



**PCS Responses to comments below:**

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

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](mailto: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:\SDA\2309-00rev2

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## 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](mailto: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](mailto:shabatural2@gmail.com); [tiregamer@comcast.net](mailto:tiregamer@comcast.net); [jpmaksim@gmail.com](mailto:jpmaksim@gmail.com); [IMEasho4@gmail.com](mailto:IMEasho4@gmail.com); [kwsportzboy@yahoo.com](mailto:kwsportzboy@yahoo.com); [stephanie@accesselectrician.com](mailto:stephanie@accesselectrician.com); [angelmavery@gmail.com](mailto:angelmavery@gmail.com); [Sumstuff8@gmail.com](mailto:Sumstuff8@gmail.com); [drsues10@gmail.com](mailto: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.**

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## 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](mailto: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 / [pturner@auroragov.org](mailto:pturner@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**

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## REFERRAL COMMENTS FROM OTHER DEPARTMENTS AND AGENCIES

**10. Civil Engineering** (Julie Bingham / 303-739-7403 / [jbingham@auroragov.org](mailto: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 crosspans, 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](mailto: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](mailto: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](mailto: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](mailto: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](mailto: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](mailto: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](mailto: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
9	SITE DETAILS	LS1.1
10	SITE DETAILS	LS1.2
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
16	ARCHITECTURAL PLAN 1 ELEVATION 'C'	A03
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 / 57.8%
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 (2DU)	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

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

**INTEGR:**  
CIVIL ENGINEERING  
7000 CO 80223  
PHONE: 720.206.6625  
PEARSON

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

Parking should be 68 (2\*34 units). 68 spaces are shown on the plan.  
ADA parking is required only for multifamily and non-residential development. Change the requirement to 0

Revised as requested.

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 UNOBTSTRUCTED 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 ENCRACH 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.

DATE	DESCRIPTION	REV. NO.
08/02/2022	01	

URBAN COTTAGES, LLC

URBAN COTTAGES - JEWELL

COVER SHEET

E JEWELL AVE  
AURORA, CO

PROJ NO: 210204

ENG: JLL / AG

DATE: 07/01/2022

SHEET NUMBER

C1

1

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

### 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 UNOBSERVED 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?

### 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

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

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

**CACE**  
CIVIL ENGINEERING

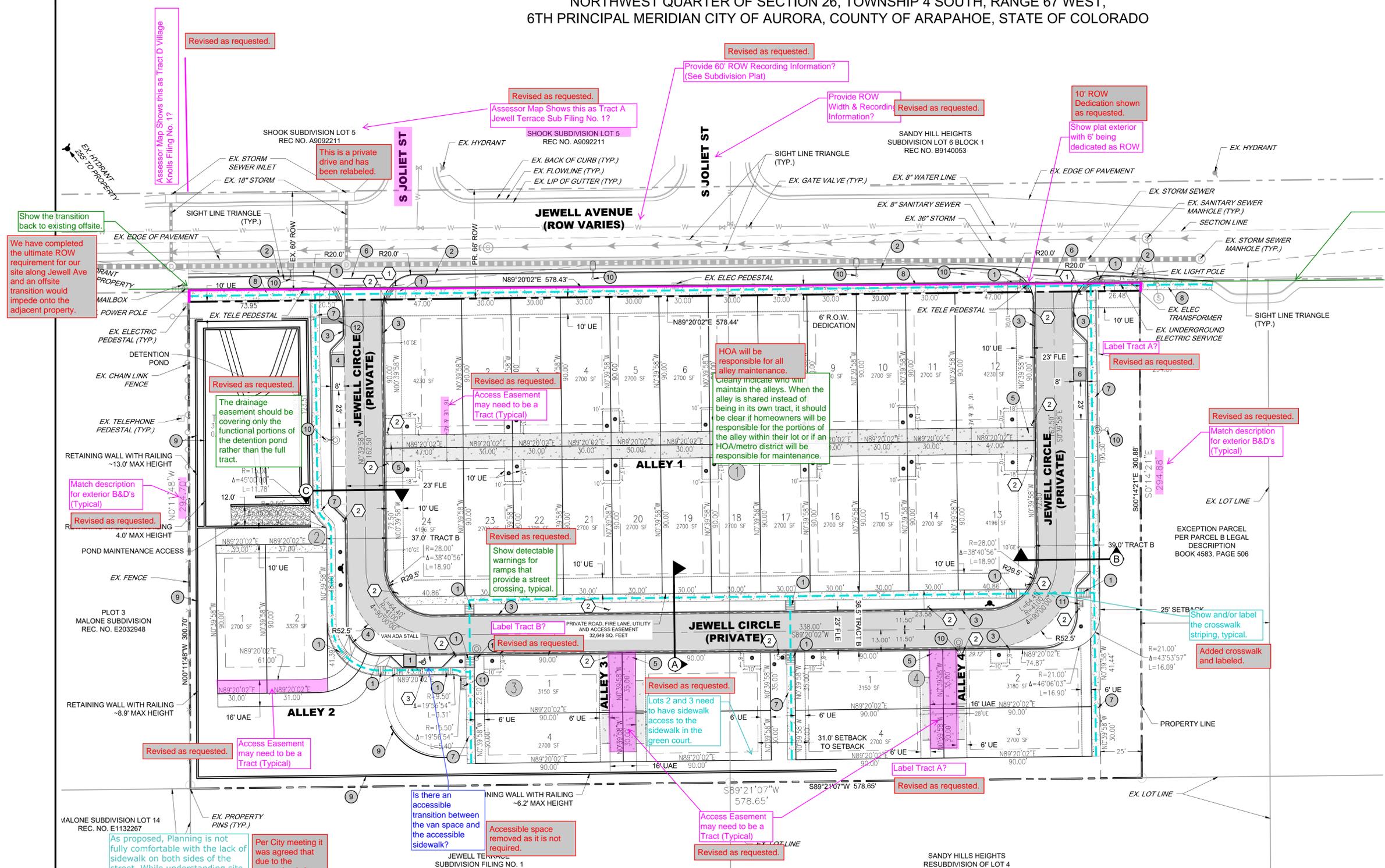
**pcs group**

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

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

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

SHEET NUMBER  
**SP1**  
2 OF 29



Revised as requested.

Assessor Map Shows this as Tract D Village Krolls Filing No. 1?

This is a private drive and has been relabeled.

Show the transition back to existing offsite.

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

Revised as requested.

Assessor Map Shows this as Tract A Jewell Terrace Sub Filing No. 1?

Provide 60' ROW Recording Information? (See Subdivision Plat)

Provide ROW Width & Recording Information?

Revised as requested.

10' ROW Dedication shown as requested.

Show plat exterior with 6' being dedicated as ROW

Revised as requested.

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

Access Easement may need to be a Tract (Typical)

HOA will be responsible for all alley maintenance. 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.

Revised as requested.

Show detectable warnings for ramps that provide a street crossing, typical.

Label Tract B?

Revised as requested.

Label Tract A?

Revised as requested.

Match description for exterior B&D's (Typical)

Revised as requested.

Match description for exterior B&D's (Typical)

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

Revised as requested.

Label Tract A?

Revised as requested.

Match description for exterior B&D's (Typical)

Revised as requested.

Show and/or label the crosswalk striping, typical.

Added crosswalk and labeled.

Revised as requested.

Label Tract B?

Revised as requested.

Label Tract A?

Revised as requested.

Label Tract A?

Revised as requested.

Revised as requested.

Access Easement may need to be a Tract (Typical)

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

Accessible space removed as it is not required.

Access Easement may need to be a Tract (Typical)

Revised as requested.

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.

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

Revised as requested.

Access Easement may need to be a Tract (Typical)

Revised as requested.

Label Tract B?

Revised as requested.

Label Tract A?

Revised as requested.

Revised as requested.

Label Tract A?

Revised as requested.

Revised as requested.

Label Tract A?

Revised as requested.

Revised as requested.

Label Tract A?

Revised as requested.

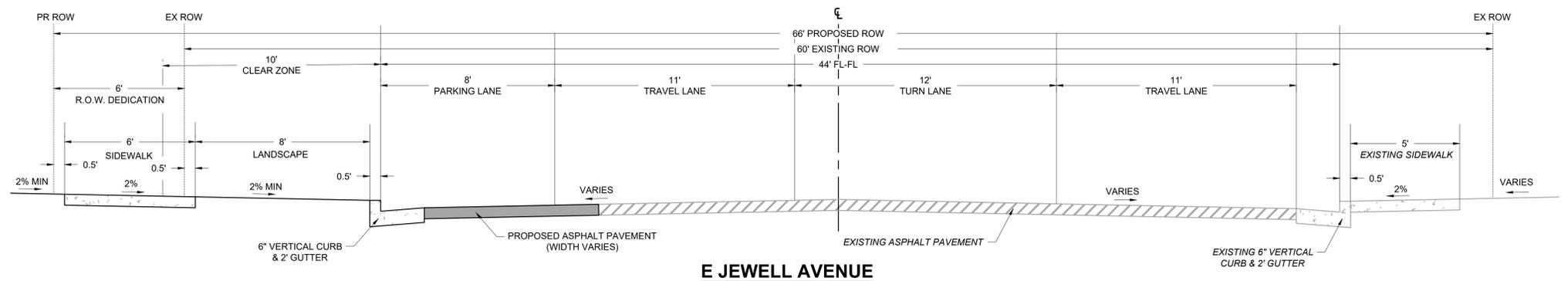
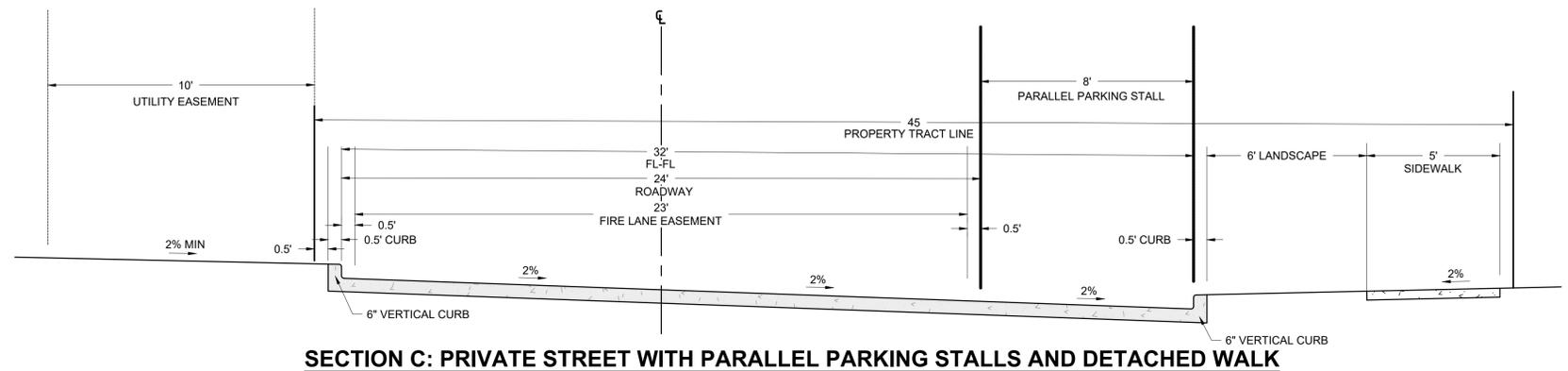
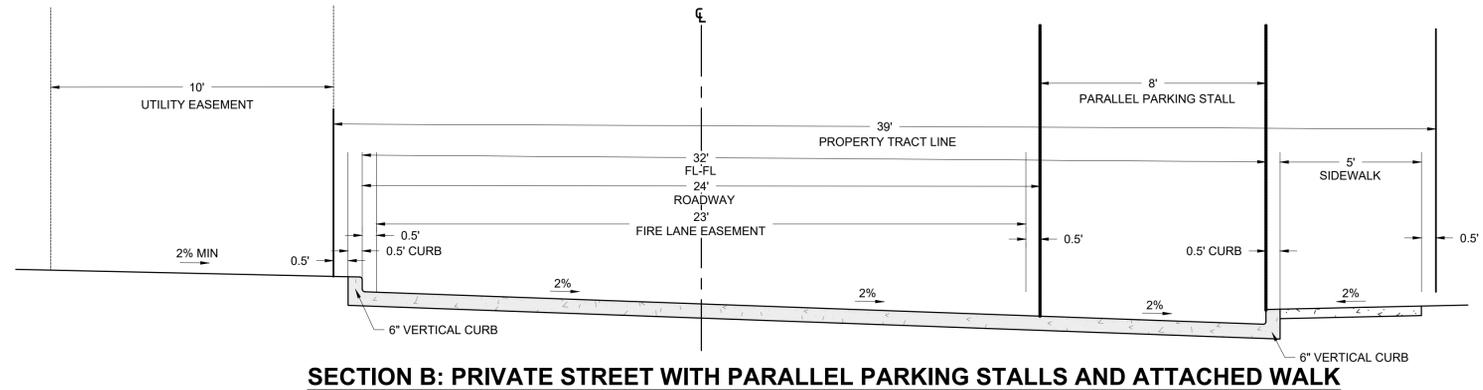
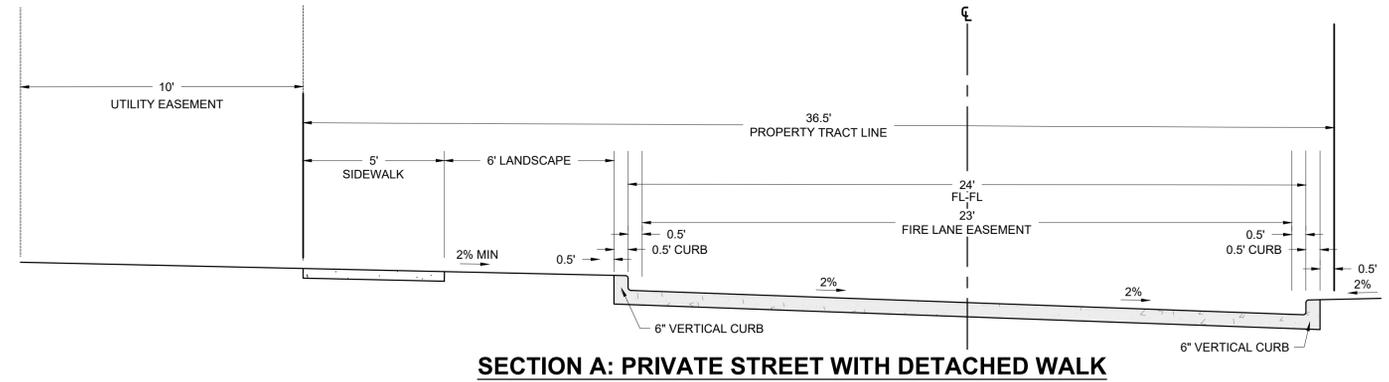
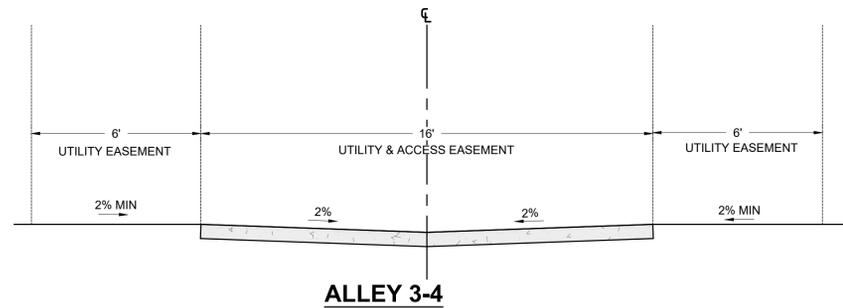
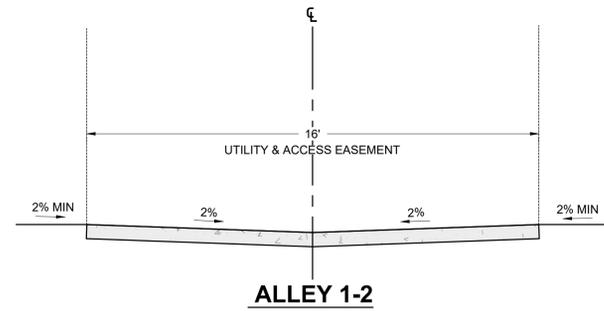
Revised as requested.

