

Waterford Place

Site Plan Amendment No.1

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

CERTIFICATE OF OWNERSHIP:

Owner:

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

Signature of owner and/or agent

2225 S. Iola Street, LLC
16285 E. Maplewood Pl.
Centennial, CO 80016
Address

Acknowledgement:

State of Colorado)
County of _____)SS

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

Witness my hand and official seal.

Notary Public

My Commission Expires _____

CLERK & RECORDER'S CERTIFICATE:

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

County Clerk and Recorder Deputy

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

SURVEYOR'S CERTIFICATE:

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

PLS Colorado Registered Land Surveyor PLS No. _____

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

LEGAL DESCRIPTION:

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

LAND DESCRIPTION:

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

REQUIRED SITE PLAN NOTES:

- 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.
- 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."
- 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.
- 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.
- All building address numbers shall comply with City Code of the City of Aurora – Volume II – Chapter 126 – Article VII – Sections 126-271 through 126-282.
- The Applicant has the obligation to comply with all applicable requirements of the Americans with Disabilities Act (ADA).
- Accessible exterior routes shall be provided from public transportation stops, accessible parking and accessible passenger loading zones and public sidewalks to 60% of the accessible building entrances they serve. The accessible route between accessible parking and accessible building entrances shall be the most practical direct route. The accessible route must be located within a sidewalk. No slope along this route may exceed 1:20 without providing a ramp with a maximum slope of 1:12 and handrails. Crosswalks along this route shall be wide enough to wholly contain the curb ramp with a minimum width of 36" and shall be painted with white stripes. The City of Aurora enforces accessibility requirements based on the 2015 International Building Code, Chapter 11, and the ICC A117.1-2009.
- The developer, owner and assigns are responsible for complying with the federally mandated requirements of the Americans with Disabilities Act (ADA).

SITE DATA:

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

ZONING: R-1 USE: RESIDENTIAL

NUMBER OF BUILDINGS: 2
NUMBER OF DWELLING UNITS: 4

PLANS REVIEWED UNDER: 2015 IRC
UNITS ARE TYPE V NON-RATED
BUILDING DOES NOT HAVE A SPRINKLER SYSTEM.

MAXIMUM BUILDING HEIGHT: 20'
TYPICAL DWELLING UNIT: 1276 SF
TYPICAL GARAGE: ±400 SF
TYPICAL UNIT FOOTPRINT: 1676 SF

GROSS SQUARE FOOTAGE: 6704 SF

SEE EXISTING WATERFORD PLACE SITE PLAN FOR EXISTING BUILDING DATA.

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

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

NEW: (4) 2BR UNITS X (2) PARKING/UNIT = 8
TOTAL: 40

40 RESIDENCE PARKING + 4 GUESTS = 44 PARKING PLACES PROVIDED

40 REQUIRED SPACES X 15% = 6 GUEST PARKING REQUIRED

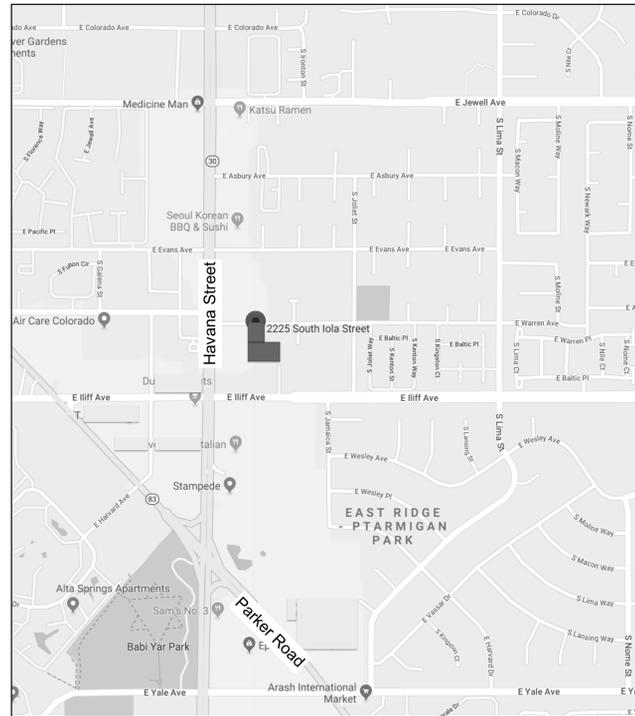
NOTE: SUBDIVISION HAS 19 OPEN PARKING SPACES + (1) VAN PARKING SPACE. THESE PARKING SPACES ARE SHARED AMONG (8) DWELLING UNITS.

