

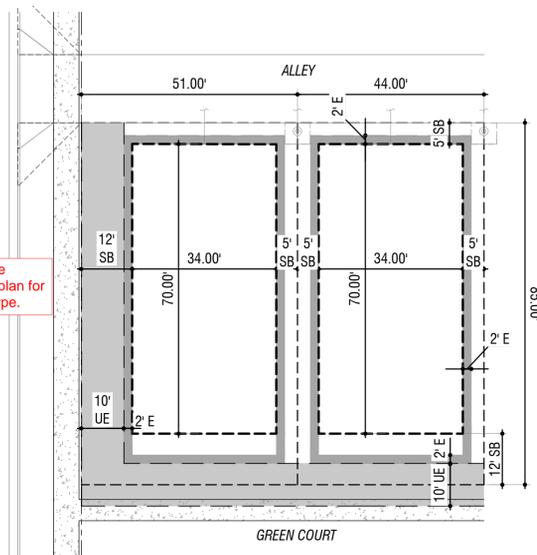
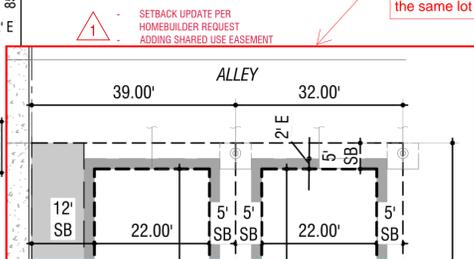
•Addressed. Maximum encroachment has been updated from 2' to 18" per previously approved condition by the City of Aurora. Future home builder verified that rear overhang / eave will not exceed 18" and height will be greater than 12'.

Per previous agreements the water meter easements can have an encroachment of 18-inches if the encroachment is at least 12-feet above the ground surface. See first note on this page.

Showing the lots in this fashion imply that items such as roof overhangs can encroach up to 2-feet into that easement.

Noted

This is from the approved site plan for the same lot type.

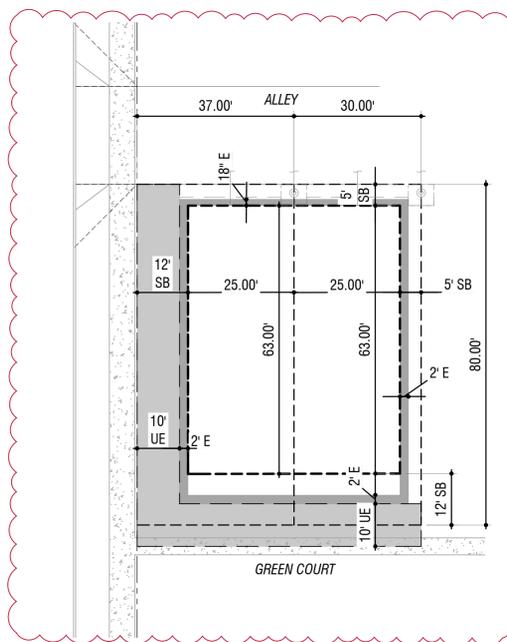
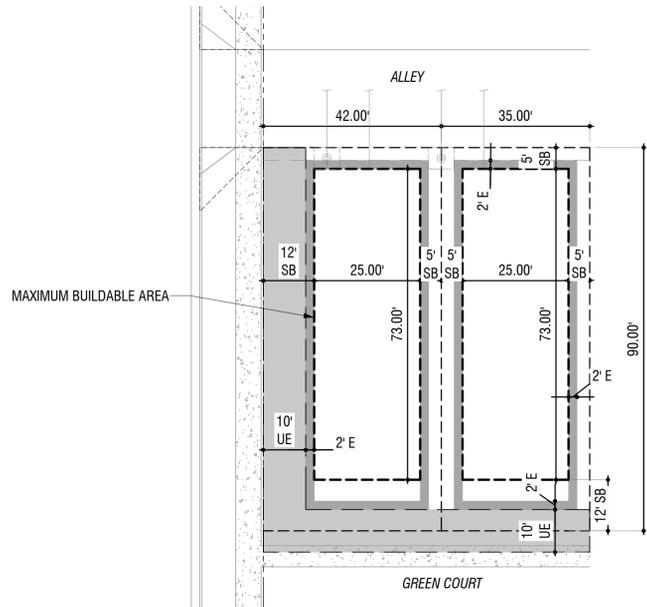