Label Tract A?

Revised as requested.

# 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	DESCRIPTION
08/02/2022	SUBMITTAL #2
01	

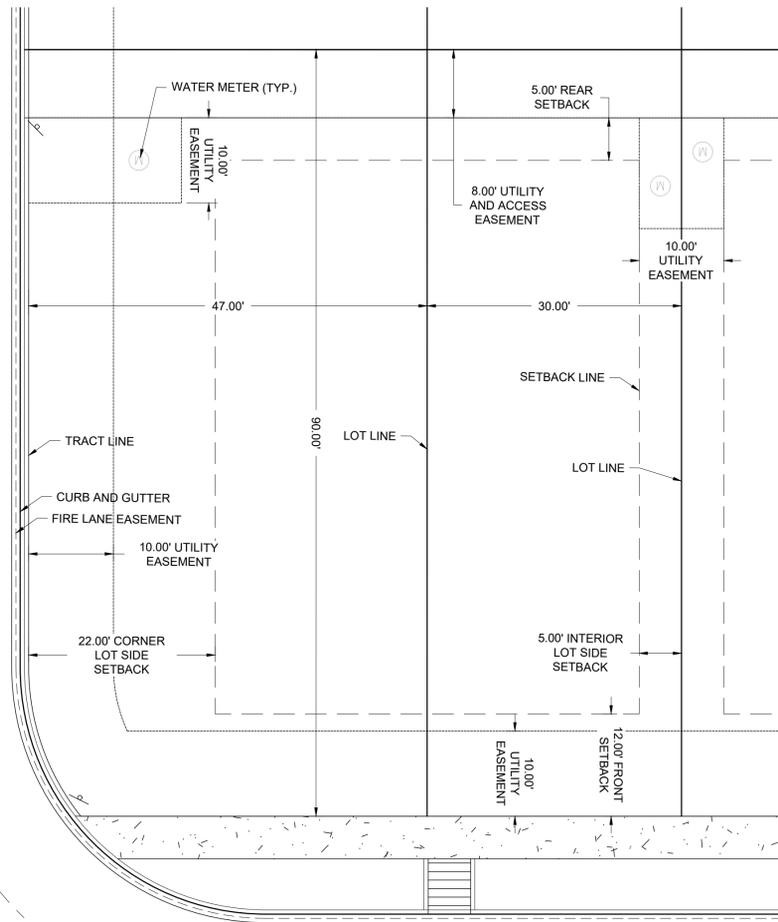
URBAN COTTAGES, LLC  
**URBAN COTTAGES - JEWELL**  
SITE PLAN DETAILS  
E JEWELL AVE  
AURORA, CO

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

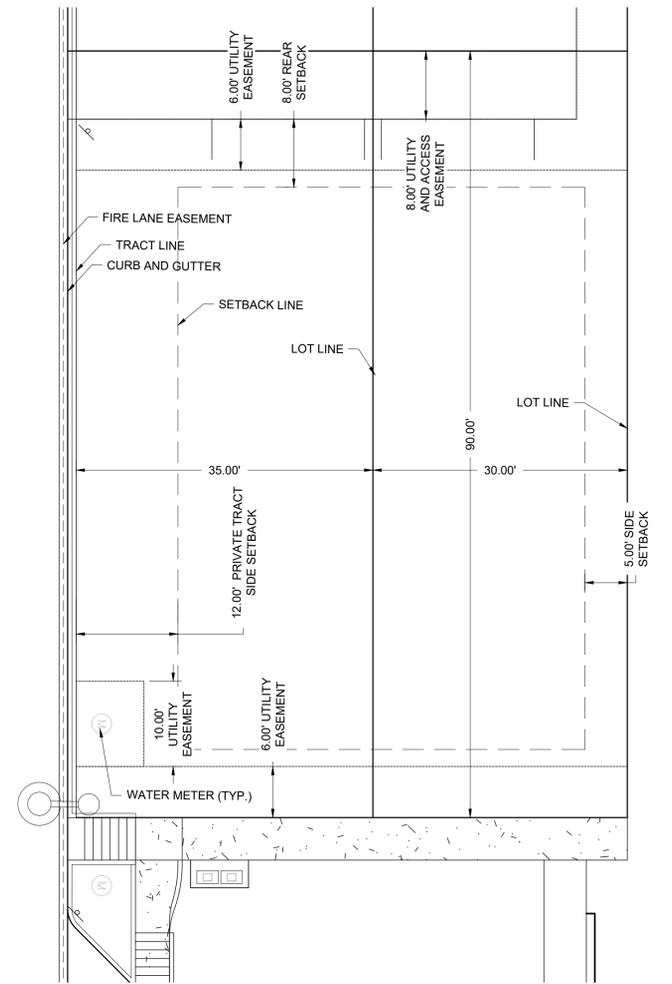
SHEET NUMBER  
**SP2**  
3 OF 29

# 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

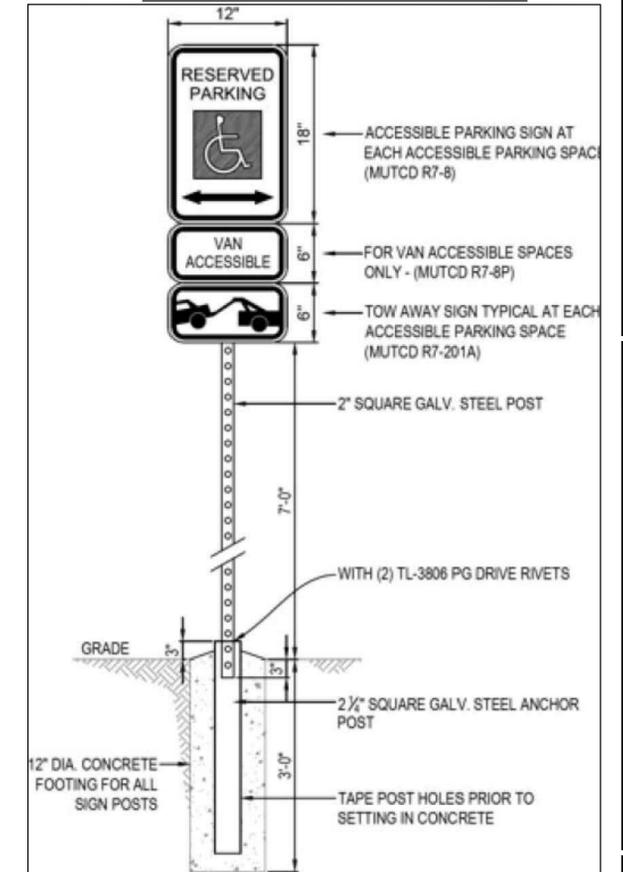


TYPICAL 90' LOT CONFIGURATION - ALLEY 1



TYPICAL 90' LOT CONFIGURATION - ALLEYS 2, 3, & 4

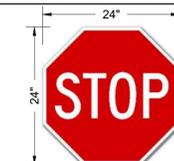
## R7-8 ACCESSIBLE PARKING SIGN



## R7-1 FIRE LANE - NO PARKING SIGN



## R1-1 STOP SIGN DETAIL



REV. NO.	DESCRIPTION	DATE
01	SUBMITTAL #2	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

### GRADING AND UTILITY PLAN NOTES:

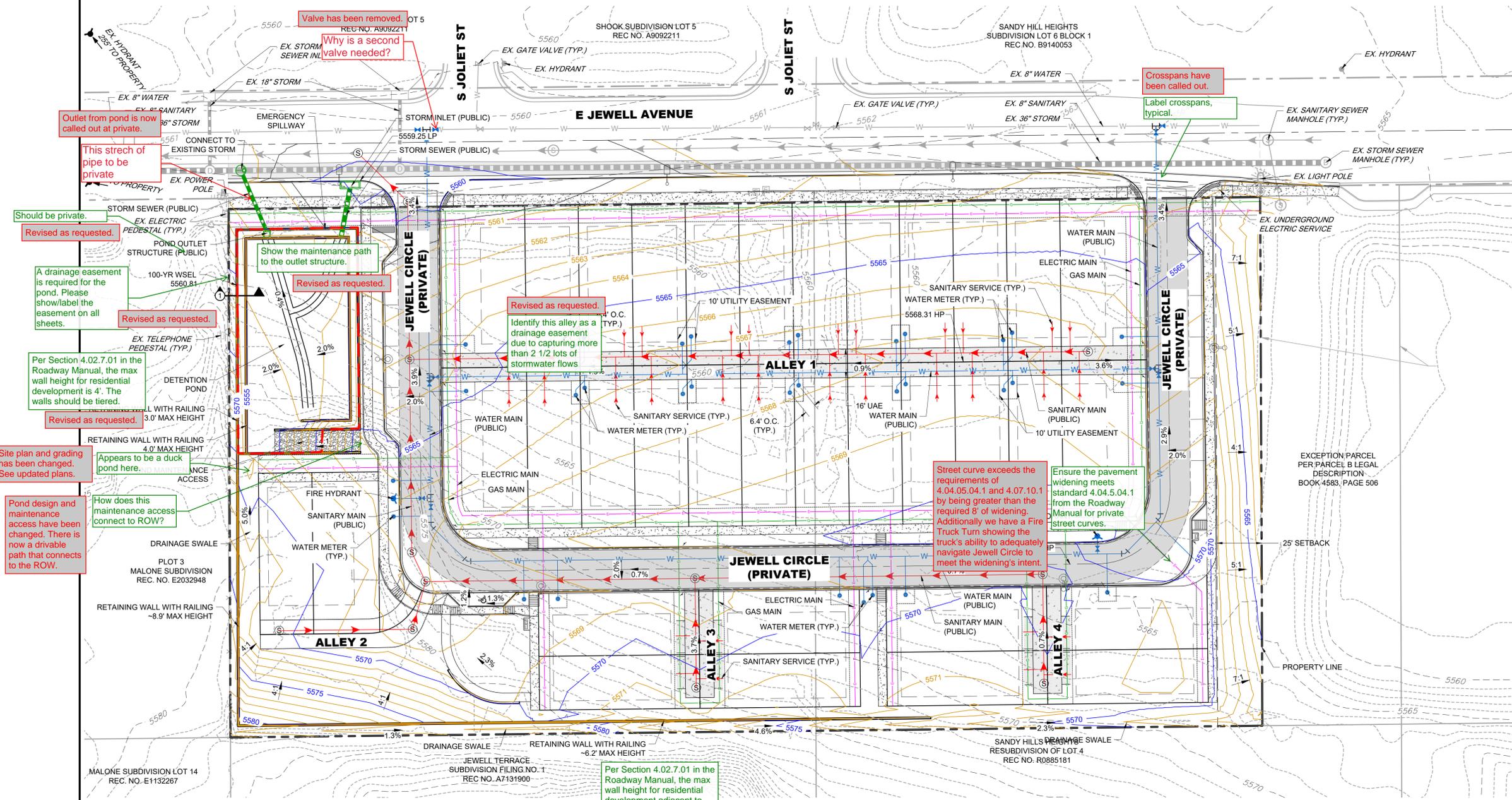
- ALL STORM SEWER IS PRIVATE UNLESS OTHERWISE NOTED AS PUBLIC.
- PRIVATE STORM SEWER TO BE MAINTAINED BY PROPERTY OWNER.
- PIPE DOWNSTREAM OF WATER METER IS CONSIDERED PRIVATE.
- ALL SANITARY SEWER SERVICES ARE PRIVATE. THE SLOPE AWAY FROM THE BUILDING SHALL HAVE A MINIMUM GRADE OF FIVE (5) PERCENT FOR 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
- 100.00 SPOT ELEVATION
- 100 PROPOSED MAJOR CONTOUR
- 100 PROPOSED MINOR CONTOUR
- 100 EXISTING MAJOR CONTOUR
- 100 EXISTING MINOR CONTOUR
- PROPOSED SWALE
- DRAINAGE FLOW ARROW

### GRADING ABBREVIATIONS

- HP HIGH POINT
- LP LOW POINT



Valve has been removed. Why is a second valve needed?

Outlet from pond is now called out at private.

This stretch of pipe to be private.

Should be private. Revised as requested.

A drainage easement is required for the pond. Please show/label the easement on all sheets. Revised as requested.

Per Section 4.02.7.01 in the Roadway Manual, the max wall height for residential development is 4'. The walls should be tiered. Revised as requested.

Site plan and grading has been changed. See updated plans.

Pond design and maintenance access have been changed. There is now a drivable path that connects to the ROW.

How does this maintenance access connect to ROW?

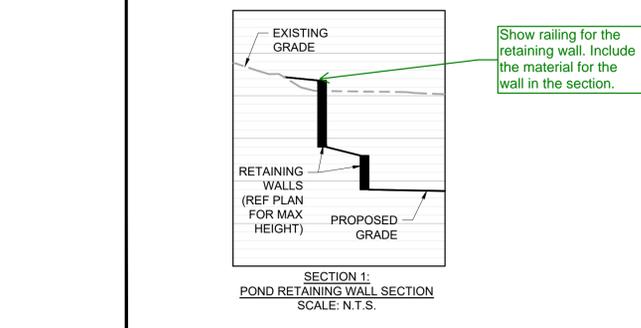
Appears to be a duck pond here.

Revised as requested. Show the maintenance path to the outlet structure.

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

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.



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.



