

October 6, 2017

Mr. Brandon Cammarata
City of Aurora, Planning Department
15151 E. Alameda Parkway, 2nd Floor
Aurora, Colorado 80012
303.739.7251

Re: Seven Hills Townhomes Site Plan – Response to Initial Submittal Review Comments
Application No: DA-2084-01
Case Number: 2017-4017-00

Dear Ms. Montenegro,

Thank you for our initial submittal review comments which we received on September 11, 2017. We have reviewed all comments and addressed them in the following letter.

We look forward to working with the City of Aurora on the review and approval of this development application. As always, feel free to contact me with any questions at 303.892.1166.

Sincerely,
Norris Design



Diana Rael, PLA
Principal

SUMMARY OF KEY COMMENTS FROM ALL DEPARTMENTS

- Provide a direct pedestrian and bicycle connection to connect Biscay Street from the north to the south.
- Provide direct and continuous pedestrian connections from the green courts to the public street sidewalk.
- Increase the size of active green space and collocate with the clubhouse/pool in a more central location to the development.
- Recorded Avigation Easement will be needed.
- Update content in Transportation Study.

PLANNING DEPARTMENT COMMENTS

1. Community Comments

Name: Steve Matt. steve.matt@comcast.net

Comment: I am a member of St. Michaels church and I believe the new townhomes will be a bonus to the neighborhood and surrounding area. The existing field will no longer have weeds, prairie dogs, trash and tire tracks (from illegal driving in the field) to contend with. The new homes will bring new members to the area churches and new customers to the area businesses. Therefore I am in favor of the new townhome development.

Response: Thank you for your comment. We appreciate your support of this development.

Name: Manjit Singh, Address: 18782 E Hamilton Dr., Aurora CO 80013; Email: anmol.kaur@du.edu

Comment: This plan should not go through as it is doing more harm than good. The 9.7 acres on which the residential units are being built consists of a piece of land that is home to diverse wildlife. Building the residential units will only create unnecessary noise, traffic, and waste and be the cause of death for rare species. My concern for this plan is great because this plan is not environmentally friendly. We have a beautiful and serene field in our neighborhood and it should be kept untouched.

Response: Thank you for your comments. The Applicant is in compliance with Aurora's application process for this site, and has also completed a traffic study and other reports required for this development.

Name: Denise McGee, Address: 18752 E Hamilton Dr., Aurora CO 80013, Phone: 303 618-6787, Email:

Denise2b@comcast.net

Comment: We are concerned about additional pollution in our area from all of the cars coming in and out - noises from cars in and out all day, crime, lights shining in our windows from cars entering and exiting all night and street lights shining in our windows as well. We will not be able to open our back windows because of the additional pollution, and noises. Garage on our back fence will give teenagers or anyone for that matter a chance to jump over in our back yards. PLEASE DO NOT BUILD APARTMENTS BEHIND OUR HOMES - WE LOVE OUR PRIVACY, THE FRESH AIR - LOW NOISE LEVEL AND THE SECURITY. Not mention the traffic will be heavier in this area. - its already hard to get onto Floyd Ave from Hamilton Drive - the traffics will make it worst and even dangerous for our children. Trash will blow onto our property - that will be a nuisance to all of us.

Response: Thank you for your comments. The Applicant is in compliance with Aurora's application process for this site, and has also completed a traffic study and other reports required for this development.

2. Completeness and Clarity of the Application

Completeness and clarity is sufficient.

Response: Comment noted; thank you.

3. Zoning and Land Use Comments

This proposal is an infill area with significant constraints relating to grade changes and drainage. In general, Floyd Avenue and Cathay Street are elevated above the site which makes street connection more difficult. Overall the site drops close to 40' from the northeast corner to the southwest corner (760' of run). Typically the requirements would include the connection of Biscay Street from north to south and a layout producing townhomes facing standard street sections. Acknowledging the challenges associated with the site staff can support deviation from the street connection and frontage provided pedestrian movements are enhanced, and adequate active green space is provided.

Response: Comment acknowledged

A. Provide a direct pedestrian and bicycle connection to connect Biscay Street from the north to the south. The connection would help to mitigate the disconnected street within this development and the area. This link is intended to accommodate through traffic. This trail should be a minimum 8' wide.

Response: A direct pedestrian connection has been made along the north side of the private drive to Biscay Street. Because of the grade differences, it cannot be ADA accessible; the ADA route remains crossing the private drive and connecting to Biscay from there. In addition, the grade differences require steps along the walk. To discourage cyclists from using the walk, the walk is 5' wide. Cyclists will use the drive as their connection. Please refer to the Site Plan for the Accessible Route.

B. Provide direct pedestrian connections to connect all green courts to the public sidewalk. Based on the current layout this would include seven connections and stairs may be required on some of these connections.

Response: For the privacy and security of residents, direct connections to the public sidewalk have been provided in a few locations.

C. Please identify your approach and calculations to meet the 45% minimum landscape area from Table 5.2 line 19.

Response: The 45% landscape area was calculated by adding sod, landscape bed, native seed, sidewalk and common amenity areas. This has been the standard approach for multi-family projects in Aurora.

D. Active green space. As a higher density product providing active common space is important. The nearest park in the neighborhood is roughly ½ mile away which provides some support to this development. Approaches used in providing active common space include utilizing a central location and providing a sufficient size to serve the development. In Aurora, an approach to determining the size of space is to use the neighborhood park calibration of 3 acres per 1,000 residents which for this development would yield around 33,000sf which is about 8% of this development.

Response: A cash in lieu payment for Park Land Dedication is being made for this project. In addition, approximately 30,000 sf of usable open space, dispersed throughout the site for convenient access to all residents, is being provided on site.

The pool is a nice amenity, and the consideration is very much appreciated, and this amenity also contributes to the provision of active common space. However, the pool has limitations as an active space and is usually only available for around 1/3 of the year.

Response: The pool deck area has been reduced in size and additional common space has been provided, for year round use, outside of the fenced pool areas.

Please increase the size of the active common space in a centralized location. Recommended common active space totaling over 30,000 square feet as identified in the previously noted calculation and the area to be substantially consolidated into one or two locations.

Response: Approximately 30,000 sf of active common space has been provided throughout the site. Due to grading and site layout constraints, it is difficult to consolidate the common space into a one or two locations and sizeable areas (1,500 sf minimum) areas have been dispersed throughout the site. The two primary common space areas contribute approximately 17,000 sf to the total common area.

E. Green courts – Please retain a minimum of 40' between buildings facing each other. The current proposal substantially complies with this approach.

Response: Comment noted.

F. Architecture – Please provide calculations demonstrating compliance with materials requirements in Table 13.4.

Response: A calculation table is provided on the Architectural Elevations sheets.

G. Change Maximum building height in the Site Data Table from 40' to 35'.

Response: The maximum building height has been revised.

H. Parking is required at 2.5 spaces per unit (.5 is guest). Minimum required parking is 240 spaces (96 x 2.5), and you have provided 272. This proposal contains two garage spaces for each unit meeting the parking per unit requirement. This project is providing 80 guest parking spaces, including 18 on-street spaces on Cathay Street and 25 on street spaces on Floyd Avenue.

Response: This is correct.

I. Recorded avigation easement is needed.

Response: A new avigation easement is in the process of recordation.

4. Landscape Comments

Chad Giron / cgiron@auroragov.org / 303-739-7185 / PDF comments in teal.

A. Landscaping

Chad Giron / cgiron@auroragov.org / 303-739-7185 / PDF comments in teal.

Cover Sheet – Sheet 1

- Verify correct character PDF export with next submittal.

Response: PDF characters have been corrected.

- Add north arrow to Vicinity Map.
Response: A north arrow has been added.

Site Plan – Sheet 3

- Based on the nearby shopping center, many residents on the north half of the site may shortcut the paths near the entryway, or walk in the street. Please consider (if possible) adding a sidewalk where shown on the PDF to help alleviate pedestrian/vehicle conflicts and/or habit paths.
Response: NDLA – The sidewalk connection has been added.

Landscape Cover Sheet – Sheet L-1

- Remove duplicate Notes.
Response: Duplicate notes have been removed.
- Remove General Note #6.
Response: General Note #6 has been removed.
- Please make all street labels larger in the Sheet Key Map.
Response: Street label sizes have been enlarged.
- Add a north arrow to the Sheet Key Map.
Response: A north arrow has been added.
- Since there are many buildings that don't comply with the intent of the Building Perimeter Landscaping requirement, the entire table has not been checked for compliance.
Response: Building perimeter landscape requirements have been addressed. Please refer to redline responses.
- Clarify Note #1 in the Standard Rights-of-Way Table.
Response: Note #1 has been clarified.
- S. Cathay St. is showing a proposed attached sidewalk. Therefore, include this information in the Tree Lawn Replacement table is not necessary.
Response: The S. Cathay Street calculation has been revised.
- Add a Detention Pond Landscaping Table to demonstrate compliance.
Response: Detention Pond Landscaping has been added.

Plant List & Amenity Schedule – Sheet L-2

- Remove FRG* from the Plant Schedule if not being used.
Response: This was an error. FRG is being used.

Overall Landscape Plan – Sheet L-3

- All buffer labels should include the width and point to a dimension line.

Response: All buffers were dimensioned, but a width has been added to the label per comments.

- Clarify the areas without a groundcover hatch symbol.

Response: The areas in question have been clarified.

- Add the Fibar Playground Surfacing hatch to the plan.

Response: Playground surfacing hatch has been added.

- Add the hatch symbol around the pool area to the legend.

Response: This linework was concrete scoring, which has been removed for clarity.

- Per Landscape Notes, cedar mulch will also be used with perennials and annuals. For clarification, add a note to the legend describing the different groundcover treatments on all landscape sheets.

Response: Our preference is to avoid duplicating notes, where possible. A note referring to City of Aurora Note 11 has been added.

- Add the proposed fencing to the legend.

Response: All fencing types have been added to the legend.

Landscape Plan – Sheet L-4

- Identify the shaded area or remove from plan.

Response: This is an existing electric pedestal. The symbol has been revised to remove shading.

- For easier clarification and simplicity, consider pointing the buffer label leader to the closest dimension line so the leader arrow does not have to pass through the landscape area.

Response: This has been revised.

- This landscape treatment in front of Building 1 & 2 (and others) is not acceptable. The intent of the building perimeter landscaping is to surround each unit with a plant bed an average of 8' wide and use a variety of plant material that will ensure seasonal interest. Provide justification that drip irrigation cannot be used within 5' of all building foundations, extend the plant beds to 8' wide so there is at least 3' of plant-able area, OR a waiver shall be required for all building without landscaping within 8' of the building.

Response: Per the geotechnical report, irrigated plant material should be kept a minimum of 5' from the building foundation. This is typical for most Front Range soils. Additional planting area has been added adjacent to the building foundation to allow for 3' of plant-able area. The remaining plant material required to meet the Building Perimeter Landscape requirement has been located within 20' of the building foundation per 146-1451(D) 1.

- Add Top of Wall and Bottom of Wall (TOW/BOW) elevations to retaining walls.

Response: Please refer to civil plans for retaining wall heights.

- Add a landscaped "terminal island" where highlighted on the PDF.

Response: Terminal islands have been added where highlighted.

- Per code, Detention Ponds shall not exceed 6' in depth and the area within the tract surrounding the pond shall contain a minimum of 1 tree and 10 shrubs per 4,000 SF. Add maximum pond depth spot elevation and add a table to sheet L-1 to demonstrate compliance. When landscape standards overlap, the more stricter shall govern. The same plant material may be counted toward meeting the requirements of both standards.

Response: Detention pond landscaping has been added.

Response: The pond does not exceed 6' of depth; the water surface elevation and depth are shown on the overall grading plan.

- Add "BLDG 13" label.

Response: This label has been added.

- Add a parking lot island where shown on the PDF.

Response: The parking island has been added.

- Add all proposed plant material symbols to the legend.

Response: All proposed plant material has been added to the legend.

- Include a retaining wall detail with next submittal.

Response: A schematic retaining wall detail has been added.

- Label all existing and proposed contours.

Response: The grading plan offers more clarity for existing contours and proposed grading, but labels have been added to the landscape plan where possible.

- Add Three Rail Wood Fence symbol to legend.

Response: This fence has been eliminated.

- For clarification, add a note stating the groundcover landscape treatment in the shrub beds.

Response: This information is described under Note 11 under City of Aurora Notes.

- Consider using large shade trees in-lieu of ornamental trees near all guest parking spaces where possible.

Response: Large shade trees have been used where possible. In many situations, the fire access easement prohibits the use of large shade trees.

Landscape Plan – Sheet L-5

- Add landscaping to the south side of building 13.

Response: Landscaping has been added, where possible.

- Add missing Matchline Labels.

Response: The matchline label has been added.

- All buffer labels should include the width and point to a dimension line.
Response: Buffer labels have been revised.

- Add missing label where shown.
Response: Labels have been added.

Landscape Plan – Sheet L-6

- Add missing buffer dimension line.
Response: The buffer has been labeled.
- Add trees to the parking lot “terminal islands” where shown.
Response: Trees have been added.
- Add missing Matchline Label.
Response: The matchline label has been added.
- Add landscaping to the south side of building 12.
Response: Landscaping has been provided where possible.
- The Three Rail Wood Fence symbol looks very close to the Pool Fence symbol.
Response: The three rail wood fence has been eliminated.
- Why is the largest sod area nearly completely surrounded by fence and inaccessible from a sidewalk? You are forcing kids to jump the fence and walk through the landscaping, OR walk into the street and around the fence to use this space. Please revise this design to make it a more accessible amenity for the residents.
Response: This area has been revised.
- Fencing in sodded areas create additional maintenance burdens. Consider placing the fence in a landscape bed.
Response: This fence has been eliminated.

Landscape Plan – Sheet L-7

- Add missing Matchline Label.
Response: The matchline label has been added.

Landscape Plan – Sheet L-8

- Add missing East Floyd Ave. label.
Response: The street label has been added.
- There is a proposed landscape pattern in the tree lawn along E. Floyd Ave. To keep the pattern consistent, the highlighted MPA should be RSD.
Response: This change has been made.

- Consider adding benches near the proposed playground and under shade trees.
Response: Benches have been added near the playground.
- Add the playground surfacing hatch to the plan.
Response: Playground surfacing hatch has been added.
- Consider adding large shade trees on the south side of the playground.
Response: Shade trees have been added where possible.
- It appears that the highlighted plant bed has been inadvertently been shifted to the west.
Response: This area has been revised.
- Add missing fence gate.
Response: This area has been revised.
- Add missing Matchline Label.
Response: The matchline label has been added.
- Add the highlighted symbols in the pool area to the legend, or add labels describing what they are.
Response: Furniture to be selected by the owner has been removed from the plans. This information was for reference only.
- Add missing plant labels where shown.
Response: Missing plant labels have been added.

Landscape Plan – Sheet L-9

- Only label the plant material that is visible on the sheet.
Response: Plant labels have been revised.

REFERRAL COMMENTS FROM OTHER DEPARTMENTS AND AGENCIES

5. Addressing

Cathryn Day, Planner II/GIS Addresser, cday@auroragov.org / 303-739-7357

Please provide a digital .SHP or .DWG file for addressing and GIS mapping purposes. Include the following layers as a minimum:

- Parcels
- Street lines
- Easements

Please ensure that the digital file provided in a NAD 83 feet, State plane, Central Colorado projection so it will display correctly within our GIS system. Please eliminate any line work outside of the target area. E-mail these files to me.

Response: CAD Files will be e-mailed when easements are approved with Real Property.

6. Civil Engineering

Kristin Tanabe, ktanabe@auroragov.org / 303-739-7306

See redlines on the site plan.

Response: Comment Acknowledged.

7. Real Property

Darren Akrie/ dakrie@auroragov.org / 303-739-7331

Comments in magenta. No comments received through 9/11/2017.

Response: Comment acknowledged; easements will be submitted to Real Property.

8. Life Safety

Reviewed by: Neil Wiegert / nwiegert@auroragov.org / 303-739-7613

See redlines comment on the site plan.

Response: Comment Acknowledged.

SITE PLAN

SHEET 1 COVER SHEET

(Multifamily Sites) At least 2 percent, but not less than one, of each type of parking space provided for occupancies in Groups R-2 and R-3, which are required to have accessible Type A or Type B dwelling units, shall be accessible. Where parking is provided within or beneath a building, accessible parking spaces shall also be provided within or beneath the building. (IBC 1106.2). Therefore, show the locations of the accessible parking spaces (typical) throughout the site plan in both the garages attached to the Townhomes and the multi-family buildings, and the detached garage buildings. (If the garages for the Type B accessible units are intended to be used as accessible garages, indicate that on the plan with a symbol for each garage and provide a detail within the site plan that reflects the interior layout of the garage space with all accessible elements. This will include the extension of the accessible route through the garage into the accessible unit, or to the front main entrance of the accessible unit.)

Response: The accessible route on the site plan is shown to the front doors of the required 42 visit-able units.

Response: The proposed project consists of (20) townhome buildings and (1) pool building, and does not include multi-family buildings or detached garages.

The townhomes will be constructed under the provisions of the 2015 International Residential Code (IRC), which defines townhomes as single-family dwelling units. Per 2015 IBC section 1107.7.2, multistory units which are not provided with an elevator are not required to be Type B units. Therefore, no Type A or Type B dwelling units are required. The IRC does not require attached garages to be accessible and are not designated as such in the proposed project.

In the Site Data Block include the 2015 International Building Code occupancy classification (R-2 or R-3) and the construction type (VB) of each structure proposed to be built within this site, and if the residential buildings are to be constructed with or without an automatic sprinkler system.

Response: The residential buildings will be constructed under the provisions of the 2015 International Residential Code (IRC), therefore the occupancy classifications of the International Building Code (IBC) do not apply. Section 22-191 of the Aurora Building and Zoning Code applies to buildings constructed under the IRC. As such, the residential buildings will not be constructed with an automatic sprinkler system.

The pool building will be constructed under 2015 IBC, with occupancy classification S-1 and construction type V-B. This building will not be constructed with an automatic sprinkler system per 2015 IBC section 903.2.9.

Verify if this development will be submitted as R-2 or R-3 occupancies. (Note that R-2 occupancies will require sprinkler protection.)

Response: The residential buildings will be constructed under the provisions of the 2015 International Residential Code (IRC), therefore the R-2 or R-3 occupancy classifications of the International Building Code (IBC) do not apply.

36 surface spaces are counted, requiring 2 minimum accessible spaces, one of which needs to be van accessible. It appears you are showing 3 accessible spaces. Please verify and revise this information to reflect the Site Plan.

Response: This information has been revised to reflect the Site Plan.

SHEET 2 GENERAL NOTES

- Replace note #9 with the following:

“ALL BUILDING ADDRESS NUMBERS SHALL COMPLY WITH THE AURORA CITY CODE ORDINANCE, CHAPTER 126 - ARTICLE VII - NUMBERING OF BUILDINGS.”

Response: This note has been replaced.

- Multi-Family Projects built under the 2015 IRC as R-3 Occupancies:
Replace note # 4 with:

“ACCESSIBLE EXTERIOR ROUTES” SHALL BE PROVIDED FROM PUBLIC TRANSPORTATION STOPS, ACCESSIBLE PARKING AND ACCESSIBLE PASSENGER LOADING ZONES AND PUBLIC SIDEWALKS TO 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 (EXCEPTION: TO AN ACCESSIBLE GARAGE). AN ACCESSIBLE ROUTE CAN ONLY BE WITHIN A DRIVE AISLE WHEN IT IS BEING EXTENDED TO AN ACCESSIBLE PARKING GARAGE. 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 STATE HOUSE BILL 03-1221 AS ADOPTED ON 29 MAY 03. THE STATE STATUTE IS NOT INTENDED TO SUPPLEMENT OTHER LAWS ALREADY IN PLACE.”

Response: This note has been replaced.

- Add notes:

"17. FIRE LANE AND HANDICAPPED PARKING SIGNS, SIGN DETAILS, HANDICAPPED PARKING STALL DETAILS, AND LOCATIONS SHALL BE SUBMITTED AND APPROVED WITH THE CIVIL PLANS, "SIGNAGE AND STRIPING" PACKAGE. THIS SIGN PACKAGE SHALL INCLUDE ALL OTHER SIGNS AS REQUIRED BY OTHER CITY DEPARTMENTS."

"18. 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)."

"19. 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:_____."

"20. NEW RESIDENTIAL BUILDINGS SHALL BE PROVIDED WITH APPROVED ADDRESS IDENTIFICATION THAT IS LEGIBLE AND PLACED IN A POSITION THAT IS VISIBLE FROM THE GARAGE SIDES AND THE FRONT ENTRANCE SIDES FRONTING ONTO GREENBELTS. NUMBERS SHALL BE NOT LESS THAN 4" HIGH WITH A MINIMUM STROKE WIDTH OF ½ INCH. (2015 IFC, 505.1)"

Response: Above notes (17-20) have been added.

- Provide an implementation plan:

The site plan cover sheet must reflect an "Implementation Plan" for all multi-family projects.

Per House Bill 03-1221, Section 9-5- 106, the builder of any project regulated by this article shall create an implementation plan that guarantees the timely and evenly phased delivery of the required number of accessible units. Such plan shall clearly specify the number and type of units required and the order in which they are to be completed. Such implementation plan shall be subject to approval by the entity with enforcement authority in such project's jurisdiction. The implementation plan shall not be approved if more than thirty percent of the project is intended to be completed without providing a portion of accessible units required by section 9-5-105; except that, if an undue hardship can be demonstrated, or other guarantees provided are deemed sufficient, the jurisdiction having responsibility for enforcement may grant exceptions to this requirement. The implementation plan shall be approved by the governmental unit responsible for enforcement before a building permit is issued.

Response: The Seven Hills Townhomes will not follow a phased construction, and therefore this

implementation plan is not applicable. Townhomes will be permitted on an individual basis.

- Provide a data table:

The site plan must provide a data table that reflects the number of House Bill 03 –1221 accessible dwelling unit types and the assigned accessibility point value per dwelling unit. A separate data table must reflect the 2015 IBC, chapter 11, section 1107, reflecting the required number of accessible dwelling units or sleeping units. These data tables must reflect the minimum requirements of both codes.

Response: Data table has been provided on Sheet 2.

- Provide a Parking Table:

The site plan must provide an accessible parking data table per the 2015 IBC, chapter 11, section 1106.

Response: Accessible parking data table has been provided on Sheet 1, Site Data Table..

General Handicap Accessibility Requirements:

- Show and label the location of all handicap accessible living units (Type A or B) required by Chapter 11 of the 2015 IBC.

Response: The townhomes will be constructed under the provisions of the 2015 International Residential Code (IRC), which defines townhomes as single-family dwelling units. Per 2015 IBC section 1107.7.2, multistory units which are not provided with an elevator are not required to be Type B units. Therefore, no Type A or Type B dwelling units are required. However, Type B visitable ground floor units that comply with House Bill 03-1221 are labeled on the site plan.

- Show and label the location of all handicap accessible parking spaces in accordance with Chapter 11 of the 2015 IBC.

Response: Townhouses are constructed under IRC; the IBC does not apply.

- Show and label accessible exterior routes on the site plan in accordance with the 2015 IBC, chapter 11. Typically the accessible route is 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. 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.

Response: The townhouses are built under the IRC; the accessible route is shown to the front of the visit-able units, as well as through the site and connections to the public right-of-way.

- Per the 2015 International Residential Code, Section R320.1, where there are four or more dwelling units or sleeping units in a single structure, the provisions of Chapter 11 of the International Building Code for Group R-3 shall apply.

Response: The proposed townhouses meet the requirements of section R302.2 of the 2015 International Residential Code (IRC). Per section R302.2.4, individual townhouses shall be structurally independent. Therefore, each townhouse is a single structure containing one dwelling unit each, and remains under the provisions of the IRC.

- House Bill 03-1221, Section 9-5-105. [Formerly 9-5-111] Exemptions for certain privately funded projects. (1) Accessible dwelling units shall be provided as required in this article; except that this article does not apply to privately funded projects for the construction of a detached residence or residences or to other types of residential property containing less than seven residential units.

Response: Type B visitable ground floor units that comply with House Bill 03-1221 are provided in the project. Please refer to data table on Sheet 2 General Notes for more information.

- Some developers may have additional responsibilities for compliance with the Americans with Disabilities Act (1-800-949-4232) and/or the Fair Housing Act (303-672-5437). It is the developer's responsibility to independently contact these agencies to obtain accessibility information related to this sites development.

Response: Comment noted.

Add the following standard notes for phased construction:

REQUIREMENTS FOR PHASED CONSTRUCTION SITES AND PROJECTS

- Prior to any above ground level construction or erection of a structure, whether the principal structure materials are combustible or of a non-combustible nature, there shall be adequate all-weather access roadways provided for use by emergency vehicle apparatus. Fire access provided by the property owner shall be maintained to adequately support fire apparatus up to 85,000 lbs. These temporary site access roadways shall not be less than 23 ft. Width with a standard turning radius of 29 ft. Inside and 52 ft. Outside. A hammerhead or three-point turnaround will be required on dead-end fire apparatus roads in excess of 150 ft. The material used to construct these roadways may be of any one of, or a combination of, several aggregate materials available. Approved materials include premixed road base material, 1 1/2-inch river rock, crushed granite or other aggregate with not less than one-inch nominal size designation or crushed concrete. The fire chief or designated representative may approve other roadway materials. In no way shall the designations in this policy be intended or construed as to intend to prohibit asphalt paving or additional requirements as necessary.
- The developer shall provide two distinct points of emergency access to the overall site and a looped water supply to each phase of the development as approved by the life safety representative for the aurora fire department. The developer shall construct any off site roadway or emergency crossings improvements per city standards necessary to facilitate emergency vehicular access this site.
- Each portion of the overall site is required to have two distinct points of access during each phase of construction. Each phase must provide sufficient roadways to assure emergency vehicle access to within 150 ft. Of all exterior portions of all buildings with sufficient fire hydrants on a looped water line system to provide the required fire flows for each site.
- Access to buildings for the purpose of fire department vehicle access shall be provided at all times during construction. Construction materials shall not block access to buildings, hydrants or fire appliances.
- At the time of csp submittal the developer shall be responsible for providing sufficient roadways for fire apparatus access (ex.: public roadway or fire lane easement) to within 150 feet of all exterior portions of all buildings as required by the adopted fire code. The addition of any new fire apparatus access roadway will require the extension of a looped water main system to support the required fire hydrants along these roadways. Sizing of the water main extensions must be made based on city of aurora-mandated fire flows required to support the required fire hydrants for each phase of construction.

- Single family developments
- Developments of one-or two-family dwellings where the number of dwellings exceeds 30 shall be provided with separate and approved fire apparatus roads...(2015 ifc d107.1). They shall be placed a distance apart equal to not less than one-half of the length of the overall maximum dimension of the property or area to be served, measured in a straight line between accesses. (2015 ifc d107.2)
- Multi-family developments
- Multi-family developments where the number of dwellings exceeds 100 shall be provided with separate and approved fire apparatus roads...(2015 ifc d106). They shall be placed a distance apart equal to not less than one-half of the length of the overall maximum dimension of the property or area to be served, measured in a straight line between accesses. (2015 ifc d106.3)

Response: Seven Hills Townhomes will not be undergoing phased construction and therefore, these notes are not applicable. Townhomes will be permitted on an individual basis.

SHEET 3 SITE PLAN

- The E Floyd Ave. proposed hydrant can be removed.
Response: The proposed hydrant on E Floyd Ave. has been removed.
- (TYP. WHERE "BLUE" CIRCLED)
 Relabel the "PROPOSED 26' FIRE ACCESS ESMT" to "26' FIRE LANE EASEMENT". If required by Real Property or Traffic Engineering label as "26' FIRE LANE AND PUBLIC ACCESS EASEMENT". If also required by the Utilities Department label as "26' FIRE LANE, PUBLIC ACCESS AND UTILITY EASEMENT".
Response: All 26' Fire Access Esmt labels have been revised to "26' Fire Lane Easement".
- Extend the accessible route to the pool gate, and also to the accessible restrooms within the pool building.
Response: Revised.
- Show and note a 4' manway gate in the area where a fence crosses an accessible route.
 - 4' MANWAY GATE WITH KNOX-APPROVED LOCKING DEVICE
 - Provide a placard on the gate reading "GATE TO REMAIN OPEN DURING BUSINESS HOURS".***Response: Revised.***
- Provide note that "ANY LOCKING DEVICE SHALL BE INSTALLED AS A 'KNOX-APPROVED LOCKING DEVICE'".
Response: Note added.
- These "alleys" are not required to be fire lane easements. Please delete these labels. Delete "ADA" where shown.
Response: Fire lane easement labels and "ADA" has been removed.
- Show, or note, the location of the trash dumpsters on the site plan. Or, alternatively, provide a note stating how trash is to be stored and collected for this site.

Response: The following note has been added: "All trash enclosures will be located in each individual garage unit and collected by trash truck."

- Show and note the locations of the mail kiosks on the site plan, and verify that the accessible route extends to them.

Response: A label has been added to callout the proposed mail kiosks. Accessible route extends to mail kiosks.

SHEET 4 OVERALL UTILITY PLAN

- The E Floyd Ave. proposed hydrant can be removed.

Response: The proposed hydrant on E Floyd Ave. has been removed.

- (TYP. THIS SHEET) Coordinate designating and labeling all fire lane easements with notes on Site Plan, Sheet 3.

Response: All fire lane easement labels are shown in the same location as Sheet 3.

SHEET 5 OVERALL GRADING PLAN

- (TYP. THIS SHEET) Coordinate designating and labeling all fire lane easements with notes on Site Plan, Sheet 3.

Response: All fire lane easement labels are shown in the same location as Sheet 3.

SHEETS 7 AND 8 ARCHITECTURAL ELEVATIONS

- (Typ. Sheets 7 and 8) add note:
New residential buildings shall be provided with approved address identification that is legible and placed in a position that is visible from the garage sides and the front entrance sides fronting onto greenbelts. Numbers shall be not less than 4" high with a minimum stroke width of ½ inch. (2015 ifc, 505.1)

Response: Note added on Architectural Elevations sheets.

SHEET 14 (L-3) OVERALL LANDSCAPE PLAN

- (TYP. THIS SHEET) Coordinate designating and labeling all fire lane easements with notes on Site Plan, Sheet 3.

Response: Fire easement labeling has been coordinated with the site plan.

- (TYP. SHEETS L-3 THRU L-9)
CLEARLY show and label all fire hydrants.

Response: All fire hydrants have been labeled.

SHEET 22 (L-11) LANDSCAPE DETAILS

- Re: Detail 2: Provide additional notes:
 - 4' MANWAY GATE WITH KNOX-APPROVED LOCKING DEVICE
 - Provide a placard on the gate reading "GATE TO REMAIN OPEN DURING BUSINESSHOURS".

Response: The additional notes have been added.

- Provide note that "ANY LOCKING DEVICE SHALL BE INSTALLED AS A 'KNOX-APPROVED LOCKING DEVICE'."

Response: A note has been added.

SHEET L-24 PHOTOMETRIC PLAN

Add the following note to the photometric site plan:

Illumination within the site must comply with the 2015 international building code requirement from section 1006 - means of egress illumination. Section 1006. Illumination required: the means of egress, including the exit discharge, shall be illuminated at all times the building is occupied. Section 1006.2 illumination level. The means of egress illumination level shall not be less than 1 foot-candle (11 lux) at the floor level, and continuing to the "public way".

Response: Note has been added on sheet 24.

Add the "accessible route" (heavy dashed line) to the photometric plan and verify minimum 1 foot-candle of illumination along its entire length.

Response: Accessible route has been added.

