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CHICAGO, IL 60607
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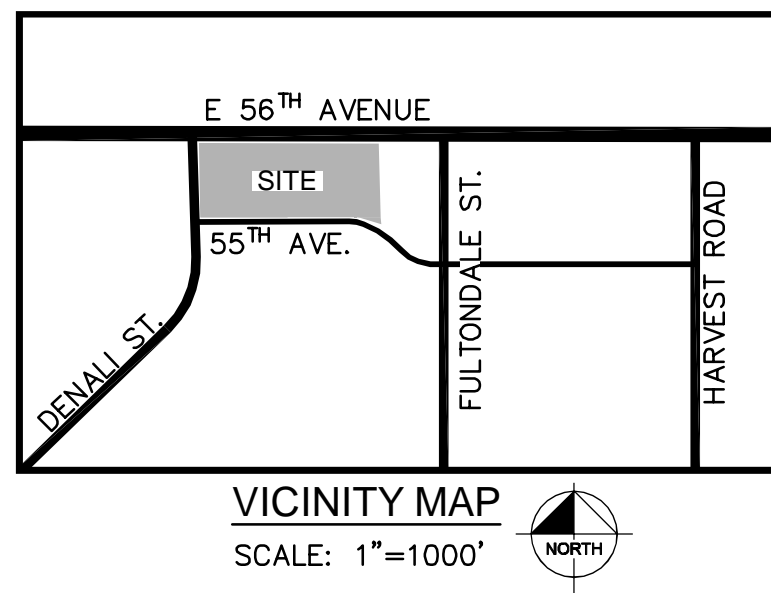
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ENGINEER CONTACT: ERIC GUNDERSON, PE
LANDSCAPE ARCHITECT CONTACT: JEREMY POWELL, PLA, PWS

REVOLVE DENALI AT WINDLER SITE PLAN

LOCATED IN THE NE $\frac{1}{4}$ OF SECTION 18,
TOWNSHIP 3 SOUTH, RANGE 65 WEST OF THE 6TH P.M.,
CITY OF AURORA. ADAMS COUNTY, STATE OF COLORADO



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SITE DATA TABLE	
LAND AREA WITHIN PROPERTY LINES	TRACT E: 274,879 SF, 6.310 ACRES; TRACT N: 29,745 SF, 0.683 ACRES
ZONING	RESIDENTIAL – MEDIUM DENSITY (R–2), FRLO NEIGHBORHOOD 1
CHARACTER AREA	SUBAREA C
MAP PAGE	96V
PROPOSED USE	MULTIFAMILY RESIDENTIAL (PERMITTED USE)
MASTER PLAN	WINDLER MASTER PLAN (PA–5)
NUMBER OF UNITS PROPOSED	201
NUMBER OF BUILDINGS PROPOSED	3 MULTIFAMILY + 5 CARRIAGE HOUSES
BUILDING FOOTPRINT COVERAGE	93,347 SF (34.0% OF SITE AREA)
HARD SURFACE AREA (EXCLUDES BLDGS)	114,344 SF (41.6% OF SITE AREA)
LANDSCAPE AREA	67,188 SF (24.4% OF SITE AREA)
APARTMENT HEIGHT	45'05"
CARRIAGE HEIGHT	22'10"
PARKING SPACES	274 SPACES
BIKE PARKING	32 SPACES PER BUILDING
SIGNAGE	2 SIGNS (71.5 SF EACH)

LEGAL DESCRIPTION:

TRACT E AND TRACT N, WINDLER SUBDIVISION
FILING NO. 4, COUNTY OF ADAMS, STATE OF COLORADO

SIGNATURE BLOCK

THIS SITE PLAN AND ANY AMENDMENTS HERETO, UPON APPROVAL BY THE CITY OF AURORA AND RECORDING, SHALL BE BINDING UPON THE APPLICANTS THEREFORE, THEIR SUCCESSORS AND ASSIGNS. THIS PLAN SHALL LIMIT AND CONTROL THE ISSUANCE AND VALIDITY OF ALL BUILDING PERMITS, AND SHALL RESTRICT AND LIMIT THE CONSTRUCTION, LOCATION, USE, OCCUPANCY AND OPERATION OF ALL LAND AND STRUCTURES WITHIN THIS PLAN TO ALL CONDITIONS, REQUIREMENTS, LOCATIONS AND LIMITATIONS SET FORTH HEREIN. ABANDONMENT, WITHDRAWAL OR AMENDMENT OF THIS PLAN MAY BE PERMITTED ONLY UPON APPROVAL OF THE CITY OF AURORA.

IN WITNESS THEREOF, _____, AS ITS
INTEREST MAY APPEAR OF RECORD HAS CAUSED THESE PRESENTS TO BE
EXECUTED

THIS _____ DAY OF _____ AD. _____

BY: _____

ITS: _____

BY: _____

NAME: _____

ITS: _____

STATE OF _____)
) SS
COUNTY OF _____)

THE FOREGOING INSTRUMENT WAS ACKNOWLEDGED BEFORE ME, A NOTARY PUBLIC IN AND FOR THE STATE OF COLORADO, ON _____, 20____, BY _____, IN HIS CAPACITY AS AUTHORIZED SIGNATORY OF GARRETT ACQUISITIONS, LLC, DELAWARE LIMITED LIABILITY COMPANY. WITNESS MY HAND AND OFFICIAL SEAL

(NOTARY PUBLIC) NOTARY SEAL

MY COMMISSION EXPIRES _____

NOTARY BUSINESS ADDRESS: _____

AMENDMENT(S)

CITY OF AURORA APPROVALS

CITY ATTORNEY: _____ DATE: _____

PLANNING DIRECTOR: _____ DATE: _____

PLANNING AND
ZONING COMMISSION: _____ DATE: _____

CITY COUNCIL: _____ DATE: _____

ATTEST: _____ DATE: _____

DATABASE APPROVAL: _____ DATE: _____

[illegible]

CITY OF AURORA NOTES

- THE DEVELOPER, HIS OR HER SUCCESSORS, AND ASSIGNS, SHALL BE RESPONSIBLE FOR INSTALLATION, MAINTENANCE, AND REPLACEMENT OF THE ACCESS CONTROL GATE OR BARRIER SYSTEM TO ENSURE EMERGENCY VEHICLE ACCESS TO WITHIN THE SITE. IF THE ABOVE CONDITIONS ARE NOT MET, THE OWNERS, HIS OR HER SUCCESSORS, AND ASSIGNS, SHALL BE REQUIRED BY FIRE DEPARTMENT ORDER NOTICE THAT ALL AFFECTED GATES WILL BE CHAINED AND LOCKED IN THE OPEN POSITION UNTIL REPAIRED OR REPLACED, AND RETESTED. IF THE GATING SYSTEM IS NOT MAINTAINED TO THE SATISFACTION OF THE FIRE DEPARTMENT, THE LICENSE AGREEMENT FOR THE EMERGENCY VEHICLE GATE OPENING SYSTEM WILL BE REVOKED AND THE GATING SYSTEM MUST BE REMOVED. THE GATING SYSTEM WILL INCLUDE AN EMERGENCY VEHICLE GATE OPENING SYSTEM UTILIZING A REDUNDANCY BACK-UP SYSTEM THAT CONSISTS OF: A) SIREN OPERATED SYSTEM; B) AUTOMATIC KNOX KEY SWITCH; AND C) MANUAL OVERRIDE (IN THE EVENT OF SYSTEM FAILURE). GATING SYSTEMS WILL BE INSTALLED IN ACCORDANCE WITH THE "GATING SYSTEMS CROSSING FIRE APPARATUS ACCESS ROADS CHECKLIST". A SEPARATE BUILDING PERMIT THROUGH THE BUILDING DIVISION IS REQUIRED TO BE OBTAINED BY THE CONTRACTOR PRIOR TO THE INSTALLATION OF ANY GATING/BARRIER SYSTEM THAT CROSSES A DEDICATED FIRE LANE EASEMENT.
2. 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 2015 INTERNATIONAL BUILDING CODE, CHAPTER 11, AND THE AMERICAN NATIONAL STANDARDS INSTITUTE (ICC/ANSI) A117-2009.
3. THE CITY OF AURORA ENFORCES HANDICAPPED ACCESSIBILITY REQUIREMENTS BASED ON 2015 IBC, CHAPTER 11, THE ICC A117.1-2009. SITES CONTAINING SEVEN OR MORE RESIDENTIAL UNITS ARE REQUIRED BY STATE STATUTES TO COMPLY WITH COLORADO STATE HOUSE BILL 03-1221, ARTICLE 5 - STANDARDS FOR ACCESSIBLE HOUSING (C.R.S. 9-5-101 TO 9-5-106).
4. THIS SHALL CONSTITUTE A CONTRACT THAT SHALL GUARANTEE TO THE GOVERNING BODY THAT BEFORE THE ISSUANCE OF THE FINAL CERTIFICATE OF OCCUPANCY THE OVERALL SITE WILL MEET THE ACCESSIBILITY REQUIREMENTS OF STATE HOUSE BILL 03-1221. THE SITE PLAN WILL REFLECT AN IMPLEMENTATION PLAN DEFINING THE APPROPRIATE NUMBER OF ACCESSIBILITY POINT VALUE PER DWELLING UNITS FOR PERSONS WITH DISABILITIES, AS PROVIDED IN C.R.S. 9-5-105. ACCESSIBLE UNITS SHALL BE CONSTRUCTED IN SUCH A MANNER AS TO BE EASILY ACCESSIBLE AND ADAPTABLE FOR PERSONS WITH DISABILITIES AND WILL COMPLY WITH THE MOST CURRENT VERSION OF THE AMERICAN NATIONAL STANDARD FOR THE BUILDING AND FACILITIES PROVIDING ACCESSIBILITY AND USABILITY FOR PHYSICALLY HANDICAPPED PEOPLE, PROMULGATED BY THE AMERICAN NATIONAL STANDARD INSTITUTE, COMMONLY CITED AS ANSI A117.1 - 1998. OWNER OF PROPERTY FOR THE ABOVE PERMIT.
5. ALL BUILDING ADDRESS NUMBERS SHALL COMPLY WITH THE AURORA CITY CODE, ARTICLE VII-NUMBER OF BUILDINGS.
6. THE APPLICANT HAS THE OBLIGATION TO COMPLY WITH ALL APPLICABLE REQUIREMENTS OF THE AMERICANS WITH DISABILITIES ACT.
7. EMERGENCY INGRESS AND EGRESS - RIGHT-OF-WAY FOR INGRESS AND EGRESS FOR SERVICE AND EMERGENCY VEHICLES IS GRANTED OVER, ACROSS, ON AND THROUGH ANY AND ALL PRIVATE ROADS AND WAYS NOW OR HEREAFTER ESTABLISHED ON THE DESCRIBED PROPERTY, AND THE SAME ARE HEREBY DESIGNATED AS "SERVICE/EMERGENCY AND UTILITY EASEMENT" AND SHALL BE POSTED "NO PARKING - FIRE LANE".
8. THE 2015 INTERNATIONAL FIRE CODE (IFC), REQUIRES ALL BUILDINGS TO BE ASSESSED FOR ADEQUATE EMERGENCY RESPONDER RADIO COVERAGE (ERRC). AT THE TIME THE STRUCTURE IS AT FINAL FRAME AND FINAL ELECTRICAL INSPECTIONS, THE GENERAL CONTRACTOR (GC) WILL BE REQUIRED TO HIRE A QUALIFIED INDEPENDENT 3RD PARTY TO ASSESS THE RADIO FREQUENCY LEVELS WITHIN THE STRUCTURE. ONCE COMPLETED, THE 3RD PARTY WILL PROVIDE THE RESULTS OF THE TEST TO BOTH THE GC AND THE AURORA BUILDING DIVISION AS TO WHETHER THE STRUCTURE PASSED OR FAILED THE PRELIMINARY RADIO SURVEILLANCE. A STRUCTURE THAT HAS PASSED THIS SURVEILLANCE REQUIRES NO FURTHER ACTION BY THE GC. A FAILED RADIO SURVEILLANCE WILL REQUIRE A LICENSED CONTRACTOR TO SUBMIT PLANS TO THE AURORA BUILDING DIVISION TO OBTAIN A BUILDING PERMIT FOR THE INSTALLATION OF AN ERRC SYSTEM PRIOR TO INSTALLATION. THIS ASSESSMENT AND INSTALLATION IS AT THE OWNER OR DEVELOPERS EXPENSE. FUTURE INTERIOR OR EXTERIOR MODIFICATIONS TO THE STRUCTURE AFTER THE ORIGINAL CERTIFICATE OF OCCUPANCY IS ISSUED WILL REQUIRE A REASSESSMENT FOR ADEQUATE RADIO FREQUENCY COVERAGE.
9. ALL CROSSINGS OR ENCROACHMENTS INTO EASEMENTS AND RIGHTS-OF-WAY OWNED BY THE CITY OF AURORA ("CITY") IDENTIFIED AS BEING PRIVATELY-OWNED AND MAINTAINED HEREIN ARE ACKNOWLEDGED BY THE UNDERSIGNED AS BEING SUBJECT TO CITY'S USE AND OCCUPANCY OF SAID EASEMENTS OR RIGHTS-OF-WAY. THE UNDERSIGNED, ITS SUCCESSORS AND ASSIGNS, FURTHER AGREES TO REMOVE, REPAIR, REPLACE, RELOCATE, MODIFY, OR OTHERWISE ADJUST SAID CROSSINGS OR ENCROACHMENTS UPON REQUEST FROM THE CITY AND AT NO EXPENSE TO THE CITY. THE CITY RESERVES THE RIGHT TO MAKE FULL USE OF THE EASEMENTS AND RIGHTS-OF-WAY AS MAY BE NECESSARY OR CONVENIENT AND THE CITY RETAINS ALL RIGHTS TO OPERATE, MAINTAIN, INSTALL, REPAIR, REMOVE OR RELOCATE ANY CITY FACILITIES LOCATED WITHIN SAID EASEMENTS AND RIGHTS-OF-WAY AT ANY TIME AND IN SUCH A MANNER AS IT DEEMS NECESSARY OR CONVENIENT.
10. ARCHITECTURAL FEATURES (I.E. BAY WINDOWS, FIREPLACES, ROOF OVERHANG, GUTTERS, EAVES, FOUNDATION, FOOTINGS, CANTILEVERED WALLS, ETC.) ARE NOT ALLOWED TO ENCROACH INTO ANY EASEMENT OR FIRE LANE.
11. IN LOCATIONS WHERE UTILITY EASEMENTS OVERLAP DRAINAGE EASEMENTS, ONLY SUBSURFACE UTILITIES SHALL BE PERMITTED WITHIN THE PORTION OF THE UTILITY EASEMENT THAT OVERLAPS THE DRAINAGE EASEMENT. INSTALLATION OF ABOVE GROUND UTILITIES WITHIN A DRAINAGE EASEMENT REQUIRES PRIOR WRITTEN APPROVAL BY THE CITY ENGINEER.
12. STREET LIGHT AND/OR PEDESTRIAN PHOTOMETRIC PLANS SHALL BE PREPARED AND SUBMITTED TO THE CITY OF AURORA FOR REVIEW AND APPROVAL AND SHALL BECOME A PART OF THE APPROVED CIVIL CONSTRUCTION PLANS FOR THE PROJECT. AN ELECTRICAL PLAN SHOWING SITE LOCATION OF LIGHTS, ELECTRICAL ONE LINE, AND GROUNDING DETAILS SHALL BE SUBMITTED TO THE PERMIT CENTER FOR REVIEW BY THE BUILDING DEPARTMENT.
13. THE OWNER IS RESPONSIBLE FOR OBTAINING AN ADDRESS FOR THE METER(S) FROM THE PLANNING DEPARTMENT.
14. A BUILDING PERMIT FOR THE METER AND A PUBLIC INSPECTIONS PERMIT FOR THE STREET LIGHTS ARE REQUIRED.
15. CERTIFICATE OF OCCUPANCIES WILL NOT BE ISSUED UNTIL THE STREET AND/OR PEDESTRIAN LIGHTING PLANS ARE APPROVED, CONSTRUCTED, AND INITIALLY ACCEPTED. THE APPROVAL OF THIS DOCUMENT DOES NOT CONSTITUTE FINAL APPROVE OF GRADING, DRAINAGE, UTILITY, PUBLIC IMPROVEMENTS, AND BUILDING PLANS. CONSTRUCTION PLANS MUST BE REVIEWED AND APPROVED BY THE APPROPRIATE AGENCY PRIOR TO THE ISSUANCE OF BUILDING PERMITS.
16. ERRORS IN SITE PLANS RESULTING FROM COMPUTATIONS OR INCONSISTENCIES IN THE DRAWINGS MADE BY THE APPLICANT ARE THE RESPONSIBILITY OF THE PROPERTY OWNER OF RECORD. WHERE FOUND, THE CURRENT MINIMUM CODE REQUIREMENTS WILL APPLY AT THE TIME OF BUILDING PERMIT. PLEASE BE SURE THAT ALL PLAN COMPUTATIONS ARE CORRECT.
17. THE DEVELOPER IS RESPONSIBLE FOR SIGNING AND STRIPING ALL PUBLIC STREETS. THE DEVELOPER IS REQUIRED TO PLACE TRAFFIC CONTROL, STREET NAME, AND GUIDE SIGNS ON ALL PUBLIC STREETS AND PRIVATE STREETS APPROACHING AN INTERSECTION WITH A PUBLIC STREET. SIGNS SHALL BE FURNISHED AND INSTALLED PER THE MOST CURRENT EDITIONS OF THE MANUAL ON UNIFORM TRAFFIC CONTROL DEVICES (MUTCD) AND CITY STANDARDS AND SHOWN ON THE SIGNING AND STRIPING PLAN FOR THE DEVELOPMENT.
18. PARKS, RECREATION & OPEN SPACE: PARKS, RECREATION IMPROVEMENTS, TRAILS, AND OPEN SPACE AREAS PROVIDED TO SATISFY LAND DEDICATION REQUIREMENTS IN ACCORDANCE WITH APPROVED DEVELOPMENT PLANS OR PROVIDED BY A METROPOLITAN DISTRICT OR OTHER APPROPRIATE JURISDICTION OR OWNERS ASSOCIATION IN ACCORDANCE WITH APPROVED METROPOLITAN DISTRICT SERVICE PLANS SHALL BE OPEN TO THE GENERAL PUBLIC.
19. THE INFRASTRUCTURE SITE PLAN (ISP) AND CIVIL PLANS FOR THE ASSOCIATED INFRASTRUCTURE MUST BE APPROVED PRIOR TO THE ISSUANCE OF BUILDING PERMITS. CONSTRUCTION SHOWN ON THE CIVIL PLANS FOR THE ISP FOR ASSOCIATED INFRASTRUCTURE MUST BE INITIALLY ACCEPTED BY THE CITY PRIOR TO THE ISSUANCE OF TEMPORARY CERTIFICATE OF OCCUPANCY (TCO) OR CERTIFICATE OF OCCUPANCY (C) PER THE APPROVED PUBLIC IMPROVEMENT PLAN.
20. JACKSON DEARBORN PARTNERS (404 S WELLS STREET SUITE 400, 734-216-2577) SHALL BE RESPONSIBLE FOR PAYMENT OF 25% OF THE TRAFFIC SIGNALIZATION COSTS FOR THE INTERSECTION OF 56TH AVENUE AND DENALI STREET, IF AND WHEN TRAFFIC SIGNAL WARRANTS ARE SATISFIED. TRAFFIC SIGNAL WARRANTS TO CONSIDER SHALL BE AS DESCRIBED IN THE MOST RECENTLY ADOPTED VERSION OF MANUAL ON UNIFORM TRAFFIC CONTROL DEVICES, AS OF THE DATE OR DATES OF ANY SUCH WARRANT STUDIES. FOR WARRANT PURPOSES, THE MINOR STREET APPROACH TRAFFIC SHALL TYPICALLY BE COMPRISED OF ALL THROUGH AND LEFT-TURN MOVEMENT AND 50% OF RIGHT TURN MOVEMENTS UNLESS OTHERWISE DETERMINED BY THE TRAFFIC ENGINEER. PURSUANT TO 147-37.5 OF CITY CODE, THE PERCENTAGE OF THE TRAFFIC SIGNALIZATION COSTS IDENTIFIED ABOVE SHALL BE PAID TO THE CITY BY THE APPLICANT / OWNER, TO BE HELD IN ESCROW FOR SUCH PURPOSE, PRIOR TO THE ISSUANCE OF A BUILDING PERMIT FOR THE RELATED DEVELOPMENT OR AS OTHERWISE REQUIRED BY CITY CODE. THE PERCENTAGE ABOVE WILL BE APPLIED TO THE ENTIRE TRAFFIC SIGNALIZATION COST AS ESTIMATED AT THE TIME OF THE ESCROW DEPOSIT TO CALCULATE SPECIFIC DOLLAR FUNDING REQUIREMENT.
21. APPLICANT SHALL PROVIDE 3" CONDUIT FOR FUTURE FIBER WITH PULL BOXES @ MAX 750' SPACING ALONG ALL ARTERIAL STREETS. LOCATE PULL BOXES AT MINIMUM AT PROPOSED CONDUIT ENDS, AND AT ONE CORNER OF EACH INTERSECTION.

BUILDING DATA						
BUILDING	CONSTRUCTION TYPE (2015 IBC)	TOTAL AREA (SF)	SPRINKLED	UNIT COUNT	BUILDING HEIGHT	OCCUPANCY TYPE (2015 IBC)
A	V-A	86203	NFPA-13	65	45'-5"	R-2
B	V-A	86203	NFPA-13	63	45'-5"	R-2
C	V-A	86203	NFPA-13	63	45'-5"	R-2
LEASING	V-B	2079	—	—	15'	B
CLUBHOUSE	V-B	4187	—	—	15'	A-3
D	V-B	4843	NFPA-13R	2	29'	R-2
E	V-B	4843	NFPA-13R	2	29'	R-2
F	V-B	4843	NFPA-13R	2	29'	R-2
G	V-B	4843	NFPA-13R	2	29'	R-2
H	V-B	4843	NFPA-13R	2	29'	R-2

PARKING REQUIREMENTS			
TYPE	STANDARDS	REQUIRED	PROVIDED
RESIDENT	1 SPACE/UNIT	201 SPACES	233 SPACES
GUEST	1 SPACE/ 5 UNITS	41 SPACES	41 SPACES (INCLUDING THE 20 SPACES IN 55TH AVENUE)
COVERED	40% OF PROVIDED RESIDENT PARKING	94 SPACES	110 SPACES
ATTACHED GARAGE	50% OF PROVIDED COVERED PARKING	55 SPACES	110 SPACES
ACCESSIBLE	7 PER 201–300 SPACES	8 SPACES	8 SPACES (INCLUDING 2 VAN ACCESSIBLE)
TOTAL		242 SPACES	274 SPACES

PARKING SUMMARY	
TYPE	PROVIDED
SURFACE	136 SPACES
GARAGE (COVERED)	110 SPACES
STREET	20 SPACES
COMPACT	15 SPACES*
ACCESSIBLE	8 SPACES
TOTAL	274 SPACES

*NOT INCLUDED IN TOTAL PARKING COUNT

SETBACK STANDARDS:

FRONT:	20' (N PROPERTY LINE)
SIDE ABUTTING NON-RESIDENTIAL:	25'
SIDE ABUTTING LOCAL STREET	10'
ABUTTING LOCAL STREET:	5' (S PROPERTY LINE)
ABUTTING ARTERIAL STREET:	20' (N & W PROPERTY LINE)
ABUTTING NON-RESIDENTIAL:	20' (N/A*)
INTERIOR:	5' (E TRACT LINE)

ACCESSIBILITY REQUIREMENTS FOLLOW BOTH THE IBC AND HB-1221.

*N, W, & S PROPERTY LINES ABUT STREETS. E PROPERTY LINE DOES NOT EXIST – TRACT LINE ONLY.
THEREFORE, THE INTERIOR SETBACK REQUIREMENT WAS USED VS. THE ABUTTING NON-RESIDENTIAL SETBACK
AS THIS EAST SIDE OF THE SITE IS A TRACT LINE AND NOT A PROPERTY LINE.