REV. NO.	DESCRIPTION	DATE
01 <td>SUBMITTAL #2 <td>08/02/2022</td> </td>	SUBMITTAL #2 <td>08/02/2022</td>	08/02/2022

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



CALL BEFORE YOU DIG  
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OR  
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UTILITY NOTIFICATION  
CENTER OF COLORADO

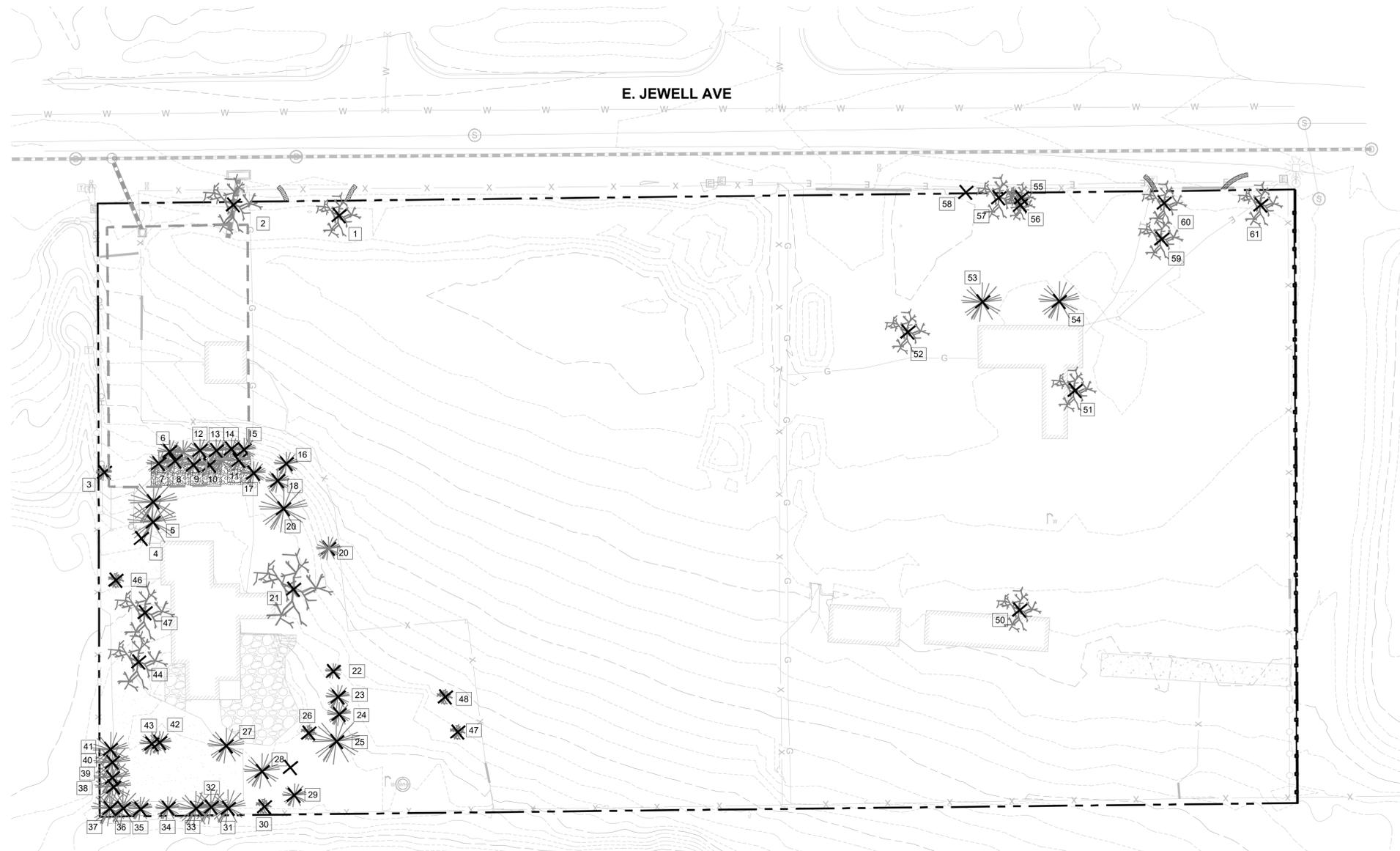
PROJ NO: 210204  
ENG: IJL / AG  
DATE: 07/01/2022  
SHEET NUMBER  
**GU1**  
5 OF 29

# 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

Aurora Forestry cannot approve plan until tree mitigation has been paid.

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



**LEGEND**

- PROPERTY LINE
- - - EXISTING GRADE
- ✱ EXISTING TREE TO BE REMOVED

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

**1** TREE MITIGATION PLAN  
Scale: 1"= 30'-0"



DATE	08/02/22
REV. NO.	DESCRIPTION
1	2ND SUBMITTAL

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
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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

10800 and 11000 East Jewell Avenue								Tree assessment spreadsheet		Page 1.		
Tree #	Species	Size	BTC *	species	condition	location	Appraised	Issues, concerns and comments				
		dbh in.		rating	rating	rating	value					
1	Siberian elm	19.0	21500	40%	56%	60%	\$ 2,903	multi-stem at base, 30% dead, elm leaf beetle, loose bark, wetwood, some decay.				
2	Siberian elm	12.0	8576	40%	50%	60%	\$ 1,029	Co-dominant trunks w/ included bark: weak. 35% dead. Major trunk wound w/ decay.				
3	Austrian pine	20.0	12921	75%	72%	60%	\$ 4,179	Tall thin tree along fence and road. Good color, straight trunk, strong vigor.				
4	Austrian pine	9.0	2617	75%	75%	60%	\$ 883	Strong trunk, large scaffold branches, pruned for service line. Good vigor, normal needle drop				
5	Austrian pine	16.0	8270	75%	66%	60%	\$ 2,442	Straight trunk, one sided to 20'. Lost top, good re-growth, ok vigor, moderate needle drop.				
6	Scots pine	18.0	10863	65%	53%	60%	\$ 2,251	Limited roots by wall. Pitch tubes at base turpentine beetles? Heavy needle drop, low dead.				
7	Austrian pine	11.0	3909	75%	66%	60%	\$ 1,154	Tall, thin w/ small crown. Drought stress, moderate needle drop, dead low branches.				
8	Austrian pine	7.0	1583	75%	59%	60%	\$ 423	Suppressed tree w/ dead top. Weak vigor, moderate needle drop, drought stress, decline.				
9	Austrian pine	7.0	1583	75%	63%	60%	\$ 445	Suppressed tree, one-sided crown. Crook at 12', moderate needle drop, stressed.				
10	Austrian pine	13.0	5459	75%	72%	60%	\$ 1,766	Thick trunk, two tops at 25', good crown. Some dead branches to 2" d., moderate needle drop.				
11	Austrian pine	13.0	5459	75%	69%	60%	\$ 1,689	One-sided straight trunk moderate needle drop. Drought stressed low dead and 20% dieback.				
12	Scots pine	14.0	6571	65%	63%	60%	\$ 1,602	Crooked tree, one-sided, leaning. Low dead, suppressed, small crown, heavy needle drop.				
13	Scots pine	15.0	7544	65%	69%	60%	\$ 2,023	Drought stressed, heavy needle drop, thinning crown. Pitch tubes at base and along trunk.				
14	Scots pine	12.0	4828	65%	69%	60%	\$ 1,294	Big lean, crooked trunk, one-sided, lost top. Moderate needle drop.				
15	Scots pine	13.0	5666	65%	69%	60%	\$ 1,519	Big lean one-sided crown. Low dead to 6" d. moderate needle drop stress and decline.				
16	Austrian pine	6.0	1163	75%	66%	60%	\$ 343	Crooked trunk, moderate needle drop. Leaning tree. Drought stressed, dead branch tips.				
17	Scots pine	14.0	6571	65%	69%	60%	\$ 1,762	Crooked and twisted trunk. Pitch tubes along trunk, moderate needle drop. Good color.				
18	Scots pine	8.0	2146	65%	63%	60%	\$ 523	Suppressed, leaning w/ one-sided crown. Small dead to 2" d. moderate needle drop.				
19	Austrian pine	6.0	1163	75%	50%	60%	\$ 262	Lost top with decay. Bent trunk, heavy needle drop. Declining.				
20	Austrian pine	6.0	1163	75%	63%	60%	\$ 327	Suppressed, crooked trunk, bent and leaning. One sided crown, moderate needle drop.				
21	Cottonwood	36.0	66301	65%	47%	60%	\$ 12,121	Major crown dieback, >50% dieback. Failed and dead branches to 12" d. wetwood and decay.				
22	Upright Juniper	5.5	1635	75%	81%	60%	\$ 598	Nice young tree, good shape, color and vigor. Branched to the ground.				
23	Upright Juniper	5.5	1635	75%	69%	60%	\$ 506	Bent trunk, 2 tops at 8'. Suppressed by # 24. fair vigor, good color.				
24	Upright Juniper	7.0	2648	75%	81%	60%	\$ 968	Straight trunk, good branching, nice color, strong tree.				
25	Austrian pine	19.0	11661	75%	72%	60%	\$ 3,772	One-sided in lower crown. Solid trunk, good color, moderate needle drop.				
26	Green ash	10.0	5276	35%	44%	60%	\$ 485	50% dead crown. Ash bark beetle, suppressed, weak structure, 2 tops at 12'.				
27	Austrian pine	18.0	10466	75%	69%	60%	\$ 3,238	Limited rooting, pavement restricted. Thick trunk, heavy crown, heavy needle drop, drought.				
28	Austrian pine	18.0	10466	75%	75%	60%	\$ 3,532	Low dead branches, thick trunk, strong leaders, good color, moderate needle drop.				
29	Austrian pine	6.0	1163	75%	56%	60%	\$ 294	Crooked trunk, suppressed. Broken top, moderate needle drop, drought stressed.				
30	Austrian pine	16.0	8270	75%	59%	60%	\$ 2,210	Roots limited, broken scaffold branch. Low dead, drought stressed, declining vigor.				
								\$	56,542		this sheet	
10800 and 11000 East Jewell Avenue								Tree assessment spreadsheet		Page 2.		
Tree #	Species	Size	BTC *	species	condition	location	Appraised	Issues, concerns and comments				
		dbh in.		rating	rating	rating	value					
31	Austrian pine	17.0	9335	75%	72%	60%	\$ 3,019	Limited rooting space, pavement. Tall, thick trunk, fair color and vigor, moderate needle drop.				
32	Austrian pine	13.0	5459	75%	63%	60%	\$ 1,535	Suppressed tree, heavy needle drop. One-sided crown, weak top, declining, low vigor.				
33	Austrian pine	10.0	3230	75%	59%	60%	\$ 863	Suppressed, crooked trunk, heavy needle drop, low dead branches, declining.				
34	Austrian pine	12.0	4652	75%	66%	60%	\$ 1,374	Crooked trunk, two tops at 25'. Low dead, weak structure, moderate needle drop.				
35	Austrian pine	15.0	7268	75%	69%	60%	\$ 2,249	Limited rooting space pavement. Crooked trunk, good branching, drought, heavy needle drop				
36	Austrian pine	13.0	5459	75%	59%	60%	\$ 1,459	Bent and crooked trunk, weak scaffolds, broken 6" d. branch. Drought and decline.				
37	Austrian pine	13.0	5459	75%	59%	60%	\$ 1,459	Bent and crooked trunk, weak form, low dead branches with 4" d. broken. Declining.				
38	Austrian pine	14.0	6331	75%	63%	60%	\$ 1,781	Tall, crooked top, with thinning crown. Heavy needle drop, declining, low vigor.				
39	Austrian pine	16.0	8270	75%	66%	60%	\$ 2,442	Thick straight trunk, crowded w/ # 38 and 40. Heavy needle drop, low vigor.				
40	Austrian pine	15.0	7268	75%	63%	60%	\$ 2,044	Thick trunk, limited space, heavy needle drop. Low vigor, drought stressed.				
41	Austrian pine	14.0	6331	75%	63%	60%	\$ 1,781	Low dead branches, low live crown ratio. Moderate needle drop, declining.				
42	Norway maple	10.0	6155	75%	41%	60%	\$ 1,125	Co-dominant top, >50% crown dieback, borers in trunk. Limited root space: dying.				
43	Blue Spruce	6.0	1566	80%	50%	60%	\$ 376	Suppressed by # 42, paved all around: very limited roots. Declining, low dead, off-color.				
44	Honeylocust	20.0	24621	75%	47%	60%	\$ 5,193	Co-dominant trunks at 3'. Limited roots, gummosis, likely nectria canker. 50% dieback.				
45	Austrian pine	19.0	11661	75%	59%	60%	\$ 3,116	Limited roots along drive. Curvy trunk, low dead, heavy needle drop. Declining.				
46	Green ash	11.0	6384	35%	50%	60%	\$ 670	Limited roots along drive. Dead leader over fence, 50% crown dieback. Declining.				
47	Siberian elm	6.0	2144	40%	38%	60%	\$ 193	Mostly dead stems (6 of 8) in shrubby formed tree. Weak, elm leaf beetle. Declining.				
48	Crabapple	8.0	8802	70%	59%	60%	\$ 2,195	2-stem co-dominant trunk with split: weak and prone to failure. 10% dieback, drought.				
49	Siberian elm	6.0	2144	40%	63%	60%	\$ 322	Multi-stem at 3'. Low branching, weak form. Elm leaf beetle, squirrel damage.				
50	Siberian elm	20.0	23823	40%	53%	60%	\$ 3,037	Co-dominant stems at 3' w/included bark: weak. Limited roots by foundation.				
51	Silver maple	26.0	41609	65%	53%	60%	\$ 8,621	Limited roots, foundation. Multi-stem (5) at 5'. Weak form, 20% crown dieback.				
52	Siberian elm	24.0	34305	40%	66%	60%	\$ 5,403	Co-dominant stems at 2'. Weak branch unions, wetwood and decay. Elm leaf beetle.				
53	Blue Spruce	23.0	23006	80%	75%	60%	\$ 8,282	Adjacent to porch. Solid trunk, good form, color and vigor. Full crown, nice tree.				
54	Blue Spruce	23.0	23006	80%	75%	60%	\$ 8,282	Adjacent to porch. Solid trunk, 2 tops at 30', good color and vigor. Full crown, nice tree.				
55	Siberian elm	8.0	5232	40%	53%	60%	\$ 667	Thin tree, suppressed, weak form. Elm leaf beetle, squirrel damage.				
56	Siberian elm	7.0	4006	40%	53%	60%	\$ 511	Thin tree, suppressed, weak form. Elm leaf beetle, squirrel damage.				
57	Siberian elm	8.0	5232	40%	53%	60%	\$ 667	Thin, suppressed, bent top. Weak form, elm leaf beetle, decay in trunk.				
58	Siberian elm	20.0	32700	40%	41%	60%	\$ 3,188	50% dead tree, bark sloughing off.				
59	Siberian elm	19.0	23549	40%	69%	60%	\$ 3,886	Solid tree, broad canopy, some weak branching. Elm leaf beetle				
60	Siberian elm	16.0	16700	40%	59%	60%	\$ 2,380	Suppressed tree. One-sided crown, 20% crown dieback. Declining.				
61	Siberian elm	21.0	28906	40%	69%	60%	\$ 4,770	Solid tree, broad canopy, some weak branching. Elm leaf beetle				
								\$	82,889		this sheet	
<b>* BTC - Basic Tree Cost = Unit cost * Sq. inches</b>												
							<b>Totals</b>	<b>\$139,430</b>				
								<b>Appraised</b>				
								<b>value</b>				

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.



