

BASIS OF BEARINGS

BEARINGS SHOWN HEREON ARE GNSS DERIVED BEARINGS RELATIVE TO THE NAD83 STATE PLANE COORDINATE SYSTEM, COLORADO CENTRAL ZONE, AS REFERENCED BY THE WEST LINE OF THE ABOVE DESCRIBED PROPERTY, MONUMENTED AS SHOWN HEREON, WHICH BEARS N00°08'46"W

AURORA SURVEY CONTROL

TOPOGRAPHY SHOWN HERE IS BASED ON A GROUND SURVEY. THE CONTOUR INTERVAL IS 1'. BENCHMARK: CITY OF AURORA BENCHMARK NO. 456727NE006 BEING A 3" BRASS CAP LOCATED AT THE NORTHEAST CORNER OF THE INTERSECTION BETWEEN EAST WARREN AVENUE AND SOUTH PARKER ROAD. ELEVATION: 5553.91', NAVD88 DATUM. TEMPORARY BENCHMARK: THE TOP OF THE FIRE HYDRANT LOCATED IN EAST WARREN AVENUE RIGHT OF WAY APPROXIMATELY 63' SOUTH AND 7' WEST OF THE SOUTHEAST CORNER OF THE ABOVE DESCRIBED PROPERTY. ELEVATION: 5567.68'

FLOOD ZONE DESIGNATIONS

THIS PROPERTY LIES WITHIN ZONE X (AREAS DETERMINED TO BE OUTSIDE THE 1% ANNUAL CHANCE FLOODPLAIN) AS DELINEATED IN THE FEMA FLOOD INSURANCE RATE MAP (FIRM) NO. 08005C0186K EFFECTIVE DECEMBER 17, 2010.

COA DETENTION NOTE

THE DEVELOPER SHALL HAVE A LICENSED PROFESSIONAL ENGINEER CERTIFY EACH STORMWATER DETENTION POND AND/OR WATER QUALITY BMP IS BUILT ACCORDING TO THE APPROVED PLANS AND SPECIFICATIONS AND THE REQUIRED DETENTION VOLUME, INCLUDING THE WQCV WHEN USED, IS MET. THE CERTIFICATION SHALL ALSO VERIFY ALL PERTINENT DIMENSIONS, ELEVATIONS, REQUIRED OUTLET ORIFICE PLATES FOR DETENTION AND WQCV AND OTHER PERMANENT BMPS REQUIREMENTS ARE INSTALLED PER THE APPROVED PLANS AND SPECIFICATIONS, AND SHALL SHOW THE AS-BUILT DESIGN VOLUMES (WQCV, 10-YEAR, 100 YEAR, EURV) AND OTHER PERTINENT DIMENSIONS, ELEVATIONS AND CAPACITY REQUIREMENTS ASSOCIATED WITH THE WQ BMP USED. THE CERTIFICATION SHALL BE PROVIDED TO THE CITY OF AURORA ENGINEERING CONTROL SECTION PRINCIPAL ENGINEER. AN APPROVED POND CERTIFICATE SHALL BE REQUIRED PRIOR TO THE RETURN OF ANY FISCAL SECURITY DEPOSIT (AS WELL AS SATISFYING OTHER CONDITIONS OF THE STORMWATER PERMIT) FOR SITES THAT DO NOT REQUIRE A CERTIFICATE OF OCCUPANCY. EXAMPLES OF THESE SITES INCLUDE BUT ARE NOT LIMITED TO: SITES WITHOUT VERTICAL CONSTRUCTION, OIL AND GAS WELL PADS, OUTDOOR STORAGE, AND TOW YARDS. AN APPROVED POND CERTIFICATE SHALL BE REQUIRED PRIOR TO COMMENCEMENT OF BUSINESS OPERATIONS. IN NO CASE SHALL A CERTIFICATE OF OCCUPANCY OR TEMPORARY CERTIFICATE OF OCCUPANCY BE ISSUED WITHOUT AN APPROVED POND CERTIFICATE.

ADDITIONALLY, PHOTOGRAPHS WILL BE NEEDED SHOWING THE INSTALLATION OF THE UNDERGROUND DETENTION SYSTEM DURING CONSTRUCTION WILL BE NEEDED AND SENT TO AURORA WATER. A LETTER FROM THE UNDERGROUND DETENTION SYSTEM MANUFACTURER IS REQUIRED AFTER INSTALLATION STATING THE UNDERGROUND DETENTION SYSTEM WAS CONSTRUCTED PER THE DESIGN

Email from Rachid 3/25/2024
No change is needed.

Please include the square footage and percentage of hardscape, landscape, and building footprint in the Data Table

Email from Rachid 3/25/2024
No change is needed.

Please remove the setbacks table from the Site Data Table

**SITE PLAN
WARREN AVENUE TOWNHOMES**

RESUBDIVISION OF LOT 2, BLOCK 1, WINGERT SUBDIVISION FILING NO. 1
LOCATED IN THE NORTHEAST 1/4 OF SECTION 27, TOWNSHIP 4 SOUTH, RANGE 67, WEST OF THE 6TH P.M.,
CITY OF AURORA, COUNTY OF ARAPAHOE, STATE OF COLORADO
0.71 ACRES

WARREN STREET TOWNHOMES
10209 East Warren Avenue
City of Aurora, Colorado, 80247

PREPARED FOR:

The World-Real Estate Development Company, LLC.
10020 E. Girard Avenue #203
Denver, CO 80231



VICINITY MAP
SCALE 1" = 2000'

SITE DATA TABLE		
ZONING		
ZONING	EXISTING	PROPOSED
ZONING	MU-C	MU-C
CONSTRUCTION INFORMATION		
CONSTRUCTION TYPE	IFC TYPE V-A -- PROTECTED WOOD FRAME	
BUILDING STORIES	3	
OCCUPANCY TYPE	2021 IRC R-3	
SPRINKLERS	NON-SPRINKLERED BUILDING PER IFC	
PROJECT SITE DATA		
	REQUIRED	PROPOSED
TOTAL SITE AREA	30946 SQ.FT	30946.0
TOTAL NUMBER OF TOWNHOMES	N/A	11
BUILDING AREA	9843	9843.0
BUILDING HEIGHT	40	40
LANDSCAPED	15%	30.0%
BUILDING SETBACKS		
	REQUIRED (FT)	PROPOSED (FT)
NORTH SIDE SETBACK	5	5
SOUTH SIDE SETBACK	15	15
WEST SIDE SETBACK	15	15
EAST SIDE SETBACK	10	10

PARKING SPACES		
	REQUIRED	PROPOSED
DRIVE AISLE WIDTH	24	24
PARKING SPACES	2/UNIT	22
SURFACE PARKING	N/A	2
ADA VAN ACCESSIBLE PARKING	1	1
BICYCLE PARKING	N/A	0
EV PARKING	N/A	0

LAND USE TABLE		
	PERCENTAGE	PROPOSED (SQFT)
TOTAL SITE AREA	N/A	30946.0
BUILDING FOOTPRINT	31.8%	9843.0
HARDSCAPE	34.3%	10612.0
LANDSCAPE	33.9%	10491.0
TOTAL	100.0%	30946.0

3rd Review
Ashley Duncan
Aurora Water Utilities
aduncan@auroragov.org

SIGNATURE BLOCK

WARREN STREET TOWNHOMES SITE PLAN

LEGAL DESCRIPTION: LOT 2 BLOCK 1, WINGERT SUBDIVISION FILING NO. 1, LOCATED IN THE NORTHEAST 1/4 OF THE OF SECTION 27, TOWNSHIP 4 SOUTH, RANGE 67 WEST OF THE 6TH P.M., CITY OF AURORA, COUNTY OF ARAPAHOE, STATE OF COLORADO.

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
(CORPORATION, COMPANY, OR INDIVIDUAL)

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

BY: _____ CORPORATE SEAL
(PRINCIPALS OR OWNERS)

STATE OF COLORADO)
COUNTY OF _____)SS

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

(PRINCIPALS OR OWNERS)

WITNESS MY HAND AND OFFICIAL SEAL

SEAL NOTARY

(NOTARY PUBLIC)

MY COMMISSION EXPIRES _____ NOTARY BUSINESS ADDRESS: _____

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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: _____

PREPARED BY:



Clifford Netuschil, PE
6312 S. Fiddlers Green Circle,
Suite 300E
Greenwood Village, CO 80111
(720) 792-6671, (303) 525-7768

LANDSCAPE ARCHITECT:
Gia Qin, PLA, AICP, LEED AP, SITES AP
6312 S. Fiddlers Green Circle,
Suite 300E
Greenwood Village, CO 80111
(412) 435-3900, (412) 435-3902

SUBCONSULTANTS:

STUDIO LIGHTNING : 63 SUNSET DR. BAILEY, CO 80421 (303-242-1572)
CUSHMAN GEOSCIENCE LLC: 195 S HOYT ST, LAKEWOOD, CO 80226 (303-475-7993) DAVID@CUSHGEO.COM