IMPLEMENTATION PLAN

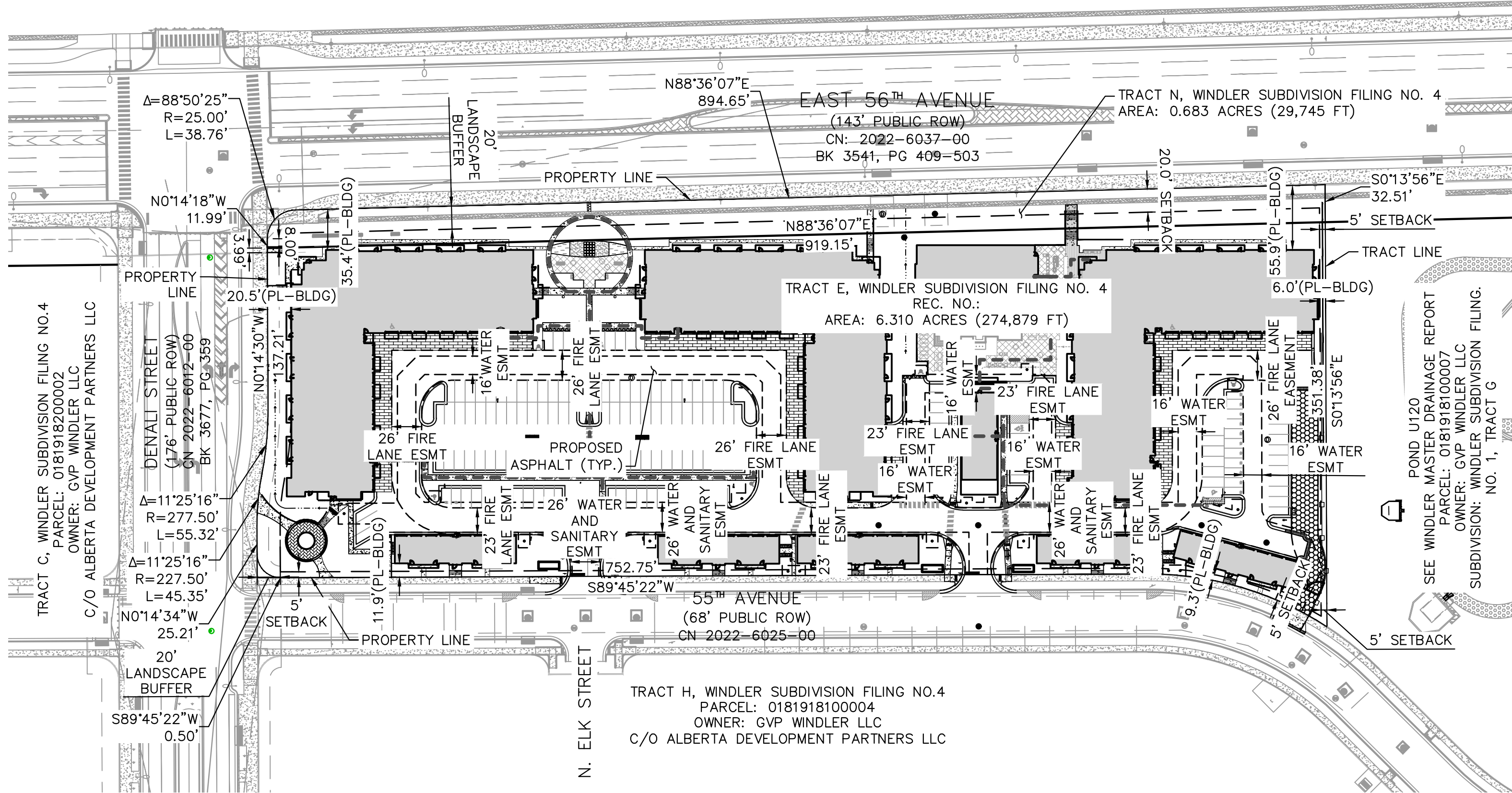
2015 – IBC, SECTION 1107.6.2.3 AND TABLE 1107.6.1.1.	COLORADO STATE HOUSE BILL 03-1221
<u>TOTAL ACCESSIBLE DWELLING UNITS:</u> 191 <u>TYPE A AND B UNITS REQUIRED:</u> TYPE A: 2% = 4 TYPE B: ALL W/ ELEVATOR ACCESS (LESS TYPE A) = 187 <u>TYPE A AND B UNITS REQUIRED:</u> TYPE A: 4 TYPE B: 187	<u>TOTAL ACCESSIBLE DWELLING UNITS:</u> 199 <u>POINTS REQUIRED:</u> 90 <u>POINTS REQUIRED:</u> 772

WINDLER MASTER PLAN LAND USE COMPLIANCE TABLE












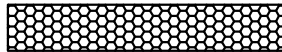

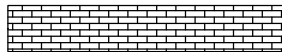

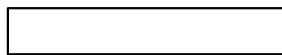

A. Land Use Item	B. Planning Area Map Number	C. Map Area Code	D. Gross Land In Acres	E. Land Use Formula	F. Maximum Potential Density by Code (in du's or sf)	G. Actual Proposed Maximum Density (In du's or sf)	H. Phasing, Details, & Comments
3. Development Areas	FLEXIBLE RESIDENTIAL AREA 1	FLEXIBLE RESIDENTIAL	108.19	12.0 du/ac	1,298	1,298	Flexible Residential Lot Option Designation
	PA-5	MF	10.61	N/A	N/A	228 DU	Detention area excluded
	PROPOSED SITE	MF	6.62	N/A	N/A	201 DU	Detention area excluded

SHEET <div>2</div>	FILE NO.	DATE: 8/7/2024	REVOLVE DENALI AT WINDLER CITY OF AURORA, COUNTY OF ADAMS SITE PLAN NOTES AND SITE DATA	<div>LCM</div> <div>CONSULTING</div>	<div>Kimley»»Horn</div> <div>KIMLEY-HORN AND ASSOCIATES, INC. 2 North Nevada Ave, Suite 300 Colorado Springs, Colorado 80903 (719) 453-0180</div>							
	PROJECT NO. 196140008	DESIGNED BY: NMB										
		DRAWN BY: NMB CHECKED BY: EUG										
						NO.	REVISION	BY	DATE	APPR		

PARCEL: 0181907300002
OWNER: MICROSOFT CORPORATION
SUBDIVISION: HIGH POINT SUBSTATION

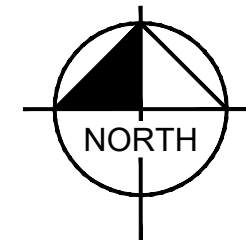


LEGEND

- | | |
|---|-------------------------------|
|  | PROPERTY LINE |
|  | EX. EASEMENT LINE |
|  | PROP. UTILITY EASEMENT |
|  | PROP. PERM. EASEMENT |
|  | FDC W. KNOX HARDWARE |
|  | FIRE HYDRANT |
|  | STORM STRUCTURE |
|  | |
|  | |
|  | DRAINAGE SWALE |
|  | PROPOSED WALL |
|  | PLANTED PAVER DRIVING SURFACE |
|  | CONCRETE PAVEMENT |
|  | ENTRANCE PAVING |
|  | PROPOSED BUILDING |
|  | ASPHALT |
|  | MOUNTABLE CURB |

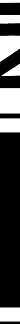
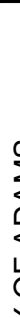
NOTES:

1. LICENSE AGREEMENTS FOR PRIVATE STORM DRAINS IN UTILITY EASEMENT, PRIVATE RETAINING WALLS, AND PAVERS WITHIN ROW AND UTILITY OR FIRE EASEMENT WILL BE PROCESSED AND APPROVED PRIOR TO APPROVAL TO APPROVAL OF CIVIL CONSTRUCTION DOCUMENTS FOR THIS DEVELOPMENT.
2. PROPOSED EASEMENTS SHALL BE DEDICATED BY SEPARATE DOCUMENT.

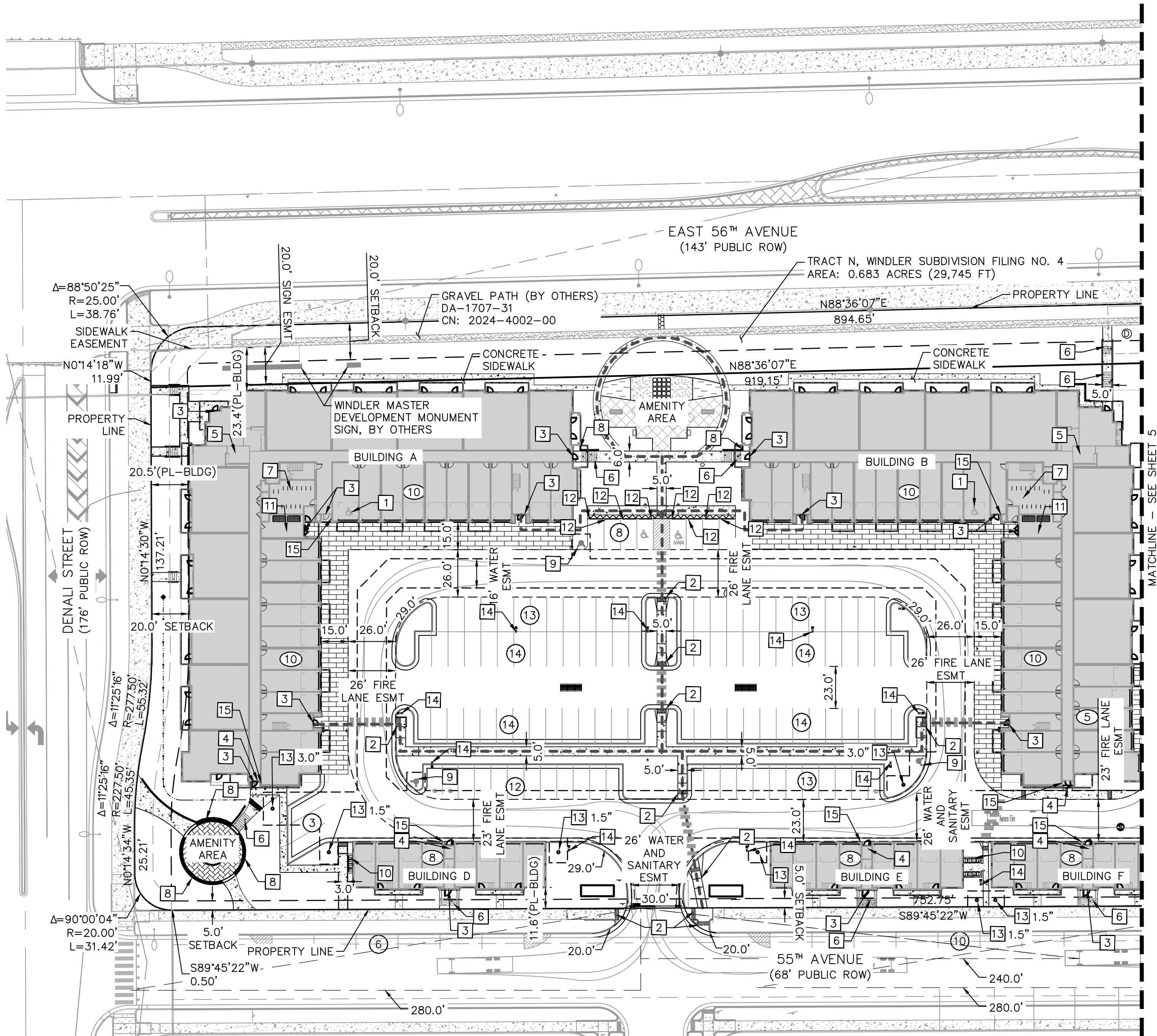
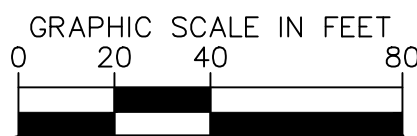
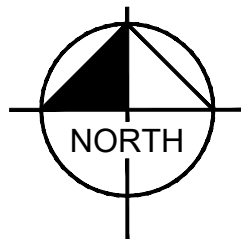


GRAPHIC SCALE IN FEET

0 40 80 160

SHEET 3	PROJECT NO. 196140008	DESIGNED BY: NMB	CITY OF AURORA, COUNTY OF ADAMS SITE PLAN OVERALL SITE PLAN			KIMLEY-HORN AND ASSOCIATES, INC. 2 North Nevada Ave, Suite 900 Colorado Springs, Colorado 80903 (719) 453-0180	NO.	REVISION	BY	DATE	APPRO
		DRAWN BY: NMB									
		CHECKED BY: EUG									

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GENERAL NOTES

- REFER TO LANDSCAPE PLAN FOR ALL AMENITY DETAILS.
- SEE GRADING PLANS FOR ACCESSIBLE ROUTE INFORMATION.
- LICENSE AGREEMENTS FOR PRIVATE STORM DRAINS IN UTILITY EASEMENT, PRIVATE RETAINING WALLS, AND PAVERS WITHIN ROW AND UTILITY OR FIRE EASEMENT WILL BE PROCESSED AND APPROVED PRIOR TO APPROVAL TO APPROVAL OF CIVIL CONSTRUCTION DOCUMENTS FOR THIS DEVELOPMENT.
- PROPOSED EASEMENTS SHALL BE DEDICATED BY SEPARATE DOCUMENT.

LEGEND

	PROPERTY LINE
	EX. EASEMENT LINE
	PROP. UTILITY EASEMENT
	PROP. FIRE EASEMENT
	PROP. PERM. EASEMENT
	FDC W. KNOX HARDWARE
	FIRE HYDRANT
	STORM STRUCTURES
	DRAINAGE SWALE
	SIGHT TRIANGLE
	PROPOSED WALL
	PROPOSED FENCE
	ACCESSIBLE ROUTE
	LANDSCAPING
	CONCRETE PAVEMENT
	ENTRANCE PAVING
	PROPOSED BUILDING
	FLUSH CURB
	COMPACT PARKING
	ASPHALT

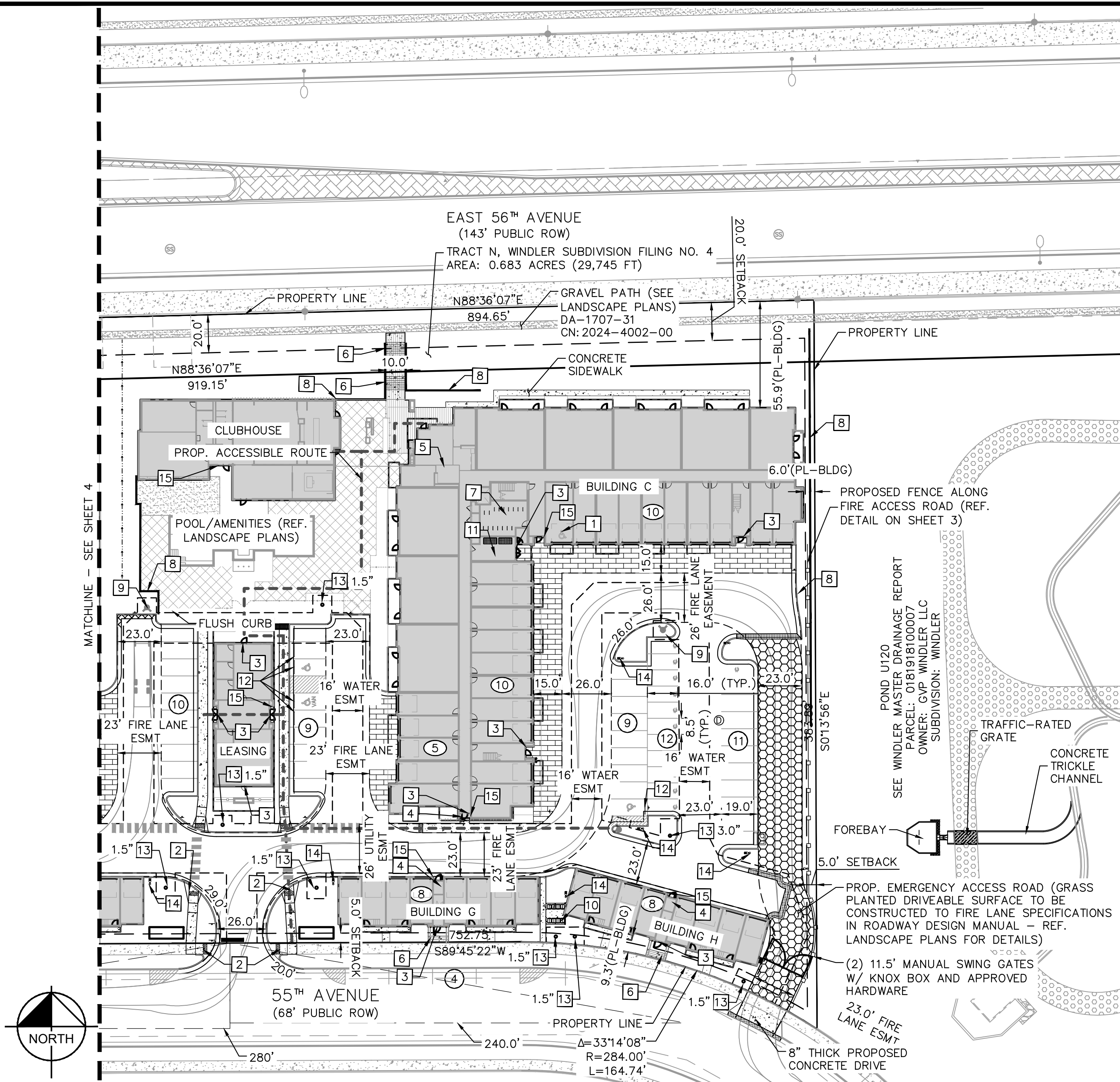
KEYNOTE TABLE

- | | |
|----|--|
| 1 | ACCESSIBLE GARAGE |
| 2 | ACCESSIBLE RAMP WITH DETECTABLE WARNINGS |
| 3 | BLDG ENTRY/EXIT (REF. ARCHITECTURE PLANS) |
| 4 | FIRE RISER ROOM POINT OF EGRESS WITH RISER ROOM SIGN (REF. ARCHITECTURE PLANS) |
| 5 | MAILBOX ROOM (REF. ARCHITECTURE PLANS) |
| 6 | PROPOSED STEPS |
| 7 | BIKE ROOM (REF. ARCHITECTURE PLANS) |
| 8 | RETAINING WALL (REF. GRADING PLAN) |
| 9 | FIRE HYDRANT |
| 10 | TRASH ENCLOSURE WITH SCREENING (REF. ARCHITECTURE PLANS) |
| 11 | TRASH ROOM (REF. ARCHITECTURE PLANS) |
| 12 | WHEELSTOP |
| 13 | DOMESTIC WATER METER (SIZE PER PLAN) |
| 14 | SITE LIGHTS (REF. PHOTOMETRIC PLANS) |
| 15 | KNOX BOX |

PARKING KEYNOTE TABLE

- | | |
|---|---------------------------------|
| # | PARKING COUNT (SURFACE PARKING) |
| # | PARKING COUNT (ATTACHED GARAGE) |









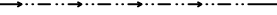




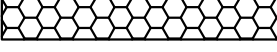






FILE NO.	PROJECT NO.	SHEET	DATE	DESIGNED BY	DRAWN BY	CHECKED BY	REVISED	BY	DATE	APPROVED
196140008	196140008	4	8/7/2024	NMB	NMB	EUG				
REVOLVE DENALI AT WINDLER CITY OF AURORA, COUNTY OF ADAMS SITE PLAN DETAILED SITE PLAN							Kimley»Horn KIMLEY-HORN AND ASSOCIATES, INC. 2 North Nevada, Suite 900 Colorado Springs, Colorado 80903 (719) 453-0180			



GENERAL NOTES

1. REFER TO LANDSCAPE PLAN FOR ALL AMENITY DETAILS.
2. SEE GRADING PLANS FOR ACCESSIBLE ROUTE INFORMATION.
3. LICENSE AGREEMENTS FOR PRIVATE STORM DRAINS IN UTILITY EASEMENT, PRIVATE RETAINING WALLS, AND PAVERS WITHIN ROW AND UTILITY OR FIRE EASEMENT WILL BE PROCESSED AND APPROVED PRIOR TO APPROVAL TO APPROVAL OF CIVIL CONSTRUCTION DOCUMENTS FOR THIS DEVELOPMENT.
4. PROPOSED EASEMENTS SHALL BE DEDICATED BY SEPARATE DOCUMENT.

LEGEND

	PROPERTY LINE
	EX. EASEMENT LINE
	PROP. UTILITY EASEMENT
	PROP. FIRE EASEMENT
	PROP. PERM. EASEMENT
	FDC W. KNOX HARDWARE
	FIRE HYDRANT
	STORM STRUCTURES
	DRAINAGE SWALE
	SIGHT TRIANGLE
	PROPOSED WALL
	PROPOSED FENCE
	ACCESSIBLE ROUTE
	PLANTED PAVER DRIVING SURFACE
	CONCRETE PAVEMENT
	ENTRANCE PAVING
	PROPOSED BUILDING
	FLUSH CURB
	COMPACT PARKING
	ASPHALT

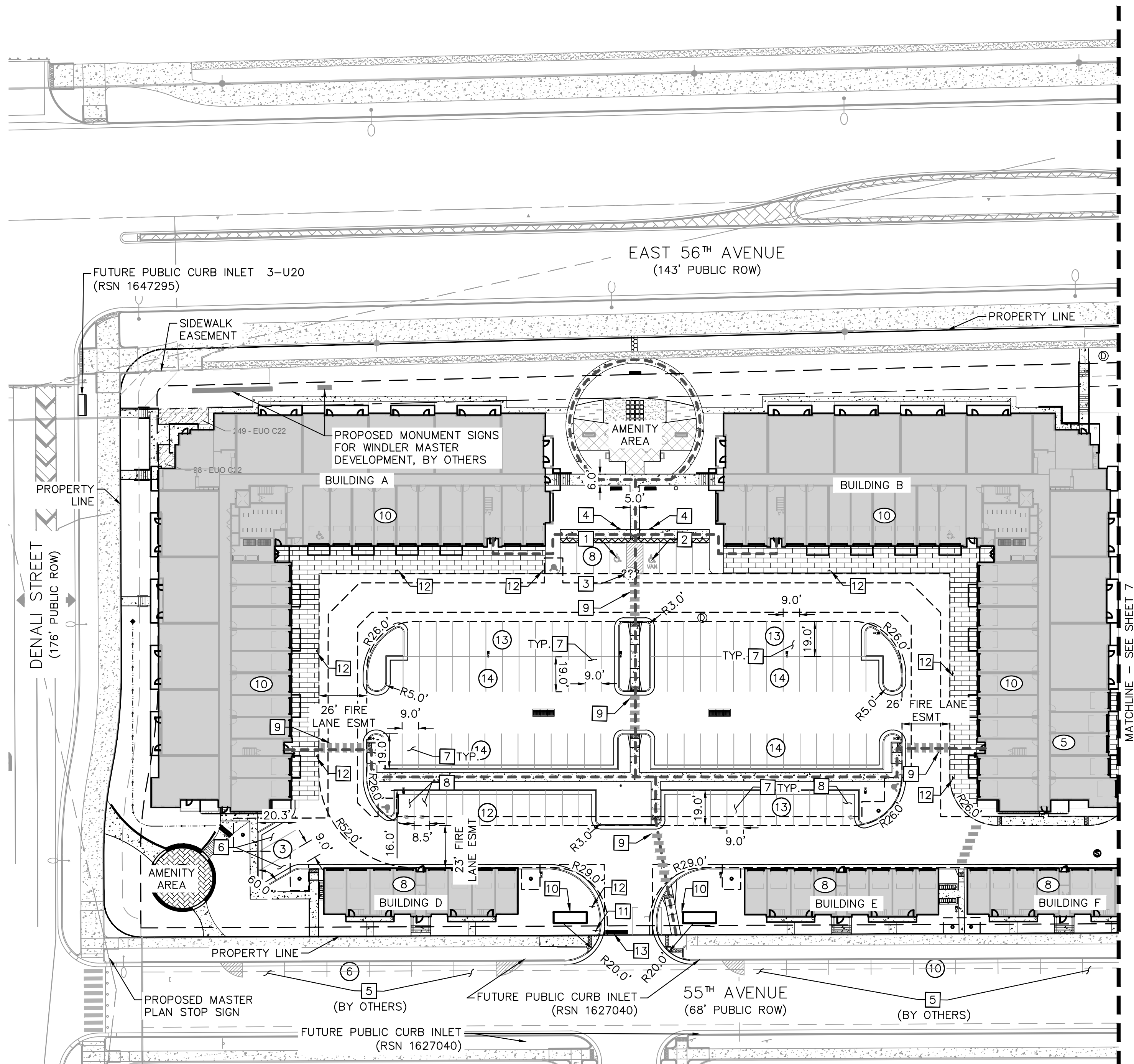
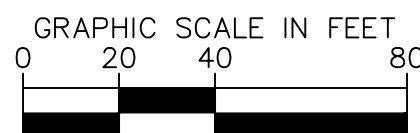
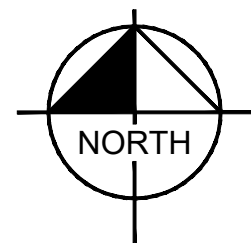
KEYNOTE TABLE

- 1 ACCESSIBLE GARAGE
- 2 ACCESSIBLE RAMP WITH DETECTABLE WARNINGS
- 3 BLDG ENTRY/EXIT (REF. ARCHITECTURE PLANS)
- 4 FIRE RISER ROOM POINT OF EGRESS WITH RISER ROOM SIGN (REF. ARCHITECTURE PLANS)
- 5 MAILBOX ROOM (REF. ARCHITECTURE PLANS)
- 6 PROPOSED STEPS
- 7 BIKE ROOM (REF. ARCHITECTURE PLANS)
- 8 RETAINING WALL (REF. GRADING PLAN)
- 9 FIRE HYDRANT
- 10 TRASH ENCLOSURE WITH SCREENING (REF. ARCHITECTURE PLANS)
- 11 TRASH ROOM (REF. ARCHITECTURE PLANS)
- 12 WHEELSTOP
- 13 DOMESTIC WATER METER (SIZE PER PLAN)
- 14 SITE LIGHTS (REF. PHOTOMETRIC PLANS)
- 15 KNOX BOX

PARKING KEYNOTE TABLE

- ⑧ PARKING COUNT (SURFACE PARKING)
- ⑧ PARKING COUNT (ATTACHED GARAGE)

