBED IN SAID DEED A DISTANCE OF 140.13 FEET TO A POINT LYING ON THE EAST LINE OF SAID TRACT "A"; THENCE S00°22'10"W AND ALONG THE EAST LINE OF SAID TRACT "A" A DISTANCE OF 201.06 FEET TO THE POINT OF BEGINNING; CONTAINING (85,009 SQUARE FEET) 1.95 ACRES, MORE OR LESS.

REQUIRED SITE PLAN NOTES:

1. The developer, his successors and assigns, including the homeowners or merchants association, shall be responsible for installation, maintenance and replacement of all fire lane signs as required by the City of Aurora.

2. All signs must conform to the City of Aurora sign code.

3. Right of way for ingress and egress for service and emergency vehicles is granted over, across, on and through any and all private roads and ways now or hereafter established on the described property, and the same are hereby designated as "Service/Emergency and Utility Easements" and shall be posted "No Parking - Fire Lane."

4. All crossings or encroachments into easements and rights-of-way owned by the City of Aurora ("City") identified as being privately-owned and maintained herein are acknowledged by the undersigned as being subject to City's use and occupancy of said easements or rights-of-way. The undersigned, its successors and assigns, further agrees to remove, repair, replace, relocate, modify, or otherwise adjust said crossings or encroachments upon request from the City and at no expense to the City. The City reserves the right to make full use of the easements and rights-of-way as may be necessary or convenient and the City retains all rights to operate, maintain, install, repair, remove or relocate any City facilities located within said easements and rights-of-way at any time and in such a manner as it deems necessary or convenient.

5. All windows, fireplaces, roof overhang, gutters, eaves, foundation, and other structures shall be located such that they are not allowed to encroach into any easement or fire lane.

6. Where utility easements overlap drainage easements, only subsurface utilities shall be shown in the portion of the utility easement that overlaps the drainage easement. Where ground utilities within a drainage easement requires prior written approval by the City Engineer.

7. All building address numbers shall comply with City Code of the City of Aurora - Volume II - Chapter 126 - Article VII - Sections 126-271 through 126-282.

8. The Applicant has the obligation to comply with all applicable requirements of the Americans with Disabilities Act (ADA).

9. Accessible exterior routes shall be provided from public transportation stops, accessible parking and accessible passenger loading zones and public sidewalks to 60% of the accessible building entrances they serve. The accessible route between accessible parking and accessible building entrances shall be the most practical direct route. The accessible route must be located within a sidewalk. No slope along this route may exceed 1:20 without providing a ramp with a maximum slope of 1:12 and handrails. Crosswalks along this route shall be wide enough to wholly contain the curb ramp with a minimum width of 36" and shall be painted with white stripes. The City of Aurora enforces accessibility requirements based on the 2015 International Building Code, Chapter 11, and the ICC A117.1-2009.

10. The developer, owner and assigns are responsible for complying with the federally mandated requirements of the Americans with Disabilities Act (ADA).

Site Plan Amendment Sheet Index

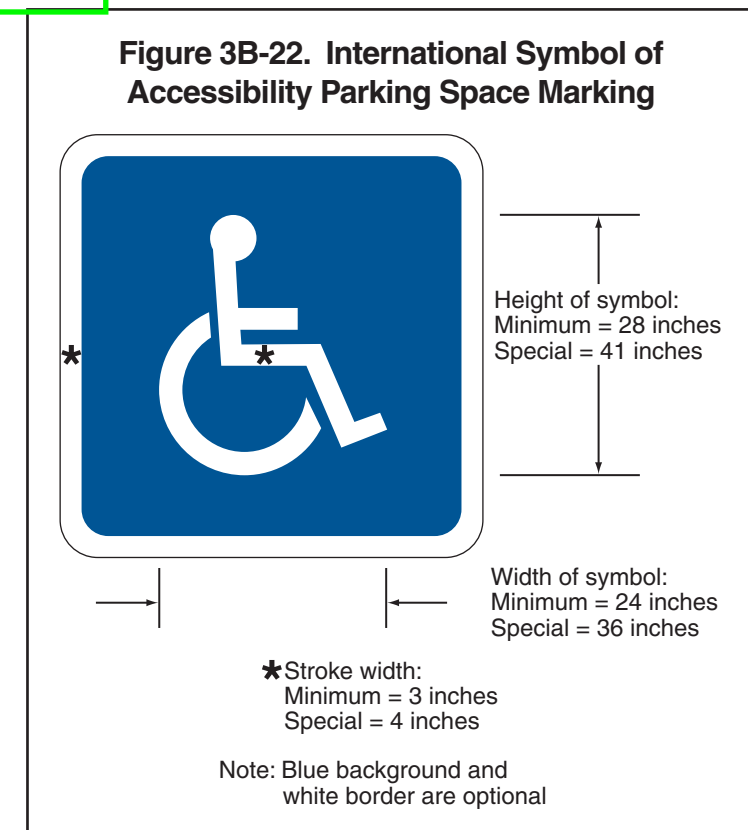
Site Plan Amendment	
SDP.1	Cover Sheet <input type="checkbox"/>
SDP.2	Site Plan <input type="checkbox"/>
SDP.3	Civil Utility Plan <input type="checkbox"/>
SDP.4	Civil Grading Plan <input type="checkbox"/>
SDP.5	Landscape Plan <input type="checkbox"/>
SDP.6	Architectural Elevations <input type="checkbox"/>
SDP.7	Architectural Elevations <input type="checkbox"/>
SDP.8	Photometric Plan <input type="checkbox"/>

Amendment Block	

Amendment to Waterford Place
Cover Sheet, SDP.1

Prepared on 10-29-2024

WATERFORD PLACE SUBDIVISION FILING NO. 2 AND WATERFORD PLACE SUBDIVISION FILING NO. 2, AMENDMENT NO. 1
SITUATED IN THE NW 1/4 OF SECTION 26, T.4S., R.67W. OF THE 6TH P.M.
CITY OF AURORA, COUNTY OF ARAPAHOE, STATE OF COLORADO



Site Graphics Legend:

Limits of Work	
Property Line	
Typical Setback Line	
Water line	
Fire lane easement, new	
Water easement, existing	
Water easement, proposed 15'	
Mailbox, existing location	
Mailbox, new location + new mailbox	
Exterior wall of building	
Retaining Walls (existing)	
Retaining Walls (new)	
Asphalt Paving	
Concrete sidewalk, existing	
Concrete sidewalk, new	
Concrete driveways, aprons & private walks	
Back patio, new duplex	
Access Road, roadbase	

Amendment Block

Waterford Place
Site Plan Amendment No.1

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NOT FOR CONSTRUCTION!

Building Perimeter Landscaping calculation: (Triplex)

(3) Unit front @ 35' + (2) side 51' = 207 l.f. perimeter
207 l.f. perimeter/5' = 41.4 l.f.
41.4 l.f. x 1.25 plants = 51.75, therefore 52 plants Total.

52 x 5% = 2.6, (3) required. Provided (4) trees (mixed evergreen & deciduous)
52 x 15% = 7.8, (8) required. Provided (10) 6' high shrubs
52 x 80% = 41.6, (42) required. Provided (45) mix of evergreen & deciduous shrubs

Total (53) required. Provided (49). 51

Note: Plants located to enhance streetscape and match existing plantings.