9. Traffic

Reviewed by: Victor Rachael / vrachael@auroragov.org / (303) 739-7309 Comments in orange

See comments on the site plan and TIS. Note the TIS does not match the site plan on use or # of units. Key redlines as represented by Case Planner – please address all redlines.

- Signage clarifications (site plan).
- Site distance clarifications (site plan).
- TIS discusses a higher density multifamily approach rather than the current townhome approach (TIS).

Response: Revised TIS is included with this submittal.

10. Aurora Water

Steven Dekoskie / sdekoskie@auroragov.org / (303) 739-7490 Comments in red Key redlines as represented by Case Planner – please address all redlines.

- All units must be individually served water and sewer. No master water meter allowed. Each unit requires it's own meter pit. (typ) Meter pits are to be located within an easement in a landscaped area, 2' from any concrete.

Response: Per conversation with Vernon Adams (Aurora Water Dept.) on September 14TH, individual water meter for each building will be allowed.

- Labeling and easements

Response: All proposed utility easements have been labeled.

11. CDOT

Marilyn Cross / marilyn.cross@state.co.us / (303) 512-4266

The Colorado Department of Transportation Region 1 has reviewed the referral for Seven Hills Townhomes - Site Plan. CDOT has no objections to this proposal as it will have negligible impact to any state highways in the area.

Response: Comment noted; thank you.

12. Forestry

Rebecca Lamphear/ rlamphea@auroragov.org / 303-739-7139

There will be many trees impacted by redevelopment of this site, below is the list of those trees that will require mitigation. Please indicate all trees that are scheduled to be removed for development. Due to the location and species of trees on the site, relocation is not an option. The use of tree equivalents is not permitted to mitigate for tree loss. Any tree that is removed from this site should either be replaced within the landscape or be mitigated through payment to the Tree Planting Fund.

Response: All trees scheduled to be removed have been noted and mitigation trees have been added to the landscape plan.

There looks to be trees on the adjacent property to the west that should be protected. Any trees that are preserved on the site during construction activities shall follow the standard details for Tree Protection per the current Parks, Recreation & Open Space Dedication and Development Criteria manual. Parks, Recreation & Open Space Dedication and Development Criteria manual. These notes shall be added to the plan.

Response: A fence separates the trees on the adjacent property from this development site and the adjacent property will not be impacted by grading. The trees will remain and additional tree protection cannot be added without impacting the off-site fencing.

Also, please show a tree mitigation chart on the landscape plan taken from the Landscape Manual page 29. If payment will be made into the Tree Planting Fund, add another column to the chart indicating the payment amount that will be made. If trees will be planted on the site, please show a symbol indicating trees that are specific to tree mitigation.

Response: A mitigation chart has been added. Tree mitigation will be provided on site and mitigation trees have been noted.

The caliper inches that will be lost are 113", but only 27" would be required for planting back onto the site. The mitigation value is \$4,530.00.

TREE #	SPECIES	DIAMETER	BASIC VALUE	MITIGATION VALUE	COMMENTS	MITIGATION INCHES
1	Cottonwood	42	\$81,888.60	\$2,702.32		13
2	Cottonwood	12	\$5,549.00	\$122.08		2
3	Cottonwood	16	\$9,453.73	\$207.98		3
4	Cottonwood	43	\$68,257.42	\$1501.66		9
Total		113	\$96,891.34	\$4,534.05		27

NOTE: Mitigation values based on International Society of Arboriculture's Guide to Plant Appraisal. Species, diameter, condition, and location factors were included in the assessment.

Response: Comment noted. A mitigation table has been added to the plans.

13. Parks

Chris Ricciariello / CRicciar@auroragov.org / (303) 739-7154

POPULATION DESIGNATION

The initial pre-application submittal information designated the development in question as single-family attached residential development. Population calculations for the development utilize a per-unit multiplier of 2.65 persons per unit. For PROS fees assessment, population calculations would propose an overall population of 254 persons residing in 96 dwelling units.

Response: Comment noted.

LAND DEDICATION DETERMINATION

If the proposed development must undergo a rezone prior to development approval, City Code requires the assessment of current park land dedication requirements as well as park development fees. See subsequent sections for detailed description of park land dedication and park development fees.

Response: Comment noted; a rezoning is not part of this application.

LAND DEDICATION AND PARK DEVELOPMENT FEES

To provide adequate parks equipped with appropriate facilities, the City Code enumerates requirements for park land dedication and park development fees. These allow the Parks, Recreation & Open Space Department to purchase land (or have it dedicated to the City) and to construct new facilities. When a development includes residential units and involves re-zoning, these requirements are applied.

Response: Comment noted.

Explanation of Park Land Dedication Requirements:

The City's park land dedication policy is set forth in Section 48(b) of Chapter 147 (i.e., the Subdivision Ordinance) of the City Code. It specifies that park land shall be dedicated in accordance with the following standards:

- 3.0 acres per 1,000 residents for neighborhood parks.
- 1.1 acres per 1,000 residents for community parks.
- No open space land dedication will be required because the subject development is designated as infill development and is exempt from the open space land dedication requirement.

Response: Comment noted.

Land dedication requirements and the proposed method of how they will be satisfied should be explicitly presented in the site plan submittal.

- Neighborhood Park Land Dedication - Neighborhood park land dedication for this project shall be provided with a cash-in-lieu payment. Based on a single-family attached population projection of 254 for 96 dwelling units, the neighborhood park land dedication requirement will be 0.76 acres.

- Community Park Land Dedication –Community park land dedication for this project shall be provided with a cash-in-lieu payment. Based on a single-family attached population projection of 254 for 96 dwelling units, the community park land dedication requirement will be 0.28 acres.
- Cash-in-Lieu Payments – For subdivisions qualifying as infill development, PROS allows as an incentive the use of a predefined per-acre value for cash-in-lieu payments based on the average cost for COA open space acquisitions. This value at the time of application is \$45,800 per acre. Total cash-in-lieu of land dedication for Seven Hills Apartments is as illustrated in the following calculation:

Land dedication total acreage 1.04 acres x \$45,800 per acre = \$47,632.00

The cash-in-lieu payment for land dedication shall be paid at the time of first subdivision platting.

Response: Comment noted; this payment will be provided prior to or at the time of subdivision platting.

Park Development Fees

Park development fees will be calculated per current City Code requirements. These fees are based on the park land area (land dedication acreage = 1.04 acres) required to serve new residents and a cost per acre for construction of facilities designated annually by City of Aurora PROS staff. Park Development Fees, combined for Neighborhood Park and Community Park, shall be \$174,349.73 or \$1,816.14 per dwelling unit. Park development fees shall be paid per unit at the time of building permit issuance.

Response: Comment noted; these fees will be paid prior to or at the time of the building permit issuance.

PROS Requirements Caveat

The monetary calculations presented herein are estimates based on park construction costs and a per-acre value for infill development at this time (current year 2017). The timing for implementation of the project may affect the ultimate amount of fees collected and other payments imposed to satisfy park-related obligations. Furthermore, if aspects of your project change, such as the number of dwelling units proposed, the park land dedication requirements and park development fees may also change.

Response: Comment noted.

14. Xcel Energy

Donna George / donna.l.george@xcelenergy.com (303) 571-3306

The property owner/developer/contractor must complete the application process for any new gas or electric service, or modification to existing facilities via FastApp-Fax-Email-USPS (go to:

https://www.xcelenergy.com/start_stop_transfer/new_construction_service_activation_for_builders). It is then the responsibility of the developer to contact the Designer assigned to the project for approval of design details.

Additional easements will need to be acquired by separate document for new facilities.

As a safety precaution, PSCo would like to remind the developer to call the Utility Notification Center at 1-800- 922-1987 to have all utilities located prior to any construction.

Response: Comments noted.

15. Arapahoe County

Julio Iturreria, Long Range Planning Program Manager / jiturreria@arapahoegov.com / (720) 874-6657

Comment: Arapahoe County Planning has no comment on this proposal.
Response: Comment noted; thank you.

16. Century Link

DUSTIN PULCIANI / Dustin.Pulciani@centurylink.com / (720) 520-3133

Comment: No Objection

Response: Comment noted; thank you.

OUTLOOK SEVEN HILLS TOWNHOMES - SITE PLAN

LOT 2, BLOCK 1, SEVEN HILLS SUBDIVISION FILING NO. 13,
COUNTY OF ARAPAHOE, STATE OF COLORADO

SHEET INDEX

- ☐ COVER SHEET
- ☐ GENERAL NOTES
- ☐ SITE PLAN
- ☐ OVERALL UTILITIES PLAN
- ☐ OVERALL RADIAN PLAN
- ☐ FLOOR PLANS
- ☐ ARCHITECTURAL ELEVATIONS
- ☐ ARCHITECTURAL ELEVATIONS
- ☐ COLOR SCHEMES
- ☐ COLOR SCHEMES
- ☐ COLOR SCHEMES
- ☐ LANDSCAPE COVER SHEET
- ☐ PLANT USE AND AMENITIES SCHEDULE
- ☐ OVERALL LANDSCAPE PLAN
- ☐ LANDSCAPE PLAN
- ☐ LANDSCAPE PLAN
- ☐ LANDSCAPE PLAN
- ☐ LANDSCAPE PLAN
- ☐ LANDSCAPE PLAN
- ☐ LANDSCAPE DETAILS
- ☐ LANDSCAPE DETAILS
- ☐ HARDWARE MAP
- ☐ SITE PHOTOMETRIC PLAN
- ☐ SITE LIGHT FIXTURES

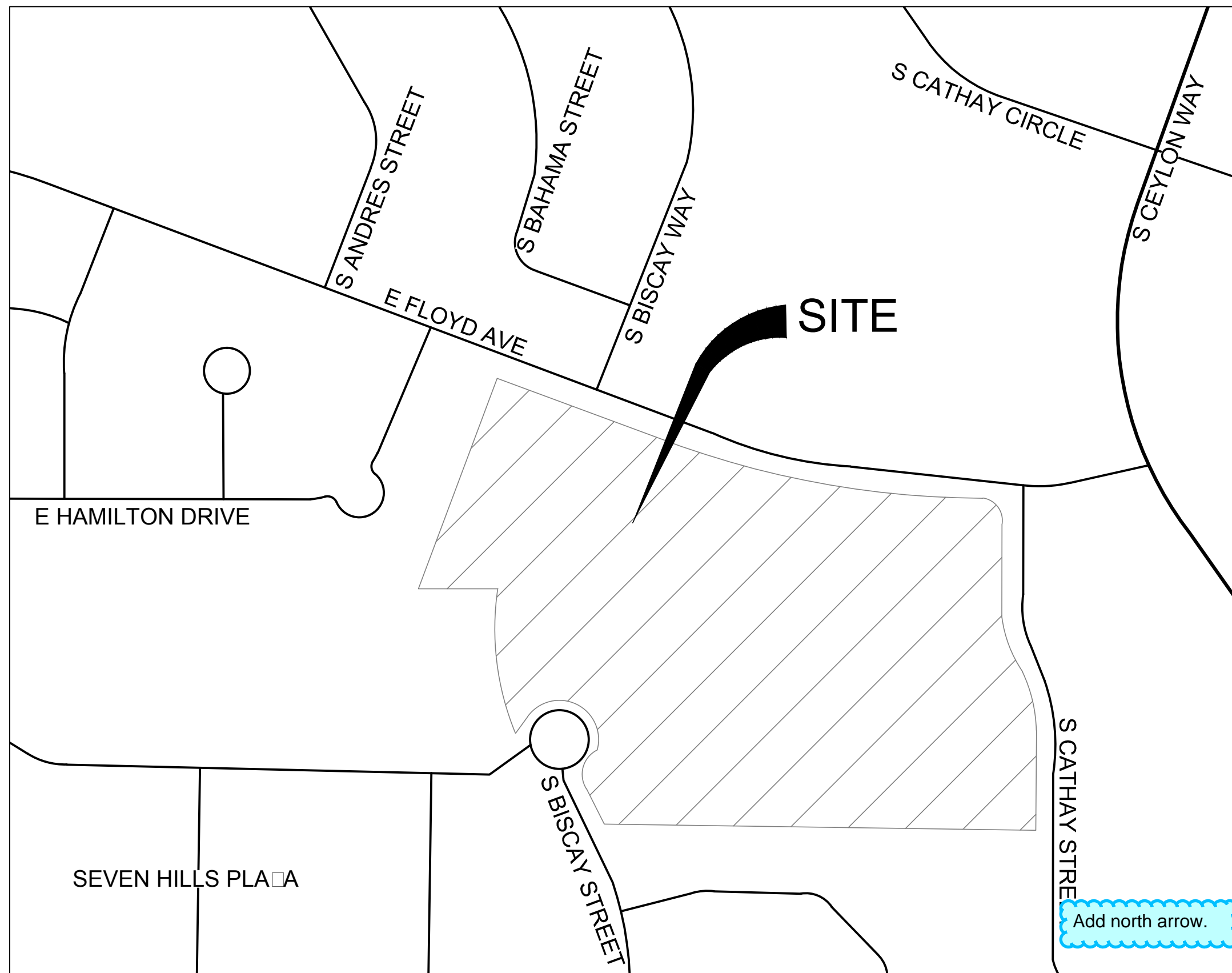
Verify correct character export with next submittal.

Export has been done correctly in order to remove characters for this submittal.

The residential buildings will be constructed under the provisions of the 2015 International Residential Code (IRC), therefore the occupancy classifications of the International Building Code (IBC) do not apply. Section 22-191 of the Aurora Building and Zoning Code applies to buildings constructed under the IRC. As such, the residential buildings will not be constructed with an automatic sprinkler system. The pool building will be constructed under 2015 IBC, with occupancy classification S-1 and construction type V-B. This building will not be constructed with an automatic sprinkler system per 2015 IBC section 903.2.9.

In the Site Data Block include the 2015 International Building Code occupancy classification (R-2 or R-3) and the construction type (VB) of each structure proposed to be built within this site, and if the residential buildings are to be constructed with or without an automatic sprinkler system.

Verify if this development will be submitted as R-2 or R-3 occupancies. (Note that R-2 occupancies will require sprinkler protection.)



VICINITY MAP
SCALE: 1"=2,000'

Add north arrow.

Added.

LEGAL DESCRIPTION

LOT 2, BLOCK 1, SEVEN HILLS SUBDIVISION FILING NO. 13,
COUNTY OF ARAPAHOE, STATE OF COLORADO

SITE DATA TABLE

LAND AREA WITHIN PROPERTY LINES	9.67 ACRES
NUMBER OF BUILDINGS	21 BUILDINGS (20 TOWNHOMES, 1 POOL/MAINTENANCE)
TOTAL NUMBER OF UNITS	96 UNITS
PROPOSED DENSITY	9.93 DU/AC
MAXIMUM BUILDING HEIGHT	40 FEET
TOTAL BUILDING COVERAGE AND GFA	2.34 ACRES
HARD SURFACE AREA (EXCLUDING SIDEWALKS)	2.13 ACRES
LANDSCAPE AREA (INCLUDING DETENTION BASIN)	4.28 ACRES
PATIO AREA	0.21 ACRES
SIDEWALK AREA	0.91 ACRES
CURRENT ZONING CLASSIFICATION	R-1A
MAXIMUM PERMITTED/ALLOWABLE SIGN AREA	96 SF
PROPOSED TOTAL SIGN AREA	96 SF
PROPOSED NUMBER OF SIGNS	1 (MONUMENT)
PARKING SPACES	
REQUIRED	240 SPACES
PROVIDED	272 SPACES
ACCESSIBLE SPACES	
REQUIRED	4 SURFACE SPACES
PROVIDED	3 SURFACE SPACES, 42 ACCESSIBLE UNIT SPACES
GARAGE SPACES (TOWNHOMES)	
REQUIRED	84 SPACES
PROVIDED	192 SPACES

The residential buildings will be constructed under the provisions of the 2015 International Residential Code (IRC), therefore the R-2 or R-3 occupancy classifications of the International Building Code (IBC) do not apply.

36 surface spaces are counted, requiring 2 minimum accessible spaces, one of which needs to be van accessible. It appears you are showing 3 accessible spaces. Please verify and revise this information to reflect the Site Plan.

This information has been revised to reflect the site plan.

The proposed project consists of (20) townhome buildings and (1) pool building, and does not include multi-family buildings or detached garages. The townhomes will be constructed under the provisions of the 2015 International Residential Code (IRC), which defines townhomes as single-family dwelling units. Per 2015 IBC section 1107.7.2, multistory units which are not provided with an elevator are not required to be Type B units. Therefore, no Type A or Type B dwelling units are required. The IRC does not require attached garages to be accessible and are not designated as such in the proposed project.

(Multifamily Sites) At least 2 percent, but not less than one, of each type of parking space provided for occupancies in Groups R-2 and R-3, which are required to have accessible Type A or Type B dwelling units, shall be accessible. Where parking is provided within or beneath a building, accessible parking spaces shall also be provided within or beneath the building. (IBC 1106.2). Therefore, show the locations of the accessible parking spaces (typical) throughout the site plan in both the garages attached to the Townhomes and the multi-family buildings, and the detached garage buildings. (If the garages for the Type B accessible units are intended to be used as accessible garages, indicate that on the plan with a symbol for each garage and provide a detail within the site plan that reflects the interior layout of the garage space with all accessible elements. This will include the extension of the accessible route through the garage into the accessible unit, or to the front main entrance of the accessible unit.)

ARCHITECT:
KEPHART
2555 WALNUT STREET
DENVER, CO 80205



APPLICANT:
EVERGREEN DEVCO, INC.
1873 S. BELLAIRE ST.,
SUITE 1106
DENVER, CO 80222



ENGINEER:
HARRIS KOCHER SMITH
1120 LINCOLN STREET, SUITE 1000
DENVER, CO 80203



LANDSCAPE/PLANNING:
NORRIS DESIGN
1101 BANNOCK STREET
DENVER, CO 80204



SEVEN HILLS SITE PLAN

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

IN WITNESS THEREOF, _____ HAS
CAUSED THESE

(EVERGREEN DEVCO, INC.)

PRESENTS TO BE EXECUTED THIS ____ DAY OF _____ AD. ____

BY:

CORPORATE
SEAL

(PRINCIPALS OR OWNERS)

STATE OF COLORADO _____)SS
COUNTY OF _____)

THE FOREGOING INSTRUMENT WAS ACKNOWLEDGED BEFORE ME THIS ____ DAY
OF _____ AD, ____ BY

(PRINCIPALS OR OWNERS)

WITNESS MY HAND AND OFFICIAL SEAL

NOTARY
SEAL

(NOTARY PUBLIC)

MY COMMISSION EXPIRES _____

NOTARY BUSINESS ADDRESS:

CITY OF AURORA APPROVALS

CITY ATTORNEY: _____ DATE: _____

PLANNING DIRECTOR: _____ DATE: _____

PLANNING COMMISSION: _____ DATE: _____

(CHAIRPERSON)

CITY COUNCIL: _____ DATE: _____

(MAYOR)

ATTEST: _____ DATE: _____

(CITY CLERK)

DATABASE APPROVAL DATE: _____

RECORDER'S CERTIFICATE:

ACCEPTED FOR FILING IN THE OFFICE OF THE CLERK AND RECORDER OF
_____, COLORADO AT _____ O'CLOCK ____ M, THIS ____ DAY
OF _____ AD, ____.

CLERK AND RECORDER: _____ DEPUTY: _____

OUTLOOK SEVEN HILLS TOWNHOMES
SITE PLAN
AURORA, CO

OWNER:
EVERGREEN DEVELOPMENT
JEFF WIKSTROM
1873 S. BELLAIRE ST., SUITE 1106
DENVER, CO 80222
303-757-0401

NOT FOR
CONSTRUCTION

DATE:
08/18/17 SP-01

SHEET TITLE:

COVER SHEET

SHEET 1 OF 25

OUTLOOK SEVEN HILLS TOWNHOMES - SITE PLAN

LOT 2, BLOCK 1, SEVEN HILLS SUBDIVISION FILING NO. 13,
COUNTY OF ARAPAHOE, STATE OF COLORADO

GENERAL NOTES

- THE DEVELOPER, HIS SUCCESSORS AND ASSIGNS, INCLUDING THE HOMEOWNERS OR MERCHANTS ASSOCIATION, SHALL BE RESPONSIBLE FOR INSTALLATION, MAINTENANCE AND REPLACEMENT OF ALL FIRE LANE SIGNS AS REQUIRED BY THE CITY OF AURORA.
- ALL SIGNS MUST CONFORM TO THE CITY OF AURORA SIGN CODE.
- 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."
- "ACCESSIBLE EXTERIOR ROUTES" SHALL BE PROVIDED FROM PUBLIC TRANSPORTATION STOPS, ACCESSIBLE PARKING, 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.
- THE APPLICANT HAS THE OBLIGATION TO COMPLY WITH ALL APPLICABLE REQUIREMENTS OF THE AMERICAN WITH DISABILITIES ACT.
- THE DEVELOPER, HIS SUCCESSORS AND ASSIGNS, SHALL BE RESPONSIBLE FOR INSTALLATION, MAINTENANCE AND REPLACEMENT OF ALL LANDSCAPING MATERIALS SHOWN OR INDICATED ON THE APPROVED SITE PLAN OR LANDSCAPE PLAN ON FILE IN THE PLANNING DEPARTMENT. ALL LANDSCAPING WILL BE INSTALLED PRIOR TO ISSUANCE OF CERTIFICATE OF OCCUPANCY.
- ALL CROSSINGS OR ENCROACHMENTS BY PRIVATE LANDSCAPE IRRIGATION SYSTEMS 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
- THE APPROVAL OF THIS DOCUMENT DOES NOT CONSTITUTE FINAL APPROVAL OF GRADING, DRAINAGE, UTILITY, PUBLIC IMPROVEMENTS AND BUILDING PLANS. CONSTRUCTION PLANS MUST BE REVIEWED AND APPROVED BY THE APPROPRIATE AGENCY PRIOR TO THE ISSUANCE OF BUILDING PERMITS.
- ALL BUILDING ADDRESS NUMBERS SHALL COMPLY WITH SECTIONS 126-271 AND 126-278 OF THE AURORA CITY CODE.
- 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.
- 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.

12. FINAL GRADE SHALL BE AT LEAST SIX (6) INCHES BELOW AN EXTERIOR WOOD SIDING ON THE PREMISES

13. ALL INTERESTED PARTIES ARE HEREBY ALERTED THAT THIS SITE PLAN IS SUBJECT TO ADMINISTRATIVE CHANGES AND AS SHOWN ON THE ORIGINAL SITE PLAN ON FILE IN THE AURORA CITY PLANNING OFFICE AT THE MUNICIPAL BUILDING. A COPY OF THE OFFICIAL CURRENT PLAN MAY BE PURCHASED THERE. LIKEWISE, SITE PLANS ARE REQUIRED TO AGREE WITH THE APPROVED SUBDIVISION PLAT OF RECORD AT THE TIME OF A BUILDING PERMIT AND IF NOT, MUST BE AMENDED TO AGREE WITH THE PLAT AS NEEDED, OR VICE VERSA

14. ERRORS IN APPROVED SITE PLANS RESULTING FROM COMPUTATIONS OR INCONSISTENCIES IN THE DRAWINGS MADE BY THE APPLICANT ARE THE RESPONSIBILITY OF THE PROPERTY OWNER OF RECORD WHERE FOUND, THE CURRENT MINIMUM CODE REQUIREMENTS WILL APPLY AT THE TIME OF BUILDING PERMIT. PLEASE BE SURE THAT ALL PLAN COMPUTATIONS ARE CORRECT

15. 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

16. ARCHITECTURAL FEATURES, SUCH AS ADA WINDOWS, FIREPLACES, ROOF OVERHANGS, UTTERS, EAVES, FOUNDATIONS, FOOTINGS, CANTILEVERED WALLS, ETC, ARE NOT ALLOWED TO ENCROACH INTO AN EASEMENT OR FIRE LANE

Multi-Family Projects built under the 2015 IRC as R-3 Occupancies:
Replace note # 4 with:
"ACCESSIBLE EXTERIOR ROUTES" SHALL BE PROVIDED FROM PUBLIC TRANSPORTATION STOPS, ACCESSIBLE PARKING AND ACCESSIBLE PASSENGER LOADING ZONES AND PUBLIC SIDEWALKS TO 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 (EXCEPTION: TO AN ACCESSIBLE GARAGE). AN ACCESSIBLE ROUTE CAN ONLY BE WITHIN A DRIVE AISLE WHEN IT IS BEING EXTENDED TO AN ACCESSIBLE PARKING GARAGE. 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 STATE HOUSE BILL 03-1221 AS ADOPTED ON 29 MAY 03. THE STATE STATUTE IS NOT INTENDED TO SUPPLEMENT OTHER LAWS ALREADY IN PLACE.

Replace note #9 with the following:
ALL BUILDING ADDRESS NUMBERS SHALL COMPLY WITH THE AURORA CITY CODE ORDINANCE, CHAPTER 126 - ARTICLE VII - NUMBERING OF BUILDINGS.

Add notes:
17. FIRE LANE AND HANDICAPPED PARKING SIGNS, SIGN DETAILS, HANDICAPPED PARKING STALL DETAILS, AND LOCATIONS SHALL BE SUBMITTED AND APPROVED WITH THE CIVIL PLANS, "SIGNAGE AND STRIPING" PACKAGE. THIS SIGN PACKAGE SHALL INCLUDE ALL OTHER SIGNS AS REQUIRED BY OTHER CITY DEPARTMENTS.
18. 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).
19. 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:
20. NEW RESIDENTIAL BUILDINGS SHALL BE PROVIDED WITH APPROVED ADDRESS IDENTIFICATION THAT IS LEGIBLE AND PLACED IN A POSITION THAT IS VISIBLE FROM THE GARAGE SIDES AND THE FRONT ENTRANCE SIDES FRONTING ONTO GREENBELTS. NUMBERS SHALL BE NOT LESS THAN 4" HIGH WITH A MINIMUM STROKE WIDTH OF 1/2 INCH. (2015 IFC, 505.1)

Provide an implementation plan:
o The site plan cover sheet must reflect an "Implementation Plan" for all multi-family projects. Per House Bill 03-1221, Section 9-5-106, the builder of any project regulated by this article shall create an implementation plan that guarantees the timely and evenly phased delivery of the required number of accessible units. Such plan shall clearly specify the number and type of units required and the order in which they are to be completed. Such implementation plan shall be subject to approval by the entity with enforcement authority in such project's jurisdiction. The implementation plan shall not be approved if more than thirty percent of the project is intended to be completed without providing a portion of accessible units required by section 9-5-105; except that, if an undue hardship can be demonstrated, or other guarantees provided are deemed sufficient, the jurisdiction having responsibility for enforcement may grant exceptions to this requirement. The implementation plan shall be approved by the governmental unit responsible for enforcement before a building permit is issued.
Provide a data table:
o The site plan must provide a data table that reflects the number of House Bill 03-1221 accessible dwelling unit types and the assigned accessibility point value per dwelling unit. A separate data table must reflect the 2015 IBC, chapter 11, section 1107, reflecting the required number of accessible dwelling units or sleeping units. These data tables must reflect the minimum requirements of both codes.
Provide a Parking Table:
o The site plan must provide an accessible parking data table per the 2015 IBC, chapter 11, section 1106.

General Handicap Accessibility Requirements:
Show and label the location of all handicap accessible living units (Type A or B) required by Chapter 11 of the 2015 IBC.
Show and label the location of all handicap accessible parking spaces in accordance with Chapter 11 of the 2015 IBC.
Show and label accessible exterior routes on the site plan in accordance with the 2015 IBC, chapter 11. Typically the accessible route is 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 entrance shall be the most practical direct route. The accessible route must be located within a sidewalk. 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.
Per the 2015 International Residential Code, Section R320.1, where there are four or more dwelling units or sleeping units in a single structure, the provisions of Chapter 11 of the International Building Code for Group R-3 shall apply.
House Bill 03-1221, Section 9-5-105. [Formerly 9-5-111] Exemptions for certain privately funded projects. (1) Accessible dwelling units shall be provided as required in this article; except that this article does not apply to privately funded projects for the construction of a detached residence or residences or to other types of residential property containing less than seven residential units.
Some developers may have additional responsibilities for compliance with the Americans with Disabilities Act (1-800-949-4232) and/or the Fair Housing Act (303-672-5437). It is the developer's responsibility to independently contact these agencies to obtain accessibility information related to this site's development.

Add the following standard notes for phased construction:
REQUIREMENTS FOR PHASED CONSTRUCTION SITES AND PROJECTS
PRIOR TO ANY ABOVE GROUND LEVEL CONSTRUCTION OR ERECTION OF A STRUCTURE, WHETHER THE PRINCIPAL STRUCTURE MATERIALS ARE COMBUSTIBLE OR OF A NON-COMBUSTIBLE NATURE, THERE SHALL BE ADEQUATE ALL-WEATHER ACCESS ROADWAYS PROVIDED FOR USE BY EMERGENCY VEHICLE APPARATUS. FIRE ACCESS PROVIDED BY THE PROPERTY OWNER SHALL BE MAINTAINED TO ADEQUATELY SUPPORT FIRE APPARATUS UP TO 85,000 LBS. THESE TEMPORARY SITE ACCESS ROADWAYS SHALL NOT BE LESS THAN 23 FT. WIDTH WITH A STANDARD TURNING RADIUS OF 29 FT. INSIDE AND 52 FT. OUTSIDE. A HAMMERHEAD OR THREE-POINT TURNAROUND WILL BE REQUIRED ON DEAD-END FIRE APPARATUS ROADS IN EXCESS OF 150 FT. THE MATERIAL USED TO CONSTRUCT THESE ROADWAYS MAY BE OF ANY ONE OF, OR A COMBINATION OF, SEVERAL AGGREGATE MATERIALS AVAILABLE. APPROVED MATERIALS INCLUDE PREMIXED ROAD BASE MATERIAL, 1 1/2-INCH RIVER ROCK, CRUSHED GRANITE OR OTHER AGGREGATE WITH NOT LESS THAN ONE-INCH NOMINAL SIZE DESIGNATION OR CRUSHED CONCRETE. THE FIRE CHIEF OR DESIGNATED REPRESENTATIVE MAY APPROVE OTHER ROADWAY MATERIALS. IN NO WAY SHALL THE DESIGNATIONS IN THIS POLICY BE INTENDED OR CONSTRUED AS TO INTEND TO PROHIBIT ASPHALT PAVING OR ADDITIONAL REQUIREMENTS AS NECESSARY.
THE DEVELOPER SHALL PROVIDE TWO DISTINCT POINTS OF EMERGENCY ACCESS TO THE OVERALL SITE AND A LOOPED WATER SUPPLY TO EACH PHASE OF THE DEVELOPMENT AS APPROVED BY THE LIFE SAFETY REPRESENTATIVE FOR THE AURORA FIRE DEPARTMENT. THE DEVELOPER SHALL CONSTRUCT ANY OFF-SITE ROADWAY OR EMERGENCY CROSSINGS IMPROVEMENTS PER CITY STANDARDS NECESSARY TO FACILITATE EMERGENCY VEHICULAR ACCESS THIS SITE.
EACH PORTION OF THE OVERALL SITE IS REQUIRED TO HAVE TWO DISTINCT POINTS OF ACCESS DURING EACH PHASE OF CONSTRUCTION. EACH PHASE MUST PROVIDE SUFFICIENT ROADWAYS TO ASSURE EMERGENCY VEHICLE ACCESS TO WITHIN 150 FT. OF ALL EXTERIOR PORTIONS OF ALL BUILDINGS WITH SUFFICIENT FIRE HYDRANTS ON A LOOPED WATER LINE SYSTEM TO PROVIDE THE REQUIRED FIRE FLOWS FOR EACH SITE.
ACCESS TO BUILDINGS FOR THE PURPOSE OF FIRE DEPARTMENT VEHICLE ACCESS SHALL BE PROVIDED AT ALL TIMES DURING CONSTRUCTION. CONSTRUCTION MATERIALS SHALL NOT BLOCK ACCESS TO BUILDINGS, HYDRANTS OR FIRE APPLIANCES.
AT THE TIME OF CSP SUBMITTAL THE DEVELOPER SHALL BE RESPONSIBLE FOR PROVIDING SUFFICIENT ROADWAYS FOR FIRE APPARATUS ACCESS (EX: PUBLIC ROADWAY OR FIRE LANE EASEMENT) TO WITHIN 150 FEET OF ALL EXTERIOR PORTIONS OF ALL BUILDINGS AS REQUIRED BY THE ADOPTED FIRE CODE. THE ADDITION OF ANY NEW FIRE APPARATUS ACCESS ROADWAY WILL REQUIRE THE EXTENSION OF A LOOPED WATER MAIN SYSTEM TO SUPPORT THE REQUIRED FIRE HYDRANTS ALONG THESE ROADWAYS. SIZING OF THE WATER MAIN EXTENSIONS MUST BE MADE BASED ON CITY OF AURORA-MANDATED FIRE FLOWS REQUIRED TO SUPPORT THE REQUIRED FIRE HYDRANTS FOR EACH PHASE OF CONSTRUCTION.
SINGLE FAMILY DEVELOPMENTS
DEVELOPMENTS OF ONE OR TWO FAMILY DWELLINGS WHERE THE NUMBER OF DWELLINGS EXCEEDS 30 SHALL BE PROVIDED WITH SEPARATE AND APPROVED FIRE APPARATUS ROADS. (2015 IFC D107.1). THESE SHALL BE PLACED A DISTANCE APART EQUAL TO NOT LESS THAN ONE-HALF OF THE LENGTH OF THE OVERALL MAXIMUM DIMENSION OF THE PROPERTY OR AREA TO BE SERVED, MEASURED IN A STRAIGHT LINE BETWEEN ACCESSES. (2015 IFC D107.2)
MULTI-FAMILY DEVELOPMENTS

OUTLOOK SEVEN HILLS TOWNHOMES - SITE PLAN

SEVEN HILLS TOWNHOMES

OWNER:
EVERGREEN DEVELOPMENT
JEFF WIKSTROM
1873 S. BELLAIRE ST., SUITE 1106
DENVER, CO 80222

NOT FOR
CONSTRUCTION

DATE:
04/06/17 SP-01
08/18/17 SP-02

SHEET TITLE:
SITE PLAN

SHEET 3 OF 25

KELLY CREEK SUBDIVISION
FILING NO. 2

LOT 2, BLOCK 1, SEVEN HILLS SUBDIVISION FILING NO. 13,
COUNTY OF ARAPAHOE, STATE OF COLORADO

KELLY CREEK SUBDIVISION
FILING NO. 2

ADDRESS: 3298 S BISCAY WAY
OWNER: ARCHDIOCESE OF DENVER

STOP SIGN
ADDED.