DATES

ISSUE DATE: _____ DATE
REVISION: _____

SITE PLAN NOTES

- 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 HANDICAPPED ACCESSIBILITY REQUIREMENTS BASED ON THE 2021 INTERNATIONAL BUILDING CODE, CHAPTER 11, AND THE INTERNATIONAL CODE COUNCIL (ICC) A117.1-2017.
- ALL BUILDING ADDRESS NUMBERS SHALL COMPLY WITH THE AURORA CITY CODE, SECTION 126, ARTICLE VII - NUMBERING OF BUILDINGS.
- THE APPLICANT HAS THE OBLIGATION TO COMPLY WITH ALL APPLICABLE REQUIREMENTS OF THE AMERICANS WITH DISABILITIES ACT.
- EMERGENCY INGRESS AND EGRESS - RIGHT-OF-WAY FOR INGRESS AND EGRESS FOR SERVICE AND EMERGENCY VEHICLES IS GRANTED OVER, ACROSS, ON AND THROUGH ANY AND ALL PRIVATE ROADS AND WAYS NOW OR HEREAFTER ESTABLISHED ON THE DESCRIBED PROPERTY, AND THE SAME ARE HEREBY DESIGNATED AS "SERVICE/EMERGENCY AND UTILITY EASEMENTS" AND SHALL BE POSTED "NO PARKING - FIRE LANE".
- 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 DUTY 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.
- 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 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 ENCRUCH INTO ANY EASEMENT OR FIRE LANE.
- 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.
- 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.
- 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 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.
- FINAL GRADE SHALL BE AT LEAST SIX (6) INCHES BELOW ANY EXTERIOR WOOD SIDING ON THE PREMISES.
- 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.
- 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.
- 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.
- THE VENDOR OF ANY FUTURE SALE OF THE REAL PROPERTY SHALL PROVIDE THE REQUIRED NOTICE PER CITY CODE SECTION 146-1587(C) TO BE RECORDED WITH THE COUNTY CLERK AND RECORDER AND SHALL PROVIDE SUCH NOTICE TO EACH PROSPECTIVE PURCHASER OF ANY AND ALL SAID PROPERTY. SEE EXHIBIT C4 UNDER THE AIRPORT RELATED LAND USE RESTRICTIONS SECTION OF THIS GUIDEBOOK.
- STATE ANY REQUESTED WAIVERS OF DEVELOPMENT STANDARDS AND THE APPLICABLE TERMS AND CONDITIONS PURSUANT THERETO.
- 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.
- 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.



COA SURVEY CONTROL

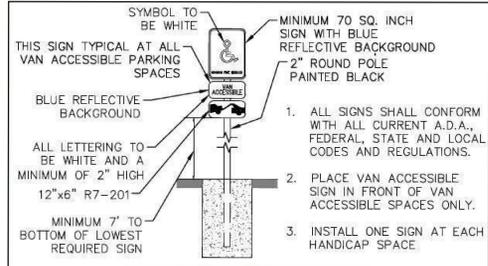
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SITE PLAN
WARREN AVENUE TOWNHOMES

WINGERT SUBDIVISION FILING NO. 2
RESUBDIVISION OF LOT 2, BLOCK 1, WINGERT SUBDIVISION FILING NO. 1
LOCATED IN THE NORTHEAST 1/4 OF SECTION 27, TOWNSHIP 4 SOUTH, RANGE 67, WEST OF THE 6TH P.M.,
CITY OF AURORA, COUNTY OF ARAPAHO, STATE OF COLORADO
0.71 ACRES

IMPLEMENTATION PLAN			
2021 - IRC		COLORADO STATE HOUSE BILL 03-1221	
ACCESSIBLE DWELLING UNITS:		ACCESSIBLE DWELLING UNITS:	
REQUIRED:	N/A	REQUIRED:	6
PROVIDED:	N/A	PROVIDED:	6

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. 9-105. 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 A 117.1 - 2017.
OWNER OF PROPERTY FOR THE ABOVE PERMIT: _____



VAN ACCESSIBLE HANDICAP PARKING DETAIL - N.T.S.

APPENDIX A - Cluster Box Unit Installation Single Unit

NOTES:

- CONCRETE SHALL HAVE A COMPRESSIVE STRENGTH OF 3,000 PSI @ 28 DAYS, CONTAIN 4% MIN. - 6% MAX. AIR ENTRAINMENT AND BE PLACED WITH A 3.50-4.50 SLUMP IN ACCORDANCE WITH ACI 301
- REINFORCING STEEL RODS SHALL CONFORM TO ASTM A615, GRADE 60.
- EXPANSION BOLTS SHALL BE EQUIVALENT TO THE FOLLOWING PROVIDERS:
 - a. HILTI KWIK BOLT (www.us.hilti.com) 1/2" DIA. x 5-1/2" OVERALL LENGTH GALVANIZED, CATALOG #: 000-453-696
 - KB II 12-512, STAINLESS STEEL, CATALOG #: 000-454-744 ENSURE THAT THE MIN. EMBEDMENT IN CONCRETE IS AT LEAST 3-1/2".
 - b. IW RAMSET REDHEAD TRIBOLT (www.ramset-redhead.com) GALVANIZED, 1/2" DIAMETER x 7" OVERALL LENGTH; CATALOG NUMBER: WS-1270G ENSURE THAT THE MIN. EMBEDMENT IN CONCRETE IS AT LEAST 4-1/8".
 - c. RAWL STUD (www.rawl.com) GALVANIZED, 1/2" DIAMETER x 5-1/2" OVERALL LENGTH; CATALOG NUMBER: 7724 ENSURE THAT THE MIN. EMBEDMENT IN CONCRETE IS AT LEAST 4".

Detail: CLUSTER BOX UNIT (CBU) INSTALLATION - SINGLE UNIT

Fac. Ch. Sect. Para. Detail: **G1 - 2 - 0 e**

CAD File: **./usps/library/details/G1-2-0e** Scale: **1/2" = 1'-0"**

USPS SDL Issued: 10/1/2016 Last Revised: 10/27/2016



355 Research Parkway
Meriden, CT 06450
(203) 630-1406

WARREN STREET TOWN HOMES
10209 E. WARREN AVE
CITY OF AURORA, CO 80247

Revisions	No.	Date	Desc.
Designed	CFI		
Drawn	CFI		
Reviewed	CN		
Scale	NTS		
Project No.	2401386		
Date	09/25/2024		
CAD File:	SDP-NOTES		
Title			
NOTES			
Sheet No.			

SITE PLAN

WARREN AVENUE TOWNHOMES

WINGERT SUBDIVISION FILING NO. 2
 RESUBDIVISION OF LOT 2, BLOCK 1, WINGERT SUBDIVISION FILING NO. 1
 LOCATED IN THE NORTHEAST 1/4 OF SECTION 27, TOWNSHIP 4 SOUTH, RANGE 67, WEST OF THE 6TH P.M.,
 CITY OF AURORA, COUNTY OF ARAPAHOE, STATE OF COLORADO
 0.71 ACRES

SITE PLAN NOTES

- ALL WORK AND MATERIALS SHALL COMPLY WITH ALL MUNICIPAL REGULATIONS AND CODES, WHICHEVER IS MORE STRINGENT.
- ALL DIMENSIONS AND COORDINATES ARE FROM BACK FLOW LINE OF CURB UNLESS SHOWN OTHERWISE.
- 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.
- EXISTING UTILITIES SHOWN MAY NOT REPRESENT ALL EXISTING UTILITIES AND SITE ENCUMBRANCES. CONTRACTOR SHALL FIELD VERIFY EXISTING UTILITIES, SITE ENCUMBRANCES AND EXISTING FIELD CONDITIONS. CONTACT ENGINEER WITH DISCREPANCIES PRIOR TO CONSTRUCTION.
- ROADWAY AND DRIVEWAY DIMENSIONS ARE FROM FL-FL.
- SAWCUT OF EXISTING STREETS SHALL BE IN CONFORMANCE WITH CITY OF AURORA STANDARDS. CUTS SHALL BE STRAIGHT WITH CLEAN EDGES. REMOVE EXISTING SIDEWALKS, CURB AND GUTTER TO NEAREST JOINT RETURN ALONG EXISTING LINE AND GRADE.

LOTS	WIDTH	DEPTH
1-5	18.33' (INTERIOR) / 19.33' (END)	65.50'
6-11	18.33' (INTERIOR) / 19.33' (END)	66.025'

SIGN LEGEND



Per ICC A117.1-2017, Van parking spaces shall be 132 inches minimum in width.
 Exception: Where the adjacent access aisle is 96 inches minimum in width, van parking spaces shall be 96 inches minimum in width.

Will this sidewalk be flush with the roadway?
 Please relocate accessible parking sign to the blue circle for better visibility.