DATE	DESCRIPTION	REV. NO.
08/02/22	2ND SUBMITTAL	

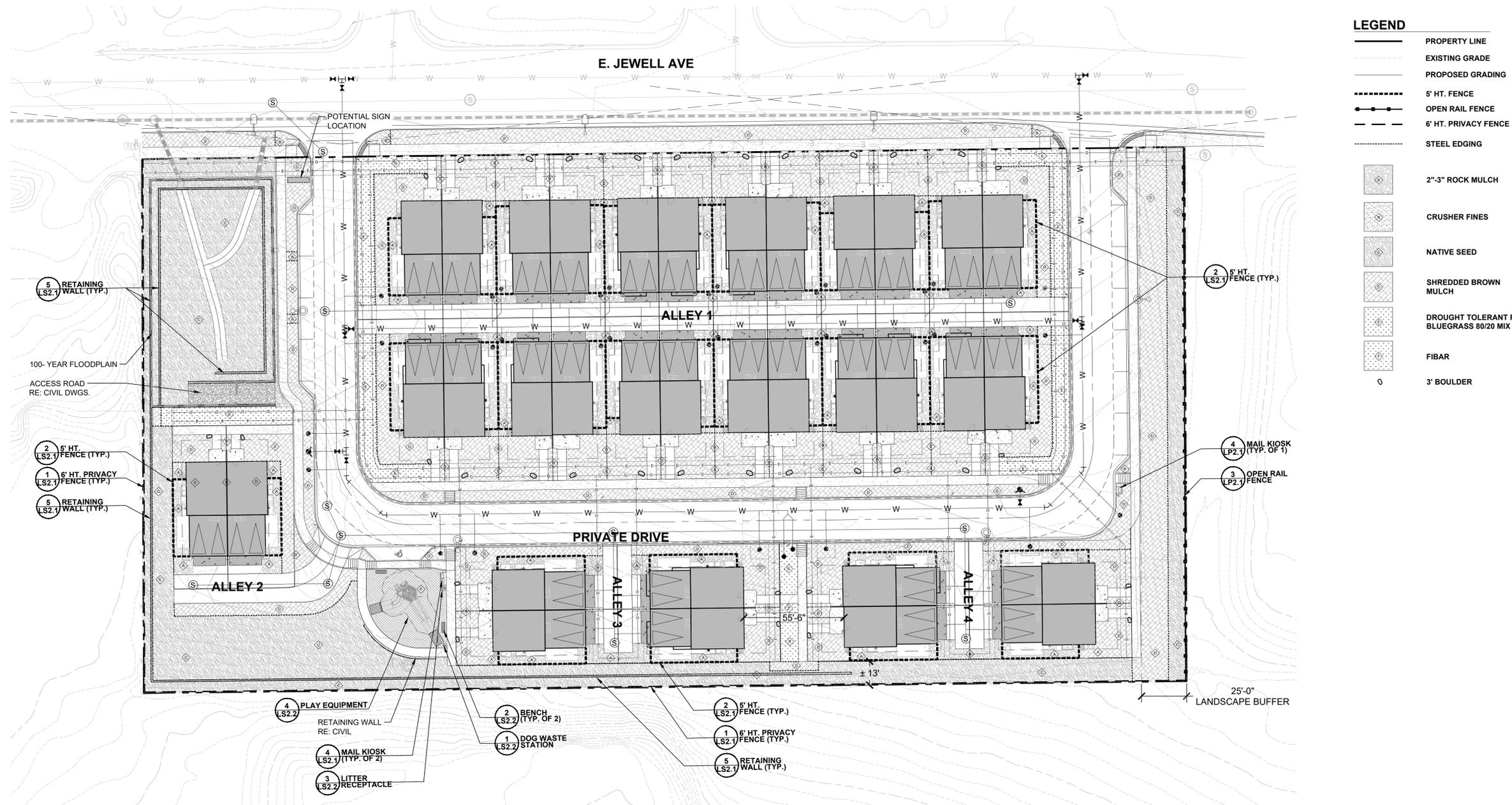
URBAN COTTAGES - JEWELL  
TREE INVENTORY  
E JEWELL AVE  
AURORA, CO

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

SHEET NUMBER  
**TM0.2**

# URBAN COTTAGES JEWELL SITE PLAN

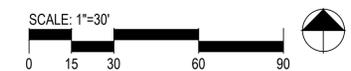
PLOT 4 AND A PORTION OF PLOT 5, MALONE SUBDIVISION LOCATED IN THE  
NORTHWEST QUARTER OF SECTION 26, TOWNSHIP 4 SOUTH, RANGE 67 WEST,  
6TH PRINCIPAL MERIDIAN CITY OF AURORA, COUNTY OF ARAPAHOE, STATE OF COLORADO



## 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 F BLUEGRASS 80/20 MIX S
- FIBAR
- 3' BOULDER

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



DATE	08/02/22
REV. NO.	DESCRIPTION
1	2ND SUBMITTAL

URBAN COTTAGES, LLC  
**URBAN COTTAGES - JEWELL**  
LANDSCAPE SITE & MATERIALS PLAN  
E JEWELL AVE  
AURORA, CO

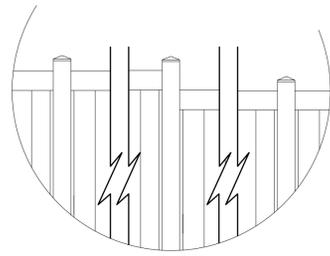
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ENG :	MLH
DATE :	08/02/2022

SHEET NUMBER	<b>LS1.1</b>
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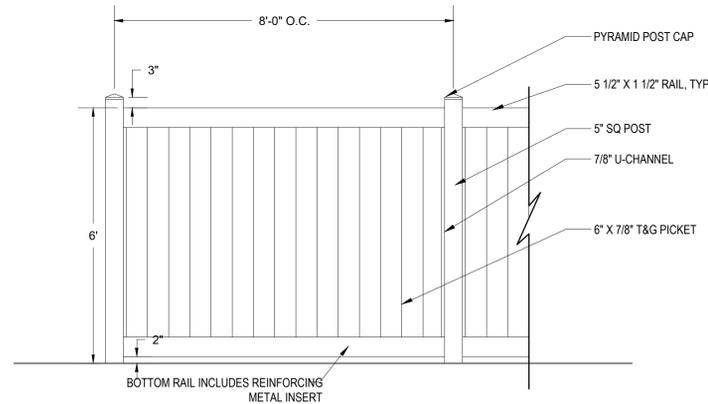
# URBAN COTTAGES JEWELL SITE PLAN

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

FENCE TO STEP IN SECTIONS RATHER THAN SLANT WITH THE TOPOGRAPHY

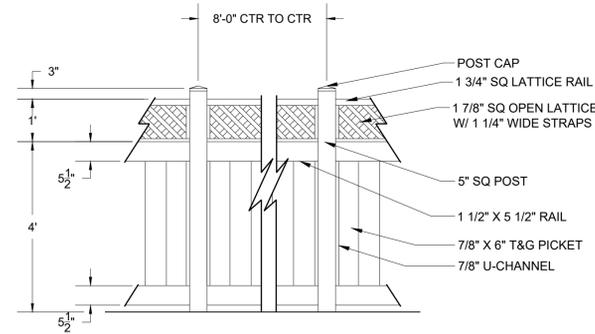


- NOTE:**
1. ALL FENCE MEMBERS TO BE A TREATED OR CEDAR MATERIAL.
  2. COLOR OF STAIN TO BE: TBD



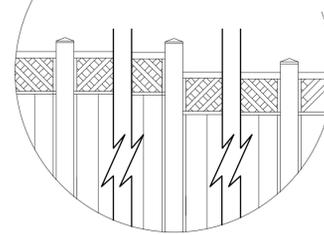
**1** 6' HT. PRIVACY FENCE  
Scale: 1/2"= 1'-0"

- NOTE:**
1. ALL FENCE MEMBERS TO BE A TREATED OR CEDAR MATERIAL.
  2. COLOR OF STAIN TO BE: TBD

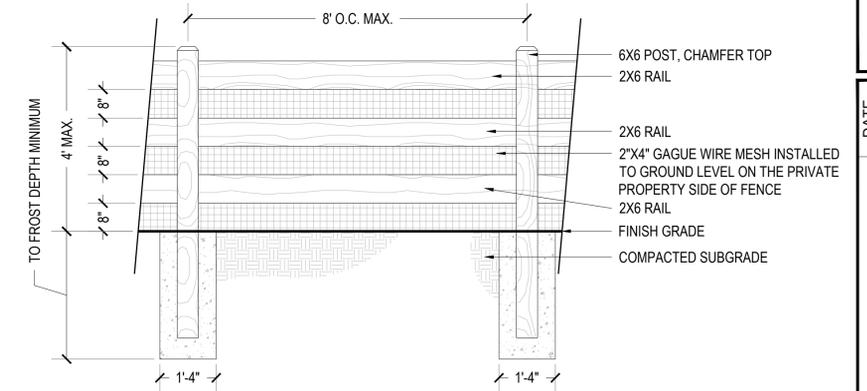


**2** 5' HT. FENCE  
Scale: 1/2"= 1'-0"

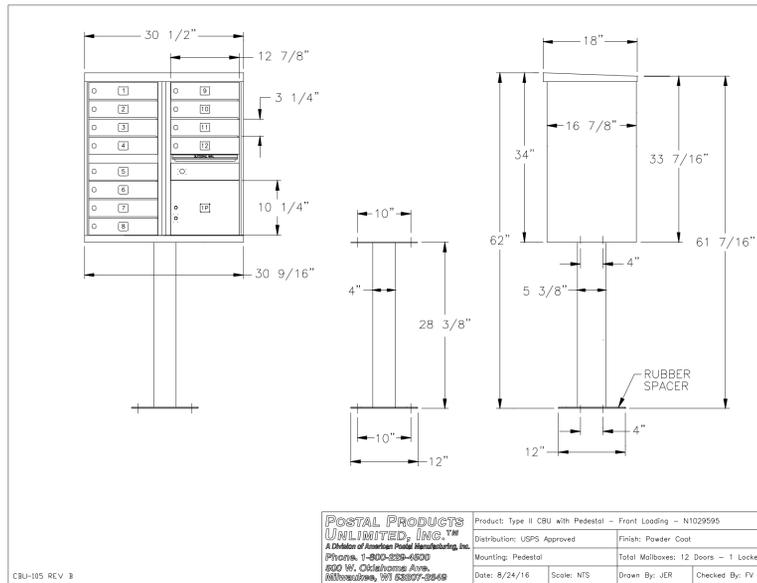
FENCE TO STEP IN SECTIONS RATHER THAN SLANT WITH THE TOPOGRAPHY



- NOTES:**
1. ALL MEMBERS TO BE A TREATED WOOD TYPE.
  2. OPEN RAIL FENCE TO BE CONSTRUCTED PER THE AURORA PROS MINIMUM STANDARDS.



**3** OPEN RAIL FENCE  
Scale: 1/2"= 1'-0"



**4** MAIL KIOSK (12 DOOR)  
Scale: NTS



**5** RETAINING WALL  
Scale: NTS

RediRock  
W: WWW.REDI-ROCK.COM  
P: 866-222-8400  
E: INFO@REDI-ROCK.COM  
  
TYPE: GRAVITY  
TEXTURE: LEDGERSTONE  
INSTALL PER MANUFACTURER'S SPECS

Add a detail of the monument sign here.

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



REV. NO.	DESCRIPTION	DATE
1	2ND SUBMITTAL	08/02/22

URBAN COTTAGES, LLC  
**URBAN COTTAGES - JEWELL**  
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

**1** DOG WASTE STATION  
Scale: NTS



LANDSCAPE FORMS  
W: WWW.LANDSCAPEFORMS.COM  
P: 800.430.6209  
  
MODEL: SIT BENCH  
STYLE: BACKLESS  
INSTALL PER MANUFACTURER'S SPECS

**2** BENCH  
Scale: NTS



LANDSCAPE FORMS  
W: WWW.LANDSCAPEFORMS.COM  
P: 800.430.6209  
  
MODEL: PITCH LITTER  
STYLE: SIDE OPENING  
INSTALL PER MANUFACTURER'S SPECS

**3** LITTER RECEPTACLE  
Scale: NTS



BCI BURKE  
W: WWW.BCIBURKE.COM  
P: 800.356.2070  
  
MODEL: TBD  
INSTALL PER MANUFACTURER'S SPECS

**4** PLAYGROUND STRUCTURE OR APPROVED EQUAL  
Scale: NTS



REV. NO.	DESCRIPTION	DATE
	2ND SUBMITTAL	08/02/22

URBAN COTTAGES, LLC  
**URBAN COTTAGES - JEWELL**  
SITE DETAILS  
E JEWELL AVE  
AURORA, CO

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

SHEET NUMBER

**LS5.2**

# URBAN COTTAGES JEWELL

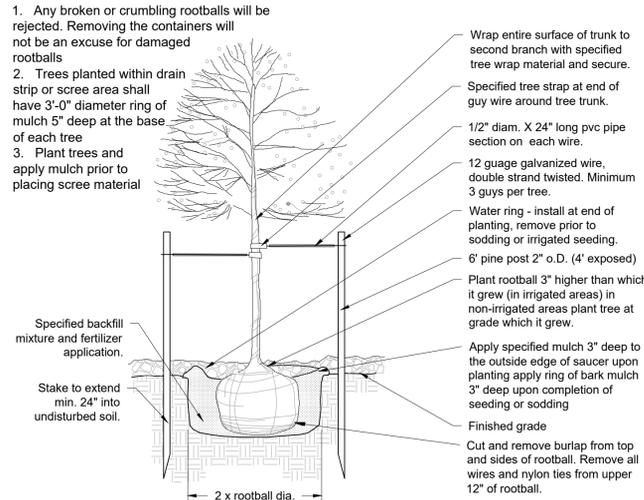
## SITE PLAN

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 DISCOVERABLE. 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 9' 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:



**1 DECIDUOUS TREE PLANTING**  
Scale: NTS

### 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.

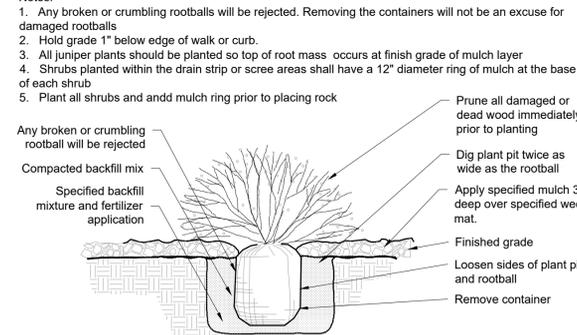
### SEEDING AND MULCHING INSTALLATION NOTES:

- 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, KNAW 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 OF 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.

#### Notes:



**2 SHRUB PLANTING**  
Scale: NTS

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	Estimated Cash-in-lieu Required
Neighborhood Park	(3.0ac per 1000 persons)	36	(DU x 2.5)	90	0.27	0	(Acres required) x (land market value)	\$60,200	\$22,274.00
Community Park	(1.1ac per 1000 persons)				0.1				

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.

