

Waterford Place Site Plan Amendment No.1

WATERFORD PLACE SUBDIVISION FILING NO. 2 AND WATERFORD PLACE SUBDIVISION FILING NO. 2, AMENDMENT NO. 1
SITUATED IN THE NW 1/4 OF SECTION 26, T.4S., R.67W. OF THE 6TH P.M.
CITY OF AURORA, COUNTY OF ARAPAHOE, STATE OF COLORADO

LEGAL DESCRIPTION:

LOTS 1 - 8, BLOCK 1, WATERFORD PLACE SUBDIVISION FILING NO. 2 AND LOTS 9-17, BLOCK 1 AND TRACT "A", WATERFORD PLACE SUBDIVISION FILING NO. 2, AMENDMENT NO. 1, CITY OF AURORA, COUNTY OF ARAPAHOE, STATE OF COLORADO

LAND DESCRIPTION:

BEGINNING AT THE SE CORNER OF TRACT "A", WATERFORD PLACE SUBDIVISION FILING NO. 2, AS RECORDED IN ARAPAHOE COUNTY, COLORADO; THENCE S90°00'00"W AND ALONG THE SOUTH LINE OF SAID TRACT "A" A DISTANCE OF 329.04 FEET; THENCE N00°23'32"E AND ALONG THE WEST LINE OF SAID TRACT "A" A DISTANCE OF 300.92 FEET TO A POINT LYING ON THE SOUTH R.O.W. LINE OF WARREN AVENUE, SAID POINT BEING THE NW CORNER OF SAID TRACT "A"; THENCE N89°59'01"E AND ALONG SAID SOUTH R.O.W. LINE BEING THE NORTH LINE OF SAID TRACT "A" A DISTANCE OF 188.88 FEET TO THE NW CORNER OF A PARCEL OF LAND DESCRIBED IN A DEED RECORDED IN BOOK 1575 AT PAGE 64; THENCE S00°25'22"W AND ALONG THE WEST LINE OF THE PARCEL DESCRIBED IN SAID DEED A DISTANCE OF 99.96 FEET TO THE SW CORNER OF THE PARCEL DESCRIBED IN SAID DEED; THENCE N89°59'01"E AND ALONG THE SOUTH LINE OF THE PARCEL DESCRIBED IN SAID DEED A DISTANCE OF 140.13 FEET TO A POINT LYING ON THE EAST LINE OF SAID TRACT "A"; THENCE S00°22'10"W AND ALONG THE EAST LINE OF SAID TRACT "A" A DISTANCE OF 201.06 FEET TO THE POINT OF BEGINNING; CONTAINING (85,009 SQUARE FEET) 1.95 ACRES, MORE OR LESS.

being located in the Northwest One-Quarter of Section 26, Township 4 South, Range 67 West of the 6th Principal Meridian,

Legal description was updated.

Add Reception No.
Reception number added.

CERTIFICATE OF OWNERSHIP:

Owner:

I, Hyung Sao and Sean Kim, owners, or designated agent thereto, do hereby agree to develop the above described property in accordance with the use, restrictions, and conditions contained herein, and current ordinances, resolutions, and standards of the City of Aurora, Colorado.

Signature of owner and/or agent

2225 S. Iola Street, LLC
16285 E. Maplewood Pl.
Centennial, CO 80016
Address

Acknowledgement:

State of Colorado)
County of _____)SS

The foregoing dedication was acknowledged before me this _____ day of _____, 20____, by _____ as _____.

Witness my hand and official seal.

Notary Public

My Commission Expires _____

CLERK & RECORDER'S CERTIFICATE:

Accepted for filing in the office of the County Clerk and Recorder of _____ County, Colorado on this _____ day of _____ 20 AD at _____ o'clock ____m.

County Clerk and Recorder Deputy

*Book No.: _____
*Page No.: _____
*Reception No.: _____

SURVEYOR'S CERTIFICATE:

I hereby certify I was in responsible charge of the survey work used in the preparation of this plat; the positions of the platted points shown hereon have an accuracy of not less than one (1) foot in ten thousand (10,000) feet prior to adjustments; and all boundary monuments and control corners shown hereon were in place as described on this _____ day of _____, 20____.

PLS Colorado Registered Land Surveyor PLS No. _____

According to Colorado law you must commence any legal action based upon any defect in this survey within three years after you first discover such defect. In no event may any action based upon any defect in this survey be commenced more than ten years from the date of the certification shown hereon.



N
2225 S. Iola St. Vicinity Map
NOT TO SCALE

SITE DATA:

(4) NEW FEE SIMPLE LOTS TO BE INCLUDED IN THE WATERFORD PLACE HOA.

ZONING: R-1 USE: RESIDENTIAL

NUMBER OF BUILDINGS: 2
NUMBER OF DWELLING UNITS: 4

PLANS REVIEWED UNDER: 2015 IRC
UNITS ARE TYPE V NON-RATED
BUILDING DOES NOT HAVE A SPRINKLER SYSTEM.

MAXIMUM BUILDING HEIGHT: 20'

TYPICAL DWELLING UNIT: 1276 SF
TYPICAL GARAGE: +400 SE
TYPICAL UNIT FOOTPRINT: 1676 SF

GROSS SQUARE FOOTAGE: 6704 SF

SEE EXISTING WATERFORD PLACE SITE PLAN FOR EXISTING BUILDING DATA.

PARKING REQUIRED PER AURORA TABLE 15.1
AMOUNT OF OFF-STREET PARKING REQUIRED:

EXISTING: (16) 2 & 3BR UNITS X (2) PARKING/UNIT = 32

NEW: (4) 2BR UNITS X (2) PARKING/UNIT = +8
TOTAL: 40

40 RESIDENCE PARKING + 4 GUESTS = 44 PARKING PLACES PROVIDED

40 REQUIRED SPACES X 15% = 6 GUEST PARKING REQUIRED

NOTE: SUBDIVISION HAS 19 OPEN PARKING SPACES + (1) VAN PARKING SPACE. THESE PARKING SPACES ARE SHARED AMONG (8) DWELLING UNITS.

8 DU X 2 PARKING/UNIT = 16 SPACES.
19 AVAILABLE - 16 REQUIRED = 3 GUEST PARKING SPACES PROVIDED.

NOTE: ELDERLY POPULATION OF SUBDIVISION RARELY HAS TWO VEHICLES/UNIT. THEREFORE, ADEQUATE GUEST PARKING IS AVAILABLE.

(1) VAN PARKING SPACE REQUIRED, (1) PROVIDED.

(2) HANDICAPPED SPACES REQUIRED, (1) PROVIDED.

Site Data Area Table:		
Landscaped area:	7553 SF	45.9%
Hard surface area:	2186 SF	13.3%
Building footprint:	6704 SF	40.8%
Total Site Area:	16,443 SF	100%

REQUIRED SITE PLAN NOTES:

- The developer, his successors and assigns, including the homeowners or merchants association, shall be responsible for installation, maintenance and replacement of all fire lane signs as required by the City of Aurora.
- All signs must conform to the City of Aurora sign code.
- 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."
- All crossings or encroachments into easements and rights-of-way owned by the City of Aurora ("City") identified as being privately-owned and maintained herein are acknowledged by the undersigned as being subject to City's use and occupancy of said easements or rights-of-way. The undersigned, its successors and assigns, further agrees to remove, repair, replace, relocate, modify, or otherwise adjust said crossings or encroachments upon request from the City and at no expense to the City. The City reserves the right to make full use of the easements and rights-of-way as may be necessary or convenient and the City retains all rights to operate, maintain, install, repair, remove or relocate any City facilities located within said easements and rights-of-way at any time and in such a manner as it deems necessary or convenient.
- Architectural features (i.e. bay windows, fireplaces, roof overhang, gutters, eaves, foundation, footings, cantilevered walls, etc.) are not allowed to encroach into any easement or fire lane.
- In locations where utility easements overlap drainage easements, only subsurface utilities shall be permitted within the portion of the utility easement that overlaps the drainage easement. Installation of above ground utilities within a drainage easement requires prior written approval by the City Engineer.
- All building address numbers shall comply with City Code of the City of Aurora - Volume II - Chapter 126 - Article VII - Sections 126-271 through 126-282.
- The Applicant has the obligation to comply with all applicable requirements of the Americans with Disabilities Act (ADA).
- Accessible exterior routes shall be provided from public transportation stops, accessible parking and accessible passenger loading zones and public sidewalks to 60% of the accessible building entrances they serve. The accessible route between accessible parking and accessible building entrances shall be the most practical direct route. The accessible route must be located within a sidewalk. No slope along this route may exceed 1:20 without providing a ramp with a maximum slope of 1:12 and handrails. Crosswalks along this route shall be wide enough to wholly contain the curb ramp with a minimum width of 36" and shall be painted with white stripes. The City of Aurora enforces accessibility requirements based on the 2015 International Building Code, Chapter 11, and the ICC A117.1-2009.
- The developer, owner and assigns are responsible for complying with the federally mandated requirements of the Americans with Disabilities Act (ADA).