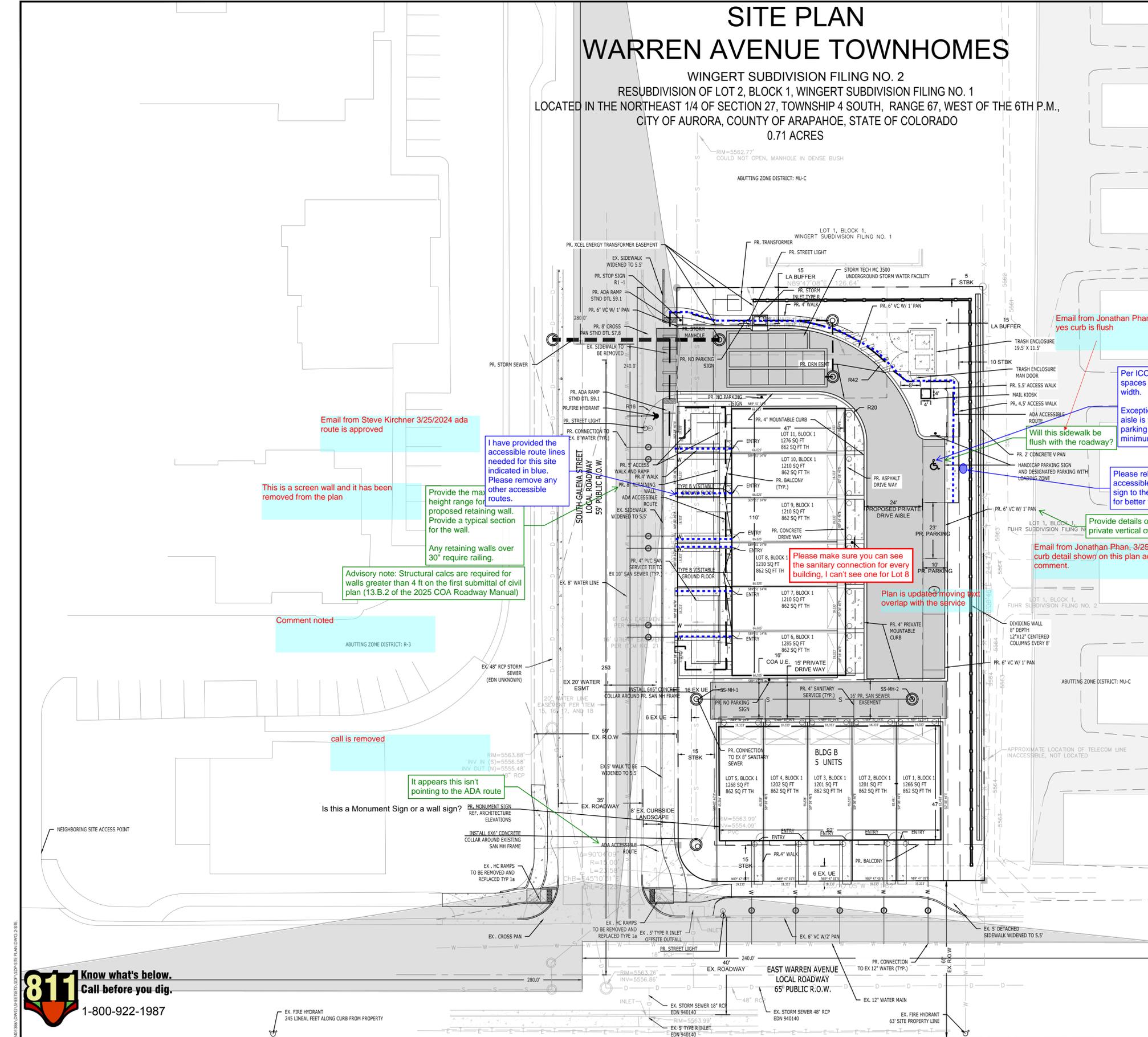
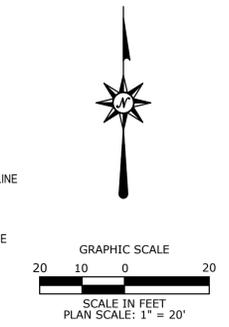
Per conversations with Steve Kirchner 3/25/2024 walk is widened and signage is moved.

PRIVATE MOUNTABLE CURB

N.T.S.

LEGEND

- PROPERTY LINE
- LOT LINE
- PROPOSED EASEMENT / SETBACK
- EXISTING EASEMENT / SETBACK
- EXISTING RIGHT-OF-WAY
- PROPOSED WATER SERVICE
- PROPOSED SANITARY SERVICE
- PROPOSED SAWCUT LINE
- PROPOSED CURB
- PROPOSED FLOW LINE
- PROPOSED PANLIP
- EXISTING CURB TO REMAIN
- EXISTING FLOW LINE TO REMAIN
- EXISTING PANLIP TO REMAIN
- PROPOSED CONCRETE
- PROPOSED ASPHALT
- EXISTING / PROPOSED FIRE HYDRANT
- PROPOSED WATER METER / SANITARY CLEANOUT
- EXISTING / PROPOSED SEWER MANHOLE
- EXISTING / PROPOSED SIGN *
- PROPOSED WALL SCENCE / LIGHT POLE *
- PARKING COUNT
- PAINTED TRAFFIC MARKING
- ADA ACCESSIBLE ROUTE
- EX. WATER LINE
- EX. STORM LINE
- EX. UNDERGROUND TELEPHONE LINE
- EX. SANITARY LINE
- EX. UNDERGROUND ELECTRIC LINE



Email from Steve Kirchner 3/25/2024 ada route is approved

This is a screen wall and it has been removed from the plan

I have provided the accessible route lines needed for this site indicated in blue. Please remove any other accessible routes.

Provide the max height range for proposed retaining wall. Provide a typical section for the wall.

Any retaining walls over 30" require railing.

Advisory note: Structural calcs are required for walls greater than 4 ft on the first submittal of civil plan (13.B.2 of the 2025 COA Roadway Manual)

Comment noted

call is removed

It appears this isn't pointing to the ADA route

Is this a Monument Sign or a wall sign?

Please make sure you can see the sanitary connection for every building, I can't see one for Lot 8

Plan is updated moving text overlap with the service

Email from Jonathan Phan, 3/25/2024 curb detail shown on this plan addressed comment.

Provide details of the private vertical curb



COA SURVEY CONTROL

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 BENCHMARK: CITY OF AURORA BENCHMARK NO. 456727NE006 BEING A 3" BRASS CAP LOCATED AT THE NORTHEAST CORNER OF THE INTERSECTION BETWEEN EAST WARREN AVENUE AND SOUTH PARKER ROAD.
 ELEVATION: 5553.91', NAVD88 DATUM TEMPORARY BENCHMARK: THE TOP OF THE FIRE HYDRANT LOCATED IN EAST WARREN AVENUE RIGHT OF WAY APPROXIMATELY 63' SOUTH AND 7' WEST OF THE SOUTHEAST CORNER OF THE ABOVE DESCRIBED PROPERTY. ELEVATION: 5567.68'



355 Research Parkway
 Meriden, CT 06450
 (203) 630-1406

WARREN STREET TOWN HOMES
 10209 E. WARREN AVE
 CITY OF AURORA, CO 80247

No.	Date	Desc.

Designed: CFI
 Drawn: CFI
 Reviewed: CN
 Scale: 1" = 20'
 Project No.: 2401386
 Date: 09/25/2024
 CAD File: SDP-SITE PLAN
 Title: SITE PLAN
 Sheet No.: 3

SITE PLAN

WARREN AVENUE TOWNHOMES

WINGERT SUBDIVISION FILING NO. 2
 RESUBDIVISION OF LOT 2, BLOCK 1, WINGERT SUBDIVISION FILING NO. 1
 LOCATED IN THE NORTHEAST 1/4 OF SECTION 27, TOWNSHIP 4 SOUTH, RANGE 67, WEST OF THE 6TH P.M.,
 CITY OF AURORA, COUNTY OF ARAPAHOE, STATE OF COLORADO
 0.71 ACRES

GRADING AND DRAINAGE PLAN LEGEND

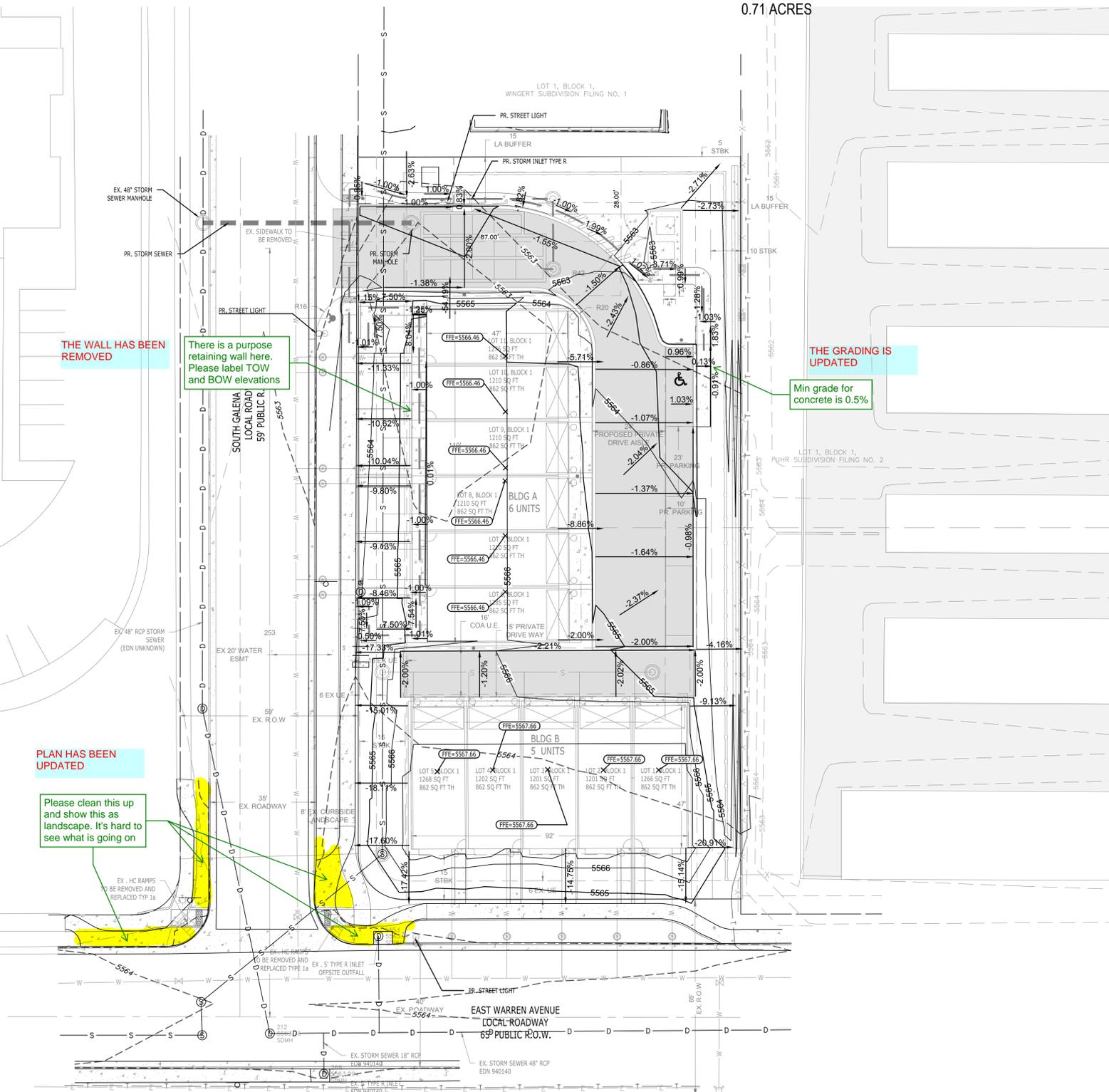
PROPERTY LINE	5461	PROPOSED CONTOUR
LOT LINE	5462	EXISTING CONTOUR
PROPOSED EASEMENT / SETBACK	61.44±EX	EXISTING / PROPOSED GRADE (FL=FLOWLINE, TC=TOP CURB, FG=FINISH GRADE)
EXISTING EASEMENT / SETBACK	52.44	SLOPE
EXISTING RIGHT-OF-WAY	2.0%	
PROPOSED WATER SERVICE		
PROPOSED SANITARY SERVICE		
PROPOSED SAWCUT LINE		
PROPOSED CURB		
PROPOSED FLOW LINE		
PROPOSED PANLIP		
EXISTING CURB TO REMAIN		
EXISTING FLOW LINE TO REMAIN		
EXISTING PANLIP TO REMAIN		
PROPOSED CONCRETE		
PROPOSED ASPHALT		
EXISTING / PROPOSED FIRE HYDRANT		
PROPOSED WATER METER / SANITARY CLEANOUT		
EXISTING / PROPOSED SEWER MANHOLE		
EXISTING / PROPOSED SIGN *		
PROPOSED LIGHT POLE *		
PARKING COUNT		
PAINTED TRAFFIC MARKING		
ADA ACCESSIBLE ROUTE		