ACCESS
MOVEMENTS
SHOWN FOR
REFERENCE

THE ONLY STOP SIGNS
PROPOSED ARE AT THE
CONNECTIONS OF THE
PRIVATE DRIVE TO THE
PUBLIC STREETS; INTERIOR
TO THE SITE IS ALL PRIVATE
DRIVES.

FIRE ACCESS EASEMENT
LABELS HAVE BEEN REVISED.

EX STOP SIGN (NB CATHAY)
IS SHOWN.

HYDRANT REMOVED

This hydrant can
be removed

(TYP. WHERE "BLUE" CIRCLED)
Relabel the "PROPOSED 26' FIRE ACCESS
ESMT" to "26' FIRE LANE EASEMENT". If
required by Real Property or Traffic
Engineering label as "26' FIRE LANE AND
PUBLIC ACCESS EASEMENT". If also

ACCESSIBLE ROUTE IS
EXTENDED; THROUGH THE
POOL DECK AND TO THE
POOL HOUSE.

THE ONLY STOP SIGNS
PROPOSED ARE AT THE
CONNECTIONS OF THE
PRIVATE DRIVE TO THE
PUBLIC STREETS; INTERIOR
TO THE SITE IS ALL PRIVATE
DRIVES.

show / label new
stop signs

Show and note a 4' driveway gate in the area where a
fence crosses an accessible route.
- 4' MANWAY GATE WITH KNOX-APPROVED LOCKING
DEVICE
- Provide a placard on the gate reading "GATE TO
REMAIN OPEN DURING BUSINESS HOURS".
Provide note that "ANY LOCKING DEVICE SHALL BE
INSTALLED AS A KNOX-APPROVED LOCKING
DEVICE."

NOTES ADDED.

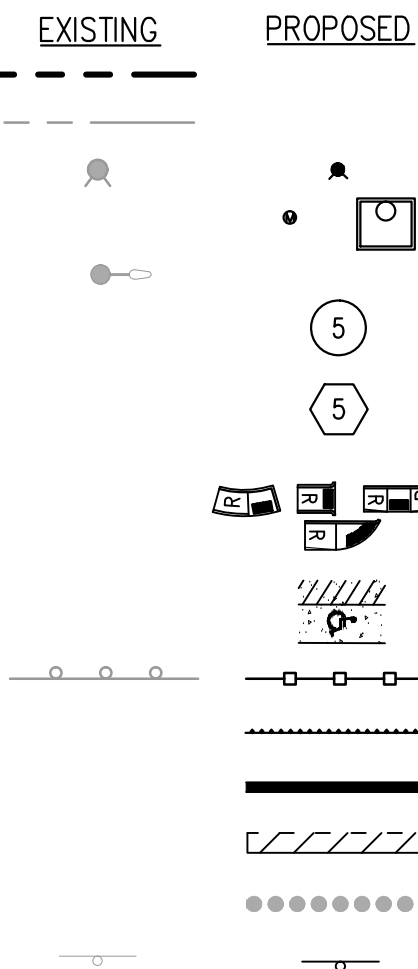
SEVEN LAKES SUBDIVISION
FILING NO. 4

SEVEN LAKES SUBDIVISION
FILING NO. 4

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1120 Lincoln Street, Suite 1000
Denver, Colorado 80203
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HarrisKocherSmith.com

LEGEND

PROPERTY BOUNDARY
RIGHT-OF-WAY
FIRE HYDRANT
WATER METER/ VAULT
STREET LIGHTS
PARKING STALL COUNT
BUILDING NUMBER
CURB RAMPS
HANDICAP ACCESSIBLE PARKING
FENCE
HANDRAIL
RETAINING WALL
SAWCUT
ACCESSIBILITY ROUTE
SIGNS



ANNOTATIVE LEGEND:

- EX "PRIVATE PROPERTY NO DUMPING, NO TRESPASSING, VIOLATORS
WILL BE PROSECUTED!" SIGN TO BE REMOVED
- PR "NO PARKING - FIRE LANE" SIGN

NOTES:

- ALL CORNER SIGHT TRIANGLES MUST BE FREE OF ALL VISUAL OBSTRUCTIONS
FROM 36" TO 84". FROM 24" TO 36" THERE MUST BE A MINIMUM OF 75%
OPEN FROM VISUAL OBSTRUCTIONS. CORNER TRIANGLE MUST FOLLOW COA
ROADWAY DESIGN & CONSTRUCTION SPECIFICATIONS OCTOBER 2016 MANUAL
SECTION 4.04.2.10

CITY OF AURORA SITE PLAN NOTES:

- ALL CROSSINGS AND ENCROACHMENTS BY PRIVATE LANDSCAPE IRRIGATION SYSTEMS OR PRIVATE UTILITIES
INTO EASEMENTS AND STREET RIGHT-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
RIGHT-OF-WAYS. 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 SYSTEMS OR PRIVATE UTILITIES.
- ARCHITECTURAL FEATURES (I.E. BAY WINDOWS, FIREPLACES, ROOF OVERHANG, GUTTERS, EAVES, FOUNDATION,
FOOTINGS, CANTILEVERED WALLS, ETC.) ARE NOT ALLOWED TO ENCOACH INTO ANY EASEMENT OR FIRE LANE.
- ALL ROOFTOP EQUIPMENT AND GROUND FLOOR EQUIPMENT, TRASH STORAGE, AND UTILITIES SHALL BE
SCREENED FROM VIEW FROM THE PUBLIC RIGHTS-OF-WAY.

CHECKED BY:
JC & PH
DRAWN BY:
ML

OUTLOOK SEVEN HILLS TOWNHOMES - SITE PLAN

LOT 2, BLOCK 1, SEVEN HILLS SUBDIVISION FILING NO. 13,
COUNTY OF ARAPAHOE, STATE OF COLORADO

NORRIS DESIGN
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OUTLOOK SEVEN HILLS TOWNHOMES
SITE PLAN
AURORA, CO

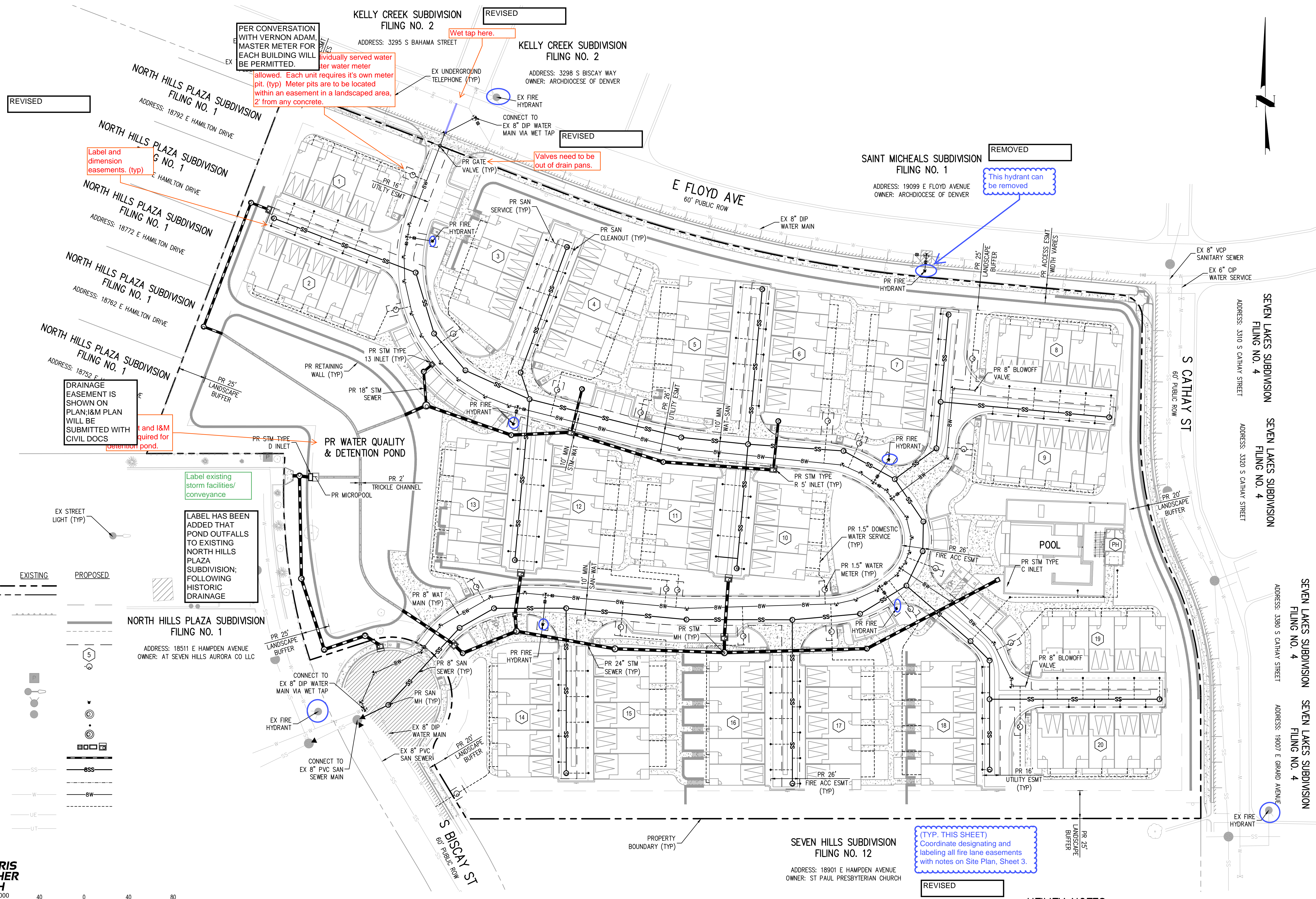
OWNER:
EVERGREEN DEVELOPMENT
JEFF WIKSTROM
1873 S. BELLAIRE ST., SUITE 1106
DENVER, CO 80222
303-757-0401

NOT FOR
CONSTRUCTION

DATE:
04/06/17 SP-01
08/18/17 SP-02

SHEET TITLE:
OVERALL UTILITY PLAN

SHEET 4 OF 25



LEGEND

PROPERTY LINE	---
RIGHT-OF-WAY	---
LANDSCAPE BUFFER	---
FENCE	---
RETAINING WALL	---
ACCESS EASEMENT	---
UTILITY EASEMENT	---
BUILDING NUMBER	5
WATER METER	○
TELEPHONE RISER	○
STREET LIGHT	○
FIRE HYDRANT	○
SANITARY SEWER MANHOLE	○
SANITARY CLEANOUT	○
STORM SEWER MANHOLE	○
STORM INLETS	○
STORM SEWER	---
SANITARY SEWER	---
SANITARY SERVICE LINE	---
WATER MAIN	---
WATER SERVICE	---
UNDERGROUND ELECTRIC	---
UNDERGROUND TELEPHONE	---

CHECKED BY: JC & PH
DRAWN BY: ML

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HarrisKocherSmith.com

SCALE: 1" = 40'

SEVEN HILLS SUBDIVISION FILING NO. 12
ADDRESS: 18901 E HAMPDEN AVENUE
OWNER: ST PAUL PRESBYTERIAN CHURCH

REMOVED

(TYP. THIS SHEET)
Coordinate designating and
labeling all fire lane easements
with notes on Site Plan, Sheet 3.

UTILITY NOTES:
1. STORM SEWER NETWORK WILL BE PRIVATELY OWNED AND MAINTAINED BY OWNER.

OUTLOOK SEVEN HILLS TOWNHOMES - SITE PLAN

LOT 2, BLOCK 1, SEVEN HILLS SUBDIVISION FILING NO. 13,
COUNTY OF ARAPAHOE, STATE OF COLORADO

GRADING NOTES:

1. THE CONTRACTOR IS RESPONSIBLE FOR ENSURING THAT HANDRAILS, STAIRS, CURB RAMPS, AND RAMPS ARE INSTALLED IN CONFORMANCE WITH ALL APPLICABLE LOCAL STATE AND/OR FEDERAL REGULATIONS AND STANDARDS, INCLUDING BUT NOT LIMITED TO, THE AMERICANS WITH DISABILITIES ACT (ADA), THE FAIR HOUSING ACT (FHA) AND THE AMERICAN NATIONAL STANDARDS INSTITUTE (ANSI).
2. CROSS SLOPES ALONG THE ACCESSIBLE ROUTE OR AT LANDINGS SHALL NOT EXCEED 2% IN ANY DIRECTION.
3. LONGITUDINAL SLOPES ALONG THE ACCESSIBLE ROUTE SHALL NOT EXCEED 5%. LONGITUDINAL SLOPES ON RAMPS SHALL NOT EXCEED 8.33%. RAMPS, EXCEPT CURB RAMPS, SHALL HAVE HANDRAILS ON BOTH SIDES.
4. GUTTER SLOPES AT THE CURB RAMPS SHALL NOT EXCEED 5%.
5. GUTTER PANS SURROUNDING HANDICAP SPACES SHALL MATCH THE SLOPE OF THE ADJACENT PAVEMENT WITH A MAXIMUM 2% SLOPE IN ALL DIRECTIONS.
6. PER CITY OF AURORA STANDARDS, MINIMUM SLOPES ARE: 0.5% ON CONCRETE SURFACES, 1.0% ON ASPHALT SURFACES, AND 2.0% ON LANDSCAPE AREAS AND GRASS SWALES.

OUTLOOK SEVEN HILLS TOWNHOMES SITE PLAN AURORA, CO

OWNER:
EVERGREEN DEVELOPMENT
JEFF WIKSTROM
1873 S. BELLAIRE ST., SUITE 1108
DENVER, CO 80222
303-757-0401

NOT FOR
CONSTRUCTION

DATE:
04/06/17 SP-01
08/18/17 SP-02

SHEET TITLE:
OVERALL GRADING
PLAN

SEVEN LAKES SUBDIVISION
FILING NO. 4
ADDRESS: 3310 S CATHAY STREET

SEVEN LAKES SUBDIVISION
FILING NO. 4
ADDRESS: 3320 S CATHAY STREET

SEVEN LAKES SUBDIVISION
FILING NO. 4
ADDRESS: 3380 S CATHAY STREET

SEVEN LAKES SUBDIVISION
FILING NO. 4
ADDRESS: 1907 E SHARAD AVENUE

SEVEN HILLS SUBDIVISION
FILING NO. 12
ADDRESS: 18901 E HAMPDEN AVENUE
OWNER: ST PAUL PRESBYTERIAN CHURCH

KELLY CREEK SUBDIVISION
FILING NO. 2
ADDRESS: 3295 S BAHAMA STREET

KELLY CREEK SUBDIVISION
FILING NO. 2
ADDRESS: 3298 S BISCAWAY WAY
OWNER: ARCHDIOCESE OF DENVER

SAINT MICHEALS SUBDIVISION
FILING NO. 1
ADDRESS: 19099 E FLOYD AVENUE
OWNER: ARCHDIOCESE OF DENVER

NORTH HILLS PLAZA SUBDIVISION
FILING NO. 1
ADDRESS: 18792 E HAMILTON DRIVE

NORTH HILLS PLAZA SUBDIVISION
FILING NO. 1
ADDRESS: 18782 E HAMILTON DRIVE

NORTH HILLS PLAZA SUBDIVISION
FILING NO. 1
ADDRESS: 18772 E HAMILTON DRIVE

NORTH HILLS PLAZA SUBDIVISION
FILING NO. 1
ADDRESS: 18762 E HAMILTON DRIVE

NORTH HILLS PLAZA SUBDIVISION
FILING NO. 1
ADDRESS: 18752 E HAMILTON DRIVE

NORTH HILLS PLAZA SUBDIVISION
FILING NO. 1
ADDRESS: 18511 E HAMPDEN AVENUE
OWNER: AT SEVEN HILLS AURORA CO LLC

LEGEND

PROPERTY BOUNDARY
RIGHT-OF-WAY
CONTOURS
FIRE ACCESS EASEMENT
UTILITY EASEMENT
STORM SEWER MANHOLE AND INLET
SANITARY SEWER MANHOLE
FIRE HYDRANT
WATER METER MANHOLE
CURB RAMPS
HANDICAP ACCESSIBLE PARKING
HANDRAIL
RETAINING WALL
ACCESSIBILITY ROUTE
SAWCUT
BUILDING NUMBER

EXISTING
5173
5170

PROPOSED
5173
5170

5

A drainage easement is required
for all detention/water quality ponds.
Show/label drainage easement

DRAINAGE
EASEMENT IS
SHOWN AND
LABELED

WALL HEIGHTS IN
DETENTION POND
HAVE BEEN REVISED
Max height for retaining
wall in detention pond is
48". Refer to Section
4.02.7 of the Roadway
Manual for additional
requirements.

PR WATER QUALITY
AND DETENTION POND

Label 100-yr WSEL

Min pavement slopes: 1% for asphalt,
0.5% for concrete

COMMENT
ACKNOWLEDGED.

COMMENT
ACKNOWLEDGED.

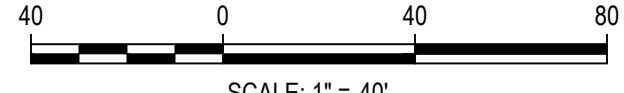
Max 2% slope in any direction
at handicap parking spaces

Min. slope away from the building is 5%
for 10' for landscape areas, min. 2% for
Impervious areas.

COMMENT
ACKNOWLEDGED.

REVIS
(TYP. THIS SHEET)
Coordinate designating and
labeling all fire lane easements
with notes on Site Plan, Sheet 3.

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HarrisKocherSmith.com



OUTLOOK SEVEN HILLS TOWNHOMES - SITE PLAN

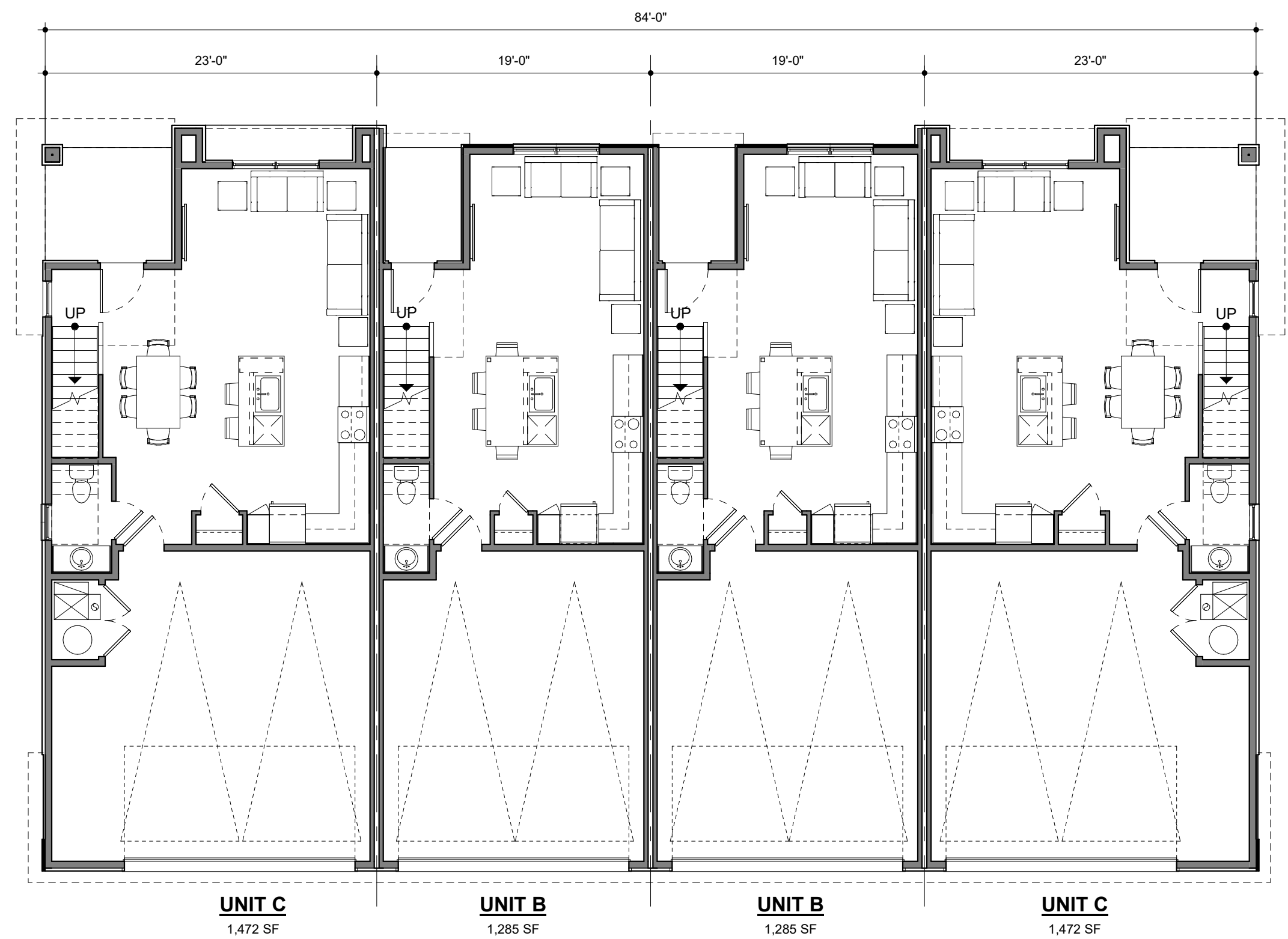
LOT 2, BLOCK 1, SEVEN HILLS SUBDIVISION FILING NO. 13,
COUNTY OF ARAPAHOE, STATE OF COLORADO



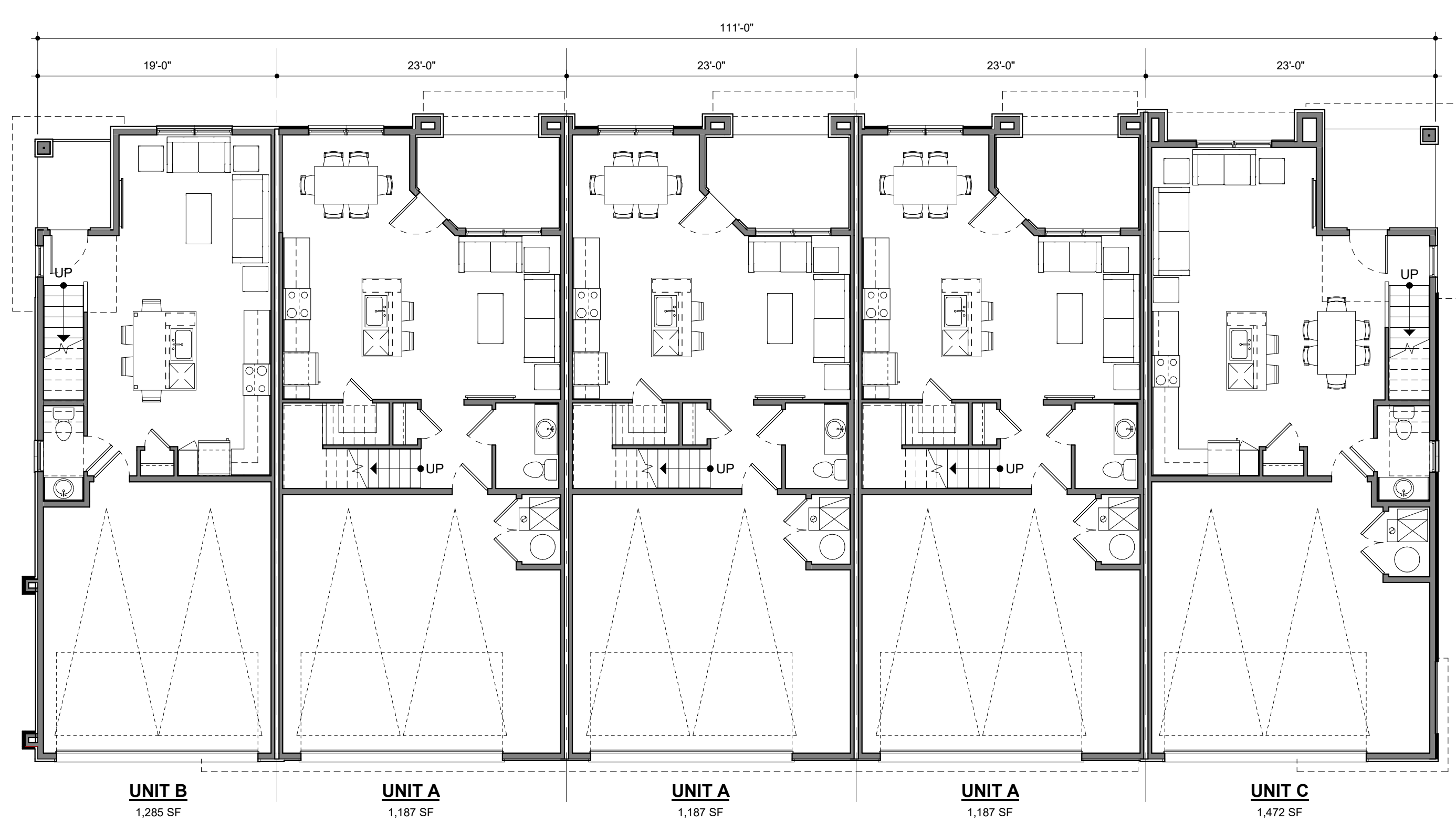
4 SECOND FLOOR COMPOSITE PLAN - 4-PLEX (x4)
1/8" = 1'-0"



2 SECOND FLOOR COMPOSITE PLAN - 5-PLEX (x16)
1/8" = 1'-0"



3 FIRST FLOOR COMPOSITE PLAN - 4-PLEX (x4)
1/8" = 1'-0"



1 FIRST FLOOR COMPOSITE PLAN - 5-PLEX (x16)
1/8" = 1'-0"

OUTLOOK SEVEN HILLS TOWNHOMES - SITE PLAN

LOT 2, BLOCK 1, SEVEN HILLS SUBDIVISION FILING NO. 13,
COUNTY OF ARAPAHOE, STATE OF COLORADO

KEYNOTES	
01	ARCHITECTURAL COMPOSITE SHINGLE ROOF
02	5/4" X 8" PAINTED FASCIA
03	CEMENTITIOUS LAP SIDING; 8" EXPOSURE
04	5/4" X 6" PAINTED CEMENTITIOUS ACCENT TRIM
05	CEMENTITIOUS VERTICAL PANEL SIDING
06	VINYL WINDOW
08	STONE VENEER
09	OVERHEAD GARAGE DOOR
10	METAL GUARD RAIL
11	FULL-LITE UNIT BALCONY DOOR
17	SYNTHETIC STONE SILL
19	ADHERED STONE VENEER HEADER
28	DECORATIVE BRACKET



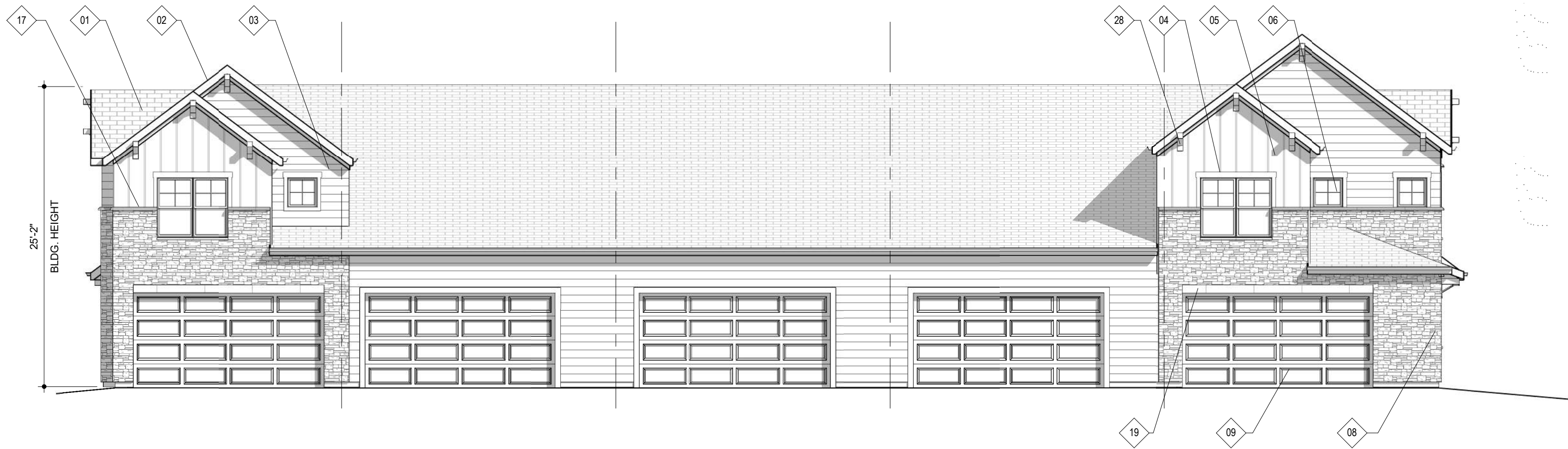
1 FRONT ELEVATION - 5-PLEX
1/8" = 1'-0"

(TYP. SHEETS 7 AND 8) Add Note:
NEW RESIDENTIAL BUILDINGS SHALL BE PROVIDED WITH
APPROVED ADDRESS IDENTIFICATION THAT IS LEGIBLE AND
PLACED IN A POSITION THAT IS VISIBLE FROM THE GARAGE SIDES
AND THE FRONT ENTRANCE SIDES FRONTING ONTO GREENBELTS.
NUMBERS SHALL BE NOT LESS THAN 4" HIGH WITH A MINIMUM
STROKE WIDTH OF 1/2 INCH. (2015 IFC, 505.1)

RESPONSE: Note added to
sheets 7 and 8.



