

SITE PLAN DEVELOPMENT PLAN

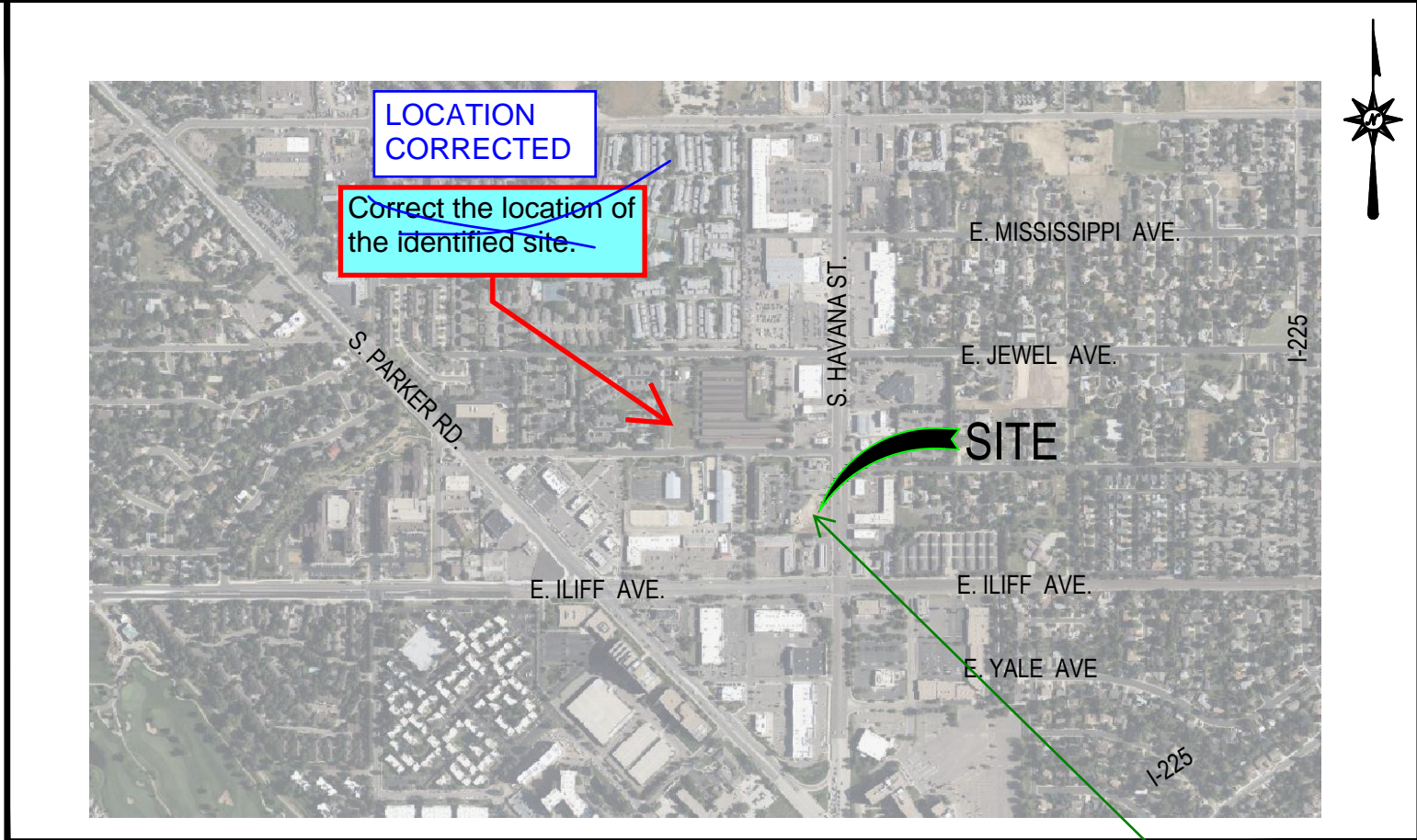
WARREN AVENUE TOWNHOMES

RESUBDIVISION OF LOT 1, BLOCK 1, WINGERT SUBDIVISION FILING NO. 1
LOCATED IN THE NORTHEAST 1/4 OF SECTION 27, TOWNSHIP 4 SOUTH, RANGE 67, WEST OF THE 6TH P.M.,
COUNTY OF AURORA, COUNTY OF ARAPAHOE, STATE OF COLORADO
0.71 ACRES

WARREN STREET TOWNHOMES
10209 East Warren Avenue
City of Aurora, Colorado, 80247

PREPARED FOR:

The World-Real Estate Development Company, LLC.
10020 E. Girard Avenue #203
Denver, CO 80231



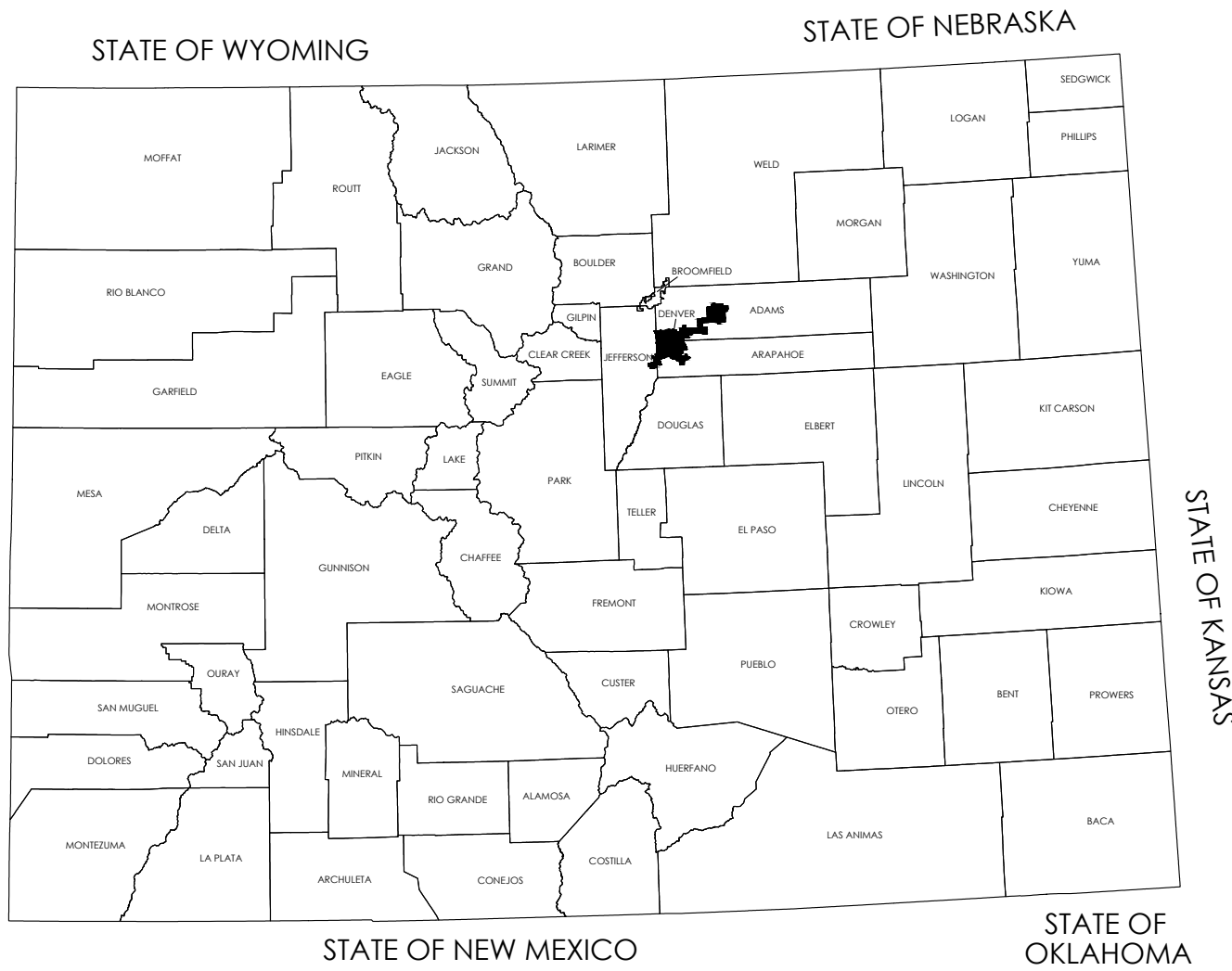
VICINITY MAP
SCALE 1" = 1000'

The project area shall be indicated by shading (2.03.4.01 of the 2023 COA Roadway Manual)

PROJECT AREA
SHADED

1st Review
Ashley Duncan
Aurora Water Utilities
aduncan@auroragov.org

ADVISORY:
The site plan will not be approved by Aurora Water until the preliminary drainage report or letter has been approved



LOCATION MAP

N.T.S.

BASIS OF BEARINGS

BEARINGS SHOWN HEREON ARE GNSS DERIVED BEARINGS RELATIVE TO THE NAD83 STATE PLANE COORDINATE SYSTEM, COLORADO CENTRAL ZONE, AS REFERENCED BY THE WEST LINE OF THE ABOVE DESCRIBED PROPERTY, MONUMENTED AS SHOWN HEREON, WHICH BEARS N00°08'46"W

AURORA SURVEY CONTROL

TOPOGRAPHY SHOWN HERE IS BASED ON A GROUND SURVEY. THE CONTOUR INTERVAL IS 1'.
BENCHMARK: CITY OF AURORA BENCHMARK NO. 4S6727NE006 BEING A 3" BRASS CAP LOCATED AT THE NORTHEAST CORNER OF THE INTERSECTION BETWEEN EAST WARREN AVENUE AND SOUTH PARKER ROAD.
ELEVATION: 5553.91', NAVD88 DATUM
TEMPORARY BENCHMARK: THE TOP OF THE FIRE HYDRANT LOCATED IN EAST WARREN AVENUE RIGHT OF WAY APPROXIMATELY 63' SOUTH AND 7' WEST OF THE SOUTHEAST CORNER OF THE ABOVE DESCRIBED PROPERTY.
ELEVATION: 5567.68'

FLOOD ZONE DESIGNATIONS

THIS PROPERTY LIES WITHIN ZONE X (AREAS DETERMINED TO BE OUTSIDE THE 1% ANNUAL CHANCE FLOODPLAIN) AS DELINEATED IN THE FEMA FLOOD INSURANCE RATE MAP (FIRM) NO. 08005C0186K EFFECTIVE DECEMBER 17, 2010.

COA DETENTION NOTE

THE DEVELOPER SHALL HAVE A LICENSED PROFESSIONAL ENGINEER CERTIFY EACH STORMWATER DETENTION POND AND/OR WATER QUALITY BMP IS BUILT ACCORDING TO THE APPROVED PLANS AND SPECIFICATIONS AND THE REQUIRED DETENTION VOLUME, INCLUDING THE WQCV WHEN USED, IS MET. THE CERTIFICATION SHALL ALSO VERIFY ALL PERTINENT DIMENSIONS, ELEVATIONS, REQUIRED OUTLET ORIFICE PLATES FOR DETENTION AND WQCV AND OTHER PERMANENT BMPS REQUIREMENTS ARE INSTALLED PER THE APPROVED PLANS AND SPECIFICATIONS, AND SHALL SHOW THE AS-BUILT DESIGN VOLUMES (WQCV, 10-YEAR, 100 YEAR, EURN) AND OTHER PERTINENT DIMENSIONS, ELEVATIONS AND CAPACITY REQUIREMENTS ASSOCIATED WITH THE WQ BMP USED. THE CERTIFICATION SHALL BE PROVIDED TO THE CITY OF AURORA ENGINEERING CONTROL SECTION PRINCIPAL ENGINEER. AN APPROVED POND CERTIFICATE SHALL BE REQUIRED PRIOR TO THE RETURN OF ANY FISCAL SECURITY DEPOSIT (AS WELL AS SATISFYING OTHER CONDITIONS OF THE STORMWATER PERMIT) FOR SITES THAT DO NOT REQUIRE A CERTIFICATE OF OCCUPANCY. EXAMPLES OF THESE SITES INCLUDE BUT ARE NOT LIMITED TO: SITES WITHOUT VERTICAL CONSTRUCTION, OIL AND GAS WELL PADS, OUTDOOR STORAGE, AND TOW YARDS. AN APPROVED POND CERTIFICATE SHALL BE REQUIRED PRIOR TO COMMENCEMENT OF BUSINESS OPERATIONS. IN NO CASE SHALL A CERTIFICATE OF OCCUPANCY OR TEMPORARY CERTIFICATE OF OCCUPANCY BE ISSUED WITHOUT AN APPROVED POND CERTIFICATE.

ADDITIONALLY, PHOTOGRAPHS WILL BE NEEDED SHOWING THE INSTALLATION OF THE UNDERGROUND DETENTION SYSTEM DURING CONSTRUCTION WILL BE NEEDED AND SENT TO AURORA WATER. A LETTER FROM THE UNDERGROUND DETENTION SYSTEM MANUFACTURER IS REQUIRED AFTER INSTALLATION STATING THE UNDERGROUND DETENTION SYSTEM WAS CONSTRUCTED PER THE DESIGN

SITE DATA TABLE		
ZONING		
ZONING	EXISTING	PROPOSED
ZONING	MU-C	MU-C
PROJECT SITE DATA		
	REQUIRED (FT)	PROPOSED (FT)
TOTAL SITE AREA	30946	30946.0
BUILDING AREA	9843	9843.0
BUILDING HEIGHT	40	40
LANDSCAPED	15%	30.0%
BUILDING SETBACKS		
	REQUIRED (FT)	PROPOSED (FT)
NORTH SIDE SETBACK	5	5
SOUTH SIDE SETBACK	15	15
WEST SIDE SETBACK	15	15
EAST SIDE SETBACK	10	10

PARKING SPACES		
	REQUIRED	PROPOSED
DRIVE AISLE WIDTH	24	24
PARKING SPACES	2/ UNIT	22
LOADING PARKING	N/A	3
LAND USE TABLE		
	PERCENTAGE	PROPOSED (SQFT)
TOTAL SITE AREA	N/A	63463.0
BUILDING	7.7%	4908.0
STREET AND PARKING	41.0%	26043.0
OPEN AREA	51.2%	32512.0
TOTAL	100.0%	63463.0

SIGNATURE BLOCK

WARREN STREET TOWNHOMES SITE PLAN

LEGAL DESCRIPTION: LOT 2 BLOCK 1, WINGERT SUBDIVISION FILING NO. 1, LOCATED IN THE NORTHEAST 1/4 OF THE OF SECTION 27, TOWNSHIP 4 SOUTH, RANGE 67 WEST OF THE 6TH P.M., CITY OF AURORA, COUNTY OF ARAPAHOE, STATE OF COLORADO.