GRADING AND DRAINAGE NOTES

- SURVEY MAY NOT REPRESENT ALL EXISTING UTILITIES AND SITE ENCUMBRANCES, CONTRACTOR SHALL FIELD VERIFY EXISTING UTILITIES, SITE ENCUMBRANCES AND EXISTING FIELD CONDITIONS. CONTACT ENGINEER WITH DISCREPANCIES PRIOR TO CONSTRUCTION.
- ROADWAY AND DRIVEWAY DIMENSIONS ARE FROM FL-FL.
- SAWCUT OF EXISTING STREETS SHALL BE IN CONFORMANCE WITH CITY STANDARDS. CUTS SHALL BE STRAIGHT WITH CLEAN EDGES. REMOVE EXISTING SIDEWALKS, CURB AND GUTTER TO NEAREST JOINT RETURN ALONG EXISTING LINE AND GRADE.
- ALL ELEVATIONS ARE FINISHED GRADE UNLESS OTHERWISE NOTED AND DO NOT ACCOUNT FOR PAVEMENT MATERIAL THICKNESS. ELEVATIONS SHOWN AT CURBS ARE FLOWLINE UNLESS OTHERWISE NOTED.
- PUBLIC IMPROVEMENTS SHALL BE CONSTRUCTED IN ACCORDANCE WITH THE LOCAL AGENCIES STANDARDS AND CRITERIA.
- REFERENCE THE APPROVED GEOTECHNICAL REPORT FOR THE PROJECT FOR SITE PAVEMENT RECOMMENDATIONS AND STANDARDS.
- THE CONTRACTOR IS RESPONSIBLE FOR LOCATING THE HORIZONTAL AND VERTICAL LOCATION OF ALL EXISTING UTILITIES. EXISTING UTILITIES SHOWN ON THIS PLAN ARE BASED ON THE BEST AVAILABLE INFORMATION AT THE TIME OF DESIGN AND DO NOT REFLECT A COMPLETE SURVEY OF EXISTING UTILITIES. CONTACT THE ENGINEER WITH DISCREPANCIES.
- EXISTING GRADES ARE BASED ON THE BEST AVAILABLE INFORMATION AT THE TIME OF SURVEY AND SHOULD BE FIELD VERIFIED PRIOR TO CONSTRUCTION. CONTACT ENGINEER WITH DISCREPANCIES.
- "TC" TOP OF CURB IS THE FINISHED ELEVATION AT THE TOP OF CURB AT INLETS
- SIDEWALK CROSS SLOPE SHALL BE 1.5% TYP. 2% MAXIMUM. HANDICAP PARKING AND ACCESS SHALL BE CONSTRUCTED WITH A CROSS SLOPE NO GRADER THAN 2% IN ANY DIRECTION.
- "TW" AND "BW" ELEVATIONS ARE FINISHED GROUND AT THE WALL AND DO NOT REFERENCE THE ELEVATION OF TOP WALL STRUCTURE OR BOTTOM OF FOOTING. WALL DESIGN SHALL BE PROVIDED BY OTHERS.
- CONSTRUCTION DRAWINGS ARE NOT COMPLETE WITHOUT THE, MOST RECENTLY APPROVED GRADING, EROSION AND SEDIMENT CONTROL (GESC) PLANS.
- THE OWNER AND OR THEIR REPRESENTATIVE SHALL BE RESPONSIBLE FOR COORDINATION WITH EXISTING FRANCHISE UTILITIES TO INCLUDE COMCAST, XCEL, CENTURY LINK OR OWNERS OF EXISTING DRY UTILITY LINES.
- EXISTING UTILITY SURFACE APPURTENANCES SHALL BE RAISED TO FINISHED GRADE. THIS INCLUDES BUT IS NOT LIMITED TO MANHOLE LIDS, VALVE COVERS.
- SLOPES SHOWN ARE FOR GENERAL REFERENCE AND TO PROVIDE DRAINAGE INFORMATION.

CITY GRADING AND DRAINAGE NOTES

- MINIMUM SLOPE ON UNPAVED AREAS IS 2%, MINIMUM SLOPE ON ASPHALT IS 1%, AND MINIMUM SLOPE ON CONCRETE IS 0.5%.
- THE MAXIMUM SLOPE WITHIN ROW IS 4:1, THE MAXIMUM SLOPE FOR PROPERTY OUTSIDE OF THE ROW IS 3:1.
- THE SLOPE AWAY FROM THE BUILDING SHALL HAVE A MINIMUM GRADE OF FIVE (5) PERCENT FOR THE FIRST TEN FEET OR TO THE PROPERTY LINE, WHICHEVER OCCURS FIRST, THEN A MINIMUM OF TWO (2) PERCENT UNTIL THE SLOPE REACHES THE SWALE AROUND THE BUILDING. IF PHYSICAL OBSTRUCTIONS OR LOT LINES PROHIBIT THE TEN FEET OF HORIZONTAL DISTANCE, A FIVE (5) PERCENT SLOPE SHALL BE PROVIDED TO AN APPROVED ALTERNATIVE METHOD OF DIVERTING STORM RUNOFF AWAY FROM THE FOUNDATION. IMPERVIOUS SURFACES WITHIN TEN FEET OF THE BUILDING FOUNDATION SHALL BE SLOPED A MINIMUM OF TWO (2) PERCENT AWAY FROM THE BUILDING.
- (THIS NOTE IS REQUIRED ONLY WHEN FIRE LANES ARE REQUIRED)* THE MAXIMUM PERMISSIBLE LONGITUDINAL GRADE FOR FIRE LANES IS 10%. THE MAXIMUM TRANSVERSE GRADE FOR A FIRE LANE IS FOUR PERCENT WITH A RESULTANT MAXIMUM SLOPE OF TEN PERCENT.
- (THIS NOTE IS REQUIRED ONLY WHEN ACCESSIBLE PARKING IS REQUIRED)* THE RESULTANT GRADE IN ANY DIRECTION WITHIN ACCESSIBLE PARKING AREAS SHALL NOT EXCEED TWO PERCENT.
- (THIS NOTE IS REQUIRED ONLY WHEN ACCESSIBLE EXTERIOR ROUTE IS REQUIRED)* THE MAXIMUM CROSS SLOPE IN AN ACCESSIBLE PATH SHALL NOT EXCEED TWO PERCENT. THE MAXIMUM LONGITUDINAL SLOPE IN AN ACCESSIBLE PATH SHALL NOT EXCEED FIVE PERCENT.