2 RIGHT ELEVATION - 5-PLEX
1/8" = 1'-0"



3 REAR ELEVATION - 5-PLEX
1/8" = 1'-0"



4 LEFT ELEVATION - 5-PLEX
1/8" = 1'-0"

OUTLOOK SEVEN HILLS TOWNHOMES
SITE PLAN
AURORA, CO

OWNER:
EVERGREEN DEVELOPMENT
JEFF WIKSTROM
1873 S. BELLAIRE ST., SUITE 1106
DENVER, CO 80222
303-757-0401

NOT FOR
CONSTRUCTION

DATE:
04/06/17 SP-01
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SHEET TITLE:
ARCHITECTURAL
ELEVATIONS

SHEET 7 OF 25

OUTLOOK SEVEN HILLS TOWNHOMES - SITE PLAN

LOT 2, BLOCK 1, SEVEN HILLS SUBDIVISION FILING NO. 13,
COUNTY OF ARAPAHOE, STATE OF COLORADO

NORRIS DESIGN
Planning | Landscape Architecture | Project Promotion

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OUTLOOK SEVEN HILLS TOWNHOMES
SITE PLAN
AURORA, CO

OWNER:
EVERGREEN DEVELOPMENT
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303-757-0401

NOT FOR
CONSTRUCTION

DATE:
04/06/17 SP-01
08/18/17 SP-02

SHEET TITLE:
ARCHITECTURAL
ELEVATIONS

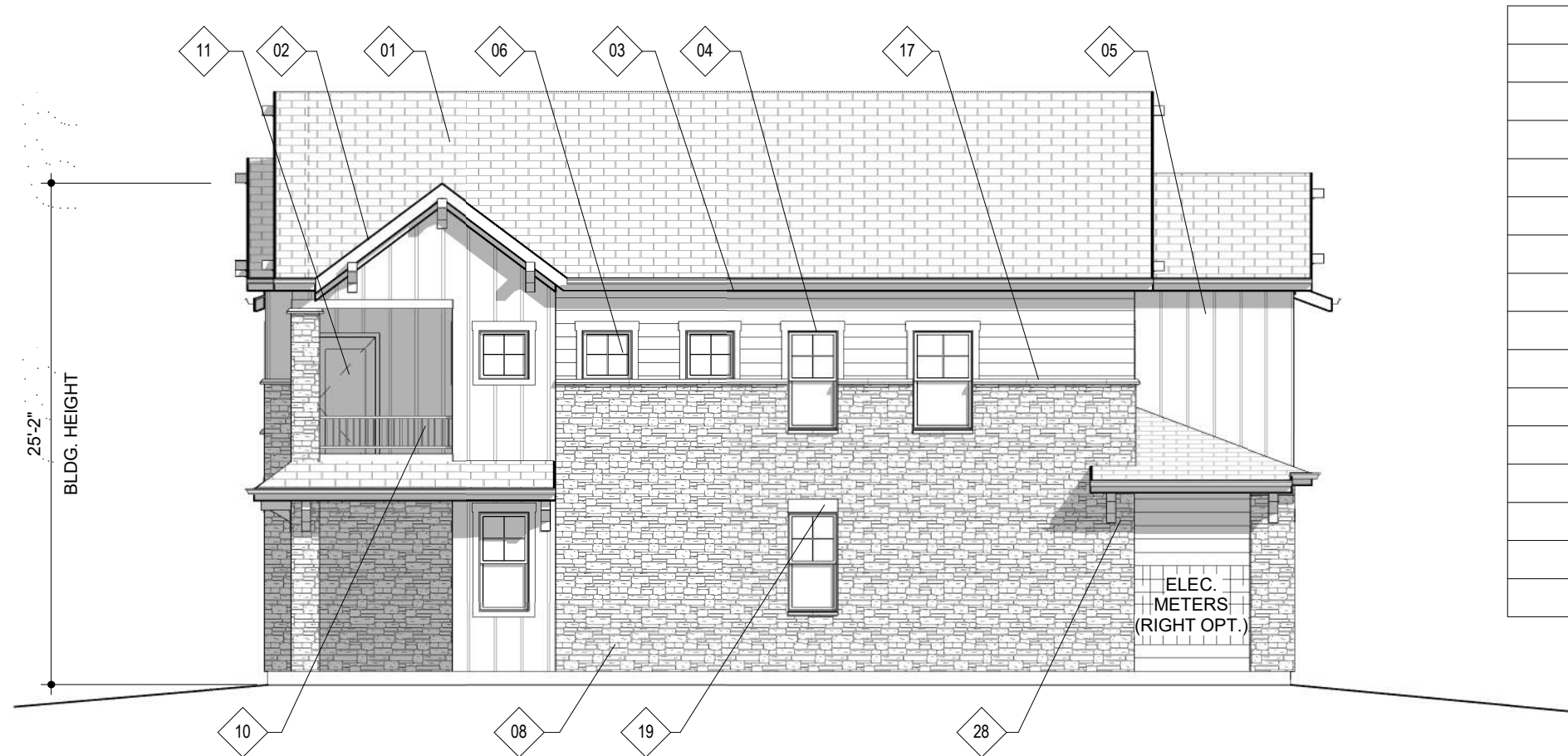
SHEET 8 OF 25

KEYNOTES

01	ARCHITECTURAL COMPOSITE SHINGLE ROOF
02	5/4" X 8" PAINTED FASCIA
03	CEMENTITIOUS LAP SIDING; 8" EXPOSURE
04	5/4" X 6" PAINTED CEMENTITIOUS ACCENT TRIM
05	CEMENTITIOUS VERTICAL PANEL SIDING
06	VINYL WINDOW
08	STONE VENEER
09	OVERHEAD GARAGE DOOR
10	METAL GUARD RAIL
11	FULL-LITE UNIT BALCONY DOOR
12	UNIT ENTRY DOOR
17	SYNTHETIC STONE SILL
19	ADHERED STONE VENEER HEADER
27	FREESTANDING METAL PERGOLA
28	DECORATIVE BRACKET
29	CLUSTER MAILBOX UNIT



1 FRONT ELEVATION - 4-PLEX
1/8" = 1'-0"



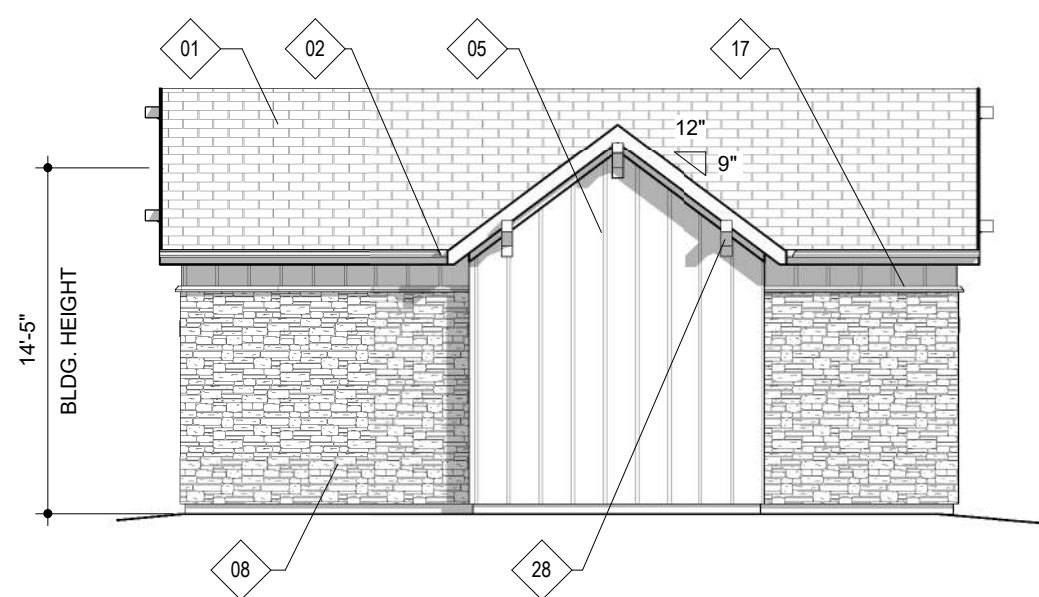
2 RIGHT ELEVATION - 4-PLEX
1/8" = 1'-0"



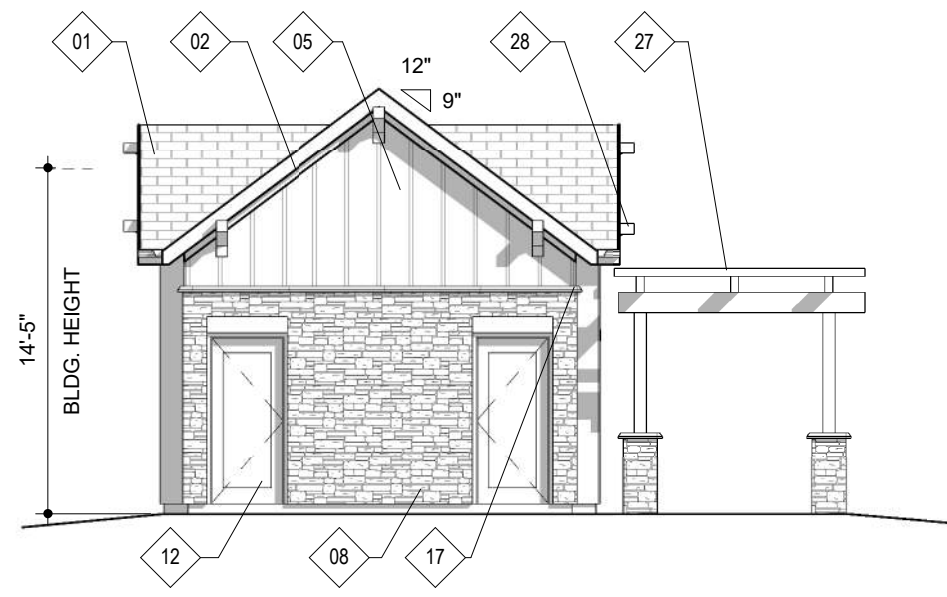
3 REAR ELEVATION - 4-PLEX
1/8" = 1'-0"



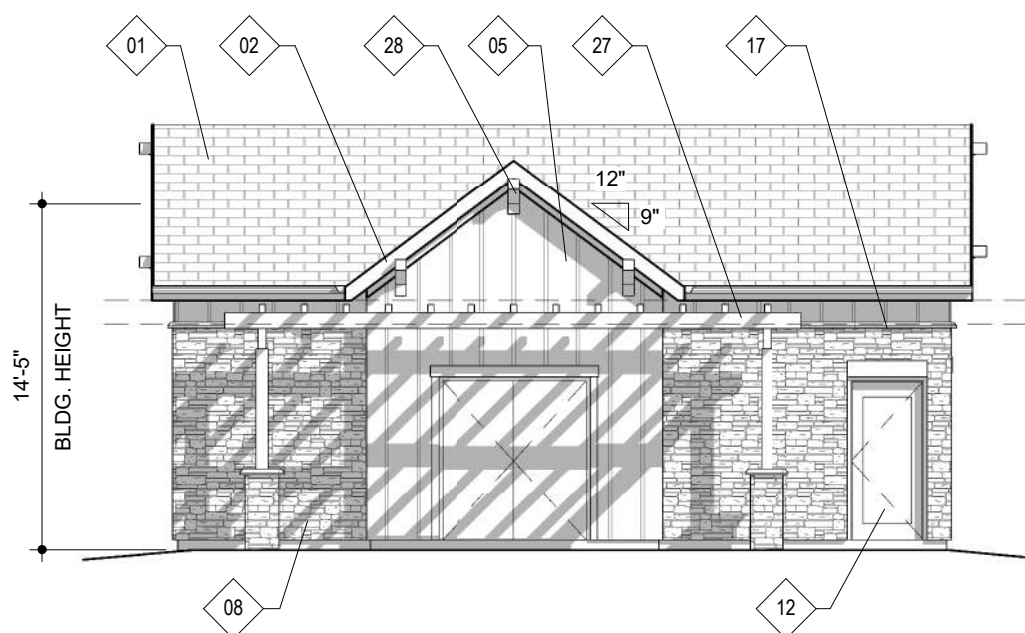
4 LEFT ELEVATION - 4-PLEX
1/8" = 1'-0"



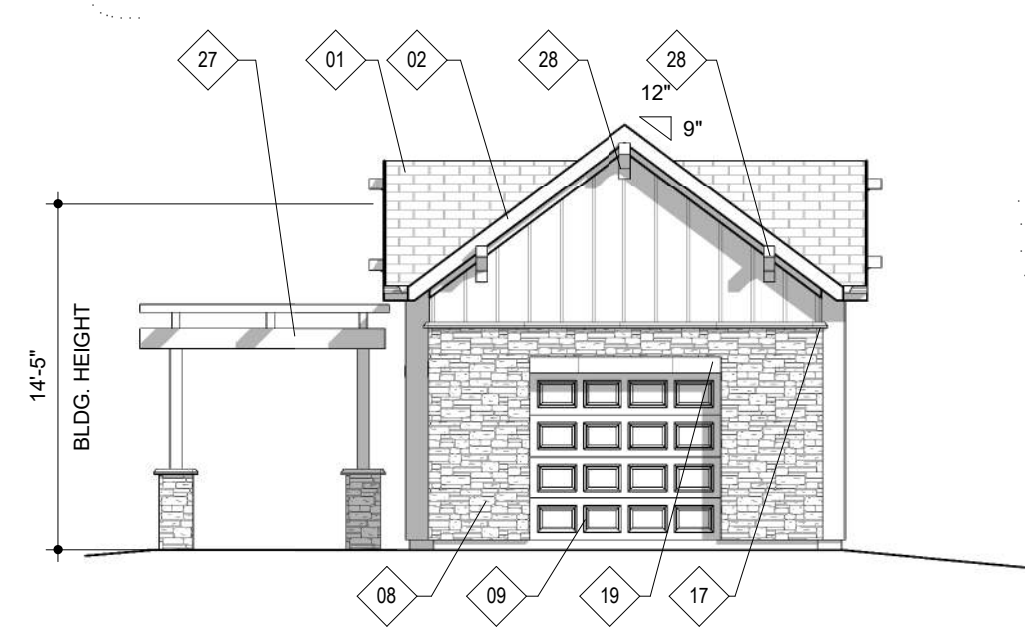
5 POOL BLDG - FRONT ELEV.
1/8" = 1'-0"



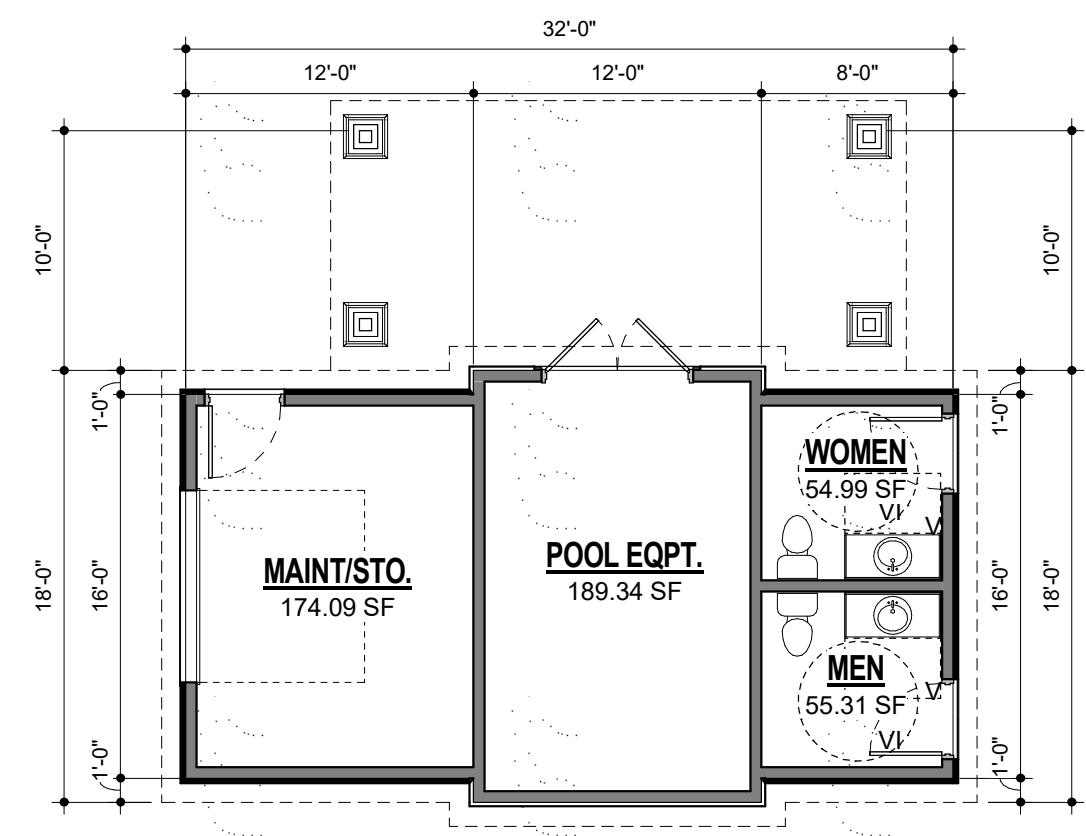
6 POOL BLDG - RIGHT ELEV.
1/8" = 1'-0"



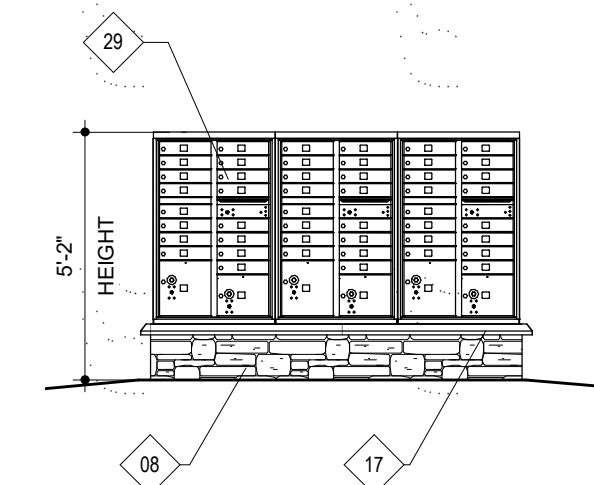
7 POOL BLDG - REAR ELEV.
1/8" = 1'-0"



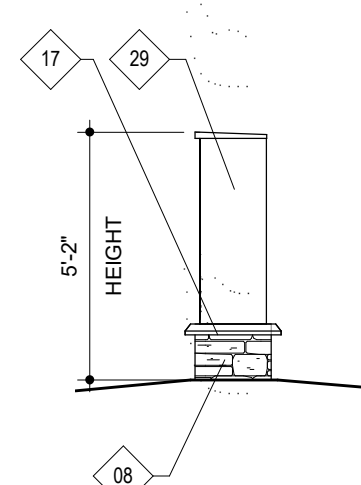
8 POOL BLDG - LEFT ELEV.
1/8" = 1'-0"



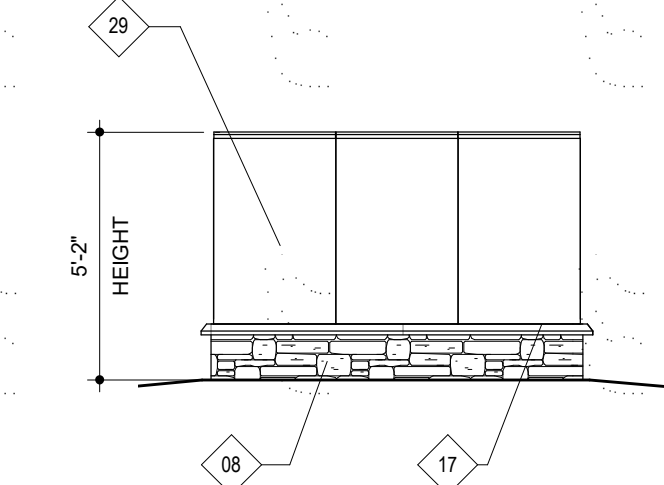
9 POOL BUILDING PLAN
1/8" = 1'-0"



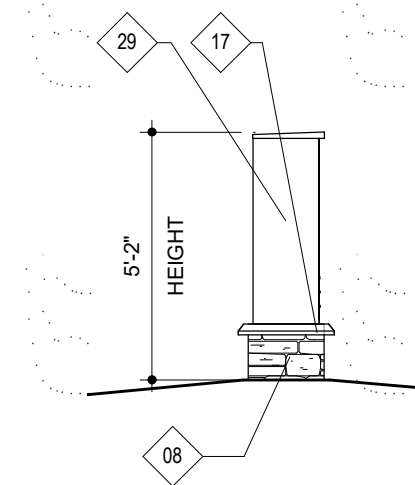
10 MAILBOX - FRONT
1/4" = 1'-0"



11 MAILBOX - RIGHT
1/4" = 1'-0"



12 MAILBOX - REAR
1/4" = 1'-0"



13 MAILBOX - LEFT
1/4" = 1'-0"

OUTLOOK SEVEN HILLS TOWNHOMES - SITE PLAN

LOT 2, BLOCK 1, SEVEN HILLS SUBDIVISION FILING NO. 13,
COUNTY OF ARAPAHOE, STATE OF COLORADO

COLOR SCHEME - 5-PLEX SCHEME A	
• SYNTHETIC STONE VENEER	SUNSET "SAGEBRUSH LEDGE"
• 8" CEMENTITIOUS LAP SIDING	URBAN NATURE AF-440
• CEMENTITIOUS VERTICAL PANEL	CINDER AF-705
• CEMENTITIOUS FASCIA/TRIM	VAPOR AF-35
• GARAGE DOORS	URBAN NATURE AF-440
• METAL BALCONY RAILS	MEDIUM BRONZE
• COMPOSITE SHINGLE ROOF	TAMKO "RUSTIC BLACK"
NOTE: ALL PAINT COLORS BY BENJAMIN MOORE OR EQUAL	



1 FRONT ELEVATION - 5-PLEX COLOR SCHEME A
1/8" = 1'-0"



2 RIGHT ELEVATION - 5-PLEX COLOR SCHEME A
1/8" = 1'-0"



3 REAR ELEVATION - 5-PLEX COLOR SCHEME A
1/8" = 1'-0"



4 LEFT ELEVATION - 5-PLEX COLOR SCHEME A
1/8" = 1'-0"

OUTLOOK SEVEN HILLS TOWNHOMES - SITE PLAN

LOT 2, BLOCK 1, SEVEN HILLS SUBDIVISION FILING NO. 13,
COUNTY OF ARAPAHOE, STATE OF COLORADO

COLOR SCHEME - 5-PLEX SCHEME B	
• SYNTHETIC STONE VENEER	SUNSET "WHITE RIVER LEDGE"
• 8" CEMENTITIOUS LAP SIDING	CINDER AF-705
• CEMENTITIOUS VERTICAL PANEL	DINNER PARTY AF-300
• CEMENTITIOUS FASCIA/TRIM	VAPOR AF-35
• GARAGE DOORS	URBAN NATURE AF-440
• METAL BALCONY RAILS	MEDIUM BRONZE
• COMPOSITE SHINGLE ROOF	TAMKO "RUSTIC BLACK"
NOTE: ALL PAINT COLORS BY BENJAMIN MOORE OR EQUAL	



1 FRONT ELEVATION - 5-PLEX COLOR SCHEME B
1/8" = 1'-0"



2 RIGHT ELEVATION - 5-PLEX COLOR SCHEME B
1/8" = 1'-0"



3 REAR ELEVATION - 5-PLEX COLOR SCHEME B
1/8" = 1'-0"



4 LEFT ELEVATION - 5-PLEX COLOR SCHEME B
1/8" = 1'-0"

OUTLOOK SEVEN HILLS TOWNHOMES - SITE PLAN

LOT 2, BLOCK 1, SEVEN HILLS SUBDIVISION FILING NO. 13,
COUNTY OF ARAPAHOE, STATE OF COLORADO

COLOR SCHEME - 4-PLEX	
• SYNTHETIC STONE VENEER	SUNSET "SAGEBRUSH LEDGE"
• 8" CEMENTITIOUS LAP SIDING	CINDER AF-705
• CEMENTITIOUS VERTICAL PANEL	JOJOBA AF-460
• CEMENTITIOUS FASCIA/TRIM	VAPOR AF-35
• GARAGE DOORS	URBAN NATURE AF-440
• METAL BALCONY RAILS	MEDIUM BRONZE
• COMPOSITE SHINGLE ROOF	TAMKO "RUSTIC BLACK"
NOTE: ALL PAINT COLORS BY BENJAMIN MOORE OR EQUAL	

COLOR SCHEME - POOL BUILDING	
• SYNTHETIC STONE VENEER	SUNSET "SAGEBRUSH LEDGE"
• CEMENTITIOUS VERTICAL PANEL	CINDER AF-705
• CEMENTITIOUS FASCIA/TRIM	VAPOR AF-35
• SWING DOORS / GARAGE DOOR	CINDER AF-705
• COMPOSITE SHINGLE ROOF	TAMKO "RUSTIC BLACK"
NOTE: ALL PAINT COLORS BY BENJAMIN MOORE OR EQUAL	



1 FRONT ELEVATION - 4-PLEX COLOR
1/8" = 1'-0"



2 RIGHT ELEVATION - 4-PLEX COLOR
1/8" = 1'-0"



3 REAR ELEVATION - 4-PLEX COLOR
1/8" = 1'-0"



4 LEFT ELEVATION - 4-PLEX COLOR
1/8" = 1'-0"



5 POOL BLDG - FRONT ELEV. COLOR
1/8" = 1'-0"



6 POOL BLDG - RIGHT ELEV. COLOR
1/8" = 1'-0"



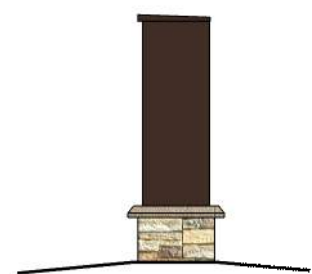
7 POOL BLDG - REAR ELEV. COLOR
1/8" = 1'-0"



8 POOL BLDG - LEFT ELEV. COLOR
1/8" = 1'-0"



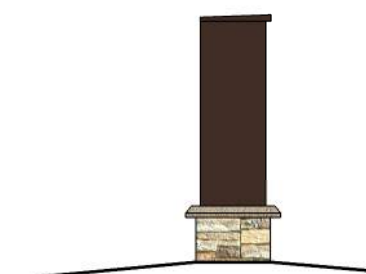
9 MAILBOX - FRONT COLOR
1/4" = 1'-0"



10 MAILBOX - RIGHT COLOR
1/4" = 1'-0"



11 MAILBOX - REAR COLOR
1/4" = 1'-0"



12 MAILBOX - LEFT COLOR
1/4" = 1'-0"

OUTLOOK SEVEN HILLS TOWNHOMES - SITE PLAN

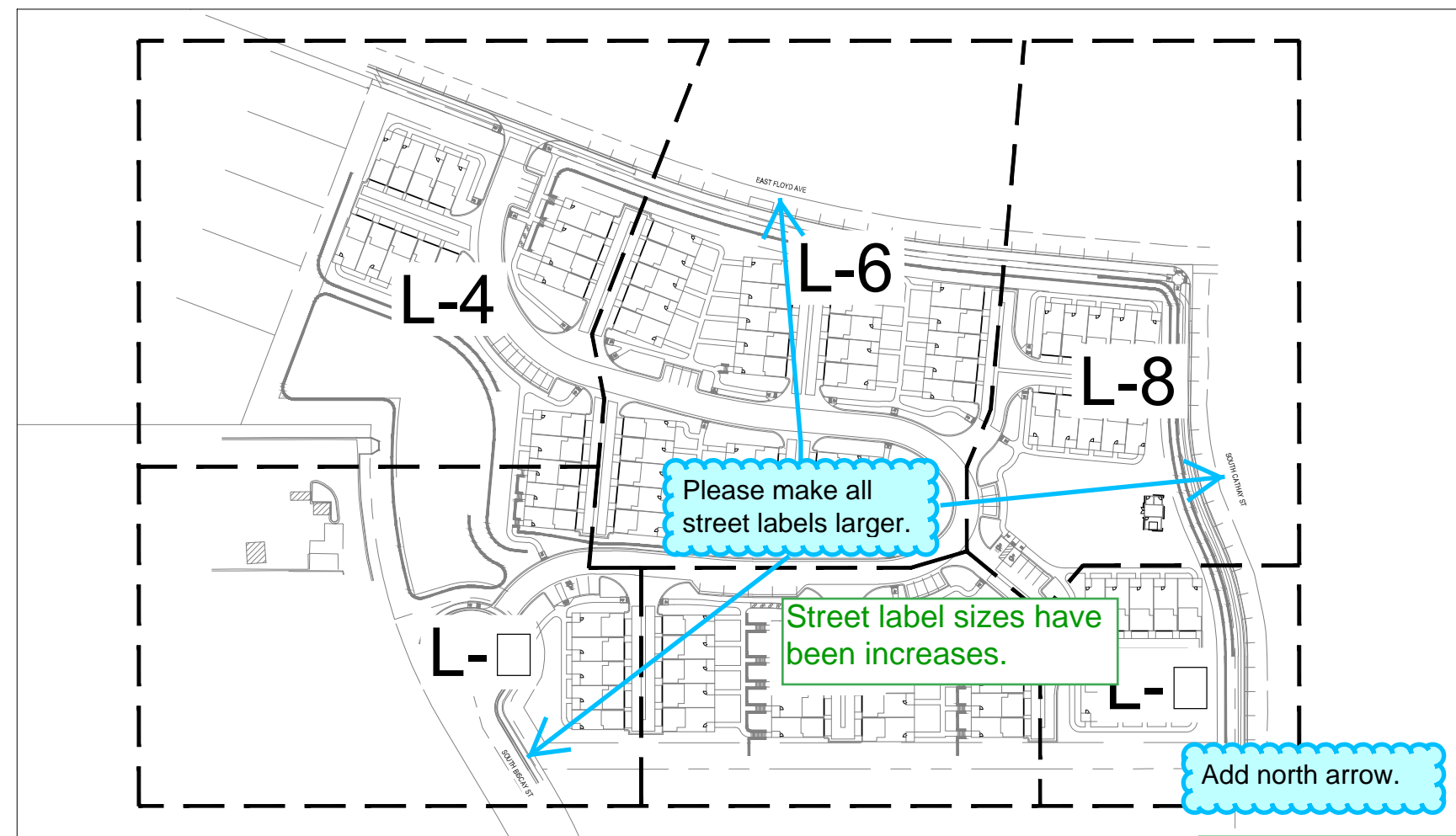
CITY OF AURORA NOTES

- ALL LANDSCAPED AREAS ARE TO RECEIVE ORGANIC SOIL PREPARATION AT 4 cu.yrds/1,000sf.
- ALL FREE STANDING LIGHTS WITHIN THIS PLAN ARE STREETLIGHTS, PEDESTRIAN LIGHTS AND BOLLARD LIGHTS.
- THE SURFACE MATERIAL OF WALKS AND PLAZAS ARE TO BE MEDIUM BROOM FINISH, STANDARD GRAY CONCRETE.
- ALL UTILITY EASEMENTS SHALL REMAIN UNOBSTRUCTED AND FULLY ACCESSIBLE ALONG THEIR ENTIRE LENGTH FOR THE MAINTENANCE EQUIPMENT ENTRY.
- THE OWNER/DEVELOPER, HIS SUCCESSORS AND ASSIGNS, SHALL BE RESPONSIBLE FOR INSTALLATION, MAINTENANCE AND REPLACEMENT OF ALL LANDSCAPING MATERIALS SHOWN OR INDICATED ON THE APPROVED SITE PLAN OR LANDSCAPE PLAN ON FILE IN THE PLANNING DEPARTMENT. ALL LANDSCAPING WILL BE INSTALLED AS DELINEATED ON THE PLAN, PRIOR TO ISSUANCE OF CERTIFICATE OF OCCUPANCY.
- 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. 1461435 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 DISCERNABLE. THE FIRE DEPARTMENT SHALL NOT BE DETERRED OR HINDERED FROM GAINING IMMEDIATE ACCESS TO FIRE PROTECTION EQUIPMENT OR HYDRANTS.
- A 5-FOOT CLEAR SPACE SHALL BE MAINTAINED AROUND THE CIRCUMFERENCE OF FIRE HYDRANTS.
- LANDSCAPING MATERIAL SHOWN WITHIN THE SITE PLAN CANNOT ENCROACH INTO ROADWAYS THAT ARE DEDICATED (OR DESIGNATED) AS FIRE LANE EASEMENTS (OR CORRIDORS).
- TREES MAY NOT BE PLACED WITHIN 8' OF ANY PUBLIC UTILITY.
- SHRUB BEDS SHALL BE MULCHED WITH 3" DEPTH OF GORILLA HAIR SHREDDED CEDAR MULCH, AND 1 1/2" LOCAL RIVER ROCK. FOR AREAS SPECIFIED AS COBBLE, USE 2-4" LOCAL RIVER ROCK. WEED BARRIER IS REQUIRED UNDER COBBLE AND RIVER ROCK MULCH. AREAS OF PERENNIALS AND ANNUALS TO BE MULCHED WITH 3" DEPTH OF GORILLA HAIR SHREDDED MULCH WITH NO WEED BARRIER NECESSARY.
- SIGHT TRIANGLES SHALL REMAIN UNOBSTRUCTED BY PLANT MATERIAL, OR ANY OTHER VISUAL OBSTACLE, OVER 30" IN HEIGHT.
- 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.