8 DU X 2 PARKING/UNIT = 16 SPACES.
19 AVAILABLE - 16 REQUIRED = 3 GUEST PARKING SPACES PROVIDED.

NOTE: ELDERLY POPULATION OF SUBDIVISION RARELY HAS TWO VEHICLES/UNIT. THEREFORE, ADEQUATE GUEST PARKING IS AVAILABLE.

(1) VAN PARKING SPACE REQUIRED, (1) PROVIDED.

(2) HANDICAPPED SPACES REQUIRED, (1) PROVIDED.



N
2225 S. Iola St. Vicinity Map
NOT TO SCALE

Site Data Area Table:		
Landscaped area:	8566 SF	52.0%
Hard surface area:	2849 SF	17.4%
Building footprint:	5028 SF	30.6%
Total Site Area:	16,443 SF	100%

Just Site Plan Architectural struck.

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

List who prepared the landscape plan.

Place the grading and utility plan sheets before the landscape plan.

Pages re ordered.

Landscape plan by: Earth and Sky Architecture

Electrical Engineer Kazin & Associates
Bryan Kazin, PE
9364 Teddy Lane, Suite 101
Lone Tree, CO 80124
Colorado PE license #36628
bkazin@dmka.com
720-489-1609 o

Owner:
2225 S. Iola Street, LLC
16285 E. Maplewood Place
Aurora, CO 80016

303-522-0389 c Hyung
hyungsau@yahoo.com
(720) 900-9327 c Sean
zacarchgroup@gmail.com

