

PARIS FAMILY HOUSING - SITE PLAN WITH WAIVERS

1702 PARIS STREET

LOT 1, BLOCK 1, PARIS STREET APARTMENT SUBDIVISION FILING NO. 1

A PORTION OF THE SOUTHEAST QUARTER OF SECTION 35, TOWNSHIP 3 SOUTH,
RANGE 67 WEST OF THE SIXTH PRINCIPAL MERIDIAN,
CITY OF AURORA, COUNTY OF ADAMS, STATE OF COLORADO

SIGNATURE BLOCK

LEGAL DESCRIPTION:

A PARCEL OF LAND SITUATED IN THE SOUTHEAST QUARTER OF SECTION 35, TOWNSHIP 3 SOUTH, RANGE 67 WEST OF THE SIXTH PRINCIPAL MERIDIAN, CITY OF AURORA, COUNTY OF ADAMS, STATE OF COLORADO; BEING MORE PARTICULARLY DESCRIBED AS FOLLOWS:

LOT 1, BLOCK 1,
PARIS STREET APARTMENT
SUBDIVISION FILING NO. 1,
COUNTY OF ADAMS,
STATE OF COLORADO;

CONTAINING AN AREA OF 0.538 ACRES, (23,423 SQUARE FEET), MORE OR LESS.

THIS SITE PLAN AND ANY AMENDMENTS HERETO, UPON APPROVAL BY THE CITY OF AURORA AND RECORDING, SHALL BE BINDING UPON THE APPLICANTS THEREFORE, THEIR SUCCESSORS AND ASSIGNS. THIS PLAN SHALL LIMIT AND CONTROL THE ISSUANCE AND VALIDITY OF ALL BUILDING PERMITS, AND SHALL RESTRICT AND LIMIT THE CONSTRUCTION, LOCATION, USE, OCCUPANCY AND OPERATION OF ALL LAND AND STRUCTURES WITHIN THIS PLAN TO ALL CONDITIONS, REQUIREMENTS, LOCATIONS AND LIMITATIONS SET FORTH HEREIN. ABANDONMENT, WITHDRAWAL OR AMENDMENT OF THIS PLAN MAY BE PERMITTED ONLY UPON APPROVAL OF THE CITY OF AURORA.

IN WITNESS THEREOF, Jeff Martinez
THESE PRESENTS TO BE EXECUTED THIS 31st DAY OF Oct AD. 2017

BY:

STATE OF Colorado JSS
COUNTY OF Denver)

CORPORATE SEAL

ON THIS 31st DAY OF October, 2017, BEFORE ME Mary Ellyson Delaney
NOTARY PUBLIC, PERSONALLY APPEARED Jeff Martinez
AND ACKNOWLEDGED THAT HE/THEY EXECUTED THE FOREGOING INSTRUMENT.

WITNESS MY HAND AND OFFICIAL SEAL

MARY ELLYSON DELANEY
NOTARY PUBLIC
STATE OF COLORADO
NOTARY ID # 20164022873
MY COMMISSION EXPIRES 06-15-2020

(NOTARY PUBLIC)

NOTARY SEAL

COMMISSION EXPIRES 6/15/2020 NOTARY BUSINESS ADDRESS: 1101 Bannock St Denver, CO 80204

CITY OF AURORA APPROVALS

PLANNING DIRECTOR: Kevin DATE: 11-1-17

PLANNING COMMISSION: Robert Beigun DATE: May 10, 2017
(CHAIRPERSON)

CITY COUNCIL: N/A DATE: _____
(MAYOR)

ATTEST: N/A DATE: _____
(CITY CLERK)

DATABASE APPROVAL DATE November 1, 2017

CITY ATTORNEY [Signature] 11/2/17

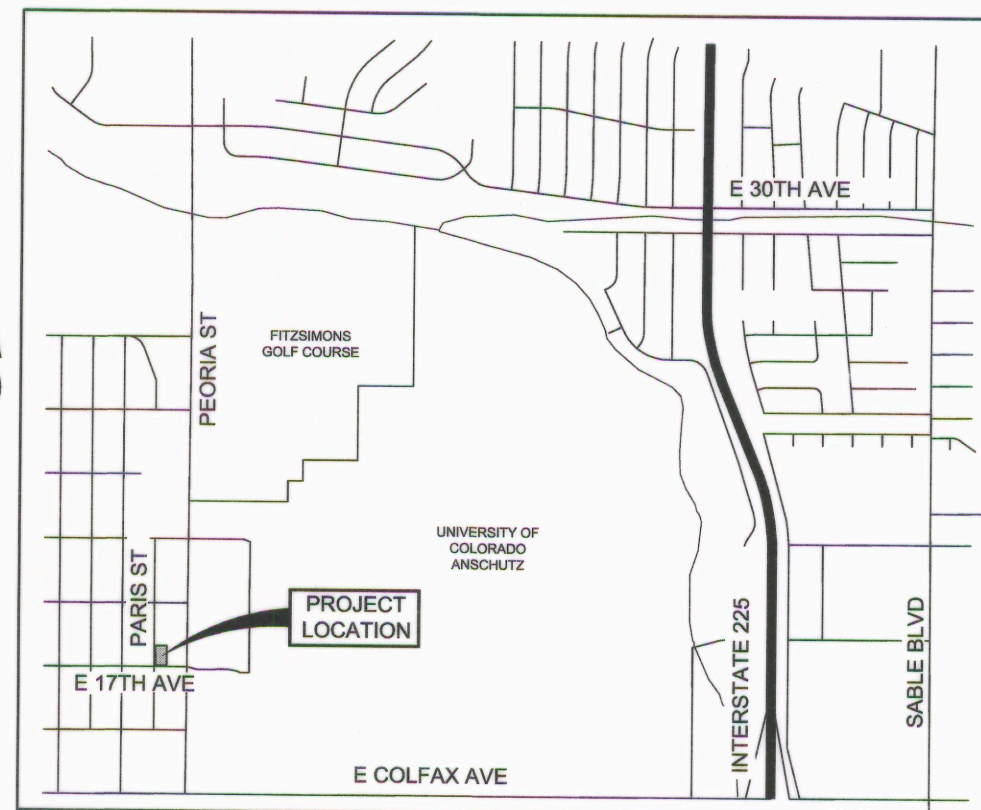
RECORDERS CERTIFICATE

ACCEPTED FOR FILING IN THE OFFICE OF THE CLERK AND
RECORDER OF _____

COLORADO AT _____ O'CLOCK _____ M, THIS _____ DAY OF _____ AD, _____

CLERK AND RECORDER: _____

DEPUTY: _____



VICINITY MAP

SCALE: 1"=2000'

DATA BLOCK

2015 IBC OCCUPANCY CLASSIFICATION	R-2 APARTMENT, B OFFICE, A-3 ASSEMBLY, S-2 PARKING
BUILDING CONSTRUCTION TYPE	1-A (LV1), V-A (LV2-4) FULLY SPRINKLED
SPRINKLER SYSTEM	NFPA 13 (LV1), NFPA 13R (LV 2-4)
LAND AREA WITHIN PROPERTY LINES	0.54 ACRES
GROSS FLOOR AREA	61,200 S.F.
NUMBER OF BUILDINGS	ONE
NUMBER OF STORIES	FOUR
NUMBER OF UNITS	39
PROPOSED BUILDING HEIGHT	46' 6" (4 STORIES)
TOTAL BUILDING COVERAGE	69% AND 16,281 S.F. (0.37 AC)
HARD SURFACE COVERAGE	18% AND 4,276 S.F. (0.10 AC)
LANDSCAPE COVERAGE	12% AND 2,866 S.F. (0.07 AC) 100% (0.54 AC)
PRESENT ZONING CLASSIFICATION	FBAD-1
PARKING SPACES REQUIRED	90
PARKING SPACES PROVIDED	37 + 2 ACCESSIBLE (RE: PARKING REDUCTION REPORT)
BICYCLE SPACES PROVIDED	22
ACCESSIBLE SPACES REQUIRED	2
ACCESSIBLE SPACES PROVIDED	2
PERMITTED MAXIMUM SIGN AREA	96 S.F.
PROPOSED TOTAL SIGN AREA	20 S.F.
PERMITTED NUMBER OF SIGNS	2 (1 PER STREET FRONTAGE)
PROPOSED NUMBER OF SIGNS	1

ACCESSIBLE UNIT SUMMARY / IMPLEMENTATION PLAN

2015 IBC CHAPTER 11 ACCESSIBILITY REQUIREMENTS:

Per Section 1107.6.2.2.1 Group R-2 Type A units

In Group R-2 occupancies containing more than 20 dwelling units or sleeping units, at least 2 percent but not less than one of the units shall be a Type A unit. All units on a site shall be considered to determine the total number of units and the required number of Type A units. Type A units shall be dispersed among the various classes of units.

Per Section 1107.6.2.2.2 Group R-2 Type B units

Where there are four or more units intended to be occupied as a residence in a single structure, every dwelling unit and sleeping unit intended to be occupied as a residence shall be a Type B unit.

Total dwelling units in the project: 39
Required Type A units at 2% of 39 = 1 required
Total Provided: 2
Remaining units are required to be Type B
Total Provided: 37

IMPLEMENTATION:

The project consists of one building to be completed in one phase. As a result, all accessible units will be made available for lease upon the issuance of a Certificate of Occupancy.

COLORADO HOUSE BILL 03-1221 (CRS 9-5) REQUIREMENTS:

Per Section 9-5-105

(2) Residential projects. (a) A project shall be assigned accessibility points based on the number of units contained within the project as follows:

Number of Units in within the project: _____ Accessibility points required: 18
29-42

(b) A project shall include enough accessible dwelling units to achieve at least the specified number of accessibility points required pursuant to paragraph (a) of this subsection (2). A project may use any combination of accessible dwelling unit types to comply with this section.

Accessible dwelling unit types provided, number of units and total points per unit type:

Type A Dwelling Units (at 6 points ea.) x 2 12
Type B Dwelling Units (at 4 points ea.) x 37 148
Total Accessibility points provided within the project: 160

SHEET INDEX:

1	COVER SHEET
2	NOTES
3	SITE PLAN
4	GRADING PLAN
5	UTILITY PLAN
6-8	ARCHITECTURAL ELEVATIONS
9-11	SITE PHOTOMETRIC PLAN
12	LANDSCAPE COVER SHEET
13	LANDSCAPE TABLES
14	LANDSCAPE PLAN
15-17	LANDSCAPE DETAILS
18	HYDROZONE MAP

CONSULTANT TEAM:

APPLICANT/OWNER
BROTHERS REDEVELOPMENT
2250 EATON ST.
GARDEN LEVEL, SUITE B
DENVER, CO 80214
303.685.4222
CONTACT: JEFF MARTINEZ

CIVIL ENGINEER
WARE MALCOMB
990 S BROADWAY
DENVER, CO 80209
303.561.3333
CONTACT: TED SWAN, P.E.

ARCHITECT
SHOPWORKS ARCHITECTURE
2882 WYANDOT ST.
DENVER, CO 80211
303.433.4094
CONTACT: CHAD HOLTZINGER

LANDSCAPE ARCHITECT
NORRIS DESIGN
1101 BANNOCK ST.
DENVER, CO 80204
303.892.1166
CONTACT: WENDI
BIRCHLER/TORI AIDALA

WAIVER REQUESTS:

WAIVER REQUESTS

THE FOLLOWING WAIVERS ARE BEING REQUESTED AS PART OF THE PARIS FAMILY HOUSING PROJECT.

WAIVER #1 - BALCONIES

STANDARD: THE CITY OF AURORA ZONING CODE, SECTION 146-712, TABLE 7.7, ITEM 10 REQUIRES 50% OF ALL UNITS TO HAVE A PORCH, DECK, PATIO OR BALCONY OF 80 SQUARE FEET MINIMUM. FOR THIS PROJECT, THAT WOULD BE 20 BALCONIES.

WAIVER REQUEST: THIS WAIVER REQUESTS THAT THE REQUIREMENT FOR BALCONIES FOR THE PROJECT BE ELIMINATED.

WAIVER #2 - UNIT SIZE

STANDARD: THE CITY OF AURORA ZONING CODE, SECTION 146-712, TABLE 7.6, ITEM 8 (B) ESTABLISHES MINIMUM UNIT SIZES SUCH THAT:

- TWO-BEDROOM APARTMENTS = 900 SF MINIMUM GROSS FLOOR AREA
- THREE-BEDROOM APARTMENTS = 1,100 SF MINIMUM GROSS FLOOR AREA
- THE AVERAGE GROSS APARTMENT SIZE OF ALL UNITS IN A DEVELOPMENT SHALL NOT BE LESS THAN 900 SF

WAIVER REQUEST: THIS WAIVER REQUESTS ELIMINATING THE MINIMUM SIZE REQUIREMENT FOR INDIVIDUAL UNITS AS LONG AS THE AVERAGE SIZE OF ALL UNITS IS AT LEAST 900 SF. THIS PROJECT PROPOSES THE FOLLOWING UNITS:

- UNIT 2.1 (TWO-BEDROOM) = 847 SF
- UNIT 2.1A (TWO-BEDROOM/ACCESSIBLE) = 829 SF
- UNIT 3.1 (THREE-BEDROOM) = 1,109 SF
- UNIT 3.2 (THREE-BEDROOM) = 1,107 SF
- UNIT 3.3A (THREE-BEDROOM/ACCESSIBLE) = 1,142 SF
- AVERAGE UNIT SIZE FOR THE PROJECT: 948 SF

WAIVER #3 - PARKING

STANDARD: THE CITY OF AURORA PARKING ORDINANCE, TABLES 15.1 AND 15.4 AND SECTION 146-1508-C, REQUIRES A TOTAL OF 90 PARKING SPACES FOR THE 39 TWO- AND THREE-BEDROOM APARTMENTS, WHICH REPRESENTS A PARKING RATIO OF 2.3 SPACES PER UNIT.

WAIVER REQUEST: THIS WAIVER REQUESTS A 57% REDUCTION IN THE PARKING REQUIREMENTS TO PROVIDE 39 COVERED PARKING SPACES IN AN ATTACHED STRUCTURE REPRESENTING A PARKING RATIO OF 1 SPACE PER UNIT.

AMENDMENTS

WARE MALCOMB

CIVIL ENGINEERING | waremalcomb.com

990 south broadway
suite 230
denver, co 80209
p 303.561.3333

PARIS FAMILY HOUSING
SITE PLAN WITH WAIVERS

COVER SHEET

NO.	DATE	REMARKS
1	03/17/17	SITE PLAN RESUBMITTAL
2	04/21/17	SITE PLAN RESUBMITTAL
3	05/26/17	SITE PLAN RESUBMITTAL
4	08/28/17	SITE PLAN RESUBMITTAL
5	10/19/17	SITE PLAN RESUBMITTAL
6	10/25/17	SITE PLAN RESUBMITTAL