STANDARD LANDSCAPE NOTES:

- Compost amendment will be added to the soil. Turf grass areas will be prepared with a minimum of 4 cubic yards/1000 sq. ft. with compost, rototilled 4-6 inches deep.
- There are no freestanding lights planned. Exterior lights will be mounted on the duplexes per the Architectural Elevations and meet Dark Sky requirements.
- All new sidewalk, driveway and patios will be poured in concrete to match and connect the existing sidewalks.
- The new drive lane and fire access road will be asphalt.
- All utility easements shall remain unobstructed and fully accessible along their entire length for maintenance equipment entry.
- The developer, his successors and assigns, shall be responsible for installation, maintenance and replacement of all landscaping materials shown or indicated on the approved site plan or landscape plan on file in the planning department. All landscaping will be installed as delineated on the plan, prior to issuance of certificates of occupancy.
- All landscaped areas and plant material, except for non-irrigated native, restorative, and dryland grass areas that comply with requirements found in Sec. 146-1420 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.

Landscape Graphics Legend:

Limits of Work	
Property Line	
Typical Setback Line	
Mailbox, existing location	
Mailbox, new location + new mailbox	
Exterior wall of building	
Retaining Walls (existing)	
Retaining Walls (new)	
Asphalt Paving	
Concrete driveways, aprons & private walks	
Fire Access, Drainage & Utility Easement	
Back patio on triplex	
Access Road, roadbase	
Mulched bed	
Sod area	
Existing tree	
Existing tree, conifer	

Double check these numbers

Numbers adjusted

E. WARREN AVENUE
(Public R.O.W. 60.00')

This needs to specifically list the Non Street Buffer Section which is 146-4.7.5.E.

Text revised

REQUESTED LANDSCAPE CODE ADJUSTMENT

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- The detention pond and retaining walls are constructed within the landscape buffer.

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The neighbor to the west has a six-foot privacy fence just to the west of the top of the retaining wall on the property line. This fence hides the back of the strip mall, parking and dumpsters.

There are many existing trees along the south property line that create the neighboring mini-storage property's landscape buffer. The trees effectively screen the one-story storage buildings on that site.

As well as the residential units. They are within the required buffer area.

Text revised

Landscape Planting Schedule

Key	Symbol	Key	Qty.	Common Name	Botanical Name	Installed Size	Estimated Size	Water Needs
Perennial								
		AC	13	Silver Sagebrush	Artemisia cana	#5 Containers, established	12"-18" ht, 18"-24" spread	Low-medium
Shrubs								
		AF	3	False Indigo	Amorpha fruticosa	#5 Containers, 18"-24" ht.	4'-6" ht	Low
		CL	5	Mountain Mahogany, curly leaf	Cercocarpus ledifolius	#5 Containers, 18"-24" ht.	6'-10" ht	Low-medium
		JH	4	Juniper, Bar harbor	Juniperus horizontalis 'Blue Chip'	#5 Containers, 8"-10" ht.	8'-10" ht, 6'-8" spread	Xeric
		RA	14	Golden Currant	Ribes aureum	#5 Containers, 18"-24" ht.	4'-6" ht	Low
		RC	9	Wax Currant	Ribes cereum	#5 Containers, 18"-24" ht.	less than 4' when mature	Low
		RG	8	Smooth Sumac	Rhus glabra	#5 Containers, 18"-24" ht.	6'-10" ht	Low-medium
		RT	5	Skunkbush Sumac	Rhus trilobata	#5 Containers, 18"-24" ht.	3'-6" ht, 3'-6" spread	Xeric
Tree								
		AR	3	Maple, 'Autumn Fantasy'	Acer Acerecia, x freemanii (A. rubrum x A. saccharinum)	5" caliper, single trunk	25'-35' ht, 16'-25' spread	Low
		QM	1	Bur Oak	Quercus macrocarpa	5" caliper, single trunk	25'-35' ht, 16'-25' spread	Low
			65					

These can be 2.5". Required is 2", upsizing to 2.5" meets the UDO requirements.

Size changed to 2.5"

Planting Schedule: Grass & Mulched Bed Areas

Label	Area, SF	# of Beds/Areas	Water Needs	Notes:
Mulch	2,209.98	4	Drip irrigation.	Shredded bark and gravel mulches to match existing Waterford landscaping.
Sod area	6,017.48	4	Irrigated.	Sod to match existing Waterford landscaping. Sod and mulch to be separated by approved landscape edging.
	8,227.45 ft ²			

Blue grama (bouteloua gracilis) is suggested for detention area.

