

Update the IBC to 2021 and the A117.1 to 2017

UPDATED

Update code year to 2017

UPDATED

Update to 2021 IFC

UPDATED

Update the IBC to 2021 and the A117.1 to 2017

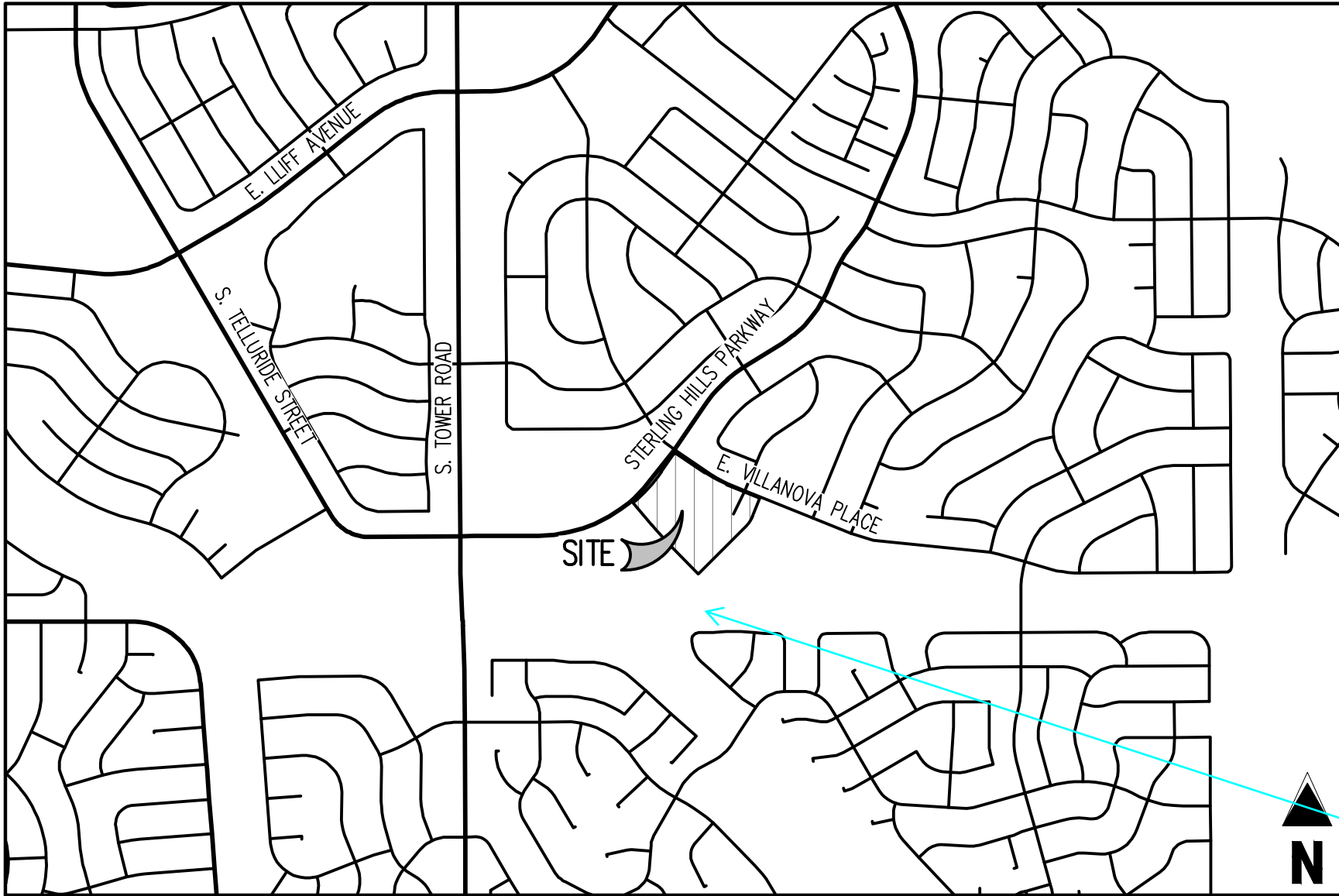
UPDATED

GALLOWAY RESPONSE

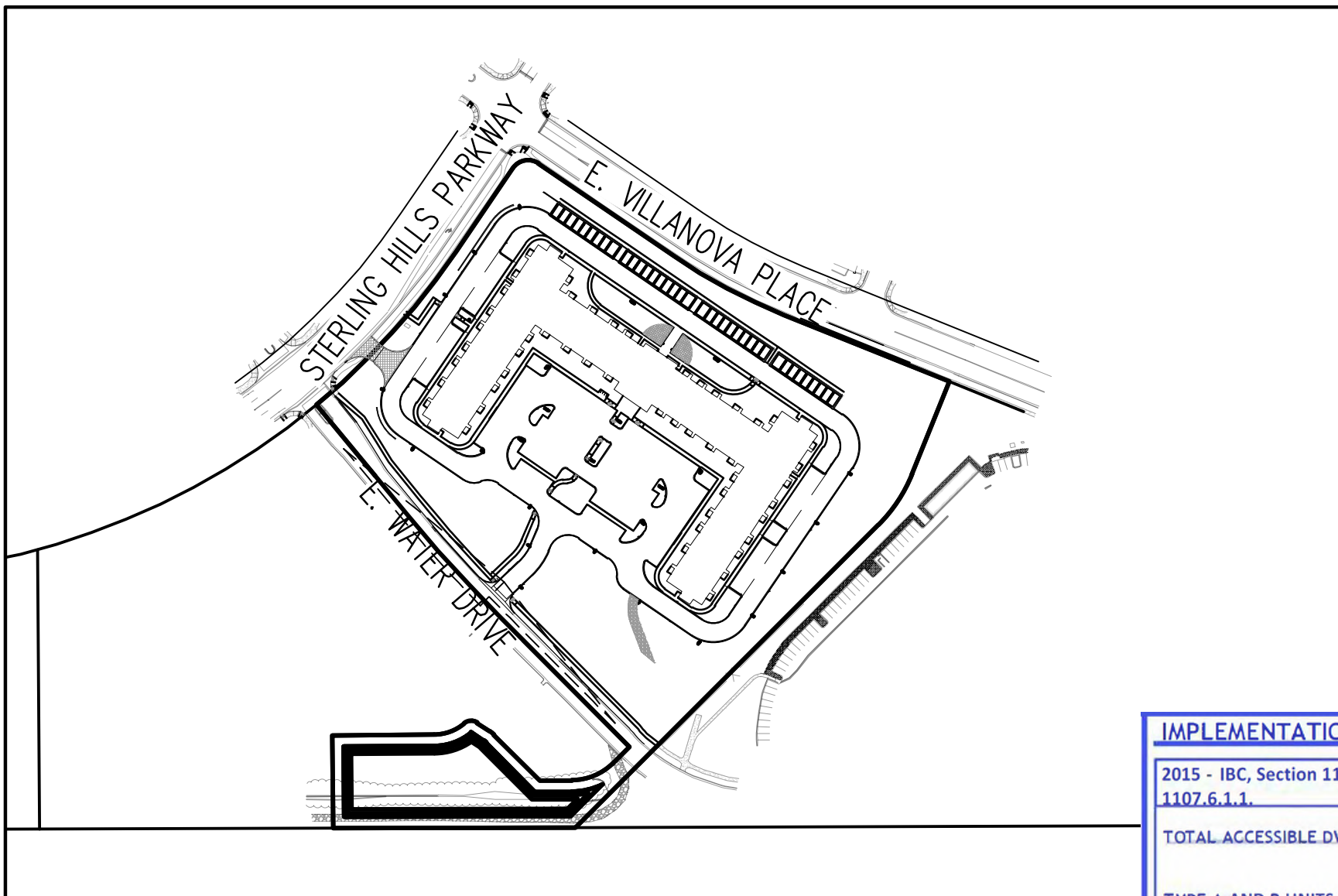
CALAMAR 55+ AT STERLING HILLS - SITE PLAN

LOT 1, BLOCK 1, STERLING HILLS SUBDIVISION FILING NO. 14

LOCATED IN THE SOUTH LINE OF THE SOUTHWEST QUARTER OF SECTION 27, TOWNSHIP 4 SOUTH, RANGE 66 WEST OF THE 6TH P.M
CITY OF AURORA, COUNTY OF ARAPAHOE, STATE OF COLORADO



VICINITY MAP
SCALE: 1"=1000'



KEY MAP
SCALE: 1"=200'

PROJECT CONTACTS

PROPERTY OWNER

CALAMAR
3949 FOREST PARKWAY, SUITE 100
WHEATFIELD, NY 14120
TEL: 716-693-0006
CONTACT: JERRY HILL

CIVIL ENGINEER

GALLOWAY & COMPANY, INC.
5500 GREENWOOD PLAZA BLVD.,
SUITE 200
GREENWOOD VILLAGE, CO 80111
TEL: 303-770-8884
CONTACT: SCOTT BROWN, PE

ARCHITECT

GALLOWAY & COMPANY, INC.
5500 GREENWOOD PLAZA BLVD.,
SUITE 200
GREENWOOD VILLAGE, CO 80111
TEL: 303-770-8884
CONTACT: KYLE KUEBLER

LANDSCAPE ARCHITECT

GALLOWAY & COMPANY, INC.
5500 GREENWOOD PLAZA BLVD.,
SUITE 200
GREENWOOD VILLAGE, CO 80111
TEL: 303-770-8884
CONTACT: JON ROMERO

AMENDMENTS

SHEET INDEX

SHEET NUMBER	SHEET TITLE
1	COVER SHEET
2	SITE PLAN
3	SITE DETAILS
4	GRADING PLAN
5	UTILITY PLAN
6	LANDSCAPE PLAN
7	LANDSCAPE NOTES & DETAILS
8	PHOTOMETRIC PLAN
9	PHOTOMETRIC DETAILS
10	NORTH BUILDING ELEVATIONS
11	WEST BUILDING ELEVATIONS
12	SOUTH BUILDING ELEVATIONS
13	EAST BUILDING ELEVATIONS
14	COURTYARD WEST BUILDING ELEVATIONS
15	COURTYARD EAST BUILDING ELEVATIONS
16	MATERIALS BOARD
17	GARAGES - BUILDING ELEVATIONS

List garages and canopies separately.

ADDED TO TABLE.

Please include the major east/west roadway

WATER DRIVE LABEL ADDED TO PLAN

The site plan will not be approved until the Preliminary Drainage Report is approved.

NOTED. PDR HAS BEEN RESUBMITTED CONCURRENTLY WITH THIS SUBMITTAL.

Provide a completed implementation table.

ADDED TO COVER SHEET.

IMPLEMENTATION PLAN

2015 - IBC, Section 1107.6.2.3 and Table 1107.6.1.1.	COLORADO STATE HOUSE BILL 03-1221
TOTAL ACCESSIBLE DWELLING UNITS:	TOTAL ACCESSIBLE DWELLING UNITS:
TYPE A AND B UNITS REQUIRED:	POINTS REQUIRED:
TYPE A AND B UNITS PROVIDED:	POINTS PROVIDED:

LEGAL DESCRIPTION

LOT 1, BLOCK 1, STERLING HILLS SUBDIVISION FILING NO. 14, COUNTY OF ARAPAHOE, STATE OF COLORADO.

LOCATED IN THE SOUTHWEST QUARTER OF SECTION 27, TOWNSHIP 4 SOUTH, RANGE 66 WEST OF THE SIXTH PRINCIPAL MERIDIAN, CITY OF AURORA, COUNTY OF ARAPAHOE, STATE OF COLORADO.

FLOOD ZONE

THE SUBJECT PROPERTY SHOWN HEREIN LIES WITHIN OTHER AREAS, ZONE X, AREAS DETERMINED TO BE OUTSIDE THE 0.2% ANNUAL CHANCE FLOODPLAIN, AS SHOWN ON FEDERAL EMERGENCY MANAGEMENT AGENCY FLOOD INSURANCE RATE MAP INDEX NO. 08005C0192L, MAP REVISED SEPTEMBER 4, 2020.

BASIS OF BEARING

THE SOUTH LINE OF THE SOUTHWEST QUARTER OF SECTION 27, TOWNSHIP 4 SOUTH, RANGE 66 WEST OF THE 6TH PRINCIPAL MERIDIAN, BEING MOUNTED AT THE SOUTHWEST CORNER BY A 3" BRASS CAP STAMPED "CITY OF AURORA LS 16419", 0.6" DOWN IN RANGE BOX AND AT THE SOUTH QUARTER CORNER BY A FOUND 3" BRASS CAP STAMPED "CITY OF AURORA LS 16419", 0.5" DOWN IN RANGE BOX, ASSUMED TO BEAR NORTH 89°49'51" EAST.

BENCHMARK

CITY OF AURORA ID #456627SW006

A 3" DIAMETER BRASS CAP STAMPED "CITY OF AURORA BM Q-63 1981" WITH MARKED CROSS IN CONCRETE PEDESTAL OF SOUTHWEST LEG OF MOST NORTHERLY POWER TOWER, 3RD POWER TOWER EAST OF TOWER ROAD, JUST NORTH OF POWER TOWER #36

NAVD88 ELEVATION = 5589.804 U.S. FEET

SITE DATA

	SF	AC	%
LAND AREA WITHIN PROPERTY LINES	395,443	9.08	100
BUILDING COVERAGE	63,308	1.45	16.0
HARD SURFACE AREA	127,631	2.93	32.2
LANDSCAPE AREA	204,732	4.70	51.8
NUMBER OF BUILDINGS	5		
NUMBER OF DWELLING UNITS	158		
DWELLING UNITS PER ACRE	17.4		
BUILDING HEIGHT	38'-6"		
PRESENT ZONING CLASSIFICATION	R-3		
2021 INTERNATIONAL BUILDING CODE OCCUPANCY	R-2		
2021 INTERNATIONAL BUILDING CODE CONSTRUCTION TYPE	V-A SPRINKLERED		
PARKING SPACES REQUIRED	1 PER DWELLING UNIT: 158 SPACES 1 ADDITIONAL SPACE PER 5 DWELLING UNITS: 32 TOTAL PARKING REQUIRED: 190 SPACES (40% OF PARKING TO BE GARAGES/CARPORTS: 76)		
PARKING SPACES PROVIDED	115 UNCOVERED SPACES 38 GARAGE SPACES 38 COVERED SPACES TOTAL PARKING SPACES PROVIDED: 191		
OFFSITE ADJACENT PARKING PROVIDED	0		
ACCESSIBLE SPACES REQUIRED	6		
ACCESSIBLE SPACES PROVIDED	5 UNCOVERED ACCESSIBLE SPACES 1 COVERED ACCESSIBLE SPACES 4 ACCESSIBLE GARAGE SPACES TOTAL ACCESSIBLE: 10 SPACES*		
BICYCLE PARKING SPACES REQUIRED	10% OF REQUIRED AUTOMOBILE SPACES: 19 SPACES		
BICYCLE PARKING SPACES PROVIDED (REFERENCE SITE DETAILS)	20		
PROPOSED SIGNAGE	TBD		
PERMITTED SIGNAGE PER UDO	96 SF MAX AREA; 1 WALL SIGN OR MONUMENT SIGN PER STREET FRONTAGE		

*INCLUDED IN TOTAL PARKING COUNT

SIGNATURE BLOCK

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 WHEREOF, _____ HAS CAUSED THESE

PRESENTS TO BE EXECUTED THIS _____ DAY OF _____ AD, 2024.

CALAMAR CONSTRUCTION & DEVELOPMENT

BY: _____

NAME: _____

ITS: _____

STATE OF _____)

BY: _____) SS

COUNTY OF _____)

THE FOREGOING INSTRUMENT WAS ACKNOWLEDGED BEFORE ME THIS _____ DAY OF _____ AD, 2024.

BY: _____

(PRINCIPALS OR OWNERS)

WITNESS MY HAND AND OFFICIAL SEAL

NOTARY SEAL

(NOTARY PUBLIC)

MY COMMISSION EXPIRES _____

NOTARY BUSINESS ADDRESS: _____

CITY OF AURORA APPROVAL

CITY ATTORNEY: _____ DATE: _____

PLANNING DIRECTOR: _____ DATE: _____

PLANNING COMMISSION: _____ DATE: _____

(CHAIRPERSON)

CITY COUNCIL: _____ DATE: _____

(MAYOR)

ATTEST: _____ DATE: _____

(CITY CLERK)

DATABASE APPROVAL DATE: _____

RECORDER'S CERTIFICATE:

ACCEPTED FOR FILING IN THE OFFICE OF THE CLERK AND RECORDER _____

COLORADO AT _____ O'CLOCK _____ M, THIS _____ DAY OF _____ AD, 2024

CLERK AND RECORDER: _____ DEPUTY: _____

ADDED TO ALL SHEETS.

Please use "X of Y" on the sheet counts. i.e. 1 of 17.

Galloway

5500 Greenwood Plaza Blvd., Suite 200
Greenwood Village, CO 80111
303.770.8884
GallowayUS.com

Remove NFC stamp (TYP.)

REMOVED

Add subarea

ADDED.

The garage spaces are not shown on any sheets. Clarify.

THESE SPACES NOW HAVE AN ADA SYMBOL SHOWN SO THEY ARE MORE CLEAR.

SITE PLANS
CALAMAR 55+ AT STERLING HILLS
LOT 1, BLOCK 1, STERLING HILLS
SUBDIVISION FILING NO. 14
SEC STERLING HILLS PKWY & E VILLANOVA PL
AURORA, COLORADO

#	Date	Issue / Description	Init.
1	02/28/2024	1ST CITY SUBMITTAL	SMB
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Project No: CLM000007
Drawn By: MNS
Checked By: CMV
Date: 02/28/2024