PA / PM: T. SWAN

DRAWN BY: J. CARANO

JOB NO.: 16106

SHEET

1

SITE PLAN NOTES

1. ALL SIGNS MUST CONFORM TO THE CITY OF AURORA SIGN CODE.
2. "ACCESSIBLE EXTERIOR ROUTES" SHALL BE PROVIDED FROM PUBLIC TRANSPORTATION STOPS, ACCESSIBLE PARKING AND ACCESSIBLE PASSENGER LOADING ZONES AND PUBLIC SIDEWALKS TO 60% OF THE ACCESSIBLE BUILDING ENTRANCES THEY SERVE. THE ACCESSIBLE ROUTE BETWEEN ACCESSIBLE PARKING AND ACCESSIBLE BUILDING ENTRANCES SHALL BE THE MOST PRACTICAL DIRECT ROUTE. THE ACCESSIBLE ROUTE MUST BE LOCATED WITHIN A SIDEWALK. NO SLOPE ALONG THIS ROUTE MAY EXCEED 1:20 WITHOUT PROVIDING A RAMP WITH A MAXIMUM SLOPE OF 1:12 AND HANDRAILS. CROSSWALKS ALONG THIS ROUTE SHALL BE WIDE ENOUGH TO WHOLLY CONTAIN THE CURB RAMP WITH A MINIMUM WIDTH OF 36" AND SHALL BE PAINTED WITH WHITE STRIPES. THE CITY OF AURORA ENFORCES HANDICAPPED ACCESSIBILITY REQUIREMENTS BASED ON THE 2015 INTERNATIONAL BUILDING CODE, CHAPTER 11, AND THE INTERNATIONAL CODE COUNCIL (ICC) A117.1-2015.
3. THE APPLICANT HAS THE OBLIGATION TO COMPLY WITH ALL APPLICABLE REQUIREMENTS OF THE AMERICANS WITH DISABILITIES ACT (ADA). SHOW THE ACCESSIBLE ROUTE OF TRAVEL ON THE SITE PLAN WITH A HEAVY DASHED LINE. ACCESSIBLE EXTERIOR ROUTES SHALL INTERCONNECT THE PUBLIC SIDEWALKS OF THE ADJACENT PUBLIC STREET WITH THE ACCESSIBLE PARKING SPACES, ACCESSIBLE PASSENGER LOADING ZONES, AT LEAST 60% OF THE ACCESSIBLE PUBLIC BUILDING ENTRANCES THEY SERVE, TO AT LEAST TWO ACCESSIBLE MEANS OF EGRESS (WHERE MORE THAN ONE MEANS OF EGRESS IS REQUIRED), AND TO ALL BUILDINGS ON THE SITE. THE SITE PLAN MUST INDICATE ALL ENTRANCES AND REQUIRED EXITS OF THE STRUCTURE. PROVIDE AN ACCESSIBLE RAMP IN AREAS WHERE THE ACCESSIBLE ROUTE CROSSES A VERTICAL CURB AND A CROSS WALK IN AREAS WHERE THE ACCESSIBLE ROUTE CROSSES A VEHICULAR DRIVE LANE. CROSSWALKS (MIN. 36" WIDTH) SHALL BE WIDE ENOUGH TO WHOLLY CONTAIN THE CURB RAMP AND SHALL BE PAINTED WITH WHITE STRIPES AND EXTEND THE ACCESSIBLE ROUTE OF TRAVEL INTO, AND THE LENGTH OF, THE ACCESS AISLES ADJACENT TO THE ACCESSIBLE PARKING STALLS.
4. 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.
5. 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.
6. 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.
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 126-278. ALL BUILDINGS OR STRUCTURES, EXCEPT ACCESSORY BUILDINGS, SHALL DISPLAY THE PROPER BUILDING NUMBER. APPROVED NUMBERS SHALL MEAN ARABIC NUMERALS, OF UNIFORM HEIGHT, MADE OF SOME DURABLE MATERIAL WHICH ARE SHARPLY CONTRASTED TO THE COLOR OF THE MATERIAL ON WHICH THEY ARE PLACED AND ARE OF A SIZE CAPABLE OF BEING DISTINCTLY READABLE FROM THE STREET, BUT IN NO CASE LESS THAN FOUR INCHES IN HEIGHT
8. ALL ROOFTOP MECHANICAL EQUIPMENT AND VENTS GREATER THAN EIGHT (8) INCHES IN DIAMETER MUST BE SCREENED. SCREENING MAY BE DONE EITHER WITH AN EXTENDED PARAPET WALL OR A FREESTANDING SCREEN WALL. SCREENS SHALL BE AT LEAST AS HIGH AS THE EQUIPMENT THEY HIDE. IF EQUIPMENT IS VISIBLE BECAUSE SCREENS DON'T MEET THIS MINIMUM HEIGHT REQUIREMENT, THE DIRECTOR OF PLANNING MAY REQUIRE CONSTRUCTION MODIFICATIONS PRIOR TO THE ISSUANCE OF A PERMANENT CERTIFICATE OF OCCUPANCY.
9. NOTWITHSTANDING ANY SURFACE IMPROVEMENTS, LANDSCAPING, PLANTING OR CHANGES SHOWN IN THESE SITE OR CONSTRUCTION PLANS, OR ACTUALLY CONSTRUCTED OR PUT IN PLACE, ALL UTILITY EASEMENTS MUST REMAIN UNOBSTRUCTED AND FULLY ACCESSIBLE ALONG THEIR ENTIRE LENGTH TO ALLOW FOR ADEQUATE MAINTENANCE EQUIPMENT. ADDITIONALLY, NO INSTALLATION, PLANTING, CHANGE IN THE SURFACE, ETC., SHALL INTERFERE WITH THE OPERATION OF THE UTILITY LINES PLACED WITHIN THE EASEMENT. BY SUBMITTING THESE SITE OR CONSTRUCTION PLANS FOR APPROVAL, THE LANDOWNER RECOGNIZES AND ACCEPTS THE TERMS, CONDITIONS AND REQUIREMENTS OF THIS NOTE.
10. FINAL GRADE SHALL BE AT LEAST SIX (6) INCHES BELOW ANY EXTERIOR WOOD SIDING ON THE PREMISES.
11. ALL INTERESTED PARTIES ARE HEREBY ALERTED THAT THIS SITE PLAN IS SUBJECT TO ADMINISTRATIVE CHANGES AND AS SHOWN ON THE ORIGINAL SITE PLAN ON FILE IN THE AURORA CITY PLANNING OFFICE AT THE MUNICIPAL BUILDING. A COPY OF THE OFFICIAL CURRENT PLAN MAY BE PURCHASED THERE. LIKEWISE, SITE PLANS ARE REQUIRED TO AGREE WITH THE APPROVED SUBDIVISION PLAT OF RECORD AT THE TIME OF A BUILDING PERMIT; AND IF NOT, MUST BE AMENDED TO AGREE WITH THE PLAT AS NEEDED, OR VICE VERSA.
12. ERRORS IN APPROVED SITE PLANS RESULTING FROM COMPUTATIONS OR INCONSISTENCIES IN THE DRAWINGS MADE BY THE APPLICANT ARE THE RESPONSIBILITY OF THE PROPERTY OWNER OF RECORD. WHERE FOUND, THE CURRENT MINIMUM CODE REQUIREMENTS WILL APPLY AT THE TIME OF BUILDING PERMIT. PLEASE BE SURE THAT ALL PLAN COMPUTATIONS ARE CORRECT.
13. ALL REPRESENTATIONS AND COMMITMENTS MADE BY APPLICANTS AND PROPERTY OWNERS AT PUBLIC HEARINGS REGARDING THIS PLAN ARE BINDING UPON THE APPLICANT, PROPERTY OWNER, AND ITS HEIRS, SUCCESSORS, AND ASSIGNS.
14. THE DEVELOPER, HIS SUCCESSORS AND ASSIGNS, SHALL BE RESPONSIBLE FOR STRIPING, PLACEMENT OF TRAFFIC CONTROL SIGNS AND GUIDE SIGNS ON ALL PUBLIC AND PRIVATE STREETS APPROACHING AN INTERSECTION WITH A PUBLIC STREET.
15. THE 2015 INTERNATIONAL FIRE CODE (IFC), REQUIRES ALL BUILDINGS TO BE ASSESSED FOR ADEQUATE EMERGENCY RESPONDER RADIO COVERAGE (ERRC). AT THE TIME THE STRUCTURE IS AT FINAL FRAME AND FINAL ELECTRICAL INSPECTIONS, THE GENERAL CONTRACTOR (GC) WILL BE REQUIRED TO HIRE AN APPROVED AND QUALIFIED INDEPENDENT 3RD PARTY TO ASSESS THE RADIO FREQUENCY LEVELS WITHIN THE STRUCTURE. ONCE COMPLETED, THE 3RD PARTY WILL PROVIDE THE RESULTS OF THE TEST TO BOTH THE GC AND THE AURORA BUILDING DIVISION AS TO WHETHER THE STRUCTURE PASSED OR FAILED THE PRELIMINARY RADIO SURVEILLANCE. A STRUCTURE THAT HAS PASSED THIS SURVEILLANCE REQUIRES NO FURTHER ACTION BY THE GC. A FAILED RADIO SURVEILLANCE WILL REQUIRE A LICENSED CONTRACTOR TO SUBMIT PLANS TO THE AURORA BUILDING DIVISION TO OBTAIN A BUILDING PERMIT FOR THE INSTALLATION OF AN ERRC SYSTEM PRIOR TO INSTALLATION. THIS ASSESSMENT AND INSTALLATION IS AT THE OWNER OR DEVELOPERS 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.
16. BY ORDER OF THE AURORA FIRE DEPARTMENT, A 50' SETBACK WILL BE ESTABLISHED FOR NEW CONSTRUCTION BETWEEN NEAREST EDGES OF ANY NATURAL GAS (EXAMPLE: COLORADO INTERSTATE GAS) OR PETROLEUM (EXAMPLE: PHILLIPS PETROLEUM) EASEMENT TO THE NEAREST EXTERIOR WALL (OR EAVE LINE) OF ANY STRUCTURE WITHIN THE BOUNDARIES OF THIS SITE. REFERENCE THE 2015 INTERNATIONAL FIRE CODE, CHAPTER 53, U.S. DEPARTMENT OF TRANSPORTATION, 10-1-99 EDITION, CFR-49, SECTION 195-210, SUBSECTION (B); NO PIPE LINE MAY BE LOCATED WITHIN 50 FEET OF ANY PRIVATE DWELLING, OR ANY INDUSTRIAL BUILDING, OR PLACE OF PUBLIC ASSEMBLY IN WHICH PERSONS WORK, CONGREGATE, OR ASSEMBLE, UNLESS PROVIDED WITH AT LEAST 12 INCHES OF COVER IN ADDITION TO THAT PRESCRIBED IN CFR-49, SECTION 195-210 AND SECTION 195-248.
17. STREET LIGHTS, IF REQUIRED, ARE INSTALLED AND FUNDED BY THE DEVELOPER PRIOR TO ISSUANCE OF A CERTIFICATE OF OCCUPANCY. THE DEVELOPER SHALL COORDINATE INSTALLATION WITH XCEL ENERGY. USE THE THE BUILDERS CALL LINE 1-800-628-2121 TO SCHEDULE A POWER SUPPLY DESIGN AND COST ESTIMATE.
18. ARCHITECTURAL FEATURES (I.E. BAY WINDOWS, FIREPLACES, ROOF OVERHANG, GUTTERS, EAVES, FOUNDATIONS, FOOTINGS, CANTILEVERED WALLS, ETC.) ARE NOT ALLOWED TO ENCROACH INTO ANY EASEMENT.
19. HANDICAPPED PARKING SIGNS, SIGN DETAILS, HANDICAPPED PARKING STALL DETAILS, AND LOCATIONS SHALL BE APPROVED WITH THE CIVIL PLANS, "SIGNAGE AND STRIPING" PACKAGE.
20. 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.
21. PARK LAND DEDICATION REQUIREMENT IS 0.12 ACRES FOR NEIGHBORHOOD PARK LAND AND 0.04 ACRES FOR COMMUNITY PARK LAND. THESE REQUIREMENTS WILL BE SATISFIED WITH A CASH-IN-LIEU OF LAND DEDICATION PAYMENT PRIOR TO APPROVAL OF SITE PLAN.

PARIS FAMILY HOUSING
SITE PLAN WITH WAIVERS

NOTES

		REMARKS					
NO.	DATE						
1	03/17/17	SITE PLAN RESUBMITTAL					
2	04/21/17	SITE PLAN RESUBMITTAL					
3	05/26/17	SITE PLAN RESUBMITTAL					
4	06/26/17	SITE PLAN RESUBMITTAL					
5	10/19/17	SITE PLAN RESUBMITTAL					
6	10/25/17	SITE PLAN RESUBMITTAL					

PA / PM:	T. SWAN
DRAWN BY:	J. CARANO
JOB NO.:	16106

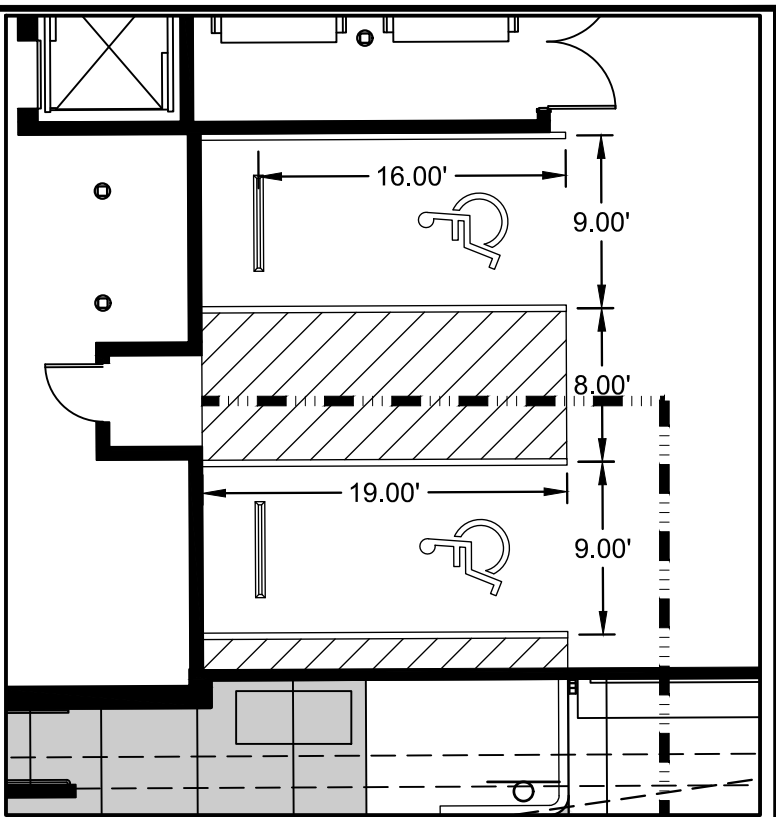
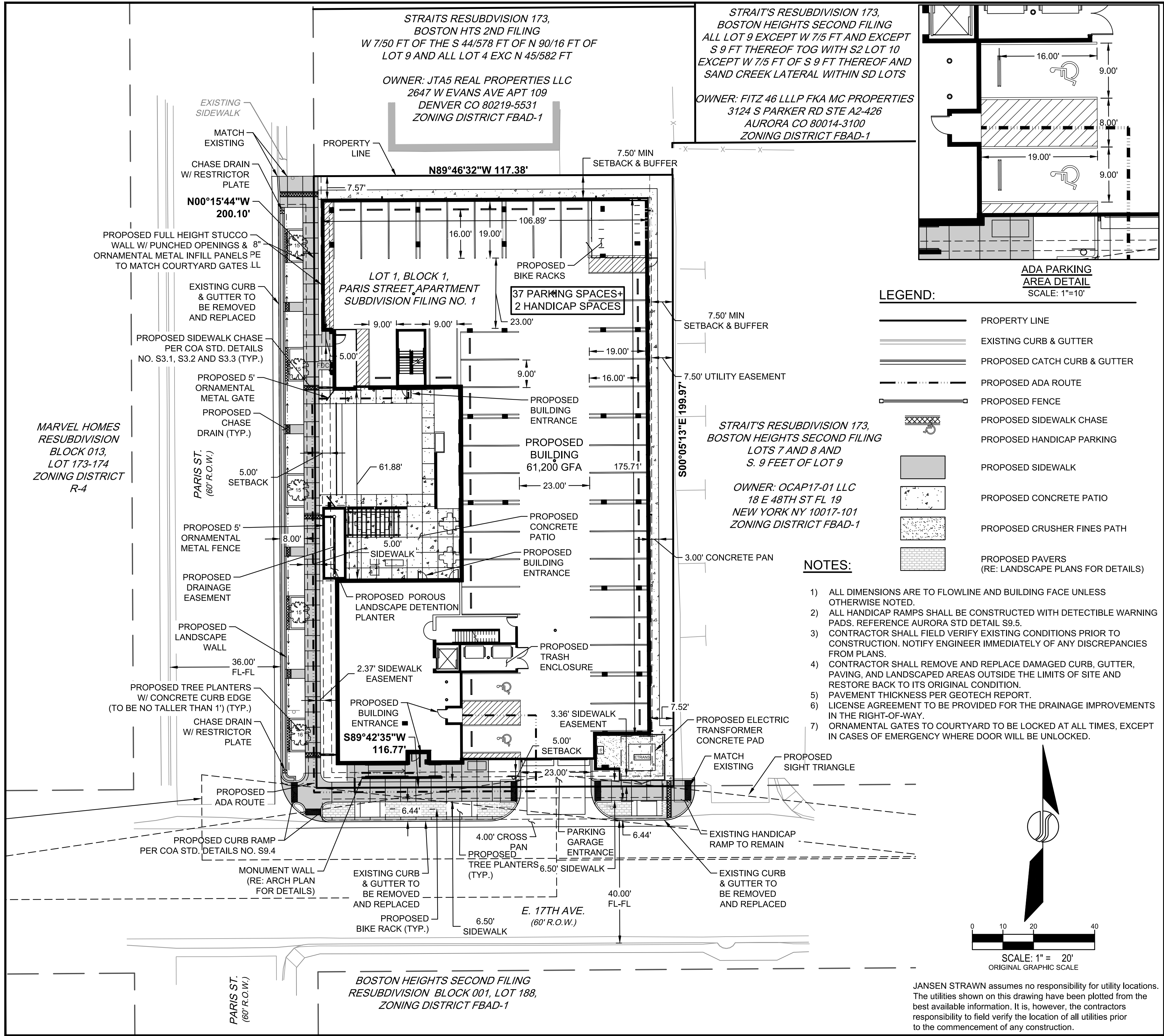
SHEET

2

WARE MALCOMB

CIVIL ENGINEERING | waremalcomb.com

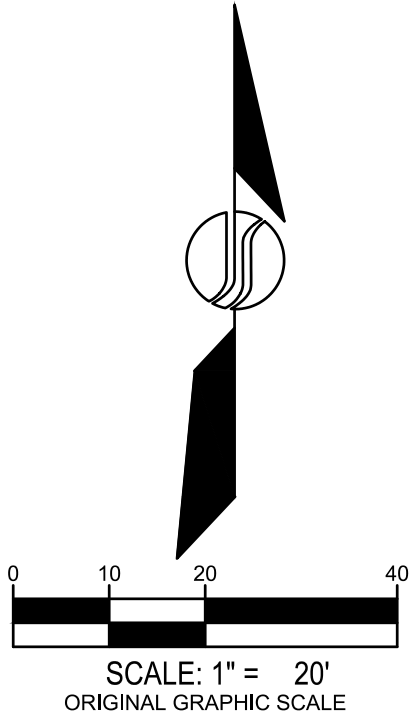
990 south broadway
suite 230
denver, co 80209
p 303.561.3333



LEGEND:

- PROPERTY LINE
- EXISTING CURB & GUTTER
- PROPOSED CATCH CURB & GUTTER
- PROPOSED ADA ROUTE
- PROPOSED FENCE
- PROPOSED SIDEWALK CHASE
- PROPOSED HANDICAP PARKING
- PROPOSED SIDEWALK
- PROPOSED CONCRETE PATIO
- PROPOSED CRUSHER FINES PATH
- PROPOSED PAVERS (RE: LANDSCAPE PLANS FOR DETAILS)

- NOTES:**
- 1) ALL DIMENSIONS ARE TO FLOWLINE AND BUILDING FACE UNLESS OTHERWISE NOTED.
 - 2) ALL HANDICAP RAMPS SHALL BE CONSTRUCTED WITH DETECTIBLE WARNING PADS. REFERENCE AURORA STD DETAIL S9.5.
 - 3) CONTRACTOR SHALL FIELD VERIFY EXISTING CONDITIONS PRIOR TO CONSTRUCTION. NOTIFY ENGINEER IMMEDIATELY OF ANY DISCREPANCIES FROM PLANS.
 - 4) CONTRACTOR SHALL REMOVE AND REPLACE DAMAGED CURB, GUTTER, PAVING, AND LANDSCAPED AREAS OUTSIDE THE LIMITS OF SITE AND RESTORE BACK TO ITS ORIGINAL CONDITION.
 - 5) PAVEMENT THICKNESS PER GEOTECH REPORT.
 - 6) LICENSE AGREEMENT TO BE PROVIDED FOR THE DRAINAGE IMPROVEMENTS IN THE RIGHT-OF-WAY.
 - 7) ORNAMENTAL GATES TO COURTYARD TO BE LOCKED AT ALL TIMES, EXCEPT IN CASES OF EMERGENCY WHERE DOOR WILL BE UNLOCKED.



JANSEN STRAWN assumes no responsibility for utility locations. The utilities shown on this drawing have been plotted from the best available information. It is, however, the contractors responsibility to field verify the location of all utilities prior to the commencement of any construction.