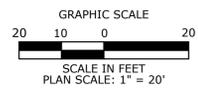
THE WALL HAS BEEN REMOVED

There is a purpose retaining wall here. Please label TOW and BOW elevations

THE GRADING IS UPDATED
 Min grade for concrete is 0.5%

PLAN HAS BEEN UPDATED

Please clean this up and show this as landscape. It's hard to see what is going on



COA SURVEY CONTROL

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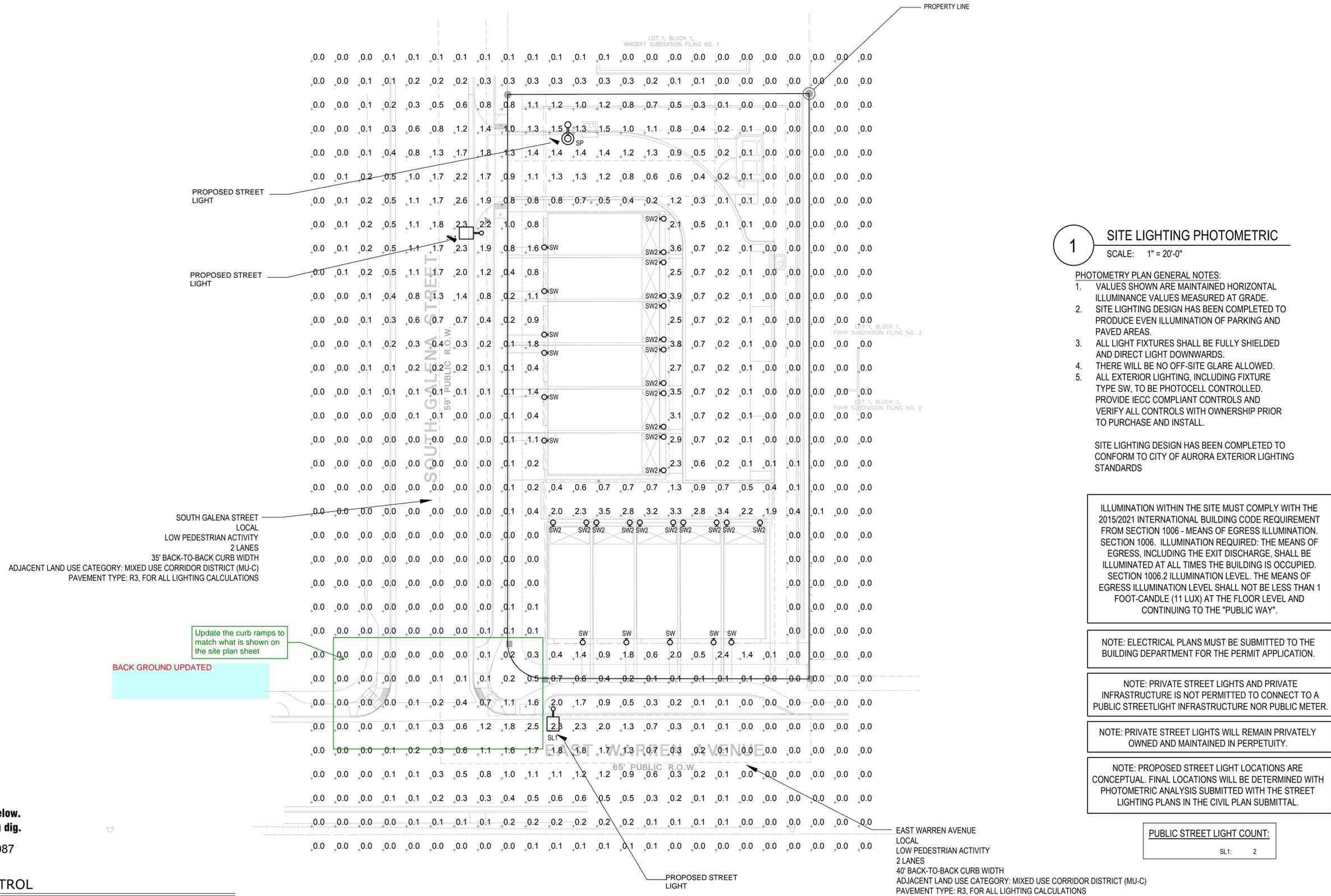
355 Research Parkway
 Meriden, CT 06450
 (203) 630-1406

WARREN STREET TOWN HOMES
 10209 E. WARREN AVE
 CITY OF AURORA, CO 80247

REVISIONS	No.	Date	Desc.
Designed			CFI
Drawn			CFI
Reviewed			CN
Scale			1" = 20'
Project No.			2401386
Date			09/25/2024
CAD File:			SDP-UTL & GRD
Title			GRADING
Sheet No.			4

SITE PLAN WARREN AVENUE TOWNHOMES

WINGERT SUBDIVISION FILING NO. 2
RESUBDIVISION OF LOT 2, BLOCK 1, WINGERT SUBDIVISION FILING NO. 1
LOCATED IN THE NORTHEAST 1/4 OF SECTION 27, TOWNSHIP 4 SOUTH, RANGE 67, WEST OF THE 6TH P.M.,
CITY OF AURORA, COUNTY OF ARAPAHOE, STATE OF COLORADO
0.71 ACRES



1 SITE LIGHTING PHOTOMETRIC

SCALE: 1" = 20'-0"

- PHOTOMETRY PLAN GENERAL 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.
 - ALL LIGHT FIXTURES SHALL BE FULLY SHIELDED AND DIRECT LIGHT DOWNWARDS.
 - THERE WILL BE NO OFF-SITE GLARE ALLOWED.
 - ALL EXTERIOR LIGHTING, INCLUDING FIXTURE TYPE SW, TO BE PHOTOCELL CONTROLLED. PROVIDE IECC COMPLIANT CONTROLS AND VERIFY ALL CONTROLS WITH OWNERSHIP PRIOR TO PURCHASE AND INSTALL.

SITE LIGHTING DESIGN HAS BEEN COMPLETED TO CONFORM TO CITY OF AURORA EXTERIOR LIGHTING STANDARDS

ILLUMINATION WITHIN THE SITE MUST COMPLY WITH THE 2015/2021 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".

NOTE: ELECTRICAL PLANS MUST BE SUBMITTED TO THE BUILDING DEPARTMENT FOR THE PERMIT APPLICATION.

NOTE: PRIVATE STREET LIGHTS AND PRIVATE INFRASTRUCTURE IS NOT PERMITTED TO CONNECT TO A PUBLIC STREETLIGHT INFRASTRUCTURE NOR PUBLIC METER.

NOTE: PRIVATE STREET LIGHTS WILL REMAIN PRIVATELY OWNED AND MAINTAINED IN PERPETUITY.

NOTE: PROPOSED STREET LIGHT LOCATIONS ARE CONCEPTUAL. FINAL LOCATIONS WILL BE DETERMINED WITH PHOTOMETRIC ANALYSIS SUBMITTED WITH THE STREET LIGHTING PLANS IN THE CIVIL PLAN SUBMITTAL.

PUBLIC STREET LIGHT COUNT:

SL1: 2



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355 Research Parkway
Meriden, CT 06450
(203) 630-1406



STUDIO LIGHTING
63 SUNSET DR.
BAILEY, CO 80421
303.242.1572

DESIGNED	JKL
DRAWN	JKL
REVIEWED	JMB
SCALE	
PROJECT NO.	
DATE	1/6/25
CAD FILE:	
TITLE	LIGHTING
SHEET NO.	5

1/6/2025, 8:53 AM, C:\USERS\JESUAD\PROJECTS\2024\2024-000-10209 WARREN AVENUE TOWNHOMES\1-6PHOTOMETRIC.dwg (P1)

SITE PLAN

WARREN AVENUE TOWNHOMES

WINGERT SUBDIVISION FILING NO. 2
 RESUBDIVISION OF LOT 2, BLOCK 1, WINGERT SUBDIVISION FILING NO. 1
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 CITY OF AURORA, COUNTY OF ARAPAHOE, STATE OF COLORADO
 0.71 ACRES

Symbol	Label	General Description	Mounting Height	Color	Catalog Number	Lamp	LLF	Watts	SHIELDING
Ⓢ	SP	SITE POLE DRIVE AISLES	20'-0" AFG	BLACK	INVUE ECM-E02-LED-E1-T2-SR- SN-BK-7030-VA6154	LED	1.00	52W	FULL CUTOFF
Ⓢ	SW	WALL SCONCE ENTRIES	8'-0" AFG	BLACK	TECH LIGHTING 700WSBOW-4-B-LED830	LED	1.00	17.8W	FULL CUTOFF
Ⓢ	SW2	WALL SCONCE GARAGES	8'-0" AFG	BLACK	LUMIERE 303-W1-LEDB1-3000- UNV-T4-DIM10-BK	LED	1.00	8.5W	FULL CUTOFF

Project	Catalog #	Type	SW2
Prepared by	Notes	Date	



Lumiere
EON 303-W1-LEDB1
 Ceiling / Wall Mount
 Direct / Indirect

Typical Applications

- Hospitality • Commercial Landscape • Outdoor Area/Office • Residential • Architectural

Product Certification

• • • •

Product Features

- •

- Top Product Features**
- Adjustable direct or indirect luminaire - 180° Adjustable at knuckle
 - 2700K, 3000K or 3500K or 4000K Color Temperature and Amber (S5-S95mm)
 - Forward/Lateral Throw or Flood Optics with diffuse glass sealed lens
 - Patented AccuLED Optics™ System
 - Universal Input LED Driver Included (120 - 277V, 50/60 Hz)
 - ELV or 0-10 Dimming



COOPER Lighting Systems

PS202020EN page 1
 10/20/19 10/20/19

BOWMAN 4 WALL SCONCE

TECH LIGHTING

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.