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

CO license #B-3398

padams@EarthSkyArchitecture.com
303-521-8242 c

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

Colorado PE license #

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

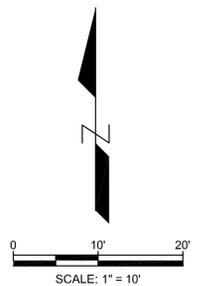
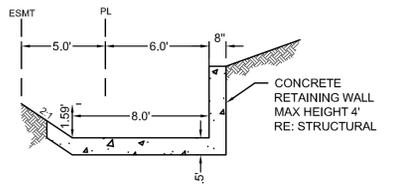
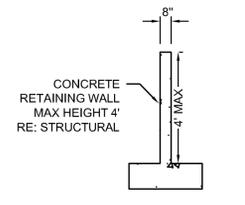
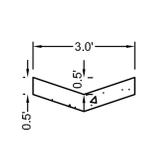
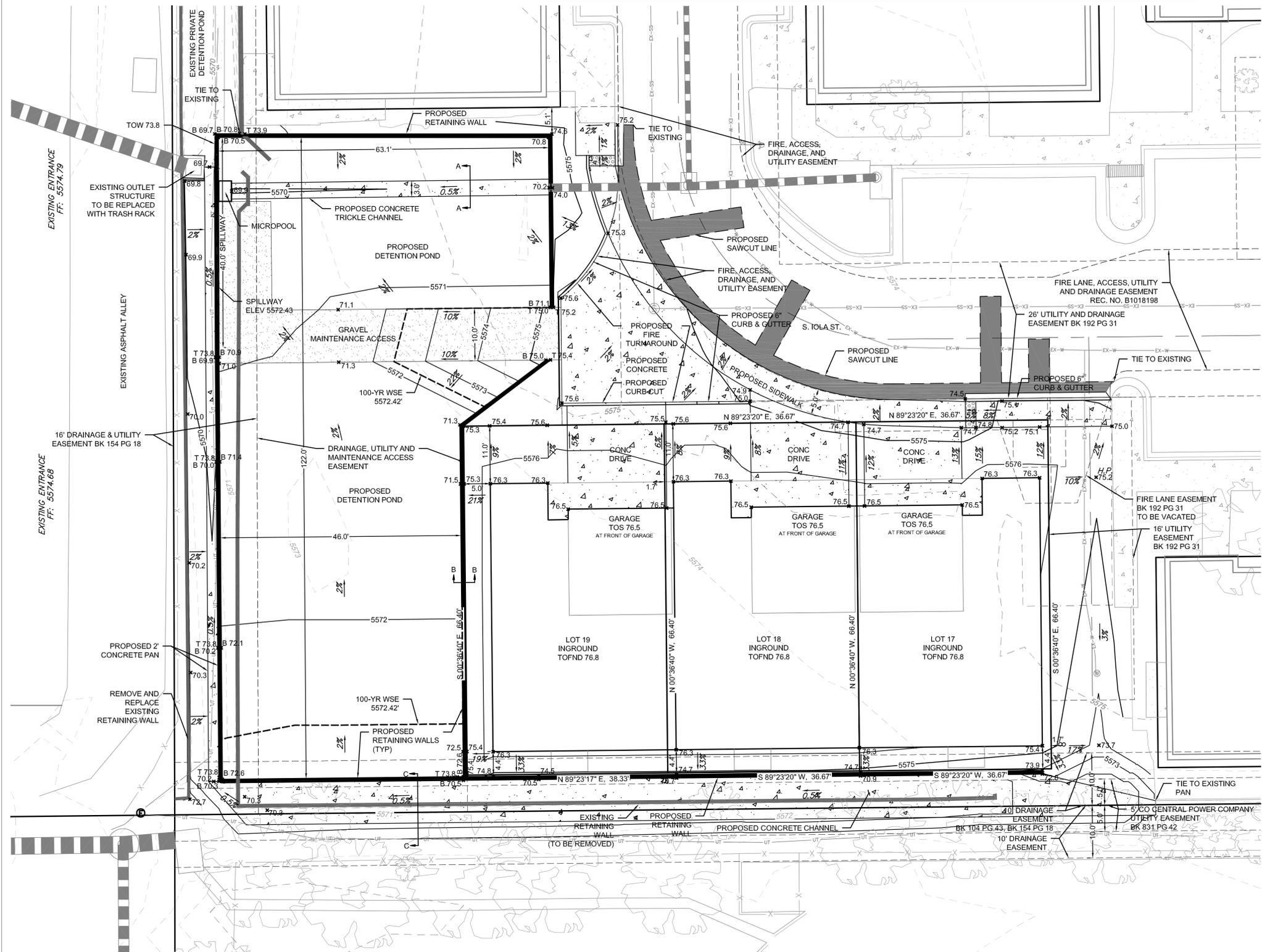
Amendment Block	

Amendment to Waterford Place
Cover Sheet, SDP.1
Do not do X of X. Just the actual sheet number 1, 2, 3 etc. → ~~Sheet 1 of 8~~
Prepared on 6-14-2024
Pages sheet number only.