Site Plan Amendment Sheet Index		
Site Plan Amendment		
SDP.1	Cover Sheet	<input type="checkbox"/>
SDP.2	Architectural Site Plan	<input type="checkbox"/>
SDP.3	Landscape Plan	<input type="checkbox"/>
SDP.4	Civil Utility Plan	<input type="checkbox"/>
SDP.5	Civil Grading Plan	<input type="checkbox"/>
SDP.6	Architectural Elevations	<input type="checkbox"/>
SDP.7	Photometric Plan	<input type="checkbox"/>

Amendment Block	
4-26-2022:	Revised position of Dwelling Units, civil engineering to follow pending substantial approval of site plan.
6-17-2022:	Addressed City of Aurora comments from 5-17-2022. Civil engineering to follow pending substantial approval of site plan.

Owner:
2225 S. Iola Street, LLC
16285 E. Maplewood Place
Aurora, CO 80016

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(720) 900-9327 c Sean
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CO license #B-3398

padams@EarthSkyArchitecture.com
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Colorado PE license #

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303-925-0544 o

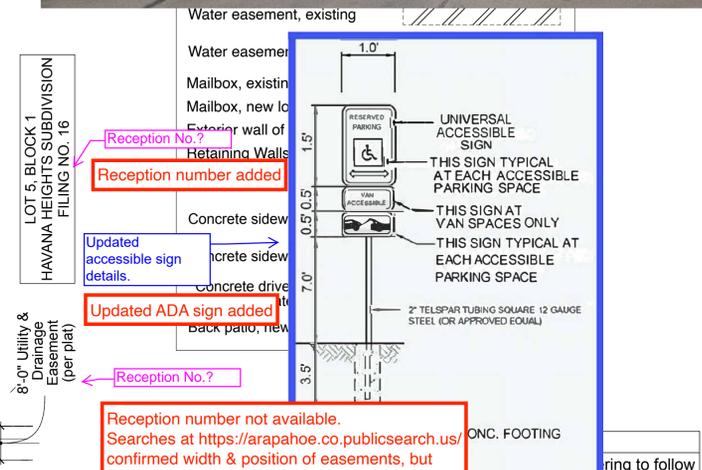
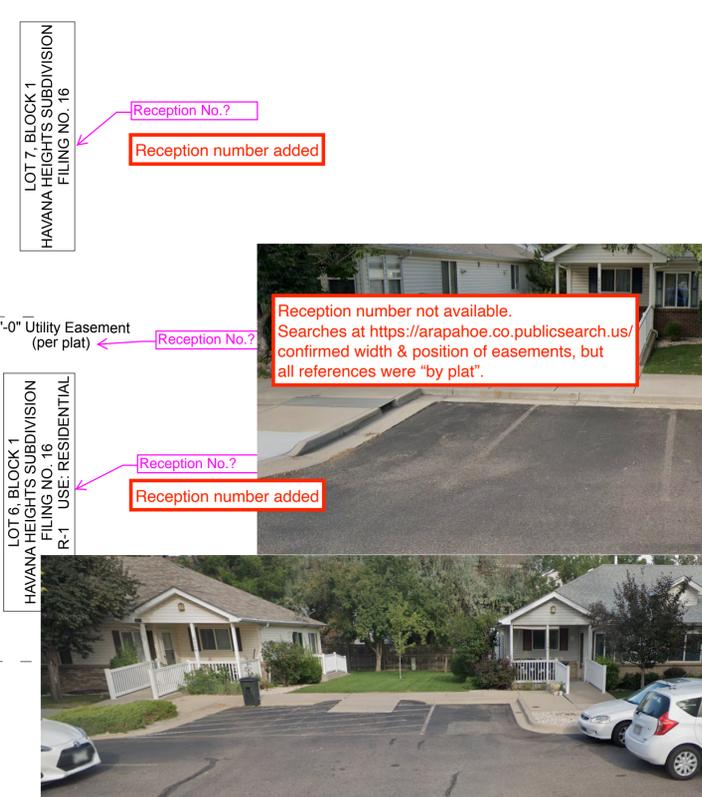
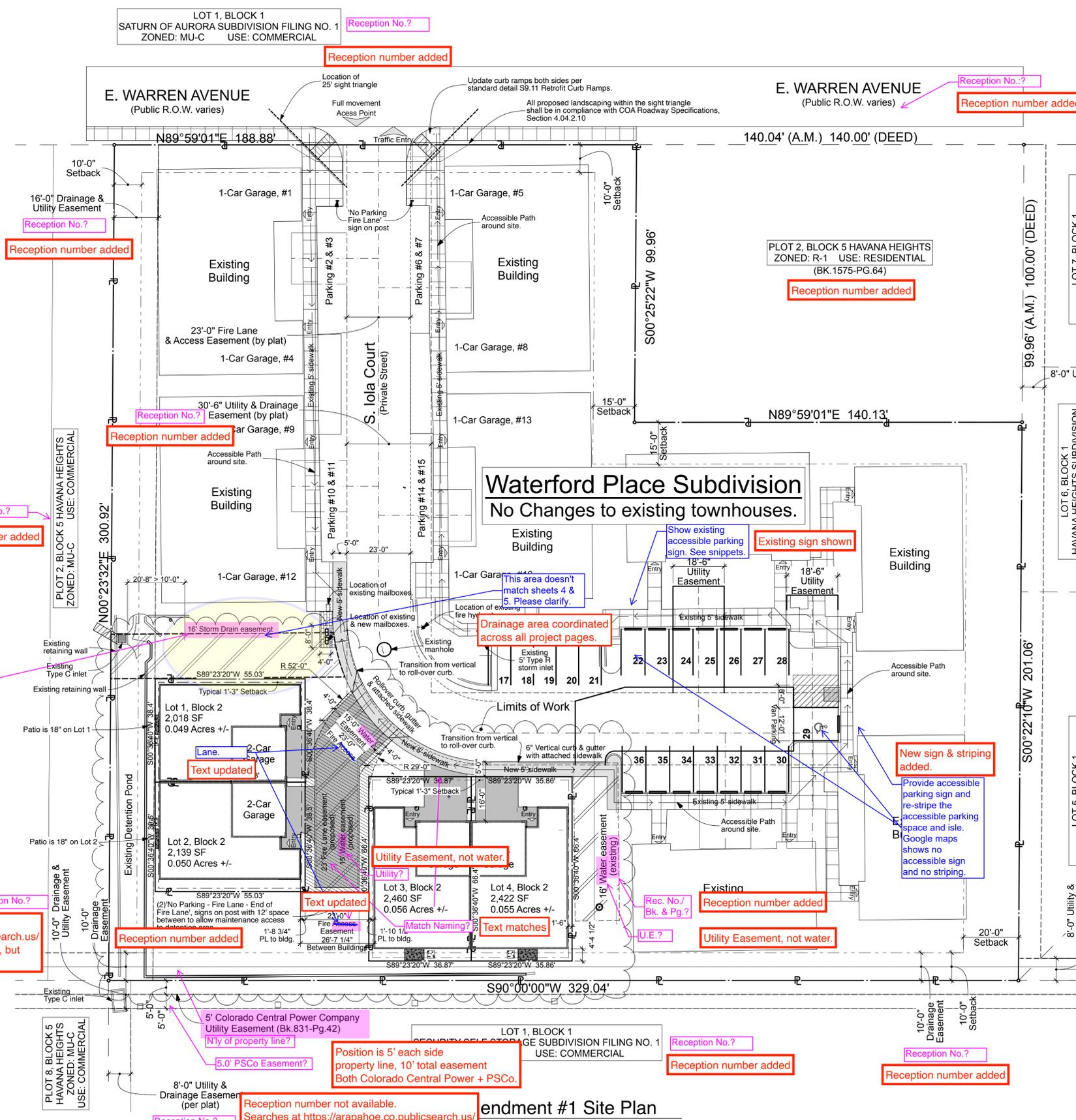
Electrical Engineer
Kazin & Associates
Bryan Kazin, PE
9364 Teddy Lane, Suite 101
Lone Tree, CO 80124