GENERAL NOTES

- THESE PLANS SHALL NOT BE UTILIZED FOR CONSTRUCTION OR PERMITTING UNLESS STATED FOR SUCH USE IN THE TITLE BLOCK.
- SIGHT TRIANGLES AND SIGHT LINES SHALL REMAIN UNOBSTRUCTED BY EQUIPMENT, CONSTRUCTION MATERIALS, PLANT MATERIAL OR ANY OTHER VISUAL OBSTACLE DURING THE CONTRACT PERIOD AND AT MATURITY OF PLANTS PER LOCAL JURISDICTIONAL REQUIREMENTS. NO PLANT MATERIAL OTHER THAN GROUND COVER IS ALLOWED TO BE PLANTED ADJACENT TO FIRE HYDRANTS AS STIPULATED BY JURISDICTIONAL REQUIREMENTS.
- SIGHT TRIANGLES SHALL REMAIN UNOBSTRUCTED BY PLANT MATERIAL, OR ANY OTHER VISUAL OBSTACLE, OVER 30" IN HEIGHT.
- LOCAL, STATE AND FEDERAL JURISDICTIONAL REQUIREMENTS, RESTRICTIONS OR PROCEDURES SHALL SUPERSEDE THESE PLANS, NOTES AND SPECIFICATIONS WHEN MORE STRINGENT. NOTIFY THE OWNER'S REPRESENTATIVE IF CONFLICTS OCCUR.
- THE OWNER/BUILDER IS RESPONSIBLE FOR ALL FRONT YARD ON LOT LANDSCAPING FOR EACH PARCEL. THE LLC IS NOT RESPONSIBLE FOR ANY FRONT YARD ON LOT LANDSCAPE AND THEREFORE IS NOT PART OF THIS SUBMITTAL.
- SET SET IS PREPARED WITH INFORMATION SUFFICIENT FOR CITY OF AURORA SITE PLAN APPROVAL AND MAY NOT BE USED FOR CONSTRUCTION BIDDING OR AS CONSTRUCTION DOCUMENTS. IT IS RECOMMENDED THAT THE CONTRACTOR CONTACT THE OWNER'S REPRESENTATIVE FOR ADDITIONAL INFORMATION.

SHEET KEY MAP - NOTES



LANDSCAPE SHEET INDEX

- L-1 LANDSCAPE COVER SHEET
- L-2 PLANT LIST & AMENITY SCHEDULE
- L-3 OVERALL LANDSCAPE PLAN
- 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 DETAILS
- L-11 LANDSCAPE DETAILS
- L-12 HYDROLOGIC MAP

Building Elevation Landscape Table										
Landscape Description		Length	Trees Required	Trees Provided	Tall Shrubs Required	Tall Shrubs Provided	Regular Shrubs Required	Regular Shrubs Provided	Transfers	
Since there are many buildings that don't comply with the intent of the Building Perimeter Landscaping requirement, this table has not been checked for compliance.			LF			9	11			
Other Shrubs							44	37		
2	Building 2 Elevation	259 LF								
	5% Trees (Mix of Evergreen and Deciduous)		4	4						
	15% Tall Shrubs				10	8				
	80% Other Shrubs						52	55		
3	Building 3 Elevation	216 LF								
	5% Trees (Mix of Evergreen and Deciduous)		3	6						
	15% Tall Shrubs				9	9				
	80% Other Shrubs						44	84		
4	Building 4 Elevation	259 LF								
	5% Trees (Mix of Evergreen and Deciduous)		4	5						
	15% Tall Shrubs				10	17				
	80% Other Shrubs						52	47		
5	Building 5 Elevation	259 LF								
	5% Trees (Mix of Evergreen and Deciduous)		4	9						
	15% Tall Shrubs				10	15				
	80% Other Shrubs						52	72		
6	Building 6 Elevation	259 LF								
	5% Trees (Mix of Evergreen and Deciduous)		4	6						
	15% Tall Shrubs				10	17				
	80% Other Shrubs						52	52		
7	Building 7 Elevation	259 LF								
	5% Trees (Mix of Evergreen and Deciduous)		4	7						
	15% Tall Shrubs				10	18				
	80% Other Shrubs						52	52		
8	Building 8 Elevation	259 LF								
	5% Trees (Mix of Evergreen and Deciduous)		4	6						
	15% Tall Shrubs				10	10				
	80% Other Shrubs						52	62		
9	Building 9 Elevation	259 LF								
	5% Trees (Mix of Evergreen and Deciduous)		4	6						
	15% Tall Shrubs				10	18				
	80% Other Shrubs						52	52		
10	Building 10 Elevation	216 LF								
	5% Trees (Mix of Evergreen and Deciduous)		3	8						
	15% Tall Shrubs				9	11				
	80% Other Shrubs						44	86		
11	Building 11 Elevation	216 LF								
	5% Trees (Mix of Evergreen and Deciduous)		3	7						
	15% Tall Shrubs				9	18				
	80% Other Shrubs						44	79		
12	Building 12 Elevation	259 LF								
	5% Trees (Mix of Evergreen and Deciduous)		4	4						
	15% Tall Shrubs				10	12				
	80% Other Shrubs						52	72		
13	Building 13 Elevation	259 LF								
	5% Trees (Mix of Evergreen and Deciduous)		4	5						
	15% Tall Shrubs				10	12				
	80% Other Shrubs						52	61	Corrected.	
14	Building 14 Elevation	259 LF								
	5% Trees (Mix of Evergreen and Deciduous)		4	5						
	15% Tall Shrubs				10	12				
	80% Other Shrubs						52	52		
15	Building 15 Elevation	259 LF								
	5% Trees (Mix of Evergreen and Deciduous)		4	4						
	15% Tall Shrubs				10	18				
	80% Other Shrubs						52	64		
16	Building 16 Elevation	259 LF								
	5% Trees (Mix of Evergreen and Deciduous)		4	8						
	15% Tall Shrubs				10	10				
	80% Other Shrubs						52	107		
17	Building 17 Elevation	259 LF								
	5% Trees (Mix of Evergreen and Deciduous)		4	5						
	15% Tall Shrubs				10	11				
	80% Other Shrubs						52	68		
18	Building 18 Elevation	259 LF								
	5% Trees (Mix of Evergreen and Deciduous)		4	10						
	15% Tall Shrubs				10	10				
	80% Other Shrubs						52	87		
19	Building 19 Elevation	259 LF								
	5% Trees (Mix of Evergreen and Deciduous)		4	11						
	15% Tall Shrubs				10	12				
	80% Other Shrubs						52	68		
20	Building 20 Elevation	259 LF								
	5% Trees (Mix of Evergreen and Deciduous)		4	4						
	15% Tall Shrubs				10	12				
	80% Other Shrubs						52	53		
POOL HOUSE	Club House Elevation (LF / 10 x 1.25)	100 LF								
	(1.25 Plants Per 5 LF of Frontage)									
	5% Trees (Mix of Evergreen and Deciduous)		2	2						
	15% Tall Shrubs				4	8				
	80% Other Shrubs									
Totals:			78	127	200	269	1,028	1,330		

NOTES:

- All Trees will be a minimum of 2.5" Caliper and Shrubs a Minimum of Container #5 Size, or 3 x Container #1 per Shrub Quantity shown in table for Ornamental Grasses.
- Grasses Replacing Shrubs: Replacing 7 shrubs with 35 grasses in Building 1 perimeter. 35 grasses equals 12 shrub equivalents.
- Grasses Replacing Shrubs: Replacing 2 tall shrubs with 33 grasses in Building 2 perimeter. 33 grasses equals 11 shrub equivalents.
- Grasses Replacing Shrubs: Replacing 5 shrubs with 36 grasses in Building 4 perimeter. 36 grasses equals 12 shrub equivalents.

Street Frontage Buffer					
Street Frontage Description	Length	Trees Required	Trees Provided	Shrubs Required	Shrubs Provided
Street Perimeter Buffer: EAST FLOYD AVE. (1 Tree and 10 Shrubs per 40 LF)	807 LF	20	32	202	295
Street Perimeter Buffer: SOUTH CATHAY ST. (1 Tree and 10 Shrubs per 40 LF)	457LF	12	12	120	111
Street Perimeter Buffer: SOUTH BISCAIY ST. (1 Tree and 10 Shrubs per 40 LF)	282 LF	7	12	70	93
Totals:		39	56	392	499

NOTES:

- All Trees will be a minimum of 2.5" Caliper and Shrubs a Minimum of Container #5 Size, or 3 x Container #1 per Shrub
- Grasses Replacing Shrubs: Replacing 11 Shrubs on South Cathay St. Street Perimeter Buffer with 74 Grasses. 74 Grasses equals 25 Shrub Equivalents.

Non Street Frontage Buffer						
Direction	Site Perimeter Description	Length	Trees Required	Trees Provided	Shrubs Required	Shrubs Provided
West	Site Perimeter Buffer (Other Residential): (1 Tree and 5 Shrubs per 25 LF)	664 LF	27	33	132	138
South	Site Perimeter Buffer (Other): (1 Tree and 5 Shrubs per 25 LF)	659 LF	27	29	132	160
Totals:			54	62	264	298

NOTES:

- All Trees will be a minimum of 2.5" Caliper and Shrubs a Minimum of Container #5 Size, or 3 x Container #1 per Shrub Quantity shown in table for Ornamental Grasses.

Standard Rights-of-Way Street Tree Table				
Street Tree Description	Length	Trees Required	Trees Provided	Transfers
EAST FLOYD AVE. (1 Tree / 40 LF)	700 LF	18	18	
SOUTH CATHAY ST. (1 Tree / 40 LF)	451 LF	11	11	
SOUTH BISCAIY ST. (1 Tree / 40 LF)	209 LF	5	5	
Totals:		34	34	3

NOTES:

- Due to Utility Conflicts and Fire Lane (2) trees on East Floyd. See Transfers column above.
- Distances measured between tangent points, Intersecting Drives are Excluded.

Tree Lawn Replacement Table			
Tree Lawn Description	Area	Shrubs Required	Shrubs Provided
E. Floyd Ave. (0.025 Shrubs per 1 Square Foot of Tree Lawn)	5,815	145	108
S. Cathay St. (0.025 Shrubs per 1 Square Foot of Tree Lawn)	1,364	34	30
Totals:		179	138

NOTES:

- Shrubs shown in table are a Minimum of Container #5 Size, or 3 x Container #1 per Shrub
- Replacing 37 Shrubs with 270 Grasses. 270 Grasses equals 90 Shrub equivalents on E. Floyd Ave.
- Replacing 4 Shrubs with 69 Grasses. 69 Grasses equals 23 Shrub equivalents on S. Cathay St.

TREE PROTECTION PLAN SUMMARY

CALIPER INCHES REMOVED	CALIPER INCHES RELOCATED	CALIPER INCHES REPLACED FOR MITIGATION
TBD	TBD	TBD

NOTES:

- REPLACEMENT TREES FOR TREE MITIGATION PURPOSES MAY NOT BE USED FOR ANY OTHER LANDSCAPE STANDARD REQUIREMENTS
- EVERGREEN TREES USED FOR MITIGATION TREES AT A CALIPER CONVERSION OF 1/3 THE HEIGHT OF THE TREE. AS SPECIFIED ALL EVERGREEN TREES ARE TO BE 10' IN HEIGHT, THEREFORE 1" CALIPER INCHES PER EVERGREEN TREE AS PER PG 29 OF THE COA LANDSCAPE MANUAL.
- REPLACEMENT TREES ARE LABELED WITH AN "M" WITHIN THE TREE SYMBOLS ON THE LANDSCAPE PLANS.

Detention Pond
Landscaping has been
added.

Add a Detention Pond Landscaping
Table to demonstrate compliance.

OUTLOOK SEVEN HILLS TOWNHOMES - SITE PLAN

LOT 2, BLOCK 1, SEVEN HILLS SUBDIVISION FILING NO. 13,
COUNTY OF ARAPAHOE, STATE OF COLORADO

OWNER:
EVERGREEN DEVELOPMENT
JEFF WIKSTROM
1873 S. BELLAIRE ST., SUITE 1106
DENVER, CO 80222
303-757-0401

NOT FOR
CONSTRUCTION

DATE:
08/18/17 SP-01

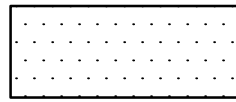
SHEET TITLE:
PLANT LIST &
AMENITY SCHEDULE

PLANT SCHEDULE

LEGEND ABBREV.	QTY.	PLANT NAME (COMMON)	PLANT NAME (SCIENTIFIC)	SIZE & CONDITION (UNLESS OTHERWISE NOTED ON PLAN)	WATER USE
DECIDUOUS CANOPY TREES					
BOA	10	BUR OAK	QUERCUS MACROCARPA	2 1/2" CAL B&B	LOW
CAL	11	WESTERN CATALPA	CATALPA SPECIOSA	2 1/2" CAL B&B	LOW
GLI	13	GREENSPIRE LINDEN	TILIA CORDATA 'GREENSPIRE'	2 1/2" CAL B&B	LOW
HAC	11	WESTERN HACKBERRY	CELTIS OCCIDENTALIS	2 1/2" CAL B&B	LOW
KCT	07	KENTUCKY COFFEE TREE	GYMNOCLADUS DIOICUS	2 1/2" CAL B&B	LOW
NRO	03	NORTHERN RED OAK	QUERCUS RUBRA	2 1/2" CAL B&B	MODERATE
MSS	15	STATE STREET MAPLE	ACER MIYABEI 'MORTON'	2 1/2" CAL B&B	MODERATE
PAE	10	PRINCETON AMERICAN ELM	ULMUS AMERICANA 'PRINCETON'	2 1/2" CAL B&B	MODERATE
SHA	06	SHADEMASTER HONEYLOCUST	G. TRIACANTHOS 'INERMIS' SHADEMASTER'	2 1/2" CAL B&B	VERY LOW
EVERGREEN TREES					
ASE	92	ARNOLD SENTINEL AUSTRIAN PINE	PINUS NIGRA 'ARNOLD SENTINEL'	6" MIN. HT.	MODERATE
AUS	15	AUSTRIAN PINE	PINUS NIGRA	6" MIN. HT.	LOW
BEM	24	EMERALD ARROW BOSNIAN PINE	PINUS LEUCODERMIS 'EMERALD ARROW'	6" MIN. HT.	MODERATE
CBS	11	COLORADO BLUE SPRUCE	PICEA PUNGENS	6" MIN. HT.	MODERATE
PN	26	PINON PINE	PINUS EDULIS	6" MIN. HT.	VERY LOW
PON	01	PONDEROSA PINE	PINUS PONDEROSA	6" MIN. HT.	VERY LOW
SWP	13	SOUTH WESTERN WHITE PINE	PINUS STROBIFORMIS	6" MIN. HT.	MODERATE
DECIDUOUS ORNAMENTAL TREES					
BRA	12	BRANDYWINE CRAB	MALUS 'BRANDYWINE'	2" CAL B&B	MODERATE
CAN	04	CANADA RED CHOCHECHERRY	PRUNUS VIRGINIANA 'CANADA RED'	2" CAL B&B	VERY LOW
EOC	13	ENGLISH COLUMNAR OAK	QUERCUS ROBUR 'FASTIGIATA'	2 1/2" CAL B&B	MODERATE
GFC	02	GINNALA MAPLE	ACER GINNALA 'FLAME'	2" CAL B&B	VERY LOW
LTC	13	JAPANESE TREE LILAC	SYRINGA RETICULATA	CLUMP	VERY LOW
PRF	16	PRAIRIEFIRE CRAB	MALUS 'PRAIRIEFIRE'	2" CAL B&B	LOW
SBC	23	SHADBLow SERVICEBERRY	AMELANCHIER CANADENSIS	CLUMP	LOW
SPR	34	SPRING SNOW CRAB	MALUS 'SPRING SNOW'	2" CAL B&B	MODERATE
TCH	14	THORNLESS COCKSPUR HAWTHORN	CRATAEGUS CRUS-GALLI 'INERMIS'	2" CAL B&B	VERY LOW
WAS	11	WASHINGTON HAWTHORN	CRATAEGUS PHAENOPYRUM	2" CAL B&B	VERY LOW
DECIDUOUS SHRUBS					
ACO	68	AUSTRIAN COPPER ROSE	ROSA FOETIDA 'BICOLOR'	# 5 CONT.	LOW
BBU	68	BURNING BUSH	EUONYMUS ALATUS	# 5 CONT.	MODERATE
BMS	99	BLUE MIST SPIREA	CARYOPTERIS X CLANDONENSIS 'BLUE MIST'	# 5 CONT.	LOW
CIS	30	CISTENA PLUM	PRUNUS X COSTEVA	# 5 CONT.	MODERATE
CPL	34	COMMON LILAC	SYRINGA VULGARIS	# 5 CONT.	LOW
DBB	07	BURNING BUSH	EUONYMUS ALATUS 'COMPACTA'	# 5 CONT.	MODERATE
DGM	02	GINNALA DWARF MAPLE	ACER GINNALA 'COMPACTA'	# 5 CONT.	VERY LOW
DIH	47	IVORY HALO DOGWOOD	CORNUS ALBA 'BAIL HALO'	# 5 CONT.	MODERATE
FQP	28	PINK FLOWERING QUINCE	CHAENOMELES JAPONICA 'CAMEO'	# 5 CONT.	MODERATE
FYE	108	YELLOW FLOWER CARPET ROSE	ROSA X 'NOALES'	# 5 CONT.	MODERATE
GFS	114	GOLDFLAME SPIREA	SPIREA JAPONICA 'GOLDFLAME'	# 5 CONT.	MODERATE
LMS	47	LIME MOUND SPIREA	SPIREA X BUMALDA 'LIME MOUND'	# 5 CONT.	LOW
LPS	195	LITTLE PRINCESS SPIREA	SPIREA JAPONICA 'LITTLE PRINCESS'	# 5 CONT.	MODERATE
MKL	86	MISS KIM LILAC	SYRINGA PATULA 'MISS KIM'	# 5 CONT.	VERY LOW
NAJ	01	AMBER JUBILEE NINEBARK	PHYSCARPUS OPULIFOLIUS 'JEFAM'	# 5 CONT.	LOW
NMP	16	NEW MEXICO PRIVET	FORESTIERA NEOMEXICAN	# 5 CONT.	LOW
ORB	72	ORANGE ROCKET BARBERRY	BERBERIS 'HUNBERGII' 'ORANGE ROCKET'	# 5 CONT.	LOW
RGB	39	ROSY GLOW BARBERRY	BERBERIS 'HUNBERGII' 'ROSY GLOW'	# 5 CONT.	MODERATE
RLR	02	RED LEAF ROSE	ROSA GLAUC	# 5 CONT.	VERY LOW
RMG	24	ROCKY MOUNTAIN MAPLE	ACER GLABRUM	# 5 CONT.	MODERATE
RSD	113	DWARF RUSSIAN SAGE	PEROVSKIA ARTIPLICIFOLIA 'LITTLE SPIRE'	# 5 CONT.	VERY LOW
SSK	27	SASKATOON SERVICEBERRY	AMELANCHIER ALNIFOLIA	# 5 CONT.	LOW
VKS	49	KOREANSPICE VIBURNUM	VIBURNUM CARLESII	# 5 CONT.	MODERATE
WSC	93	WESTERN SAND CHERRY	PRUNUS BESSEYI	# 5 CONT.	LOW
EVERGREEN SHRUBS					
BUF	98	BUFFALO JUNIPER	JUNIPERUS SABINA 'BUFFALO'	# 5 CONT.	VERY LOW
CGM	24	COMPACT GEM BOSNIAN PINE	PINUS LEUCODERMIS 'COMPACT GEM'	# 5 CONT.	MODERATE
CMA	29	COLORADO MANZANITA	ARCTOSTAPHYLOS X COLORADENSIS	# 5 CONT.	VERY LOW
FNS	04	FASTIGIATE NORWAY SPRUCE	PICEA ABIES 'CUPRESSINA'	# 5 CONT.	MODERATE
HUG	42	HUGHES JUNIPER	JUNIPERUS HORIZONTALIS 'HUGHES'	# 5 CONT.	LOW
MAJ	67	MEDORA JUNIPER	JUNIPERUS SCOPULORUM 'MEDORA'	# 5 CONT.	LOW
MBT	122	BIG TUNA MUGO PINE	PINUS MUGO 'BIG TUNA'	# 5 CONT.	LOW
MPA	415	PANCHITO MANZANITA	ARCTOSTAPHYLOS 'PANCHITO'	# 5 CONT.	LOW
MWB	72	WHITE BUD MUGO PINE	PINUS MUGO 'WHITE BUD'	# 5 CONT.	LOW
RHM	190	R.H. MONTGOMERY SPRUCE	PICEA PUNGENS 'R.H. MONTGOMERY'	# 5 CONT.	LOW
TAM	122	TAMMY JUNIPER	JUNIPERUS SABINA 'TAMARISCIFOLIA'	# 5 CONT.	LOW
YBE	85	BRIGHT EDGE YUCCA	YUCCA FLACOIDA 'BRIGHT EDGE'	# 5 CONT.	LOW
YFI	62	ADAM'S NEEDLE YUCCA	YUCCA FILAMENTOSA	# 5 CONT.	LOW
ORNAMENTAL GRASSES					
AVG	93	BLUE AVENA GRASS	HELICTOTRICHON SEMPERVIRENS	# 1 CONT.	LOW
FRY	626	FEATHER REED GRASS	CALAMAGROSTIS ACUTIFLORA 'KARL FOERSTER'	# 1 CONT.	LOW
FRV	138	VARIEGATED FEATHER REED GRASS	CALAMAGROSTIS ACUTIFLORA 'AVALANCHE'	# 1 CONT.	MODERATE
HFB	152	LITTLE BUNNY FOUNTAIN GRASS	PENNISETUM ALOPECUROIDES 'LITTLE BUNNY'	# 1 CONT.	VERY LOW
HFG	43	DWARF FOUNTAIN GRASS	PENNISETUM ALOPECUROIDES 'HAMELI'	# 1 CONT.	VERY LOW
LBG	92	LITTLE BLUESTEM	SCHIZACHYRIUM SCOPARIUM	# 1 CONT.	VERY LOW
MHM	126	JAPANESE SILVER GRASS	MISCANTHUS SINENSIS	# 1 CONT.	LOW
PMG	191	PURPLE MAIDEN GRASS	MISCANTHUS SINENSIS 'PURPURASCENS'	# 1 CONT.	LOW
RSG	391	RED SWITCHGRASS	PANICUM VIRGATUM 'SHENANDOAH'	# 1 CONT.	LOW
ORNAMENTAL GRASSES-TREE LAWN					
AVG*	120	BLUE AVENA GRASS	HELICTOTRICHON SEMPERVIRENS	# 5 CONT.	LOW
FRG*	100	FEATHER REED GRASS	CALAMAGROSTIS ACUTIFLORA 'KARL FOERSTER'	# 5 CONT.	LOW
FRV*	33	VARIEGATED FEATHER REED GRASS	CALAMAGROSTIS ACUTIFLORA 'AVALANCHE'	# 5 CONT.	MODERATE
HFG*	150	DWARF FOUNTAIN GRASS	PENNISETUM ALOPECUROIDES 'HAMELI'	# 5 CONT.	VERY LOW
MHM*	30	JAPANESE SILVER GRASS	MISCANTHUS SINENSIS	# 5 CONT.	LOW
PMG*	30	PURPLE MAIDEN GRASS	MISCANTHUS SINENSIS 'PURPURASCENS'	# 5 CONT.	LOW
RSG*	24	RED SWITCHGRASS	PANICUM VIRGATUM 'SHENANDOAH'	# 5 CONT.	LOW
PERENNIALS					
BBA	11	BEE BALM	MONARDA DIDYMA	# 1 CONT.	MODERATE
BES	173	BLACK EYED SUSAN	RUDBEKIA FULGIDA 'GOLDSTURM'	# 1 CONT.	MODERATE
BGO	89	BASKET OF GOLD	AURINA SAXATILIS 'GOLD BALL'	# 1 CONT.	LOW
CFL	99	CONEFLOWER	ECHINACEA PURPUREA	# 1 CONT.	LOW
CRP	94	CREeping PHLOX	PHLOX SABULATA	# 1 CONT.	LOW
DDY	32	STELLA D'ORO DAYLILY	HEMEROCALLIS 'STELLA D'ORO'	# 1 CONT.	LOW
DSO	70	SHASTA DWARF DAISY	LEUCANTHEMUM X COMPACT 'SNOW LADY'	# 1 CONT.	LOW
FLB	35	BLUE FLAX	LINUM PERENNE	# 1 CONT.	LOW
IRG	18	BEARDED IRIS, MIX	IRIS GERMANICA VAR.	# 1 CONT.	LOW
PCF	69	PRAIRIE CONEFLOWER	RATIBIDA COLUMNIFERA 'RED'	# 1 CONT.	LOW
POC	53	CALIFORNIA POPPY	ESCHSCHOLZIA CALIFORNICA	# 1 CONT.	LOW
POW	51	POPPY MALLOW	CALLIRHOE INVOLUCRATA	# 1 CONT.	LOW
PHR	57	PENSTEMON, HUSKER RED	PENSTEMON DIGITALIS 'HUSKER RED'	# 1 CONT.	MODERATE
SMN	28	SALVIA, MAY NIGHT	SALVIA SYLVESTRIS X MAINACHT'	# 1 CONT.	LOW

MANICURED TURF TYPE TALL FESCUE SOD IRRIGATED

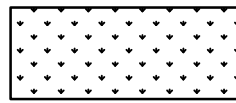
"TERRAS HORIZ" BLUEGRASS SOD



DETENTION POND SEED MIX

"NATIVE PRAIRIE MIX" BY PAWNEE BUTTES SEED, INC. OR APPROVED EQUAL @ 15 PLS PER ACRE

COMMON NAME	SCIENTIFIC NAME	% OF TOTAL	PLS PER ACRE
BLUE GRAMA	BOUTELOUA GRACILIS	29%	0.69
BUFFALOGRASS	BUCHLOE DACTYLOIDES	25%	0.59
GREEN NEEDLEGRASS	NASSELLA VIRIDULA	5%	0.12
SIDEOATS GRAMA	BOUTELOUA CURTIPENDULA	20%	0.48
WESTERN WHEATGRASS	PASCOPYRUM SMITHII	20%	0.48
SAND DROPSEED	SPOROBOLUS CRYPTANDRUS	1%	0.02
TOTAL		100%	2.38 DRILLED



SITE AMENITY SCHEDULE



DESCRIPTION: TOT LOT PLAYGROUND
MANUFACTURER: LITTLE TIKES COMMERCIAL
MODEL: CUSTOM FIBAR312
COLOR / FINISH: T.B.D.



DESCRIPTION: BIKE RACK
MANUFACTURER: ANOVA FURNISHINGS
MODEL: METRO CIRCLE BIKE RACK
COLOR / FINISH: STAINLESS STEEL
NOTES: SURFACE MOUNT



DESCRIPTION: 6' BACKLESS BENCH
MANUFACTURER: ANOVA FURNISHINGS
MODEL: LATITUDE 6' FLAT BENCH
COLOR / FINISH: TEXTURED CHARCOAL SEAT/PEWTER FRAME
NOTES: SURFACE MOUNT



DESCRIPTION: 6' BENCH
MANUFACTURER: ANOVA FURNISHINGS
MODEL: LATITUDE CONTOUR
COLOR / FINISH: TEXTURED CHARCOAL SEAT/PEWTER FRAME
NOTES: SURFACE MOUNT



DESCRIPTION: TRASH RECEPTACLE
MANUFACTURER: ANOVA FURNISHINGS
MODEL: EXPOSITION 40 GAL.
COLOR / FINISH: TEXTURED CHARCOAL BASE/PEWTER TOP
NOTES: SURFACE MOUNT



DESCRIPTION: PET STATION
MANUFACTURER: PET PICK UPS
MODEL: DOG UNIT
COLOR / FINISH: STAINLESS STEEL

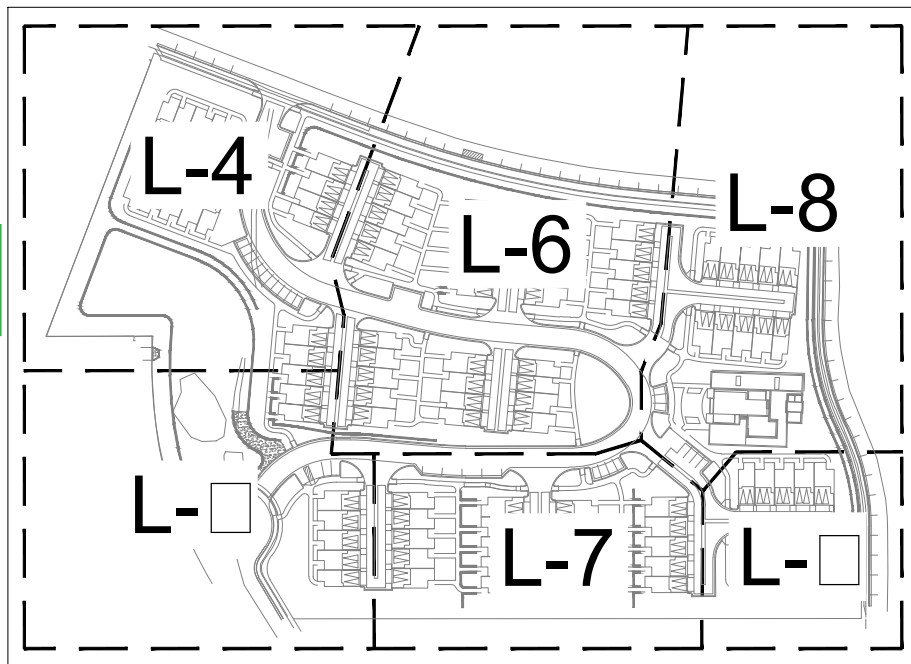
This has been corrected.

