



January 26, 2022

Antonnio Benton II, Planner I
City of Aurora Planning Department
15151 East Alameda
Parkway
Aurora, CO 80012

Re:	Third Submission Review:	1900 S Chambers Community Lot 1 - Site Plan Amendment
	Application Number:	DA-2105-01
	Case Numbers:	2018-6020-03

Dear Mr. Benton:

Please use this cover letter as a guide for the Fourth Submittal of 1900 S Chambers Community Lot 1 – Site Plan Amendment. The following pages detail the response to your comments, and no major changes have occurred since the previous submittal. If you have any comments or concerns, please give call or email me. I may be reached at 817.687.8846 or gbogdanoff@pnt-llc.com.

Sincerely,

Gabriel James Bogdanoff



Third Submission Review

SUMMARY OF KEY ISSUES

- A. Acknowledge Aurora Public Schools comment. (Planning)
 - Response: Acknowledged.
- B. Include the detail with material/height/color etc. for the concrete wall as well. (Landscaping)
 - Response: A concrete wall detail has been added for the pour in place wall and the concrete patio seat wall. Both materials have been called-out with color, height, and material.
- C. Site Plan won't be approved until the preliminary drainage report is approved. (Civil Engineering)
 - Response: Noted.
- D. Replace "railway" with "roadway" in notes. (Traffic)
 - Response: The note has been updated to read "roadway".
- E. Remove dumpster from fire lane dedication. (Life Safety)
 - Response: Moved out of Fire Lane
- F. Continue working on easement release process. (Real Property)
 - Response: Continuing the release process
- G. Cash-in-lieu is due at the time of site plan approval. (Aurora Public Schools)
 - Response: Noted.

PLANNING DEPARTMENT COMMENTS

- 1. **Planning** (Antonnio Benton / 303-739-7209 / abenton@auroragov.org / Comments in teal)
 - A. Provide fence elevations for dog park.
 - Response: Added ground elevations for the fence to the Grading Plan. Fence heights and details are in the Landscape Detail sheets.
 - B. Acknowledge and note that you have understood the comment provided by Aurora Public Schools. Your last comment response letter did not provide a response to APS comment.
 - Response: Noted. Responded.
 - C. The on-site open space is not consolidated enough. Providing a bench in a buffer that doesn't meet the intent of code. The purpose of the on-site outdoor space is for usable green spaces for unstructured recreation, playgrounds, outdoor swimming pools athletic courts, etc. A significant portion of the outdoor space shall be consolidated in a centralized portion of the development.
 - Response: Noted. After meeting with Antonnio Benton, we have been able to meet the 20% requirement. See the Landscape sheets for its location.



D. Required landscape buffers and building perimeter landscaping do not count towards on-site outdoor space requirements. These spaces must be designed as usable green space or common gathering space or are adjacent to and within 25 feet of such space.

- Response: Noted. Removed the buffers from the calculations.

E. Flatten the site plan package as much as possible.

- Response: Flattened as much as possible.

F. Respond to neighborhood comments: Marsha Moss / mossmarsha@aol.com /303-437-7549

One concern I had previously was the desire of the developers to use my property as drainage by adding their excess soil to my property. I can't tell if that's a part of their newer plan.

- Response: There is expected to be no excess soil during construction. However, if there happens to be any excess soil, we will contact Marsha and see at that time if we can enter into an agreement for her to utilize it.

Also, I have had a concern about where the developers intend to hook into the sewer system. There is a sewer line that runs along the waterway (at least there used to be) on the west side. On at least 3 occasions upon speaking to engineers and the developers they have mentioned the sewer tap that is just northeast of my property that my house is connected to as well as the CubeSmart. To my way of thinking it would be impractical to use that tap for this project even if they had my property. Just wondering why they continue to be oblivious to the sewer line and taps that are on the west side of the waterway and more conveniently located for their project.

- Response: The design has been maintained to tie into the north line. First, this is a public line, so it is available for use. Additionally, tying to the line to the east would require work within the tributary as well as a boring in accordance with Mile High drainage. The northern connection is the simplest, most efficient, and least invasive option.

2. Landscaping Issues (Kelly Bish / 303-739-7189 / kbish@auroragov.org / Comments in bright teal)

GP-1

A. There appears to be a difference in the type of walls being proposed, but there has only been one detail provided for an MSE wall. Please include the detail with material/height/color etc. for the concrete wall as well.

- Response: A concrete wall detail has been added for the pour in place wall and the concrete patio seat wall. Both materials have been called-out with color, height, and material

Sheet LP-1

B. Add the contour labels.

- Response: Contour labels have been added to the landscape plan

C. Why is there a fence being proposed along the north side of the building surrounding the landscaping?

- Response: Fence has been removed from the plan

D. Label/call-out the retaining wall.

- Response: The retaining wall has been called out on the plan

E. There is a dog park fence on sheet LD-1. No fence detail on LD-2. Is this fence for the dog park supposed to be the same fence referenced for use on top of the retaining wall?

- Response: A fence detail for the retaining wall has been added to the Landscape detail sheet



- F. Hatching and/or highlighting key features of the site are fine, but do not hatch the buffers, curbside landscape or just general open space areas. If an open space plan is necessary to demonstrate compliance with the 20% requirement of usable outdoor space, provide a separate plan.

- Response: Hatches for the open space have been removed from the site plan

Sheet LD-1

- G. Provide a note or expand upon the notes being provided that describes where the mulch types are to be used.

- Response: The notes have been updated to explain where the different mulch types will be used on the plan

- H. Remove note. Details have been provided in this plan set.

- Response: Noted. the note has been removed

- I. Update the notes where indicated.

- Response: Noted. The notes have been updated

- J. Based upon the shrub quantities being provided, it appears that grasses and perennials are being provided to meet the buffer requirement as there are not 80 shrubs. Grasses may only account for 20% of the buffer plant material and perennials can be provided but may not count toward the buffer requirement at all. If grasses are being used, they must be 5-gallon size to count

- Response: The false red yucca perennials have been replaced with a shrub variety

Sheet LD-2

- K. There appear to be two types of walls being proposed for this project. An MSE wall and what appears to be a concrete poured in place wall. Please provide a detail confirming material, height, color etc. for the non-MSE wall.

- Response: A concrete wall detail has been added for the pour in place wall and the concrete patio seat wall. Both materials have been called-out with color, height, and material

Sheet 8 of 11

- L. These elevations indicate railing is being provided, however the Site Plan labels these as walls. Will there be railing on top of wall.

- Response: There is railing on all patios. The Site plan has been updated to call out the patio railings to match the Architect's drawings. In the case there is a wall around the patio, a railing will be installed on top of the wall.

REFERRAL COMMENTS FROM OTHER DEPARTMENTS AND AGENCIES

3. Civil Engineering (Julie Bingham /303-739-7304 / jbingham@auroragov.org / Comments in green) Sheet 1:

- A. The site plan will not be approved by public works until the preliminary drainage letter/report is approved.

- Response: Noted.



Sheet 2:

- B. Access easement. The access easement is only required to cover the portions of the access not covered by the drainage easement. Please ensure that all copyright notes are removed from this plan set, typical.

- **Response:** The access easement only covers the portion of access that no longer is covered by any other easement. All copyright notes have also been removed from the details on the details sheet.

- C. Please show the section across the floodplain with the elevation similar to the previously approved site plan.

- **Response:** Added cross section of the floodplain to the grading plan.

- D. While not specifically required by city design criteria, it makes sense to have a railing here to protect pedestrians against the drop off and steep slope.

- **Response:** Noted. Railing has been kept in the design.

- E. Please add contour labels in Chambers.

- **Response:** Added.

4. Traffic Engineering (Carl Harline / 303-739-7336 / charline@auroragov.org / Comments in orange)

- A. Replace railway with “roadway” in the general landscape notes on Sheet 6. There are no comments for the Traffic Impact Study.

- **Response:** The note has been updated to read "roadway"

5. Fire / Life Safety Life Safety (Ted Caviness/ 303-739-7420 / tcaviness@auroragov.org / See blue comments)

Sheet SP-1/Site Plan:

- A. The dumpster(s) shall be removed from within the fire lane dedication. This required turn-around shall not be vacated.

- **Response:** Noted. The dumpster has been moved outside of the non-vacated easement.

6. Aurora Water (Ryan Tigera / (303) 326-8867 / rtigera@auroragov.org / Comments in red) B.

- B. Approved, no comments.

- **Response:** Noted.

7. Real Property (Maurice Brooks / 303-739-7294 / mbrooks@auroragov.org / Comments in magenta)

- B. Continue working with Andy Niquette at releaseeasement@auroragov.org for the completion of the easement release processes.

- **Response:** Continuing the process of easement releases.

8. Aurora Public Schools (Josh Hensley / 303-365-7812 / jd hensley@aurorak12.org)

- A. (Repeat Comment) In accordance with Section 4.3.18 of the Unified Development Ordinance, the school land dedication obligation for the proposed 56 apartment units is .1833 acres. Aurora Public Schools will accept cash-in-lieu of land for this obligation valued at market value of zoned land with infrastructure in place. Cash-in-lieu is due at the time of site plan approval.

- **Response:** Noted. This requirement will be met upon site plan approval. Also, the proposed site only has **51** apartments, not 56.

1900 SOUTH CHAMBERS COMMUNITY LOT 1 SITE PLAN

A SUBDIVISION OF A PART OF THE SOUTHWEST ONE-QUARTER OF SECTION 20,
TOWNSHIP 4 SOUTH, RANGE 66 WEST, OF THE 6TH PRINCIPAL MERIDIAN
CITY OF AURORA, COUNTY OF ARAPAHOE, STATE OF COLORADO

NOTED.

DATA BLOCK - LOT 1

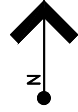
LAND AREA WITHIN PROPERTY LINES	2.002 AC.
NUMBER OF BUILDINGS	1
NUMBER OF BEDROOMS	65 TOTAL
BUILDING HEIGHT	ALLOWED 45' (MAX) PROVIDED 37'-6" (MAX)
TOTAL BUILDING COVERAGE AND GFA	15,980 S.F. (18%)
HARD SURFACE AREA	37,135 S.F. (43%)
LANDSCAPE AREA	34,246 S.F. (39%)
OUTDOOR OPEN SPACE	17,584.96 S.F. (20.1%)
PRESENT ZONING CLASSIFICATION	R-3
OCCUPANCY TYPE	R-3
CONSTRUCTION TYPE	V-B-SPK
BUILDING SPRINKLED	NFPA 13R
MAXIMUM PERMITTED/ALLOWABLE SIGN AREA	96 S.F.
PROPOSED TOTAL SIGN AREA	96 S.F.
PROPOSED NUMBER OF SIGNS	1
PROPOSED MONUMENT SIGN	1
PROPOSED MONUMENT SIGN AREA	96 S.F. PER SIDE
PARKING SPACES REQUIRED	62
PARKING SPACES PROVIDED	63
GARAGE PARKING SPOTS REQUIRED	21
GARAGE PARKING SPOTS PROVIDED	22
CONNECTED GARAGE PARKING SPOTS REQUIRED	12
CONNECTED GARAGE PARKING SPOTS PROVIDED	12
ACCESSIBLE SPACES REQUIRED	3
ACCESSIBLE SPACES PROVIDED	3
VAN ACCESSIBLE SPACE REQUIRED	1
VAN ACCESSIBLE SPACE PROVIDED	1
LOADING SPACES REQUIRED	2
LOADING SPACES PROVIDED	2
BICYCLE PARKING SPACES REQUIRED	10
BICYCLE SPACES PROVIDED	10

SITE PLAN LEGEND

	PROPERTY LINE
	EXISTING CURB AND GUTTER
	PROPOSED CURB AND GUTTER
	LANDSCAPE AREA
	CONCRETE SIDEWALK
	PROPOSED SITE LIGHTING
	PROPOSED SIGN
	EXISTING FIRE HYDRANT