TREE PROTECTION NOTES

- PRIOR TO THE BEGINNING OF CONSTRUCTION, ESTABLISH THE TREE PROTECTION ZONE BY INSTALLING TREE PROTECTION FENCING AROUND ALL EXISTING TREES TO REMAIN. LOCATE FENCING AT THE OUTSIDE OF THE DRIP LINE OF THE TREES OR AT A DISTANCE FROM THE TREE TRUNK OF ONE(1) FOOT OF RADIUS FOR EVERY INCH OF TRUNK DIAMETER, WHICHEVER IS GREATER. FOR GROUPS OF TREES, THE MINIMUM DISTANCE BETWEEN THE TREE TRUNK AND THE FENCING SHALL BE ONE(1) FOOT FOR EACH INCH OF TRUNK DIAMETER. FOLLOWING INSTALLATION OF FENCING, REQUEST INSPECTION BY THE CITY OF AURORA PARKS & FORESTRY DIVISION (303-739-1177) OR AUTHORIZED DESIGNEE.
- TREE PROTECTION FENCING SHALL BE 4' HEIGHT, ORANGE MESH FENCING ATTACHED TO T-POSTS. FENCING SHALL BE INSPECTED AND MAINTAINED DAILY.
- CONTRACTORS SHALL BE RESPONSIBLE FOR ALL OF THEIR WORKERS, SUBCONTRACTORS AND SUPPLIERS UNDER THIS REQUIREMENT. WITHIN THE TREE PROTECTION ZONE, THE FOLLOWING CONSTRUCTION ACTIVITIES SHALL NOT BE ALLOWED EXCEPT AS NECESSARY TO EXECUTE DETAILS TP-2.0, 2.1, 3.1 & 3.2:
 - EQUIPMENT USE AND STORAGE
 - MATERIAL DELIVERY OR STORAGE
 - VEHICLE TRAFFIC, PARKING, USE OR STORAGE
 - SPREADING, EXCAVATING, COMPACTING OR STOCKPILING OF SOIL
 - CONCRETE WASH-OUT AREAS AND RUN-OFF FROM CONCRETE WASH-OUT AREAS
 - FOOT TRAFFIC
 - RUN-OFF CONTAINING HARMFUL LIQUIDS SUCH AS OIL, GAS, PAINT, SOLVENTS, FERTILIZER, ASPHALT, MORTAR, TAR OR SIMILAR MATERIALS
- VIOLATION OF THE TREE PROTECTION ZONE SHALL RESULT IN A FINE OF \$500 PER INCIDENCE AND MAY BE INCREASED BASED ON THE PERCENTAGE OF THE ZONE AFFECTED MULTIPLIED BY THE FULL VALUE OF THE TREE (OR TREES) ESTABLISHED PRIOR TO CONSTRUCTION. IF MORE THAN 30% OF THE TREE PROTECTION ZONE IS DAMAGED, THE FINE SHALL BE THE FULL VALUE OF THE ADJACENT TREE (OR TREES). FOR THE PURPOSE OF THESE REQUIREMENTS, CONSTRUCTION FENCING (LOCATED AT THE LIMITS OF CONSTRUCTION) SHALL BE TREATED AS TREE PROTECTION FENCING AND SHALL ESTABLISH A TREE PROTECTION ZONE FOR NEARBY TREES.
- DAMAGE TO THE MAIN TRUNKS OF TREES IS PROHIBITED. DAMAGE NOT PREVIOUSLY DOCUMENTED SHALL RESULT IN A FINE BASED ON THE PERCENTAGE OF THE CIRCUMFERENCE AFFECTED. DAMAGE GREATER THAN 30% OF THE CIRCUMFERENCE OR AFFECTING THE STRUCTURAL INTEGRITY OF THE TREE WILL RESULT IN A FINE EQUAL TO THE FULL VALUE OF THE TREE.
- LIMB REMOVAL IS PROHIBITED UNLESS APPROVED PRIOR TO CONSTRUCTION OR AS AUTHORIZED BY THE CITY OF AURORA PARKS & FORESTRY DIVISION. LIMB REMOVAL, IF APPROVED, SHALL BE DONE PRIOR TO THE START OF CONSTRUCTION. DAMAGED BRANCHES SHALL BE PRUNED WITHIN 10 DAYS OF THE OCCURRENCE UTILIZING ANSI A300 STANDARDS. UNAUTHORIZED LIMB DAMAGE OR REMOVAL CAN RESULT IN A FINE OF \$500 PER BRANCH AS MAY BE DETERMINED BY THE CONSTRUCTION MANAGER OR HIS FORESTRY CONSULTANT. LIMB REMOVAL AND ALL OTHER APPROVED PRUNING SHALL BE PERFORMED BY A PROFESSIONAL COMPANY THAT IS LICENSED BY THE CITY OF AURORA FORESTRY DIVISION.
- IF ROOTS GREATER THAN ONE(1) INCH DIAMETER REQUIRE CUTTING/REMOVAL, A CLEAN CUT SHALL BE ACCOMPLISHED USING A SHARP HAND TOOL. A MAXIMUM OF TWO(2) 3-INCH DIAMETER ROOTS PER TREE ARE PERMITTED FOR REMOVAL. THE REMOVAL OF ADDITIONAL ROOTS 3-INCHES OR GREATER IN DIAMETER REQUIRES APPROVAL OF THE CITY FORESTER OR AUTHORIZED DESIGNEE.
- EXISTING TREES DAMAGED BY CONSTRUCTION ACTIVITIES SHALL BE IMMEDIATELY REPAIRED AND IF DAMAGED BEYOND REPAIR, REPLACED PER THE MITIGATION SPECIFICATIONS OUTLINED IN SECTION IV, SUBSECTION A, ITEM 3. OF THE TREE PRESERVATION POLICY. THE MITIGATION PLAN FOR THESE TREES SHALL FOLLOW THAT APPROVED THROUGH THE SITE PLAN SUBMITTAL.



City of Aurora
Parks, Recreation & Open Space Dept.
Date: October 2020

TREE PROTECTION
NOTES

PROS
TP-1.0

Landscape plan by:
Earth and Sky Architecture
Paul Adams, AIA
1400 H Street
Salida, CO 81201

padams@EarthSkyArchitecture.com
303-521-8242 c

Amendment to Waterford Place
Landscape Plan, SDP.5

Prepared on 10-29-2024

Remove the reference to the previous landscape code.

Text removed

Turn this off.

Dimension is hidden.

What type of sod is being specified for the detention area as that will be wet as part of the functionality of the pond.

Existing Building

What is the vegetative treatment in this area between the existing wall and the proposed concrete pan?

Area is a mulched bed.

Asterisk + note added.

Add an asterisk and a note to the bottom of the table stating that an adjustment is being requested for both the southern and western non-street buffers.

Shrubs need to be 3' away from meters, trees need to be 5' away from meters, and no trees can be within utility easements

Shrubs moved to be 3' from meters. Trees moved to be 5' from meters. Meters indicated in pocket easements.

Is this a timber wall or concrete wall?

New wall is concrete per Civil SDP.4, Section B-B

Numbers updated.

Property Line line type updated as specified.

Show the property line as a long dash and two short dashes.

Landscape architect moved to cover sheet. Eliminated landscape page.

Add the Landscape Architects contact information to the Cover Sheet

Description	Length (LF)	Width Required	Width Provided	Trees Required	Trees Provided	Shrubs Required	Shrubs Provided *
(1 Tree & 5 shrubs / 25 LF)				12	0	72	43
Southern Property Line	185 LF	25'	11'-5"	7	0	46	16
Western Property Line	128 LF	25'	25'	5	0	26	0

- Grasses have been excluded from shrub calculation.
- Plantings have been provided at an increased minimum rate of 1 tree and 5 shrubs / 20LF to accommodate varying buffer widths.
- Adjustment Request: Table 14.1, alternate 9: Standard design Plus Xeriscape.
- Other adjustment options aren't available for property because there is no space available for additional plantings.

Text deleted

Waterford Place Site Plan Amendment No.1

WATERFORD PLACE SUBDIVISION FILING NO. 2 AND WATERFORD PLACE SUBDIVISION FILING NO. 2, AMENDMENT NO. 1 SITUATED IN THE NW 1/4 OF SECTION 26, T.4S., R.67W. OF THE 6TH P.M. CITY OF AURORA, COUNTY OF ARAPAHOE, STATE OF COLORADO