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
(CORPORATION, COMPANY, OR INDIVIDUAL)

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

BY: _____ CORPORATE SEAL
(PRINCIPALS OR OWNERS)

STATE OF COLORADO)SS
COUNTY OF _____)

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

(PRINCIPALS OR OWNERS)

WITNESS MY HAND AND OFFICIAL SEAL

SEAL NOTARY

(NOTARY PUBLIC)

MY COMMISSION EXPIRES _____ NOTARY BUSINESS ADDRESS: _____

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11 OF 11	SITE DETAILS

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: _____

PREPARED BY:

ARCHITECTURE
ENGINEERING
ENVIRONMENTAL
LAND SURVEYING
BL Companies

Clifford Netuschil, PE
6312 S. Fiddlers Green Circle,
Suite 300E
Greenwood Village, CO 80111
(720) 792-6671, (303) 525-7768

SUBCONSULTANTS:

STUDIO LIGHTNING : 63 SUNSET DR. BAILEY, CO 80421 (303-242-1572)

CUSHMAN GEOSCIENCE LLC: 195 S HOYT ST, LAKEWOOD, CO 80226 (303-475-7993) DAVID@CUSHGEO.COM

DATES

ISSUE DATE: _____ DATE

REVISION: _____

REVISED

Remove copyright notes restricting reproduction of the approved plans and reports. (TYP) (2.03.5.10 of the 2023 COA Roadway Manual)

SITE PLAN NOTES

- "ACCESSIBLE EXTERIOR ROUTES" SHALL BE PROVIDED FROM PUBLIC TRANSPORTATION STOPS, ACCESSIBLE PARKING AND ACCESSIBLE PASSENGER LOADING ZONES AND PUBLIC SIDEWALKS TO 80% OF THE ACCESSIBLE BUILDING ENTRANCE THEY SERVE. THE ACCESSIBLE ROUTE BETWEEN ACCESSIBLE PARKING AND ACCESSIBLE BUILDING ENTRANCES SHALL BE THE MOST PRACTICAL, DIRECT ROUTE. THE ACCESSIBLE ROUTE MUST BE LOCATED WITHIN A SIDEWALK. NO SLOPE ALONG THIS ROUTE MAY EXCEED 1:20 WITHOUT PROVIDING A RAMP WITH A MAXIMUM SLOPE OF 1:12 AND HANDRAILS. CROSSWALKS ALONG THIS ROUTE SHALL BE WIDE ENOUGH TO WHOLLY CONTAIN THE CURB RAMP WITH A MINIMUM WIDTH OF 36" AND SHALL BE PAINTED WITH WHITE STRIPES. THE CITY OF AURORA ENFORCES HANDICAPPED ACCESSIBILITY REQUIREMENTS BASED ON THE 2015 INTERNATIONAL BUILDING CODE, CHAPTER 11, AND THE AMERICAN NATIONAL STANDARDS INSTITUTE ICC A117.1-2009.
- ALL BUILDING ADDRESS NUMBERS SHALL COMPLY WITH THE AURORA CITY CODE, ARTICLE VII -NUMBERING OF BUILDINGS.
- THE APPLICANT HAS THE OBLIGATION TO COMPLY WITH ALL APPLICABLE REQUIREMENTS OF THE AMERICANS WITH DISABILITIES ACT.
- EMERGENCY INGRESS AND EGRESS - RIGHT-OF-WAY FOR INGRESS AND EGRESS FOR SERVICE AND EMERGENCY VEHICLES IS GRANTED OVER, ACROSS, ON AND THROUGH ANY AND ALL PRIVATE ROADS AND WAYS NOW OR HEREAFTER ESTABLISHED ON THE DESCRIBED PROPERTY, AND THE SAME ARE HEREBY DESIGNATED AS "SERVICE/EMERGENCY AND UTILITY EASEMENTS" AND SHALL BE POSTED "NO PARKING - FIRE LANE".
- THE 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 A 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 FAILED 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. 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.
- 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. THE UNDERSIGNED DOES HEREBY COVENANT AND AGREE THAT THEY SHALL CONSTRUCT UPON THE FIRE LANE EASEMENTS, AS DEDICATED AND SHOWN HERE ON, A HARD SURFACE IN ACCORDANCE WITH THE CITY OF AURORA'S PAVING STANDARDS FOR FIRE LANE EASEMENTS, AND THAT THEY SHALL MAINTAIN THE SAME IN A STATE OF GOOD REPAIR AT ALL TIMES AND KEEP THE SAME FREE AND CLEAR OF ANY STRUCTURES, FENCES, LANDSCAPE MATERIALS, SNOW OR OTHER OBSTRUCTIONS. THE MAINTENANCE OF PAVING ON THE FIRE LANE EASEMENT(S) IS THE RESPONSIBILITY OF THE OWNER, AND THE OWNER SHALL POST AND MAINTAIN APPROPRIATE SIGNS IN CONSPICUOUS PLACES ALONG SUCH FIRE LANE EASEMENTS, STATING "FIRE LANE, NO PARKING." THE LOCAL LAW ENFORCEMENT AGENCY(S) IS HEREBY AUTHORIZED TO ENFORCE PARKING REGULATIONS WITHIN THE FIRE LANE EASEMENTS, AND TO CAUSE SUCH EASEMENTS TO BE MAINTAINED FREE AND UNOBSTRUCTED AT ALL TIMES FOR FIRE DEPARTMENT AND EMERGENCY APPARATUS USE.
- 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.
- ARCHITECTURAL FEATURES (I.E. BAY WINDOWS, FIREPLACES, ROOF OVERHANG, GUTTERS, EAVES, FOUNDATION, FOOTINGS, CANTILEVERED WALLS, ETC.) ARE NOT ALLOWED TO ENCROACH INTO ANY EASEMENT OR FIRE LANE.
- 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.
- 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.
- ALL SIGNS MUST CONFORM TO THE CITY OF AURORA SIGN CODE.
- 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 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.
- THE VENDOR OF ANY FUTURE SALE OF THE REAL PROPERTY SHALL PROVIDE THE REQUIRED NOTICE PER CITY CODE SECTION 146-1587(C) TO BE RECORDED WITH THE COUNTY CLERK AND RECORDER AND SHALL PROVIDE SUCH NOTICE TO EACH PROSPECTIVE PURCHASER OF ANY AND ALL SAID PROPERTY. SEE EXHIBIT C4 UNDER THE AIRPORT RELATED LAND USE RESTRICTIONS SECTION OF THIS GUIDEBOOK.
- STATE ANY REQUESTED WAIVERS OF DEVELOPMENT STANDARDS AND THE APPLICABLE TERMS AND CONDITIONS PURSUANT THERETO.
- 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 CITY ENGINEER.
- THE STREETLIGHT OR PEDESTRIAN LIGHT INSTALLATION WITHIN THE PUBLIC RIGHT-OF-WAY SHALL BE DESIGNED, FUNDED, AND CONSTRUCTED BY THE DEVELOPER/OWNER. OWNERSHIP AND MAINTENANCE OF THE STREET/PEDESTRIAN LIGHTS SHALL BE THE RESPONSIBILITY OF THE CITY OF AURORA ONCE THEY IN HAVE BEEN ACCEPTED. STREET LIGHT AND/OR PEDESTRIAN PHOTOMETRICS PLANS SHALL BE PREPARED AND SUBMITTED TO THE CITY FOR REVIEW AND APPROVAL AND SHALL BECOME A PART OF THE APPROVED CIVIL CONSTRUCTION PLANS FOR THE PROJECT. AN ELECTRICAL PLAN SHOWING SITE LOCATION OF LIGHTS, ELECTRICAL ONE LINE AND GROUNDING DETAILS SHALL BE SUBMITTING TO THE PERMIT CENTER FOR REVIEW BY THE BUILDING DEPARTMENT. THE OWNER IS RESPONSIBLE FOR OBTAINING AN ADDRESS FOR THE METER(S) FROM THE PLANNING DEPARTMENT. A BUILDING PERMIT FOR THE METER AND A PUBLIC INSPECTIONS PERMIT FOR THE STREET LIGHTS ARE REQUIRED. CERTIFICATE OF OCCUPANCIES WILL NOT BE ISSUED UNTIL THE STREET AND/OR PEDESTRIAN LIGHTING PLANS ARE REVIEWED, AND INITIALLY ACCEPTED.
- ALL BUILDING ADDRESS NUMBERS SHALL COMPLY WITH SECTIONS 126-271 AND 126-278 OF THE

SITE PLAN DEVELOPMENT PLAN
WARREN AVENUE TOWNHOMES

RESUBDIVISION OF LOT 1, BLOCK 1, WINGERT SUBDIVISION FILING NO. 1
LOCATED IN THE NORTHEAST 1/4 OF SECTION 27, TOWNSHIP 4 SOUTH, RANGE 67, WEST OF THE 6TH P.M.,
COUNTY OF AURORA, COUNTY OF ARAPAHOE, STATE OF COLORADO
0.71 ACRES

Provide the following site plan note:

ACCESSIBLE EXTERIOR ROUTES SHALL BE PROVIDED FROM PUBLIC TRANSPORTATION STOPS, ACCESSIBLE PARKING AND ACCESSIBLE PASSENGER LOADING ZONES AND PUBLIC SIDEWALKS TO 80% 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 2021 INTERNATIONAL BUILDING CODE, CHAPTER 11, AND THE INTERNATIONAL CODE COUNCIL (ICC) A117.1-2017.

ALL BUILDING ADDRESS NUMBERS SHALL COMPLY WITH THE AURORA CITY CODE, SECTION 126, ARTICLE VII -NUMBERING OF BUILDINGS.

Add this note and complete the applicable portions of the attached table.

note and table added

IMPLEMENTATION PLAN	
2021 - INTERNATIONAL BUILDING CODE	Colorado State House Bill 03-1221
ACCESSIBLE DWELLING UNITS:	ACCESSIBLE DWELLING UNITS:
REQUIRED:	REQUIRED:
PROVIDED:	PROVIDED:

THIS SHALL CONSTITUTE A CONTRACT THAT SHALL GUARANTEE TO THE GOVERNING BODY THAT BEFORE THE ISSUANCE OF THE FINAL BUILDING PERMIT THE OVERALL SITE WILL MEET THE ACCESSIBILITY REQUIREMENTS OF STATE HOUSE BILL 03-1221. THE SITE PLAN WILL REFLECT THE APPROPRIATE NUMBER OF ACCESSIBILITY POINT VALUE PER DWELLING UNITS FOR PERSONS WITH DISABILITIES, AS PROVIDED IN C.R.S. 8-6-106. 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 ICC A117.1 - 2017. OWNER OF PROPERTY FOR THE ABOVE PERMIT:

Per the 2021 IBC, Section 202, Definitions

TOWNHOUSE. A single-family dwelling unit constructed in a group of three or more attached units in which each unit extends from the foundation to roof and with open space on at least two sides.

This specific configuration of construction is called different things in different parts of the country, such as a rowhouse. A townhouse structure that meets the following four criteria is not regulated by this code, but is regulated by the IRC. Those criteria are:

- Each unit extends from foundation to roof with no vertical overlap of any parts of adjoining units.
- Each unit must have open space on at least two sides (either two opposite or two adjoining sides).
- Each unit must have a separate means of egress.
- The building must not exceed three stories above grade plane.

If all of these criteria are met, then according to the exception to Section 101.2 of this code, the structure is within scope of the IRC. (It should also be noted that townhouses within the IRC must be separated by a wall or walls meeting specific criteria.) Where a structure does not meet these four criteria, it will need to be regulated under this code and will either be classified as a Group R-2 or Group R-3 structure, depending on how the units are separated. A building containing three or more dwelling units is regulated as a Group R-2 occupancy. To be considered a Group R-3, the structure must have one or two dwelling units, or be subdivided by fire walls between every unit or every two units (see Section 310 and the definitions for "Area, building," "Dwelling" and "Dwelling unit"). Finally, the definition of "Townhouse" is not dependent on the presence of individual lots. A townhouse structure could be built with any number of attached units on the same lot, or it could be developed such that a property line lies at each common wall separating two units (see definition for "Lot").

By definition, these units cannot be considered as IRC townhomes because the roof access establishes a fourth story. They would be considered IBC R-2 and would require fire sprinklers. If you do not agree with this interpretation, please provide the code path that allows them to remain under the IRC. Further corrections may be needed once occupancy type has been established.



Know what's below.
Call before you dig.

1-800-922-1987

Address overlap of notes with 811 notification.

OVERLAP OF NOTES WITH 811 NOTIFICATION ADDRESSED

sheet numbering revised

Correct sheet numbering per comment on cover sheet.

WARREN STREET TOWN HOMES
10209 E. WARREN AVE
CITY OF AURORA, CO 80247



355 Research Parkway
Meriden, CT 06450
(203) 630-1406

Desc.

REVISIONS
Date
No.

Designed, CR
Drawn, CR
Reviewed, CN
Scale, NTS
Project No., 2401386
Date, 09/25/2024
CAD File: SDP-NOTES

Title

NOTES

Sheet No.

2 OF 11

Xref (B) : 2024-08-15 Tbluk-SDP - 2024-08-15 Tbluk-CD

SITE PLAN DEVELOPMENT PLAN WARREN AVENUE TOWNHOMES

RESUBDIVISION OF LOT 1, BLOCK 1, WINGERT SUBDIVISION FILING NO. 1
LOCATED IN THE NORTHEAST 1/4 OF SECTION 27, TOWNSHIP 4 SOUTH, RANGE 67, WEST OF THE 6TH P.M.,
COUNTY OF AURORA, COUNTY OF ARAPAHOE, STATE OF COLORADO
0.71 ACRES

GRADING AND DRAINAGE PLAN LEGEND

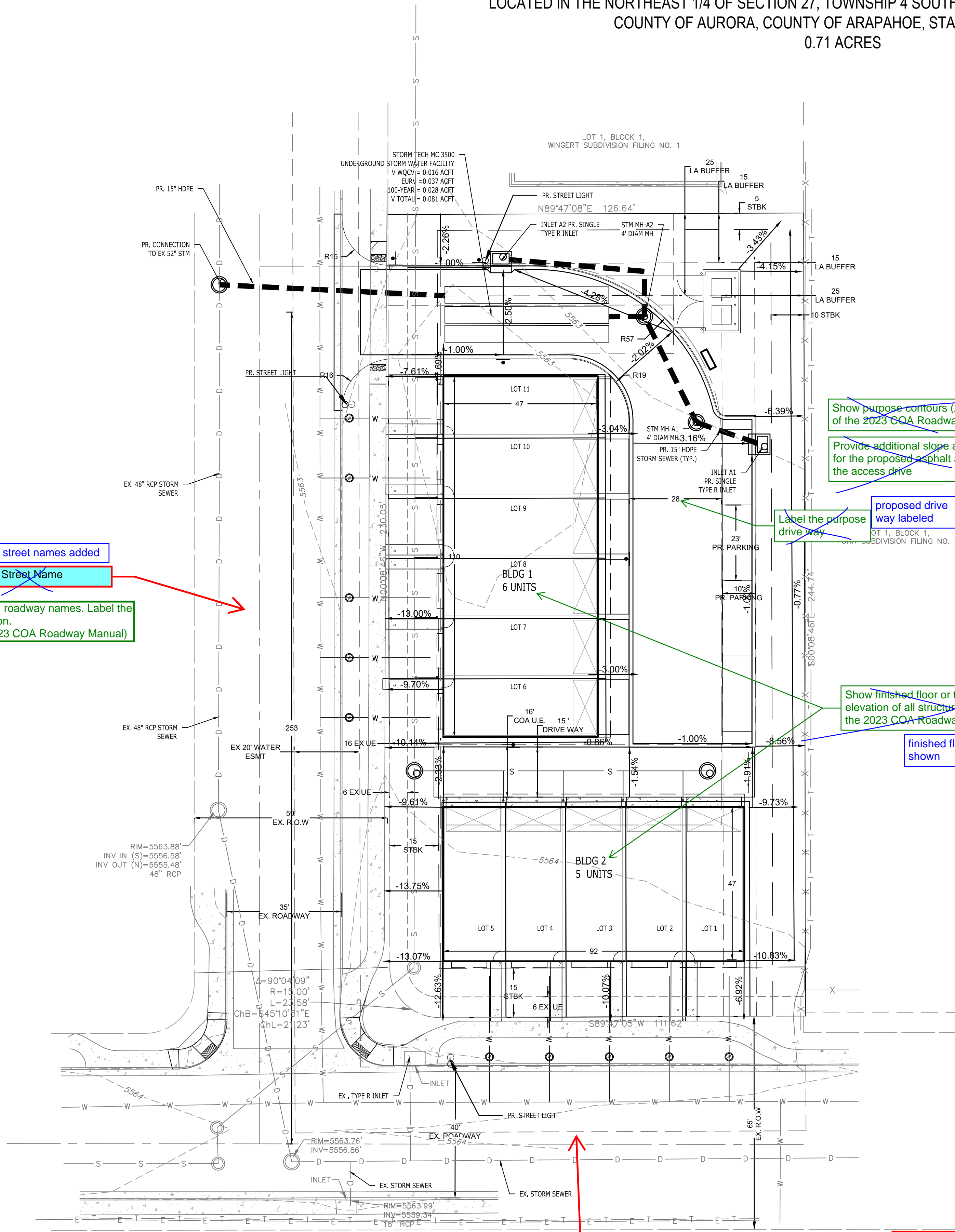
	PROPERTY LINE
	LOT LINE
	PROPOSED EASEMENT / SETBACK
	EXISTING EASEMENT / SETBACK
	SECTION LINE
	EXISTING RIGHT-OF-WAY
	PROPOSED SAWCUT LINE
	PROPOSED CURB
	PROPOSED FLOW LINE
	PROPOSED PAN/LIP
	EXISTING CURB TO REMAIN
	EXISTING FLOW LINE TO REMAIN
	EXISTING PAN/LIP TO REMAIN
	PROPOSED CONCRETE
	PROPOSED ASPHALT
	PROPOSED CONTOUR
	EXISTING CONTOUR
	EXISTING / PROPOSED GRADE (FL=FLOWLINE, TC=TOP CURB, FG=FINISH GRADE)
	SLOPE