VICINITY MAP
NOT TO SCALE



GENERAL NOTES

- 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.
- THE DEVELOPER IS RESPONSIBLE FOR SIGNING AND STRIPING ALL PUBLIC STREETS. THE DEVELOPER IS REQUIRED TO PLACE TRAFFIC CONTROL, STREET NAME, AND GUIDE SIGNS ON ALL PUBLIC STREETS AND PRIVATE STREETS APPROUCHING AN INTERSECTION WITH A PUBLIC STREET. SIGNS SHALL BE FURNISHED AND INSTALLED PER THE MOST CURRENT EDITIONS OF THE MANUAL ON UNIFORM TRAFFIC CONTROL DEVICES (MUTCD) AND CITY STANDARDS, AND SHOWN ON THE SIGNING AND STRIPING PLAN FOR THE DEVELOPMENT.
- ALL SIGNS MUST CONFORM TO THE CITY OF AURORA SIGN CODE.
- 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, ACCESSIBLE PARKING AND ACCESSIBLE PASSENGER LOADING ZONES AND PUBLIC SIDEWALKS TO 60% OF THE ACCESSIBLE BUILDING ENTRANCES THEY SERVE. THE ACCESSIBLE ROUTE BETWEEN ACCESSIBLE PARKING AND ACCESSIBLE BUILDING ENTRANCES SHALL BE THE MOST PRACTICAL DIRECT ROUTE. THE ACCESSIBLE ROUTE MUST BE LOCATED WITHIN A SIDEWALK. NO SLOPE ALONG THIS ROUTE MAY EXCEED 1:20 WITHOUT PROVIDING A RAMP WITH A MAXIMUM SLOPE OF 1:12 AND HANDRAILS. CROSSWALKS ALONG THIS ROUTE SHALL BE WIDE ENOUGH TO WHOLLY CONTAIN THE CURB RAMP WITH A MINIMUM WIDTH OF 36" AND SHALL BE PAINTED WITH WHITE STRIPES. THE CITY OF AURORA ENFORCES HANDICAPPED ACCESSIBILITY REQUIREMENTS BASED ON THE 2015 INTERNATIONAL BUILDING CODE, CHAPTER 11, AND THE INTERNATIONAL CODE COUNCIL (ICC) A117.1-2009.
- THE APPLICANT HAS THE OBLIGATION TO COMPLY WITH ALL APPLICABLE REQUIREMENTS OF THE AMERICANS WITH DISABILITIES ACT.
- 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 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.
- 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.
- ALL BUILDING ADDRESS NUMBERS SHALL COMPLY WITH AURORA CITY CODE OF ORDINANCE, CHAPTER 126 - ARTICLE VII - NUMBERING BUILDINGS.
- 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.
- 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.
- FINAL GRADE SHALL BE AT LEAST SIX (6) INCHES BELOW ANY EXTERIOR WOOD SIDING ON THE PREMISES.
- 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.
- 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.
- 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.
- ARCHITECTURAL FEATURES, SUCH AS BAY WINDOWS, FIREPLACES, ROOF OVERHANGS, GUTTERS, EAVES, FOUNDATIONS, FOOTINGS, CANTILEVERED WALLS, ETC, ARE NOT ALLOWED TO ENCROACH INTO ANY EASEMENT OR FIRE LANE.
- THE DEVELOPER, HIS OR HER SUCCESSORS, AND ASSIGNS SHALL BE RESPONSIBLE FOR INSTALLATION, MAINTENANCE, AND REPLACEMENT OF THE ACCESS CONTROL GATE OR BARRIER SYSTEM TO ENSURE EMERGENCY VEHICLE ACCESS TO WITHIN THE SITE. IF THE ABOVE CONDITION ARE NOT MET, THE OWNER, HIS OR HER SUCCESSORS, AND ASSIGNS, SHALL BE REQUIRED BY FIRE DEPARTMENT ORDER NOTICE THAT ALL AFFECTED GATES WILL BE CHAINED AND LOCKED IN THE OPEN POSITION UNTIL REPAIRED OR REPLACED, AND RETESTED. IF THE GATING SYSTEM IS NOT MAINTAINED TO THE SATISFACTION OF THE FIRE DEPARTMENT, THE LICENSE AGREEMENT FOR THE EMERGENCY VEHICLE GATE OPENING SYSTEM WILL BE REVOKED AND THE GATING SYSTEM MUST BE REMOVED. THE GATING SYSTEM WILL INCLUDE AN EMERGENCY VEHICLE GATE OPENING SYSTEM UTILIZING A REDUNDANCY BACK-UP SYSTEM THAT CONSISTS OF: A) SIREN OPERATED SYSTEM; B) AUTOMATIC KNOX KEY SWITCH; AND C) MANUAL OVERRIDE (IN THE EVENT OF SYSTEM FAILURE). GATING SYSTEMS WILL BE INSTALLED IN ACCORDANCE WITH THE "GATING SYSTEMS CROSSING FIRE APPARATUS ACCESS ROADS CHECKLIST". A SEPARATE BUILDING PERMIT THROUGH THE BUILDING DIVISION IS REQUIRED TO BE OBTAINED BY THE CONTRACTOR PRIOR TO THE INSTALLATION OF ANY GATING/BARRIER SYSTEM THAT CROSSES A DEDICATED FIRE LANE EASEMENT. EMERGENCY ACCESS EASEMENTS, STATING "KEEP DRIVE AISLE PASSABLE AT ALL TIMES".
- EMERGENCY RESPONDER RADIO COVERAGE: ALL NEW BUILDINGS; ADDITIONS TO EXISTING BUILDINGS; SHALL HAVE APPROVED RADIO COVERAGE FOR EMERGENCY RESPONDERS WITHIN THE BUILDING. THIS BUILDING MUST BE ASSESSED TO DETERMINE ADEQUATE IN-BUILDING RADIO COVERAGE AT TIME OF FINAL FRAME AND ELECTRICAL INSPECTION BY A QUALIFIED 3RD PARTY INSPECTION SERVICE AT THE OWNER/DEVELOPER EXPENSE. LACK OF ADEQUATE IN-BUILDING RADIO COVERAGE MAY DELAY THE ISSUANCE OF A CERTIFICATE OF OCCUPANCY. WHERE THE STRUCTURE IS FOUND DEFICIENT A SEPARATE PERMIT IS REQUIRED TO INSTALL, REPAIR OR MODIFY ANY EMERGENCY RESPONSE RADIO COVERAGE SYSTEM. PER 2015 IFC, SECTION 510.
- THE CITY OF AURORA ENFORCES HANDICAPPED ACCESSIBILITY REQUIREMENTS BASED ON 2015 IBC, CHAPTER 11, THE ICC A117.1-2009. SITES CONTAINING SEVEN OR MORE RESIDENTIAL UNITS ARE REQUIRED BY STATE STATUTES TO COMPLY WITH COLORADO STATE HOUSE BILL 03-1221, ARTICLE 5 - STANDARDS FOR ACCESSIBLE HOUSING (C.R.S. 9-5- 101 TO 9-5-106).
- THIS SHALL CONSTITUTE A CONTRACT THAT SHALL GUARANTEE TO THE GOVERNING BODY THAT BEFORE THE ISSUANCE OF THE FINAL CERTIFICATE OF OCCUPANCY THE OVERALL SITE WILL MEET THE ACCESSIBILITY REQUIREMENTS OF STATE HOUSE BILL 03-1221. THE SITE PLAN WILL REFLECT AN IMPLEMENTATION PLAN DEFINING THE APPROPRIATE NUMBER OF ACCESSIBILITY POINT VALUE PER DWELLING UNITS FOR PERSONS WITH DISABILITIES, AS PROVIDED IN C.R.S. 9-5-105. ACCESSIBLE UNITS SHALL BE CONSTRUCTED IN SUCH A MANNER AS TO BE EASILY ACCESSIBLE AND ADAPTABLE FOR PERSONS WITH DISABILITIES AND WILL COMPLY WITH THE MOST CURRENT VERSION OF THE AMERICAN NATIONAL STANDARD FOR THE BUILDING AND FACILITIES PROVIDING ACCESSIBILITY AND USABILITY FOR PHYSICALLY HANDICAPPED PEOPLE, PROMULGATED BY THE AMERICAN NATIONAL STANDARD INSTITUTE, COMMONLY CITED AS ANSI A117.1 – 1998. OWNER OF PROPERTY FOR THE ABOVE PERMIT: MYLES BRUCKAL
- IN LOCATIONS WHERE UTILITY EASEMENTS OVERLAP DRAINAGE EASEMENTS, ONLY SUBSURFACE UTILITIES SHALL BE PERMITTED WITHIN THE PORTION OF THE UTILITY EASEMENT THAT OVERLAPS THE DRAINAGE EASEMENT. INSTALLATION OF ABOVE GROUND UTILITIES WITHIN A DRAINAGE EASEMENT REQUIRES PRIOR WRITTEN APPROVAL BY THE CITY ENGINEER.

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CONTACTS

OWNER/DEVELOPER

VILLAS ON CHAMBERS LAND LLC.
4500 N 32ND STREET, UNIT 100F
PHOENIX, AZ 85018
CONTACT: MYLES BRUCKAL
TELEPHONE: 602.510.0381

ARCHITECT

GODDEN SUDIK ARCHITECTS
5975 S. QUEBEC ST. STE 250
CENTENNIAL, CO 80111
CONTACT: PAUL BRADY, NCARB, AIA, LEED-AP
TELEPHONE: 303.803.8897

SURVEYOR

POINT CONSULTING, LLC
8460 W KEN CARLY AVE
LITTLETON, CO 80128
CONTACT: CAMERON WATSON, PLS
TELEPHONE: 720.258.6836

BENCHMARK

AURORA BENCHMARK POINT NO. 09-0708, 3" DIAMETER BRASS CAP ATOP THE NORTH EDGE OF A CURB OPENING INLET & CENTERED THEREON BEING ON THE WEST SIDE OF S. CHAMBERS ROAD & 40' MORE/LESS NORTH OF THE JEWELL LANDLINE AS EVIDENCED BY THE RANGE BOX IN S. CHAMBERS ROAD. PUBLISHED ELEVATION = 5535.38'

BASIS OF BEARINGS

S 89°24'18" W BEING THE SOUTH LINE OF THE SOUTHWEST ONE-QUARTER OF SECTION 20, TOWNSHIP 4 SOUTH, RANGE 66 WEST OF THE 6TH PRINCIPAL MERIDIAN AS MEASURED BETWEEN THE MONUMENTS FOUND AND SHOWN HEREON.

CIVIL ENGINEER

POINT CONSULTING, LLC
8460 W KEN CARLY AVE
LITTLETON, CO 80128
CONTACT: TIFFANY D. WATSON, PE
TELEPHONE: 720.258.6836

LANDSCAPE ARCHITECTURE

POINT CONSULTING, LLC
8460 W KEN CARLY AVE
LITTLETON, CO 80128
CONTACT: JIM SHIPTON, RLA
TELEPHONE: 720.258.6836

CITY OF AURORA APPROVALS

CITY ATTORNEY: _____ DATE: _____

PLANNING DIRECTOR: _____ DATE: _____

PLANNING COMMISSION: _____ DATE: _____
(CHAIRPERSON)

CITY COUNCIL: _____ DATE: _____
(MAYOR)

ATTEST: _____ DATE: _____
(CITY CLERK)

DATABASE APPROVAL DATE _____

RECORDER'S CERTIFICATE:
ACCEPTED FOR FILING IN THE OFFICE OF THE CLERK AND RECORDER OF _____

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

CLERK AND RECORDER: _____ DEPUTY: _____

SIGNATURE BLOCK

1900 SOUTH CHAMBERS COMMUNITY LOT 1 SITE PLAN
(OFFICIAL PROJECT NAME)

LEGAL DESCRIPTION: 1900 SOUTH CHAMBERS SUBDIVISION FILING NO. 1, LOT 1

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

IN WITNESS THEREOF, _____ HAS CAUSED THESE
BRUCKAL DEVELOPMENT INC.

PRESENTS TO BE EXECUTED THIS _____ DAY OF _____ AD, _____.

BY: _____
MYLES BRUCKAL

STATE OF COLORADO
COUNTY OF ARAPAHOE

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

(PRINCIPLE OR OWNERS)

WITNESS MY HAND AND OFFICIAL SEAL

(NOTARY PUBLIC)

MY COMMISSION EXPIRES _____ NOTARY BUSINESS ADDRESS: _____

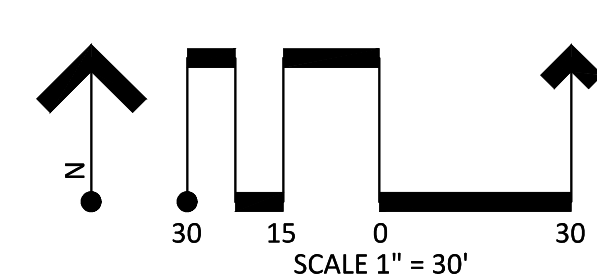
IMPLEMENTATION PLAN - LOT 1









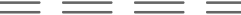





2015 INTERNATIONAL BUILDING CODE (I-2)	COLORADO STATE HOUSE BILL 03-1221 ARTICLE 5, C.R.S. 9-5-101
ACCESSIBLE DWELLING UNITS	ACCESSIBLE DWELLING UNITS
NUMBER OF TYPE A UNITS REQUIRED PER SECT. 1107.6.2.2	AT LEAST 2 PERCENT PER BUILDING
PROVIDED:	ONE UNIT
NUMBER OF "TYPE B" UNITS REQUIRED PER SECT. 1107.6.2.2	ALL GROUND FLOOR UNITS IN A NON- ELEVATOR BUILDING
PROVIDED:	12

NO. OF ACCESSIBLE POINTS REQUIRED	24 POINTS FOR 51 UNITS
NO. OF ACCESSIBLE POINTS PROVIDED	4 PTS EACH TYPE B X 12 UNITS 6 PTS EACH TYPE A X 1 UNIT TOTAL: 54 POINTS




Know what's below.
Call before you dig.



		LEGEND	
	PROPERTY LINE		SIGHT DISTANCE TRIANGLE
	EXISTING CURB AND GUTTER		ACCESSIBLE ROUTE
	PROPOSED CURB AND GUTTER WITH CATCH PAN		PROPOSED ACCESSIBLE PARKING STALL
	PROPOSED CURB AND GUTTER WITH SPILL PAN		PROPOSED PARKING COUNT PER ROW
	LANDSCAPE AREA		PROPOSED SITE LIGHTING
	CONCRETE SIDEWALK		PROPOSED SIGN, SEE CALLOUT FOR TYPE
	PROPOSED FDC		
	PROPOSED KNOX BOX		

- 1 PROPOSED CROSSWALK STRIPING
- 2 PROPOSED PARKING STRIPING; 4-INCH WHITE
- 3 PROPOSED ACCESSIBLE PARKING WITH WHEELSTOPS AND HANDICAP STRIPING
- 4 PROPOSED AMENITY AREA; SEE LANDSCAPE PLAN
- 5 PROPOSED CURB RAMP
- 6 PROPOSED 6-INCH VERTICAL CURB AND 1-FOOT GUTTER
- 7 PROPOSED CONCRETE SIDEWALK, SEE PLAN FOR WIDTH
- 8 PROPOSED CONCRETE DRIVEWAY FOR RIGHT IN RIGHT OUT ACCESS
- 9 PROPOSED ASPHALT DRIVE
- 10 PROPOSED CONCRETE PAD
- 11 PROPOSED TRASH ENCLOSURE
- 12 PROPOSED ACCESSIBLE PARKING SIGN
- 13 PROPOSED STOP SIGN AND NO LEFT TURN SIGN
- 14 PROPOSED FIRE LANE SIGN
- 15 PROPOSED MONUMENT SIGN
- 16 EXISTING ELECTRIC EQUIPMENT TO REMAIN
- 17 PROPOSED LIGHT POLE
- 18 PROPOSED FENCE WITH HANDRAIL, SEE LANDSCAPE PLAN
- 19 PROPOSED DIAGONAL 4-INCH STRIPING; 2-FEET O.C
- 20 PROPOSED GUARDRAIL
- 21 PROPOSED DECOMPOSED GRANITE PATH, SEE LANDSCAPE PLAN
- 22 PROPOSED DOG PARK FENCING
- 23 PROPOSED MSE WALL
- 24 PROPOSED RIPRAP
- 25 PROPOSED LEVEL SPREADER
- 26 PROPOSED 2-FOOT CONCRETE PAN
- 27 PROPOSED BIKE PARKING; 10 SPACES
- 28 PROPOSED GARAGES
- 29 PROPOSED OUTDOOR SPACE
- 30 PROPOSED 8-FOOT CROSS PAN
- 31 PROPOSED BENCH, SEE LANDSCAPE PLANS
- 32 PROPOSED WHEEL STOP
- 33 PROPOSED HANDRAIL. SEE LANDSCAPE PLANS
- 34 EXISTING CURB AND GUTTER TO BE REMOVED
- 35 PROPOSED FDC AND KNOX BOX
- 36 PROPOSED MAINTENANCE PATH
- 37 PROPOSED CONCRETE WALL; SEE GRADING PLAN FOR ELEVATIONS

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



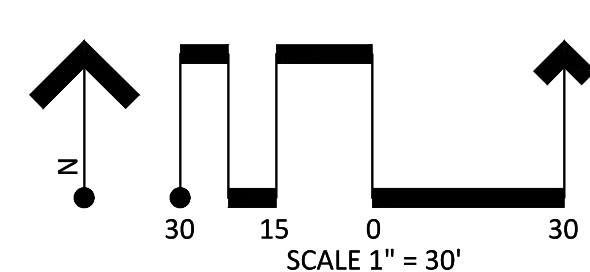
GENERAL NOTES

1. MAX SLOPE IN ACCESSIBLE PARKING IS 2.0% MAX IN ANY DIRECTION.
2. ALL SPOTS ARE FINISHED GRADE UNLESS OTHERWISE NOTED ON PLAN.
3. SPOT ELEVATIONS HAVE BEEN TRUNCATED. ADD 5500 TO ALL SPOTS.
4. RAILING IS PROPOSED ALONG THE ENTIRE WESTERN WALL OF TRIBUTARY. SEE SITE PLAN FOR CALLOUTS.
5. STORM SYSTEM IS PRIVATE AND WILL BE MAINTAINED BY OWNER.
6. NO GRADING IS TO OCCUR WITHIN THE TRIBUTARY. THE LOCATIONS OF THE RETAINING WALLS HAVE NOT CHANGED SINCE THE APPROVAL OF LOTS 1 AND 2, EDN 220098.

