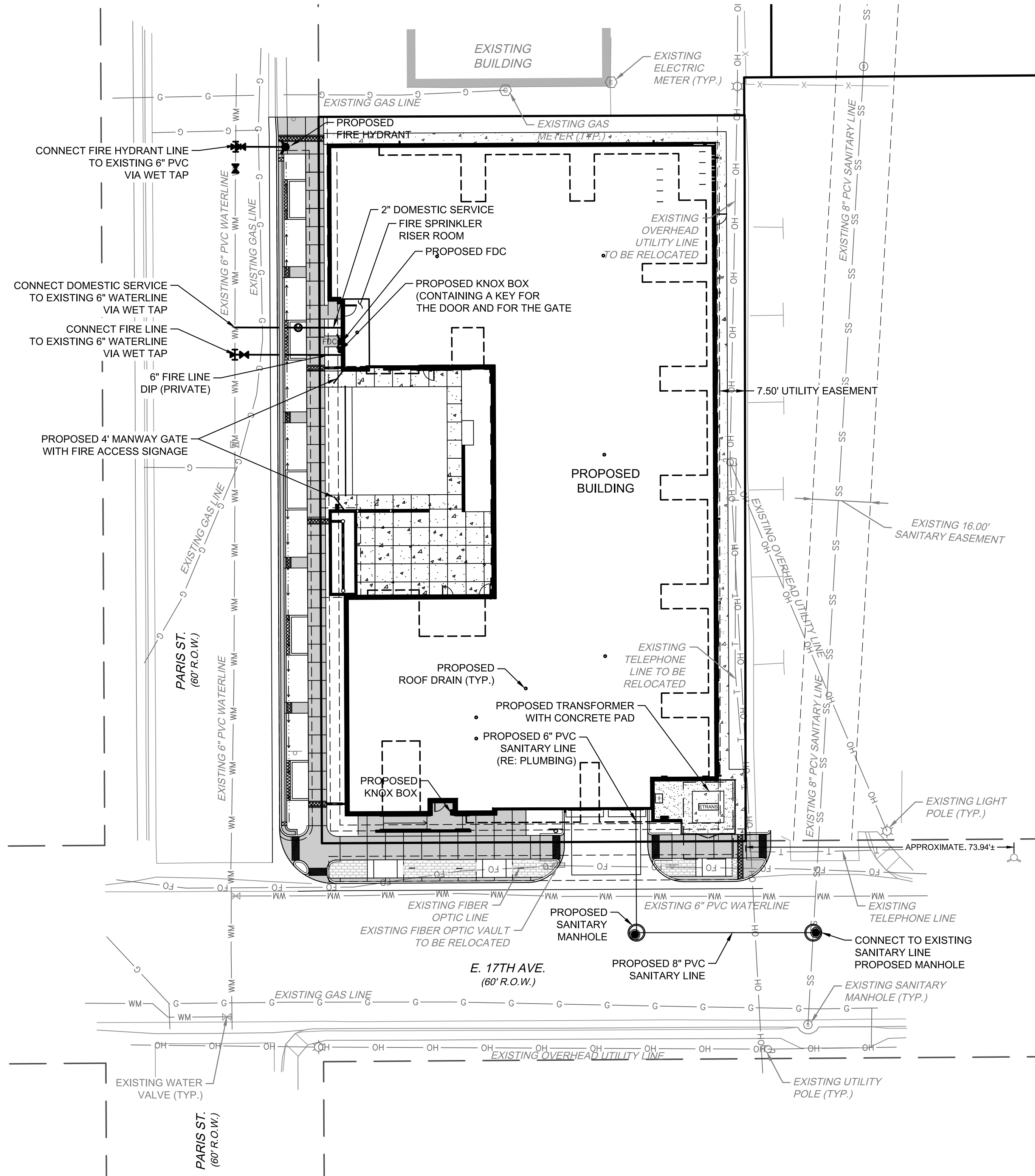
WARE MALCOMB
CIVIL ENGINEERING | waremalcomb.com
990 south broadway
suite 230
denver, co 80209
p 303.561.3333

**PARIS FAMILY HOUSING
SITE PLAN WITH WAIVERS**
SITE PLAN

NO.	DATE	REMARKS
1	03/17/17	SITE PLAN RESUBMITTAL
2	04/21/17	SITE PLAN RESUBMITTAL
3	05/26/17	SITE PLAN RESUBMITTAL
4	06/26/17	SITE PLAN RESUBMITTAL
5	10/19/17	SITE PLAN RESUBMITTAL
6	10/25/17	SITE PLAN RESUBMITTAL

PA / PM:	T. SWAN
DRAWN BY:	J. CARANO
JOB NO.:	16106

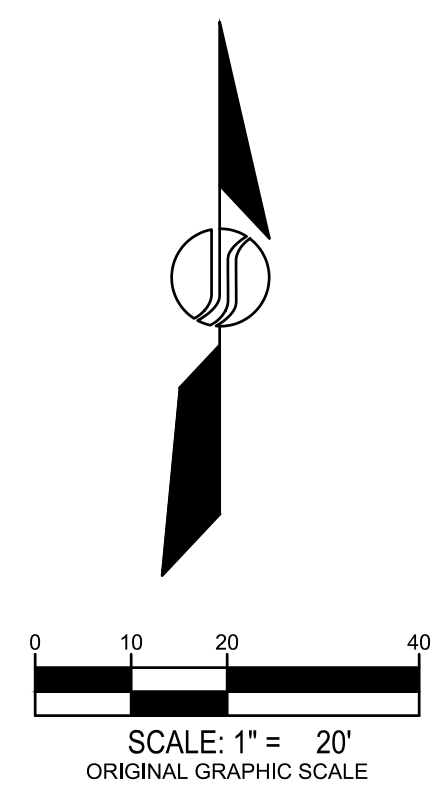
SHEET
3



LEGEND:

- PROPERTY LINE
- PROPOSED PUBLIC WATER MAIN W/ F.H.
- EXISTING STORM LINE
- PROPOSED STORM LINE
- EXISTING STORM INLET
- PROPOSED SSWR LINE W/ CLEANOUT
- EXISTING WATERLINE & VALVE
- EXISTING FIRE HYDRANT
- EXISTING GAS LINE
- EXISTING ELECTRIC LINE
- EXISTING FENCE LINE
- PROPOSED FENCE LINE
- EXISTING LIGHT POLE
- EXISTING UTILITY EASEMENT
- EXISTING SAN. SEWER W/MH
- EXISTING FIBER OPTIC LINE
- EXISTING TELEPHONE LINE
- EXISTING COMMUNICATIONS LINE
- EXISTING OVERHEAD UTILITY LINE

- NOTES**
- EXISTING 1.5" METER TO BE REMOVED, AND THE SERVICE LINE IS TO BE CUT AND PLUGGED AT THE MAIN.



JANSEN STRAWN assumes no responsibility for utility locations. The utilities shown on this drawing have been plotted from the best available information. It is, however, the contractors responsibility to field verify the location of all utilities prior to the commencement of any construction.

WARE MALCOMB
CIVIL ENGINEERING | waremalcomb.com
990 south broadway
suite 230
denver, co 80209
p 303.561.3333

**PARIS FAMILY HOUSING
SITE PLAN WITH WAIVERS**

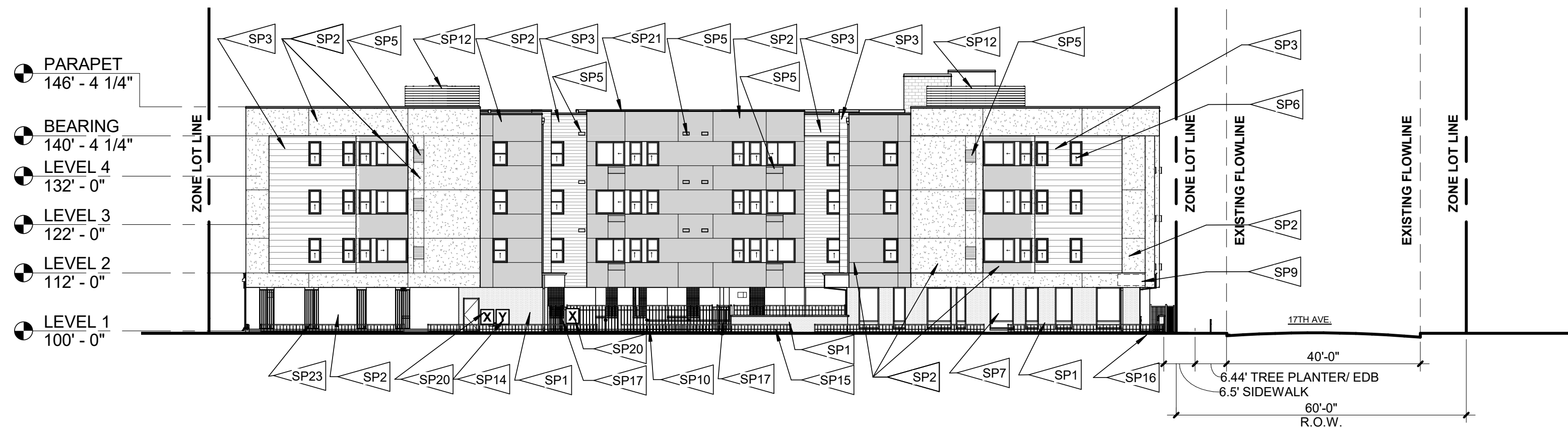
UTILITY PLAN

NO.	DATE	REMARKS
1	03/17/17	SITE PLAN RESUBMITTAL
2	04/21/17	SITE PLAN RESUBMITTAL
3	05/26/17	SITE PLAN RESUBMITTAL
4	06/26/17	SITE PLAN RESUBMITTAL
5	10/19/17	SITE PLAN RESUBMITTAL
6	10/25/17	SITE PLAN RESUBMITTAL

PA / PM:	T. SWAN
DRAWN BY:	J. CARANO
JOB NO.:	16106

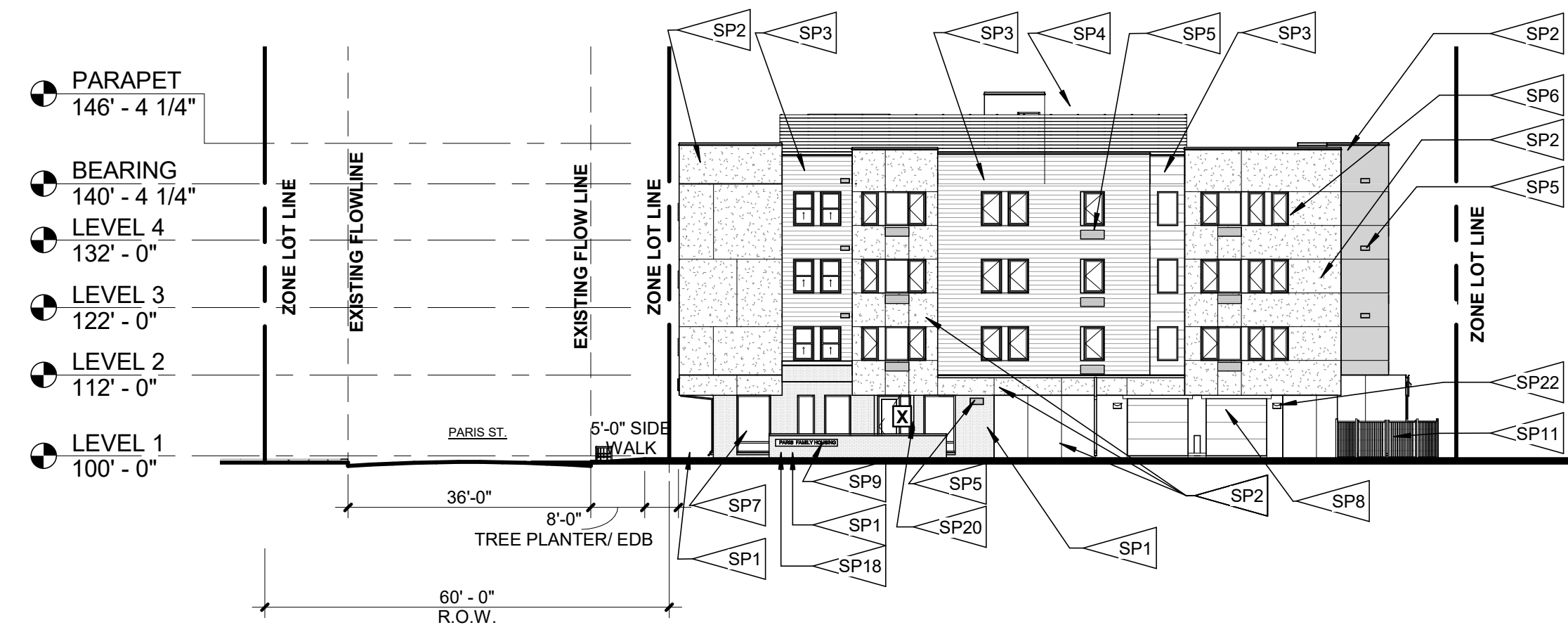
SHEET
5

PARIS FAMILY HOUSING
SITE PLAN WITH WAIVERS
ARCHITECTURAL
ELEVATIONS



WEST ELEVATION

1" = 20'-0"



SOUTH ELEVATION

1" = 20'-0"

ELEVATIONS MATERIAL LEGEND

	STUCCO		BRICK MASONRY - NORMAN RUNNING BOND
	STUCCO, TROWELLED		CONCRETE MASONRY UNIT
	STUCCO, ACCENT COLOR 1		CEMENTITIIOUS SIDING 1
			CEMENTITIIOUS SIDING 2

EXTERIOR WALL MATERIAL

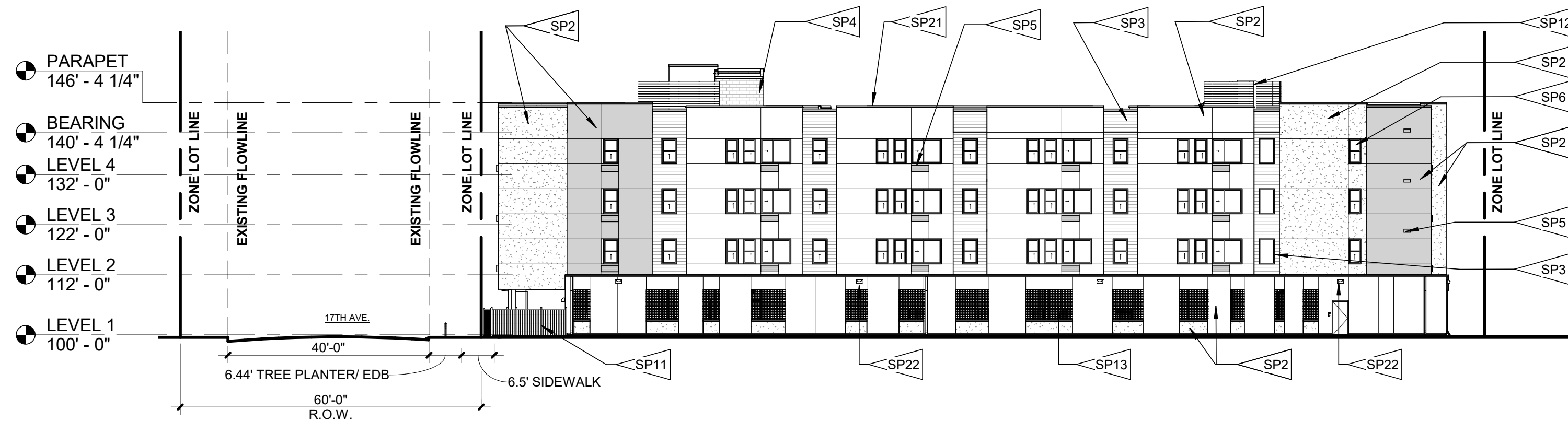
BRICK VENEER	2%
STUCCO	78%
CEMENT BOARD	19%
CMU	>1%

FLAGNOTES PER SHEET

Key Value	Keynote Text
SP1	BRICK VENEER, MODULAR OR NORMAN UNITS
SP2	FULL DEPTH STUCCO. RE: MATERIAL LEGEND FOR COLOR/ TEXTURE.
SP3	FIBER CEMENT BOARD LAP SIDING
SP4	GROUND FACE CONCRETE MASONRY UNIT
SP5	LOUVER. FLUSH WITH WALL. PAINT TO MATCH ADJACENT WALL COLOR.
SP6	VINYL WINDOW WITH LOW E COATING INSULATED GLASS
SP7	FIBERGLASS WINDOW
SP8	SECTIONAL OVERHEAD GARAGE ENTRANCE DOOR. PAINTED. RE: MATERIAL LEGEND FOR COLOR.
SP9	BUILDING SIGNAGE
SP10	5' ORNAMENTAL METAL FENCE
SP11	TRANSFORMER WITH ENCLOSURE
SP12	ROOF TOP EQUIPMENT WITH ENCLOSURE. PAINT TO MATCH BUILDING. RE: MATERIAL LEGEND FOR COLOR.
SP13	FULL HEIGHT STUCCO WALL WITH PUNCHED OPENINGS AND DECORATIVE METAL MESH INFILL PANELS
SP14	FIRE DEPARTMENT CONNECTION (FDC) WITH APPROVED KNOX HARDWARE
SP15	POROUS LANDSCAPE DETENTION PLANTER
SP16	CONCRETE RAMP WITH HANDRAIL ON EACH SIDE
SP17	4' MANWAY GATE WITH WITH APPROVED KNOX HARDWARE
SP18	BRICK 42" TALL WALL WITH SIGNAGE. COLOR: COFFEE BEAN.
SP20	APPROVED KNOX BOX HARDWARE. INSTALLED 4' A.F.F.
SP21	WHITE TPO ROOFING
SP22	WALL MOUNTED EXTERIOR LIGHT. RE: ELECTRICAL.
SP23	FULL HEIGHT ORNAMENTAL METAL FENCE