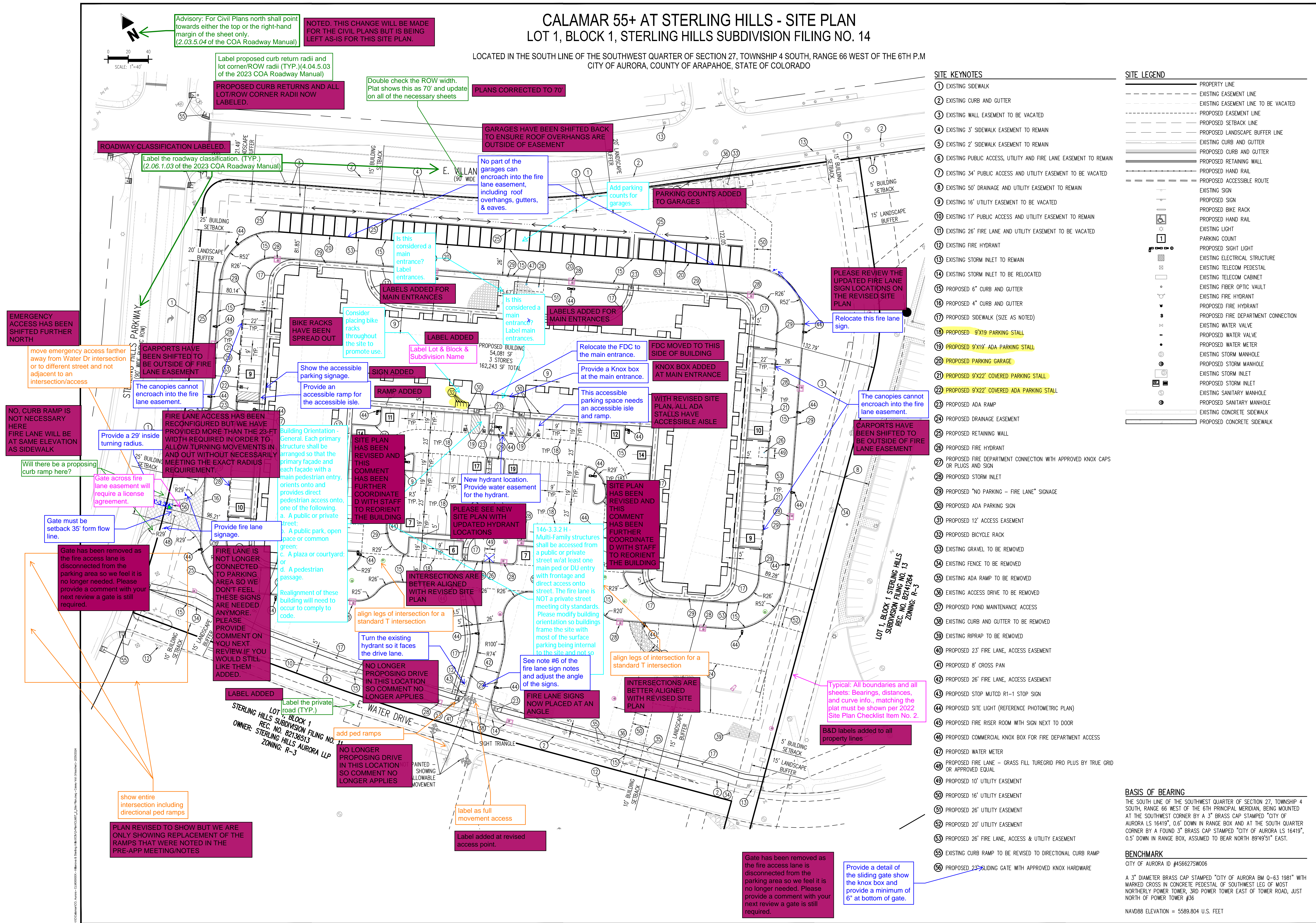
COVER SHEET

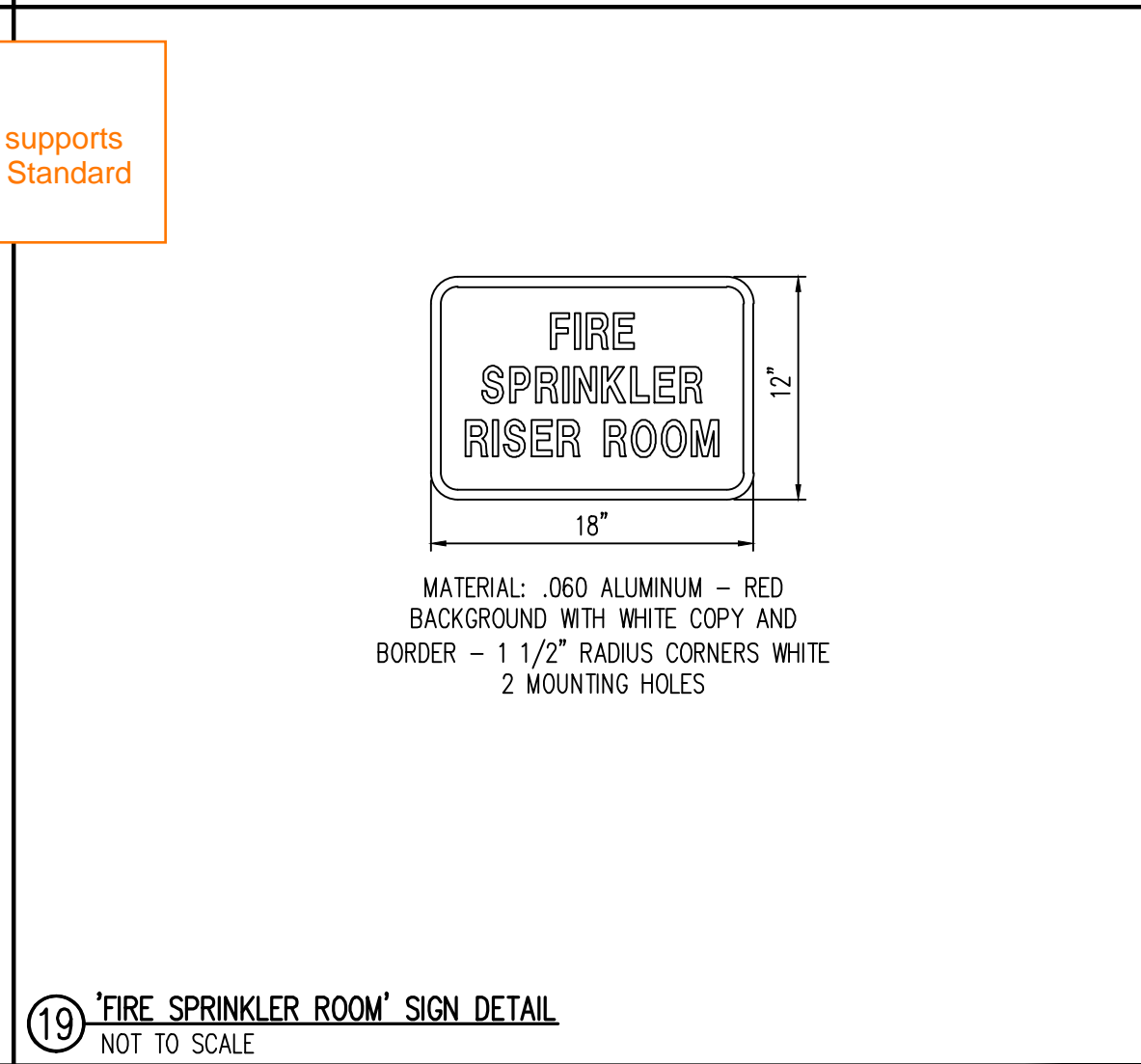
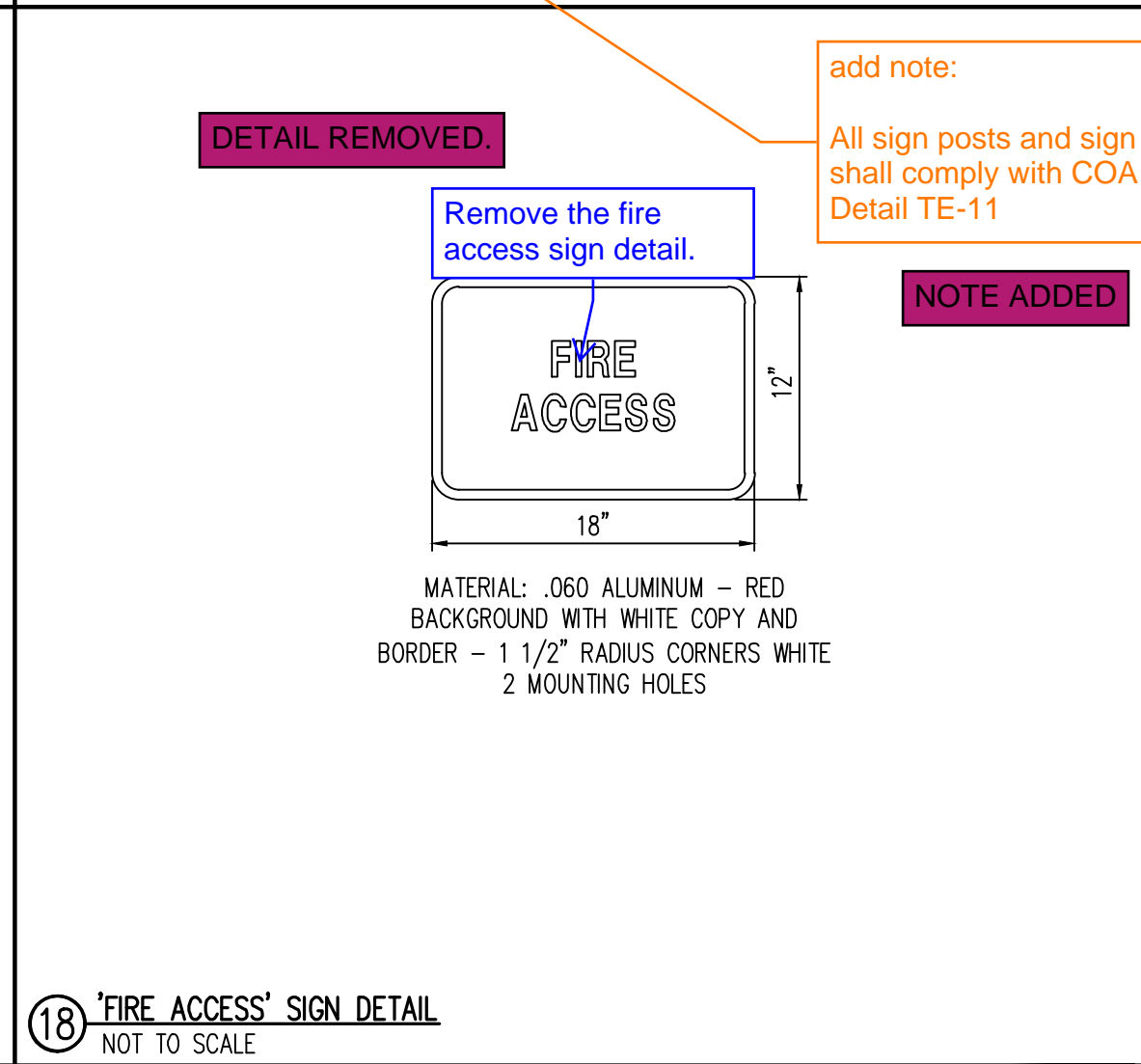
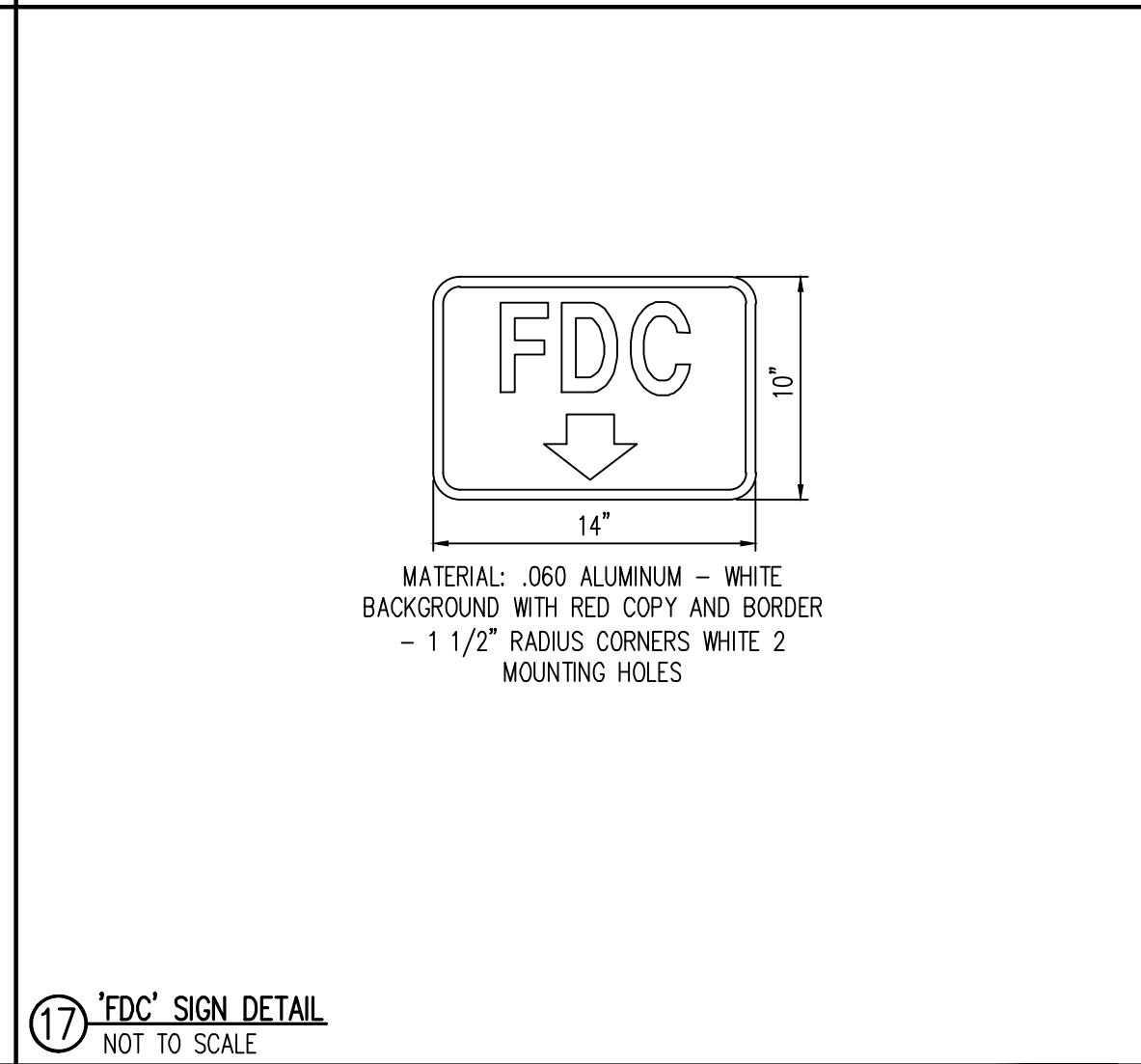
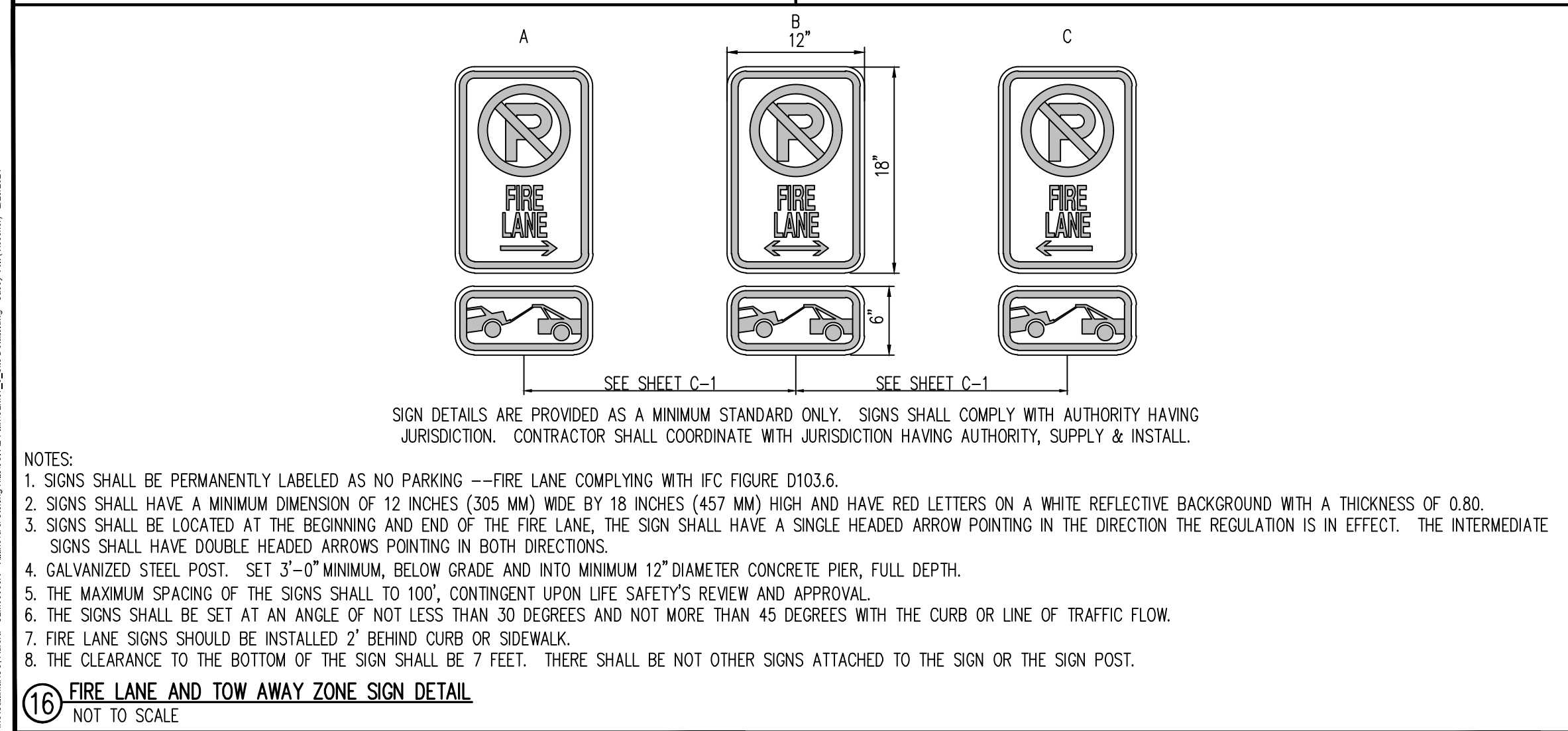
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Project No:	CLM000007
Drawn By:	MNS
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LOCATED IN THE SOUTH LINE OF THE SOUTHWEST QUARTER OF SECTION 27, TOWNSHIP 4 SOUTH, RANGE 66 WEST OF THE 6TH P.M.
CITY OF AURORA, COUNTY OF ARAPAHOE, STATE OF COLORADO





CALAMAR 55+ AT STERLING HILLS - SITE PLAN
LOT 1, BLOCK 1, STERLING HILLS SUBDIVISION FILING NO. 14

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SITE KEYNOTES

- EXISTING STORM LINE (PUBLIC)
- EXISTING STORM INLET TO REMAIN
- EXISTING STORM INLET TO BE RELOCATED
- PROPOSED STORM LINE (PRIVATE)
- PROPOSED YARD AREA INLET
- PROPOSED CDOT TYPE R STORM INLET
- PROPOSED FLARED END SECTION
- PROPOSED OUTLET STRUCTURE
- PROPOSED TRICKLE CHANNEL

PER THE SECTION OF THE COA ROADWAY MANUAL, THIS INFORMATION IS REQUIRED WITH CIVIL PLANS SO IT WILL BE PROVIDED AT THAT TIME AND NOT WITH THIS SITE PLAN

A TYPICAL WALL SECTION HAS BEEN ADDED TO THE SITE PLAN FOR REFERENCE FOR NOW.

SITE LEGEND

- PROPERTY LINE
- EXISTING EASEMENT LINE
- PROPOSED EASEMENT LINE
- EXISTING CURB AND GUTTER
- PROPOSED CURB AND GUTTER
- PROPOSED RETAINING WALL
- PROPOSED HAND RAIL
- EXISTING SIGN
- PROPOSED SIGN
- PROPOSED BIKE RACK
- EXISTING LIGHT
- PROPOSED SIGHT LIGHT
- EXISTING CONCRETE SIDEWALK
- PROPOSED CONCRETE SIDEWALK

GRADING LEGEND

- EXISTING MAJOR CONTOUR
- EXISTING MINOR CONTOUR
- EXISTING MAJOR CONTOUR
- EXISTING MINOR CONTOUR
- EXISTING STORM SEWER LINE
- PROPOSED STORM SEWER LINE
- PROPOSED RIDGE LINE
- EXISTING STORM MANHOLE
- PROPOSED STORM MANHOLE
- EXISTING STORM INLET
- PROPOSED STORM INLET
- PROPOSED SPOT ELEVATION
- FINISHED FLOOR
- EXISTING GRADE
- PROPOSED GRADE
- EXISTING SLOPE
- PROPOSED SLOPE

NOTES

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

BASIS OF BEARING

THE SOUTH LINE OF THE SOUTHWEST QUARTER OF SECTION 27, TOWNSHIP 4 SOUTH, RANGE 66 WEST OF THE 6TH PRINCIPAL MERIDIAN, BEING MOUNTED AT THE SOUTHWEST CORNER BY A 3" BRASS CAP STAMPED "CITY OF AURORA LS 16419", 0.6" DOWN IN RANGE BOX AND AT THE SOUTH QUARTER CORNER BY A FOUND 3" BRASS CAP STAMPED "CITY OF AURORA LS 16419", 0.5" DOWN IN RANGE BOX, ASSUMED TO BEAR NORTH 89°49'51" EAST.

BENCHMARK

CITY OF AURORA ID #456627SW006

A 3" DIAMETER BRASS CAP STAMPED "CITY OF AURORA BM Q-63 1981" WITH MARKED CROSS IN CONCRETE PEDESTAL OF SOUTHWEST LEG OF MOST NORTHERLY POWER TOWER, 3RD POWER TOWER EAST OF TOWER ROAD, JUST NORTH OF POWER TOWER #36

NAVD88 ELEVATION = 5589.804 U.S. FEET

Galloway

5500 Greenwood Plaza Blvd., Suite 200
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GallowayUS.com

NOT FOR
CONSTRUCTION

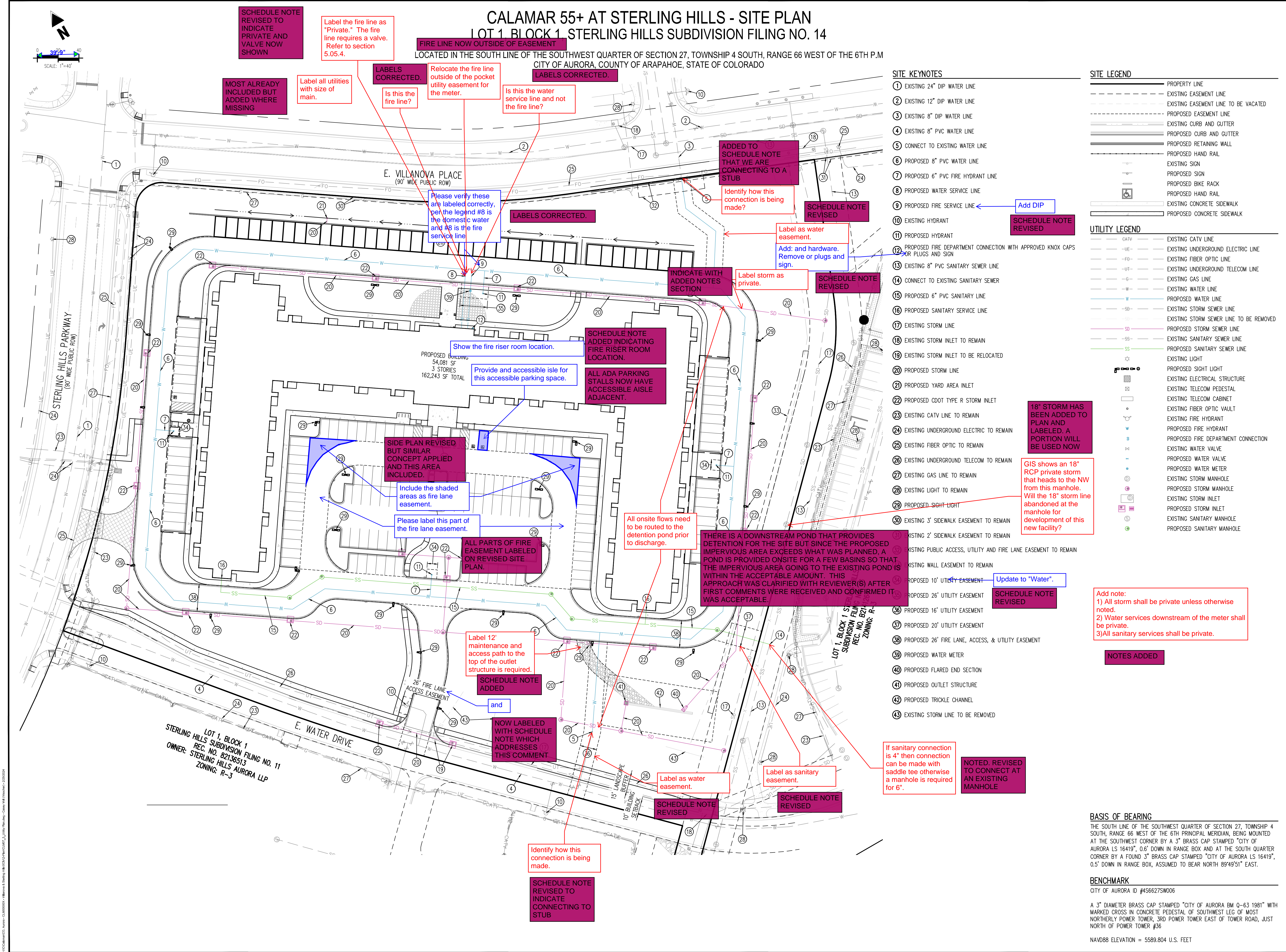


SITE PLANS
CALAMAR 55+ AT STERLING HILLS
LOT 1, BLOCK 1, STERLING HILLS
SUBDIVISION FILING NO. 14
SEC STERLING HILLS PKWY & E VILLANOVA PL
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GRADING PLAN



NOT FOR
CONSTRUCTION



SITE PLANS
CALAMAR 55+ AT STERLING HILLS
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UTILITY PLAN

BENCHMARK
CITY OF AURORA ID #456627SW006

A 3" DIAMETER BRASS CAP STAMPED "CITY OF AURORA BM Q-63 1981" WITH MARKED CROSS IN CONCRETE PEDESTAL OF SOUTHWEST LEG OF MOST NORTHERLY POWER TOWER, 3RD POWER TOWER EAST OF TOWER ROAD, JUST NORTH OF POWER TOWER #36

NAV88 ELEVATION = 5589.804 U.S. FEET

Show the extents of the entire site including the property boundary.

REVISED. SITE EXTENTS ARE SHOWN.

numerous mature plant heights within sight triangles exceed COA 4.04.2.10 requirements. Verify ALL mature plant heights within ALL sight triangles meet COA 4.04.2.10 requirements

NOTED & REVISED.

Provide a cross section through here.
PROVIDED.

Dimension and label the street frontage buffer
LABELS PROVIDED.

It appears as if there are not street trees being provided in the curbside landscape due to the presence of utilities other than the three existing. Provide the required street trees along the back of walk and not placed all in one location as currently provided. These trees can be used to satisfy the street frontage buffer requirement.

REVISED. SITE EXTENTS ARE SHOWN.

Accommodate the emergency 2nd point of access.

2nd POINT OF EMERGENCY ACCESS IS PROVIDED ALONG STERLING HILLS.

add sight triangle per COA TE-13

SITE TRIANGLES HAVE BEEN ADDED.

Because the street trees are not being provided in the curbside area due to the existing utility, locate them along the back of walk spaced 40'. Evergreen trees can not count as street trees.

REVISED AS NOTED.

WATER USE TABLE	
NON-WATER CONSERVING	5,197 SF
WATER CONSERVING	160,626 SF
NON-WATER USING	2,587 SF

- THE LANDSCAPE PLAN MUST REFLECT THE LOCATION OF ALL FIRE HYDRANTS, KNOX HARDWARE, AND FIRE DEPARTMENT CONNECTIONS TO ENSURE THAT THESE DEVICES ARE NOT PHYSICALLY OR VISUALLY OBSTRUCTED FROM RESPONDING FIRE CREWS. THE SEPARATION REQUIREMENTS FROM FIRE DEPARTMENT CONNECTIONS AND FIRE HYDRANTS MUST MEET BOTH FIRE LIFE SAFETY (TYPICALLY 5' AND NO MATERIAL GREATER THEN 2 FEET IN HEIGHT) AND LANDSCAPING REQUIREMENTS. LANDSCAPING MATERIAL CANNOT BE OMITTED OR REDUCED BASED ON THE INSTALLATION OF A FIRE HYDRANT(S) WITHIN A PARKING LOT ISLAND OR PLANT BED. IT IS RECOMMENDED THAT THE ISLAND OR PLANT BED BE CONSTRUCTED LARGE ENOUGH TO ADEQUATELY ACCOMMODATE BOTH LANDSCAPING MATERIAL AND FIRE HYDRANTS IN OR ORDER TO COMPLY WITH ALL CITY STANDARDS.
- AN 5-FOOT CLEAR SPACE SHALL BE MAINTAINED AROUND THE CIRCUMFERENCE OF FIRE HYDRANTS.
- LANDSCAPING MATERIAL SHOWN WITHIN THE SITE PLAN CANNOT ENCROACH INTO THE ROADWAYS THAT ARE DEDICATED (OR DESIGNATED) AS FIRE LANE EASEMENTS (OR CORRIDORS).

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

REVISED AS NOTED.

Ensure all trees are 8' from the utility or 5' from the utility easement.

CAUTION - NOTICE TO CONTRACTOR

- ALL UTILITY LOCATIONS SHOWN ARE BASED ON MAPS PROVIDED BY THE APPROPRIATE UTILITY COMPANY AND FIELD SURFACE EVIDENCE AT THE TIME OF SURVEY AND IS TO BE CONSIDERED AN APPROXIMATE LOCATION ONLY. IT IS THE CONTRACTOR'S RESPONSIBILITY TO FIELD VERIFY THE LOCATION OF ALL UTILITIES, PUBLIC OR PRIVATE, WHETHER SHOWN ON THE PLANS OR NOT, PRIOR TO CONSTRUCTION. REPORT ANY DISCREPANCIES TO THE ENGINEER PRIOR TO CONSTRUCTION.
- WHERE A PROPOSED UTILITY CROSSES AN EXISTING UTILITY, IT IS THE CONTRACTOR'S RESPONSIBILITY TO FIELD VERIFY THE HORIZONTAL AND VERTICAL LOCATION OF SUCH EXISTING UTILITY, EITHER THROUGH POT-HOLING OR ALTERNATIVE METHOD. REPORT INFORMATION TO THE ENGINEER PRIOR TO CONSTRUCTION.



Know what's below.
Call before you dig.

CALAMAR 55+ AT STERLING HILLS - SITE PLAN LOT 1, BLOCK 1, STERLING HILLS SUBDIVISION FILING NO. 14

THE SOUTHWEST QUARTER OF SECTION 27, TOWNSHIP 4 SOUTH, RANGE 66 WEST OF THE 6TH P.M.
CITY OF AURORA, COUNTY OF ARAPAHOE, STATE OF COLORADO

LANDSCAPE MATERIALS SCHEDULE PLANT SCHEDULE

SYMBOL	LANDSCAPE DESCRIPTION	QTY	DETAIL
	STEEL EDGER	2,176 LF	SEE NOTES
	LANDSCAPE BOULDERS (2-3 DIA)	6	SEE NOTES

PLANT SCHEDULE

DECIDUOUS TREES

SYMBOL	CODE	QTY	COMMON NAME	BOTANICAL NAME
	GYDE	7	KENTUCKY COFFEETREE 'ESPRESSO'	GYMNOCLADUS DIOICA 'ESPRESSO'
	KOPA	16	GOLDEN RAIN TREE	KOELREUTERIA PANICULATA
	QUAMA	6	BURR OAK	QUERCUS MACROCARPA
	QURO	5	ENGLISH OAK	QUERCUS ROBUR
	TICO	5	LITTLELEAF LINDEN	TILIA CORDATA
	ULFR	8	FRONTIER ELM	ULMUS X 'FRONTIER'

EVERGREEN TREES

SYMBOL	CODE	QTY	COMMON NAME	BOTANICAL NAME
	PIBE	8	BABY BLUE EYES COLORADO BLUE SPRUCE	PICEA PUNGENS 'BABY BLUE EYES'
	PIPB	19	BAKER COLORADO SPRUCE	PICEA PUNGENS 'BAKER'
	PIED	22	PINYON PINE	PINUS EDULIS
	PINI	5	AUSTRIAN PINE	PINUS NIGRA

DECIDUOUS SHRUBS

SYMBOL	CODE	QTY	COMMON NAME	BOTANICAL NAME
	ARAR	44	BRIGHT RED CHOKEBERRY	ARONIA ARBUTIFOLIA 'BRILLIANTISSIMA'
	ARTR	19	BIG SAGEBRUSH	ARTEMISIA TRIDENTATA
	BUDA	41	BUTTERFLY BUSH	BUTTELEIA DAVIDII
	CAIN	24	WINECUPS	CALLIRHOE INVOLUCRATA
	CACL	5	BLUE MIST SPIREA	CARYOPTERIS X CLANDONENSIS 'BLUE MIST'
	CHMI	17	FERNBUSH	CHAMAEBATARIA MILLEFOLIUM
	CHNA	34	RABBITBRUSH	CHRYSOETHAMNUS NAUSEOSUS
	FAPA	21	APACHE PLUME	FALLUGIA PARADOXA
	FONE	29	NEW MEXICO PRIVET	FORESTIERA NEOMEXICANA
	KOAM	60	BEAUTY BUSH	KOLKWTZIA AMABILIS
	LIVU	101	LODENSE PRIVET	LIGUSTRUM VULGARE 'LODENSE'
	PEAT	74	RUSSIAN SAGE	PEROVSKIA ATRICPLICOLIA
	PHMI	74	LITTLELEAF MOCKORANGE	PHILADELPHUS MICROPHYLLUS
	PHOS	96	SUMMER WINE NINEBARK	PHYSCARPUS OPULIFOLIUS 'SEWARD' TM
	PBEP	43	PAWNEE BUTTES® SAND CHERRY	PRUNUS BESSEYI 'P011S'
	QUGA	46	GAMBEL OAK	QUERCUS GAMBELII
	RHAR	52	GRO-LOW FRAGRANT SUMAC	RHUS AROMATICA 'GRO-LOW'
	SYAL	47	COMMON WHITE SHOWBERRY	SYMPHORICARPOS ALBUS
	SYPA	42	MISS KIM KOREAN LILAC	SYRINGA PATULA 'MISS KIM'
	VIBU	72	BURKWOOD VIBURNUM	VIBURNUM X 'BURKWOODII'

EVERGREEN SHRUBS

SYMBOL	CODE	QTY	COMMON NAME	BOTANICAL NAME
	ARCC	26	CHEFTAIN MOCK BEARBERRY MANZANITA	ARCTOSTAPHYLOS X COLORADENSIS 'CHEFTAIN'
	ARCP	40	PANCHITO MANZANITA	ARCTOSTAPHYLOS X COLORADENSIS 'PANCHITO'
	CODA	65	CORAL BEAUTY COTONEASTER	COTONEASTER DAMMERI 'CORAL BEAUTY'
	PIMU	43	BIG TUNA MUGO PINE	PINUS MUGO 'BIG TUNA'
	RHFR	70	ALDER BUCKTHORN	RHAMNUS FRANGULA

ORNAMENTAL GRASSES

SYMBOL	CODE	QTY	COMMON NAME	BOTANICAL NAME
	BOGB	32	BLONDE AMBITION BLUE GRAMA	BOUTELOUA GRACILIS 'BLONDE AMBITION'
	CAAK	81	KARL FOERSTER FEATHER REED GRASS	CALAMAGROSTIS X ACUTIFLORA 'KARL FOERSTER'
	PAVI	120	HEAVY METAL SWITCH GRASS	PANICUM VIRGATUM 'HEAVY METAL'

PERENNIALS

SYMBOL	CODE	QTY	COMMON NAME	BOTANICAL NAME
	AGRU	13	SUNSET HYSSOP	AGASTACHE RUPESTRIS 'SUNSET'
	GAAR	9	BLANKET FLOWER	GALLIARDIA ARISTATA
	GALI	14	WHIRLING BUTTERFLIES GAURA	GAURA LINDEHEIMERI 'WHIRLING BUTTERFLIES'

MULCH

SYMBOL	CODE	QTY	COMMON NAME	BOTANICAL NAME
	RMULCH	64,740 SF	1"-2" ROCK COBBLE MULCH	1"-2" ROCK COBBLE MULCH
	RM	2,587 SF	4"-6" ROCK COBBLE MULCH	4"-6" ROCK COBBLE MULCH

SOD/SEED

SYMBOL	CODE	QTY	COMMON NAME	BOTANICAL NAME
	SOD1	5,197 SF	RTF (RHIZOMATOUS TALL FESCUE)	FESCUE SOD
	SEED1	95,884 SF	LOW GROW NATIVE SEED	LOW GROW NATIVE SEED
	SEED4	4,740 SF	RIPARIAN/DETENTION NATIVE SEED	RIPARIAN/DETENTION NATIVE SEED

X-RATED= PLANTS NEED 1" OF WATER PER WEEK
XX-RATED= PLANTS NEED 1/2" OF WATER PER WEEK
XXX-RATED= PLANTS NEED 1/4" OF WATER EVERY TWO WEEKS

The plant schedule font is too small. Enlarge and place on another sheet.

ENLARGED ON NEW SHEET.

Trees installed along arterial and/or collector streets are required to be 2.5"

UPDATED

CONT.	CAL / SIZE	HT. X SPD.	WATER USE
B&B	2" CAL	50' X36"	XX
B&B	2" CAL	30' X26"	X
B&B	2" CAL	70' X50"	XXX
B&B	2.5" CAL	50' X40"	XX
B&B	2" CAL	40' X30"	XX
B&B	2" CAL	40' X30"	X

Provide a cross section through here.
PROVIDED.

Show meter pits and all fire hydrants on landscape plan.
PROVIDED AS NOTED.

Label as garages??
Labeled.