BENCHMARK

AURORA BENCHMARK POINT NO. 4566195EQ04, 3" DIAMETER BRASS CAP ATOP THE NORTH EDGE OF A CURB OPENING INLET & CENTERED THEREON BEING ON THE WEST SIDE OF S. CHAMBERS ROAD & 40' MORE/LESS NORTH OF THE JEWELL LANDLINE AS EVIDENCED BY THE RANGE BOX IN S. CHAMBERS ROAD. PUBLISHED ELEVATION = 5535.38'

<div> <div>DATE</div> <div>09.03.2021</div> <div>-</div> <div>11.04.2021</div> <div>-</div> <div>12.15.2021</div> <div>-</div> <div>-</div> <div>-</div> </div>	DESCRIPTION	<div> <div>SITE PLAN</div> <div>1900 SOUTH CHAMBERS</div> <div>COMMUNITY LOT 1</div> <div>AURORA, COLORADO</div> </div>	<div> <div>POINT CONSULTING, LLC</div> <div>8460 W. KEN CARY LANE #101</div> <div>LITTLETON, CO 80128</div> <div>720-258-6836</div> <div>www.pnt-llc.com</div> <div>PLANNING</div> <div>CIVIL ENGINEERING</div> <div>LANDSCAPE ARCHITECTURE</div> <div>LAND SURVEYING</div> </div>
	1ST SITE PLAN AMENDMENT SUBMITTAL		
	2ND SITE PLAN AMENDMENT SUBMITTAL		
	3RD SITE PLAN AMENDMENT SUBMITTAL		
	-		
GP-1 (3 OF 11)	GRADING PLAN	JOB NO. 21.048	



LEGEND

	PROPERTY LINE		PROPOSED STORM LINE
	PROPOSED CURB AND GUTTER		PROPOSED STORM DRAIN INLET
	EXISTING CURB AND GUTTER		PROPOSED 48" MANHOLE
	PROPOSED CONCRETE SIDEWALK		PROPOSED SANITARY LINE
	EXISTING SANITARY LINE		PROPOSED FIRE DEPARTMENT CONNECTION (FDC)
	EXISTING OH ELECTRICAL		PROPOSED KNOX BOX
	EXISTING WATER LINE		
	PROPOSED WATER LINE		
	EXISTING FIRE HYDRANT		
	PROPOSED SIGN		

WATER

- 1 EXISTING 8-INCH PVC MAIN
- 2 EXISTING 8-INCH VALVE
- 3 EXISTING FIRE HYDRANT
- 4 PROPOSED TAP ON MAIN
- 5 PROPOSED FIRE SERVICE LINE
- 6 PROPOSED DOMESTIC SERVICE LINE
- 7 PROPOSED WATER METER IN VAULT
- 8 PROPOSED FDC AND KNOX BOX

SANITARY SEWER

- 1 EXISTING SANITARY SEWER MANHOLE
- 2 EXISTING SANITARY MAIN
- 3 PROPOSED 48" SANITARY MANHOLE
- 4 PROPOSED 6" SANITARY CLEANOUT
- 5 PROPOSED 6" SERVICE LINE
SEE PLAN FOR LENGTHS
- 6 PROPOSED 6" SANITARY DOUBLE CLEANOUT

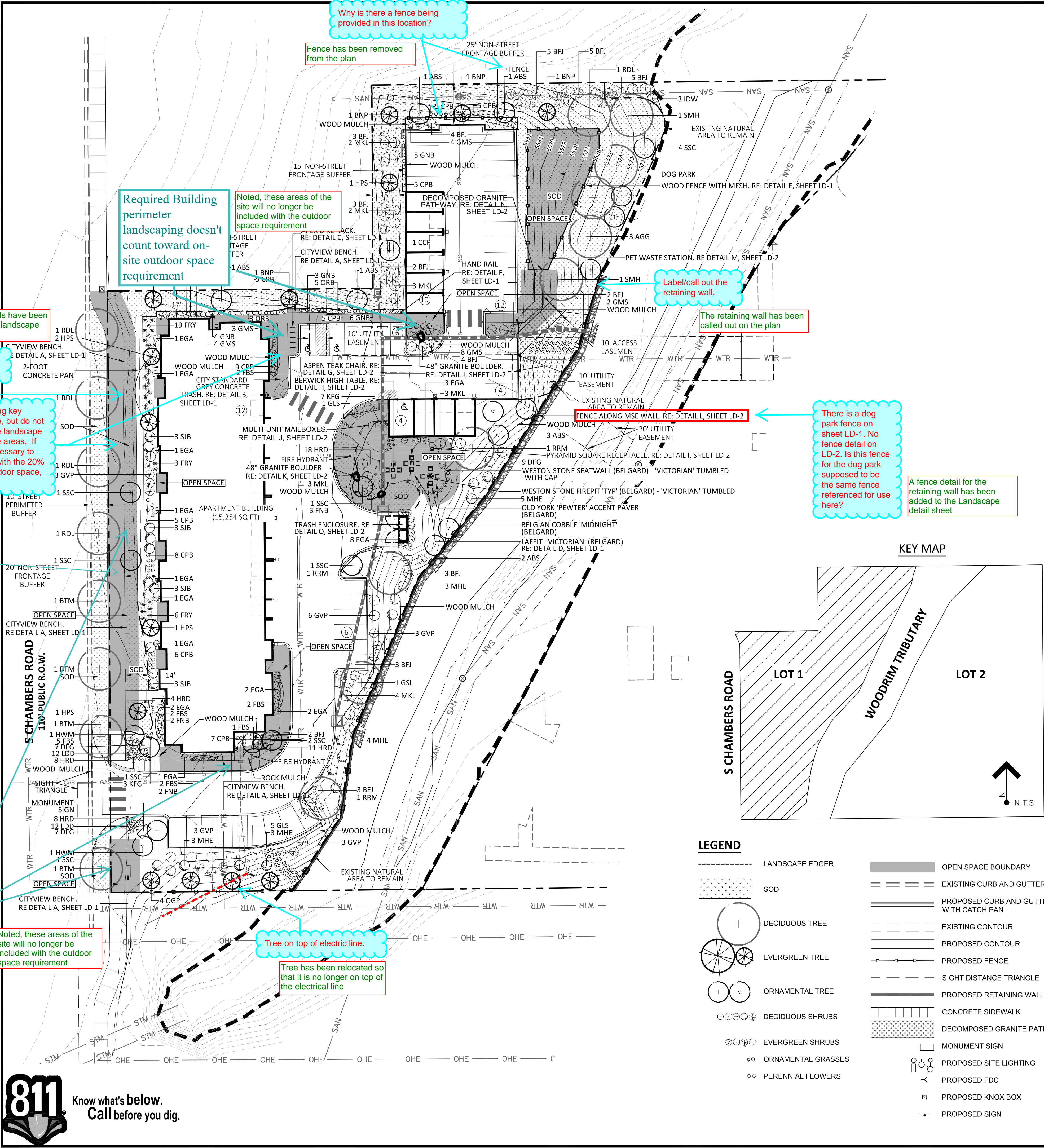
STORM SEWER

- 1 PROPOSED 5-FOOT CURB INLET
- 2 PROPOSED AREA INLET
- 3 PROPOSED PRIVATE CONTECH CDS WATER
QUALITY MANHOLE
- 4 PROPOSED STORM SEWER LINE
SEE PLAN FOR PIPE SIZE, TYPE AND LENGTHS
- 5 PROPOSED 2-FOOT CONCRETE PAN
- 6 PROPOSED 48-INCH MANHOLE

DRY UTILITIES

- 1 PROPOSED TRANSFORMER PAD
- 2 EXISTING OVERHEAD ELECTRIC
- 3 EXISTING TRANSFORMER PAD
- 4 PROPOSED LIGHTING
SEE PHOTOMETRIC PLAN
- 5 PROPOSED ELECTRIC LINE
- 6 PROPOSED GAS LINE

1. ALL PROPOSED STORM IS PRIVATE AND WILL BE MAINTAINED BY OWNER.



PLANT LIST						
Qty.	Sym.	Scientific/Botanic Name	Container/Size	Notes	Habit	Water Usage
DECIDUOUS TREES						
3	AGG	AUTUMN BLAZE MAPLE	3" CAL.	STRAIGHT TRUNK, B&B	50X40 FEET	MED.
		Acer x freemanii 'Autumn Blaze'	SINGLE TRUNK	SPECIMEN QUALITY, STAKED		
4	BTM	BIT TOOTH MAPLE	3" CAL.	STRAIGHT TRUNK, B&B	30X30 FEET	LOW
		Acer grandidentatum	SINGLE TRUNK	SPECIMEN QUALITY, STAKED		
1	GSL	GREENSPIRE LINDEN	3" CAL.	STRAIGHT TRUNK, B&B	40X30 FEET	MED.
		Tilia Cordata 'Greenspire'	SINGLE TRUNK	SPECIMEN QUALITY, STAKED		
5	RDL	REDMOND LINDEN	3" CAL.	STRAIGHT TRUNK, B&B	70X45 FEET	MED.
		Tilia americana 'Redmond'	SINGLE TRUNK	SPECIMEN QUALITY, STAKED		
3	RRM	ROYAL RED NORWAY MAPLE	3" CAL.	STRAIGHT TRUNK, B&B	40X30 FEET	MED.
		Acer platanoides 'Royal Red'	SINGLE TRUNK	SPECIMEN QUALITY, STAKED		
2	SMH	SHADEMASTER HONEYLOCUST	3" CAL.	FULL CROWN, B&B, STAKED	45X35 FEET	LOW
		Gleditsia tria. inermis 'Shademaster'	SINGLE TRUNK	SPECIMEN QUALITY		
ORNAMENTAL TREES						
9	ABS	AUTUMN BRILL. SERVICEBERRY	2" CAL.	STRAIGHT TRUNK, B&B	20X15 FEET	LOW
		Amelanchier grand. 'Autumn Brilliant'	SINGLE TRUNK	SPECIMEN QUALITY, STAKED		
1	CCP	CHANTICLEER PEAR	2" CAL.	STRAIGHT TRUNK, B&B	20X10 FEET	LOW
		Pyrus calleryana 'Chanticleer'	SINGLE TRUNK	SPECIMEN QUALITY, STAKED		
2	HWM	HOT WING TATARIAN MAPLE	2" CAL.	STRAIGHT TRUNK, B&B	20X20 FEET	LOW
		Acer tataricum 'Hot Wings'	SINGLE TRUNK	SPECIMEN QUALITY, STAKED		
12	SSC	SPRING SNOW CRABAPPLE	2" CAL.	STRAIGHT TRUNK, B&B	20x15 FEET	MED.
		Malus sp. 'Spring Snow'	SINGLE TRUNK	SPECIMEN QUALITY, STAKED		
EVERGREEN TREES						
5	BNP	BOSNIAN PINE	8" MIN.	STRAIGHT TRUNK, B&B	25X12 FEET	LOW
		Pinus heldreichii		SPECIMEN QUALITY, STAKED		
5	HPS	HOOPSII SPRUCE	8" MIN.	STRAIGHT TRUNK, B&B	25X12 FEET	MED.
		Picea pungens 'Hoopsii'		SPECIMEN QUALITY, STAKED		
4	OGP	ORGEN GREEN AUSTRIAN PINE	8" MIN.	STRAIGHT TRUNK, B&B	20X15 FEET	LOW
		Pinus nigra 'Orgen Green'		SPECIMEN QUALITY, STAKED		
DECIDUOUS SHRUBS						
60	CPB	CRIMSON PYGMY JAPANESE BARBERRY	5 GAL.	SPACING 3' O.C.	2X2 FEET	LOW
		Berberis thunbergii 'Crimson Pygmy'	18"-24" HT	5 CANES MIN.		
19	FBS	FROEBEL SPIREA	5 GAL.	SPACING 4' O.C.	4X4 FEET	MED.
		Spirea japonica 'froebelii'	18"-24" HT	5 CANES MIN.		
7	FNB	FERNBUSH	5 GAL.	SPACING 4' O.C.	5X5 FEET	LOW
		Chamaebatiaria millefolium	18"-24" HT	5 CANES MIN.		
6	GLS	DWARF FRAGRANT SUMAC	5 GAL.	SPACING 6' O.C.	3X6 FEET	LOW
		Rhus aromatica 'Gro-Low'	18"-24" HT	5 CANES MIN.		
21	GMS	GOLDMOUND SPIREA	5 GAL.	SPACING 3' O.C.	2X3 FEET	MED.
		Spirea x 'Goldmound'	24"-36" HT	5 CANES MIN.		
13	GNB	GOLDEN NUGGET BARBERRY	5 GAL.	SPACING 3' O.C.	2X2 FEET	LOW
		Berberis thunbergii 'monlers'	18"-24" HT	5 CANES MIN.		
18	GVP	GOLDEN VICARY PRIVET	5 GAL.	SPACING 5' O.C.	6X5 FEET	MED.
		Ligustrum x 'Vicary'	36"-48" HT	5 CANES MIN.		
3	IDW	ISANTI DOGWOOD	5 GAL.	SPACING 6' O.C.	5X6 FEET	MED.
		Cornus Sericea 'Isanti'	24"-36" HT	5 CANES MIN.		
18	MHE	MANHATTAN EUONYMUS	5 GAL.	SPACING 6' O.C.	6X6 FEET	MED.
		Euonymus kiautschovica 'Manhattan'	24"-36" HT	5 CANES MIN.		
17	MKL	MISS KIM LILAC	5 GAL.	SPACING 6' O.C.	6X6 FEET	MED.
		Syringa patula 'Miss Kim'	24"-36" HT	5 CANES MIN.		
8	ORB	ORANGE COLUMNAR BARBERRY	5 GAL.	SPACING 3' O.C.	2X4 FEET	LOW
		Berberis thunbergii 'Orange Rocket'	18"-24" HT	5 CANES MIN.		
12	SJB	SUNJOY GOLD PILLAR BARBERRY	5 GAL.	SPACING 6' O.C.	5X6 FEET	LOW
		Berberis thunbergii 'Maria'	36"-48" HT	5 CANES MIN.		
EVERGREEN SHRUBS						
44	BFJ	BUFFALO JUNIPER	5 GAL.	SPACING 6' O.C.	18"X6 FEET	LOW
		Juniper sabina 'Buffalo'	36"-48" HT	5 CANES MIN.		
24	EGA	EMERALD GREEN ARBORVITAE	20 GAL.	SPACING 3' O.C.	12X3 FEET	MED.
		Thuja occidentalis 'Emera'	36"-48" HT	5 CANES MIN.		
ORNAMENTAL GRASSES						
23	DFG	DWARF FOUNTAIN GRASS	1 GAL.	SPACING 17" O.C.	2X1.5 FEET	LOW
		Pennisetum alopecuroides 'Hameln'	ESTABLISHED			
10	KFG	KARL FOERSTER FEATHER REED GRASS	1 GAL.	SPACING 24" O.C.	4X2 FEET	LOW
		Calamagrostis x acutiflora 'Karl Foerster'	ESTABLISHED			
PERENNIALS						
28	FRY	FASLE RED YUCCA	1 GAL.	SPACING 36" O.C.	1.5X1.5 FEET	LOW
		Hesperaloe parviflora	ESTABLISHED			
49	HRD	HAPPY RETURNS DAYLILY	1 GAL.	SPACING 17" O.C.	1.5X1.5 FEET	LOW
		Hemerocallis 'Happy Returns'	ESTABLISHED			
24	LDD	LAVENDER DAYLILY	1 GAL.	SPACING 17" O.C.	1.5X1.5 FEET	LOW
		Hemerocallis 'Prairie Blue Eyes'	ESTABLISHED			