Colorado PE license #36628

bkazin@dmka.com
720-489-1609 o

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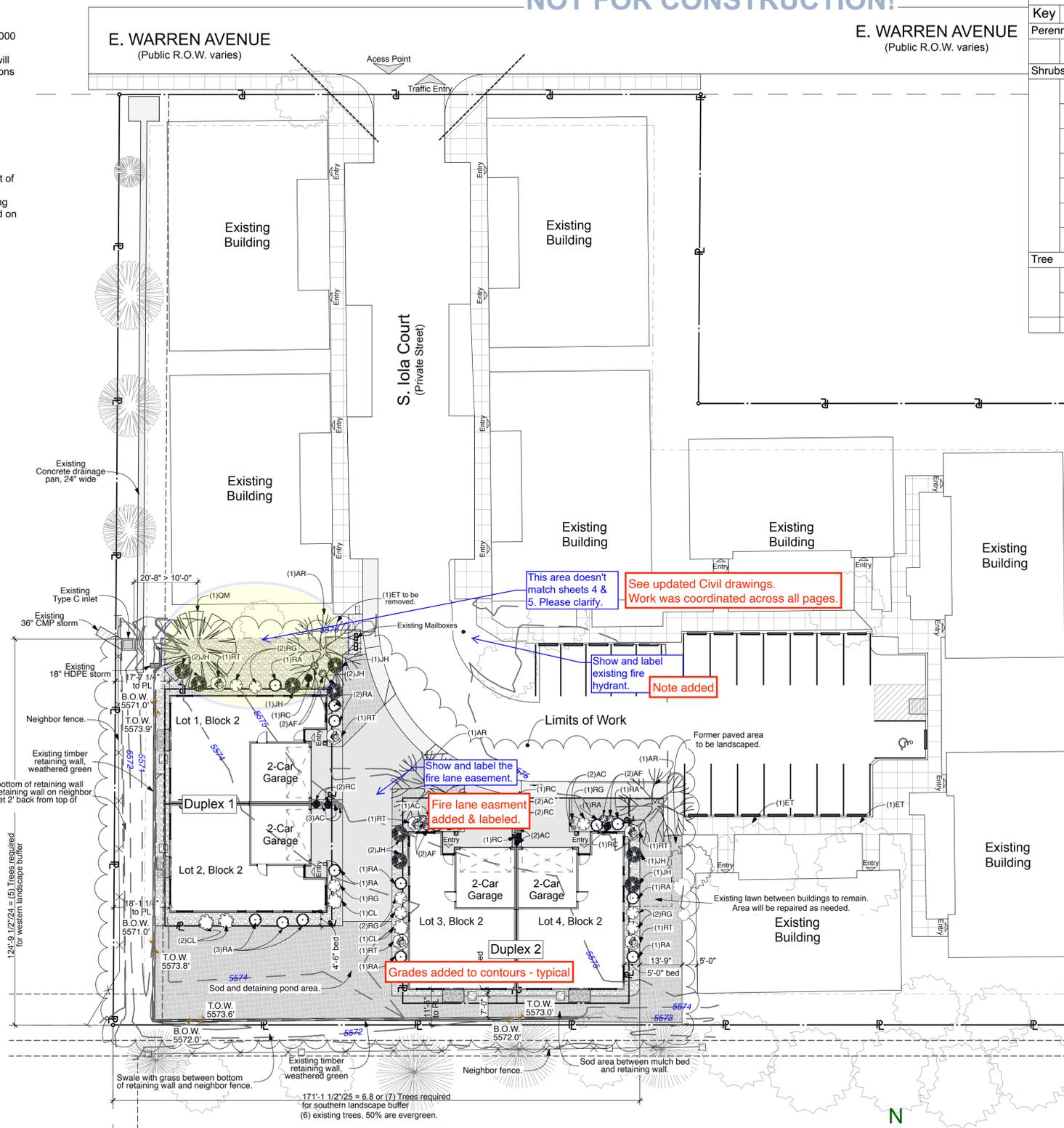
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NOT FOR CONSTRUCTION!

STANDARD LANDSCAPE NOTES:

- Compost amendment will be added to the soil. Turf grass areas will be prepared with a minimum of 4 cubic yards/1000 sq. ft. with compost, rototilled 4-6 inches deep.
- There are no freestanding lights planned. Exterior lights will be mounted on the duplexes per the Architectural Elevations and meet Dark Sky requirements.
- All new sidewalk, driveway and patios will be poured in concrete to match and connect the existing sidewalks.
- The new drive lane and fire access road will be asphalt.
- All utility easements shall remain unobstructed and fully accessible along their entire length for maintenance equipment entry.
- The developer, his successors and assigns, shall be responsible for installation, maintenance and replacement of all landscaping materials shown or indicated on the approved site plan or landscape plan on file in the planning department. All landscaping will be installed as delineated on the plan, prior to issuance of certificates of occupancy.
- All landscaped areas and plant material, except for non-irrigated native, restorative, and dryland grass areas that comply with requirements found in Sec. 146-1429 and/or Sec. 146-1435 must be watered by an automatic underground irrigation system. Irrigation system design, installation, operation, and maintenance shall conform to requirements found in the City of Aurora Irrigation Ordinance.

Landscape Graphics Legend:	
Limits of Work	
Property Line	
Typical Setback Line	
Mailbox, existing location	
Mailbox, new location + new mailbox	
Exterior wall of building	
Retaining Walls (all existing)	
Asphalt Paving	
Concrete sidewalk, new	
Concrete driveways, aprons & private walks	
Back patio on new duplex	
Mulched bed	
Sod area	
Existing tree	
Existing tree, conifer	



Landscape Planting Schedule								
Key	Symbol	Key	Qty.	Common Name	Botanical Name	Installed Size	Estimated Size	Water Needs
Perennial								
		AC	12	Silver Sagebrush	Artemisia cana	#5 Containers, established	12"-18" ht, 18"-24" spread	Low-medium
Shrubs								
		AF	6	False Indigo	Amorpha fruticosa	#5 Containers, 18"-24" ht.	4'-6' ht	Low
		CL	4	Mountain Mahogany, curl leaf	Cercocarpus ledifolius	#5 Containers, 18"-24" ht.	6'-10" ht	Low-medium
		JH	9	Juniper, Bar harbor	Juniperus horizontalis 'Blue Chip'	#5 Containers, 8"-10" ht.	8'-10" ht, 6'-8' spread	Xeric
		RA	15	Golden Currant	Ribes aureum	#5 Containers, 18"-24" ht.	4'-6" ht	Low
		RC	8	Wax Currant	Ribes cereum	#5 Containers, 18"-24" ht.	less than 4' when mature	Low
		RG	8	Smooth Sumac	Rhus glabra	#5 Containers, 18"-24" ht.	6'-10" ht	Low-medium
		RT	6	Rhus trilobata	Rhus trilobata	#5 Containers, 18"-24" ht.	3'-6" ht, 3'-6" spread	Xeric
Tree								
		AR	3	Maple, 'Autumn Fantasy'	Acer Acerosa, x freemanii (A. rubrum x A. saccharinum)	2" caliper, single trunk	25'-35' ht, 16'-25' spread	Low
		QM	1	Bur Oak	Quercus macrocarpa	2" caliper, single trunk	25'-35' ht, 16'-25' spread	Low
			72					

Planting Schedule: Grass & Mulched Bed Areas				
Label	Area, SF	# of Beds/Areas	Water Needs	Notes:
Mulch	2,798.35	6	Drip irrigation.	Shredded bark and gravel mulches to match existing Waterford landscaping.
Sod area	4,754.72	3	Irrigated	Sod to match existing Waterford landscaping. Hold 4" from timber retaining wall; install gravel mulch on 4" strip for mower wheels.
	7,553.07 ft²			

Building Perimeter Landscaping calculation:
Unit front 35' + side 51' = 86 l.f. perimeter/5' = 17.2 l.f.
17.2 l.f. x 1.25 plants/unit = 21.5, therefore 22 plants/unit.
(4) units x 22/plants/unit = **88 plants Total**

88 x 5% = 4.4, provided (5) trees (mixed evergreen & deciduous)
88 x 15% = 13.2, provided (14) 6' high shrubs
88 x 80% = 70.4, provided (69) mix of evergreen & deciduous shrubs
Note: Plants located to enhance streetscape and to match existing plantings.

