



PCS Responses to comments below:

| | |
|--|--|
| Applicant: | Urban Cottages - Todd Johnson, todd@terraformas.com |
| Landscape Architect/ Planner: | PCS Group – Alan Cunningham, al@pcsgroupco.com |
| Civil Engineer: | Cage Civil Engineering - Eric Pearson, <a href="mailto:Pearson, Eric <epearson@cagecivil.com>">Pearson, Eric <epearson@cagecivil.com> |
| Architect: | |

June 12, 2024

Todd Johnson
Urban Cottages, LLC
4601 DTC Blvd, Ste 525
Denver, CO 80237

Re: Second Submission Review – Urban Cottages Jewell – Zoning Map Amendment, Site Plan w/Adjustment and Final Plat
Application Number: **DA-2309-00**
Case Numbers: **1984-2057; 2022-4026-00; 2022-3022-00**

Dear Mr. Johnson:

Thank you for your second submission, which we started to process on August 22, 2022. We have reviewed your plans and attached our comments along with this cover letter. The first section of our review highlights our major comments. The following sections contain more specific comments, including those received from other city departments and community members.

Several important issues remain that must be addressed prior to the Planning and Zoning Commission public hearing. Please see the follow up questions, comments, and concerns from the abutting property owners and registered neighborhood groups. The remaining outstanding comments may be addressed in a technical review after the Planning and Zoning Commission and City Council public hearings. Please revise your previous work and send us a new submission after the decision processes have been complete.

Note that all our comments are numbered. When you resubmit, include a cover letter specifically responding to each item. The Planning Department reserves the right to reject any resubmissions that fail to address these items. If you have made any other changes to your documents other than those requested, be sure to also specifically list them in your letter.

The estimated Planning & Zoning Commission hearing date is set for November 22, 2022. Please remember that all abutter notices for public hearings must be sent and the site notices must be posted at least 10 days prior to the hearing date. These notifications are your responsibility, and the lack of proper notification will cause the public hearing date to be postponed. It is important that you obtain an updated



list of adjacent property owners from the county before the notices are sent out. Take all necessary steps to ensure an accurate list is obtained.

As always, if you have any comments or concerns, please let me know. I may be reached at 303.739.7121 or dosoba@auroragov.org.

Sincerely,

Dan Osoba, Planner II
City of Aurora Planning Department

cc: Al Cunningham, PCS Group
Scott Campbell, Neighborhood Liaison
Justin Andrews, ODA
Filed: K:\\$DA\2309-00rev2

SUMMARY OF KEY COMMENTS FROM ALL DEPARTMENTS

- Community questions, comments, and concerns.
- Sidewalk and pedestrian connections along the private street.
- Retaining wall maximum height.

PLANNING DEPARTMENT COMMENTS

1. Community Questions, Comments and Concerns

1A. No further comments were received from outside agency referrals.

Response: Noted

1B. Follow up comments, questions, and concerns were received during this review. Please make sure these items are addressed and/or answers are provided to the neighbors ahead of the Planning and Zoning Commission hearing. This response will be included in the Planning and Zoning Commission staff report, so it can be either an email response or a letter. If changes are proposed to the plan based on these discussions, another submission will be required prior to the Planning and Zoning Commission. Copy dosoba@auroragov.org on all correspondence with neighbors and include copies of the responses in your response to comment letter.

Response: Noted

1C. The following email addresses were included for the comments listed below. In any discussions, please ensure all are copied.

Response: Noted



1D. shabatural2@gmail.com; tiregamer@comcast.net; jpmaksim@gmail.com; IMeasho4@gmail.com; kwsportzboy@yahoo.com; stephanie@accesselectrician.com; angelmavery@gmail.com; Sumstuff8@gmail.com; drsues10@gmail.com

Comments, Questions, and Concerns

My name is Shayna Shabatura. I and my partner, Kyle Weber, attended the virtual neighborhood meeting on May 31, 2022. Our property (1950 S Jamaica Ct) borders part of the southern property line of the proposed Urban Cottages Jewel and looks over the majority of the property.

Kyle has lived at this residence since 2014 then I moved in in 2019. We spend a great deal of time outside on our property, caring for and transforming our own open-space property. Considering our vantage point, the 11000 E Jewell Ave property is like our extended backyard and we have grown very fond of the open, quiet, vacant property. We watch over the land, doing what we can to deter youths from getting into shenanigans in the deteriorating buildings. We watch the wildlife (rabbits, foxes, stray cats, birds, birds of prey, coyotes) hunt, roam, and take shelter across the property. In the early summer, before the tall grass is mowed down, the way it waves when the wind blows mesmerizes us. When the sun is setting and the grass is illuminated by the sun's final warm rays, the field seems to glow.

We value this land, so we would appreciate the opportunity to work together with the new property owners to ensure that this is what is best for the land, surrounding areas, and of course, our property, safety, and privacy. With that said, I would like to reiterate our concerns that were brought up in the Neighborhood Meeting and some that were not - primarily just for documenting and keeping the neighbors who are CCed on this email in the loop.

Concerns that were brought up in the meeting:

1. The impact that this development, the development occurring a few blocks south of our property for Habitat for Humanity, the build occurring on the North side of Jewell for the new Cherry Creek school-based health centers, etc. will have on the traffic on Jewell is a immense concern. I am not exaggerating that every time we sit outside for more than 10 minutes, we see aggressive, reckless driving up and down Jewell. Surely these future builds, and the many other builds occurring in the 5 mile radius of this property, will have an impact on the traffic on Jewell. We are concerned that Jewell in its current state would not be suitable or safe for the inevitable increase in traffic that these developments and and over population will bring.
2. Speaking of Jewell, we often see RVs, semi trucks, work trucks, etc. park along 11000 Jewell, presumably because they're not allowed/able to take them into the nearby developments. Not really my problem, but I feel that it is worth noting.
3. We would like to work with the developers to:
 - Build a retaining wall and fence between our property and 11000 Jewell property
 - Build proper drainage at NE corner of our property and along our north property border
 - Ensure our property is not negatively impacted by the development (more on this in #4 of additional concerns below)
4. Concern about this development matching the surrounding properties. We argue that the number of units should be decreased and that the proposed 34-36 units would overpopulate a small area. We are not opposed to development on this land, but feel strongly that the change to R1 Rural to R2 - Medium Density is a poor, near-sighted choice. The developers during the Neighborhood Meeting argued that it would fit with the surrounding areas/neighborhoods/developments and showed us a photo identifying



local areas/neighborhoods/developments that are similar to the planned development - single or small family, low income, etc. Could I please request this photo from their presentation?

5. Potentially this development will have a negative impact on the value of our property - how can we be compensated if this occurs?

6. Misc. concerns:

- Concerns about crime increasing in an already questionable area
- Availability of resources (i.e. sewage, power, water, etc.) and if it will take from us or cause issues in our neighborhood
- The amount of garbage that gets blown down onto our property and the Jewell property
- Building next to a retention pond

Additional concerns that were not brought up in the meeting:

1. Sound travels easily from a high point, yes? As mentioned before, we are outside a great deal. We are a family of 4, regularly use loud power tools, play music, have company over, etc.

2. We have 2 - 3 brush fires per year because of the ample weed vegetation that grows on our property in addition to numerous fire pit fires (all in accordance with local fire regulations).

3. Generally speaking, we are not nuisance neighbors - we do not put out excessive, unnecessary, or unreasonable noises. With this development being considered, we would want to continue to be respectful, but because sound travels, we were here first, and we do not want to change our lifestyle, it would not be favorable to our new neighbors.

4. On the North side of our property, our house sits atop a serious 4 level retaining wall. We would like to ensure that any digging done or walls built on our North side would be done in a safe, secure, and timely manner to ensure that our foundation and existing retaining walls are not jeopardized by any excavation.

5. If we understand correctly, the builds will be 30' tall. Standing on our side porch, we estimate this will be right at our eye level which would take away our view of the north. We can and have always been able to see for miles - days, even. We not only love the vacant Jewell property, but we love the view that the vacancy gives us. One of my absolute most favorite things about our view occurs on the 4th of July when the horizon is literally constant fireworks. Everywhere you look, there are fireworks for hours. It's really quite astonishing and magical. Although this development would be a great opportunity to force us to spend more time on our roof to get back the view we love so much, we would prefer to remain on the ground :)

With those concerns stated, I have a few questions:

I understand the project's current status as having the 2nd referral sent, is this correct?

At what point would we work with the developers to build the retaining wall, fence, discuss the height, etc?

May I also please have a photo of the planned developments? I took a screen-shot from the meeting (attached for reference) but would like a clearer one if possible.

Response: The concept has been updated and we are happy to share it with you or you can obtain it from the City.

2. Completeness and Clarity of the Application

Legal Description Comments



2A. Add an exhibit illustrating the metes and bounds legal description. This is required prior to the Planning and Zoning Commission hearing. Please send in the revised Legal Description and Exhibit.

Response: A metes and bound exhibit has now been provided in this latest submittal per this request.

Site Plan Comments

Sheet 1

2B. Add “With Adjustments” to the title.

Response: Revised as requested

2C. Add “Dedicated” to the open space line item.

Response: Revised as Requested

3. Zoning and Subdivision Use Comments

Site Plan Comments

Sheet 9

3A. Add a detail of the monument sign on this sheet.

Response: Monument sign has been removed from the plan. No detail will be provided.

4. Streets and Pedestrian Comments

Sheet 2

4A. As proposed, Planning is not fully comfortable with the lack of sidewalk on both sides of the street. While understanding site constraints and limitations on an infill site, staff would like to discuss prior to public hearing. Please coordinate with your Case Manager to set up a meeting to discuss.

Response: Per City meeting it was agreed that due to the constrained site and lack of area a sidewalk on both sides was not feasible.

4B. Show and/or label the crosswalk striping, typical.

Response: Revised as requested

4C. Lots 2 and 3 need to have sidewalk access to the sidewalk in the green court area.

Response: Revised as requested

5. Parking Comments

Sheet 1

5A. Parking should be 68 (2*34 units). 68 spaces are shown on the plan.

Response: Revised as requested

5B. ADA parking is required only for multifamily and non-residential development. Change the requirement to 0.

Response: Revised as requested



6. Architectural and Urban Design Comments

Sheet 9

6A. If you have a rendering of the proposed duplexes (even one of the model/elevation plans) that would be helpful to present to Planning and Zoning Commission. Note this is a suggestion, not a requirement.

Response: Acknowledged

7. Signage Comments

Sheet 1

7A. Add line items for proposed signs and total sign area in the data block. Include both sides of the monument sign.

Response: Revised as requested

Sheet 2

7B. Provide a monument sign detail on the details sheets. The sign detail shall show the dimensions and materials; however, no signage message content is required to be shown on this plan.

Response: Monument sign has been removed from the plan. No detail will be provided.

7C. Include location dimensions for the monument sign. Distance from ROW, back of walk and property line.

Response: Monument sign has been removed from the plan. No detail will be provided.

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

Site Plan Comments

Sheet 11

8A. The retaining wall detail is not shown on this sheet per the comment request, but it is shown on another sheet.

Response: Retaining wall detail is provided on sheet LS2.1.

Sheet 12

8B. Label utilities and easement.

Response: Utilities and easement have been labeled.

Sheet 13

8C. Label utilities and easement.

Response: Utilities and easement have been labeled.

8D. Dimension and label the special landscape buffer.

Response: Landscape buffer has been dimensioned and labeled.

9. Addressing (Phil Turner / 303-739-7357 / pcturner@auroragov.org)

9A. Please provide a digital .shp or .dwg file for addressing and other GIS mapping purposes. Include the parcel, street line, easement and building footprint layers at a minimum. Please ensure that the digital file



provided in a NAD 83 feet, Stateplane, Central Colorado projection so it will display correctly within our GIS system. Please eliminate any line work outside of the target area. Please contact me if you need additional information about this digital file.

Response: Acknowledged

REFERRAL COMMENTS FROM OTHER DEPARTMENTS AND AGENCIES

10. Civil Engineering (Julie Bingham / 303-739-7403 / jbingham@auroragov.org / Comments in green)

Site Plan Comments

Sheet 1

10A. The Site Plan will not be approved by Public Works until the Preliminary Drainage Letter/Report is approved.

Response: Acknowledged.

Sheet 2

10B. The flowline should match the existing flowline to the east. The comment response mentions that this was not done based on conversations with staff. Was this discussed at the meeting in April? Or with a separate staff member?

Response: Revised as requested.

10C. Show the transition back to the existing offsite.

Response: We have completed the ultimate ROW requirement for our site along Jewell Ave and an offsite transition would impede onto the adjacent property.

10D. Clearly indicate who will maintain the alleys. When the alley is shared instead of being in its own tract, it should be clear if homeowners will be responsible for the portions of the alley within their lot or if an HOA/metro district will be responsible for maintenance.

Response: HOA will maintain all alleys. This has been added to the notes.

10E. The drainage easement should be covering only the functional portions of the detention pond rather than the full tract. Show detectable warnings for ramps that provide a street crossing, typical.

Response: Revised as requested.

Sheet 5

10F. Label crossspans, typical.

Response: Revised as requested.

10G. Show the maintenance path to the outlet structure.

Response: Revised as requested.



10H. Should be private.

Response: Revised as requested.

10I. A drainage easement is required for the pond. Please show/label the easement on all sheets.

Response: Revised as requested.

10J. Identify this alley as a drainage easement due to capturing more than 2 ½ lots of stormwater flows.

Response: Revised as requested.

10K. Per Section 4.02-7.01 in the Roadway Manual, the max wall height for residential development is 4'. The walls should be tiered.

Response: Revised as requested.

10L. Appears to be a duck pond at the location shown.

Response: Revised as requested.

10M. Ensure the pavement widening meets standard 4.04.5.04.1 from the Roadway Manual for private street curves.

Response: Street curve exceeds the requirements of 4.04.05.04.1 and 4.07.10.1 by being greater than the required 8' of widening. Additionally, we have a Fire Truck Turn showing the truck's ability to adequately navigate Jewell Circle to meet the widening's intent.

10N. How does the maintenance access connect to the ROW?

Response: Pond design and maintenance access have been changed. There is now a drivable path that connects to the ROW. Material of the access has been provided in the plan documents.

10O. Per Section 4.02.7.01 in the Roadway Manual, the max height for residential development adjacent to side lot lines is 30".

Response: Revised as requested.

10P. Show the railing for the retaining wall. Include the material for the wall in the section.

Response: Revised as requested.



10Q. Ensure all trees are a minimum of 10' from storm sewer.

Response: All trees have been updated so that they are located 10' from any proposed sewer lines.

10R. If Aurora Water permits access to be provided to the outlet structure from Jewell, then the path needs to be shown on this sheet to ensure there is no conflict with the proposed landscaping.

Response: Path has been provided from Jewell Circle in order to not conflict with the proposed landscaping.

Subdivision Plat Comments

10S. Please remove AutoCAD SHX text items in the comment section. Please flatten the PDF to reduce the select-ability of these items.

Response: Revised as requested.

10T. The drainage easement should be covering only the functional portions of the detention pond rather than the full tract.

Response: Revised as requested.

11. Traffic Engineering (Carl Harline / 303-739-7584 / charline@auroragov.org / Comments in amber)

11A. Traffic Engineering has approved the application.

Response: Acknowledged.

12. Fire / Life Safety (Will Polk / 303-739-7371 / wpolk@auroragov.org / Comments in blue)

Site Plan Comments

Sheet 1

12A. Please verify that this site will not be gated.

Response: The site will not be gated. No gates are proposed.

Sheet 2

12B. Is there an accessible transition between the van space and the accessible sidewalk?

Response: Accessible space has been removed as it is not required.

13. Aurora Water (Nina Khanzadeh / 720-859-4365/ nkhanzad@auroragov.org / Comments in red)

Site Plan Comments

Sheet 5

13A. Why is a second valve needed?

Response: Valve has been removed.

13B. The stretch of pipe called out in the redlines is to be private.

Response: Revised as requested.

14. Forestry (Rebecca Lamphear / 303-739-7177 / rlamphea@auroragov.org / Comments in purple)



Site Plan Comments

14A. Aurora Forestry cannot approve the plan until Tree Mitigation has been paid.

Response: Noted. Tree mitigation plans to be paid at time of approval

15. PROS (Alex Grimsman / 303-739-7154 / agrimisma@auroragov.org / Comments in mauve)

Site Plan Comments

Sheet 11

15A. 32 per the coversheet.

Response: Latest proposed site plan layout has a total of 32 units. Calculation not revised and still shows 32 units.

Sheet 13

15B. Note the 25' landscape buffer – ensure this area is provided at a minimum 1 tree and 10 shrubs per 30 linear feet.

Response: The 25' landscape buffer is labeled, and plant quantities reflect the UDO buffer planting requirements.

16. Real Property (Roger Nelson / 720-587-2657/ ronelson@auroragov.org / Comments in magenta)

Site Plan Comments

Sheet 1

16A. The 1" x 3" box in the upper right corner makes the recorder's certificate not needed. Please remove.

Response: Revised as requested.

16B. The items highlighted on the legal description are not needed on the site plan.

Response: Revised as requested.

Sheet 2

16C. The Assessor Map shows this as Tract D Village Knolls Filing No. 1.

Response: Revised as requested.

16D. Provide 60' ROW recording information (see subdivision plat).

Response: Revised as requested.

16E. Provide the ROW width and recording for S Joliet St.

Response: Revised as requested.

16F. Assessor Map shows this as Tract A Jewell Terrace Subdivision Filing No 1.

Response: Revised as requested.

16G. Show the plat exterior with 6' being dedicated as ROW.

Response: Revised as requested. It is now 10' being dedicated as ROW.

16H. Label Tract A.



Response: Revised as requested.

16I. Access easement may need to be a Tract, typical.

Response: Revised as requested.

16J. Match the description for exterior B&D's, typical.

Response: Revised as requested.

16K. Label Tract B.

Response: Revised as requested.

Subdivision Plat Comments

16L. Provide updated title work date within 120 days of plat acceptance date.

Response: New title has been provided

16M. Provide the closure report.

Response: A Closure Report has been provided with this submittal.

16N. Please make the corrections, edits, additions, and deletions as noted on the redlined Subdivision Plat.

Response: Made all corrections as requested from the redlined document.

17. Aurora Water Taps (Diana Porter / 303-739-7395 / dsporter@auroragov.org /)

17A. Advisory Note: Storm Drainage Development fees due: 3.92-acres x \$1,242.00 = **\$4,868.64**. This fee is due prior to recordation of the Subdivision Plat.

Response: Noted. We plan to provide the fee at the time of recordation.

17B. Commercial users with meters one and one-half inches and smaller with landscaped areas not served by a separate irrigation system shall be charged an outdoor fee based upon the total landscape area.

Response: No commercial users are anticipated for this property, so we assume this comment will not apply.

URBAN COTTAGES JEWELL

SITE PLAN

PLOT 4 AND A PORTION OF PLOT 5, MALONE SUBDIVISION LOCATED IN THE NORTHWEST QUARTER OF SECTION 26, TOWNSHIP 4 SOUTH, RANGE 67 WEST, 6TH PRINCIPAL MERIDIAN CITY OF AURORA, COUNTY OF ARAPAHOE, STATE OF COLORADO

The site plan will note be approved by public works until the preliminary drainage letter/report is approved.

Understood.

Revised as requested.

Include the code section for each adjustment.

Add "with Adjustments"

Added with adjustments

| SHEET INDEX | | |
|--------------|--|-------------------|
| Sheet Number | Sheet Title | Sheet Description |
| 1 | COVER SHEET | C1 |
| 2 | SITE PLAN | SP1 |
| 3 | SITE PLAN DETAILS | SP2 |
| 4 | SITE PLAN DETAILS | SP3 |
| 5 | GRADING & UTILITY SCHEMATIC | GU1 |
| 6 | TREE MITIGATION PLAN | TM0.1 |
| 7 | TREE INVENTORY | TM0.2 |
| 8 | LANDSCAPE SITE PLAN | LS1.1 |
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| 10 | SITE DETAILS | LS5.2 |
| 11 | LANDSCAPE NOTES & SCHEDULE | LP0.1 |
| 12 | LANDSCAPE PLAN | LP1.1 |
| 13 | LANDSCAPE LOT ENLARGEMENTS | LP1.2 |
| 14 | ARCHITECTURAL PLAN 1 ELEVATION 'A' | A01 |
| 15 | ARCHITECTURAL PLAN 1 ELEVATION 'A' | A02 |
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| 17 | ARCHITECTURAL PLAN 1 ELEVATION 'C' | A04 |
| 18 | ARCHITECTURAL PLAN 2 ELEVATION 'B' | A05 |
| 19 | ARCHITECTURAL PLAN 2 ELEVATION 'B' | A06 |
| 20 | ARCHITECTURAL PLAN 2 ELEVATION 'C' | A07 |
| 21 | ARCHITECTURAL PLAN 2 ELEVATION 'C' | A08 |
| 22 | ARCHITECTURAL PLAN 3 ELEVATION 'A' | A09 |
| 23 | ARCHITECTURAL PLAN 3 ELEVATION 'A' | A10 |
| 24 | ARCHITECTURAL PLAN 3 ELEVATION 'B' | A11 |
| 25 | ARCHITECTURAL PLAN 3 ELEVATION 'B' | A12 |
| 26 | ARCHITECTURAL PLAN 2 & 3 ELEVATION 'B' | A13 |
| 27 | ARCHITECTURAL PLAN 2 & 3 ELEVATION 'B' | A14 |
| 28 | SITE LIGHTING PHOTOMETRIC | SL1.0 |
| 29 | SITE LIGHTING DETAILS | SL2.0 |

Add "Dedicated".

Revised as requested.

Revised as requested.

Add line items for Proposed Signs and Total Sign Area. Include both sides of the monument sign.