This should be a deciduous canopy tree per the UDO.
REVISED.

Label the fire hydrants and show the hydrant symbol in the legend.
Labeled & INCLUDED IN LEGEND

The larger islands require 12 shrubs.
REVISED.

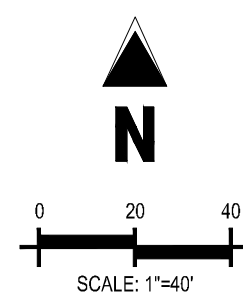
Garages??
Labeled.

Nice shrub, but does not perform well here in Aurora.
NOTED. THIS SHRUB HAS BEEN REMOVED FROM THE PLANT PALETTE.

Space the buffer trees out along the non-street buffer.
REVISED AS NOTED.

Dimension and label the non-street buffer
LABELS PROVIDED.

NOTED. WE MOVED ANY TREES WITHIN 8' OF THE UTILITY OR 5' OF THE EASEMENT.



Galloway

5500 Greenwood Plaza Blvd., Suite 200
Greenwood Village, CO 80111
303.770.8884
GallowayUS.com

NOT FOR CONSTRUCTION



SITE PLANS
CALAMAR 55+ AT STERLING HILLS
LOT 1, BLOCK 1, STERLING HILLS
SUBDIVISION FILING NO. 14
SEC STERLING HILLS PKWY & E VILLANOVA PL
AURORA, COLORADO

#	Date	Issue / Description	Init.
1	02/28/2024	1ST CITY SUBMITTAL	SMB
2			
3			
4			
5			
6			
7			
8			
9			
10			

Project No: CLM000007
Drawn By: LJP
Checked By: TDN
Date: 02/28/2024

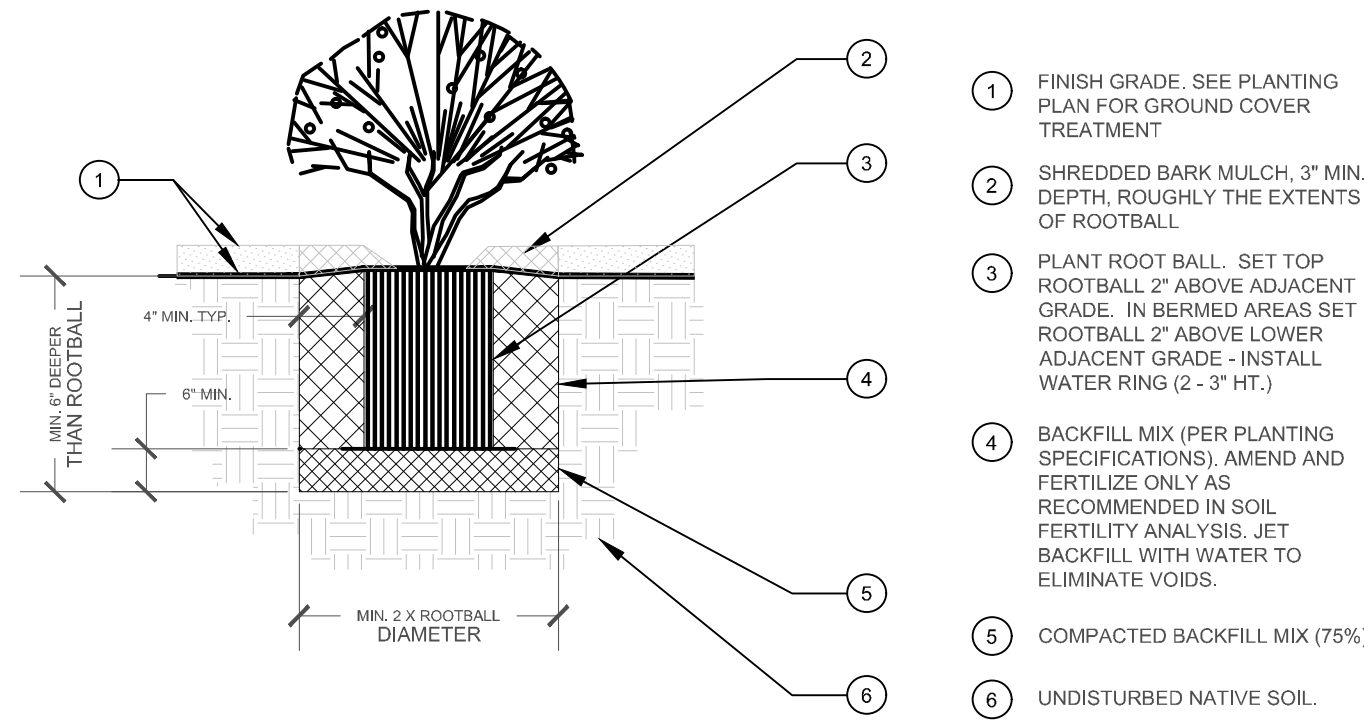
LANDSCAPE PLAN

CALAMAR 55+ AT STERLING HILLS - SITE PLAN
LOT 1, BLOCK 1, STERLING HILLS SUBDIVISION FILING NO. 14

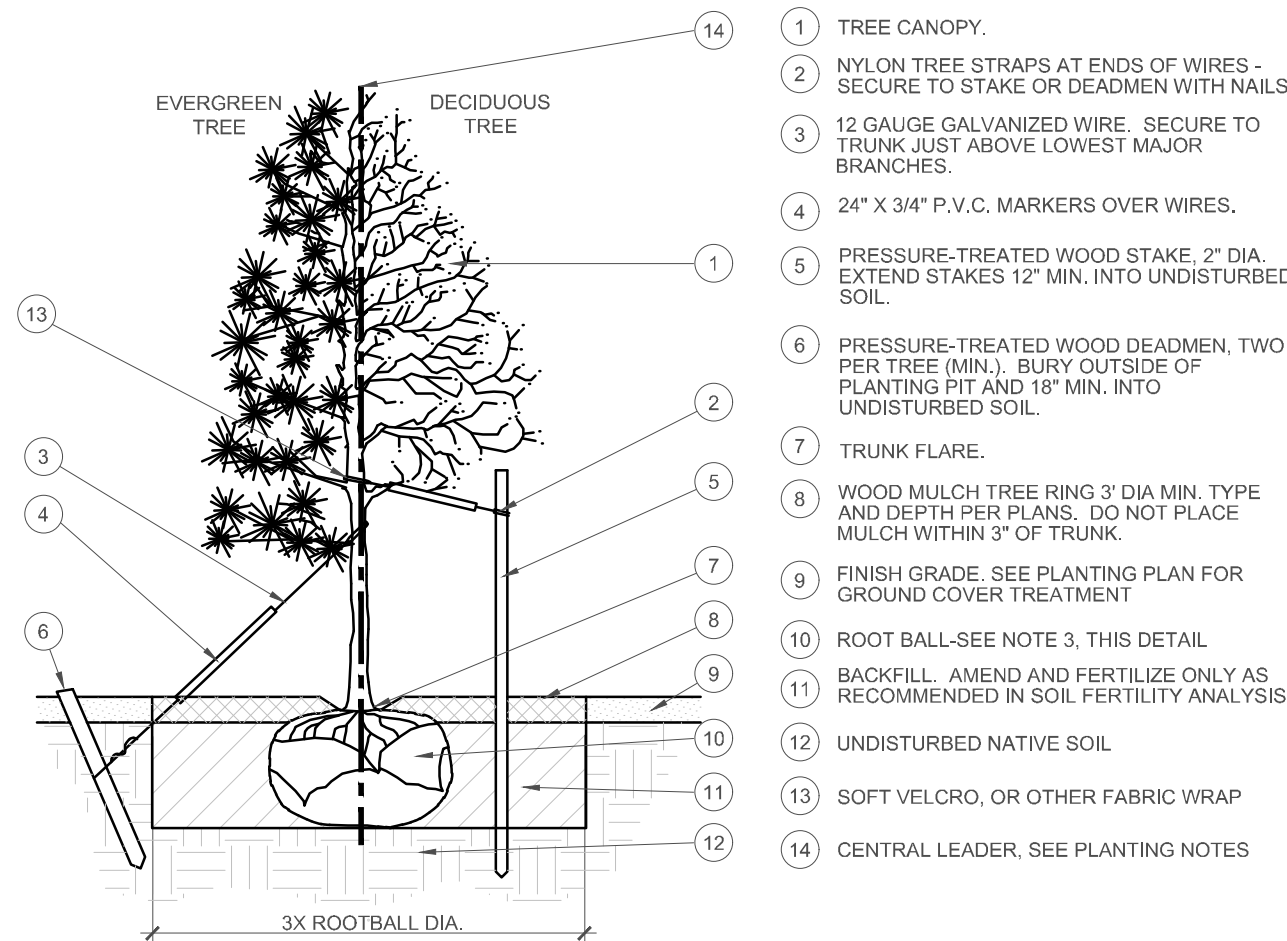
LOCATED IN THE SOUTH LINE OF THE SOUTHWEST QUARTER OF SECTION 27, TOWNSHIP 4 SOUTH, RANGE 66 WEST OF THE 6TH P.M.
CITY OF AURORA, COUNTY OF ARAPAHOE, STATE OF COLORADO

IRRIGATION CONCEPT

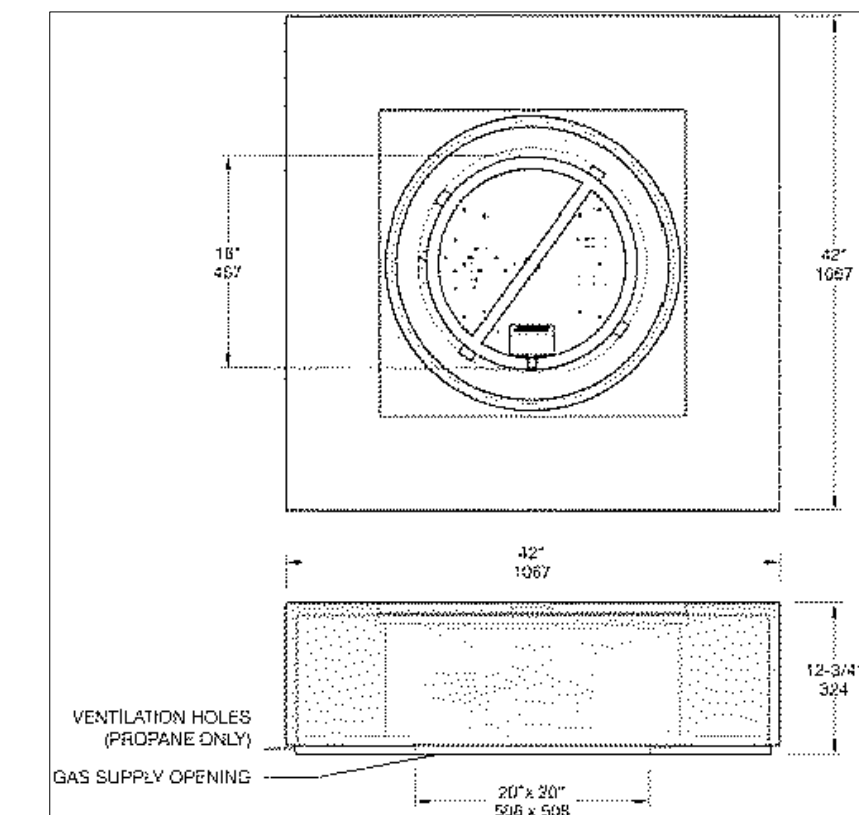
1. AN AUTOMATIC IRRIGATION SYSTEM SHALL BE INSTALLED AND OPERATIONAL BY THE TIME OF FINAL INSPECTION. THE ENTIRE IRRIGATION SYSTEM SHALL BE INSTALLED BY A QUALIFIED IRRIGATION CONTRACTOR.
2. THE IRRIGATION SYSTEM WILL HAVE APPROPRIATE BACKFLOW PREVENTION DEVICES INSTALLED TO PREVENT CONTAMINATION OF THE WATER SOURCE IF APPLICABLE.
3. ALL NON-TURF/SEED PLANTED AREAS WILL BE DRIP IRRIGATED. TURF SOD/SEED SHALL RECEIVE POP-UP SPRAY IRRIGATION FOR HEAD TO HEAD COVERAGE.
4. ALL PLANTS SHARING SIMILAR HYDROZONE CHARACTERISTICS SHALL BE PLACED ON A VALVE DEDICATED TO PROVIDE THE NECESSARY WATER REQUIREMENTS SPECIFIC TO THAT HYDROZONE.
5. 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 SMART MULTI-PROGRAM COMPUTERIZED IRRIGATION CONTROLLERS FEATURING SENSORY INPUT CAPABILITIES.



1 SHRUB AND PERENNIAL DETAIL
SCALE: NOT TO SCALE



2 TREE PLANTING DETAIL
SCALE: NOT TO SCALE

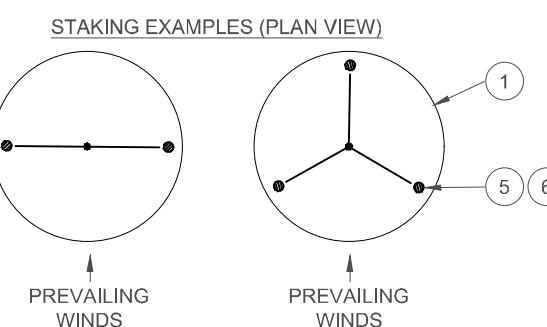


3 CONCRETE FIRE PIT
N.T.S.

CITY OF AURORA NOTES

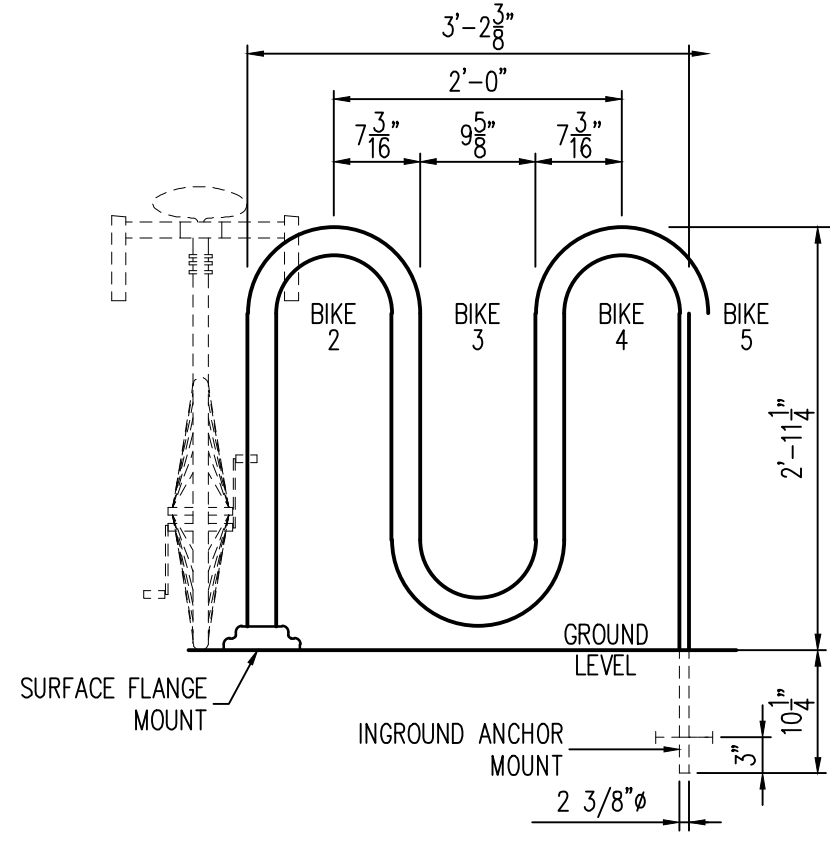
1. ALL LANDSCAPE AREA ARE TO RECEIVE ORGANIC SOIL PREPARATION AT 4 CU. YDS / 1,000 SF.
2. ALL FREE STANDING LIGHTS WITHIN THIS PLAN ARE POLE MOUNTED FIXTURES PER THE PHOTOMETRIC PLANS AND DETAILS.
3. THE SURFACE MATERIAL OF WALKS AND PLAZAS ARE TO BE MEDIUM BROOM FINISHED STANDARD GRAY CONCRETE AND COLORED CONCRETE WITH SAND FINISH. VEHICULAR DRIVES AND PARKING LOTS ARE TO BE CONCRETE AND ASPHALT (REFER TO CIVIL PLANS)
4. ALL UTILITY EASEMENTS SHALL REMAIN UNOBSTRUCTED AND FULLY ACCESSIBLE ALONG THEIR ENTIRE LENGTH FOR THE MAINTENANCE EQUIPMENT ENTRY.
5. THE OWNER / 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 CERTIFICATE OF OCCUPANCY.
6. 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.
7. 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 DISCERNABLE. THE FIRE DEPARTMENT SHALL NOT BE DETERRED OR HINDERED FROM GAINING IMMEDIATE ACCESS TO FIRE PROTECTION EQUIPMENT OR HYDRANTS.
8. A 5-FT CLEAR SPACE SHALL BE MAINTAINED AROUND THE CIRCUMFERENCE OF FIRE HYDRANTS.
9. LANDSCAPING MATERIAL SHOWN WITHIN THE SITE PLAN CANNOT ENCRACH INTO ROADWAYS THAT ARE DEDICATED (OR DESIGNATED) AS FIRE LANE EASEMENTS (OR CORRIDORS).
10. TREES MAY NOT BE PLACED WITHIN 8 FT OF ANY PUBLIC UTILITY.
11. ALL PROPOSED LANDSCAPING WITHIN THE SIGHT TRIANGLE SHALL BE IN COMPLIANCE WITH COA ROADWAY SPECIFICATIONS SECTION 4.04.2.10
12. ALL CROSSINGS OR ENCRACHMENTS BY PRIVATE LANDSCAPE IRRIGATION LINES OR SYSTEMS INTO EASEMENTS AND STREET RIGHTS-OF-WAY OWNED BY THE CITY OF AURORA ARE ACKNOWLEDGED BY THE OWNER AS BEING SUBJECT TO CITY OF AURORA'S USE AND OCCUPANCY OF THE SAID EASEMENTS OR RIGHTS-OF-WAY. THE OWNER, THEIR SUCCESSORS AND ASSIGNS, HEREBY AGREE TO INDEMNIFY THE CITY OF AURORA FOR ANY LOSS, DAMAGE OR REPAIR TO CITY FACILITIES THAT MAY RESULT FROM THE INSTALLATION, OPERATION, OR MAINTENANCE OF SAID PRIVATE IRRIGATION LINES OR SYSTEMS.
13. LANDSCAPE MATERIAL SHALL NOT BE PLACED OR KEPT NEAR FIRE HYDRANTS IN A MANNER THAT WOULD PREVENT SUCH EQUIPMENT FROM BEING IMMEDIATELY DISCERNABLE. A 5-FOOT CLEAR SPACE SHALL BE MAINTAINED AROUND THE CIRCUMFERENCE OF FIRE HYDRANTS. LANDSCAPING MATERIAL SHOWN WITHIN THE SITE PLAN CANNOT ENCRACH INTO ROADWAYS THAT ARE DEDICATED (OR DESIGNATED) AS FIRE LANE EASEMENTS (OR CORRIDORS).

- NOTES:
1. SCARIFY SIDES OF PLANTING PIT PRIOR TO SETTING TREE.
 2. REMOVE EXCESS SOIL APPLIED ON TOP OF THE ROOTBALL THAT COVERS THE ROOT FLARE. THE PLANTING HOLE DEPTH SHALL BE SUCH THAT THE ROOTBALL RESTS ON UNDISTURBED SOIL, AND THE ROOT FLARE IS 2-5" ABOVE FINISH GRADE. CUT OFF BOTTOM 1/3 OF WIRE BASKET BEFORE PLACING TREE IN HOLE. CUT OFF AND REMOVE REMAINDER OF BASKET AFTER TREE IS SET IN HOLE. REMOVE ALL NYLON TIES, TWINE, ROPE, AND OTHER PACKING MATERIAL. REMOVE ALL BURLAP FROM AROUND ROOTBALL.
 3. TREE WRAP IS NOT TO BE USED ON ANY NEW PLANTINGS, EXCEPT IN LATE FALL PLANTING SITUATIONS, AND ONLY THEN AFTER CONSULTATION WITH THE LANDSCAPE ARCHITECT. WHEN WRAPPING TREE, WRAP FROM TRUNK FLARE TO LOWEST MAJOR BRANCH.
 4. REMOVE ALL NURSERY STAKES AFTER PLANTING FOR TREES OVER 3" CALIPER. USE THREE STAKES OR DEADEN (AS APPROPRIATE), SPACED EVENLY AROUND TREE.
 5. DO NOT ALLOW AIR POCKETS TO FORM WHEN BACKFILLING.

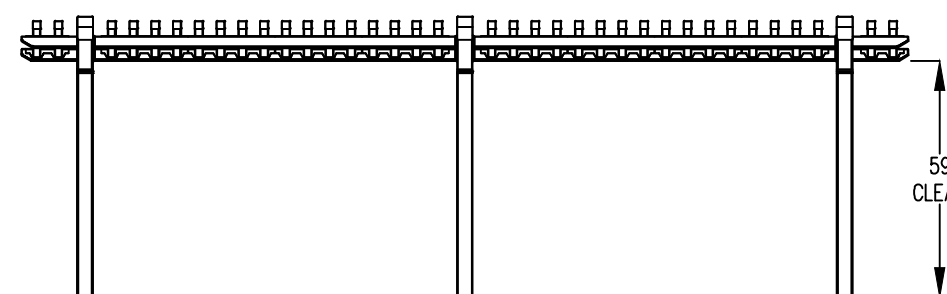
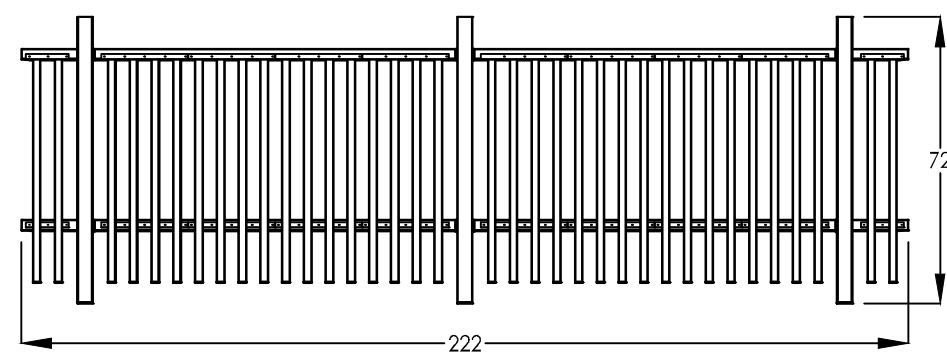


4 TRELLIS
N.T.S.

POLYGON MILLENNIUM TRELLIS OR APPROVED EQUAL
MODEL: MIL 9X28
INSTALL PER MANUFACTURER'S SPECIFICATIONS
OWNER TO VERIFY FINISHES & PRODUCT PRIOR TO ORDERING
OWNER TO VERIFY/APPROVE LOCATIONS PRIOR TO INSTALLING



5 BICYCLE RACK
SCALE: NOT TO SCALE



8 PICNIC TABLE
N.T.S.

LANDSCAPE REQUIREMENTS

CODE SECTION	CATEGORY	FORMULA	CALCULATION	REQUIRED	PROVIDED
146-4.7.5.C	CURBSIDE LANDSCAPE (E. VILLANOVA PLACE)	1 TREE / 40 LF	622 639 LF / 40	15 16 TREES	14 TREES
146-4.7.5.C	CURBSIDE LANDSCAPE (E. VILLANOVA PLACE)	1 SHRUB / 40 LF	639 LF / 40	16 SHRUBS	14 SHRUBS
146-4.7.5.C	CURBSIDE LANDSCAPE (STERLING HILLS PARKWAY)	1 TREE / 40 LF	373 LF / 40	9 TREES	9 TREES
146-4.7.5.C	CURBSIDE LANDSCAPE (STERLING HILLS PARKWAY)	1 SHRUB / 40 LF	373 LF / 40	9 SHRUBS	9 SHRUBS
146-4.7.5.C	CURBSIDE LANDSCAPE (E. WATER DRIVE)	1 TREE / 40 LF	492 563 LF / 40	12 14 TREES	14 TREES
146-4.7.5.C	CURBSIDE LANDSCAPE (E. WATER DRIVE)	1 SHRUB / 40 LF	563 LF / 40	14 SHRUBS	14 SHRUBS
146-4.7.5.D	STREET FRONTAGE LANDSCAPE BUFFER (E. VILLANOVA PLACE)	10 FT SETBACK 1 TREE / 40 LF 50% EVERGREEN	639 LF / 40	8 TREES 8 EVERGREEN	8 TREES 8 EVERGREEN
146-4.7.5.D	STREET FRONTAGE LANDSCAPE BUFFER (E. VILLANOVA PLACE)	10 SHRUBS / 40 LF	639 LF / 40	160 SHRUBS	166 SHRUBS
146-4.7.5.D	STREET FRONTAGE LANDSCAPE BUFFER (STERLING HILLS PARKWAY)	10 FT SETBACK 1 TREE / 40 LF 50% EVERGREEN	373 LF / 40	4 TREES 5 EVERGREEN	4 TREES 5 EVERGREEN
146-4.7.5.D	STREET FRONTAGE LANDSCAPE BUFFER (E. WATER DRIVE)	10 SHRUBS / 40 LF	373 LF / 40	90 SHRUBS	90 SHRUBS
146-4.7.5.D	STREET FRONTAGE LANDSCAPE BUFFER (E. WATER DRIVE)	10 FT SETBACK 1 TREE / 40 LF 50% EVERGREEN	563 LF / 40	7 TREES 7 EVERGREEN	7 TREES 7 EVERGREEN
146-4.7.5.D	STREET FRONTAGE LANDSCAPE BUFFER (E. WATER DRIVE)	10 SHRUBS / 40 LF	563 LF / 40	140 SHRUBS	151 SHRUBS
146-4.7.5.E.2.b.ii.	NON-STREET BUFFER (WEST)	15' BUFFER 1 TREE / 40 LF	642 LF / 40	16 TREES	16 TREES
146-4.7.5.E.2.b.ii.	NON-STREET BUFFER (WEST)	15' BUFFER 5 SHRUBS / 40 LF	642 LF / 40 X 5	80 SHRUBS	80 SHRUBS
146-4.7.5.K.	MULTI-FAMILY BUILDING PERMETER LANDSCAPE	1.25 PLANTS PER 5 LF (5% TREES, 15% TALL SHRUBS, AND 80% OTHER SHRUBS)	1,954 LF BUILDING PERMETER / 5 X 1.25	25 TREES 73 TALL SHRUBS 391 SHRUBS	25 TREES 73 TALL SHRUBS 391 SHRUBS
146-4.7.5.K.	PARKING LOT LANDSCAPE	1 PARKING LOT ISLAND (9 FT X 19 FT) & 1 TREE / 15 PARKING SPACES	213 SPACES / 15	14 TREES 14 ISLANDS	20 TREES 20 ISLANDS
146-4.7.5.K.	PARKING LOT LANDSCAPE	6 SHRUBS / PARKING ISLAND	20 ISLANDS / 6	96 SHRUBS	96 SHRUBS

Provide a landscape table documenting the required detention pond landscaping. Refer to the pre-application review letter.

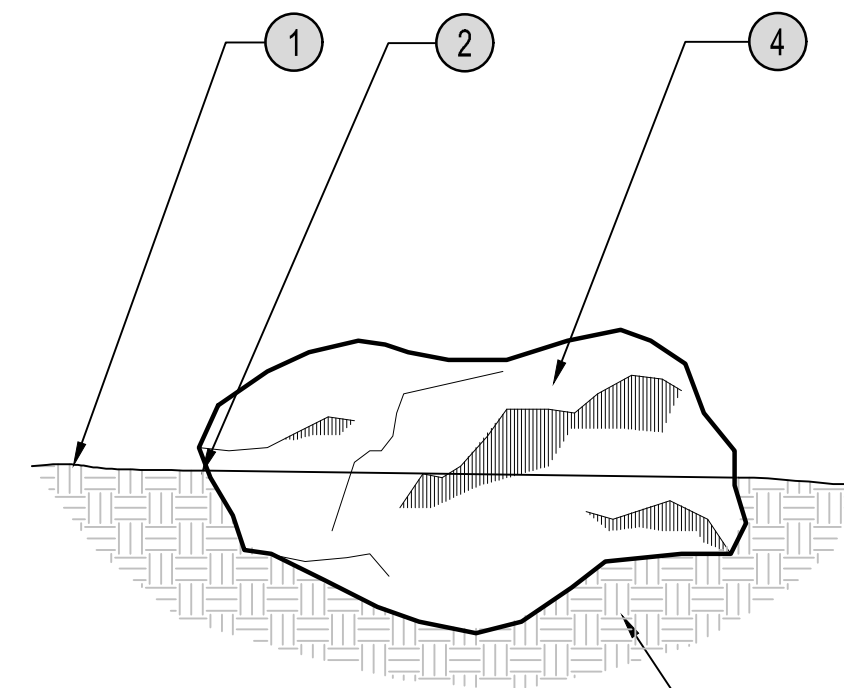
PROVIDED.