Remove if not used.

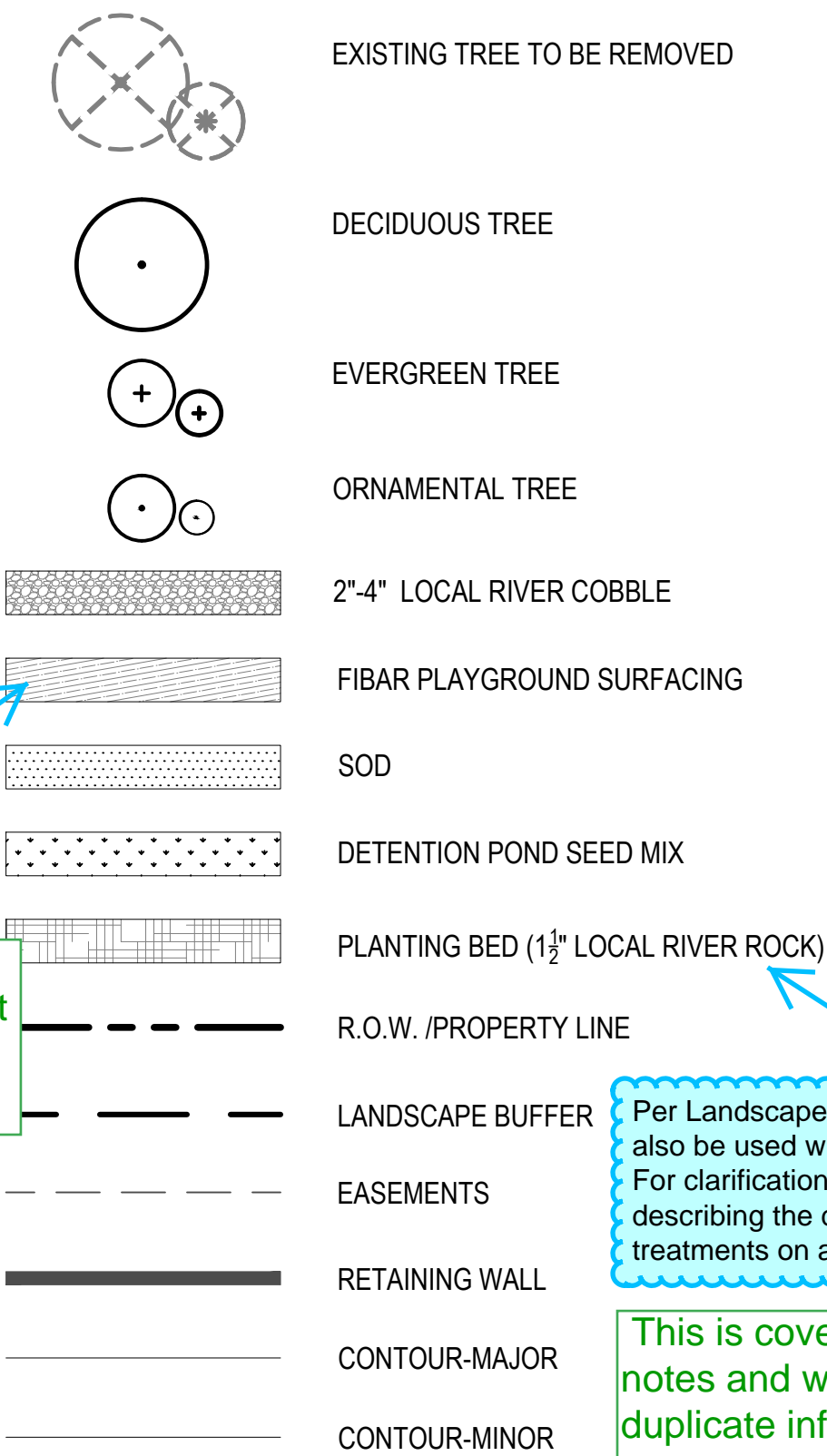
OUTLOOK SEVEN HILLS TOWNHOMES - SITE PLAN

LOT 2, BLOCK 1, SEVEN HILLS SUBDIVISION FILING NO. 13,
COUNTY OF ARAPAHOE, STATE OF COLORADO

KEY MAP:



LEGEND:



OUTLOOK SEVEN HILLS TOWNHOMES
SITE PLAN
AURORA, CO

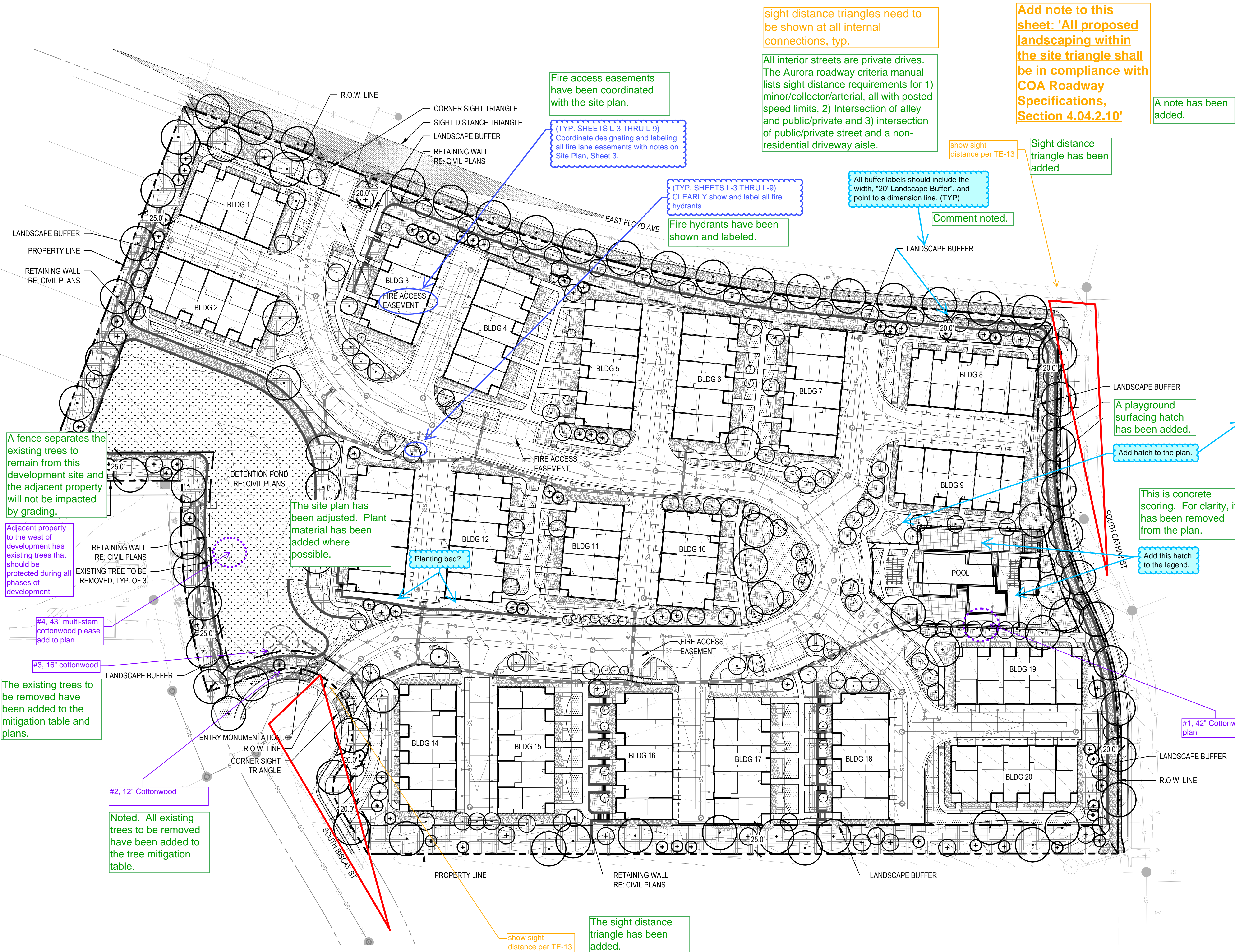
OWNER:
EVERGREEN DEVELOPMENT
JEFF WIKSTROM
1873 S. BELLAIRE ST., SUITE 1106
DENVER, CO 80222
303-757-0401

CONSTRUCTION

DATE:
08/18/17 SP-01

SHEET TITLE:
OVERALL
LANDSCAPE PLAN

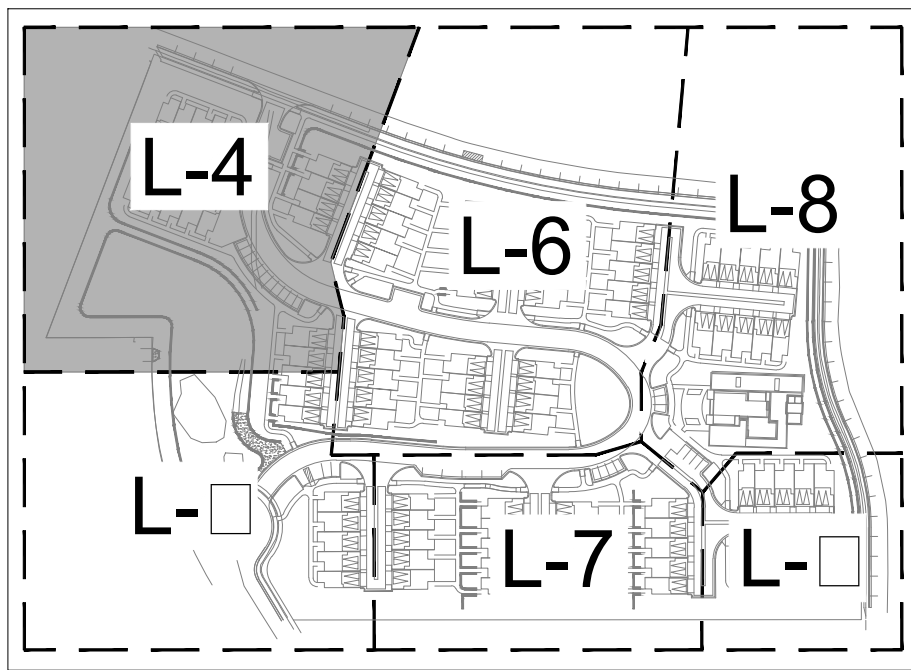
SHEET 14 OF 25
L-3



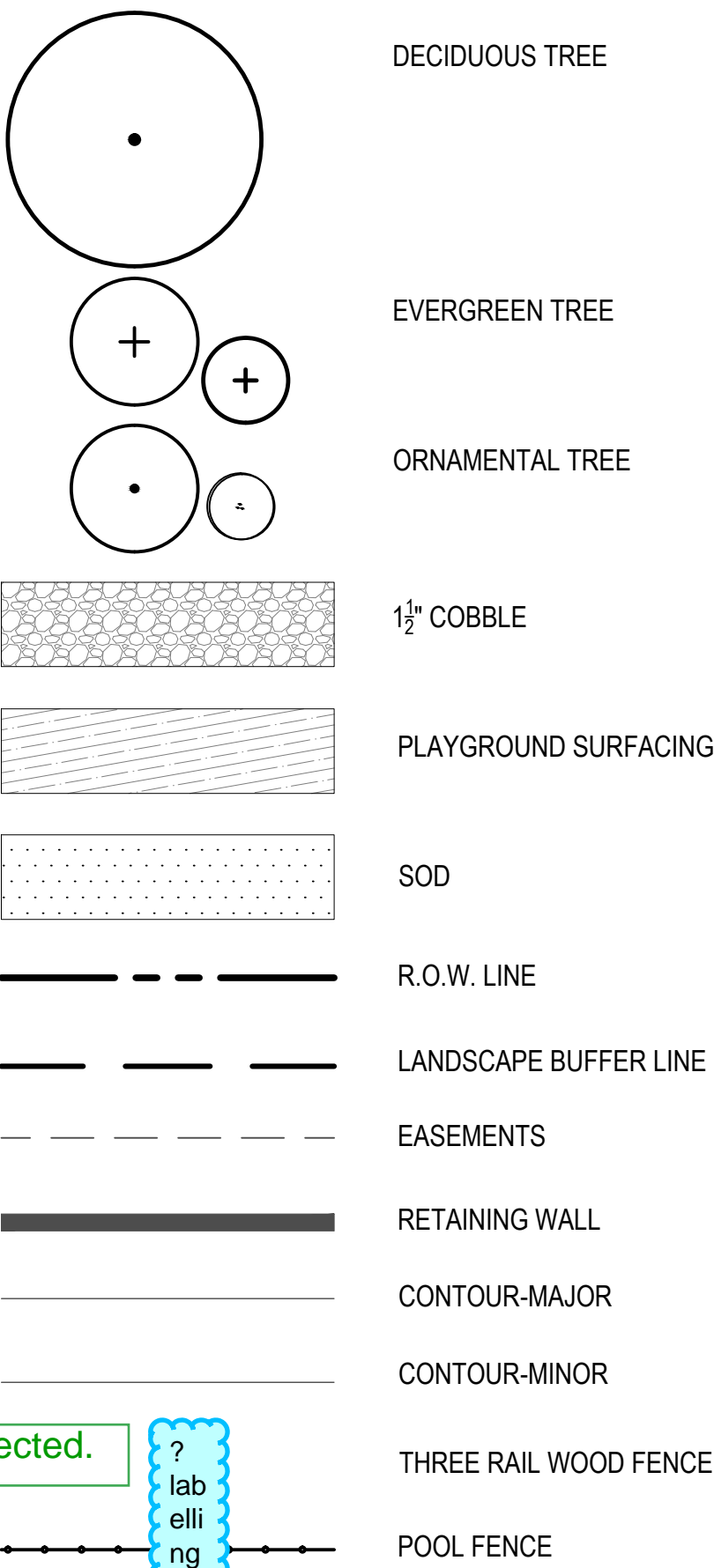
OUTLOOK SEVEN HILLS TOWNHOMES - SITE PLAN

LOT 2, BLOCK 1, SEVEN HILLS SUBDIVISION FILING NO. 13,
COUNTY OF ARAPAHOE, STATE OF COLORADO

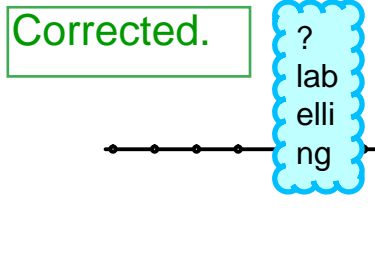
KEY MAP:



LEGEND:



Corrected.



For clarification, please add a note stating the groundcover landscape treatment in the shrub beds.

Please refer to City of Aurora notes. We would prefer not to duplicate information.

A typical retaining wall detail has been added for materiality and appearance purposes only. Please refer to civil plans (grading) for all wall heights and elevations. Final wall details per wall contractor.

Please add a Retaining Wall detail with next submittal. Include materials, dimensions and proposed maximum height.

Contour labels have been added. Please refer to civil plans (grading plan) for all grading information.

Label contours.

Consider using large shade trees in-lieu of ornamental trees near all guest parking spaces.

Shade trees have been provided where possible. The fire access easement prevents the use of larger trees in many conditions.

Comment noted.

Move the label so it points to the buffer dimension line.

Please refer to civil plans (grading plan) for all wall elevations.

Add TOW/BOW elevations. (TYP)

Plant material has been added.

Add all plant material symbols to legend.

A landscaped "terminal island" is required in these areas.

The site plan has been revised.

The site plan has been revised.

Per code, no more than an average of 10 parking spaces are permitted in a row without a landscape island.

The detention pond has been revised and required landscaping has been provided. Please refer to civil plans (grading) for all elevations.

Per code, Detention Ponds shall not exceed 6' in depth and the area within the tract surrounding the pond shall contain a minimum of 1 tree and 10 shrubs per 4,000 SF. Add maximum pond depth spot elevation and add a table to sheet L-1 to demonstrate compliance. When landscape standards overlap, the more stricter shall govern. The same plant material may be counted toward meeting the requirements of both standards.

The site plan has been revised. Please refer to similar comment responses and written responses.

This landscape treatment is not acceptable. The intent of the building perimeter landscaping is to surround each unit with a plant bed an average of 8' wide and use a variety of plant material that will ensure seasonal interest. Provide justification that drip irrigation cannot be used within 5' of all building foundations, extend the plant beds to 8' wide so there is at least 3' of plant-able area, OR a waiver shall be required for all building without landscaping within 8' of the building.

Comment noted.

For easier clarification and simplicity, consider pointing the buffer label leader to the closest dimension line so the leader arrow does not have to pass through the landscape area. (TYP)

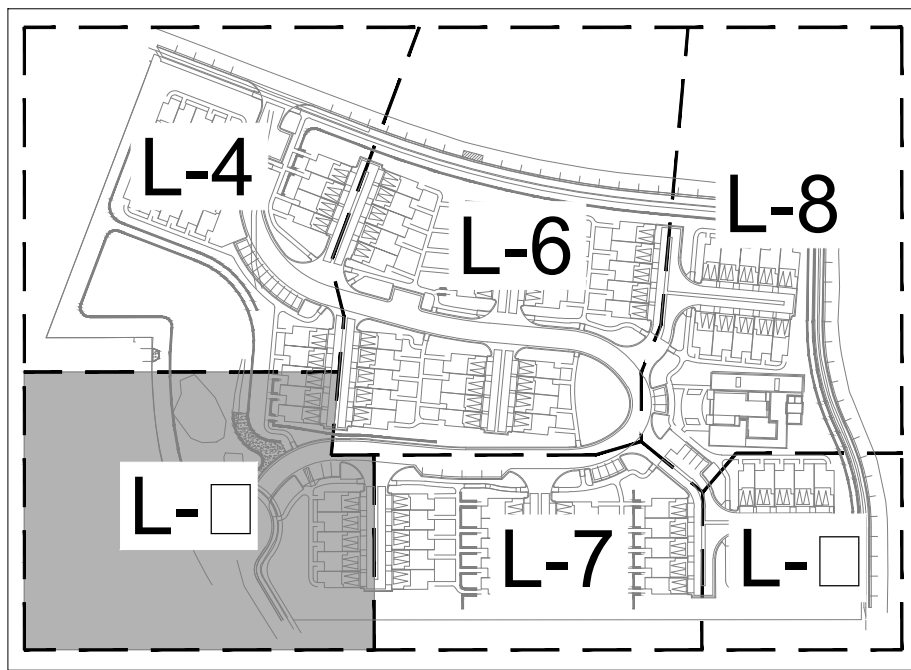
What is this shaded area?

This is an existing utility. The shading has been removed for clarity.

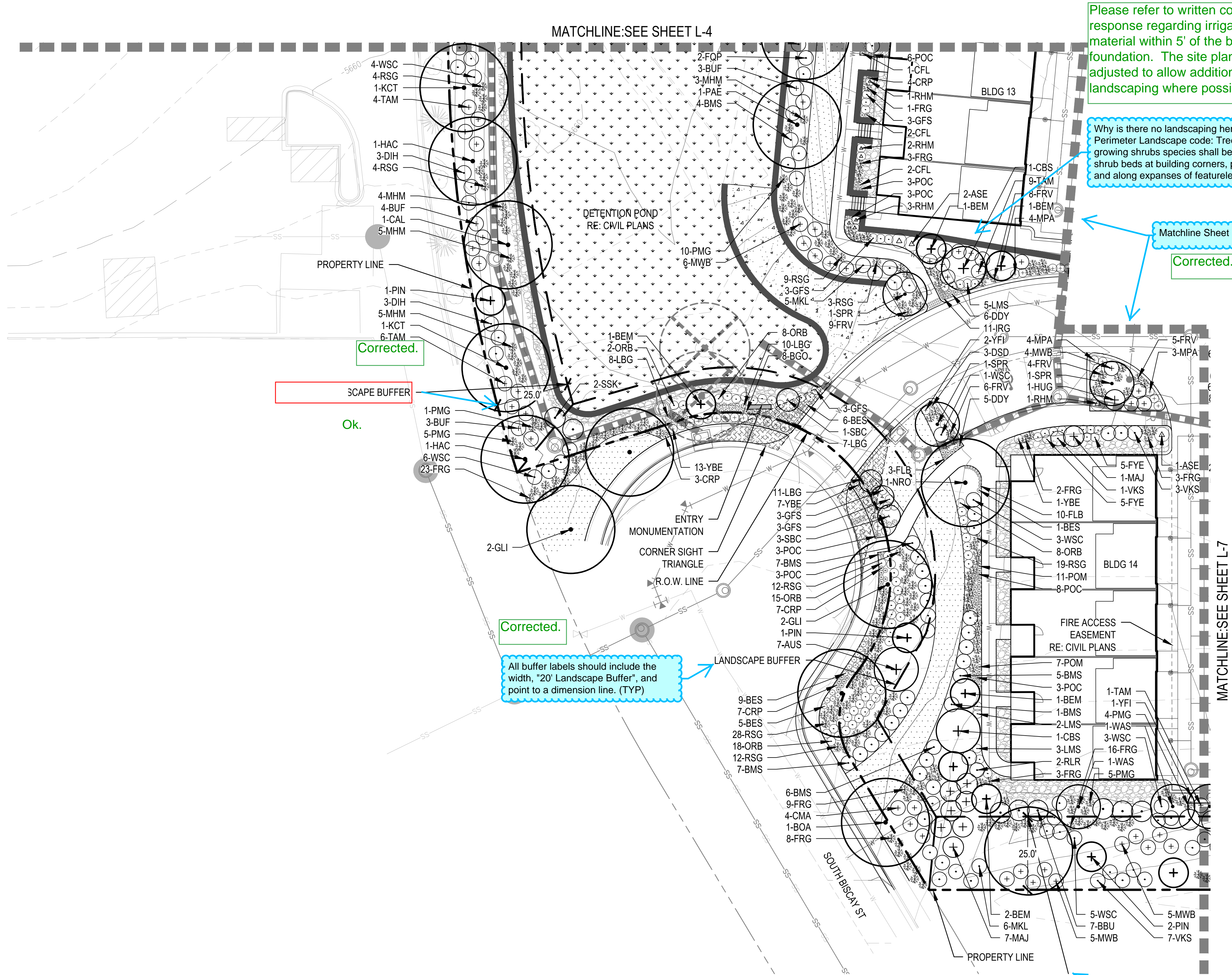
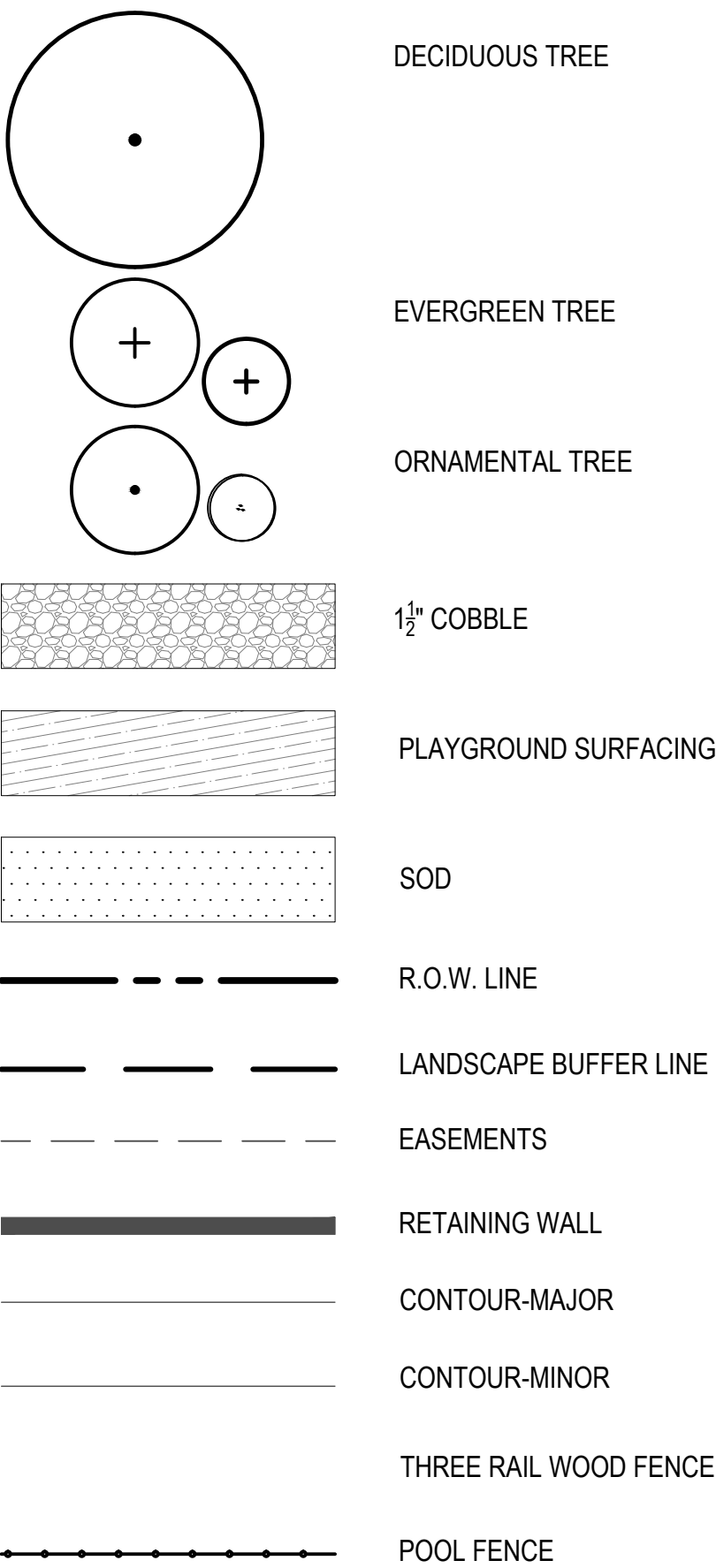
OUTLOOK SEVEN HILLS TOWNHOMES - SITE PLAN

LOT 2, BLOCK 1, SEVEN HILLS SUBDIVISION FILING NO. 13,
COUNTY OF ARAPAHOE, STATE OF COLORADO

KEY MAP:



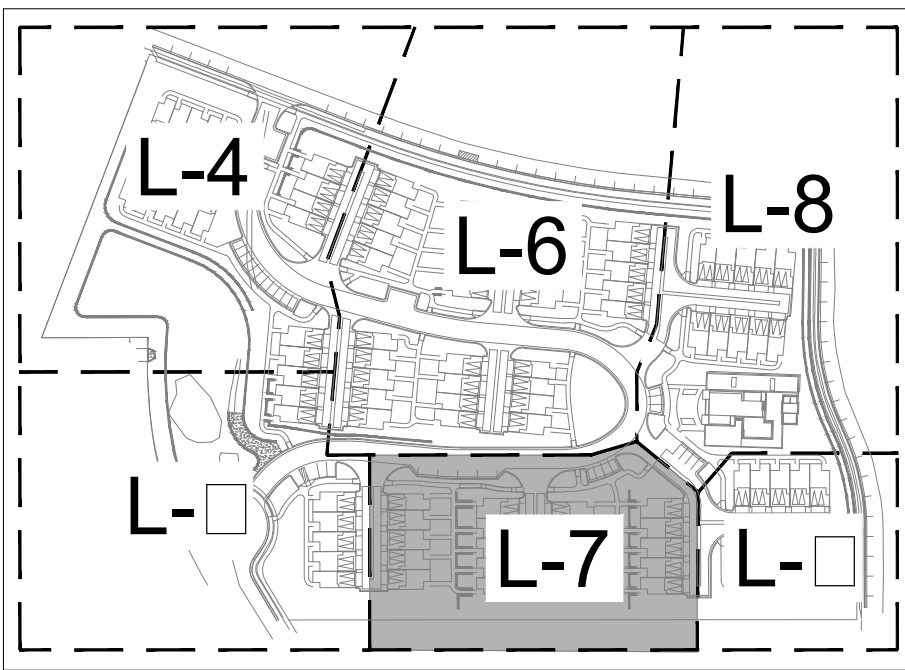
LEGEND:



OUTLOOK SEVEN HILLS TOWNHOMES - SITE PLAN

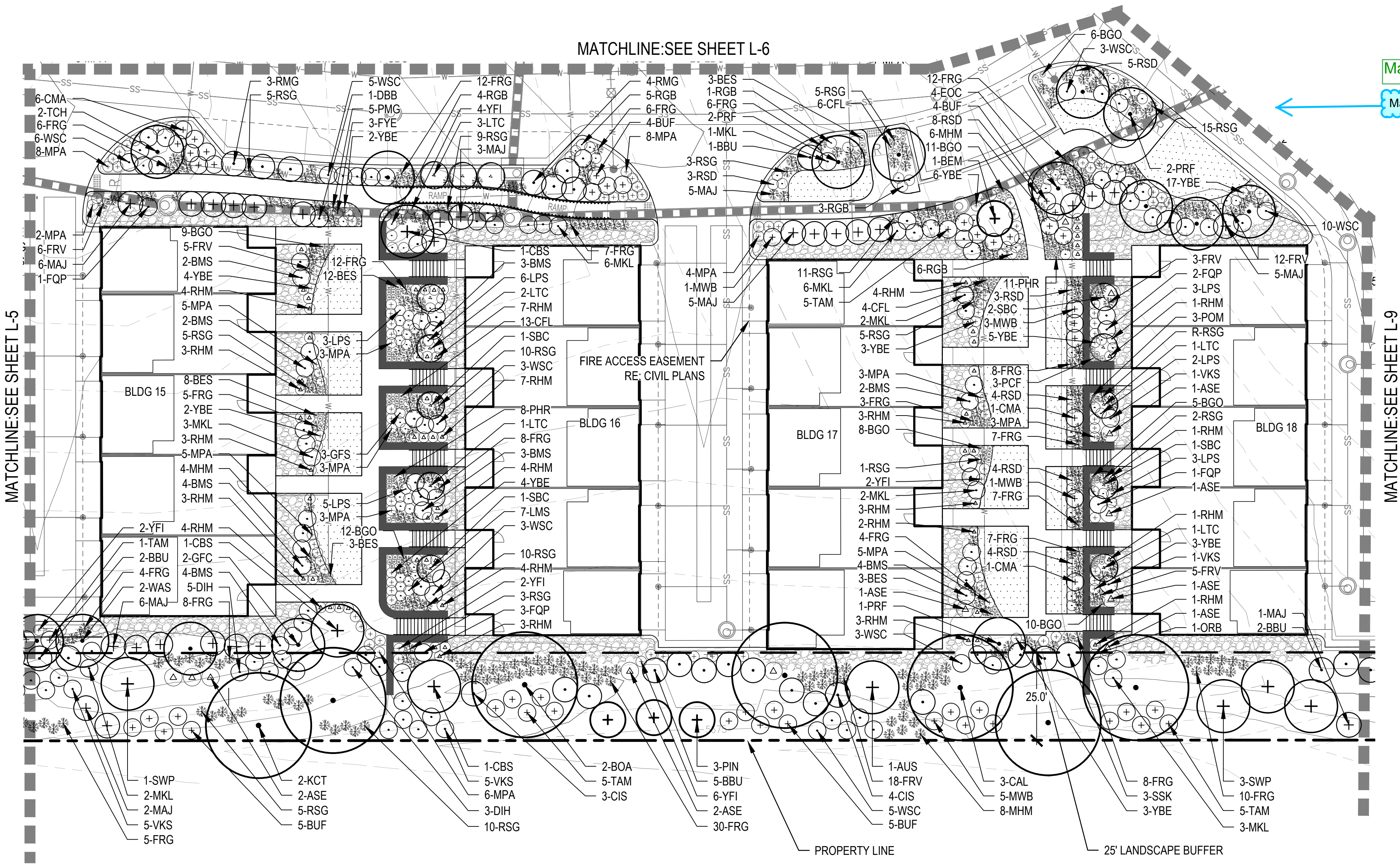
LOT 2, BLOCK 1, SEVEN HILLS SUBDIVISION FILING NO. 13,
COUNTY OF ARAPAHOE, STATE OF COLORADO