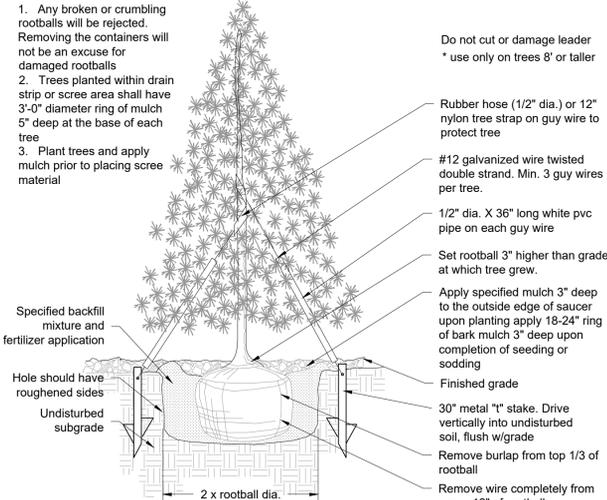
### PLANT SCHEDULE OVERALL LANDSCAPE PLAN

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 'CRISMCHMIDT' TM	B & B	2.5" CAL	45' X 15'
GD	12	KENTUCKY COFFEE TREE	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 TATARIAN MAPLE	ACER TATARICUM 'GARANN' TM	B & B	2" CAL	25' X 20'
MP	12	RAIRIFIRE CRABAPPLE	MALUS X 'RAIRIFIRE'	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 8'	
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	RABBITRUSH	CHRYSOTHAMNUS NAUSEOSUS	5 GAL	6' X 6'	
RSA	33	RUSSIAN SAGE	PEROVSKIA ATRIPLICIFOLIA	5 GAL	5' X 4'	
ITE	3	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	PURPLE 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	MOP'S MUGO PINE	PINUS MUGO 'MOP'S'	5 GAL	4' X 5'	
PERENNIALS	QTY	COMMON NAME	BOTANICAL NAME	SIZE	HEIGHT/WIDTH	
BES	12	BLACK-EYED SUSAN	RUBRBECKIA FULGIDA SULLIVANTH '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 PLANT 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.

#### Notes:



**3 EVERGREEN TREE PLANTING**  
Scale: NTS

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.



DATE	DESCRIPTION	REV. NO.
08/02/22	2ND SUBMITTAL	

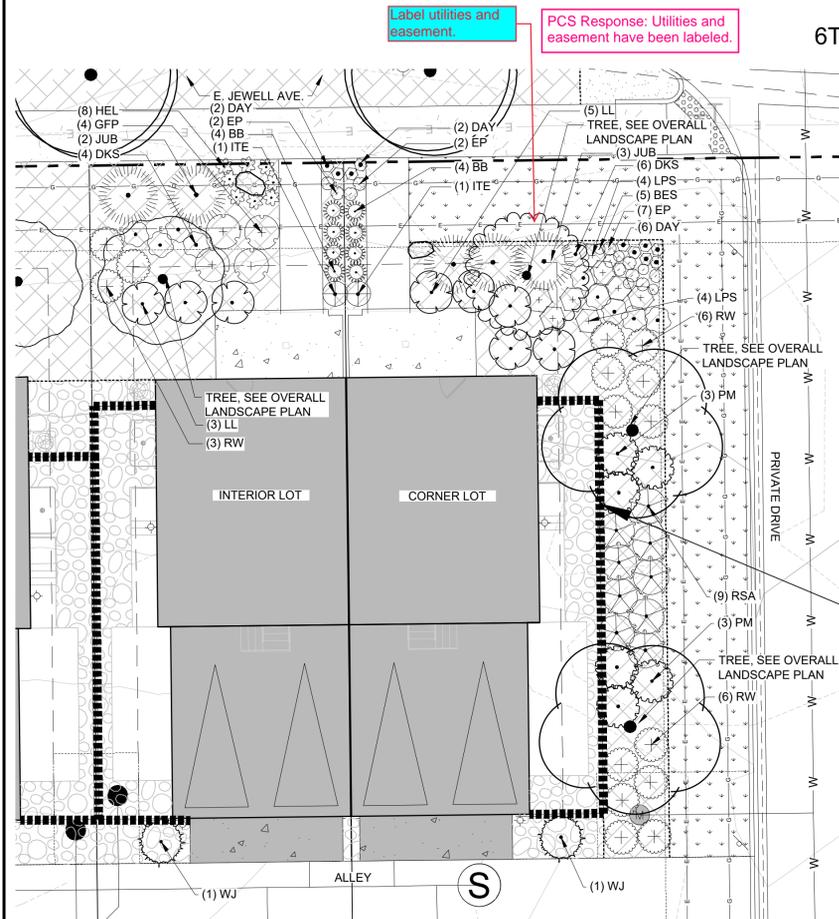
URBAN COTTAGES, LLC  
URBAN COTTAGES - JEWELL  
LANDSCAPE NOTES & SCHEDULE  
E JEWELL AVE  
AURORA, CO

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

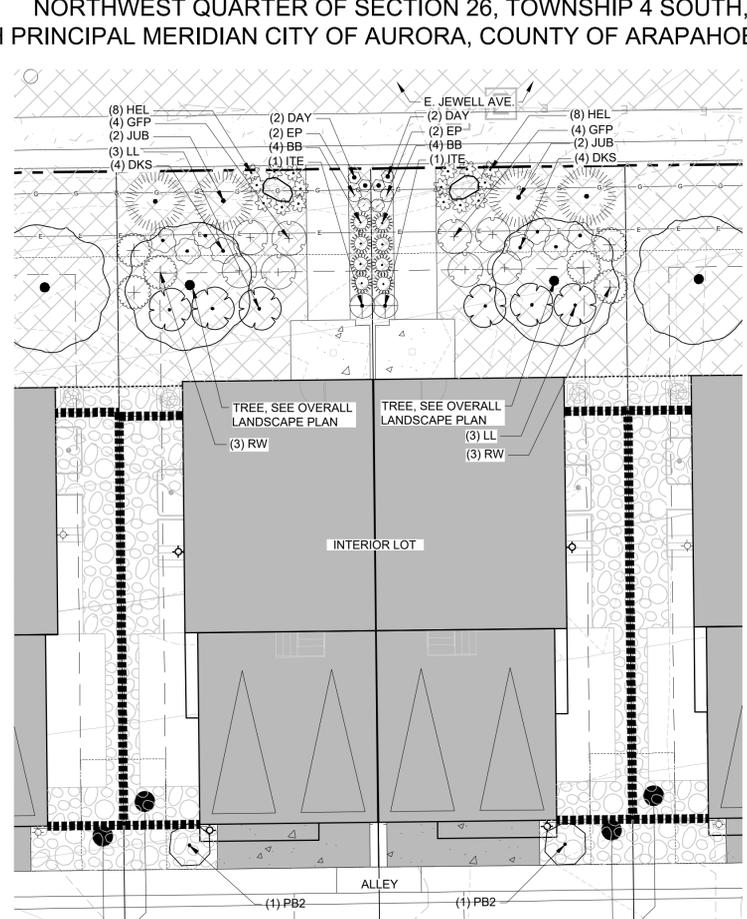
SHEET NUMBER  
LP0.1

# URBAN COTTAGES JEWELL SITE PLAN

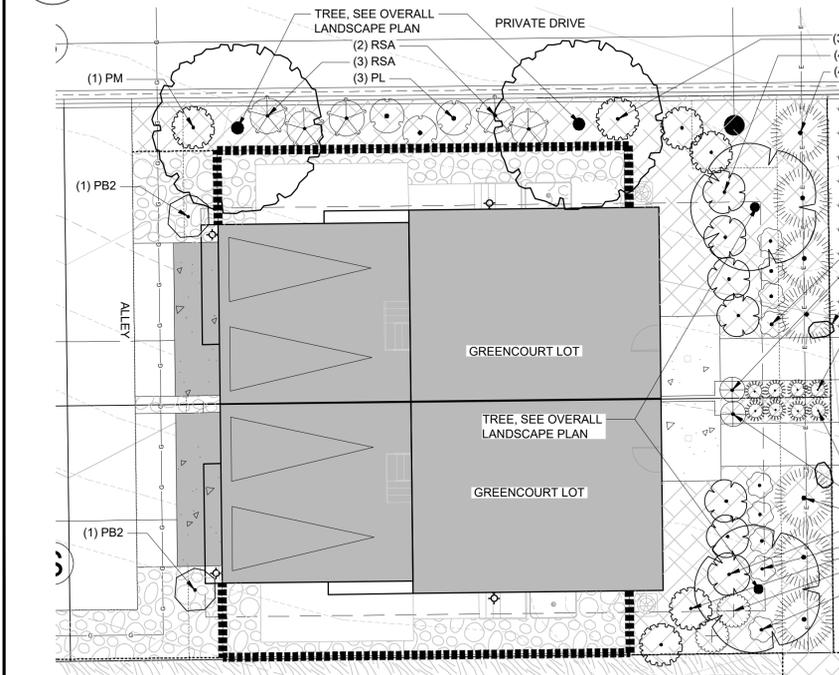
PLOT 4 AND A PORTION OF PLOT 5, MALONE SUBDIVISION LOCATED IN THE NORTHWEST QUARTER OF SECTION 26, TOWNSHIP 4 SOUTH, RANGE 67 WEST, 6TH PRINCIPAL MERIDIAN CITY OF AURORA, COUNTY OF ARAPAHOE, STATE OF COLORADO



**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"

## TYP. PLANT SCHEDULE CORNER LOT

EVERGREEN TREE	QTY	COMMON NAME	BOTANICAL NAME	ROOT	CALIPER/H.T.
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	BOUETOLOUA 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	MOPS 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	BOUETOLOUA 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	BOUETOLOUA 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 OPUULIFOLIUS '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.

Area	Square Footage	Proposed Requirement	Required	Provided	Type
Front Yard	1,065	(1 tree) (SFx0.025)	1 27	1 27	Trees Shrubs
Side Yard	912	(1 tree) (SFx0.025)	1 23	2 23	Trees 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.

Area	Square Footage	Proposed Requirement	Required	Provided	Type
Front Yard	642	(1 tree) (SFx0.025)	1 16	1 16	Trees Shrubs
Side Yard	321	(1 tree) (SFx0.025)	1 8	2 11	Trees 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.

Area	Square Footage	Proposed Requirement	Required	Provided	Type
Front Yard	670	(1 tree) (SFx0.025)	1 17	1 17	Trees 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.



DATE	DESCRIPTION
08/02/22	2ND SUBMITTAL

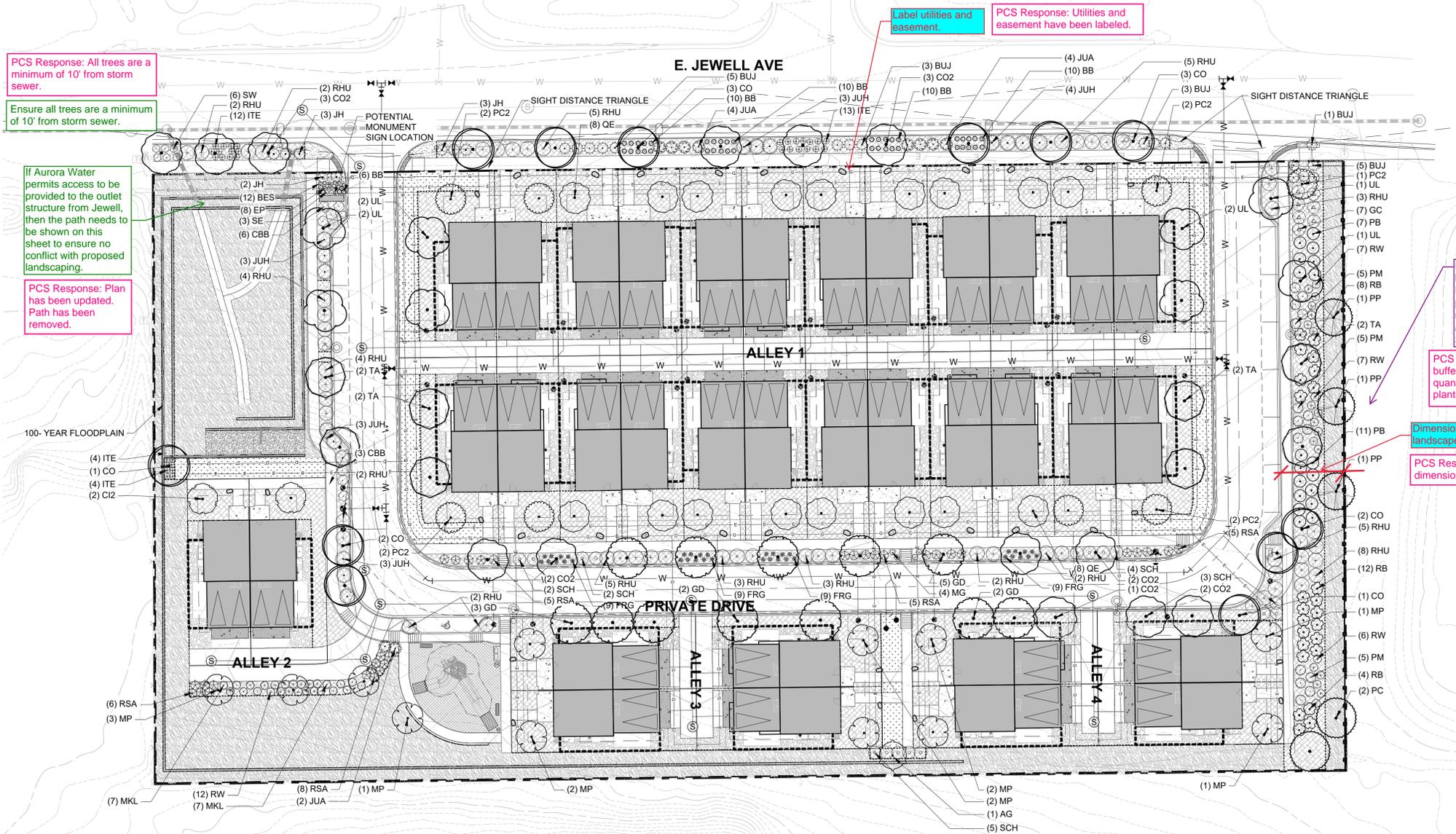
URBAN COTTAGES, LLC  
**URBAN COTTAGES - JEWELL**  
 LANDSCAPE LOT ENLARGEMENTS  
 E JEWELL AVE  
 AURORA, CO

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

SHEET NUMBER  
**LP1.1**

# 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



**LEGEND**

- PROPERTY LINE
- EXISTING GRADE
- PROPOSED GRADING
- 5' HT. FENCE
- OPEN RAIL FENCE
- 6' HT. PRIVACY FENCE
- STEEL EDGING
- DECIDUOUS TREE
- EVERGREEN TREE
- ORNAMENTAL TREE
- SHRUBS
- ORNAMENTAL GRASSES
- 2"-3" ROCK MULCH
- CRUSHER FINES
- NATIVE SEED
- SHREDDED BROWN MULCH
- KENTUCKY BLUE GRASS
- 3' BOULDER

**1 LANDSCAPE PLAN**  
Scale: 1"= 30'-0"



**LANDSCAPE CALCULATIONS**

Street Frontage Requirement - Curbside						
Streets	Calc	Unit	Requirement	Required	Provided	Type
E. Jewell St.	475	LF	(1 Tree per 40 LF)	12	12	Trees
	3,666	SF	(1 Shrub per 40 SF)	92	92	Shrubs
Street Tree Requirement - Internal Private Street						
Internal Private Drive	792	LF	(1 Tree per 40 LF both sides)	40	40	Trees