- High quality LM80-tested LEDs**
 for consistent long-life performance and color
- Outstanding protection against the elements:**
- Marine-grade powder coat finishes
 - Stainless Steel mounting hardware
 - Impact-resistant, UV stabilized frosted acrylic lensing

SPECIFICATIONS

DELIVERED LUMENS	600
WATTS	17.8
VOLTAGE	120V, 277V
DIMMING	ELV
LIGHT DISTRIBUTION	Spot/beam
MOUNTING OPTIONS	Downlight
CCT	2700K
CR	80
COLOR RENDERING	1-99
BUG RATING	81-100-00
DARK SKY	Compliant
WET LISTED	NO
GENERAL LISTING	ETL, TUV, UL
START TEMP	30°C
FIELD SERVICEABLE LED	NO
CONSTRUCTION	Aluminum
HARDWARE	Stainless Steel
FINISH	Marine Grade Powder Coat
LED LIFETIME	120,000 Hours
WARRANTY	3 Years

** Visit techlighting.com for specific warranty limitations and details.*



ORDERING INFORMATION

700WSBOW	LENGTH	FINISH	LAMP
4' 4"	B-4	BLACK	40000K 120-277V, 50/60/100
	B-4	BROWN	40000K 120-277V, 50/60/100
	B-4	BRUSHED	40000K 120-277V, 50/60/100
	B-4	WHITE	40000K 120-277V, 50/60/100

techlighting.com

Invue

TECH LIGHTING

DESCRIPTION	Catalog #	Type
The EPIC Collection delivers custom luminaire flexibility with high quality, yet availability expectations of standard specification grade products. The EPIC Collection can be dressed to suit any application. Recognizing evolving environmental and legislative trends, the EPIC Collection delivers world class LED lighting and performance solutions to the decorative luminaire marketplace.	SP	
	Project	Date
	Comments	
	Prepared by	

DESCRIPTION

The EPIC Collection delivers custom luminaire flexibility with high quality, yet availability expectations of standard specification grade products. The EPIC Collection can be dressed to suit any application. Recognizing evolving environmental and legislative trends, the EPIC Collection delivers world class LED lighting and performance solutions to the decorative luminaire marketplace.

SPECIFICATION FEATURES

Construction
 TDC Cast aluminum top housing attaches to cast aluminum mounting arm with four stainless steel fasteners. Die-cast silicone gasket between mounting nut and top casting made heat moisture and contaminants. Use the mounting disconnector section for a full selection of mounting arms. Only these arms are compatible with the Epic luminaire. **MIDSECTION:** Continuous silicone gaskets seal lens to top casting and shade. The mid section features cast aluminum construction and stainless steel assembly. **SHADES:** Heavy gauge precision spun aluminum shades offer superior surface finish and consistency in form. **DOORFRAME:** Die-cast aluminum 1/8" thick door and doorframe seal to underside of shade with a thick wall continuous silicone gasket. Mounting bush ships attached to mounting arm.

Optics
 Choice of twelve patented, high efficiency AccuLED Optics™ technology manufactured from injection molded acrylic. Optics are precisely designed to shape the optics, maximizing efficiency and application spacing. AccuLED Optics technology creates consistent beam distributions with the scalability to meet customer application requirements. Offered Standard in 4000K, 5000K CCT and nominal 70 CRI. Optional 3000K CCT and 5000K CCT. For the ultimate level of light control, an optional house-side shield accessory can be field or factory installed. The house-side shield is designed to seamlessly integrate with the SL2, SL3 or SL4 optics.

Electrical
 LED drivers mount to die-cast aluminum back housing for optimal heat sinking, operation efficiency, and prolonged life. Standard drivers feature electronic universal voltage (120-277V/50/60Hz, 347V, 60Hz or 480V 60Hz operation, greater than 0.9 power factor, less than 20% harmonic distortion, and is suitable for operation in -40°C to 40°C ambient environments. All fixtures are shipped standard with 10kV/10kA common-mode differential mode surge protection. LightBARRs feature and IP68 enclosure rating and maintain greater than 90% lumen maintenance at 60,000 hours per IESNA LM-79. Dimming options available.

Finish
 Housing is finished in five-stage super TDC polyester powder coat paint. 2.5 mil nominal thickness for superior protection against fade and wear. LightBARR™ cover plate are standard white and may be specified to match finish of luminaire housing. Standard colors include black, bronze, grey, white, dark platinum and graphite metallic. RAL and custom color matches available. Consult Outdoor Architectural Color brochure for a complete selection.

Warranty
 Five-year warranty.



1 - 4 LightBARRs Solid State LED DECORATIVE AREA LUMINAIRE

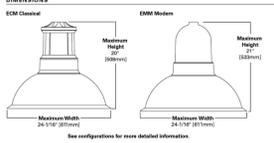
CERTIFICATION DATA

• ETL Listed
 • PMA LightBARRs
 • 100% LM80 Compliant
 • 100% Flicker Free
 • 100% RoHS Compliant

ENERGY DATA

• Efficacy: 100 lm/W
 • 20% Total Harmonic Distortion
 • 120-277V/50/60/100Hz
 • 40000000
 • 40°C Maximum Temperature
 • 40°C Ambient Temperature Rating

ETL
 Effective Projected Area (EPA) P1.034
 SHIPPING DATA
 Approximate Net Weight: 48 lbs. (21.7kg)
 CAD File: T2000020EN
 January 4, 2019 8:54 AM



See configurations for more detailed information.

811 Know what's below.
 Call before you dig.
 1-800-922-1987

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1/6/2025, 8:53 AM, C:\USERS\JESUADOPHOX\DESKTOP\LIGHTING\2024\2024-000 10209 WARREN AVENUE TOWNHOMES\811PHOTO\METRIC_2024-000 10209 WARREN AVENUE TOWNHOMES.DWG (P.2)

NOT FOR CONSTRUCTION

SITE PLAN

WARREN AVENUE TOWNHOMES

WINGERT SUBDIVISION FILING NO. 2
 RESUBDIVISION OF LOT 2, BLOCK 1, WINGERT SUBDIVISION FILING NO. 1
 LOCATED IN THE NORTHEAST 1/4 OF SECTION 27, TOWNSHIP 4 SOUTH, RANGE 67, WEST OF THE 6TH P.M.,
 CITY OF AURORA, COUNTY OF ARAPAHOE, STATE OF COLORADO
 0.71 ACRES

ORDINANCE REQUIREMENTS - Aurora Unified Development Ordinance

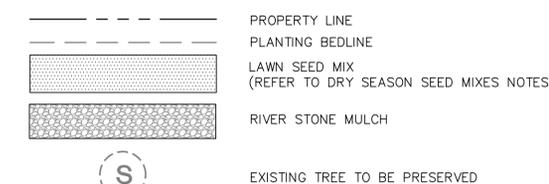
SECTION: 4.7 LANDSCAPE, WATER CONSERVATION, STORM WATER MNGMNT	REQUIRED WIDTH	PROVIDED WIDTH	REQUIRED	PROPOSED	VARIANCE
§146-4.7.5.C Curbside Landscape	One tree per 40 linear feet of street frontage of grass species, native seed, ornamental grasses, 1 shrub per 40 sf of curbside area 1 street tree at 40 ft O.C.	N/A	Galena St less curbcut 188 lf/40=5 trees 182 sf sidewalk/40=27 shrubs	5 trees with tree lawn 42 shrubs (20% ornamental grasses)	NO
§146-4.7.5.E Non-Street Perimeter Buffers	Residential development proposed adjacent to industrial, commercial, commercial mixed-use properties, and all other non-residential properties shall include one tree and five shrubs for each 25 linear feet of buffer and 50 percent of the trees shall be evergreen species.	25' with 6 ft ht. wall	E Warren Ave 71 lf/40=2 trees 70+ sf sidewalk/40=20 shrubs	2 trees with tree lawn 35 shrubs	NO
§146-4.7.5.J Building Perimeter Landscaping	Multifamily and Single-family Attached (Townhome) Residential Structures. Plant beds shall be an average of six feet wide and shall consist of landscaping, mulch, and metal edging. Edger shall be provided when adjacent to turf and rock mulched areas. ii. Perimeter plantings shall consist of a total number of plants equal to 1.25 plants per five linear feet of unit perimeter footage, of which: (a) At least five percent are a mixture of evergreen and deciduous trees; (b) At least 15 percent are tall shrubs with a mature height of at least six feet; and (c) Up to 80 percent are a mixture of evergreen and deciduous shrubs chosen to create seasonal interest. See Figure 4.7-22.	N/A	BLDG B (5 Units) 275 lf perimeter 275/5=55 plants 3 trees 8 tall shrubs 44 shrubs	BLDG B (5 Units) Perimeter 3 trees 8 tall shrubs 44 shrubs	NO
			BLDG A (6 Units) 312 lf perimeter 312/5=63 plants 3 trees 11 tall shrubs 49 shrubs	BLDG A (6 Units) Perimeter 3 trees 11 tall shrubs 55 shrubs	NO

NOTES:
 1) ALL PROPOSED LANDSCAPING WITHIN THE SIGHT TRIANGLE SHALL BE IN COMPLIANCE WITH COA ROADWAY SPECIFICATIONS, SECTION 4.04-2.10.