KEY MAP:



LEGEND:

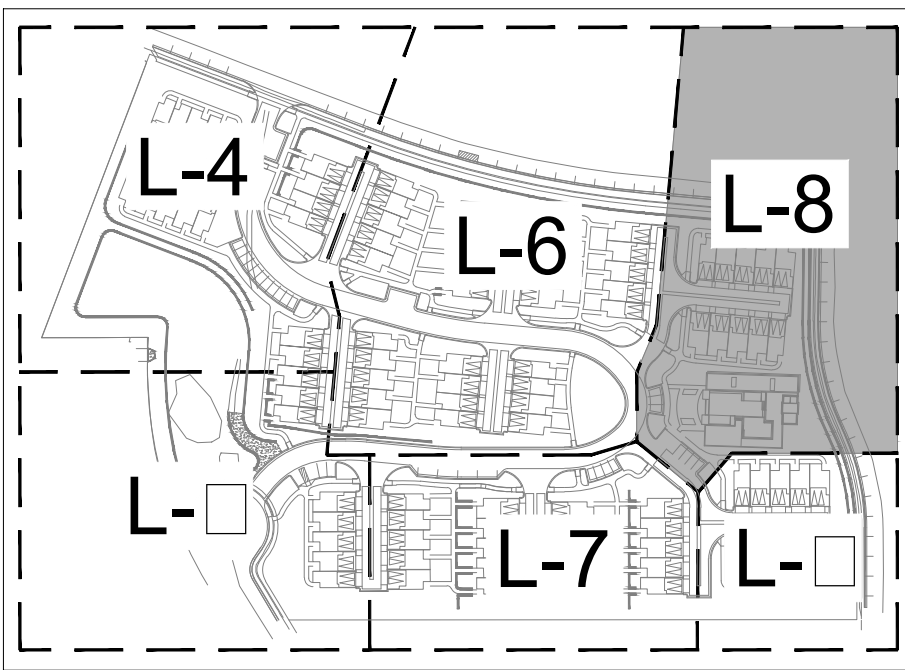
- DECIDUOUS TREE
- EVERGREEN TREE
- ORNAMENTAL TREE
- 1 1/2" COBBLE
- PLAYGROUND SURFACING
- SOD
- R.O.W. LINE
- LANDSCAPE BUFFER LINE
- EASEMENTS
- RETAINING WALL
- CONTOUR-MAJOR
- CONTOUR-MINOR
- THREE RAIL WOOD FENCE
- POOL FENCE



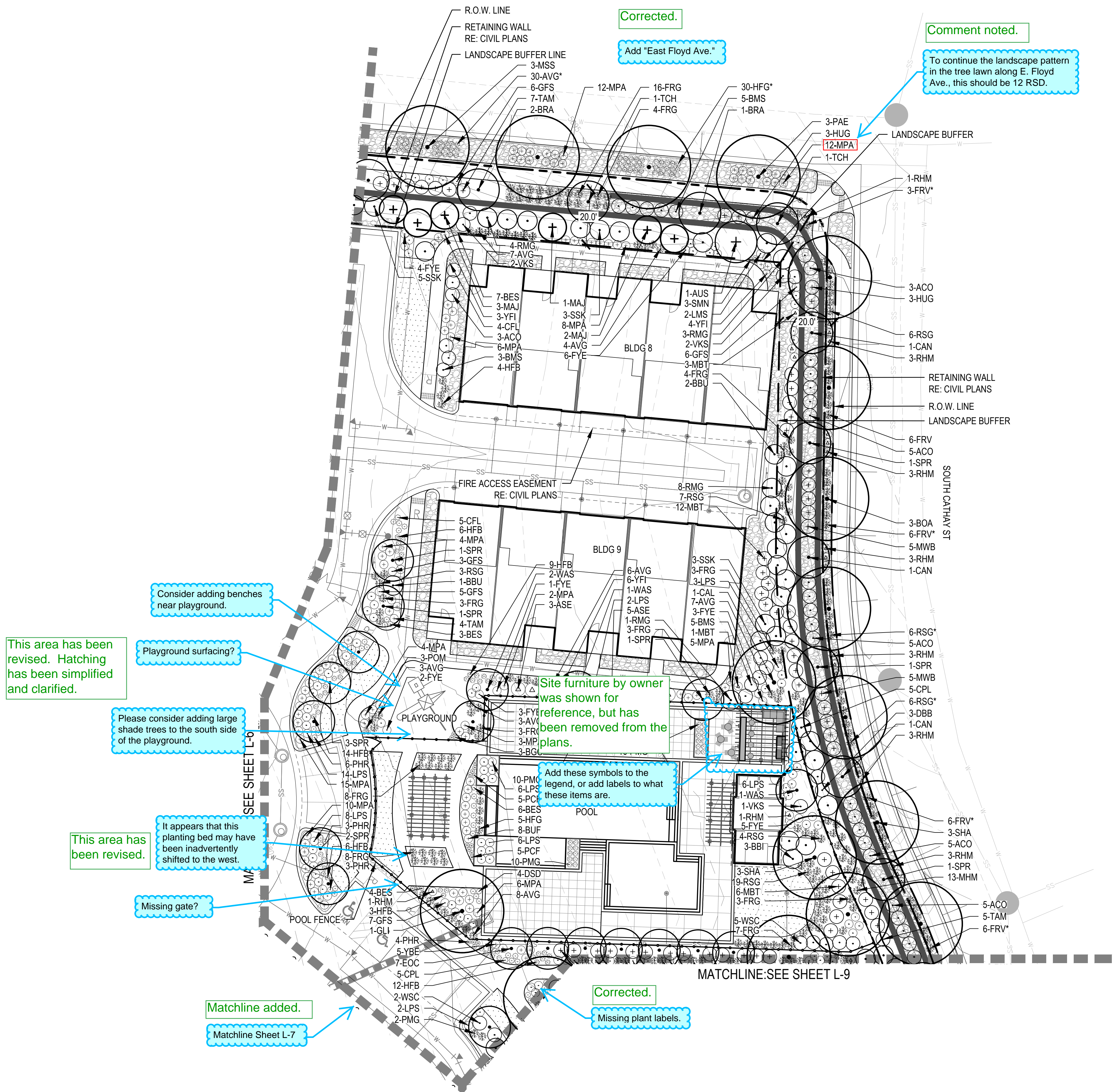
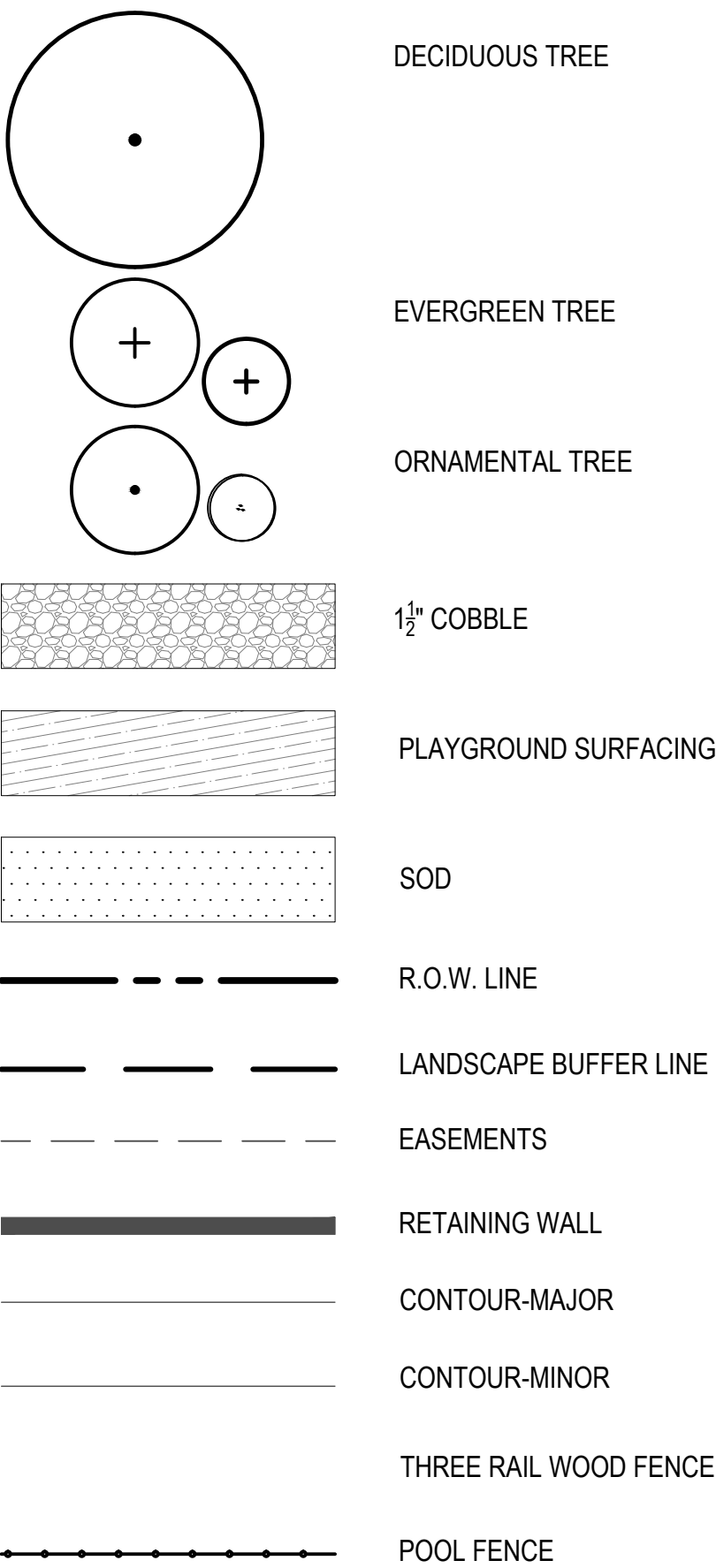
OUTLOOK SEVEN HILLS TOWNHOMES - SITE PLAN

LOT 2, BLOCK 1, SEVEN HILLS SUBDIVISION FILING NO. 13,
COUNTY OF ARAPAHOE, STATE OF COLORADO

KEY MAP:



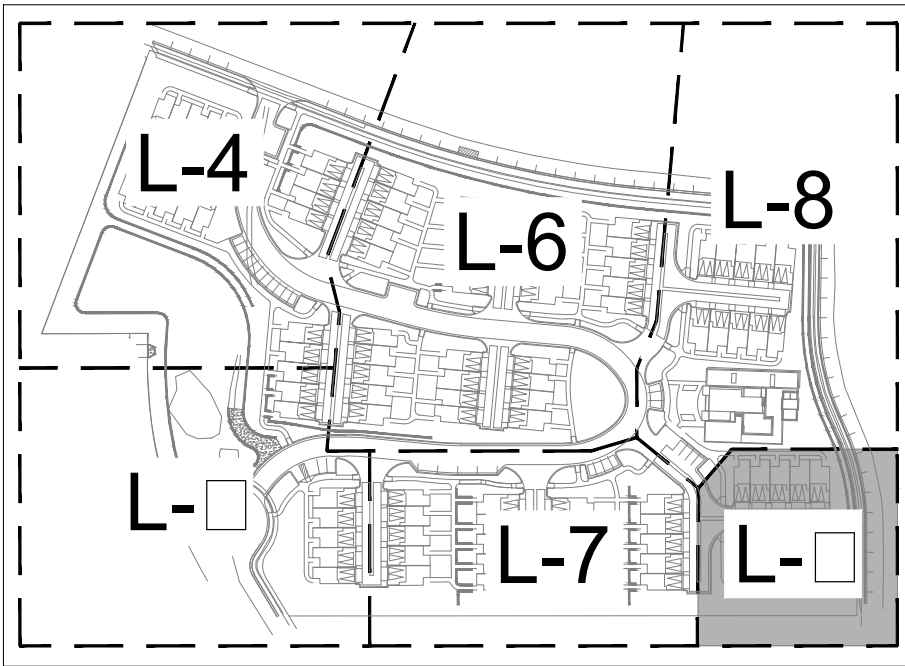
LEGEND:



OUTLOOK SEVEN HILLS TOWNHOMES - SITE PLAN

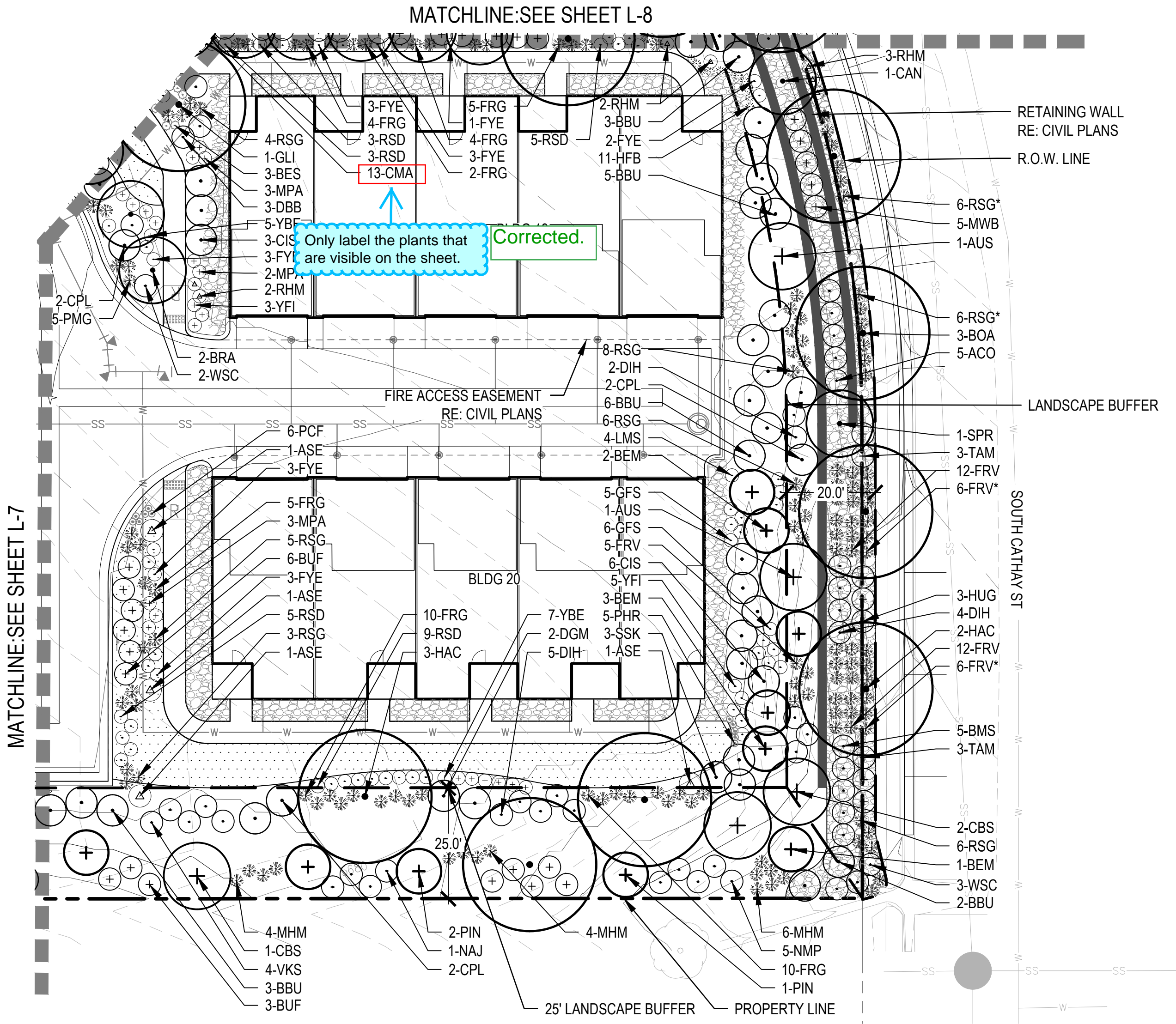
LOT 2, BLOCK 1, SEVEN HILLS SUBDIVISION FILING NO. 13,
COUNTY OF ARAPAHOE, STATE OF COLORADO

KEY MAP:



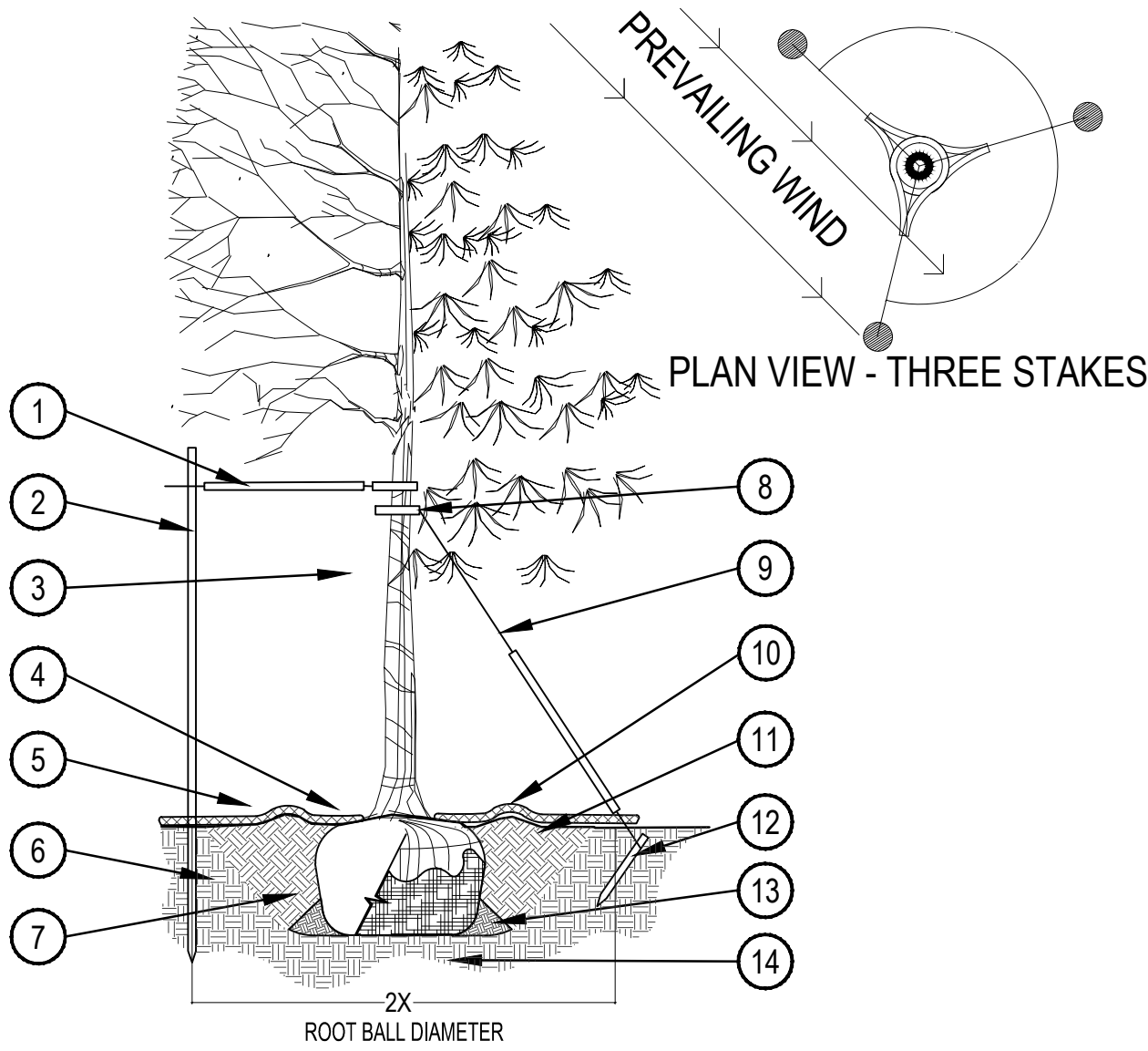
LEGEND:

- DECIDUOUS TREE
- EVERGREEN TREE
- ORNAMENTAL TREE
- 1 1/2" COBBLE
- PLAYGROUND SURFACING
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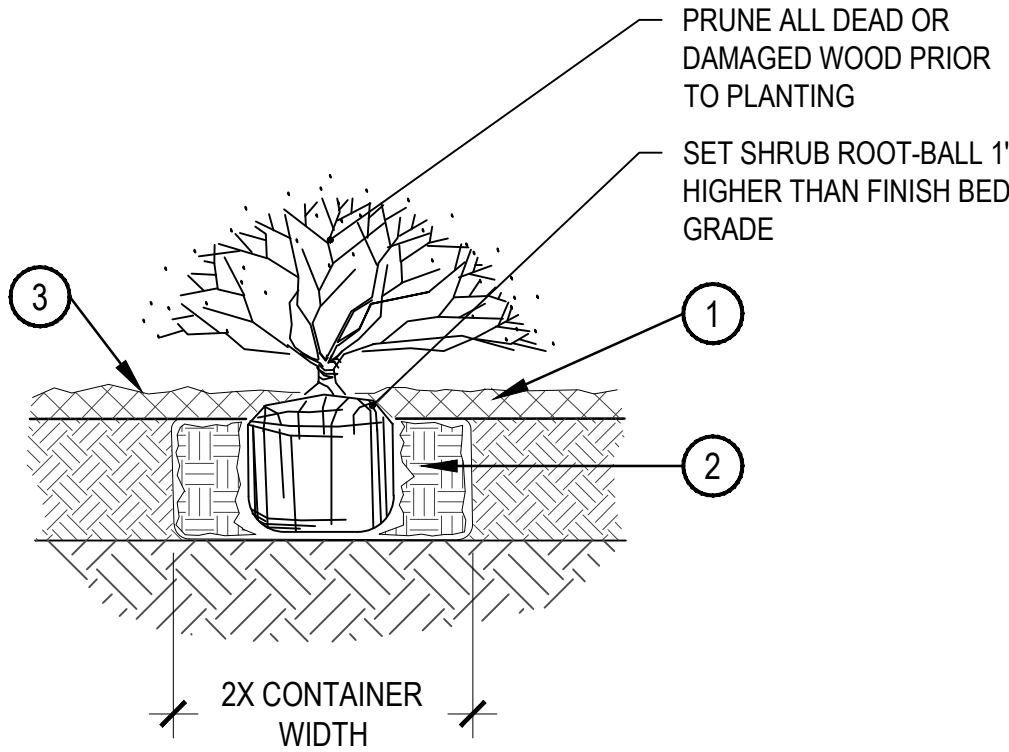
OUTLOOK SEVEN HILLS TOWNHOMES - SITE PLAN

LOT 2, BLOCK 1, SEVEN HILLS SUBDIVISION FILING NO. 13,
COUNTY OF ARAPAHOE, STATE OF COLORADO



- 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- $\frac{1}{2}$ " CALIPER SIZE - MIN. 1 STAKE ON SIDE OF PREVAILING WIND (GENERALLY N.W. SIDE)
 - 1- $\frac{3}{4}$ " - 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- $\frac{1}{2}$ " OF GROWTH AND BUFFER ALL BRANCHES FROM WIRE.

- PLACE MIN. $\frac{1}{4}$ " 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.



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

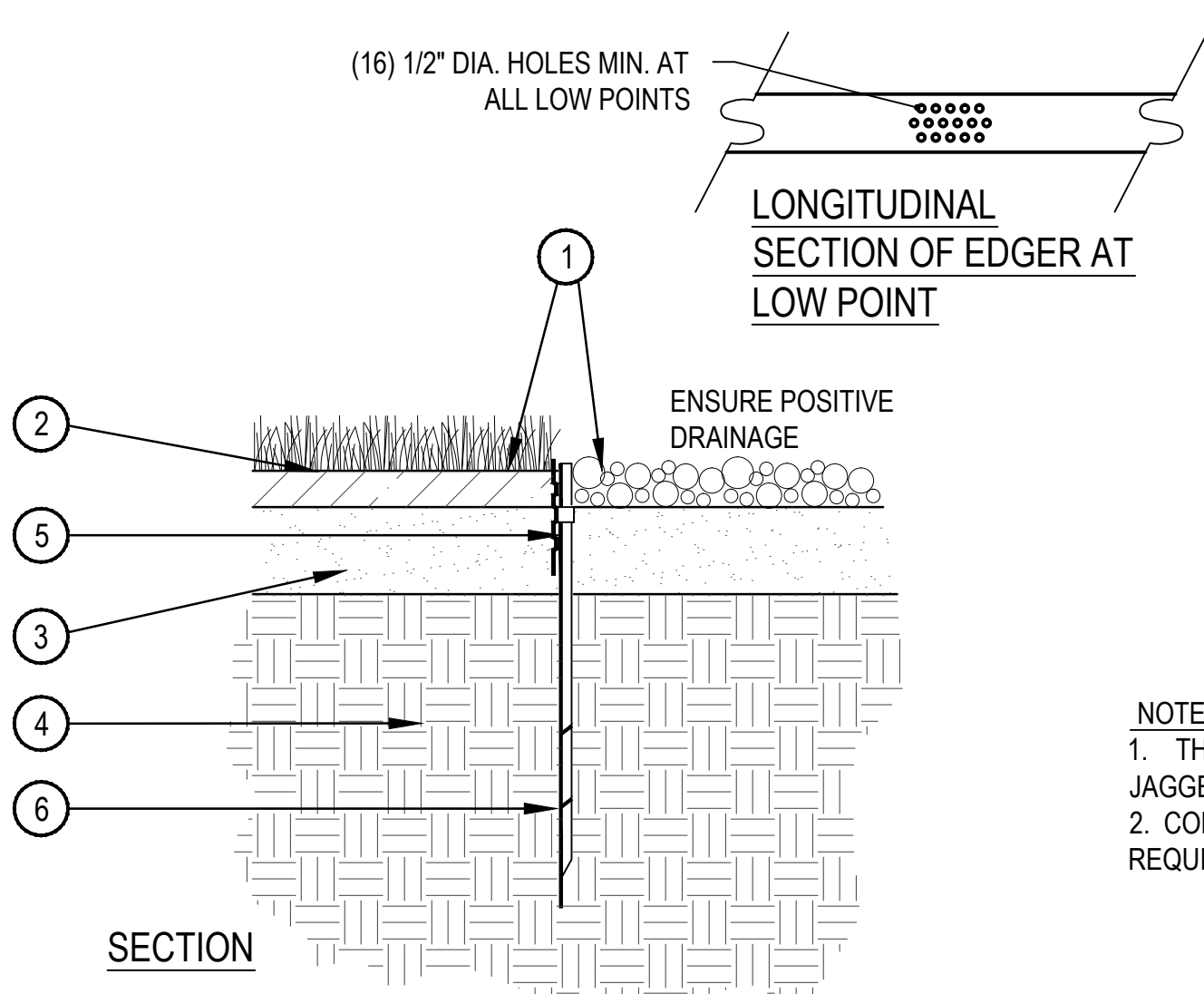
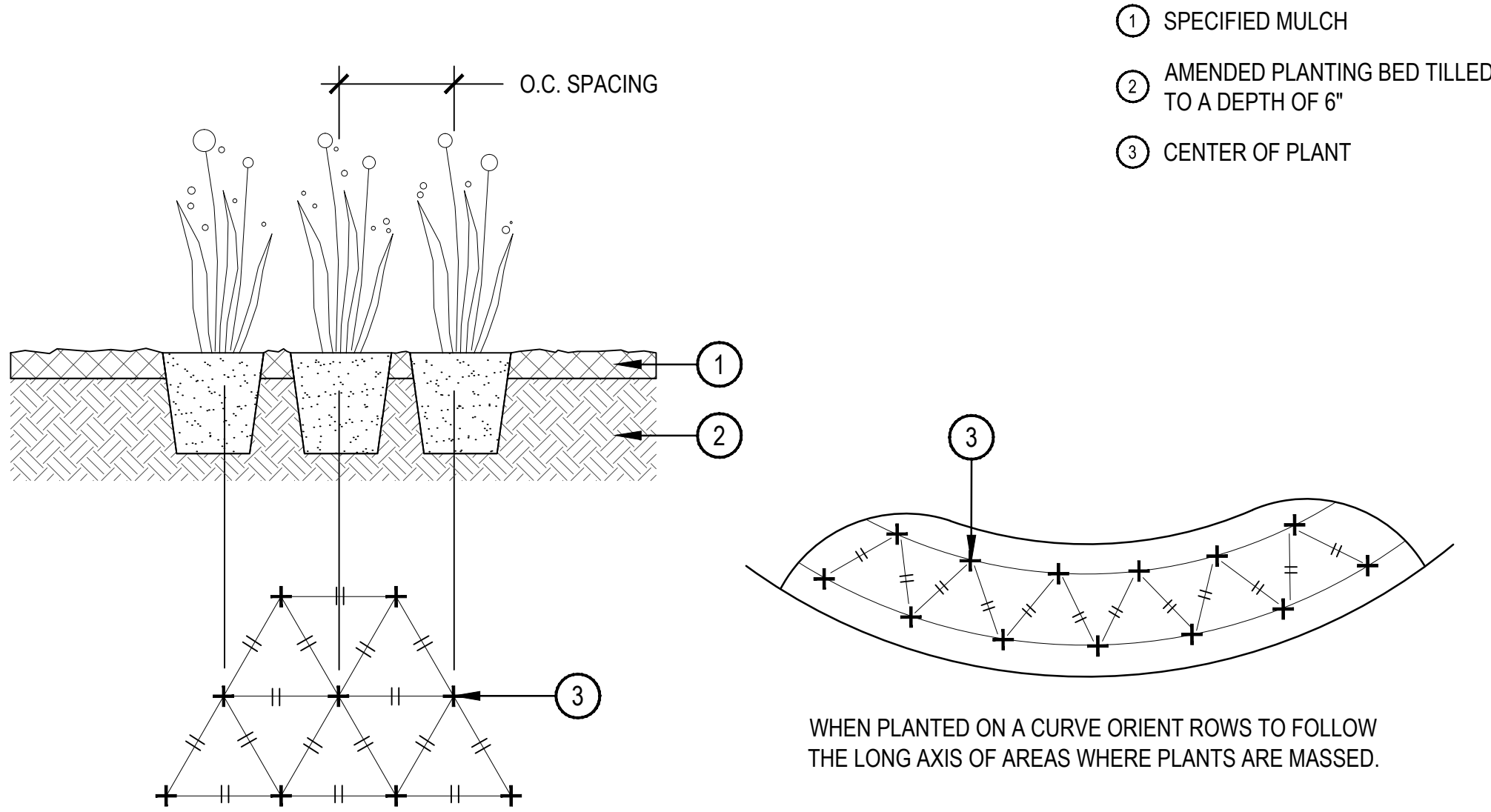
- NOTE:**
- BROKEN OR CRUMBLING ROOT-BALLS WILL BE REJECTED
 - CARE SHOULD BE TAKEN NOT TO DAMAGE THE SHRUB OR ROOT-BALL WHEN REMOVING IT FROM ITS CONTAINER
 - ALL JUNIPERS SHOULD BE PLANTED SO THE TOP OF THE ROOT-BALL OCCURS ABOVE THE FINISH GRADE OF THE MULCH LAYER
 - DIG PLANT PIT TWICE AS WIDE AND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