GRADING AND DRAINAGE NOTES

- SURVEY MAY NOT REPRESENT ALL EXISTING UTILITIES AND SITE ENCUMBRANCES, CONTRACTOR SHALL FIELD VERIFY EXISTING UTILITIES, SITE ENCUMBRANCES AND EXISTING FIELD CONDITIONS. CONTACT ENGINEER WITH DISCREPANCIES PRIOR TO CONSTRUCTION.
- ROADWAY AND DRIVEWAY DIMENSIONS ARE FROM FL-FL.
- SAWCUT OF EXISTING STREETS SHALL BE IN CONFORMANCE WITH CITY STANDARDS. CUTS SHALL BE STRAIGHT WITH CLEAN EDGES. REMOVE EXISTING SIDEWALKS, CURB AND GUTTER TO NEAREST JOINT RETURN ALONG EXISTING LINE AND GRADE.
- ALL ELEVATIONS ARE FINISHED GRADE UNLESS OTHERWISE NOTED AND DO NOT ACCOUNT FOR PAVEMENT MATERIAL THICKNESS. ELEVATIONS SHOWN AT CURBS ARE FLOWLINE UNLESS OTHERWISE NOTED.
- PUBLIC IMPROVEMENTS SHALL BE CONSTRUCTED IN ACCORDANCE WITH THE LOCAL AGENCIES STANDARDS AND CRITERIA.
- REFERENCE THE APPROVED GEOTECHNICAL REPORT FOR THE PROJECT FOR SITE PAVEMENT RECOMMENDATIONS AND STANDARDS.
- THE CONTRACTOR IS RESPONSIBLE FOR LOCATING THE HORIZONTAL AND VERTICAL LOCATION OF ALL EXISTING UTILITIES. EXISTING UTILITIES SHOWN ON THIS PLAN ARE BASED ON THE BEST AVAILABLE INFORMATION AT THE TIME OF DESIGN AND DO NOT REFLECT A COMPLETE SURVEY OF EXISTING UTILITIES. CONTACT THE ENGINEER WITH DISCREPANCIES.
- EXISTING GRADES ARE BASED ON THE BEST AVAILABLE INFORMATION AT THE TIME OF SURVEY AND SHOULD BE FIELD VERIFIED PRIOR TO CONSTRUCTION. CONTACT ENGINEER WITH DISCREPANCIES.
- "TC" TOP OF CURB IS THE FINISHED ELEVATION AT THE TOP OF CURB AT INLETS
- SIDEWALK CROSS SLOPE SHALL BE 1.5% TYP. 2% MAXIMUM. HANDICAP PARKING AND ACCESS SHALL BE CONSTRUCTED WITH A CROSS SLOPE NO GRADER THAN 2% IN ANY DIRECTION.
- "TW" AND "BW" ELEVATIONS ARE FINISHED GROUND AT THE WALL AND DO NOT REFERENCE THE ELEVATION OF TOP WALL STRUCTURE OR BOTTOM OF FOOTING. WALL DESIGN SHALL BE PROVIDED BY OTHERS.
- CONSTRUCTION DRAWINGS ARE NOT COMPLETE WITHOUT THE, MOST RECENTLY APPROVED GRADING, EROSION AND SEDIMENT CONTROL (GESC) PLANS.
- THE OWNER AND OR THEIR REPRESENTATIVE SHALL BE RESPONSIBLE FOR COORDINATION WITH EXISTING FRANCHISE UTILITIES TO INCLUDE COMCAST, XCEL, CENTURY LINK OR OWNERS OF EXISTING DRY UTILITY LINES.
- EXISTING UTILITY SURFACE APPURTENANCES SHALL BE RAISED TO FINISHED GRADE, THIS INCLUDES BUT IS NOT LIMITED TO MANHOLE LIDS, VALVE COVERS.
- SLOPES SHOWN ARE FOR GENERAL REFERENCE AND TO PROVIDE DRAINAGE INFORMATION.

CITY GRADING AND DRAINAGE NOTES

- MINIMUM SLOPE ON UNPAVED AREAS IS 2%, MINIMUM SLOPE ON ASPHALT IS 1%, AND MINIMUM SLOPE ON CONCRETE IS 0.5%.
- THE MAXIMUM SLOPE WITHIN ROW IS 4:1, THE MAXIMUM SLOPE FOR PROPERTY OUTSIDE OF THE ROW IS 3:1.
- THE SLOPE AWAY FROM THE BUILDING SHALL HAVE A MINIMUM GRADE OF FIVE (5) PERCENT FOR THE FIRST TEN FEET OR TO THE PROPERTY LINE, WHICHEVER OCCURS FIRST, THEN A MINIMUM OF TWO (2) PERCENT UNTIL THE SLOPE REACHES THE SWALE AROUND THE BUILDING. IF PHYSICAL OBSTRUCTIONS OR LOT LINES PROHIBIT THE TEN FEET OF HORIZONTAL DISTANCE, A FIVE (5) PERCENT SLOPE SHALL BE PROVIDED TO AN APPROVED ALTERNATIVE METHOD OF DIVERTING STORM RUNOFF AWAY FROM THE FOUNDATION. IMPERVIOUS SURFACES WITHIN TEN FEET OF THE BUILDING FOUNDATION SHALL BE SLOPED A MINIMUM OF TWO (2) PERCENT AWAY FROM THE BUILDING.
- (THIS NOTE IS REQUIRED ONLY WHEN FIRE LANES ARE REQUIRED) THE MAXIMUM PERMISSIBLE LONGITUDINAL GRADE FOR FIRE LANES IS 10%. THE MAXIMUM TRANSVERSE GRADE FOR A FIRE LANE IS FOUR PERCENT WITH A RESULTANT MAXIMUM SLOPE OF TEN PERCENT.
- (THIS NOTE IS REQUIRED ONLY WHEN ACCESSIBLE PARKING IS REQUIRED) THE RESULTANT GRADE IN ANY DIRECTION WITHIN ACCESSIBLE PARKING AREAS SHALL NOT EXCEED TWO PERCENT.
- (THIS NOTE IS REQUIRED ONLY WHEN ACCESSIBLE EXTERIOR ROUTE IS REQUIRED) THE MAXIMUM CROSS SLOPE IN AN ACCESSIBLE PATH SHALL NOT EXCEED TWO PERCENT. THE MAXIMUM LONGITUDINAL SLOPE IN AN ACCESSIBLE PATH SHALL NOT EXCEED FIVE PERCENT.



COA SURVEY CONTROL

TOPOGRAPHY SHOWN HERE IS BASED ON A GROUND SURVEY. THE CONTOUR INTERVAL IS 1'.
BENCHMARK: CITY OF AURORA BENCHMARK NO. 456727NE006 BEING A 3" BRASS CAP LOCATED AT THE
NORTHEAST CORNER OF THE INTERSECTION BETWEEN EAST WARREN AVENUE AND SOUTH PARKER ROAD.
ELEVATION: 5553.91', NAVD88 DATUM TEMPORARY BENCHMARK: THE TOP OF THE FIRE HYDRANT LOCATED
IN EAST WARREN AVENUE RIGHT OF WAY APPROXIMATELY 63' SOUTH AND 7' WEST OF THE SOUTHEAST
CORNER OF THE ABOVE DESCRIBED PROPERTY. ELEVATION: 5567.68'

Show and label
accessible routes.

see response to
accessible routes on
sheet 3

Show purpose contours (2.08.1.01
of the 2023 COA Roadway Manual)

contours shown

Provide additional slope arrows
for the proposed asphalt and by
the access drive

additional slope
arrows added

Label the purpose
drive way

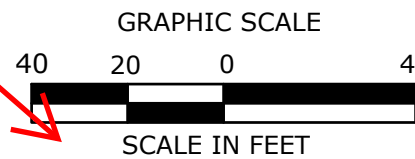
proposed drive
way labeled

Show finished floor or top of foundation
elevation of all structures (TYP.) (2.08.1.03 of
the 2023 COA Roadway Manual)

finished floor elevations
shown

Check the graphic scale. This
appears to be saying it's 40 scale
but it is actually 20 scale. Provide a
written scale as well.

scale revised



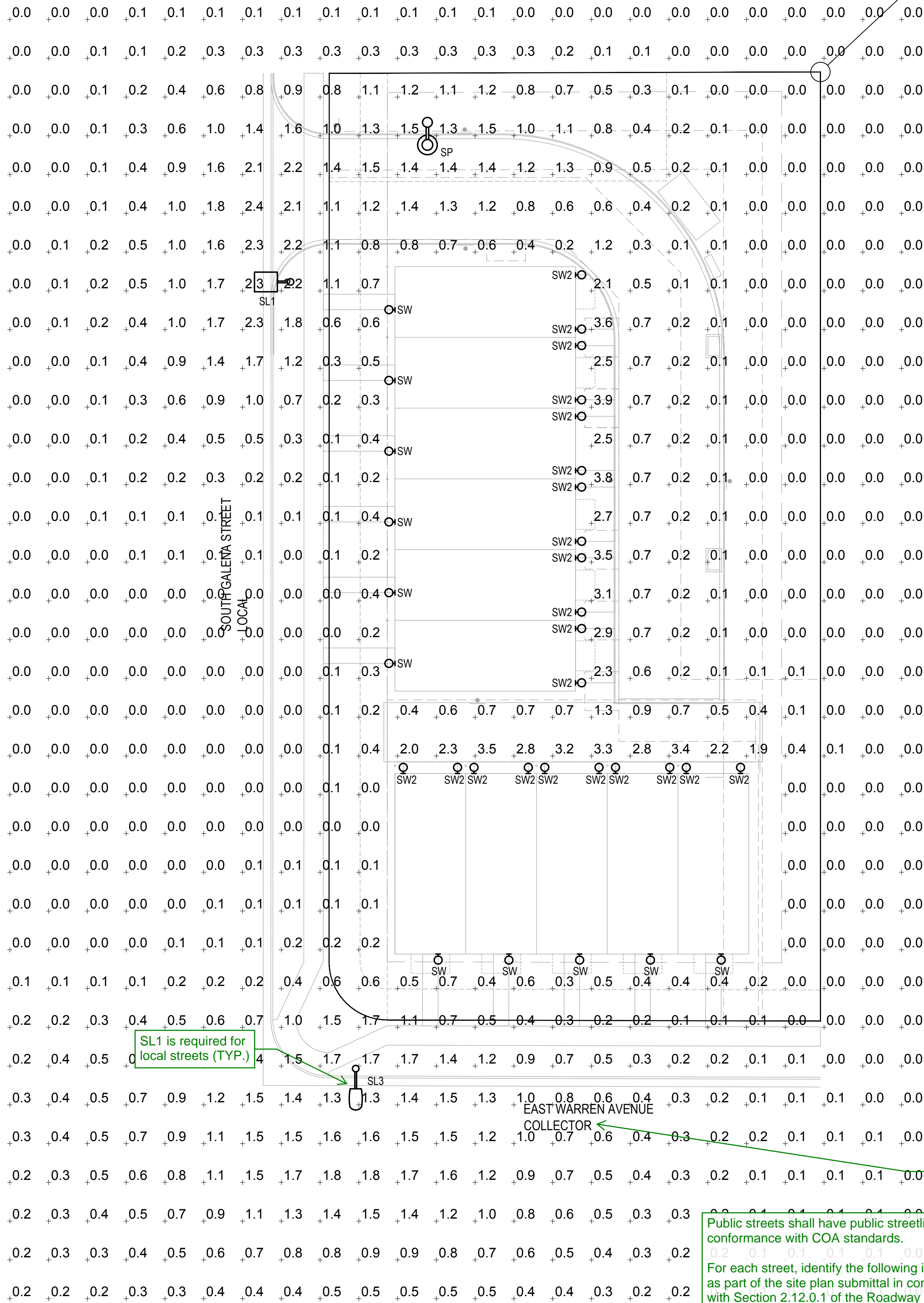
SITE DEVELOPMENT PLAN

LOT 2, BLOCK 1, WINGERT SUBDIVISION FILING NO. 1, CITY OF AURORA, COUNTY OF ARAPAHOE, STATE OF COLORADO.

The path of travel for the exit discharge shall be illuminated to not less than 1 footcandle (11 lux) at the walking surface.

Show accessible routes on photometric plan. Make sure paths of egress meet criteria provided.

Please make sure the title is consistent with the other sheets (TYP.)



1 SITE LIGHTING PHOTOMETRIC

SCALE: 1" = 20'-0"

PHOTOMETRY PLAN GENERAL NOTES:

- VALUES SHOWN ARE MAINTAINED HORIZONTAL ILLUMINANCE VALUES MEASURED AT GRADE. SITE LIGHTING DESIGN HAS BEEN COMPLETED TO PRODUCE EVEN ILLUMINATION OF PARKING AND PAVED AREAS.
- ALL LIGHT FIXTURES SHALL BE FULLY SHIELDED AND DIRECT LIGHT DOWNWARDS.
- THERE WILL BE NO OFF-SITE GLARE ALLOWED.
- ALL EXTERIOR LIGHTING, INCLUDING FIXTURE TYPE SW, TO BE PHOTOCELL CONTROLLED. PROVIDE IECC COMPLIANT CONTROLS AND VERIFY ALL CONTROLS WITH OWNERSHIP PRIOR TO PURCHASE AND INSTALL.