Is there a monument sign being proposed? If so, provide that on the plan as well as a detail

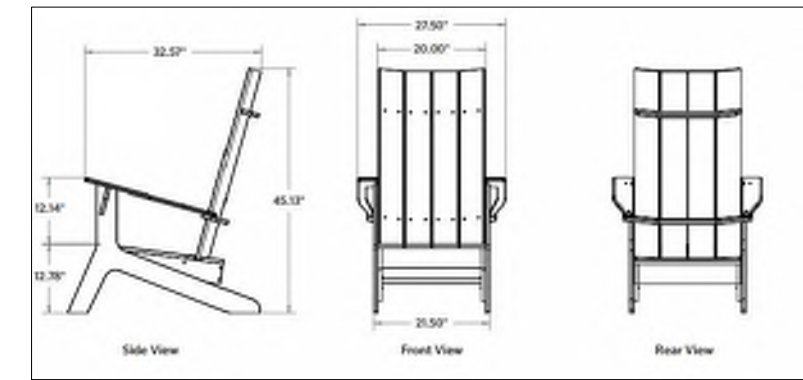
YES. PROVIDED.

Provide a detail of the proposed retaining walls. Material, color etc.

REFERENCE GRADING PLAN.



6 LANDSCAPE BOULDER
N.T.S.



ANOVA PLANK ADIRONDACK CHAIR
OR APPROVED EQUAL
MODEL: BENTO 42-E NG OR BENTO 42-E LP
INSTALL PER MANUFACTURER'S SPECIFICATIONS
OWNER TO VERIFY FINISHES & PRODUCT PRIOR TO ORDERING
OWNER TO VERIFY/APPROVE LOCATIONS PRIOR TO INSTALLING

7 ADIRONDACK CHAIR
N.T.S.

PILOT ROCK UT SERIES ACCESSIBLE PICNIC TABLE EXPANDED STEEL OR APPROVED EQUAL
FRAME FINISH: BLACK POWDER COAT
MATERIAL FINISH: BLACK
MODEL: D-TYPE 8 FT TOP, 6 FT SEATS
INSTALL PER MANUFACTURER'S SPECIFICATIONS
SURFACE MOUNT
LA TO VERIFY FINISHES & PRODUCT PRIOR TO ORDERING
LA TO VERIFY/APPROVE LOCATIONS PRIOR TO INSTALLING

7

Galloway

5500 Greenwood Plaza Blvd., Suite 200
Greenwood Village, CO 80111
303.770.8884
GallowayUS.com

NOT FOR CONSTRUCTION



SITE PLANS
CALAMAR 55+ AT STERLING HILLS
LOT 1, BLOCK 1, STERLING HILLS
SUBDIVISION FILING NO. 14
SEC STERLING HILLS PKWY & E VILLANOVA PL
AURORA, COLORADO

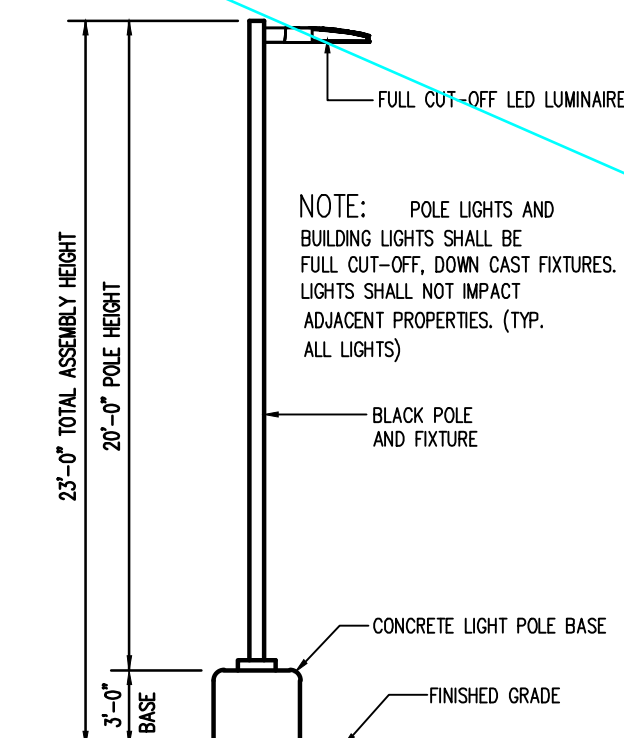
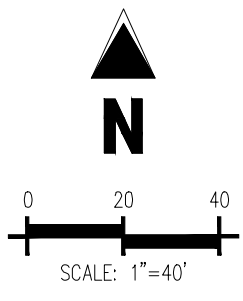
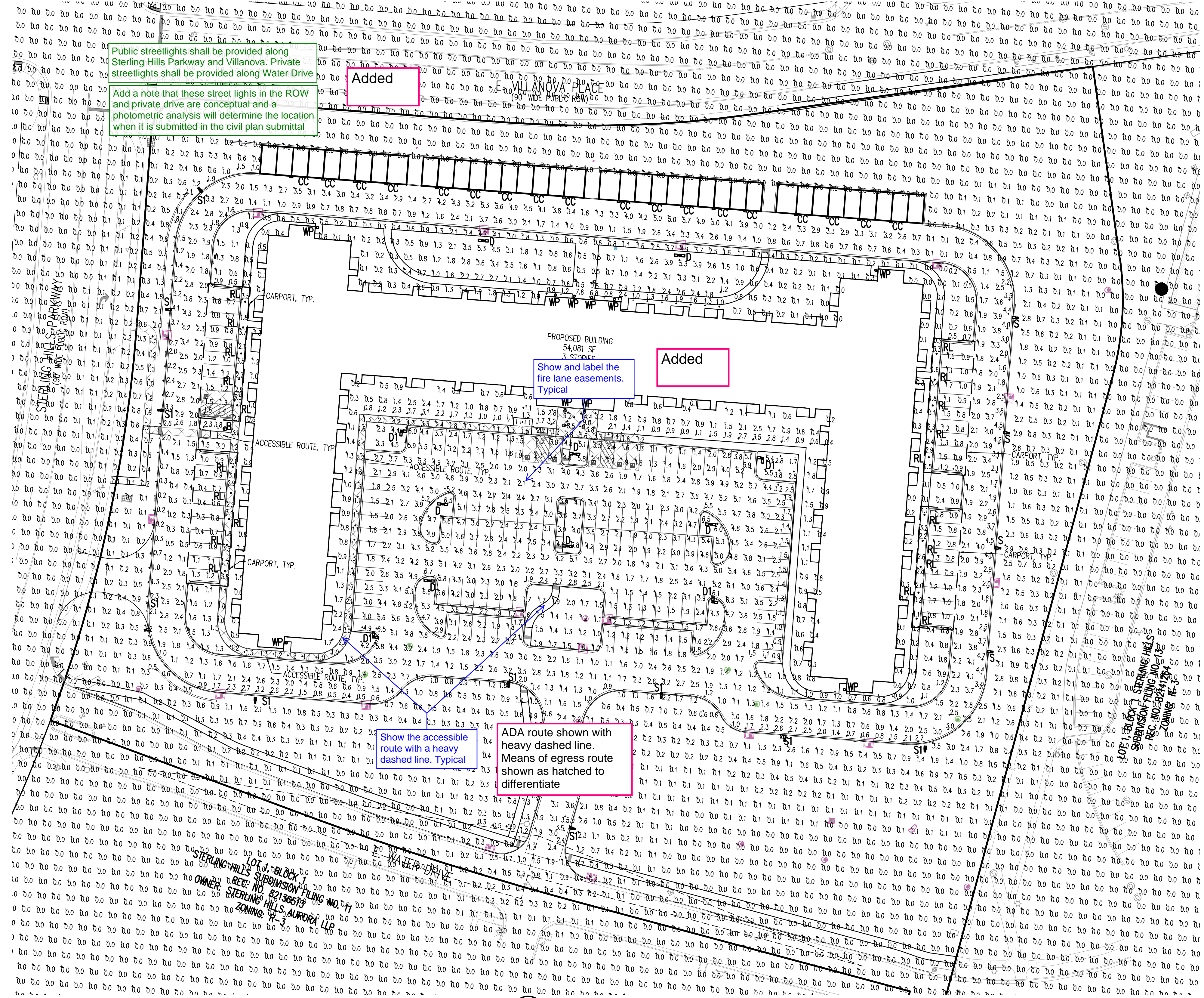
#	Date	Issue / Description	Init.
1	02/28/2024	1ST CITY SUBMITTAL	SMB
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Project No: CLM000007
Drawn By: LJP
Checked By: TDN
Date: 02/28/2024

LANDSCAPE NOTES & DETAILS

CALAMAR 55+ AT STERLING HILLS - SITE PLAN
LOT 1, BLOCK 1, STERLING HILLS SUBDIVISION FILING NO. 14

LOCATED IN THE SOUTH LINE OF THE SOUTHWEST QUARTER OF SECTION 27, TOWNSHIP 4 SOUTH, RANGE 66 WEST OF THE 6TH P.M.
CITY OF AURORA, COUNTY OF ARAPAHOE, STATE OF COLORADO



Please move photometric sheets to the end of the site plan set. These should be after the elevations.

Acknowledged

GENERAL NOTE:

ILLUMINATION WITHIN THE SITE MUST COMPLY WITH THE 2021 INTERNATIONAL BUILDING CODE REQUIREMENT FROM SECTION 1006—MEANS OF EGRESS ILLUMINATION. SECTION 1006.1 ILLUMINATION REQUIRED: THE MEANS OF EGRESS, INCLUDING THE EXIT DISCHARGE SHALL BE ILLUMINATED AT ALL TIMES THE BUILDING IS OCCUPIED. SECTION 1006.2 ILLUMINATION LEVEL: THE MEANS OF EGRESS ILLUMINATION LEVEL SHALL NOT BE LESS THAN 1 FOOT-CANDLE (11 LUX) AT THE FLOOR LEVEL, AND CONTINUING TO THE "PUBLIC WAY".

Public streets shall have public streetlights in conformance with COA standards.

For each street, identify the following information as part of the site plan submittal in conformance with Section 2.12.0.1 of the Roadway Manual:

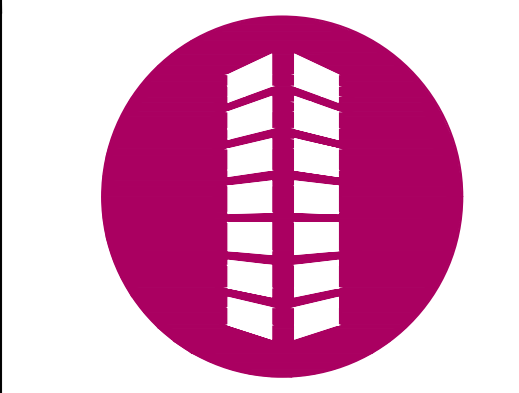
- Roadway Classification (typical section name)
- Adjacent Land Use Category (i.e., TOD), as applicable
- Number of lanes
- Back-to-back curb width
- Pedestrian Activity Level
- Pavement Type: R3, for all lighting calculations

This information (if its not already shown) can be added to the street sections provided if desired.

LUMINAIRE SCHEDULE					DESCRIPTION
SYMBOL	QTY	LABEL	LUMENS	WATTS	
	6	S	9693	75	1) D824-80-40-UNV-LP-T3-PW-BL DECO, GLADIATOR LED AREA/SITE FIXTURE, FLAT LENS, FULL CUTOFF, 80W, TYPE III OPTIC, SINGLE FIXTURE, 4000K COLOR TEMPERATURE, BLACK COLOR, MOUNT ON 20' POLE WITH 3' BASE
	9	SI	9208	75	1) D824-80-40-UNV-LP-T4-PW-BL DECO, GLADIATOR LED AREA/SITE FIXTURE, FLAT LENS, FULL CUTOFF, 80W, TYPE IV OPTIC, SINGLE FIXTURE, 4000K COLOR TEMPERATURE, BLACK COLOR, MOUNT ON 20' POLE WITH 3' BASE
	7	D	9208	150	1) D824-80-40-UNV-LP-T4-PW-BL DECO, GLADIATOR LED AREA/SITE FIXTURE, FLAT LENS, FULL CUTOFF, 80W, TYPE IV OPTIC, DOUBLE FIXTURE @ 180°, 4000K COLOR TEMPERATURE, BLACK COLOR, MOUNT ON 20' POLE WITH 3' BASE
	4	D1	9208	150	1) D824-80-40-UNV-LP-T4-PW-BL DECO, GLADIATOR LED AREA/SITE FIXTURE, FLAT LENS, FULL CUTOFF, 80W, TYPE IV OPTIC, DOUBLE FIXTURE @ 90°, 4000K COLOR TEMPERATURE, BLACK COLOR, MOUNT ON 20' POLE WITH 3' BASE
	1	B	1846	22	DSXB-12C-530-40K-ASY-MVOLT-DBLXD LITHONIA, D-SERIES BOLLARD FIXTURE, FULL CUTOFF, FULL CUTOFF, 530mA DRIVER, ASYMMETRIC DISTRIBUTION, 12 LED, 4000K COLOR TEMPERATURE, BLACK COLOR, 42' HEIGHT
	18	CC	1602	12	WPX1-LED-P1-40K-MVOLT-DBLXD LITHONIA, WPX LED WALL FIXTURE, FLAT LENS, FULL CUTOFF, P1 SERIES, 4000K COLOR TEMPERATURE, RECESSED MOUNT AT 10'-0" A.F.G.
	25	RL	780	13	SLD060835MH COOPER, HALO 6" RECESSED DOWNLIGHT, 80 CRI, 4000K COLOR TEMPERATURE, WHITE FINISH TO MATCH SOFFIT, RECESSED MOUNT AT 10'-0" A.F.G.
	10	WP	1211	17	P6085-3130K9-31 PROGRESS, MEDIUM LED WALL LANTERN, FULL CUTOFF SHIELD, 3000K COLOR TEMPERATURE, BLACK COLOR WALL MOUNT AT 6'-6" A.F.G.

CALCULATION SUMMARY				
LABEL	UNITS	AVG	MAX	MIN
ACCESSIBLE ROUTE	FC	2.48	14.4	1.0

NOT FOR CONSTRUCTION



SITE PLANS
CALAMAR 55+ AT STERLING HILLS
LOT 1, BLOCK 1, STERLING HILLS
SUBDIVISION FILING NO. 14
SEC STERLING HILLS PKWY & E VILLANOVA PL
AURORA, COLORADO

#	Date	Issue / Description	Init.
1	02/28/2024	1ST CITY SUBMITTAL	SMB
2			
3			
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5			
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10			

Project No: CLM000007
Drawn By: MNS
Checked By: CMV
Date: 02/28/2024
PHOTOMETRIC PLAN

CALAMAR 55+ AT STERLING HILLS - SITE PLAN
LOT 1, BLOCK 1, STERLING HILLS SUBDIVISION FILING NO. 14

LOCATED IN THE SOUTH LINE OF THE SOUTHWEST QUARTER OF SECTION 27, TOWNSHIP 4 SOUTH, RANGE 66 WEST OF THE 6TH P.M
CITY OF AURORA, COUNTY OF ARAPAHOE, STATE OF COLORADO

Please refer to section 146-4.8.5 for massing guidance on all elevations; Contact the Case Planner with any questions.

REVISED

Please add building lengths for all elevations and add to data table on cover sheet as well.

Please dimension patios/decks with next submittal. Add to data block on coversheet as well.

BALCONY DIMENSIONS
ADDED TO NOTES ON
SHEET 10 OF 21.

Spelling.

REVISED

MATERIALS LEGEND

STACKED STONE	LAPPED SIDING
STUCCO - COLOR 1	ASPHALT SHINGLE
STUCCO - COLOR 2	

BUILDING AND ZONING CODES: REF SHEET 11 FOR CODE REVIEWS AND KEY NOTES

MATERIAL LEGEND

LABEL	MATERIAL
1	MANUFACTURED STONE VENEER
2	3-COAT STUCCO COLOR #1
3	3-COAT STUCCO COLOR #2
4	MANUFACTURED STONE VENEER
5	SIDING COLOR #1
6	ARCHITECTURAL ASPHALT SHINGLES
7	VINYL WINDOW AND INSULATED GLASS
8	PVC TRIM BOARD
9	VINYL SHUTTER
10	CONTINUOUS RIDGE VENT
11	16" DIAMETER POLYURETHANE LOUVER
12	36" DIAMETER POLYURETHANE LOUVER
13	ALUMINUM ENTRANCE AND SIDELITES
14	ALUMINUM WRAPPED FASCIA BOARD
15	PVC BALCONY TRIM BOARD
16	PVC BALCONY GUARDRAILS

MASONRY PERCENTAGE SCHEDULE

TOTAL BUILDING ELEVATION AREA (SF)		57748	
TOTAL BUILDING ELEVATION AREA W/O TRANSPARENCY (SF)		47384	
TOTAL BUILDING TRANSPARENCY (SF)		10364	
		REQUIRED	PROVIDED
TOTAL QUALITY MATERIAL (STUCCO & STONE) %		80%	83%
TOTAL QUALITY MATERIAL (STUCCO & STONE) (SF)		37907.2	39439
TOTAL STUCCO %			58%
TOTAL STUCCO (SF)			27488
TOTAL STONE %			25%
TOTAL STONE (SF)			11951
TOTAL SIDING %			17%
TOTAL SIDING (SF)			7945
TOTAL TRANSPARENCY %			18%
			10364



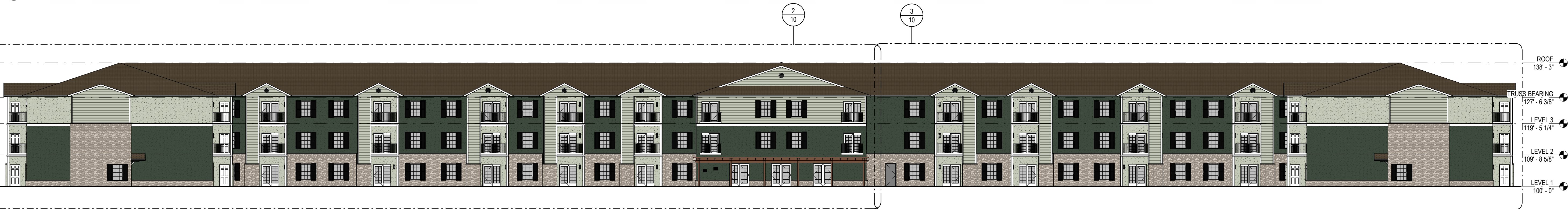
3 NORTH ELEVATION 2 - PRIMARY BUILDING FACE
SCALE: 3/32" = 1'-0"

Please show and label the FDC, Knox box & Fire Riser Room Door. Typical

REVISED



2 NORTH ELEVATION 1 - PRIMARY BUILDING FACE
SCALE: 3/32" = 1'-0"

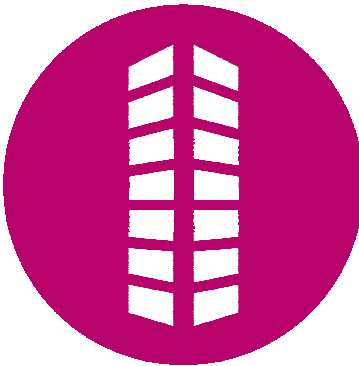


1 OVRALL NORTH ELEVATION - PRIMARY BUILDING FACE
SCALE: 1/16" = 1'-0"

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SITE PLANS
CALAMAR 55+ AT STERLING HILLS
LOT 1, BLOCK 1, STERLING HILLS
SUBDIVISION FILING NO. 14
SEC STERLING HILLS PKWY & E VILLANOVA PL
AURORA, COLORADO

#	Date	Issue / Description	Init.
1	02/29/2024	1ST CITY SUBMITTAL	KSK
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15			
16			

Project No: CLM000007
Drawn By:
Checked By:
Date: 02/14/2024

NORTH BUILDING ELEVATIONS -
PRIMARY BUILDING FACE

MATERIAL LEGEND	
LABEL	MATERIAL
1	MANUFACTURED STONE VENEER
2	3-COAT STUCCO COLOR #1
3	3-COAT STUCCO COLOR #2
4	MANUFACTURED STONE VENEER
5	SIDING COLOR #1
6	ARCHITECTURAL ASPHALT SHINGLES
7	VINYL WINDOW AND INSULATED GLASS
8	PVC TRIM BOARD
9	VINYL SHUTTER
10	CONTINUOUS RIDGE VENT
11	16" DIAMETER POLYURETHANE LOUVER
12	36" DIAMETER POLYURETHANE LOUVER
13	ALUMINUM ENTRANCE AND SIDELITES
14	ALUMINUM WRAPPED FASCIA BOARD
15	PVC BALCONY TRIM BOARD
16	PVC BALCONY GUARDRAILS

MASONRY PERCENTAGE SCHEDULE			
TOTAL BUILDING ELEVATION AREA (SF)		57748	
TOTAL BUILDING ELEVATION AREA W/O TRANSPARENCY (SF)		47384	
TOTAL BUILDING TRANSPARENCY (SF)		10364	
		REQUIRED	PROVIDED
TOTAL QUALITY MATERIAL (STUCCO & STONE) %		83%	83%
TOTAL QUALITY MATERIAL (STUCCO & STONE) (SF)		37907.2	39439
TOTAL STUCCO %		58%	58%
TOTAL STUCCO (SF)			27488
TOTAL STONE %		25%	25%
TOTAL STONE (SF)			11951
TOTAL SIDING %		17%	17%
TOTAL SIDING (SF)			7945
TOTAL TRANSPARENCY %		18%	18%
			10364

MATERIALS LEGEND



CALAMAR 55+ AT STERLING HILLS - SITE PLAN

LOT 1, BLOCK 1, STERLING HILLS SUBDIVISION FILING NO. 14

LOCATED IN THE SOUTH LINE OF THE SOUTHWEST QUARTER OF SECTION 27, TOWNSHIP 4 SOUTH, RANGE 66 WEST OF THE 6TH P.M.
CITY OF AURORA, COUNTY OF ARAPAHOE, STATE OF COLORADO



Please refer to section 146-4.8.5 for massing guidance on all elevations. Contact the Case Planner with any questions. All elevation comments apply to all elevations and faces.

BUILDING CODES:

2021 INTERNATIONAL BUILDING CODE (IBC)
2021 INTERNATIONAL MECHANICAL CODE (IMC)
2021 INTERNATIONAL FIRE CODE (IFC)
2021 INTERNATIONAL PLUMBING CODE (IPC)
2021 INTERNATIONAL ENERGY CONSERVATION CODE (IECC)
2023 NATIONAL ELECTRICAL CODE (NEC)

OCCUPANCY CLASS: R-2 PER SECTION 310.4
CONSTRUCTION CLASSIFICATION: TYPE VA PER SECTION 601
SPRINKLERED NFPA 13R
3 STORIES PER TABLE 504.4
60' MAX HEIGHT PER TABLE 504.3
ALLOWABLE AREA W/ FRONTAGE INCREASE = 19,920 SF PER SECTION 506
3 BUILDINGS SEPARATED BY 2HR FIREWALL: BUILDING 1 = 18,601 SF, BUILDING 2 = 16,880 SF, BUILDING 3 = 18,601 SF

ZONING CODE REVIEW:

ZONING TABLE - DESIGN STANDARDS
ZONING: R-3
CHARACTER AREA: SUBAREA B
PROPOSED USE: MULTI-FAMILY

MASSING AND ARTICULATION

HORIZONTAL ARTICULATION:

PROPOSED METHODS PER TABLE 4.8.3:

- OPTION A. CHANGE IN MATERIAL TEXTURE, PATTERNING OR COLOR
- OPTION D. CHANGE IN ROOF HEIGHT OR FORM

VERTICAL ARTICULATION:

PROPOSED METHODS PER TABLE 4.8.4:

- BASE - OPTION A. USE OF "HEAVY" MASONRY MATERIAL ON GROUND FLOOR.
- MIDDLE - OPTION F - A CHANGE IN MATERIAL OCCURRING BETWEEN THE FIRST AND SECOND FLOORS.
- CAP - ROOF LINE CREATES REVEAL SIMILAR TO OPTION "I"

MAXIMUM BUILDING LENGTH:

- THE MAXIMUM BUILDING LENGTH: 600 FEET IN SUBAREAS A, B AND C.
- MAX LENGTH PROVIDED: 454' - 8 1/2"

BUILDING MATERIALS (REF MATERIAL SCHEDULE)

HIGH QUALITY BUILDING MATERIALS ARE PROMOTED TO ENSURE BUILDING LONGEVITY AND ARCHITECTURAL INTEREST. BUILDING MATERIALS SHALL PROVIDE A SENSE OF HUMAN SCALE AND INTEREST, ESPECIALLY ON GROUND FLOORS. COLORS SHALL BE CAREFULLY CHOSEN WITH RESPECT TO SURROUNDING CONTEXT.

PROPOSED MATERIALS FROM OPTIONS LISTED IN SECTION 4.8.6

- MASONRY - NATURAL STONE
- THREE COAT STUCCO

PROPOSED MASONRY STANDARDS FOR MULTIFAMILY:

- 80 PERCENT SHALL BE CLAD IN A COMBINATION OF STUCCO AND BRICK, OR STUCCO AND STONE.

FOUR SIDED BUILDING DESIGN:

- PRIMARY BUILDING FACE - NORTH ELEVATION FACADE - E. VILLANOVA PL.
- SECONDARY BUILDING FACE - WEST ELEVATION FACADE - STERLING HILL PKWY.
- MINOR BUILDING FACE - ALL OTHER ELEVATIONS

FACADE MATERIALS SHALL WRAP AROUND A BUILDING CORNER A MINIMUM OF TWO FEET WHEN THERE IS A CHANGE OF FACADE MATERIAL OR COLOR ON TWO ADJACENT SIDES OF THE BUILDING.

- PROPOSED MASSING OPTIONS: WALL/PARAPET HEIGHT CHANGE (MIN. 3 FT.) OR ROOF FORM CHANGE

REQUIRED:

- PRIMARY BUILDING FACE - 3
- SECONDARY BUILDING FACE - 2
- MINOR BUILDING FACE - 1

PROPOSED MASSING OPTIONS: CHANGE IN MATERIAL, CHANGE IN COLOR, CHANGE IN TEXTURE, USE OF MASONRY (MIN. 40% OF FACADE), TRANSPARENCY AND GLAZING (MIN 70% TRANSPARENT GLASS)

REQUIRED:

- PRIMARY BUILDING FACE - 2
- SECONDARY BUILDING FACE - 2
- MINOR BUILDING FACE - 1

HUMAN SCALE OPTIONS: ARCHITECTURAL DETAILING, BUILDING-MOUNTED LIGHTING FIXTURES, AWNINGS OR SHUTTERS, ENTRY DEFINITION (PRONOUNCED MASSING/ROOF FORM, STOOP, PORCH, ETC.), BUILDING CORNER ENHANCEMENTS, BALCONIES.

REQUIRED:

- PRIMARY BUILDING FACE - 3
- SECONDARY BUILDING FACE - 2
- MINOR BUILDING FACE - 1

ENTRY DESIGN - ENTRY OPTIONS FOR MULTIFAMILY:

- PROPOSED OPTION: PROJECTED MASS

4.8.8. ROOF DESIGN:

ROOF MATERIALS:

ACCEPTABLE MATERIALS FOR ALL SLOPING ROOF AREAS WITH A PITCH OF 3:12 OR GREATER, AND VISIBLE FROM ANY PUBLIC OR PRIVATE RIGHT-OF-WAY, ARE LISTED IN TABLE 4.8-10.