**Note:**  
\* Per section 146-4.7.5 - Street trees required 1 tree/40 linear feet and 1 shrub per 40 s.f. of curbside landscape.  
\* Ornamental grasses were provided at 3 grasses for 1 shrub plant

25' Special Landscape Buffer (East edge)					
Area	Length L.F.	Requirement	Required	Provided	Type
East Edge	295	(1 Tree per 30 LF)	10	10	Trees
		(10 Shrubs per 30 LF)	98	98	Shrubs

Private Open Common Space / Tract Landscaping					
Area	Square Footage	Requirement	Required	Provided	Type
Southwest	16,485	(1 tree per 4,000 s.f.)	4	5	Trees
		(10 Shrubs per 4,000 s.f.)	41	46	Shrubs

**Note:**  
\* Private open space required by section 146-4.7.5.1.

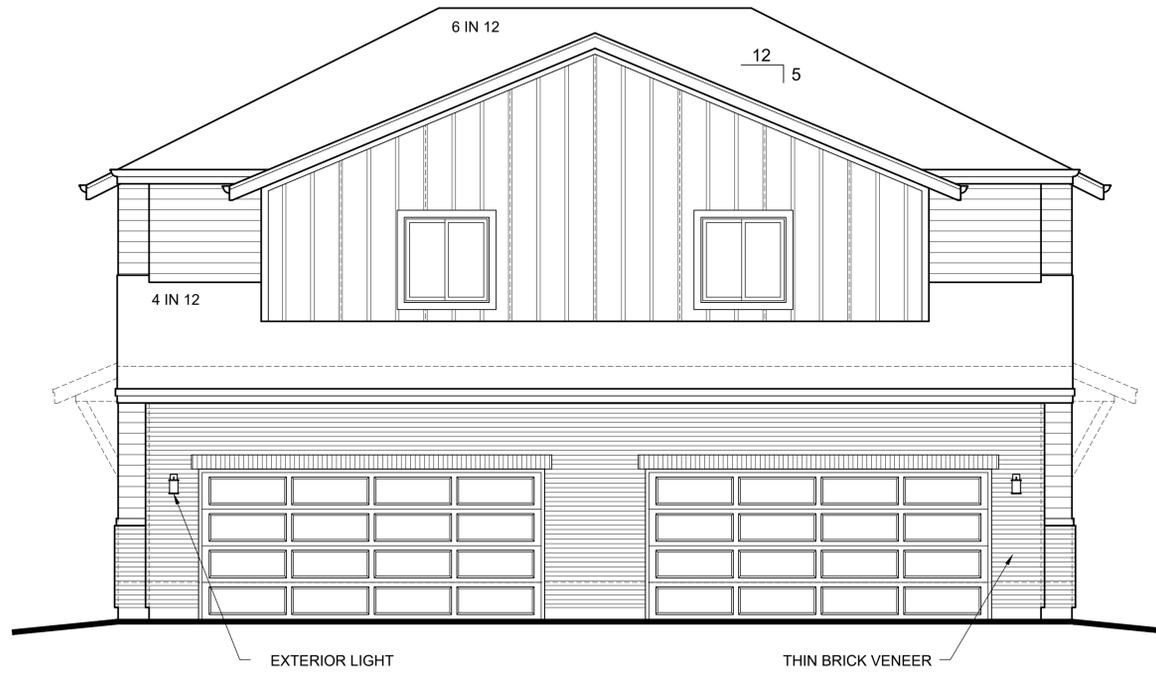
Detention, Retention, Water Quality Ponds Landscaping					
Area	Square Footage	Requirement	Required	Provided	Type
Detention Pond	2,140	(1 tree per 4,000 s.f.)	1	1	Trees
		(10 Shrubs per 4,000 s.f.)	5	8	Shrubs

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









PLAN 1 ELEVATION 'C' - REAR

MASONRY: 45%

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



PLAN 1 ELEVATION 'C' - LEFT

MASONRY: 26%

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



REV. NO.	DESCRIPTION	DATE

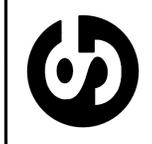
URBAN COTTAGES, LLC  
URBAN COTTAGES - JEWELL  
PLAN 1 ELEVATION 'C'  
E JEWELL AVE  
AURORA, CO