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LEGEND

	PROPERTY LINE
	EX. EASEMENT LINE
	PROP. UTILITY EASEMENT
	PROP. PERM. EASEMENT
	FDC W. KNOX HARDWARE
	FIRE HYDRANT
	STORM STRUCTURES
	DRAINAGE SWALE
	SIGHT TRIANGLE
	PROPOSED WALL
	PROPOSED FENCE
	LANDSCAPING
	CONCRETE PAVEMENT
	GARAGE PAVING
	ENTRANCE PAVING
	PROPOSED BUILDING

KEYNOTE TABLE

- | | |
|----|--|
| 1 | STANDARD ACCESSIBLE PARKING STALL (9'X19') |
| 2 | VAN ACCESSIBLE PARKING STALL (9'X19') |
| 3 | DIAGONAL STRIPED ACCESS AISLE (9'X19' FOR VAN ACCESSIBLE, 9'X5' FOR STANDARD ACCESSIBLE) |
| 4 | ACCESSIBLE PARKING SIGN |
| 5 | PARALLEL PARKING STALL (8'X23', TYP.) |
| 6 | 60° ANGLED PARKING STALL (9'X21') |
| 7 | STANDARD PARKING STALL (9'X19') |
| 8 | COMPACT PARKING STALL (8.5'X16') |
| 9 | 5' WIDE CROSSWALK |
| 10 | MONUMENT SIGN |
| 11 | STOP SIGN (SEE DETAIL) |
| 12 | NO PARKING - FIRE LANE SIGNS (SEE DETAIL) |
| 13 | STOP BAR |

GENERAL NOTES

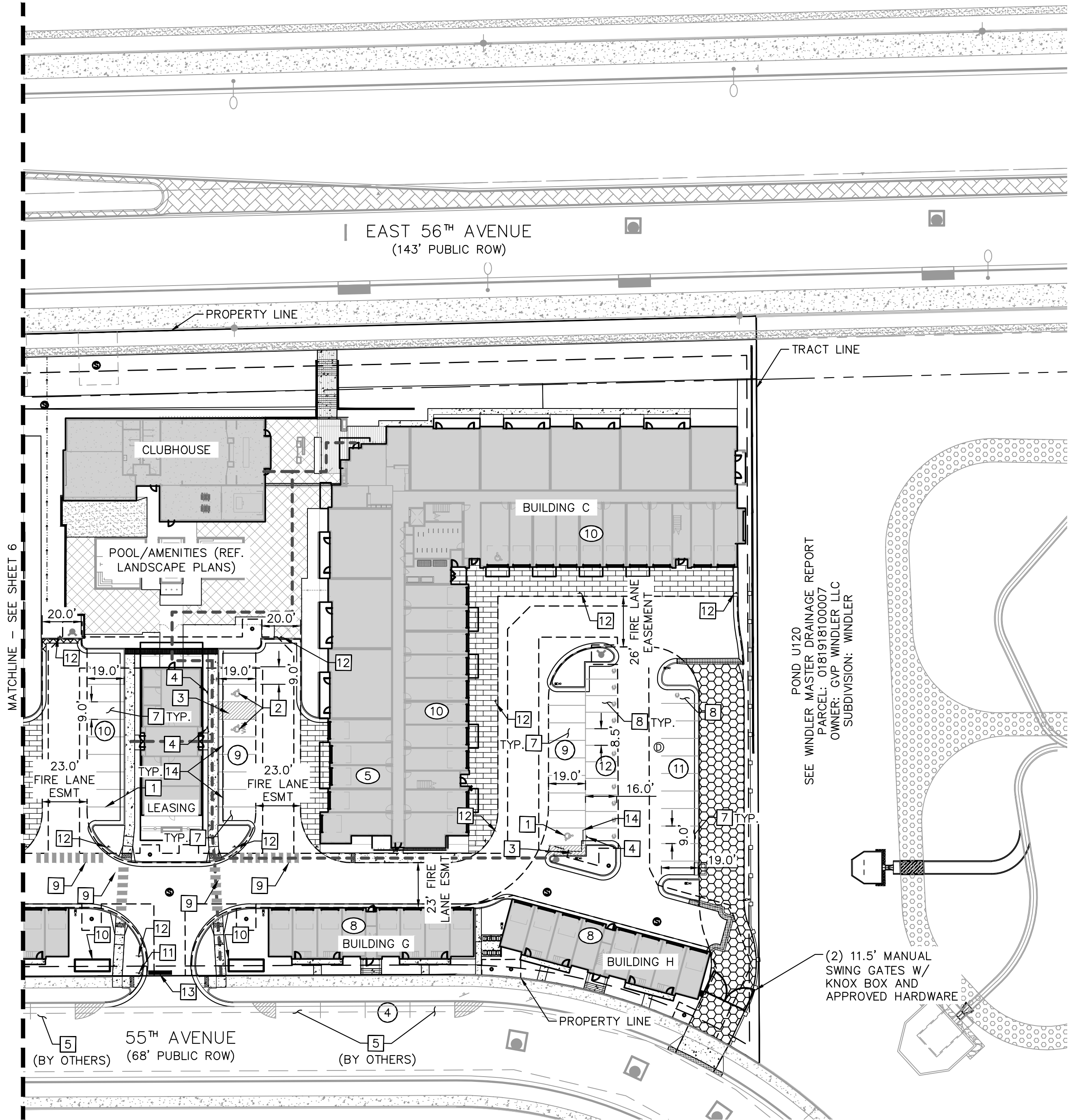
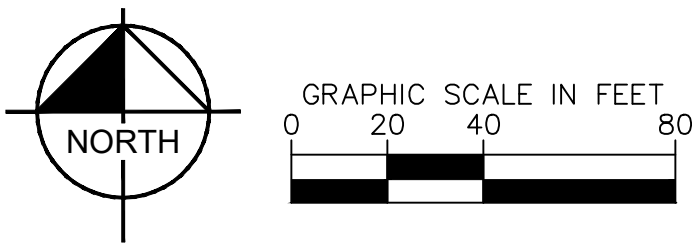
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- SEE GRADING PLANS FOR ACCESSIBLE ROUTE INFORMATION.
- LICENSE AGREEMENTS FOR PRIVATE STORM DRAINS IN UTILITY EASEMENT, PRIVATE RETAINING WALLS, AND PAVERS WITHIN ROW AND UTILITY OR FIRE EASEMENT WILL BE PROCESSED AND APPROVED PRIOR TO APPROVAL TO APPROVAL OF CIVIL CONSTRUCTION DOCUMENTS FOR THIS DEVELOPMENT.
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PARKING KEYNOTE TABLE

- | | |
|---|---------------------------------|
| # | PARKING COUNT (SURFACE PARKING) |
| # | PARKING COUNT (ATTACHED GARAGE) |

FILE NO.	DATE: 8/7/2024	DESIGNED BY: NMB	PROJECT NO.	196140008	NO.	REVISION	BY	DATE	APPR
		DRAWN BY: NMB							
		CHECKED BY: EUG							
REVOLVE DENALI AT WINDLER			CITY OF AURORA, COUNTY OF ADAMS			SHEET			
KIMLEY-HORN AND ASSOCIATES, INC.			2 North Meade, Suite 900			6			
Colorado Springs, Colorado 80903 (719) 453-0180			SITING PLAN						
LCM			DETAILED SIGNAGE & STRIPING PLAN						

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LEGEND

	PROPERTY LINE
	EX. EASEMENT LINE
	PROP. UTILITY EASEMENT
	PROP. PERM. EASEMENT
	PROP. ACCESSIBLE ROUTE
	FDC W. KNOX HARDWARE
	FIRE HYDRANT
	STORM STRUCTURE
	DRAINAGE SWALE
	SIGHT TRIANGLE
	PROPOSED WALL
	PROPOSED FENCE
	LANDSCAPING
	CONCRETE PAVEMENT
	GARAGE PAVING
	ENTRANCE PAVING
	PROPOSED BUILDING
	FLUSH CURB
	PLANTED PAVER DRIVING SURFACE

KEYNOTE TABLE

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2	VAN ACCESSIBLE PARKING STALL (9'X19')
3	DIAGONAL STRIPED ACCESS AISLE (9'X19' FOR VAN ACCESSIBLE, 9'X5' FOR STANDARD ACCESSIBLE)
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5	PARALLEL PARKING STALL (8'X23', TYP.)
6	60° ANGLED PARKING STALL (9'X21')
7	STANDARD PARKING STALL (9'X19')
8	COMPACT PARKING STALL (8.5'X16')
9	5' WIDE CROSSWALK
10	MONUMENT SIGN
11	STOP SIGN (SEE DETAIL)
12	NO PARKING - FIRE LANE SIGNS (SEE DETAIL)
13	STOP BAR
14	WHEELSTOP

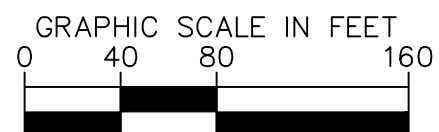
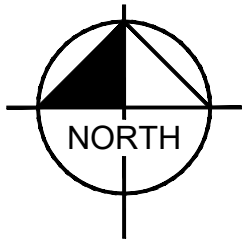
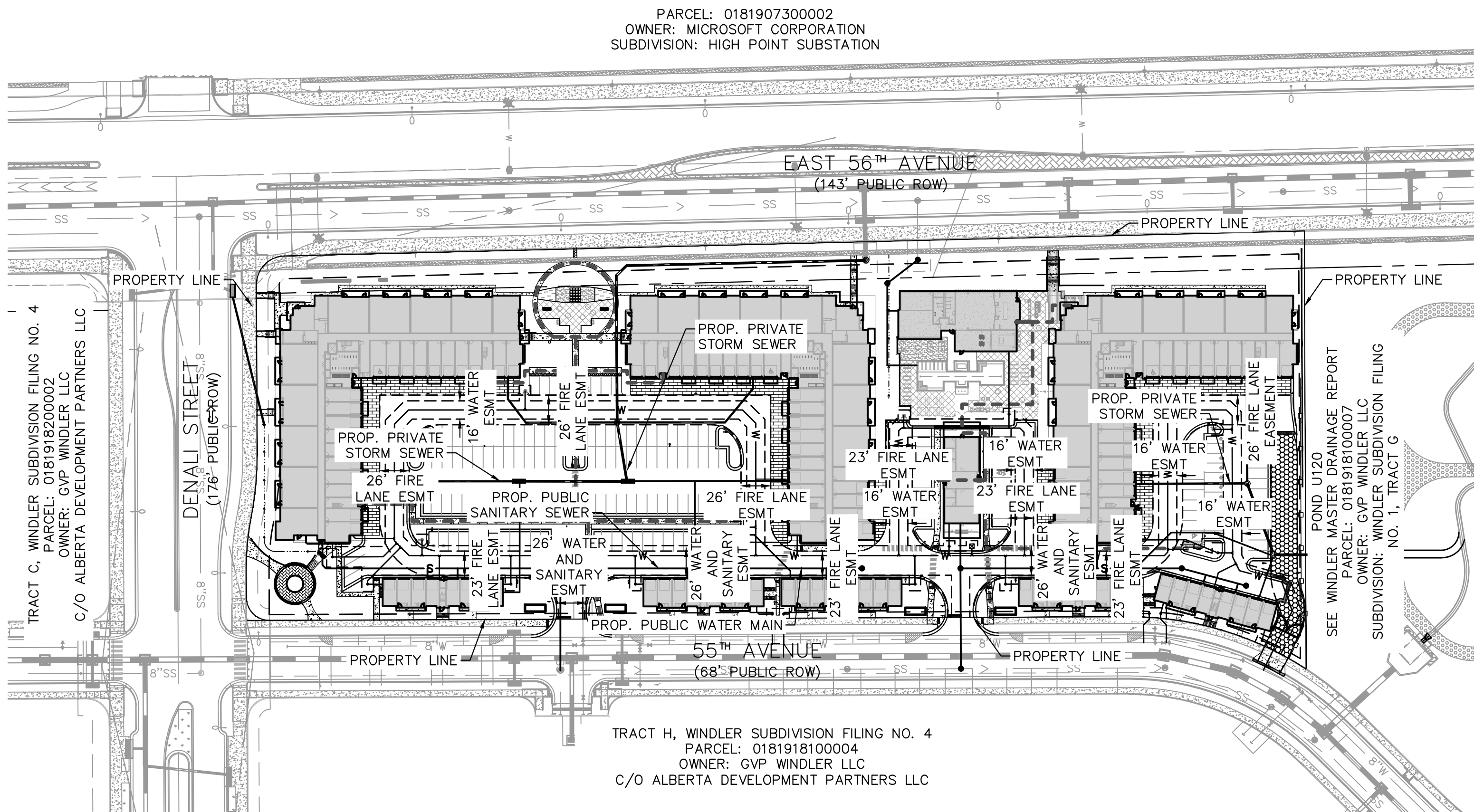
GENERAL NOTES

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




PARKING KEYNOTE TABLE


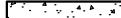
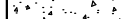
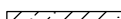

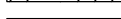
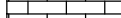
#	PARKING COUNT (SURFACE PARKING)
#	PARKING COUNT (ATTACHED GARAGE)

FILE NO.	DATE: 8/7/2024	DESIGNED BY: NMB	BY	DATE	APPR
PROJECT NO. 196140008		DRAWN BY: NMB	REVISION		
SHEET 7		CHECKED BY: EUG	NO.		
REVOLVE DENALI AT WINDLER CITY OF AURORA, COUNTY OF ADAMS SITE PLAN DETAILED SIGNAGE & STRIPING PLAN					
Kimley»Horn KIMLEY-HORN AND ASSOCIATES, INC. 2 North Meade Street, Suite 300 Colorado Springs, Colorado 80903 (719) 453-0180					
LCM					



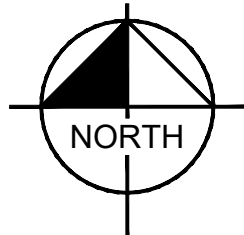
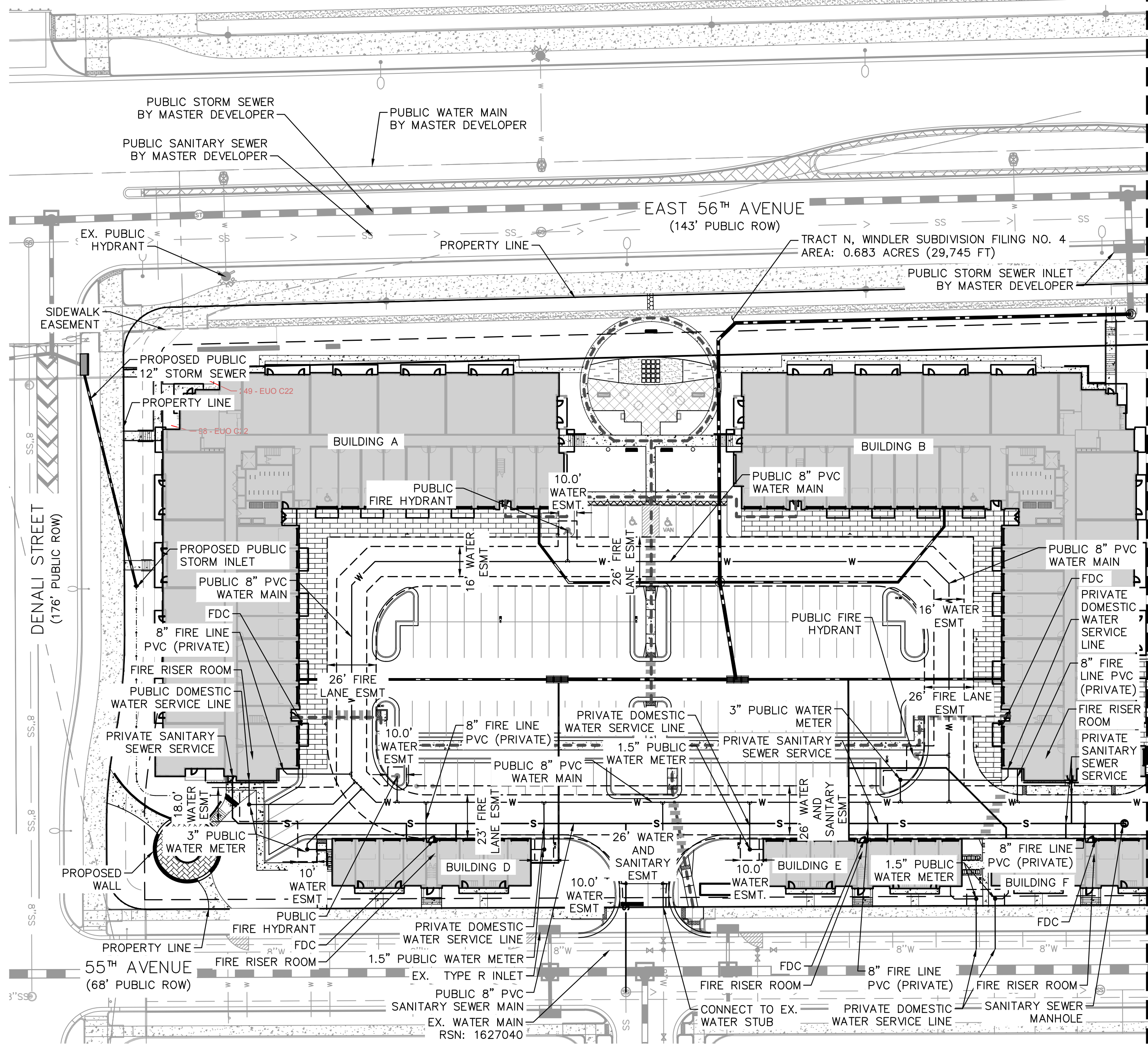
LEGEND

- | | |
|---|-------------------------|
|  | PROPERTY LINE |
|  | EX. EASEMENT LINE |
|  | PROP. UTILITY EASEMENT |
|  | PROP. PERM. EASEMENT |
|  | FDC W. KNOX HARDWARE |
|  | FIRE HYDRANT |
|    | STORM STRUCTURE |
|  | STORM PIPE |
|  | DRAINAGE SWALE |
|  | PROPOSED WATER LINE |
|  | PROPOSED SANITARY SEWER |


- | | |
|---|-------------------------------|
|  | LANDSCAPING |
|  | CONCRETE PAVEMENT |
|  | GARAGE PAVING |
|  | ENTRANCE PAVING |
|  | PROPOSED BUILDING |
|  | FLUSH CURB |
|  | PLANTED PAVER DRIVING SURFACE |

NOTES

1. ALL STORM SEWER IS PRIVATE UNLESS OTHERWISE NOTED. PRIVATE STORM TO BE MAINTAINED BY THE OWNER.
2. ALL SANITARY SEWER AND WATER LINE MAINS ON-SITE ARE PUBLIC.
3. ALL DOMESTIC WATER SERVICE LATERALS ARE PUBLIC UP THROUGH METER AND PRIVATE BEYOND METER.
4. ALL FIRE SERVICE LATERALS ARE PRIVATE.
5. ALL FIRE HYDRANTS AND LATERALS ARE PUBLIC.
6. REFER TO GRADING PLANS FOR STORM SEWER INFRASTRUCTURE INFORMATION
7. LANDSCAPE MATERIAL SHALL NOT BE PLACED OR KEPT NEAR FIRE HYDRANTS, FIRE DEPARTMENT INLET CONNECTIONS, OR FIRE PROTECTION CONTROL VALVES IN A MANNER THAT THAT WOULD PREVENT SUCH EQUIPMENT FROM BEING IMMEDIATELY DISCERNABLE. THE FIRE DEPARTMENT SHALL NOT BE DETERRED OR HINDERED FROM GAINING IMMEDIATE ACCESS TO FIRE PROTECTION EQUIPMENT OR HYDRANTS.
8. AN 5-FOOT CLEAR SPACE SHALL BE MAINTAINED AROUND THE CIRCUMFERENCE OF THE FIRE HYDRANTS.
9. LANDSCAPING MATERIAL SHOWN WITHIN THE SITE CANNOT ENCROACH INTO ROADWAYS THAT ARE DEDICATED (OR DESIGNATED) AS FIRE LANE EASEMENTS (OR CORRIDORS)
10. WATER METER TO BE LOCATED IN BUILDING.
11. ALL PROPOSED UTILITY EASEMENTS ARE PUBLIC.
12. LICENSE AGREEMENTS FOR PRIVATE STORM DRAINS IN UTILITY EASEMENT, PRIVATE RETAINING WALLS, AND PAVERS WITHIN ROW AND UTILITY OR FIRE EASEMENT WILL BE PROCESSED AND APPROVED PRIOR TO APPROVAL TO APPROVAL OF CIVIL CONSTRUCTION DOCUMENTS FOR THIS DEVELOPMENT.
13. PROPOSED EASEMENTS SHALL BE DEDICATED BY SEPARATE DOCUMENT.














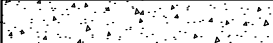


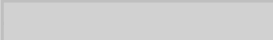


GRAPHIC SCALE IN FEET



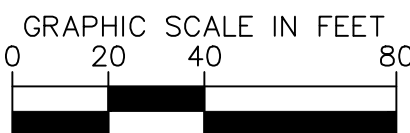
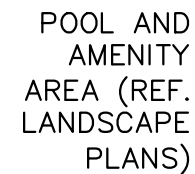
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LEGEND


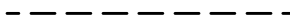







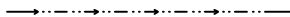

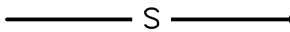

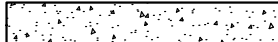
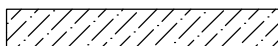
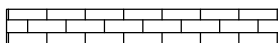
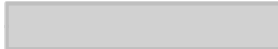

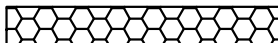
- | | |
|---|-------------------------|
|  | PROPERTY LINE |
|  | EX. EASEMENT LINE |
|  | PROP. UTILITY EASEMENT |
|  | PROP. PERM. EASEMENT |
|  | FDC W. KNOX HARDWARE |
|  | FIRE HYDRANT |
|  | PROP. STORM STRUCTURE |
|  | PROP. STORM PIPE |
|  | EX. STORM SEWER |
|  | DRAINAGE SWALE |
|  | PROPOSED WATER LINE |
|  | PROPOSED SANITARY SEWER |
|  | LANDSCAPING |
|  | CONCRETE PAVEMENT |
|  | GARAGE PAVING |
|  | ENTRANCE PAVING |
|  | PROPOSED BUILDING |

NOTES

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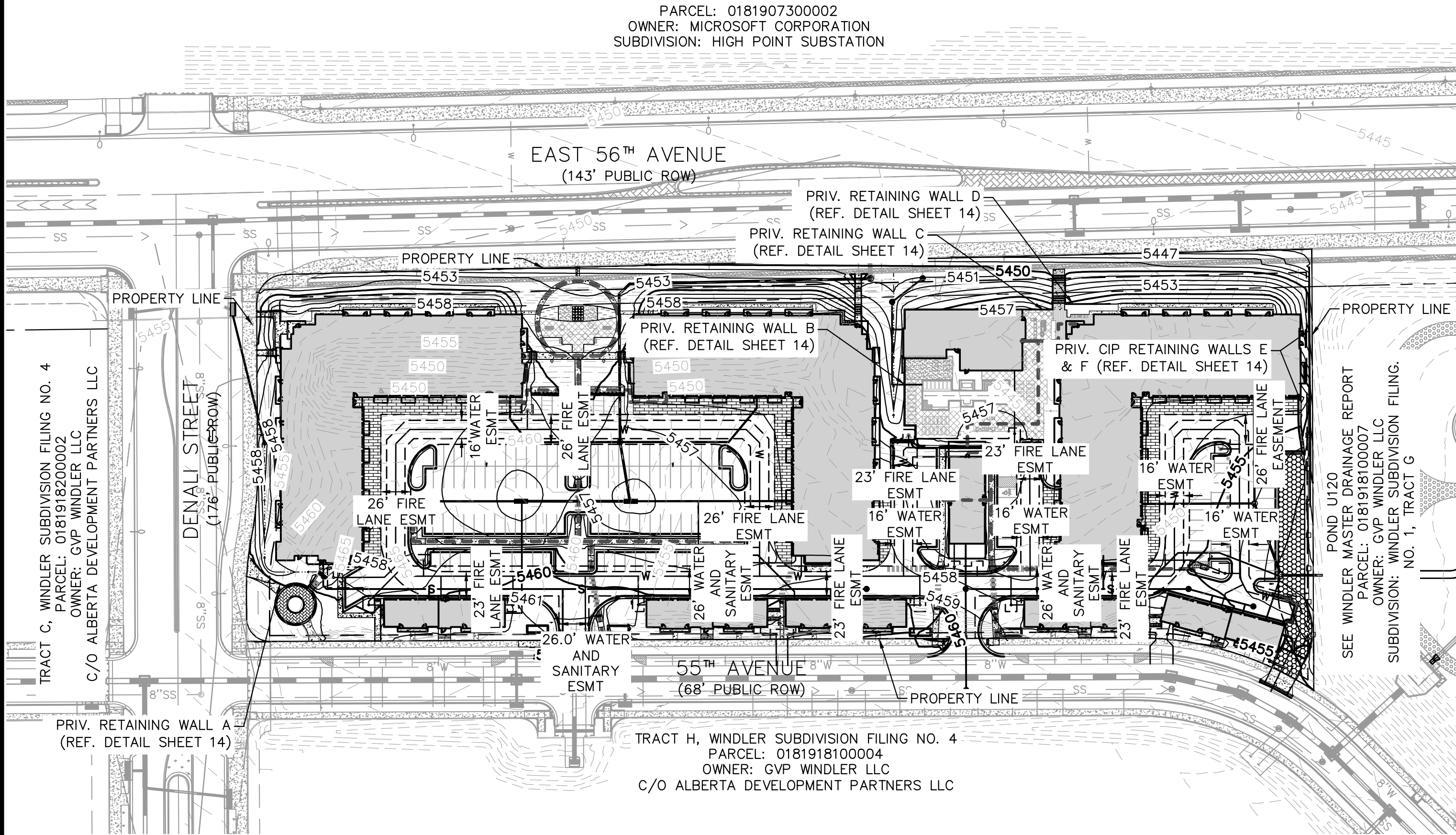
LEGEND

