

Plotted: 6/8/2016 1:55 PM Dwg Name: P:\Gppauc001.dwg (E:\gppauc001.dwg) (Preliminary) (CSP) (1-Title Sheet.dwg) Updated By: jwright

LEGAL DESCRIPTION

LOT 1, BLOCK 1, AND TRACT A, WHEATLANDS SUBDIVISION FILING NO. 10

PROJECT DESCRIPTION

THE PROJECT CONSISTS OF 6 2-STORY, 18-UNIT APARTMENT BUILDINGS EACH CONTAINING 6 PRIVATE GARAGES; 4 3-STORY, 23-UNIT APARTMENT BUILDINGS EACH CONTAINING 11 PRIVATE GARAGES; 3 3-STORY, 28-UNIT APARTMENT BUILDINGS EACH CONTAINING 8 PRIVATE GARAGES; 2 3-STORY, 27-UNIT APARTMENT BUILDINGS EACH CONTAINING 9 PRIVATE GARAGES; A CLUBHOUSE BUILDING; A MAIL KIOSK; A MAINTENANCE GARAGE; A TRASH ENCLOSURE; 11 4-CAR GARAGES; 8 8-CAR GARAGES; 1 7-CAR GARAGE; AND 2 3-CAR GARAGES ON 21.85 ACRES OF LAND.

SITE DATA TABLE

| | |
|--|--|
| LAND AREA WITHIN PROPERTY LINES | 21.85 ACRES |
| NUMBER OF UNITS PROPOSED | 338 |
| NUMBER OF BUILDINGS | 15 |
| NUMBER OF STORIES | 6-2 STORIES, 9-3 STORIES |
| MAXIMUM HEIGHT OF BUILDINGS | 36'-8 1/2" (BUILDING D) |
| GROSS FLOOR AREA | 399,251 SQ. FT. (RESIDENTIAL BUILDINGS); 6,573 SQ. FT (CLUBHOUSE) |
| PHASED NATIVE GRASS AREA (IF APPLICABLE) | N/A |
| PRESENT ZONING CLASSIFICATION | E-470 MF MED |
| MAXIMUM SIGN AREA | 96 S.F. |
| PROPOSED SIGN, TYPE AND SQ. FT. | 2 MONUMENT SIGNS, 35 S.F. EACH |
| PARKING SPACES REQUIRED | 694 |
| HANDICAP SPACES REQUIRED | 14 |
| OPEN SPACE REQUIRED | 45% |
| OPEN SPACE PROVIDED | 45.1% (429,066 S.F.) |
| TOTAL BUILDING COVERAGE | 22.0% (209,088 S.F.) |
| HARD SURFACE AREA | 39.3% (374,616 S.F.) |
| LANDSCAPE AREA | 38.7% (368,082 S.F.) |

PARKING TABLE

| | |
|---|------------------|
| PARKING REQUIRED | |
| 1.5 SPACES PER 1 BEDROOM (x146) | 219 |
| 2 SPACES PER 2+ BEDROOM (x192) | 384 |
| ADDITIONAL 15% GUEST FACTOR | 91 |
| TOTAL RESIDENT SPACES | 603 |
| TOTAL REQUIRED SPACES | 694 |
| HANDICAP BUILDING GARAGES (122x2%) | 3 |
| DETACHED HANDICAP GARAGE SPACES (125x2%) | 3 |
| HANDICAP SURFACE SPACES (378x2%) | 8 |
| HANDICAP PARKING SPACES REQUIRED (2% OF TOTAL) | 14 |
| PARKING PROVIDED | |
| BUILDING GARAGE SPACES | 119 |
| HANDICAP BUILDING GARAGE SPACES | 3 |
| TOTAL ATTACHED GARAGE SPACES | 122 |
| DETACHED GARAGE SPACES | 118 |
| DETACHED HANDICAP GARAGE SPACES | 3 |
| TOTAL DETACHED GARAGE SPACES | 121 |
| SURFACE PARKING SPACES | 340 |
| HANDICAP SURFACE SPACES | 8 |
| TOTAL SURFACE SPACES | 348 |
| APPROXIMATE PARKING SPACES ALONG S. LANGDALE STREET | 80 |
| TOTAL NON-TANDEM PARKING SPACES | 671 |
| TANDEM SPACES | 122 |
| TOTAL PARKING SPACES | 793 |
| PARKING RATIO | 2.35 SPACES/UNIT |

IMPLEMENTATION PLAN

SEE SHEET C4 FOR DETAILS ON PHASING AND IMPLEMENTATION PLAN.

BENCHMARKS

SOURCE BENCHMARK:
CITY OF AURORA BENCHMARK 5S6529NW003
3" DIAMETER BRASS CAP LOCATED AT THE WESTERLY END OF A CONCRETE WATER VAULT WHICH IS AT THE CENTER OF THE CURRENT ARAPAHOE ROAD EAST OF SMOKY HILL ROAD APPROXIMATELY 33 FEET EAST OF THE WEST EDGE OF A CONCRETE SLAB FOR ROAD.

ELEVATION = 6143.706 (NAVD88)

SITE BENCHMARKS (BM):

1. SOUTHEAST FLANGE BOLT ON HYDRANT LOCATED APPROXIMATELY 155 FEET EAST OF THE CENTER LINE OF EAST CALHOUN PLACE AND APPROXIMATELY 37 FEET SOUTH OF EAST CALHOUN DRIVE.

ELEVATION = 6114.100

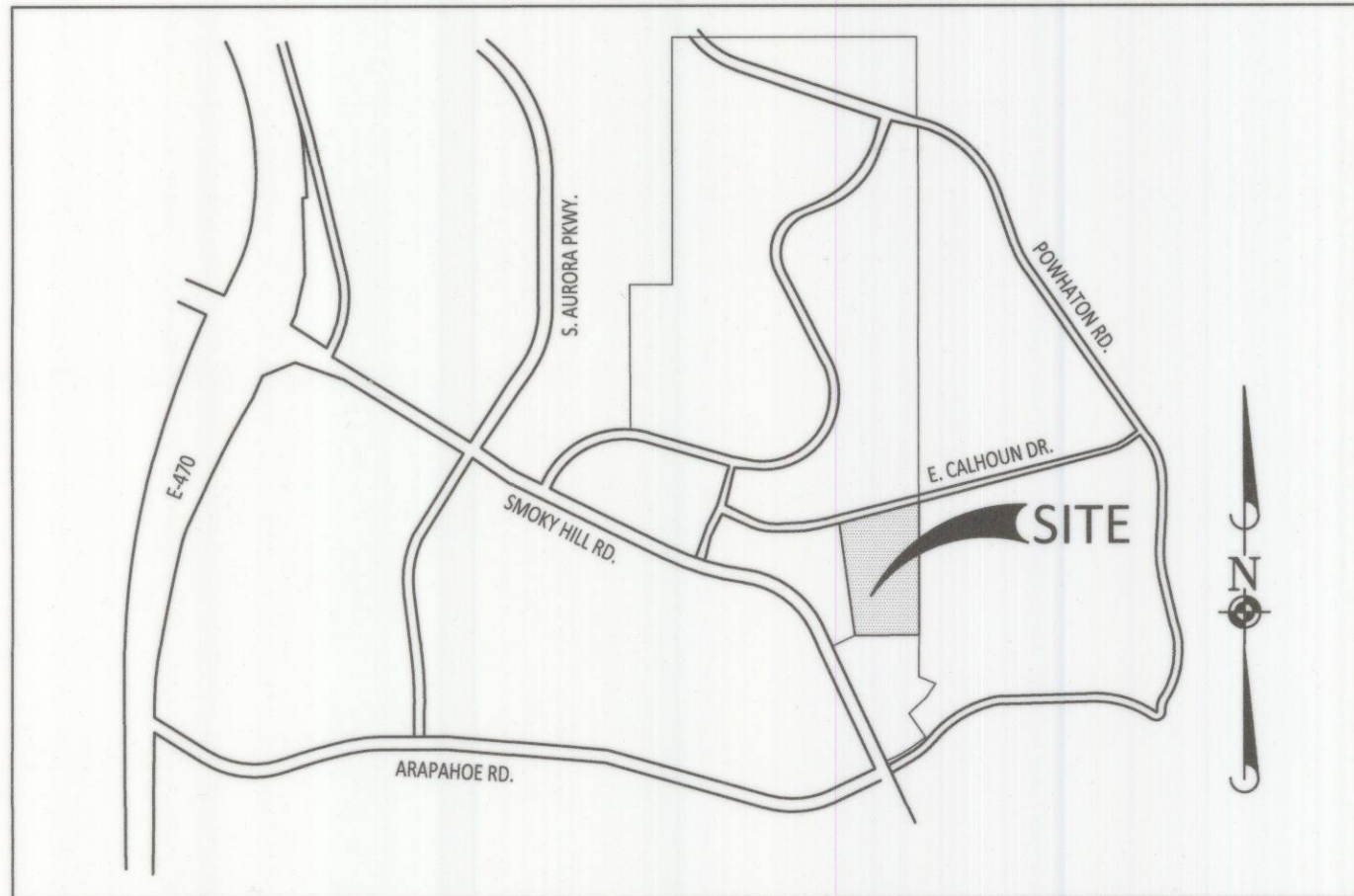
2. BOLT ON LIGHT POLE LOCATED APPROXIMATELY 560 FEET EAST OF THE CENTER LINE OF E. SMOKY HILL ROAD AND APPROXIMATELY 60 FEET SOUTH OF THE CENTER LINE OF OTTAWA PLACE.

ELEVATION = 6148.690



Know what's below.
Call before you dig.

WHEATLANDS PA 6 CONTEXTUAL SITE PLAN NO. 13 LOT 1 BLOCK 1 - WHEATLANDS SUBDIVISION FILING NO. 10, SECTIONS 20 AND 29, TOWNSHIP 5 SOUTH, RANGE 65 WEST OF THE SIXTH PRINCIPAL MERIDIAN, CITY OF AURORA, COUNTY OF ARAPAHOE, STATE OF COLORADO. COVER SHEET



LOCATION MAP

N.T.S.

PROJECT TEAM

DEVELOPER:
GRAND PEAKS PROPERTIES
4582 S. ULSTER STREET PKWY, SUITE 1200
DENVER, COLORADO 80237
ATTN: ELLI LOBACH
720-889-9209

PLANNER/LANDSCAPE ARCHITECT:
NORRIS DESIGN
1101 BANNOCK STREET
DENVER, COLORADO 80204
ATTN: RYAN McBREEN
303-892-1166

ARCHITECT:
STUDIO PBA
1575 GILPIN STREET
DENVER, COLORADO 80218
ATTN: JOHN PAYNE
303-592-2904

SURVEYOR AND ENGINEER:
MANHARD CONSULTING, LTD.
8008 E. ARAPAHOE COURT, SUITE 110
CENTENNIAL, COLORADO 80112
ATTN: DAN RODRIGUEZ
303-708-0500

WHEATLANDS CSP NO. 13 (PA6) Site Plan *
(Official Project Name)

Legal Description: SEE LEGAL DESCRIPTION ABOVE AT LEFT

This Site Plan and any amendments hereto, upon approval by the City of Aurora and recording, shall be binding upon the applicants therefore, their successors and assigns. This plan shall limit and control the issuance and validity of all building permits, and shall restrict and limit the construction, location, use, occupancy and operation of all land and structures within this plan to all conditions, requirements, locations and limitations set forth herein. Abandonment, withdrawal or amendment of this plan may be permitted only upon approval of the City of Aurora.

In witness thereof, Wheatlands Peak, LLC has caused these
(Corporation, Company, or Individual)
presents to be executed this 6th day of July AD. 2016.
By [Signature] Corporate Seal
(Principals or Owners)

State of Colorado)ss
County of ARAPAHOE

The foregoing instrument was acknowledged before me this 6 day of July AD. 2016 by
LUKE SIMPSON
(Principals or Owners)

Witness my hand and official seal
[Signature]
(Notary Public)

My commission expires 6/13/2019 Notary Business Address: 4582 S. ULSTER ST.
SUITE 1200 DENVER CO. 80237

CITY OF AURORA APPROVALS

City Attorney: [Signature] Date: 7/19/2016

Planning Director: [Signature] Date: 7/18/2016

Planning Commission: N/A Date:
(Chairperson)

City Council: N/A Date:
(Mayor)

Attest: Date:
(City Clerk)

Database Approval Date

RECORDER'S CERTIFICATE:
Accepted for filing in the office of the Clerk and Recorder of
Colorado at o'clock M, this day of AD.
Clerk and Recorder: Deputy:

INDEX OF SHEETS

| SHEET NO. | DESCRIPTION |
|-----------|---------------------------------|
| C1 | COVER SHEET |
| C2 | NOTES AND DETAILS |
| C3 | OVERALL PLAN |
| C4 | PHASING AND IMPLEMENTATION PLAN |
| C5 | SITE CROSS SECTIONS |
| C6 | FAA EASEMENT |
| C7 | SITE PLAN - NORTH |
| C8 | SITE PLAN - CENTRAL |
| C9 | SITE PLAN - SOUTH |

| | |
|------|---------------------------------|
| EP-1 | SITE PHOTOMETRIC PLAN - NORTH |
| EP-2 | SITE PHOTOMETRIC PLAN - CENTRAL |
| EP-3 | SITE PHOTOMETRIC PLAN - SOUTH |
| EP-4 | LIGHTING DETAILS |
| EP-5 | LIGHTING DETAILS |

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| A01 | PARKING |
| A02 | BUILDING TYPE A - FRONT & LEFT ELEVATIONS |
| A03 | BUILDING TYPE A - GARAGE & RIGHT ELEVATIONS |
| A04 | BUILDING TYPE B - FRONT & LEFT ELEVATIONS |
| A05 | BUILDING TYPE B - GARAGE & RIGHT ELEVATIONS |
| A06 | BUILDING TYPE C - FRONT & LEFT ELEVATIONS |
| A07 | BUILDING TYPE C - GARAGE & RIGHT ELEVATIONS |
| A08 | BUILDING TYPE D - FRONT & LEFT ELEVATIONS |
| A09 | BUILDING TYPE D - GARAGE & RIGHT ELEVATIONS |
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| A11 | 3-CAR & 4-CAR GARAGE |
| A12 | 7-CAR GARAGE |
| A13 | 8-CAR GARAGE & PERGOLA |
| A14 | MAINTENANCE GARAGE |

| | |
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| A15 | MAIL KIOSK & TRASH COMPACTOR |
| A16 | TRASH ENCLOSURES |

| | |
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| L-1 | COVER |
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| L-3 | LANDSCAPE CHARTS |
| L-4 | LANDSCAPE PLAN |
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| L-6 | LANDSCAPE PLAN |
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| L-9 | LANDSCAPE PLAN |
| L-10 | LANDSCAPE PLAN |
| L-11 | LANDSCAPE PLAN |
| L-12 | PLANTING & SITE DETAILS |
| L-13 | FENCING PLAN & DETAILS |
| L-14 | POOL & AMENITY AREAS |
| L-15 | REVEGETATION PLAN |

| DATE | REVISIONS | REVISIONS |
|-----------|-----------|---------------------------|
| 5/15/2016 | 1 | TRASH ENCLOSURES |
| 4/18/16 | | REVISED PER CITY COMMENTS |
| 3/17/16 | | REVISED PER CITY COMMENTS |
| 2/2/16 | | REVISED PER CITY COMMENTS |
| 1/9/15 | | REVISED PER CITY COMMENTS |



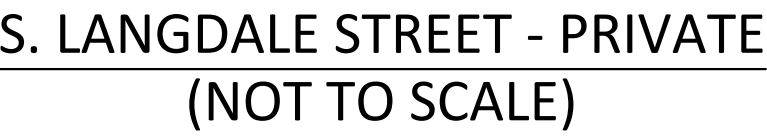
WHEATLANDS PA 6 - CSP NO. 13
CITY OF AURORA, COLORADO
COVER SHEET

| |
|-------------------------|
| PROJ. MOR: <u>DJR</u> |
| PROJ. ASSOC: <u>DJR</u> |
| DRAWN BY: <u>DJR</u> |
| DATE: <u>8/21/15</u> |
| SHEET C1 |
| GPPAUC001 |

NOT FOR CONSTRUCTION

THE CITY OF AURORA SHALL CONSTRUCT A RECTANGULAR RAPID FLASHING BEACON (RRFB) CROSSING ACROSS E. CALHOUN DRIVE AT S. LANGDALE STREET. THE OWNER SHALL BE RESPONSIBLE FOR REIMBURSING THE CITY OF AURORA FOR THE RRFB CROSSING AT A COST NOT TO EXCEED \$16,250.00.

3. THE DEVELOPER, HIS SUCCESSORS AND ASSIGNS, INCLUDING THE HOMEOWNERS OR MERCHANTS ASSOCIATION, SHALL BE RESPONSIBLE FOR INSTALLATION, MAINTENANCE, AND REPLACEMENT OF ALL FIRE LANE SIGNS AS REQUIRED BY THE CITY OF AURORA.
2. ALL SIGNS MUST CONFORM TO THE CITY OF AURORA SIGN CODE.
3. RIGHT OF WAY FOR INGRESS AND EGRESS FOR SERVICE AND EMERGENCY VEHICLES IS GRANTED OVER, ACROSS, ON AND THROUGH ANY AND ALL PRIVATE ROADS AND WAYS NOW OR HEREAFTER ESTABLISHED ON THE DESCRIBED PROPERTY, AND THE SAME ARE HEREBY DESIGNATED AS "SERVICE/EMERGENCY AND UTILITY EASEMENTS" AND SHALL BE POSTED "NO PARKING - FIRE LANE".
4. "ACCESSIBLE EXTERIOR ROUTES" SHALL BE PROVIDED FROM PUBLIC TRANSPORTATION STOPS, ACCESSIBLE PARKING AND ACCESSIBLE PASSENGER LOADING ZONES AND PUBLIC SIDEWALKS TO 60% OF THE ACCESSIBLE BUILDING ENTRANCE THEY SERVE. THE ACCESSIBLE ROUTE BETWEEN ACCESSIBLE PARKING AND ACCESSIBLE BUILDING ENTRANCES SHALL BE THE MOST PRACTICAL DIRECT ROUTE. THE ACCESSIBLE ROUTE MUST BE LOCATED WITHIN A SIDEWALK. NO SLOPE ALONG THIS ROUTE MAY EXCEED 1:20 WITHOUT PROVIDING A RAMP WITH A MAXIMUM SLOPE OF 1:12 AND HANDRAILS. CROSSWALKS ALONG THIS ROUTE SHALL BE WIDE ENOUGH TO WHOLLY CONTAIN THE CURB RAMP WITH A MINIMUM WIDTH OF 36" AND SHALL BE PAINTED WITH WHITE STRIPES. THE CITY OF AURORA ENFORCES HANDICAPPED ACCESSIBILITY REQUIREMENTS BASED ON THE 2009 INTERNATIONAL BUILDING CODE, CHAPTER 11, AND THE AMERICAN NATIONAL STANDARDS INSTITUTE (ICC/ANSI) A117-2003. THE DEVELOPER, OWNER AND ASSIGNS ARE RESPONSIBLE FOR COMPLYING WITH THE FEDERALLY MANDATED REQUIREMENTS OF THE AMERICANS WITH DISABILITIES ACT (ADA), AND AS SUCH, THE CITY OF AURORA DOES NOT ENFORCE THESE LAWS.
5. ACCESSIBLE PASSENGER LOADING ZONES AND PUBLIC SIDEWALKS TO THE ACCESSIBLE BUILDING ENTRANCE THEY SERVE. AT LEAST 50% OF ALL BUILDING ENTRANCES SHALL BE THE MOST PRACTICAL DIRECT ROUTE. NO SLOPE ALONG THIS ROUTE MAY EXCEED 1:20 WITHOUT PROVIDING A RAMP WITH A MAXIMUM SLOPE OF 1:12 AND HANDRAILS. CROSSWALKS ALONG THIS ROUTE SHALL BE WIDE ENOUGH TO WHOLLY CONTAIN THE CURB RAMP WITH A MINIMUM WIDTH OF 36", AND SHALL BE PAINTED WITH WHITE STRIPES. REQUIRED ACCESSIBLE MEANS OF EGRESS SHALL BE CONTINUOUS FROM EACH REQUIRED ACCESSIBLE OCCUPIED AREA TO THE PUBLIC WAY. THE "ACCESSIBLE EXTERIOR ROUTES" SHALL COMPLY WITH U.B.C. CHAPTER 11, APPENDIX 11, AND C.A.B.O./A.N.S.I. 117.1.
6. THE APPLICANT HAS THE OBLIGATION TO COMPLY WITH ALL APPLICABLE REQUIREMENTS OF THE AMERICANS WITH DISABILITIES ACT.
7. THE DEVELOPER, HIS SUCCESSORS AND ASSIGNS, SHALL BE RESPONSIBLE FOR INSTALLATION, MAINTENANCE AND REPLACEMENT OF ALL LANDSCAPING MATERIALS SHOWN OR INDICATED ON THE APPROVED SITE PLAN OR LANDSCAPE PLAN ON FILE IN THE PLANNING DEPARTMENT. ALL LANDSCAPING WILL BE INSTALLED PRIOR TO ISSUANCE OF CERTIFICATE OF OCCUPANCY.
8. ALL CROSSINGS OR ENCROACHMENTS BY PRIVATE LANDSCAPE IRRIGATION LINES OR SYSTEMS AND/OR PRIVATE UTILITIES INTO EASEMENTS AND STREET RIGHTS-OF-WAY OWNED BY THE CITY OF AURORA ARE ACKNOWLEDGED BY THE UNDERSIGNED AS BEING SUBJECT TO CITY OF AURORA'S USE AND OCCUPANCY OF THE SAID EASEMENTS OR RIGHTS-OF-WAY. THE UNDERSIGNED, 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 AND/OR PRIVATE UTILITIES.
9. THE APPROVAL OF THIS DOCUMENT DOES NOW CONSTITUTE FINAL APPROVAL OF GRADING, DRAINAGE, UTILITY, PUBLIC IMPROVEMENTS INCLUDING LANDSCAPING AND BUILDING PLANS. CONSTRUCTION PLANS MUST BE REVIEWED AND APPROVED BY THE APPROPRIATE AGENCY PRIOR TO THE ISSUANCE OF BUILDING PERMITS.
10. ALL BUILDING ADDRESS NUMBERS SHALL COMPLY WITH AURORA CITY CODE OF ORDINANCE, CHAPTER 126 - ARTICLE VII - NUMBERING OF BUILDINGS.
11. ALL ROOFTOP MECHANICAL EQUIPMENT AND VENTS GREATER THAN EIGHT (8) INCHES IN DIAMETER MUST BE SCREENED. SCREENING MAY BE DONE EITHER WITH AN EXTENDED PARAPET WALL OR A FREESTANDING SCREEN WALL. SCREENS SHALL BE AT LEAST AS HIGH AS THE EQUIPMENT THEY HIDE. IF EQUIPMENT IS VISIBLE BECAUSE SCREENS DON'T MEET THIS MINIMUM HEIGHT REQUIREMENT, THE DIRECTOR OF PLANNING MAY REQUIRE CONSTRUCTION MODIFICATIONS PRIOR TO THE ISSUANCE OF A PERMANENT CERTIFICATE OF OCCUPANCY.
12. NOTWITHSTANDING ANY SURFACE IMPROVEMENTS, LANDSCAPING, PLANTING OR CHANGES SHOWN IN THESE SITE OR CONSTRUCTION PLANS, OR ACTUALLY CONSTRUCTED OR PUT IN PLACE, ALL UTILITY EASEMENTS MUST REMAIN UNOBSTRUCTED AND FULLY ACCESSIBLE ALONG THEIR ENTIRE LENGTH TO ALLOW FOR ADEQUATE MAINTENANCE EQUIPMENT. ADDITIONALLY, NO INSTALLATION, PLANTING, CHANGE IN THE SURFACE, ETC., SHALL INTERFERE WITH THE OPERATION OF THE UTILITY LINES PLACED WITHIN THE EASEMENT. BY SUBMITTING THESE SITE OR CONSTRUCTION PLANS FOR APPROVAL, THE LANDOWNER RECOGNIZES AND ACCEPTS THE TERMS, CONDITIONS AND REQUIREMENTS OF THIS NOTE.
13. FINAL GRADE SHALL BE AT LEAST SIX (6) INCHES BELOW ANY EXTERIOR WOOD SIDING ON THE PREMISES.
14. ALL INTERESTED PARTIES ARE HEREBY ALERTED THAT THIS SITE PLAN IS SUBJECT TO ADMINISTRATIVE CHANGES AND AS SHOWN ON THE ORIGINAL SITE PLAN ON FILE IN THE AURORA CITY PLANNING OFFICE AT THE MUNICIPAL BUILDING.
15. ERRORS IN APPROVED SITE PLANS RESULTING FROM COMPUTATIONS OR INCONSISTENCIES IN THE DRAWINGS MADE BY THE APPLICANT ARE THE RESPONSIBILITY OF THE PROPERTY OWNER OF RECORD. WHERE FOUND, THE CURRENT MINIMUM CODE REQUIREMENTS WILL APPLY AT THE TIME OF BUILDING PERMIT.
16. ALL REPRESENTATIONS AND COMMITMENTS MADE BY APPLICANTS AND PROPERTY OWNERS AT PUBLIC HEARINGS REGARDING THIS PLAN ARE BINDING UPON THE APPLICANT, PROPERTY OWNER, AND ITS HEIRS, SUCCESSORS, AND ASSIGNS.
17. DEVELOPMENTS OF ONE OR TWO FAMILY DWELLINGS WHERE THE NUMBER OF DWELLING UNITS EXCEEDS 30 SHALL BE PROVIDED WITH SEPARATE AND APPROVED FIRE APPARATUS ACCESS ROADS, AND SHALL MEET THE REQUIREMENTS OF IFC SECTION D107.1. EXCEPTIONS: 1) WHERE THERE ARE 30 OR FEWER DWELLING UNITS ON A SINGLE PUBLIC OR PRIVATE ACCESS WAY AND ALL DWELLING UNITS ARE PROTECTED BY APPROVED RESIDENTIAL SPRINKLER SYSTEMS, ACCESS FROM TWO DIRECTIONS SHALL NOT BE REQUIRED. 2) THE NUMBER OF DWELLING UNITS ON A SINGLE FIRE APPARATUS ACCESS ROAD SHALL NOT BE INCREASED UNLESS FIRE APPARATUS ACCESS ROADS WILL CONNECT WITH THE FUTURE DEVELOPMENT, AS DETERMINED BY THE FIRE CODE OFFICIAL.
18. THE FIRE LANE FUNCTIONALITY WAS VERIFIED BY THE USE OF THE PROGRAM AUTOTURN BY TRANSOFT.
19. ALL RETAINING WALLS ON THE SITE SHALL REQUIRE LICENSE AGREEMENTS FROM THE CITY OF AURORA. THESE LICENSE AGREEMENTS WILL BE PREPARED AND SUBMITTED TO THE CITY OF AURORA AFTER THE CITY'S INITIAL REVIEW OF THE FINAL ENGINEERING PLANS IS COMPLETE.
20. ARCHITECTURAL FEATURES (I.E. BAY WINDOWS, FIREPLACES, ROOF OVERHANGS, FOUNDATIONS, FOOTINGS, CANTILEVERED WALLS, ETC.) ARE NOT ALLOWED TO ENCROACH INTO ANY EASEMENT OF FIRE LANE.



FENCE LOCATION NOTES:
THE FENCE SHALL BE LOCATED ON THE HIGH SIDE OF ALL PROPOSED RETAINING WALLS, ADJACENT TO PEDESTRIAN ROUTES, THAT EXCEED A HEIGHT OF 2'-6". THERE ARE TWO LOCATIONS THAT MEET THIS CRITERIA AND ARE CALLED OUT ON SHEET C8 OF THIS PLAN SET AND THE PRELIMINARY GRADING PLAN SUBMITTED TO THE CITY OF AURORA UNDER SEPARATE COVER.



Manhard
CONSULTING LTD.

8005 E. Annapolis Court, Suite 110, Oremville, CO 80719 ph:303.708.0000 f:303.708.0400 manhard.com

Construction Managers • Environmental Remediation • Landslide Analysis • Planning

PROJ. MGR.: DJR
PROJ. ASSOC.: DJR
DRAWN BY: DJR
DATE: 8/21/15

SHEET
C2

GPPAUC001

NOT FOR CONSTRUCTION

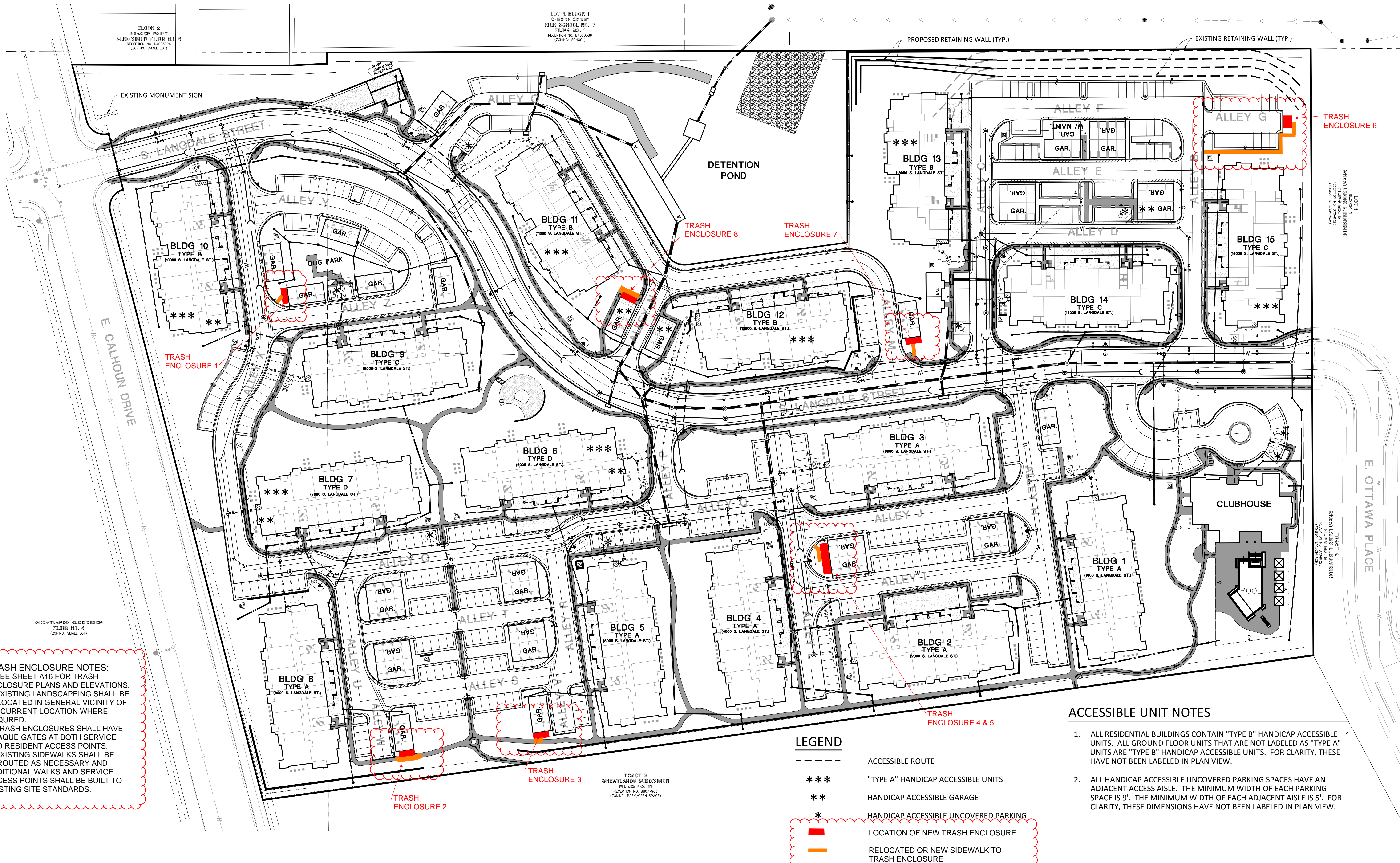
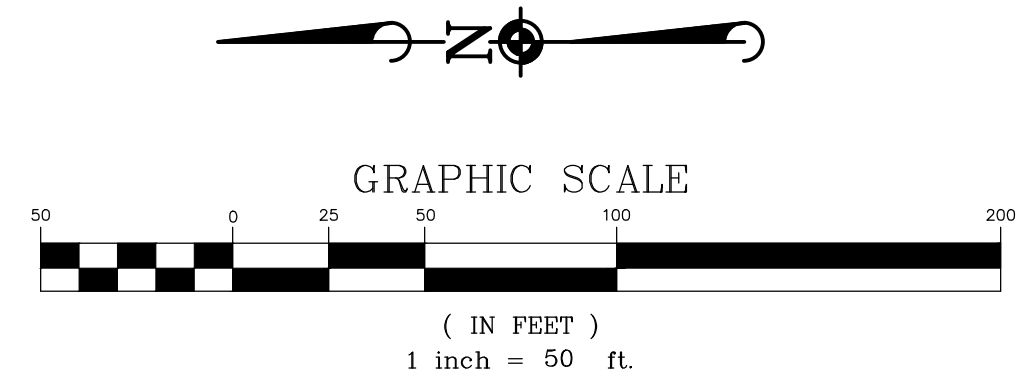
Printed: 6/8/2016 1:56 PM Draw Name: P:\GPPAUC001\Wheatlands\Overall Plan.dwg Updated By: twright

WHEATLANDS PA 6

CONTEXTUAL SITE PLAN NO. 13

LOT 1 BLOCK 1 - WHEATLANDS SUBDIVISION FILING NO. 10, SECTIONS 20 AND 29,
TOWNSHIP 5 SOUTH, RANGE 65 WEST OF THE SIXTH PRINCIPAL MERIDIAN,
CITY OF AURORA, COUNTY OF ARAPAHOE, STATE OF COLORADO.

OVERALL PLAN



TRASH ENCLOSURE NOTES:
1. SEE SHEET A16 FOR TRASH ENCLOSURE PLANS AND ELEVATIONS.
2. EXISTING LANDSCAPING SHALL BE RELOCATED IN GENERAL VICINITY OF ITS CURRENT LOCATION WHERE REQUIRED.
3. TRASH ENCLOSURES SHALL HAVE OPAQUE GATES AT BOTH SERVICE AND RESIDENT ACCESS POINTS.
4. EXISTING SIDEWALKS SHALL BE REROUTED AS NECESSARY AND ADDITIONAL WALKS AND SERVICE ACCESS POINTS SHALL BE BUILT TO EXISTING SITE STANDARDS.

LEGEND

- ACCESSIBLE ROUTE
- *** "TYPE A" HANDICAP ACCESSIBLE UNITS
- ** HANDICAP ACCESSIBLE GARAGE
- * HANDICAP ACCESSIBLE UNCOVERED PARKING
- LOCATION OF NEW TRASH ENCLOSURE
- RELOCATED OR NEW SIDEWALK TO TRASH ENCLOSURE

ACCESSIBLE UNIT NOTES

- ALL RESIDENTIAL BUILDINGS CONTAIN "TYPE B" HANDICAP ACCESSIBLE UNITS. ALL GROUND FLOOR UNITS THAT ARE NOT LABELED AS "TYPE A" UNITS ARE "TYPE B" HANDICAP ACCESSIBLE UNITS. FOR CLARITY, THESE HAVE NOT BEEN LABELED IN PLAN VIEW.
- ALL HANDICAP ACCESSIBLE UNCOVERED PARKING SPACES HAVE AN ADJACENT ACCESS AISLE. THE MINIMUM WIDTH OF EACH PARKING SPACE IS 9'. THE MINIMUM WIDTH OF EACH ADJACENT AISLE IS 5'. FOR CLARITY, THESE DIMENSIONS HAVE NOT BEEN LABELED IN PLAN VIEW.

| DATE | REVISIONS |
|---------|---------------------------|
| 5/15/20 | TRASH ENCLOSURES |
| 6/1/16 | REVISED PER CITY COMMENTS |
| 3/17/16 | REVISED PER CITY COMMENTS |
| 2/27/16 | REVISED PER CITY COMMENTS |
| 11/9/15 | REVISED PER CITY COMMENTS |

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Construction Managers • Environmental Scientists • Landscape Architects • Planners

WHEATLANDS PA 6 - CSP NO. 13
CITY OF AURORA, COLORADO
OVERALL PLAN

PROJ. MGR.: DJR
PROJ. ASSOC.: DJR
DRAWN BY: DJR
DATE: 8/21/15
SHEET
C3
GPPAUC001

NOT FOR CONSTRUCTION

Plotted: 6/8/2016 2:00 PM Dwg Name: P:\Gppauc01\dwg\Eng\Preliminary\CSP\Site Plan-Central.dwg Updated By: jwright

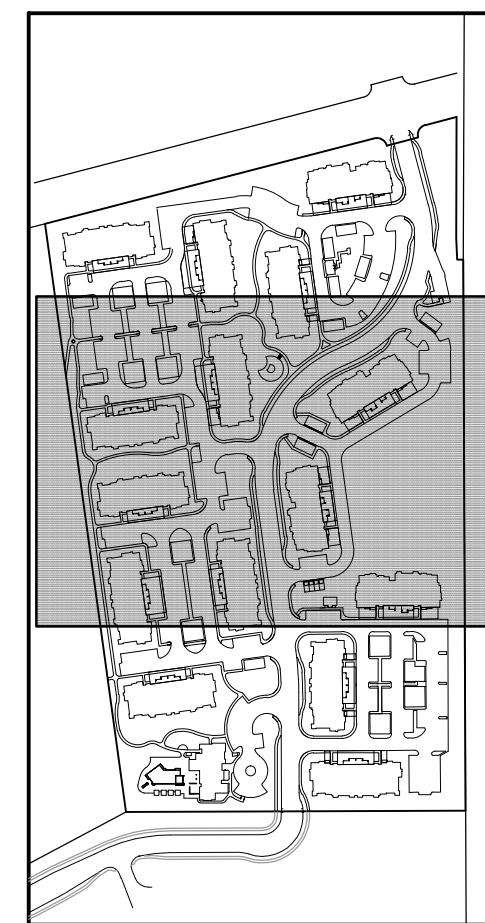
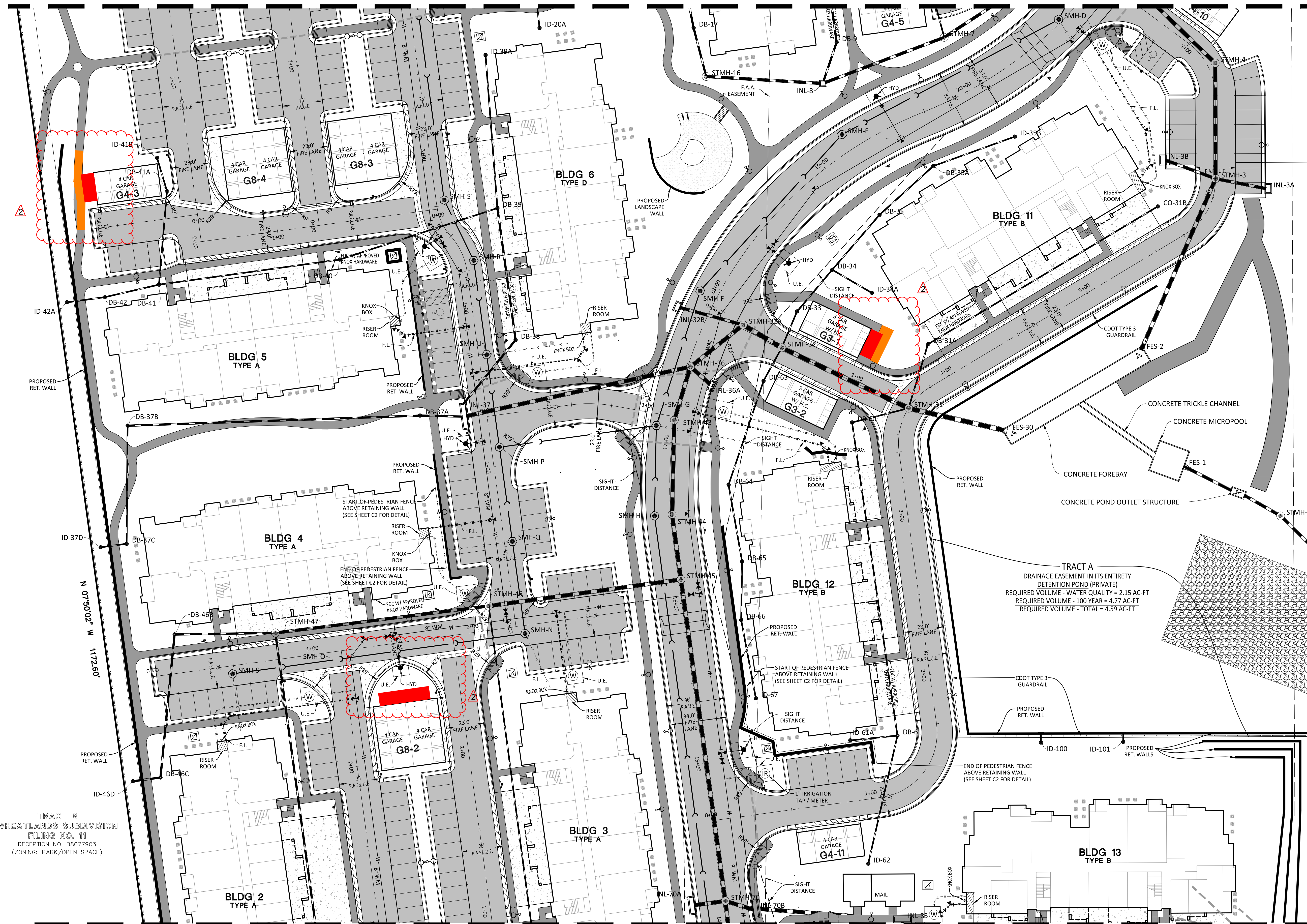
WHEATLANDS PA 6

CONTEXTUAL SITE PLAN NO. 13

LOT 1 BLOCK 1 - WHEATLANDS SUBDIVISION FILING NO. 10, SECTIONS 20 AND 29,
TOWNSHIP 5 SOUTH, RANGE 65 WEST OF THE SIXTH PRINCIPAL MERIDIAN,
CITY OF AURORA, COUNTY OF ARAPAHOE, STATE OF COLORADO.

SITE PLAN

FOR CONTINUATION SEE SHEET C7



KEY MAP
N.T.S.

LOT 1, BLOCK 1
CHERRY CREEK
HIGH SCHOOL NO. 1
FILING NO. 1
RECEPTION NO. B806386
(ZONING: SCHOOL)

- LOCATION OF NEW TRASH ENCLOSURE
- RELOCATED OR NEW SIDEWALK TO TRASH ENCLOSURE

LEGEND

- U.E. UTILITY EASEMENT
- P.A.F.L.U.E. PUBLIC ACCESS, FIRE LANE, AND UTILITY EASEMENT
- F.L. 6" FIRE LINE DIP (PRIVATE)
- FIRE DEPARTMENT CLOSET / RISER ROOM
- LIGHT POLE
- XCEL ENERGY TRANSFORMER
- FIRE LANE SIGN
- SIDEWALK
- FENCE

NOTE: ALL STORM SEWER AND DETENTION POND INFRASTRUCTURE SHALL BE PRIVATE UNLESS OTHERWISE NOTED. ALL PIPES 8" - 12" SHALL BE HDPE AND ALL PIPES 18" AND LARGER SHALL BE RCP. ALL PIPE SIZES TO BE FINALIZED WITH FINAL DRAINAGE REPORT AND CONSTRUCTION DRAWINGS.

EX. 42" STORM RCP (PUBLIC)

EX. 30" STORM RCP (PUBLIC)

PEDESTRIAN FENCE AT RETAINING WALL NOTES:

- SEE SHEET C2 FOR DETAIL OF PEDESTRIAN FENCE ALONG RETAINING WALLS.
- THE FENCE SHALL BE LOCATED ON THE HIGH SIDE OF ALL PROPOSED RETAINING WALLS THAT EXCEED A HEIGHT OF 4'-0". ALL PROPOSED FENCE GRADES ARE SHOWN ON PRELIMINARY GRADING PLAN SUBMITTED TO THE CITY OF AURORA UNDER SEPARATE COVER.
- THE FENCE SHALL BE LOCATED ON THE HIGH SIDE OF ALL PROPOSED RETAINING WALLS, ADJACENT TO PEDESTRIAN ROUTES, THAT EXCEED A HEIGHT OF 2'-6". THERE IS ONLY ONE LOCATION THAT MEETS THIS CRITERIA AND IT IS CALLED OUT ON SHEET C8 OF THIS PLAN SET AND THE PRELIMINARY GRADING PLAN SUBMITTED TO THE CITY OF AURORA UNDER SEPARATE COVER.

TRASH ENCLOSURE NOTES:

- SEE SHEET A16 FOR TRASH ENCLOSURE PLANS AND ELEVATIONS.
- EXISTING LANDSCAPING SHALL BE RELOCATED IN GENERAL VICINITY OF ITS CURRENT LOCATION WHERE REQUIRED.
- TRASH ENCLOSURES SHALL HAVE OPAQUE GATES AT BOTH SERVICE AND RESIDENT ACCESS POINTS.
- EXISTING SIDEWALKS SHALL BE REROUTED AS NECESSARY AND ADDITIONAL WALKS AND SERVICE ACCESS POINTS SHALL BE BUILT TO EXISTING SITE STANDARDS.

TRACT B
WHEATLANDS SUBDIVISION
FILING NO. 11
RECEPTION NO. B8077903
(ZONING: PARK/OPEN SPACE)

FOR CONTINUATION SEE SHEET C9

| DATE | REVISIONS |
|---------|---------------------------|
| 5/15/20 | TRASH ENCLOSURES |
| 6/17/16 | REVISED PER CITY COMMENTS |
| 3/17/16 | REVISED PER CITY COMMENTS |
| 2/27/16 | REVISED PER CITY COMMENTS |
| 1/19/15 | REVISED PER CITY COMMENTS |

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Construction Managers • Environmental Scientists • Landscape Architects • Planners

WHEATLANDS PA 6 - CSP NO. 13
CITY OF AURORA, COLORADO
SITE PLAN - CENTRAL

PROJ. MGR.: DJR
PROJ. ASSOC.: DJR
DRAWN BY: DJR
DATE: 8/21/15
SHEET
C8
GPPAUC001

NOT FOR CONSTRUCTION

Printed: 6/8/2016 2:01 PM Dwg Name: P:\Gppauc001\dwg\Eng\Preliminary\CS\Site Plan-South.dwg Updated By: jwright

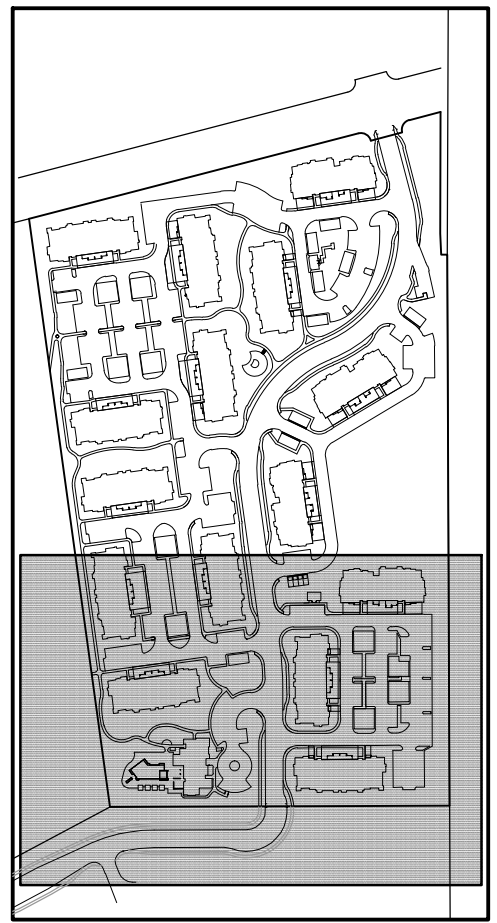
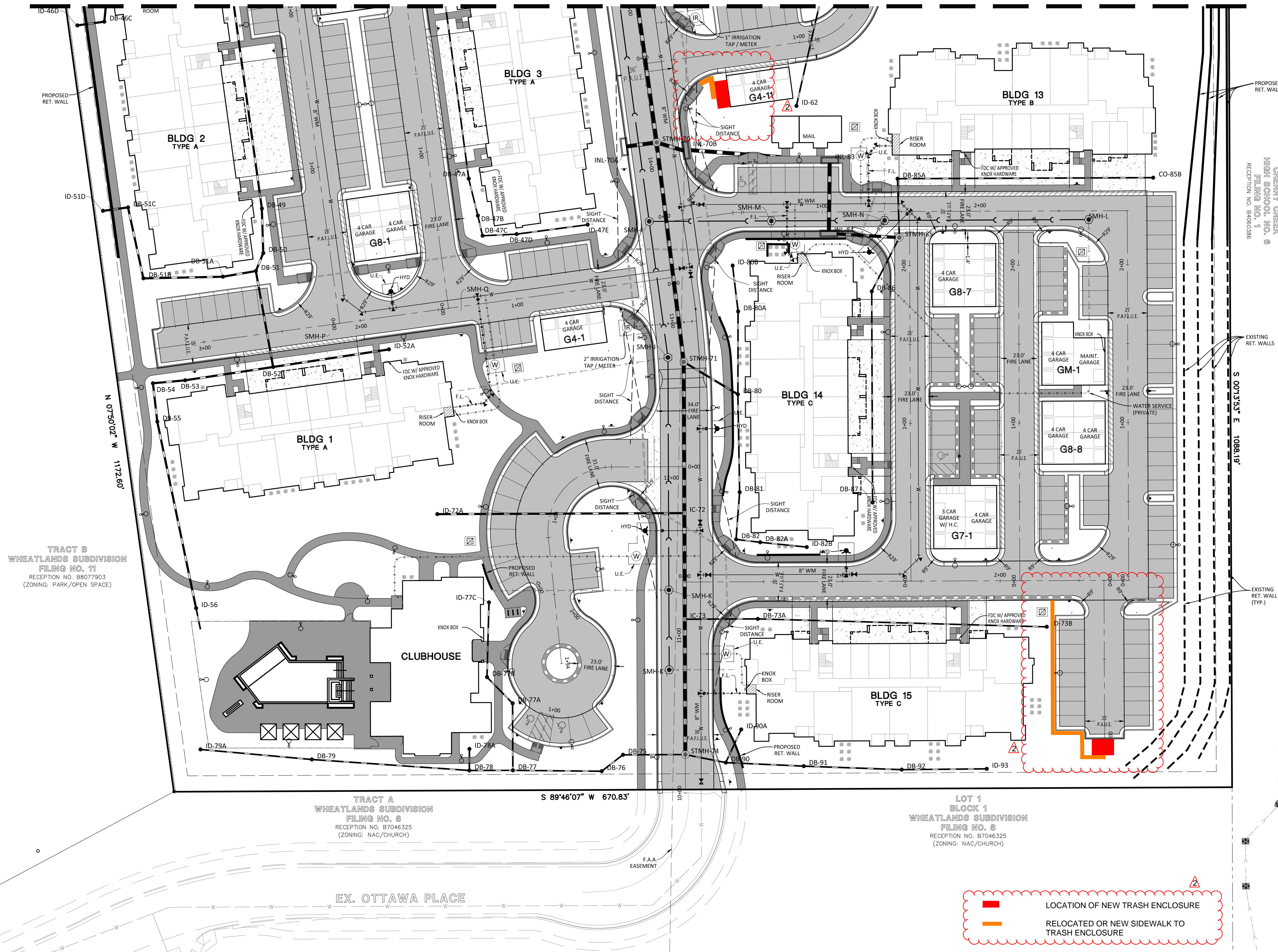
WHEATLANDS PA 6

CONTEXTUAL SITE PLAN NO. 13

LOT 1 BLOCK 1 - WHEATLANDS SUBDIVISION FILING NO. 10, SECTIONS 20 AND 29,
TOWNSHIP 5 SOUTH, RANGE 65 WEST OF THE SIXTH PRINCIPAL MERIDIAN,
CITY OF AURORA, COUNTY OF ARAPAHOE, STATE OF COLORADO.

SITE PLAN

FOR CONTINUATION SEE SHEET C8



LEGEND

- | | |
|--------------|--|
| U.E. | UTILITY EASEMENT |
| P.A.F.L.U.E. | PUBLIC ACCESS, FIRE LANE, AND UTILITY EASEMENT |
| F.L. | 6" FIRE LINE DIP (PRIVATE) |
| [Symbol] | FIRE DEPARTMENT CLOSET / RISER ROOM |
| [Symbol] | LIGHT POLE |
| [Symbol] | XCEL ENERGY TRANSFORMER |
| [Symbol] | FIRE LANE SIGN |
| [Symbol] | SIDEWALK |
| [Symbol] | FENCE |

NOTE: ALL STORM SEWER AND DETENTION POND INFRASTRUCTURE SHALL BE PRIVATE UNLESS OTHERWISE NOTED. ALL PIPES 8"-12" SHALL BE HDPE AND ALL PIPES 18" AND LARGER SHALL BE RCP. ALL PIPE SIZES TO BE FINALIZED WITH FINAL DRAINAGE REPORT AND CONSTRUCTION DRAWINGS.

PEDESTRIAN FENCE AT RETAINING WALL NOTES:

- SEE SHEET C2 FOR DETAIL OF PEDESTRIAN FENCE ALONG RETAINING WALLS.
- THE FENCE SHALL BE LOCATED ON THE HIGH SIDE OF ALL PROPOSED RETAINING WALLS THAT EXCEED A HEIGHT OF 4'-0". ALL PROPOSED FENCE GRADES ARE SHOWN ON PRELIMINARY GRADING PLAN SUBMITTED TO THE CITY OF AURORA UNDER SEPARATE COVER.
- THE FENCE SHALL BE LOCATED ON THE HIGH SIDE OF ALL PROPOSED RETAINING WALLS, ADJACENT TO PEDESTRIAN ROUTES, THAT EXCEED A HEIGHT OF 2'-6". THERE IS ONLY ONE LOCATION THAT MEETS THIS CRITERIA AND IT IS CALLED OUT ON SHEET C8 OF THIS PLAN SET AND THE PRELIMINARY GRADING PLAN SUBMITTED TO THE CITY OF AURORA UNDER SEPARATE COVER.

TRASH ENCLOSURE NOTES:

- SEE SHEET A16 FOR TRASH ENCLOSURE PLANS AND ELEVATIONS.
- EXISTING LANDSCAPING SHALL BE RELOCATED IN GENERAL VICINITY OF ITS CURRENT LOCATION WHERE REQUIRED.
- TRASH ENCLOSURES SHALL HAVE OPAQUE GATES AT BOTH SERVICE AND RESIDENT ACCESS POINTS.
- EXISTING SIDEWALKS SHALL BE ROUTED AS NECESSARY AND ADDITIONAL WALKS AND SERVICE ACCESS POINTS SHALL BE BUILT TO EXISTING SITE STANDARDS.

LOCATION OF NEW TRASH ENCLOSURE

RELOCATED OR NEW SIDEWALK TO TRASH ENCLOSURE

| DATE | REVISIONS |
|----------|---------------------------|
| 5/15/20 | TRASH ENCLOSURES |
| 6/7/16 | REVISED PER CITY COMMENTS |
| 3/17/16 | REVISED PER CITY COMMENTS |
| 2/27/16 | REVISED PER CITY COMMENTS |
| 11/19/15 | REVISED PER CITY COMMENTS |

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WHEATLANDS PA 6 - CSP NO. 13

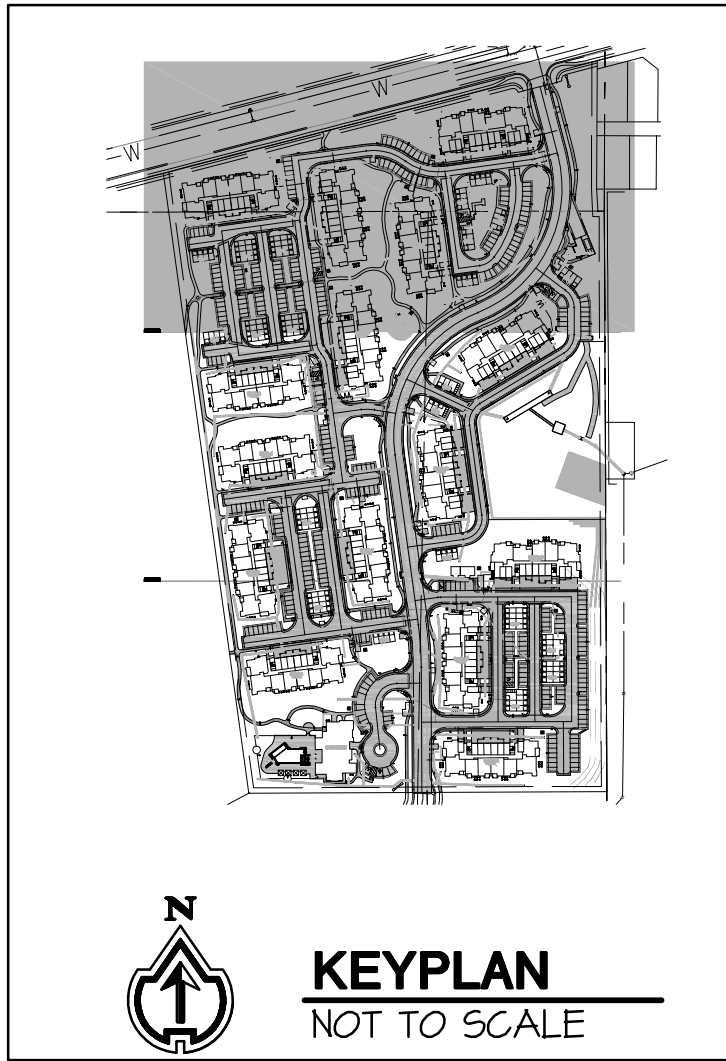
CITY OF AURORA, COLORADO

SITE PLAN - SOUTH

PROJ. MGR.: DJR
PROJ. ASSOC.: DJR
DRAWN BY: DJR
DATE: 8/21/15
SHEET
C9
GPPAUC001

NOT FOR CONSTRUCTION

WHEATLANDS PA 6
CONTEXTUAL SITE PLAN NO. 13
LOT 1 BLOCK 1 - WHEATLANDS SUBDIVISION FILING NO. 10, SECTIONS 20 AND 29
TOWNSHIP 5 SOUTH, RANGE 65 WEST OF THE SIXTH PRINCIPAL MERIDIAN
CITY OF AURORA, COUNTY OF ARAPAHOE, STATE OF COLORADO
Site Photometric Plan - North



SITE PHOTOMETRIC PLAN - NORTH
SCALE: 1"=30'-0"

- LOCATION OF NEW TRASH ENCLOSURE
- RELOCATED OR NEW SIDEWALK TO TRASH ENCLOSURE

TRASH ENCLOSURE NOTES:
1. SEE SHEET A16 FOR TRASH ENCLOSURE PLANS AND ELEVATIONS.
2. EXISTING LANDSCAPING SHALL BE RELOCATED IN GENERAL VICINITY OF ITS CURRENT LOCATION WHERE REQUIRED.
3. TRASH ENCLOSURES SHALL HAVE OPAQUE GATES AT BOTH SERVICE AND RESIDENT ACCESS POINTS.
4. EXISTING SIDEWALKS SHALL BE REROUTED AS NECESSARY AND ADDITIONAL WALKS AND SERVICE ACCESS POINTS SHALL BE BUILT TO EXISTING SITE STANDARDS.

MEP PROJECT #15245
DESIGNED BY: JCC CHECKED BY: DGM

MEP ENGINEERING INC.
CLIENT CENTRIC CONSULTING

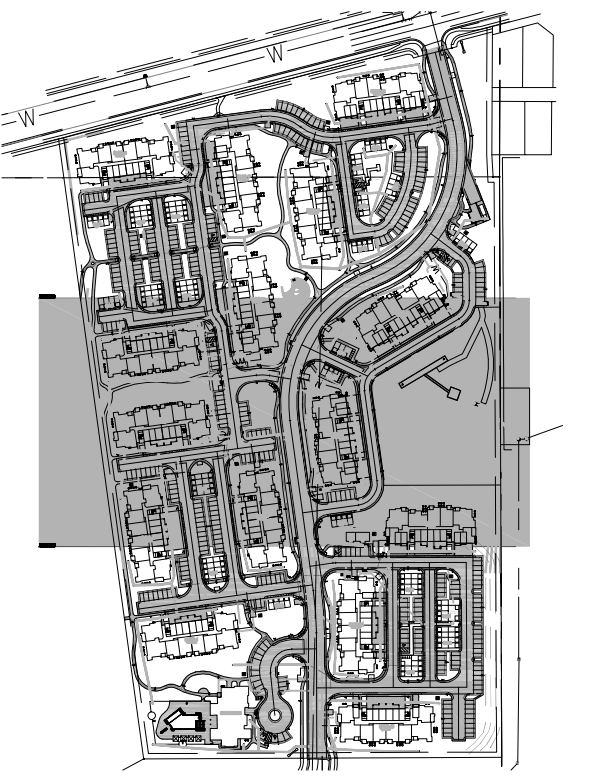
6402 S. Troy Circle, Suite 100
Centennial, CO 80111
info@mep-eng.com

(W) 303.936.1633
(F) 303.934.3299
www.mep-eng.com

| | |
|-----------|----------|
| PROJ. MGR | JCC |
| PROJ. ENG | JCC |
| DRAWN BY | JCC |
| SCALE | AS SHOWN |
| DATE | 8-14-18 |
| CODE | |
| PROJECT | 15245 |

| | | |
|-------------------------------|------------------|----|
| WHEATLANDS CSP NO 13 (PA6) | | |
| CITY OF AURORA, COLORADO | | |
| SITE PHOTOMETRIC PLAN - NORTH | | |
| SHEET | REVISIONS | BY |
| EP-1 | 5/15/20 | |
| | TRASH ENCLOSURES | |

WHEATLANDS PA 6
CONTEXTUAL SITE PLAN NO. 13
LOT 1 BLOCK 1 - WHEATLANDS SUBDIVISION FILING NO. 10, SECTIONS 20 AND 29
TOWNSHIP 5 SOUTH, RANGE 65 WEST OF THE SIXTH PRINCIPAL MERIDIAN
CITY OF AURORA, COUNTY OF ARAPAHOE, STATE OF COLORADO
Site Photometric Plan - Central



SITE PHOTOMETRIC PLAN - CENTRAL
SCALE: 1"=30'-0"

- LOCATION OF NEW TRASH ENCLOSURE
- RELOCATED OR NEW SIDEWALK TO TRASH ENCLOSURE

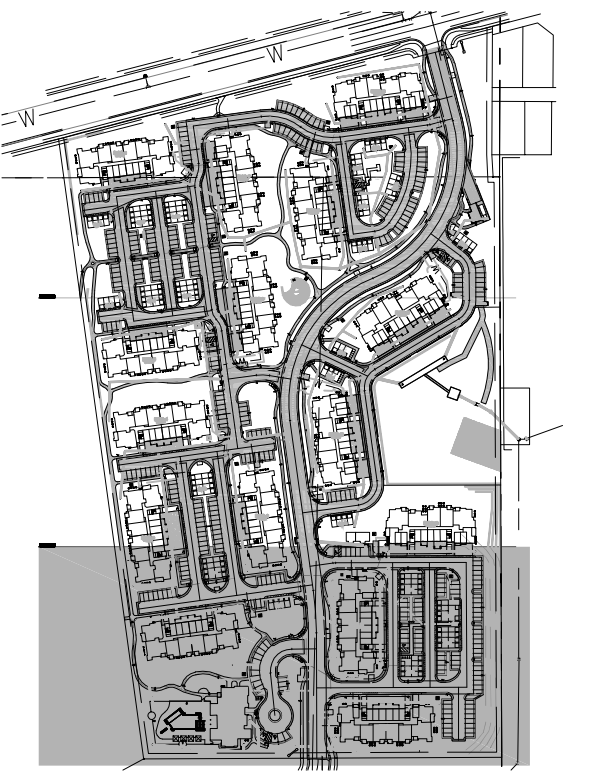
- TRASH ENCLOSURE NOTES:**
1. SEE SHEET A16 FOR TRASH ENCLOSURE PLANS AND ELEVATIONS.
 2. EXISTING LANDSCAPING SHALL BE RELOCATED IN GENERAL VICINITY OF ITS CURRENT LOCATION WHERE REQUIRED.
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 4. EXISTING SIDEWALKS SHALL BE REROUTED AS NECESSARY AND ADDITIONAL WALKS AND SERVICE ACCESS POINTS SHALL BE BUILT TO EXISTING SITE STANDARDS.