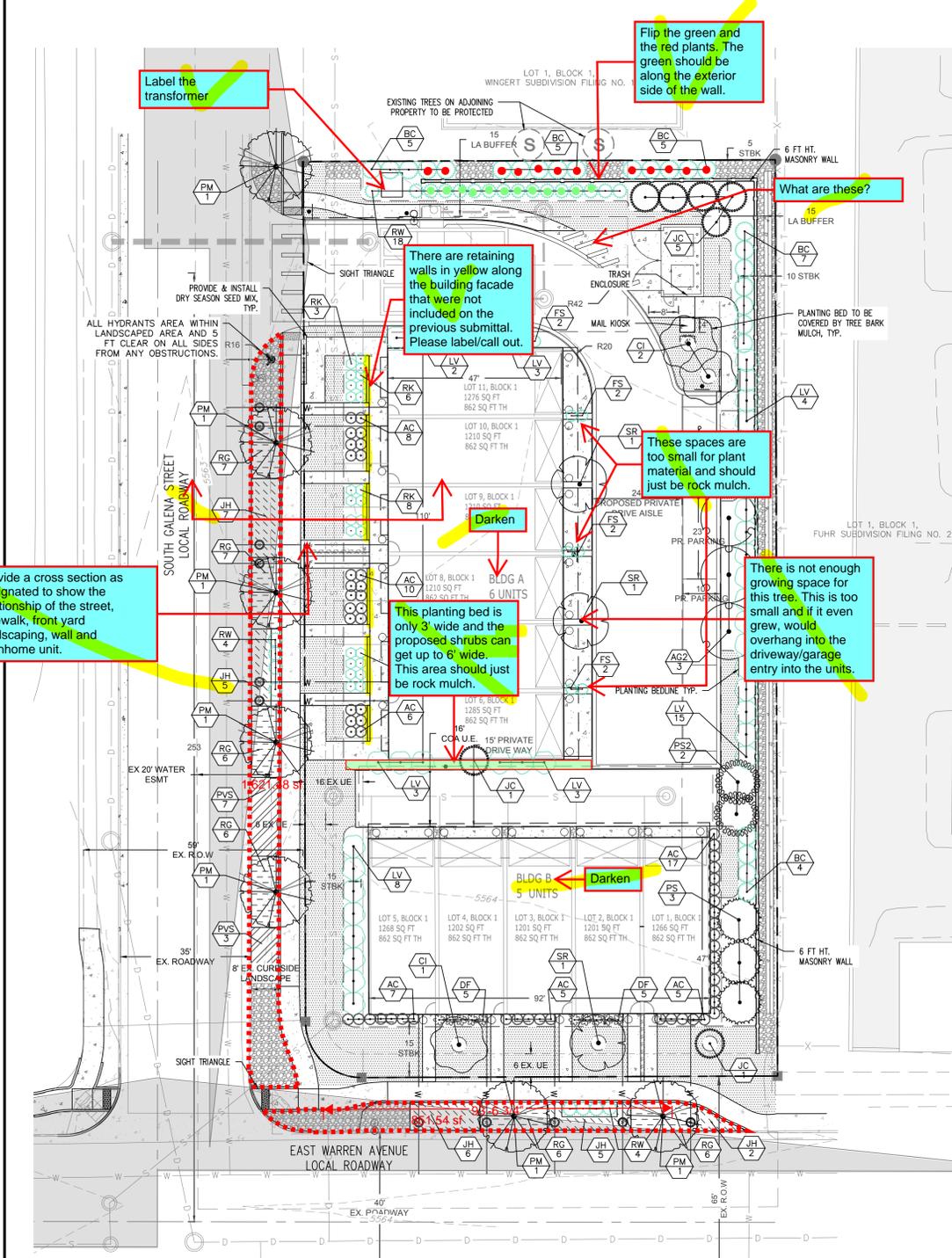
PLANT SCHEDULE

SYMBOL	CODE	QTY	GARDEN CENTER RATING	BOTANICAL NAME	COMMON NAME	SIZE	CONTAINER
EVERGREEN TREES							
JC	7	XX		JUNIPERUS SCOPULORUM 'COLOGREEN'	COLOGREEN JUNIPER	8' MIN. HT	B&B
PS	3	XXX		PINUS STROBIFORMIS	SOUTHWESTERN WHITE PINE	8' MIN. HT	B&B
PS2	2	XXX		PINUS SYLVESTRIS	SCOTCH PINE	8' MIN. HT	B&B
ORNAMENTAL TREES							
AG2	3	XXX		ACER GRANDIDENTATUM	BIGTOOTH MAPLE	2.5" CAL. 6' HT.	B&B
CI	3	XXX		CRATAEGUS CRUS-GALLI INERMIS	THORNLESS COCKSPUR HAWTHORN	2.5" CAL. 6' HT.	B&B
SR	3	XX		SYRINGA RETICULATA	JAPANESE TREE LILAC	2" CAL. 6' HT MIN	B&B
STREET TREE							
PM	7	XX		PHELLODENDRON AMURENSE	CORKTREE	2" CAL. 6' HT MIN	B&B
SHRUBS							
AC	58	XXX		ARTEMISIA CANA	SILVER SAGEBRUSH	5 GAL.	CONT.
BC	26	X		BERBERIS THUNBERGII 'CRIMSON PYGMY'	CRIMSON PYGMY JAPANESE BARBERRY	5 GAL.	CONT.
DF	10	XX		DASIPHORA FLORIBUNDA	SHRUBBY CINQUEFOIL	5 GAL.	CONT.
FS	8	X		FRANGULA ALNUS 'RON WILLIAMS'	FINE LINE ALDER BUCKTHORN	5 GAL.	CONT.
LV	38	XXX		LIGUSTRUM VULGARE 'CHEYENNE'	CHEYENNE PRIVET	5 GAL.	CONT.
RK	25	XX		ROSA SHRUB 'KNOCK OUT'	KNOCK OUT ROSE	5 GAL.	CONT.
RW	26	XX		ROSA WOODSII	MOUNTAIN ROSE	5 GAL.	CONT.
SHRUB AREAS							
JH	25	XX		JUNIPERUS HORIZONTALIS	CREeping JUNIPER	5 GAL.	CONT.
RG	38	XXX		RHUS AROMATICA 'GRO-LOW'	GRO-LOW FRAGRANT SUMAC	5 GAL.	CONT.
ORNAMENTAL GRASSES							
PVS	10	XXX		PANICUM VIRGATUM 'SHENANDOAH'	SHENANDOAH SWITCH GRASS	5 GAL.	CONT.

LANDSCAPE PLAN LEGEND



Add the retaining wall and screen wall symbology to the legend.

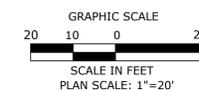


811 Know what's below.
 Call before you dig.
 1-800-922-1987

COA SURVEY CONTROL

TOPOGRAPHY SHOWN HERE IS BASED ON A GROUND SURVEY. THE CONTOUR INTERVAL IS 1'.
 BENCHMARK: CITY OF AURORA BENCHMARK NO. 456727NE006 BEING A 3" BRASS CAP LOCATED AT THE NORTHEAST CORNER OF THE INTERSECTION BETWEEN EAST WARREN AVENUE AND SOUTH PARKER ROAD.
 ELEVATION: 5553.91'. NAVD88 DATUM TEMPORARY BENCHMARK: THE TOP OF THE FIRE HYDRANT LOCATED IN EAST WARREN AVENUE RIGHT OF WAY APPROXIMATELY 63' SOUTH AND 7' WEST OF THE SOUTHEAST CORNER OF THE ABOVE DESCRIBED PROPERTY. ELEVATION: 5567.68'

DRAWING PREPARED BY: GIA QIN (LA.0001681)
 LANDSCAPE ARCHITECT CONTACT INFO:
 GQIN@BLDCOMPANIES.COM
 6312 S. FIDDLERS GREEN CIRCLE, SUITE 300E,
 GREENWOOD VILLAGE,
 CO 80111



NOT FOR CONSTRUCTION

SITE PLAN WARREN AVENUE TOWNHOMES

WINGERT SUBDIVISION FILING NO. 2
RESUBDIVISION OF LOT 2, BLOCK 1, WINGERT SUBDIVISION FILING NO. 1
LOCATED IN THE NORTHEAST 1/4 OF SECTION 27, TOWNSHIP 4 SOUTH, RANGE 67, WEST OF THE 6TH P.M.,
CITY OF AURORA, COUNTY OF ARAPAHOE, STATE OF COLORADO
0.71 ACRES

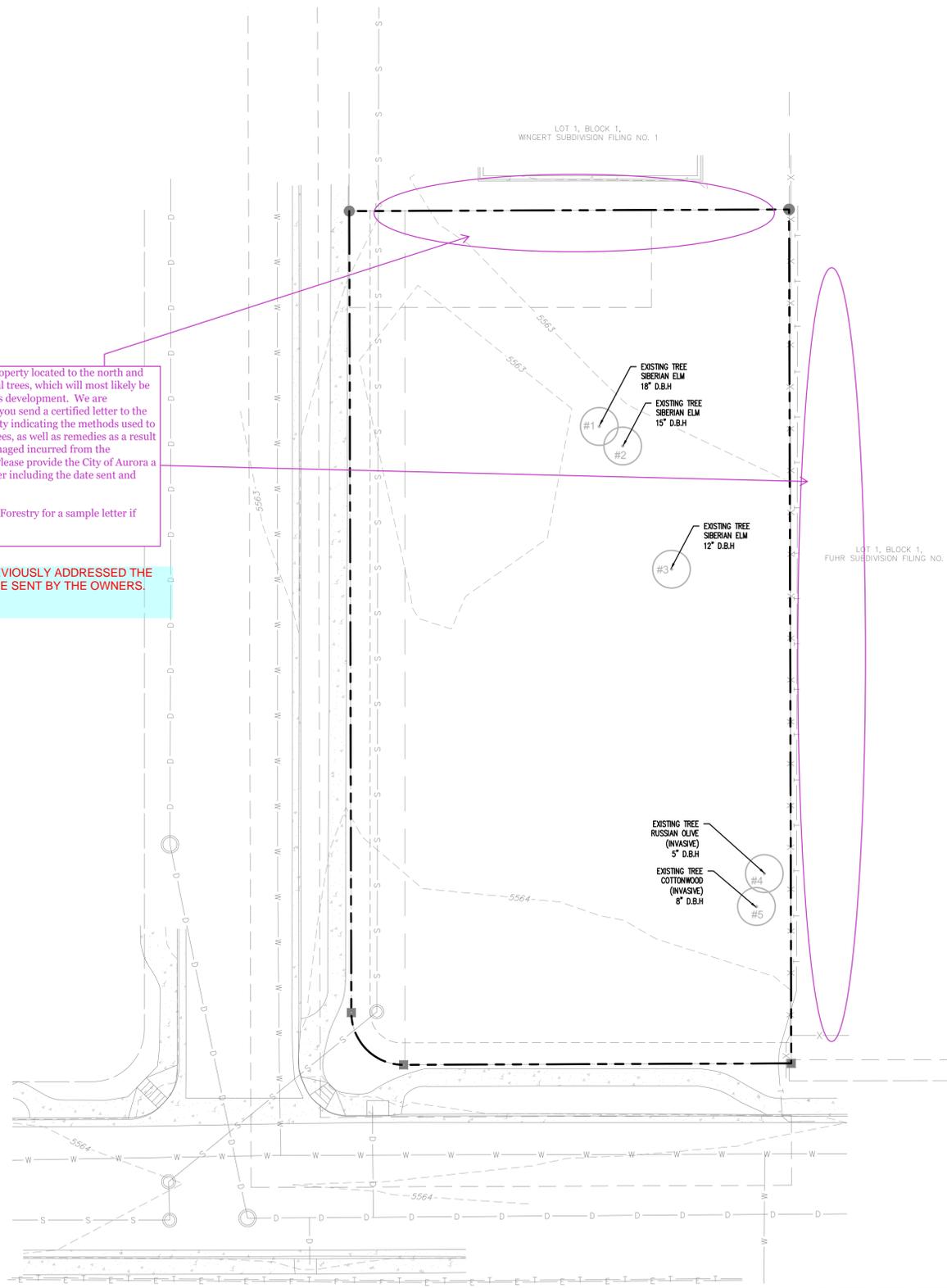
TREE MITIGATION TABLE - Aurora Landscape Reference Manual