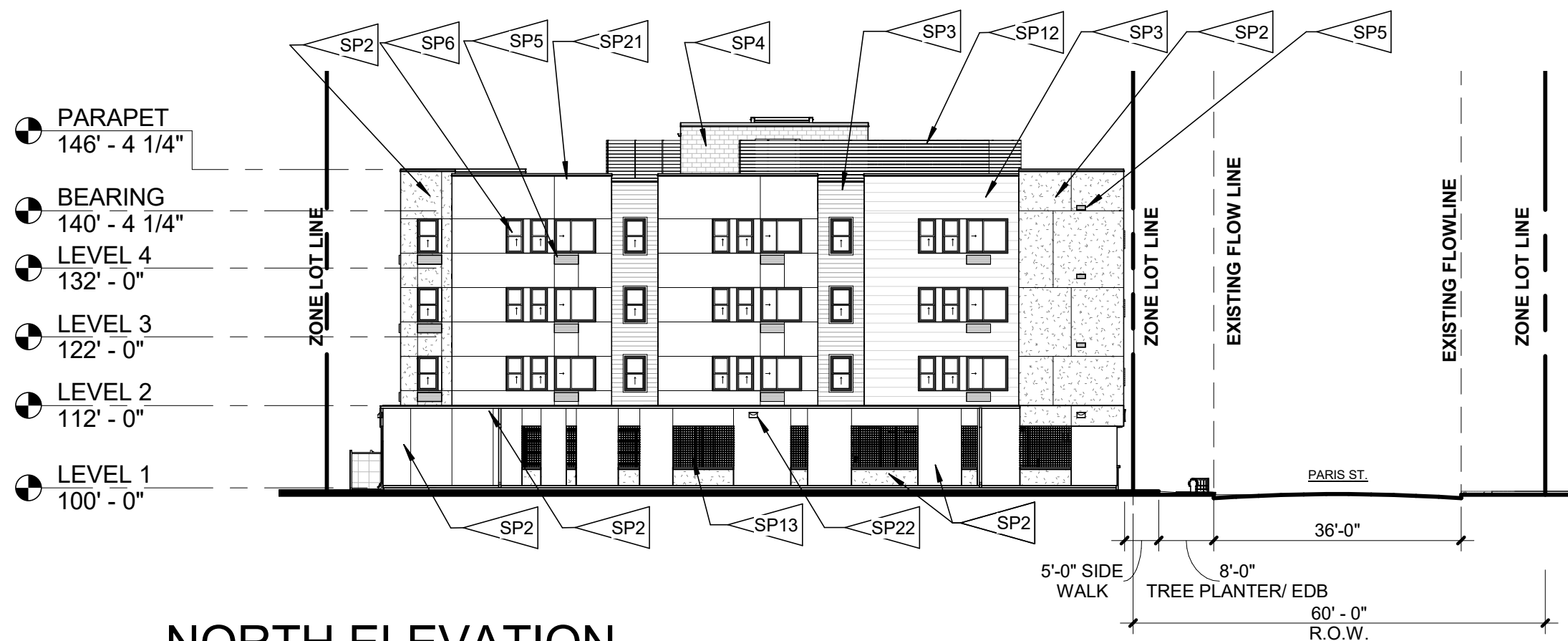
SHEET

6



EAST ELEVATION

1" = 20'-0"



NORTH ELEVATION

1" = 20'-0"

ELEVATIONS MATERIAL LEGEND

	STUCCO		BRICK MASONRY - NORMAN RUNNING BOND
	STUCCO, TROWELLED		CONCRETE MASONRY UNIT
	STUCCO, ACCENT COLOR 1		CEMENTITIOUS SIDING 1
			CEMENTITIOUS SIDING 2

EXTERIOR WALL MATERIAL

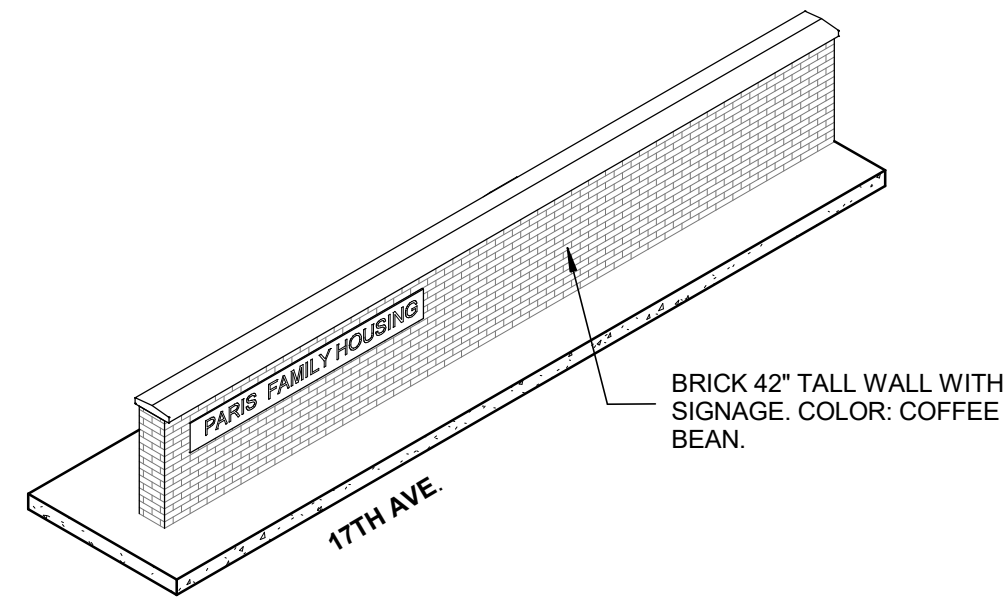
BRICK VENEER	2%
STUCCO	78%
CEMENT BOARD	19%
CMU	>1%

FLAGNOTES PER SHEET

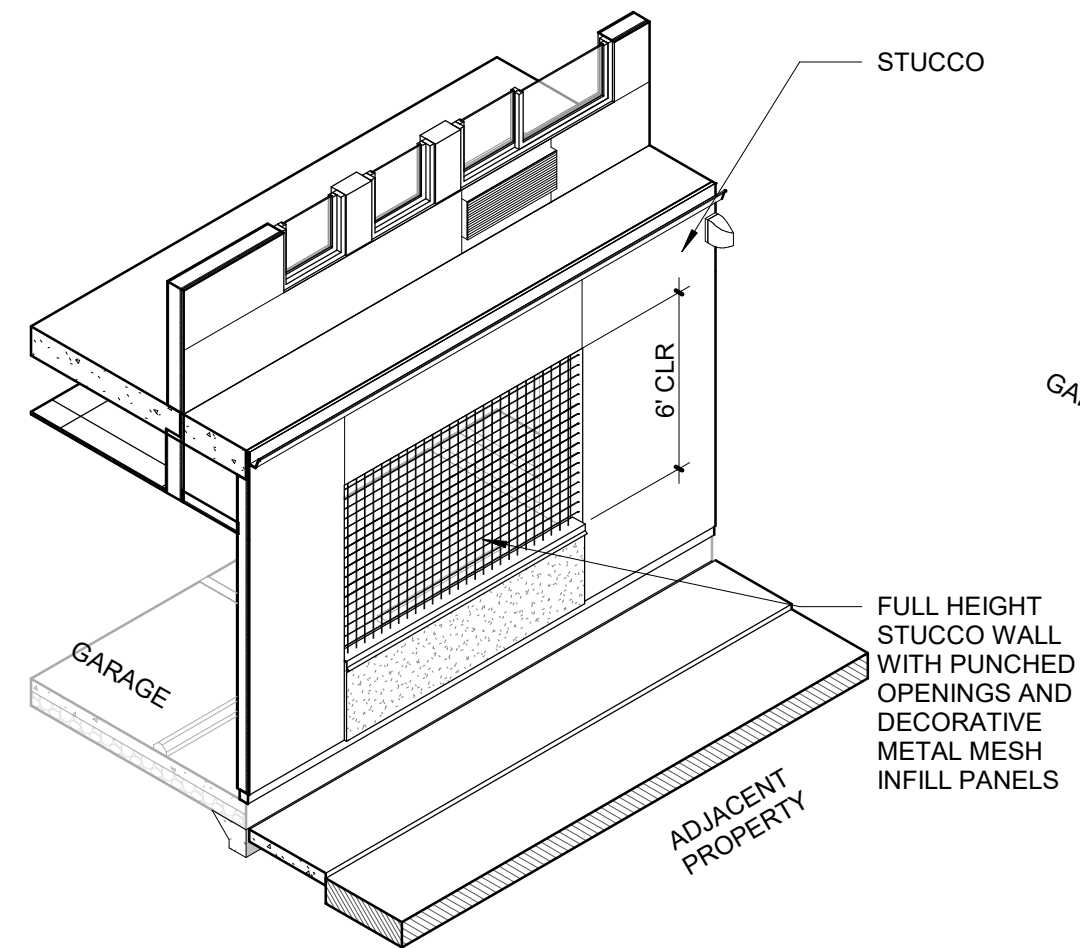
Key Value	Keynote Text
SP1	BRICK VENEER, MODULAR OR NORMAN UNITS
SP2	FULL DEPTH STUCCO. RE: MATERIAL LEGEND FOR COLOR/ TEXTURE.
SP3	FIBER CEMENT BOARD LAP SIDING
SP4	GROUND FACE CONCRETE MASONRY UNIT
SP5	LOUVER. FLUSH WITH WALL. PAINT TO MATCH ADJACENT WALL COLOR.
SP6	VINYL WINDOW WITH LOW E COATING INSULATED GLASS
SP7	FIBERGLASS WINDOW
SP8	SECTIONAL OVERHEAD GARAGE ENTRANCE DOOR. PAINTED. RE: MATERIAL LEGEND FOR COLOR.
SP9	BUILDING SIGNAGE
SP10	5' ORNAMENTAL METAL FENCE
SP11	TRANSFORMER WITH ENCLOSURE
SP12	ROOF TOP EQUIPMENT WITH ENCLOSURE. PAINT TO MATCH BUILDING. RE: MATERIAL LEGEND FOR COLOR.
SP13	FULL HEIGHT STUCCO WALL WITH PUNCHED OPENINGS AND DECORATIVE METAL MESH INFILL PANELS
SP14	FIRE DEPARTMENT CONNECTION (FDC) WITH APPROVED KNOX HARDWARE
SP15	POROUS LANDSCAPE DETENTION PLANTER
SP16	CONCRETE RAMP WITH HANDRAIL ON EACH SIDE
SP17	4' MANWAY GATE WITH WITH APPROVED KNOX HARDWARE
SP18	BRICK 42" TALL WALL WITH SIGNAGE. COLOR: COFFEE BEAN.
SP20	APPROVED KNOX BOX HARDWARE. INSTALLED 4' A.F.F.
SP21	WHITE TPO ROOFING
SP22	WALL MOUNTED EXTERIOR LIGHT. RE: ELECTRICAL.
SP23	FULL HEIGHT ORNAMENTAL METAL FENCE

NO.	DATE	REMARKS
1	03/17/17	SITE PLAN RESUBMITTAL
2	04/21/17	SITE PLAN RESUBMITTAL
3	05/26/17	SITE PLAN RESUBMITTAL
4	06/26/17	SITE PLAN RESUBMITTAL
5	10/19/17	SITE PLAN RESUBMITTAL
6	10/25/17	SITE PLAN RESUBMITTAL

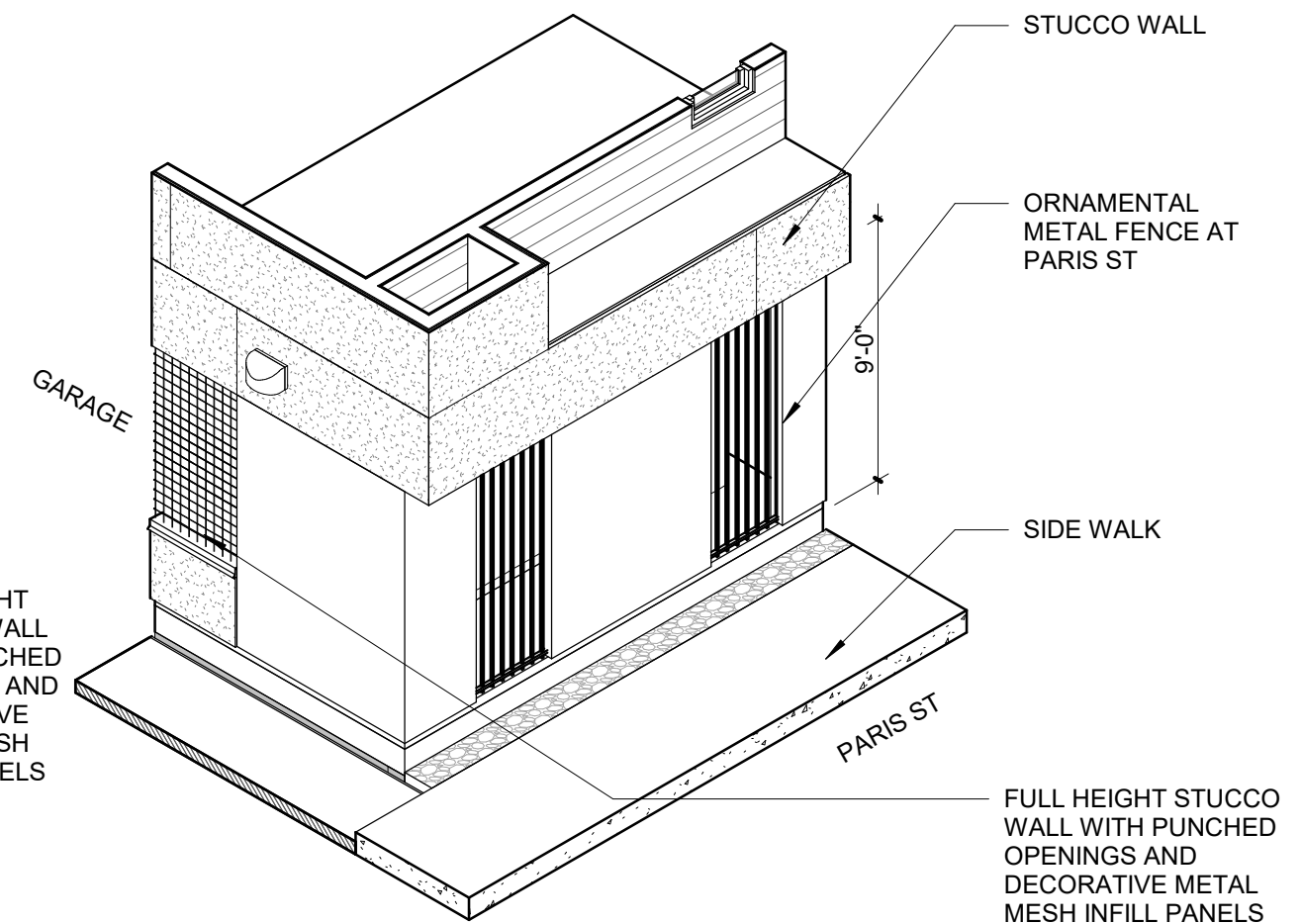
PA / PM:	BW
DRAWN BY:	RI
JOB NO.:	16106



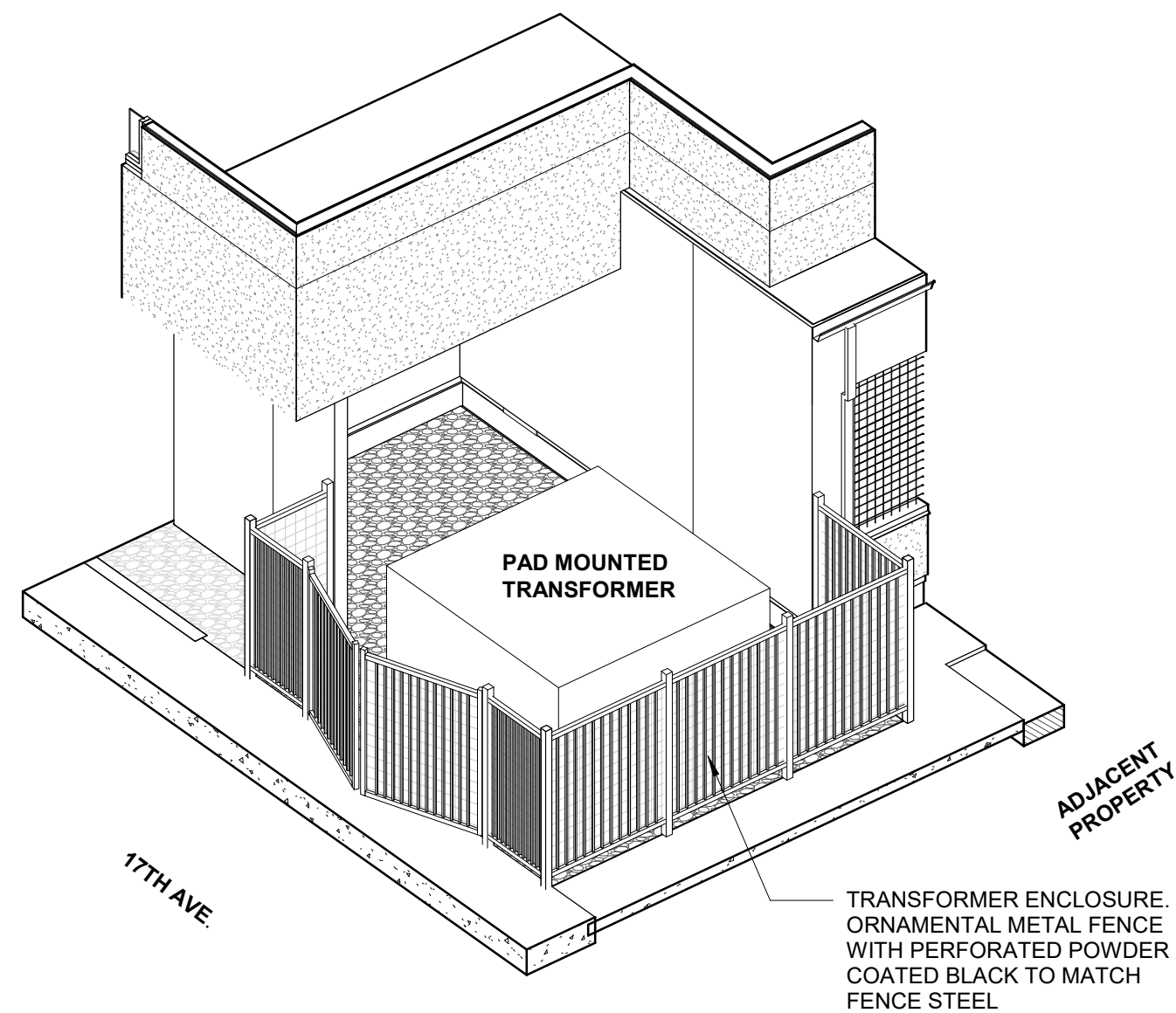
MONUMENT SIGN ISOMETRIC



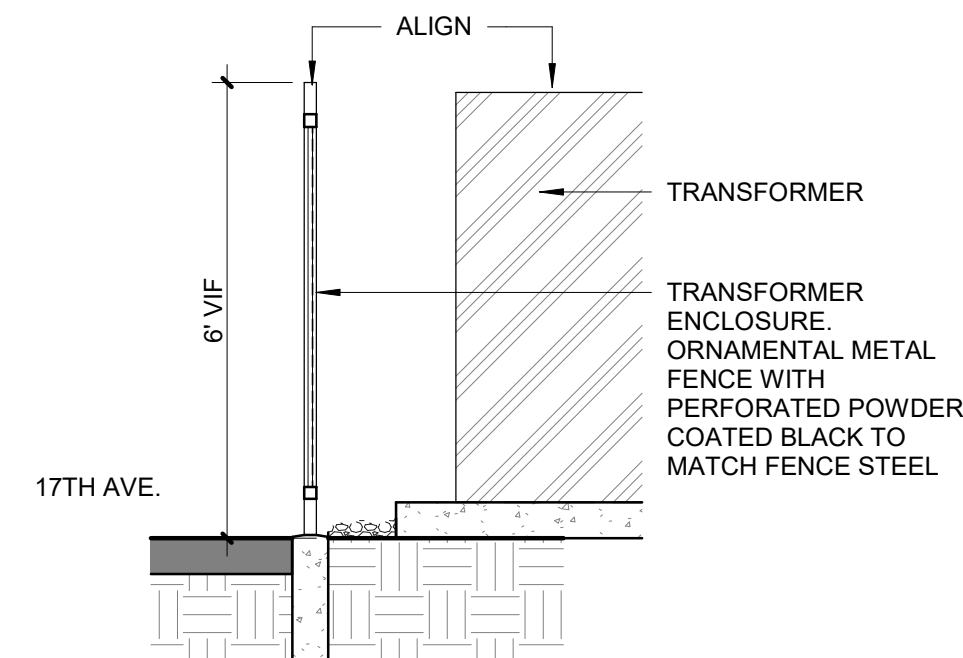
SCREEN WALL ISOMETRIC (EAST)