ADJUSTMENTS:

- ADJUSTMENT REQUEST 1- MITIGATION MEASURE:** REDUCE MINIMUM LOT AREA OF 3,000 S.F. BY 10% TO 2,700 S.F.
 - FROM A MITIGATION MEASURES STANDPOINT, UTILIZING SLIGHTLY SMALLER LOTS ALLOWS US TO TRANSFER LANDSCAPE AREA TO THE PERIMETER OF THE PROPERTY, PROVIDING LARGER SETBACKS AND INCREASED BUFFERS TO ADJACENT PROPERTIES.
- ADJUSTMENT REQUEST 2- MITIGATION MEASURE:** NOT PROVIDING A SOUTH STREET CONNECTION TO THE PROPOSED GREEN COURT LOTS.
 - WE ARE MITIGATING THIS ADJUSTMENT REQUEST BY PROVIDING A 13' BUFFER AREA BETWEEN THE PROPERTY LINE AND THE GREENCOURT LOTS. WITHIN THE 13' BUFFER WE ARE PROVIDING NATIVE LANDSCAPE AND A 6' TALL PRIVACY FENCE TO CREATE A BUFFER BETWEEN THE ADJACENT NEIGHBORS AND THE GREENCOURT LOTS.

SITE DATA

| | |
|----------------------------------|-----------------------|
| LAND AREA WITHIN PROPERTY LINES | 3.91 AC (170,542 SF) |
| NUMBER OF BUILDINGS | 17 |
| DUPLEX UNITS PROPOSED | 34 |
| NUMBER OF STORIES | 2 |
| MAXIMUM BUILDING HEIGHT | 38' |
| PROPOSED MAXIMUM BUILDING HEIGHT | 25'-12" |
| CONSTRUCTION TYPE | V-B |
| IBC OCCUPANCY CLASSIFICATION | R-3 (NON-SPRINKLERED) |
| HARD SURFACE AREA | 98,587 SF / 57.6% |
| LANDSCAPE AREA | 71,955 SF AC / 42.2% |
| BUILDING AREA | 50,184 SF |
| OPEN SPACE | 0.00 AC |
| CURRENT ZONING | R-R |
| PROPOSED ZONING | R-2 |
| PRIVATE LOT AREA | 2.30 AC |
| TRACT AREA | 1.61 AC |
| POND AREA | 0.19 AC |
| PUBLIC R.O.W. AREA | 0.080 AC |
| REQUIRED PARKING (2/DU) | 34 SPACES |
| PROVIDED PARKING (OFF-STREET) | 34 SPACES |
| PROVIDED PARKING (STREET) | 11 SPACES |
| REQUIRED ADA PARKING | 1 SPACE |
| PROVIDED ADA VAN PARKING | 1 SPACE |



VICINITY MAP

SCALE: 1" = 2000'

OWNER:
URBAN COTTAGES, LLC
10657 E IDA AVENUE
ENGLEWOOD, CO 80111
PHONE: 717.875.3961
CHASE STILLMAN

INER:
CIVIL ENGINEERING
2000, CO 80223
PHONE: 720.206.6625
PEARSON

Revised as requested.

LANDSCAPE ARCHITECT
PCS GROUP
200 KALAMATH STREET
DENVER, CO 80223
PHONE: 303.531.4905
ALAN CUNNINGHAM

SURVEYOR
EMK CONSULTANTS, INC.
7006 SOUTH ALTON WAY, BLDG. F
CENTENNIAL, CO 80112
PHONE: 303.694.1520
STEPHEN HARDING

Please verify this site will not be gated.

There are no gates proposed in this site plan.

OWNERS SIGNATURES:

LEGAL DESCRIPTION: SEE THIS SHEET

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 ____, A.D. ____.

BY: _____ (PRINCIPALS OR OWNERS)

STATE OF COLORADO } SS
COUNTY OF _____ }

THE FOREGOING INSTRUMENT WAS ACKNOWLEDGED BEFORE ME THIS ____ DAY OF _____ A.D., ____.

BY: _____ (PRINCIPALS OR OWNERS)

WITNESS MY HAND AND OFFICIAL SEAL

(NOTARY PUBLIC)

MY COMMISSION EXPIRES _____

NOTARY BUSINESS ADDRESS: _____

CITY OF AURORA APPROVALS

CITY ATTORNEY: _____
DATE: _____

PLANNING DIRECTOR: _____
DATE: _____

PLANNING COMMISSION: _____
DATE: _____

CITY COUNCIL: _____
DATE: _____

ATTEST: _____
DATE: _____

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: _____

1" x 3" box in upper Right Corner makes this certificate not needed.

Certificate has been removed.

CITY OF AURORA 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.
- THE DEVELOPER/OWNER 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.
- 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/ANSI) A117-2009. THE DEVELOPER, OWNER AND ASSIGNS ARE RESPONSIBLE FOR COMPLYING WITH THE FEDERALLY MANDATED REQUIREMENTS OF THE AMERICANS WITH DISABILITIES ACT (ADA), AND AS SUCH, THE CITY OF AURORA DOES NOT ENFORCE THESE LAWS.
- THE DEVELOPER, HIS SUCCESSORS AND ASSIGNS, SHALL BE RESPONSIBLE FOR INSTALLATION, MAINTENANCE AND REPLACEMENT OF ALL LANDSCAPING MATERIALS SHOWN OR INDICATED ON THE APPROVED SITE PLAN OR LANDSCAPE PLAN ON FILE IN THE PLANNING DEPARTMENT. ALL LANDSCAPING WILL BE INSTALLED PRIOR TO ISSUANCE OF CERTIFICATE OF OCCUPANCY.
- ALL CROSSINGS OR ENCROACHMENTS INTO EASEMENTS AND RIGHTS-OF-WAY OWNED BY THE CITY OF AURORA ("CITY") IDENTIFIED AS BEING PRIVATELY-OWNED AND MAINTAINED HEREIN ARE ACKNOWLEDGED BY THE UNDERSIGNED AS BEING SUBJECT TO CITY'S USE AND OCCUPANCY OF SAID EASEMENTS OR RIGHTS-OF-WAY. THE UNDERSIGNED, ITS SUCCESSORS AND ASSIGNS, FURTHER AGREES TO REMOVE, REPAIR, REPLACE, RELOCATE, MODIFY, OR OTHERWISE ADJUST SAID CROSSINGS OR ENCROACHMENTS UPON REQUEST FROM THE CITY AND AT NO EXPENSE TO THE CITY. THE CITY RESERVES THE RIGHT TO MAKE FULL USE OF THE EASEMENTS AND RIGHTS-OF-WAY AS MAY BE NECESSARY OR CONVENIENT AND THE CITY RETAINS ALL RIGHTS TO OPERATE, MAINTAIN, INSTALL, REPAIR, REMOVE OR RELOCATE ANY CITY FACILITIES LOCATED WITHIN SAID EASEMENTS AND RIGHTS-OF-WAY AT ANY TIME AND IN SUCH A MANNER AS IT DEEMS NECESSARY OR CONVENIENT.
- THE APPROVAL OF THIS DOCUMENT DOES NOT CONSTITUTE FINAL APPROVAL OF GRADING, DRAINAGE, UTILITY, PUBLIC IMPROVEMENTS AND BUILDING PLANS. CONSTRUCTION PLANS MUST BE REVIEWED AND APPROVED BY THE APPROPRIATE AGENCY PRIOR TO THE ISSUANCE OF BUILDING PERMITS.
- 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.
- ALL INTERESTED PARTIES ARE HEREBY ALERTED THAT THIS SITE PLAN IS SUBJECT TO ADMINISTRATIVE CHANGES AND AS SHOWN ON THE ORIGINAL SITE PLAN ON FILE IN THE AURORA CITY PLANNING OFFICE AT THE MUNICIPAL BUILDING. A COPY OF THE OFFICIAL CURRENT PLAN MAY BE PURCHASED THERE. LIKEWISE, SITE PLANS ARE REQUIRED TO AGREE WITH THE APPROVED SUBDIVISION PLAT OF RECORD AT THE TIME OF A BUILDING PERMIT, AND IF NOT, MUST BE AMENDED TO AGREE WITH THE PLAT AS NEEDED, OR VICE VERSA.
- ERRORS IN APPROVED SITE PLANS RESULTING FROM COMPUTATIONS OR INCONSISTENCIES IN THE DRAWINGS MADE BY THE APPLICANT ARE THE RESPONSIBILITY OF THE PROPERTY OWNER OF RECORD. WHERE FOUND, THE CURRENT MINIMUM CODE REQUIREMENTS WILL APPLY AT THE TIME OF BUILDING PERMIT. PLEASE BE SURE THAT ALL PLAN COMPUTATIONS ARE CORRECT.

- ALL REPRESENTATIONS AND COMMITMENTS MADE BY APPLICANTS AND PROPERTY OWNERS AT PUBLIC HEARINGS REGARDING THIS PLAN ARE BINDING UPON THE APPLICANT, PROPERTY OWNER, AND ITS HEIRS, SUCCESSORS, AND ASSIGNS.
- ARCHITECTURAL FEATURES, SUCH AS BAY WINDOWS, FIREPLACES, ROOF OVERHANGS, GUTTERS, EAVES, FOUNDATIONS, FOOTINGS, CANTILEVERED WALLS, ETC, ARE NOT ALLOWED TO ENCROACH INTO ANY EASEMENT OR FIRE LANE.
- 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.
- 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 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 APPROVED, CONSTRUCTED, AND INITIALLY ACCEPTED.
- THE PROPERTY OWNER/DEVELOPER SHALL MAINTAIN THE DUST FREE SURFACE AS PROVIDED WITHIN THE SITE PLAN/CONTEXTUAL SITE PLAN. OTHERWISE IF THE PROPERTY OWNER/DEVELOPER FAILS TO MAINTAIN THE DUST FREE SURFACE AS IDENTIFIED WITHIN THE SITE PLAN/CONTEXTUAL SITE PLAN AND FAILS TO CORRECT THE CONDITION AFTER NOTIFICATION OF THE CONDITION, THE PROPERTY OWNER/DEVELOPER AGREES TO REMOVE IT AND REPLACE IT WITH AN IMPROVED SURFACE SUCH AS CONCRETE OR ASPHALT WITHIN THE SPECIFIED TIME OF THE NOTIFICATION.
- 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".

LEGAL DESCRIPTION

_____ PLOT FOUR (4) AND A PORTION OF PLOT FIVE (5), MALONE SUBDIVISION, RECORDED IN BOOK 9, PAGE 48 OF THE ARAPAHOE COUNTY RECORDS, SITUATED IN THE NORTHWEST QUARTER OF SECTION 26, TOWNSHIP 4 SOUTH, RANGE 67 WEST, OF THE 6TH PRINCIPAL MERIDIAN, CITY OF AURORA, ARAPAHOE COUNTY, COLORADO, MORE PARTICULARLY DESCRIBED AS FOLLOWS:

COMMENCING AT THE NORTHWEST CORNER OF SAID SECTION 26, THENCE ALONG THE NORTH LINE OF THE NORTHWEST QUARTER OF SAID SECTION 26 N89°20'02"E, A DISTANCE OF 984.93 FEET; THENCE S00°11'48"E, A DISTANCE OF 30.00 FEET TO THE NORTHWEST CORNER OF SAID PLOT 4 AND THE POINT OF BEGINNING;

THENCE ALONG THE NORTH LINES OF SAID PLOT 4 AND PLOT 5, ALSO BEING THE SOUTH RIGHT-OF-WAY LINE OF JEWELL AVENUE, AS RECORDED AT BOOK 9, PAGE 48 OF SAID COUNTY RECORDS, N89°20'02"E, A DISTANCE OF 578.43 FEET TO THE NORTHWEST CORNER OF THAT PARCEL OF LAND DESCRIBED IN BOOK 4583 AT PAGE 506 OF THE ARAPAHOE COUNTY RECORDS; THENCE ALONG THE WEST LINE OF SAID PARCEL OF LAND S00°14'21"E, A DISTANCE OF 300.88 FEET TO THE SOUTH LINE OF SAID PLOT 5; THENCE ALONG THE SOUTH LINES OF SAID PLOTS 4 AND 5 S89°21'07"W, A DISTANCE OF 578.65 FEET TO THE SOUTHWEST CORNER OF SAID PLOT 4; THENCE ALONG THE WEST LINE OF SAID PLOT 4 N00°11'48"W, A DISTANCE OF 300.70 FEET TO THE POINT OF BEGINNING, CONTAINING 174,012 SQUARE FEET OR 3.995 ACRES, MORE OR LESS.

Not needed on Site Plan

Removed text as indicated.

URBAN COTTAGES JEWELL SITE PLAN

PLOT 4 AND A PORTION OF PLOT 5, MALONE SUBDIVISION LOCATED IN THE
NORTHWEST QUARTER OF SECTION 26, TOWNSHIP 4 SOUTH, RANGE 67 WEST,
6TH PRINCIPAL MERIDIAN CITY OF AURORA, COUNTY OF ARAPAHOE, STATE OF COLORADO

SITE PLAN NOTES:

- WHERE CONSTRUCTION DETAILS AND SPECIFICATIONS ARE NOT NOTED ON THESE PLANS, USE CITY OF AURORA STANDARD SPECIFICATIONS FOR DESIGN AND CONSTRUCTION.
- ALL DIMENSIONS ARE TO FLOWLINE UNLESS OTHERWISE NOTED.
- ALL EASEMENTS TO BE DEDICATED BY SEPARATE DOCUMENT.
- THE FIRE LANE EASEMENT IS THE RESPONSIBILITY OF THE OWNER, AND THE OWNER SHALL POST AND MAINTAIN APPROPRIATE SIGNS AND MARKINGS IN CONSPICUOUS PLACES ALONG SUCH FIRE LANES, STATING "FIRE LANE - NO PARKING". THE POLICE OR HIS DULY AUTHORIZED REPRESENTATIVE IS HEREBY AUTHORIZED TO CAUSE SUCH FIRE LANE EASEMENTS TO BE MAINTAINED FREE AND UNOBSTRUCTED AT ALL TIMES FOR DEPARTMENT AND EMERGENCY USE.
- 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 OF UNIFORM TRAFFIC CONTROL DEVICES (MUTCD) AND CITY STANDARDS AS SHOWN ON THESE PLANS.

The flowline should match the existing flowline to the east. The comment response mentions that this was not done based on conversations with staff. Was this discussed at the meeting in April? Or with a separate staff member?

Revised as requested.

KEYNOTES & LEGEND:

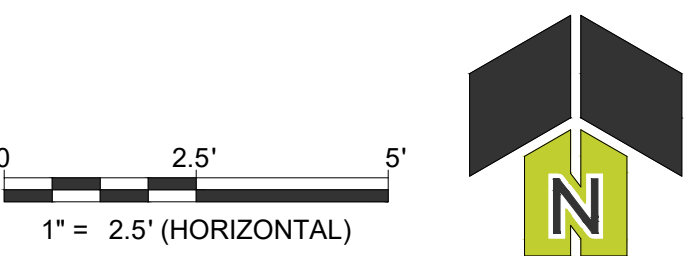
- 1 ADA RAMP
- 2 6" VERTICAL CURB & GUTTER - 2' PAN
- 3 6" VERTICAL CURB & GUTTER - 1' PAN
- 4 DRIVE CUT TYPE 1
- 5 DRIVE CUT TYPE 2
- 6 8" CROSSSPAN
- 7 5' SIDEWALK
- 8 6' SIDEWALK
- 9 RETAINING WALL
- 10 STREET LIGHT
- 11 MAIL KIOSK
- 12 MONUMENT SIGN

No monument sign is proposed.

- 10 PARKING COUNT
- & ACCESSIBLE PARKING SPACE
- ACCESSIBLE ROUTE
- UTILITY EASEMENT (UE)
- UTILITY & ACCESS EASEMENT (UAE)
- FIRE LANE EASEMENT (FLE)
- PROPOSED CONCRETE SIDEWALK
- PROPOSED CONCRETE PAVEMENT
- PROPOSED ASPHALT PAVEMENT
- PROPOSED LIGHT POLE
- FIRE HYDRANT
- WATER METER
- UAE UTILITY AND ACCESS EASEMENT
- UE UTILITY EASEMENT

SIGN & STRIPING LEGEND:

- 1 R1-1 STOP SIGN
- 2 R7-1 FIRE LANE - NO PARKING SIGN
- 3 R7-8 ACCESSIBLE PARKING SIGN



CALL BEFORE YOU DIG
811
OR
1-800-922-1987
UTILITY NOTIFICATION
CENTER OF COLORADO



| DATE | 08/02/2022 |
|-------------|--------------|
| REV. NO. | 01 |
| DESCRIPTION | SUBMITTAL #2 |

URBAN COTTAGES, LLC
URBAN COTTAGES - JEWELL
SITE PLAN
E JEWELL AVE
AURORA, CO

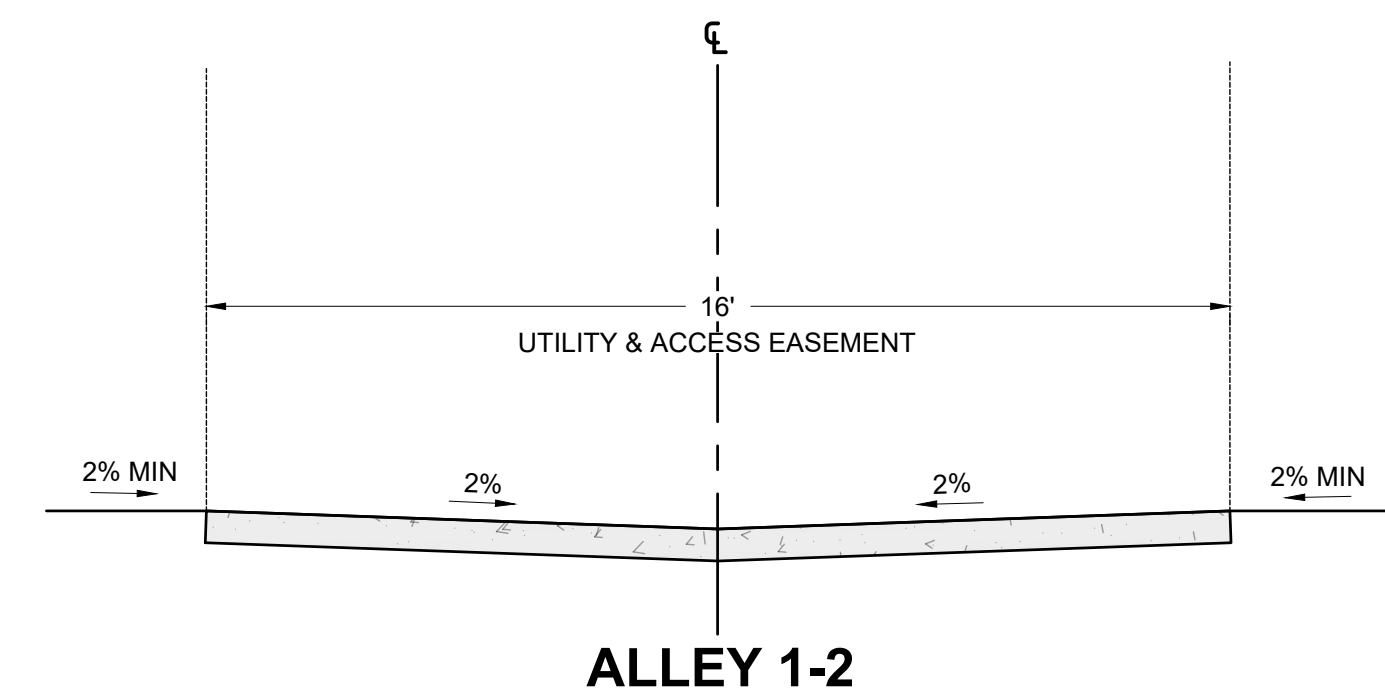
PROJ NO: 210204
ENG: JLL / AG
DATE: 07/01/2022

SHEET NUMBER
SP1
2 OF 29

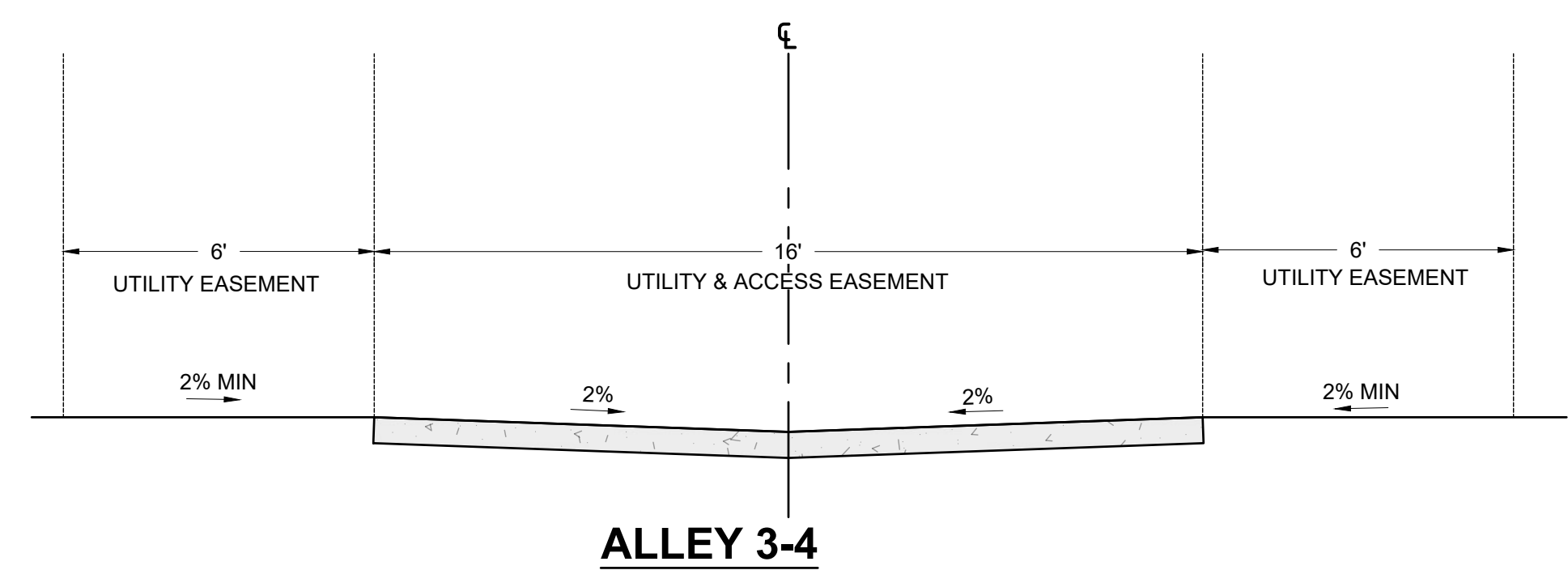
URBAN COTTAGES JEWELL

SITE PLAN

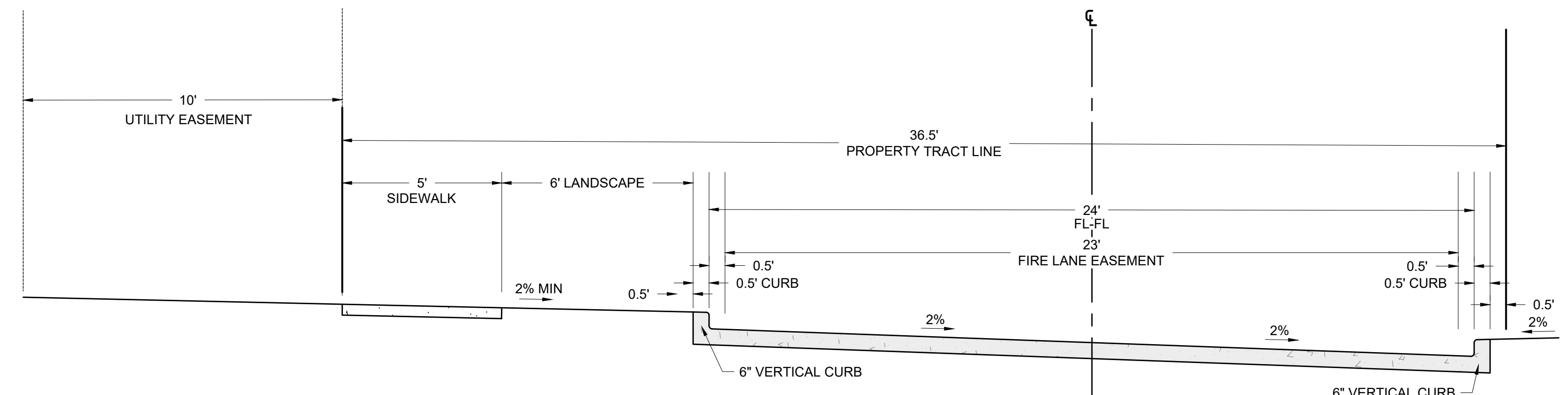
PLOT 4 AND A PORTION OF PLOT 5, MALONE SUBDIVISION LOCATED IN THE
NORTHWEST QUARTER OF SECTION 26, TOWNSHIP 4 SOUTH, RANGE 67 WEST,
6TH PRINCIPAL MERIDIAN CITY OF AURORA, COUNTY OF ARAPAHOE, STATE OF COLORADO



