

ESC Comment Responses
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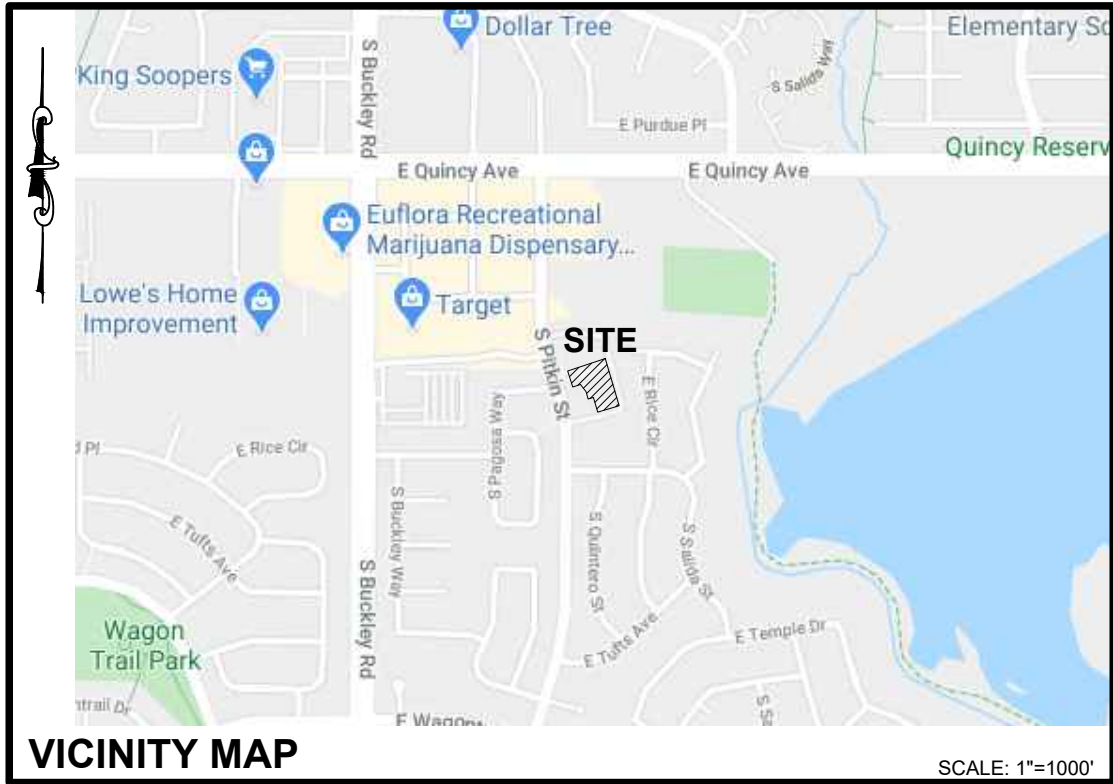
CITY OF AURORA SITE PLAN NOTES:

1. ACCESSIBLE EXTERIOR ROUTES" SHALL BE PROVIDED FROM PUBLIC TRANSPORTATION STOPS, ACCESSIBLE PARKING AND ACCESSIBLE PASSENGER LOADING ZONES AND PUBLIC SIDEWALKS TO 60% OF THE ACCESSIBLE BUILDING ENTRANCE THEY SERVE. THE ACCESSIBLE ROUTE BETWEEN ACCESSIBLE PARKING AND ACCESSIBLE BUILDING ENTRANCES SHALL BE THE MOST PRACTICAL DIRECT 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.
2. ALL BUILDING ADDRESS NUMBERS SHALL COMPLY WITH THE AURORA CITY CODE, CHAPTER 126, ARTICLE VII -NUMBERING OF BUILDINGS.
3. THE APPLICANT HAS THE OBLIGATION TO COMPLY WITH ALL APPLICABLE REQUIREMENTS OF THE AMERICANS WITH DISABILITIES ACT.
5. 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. THE UNDERSIGNED DOES HEREBY COVENANT AND AGREE THAT THEY SHALL CONSTRUCT UPON THE FIRE LANE EASEMENTS, AS DEDICATED AND SHOWN HERE ON, A HARD SURFACE IN ACCORDANCE WITH THE CITY OF AURORA'S PAVING STANDARDS FOR FIRE LANE EASEMENTS, AND THAT THEY SHALL MAINTAIN THE SAME IN A STATE OF GOOD REPAIR AT ALL TIMES AND KEEP THE SAME FREE AND CLEAR OF ANY STRUCTURES, FENCES, LANDSCAPE MATERIALS, SNOW OR OTHER OBSTRUCTIONS. THE MAINTENANCE OF PAVING ON THE FIRE LANE EASEMENT(S) IS THE RESPONSIBILITY OF THE OWNER, AND THE OWNER SHALL POST AND MAINTAIN APPROPRIATE SIGNS IN CONSPICUOUS PLACES ALONG SUCH FIRE LANE EASEMENTS, STATING "FIRE LANE, NO PARKING." THE LOCAL LAW ENFORCEMENT AGENCY(S) IS HEREBY AUTHORIZED TO ENFORCE PARKING REGULATIONS WITHIN THE FIRE LANE EASEMENTS, AND TO CAUSE SUCH EASEMENTS TO BE MAINTAINED FREE AND UNOBSTRUCTED AT ALL TIMES FOR FIRE DEPARTMENT AND EMERGENCY APPARATUS USE.
6. 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.
7. EXCEPT FOR THE SALE OF GOODS AND SERVICES BY THE FACILITY MANAGEMENT, NO PRIVATE BUSINESSES, COMMERCIAL SALES, MANUFACTURING, FABRICATING, OR ASSEMBLY OF ANY ITEMS SHALL BE CONDUCTED WITHIN ANY STORAGE UNIT ON SITE WITHOUT FIRST OBTAINING THE PROPER BUSINESS LICENSES AND BUILDING PERMITS. PRIOR TO THE OCCUPANCY OF ANY STORAGE UNIT THE SPACE SHALL BE IN CONFORMANCE WITH ALL ADOPTED CODES, STANDARDS AND REQUIREMENTS OF THE CITY OF AURORA. NO HAZARDOUS MATERIALS, FLAMMABLE, CAUSTIC, EXPLOSIVE, POISONOUS, RADIOACTIVE OR OTHERWISE DANGEROUS MATERIALS SHALL BE STORED ON SITE OR WITHIN ANY STORAGE UNIT.
8. 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 CITY ENGINEER.
9. ALL CROSSINGS OR ENCROACHMENTS INTO EASEMENTS AND RIGHTS-OF-WAY OWNED BY THE CITY OF AURORA ("CITY") IDENTIFIED AS BEING PRIVATELY OWNED AND MAINTAINED HEREIN ARE ACKNOWLEDGED BY THE UNDERSIGNED AS BEING SUBJECT TO CITY'S USE AND OCCUPANCY OF SAID EASEMENTS OR RIGHTS-OF-WAY. THE UNDERSIGNED, ITS SUCCESSORS AND ASSIGNS, FURTHER AGREES TO REMOVE, REPAIR, REPLACE, RELOCATE, MODIFY, OR OTHERWISE ADJUST SAID CROSSINGS OR ENCROACHMENTS UPON REQUEST FROM THE CITY AND AT NO EXPENSE TO THE CITY. THE CITY RESERVES THE RIGHT TO MAKE FULL USE OF THE EASEMENTS AND RIGHTS-OF-WAY AS MAY BE NECESSARY OR CONVENIENT AND THE CITY RETAINS ALL RIGHTS TO OPERATE, MAINTAIN, INSTALL, REPAIR, REMOVE OR RELOCATE ANY CITY FACILITIES LOCATED WITHIN SAID EASEMENTS AND RIGHTS-OF-WAY AT ANY TIME AND IN SUCH A MANNER AS IT DEEMS NECESSARY OR CONVENIENT.
10. ARCHITECTURAL FEATURES (I.E. BAY WINDOWS, FIREPLACES, ROOF OVERHANG, GUTTERS, EAVES, FOUNDATION, FOOTINGS, CANTILEVERED WALLS, ETC.) ARE NOT ALLOWED TO ENCROACH INTO ANY EASEMENT OR FIRE LANE.
11. THE DEVELOPER IS RESPONSIBLE FOR SIGNING AND STRIPING ALL PUBLIC STREETS. THE DEVELOPER IS REQUIRED TO PLACE TRAFFIC CONTROL, STREET NAME, AND GUIDE SIGNS ON ALL PUBLIC STREETS AND PRIVATE STREETS APPROACHING AN INTERSECTION WITH A PUBLIC STREET. SIGNS SHALL BE FURNISHED AND INSTALLED PER THE MOST CURRENT EDITIONS OF THE MANUAL ON UNIFORM TRAFFIC CONTROL DEVICES (MUTCD) AND CITY STANDARDS, AND SHOWN ON THE SIGNING AND STRIPING PLAN FOR THE DEVELOPMENT.
12. 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.
13. THE STREETLIGHT OR PEDESTRIAN LIGHT INSTALLATION WITHIN THE PUBLIC RIGHT-OF-WAY SHALL BE DESIGNED, FUNDED, AND CONSTRUCTED BY THE DEVELOPER/OWNER. OWNERSHIP AND MAINTENANCE OF THE STREET/PEDESTRIAN LIGHTS SHALL BE THE RESPONSIBILITY OF THE CITY OF AURORA ONCE THEY HAVE BEEN ACCEPTED. STREET LIGHT AND/OR PEDESTRIAN PHOTOMETRICS PLANS SHALL BE PREPARED AND SUBMITTED TO THE CITY FOR REVIEW AND APPROVAL AND SHALL BECOME A PART OF THE APPROVED CIVIL CONSTRUCTION PLANS FOR THE PROJECT. AN ELECTRICAL PLAN SHOWING SITE LOCATION OF LIGHTS, ELECTRICAL ONE LINE AND GROUNDING DETAILS SHALL BE SUBMITTING TO THE PERMIT CENTER FOR REVIEW BY THE BUILDING DEPARTMENT. THE OWNER IS RESPONSIBLE FOR OBTAINING AN ADDRESS FOR THE METER(S) FROM THE PLANNING DEPARTMENT. A BUILDING PERMIT FOR THE METER AND A PUBLIC INSPECTIONS PERMIT FOR THE STREET LIGHTS ARE REQUIRED. CERTIFICATE OF OCCUPANCIES WILL NOT BE ISSUED UNTIL THE STREET AND/OR PEDESTRIAN LIGHTING PLANS ARE APPROVED, CONSTRUCTED, AND INITIALLY ACCEPTED.
14. THIS SHALL CONSTITUTE A CONTRACT THAT SHALL GUARANTEE TO THE GOVERNING BODY THAT BEFORE THE ISSUANCE OF THE FINAL BUILDING PERMIT THE OVERALL SITE WILL MEET THE ACCESSIBILITY REQUIREMENTS OF STATE HOUSE BILL 03-1221. THE SITE PLAN WILL REFLECT 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 ICC A117.1 - 2015. OWNER OF PROPERTY FOR THE ABOVE PERMIT.
15. THE 2015 INTERNATIONAL FIRE CODE, SECTION 510, REQUIRES ALL BUILDINGS TO BE ASSESSED FOR ADEQUATE EMERGENCY RESPONDER RADIO COVERAGE (ERRC), AT THE TIME THE STRUCTURE IS AT FINAL FRAME AND FINAL ELECTRICAL INSPECTIONS. THE GENERAL CONTRACTOR (GC) WILL BE REQUIRED TO HIRE AN APPROVED AND QUALIFIED INDEPENDENT 3RD PARTY TO ASSESS THE RADIO FREQUENCY LEVELS WITHIN THE STRUCTURE. ONCE COMPLETED, THE 3RD PARTY WILL PROVIDE THE RESULTS OF THE TEST TO BOTH THE GC AND THE AURORA BUILDING DIVISION AS TO WHETHER THE STRUCTURE PASSED OR FAILED THE PRELIMINARY RADIO SURVEILLANCE. A STRUCTURE THAT HAS PASSED THIS SURVEILLANCE REQUIRES NO FURTHER ACTION BY THE GC. A FAILED RADIO SURVEILLANCE WILL REQUIRE A LICENSED CONTRACTOR TO SUBMIT PLANS TO THE AURORA BUILDING DIVISION TO OBTAIN A BUILDING PERMIT FOR THE INSTALLATION OF AN ERRC SYSTEM PRIOR TO INSTALLATION. THIS ASSESSMENT AND INSTALLATION IS AT THE OWNER OR DEVELOPER'S EXPENSE. FUTURE INTERIOR OR EXTERIOR MODIFICATIONS TO THE STRUCTURE AFTER THE ORIGINAL CERTIFICATE OF OCCUPANCY IS ISSUED WILL REQUIRE A REASSESSMENT FOR ADEQUATE RADIO FREQUENCY COVERAGE.