- | | |
|---|--------------------------------|
|  | PROPERTY LINE |
|  | EX. EASEMENT LINE |
|  | PROP. UTILITY EASEMENT |
|  | PROP. PERM. EASEMENT |
|  | FDC W. KNOX HARDWARE |
|  | FIRE HYDRANT |
|  | PROP. STORM STRUCTURE |
|  | PROP. STORM PIPE |
|  | EX. STORM SEWER |
|  | DRAINAGE SWALE |
|  | PROPOSED WATER LINE |
|  | PROPOSED SANITARY SEWER |
|  | LANDSCAPING |
|  | CONCRETE PAVEMENT |
|  | GARAGE PAVING |
|  | ENTRANCE PAVING |
|  | PROPOSED BUILDING |
|  | FLUSH CURB |
|  | PLANTED PAVING DRIVING SURFACE |













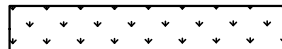
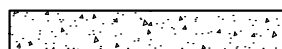
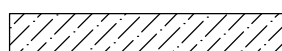
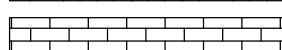
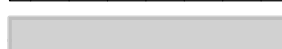

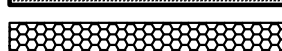
NOTES

1. ALL STORM SEWER IS PRIVATE UNLESS OTHERWISE NOTED. PRIVATE STORM TO BE MAINTAINED BY THE OWNER.
2. ALL SANITARY SEWER AND WATER LINE MAINS ON-SITE ARE PUBLIC.
3. ALL DOMESTIC WATER SERVICE LATERALS ARE PUBLIC UP THROUGH METER AND PRIVATE BEYOND METER.
4. ALL FIRE SERVICE LATERALS ARE PRIVATE.
5. ALL FIRE HYDRANTS AND LATERALS ARE PUBLIC.
6. REFER TO GRADING PLANS FOR STORM SEWER INFRASTRUCTURE INFORMATION
7. LANDSCAPE MATERIAL SHALL NOT BE PLACED OR KEPT NEAR FIRE HYDRANTS, FIRE DEPARTMENT INLET CONNECTIONS, OR FIRE PROTECTION CONTROL VALVES IN A MANNER THAT THAT WOULD PREVENT SUCH EQUIPMENT FROM BEING IMMEDIATELY DISCERNABLE. THE FIRE DEPARTMENT SHALL NOT BE DETERRED OR HINDERED FROM GAINING IMMEDIATE ACCESS TO FIRE PROTECTION EQUIPMENT OR HYDRANTS.
8. AN 5-FOOT CLEAR SPACE SHALL BE MAINTAINED AROUND THE CIRCUMFERENCE OF THE FIRE HYDRANTS.
9. LANDSCAPING MATERIAL SHOWN WITHIN THE SITE CANNOT ENCROACH INTO ROADWAYS THAT ARE DEDICATED (OR DESIGNATED) AS FIRE LANE EASEMENTS (OR CORRIDORS)
10. ALL PROPOSED UTILITY EASEMENTS ARE PUBLIC.
11. LICENSE AGREEMENTS FOR PRIVATE STORM DRAINS IN UTILITY EASEMENT, PRIVATE RETAINING WALLS, AND PAVERS WITHIN ROW AND UTILITY OR FIRE EASEMENT WILL BE PROCESSED AND APPROVED PRIOR TO APPROVAL TO APPROVAL OF CIVIL CONSTRUCTION DOCUMENTS FOR THIS DEVELOPMENT.
12. PROPOSED EASEMENTS SHALL BE DEDICATED BY SEPARATE DOCUMENT.

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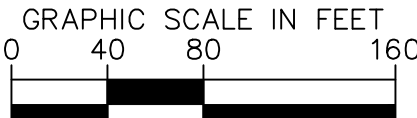
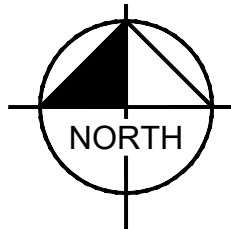


LEGEND

- | | |
|---|-------------------------------|
|  | PROPERTY LINE |
|  | EX. EASEMENT LINE |
|  | PROP. UTILITY EASEMENT |
|  | PROP. PERM. EASEMENT |
|  | FDC W. KNOX HARDWARE |
|  | FIRE HYDRANT |
|  | PROP. STORM STRUCTURE |
|  | STORM PIPE |
|  | EX. STORM SEWER |
|  | DRAINAGE SWALE |
|  | PROPOSED WATER LINE |
|  | PROPOSED SANITARY SEWER |
|  | LANDSCAPING |
|  | CONCRETE PAVEMENT |
|  | GARAGE PAVING |
|  | ENTRANCE PAVING |
|  | PROPOSED BUILDING |
|  | FLUSH CURB |
|  | PLANTED PAVER DRIVING SURFACE |

NOTES

1. REF. SHEETS 12 & 13 FOR GRADING NOTES.
2. PROPOSED EASEMENTS SHALL BE DEDICATED BY SEPARATE DOCUMENT.



FILE NO.

DATE: 8/7/2024

DESIGNED BY: NMB
DRAWN BY: NMB
CHECKED BY: EJC

REVOLVE DENALI AT WINDLER
CITY OF AURORA, COUNTY OF ADAMS
SITE PLAN
OVERALL PRELIMINARY GRADING PLAN

LCM
ARCHITECTS

Kimley»Horn

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NOTES

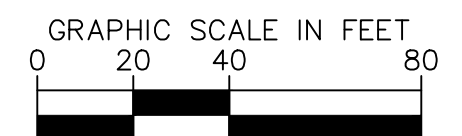
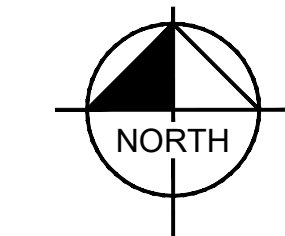
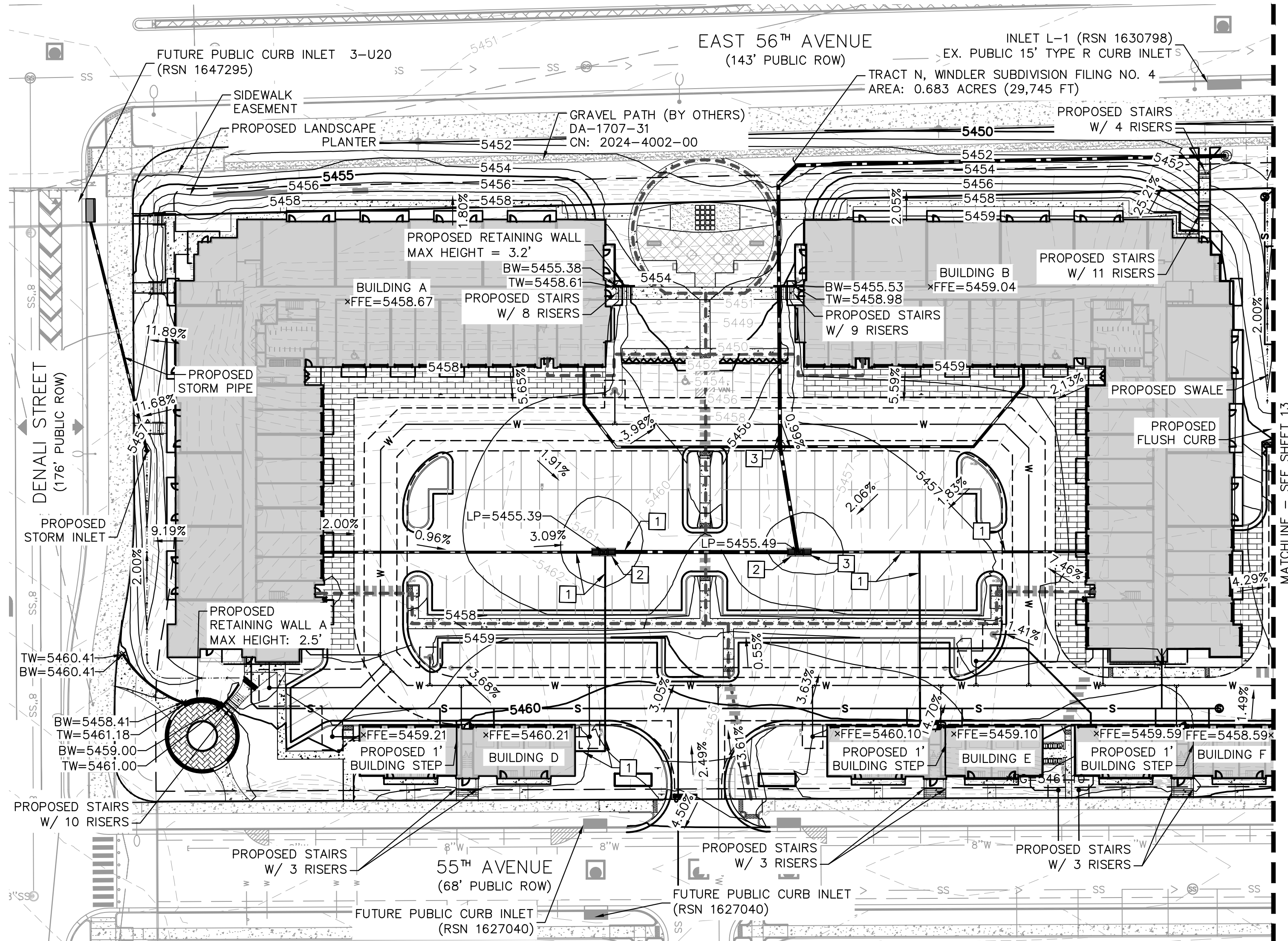
- ALL STORM SEWER IS PRIVATE UNLESS OTHERWISE NOTED. PRIVATE STORM TO BE MAINTAINED BY THE OWNER.
- MAXIMUM 2% SLOPE IN ANY DIRECTION AT ADA ACCESSIBLE STALLS. ADA ACCESSIBLE ROUTE SHALL BE MAXIMUM 2% CROSS-SLOPE AND 5% IN DIRECTION OF TRAVEL.
- PEDESTRIAN RAILING IS REQUIRED FOR SIDEWALKS ADJACENT TO 3:1 GRADES.
- REFERENCE OVERALL GRADING PLAN FOR EASEMENT DETAIL.
- THE INSTALLATION OF ANY GATING SYSTEM WILL REQUIRE A CITY OF AURORA LICENSED CONTRACTOR TO OBTAIN A BUILDING PERMIT THROUGH THE AURORA BUILDING DIVISION PRIOR TO THE START OF ANY WORK. THIS WOULD BE CONSIDERED A STRUCTURAL, LIFE SAFETY AND ELECTRICAL REVIEW OF THE FIRE DEPARTMENT. FOR ASSISTANCE, PLEASE CALL 303-739-7420 AND ASK FOR A LIFE SAFETY PLANS EXAMINER.
- AN ENCROACHMENT INTO OR OVER A FIRE LANE EASEMENT WILL REQUIRE THE DEVELOPER TO OBTAIN A LICENSE AGREEMENT THROUGH THE REAL PROPERTY DIVISION OF THE PUBLIC WORKS DEPARTMENT PLEASE CALL 303-739-7300.
- LICENSE AGREEMENTS FOR PRIVATE STORM DRAINS IN UTILITY EASEMENT, PRIVATE RETAINING WALLS, AND PAVERS WITHIN ROW AND UTILITY OR FIRE EASEMENT WILL BE PROCESSED AND APPROVED PRIOR TO APPROVAL TO APPROVAL OF CIVIL CONSTRUCTION DOCUMENTS FOR THIS DEVELOPMENT.
- MINIMUM SLOPE ON UNPAVED AREAS IS 2%, MINIMUM ON ASPHALT IS 1%, AND MINIMUM SLOPE CONCRETE IS 0.5%
- THE MAXIMUM SLOPE WITHIN ROW IS 4:1, THE MAXIMUM SLOPE FOR PROPERTY OUTSIDE THE ROW IS 3:1
- THE SLOPE AWAY FROM THE BUILDING SHALL HAVE A MINIMUM GRADE OF FIVE (5) PERCENT FOR THE FIRST TEN FEET OR TO THE PROPERTY LINE, WHICHEVER OCCURS FIRST, THEN A MINIMUM OF TWO (2) PERCENT UNTIL THE SLOPE REACHES THE SWALE AROUND THE BUILDING. IF PHYSICAL OBSTRUCTIONS OR LOT LINES PROHIBIT THE TEN FEET OF HORIZONTAL DISTANCE, A FIVE (5) PERCENT SLOPE SHALL BE PROVIDED TO AN APPROVED ALTERNATIVE METHOD OF DIVERTING STORM RUNOFF AWAY FROM THE FOUNDATION. IMPERVIOUS SURFACES WITHIN TEN FEET OF THE BUILDING FOUNDATION SHALL BE SLOPED AT A MINIMUM OF TWO (2) PERCENT AWAY FROM THE BUILDING.
- THE MAXIMUM PERMISSIBLE LONGITUDINAL GRADE FOR FIRE LINES IS 10%. THE MAXIMUM TRANSVERSE GRADE FOR A FIRE LINE IS FOUR PERCENT WITH A RESULTANT MAXIMUM SLOPE OF TEN PERCENT
- THE RESULTANT GRADE IN ANY DIRECTION WITHIN ACCESSIBLE PARKING AREAS SHALL NOT EXCEED TWO PERCENT
- THE MAXIMUM CROSS SLOPE IN AN ACCESSIBLE PATH SHALL NOT EXCEED TWO PERCENT. THE MAXIMUM LONGITUDINAL SLOPE IN AN ACCESSIBLE PATH SHALL NOT EXCEED FIVE PERCENT.

LEGEND

	PROPERTY LINE
	EX. EASEMENT LINE
	PROP. UTILITY EASEMENT
	PROP. PERM. EASEMENT
	PROP. ACCESSIBLE PATH
	FDC W. KNOX HARDWARE
	FIRE HYDRANT
	PROP. STORM MANHOLE/INLET
	STORM PIPE
	EX. STORM SEWER
	DRAINAGE SWALE
	EX. MINOR CONTOUR
	EX. MAJOR CONTOUR
	PROP. MINOR CONTOUR
	PROP. MAJOR CONTOUR
	LANDSCAPING
	CONCRETE PAVEMENT
	GARAGE PAVING
	ENTRANCE PAVING
	PROPOSED BUILDING

GRADING KEYNOTES

- PRIVATE STORM SEWER PIPE
- PRIVATE STORM SEWER INLET - TYPE C
- PRIVATE STORM SEWER INLET - TYPE R
- PRIVATE STORM SEWER MANHOLE



Kimley»Horn
KIMLEY-HORN AND ASSOCIATES, INC.
2 North Nevada Avenue, Suite 900
Colorado Springs, Colorado 80903 (719) 453-0180

LCM
Landscape Construction Management

REVOLVE DENALI AT WINDLER
CITY OF AURORA, COUNTY OF ADAMS
SITE PLAN
DETAILED PRELIMINARY GRADING PLAN

DATE: 8/7/2024
DESIGNED BY: NMB
DRAWN BY: NMB
CHECKED BY: EUG

FILE NO.
PROJECT NO.
196140008

SHEET
12

NO.	REVISION	BY	DATE	APPR

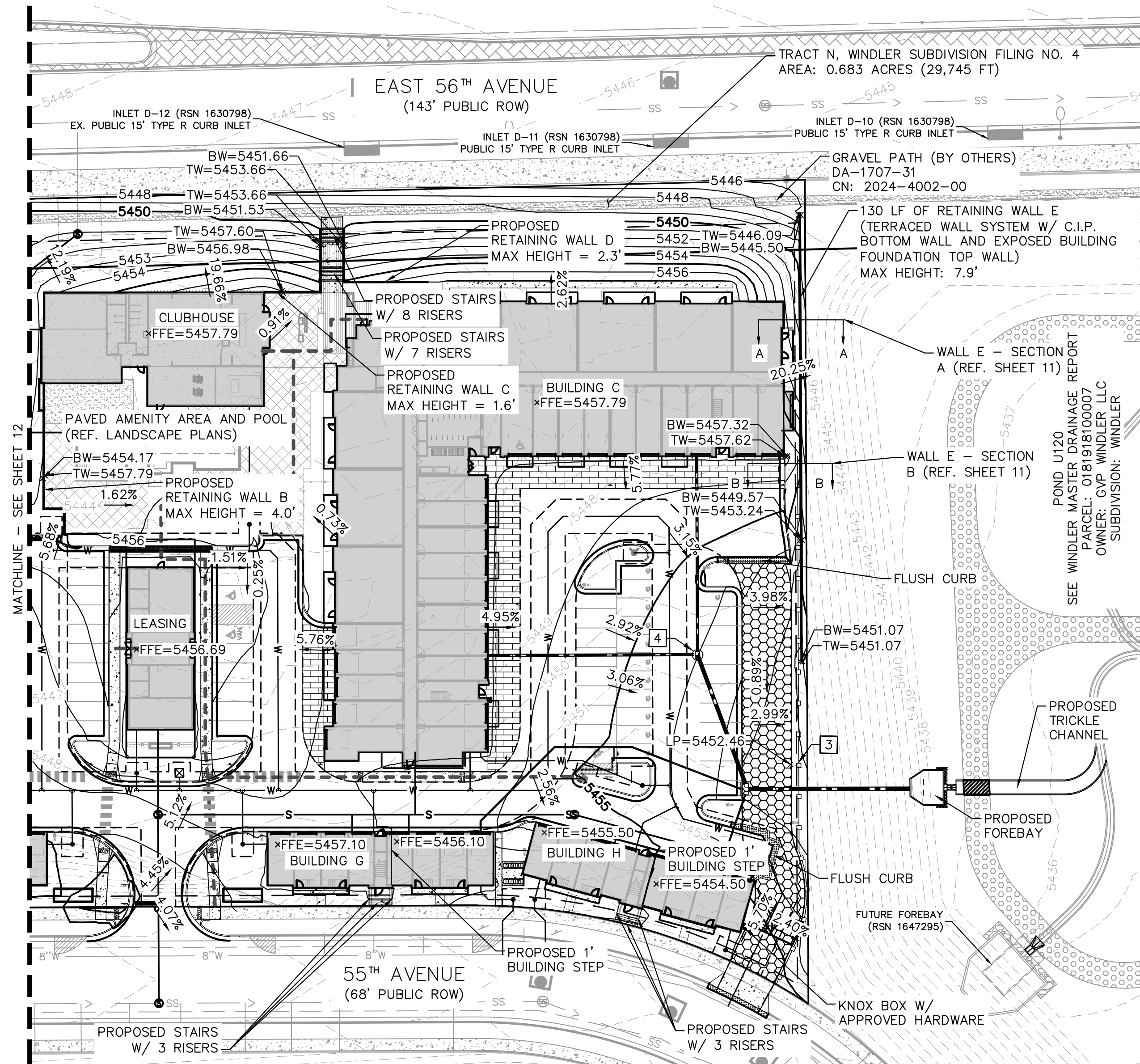
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NOTES

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 - THE RESULTANT GRADE IN ANY DIRECTION WITHIN ACCESSIBLE PARKING AREAS SHALL NOT EXCEED TWO PERCENT
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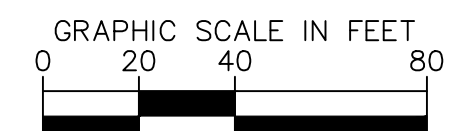
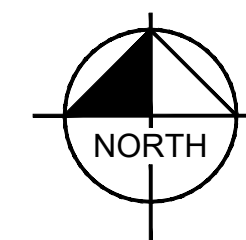


LEGEND

---	PROPERTY LINE
---	EX. EASEMENT LINE
---	PROP. UTILITY EASEMENT
---	PROP. PERM. EASEMENT
---	PROP. ACCESSIBLE PATH
	FDC W. KNOX HARDWARE
	FIRE HYDRANT
	PROP. STORM MANHOLE/INLET
	STORM PIPE
	EX. STORM SEWER
	DRAINAGE SWALE
	EX. MINOR CONTOUR
	EX. MAJOR CONTOUR
	PROP. MINOR CONTOUR
	PROP. MAJOR CONTOUR
	LANDSCAPING
	CONCRETE PAVEMENT
	GARAGE PAVING
	ENTRANCE PAVING
	PROPOSED BUILDING
	FLUSH CURB
	PLANTED PAVER DRIVING SURFACE

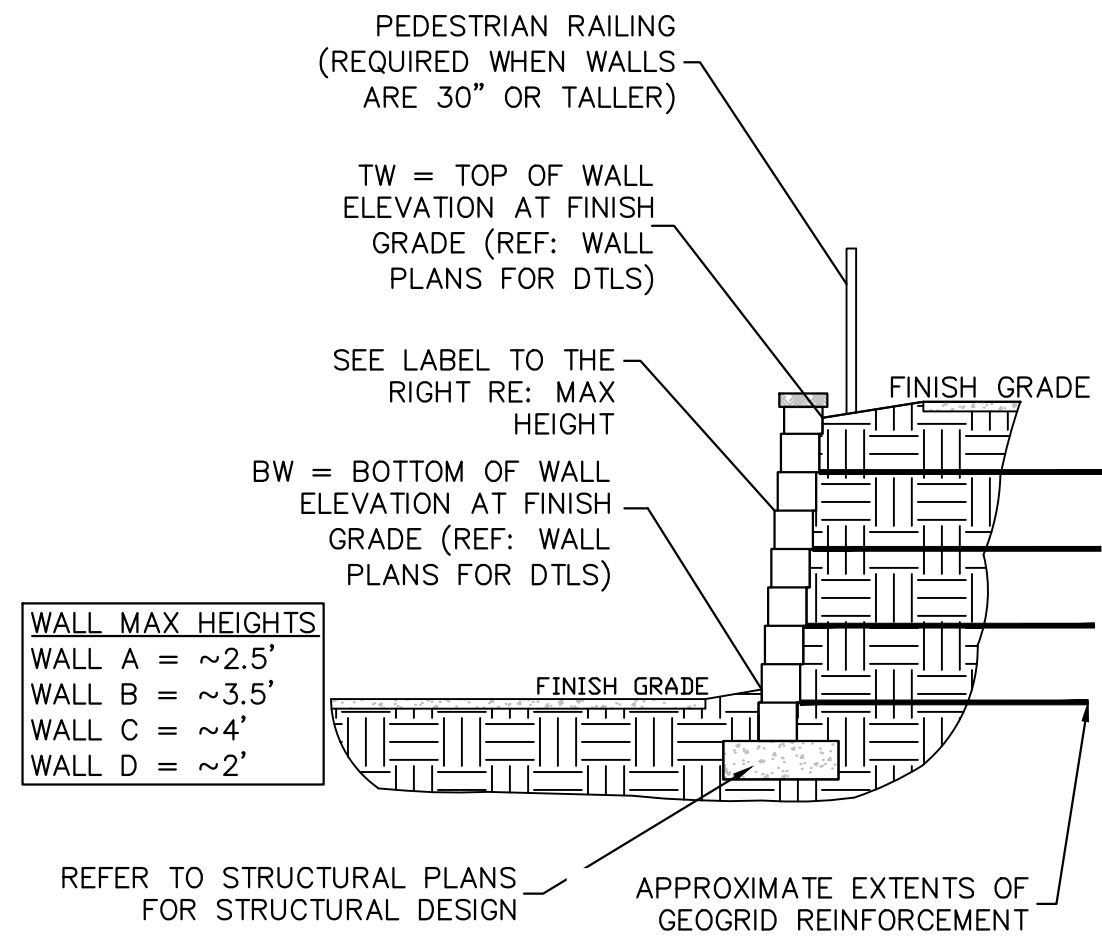
GRADING KEYNOTES

- PRIVATE STORM SEWER PIPE
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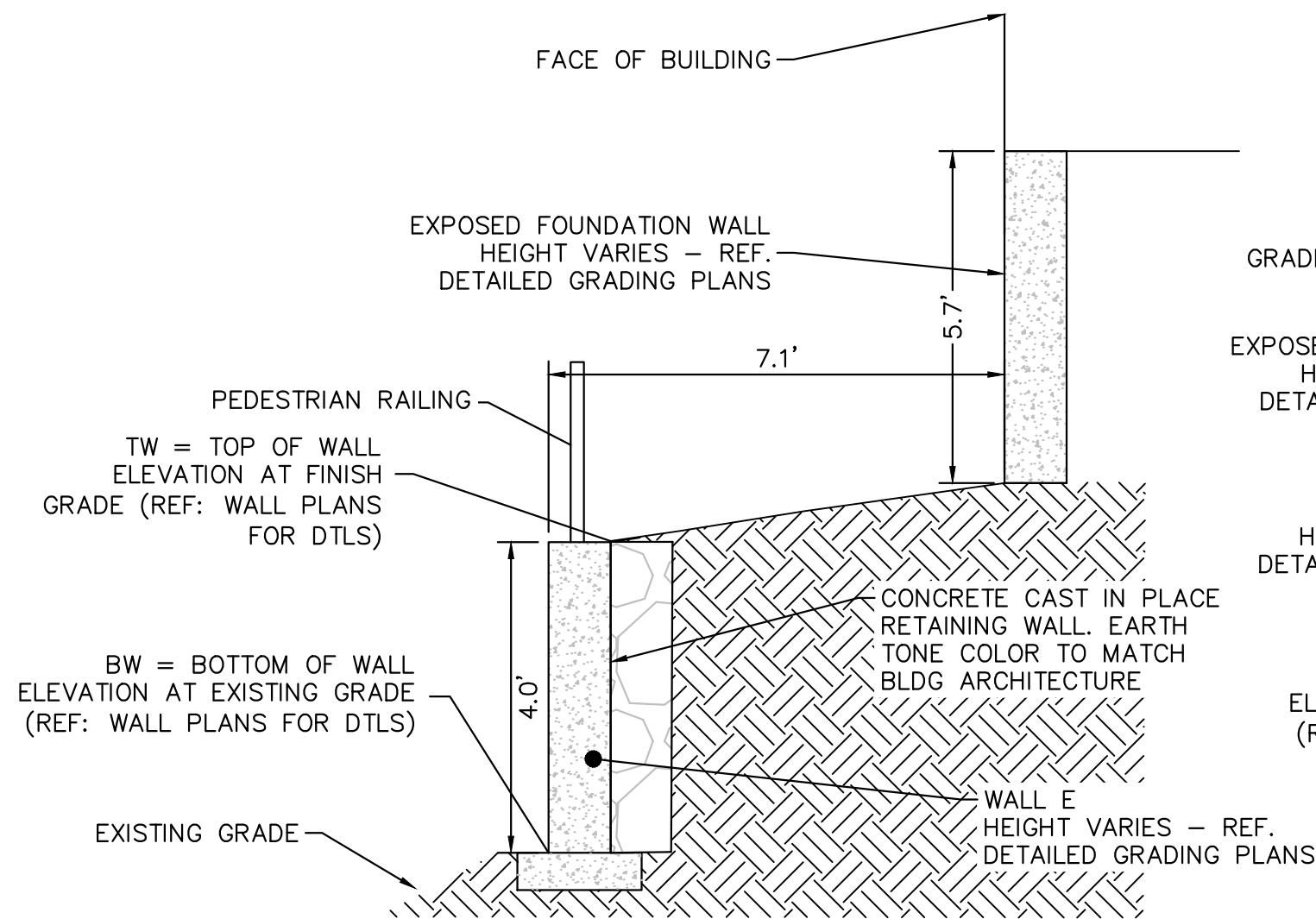