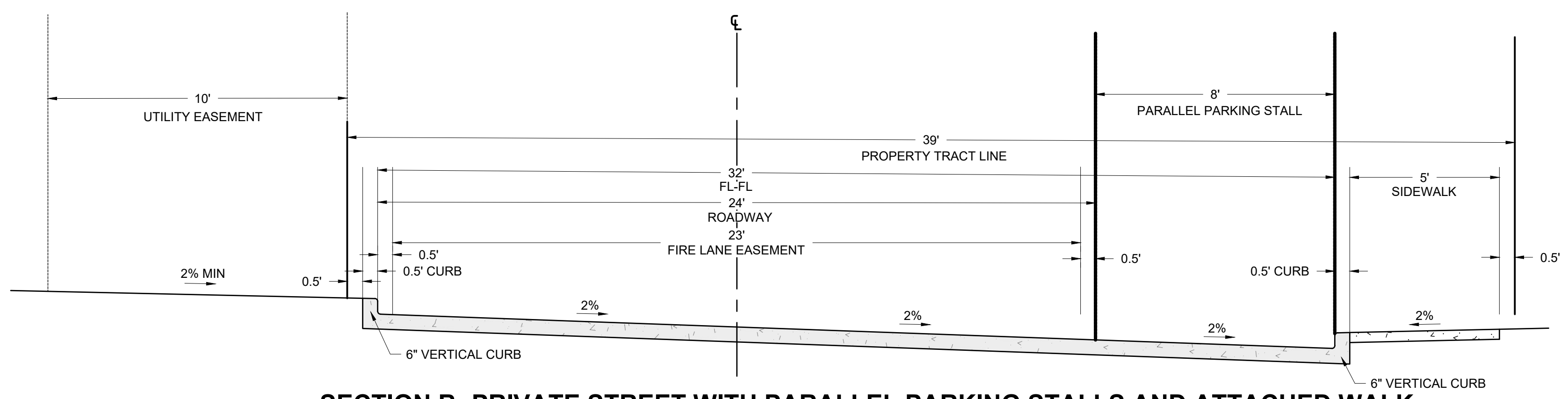
ALLEY 1-2



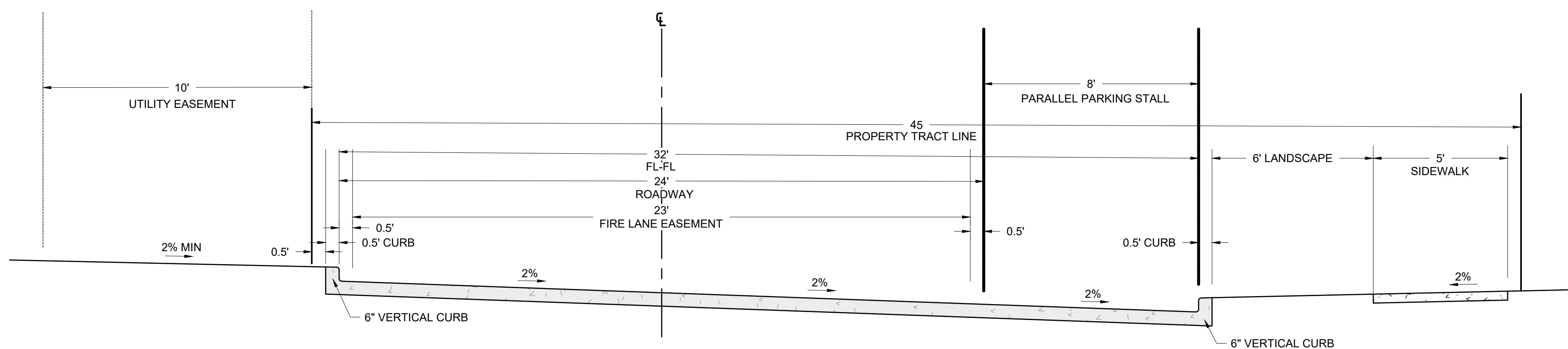
ALLEY 3-4



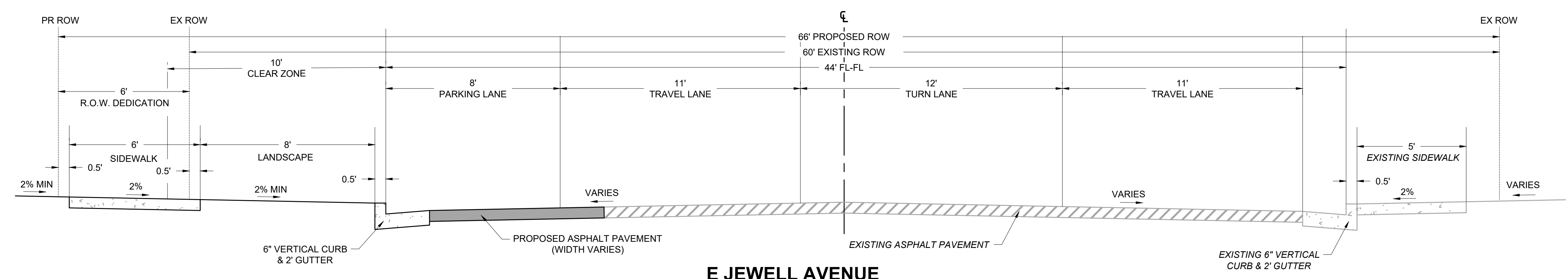
SECTION A: PRIVATE STREET WITH DETACHED WALK



SECTION B: PRIVATE STREET WITH PARALLEL PARKING STALLS AND ATTACHED WALK



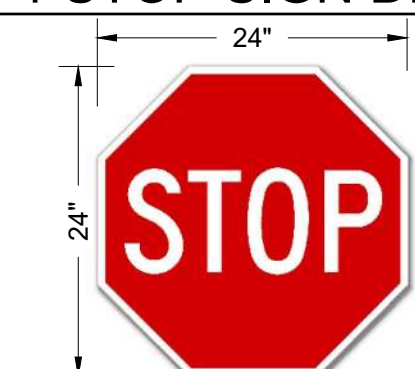
SECTION C: PRIVATE STREET WITH PARALLEL PARKING STALLS AND DETACHED WALK



E JEWELL AVENUE

| DATE | 08/02/2022 |
|-------------|--------------|
| REV. NO. | 01 |
| DESCRIPTION | SUBMITTAL #2 |

PLOT 4 AND A PORTION OF PLOT 5, MALONE SUBDIVISION LOCATED IN THE
NORTHWEST QUARTER OF SECTION 26, TOWNSHIP 4 SOUTH, RANGE 67 WEST,
6TH PRINCIPAL MERIDIAN CITY OF AURORA, COUNTY OF ARAPAHOE, STATE OF COLORADO



URBAN COTTAGES JEWELL SITE PLAN

PLOT 4 AND A PORTION OF PLOT 5, MALONE SUBDIVISION LOCATED IN THE
NORTHWEST QUARTER OF SECTION 26, TOWNSHIP 4 SOUTH, RANGE 67 WEST,
6TH PRINCIPAL MERIDIAN CITY OF AURORA, COUNTY OF ARAPAHOE, STATE OF COLORADO

GRADING AND UTILITY PLAN NOTES:

- ALL STORM SEWER IS PRIVATE UNLESS OTHERWISE NOTED AS PUBLIC.
- PRIVATE STORM SEWER TO BE MAINTAINED BY PROPERTY OWNER.
- PIPE DOWNSTREAM OF WATER METER IS CONSIDERED PRIVATE.
- ALL SANITARY SEWER SERVICES ARE PRIVATE.
- 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.

LEGEND:

- UTILITY EASEMENT (UE)
- UTILITY & ACCESS EASEMENT (UAE)
- FIRE LANE EASEMENT (FLE)
- EX. WATER MAIN
- PR. WATER MAIN
- PR. WATER SERVICE LINE
- PR. POST METER WATER SERVICE LINE
- EX. SANITARY SEWER
- PR. SANITARY SEWER
- PR. SANITARY SEWER SERVICE
- EX. STORM SEWER
- PR. STORM SEWER
- EX. UNDERGROUND ELECTRIC
- PR. UNDERGROUND ELECTRIC
- PR. GAS MAIN
- SPOT ELEVATION
- PROPOSED MAJOR CONTOUR
- PROPOSED MINOR CONTOUR
- EXISTING MAJOR CONTOUR
- EXISTING MINOR CONTOUR
- PROPOSED SWALE
- DRAINAGE FLOW ARROW

GRADING ABBREVIATIONS

- HP HIGH POINT
- LP LOW POINT

CAGE
CIVIL ENGINEERING

pcs group

| DATE | 08/02/2022 |
|----------|--------------|
| REV. NO. | DESCRIPTION |
| 01 | SUBMITTAL #2 |

URBAN COTTAGES, LLC
URBAN COTTAGES - JEWELL
GRADING & UTILITY SCHEMATIC
E JEWELL AVE
AURORA, CO

PROJ NO. 210204
ENG : IJL / AG
DATE : 07/01/2022

SHEET NUMBER

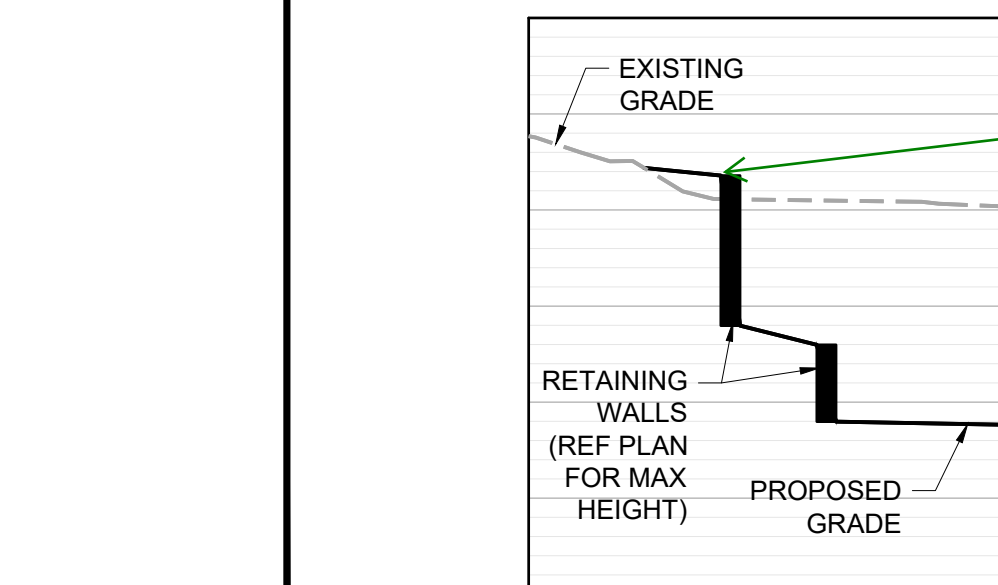
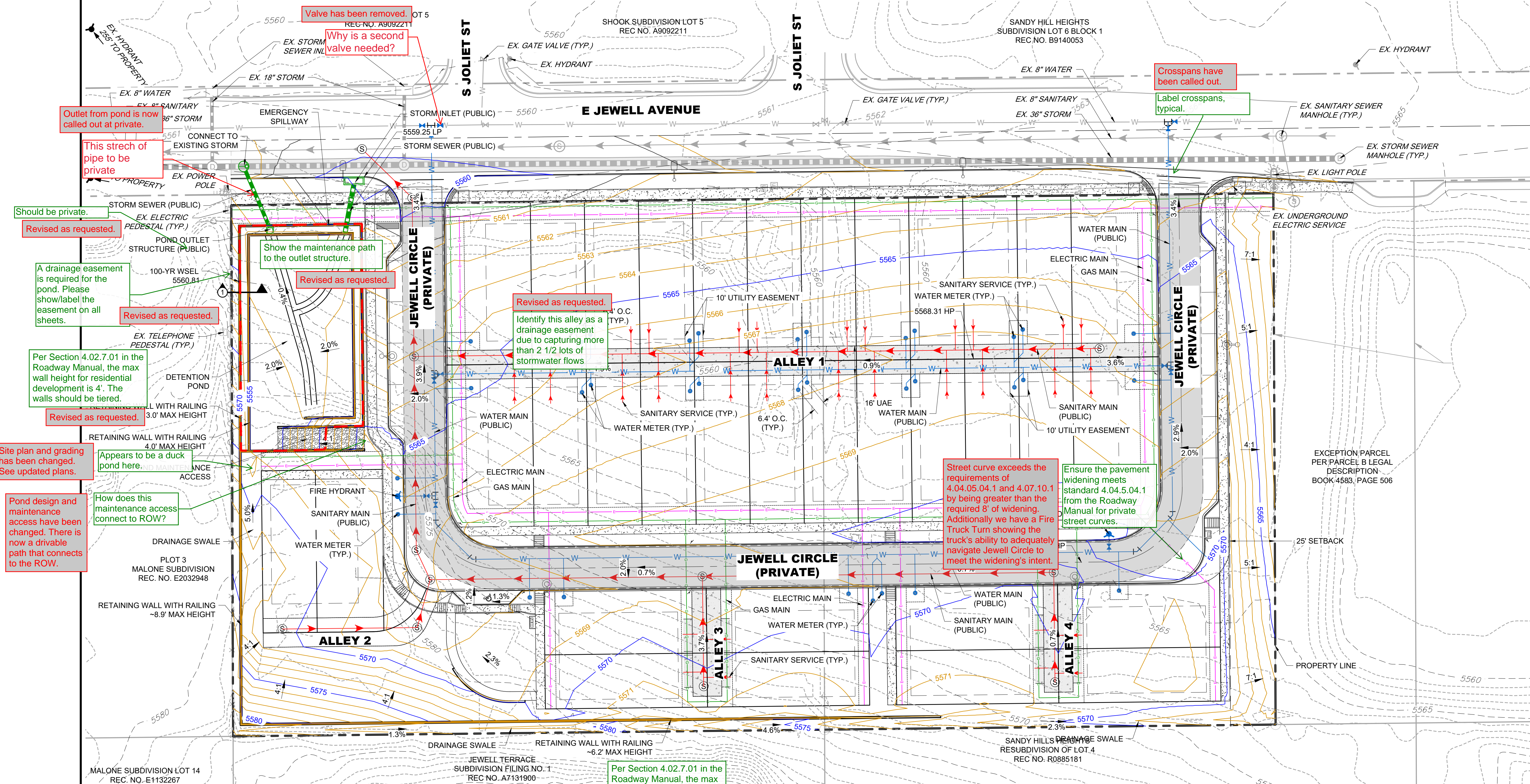
GU1

5 OF 29



CALL BEFORE YOU DIG
811
OR
1-800-922-1987
UTILITY NOTIFICATION
CENTER OF COLORADO

0 2.5' 5'
1" = 2.5' (HORIZONTAL)



SECTION 1:
POND RETAINING WALL SECTION
SCALE: N.T.S.

Show railing for the retaining wall. Include the material for the wall in the section.

Revised as requested.

Per Section 4.02.7.01 in the Roadway Manual, the max wall height for residential development adjacent to side lot lines is 30".

Revised as requested.

Street curve exceeds the requirements of 4.04.05.04.1 and 4.07.10.1 by being greater than the required 8' of widening. Additionally we have a Fire Truck Turn showing the truck's ability to adequately navigate Jewell Circle to meet the widening's intent.

Ensure the pavement widening meets standard 4.04.5.04.1 from the Roadway Manual for private street curves.

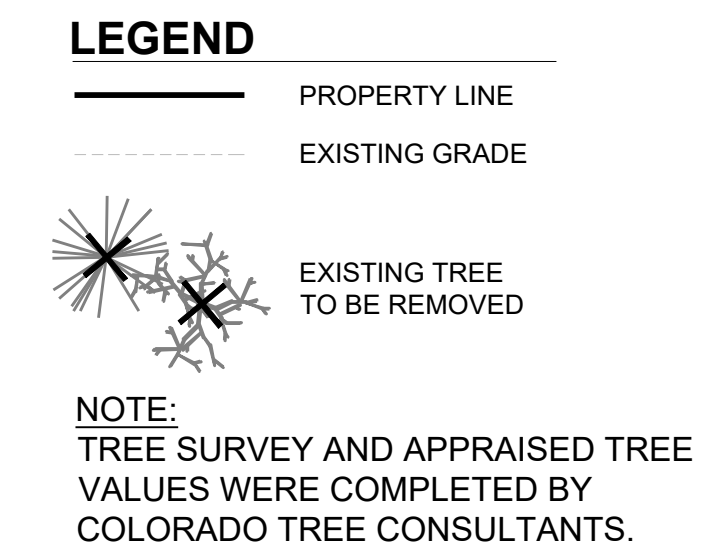
Identify this alley as a drainage easement due to capturing more than 2 1/2 lots of stormwater flows

Label crossspans, typical.


Crossspans have been called out.

PLOT 4 AND A PORTION OF PLOT 5, MALONE SUBDIVISION LOCATED IN THE
NORTHWEST QUARTER OF SECTION 26, TOWNSHIP 4 SOUTH, RANGE 67 WEST,
6TH PRINCIPAL MERIDIAN CITY OF AURORA, COUNTY OF ARAPAHOE, STATE OF COLORADO

PCS Response: Understood. The tree mitigation fee will be paid at the time of approval of all other comments relating to the plan.



SCALE: 1"=30'

[illegible]

URBAN COTTAGES, LLC
URBAN COTTAGES - JEWELL
TREE MITIGATION PLAN
E JEWELL AVE
AURORA, CO

PROJ NO: 210204

ENG : MLH

DATE : 08/02/2022

SHEET NUMBER

TM0.1

PLOT 4 AND A PORTION OF PLOT 5, MALONE SUBDIVISION LOCATED IN THE
NORTHWEST QUARTER OF SECTION 26, TOWNSHIP 4 SOUTH, RANGE 67 WEST,
6TH PRINCIPAL MERIDIAN CITY OF AURORA, COUNTY OF ARAPAHOE, STATE OF COLORADO

| Tree Mitigation | |
|--|---------------------------|
| Total Appraised Value of Trees to be removed | \$139,430.00 |
| Cash-In-Lieu | \$139,430.00 Cash-in-lieu |

NOTE:
TREE SURVEY AND APPRAISED TREE VALUES
WERE COMPLETED BY COLORADO TREE
CONSULTANTS.