LEGEND:

- 10' UTILITY EASEMENT
- 2' MAXIMUM ENCROACHMENT
- SETBACKS/BUILDABLE AREA
- LOT LINES
- ROW
- SHARED USE EASEMENT

2A SINGLE FAMILY DETACHED (32' X 85') - GREEN COURT											
PRODUCT		BUILDING SETBACKS (SB)			UTILITY EASEMENTS (UE)			MAX ENCROACHMENT (E)*			
LOT TYPE	SQFT	FRONT	CORNER/SIDE****	REAR	FRONT	CORNER/SIDE	REAR	FRONT	SIDE	CORNER	REAR
INTERIOR	2,720	12'	NA/3'	5'	5'***	NA/NA	NA**	2'	2'	NA	2'***
CORNER	3,315	12'	12'/3'	5'	5'***	10'/NA	NA**	2'	2'	2'	2'***

2B SINGLE FAMILY DETACHED (44' X 85') - GREEN COURT											
PRODUCT		BUILDING SETBACKS (SB)			UTILITY EASEMENTS (UE)			MAX ENCROACHMENT (E)*			
LOT TYPE	SQFT	FRONT	CORNER/SIDE	REAR	FRONT	CORNER/SIDE	REAR	FRONT	SIDE	CORNER	REAR
INTERIOR	3,740	12'	NA/5'	5'	5'***	NA/NA	NA**	2'	2'	NA	2'***
CORNER	4,335	12'	12'/5'	5'	5'***	10'/NA	NA**	2'	2'	2'	2'***



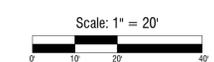
EXTERIOR WALL ELEMENT	MINIMUM FIRE-RESISTANCE RATING	MINIMUM FIRE SEPARATION DISTANCE
Walls	Fire-resistance rated	1 hour—tested in accordance with ASTM E 119, UL 263 or Section 703.3 of the <i>International Building Code</i> with exposure from both sides.
	Not fire-resistance rated	0 hours
Projections	Not allowed	NA
	Fire-resistance rated	1 hour on the underside, or heavy timber, or fire-retardant-treated wood ^{a, b}
Openings in walls	Not fire-resistance rated	0 hours
	25% maximum of wall area	0 hours
Penetrations	Unlimited	0 hours
	All	Comply with Section R302.4
		None required

For SI: 1 foot = 304.8 mm.
NA = Not Applicable.
a. The fire-resistance rating shall be permitted to be reduced to 0 hours on the underside of the eave overhang if fireblocking is provided from the wall top plate to the underside of the roof sheathing.
b. The fire-resistance rating shall be permitted to be reduced to 0 hours on the underside of the rake overhang where gable vent openings are not installed.