SCREEN WALL ISOMETRIC (WEST)

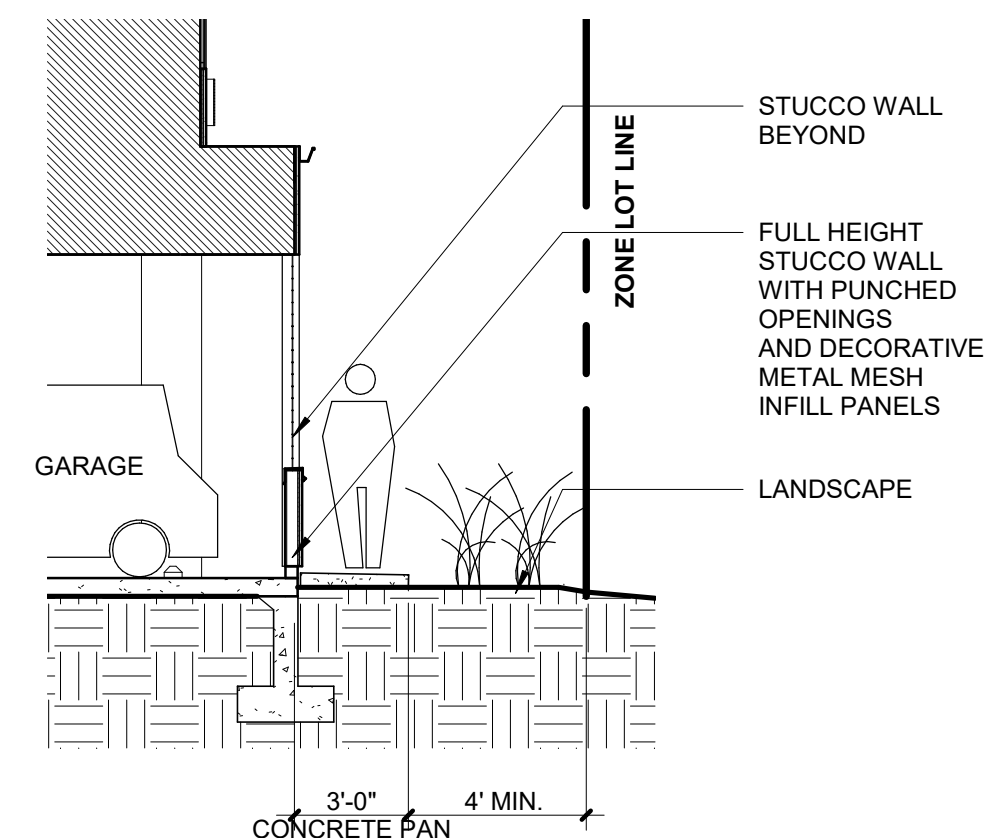


TRANSFORMER ENCLOSURE ISOMETRIC



TRANSFORMER ENCLOSURE

3/8" = 1'-0"



SECTION AT EAST BUFFER

3/16" = 1'-0"

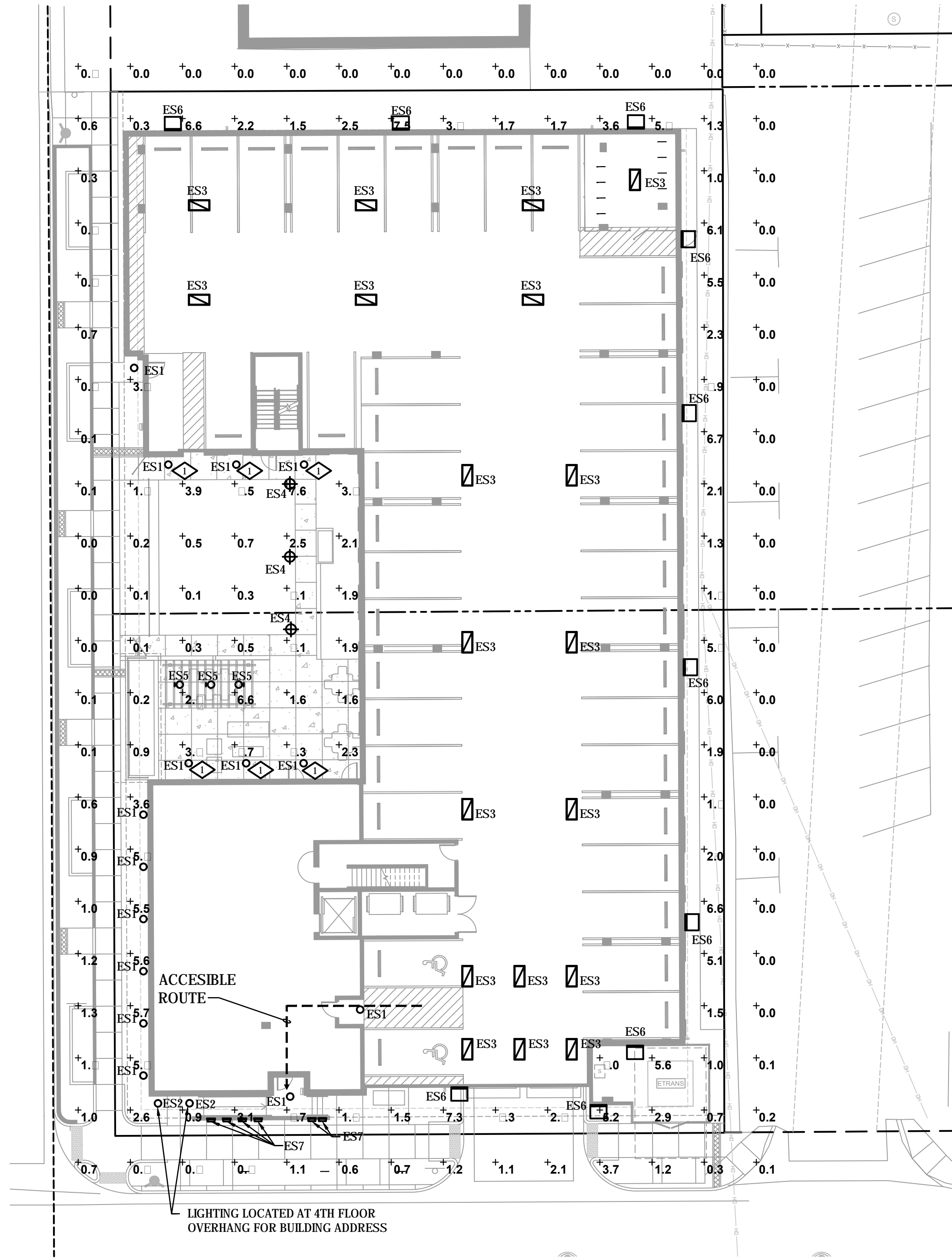
PARIS FAMILY HOUSING
SITE PLAN WITH WAIVERS
ARCHITECTURAL
ELEVATIONS

NO.	DATE	REMARKS
1	03/17/17	SITE PLAN RESUBMITTAL
2	04/21/17	SITE PLAN RESUBMITTAL
3	05/26/17	SITE PLAN RESUBMITTAL
4	06/26/17	SITE PLAN RESUBMITTAL
5	10/19/17	SITE PLAN RESUBMITTAL
6	10/25/17	SITE PLAN RESUBMITTAL

PA / PM:	BW
DRAWN BY:	RI
JOB NO.:	16106

SHEET

8



◇ DETAIL NOTES

1 FIXTURE MOUNTED ON UNDERSIDE OF 2ND FLOOR OVERHANGING THE AREA BELOW.

Statistics							
Description	Sym	A	M	Min	M	A	A
C Zone #2	+	1.9	7.6	0.0	N/A	N/A	0.3

PARIS FAMILY HOUSING

SITE PLAN WITH WAIVERS

SITE PHOTOMETRIC PLAN

NO.	DATE	REMARKS
1	03/17/17	SITE PLAN RESUBMITTAL
2	04/21/17	SITE PLAN RESUBMITTAL
3	05/26/17	SITE PLAN RESUBMITTAL
4	06/26/17	SITE PLAN RESUBMITTAL
5	10/25/17	SITE PLAN RESUBMITTAL

PA / PM:	MTV
DRAWN BY:	JJK
JOB NO.:	2017-087-00

SHEET

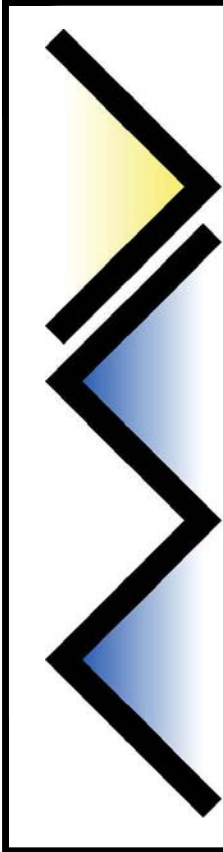
9

CONSULTING INC

4640 PECOS STREET, UNIT F DENVER, COLORADO, 80211

303.325.3271 MV-C-NET

Luminaire Schedule						
Symbol	Location	Manufacturer	Description	Loop	Number Lamps	Wattage
○	ES1	PHILIPS LIGHTOLIER	LYTEPROFILE 4" LED DOWNLIGHT CLEAR LENS	LED 1000-LM 90-CRI 3500K	1	11.1
○	ES2	PHILIPS LIGHTOLIER	LYTEPROFILE 6" LED DOWNLIGHT CLEAR LENS	LED 2000-LM 90-CRI 3500K	1	20.7
◻	ES3	PHILIPS DAY-BRITE - PHILIPS CFI	PHILIPS 2000 DAYLED LED TROFFER - 90 CRI 9000K ALL LEDS ON W/PATTERN 12 0.125" NOMINAL LENS	60WLED	1	60
⊕	ES4	PHILIPS GARDCO	PHILIPS FULL CUTOFF BOLLARD LED BR40	10 WHITE LEDS DRIVEN AT 350 mA	1	15.2
⊙	ES5	B-K LIGHTING INC.	MACHINED CYLINDRICAL METAL HOUSING 1 BLACK CIRCUIT BOARD WITH 3 LEDS ONE CLEAR CONICAL PLASTIC OPTIC PER LED WITH BROSTED SURFACE OPPOSITE LED AND SEMI- SPHERICAL RECESSED CENTER TOWARD LED MOLDED BLACK PLASTIC OPTIC MOUNTING FRAME CLEAR MICRO- PRISMATIC PLAT GLASS LENS IN MACHINED CYLINDRICAL BLACK PAINTED METAL LENS FRAME. LENS PRISMS OUT.	THREE WHITE LIGHT EMITTING DIODES BEAMED AT THE HORIZON.	3	6.77
□	ES6	Litton Lighting	WST LED Perforance package 103000 Kissuconfort 100VOLT	LED	1	12
■	ES7	PHILIPS-GADCO LIGHTING	RSC2AK5D5E TEST LITE BISYMMETRIC	501W LED	1	7.7



CONSULTING INC
4640 PECOS STREET, UNIT F DENVER, COLORADO, 80211
303.325.3271
MV-C-NET

PARIS FAMILY HOUSING
SITE PLAN WITH WAIVERS

LUMINAIRE SCHEDULE

NO.	DATE	REMARKS
1	03/17/17	SITE PLAN RESUBMITTAL
2	04/21/17	SITE PLAN RESUBMITTAL
3	05/26/17	SITE PLAN RESUBMITTAL
4	06/26/17	SITE PLAN RESUBMITTAL
5	10/25/17	SITE PLAN RESUBMITTAL

PA / PM:	MTV
DRAWN BY:	JK
JOB NO.:	2017-087-00



1 FIXTURE TYPE ES1 □ ES2
N.T.S.



2 FIXTURE TYPE ES3
N.T.S.



3 FIXTURE TYPE ES4
N.T.S.



4 FIXTURE TYPE ES5
N.T.S.



5 FIXTURE TYPE ES6
N.T.S.



6 FIXTURE TYPE ES7
N.T.S.

PARIS FAMILY HOUSING
SITE PLAN WITH WAIVERS
SITE FIXTURES

NO.	DATE	REMARKS
1	03/17/17	SITE PLAN RESUBMITTAL
2	04/21/17	SITE PLAN RESUBMITTAL
3	05/26/17	SITE PLAN RESUBMITTAL
4	06/26/17	SITE PLAN RESUBMITTAL
5	10/25/17	SITE PLAN RESUBMITTAL

PA / PM:	MTV
DRAWN BY:	JJK
JOB NO.:	2017-087-00

LANDSCAPE PLANT LIST

QTY.	SYM.	COMMON NAME	BOTANICAL NAME	SIZE □ COND.	WATER USE
(UNLESS OTHERWISE NOTED)					
DECIDUOUS TREES					
3 5	EOA NSM	ENGLISH OAK NORWEGIAN SUNSET MAPLE	QUERCUS ROBUR ACER TRUNCATUM PLATANOIDES 'KEITHSFORM'	2.5" CAL. B&B 2.5" CAL. B&B	MEDIUM MEDIUM
EVERGREEN TREES					
11	ASE	AUSTRIAN PINE 'ARNOLD SENTINEL'	PINUS NIGRA 'ARNOLD SENTINEL'	6' B&B	MEDIUM
ORNAMENTAL TREES					
3 2	PHO PKP	PYRAMIDAL EUROPEAN HORNBEAM PRINCESS KAY PLUM	CARPINUS BETULUS 'FASTIGIATA' PRUNUS CERASIFERA 'NEWPORT'	2" CAL., B&B 2" CAL., B&B	MEDIUM MEDIUM
DECIDUOUS SHRUBS					
12 24 6 24 14	DCM DBB NDI NFS NLD	CAROL MACKIE DAPHNE DWARF BURNING BUSH DWARF NINEBARK NEON FLASH SPIREA LITTLE DEVIL NINEBARK	DAPHNE X BURKWOODI 'CAROL MACKIE' EUONYMUS ALATUS 'COMPACTUS' PHYSOCARPUS OPULIFOLIUS 'NANUS" SPIREA JAPONICA 'NEON FLASH' PHYSOCARPUS OPULIFOLIUS 'DONNA MAY'	#5 CONT. #5 CONT. #5 CONT. #5 CONT. #5 CONT.	MEDIUM XERIC LOW XERIC LOW
EVERGREEN / BROADLEAF EVG. SHRUBS					
6 12 14	MSL GSP YDG	SLOWMOUND MUGO PINE GLOBE SPRUCE DARK GREEN SPREADER YEW	PINUS MUGO 'SLOWMOUND' PICEA PUNGENS 'GLOBOSA' TAXUS X MEDIA 'DARK GREEN SPREADER'	#5 CONT. #5 CONT. #5 CONT.	MEDIUM MEDIUM MEDIUM
ORNAMENTAL GRASSES					
54 36 24 37 80 21	HFG HSG MFG MMG THG ZGR	DWARF FOUNTAIN GRASS HEAVY METAL SWITCH GRASS MEXICAN FEATHER GRASS MORNING LIGHT MAIDEN GRASS NORTHERN LIGHTS TUFTED HAIR GRASS ZEBRA GRASS	PENNISETUM ALOPECUROIDES 'HAMELN' PANICUM VIRGATUM 'HEAVY METAL' NASSELLA TENUISSIMA MISCANTHUS SINENSIS 'MORNING LIGHT' DESCHAMPSIA CESPITOSA 'NORTHERN LIGHTS' MISCANTHUS SINENSIS 'STRICTUS'	#1 CONT. #1 CONT. #1 CONT. #1 CONT. #1 CONT. #1 CONT.	LOW-MEDIUM MEDIUM LOW-MEDIUM MEDIUM LOW-MEDIUM LOW
PERENNIALS / VINES					
47 16 12	PCP CMW BEO	BLUE CREEPING PHLOX WALKERS LOW CATMINT BLUE EDDY ORNAMENTAL ONION	PHLOX SUBULATA PINK NEPETA FAASSENTII 'WALKER'S LOW' ALLIUM MILLENNIUM	#1 CONT. #1 CONT. #1 CONT.	LOW LOW LOW

CITY OF AURORA NOTES

1. ALL LANDSCAPED AREAS ARE TO RECEIVE ORGANIC SOIL PREPARATION AT 4 CU.YARDS/1,000 SF.

2. ALL FREE STANDING LIGHTS WITHIN THIS PLAN ARE STREETLIGHTS.

3. THE SURFACE MATERIAL OF WALKS AND PLAZAS ON SITE ARE TO BE LIGHT BROOM FINISHED STANDARD GRAY CONCRETE. WHERE AREAS ARE CALLED OUT AS STREETScape PAVERS, PAVERS ARE TO BE 6"X6" PAVERS, SET IN SAND IN A RUNNING BOND PATTERN. THE COLOR OF THE PAVERS IS TO BE A LIGHT TERRA COTTA. WALK ALONG EAST BOUNDARY AND AROUND TRANSFORMER ARE TO BE GRAY CRUSHER FINES.