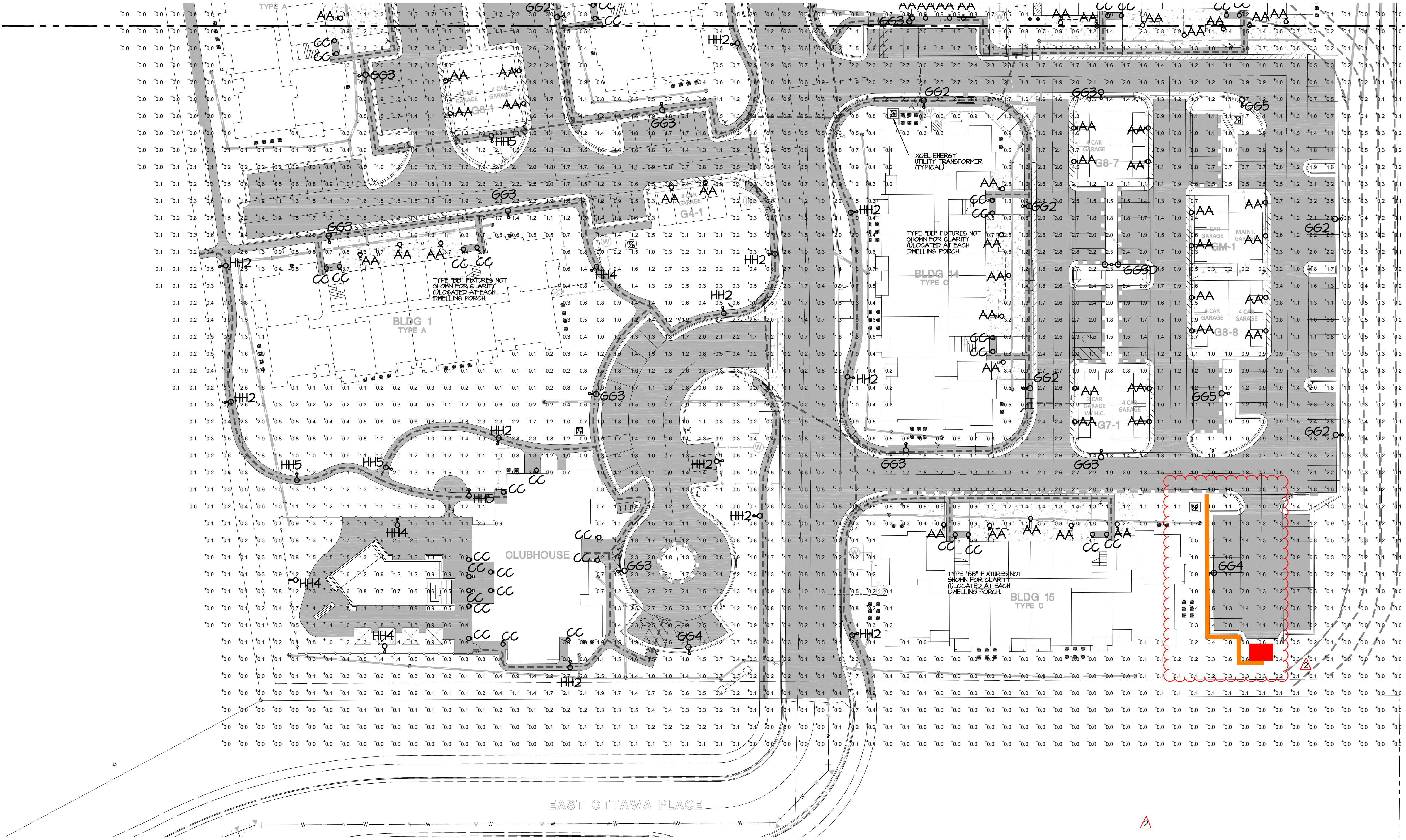
6402 S. Troy Circle, Suite 100
Centennial, CO 80111
info@mep-eng.com

| SHEET | | WHEATLANDS CSP NO 13 (PA6) | |
|-------|--|---------------------------------|--|
| EP-2 | | CITY OF AURORA, COLORADO | |
| | | SITE PHOTOMETRIC PLAN - CENTRAL | |
| | | DATE: 5/15/20 | |
| | | REVISIONS | |
| | | BY | |
| | | PROJECT: 15245 | |

WHEATLANDS PA 6
CONTEXTUAL SITE PLAN NO. 13
LOT 1 BLOCK 1 - WHEATLANDS SUBDIVISION FILING NO. 10, SECTIONS 20 AND 29
TOWNSHIP 5 SOUTH, RANGE 65 WEST OF THE SIXTH PRINCIPAL MERIDIAN
CITY OF AURORA, COUNTY OF ARAPAHOE, STATE OF COLORADO
Site Photometric Plan - South



MATCHLINE B



SITE PHOTOMETRIC PLAN - SOUTH
SCALE: 1"=30'-0"

- LOCATION OF NEW TRASH ENCLOSURE
- RELOCATED OR NEW SIDEWALK TO TRASH ENCLOSURE

TRASH ENCLOSURE NOTES:
1. SEE SHEET A16 FOR TRASH ENCLOSURE PLANS AND ELEVATIONS.
2. EXISTING LANDSCAPING SHALL BE RELOCATED IN GENERAL VICINITY OF ITS CURRENT LOCATION WHERE REQUIRED.
3. TRASH ENCLOSURES SHALL HAVE OPAQUE GATES AT BOTH SERVICE AND RESIDENT ACCESS POINTS.
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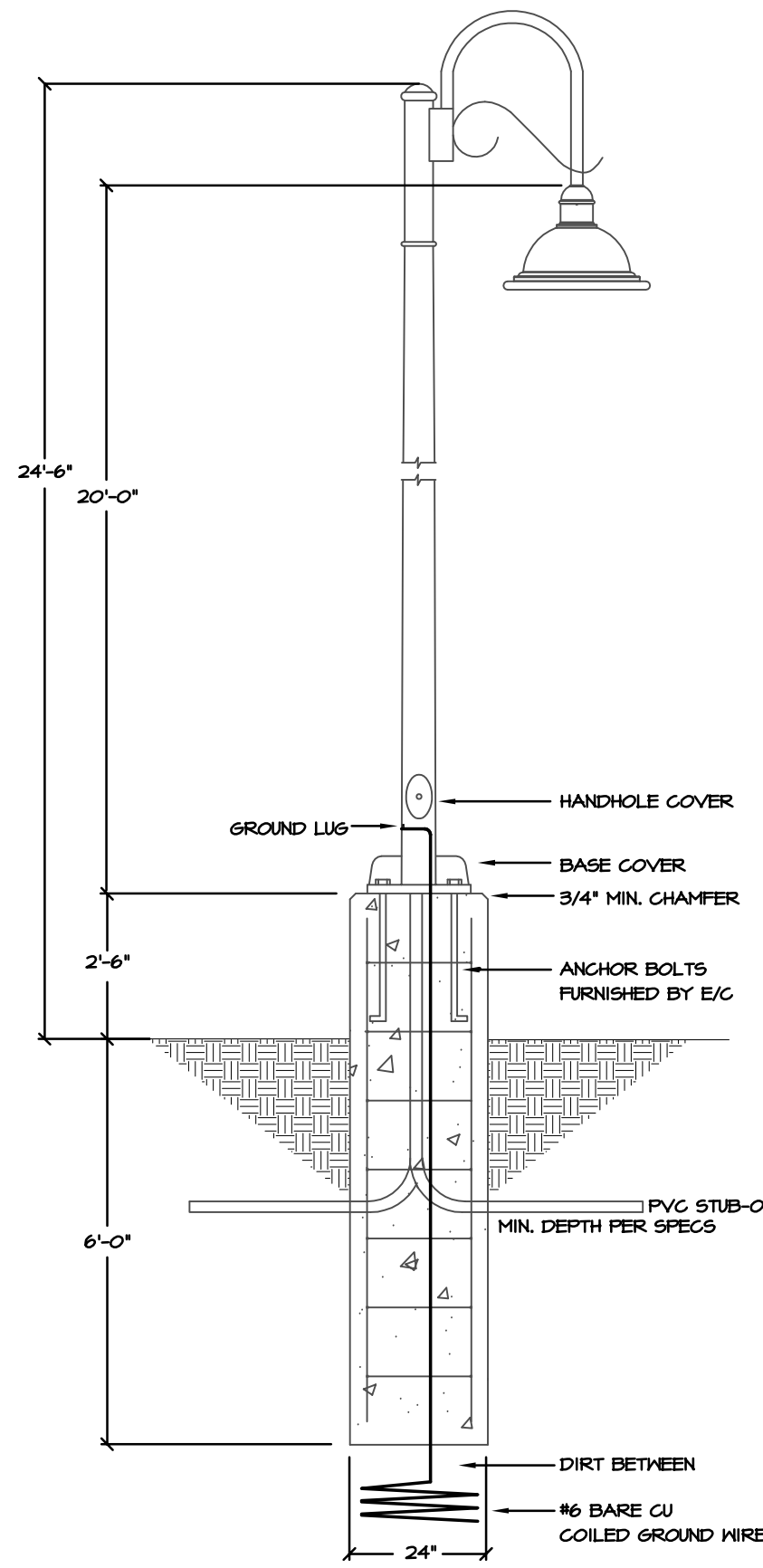


| SHEET | WHEATLANDS CSP NO 13 (PA6) | | |
|-------|----------------------------|------------------|----|
| | DATE | REVISIONS | BY |
| EP-3 | 5/15/20 | TRASH ENCLOSURES | |
| | | | |

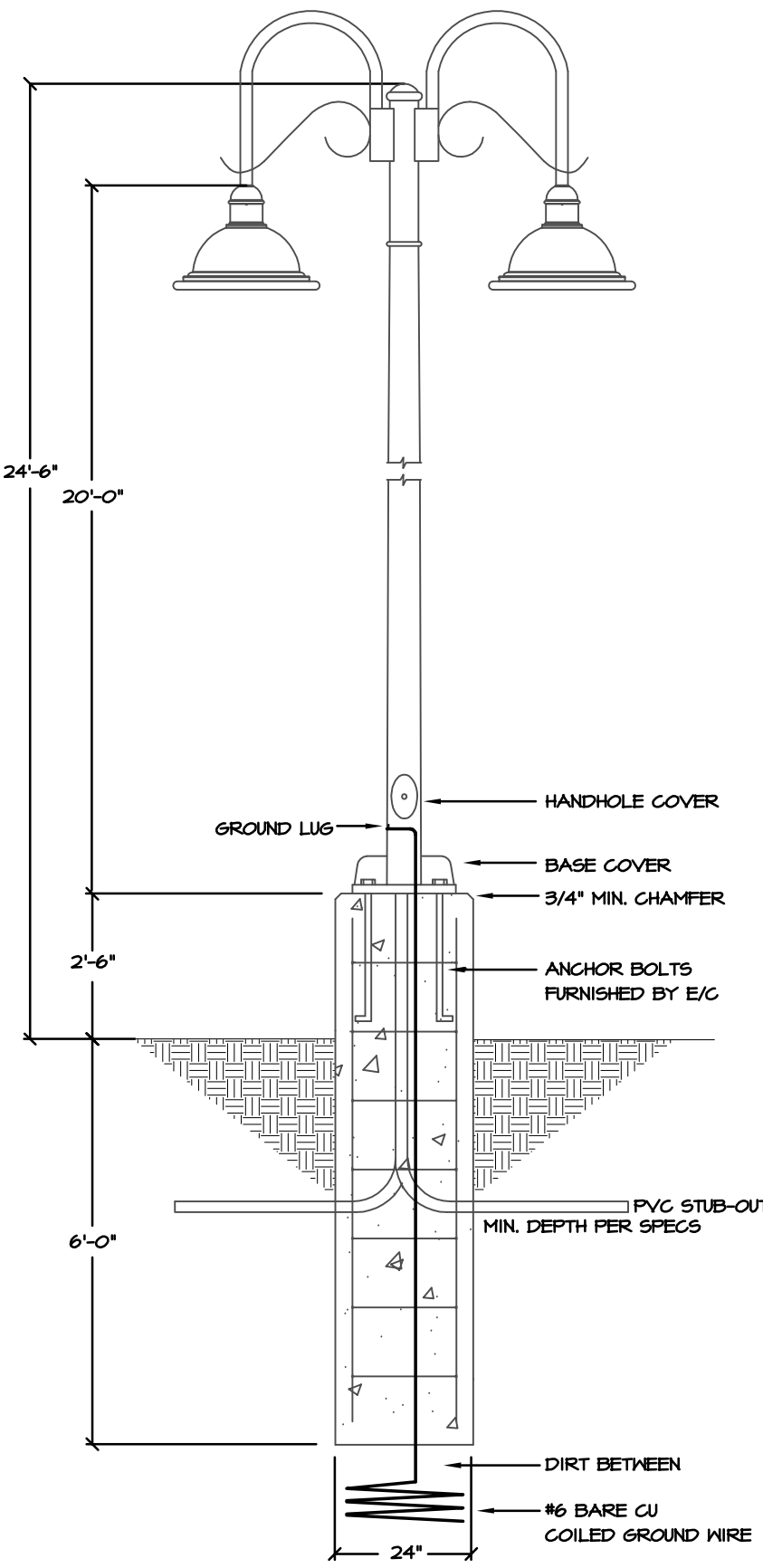
WHEATLANDS PA 6
CONTEXTUAL SITE PLAN NO. 13
LOT 1 BLOCK 1 - WHEATLANDS SUBDIVISION FILING NO. 10, SECTIONS 20 AND 29
TOWNSHIP 5 SOUTH, RANGE 65 WEST OF THE SIXTH PRINCIPAL MERIDIAN
CITY OF AURORA, COUNTY OF ARAPAHOE, STATE OF COLORADO

Lighting Details

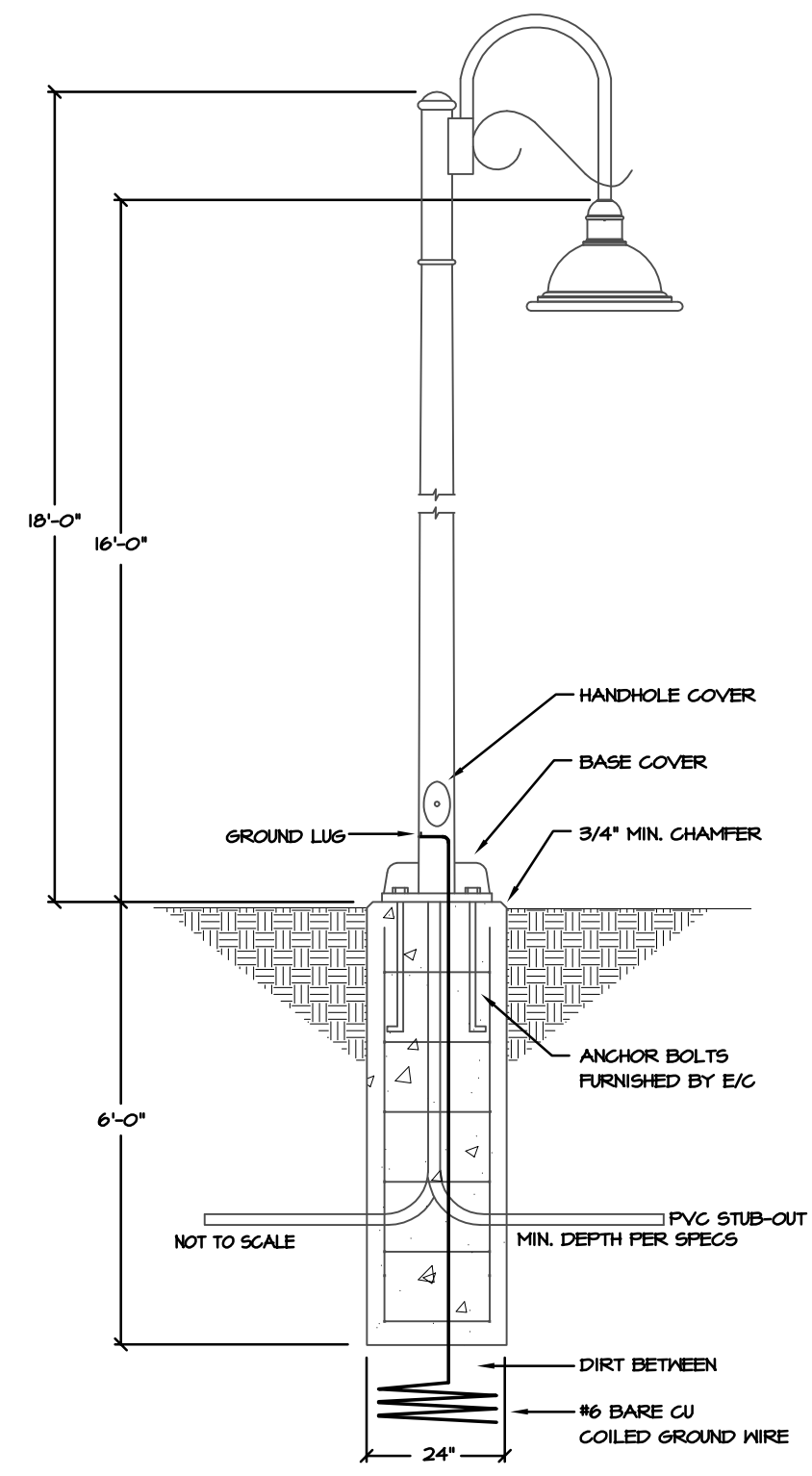
| SITE LIGHTING FIXTURE SCHEDULE | | | | | |
|--------------------------------|-------------------------------------|---|---|--|--|
| TYPE | MANUFACTURER | CATALOG NUMBER | DESCRIPTION | MOUNTING | LAMPS |
| AA | FEISS LIGHTING | OL8501ORB-LED | LED WALL LANTERN, WET LOCATION LISTED. OIL RUBBED BRONZE, COLD WEATHER START 12-1/2"H. x 7-7/8"W. x 9-3/16" EXT. | +7'-0" AF.F. | (1)14W LED |
| BB | FEISS LIGHTING | OL8501ORB-LED | LED WALL LANTERN, WET LOCATION LISTED. OIL RUBBED BRONZE, COLD WEATHER START 12-1/2"H. x 7-7/8"W. x 9-3/16" EXT. | +7'-0" AF.F. | (1)14W LED |
| CC | FEISS LIGHTING | OL8502ORB-LED | LED WALL LANTERN, WET LOCATION LISTED. OIL RUBBED BRONZE, COLD WEATHER START 13-7/8"H. x 9"W. x 10-7/16" EXT. | +7'-0" AF.F. | (1)14W LED |
| GG2 | STERNBERG LIGHTING OR SIMILAR | 1A-1527RLED-EZ-FG-6ARC-30K T2-F-MDL03-PEC-UBKT-ONPM POLE: VALMONT DS340 ARM: ONPM | SINGLE HEAD OMEGA 1527LED PARKING LIGHT BLACK FINISH, TYPE 2 DISTRIBUTION, FLAT GLASS LENS, INTEGRAL PHOTOCELL URBAN BLACK TEXTURED FINISH STRAIGHT ROUND POLE "ON" STYPE SHEPARDS HOOK ARM | POLE 22'-0" BASE 30" TOP OF HEAD 20'-0" | 84 LED ENGINE 96 WATT, 350mA 3000K 6,940 LUMENS |
| GG3 | STERNBERG LIGHTING OR SIMILAR | 1A-1527RLED-EZ-FG-6ARC-30K T3R-F-MDL03-PEC-UBKT-ONPM POLE: VALMONT DS340 ARM: ONPM | SINGLE HEAD OMEGA 1527LED PARKING LIGHT BLACK FINISH, TYPE 3R DISTRIBUTION, FLAT GLASS LENS, INTEGRAL PHOTOCELL URBAN BLACK TEXTURED FINISH STRAIGHT ROUND POLE "ON" STYPE SHEPARDS HOOK ARM | POLE 22'-0" BASE 30" TOP OF HEAD 20'-0" | 84 LED ENGINE 96 WATT, 350mA 3000K 6,830 LUMENS |
| GG3D | STERNBERG LIGHTING OR SIMILAR | 2A-1527RLED-EZ-FG-6ARC-30K T3R-F-MDL03-PEC-UBKT-ONPM POLE: VALMONT DS340 ARM: ONPM | DOUBLE HEAD OMEGA 1527LED PARKING LIGHT BLACK FINISH, TYPE 3R DISTRIBUTION, FLAT GLASS LENS, INTEGRAL PHOTOCELL URBAN BLACK TEXTURED FINISH STRAIGHT ROUND POLE "ON" STYPE SHEPARDS HOOK ARM | POLE 22'-0" BASE 30" TOP OF HEAD 20'-0" | 84 LED ENGINE 96 WATT, 350mA 3000K 6,830 LUMENS |
| GG4 | STERNBERG LIGHTING OR SIMILAR | 1A-1527RLED-EZ-FG-6ARC-30K T4-F-MDL03-PEC-UBKT-ONPM POLE: VALMONT DS340 ARM: ONPM | SINGLE HEAD OMEGA 1527LED PARKING LIGHT BLACK FINISH, TYPE 4 DISTRIBUTION, FLAT GLASS LENS, INTEGRAL PHOTOCELL URBAN BLACK TEXTURED FINISH STRAIGHT ROUND POLE "ON" STYPE SHEPARDS HOOK ARM | POLE 22'-0" BASE 30" TOP OF HEAD 20'-0" | 84 LED ENGINE 96 WATT, 350mA 3000K 6,900 LUMENS |
| GG5 | STERNBERG LIGHTING OR SIMILAR | 1A-1527RLED-EZ-FG-6ARC-30K T5-F-MDL03-PEC-UBKT-ONPM POLE: VALMONT DS340 ARM: ONPM | SINGLE HEAD OMEGA 1527LED PARKING LIGHT BLACK FINISH, TYPE 5 DISTRIBUTION, FLAT GLASS LENS, INTEGRAL PHOTOCELL URBAN BLACK TEXTURED FINISH STRAIGHT ROUND POLE "ON" STYPE SHEPARDS HOOK ARM | POLE 22'-0" BASE 30" TOP OF HEAD 20'-0" | 84 LED ENGINE 96 WATT, 350mA 3000K 7,005 LUMENS |
| HH2 | STERNBERG LIGHTING OR SIMILAR | 1A-1521RLED-EZ-FG-3ARC-30K T2-F-MDL03-PEC-UBKT-ONPM- POLE: VALMONT DS340 ARM: ONPM | SINGLE HEAD OMEGA 1521LED PEDESTRIAN LIGHT BLACK FINISH, TYPE 2 DISTRIBUTION, FLAT GLASS LENS, INTEGRAL PHOTOCELL URBAN BLACK TEXTURED FINISH STRAIGHT ROUND POLE "ON" STYPE SHEPARDS HOOK ARM | POLE 18'-0" BASE FLUSH TOP OF HEAD 16'-0" | 42 LED ENGINE 53 WATT, 350mA 3000K 3,450 LUMENS |
| HH4 | STERNBERG LIGHTING OR SIMILAR | 1A-1521RLED-EZ-FG-3ARC-30K T4-F-MDL03-PEC-UBKT POLE: VALMONT DS340 ARM: ONPM | SINGLE HEAD OMEGA 1521LED PEDESTRIAN LIGHT BLACK FINISH, TYPE 4 DISTRIBUTION, FLAT GLASS LENS, INTEGRAL PHOTOCELL URBAN BLACK TEXTURED FINISH STRAIGHT ROUND POLE "ON" STYPE SHEPARDS HOOK ARM | POLE 18'-0" BASE FLUSH TOP OF HEAD 16'-0" | 42 LED ENGINE 53 WATT, 350mA 3000K 3,450 LUMENS |
| HH5 | STERNBERG LIGHTING OR SIMILAR | 1A-1521RLED-EZ-FG-3ARC-30K T5-F-MDL03-PEC-UBKT POLE: VALMONT DS340 ARM: ONPM | SINGLE HEAD OMEGA 1521LED PEDESTRIAN LIGHT BLACK FINISH, TYPE 5 DISTRIBUTION, FLAT GLASS LENS, INTEGRAL PHOTOCELL URBAN BLACK TEXTURED FINISH STRAIGHT ROUND POLE "ON" STYPE SHEPARDS HOOK ARM | POLE 18'-0" BASE FLUSH TOP OF HEAD 16'-0" | 42 LED ENGINE 53 WATT, 350mA 3000K 3,450 LUMENS |



POLE BASE FIXTURE GG2,GG3,GG4,GG5
NOT TO SCALE



POLE BASE FIXTURE GG3D
NOT TO SCALE



POLE BASE FIXTURE HH2, HH4, HH5
NOT TO SCALE

MEP PROJECT #15245
DESIGNED BY: JCC CHECKED BY: DGM

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ENGINEERING INC.
CLIENT CENTRIC CONSULTING

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Centennial, CO 80111
info@mep-eng.com

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(F) 303.934.3299
www.mep-eng.com

| | | | |
|---------------|--|-----------|----|
| SHEET EP-5 | WHEATLANDS CSP NO 13 (PA6) CITY OF AURORA, COLORADO LIGHTING DETAILS | | |
| | DATE | REVISIONS | BY |
| | | | |
| | | | |
| | | | |
| | | | |

WHEATLANDS CSP NO. 13 (PA6)

| Required Unit / Parking Count | | | |
|--------------------------------|-------------|--------------|----------|
| Unit Type | Unit Count | Parking rate | Required |
| 1Bed / 1 Bath | 146 | 1.5 | 219 |
| 2 Bed / 1 Bath | 40 | 2 | 80 |
| 2 Bed / 2 Bath | 128 | 2 | 256 |
| 3 Bed / 2 Bath | 24 | 2 | 48 |
| Total | 338 | | 603 |
| Garage spaces required | 603 x 0.4 | | 241.2 |
| Attached required | 241.2 x 0.5 | | 120.6 |
| Add'l 15% guest parking req'd. | 603 x 0.15 | | 91 |
| Total Parking | | | 694 |

| Parking Count | | | | |
|--|--|--|------------|--|
| Building Garages | | | 119 spaces | |
| Handicap Building Garages | | | 3 spaces | |
| Total Attached Garage Spaces | | | 122 spaces | 50.2% |
| | | | | of total gar's. + 20.1% of req'd. resident parking |
| Detached Garage Spaces | | | 118 spaces | |
| Detached Handicap Garage Spaces | | | 3 spaces | |
| Total Detached Garage Spaces | | | 121 spaces | 20.1% |
| | | | | of req'd resident parking |
| Total Garage Spaces | | | 243 spaces | |
| Surface Parking Spaces | | | 340 spaces | |
| Handicap Surface Spaces | | | 8 spaces | |
| Total Surface Spaces | | | 348 spaces | |
| Tandem Spaces | | | 122 spaces | |
| Street Parking Spaces | | | 80 spaces | |
| Total Parking Spaces | | | 793 spaces | |
| Parking Ratio | | | 2.35 PS/DU | |
| Handicap Building Garages (124 x 2%) | | | 3 | |
| Detached Handicap Garage Spaces (125 x 2%) | | | 3 | |
| Handicap Surface Spaces (379 x 2%) | | | 8 | |
| Handicap Parking Required (2% of total) | | | 14 | |

| SHEET INDEX: | |
|--------------|------------------------------|
| A00 | COVER SHEET |
| A01 | PARKING |
| A02 | BUILDING A ELEVATIONS |
| A03 | BUILDING A ELEVATIONS |
| A04 | BUILDING B ELEVATIONS |
| A05 | BUILDING B ELEVATIONS |
| A06 | BUILDING C ELEVATIONS |
| A07 | BUILDING C ELEVATIONS |
| A08 | BUILDING D ELEVATIONS |
| A09 | BUILDING D ELEVATIONS |
| A10 | CLUBHOUSE ELEVATIONS |
| A11 | 3-CAR & 4-CAR GARAGES |
| A12 | 7-CAR GARAGE |
| A13 | 8-CAR GARAGE & PERGOLA |
| A14 | MAINTENANCE GARAGE |
| A15 | MAIL KIOSK & TRASH COMPACTOR |
| A16 | TRASH ENCLOSURES |

BUILDING TYPES A - D
CODE INFORMATION FOR APARTMENT BUILDINGS:

| APPLICABLE CODES: | |
|---|---|
| 2009 INTERNATIONAL BUILDING CODE - OCCUPANCY CLASSIFICATION R-2 | |
| 2009 INTERNATIONAL MECHANICAL CODE | |
| 2009 INTERNATIONAL PLUMBING CODE | |
| 2009 INTERNATIONAL FUEL GAS CODE | |
| 2011 NATIONAL ELECTRICAL CODE | |
| 2009 INTERNATIONAL ENERGY CONSERVATION CODE | |
| 2009 INTERNATIONAL FIRE CODE | |
| 2003 ANSI A117.1, ACCESSIBILITY REQUIREMENTS | |
| AURORA AMENDMENTS TO THE 2009 IBC AND 2009 IFC | |
| NFPA STANDARDS | TITLE OF PUBLICATION - DATE |
| NFPA 10 | PORTABLE FIRE EXTINGUISHER - 2002 |
| NFPA 13 | INSTALLATION OF SPRINKLER SYSTEMS - 2002 |
| NFPA 14 | INSTALLATION OF STANDPIPE AND HOSE SYSTEMS 2003 |
| NFPA 24 | PRIVATE FIRE SERVICE MAINS - 2002 |
| NFPA 72 | NATIONAL FIRE ALARM CODE - 2002 |

| CONSTRUCTION TYPE: | |
|--|--|
| TYPE V-B BUILDING TYPE A, B, C, D PER IBC 310 & TABLE 503 | |
| STORIES: | |
| BUILDING TYPE A: 2 STORIES | |
| BUILDING TYPES B-D: 3 STORIES | |
| AREA: | |
| BUILDING TYPE A: 20,986 SQ. FT. | |
| BUILDING TYPE B: 30,006 SQ. FT. | |
| BUILDING TYPE C: 31,679 SQ. FT. | |
| BUILDING TYPE D: 31,792 SQ. FT. | |
| HEIGHT: | |
| BUILDING TYPE A: 26'-2 1/2" | |
| BUILDING TYPE B: 36'-3 3/4" | |
| BUILDING TYPE C: 36'-10 1/2" | |
| BUILDING TYPE D: 36'-10 1/2" | |
| ALLOWABLE AREA CALCULATIONS : | |
| CONSTRUCTION TYPE OF THE APARTMENT BUILDINGS IS V-B, SPRINKLERED PER NFPA 13R. SPRINKLER PROTECTION IS PROVIDED FOR ADDITION OF ONE STORY, IBC 504.2. ALLOWABLE INCREASE DUE TO FRONTAGE IS APPLIED TO BUILDINGS A-D. AA = 12,000 + IF : REFER TO IBC 506.1. MAXIMUM BUILDING AREA IS AA X 3 = 36,000 SF | |
| FIRE SEPARATIONS: | |
| AREA OF EXTERIOR OPENINGS IN EXTERIOR WALLS WITH FIRE SEPARATION DISTANCE OF GREATER THAN 5' TO 10 ' IS UNLIMITED PER TABLE 705.8 BECAUSE THE EXTERIOR WALLS ARE NOT REQUIRED TO BE FIRE-RESISTANCE RATED. | |
| SPRINKLER SYSTEM: | |
| YES PER NFPA 13R THROUGHOUT TYPE V-B CONSTRUCTION. SHALL BE PROVIDED PER IBC SECTION 903.3. | |

BUILDING TYPE E
CODE INFORMATION FOR CLUBHOUSE:

| APPLICABLE CODES: | |
|--|--|
| 2006 INTERNATIONAL BUILDING CODE OCCUPANCY CLASSIFICATION A-3, B | |
| 2009 INTERNATIONAL MECHANICAL CODE | |
| 2009 INTERNATIONAL PLUMBING CODE | |
| 2009 INTERNATIONAL FUEL GAS CODE | |
| 2011 NATIONAL ELECTRICAL CODE | |
| 2009 INTERNATIONAL ENERGY CONSERVATION CODE | |
| 2009 INTERNATIONAL FIRE CODE | |
| 2003 ANSI A117.1, ACCESSIBILITY REQUIREMENTS | |
| AURORA AMENDMENTS TO THE 2006 IBC AND 2006 IFC | |
| CONSTRUCTION TYPE: | |
| TYPE V-B PER IBC 310 & TABLE 503 | |
| STORIES: | |
| 1 STORY | |
| AREA: | |
| 6573 SQ. FT. | |
| SPRINKLER SYSTEM: | |
| NOT REQUIRED PER SECTION 903.2.1.3. | |

BUILDING TYPES G3, G4, G7, G8
CODE INFORMATION FOR GARAGES:

| APPLICABLE CODES: | |
|--|--|
| 2009 INTERNATIONAL BUILDING CODE OCCUPANCY CLASSIFICATION U | |
| 2009 INTERNATIONAL MECHANICAL CODE | |
| 2009 INTERNATIONAL PLUMBING CODE | |
| 2009 INTERNATIONAL FUEL GAS CODE | |
| 2011 NATIONAL ELECTRICAL CODE | |
| 2009 INTERNATIONAL ENERGY CONSERVATION CODE | |
| 2009 INTERNATIONAL FIRE CODE | |
| 2003 ANSI A117.1, ACCESSIBILITY REQUIREMENTS | |
| AURORA AMENDMENTS TO THE 2006 IBC AND 2006 IFC | |
| CONSTRUCTION TYPE: | |
| TYPE V-B PER IBC 310 & TABLE 503 | |
| SPRINKLER SYSTEM: | |
| NOT REQUIRED PER SECTION 903. | |
| BUILDING TYPE GM1 CODE INFORMATION FOR MAINTENENCE: | |
| APPLICABLE CODES: | |
| 2009 INTERNATIONAL BUILDING CODE OCCUPANCY CLASSIFICATION S-1, U | |
| 2009 INTERNATIONAL MECHANICAL CODE | |
| 2009 INTERNATIONAL PLUMBING CODE | |
| 2009 INTERNATIONAL FUEL GAS CODE | |
| 2011 NATIONAL ELECTRICAL CODE | |
| 2009 INTERNATIONAL ENERGY CONSERVATION CODE | |
| 2009 INTERNATIONAL FIRE CODE | |
| 2003 ANSI A117.1, ACCESSIBILITY REQUIREMENTS | |
| AURORA AMENDMENTS TO THE 2006 IBC AND 2006 IFC | |
| CONSTRUCTION TYPE: | |
| TYPE V-B PER IBC 310 & TABLE 503 | |
| SPRINKLER SYSTEM: | |
| NOT REQUIRED PER SECTION 903.2.9. | |

| Unit Type | Description | Area | Project Total Building A | Project Total Building B | Project Total Building C | Project Total Building D | Total Project Count | % Mix | Total Unit Type Count | % Mix per unit category | Total DU Area |
|-----------|----------------|----------|--------------------------|--------------------------|--------------------------|--------------------------|---------------------|-------|-----------------------|-------------------------|---------------|
| A3a | 1 Bed / 1Bath | 727 SF | 0 units | 0 units | 6 units | 0 units | 6 units | 2% | 146 units | 43% | 4,362 SF |
| A3b | | 702 SF | 24 units | 8 units | 18 units | 12 units | 62 units | 18% | | | 43,524 SF |
| A3c | | 766 SF | 24 units | 0 units | 18 units | 12 units | 54 units | 16% | | | 41,364 SF |
| A4 | | 816 SF | 0 units | 24 units | 0 units | 0 units | 24 units | 7% | | | 19,584 SF |
| B4 | 2 Bed / 1 Bath | 928 SF | 12 units | 20 units | 12 units | 8 units | 52 units | 15% | 52 units | 15% | 48,256 SF |
| C4 | 2 Bed / 2 Bath | 1,083 SF | 24 units | 16 units | 12 units | 10 units | 62 units | 18% | 116 units | 34% | 67,146 SF |
| C5 | | 1,113 SF | 24 units | 0 units | 18 units | 12 units | 54 units | 16% | | | 60,102 SF |
| D3 | 3 Bed / 2 Bath | 1,256 SF | 0 units | 24 units | 0 units | 0 units | 24 units | 7% | 24 units | 7% | 30,144 SF |
| | | Total | 108 units | 92 units | 84 units | 54 units | 338 units | 100% | | | 314,482 SF |

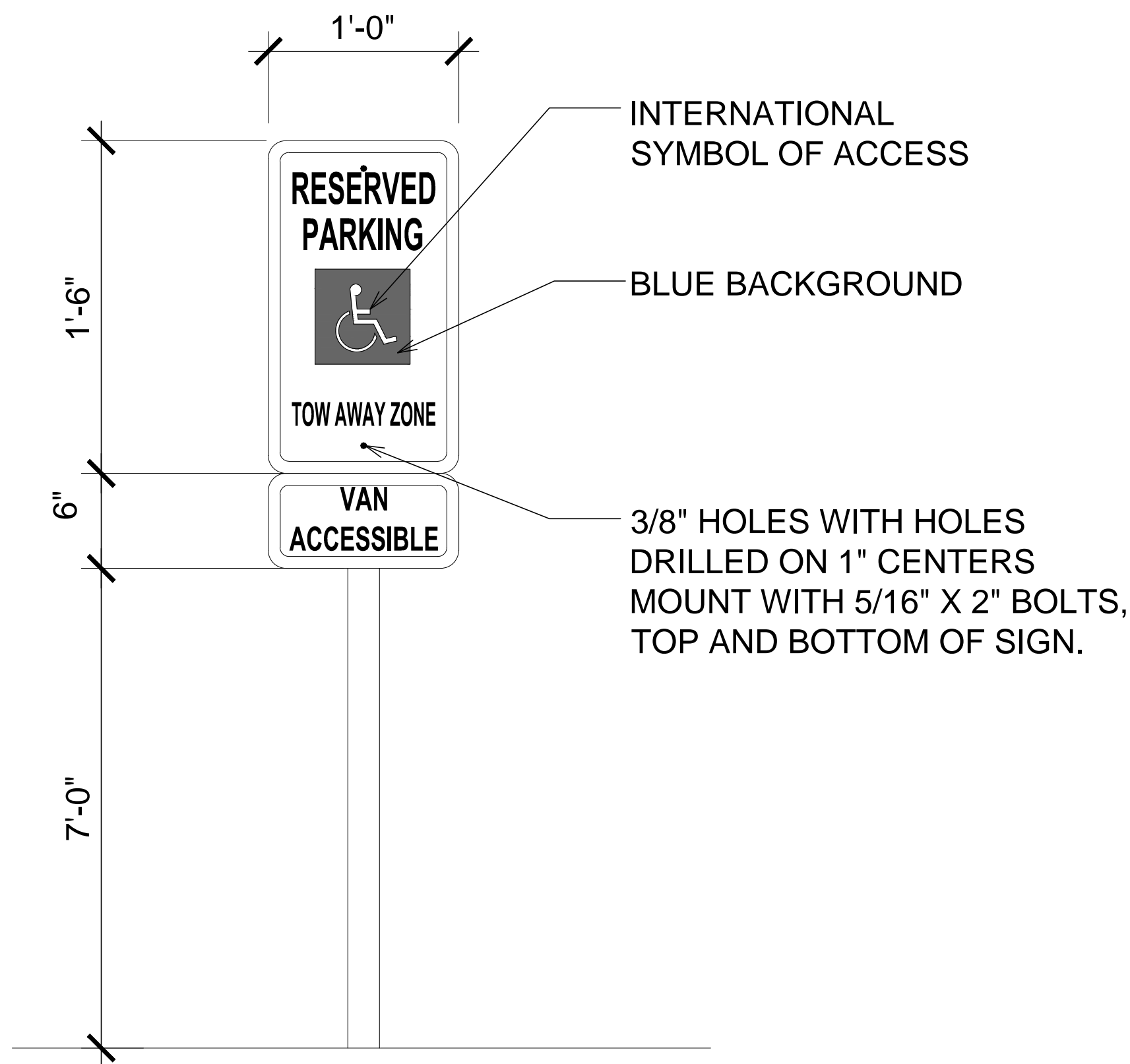
| PROJECT TEAM: | | | | | |
|--|--|--|---|--|--|
| APPLICANT: GRAND PEAKS PROPERTIES, INC. 4582 S ULSTER ST PKWY, STE 1200 DENVER, CO 80237 PH: (720) 889-9209 CONTACT : ELLI LOBACH ELOBACH@GRANDPEAKS.COM | | | ARCHITECT: STUDIO PBA 1575 GILPIN STREET DENVER, CO 80218 PH: (303)-592-2904 CONTACT: JOHN PAYNE JPAYNE@STUDIOPBA.COM | | |
| | | | CIVIL ENGINEER: MANHARD CONSULTING LTD 8008 E. ARAPAHOE COURT, STE 110 CENTENNIAL, CO 80112 PH: (303) 708-0500 CONTACT : DAN RODRIGUEZ DRODRIGUEZ@MANHARD.COM | | |
| | | | LANDSCAPE ARCHITECT: NORRIS DESIGN 1101 BANNOCK STREET DENVER, CO 80204 PH: (303) 892-1166 CONTACT: PATRICK HANNON PHANNON@NORRIS-DESIGN.COM | | |
| | | | MEP ENGINEER: MEP ENGINEERING 6402 SOUTH TROY CIRCLE CENTENNIAL, CO 80111 PH: (303) 936-1633 CONTACT: JEFF CARNEY JEFF@MEP-ENG.COM | | |

SITE PLAN APPLICATION

DATE: 05-16-16

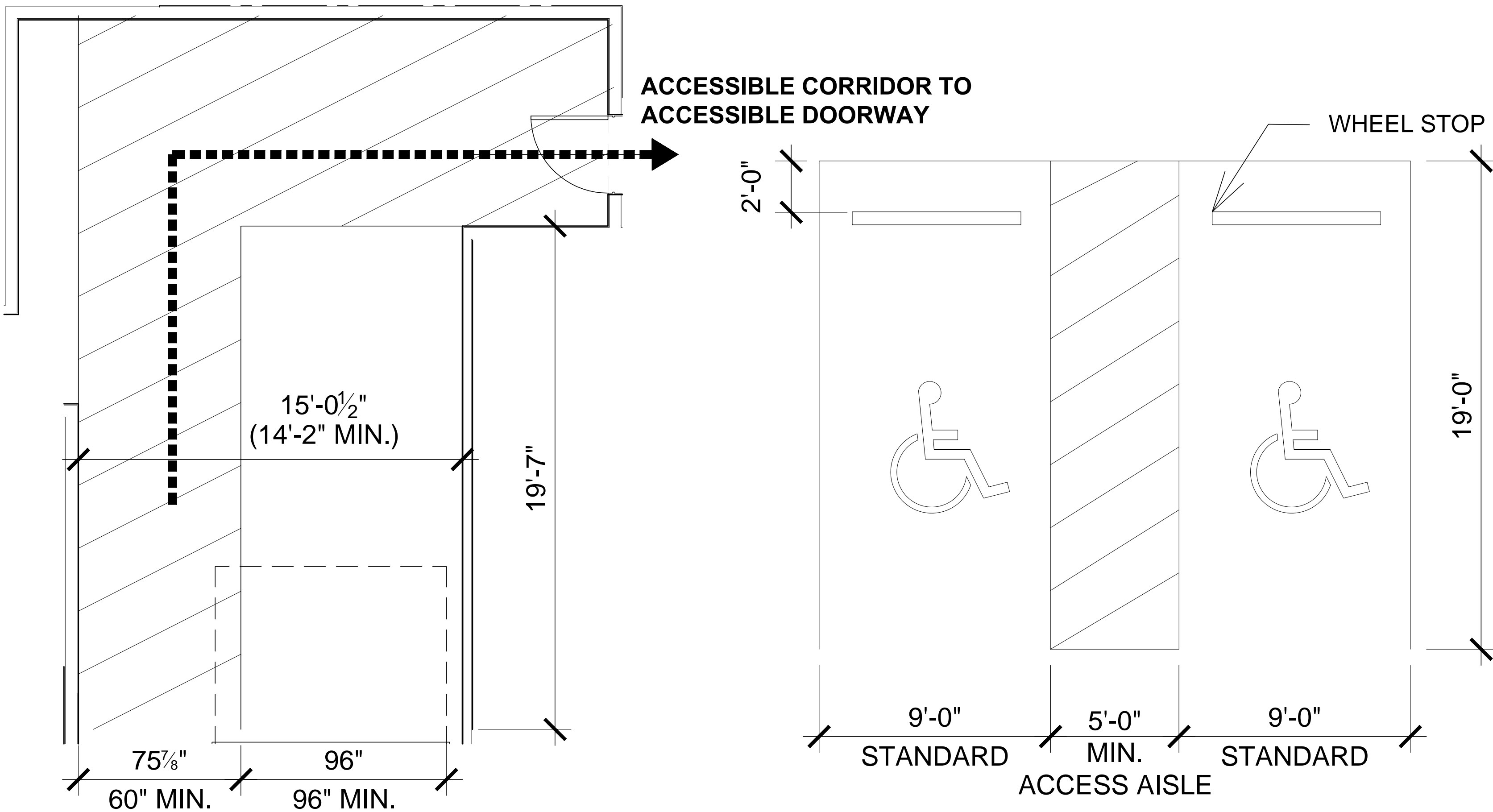
SHEET A00

WHEATLANDS CSP NO. 13 (PA6)



HANDICAP PARKING
SIGN DETAIL - EXTERIOR

NOT TO SCALE

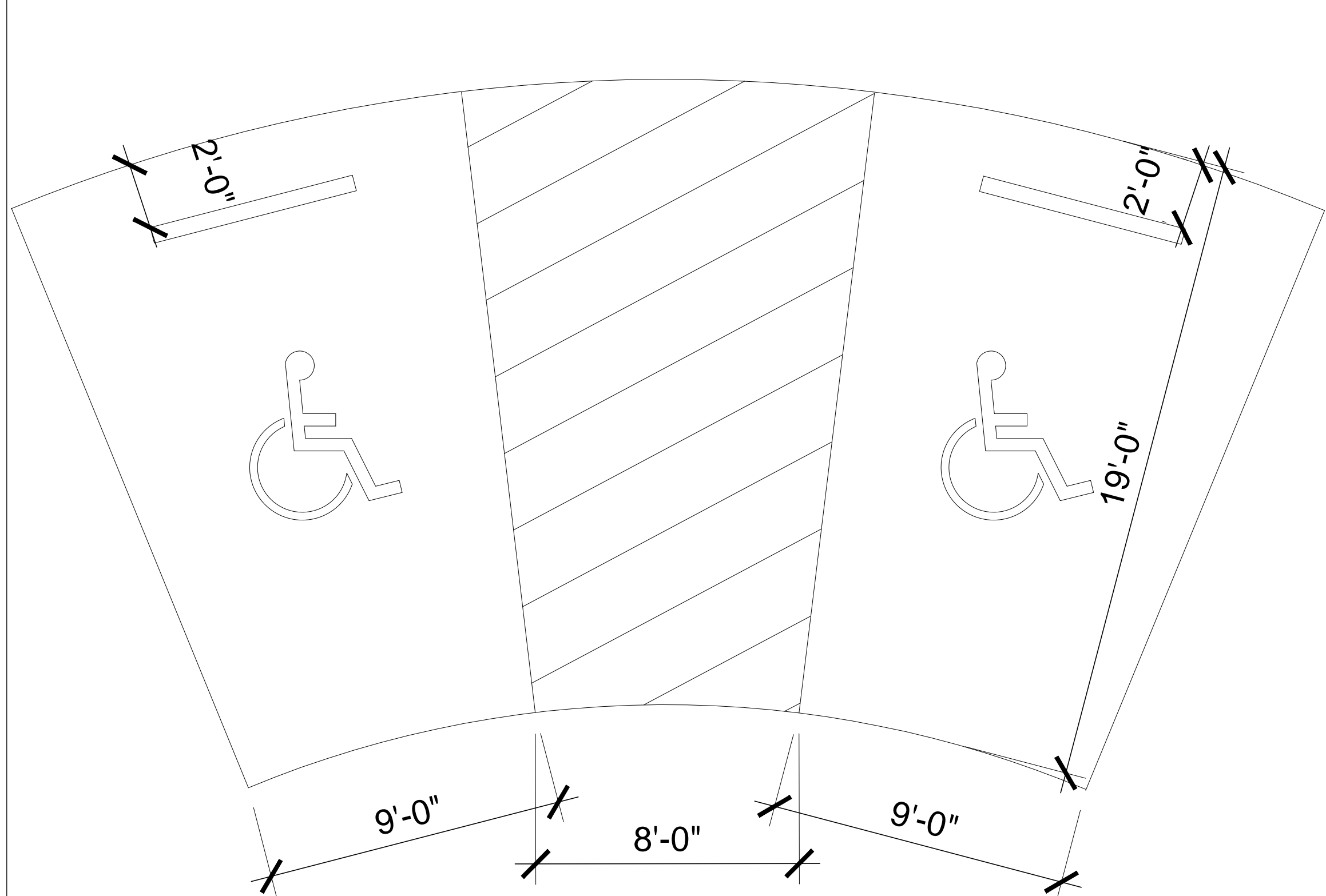


ATTACHED HANDICAP GARAGE
PARKING LAYOUT- STANDARD

SCALE: 1:40

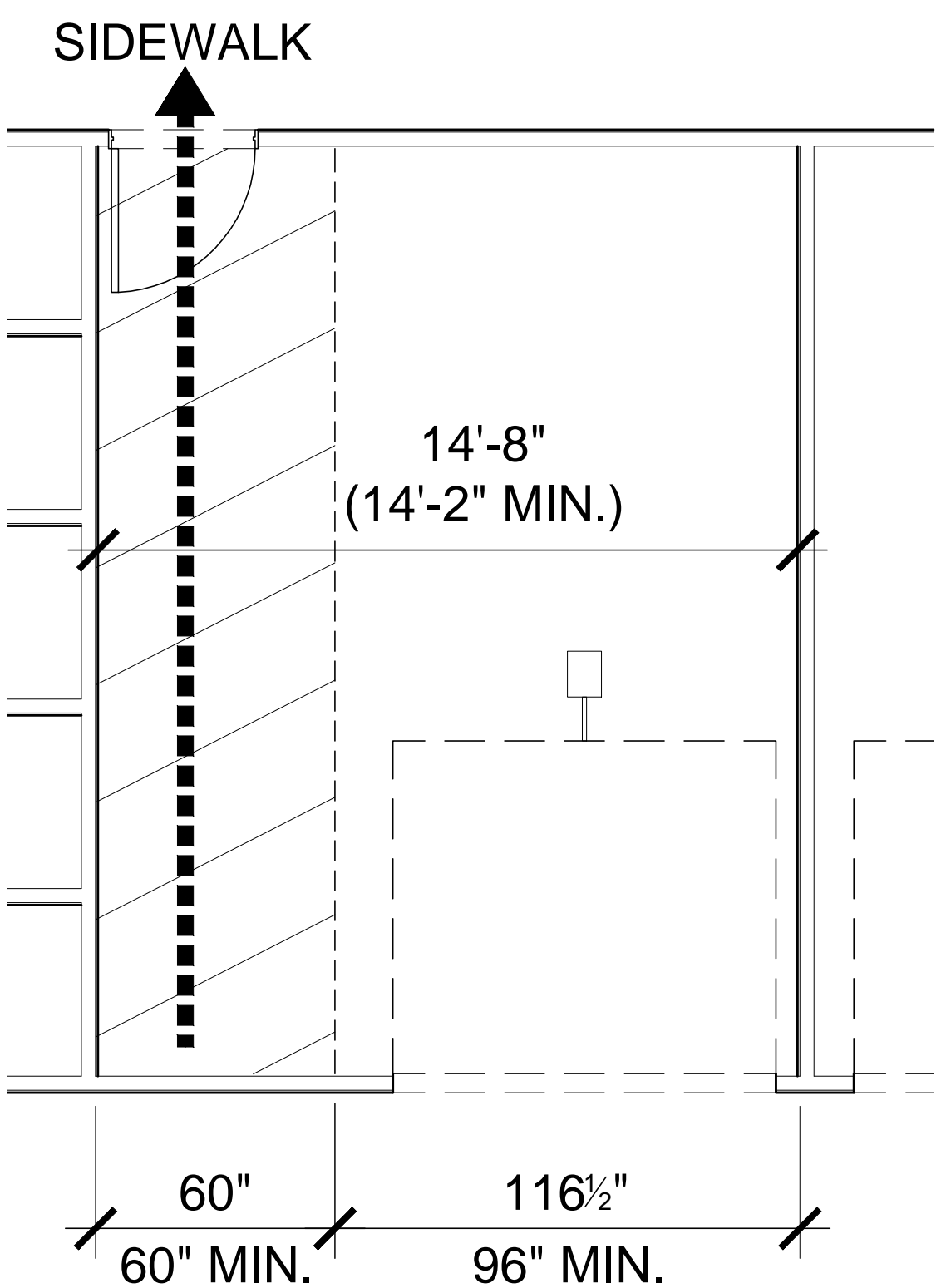
HANDICAP PARKING STALL
LAYOUT- STANDARD

SCALE: 1:40



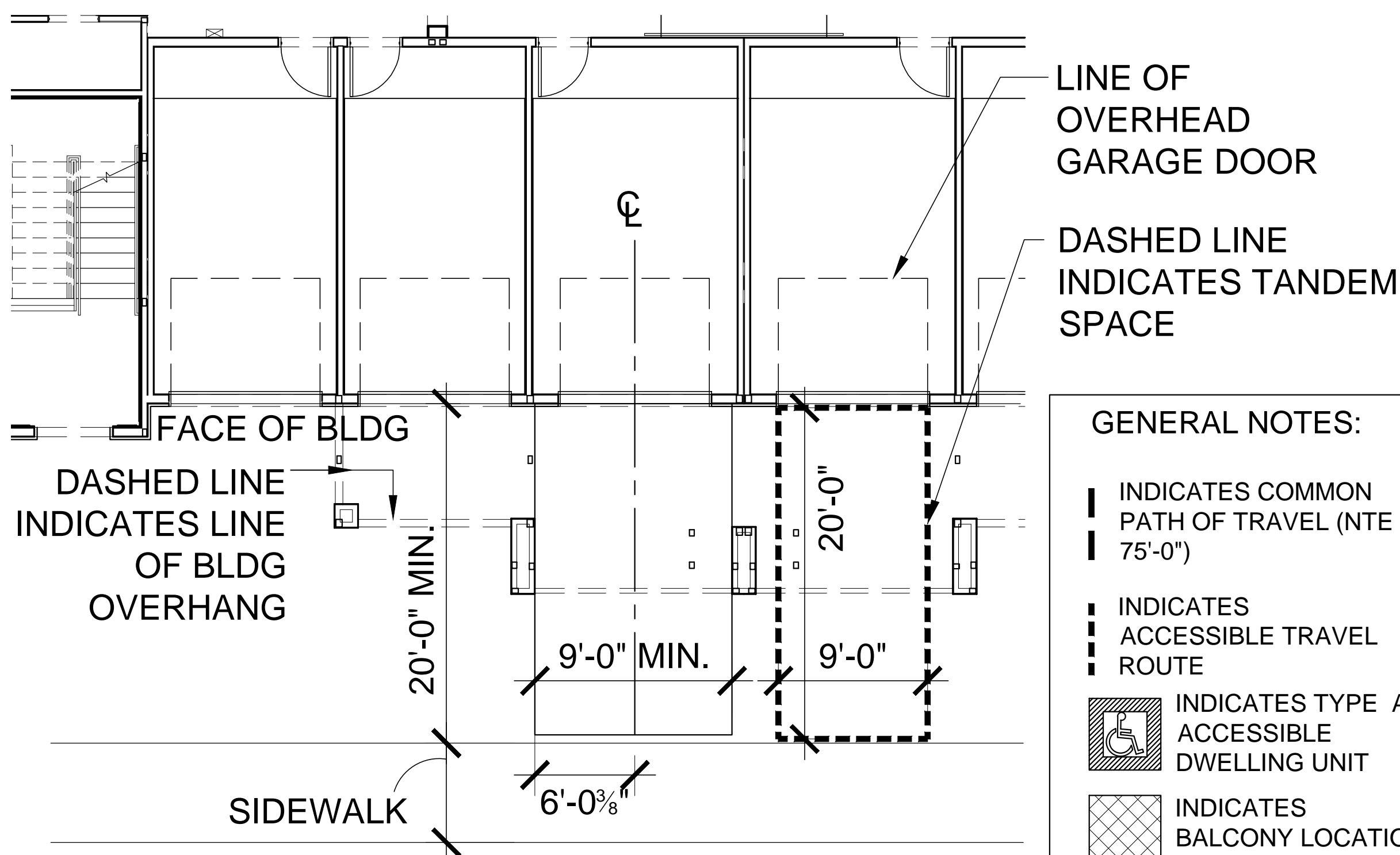
HANDICAP PARKING
STALL LAYOUT- VAN ACCESS

SCALE: 1:40



DETACHED HANDICAP GARAGE
PARKING LAYOUT- STANDARD

SCALE: 1:40



TYPICAL TANDEM SPACE

SCALE: 1:80

GENERAL NOTES:

INDICATES COMMON
PATH OF TRAVEL (NTE
75'-0")

INDICATES
ACCESSIBLE TRAVEL
ROUTE

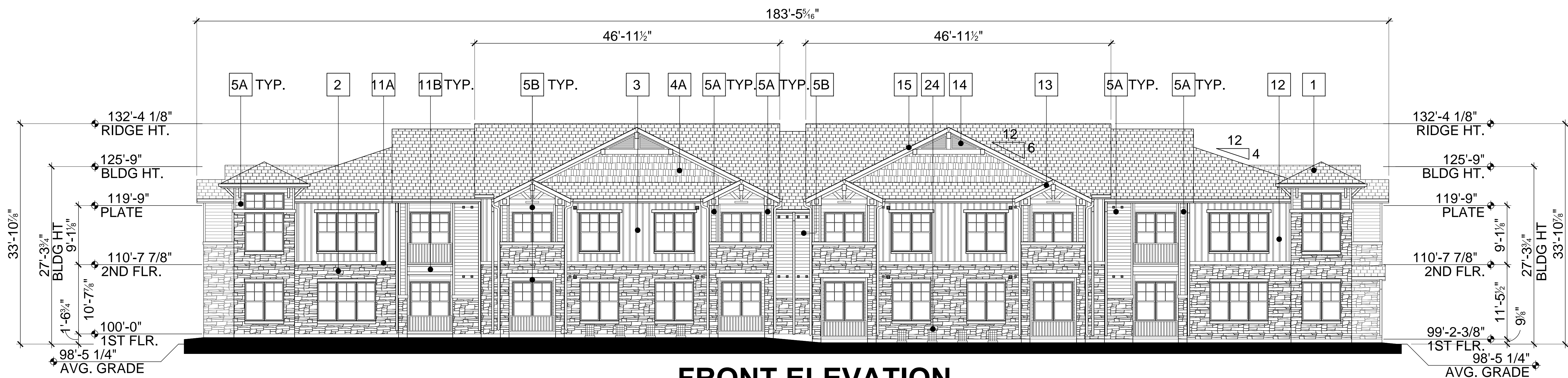
INDICATES TYPE A
ACCESSIBLE
DWELLING UNIT

INDICATES
BALCONY LOCATION

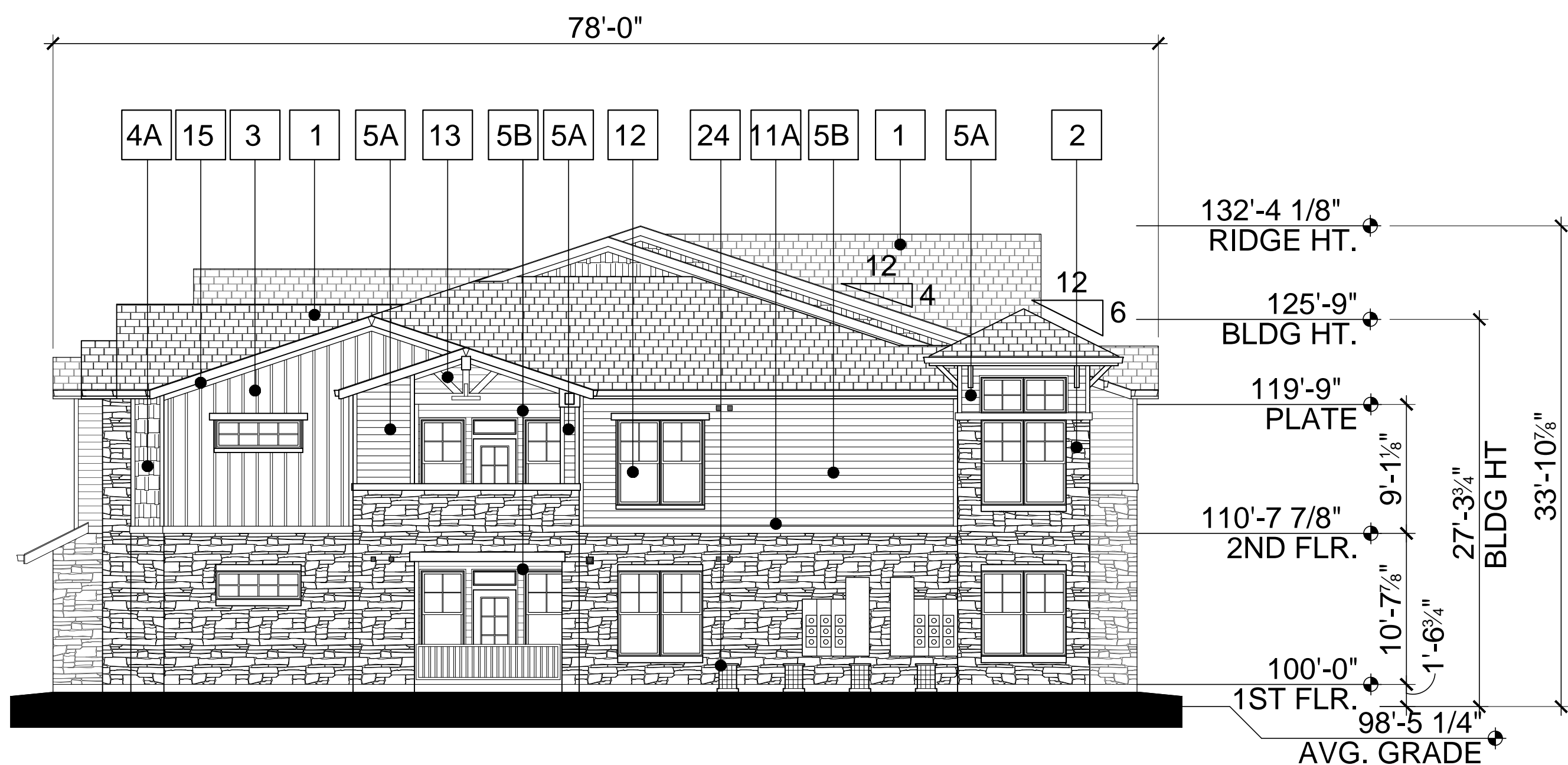
SCALE: 1/8" = 1'-0"
0 5FT. 10FT. 20FT.

| | |
|--|---|
| APPLICANT | GRAND PEAKS PROPERTIES, INC. 4682 S. ULSTER ST. PKWY., SUITE 1200 DENVER, CO 80237 PHONE 720.889.9209 CONTACT: PAUL S. HERSKOWITZ PHERSKOWITZ@GRANDPEAKS.COM |
| CIVIL ENGINEER | Manhard Consulting LTD 8008 E. ARAPAHOE COURT, SUITE 110 CENTENNIAL, COLORADO 80112 PHONE 303.531.3225 CONTACT: DAN RODRIGUEZ DRODRIGUEZ@MANHARD.COM |
| ARCHITECT | STUDIO PBA 1575 GILPIN STREET DENVER, COLORADO 80218 PHONE 303.592.2904 CONTACT: JOHN PAYNE JPAYNE@STUDIOPBA.COM |
| LANDSCAPE ARCHITECT | Norris Design 1101 BANNOCK STREET DENVER, COLORADO 80204 PHONE 303.892.1166 CONTACT: BRANDI HALL BHALL@NORRISDESIGN.COM |
| WHEATLANDS CSP NO.13 (PA6) | |
| SUBMITTED: 09-03-15 SUBMITTED: 11-10-15 SUBMITTED: 02-02-16 SUBMITTED: 03-17-16 SUBMITTED: 04-19-16 SUBMITTED: 06-14-16 | |
| PARKING | |
| A01 | |

WHEATLANDS CSP NO. 13 (PA6)



FRONT ELEVATION



LEFT ELEVATION

ELEVATION AREAS & PERCENTAGES

TOTAL FRONT ELEVATION AREA= 2,380 SQ. FT.
TOTAL FRONT ELEVATION MASONRY AREA = 1,418 SQ. FT.
PERCENT OF MASONRY FRONT ELEVATION = 60%
TOTAL GARAGE ELEVATION AREA= 2,537 SQ. FT.
TOTAL GARAGE ELEVATION MASONRY AREA = 1,483 SQ. FT.
PERCENT OF MASONRY GARAGE ELEVATION = 59%
TOTAL RIGHT ELEVATION AREA= 1,247 SQ. FT.
TOTAL RIGHT ELEVATION MASONRY AREA = 761 SQ. FT.
PERCENT OF MASONRY RIGHT ELEVATION = 61%
TOTAL LEFT ELEVATION AREA= 1,265 SQ. FT.
TOTAL LEFT ELEVATION MASONRY AREA = 771 SQ. FT.
PERCENT OF MASONRY LEFT ELEVATION = 61%
AVERAGE PERCENT MASONRY BLDG TYPE A = 60%

GENERAL NOTES:

- BUILDING HEIGHT BASED ON IBC DEFINITION OF HEIGHT-SECTION 502.1
- ELECTRIC METERS AND CONDENSERS ARE SHOWN ON BOTH ENDS OF THE BUILDING FOR CLARITY. RE: CIVIL FOR SPECIFIC BUILDING LOCATION CONDITION.
- BLDG TYPE B BASED ON BLDGS 10, 11,12. BLDG 13 IS MIRRORED CONDITION, BUT CONDENSER UNIT LAYOUT DIFFERS. RE: SITE PLAN FOR LOCATIONS.
- BLDG TYPE D BASED ON BLDG 7. BLDG 6 IS MIRROR CONDITION.