NOTES:
* ARCHITECTURAL FEATURES SUCH AS ROOF OVERHANGS, GUTTERS, EAVES, AND DOWNSPOUTS, EACH EXTENDING NO MORE THAN 18-INCHES MEASURED PERPENDICULAR FROM THE EXTERIOR FACE OF THE OUTSIDE WALL TO THE FURTHEST EDGE OF THE PROJECTION AND 12-FEET MINIMUM MEASURED PARALLEL TO THE EXTERIOR FACE OF THE OUTSIDE WALL FROM THE FURTHEST EDGE OF THE PROJECTION TO THE FINISHED GRADE; SHALL BE ALLOWED TO PROTRUDE INTO THE VERTICAL EXTENSION OF THE ADJACENT POCKET WATER EASEMENT ON ALL ALLEY FACING WALLS. THIS IS A VARIANCE TO STANDARD SITE PLAN NOTE NUMBER 16 AND BY REVIEW AND APPROVAL OF THESE SITE OR CONSTRUCTION PLANS THE CITY RECOGNIZES AND ACCEPTS THE TERMS AND CONDITIONS OF THIS NOTE.
** WHEN A 26' UTILITY EASEMENT RUNS ALONG ALLEY, MAXIMUM 3' OF THE UTILITY EASEMENT WILL OVERLAP LOT AND RUN ALONG THE REAR PROPERTY LINE. MAXIMUM 2' ENCROACHMENT APPLIED TO 5' REAR SETBACK.
*** 10' UTILITY EASEMENT STRADDLES THE PROPERTY LINE WITH 5' ON THE GREEN COURT AND 5' IN THE FRONT OF THE LOT.
**** IF 3' INTERIOR SIDE SETBACK IS USED WALL ALONG PROPERTY LINE MUST BE FIRE RATED. IF 3' INTERIOR SIDE SETBACK IS USED BUILDER MUST COORDINATE WITH ADJACENT LOT BUILDER TO ENSURE FIRE RATING REQUIREMENTS ARE MET. SEE TABLE R302.1(1) ABOVE. IF REQUIRED, WATER METER RELOCATION IS THE RESPONSIBILITY OF BUILDER IF USING A 3' SIDE YARD.

2C SINGLE FAMILY DETACHED (35' X 90') - GREEN COURT											
PRODUCT		BUILDING SETBACKS (SB)			UTILITY EASEMENTS (UE)			MAX ENCROACHMENT (E)*			
LOT TYPE	SQFT	FRONT	CORNER/SIDE****	REAR	FRONT	CORNER/SIDE	REAR	FRONT	SIDE	CORNER	REAR
INTERIOR	3,150	12'	NA/5'	5'	5'***	NA/NA	NA**	2'	2'	NA	2'***
CORNER	3,780	12'	12'/5'	5'	5'***	10'/NA	NA**	2'	2'	2'	2'***

3D SINGLE FAMILY ATTACHED PAIRED HOME (30' X 80') - GREEN COURT											
PRODUCT		BUILDING SETBACKS (SB)			UTILITY EASEMENTS (UE)			MAX ENCROACHMENT (E)*			
LOT TYPE	SQFT	FRONT	CORNER/SIDE	REAR	FRONT	CORNER/SIDE	REAR	FRONT	SIDE	CORNER	REAR
INTERIOR	2,400	12'	NA/5'	5'	5'***	NA/NA	NA**	2'	2'	NA	18'***
CORNER	2,960	12'	12'/NA	5'	5'***	10'/NA	NA**	2'	NA	2'	18'***



F:\2021\21-0038 WINDLER HOMESTEAD\DESIGN\06_CADD\SHETS\CITY SUBMITTAL\04_NBHD-CIV_NHBD-C LOT_TYP_SHEETS.DWG_RPA_11/14/24

NOT FOR CONSTRUCTION

1200 Bannock St.
Denver, CO 80204
303.571.0053
civilistic.com

Westwood
10333 E DRY CREEK RD.
SUITE 400
ENGLEWOOD, CO 80112
Westwoods.com
Westwood Professional Services, Inc. TEL: 720.482.9526