ALL ROOF MATERIALS ON ALL PORTIONS OF ALL DEVELOPMENT OTHER THAN ROOFTOP DECKS SHALL HAVE A MINIMUM 25 YEAR WARRANTY.

- PERMITTED AND PROPOSED: ASPHALT SHINGLES

WHERE SLOPED ROOFS ARE USED, AT LEAST ONE OF THE FOLLOWING ELEMENTS SHALL BE INCORPORATED INTO THE DESIGN FOR EACH 60 LINEAR FEET OF ROOF TO AVOID LONG, FLAT ROOF SURFACES: PROJECTING GABLES, HIPs, HORIZONTAL/VERTICAL BREAKS, OR OTHER SIMILAR TECHNIQUES.

- PROPOSED: PROJECTING GABLES

4.8.11. SCREENING OF MECHANICAL EQUIPMENT:

ROOFTOP EQUIPMENT - PROPOSED LOCATION: ABOVE ROOF DECK, SCREENED WITHIN ROOF ATTIC SPACE

GARBAGE AND RECYCLING STORAGE AREAS, GARBAGE DUMPSTERS AND RECYCLING BINS FOR MULTIFAMILY DWELLINGS AND FOR MIXED-USE, COMMERCIAL, AND INDUSTRIAL BUILDINGS SHALL BE ACCOMMODATED WITHIN THE PRIMARY STRUCTURE OR AN ACCESSORY STRUCTURE TO THE MAXIMUM EXTENT PRACTICABLE. IF LOCATED OUTSIDE THE STRUCTURE, GARBAGE STORAGE SHALL BE SCREENED FROM PUBLIC VIEW FROM ANY ADJACENT PUBLIC STREET OR DISTRICT WITHIN 100 FEET OF THE TRASH DUMPSTER OR RECYCLING AREAS THROUGH THE USE OF TECHNIQUES THAT COMPLY WITH SECTIONS 146-4.7.8 (SCREENING OF SERVICE AREAS AND EQUIPMENT) OR 146-4.8.11 (SCREENING OF MECHANICAL EQUIPMENT)

KEY NOTES:

- FDC WITH APPROVED KNOX CAPS - (PROVIDE FDC SIGN, 1.33 SF - 1'-4"x1'-0")
- KNOX BOX WITH APPROVED HARDWARE
- RISER ROOM DOOR - (PROVIDE RISER ROOM SIGN, 0.97 SF - 1'-2"x1'-0")

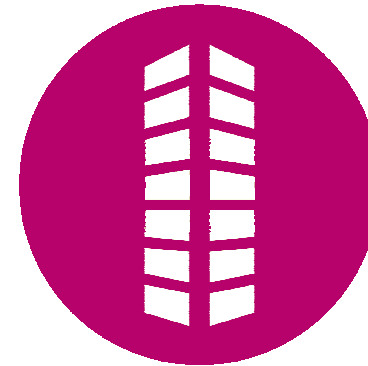
NOTES:

- ALL WALL-MOUNTED VENTS AND MECHANICAL TO BE PAINTED TO MATCH FIELD COLOR OR SHIELD BY A SCREEN WALL TO BE PAINTED TO MATCH THE FIELD COLOR
- ALL VISIBLE GUTTERS AND DOWNSPOUTS TO MATCH OR COMPLEMENT FIELD COLOR
- BUILDING ADDRESS: ALL BUILDINGS OR STRUCTURES, EXCEPT ACCESSORY BUILDINGS, SHALL DISPLAY THE PROPER BUILDING NUMBER IN SHARP CONTRAST TO THE BUILDING ITSELF. THE NUMBERS SHOULD BE NO LESS THAN 4 INCHES IN HEIGHT, AND MUST BE VISIBLE FROM THE STREET.
- APPROVED KNOX HARDWARE IS REQUIRED AT THE MAIN ENTRY OF THE STRUCTURE, AT THE EXTERIOR DOOR OF A FIRE RISER/FIRE PUMP ROOM AND AT THE FIRE DEPARTMENT CONNECTIONS (CAPS/PLUGS).
- A HEATED FIRE RISER ROOM WITH AN EXTERIOR DOOR IS REQUIRED AND WILL BE PROVIDED. A KNOX BOX WILL BE REQUIRED ON THE RIGHT SIDE OF THE ENTRANCE TO THE FIRE RISER ROOM.

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SITE PLANS
CALAMAR 55+ AT STERLING HILLS
LOT 1, BLOCK 1, STERLING HILLS
SUBDIVISION FILING NO. 14
SEC STERLING HILLS PKWY & E VILLANOVA PL
AURORA, COLORADO

#	Date	Issue / Description	Init.
1	02/29/2024	1ST CITY SUBMITTAL	JSK
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16			

Project No: CLM000007
Drawn By:
Checked By:
Date: 02/14/2024

WEST BUILDING ELEVATIONS -
SECONDARY BUILDING FACE

CALAMAR 55+ AT STERLING HILLS - SITE PLAN
LOT 1, BLOCK 1, STERLING HILLS SUBDIVISION FILING NO. 14

LOCATED IN THE SOUTH LINE OF THE SOUTHWEST QUARTER OF SECTION 27, TOWNSHIP 4 SOUTH, RANGE 66 WEST OF THE 6TH P.M.
CITY OF AURORA, COUNTY OF ARAPAHOE, STATE OF COLORADO



3 SOUTH ELEVATION 2 - MINOR BUILDING FACE
SCALE: 3/32" = 1'-0"

Please refer to section 146-4.8.5 for massing guidance on all elevations; Contact the Case Planner with any questions. All elevation comments apply to all elevations and faces.



2 SOUTH ELEVATION 1 - MINOR BUILDING FACE
SCALE: 3/32" = 1'-0"



1 OVERALL SOUTH ELEVATION - MINOR BUILDING FACE
SCALE: 1/16" = 1'-0"

BUILDING AND ZONING CODES: REF SHEET 11 FOR CODE REVIEWS AND KEY NOTES

MATERIAL LEGEND

LABEL	MATERIAL
1	MANUFACTURED STONE VENEER
2	3-COAT STUCCO COLOR #1
3	3-COAT STUCCO COLOR #2
4	MANUFACTURED STONE VENEER
5	SIDING COLOR #1
6	ARCHITECTURAL ASPHALT SHINGLES
7	VINYL WINDOW AND INSULATED GLASS
8	PVC TRIM BOARD
9	VINYL SHUTTER
10	CONTINUOUS RIDGE VENT
11	16" DIAMETER POLYURETHANE LOUVER
12	36" DIAMETER POLYURETHANE LOUVER
13	ALUMINUM ENTRANCE AND SIDELITES
14	ALUMINUM WRAPPED FASCIA BOARD
15	PVC BALCONY TRIM BOARD
16	PVC BALCONY GUARDRAILS

MASONRY PERCENTAGE SCHEDULE

TOTAL BUILDING ELEVATION AREA (SF)	57748
TOTAL BUILDING ELEVATION AREA W/O TRANSPARENCY (SF)	47384
TOTAL BUILDING TRANSPARENCY (SF)	10364
TOTAL QUALITY MATERIAL (STUCCO & STONE) %	80%
TOTAL QUALITY MATERIAL (STUCCO & STONE) (SF)	37907.2
TOTAL STUCCO %	50%
TOTAL STUCCO (SF)	27488
TOTAL STONE %	25%
TOTAL STONE (SF)	11951
TOTAL SIDING %	17%
TOTAL SIDING (SF)	7945
TOTAL TRANSPARENCY %	18%
	10364

KEY NOTES:

- FDC WITH APPROVED KNOX CAPS
- KNOX BOX WITH APPROVED HARDWARE
- RISER ROOM DOOR

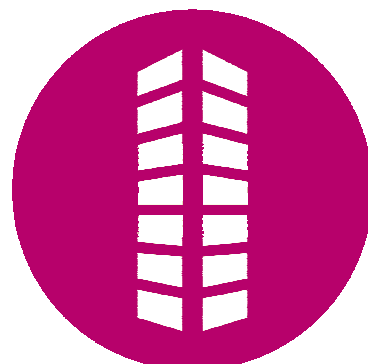
MATERIALS LEGEND

STACKED STONE	LAPPED SIDING
STUCCO - COLOR 1	ASPHALT SHINGLE
STUCCO - COLOR 2	

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SITE PLANS
CALAMAR 55+ AT STERLING HILLS
LOT 1, BLOCK 1, STERLING HILLS
SUBDIVISION FILING NO. 14
SEC STERLING HILLS PKWY & E VILLANOVA PL
AURORA, COLORADO

#	Date	Issue / Description	Init.
1	02/29/2024	1ST CITY SUBMITTAL	JSK
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Project No: CLM000007
Drawn By:
Checked By:
Date: 02/14/2024

SOUTH BUILDING ELEVATIONS -
MINOR BUILDING FACE

MATERIAL LEGEND	
LABEL	MATERIAL
1	MANUFACTURED STONE VENEER
2	3 COAT STUCCO COLOR #1
3	3 COAT STUCCO COLOR #2
4	MANUFACTURED STONE VENEER
5	SIDING COLOR #1
6	ARCHITECTURAL ASPHALT SHINGLES
7	VINYL WINDOW AND INSULATED LOUVER
8	PVC TRIM BOARD
9	VINYL SHUTTER
10	CONTINUOUS RIDGE VENT
11	16" DIAMETER POLYURETHANE LOUVER
12	36" DIAMETER POLYURETHANE LOUVER
13	ALUMINUM ENTRANCE AND SIDELITES
14	ALUMINUM WRAPPED FASCIA BOARD
15	PVC BALCONY TRIM BOARD
16	PVC BALCONY GUARDRAILS

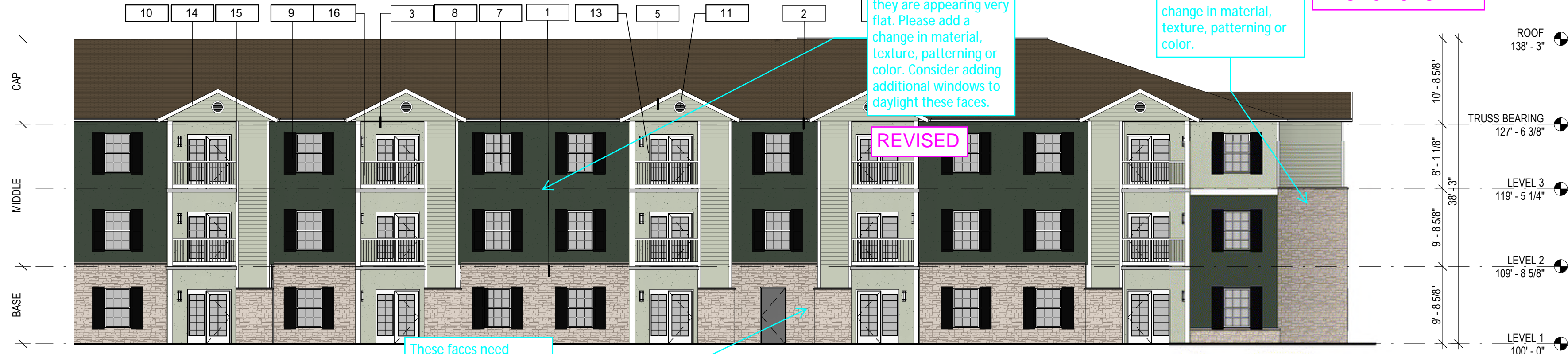
MASONRY PERCENTAGE SCHEDULE			
TOTAL BUILDING ELEVATION AREA (SF)		57748	
TOTAL BUILDING ELEVATION AREA W/O TRANSPARENCY (SF)		47384	
TOTAL BUILDING TRANSPARENCY (SF)		10364	
		REQUIRED	PROVIDED
TOTAL QUALITY MATERIAL (STUCCO & STONE) %		80%	83%
TOTAL QUALITY MATERIAL (STUCCO & STONE) (SF)		37907.2	39439
TOTAL STUCCO %		58%	
TOTAL STUCCO (SF)		27488	
TOTAL STONE %		25%	
TOTAL STONE (SF)		11951	
TOTAL SIDING %		17%	
TOTAL SIDING (SF)		7945	
TOTAL TRANSPARENCY %		18%	
		10364	

MATERIALS LEGEND			
	STACKED STONE		LAPPED SIDING
	STUCCO - COLOR 1		ASPHALT SHINGLE
	STUCCO - COLOR 2		

CALAMAR 55+ AT STERLING HILLS - SITE PLAN

LOT 1, BLOCK 1, STERLING HILLS SUBDIVISION FILING NO. 14

LOCATED IN THE SOUTH LINE OF THE SOUTHWEST QUARTER OF SECTION 27, TOWNSHIP 4 SOUTH, RANGE 66 WEST OF THE 6TH P.M.
CITY OF AURORA, COUNTY OF ARAPAHOE, STATE OF COLORADO



3 EAST ELEVATION 2 - MINOR BUILDING FACE

SCALE: 3/32" = 1'-0"



EAST ELEVATION 1 - MINOR BUILDING FACE

SCALE: 3/32" = 1'-0"



1 OVERALL EAST ELEVATION - MINOR BUILDING FACE

SCALE: 1/16" = 1'-0"

BUILDING CODES:

2021 INTERNATIONAL BUILDING CODE (IBC)
2021 INTERNATIONAL MECHANICAL CODE (IMC)
2021 INTERNATIONAL FIRE CODE (IFC)
2021 INTERNATIONAL PLUMBING CODE (IPC)
2021 INTERNATIONAL ENERGY CONSERVATION CODE (IECC)
2023 NATIONAL ELECTRICAL CODE (NEC)

OCCUPANCY CLASS: R-2 PER SECTION 310.4
CONSTRUCTION CLASSIFICATION: TYPE VA PER SECTION 601
SPRINKLERED NFPA 13R
3 STORIES PER TABLE 504.4
60' MAX HEIGHT PER TABLE 504.3
ALLOWABLE AREA W/ FRONTAGE INCREASE = 19,920 SF PER SECTION 506
3 BUILDINGS SEPARATED BY 2HR FIREWALL: BUILDING 1 = 18,601 SF, BUILDING 2 = 16,880 SF, BUILDING 3 = 18,601 SF

ZONING CODE REVIEW:

ZONING TABLE - DESIGN STANDARDS
ZONING: R-3
CHARACTER AREA: SUBAREA B
PROPOSED USE: MULTI-FAMILY

MASSING AND ARTICULATION

HORIZONTAL ARTICULATION:

PROPOSED METHODS PER TABLE 4.8.3:

- OPTION A. CHANGE IN MATERIAL TEXTURE, PATTERNING OR COLOR
- OPTION D. CHANGE IN ROOF HEIGHT OR FORM

VERTICAL ARTICULATION:

PROPOSED METHODS PER TABLE 4.8.4:

- BASE - OPTION A. USE OF "HEAVY" MASONRY MATERIAL ON GROUND FLOOR.
- MIDDLE - OPTION F - A CHANGE IN MATERIAL OCCURRING BETWEEN THE FIRST AND SECOND FLOORS.
- CAP - ROOF LINE CREATES REVEAL SIMILAR TO OPTION "I"

MAXIMUM BUILDING LENGTH:

- THE MAXIMUM BUILDING LENGTH: 600 FEET IN SUBAREAS A, B AND C.
- MAX LENGTH PROVIDED: 454' - 8 1/2"

BUILDING MATERIALS (REF MATERIAL SCHEDULE)

HIGH QUALITY BUILDING MATERIALS ARE PROMOTED TO ENSURE BUILDING LONGEVITY AND ARCHITECTURAL INTEREST. BUILDING MATERIALS SHALL PROVIDE A SENSE OF HUMAN SCALE AND INTEREST, ESPECIALLY ON GROUND FLOORS. COLORS SHALL BE CAREFULLY CHOSEN WITH RESPECT TO SURROUNDING CONTEXT.

PROPOSED MATERIALS FROM OPTIONS LISTED IN SECTION 4.8.6

- MASONRY - NATURAL STONE
- THREE COAT STUCCO

PROPOSED MASONRY STANDARDS FOR MULTIFAMILY:

- 80 PERCENT SHALL BE CLAD IN A COMBINATION OF STUCCO AND BRICK, OR STUCCO AND STONE.

FOUR SIDED BUILDING DESIGN:

- A. PRIMARY BUILDING FACE - NORTH ELEVATION FACADE - E. VILLANOVA PL.
- B. SECONDARY BUILDING FACE - WEST ELEVATION FACADE - STERLING HILL PKWY.
- C. MINOR BUILDING FACE - ALL OTHER ELEVATIONS

FAÇADE MATERIALS SHALL WRAP AROUND A BUILDING CORNER A MINIMUM OF TWO FEET WHEN THERE IS A CHANGE OF FAÇADE MATERIAL OR COLOR ON TWO ADJACENT SIDES OF THE BUILDING.

- PROPOSED MASSING OPTIONS: WALL/PARAPET HEIGHT CHANGE (MIN. 3 FT.) OR ROOF FORM CHANGE
- REQUIRED:

- § PRIMARY BUILDING FACE - 3
- § SECONDARY BUILDING FACE - 2
- § MINOR BUILDING FACE - 1

PROPOSED MASSING OPTIONS: CHANGE IN MATERIAL, CHANGE IN COLOR, CHANGE IN TEXTURE, USE OF MASONRY (MIN. 40% OF FAÇADE), TRANSPARENCY AND GLAZING (MIN 70% TRANSPARENT GLASS)

- REQUIRED:

- § PRIMARY BUILDING FACE - 2
- § SECONDARY BUILDING FACE - 2
- § MINOR BUILDING FACE - 1

HUMAN SCALE OPTIONS: ARCHITECTURAL DETAILING, BUILDING-MOUNTED LIGHTING FIXTURES, AWNINGS OR SHUTTERS, ENTRY DEFINITION (PROMINENT MASSING/ROOF FORM, STOOP, PORCH, ETC.), BUILDING CORNER ENHANCEMENTS, BALCONIES.

- REQUIRED:

- § PRIMARY BUILDING FACE - 3
- § SECONDARY BUILDING FACE - 2
- § MINOR BUILDING FACE - 1

ENTRY DESIGN - ENTRY OPTIONS FOR MULTIFAMILY:

- PROPOSED OPTION: PROJECTED MASS

4.8.8. ROOF DESIGN.

- ROOF MATERIALS.

ACCEPTABLE MATERIALS FOR ALL SLOPING ROOF AREAS WITH A PITCH OF 3:12 OR GREATER, AND VISIBLE FROM ANY PUBLIC OR PRIVATE RIGHT-OF-WAY, ARE LISTED IN TABLE 4.8.10.

- ALL ROOF MATERIALS ON ALL PORTIONS OF ALL DEVELOPMENT OTHER THAN ROOFTOP DECKS SHALL HAVE A MINIMUM 25 YEAR WARRANTY.

- PERMITTED AND PROPOSED: ASPHALT SHINGLES

WHERE SLOPED ROOFS ARE USED, AT LEAST ONE OF THE FOLLOWING ELEMENTS SHALL BE INCORPORATED INTO THE DESIGN FOR EACH 60 LINEAR FEET OF ROOF TO AVOID LONG, FLAT ROOF SURFACES:

- PROPOSED: PROJECTING GABLES

4.8.11. SCREENING OF MECHANICAL EQUIPMENT.

- ROOFTOP EQUIPMENT - PROPOSED LOCATION: ABOVE ROOF DECK, SCREENED WITHIN ROOF ATTIC SPACE

GARBAGE AND RECYCLING STORAGE AREAS. GARBAGE DUMPSTERS AND RECYCLING BINS FOR MULTIFAMILY DWELLINGS AND FOR MIXED-USE, COMMERCIAL, AND INDUSTRIAL BUILDINGS SHALL BE ACCOMMODATED WITHIN THE PRIMARY STRUCTURE OR AN ACCESSORY STRUCTURE TO THE MAXIMUM EXTENT PRACTICABLE. IF LOCATED OUTSIDE THE STRUCTURE, GARBAGE STORAGE SHALL BE SCREENED FROM PUBLIC VIEW FROM ANY ADJACENT PUBLIC STREET OR RESIDENTIAL USE OR DISTRICT WITHIN 100 FEET OF THE TRASH DUMPSTER OR RECYCLING AREAS THROUGH THE USE OF TECHNIQUES THAT COMPLY WITH SECTIONS 146-4.7.8 (SCREENING OF SERVICE AREAS AND EQUIPMENT) OR 146-4.8.11 (SCREENING OF MECHANICAL EQUIPMENT)

KEY NOTES:

- FDC WITH APPROVED KNOX CAPS - (PROVIDE FDC SIGN, 1.33 SF - 1'-4"x1'-0")
- KNOX BOX WITH APPROVED HARDWARE
- RISER ROOM DOOR - (PROVIDE RISER ROOM SIGN, 0.97 SF - 1'-2"x1'-0")

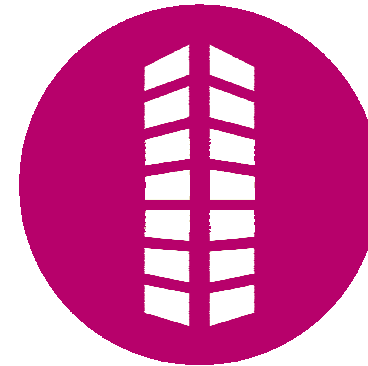
NOTES:

- ALL WALL-MOUNTED VENTS AND MECHANICAL TO BE PAINTED TO MATCH FIELD COLOR OR SHIELD BY A SCREEN WALL TO BE PAINTED TO MATCH THE FIELD COLOR
- ALL VISIBLE GUTTERS AND DOWNSPOUTS TO MATCH OR COMPLEMENT FIELD COLOR
- BUILDING ADDRESS: ALL BUILDINGS OR STRUCTURES, EXCEPT ACCESSORY BUILDINGS, SHALL DISPLAY THE PROPER BUILDING NUMBER IN SHARP CONTRAST TO THE BUILDING ITSELF. THE NUMBERS SHOULD BE NO LESS THAN 4 INCHES IN HEIGHT, AND MUST BE VISIBLE FROM THE STREET.
- APPROVED KNOX HARDWARE IS REQUIRED AT THE MAIN ENTRY OF THE STRUCTURE, AT THE EXTERIOR DOOR OF A FIRE RISER/FIRE PUMP ROOM AND AT THE FIRE DEPARTMENT CONNECTIONS (CAPS/PLUGS).
- A HEATED FIRE RISER ROOM WITH AN EXTERIOR DOOR IS REQUIRED AND WILL BE PROVIDED. A KNOX BOX WILL BE REQUIRED ON THE RIGHT SIDE OF THE ENTRANCE TO THE FIRE RISER ROOM.

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CONSTRUCTION



SITE PLANS
CALAMAR 55+ AT STERLING HILLS
LOT 1, BLOCK 1, STERLING HILLS
SUBDIVISION FILING NO. 14
SEC STERLING HILLS PKWY & E VILLANOVA PL
AURORA, COLORADO

#	Date	Issue / Description	Init.
1	02/29/2024	1ST CITY SUBMITTAL	JSK
2			
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14			
15			
16			

Project No: CLM000007
Drawn By:
Checked By:
Date: 02/14/2024

EAST BUILDING ELEVATIONS -
MINOR BUILDING FACE

CALAMAR 55+ AT STERLING HILLS - SITE PLAN
LOT 1, BLOCK 1, STERLING HILLS SUBDIVISION FILING NO. 14

LOCATED IN THE SOUTH LINE OF THE SOUTHWEST QUARTER OF SECTION 27, TOWNSHIP 4 SOUTH, RANGE 66 WEST OF THE 6TH P.M
CITY OF AURORA, COUNTY OF ARAPAHOE, STATE OF COLORADO

MATERIAL LEGEND	
LABEL	MATERIAL
1	MANUFACTURED STONE VENEER
2	3-COAT STUCCO COLOR #1
3	3-COAT STUCCO COLOR #2
4	MANUFACTURED STONE VENEER
5	SIDING COLOR #1
6	ARCHITECTURAL ASPHALT SHINGLES
7	VINYL WINDOW AND INSULATED GLASS
8	PVC TRIM BOARD
9	VINYL SHUTTER
10	CONTINUOUS RIDGE VENT
11	16" DIAMETER POLYURETHANE LOUVER
12	36" DIAMETER POLYURETHANE LOUVER
13	ALUMINUM ENTRANCE AND SIDELITES
14	ALUMINUM WRAPPED FASCIA BOARD
15	PVC BALCONY TRIM BOARD
16	PVC BALCONY GUARDRAILS

MASONRY PERCENTAGE SCHEDULE			
TOTAL BUILDING ELEVATION AREA (SF)		57748	
TOTAL BUILDING ELEVATION AREA W/O TRANSPARENCY (SF)		47384	
TOTAL BUILDING TRANSPARENCY (SF)		10364	
		REQUIRED	PROVIDED
TOTAL QUALITY MATERIAL (STUCCO & STONE) %		80%	83%
TOTAL QUALITY MATERIAL (STUCCO & STONE) (SF)		37907.2	39439
TOTAL STUCCO %			58%
TOTAL STUCCO (SF)			27488
TOTAL STONE %			25%
TOTAL STONE (SF)			11951
TOTAL SIDING %			17%
TOTAL SIDING (SF)			7945
TOTAL TRANSPARENCY %			18%
			10364

MATERIALS LEGEND



These faces need additional dimension: they are appearing very flat. Please add a change in material, texture, patterning or color. Consider adding additional windows to daylight these faces.

SEE ATTACHED ARCHITECTURAL RESPONSES.

COURTYARD WEST INSIDE ELEVATION 2

32" = 1'-0"

SEE ATTACHED ARCHITECTURAL RESPONSES.



REVISED

These faces need additional dimension: they are appearing very flat. Please add a change in material, texture, patterning or color.

COURTYARD WEST INSIDE ELEVATION 1

SCALE: 3/32" = 1'-0"

This color is very dark and may not age well. Please consider a lighter shade.

SEE ATTACHED ARCHITECTURAL RESPONSES.



OVERALL COURTYARD WEST INSIDE ELEVATION

SCALE: 1/16" = 1'-0"

BUILDING CODES:

2021 INTERNATIONAL BUILDING CODE (IBC)
2021 INTERNATIONAL MECHANICAL CODE (IMC)
2021 INTERNATIONAL FIRE CODE (IFC)
2021 INTERNATIONAL PLUMBING CODE (IPC)
2021 INTERNATIONAL ENERGY CONSERVATION CODE (IECC)
2023 NATIONAL ELECTRICAL CODE (NEC)

OCCUPANCY CLASS: R-2 PER SECTION 310.4
CONSTRUCTION CLASSIFICATION: TYPE VA PER SECTION 601
SPRINKLERED NFPA 13R
3 STORIES PER TABLE 504.4
60' MAX HEIGHT PER TABLE 504.3
ALLOWABLE AREA W/ FRONTAGE INCREASE = 19,920 SF PER SECTION 506
3 BUILDINGS SEPARATED BY 2HR FIREWALL: BUILDING 1 = 18,601 SF, BUILDING 2 = 16,880 SF, BUILDING 3 = 18,601 SF

ZONING CODE REVIEW:

ZONING TABLE - DESIGN STANDARDS
ZONING: R-3
CHARACTER AREA: SUBAREA B
PROPOSED USE: MULTI-FAMILY

MASSING AND ARTICULATION

HORIZONTAL ARTICULATION:

PROPOSED METHODS PER TABLE 4.8.3:

- OPTION A. CHANGE IN MATERIAL TEXTURE, PATTERNING OR COLOR
- OPTION D. CHANGE IN ROOF HEIGHT OR FORM

VERTICAL ARTICULATION:

PROPOSED METHODS PER TABLE 4.8.4:

- BASE - OPTION A. USE OF "HEAVY" MASONRY MATERIAL ON GROUND FLOOR.
- MIDDLE - OPTION F - A CHANGE IN MATERIAL OCCURRING BETWEEN THE FIRST AND SECOND FLOORS.
- CAP - ROOF LINE CREATES REVEAL SIMILAR TO OPTION "I"

MAXIMUM BUILDING LENGTH:

- THE MAXIMUM BUILDING LENGTH: 600 FEET IN SUBAREAS A, B AND C.
- MAX LENGTH PROVIDED: 454' - 8 1/2"

BUILDING MATERIALS (REF MATERIAL SCHEDULE)

HIGH QUALITY BUILDING MATERIALS ARE PROMOTED TO ENSURE BUILDING LONGEVITY AND ARCHITECTURAL INTEREST. BUILDING MATERIALS SHALL PROVIDE A SENSE OF HUMAN SCALE AND INTEREST, ESPECIALLY ON GROUND FLOORS. COLORS SHALL BE CAREFULLY CHOSEN WITH RESPECT TO SURROUNDING CONTEXT.