FILE NO.	DATE: 8/7/2024	DESIGNED BY: NMB	DRAWN BY: NMB	CHECKED BY: EUG
PROJECT NO. 196140008	REVOLVE DENALI AT WINDLER CITY OF AURORA, COUNTY OF ADAMS	SITE PLAN DETAILED PRELIMINARY GRADING PLAN	NO.	REVISION
SHEET 13	BY	DATE	APPR	

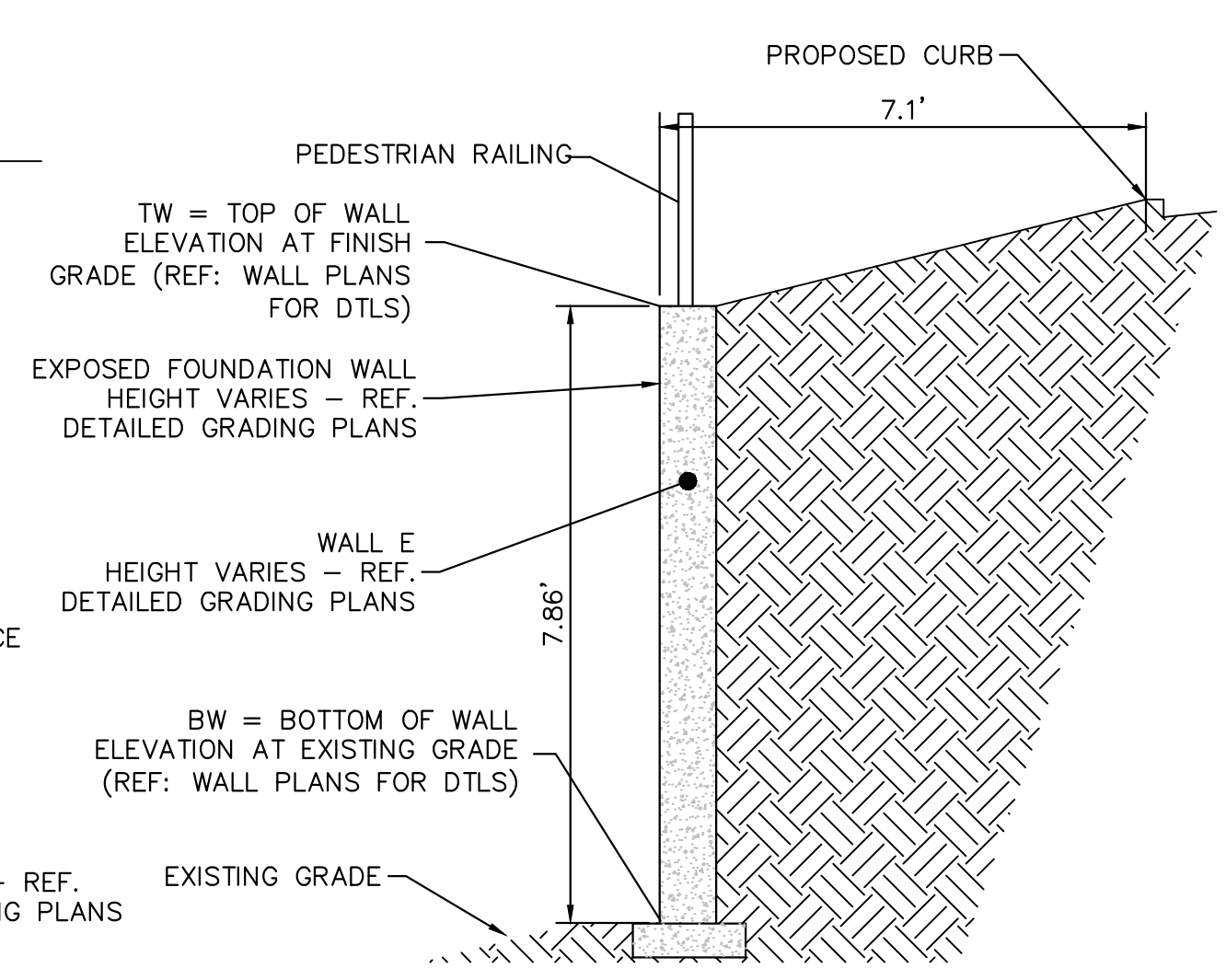
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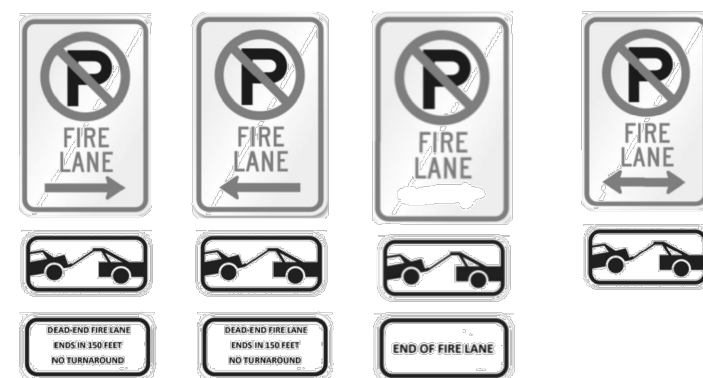
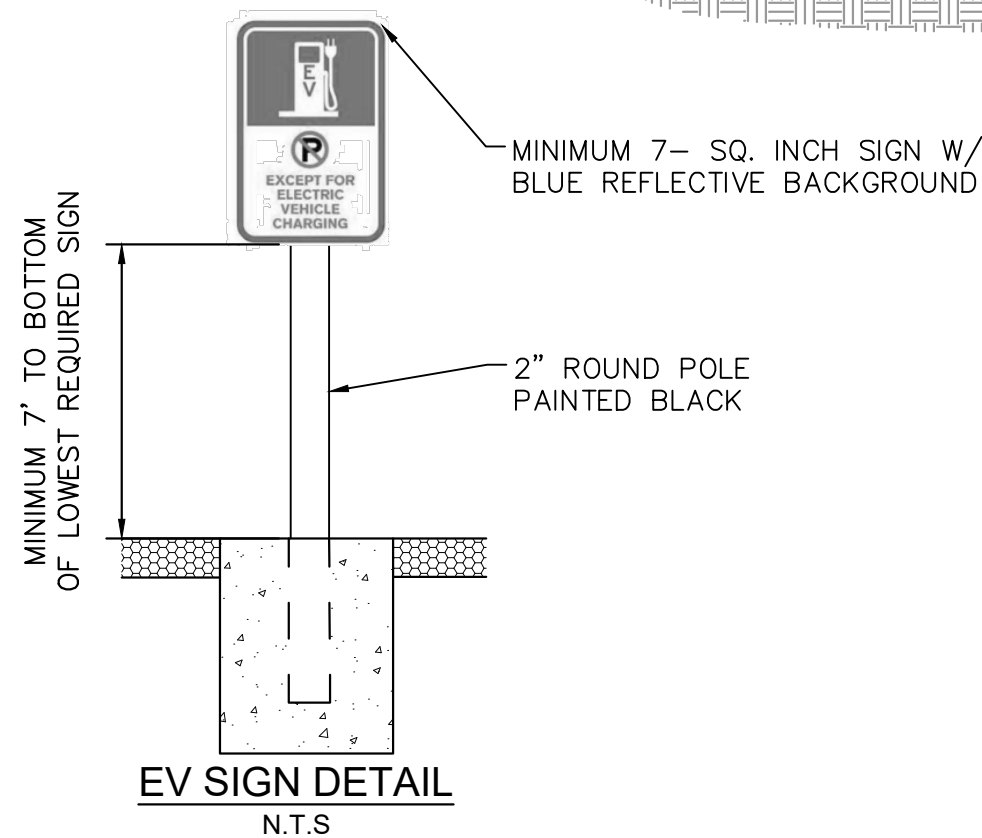
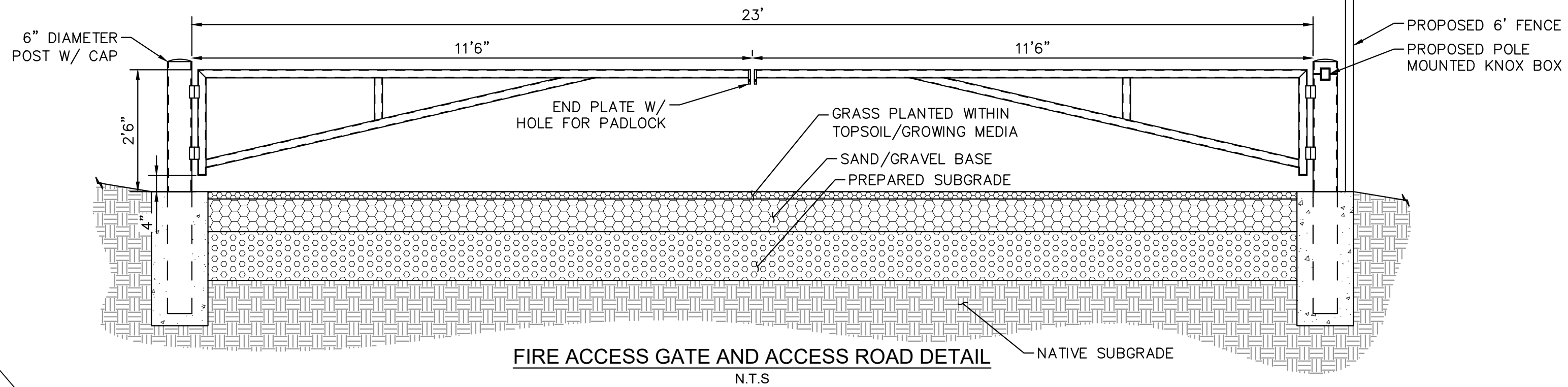
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ELEVATION SECTION
WALLS A-D (FOR INFORMATION ONLY)
NTS



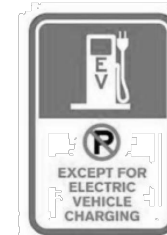
PRIVATE CIP WALL SCHEMATIC
ELEVATION SECTION (A)
WALL E (FOR INFORMATION ONLY)
NTS



PRIVATE BUILDING FOUNDATION WALL
SCHEMATIC ELEVATION SECTION (B)
WALL E (FOR INFORMATION ONLY)
NTS



FIRE LANE SIGN DETAIL



EV SIGN DETAIL



R7-8 ACCESSIBLE PARKING STALL



R1-1 STOP SIGN



Kimley»Horn
KIMLEY-HORN AND ASSOCIATES, INC.
2 North Nevada Avenue, Suite 900
Colorado Springs, Colorado 80903 (719) 453-0180

REVOLVE DENALI AT WINDLER
CITY OF AURORA, COUNTY OF ADAMS
SITE PLAN
DETAILS

DATE: 8/7/2024
DESIGNED BY: NMB
DRAWN BY: NMB
CHECKED BY: EUG

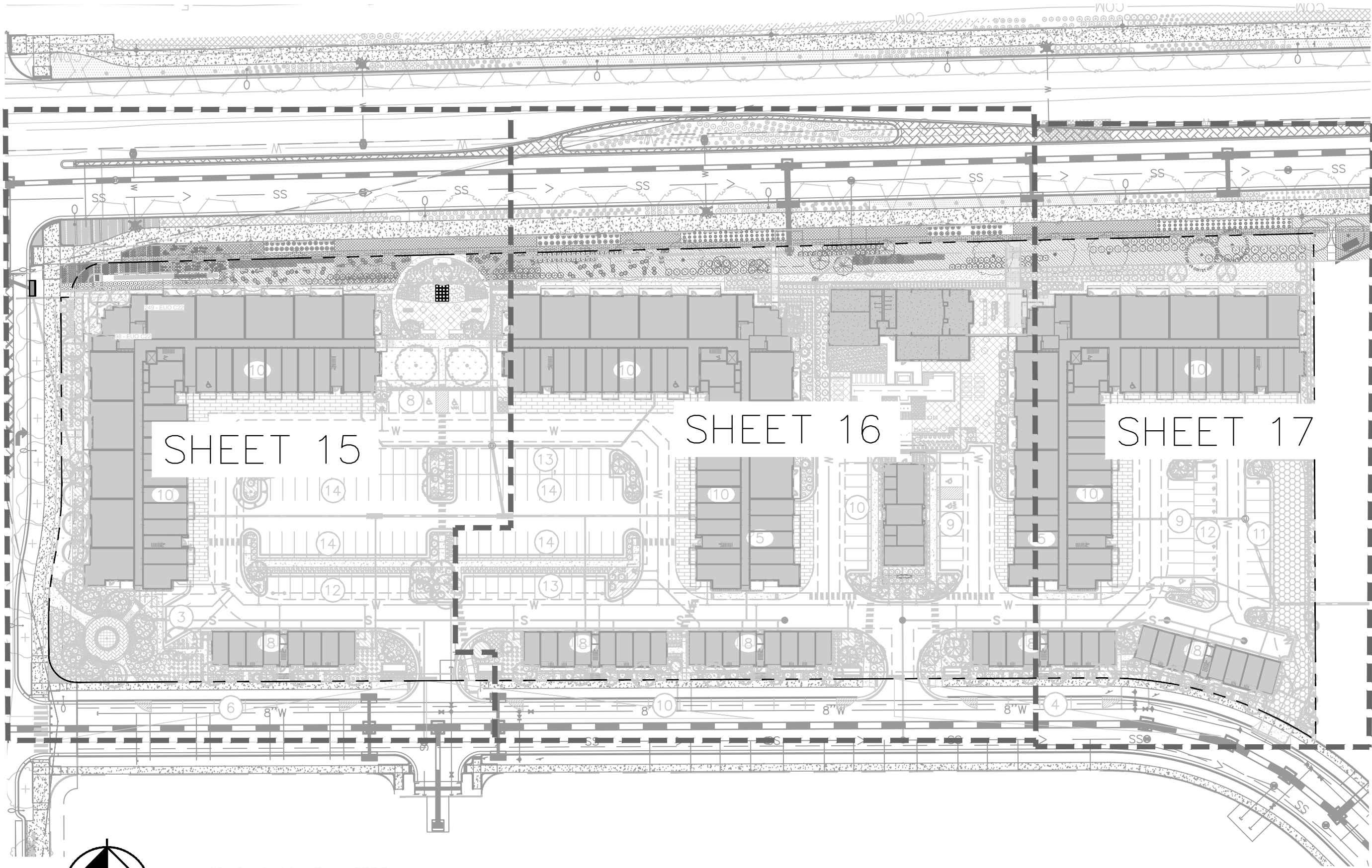
FILE NO.
PROJECT NO.
196140008

SHEET
14

NO.	REVISION	BY	DATE	APPR

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OVERALL LANDSCAPE PLAN



Landscape Plan Sheets	
Sheet Number	Sheet Title
15	OVERALL LANDSCAPE PLAN
16	LANDSCAPE PLAN
17	LANDSCAPE PLAN 2
18	LANDSCAPE PLAN 3
19	LANDSCAPE DETAILS
20	LANDSCAPE NOTES
21	LANDSCAPE NOTES
22	WATER-USE GRAPHIC
23	OPEN SPACE AND AMENITY EXHIBIT

COMMON AREA SITE LANDSCAPING	
TOTAL SITE AREA	274,879 SF
TOTAL LANDSCAPED AND AMENITY AREA SF:	57,036 SF
COMMON AREA PERCENTAGE % REQ/PROV:	20% / 20.7%

TOTAL AMENITY SPACE	
TOTAL AMENITY SPACE	40,846 SF
PATIOS & TERRACES	16,190 SF
TOTAL AMENITY SPACE	57,036 SF

SEE SHEET 23 FOR OPEN SPACE AND AMENITY EXHIBIT

NOTES:
1. PROPOSED EASEMENTS SHALL BE DEDICATED BY SEPARATE DOCUMENT.

PLANT SCHEDULE

SYMBOL	CODE	QTY	BOTANICAL / COMMON NAME
DECIDUOUS TREES			
	AG	16	ACER GRANDIDENTATUM 'HIPZAM' HIGHLAND PARK MAPLE
	AN	5	ACER X FREEMANII 'AUTUMN BLAZE' AUTUMN BLAZE MAPLE
	AP	15	ACER PLATANOIDES 'COLUMNARE' COLUMNAR NORWAY MAPLE
	AT	16	ACER TATARICUM TATARIAN MAPLE
	GS	2	GLEDTISIA TRIACANTHOS INERMIS 'SHADEMASTER' SHADEMASTER HONEY LOCUST
EVERGREEN TREES			
	PB	4	PINUS ARISTATA BRISTLEcone PINE
	PC	1	PICEA PUNGENS COLORADO SPRUCE
	PG	1	PICEA PUNGENS 'GLAUCA' BLUE COLORADO SPRUCE
	PI	29	PINUS NIGRA 'ARNOLD SENTINEL' ARNOLD SENTINEL AUSTRIAN PINE
ORNAMENTAL TREES			
	AS	20	AMELANCHIER ALNIFOLIA SERVICEBERRY
	MS	13	MALLUS X 'SPRING SNOW' SPRING SNOW CRABAPPLE
	SR	3	SYRINGA RETICULATA JAPANESE TREE LILAC CLUMP
SYMBOL	CODE	QTY	BOTANICAL / COMMON NAME
DECIDUOUS SHRUBS			
	AC	223	ARTEMISIA CANA SILVER SAGEBRUSH
	EA	69	EUONYMUS ALATUS 'COMPACTUS' COMPACT BURNING BUSH
	FI	78	FORSYTHIA X INTERMEDIA 'ARNOLD'S DWARF' BORDER FORSYTHIA
	FP	15	FALLUGIA PARADOXA APACHE PLUME
	RA	70	RIBES ALPINUM ALPINE CURRANT
	RG	137	RHUS AROMATICA 'GRO-LOW' GRO-LOW FRAGRANT SUMAC
	RI	129	ROSA X 'MEIBIVERS' LAVENDER MEIDLAND® ROSE
	SE	321	SPIRAEA JAPONICA 'MAGIC CARPET' 'MAGIC CARPET'
	VL	30	VIBURNUM LANTANA 'MOHICAN' MOHICAN WAYFARING TREE
EVERGREEN SHRUBS			
	CS	220	CYTISUS PURGANS 'SPANISH GOLD' SPANISH GOLD BROOM
	JB	41	JUNIPERUS HORIZONTALIS 'BLUE CHIP' BLUE CHIP JUNIPER
	JM	76	JUNIPERUS COMMUNIS 'MONDAP' ALPINE CARPET® COMMON JUNIPER
	PS	69	PINUS MUGO 'SLOWMOUND' SLOWMOUND MUGO PINE
GRASSES			
	BB	578	BOUTELOUA GRACILIS 'BLONDE AMBITION' BLONDE AMBITION BLUE GRAMA
	CA	214	CALAMAGROSTIS X ACUTIFLORA FEATHER REED GRASS
	MR	26	MUHLENBERGIA REVERCHONII 'PUND01' UNDAUNTED® RUBY MUHLY
	NT	133	NASSELLA TENUISSIMA MEXICAN FEATHER GRASS
	SN	88	SORGHASTRUM NUTANS INDIAN GRASS
PERENNIALS			
	BQ	28	SALVIA X SYLVESTRIS 'BLUE QUEEN' BLUE QUEEN SALVIA
	CC	21	ALLIUM SCHOENOPRASUM COMMON CHIVES
	NW	200	NEPETA X FAASSENII 'WALKER'S LOW' WALKER'S LOW CATMINT
	PA	151	PEROVSKIA ATRIPLICIFOLIA RUSSIAN SAGE
	WT	235	WALDSTEINIA TERNATA SIBERIAN BARREN STRAWBERRY
SYMBOL	CODE	QTY	BOTANICAL / COMMON NAME
SHRUB AREAS			
	EUO C22	347	EUONYMUS FORTUNEI 'COLORATUS' PURPLE-LEAF WINTERCREEPER
GROUND COVERS			
	FINES	90 SF	CRUSHER FINES - TAN BREEZE ROCK MULCH
	MULCH	462 SF	CASCADE MULCH WOOD MULCH
	ROCK1	37,462 SF	1-1/2" SADDLEBACK SWIRL ROCK MULCH ROCK MULCH
	SEED	3,094 SF	PBSI NATIVE LAWN MIX 50% BUFFALO GRASS 50% BLUE GRAMA
	SEED B	3,427 SF	TALL NATIVE SEED MIX SEED MIX
	TURF	804 SF	ARTIFICIAL TURF ARTIFICIAL TURF
REFER TO PAGE 19 FOR THE FULL PLANT SCHEDULE INCLUDING WATER RATING			

NOT FOR CONSTRUCTION

REVOLVE DENALI AT WINDLER CITY OF AURORA, COUNTY OF ADAMS		DATE: 6/18/2024	DESIGNED BY: JCP
SITE PLAN		PROJECT NO.	DRAWN BY: AKK
OVERALL LANDSCAPE PLAN		196140008	CHECKED BY: JCP
SHEET		FILE NO.	DATE
15		196140008	15
		BY	APPR
		REVISION	
		NO.	
		DATE	
		BY	
		APPR	

Kimley»Horn

LCM

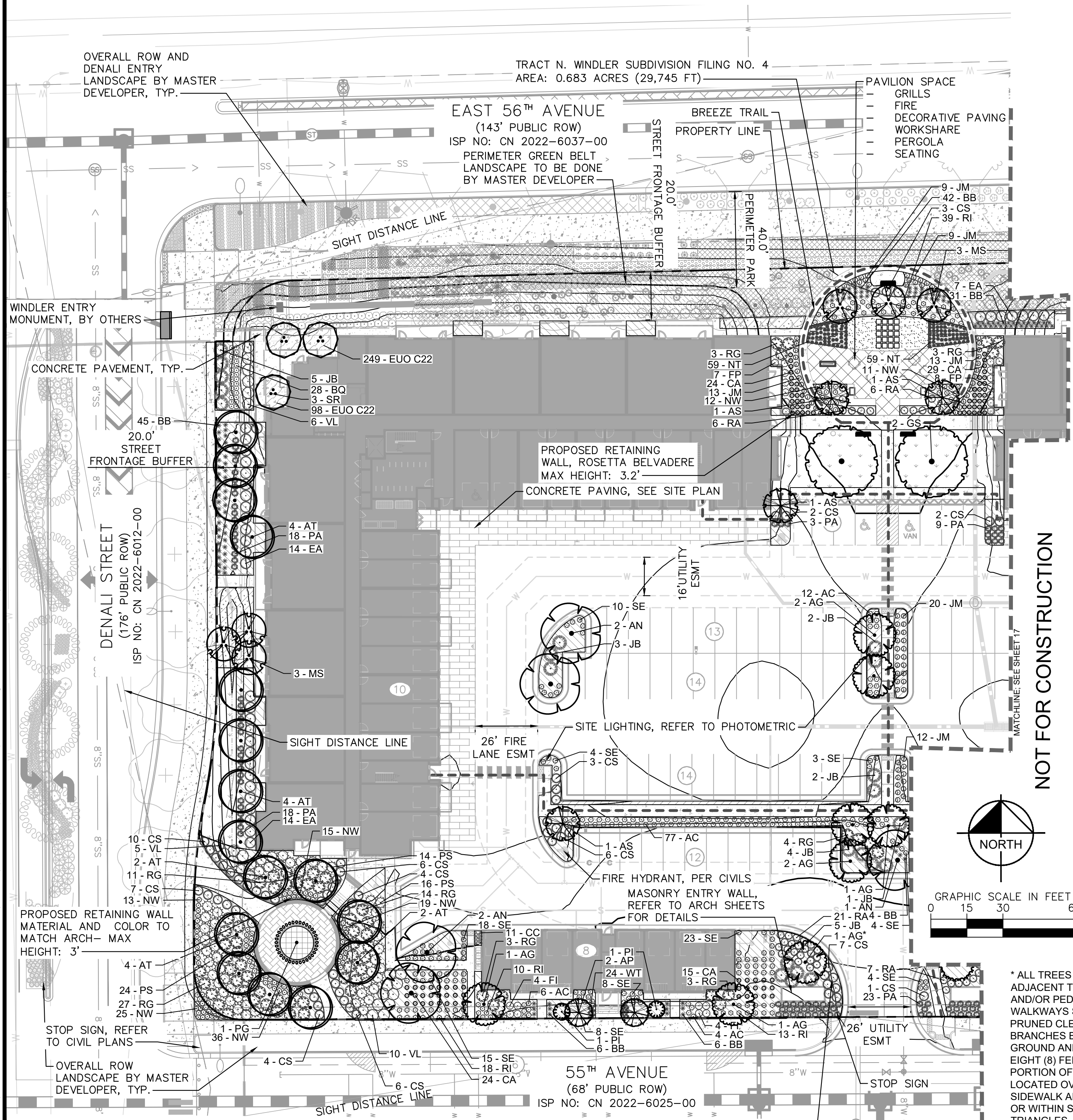
Revolve Denali at Windler
City of Aurora, County of Adams
Site Plan
Overall Landscape Plan

DATE: 6/18/2024
DESIGNED BY: JCP
DRAWN BY: AKK
CHECKED BY: JCP

PROJECT NO.
196140008

SHEET
15





































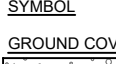
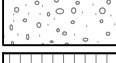
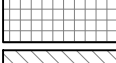
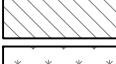
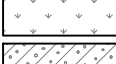
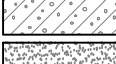
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* ALL TREES PLANTED ADJACENT TO PUBLIC AND/OR PEDESTRIAN WALKWAYS SHALL BE PRUNED CLEAR OF ALL BRANCHES BETWEEN GROUND AND A HEIGHT OF EIGHT (8) FEET FOR THAT PORTION OF THE PLANT LOCATED OVER THE SIDEWALK AND/OR ROAD OR WITHIN SIGHT TRIANGLES.