WINDLER PUBLIC IMPROVEMENT AUTHORITY (WPIA)
9165 E. NICHOLS AVE. SUITE 360
CENTENNIAL, CO 80112
PHONE: (303) 795-9900

WINDLER FRLO AREA 1
SITE PLAN (PA-4)
TYPICAL LOT SETBACKS 2

SCALE: AS SHOWN

FILE NO: R0043248-00

DRAWN BY: NL

CHECKED BY: MI

DATE: 04/05/2024

SHEET NUMBER 5

11/15/24

AM

Revisions

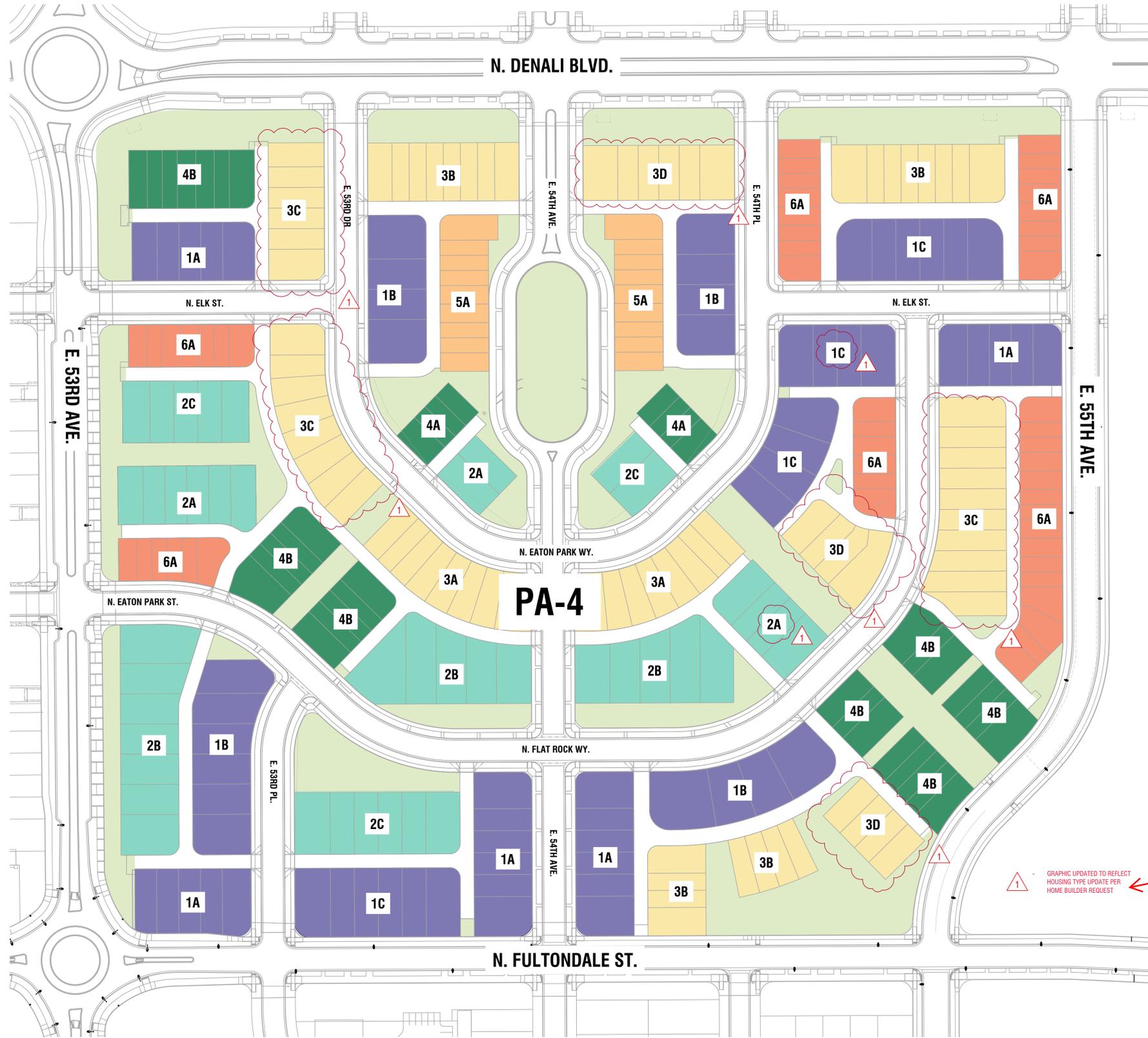
Date

Appr.