[illegible]

URBAN COTTAGES, LLC

URBAN COTTAGES - JEWELL

TREE INVENTORY

E. JEWELL AVE
AURORA, CO



PROJ NO: 210204

ENG : MLH

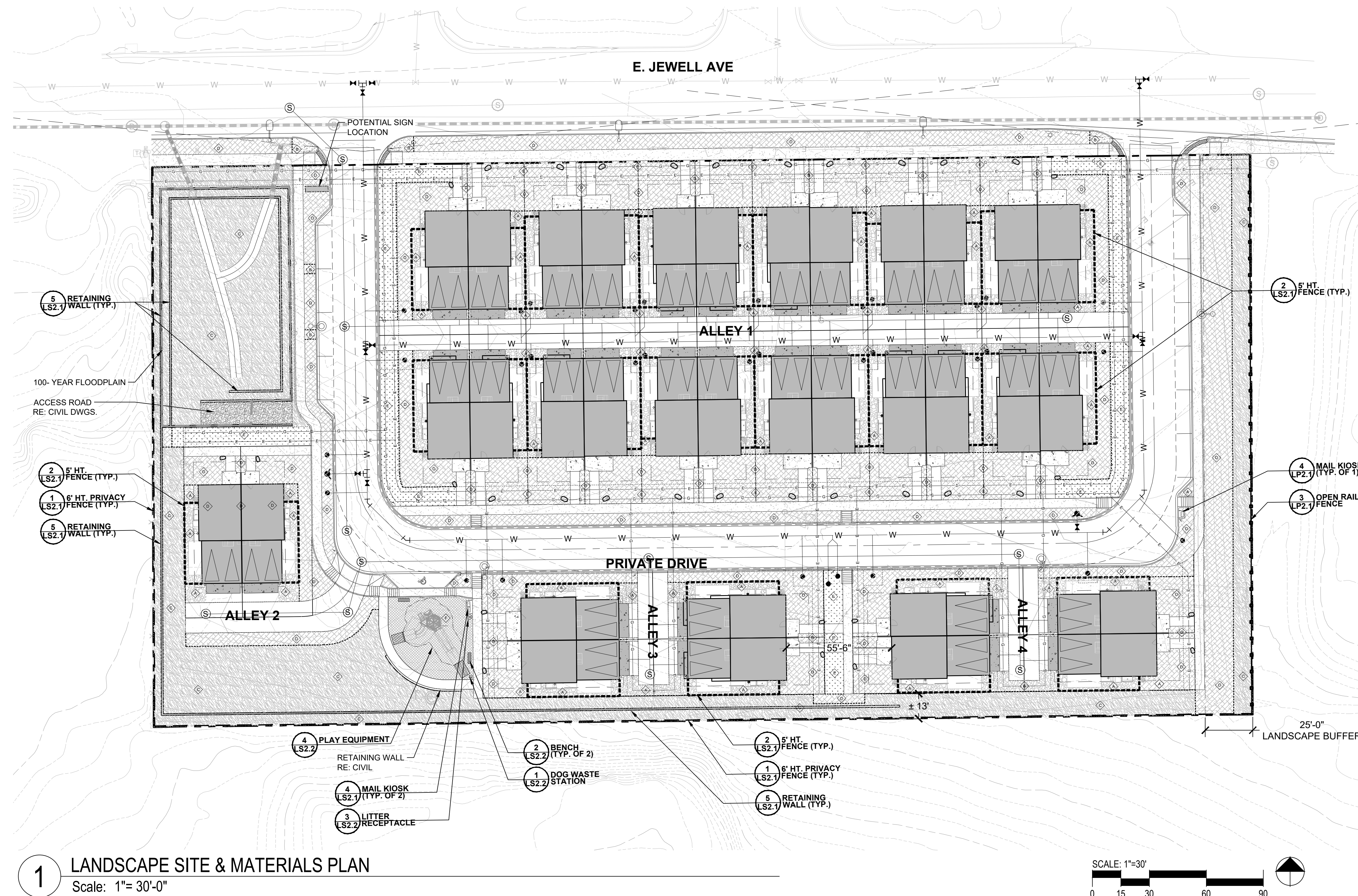
DATE : 08/02/2022

SHEET NUMBER
TM0.2
6 OF 29

URBAN COTTAGES JEWELL

SITE PLAN

PLOT 4 AND A PORTION OF PLOT 5, MALONE SUBDIVISION LOCATED IN THE
NORTHWEST QUARTER OF SECTION 26, TOWNSHIP 4 SOUTH, RANGE 67 WEST,
6TH PRINCIPAL MERIDIAN CITY OF AURORA, COUNTY OF ARAPAHOE, STATE OF COLORADO



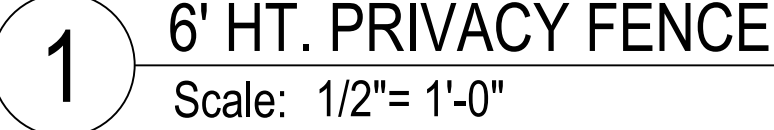
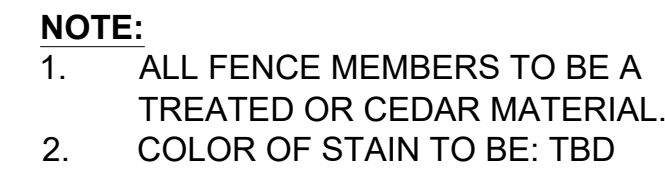
LEGEND

| | |
|--|---|
| | PROPERTY LINE |
| | EXISTING GRADE |
| | PROPOSED GRADING |
| | 5' HT. FENCE |
| | OPEN RAIL FENCE |
| | 6' HT. PRIVACY FENCE |
| | STEEL EDGING |
| | 2"-3" ROCK MULCH |
| | CRUSHER FINES |
| | NATIVE SEED |
| | SHREDDED BROWN MULCH |
| | DROUGHT TOLERANT F1 BLUEGRASS 80/20 MIX S |
| | FIBAR |
| | 3' BOULDER |

1 LANDSCAPE SITE & MATERIALS PLAN
Scale: 1"= 30'-0"



PLOT 4 AND A PORTION OF PLOT 5, MALONE SUBDIVISION LOCATED IN THE
NORTHWEST QUARTER OF SECTION 26, TOWNSHIP 4 SOUTH, RANGE 67 WEST,
6TH PRINCIPAL MERIDIAN CITY OF AURORA, COUNTY OF ARAPAHOE, STATE OF COLORADO



PCS Response:
Monument sign has been removed from the plan.
No detail will be provided.

[illegible]

URBAN COTTAGES - JEWELL
SITE DETAILS

URBAN
SITE DETAILS

E JEWELL AVE
AURORA, CO

PROJ NO: 210204

ENG : MLH

DATE : 08/02/2022

SHEET NUMBER

LS5.1

URBAN COTTAGES JEWELL

SITE PLAN

PLOT 4 AND A PORTION OF PLOT 5, MALONE SUBDIVISION LOCATED IN THE
NORTHWEST QUARTER OF SECTION 26, TOWNSHIP 4 SOUTH, RANGE 67 WEST,
6TH PRINCIPAL MERIDIAN CITY OF AURORA, COUNTY OF ARAPAHOE, STATE OF COLORADO



DOG WASTE DEPOT
W: WWW.DOGWASTEDEPOT.COM
P: 800.678.1612

MODEL: DOG WASTE STATION
SKU: 022-B-GRN
DISPENSER: ROLL BAG SYSTEM
CAN: ROUND
COLOR: MATTE GREEN
SIZE: INSTALL PER MANUFACTURER'S SPECS



LANDSCAPE FORMS
W: WWW.LANDSCAPEFORMS.COM
P: 800.430.6209

MODEL: SIT BENCH
STYLE: BACKLESS
INSTALL PER MANUFACTURER'S SPECS



LANDSCAPE FORMS
W: WWW.LANDSCAPEFORMS.COM
P: 800.430.6209

MODEL: PITCH LITTER
STYLE: SIDE OPENING
INSTALL PER MANUFACTURER'S SPECS



BCI BURKE
W: WWW.BCIBURKE.COM
P: 800.356.2070

MODEL: TBD
INSTALL PER MANUFACTURER'S SPECS

1

DOG WASTE STATION

Scale: NTS

2

BENCH

Scale: NTS

3

LITTER RECEPTACLE

Scale: NTS

4

PLAYGROUND STRUCTURE OR APPROVED EQUAL

Scale: NTS

URBAN COTTAGES, LLC

URBAN COTTAGES - JEWELL

SITE DETAILS

E JEWELL AVE
AURORA, CO

PCS GROUP

CAGE CIVIL ENGINEERING

REV. NO.

DESCRIPTION

DATE

2ND SUBMITTAL

08/02/22

PROJ NO: 210204

ENG : MLH

DATE : 08/02/2022

SHEET NUMBER

LS5.2

NOT FOR CONSTRUCTION

9 OF 29

URBAN COTTAGES JEWELL

SITE PLAN

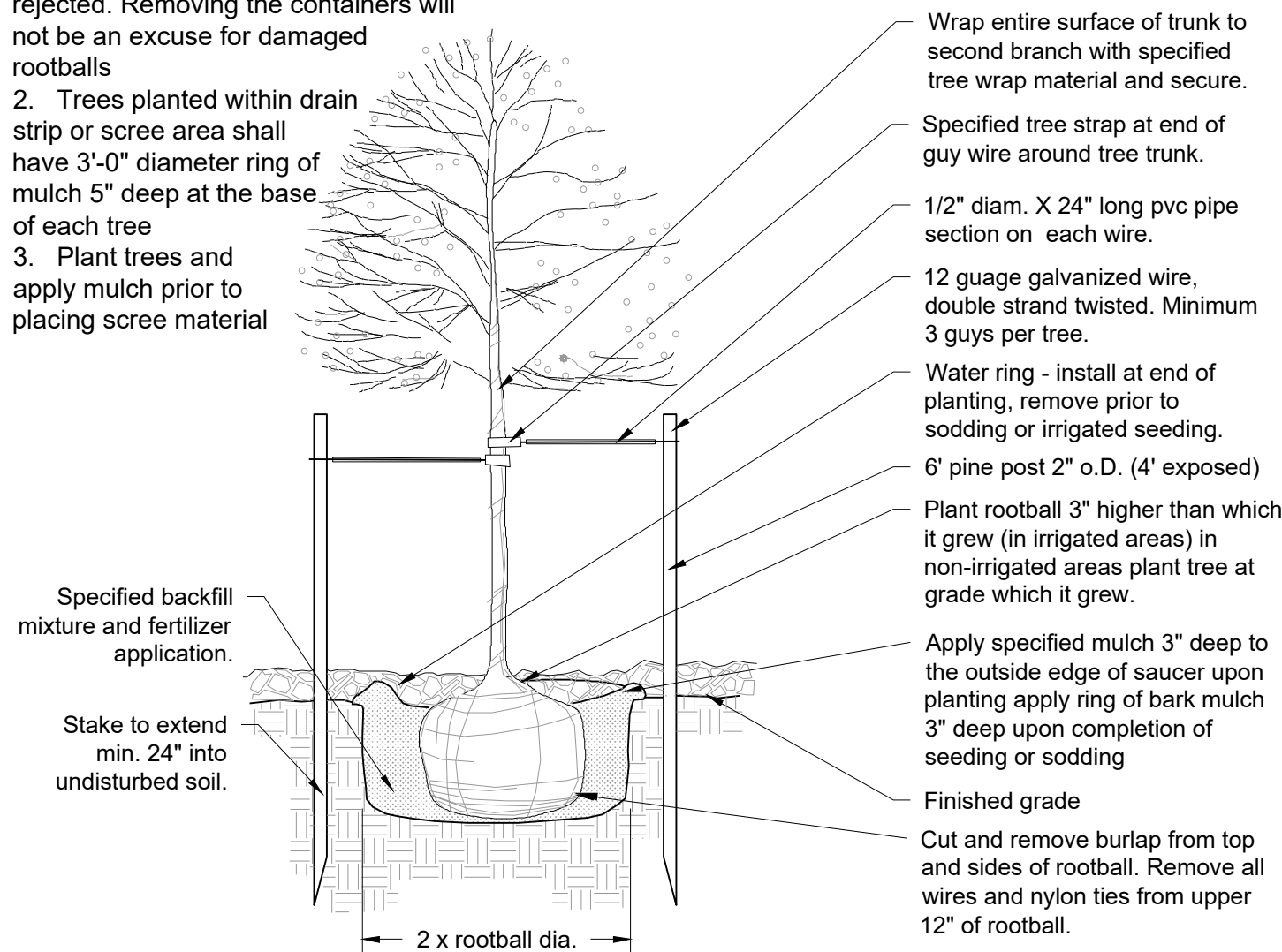
PLOT 4 AND A PORTION OF PLOT 5, MALONE SUBDIVISION LOCATED IN THE
NORTHWEST QUARTER OF SECTION 26, TOWNSHIP 4 SOUTH, RANGE 67 WEST,
6TH PRINCIPAL MERIDIAN CITY OF AURORA, COUNTY OF ARAPAHOE, STATE OF COLORADO

LANDSCAPE NOTES

- REFER TO CIVIL ENGINEER'S UTILITY AND PRECISE GRADING PLANS FOR UTILITY LOCATION AND FINAL GRADING. IF ACTUAL SITE CONDITIONS VARY FROM WHAT IS SHOWN ON THE PLANS, CONTACT THE LANDSCAPE ARCHITECT FOR DIRECTION AS TO HOW TO PROCEED.
- VERIFY LOCATIONS OF PERTINENT SITE IMPROVEMENTS INSTALLED UNDER OTHER SECTIONS. IF ANY PART OF THIS PLAN CANNOT BE FOLLOWED DUE TO SITE CONDITIONS, CONTACT LANDSCAPE ARCHITECT FOR INSTRUCTIONS PRIOR TO COMMENCING WORK.
- EXACT LOCATIONS OF PLANT MATERIALS TO BE APPROVED BY THE LANDSCAPE ARCHITECT IN THE FIELD PRIOR TO INSTALLATION. LANDSCAPE ARCHITECT RESERVES THE RIGHT TO ADJUST PLANTS TO EXACT LOCATION IN FIELD.
- VERIFY PLANT COUNTS AND SQUARE FOOTAGES. QUANTITIES ARE PROVIDED AS OWNER INFORMATION ONLY. IF QUANTITIES ON PLANT LIST DIFFER FROM GRAPHIC INDICATIONS, THEN GRAPHICS SHALL PREVAIL.
- CONTACT THE LOCAL UNDERGROUND UTILITY SERVICES FOR UTILITY LOCATION AND IDENTIFICATION.
- PERFORM EXCAVATION IN THE VICINITY OF UNDERGROUND UTILITIES WITH CARE AND IF NECESSARY, BY HAND. THE CONTRACTOR BEARS FULL RESPONSIBILITY FOR THIS WORK AND DISRUPTION OR DAMAGE TO UTILITIES SHALL BE REPAIRED IMMEDIATELY AT NO EXPENSE TO THE OWNER.
- TREES SHALL BEAR SAME RELATION TO FINISHED GRADE AS IT BORE TO EXISTING.
- TREES TO BE PLANTED A MINIMUM OF 5 FEET FROM FACE OF BUILDING, OR PAVEMENT, EXCEPT AS APPROVED BY LANDSCAPE ARCHITECT.
- PROVIDE MATCHING FORMS AND SIZES FOR PLANT MATERIALS WITHIN EACH SPECIES AND SIZE DESIGNATED ON THE DRAWINGS.
- PRUNE NEWLY PLANTED TREES ONLY AS DIRECTED BY LANDSCAPE ARCHITECT.
- ALIGN AND EQUALLY SPACE TREES IN ALL DIRECTIONS PER THESE NOTES AND DRAWINGS.
- FINISH GRADES OF SHRUB AREAS AND LAWNS SHALL BE 1 1/2 INCHES BELOW ADJACENT PAVING OR HEADER.
- LANDSCAPE ARCHITECT TO REVIEW PLANT MATERIALS AT SOURCE OR BY PHOTOGRAPHS PRIOR TO DIGGING OR SHIPPING OF PLANT MATERIALS.
- LANDSCAPE MATERIAL PLACEMENT SHALL NOT BE PLACED OR KEPT NEAR FIRE HYDRANTS, FIRE DEPARTMENT INLET CONNECTIONS OR FIRE PROTECTION CONTROL VALVES IN A MANNER THAT WOULD PREVENT SUCH EQUIPMENT OR FIRE HYDRANTS FROM BEING IMMEDIATELY DISCERNIBLE. THE FIRE DEPARTMENT SHALL NOT BE DETERRED OR HINDERED FROM GAINING IMMEDIATE ACCESS TO FIRE PROTECTION EQUIPMENT OR HYDRANTS.
- THE SEPARATION REQUIREMENTS FROM FIRE HYDRANTS AND FIRE DEPARTMENT CONNECTIONS MUST MEET BOTH LIFE SAFETY (TYPICALLY 5 FEET AND NO MATERIAL GREATER THAN 2 FEET IN HEIGHT) AND LANDSCAPING REQUIREMENTS.
- LANDSCAPING MATERIAL SHOWN WITHIN THE SITE PLAN CANNOT ENCROACH INTO ROADWAYS THAT ARE DEDICATED (OR DESIGNATED) AS FIRE LANE EASEMENTS (OR CORRIDORS).
- TREES WITHIN THE CURBSIDE LANDSCAPE AND IN SIGHT TRIANGLES SHALL BE LIMBED UP TO 8' TO MEET SIGHT VISIBILITY REQUIREMENTS.
- SOIL PREPARATION: LIST TYPE AND QUANTITY OF AMENDMENT(S) TO BE APPLIED. FOUR CUBIC YARDS OF ORGANIC MATERIAL PER 1,000 SF OF AREA IS THE MINIMUM AMOUNT CURRENTLY REQUIRED TO OBTAIN A LAWN PERMIT.
- THE SURFACE MATERIAL OF WALKS WILL BE POURED IN PLACE CONCRETE WITH NO SPECIAL FINISH.
- ALL UTILITY EASEMENTS SHALL REMAIN UNOBSTRUCTED AND FULLY ACCESSIBLE ALONG THEIR ENTIRE LENGTH FOR MAINTENANCE EQUIPMENT ENTRY.
- THE DEVELOPER, HIS SUCCESSORS AND ASSIGNS, SHALL BE RESPONSIBLE FOR INSTALLATION, MAINTENANCE AND REPLACEMENT OF ALL LANDSCAPING MATERIALS SHOWN OR INDICATED ON THE APPROVED SITE PLAN OR LANDSCAPE PLAN ON FILE IN THE PLANNING DEPARTMENT. ALL LANDSCAPING WILL BE INSTALLED AS DELINEATED ON THE PLAN, PRIOR TO ISSUANCE OF CERTIFICATES OF OCCUPANCY.
- ALL LANDSCAPED AREAS AND PLANT MATERIAL, EXCEPT FOR NON-IRRIGATED NATIVE, RESTORATIVE, AND DRYLAND GRASS AREAS MUST BE WATERED BY AN AUTOMATIC UNDERGROUND IRRIGATION SYSTEM. IRRIGATION SYSTEM DESIGN, INSTALLATION, OPERATION, AND MAINTENANCE SHALL CONFORM TO REQUIREMENTS FOUND IN THE CITY OF AURORA IRRIGATION ORDINANCE.
- THE FOLLOWING ARE GUIDELINES FOR STREET TREES PLACED WITHIN THE R.O.W. 5' CLEAR FROM THE EDGE OF THE FIRE HYDRANTS, 25' FROM THE CENTER OF STREET LIGHTS, 50' FROM THE CENTER OF STOP SIGNS, 8' FROM THE CENTERLINE OF STORM-WATER, SEWER AND WATER LINES, 5' FROM THE EDGE OF DRIVEWAYS, 5' FROM THE EDGE OF DRAIN INLETS AND WATER METERS, 5' FROM SIDEWALK RAMPS.
- FINAL LOCATION OF THE STREET TREES WILL DEPEND UPON DRIVEWAY LOCATIONS AND UTILITIES. THE LOCATIONS CURRENTLY SHOWN ARE APPROXIMATE.
- THE METRO DISTRICT HOA WILL INSTALL, OWN AND MAINTAIN THE 3-RAIL SPLIT FENCE, THE NEIGHBORHOOD FENCE AND THE PILASTERS.
- BUILDERS MUST ADHERE TO THE FOLLOWING CITY OF AURORA: UNIFIED DEVELOPMENT CODE, SECTION 146-4.7 LANDSCAPE, WATER CONSERVATION, AND STORMWATER MANAGEMENT.
- ALL PROPOSED LANDSCAPING WITHIN THE SITE TRIANGLE SHALL BE IN COMPLIANCE WITH COA ROADWAY SPECIFICATIONS, SECTION 4.04.2.10

Notes:

- Any broken or crumbling rootballs will be rejected. Removing the containers will not be an excuse for damaged rootballs
- Trees planted within drain strip or scree area shall have 3'-0" diameter ring of mulch 5" deep at the base of each tree
- Plant trees and apply mulch prior to placing scree material



1

DECIDUOUS TREE PLANTING

Scale: NTS

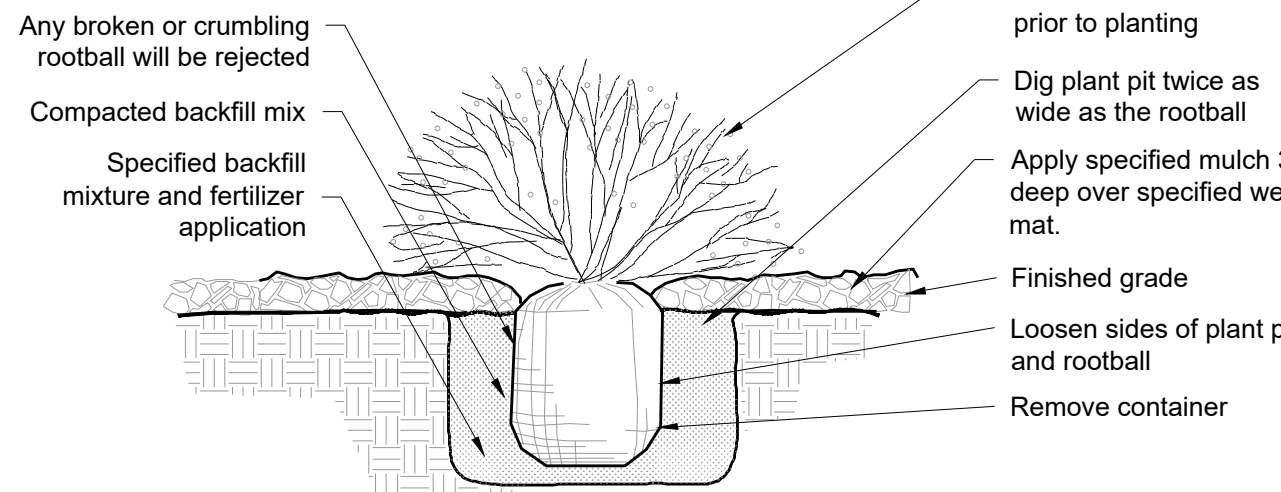
2

SHRUB PLANTING

Scale: NTS

Notes:

- Any broken or crumbling rootballs will be rejected. Removing the containers will not be an excuse for damaged rootballs
- Hold grade 1" below edge of walk or curb.
- All juniper plants should be planted so top of root mass occurs at finish grade of mulch layer
- Shrubs planted within the drain strip or scree areas shall have a 12" diameter ring of mulch at the base of each shrub
- Plant all shrubs and add mulch ring prior to placing rock