MEADOW POINT CONDOMINIUMS

SITE PLAN AMENDMENT

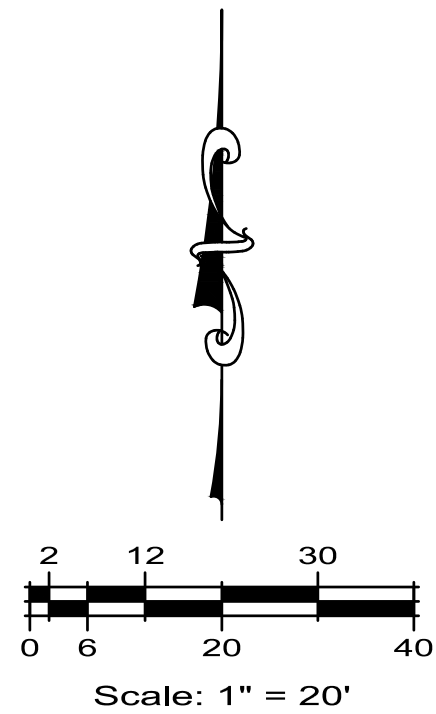
LOT 1, BLOCK 1, THE PEAK AT MEADOW POINT SUBDIVISION FILING NO. 1
SITUATED IN THE NW 1/4 OF SECTION 9, T.5S., R.66W. OF THE 6TH P.M.
CITY OF AURORA, COUNTY OF ARAPAHOE, STATE OF COLORADO



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SITE PLAN AMENDMENT

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LEGEND	
	DEVELOPMENT BOUNDARY
	PROPOSED CURB AND GUTTER
	EXISTING CURB AND GUTTER
	EXISTING EASEMENT
	PROPOSED EASEMENT
	ACCESSIBLE ROUTE
	LANDSCAPING AREA
	PROPOSED LIGHT POLE
	ACCESSIBLE PARKING
	PARKING COUNT

cover these retaining walls with a License Agreement. Contact Grace Gray (ggray@auroragov.org) for the License concerns

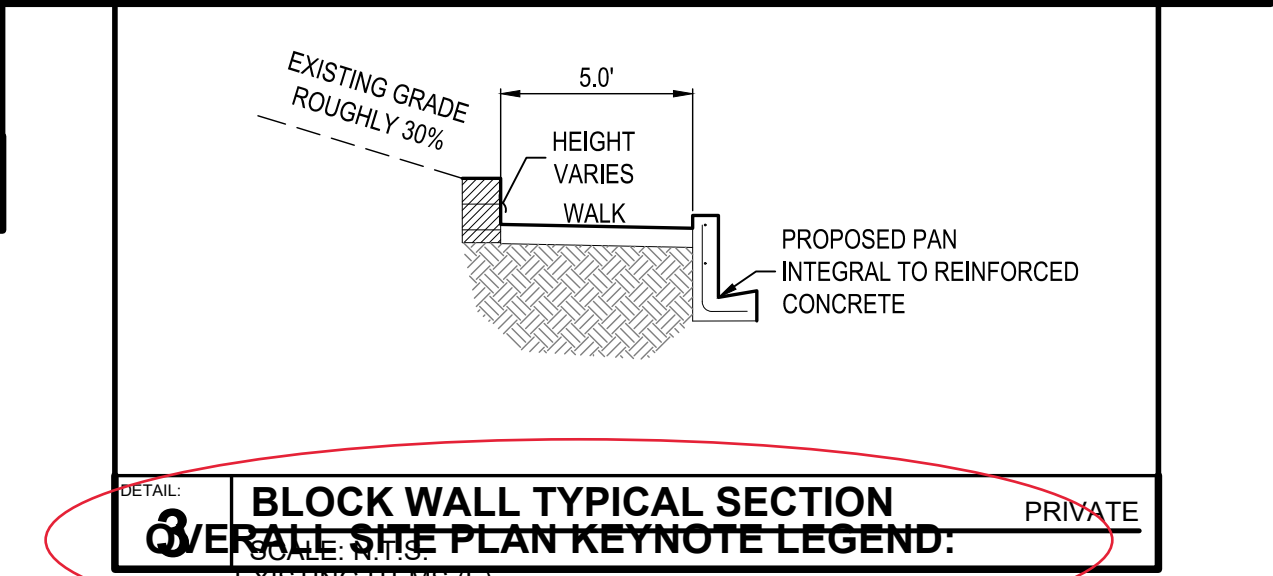
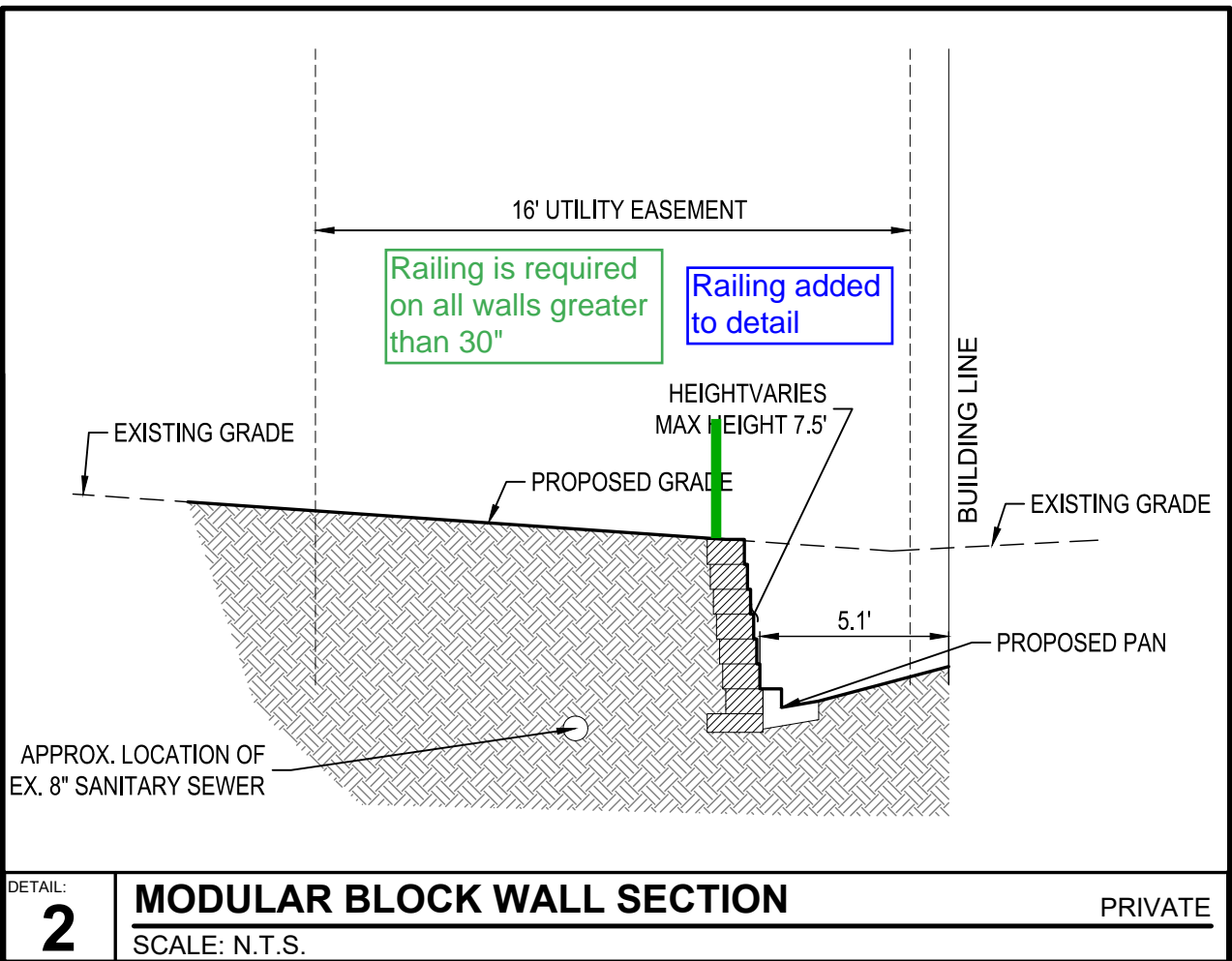
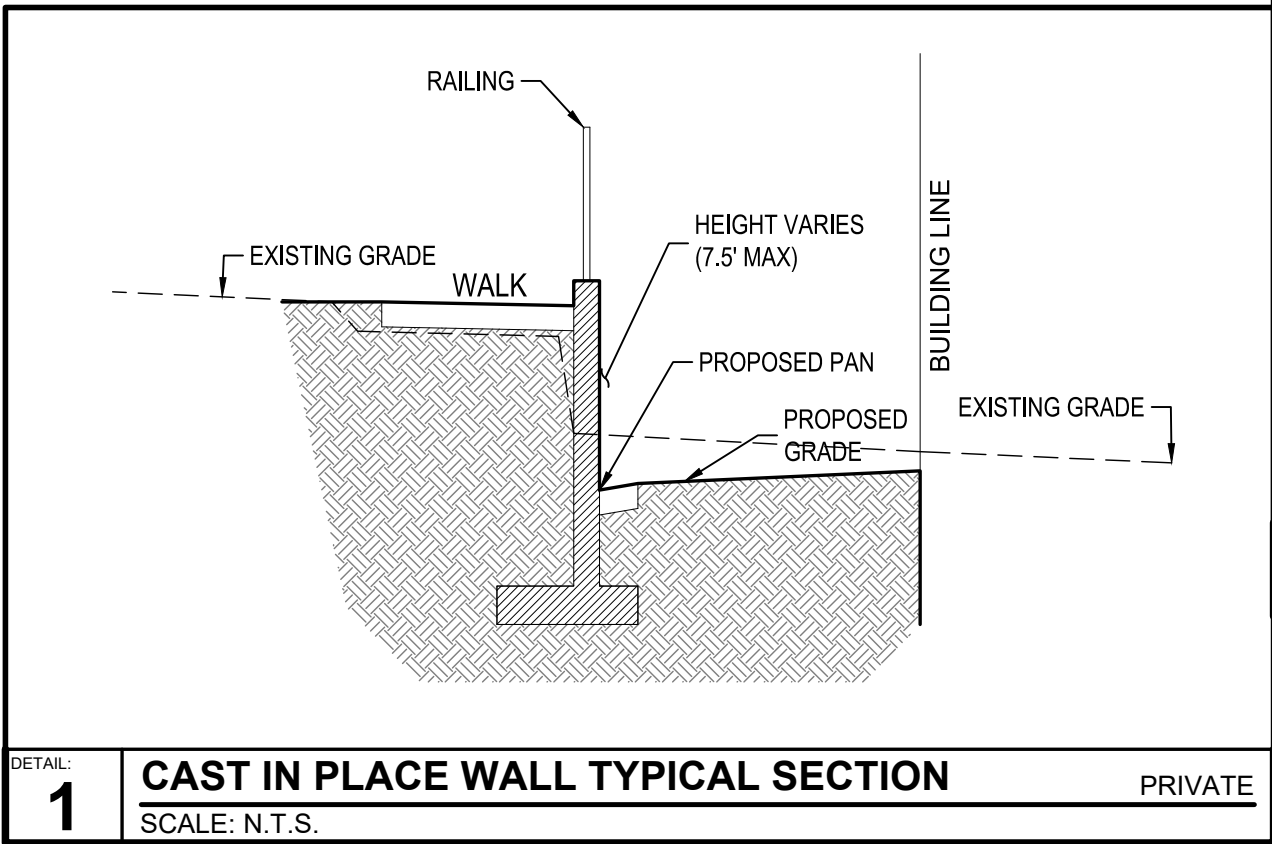
Noted