Date

HOUSING TYPES

- 1 - SINGLE FAMILY DETACHED : ALLEY LOADED**
 1A. 32'x85'
 1B. 44'x85'
 1C. 35'x90'
- 2 - SINGLE FAMILY DETACHED : GREEN COURT**
 2A. 32'x85'
 2B. 44'x85'
 2C. 35'x90'
- 3 - SINGLE FAMILY ATTACHED : PAIRED HOME**
 3A. 25'x85'
 3B. 25'x85' (GREEN COURT)
 3C. 30'x80'
 3D. 30'x80' (GREEN COURT)
- 4 - SINGLE FAMILY ATTACHED : GREEN COURT TOWNHOUSE**
 4A. 22'x62' - 3 STORY TOWNHOUSE
 4B. 22'x85' - 2 STORY TOWNHOUSE
- 5 & 6 - SINGLE FAMILY ATTACHED TOWNHOUSE**
 5A. 22'x85' - 2 STORY TOWNHOUSE
 6A. 22'x62' - 3 STORY TOWNHOUSE



Please list why and/or what the change was and not per home builder request. That does not tell someone reviewing this now or in the future what actually changed.

Addressed

GRAPHIC UPDATED TO REFLECT HOUSING TYPE UPDATE PER HOME BUILDER REQUEST

LOT TYPOLOGY UPDATE FROM SINGLE FAMILY DETACHED TO PAIRED HOME LOT DIMENSION STAY THE SAME

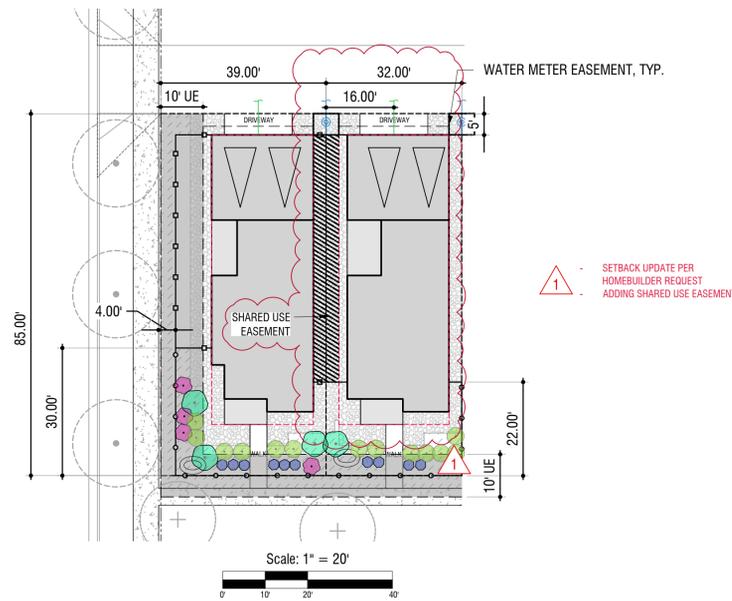
UPDATED TO REFLECT HOME BUILDER REQUEST

F:\2021\21-0036 WINDLER HOMESTEAD\DESIGN\06_CAD\SHSHEETS\CITY SUBMITTAL\04_NBHD-CIV_NHBD-C_MASTER PLAN TRACKING SHEETS.DWG, RPAI_111424

NOT FOR CONSTRUCTION

SHEET NUMBER 36	DRAWN BY: NL	SCALE: AS SHOWN	WINDLER FRLO AREA 1 SITE PLAN (PA-4) HOUSING TYPES	WINDLER PUBLIC IMPROVEMENT AUTHORITY (WPIA) 9165 E. NICHOLS AVE. SUITE 360 CENTENNIAL, CO 80112 PHONE: (303) 795-9900	CIVIL TAS	1200 Bannock St. Denver, CO 80204 303.571.0053 civiltasinc.com	Westwood 10333 E DRY CREEK RD. SUITE 400 ENGLEWOOD, CO 80112 Westwoods.com Westwood Professional Services, Inc. TEL: 720.482.9526	AMENDMENT 1	Date	Revisions	Date	Int.	Appr.	Date
	CHECKED BY: MI	FILE NO: R0043248.00	04/05/2024	11/15/24										

LOT LANDSCAPE REQUIREMENTS



2A - EXAMPLE SINGLE FAMILY DETACHED GREEN COURT (32' X 85')

END UNIT TYPICAL

FRONT YARD:

- **TREES:** FRONT YARD TREES ARE SATISFIED BY GREEN COURT TREES.* CORNER LOT TREE IS SATISFIED BY STREETSCAPE TREE
- **SHRUBS:** MIN. THIRTEEN (13) SHRUBS
- **GRASSES:** MIN. SIX (6) ORNAMENTAL GRASSES

REAR AND SIDE YARD:

- WITH NO PUBLIC VIEW: MULCH REQUIRED BUT NO PLANT MATERIAL REQUIRED.