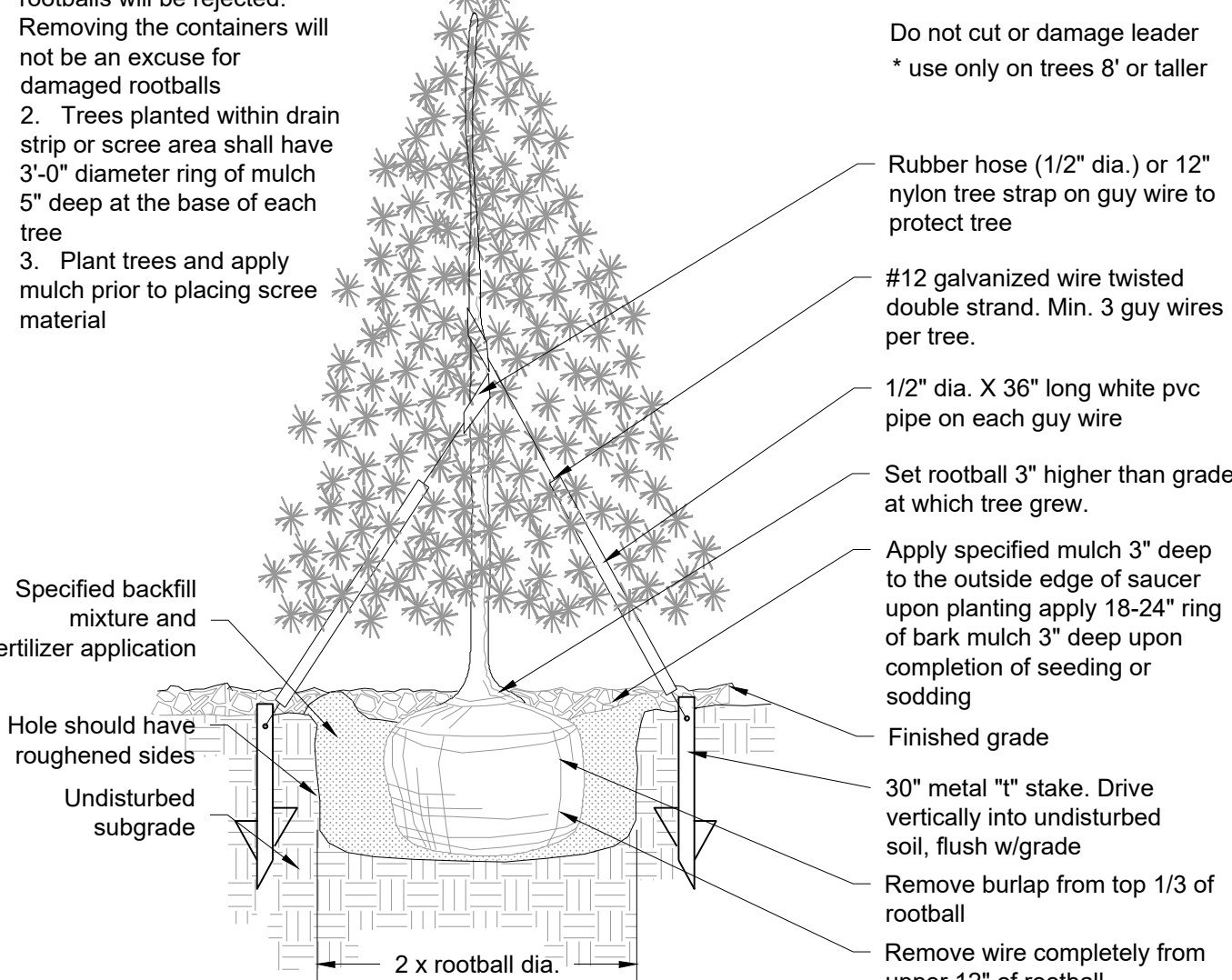
3

EVERGREEN TREE PLANTING

Scale: NTS

Notes:

- Any broken or crumbling rootballs will be rejected. Removing the containers will not be an excuse for damaged rootballs
- Trees planted within drain strip or scree area shall have 3'-0" diameter ring of mulch 5" deep at the base of each tree
- Plant trees and apply mulch prior to placing scree material



Do not cut or damage leader
* use only on trees 8' or taller

Retaining wall detail not shown on this sheet per the comment request, but shown on another sheet.

PCS Response: Retaining wall detail is provided on sheet LSS.1.

MULCH NOTES

- ALL LANDSCAPE SHRUB PLANTING AREAS TO RECEIVE 3" OF SHREDDED BROWN MULCH AS SPECIFIED. IN AREAS TO RECEIVE ROCK MULCH TREATMENT, AS SPECIFIED ON LANDSCAPE PLAN SHEETS, CONTRACTOR TO APPLY LANDSCAPE FABRIC AND 4" THICK LAYER OF ROCK MULCH. CONTRACTOR SHALL SUBMIT SAMPLES OF ALL MULCHES TO LANDSCAPE ARCHITECT FOR APPROVAL PRIOR TO CONSTRUCTION. ABSOLUTELY NO EXPOSED GROUND SHALL BE LEFT SHOWING ANYWHERE ON THE PROJECT AFTER MULCH HAS BEEN INSTALLED.

IRRIGATION INFORMATION AND NOTES

- THE IRRIGATION SYSTEM SHALL BE DESIGNED AND INSTALLED TO THE MAXIMUM EXTENT POSSIBLE, TO CONSERVE WATER BY USING THE FOLLOWING DEVICES AND SYSTEMS: MATCHED PRECIPITATION RATE TECHNOLOGY ON ROTOR AND SPRAY HEADS (WHEREVER POSSIBLE) RAIN SENSORS; AND MULTI PROGRAM COMPUTERIZED IRRIGATION CONTROLLERS THROUGH THE USE OF A SUB-MULCH DRIP LINE SYSTEM. LOW AND MODERATE WATER USE AREAS WILL BE DRIP IRRIGATED WITH SPRAY OR ROTOR HEADS, AS NECESSARY.
- ALL NATIVE SEED AREAS TO BE PERMANENTLY IRRIGATED.

SEEDING AND MULCHING INSTALLATION NOTES:

- SEE PLAN FOR:
 - AREAS OF SEEDING AND MULCHING
 - TYPE OF SEED
 - SEE LANDSCAPE SCHEDULE AND DETAILS SHEET FOR SPECIFICS ON SEEDING MIX.
- ALL SEED MIXES SHALL BE FREE FROM SUCH NOXIOUS SEEDS SUCH AS RUSSIAN OR CANADIAN THISTLE, COARSE FESCUE, EUROPEAN BINDWEED, JOHNSON GRASS, KNAF WEED AND LEAFY SPURGE.
- THE SEEDER SHALL FURNISH TO THE CONTRACTOR A SIGNED STATEMENT CERTIFYING THAT THE SEED FURNISHED IS FROM A LOT THAT HAS BEEN TESTED BY A RECOGNIZED LABORATORY. SEED WHICH HAS BECOME WET, MOLDY, OR OTHERWISE DAMAGED IN TRANSIT OR IN STORAGE WILL NOT BE ACCEPTABLE.
- IF THE SEED AVAILABLE ON THE MARKET DOES NOT MEET THE MINIMUM PURITY AND GERMINATION PERCENTAGES SPECIFIED, THE CONTRACTOR MUST COMPENSATE FOR A LESSER PERCENTAGE OF PURITY OR GERMINATION BY FURNISHING SUFFICIENT ADDITIONAL SEED TO EQUAL THE SPECIFIED PRODUCT.
- THE FORMULA USED FOR DETERMINING THE QUANTITY OF PURE LIVE SEED(PLS) SHALL BE (POUNDS OF SEED) X (PURITY) X (GERMINATION) = POUNDS OF PURE LIVE SEED (PLS).
- SEED MIXES AS SPECIFIED IN THESE PLANS SHALL BE USED UNLESS AUTHORIZED AND APPROVED BY LANDSCAPE ARCHITECT, OWNERS REPRESENTATIVE.
- ALL AREAS TO BE SEEDDED AND MULCHED SHALL HAVE NATIVE TOPSOIL OR APPROVED SOIL AMENDMENTS SPREAD TO A DEPTH OF AT LEAST 6 INCHES (LOOSE DEPTH). ALL DISTURBED AREAS SHALL BE LOOSENEED TO A DEPTH OF 6 INCHES PRIOR TO SPREADING TOPSOIL.
- SOIL IS TO BE THOROUGHLY LOOSENEED (TILLED) TO A DEPTH OF AT LEAST 6 INCHES PRIOR TO SEEDING. THE TOP 6 INCHES OF THE SEED BED SHALL BE GENERALLY FREE OF ROCKS GREATER THAN 4" AND SOIL CLODS GREATER THAN 2 INCHES. SEEDING OVER COMPACTED AREAS THAT HAVE NOT BEEN THOROUGHLY LOOSENEED SHALL BE REJECTED.
- SEED IS TO BE APPLIED USING A MECHANICAL DRILL SEEDER TO A DEPTH OF 1/4 INCH. ROW SPACING SHALL BE NO GREATER THAN 6 INCHES. MATERIAL USED FOR MULCH SHALL CONSIST OF LONG-STEMMED STRAW. AT LEAST 50 PERCENT OF THE MULCH, BY WEIGHT, SHALL BE AS LONG AS POSSIBLE IN LENGTH. MULCH SHALL BE APPLIED AND MECHANICALLY ANCHORED TO A DEPTH OF AT LEAST 4 INCHES. MULCH SHALL BE APPLIED AT A RATE OF 2000 LB. PER ACRE.
- SEED IS TO BE UNIFORMLY BROADCAST AT TWO TIMES THE DRILL RATE, THEN LIGHTLY HARROWED TO PROVIDE A SEED DEPTH OF APPROXIMATELY 1/4 INCH, THEN ROLLED TO COMPACT. THEN MULCH AS SPECIFIED ABOVE.
- WHEN SEEDING AND MULCHING IS USED TO STABILIZE DISTURBED AREAS, ALL DISTURBED AREAS WHICH ARE EITHER FINAL GRADED, OR WILL REMAIN INACTIVE FOR A PERIOD OF MORE THAN 30 DAYS SHALL BE REQUIRED TO BE STABILIZED WITHIN 14 DAYS OF THE COMPLETION OF GRADING ACTIVITIES. THIS MAY REQUIRE MULTIPLE MOBILIZATIONS OF SEEDING AND MULCHING.
- MULCH SHALL BE APPLIED WITHIN 24 HOURS OF SEEDING.
- TACKIFIER SHALL BE UTILIZED TO HELP WITH STRAW DISPLACEMENT.
- HYDRAULIC SEEDING IS NOT AN ACCEPTABLE METHOD OF SEEDING.
- HYDROMULCH MAY BE USED FOR LIMITED APPLICATION (STEP SLOPES).
- REFER TO THE GESC MANUAL FOR THIS PROJECT FOR FURTHER DETAILS AND NOTES.

SEEDING AND MULCHING MAINTENANCE NOTES:

- SEEDDED AND MULCHED AREAS SHALL BE INSPECTED FOR REQUIRED COVERAGE MONTHLY UNTIL FINAL ACCEPTANCE IS ISSUED. REPAIRS AND RE-SEEDING AND MULCHING SHALL BE UNDERTAKEN AFTER THE FIRST GROWING SEASON FOR ANY AREAS THAT ARE FAILING TO MEET REQUIRED COVERAGE.
- REQUIRED COVERAGE FOR STANDARD, OPEN SPACE, AND LOW GROWTH SEED MIXES SHALL BE DEFINED AS FOLLOWS:
 - 70% OF THE EXISTING / PRE-CONSTRUCTION CONDITION
 - FREE FROM ERODED AREAS
 - FREE FROM INFESTATION OF NOXIOUS WEEDS IN ACCORDANCE WITH THE GESC CRITERIA MANUAL (SEE CIVIL).
- RILL AND GULLY EROSION SHALL BE FILLED WITH TOPSOIL PRIOR TO RESEEDING. THE RESEEDING METHOD SHALL BE APPROVED BY SEMSVA.

| PARK LAND DEDICATION | | | | | | | | |
|---|-----------------------------|-----------------------|--------------------|---------------|-------------------------|-------------------------|--|-------------------------------|
| Land Dedication Type | Park Dedication Requirement | Total Dwellings Units | SF Population Calc | Total Persons | Park Area Required (AC) | Park Area Provided (AC) | Cash-in-lieu | Estimated per-acre Land Value |
| Neighborhood Park | (3.0ac per 1000 persons) | 36 | (DU x 2.5) | 90 | 0.27 | 0 | (Acres required) x (land market value) | \$60,200 |
| Community Park | (1.1ac per 1000 persons) | | | | 0.1 | | | \$22,274.00 |
| Note: * Park land dedication calculations were recalculated based on numbers provided from the pre-application notes. * Singlefamily, attached homes receive a multiplier of 2.5 persons per unit. | | | | | | | | |

PLANT SCHEDULE OVERALL LANDSCAPE PLAN

| DECIDUOUS TREES | QTY | COMMON NAME | BOTANICAL NAME | ROOT | CALIPER/HT. | HEIGHT/WIDTH |
|--------------------|-----|-------------------------------|--|--------|--------------|--------------|
| UL | 8 | ACCOLADE ELM | ULMUS JAPONICA X WILSONIANA 'MORTON' TM | B & B | 2.5" CAL | 60' X 40' |
| TA | 8 | AMERICAN LINDEN | TILIA AMERICANA | B & B | 2.5" CAL | 40' X 25' |
| CO | 12 | COMMON HACKBERRY | CELTIS OCCIDENTALIS | B & B | 2.5" CAL | 60' X 40' |
| QE | 16 | CRIMSON SPIRE OAK | QUERCUS X 'CRIMSCHMIDT' TM | B & B | 2.5" CAL | 45' X 15' |
| GD | 12 | KENTUCKY COFFEETREE | GYMNOCLADUS DIOICA 'ESPRESSO' | B & B | 2.5" CAL | 60' X 40' |
| CO2 | 13 | WESTERN CATALPA | CATALPA SPECIOSA | B & B | 2.5" CAL | 50' X 30' |
| EVERGREEN TREE | QTY | COMMON NAME | BOTANICAL NAME | ROOT | CALIPER/HT. | HEIGHT/WIDTH |
| PC | 2 | COLORADO SPRUCE | PICEA PUNGENS | 15 GAL | 6" HT. | 50' X 20' |
| PP | 3 | PONDEROSA PINE | PINUS PONDEROSA | 15 GAL | 6" HT. | 50' X 20' |
| ORNAMENTAL TREE | QTY | COMMON NAME | BOTANICAL NAME | ROOT | CALIPER/HT. | HEIGHT/WIDTH |
| PC2 | 9 | CLEVELAND SELECT CALLERY PEAR | PYRUS CALLERYANA 'CLEVELAND SELECT' | B & B | 2" CAL | 30' X 20' |
| AG | 1 | HOT WINGS TABARIAN MAPLE | ACER TATARICUM 'GARANN' TM | B & B | 2" CAL | 25' X 20' |
| MP | 12 | RAIRIFIRE CRABAPPLE | MALUS X 'PRAIRIFIRE' | B & B | 2" CAL | 25' X 20' |
| CI2 | 2 | THORNLESS COCKSPUR HAWTHORN | CRATAEGUS CRUS-GALLI INERMIS | B & B | 2" CAL | 20' X 15' |
| ORNAMENTAL GRASSES | QTY | COMMON NAME | BOTANICAL NAME | SIZE | HEIGHT/WIDTH | |
| BB | 46 | BLONDE AMBITION BLUE GRAMA | BOULETELOUA GRACILIS 'BLONDE AMBITION' | 5 GAL | 2' X 3' | |
| MG | 4 | EULALIA | MISCANTHUS SINENSIS 'GOLD BAR' | 1 GAL | 4' X 3' | |
| FRG | 36 | FEATHER REED GRASS | CALAMAGROSTIS X ACUTIFLORA 'KARL FOERSTER' | 1 GAL | 5' X 30" | |
| DECIDUOUS SHRUBS | QTY | COMMON NAME | BOTANICAL NAME | SIZE | HEIGHT/WIDTH | |
| SW | 6 | 'ANTHONY WATERER' SPIREA | SPIRAEA JAPONICA 'ANTHONY WATERER' | 5 GAL | 3' X 4' | |
| CBB | 9 | COMPACT BURNING BUSH | EUONYMUS ALATUS 'COMPACTUS' | 5 GAL | 5' X 5' | |
| SE | 3 | EAST FRIESLAND SAGE | SALVIA X SUPERBA 'EAST FRIESLAND' | 5 GAL | 2' X 2' | |
| GC | 7 | GOLDEN CURRANT | RIBES AUREUM | 5 GAL | 6' X 8' | |
| RHU | 57 | GRO-LOW FRAGRANT SUMAC | RHUS AROMATICA 'GRO-LOW' | 5 GAL | 2' X 6' | |
| MKL | 14 | MISS KIM LILAC | SYRINGA PATULA 'MISS KIM' | 5 GAL | 4' X 5' | |
| SCH | 16 | PAWNEE BUTTES SAND CHERRY | PRUNUS BESSEYI 'PAWNEE BUTTES' | 5 GAL | 2' X 5' | |
| RB | 24 | RABBITBRUSH | CHRYSOETHAMNUS NAUSEOSUS | 5 GAL | 6' X 6' | |
| RS | 33 | RUSSIAN SAGE | PEROVSKIA ATRIPPLICIFOLIA | 5 GAL | 5' X 4' | |
| ITE | 33 | VIRGINIA SWEETSPIRE | ITEA VIRGINICA 'LITTLE HENRY' TM | 5 GAL | 2' X 3' | |
| PB | 18 | WESTERN SAND CHERRY | PRUNUS BESSEYI | 5 GAL | 6' X 6' | |
| RW | 32 | WHITE MEIDLAND ROSE | ROSA MEIDLAND SERIES 'WHITE' | 5 GAL | 2' X 4' | |
| EVERGREEN SHRUBS | QTY | COMMON NAME | BOTANICAL NAME | SIZE | HEIGHT/WIDTH | |
| JUA | 10 | ARCADIA JUNIPER | JUNIPERUS SABINA 'ARCADIA' | 5 GAL | 2' X 6' | |
| BUJ | 17 | BUFFALO JUNIPER | JUNIPERUS SABINA 'BUFFALO' | 5 GAL | 2' X 6' | |
| JUH | 16 | CREeping JUNIPER | JUNIPERUS HORIZONTALIS | 5 GAL | 5' X 8' | |
| JH | 8 | HUGHES JUNIPER | JUNIPERUS HORIZONTALIS 'HUGHES' | 5 GAL | 1.5' X 6' | |
| PM | 15 | MOPS MUGO PINE | PINUS MUGO 'MOPS' | 5 GAL | 4' X 5' | |
| PERENNIALS | QTY | COMMON NAME | BOTANICAL NAME | SIZE | HEIGHT/WIDTH | |
| BES | 12 | BLACK-EYED SUSAN | RUDBECKIA FULGIDA SULLIVANTII 'GOLDSTURM' | 1 GAL | 1.5' X 1.5' | |
| EP | 8 | PURPLE CONEFLOWER | ECHINACEA PURPUREA | 1 GAL | 2' X 2' | |

NOTE:

- ALL TREE COUNTS ARE INCLUDED IN THE OVERALL PLANT SCHEDULE, NO DECIDUOUS TREES OR ORNAMENTAL TREES WERE COUNTED IN THE LOT TYPICAL PLANT SCHEDULES.
- CONTRACTOR TO USE THE TYPICAL PLAN DRAWINGS/ TYPICAL PLANT SCHEDULES TO DETERMINE QUANTITIES FOR THE REST OF THE LOTS ON-SITE ON SHEET LP1.1.
- CONTRACTOR TO MEET ALL LANDSCAPE REQUIREMENTS PER CITY OF AURORA UDO.