NOTES:
1. PROPOSED EASEMENTS SHALL BE DEDICATED BY SEPARATE DOCUMENT.

PLANT SCHEDULE

SYMBOL	CODE	QTY	BOTANICAL / COMMON NAME
DECIDUOUS TREES			
	AG	16	ACER GRANDIDENTATUM 'HIPZAM' HIGHLAND PARK MAPLE
	AN	5	ACER X FREEMANII 'AUTUMN BLAZE' AUTUMN BLAZE MAPLE
	AP	15	ACER PLATANOIDES 'COLUMNARE' COLUMNAR NORWAY MAPLE
	AT	16	ACER TATARICUM TATARIAN MAPLE
	GS	2	GLEDITSIA 'TRACANTHOS' INERMIS 'SHADEMASTER' SHADEMASTER HONEY LOCUST
EVERGREEN TREES			
	PB	4	PINUS ARISTATA BRISTLECONE PINE
	PC	1	PICEA PUNGENS COLORADO SPRUCE
	PG	1	PICEA PUNGENS 'GLAUCA' BLUE COLORADO SPRUCE
	PI	29	PINUS NIGRA 'ARNOLD SENTINEL' ARNOLD SENTINEL AUSTRIAN PINE
ORNAMENTAL TREES			
	AS	20	AMELANCHIER ALNIFOLIA SERVICEBERRY
	MS	13	MALUS X 'SPRING SNOW' SPRING SNOW CRABAPPLE
	SR	3	SYRINGA RETICULATA JAPANESE TREE LILAC CLUMP
SYMBOL	CODE	QTY	BOTANICAL / COMMON NAME
DECIDUOUS SHRUBS			
	AC	223	ARTEMISIA CANA SILVER SAGEBRUSH
	EA	69	EUONYMUS ALATUS 'COMPACTUS' COMPACT BURNING BUSH
	FI	78	FORSYTHIA X INTERMEDIA 'ARNOLD'S DWARF' BORDER FORSYTHIA
	FP	15	FALLUGIA PARADOXA APACHE PLUME
	RA	70	RIBES ALPINUM ALPINE CURRANT
	RG	137	RHUS AROMATICA 'GRO-LOW' GRO-LOW FRAGRANT SUMAC
	RI	129	ROSA X 'MEIBIVERS' LAVENDER MEIDLAND® ROSE
	SE	321	SPIRAEA JAPONICA 'MAGIC CARPET' 'MAGIC CARPET'
	VL	30	VIBURNUM LANTANA 'MOHICAN' MOHICAN WAYFARING TREE
EVERGREEN SHRUBS			
	CS	220	CYTISUS PURGANS 'SPANISH GOLD' SPANISH GOLD BROOM
	JB	41	JUNIPERUS HORIZONTALIS 'BLUE CHIP' BLUE CHIP JUNIPER
	JM	76	JUNIPERUS COMMUNIS 'MONDAP' ALPINE CARPET® COMMON JUNIPER
	PS	69	PINUS MUGO 'SLOWMOUND' SLOWMOUND MUGO PINE
GRASSES			
	BB	578	BOUTELOUA GRACILIS 'BLONDE AMBITION' BLONDE AMBITION BLUE GRAMA
	CA	214	CALAMAGROSTIS X ACUTIFLORA FEATHER REED GRASS
	MR	26	MUHLENBERGIA REVERCHONII 'PUND01S' UNDAUNTED® RUBY MUHLY
	NT	133	NASSELLA TENUISSIMA MEXICAN FEATHER GRASS
	SN	88	SORGHASTRUM NUTANS INDIAN GRASS
PERENNIALS			
	BQ	28	SALVIA X SYLVESTRIS 'BLUE QUEEN' BLUE QUEEN SALVIA
	CC	21	ALLIUM SCHOENOPRASUM COMMON CHIVES
	NW	200	NEPETA X FAASSENII 'WALKER'S LOW' WALKER'S LOW CATMINT
	PA	151	PEROVSKIA ATRIPLICIFOLIA RUSSIAN SAGE
	WT	235	WALDSTEINIA TERNATA SIBERIAN BARREN STRAWBERRY
SYMBOL	CODE	QTY	BOTANICAL / COMMON NAME
SHRUB AREAS			
	EUO C22	347	EUONYMUS FORTUNEI 'COLORATUS' PURPLE-LEAF WINTERCREEPER
GROUND COVERS			
	FINES	90 SF	CRUSHER FINES - TAN BREEZE ROCK MULCH
	MULCH	462 SF	CASCADE MULCH WOOD MULCH
	ROCK1	37,462 SF	1-1/2" SADDLEBACK SWIRL ROCK MULCH ROCK MULCH
	SEED	3,094 SF	PBSI NATIVE LAWN MIX 50% BUFFALO GRASS 50% BLUE GRAMA
	SEED B	3,427 SF	TALL NATIVE SEED MIX SEED MIX
	TURF	804 SF	ARTIFICIAL TURF ARTIFICIAL TURF
REFER TO PAGE 19 FOR THE FULL PLANT SCHEDULE INCLUDING WATER RATING			

Kimley»Horn

WIMLEY-HORN AND ASSOCIATES, INC.
2144 North Academy Avenue
Colorado Springs, Colorado 80903 (719) 453-0180

REVOLVE DENALI AT WINDLER
CITY OF AURORA, COUNTY OF ADAMS

DATE: 6/18/2024
DESIGNED BY: JCP
DRAWN BY: AKK
CHECKED BY: JCP

FILE NO.
PROJECT NO.
196140008

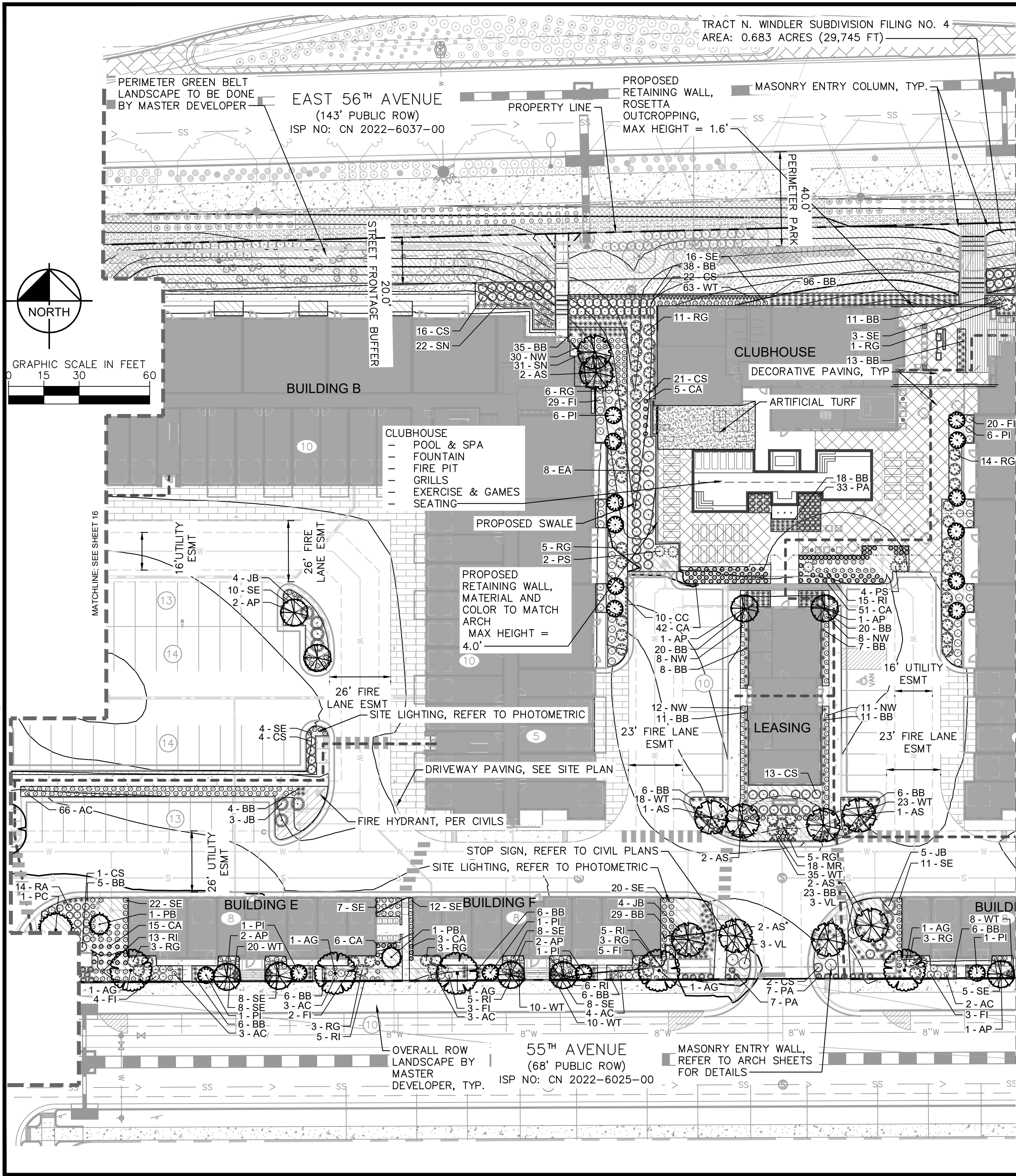
SHEET
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LANDSCAPE PLAN

BY DATE APPR

REVISION NO.

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NOTES:
1. PROPOSED EASEMENTS SHALL BE DEDICATED BY SEPARATE DOCUMENT.

* ALL TREES PLANTED ADJACENT TO PUBLIC AND/OR PEDESTRIAN WALKWAYS SHALL BE PRUNED CLEAR OF ALL BRANCHES BETWEEN GROUND AND A HEIGHT OF EIGHT (8) FEET FOR THAT PORTION OF THE PLANT LOCATED OVER THE SIDEWALK AND/OR ROAD OR WITHIN SIGHT TRIANGLES.

PLANT SCHEDULE			
SYMBOL	CODE	QTY	BOTANICAL / COMMON NAME
DECIDUOUS TREES			
	AG	16	ACER GRANDIDENTATUM 'HIPZAM' HIGHLAND PARK MAPLE
	AN	5	ACER X FREEMANII 'AUTUMN BLAZE' AUTUMN BLAZE MAPLE
	AP	15	ACER PLATANOIDES 'COLUMNARE' COLUMNAR NORWAY MAPLE
	AT	16	ACER TATARICUM TATARIAN MAPLE
	GS	2	GLEDTISIA TRIACANTHOS INERMIS 'SHADEMASTER' SHADEMASTER HONEY LOCUST
EVERGREEN TREES			
	PB	4	PINUS ARISTATA BRISTLECONE PINE
	PC	1	PICEA PUNGENS COLORADO SPRUCE
	PG	1	PICEA PUNGENS 'GLAUCAL' BLUE COLORADO SPRUCE
	PI	29	PINUS NIGRA 'ARNOLD SENTINEL' ARNOLD SENTINEL AUSTRIAN PINE
ORNAMENTAL TREES			
	AS	20	AMELANCHIER ALNIFOLIA SERVICEBERRY
	MS	13	MALUS X 'SPRING SNOW' SPRING SNOW CRABAPPLE
	SR	3	SYRINGA RETICULATA JAPANESE TREE LILAC CLUMP
SYMBOL	CODE	QTY	BOTANICAL / COMMON NAME
DECIDUOUS SHRUBS			
	AC	223	ARTEMISIA CANA SILVER SAGEBRUSH
	EA	69	EUONYMUS ALATUS 'COMPACTUS' COMPACT BURNING BUSH
	FI	78	FORSYTHIA X INTERMEDIA 'ARNOLD'S DWARF' BORDER FORSYTHIA
	FP	15	FALLUGIA PARADOXA APACHE PLUME
	RA	70	RIBES ALPINUM ALPINE CURRANT
	RG	137	RHUS AROMATICA 'GRO-LOW' GRO-LOW FRAGRANT SUMAC
	RI	129	ROSA X 'MEIBIVERS' LAVENDER MEIDLAND® ROSE
	SE	321	SPIRAEA JAPONICA 'MAGIC CARPET' 'MAGIC CARPET'
	VL	30	VIBURNUM LANTANA 'MOHICAN' MOHICAN WAYFARING TREE
EVERGREEN SHRUBS			
	CS	220	CYTISUS PURGANS 'SPANISH GOLD' SPANISH GOLD BROOM
	JB	41	JUNIPERUS HORIZONTALIS 'BLUE CHIP' BLUE CHIP JUNIPER
	JM	76	JUNIPERUS COMMUNIS 'MONDAP' ALPINE CARPET® COMMON JUNIPER
	PS	69	PINUS MUGO 'SLOWMOUND' SLOWMOUND MUGO PINE
GRASSES			
	BB	578	BOUTELOUA GRACILIS 'BLONDE AMBITION' BLONDE AMBITION BLUE GRAMA
	CA	214	CALAMAGROSTIS X ACUTIFLORA FEATHER REED GRASS
	MR	26	MUEHLBERGIA REVERCHONII 'PUND01S' UNDAUNTED® RUBY MUHLY
	NT	133	NASSELLA TENUISSIMA MEXICAN FEATHER GRASS
	SN	88	SORGHASTRUM NUTANS INDIAN GRASS
PERENNIALS			
	BQ	28	SALVIA X SYLVESTRIS 'BLUE QUEEN' BLUE QUEEN SALVIA
	CC	21	ALLIUM SCHOENOPRASUM COMMON CHIVES
	NW	200	NEPETA X FAASSENII 'WALKER'S LOW' WALKER'S LOW CATMINT
	PA	151	PEROVSKIA ATRIPLICIFOLIA RUSSIAN SAGE
	WT	235	WALDSTEINIA TERNATA SIBERIAN BARREN STRAWBERRY
SYMBOL	CODE	QTY	BOTANICAL / COMMON NAME
SHRUB AREAS			
	EUO C22	347	EUONYMUS FORTUNEI 'COLORATUS' PURPLE-LEAF WINTERCREEPER
SYMBOL	CODE	QTY	BOTANICAL / COMMON NAME
GROUND COVERS			
	FINES	90 SF	CRUSHER FINES - TAN BREEZE ROCK MULCH
	MULCH	462 SF	CASCADE MULCH WOOD MULCH
	ROCK1	37,462 SF	1-1/2" SADDLEBACK SWIRL ROCK MULCH ROCK MULCH
	SEED	3,094 SF	PBSI NATIVE LAWN MIX 50% BUFFALO GRASS 50% BLUE GRAMA
	SEED B	3,427 SF	TALL NATIVE SEED MIX SEED MIX
	TURF	804 SF	ARTIFICIAL TURF ARTIFICIAL TURF

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WILEY-HORN AND ASSOCIATES, INC.
2140 K. Ave., Suite 300
Colorado Springs, Colorado 80903 (719) 453-0180

REVOLVE DENALI AT WINDLER
CITY OF AURORA, COUNTY OF ADAMS
SITE PLAN
LANDSCAPE PLAN 2










DATE: 6/18/2024
DESIGNED BY: JCP
DRAWN BY: AKK
CHECKED BY: JCP





FILE NO.
PROJECT NO.
196140008


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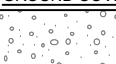
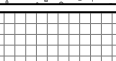

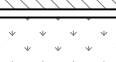
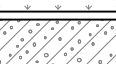
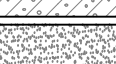
SYMBOL	CODE	QTY	BOTANICAL / COMMON NAME
DECIDUOUS TREES			
	AG	16	ACER GRANDIDENTATUM 'HIPZAM' HIGHLAND PARK MAPLE
	AN	5	ACER X FREEMANII 'AUTUMN BLAZE' AUTUMN BLAZE MAPLE
	AP	15	ACER PLATANOIDES 'COLUMNARE' COLUMNAR NORWAY MAPLE
	AT	16	ACER TATARICUM TATARIAN MAPLE
	GS	2	GLEDITZIA TRIACANTHOS INERMIS 'SHADEMASTER' SHADEMASTER HONEY LOCUST
EVERGREEN TREES			
	PB	4	PINUS ARISTATA BRISTLECONE PINE
	PC	1	PICEA PUNGENS COLORADO SPRUCE
	PG	1	PICEA PUNGENS 'GLAUCA' BLUE COLORADO SPRUCE
	PI	29	PINUS NIGRA 'ARNOLD SENTINEL' ARNOLD SENTINEL AUSTRIAN PINE
ORNAMENTAL TREES			
	AS	20	AMELANCHIER ALNIFOLIA SERVICEBERRY
	MS	13	MALUS X 'SPRING SNOW' SPRING SNOW CRABAPPLE
	SR	3	SYRINGA RETICULATA JAPANESE TREE LILAC CLUMP

<u>SYMBOL</u>	<u>CODE</u>	<u>QTY</u>	<u>BOTANICAL / COMMON NAME</u>
<u>DECIDUOUS SHRUBS</u>			
	AC	223	ARTEMISIA CANA SILVER SAGEBRUSH
	EA	69	EUNONYMUS ALATUS 'COMPACTUS' COMPACT BURNING BUSH
	FI	78	FORSYTHIA X INTERMEDIA 'ARNOLD'S DWARF' BORDER FORSYTHIA
	FP	15	FALLUGIA PARADOXA APACHE PLUME
	RA	70	RIBES ALPINUM ALPINE CURRANT
	RG	137	RHUS AROMATICA 'GRO-LOW' GRO-LOW FRAGRANT SUMAC
	RE	129	ROSA X 'MEIBIVERS' LAVENDER MEIDLAND® ROSE
	SE	321	SPIRAEA JAPONICA 'MAGIC CARPET' 'MAGIC CARPET'
	VL	30	VIBURNUM LANTANA 'MOHICAN' MOHICAN WAYFARING TREE


EVERGREEN SHRUBS			
	CS	220	CYTISUS PURGANS 'SPANISH GOLD' SPANISH GOLD BROOM
	JB	41	JUNIPERUS HORIZONTALIS 'BLUE CHIP' BLUE CHIP JUNIPER
	JM	76	JUNIPERUS COMMUNIS 'MONDAP' ALPINE CARPET® COMMON JUNIPER
	PS	69	PINUS MUGO 'SLOWMOUND' SLOWMOUND MUGO PINE
GRASSES			
	BB	578	BOULEAU GRACILIS 'BLONDE AMBITION' BLONDE AMBITION BLUE GRAMA
	CA	214	CALAMAGROSTIS X ACUTIFLORA FEATHER REED GRASS
	MR	26	MUHLENBERGIA REVERCHONII 'PUND01' UNDAUNTED® RUBY MUHLY
	NT	133	NASSELLA TENUISSIMA MEXICAN FEATHER GRASS
	SN	88	SORGHASTRUM NUTANS INDIAN GRASS

<u>PERENNIALS</u>			
	BQ	28	SALVIA X SYLVESTRIS 'BLUE QUEEN' BLUE QUEEN SALVIA
	CC	21	ALLIUM SCHOENOPRASUM COMMON CHIVES
	NW	200	NEPETA X FAASSENII 'WALKER'S LOW' WALKER'S LOW CATMINT
	PA	151	PEROVSKIA ATRIPLICIFOLIA RUSSIAN SAGE
	WT	235	WALDSTEINIA TERNATA SIBERIAN BARREN STRAWBERRY

<u>SYMBOL</u>	<u>CODE</u>	<u>QTY</u>	<u>BOTANICAL / COMMON NAME</u>
SHRUB AREAS			
	EUO C22	347	EUONYMUS FORTUNEI 'COLORATUS' PURPLE-LEAF WINTERCREEPER

<u>SYMBOL</u>	<u>CODE</u>	<u>QTY</u>	<u>BOTANICAL / COMMON NAME</u>
GROUND COVERS			
	FINES	90 SF	CRUSHER FINES - TAN BREEZE ROCK MULCH
	MULCH	462 SF	CASCADE MULCH WOOD MULCH
	ROCK1	37,462 SF	1-1/2" SADDLEBACK SWIRL ROCK MULCH ROCK MULCH
	SEED	3,094 SF	PBSI NATIVE LAWN MIX 50% BUFFALO GRASS 50% BLUE GRAMA
	SEED B	3,427 SF	TALL NATIVE SEED MIX SEED MIX
	TURF	804 SF	ARTIFICIAL TURF ARTIFICIAL TURF

REFER TO PAGE 19 FOR THE FULL PLANT SCHEDULE INCLUDING WATER RATINGS

SHEET 18	FILE NO.	DATE: 6/18/2024		REVOLVE DENALI AT WINDLER CITY OF AURORA, COUNTY OF ADAMS SITE PLAN LANDSCAPE PLAN 3	 Kimley»»Horn <small>KIMLEY-HORN AND ASSOCIATES, INC. 2 North Nevada Ave, Suite 900 Colorado Springs, Colorado 80903 (719) 453-0180</small>					
		PROJECT NO. 196140008	DESIGNED BY: JCP							
	DRAWN BY: AKK									
	CHECKED BY: JCP									
									NO.	REVISION

Kimley»Horn
KIMLEY-HORN AND ASSOCIATES, INC.