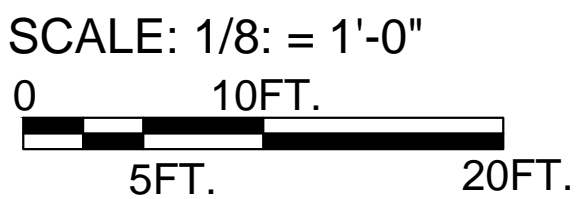
ELEVATION KEY NOTES

- | | | |
|--|--|---|
| 1 DIMENSIONAL SHINGLE ROOF | 14 DECORATIVE GABLE VENT | 25 RISER ROOM, DOOR SIGNAGE TO READ "FIRE RISER ROOM" |
| 2 STONE VENEER | 15 2X FASCIA | |
| 3 CEMENTITIOUS BOARD + BATTEN SIDING | 16 GARAGE DOOR | |
| 4A CEMENTITIOUS SHINGLE SIDING ^{1*} | 17 FDC WITH APPROVED KNOX HARDWARE - BLDGS 3, 4, 8 (A) | |
| 4B CEMENTITIOUS SHINGLE SIDING | 18 FDC WITH APPROVED KNOX HARDWARE - BLDGS 1, 2, 5 (A) | |
| 5A CEMENTITIOUS LAP SIDING 6" EXPOSURE | 19 FDC WITH APPROVED KNOX HARDWARE - BLDGS 11,12 (B) | |
| 5B CEMENTITIOUS LAP SIDING 6" EXPOSURE ^{2*} | 20 FDC WITH APPROVED KNOX HARDWARE - BLDGS 10,13 (B) | |
| 11A CEMENTITIOUS TRIM ^{3*} | 21 FDC WITH APPROVED KNOX HARDWARE - BLDGS 9, 14, 15 (C) | |
| 11B CEMENTITIOUS TRIM ACCENT | 22 FDC WITH APPROVED KNOX HARDWARE - BLDGS 6, 7 (D) | |
| 12 VINYL WINDOWS | 23 KNOX BOX LOCATIONS - RE: SITE PLAN FOR BLDG ORIENTATION, TYP. | |
| 13 DECORATIVE TRUSS | 24 A/C CONDENSER | |

| KEYNOTE # | COLOR SCHEME #1: BLDGS 2,3,5,7,10,11,13,15 | COLOR SCHEME #2: BLDGS 1,4,6,8,9,12,14 |
|----------------|---|---|
| 1 | TIMBERLINE HD SHAKEWOOD | |
| 2 | SUNSET STONE - GEORGIA BROWN DRY STACK LEDGE | |
| 3 | SW6241 ALEUTIAN | SW0047 STUDIO BLUE GREEN |
| 4A1* | SW6242 BRACING BLUE | SW0012 EMPIRE GOLD |
| 4B | SW6386 NAPERY | SW0024 CURIO GRAY |
| 5A | SW6242 BRACING BLUE | SW0012 EMPIRE GOLD |
| 5B2* | SW6386 NAPERY | SW0024 CURIO GRAY |
| 11A3*,13,14,15 | SW6148 WOOL SKEIN | |
| 11B | SW6242 BRACING BLUE | SW0012 EMPIRE GOLD |

*FINISHES NOTES:

- ¹ ALL SHINGLE SIDING TO BE 4A, UNLESS NOTED OTHERWISE
- ² ALL 6" LAP SIDING TO BE 5B, UNLESS NOTED OTHERWISE
- ³ ALL TRIM TO BE 11A, UNLESS NOTED OTHERWISE



APPLICANT

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PHERSKOWITZ@GRANDPEAKS.COM

CIVIL ENGINEER

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ARCHITECT

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CONTACT: JOHN PAYNE
JPAYNE@STUDIOPBA.COM

LANDSCAPE ARCHITECT

Norris Design
1101 BANNOCK STREET
DENVER, COLORADO 80204
PHONE 303.892.1166
CONTACT: BRANDI HALL
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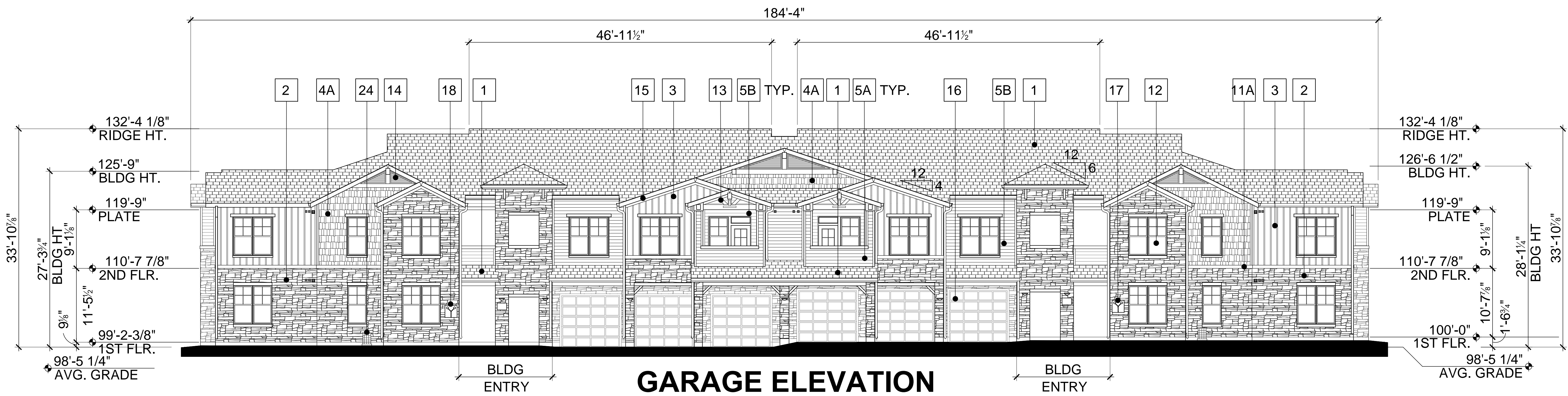
WHEATLANDS CSP NO.13 (PA6)

SUBMITTED: 09-03-15
SUBMITTED: 11-10-15
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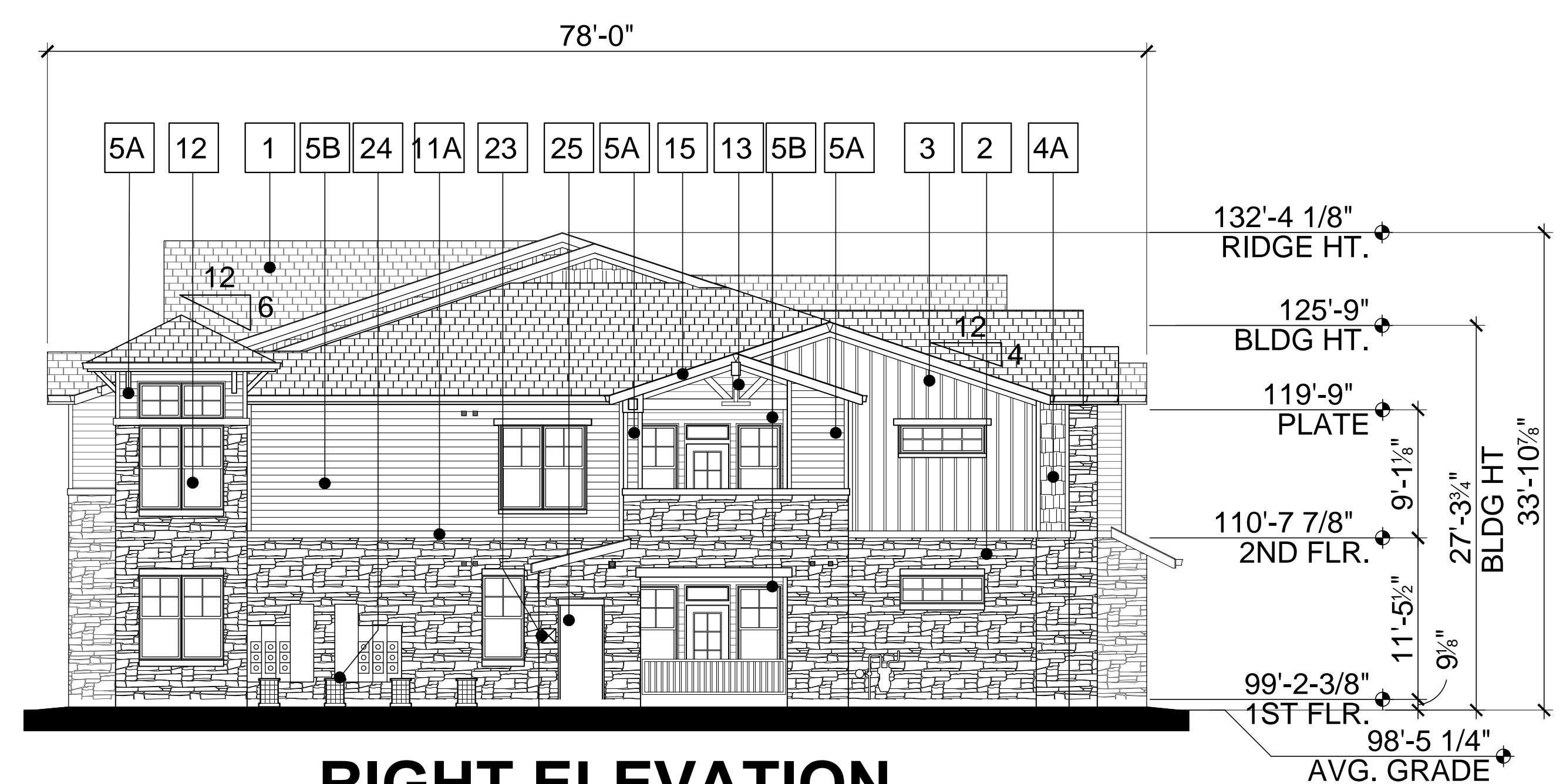
BUILDING TYPE A -
FRONT & LEFT
ELEVATIONS

A02

WHEATLANDS CSP NO. 13 (PA6)



GARAGE ELEVATION



RIGHT ELEVATION

ELEVATION AREAS & PERCENTAGES
TOTAL FRONT ELEVATION AREA= 2,380 SQ. FT.
TOTAL FRONT ELEVATION MASONRY AREA = 1,418 SQ. FT.
PERCENT OF MASONRY FRONT ELEVATION = 60%
TOTAL GARAGE ELEVATION AREA= 2,537 SQ. FT.
TOTAL GARAGE ELEVATION MASONRY AREA = 1,483 SQ. FT.
PERCENT OF MASONRY GARAGE ELEVATION = 59%
TOTAL RIGHT ELEVATION AREA= 1,263 SQ. FT.
TOTAL RIGHT ELEVATION MASONRY AREA = 761 SQ. FT.
PERCENT OF MASONRY RIGHT ELEVATION = 61%
TOTAL LEFT ELEVATION AREA= 1,257 SQ. FT.
TOTAL LEFT ELEVATION MASONRY AREA = 771 SQ. FT.
PERCENT OF MASONRY LEFT ELEVATION = 61%
AVERAGE PERCENT MASONRY BLDG TYPE A = 60%

- GENERAL NOTES:**
- 1. BUILDING HEIGHT BASED ON IBC DEFINITION OF HEIGHT-SECTION 502.1
 - 2. ELECTRIC METERS AND CONDENSERS ARE SHOWN ON BOTH ENDS OF THE BUILDING FOR CLARITY. RE: CIVIL FOR SPECIFIC BUILDING LOCATION CONDITION.
 - 3. BLDG TYPE B BASED ON BLDGS 10, 11,12. BLDG 13 IS MIRRORED CONDITION, BUT CONDENSER UNIT LAYOUT DIFFERS. RE: SITE PLAN FOR LOCATIONS.
 - 4. BLDG TYPE D BASED ON BLDG 7. BLDG 6 IS MIRROR CONDITION.

| ELEVATION KEY NOTES | | | | KEYNOTE # | COLOR SCHEME #1: BLDGS 2,3,5,7,10,11,13,15 | COLOR SCHEME #2: BLDGS 1,4,6,8,9,12,14 | *FINISHES NOTES: 1 ALL SHINGLE SIDING TO BE 4A, UNLESS NOTED OTHERWISE 2 ALL 6" LAP SIDING TO BE 5B, UNLESS NOTED OTHERWISE 3 ALL TRIM TO BE 11A, UNLESS NOTED OTHERWISE |
|---------------------|---|----|---|-----------------------------|---|---|---|
| 1 | DIMENSIONAL SHINGLE ROOF | 14 | DECORATIVE GABLE VENT | | | | |
| 2 | STONE VENEER | 15 | 2X FASCIA | 1 | TIMBERLINE HD SHAKEWOOD | | <div>SCALE: 1/8" = 1'-0"</div> <div><div>010FT.</div><div>5FT.20FT.</div></div> |
| 3 | CEMENTITIOUS BOARD + BATTEN SIDING | 16 | GARAGE DOOR | 2 | SUNSET STONE - GEORGIA BROWN DRY STACK LEDGE | | |
| 4A | CEMENTITIOUS SHINGLE SIDING ^{1*} | 17 | FDC WITH APPROVED KNOX HARDWARE - BLDGS 3, 4, 8 (A) | 3 | SW6241 ALEUTIAN | SW0047 STUDIO BLUE GREEN | |
| 4B | CEMENTITIOUS SHINGLE SIDING | 18 | FDC WITH APPROVED KNOX HARDWARE - BLDGS 1, 2, 5 (A) | 4A ^{1*} | SW6242 BRACING BLUE | SW0012 EMPIRE GOLD | |
| 5A | CEMENTITIOUS LAP SIDING 6" EXPOSURE | 19 | FDC WITH APPROVED KNOX HARDWARE - BLDGS 11,12 (B) | 4B | SW6386 NAPERY | SW0024 CURIO GRAY | |
| 5B | CEMENTITIOUS LAP SIDING 6" EXPOSURE ^{2*} | 20 | FDC WITH APPROVED KNOX HARDWARE - BLDGS 10,13 (B) | 5A | SW6242 BRACING BLUE | SW0012 EMPIRE GOLD | |
| 11A | CEMENTITIOUS TRIM ^{3*} | 21 | FDC WITH APPROVED KNOX HARDWARE - BLDGS 9, 14, 15 (C) | 5B ^{2*} | SW6386 NAPERY | SW0024 CURIO GRAY | |
| 11B | CEMENTITIOUS TRIM ACCENT | 22 | FDC WITH APPROVED KNOX HARDWARE - BLDGS 6, 7 (D) | 11A ^{3*} ,13,14,15 | SW6148 WOOL SKEIN | | |
| 12 | VINYL WINDOWS | 23 | KNOX BOX LOCATIONS - RE: SITE PLAN FOR BLDG ORIENTATION, TYP. | 11B | SW6242 BRACING BLUE | SW0012 EMPIRE GOLD | |
| 13 | DECORATIVE TRUSS | 24 | A/C CONDENSER | | | | |
| | | 25 | RISER ROOM, DOOR SIGNAGE TO READ "FIRE RISER ROOM" | | | | |

APPLICANT

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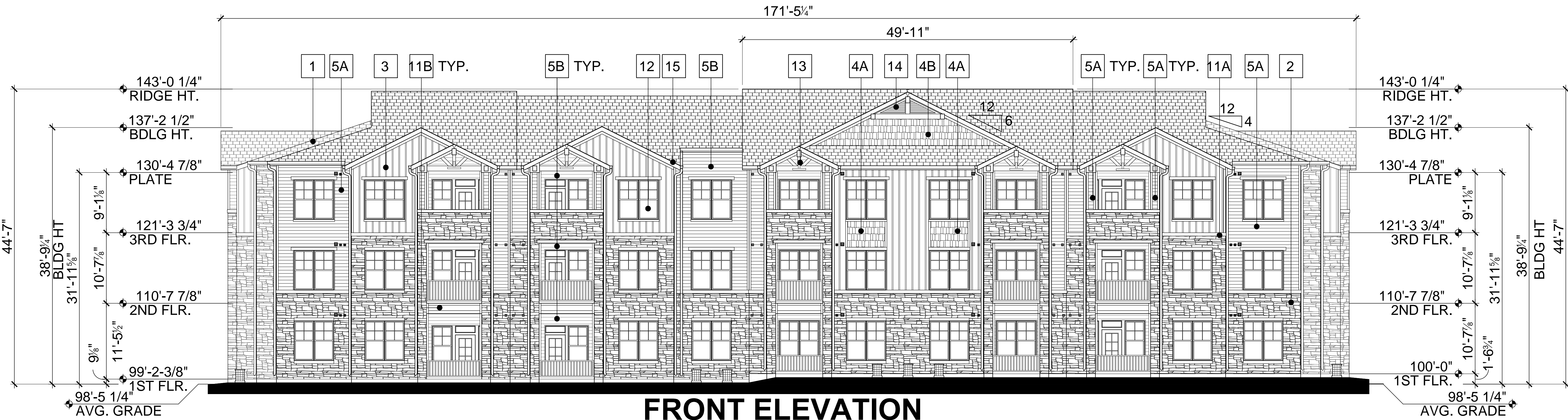
WHEATLANDS CSP NO.13 (PA6)

SUBMITTED: 09-03-15
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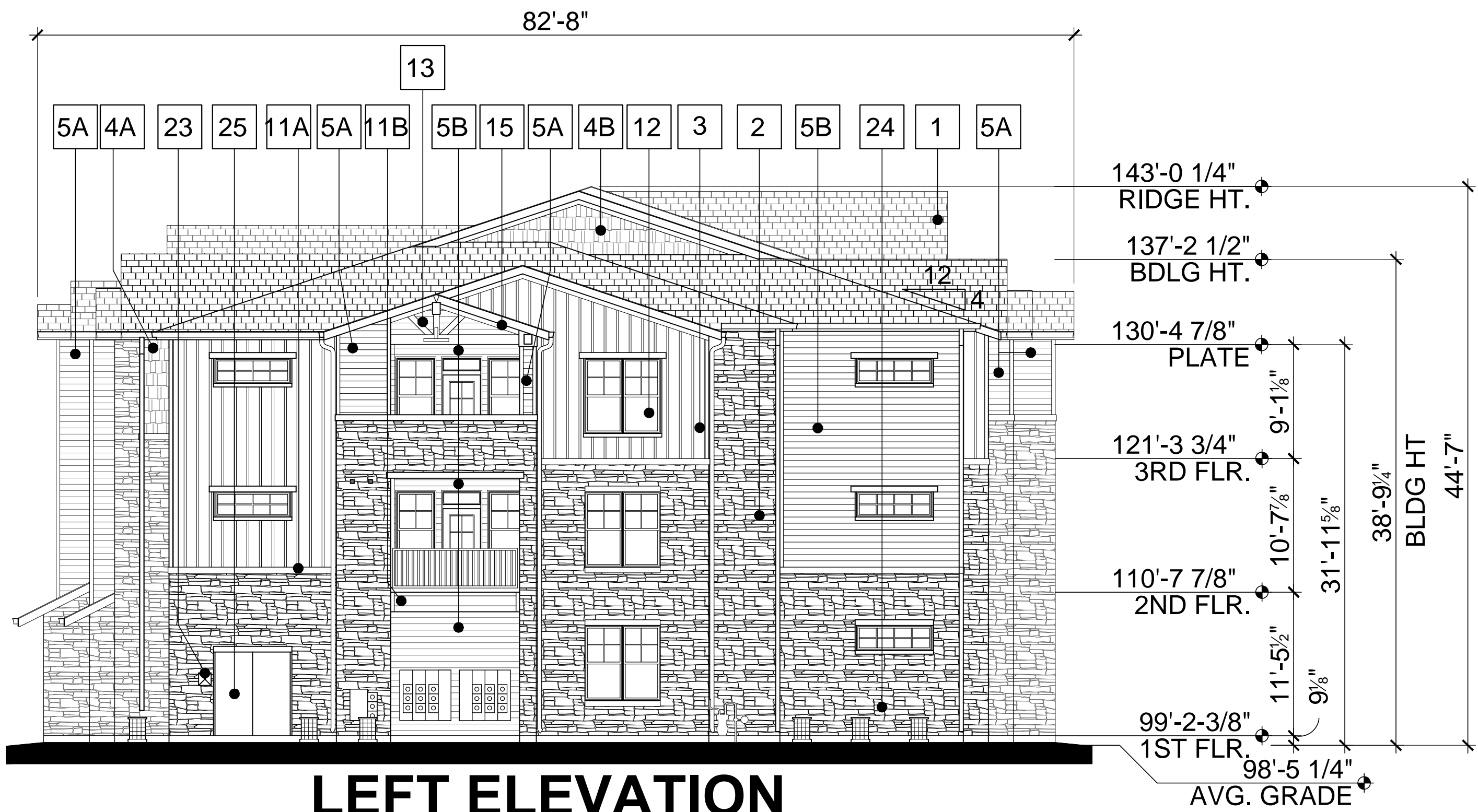
BUILDING TYPE A -
GARAGE & RIGHT
ELEVATIONS

A03

WHEATLANDS CSP NO. 13 (PA6)



FRONT ELEVATION



LEFT ELEVATION

ELEVATION AREAS & PERCENTAGES
TOTAL FRONT ELEVATION AREA= 3,540 SQ. FT.
TOTAL FRONT ELEVATION MASONRY AREA = 2,082 SQ. FT.
PERCENT OF MASONRY FRONT ELEVATION = 59%
TOTAL GARAGE ELEVATION AREA= 3,413 SQ. FT.
TOTAL GARAGE ELEVATION MASONRY AREA = 2,020 SQ. FT.
PERCENT OF MASONRY GARAGE ELEVATION = 59%
TOTAL RIGHT ELEVATION AREA= 2,019 SQ. FT.
TOTAL RIGHT ELEVATION MASONRY AREA = 1,249 SQ. FT.
PERCENT OF MASONRY RIGHT ELEVATION = 62%
TOTAL LEFT ELEVATION AREA= 2,031 SQ. FT.
TOTAL LEFT ELEVATION MASONRY AREA = 1,243 SQ. FT.
PERCENT OF MASONRY LEFT ELEVATION = 61%
AVERAGE PERCENT MASONRY BUILDING TYPE B = 60%

- GENERAL NOTES:
- BUILDING HEIGHT BASED ON IBC DEFINITION OF HEIGHT-SECTION 502.1
 - ELECTRIC METERS AND CONDENSERS ARE SHOWN ON BOTH ENDS OF THE BUILDING FOR CLARITY. RE: CIVIL FOR SPECIFIC BUILDING LOCATION CONDITION.
 - BLDG TYPE B BASED ON BLDGS 10, 11,12. BLDG 13 IS MIRRORED CONDITION, BUT CONDENSER UNIT LAYOUT DIFFERS. RE: SITE PLAN FOR LOCATIONS.
 - BLDG TYPE D BASED ON BLDG 7. BLDG 6 IS MIRROR CONDITION.

ELEVATION KEY NOTES

- | | | |
|--|--|---|
| 1 DIMENSIONAL SHINGLE ROOF | 14 DECORATIVE GABLE VENT | 25 RISER ROOM, DOOR SIGNAGE TO READ "FIRE RISER ROOM" |
| 2 STONE VENEER | 15 2X FASCIA | |
| 3 CEMENTITIOUS BOARD + BATTEN SIDING | 16 GARAGE DOOR | |
| 4A CEMENTITIOUS SHINGLE SIDING ^{1*} | 17 FDC WITH APPROVED KNOX HARDWARE - BLDGS 3, 4, 8 (A) | |
| 4B CEMENTITIOUS SHINGLE SIDING | 18 FDC WITH APPROVED KNOX HARDWARE - BLDGS 1, 2, 5 (A) | |
| 5A CEMENTITIOUS LAP SIDING 6" EXPOSURE | 19 FDC WITH APPROVED KNOX HARDWARE - BLDGS 11,12 (B) | |
| 5B CEMENTITIOUS LAP SIDING 6" EXPOSURE ^{2*} | 20 FDC WITH APPROVED KNOX HARDWARE - BLDGS 10,13 (B) | |
| 11A CEMENTITIOUS TRIM ^{3*} | 21 FDC WITH APPROVED KNOX HARDWARE - BLDGS 9, 14, 15 (C) | |
| 11B CEMENTITIOUS TRIM ACCENT | 22 FDC WITH APPROVED KNOX HARDWARE - BLDGS 6, 7 (D) | |
| 12 VINYL WINDOWS | 23 KNOX BOX LOCATIONS - RE: SITE PLAN FOR BLDG ORIENTATION, TYP. | |
| 13 DECORATIVE TRUSS | 24 A/C CONDENSER | |

| KEYNOTE # | COLOR SCHEME #1: BLDGS 2,3,5,7,10,11,13,15 | COLOR SCHEME #2: BLDGS 1,4,6,8,9,12,14 |
|-----------------------------|---|---|
| 1 | TIMBERLINE HD SHAKEWOOD | |
| 2 | SUNSET STONE - GEORGIA BROWN DRY STACK LEDGE | |
| 3 | SW6241 ALEUTIAN | SW0047 STUDIO BLUE GREEN |
| 4A ^{1*} | SW6242 BRACING BLUE | SW0012 EMPIRE GOLD |
| 4B | SW6386 NAPERY | SW0024 CURIO GRAY |
| 5A | SW6242 BRACING BLUE | SW0012 EMPIRE GOLD |
| 5B ^{2*} | SW6386 NAPERY | SW0024 CURIO GRAY |
| 11A ^{3*} ,13,14,15 | SW6148 WOOL SKEIN | |
| 11B | SW6242 BRACING BLUE | SW0012 EMPIRE GOLD |

*FINISHES NOTES:
¹ ALL SHINGLE SIDING TO BE 4A, UNLESS NOTED OTHERWISE
² ALL 6" LAP SIDING TO BE 5B, UNLESS NOTED OTHERWISE
³ ALL TRIM TO BE 11A, UNLESS NOTED OTHERWISE

SCALE: 1/8" = 1'-0"

0 10FT. 20FT.

5FT.

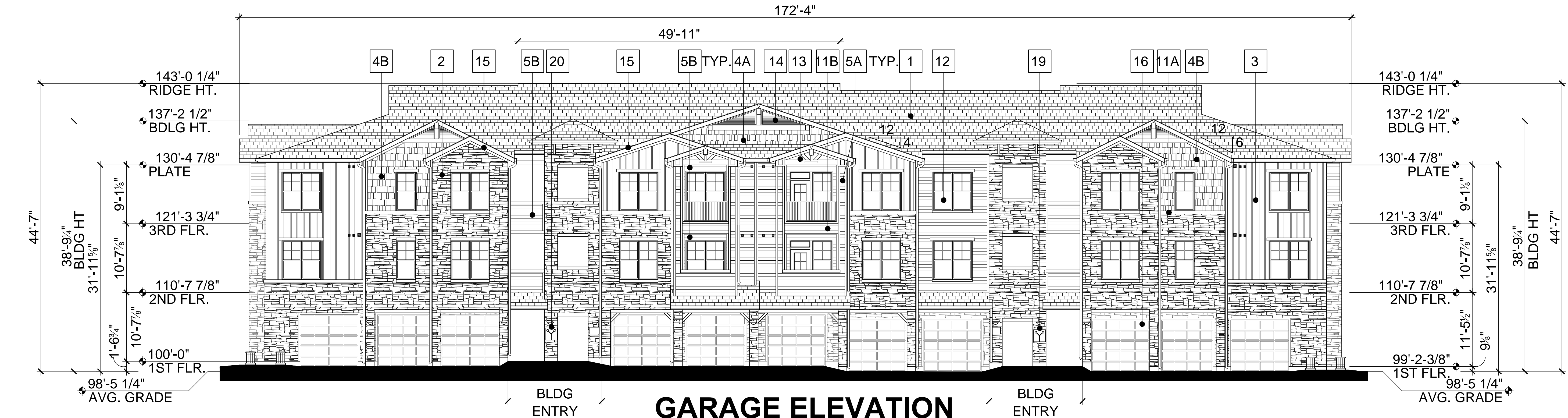
| | | | | |
|----------------------------|---|---|--|---|
| WHEATLANDS CSP NO.13 (PA6) | LANDSCAPE ARCHITECT | ARCHITECT | CIVIL ENGINEER | APPLICANT |
| | Norris Design 1101 BANNOCK STREET DENVER, COLORADO 80204 PHONE 303.692.1166 CONTACT: BRANDI HALL BHALL@NORRIS-DESIGN.COM | STUDIO PBA 1575 GILPIN STREET DENVER, COLORADO 80218 PHONE 303.592.2904 CONTACT: JOHN PAYNE JPAYNE@STUDIOPBA.COM | Mahard Consulting LTD 8008 E. ARAPAHOE COURT, SUITE 110 CENTENNIAL, COLORADO 80112 PHONE 303.531.3225 CONTACT: DAN RODRIGUEZ DRODRIGUEZ@MANHARD.COM | GRAND PEAKS PROPERTIES, INC. 4682 S. ULSTER ST PKWY, SUITE 1200 DENVER, CO 80237 PHONE 720.869.9209 CONTACT: PAUL S. HERSKOWITZ PHERSKOWITZ@GRANDPEAKS.COM |

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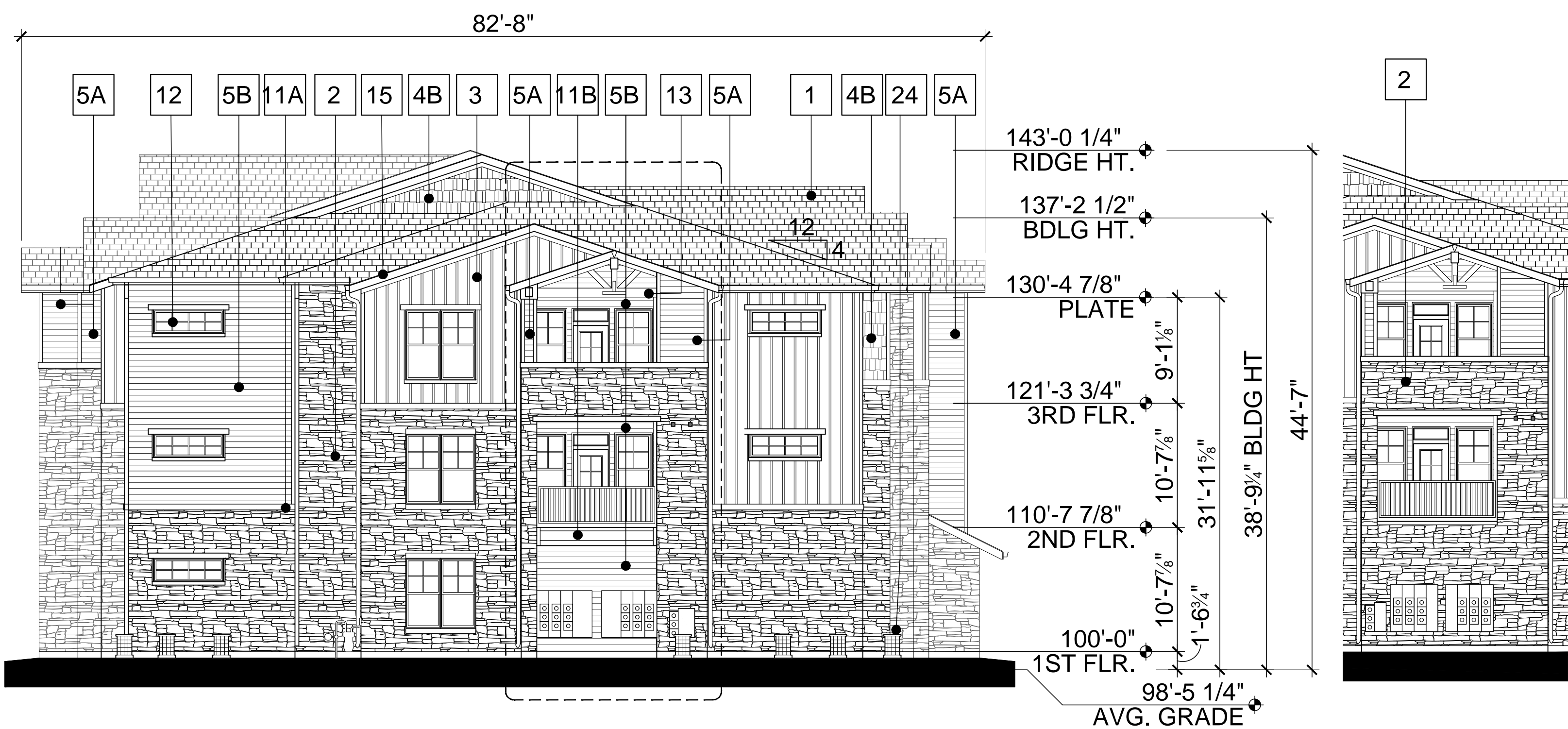
BUILDING TYPE B - FRONT & LEFT ELEVATIONS

A04

WHEATLANDS CSP NO. 13 (PA6)



GARAGE ELEVATION



RIGHT ELEVATION

RIGHT ELEVATION
BUILDING 10

ELEVATION AREAS & PERCENTAGES

TOTAL FRONT ELEVATION AREA= 3,540 SQ. FT.
TOTAL FRONT ELEVATION MASONRY AREA = 2,082 SQ. FT.
PERCENT OF MASONRY FRONT ELEVATION = 59%
TOTAL GARAGE ELEVATION AREA= 3,413 SQ. FT.
TOTAL GARAGE ELEVATION MASONRY AREA = 2,020 SQ. FT.
PERCENT OF MASONRY GARAGE ELEVATION = 59%
TOTAL RIGHT ELEVATION AREA= 2,019 SQ. FT.
TOTAL RIGHT ELEVATION MASONRY AREA = 1,249 SQ. FT.
PERCENT OF MASONRY RIGHT ELEVATION = 62%
TOTAL LEFT ELEVATION AREA= 2,031 SQ. FT.
TOTAL LEFT ELEVATION MASONRY AREA = 1,243 SQ. FT.
PERCENT OF MASONRY LEFT ELEVATION = 61%
AVERAGE PERCENT MASONRY BUILDING TYPE B = 60%

GENERAL NOTES:

1. BUILDING HEIGHT BASED ON IBC DEFINITION OF HEIGHT-SECTION 502.1
2. ELECTRIC METERS AND CONDENSERS ARE SHOWN ON BOTH ENDS OF THE BUILDING FOR CLARITY. RE: CIVIL FOR SPECIFIC BUILDING LOCATION CONDITION.
3. BLDG TYPE B BASED ON BLDGS 10, 11,12. BLDG 13 IS MIRRORED CONDITION, BUT CONDENSER UNIT LAYOUT DIFFERS. RE: SITE PLAN FOR LOCATIONS.
4. BLDG TYPE D BASED ON BLDG 7. BLDG 6 IS MIRROR CONDITION.

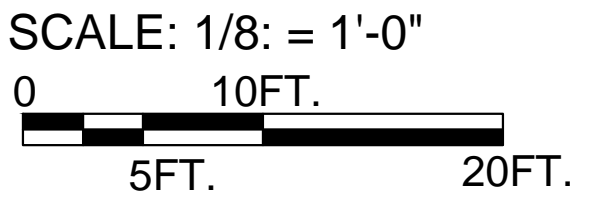
ELEVATION KEY NOTES

- | | | |
|--|--|---|
| 1 DIMENSIONAL SHINGLE ROOF | 14 DECORATIVE GABLE VENT | 25 RISER ROOM, DOOR SIGNAGE TO READ "FIRE RISER ROOM" |
| 2 STONE VENEER | 15 2X FASCIA | |
| 3 CEMENTITIOUS BOARD + BATTEN SIDING | 16 GARAGE DOOR | |
| 4A CEMENTITIOUS SHINGLE SIDING ^{1*} | 17 FDC WITH APPROVED KNOX HARDWARE - BLDGS 3, 4, 8 (A) | |
| 4B CEMENTITIOUS SHINGLE SIDING | 18 FDC WITH APPROVED KNOX HARDWARE - BLDGS 1, 2, 5 (A) | |
| 5A CEMENTITIOUS LAP SIDING 6" EXPOSURE | 19 FDC WITH APPROVED KNOX HARDWARE - BLDGS 11,12 (B) | |
| 5B CEMENTITIOUS LAP SIDING 6" EXPOSURE ^{2*} | 20 FDC WITH APPROVED KNOX HARDWARE - BLDGS 10,13 (B) | |
| 11A CEMENTITIOUS TRIM ^{3*} | 21 FDC WITH APPROVED KNOX HARDWARE - BLDGS 9, 14, 15 (C) | |
| 11B CEMENTITIOUS TRIM ACCENT | 22 FDC WITH APPROVED KNOX HARDWARE - BLDGS 6, 7 (D) | |
| 12 VINYL WINDOWS | 23 KNOX BOX LOCATIONS - RE: SITE PLAN FOR BLDG ORIENTATION, TYP. | |
| 13 DECORATIVE TRUSS | 24 A/C CONDENSER | |

| KEYNOTE # | COLOR SCHEME #1: BLDGS 2,3,5,7,10,11,13,15 | COLOR SCHEME #2: BLDGS 1,4,6,8,9,12,14 |
|----------------|---|---|
| 1 | TIMBERLINE HD SHAKWOOD | |
| 2 | SUNSET STONE - GEORGIA BROWN DRY STACK LEDGE | |
| 3 | SW6241 ALEUTIAN | SW0047 STUDIO BLUE GREEN |
| 4A1* | SW6242 BRACING BLUE | SW0012 EMPIRE GOLD |
| 4B | SW6386 NAPERY | SW0024 CURIO GRAY |
| 5A | SW6242 BRACING BLUE | SW0012 EMPIRE GOLD |
| 5B2* | SW6386 NAPERY | SW0024 CURIO GRAY |
| 11A3*,13,14,15 | SW6148 WOOL SKEIN | |
| 11B | SW6242 BRACING BLUE | SW0012 EMPIRE GOLD |

*FINISHES NOTES:

- ¹ ALL SHINGLE SIDING TO BE 4A, UNLESS NOTED OTHERWISE
- ² ALL 6" LAP SIDING TO BE 5B, UNLESS NOTED OTHERWISE
- ³ ALL TRIM TO BE 11A, UNLESS NOTED OTHERWISE



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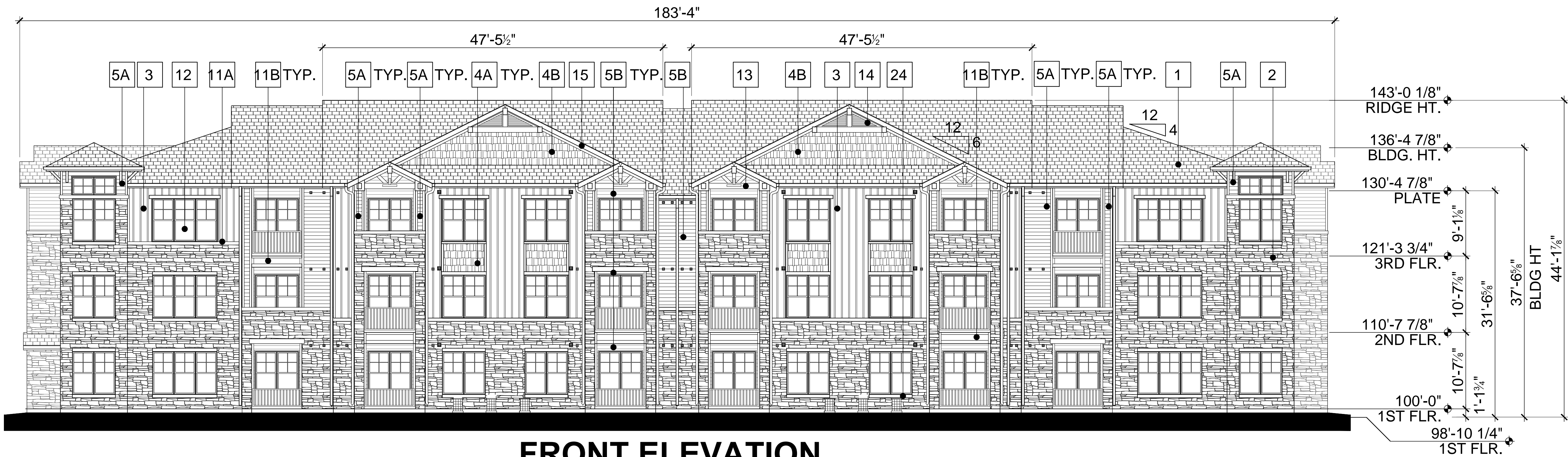
WHEATLANDS CSP NO.13 (PA6)

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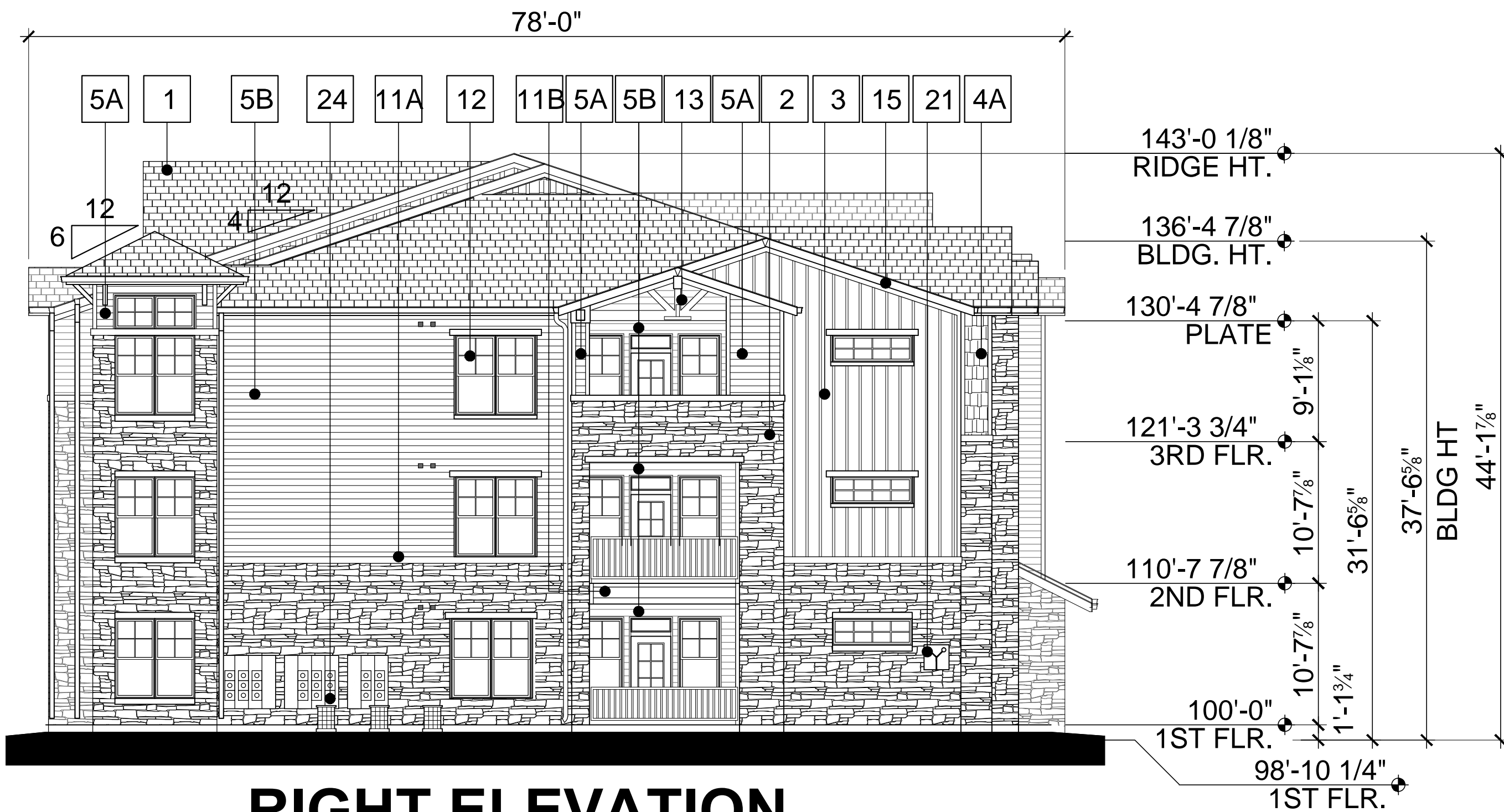
BUILDING TYPE B -
GARAGE & RIGHT
ELEVATIONS

A05

WHEATLANDS CSP NO. 13 (PA6)



FRONT ELEVATION



RIGHT ELEVATION

| ELEVATION AREAS & PERCENTAGES | |
|--|--|
| TOTAL FRONT ELEVATION AREA= 3540 SQ. FT. | |
| TOTAL FRONT ELEVATION MASONRY AREA = 2264 SQ. FT. | |
| PERCENT OF MASONRY FRONT ELEVATION = 64% | |
| TOTAL GARAGE ELEVATION AREA= 3636 SQ. FT. | |
| TOTAL GARAGE ELEVATION MASONRY AREA = 2194 SQ. FT. | |
| PERCENT OF MASONRY GARAGE ELEVATION = 60% | |
| TOTAL RIGHT ELEVATION AREA= 1857 SQ. FT. | |
| TOTAL RIGHT ELEVATION MASONRY AREA = 1014 SQ. FT. | |
| PERCENT OF MASONRY RIGHT ELEVATION = 55% | |
| TOTAL LEFT ELEVATION AREA= 1867 SQ. FT. | |
| TOTAL LEFT ELEVATION MASONRY AREA = 1024 SQ. FT. | |
| PERCENT OF MASONRY LEFT ELEVATION = 55% | |
| AVERAGE PERCENT MASONRY BUILDING TYPE C = 60% | |

- GENERAL NOTES:
- BUILDING HEIGHT BASED ON IBC DEFINITION OF HEIGHT-SECTION 502.1
 - ELECTRIC METERS AND CONDENSERS ARE SHOWN ON BOTH ENDS OF THE BUILDING FOR CLARITY. RE: CIVIL FOR SPECIFIC BUILDING LOCATION CONDITION.
 - BLDG TYPE B BASED ON BLDGS 10, 11,12. BLDG 13 IS MIRRORED CONDITION, BUT CONDENSER UNIT LAYOUT DIFFERS. RE: SITE PLAN FOR LOCATIONS.
 - BLDG TYPE D BASED ON BLDG 7. BLDG 6 IS MIRROR CONDITION.

ELEVATION KEY NOTES

- | | | |
|--|--|---|
| 1 DIMENSIONAL SHINGLE ROOF | 14 DECORATIVE GABLE VENT | 25 RISER ROOM, DOOR SIGNAGE TO READ "FIRE RISER ROOM" |
| 2 STONE VENEER | 15 2X FASCIA | |
| 3 CEMENTITIOUS BOARD + BATTEN SIDING | 16 GARAGE DOOR | |
| 4A CEMENTITIOUS SHINGLE SIDING ^{1*} | 17 FDC WITH APPROVED KNOX HARDWARE - BLDGS 3, 4, 8 (A) | |
| 4B CEMENTITIOUS SHINGLE SIDING | 18 FDC WITH APPROVED KNOX HARDWARE - BLDGS 1, 2, 5 (A) | |
| 5A CEMENTITIOUS LAP SIDING 6" EXPOSURE | 19 FDC WITH APPROVED KNOX HARDWARE - BLDGS 11,12 (B) | |
| 5B CEMENTITIOUS LAP SIDING 6" EXPOSURE ^{2*} | 20 FDC WITH APPROVED KNOX HARDWARE - BLDGS 10,13 (B) | |
| 11A CEMENTITIOUS TRIM ^{3*} | 21 FDC WITH APPROVED KNOX HARDWARE - BLDGS 9, 14, 15 (C) | |
| 11B CEMENTITIOUS TRIM ACCENT | 22 FDC WITH APPROVED KNOX HARDWARE - BLDGS 6, 7 (D) | |
| 12 VINYL WINDOWS | 23 KNOX BOX LOCATIONS - RE: SITE PLAN FOR BLDG ORIENTATION, TYP. | |
| 13 DECORATIVE TRUSS | 24 A/C CONDENSER | |

| KEYNOTE # | COLOR SCHEME #1: BLDGS 2,3,5,7,10,11,13,15 | COLOR SCHEME #2: BLDGS 1,4,6,8,9,12,14 |
|-----------------------------|---|---|
| 1 | TIMBERLINE HD SHAKWOOD | |
| 2 | SUNSET STONE - GEORGIA BROWN DRY STACK LEDGE | |
| 3 | SW6241 ALEUTIAN | SW0047 STUDIO BLUE GREEN |
| 4A ^{1*} | SW6242 BRACING BLUE | SW0012 EMPIRE GOLD |
| 4B | SW6386 NAPERY | SW0024 CURIO GRAY |
| 5A | SW6242 BRACING BLUE | SW0012 EMPIRE GOLD |
| 5B ^{2*} | SW6386 NAPERY | SW0024 CURIO GRAY |
| 11A ^{3*} ,13,14,15 | SW6148 WOOL SKEIN | |
| 11B | SW6242 BRACING BLUE | SW0012 EMPIRE GOLD |

- *FINISHES NOTES:
- ¹ ALL SHINGLE SIDING TO BE 4A, UNLESS NOTED OTHERWISE
- ² ALL 6" LAP SIDING TO BE 5B, UNLESS NOTED OTHERWISE
- ³ ALL TRIM TO BE 11A, UNLESS NOTED OTHERWISE
- SCALE: 1/8" = 1'-0"
- 0 10FT. 20FT.
- 5FT.

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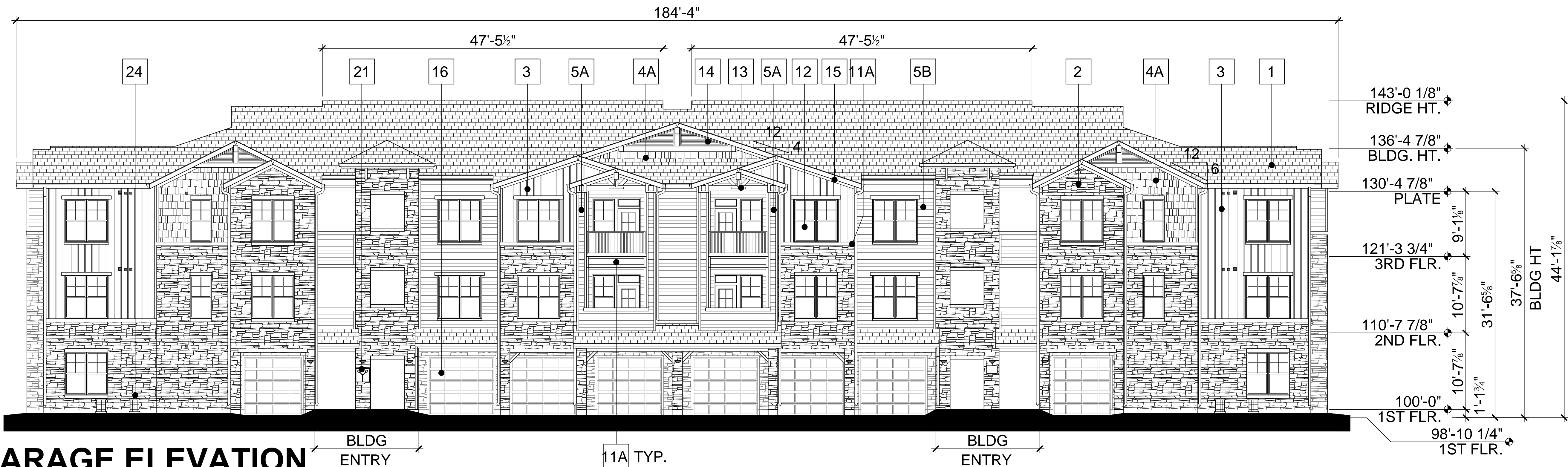
WHEATLANDS CSP NO.13 (PA6)

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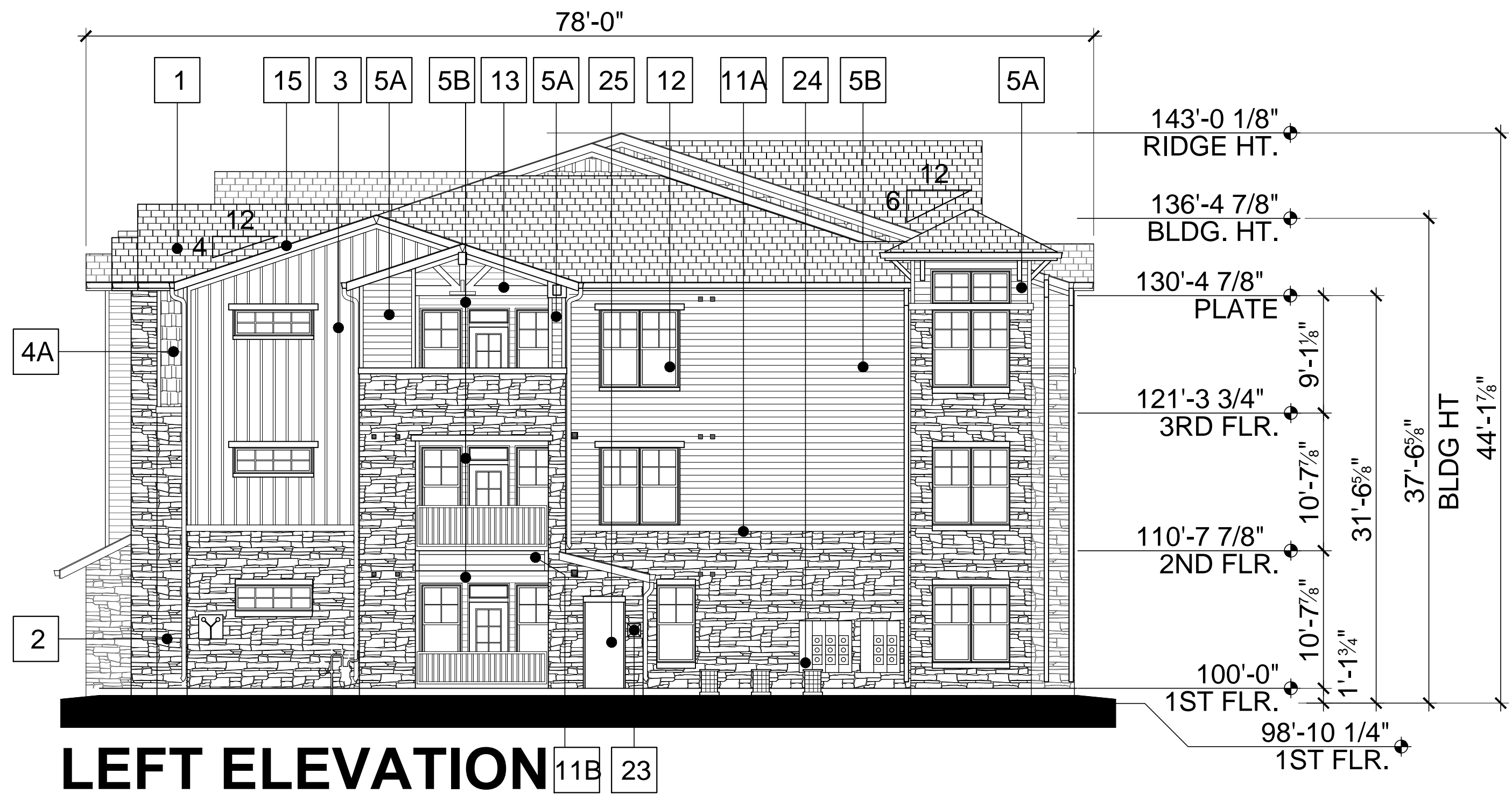
BUILDING TYPE C -
FRONT & RIGHT
ELEVATIONS

A06

WHEATLANDS CSP NO. 13 (PA6)



GARAGE ELEVATION



LEFT ELEVATION

| ELEVATION AREAS & PERCENTAGES | | |
|--|--|--|
| TOTAL FRONT ELEVATION AREA= 3540 SQ. FT. | | |
| TOTAL FRONT ELEVATION MASONRY AREA = 2264 SQ. FT. | | |
| PERCENT OF MASONRY FRONT ELEVATION = 64% | | |
| TOTAL GARAGE ELEVATION AREA= 3636 SQ. FT. | | |
| TOTAL GARAGE ELEVATION MASONRY AREA = 2194 SQ. FT. | | |
| PERCENT OF MASONRY GARAGE ELEVATION = 60% | | |
| TOTAL RIGHT ELEVATION AREA= 1842 SQ. FT. | | |
| TOTAL RIGHT ELEVATION MASONRY AREA = 1015 SQ. FT. | | |
| PERCENT OF MASONRY RIGHT ELEVATION = 55% | | |
| TOTAL LEFT ELEVATION AREA= 1833 SQ. FT. | | |
| TOTAL LEFT ELEVATION MASONRY AREA = 1005 SQ. FT. | | |
| PERCENT OF MASONRY LEFT ELEVATION = 55% | | |
| AVERAGE PERCENT MASONRY BUILDING TYPE C = 60% | | |

- GENERAL NOTES:
- BUILDING HEIGHT BASED ON IBC DEFINITION OF HEIGHT-SECTION 502.1
 - ELECTRIC METERS AND CONDENSERS ARE SHOWN ON BOTH ENDS OF THE BUILDING FOR CLARITY. RE: CIVIL FOR SPECIFIC BUILDING LOCATION CONDITION.
 - BLDG TYPE B BASED ON BLDGS 10, 11,12. BLDG 13 IS MIRRORED CONDITION, BUT CONDENSER UNIT LAYOUT DIFFERS. RE: SITE PLAN FOR LOCATIONS.
 - BLDG TYPE D BASED ON BLDG 7. BLDG 6 IS MIRROR CONDITION.

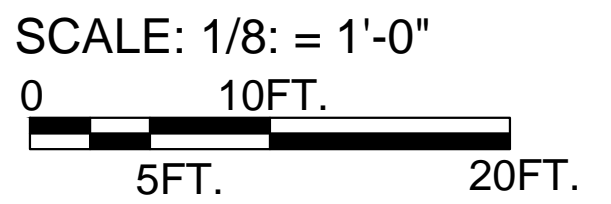
ELEVATION KEY NOTES

- | | | |
|--|--|---|
| 1 DIMENSIONAL SHINGLE ROOF | 14 DECORATIVE GABLE VENT | 25 RISER ROOM, DOOR SIGNAGE TO READ "FIRE RISER ROOM" |
| 2 STONE VENEER | 15 2X FASCIA | |
| 3 CEMENTITIOUS BOARD + BATTEN SIDING | 16 GARAGE DOOR | |
| 4A CEMENTITIOUS SHINGLE SIDING ^{1*} | 17 FDC WITH APPROVED KNOX HARDWARE - BLDGS 3, 4, 8 (A) | |
| 4B CEMENTITIOUS SHINGLE SIDING | 18 FDC WITH APPROVED KNOX HARDWARE - BLDGS 1, 2, 5 (A) | |
| 5A CEMENTITIOUS LAP SIDING 6" EXPOSURE | 19 FDC WITH APPROVED KNOX HARDWARE - BLDGS 11,12 (B) | |
| 5B CEMENTITIOUS LAP SIDING 6" EXPOSURE ^{2*} | 20 FDC WITH APPROVED KNOX HARDWARE - BLDGS 10,13 (B) | |
| 11A CEMENTITIOUS TRIM ^{3*} | 21 FDC WITH APPROVED KNOX HARDWARE - BLDGS 9, 14, 15 (C) | |
| 11B CEMENTITIOUS TRIM ACCENT | 22 FDC WITH APPROVED KNOX HARDWARE - BLDGS 6, 7 (D) | |
| 12 VINYL WINDOWS | 23 KNOX BOX LOCATIONS - RE: SITE PLAN FOR BLDG ORIENTATION, TYP. | |
| 13 DECORATIVE TRUSS | 24 A/C CONDENSER | |

| KEYNOTE # | COLOR SCHEME #1: BLDGS 2,3,5,7,10,11,13,15 | COLOR SCHEME #2: BLDGS 1,4,6,8,9,12,14 |
|-----------------------------|---|---|
| 1 | TIMBERLINE HD SHAKEWOOD | |
| 2 | SUNSET STONE - GEORGIA BROWN DRY STACK LEDGE | |
| 3 | SW6241 ALEUTIAN | SW0047 STUDIO BLUE GREEN |
| 4A ^{1*} | SW6242 BRACING BLUE | SW0012 EMPIRE GOLD |
| 4B | SW6386 NAPERY | SW0024 CURIO GRAY |
| 5A | SW6242 BRACING BLUE | SW0012 EMPIRE GOLD |
| 5B ^{2*} | SW6386 NAPERY | SW0024 CURIO GRAY |
| 11A ^{3*} ,13,14,15 | SW6148 WOOL SKEIN | |
| 11B | SW6242 BRACING BLUE | SW0012 EMPIRE GOLD |

*FINISHES NOTES:

- ¹ ALL SHINGLE SIDING TO BE 4A, UNLESS NOTED OTHERWISE
- ² ALL 6" LAP SIDING TO BE 5B, UNLESS NOTED OTHERWISE
- ³ ALL TRIM TO BE 11A, UNLESS NOTED OTHERWISE



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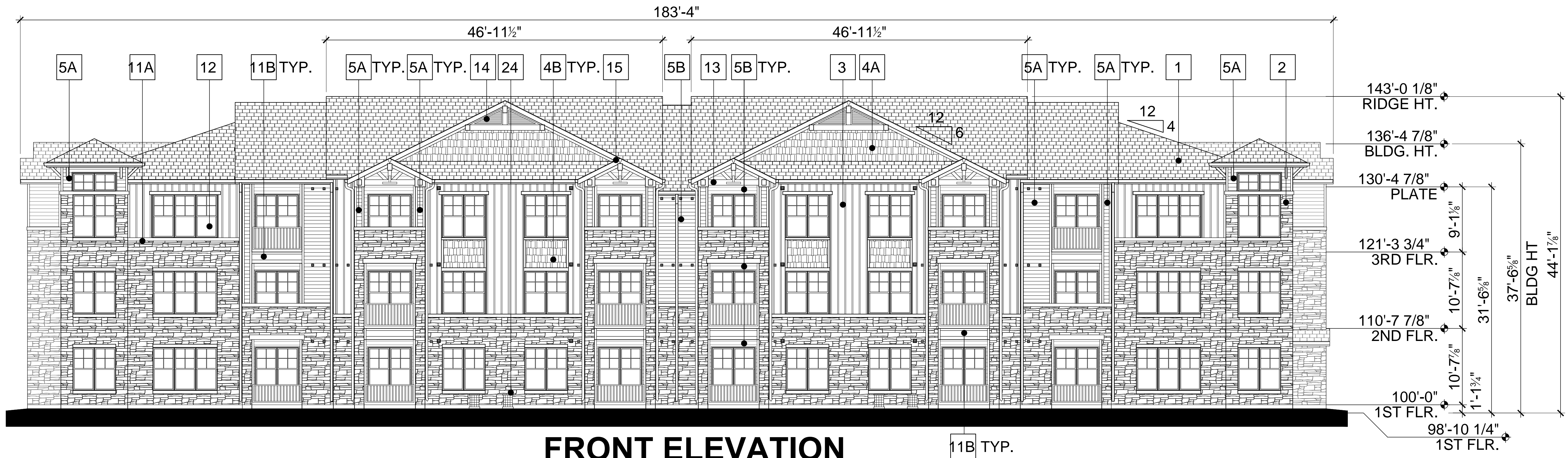
WHEATLANDS CSP NO.13 (PA6)

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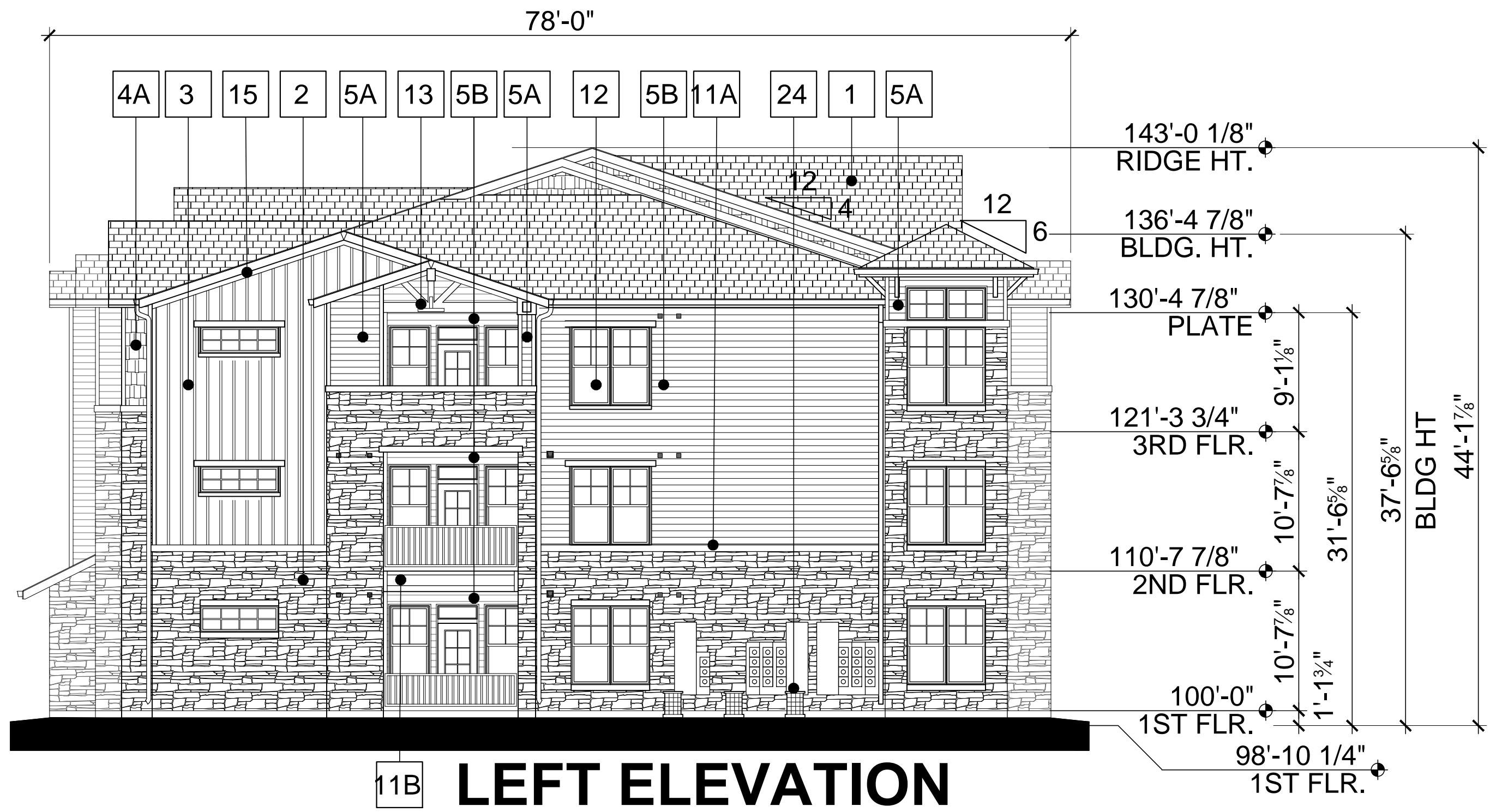
BUILDING TYPE C -
GARAGE & LEFT
ELEVATIONS

A07

WHEATLANDS CSP NO. 13 (PA6)



FRONT ELEVATION



LEFT ELEVATION

ELEVATION AREAS & PERCENTAGES
TOTAL FRONT ELEVATION AREA= 3542 SQ. FT.
TOTAL FRONT ELEVATION MASONRY AREA = 2248 SQ. FT.
PERCENT OF MASONRY FRONT ELEVATION = 63%
TOTAL GARAGE ELEVATION AREA= 3601 SQ. FT.
TOTAL GARAGE ELEVATION MASONRY AREA = 2124 SQ. FT.
PERCENT OF MASONRY GARAGE ELEVATION = 59%
TOTAL RIGHT ELEVATION AREA= 1943 SQ. FT.
TOTAL RIGHT ELEVATION MASONRY AREA = 1130 SQ. FT.
PERCENT OF MASONRY RIGHT ELEVATION = 58%
TOTAL LEFT ELEVATION AREA= 1823 SQ. FT.
TOTAL LEFT ELEVATION MASONRY AREA = 1010 SQ. FT.
PERCENT OF MASONRY LEFT ELEVATION = 55%
AVERAGE PERCENT MASONRY ON BUILDING TYPE D = 60%

- GENERAL NOTES:**
- 1. BUILDING HEIGHT BASED ON IBC DEFINITION OF HEIGHT-SECTION 502.1
 - 2. ELECTRIC METERS AND CONDENSERS ARE SHOWN ON BOTH ENDS OF THE BUILDING FOR CLARITY. RE: CIVIL FOR SPECIFIC BUILDING LOCATION CONDITION.
 - 3. BLDG TYPE B BASED ON BLDGS 10, 11,12. BLDG 13 IS MIRRORED CONDITION, BUT CONDENSER UNIT LAYOUT DIFFERS. RE: SITE PLAN FOR LOCATIONS.
 - 4. BLDG TYPE D BASED ON BLDG 7. BLDG 6 IS MIRROR CONDITION.