PROPOSED MATERIALS FROM OPTIONS LISTED IN SECTION 4.8.6

- MASONRY - NATURAL STONE
- THREE COAT STUCCO

PROPOSED MASONRY STANDARDS FOR MULTIFAMILY:

- 80 PERCENT SHALL BE CLAD IN A COMBINATION OF STUCCO AND BRICK, OR STUCCO AND STONE.

FOUR SIDED BUILDING DESIGN:

- PRIMARY BUILDING FACE - NORTH ELEVATION FACADE - E. VILLANOVA PL.
- SECONDARY BUILDING FACE - WEST ELEVATION FACADE - STERLING HILL PKWY.
- MINOR BUILDING FACE - ALL OTHER ELEVATIONS

- FACADE MATERIALS SHALL WRAP AROUND A BUILDING CORNER A MINIMUM OF TWO FEET WHEN THERE IS A CHANGE OF FACADE MATERIAL OR COLOR ON TWO ADJACENT SIDES OF THE BUILDING.
- PROPOSED MASSING OPTIONS: WALL/PARAPET HEIGHT CHANGE (MIN. 3 FT.) OR ROOF FORM CHANGE

REQUIRED:

- PRIMARY BUILDING FACE - 3
- SECONDARY BUILDING FACE - 2
- MINOR BUILDING FACE - 1

- PROPOSED MASSING OPTIONS: CHANGE IN MATERIAL, CHANGE IN COLOR, CHANGE IN TEXTURE, USE OF MASONRY (MIN. 40% OF FACADE), TRANSPARENCY AND GLAZING (MIN 70% TRANSPARENT GLASS)

REQUIRED:

- PRIMARY BUILDING FACE - 2
- SECONDARY BUILDING FACE - 2
- MINOR BUILDING FACE - 1

- HUMAN SCALE OPTIONS: ARCHITECTURAL DETAILING, BUILDING-MOUNTED LIGHTING FIXTURES, AWNINGS OR SHUTTERS, ENTRY DEFINITION (PRONOUNCED MASSING/ROOF FORM, STOOP, PORCH, ETC.), BUILDING CORNER ENHANCEMENTS, BALCONIES.

REQUIRED:

- PRIMARY BUILDING FACE - 3
- SECONDARY BUILDING FACE - 2
- MINOR BUILDING FACE - 1

- ENTRY DESIGN - ENTRY OPTIONS FOR MULTIFAMILY:
 - PROPOSED OPTION: PROJECTED MASS

4.8.8. ROOF DESIGN:

- ROOF MATERIALS:
 - ACCEPTABLE MATERIALS FOR ALL SLOPING ROOF AREAS WITH A PITCH OF 3:12 OR GREATER, AND VISIBLE FROM ANY PUBLIC OR PRIVATE RIGHT-OF-WAY, ARE LISTED IN TABLE 4.8-10.

- ALL ROOF MATERIALS ON ALL PORTIONS OF ALL DEVELOPMENT OTHER THAN ROOFTOP DECKS SHALL HAVE A MINIMUM 25 YEAR WARRANTY.

- PERMITTED AND PROPOSED: ASPHALT SHINGLES
- WHERE SLOPED ROOFS ARE USED, AT LEAST ONE OF THE FOLLOWING ELEMENTS SHALL BE INCORPORATED INTO THE DESIGN FOR EACH 60 LINEAR FEET OF ROOF TO AVOID LONG, FLAT ROOF SURFACES: PROJECTING GABLES, HIPs, HORIZONTAL/VERTICAL BREAKS, OR OTHER SIMILAR TECHNIQUES.

PROPOSED: PROJECTING GABLES

4.8.11. SCREENING OF MECHANICAL EQUIPMENT:

- ROOFTOP EQUIPMENT - PROPOSED LOCATION: ABOVE ROOF DECK, SCREENED WITHIN ROOF ATTIC SPACE
- GARBAGE AND RECYCLING STORAGE AREAS, GARBAGE DUMPSTERS AND RECYCLING BINS FOR MULTIFAMILY DWELLINGS AND FOR MIXED-USE, COMMERCIAL, AND INDUSTRIAL BUILDINGS SHALL BE ACCOMMODATED WITHIN THE PRIMARY STRUCTURE OR AN ACCESSORY STRUCTURE TO THE MAXIMUM EXTENT PRACTICABLE. IF LOCATED OUTSIDE THE STRUCTURE, GARBAGE STORAGE SHALL BE SCREENED FROM PUBLIC VIEW FROM ANY ADJACENT PUBLIC STREET OR RESIDENTIAL USE OR DISTRICT WITHIN 100 FEET OF THE TRASH DUMPSTER OR RECYCLING AREAS THROUGH THE USE OF TECHNIQUES THAT COMPLY WITH SECTIONS 146-4.7.8 (SCREENING OF SERVICE AREAS AND EQUIPMENT) OR 146-4.8.11 (SCREENING OF MECHANICAL EQUIPMENT)

KEY NOTES:

- FDC WITH APPROVED KNOX CAPS - (PROVIDE FDC SIGN, 1.33 SF - 1'-4"x1'-0")
- KNOX BOX WITH APPROVED HARDWARE
- RISER ROOM DOOR - (PROVIDE RISER ROOM SIGN, 0.97 SF - 1'-2"x1'-0")

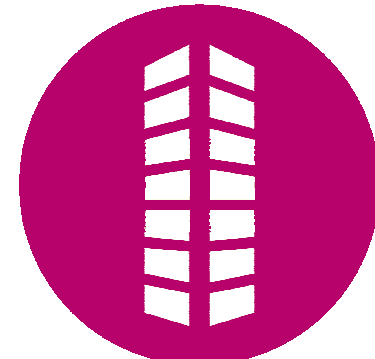
NOTES:

- ALL WALL-MOUNTED VENTS AND MECHANICAL TO BE PAINTED TO MATCH FIELD COLOR OR SHIELD BY A SCREEN WALL TO BE PAINTED TO MATCH THE FIELD COLOR
- ALL VISIBLE GUTTERS AND DOWNSPOUTS TO MATCH OR COMPLEMENT FIELD COLOR
- BUILDING ADDRESS: ALL BUILDINGS OR STRUCTURES, EXCEPT ACCESSORY BUILDINGS, SHALL DISPLAY THE PROPER BUILDING NUMBER IN SHARP CONTRAST TO THE BUILDING ITSELF. THE NUMBERS SHOULD BE NO LESS THAN 4 INCHES IN HEIGHT, AND MUST BE VISIBLE FROM THE STREET.
- APPROVED KNOX HARDWARE IS REQUIRED AT THE MAIN ENTRY OF THE STRUCTURE, AT THE EXTERIOR DOOR OF A FIRE RISER/FIRE PUMP ROOM AND AT THE FIRE DEPARTMENT CONNECTIONS (CAPS/PLUGS).
- A HEATED FIRE RISER ROOM WITH AN EXTERIOR DOOR IS REQUIRED AND WILL BE PROVIDED. A KNOX BOX WILL BE REQUIRED ON THE RIGHT SIDE OF THE ENTRANCE TO THE FIRE RISER ROOM.

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SITE PLANS
CALAMAR 55+ AT STERLING HILLS
LOT 1, BLOCK 1, STERLING HILLS
SUBDIVISION FILING NO. 14
SEC STERLING HILLS PKWY & E VILLANOVA PL
AURORA, COLORADO

#	Date	Issue / Description	Init.
1	02/29/2024	1ST CITY SUBMITTAL	KSK
2			
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Project No: CLM000007
Drawn By:
Checked By:
Date: 02/14/2024

COURTYARD WEST BUILDING
ELEVATIONS

MATERIAL LEGEND	
LABEL	MATERIAL
1	MANUFACTURED STONE VENEER
2	3 COAT STUCCO COLOR #1
3	3 COAT STUCCO COLOR #2
4	MANUFACTURED STONE VENEER
5	SIDING COLOR #1
6	ARCHITECTURAL ASPHALT SHINGLES
7	VINYL WINDOW AND INSULATED GLASS
8	PVC TRIM BOARD
9	VINYL SHUTTER
10	CONTINUOUS RIDGE VENT
11	16" DIAMETER POLYURETHANE LOUVER
12	36" DIAMETER POLYURETHANE LOUVER
13	ALUMINUM ENTRANCE AND SIDELITES
14	ALUMINUM WRAPPED FASCIA BOARD
15	PVC BALCONY TRIM BOARD
16	PVC BALCONY GUARDRAILS

MASONRY PERCENTAGE SCHEDULE		
TOTAL BUILDING ELEVATION AREA (SF)	57748	
TOTAL BUILDING ELEVATION AREA W/O TRANSPARENCY (SF)	47384	
TOTAL BUILDING TRANSPARENCY (SF)	10364	
	REQUIRED	PROVIDED
TOTAL QUALITY MATERIAL (STUCCO & STONE) %	80%	83%
TOTAL QUALITY MATERIAL (STUCCO & STONE) (SF)	37907.2	39439
TOTAL STUCCO %	58%	
TOTAL STUCCO (SF)		27488
TOTAL STONE %	25%	
TOTAL STONE (SF)		11951
TOTAL SIDING %	17%	
TOTAL SIDING (SF)		7945
TOTAL TRANSPARENCY (SF)	18%	
		10364

MATERIALS LEGEND



CALAMAR 55+ AT STERLING HILLS - SITE PLAN

LOT 1, BLOCK 1, STERLING HILLS SUBDIVISION FILING NO. 14

LOCATED IN THE SOUTH LINE OF THE SOUTHWEST QUARTER OF SECTION 27, TOWNSHIP 4 SOUTH, RANGE 66 WEST OF THE 6TH P.M.
CITY OF AURORA, COUNTY OF ARAPAHOE, STATE OF COLORADO

BUILDING CODES:

2021 INTERNATIONAL BUILDING CODE (IBC)
2021 INTERNATIONAL MECHANICAL CODE (IMC)
2021 INTERNATIONAL FIRE CODE (IFC)
2021 INTERNATIONAL PLUMBING CODE (IPC)
2021 INTERNATIONAL ENERGY CONSERVATION CODE (IECC)
2023 NATIONAL ELECTRICAL CODE (NEC)

OCCUPANCY CLASS: R-2 PER SECTION 310.4
CONSTRUCTION CLASSIFICATION: TYPE VA PER SECTION 601
SPRINKLERED NFPA 13R
3 STORIES PER TABLE 504.4
60' MAX HEIGHT PER TABLE 504.3
ALLOWABLE AREA W/ FRONTAGE INCREASE = 19,920 SF PER SECTION 506
3 BUILDINGS SEPARATED BY 2HR FIREWALL: BUILDING 1 = 18,601 SF, BUILDING 2 = 16,880 SF, BUILDING 3 = 18,601 SF

ZONING CODE REVIEW:

ZONING TABLE - DESIGN STANDARDS
ZONING: R-3
CHARACTER AREA: SUBAREA B
PROPOSED USE: MULTI-FAMILY

MASSING AND ARTICULATION

HORIZONTAL ARTICULATION:

PROPOSED METHODS PER TABLE 4.8.3:

- OPTION A. CHANGE IN MATERIAL TEXTURE, PATTERNING OR COLOR
- OPTION D. CHANGE IN ROOF HEIGHT OR FORM

VERTICAL ARTICULATION:

PROPOSED METHODS PER TABLE 4.8.4:

- BASE - OPTION A. USE OF "HEAVY" MASONRY MATERIAL ON GROUND FLOOR.
- MIDDLE - OPTION F - A CHANGE IN MATERIAL OCCURRING BETWEEN THE FIRST AND SECOND FLOORS.
- CAP - ROOF LINE CREATES REVEAL SIMILAR TO OPTION "I"

MAXIMUM BUILDING LENGTH:

- THE MAXIMUM BUILDING LENGTH: 600 FEET IN SUBAREAS A, B AND C.
- MAX LENGTH PROVIDED: 454' - 8 1/2"

BUILDING MATERIALS (REF MATERIAL SCHEDULE)

HIGH QUALITY BUILDING MATERIALS ARE PROMOTED TO ENSURE BUILDING LONGEVITY AND ARCHITECTURAL INTEREST. BUILDING MATERIALS SHALL PROVIDE A SENSE OF HUMAN SCALE AND INTEREST, ESPECIALLY ON GROUND FLOORS. COLORS SHALL BE CAREFULLY CHOSEN WITH RESPECT TO SURROUNDING CONTEXT.

PROPOSED MATERIALS FROM OPTIONS LISTED IN SECTION 4.8.6

- MASONRY - NATURAL STONE
- THREE COAT STUCCO

PROPOSED MASONRY STANDARDS FOR MULTIFAMILY:

- 80 PERCENT SHALL BE CLAD IN A COMBINATION OF STUCCO AND BRICK, OR STUCCO AND STONE.

FOUR SIDED BUILDING DESIGN:

- A. PRIMARY BUILDING FACE - NORTH ELEVATION FACADE - E. VILLANOVA PL.
- B. SECONDARY BUILDING FACE - WEST ELEVATION FACADE - STERLING HILL PKWY.
- C. MINOR BUILDING FACE - ALL OTHER ELEVATIONS

FAÇADE MATERIALS SHALL WRAP AROUND A BUILDING CORNER A MINIMUM OF TWO FEET WHEN THERE IS A CHANGE OF FAÇADE MATERIAL OR COLOR ON TWO ADJACENT SIDES OF THE BUILDING.

- PROPOSED MASSING OPTIONS: WALL/PARAPET HEIGHT CHANGE (MIN. 3 FT.) OR ROOF FORM CHANGE

REQUIRED:

- § PRIMARY BUILDING FACE - 3
- § SECONDARY BUILDING FACE - 2
- § MINOR BUILDING FACE - 1

PROPOSED MASSING OPTIONS: CHANGE IN MATERIAL, CHANGE IN COLOR, CHANGE IN TEXTURE, USE OF MASONRY (MIN. 40% OF FAÇADE), TRANSPARENCY AND GLAZING (MIN 70% TRANSPARENT GLASS)

REQUIRED:

- § PRIMARY BUILDING FACE - 2
- § SECONDARY BUILDING FACE - 2
- § MINOR BUILDING FACE - 1

HUMAN SCALE OPTIONS: ARCHITECTURAL DETAILING, BUILDING-MOUNTED LIGHTING FIXTURES, AWNINGS OR SHUTTERS, ENTRY DEFINITION (PRONOUNCED MASSING/ROOF FORM, STOOP, PORCH, ETC.), BUILDING CORNER ENHANCEMENTS, BALCONIES.

REQUIRED:

- § PRIMARY BUILDING FACE - 3
- § SECONDARY BUILDING FACE - 2
- § MINOR BUILDING FACE - 1

- ENTRY DESIGN - ENTRY OPTIONS FOR MULTIFAMILY:

- PROPOSED OPTION: PROJECTED MASS

4.8.8. ROOF DESIGN:

ROOF MATERIALS:

ACCEPTABLE MATERIALS FOR ALL SLOPING ROOF AREAS WITH A PITCH OF 3:12 OR GREATER, AND VISIBLE FROM ANY PUBLIC OR PRIVATE RIGHT-OF-WAY, ARE LISTED IN TABLE 4.8.10.

- ALL ROOF MATERIALS ON ALL PORTIONS OF ALL DEVELOPMENT OTHER THAN ROOFTOP DECKS SHALL HAVE A MINIMUM 25 YEAR WARRANTY.

- PERMITTED AND PROPOSED: ASPHALT SHINGLES

WHERE SLOPED ROOFS ARE USED, AT LEAST ONE OF THE FOLLOWING ELEMENTS SHALL BE INCORPORATED INTO THE DESIGN FOR EACH 60 LINEAR FEET OF ROOF TO AVOID LONG, FLAT ROOF SURFACES: PROJECTING GABLES, HIPs, HORIZONTAL/VERTICAL BREAKS, OR OTHER SIMILAR TECHNIQUES.

- PROPOSED: PROJECTING GABLES

4.8.11. SCREENING OF MECHANICAL EQUIPMENT:

ROOFTOP EQUIPMENT - PROPOSED LOCATION: ABOVE ROOF DECK, SCREENED WITHIN ROOF ATTIC SPACE

GARBAGE AND RECYCLING STORAGE AREAS, GARBAGE DUMPSTERS AND RECYCLING BINS FOR MULTIFAMILY DWELLINGS AND FOR MIXED-USE, COMMERCIAL, AND INDUSTRIAL BUILDINGS SHALL BE ACCOMMODATED WITHIN THE PRIMARY STRUCTURE OR AN ACCESSORY STRUCTURE TO THE MAXIMUM EXTENT PRACTICABLE. IF LOCATED OUTSIDE THE STRUCTURE, GARBAGE STORAGE SHALL BE SCREENED FROM PUBLIC VIEW FROM ANY ADJACENT PUBLIC STREET OR RESIDENTIAL USE OR DISTRICT WITHIN 100 FEET OF THE TRASH DUMPSTER OR RECYCLING AREAS THROUGH THE USE OF TECHNIQUES THAT COMPLY WITH SECTIONS 146-4.7.8 (SCREENING OF SERVICE AREAS AND EQUIPMENT) OR 146-4.8.11 (SCREENING OF MECHANICAL EQUIPMENT)

KEY NOTES:

- FDC WITH APPROVED KNOX CAPS - (PROVIDE FDC SIGN, 1.33 SF - 1'-4"x1'-0")
- KNOX BOX WITH APPROVED HARDWARE
- RISER ROOM DOOR - (PROVIDE RISER ROOM SIGN, 0.97 SF - 1'-2"x1'-0")

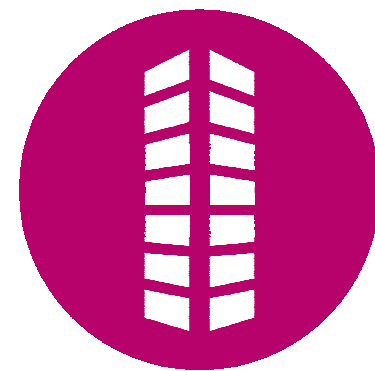
NOTES:

- ALL WALL-MOUNTED VENTS AND MECHANICAL TO BE PAINTED TO MATCH FIELD COLOR OR SHIELD BY A SCREEN WALL TO BE PAINTED TO MATCH THE FIELD COLOR
- ALL VISIBLE GUTTERS AND DOWNSPOUTS TO MATCH OR COMPLEMENT FIELD COLOR
- BUILDING ADDRESS: ALL BUILDINGS OR STRUCTURES, EXCEPT ACCESSORY BUILDINGS, SHALL DISPLAY THE PROPER BUILDING NUMBER IN SHARP CONTRAST TO THE BUILDING ITSELF. THE NUMBERS SHOULD BE NO LESS THAN 4 INCHES IN HEIGHT, AND MUST BE VISIBLE FROM THE STREET.
- APPROVED KNOX HARDWARE IS REQUIRED AT THE MAIN ENTRY OF THE STRUCTURE, AT THE EXTERIOR DOOR OF A FIRE RISER/FIRE PUMP ROOM AND AT THE FIRE DEPARTMENT CONNECTIONS (CAPS/PLUGS).
- A HEATED FIRE RISER ROOM WITH AN EXTERIOR DOOR IS REQUIRED AND WILL BE PROVIDED. A KNOX BOX WILL BE REQUIRED ON THE RIGHT SIDE OF THE ENTRANCE TO THE FIRE RISER ROOM.

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NOT FOR
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SITE PLANS
CALAMAR 55+ AT STERLING HILLS
LOT 1, BLOCK 1, STERLING HILLS
SUBDIVISION FILING NO. 14
SEC STERLING HILLS PKWY & E VILLANOVA PL
AURORA, COLORADO

#	Date	Issue / Description	Init.
1	02/29/2024	1ST CITY SUBMITTAL	JSK
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Project No: CLM000007
Drawn By:
Checked By:
Date: 02/14/2024

COURTYARD EAST BUILDING
ELEVATIONS

CALAMAR 55+ AT STERLING HILLS - SITE PLAN
LOT 1, BLOCK 1, STERLING HILLS SUBDIVISION FILING NO. 14

LOCATED IN THE SOUTH LINE OF THE SOUTHWEST QUARTER OF SECTION 27, TOWNSHIP 4 SOUTH, RANGE 66 WEST OF THE 6TH P.M.
CITY OF AURORA, COUNTY OF ARAPAHOE, STATE OF COLORADO

BUILDING AND ZONING CODES: REF SHEET 11 FOR CODE REVIEWS AND KEY NOTES

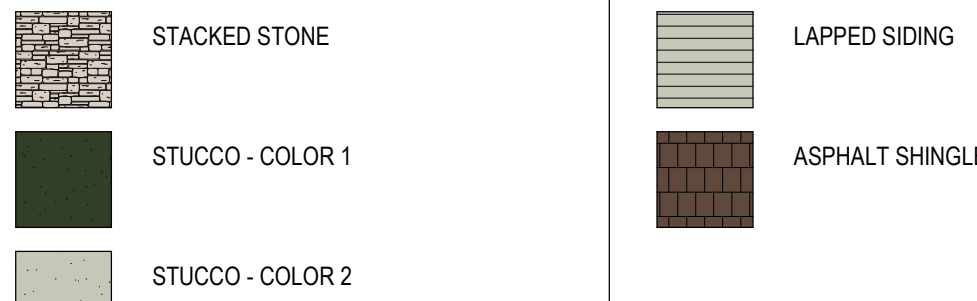
MATERIAL LEGEND

LABEL	MATERIAL
1	MANUFACTURED STONE VENEER
2	3-COAT STUCCO COLOR #1
3	3-COAT STUCCO COLOR #2
4	MANUFACTURED STONE VENEER
5	SIDING COLOR #1
6	ARCHITECTURAL ASPHALT SHINGLES
7	VINYL WINDOW AND INSULATED GLASS
8	PVC TRIM BOARD
9	VINYL SHUTTER
10	CONTINUOUS RIDGE VENT
11	16" DIAMETER POLYURETHANE LOUVER
12	36" DIAMETER POLYURETHANE LOUVER
13	ALUMINUM ENTRANCE AND SIDELITES
14	PVC BALCONY WRAPPED FASCIA BOARD
15	PVC BALCONY TRIM BOARD
16	PVC BALCONY GUARDRAILS

MASONRY PERCENTAGE SCHEDULE

TOTAL BUILDING ELEVATION AREA (SF)		57748
TOTAL BUILDING ELEVATION AREA W/O TRANSPARENCY (SF)		47384
TOTAL BUILDING TRANSPARENCY (SF)		10364
	REQUIRED	PROVIDED
TOTAL QUALITY MATERIAL (STUCCO & STONE) %	80%	83%
TOTAL QUALITY MATERIAL (STUCCO & STONE) (SF)	37907.2	39439
TOTAL STUCCO %		58%
TOTAL STUCCO (SF)		27488
TOTAL STONE %		25%
TOTAL STONE (SF)		11951
TOTAL SIDING %		17%
TOTAL SIDING (SF)		7945
TOTAL TRANSPARENCY %		18%
		10364

MATERIALS LEGEND



This color is very dark and may not age well. Please consider a lighter shade.

SEE ATTACHED ARCHITECTURAL RESPONSES.

SEE ATTACHED ARCHITECTURAL RESPONSES.

These faces need additional dimension; they are appearing very flat. Please add a change in material, texture, patterning or color.

These faces need additional dimension; they are appearing very flat. Please add a change in material, texture, patterning or color.

REVISED



1 NORTH ELEVATION 1 - PRIMARY BUILDING FACE
SCALE: 3/32" = 1'-0"

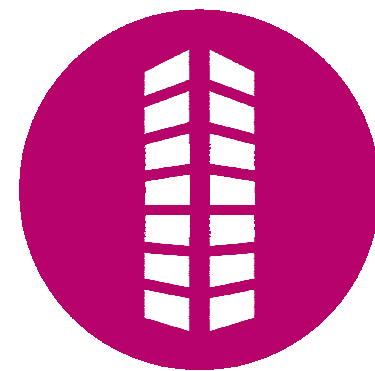
COLOR PALETTE AND MATERIAL INSPIRATION



Galloway

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NOT FOR
CONSTRUCTION



SITE PLANS
CALAMAR 55+ AT STERLING HILLS
LOT 1, BLOCK 1, STERLING HILLS
SUBDIVISION FILING NO. 14
SEC STERLING HILLS PKWY & E VILLANOVA PL
AURORA, COLORADO

#	Date	Issue / Description	Init.
1	02/29/2024	1ST CITY SUBMITTAL	KSK
2			
3			
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16			

Project No: CLM000007
Drawn By:
Checked By:
Date: 02/14/2024

MATERIALS BOARD

LOCATED IN THE SOUTH LINE OF THE SOUTHWEST QUARTER OF SECTION 27, TOWNSHIP 4 SOUTH, RANGE 66 WEST OF THE 6TH P.M.
CITY OF AURORA, COUNTY OF ARAPAHOE, STATE OF COLORADO

LOCATED IN THE SOUTH LINE OF THE SOUTHWEST QUARTER OF SECTION 27, TOWNSHIP 4 SOUTH, RANGE 66 WEST OF THE 6TH P.M.
CITY OF AURORA, COUNTY OF ARAPAHOE, STATE OF COLORADO



These faces need additional dimension: they are appearing very flat. Please add a change in material, texture, patterning or color.