4. ALL UTILITY EASEMENTS SHALL REMAIN UNOBSTRUCTED AND FULLY ACCESSIBLE ALONG THEIR ENTIRE LENGTH FOR THE MAINTENANCE EQUIPMENT ENTRY.

5. THE OWNER/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 CERTIFICATE OF OCCUPANCY.

6. ALL LANDSCAPED AREAS AND PLANT MATERIAL, EXCEPT FOR NON-IRRIGATED NATIVE, RESTORATIVE AND DRYLAND GRASS AREAS THAT COMPLY WITH REQUIREMENTS FOUND IN SEC. 146-1429 AND/OR SEC. 1461435 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.

7. 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.

8. A 5-FOOT CLEAR SPACE SHALL BE MAINTAINED AROUND THE CIRCUMFERENCE OF FIRE HYDRANTS.

9. LANDSCAPING MATERIAL SHOWN WITHIN THE SITE PLAN CANNOT ENCROACH INTO ROADWAYS THAT ARE DEDICATED (OR DESIGNATED) AS FIRE LANE EASEMENTS (OR CORRIDORS).
10. TREES MAY NOT BE PLACED WITHIN 8' OF ANY PUBLIC UTILITY AND 5' FROM ANY WATER LINE.

11. SHRUB BEDS SHALL BE MULCHED WITH 3" DEPTH OF 2" RIVER ROCK. FOR AREAS SPECIFIED AS COBBLE, USE 4-6" RIVER ROCK COBBLE. A WOVEN GEOTEXTILE WEED BARRIER WITH LARGE OPENINGS IS REQUIRED UNDER COBBLE AND RIVER ROCK. NO WEED BARRIER IS REQUIRED UNDER WOOD MULCH. AREAS OF PERENNIALS, ANNUALS AND TREE OPENINGS WITHIN THE RIGHT OF WAY TO BE MULCHED WITH 3" DEPTH OF GORILLA HAIR SHREDDED MULCH WITH NO WEED BARRIER NECESSARY.

12. SIGHT TRIANGLES SHALL REMAIN UNOBSTRUCTED BY PLANT MATERIAL, OR ANY OTHER VISUAL OBSTACLE, OVER 30" IN HEIGHT. PLANTING SHALL COMPLY WITH COA ROADWAY SPECIFICATIONS, SECTION 4.04.2.10.

13. ALL CROSSINGS OR ENCROACHMENTS BY PRIVATE LANDSCAPE IRRIGATION LINES OR SYSTEMS INTO EASEMENTS AND STREET RIGHTS-OF-WAY OWNED BY THE CITY OF AURORA ARE ACKNOWLEDGED BY THE OWNER AS BEING SUBJECT TO CITY OF AURORA'S USE AND OCCUPANCY OF THE SAID EASEMENTS OR RIGHTS-OF -WAY. THE OWNER, 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.

14. STREET TREES WILL BE ACCEPTED IF INSPECTION CONFIRMS THAT TREES HAVE BEEN PLANTED PER THE CITY STANDARD DETAIL AND DRAINAGE IS ADEQUATE WITHIN THE ROOT ZONE OF THE TREES; APPLICANT/DEVELOPER REQUIRED TO CONTACT THE CITY FOR AN INSPECTION TWO DAYS IN ADVANCE OF PLANTING. THE CITY OF AURORA FORESTRY DIVISION SHALL TAKE OWNERSHIP OF ALL STREET TREES AFTER THEY ARE PLANTED AND WILL BE RESPONSIBLE FOR THE MAINTENANCE OF THOSE TREES IN PERPETUITY. PROPERTY OWNER WILL BE RESPONSIBLE FOR IRRIGATING ALL STREET TREES.

15. A MINIMUM OF 5 PERCOLATION TESTS WILL BE CONDUCTED WITHIN THE TREE LAWN. IF PERCOLATION RATE IS LESS THAN 1" PER HOUR (AFTER THE HOLES ARE FILLED WITH WATER AND FULLY DRAINED, THEN RE-FILLED), SOIL WILL BE REPLACED OR AMENDED TO THE DEPTH NECESSARY TO INCREASE THE PERCOLATION RATE OR GRAVEL SUMPS WILL BE INSTALLED.

16. SOIL WITHIN TREE PLANTERS/OPENINGS SHALL NOT BE COMPACTED TO GREATER THAN 80% OF STANDARD PROCTOR DENSITY.

GENERAL NOTES

1. THESE PLANS SHALL NOT BE UTILIZED FOR CONSTRUCTION OR PERMITTING UNLESS STATED FOR SUCH USE IN THE TITLE BLOCK.
2. SIGHT TRIANGLES AND SIGHT LINES SHALL REMAIN UNOBSTRUCTED BY EQUIPMENT, CONSTRUCTION MATERIALS, PLANT MATERIAL OR ANY OTHER VISUAL OBSTACLE DURING THE CONTRACT PERIOD AND AT MATURITY OF PLANTS PER LOCAL JURISDICTIONAL REQUIREMENTS. NO PLANT MATERIAL OTHER THAN GROUND COVER IS ALLOWED TO BE PLANTED ADJACENT TO FIRE HYDRANTS AS STIPULATED BY JURISDICTIONAL REQUIREMENTS.
3. SIGHT TRIANGLES SHALL REMAIN UNOBSTRUCTED BY PLANT MATERIAL, OR ANY OTHER VISUAL OBSTACLE, OVER 30" IN HEIGHT.
4. LOCAL, STATE AND FEDERAL JURISDICTIONAL REQUIREMENTS, RESTRICTIONS OR PROCEDURES SHALL SUPERSEDE THESE PLANS, NOTES AND SPECIFICATIONS WHEN MORE STRINGENT. NOTIFY THE OWNER'S REPRESENTATIVE IF CONFLICTS OCCUR.
5. THIS SHEET SET IS PREPARED WITH INFORMATION SUFFICIENT FOR CITY OF AURORA SITE PLAN APPROVAL AND MAY NOT BE SUFFICIENT FOR CONSTRUCTION BIDDING OR AS CONSTRUCTION DOCUMENTS. IT IS RECOMMENDED THAT THE CONTRACTOR CONTACT THE OWNER'S REPRESENTATIVE FOR ADDITIONAL INFORMATION.



1101 Bannock Street
Denver, Colorado 80204
P 303.892.1166
F 303.892.1186
www.norris-design.com

PARIS FAMILY HOUSING
SITE PLAN WITH WAIVERS

LANDSCAPE COVER SHEET

NO.	DATE	REMARKS				
		1	2	3	4	5
1	03/17/17	SITE PLAN RESUBMITTAL	SITE PLAN RESUBMITTAL	SITE PLAN RESUBMITTAL	SITE PLAN RESUBMITTAL	SITE PLAN RESUBMITTAL
2	04/21/17	SITE PLAN RESUBMITTAL	SITE PLAN RESUBMITTAL	SITE PLAN RESUBMITTAL	SITE PLAN RESUBMITTAL	SITE PLAN RESUBMITTAL
3	05/26/17	SITE PLAN RESUBMITTAL	SITE PLAN RESUBMITTAL	SITE PLAN RESUBMITTAL	SITE PLAN RESUBMITTAL	SITE PLAN RESUBMITTAL
4	06/26/17	SITE PLAN RESUBMITTAL	SITE PLAN RESUBMITTAL	SITE PLAN RESUBMITTAL	SITE PLAN RESUBMITTAL	SITE PLAN RESUBMITTAL
5	10/19/17	SITE PLAN RESUBMITTAL	SITE PLAN RESUBMITTAL	SITE PLAN RESUBMITTAL	SITE PLAN RESUBMITTAL	SITE PLAN RESUBMITTAL
6	10/25/17	SITE PLAN RESUBMITTAL	SITE PLAN RESUBMITTAL	SITE PLAN RESUBMITTAL	SITE PLAN RESUBMITTAL	SITE PLAN RESUBMITTAL

PA / PM:	WB/DL
DRAWN BY:	TA
JOB NO.:	16106

SHEET

12

STANDARD RIGHTS-OF-WAY STREET TREE TABLE:

<i>Street Tree Description</i>	<i>Length</i>	<i>Trees Required</i>	<i>Trees Provided</i>
E. 17th Ave (1 Street Tree per 30 LF)	65 LF	3	3
Paris Street (1 Street Tree per 40 LF)	200 LF	5	5
Totals:		8	8

NOTES:

1.) Distances measured between tangent points, intersecting drives are excluded.

NON STREET FRONTAGE BUFFER TABLE

<i>Perimeter</i>	<i>Site Perimeter Description</i>	<i>Length</i>	<i>Trees Required</i>	<i>Trees Provided</i>	<i>Shrubs Required</i>	<i>Shrubs Provided</i>
NORTH	Site Perimeter Buffer (Residential): 7.5' WIDTH (1 Tree and 5 Shrubs per 40 LF)	115 LF	3	3	15	15
EAST	Site Perimeter Buffer (Other): 7.5' WIDTH (1 Tree and 5 Shrubs per 25 LF)	190 LF	8	8	38	38
	Totals:		11	11	53	53

NOTES:

1.) All Trees are min. 2.5" Caliper Deciduous, 6' Evergreen and Shrubs are Min. Cont. #5 Size, or 3 x Containter #1 per Shrub Quantity show in table for Ornamental Grasses.

STREET FRONTAGE BUFFER TABLE

<i>Street Frontage Buffer Description</i>	<i>Length</i>	<i>Trees Required</i>	<i>Trees Provided</i>	<i>Shrubs Required</i>	<i>Shrubs Provided</i>
Street Frontage Buffer: Paris Street - Width Varies (1 Tree and 10 Shrubs per 40 LF)	185 LF	5	5	47	47
Totals:		5	5	47	47

NOTES:

1.) All Trees are min. 2.5" Caliper Deciduous, 6' Evergreen and Shrubs are Min. Cont. #5 Size, or 3 x Containter #1 per Shrub Quantity show in table for Ornamental Grasses.

2.) The Width for the Street Frontage Buffer Varies, please see dimensions on plans for widths.

3.) Landscape plantings from the Courtyard are counted towards the Street Frontage Buffer Quantities: 3 Trees and 20 Shrubs from the Courtyard.

TREE PROTECTION PLAN SUMMARY

CALIPER INCHES REMOVED	CALIPER INCHES RELOCATED	MITIGATION VALUE TO BE PAID CASH IN LIEU
33"	0"	\$10,192.37

WATER USE TABLE

<i>Area</i>	<i>Water Conserving Irrigation (Non-Sod)</i>	<i>Non-Water Conserving Irrigation (Sod)</i>	<i>Non-Irrigated Area/ Pavement</i>	<i>Total Area</i>
SITE	1,864 SF	780 SF	20,779 SF	23,423 SF
ROW	1,088 SF	0 SF	2,262SF	3,350 SF
Totals:	2,952 SF	780 SF	23,041 SF	26,773 SF



1101 Bannock Street
Denver, Colorado 80204
P 303.892.1166
F 303.892.1186
www.norris-design.com

PARIS FAMILY HOUSING
SITE PLAN WITH WAIVERS
LANDSCAPE TABLES

NO.	DATE	REMARKS
1	03/17/17	SITE PLAN RESUBMITTAL
2	04/21/17	SITE PLAN RESUBMITTAL
3	05/26/17	SITE PLAN RESUBMITTAL
4	06/26/17	SITE PLAN RESUBMITTAL
5	10/19/17	SITE PLAN RESUBMITTAL
6	10/25/17	SITE PLAN RESUBMITTAL

PA / PM:	WB/DL
DRAWN BY:	TA
JOB NO.:	16106

SHEET

13

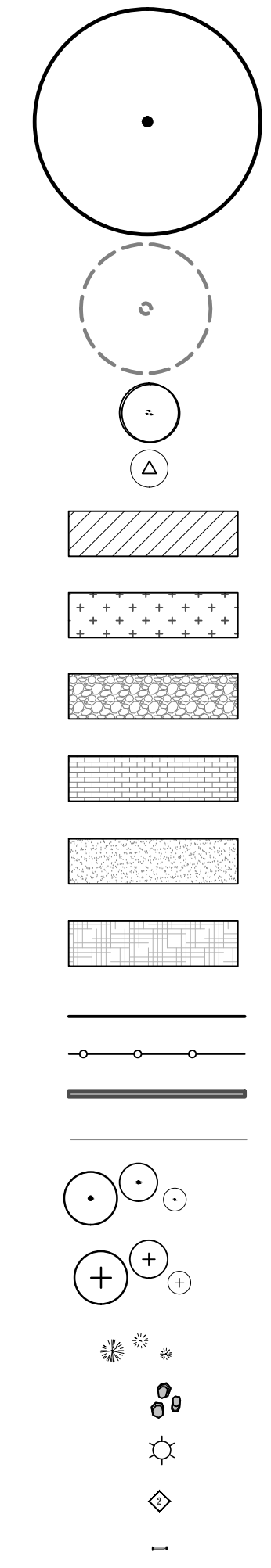
PARIS FAMILY HOUSING
SITE PLAN WITH WAIVERS

LANDSCAPE PLAN

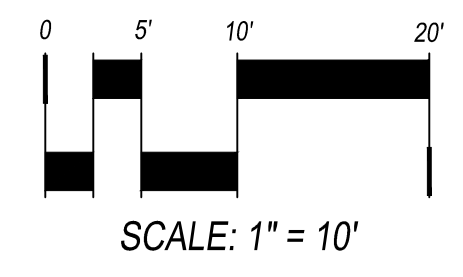
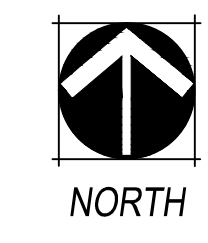
NO.	DATE	REMARKS
1	03/17/17	SITE PLAN RESUBMITTAL
2	04/21/17	SITE PLAN RESUBMITTAL
3	05/26/17	SITE PLAN RESUBMITTAL
4	06/26/17	SITE PLAN RESUBMITTAL
5	10/19/17	SITE PLAN RESUBMITTAL
6	10/25/17	SITE PLAN RESUBMITTAL

PA / PM:	WB/DL
DRAWN BY:	TA
JOB NO.:	16106

LEGEND

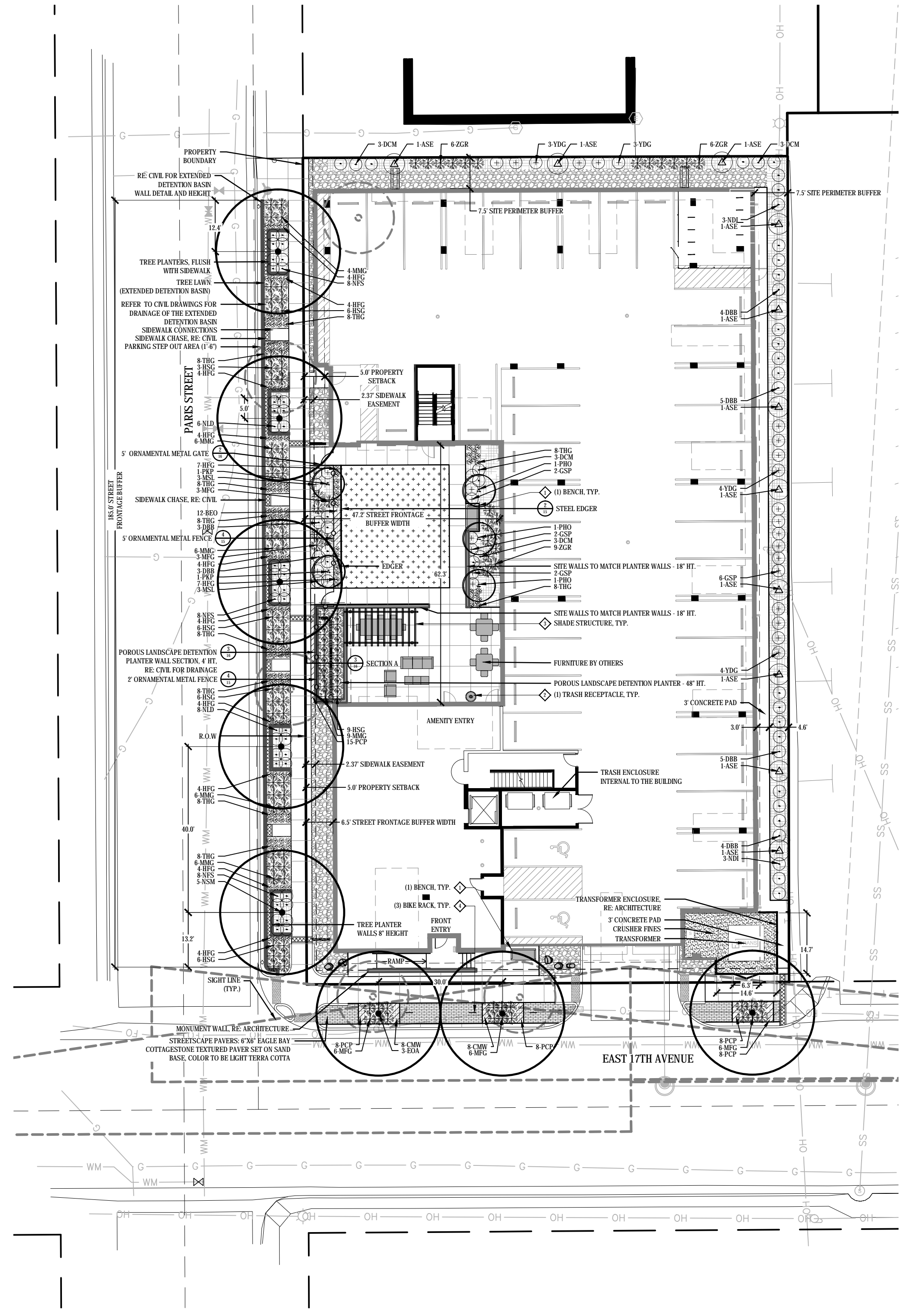


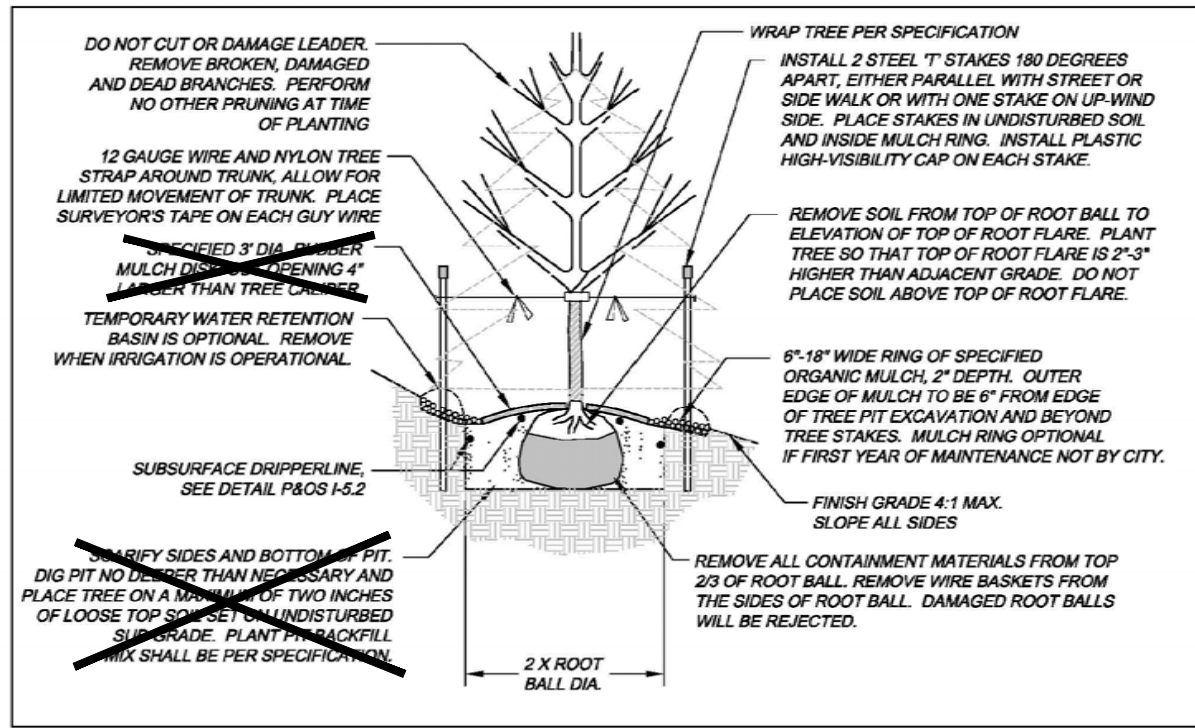
- CANOPY TREE
- EXISTING TREE: TO BE REMOVED
- ORNAMENTAL TREE
- UPRIGHT EVERGREEN TREE
- PERENNIALS
- SOD
- 4-6" RIVER ROCK COBBLE
- STREETSCAPE PAVERS
- CRUSHER FINES
- MULCH
- EDGER
- ORNAMENTAL METAL FENCE WALL
- SAW CUT SCORE LINE
- DECIDUOUS SHRUBS
- EVERGREEN SHRUBS
- ORNAMENTAL GRASSES
- BOULDERS
- EXISTING STREET LIGHT
- AMENITY SCHEDULE ON SHEET 17
- BIKE RACK