NOT FOR CONSTRUCTION

POINT

POINT CONSULTING, LLC
8460 W. KEN CARY AVE #101
LITTLETON, CO 80128
720-258-6836
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CIVIL ENGINEERING
LANDSCAPE ARCHITECTURE
LAND SURVEYING

SITE PLAN

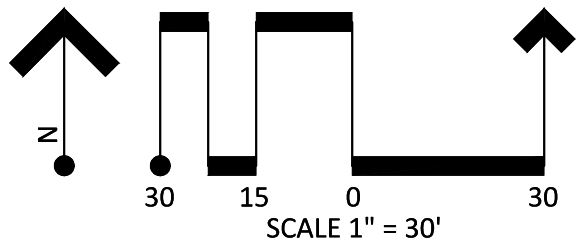
1900 SOUTH CHAMBERS
COMMUNITY LOT 1

AURORA, COLORADO

DATE	DESCRIPTION	LP-1 (5 OF 11)
09.03.2021	1ST SITE PLAN AMENDMENT SUBMITTAL	
11.04.2021	2ND SITE PLAN AMENDMENT SUBMITTAL	
12.15.2021	3RD SITE PLAN AMENDMENT SUBMITTAL	

811

Know what's below.
Call before you dig.



STANDARD LANDSCAPE NOTES:

- SOIL PREPARATION: MIX THE FOLLOWING SOIL AMENDMENTS AND APPLY TO SOD AND SHRUB BED AREAS.
 - 1.1. ASPEN RICH COMPOST -- FOUR (4) CUBIC YARDS OF ORGANIC MATERIAL PER 1,000 SF OF AREA
 - 1.2. COMMERCIAL FERTILIZER (20-10-5): 10 LBS. PER 1,000 S.F.
 - 1.3. SUPERPHOSPHATE: 10 LBS. PER 1,000 S.F.
- SEE PHOTOMETRIC PLAN FOR INFORMATION REGARDING FREESTANDING LIGHTS.
- SURFACE MATERIALS ARE CITY STANDARD GREY CONCRETE FOR SIDEWALKS, CONCRETE PAVERS FOR PLAZA AREAS, AND DECOMPOSED GRANITE FOR TRAIL PATHWAYS.
- ALL UTILITY EASEMENT 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 DRY-LAND GRASS, MUST BE WATERED BY AN AUTOMATIC UNDERGROUND IRRIGATION SYSTEM.
- ALL PROPOSED LANDSCAPING WITH COMPLIANCE WITH COA ROADWAY SPECIFICATIONS.
- ALL BELGARD CONCRETE PAVES AND WALL PRODUCTS WILL COME FROM SYSTEM PAVERS 10515 E 40TH AVE UNIT 109 DENVER, CO 80239 (303) 412-5995

Provide a note or expand upon the notes being provided that describes where the mulch types are to be used.

The notes have been updated to explain where the different mulch types will be used on the plan

GENERAL LANDSCAPE NOTES:

- SOD: SHALL BE BUFFALO GRASS SOD PER THE SOD GUY AURORA, CO 80014. (303)841-7575
- LANDSCAPE EDGING SHALL BE GREEN PAINTED EDGING W/ STAKES - 1/8"X4"X10" PER JENSEN SALES COMPANY 8980 SOUTH SANTA FE DR, HIGHLANDS RANCH, CO 80125 (303) 791-4250.
- WOOD MULCH SHALL BE BARK MOUNTAIN MULCH PER JENSEN SALES COMPANY 8980 SOUTH SANTA FE DR, HIGHLANDS RANCH, CO 80125 (303) 791-4250 (MINIMUM 3" DEPTH). SEE LANDSCAPE PLAN FOR LOCATION.
- ROCK MULCH SHALL BE TWO (2) INCH MOUNTAIN COBBLE ROCK PER JENSEN SALES COMPANY 8980 SOUTH SANTA FE DR, HIGHLANDS RANCH, CO 80125 (303) 791-4250 (MINIMUM 3" DEPTH). SEE LANDSCAPE PLAN FOR LOCATION.
- SEE SITE DETAILS SHEET (SD-1) FOR ALL FENCING, RETAINING WALLS, AND SIGNAGE.
- SEE ARCHITECT PLANS FOR TRASH ENCLOSURE DETAILS.
- SEE PHOTOMETRIC PLAN FOR ALL SIGHT LIGHTING.
- PATIO PAVING: SHALL BE BELGARD CONCRETE PRODUCTS (SEE PLAN).
- FIRE HYDRANTS PLACED IN LANDSCAPE ISLANDS MUST MAINTAIN A 3' MINIMUM CLEARANCE TO THE FACE OF ALL ADJACENT CURBS.
- THE SEPARATION REQUIREMENTS FROM FIRE DEPARTMENT CONNECTIONS AND FIRE HYDRANTS MUST MEET BOTH LIFE SAFETY (TYPICALLY 3 FEET AND NO MATERIAL GREATER THAN 2 FEET IN HEIGHT) AND LANDSCAPING REQUIREMENTS.
- LANDSCAPING MATERIAL CANNOT BE OMITTED OR REDUCED BASED ON THE INSTALLATION OF A FIRE HYDRANT WITHIN A PARKING LOT ISLAND OR PLANT BED. IT IS RECOMMENDED THAT THE ISLAND OR PLANT BED BE CONSTRUCTED LARGE ENOUGH TO ADEQUATELY ACCOMMODATE BOTH LANDSCAPING MATERIAL AND FIRE HYDRANTS IN ORDER TO COMPLY WITH ALL CITY STANDARDS.
- ALL PROPOSED LANDSCAPING WITHIN THE SITE TRIANGLE SHALL BE IN COMPLIANCE WITH COA RAILWAY, SPECIFICATIONS, SECTION 4.04.2.10

Roadway

The note has been updated to read "roadway"

SITE DATA - LOT 1

	AREA IN S.F.	PERCENTAGE (%)
LOT 1 TOTAL SITE AREA: (2,002 AC)	87,218	100.0%
BUILDING COVERAGE:	15,980	18.3%
HARD SURFACE AREA:	37,135	42.6%
LANDSCAPE AREA	34,246	39.3%
COOL SEASON GRASSES (MAX. 33%)	19,067	21.9%
NON-WATER USING AREA ROCK MULCH	68	0.1%
NON-WATER USING AREA WOOD MULCH	15,111	17.3%

STREET LANDSCAPE

SIDE	ROW AT FL W/O DRIVE ENTRY	WIDTH REQ.	WIDTH PROV.	TREES/SHRUBS REQ. (1 T PER 40 LF)	TREES/SHRUBS EXISTING	TREES PROV.	SHRUBS PROV.	GRASS PROV.	PEREN. PROV.
CHAMBERS ROAD	316	10'	10'	8	0	8	0	0	0

STREET PERIMETER BUFFER

SIDE	LENGTH	WIDTH REQ.	WIDTH PROV.	TREES/SHRUBS REQ. (1 T/10 S PER 40 LF)	TREES/SHRUBS EXISTING	TREES PROV.	SHRUBS PROV.	GRASS PROV.	PEREN. PROV.
CHAMBERS ROAD	327	20'	20'	8/80	0/0	8	80	14	44

NON-STREET FRONTAGE BUFFER

SIDE	LENGTH	WIDTH REQ.	WIDTH PROV.	TREES/SHRUBS REQ. MU-C (1 T/5 S PER 25 LF) R-3 (1 T/5 S PER 40LF)	TREES/SHRUBS EXISTING	TREES PROV.	SHRUBS PROV.	GRASS PROV.	PEREN. PROV.
NORTH BOUNDARY (ADJACENT TO MU-C)	164	25'	25'	6/30	0/0	6			
NORTH-WEST BOUNDARY (ADJACENT TO R-3)	276	15'	17'	7/35	0/0	7			

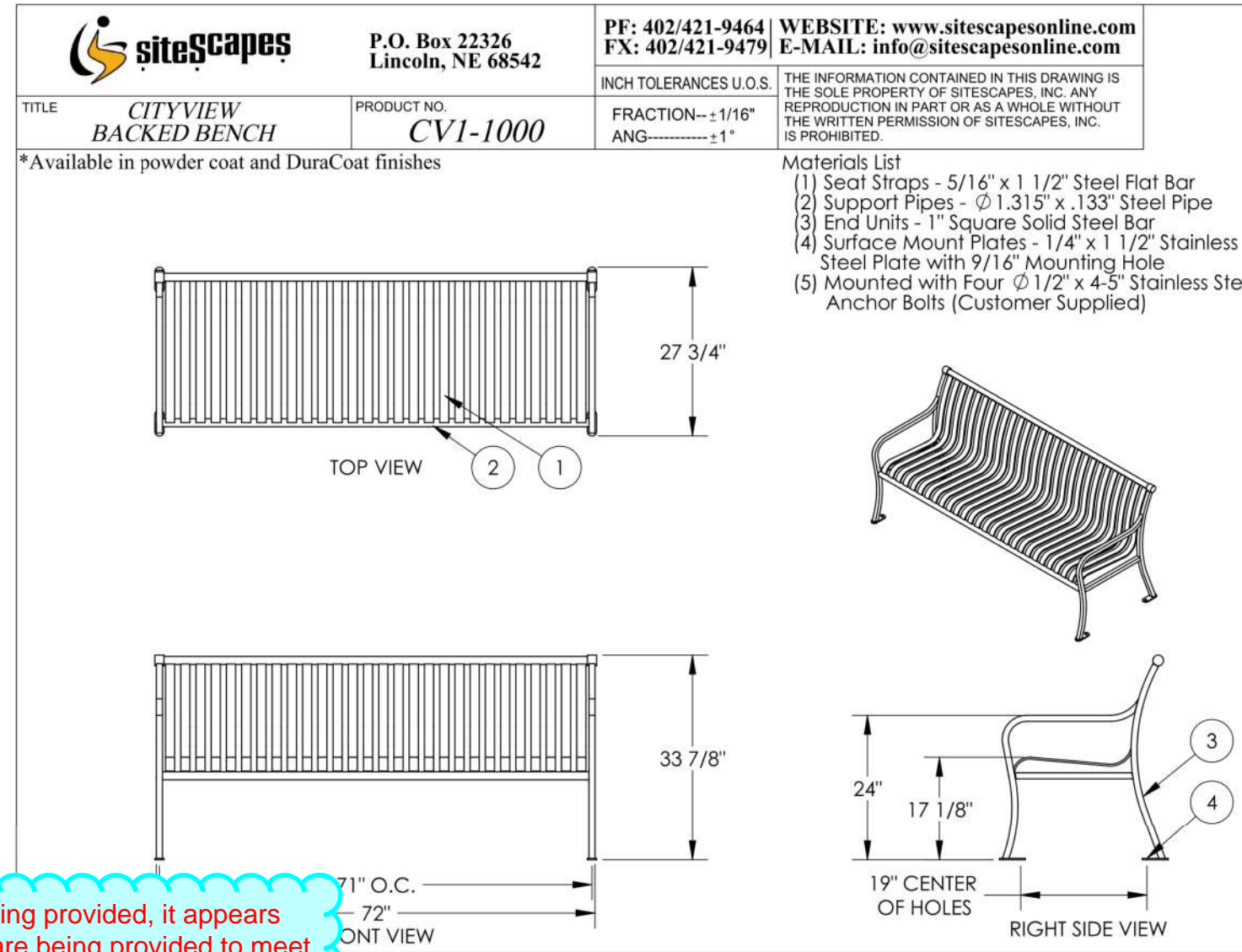
SITE LANDSCAPE DATA

	TOTAL AREA	LANDSCAPE AREA	PERCENT REQ.	PERCENT PROVIDED.
	87,218	34,246	15%	39%

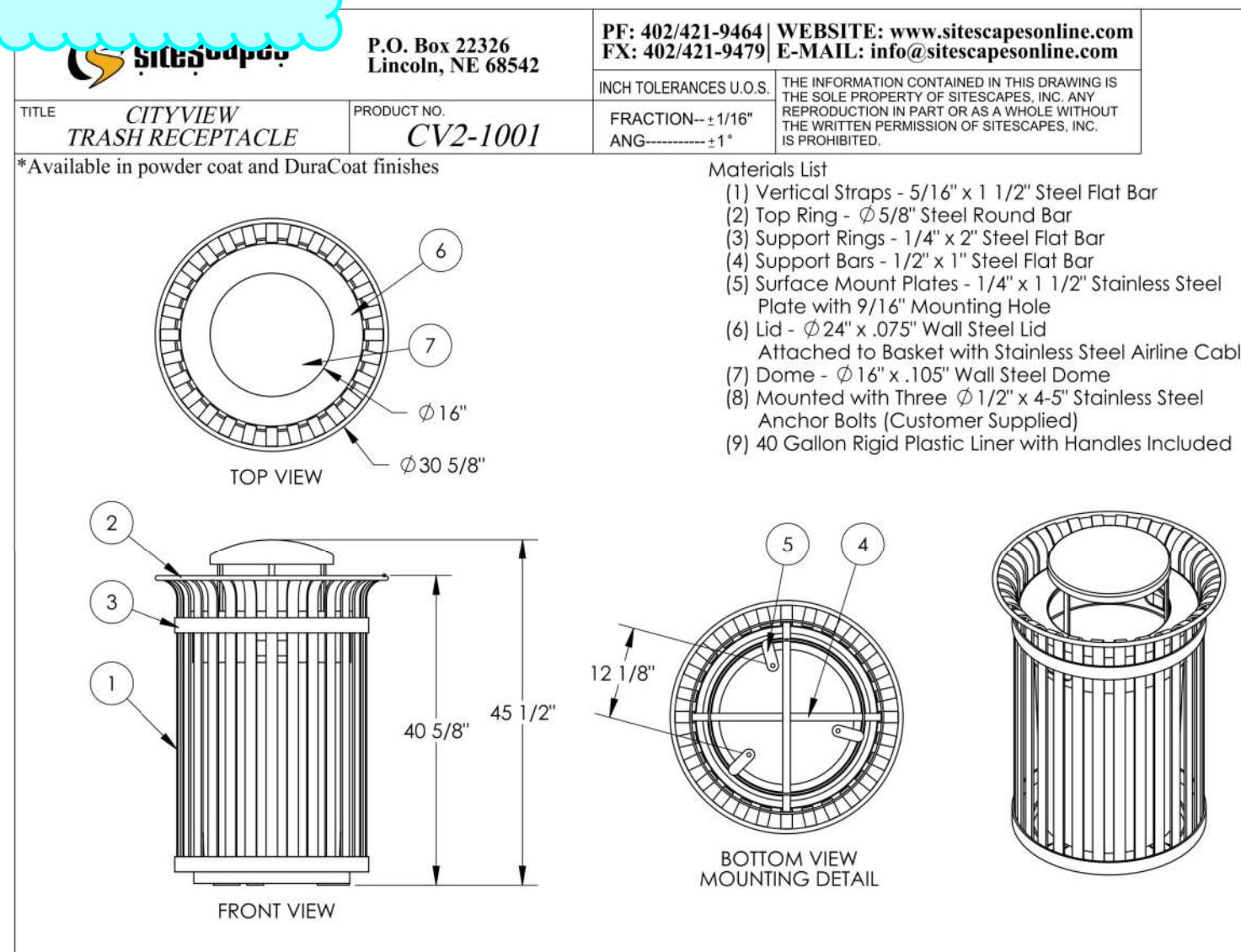
SITE DATA - LOT 1 - BUILDING PERIMETER LANDSCAPE