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

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



Amendment Block

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

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

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

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

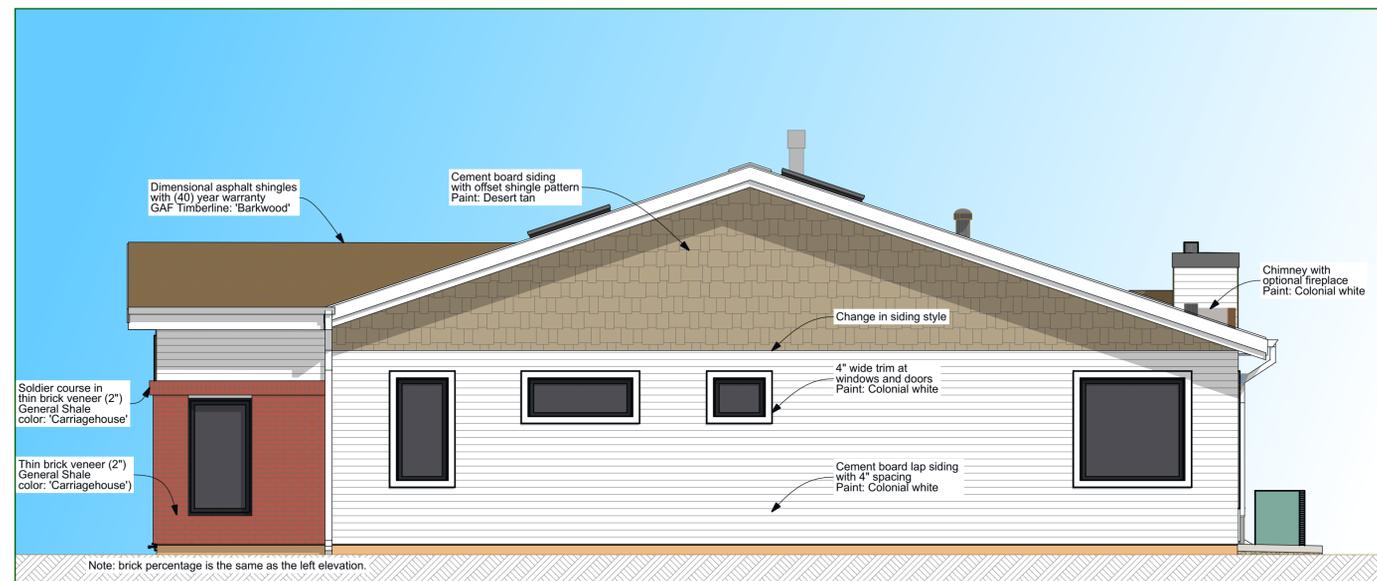


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1 Front Elevation
Scale: 1/4" = 1'-0"
0 2' 4' 8'



2 Right Side Elevation
Scale: 1/4" = 1'-0"
0 2' 4' 8'

Amendment Block

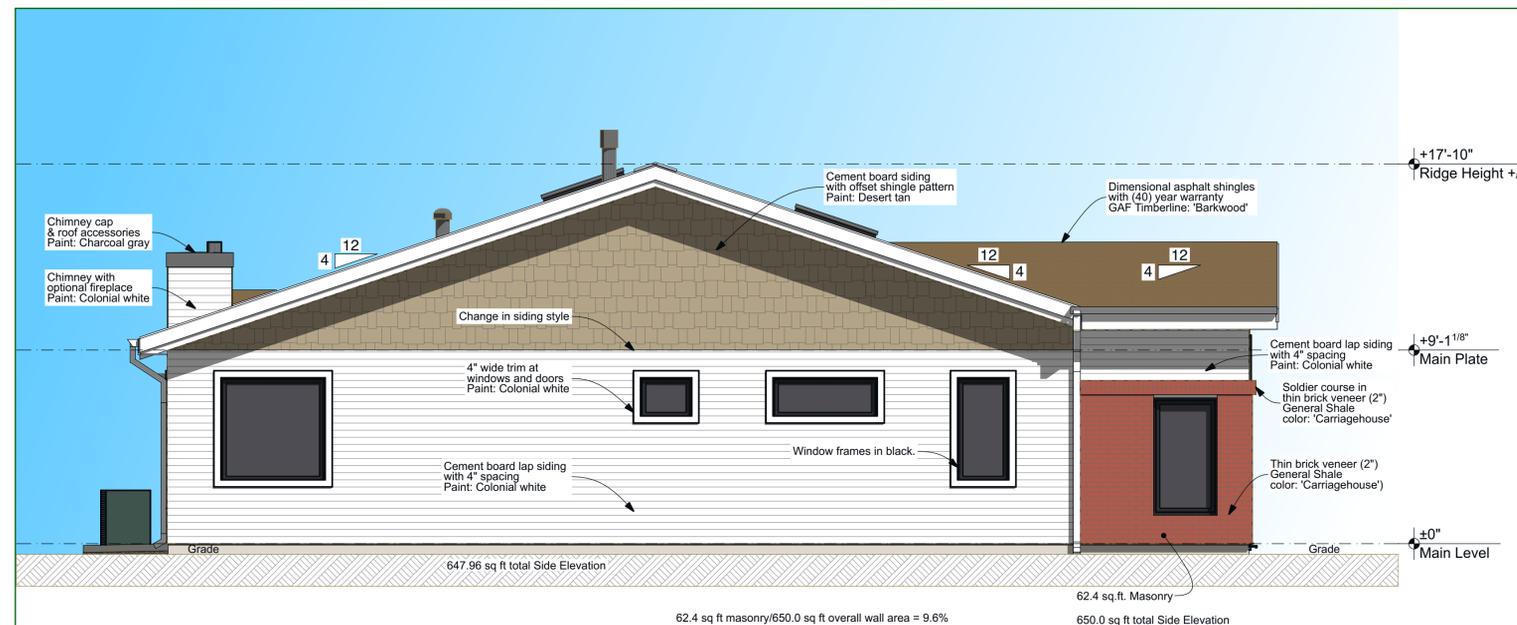
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1 Rear Elevation
SDP.7 Scale: 1/4" = 1'-0"