SCALE: 1" = 10'

NOT FOR CONSTRUCTION



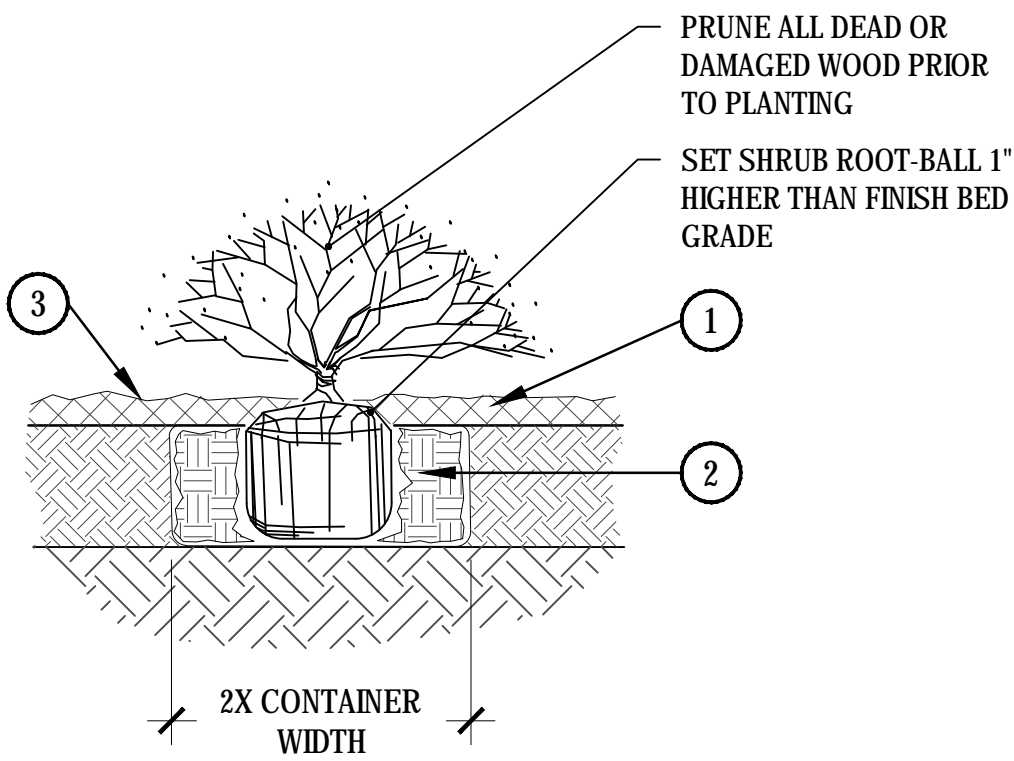


 **City of Aurora**
PARKS & OPEN SPACE DEPARTMENT
Date: April 3, 2008

DECIDUOUS & EVERGREEN TREE

P&OS L-2.0

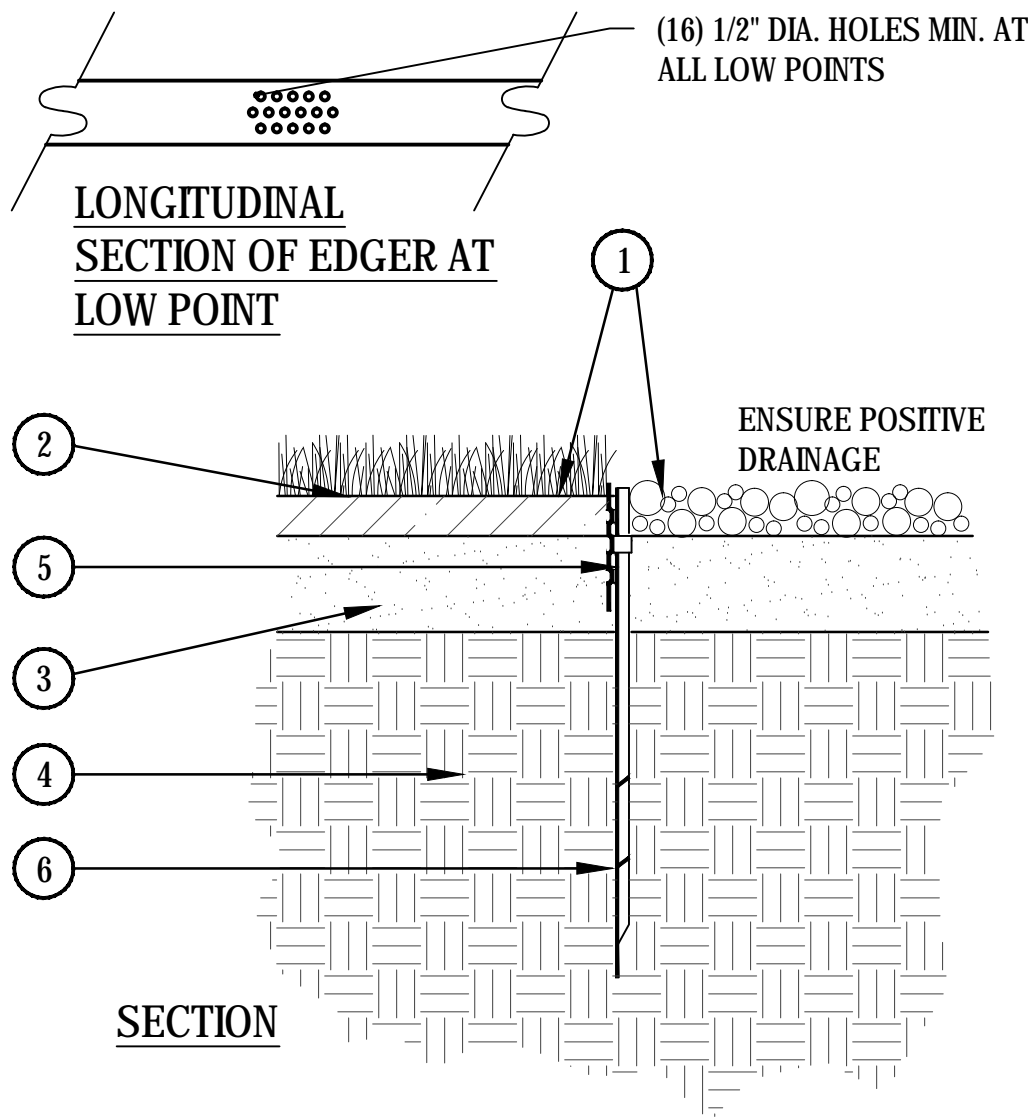
1



- 1 SPECIFIED MULCH
 - 2 AMENDED SOIL IN PLANTING BED PER SPECIFICATIONS. TILL SOIL TO A DEPTH OF EIGHT INCHES.
 - 3 FINISH GRADE (TOP OF MULCH)
- NOTE:**
- BROKEN OR CRUMBLING ROOT-BALLS WILL BE REJECTED
 - CARE SHOULD BE TAKEN NOT TO DAMAGE THE SHRUB OR ROOT-BALL WHEN REMOVING IT FROM ITS CONTAINER
 - ALL JUNIPERS SHOULD BE PLANTED SO THE TOP OF THE ROOT-BALL OCCURS ABOVE THE FINISH GRADE OF THE MULCH LAYER
 - DIG PLANT PIT TWICE AS WIDE AND HIGH AS THE CONTAINER

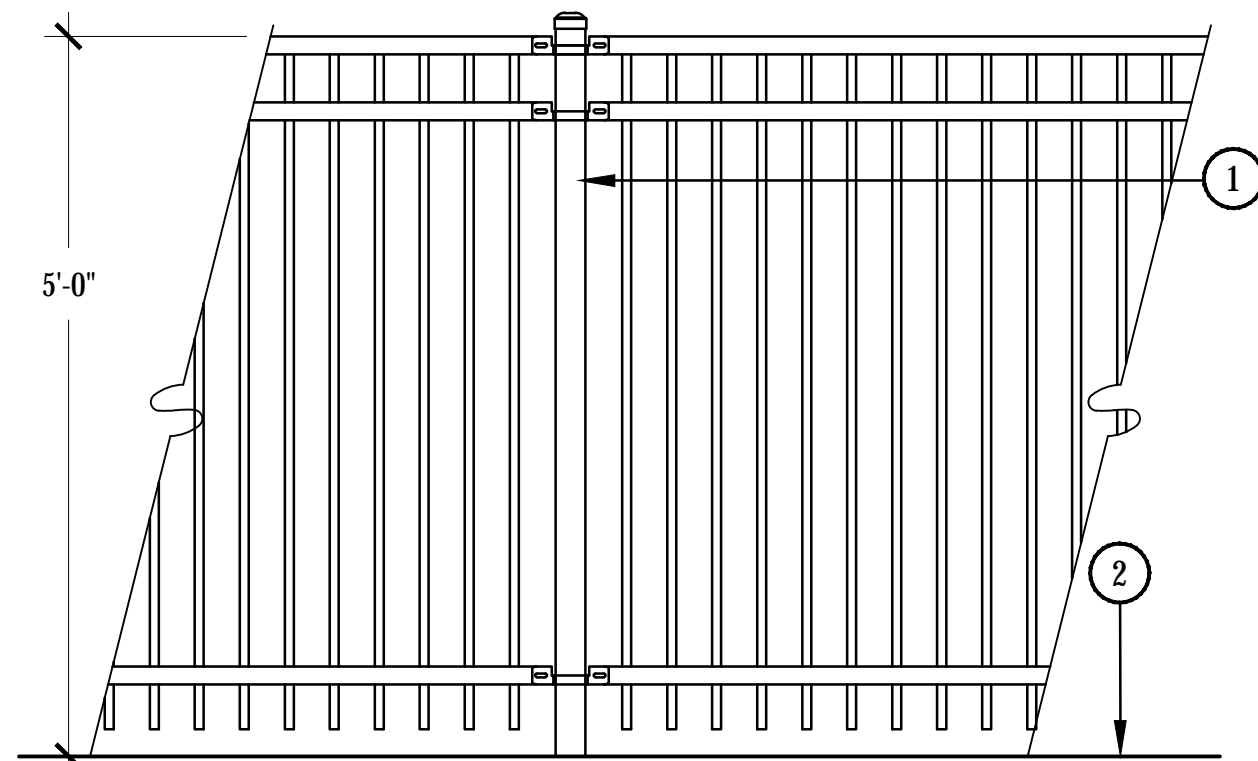
3 SHRUB PLANTING

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



2 STEEL EDGER

SCALE: 1" = 1'-0"



4 ORNAMENTAL METAL FENCE

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

PARIS FAMILY HOUSING SITE PLAN WITH WAIVERS

LANDSCAPE DETAILS

NO.	DATE	REMARKS
1	03/17/17	SITE PLAN RESUBMITTAL
2	04/21/17	SITE PLAN RESUBMITTAL
3	05/26/17	SITE PLAN RESUBMITTAL
4	06/26/17	SITE PLAN RESUBMITTAL
5	10/19/17	SITE PLAN RESUBMITTAL
6	10/25/17	SITE PLAN RESUBMITTAL