TREE PROTECTION NOTES

- PRIOR TO THE BEGINNING OF CONSTRUCTION, ESTABLISH THE TREE PROTECTION ZONE BY INSTALLING TREE PROTECTION FENCING AROUND ALL EXISTING TREES TO REMAIN. LOCATE FENCING AT THE OUTSIDE OF THE DRIP LINE OF THE TREES OR AT A DISTANCE FROM THE TREE TRUNK OF ONE (1) FOOT OF RADIUS FOR EVERY INCH OF TRUNK DIAMETER, WHICHEVER IS GREATER. FOR GROUPS OF TREES, THE MINIMUM DISTANCE BETWEEN THE TREE TRUNK AND THE FENCING SHALL BE ONE (1) FOOT FOR EACH INCH OF TRUNK DIAMETER. FOLLOWING INSTALLATION OF FENCING, REQUEST INSPECTION BY THE CITY OF AURORA PARKS & FORESTRY DIVISION (303-739-7177) OR AUTHORIZED DESIGNEE.
- TREE PROTECTION FENCING SHALL BE 4' HEIGHT, ORANGE MESH FENCING ATTACHED TO "T" POSTS. FENCING SHALL BE INSPECTED AND MAINTAINED DAILY.
- CONTRACTORS SHALL BE RESPONSIBLE FOR ALL OF THEIR WORKERS, SUBCONTRACTORS AND SUPPLIERS UNDER THIS REQUIREMENT. WITHIN THE TREE PROTECTION ZONE, THE FOLLOWING CONSTRUCTION ACTIVITIES SHALL NOT BE ALLOWED EXCEPT AS NECESSARY TO EXECUTE DETAILS TP-2.0, 2.1, 3.1 & 3.2:
 - EQUIPMENT USE AND STORAGE
 - MATERIAL DELIVERY OR STORAGE
 - VEHICLE TRAFFIC, PARKING, USE OR STORAGE
 - SPREADING, EXCAVATING, COMPACTING OR STOCKPILING OF SOIL
 - CONCRETE WASH-OUT AREAS AND RUN-OFF FROM CONCRETE WASH-OUT AREAS
 - FOOT TRAFFIC
 - RUN-OFF CONTAINING HARMFUL LIQUIDS SUCH AS OIL, GAS, PAINT, SOLVENTS, FERTILIZER, ASPHALT, MORTAR, TAR OR SIMILAR MATERIALS
- VIOLATION OF THE TREE PROTECTION ZONE SHALL RESULT IN A FINE OF \$500 PER INCIDENCE AND MAY BE INCREASED BASED ON THE PERCENTAGE OF THE ZONE AFFECTED MULTIPLIED BY THE FULL VALUE OF THE TREE (OR TREES) ESTABLISHED PRIOR TO CONSTRUCTION. IF MORE THAN 30% OF THE TREE PROTECTION ZONE IS DAMAGED, THE FINE SHALL BE THE FULL VALUE OF THE ADJACENT TREE (OR TREES). FOR THE PURPOSE OF THESE REQUIREMENTS, CONSTRUCTION FENCING LOCATED AT THE LIMITS OF CONSTRUCTION SHALL BE TREATED AS TREE PROTECTION FENCING AND SHALL ESTABLISH A TREE PROTECTION ZONE FOR NEARBY TREES.
- DAMAGE TO THE MAIN TRUNKS OF TREES IS PROHIBITED. DAMAGE NOT PREVIOUSLY DOCUMENTED SHALL RESULT IN A FINE BASED ON THE PERCENTAGE OF THE CIRCUMFERENCE AFFECTED. DAMAGE GREATER THAN 30% OF THE CIRCUMFERENCE OR AFFECTING THE STRUCTURAL INTEGRITY OF THE TREE WILL RESULT IN A FINE EQUAL TO THE FULL VALUE OF THE TREE.
- LIMB REMOVAL IS PROHIBITED, UNLESS APPROVED PRIOR TO CONSTRUCTION OR AS AUTHORIZED BY THE CITY OF AURORA PARKS & FORESTRY DIVISION. LIMB REMOVAL, IF APPROVED, SHALL BE DONE PRIOR TO THE START OF CONSTRUCTION. DAMAGED BRANCHES SHALL BE PRUNED WITHIN 10 DAYS OF THE OCCURRENCE UTILIZING ANSI A300 STANDARDS. UNAUTHORIZED LIMB DAMAGE OR REMOVAL CAN RESULT IN A FINE OF \$500 PER BRANCH AS MAY BE DETERMINED BY THE CONSTRUCTION MANAGER OR HIS FORESTRY CONSULTANT. LIMB REMOVAL AND ALL OTHER APPROVED PRUNING SHALL BE PERFORMED BY A PROFESSIONAL COMPANY THAT IS LICENSED BY THE CITY OF AURORA FORESTRY DIVISION.
- IF ROOTS GREATER THAN ONE (1) INCH DIAMETER REQUIRE CUTTING/REMOVAL, A CLEAN CUT SHALL BE ACCOMPLISHED USING A SHARP HAND TOOL. A MAXIMUM OF TWO (2) 3-INCH DIAMETER ROOTS PER TREE ARE PERMITTED FOR REMOVAL. THE REMOVAL OF ADDITIONAL ROOTS 3-INCHES OR GREATER IN DIAMETER REQUIRES APPROVAL OF THE CITY FORESTER OR AUTHORIZED DESIGNEE.
- EXISTING TREES DAMAGED BY CONSTRUCTION ACTIVITIES SHALL BE IMMEDIATELY REPAIRED AND IF DAMAGED BEYOND REPAIR, REPLACED PER THE MITIGATION SPECIFICATIONS OUTLINED IN SECTION IV, SUBSECTION A, ITEM 3 OF THE TREE PRESERVATION POLICY. THE MITIGATION PLAN FOR THESE TREES SHALL FOLLOW THAT APPROVED THROUGH THE SITE PLAN SUBMITTAL.

	City of Aurora Parks, Recreation & Open Space Dept. Date: October 2020	TREE PROTECTION NOTES	PROS TP-1.0
--	--	--------------------------	-----------------------

Architect & Applicant:
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CO license #B-3398
padams@EarthSkyArchitecture.com
303-521-8242 c

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1 Landscape Plan
SDP.3 Scale: 1" = 20'
0 10' 20' 40'