This ramp configuration does not work. Please include all of the updated ramps on the site plan and refer to COA standard details

All 3 updated ramps shown in plan on detail sheet now

add: "to be dedicated by separate document" for this off site easement

Language added



OVERALL SITE PLAN KEYNOTE LEGEND:	
EXISTING ITEMS (E)	
0.1	ISLANDS TO REMAIN
0.2	SIDEWALK
0.3	CONCRETE PARKING AREA / DRIVE ISLE TO REMAIN
0.4	STRIPING
0.5	PEDESTRIAN LIGHTING
0.6	SITE LIGHTING
0.7	FENCE
0.8	FIRE HYDRANT
0.9	PAVEMENT TO REMAIN
PROPOSED ITEMS (P)	
2.1	ACCESSIBLE PARKING AREA; RE: DETAIL 2 ON SHEET 4 OF 15
2.2	COVERED PARKING AREA
2.3	GRASS SWALE
2.4	6-INCH CURB
2.5	CONCRETE SIDEWALK / WALKWAY
2.6	LANDSCAPE ISLAND
2.7	TRASH ENCLOSURE
2.8	3-FOOT CONCRETE PAN
2.9	CROSSWALK
2.10	MAIL KIOSK LOCATION
2.11	FIRE LANE SIGN LOCATIONS; RE: DETAIL 1 ON SHEET 4 OF 15
3.1	RAILING
3.2	RETAINING WALL; RE: DETAILS 1-3 ON THIS SHEET
3.3	BIKE RACK
3.4	PEDESTRIAN LIGHTING
3.5	SITE LIGHTING
3.6	ACCESSIBLE PARKING SIGN; RE: DETAIL 1 ON SHEET 4 OF 15
3.7	FIRE RISER ROOM
3.8	KNOX BOX
3.9	FIRE RISER ROOM EXTERIOR DOOR LOCATION
3.10	FDC WITH KNOX CAPS/PLUGS

GENERAL NOTES:

- THE CONTRACTOR IS SPECIFICALLY CAUTIONED THAT THE LOCATION, SIZE, NUMBER, AND/OR ELEVATION OF EXISTING UTILITIES AS SHOWN ON THESE PLANS IS BASED ON MEASUREMENTS TAKEN IN THE FIELD AND RECORDS OF THE VARIOUS UTILITY COMPANIES. THIS INFORMATION IS NOT TO BE RELIED ON TO BE COMPLETE OR EXACT. THE CONTRACTOR MUST CALL THE LOCAL UTILITY LOCATION CENTER AT LEAST 48 HOURS PRIOR TO ANY EXCAVATION TO REQUEST UTILITIES BE LOCATED AND MARKED. THE CONTRACTOR SHALL BE RESPONSIBLE FOR THE RELOCATION OF ANY EXISTING UTILITIES WHICH CONFLICT WITH THE PROPOSED IMPROVEMENTS SHOWN ON THIS PLAN. THE CONTRACTOR SHALL BE RESPONSIBLE FOR ANY DAMAGE TO EXISTING IMPROVEMENTS AND UTILITIES AND SHALL REPAIR ANY DAMAGE AT HIS EXPENSE.
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BENCHMARK:

CITY OF AURORA BM 556609NW003- 3" DIAM. BRASS CAP ATOP NW CORNER OF THE CURB OPENING INLET AT THE NW CORNER OF S. QUINTERO ST. AND E. TUFTS AVENUE. ELEVATION: 5754.22 FEET (NAVD 1988 DATUM).

JUSTIN AND DYLAN LLC
16089 EAST MAPLEWOOD DRIVE
CENTENNIAL, COLORADO 80016
PHONE: (303) 297-7750
ATTN: MOSTAFA KARGARZADEH

Date:	2020/07/17
Date:	2020/10/06
Date:	2020/11/26

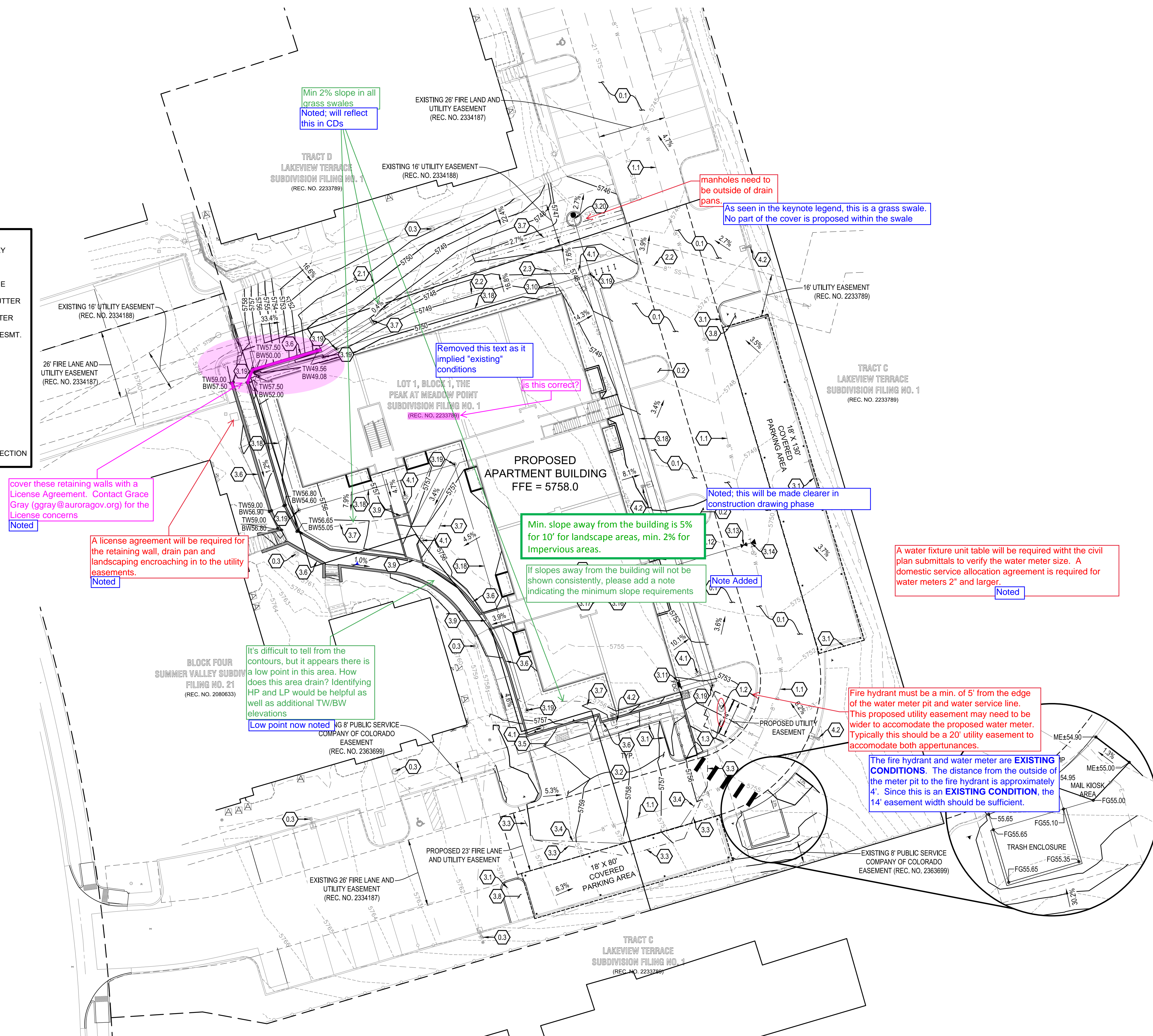
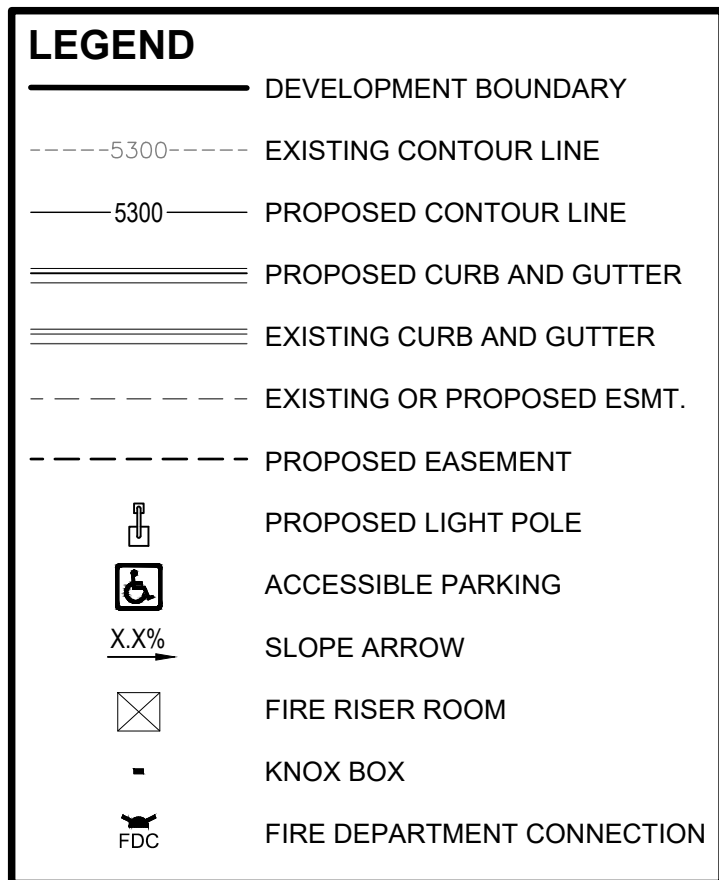
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CIVIL ENGINEERS | LAND SURVEYORS

OVERALL SITE PLAN
THE PEAK AT MEADOW POINT SITE PLAN
4470 SOUTH PITKIN STREET
LOT 1, BLOCK 1, THE PEAK AT MEADOW POINT SUBDIVISION
FILING NO. 1
CITY OF AURORA, COUNTY OF ARAPAHOE, STATE OF COLORADO

ESCC Team:	DRG, JP, JB	Date:	2020/07/17
Engineering No.:	E-20-010	Scale:	1" = 20'
Sheet No.:	2 OF 15		

LOT 1, BLOCK 1, THE PEAK AT MEADOW POINT SUBDIVISION FILING NO. 1
SITUATED IN THE NW 1/4 OF SECTION 9, T.5S., R.66W. OF THE 6TH P.M.
CITY OF AURORA, COUNTY OF ARAPAHOE, STATE OF COLORADO



EXISTING ITEMS (E)

- 0.1 CONCRETE PAVEMENT AREAS TO REMAIN
- 0.2 ISLANDS TO REMAIN
- 0.3 LIGHTING
- 1.1 8-INCH WATER LINE
- 1.2 2-INCH WATER METER PIT
- 1.3 FIRE HYDRANT ASSEMBLY
- 2.1 21-INCH CONCRETE STORM SEWER
- 2.2 8-INCH PVC SANITARY SEWER
- 2.3 4-INCH SADDLE TEE CONNECTION TO SANITARY MAIN
- PROPOSED ITEMS (P)
- 3.1 6-INCH CURB (TYP.)
- 3.2 CONCRETE PAVEMENT REPLACEMENT AREA
- 3.3 SAWCUT
- 3.4 CONCRETE PAN
- 3.5 ACCESSIBLE RAMP
- 3.6 RETAINING WALL
- 3.7 GRASS SWALE
- 3.8 ISLAND
- 3.9 8-INCH PVC STORM SEWER
- 3.10 4-INCH PVC SANITARY SEWER
- 3.11 FDC WITH KNOX CAPS/PLUGS
- 3.12 4-INCH DIP FIRE LINE (PRIVATE)
- 3.13 4-INCH GATE VALVE
- 3.14 4-INCH X 8-INCH TEE WITH THRUST BLOCK (WET TAP CONNECTION)
- 3.15 FIRE RISER ROOM
- 3.16 KNOX BOX
- 3.17 FIRE RISER ROOM EXTERIOR DOOR LOCATION
- 3.18 ROOF DRAIN
- 3.19 ROOF DRAIN CLEANOUT
- 3.20 MANHOLE
- 4.1 PEDESTRIAN LIGHTING
- 4.2 STREET LIGHTING

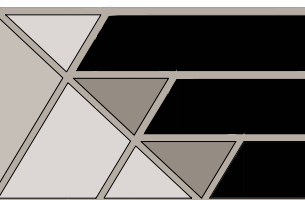
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CITY OF AURORA BM 5S6609NW003- 3" DIAM. BRASS CAP ATOP NW CORNER OF THE CURB OPENING INLET AT THE NW CORNER OF S. QUINTERO ST. AND E. TUFTS AVENUE. ELEVATION: 5754.22 FEET (NAVD 1988 DATUM).