1 TREE PLANTING DETAIL

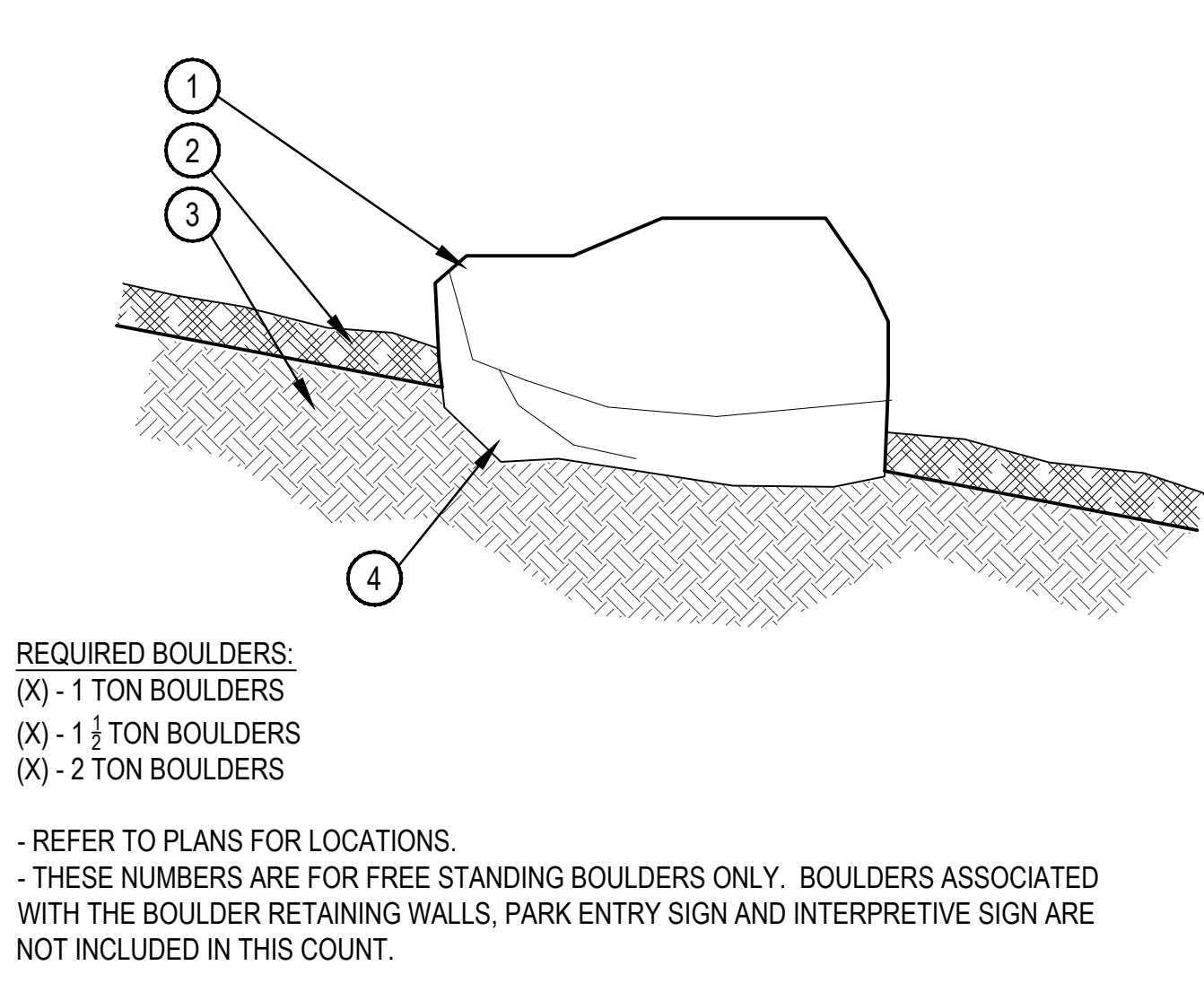
SCALE: 3/16" = 1'-0"

2 SHRUB PLANTING

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



- FINISHED GRADE - TOP OF SOD THATCH LAYER AND TOP OF MULCH OR CRUSHER FINES SHALL BE FLUSH WITH TOP OF EDGER
- TURF THATCH
 - AMENDED SOIL PER SPECIFICATIONS
 - SUBGRADE
 - STEEL EDGER - DRILL (16) 1/2" DIA. HOLES 1" O.C. MIN. AT ALL LOW POINTS OR POORLY DRAINING AREAS IN ORDER TO ENSURE ADEQUATE DRAINAGE
 - EDGER STAKE
- NOTES:**
- THERE SHALL BE NO EXPOSED SHARP / JAGGED EDGES.
 - CONTRACTOR SHALL INSTALL STAKES AS REQUIRED BY THE MANUFACTURER.



- BROWN MOSS ROCK BOULDERS RELOCATED FROM ON-SITE OR FROM NEARBY QUARRY. BOULDER SHOULD BE SIMILAR TO ROCK FOUND THROUGHOUT SITE. CONTRACTOR SHALL SUBMIT SMALL SAMPLE OR PHOTOS FOR APPROVAL.
- SPECIFIED MULCH OR COBBLE, RE: PLAN
- AMENDED TOPSOIL
- PARTIALLY BURY BOULDER FOR NATURAL APPEARANCE

3 PERENNIAL PLANT LAYOUT

SCALE: 1" = 1'-0"

4 STEEL EDGER

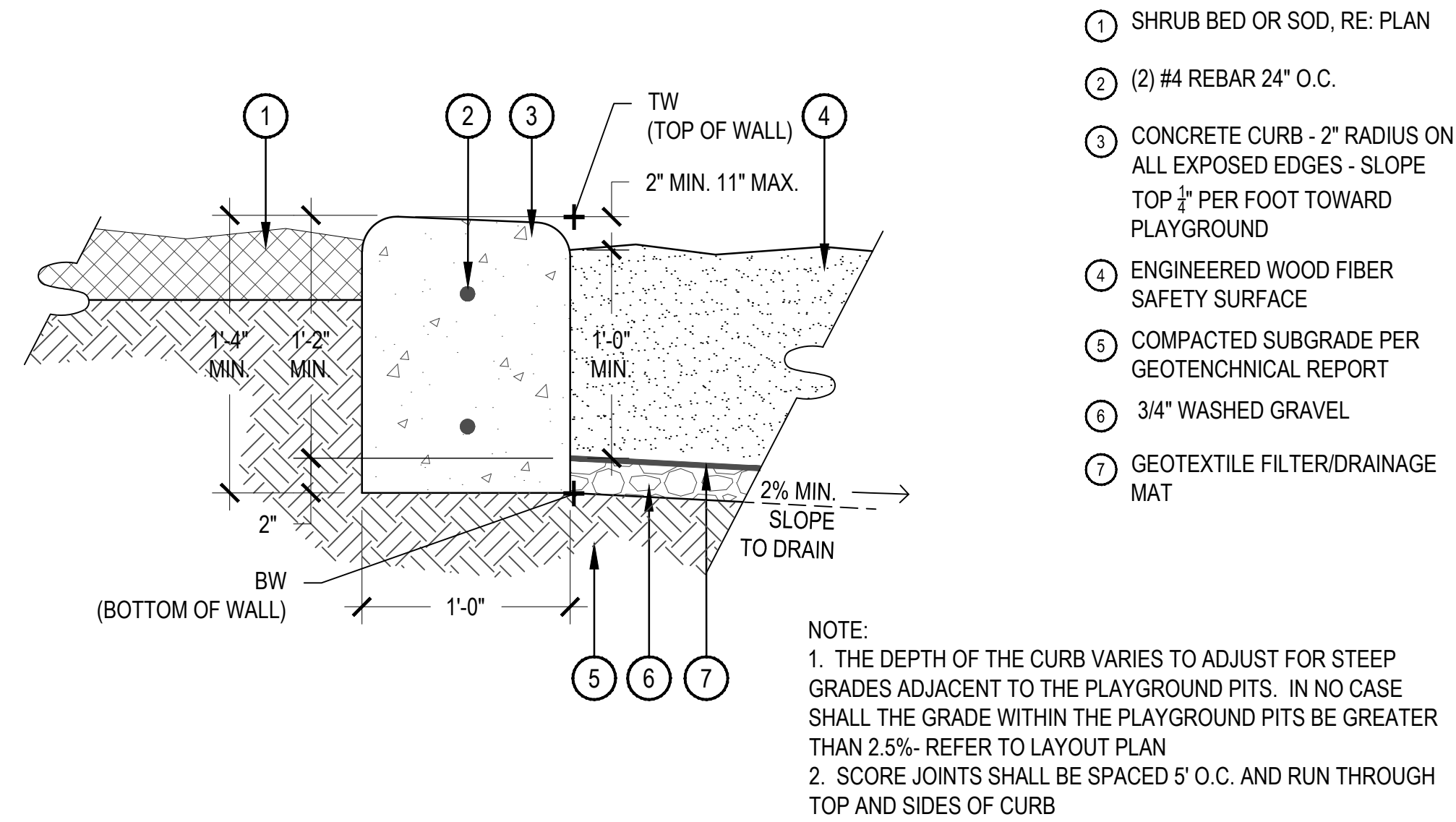
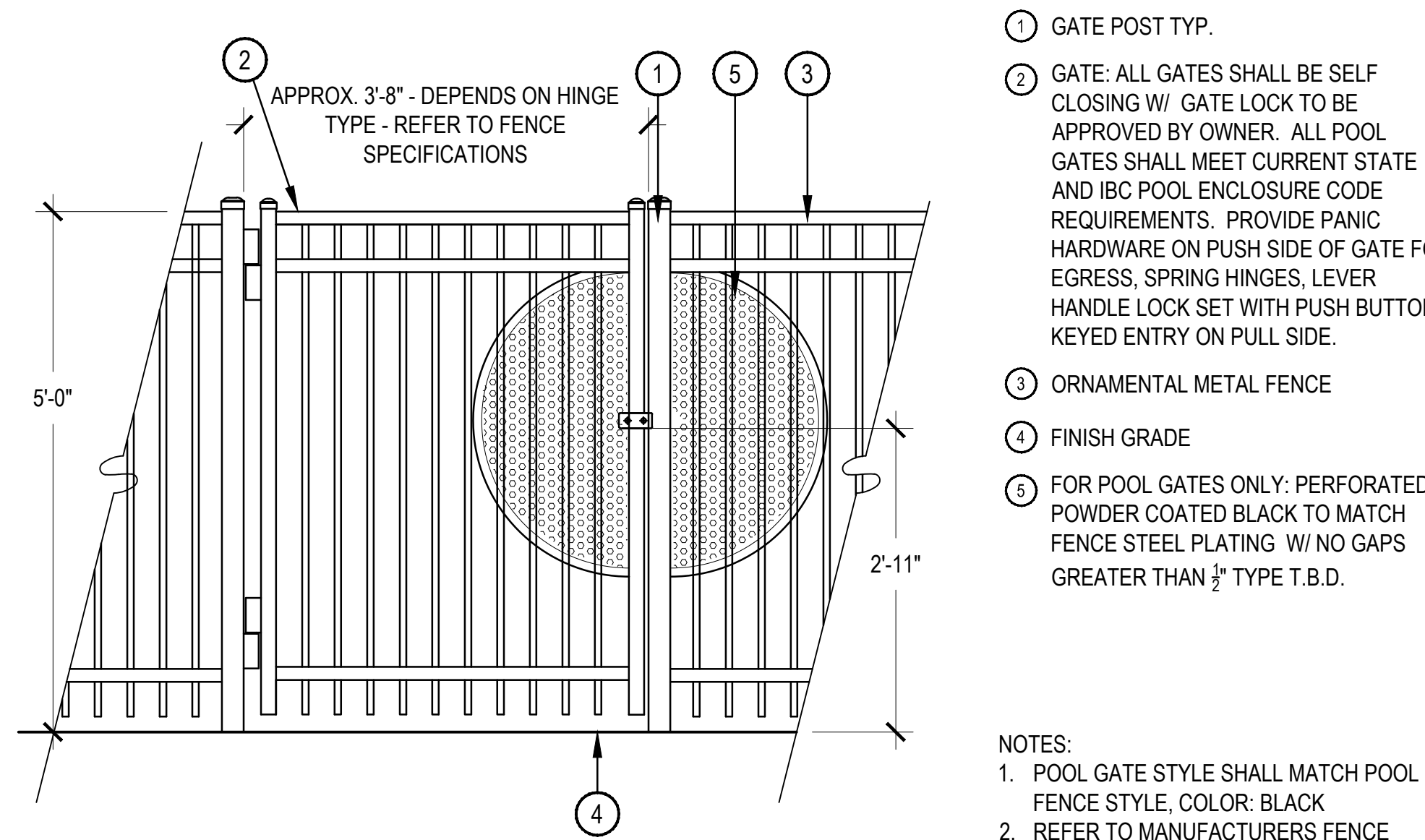
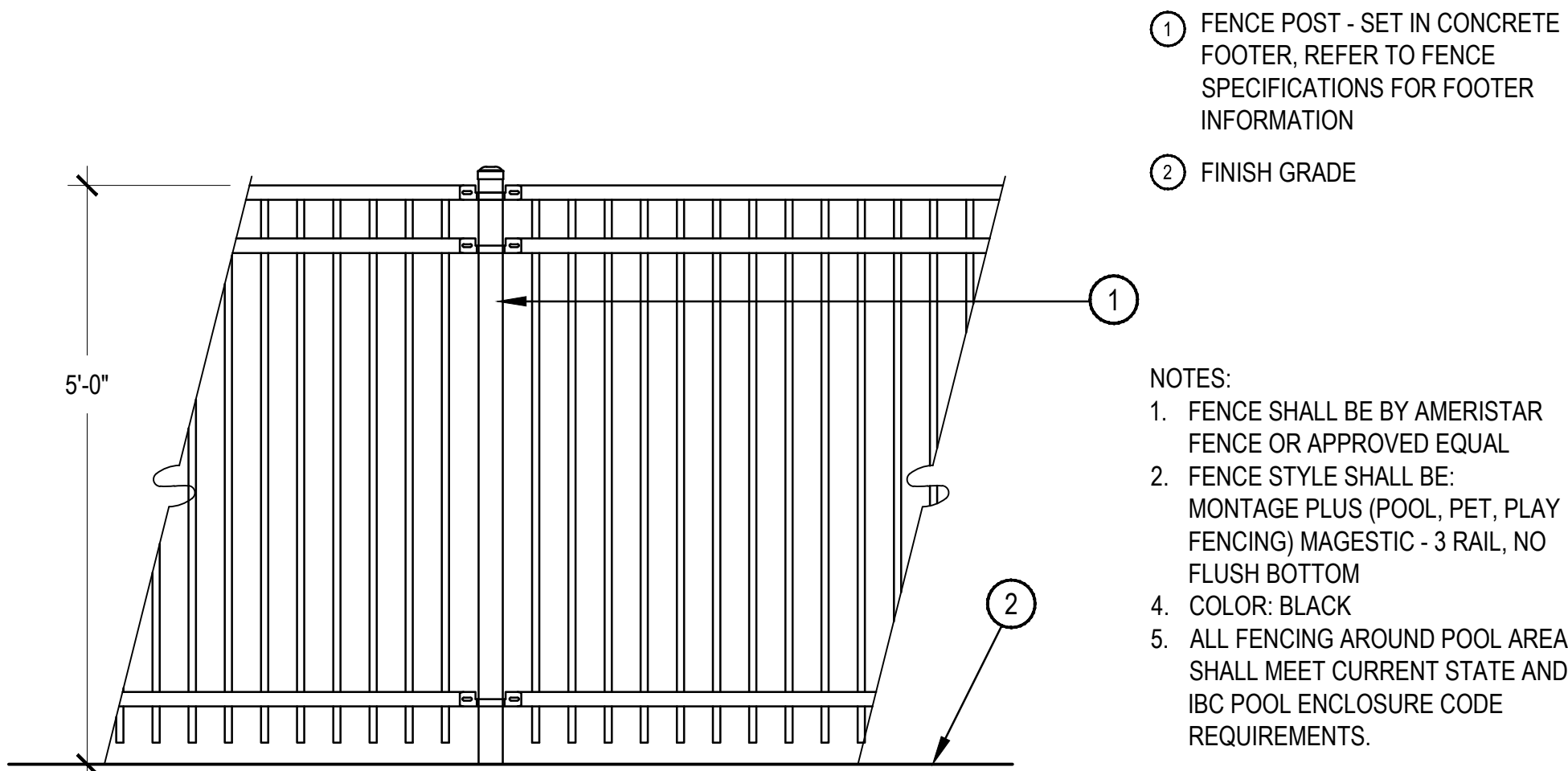
SCALE: 1" = 1'-0"

5 BOULDER -FREE STANDING

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

OUTLOOK SEVEN HILLS TOWNHOMES - SITE PLAN

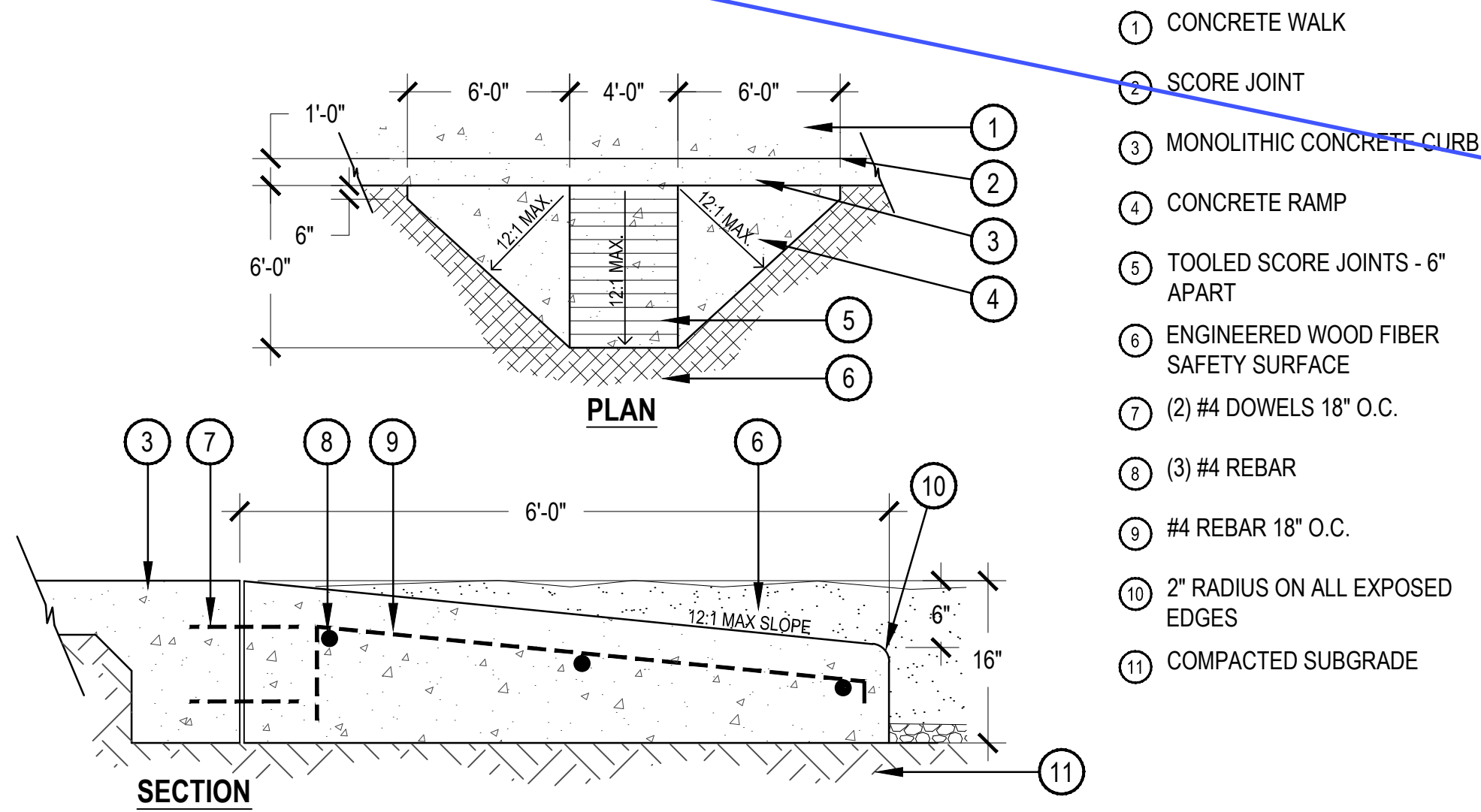
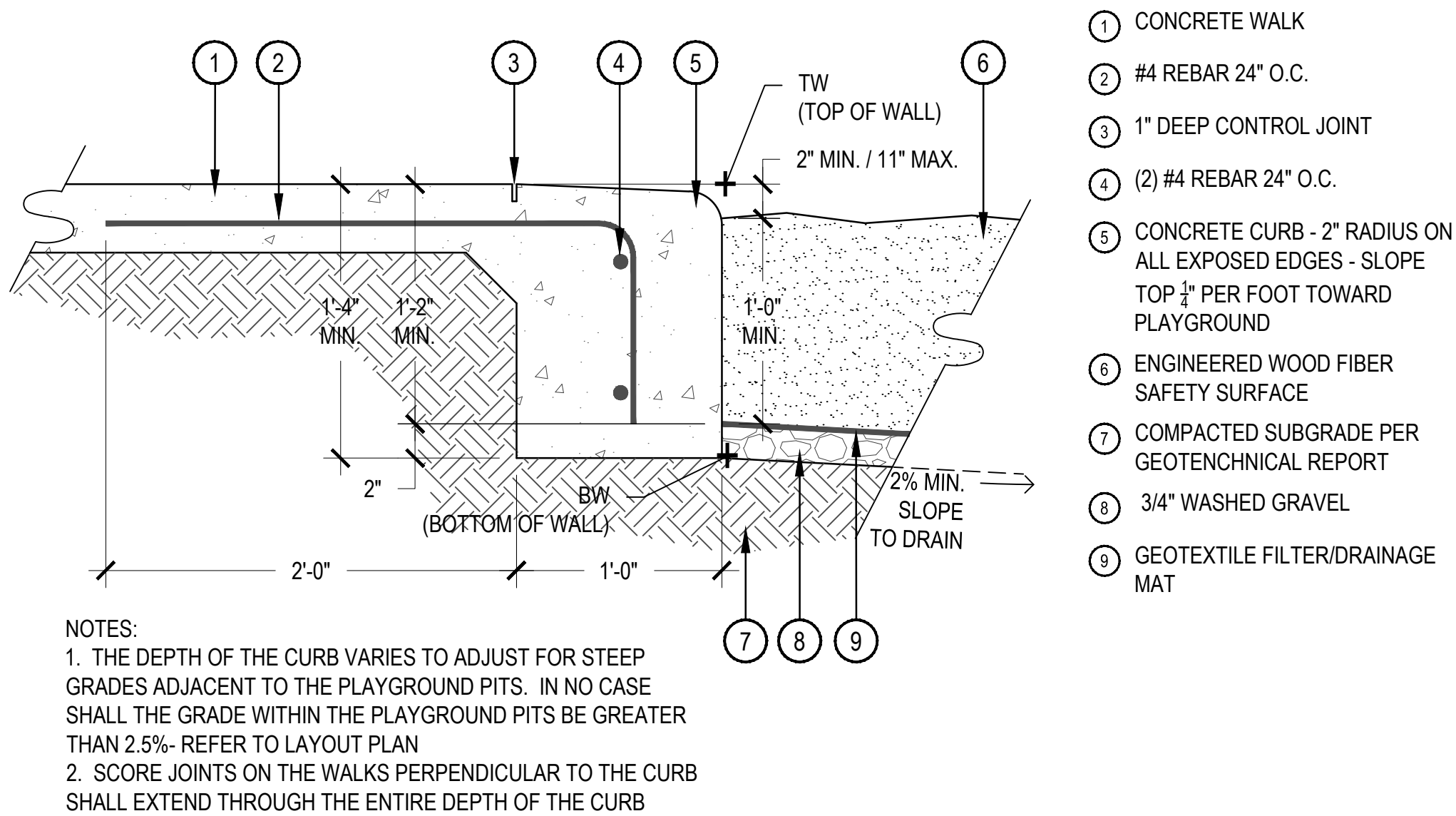
LOT 2, BLOCK 1, SEVEN HILLS SUBDIVISION FILING NO. 13,
COUNTY OF ARAPAHOE, STATE OF COLORADO



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

2 POOL FENCE GATE SCALE: 3/4" = 1'-0"

3 FREE STANDING CONCRETE PLAYGROUND CURB SCALE: 1-1/2" = 1'-0"



Provide additional notes:
- 4' MANWAY GATE WITH KNOX-APPROVED LOCKING DEVICE
- Provide a placard on the gate reading "GATE TO REMAIN OPEN DURING BUSINESS HOURS".
Provide note that "ANY LOCKING DEVICE SHALL BE INSTALLED AS A 'KNOX-APPROVED LOCKING DEVICE'."

Comment noted. The detail notes have been revised.

4 MONOLITHIC CONCRETE PLAYGROUND CURB SCALE: 1-1/2" = 1'-0"

5 PLAYGROUND RAMP N.T.S.

OUTLOOK SEVEN HILLS TOWNHOMES - SITE PLAN

LOT 2, BLOCK 1, SEVEN HILLS SUBDIVISION FILING NO. 13,
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HYDROZONE MAP LEGEND

- HIGH WATER USE: MANICURED TURF
- LOW WATER USE: SHRUB BED AND IRRIGATED NATIVE
- ZTAP NATIVE SEED AREA
- NON IRRIGATED NATIVE SEED AREA
- R.O.W. LINE / PROPERTY LINE

HYDRO-ZONE TABLES

PERMANENT TAP	
WATER USE TYPE	AREA (SF)
HIGH WATER USE	22,026 SF
LOW WATER USE	100,605 SF
Z-TAP ZONE	28,345 SF
CANOPY TREES	
EVERGREEN/ORNAMENTAL TREES	0
TOTAL IRRIGATED AREA	
150,976 SF	

WATER USE TABLE

Water Use Table					
Area (Tract)	Water Conserving Irrigation (Non-Sod)	Non-Water Conserving Irrigation (Sod)	Z-Zone Area	Non-Irrigated Area/ Pavement	Total Area (SF)
SITE	94,971 SF	21,296 SF	28,345 SF	276,566.84 SF	421,178.84 SF
ROW	5,634 SF	730 SF	0 SF	6,692 SF	13,056 SF
Totals:	100,605 SF	22,026 SF	28,345 SF	283,258.84 SF	434,234.84 SF

OUTLOOK SEVEN HILLS TOWNHOMES - SITE PLAN

LOT 2, BLOCK 1, SEVEN HILLS SUBDIVISION FILING NO. 13,
COUNTY OF ARAPAHOE, STATE OF COLORADO



SITE PHOTOMETRIC PLAN

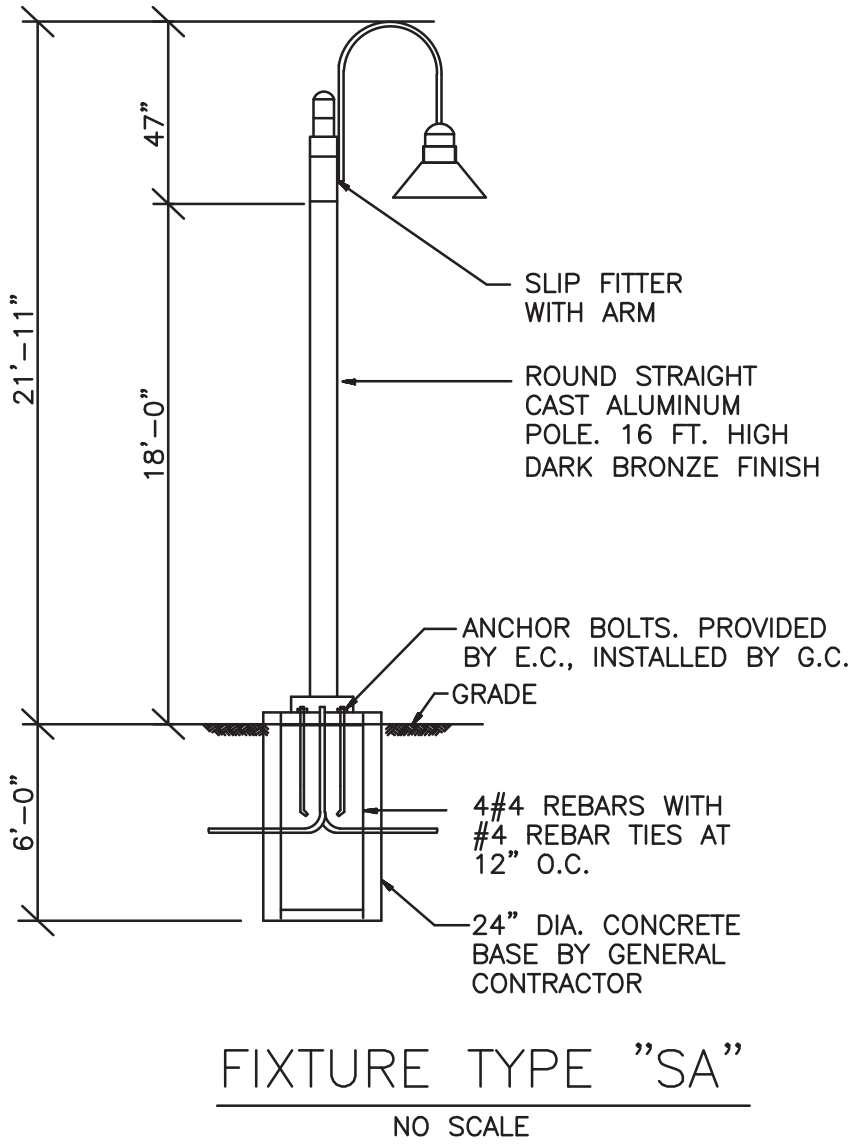
SCALE: 1"=40'-0"

CHECKED BY: JC & PH
DRAWN BY: ML

OUTLOOK SEVEN HILLS TOWNHOMES - SITE PLAN

LOT 2, BLOCK 1, SEVEN HILLS SUBDIVISION FILING NO. 13,
COUNTY OF ARAPAHOE, STATE OF COLORADO

LIGHTING FIXTURE SCHEDULE				
ITEM	MANUFACTURER	CAT. NO.	LAMPS	DESCRIPTION
SA	ARCHITECTURAL AREA LIGHTING	UCM-SKB-T2-32LED 4K-700-DB-FLD- 240-SLA4-18' POLE	4000K LED 6561 LUMENS	SINGLE HEAD POLE LIGHT. FULL CUT OFF, FLAT DIFFUSE GLASS LENS, TYPE II OPTICS, ON 18 FT. ROUND POLE
A	LUMARK	XTOR1B-W	(1) 4000K LED 1400 LUMENS	WET LOCATION RATED EXTERIOR FULL CUT OFF WALL LIGHT AT 8' AFG
B	KICHLER LIGHTING	490610Z	(1) 3000K LED R14 300 LUMENS	WET LOCATION RATED EXTERIOR WALL LIGHT, DARK SKY COMPLIANT, +7.5' TO THE BOTTOM OF FIXTURE



OWNER:
EVERGREEN DEVELOPMENT
JEFF WIKSTROM
1873 S. BELLAIRE ST., SUITE 1106
DENVER, CO 80222
303-757-0401

NOT FOR
CONSTRUCTION

DATE:
04/06/17 SP-01
08/18/17 SP-02

SHEET TITLE:
SITE LIGHTING
FIXTURES

SHEET 25 OF 25