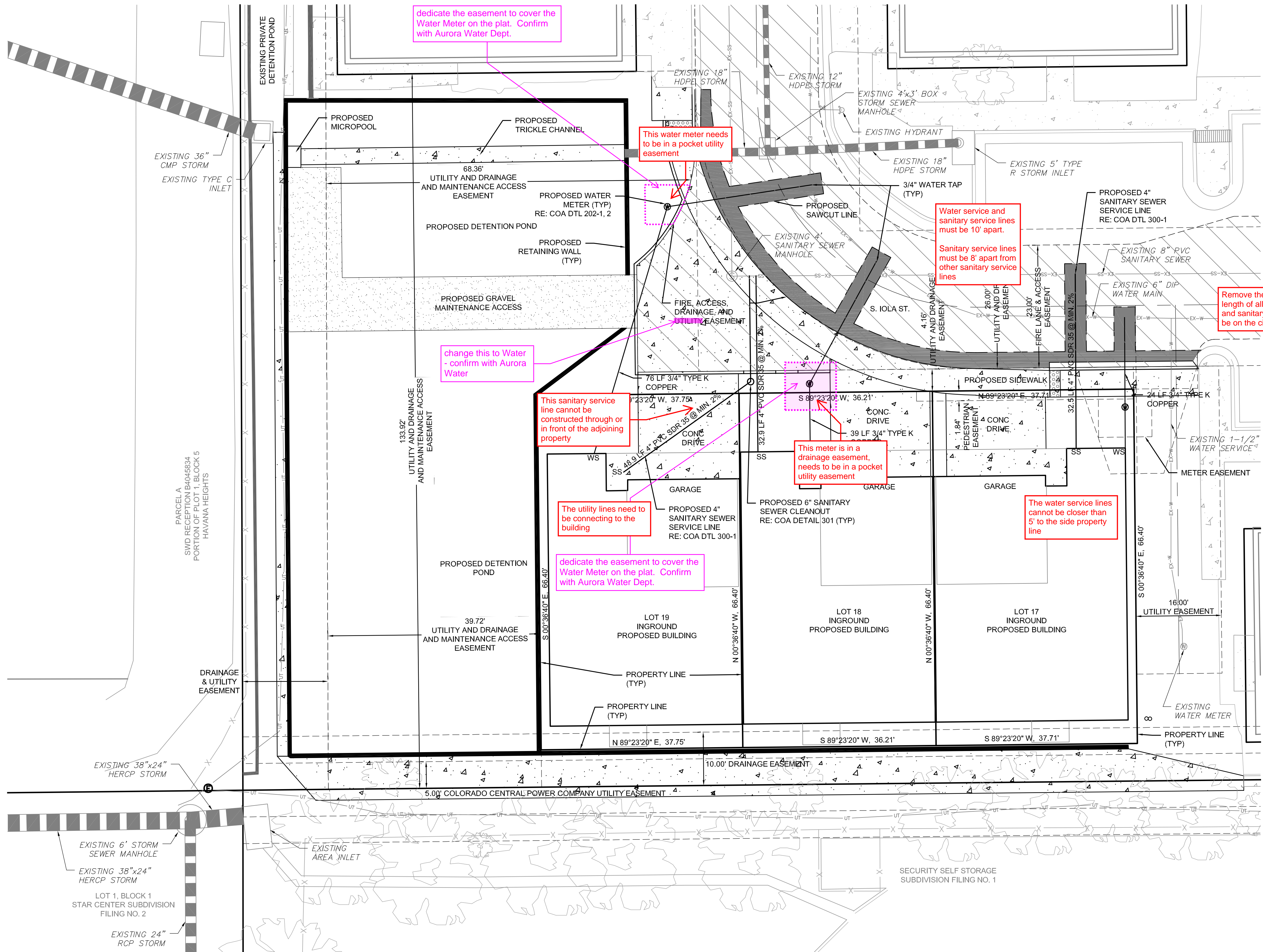
LEGEND

EXISTING

---	5395	MAJOR CONTOUR
---	5393	MINOR CONTOUR
---		PROPERTY LINE
---		EASEMENT
---		CONCRETE
---		FENCE
---		WATERLINE
---		EXISTING FIRE HYDRANT
---		WATER VALVE
---		SANITARY SEWER AND MANHOLE
---		STORM SEWER AND MANHOLE

PROPOSED

---	5395	MAJOR CONTOUR
---	5393	MINOR CONTOUR
---		PROPERTY LINE
---		EASEMENT
---		BUILDING OUTLINE
---		FLOWLINE
---		TOP BACK OF CURB
---		EDGE OF CONCRETE
---		SIDEWALK
---		WATER SERVICE
---		SANITARY SERVICE
---		WATER METER
---		FIRE LANE



CAUTION: NOTICE TO CONTRACTOR
THE CONTRACTOR IS SPECIFICALLY CAUTIONED THAT THE LOCATION, ELEVATION, SIZE AND MATERIAL OF ALL EXISTING UTILITIES AS SHOWN ON THESE PLANS IS BASED ON RECORDS OF THE VARIOUS UTILITY COMPANIES AND, WHERE POSSIBLE, MEASUREMENTS TAKEN IN THE FIELD. THE INFORMATION IS NOT TO BE RELIED ON AS BEING EXACT OR COMPLETE. THE CONTRACTOR MUST CALL THE LOCAL UTILITY LOCATION CENTER AT LEAST 48 HOURS BEFORE ANY EXCAVATION TO REQUEST EXACT FIELD LOCATIONS OF THE UTILITIES. IT SHALL BE THE RESPONSIBILITY OF THE CONTRACTOR TO RELOCATE ALL EXISTING UTILITIES WHICH CONFLICT WITH THE PROPOSED IMPROVEMENTS SHOWN ON THE PLANS.

CONTRACTOR SHALL NOTIFY THE ENGINEER OF ANY DISCREPANCIES WITH THE PROPOSED ELEVATIONS SHOWN ON THESE PLANS. 2N CIVIL, LLC WILL NOT BE LIABLE FOR ANY COSTS ASSOCIATED WITH CHANGES TO THE DESIGN SHOWN HEREIN.

BASIS OF BEARINGS

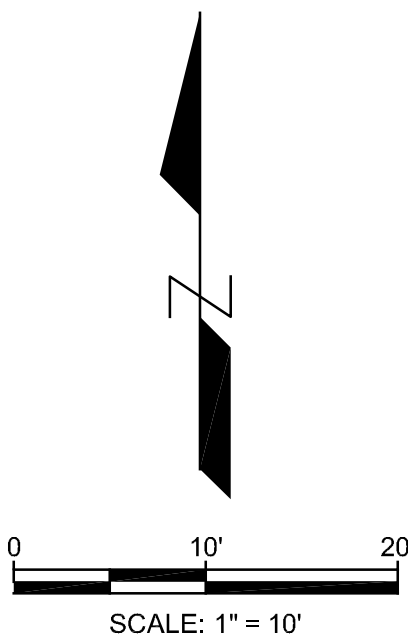
BEARINGS ARE BASED UPON THE COLORADO STATE PLANE CENTRAL ZONE 0502, NAD 83 (2011), US SURVEY FEET.

PROJECT BENCHMARK

A PUBLISHED NAVD88 ELEVATION OF 5610.45 FOR THE CITY OF AURORA, BENCHMARK ID 456723NE001, BEING A 3-INCH BRASS CAP STAMPED "C.O.A. BM P-015C" ON TOP OF A STORM SEWER INLET LOCATED AT THE NORTHEAST CORNER OF E ILIFF AVE, AND S LIMA ST.

NOTES:

- CONTRACTOR TO FIELD VERIFY DEPTH OF EXISTING UTILITIES AT PROPOSED CONNECTION POINTS AND NOTIFY ENGINEER OF ANY CONFLICTS.
- ALL SANITARY SEWER PVC TO BE SDR 35.
- WATER SERVICE LINE TO BE TYPE K COPPER.
- ALL BEDDING MATERIAL TO BE CLASS B BEDDING.
- THE EXISTING STORM SEWER SYSTEM IS OWNED AND MAINTAINED BY THE WATERFORD PLACE HOA.
- SANITARY SEWER SERVICES AND ALL CLEANOUTS ARE PRIVATE.
- PIPING DOWNSTREAM OF WATER METER IS PRIVATE.