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

ILLUMINATION WITHIN THE SITE MUST COMPLY WITH THE 2015/2021 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".

NOTE: ELECTRICAL PLANS MUST BE SUBMITTED TO THE BUILDING DEPARTMENT FOR THE PERMIT APPLICATION.

NOTE: PRIVATE STREET LIGHTS AND PRIVATE INFRASTRUCTURE IS NOT PERMITTED TO CONNECT TO A PUBLIC STREET LIGHT INFRASTRUCTURE NOR PUBLIC METER.

NOTE: PRIVATE STREET LIGHTS WILL REMAIN PRIVATELY OWNED AND MAINTAINED IN PERPETUITY.

PUBLIC STREET LIGHT COUNT:

SL1: 1
SL3: 1

LIGHTING CALCULATION STATISTICS SUMMARY:

	AVERAGE	MINIMUM	TARGET AVG. LUMINANCE/ILLUMINANCE	AVG/MIN	TARGET AVG/MIN UNIFORMITY RATIO
COLLECTOR STREET (E. WARREN AVE.):	0.8cd/m ²	0.2cd/m ²	0.4cd/m ²	4.0:1	4.0:1
COLLECTOR SIDEWALK (E. WARREN AVE.):	0.4fc	0.1fc	0.2fc	4.0:1	10.0:1

FOR PERMITTING PURPOSES ONLY
NOT RELEASED FOR CONSTRUCTION

CAUTION NOTICE TO CONTRACTOR

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811 Know what's below.
Call before you dig.
1-800-922-1987

SITE DEVELOPMENT PLAN

LOT 2, BLOCK 1, WINGERT SUBDIVISION FILING NO. 1, CITY OF AURORA, COUNTY OF ARAPAHOE, STATE OF COLORADO.


Please remove all public street light information as it is not needed in the site plan (off site lighting). These information will be needed at the civil plans

PUBLIC LUMINAIRE SCHEDULE										
Symbol	Label	General Description	Mounting Height	Color	Catalog Number	Lamp	LLF	Watts	Lumens	Shielding
	SL1	PUBLIC STREET LIGHT LOCAL STREETS LED RECTILINEAR LUMINAIRE WITH A SHORT LUMINAIRE ARM. LUMINAIRES SHALL BE MOUNTED ON A 20-FOOT ROUND TAPERED GALVANIZED STEEL POLE.	20'-0" AFG	BLACK	MCGRW-EDISON GALN-SA1C-730-U-T3 POLE: MILLERBERND ART-A-080-A-200-DM17-R-(GV OR GP)-NC2 WITH 10 IN. BOLT CIRCLE BASE PLATE	LED	0.85	57W	7,054	FULL CUT-OFF
	SL3	PUBLIC STREET LIGHT COLLECTORS LED COBRA HEAD-STYLE LUMINAIRE MOUNTED ON A 4-FOOT TAPERED SINGLE-TUBE UPSWEEP LUMINAIRE ARM WITH 2-INCH NOMINAL PIPE SIZE (NPS) TENON. LUMINAIRE AND ARM SHALL BE MOUNTED ON A 30-FOOT ROUND TAPERED GALVANIZED STEEL POLE.	30'-0" AFG	GREY	STREETWORKS ARCH-M-PA2-100-730-U-T3- AP-PR7-10K POLE: MILLERBERND SJ1-041-A-070-A-300-R-GV-NC2 PROVIDE TB2 BREAKAWAY BASE WHERE REQUIRED	LED	0.85	101W	14,410	FULL CUT-OFF

NOTE: SEE CITY OF AURORA 2023 ROADWAY DESIGN & CONSTRUCTION SPECIFICATIONS STANDARD DETAILS L10.1 AND L4.1 FOR POLE AND FOUNDATION DETAILS.

PRIVATE LUMINAIRE SCHEDULE										
Symbol	Label	General Description	Mounting Height	Color	Catalog Number	Lamp	LLF	Watts	SHIELDING	
	SP	SITE POLE DRIVE AISLES	20'-0" AFG	BLACK	INVUE ECM-E02-LED-E1-T2-SR- SN-BK-7030-VA6154	LED	1.00	52W	FULL CUTOFF	
	SW	WALL SCONCE ENTRIES	8'-0" AFG	BLACK	TECH LIGHTING 700WSBOW-4-B-L-ED830	LED	1.00	17.8W	FULL CUTOFF	
	SW2	WALL SCONCE GARAGES	8'-0" AFG	BLACK	LUMIERE 303-W1-LEDB1-3000- UNV-T4-DIM10-BK	LED	1.00	8.5W	FULL CUTOFF	

Project	Catalog #	Type	SL3
Prepared by	Notes	Date	



Streetworks

Archeon Medium

Roadway Luminaire

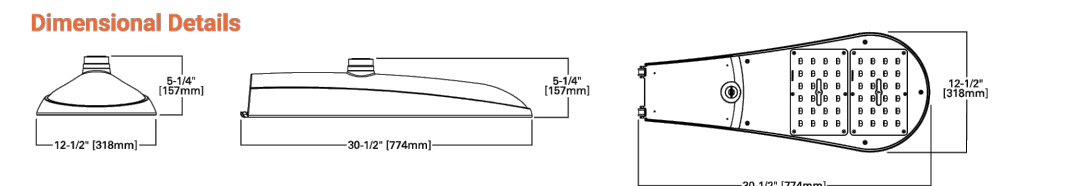
Product Features

- Ordering Information [page 2](#)
- Product Specifications [page 3](#)
- Energy and Performance Data [page 3](#)

Quick Facts

- Die-cast aluminum construction; Single latch toolless entry
- Replaces up to 400W equivalent HID; -40°C to 40°C operating range
- Pole-mounted; Optional arm and offset adjustable arm mounting
- 120-277V 347V, or 480V 50/60Hz operation; IP66 rated

Dimensional Details



COOPER Lighting Solutions

Project	Catalog #	Type	SL1
Prepared by	Notes	Date	



McGraw-Edison

GALN Galleon II

Area / Site Luminaire

Product Features

- Ordering Information [page 2](#)
- Mounting Details [page 3](#)
- Optical Distributions [page 3](#)
- Product Specifications [page 3](#)
- Energy and Performance Data [page 6](#)
- Control Options [page 10](#)

Quick Facts

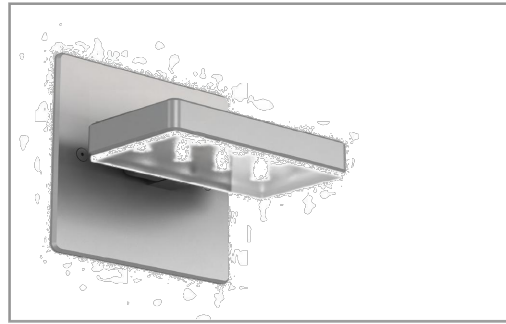
- Lumen packages range from 3,300 - 73,500 (33W - 552W)
- 16 optical distributions
- Efficacy up to 159 lumens per watt

Dimensional Details



COOPER Lighting Solutions

Project	Catalog #	Type	SW2
Prepared by	Notes	Date	



Lumière

EON 303-W1-LEDB1

Ceiling / Wall Mount Direct / Indirect

Typical Applications

- Hospitality • Commercial Landscape • Outdoor Area/Site • Residential • Architectural


Product Certification

- Energy Star • ENEC • IP66 • BAA • Year 10

Product Features

- Adjustable direct or indirect luminaire - 180° Adjustable at knuckle
- 2700K, 3000K or 3500K or 4000K Color Temperature and Amber (585-595nm)
- Forward/Lateral Throw or Flood Optics with diffuse glass sealed lens
- Patented AccuLED Optics™ System
- Universal Input LED Driver Included (120 - 277V, 50/60 Hz)
- ELV or 0-10 Dimming

Dimensions



COOPER Lighting Solutions

BOWMAN 4 WALL SCONCE

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

- High quality LM88-tested LEDs**
- For consistent long-life performance and color
- Outstanding protection against the elements:**
- Marine-grade powder coat finishes
 - Stainless Steel mounting hardware
 - Impact-resistant, UV stabilized frosted acrylic lensing

SPECIFICATIONS

DELIVERED LUMENS	800
WATTS	13.8
VOLTAGE	120V, 277V
DIMMING	ELV
LIGHT DISTRIBUTION	Symmetric
MOUNTING OPTIONS	Downlight
CCT	3000K
CRI	80+
COLOR RENDERING	3 Step
BUS RATING	9-148-40
DARK SKY	Compliant
WET LISTED	IP65
GENERAL LISTING	ETL, TUV, UL
START TEMP	-40°C
FIELD SERVICEABLE LED	No
CONSTRUCTION	Aluminum
HARDWARE	Stainless Steel
FINISH	Marine Grade Powder Coat
LED LIFETIME	L70, 70,000 Hours
WARRANTY**	5 Years

* Visit techlighting.com for specific warranty limitations and details.



ORDERING INFORMATION

700WSBOW LENGTH	FINISH	LAMP
4'-0"	B: BLACK B: BRONZE C: CHARCOAL L: WHITE	LED-B1C-CL 3000K, 120V LED-B1C-CL 3000K, 277V

techlighting.com

SW

DESCRIPTION	Invue
The EPC Collection delivers custom luminaire flexibility with high quality, yet availability expectations of standard specification grade product. The EPC Collection can be dressed to suit any application. Recognizing evolving environmental and legislative trends, the EPC Collection delivers world class LED optical and performance solutions to the decorative luminaire marketplace.	SP

SPECIFICATION FEATURES

Construction
TOP: Cast aluminum top housing attaches to cast aluminum mounting arm hub with four stainless steel fasteners. One-piece silicone gasket between mounting hub and top casting seals out moisture and contaminants. (See the mounting accessories section for a full selection of mounting arms. Only these arms are compatible with the Epic luminaire). MIDSECTION: Continuous silicone gaskets seal lens to top casting and shade. The mid section features cast aluminum construction and stainless steel assembly. SHADES: Heavy gauge precision spun aluminum shades offer superior surface finish and consistency in form. DOORFRAME: Die-cast aluminum 1/8" thick door and doorframe seal to underside of shade with a thick wall continuous silicone gasket. Mounting hub white enamel to mounting arm.

Electrical
LED drivers mount to die-cast aluminum back housing for optimal heat sinking, operation efficiency and prolonged life. Standard drivers feature electronic universal voltage (120-277V 50/60Hz, 347V 60Hz or 480V 60Hz operation) greater than 0.9 power factor, less than 20% harmonic distortion, and is suitable for operation in -40°C to 40°C ambient environments. All fixtures are shipped standard.

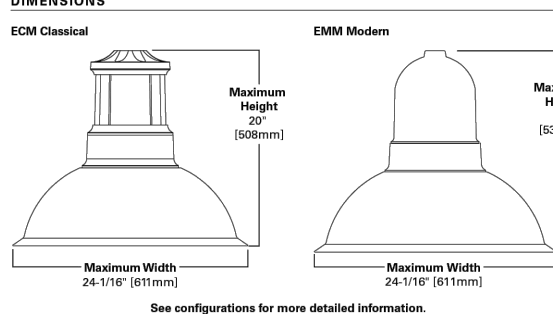
Optics
Choice of twelve patented, high-efficiency AccuLED Optics™ technology manufactured from

injection-molded acrylic. Optics are precisely designed to shape the optics, maximizing efficiency and application spacing. AccuLED Optic technology, creates consistent distributions with the flexibility to meet customized application requirements. Critical Standards in 4000K (w/ 2750 CCT and nominal 70 CRI). Optional 3000K CCT and 5000K CCT. For the ultimate level of light control, an optional house-side shield accessory can be field or factory installed. The house-side shield is designed to seamlessly integrate with the SL2, SL3 or SL4 optics.

Finish
Housing is finished in five-stage epoxy 100% polyester powder coat paint, 2.5 mil nominal thickness for superior protection against fade and wear. LightBAR™ cover plate is standard white and may be specified to match finish of luminaire housing. Standard colors include black, bronze, grey, white, dark platinum and graphite metallic. RAL and custom color matches available. Consult Outdoor Architectural Colors brochure for a complete selection.

Warranty
Five-year warranty.

DIMENSIONS



See configuration for more detailed information.

Catalog #	Type
Project	SP
Comments	Date
Prepared by	



1 - 4 LightBARs
Solid State LED
DECORATIVE AREA LUMINAIRE

CERTIFICATION DATA
ULCUL Listed
LM88 - LM88 Compliant
30 Minutes Tested
500 M01

ENERGY DATA
Electronics LED Driver
4000K
120-277V 50/60Hz, 347V 60Hz
4000K
40°C Minimum Temperature
40°C Ambient Temperature Rating

SHIPPING DATA
Approximate Net Weight:
46.10 (20.50)
EPA
Effective Projected Area (Sq. Ft.) 0.84
January 6, 2019 9:58 AM

CAUTION
NOTICE TO CONTRACTOR

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FOR PERMITTING PURPOSES ONLY
NOT RELEASED FOR CONSTRUCTION

added Add "Not for Construction" to all landscape plan sheets. This drawing is not scaling correctly.

updated Show the property line darker and as a traditional line type. A long dash and two short dashes.

added Include the easements labeled and dimensioned. See sheet 3 for location of fire hydrant. Add to landscape plans.

Will there be any monument signage proposed?

on bldg facade, not on ground

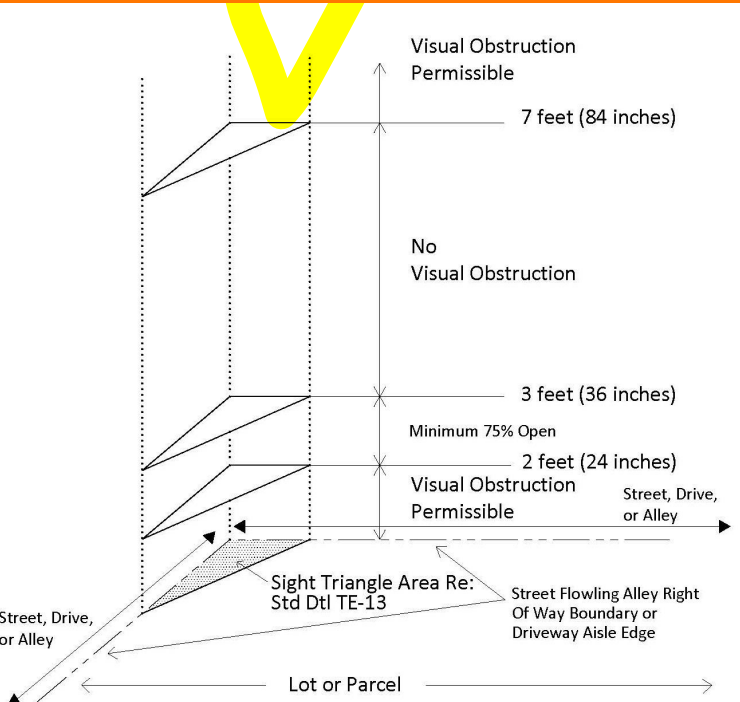
Provide sight triangles

added SECTION 52" STM

removed If it is being removed, then do not include this label.

adjusted and confirmed plants ht compliant with triangle requirement

Verify that plants meet the sight distance requirements in the Roadways manual. Figure is below. Trees can be in the sight triangle. Will evaluate the plants when sight triangles are on plans.