ELEVATION KEY NOTES

- | | | |
|--|--|---|
| 1 DIMENSIONAL SHINGLE ROOF | 14 DECORATIVE GABLE VENT | 25 RISER ROOM, DOOR SIGNAGE TO READ "FIRE RISER ROOM" |
| 2 STONE VENEER | 15 2X FASCIA | |
| 3 CEMENTITIOUS BOARD + BATTEN SIDING | 16 GARAGE DOOR | |
| 4A CEMENTITIOUS SHINGLE SIDING ^{1*} | 17 FDC WITH APPROVED KNOX HARDWARE - BLDGS 3, 4, 8 (A) | |
| 4B CEMENTITIOUS SHINGLE SIDING | 18 FDC WITH APPROVED KNOX HARDWARE - BLDGS 1, 2, 5 (A) | |
| 5A CEMENTITIOUS LAP SIDING 6" EXPOSURE | 19 FDC WITH APPROVED KNOX HARDWARE - BLDGS 11,12 (B) | |
| 5B CEMENTITIOUS LAP SIDING 6" EXPOSURE ^{2*} | 20 FDC WITH APPROVED KNOX HARDWARE - BLDGS 10,13 (B) | |
| 11A CEMENTITIOUS TRIM ^{3*} | 21 FDC WITH APPROVED KNOX HARDWARE - BLDGS 9, 14, 15 (C) | |
| 11B CEMENTITIOUS TRIM ACCENT | 22 FDC WITH APPROVED KNOX HARDWARE - BLDGS 6, 7 (D) | |
| 12 VINYL WINDOWS | 23 KNOX BOX LOCATIONS - RE: SITE PLAN FOR BLDG ORIENTATION, TYP. | |
| 13 DECORATIVE TRUSS | 24 A/C CONDENSER | |

| KEYNOTE # | COLOR SCHEME #1: BLDGS 2,3,5,7,10,11,13,15 | COLOR SCHEME #2: BLDGS 1,4,6,8,9,12,14 |
|-----------------------------|---|---|
| 1 | TIMBERLINE HD SHAKEWOOD | |
| 2 | SUNSET STONE - GEORGIA BROWN DRY STACK LEDGE | |
| 3 | SW6241 ALEUTIAN | SW0047 STUDIO BLUE GREEN |
| 4A ^{1*} | SW6242 BRACING BLUE | SW0012 EMPIRE GOLD |
| 4B | SW6386 NAPERY | SW0024 CURIO GRAY |
| 5A | SW6242 BRACING BLUE | SW0012 EMPIRE GOLD |
| 5B ^{2*} | SW6386 NAPERY | SW0024 CURIO GRAY |
| 11A ^{3*} ,13,14,15 | SW6148 WOOL SKEIN | |
| 11B | SW6242 BRACING BLUE | SW0012 EMPIRE GOLD |

***FINISHES NOTES:**

¹ ALL SHINGLE SIDING TO BE 4A, UNLESS NOTED OTHERWISE

² ALL 6" LAP SIDING TO BE 5B, UNLESS NOTED OTHERWISE

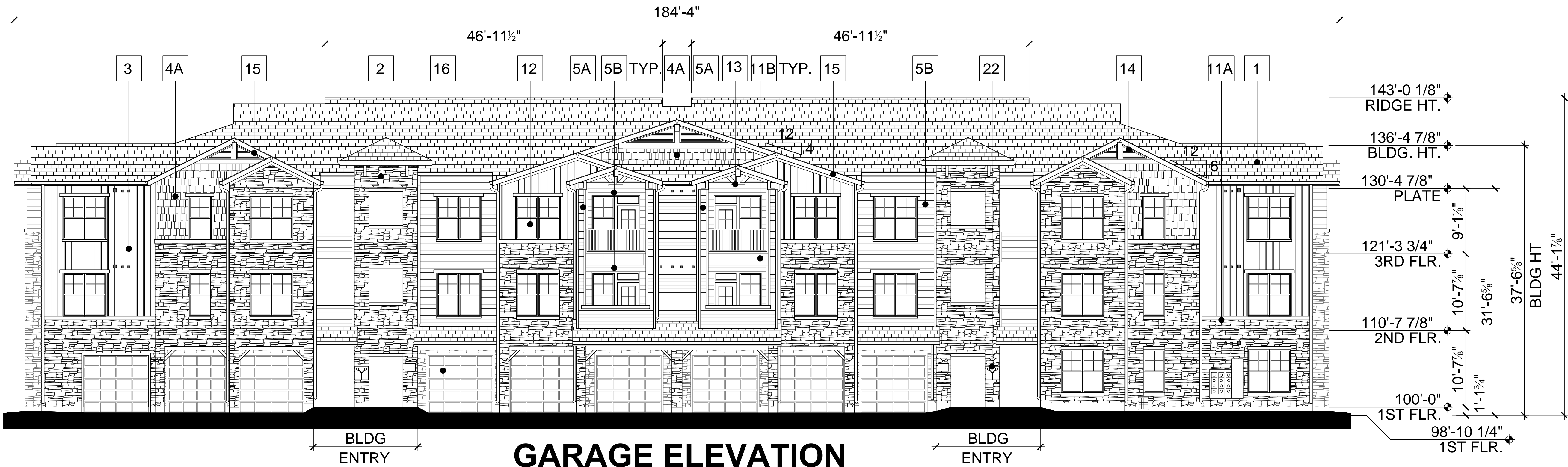
³ ALL TRIM TO BE 11A, UNLESS NOTED OTHERWISE

SCALE: 1/8" = 1'-0"

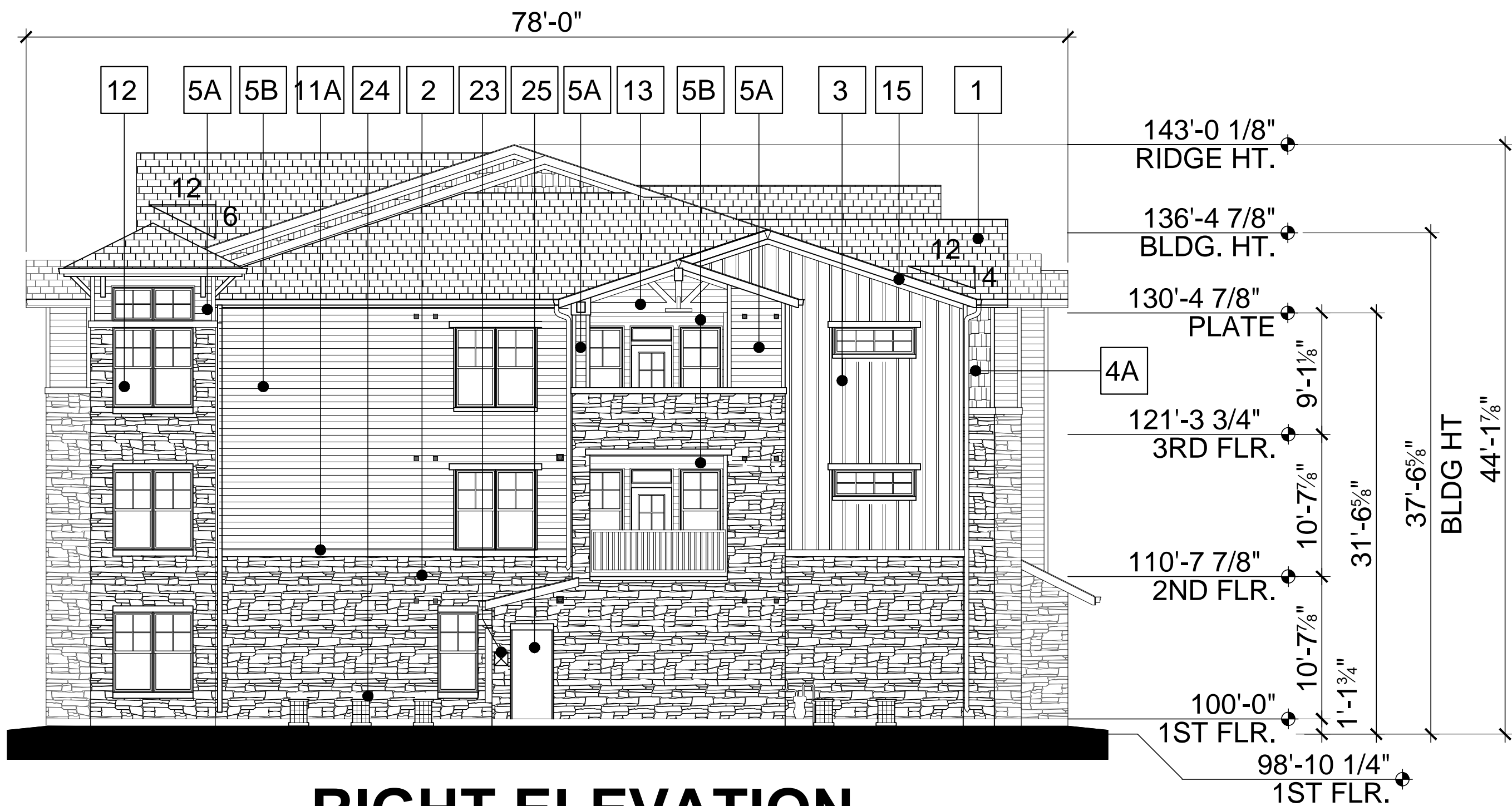
0 10FT. 20FT.

| | |
|--|--|
| APPLICANT | GRAND PEAKS PROPERTIES, INC. 4882 S ULSTER ST PKWY, SUITE 1200 DENVER, CO 80237 PHONE 720.889.9209 CONTACT: PAUL S. HERSKOWITZ PHERSKOWITZ@GRANDPEAKS.COM |
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| WHEATLANDS CSP NO.13 (PA6) | |
| SUBMITTED: 09-03-15 SUBMITTED: 11-10-15 SUBMITTED: 02-02-16 SUBMITTED: 03-17-16 SUBMITTED: 04-19-16 SUBMITTED: 06-14-16 | |
| BUILDING TYPE D - FRONT & LEFT ELEVATIONS | |
| A08 | |

WHEATLANDS CSP NO. 13 (PA6)



GARAGE ELEVATION



RIGHT ELEVATION

| ELEVATION AREAS & PERCENTAGES | | |
|--|--|--|
| TOTAL FRONT ELEVATION AREA= 3542 SQ. FT. | | |
| TOTAL FRONT ELEVATION MASONRY AREA = 2248 SQ. FT. | | |
| PERCENT OF MASONRY FRONT ELEVATION = 63% | | |
| TOTAL GARAGE ELEVATION AREA= 3601 SQ. FT. | | |
| TOTAL GARAGE ELEVATION MASONRY AREA = 2124 SQ. FT. | | |
| PERCENT OF MASONRY GARAGE ELEVATION = 59% | | |
| TOTAL RIGHT ELEVATION AREA= 1943 SQ. FT. | | |
| TOTAL RIGHT ELEVATION MASONRY AREA = 1130 SQ. FT. | | |
| PERCENT OF MASONRY RIGHT ELEVATION = 58% | | |
| TOTAL LEFT ELEVATION AREA= 1823 SQ. FT. | | |
| TOTAL LEFT ELEVATION MASONRY AREA = 1010 SQ. FT. | | |
| PERCENT OF MASONRY LEFT ELEVATION = 55% | | |
| AVERAGE PERCENT MASONRY ON BUILDING TYPE D = 60% | | |

- GENERAL NOTES:
- BUILDING HEIGHT BASED ON IBC DEFINITION OF HEIGHT-SECTION 502.1
 - ELECTRIC METERS AND CONDENSERS ARE SHOWN ON BOTH ENDS OF THE BUILDING FOR CLARITY. RE: CIVIL FOR SPECIFIC BUILDING LOCATION CONDITION.
 - BLDG TYPE B BASED ON BLDGS 10, 11,12. BLDG 13 IS MIRRORED CONDITION, BUT CONDENSER UNIT LAYOUT DIFFERS. RE: SITE PLAN FOR LOCATIONS.
 - BLDG TYPE D BASED ON BLDG 7. BLDG 6 IS MIRROR CONDITION.

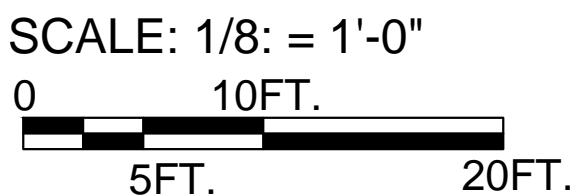
ELEVATION KEY NOTES

- | | | |
|--|--|---|
| 1 DIMENSIONAL SHINGLE ROOF | 14 DECORATIVE GABLE VENT | 25 RISER ROOM, DOOR SIGNAGE TO READ "FIRE RISER ROOM" |
| 2 STONE VENEER | 15 2X FASCIA | |
| 3 CEMENTITIOUS BOARD + BATTEN SIDING | 16 GARAGE DOOR | |
| 4A CEMENTITIOUS SHINGLE SIDING ^{1*} | 17 FDC WITH APPROVED KNOX HARDWARE - BLDGS 3, 4, 8 (A) | |
| 4B CEMENTITIOUS SHINGLE SIDING | 18 FDC WITH APPROVED KNOX HARDWARE - BLDGS 1, 2, 5 (A) | |
| 5A CEMENTITIOUS LAP SIDING 6" EXPOSURE | 19 FDC WITH APPROVED KNOX HARDWARE - BLDGS 11,12 (B) | |
| 5B CEMENTITIOUS LAP SIDING 6" EXPOSURE ^{2*} | 20 FDC WITH APPROVED KNOX HARDWARE - BLDGS 10,13 (B) | |
| 11A CEMENTITIOUS TRIM ^{3*} | 21 FDC WITH APPROVED KNOX HARDWARE - BLDGS 9, 14, 15 (C) | |
| 11B CEMENTITIOUS TRIM ACCENT | 22 FDC WITH APPROVED KNOX HARDWARE - BLDGS 6, 7 (D) | |
| 12 VINYL WINDOWS | 23 KNOX BOX LOCATIONS - RE: SITE PLAN FOR BLDG ORIENTATION, TYP. | |
| 13 DECORATIVE TRUSS | 24 A/C CONDENSER | |

| KEYNOTE # | COLOR SCHEME #1: BLDGS 2,3,5,7,10,11,13,15 | COLOR SCHEME #2: BLDGS 1,4,6,8,9,12,14 |
|-----------------------------|---|---|
| 1 | TIMBERLINE HD SHAKEWOOD | |
| 2 | SUNSET STONE - GEORGIA BROWN DRY STACK LEDGE | |
| 3 | SW6241 ALEUTIAN | SW0047 STUDIO BLUE GREEN |
| 4A ^{1*} | SW6242 BRACING BLUE | SW0012 EMPIRE GOLD |
| 4B | SW6386 NAPERY | SW0024 CURIO GRAY |
| 5A | SW6242 BRACING BLUE | SW0012 EMPIRE GOLD |
| 5B ^{2*} | SW6386 NAPERY | SW0024 CURIO GRAY |
| 11A ^{3*} ,13,14,15 | SW6148 WOOL SKEIN | |
| 11B | SW6242 BRACING BLUE | SW0012 EMPIRE GOLD |

*FINISHES NOTES:

- ¹ ALL SHINGLE SIDING TO BE 4A, UNLESS NOTED OTHERWISE
- ² ALL 6" LAP SIDING TO BE 5B, UNLESS NOTED OTHERWISE
- ³ ALL TRIM TO BE 11A, UNLESS NOTED OTHERWISE



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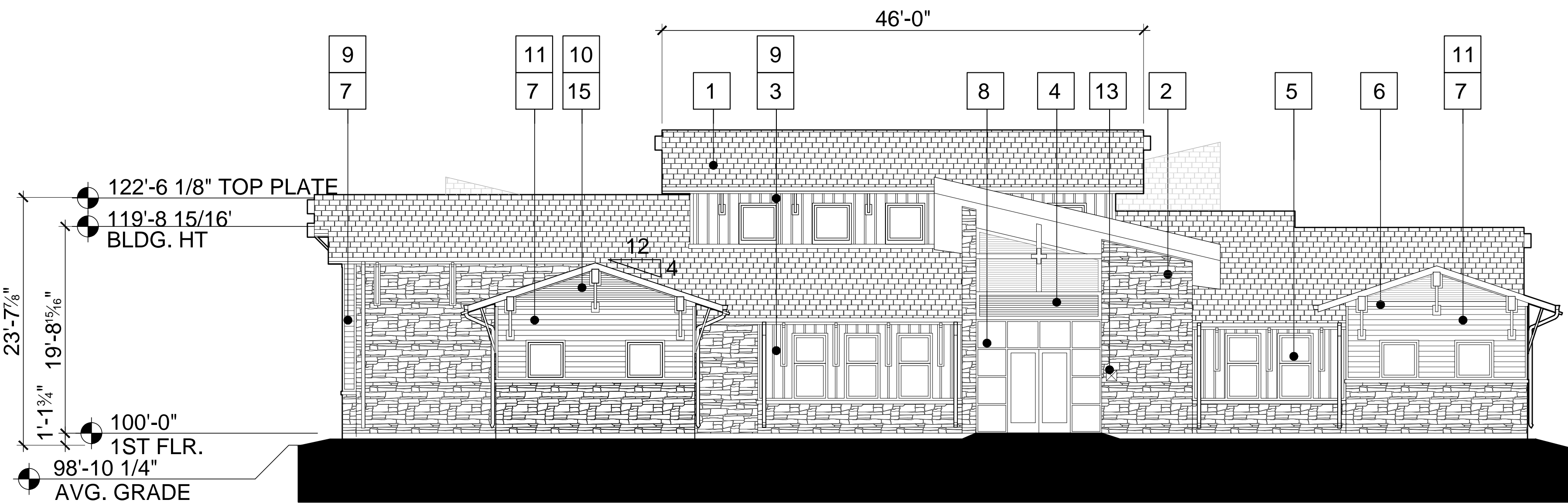
WHEATLANDS CSP NO.13 (PA6)

SUBMITTED: 09-03-15
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SUBMITTED: 02-02-16
SUBMITTED: 03-17-16
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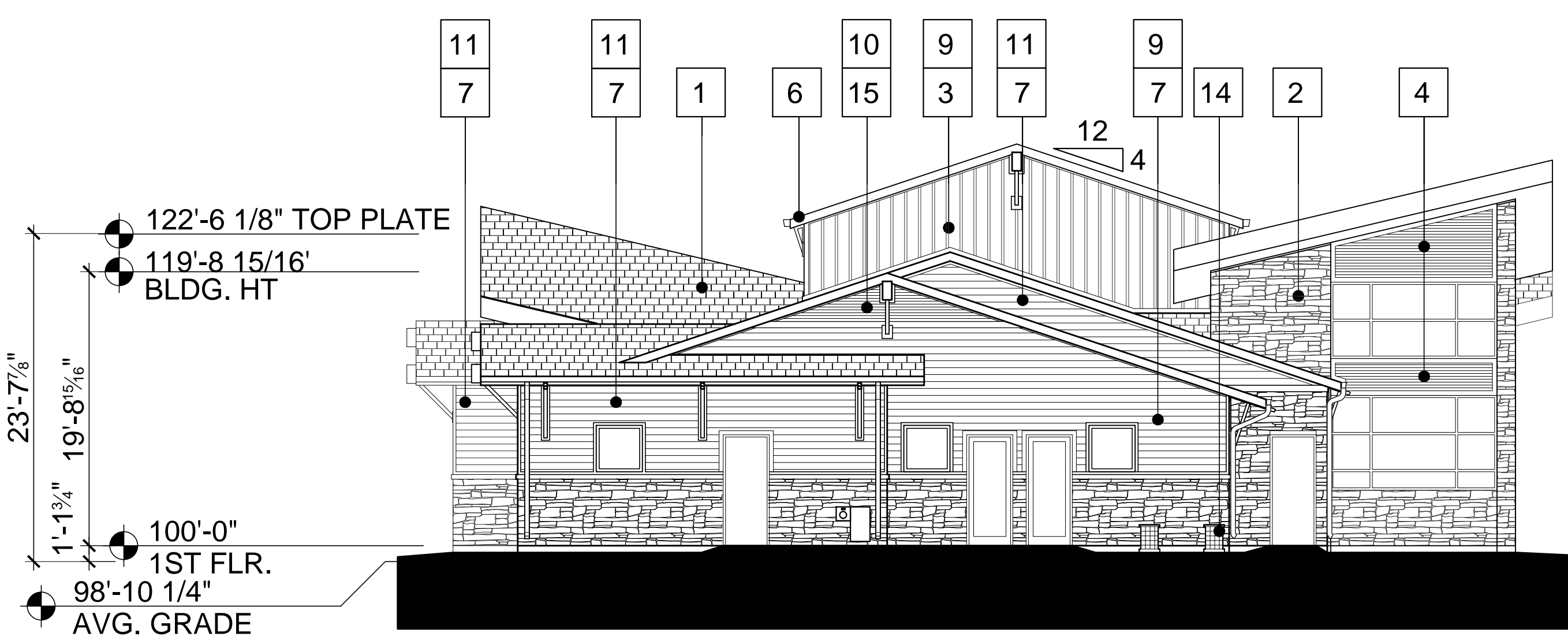
BUILDING TYPE D -
GARAGE & RIGHT
ELEVATIONS

A09

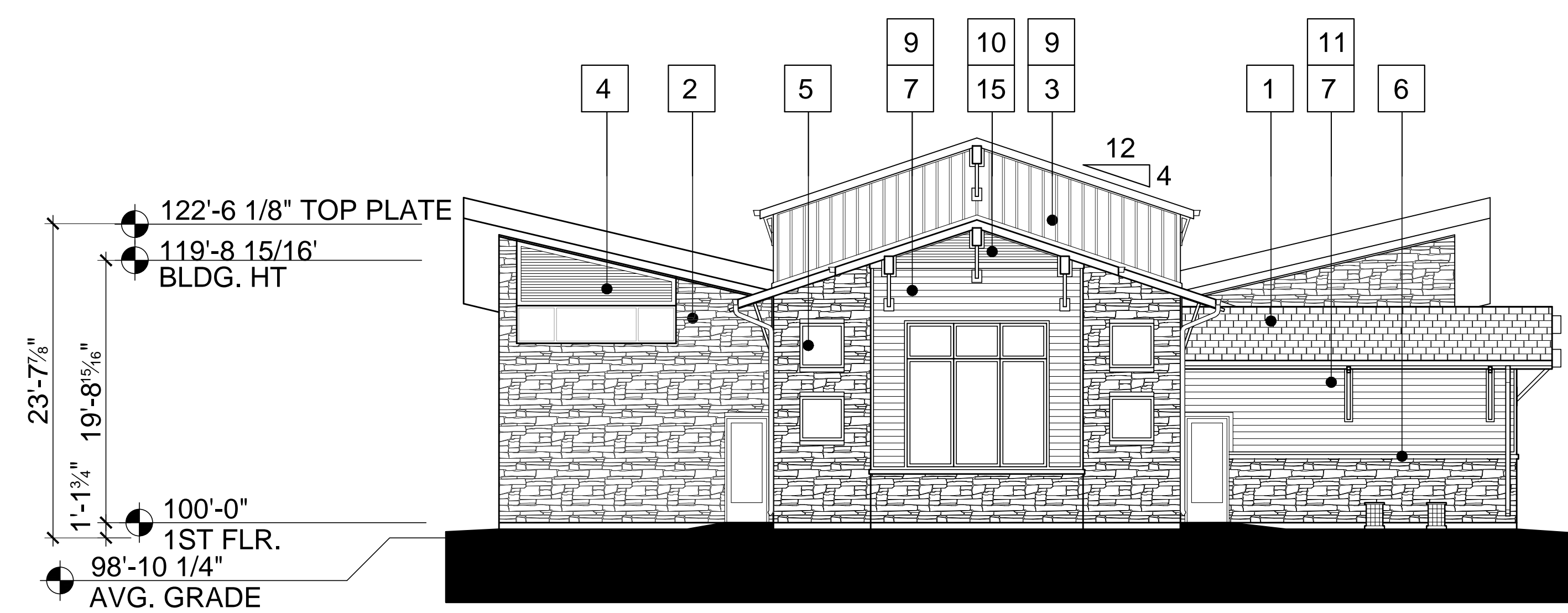
WHEATLANDS CSP NO. 13 (PA6)



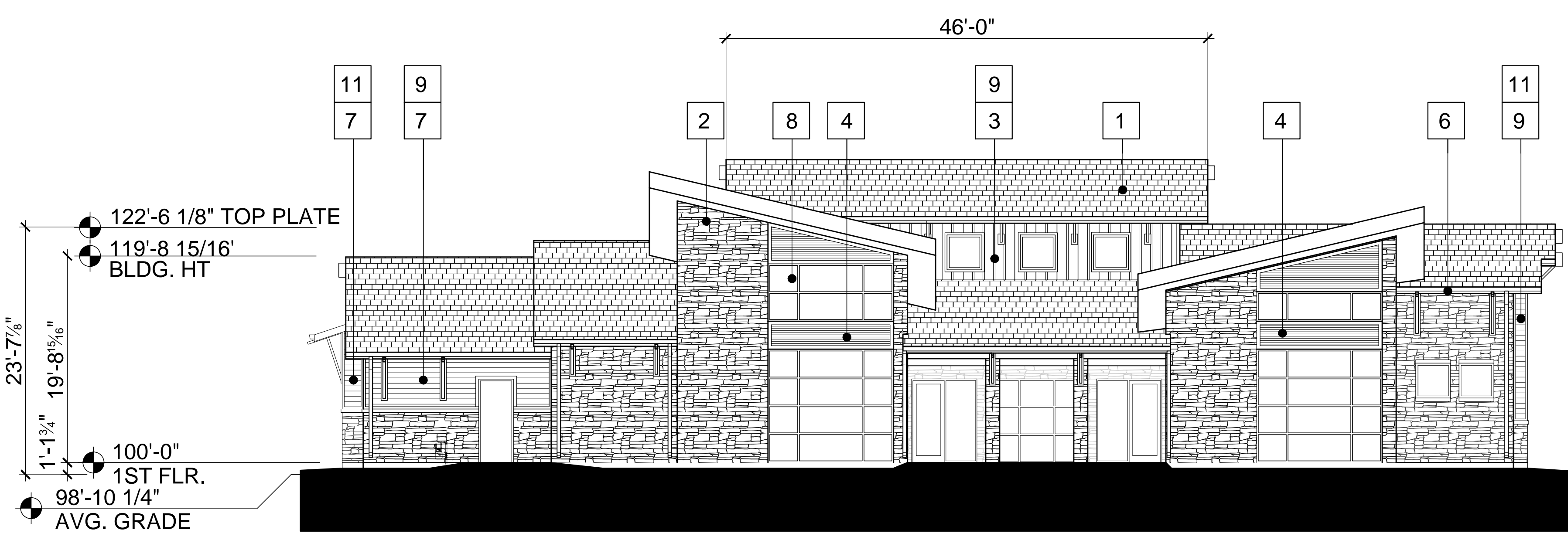
FRONT ELEVATION



RIGHT ELEVATION



LEFT ELEVATION



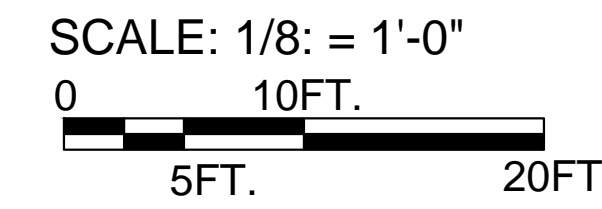
REAR ELEVATION

ELEVATION AREAS & PERCENTAGES

| | |
|---|--------------|
| TOTAL FRONT ELEVATION AREA= | 1204 SQ. FT. |
| TOTAL FRONT ELEVATION MASONRY AREA = | 762 SQ. FT. |
| PERCENT OF MASONRY FRONT ELEVATION = | 63% |
| TOTAL REAR ELEVATION AREA= | 1104 SQ. FT. |
| TOTAL REAR ELEVATION MASONRY AREA = | 885 SQ. FT. |
| PERCENT OF MASONRY GARAGE ELEVATION = | 80% |
| TOTAL RIGHT ELEVATION AREA= | 1128 SQ. FT. |
| TOTAL RIGHT ELEVATION MASONRY AREA = | 431 SQ. FT. |
| PERCENT OF MASONRY RIGHT ELEVATION = | 38% |
| TOTAL LEFT ELEVATION AREA= | 1191 SQ. FT. |
| TOTAL LEFT ELEVATION MASONRY AREA = | 740 SQ. FT. |
| PERCENT OF MASONRY LEFT ELEVATION = | 62% |
| AVERAGE PERCENT MASONRY CLUB HOUSE = | 61% |

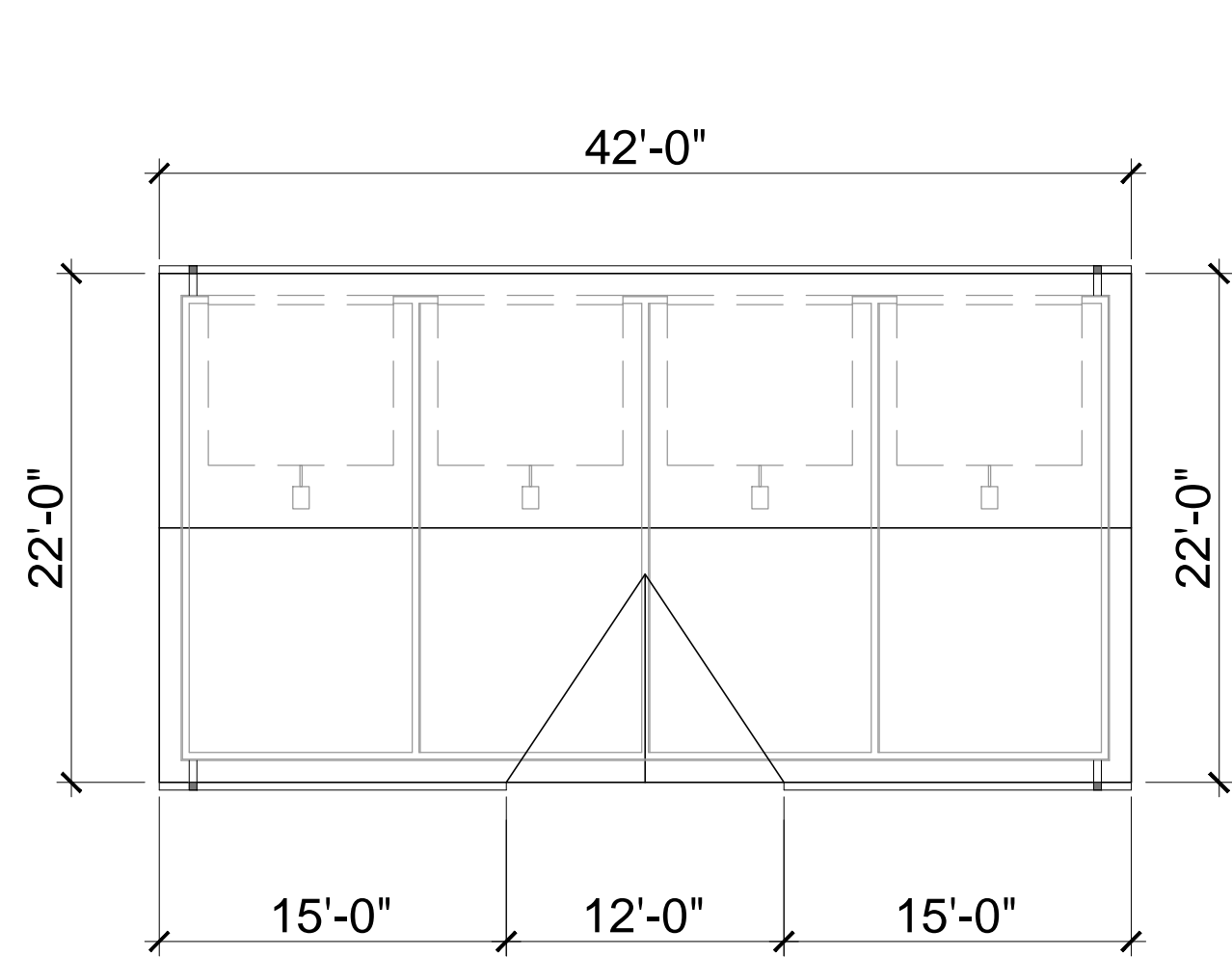
NOTE: BUILDING HEIGHT BASED ON IBC
DEFINITION OF HEIGHT-SECTION 502.1

- KEY NOTES - CLUBHOUSE
- 1 DIMENSIONAL SHINGLE ROOF - TIMBERLINE HD SHAKEWOOD
 - 2 STONE VENEER - GEORGIA BROWN DRY STACK LEDGE
 - 3 CEMENTITIOUS BOARD AND BATTEN SIDING
 - 4 METAL PANEL SIDING
 - 5 VINYL WINDOWS
 - 6 CEMENTITIOUS TRIM - SW6152 SUPERIOR BRONZE
 - 7 CEMENTITIOUS LAP SIDING 6" EXPOSURE
 - 8 STOREFRONT GLAZING
 - 9 SW0047 STUDIO BLUE GREEN
 - 10 SW0012 EMPIRE GOLD
 - 11 SW0024 CURIO GRAY
 - 13 KNOX BOX @ 6'-0" (+/-) ABOVE GRADE
 - 14 A/C CONDENSER
 - 15 DECORATIVE GABLE VENT

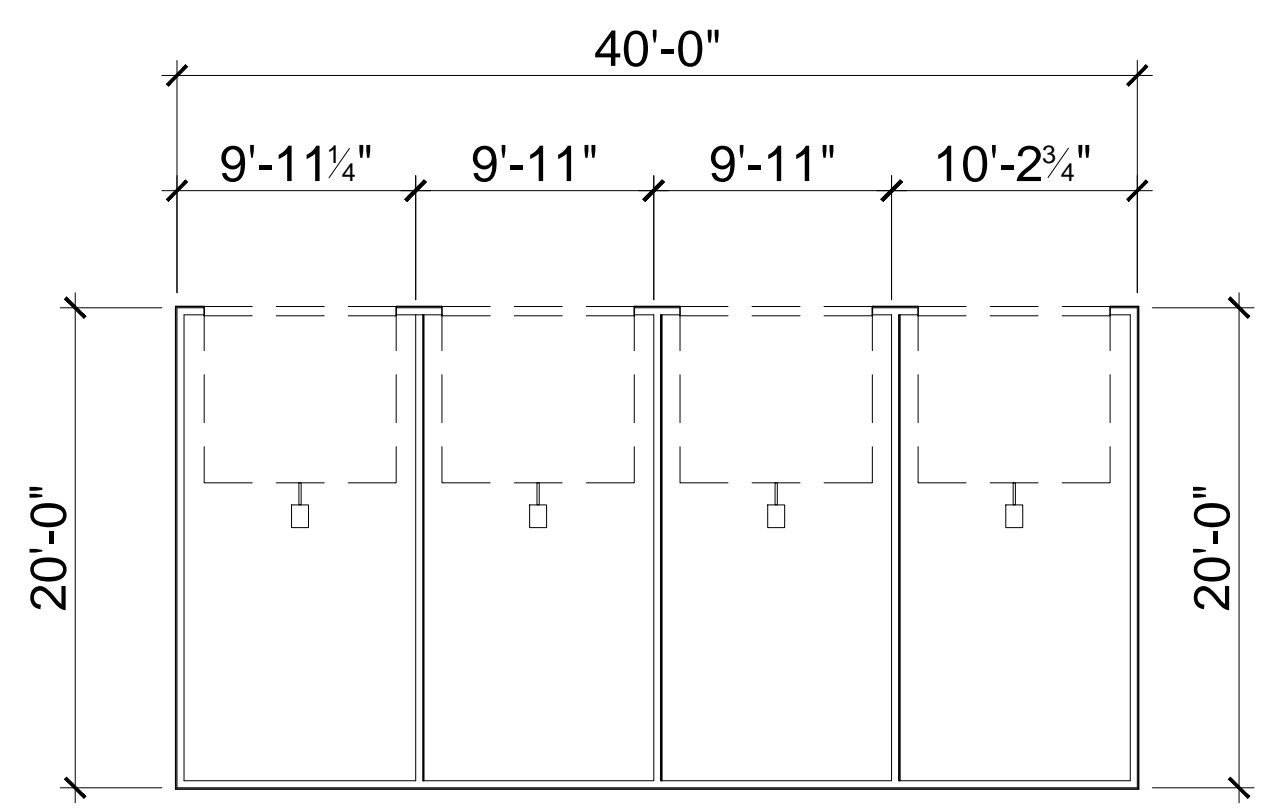


| | |
|--|--|
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| CLUBHOUSE ELEVATIONS | |
| A10 | |

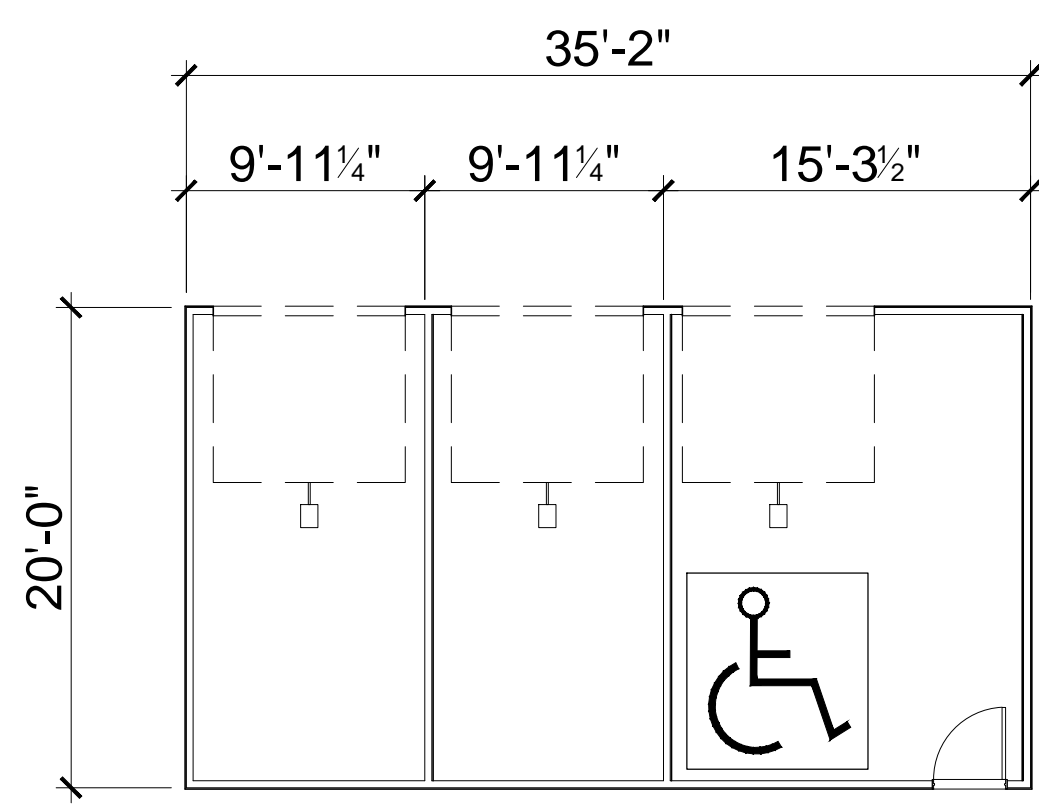
WHEATLANDS CSP NO. 13 (PA6)



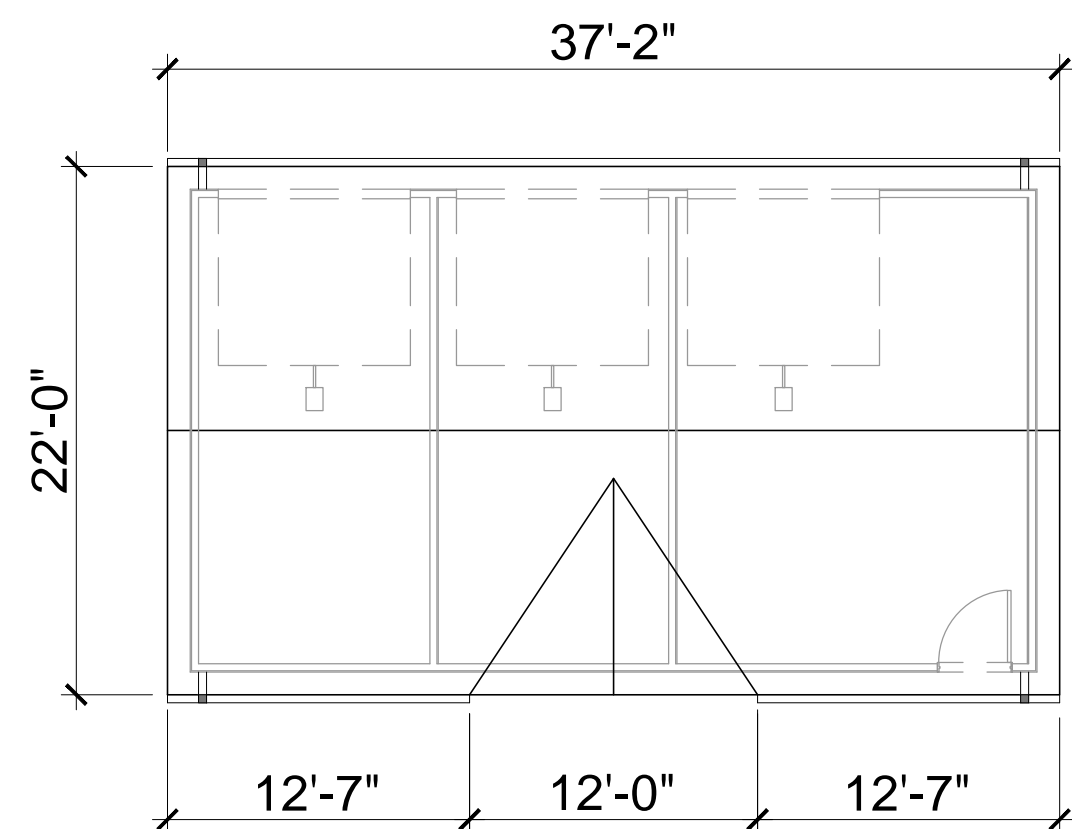
4-CAR GARAGE
ROOF PLAN



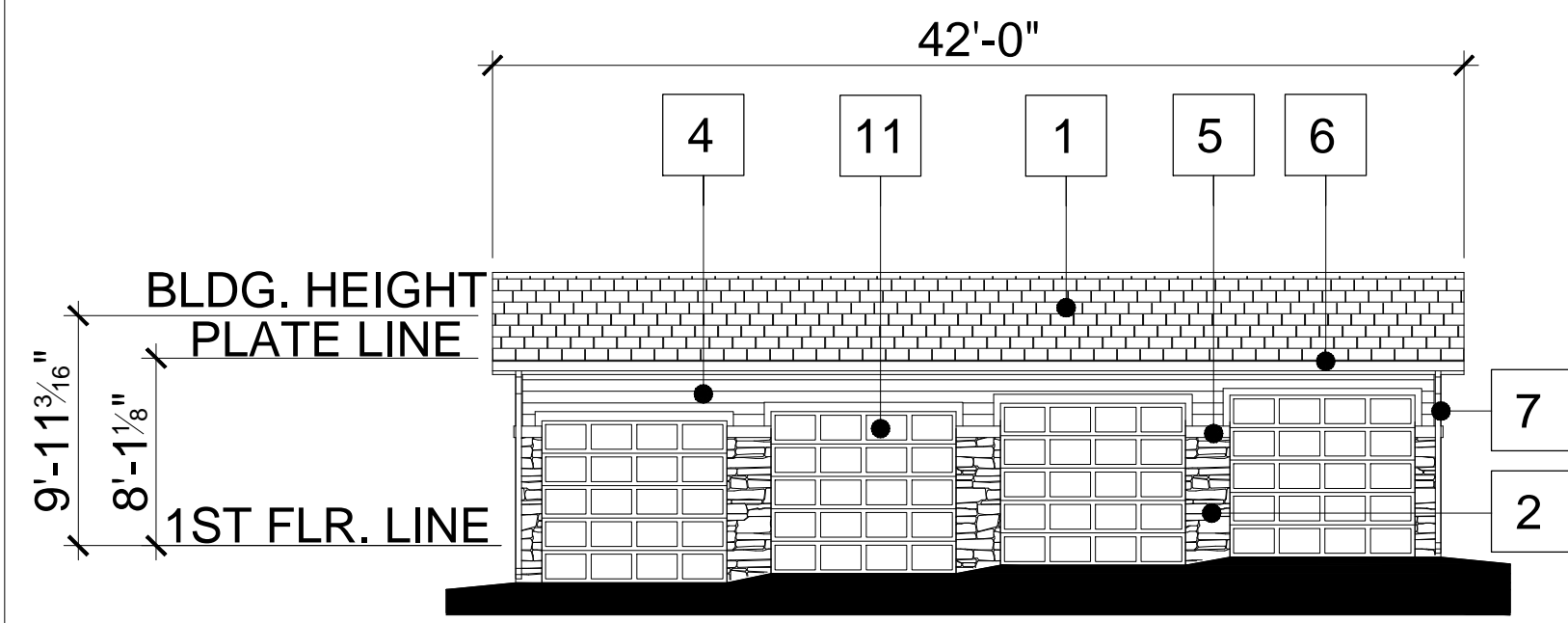
4-CAR GARAGE
LAYOUT PLAN



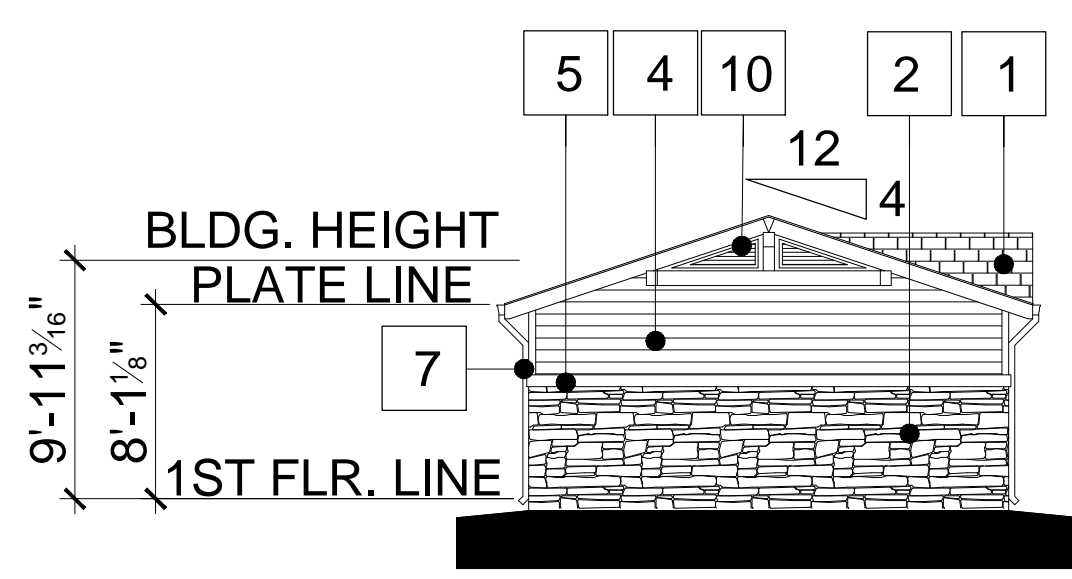
3-CAR (ACCESSIBLE) GARAGE
LAYOUT PLAN



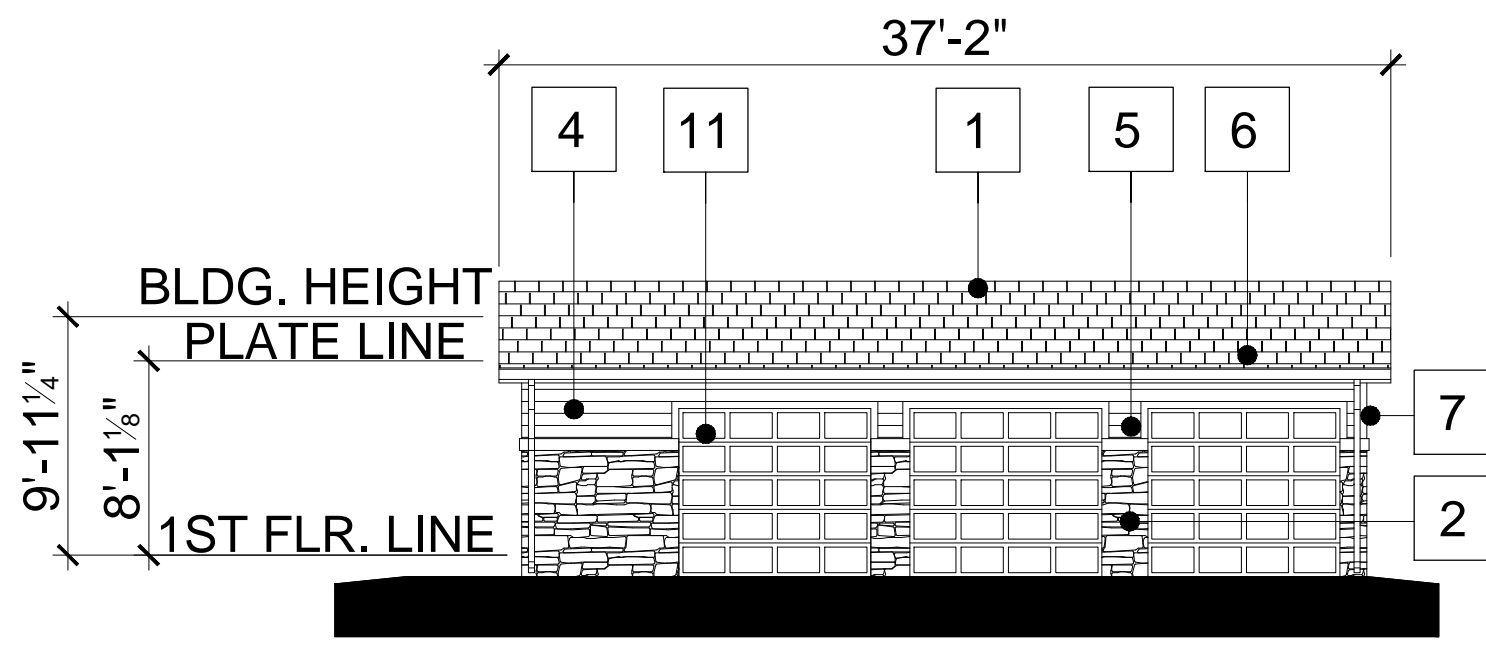
3-CAR (ACCESSIBLE) GARAGE
ROOF PLAN



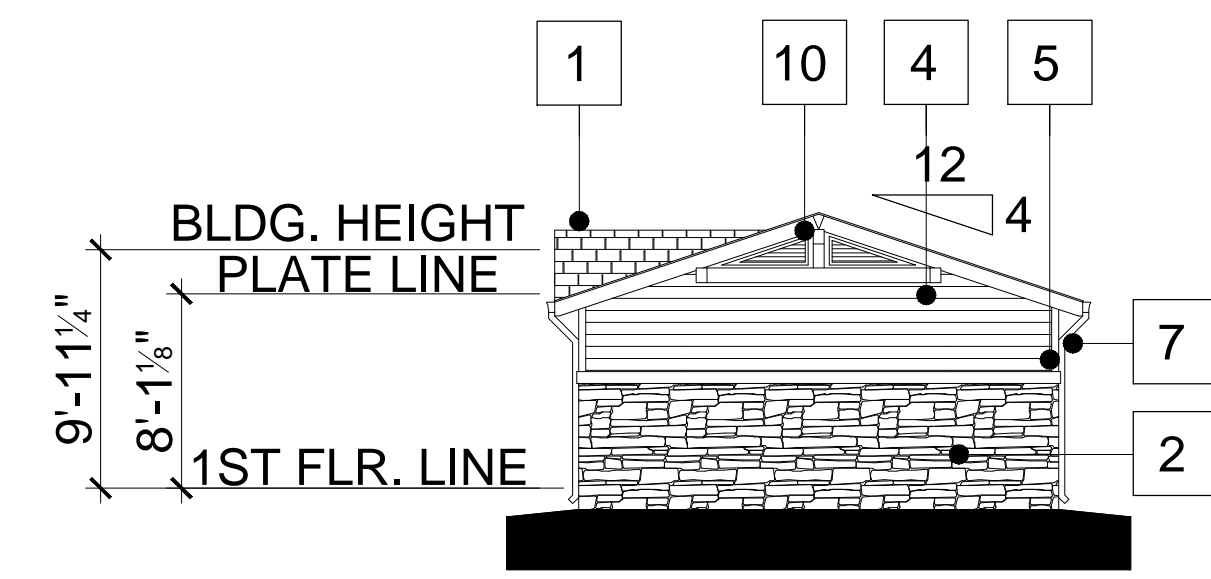
4-CAR GARAGE
FRONT ELEVATION



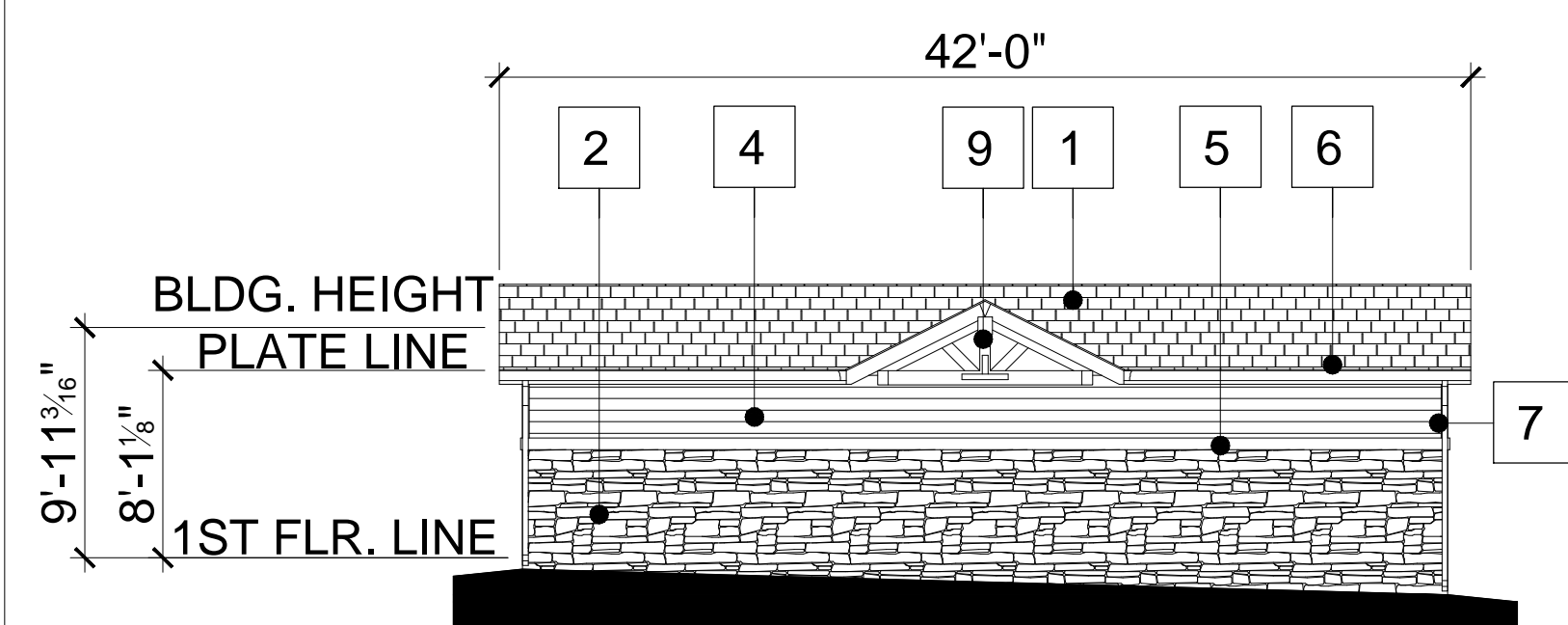
4-CAR GARAGE
RIGHT ELEVATION



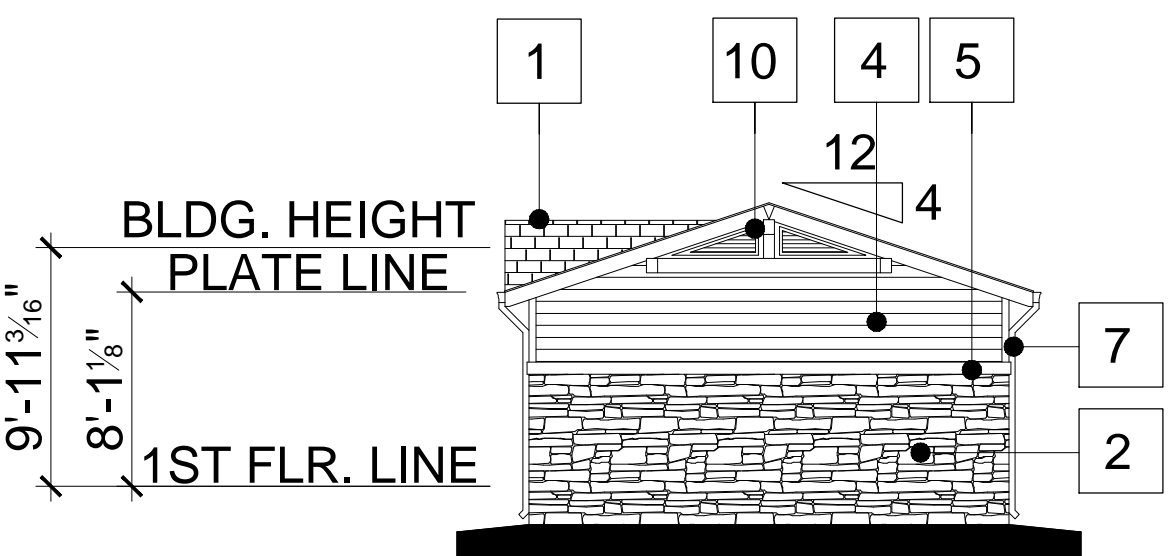
3-CAR (ACCESSIBLE) GARAGE
FRONT ELEVATION



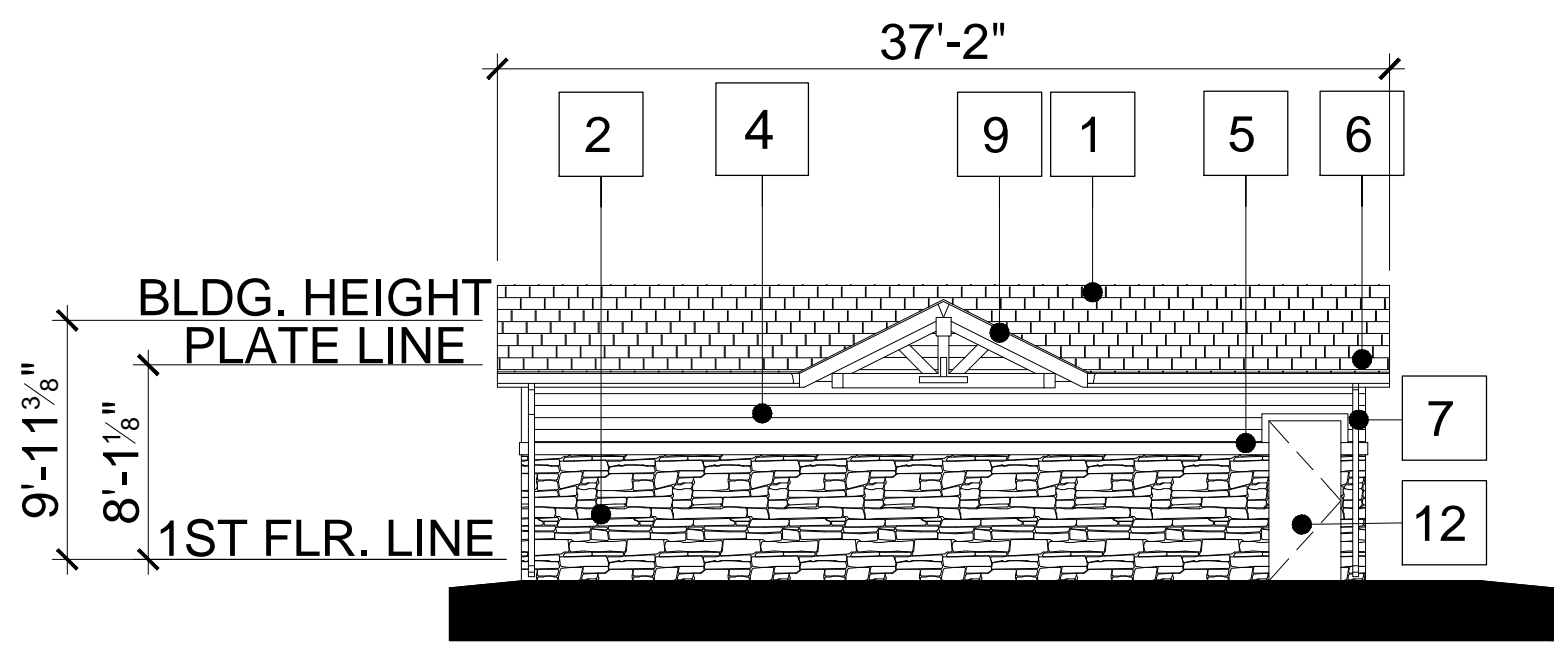
3-CAR (ACCESSIBLE) GARAGE
LEFT ELEVATION



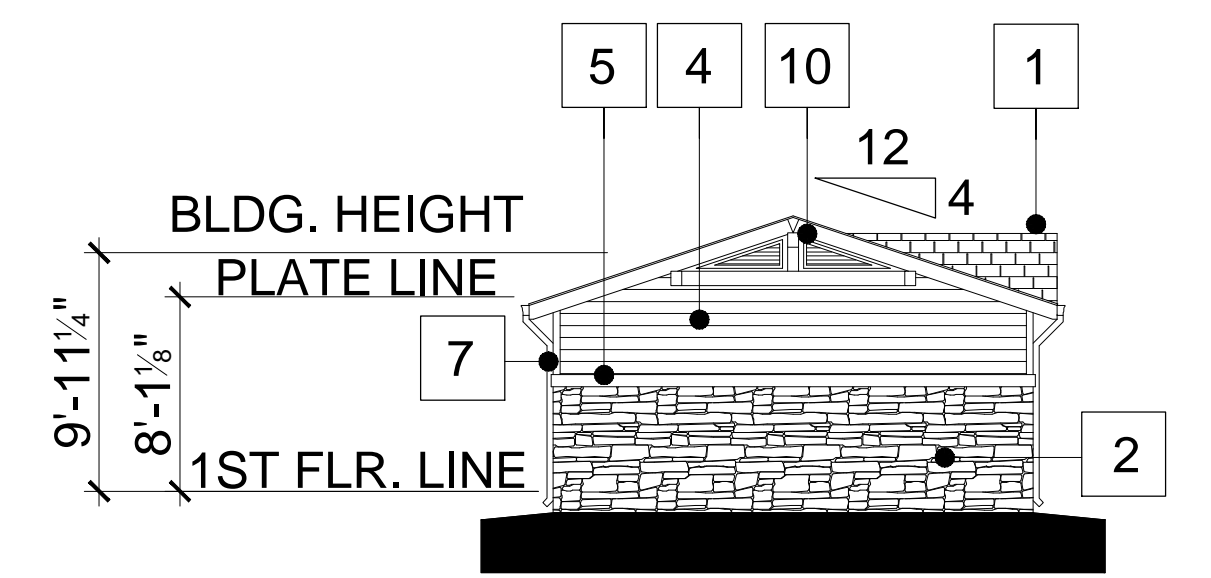
4-CAR GARAGE
REAR ELEVATION



4-CAR GARAGE
LEFT ELEVATION



3-CAR (ACCESSIBLE) GARAGE
REAR ELEVATION



3-CAR (ACCESSIBLE) GARAGE
RIGHT ELEVATION

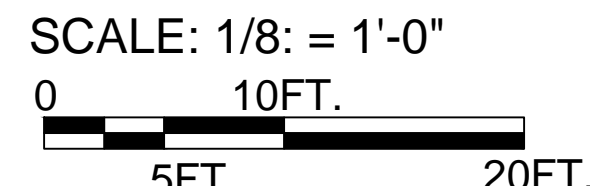
4-CAR GARAGE

3-CAR GARAGE

ELEVATION AREAS & PERCENTAGES 4-CAR GARAGE
TOTAL FRONT ELEVATION AREA= 93 SQ. FT.
TOTAL FRONT ELEVATION MASONRY AREA = 46 SQ. FT.
PERCENT OF MASONRY FRONT ELEVATION = 49%
TOTAL REAR ELEVATION AREA= 320 SQ. FT.
TOTAL REAR ELEVATION MASONRY AREA = 229 SQ. FT.
PERCENT OF MASONRY REAR ELEVATION = 71%
TOTAL RIGHT ELEVATION AREA= 173 SQ. FT.
TOTAL RIGHT ELEVATION MASONRY AREA = 103 SQ. FT.
PERCENT OF MASONRY RIGHT ELEVATION = 60%
TOTAL LEFT ELEVATION AREA= 195 SQ. FT.
TOTAL LEFT ELEVATION MASONRY AREA = 125 SQ. FT.
PERCENT OF MASONRY LEFT ELEVATION = 64%
AVERAGE PERCENT MASONRY 4-CAR GARAGE = 64%

- KEY NOTES
- 1 DIMENSIONAL SHINGLE ROOF TIMBERLINE HD SHAKEWOOD
 - 2 STONE VENEER - GEORGIA BROWN DRY STACK LEDGE
 - 3 NOT USED
 - 4 CEMENTITIOUS LAP SIDING 6" EXPOSURE - SW0012 EMPIRE GOLD
 - 5 CEMENTITIOUS TRIM - SW6148 WOOL SKEIN
 - 6 5" METAL GUTTER - SW6152 WOOL SKEIN
 - 7 METAL DOWNSPOUT - SW6152 WOOL SKEIN
 - 8 MAINTENANCE PATH
 - 9 DECORATIVE TRUSS
 - 10 DECORATIVE GABLE VENT - BERRIDGE METALLIC CHAMPAGNE
 - 11 GARAGE DOOR
 - 12 STEEL DOOR
 - 13 KNOX BOX @ 6'-0" (+/-) ABOVE GRADE
 - 14 GATE