Amendment Block

Amendment to Waterford Place
Civil Utility Plan, SDP.3
















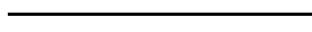

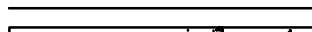






Prepared on 10-29-2024



Know what's below.
Call before you dig.

Waterford Place Site Plan Amendment No.1

WATERFORD PLACE SUBDIVISION FILING NO. 2 AND WATERFORD PLACE SUBDIVISION FILING NO. 2, AMENDMENT NO. 1 SITUATED IN THE NW 1/4 OF SECTION 26, T.4S., R.67W. OF THE 6TH P.M. CITY OF AURORA, COUNTY OF ARAPAHOE, STATE OF COLORADO

LEGEND			
EXISTING		PROPOSED	
	5395		MAJOR CONTOUR
	5393		MINOR CONTOUR
	PROPERTY LINE		PROPERTY LINE
	EASEMENT		EASEMENT
	CONCRETE		BUILDING OUTLINE
	FENCE		FLOWLINE
	WATERLINE		TOP BACK OF CURB
	EXISTING FIRE HYDRANT		EDGE OF CONCRETE
	WATER VALVE		SIDEWALK
	SANITARY SEWER AND MANHOLE		WATER SERVICE
	STORM SEWER AND MANHOLE		SANITARY SERVICE
	EXISTING SPOT ELEVATIONS		PROPOSED SPOT ELEVATIONS

Please utilize the following fire apparatus vehicle to show adequate turning movements throughout the internal fire lane easements and site entry points. Turning movements should not abut curbing (1' minimum distance), cross over fire lane boundaries or enter parking areas within the site.

LEGEND:

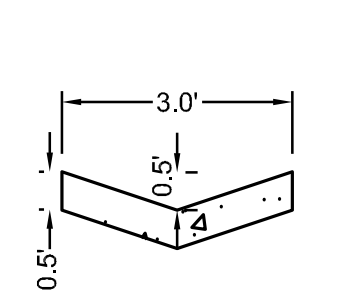
- FIRE TRUCK FRONT BUMPER
- FIRE TRUCK TIRE PATH

AURORA FIRE TRUCK DETAIL
N.T.S.

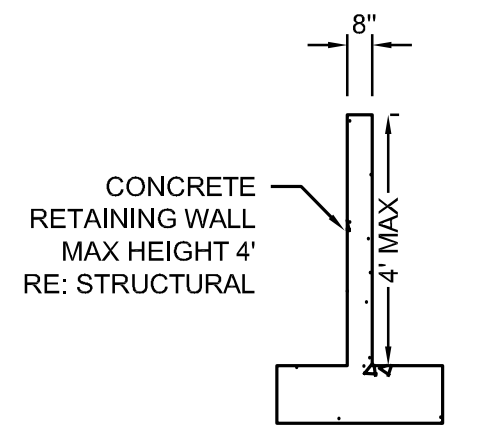
Provide a fire truck turning template to show the modified fire turn around will work. Fire truck details and template requirements provided.

Provide fire lane signs.

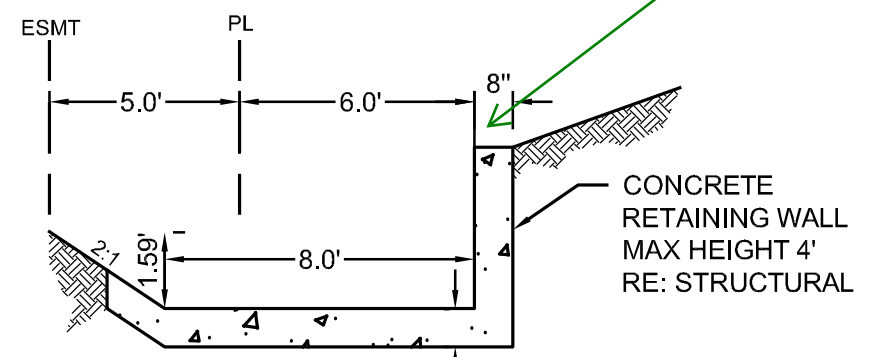
This turnaround does not meet typical geometry. This will be required to be approved by Fire & Life Safety and the City Engineer.



SECTION A-A
CONCRETE TRICKLE
CHANNEL DETAIL
N.T.S.



SECTION B-B
TYPICAL WALL DETAIL
N.T.S.



SECTION C-C
CONCRETE CHANNEL
DETAIL
N.T.S.

Please add the following note: "The minimum slope on asphalt is 1%, the minimum slope concrete is 0.5%, and the minimum slope on unpaved surfaces is 2%."

Please add the following note: "The maximum slope within ROW is 4:1, the maximum slope for property outside of the ROW is 3:1."

Please add the following note: "The slope away from the building shall have a minimum grade of five (5) percent for the first ten feet or to the property line, whichever occurs first, then a minimum of two (2) percent until the slope reaches the swale around the building. If physical obstructions or lot lines prohibit the ten feet of horizontal distance, a five (5) percent slope shall be provided to an approved alternative method of diverting storm runoff away from the foundation. Impervious surfaces within ten feet of the building foundation shall be sloped a minimum of two (2) percent away from the building."

Please add the following note: "The maximum permissible longitudinal grade for fire lanes is 10%. The maximum transverse grade for a fire lane is four percent with a resultant maximum slope of ten percent."

Please add the following note: "The maximum cross slope in an accessible path shall not exceed two percent. The maximum longitudinal slope in an accessible path shall not exceed five percent."

Please add the following note: "Detailed layout and design for proposed curb ramps within right of way or along an accessible route will be completed with the civil plans."

SCALE: 1" = 10'

2N CIVIL



Know what's below.
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BASIS OF BEARINGS