ALLEY: PLANTING ENCOURAGED BUT NOT REQUIRED.

LANDSCAPE FEATURE: BERM

INTERIOR UNIT TYPICAL

INTERIOR LOT:

- **TREES:** FRONT YARD TREES ARE SATISFIED BY GREEN COURT TREES.* CORNER LOT TREE IS SATISFIED BY STREETSCAPE TREE
- **SHRUBS:** MIN. EIGHT (8) SHRUBS
- **GRASSES:** MIN. FOUR (4) ORNAMENTAL GRASSES

REAR AND SIDE YARD:

- WITH NO PUBLIC VIEW: MULCH REQUIRED BUT NO PLANT MATERIAL REQUIRED.

ALLEY: PLANTING ENCOURAGED BUT NOT REQUIRED.

LANDSCAPE FEATURE: BERM



2B - EXAMPLE SINGLE FAMILY DETACHED GREEN COURT (44' X 85')

END UNIT TYPICAL

FRONT YARD:

- **TREES:** FRONT YARD TREES ARE SATISFIED BY GREEN COURT TREES.* CORNER LOT TREE IS SATISFIED BY STREETSCAPE TREE
- **SHRUBS:** MIN. SIXTEEN (16) SHRUBS
- **GRASSES:** MIN. SEVEN (7) ORNAMENTAL GRASSES

REAR AND SIDE YARD:

- WITH NO PUBLIC VIEW: MULCH REQUIRED BUT NO PLANT MATERIAL REQUIRED.

ALLEY: PLANTING ENCOURAGED BUT NOT REQUIRED.

LANDSCAPE FEATURE: BERM

INTERIOR UNIT TYPICAL

INTERIOR LOT:

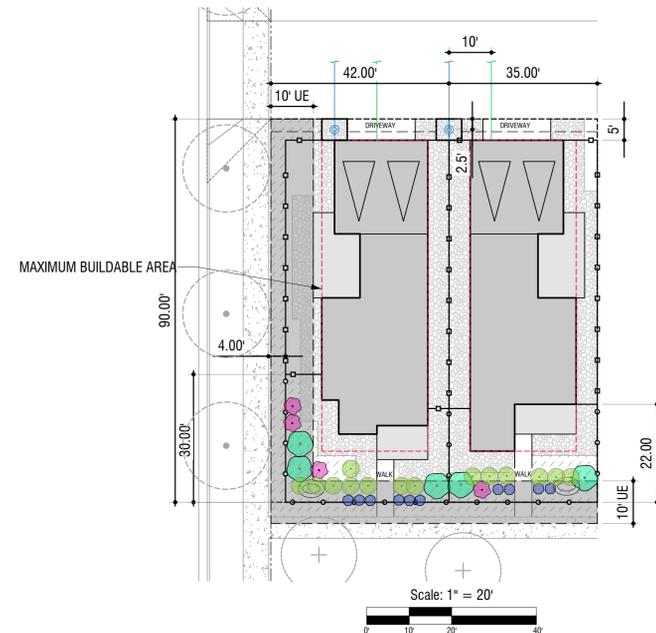
- **TREES:** FRONT YARD TREES ARE SATISFIED BY GREEN COURT TREES.* CORNER LOT TREE IS SATISFIED BY STREETSCAPE TREE
- **SHRUBS:** MIN. TEN (10) SHRUBS
- **GRASSES:** MIN. FOUR (4) ORNAMENTAL GRASSES

REAR AND SIDE YARD:

- WITH NO PUBLIC VIEW: MULCH REQUIRED BUT NO PLANT MATERIAL REQUIRED.

ALLEY: PLANTING ENCOURAGED BUT NOT REQUIRED.