JUSTIN AND DYLAN LLC
16089 EAST MAPLEWOOD DRIVE
CENTENNIAL, COLORADO 80016
PHONE: (303) 297-7750
ATTN: MOSTAFA KARGARZADEH

No.:	Description:	Date:
	INITIAL SITE PLAN SUBMITTAL	2020/07/17
	SECOND SUBMITTAL	2020/10/08
	THIRD SUBMITTAL	2020/11/25

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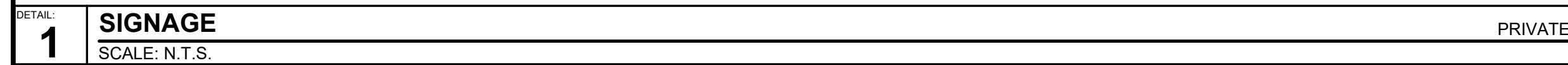


UTILITY AND GRADING PLAN

THE PEAK AT MEADOW POINT SITE PLAN
4470 SOUTH PITKIN STREET

SC Team:	Date:
DRA, JP, JB	2020/07/17
Engineering No.:	Scale:
E-20-010	1" = 20'
Sheet No.:	
3 OF 15	

LOT 1, BLOCK 1, THE PEAK AT MEADOW POINT SUBDIVISION FILING NO. 1
SITUATED IN THE NW 1/4 OF SECTION 9, T.5S., R.66W. OF THE 6TH P.M.
CITY OF AURORA, COUNTY OF ARAPAHOE, STATE OF COLORADO



4 OF 15

Include the existing and proposed grading grayed back.

MEADOW POINT CONDOMINIUMS

SITE PLAN AMENDMENT

LOT 1, BLOCK 1, THE PEAK AT MEADOW POINT SUBDIVISION FILING NO. 1
SITUATED IN THE NW 1/4 OF SECTION 9, T.5S., R.66W. OF THE 6TH P.M.
CITY OF AURORA, COUNTY OF ARAPAHOE, STATE OF COLORADO

Turn off the bubbles on this plan. Handle tree mitigation information with a general note on this sheet just stating "For tree mitigation information, please refer to sheet X. Still keep the existing trees that are being kept on the plan."

Do not bubble the text.

Please move FDC to this location.

Provide a concrete access to the FDC.

These lines represent the areas in which to measure the building perimeter landscaping

Remove "Basement".

Remove water and replace with utility.

FDC cannot connect directly to the fire service line.

Do not bubble the text.

While these may eventually get tall, these big tuna pines will take many, many years before they provide any type of screening of the dumpster enclosure. Please provide a taller evergreen to start i.e. Columnar Austrian Pine, Emerald Arrow, Fastigiata Spruce etc.

LEGEND

- PROPERTY LINE
- LANDSCAPE BUFFER
- UTILITY EASEMENT
- EXISTING FENCE
- CENTER OF SWALE
- PROPOSED EDGER
- TURF
see seed or sod mix fully irrigated
- IRRIG. METER & BACKFLOW
- EXISTING TREES TO REMAIN
SEE TREE MITIGATION PLAN FOR TREE PROTECTION ZONES.
- SHADE TREES
- EVERGREEN TREES
- EVERGREEN SHRUBS
- DECIDUOUS SHRUBS
- ORNAMENTAL GRASSES
- PERENNIALS
- PEDESTRIAN LIGHT
- PARKING LIGHT
- SCALE: 1" = 10'-0"
- NORTH

NOT FOR CONSTRUCTION

JUSTIN AND DYLAN LLC
16089 EAST MAPLEWOOD DRIVE
CENTENNIAL, COLORADO 80016
PHONE: (303) 297-7750
ATTN: MOSTAFA KARGARZADEH

Date:	2020/07/17
Description:	INITIAL SITE PLAN SUBMITTAL
No.:	1
Date:	2020/10/08
Description:	SECOND SUBMITTAL
No.:	2
Date:	2020/11/25
Description:	THIRD SUBMITTAL
No.:	3

EBI
ARC
STRUCTURE

LANDSCAPE PLAN
THE PEAK AT MEADOW POINT SITE PLAN
4470 SOUTH PITKIN STREET
LOT 1, BLOCK 1, THE PEAK AT MEADOW POINT SUBDIVISION
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SITE PLAN AMENDMENT

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WATER USAGE AREAS

IRRIGATION TAP RATE CATEGORIES	LANDSCAPE CATORGORY	DOMESITC METER	OFFSITE IRRIGATION METER
	TOTAL LANDSCAPE	14,000 S.F.	N/A
WATER CONSERVING *12	MULCH W/ IRRIGATION	9,570 S.F.	N/A
NON-WATER CONSERVING IRRIGATED TURF *11 33% MAX.	SEED W/ IRRIGATION	0 S.F.	N/A
	SOD W/ IRRIGATION	4,430 S.F.	N/A
NON-WATER USING *10	NATIVE/ DRYLAND GRASS	0 S.F.	N/A
BATHROOMS			
	TOTAL	27	N/A

*11 MAX TURF PER UDO IS 33% OF LANDSCAPE. MAX.TURF OF XX S.F. FOR MIN. TAP FEE.
*12 MAX. SHRUB BEDS OF XX S.F. FOR MIN. TAP FEE. 2019 UDO WATER CONSERVING OPTION CHOSEN. BEDS MAY BE UP TO 50% ROCK.

HYDRO ZONE INFO.

*TURF IS MEDIUM

*BEDS ARE LOW

XERIC LAWN SOD

NON-WATER CONSERVING/ MEDIUM WATER USE (SUPPLEMETNAL IRRIGATION)
(MOWING OPTIONAL 6-18")
"FRONT RANGE" CREEPING FESCUE MIX
(BITTERSWEET TURF FARMS, INC. OR APPROVED EQUAL)
PERCENTAGES BY SEED COUNT
35% CREEPING RED FESCUE
25% SR3200 BLUE FESCUE
15% REUBENS CANADIAN BLUE FESCUE
12.5% SR3100 HARD FESCUE
12.5% SR5100 CHEWINGS FESCUE

SITE PERIMETER BUFFERS & PARKING ISLANDS

LANDSCAPE AREA	ADJACENT USE	FRONTAGE OR AREA	BUFFER WIDTH	PLANTING REQUIREMENT	TREE QUANTITY	TALL SHRUBS	LOW SHRUBS
NORTH EAST BOUNDARY	MULTI FAMILY	N/A	15' REQUIRED *1 10' PROVIDED	6' FENCE	N/A	N/A	N/A
SOUTH EAST BOUNDARY	MULTI FAMILY	N/A			N/A	N/A	N/A
NORTH WEST BOUNDARY	SAME MASTER PLAN	N/A			N/A	N/A	
SOUTH WEST BOUNDARY	SAME MASTER PLAN	N/A	NONE *2	NONE*2	N/A	N/A	
BUILDING PERIMETER	MULTI FAMILY	568 LF	N/A	142 PLANTS *3&7	7 REQUIRED 4 PROVIDED	21 REQUIRED 23 PROVIDED	121 PROVIDED
COVERED PARKING	MULTI FAMILY	129+77	N/A	52 PLANTS *3	3 REQUIRED 4 PROVIDED	8 REQUIRED 8 PROVIDED	42 REQUIRED 162 PROVIDED
PARKING EXTERIOR	MULTI FAMILY	129+77+37	4'	DOUBLE ROW 3' O.C. *4	0 REQUIRED 0 PROVIDED	162 REQ. 162 PRO.	0 REQUIRED 0 PROVIDED
PARKING INTERIOR	MULTI FAMILY	9 ISLANDS	9'	1 SHADE TREE & 6 SHRUBS EA.*5	9 REQUIRED 9* PROVIDED	14 REQUIRED 14 PROVIDED	40 REQUIRED 40 PROVIDED
ADDITIONAL PLANTING				NOINE	0 REQUIRED 11+* PROVIDED		

*1 UDO Table 4.7-2 BUFFER REDUCTION FOR 6' DECORATIVE FENCE PER 4.7.9
*2 UDO 146-4.7.5 3 A&B NO BUFFER PLANTING REQUIRED BETWEEN MULTI FAMILY PROJECTS & BETWEEN PHASES OF THE SAME MASTER PLAN.
*3 UDO 146-4.7.5J3 1.25 PLANTS/ 5 LF 5% DEC. & EVE. TREES, 15% SHRUBS OVER 6' TALL, 80% LOW DEC. & EVE. SHRUBS
*4 UDO 146-4.7.5.K.5.C.ii DOUBLE Z ROW OF UPRIGHT SHRUBS 3' O.C. IN BUFFER OF 4' MIN. WIDTH.
*5 UDO 146-4.7.5.K.3 1 TREE & 6 SHRUBS PER 9X19' ISLAND.
*6 UDO 146-4.7.3.B.7 1 TE = 10 #5 SHRUBS, 1 SE = 3 #1 ORNAMENTAL GRASS OR PERENNIAL.
*7 PLANTING REMOVED FROM NW SIDE OF BUILDING AS REQUESTED PER CITY COMMENTS.

* APPLIED TO TREE MITIGATION REQUIREMENT.

Revise the note as follows:
Planting not provided along north west side of the building due to the presence of a utility easement.

NOTE: Any trees that were shown to be installed on the original landscape plan in the general locations that are currently shown on this current plan may not count toward tree mitigation as they were previously approved to be installed to meet landscape requirements. They were not intended for tree mitigation.

See plan of trees with red dots that may count toward building perimeter landscaping. One short. Provide one additional tree to meet code requirements, otherwise an adjustment or waiver request will be necessary.

Trees are required as part of the parking lot landscape requirements and therefore may not count toward the tree mitigation requirements. Tree mitigation is above and beyond the landscape requirements. The extra inches if the tree is upsized beyond the required minimums, may count toward tree mitigation. That needs to be documented in a table for our Forestry Division to evaluate.

Grasses may not be counted toward tree mitigation requirements.

PLANT LIST:

IF THE QUANTITIES IN PLANT LIST, QUANTITIES OF THE LABELS & QUANTITIES OF THE SYMBOLS ON THE PLAN DO NOT CORRELATE THEN QUANTITIES OF SYMBOLS ON THE PLAN SHALL GOVERN. ALL SIZES ARE MINIMUM.