11' - 4 3/4"

91' - 4 3/4"

13' - 5 1/4"

8' - 6"

1' - 2"

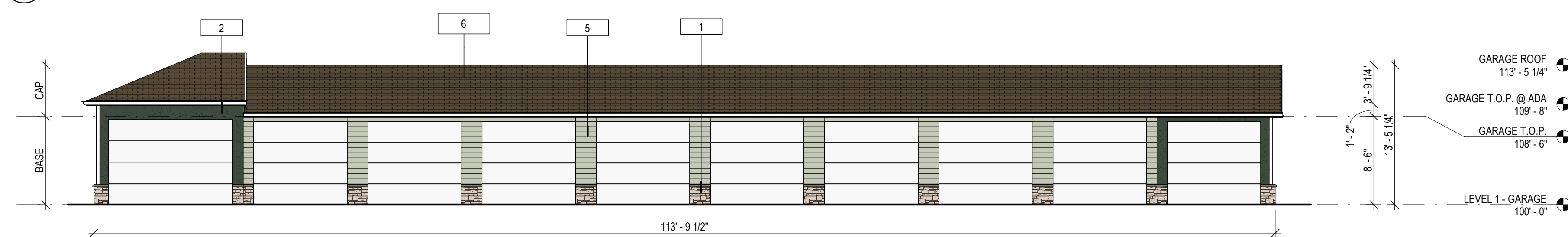
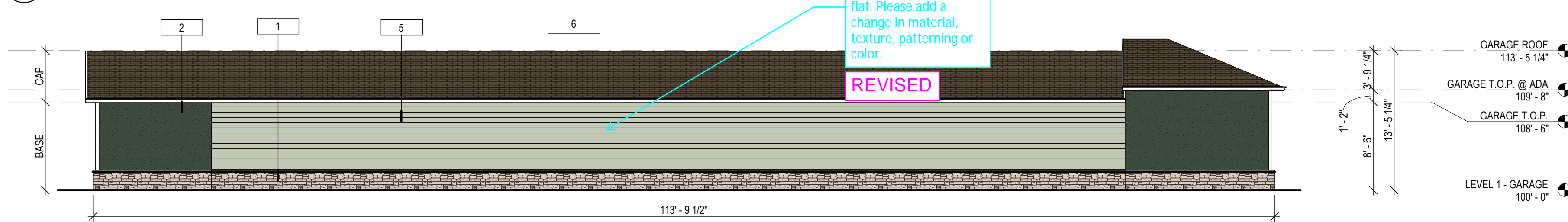
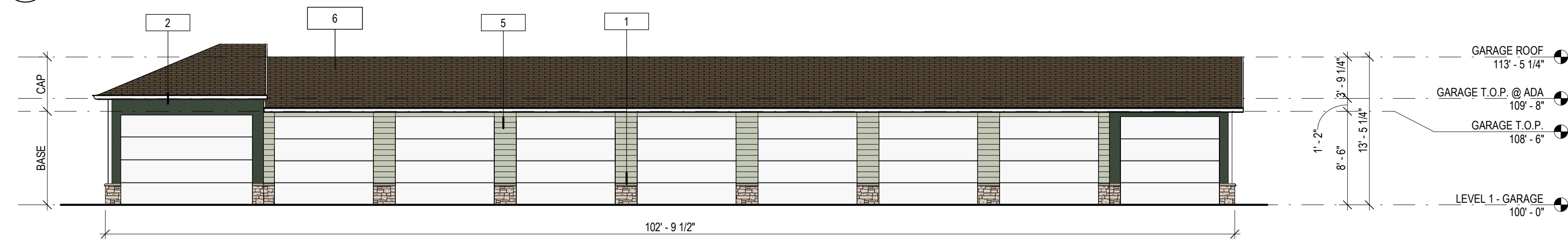
2' - 9 1/4"

GARAGE ROOF
113' - 5 1/4"

GARAGE T.O.P. @ ADA
109' - 8"

GARAGE T.O.P.
108' - 6"

LEVEL 1 - GARAGE
100' - 0"



6 1 2

CAP

BASE

20' - 9 1/2"

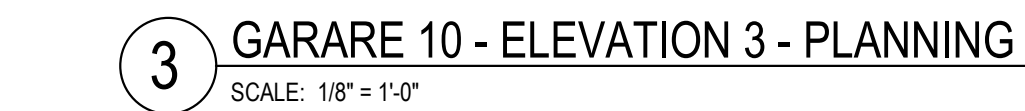
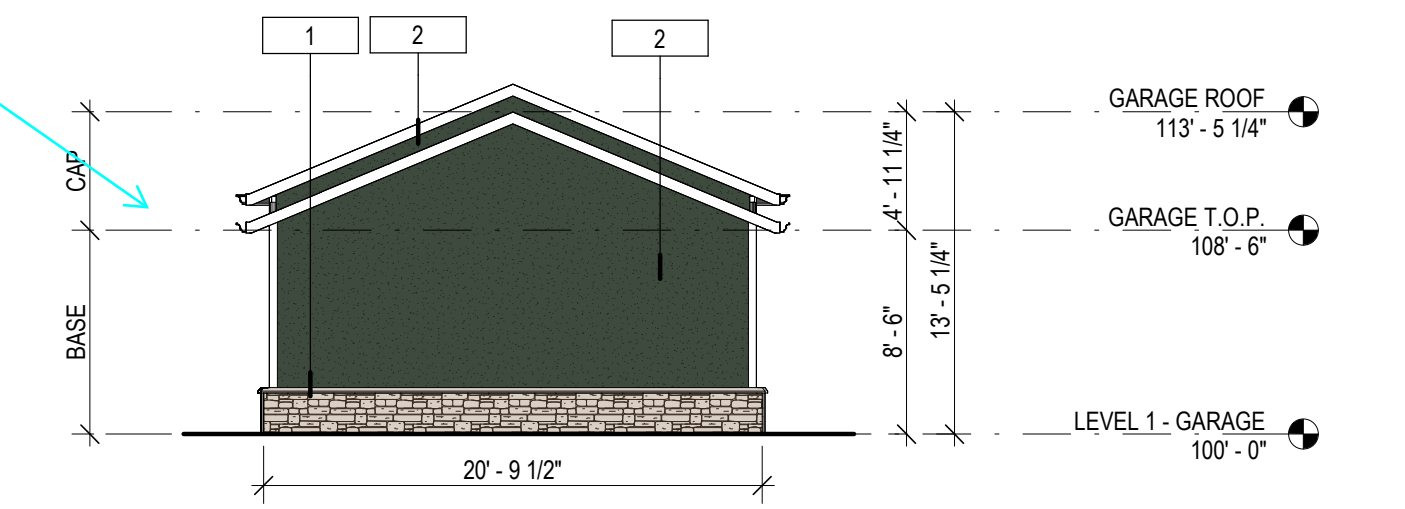
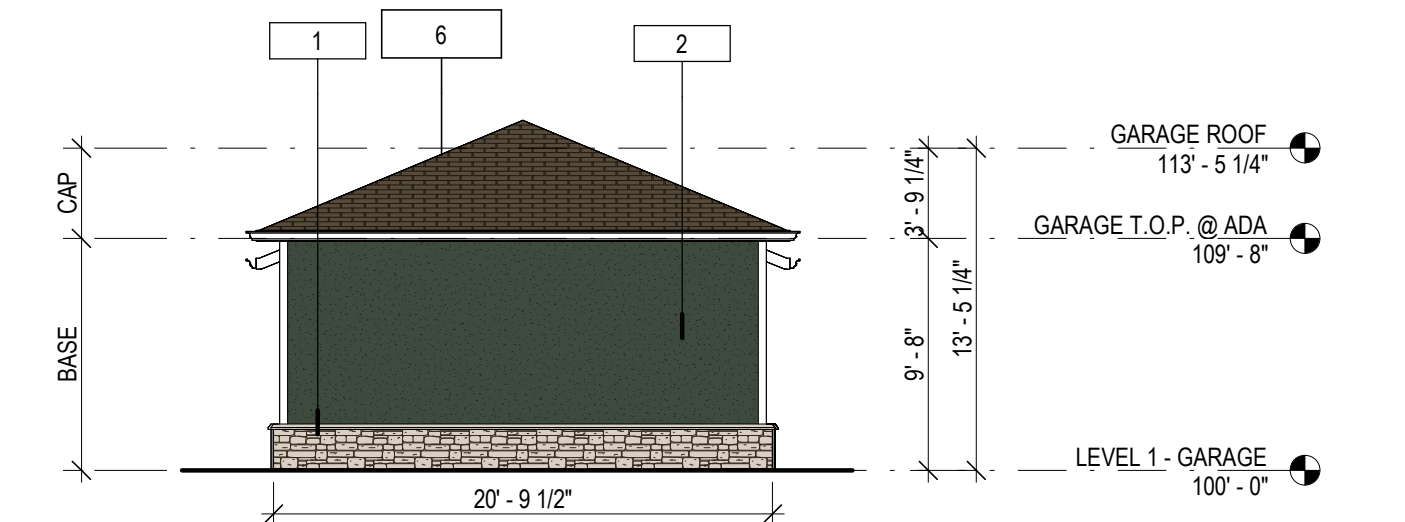
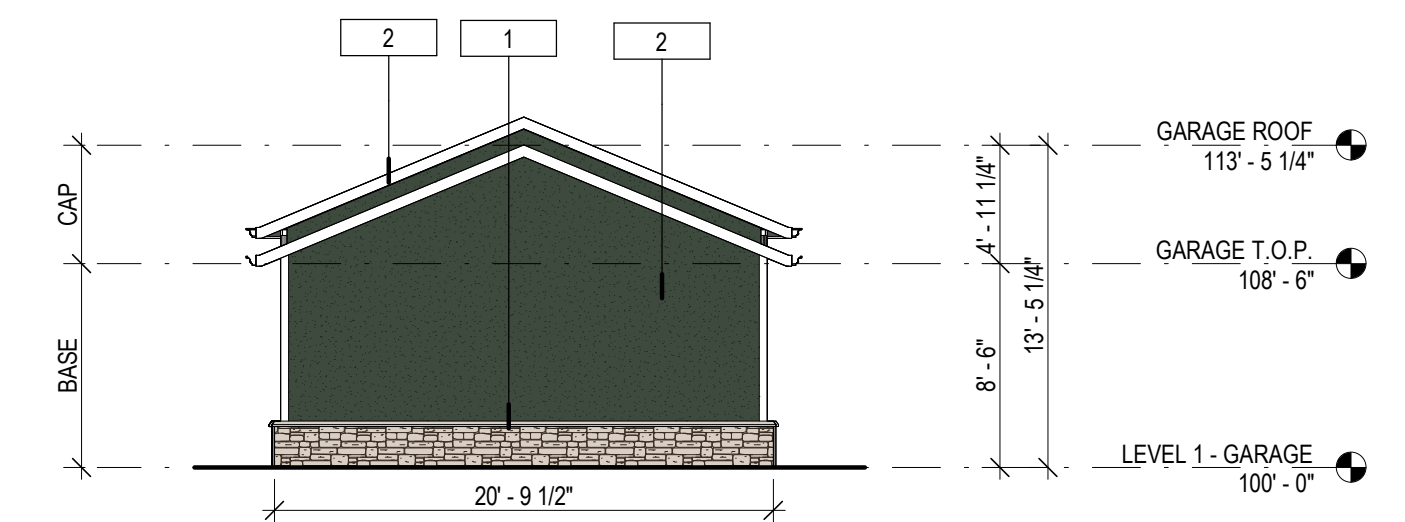
9' - 8"

13' - 5 1/4"

GARAGE ROOF
113' - 5 1/4"

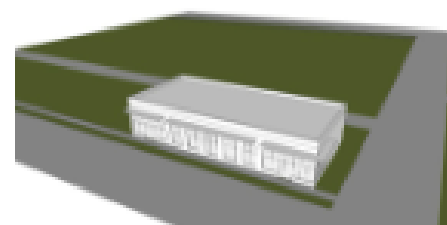
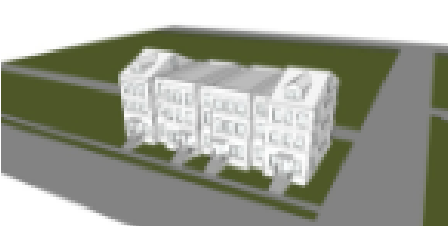
GARAGE T.O.P. @ ADA
109' - 8"

LEVEL 1 - GARAGE
100' - 0"



17

Horizontal Articulation

Table 4.8-3		
Horizontal Articulation Methods		
Attached Single-family (Townhouses)	Mixed-Use and Multifamily	Single Story Commercial/Industrial
a. Change in material texture, patterning or color - A change in material texture, patterning or color that extends the full height of the primary façade, excluding the ground level		
		
b. Horizontal offset or projection - A horizontal wall plane offset of at least 3 ft. extending for at least 50% of the average height of the primary façade		
		
c. Change in fenestration pattern - A change in window size, style, or placement		
		
d. Change in roof height or form - A variation in parapet height of at least 3 ft. or a change in roof form		
		
e. Wall notch combination - A combination using at least one option from above, plus a wall notch. Wall notches shall be a minimum of 3 ft. deep and 8 ft. wide.		
		

Option a: Change of material and pattern




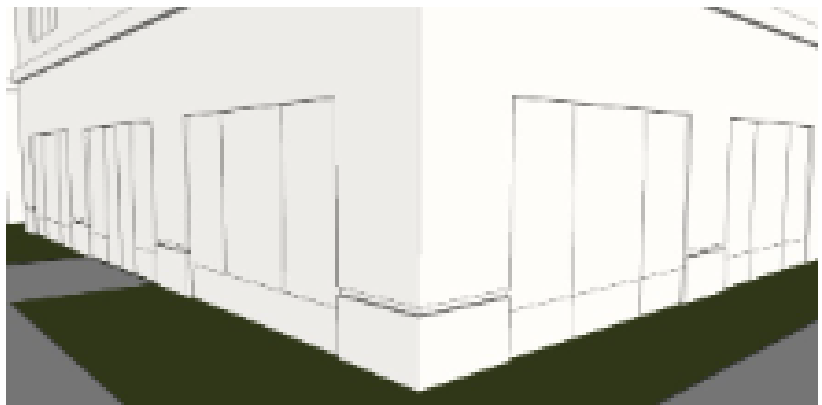


SECONDARY BUILDING FACE

Option d: Change of material and pattern



Vertical Articulation
(Base, middle, Cap)

Base

Table 4.8-4 Vertical Articulation Methods for Base, Middle, and Cap of Buildings	
Vertical Articulation Methods for "Base"	
a. Use of "heavy" material on ground floor Use masonry such as brick or stone, or other durable material to delineate the ground floor.	
b. Horizontal reveal line at base A horizontal reveal line a minimum of 24 in. from the ground.	
c. Arcade, gallery, or colonnade Use an arcade, gallery, or colonnade to accentuate the ground floor.	
d. Architectural detailing Use enhanced architectural detailing or fenestration on the ground floor.	

Option A: Heavy ground



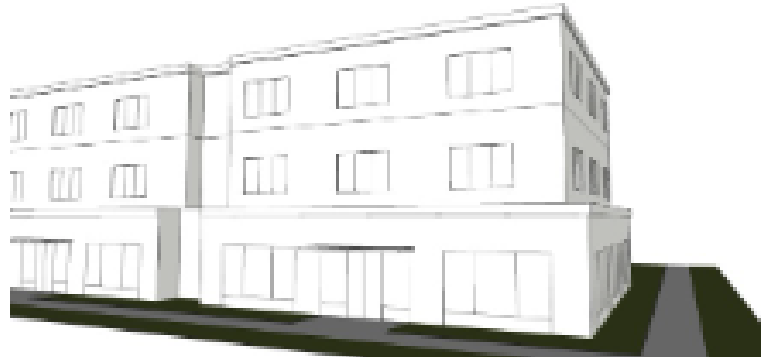


SECONDARY BUILDING FACE



Figure 4.8-1: Base, Middle, and Cap of Building

Vertical Articulation
(Base, middle, Cap)

Middle

Vertical Articulation Methods for "Middle"	
e. Stepback in massing A stepback in massing a minimum of 5 ft. from the ground floor façade.	
f. Change in material A change in material occurring between the first and second floors	
g. Variation in window size Visible variation in window size from ground floor to upper floor(s) (typically smaller)	

Option F: Change in material



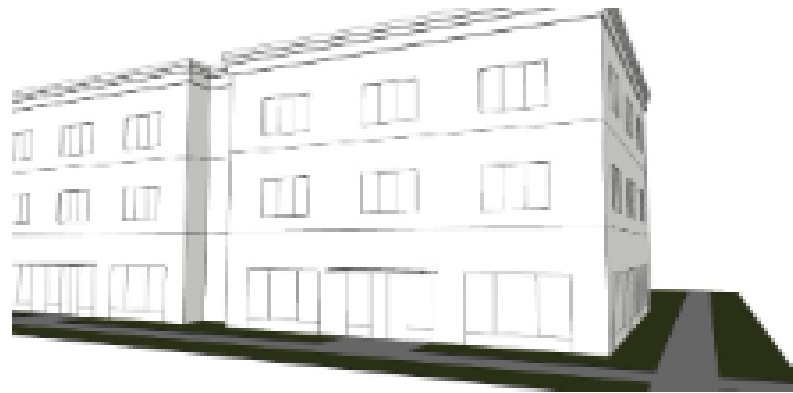
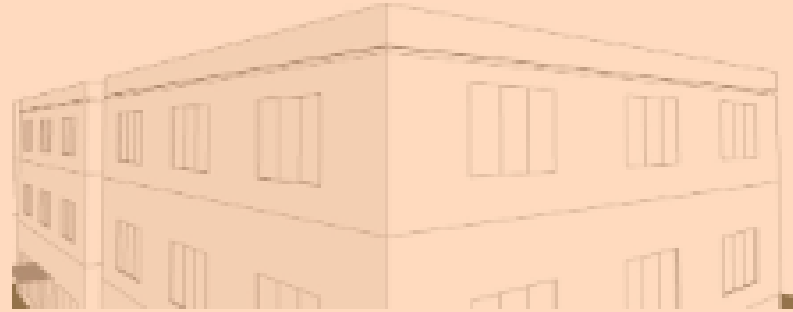
SECONDARY BUILDING FACE



Figure 4.8-1: Base, Middle, and Cap of Building

Vertical Articulation
(Base, middle, Cap)

Cap

Vertical Articulation Methods for "Cap"	
h. Cornice Use of cornice (on flat-roof buildings) or projecting roof line (for sloping roofs)	
i. Reveal line at top of building A "reveal" line or change in material, texture, patterning or color (min. 24 in. from top)	

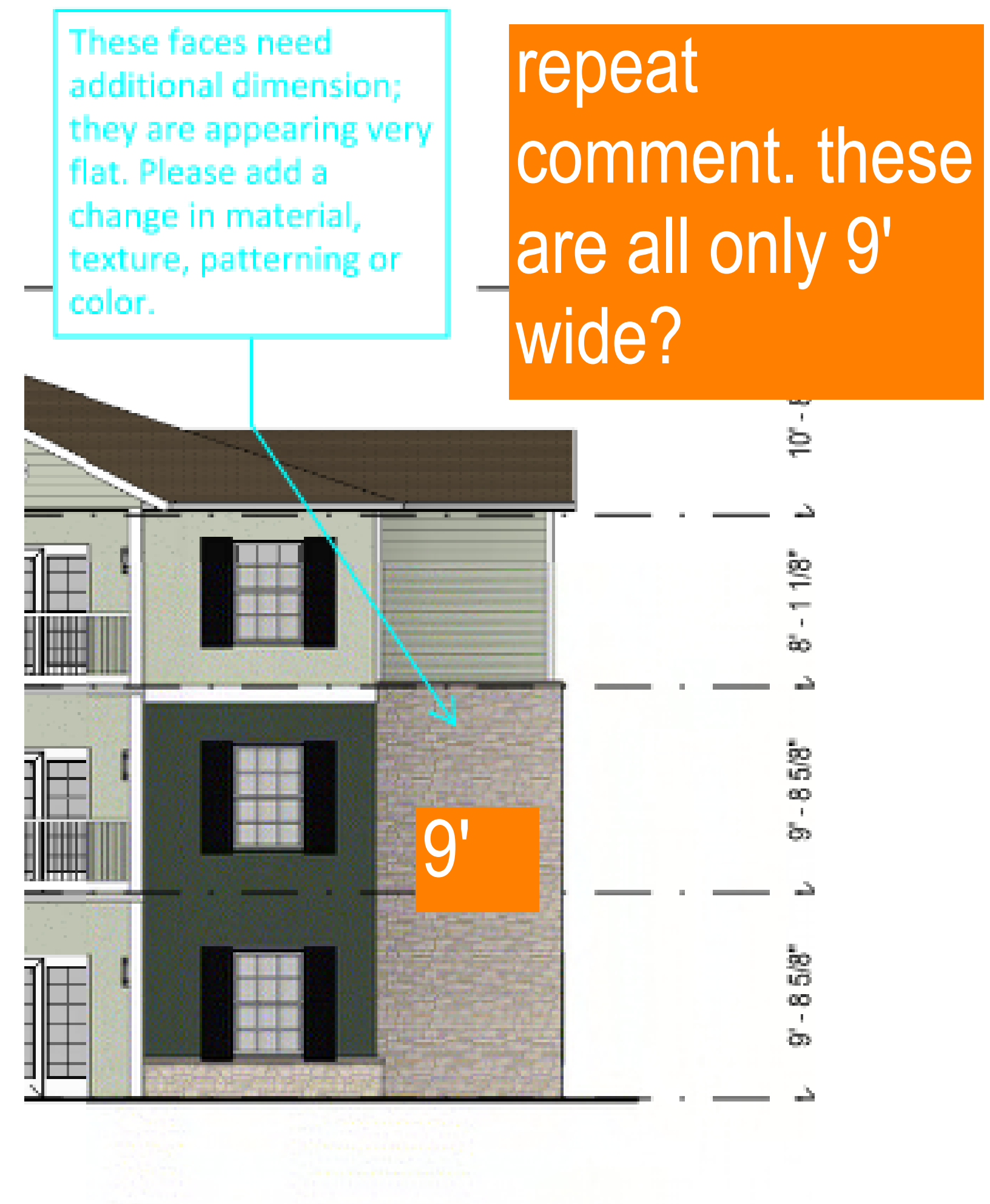
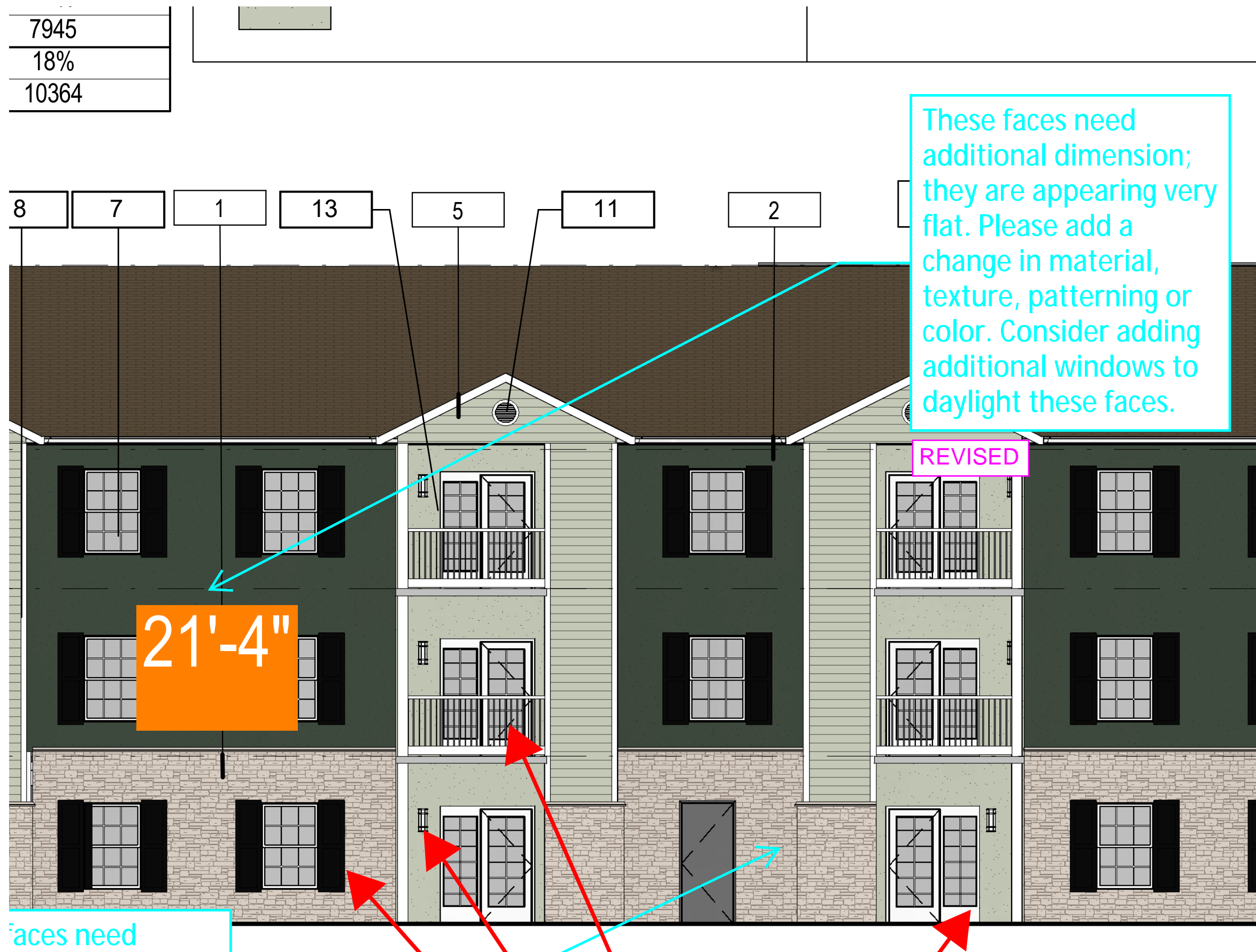
Option I: Roof line gives similar reveal, change of material, change of color to meet the criteria in Option i.
Or Option H. "Projecting line for sloped roofs"