LOT 1 - BUILDING PERIMETER LANDSCAPING (1.25/5 LF)

BUILDING	BUILDING PERIMETER LANDSCAPE DESCRIPTION	LENGTH (L.F.)	TOTAL PLANTS REQUIRED	TREES REQUIRED/PROVIDE D (%)	TALL SHRUBS REQUIRED/PROVIDED (15%)	MEDIUM/SMALL REQUIRED/PROVIDED (80%)
1	MULTI-FAMILY BUILDING					
	NORTH	64'	16	0.8/0	1.0/5	13/14
	SOUTH	64'	16	0.8/2	1.0/1	13/14
	WEST	256'	64	3.0/4	9.0/12	51/63
	EAST	81'	20	1.0/0	3.0/4	16/16

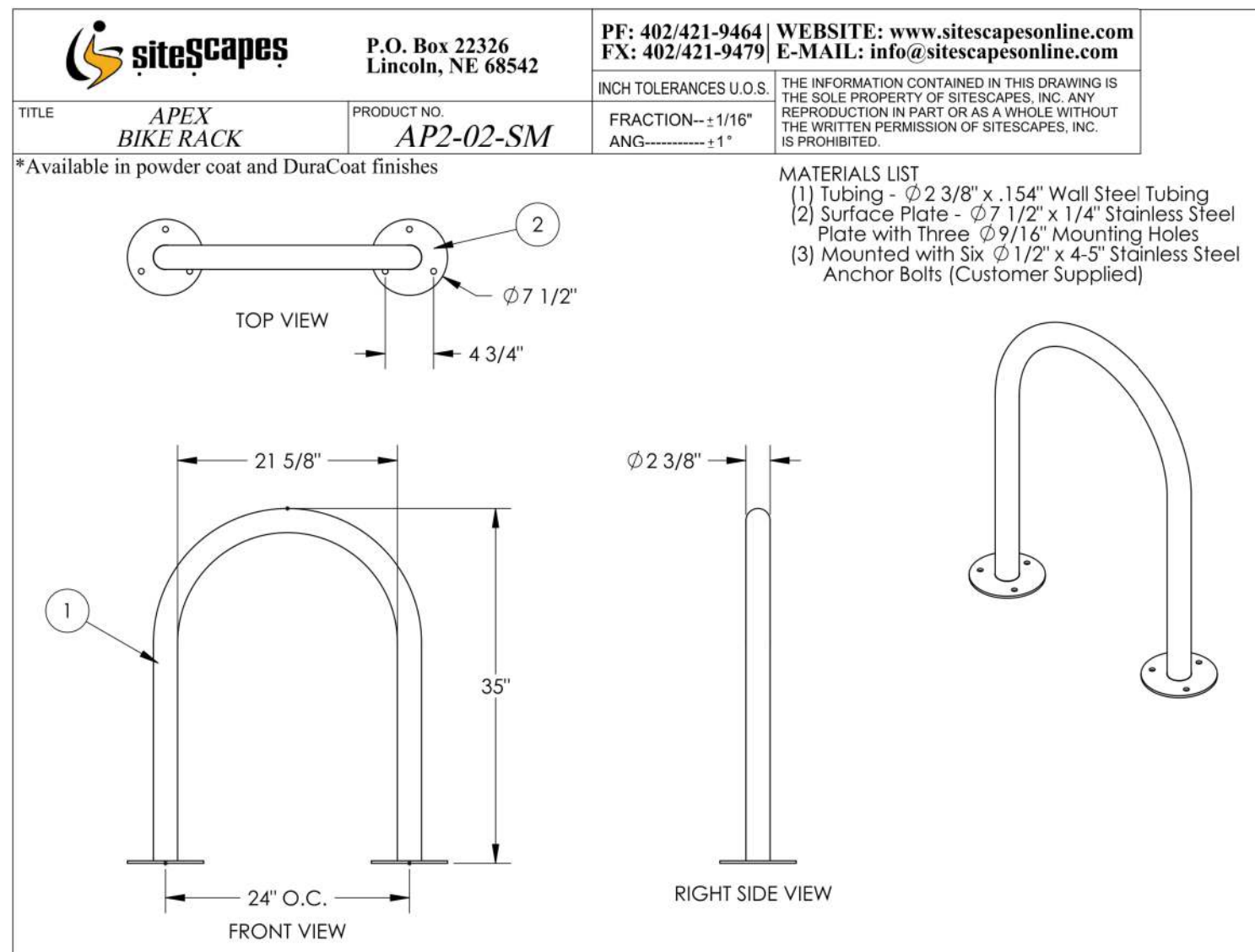


SITE SCAPES CITYVIEW BENCH



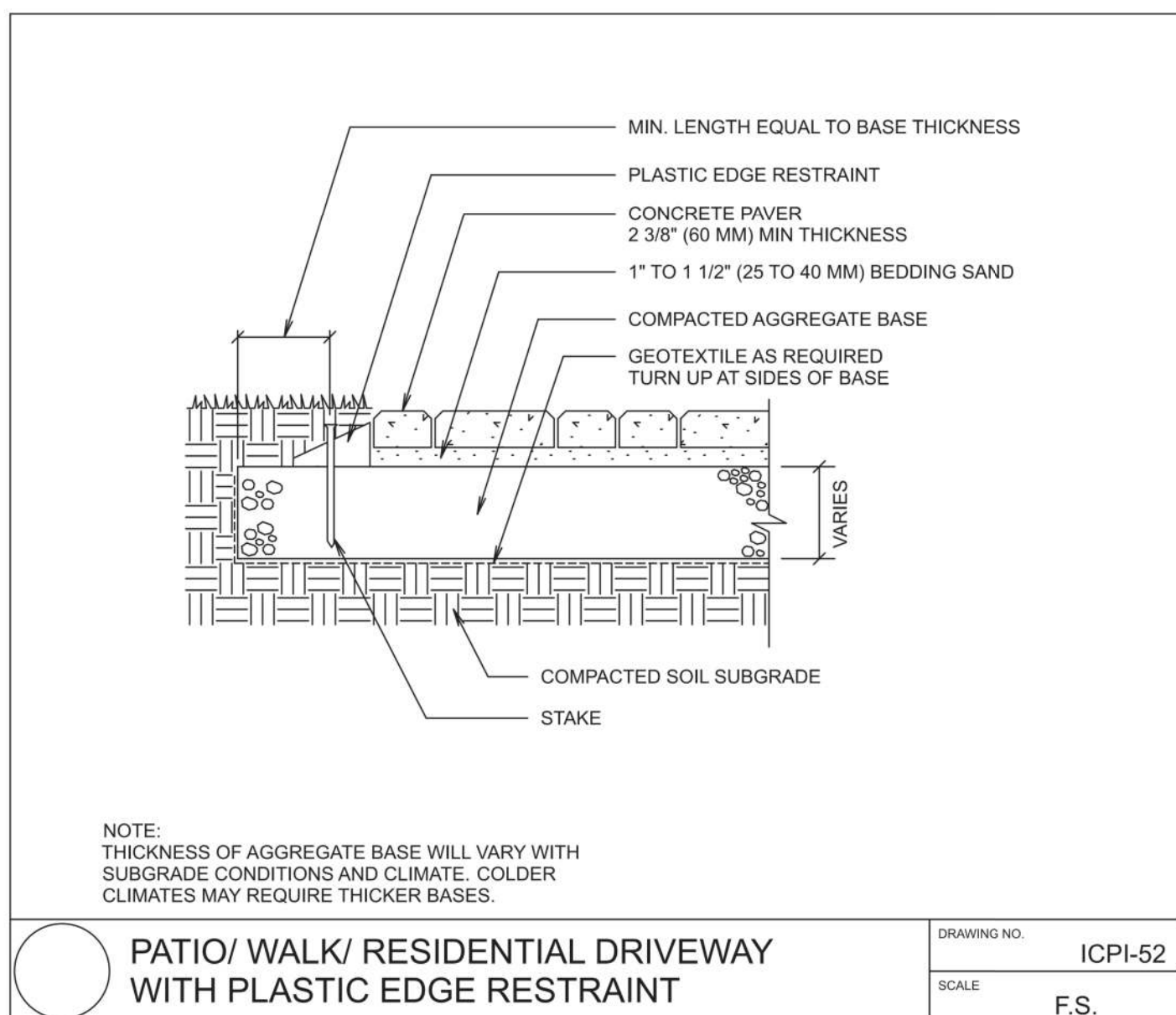
SITE SCAPES CITYVIEW TRASH RECEPTACLE

B



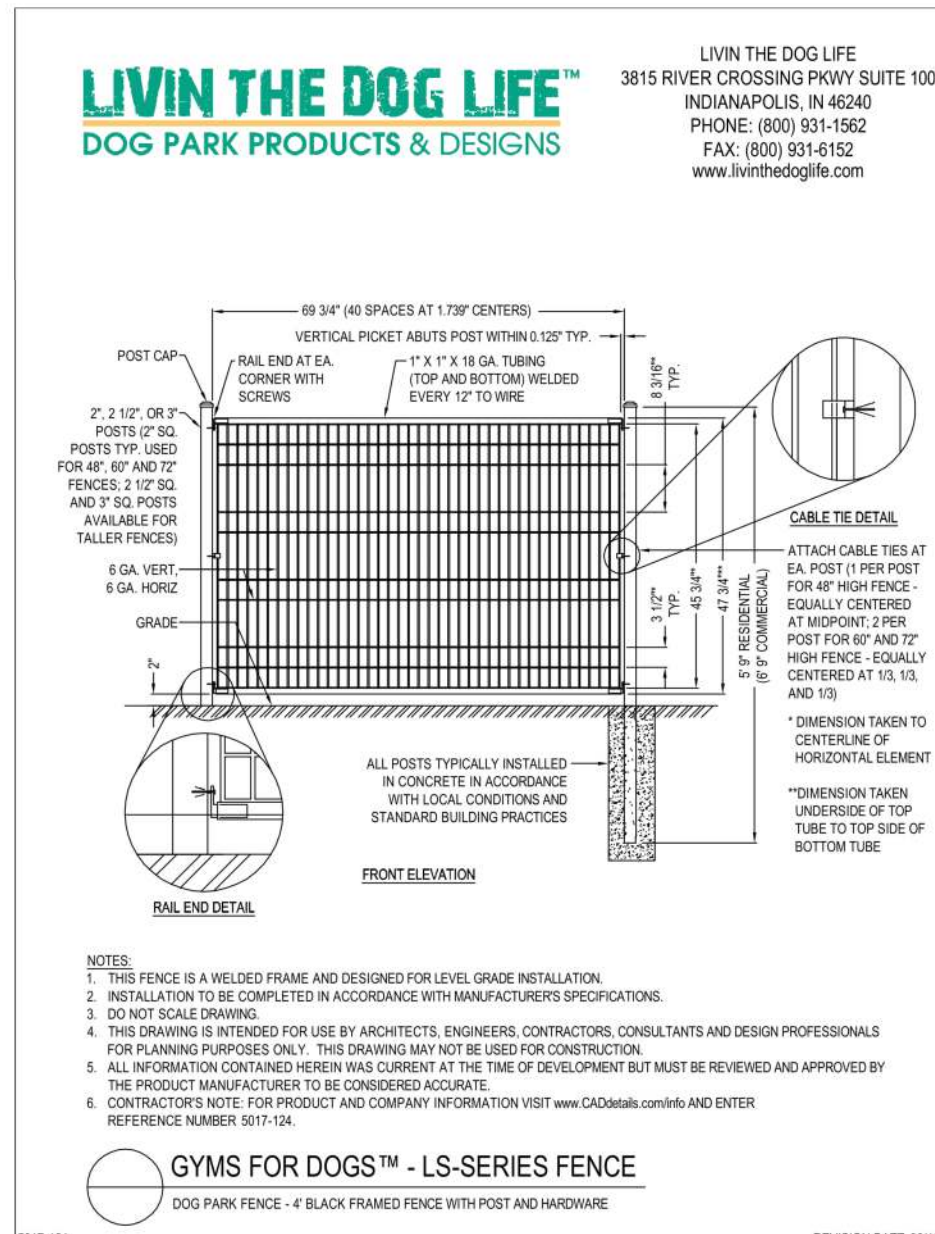
SITE SCAPES APEX BIKE RACK

C