ELEVATION AREAS & PERCENTAGES 3-CAR (ACCESSIBLE) GARAGE
TOTAL FRONT ELEVATION AREA= 123 SQ. FT.
TOTAL FRONT ELEVATION MASONRY AREA = 65 SQ. FT.
PERCENT OF MASONRY FRONT ELEVATION = 53%
TOTAL REAR ELEVATION AREA= 275 SQ. FT.
TOTAL REAR ELEVATION MASONRY AREA = 185 SQ. FT.
PERCENT OF MASONRY REAR ELEVATION = 67%
TOTAL RIGHT ELEVATION AREA= 186 SQ. FT.
TOTAL RIGHT ELEVATION MASONRY AREA = 115 SQ. FT.
PERCENT OF MASONRY RIGHT ELEVATION = 62%
TOTAL LEFT ELEVATION AREA= 186 SQ. FT.
TOTAL LEFT ELEVATION MASONRY AREA = 115 SQ. FT.
PERCENT OF MASONRY LEFT ELEVATION = 62%
AVERAGE PERCENT MASONRY 3-CAR GARAGE = 62%



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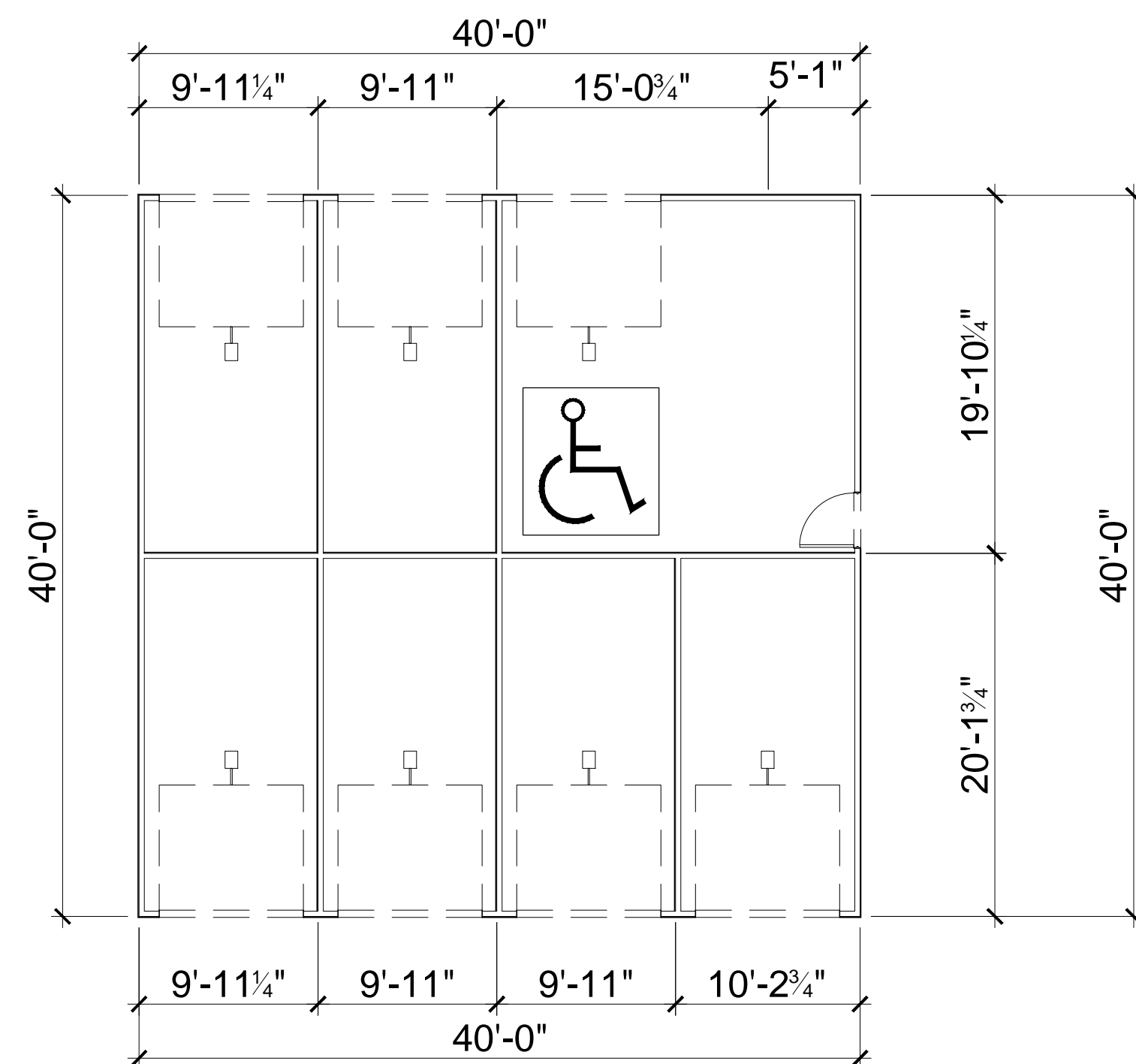
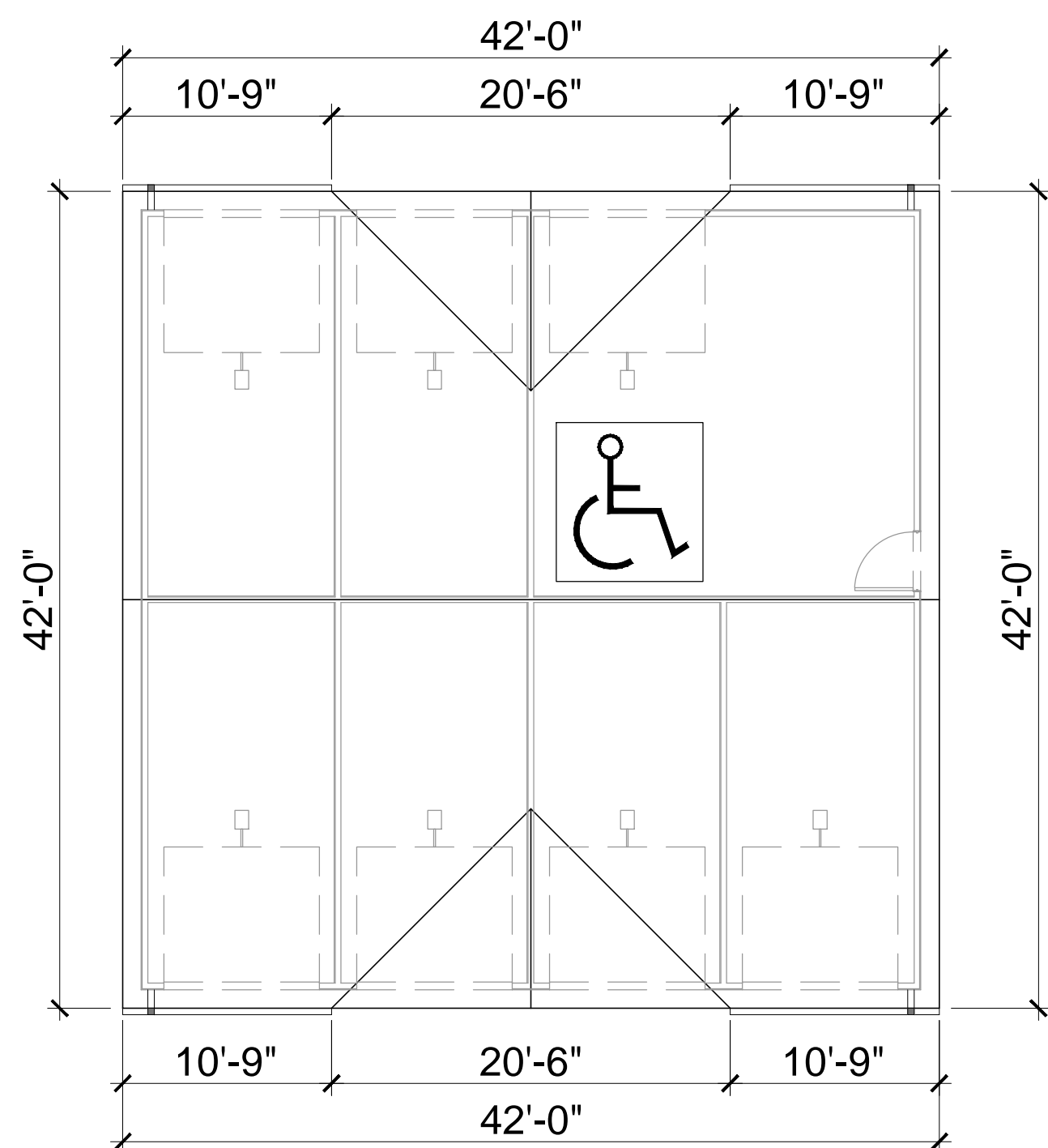
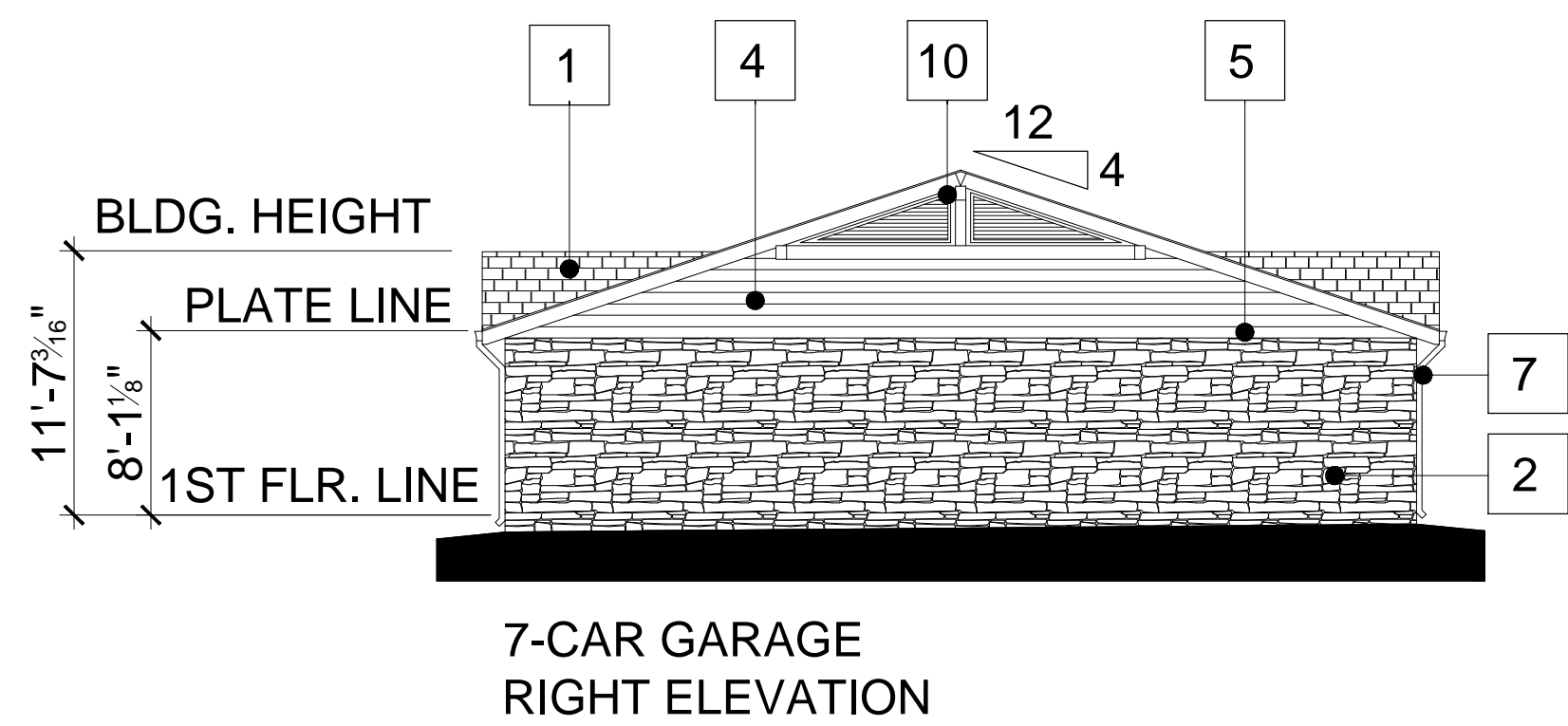
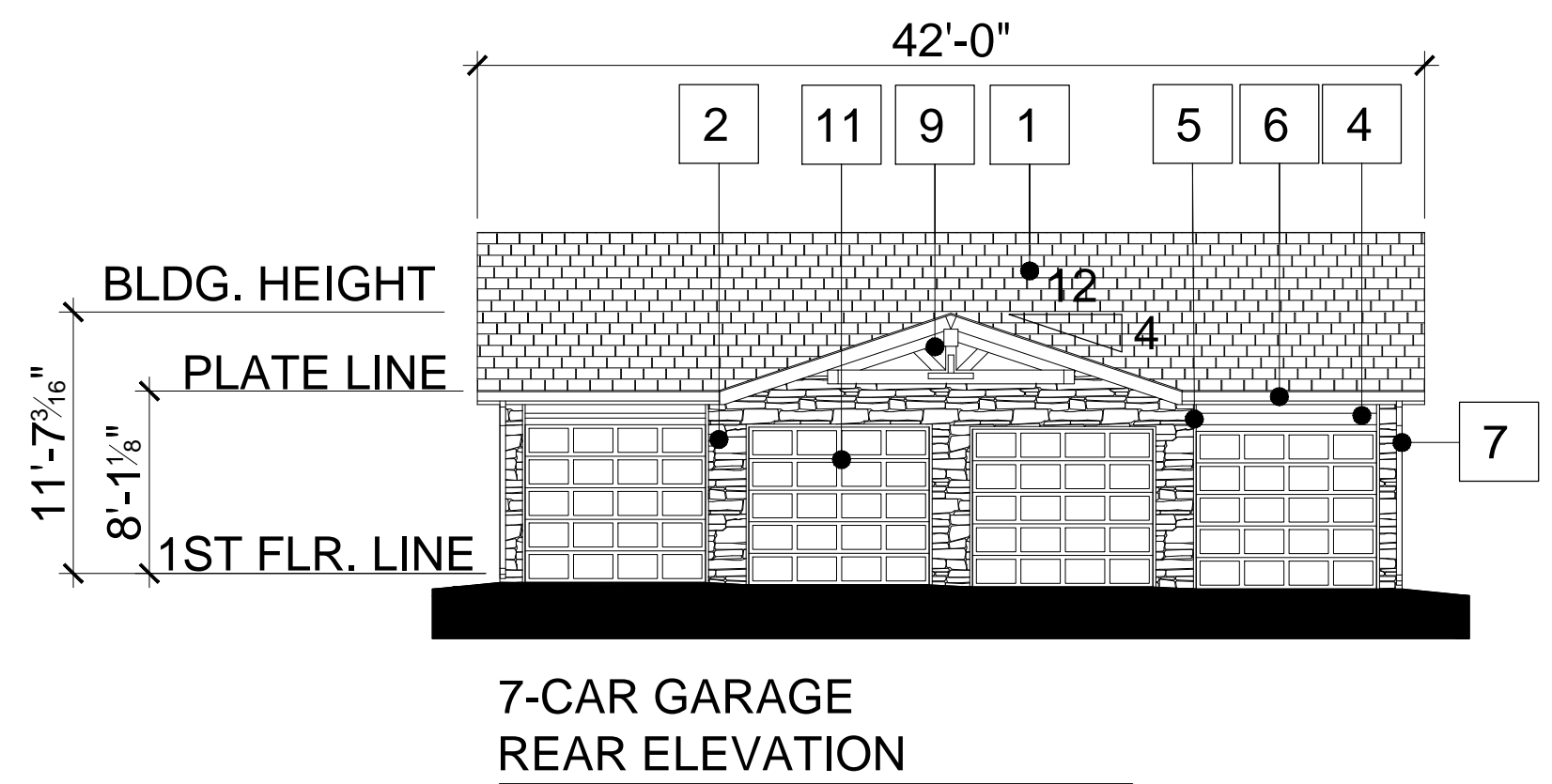
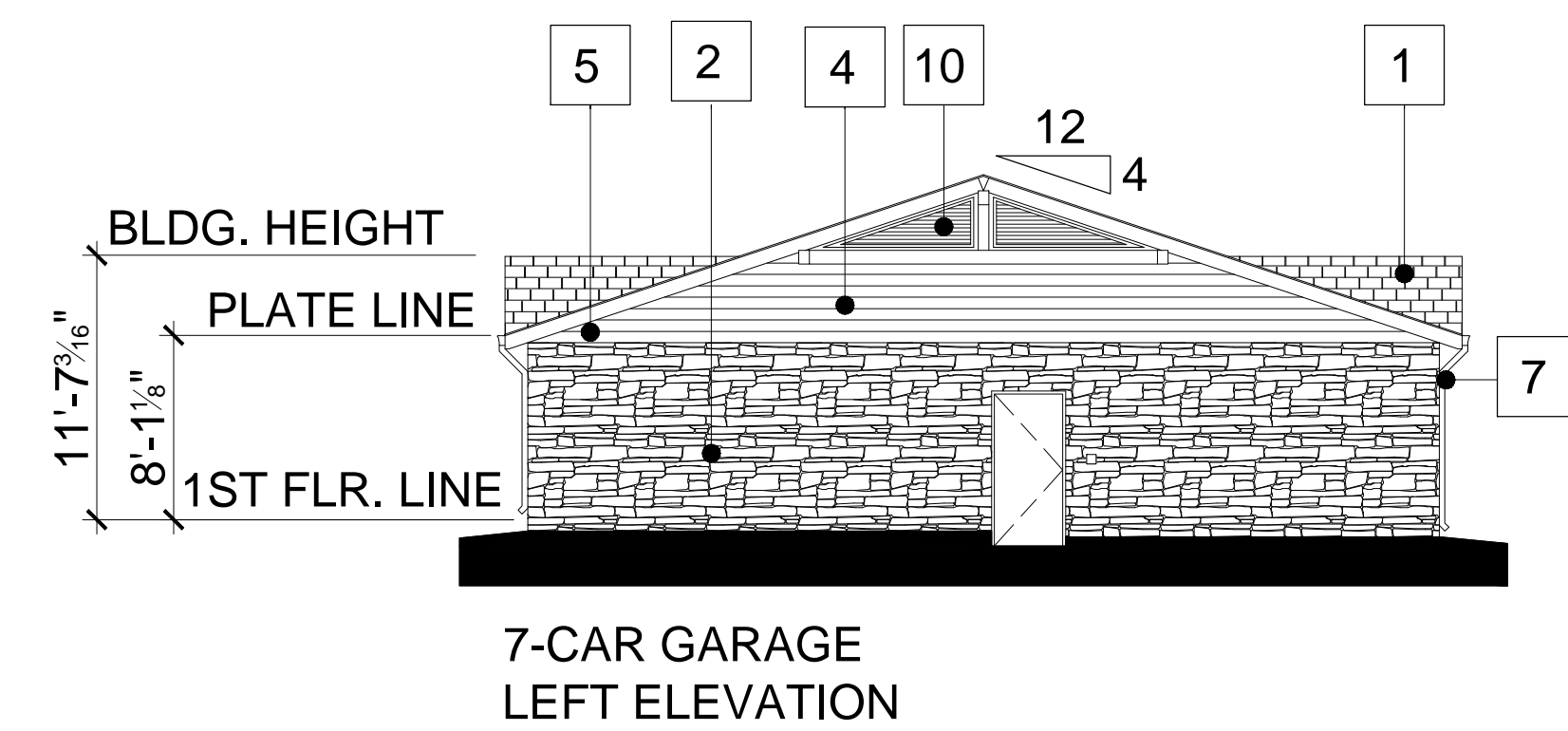
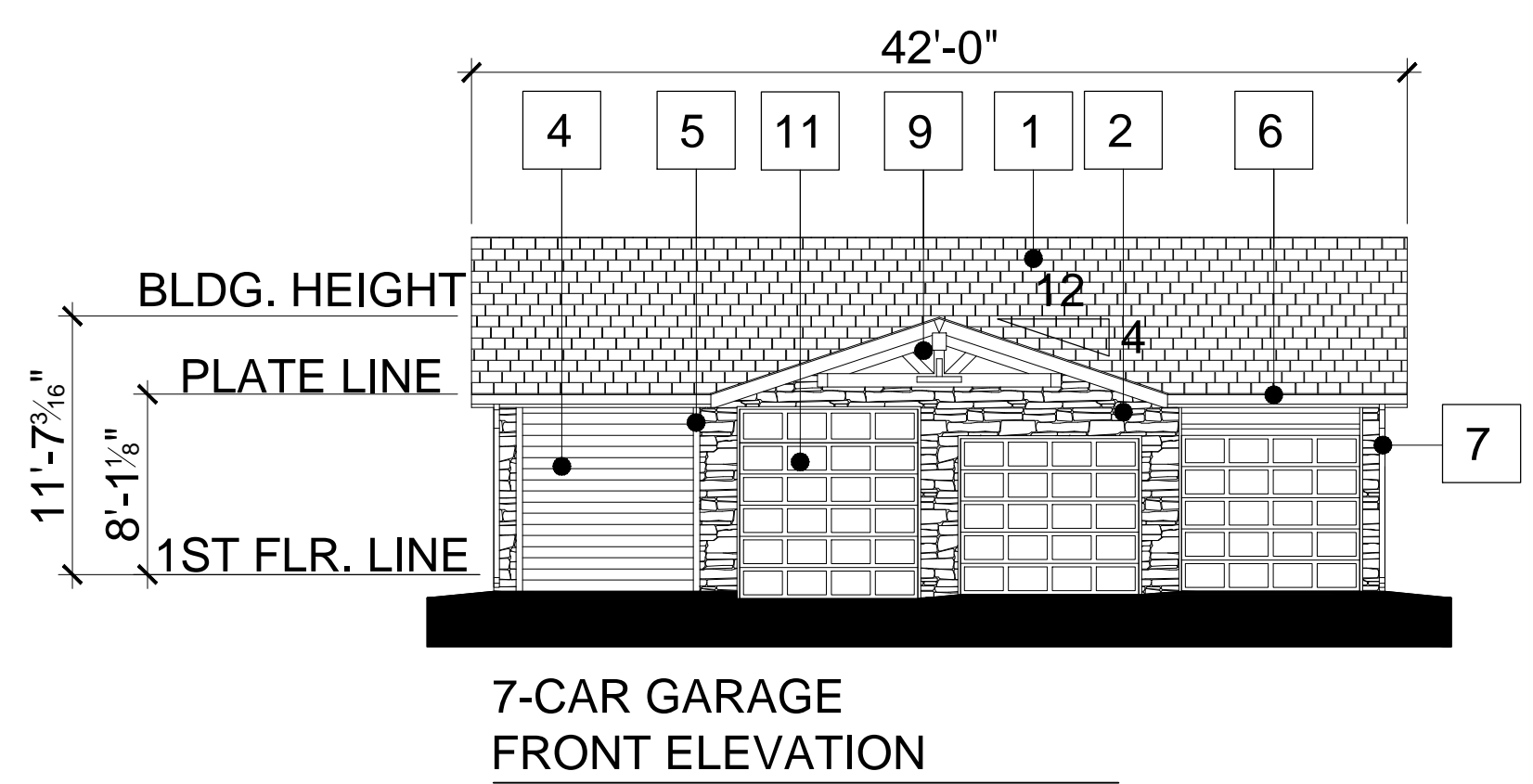
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3-CAR & 4-CAR
GARAGE

A11

WHEATLANDS CSP NO. 13 (PA6)

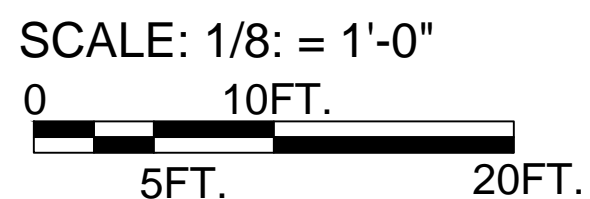


7-CAR GARAGE

KEY NOTES

- 1 DIMENSIONAL SHINGLE ROOF TIMBERLINE HD SHAKEWOOD
- 2 STONE VENEER - GEORGIA BROWN DRY STACK LEDGE
- 3 NOT USED
- 4 CEMENTITIOUS LAP SIDING 6" EXPOSURE - SW0012 EMPIRE GOLD
- 5 CEMENTITIOUS TRIM - SW6148 WOOL SKEIN
- 6 5" METAL GUTTER - SW6152 WOOL SKEIN
- 7 METAL DOWNSPOUT - SW6152 WOOL SKEIN
- 8 MAINTENANCE PATH
- 9 DECORATIVE TRUSS
- 10 DECORATIVE GABLE VENT - BERRIDGE METALLIC CHAMPAGNE
- 11 GARAGE DOOR
- 12 STEEL DOOR
- 13 KNOX BOX @ 6'-0" (+/-) ABOVE GRADE
- 14 GATE

ELEVATION AREAS & PERCENTAGES 7-CAR GARAGE
TOTAL FRONT ELEVATION AREA= 174 SQ. FT.
TOTAL FRONT ELEVATION MASONRY AREA = 98 SQ. FT.
PERCENT OF MASONRY FRONT ELEVATION = 56%
TOTAL REAR ELEVATION AREA= 104 SQ. FT.
TOTAL REAR ELEVATION MASONRY AREA = 89 SQ. FT.
PERCENT OF MASONRY REAR ELEVATION = 86%
TOTAL RIGHT ELEVATION AREA= 437 SQ. FT.
TOTAL RIGHT ELEVATION MASONRY AREA = 333 SQ. FT.
PERCENT OF MASONRY RIGHT ELEVATION = 76%
TOTAL LEFT ELEVATION AREA = 418 SQ. FT.
TOTAL LEFT ELEVATION MASONRY AREA = 315 SQ. FT.
PERCENT OF MASONRY LEFT ELEVATION = 75%
AVERAGE PERCENT MASONRY 7-CAR GARAGE = 74%



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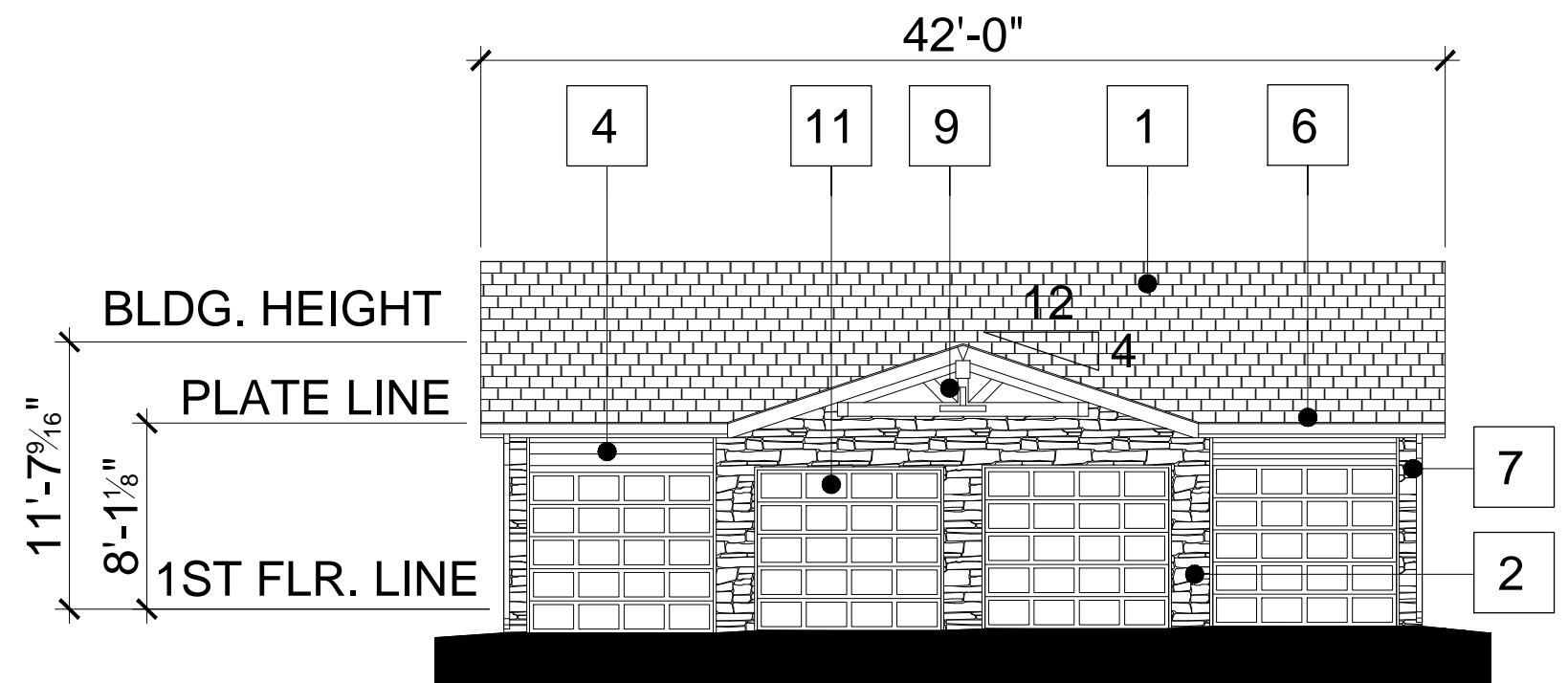
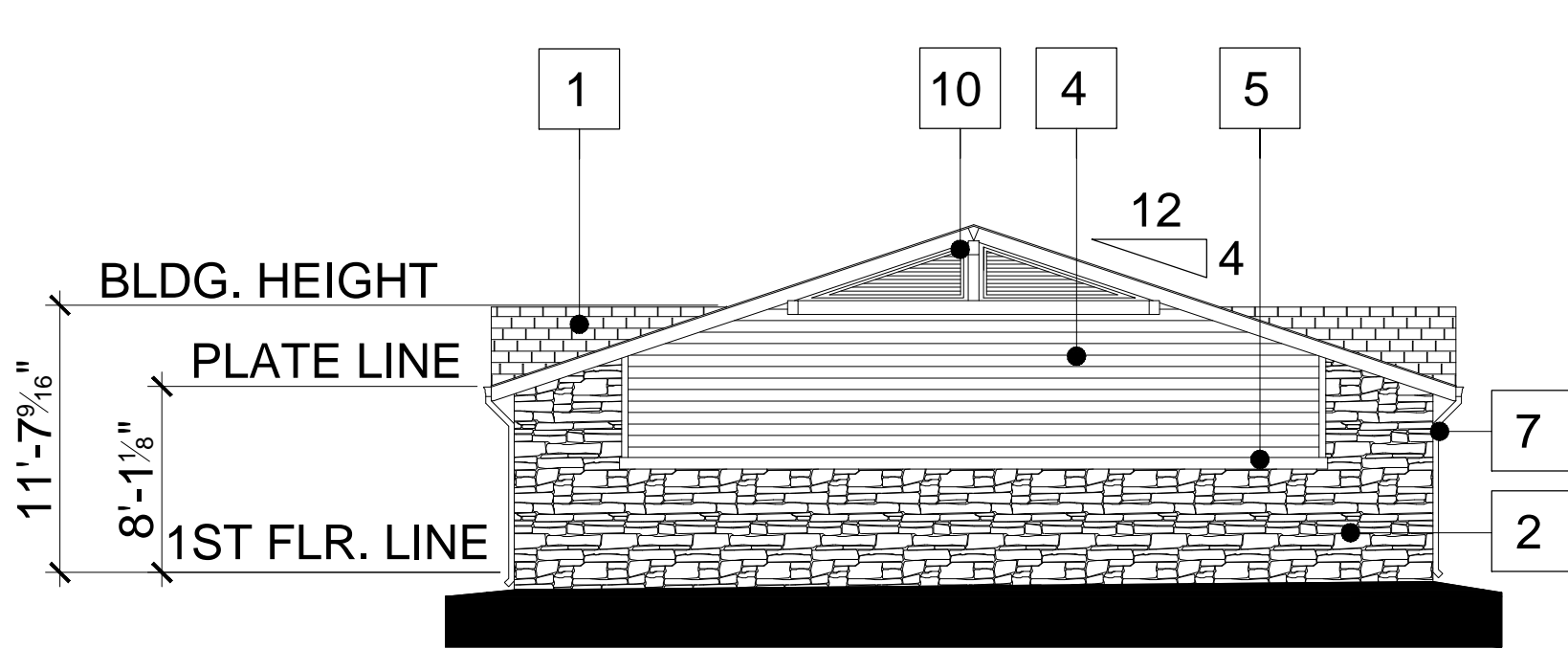
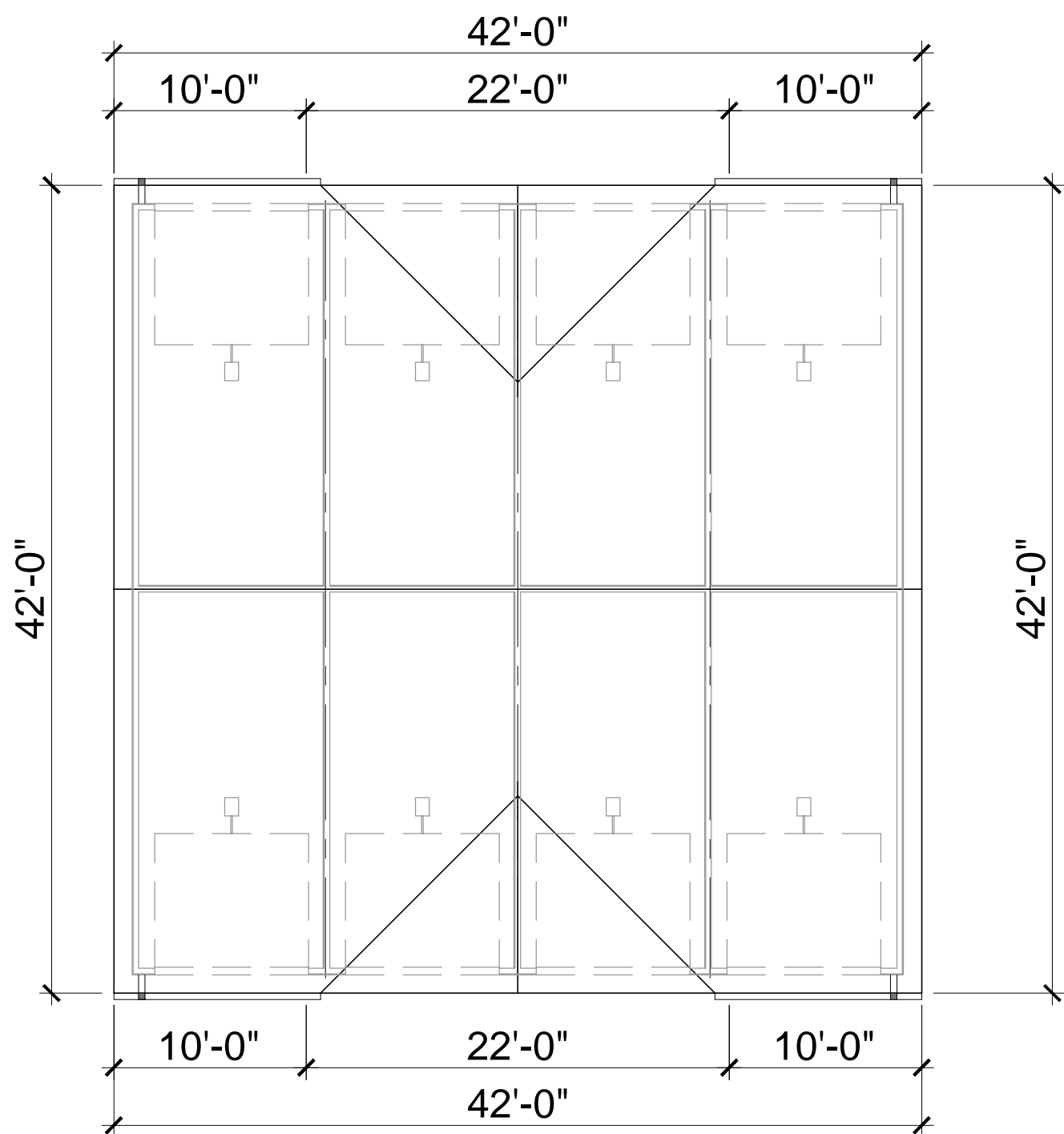
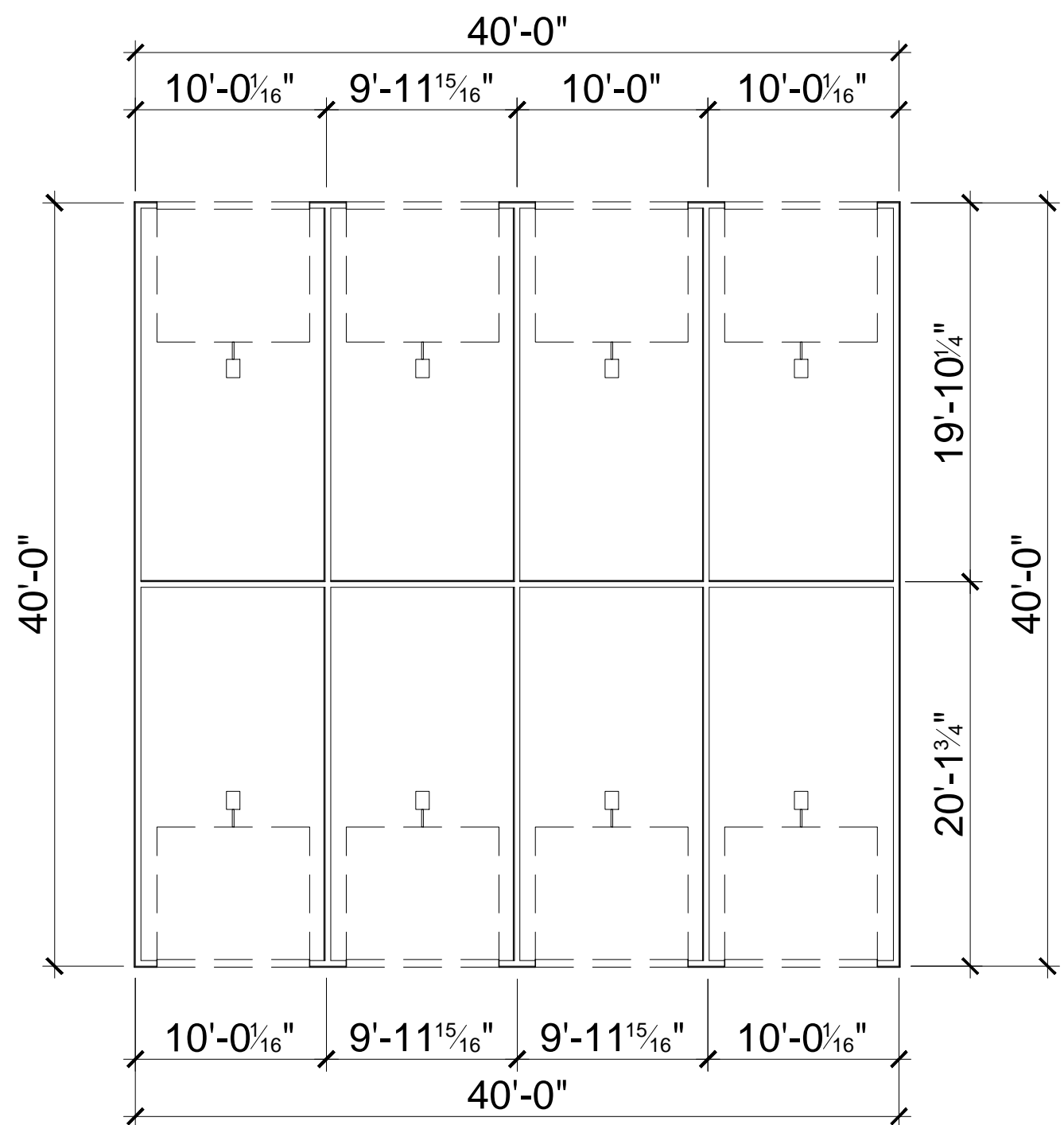
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7-CAR GARAGE

A12

WHEATLANDS CSP NO. 13 (PA6)

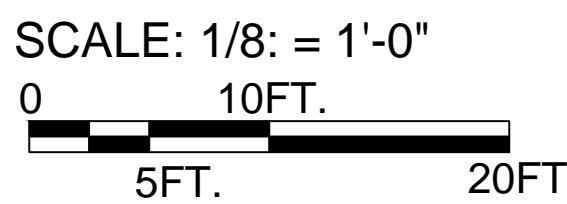


KEY NOTES

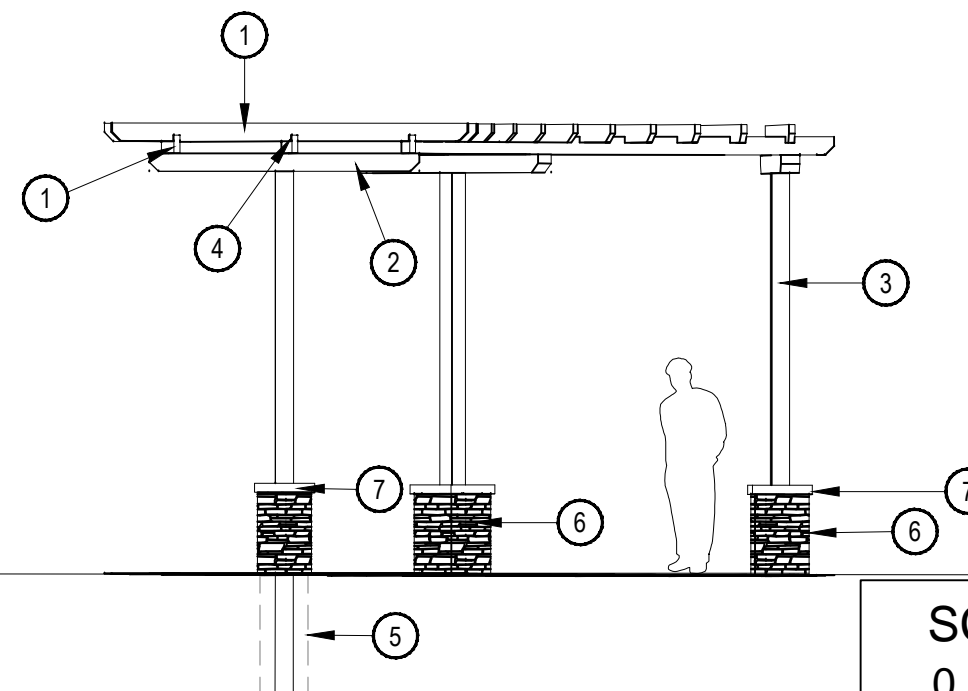
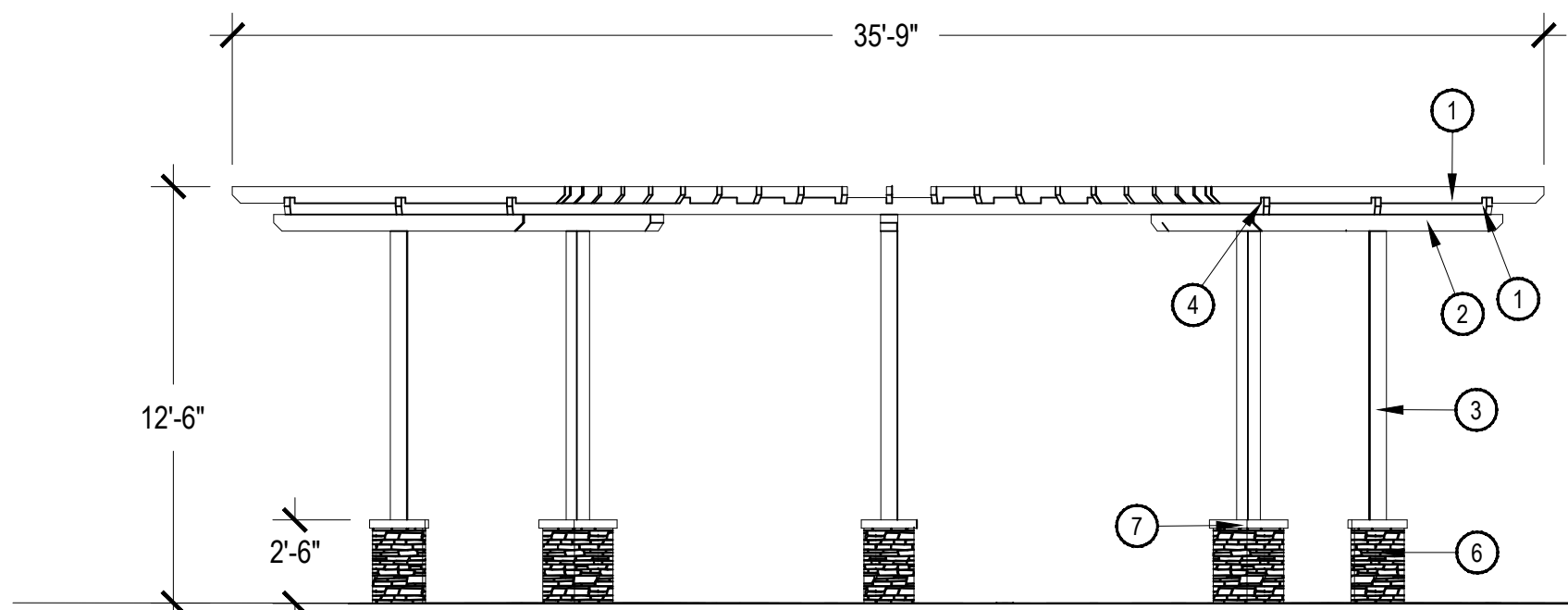
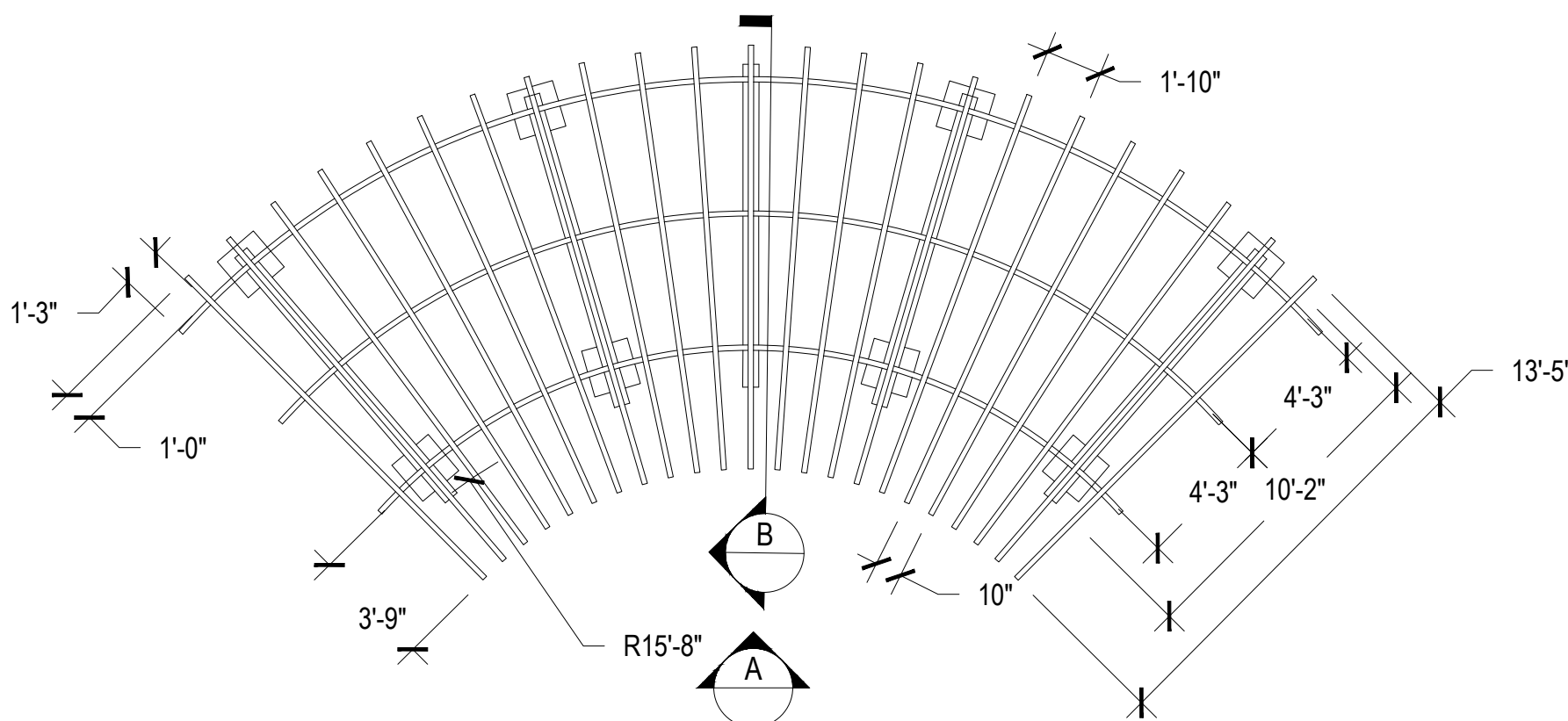
- 1 DIMENSIONAL SHINGLE ROOF TIMBERLINE HD SHAKEWOOD
- 2 STONE VENEER - GEORGIA BROWN DRY STACK LEDGE
- 3 NOT USED
- 4 CEMENTITIOUS LAP SIDING 6" EXPOSURE - SW0012 EMPIRE GOLD
- 5 CEMENTITIOUS TRIM - SW6148 WOOL SKEIN
- 6 5" METAL GUTTER - SW6152 WOOL SKEIN
- 7 METAL DOWNSPOUT - SW6152 WOOL SKEIN
- 8 MAINTENANCE PATH
- 9 DECORATIVE TRUSS
- 10 DECORATIVE GABLE VENT - BERRIDGE METALLIC CHAMPAGNE
- 11 GARAGE DOOR
- 12 STEEL DOOR
- 13 KNOX BOX @ 6'-0" (+/-) ABOVE GRADE
- 14 GATE

ELEVATION AREAS & PERCENTAGES 8-CAR GARAGE

TOTAL GARAGE DOOR ELEVATIONS AREA= 228 SQ. FT.
TOTAL GARAGE DOOR ELEVATIONS MASONRY AREA = 192 SQ. FT.
PERCENT OF MASONRY GARAGE DOOR ELEVATIONS = 84%
TOTAL SIDE ELEVATIONS AREA= 874 SQ. FT.
TOTAL SIDE ELEVATIONS MASONRY AREA = 482 SQ. FT.
PERCENT OF MASONRY SIDE ELEVATIONS = 55%
AVERAGE PERCENT MASONRY 8-CAR GARAGE = 61%

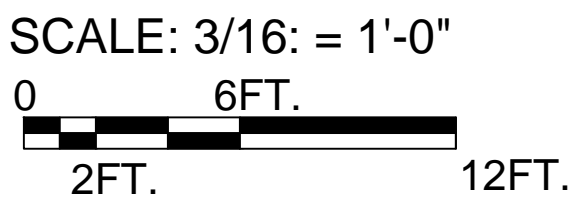


8-CAR GARAGE



- 1 2" X 6" CEDAR PICKETS, 6" O.C.
- 2 6" X 6" CEDAR RAFTER
- 3 6" X 6" CEDAR POST
- 4 NOTCH EACH BEAM INTO RAFTERS
- 5 CONCRETE FOOTING DESIGN BY OTHERS
- 6 18"X18"X30" HT STONE COLUMN TO MATCH ARCH
- 7 3" CAST CONCRETE CAP

NOTE: CONTRACTOR TO SUBMIT SHOP DRAWING FOR APPROVAL PRIOR TO CONSTRUCTION. REFER TO STRUCTURAL DETAILS FOR STRUCTURAL INFORMATION.



PERGOLA

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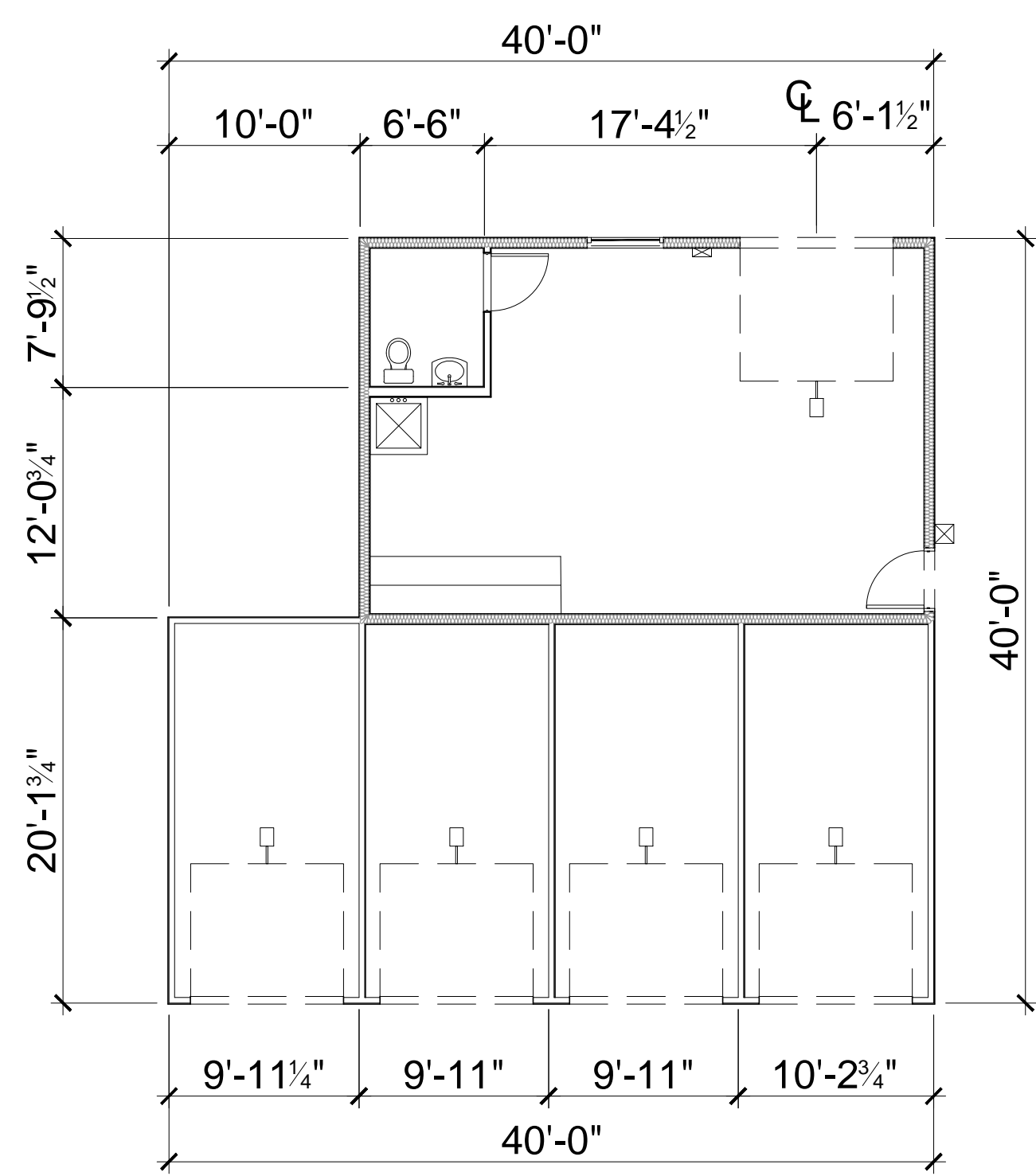
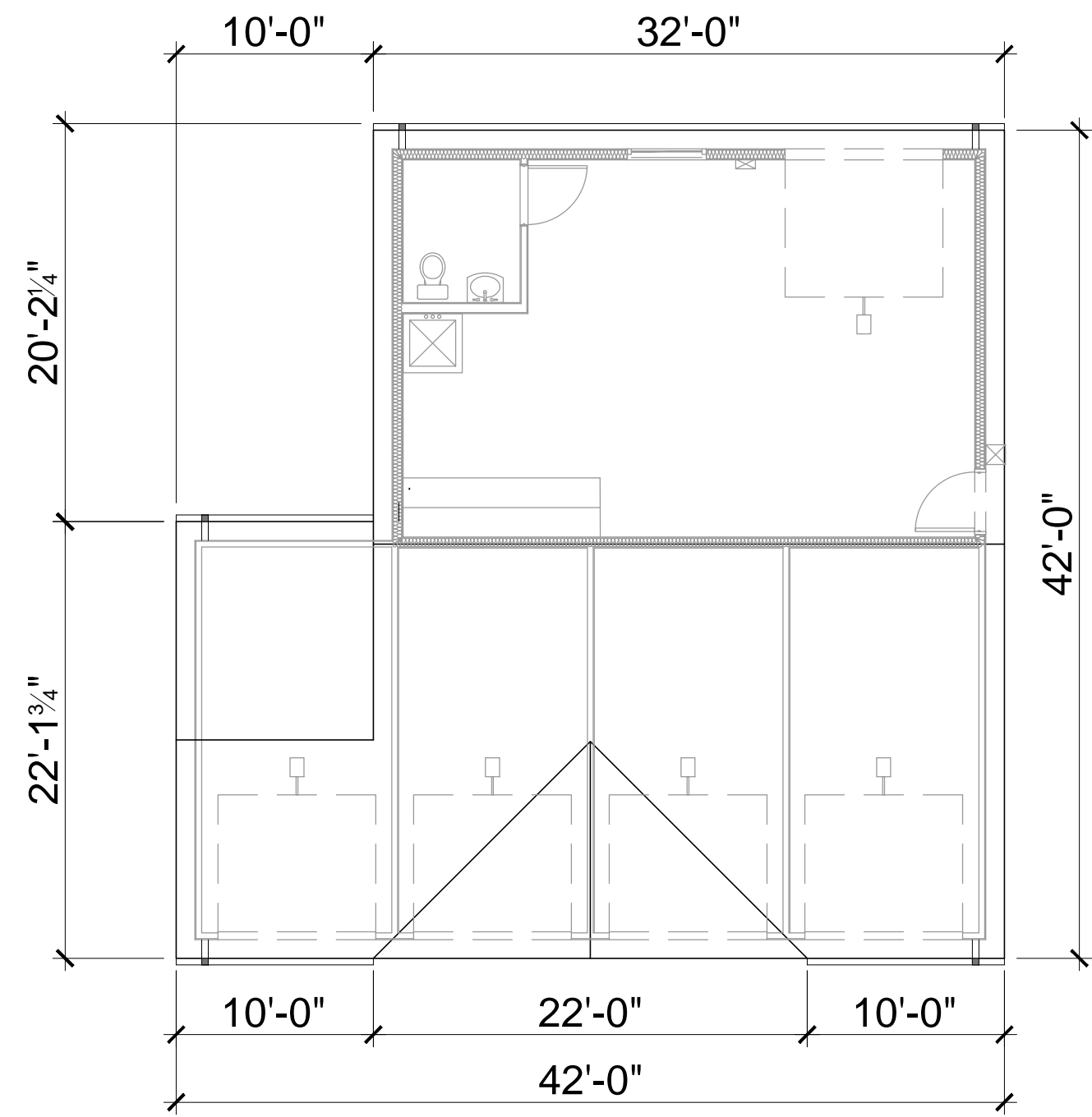
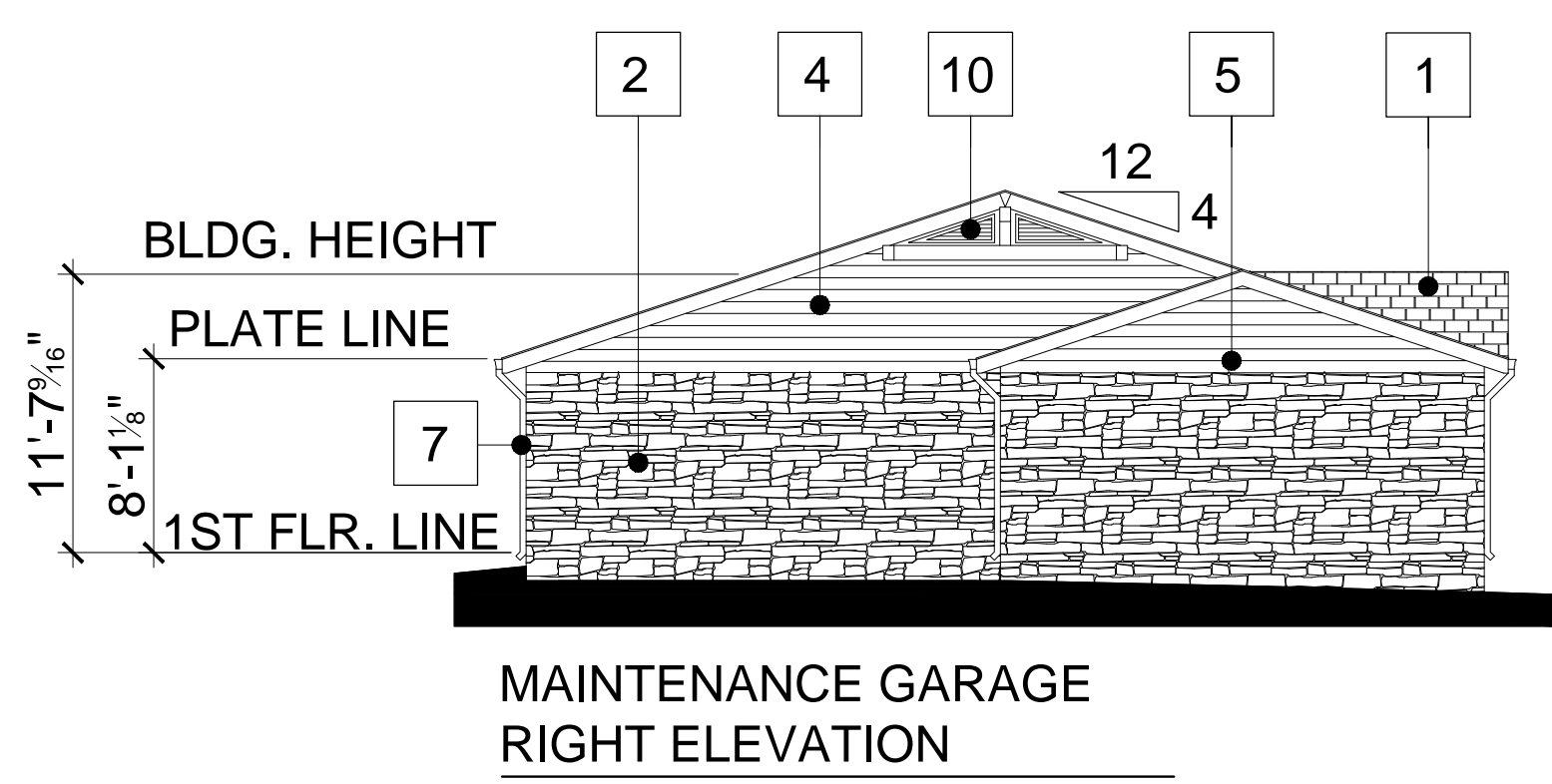
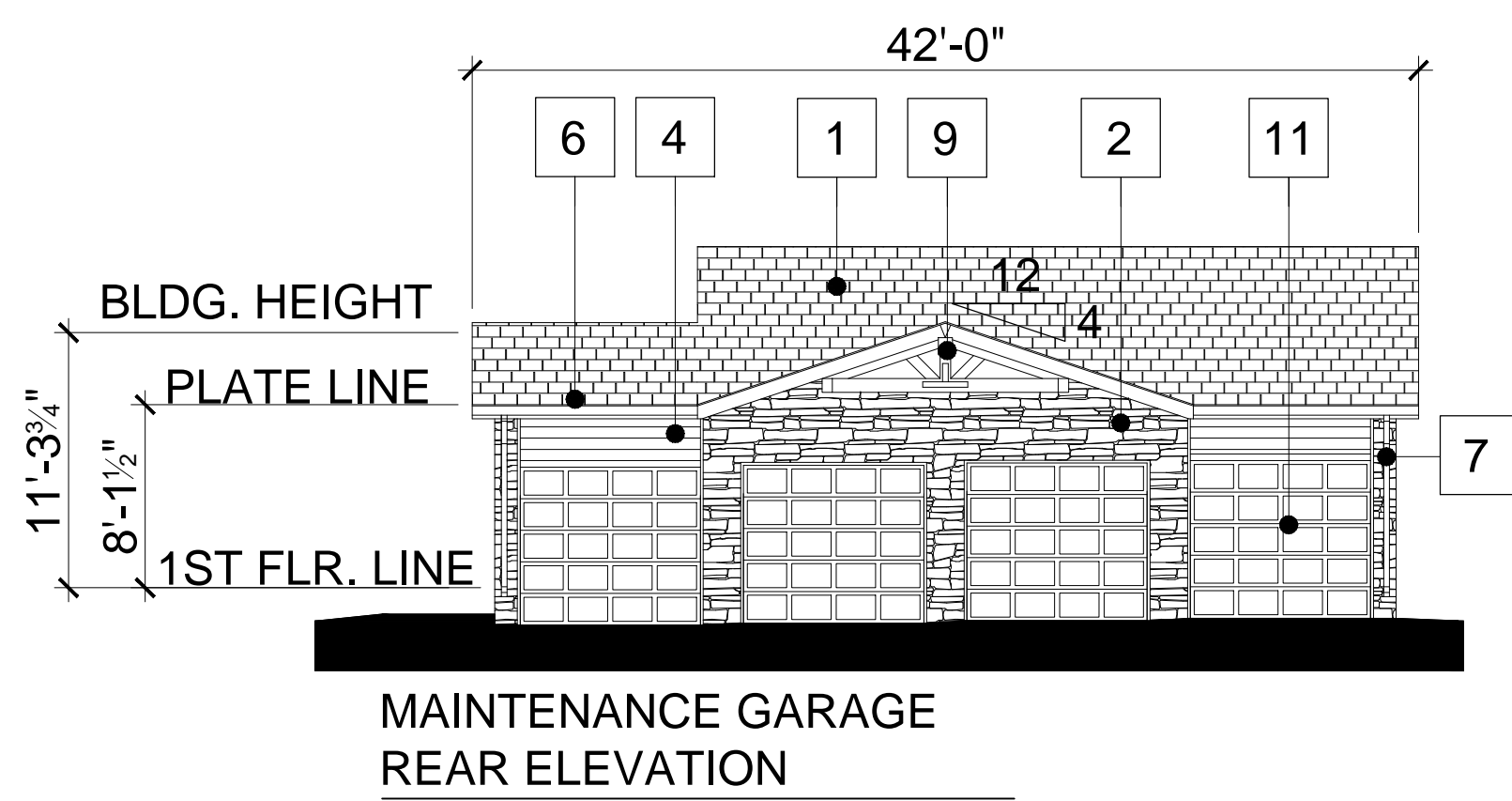
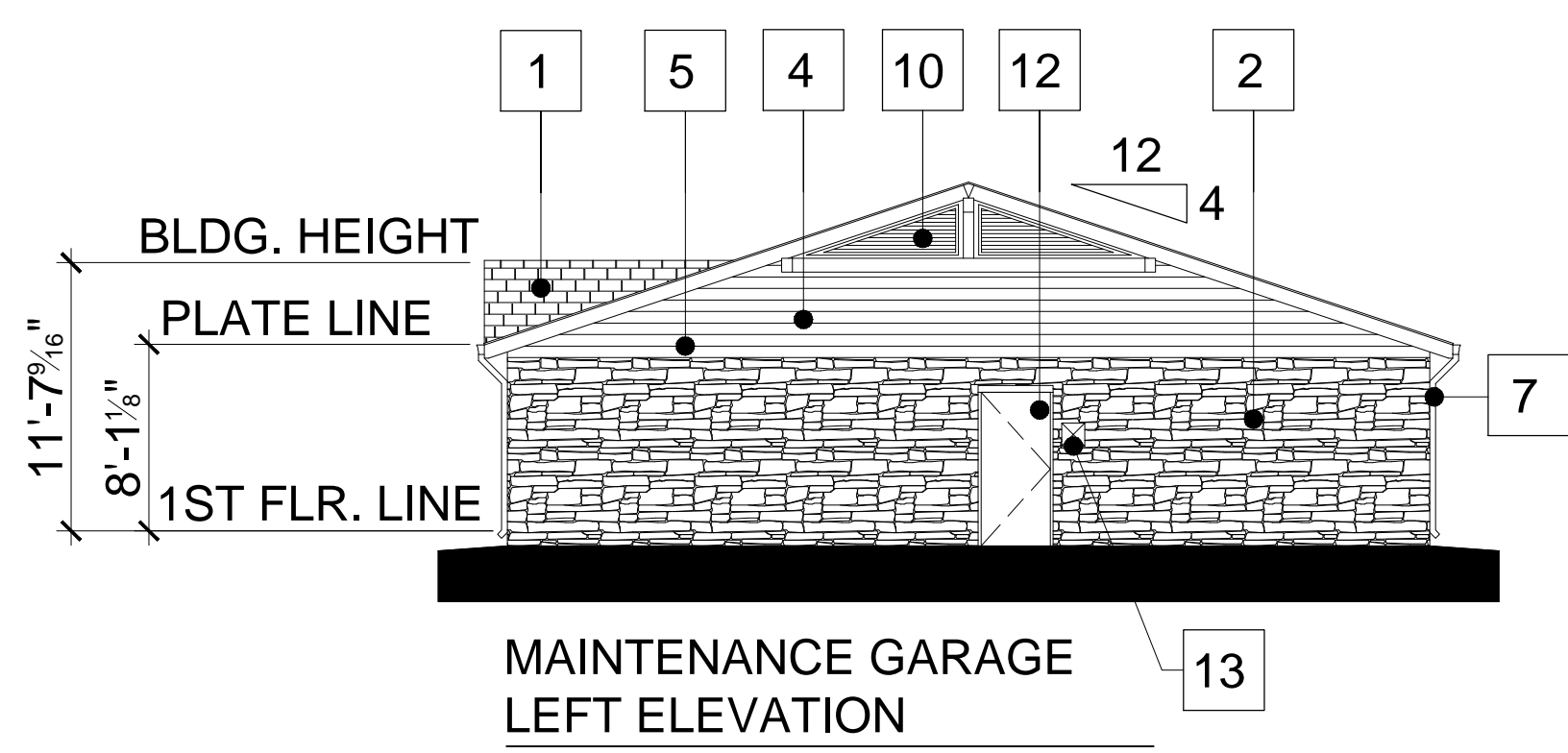
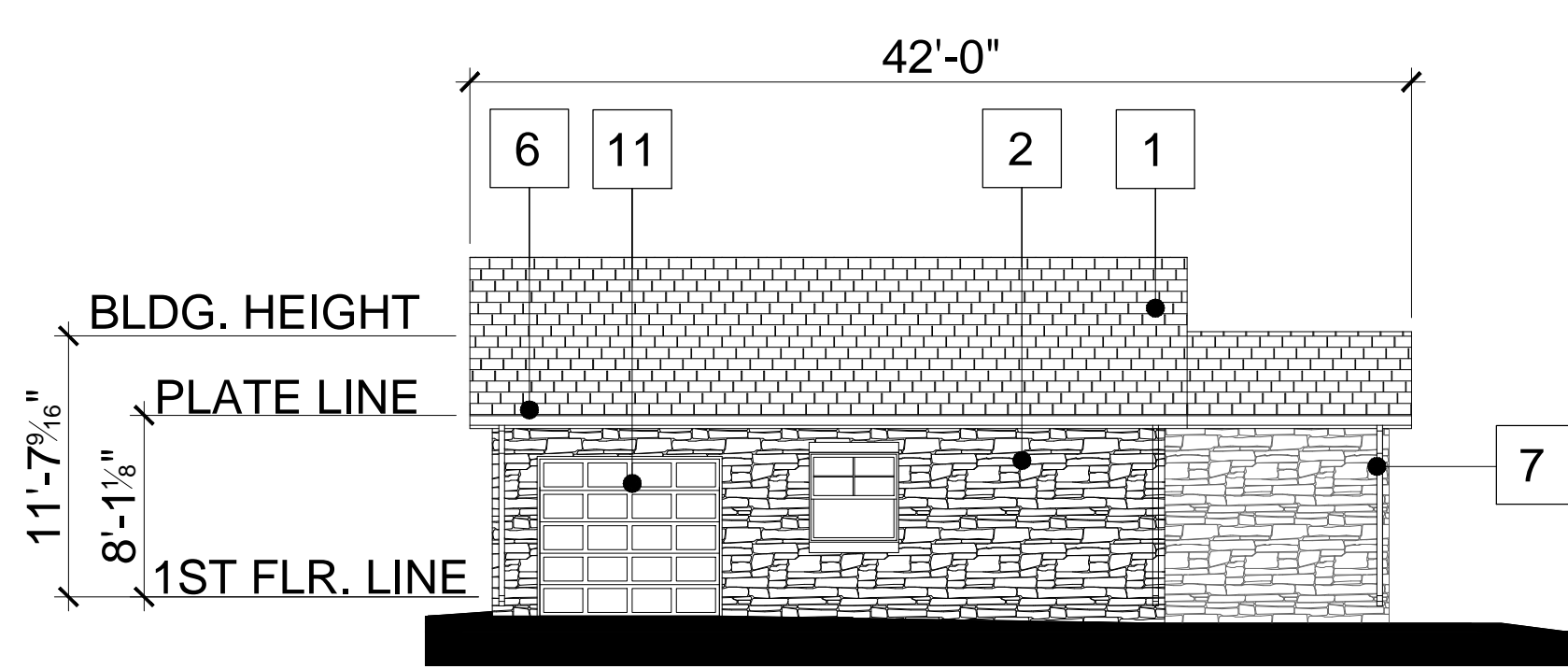
WHEATLANDS CSP NO.13 (PA6)