What is this area for both buildings? What is the proposed landscape treatment for these spaces?

added ground cover planting

This appears to be the curbside area. According to code, this area is supposed to have a variety of plant shrub types that differ in height, color and width. What is being proposed appears to be all junipers.

adjusted

Include the actual street, curb, sidewalk etc. Refer to the Site and Grading Plan sheets in the plan set.

added

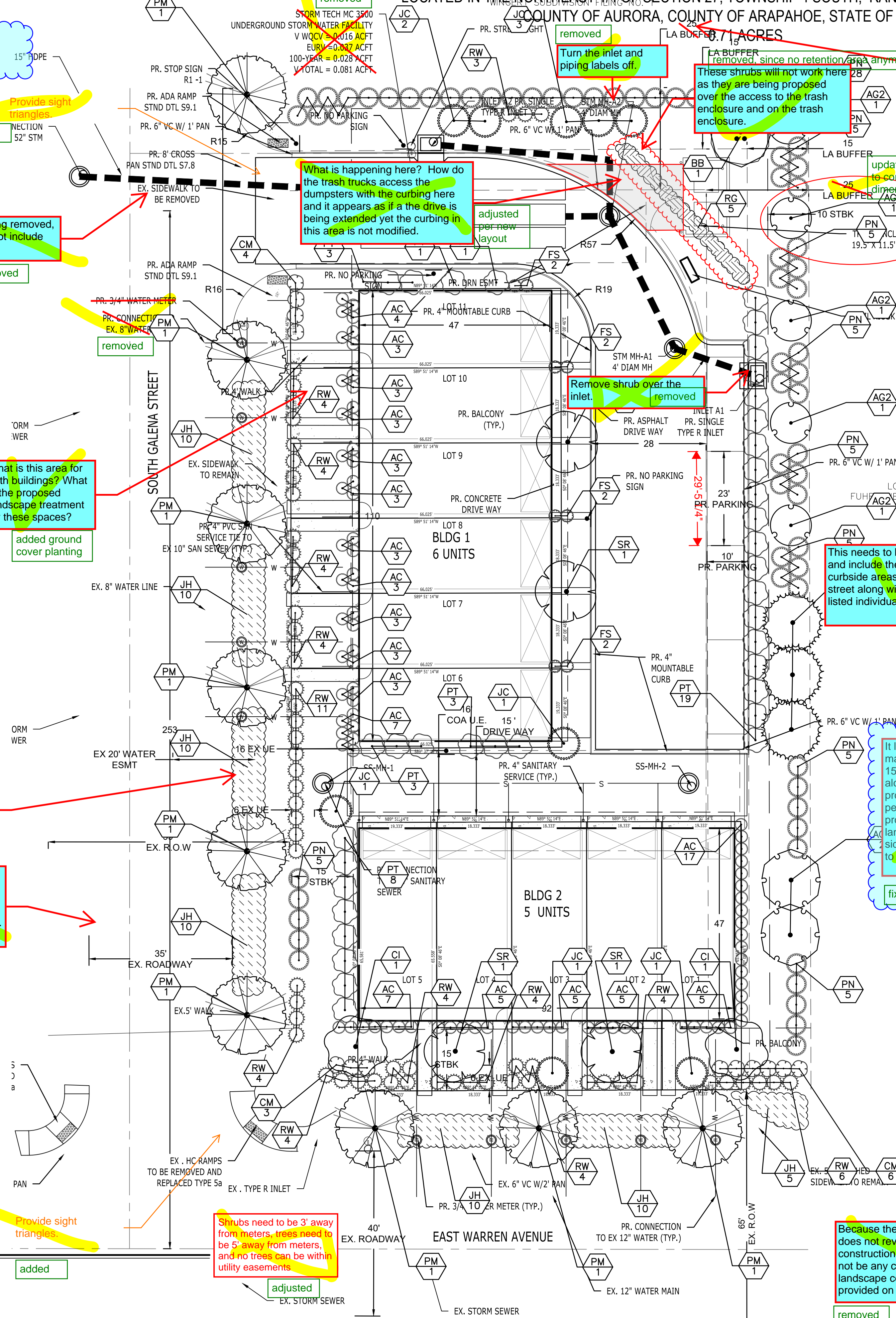
added Add the following note landscape plans:

All proposed landscaping within the sight triangle shall be in compliance with COA Roadway Specifications, Section 4.04.2.10.

Know what's below. Call before you dig. 1-800-922-1987

COA SURVEY CONTROL

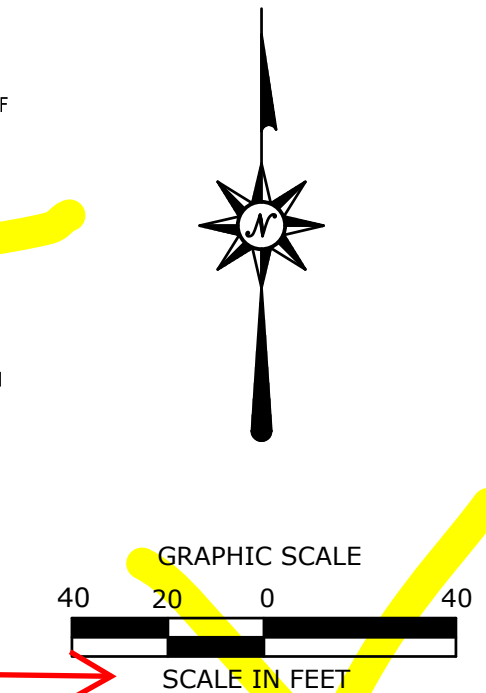
RESUBDIVISION OF LOT 1, BLOCK 1, WINGERT SUBDIVISION FILING NO. 1 LOCATED IN THE NORTHEAST 1/4 OF SECTION 27, TOWNSHIP 4 SOUTH, RANGE 67, WEST OF THE 6TH P.M. COUNTY OF AURORA, COUNTY OF ARAPAHOE, STATE OF COLORADO



PLANT SCHEDULE							
SYMBOL	CODE	QTY	BOTANICAL NAME	COMMON NAME	SIZE	CONTAINER	
DETENTION/RETENTION AREA							
	BB	1	BETULA NIGRA 'CULLY'	HERITAGE RIVER BIRCH MULTI-TRUNK	2" CAL. 8' HT	B&B	
E.V.M							
EVERGREEN TREES							
	AC2	2	ABIES CONCOLOR	WHITE FIR	2" CAL. 6' HT MIN	B&B	
	JC	9	JUNIPERUS SCOPULORUM 'COLOGREEN'	COLOGREEN JUNIPER	2" CAL. 6' HT MIN	B&B	
	PS	3	PINUS STROBIFORMIS	SOUTHWESTERN WHITE PINE	2" CAL. 6' HT MIN	B&B	
ORNAMENTAL TREES							
	AG2	5	ACER GRANDIDENTATUM	BIGTOOTH MAPLE	1.5" CAL.	B&B	
	CI	2	CRATAEGUS CRUS-GALLI INERMIS	THORNLESS COCKSPUR HAWTHORN	2" CAL. 6' HT MIN	B&B	
	SR	4	SYRINGA RETICULATA	JAPANESE TREE LILAC	2" CAL. 6' HT MIN	B&B	
STREET TREE							
	PM	9	PHELLODENDRON AMURENSE	CORKTREE	2" CAL. 6' HT MIN	B&B	
SYMBOL	CODE	QTY	BOTANICAL NAME	COMMON NAME	SIZE	CONTAINER	SPACING
SHRUBS							
	AC	85	ARTEMISIA CANA	SILVER SAGEBRUSH	5 GAL.	CONT.	36" o.c.
	CM	13	CHAMAEBATIARIA MILLEFOLIUM	FERNBUSH	5 GAL.	CONT.	48" o.c.
	FS	8	FRANGULA ALNUS 'RON WILLIAMS'	FINE LINE ALDER BUCKTHORN	5 GAL.	CONT.	36" o.c.
	PN	68	PINUS SYLVESTRIS 'NANA'	DWARF SCOTCH PINE	5 GAL.	CONT.	60" o.c.
	PT	38	PURSHIA TRIDENTATA	ANTELOPE BITTERBRUSH	5 GAL.	CONT.	72" o.c.
	RW	60	ROSA WOODSII	MOUNTAIN ROSE	5 GAL.	CONT.	48" o.c.
SHRUB AREAS							
	JH	65	JUNIPERUS HORIZONTALIS	CREEPING JUNIPER		CONT.	60" o.c.
	RG	5	RHUS AROMATICA 'GRO-LOW'			CONT.	72" o.c.

ORDINANCE REQUIREMENTS - Aurora Unified Development Ordinance				
SECTION: 4.7 LANDSCAPE, WATER CONSERVATION, STORM WATER MNGMNT	REQUIRED	PROPOSED	VARIANCE	
\$146-4.7.5.C Landscape Buffers	One tree per 40 linear feet of street frontage plus shrubs, water tolerant species, native seed, ornamental grasses, and perennial species.	9 street trees and 67 shrubs	NO	
\$146-4.7.5.D Street Frontage Landscape Buffers	All required street frontage landscape buffers shall contain a minimum of one tree and 10 shrubs per 40 linear feet. The trees shall be evergreen species, 50 percent of the trees provided shall be evergreen species.	5 Galena St 200' If (reduce curbcut)/40 = 5 5 trees 59 shrubs E Warren Ave 126' If / 40 = 3.15 4 trees 32 shrubs	TBD	NO
\$146-4.7.5.E Non-Street Perimeter Buffers	Residential development proposed adjacent to industrial, commercial, commercial mixed-use properties, and all other non-residential properties shall include one tree and five shrubs for each 25 linear feet of buffer and 50 percent of the trees shall be evergreen species.	East Property line 245' If / 25 = 9.8 9 trees 49 shrubs North Property line 126' If / 25 = 5 5 trees 25 shrubs	NO	NO
\$146-4.7.5.J Building Perimeter Landscaping	Multifamily and Single-family Attached (Townhome) Residential Structures, lot beds shall be an average of six feet wide and shall consist of landscaping, mulch, and metal edging. Edger shall be provided when adjacent to turf and rock mulched areas. i. Perimeter plantings shall consist of a total number of plants equal to 1.25 plants per five linear feet of unit perimeter footage, of which: (a) At least five percent are a mixture of evergreen and deciduous trees; (b) At least 15 percent are tall shrubs with a mature height of at least six feet; and (c) Up to 80 percent are a mixture of evergreen and deciduous shrubs chosen to create seasonal interest. See Figure 4.7-22.	BLDG 1 (5 Units) 275' If perimeter 275/5=55 plants 3 trees 8 tall shrubs 44 shrubs BLDG 2 (6 Units) 312' If perimeter 312/5=63 plants 3 trees 11 tall shrubs 49 shrubs	NO	NO
\$146-4.7.5.M Detention Pond and Water Quality Ponds	The area within the tract surrounding a pond shall contain a minimum of one tree and 10 shrubs or the approved tree and shrub equivalents as listed in Subsection 2.1.1.A per 4,000 square feet above the 100-year water surface elevation. The 100-year water surface elevation shall be indicated on the landscape plan. The bottom of ponds shall be seeded and/or planted with water tolerant species. Plant materials that are capable of handling occasional water inundation.	360' If / 4000 = 0.09 0.08 tree 0.8 shrub	NO	NO

- NOTES:
- 1) ALL SUBSTITUTIONS MUST RECEIVE APPROVAL FROM THE LANDSCAPE ARCHITECT PRIOR TO DELIVERY TO SITE.
 - 2) PROVIDE AND INSTALL PLANTS SHOWN ON THE PLANTING PLAN DRAWINGS; THE QUANTITIES IN THE PLANT LIST ARE PROVIDED FOR THE CONTRACTOR'S CONVENIENCE ONLY. IF DISCREPANCIES OCCUR, THE LARGER QUANTITY SHALL APPLY.
 - 3) IF THERE IS A DISCREPANCY BETWEEN BOTANICAL AND COMMON NAME, BOTANICAL NAME PREVAILS.
 - 4) THERE SHALL BE NO EXCESS SOIL OR MULCH ON TOP OF ROOT BALLS TO EXPOSE BASAL ROOT FLARE.
 - 5) ALL GRASSED AREAS SHALL BE PREPARED WITH 4IN. MINIMUM TOP SOIL TO ENSURE ADEQUATE GRASS ROOTING STRUCTURE.
 - 6) ALL STREET TREE PLANTING SHALL BE FREE OF DAMAGE AND DEFECTS.
 - 7) ALL SHALL BE LOCALLY ADAPTED TO THE AREA AND MEET THE SPECIFICATIONS FOR THE MEASUREMENT, QUALITY, AND INSTALLATION OF TREES AND SHRUBS IN ACCORDANCE WITH AMERICAN STANDARDS FOR NURSERY STOCK.
 - 8) TO MAINTAIN THE HEALTH AND SAFE CONDITION OF ALL EXISTING CANOPY TREES WHICH ARE PROPOSED TO REMAIN, CONTRACTOR SHALL TRIM BACK BRANCHES UNDER 6 FEET OF ALL EXISTING CANOPY TREES SHALL BE REMOVED TO PROVIDE CLEARANCE.



Please provide a written scale as well. The drawing scale is not 40 and it isn't quite 20 scale either. Please address.

fixed

Because the Planning Department does not review landscape construction drawings, there should not be any contractor and/or landscape construction notes provided on the plan.

removed

This needs to be broken down by street and include the square footage areas for curbside areas listed individually for each street along with the street tree quantities listed individually for each street.

removed

It looks like an attempt is being made to provide the minimum 15' wide landscape buffer along the north and eastern property lines. This is permitted by code WITH the provision of a wall and landscaping along the exterior side. There does not appear to be a wall being proposed.

fixed, added a low wall

removed items no longer applicable

Not required for this project.

removed

Remove shrub over the inlet.

removed

Remove the inlet and piping labels off.

removed

These shrubs will not work here as they are being proposed over the access to the trash enclosure and on the trash enclosure.

removed

Don't include the 25' dimension as this is not being met.

updated to correct dimension

Make sure the title block is in the same location on all sheets. Refer to sheets 1-4.

fixed

While a nice tree, these require significant amounts of water. Please replace with a more water conserving tree.

removed, since no retention area anymore

THE LANDSCAPE PLAN AND DETAIL SHEET FOR LANDSCAPING INFORMATION ONLY. REFER TO THE SITE PLAN, GRADING AND DRAINAGE PLAN, UTILITIES PLAN, LIGHTING PLAN AND DEMOLITION PLAN FOR ALL OTHER INFORMATION.

2. COORDINATE PLANT MATERIAL LOCATIONS WITH SITE UTILITIES. UTILITY LOCATIONS SHOWN ON THE DRAWINGS ARE APPROXIMATE. EXERCISE CARE WHEN DIGGING IN AREAS OF POTENTIAL CONFLICT WITH UNDERGROUND OR OVERHEAD UTILITIES. THE CONTRACTOR IS RESPONSIBLE FOR ANY DAMAGE DUE TO CONTRACTOR'S NEGLIGENCE AND SHALL REPLACE OR REPAIR ANY DAMAGE AT CONTRACTOR'S EXPENSE.

3. THE LOCATIONS FOR PLANT MATERIAL ARE APPROXIMATE AND ARE SUBJECT TO FIELD ADJUSTMENT DUE TO UTILITY LOCATIONS AND SITE CONDITIONS. THE CONTRACTOR SHALL ACCURATELY STAKE OUT THE LOCATIONS FOR ALL PLANTS FOR THE REVIEW, ADJUSTMENT, AND APPROVAL BY OWNER OR LANDSCAPE ARCHITECT PRIOR TO PLANTING.