LCM
ARCHITECTS

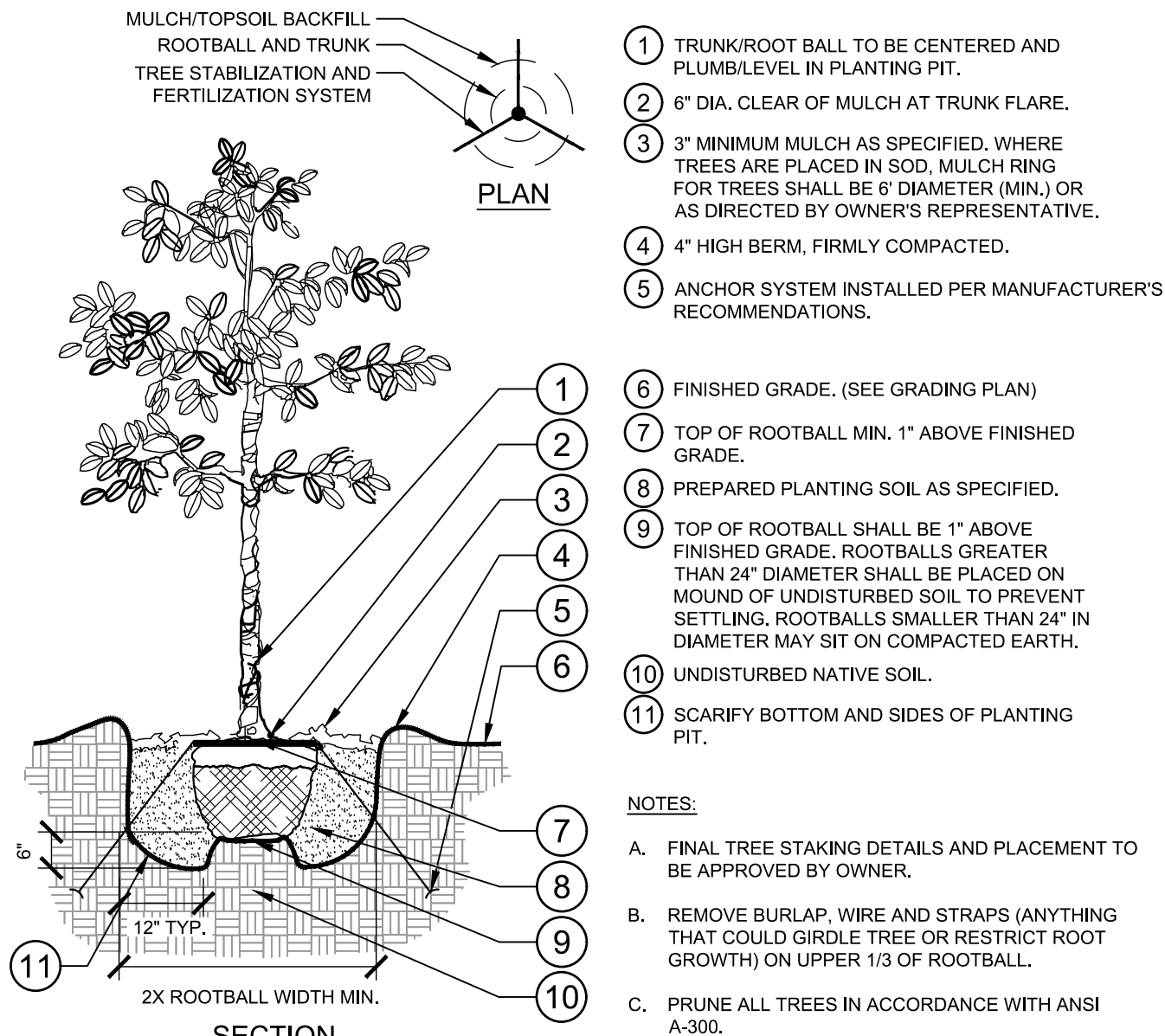
REVOLVE DENALI AT WINDLER
CITY OF AURORA, COUNTY OF ADAMS
SITE PLAN
LANDSCAPE PLAN 3

DATE: 6/18/2024
DESIGNED BY: JCP
DRAWN BY: AKK
CHECKED BY: JCP

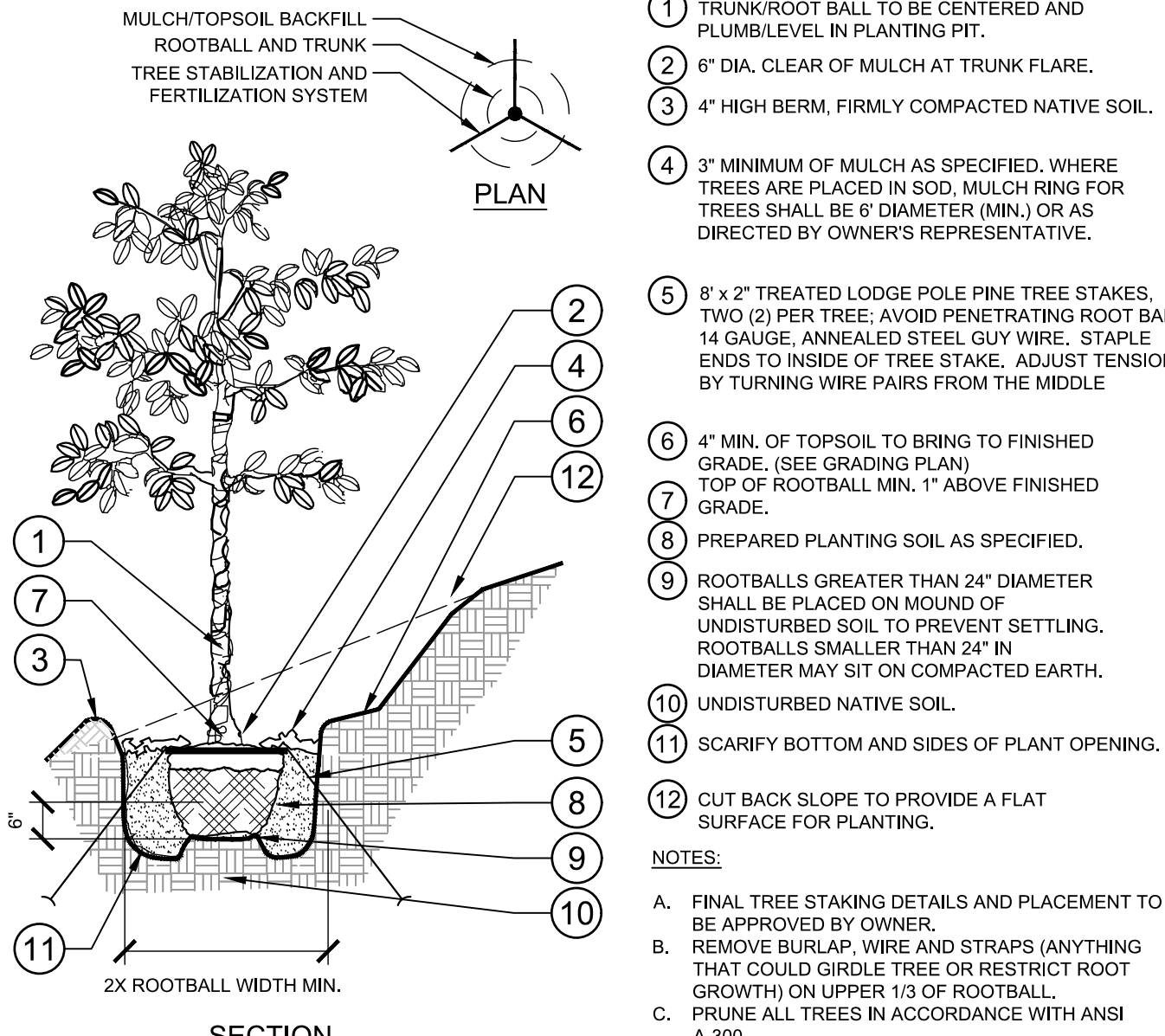
FILE NO.	PROJECT NO. 196140008
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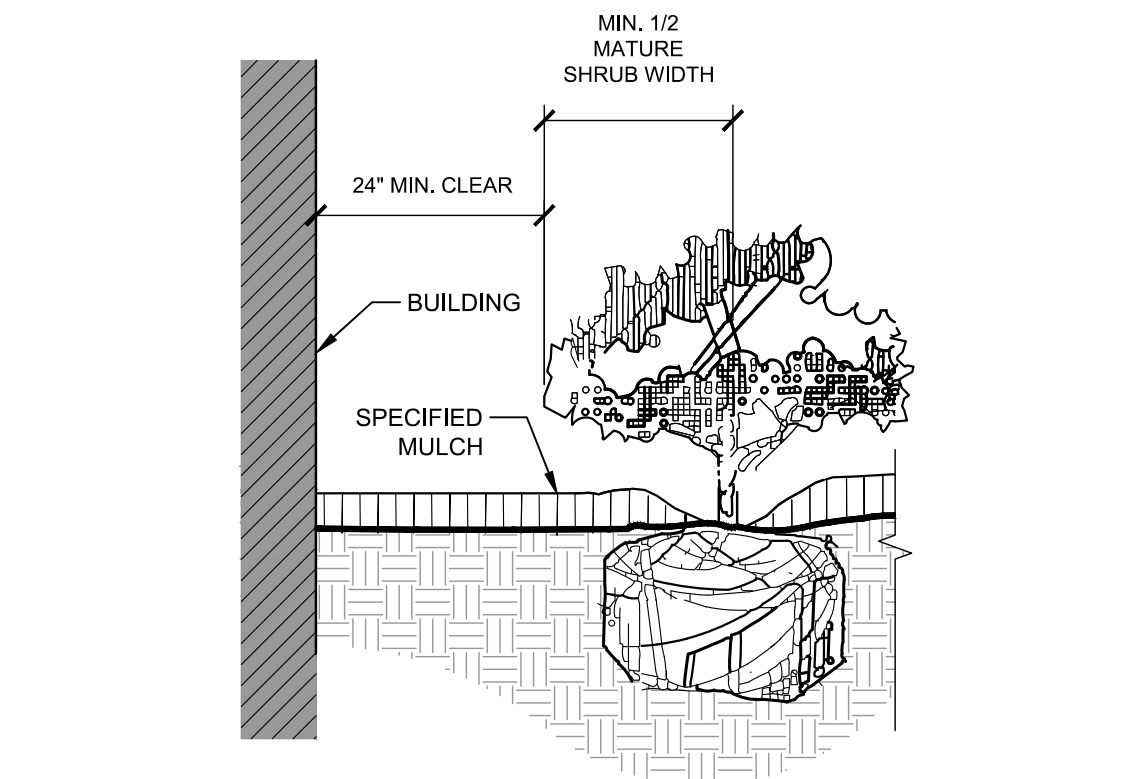
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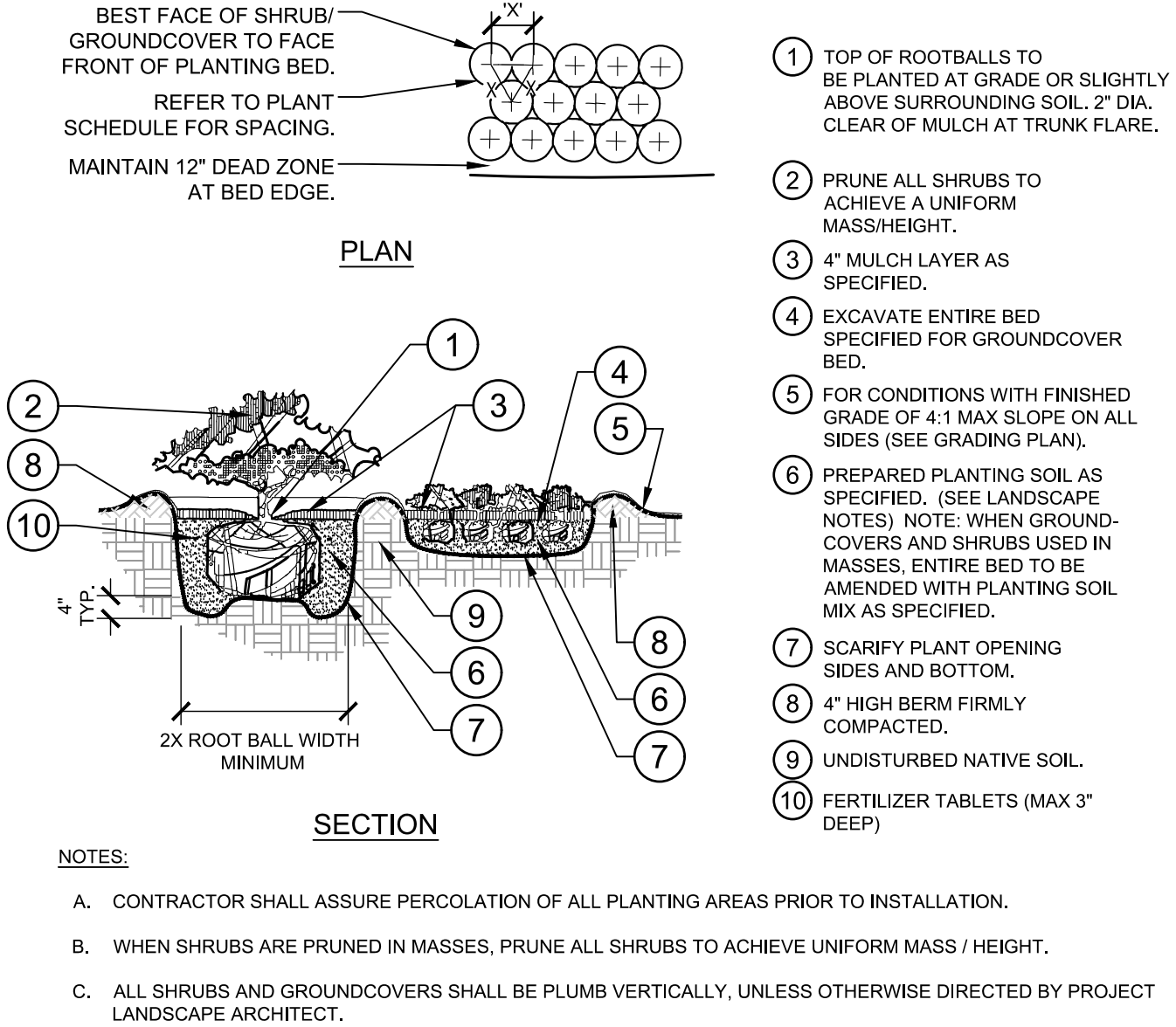
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SECTION / PLAN NTS



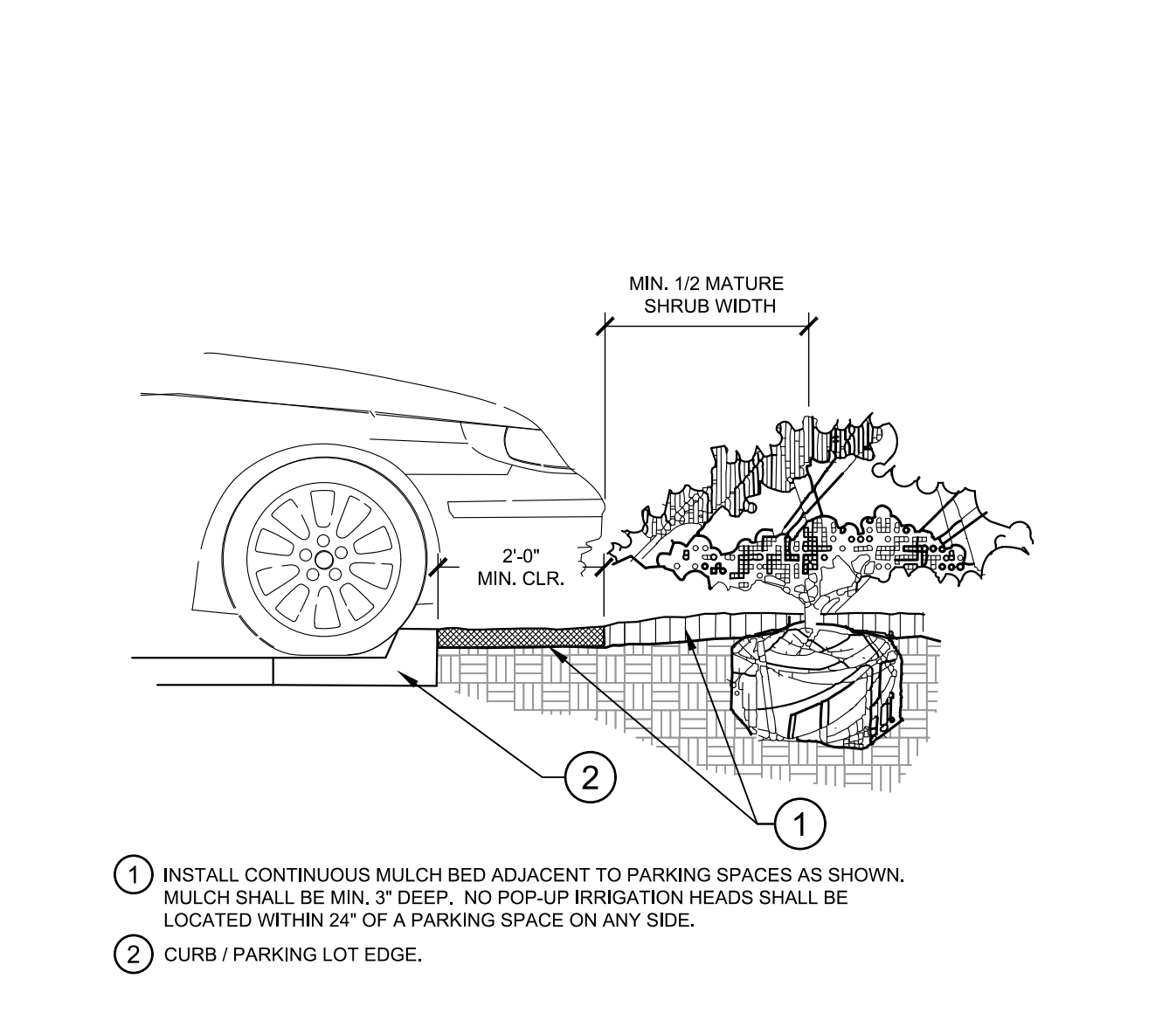
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SECTION / PLAN NTS



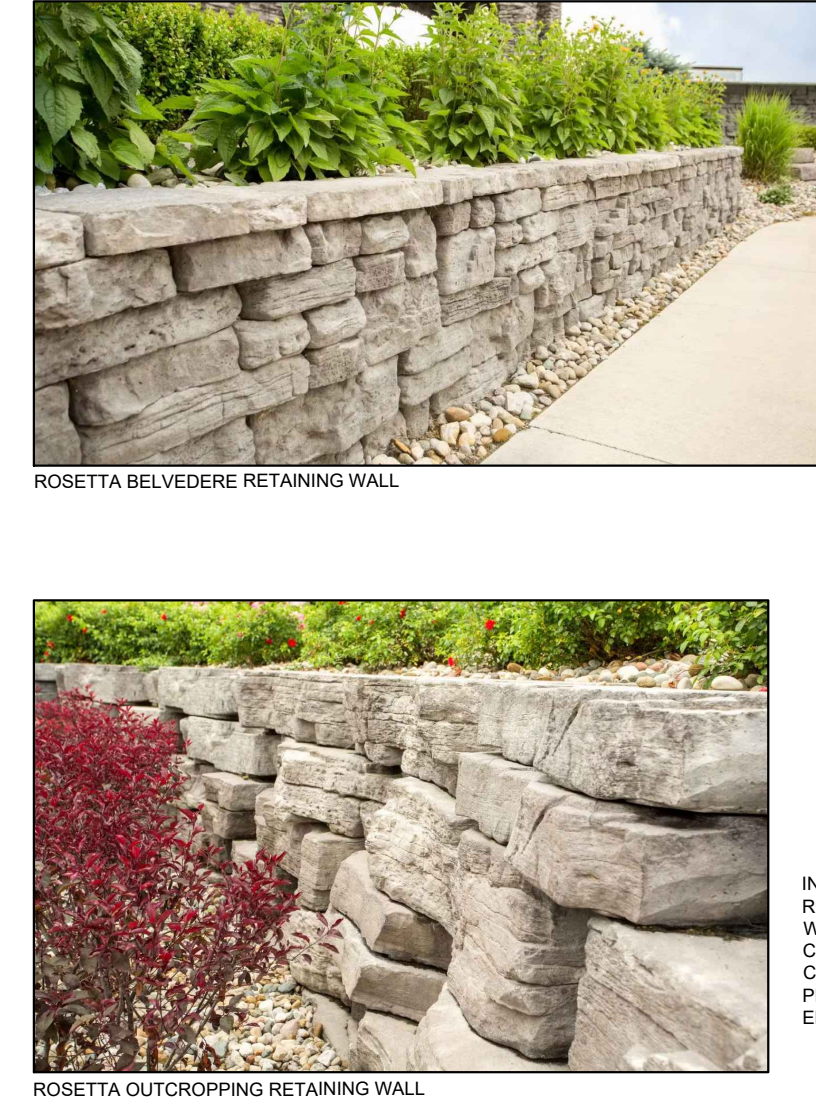
3 PLANTINGS ADJACENT TO BUILDINGS
SECTION NTS



4 SHRUB/GROUNDCOVER PLANTING
SECTION / PLAN NTS



5 PARKING SPACE/CURB PLANTING
SECTION NTS



6 ROSETTA RETAINING WALL
DETAIL

INFORMATION:
ROSETTA HARDSCAPE
WEBSITE: ROSETTAHARDSCAPE.COM
CONTACT:
CHRIS MOCK
PHONE: 720-505-1613
EMAIL: CHRIS.MOCK@BASALITE.COM

NOT FOR CONSTRUCTION

FILE NO.	PROJECT NO.	SHEET
196140008	196140008	19
DATE: 6/18/2024	DESIGNED BY: JCP	DATE: 6/18/2024
	DRAWN BY: AKK	
	CHECKED BY: JCP	
REVOLVE DENALI AT WINDLER	CITY OF AURORA, COUNTY OF ADAMS	APPR
	SITE PLAN	BY
	LANDSCAPE DETAILS	REVISION
		NO.
		DATE
		APPR

Kimley»Horn

WINLEY HORN AND ASSOCIATES, INC.
2140 North Academy Avenue
Colorado Springs, Colorado 80903 (719) 453-0180

LCM

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PLANT SCHEDULE

SYMBOL	CODE	QTY	BOTANICAL / COMMON NAME	CONT. SIZE	SIZE/CAL.	WIDTH	HEIGHT	WATER USE
DECIDUOUS TREES								
	AG	16	ACER GRANDIDENTATUM 'HIPZAM' HIGHLAND PARK MAPLE	B & B	2.5" CAL MIN	20'-25'	30'-40'	X
	AN	5	ACER X FREEMANII 'AUTUMN BLAZE' AUTUMN BLAZE MAPLE	B & B	2.5" CAL MIN	30'-40'	40'-50'	XX
	AP	15	ACER PLATANOIDES 'COLUMNARE' COLUMNAR NORWAY MAPLE	B & B	2.5" CAL MIN	15'-20'	30'-50'	XX
	AT	16	ACER TATARICUM TATARIAN MAPLE	B & B	2.5" CAL MIN	15'-20'	15'-20'	XX
	GS	2	GLEDITSIA TRIACANTHOS INERMIS 'SHADEMASTER' SHADEMASTER HONEY LOCUST	B & B	2.5" CAL MIN	30'-40'	40'-50'	XX
EVERGREEN TREES								
	PB	4	PINUS ARISTATA BRISTLECONE PINE	B & B	6' HT.	10'-15'	20'-30'	X
	PC	1	PICEA PUNGENS COLORADO SPRUCE	B & B	6' HT.	20'-30'	40'-50'	XX
	PG	1	PICEA PUNGENS 'GLAUCA' BLUE COLORADO SPRUCE	B & B	14'-16" HGT.	20'-30'	40'-50'	XX
	PI	29	PINUS NIGRA 'ARNOLD SENTINEL' ARNOLD SENTINEL AUSTRIAN PINE	B & B	6' HGT.	5'-7'	20'-25'	XX
ORNAMENTAL TREES								
	AS	20	AMELANCHIER ALNIFOLIA SERVICEBERRY	B & B	1.5" CAL MIN	15'-25'	15'-25'	XX
	MS	13	MALUS X 'SPRING SNOW' SPRING SNOW CRABAPPLE	B & B	1.5" CAL MIN	15'-25'	15'-25'	XX
	SR	3	SYRINGA RETICULATA JAPANESE TREE LILAC CLUMP	B & B	8' HGT.	12'-15'	15'-20'	XX
SYMBOL	CODE	QTY	BOTANICAL / COMMON NAME	CONT. SIZE	SPACING	WIDTH	HEIGHT	WATER USE
DECIDUOUS SHRUBS								
	AC	223	ARTEMISIA CANA SILVER SAGEBRUSH	5 GAL	SEE PLAN	2'-3'	1'-5'	X
	EA	69	EUONYMUS ALATUS 'COMPACTUS' COMPACT BURNING BUSH	5 GAL	SEE PLAN	6'-8'	6'-8'	XX
	FI	78	FORSYTHIA X INTERMEDIA 'ARNOLD'S DWARF' BORDER FORSYTHIA	5 GAL	SEE PLAN	2'-4'	3'-6'	X
	FP	15	FALLUGIA PARADOXA APACHE PLUME	5 GAL	SEE PLAN	3'-6'	3'-6'	X
	RA	70	RIBES ALPINUM ALPINE CURRANT	5 GAL	SEE PLAN	3'-6'	3'-6'	XX
	RG	137	RHUS AROMATICA 'GRO-LOW' GRO-LOW FRAGRANT SUMAC	5 GAL	SEE PLAN	6'-8'	2'-3'	X
	RI	129	ROSA X 'MEIBIVERS' LAVENDER MEIDILAND® ROSE	5 GAL	SEE PLAN	2'-3'	4'-6'	XX
	SE	321	SPIRAEA JAPONICA 'MAGIC CARPET' 'MAGIC CARPET'	5 GAL	SEE PLAN	1'-2'	1'-2'	XX
	VL	30	VIBURNUM LANTANA 'MOHICAN' MOHICAN WAYFARING TREE	5 GAL	SEE PLAN	6'-8'	6'-8'	X
EVERGREEN SHRUBS								
	CS	220	CYTISUS PURGANS 'SPANISH GOLD' SPANISH GOLD BROOM	5 GAL	SEE PLAN	4'-6'	3'-4'	X
	JB	41	JUNIPERUS HORIZONTALIS 'BLUE CHIP' BLUE CHIP JUNIPER	5 GAL	SEE PLAN	6'-8'	10'-12"	XX
	JM	76	JUNIPERUS COMMUNIS 'MONDAP' ALPINE CARPET® COMMON JUNIPER	5 GAL	SEE PLAN	2'-3'	8"-12"	XX
	PS	69	PINUS MUGO 'SLOWMOUND' SLOWMOUND MUGO PINE	5 GAL	SEE PLAN	5'-7'	3'-5'	XX
GRASSES								
	BB	578	BOUTELOUA GRACILIS 'BLONDE AMBITION' BLONDE AMBITION BLUE GRAMA	1 GAL	SEE PLAN	1'-2'	1'-2'	X
	CA	214	CALAMAGROSTIS X ACUTIFLORA FEATHER REED GRASS	1 GAL	SEE PLAN	1'-2'	4'-5'	XX
	MR	26	MUHLENBERGIA REVERCHONII 'PUND01S' UNDAUNTED® RUBY MUHLY	1 GAL	SEE PLAN	18"-24"	20"-30"	X
	NT	133	NASSELLA TENUISSIMA MEXICAN FEATHER GRASS	1 GAL	SEE PLAN	1'-2'	2'-3'	X
	SN	88	SORGHASTRUM NUTANS INDIAN GRASS	1 GAL	SEE PLAN	3'-4'	3'-5'	X
PERENNIALS								
	BQ	28	SALVIA X SYLVESTRIS 'BLUE QUEEN' BLUE QUEEN SALVIA	1 GAL	SEE PLAN	12"-18"	18"-24"	X
	CC	21	ALLIUM SCHOENOPRASUM COMMON CHIVES	1 GAL	SEE PLAN	8"-12"	12"-18"	XX
	NW	200	NEPETA X FAASSENII 'WALKER'S LOW' WALKER'S LOW CATMINT	1 GAL	SEE PLAN	2'-3'	1'-2'	X
	PA	151	PEROVSKIA ATRIPLICIFOLIA RUSSIAN SAGE	1 GAL	SEE PLAN	3'-4'	3'-4'	X
	WT	235	WALDSTEINIA TERNATA SIBERIAN BARREN STRAWBERRY	1 GAL	SEE PLAN	1'-2'	6"-12"	XX