LANDSCAPE FEATURE: BERM



2C - EXAMPLE SINGLE FAMILY DETACHED GREEN COURT (35' X 90')

END UNIT TYPICAL

FRONT YARD:

- **TREES:** FRONT YARD TREES ARE SATISFIED BY GREEN COURT TREES.* CORNER LOT TREE IS SATISFIED BY STREETSCAPE TREE
- **SHRUBS:** MIN. FOURTEEN (14) SHRUBS
- **GRASSES:** MIN. SIX (6) ORNAMENTAL GRASSES

REAR AND SIDE YARD:

- WITH NO PUBLIC VIEW: MULCH REQUIRED BUT NO PLANT MATERIAL REQUIRED.

ALLEY: PLANTING ENCOURAGED BUT NOT REQUIRED.

LANDSCAPE FEATURE: BERM

INTERIOR UNIT TYPICAL

INTERIOR LOT:

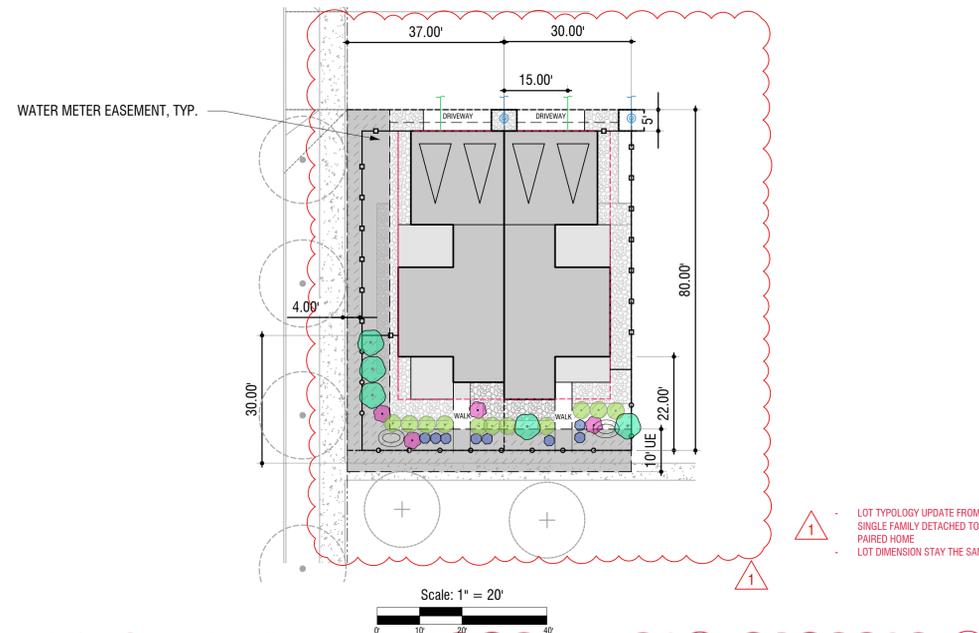
- **TREES:** FRONT YARD TREES ARE SATISFIED BY GREEN COURT TREES.* CORNER LOT TREE IS SATISFIED BY STREETSCAPE TREE
- **SHRUBS:** MIN. NINE (9) SHRUBS
- **GRASSES:** MIN. FOUR (4) ORNAMENTAL GRASSES

REAR AND SIDE YARD:

- WITH NO PUBLIC VIEW: MULCH REQUIRED BUT NO PLANT MATERIAL REQUIRED.

ALLEY: PLANTING ENCOURAGED BUT NOT REQUIRED.

LANDSCAPE FEATURE: BERM



3D - EXAMPLE SINGLE FAMILY ATTACHED PAIRED HOME GREEN COURT (30' X 80')

END UNIT TYPICAL

FRONT YARD:

- **TREES:** FRONT YARD TREES ARE SATISFIED BY GREEN COURT TREES.* CORNER LOT TREE IS SATISFIED BY STREETSCAPE TREE
- **SHRUBS:** MIN. TWELVE (12) SHRUBS
- **GRASSES:** MIN. SIX (6) ORNAMENTAL GRASSES

REAR AND SIDE YARD:

- WITH NO PUBLIC VIEW: MULCH REQUIRED BUT NO PLANT MATERIAL REQUIRED.