4. THE CONTRACTOR SHALL GUARANTEE THAT ALL PLANTS SHALL BE HEALTHY AND FREE OF DISEASE FOR A PERIOD OF ONE YEAR OR JUNE 1ST OF THE YEAR FOLLOWING INSTALLATION, WHICHEVER IS LONGER. AFTER SUBSTANTIAL COMPLETION AND ACCEPTANCE BY OWNER OR LANDSCAPE ARCHITECT, THE CONTRACTOR SHALL PROVIDE THE FOLLOWING GUARANTEE: PLANTS AT CONTRACTOR'S EXPENSE. PLANT MATERIAL REPLACEMENTS SHALL BE GUARANTEED FOR ONE FULL YEAR FROM DATE OF REPLACEMENT. REPLACEMENT PLANTS SHALL BE THE SAME AS SPECIFIED FOR THE ORIGINAL PLANTING. REPLACEMENTS SHALL BE MADE AS MANY TIMES AS NECESSARY TO ENSURE HEALTHY PLANTS. FINAL ACCEPTANCE SHALL BE MADE IF ALL PLANTS MEET THE GUARANTEE REQUIREMENTS INCLUDING MAINTENANCE. MAINTENANCE RESPONSIBILITIES INCLUDE CULTIVATING, SPRAYING, WEEDING, WATERING, TIGHTENING BOLTS, PRUNING, FERTILIZING, MULCHING, AND ANY OTHER OPERATIONS NECESSARY TO MAINTAIN PLANT VIABILITY. MAINTENANCE SHALL BEGIN IMMEDIATELY AFTER PLANTING AND CONTINUE UNTIL THE END OF THE GUARANTEE PERIOD. DURING THE LANDSCAPE MAINTENANCE PERIOD (GUARANTEED) THE LANDSCAPE CONTRACTOR SHALL NOTIFY THE OWNER IN WRITING OF ANY SITE CONSTRAINTS (PHYSICAL, ENVIRONMENT, ETC.) OR MAINTENANCE DEFICIENCIES THAT MAY AFFECT LANDSCAPE VEGETATION ESTABLISHMENT.

5. THE CONTRACTOR SHALL SUPPLY ALL LABOR, PLANTS, AND MATERIALS IN QUANTITIES SUFFICIENT TO COMPLETE THE WORK SHOWN ON THE DRAWINGS AND LISTED IN THE PLANT SCHEDULE. IN THE EVENT OF A DISCREPANCY BETWEEN QUANTITIES SHOWN IN THE PLANT SCHEDULE AND THOSE REQUIRED BY THE DRINGS, THE LARGER SHALL APPLY. ALL PLANTS SHALL BE ACCLIMATED BY THE SUPPLY NURSERY TO THE LOCAL HARDINESS ZONE AND BE CERTIFIED THAT THE PLANTING MATERIAL HAS BEEN GROWN FOR A MINIMUM OF TWO YEARS AT THE SOURCE AND OBTAINED WITHIN 200 MILES OF PROJECT SITE UNLESS OTHERWISE APPROVED BY OWNER OR LANDSCAPE ARCHITECT.

6. PLANTS SHALL HAVE TAGS THAT IDENTIFY PLANT GENUS, SPECIES, CULTIVAR (IF APPLICABLE), PLANT COMMON NAME, NAME OF SOURCE NURSERY, AND SIZE OF PLANT FOR REVIEW OF OWNER OR LANDSCAPE ARCHITECT.

7. NO PLANT SHALL BE PLACED IN THE GROUND BEFORE ROUGH GRADING HAS BEEN COMPLETED AND APPROVED BY THE OWNER OR LANDSCAPE ARCHITECT. STAKING THE LOCATION OF ALL TREES AND SHRUBS SHALL BE COMPLETED PRIOR TO PLANTING FOR APPROVAL BY THE OWNER OR LANDSCAPE ARCHITECT.

8. FINAL GRADES SHALL BLEND SMOOTHLY WITH EXISTING GRADES, AND TOP AND BOTTOM OF SLOPES SHALL BE ROUNDED.

9. ALL TREE AND SHRUB MASSINGS SHALL BE MULCHED TO A DEPTH OF 3". ANNUAL AND PERENNIAL BEDS SHALL BE MULCHED TO A DEPTH OF 2". MULCH SHALL BE UNCOLORED TRIPLE-SHREDDED HARDWOOD BARK MULCH, AGED AT LEAST 6 MONTHS.

10. IF TREE STAKING IS PROPOSED, TREE STAKING MUST BE COMPLETED THE SAME DAY AS THE TREE IS INSTALLED. ALL TREES SHALL BE STAKED OR GUYED PER DETAIL.

11. LANDSCAPE PLANTING AREAS MUST BE FREE DRAINING. PAVEMENT, COMPACTED SUBGRADE, DEAD OR DYING PLANT MATERIAL, BLASTED ROCK, STONES GREATER THAN 1" IN DIAMETER, AND ANY OTHER MATERIAL HARMFUL TO PLANT GROWTH AND DEVELOPMENT SHALL BE REMOVED FROM AREAS TO BE LANDSCAPED AS REQUIRED BY PLANTING DETAILS OR SPECIFICATIONS.

12. PLANTING SOIL:

DEPTH: PLANTING SOIL SHALL BE INSTALLED AT A MINIMUM DEPTH OF 4" OR AS NOTED IN THE LANDSCAPE DETAILS. PLANTING SOIL SHALL BE UTILIZED IN ALL PLANTING AREAS INCLUDING SEEDBED AREAS.

TESTING: CONTRACTOR SHALL SUBMIT (2) SOIL SAMPLES PER SOIL STOCKPILE TO A CERTIFIED TESTING LABORATORY TO DETERMINE ACIDITY, ORGANIC CONTENT, MECHANICAL ANALYSIS, AVAILABLE NUTRIENTS (N, P, K, Ca, Mg, S, Fe, Mn, Zn, Cu, B, Al, Pb) AND NECESSARY AMENDMENTS TO SOIL. THE CONTRACTOR SHALL SUBMIT THE TEST RESULTS TO THE OWNER OR LANDSCAPE ARCHITECT FOR REVIEW AND APPROVAL. TEST RESULTS SHALL RECOMMEND AMENDMENTS THAT WILL ALTER THE SOIL CHARACTERISTICS SUCH THAT THE CHARACTERISTICS DESCRIBED BELOW ARE ACHIEVED AND THE SPECIFIED PLANTS (CONTRACTOR WILL PROVIDE LIST OF PLANTS) WILL HAVE THE PROPER GROWTH THAT IS NEITHER DEFICIENT NOR EXCESSIVE. THE CONTRACTOR SHALL INCORPORATE THESE AMENDMENTS AT NO INCREASE IN CONTRACT PRICE.

CHARACTERISTICS: PLANTING SOIL MAY CONSIST OF EXISTING ON-SITE SOILS, AMENDED ON-SITE SOILS, OR IMPORTED SOILS MEETING THE FOLLOWING CRITERIA:

- A. NOT TO CONTAIN MATERIALS HARMFUL TO PLANT LIFE, TO BE CLEAN, FERTILE, FRABLE, AND WELL DRAINING. ALL PLANTING SOIL SHALL BE FREE OF ANY SUBSIDE, CEMENT, STONES OVER 4" DIMENSION, STICKS, ROOTS, WEEDS, LITTER AND OTHER DELETERIOUS MATERIAL. PLANTING SOIL SHALL BE UNIFORM IN QUALITY AND TEXTURE.
- B. PLANTING SOIL SHALL HAVE THE FOLLOWING OPTIMUM RANGES UNLESS OTHERWISE APPROVED BY THE OWNER OR LANDSCAPE ARCHITECT.

ORGANIC CONTENT	3% - 6% FOR LAWN OR GRASS AREAS
	4% - 8% FOR TREE AND SHRUB PLANTERS
	8%-18% FOR RETENTION OR DETENTION BASINS
(BY LOSS OF IGNITION AT 375 °C METHOD OF TESTING)	
- C. PH 6.0 - 7.3
- D. NUTRIENT LEVELS SHALL BE ACHIEVED BY THE CONTRACTOR'S ADDITION OF AMENDMENTS TO THE PLANTING SOIL TO MEET THE OPTIMUM NUTRIENT LEVELS SPECIFIED IN THE TESTING LABORATORY REPORT FOR EACH OF PLANT TO BE INSTALLED.
- E. SOIL SHALL BE COMPACTED TO A SURFACE PENETRATION RESISTANCE OF 75-125 LBS/SQ.IN
- F. SOIL MAY BE TREATED FOR WEEDS WITH PRE-EMERGENT OR POST-EMERGENT HERBICIDE, AS NEEDED AND AS APPROPRIATE FOR THE APPLICATION SEASON OR LOCATION, OR ELIMINATE GROWTH OF UNWANTED PLANT MATERIAL. APPLY HERBICIDES IN ACCORDANCE WITH MANUFACTURER'S DIRECTIONS. HERBICIDE APPLICATION MUST BE REVIEWED IN THE STATE OF PENNSYLVANIA, AND PERFORM APPLICATIONS IN ACCORDANCE WITH LOCAL REQUIREMENTS, PERMITTING STIPULATIONS, AND ANY OTHER RESTRICTIONS INCLUDING AND IN EXCESS OF STATE AND FEDERAL REGULATIONS.
- G. PROPOSED TOPSOIL SHALL MEET THE USDA SOILS TEXTURAL PERCENTAGES OF SAND, SILT, AND CLAY FOR FOLLOWING CLASSIFICATIONS:

	LOAM
- SANDY LOAM WHERE SAND DOES NOT EXCEED 70% AND CLAY IS NOT LESS THAN 5%	
- CLAY LOAM WHERE CLAY DOES NOT EXCEED 70% AND CLAY IS NOT LESS THAN 15%	
- H. BIOTRETION TESTS: SOIL TO BE INSTALLED IN RETENTION BASINS, POUNDS, OR OTHER STORMWATER MANAGEMENT SHALL MEET THE ABOVE DESCRIBED CHARACTERISTICS AND AS FOLLOWS:
 - SOIL SHALL NOT CONTAIN MORE THAN 20% CLAY AND LESS THAN 40% SILT
 - SOIL SHALL HAVE AN INFIATATION RATE BETWEEN 1 AND 2 PER HOUR
- I. MODIFICATION TO THE PLANTING SOIL CHARACTERISTICS DESCRIBED ABOVE MAY BE SUBMITTED FOR APPROVAL BY THE LANDSCAPE ARCHITECT. CONTRACTOR MUST DEMONSTRATE PROPOSED CHARACTERISTICS ARE EQUAL TO OR SUPERIOR TO THE SPECIFIED CHARACTERISTICS WITH RESPECT TO SUPPORTING PLANT GROWTH, AND STORMWATER MANAGEMENT.

12. PLANTING AMENDMENTS:

APPLY FERTILIZER AND OTHER AMENDMENTS AS RECOMMENDED FOR EACH PLANTING AREA BY SOIL ANALYSIS. APPLY AMENDMENTS IN A MANNER CONSISTENT WITH MANUFACTURER'S RECOMMENDATIONS. ANY ORGANIC AMENDMENTS SHALL HAVE A PH BETWEEN 4.5 AND 5.5 UNLESS OTHERWISE RECOMMENDED.

13. PLANT REQUIREMENTS: ALL PLANTS SHALL CONFORM IN SIZE AND GRADE TO THE AMERICAN STANDARD FOR NURSERY STOCK, ANSI Z60.1 (LATEST EDITION). ALL PLANTS SHALL MEET THE ADDITIONAL REQUIREMENTS SET FORTH BELOW AND IN WRITTEN SPECIFICATIONS AS APPLICABLE. ALL TREES AND SHRUBS SHALL HAVE BEEN GROWN AT A COMMERCIAL NURSERY WITHIN 200 MILES OF THE PROJECT SITE UNLESS OTHERWISE APPROVED BY OWNER OR LANDSCAPE ARCHITECT. THEY SHALL BE TYPICAL OF THEIR SPECIES OR VARIETY. THEY SHALL BE HEALTHY, SYMMETRICAL, EVENLY AND DENSELY BRANCHED, AND DENSELY FOLIATED WHEN IN LEAF. THEY SHALL BE FREE OF BARK INJURY, DISEASE, AND INSECT PESTS. ALL TREES SHALL HAVE A STRAIGHT TRUNK WITH A SINGLE MAIN LEADER UNLESS OTHERWISE CHARACTERISTIC OF THE SPECIES OR VARIETY. THE OWNER OR LANDSCAPE ARCHITECT WILL ALLOW SUBSTITUTIONS ONLY UPON WRITTEN APPROVAL. SIZES SHALL CONFORM TO THE MEASUREMENT SPECIFIED ON THE DRAWINGS. PLANTS LARGER THAN SPECIFIED MAY BE USED IF APPROVED, BUT THE USE OF SUCH PLANTS SHALL NOT INCREASE THE CONTRACT PRICE. ALL OVERSTORY TREES PLANTED ALONG PARKING AREAS, SIDEWALKS, AND PEDESTRIAN ACCESSWAYS SHALL NOT BRANCH BELOW 7 FEET IF THE TREE CAUPER IS 3" INCHES OR GREATER. ALL PLANT MATERIALS ARE SUBJECT TO INSPECTION AND ACCEPTANCE BY THE OWNER OR LANDSCAPE ARCHITECT AT THE NURSERY SOURCE. THE CONTRACTOR SHALL COORDINATE SOURCE VISITS WITH THE LANDSCAPE ARCHITECT AND SHALL ACCOMPANY THE OWNER AND/OR LANDSCAPE ARCHITECT FOR ALL INSPECTIONS. CERTIFICATES OF COMPLIANCE WITH SPECIFICATIONS ARE REQUIRED FOR ALL PLANTS.

14. INSPECTION AND REVIEW:

ALL PLANT MATERIAL SHALL BE SUBJECT TO INSPECTION AND ACCEPTANCE BY THE OWNER OR LANDSCAPE ARCHITECT AT THE NURSERY SOURCE OR PLACE OF GROWTH. THE CONTRACTOR SHALL COORDINATE WITH THE LANDSCAPE ARCHITECT ON A SCHEDULE FOR SOURCE VISITS AND ACCOMPANY THE OWNER OR LANDSCAPE ARCHITECT FOR ALL SOURCE INSPECTIONS. CERTIFICATES OF COMPLIANCE ARE REQUIRED FOR ALL PLANT MATERIALS. PHOTOGRAPHIC REVIEW OF PLANT MATERIAL IS ACCEPTABLE IF APPROVED BY LANDSCAPE ARCHITECT. PHOTOGRAPHS MUST BE PROVIDED IN QUANTITY AND VARIETY TO ALLOW LANDSCAPE ARCHITECT SUFFICIENT INFORMATION TO MAKE A REASONABLE DETERMINATION AS TO THE PLANTS' QUALITY. OWNER AND LANDSCAPE ARCHITECT RESERVE THE RIGHT TO REJECT PLANT MATERIAL DELIVERED TO THE SITE BUT PREVIOUSLY ACCEPTED IF DAMAGED OR NOT PROPERLY MAINTAINED DURING THE DELIVERY PROCESS.