SUBMITTED: 09-03-15
SUBMITTED: 11-10-15
SUBMITTED: 02-02-16
SUBMITTED: 03-17-16
SUBMITTED: 04-19-16
SUBMITTED: 06-14-16

8-CAR GARAGE & PERGOLA

A13

WHEATLANDS CSP NO. 13 (PA6)



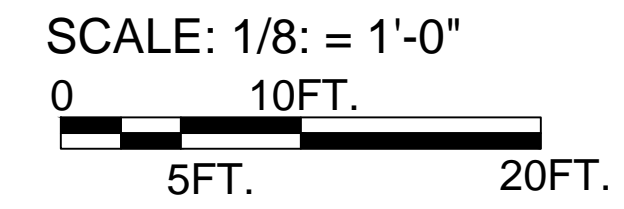
MAINTENANCE GARAGE

KEY NOTES

- 1 DIMENSIONAL SHINGLE ROOF TIMBERLINE HD SHAKEWOOD
- 2 STONE VENEER - GEORGIA BROWN DRY STACK LEDGE
- 3 NOT USED
- 4 CEMENTITIOUS LAP SIDING 6" EXPOSURE - SW0012 EMPIRE GOLD
- 5 CEMENTITIOUS TRIM - SW6148 WOOL SKEIN
- 6 5" METAL GUTTER - SW6152 WOOL SKEIN
- 7 METAL DOWNSPOUT - SW6152 WOOL SKEIN
- 8 MAINTENANCE PATH
- 9 DECORATIVE TRUSS
- 10 DECORATIVE GABLE VENT - BERRIDGE METALLIC CHAMPAGNE
- 11 GARAGE DOOR
- 12 STEEL DOOR
- 13 KNOX BOX @ 6'-0" (+/-) ABOVE GRADE
- 14 GATE

ELEVATION AREAS & PERCENTAGES MAINTENANCE GARAGE

TOTAL FRONT ELEVATION AREA= 186 SQ. FT.
TOTAL FRONT ELEVATION MASONRY AREA = 186 SQ. FT.
PERCENT OF MASONRY FRONT ELEVATION = 100%
TOTAL REAR ELEVATION AREA= 157 SQ. FT.
TOTAL REAR ELEVATION MASONRY AREA = 129 SQ. FT.
PERCENT OF MASONRY REAR ELEVATION = 82%
TOTAL RIGHT ELEVATION AREA= 460 SQ. FT.
TOTAL RIGHT ELEVATION MASONRY AREA = 201 SQ. FT.
PERCENT OF MASONRY RIGHT ELEVATION = 44%
TOTAL LEFT ELEVATION AREA= 417 SQ. FT.
TOTAL LEFT ELEVATION MASONRY AREA = 304 SQ. FT.
PERCENT OF MASONRY LEFT ELEVATION = 73%
AVERAGE PERCENT MASONRY MAINTENANCE GARAGE = 67%



APPLICANT
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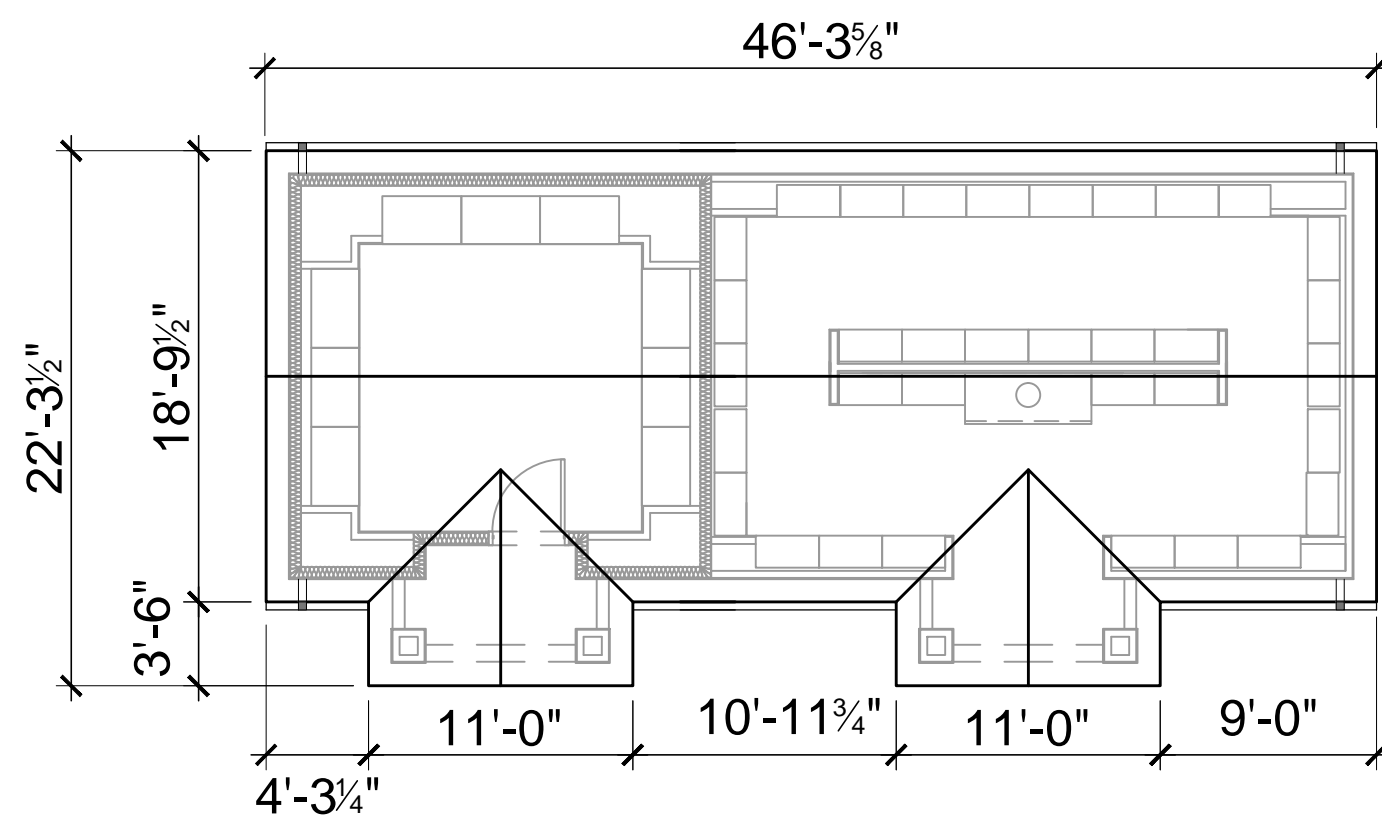
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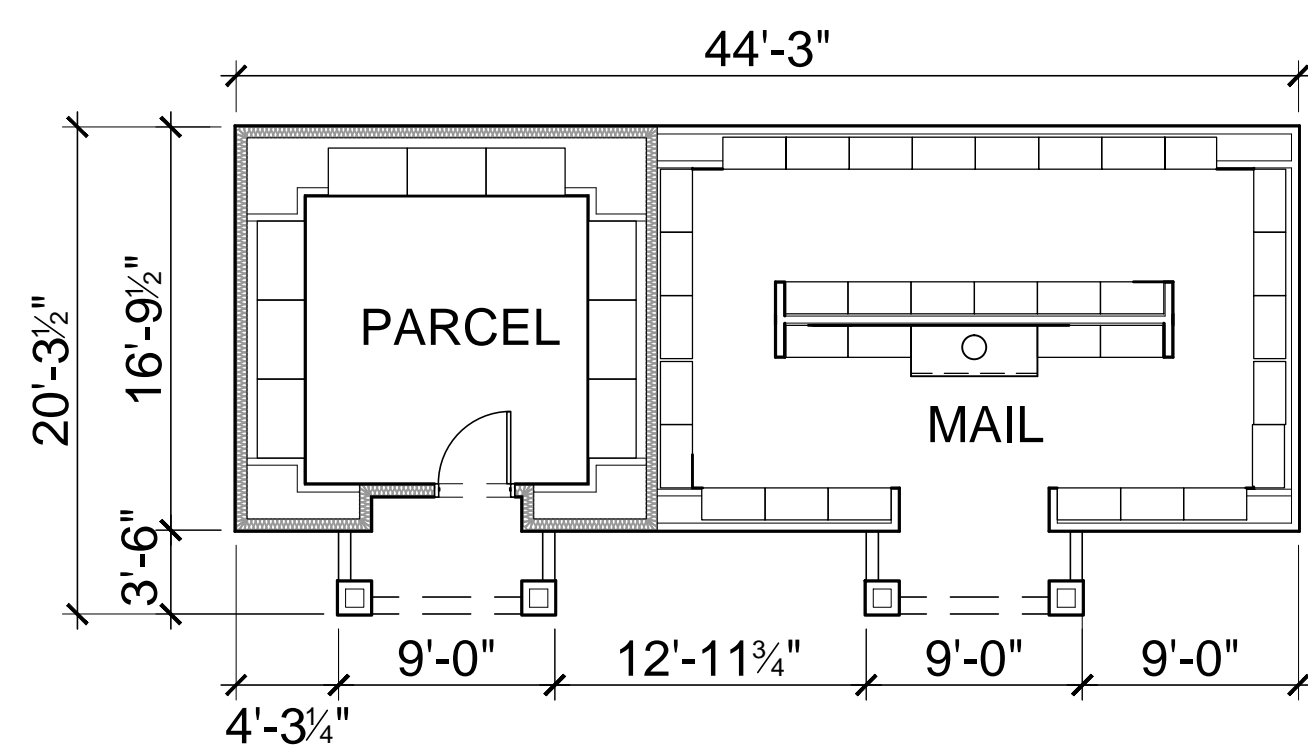
MAINTENANCE GARAGE

A14

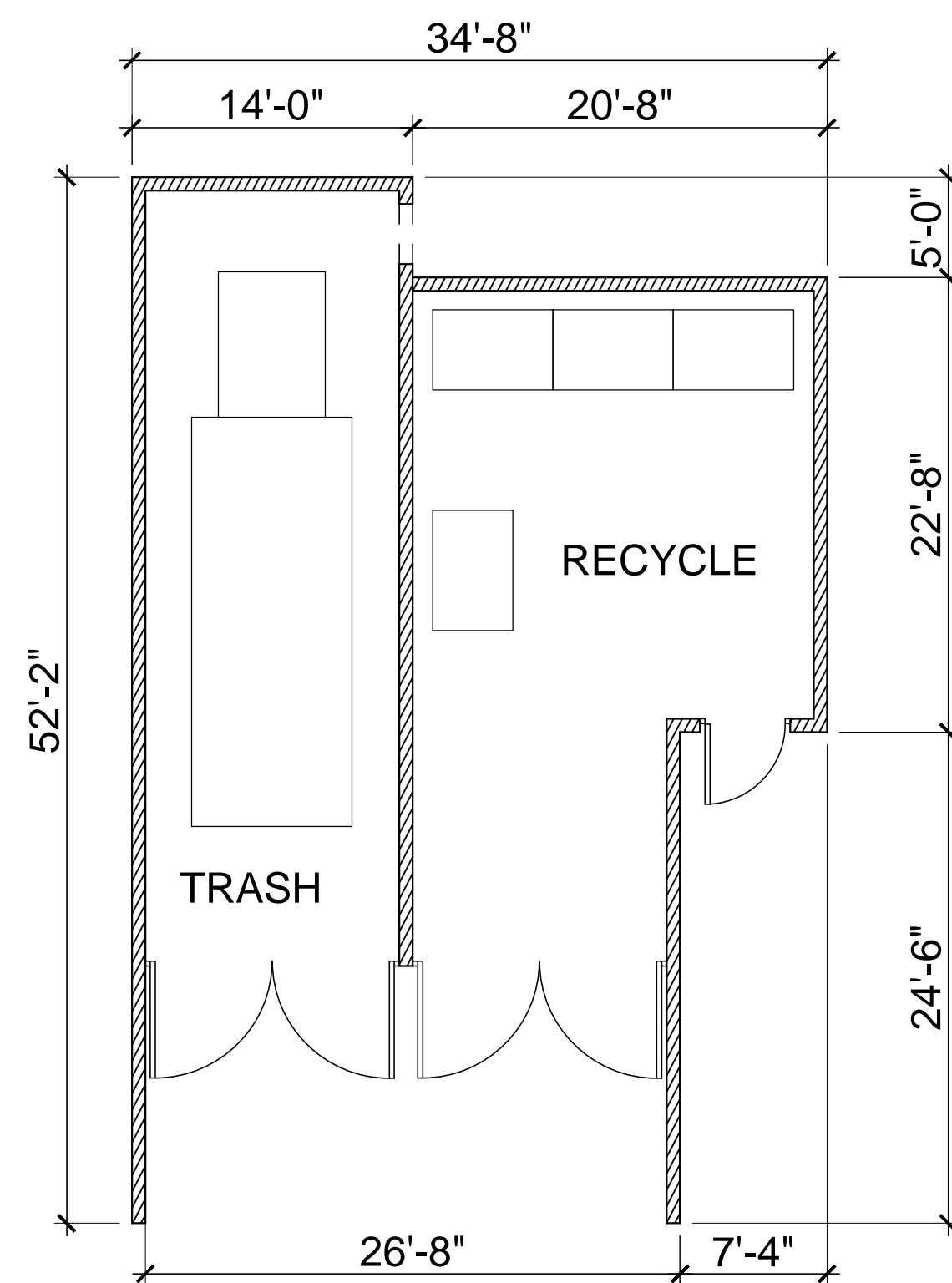
WHEATLANDS CSP NO. 13 (PA6)



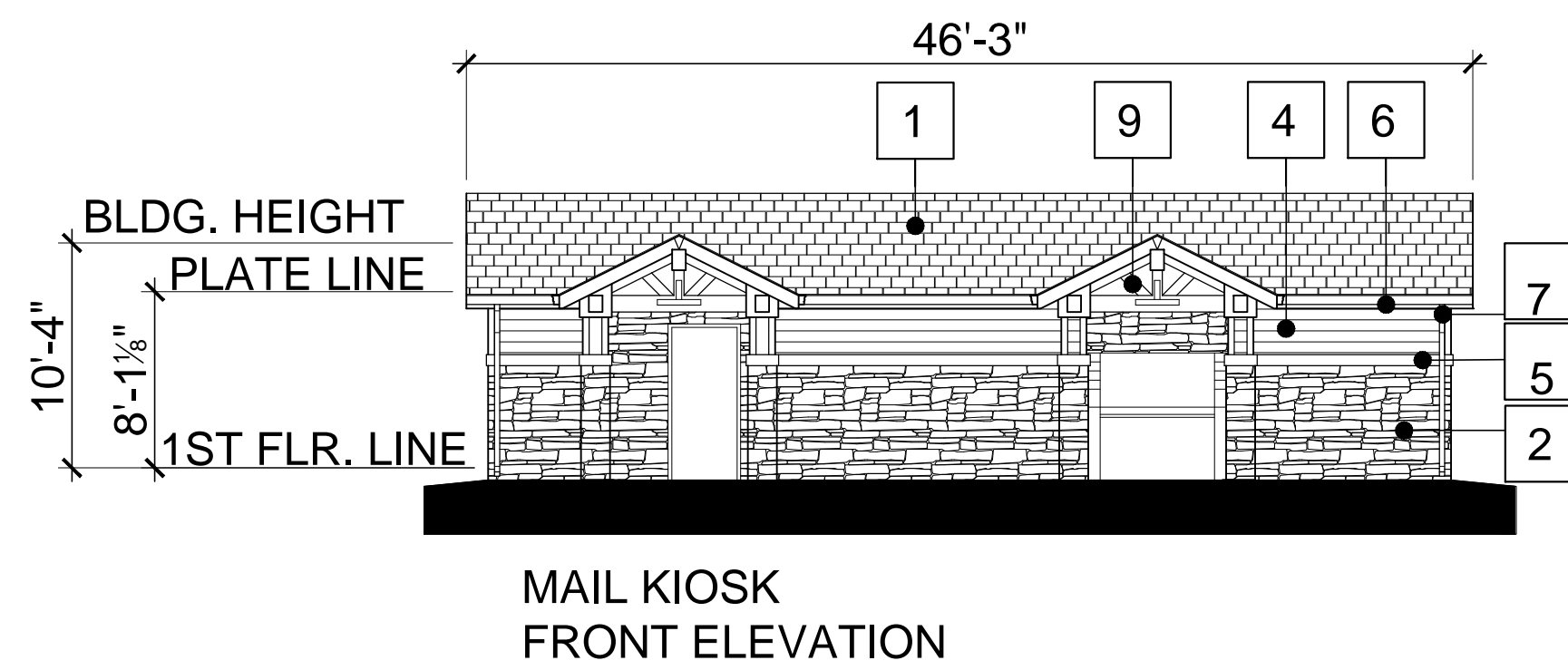
MAIL KIOSK ROOF PLAN



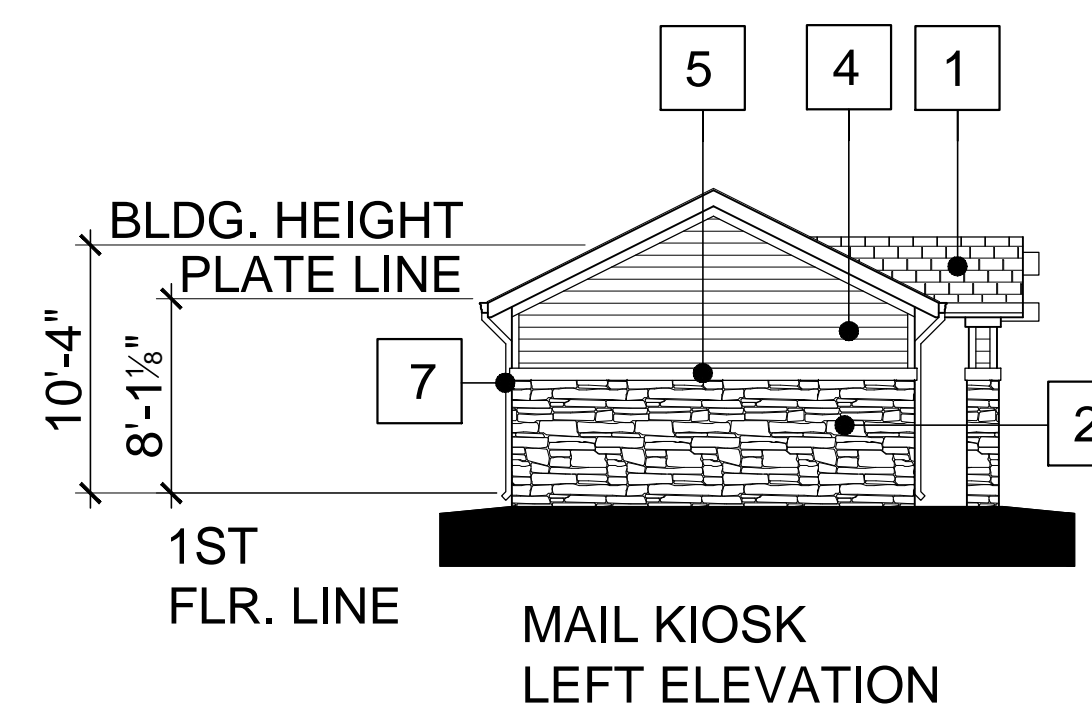
MAIL KIOSK LAYOUT PLAN



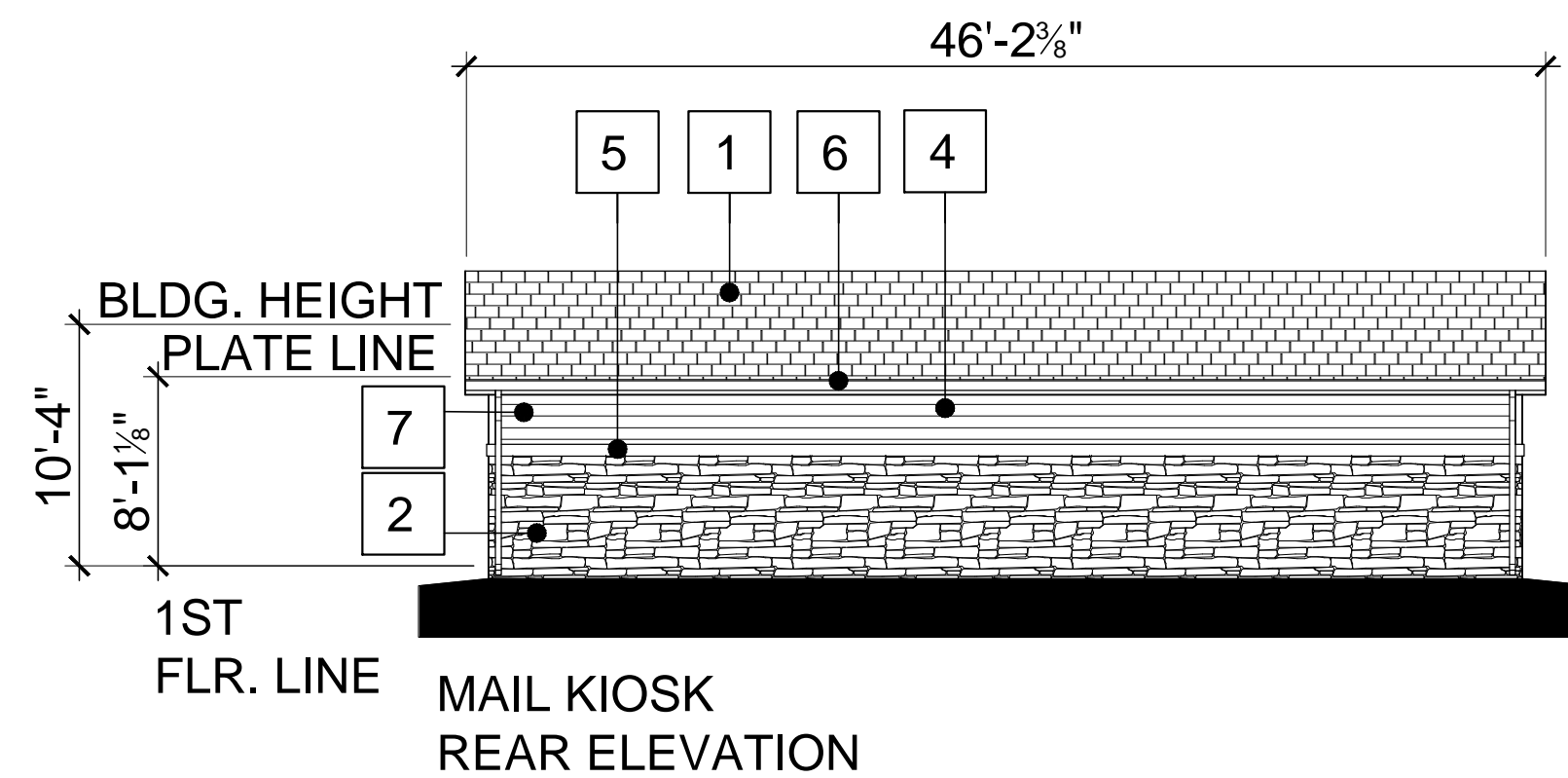
TRASH COMPACTOR LAYOUT PLAN



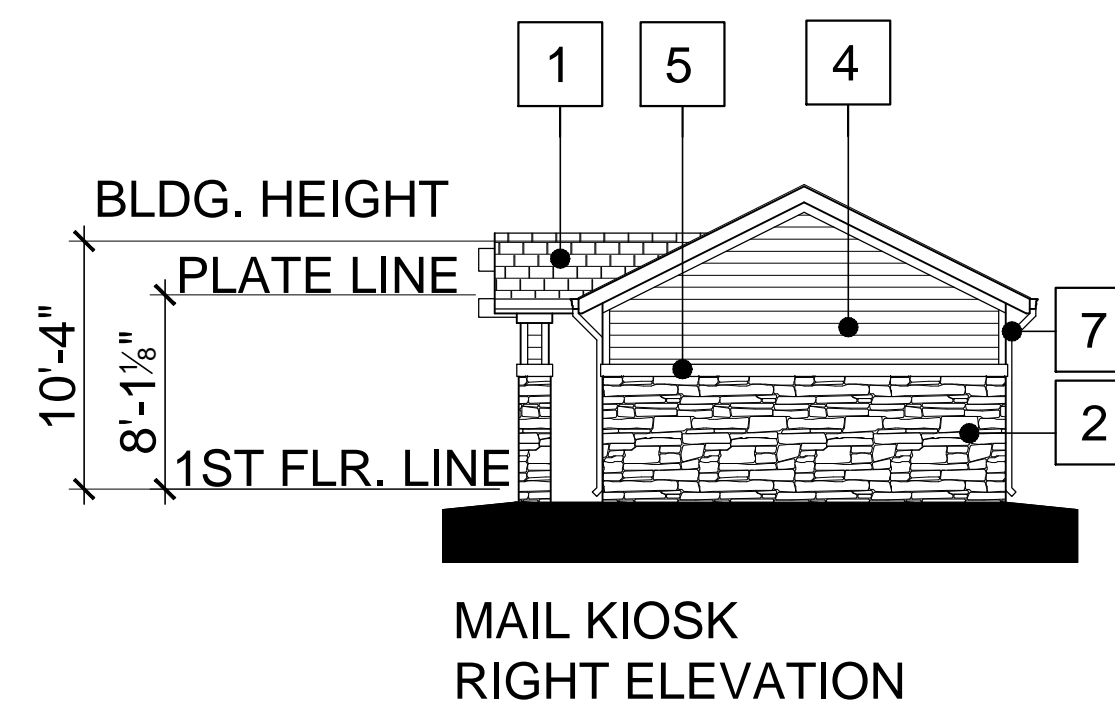
MAIL KIOSK FRONT ELEVATION



MAIL KIOSK LEFT ELEVATION

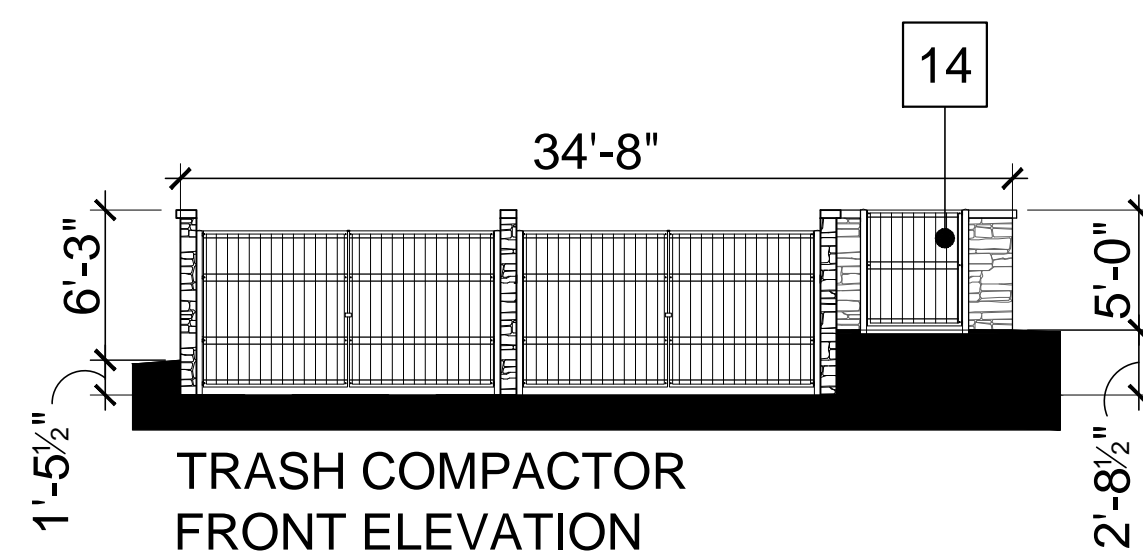


MAIL KIOSK REAR ELEVATION

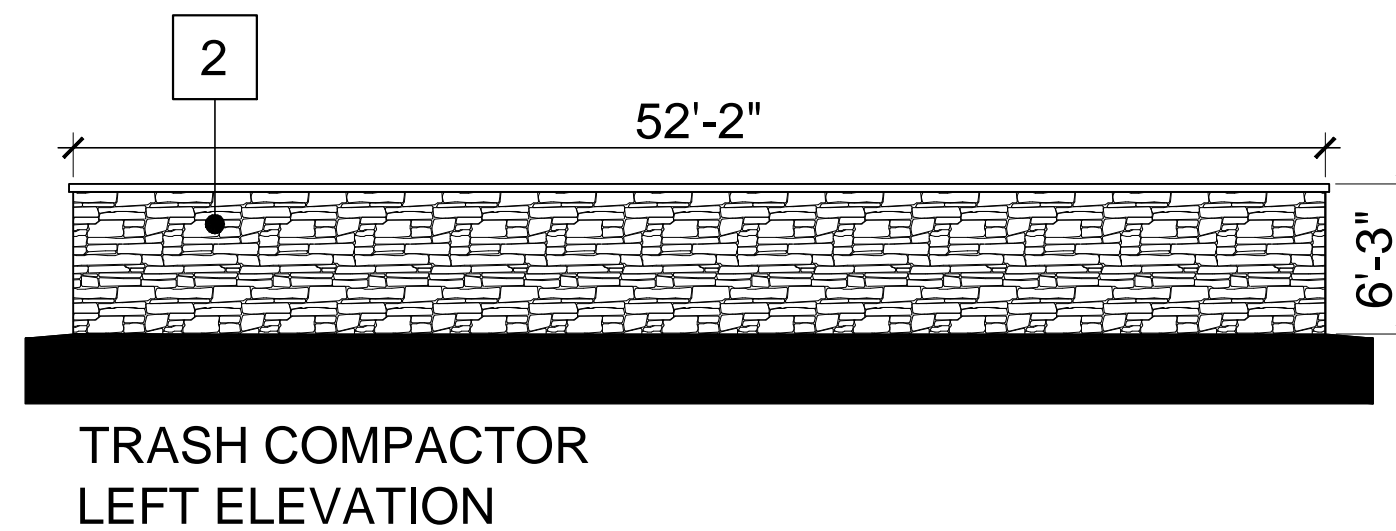


MAIL KIOSK RIGHT ELEVATION

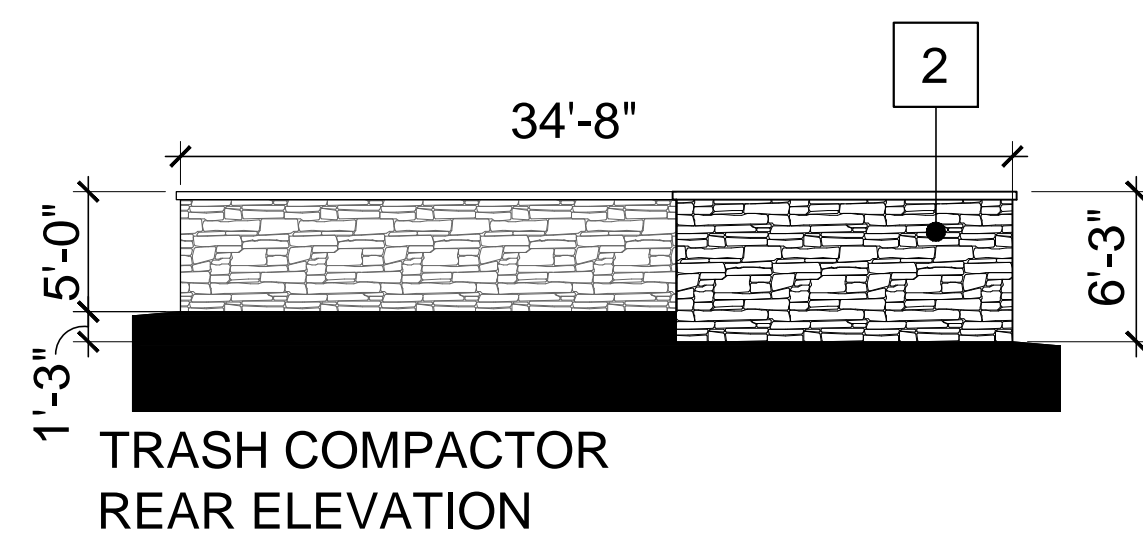
MAIL KIOSK



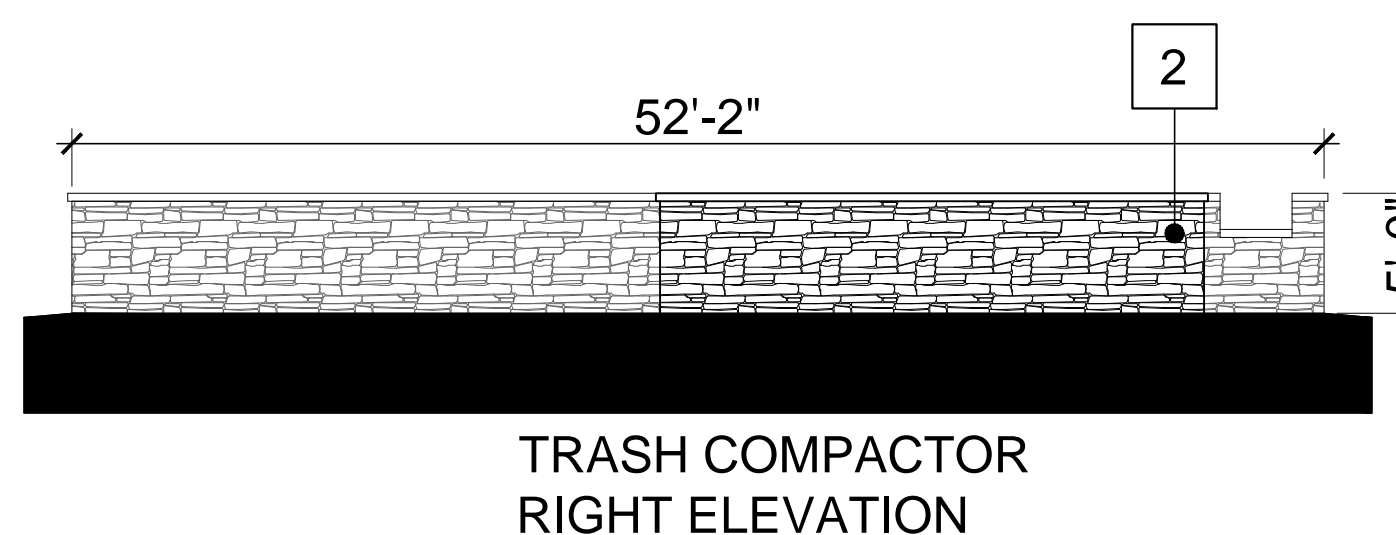
TRASH COMPACTOR FRONT ELEVATION



TRASH COMPACTOR LEFT ELEVATION



TRASH COMPACTOR REAR ELEVATION



TRASH COMPACTOR RIGHT ELEVATION

TRASH COMPACTOR

ELEVATION AREAS & PERCENTAGES MAIL KIOSK

TOTAL FRONT ELEVATION AREA= 162 SQ. FT.
TOTAL FRONT ELEVATION MASONRY AREA = 108 SQ. FT.
PERCENT OF MASONRY FRONT ELEVATION = 67%
TOTAL REAR ELEVATION AREA= 212 SQ. FT.
TOTAL REAR ELEVATION MASONRY AREA = 141 SQ. FT.
PERCENT OF MASONRY REAR ELEVATION = 67%
TOTAL RIGHT ELEVATION AREA= 178 SQ. FT.
TOTAL RIGHT ELEVATION MASONRY AREA = 95 SQ. FT.
PERCENT OF MASONRY RIGHT ELEVATION = 53%
TOTAL LEFT ELEVATION AREA= 178 SQ. FT.
TOTAL LEFT ELEVATION MASONRY AREA = 95 SQ. FT.
PERCENT OF MASONRY LEFT ELEVATION = 53%
AVERAGE PERCENT MASONRY MAIL KIOSK = 60%

ELEVATION AREAS & PERCENTAGES TRASH COMPACTOR

TOTAL FRONT ELEVATION AREA= 30 SQ. FT.
TOTAL FRONT ELEVATION MASONRY AREA = 30 SQ. FT.
PERCENT OF MASONRY FRONT ELEVATION = 100%
TOTAL REAR ELEVATION AREA= 190 SQ. FT.
TOTAL REAR ELEVATION MASONRY AREA = 190 SQ. FT.
PERCENT OF MASONRY REAR ELEVATION = 100%
TOTAL LEFT ELEVATION AREA= 437 SQ. FT.
TOTAL LEFT ELEVATION MASONRY AREA = 437 SQ. FT.
PERCENT OF MASONRY LEFT ELEVATION = 100%
TOTAL RIGHT ELEVATION AREA= 256 SQ. FT.
TOTAL RIGHT ELEVATION MASONRY AREA = 256 SQ. FT.
PERCENT OF MASONRY RIGHT ELEVATIONS = 100%
AVERAGE PERCENT MASONRY TRASH COMPACTOR = 100%

KEY NOTES

- 1 DIMENSIONAL SHINGLE ROOF TIMBERLINE HD SHAKEWOOD
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- 12 STEEL DOOR
- 13 KNOX BOX @ 6'-0" (+/-) ABOVE GRADE
- 14 GATE

SCALE: 1/8" = 1'-0"
0 10FT.
5FT. 20FT.

APPLICANT

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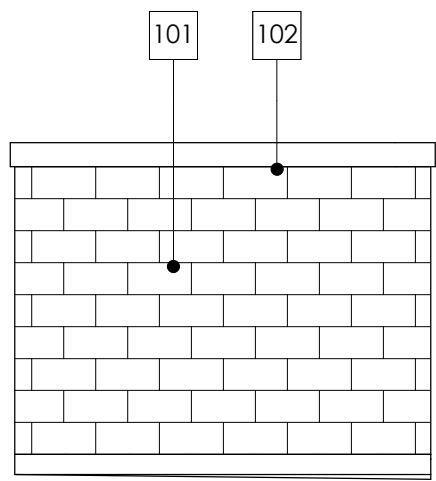
MAIL KIOSK &
TRASH
COMPACTOR

A15

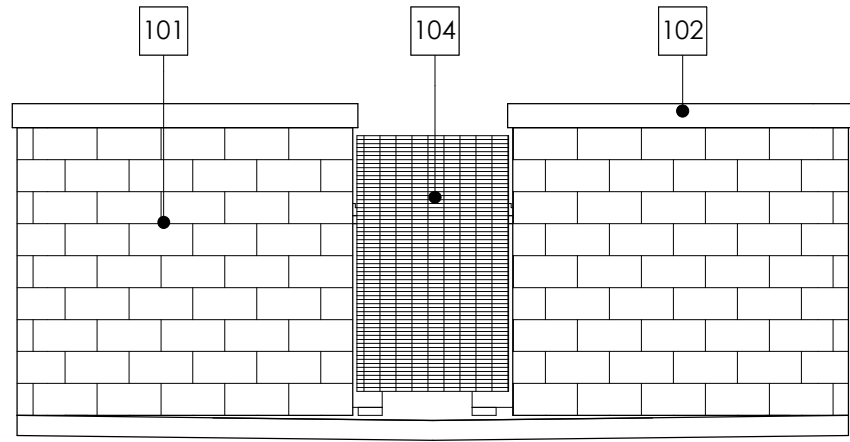
WHEATLANDS CSP NO. 13 (PA6)

LOT 1 BLOCK 1 - WHEATLANDS SUBDIVISION FILING NO. 10
SECTIONS 20 AND 29, TOWNSHIP 5 SOUTH, RANGE 65 WEST OF THE SIXTH PRINCIPAL MERIDIAN, CITY OF AURORA,
COUNTY OF ARAPAHOE, STATE OF COLORADO.

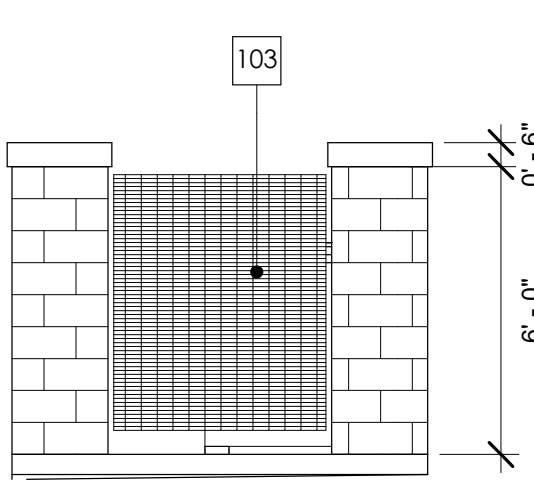
| MATERIAL KEYNOTES | |
|-------------------|--------------------------------|
| Key Value | Keynote Text |
| 101 | 8x8x16 CMU - COLOR/TEXTURE TBD |
| 102 | PRE-CAST CAP - COLOR TBD |
| 103 | 2-YARD TRASH DUMPSTER |
| 104 | OPAQUE METAL GATE |



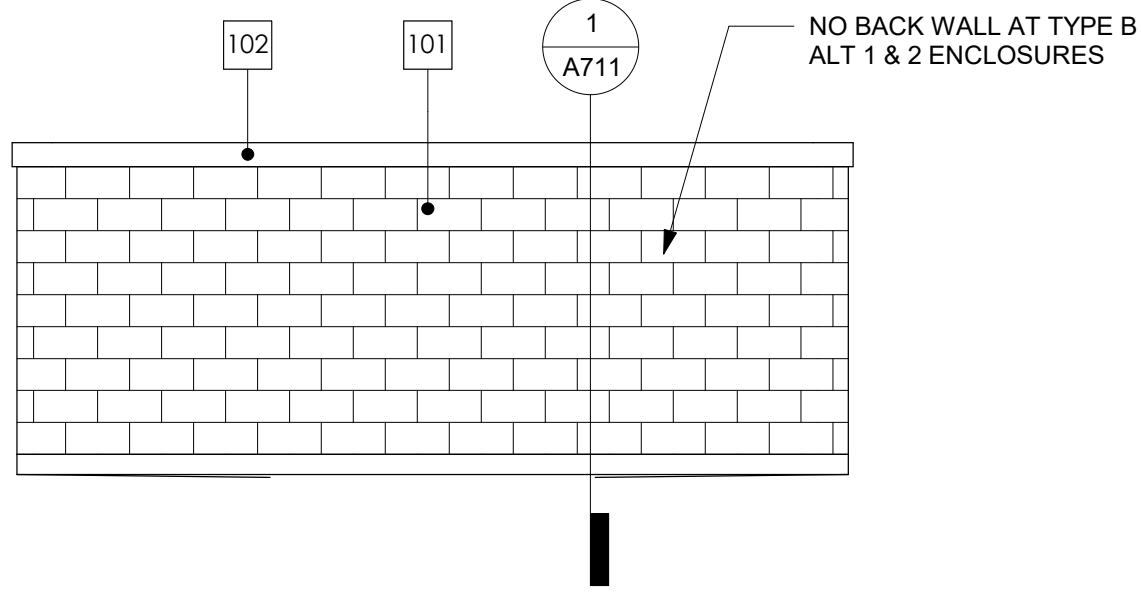
12
A16
TE TYPE B - 4
1/4" = 1'-0"



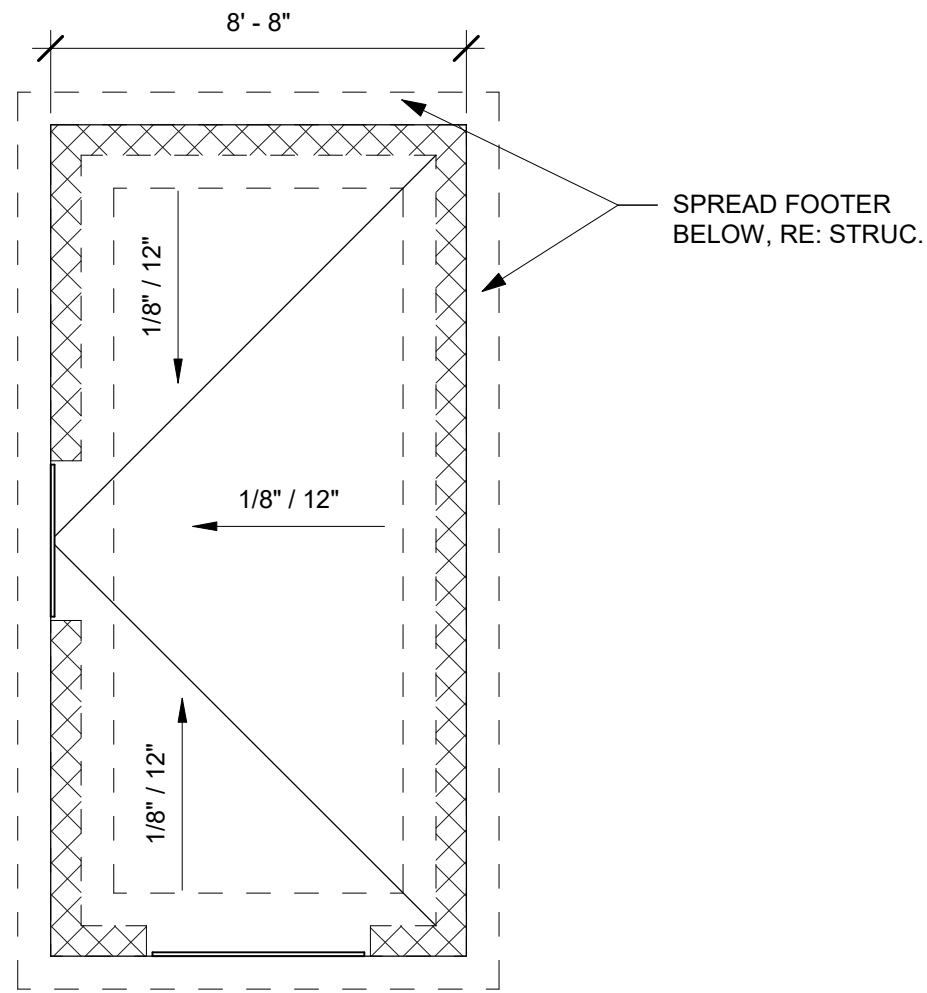
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A16
TE TYPE B - 3
1/4" = 1'-0"



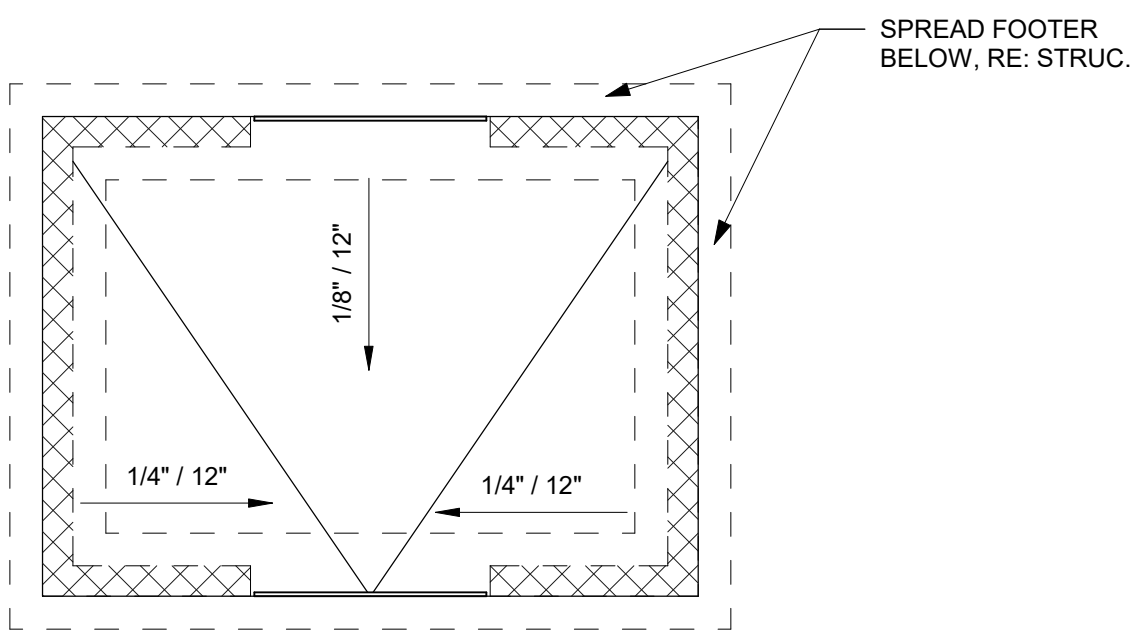
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TE TYPE B - 2
1/4" = 1'-0"



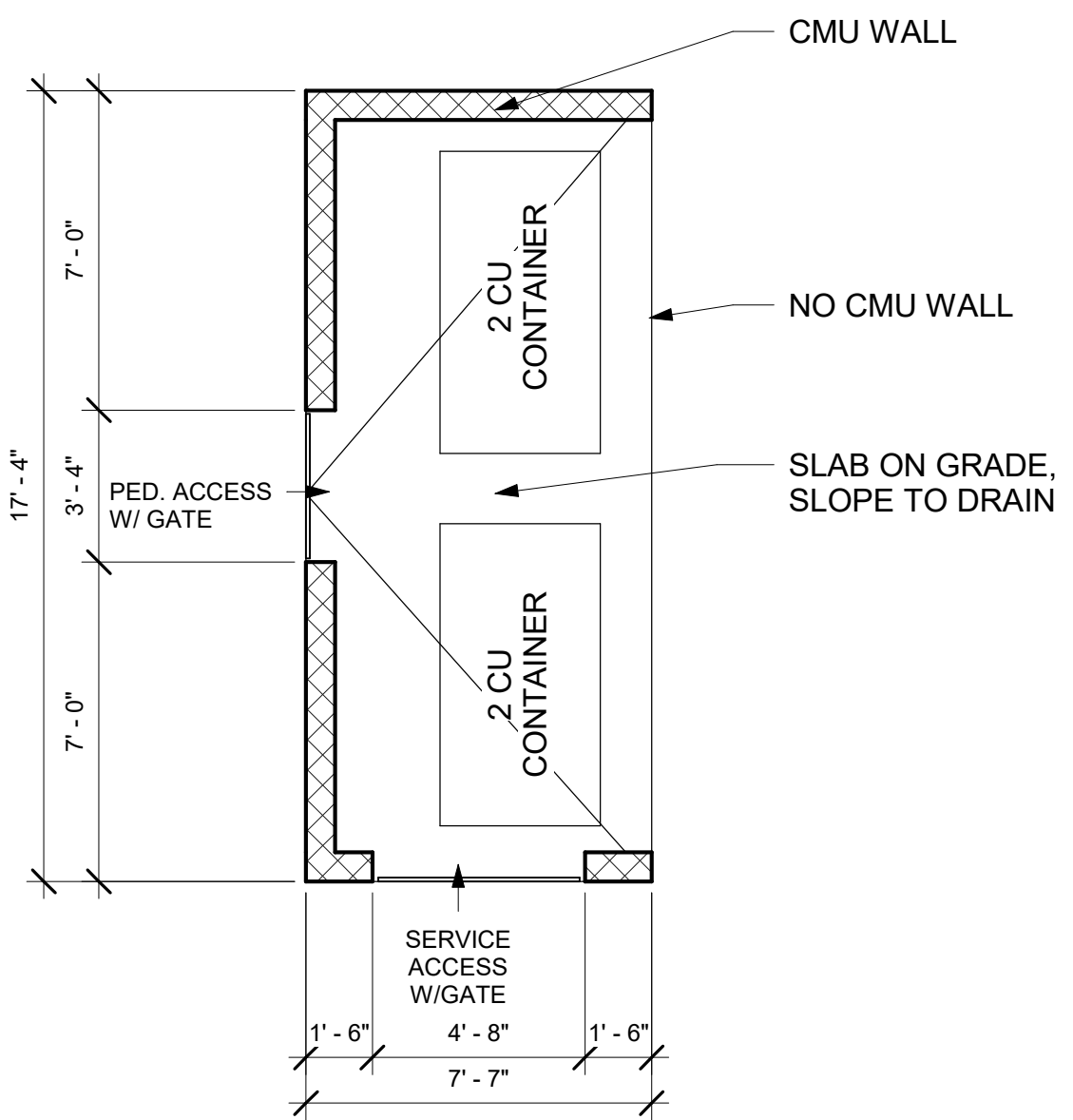
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A16
TE TYPE B - 1
1/4" = 1'-0"



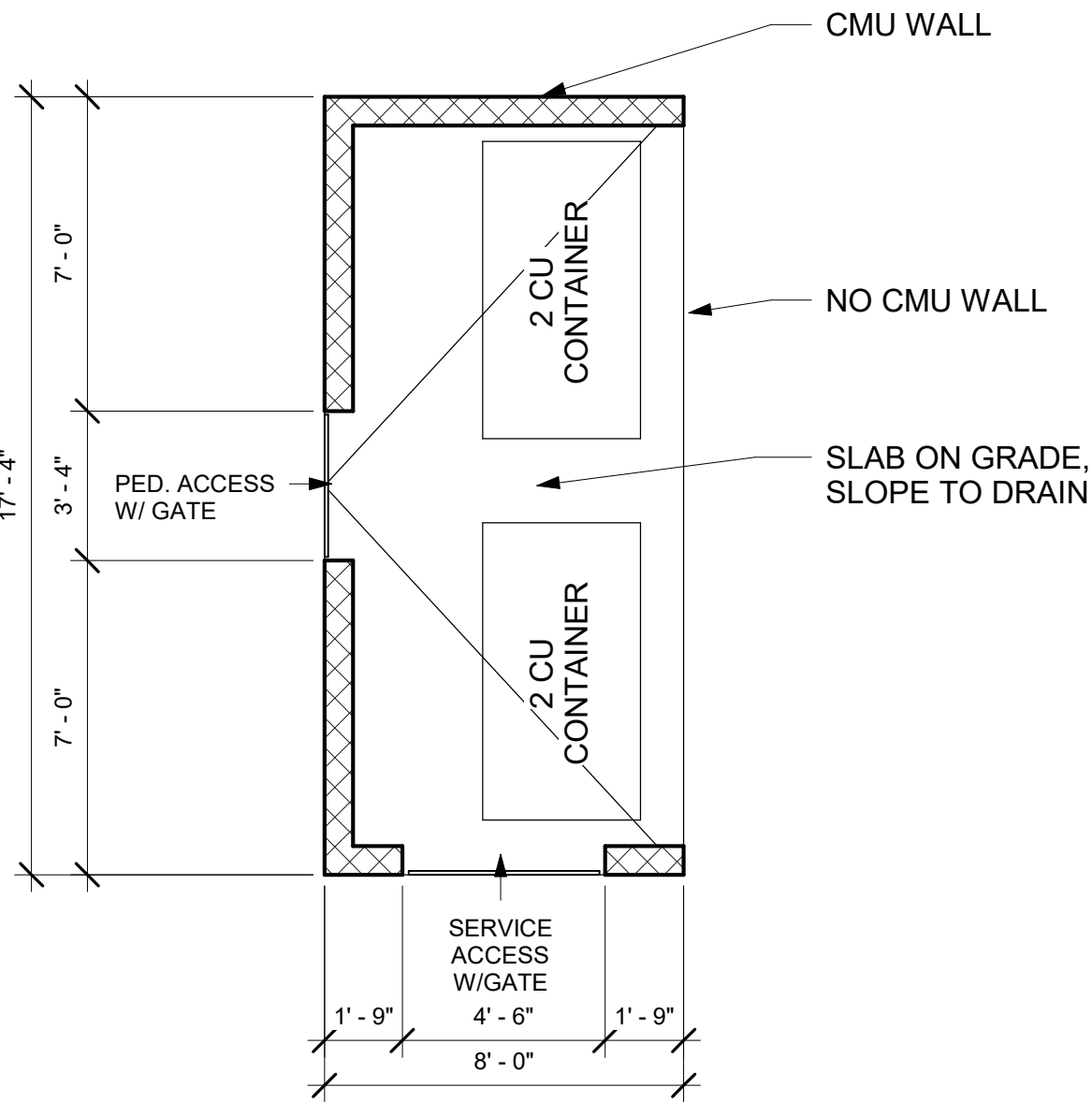
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A16
TE SLAB PLAN - TYPE B
1/4" = 1'-0"



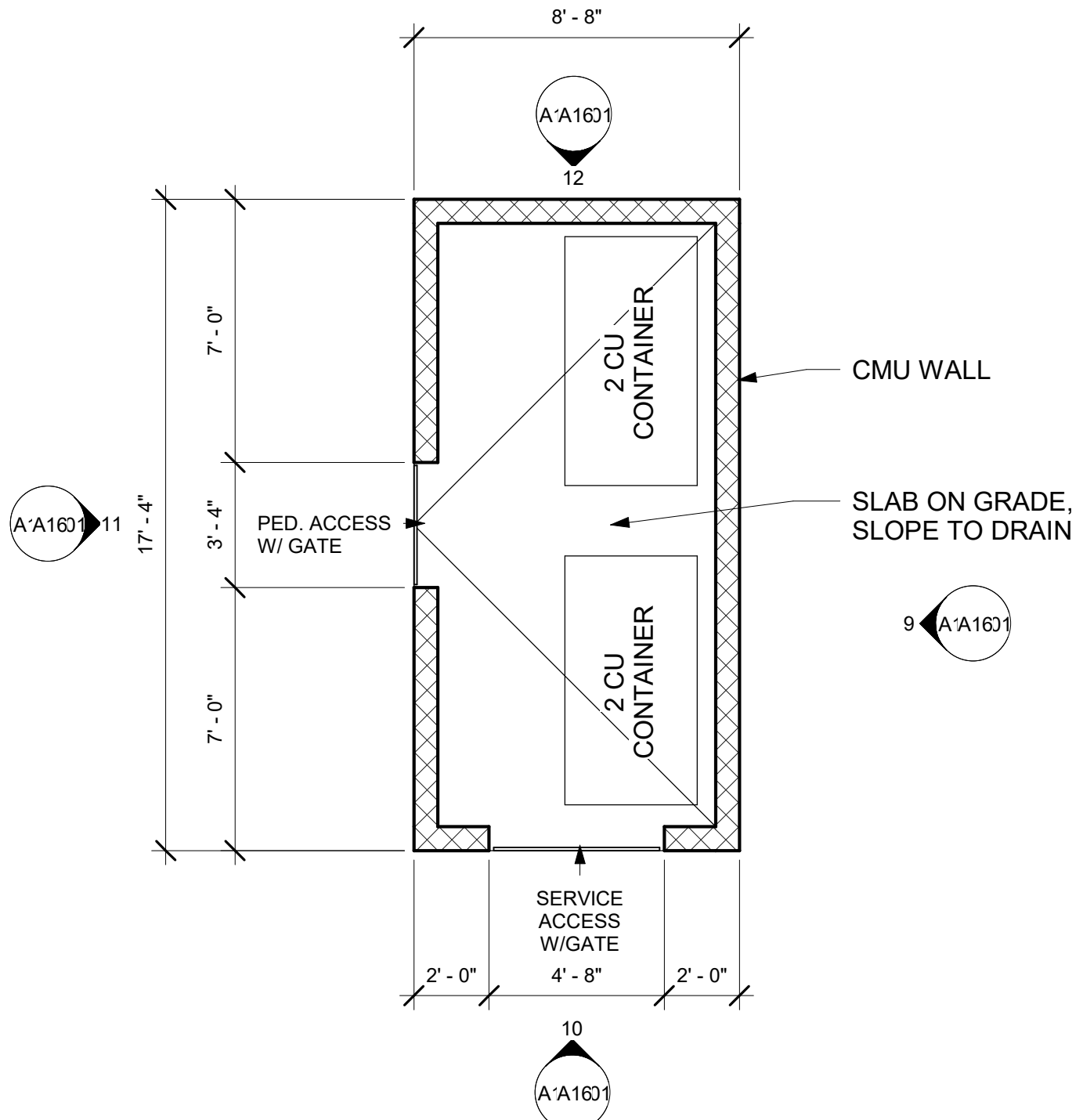
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TE SLAB PLAN - TYPE A
1/4" = 1'-0"