ALLEY: PLANTING ENCOURAGED BUT NOT REQUIRED.

LANDSCAPE FEATURE: BERM

INTERIOR UNIT TYPICAL

INTERIOR LOT:

- **TREES:** FRONT YARD TREES ARE SATISFIED BY GREEN COURT TREES.* CORNER LOT TREE IS SATISFIED BY STREETSCAPE TREE
- **SHRUBS:** MIN. EIGHT (8) SHRUBS
- **GRASSES:** MIN. FOUR (4) ORNAMENTAL GRASSES

REAR AND SIDE YARD:

- WITH NO PUBLIC VIEW: MULCH REQUIRED BUT NO PLANT MATERIAL REQUIRED.

ALLEY: PLANTING ENCOURAGED BUT NOT REQUIRED.

LANDSCAPE FEATURE: BERM

PLANT SYMBOL	DESCRIPTION
	GREEN COURT TREE (GENERIC SYMBOL) PLEASE REFER TO SHEETS 48 - 53 FOR ACTUAL STREET TREE LAYOUT.
	STREET TREE (GENERIC SYMBOL) PLEASE REFER TO SHEETS 77 - 85 FOR ACTUAL GREEN COURT TREE LAYOUT.
	SMALL SCALE DECIDUOUS FRONT YARD TREES B&B
	DECIDUOUS SHADE FRONT YARD TREES B&B
	SMALL SCALE EVERGREEN FRONT YARD TREES B&B
	TALL SHRUBS #5 or B&B, RE: PLANT SCHEDULE
BACK LAYER	
	LARGE AND MEDIUM SCALE SHRUBS #5
MIDDLE LAYER	
	SMALL SCALE SHRUBS #5
	ORNAMENTAL GRASSES #1
FRONT LAYER	
	SMALL ORNAMENTAL GRASSES, AND PERENNIALS #1
LEGEND	
	SIGHT TRIANGLE
	BUILDING SETBACK
	5' PRIVACY FENCE
	3' DEMARCATION FENCE
	3-5' GRAVEL BAND
	10' UTILITY EASEMENT
	WATER METER
	BERM
	SHREDDED WOOD MULCH
	SHARED USE EASEMENT
	WATER UTILITY, RE: CIVIL
	SANITARY UTILITY, RE: CIVIL

NOTE:

1. THE BUILDING FOOTPRINTS SHOWN ARE REPRESENTATIVE OF POSSIBLE BUILDING FOOTPRINT AND NOT ACTUAL PROPOSED BUILDING FOOTPRINT.
2. USE PLANT LIST ON SHEET 37 FOR PLANT SPECIES.
3. VARIATION IS REQUIRED FOR LANDSCAPE DESIGN WITHIN THE FRONT YARDS OF THE COMMUNITY. LOCATION OF TREES, UNDERSTORY PLANT MATERIAL AND MULCH TYPES SHALL VARY. NO TWO DIRECTLY ADJACENT LOTS OR LOTS DIRECTLY ACROSS THE STREET MAY HAVE THE SAME LANDSCAPE DESIGN INSTALLED.
4. REFER TO SHEET 36 , HOUSING TYPE PLAN, FOR WHERE THESE LOT TYPICALS ARE WITHIN THE OVERALL DEVELOPMENT.
5. FRONT YARD TREE REQUIREMENT IS SATISFIED BY THE PROVISION OF ADDITIONAL STREET TREES AT A RATIO OF 1 TREE PER 35LF OF STREET FRONTAGE.
6. TURF NOT PERMITTED IN FRONT YARDS

*IN RARE CASES, WHERE GREEN COURTS ARE UNABLE TO INCLUDE SHADE TREES DUE TO GRADING, UTILITIES, ETC. FRONT YARD TREES WILL BE REQUIRED.

5 are only shown. Update the requirements or the plan.

Addressed