QUAN.	SYM.	COMMON/BOTANICAL NAME	INSTALLED SIZE (MINIMUM)	REQUIREMENTS/ WATER USE	MATURE SIZE
SHADE TREES					
9	SLH	SKYLINE HONEYLOCUST Gleditsia triacanthos inermis 'Skyline'	2" CALIPER SINGLE TRUNK	FULL CROWN LOW	45X35 FEET
4	IH	IMPERIAL HONEYLOCUST Gleditsia tria. inermis 'Imperial'	2" CALIPER SINGLE TRUNK	FULL CROWN LOW	35X35 FEET
5	GL	GREENSPIRE LINDEN Tilia cordata 'Greenspire'	2" CALIPER SINGLE TRUNK	FULL CROWN MED	35x30 FEET
EVERGREEN TREES					
5	AP	AUSTRIAN PINE Pinus nigra	6' HEIGHT SINGLE TRUNK	FULL FORM LOW	40X30 FEET
LOW SPREADING EVERGREEN SHRUBS					
62	WJ	BAR HARBOR JUNIPER salt toll. Juniperus horizontalis 'Bar Harbor'	# 5 18" SPREAD	LOW	1x8 FEET
45	MR	CREEPING MAHONIA Mahonia repens	# 5 18" SPREAD	LOW	2X2 FEET
LOW SPREADING DECIDIOUS SHRUBS					
16	CBC	CORAL BEAUTY COTONEASTER Cotoneaster dammeri 'Coral Beauty'	# 5 18" SPREAD	LOW	2x6 FEET
UPRIGHT EVERGREEN SHRUBS					
22	MP	MUGO PINE Pinus mugo 'Big Tuna'	# 5 18" HEIGHT	MULTIPLE LEADER LOW	6x5 FEET
10	BGS	MOONLIGHT GOLD BROOM Cytisus scoparius 'Moonlight'	# 5 18" SPREAD	FULL FORM LOW	4X4 FEET
8	CGJ	COLOGREEN JUNIPER Juniperus scopulorum 'Cologreen'	#10 48" HEIGHT	SINGLE TRUNK LOW	15X5 FEET
UPRIGHT DECIDIOUS SHRUBS					
4	CP	CHEYENNE PRIVET Ligustrum vulgare 'Cheyenne'	# 5 18" HEIGHT	MULTIPLE LEADER LOW	8X6 FEET
7	YFC	YELLOW FLOWERING CURRANT Ribes aureum	# 5 18" HEIGHT	MULTIPLE LEADER LOW	5x6 FEET
162	TLS	THREE-LEAF SUMAC Rhus trilobata	# 5 18" HEIGHT	MULTIPLE LEADER LOW	4X4 FEET
ORNAMENTAL GRASSES					
74	KFG	FEATHER REED GRASS Calamagrostis acuti. 'Karl Foerster'	# 5	ESTABLISHED LOW	4X2 FEET
55	SDD	STELLA DE ORO DAYLILY Hemerocallis 'Stella de Oro'	# 1	HARDENED LOW	18X16 INCHES
16	BES	GOLDSTRUM BLACK-EYED-SUSAN Rudbeckia fulgida 'Goldsturm'	# 1	HARDENED LOW	20X20 INCHES

Provide a column that demonstrates the water conserving and non-water conserving areas as percentages of the total landscape area.

What is the 10 representing?

Remove

These nine parking lot trees are required by code and therefore may not count toward the tree mitigation requirements.

LANDSCAPE DATA

THE PEAK AT MEADOW POINT SITE PLAN
4470 SOUTH PITKIN STREET
LOT 1, BLOCK 1, THE PEAK AT MEADOW POINT SUBDIVISION
FILING NO. 1
CITY OF AURORA, COUNTY OF ARAPAHOE, STATE OF COLORADO

ES&C Team: MF, SW Date: 2020/07/17
Engineering No: E-20-010 Scale:
Sheet No.: 6 OF 15

JUSTIN AND DYLAN LLC
16089 EAST MAPLEWOOD DRIVE
CENTENNIAL, COLORADO 80016
PHONE: (303) 297-7750
ATTN: MOSTAFA KARGARZADEH

Client: Justin and Dylan LLC
Date: 2020/07/17
2020/06/08
2020/11/26
Description: INITIAL SITE PLAN SUBMITTAL
SECOND SUBMITTAL
THIRD SUBMITTAL
No.: 1 2 3

ARCHITECTURE

NOT FOR CONSTRUCTION

MEADOW POINT CONDOMINIUMS

SITE PLAN AMENDMENT

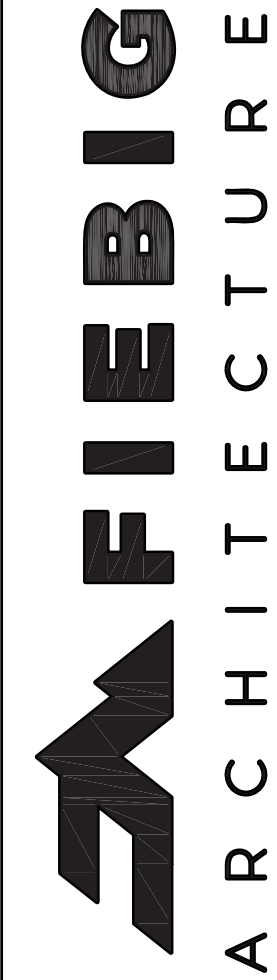
LOT 1, BLOCK 1, THE PEAK AT MEADOW POINT SUBDIVISION FILING NO. 1
SITUATED IN THE NW 1/4 OF SECTION 9, T.5S., R.66W. OF THE 6TH P.M.
CITY OF AURORA, COUNTY OF ARAPAHOE, STATE OF COLORADO

LANDSCAPE NOTES:

1. ALL UTILITY EASEMENTS SHALL REMAIN UNOBSTRUCTED AND FULLY ACCESSIBLE ALONG THEIR ENTIRE LENGTH FOR MAINTENANCE EQUIPMENT ENTRY..
- 2.TOP SOIL WILL BE LOOSENED AND ORGANIC SOIL AMENDMENTS AND FERTILIZERS SHALL BE INCORPORATED FOR ALL LANDSCAPE AREAS AS SPECIFIED BY ROTOTILLING SIX INCHES DEEP. ALL LANDSCAPE AREAS SHALL HAVE ORGANIC SOIL AMENDMENTS INCORPORATED AT A RATE OF SIX CUBIC YARDS/ 1,000 S.F. OR GREATER. ALL FERTILIZERS ARE TO BE SLOW RELEASE IN ORDER TO REDUCE WEED GROWTH AND PROTECT WATER QUALITY. ORGANIC SOIL AMENDMENTS ADDED SHALL BE PRE-APPROVED AND MUST BE 98% OR MORE ORGANIC MATERIALS & DECOMPOSED ANIMAL MANURE AND WOOD PRODUCTS THAT WILL NOT DEplete THE SOIL OF NITROGEN DURING DECOMPOSITION.
- 3.SITE LIGHTING SHALL BE MET BY FREESTANDING LIGHT POLES & LIGHT FIXTURES MOUNTED ON BUILDINGS. LIGHTING EQUIPMENT MUST BE CONSISTENT WITH THAT SHOWN ON THE SPECIFICATION SHEET APPROVED BY THE CITY OF AURORA PLANNING DEPT AND MUST BE LAID OUT CONSISTENT WITH THE APPROVED PLANS.
- 4.ALL PAVING FOR SIDEWALKS AND PEDESTRIAN AREAS SHALL BE CONCRETE. DRIVE ISLES & PARKING SHALL BE CONCRETE OR ASPHALT. .
- 5.THE DEVELOPER, HIS SUCCESSORS AND ASSIGNS, SHALL BE RESPONSIBLE FOR INSTALLATION, MAINTENANCE AND REPLACEMENT OF ALL LANDSCAPING MATERIALS SHOWN ON THE APPROVED SITE PLAN OR LANDSCAPE PLAN ON FILE IN THE PLANNING DEPARTMENT AND IN ACCORDANCE WITH CURRENT CITY DESIGN STANDARDS AND CONSTRUCTION SPECIFICATIONS. ALL LANDSCAPING WILL BE INSTALLED AS DELINEATED ON THE PLAN, PRIOR TO ISSUANCE OF CERTIFICATES OF OCCUPANCY.
- 6.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 A AUTOMATIC UNDERGROUND IRRIGATION SYSTEM. IRRIGATION SYSTEM DESIGN, INSTALLATION , OPERATION AND MAINTENANCE SHALL CONFORM TO REQUIREMENTS FOUND IN THE CITY OF AURORA IRRIGATION ORDINANCE.
- 7.ALL CONVENTIONAL PLANTING BEDS AND MULCH AREAS ARE TO BE CONTAINED WITH ROLL TOP STEEL EDGER AS SHOWN ON THE PLANS. EDGER SHALL NOT BE PLACED AROUND INDIVIDUAL TREES, IN TURF OR NATURALIZED/ NATIVE GRASS AREAS, ADJACENT TO CURBS, WALKS, BUILDINGS OR RETAINING WALLS.
- 8.ALL CONVENTIONAL PLANTING BEDS CONTAINED BY EDGER WILL BE UNIFORMLY MULCHED WITH SUBMITTED AND APPROVED ¾" CRUSHED COLORADO RED ROCK. MULCH ROCK IS TO BE SPREAD A MINIMUM TWO INCHES DEEP FOR SHRUBS AND ORNAMENTAL GRASSES IN CONVENTIONAL BEDS. MULCH AROUND PERENNIAL FLOWERS SHALL BE SUBMITTED AND APPROVED SMALL PINE BARK NUGGETS. IT SHALL BE PLACED A MINIMUM OF ONE INCHES DEEP. SUBMIT SAMPLES FOR APPROVAL TO OWNERS REPRESENTATIVE. NO EDGER SHALL BE INSTALLED TO SEPARATE SHRUB AND FLOWER BEDS. THE CONTRACTOR SHALL PLACE PRE-APPROVED POLY SPUN WEED BARRIER FABRIC OVER THE SOIL IN ALL PLANTING AREAS NOT TO BE SEEDED, SODDED OR MULCHED WITH AN ORGANIC MATERIAL. APPLY PRE-APPROVED PRE-EMERGENT HERBICIDE UNDER THE FABRIC BUT NOT NEAR PERENNIALS.

Remove this as it refers to the previous landscape code.

LANDSCAPE NOTES
THE PEAK AT MEADOW POINT SITE PLAN
4470 SOUTH PITKIN STREET
LOT 1, BLOCK 1, THE PEAK AT MEADOW POINT SUBDIVISION
FILING NO. 1
CITY OF AURORA, COUNTY OF ARAPAHOE, STATE OF COLORADO



JUSTIN AND DYLAN LLC
16089 EAST MAPLEWOOD DRIVE
CENTENNIAL, COLORADO 80016
PHONE: (303) 297-7750
ATTN: MOSTAFA KARGARZADEH

Client:		Date:	
No.:	Description:	2020/07/17	
	INITIAL SITE PLAN SUBMITTAL		
	SECOND SUBMITTAL	2020/10/08	
	THIRD SUBMITTAL	2020/1/26	

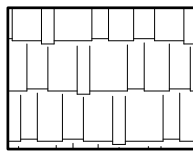
ESG Team:	Date:
MF, SW	2020/07/17
Engineering No.:	Scale:
E-20-010	
Sheet No.:	
7 OF 15	

NOT FOR CONSTRUCTION

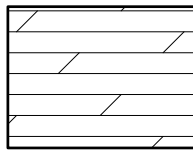
MEADOW POINT CONDOMINIUMS
SITE PLAN AMENDMENT

LOT 1, BLOCK 1, THE PEAK AT MEADOW POINT SUBDIVISION FILING NO. 1
SITUATED IN THE NW 1/4 OF SECTION 9, T.5S., R.66W. OF THE 6TH P.M.
CITY OF AURORA, COUNTY OF ARAPAHOE, STATE OF COLORADO

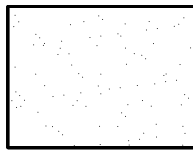
MATERIAL LEGEND/SYMBOLS



ASPHALT COMPOSITE SHINGLES,
TO COMPLEMENT BUILDINGS 1-3
ROOF PITCH 4/12 TYP.