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

SHEET NUMBER  
**A04**





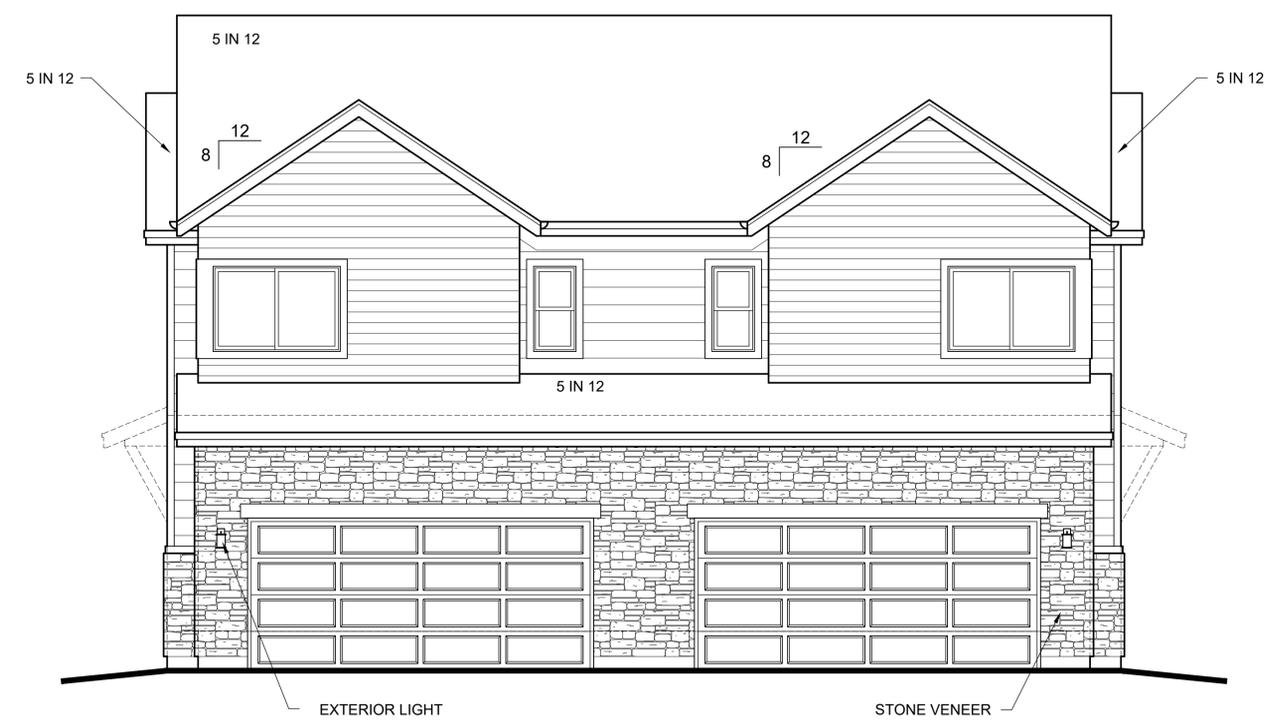
REV. NO.	DESCRIPTION	DATE

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  
**A06**  
19 OF 29

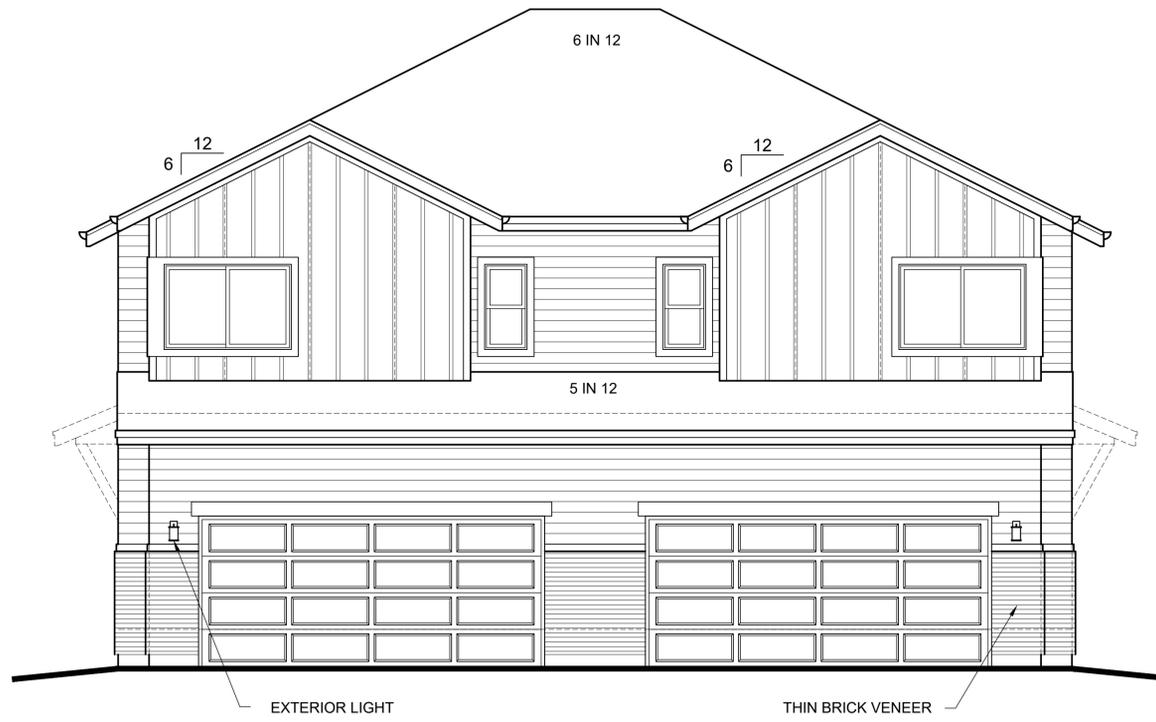


**PLAN 2 ELEVATION 'B' - REAR**  
MASONRY: 49% SCALE: 1/4" = 1'-0"



**PLAN 2 ELEVATION 'B' - LEFT**  
MASONRY: 23% SCALE: 1/4" = 1'-0"

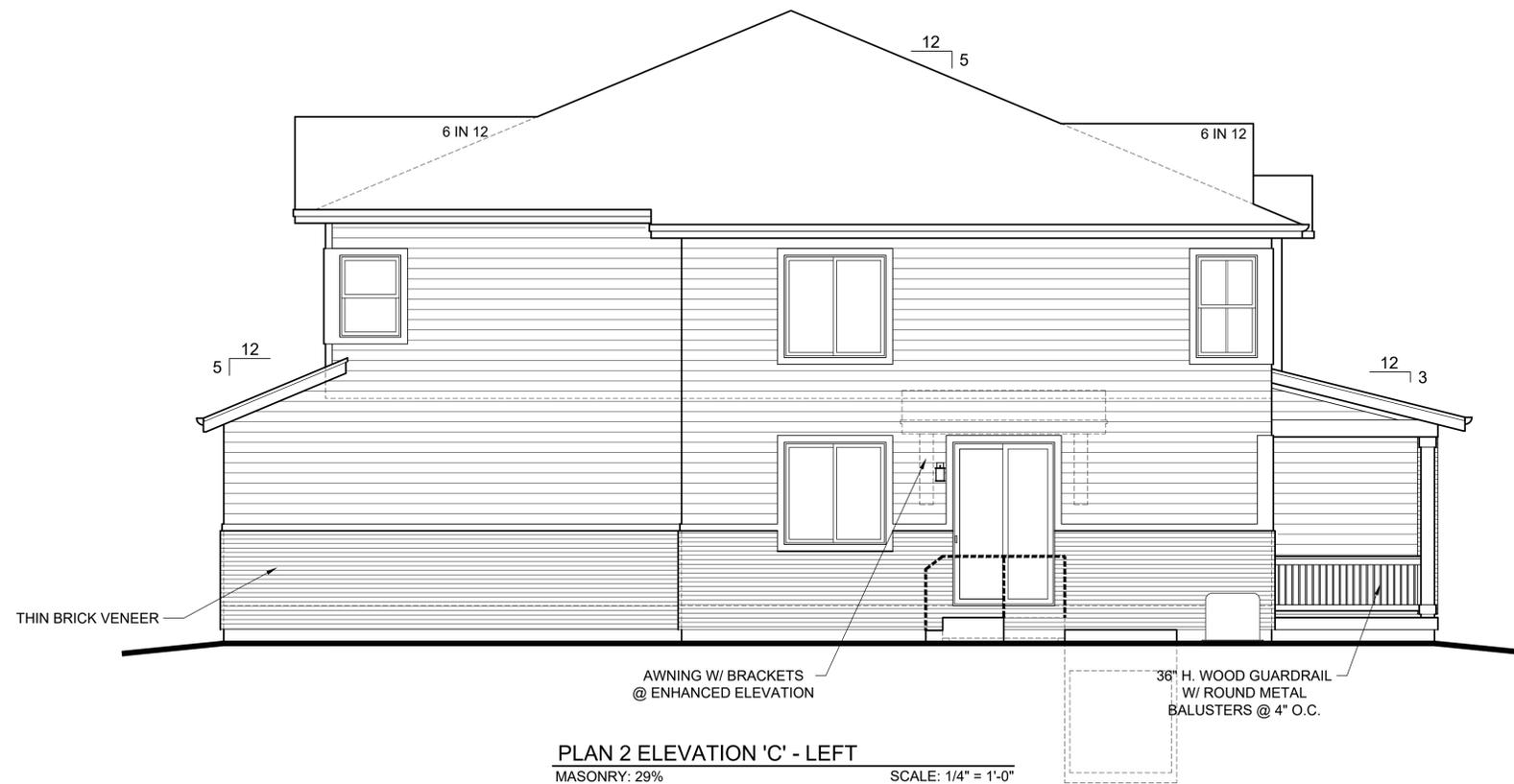




PLAN 2 ELEVATION 'C' - REAR

MASONRY: 14%

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



PLAN 2 ELEVATION 'C' - LEFT

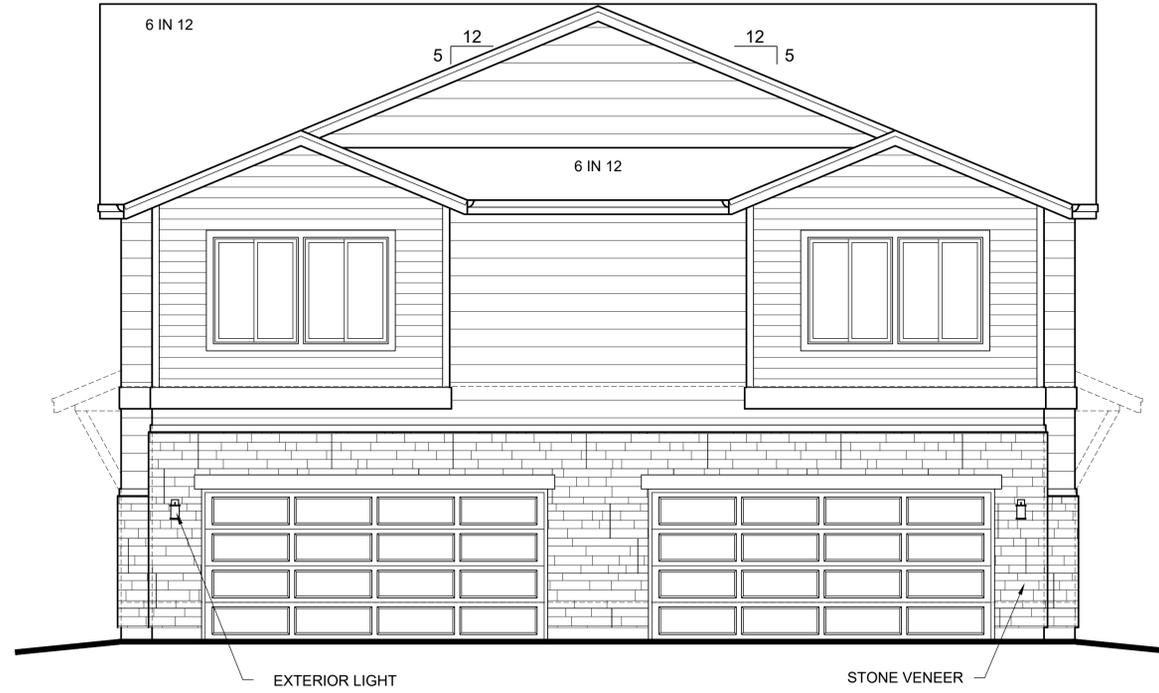
MASONRY: 29%

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



REV. NO.	DESCRIPTION	DATE

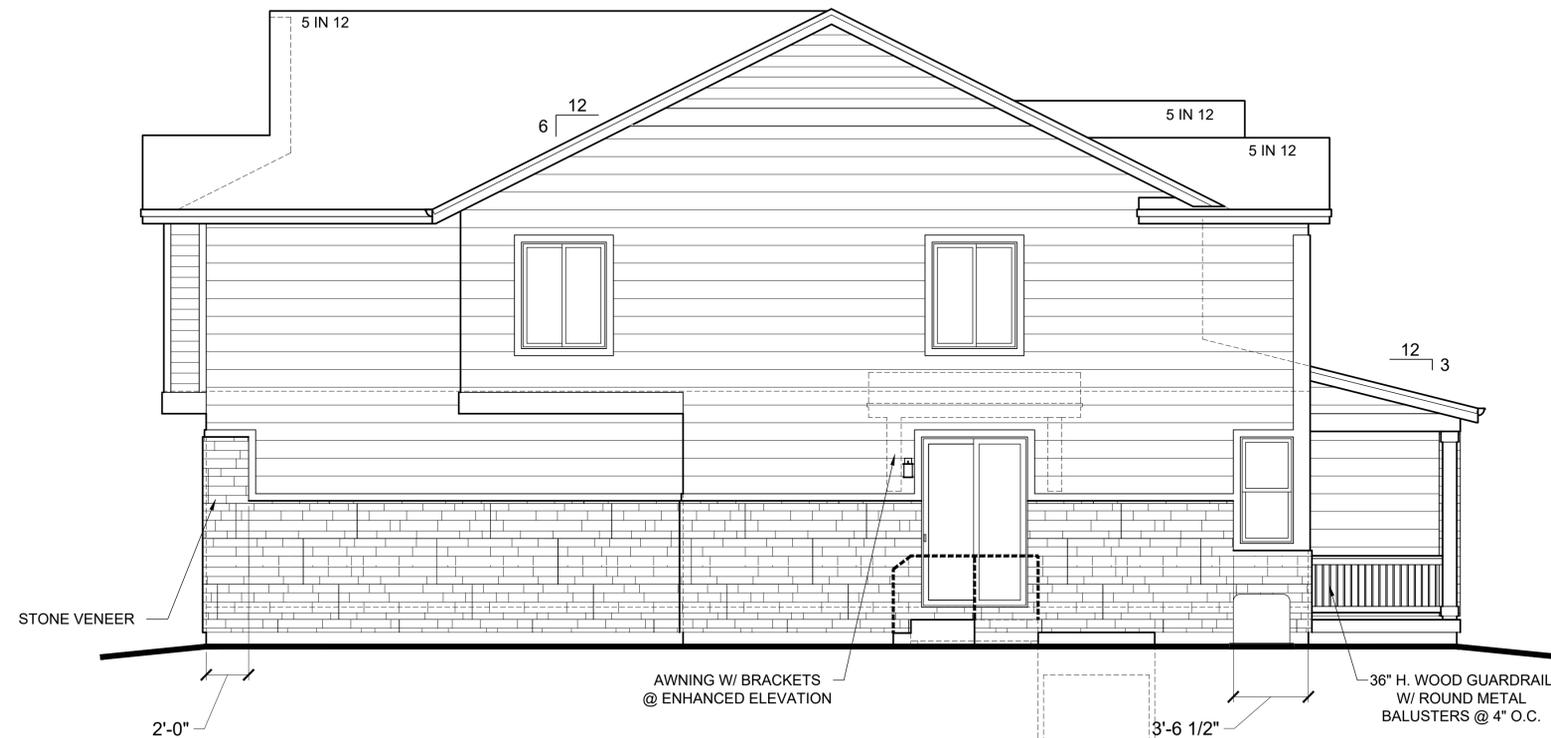




PLAN 3 ELEVATION 'A' - REAR

MASONRY: 31%

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



PLAN 3 ELEVATION 'A' - LEFT

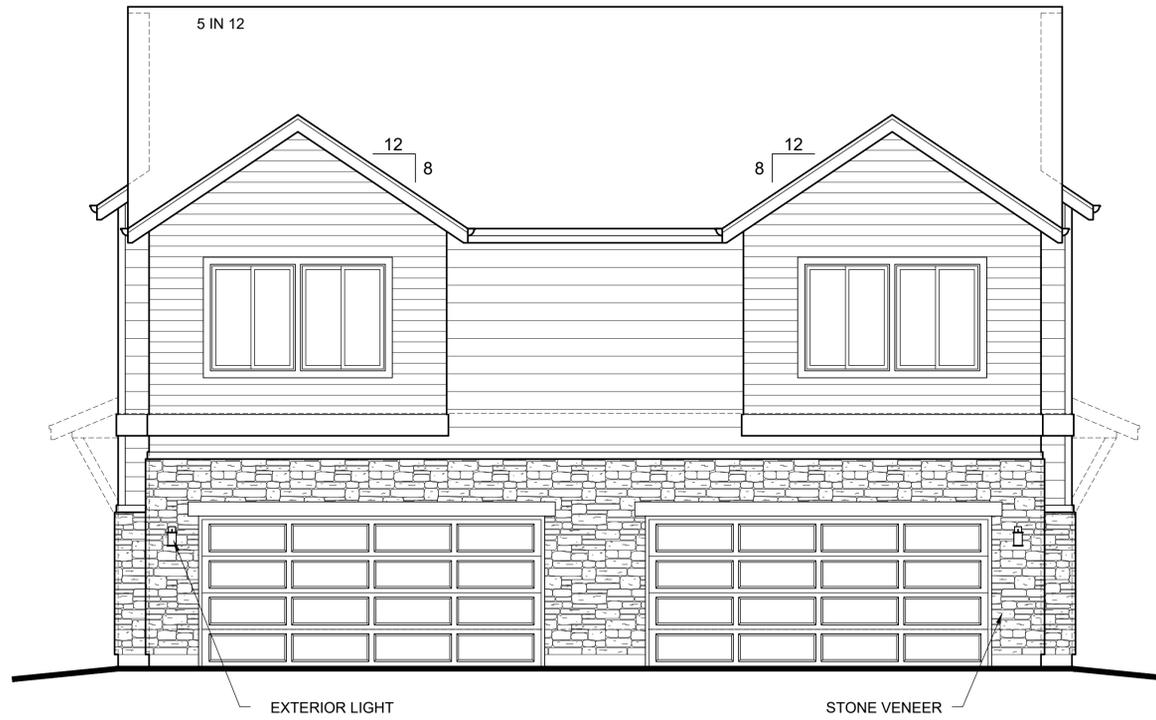
MASONRY: 27%

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



REV. NO.	DESCRIPTION	DATE





PLAN 3 ELEVATION 'B' - REAR

MASONRY: 30%

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



PLAN 3 ELEVATION 'B' - LEFT

MASONRY: 29%

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



REV. NO.	DESCRIPTION	DATE





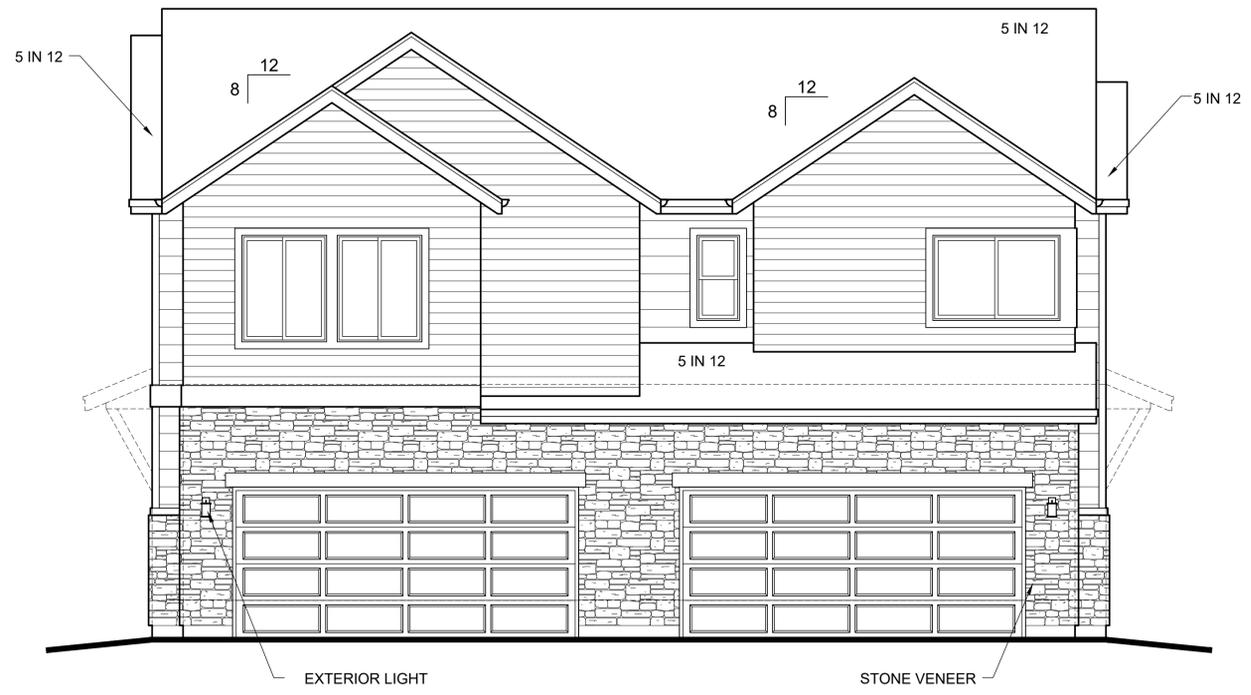
REV. NO.	DESCRIPTION	DATE

URBAN COTTAGES, LLC  
**URBAN COTTAGES - JEWELL**  
PLAN 2 & 3 ELEVATION 'B'  
E JEWELL AVE  
AURORA, CO

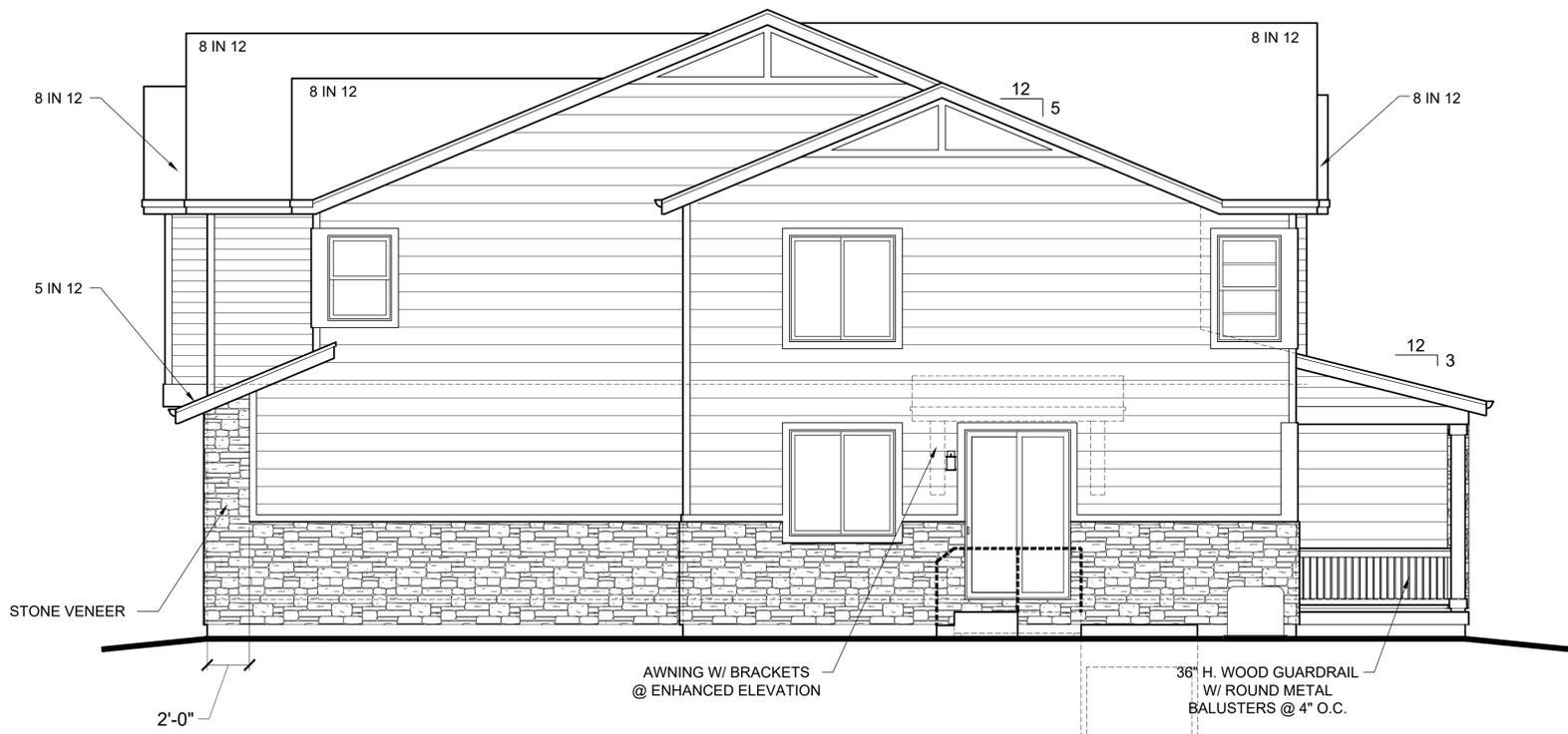


PROJ NO: 210204  
ENG: AHJ  
DATE: 08/02/2022

SHEET NUMBER  
**A14**  
27 OF 29



**PLAN 2 & 3 ELEVATION 'B' - REAR**  
MASONRY: 33% SCALE: 1/4" = 1'-0"



**PLAN 2 & 3 ELEVATION 'B' - LEFT**  
MASONRY: 23% SCALE: 1/4" = 1'-0"



# 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

Project	Catalog #	Type	SL3
Prepared by	Notes	Date	



## Streetworks Archeon Medium

Roadway Luminaire

### Product Features



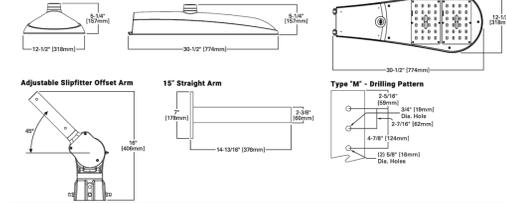
### Product Certifications



- Interactive Menu**
- Ordering Information page 2
  - Product Specifications page 2
  - Energy and Performance Data page 3

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

### Dimensional Details



PS200032EN page 1  
April 10, 2018

## PROGRESS LIGHTING

DATE: \_\_\_\_\_ TYPE: \_\_\_\_\_  
NAME: **WS2**  
PROJECT: \_\_\_\_\_

### Incandescent P6059-31 Essential

Outdoor one-light small wall lantern with a white linen glass shade in a Black finish.