2 Left Side Elevation
SDP.7 Scale: 1/4" = 1'-0"



Amendment Block

BOWMAN 4 WALL SCONCE

TYPE: A



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

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

SPECIFICATIONS

DELIVERED LUMENS	696.6
WATTS	17.8
VOLTAGE	120V, 277V
DIMMING	ELV
LIGHT DISTRIBUTION	Symmetric
MOUNTING OPTIONS	Downlight
CCT	2700K**, 3000K
CRI	80+
COLOR BINNING	3 Step
BUG RATING	E1-U0-G0
DARK SKY	Compliant
WET LISTED	IP65
GENERAL LISTING	ETL
CALIFORNIA TITLE 24	Can be used to comply with CEC 2019 Title 24 Part 6 for outdoor use. Registration with CEC Appliance Database not required.
START TEMP	-30°C
FIELD SERVICEABLE LED	No
CONSTRUCTION	Aluminum
HARDWARE	Stainless Steel
FINISH	Powder Coat
LED LIFETIME	L70: >40,000 Hours
WARRANTY**	5 Years
WEIGHT	1.7 lbs.



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

ORDERING INFORMATION

PRODUCT	LENGTH	FINISH	LAMP
700WSBOW	4"	B BLACK	4-LED837 LED 80 CRI, 2700K 120V*
		Z BRONZE	4-LED837 LED 80 CRI, 2700K 277V**
		H CHARCOAL	4-LED838 LED 80 CRI, 3000K 120V
		L SILVER	4-LED837 LED 80 CRI, 3000K 277V**
		W WHITE	

techlighting.com

BOWMAN 12 OUTDOOR PENDANT

TYPE: B



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

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

Adjustable distance from ceiling

SPECIFICATIONS

DELIVERED LUMENS	1320.1
WATTS	21
VOLTAGE	Universal 120-277V
DIMMING	0-10, ELV, TRIAC
LIGHT DISTRIBUTION	Symmetric
MOUNTING OPTIONS	Ceiling
ADJUSTABILITY	Adjustable stem length (3", 6" and 12"). Integrated ball joint that accommodates sloped ceiling up to 45°.
CCT	2700K, 3000K or 4000K
CRI	90+
COLOR BINNING	3 Step
BUG RATING	E1-U2-G1
DARK SKY	Non-compliant
WET LISTED	IP65
GENERAL LISTING	ETL
CALIFORNIA TITLE 24	Can be used to comply with CEC 2019 Title 24 Part 6 for outdoor use. Registration with CEC Appliance Database not required.
START TEMP	-30°C
FIELD SERVICEABLE LED	Yes
CONSTRUCTION	Aluminum
HARDWARE	Stainless Steel
FINISH	Powder Coat
LED LIFETIME	L70: >40,000 Hours
WARRANTY**	5 Years
WEIGHT	5.2 lbs.