15. PLANTING SEASONS (UNLESS OTHERWISE APPROVED BY THE OWNER OR LANDSCAPE ARCHITECT)

TREES, SHRUBS AND GROUNDCOVERS	SEED MIXES
SPRING	FALL
APRIL 1 TO JUNE 15	SEPTEMBER 1 TO NOVEMBER 15
PER MANUFACTURERS RECOMMENDATIONS OR AS LISTED IN SEED MIX NOTES	

16. SEEDING MIXTURES: REFER TO SEED MIX NOTES.

17. ALL SLOPES STEEPER THAN 3:1 RECEIVING A SEED MIX SHALL BE COVERED WITH AN EROSION CONTROL BLANKET OF STRAW FIBER AND BIODEGRADABLE OR PHOTODEGRADABLE NETTING.

18. UNLESS OTHERWISE NOTED IN DRAWING SET, NEW TREELINES SHALL EQUAL CLEARING AND GRUBBING LIMIT FOR CONSTRUCTION.

19. ALL DISTURBED AREAS NOT OTHERWISE DEVELOPED SHALL BE SEEDDED WITH THE LAWN SEED MIX.

Know what's below.
Call before you dig.

PAWNEE BUTTES SEED COMPANY (PAWNEEBUTTESSEED.COM) OR APPROVED EQUAL. CONTAINS: (25%) CANADA BLUEGRASS (POA CANADENSIS), (25%) BERBERIS BLUEGRASS (POA BERBERIS), (25%) ROCKY MOUNTAIN FESCUE (FESTUCA SAXIMONTANA), (25%) SHEEP FESCUE (FESTUCA OVINE). APPLY AT THE RATE OF 5 LBS/PER 1,000 SF.

1-800-922-1987

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added, including
mulch notes

PLANTING SITE

COUNTY OF AURORA, COUNTY OF ARAPAHOE, STATE OF COLORADO

0.71 ACRES

ROOT BALL

BELT STRAPPING

WOOD STAKE
3" DIA. CEDAR

HOT DIP GALVANIZED SCREWS

STAKES SHOULD BE PARALLEL TO DIRECTION OF PREVAILING WINDS.

PLAN VIEW

EQUAL

TREE WRAP IF REQUIRED BY LANDSCAPE ARCHITECT

PLANT TREE SO THAT ROOT FLARE IS 1-2" ABOVE FINISHED GRADE

2"x2"x10' POINTED CEDAR STAKES
2 STAKES PER TREE - DRIVE AT ANGLE AND DRAW VERTICAL STAKES TO BE SET OUTSIDE OF ROOT BALL

FINISHED GRADE

ADJACENT MATERIAL VARIES. REFER TO PLAN AND NOTES

UNDISTURBED OR COMPACTED SUBGRADE, PITCH TO PERIMETER OF PIT

WOVEN POLYPROPYLENE STAKING MATERIAL, SCREW TO STAKE

3" SHREDDED BARK MULCH. KEEP MULCH AWAY FROM TRUNK.

2" SOIL SAUCER RING OFFSET 6" FROM EDGE OF ROOT BALL

TREE PIT FACE 1:1 SLOPE - SCARIFY GLAZED SIDES OR HARDENED SURFACES PRIOR TO PLANT INSTALLATION.

UNDISTURBED OR COMPACTED SUBGRADE

EXTEND STAKES INTO UNDISTURBED OR COMPACTED SUBGRADE A MIN. OF 12". INSTALL PRIOR TO FILLING WITH PLANTING MIX. DO NOT LET STAKES TOUCH SIDES OF ROOT BALL.

3X ROOT BALL TOP DIAMETER

SECTION VIEW

N.T.S

SET TOP OF ROOT BALL AT OR SLIGHTLY ABOVE FIN. GRADE
FINISHED GRADE

PLANTING SOIL

CUT BURLAP FROM TOP 1/3 OF ROOT BALL

SHRUB PIT FACE 1:1 SLOPE. SCARIFY GLAZED SIDES OR HARDENED SURFACES PRIOR TO PLANT INSTALLATION.

3X ROOT BALL TOP DIAMETER SEE NOTE

BALLED AND BURLAPPED

3X ROOT BALL TOP DIAMETER SEE NOTE

CONTAINER GROWN

NOTE:
EXCAVATE ENTIRE PLANT BED WHERE PLANTINGS ARE CONTIGUOUS.

3" SHREDDED BARK MULCH. KEEP MULCH AWAY FROM TRUNK

ADJACENT MATERIAL VARIES. REFER TO PLAN AND NOTES

GENTLY TEASE ROOTS FROM SIDE OF ROOT BALL

UNDISTURBED OR COMPACTED SUBGRADE.

SECTION VIEW

Diagram illustrating the cross-section of a stone retaining wall construction, showing the following layers and components:

- BUILDING FACE**
- 8'-12"** (Height dimension)
- WASHED CRUSHED RIVER STONE**
 ~6" DEPTH OF 1" DIA. STONE
 (OR APPROVED EQUAL)
- NON-WOVEN POLYPROPYLENE FABRIC**
 LAP END SPLICES 8" MIN.
 STAPLE SPLICES
 6" O.C. ALONG STREAM
- STEEL EDGING 3/16" THICK**
 PER MANUFACTURER'S
 RECOMMENDATIONS
- FINISH GRADE**
- 1"** (Thickness dimension)
- COMPACTED SUBGRADE**

N.T.S

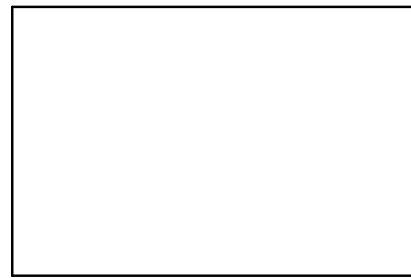
notes added, talked to Gunnar about new hydrants too close to curb, but can not fix hydrants location now

Add this note to this page.

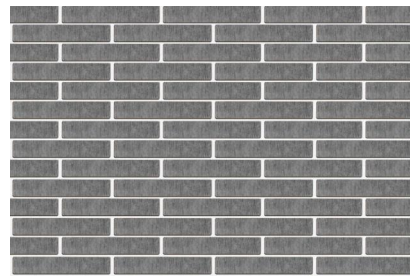
11-units, three Story Townhouse Project
at 10209 E Warren Ave, Aurora, CO, 80247



Fasade Panels SP-1



Cementitious Stucco CS-1



Brick siding BR-1



Wood siding WD-1



Terrace Decking TPO

See notes on sheet 2
regarding occupancy
type.

- 50 percent shall be clad in brick or stone; or
- 75 percent shall be clad in stucco; or
- 75 percent shall be clad in a combination of stucco and brick, or stucco and stone.

Please provide a beak down
percentage of the material

In the elevation -
Please provide a break
down percentage of the
building material: Per
UDO Code Table 4.8-6
(50 percent shall be
clad in brick or stone;
or 75 percent shall be
clad in stucco; or 75
percent shall be clad in
a combination of
stucco and brick, or
stucco and stone.)

Per code section
146-4.8.5.c: Each
primary structure or
portion of a primary
structure with a height
of 30 feet or more and
more than two stories
shall use vertical
articulation to present a
clear base, middle and
cap to the building on
each façade facing a
street or a Residential
zone district. Please
provide a more
pronounced base,
middle, and cap on all
elevation façades with
the next submittal

What is this?

BR-1

CS-1

BR-1

CS-1

BR-1

Level -2
38'

Level -3
33'

Level -2
29'

Level -2
19'

Level -2
9'

Level -1
0'

Level -2
38'

Level -3
33'

Level -2
29'

Level -2
19'

Level -2
9'

Level -1
0'

1
7 **South Elevation**
From S Galena St

This is West elevation
Please correct it

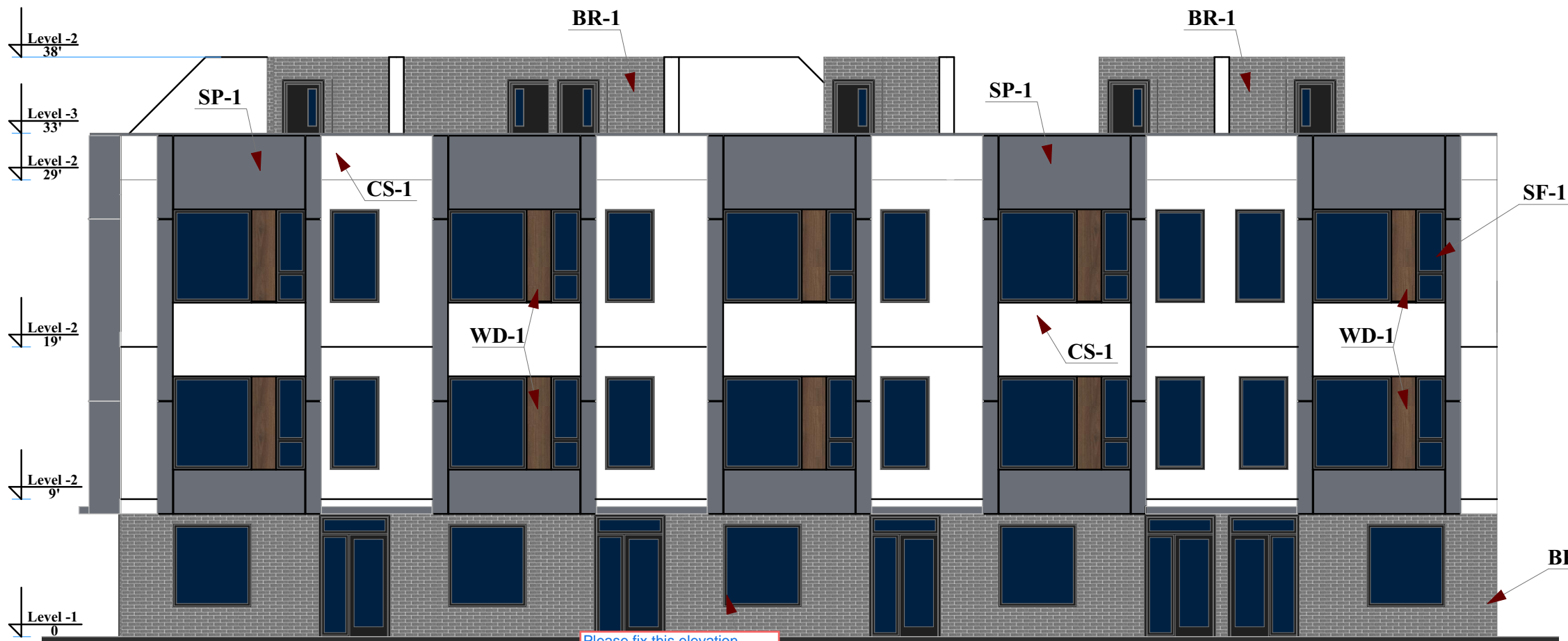
FACSIMILE
THE ELECTRONIC PLAN IS A FACIMILE OF THE
SIGNED AND SEALED PDF SET

Clifford Netuschil

10-15-2024

CLIFFORD NETUSCHIL, P.E.

DATE



Please fix this elevation -
This is south elevation

1
6 **East Elevation**
From E Warren St

-1

EXTERIOR FINISH SCHEDULE

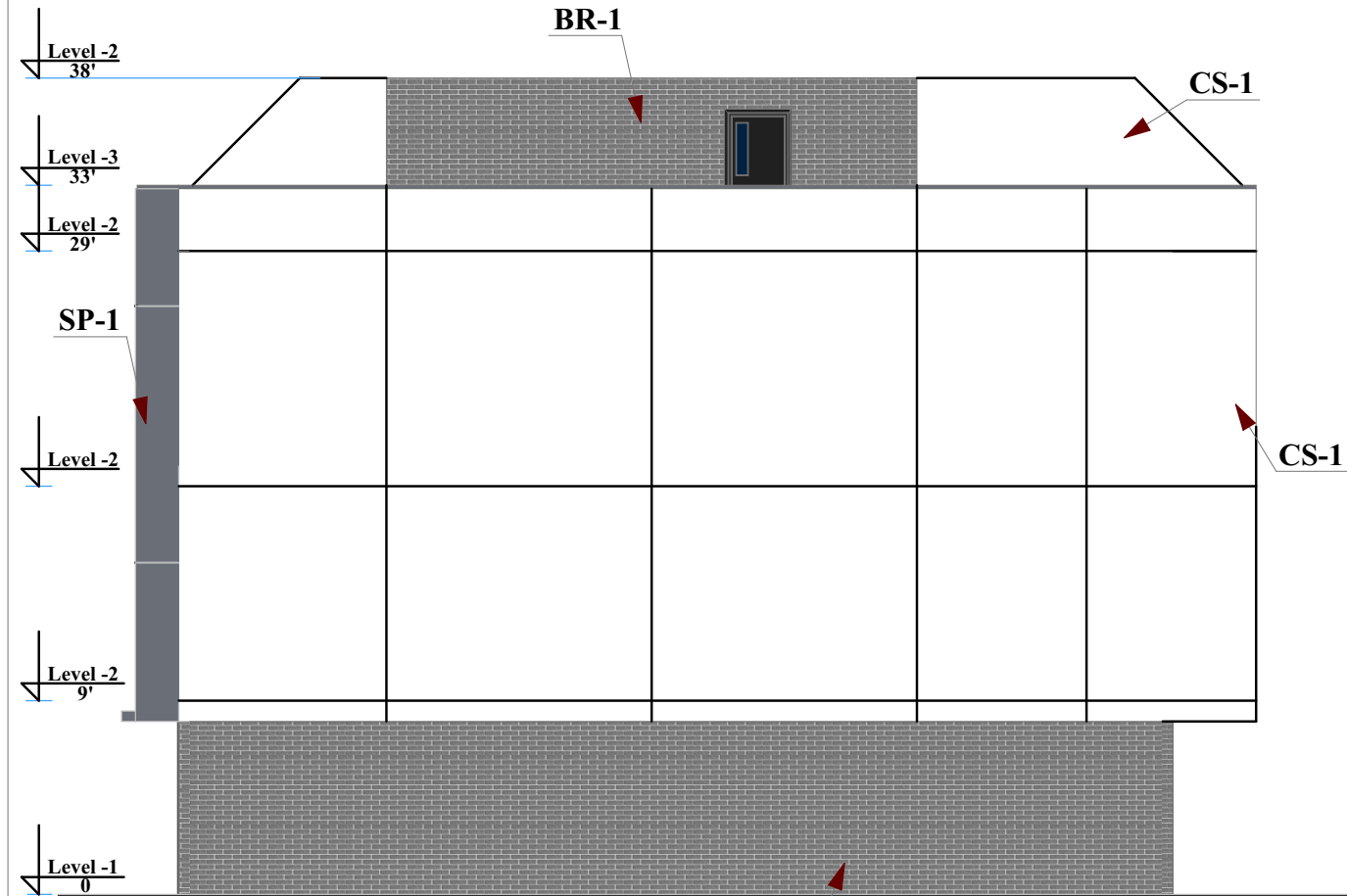
REF	DESCRIPTION	MANUFACTURER	MODEL/COLOR	REMARKS
WALL				
SP-1	Fasade panels	CSM, Inc	Dark Grey	Wall panels finish Grey
CS-1	Cementitious Stucco	Dryvit	White	Wall stucco finish
BR-1	Brick Siding	Glen-Gery	Dover Grey	Wall brick finish
WD-1	Wood Siding	LP SmartSide	Chestnut	Wall wood finish
ROOFING				
TPO	Terrace Decking System	Firestone, Trex	Dark Grey	Waterproofing under terrace decking
Windows, Doors				
SF-1	Aluminum	Kavneer	Black	Storefront windows system