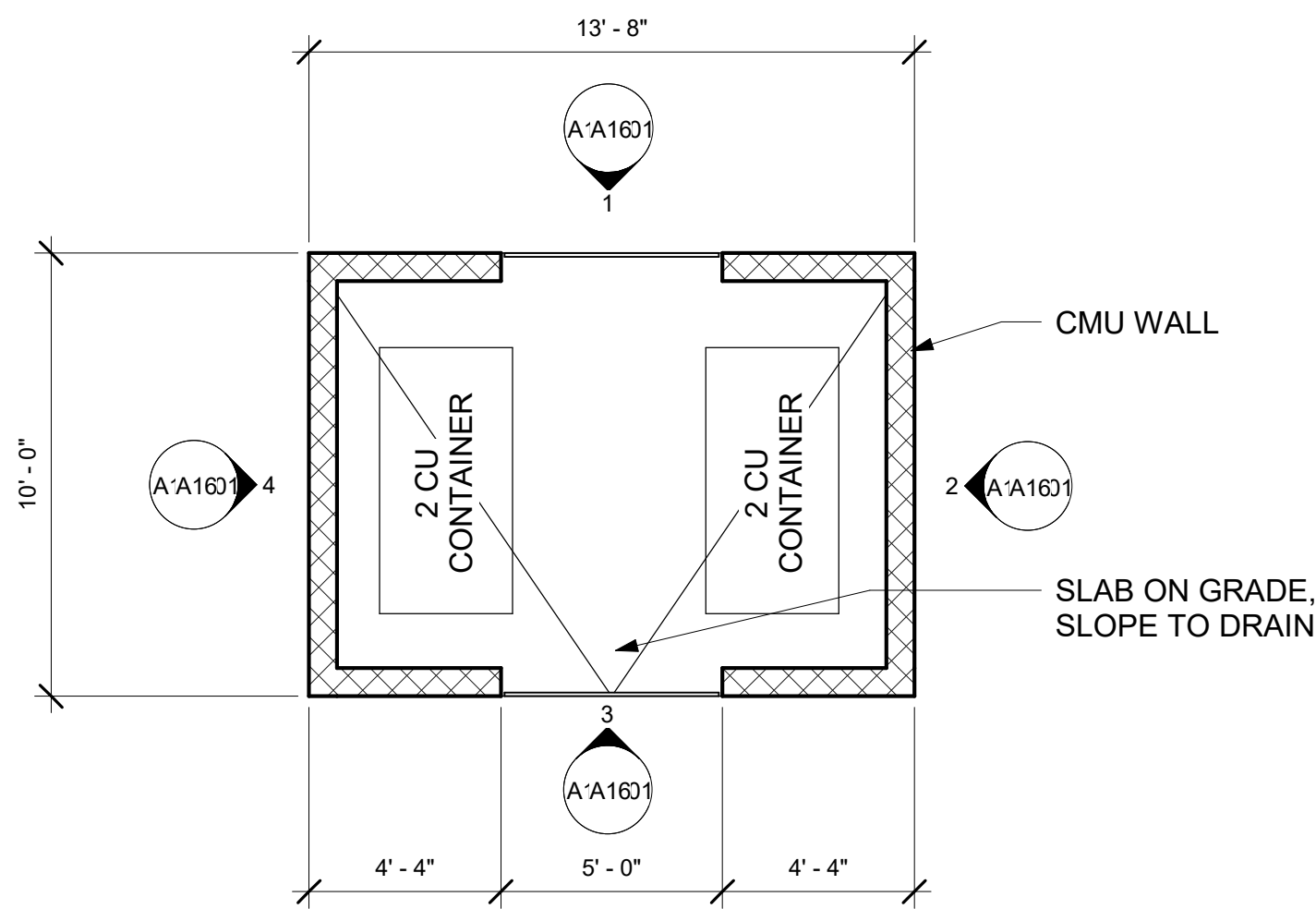
7.2
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TE PLAN - TYPE B ALT 2
1/4" = 1'-0"



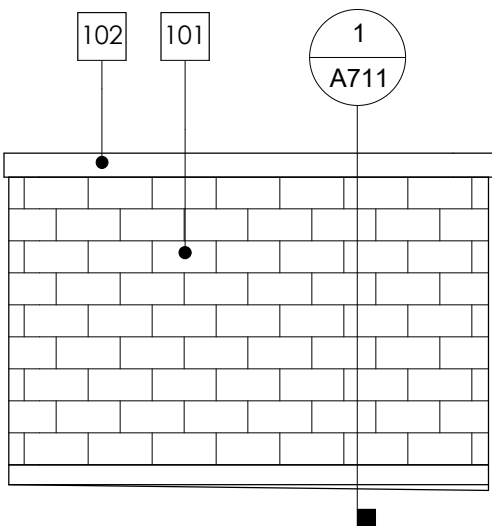
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TE PLAN - TYPE B ALT 1
1/4" = 1'-0"



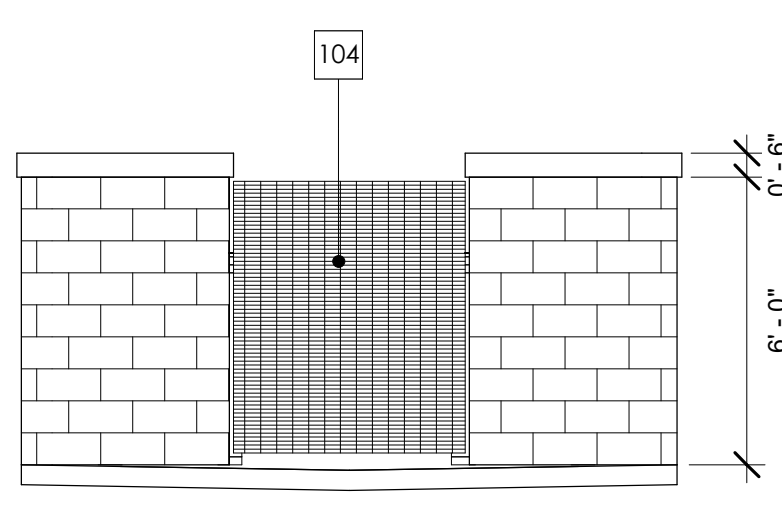
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TE PLAN - TYPE B
1/4" = 1'-0"



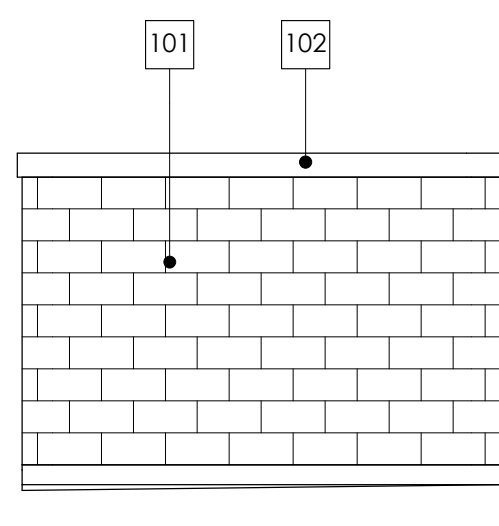
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TE PLAN - TYPE A
1/4" = 1'-0"



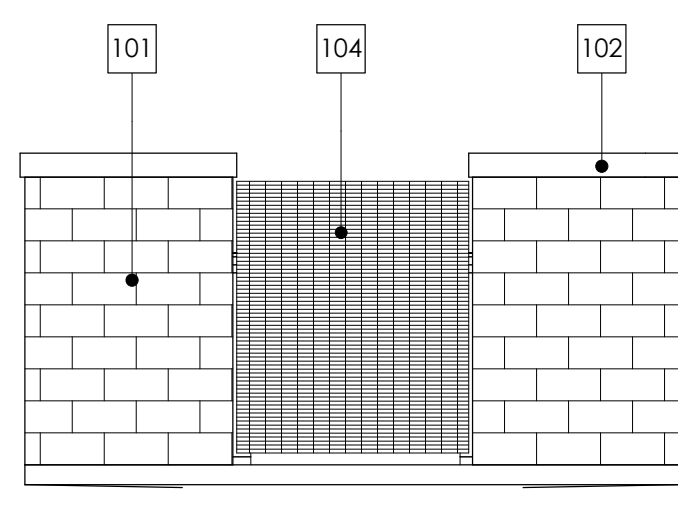
4
A16
TE TYPE A - 4
1/4" = 1'-0"



3
A16
TE TYPE A - 3
1/4" = 1'-0"



2
A16
TE TYPE A - 2
1/4" = 1'-0"



1
A16
TE TYPE A - 1
1/4" = 1'-0"

APPLICANT

AVALON BAY COMMUNITIES

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SUBMITTED: 05.15.20

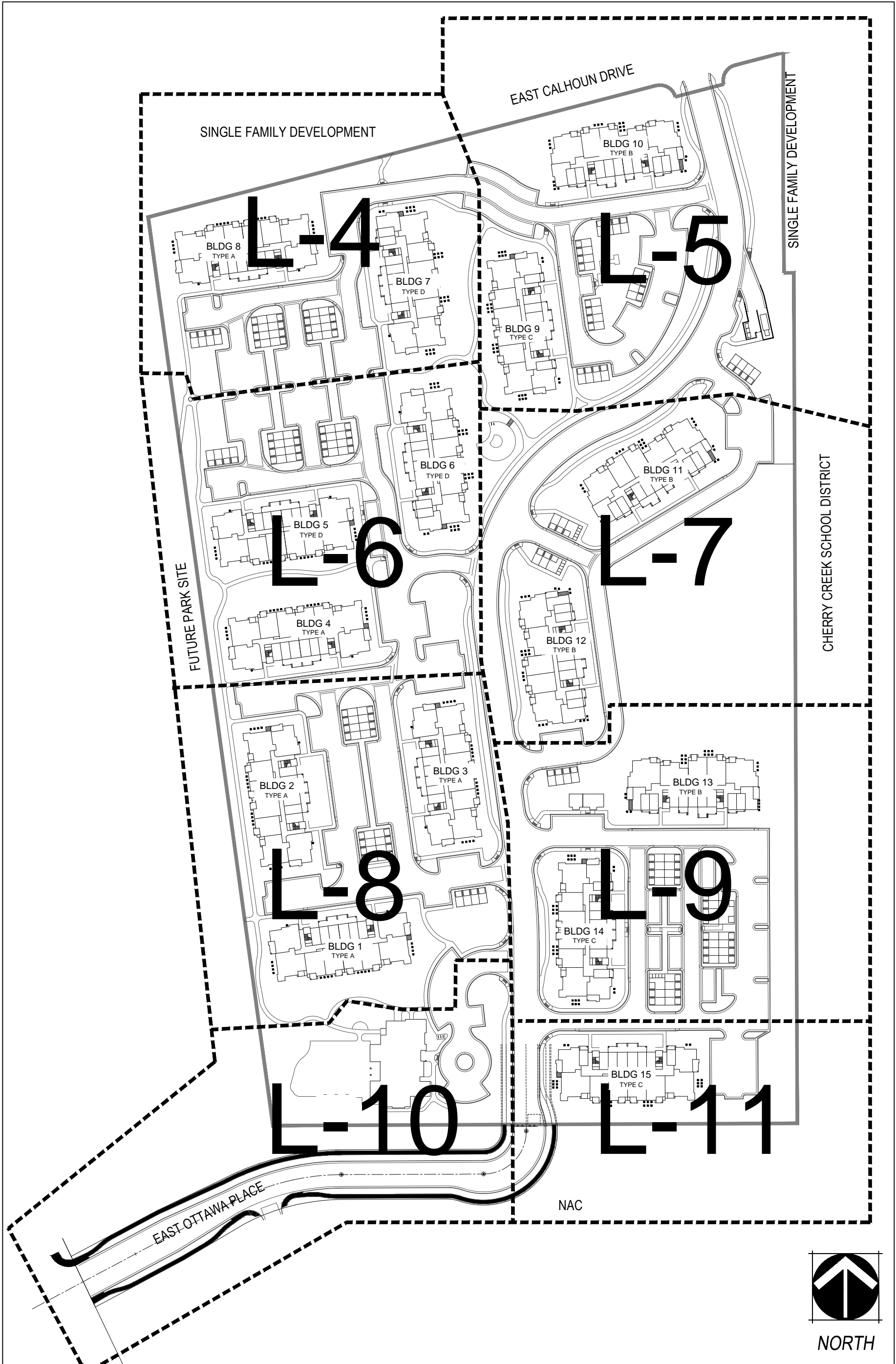
A16

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DRAWN BY:

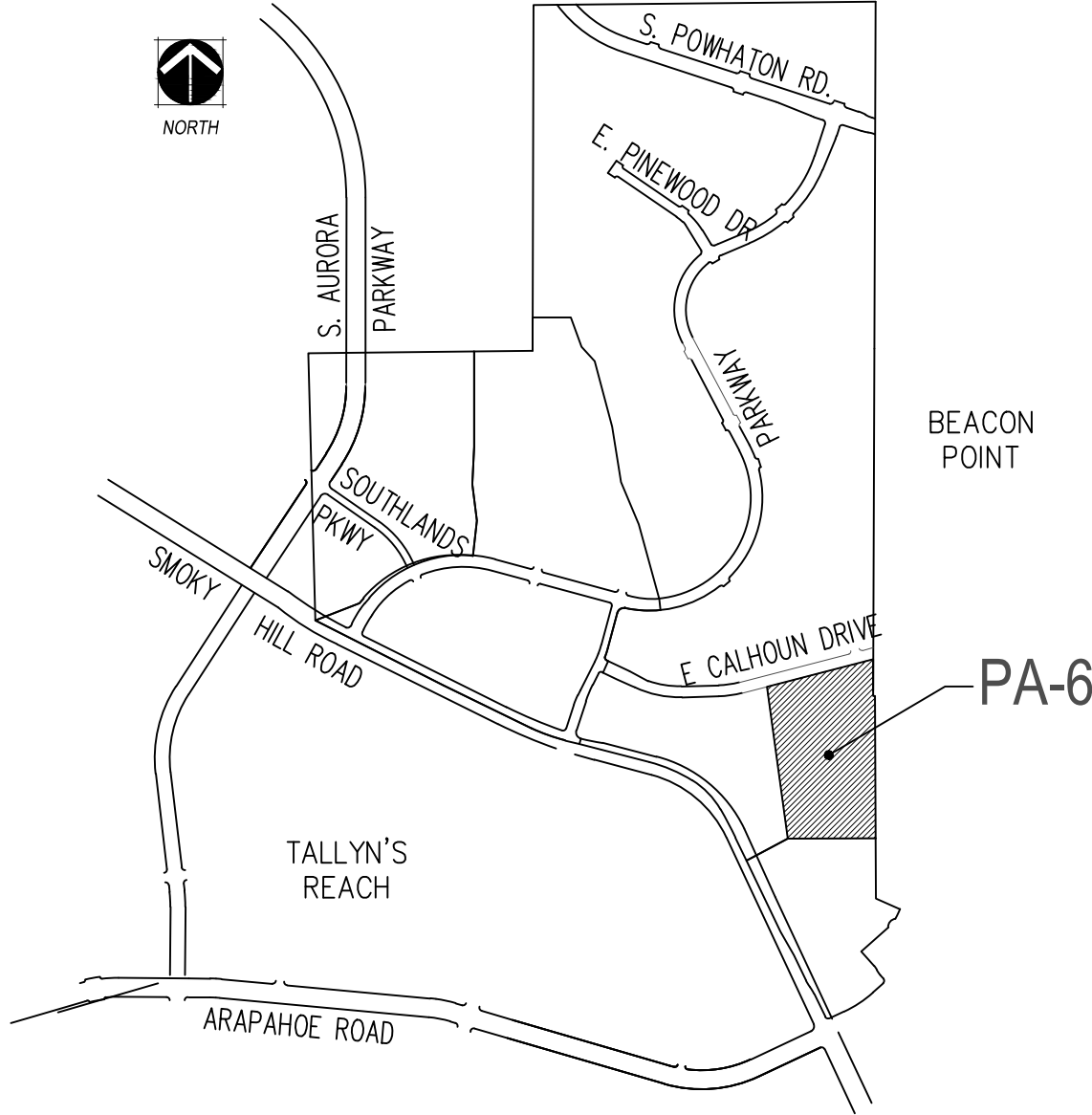
LANDSCAPE NOTES

- ALL LANDSCAPED AREAS ARE TO HAVE SOIL PREPARATION PER SPECIFICATIONS. (MINIMUM RATE OF 4 CU. YDS. OF ORGANIC MATTER PER 1000 S.F.).
- THE DEVELOPER, HIS SUCCESSORS AND ASSIGNS SHALL BE RESPONSIBLE FOR THE INSTALLATION, MAINTENANCE AND REPLACEMENT OF ALL LANDSCAPING MATERIALS SHOWN OR INDICATED ON THE APPROVED SITE PLAN OR LANDSCAPE PLAN ON FILE WITH THE PLANNING DEPARTMENT. ALL LANDSCAPING WILL BE INSTALLED AS DELINEATED ON THE PLAN, PRIOR TO ISSUANCE OF CERTIFICATE OF OCCUPANCY.
- ALL CROSSINGS OR ENCROACHMENTS 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.
- ALL UTILITY EASEMENTS SHALL REMAIN UNOBSTRUCTED AND FULLY ACCESSIBLE ALONG THEIR ENTIRE LENGTH FOR THE MAINTENANCE EQUIPMENT ENTRY.
- ALL LANDSCAPED AREAS AND PLANT MATERIAL, EXCEPT FOR NON-IRRIGATED NATIVE, RESTORATIVE, AND DRYLAND GRASS AREAS THAT COMPLY WITH REQUIREMENTS FOUND IN SEC. 146-1429, 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.
- LANDSCAPE MATERIAL PLACEMENT SHALL NOT BE PLACED OR KEPT NEAR FIRE HYDRANTS, FIRE DEPARTMENT INLET CONNECTIONS OR FIRE PROTECTION CONTROL VALVES IN A MANNER THAT WOULD PREVENT SUCH EQUIPMENT OR FIRE HYDRANTS FROM BEING IMMEDIATELY DISCERNIBLE. THE FIRE DEPARTMENT SHALL NOT BE DETERRED OR HINDERED FROM GAINING IMMEDIATE ACCESS TO FIRE PROTECTION EQUIPMENT OR HYDRANTS.
- ALL FIRE HYDRANTS SHALL BE LOCATED NOT LESS THAN THREE FEET-SIX INCHES (3'-6") AND NOT MORE THAN EIGHT (8') FEET FROM THE BACK OF CURB TO THE CENTER OF THE HYDRANT AND SHALL BE UNOBSTRUCTED ON THE STREET SIDE. MINIMUM CLEARANCE ON ALL OTHER SIDES SHALL BE FIVE FEET (5').
- LANDSCAPING MATERIAL SHOWN WITHIN THE SITE PLAN CANNOT ENCROACH INTO ROADWAYS THAT ARE DEDICATED (OR DESIGNATED) AS FIRE LANE EASEMENTS (OR CORRIDORS).
- A 5-FOOT CLEAR SPACE SHALL BE MAINTAINED AROUND THE CIRCUMFERENCE OF FIRE HYDRANTS.

KEY MAP - NTS



VICINITY MAP - NTS



WHEATLANDS CSP NO. 13 (PA-6)

CONTEXTUAL SITE PLAN
AURORA, COLORADO

OWNER:
PPF AMLI EAST OTTAWA DRIVE, LLC.

425 PONTIUS AVE N, SUITE 400
SEATTLE, WA 98109

FAX: 206 621 1792

DEVELOPER:
GRAND PEAKS
PROPERTIES, INC.

4582 S ULETA ST, #1200
DENVER, CO 80237

SHEET INDEX

| | |
|------|--------------------------|
| L-1 | COVER |
| L-2 | PLANT LIST |
| L-3 | LANDSCAPE CHARTS |
| L-4 | LANDSCAPE PLAN |
| L-5 | LANDSCAPE PLAN |
| L-6 | LANDSCAPE PLAN |
| L-7 | LANDSCAPE PLAN |
| L-8 | LANDSCAPE PLAN |
| L-9 | LANDSCAPE PLAN |
| L-10 | LANDSCAPE PLAN |
| L-11 | LANDSCAPE PLAN |
| L-12 | PLANTING & SITE DETAILS |
| L-13 | FENCING DETAILS |
| L-14 | POOL AREA & AMENITY ZONE |
| L-15 | HYDROZONE MAP |

NOT FOR CONSTRUCTION

DATE:
08/26/15 COA Submittal
11/10/15 COA Resubmit
02/02/16 COA Resubmit
03/17/16 COA Resubmit
04/18/16 COA Resubmit
06/14/16 Mylars

SHEET TITLE:

COVER

L-1

CHECKED BY:
DRAWN BY:

LANDSCAPE PLANT LIST

| QTY. | SYM. | COMMON NAME | BOTANICAL NAME | SIZE & COND. |
|------------------------------|------|-------------|-----------------------------------|---|
| (UNLESS OTHERWISE NOTED) | | | | |
| DECIDUOUS CANOPY TREES | | | | |
| | 50 | TEX | TEXAS RED OAK | QUERCUS BUCKLEYI |
| | 10 | HAC | WESTERN HACKBERRY | CELTIS OCCIDENTALIS |
| | 15 | KCT | KENTUCKY COFFEETREE | GYMNOCLADUS DIOICUS |
| | 25 | GMM | GREEN MOUNTAIN SUGAR MAPLE | ACER SACCHARUM 'GREEN MOUNTAIN' |
| | 21 | SKY | SKYLINE HONEYLOCUST | GLEDITSIA TRIACANTHOS INERMIS 'SKYLINE' |
| | 28 | ELM | VALLEY FORGE ELM | ULMUS AMERICANA 'VALLEY FORGE' |
| | 11 | EOA | ENGLISH OAK | QYERCUS ROBUR |
| | 9 | CAL | WESTERN CATALPA | CATALPA SPECIOSA |
| | 15 | SHA | SHADEMASTER HONEYLOCUST | GLEDITSIA TRIACANTHOS INERMIS 'SHADEMASTER' |
| DECIDUOUS ORNAMENTAL TREES | | | | |
| | 22 | RAD | RADIANT CRABAPPLE | MALUS X 'RADIANT' |
| | 7 | CCP | CHANTICLEER PEAR | PYRUS CALLERYANA |
| | 18 | HWM | HOT WINGS MAPLE | ACER TATARICUM 'GARANN' |
| | 18 | WHC | WASHINGTON HAWTHORN | CRATAEGUS PHAENOPYRUM |
| | 71 | SER | SHADBLOW SERVICEBERRY | AMELANCHIER CANADENSIS |
| | 21 | SHC | SHUBERT CHOKECHERRY | PRUNUS VIRGINIANA 'SHUBERT' |
| EVERGREEN TREES | | | | |
| | 54 | AUS | AUSTRIAN PINE | PINUS NIGRA |
| | 8 | BOP | BOSNIAN PINE | PINUS HELDREICHII VAR. LEUCODERMIS |
| | 56 | PIN | PINON PINE | PINUS EDULIS |
| | 28 | PON | PONDEROSA PINE | PINUS PONDEROSA |
| | 30 | CBS | COLORADO SPRUCE | PICEA PUNGENS |
| | 4 | SWP | SOUTHWESTERN WHITE PINE | PINUS STROBIFORMIS |
| DECIDUOUS SHRUBS 7-9' SPREAD | | | | |
| | 121 | CPL | COMMON PURPLE LILAC | SYRINGA VULGARIS |
| | 56 | DGM | GINNALA DWARF MAPLE | ACER GINNALA 'COMPACTA' |
| | 102 | TWS | TALL WESTERN SAGE | ARTEMISIA TRIDENTATA |
| | 94 | RTD | RED TWIG DOGWOOD | CORNUS SERICEA 'BAILEY' |
| | 62 | SSK | SASKATOON SERVICBERRY | AMELANCHIER ALNIFOLIA |
| DECIDUOUS SHRUBS 5-7' SPREAD | | | | |
| | 64 | CMO | CHEYENNE MOCKORANGE | PHILADELPHUS LEWISII 'CHEYENNE' |
| | 120 | TLS | THREE LEAF SUMAC | RHUS TRILOBATA |
| | 40 | LAV | WAYFARING TREE | VIBURNUM LANTANA |
| | 111 | GCR | GOLDEN CURRANT | RIBES AUREUM |
| | 175 | WSC | WESTERN SAND CHERRY | PRUNUS BESSEYI |
| | 95 | NDI | DIABOLO NINEBARK | PHYSOCARPUS OPULIFOLIUS 'MONLO' |
| | 59 | RBO | BOULDER RASPBERRY | RUBUS DELICIOSUS |
| | 124 | CIS | PURPLE LEAF SAND CHERRY | PRUNUS X CISTENA |
| | 62 | VDO | VARIEGATED DOGWOOD | CORNUS ALBA 'ARGENTEO-MARGINATA' |
| | 44 | YTD | YELLOW TWIG DOGWOOD | CORNUS SERICEA FLAVIRAMEA |
| | 93 | CSU | CUTLEAF SUMAC | RHUS TYPHINA 'LACINATA' |
| | 22 | MMA | MOUNTAIN MAHOGANY | CERCOCARPUS MONTANUS |
| | 78 | VKS | KOREANSPICE VIBURNUM | VIBURNUM CARLESII |
| | 16 | BDW | DWARF BUTTERFLY BUSH 'NANHO BLUE' | BUDDLEIA DAVIDII 'NANHO BLUE' |
| DECIDUOUS SHRUBS 2-5' SPREAD | | | | |
| | 49 | MKL | MISS KIM LILAC | SYRINGA PATULA 'MISS KIM' |
| | 136 | NFS | NEON FLASH SPIREA | SPIRAEA JAPONICA 'NEON FLASH' |
| | 46 | GND | DART'S GOLD NINEBARK | PHYSOCARPUS OPULIFOLIUS 'DARTS GOLD' |
| | 47 | DBB | DWARF BURNING BUSH | EUONYMUS ALATUS 'COMPACTA' |
| | 83 | COT | ROCK COTONEASTER | COTONEASTER HORIZONTALIS |
| | 17 | DNI | DWARF NINEBARK | PHYSOCARPUS OPULIFOLIUS 'NANUS' |
| | 107 | CTP | CORONATION TRIUMPH POTENTILLA | POTENTILLA FRUTICOSA 'CORONATION TRIUMPH' |
| | 51 | RLC | RED LAKE CURRANT | RIBES SILVESTRE 'RED LAKE' |
| | 44 | PPY | PYGMY PEASHRUB | CARAGANA PYGMAEA |
| | 45 | IDO | ISANTI DOGWOOD | CORNUS SERICEA 'ISANTI' |
| | 30 | MLL | LITTLELEAF MOCKORANGE | PHILADELPHUS MICROPHYLLUS |
| | 9 | CBU | COLUMNAR BUCKTHORN | FRANGULA ALNUS 'COLUMNARIS' |
| | 20 | FLI | FINE LINE BUCKTHORN | FRANGULA ALNUS 'FINE LINE' |
| | 90 | SJW | JAPANESE WHITE SPIREA | SPIRAEA ALBIFLORA |
| | 26 | BCD | IROQUOIS BEAUTY CHOKEBERRY | ARONIA MELANOCARPA 'MORTON' |
| EVERGREEN SHRUBS 7-9' SPREAD | | | | |
| | 134 | GMJ | GREEN MOUND JUNIPER | JUNIPERUS PROCUMBENS 'GREEN MOUND' |
| | 130 | CHI | CHIEFTAIN MANZANITA | ARCTOSTAPHYLOS X COLRADENSIS 'CHIEFTAN' |
| | 85 | PHC | HILLSIDE CREEPER PINE | PINUS SYLVESTRIS 'HILLSIDE CREEPER' |
| EVERGREEN SHRUBS 5-7' SPREAD | | | | |
| | 243 | BAR | BAR HARBOR JUNIPER | JUNIPERUS HORIZONTALIS 'BAR HARBOR' |
| | 72 | MCO | COMPACT GRAPE HOLLY | MAHONIA AQUIFOLIUM 'COMPACTA' |
| | 296 | BJ | BUFFALO JUNIPER | JUNIPERUS SABINA 'BUFFALO' |
| | 84 | GRA | GRAY GLEAM JUNIPER | JUNIPERUS SCOPULORUM 'GRAY GLEAM' |
| | 43 | MMC | CURL LEAF MOUNTAIN MAHOGANY | CERCOCARPUS LEDIFOLIUS |
| | 89 | MMO | MOPS MUGO PINE | PINUS MUGO 'MOPS' |
| | 48 | MTA | TANNENBAUM MUGO PINE | PINUS MUGO 'TANNENBAUM' |
| | 15 | YBA | DARK GREEN SPREADER YEW | TAXUS X MEDIA 'DARK GREEN SPREADER' |

EVERGREEN SHRUBS 2-5' SPREAD

| | | | | | |
|--|----|-----|------------------------|---------------------------------|----------|
| | 33 | MAN | COLORADO MANZANITA | ARCASTAPHYLOS X COLORADENSIS | #5 CONT. |
| | 32 | CDI | SHRUB COTONEASTER | COTONEASTER DIVARICATUS | #5 CONT. |
| | 26 | GSP | GLOBE SPRUCE | PICEA PUNGENS 'GLOBOSA' | #5 CONT. |
| | 26 | PBR | BREPO PINE | PINUS NIGRA 'BREPO' | #5 CONT. |
| | 29 | RHM | R.H. MONTGOMERY SPRUCE | PICEA PUNGENS 'R.H. MONTGOMERY' | #5 CONT. |

ORNAMENTAL GRASSES

| | | | | | |
|--|------|-----|----------------------------|--|----------|
| | 1258 | AVG | BLUE AVENA GRASS | HELICTOTRICHON SEMPERVIRENS | #1 CONT. |
| | 399 | MMG | MORNING LIGHT MAIDEN GRASS | MISCANTHUS SINENSIS 'MORNING LIGHT' | #1 CONT. |
| | 598 | FRG | FEATHER REED GRASS | CALAMAGROSTIS ACUTIFLORA 'KARL FOERSTER' | #1 CONT. |
| | 517 | HFG | HARDY FOUNTAIN GRASS | PENNISETUM ALOPECUROIDES 'HAMELN' | #1 CONT. |
| | 369 | MAG | MAIDEN HAIR GRASS | MISCANTHUS SINENSIS 'GRACILLIMUS' | #1 CONT. |
| | 19 | PLG | PLUME GRASS | SACCHARUM RAVENNAE | #1 CONT. |
| | 276 | PFG | PURPLE FOUNTAIN GRASS | PENNISTEUM SETACEUM 'RUBRUM' | #1 CONT. |
| | 182 | ZGR | ZEBRA GRASS | MISCANTHUS SINENSIS 'STRICTUS' | #1 CONT. |

PERENNIALS & ANNUALS

| | | | | | |
|--|-----|-----|----------------------------|---------------------------------|----------|
| | 160 | DDY | STELLA D'ORO DWARF DAYLILY | HEMEROCALIS 'STELLA D'ORO' | #1 CONT. |
| | 60 | PCF | CONEFLOWER | ECHINACEA PURPUREA | #1 CONT. |
| | 30 | KGF | KOBOLD GAYFEATHER | LIATRIS SPICATA 'KOBOLD' | #1 CONT. |
| | 139 | BES | BLACK -EYED SUSAN | RUDBECKIA FULGIDA 'GOLDSTRUM' | #1 CONT. |
| | 50 | RMP | ROCKY MOUNTAIN PENSTEMON | PENSTEMON STRICTUS | #1 CONT. |
| | 45 | MNS | MAY NIGHT SALVIA | SALVIA SYLVESTRIS X 'MAY NIGHT' | #1 CONT. |
| | 16 | DZR | DIANTHUS | DIANTHUS | #1 CONT. |
| | 89 | IPS | STARBURST ICEPLANT | DELOSPERMA FLORIBUNDA | #1 CONT. |
| | 97 | IPY | YELLOW ICEPLANT | DELOSPERMA NUBIGENUM | #1 CONT. |
| | 20 | POM | POPPY MALLOW | CALLIRHOE INVOLUCRATA | #1 CONT. |
| | 90 | SSU | SNOW-IN-SUMMER | CERASTIUM TOMENTOSUM | #1 CONT. |

TURF GRASS

| | | |
|--|------------------------|---------------|
| | TEXAS BLUEGRASS HYBRID | FRESH CUT SOD |
|--|------------------------|---------------|

IRRIGATED INDIAN GRASS SEED

| COMMON NAME | SCIENTIFIC NAME | % OF TOTAL | PLS / ACRE |
|---|--|------------|------------|
| INDIAN GRASS | SORGHASTRUM NUTANS | 38.5% | 5 LBS. |
| REGREEN | TRITICUM AESTIVUM X ELYTRIGIA ELONGATE | 61.5% | 8 LBS. |
| NOTE: THE GRASS IS TO BE MAINTAINED AT A 12" TO 18" NATURAL HEIGHT. | | TOTAL 100% | 13 LBS. |

IRRIGATED SEED MIX

| COMMON NAME | SCIENTIFIC NAME | PLS / ACRE |
|--------------------|--|------------|
| WESTERN WHEATGRASS | AGROPYRON SMITHII | 21% |
| BIG BLUESTEM | ANDROPOGON GERARDII | 21% |
| SIDE OATS GRAMA | BOUTELOUA CURTIPENDULA | 7% |
| BLUE GRAMA | BOUTELOUA GRACILIS | 4% |
| SWITCHGRASS | PANICUM VIRGATUM | 7% |
| INDIANGRASS | SORGHASTRUM NUTANS | 7% |
| LITTLE BLUESTEM | SCHIZACHYRIUM SCOPARIUS | 6% |
| REGREEN | TRITICUM AESTIVUM x ELYTRIGIA ELONGATA | 27% |
| TOTAL 100% | | 30 LBS. |

| PERIMETER PLANTING REQUIREMENTS BY UNIT TYPE (1.25 PLANTS PER 5 LF UNLESS OTHERWISE NOTED) | | | | | | |
|---|--------|--------------|------------------------|-------------------------------|--------------------------|--------------------|
| BUILDING | LF | TOTAL PLANTS | TREES (5% OF TOTAL) | TALL SHRUBS (15% OF TOTAL) | SHRUBS (80% OF TOTAL) | ORNAMENTAL GRASSES |
| BUILDING 1 | 605 LF | 154 | 12 | 15 | 79 | 48 |
| BUILDING 2 | 605 LF | 119 | 11 | 5 | 64 | 39 |
| BUILDING 3 | 605 LF | 179 | 10 | 14 | 91 | 64 |
| BUILDING 4 | 605 LF | 207 | 9 | 17 | 83 | 98 |
| BUILDING 5 | 605 LF | 177 | 22 | 16 | 70 | 69 |
| BUILDING 6 | 605 LF | 201 | 17 | 43 | 56 | 85 |
| BUILDING 7 | 605 LF | 199 | 11 | 7 | 99 | 82 |
| BUILDING 8 | 605 LF | 161 | 8 | 24 | 59 | 70 |
| BUILDING 9 | 605 LF | 199 | 9 | 34 | 59 | 97 |
| BUILDING 10 | 602 LF | 194 | 14 | 30 | 89 | 61 |
| BUILDING 11 | 595 LF | 212 | 16 | 37 | 91 | 68 |
| BUILDING 12 | 595 LF | 168 | 12 | 8 | 78 | 70 |
| BUILDING 13 | 602 LF | 191 | 16 | 27 | 78 | 70 |
| BUILDING 14 | 605 LF | 133 | 12 | 25 | 60 | 36 |
| BUILDING 15 | 605 LF | 127 | 12 | 17 | 58 | 40 |
| CLUBHOUSE (1.25 PLANTS PER 10 LF) | 395 LF | 133 | 15 | 18 | 34 | 66 |

| LANDSCAPE DATA TABLE | | |
|---|-------------|---------------------|
| LANDSCAPE DESCRIPTION | AREA IN SF | % OF LANDSCAPE AREA |
| IRRIGATED SOD | 97,513 SF | 28.1 |
| IRRIGATED SEED AREAS | 31,585 SF | 9.1 |
| IRRIGATED SHRUB BED AREAS | 163,161 SF | 46.9 |
| NON-IRRIGAED SEEDED AREAS AND UNDISTURBED AREAS | 55,173 SF | 15.9 |
| | *347,432 SF | 100.0 |

| Tract Landscape Table | | | | | | | |
|-----------------------|---|-------------------------------|-----------------|---------------------|------------------|----------------------|--------------------------|
| Area (Tract) | Description | Length/Area | # of Trees Req. | # of Trees Provided | # of Shrubs Req. | # of Shrubs Provided | Total TE Req./Provided |
| A | Detention Pond | Tract A Area Total: 55,173 SF | | | | | Tract A TE Total: 32/103 |
| | Open Space: 100 Year Water Surface = (1 Tree and 10 Shrubs per 4,000 SF) | 18,205 SF | 5 | 14 | 46 | 124 | 9.6/26.4 |
| | Buffer - Non-Residential - School (1 Tree and 5 Shrubs per 25 LF) | 252 LF | 10 | 7 | 50 | 19 | 15/10.8 |
| | Totals: | | 15.00 | 21.00 | 96.00 | 143.00 | 24.6/37.2 |
| | | | | | | | 6.1 TE Transferred |

| Street Tree Table | | | | | | |
|-------------------|--|-------------|-----------------|---------------------|------------------|----------------------|
| | Street Tree Description | Length (LF) | # of Trees Req. | # of Trees Provided | # of Shrubs Req. | # of Shrubs Provided |
| | Street Trees: Ottawa (1 Street Tree per 40 LF) | 990 | 25 | 25 | Not Required | 0 |
| | Street Trees: S. Langdale St. (1 Street Tree per 40 LF) | 1,064 | 27 | 45 | Not Required | 0 |
| | Totals: | | 52 | 70.00 | - | - |

| Site Perimeter Table | | | | | | | |
|----------------------|--|---------------------|-----------------|------------------|------------------|-------------------|--------------------|
| Area (Tract) | Site Perimeter Description | Length/Area (LF/SF) | # of Trees Req. | # of Trees Prov. | # of Shrubs Req. | # of Shrubs Prov. | # of Grasses Prov. |
| | Site Perimeter Buffer (Park) (1 Tree and 10 Shrubs per 30 LF) | 1,172 LF | 39 | 56 | 390 | 468 | 238 |
| | Site Perimeter Buffer (Single Family Residential) (1 Tree and 5 Shrubs per 25 LF) | 282 LF | 11 | 14 | 56 | 32 | 126 |
| | Site Perimeter Buffer (Church) (1 Tree and 5 Shrubs per 25 LF) | 307 LF | 13 | 13 | 62 | 92 | 31 |
| | Site Perimeter Buffer (School) (1 Tree and 5 Shrubs per 25 LF) | 836 LF | 34 | 30 | 167 | 180 | 78 |
| | Street Perimeter Buffer (Calhoun) (1 Tree and 10 Shrubs per 40 LF) | 841 LF | 21 | 20 | 210 | 216 | 636 |
| | Street Perimeter Buffer (Ottawa) (1 Tree and 10 Shrubs per 40 LF) | 311 LF | 8 | 25 | 78 | 9 | 494 |
| | Open Space (1 Tree and 10 Shrubs per 4,000 SF) | 97,630 SF | 25 | 80 | 244 | 1026 | 1045 |
| | Totals: | | 151 | 238.00 | 1,207 | 2,023.00 | 2,648.00 |

| | Tree Equivalents Req. | Shrubs Req. | Tree Equivalents Provided. | Shrubs and Grasses Provided. |
|---------------------------------------|-----------------------|-------------|----------------------------|------------------------------|
| GRAND TOTALS: | 218 | 1,303 | 329 | 3,049 |
| Total Tree Equivalents (TE): | 218 (TE) | 130.3 (TE) | 329 (TE) | 304.9 (TE) |
| Total Required Tree Equivalents (TE): | | 348.3 (TE) | | |
| Total Provided Tree Equivalents (TE): | | | | 633.9 (TE) |



1101 Bannock Street
Denver, Colorado 80204
P 303.892.1166
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WHEATLANDS CSP NO. 13 (PA-6)

CONTEXTUAL SITE PLAN

AURORA, COLORADO

OWNER:
PPF AMLI EAST OTTAWA DRIVE, LLC.

425 PONTIUS AVE N, SUITE 400
SEATTLE, WA 98109

FAX: 206 621 1792

DEVELOPER:
GRAND PEAKS
PROPERTIES, INC.

4582 S ULETA ST, #1200
DENVER, CO 80237

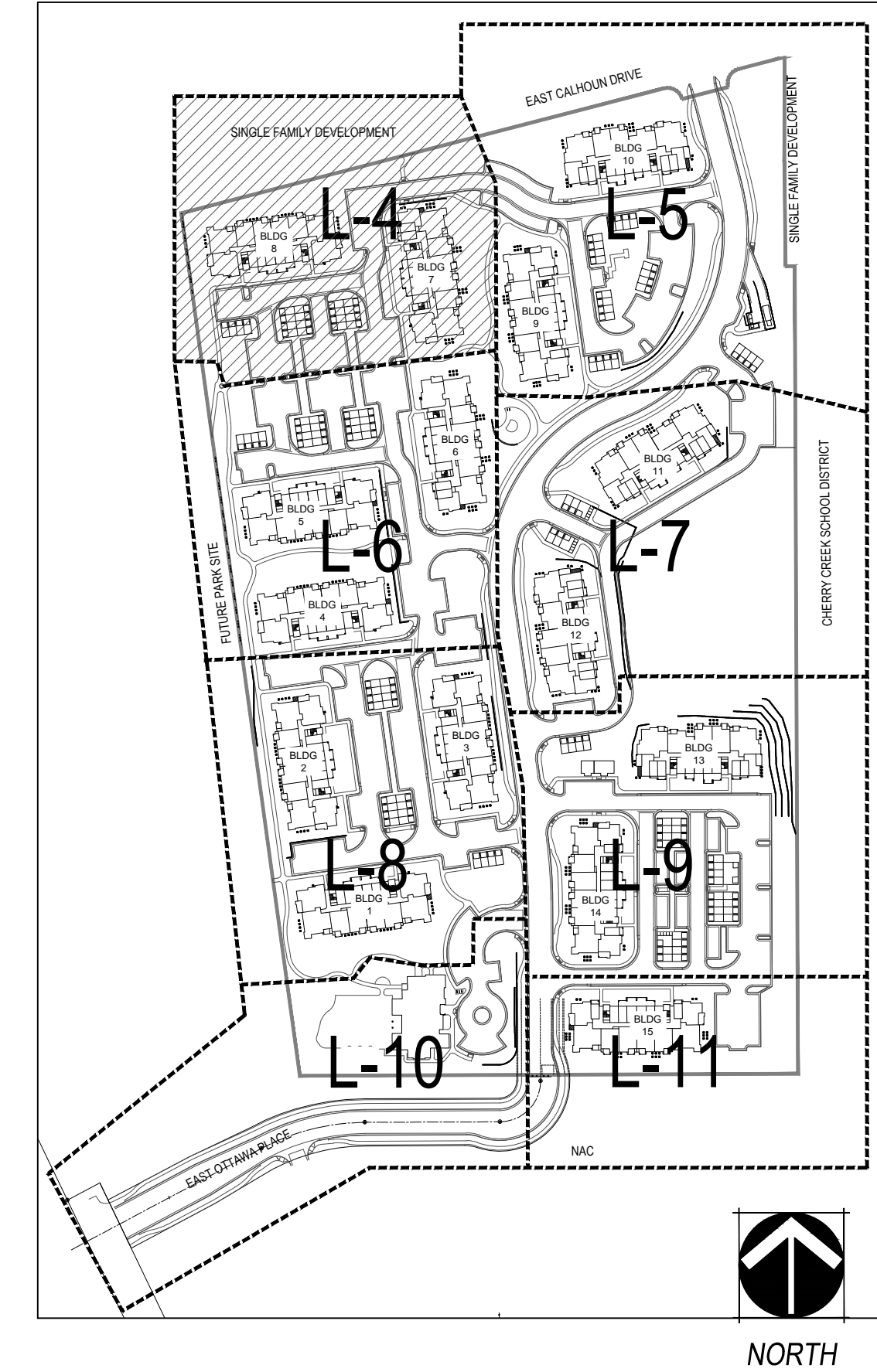
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08/26/15 COA Submittal
11/10/15 COA Resubmit
02/02/16 COA Resubmit
03/17/16 COA Resubmit
04/18/16 COA Resubmit
06/14/16 Mylars

SHEET TITLE:
LANDSCAPE CHARTS

NOT FOR CONSTRUCTION

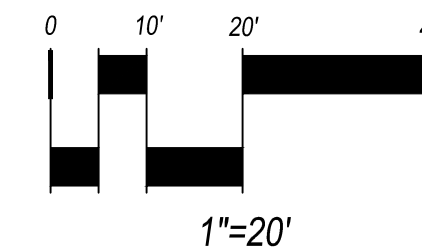
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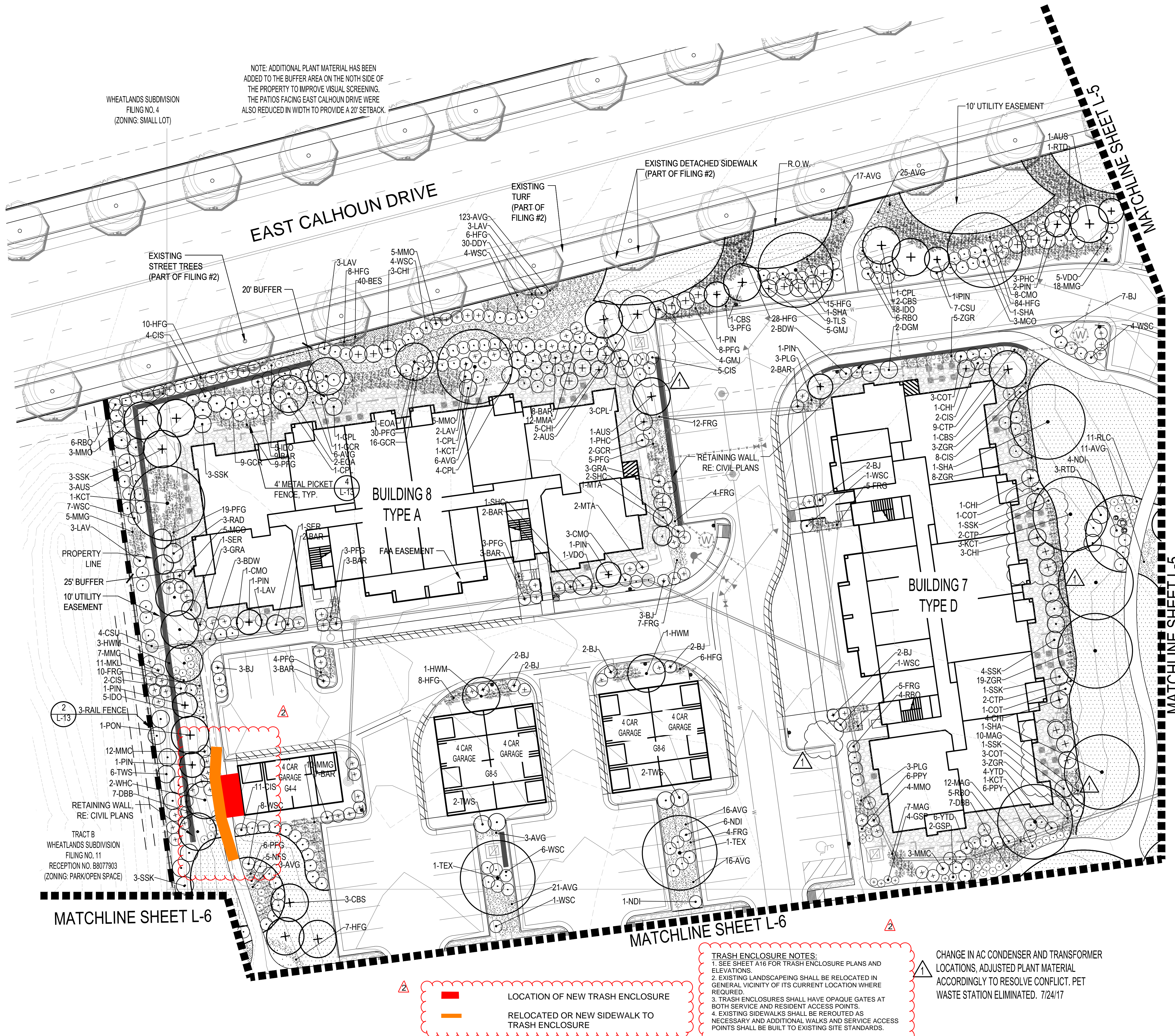


LEGEND

- DECIDUOUS TREES
- EVERGREEN TREES
- DECIDUOUS SHRUBS
- EVERGREEN SHRUBS
- ORNAMENTAL GRASSES
- 2"-4" COBBLE
- PERENNIALS AND ANNUALS
- IRRIGATED SOD
- IRRIGATED SEED MIX A
- IRRIGATED INDIAN GRASS
- CONCRETE PAVEMENT (DRIVEWAYS)
- RETAINING WALL
- CHAINLINK FENCE
- 2-RAIL FENCE
- POOL FENCE
- 5' BLDG NO PLANT ZONE
- PERFORATED EDGER
- PET WASTE STATION
- LANDSCAPE BOULDER



NOT FOR CONSTRUCTION



TRASH ENCLOSURE NOTES:
1. SEE SHEET A16 FOR TRASH ENCLOSURE PLANS AND ELEVATIONS.
2. EXISTING LANDSCAPING SHALL BE RELOCATED IN GENERAL VICINITY OF ITS CURRENT LOCATION WHERE REQUIRED.
3. TRASH ENCLOSURES SHALL HAVE OPAQUE GATES AT BOTH SERVICE AND RESIDENT ACCESS POINTS.
4. EXISTING SIDEWALKS SHALL BE REROUTED AS NECESSARY AND ADDITIONAL WALKS AND SERVICE ACCESS POINTS SHALL BE BUILT TO EXISTING SITE STANDARDS.

CHANGE IN AC CONDENSER AND TRANSFORMER LOCATIONS, ADJUSTED PLANT MATERIAL ACCORDINGLY TO RESOLVE CONFLICT. PET WASTE STATION ELIMINATED. 7/24/17

LOCATION OF NEW TRASH ENCLOSURE
RELOCATED OR NEW SIDEWALK TO TRASH ENCLOSURE

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LOCATION OF NEW TRASH ENCLOSURE
RELOCATED OR NEW SIDEWALK TO TRASH ENCLOSURE

NOTE: ADDITIONAL PLANT MATERIAL HAS BEEN ADDED TO THE BUFFER AREA ON THE NORTH SIDE OF THE PROPERTY TO IMPROVE VISUAL SCREENING. THE PATIOS FACING EAST CALHOUN DRIVE WERE ALSO REDUCED IN WIDTH TO PROVIDE A 20' SETBACK.

WHEATLANDS SUBDIVISION
FILING NO. 4
(ZONING: SMALL LOT)

MATCHLINE SHEET L-4

MATCHLINE SHEET L-7

MATCHLINE SHEET L-7

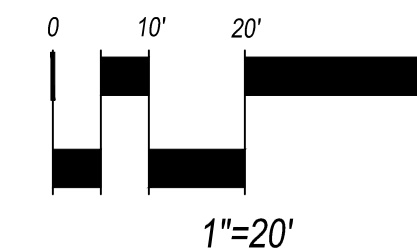
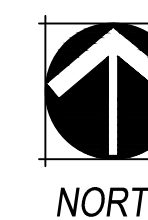
SOD REMOVED FROM ATTACHED/DETACHED WALK TRANSITION DURING IRRIGATION REVIEW. TRANSFORMER LOCATION CHANGE, PLANT MATERIAL LOCATION ADJUSTED. PET WASTE STATION ELIMINATED. 7/24/17

SHEET KEY - NTS



LEGEND

- DECIDUOUS TREES
- EVERGREEN TREES
- DECIDUOUS SHRUBS
- EVERGREEN SHRUBS
- ORNAMENTAL GRASSES
- 2"-4" COBBLE
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1"=20'

NORRIS DESIGN
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06/14/16 Mylars
7/24/17 Mylars Rev.
5/15/20 TRASH ENCLOSURES

SHEET TITLE:
LANDSCAPE PLAN

L-5

NOT FOR CONSTRUCTION

CHECKED BY:
DRAWN BY:

MATCHLINE SEE SHEET L-4

TRASH ENCLOSURE NOTES:
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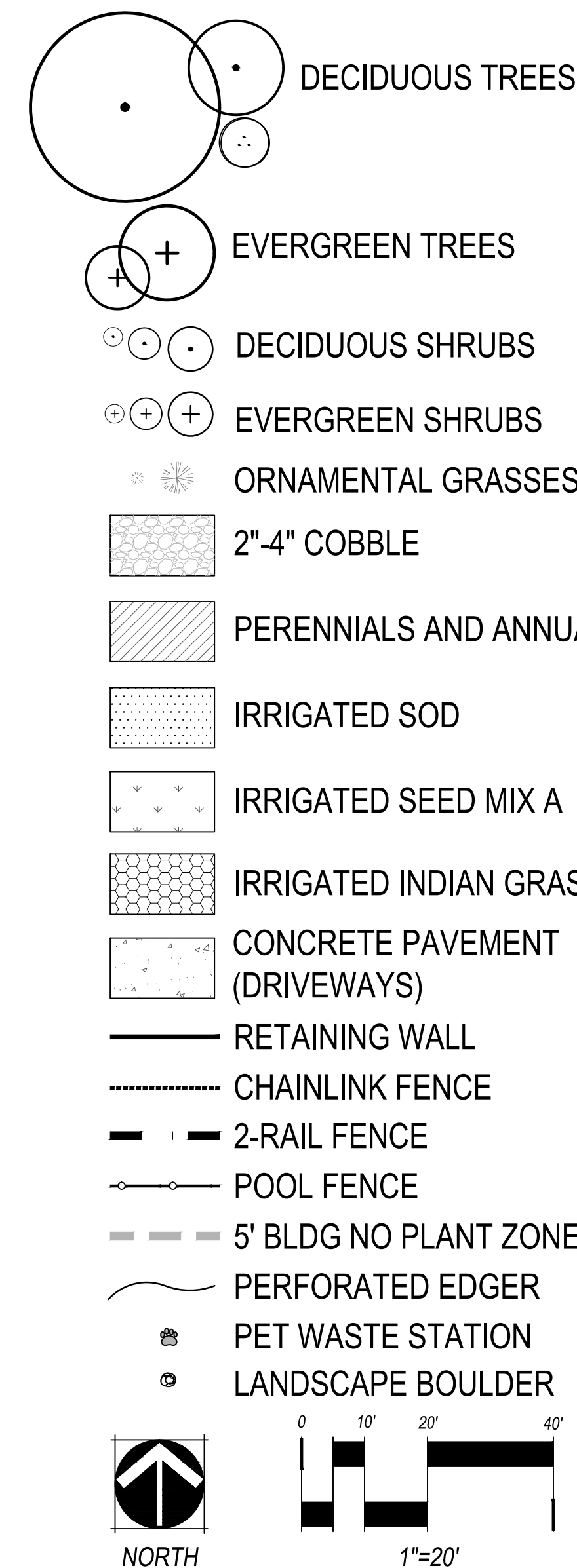
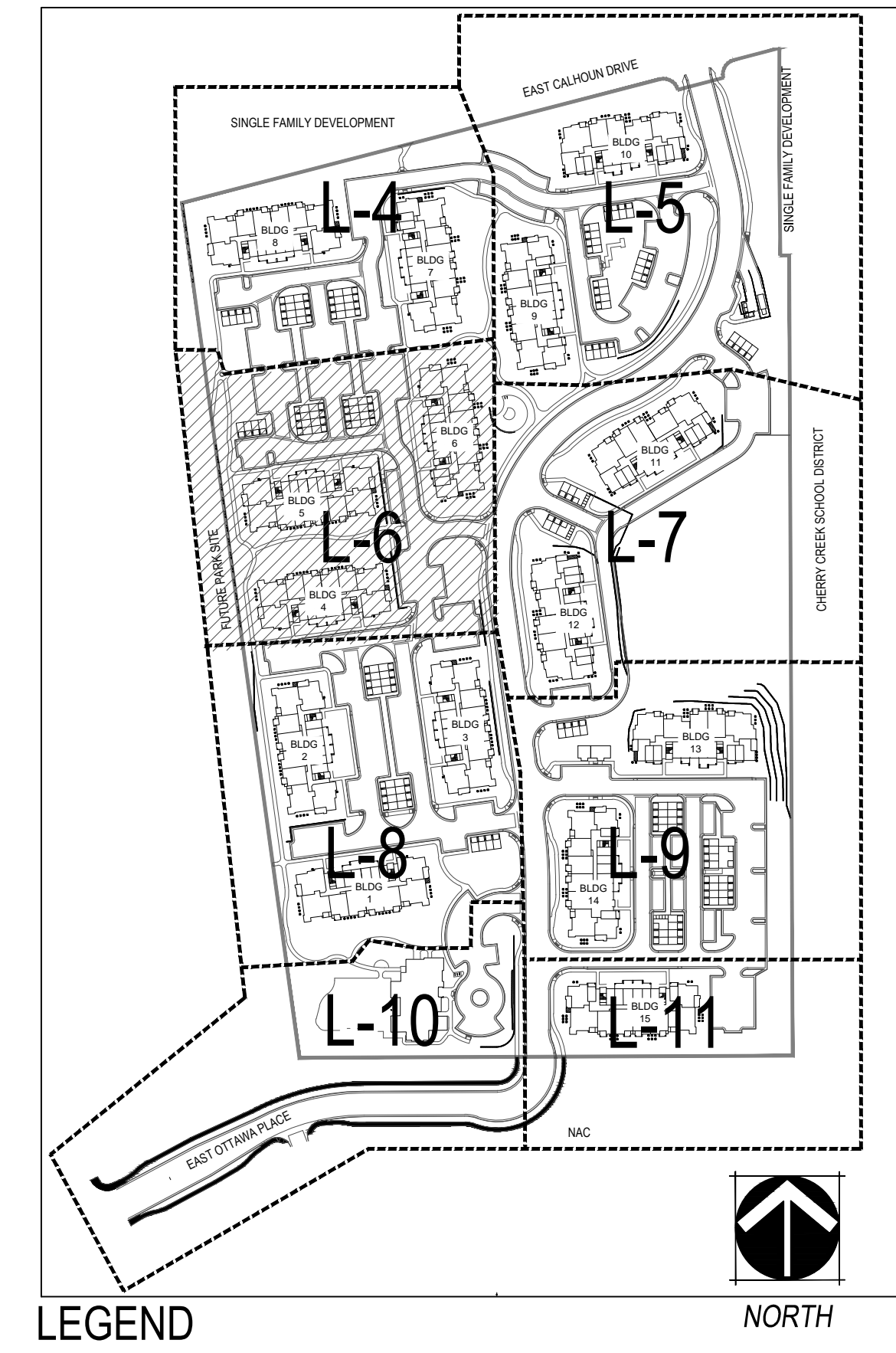
LOCATION OF NEW TRASH ENCLOSURE
RELOCATED OR NEW SIDEWALK TO TRASH ENCLOSURE

MATCHLINE SEE SHEET L-4

MATCHLINE SEE SHEET L-8

CHANGE IN CONDENSER AND TRANSFORMER LOCATIONS. PLANT MATERIAL ADJUSTED. PET WASTE STATION ELIMINATED. 7/24/17

SHEET KEY - NTS



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WHEATLANDS CSP NO. 13 (PA-6)

CONTEXTUAL SITE PLAN
AURORA, COLORADO

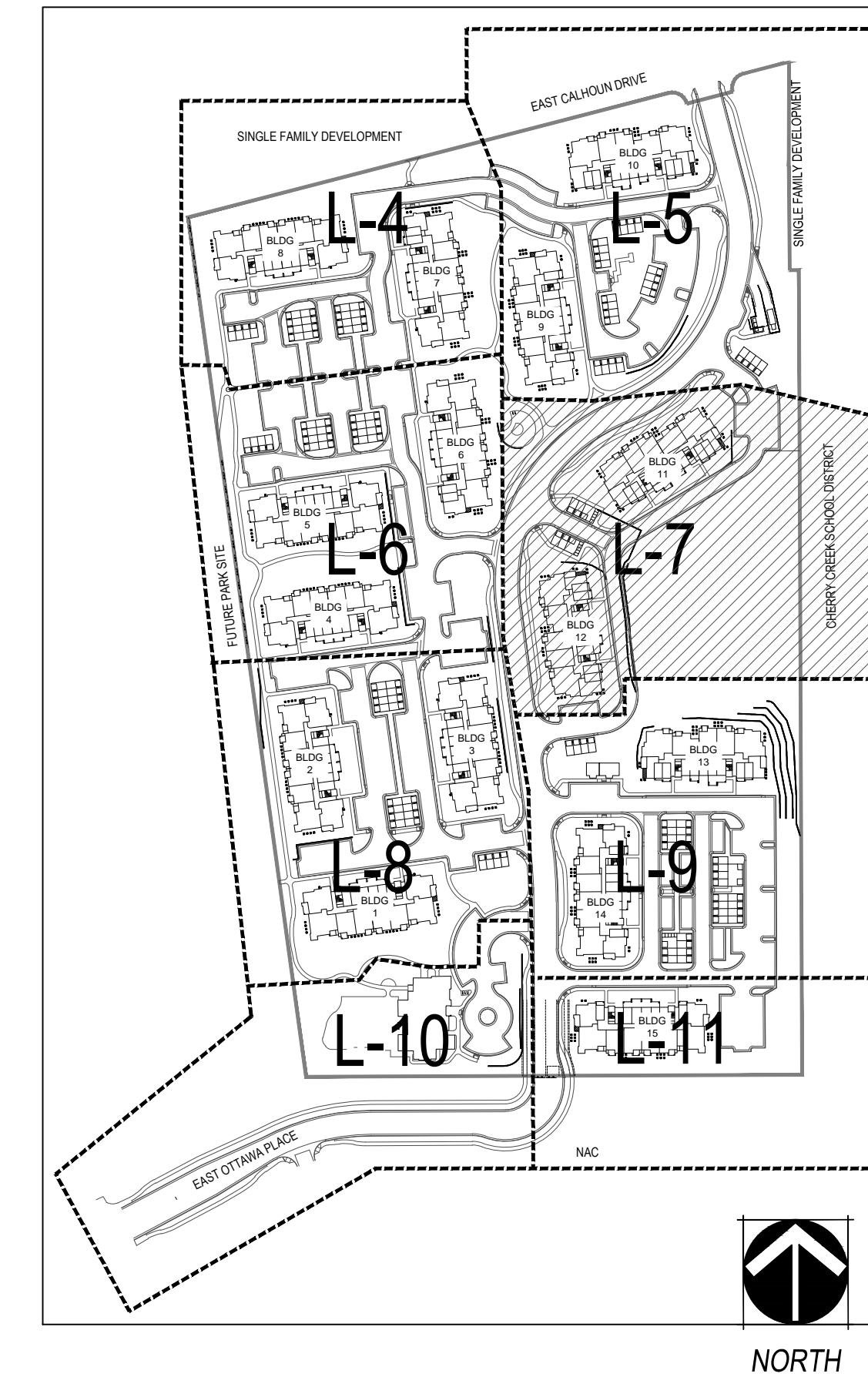
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LANDSCAPE PLAN

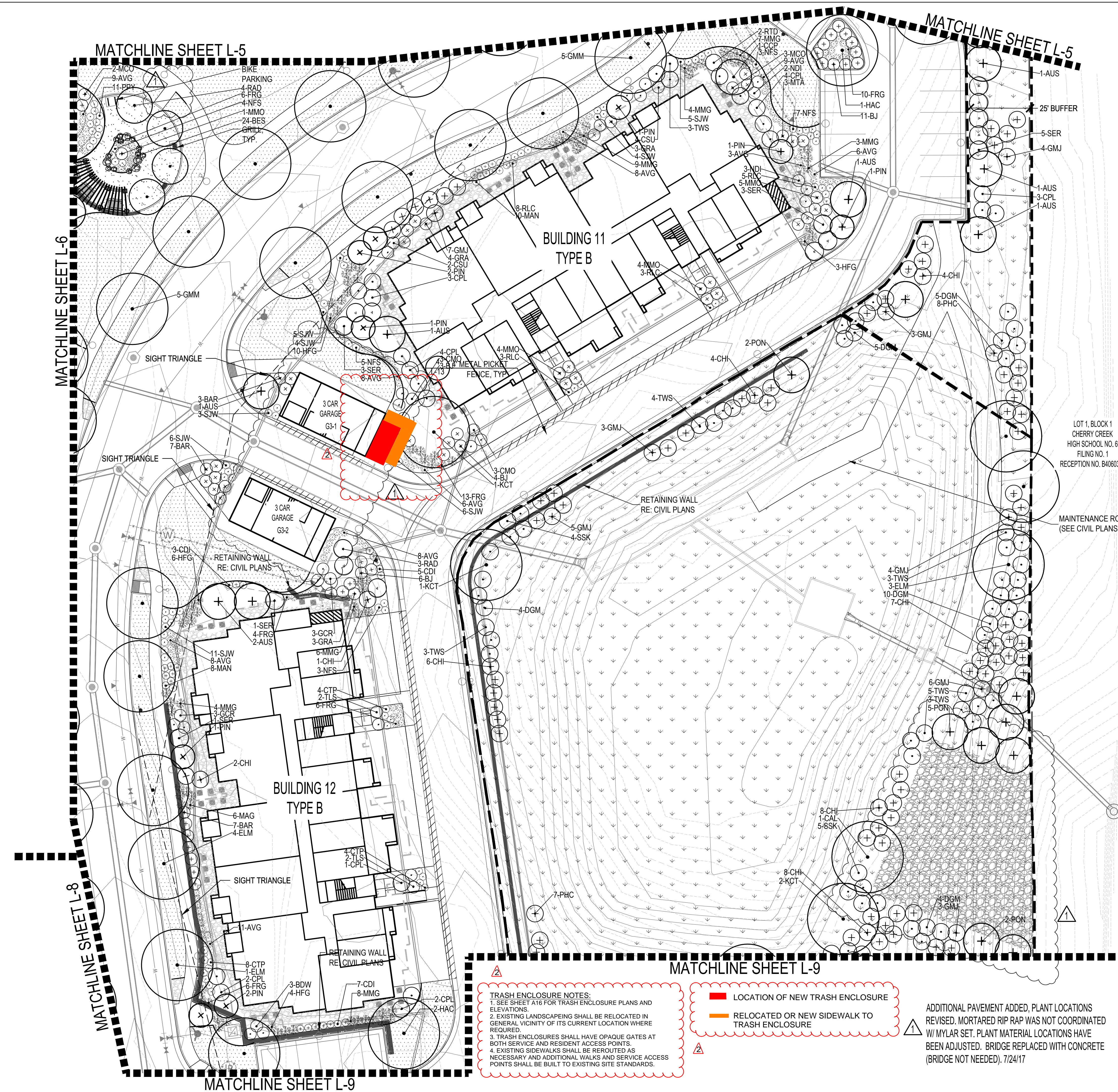
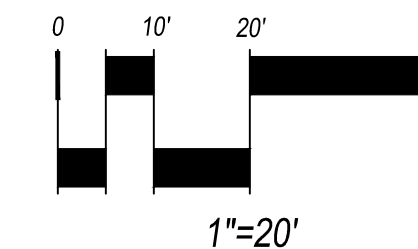
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LOCATION OF NEW TRASH ENCLOSURE
RELOCATED OR NEW SIDEWALK TO TRASH ENCLOSURE