HORIZ. PLANK SIDING IN ENERGIZING TAUPE
TO MATCH BUILDINGS 1-3:
1X8" ROOF & DECK FASCIA & FRIEZE, 1X10"
TRANSITIONAL SKIRT, 1X4" WINDOW TRIM IN
CREAMERY. ALL HARDI BOARD COLOR TO
MATCH BUILDINGS 1-3, 8" MIN. ABOVE SOIL



MIN 50% 3/8" HARDCOAT PORTLAND
CEMENT STUCCO CLADDING & 1X12 LOWER
BAND WITH ELASTOMERIC FINISH IN MALTED
MILK, 8" MIN. ABOVE SOIL. BAND
PROJECTION TO EXCEED 1";
EXPOSED CONCRETE FOUNDATION BELOW
(NO HATCH) TO BE PAINTED TO MATCH

ELEVATION GENERAL NOTES:

1. ALL EXTERIOR WALL COVERING TO COMPLY WITH SECTION R703 OF THE 2015 IRC & AURORA CODE.
2. STUCCO TO COMPLY WITH REQUIREMENTS OF R703.7, ASTM C 926 AND ASTM C 1063. BASE OF STUCCO TO BE HELD MINIMUM 2-INCHES ABOVE HARD SURFACES, MINIMUM 8-INCHES ABOVE GRADE. PROVIDE WEEP SCREEDS AT ALL HORIZONTAL TERMINATIONS. STUCCO CONTROL JOINTS NOT SHOWN FOR CLARITY; CONTRACTOR TO INSTALL CONTROL JOINTS PER THE ABOVE REFERENCED ASTM STANDARDS. CONTRACTOR TO ENSURE THAT STUCCO IS NOT BURIED UNDER CONCRETE STOOPS OR OTHER WORK PERFORMED AFTER THE STUCCO IS INSTALLED.
3. WOOD/FIBERBOARD SIDING TO COMPLY WITH SECTION R703.5 AND R703.5.1.
4. ADHERED STONE/MASONRY VENEER TO COMPLY WITH REQUIREMENTS OF R703.12. BASE OF ADHERED STONE/MASONRY TO BE HELD MINIMUM 4-INCHES ABOVE THE EARTH, 2-INCHES ABOVE PAVED AREAS, AND 1/2-INCH ABOVE STRUCTURALLY SUPPORTED FLATWORK.
5. PROVIDE FLASHING AND/OR WEEP MECHANISMS AT THE BASE OF ALL HORIZONTAL TERMINATIONS AND PROJECTING ELEMENTS (SOFFITS, CANTILEVERS, RECESSED WINDOW BOXES, ETC.) SO AS TO ALLOW A MEANS FOR INFILTRATED MOISTURE TO DRAIN THE ASSEMBLY. REFER TO R703.4 FOR ADD'L INFORMATION.
6. PROVIDE WATER RESISTANT EXTERIOR WALL ENVELOPE PER R703.1.1.
7. PROVIDE SIDING ATTACHMENT PER TABLE R703.3(1).
8. ALL ROOF OVERHANGS WITHIN 5- FEET OF THE FIRE SEPARATION DISTANCE SHALL BE PROTECTED WITH (2) LAYERS OF 5/8-INCH TYPE X GYPSUM BOARD. NO VENTILATION OPENINGS IN ROOF OVERHANGS (ROOF SYSTEM IS UNVENTED - REFER TO BUILDING SECTIONS).



1 SW COURTYARD (FRONT) ELEVATION
SCALE: 1/8"=1'-0"



2 SE PERIMETER (SIDE) ELEVATION
SCALE: 1/8"=1'-0"



3 NE PERIMETER (REAR) ELEVATION
SCALE: 1/8"=1'-0"

NOT FOR CONSTRUCTION

Client:
Date:
2020/07/17
2020/10/08
2020/11/26

Description:
INITIAL SITE PLAN SUBMITTAL
SECOND SUBMITTAL
THIRD SUBMITTAL

No.:
-
-
-

JUSTIN AND DYLAN LLC
16085 EAST MAPLEWOOD DRIVE
CENTENNIAL, COLORADO 80016
PHONE: (303) 297-7750
ATTN: MOSTAFA KARGARZADEH

FIEBIG
ARCHITECTURE

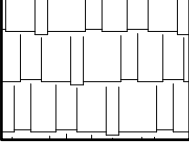
LANDSCAPE ELEVATIONS
THE PEAK AT MEADOW POINT SITE PLAN
4470 SOUTH PITKIN STREET
LOT 1, BLOCK 1, THE PEAK AT MEADOW POINT SUBDIVISION
FILING NO. 1
CITY OF AURORA, COUNTY OF ARAPAHOE, STATE OF COLORADO

ESG Team:
MF, SW
Engineering No.:
E-20-010
Sheet No.:
8 OF 15

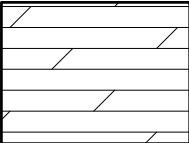
Date:
2020/07/17
Scale:
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MEADOW POINT CONDOMINIUMS
SITE PLAN AMENDMENT


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SITUATED IN THE NW 1/4 OF SECTION 9, T.5S., R.66W. OF THE 6TH P.M.
CITY OF AURORA, COUNTY OF ARAPAHOE, STATE OF COLORADO



ASPHALT COMPOSITE SHINGLES,
TO COMPLEMENT BUILDINGS 1-3
ROOF PITCH 4/12 TYP.



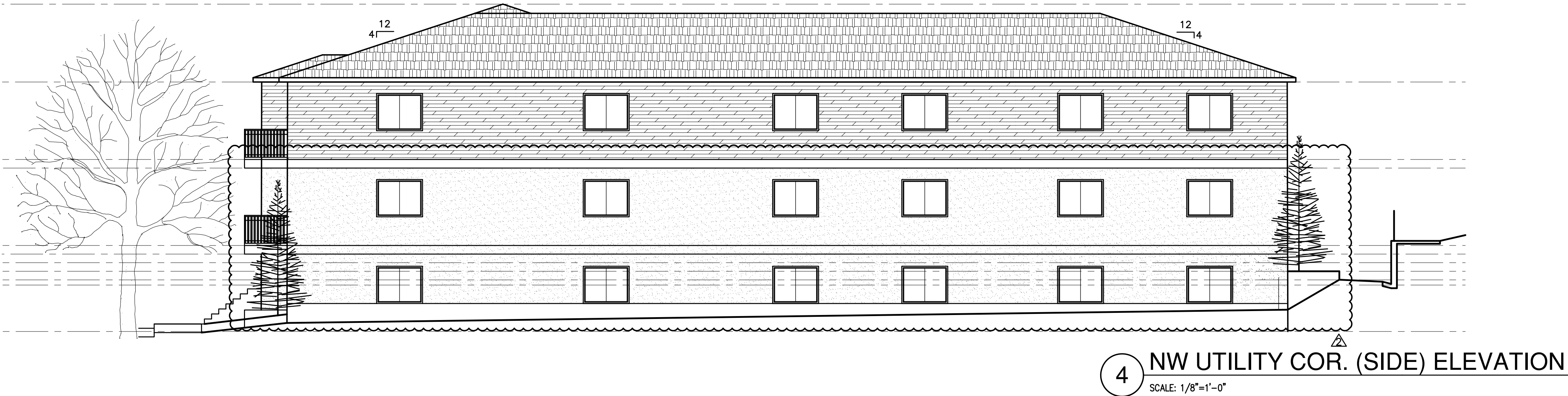
HORIZ. PLANK SIDING IN ENERGIZING TAUPE
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1X8" ROOF & DECK FASCIA & FRIEZE, 1X10"
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MIN 50% 3/8" HARDCOAT PORTLAND
CEMENT STUCCO CLADDING & 1X12 LOWER
BAND WITH ELASTOMERIC FINISH: IN MALTED
MILK, 8" MIN. ABOVE SOIL. BAND
PROJECTION TO TO EXCEED 1";
EXPOSED CONCRETE FOUNDATION BELOW
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ELEVATION GENERAL NOTES:

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- STUCCO TO COMPLY WITH REQUIREMENTS OF R703.7, ASTM C 928 AND ASTM C 1063. BASE OF STUCCO TO BE HELD MINIMUM 2-INCHES ABOVE HARD SURFACES, MINIMUM 8-INCHES ABOVE GRADE. PROVIDE WEEP SCREEDS AT ALL HORIZONTAL TERMINATIONS. STUCCO CONTROL JOINTS NOT SHOWN FOR CLARITY; CONTRACTOR TO INSTALL CONTROL JOINTS PER THE ABOVE REFERENCED ASTM STANDARDS. CONTRACTOR TO ENSURE THAT STUCCO IS NOT BURIED UNDER CONCRETE STOOPS OR OTHER WORK PERFORMED AFTER THE STUCCO IS INSTALLED.
- WOOD/FIBERBOARD SIDING TO COMPLY WITH SECTION R703.5 AND R703.5.1.
- ADHERED STONE/MASONRY VENEER TO COMPLY WITH REQUIREMENTS OF R703.12. BASE OF ADHERED STONE/MASONRY TO BE HELD MINIMUM 4-INCHES ABOVE THE EARTH, 2-INCHES ABOVE PAVED AREAS, AND 1/2-INCH ABOVE STRUCTURALLY SUPPORTED FLATWORK.
- PROVIDE FLASHING AND/OR WEEP MECHANISMS AT THE BASE OF ALL HORIZONTAL TERMINATIONS AND PROJECTING ELEMENTS (SOFFITS, CANTILEVERS, RECESSED WINDOW BOXES, ETC.) SO AS TO ALLOW A MEANS FOR INFILTRATED MOISTURE TO DRAIN THE ASSEMBLY. REFER TO R703.4 FOR ADD'L INFORMATION.
- PROVIDE WATER RESISTANT EXTERIOR WALL ENVELOPE PER R703.1.1.
- PROVIDE SIDING ATTACHMENT PER TABLE R703.3(1).
- ALL ROOF OVERHANGS WITHIN 5- FEET OF THE FIRE SEPARATION DISTANCE SHALL BE PROTECTED WITH (2) LAYERS OF 5/8-INCH TYPE X GYPSUM BOARD. NO VENTILATION OPENINGS IN ROOF OVERHANGS (ROOF SYSTEM IS UNVENTED - REFER TO BUILDING SECTIONS).

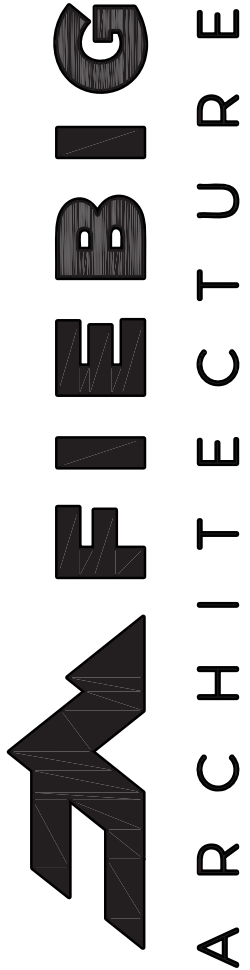


NOT FOR CONSTRUCTION

LANDSCAPE ELEVATIONS
THE PEAK AT MEADOW POINT SITE PLAN
4470 SOUTH PITKIN STREET
LOT 1, BLOCK 1, THE PEAK AT MEADOW POINT SUBDIVISION
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CITY OF AURORA, COUNTY OF ARAPAHOE, STATE OF COLORADO

ESG Team:
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9 OF 15

Date:
2020/07/17
Scale:
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Client:
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No.:
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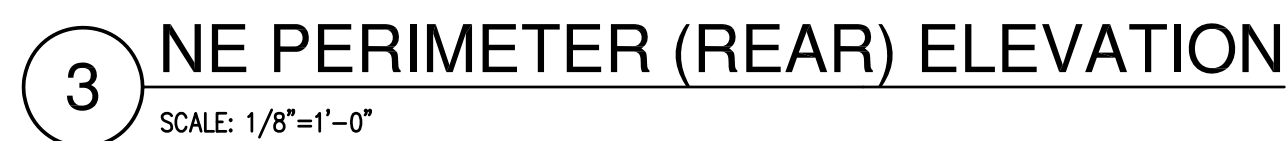
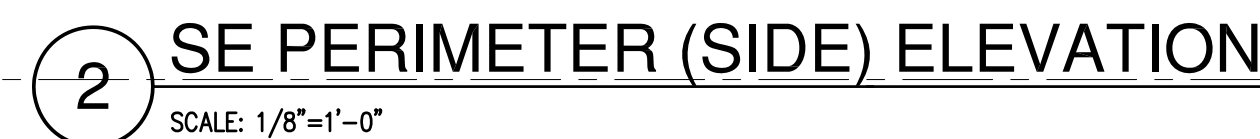
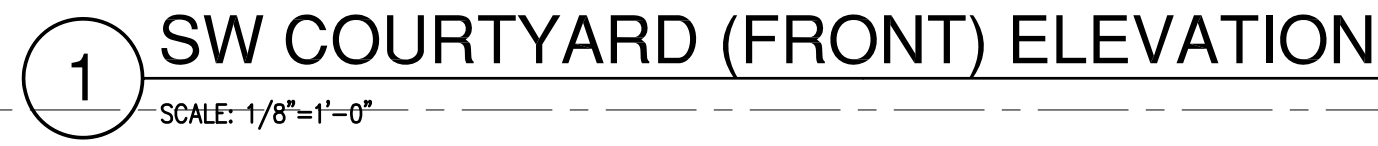
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INITIAL SITE PLAN SUBMITTAL
SECOND SUBMITTAL
THIRD SUBMITTAL
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Date:
2020/07/17
2020/10/08
2020/1/28
-
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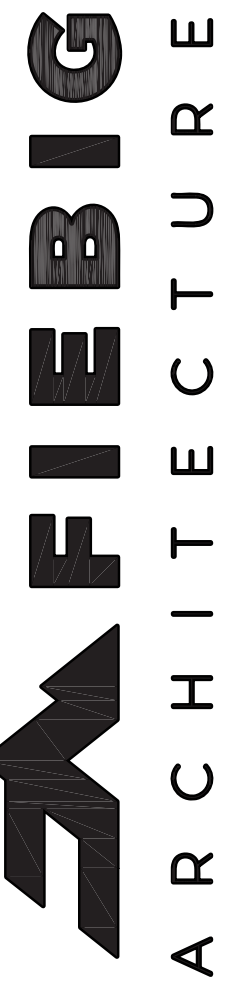
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NW UTILITY COR. (SIDE) ELEVATION
SCALE: 1/8"=1'-0"