- Black finish.
- White linen glass.
- Powdercoat finish.

Category: Outdoor  
Finish: Black (powder coat paint)  
Construction: Aluminum Construction  
Glass/Shade: White Linen glass shade

MOUNTING	ELECTRICAL	LAMPING	ADDITIONAL INFORMATION
Wall mounted Mounting plate for outlet box included Back plate covers a standard 4" octagonal recessed outlet box 4.3125" W, 5.4375" H, 0.875" depth	Pre-wired 6" of wire supplied 120 V	Quantity: One 100w max. Medium Base E26 base porcelain socket	cCSAus Wet location listed 1 year warranty

701 Millennium Blvd, Greenville, South Carolina 29607

www.progresslighting.com

Rev. 05/19



Width: 5-7/8"  
Height: 8-1/16"  
Depth: 6-1/16"  
H/CTR: 2-3/16"

Glass  
Width: 4-15/16"  
Height: 6-9/16"

**DESCRIPTION**  
The Halo Surface Mount LED Downlight (SMD) is a low profile surface mounting luminaire with a modern look and high performance. SMD9 (6") is designed for installation in many 2-1/2" and 4" square, octagon, or round junction boxes. Supply wire adapter with LED quick wiring connector included. The SMD6 may also retrofit in 6" and 6" square IC and Non-IC recessed housings.

### SPECIFICATION FEATURES

#### HOUSING

- Non-electrically conductive polycarbonate frame.
- High impact diffuse polystyrene lens provides shielding to the light guide with no pixilation
- Stamped aluminum housing provides thermal cooling achieving L70 at 50,000 hours in IC and non-IC applications

#### GASKETS

- Closed cell gasket achieves restrictive airflow and wet location requirements without additional caulking

#### OPTICS

- Precision acrylic light guide organizes source flux into wide distribution with 1.2 - 1.4 spacing criteria useful for general area illumination

#### LED

- Mid power LED array provide a uniform source with high efficiency and long life.
- Available in 90 CRI minimum, R9 greater than 50 and color accuracy within a 3000K provide color accuracy and uniformity

#### DRIVER

##### SMD 120V

- Integral 120V 50/60Hz constant current driver provides noise free operation.
- Continuous, flicker-free dimming from 100% to 5% with select leading or trailing edge 120V phase cut dimmers.
- Dimming to 5% is best assured using dimmers with low end trim adjustment. Consult dimmer manufacturer for compatibility and conditions of use. (Note: some dimmers require a neutral in the wallbox.)
- In-line electrical quick connect and E26 adapter (provided) provides mains connections.

##### SMD 120-277V

- Integrated 120-277V 60Hz constant current driver provides noise free operation.
- SMD Universal Voltage (120-277V) configurations are recommended for use with compatible 0-10V DC low voltage dimmers only.

#### MOUNTING/RETENTION

- Adjustable spider plate allows for quick installation into both junction boxes and recessed housings.
- Torsion springs and friction blades included

#### ELECTRICAL JUNCTION BOX MOUNTING

- The SMD may be used in compatible electrical junction boxes in direct contact with insulation including spray foam insulation.
- Suitable for installation in many 3-1/2" and 4" square, octagon, and round electrical junction boxes.
- Note: SMD120-277V UNV is only compatible with junction boxes that provide minimum depth of 2-1/8".
- Installer must ensure compatibility of fr. wiring and proper mounting in the electrical junction box. This includes all applicable national and local electrical and building codes

#### RECESSED HOUSING MOUNTING

- May be installed in IC recessed housings in direct contact with insulation
- Note: Not for use in recessed housing in direct contact with spray foam insulation. Refer to NEMA L5D 57-2013.
- Torsion Springs 8" & 6"
- Precision formed torsion spring bracket kit included
- The torsion springs adjust on the mounting plate to fit 5" or 6" compatible housings
- Friction Blade 5" & 6"
- Precision formed friction blades included
- For retrofit in 5" and 6" housings without torsion springs mounting tabs
- Friction blade design allows the SMD to be installed in any position within the housing aperture (360 degrees)

#### DESIGNER SKINS (SOLD SEPARATELY)

- SMD skins are accessory rings in both round and square. These skins attach to the SMD for a permanent finish. Refer to the SMD accessories specification sheet for details.
- Matte White (Paintable)
- Satin Nickel
- Tuscan Bronze

#### WARRANTY

- Five year limited warranty, consult website for details. www.cooperlighting.com

#### COMPLIANCE

- cULus Certified for use with Halo housings and for use with other housings, see instruction sheet for conditions of acceptability.
- Wet and Damp Location listed, alright per ASTM-E208
- Suitable for use in closets, compliant with NFPA70, NEC Section 410.16 (A)(1) and 410.16 (C)(5)
- EMIT/EMI emissions per FCC 47CFR Part 15B
- Contains no mercury or lead and RoHS compliant.
- Photometric testing in accordance with IES LM-79-08
- Lumen maintenance projections in accordance with IES LM-80-08 and TM-21-11.
- Can be used for State of California Title 24 high efficiency luminaire compliance, reference the California Energy Commission Title 20 Appliance Efficiency Database for current listings.
- Can be used for International Energy Conservation Code (IECC) and high efficiency luminaire compliance
- ENERGY STAR listed, reference database for current listings

#### 90 CRI

Minimum CRI 90  
Minimum Ra 90  
Minimum R90 90

ENERGY STAR  
RoHS  
cULus

IC Rated  
UL Listed  
ETL Listed

UL Listed  
ETL Listed  
IC Rated

## HALO

Catalog #	Type
SD	SD
Project	Date
Comments	
Prepared by	



### SMD6 Series

6 Inch Round and Square

### SMD6R SMD6S

6" Surface Mount Downlight

Suitable for ceiling or wall electrical junction boxes

Suitable for 5" and 6" recessed housing retrofit

Non-conductive Dead Front

Symbol	Label	General Description	Mounting Height	Color	Catalog Number	Lamp	LLF	Watts	SHIELDING
○	SD	DOWN LIGHT ENTRIES	10'-0" AFG	N/A	HALO SMD6R-6-930-WH	LED	1.00	9.6W	FULL CUT-OFF
○	SL3	PUBLIC STREET LIGHT JEWELL AVE.	30'-0" AFG	GREY	STREETWORKS ARCH-M-AF48-130-D-U-T2R-7030-4N7-AP	LED	1.00	131W	FULL CUT-OFF
○	SP1	PARKING LOT	20'-0" AFG	BLACK	INVUE ECM-E04-LED-E1-SL3-SO-SW-BK-7030-DIM	LED	1.00	97W	FULL CUT-OFF
○	WS1	WALL SCNCE GARAGES	8'-0" AFG	BLACK	PROGRESS P6060-31	LED	1.00	13W	FULLY SHIELDED
○	WS2	WALL SCNCE SIDE YARDS	8'-0" AFG	BLACK	PROGRESS P6059-31	LED	1.00	13W	FULLY SHIELDED

Catalog #	Type
SP1	SP1
Project	Date
Comments	
Prepared by	

## DESCRIPTION

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

### SPECIFICATION FEATURES

#### Construction

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

#### Optics

- Choice of twelve patented, high-efficiency AccuLED Optic™ technology manufactured from injection-molded acrylic. Optics are precisely designed to shape the optics, maximizing efficiency and application spacing. AccuLED Optic technology creates consistent distributions with the scalability to meet customized application requirements. Offered Standard in 4000K (4,1-275K) CCT and nominal 70 CRI. Optional 3000K CCT and 8000K CCT. For the ultimate level of spill light control, an optional house-side shield accessory can be field or factory installed. The house-side shield is designed to seamlessly integrate with the SL2, SL3 or SL4 optics.

#### Electrical

- LED drivers mount to die-cast aluminum back housing for optimal heat sinking, operation efficiency, and prolonged life. Standard drivers feature electronic universal voltage 120-277V 50/60Hz, 347V 60Hz or 480V 60Hz operation, greater than 0.8 power factor, less than 20% harmonic distortion, and is suitable for operation in -40°C to 40°C ambient environments. All fixtures are shipped standard with 100,000-hour mean life and differential mode surge protection. LightHAB features and IP66 enclosure rating and maintain greater than 95% lumen maintenance at 60,000 hours per IESNA TM-21. Occupancy sensor and dimming options available.

#### Finish

- Housing is finished in five-stage super TiO2 polymer powder coat paint, 2.5 mil nominal thickness for superior protection against fade and wear. LightBAR™ cover plates are standard white and may be specified to match finish of luminaire housing. Standard colors include black, bronze, grey, white, dark oxidized and graphite metallic. RAL and custom color matches available. Consult Outdoor Architectural Colors brochure for a complete selection. Options to meet Buy American Act requirements.

#### Warranty

- Five-year warranty.



### ECM/ENM EPIC MEDIUM LED

1 - 4 LightBARs Solid State LED

### DECORATIVE AREA LUMINAIRE



### CERTIFICATION DATA

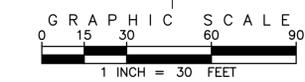
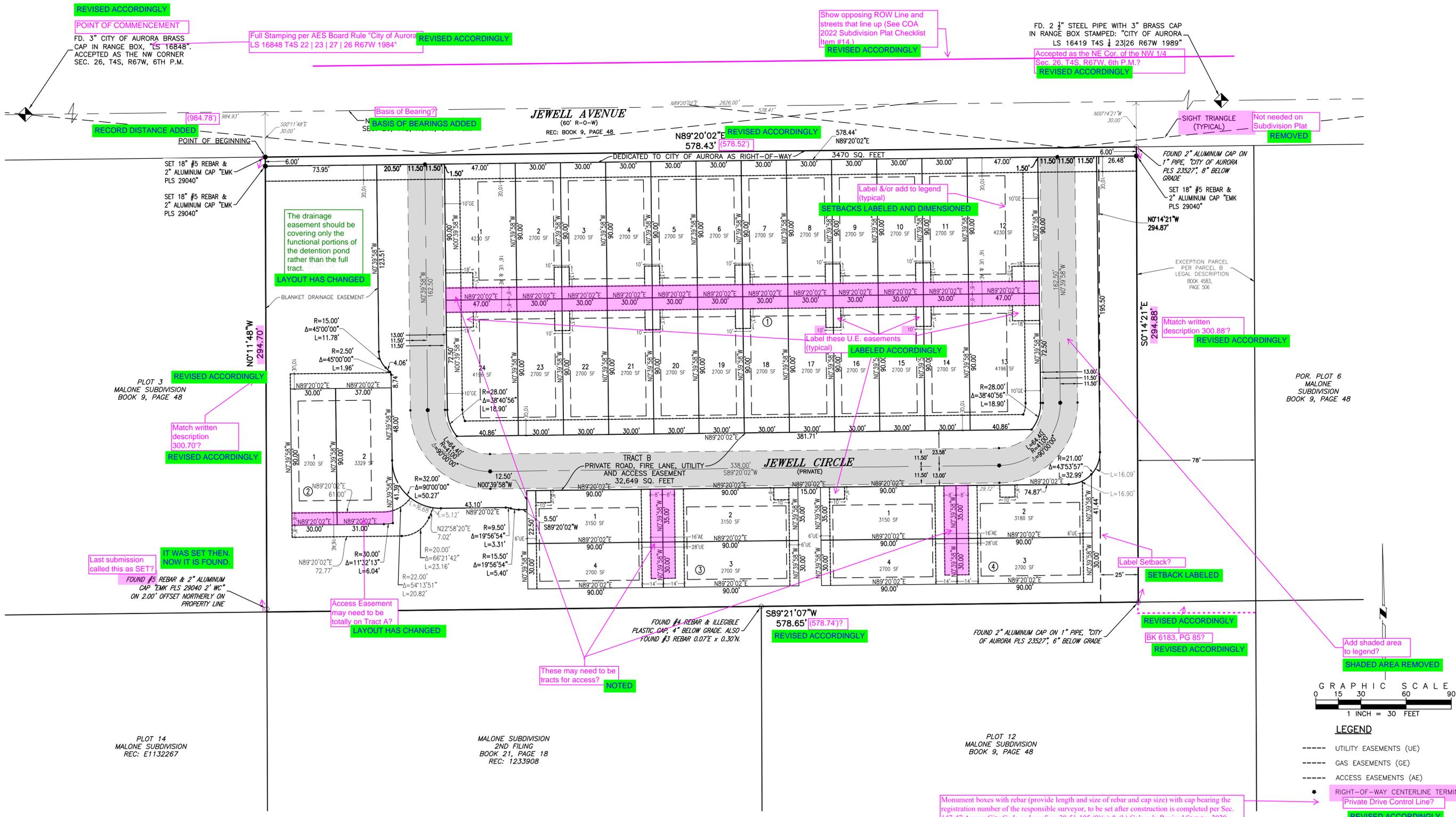
cULus Listed  
DeepLight Consortium® Qualified®  
IP66 LightHAB  
LM79 / LM80 Compliant  
20 Vision Test  
35



# JEWELL URBAN COTTAGES SUBDIVISION FILING NO. 1

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

SHEET 2 OF 2



- LEGEND**
- UTILITY EASEMENTS (UE)
  - GAS EASEMENTS (GE)
  - ACCESS EASEMENTS (AE)
  - RIGHT-OF-WAY CENTERLINE TERMINUS
  - Private Drive Control Line?

PREPARED BY  
**EMK** CONSULTANTS, INC.  
 LAND DEVELOPMENT  
 ENGINEERING & SURVEYING  
 7006 SOUTH ALTON WAY, BLDG. F  
 CENTENNIAL, COLORADO 80112-2019  
 (303)694-1520 www.EMKco.com  
 JOB NO. 13298

JEWELL URBAN COTTAGES  
 SUBDIVISION FIL. NO 1.  
 DATE PREPARED: AUGUST 16, 2022  
 APPLICANT/DEVELOPER  
**URBAN COTTAGES**  
 4801 DTC BOULEVARD, SUITE 525  
 DENVER, COLORADO 80237

SHEET 2 OF 2

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