at 10209 E Warren Ave, Aurora, CO, 80247

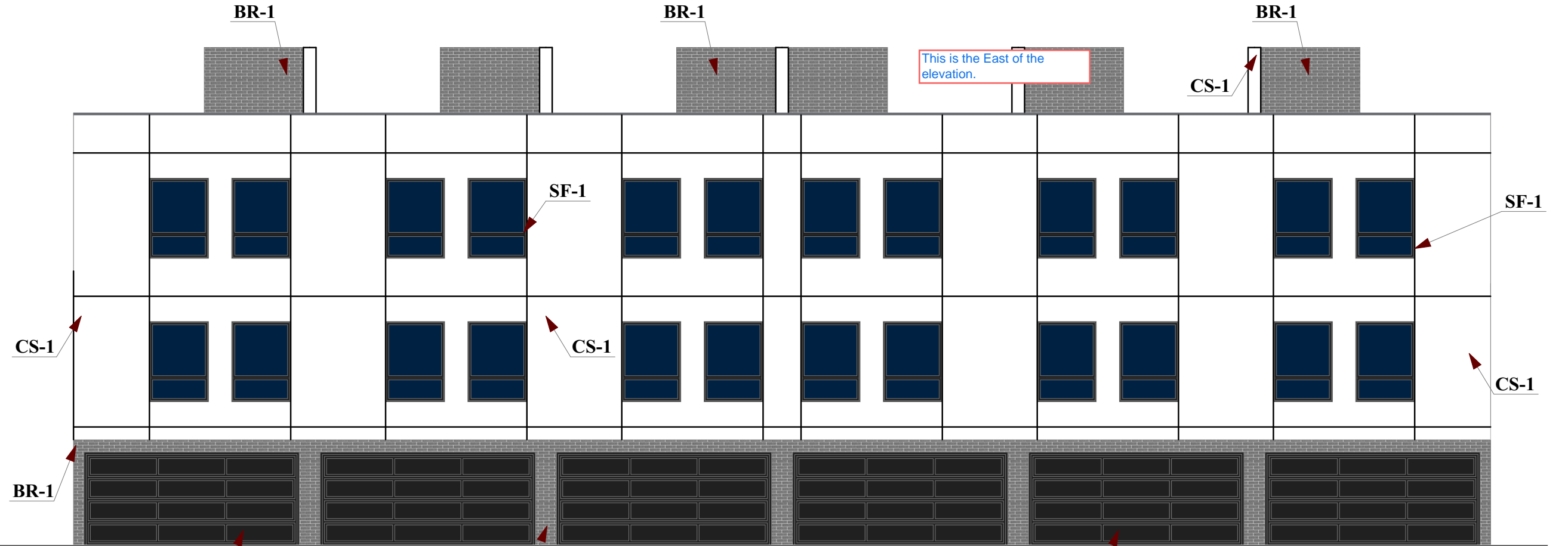


Show monument sign location, setbacks, and elevations with the next submittal.


Terrace Decking TPO

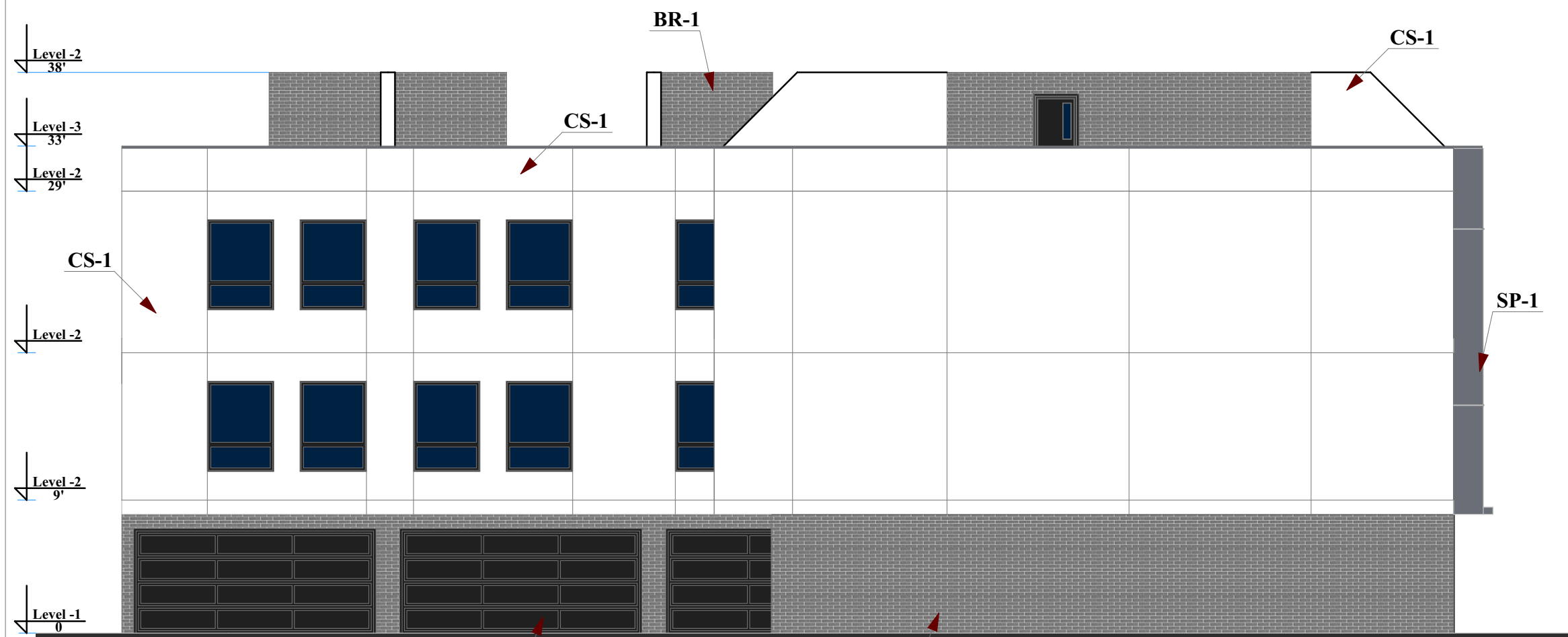


7 North Elevation
1



GD-1 BR-1 GD-1

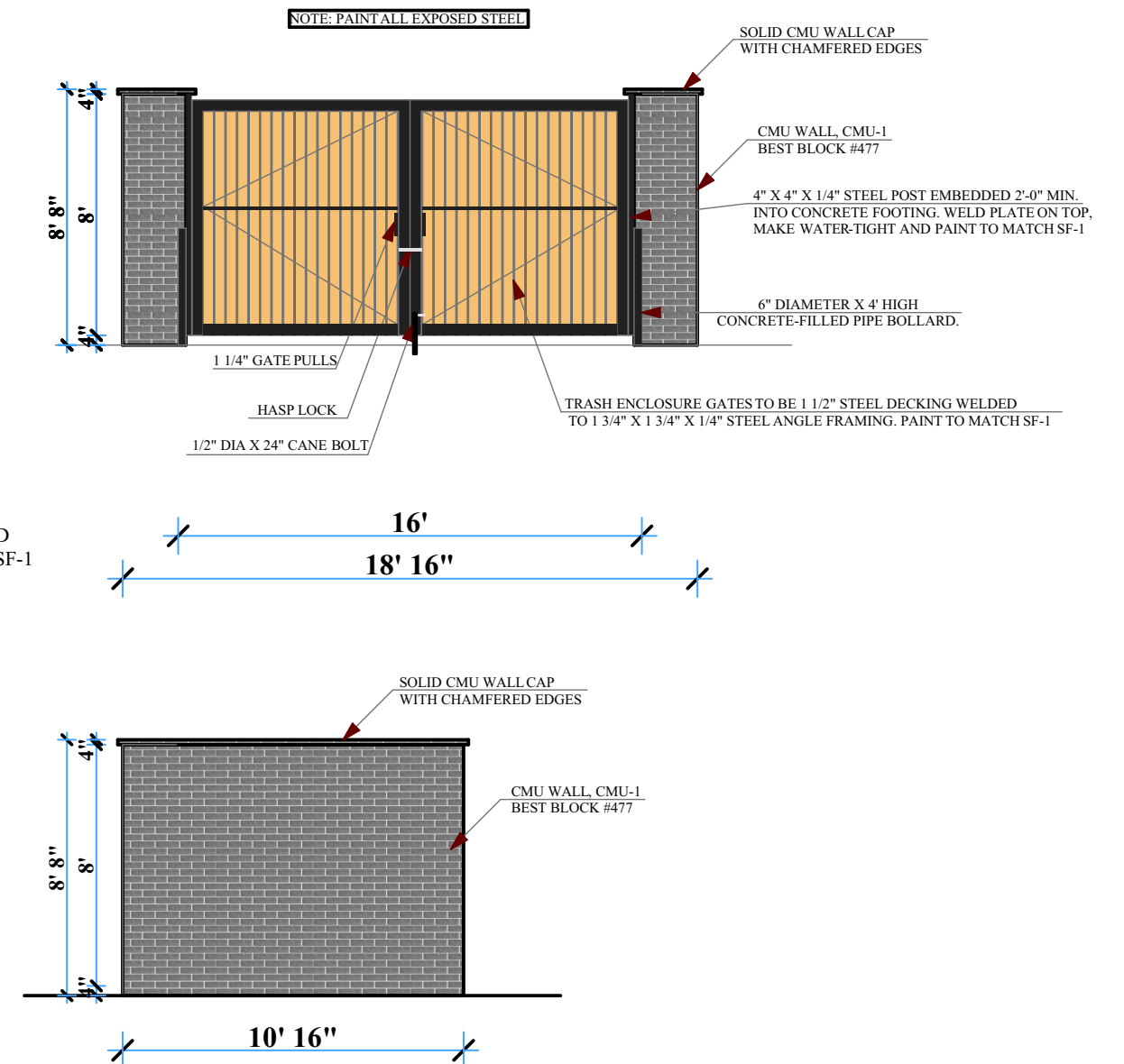
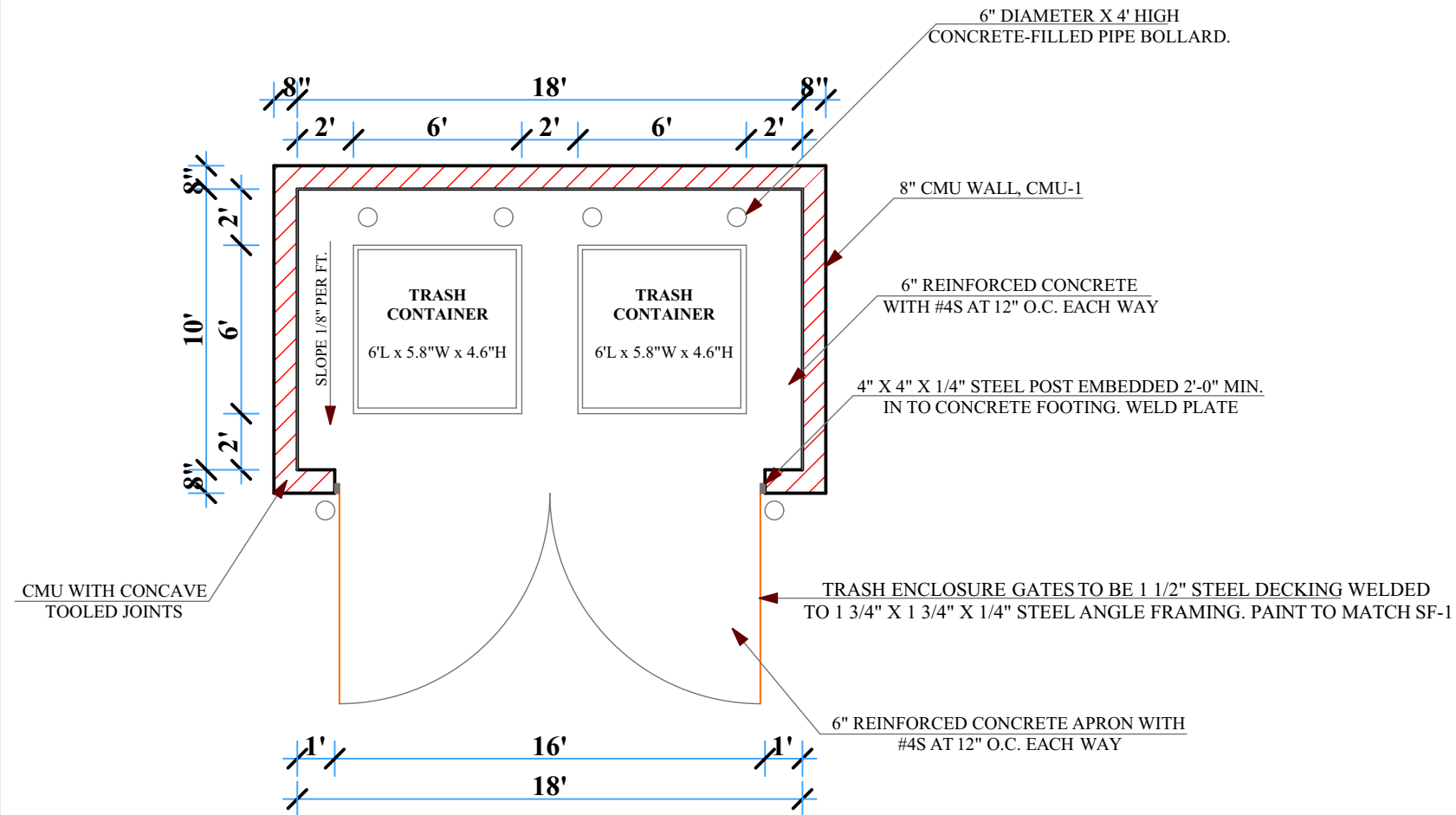
<p>FACSIMILE</p> <p>THE ELECTRONIC PLAN IS A FACIMILE OF THE SIGNED AND SEALED PDF SET</p> <p></p> <p>10-15-2024</p>	
CLIFFORD NETUSCHIL, P.E.	DATE




6 **West Elevation**

Exterior Finish Schedule				
Ref	Description	Manufacturer	Model/Color	Remarks
	WALL			
SP-1	Fasade panels	CSM, Inc	Dark Grey	Wall panels finish Grey
CS-1	Cementitious Stucco	Dryvit	White	Wall stucco finish
BR-1	Brick Siding	Glen-Gery	Dover Grey	Wall brick finish
WD-1	Wood Siding	LP SmartSide	Chestnut	Wall wood finish
	ROOFING			
TPO	Terrace Decking System	Firestone, Trex	Dark Grey	Waterproofing under terrace decking
	Windows, Doors			
SF-1	Aluminum	Kavneer	Black	Storefront windows system
GD-1	Garage Door	Clopay	Black	Insulated steel garage door

CMU Trash Enclosure plan Two 6 Yard Dumpster



<p>FACSIMILE</p> <p>THE ELECTRONIC PLAN IS A FACIMILE OF THE SIGNED AND SEALED PDF SET</p> <p></p> <p>10-15-2024</p>	
CLIFFORD NETUSCHIL, P.E.	DATE