LOT 1, BLOCK 1, THE PEAK AT MEADOW POINT SUBDIVISION FILING NO. 1
SITUATED IN THE NW 1/4 OF SECTION 9, T.5S., R.66W. OF THE 6TH P.M.
CITY OF AURORA, COUNTY OF ARAPAHOE, STATE OF COLORADO



NO.:	Description:	Date:
-	INITIAL SITE PLAN SUBMITTAL	2020/07/17
△	SECOND SUBMITTAL	2020/10/08
△	THIRD SUBMITTAL	2020/11/25
-	-	-
-	-	-
-	-	-

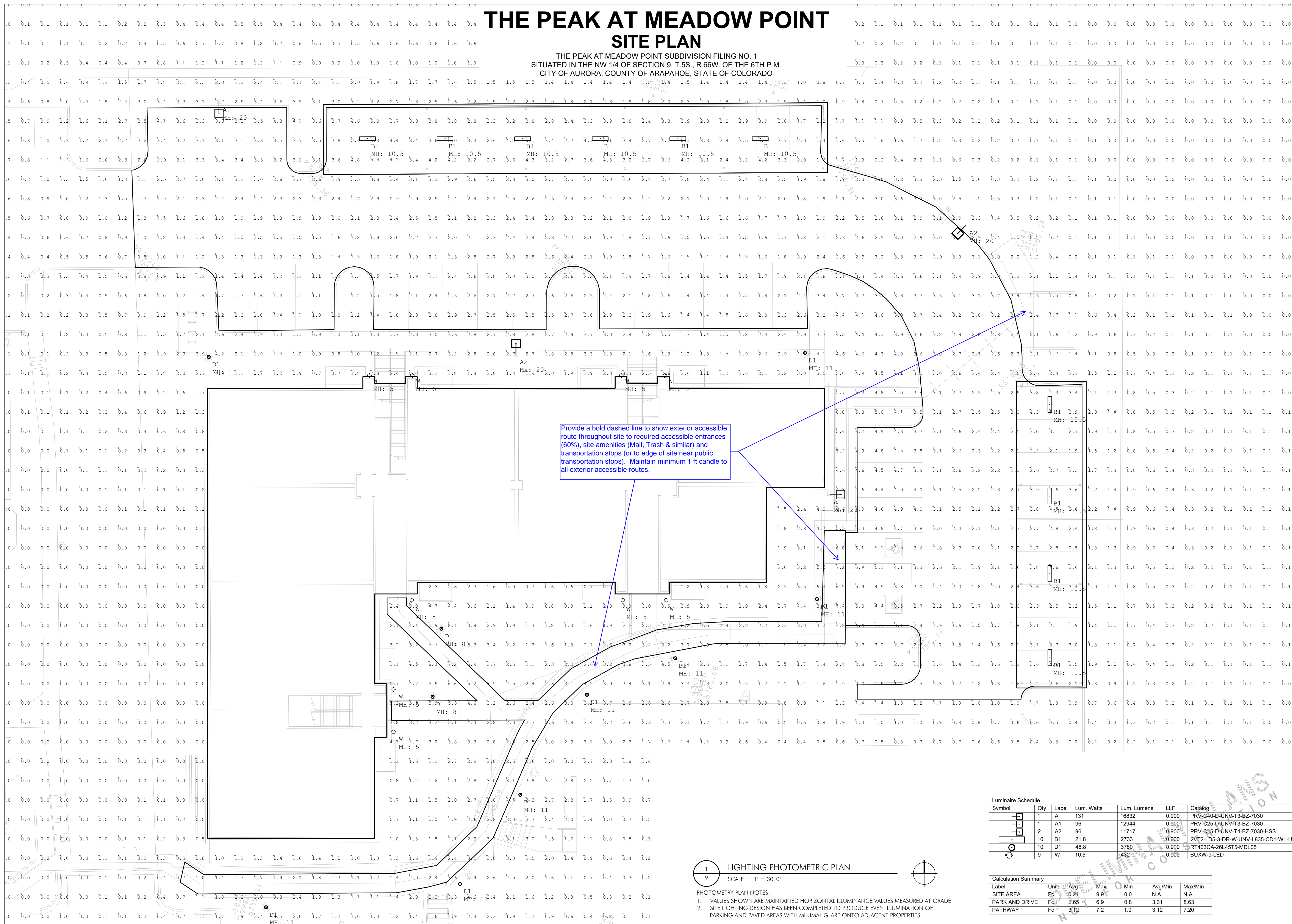


BUILDING ELEVATIONS

THE PEAK AT MEADOW POINT SITE PLAN
4470 SOUTH PITKIN STREET
LOT 1, BLOCK 1, THE PEAK AT MEADOW POINT SUBDIVISION
FILING NO. 1
CITY OF AURORA, COUNTY OF ARAPAHOE, STATE OF COLORADO

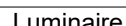
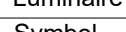
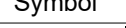

THE PEAK AT MEADOW POINT SITE PLAN

THE PEAK AT MEADOW POINT SUBDIVISION FILING NO. 1
SITUATED IN THE NW 1/4 OF SECTION 9, T.5S., R.66W. OF THE 6TH P.M.
CITY OF AURORA, COUNTY OF ARAPAHOE, STATE OF COLORADO



1 LIGHTING PHOTOMETRIC PLAN
9 SCALE: 1" = 30'-0"

- PHOTOMETRY PLAN NOTES:
- VALUES SHOWN ARE MAINTAINED HORIZONTAL ILLUMINANCE VALUES MEASURED AT GRADE
 - SITE LIGHTING DESIGN HAS BEEN COMPLETED TO PRODUCE EVEN ILLUMINATION OF PARKING AND PAVED AREAS WITH MINIMAL GLARE ONTO ADJACENT PROPERTIES.

Luminaire Schedule						
Symbol	Qty	Label	Lum. Watts	Lum. Lumens	LLF	Catalog
	1	A 131	16832	0.900	PRV-C40-D-UNV-T3-BZ-7030	
	1	A1 96	12944	0.900	PRV-C25-D-UNV-T3-BZ-7030	
	2	A2 96	11717	0.900	PRV-C25-D-UNV-T4-BZ-7030-HSS	
	10	B1 21.8	2733	0.900	2VT2-LD5-3-DR-W-UNV-LB35-CD1-WL-U	
	10	D1 48.8	3780	0.900	RT403CA-26L45T5-MDL05	
	9	W 10.5	432	0.900	BUXW-9-LED	

Calculation Summary					
Label	Units	Avg	Max	Min	Avg/Min
SITE AREA	Fc	0.21	9.9	0.0	N.A.
PARK AND DRIVE	Fc	2.65	6.9	0.8	3.31
PATHWAY	Fc	3.12	7.2	1.0	3.12

PHOTOMETRICS
THE PEAK AT MEADOW POINT SITE PLAN
4470 SOUTH PITKIN STREET
CITY OF AURORA, COUNTY OF ARAPAHOE, STATE OF COLORADO

12 OF 15

JUSTIN AND DYLAN LLC
16089 EAST MAPLEWOOD DRIVE
CENTENNIAL, COLORADO 80016
PHONE: (303) 297-7750
ATTN: MOSTAFA KARGARZADEH

Client: Justin and Dylan LLC
Date: 07/06/2020
12.08.2020
12.08.2020

No.: 1
Description: INITIAL SITE PLAN SUBMITTAL
2 CITY SUBMITTAL RESPONSE
3 CITY COMMENTS

19401 Parker St., Dr. B100, Parker, CO 80134
(303) 646-4770 | John@KVAconsulting.net

07/06/2020
Scale: See Plans

MEADOW POINT CONDOMINIUMS
SITE PLAN AMENDMENT

LOT 1, BLOCK 1, THE PEAK AT MEADOW POINT SUBDIVISION FILING NO. 1
SITUATED IN THE NW 1/4 OF SECTION 9, T.5S., R.66W. OF THE 6TH P.M.
CITY OF AURORA, COUNTY OF ARAPAHOE, STATE OF COLORADO

NOTE: Any trees that were shown to be installed on the original landscape plan in the general locations that are currently shown on this current plan may not count toward tree mitigation as they were previously approved to be installed to meet landscape requirements. They were not intended for tree mitigation.

TREE MITIGATION

TREE #	SPECIES	CALIPER	MITIGATION VALUE	MITIGATION INCHES
2	*HONEYLOCUST	26"	\$5,200.51	* 13"

*TO BE MITIGATED: 22"+ CAL. PROVIDED ON SITE AS MITIGATION. SEE PLANT LIST

See additional commentary on the landscape plan. It does not appear that mitigation inches have been provided.

LEGEND

- PROPERTY LINE
 - LANDSCAPE BUFFER
 - UTILITY EASEMENT
 - EXISTING FENCE
 - CENTER OF SWALE
 - PROPOSED EDGER
 - TURF
see seed or sod mix,
fully irrigated
 - IRRIG. METER & BACKFLOW
 - EXISTING TREES W/ TREE
PROTECTION ZONES DASHED
NO DISTURBANCE ZONE:
1" CAL = 6" RADIUS
LIMITED DISTURBANCE ZONE:
(ONE SIDE, HAND TOOLS)
1" CAL = 12" RADIUS
PROTECT ALL EXISTING
TREES PER COA TREE
PROTECTION SPECIFICATIONS
AND DETAILS. TRUNK
PROTECTION IS REQUIRED IF
OPERATING MECHANICAL
EQUIPMENT WITHIN 4' OF
TRUNK.
 - SHADE TREES
 - EVERGREEN TREES
 - EVERGREEN SHRUBS
 - DECIDUOUS SHRUBS
 - ORNAMENTAL GRASSES
 - PERENNIALS
 - PEDESTRIAN LIGHT
 - PARKING LIGHT
- NO DISTURBANCE
LIMITED DISTURBANCE
HAND TOOLS ONLY
ONE SIDE ONLY
- SCALE: 1" = 10'-0"
- NORTH

NOT FOR CONSTRUCTION

JUSTIN AND DYLAN LLC
16089 EAST MAPLEWOOD DRIVE
CENTENNIAL, COLORADO 80016
PHONE: (303) 297-7750
ATTN: MOSTAFA KARGARZADEH

No.	Description:	Date:
1	INITIAL SITE PLAN SUBMITTAL	2020/07/17
2	SECOND SUBMITTAL	2020/10/08
3	THIRD SUBMITTAL	2020/11/26

FIEBIG
ARCHITECTURE

TREE MITIGATION PLAN
THE PEAK AT MEADOW POINT SITE PLAN
4470 SOUTH PITKIN STREET
LOT 1, BLOCK 1, THE PEAK AT MEADOW POINT SUBDIVISION
FILING NO. 1
CITY OF AURORA, COUNTY OF ARAPAHOE, STATE OF COLORADO

ESG Team:	MF, SW	Date:	2020/07/17
Engineering No.:	E-20-010	Scale:	
Sheet No.:	14 OF 15		

MEADOW POINT CONDOMINIUMS
SITE PLAN AMENDMENT

LOT 1, BLOCK 1, THE PEAK AT MEADOW POINT SUBDIVISION FILING NO. 1
SITUATED IN THE NW 1/4 OF SECTION 9, T.5S., R.66W. OF THE 6TH P.M.
CITY OF AURORA, COUNTY OF ARAPAHOE, STATE OF COLORADO

Tree Protection Notes

1. PRIOR TO THE BEGINNING OF CONSTRUCTION, INSTALL BARRICADE FENCING AROUND ALL EXISTING TREES TO REMAIN. LOCATE FENCING AT OR OUTSIDE OF THE DRIP LINE OF THE TREES. BARRICADE FENCING SHALL BE 4' HEIGHT, ORANGE MESH FENCING ATTACHED TO "T" POSTS.