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

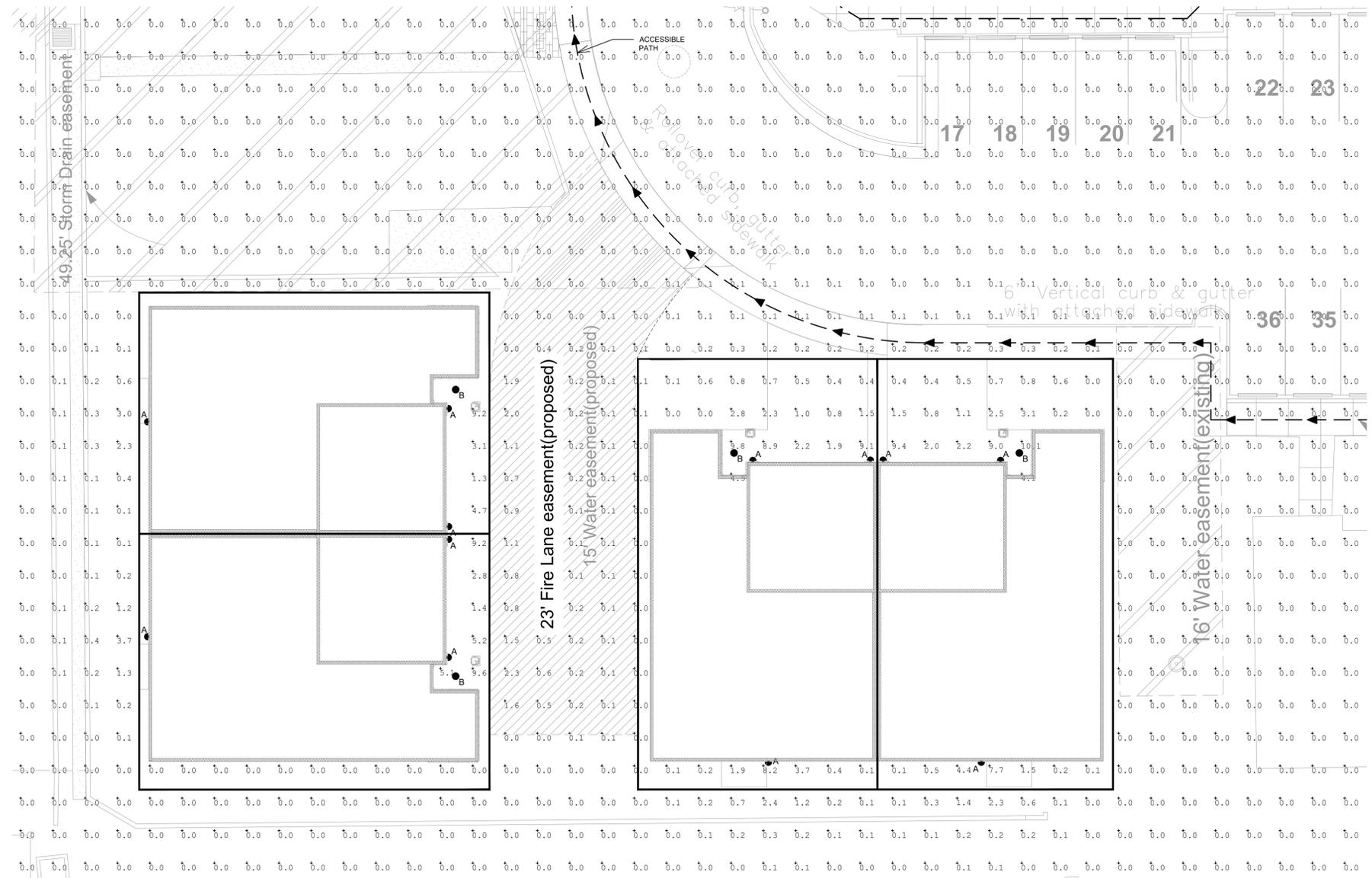
ORDERING INFORMATION

PRODUCT	CRU/CCT	WIDTH	FINISH	VOLTAGE
7000PBOW	927 90 CRI, 2700K	12" 12"	Z BRONZE	UNW 120V/277V
	939 90 CRI, 3000K		H CHARCOAL	
	940 90 CRI, 4000K		B BLACK	

techlighting.com

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1 PHOTOMETRIC PLAN
SCALE: 1" = 20'-0"

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

Amendment Block
4-26-2022: Revised position of Dwelling Units, civil engineering to follow pending substantial approval of site plan.
6-17-2022: Addressed City of Aurora comments from 5-17-2022. Civil engineering to follow pending substantial approval of site plan.
3-14-2023: Addressed City of Aurora comments from 7-20-2022.