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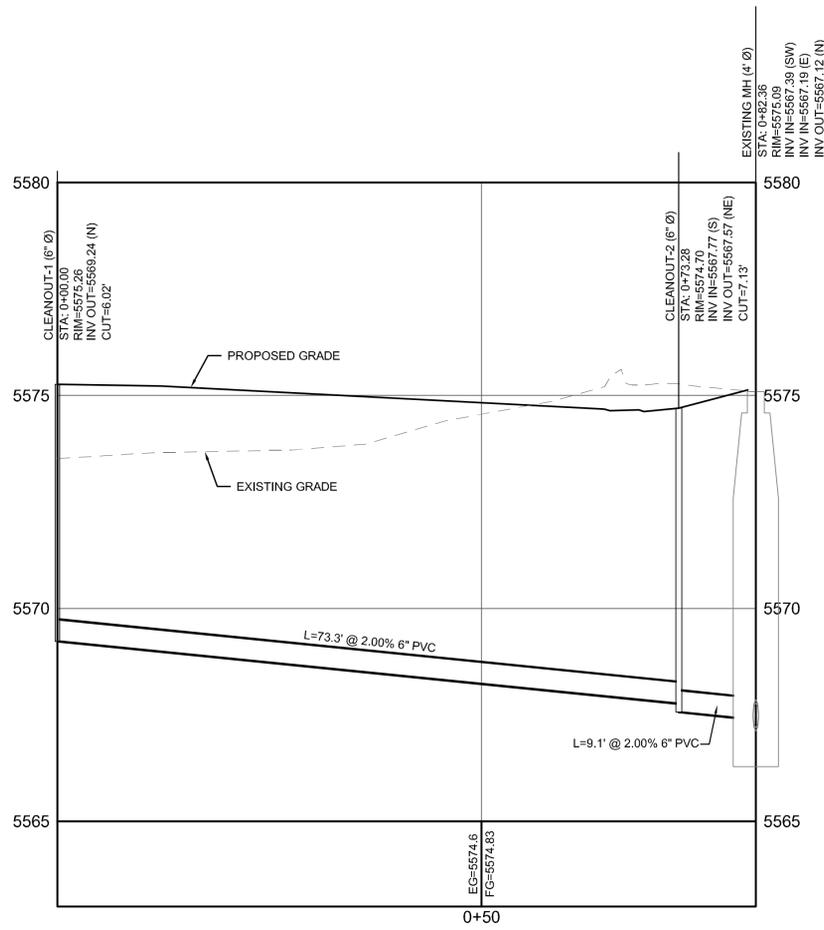
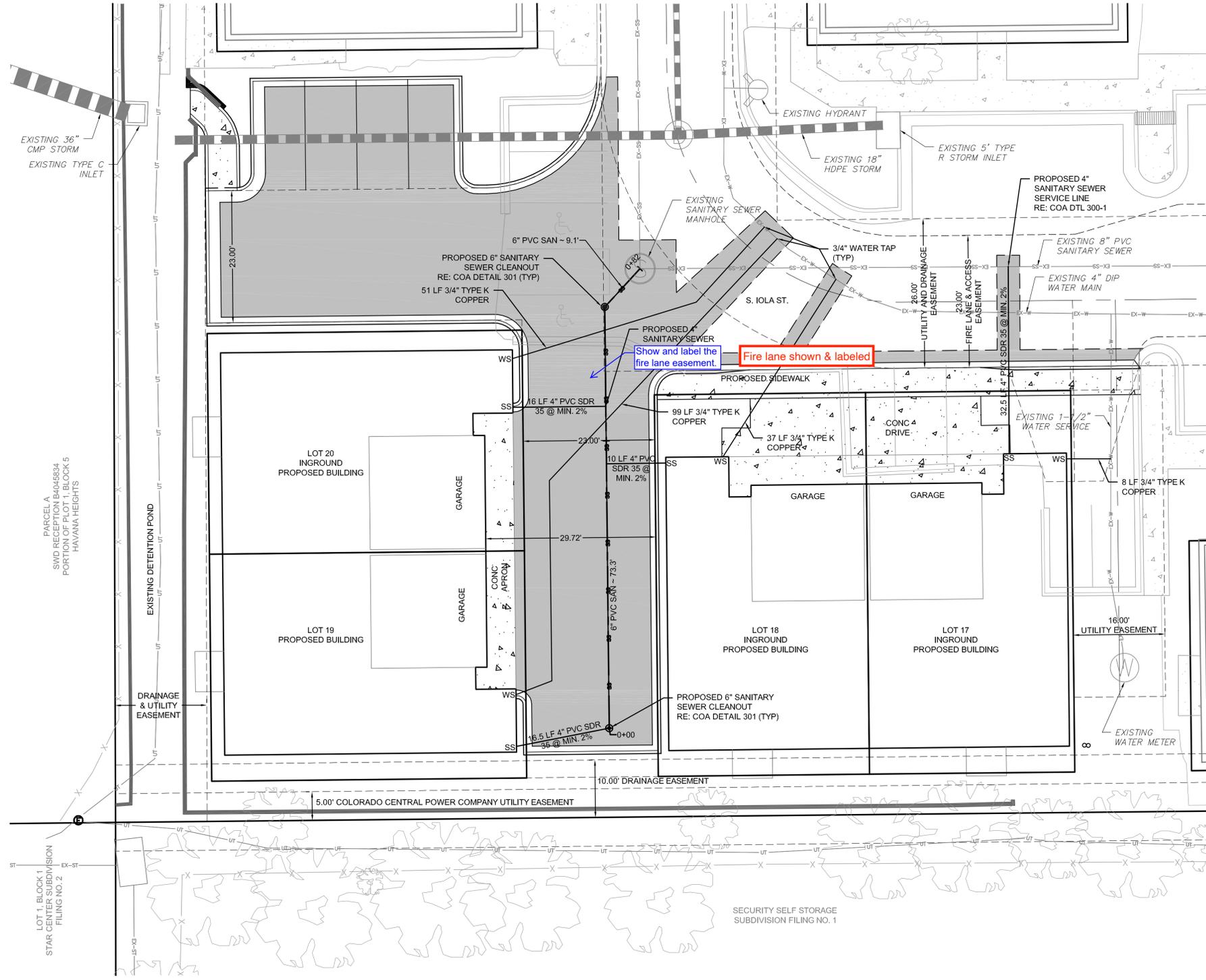
Civil utility plan to be updated.
No changes this page since last submittal.

EXISTING		PROPOSED	
---	5395	---	MAJOR CONTOUR
---	5393	---	MINOR CONTOUR
---	---	---	PROPERTY LINE
---	---	---	EASEMENT
---	---	---	CONCRETE
---	---	---	FENCE
---	---	---	WATERLINE
---	---	---	EXISTING FIRE HYDRANT
---	---	---	WATER VALVE
---	---	---	SANITARY SEWER AND MANHOLE
---	---	---	STORM SEWER AND MANHOLE
---	---	---	MAJOR CONTOUR
---	---	---	MINOR CONTOUR
---	---	---	PROPERTY LINE
---	---	---	EASEMENT
---	---	---	BUILDING OUTLINE
---	---	---	FLOWLINE
---	---	---	TOP BACK OF CURB
---	---	---	EDGE OF CONCRETE
---	---	---	SIDEWALK
---	---	---	WATER SERVICE
---	---	---	SANITARY SERVICE

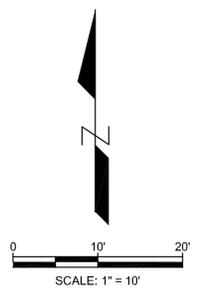
303.925.0544
www.2ncivil.com

PREPARED FOR:
 2225 IOLA PROPERTIES, INC.
 2655 S. YOSEMITE ST. SUITE 109
 GREENWOOD VILLAGE, CO 80111

UTILITY PLAN
 CONSTRUCTION DOCUMENTS
 WATERFORD PLACE SUBDIVISION FILING NO. 2 AMENDMENT NO. 2
 AURORA, COLORADO



PROPOSED SANITARY SEWER PROFILE
SCALE: (H) 1" = 10' (V) 1" = 2'
START STA: 0+00.00, END STA: 0+82.36



CAUTION: NOTICE TO CONTRACTOR
 THE CONTRACTOR IS SPECIFICALLY CAUTIONED THAT THE LOCATION, ELEVATION, SIZE AND MATERIAL OF ALL EXISTING UTILITIES AS SHOWN ON THESE PLANS IS BASED ON RECORDS OF THE VARIOUS UTILITY COMPANIES AND, WHERE POSSIBLE, MEASUREMENTS TAKEN IN THE FIELD. THE INFORMATION IS NOT TO BE RELIED ON AS BEING EXACT OR COMPLETE. THE CONTRACTOR MUST CALL THE LOCAL UTILITY LOCATION CENTER AT LEAST 48 HOURS BEFORE ANY EXCAVATION TO REQUEST EXACT FIELD LOCATIONS OF THE UTILITIES. IT SHALL BE THE RESPONSIBILITY OF THE CONTRACTOR TO RELOCATE ALL EXISTING UTILITIES WHICH CONFLICT WITH THE PROPOSED IMPROVEMENTS SHOWN ON THE PLANS.

BASIS OF BEARINGS
 BEARINGS ARE BASED UPON THE COLORADO STATE PLANE CENTRAL ZONE 0502, NAD 83 (2011), US SURVEY FEET.

PROJECT BENCHMARK
 A PUBLISHED NAVD88 ELEVATION OF 5610.45 FOR THE CITY OF AURORA, BENCHMARK ID 458723NE001, BEING A 3-INCH BRASS CAP STAMPED "C.O.A. BM P-015C" ON TOP OF A STORM SEWER INLET LOCATED AT THE NORTHEAST CORNER OF E ILIFF AVE, AND S LIMA ST.