SYMBOL	CODE	QTY	BOTANICAL / COMMON NAME	CONT	SPACING	WIDTH	HEIGHT	WATER USE
SHRUB AREAS								
	EUO C22	347	EUONYMUS FORTUNEI 'COLORATUS' PURPLE-LEAF WINTERCREEPER	1 GAL	12" OC			XX
SYMBOL	CODE	QTY	BOTANICAL / COMMON NAME	TYPE	INSTALL RATE	WEED FABRIC	MFR.	
GROUND COVERS								
	FINES	90 SF	CRUSHER FINES - TAN BREEZE ROCK MULCH	ROCK MULCH				PIONEER SAND
	MULCH	462 SF	CASCADE MULCH WOOD MULCH	WOOD MULCH				C&C SAND
	ROCK1	37,462 SF	1-1/2" SADDLEBACK SWIRL ROCK MULCH ROCK MULCH	ROCK MULCH				
	SEED	3,094 SF	PBSI NATIVE LAWN MIX 50% BUFFALO GRASS 50% BLUE GRAMA	SEED				
	SEED B	3,427 SF	TALL NATIVE SEED MIX SEED MIX	SEED				
	TURF	804 SF	ARTIFICIAL TURF ARTIFICIAL TURF	TURF				

A. CITY OF AURORA LANDSCAPE REFERENCE MANUAL STANDARD LANDSCAPE NOTES

- SOIL PREPARATION NOTES: ALL SEED, SHRUB, ORNAMENTAL GRASS AND PERENNIAL PLANTING AREAS ARE TO RECEIVE ORGANIC SOIL PREPARATION PRIOR TO PLANTING. THREE CUBIC YARDS OF CLASS I COMPOST SHALL BE PROVIDED FOR EVERY 1,000 SQUARE FEET OF LANDSCAPE AREA. ALL LANDSCAPE AREAS SHALL BE TILLED TO A MINIMUM DEPTH OF 6". FOUR CUBIC YARDS OF ORGANIC MATERIAL PER 1,000 SF OF AREA IS REQUIRED TO OBTAIN A LAWN PERMIT.
- FREESTANDING LIGHTS CONSIST OF EXISTING STREET LIGHTS ALONG 56TH AVENUE, 55TH AVENUE, AND DENALI ROAD OR NEW PARKING LOT LIGHTS WITHIN THE SITE. REF. CIVIL FOR DETAILS. REF. MEP FOR WIRING PLANS.
- SURFACE MATERIAL FOR WALKS SHALL BE CONCRETE WITH LIGHT BROOM FINISH. VEHICULAR DRIVEWAYS AND PARKING LOTS SHALL BE ASPHALT WITH CONCRETE CURBS (REF. CIVIL). PEDESTRIAN PLAZAS SHALL BE CONCRETE, PAVERS, COMPACTED BREEZE, OR ARTIFICIAL TURF PER THE PLANS.
- ALL UTILITY EASEMENT SHALL REMAIN UNOBSTRUCTED AND FULLY ACCESSIBLE ALONG THEIR ENTIRE LENGTH FOR MAINTENANCE EQUIPMENT ENTRY.
- THE DEVELOPER, HIS SUCCESSORS AND ASSIGNS, SHALL BE RESPONSIBLE FOR INSTALLATION, MAINTENANCE AND REPLACEMENT OF ALL LANDSCAPING MATERIALS SHOWN OR INDICATED ON THE APPROVED SITE PLAN OR LANDSCAPE PLAN ON FILE IN THE PLANNING DEPARTMENT. ALL LANDSCAPING WILL BE INSTALLED AS DELINEATED ON THE PLAN, PRIOR TO ISSUANCE OF CERTIFICATES OF OCCUPANCY.
- ALL LANDSCAPED AREAS AND PLANT MATERIAL, EXCEPT FOR NON-IRRIGATED NATIVE, RESTORATIVE, AND DRYLAND GRASS AREAS THAT COMPLY WITH REQUIREMENTS FOUND IN SEC. 146-1429 AND/OR SEC. 146-1435 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.

B. GENERAL LANDSCAPE NOTES

- WOOD MULCH AND ROCK MULCH INSTALLED IN SHRUB, ORNAMENTAL GRASS, AND PERENNIAL PLANTING BEDS SHALL BE AS DESCRIBED IN THE PLANT SCHEDULE. WEED FABRIC SHALL BE INSTALLED AT A MINIMUM DEPTH OF 4" PRIOR TO APPLYING MULCH. CONTRACTOR SHALL SUBMIT A 1-GALLON BAG SAMPLE OF ALL PROPOSED MULCH TYPES TO THE LANDSCAPE ARCHITECT FOR APPROVAL PRIOR TO INSTALLATION.
- ALL PLANTS THAT ARE PLANTED WITHIN ROCK MULCH, NATIVE SEED AREAS, AND TURF AREAS SHALL BE PROVIDED WITH A RING OF WOOD MULCH AS DESCRIBED BELOW. COLOR AND TYPE OF WOOD MULCH SHALL BE PER THE PLANT SCHEDULE.
 - TREES - 48" DIAMETER RING OF WOOD MULCH
 - 5 GALLON SHRUBS - 24" DIAMETER
 - PERENNIALS AND GRASSES LESS THAN 5 GALLONS - 18" DIAMETER
- CONTRACTOR SHALL NOT MAKE SUBSTITUTIONS AND/OR FIELD CHANGES WITHOUT PRIOR CITY APPROVAL.
- THE SEPARATION REQUIREMENTS FROM FIRE DEPARTMENT CONNECTIONS AND FIRE HYDRANTS MUST MEET BOTH LIFE SAFETY (TYPICALLY 3-FEET AND NO MATERIAL GREATER THAN 2 FEET IN HEIGHT) AND LANDSCAPING REQUIREMENTS.
- LANDSCAPING MATERIAL CANNOT BE OMITTED OR REDUCED BASED ON THE INSTALLATION OF A FIRE HYDRANT WITHIN A PARKING LOT ISLAND OR PLANT BED. IT IS RECOMMENDED THAT THE ISLAND OR PLANT BED BE CONSTRUCTED LARGE ENOUGH TO ADEQUATELY ACCOMMODATE BOTH LANDSCAPING MATERIAL AND FIRE HYDRANTS IN ORDER TO COMPLY WITH ALL CITY STANDARDS.
- ALL PROPOSED LANDSCAPING WITHIN SIGHT DISTANCE TRIANGLES SHALL BE IN COMPLIANCE WITH COA ROADWAY SPECIFICATION, SECTION 4.04.2.10

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FILE NO.

PROJECT NO.
196140008

SHEET
20

DATE: 6/18/2024
DESIGNED BY: JCP
DRAWN BY: AKK
CHECKED BY: JCP

REVOLVE DENALI AT WINDLER
CITY OF AURORA, COUNTY OF ADAMS
SITE PLAN
LANDSCAPE NOTES

Kimley»Horn

WINLEY HORN AND ASSOCIATES, INC.
2140 North 1st Avenue, Suite 200
Colorado Springs, Colorado 80903 (719) 453-0180

LCM
LANDSCAPE CONSULTING MANAGER

NO.

REVISION

BY

DATE

APPR

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CITY OF AURORA LANDSCAPE ORDINANCE
REQUIREMENTS

BUILDING PERIMETER LANDSCAPE TABLE					
BUILDING	BUILDING PERIMETER LANDSCAPE DESCRIPTION	LENGTH	TREES REQUIRED/PROVIDED	TALL SHRUBS REQUIRED/PROVIDED	REGULAR SHRUBS REQUIRED/PROVIDED
A	NORTH ELEVATION	576			
	5% TREES (MIX OF EVERGREEN DECIDUOUS)		7 / 7		
	15% TALL SHRUBS			33 / 33	
	80% OTHER SHRUBS				279 / 279
A	WEST ELEVATION	215			
	5% TREES (MIX OF EVERGREEN/DECIDUOUS)		3 / 3		
	15% TALL SHRUBS			8 / 8	
	80% OTHER SHRUBS				43 / 43
B	NORTH ELEVATION	434			
	5% TREES (MIX OF EVERGREEN DECIDUOUS)		7 / 7		
	15% TALL SHRUBS			20 / 20	
	80% OTHER SHRUBS				104 / 104
C	NORTH ELEVATION	434			
	5% TREES (MIX OF EVERGREEN DECIDUOUS)		7 / 7		
	15% TALL SHRUBS			20 / 20	
	80% OTHER SHRUBS				104 / 104
D	SOUTH ELEVATION	105			
	5% TREES (MIX OF EVERGREEN DECIDUOUS)		2 / 6		
	15% TALL SHRUBS			4 / 8	
	80% OTHER SHRUBS				21 / 21
E	SOUTH ELEVATION	105			
	5% TREES (MIX OF EVERGREEN DECIDUOUS)		2 / 6		
	15% TALL SHRUBS			4 / 8	
	80% OTHER SHRUBS				21 / 21
F	SOUTH ELEVATION	105			
	5% TREES (MIX OF EVERGREEN DECIDUOUS)		2 / 6		
	15% TALL SHRUBS			4 / 8	
	80% OTHER SHRUBS				21 / 21
G	SOUTH ELEVATION	105			
	5% TREES (MIX OF EVERGREEN DECIDUOUS)		2 / 6		
	15% TALL SHRUBS			4 / 8	
	80% OTHER SHRUBS				21 / 21
H	SOUTH ELEVATION	105			
	5% TREES (MIX OF EVERGREEN DECIDUOUS)		2 / 6		
	15% TALL SHRUBS			4 / 8	
	80% OTHER SHRUBS				21 / 21

COMMON AREA SITE LANDSCAPING	
TOTAL SITE AREA	274,879 SF
TOTAL LANDSCAPED AND AMENITY AREA SF:	57,036 SF
COMMON AREA PERCENTAGE % REQ/PROV:	20% / 20.7%

TOTAL AMENITY SPACE	
TOTAL AMENITY SPACE	
PATIOS & TERRACES	
TOTAL AMENITY SPACE	

CITY OF AURORA LANDSCAPE SETBACKS AND BUFFERS			
STREET NAME OR BOUNDARY:	56TH AVE	DENALI ST	55TH AVE
ZONE DISTRICT BOUNDARY:	NO	NO	YES
STREET CLASSIFICATION:	ARTERIAL	COLLECTOR	LOCAL
SETBACK DEPTH REQUIRED / PROVIDED:	20' / 20'	20' / 20'	N/A
LINEAR FOOTAGE:	888'	307'	1320'
TREE/SHRUB PER FEET REQ.:	1 TREE PER 40 LF, 10 SHRUBS PER 40 LF	1 TREE PER 40 LF, 10 SHRUBS PER 40 LF	1 TREE PER 40 LF, 10 SHRUBS PER 40 LF
NUMBER OF TREES REQ. / PROV.	20 / 34	14 / 14	33 / 40
EVERGREEN TREES REQ. / PROV.	N/A	N/A	N/A
SHRUB REQ. / PROV.	230 / 300	80 / 110	330 / 527
OPAQUE SCREEN REQ. / PROV.	N/A	N/A	
PLANT ABBREVIATION DENOTED ON PLAN:	FSA	DS	FFA

WINDLER STREET TREE LANDSCAPE REQUIREMENTS			
STREET NAME OR BOUNDARY:	56TH AVE	DENALI ST	55TH AVE
ZONE DISTRICT BOUNDARY:	NO	NO	YES
STREET CLASSIFICATION:	ARTERIAL	COLLECTOR	LOCAL
SETBACK DEPTH REQUIRED / PROVIDED:	20' / 20'	20' / 20'	
LINEAR FOOTAGE:	888'	307'	
TREE PER FEET REQ.:	1 TREE PER 30 LF	1 TREE PER 30 LF	
NUMBER OF TREES REQ. / PROV.	22 / 34	8 / 8	21 / 21
EVERGREEN TREES REQ. / PROV.	N/A	N/A	
SHRUB REQ. / PROV.	300 / 300	110 / 110	
OPAQUE SCREEN REQ. / PROV.	N/A	N/A	
PLANT ABBREVIATION DENOTED ON PLAN:	FSA	DS	FFA

NON-RESIDENTIAL BUILDING PERIMETER LANDSCAPING		
BUILDING:	CLUBHOUSE	LEASING
BUILDING ELEVATION LF:	251 LF	146 LF
1 TREE EQUIVALENT PER 40 LF - REQUIRED/PROVIDED:	7/ 7	5 / 6
TREE EQUIVALENT REQ. / PROV.:	0 / 237	0 / 18
PLANT ABBREVIATION DENOTED ON PLAN:	CB	LO

WINDLER PARKING LOT LANDSCAPING REQUIREMENTS	
NUMBER OF PARKING ISLANDS:	25
SHADE TREES REQ. / PROV.:	50 / 50
SHRUBS REQ. / PROV.:	300 / 300
LENGTH OF BERM OR FENCE REQ. / PROV.:	N/A
PLANT ABBREVIATION DENOTED ON PLAN:	PL

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REVOLVE DENALI AT WINDLER
CITY OF AURORA, COUNTY OF ADAMS
SITE PLAN
LANDSCAPE NOTES

LCM
LANDSCAPE CONSULTANTS, INC.

Kimley»Horn

KIMLEY-HORN AND ASSOCIATES, INC.
2111 North Academy Avenue
Colorado Springs, Colorado 80903 (719) 453-0180

NO.

REVISION

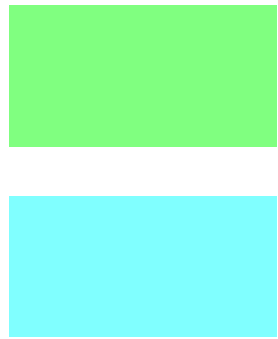
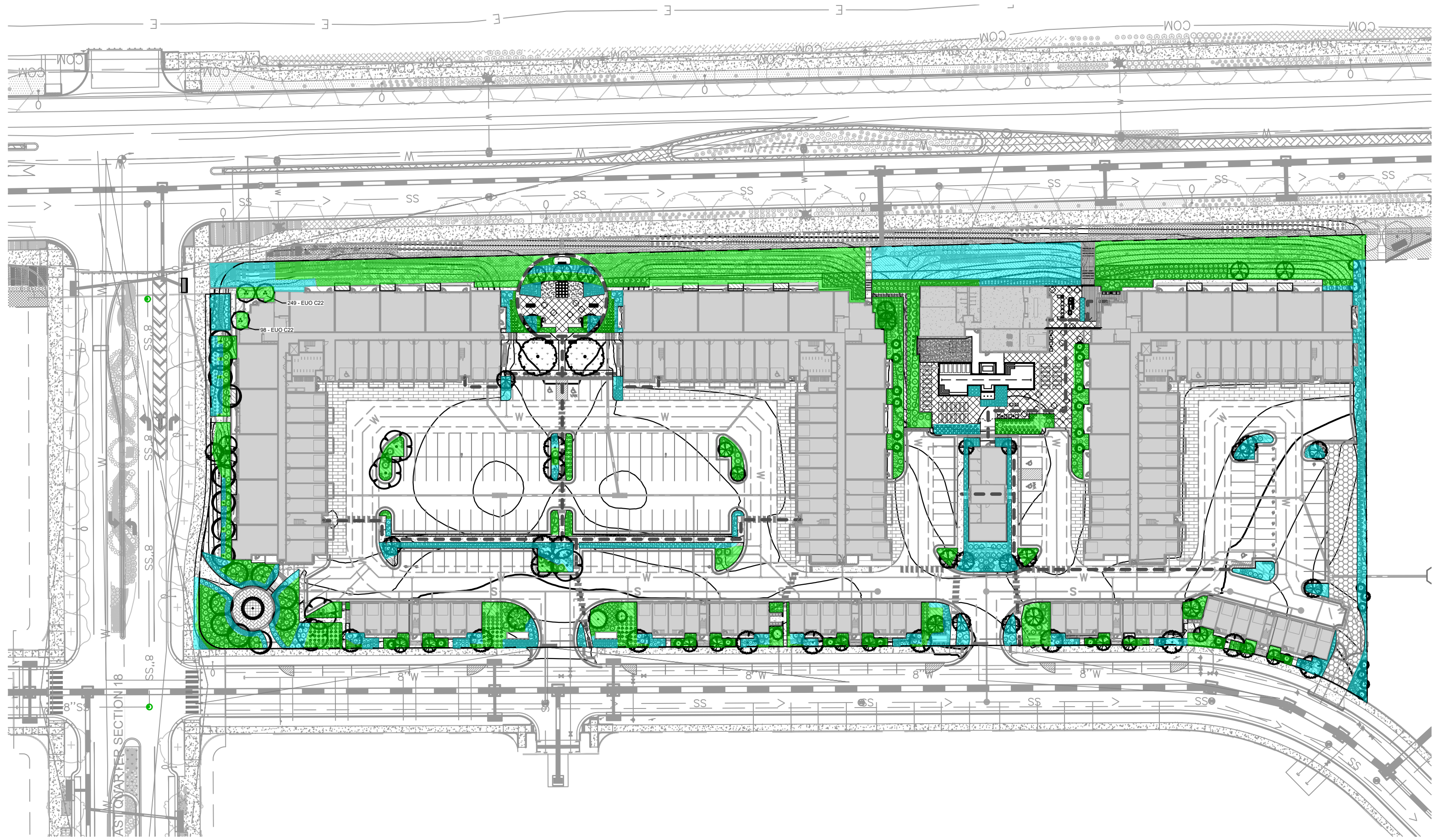
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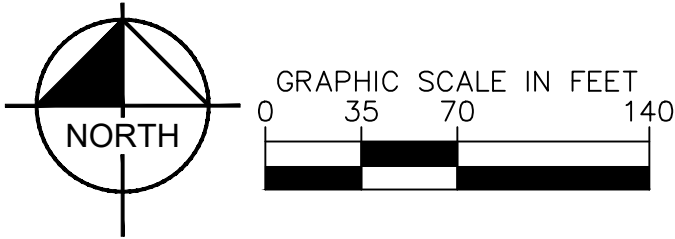
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WATER USE LANDSCAPE GRAPHIC



WATER USE - MEDIUM 37,998 SF / 63.29%

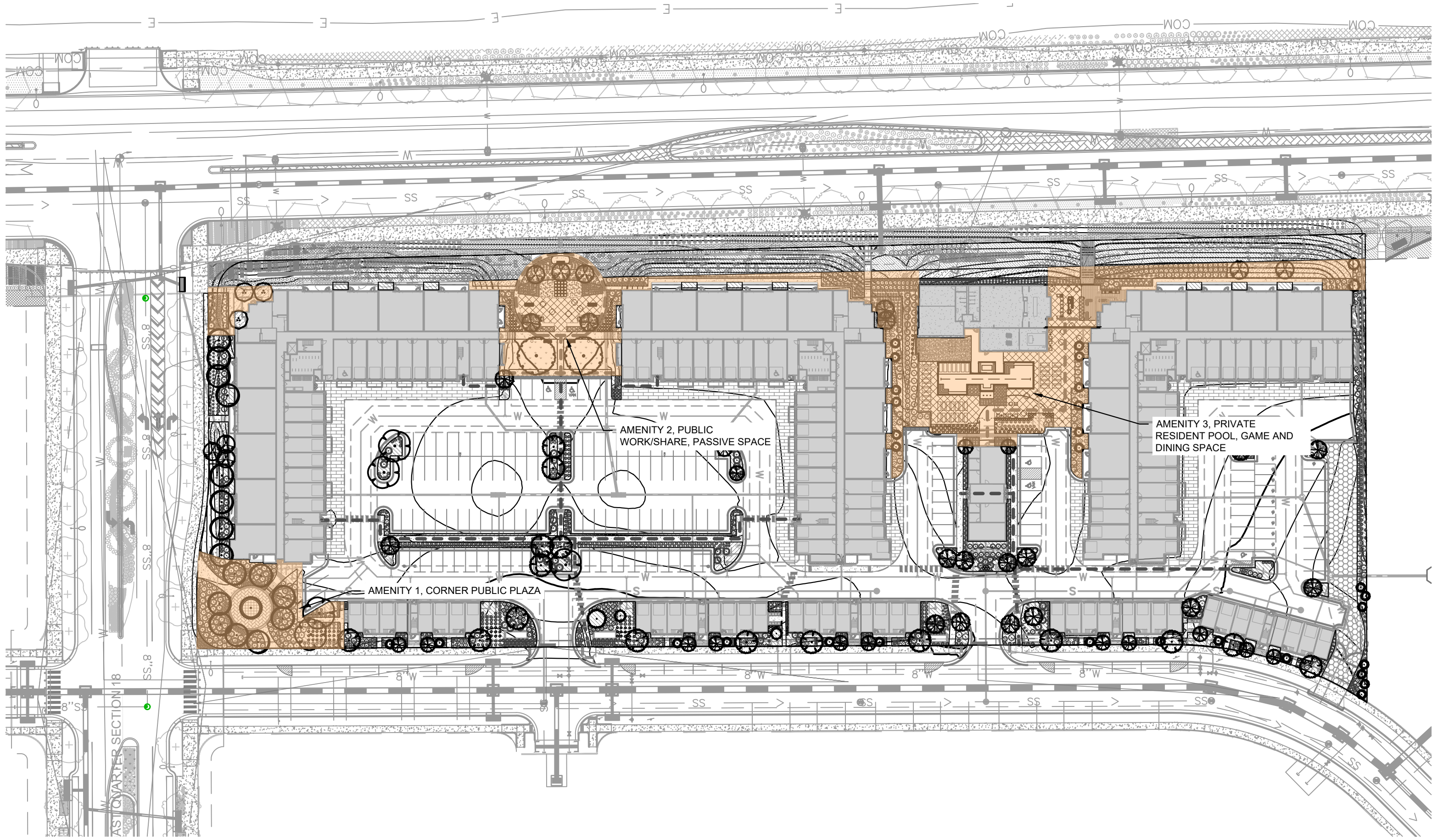
WATER USE - LOW 22,044 SF / 36.71%



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FILE NO.	DATE: 6/18/2024	REVOLVE DENALI AT WINDLER	LCM	Kimley»Horn	NO.	BY	DATE	APPR
PROJECT NO. 196140008	DESIGNED BY: JCP DRAWN BY: AKK CHECKED BY: JCP	CITY OF AURORA, COUNTY OF ADAMS SITE PLAN WATER-USE GRAPHIC	WATER-USE GRAPHIC	WILEY-HORN AND ASSOCIATES, INC. 214th Colorado Springs, Colorado 80903 (719) 453-0180	REVISION			
SHEET 22								

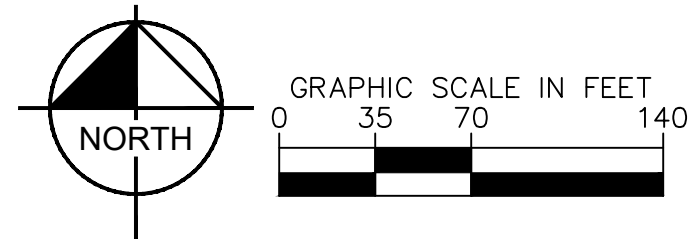
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COMMON AREA SITE LANDSCAPING	
TOTAL SITE AREA	274,879 SF
TOTAL LANDSCAPED AND AMENITY AREA SF:	57,036 SF
COMMON AREA PERCENTAGE % REQ/PROV:	20% / 20.7%

TOTAL AMENITY SPACE	
TOTAL AMENITY SPACE	40,846 SF
PATIOS & TERRACES	16,190 SF
TOTAL AMENITY SPACE	57,036 SF

LANDSCAPED AND AMENITY AREA SF	57,036 SF
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