URBAN COTTAGES, LLC

URBAN COTTAGES - JEWELL
LANDSCAPE NOTES & SCHEDULE

E JEWELL AVE
AURORA, CO

PROJ NO: 210204

ENG : MLH

DATE : 08/02/2022

SHEET NUMBER

LP0.1

NOT FOR CONSTRUCTION

7 OF 29

CAGE
CIVIL ENGINEERING

pcs group

DATE

08/02/22

DESCRIPTION

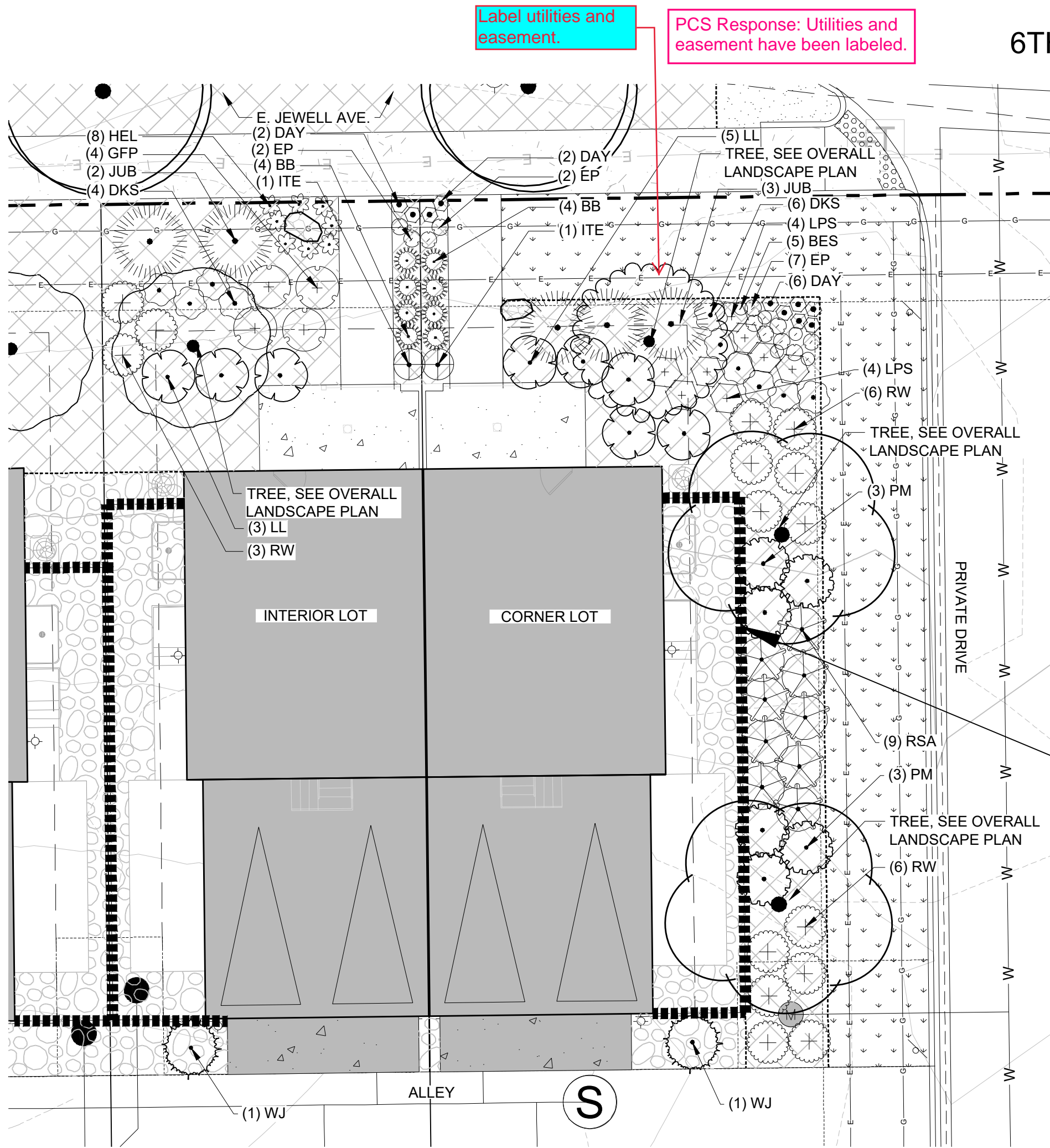
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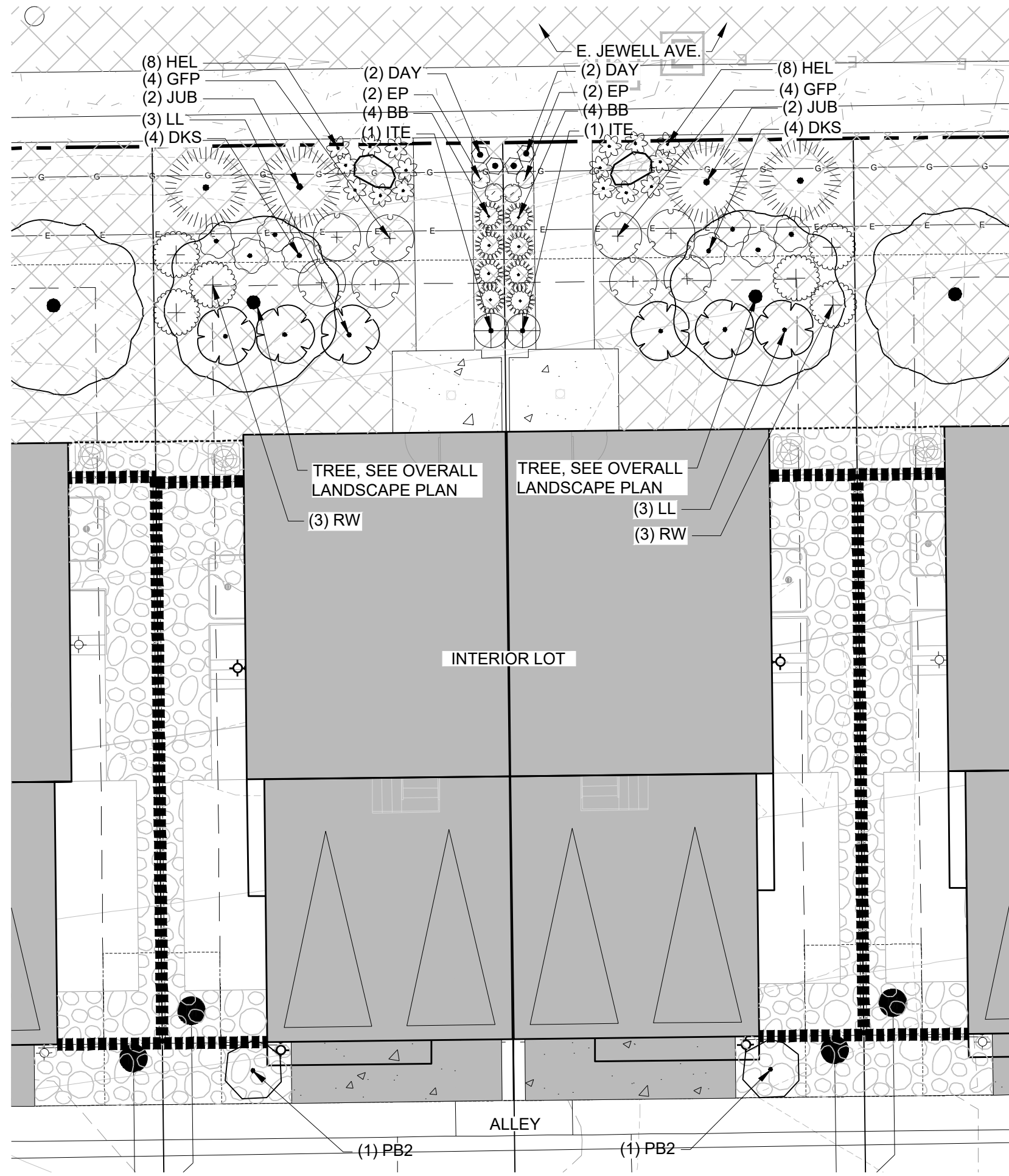
URBAN COTTAGES JEWELL

SITE PLAN

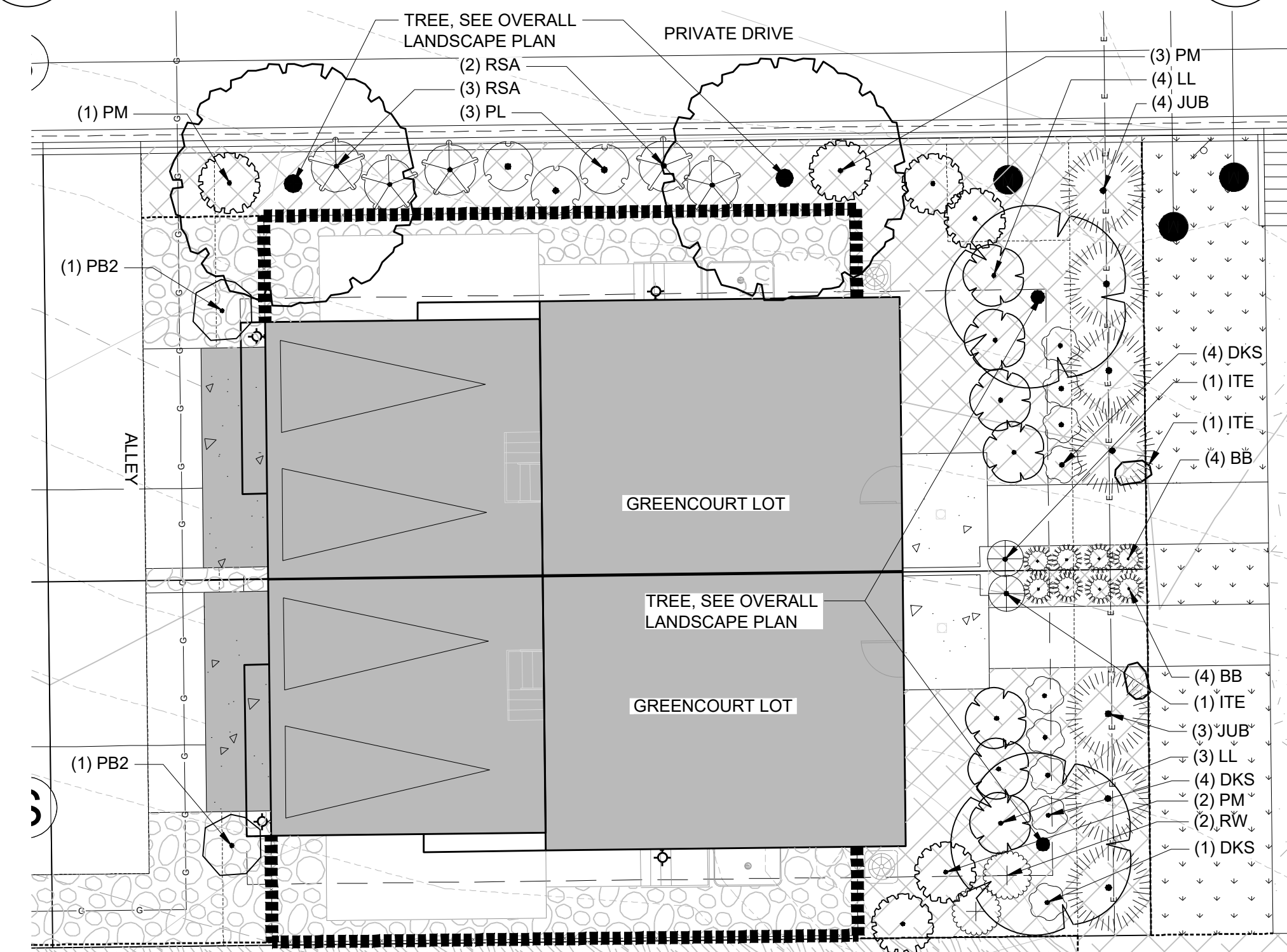
PLOT 4 AND A PORTION OF PLOT 5, MALONE SUBDIVISION LOCATED IN THE
NORTHWEST QUARTER OF SECTION 26, TOWNSHIP 4 SOUTH, RANGE 67 WEST,
6TH PRINCIPAL MERIDIAN CITY OF AURORA, COUNTY OF ARAPAHOE, STATE OF COLORADO



1 TYP. RESIDENTIAL LOT LANDSCAPE PLAN: CORNER
Scale: 1"= 10'-0"



2 TYP. RESIDENTIAL LOT LANDSCAPE PLAN: CENTER
Scale: 1"= 10'-0"



3 TYP. RESIDENTIAL LOT LANDSCAPE PLAN: GREENCOURT
Scale: 1"= 10'-0"

| Residential Yard Landscape- Corner Lot (Typ.) | | | | | |
|--|----------------|----------------------|----------|----------|--------|
| Area | Square Footage | Proposed Requirement | Required | Provided | Type |
| Front Yard | 1,065 | (1 tree) | 1 | 1 | Trees |
| | | (SFx0.025) | 27 | 27 | Shrubs |
| Side Yard | 912 | (1 tree) | 1 | 2 | Trees |
| | | (SFx0.025) | 23 | 23 | Shrubs |
| Rear Yard | N/a | 1 Shrub | 1 | 1 | Shrub |
| Note: * The calculations for the residential yard landscape were calculated on a proportional percentage of the 4,500 s.f. lot requirement in the UDO per section 4.7.5.P(6). * Calculations are for public facing areas only. * Ornamental grasses were provided at 3 grasses for 1 shrub plant * Contractor to meet or exceed the required residential yard landscape provided above. | | | | | |

| Residential Yard Landscape- Green Court (Typ.) | | | | | |
|--|----------------|----------------------|----------|----------|--------|
| Area | Square Footage | Proposed Requirement | Required | Provided | Type |
| Front Yard | 642 | (1 tree) | 1 | 1 | Trees |
| | | (SFx0.025) | 16 | 16 | Shrubs |
| Side Yard | 321 | (1 tree) | 1 | 2 | Trees |
| | | (SFx0.025) | 8 | 11 | Shrubs |
| Rear Yard | N/a | 1 Shrub | 1 | 1 | Shrub |
| Note: * The calculations for the residential yard landscape were calculated on a proportional percentage of the 4,500 s.f. lot requirement in the UDO per section 4.7.5.P(6). * Calculations are for public facing areas only. * Ornamental grasses were provided at 3 grasses for 1 shrub plant * Contractor to meet or exceed the required residential yard landscape provided above. | | | | | |

TYP. PLANT SCHEDULE CORNER LOT

| | | | | | |
|--------------------|-----|---------------------------------|---|-------|--------------|
| EVERGREEN TREE | QTY | COMMON NAME | BOTANICAL NAME | ROOT | CALIPER/HT. |
| WJ | 2 | WICHITA BLUE JUNIPER | JUNIPERUS SCOPULORUM 'WICHITA BLUE' | 5 GAL | 6' HT |
| ORNAMENTAL GRASSES | QTY | COMMON NAME | BOTANICAL NAME | SIZE | HEIGHT/WIDTH |
| BB | 8 | BLONDE AMBITION BLUE GRAMA | BOUTELOUA GRACILIS 'BLONDE AMBITION' | 5 GAL | 2' X 3' |
| HEL | 8 | BLUE OAT GRASS | HELICOTRICHON SEMPERVIRENS | 1 GAL | 3' X 2' |
| DECIDUOUS SHRUBS | QTY | COMMON NAME | BOTANICAL NAME | SIZE | HEIGHT/WIDTH |
| DKS | 10 | DARK KNIGHT BLUE MIST SPIREA | CARYOPTERIS X CLANDONENSIS 'DARK KNIGHT' | 5 GAL | 3' X 3' |
| GFP | 4 | GOLDFINGER POTENTILLA | POTENTILLA FRUTICOSA 'GOLDFINGER' | 5 GAL | 3' X 4' |
| LPS | 8 | LITTLE PRINCESS JAPANESE SPIREA | SPIRAEA JAPONICA 'LITTLE PRINCESS' | 5 GAL | 3' X 3' |
| LL | 8 | LODENSE PRIVET | LIGUSTRUM VULGARE 'LODENSE' | 5 GAL | 5' X 5' |
| RSA | 9 | RUSSIAN SAGE | PEROVSKIA ATRIPLICIFOLIA | 5 GAL | 5' X 4' |
| ITE | 2 | VIRGINIA SWEETSPIRE | ITEA VIRGINICA 'LITTLE HENRY' TM | 5 GAL | 2' X 3' |
| RW | 15 | WHITE MEIDLAND ROSE | ROSA MEIDLAND SERIES 'WHITE' | 5 GAL | 2' X 4' |
| EVERGREEN SHRUBS | QTY | COMMON NAME | BOTANICAL NAME | SIZE | HEIGHT/WIDTH |
| JUB | 5 | BLUE CHIP JUNIPER | JUNIPERUS HORIZONTALIS 'BLUE CHIP' | 5 GAL | 8" X 7" |
| PM | 6 | MOP'S MUGO PINE | PINUS MUGO 'MOPS' | 5 GAL | 4' X 5' |
| PERENNIALS | QTY | COMMON NAME | BOTANICAL NAME | SIZE | HEIGHT/WIDTH |
| BES | 5 | BLACK-EYED SUSAN | RUDBECKIA FULGIDA SULLIVANTII 'GOLDSTURM' | 1 GAL | 1.5' X 1.5' |
| EP | 11 | PURPLE CONEFLOWER | ECHINACEA PURPUREA | 1 GAL | 2' X 2' |
| DAY | 10 | STELLA DE ORO DAYLILY | HEMEROCALLIS X 'STELLA DE ORO' | 1 GAL | 1.5' X 1' |

TYP. PLANT SCHEDULE INTERIOR LOT

| | | | | | |
|--------------------|-----|------------------------------|--|-------|--------------|
| ORNAMENTAL GRASSES | QTY | COMMON NAME | BOTANICAL NAME | SIZE | HEIGHT/WIDTH |
| BB | 8 | BLONDE AMBITION BLUE GRAMA | BOUTELOUA GRACILIS 'BLONDE AMBITION' | 5 GAL | 2' X 3' |
| HEL | 16 | BLUE OAT GRASS | HELICOTRICHON SEMPERVIRENS | 1 GAL | 3' X 2' |
| DECIDUOUS SHRUBS | QTY | COMMON NAME | BOTANICAL NAME | SIZE | HEIGHT/WIDTH |
| DKS | 8 | DARK KNIGHT BLUE MIST SPIREA | CARYOPTERIS X CLANDONENSIS 'DARK KNIGHT' | 5 GAL | 3' X 3' |
| GFP | 8 | GOLDFINGER POTENTILLA | POTENTILLA FRUTICOSA 'GOLDFINGER' | 5 GAL | 3' X 4' |
| LL | 6 | LODENSE PRIVET | LIGUSTRUM VULGARE 'LODENSE' | 5 GAL | 5' X 5' |
| ITE | 2 | VIRGINIA SWEETSPIRE | ITEA VIRGINICA 'LITTLE HENRY' TM | 5 GAL | 2' X 3' |
| RW | 6 | WHITE MEIDLAND ROSE | ROSA MEIDLAND SERIES 'WHITE' | 5 GAL | 2' X 4' |
| EVERGREEN SHRUBS | QTY | COMMON NAME | BOTANICAL NAME | SIZE | HEIGHT/WIDTH |
| PB2 | 2 | BIG TUNA MUGO PINE | PINUS MUGO 'BIG TUNA' | 5 GAL | 6' X 5' |
| JUB | 4 | BLUE CHIP JUNIPER | JUNIPERUS HORIZONTALIS 'BLUE CHIP' | 5 GAL | 8" X 7" |
| PERENNIALS | QTY | COMMON NAME | BOTANICAL NAME | SIZE | HEIGHT/WIDTH |
| EP | 4 | PURPLE CONEFLOWER | ECHINACEA PURPUREA | 1 GAL | 2' X 2' |
| DAY | 4 | STELLA DE ORO DAYLILY | HEMEROCALLIS X 'STELLA DE ORO' | 1 GAL | 1.5' X 1' |

TYP. PLANT SCHEDULE GREENCOURT LOT

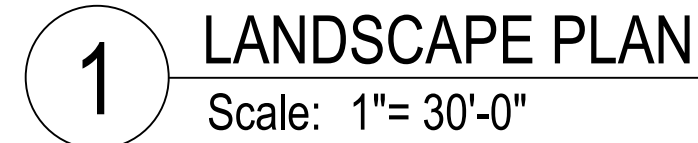
| | | | | | |
|--------------------|-----|------------------------------|---|-------|--------------|
| ORNAMENTAL GRASSES | QTY | COMMON NAME | BOTANICAL NAME | SIZE | HEIGHT/WIDTH |
| BB | 8 | BLONDE AMBITION BLUE GRAMA | BOUTELOUA GRACILIS 'BLONDE AMBITION' | 5 GAL | 2' X 3' |
| DECIDUOUS SHRUBS | QTY | COMMON NAME | BOTANICAL NAME | SIZE | HEIGHT/WIDTH |
| DKS | 9 | DARK KNIGHT BLUE MIST SPIREA | CARYOPTERIS X CLANDONENSIS 'DARK KNIGHT' | 5 GAL | 3' X 3' |
| PL | 3 | DWARF NINEBARK | PHYSOCARPUS OPULIFOLIUS 'LITTLE DEVIL' TM | 5 GAL | 3' X 4' |
| LL | 7 | LODENSE PRIVET | LIGUSTRUM VULGARE 'LODENSE' | 5 GAL | 5' X 5' |
| RSA | 5 | RUSSIAN SAGE | PEROVSKIA ATRIPLICIFOLIA | 5 GAL | 5' X 4' |
| ITE | 2 | VIRGINIA SWEETSPIRE | ITEA VIRGINICA 'LITTLE HENRY' TM | 5 GAL | 2' X 3' |
| RW | 2 | WHITE MEIDLAND ROSE | ROSA MEIDLAND SERIES 'WHITE' | 5 GAL | 2' X 4' |
| EVERGREEN SHRUBS | QTY | COMMON NAME | BOTANICAL NAME | SIZE | HEIGHT/WIDTH |
| PB2 | 2 | BIG TUNA MUGO PINE | PINUS MUGO 'BIG TUNA' | 5 GAL | 6' X 5' |

NOTE:

- ALL TREE COUNTS ARE INCLUDED IN THE OVERALL PLANT SCHEDULE, NO DECIDUOUS TREES OR ORNAMENTAL TREES WERE COUNTED IN THE LOT TYPICAL PLANT SCHEDULES.
- THE PLANT SCHEDULES FOR THE CORNER LOT, MIDDLE LOTS, AND GREEN COURT LOTS ARE A TYPICAL PLANT COUNT FOR ONLY (1) SINGLE LOT.
- CONTRACTOR TO USE THE TYPICAL PLAN DRAWINGS TYPICAL PLANT SCHEDULES TO DETERMINE QUANTITIES FOR THE REST OF THE LOTS ON-SITE.
- CONTRACTOR TO MEET ALL LANDSCAPE REQUIREMENTS PER CITY OF AURORA UDO.