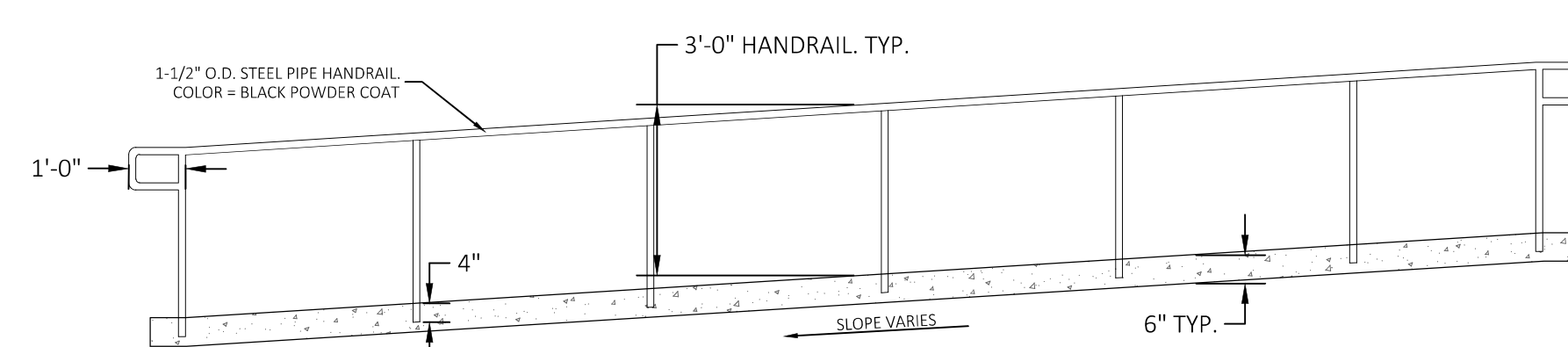
PAVER PATIO EDGING

D



DOG PARK FENCE

E



ADA HANDRAIL

F



G

ASPEN TEAK ADIRONDACK CHAIR
COUNTRYCAUSALTEAK.COM



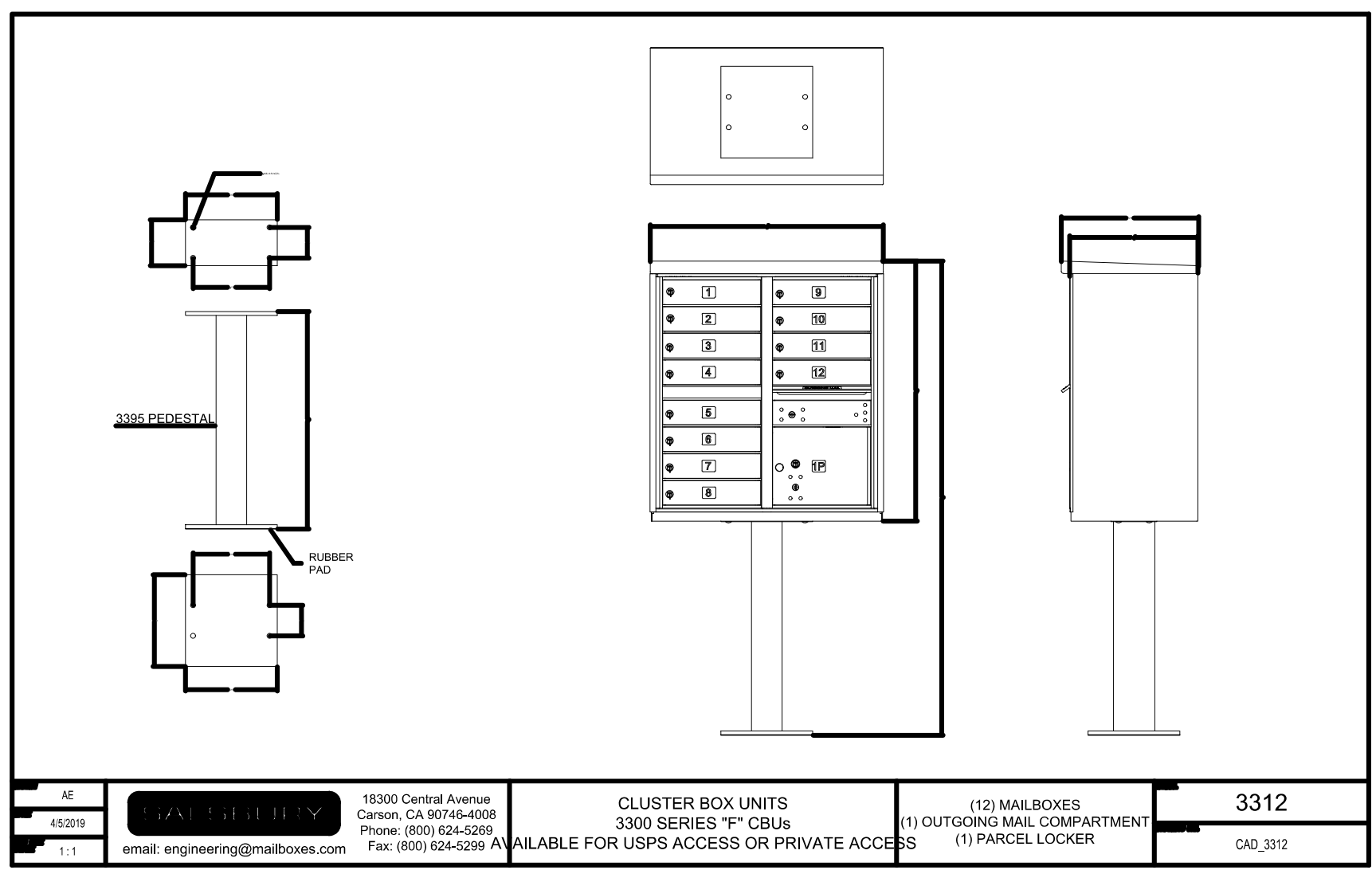
H

BERWICK HIGH NESTING TABLE
COUNTRYCAUSALTEAK.COM



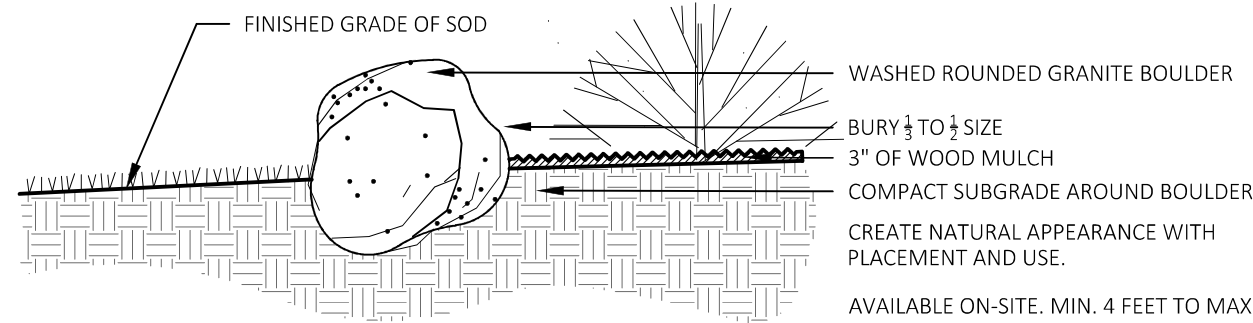
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PYRAMID 22 IN. SQUARE RECEPACLE
COUNTRYCAUSALTEAK.COM



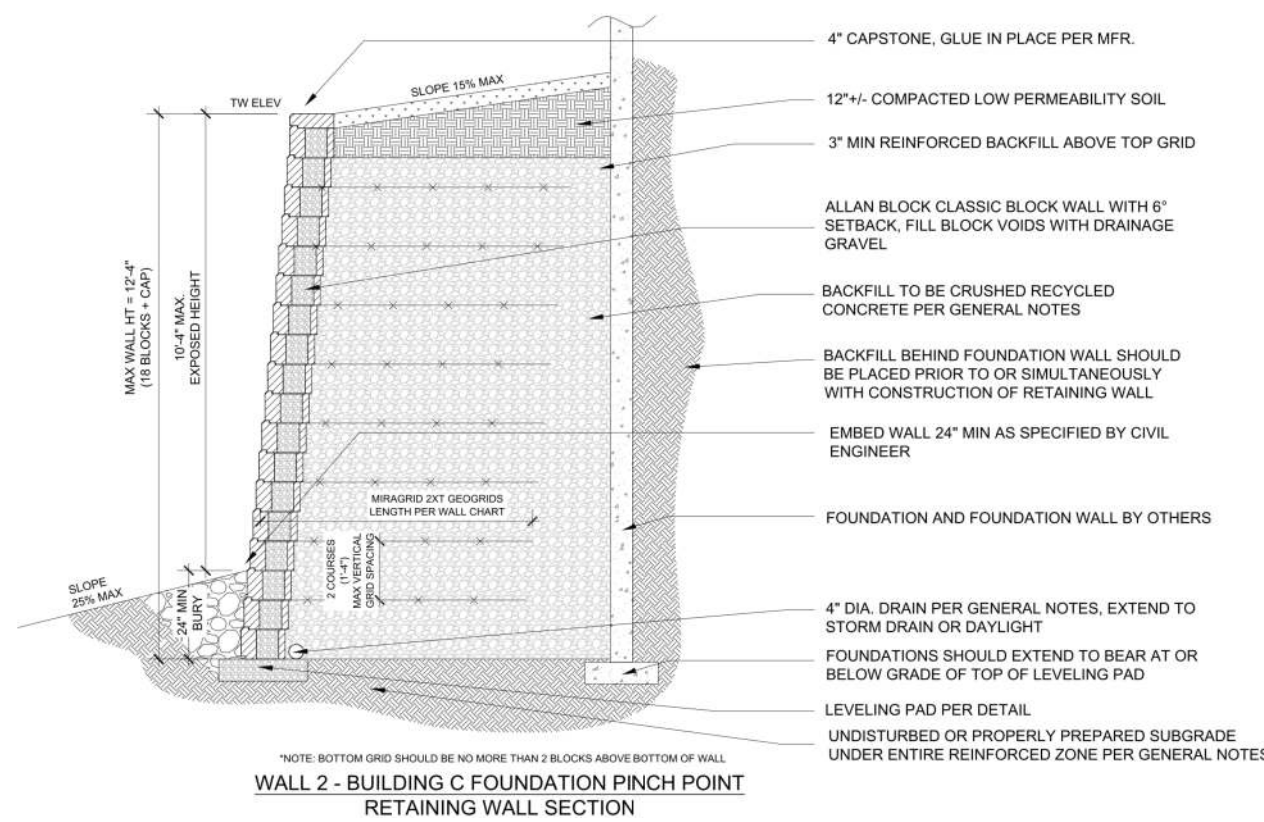
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CLUSTER BOX UNIT (F SERIES)
MAILBOXES.COM



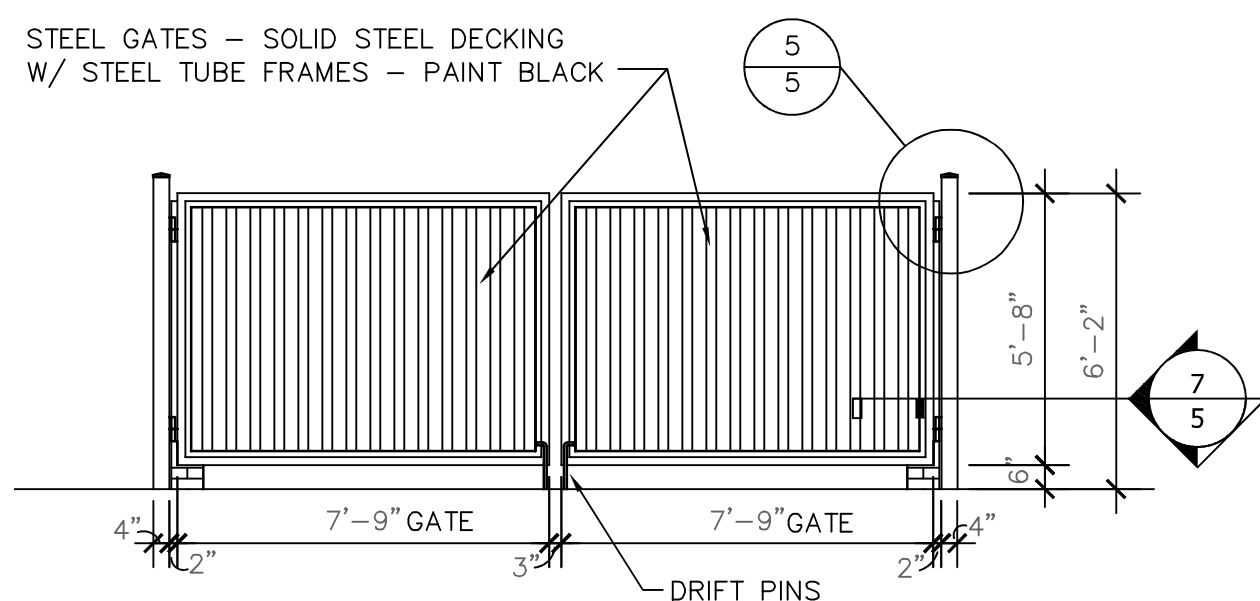
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BOULDER INSTALLATION