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PROJECT BENCHMARK

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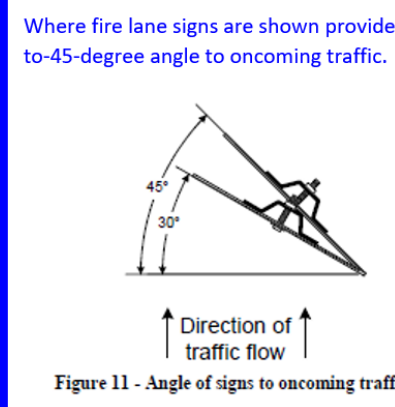
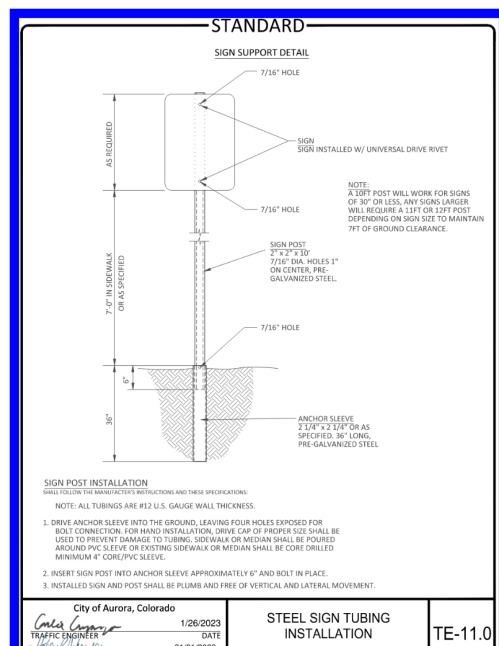
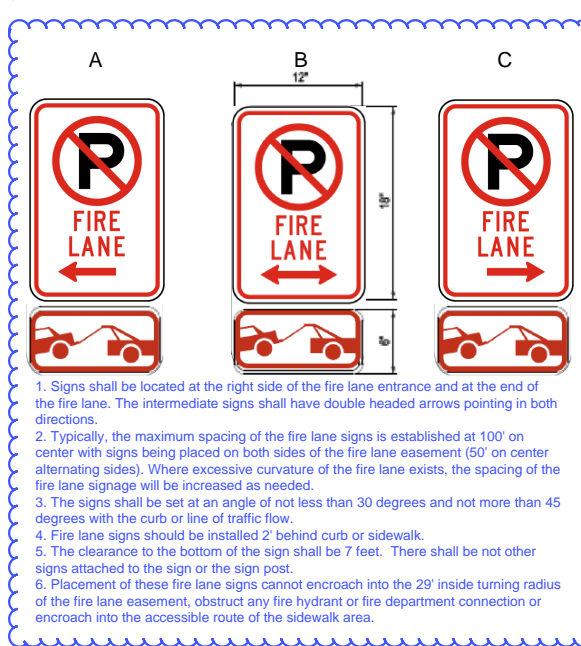


Figure 11 - Angle of signs to oncoming traffic



Amendment to Waterford Place
Civil Grading Plan, SDP.4

Prepared on 10-29-2024

Waterford Place
Site Plan Amendment No.1
WATERFORD PLACE SUBDIVISION FILING NO. 2 AND WATERFORD PLACE SUBDIVISION FILING NO. 2, AMENDMENT NO. 1
SITUATED IN THE NW 1/4 OF SECTION 26, T.4S., R.67W. OF THE 6TH P.M.
CITY OF AURORA, COUNTY OF ARAPAHOE, STATE OF COLORADO



1
SDP.6

Front Elevation

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

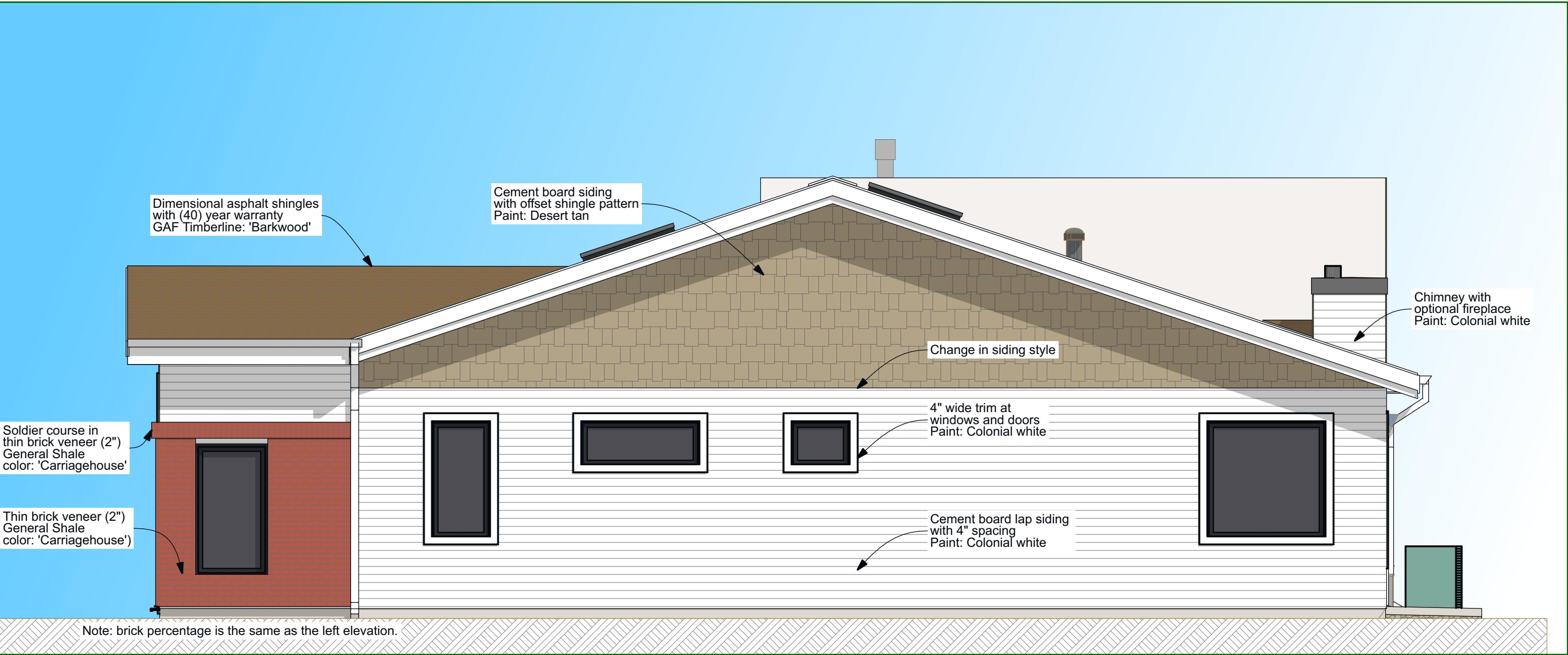
0 2' 4' 8'

Building roof surface was reduced by adding hips to both ends of the building. The resulting ridge is 62'-0"

The cross gable elements on the entry and box bay match the 9' plate height of the primary building. The brick area on the front elevation was increased and the details adjusted to suit.

Please adjust your roof -Where sloped roofs are used, at least one of the following elements shall be incorporated into the design for each 60 linear feet of roof to avoid long, flat roof surfaces:

- Projecting gables,
- Hips,
- Horizontal/vertical breaks, or
- Other similar techniques



2
SDP.6

Right Side Elevation

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

0 2' 4' 8'

In a table please provide percentage of masonry shown on the elevations. See Table 4.8-6 for standards for single family attached. (50 percent shall be clad in brick or stone; or 75 percent shall be clad in stucco; or 75 percent shall be clad in a combination of stucco and brick, or stucco and stone.)

Table was added showing areas of brick and percentage brick by elevation.