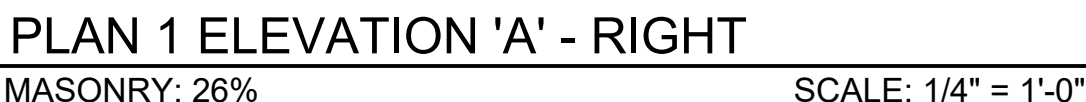
| Residential Yard Landscape- Center Lot (Typ.) | | | | | |
|--|----------------|----------------------|----------|----------|--------|
| Area | Square Footage | Proposed Requirement | Required | Provided | Type |
| Front Yard | 670 | (1 tree) | 1 | 1 | Trees |
| | | (SFx0.025) | 17 | 17 | Shrubs |
| Rear Yard | N/a | 1 Shrub | 1 | 1 | Shrub |
| Note: * The calculations for the residential yard landscape were calculated on a proportional percentage of the 4,500 s.f. lot requirement in the UDO per section 4.7.5.P(6). * Calculations are for public facing areas only. * Ornamental grasses were provided at 3 grasses for 1 shrub plant * Contractor to meet or exceed the required residential yard landscape provided above. | | | | | |

PLOT 4 AND A PORTION OF PLOT 5, MALONE SUBDIVISION LOCATED IN THE
NORTHWEST QUARTER OF SECTION 26, TOWNSHIP 4 SOUTH, RANGE 67 WEST,
6TH PRINCIPAL MERIDIAN CITY OF AURORA, COUNTY OF ARAPAHOE, STATE OF COLORADO



Note: Area is calculated from 100 Year floodplain to top of detention basin per the city of Aurora UDO

NOT FOR CONSTRUCTION



| REV. NO. | DESCRIPTION |
|----------|-------------|
|----------|-------------|

URBAN COTTAGES, LLC

URBAN COTTAGES - JEWELL

PLAN 1 ELEVATION 'A'

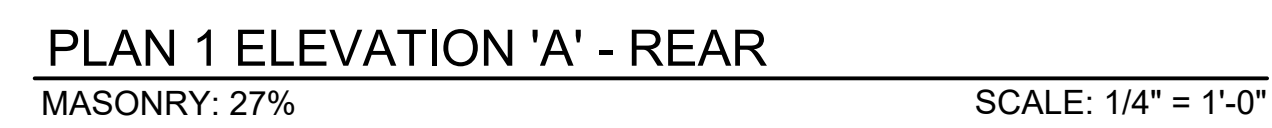
E JEWELL AVE
AURORA, CO

PROJ NO: 210204

ENG : AHJ

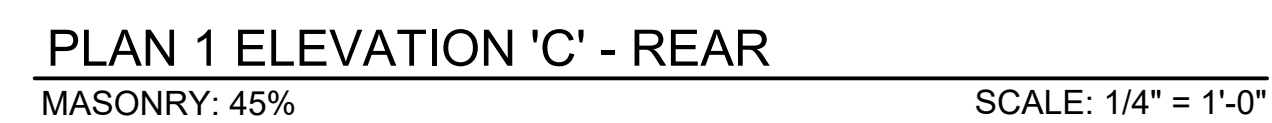
DATE : 08/02/2022

SHEET NUMBER
A01
14 OF 29

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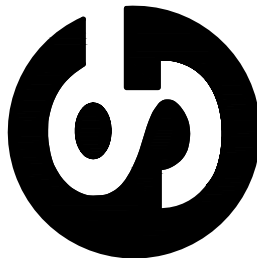
PROJ NO: 210204
ENG : AHJ
DATE : 08/02/2022
SHEET NUMBER
A03
16 OF 29

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| PLAN 2 - 'B' | | | | | |
|---|--------|---|---|--|--------------|
| TABLE 4.8.2 - CITY OF AURORA SCORING SYSTEM FOR ARCHITECTURAL FEATURES | | | | | |
| FEATURE | POINTS | | | | TOTAL |
| | 3 | 2 | 1 | | |
| WINDOWS | | | | | |
| ONE FULL HEIGHT, TWO STORY BAY WINDOW (FOR A ONE-STORY RESIDENTIAL DESIGN PLAN, ONE FULL HEIGHT BAY WINDOW) | | | | | |
| ONE BAY WINDOW | | | | | |
| ONE OR MORE ROOF WINDOW DORMERS | | | | | |
| TWO OR MORE CLERESTORY WINDOWS OR WINDOWS WITH TRANSOMS ABOVE THE MAIN WINDOW | | | | | |
| WINDOW MULLION PATTERNING ON 75% OF WINDOW | | | | | |
| FRONT DOOR WITH ONE OR MORE SIDELIGHTS, TRANSOM WINDOWS OR DOUBLE DOOR | | | | | |
| RIBBON WINDOWS WITH TWO OR MORE HORIZONTAL ROWS OF WINDOWS CONTAINING AT LEAST THREE WINDOWS EACH | | | | | |
| DECORATIVE SHUTTERS ON AT LEAST TWO STREET FACING WINDOWS | | | | | |
| AT LEAST TWO SPECIAL, DECORATIVE WINDOW HEADS OR WINDOW SILLS ON STREET FACING ELEVATIONS | | | | | |
| FOUR OR MORE SQUARE FEET OF WINDOWS ON THE GARAGE THAT ARE NOT ON THE DECK | | | | | |
| GARAGE DOOR(S) WITH WINDOW | | | | | |
| ROOFS | | | | | |
| CLAY- OR CONCRETE TILE, CEMENT- OR STANDING SEAM METAL ROOF | | | | | |
| FLUENT ROOF OVERHANGS ON ALL SIDES | | | | | |
| CHANGE IN HIGHEST ROOF PLANE OR RIDGELINE OF AT LEAST ONE VERTICAL FOOT | | | | | |
| DECORATIVE ROOF ELEMENTS (E.G., COPPER ABOVE A BAY WINDOW) | | | | | |
| DIMENSIONAL ROOF SINGLES WITH A 30-YEAR WARRANTY (PREVIOUSLY UN-SPECIFIED WARRANTY LENGTH) | | | | | |
| ARCHITECTURAL DETAILS AND STYLES | | | | | |
| PLAN, ELEVATION WITH 50% OR GREATER MASONRY | | | | | |
| TRIPLE-COCHERE OVER FRONT PORCH | | | | | |
| GARAGE NOT VISIBLE ON FRONT ELEVATION | | | | | |
| PLAN, ELEVATION WITH 25-50% MASONRY | | | | | |
| FUNCTIONING OR SIMULATED CHIMNEY | | | | | |
| CHANGE IN SIDING STYLE BETWEEN HOME AND ROOF GABLE ENDS | | | | | |
| RANCH PLAN OFFERED | | | | | |
| DECORATIVE MATERIAL ON AT LEAST ONE GABLE END FACING A STREET (E.G., DECORATIVE VINYL, TENTSIL, ETC.) | | | | | |
| PROVIDE WIDE FASCIA AT LEAST FOUR INCHES (NOMINAL) - MATERIALS AROUND DOORS, WINDOWS AND PORCHES | | | | | |
| PORCHES, STOOPS, AND ENHANCEMENTS | | | | | |
| COVERED PORCH OF AT LEAST 50 SQUARE FEET ON THE FRONT ELEVATION | | | | | |
| WRAPAROUND PORCH, AT LEAST SIX FEET DEEP | | | | | |
| SECOND STORY PORCH (AT LEAST 25 SQUARE FEET) | | | | | |
| PUBLIC VIEW - LANDSCAPE ENHANCEMENTS IN YARDS THAT FACE STREET, PARKS, GOLF COURSES, OR OPEN SPACE | | | | | |
| PORCH OF AT LEAST 30 SQUARE FEET ON THE FRONT ELEVATION | | | | | |
| WALK OUT BACK COVERED PORCH OF AT LEAST 30 SQUARE FEET PORCH OR BALCONY RAILINGS | | | | | |
| EIGHT-INCH WIDE COLUMNS, AS MEASURED AT THE BASE OF THE COLUMN, ON FRONT OR SIDE PORCH | | | | | |
| | | | | | TOTAL |
| | | | | | 19 |

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[illegible]

URBAN COTTAGES, LLC
URBAN COTTAGES - JEWELL
PLAN 2 ELEVATION 'B'
E JEWELL AVE
AURORA, CO

PROJ NO: 210204

ENG : AHJ

DATE : 08/02/2022

SHEET NUMBER

A05



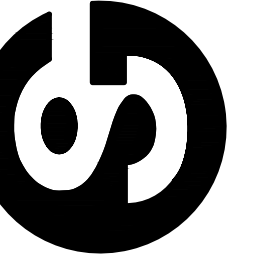
MASONRY: 49%

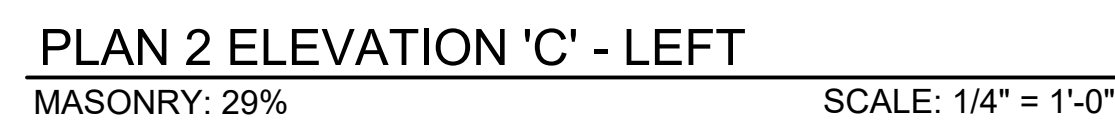
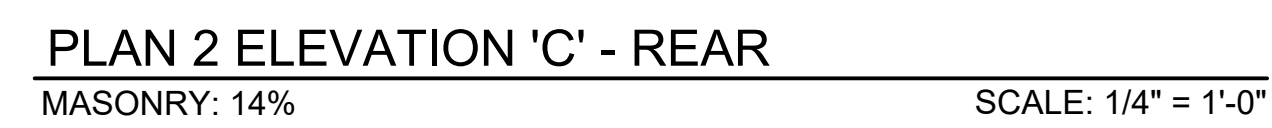
SCALE: 1/4" = 1'-0"



MASONRY: 23%

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

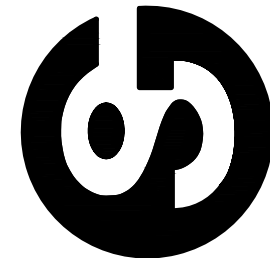
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| PLAN 3 - 'A' | | | | | |
|---|---------------|----------|----------|--------------|--------------|
| TABLE 4.8.2 - CITY OF AURORA SCORING SYSTEM FOR ARCHITECTURAL FEATURES | | | | | |
| FEATURE | POINTS | | | | TOTAL |
| | 3 | 2 | 1 | | |
| WINDOWS | | | | | |
| ONE FULL HEIGHT, TWO STORY BAY WINDOW (FOR A ONE-STORY RESIDENTIAL DESIGN PLAN, ONE FULL HEIGHT BAY WINDOW) | | | | | |
| ONE BAY WINDOW | | | | | |
| ONE OR MORE ROOF WINDOW DORMERS | | | | | |
| TWO OR MORE CERELESTRY WINDOWS OR WINDOWS WITH TRANSOMS ABOVE THE MAIN WINDOW | | | | | |
| WINDOW MILLION PATTERNED AT LEAST ON 75% OF WINDOWS | | | | | |
| FRONT DOOR WITH ONE OR MORE SIDELIGHTS, TRANSOM WINDOWS OR DOUBLE DOOR | | | | | |
| RIBBON WINDOWS WITH ONE OR MORE HORIZONTAL ROWS OF WINDOWS CONTAINING AT LEAST THREE WINDOWS EACH | | | | | |
| DECORATIVE SHUTTERS ON AT LEAST TWO STREET FACING WINDOWS | | | | | |
| AT LEAST TWO SPECIAL, DECORATIVE WINDOW HEADS OR WINDOW SILLS ON STREET FACING ELEVATIONS | | | | | |
| FOUR OR MORE SQUARE FEET OF WINDOWS ON THE GARAGE THAT ARE NOT ON THE REAR DOOR | | | | | |
| GARAGE DOORS WITH WINDOWS | | | | | |
| ROOFS | | | | | |
| CLAY- OR CONCRETE TILE, CEMENT, OR STANDING SEAM METAL ROOF | | | | | |
| HUNCH ROOF OVERHANGS ON ALL SIDES | X | | | | 3 |
| CHANGE IN HIGHNESS OF ROOF PLANE OR RIDGELINE OF AT LEAST ONE VERTICAL FOOT | X | | | | 3 |
| DECORATIVE ROOFING ELEMENTS (E.G., COPPER ABOVE A BAY WINDOW) | | | | | |
| DIMENSIONAL, ROOF SHINGLES WITH A 30-YEAR WARRANTY (PREVIOUSLY UN-SPECIFIED WARRANTY LENGTH) | | | | | |
| ARCHITECTURAL DETAILS & STYLES | | | | | |
| PLAN / ELEVATION WITH 30% OR GREATER MASONRY | X | | | | 3 |
| PORCH-COCHERE OVER DRIVEWAY | X | | | | 3 |
| GARAGE NOT VISIBLE ON FRONT ELEVATION | | | | | |
| PLAN / ELEVATION WITH 20-29% MASONRY | | | | | |
| FUNCTIONING OR SIMULATED CHIMNEY | | | | | |
| CHANGE IN SIDING STYLE BETWEEN HOME AND ROOF GABLE ENDS | | | | | |
| RANCH PLAN OFFERED | | | | | |
| DECORATIVE MATERIAL ON AT LEAST ONE GABLE END FACING A STREET (E.G., DECORATIVE VINYL, LENTILS, ETC.) | | | | | |
| PROVIDE WIDE FASCIA AT LEAST FOUR INCHES (NOMINAL) - MATERIALS AS AROUND PORCHES, WINDOWS AND PORCHES | | | | X | 1 |
| PORCHES, STOOPS, AND ENHANCEMENTS | | | | | |
| COVERED PORCH OF AT LEAST 50 SQUARE FEET ON THE FRONT ELEVATION | | | | | |
| WRAPAROUND PORCH AT LEAST SIX FEET DEEP | | | | | |
| SECOND STORY PORCH (AT LEAST 25 SQUARE FEET) | | | | | |
| PUBLIC VIEW - LANDSCAPE ENHANCEMENTS IN YARDS THAT FACE STREET, PARKS, GOLF COURSES, OR OPEN SPACE | | | | | |
| PORCH OF AT LEAST 50 SQUARE FEET ON THE FRONT ELEVATION | X | | | | 2 |
| WALK OUT BACK PORCH OF AT LEAST 50 SQUARE FEET | | | | | |
| PORCH OR BALCONY RAILINGS | X | | | | 2 |
| EIGHT-INCH WOOD COLUMNS, AS MEASURED AT THE BASE OF THE COLUMN, ON FRONT OR SIDE PORCH | | | | X | 1 |
| | | | | TOTAL | 18 |

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URBAN COTTAGES, LLC

URBAN COTTAGES - JEWELL

PLAN 3 ELEVATION 'A'

E JEWELL AVE
AURORA, CO

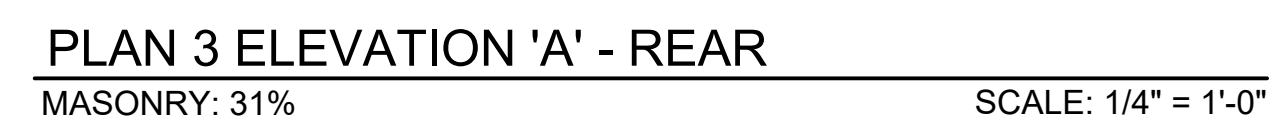
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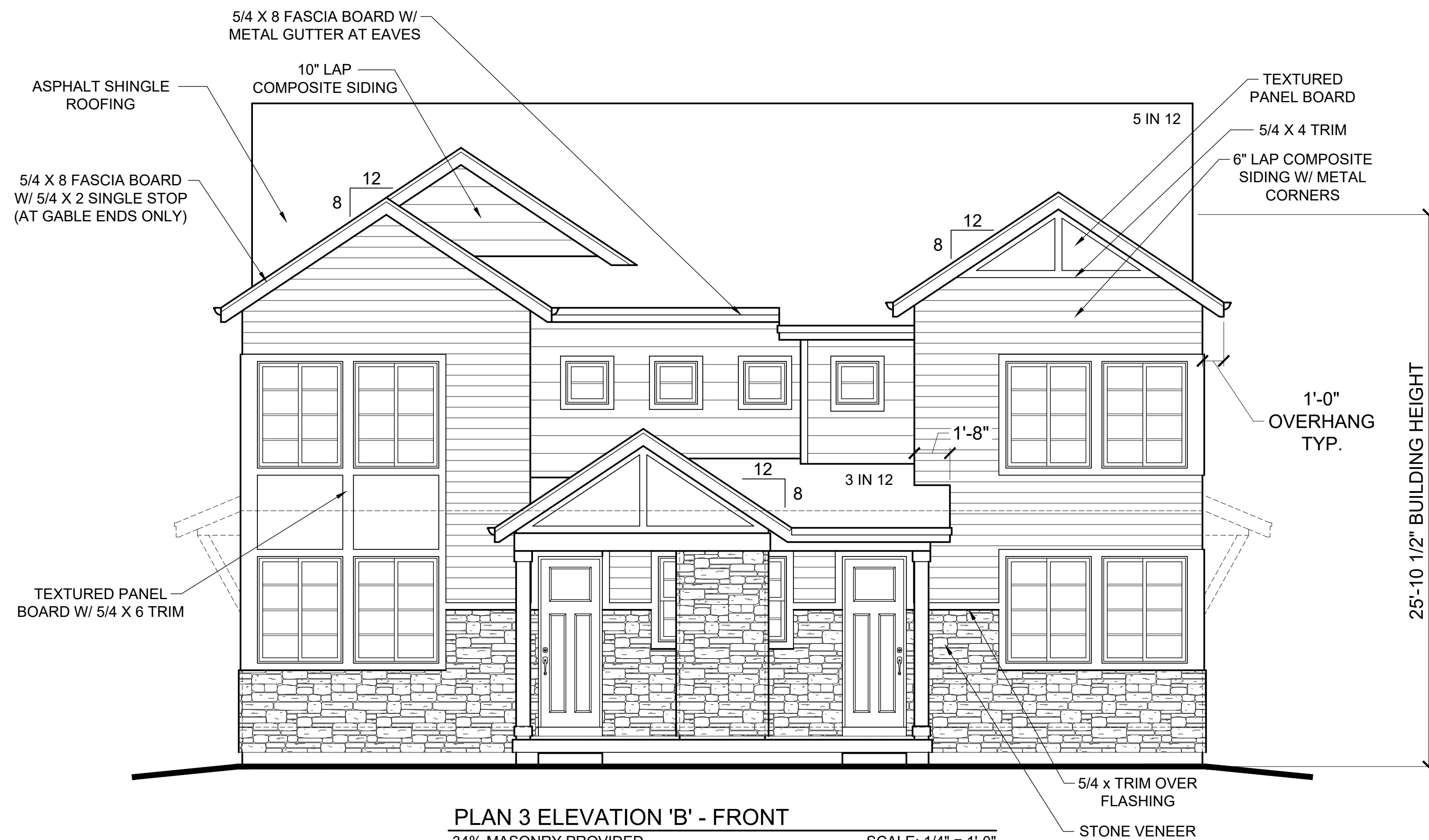
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DATE : 08/02/2022

SHEET NUMBER

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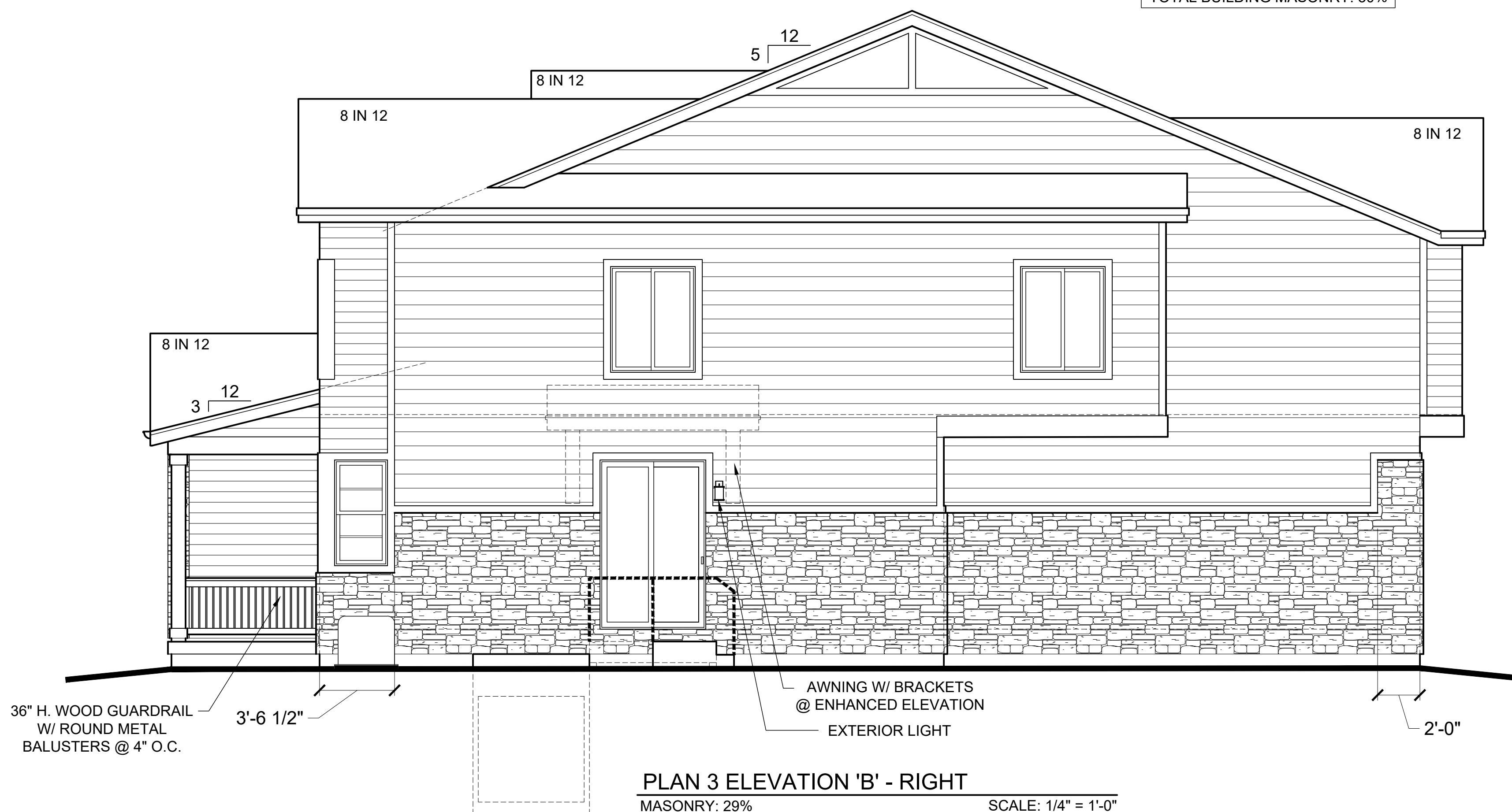