PA / PM:	WB/DL
DRAWN BY:	TA
JOB NO.:	16106

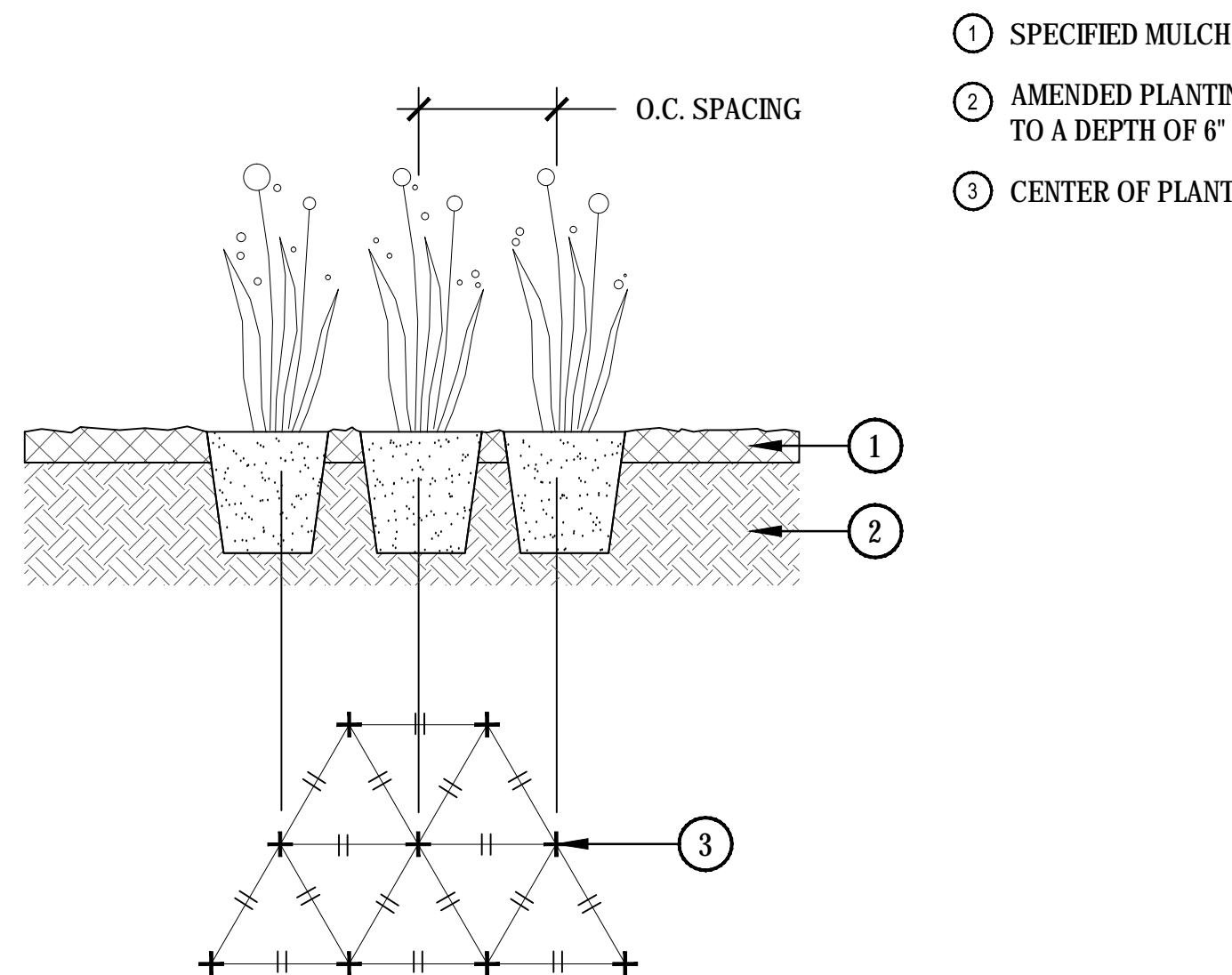
SHEET

15

NOT FOR CONSTRUCTION

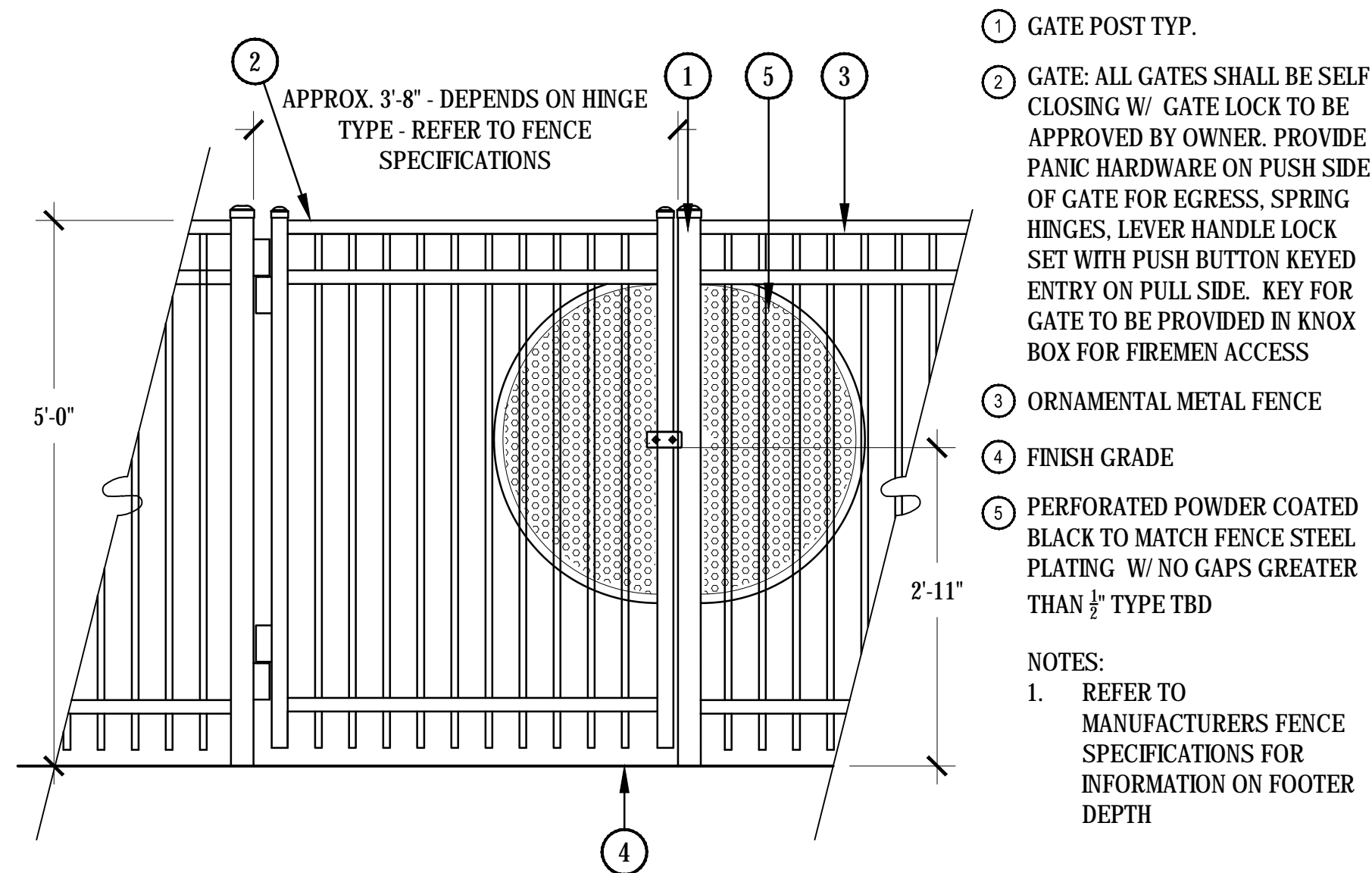
PARIS FAMILY HOUSING
SITE PLAN WITH WAIVERS

LANDSCAPE DETAILS



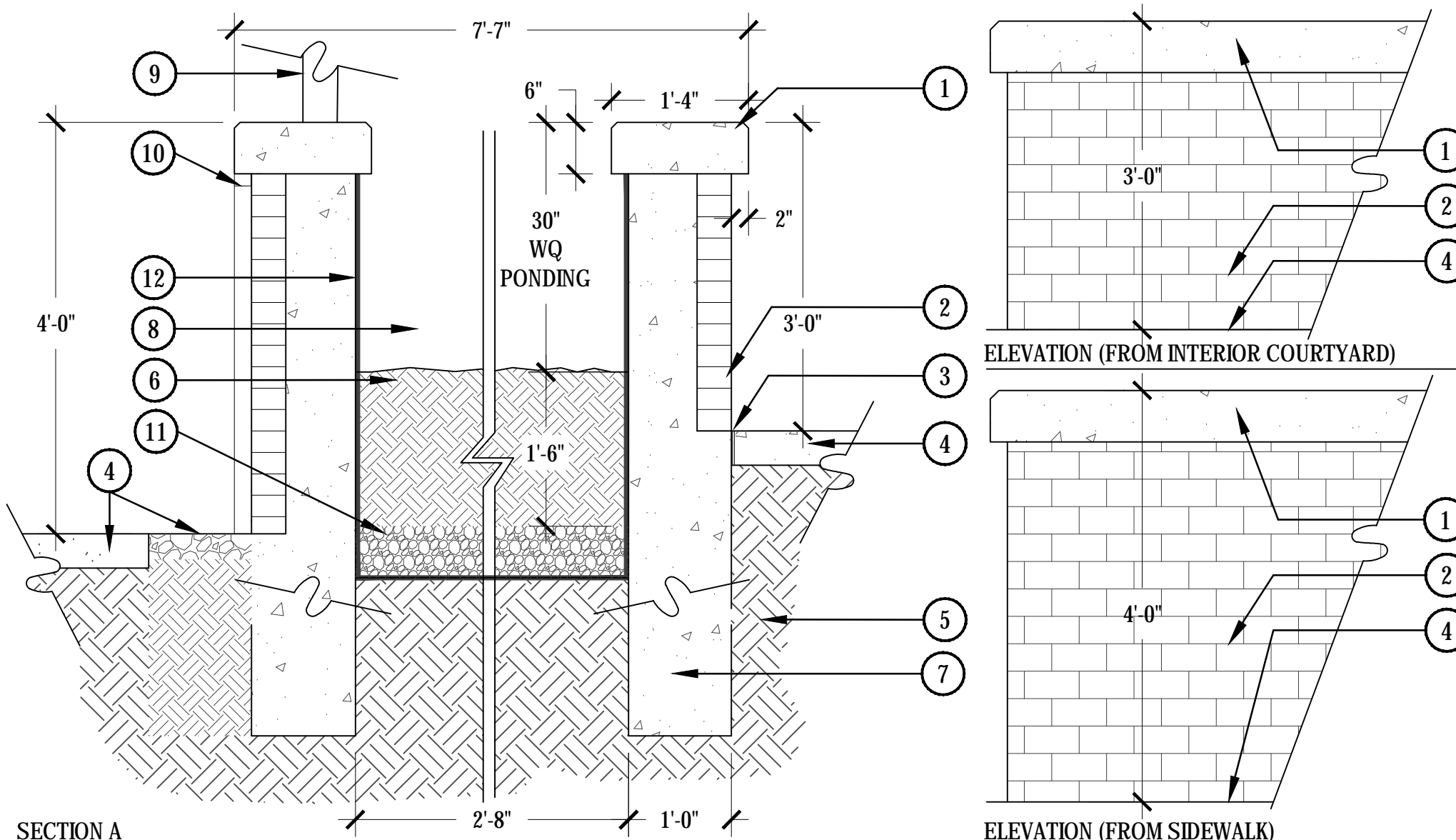
1 PERENNIAL PLANT LAYOUT

SCALE: 1" = 1'-0"



2 ORNAMENTAL METAL GATE

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



SECTION A

3 POROUS LANDSCAPE DETENTION PLANTER WALL SECTION

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

- 10 SEE ENGINEERING SECTION AND PLANS FOR OVERFLOW DOWNSPOUT / PATHWAY LOCATION AND CONNECTION TO CHASE
- 11 CLASS C BEDDING, RE: CIVIL. SEE CIVIL PLANS AND SECTIONS FOR DRAINAGE PIPE AND CHASE LOCATION AND FUNCTION
- 12 HDPE LINER, RE: CIVIL
- NOTES:
1. SEE CIVIL FOR DRAINAGE OF WATER QUALITY EXTENDED DETENTION BASIN
2. PLD IS DRAINED VIA CHASE DRAIN, SEE ENGINEERING SECTIONS AND PLANS FOR MORE INFORMATION AND LOCATION
3. THIS DETAIL IS MAINLY FOR AESTHETIC REPRESENTATION OF PLANTER WALLS, FOR MORE INFORMATION ON FUNCTION OF DRAINAGE AND DETENTION REFER TO CIVIL PLANS.

NO.	DATE	REMARKS
1	03/17/17	SITE PLAN RESUBMITTAL
2	04/21/17	SITE PLAN RESUBMITTAL
3	05/26/17	SITE PLAN RESUBMITTAL
4	06/26/17	SITE PLAN RESUBMITTAL
5	10/19/17	SITE PLAN RESUBMITTAL
6	10/25/17	SITE PLAN RESUBMITTAL

PA / PM:	WB/DL
DRAWN BY:	TA
JOB NO.:	16106

SHEET

16

NOT FOR CONSTRUCTION

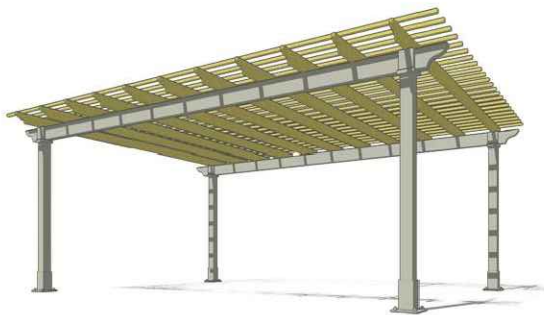
SITE AMENITY SCHEDULE



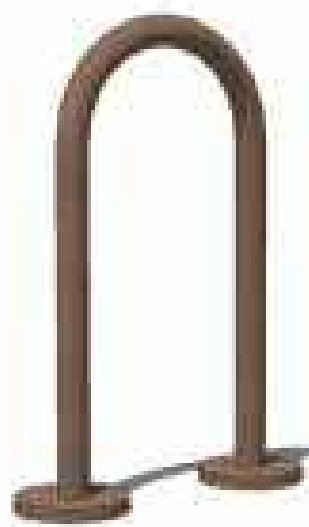
1 DESCRIPTION: BENCH
MANUFACTURER: ANOVA
MODEL: MADISON 6' BAMBOO
CONTOUR BENCH - LPMC6
COLOR / FINISH: FAWN & PEWTER
NOTES: TO BE SURFACE
MOUNTED, OR APPROVED
EQUAL, NOT IN R.O.W



2 DESCRIPTION: TRASH RECEPTACLE
MANUFACTURER: ANOVA
MODEL: METRIX 40 GAL. TRASH
RECEPTACLE, SIDE DOOR
AND ASH TOP - L2007
COLOR / FINISH: SILVER
NOTES: TO BE SURFACE
MOUNTED, OR APPROVED
EQUAL, NOT IN R.O.W



3 DESCRIPTION: SHADE STRUCTURE
MANUFACTURER: COVERWORX
MODEL: 10'X20' PERGOLA
COLOR / FINISH: CHARCOAL
NOTES: INSTALLED PER
MANUFACTURER
SPECIFICATIONS, OR
APPROVED EQUAL



4 DESCRIPTION: BIKE RACK
MANUFACTURER: DUMOR
MODEL: LOOP BIKE RACK 83
SERIES
COLOR / FINISH: BRONZE
NOTES: SURFACE MOUNTED AND
INSTALLED PER
MANUFACTURER
SPECIFICATIONS, IN R.O.W,
CITY OF AURORA'S
STANDARD BIKE RACK



1101 Bannock Street
Denver, Colorado 80204
P 303.892.1166
F 303.892.1186
www.norris-design.com

PARIS FAMILY HOUSING
SITE PLAN WITH WAIVERS

LANDSCAPE DETAILS

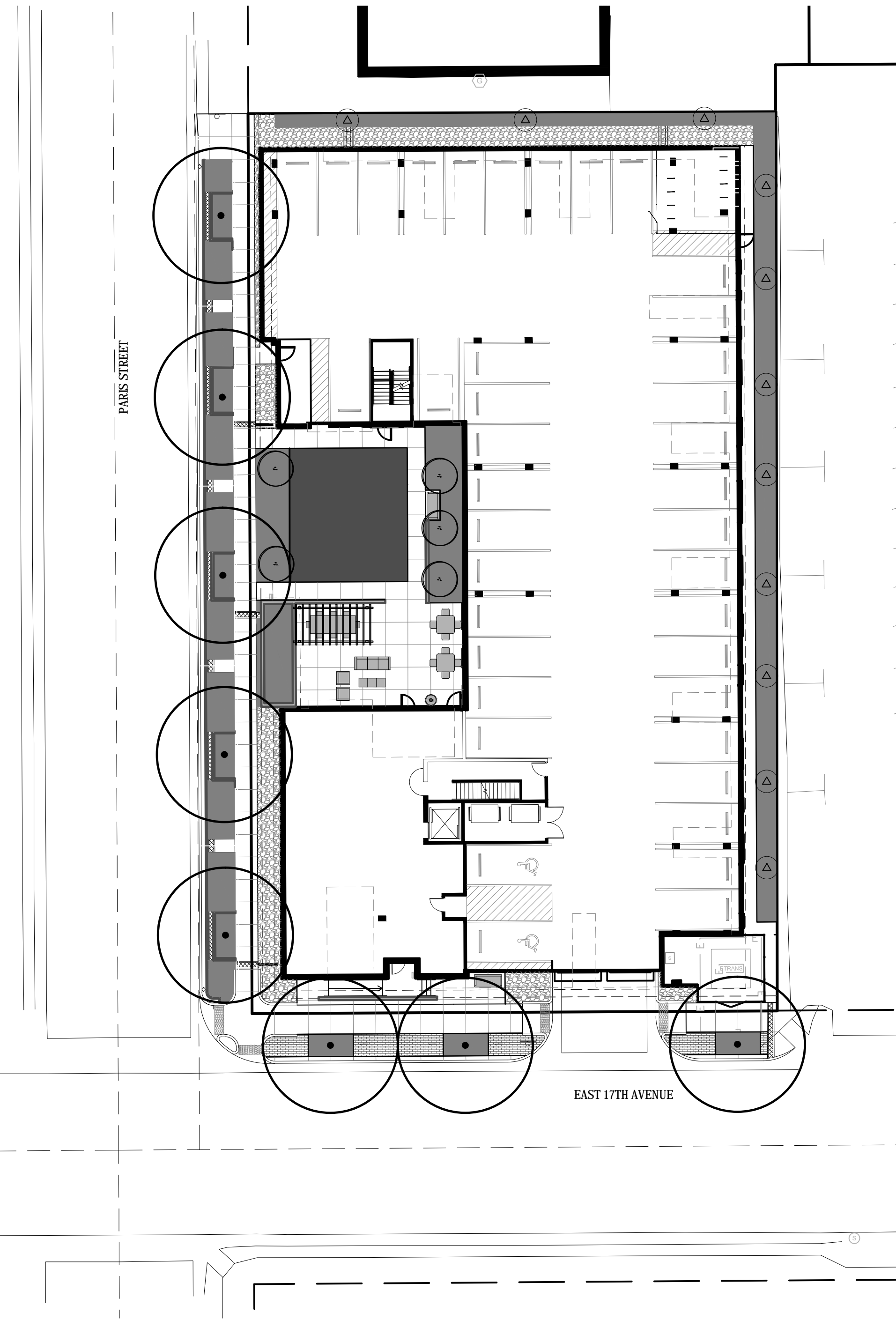
NO.	DATE	REMARKS
1	03/17/17	SITE PLAN RESUBMITTAL
2	04/21/17	SITE PLAN RESUBMITTAL
3	05/26/17	SITE PLAN RESUBMITTAL
4	06/26/17	SITE PLAN RESUBMITTAL
5	10/19/17	SITE PLAN RESUBMITTAL
6	10/25/17	SITE PLAN RESUBMITTAL

PA / PM:	WB/DL
DRAWN BY:	TA
JOB NO.:	16106

SHEET

17

NOT FOR CONSTRUCTION



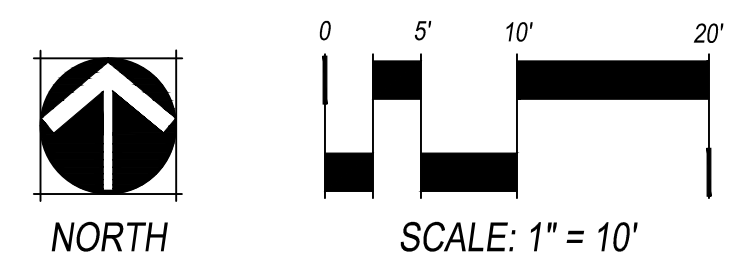
LEGEND

- PROPERTY BOUNDARY
- HIGH WATER USE: SOD
- LOW WATER USE: SHRUB BED AND IRRIGATED NATIVE
- COBBLE (NOT IRRIGATED)
- DECIDUOUS CANOPY TREE:
0 TREES IN NON IRRIGATED AREAS
AND/OR ZTAP AREAS
- ORNAMENTAL TREES:
0 TREES IN NON IRRIGATED AREAS
AND/OR ZTAP AREAS
- EVERGREEN TREES
0 TREES IN NON
IRRIGATED AND/OR
ZTAP AREAS

HYDRO-ZONE TABLES

TAP #1 PERMANENT TAP			
WATER USE TYPE		AREA (SF)	
HIGH WATER USE		780 SF	
LOW WATER USE		2,952 SF	
Z-TAP ZONE		0 SF	
		QUANTITY	AREA VALUE (SF) TOTAL AREA
CANOPY TREES		0	725 0 SF
EVERGREEN/ORNAMENTAL TREES		0	177 0 SF
TOTAL			
TOTAL IRRIGATED AREA TAP #1		3,732 SF	

- NOTES:
- IRRIGATION CONTROLLER WILL BE ATTACHED TO A MINIMUM OF 3 SOIL MOISTURE SENSORS TO INSURE THAT IRRIGATION DOES NOT OPERATE WHILE WATER IS STANDING IN THE EXTENDED DETENTION BASIN.
 - STREET TREES WILL BE ON A SEPARATE IRRIGATION VALVE/ZONE.



NOT FOR CONSTRUCTION



1101 Bannock Street
Denver, Colorado 80204
P 303.892.1166
F 303.892.1186
www.norris-design.com

PARIS FAMILY HOUSING SITE PLAN WITH WAIVERS

HYDROZONE MAP

NO.	DATE	REMARKS
1	03/17/17	SITE PLAN RESUBMITTAL
2	04/21/17	SITE PLAN RESUBMITTAL
3	05/26/17	SITE PLAN RESUBMITTAL
4	06/26/17	SITE PLAN RESUBMITTAL
5	10/19/17	SITE PLAN RESUBMITTAL
6	10/25/17	SITE PLAN RESUBMITTAL

PA / PM:	WB/DL
DRAWN BY:	TA
JOB NO.:	16106