- NOTES:
- CONTRACTOR TO FIELD VERIFY DEPTH OF EXISTING UTILITIES AT PROPOSED CONNECTION POINTS AND NOTIFY ENGINEER OF ANY CONFLICTS.
 - ALL SANITARY SEWER PVC TO BE SDR 35.
 - WATER SERVICE LINE TO BE TYPE K COPPER.
 - ALL BEDDING MATERIAL TO BE CLASS B BEDDING.

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Please see the comments from the previous submittals. No comments have been addressed. Please be aware that the implications of the changes from the civil engineering requirements may have substantial impacts on the site plan and landscaping plan and may cause additional comments from other departments.

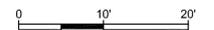
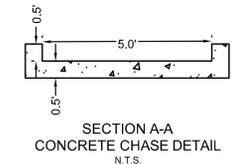
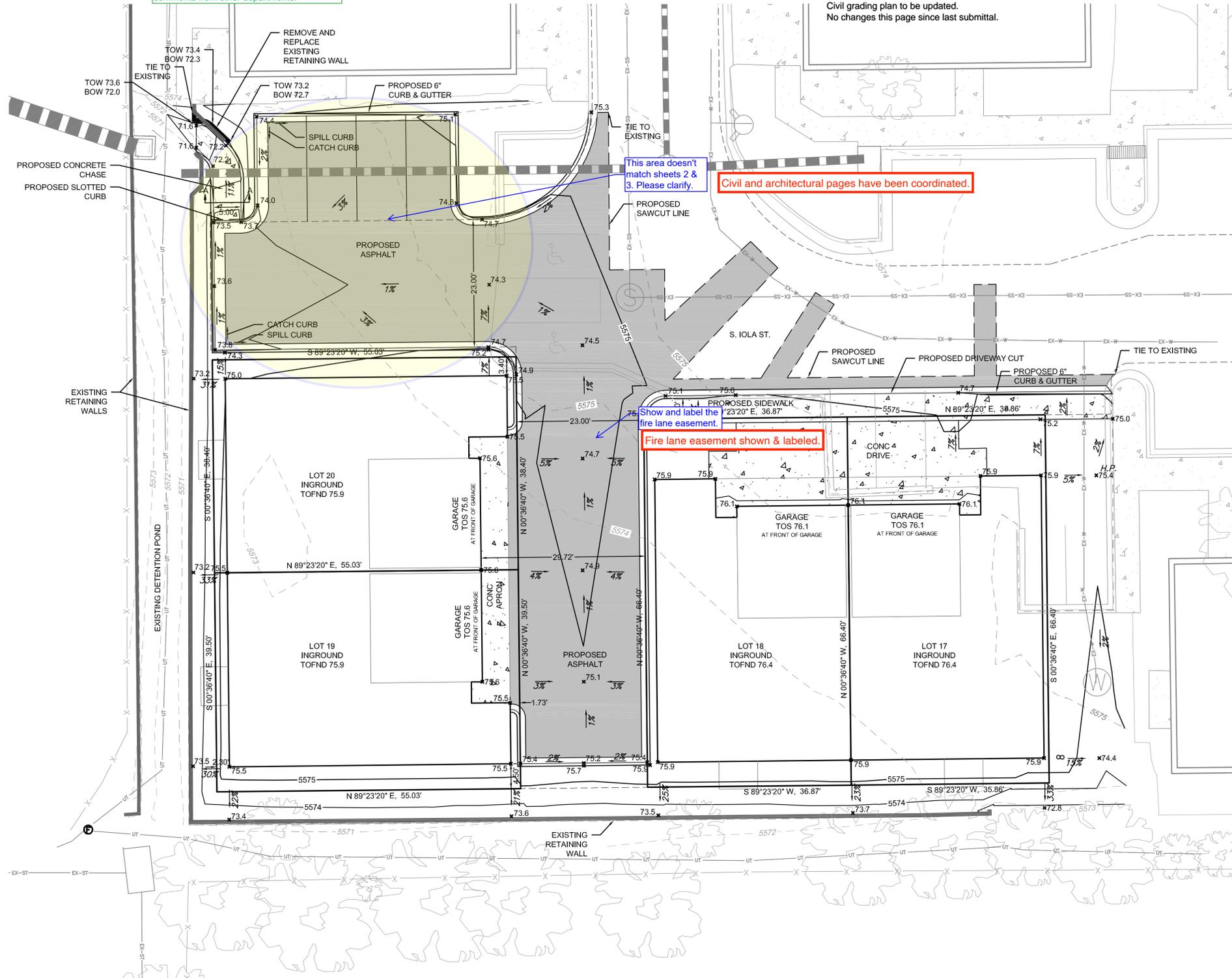
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	EXISTING FIRE HYDRANT		EDGE OF CONCRETE
	WATER VALVE		SIDEWALK
	SANITARY SEWER AND MANHOLE		WS WATER SERVICE
	SS STORM SEWER AND MANHOLE		SS SANITARY SERVICE
	EXISTING SPOT ELEVATIONS		5402.37 PROPOSED SPOT ELEVATIONS

2N CIVIL

303.925.0544
www.2ncivil.com

PREPARED FOR:
 2225 IOLA PROPERTIES, INC.
 2655 S. YOSEMITE ST. SUITE 109
 GREENWOOD VILLAGE, CO 80111

GRADING PLAN
 CONSTRUCTION DOCUMENTS
 WATERFORD PLACE SUBDIVISION FILING NO. 2 AMENDMENT NO. 2
 AURORA, COLORADO



4-26-2022: Revised position of Dwelling Units, civil engineering to follow pending substantial approval of site plan.
6-17-2022: Addressed City of Aurora comments from 5-17-2022. Civil engineering to follow pending substantial approval of site plan.

Amendment to Waterford Place
 Civil Grading Plan, SDP.5
 Sheet 5 of 7
 Prepared on 6-23-2021

811
Know what's below.
Call before you dig.

CAUTION: NOTICE TO CONTRACTOR
 THE CONTRACTOR IS SPECIFICALLY CAUTIONED THAT THE LOCATION, ELEVATION, SIZE AND MATERIAL OF ALL EXISTING UTILITIES AS SHOWN ON THESE PLANS IS BASED ON RECORDS OF THE VARIOUS UTILITY COMPANIES AND, WHERE POSSIBLE, MEASUREMENTS TAKEN IN THE FIELD. THE INFORMATION IS NOT TO BE RELIED ON AS BEING EXACT OR COMPLETE. THE CONTRACTOR MUST CALL THE LOCAL UTILITY LOCATION CENTER AT LEAST 48 HOURS BEFORE ANY EXCAVATION TO REQUEST EXACT FIELD LOCATIONS OF THE UTILITIES. IT SHALL BE THE RESPONSIBILITY OF THE CONTRACTOR TO RELOCATE ALL EXISTING UTILITIES WHICH CONFLICT WITH THE PROPOSED IMPROVEMENTS SHOWN ON THE PLANS.

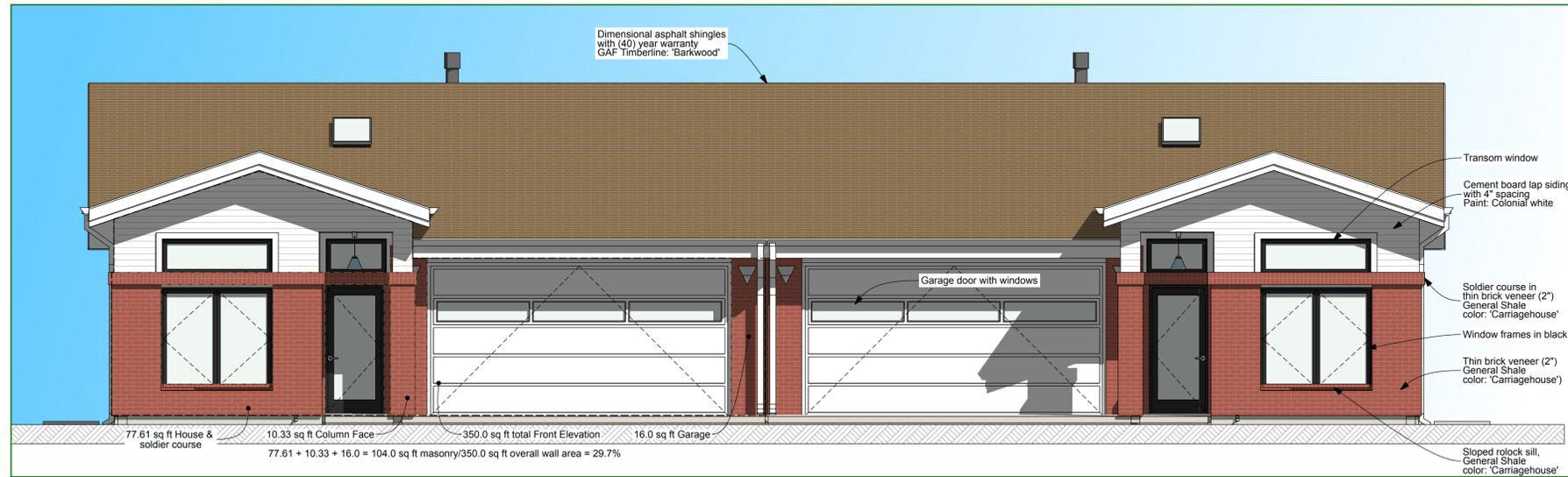
CONTRACTOR SHALL NOTIFY THE ENGINEER OF ANY DISCREPANCIES WITH THE PROPOSED ELEVATIONS SHOWN ON THESE PLANS. 2N CIVIL, LLC WILL NOT BE LIABLE FOR ANY COSTS ASSOCIATED WITH CHANGES TO THE DESIGN