ADDITIONAL PAVEMENT ADDED, PLANT LOCATIONS REVISED. MORTARED RIP RAP WAS NOT COORDINATED W/ MYLAR SET. PLANT MATERIAL LOCATIONS HAVE BEEN ADJUSTED. BRIDGE REPLACED WITH CONCRETE (BRIDGE NOT NEEDED). 7/24/17

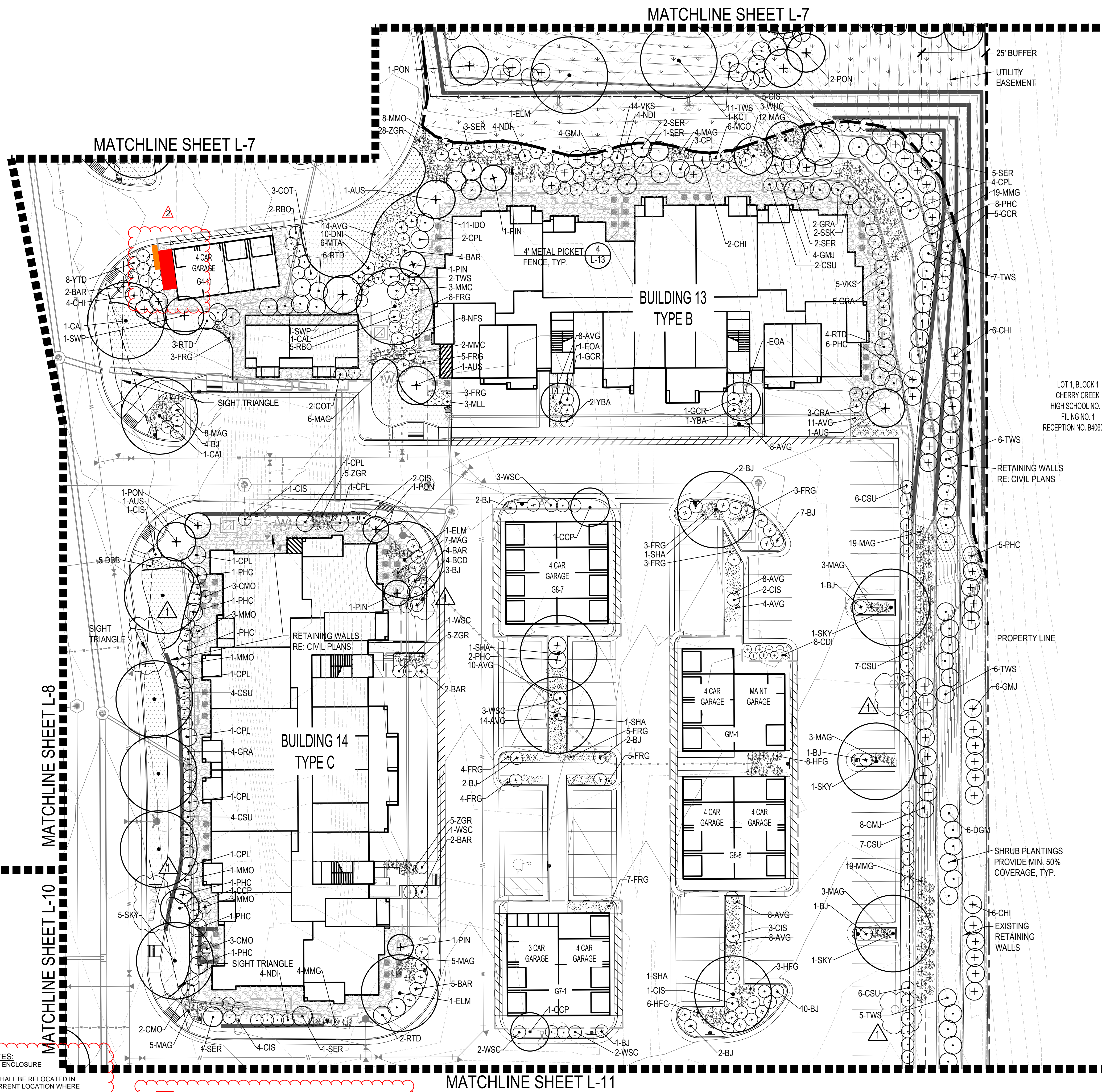
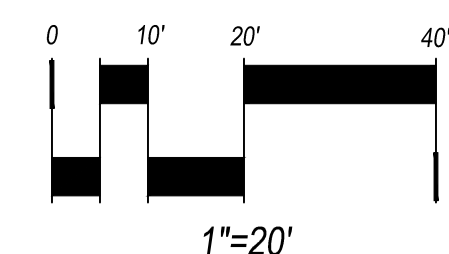
NOT FOR CONSTRUCTION

SHEET KEY - NTS



LEGEND

- DECIDUOUS TREES
- EVERGREEN TREES
- DECIDUOUS SHRUBS
- EVERGREEN SHRUBS
- ORNAMENTAL GRASSES
- 2" - 4" COBBLE
- PERENNIALS AND ANNUALS
- IRRIGATED SOD
- IRRIGATED SEED MIX A
- IRRIGATED INDIAN GRASS
- CONCRETE PAVEMENT (DRIVEWAYS)
- RETAINING WALL
- CHAINLINK FENCE
- 2-RAIL FENCE
- POOL FENCE
- 5' BLDG NO PLANT ZONE
- PERFORATED EDGER
- PET WASTE STATION
- LANDSCAPE BOULDER



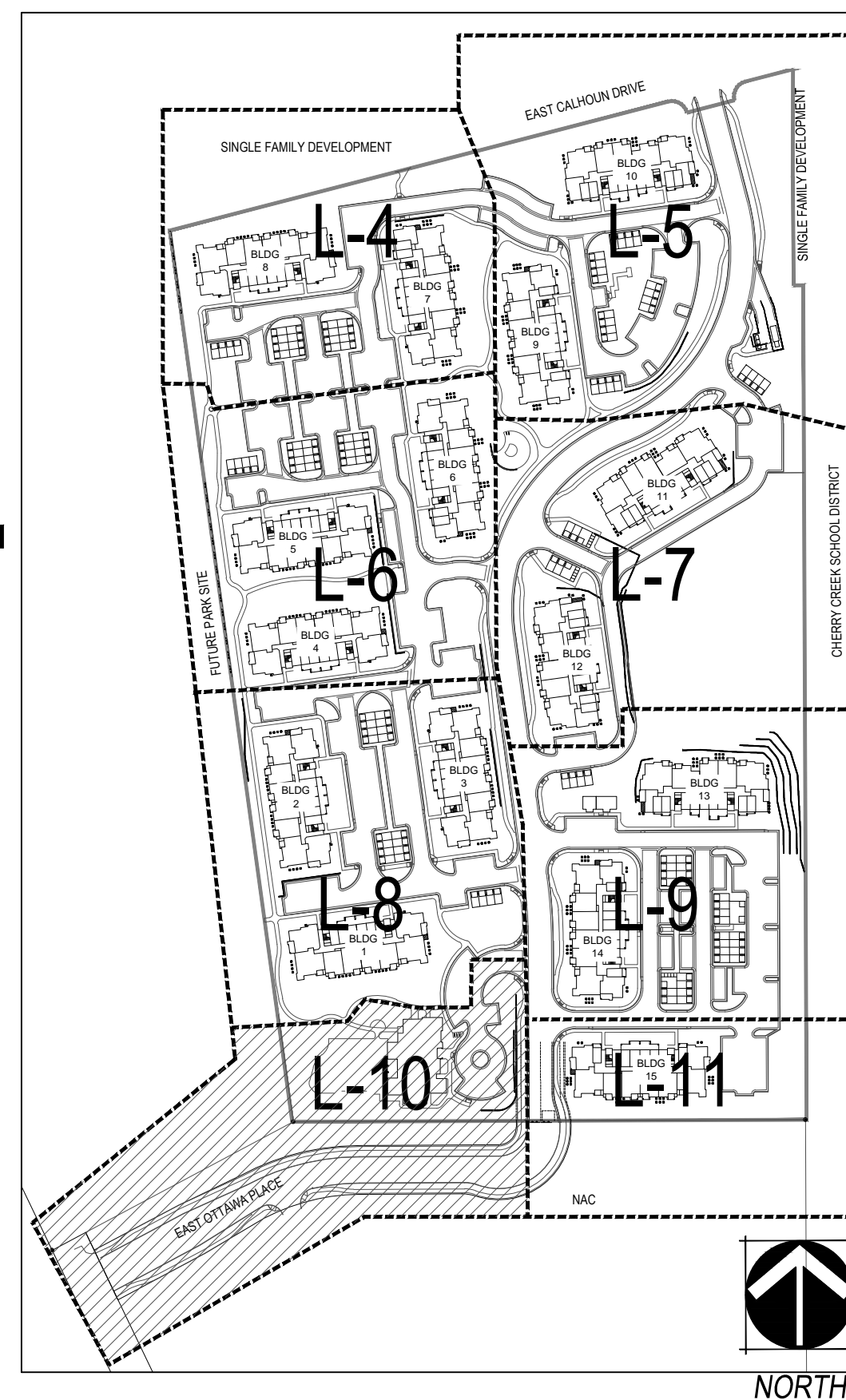
TRASH ENCLOSURE NOTES:
1. SEE SHEET A16 FOR TRASH ENCLOSURE PLANS AND ELEVATIONS.
2. EXISTING LANDSCAPING SHALL BE RELOCATED IN GENERAL VICINITY OF ITS CURRENT LOCATION WHERE REQUIRED.
3. TRASH ENCLOSURES SHALL HAVE OPAQUE GATES AT BOTH SERVICE AND RESIDENT ACCESS POINTS.
4. EXISTING SIDEWALKS SHALL BE REROUTED AS NECESSARY AND ADDITIONAL WALKS AND SERVICE ACCESS POINTS SHALL BE BUILT TO EXISTING SITE STANDARDS.

LOCATION OF NEW TRASH ENCLOSURE
RELOCATED OR NEW SIDEWALK TO TRASH ENCLOSURE

SOD REMOVED FROM ATTACHED/DETACHED WALK TRANSITION DURING IRRIGATION REVIEW. TRANSFORMER LOCATION CHANGE, PLANT MATERIAL LOCATION ADJUSTED. LIGHT LOCATION SHIFT. 7/24/17

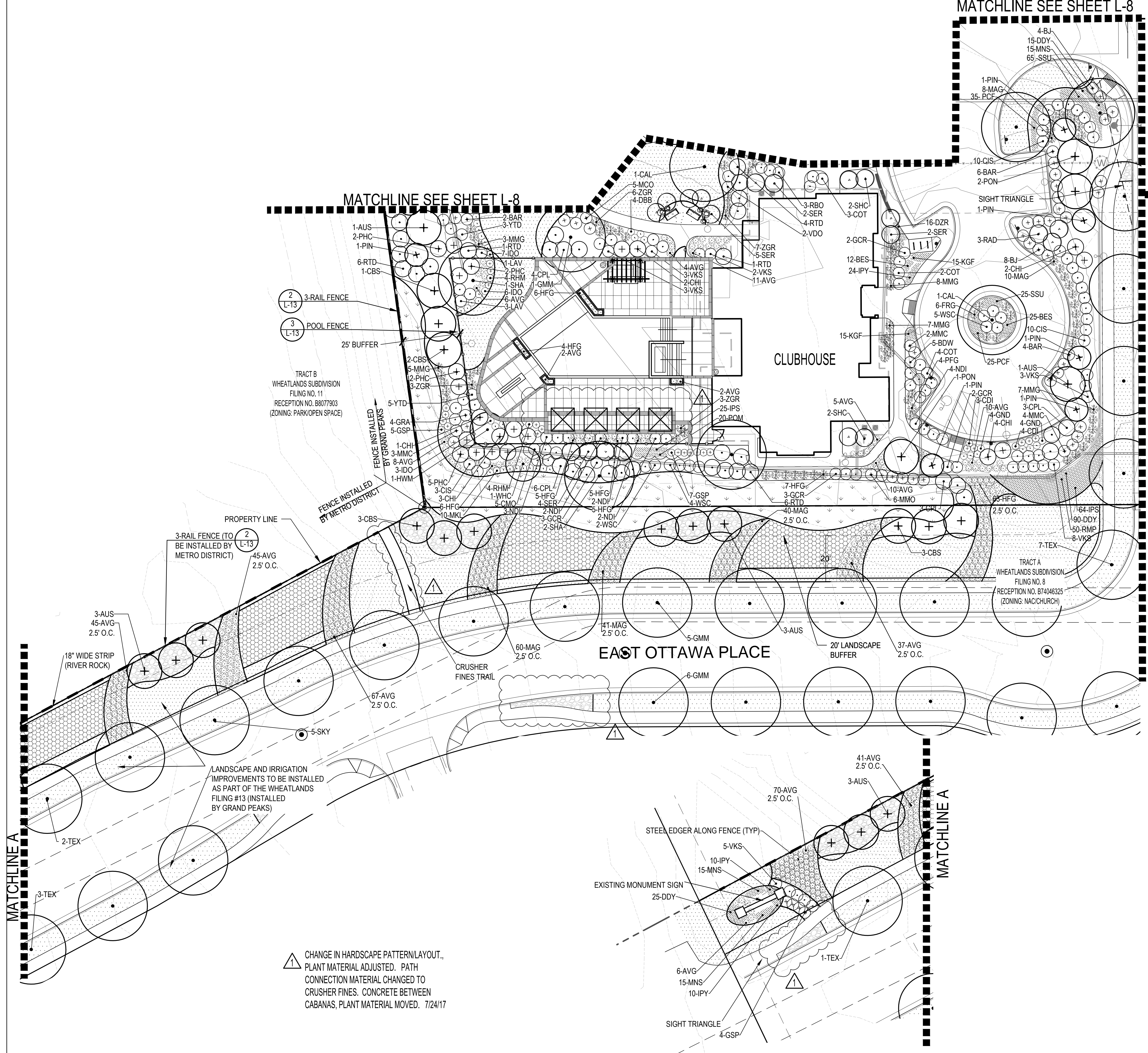
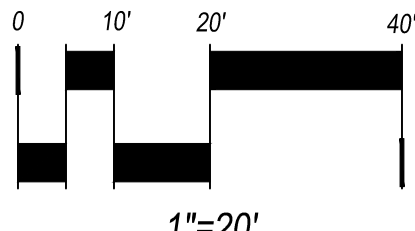
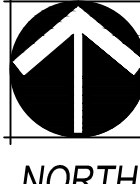
NOT FOR CONSTRUCTION

SHEET KEY - NTS



LEGEND

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- EVERGREEN TREES
- DECIDUOUS SHRUBS
- EVERGREEN SHRUBS
- ORNAMENTAL GRASSES
- 2" 4" COBBLE
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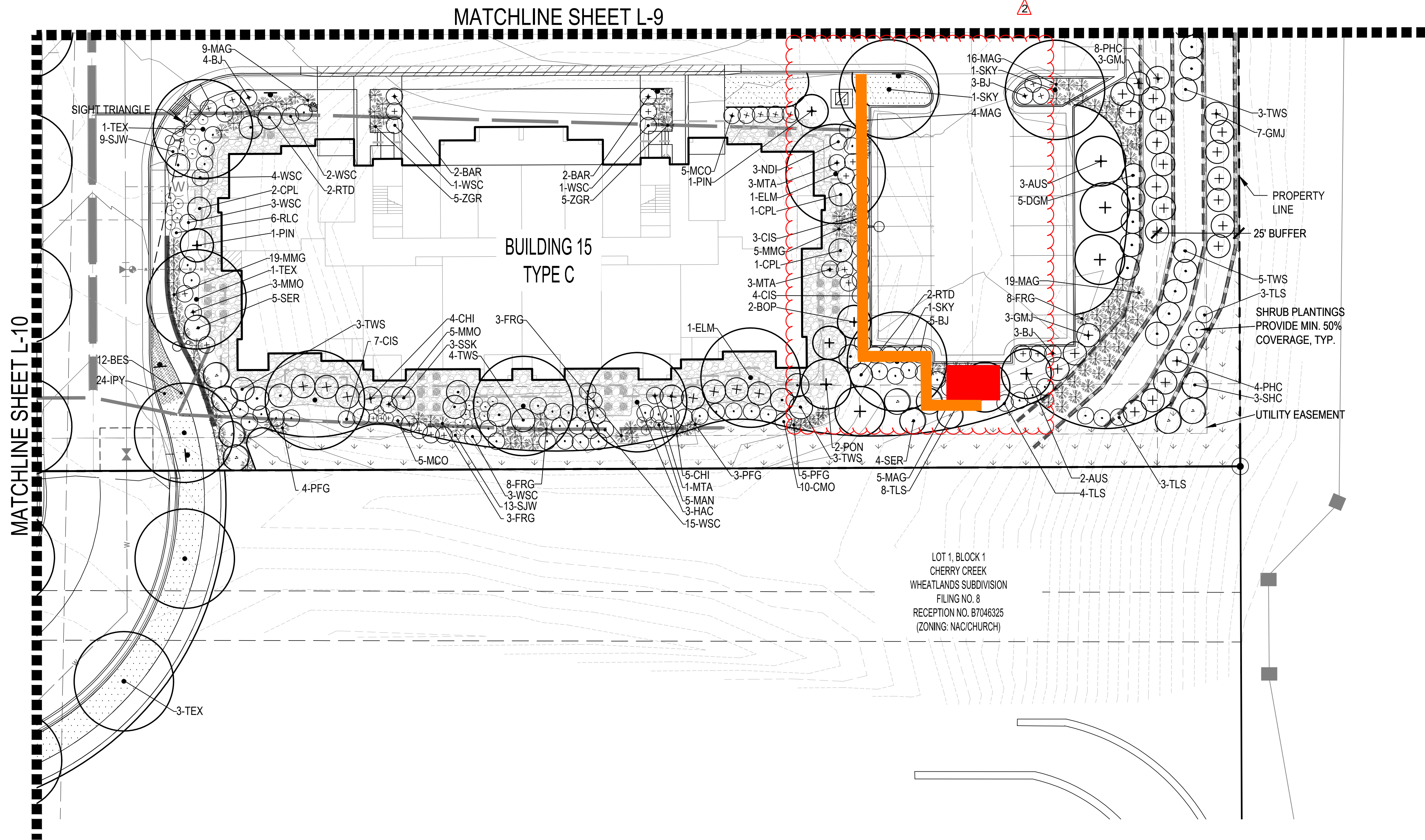
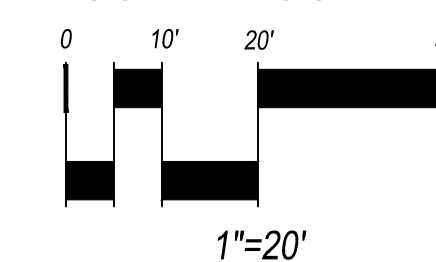


SHEET KEY - NTS



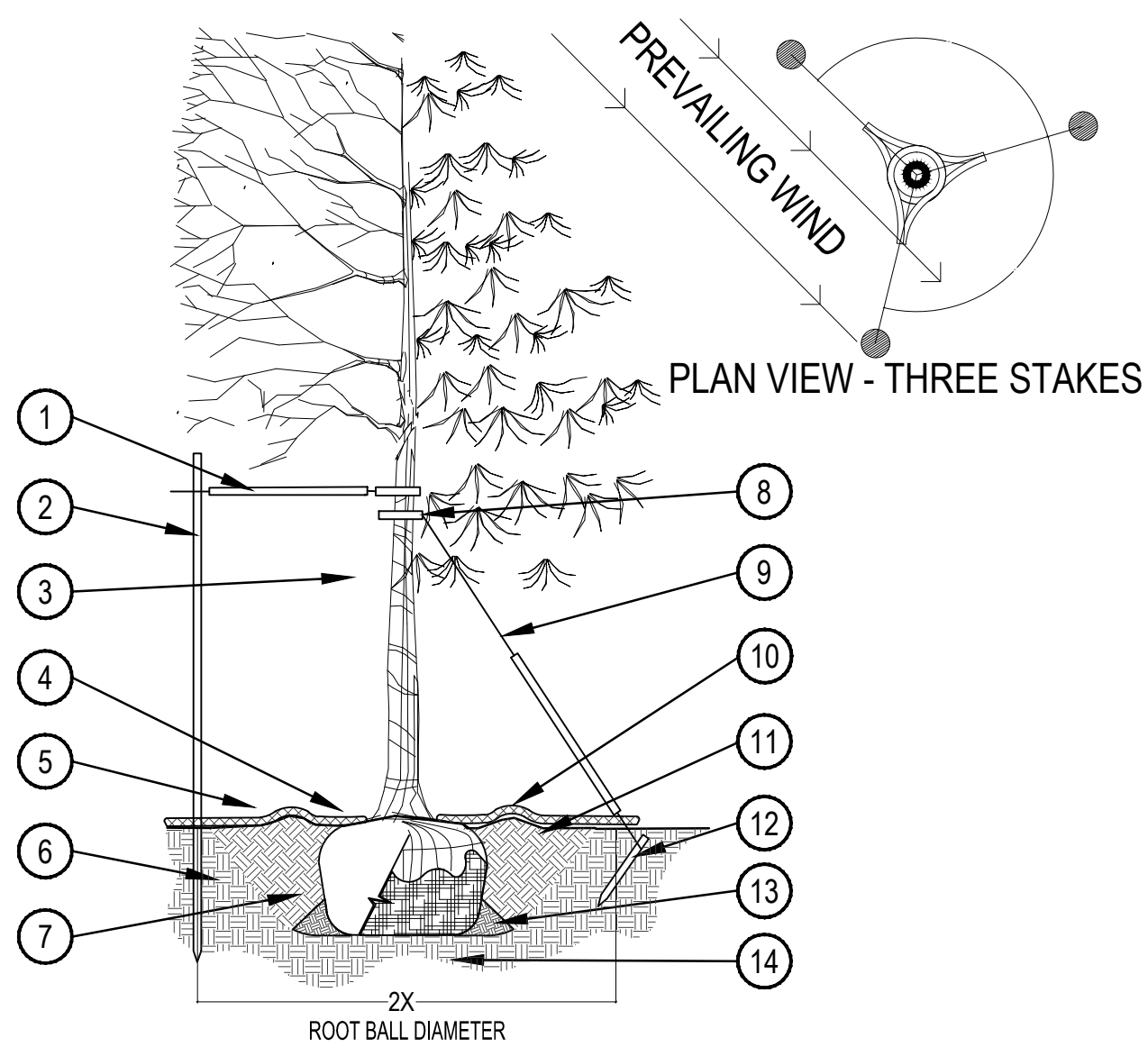
LEGEND

- DECIDUOUS TREES
- EVERGREEN TREES
- DECIDUOUS SHRUBS
- EVERGREEN SHRUBS
- ORNAMENTAL GRASSES
- 2"-4" COBBLE
- PERENNIALS AND ANNUALS
- IRRIGATED SOD
- IRRIGATED SEED MIX A
- IRRIGATED INDIAN GRASS
- CONCRETE PAVEMENT (DRIVEWAYS)
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TRASH ENCLOSURE NOTES:
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2. EXISTING LANDSCAPE SHALL BE RELOCATED IN GENERAL VICINITY OF ITS CURRENT LOCATION WHERE REQUIRED.
3. TRASH ENCLOSURES SHALL HAVE OPAQUE GATES AT BOTH SERVICE AND RESIDENT ACCESS POINTS.
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LOCATION OF NEW TRASH ENCLOSURE
RELOCATED OR NEW SIDEWALK TO TRASH ENCLOSURE

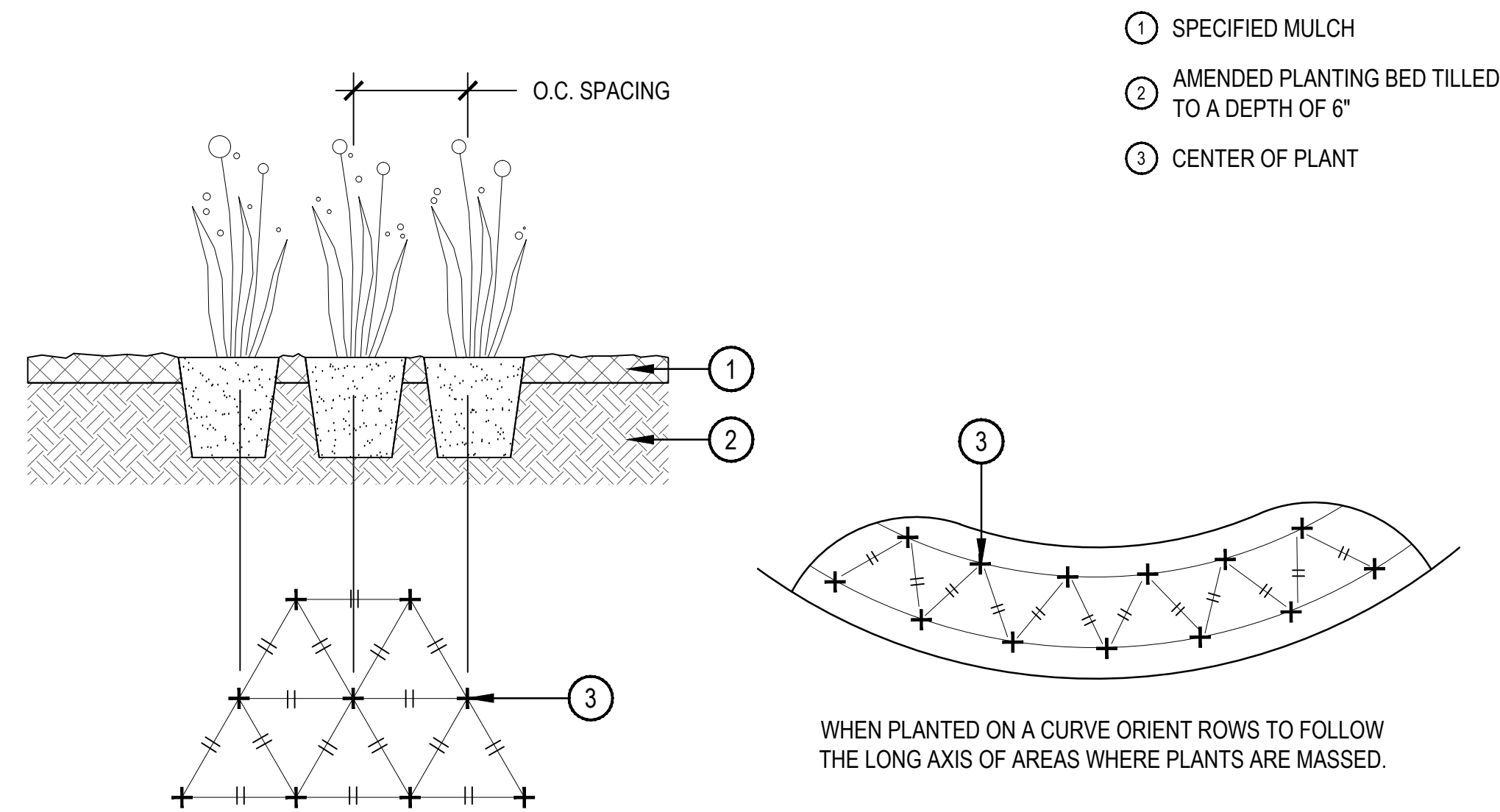


1 TREE PLANTING DETAIL

SCALE: 3/16" = 1'-0"

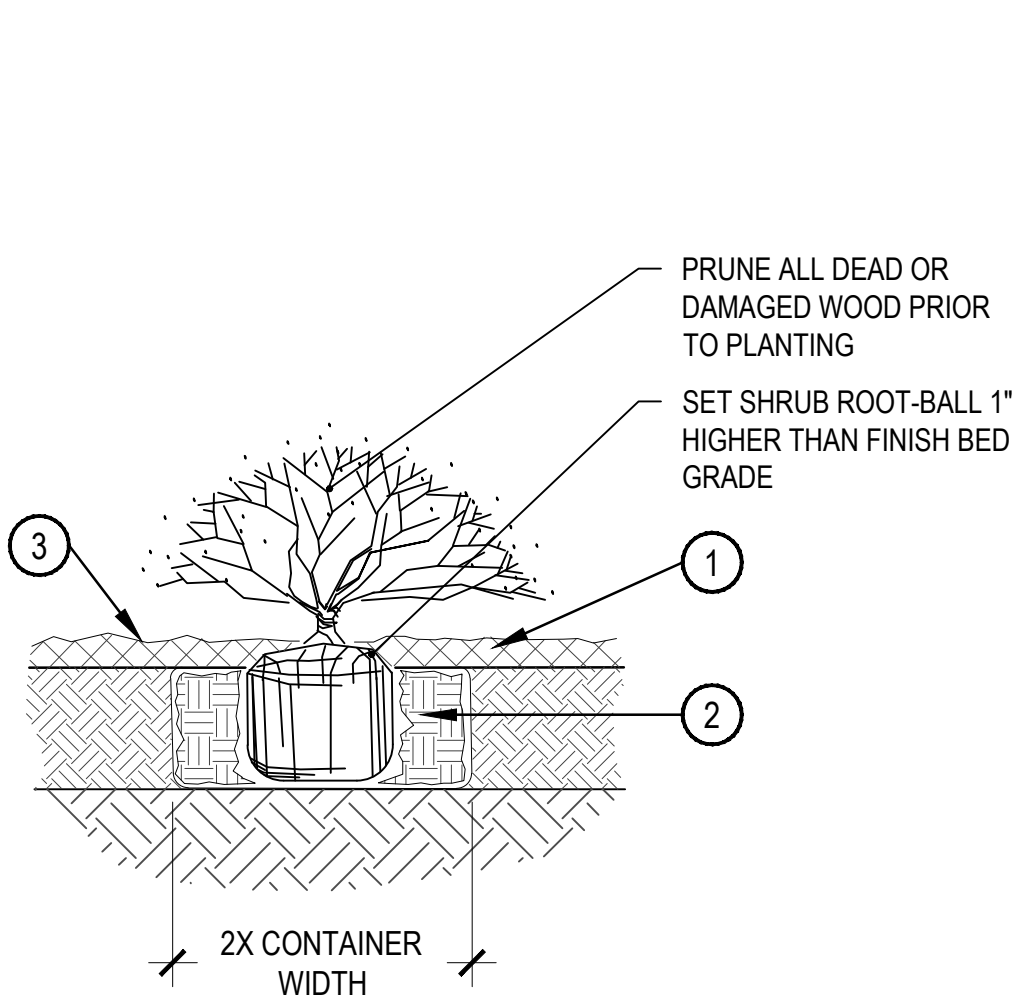
- PRUNING NOTES:**
- ALL PRUNING SHALL COMPLY WITH ANSI A300 STANDARDS.
 - DO NOT HEAVILY PRUNE THE TREE AT PLANTING. PRUNE ONLY CROSSOVER LIMBS, CO-DOMINANT LEADERS AND BROKEN BRANCHES. SOME INTERIOR TWIGS AND LATERAL BRANCHES MAY BE PRUNED. HOWEVER, DO NOT REMOVE THE TERMINAL BUDS OF BRANCHES THAT EXTEND TO THE EDGE OF THE CROWN.
- STAKING NOTES:**
- STAKE TREES PER FOLLOWING SCHEDULE, THEN REMOVE AT END OF FIRST GROWING SEASON.
 - 1-1/2" CALIPER SIZE - MIN. 1 STAKE ON SIDE OF PREVAILING WIND (GENERALLY N.W. SIDE)
 - 1-3/4" - 3" CALIPER SIZE - MIN. 2 STAKES - ONE ON N.W. SIDE, ONE ON S.W. SIDE (OR PREVAILING WIND SIDE AND 180° FROM THAT SIDE)
 - 3" CALIPER SIZE AND LARGER - 3 STAKES PER DIAGRAM
 - WIRE OR CABLE SHALL BE MIN. 12 GAUGE, TIGHTEN WIRE OR CABLE ONLY ENOUGH TO KEEP FROM SLIPPING. ALLOW FOR SOME TRUNK MOVEMENT. NYLON STRAPS SHALL BE LONG ENOUGH TO ACCOMMODATE 1-1/2" OF GROWTH AND BUFFER ALL BRANCHES FROM WIRE.

- PLACE MIN. 1/2" PVC PIPE AROUND EACH WIRE. EXPOSED WIRE SHALL BE MAX. 2" EACH SIDE
- 6 FT. UNTREATED WOOD POST (MIN. 1.5" DIAMETER). ALL SHALL BE DRIVEN OUTSIDE ROOTBALL AND IN UNDISTURBED SOIL.
- TREE WRAP TO BE INSTALLED ONLY FROM OCTOBER 1 THROUGH APRIL 30. (DECIDUOUS ONLY)
- PLANT TREE SO THAT FIRST ORDER MAJOR ROOT IS 1'-2" ABOVE FINAL GRADE.
- 3" DEEP MULCH RING PLACED A MINIMUM OF 4 FT. IN DIAMETER. DO NOT PLACE MULCH IN CONTACT WITH TREE TRUNK (FINISHED GRADE REFERENCES TOP OF MULCH).
- 1:1 SLOPE ON SIDES OF PLANTING HOLE.
- REMOVE ALL TWINE, ROPE, BURLAP AND WIRE FROM ENTIRE ROOT BALL AND TRUNK
- GROMMETED NYLON STRAPS
- GALVANIZED WIRE, MIN. 12 GAUGE CABLE - TWIST WIRE ONLY TO KEEP FROM SLIPPING.
- 4-6" HIGH WATER SAUCER IN NON-TURF AREAS.
- BACKFILL WITH BLEND OF EXISTING SOIL AND A MAXIMUM 20% (BY VOLUME) ORGANIC MATERIAL. WATER THOROUGHLY WHEN BACKFILLING
- 2 FT. STEEL T-POST. ALL SHALL BE DRIVEN BELOW GRADE AND OUTSIDE ROOTBALL IN UNDISTURBED SOIL.
- PLACE SOIL AROUND ROOT BALL FIRMLY. DO NOT COMPACT OR TAMP. SETTLE SOIL WITH WATER TO FILL ALL AIR POCKETS.
- PLACE ROOT BALL ON UNDISTURBED SOIL TO PREVENT SETTLEMENT.



2 GRASS PLANTING LAYOUT

SCALE: 1" = 1'-0"

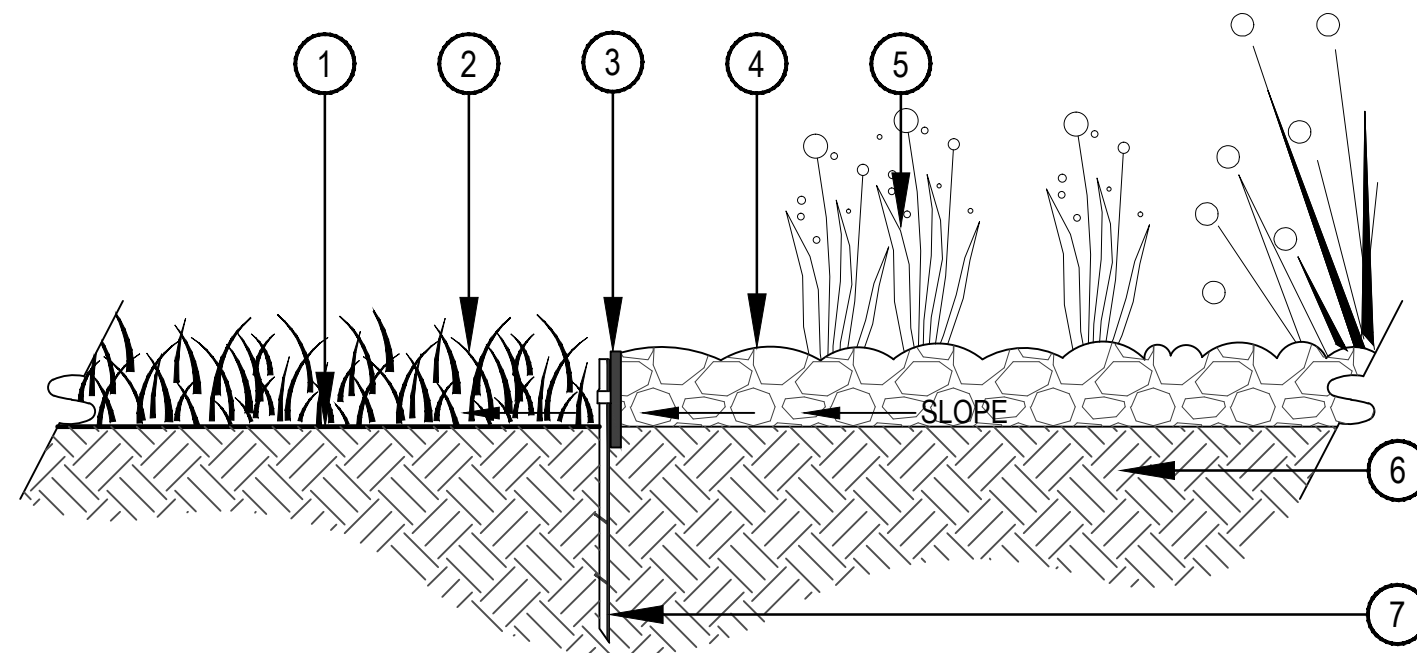


3 SHRUB PLANTING

SCALE: 1-1/2" = 1'-0"

- SPECIFIED MULCH
- AMENDED SOIL IN PLANTING BED PER SPECIFICATIONS. TILL SOIL TO A DEPTH OF EIGHT INCHES.
- FINISH GRADE (TOP OF MULCH)

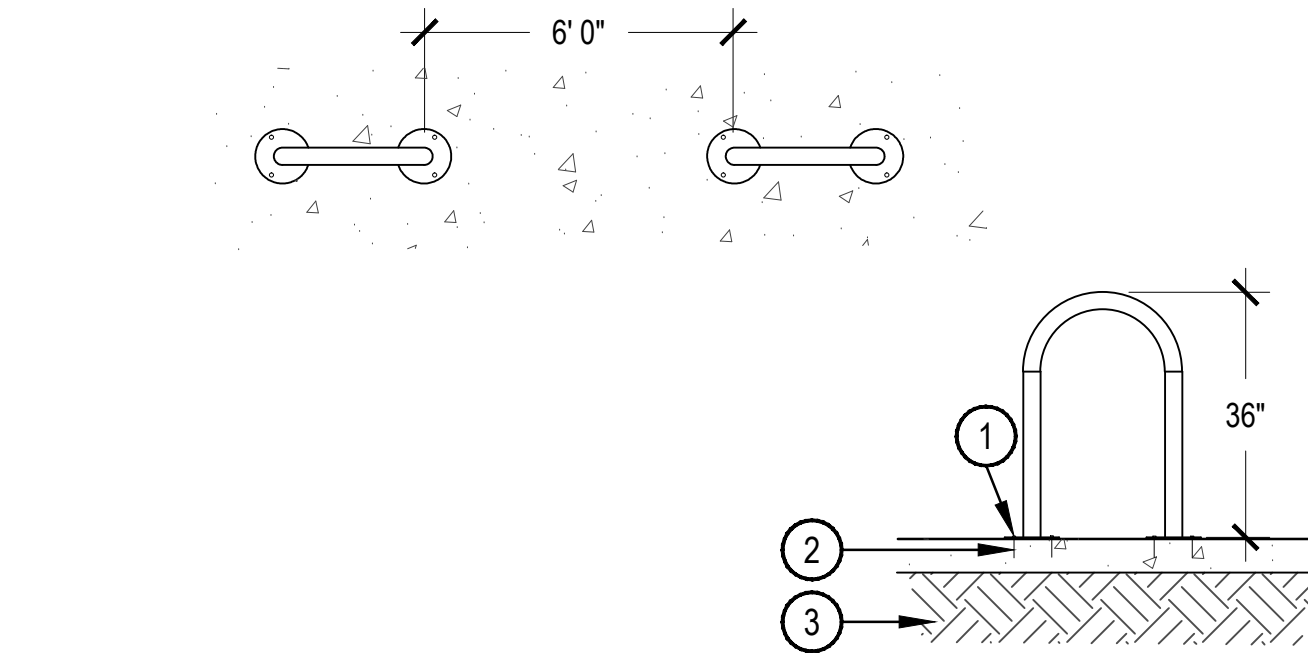
- NOTE:**
- BROKEN OR CRUMBLING ROOT-BALLS WILL BE REJECTED
 - CARE SHOULD BE TAKEN NOT TO DAMAGE THE SHRUB OR ROOT-BALL WHEN REMOVING IT FROM ITS CONTAINER
 - ALL JUNIPERS SHOULD BE PLANTED SO THE TOP OF THE ROOT-BALL OCCURS ABOVE THE FINISH GRADE OF THE MULCH LAYER
 - DIG PLANT PIT TWICE AS WIDE AND HIGH AS THE CONTAINER



4 METAL EDGER

N.T.S.

- FINISH GRADE
- SOD / NATIVE GRASS
- PERFORATED METAL EDGER
- MULCH
- PLANT MATERIAL (RE: PLANS)
- SUBGRADE
- EDGER STAKE



5 BIKE RACK

SCALE: 1" = 1'-0"

- IF ALL-THREAD IS UTILIZED, ENSURE A MAX OF 1/8" OF THREADS EXTEND OVER NUT
- CONTRACTOR TO PROVIDE BOLTS AND SURFACE FLANGE MOUNT (PER MANUFACTURING DETAILS)
- COMPACTED SUBGRADE



6 DUMOR BENCH 160

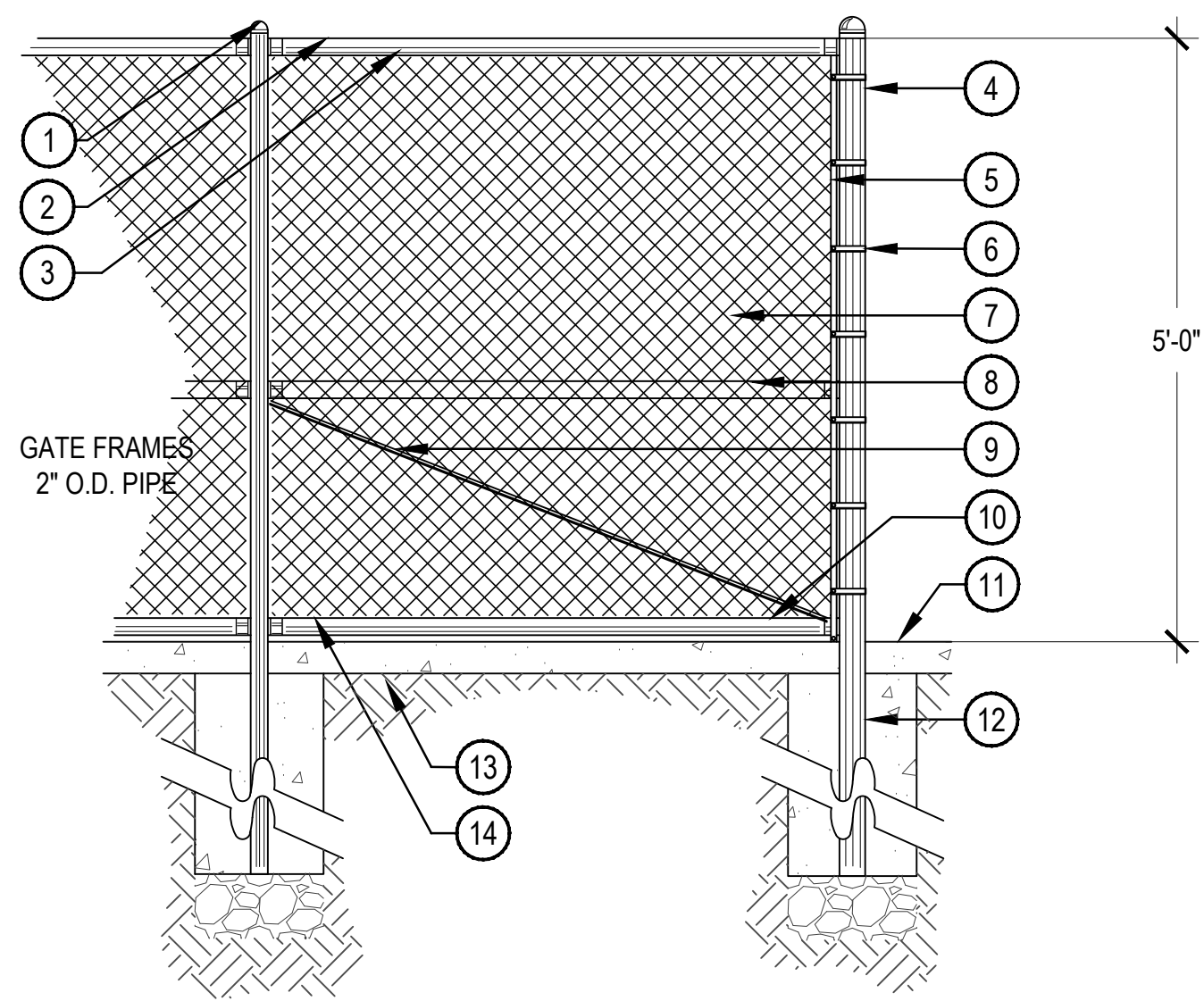
NTS



7 DUMOR TRASH RECEPTACLE 84

NTS

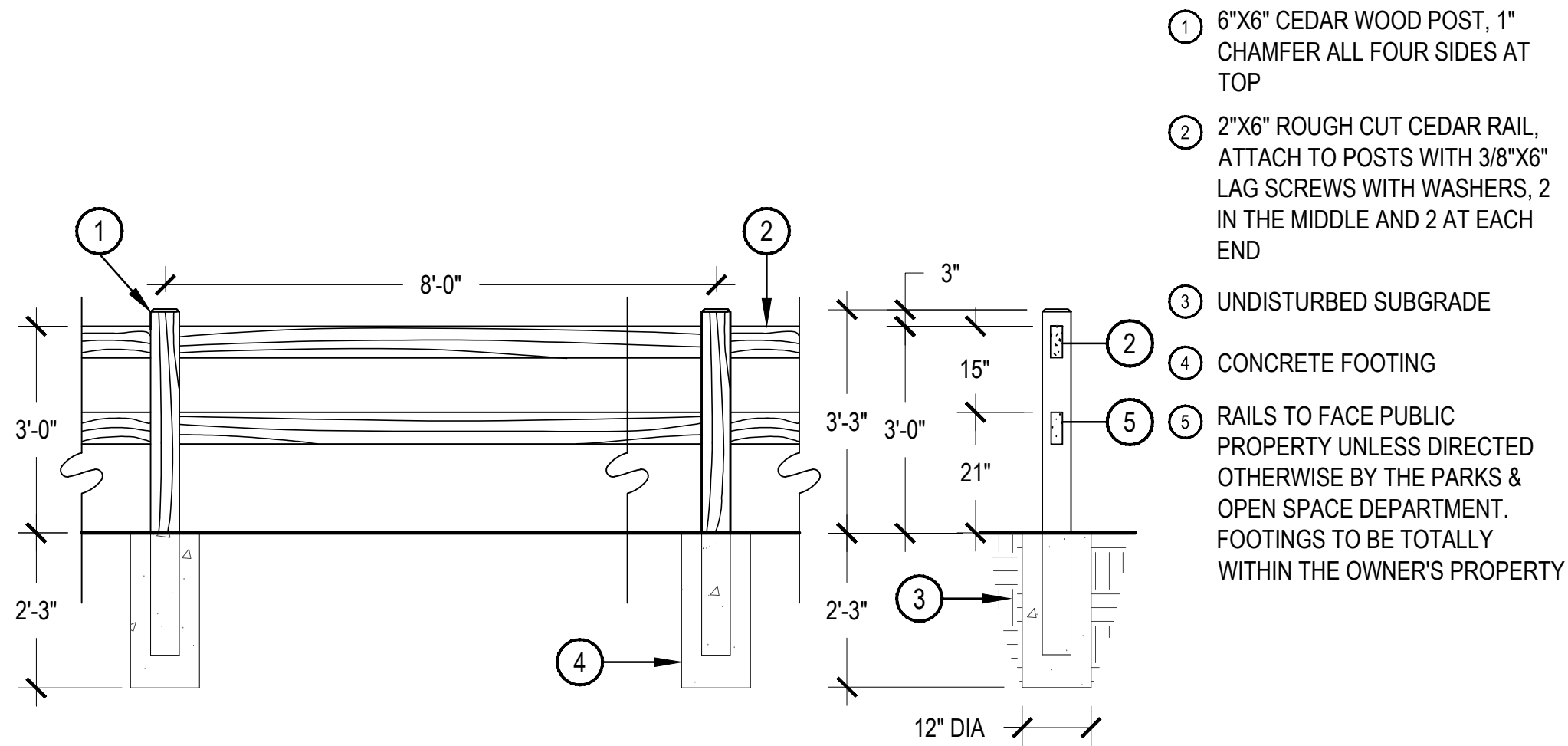
CHECKED BY:
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1 CHAINLINK FENCE

SCALE: 3/4" = 1'-0"

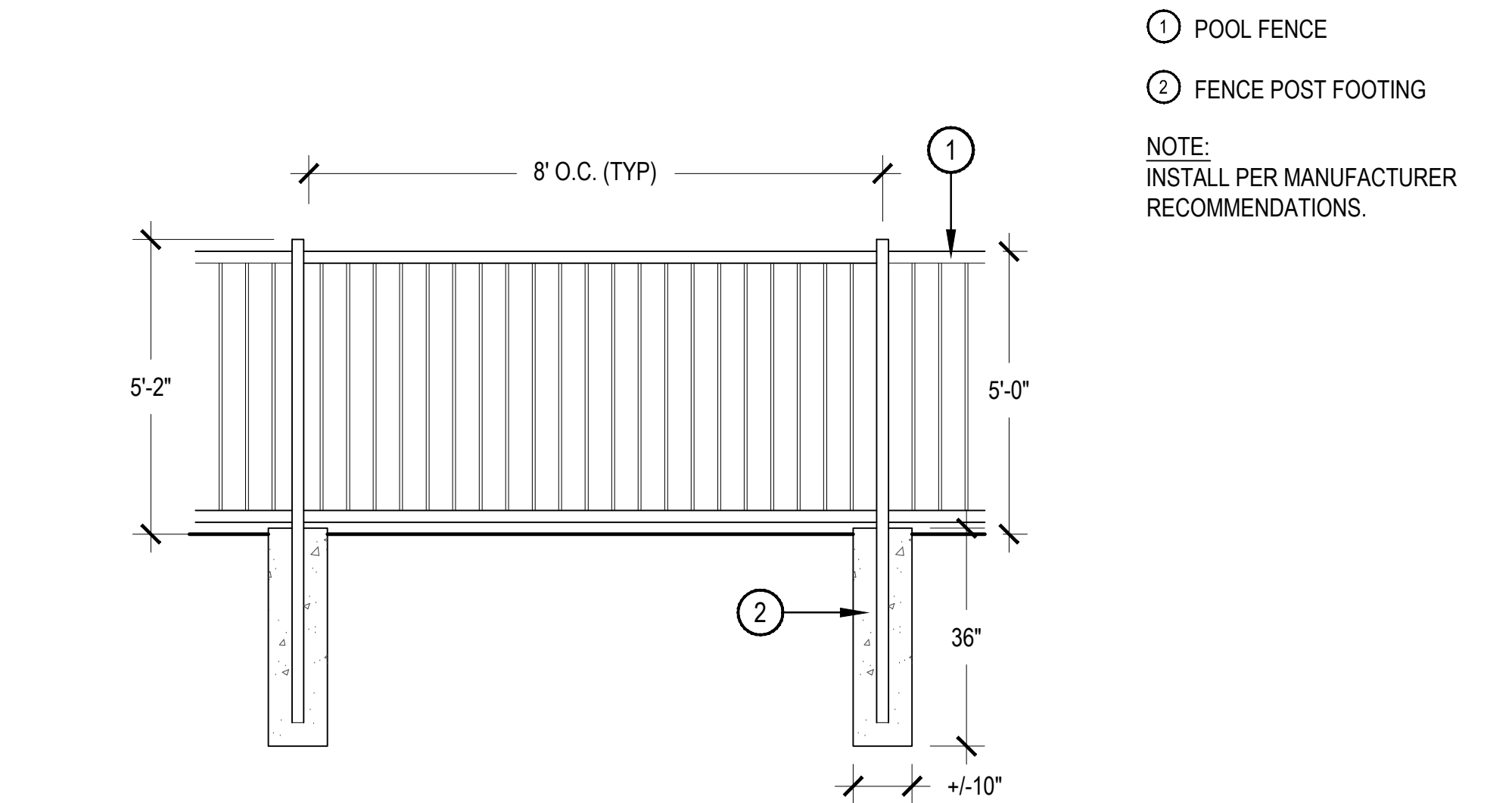
- 1 LINE POSTS
- 2 TOP RAIL
- 3 KNUCKLED SELVAGE
- 4 END CORNER & GATE POSTS
- 5 STRETCHER BAR
- 6 STRETCHER BAR BAND
- 7 1 3/4" MESH 96A BLACK VINYL COATED FENCE FABRIC ON DOG PARK SIDE OF POSTS
- 8 MID RAILS (ON ALL FENCES OVER 6' HT.)
- 9 CROSS SUPPORT
- 10 BOTTOM RAIL
- 11 CONCRETE WALKWAY
- 12 CONCRETE FOOTING 12" DIA. x 4' DEPTH
- 13 COMPACTED SUBGRADE
- 14 KNUCKLED SELVAGE
- 15 6" FREE DRAINING AGGREGATE



2 2 RAIL FENCE

NTS

- 1 6"X6" CEDAR WOOD POST, 1" CHAMFER ALL FOUR SIDES AT TOP
- 2 2"X6" ROUGH CUT CEDAR RAIL, ATTACH TO POSTS WITH 3/8"X6" LAG SCREWS WITH WASHERS, 2 IN THE MIDDLE AND 2 AT EACH END
- 3 UNDISTURBED SUBGRADE
- 4 CONCRETE FOOTING
- 5 RAILS TO FACE PUBLIC PROPERTY UNLESS DIRECTED OTHERWISE BY THE PARKS & OPEN SPACE DEPARTMENT. FOOTINGS TO BE TOTALLY WITHIN THE OWNER'S PROPERTY



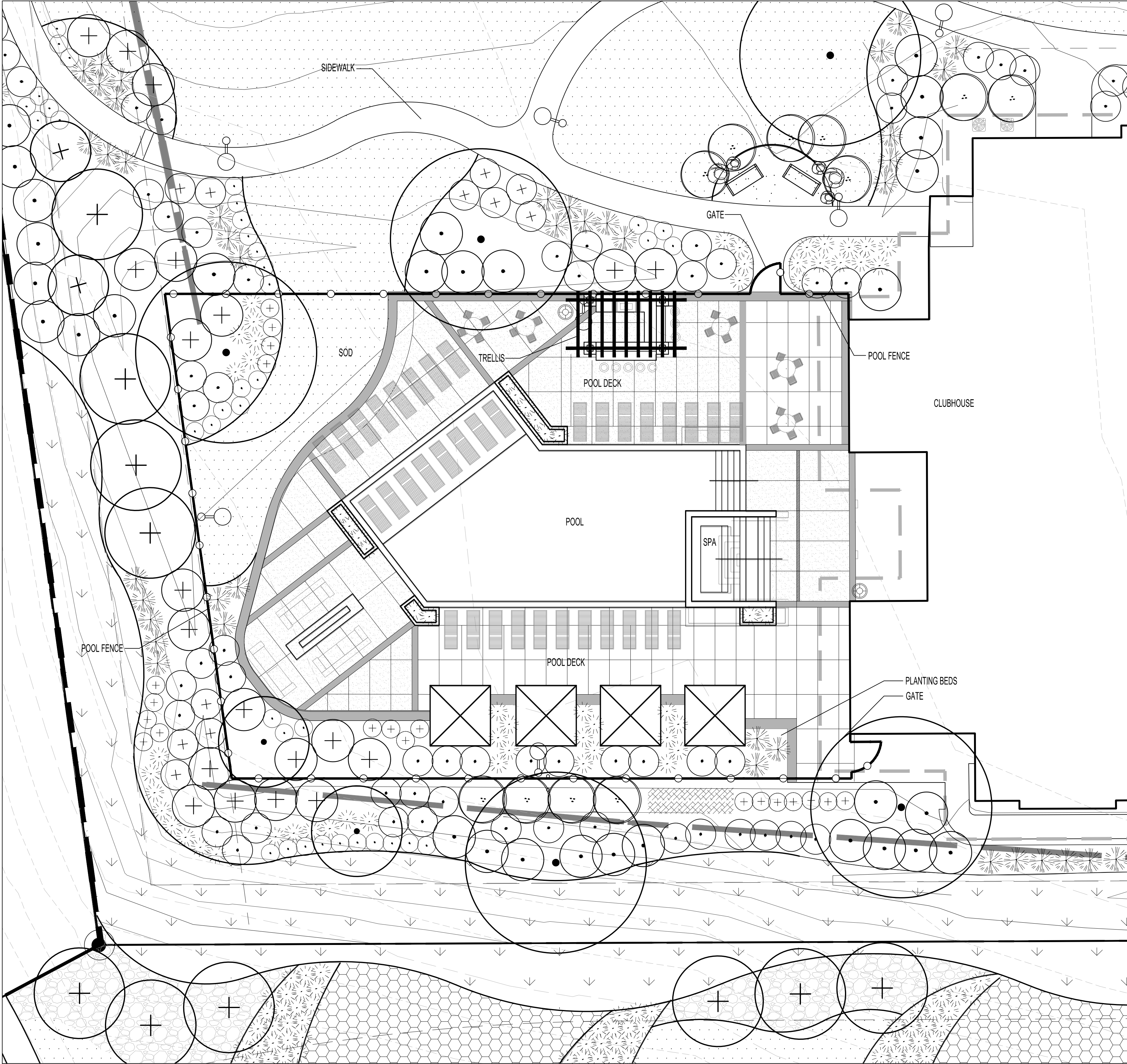
3 POOL FENCE

SCALE: 1/2" = 1'-0"

- 1 POOL FENCE
 - 2 FENCE POST FOOTING
- NOTE:
INSTALL PER MANUFACTURER RECOMMENDATIONS.

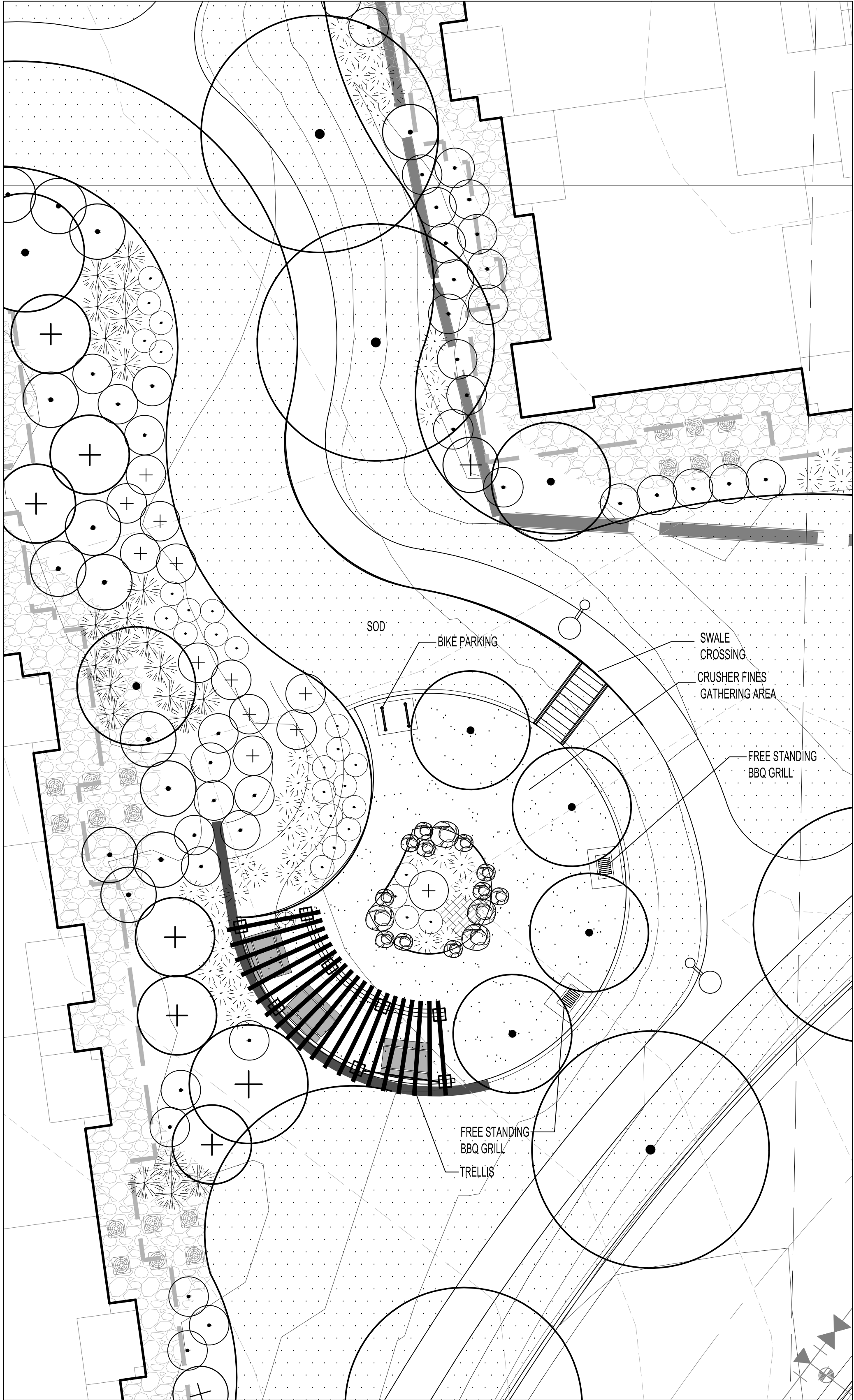
POOL ENLARGEMENT PLAN

SCALE 1"=10'-0"



AMENITY ZONE

SCALE 1"=10'-0"



WHEATLANDS CSP NO. 13 (PA-6)

CONTEXTUAL SITE PLAN
AURORA, COLORADO

OWNER:
PPF AMLI EAST OTTAWA DRIVE, LLC.

425 PONTIUS AVE N, SUITE 400
SEATTLE, WA 98109

FAX: 206 621 1792

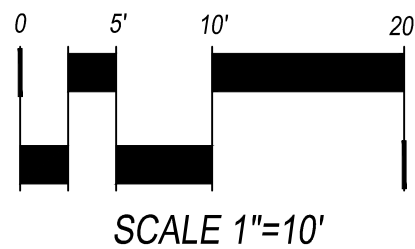
DEVELOPER:
GRAND PEAKS
PROPERTIES, INC.

4582 S ULETA ST, #1200
DENVER, CO 80237

DATE:
08/26/15 COA Submittal
11/10/15 COA Resubmit
02/02/16 COA Resubmit
03/17/16 COA Resubmit
04/18/16 COA Resubmit
06/14/16 Mylars

SHEET TITLE:

POOL ENLARGEMENT
AND AMENITY ZONE
PLAN



NOT FOR CONSTRUCTION

OWNER:
PPF AMLI EAST OTTAWA DRIVE, LLC.

425 PONTIUS AVE N, SUITE 400
SEATTLE, WA 98109

FAX: 206 621 1792

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04/18/16 COA Resubmit
06/14/16 Mylars
7/24/17 Mylars Rev.

SHEET TITLE:
HYDROZONE MAP

NOT FOR CONSTRUCTION

HYDROZONE MAP LEGEND

- HIGH WATER USE: MANICURED TURF
- LOW WATER USE: SHRUB BED AND IRRIGATED NATIVE
- ZTAP NATIVE SEED AREA (TRACT A)

HYDRO-ZONE TABLES

PERMANENT TAP 1 (WEST SIDE)

| WATER USE TYPE | AREA (SF) | | |
|-------------------------------|------------|-----------------|------------|
| HIGH WATER USE | 57,064 SF | | |
| LOW WATER USE | 79,714 SF | | |
| Z-TAP ZONE | 0 SF | | |
| TOTAL: | 136,778 SF | | |
| CANOPY TREES | QUANTITY | AREA VALUE (SF) | TOTAL AREA |
| EVERGREEN/ORNAMENTAL TREES | N/A | 706 | 0 SF |
| | N/A | 177 | 0 SF |
| TOTAL: | | | 0 SF |
| TOTAL IRRIGATED AREA TAP #TBD | 136,778 SF | | |

PERMANENT TAP 2 (EAST SIDE)

| WATER USE TYPE | AREA (SF) | | |
|-------------------------------|------------|-----------------|------------|
| HIGH WATER USE | 40,511 SF | | |
| LOW WATER USE | 74,052 SF | | |
| Z-TAP ZONE | 0 SF | | |
| TOTAL: | 114,563 SF | | |
| CANOPY TREES | QUANTITY | AREA VALUE (SF) | TOTAL AREA |
| EVERGREEN/ORNAMENTAL TREES | 8 | 706 | 5,648 SF |
| | 34 | 177 | 6,018 SF |
| TOTAL: | | | 11,666 |
| TOTAL IRRIGATED AREA TAP #TBD | 126,229 SF | | |

TEMPORARY TAP 3 (Z TAP)

| WATER USE TYPE | AREA (SF) | | |
|-------------------------------|-----------------------|-----------------|------------|
| HIGH WATER USE | 0 SF | | |
| LOW WATER USE | 0 SF | | |
| Z-TAP ZONE | 81,146 SF | | |
| TOTAL: | 81,146 SF | | |
| CANOPY TREES | QUANTITY | AREA VALUE (SF) | TOTAL AREA |
| EVERGREEN/ORNAMENTAL TREES | N/A | 706 | 0 SF |
| | N/A | 177 | 0 SF |
| TOTAL: | | | 0 SF |
| TOTAL IRRIGATED AREA TAP #TBD | 81,146 SF (TEMPORARY) | | |

UPDATED CHARTS TO MATON IRRIGATION CD. 7/24/17