PLAN 3 ELEVATION 'B' - FRONT

34% MASONRY PROVIDED

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

TOTAL BUILDING MASONRY: 30%



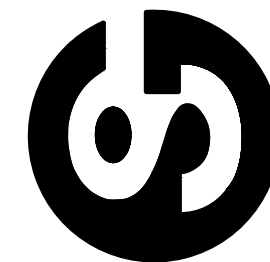
PLAN 3 ELEVATION 'B' - RIGHT

MASONRY: 29%

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

| PLAN 3 - 'B' | | | | | |
|---|--------|---|---|---|-----------|
| TABLE 4.8.2 - CITY OF AURORA SCORING SYSTEM FOR ARCHITECTURAL FEATURES | | | | | |
| FEATURE | POINTS | | | | TOTAL |
| | 3 | 2 | 1 | | |
| WINDOWS | | | | | |
| ONE FULL HEIGHT, TWO STORY BAY WINDOW (FOR A ONE-STORY RESIDENTIAL DESIGN PLAN, ONE FULL HEIGHT BAY WINDOW) | | | | | |
| ONE BAY WINDOW | | | | | |
| TWO OR MORE PORCH WINDOW DORMERS | | | | | |
| TWO OR MORE CLERESTORY WINDOWS OR WINDOWS WITH TRANSOMS ABOVE THE MAIN WINDOW | | | | | |
| WINDOW MULLION PATTERNS ON 75% OF WINDOWS | | | | | |
| FRONT DOOR WITH ONE OR MORE SIDELIGHTS, TRANSOM WINDOW OR DOUBLE DOOR | | | | | |
| RIBBON WINDOWS WITH TWO OR MORE HORIZONTAL ROWS OF WINDOWS CONTAINING AT LEAST THREE WINDOWS EACH | | | | | |
| DECORATIVE SHUTTERS ON AT LEAST TWO STREET FACING WINDOWS | | | | | |
| AT LEAST TWO SPECIAL, DECORATIVE WINDOW HEADS OR WINDOW SILLS ON STREET FACING ELEVATIONS | | | | | |
| FOUR OR MORE SQUARE FEET OF WINDOWS ON THE GARAGE THAT ARE NOT ON THE DOOR | | | | | |
| GARAGE DOORS WITH WINDOWS | | | | | |
| ROOFS | | | | | |
| CLAY, OR CONCRETE TILE, CEMENT, OR STANDING SEAM METAL ROOF | X | | | | 3 |
| HITCH ROOF OVERHANG ON ALL SIDES | | | | | |
| CHANGE IN HIGHEST ROOF LINE OR RIDGELINE OF AT LEAST ONE VERTICAL FOOT | X | | | | 3 |
| DECORATIVE ROOFING ELEMENTS (E.G., COPPER ABOVE A BAY WINDOW) | | | | | |
| DIMENSIONAL ROOF SHINGLES WITH A 30-YEAR WARRANTY (PREVIOUSLY NO SPECIFIED WARRANTY LENGTH) | | | | | |
| ARCHITECTURAL DETAILS AND STYLES | | | | | |
| PLAN / ELEVATION WITH 90% OR GREATER MASONRY | X | | | | 3 |
| WOOD COUCHER OVER FRONT ELEVATION | | | | | |
| GARAGE NOT VISIBLE ON FRONT ELEVATION | X | | | | 3 |
| PLAN / ELEVATION WITH 20-29% MASONRY | | | | | |
| FUNCTIONING OR SIMULATED CHIMNEY | | | | | |
| CHANGE IN SIDING STYLE BETWEEN HOME AND ROOF GABLE ENDS | | | | | |
| RANCH PLAN OFFERED | | | | | |
| DECORATIVE MATERIAL ON AT LEAST ONE GABLE END FACING A STREET (E.G., DECORATIVE VINYL, LENTILS, ETC.) | | | | | |
| PROVIDE WIDE FASCIA AT LEAST FOUR INCHES (NOMINAL), MATERIAL AS REQUIRED FOR SIDINGS AND PORCHES | | | | X | 1 |
| PORCHES, STOOPS, AND ENHANCEMENTS | | | | | |
| COVERED PORCH OF AT LEAST 50 SQUARE FEET ON THE FRONT ELEVATION | | | | | |
| WRAPAROUND PORCH AT LEAST SIX FEET DEEP | | | | | |
| SECOND STORY PORCH (AT LEAST 20 SQUARE FEET) | | | | | |
| PUBLIC VIEW - LANDSCAPE ENHANCEMENTS IN YARDS THAT FACE STREET, PARKS, GOLF COURSES, OR OPEN SPACE | | | | | |
| PORCH OF AT LEAST 50 SQUARE FEET ON THE FRONT ELEVATION | | | | X | 2 |
| WALK OUT BACK COVERED PATIO OF AT LEAST 50 SQUARE FEET | | | | | |
| PORCH OR BALCONY RAILING | | | | X | 2 |
| EIGHT-INCH WIDE SIDINGS, AS MEASURED AT THE BASE OF THE COLUMN, ON FRONT OR SIDE PORCH | | | | X | 1 |
| TOTAL | | | | | 18 |

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[illegible]

URBAN COTTAGES, LLC

URBAN COTTAGES - JEWELL

PLAN 3 ELEVATION 'B'

E JEWELL AVE
AURORA CO

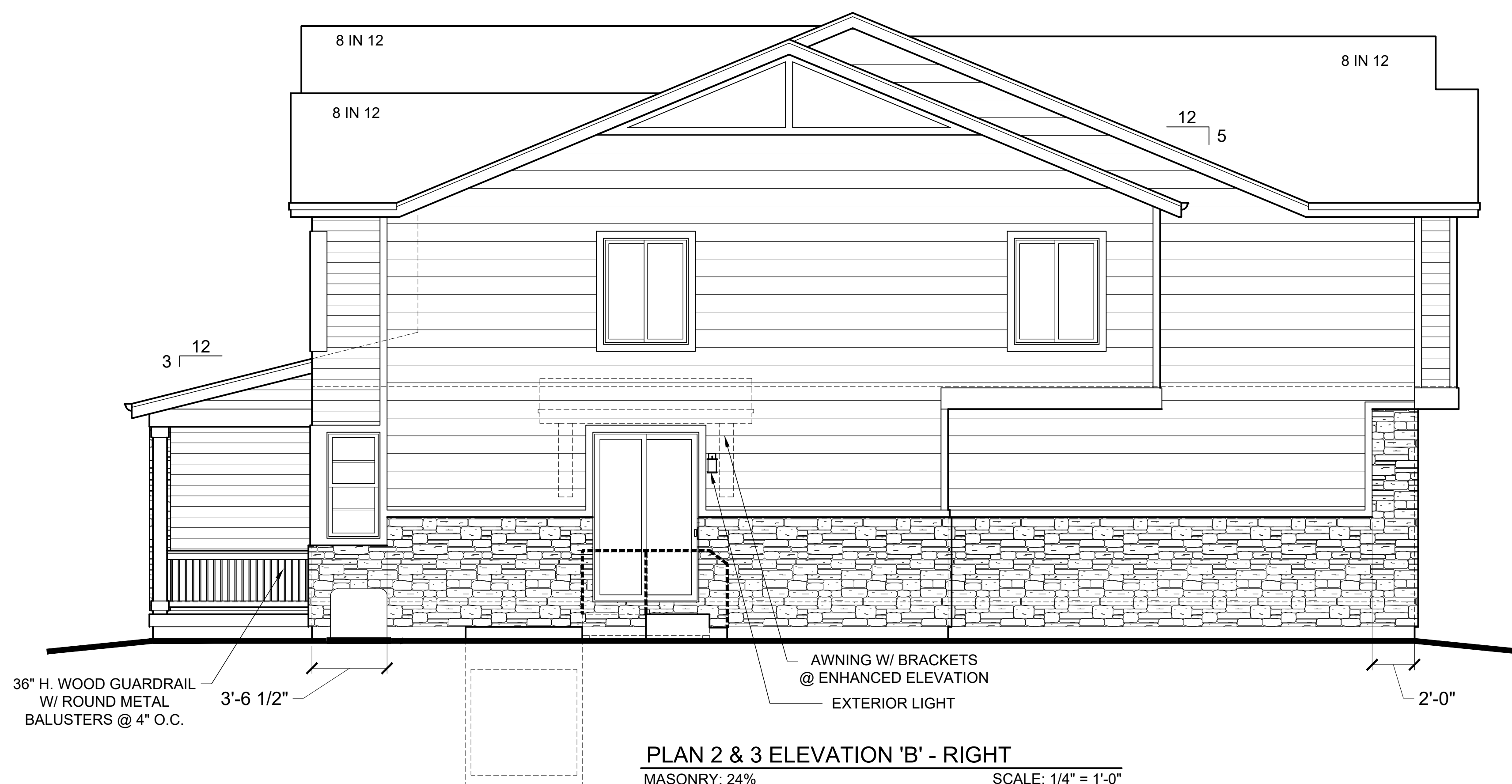
PROJ NO: 210204

ENG : AHJ

DATE : 08/02/2022

SHEET NUMBER

A11



| PLAN 2 & 3 - 'B' | | | | |
|--|--------|---|---|-------|
| TABLE 4.8.2 - CITY OF AURORA SCORING SYSTEM FOR ARCHITECTURAL FEATURES | | | | |
| FEATURE | POINTS | | | TOTAL |
| | 3 | 2 | 1 | |
| WINDOWS | | | | |
| ONE FULL HEIGHT, TWO STORY BAY WINDOW (FOR A ONE-STORY RESIDENTIAL, DESIGN PLAN, ONE FULL HEIGHT BAY WINDOW) | | | | |
| ONE OR MORE WINDOW TRANSOMS ABOVE THE MAIN WINDOW | | | | |
| ONE OR MORE ROOF WINDOW DORMERS | | | | |
| TWO OR MORE CLERESTORY WINDOWS OR WINDOWS WITH TRANSOMS ABOVE THE MAIN WINDOW | | | | |
| WINDOW MULLION PATTERNS ON 75% OF WINDOWS | | | | |
| FRONT DOOR WITH ONE OR MORE SIGHTS, TRANSLUCENT WINDOWS OR DOUBLE DOOR | | | | |
| RIBBON WINDOWS WITH TWO OR MORE HORIZONTAL ROWS OF WINDOWS CONTAINING AT LEAST ONE FULL HEIGHT WINDOW | | | | |
| DECORATIVE SHUTTERS ON AT LEAST TWO STREET FACING WINDOWS | | | | |
| AT LEAST TWO SPECIAL, DECORATIVE WINDOW HEADS OR WINDOW SILLS ON STREET FACING ELEVATIONS | | | | |
| FOUR OR MORE SQUARE FEET OF WINDOWS ON THE GARAGE THAT ARE NOT ON THE DOOR | | | | |
| (GARAGE DOORS) WITH WINDOWS | | | | |
| ROOFS | | | | |
| CLAY, OR CONCRETE TILE, CEMENT, OR STANDING SEAM METAL ROOF | X | | | 3 |
| 16-20 INCH ROOF OVERHANG ON ALL SIDES | | | | |
| CHANGE IN HIGHEST ROOF PLANE OR RIDGELINE OF AT LEAST ONE VERTICAL FOOT | X | | | 3 |
| DECORATIVE ROOFING ELEMENTS (E.G., COPPER ABOVE A BAY WINDOW) | | | | |
| DIMENSIONAL ROOF SHINGLES WITH A 30-YEAR WARRANTY (PREVIOUSLY NO SPECIFIED WARRANTY LENGTH) | | | | |
| ARCHITECTURAL DETAILS AND STYLES | | | | |
| PLAN / ELEVATION WITH 30% OR GREATER MASONRY | X | | | 3 |
| PORCH-COCHERE OR PORCH-DRIVEWAY | | | | |
| GARAGE NOT VISIBLE ON FRONT ELEVATION | | | | |
| PLAN / ELEVATION WITH 20+20% MASONRY | | | | |
| FUNCTIONING OR SIMULATED CHIMNEY | | | | |
| CHANGE IN SIDING STYLE BETWEEN HOME AND ROOF GABLE ENDS | | | | |
| RANCH PLAN OFFERED | | | | |
| DECORATIVE MATERIAL ON AT LEAST ONE GABLE END FACING A STREET (E.G., DECORATIVE VINYL, LINTILS, ETC.) | | | | |
| PROVIDE WIDE FASCIA AT LEAST FOUR INCHES (NOMINAL) - MATERIALS INCLUDING SHINGLES, WINDOWS AND PORCHES | | | X | 1 |
| CORRIDORS, STOPS, AND ENHANCEMENTS | | | | |
| COVERED PORCH OF AT LEAST 50 SQUARE FEET ON THE FRONT ELEVATION | | | | |
| WINDWARD PORCH, AT LEAST SIX FEET DEEP | | | | |
| SECOND STORY PORCH (AT LEAST 25 SQUARE FEET) | | | | |
| PUBLIC VIEW - LANDSCAPE ENHANCEMENTS IN YARDS THAT FACE STREET, PARKS, GOLF COURSES, OR OPEN SPACE | | | | |
| PORCH OF AT LEAST 50 SQUARE FEET ON THE FRONT ELEVATION | | | X | 2 |
| WALK OUT BACK COVERED PATIO OR AT LEAST 50 SQUARE FEET PORCH OR BALCONY RAILING | | | X | 2 |
| EIGHT-INCH WIDE COLUMNS, AS MEASURED AT THE BASE OF THE COLUMN, ON FRONT OR SIDE PORCH | | | X | 1 |
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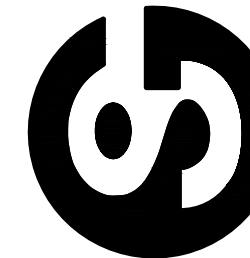
MASONRY: 33%

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



MASONRY: 23%

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

[illegible]

PROJ NO: 210204

ENG : AHJ

DATE : 08/02/2022

URBAN COTTAGES JEWELL

SITE PLAN

PLOT 4 AND A PORTION OF PLOT 5, MALONE SUBDIVISION LOCATED IN THE
NORTHWEST QUARTER OF SECTION 26, TOWNSHIP 4 SOUTH, RANGE 67 WEST,
6TH PRINCIPAL MERIDIAN CITY OF AURORA, COUNTY OF ARAPAHOE, STATE OF
COLORADO



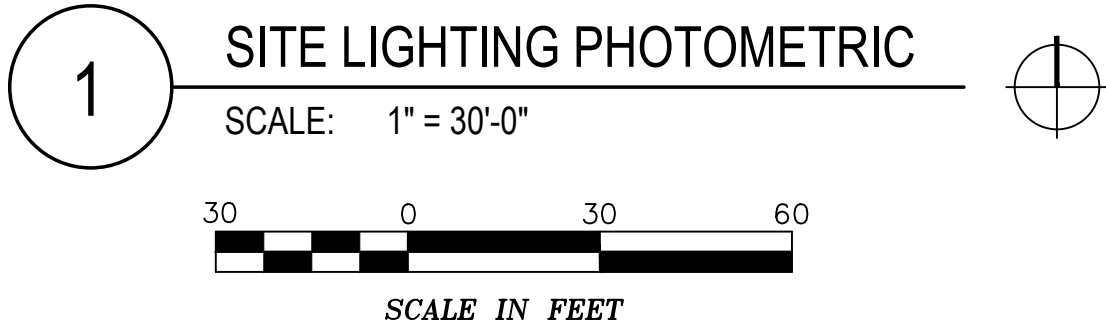
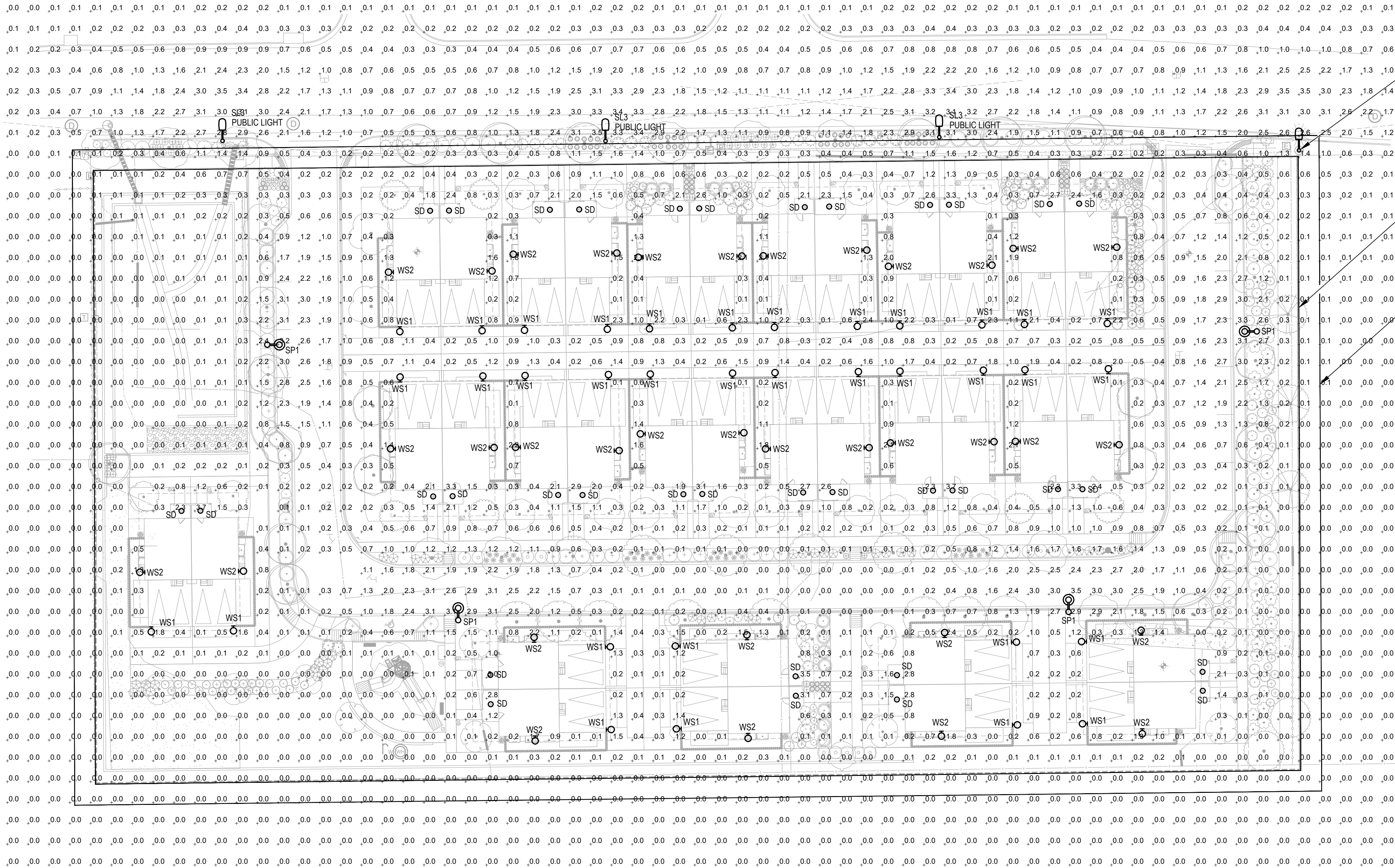
| DATE | |
|-------------|--|
| REV. NO. | |
| DESCRIPTION | |

URBAN COTTAGES, LLC
URBAN COTTAGES - JEWELL
SITE LIGHTING PHOTOMETRIC
E JEWELL AVE
AURORA, CO



PROJ NO: 210204
ENG : MLH
DATE : 08/02/2022

SHEET NUMBER
SL1.0
28 OF 29



PHOTOMETRY PLAN GENERAL NOTES:
1. VALUES SHOWN ARE MAINTAINED HORIZONTAL
ILLUMINANCE VALUES MEASURED AT GRADE.

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

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

STREET LIGHT LOCATIONS ARE CONCEPTUAL. FINAL
STREET LIGHT LOCATIONS WILL BE DETERMINED BY A
PHOTOMETRIC ANALYSIS SUBMITTED WITH THE
STREET LIGHTING PLAN IN THE CIVIL PLAN SUBMITTAL

| LIGHTING CALCULATION STATISTICS SUMMARY: | | | | | |
|--|---------|---------|---------|---------|---------|
| | AVERAGE | MAXIMUM | MINIMUM | MAX/MIN | AVG/MIN |
| OVERALL SITE: | 0.6fc | 3.7fc | 0.0fc | NA | NA |
| PARKING AREAS: | 2.3fc | 3.5fc | 1.4fc | 2.5:1 | 1.6:1 |

PLOT 4 AND A PORTION OF PLOT 5, MALONE SUBDIVISION LOCATED IN THE
NORTHWEST QUARTER OF SECTION 26, TOWNSHIP 4 SOUTH, RANGE 67 WEST,
6TH PRINCIPAL MERIDIAN CITY OF AURORA, COUNTY OF ARAPAHOE, STATE OF
COLORADO

Rev. 05/19Rev. 05/19

A REPLAT OF PLOT 4 AND A PORTION OF PLOT 5 MALONE SUBDIVISION
LOCATED IN THE NORTHWEST QUARTER OF SECTION 26,
T4S, R67W OF THE 6TH P.M.
CITY OF AURORA, COUNTY OF ARAPAHOE, STATE OF COLORADO

REVISÉ ACCORDINGLY

FD. 3" CITY OF AURORA BRASS
CAP IN RANGE BOX, "LS 16848".
ACCEPTED AS THE NW CORNER
SEC. 26, T4S, R67W, 6TH P.M.

REVISED ACCORDINGLY

REVISED ACCORDINGLY

Accepted as the NE Cor. of the NW 1/4

Sec. 26, T4S, R67W, 6th P.M.?
REVISED ACCORDINGLY

Not needed on
Subdivision Plat

EXCEPTION PARCEL
PER PARCEL B
LEGAL DESCRIPTION
BOOK 4583,
PAGE 506

Mtatch written

REVISÉ ACCORDINGLY

REVISED ACCORDINGLY

IT WAS SET THEN.

Access Easement
may need to be
totally on Tract A?

LAYOUT HAS CHANGED

S89°21'07"W
578.65' (578.74')?

Label Setback?

REVISED ACCORD

BK 6183, PG 85?

Add shaded area

to legend?



- UTILITY EASEMENTS (UE)
----- GAS EASEMENTS (GE)
----- ACCESS EASEMENTS (AE)
● RIGHT-OF-WAY CENTERLINE TERMINUS
→ Private Drive Control Line?
REVISED ACCORDINGLY

NOT REQ'D FOR
PRIVATE DRIVE



EMK CONSULTANTS, INC.
LAND DEVELOPMENT
ENGINEERING ■ SURVEYING
 7006 SOUTH ALTON WAY, BLDG. F
 CENTENNIAL, COLORADO 80112-2019
 (303)694-1520 www.EMKc.com

JOB NO. 13298

DATE PREPARED: AUGUST 16, 2022
APPLICANT/DEVELOPER
URBAN COTTAGES
4801 DTC BOULEVARD, SUITE 525
DENVER, COLORADO 80237

SHEET 2 OF 2