BASIS OF BEARINGS
 BEARINGS ARE BASED UPON THE COLORADO STATE PLANE CENTRAL ZONE 0502, NAD 83 (2011), US SURVEY FEET.

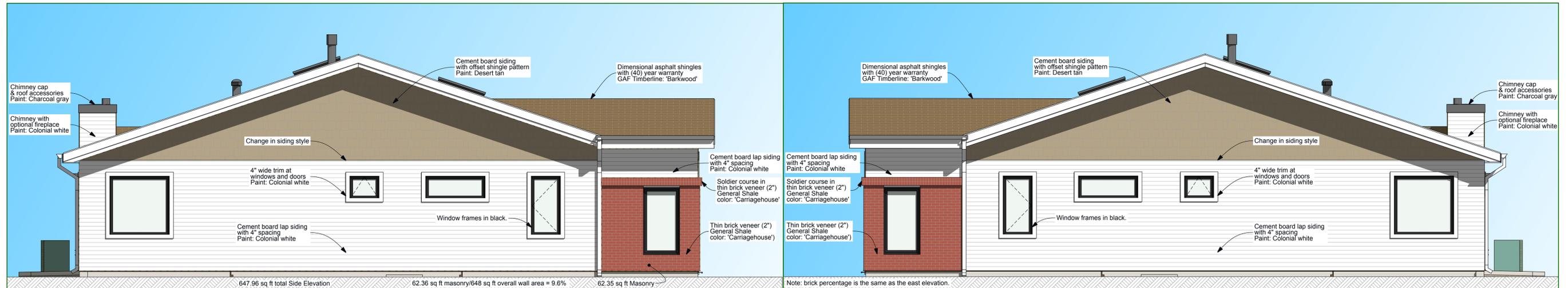
PROJECT BENCHMARK
 A PUBLISHED NAVD88 ELEVATION OF 5610.45 FOR THE CITY OF AURORA, BENCHMARK ID 456723NE001. BEING A 3-INCH BRASS CAP STAMPED "C.O.A. BM P-015C" ON TOP OF A STORM SEWER INLET LOCATED AT THE NORTHEAST CORNER OF E ILIFF AVE, AND S LIMA ST.

Waterford Place Site Plan Amendment No.1

WATERFORD PLACE SUBDIVISION FILING NO. 2 AND WATERFORD PLACE SUBDIVISION FILING NO. 2, AMENDMENT NO. 1
SITUATED IN THE NW 1/4 OF SECTION 26, T.4S., R.67W. OF THE 6TH P.M.
CITY OF AURORA, COUNTY OF ARAPAHOE, STATE OF COLORADO

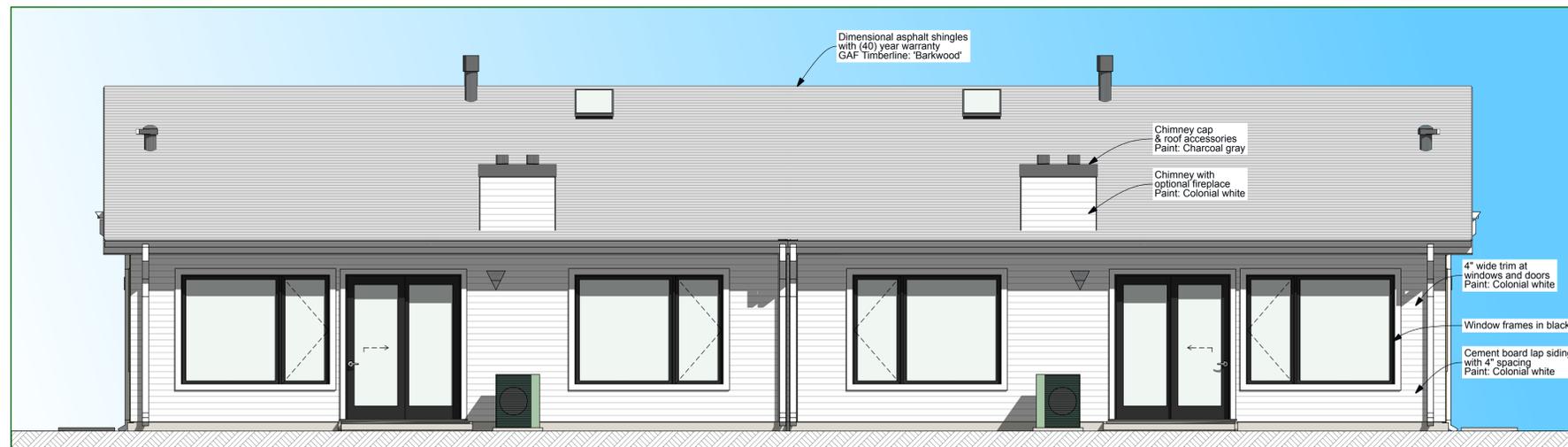


1 North Elevation
Scale: 1/4" = 1'-0"



2 East Elevation
Scale: 1/4" = 1'-0"

3 West Elevation
Scale: 1/4" = 1'-0"



4 South Elevation
Scale: 1/4" = 1'-0"

Amendment Block	
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BOWMAN 4 WALL SCONCE

TYPE: A



The classic silhouette of this sleek LED wall sconce makes it suitable for both indoor and outdoor applications. The Bowman's die-cast aluminum body houses a powerful, long-lasting LED light source tightly controlled for down light only, yet supplying significant illumination for even the darkest nights. Available in two sizes and five finishes.

- Outstanding protection against the elements:**
- Powder coat finishes
 - Stainless Steel mounting hardware
 - Impact-resistant, UV stabilized frosted acrylic lensing

SPECIFICATIONS

DELIVERED LUMENS	696.6
WATTS	17.8
VOLTAGE	120V, 277V
DIMMING	ELV
LIGHT DISTRIBUTION	Symmetric
MOUNTING OPTIONS	Downlight
CCT	2700K**, 3000K
CRI	80+
COLOR BINNING	3 Step
BUG RATING	B1-U0-G0
DARK SKY	Compliant
WET LISTED	IP65
GENERAL LISTING	ETL
CALIFORNIA TITLE 24	Can be used to comply with CEC 2019 Title 24 Part 6 for outdoor use. Registration with CEC Appliance Database not required.
START TEMP	-30°C
FIELD SERVICEABLE LED	No
CONSTRUCTION	Aluminum
HARDWARE	Stainless Steel
FINISH	Powder Coat
LED LIFETIME	L70: >40,000 Hours
WARRANTY**	5 Years
WEIGHT	1.7 lbs.



* Visit techlighting.com for specific warranty limitations and details.
** Available in Black and Bronze finish only.

ORDERING INFORMATION

PRODUCT	LENGTH	FINISH	LAMP
700WSBOW	4"	B BLACK	LED830
		F BRONZE	LED830
		H CHARCOAL	LED830
		I SILVER	LED830
		W WHITE	LED830

techlighting.com

BOWMAN 12 OUTDOOR PENDANT

TYPE: B



The scale and classic profile of the Bowman pendant make a strong design statement in both residential and commercial outdoor environments. Featuring a spun aluminum body and subtle diffuser, the Bowman pendant houses a powerful LED light source designed to deliver softly diffused down lighting for controlled and distinctive illumination.