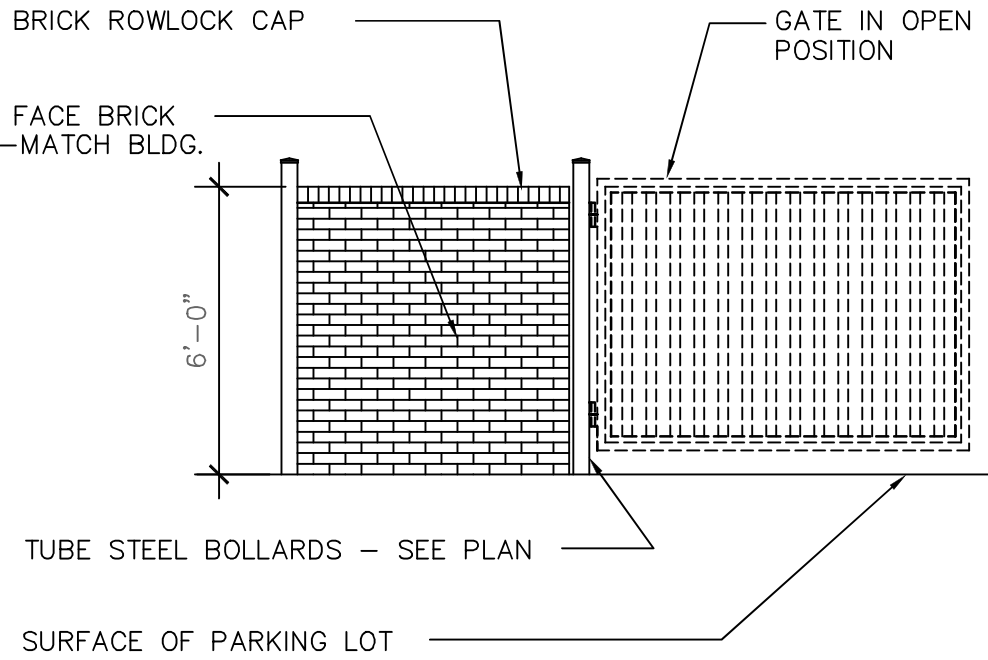


L

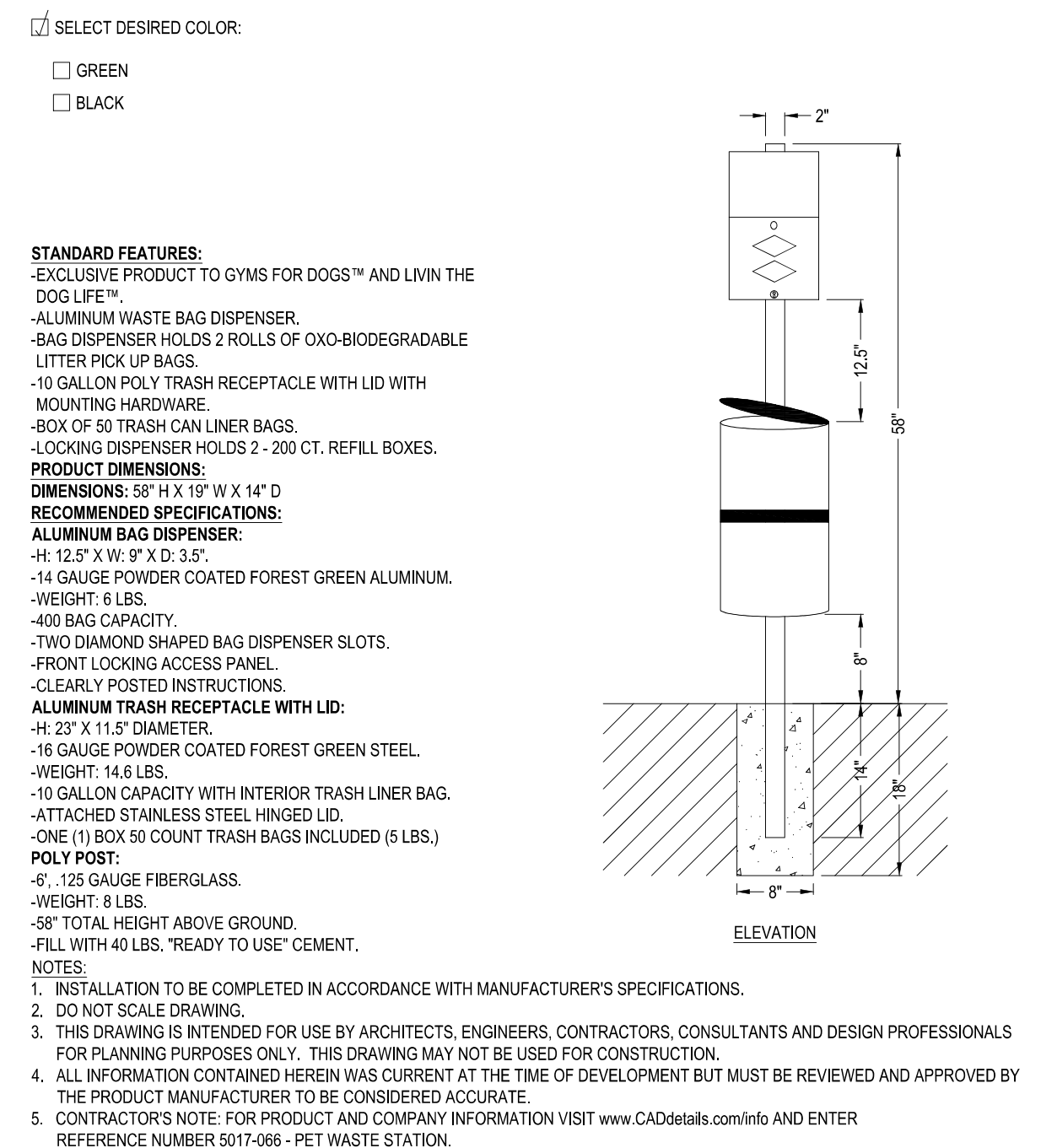
TYPICAL MSE WALL SECTION
(DESIGNED BY STRUCTURAL ENGINEER)



TRASH ENCLOSURE STEEL GATES

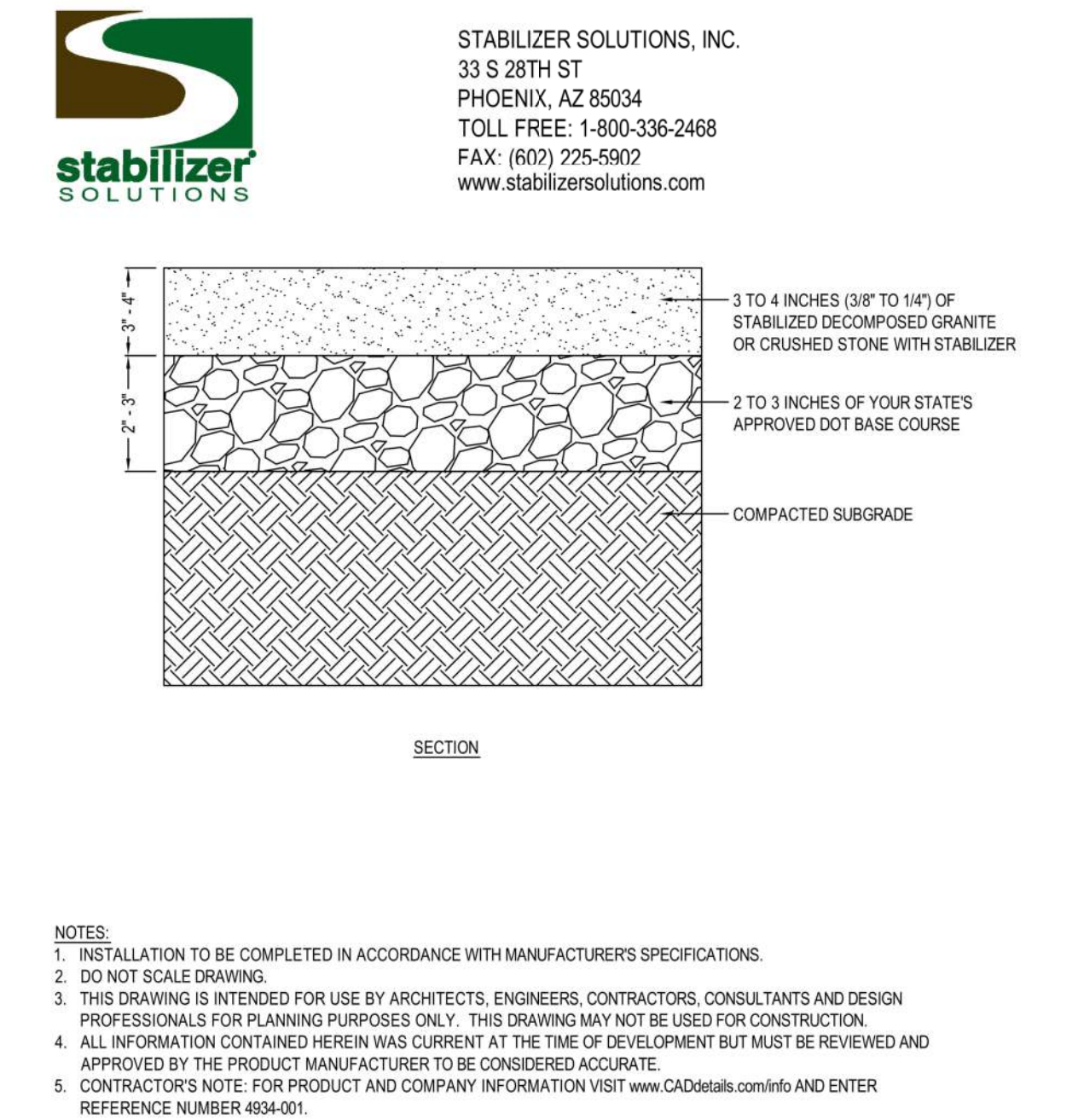


TRASH ENCLOSURE DETAIL



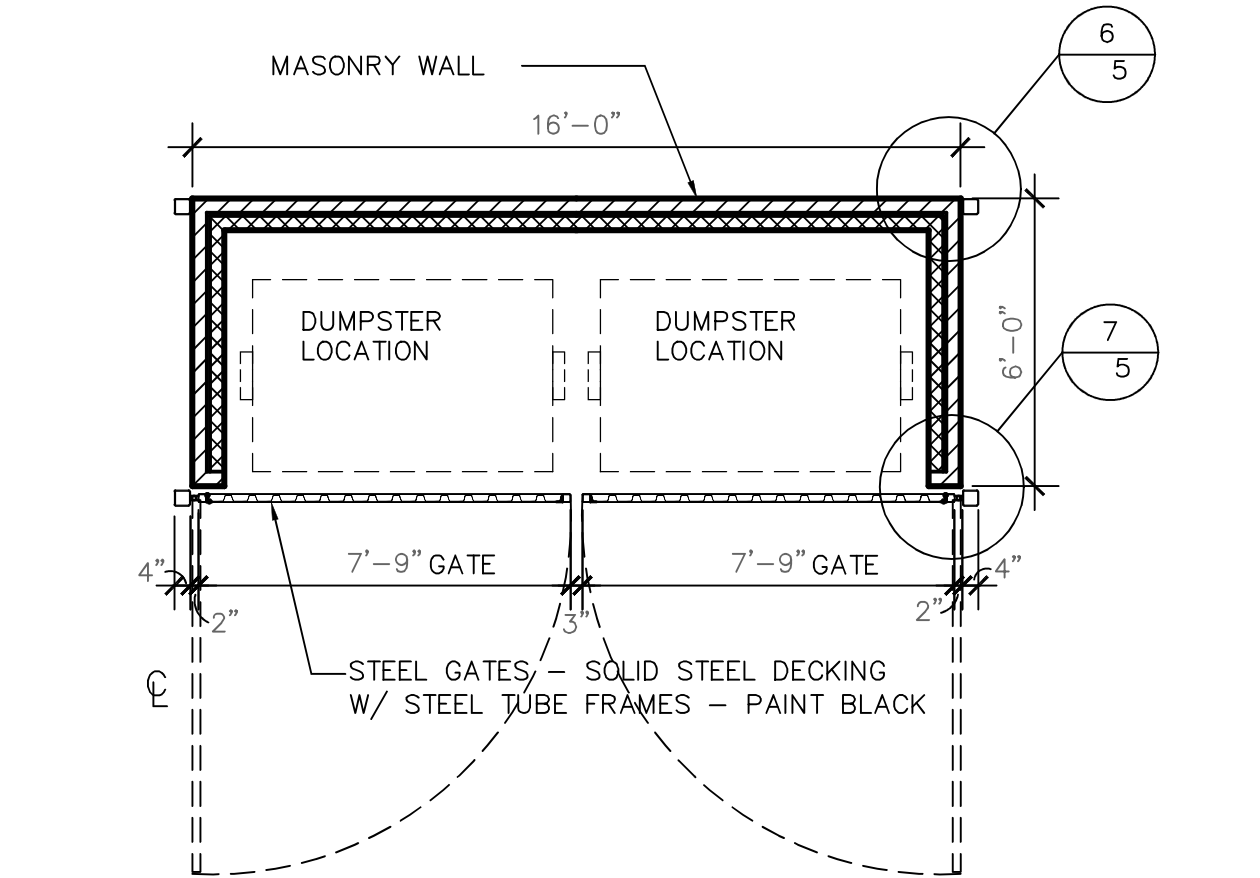
M

PET WASTE STATION



N

DECOMPOSED GRANITE PATHWAY

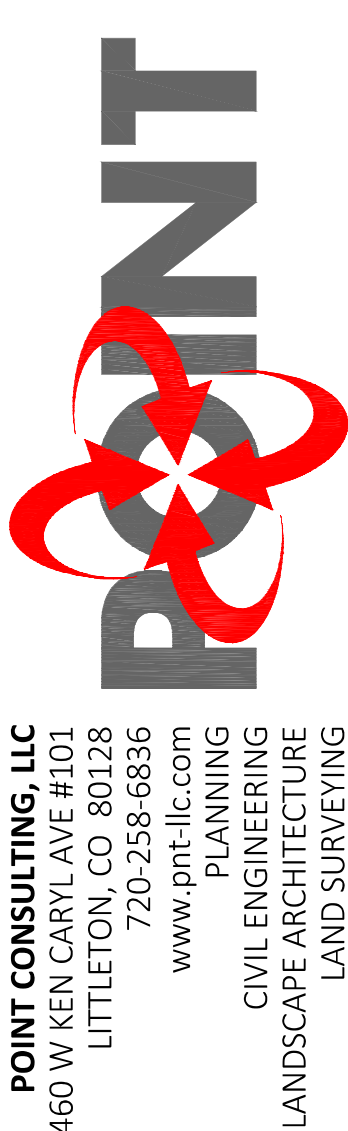


O

There appear to be two types of walls being proposed for this project. An MSE wall and what appears to be a concrete poured in place wall. Please provide a detail confirming material, height, color etc. for the non-MSE wall.

A concrete wall detail has been added for the pour in place wall and the concrete patio seat wall. Both materials have been called-out with color, height, and material

NOT FOR CONSTRUCTION



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SITE PLAN
1900 SOUTH CHAMBERS
COMMUNITY LOT 1
AURORA, COLORADO

DATE	DESCRIPTION
09.03.2021	1ST SITE PLAN AMENDMENT SUBMITTAL
11.04.2021	2ND SITE PLAN AMENDMENT SUBMITTAL
12.15.2021	3RD SITE PLAN AMENDMENT SUBMITTAL

JOB NO. 21.048

LD-2 (7 OF 11)

LANDSCAPE NOTES & DETAILS

MASONRY PERCENTAGES

AURORA DESIGN STANDARDS REQUIREMENTS FOR MASONRY:
MULTI-FAMILY RESIDENTIAL

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

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

PROVIDED MASONRY:

EAST ELEVATION:
MASONRY = 3,770 S.F.
SIDING = 2,775 S.F.
TOTAL = 6,545 S.F.

WEST ELEVATION:
MASONRY = 3,534 S.F.
SIDING = 3,361 S.F.
TOTAL = 6,895 S.F.

SOUTH ELEVATION:
MASONRY = 1,938 S.F.
SIDING = 0 S.F.
TOTAL = 1,938 S.F.

NORTH ELEVATION:
MASONRY = 1,133 S.F.
SIDING = 704 S.F.
TOTAL = 1,837 S.F.

TOTAL BUILDING
MASONRY = 10,375 S.F. = 60.3%
SIDING = 6,840 S.F. = 39.7%
TOTAL = 17,215 S.F.