2. FENCING SHALL BE MAINTAINED DAILY. TRESPASS BEYOND ESTABLISHED CONSTRUCTION LIMITS SHALL RESULT IN A FINE OF \$100. IF NOT PAID WITHIN 30 DAYS, THE FINE SHALL BE DEDUCTED FROM MONIES DUE TO CONTRACTOR. CONTRACTORS SHALL BE RESPONSIBLE FOR ALL OF THEIR WORKERS, SUBCONTRACTORS AND SUPPLIERS UNDER THIS REQUIREMENT. NO VEHICLE PARKING IS ALLOWED BEYOND CONSTRUCTION LIMITS.

3. CONSTRUCTION WITHIN THE ROOT ZONE OF TREES TO REMAIN SHALL BE RESTRICTED TO AGREED-UPON LIMITS WITH REGARD TO EXCAVATION, ACCESS, DIRT STOCKPILING, AND BACKFILL. VIOLATION OF SET LIMITS SHALL RESULT IN A FINE OF \$100 PER INCIDENT AND MAY BE INCREASED BASED ON THE PERCENTAGE OF ROOT ZONE AFFECTED TIMES THE VALUE OF THE TREE ESTABLISHED PRIOR TO CONSTRUCTION. IF MORE THAN 30% OF THE ROOT ZONE IS DAMAGED, THE FINE SHALL BE THE FULL VALUE OF THE TREE.

4. DAMAGE TO THE MAIN TRUNKS OF TREES IS PROHIBITED. DAMAGE NOT PREVIOUSLY APPROVED 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 APPRAISED VALUE OF THE TREE.

5. LIMB DAMAGE IS PROHIBITED, UNLESS APPROVED PRIOR TO CONSTRUCTION OR AS AUTHORIZED BY THE CITY OF AURORA FORESTRY DIVISION. PRUNING OF AFFECTED BRANCHES SHALL BE DONE PRIOR TO THE START OF CONSTRUCTION. DAMAGED BRANCHES SHALL BE PRUNED WITHIN 10 DAYS OF THE OCCURRENCE UTILIZING INTERNATIONAL SOCIETY OF ARBORICULTURE STANDARDS. UNAUTHORIZED BRANCH DAMAGE OR LOSS CAN RESULT IN A FINE OF \$100 PER BRANCH AS MAY BE DETERMINED BY THE CONSTRUCTION MANAGER OR HIS FORESTRY CONSULTANT.

6. CONCRETE TRUCK WASHOUT AREAS SHALL BE IN DESIGNATED AREAS ONLY. WASHOUT RUNOFF SHALL NOT FLOW INTO OR ACROSS ROOT ZONES OF TREES.

7. TREE PROTECTION MEASURES SHALL BE IN PLACE PRIOR TO CONSTRUCTION AND INSPECTED BY THE CITY OF AURORA FORESTRY DIVISION.

City of Aurora

PARKS & OPEN SPACE DEPARTMENT

Date: August 1, 2006

Tree Protection Notes

P&OS
TP-1.0

Formula for Limit of Disturbance

FOR 15" CALIPER TREE
(SEE EXAMPLE)

7.5'

LIMIT OF ROOT DISTURBANCE

ROOT ZONE DISTURBANCE SHALL NOT BE ALLOWED CLOSE TO THE TRUNK OF ANY TREE TO BE PRESERVED. MINIMUM DISTANCE BETWEEN THE TRUNK AND THE DISTURBANCE SHALL BE EQUAL TO 1/2 OF THE TREE'S DIAMETER CONVERTED TO FEET. (FOR EXAMPLE, FOR A TREE WITH A 15" DIAMETER TRUNK, THE DISTURBANCE CAN NOT BE CLOSER THAN 7.5 FEET FROM THE TRUNK.

REQUIRED TREATMENTS:

1. APPLY PREVENTATIVE SPRAY FOR MOUNTAIN PINE BEETLE (MPB) AND IPS TO PONDEROSA, AUSTRIAN & SCOTCH PINES. TREAT ALL BARK SURFACES, INCLUDING TOP BRANCHES.

2. IF DISTURBANCE LEAVES A CUT SLOPE, IMMEDIATELY APPLY MULCH AND WATER. IF DISTURBANCE IS A TRENCH, IMMEDIATELY BACKFILL AND WATER.

3. ONCE PER MONTH, EVALUATE TREE TO DETERMINE IF TREE IS LEANING OR IF BRANCHES / LEAVES ARE AFFECTED BY ROOT LOSS.

4. DO NOT FERTILIZE.

5. INSPECT TREE 2-3 TIMES PER YEAR FOR WATER NEEDS AND MONITOR FOR INSECTS.

6. PROVIDE SUPPLEMENTAL WATERING DURING 1-3 WINTERS.

City of Aurora

PARKS & OPEN SPACE DEPARTMENT

Date: August 1, 2006

Tree Preservation Measures -- 1 SIDE

P&OS
TP-2.0

Limitations of Root Zone Disturbance

FOR 15" CALIPER TREE
(SEE EXAMPLE)

7.5'

LIMIT OF ROOT DISTURBANCE

AREA OF ROOT ZONE DISTURBANCE

ROOT ZONE DISTURBANCE WITHIN THE DRIP LINE SHALL BE LIMITED TO ONE SIDE OF THE TRUNK OF TREES TO BE PRESERVED. MINIMUM DISTANCE BETWEEN THE TRUNK AND THE DISTURBANCE SHALL BE EQUAL TO 1/2 OF THE TREE'S DIAMETER CONVERTED TO FEET. (FOR EXAMPLE, FOR A TREE WITH A 15" DIAMETER TRUNK, THE DISTURBANCE CAN NOT BE CLOSER THAN 7.5 FEET FROM THE TRUNK.

REQUIRED TREATMENTS:

1. APPLY PREVENTATIVE SPRAY FOR MOUNTAIN PINE BEETLE (MPB) AND IPS TO PONDEROSA, AUSTRIAN & SCOTCH PINES. TREAT ALL BARK SURFACES, INCLUDING TOP BRANCHES.

2. IF DISTURBANCE LEAVES A CUT SLOPE WITHIN THE DRIPLINE, IMMEDIATELY APPLY MULCH AND WATER.

3. APPLY 3"-5" OF ORGANIC MULCH OVER THE AREA WITHIN THE DRIPLINE.

4. EVERY 1-2 WEEKS, APPLY 60-100 GALLONS OF SUPPLEMENTAL WATER.

5. PROVIDE SUPPLEMENTAL WATER DURING 1-3 WINTERS.

6. REGULARLY EVALUATE TREE TO DETERMINE IF TREE IS LEANING OR IF BRANCHES / LEAVES ARE AFFECTED BY ROOT LOSS.

7. INSPECT TREE 2-3 TIMES PER YEAR FOR WATER NEEDS AND MONITOR FOR INSECTS.

8. INSTALL STAKING OR SUPPORT FOR SMALLER PINE TREES.

City of Aurora

PARKS & OPEN SPACE DEPARTMENT

Date: August 1, 2006

Tree Protection Measures -- 2+ SIDES

P&OS
TP-2.1

Tree Protection Fencing

EXISTING TREE TO BE PROTECTED DURING CONSTRUCTION.

NOTE: IN AREAS WHERE GRADING EXTENDS INTO EXISTING TREE DRIP LINES, CONTRACTOR SHALL HAND GRADE

PROVIDE AND INSTALL BARRICADE FENCING AS SPECIFIED AT DRIPLINE (MIN.) OR AS SHOWN ON PLANS

4'

VARIES PER TREE SIZE
EXTENDS FROM DRIPLINE TO DRIPLINE

City of Aurora

PARKS & OPEN SPACE DEPARTMENT

Date: August 1, 2006

Tree Protection Fencing

P&OS
TP-3.0

Tree Protection on a Slope

EXISTING TREE TO BE PROTECTED DURING CONSTRUCTION

PROVIDE AND INSTALL BARRICADE FENCING AS SPECIFIED AT DRIPLINE (MIN.) OR AS SHOWN ON PLANS

WHEN TRENCHING OR GRADING DISTURBS GRADE UPRIEL OF TREE TRUNK, PROVIDE AND INSTALL SEDIMENT CONTROL LOGS. REMOVE AFTER END OF CONSTRUCTION.

BARRICADE FENCING
INSTALL PARALLEL TO CONTOURS

SEDIMENT CONTROL LOG

ELEVATION

PLAN VIEW

City of Aurora

PARKS & OPEN SPACE DEPARTMENT

Date: August 1, 2006

Tree Protection on a Slope

P&OS
TP-3.1

Retaining Wall at Existing Tree

EXISTING TREE TO BE PROTECTED DURING CONSTRUCTION

LIMIT ROOT ZONE DISTURBANCE TO AREA OUTSIDE OF DRIPLINE

NATIVE SOIL BACKFILL

RETAINING WALL

INSTALL DRAINAGE PIPE IF RETAINING WALL IS CONCRETE OR MORTARED STONE

POTENTIAL DRY AREA, APPLY SUPPLEMENTAL WATER DAILY UNTIL BACKFILL IS INSTALLED

City of Aurora

PARKS & OPEN SPACE DEPARTMENT

Date: August 1, 2006

Retaining Wall at Existing Tree

P&OS
TP-3.2

NOT FOR CONSTRUCTION

Client: JUSTIN AND DYLAN LLC
16085 EAST MAPLEWOOD DRIVE
CENTENNIAL, COLORADO 80016
PHONE: (303) 297-7750
ATTN: MOSTAFA KARGARZADEH

Date: 2020/07/17
2020/10/09
2020/11/26

Description: INITIAL SITE PLAN SUBMITTAL
SECOND SUBMITTAL
THIRD SUBMITTAL

No.: 1
2
3

City of Aurora
PARKS & OPEN SPACE DEPARTMENT
Date: August 1, 2006

Tree Protection Notes

P&OS
TP-1.0

City of Aurora
PARKS & OPEN SPACE DEPARTMENT
Date: August 1, 2006

Tree Preservation Measures -- 1 SIDE

P&OS
TP-2.0

City of Aurora
PARKS & OPEN SPACE DEPARTMENT
Date: August 1, 2006

Tree Protection Measures -- 2+ SIDES

P&OS
TP-2.1

City of Aurora
PARKS & OPEN SPACE DEPARTMENT
Date: August 1, 2006

Tree Protection Fencing

P&OS
TP-3.0

City of Aurora
PARKS & OPEN SPACE DEPARTMENT
Date: August 1, 2006

Tree Protection on a Slope

P&OS
TP-3.1

City of Aurora
PARKS & OPEN SPACE DEPARTMENT
Date: August 1, 2006

Retaining Wall at Existing Tree

P&OS
TP-3.2

Tree Mitigation Details

The Peak at Meadow Point Site Plan
4470 South Pitkin Street
Lot 1, Block 1, The Peak at Meadow Point Subdivision
Filing No. 1
City of Aurora, County of Arapahoe, State of Colorado

ESG Team: MF, SW
Engineering No.: E-20-010
Date: 2020/07/17
Scale: 1"=20'-0"

Sheet No. 15 OF 15