- Outstanding protection against the elements:**
- Powder coat finishes
 - Stainless Steel mounting hardware
 - Impact-resistant, UV stabilized lensing
 - IP65 Rated

Adjustable distance from ceiling

SPECIFICATIONS

DELIVERED LUMENS	1320.1
WATTS	21
VOLTAGE	Universal 120-277V
DIMMING	0-10, ELV, TRIAC
LIGHT DISTRIBUTION	Symmetric
MOUNTING OPTIONS	Ceiling
ADJUSTABILITY	Adjustable stem length (3", 6" and 12"). Integrated ball joint that accommodates sloped ceiling up to 45°.
CCT	2700K, 3000K or 4000K
CRI	90+
COLOR BINNING	3 Step
BUG RATING	B1-U2-G1
DARK SKY	Non-compliant
WET LISTED	IP65
GENERAL LISTING	ETL
CALIFORNIA TITLE 24	Can be used to comply with CEC 2019 Title 24 Part 6 for outdoor use. Registration with CEC Appliance Database not required.
START TEMP	-30°C
FIELD SERVICEABLE LED	Yes
CONSTRUCTION	Aluminum
HARDWARE	Stainless Steel
FINISH	Powder Coat
LED LIFETIME	L70: >40,000 Hours
WARRANTY**	5 Years
WEIGHT	5.2 lbs.



* Visit techlighting.com for specific warranty limitations and details.
Hanging outdoor fixtures are not meant for areas with high winds, which can cause damage to the fixture.

ORDERING INFORMATION

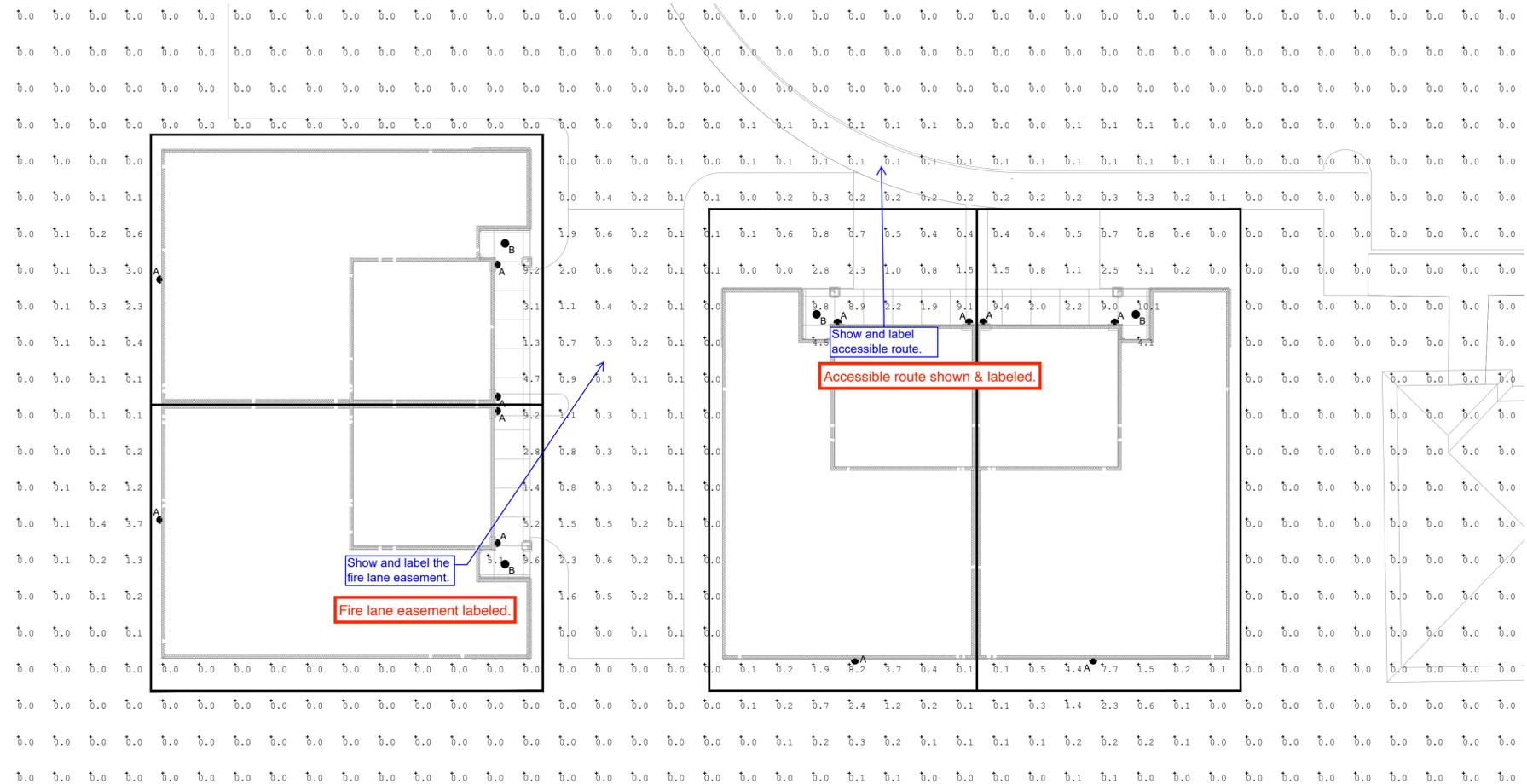
PRODUCT	CRU/CCT	WIDTH	FINISH	VOLTAGE
700PBOW	927 90 CR, 2700K	12" 12"	Z BRONZE	UNV 120V-277V
	930 90 CR, 3000K		W CHARCOAL	
	940 90 CR, 4000K		B BLACK	

techlighting.com

Waterford Place Site Plan Amendment No.1

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SITUATED IN THE NW 1/4 OF SECTION 26, T.4S., R.67W. OF THE 6TH P.M.
CITY OF AURORA, COUNTY OF ARAPAHOE, STATE OF COLORADO

Photometric plan to be updated.
No changes this page since last submittal.



1 PHOTOMETRIC PLAN
SCALE: 1" = 20'-0"

LIGHTING FIXTURE SCHEDULE								
KAZIN & ASSOCIATES, INC								
DESCRIPTION OF LUMINAIRE				BASIS OF DESIGN				
ID	DESCRIPTION	FINISH	MOUNTING INFORMATION	MANUFACTURER	MODEL NUMBER OR SERIES	DESIGN LOAD (VA)	LUMENS	VOLTAGE
A	LED SCONCE	BLACK	7'-5" OC AFF	TECH LIGHTING OR EQUAL	700WSBOW-4-B-LED830	17.8	697	120
B	LED PENDANT	BLACK	8'-0" OC AFF	TECH LIGHTING OR EQUAL	700PBOW-930-12-B-UNV	21.0	1,320	120
GENERAL LIGHTING NOTES								
1	FIXTURE SPECIFICATIONS REPRESENT THE ENGINEER'S UNDERSTANDING OF THE REQUIRED FIXTURES. FIXTURE SPECIFICATIONS SHALL BE REVIEWED AND APPROVED IN WRITING BY OWNER OR OWNER'S REPRESENTATIVE PRIOR TO ORDERING FIXTURES. NOTIFY ELECTRICAL ENGINEER OF ANY FIXTURE CHANGES PRIOR TO PURCHASING FIXTURES.							
2	PROVIDED HANGERS, ADAPTERS, INSTALLATION KITS, PARTS AND PIECES TO INSTALL THE SPECIFIED FIXTURE IN THE LOCATIONS SHOWN ON THE PLAN.							
3	PROVIDE COMPLETE LUMINAIRES INCLUDING LAMP(S) AND ALL SOCKETS, BALLASTS, DRIVERS, REFLECTORS, LENSES, HOUSINGS AND OTHER COMPONENTS REQUIRED TO POSITION, ENERGIZE AND PROTECT THE LAMP AND DISTRIBUTE THE LIGHT.							
4	UNLESS SPECIFICALLY INDICATED TO BE EXCLUDED, PROVIDE ALL REQUIRED CONDUIT, BOXES, WIRING, CONNECTORS, HARDWARE, SUPPORTS, TRIMS, ACCESSORIES, ETC. AS NECESSARY FOR A COMPLETE OPERATING SYSTEM.							

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