1900 SOUTH CHAMBERS LOT 1 SITE PLAN

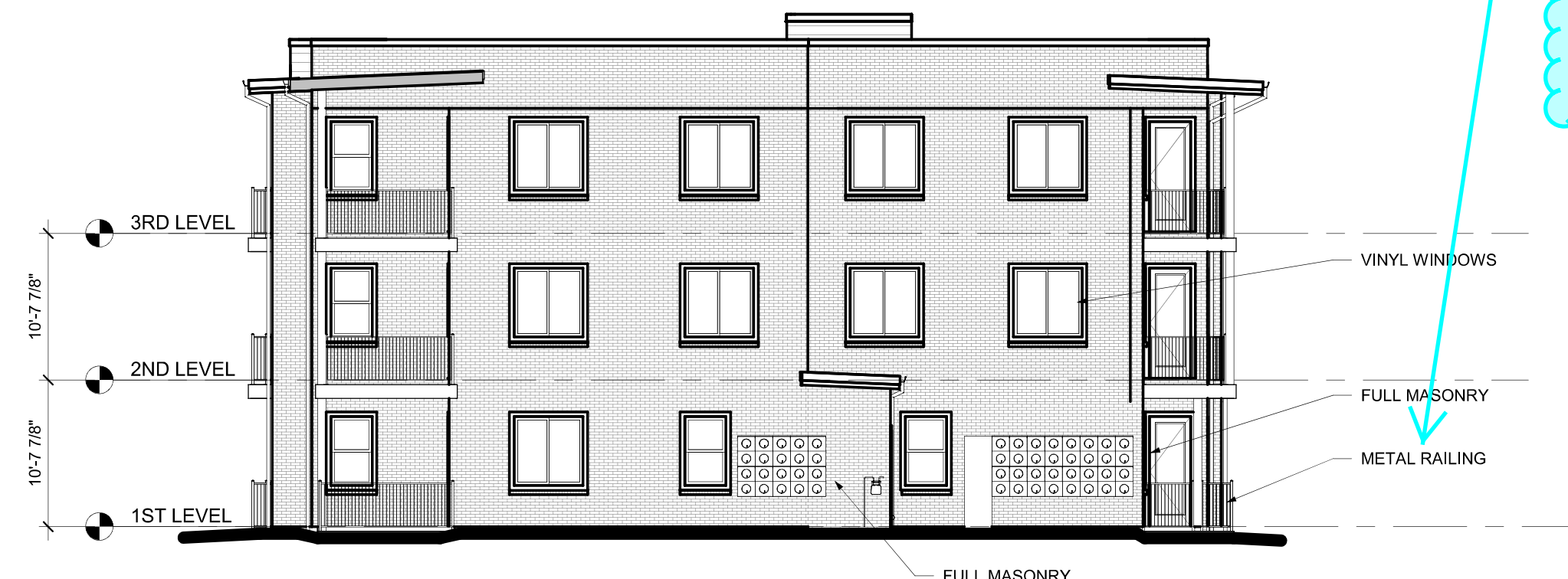
A SUBDIVISION OF A PART OF THE SOUTHWEST ONE-QUARTER OF SECTION 20,
TOWNSHIP 4 SOUTH, RANGE 66 WEST, OF THE 6TH PRINCIPAL MERIDIAN
CITY OF AURORA, COUNTY OF ARAPAHOE, STATE OF COLORADO

LIFE SAFETY KEY

☒ KNOX BOX
LOCATION



4 WEST ELEVATION
3/32" = 1'-0"



3 SOUTH ELEVATION
3/32" = 1'-0"

These elevations indicate railing is being provided, however the Site Plan labels these as walls. Will there be railing on top of walls?

THIS SHEET IS CORRECT. THERE IS RAILING ALONG ALL PATIOS. THE SITE PLAN NOW CALLS OUT THIS RAILING AS WELL. IN THE CASES WHERE A SMALL WALL IS PROPOSED ALONG THE PATIO'S PERIMETER, THE RAILING WILL BE INSTALLED ON TOP OF THE WALL.

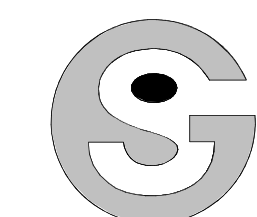


2 NORTH ELEVATION
3/32" = 1'-0"

FAÇADE DESIGN REQUIREMENTS PER AURORA BUILDING DESIGN STANDARDS TABLE 4.4-8			
BUILDING FACE	PRIMARY FAÇADE (WEST)	SECONDARY FAÇADE (NS)	MINOR FAÇADE (EAST)
MASSING (REQ)	3	2	1
WALL OFFSET (MIN 3')	X	X	X
WALL/PARAPET HT CHANGE (MIN 3')	X		X
WALL NOTCH (MIN 12")	X		
ROOF FORM CHANGE		X	
MAT'L S	2	2	1
CHANGE IN MATERIAL	X	X	X
USE OF MASONRY (MIN 40% OF FAÇADE)	X	X	X
HUMAN SCALE	3	2	1
ENTRY DEFINITION	X	X	X
BALCONIES	X	X	X
AWNINGS OR SHUTTERS	X		



1 EAST ELEVATION
3/32" = 1'-0"



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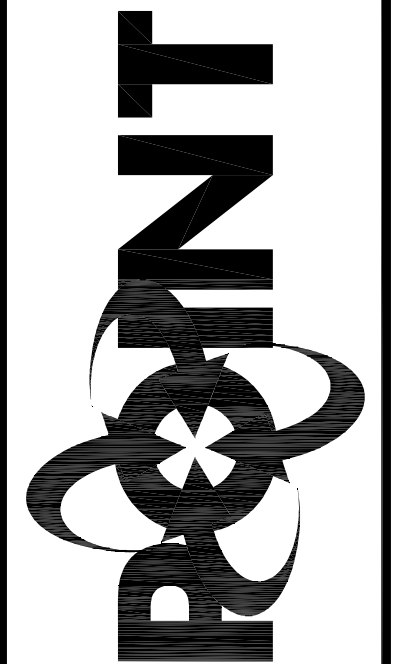
5975 S. Quebec Street
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Centennial, CO 80111

SITE PLAN
1900 SOUTH CHAMBERS
LOT 1
AURORA, COLORADO

DATE	DESCRIPTION	BUILDING ELEVATIONS
09.03.2021	1ST SITE PLAN AMENDMENT SUBMITTAL	
11.04.2021	2ND SITE PLAN AMENDMENT SUBMITTAL	
12.15.2021	3RD SITE PLAN AMENDMENT SUBMITTAL	

SHEET 8 OF 11

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AURORA DESIGN STANDARDS REQUIREMENTS FOR MASONRY:
MULTI-FAMILY RESIDENTIAL
FIFTH

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

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

FRONT ELEVATION:
MASONRY = 235 S.F.
SIDING = 154 S.F.
GABLE = 288 S.F.

- GARAGE = 288 S.F.
 TOTAL = 677 S.F.
 LEFT ELEVATION:
 MASONRY = 152 S.F.
 SIDING = 147 S.F.
 TOTAL = 299 S.F.

RIGHT ELEVATION:
MASONRY = 234 S.F.
SIDING = 67 S.F.
TOTAL = 301 S.F.

REAR ELEVATION:
MASONRY = 319 S.F.
SIDING = 199 S.F.
TOTAL = 518 S.F.

TOTAL BUILDING
MASONRY = 940 S.F. = **52.3%**
SIDING = 567 S.F. = 31.5%
GARAGE = 288 S.F. = 16.2%
TOTAL = 1,795 S.F.

FRONT ELEVATION:
MASONRY = 189 S.F.
SIDING = 315 S.F.
GARAGE = 124 S.F.

- GARAGE = 434 S.F.
 TOTAL = 938 S.F.
 LEFT ELEVATION:
 MASONRY = 172 S.F.
 SIDING = 124 S.F.
 TOTAL = 296 S.F.

RIGHT ELEVATION:
MASONRY = 233 S.F.
SIDING = 69 S.F.
TOTAL = 302 S.F.

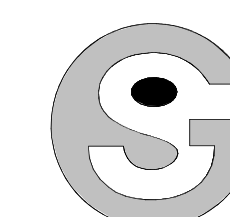
REAR ELEVATION:
MASONRY = 385 S.F.
SIDING = 336 S.F.
TOTAL = 721 S.F.

TOTAL BUILDING
MASONRY = 979 = 43.3%
SIDING = 844 S.F. = 37.4%
GARAGE = 434 S.F. = 19.2%
TOTAL = 2,257 S.F.

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SITE PLAN

11900 SOUTH CHAMBERS

LOT 1

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GARAGE ELEVATIONS

SHEET 9 OF 11

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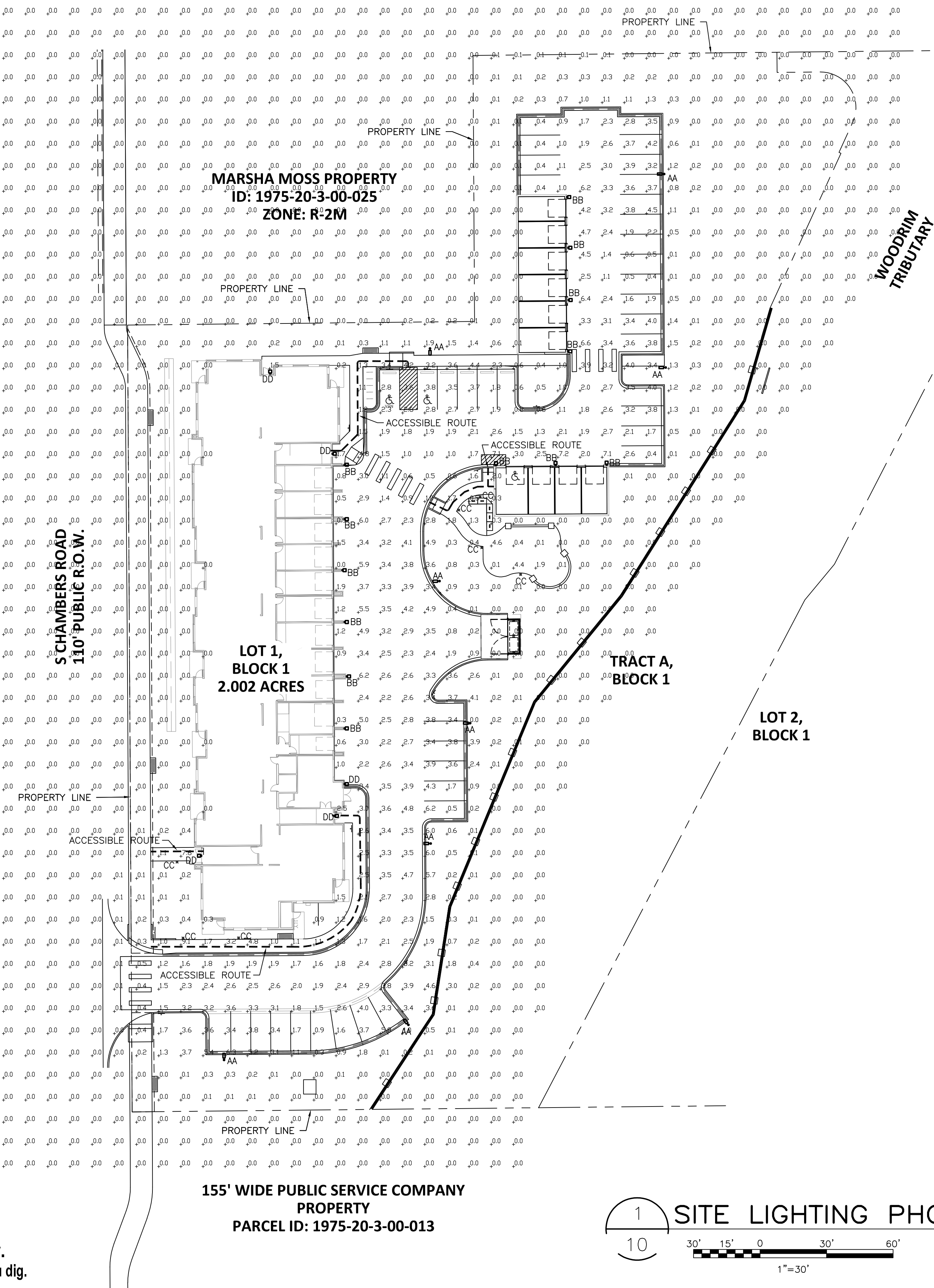
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1900 SOUTH CHAMBERS LOT 1 SITE PLAN

A SUBDIVISION OF A PART OF THE SOUTHWEST ONE-QUARTER OF SECTION 20,
TOWNSHIP 4 SOUTH, RANGE 66 WEST, OF THE 6TH PRINCIPAL MERIDIAN
CITY OF AURORA, COUNTY OF ARAPAHOE, STATE OF COLORADO



GENERAL NOTES:

- ILLUMINATION WITHIN THE SITE MUST COMPLY WITH THE 2015 INTERNATIONAL BUILDING CODE REQUIREMENT FROM SECTION 1006 - MEANS OF EGRESS ILLUMINATION. SECTION 1006. 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".

LUMINAIRE SCHEDULE

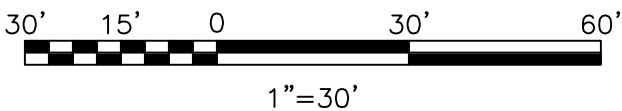
PLAN MARK	MOUNTING	DESCRIPTION	MANUFACTURER AND CATALOG NUMBER	VOLTAGE	LAMP TYPE	REMARKS
AA	POLE	16' HEIGHT	COOPER LIGHTING GLAN-SA2C-740-U-T4FT-**-HSS	MVOLT	108W LED	WET LOCATION
BB	WALL MOUNT	WALLPACK	COOPER LIGHTING XTOR 1B-W	MVOLT	12W LED	WET LOCATION
CC	GROUND	BOLLARD DOWNLIGHT	MCGRAW EDISON BRT6-A1-740-U-T3-XX-BK	MVOLT	5W LED	WET LOCATION
DD	WALL MOUNT	EGRESS WALLPACK	ISOLITE ELED EM ** MB HX	MVOLT	11W LED	WET LOCATION BATTERY BACK-UP

STATISTICS

	AVERAGE	MAXIMUM	MINIMUM	MAX/MIN	AVG/MIN
OVERALL SITE	0.6	9.1	0	N/A *	N/A *
PARKING LOT	2.7	7.2	0.3	24.0 : 1	9.0 : 1

* RATIO IS UNDEFINED SINCE MINIMUM LEVEL IS ZERO

SITE LIGHTING PHOTOMETRIC PLAN



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Project # 21104

SITE PLAN
1900 SOUTH CHAMBERS

LOT 1

AURORA, COLORADO

JOB NO. 21.048

DESCRIPTION

1ST SITE PLAN AMENDMENT SUBMITTAL
2ND SITE PLAN AMENDMENT SUBMITTAL
3RD SUBMITTAL

DATE

09.03.2021
10.04.2021
12.15.2021

10 OF 11

SITE LIGHTING PHOTOMETRIC PLAN

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