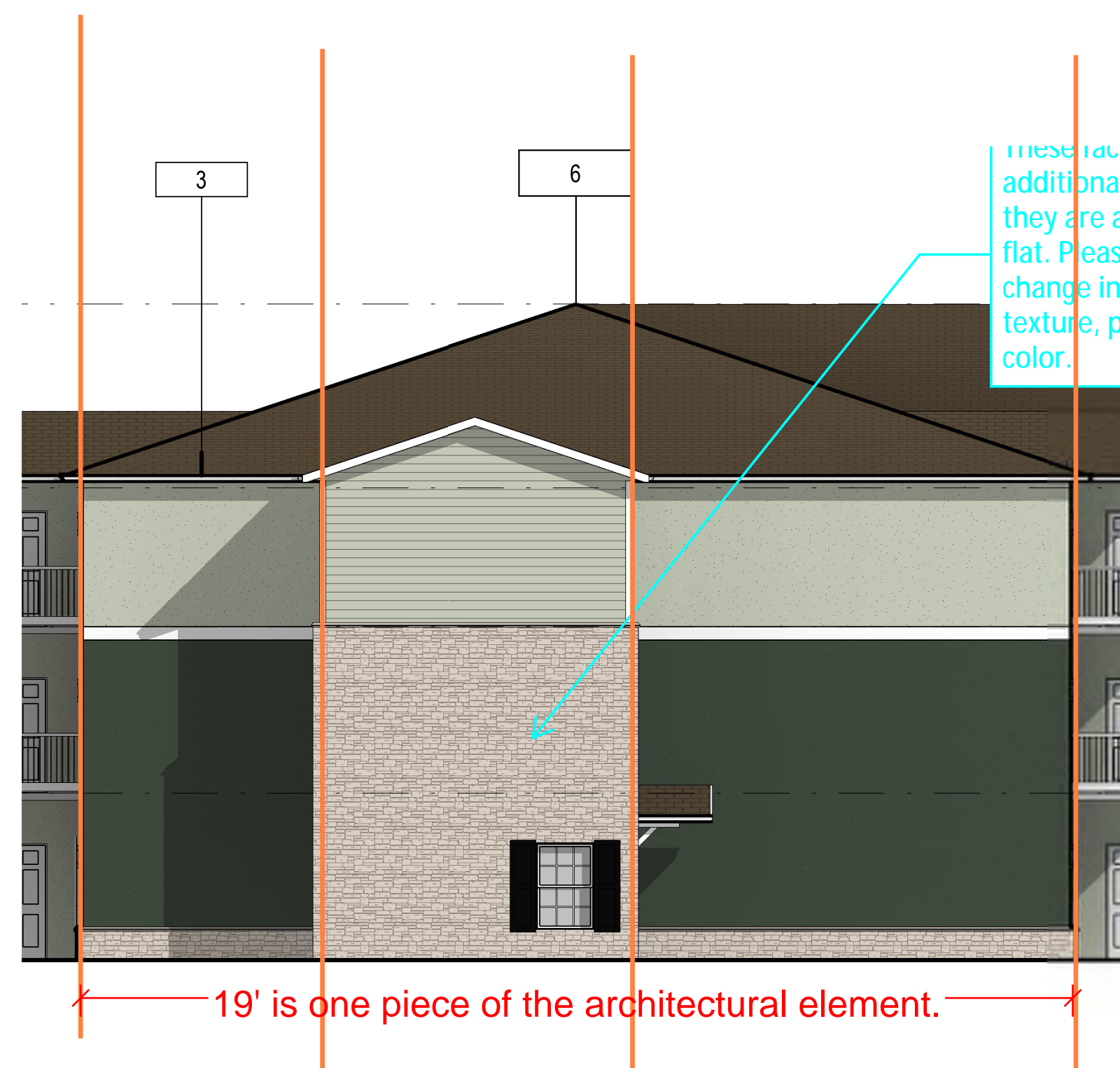
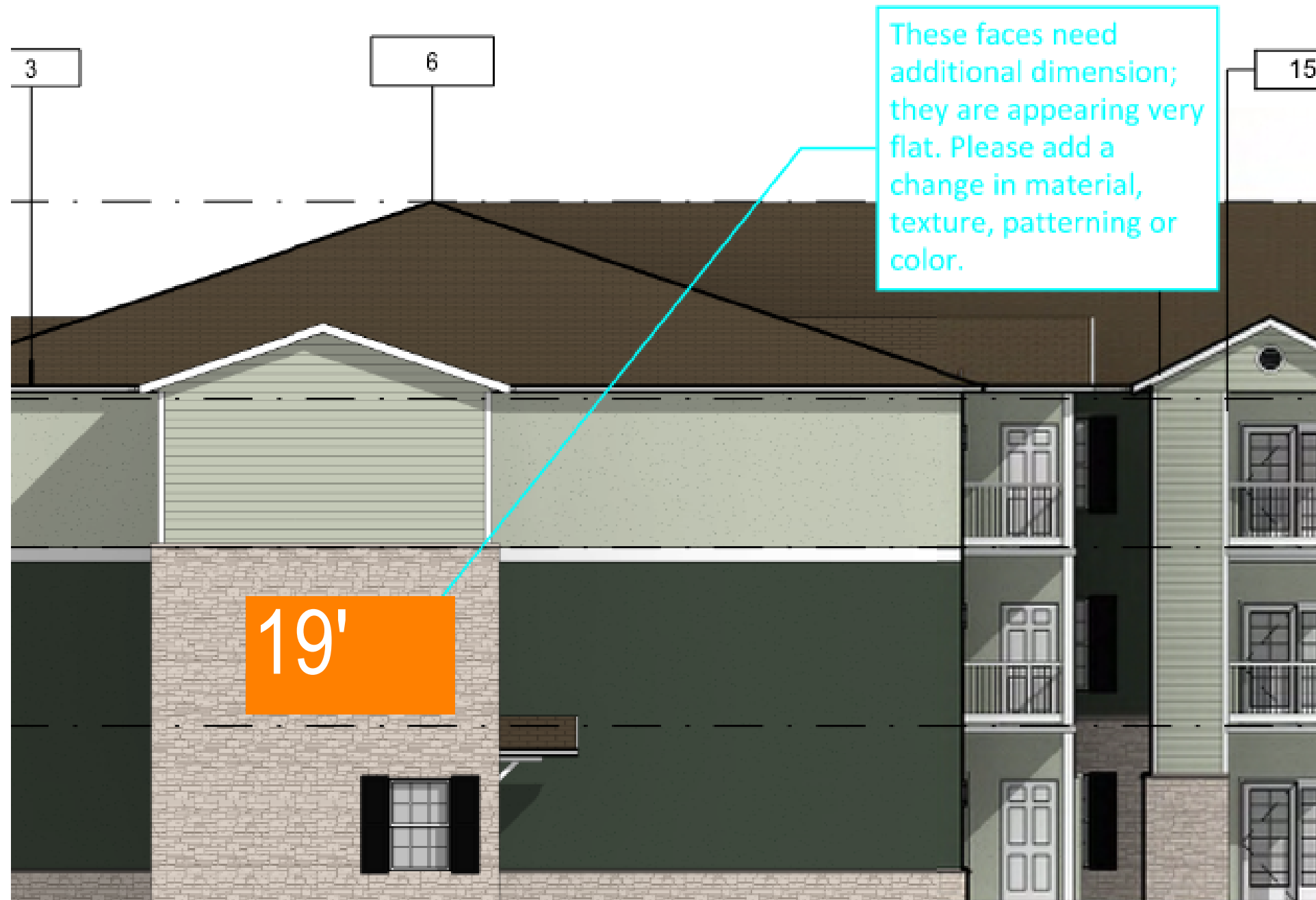
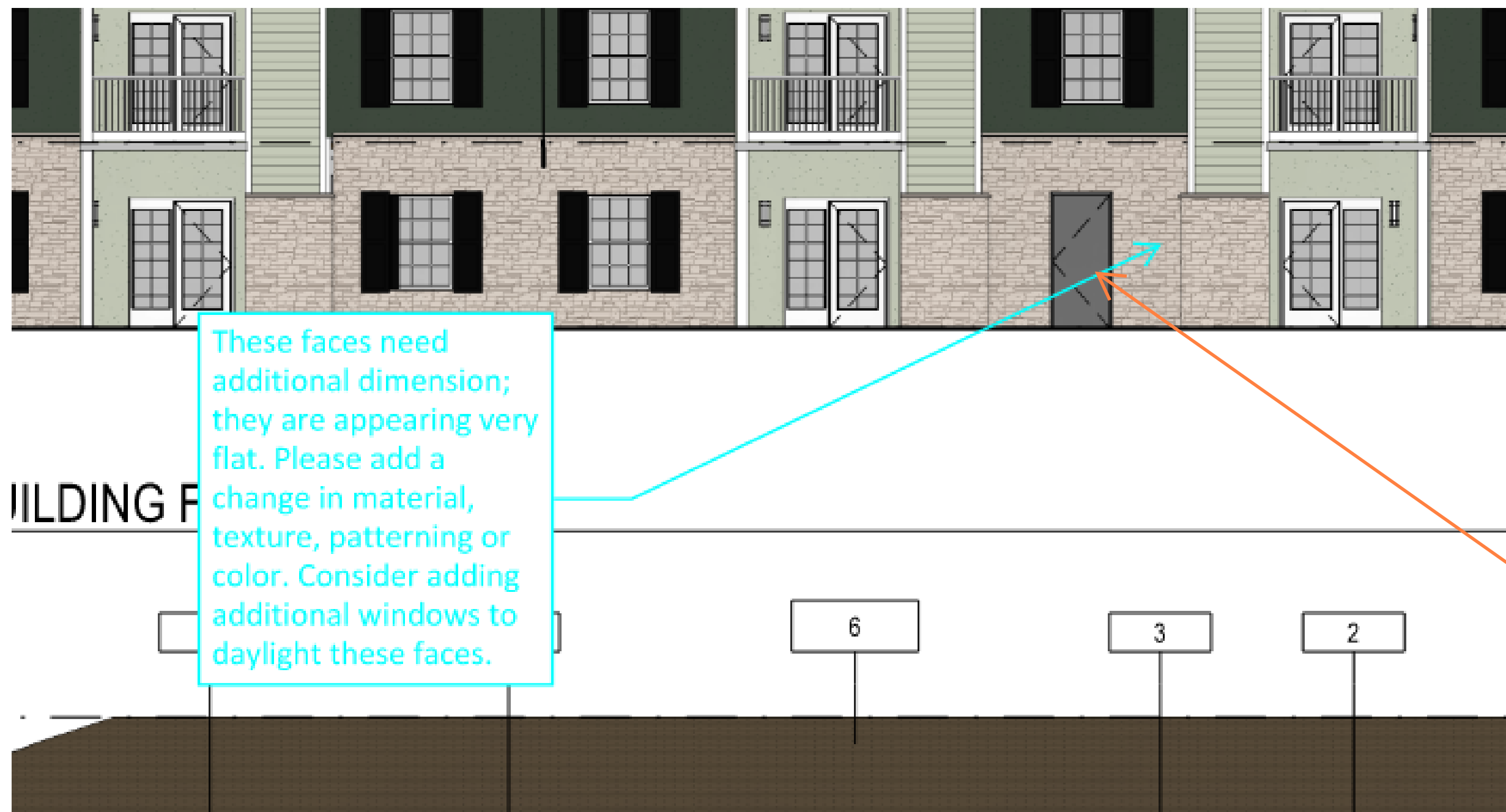
SECONDARY BUILDING FACE



Figure 4.8-1: Base, Middle, and Cap of Building



- HUMAN SCALE OPTIONS: ARCHITECTURAL DETAILING, BUILDING-MOUNTED LIGHTING FIXTURES, AWNINGS OR SHUTTERS, ENTRY DEFINITION (PRONOUNCED MASSING/ROOF FORM, STOOP, PORCH, ETC.), BUILDING CORNER ENHANCEMENTS, BALCONIES.
- REQUIRED:
 - § PRIMARY BUILDING FACE - 3
 - § SECONDARY BUILDING FACE - 2
 - § MINOR BUILDING FACE - 1



About 537,000,000 results (0.51 seconds)

Exterior house colors for 2024

From sources across the web



Greens



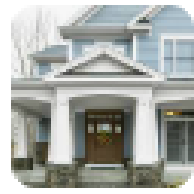
Beige



Black



Behr



Blue



Blues



15 more

Greens: In 2024, green exterior paint colors are anticipated to embrace nature-inspired themes, showcasing a spectrum from gentle, understated tones to ...

<https://ondemandpainters.co...>

Exterior Paint Colors
2024 | OnDemand Paint...

Greens. Green continues to be one of the strongest color trends when it comes to paint colors right now and as I mentioned before, Sue Wadden with Sherwin ...

<https://www.thecreativityexc...>

2024 Paint Color Trends
and Forecasts

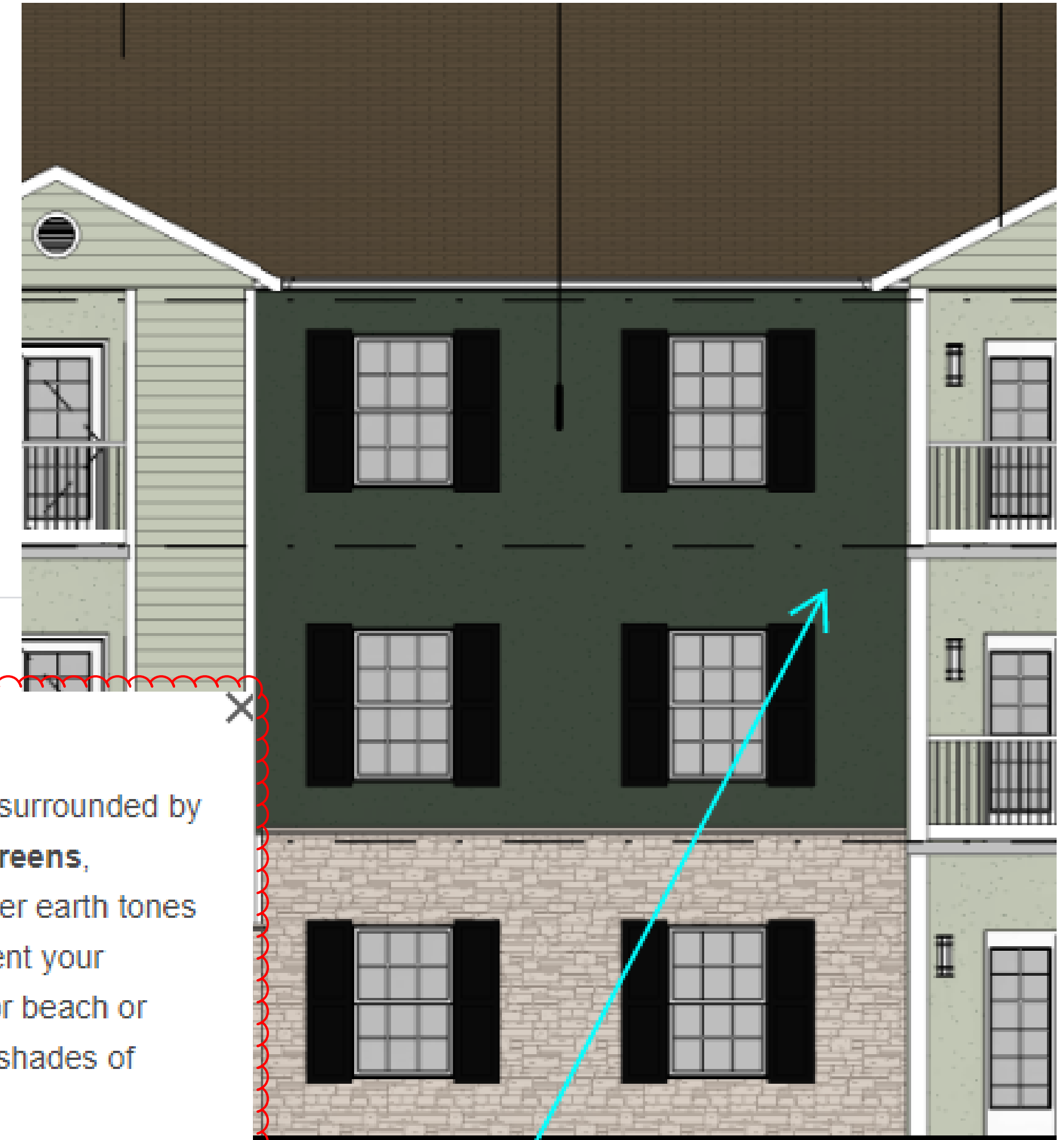
If your house is surrounded by nature, muted **greens**, browns, and other earth tones might complement your environment. For beach or coastal homes, shades of blue ...

<https://www.homepainterstor...>

Top 5 Exterior Colours to
Use in 2024

In 2024, green exterior paint colors are anticipated to embrace nature-inspired themes, showcasing a spectrum from gentle, understated tones to bolder, richer shades. These greens aim to blend seamlessly with the outdoor environment offering a sense of calm and natural elegance to home exteriors. Perfect for those seeking to incorporate the tranquility and beauty of the natural world into their home design, these colors are ideal for crafting inviting and serene outdoor spaces. The 2024 trends highlight the growing desire for colors that connect the home with nature's palette.

Billiard Green by Sherwin Williams:



This color is very dark
and may not age well.
Please consider a
lighter shade.

To: Steven Gomez, PE, PTOE
City of Aurora

From: Brian Horan, PE, PTOE
Galloway

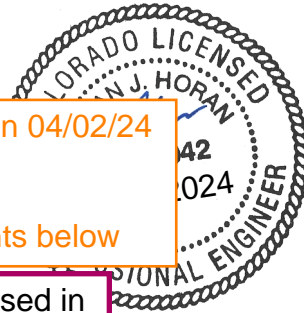
Date: February 28, 2024

Re: **Calamar 55+ At Sterling
Traffic Memorandum**

comments provided on 04/02/24
seg

1. see minor comments below

Comments addressed in
updated Traffic memo



INTRODUCTION

This memorandum provides the results of a trip generation analysis performed in support of a proposed Senior Adult Housing – Multifamily site. Per the City of Aurora Traffic Impact Study Guidelines, a Traffic Impact Study (TIS) shall be required when trip generation is expected to exceed more than 75 trips during any one-hour peak period. As the proposed project is expected to generate fewer than 75 trips in a given peak hour, the intent of this memorandum is to satisfy the requirements as requested by the City in a Pre-Application meeting held October 5, 2023, including trip generation from the site, site circulation, and an analysis and queuing evaluation of all site accesses and the intersection of Villanova Place/Sterling Hills Parkway.

BACKGROUND

The proposed site is located east of Sterling Hills Parkway, south of Villanova Place, and north of Water Drive and is currently undeveloped as shown on Figure 1. The Applicant is seeking to develop the site with a 158 dwelling unit (DU) Senior Adult Housing use. A conceptual site plan is provided as Attachment A.



Figure 1 – Site Location

EXISTING CONDITIONS

The proposed site development is an approximately 9.1 acre site in the City of Aurora, CO and is zoned Resident Multifamily District (R-3) Medium-Density. The site is currently undeveloped, bounded by Sterling Hills Parkway to the west, Villanova Place to the north, Water Drive to the south, and a property lines to the east. Provided below is a description of the existing roadways in the vicinity of the subject site:

Sterling Hills Parkway: Sterling Hills Parkway is constructed as a four-lane section with bike lanes south of the Villanova Place/Sterling Hills Parkway intersection and a two-lane section with bike lanes north of the intersection. It has a posted speed limit of 35 mph in the vicinity of the subject site. The City of Aurora classifies the roadway as Collector and Primary Bike Route. The intersection of Villanova Place/Sterling Hills Parkway operates under four-way stop control with a dedicated right turn lane for the northbound, westbound, and southbound approaches. The intersection of Water Drive/Sterling Hills Parkway operates under two-way stop control with Sterling Hills Parkway operating freely.

Villanova Place: Villanova Place is constructed as a two-lane section and a posted speed limit of 30 mph in the vicinity of the subject site. The City of Aurora classifies the roadway as Collector. The intersection of Villanova Place/Sterling Hills Parkway operates under four-way stop control with a dedicated right turn lane for the northbound, westbound, and southbound approaches.

Water Drive: Villanova Place is constructed as a two-lane section and a posted speed limit of 25 mph in the vicinity of the subject site. The City of Aurora classifies the roadway as a Local Road. The intersection of Water Drive/Sterling Hills Parkway operates under two-way stop control with Sterling Hills Parkway operating freely.

TRIP GENERATION

As shown in Attachment A, the project seeks to develop the subject site with a 158 dwelling unit (DU) Senior Adult Housing – Multifamily use. A trip generation analysis of the proposed use is provided in Table 1.

Trip generation estimates were calculated utilizing the Institute of Transportation Engineers (ITE) *Trip Generation Manual* 11th Edition rates. As shown on Table 1, the proposed use would generate, at build out and full occupancy:

- 32 AM weekday peak hour (11 in/21 out),
- 40 PM weekday peak hour (22 in/18 out), and
- 512 Average Daily Trips.

SITE CIRCULATION

Site access for the development is proposed via one stop control full movement access south of the site along Water Drive. As shown in Attachment A, the site access will connect to an internal parking lot providing 115 uncovered parking spaces. A two-way internal drive runs the perimeter of the proposed project and connects to additional parking including 19 carport parking spaces on the east side of the site, 19 carport parking spaces on the west side of the site, and 38 garage parking spaces on the north side of the site. This provides a total of 191 parking spaces. 19 bike racks are also provided.

The project is providing a sidewalk along Water Drive to tie into existing external sidewalks connections. The project is also providing improved pedestrian ramps for the northeast and southeast corners of the Water Drive/Sterling Hills Parkway intersection and the northeast, southeast, and southwest corners of the Villanova Place/Sterling Hills Parkway intersection as shown in Attachment A. Internal sidewalks are

Table 1

ADT rate added in up-
dated Traffic memo

add ADT rate

Site Trip Generation

Land Use	Land Use Code	Amount	Units	AM Peak Hour				PM Peak Hour				Average Daily Trips
				Rate	In	Out	Total	Rate	In	Out	Total	
<i>Proposed</i> ⁽¹⁾												
Senior Adult Housing - Multifamily	252	158	DU	0.20	11	21	32	0.25	22	18	40	512

Note(s):
(1) Trip generation based on the Institute of Transportation Engineers' Trip Generation Manual, 11th Edition

provided to run the perimeter of the project and also have connections to Sterling Hills Parkway and Water Drive.

NETWORK IMPACTS

The proposed use would generate 32 trips during the AM peak hour and 40 trips during the PM peak hour. The majority of site trips are expected to come to/from the south on Sterling Hills Parkway. Attachment B shows the proposed site trip distribution for the requested intersections. A summary of impacts to the requested intersections is provided as follows:

Villanova Place/Sterling Hills Parkway: Turning movements at this intersection would be 2 or fewer for any individual movement. No impact on existing queuing and operations is anticipated.

Site Access/Water Drive: 11 AM and 22 PM trips are forecasted to enter the site during the AM and PM peak hours. This movement is a free left along Water Drive which is classified as a local road, as such, conflicting movements are expected to be minimal and entering vehicles will have minor impact on existing queuing and operations. 21 AM and 18 PM trips are forecasted to exit the site during the AM and PM peak hours. This is a stop controlled movement and it is expected that all trips will be making a right turn out of the site onto Water Drive. There is approximately 125' of available storage for queuing into site before blocking internal roadways. No safety, operational or queueing impacts are anticipated at this intersection.

The proposed development would have ~~no negative~~ impact to the surrounding network queuing and operations.

CONCLUSION

minimal

Addressed in updated
Traffic memo

As detailed above, the proposed site use would generate fewer than 75 trips during any one-hour peak period based on traffic generation estimates of the Institute of Transportation Engineers' Trip Generation manual.

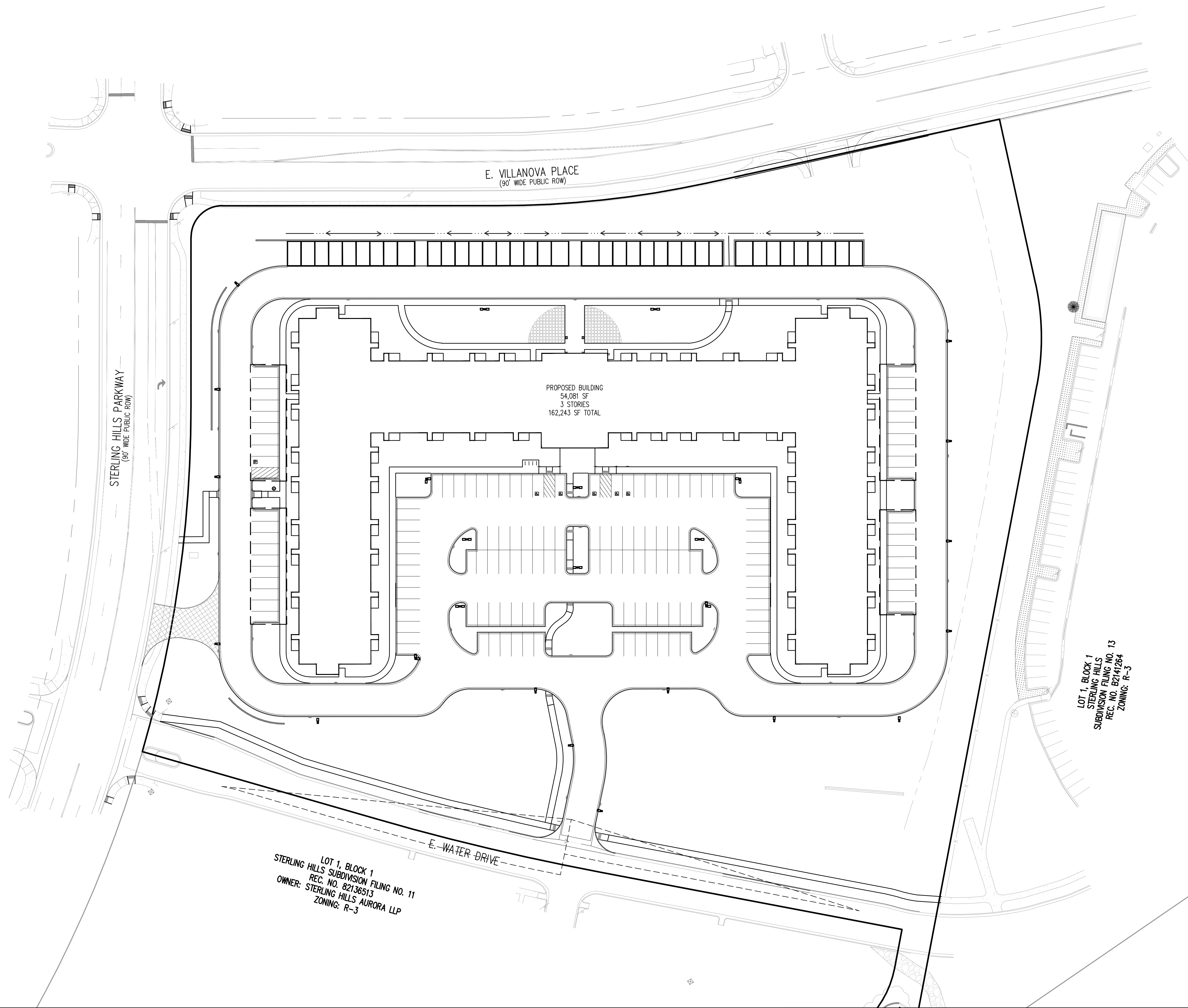
The proposed site use would have negligible impact to the surrounding network.

We trust that the information contained herein satisfies the request of Aurora, CO. If you have any questions or need further information, please contact Brian Horan at BrianHoran@gallowayus.com or 303-770-8884.

Calamar
Aurora, CO

Attachment A

Site Plan



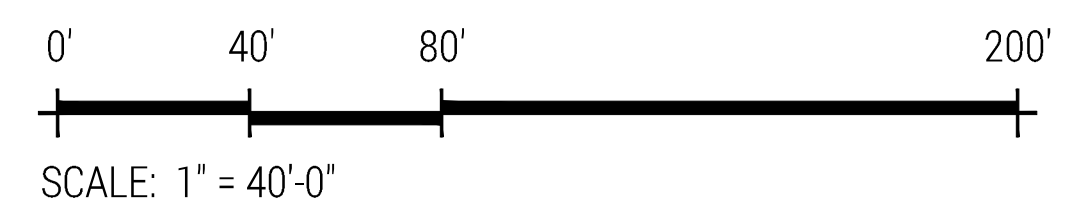
STERLING HILLS & VILLANOVA

Calamar

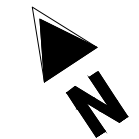
This information is copyrighted by Galloway & Company, Inc. All rights reserved.

SITE PLAN

02.28.2024



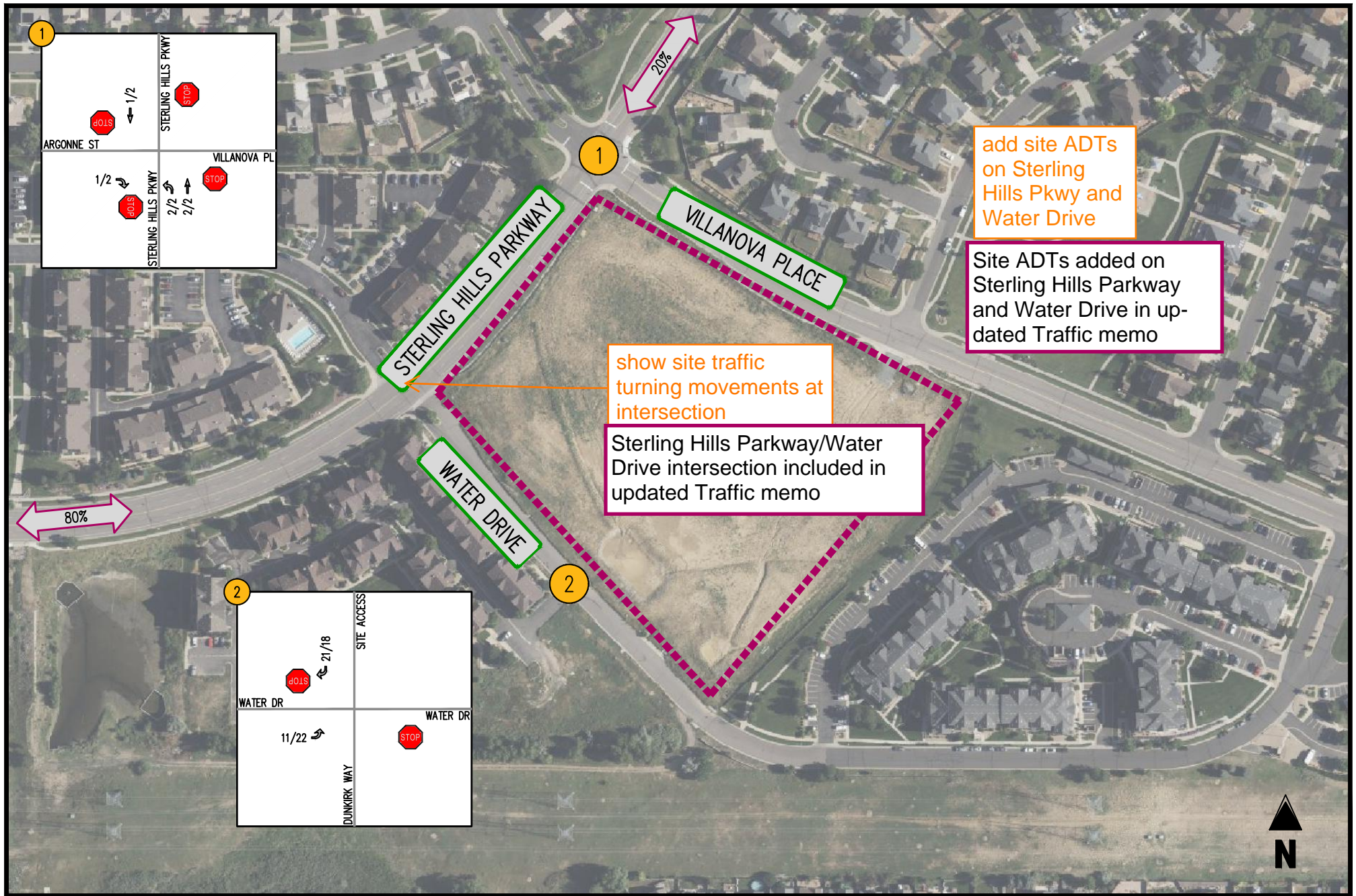
SCALE: 1" = 40'-0"



Calamar
Aurora, CO

Attachment B

Site Trips



ATTACHMENT B SITE TRIPS

CALAMAR: STERLING HILLS & VILLANOVA
AURORA, CO