Amendment Block

Waterford Place
Site Plan Amendment No.1

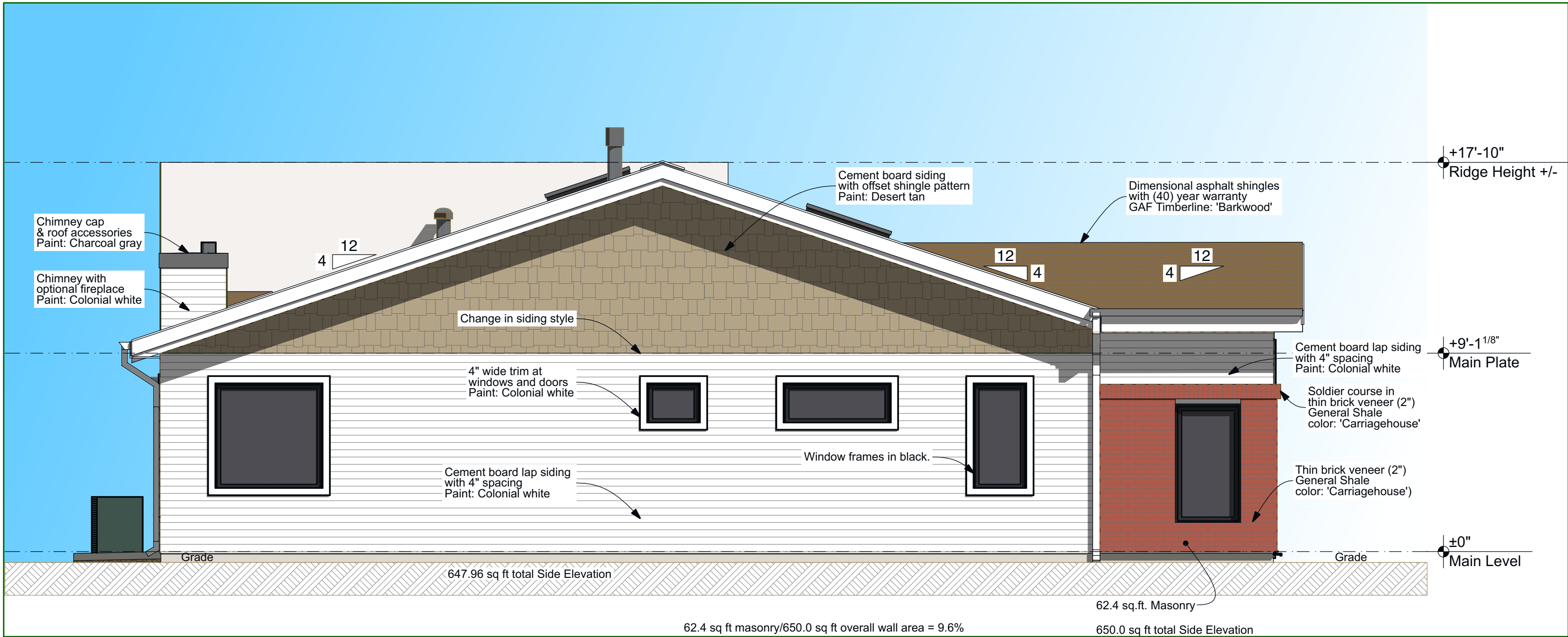
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1
SDP.7

Rear Elevation

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



2
SDP.7

Left Side Elevation

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



Amendment Block

Amendment to Waterford Place
Architectural Elevations, SDP.7

Prepared on 10-29-2024

BOWMAN 4 WALL SCONCE

TECH LIGHTING

The classic silhouette of this sleek LED wall sconce makes it suitable for both indoor and outdoor applications. The Bowman's die-cast aluminum body houses a powerful, long-lasting LED light source tightly controlled for down light only, yet supplying significant illumination for even the darkest nights. Available in two sizes and five finishes.

- Outstanding protection against the elements:**
- Powder coat finishes
 - Stainless Steel mounting hardware
 - Impact-resistant, UV stabilized frosted acrylic lensing

SPECIFICATIONS

DELIVERED LUMENS	696.6
WATTS	17.8
VOLTAGE	120V, 277V
DIMMING	ELV
LIGHT DISTRIBUTION	Symmetric
MOUNTING OPTIONS	Downlight
CCT	2700K** 3000K
CRI	80+
COLOR BINNING	3 Step
BUG RATING	B1-U0-G0
DARK SKY	Compliant
WET LISTED	IP65
GENERAL LISTING	ETL
CALIFORNIA TITLE 24	Can be used to comply with CEC 2019 Title 24 Part 6 for outdoor use. Registration with CEC Appliance Database not required.
START TEMP	-30°C
FIELD SERVICEABLE LED	No
CONSTRUCTION	Aluminum
HARDWARE	Stainless Steel
FINISH	Powder Coat
LED LIFETIME	L70, >65,000 Hours
WARRANTY*	5 Years
WEIGHT	1.7 lbs.

* Visit techlighting.com for specific warranty limitations and details.
** Available in Black and Bronze finish only.

ORDERING INFORMATION

PRODUCT	LENGTH	FINISH	LAMP
700WSBOW	4" 4"	B BLACK Z BRONZE H CHARCOAL I SILVER W WHITE	LED887 LED 80 CRI, 2700K 120V LED887Z LED 80 CRI, 2700K 277V LED887H LED 80 CRI, 3000K 120V LED887I LED 80 CRI, 3000K 277V LED887W LED 80 CRI, 3000K 277V

*AVAILABLE IN BLACK AND BRONZE FINISH ONLY

techlighting.com

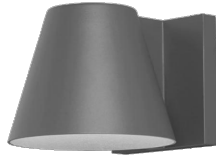
TYPE: A



BOWMAN 4 shown in black



BOWMAN 4 shown in bronze



BOWMAN 4 shown in charcoal



BOWMAN 4 shown in silver



BOWMAN 4 shown in white

BOWMAN 12 OUTDOOR PENDANT

TECH LIGHTING

The scale and classic profile of the Bowman pendant make a strong design statement in both residential and commercial outdoor environments. Featuring a spun aluminum body and subtle diffuser, the Bowman pendant houses a powerful LED light source designed to deliver softly diffused down lighting for controlled and distinctive illumination.

- Outstanding protection against the elements:**
- Powder coat finishes
 - Stainless Steel mounting hardware
 - Impact-resistant, UV stabilized lensing
 - IP65 Rated

Adjustable distance from ceiling

SPECIFICATIONS

DELIVERED LUMENS	1320.1
WATTS	21
VOLTAGE	Universal 120-277V
DIMMING	0-10, ELV, TRIAC
LIGHT DISTRIBUTION	Symmetric
MOUNTING OPTIONS	Ceiling
ADJUSTABILITY	Adjustable stem length (3", 6" and 12"). Integrated ball joint that accommodates sloped ceiling up to 45°.
CCT	2700K, 3000K or 4000K
CRI	90+
COLOR BINNING	3 Step
BUG RATING	B1-U2-G1
DARK SKY	Non-compliant
WET LISTED	IP65
GENERAL LISTING	ETL
CALIFORNIA TITLE 24	Can be used to comply with CEC 2019 Title 24 Part 6 for outdoor use. Registration with CEC Appliance Database not required.
START TEMP	-30°C
FIELD SERVICEABLE LED	Yes
CONSTRUCTION	Aluminum
HARDWARE	Stainless Steel
FINISH	Powder Coat
LED LIFETIME	L70, >65,000 Hours
WARRANTY*	5 Years
WEIGHT	5.2 lbs.

* Visit techlighting.com for specific warranty limitations and details.
Hanging outdoor fixtures are not meant for areas with high winds, which can cause damage to the fixture.

ORDERING INFORMATION

PRODUCT	CRI/CCT	WIDTH	FINISH	VOLTAGE
700BPBOW	927 90 CRI, 2700K 930 90 CRI, 3000K 940 90 CRI, 4000K	12" 12"	Z BRONZE H CHARCOAL B BLACK	UNV 120V/277V

REGID STEM ONLY (ADJUSTABLE 3", 6" AND 12" LENGTHS)

techlighting.com

TYPE: B



BOWMAN 12 PENDANT shown in charcoal



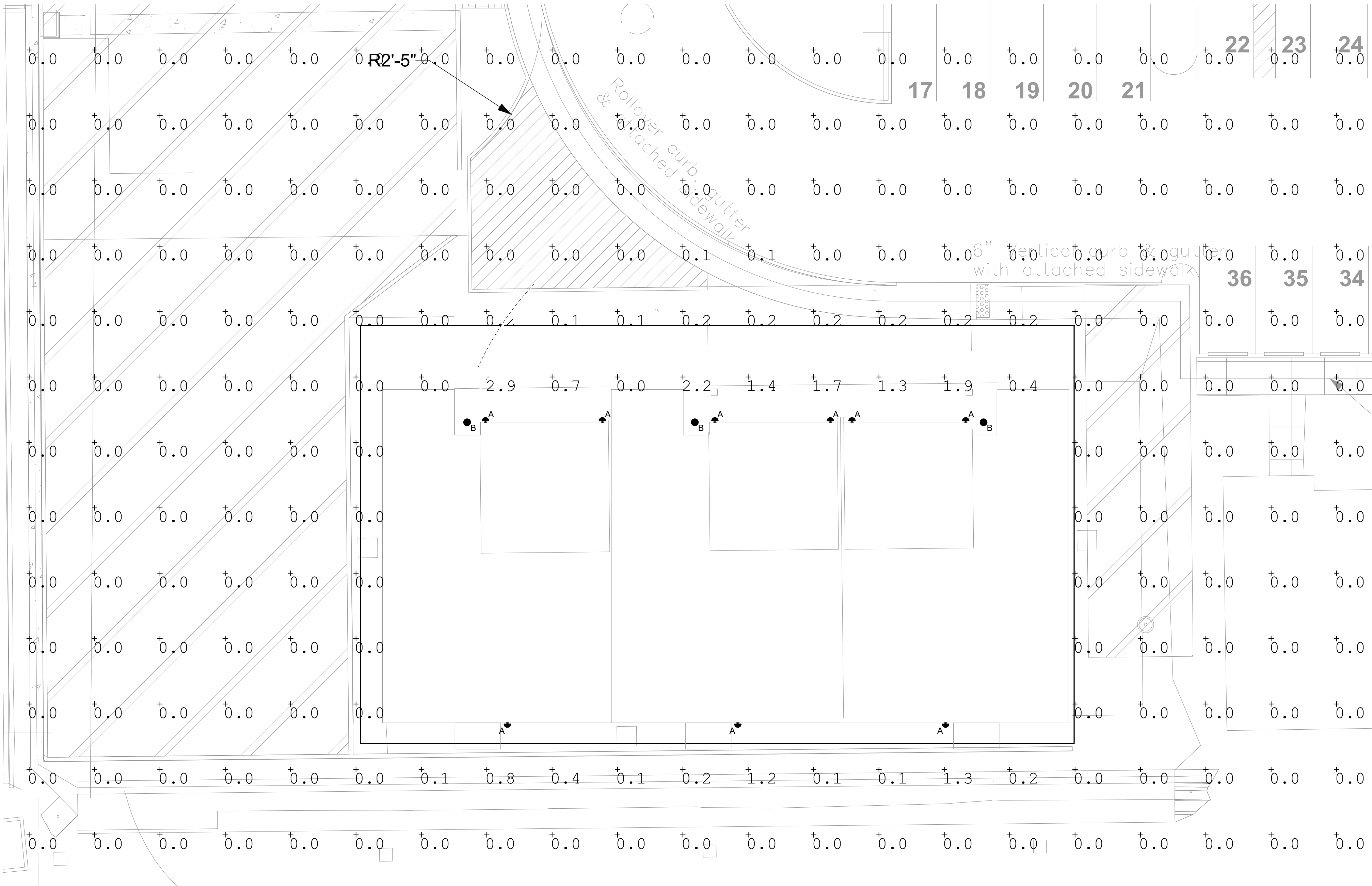
BOWMAN 12 PENDANT shown in bronze



BOWMAN 12 PENDANT shown in black

Waterford Place
Site Plan Amendment No.1

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CITY OF AURORA, COUNTY OF ARAPAHOE, STATE OF COLORADO



1 PHOTOMETRIC PLAN
SCALE: 1" = 10'-0"

LIGHTING FIXTURE SCHEDULE								
KAZIN & ASSOCIATES, INC								
DESCRIPTION OF LUMINAIRE				BASIS OF DESIGN				
ID	DESCRIPTION	FINISH	MOUNTING INFORMATION	MANUFACTURER	MODEL NUMER OR SERIES	DESIGN LOAD (VA)	LUMENS	VOLTAGE
A	LED SCONCE	BLACK	7'-5" OC AFF	TECH LIGHTING OR EQUAL	700WSBOW-4-B-LED830	17.8	697	120
B	LED PENDANT	BLACK	8'-0" OC AFF	TECH LIGHTING OR EQUAL	7000PBOW-930-12-B-UNV	21.0	1,320	120
GENERAL LIGHTING NOTES								
1	FIXTURE SPECIFICATIONS REPRESENT THE ENGINEER'S UNDERSTANDING OF THE REQUIRED FIXTURES. FIXTURE SPECIFICATIONS SHALL BE REVIEWED AND APPROVED IN WRITING BY OWNER OR OWNER'S REPRESENTATIVE PRIOR TO ORDERING FIXTURES. NOTIFY ELECTRICAL ENGINEER OF ANY FIXTURE CHANGES PRIOR TO PURCHASING FIXTURES.							
2	PROVIDED HANGERS, ADAPTERS, INSTALLATION KITS, PARTS AND PIECES TO INSTALL THE SPECIFIED FIXTURE IN THE LOCATIONS SHOWN ON THE PLAN.							
3	PROVIDE COMPLETE LUMINAIRES INCLUDING LAMP(S) AND ALL SOCKETS, BALLASTS, DRIVERS, REFLECTORS, LENSES, HOUSINGS AND OTHER COMPONENTS REQUIRED TO POSITION, ENERGIZE AND PROTECT THE LAMP AND DISTRIBUTE THE LIGHT.							
4	UNLESS SPECIFICALLY INDICATED TO BE EXCLUDED, PROVIDE ALL REQUIRED CONDUIT, BOXES, WIRING, CONNECTORS, HARDWARE, SUPPORTS, TRIMS, ACCESSORIES, ETC. AS NECESSARY FOR A COMPLETE OPERATING SYSTEM.							

Amendment Block

Amendment to Waterford Place
Site Plan Amendment title block, SDP8

Prepared on 7-5-2024