D.B.H. Caliper Inches Removed			D.B.H. Caliper Inches Relocated	D.B.H. Caliper Inches Replaced for Mitigation	D.B.H. Caliper Inches Amount Paid to Tree Planting Fund
#1	SIBERIAN ELM (invasive)	18"	0"	0"	0"
#2	SIBERIAN ELM (invasive)	15"			
#3	SIBERIAN ELM (invasive)	12"			
#4	RUSSIAN OLIVE (invasive)	5"			
#5	COTTONWOOD (invasive)	8"			
Total Non-Invasive			0"	0"	0"

The adjacent property located to the north and east have several trees, which will most likely be impacted by this development. We are requesting that you send a certified letter to the adjacent property indicating the methods used to protect these trees, as well as remedies as a result of potential damaged incurred from the development. Please provide the City of Aurora a copy of this letter including the date sent and received.

Contact Aurora Forestry for a sample letter if needed.

THIS WAS PREVIOUSLY ADDRESSED THE LETTERS WERE SENT BY THE OWNERS.



COA SURVEY CONTROL

TOPOGRAPHY SHOWN HERE IS BASED ON A GROUND SURVEY. THE CONTOUR INTERVAL IS 1'.
BENCHMARK: CITY OF AURORA BENCHMARK NO. 456727NE006 BEING A 3" BRASS CAP LOCATED AT THE NORTHEAST CORNER OF THE INTERSECTION BETWEEN EAST WARREN AVENUE AND SOUTH PARKER ROAD.
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355 Research Parkway
Meriden, CT 06450
(203) 630-1406

WARREN STREET TOWN HOMES
10209 E. WARREN AVE
CITY OF AURORA, CO 80247

REVISIONS	Desc.
No.	Date
Designed	G.J.Q.
Drawn	G.J.Q.
Reviewed	CN
Scale	1"=20'
Project No.	2401386
Date	02/05/2025
CAD File:	SDP-TREE MITIGATION PLAN
Title	TREE MITIGATION PLAN
Sheet No.	8

SITE PLAN WARREN AVENUE TOWNHOMES

NOT FOR CONSTRUCTION



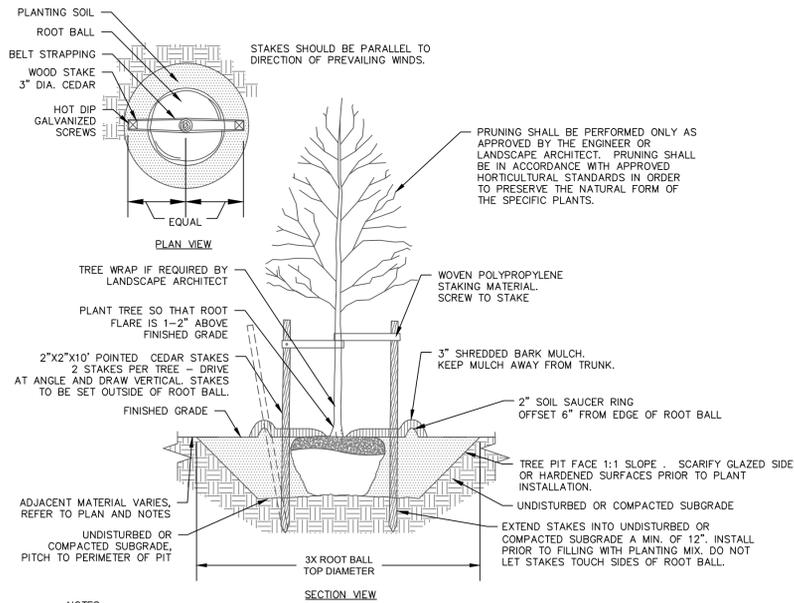
355 Research Parkway
Meriden, CT 06450
(203) 630-1406

WARREN STREET TOWN HOMES
10209 E. WARREN AVE
CITY OF AURORA, CO 80247

1. ALL PROPOSED LANDSCAPING WITHIN THE SIGHT TRIANGLE SHALL BE IN COMPLIANCE WITH COA ROADWAY SPECIFICATIONS, SECTION 4.04.2.10.
2. IF PROJECT INCLUDES THE INSTALLATION OF FREESTANDING LIGHTS, THEY WILL BE DESIGNED TO ENHANCE THE SAFETY, FUNCTIONALITY, AND AESTHETICS OF THE OUTDOOR SPACE. THE LIGHTS WILL BE PLACED TO PROVIDE ADEQUATE ILLUMINATION FOR THE AREA, ENSURING CLEAR VISIBILITY DURING THE EVENING AND NIGHTTIME HOURS.
3. THE SURFACE MATERIALS FOR WALKS, VEHICULAR DRIVES, PARKING LOTS, AND OTHER HARDCAPED AREAS WITHIN PROJECT WILL BE SELECTED TO ENSURE DURABILITY, FUNCTIONALITY, AND AESTHETIC APPEAL. THE MATERIALS WILL BE DESIGNED TO WITHSTAND THE EXPECTED LOADS AND ENVIRONMENTAL CONDITIONS WHILE CONTRIBUTING TO THE OVERALL DESIGN OF THE SITE.
4. ALL UTILITY EASEMENT SHALL REMAIN UNOBSTRUCTED AND FULLY ACCESSIBLE ALONG THEIR ENTIRE LENGTH FOR MAINTENANCE EQUIPMENT ENTRY.
5. ENSURE ALL HYDRANTS AREA WITHIN LANDSCAPED AREA AND 5 FT CLEAR ON ALL SIDES FROM ANY OBSTRUCTIONS, WITH THE RELOCATION OF FIRE HYDRANT PLEASE ENSURE THE FIRE HYDRANTS IS WITHIN THE 3.5 FT TO 8 FT DISTANCE FROM BACK OF CURB AND FACING ADJACENT ROADWAY. TYPICAL ON ALL SHEETS.
6. 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.
7. ALL LANDSCAPED AREAS AND PLANT MATERIAL, EXCEPT NON-IRRIGATED NATIVE, RESTORATIVE, AND DRYLAND GRASS AREAS MUST BE WATERED BY AN AUTOMATIC UNDERGROUND IRRIGATION SYSTEM. IRRIGATION SYSTEM DESIGN, INSTALLATION, OPERATION, AND MAINTENANCE SHALL CONFORM TO PLANTING MATERIALS FOUND IN THE CITY OF AURORA IRRIGATION ORDINANCE.
8. ALL TREE AND SHRUB MASSINGS SHALL BE MULCHED TO A DEPTH OF 3". ANNUAL AND PERENNIAL BEDS SHALL BE MULCHED TO A DEPTH OF 2".
9. MULCH SHALL BE UNCOLORED TRIPLE-SHREDDED HARDWOOD BARK MULCH, AGED AT LEAST 6 MONTHS.
10. PLANTING SOIL:
11. DEPTH: PLANTING SOIL SHALL BE INSTALLED AT A MINIMUM DEPTH OF 4" OR AS NOTED IN THE LANDSCAPE DETAILS. PLANTING SOIL SHALL BE UTILIZED IN ALL PLANTING AREAS INCLUDING SEEDING AREAS.
- TESTING: CONTRACTOR SHALL SUBMIT (2) SOIL SAMPLES PER SOIL STOCKPILE TO A CERTIFIED TESTING LABORATORY TO DETERMINE ACIDITY, ORGANIC CONTENT, MECHANICAL ANALYSIS, AVAILABLE NUTRIENTS (N,P,K,Ca,Mg,S,Fe,Mn,Zn,Cu,B,Al,Pb) AND NECESSARY AMENDMENTS TO SOIL. THE CONTRACTOR SHALL SUBMIT THE TEST RESULTS TO THE OWNER OR LANDSCAPE ARCHITECT FOR REVIEW AND APPROVAL. TEST RESULTS SHALL RECOMMEND AMENDMENTS THAT WILL ALTER THE SOIL CHARACTERISTICS SUCH THAT THE CHARACTERISTICS DESCRIBED BELOW ARE ACHIEVED AND THE SPECIFIED PLANTS (CONTRACTOR TO PROVIDE LIST TO TESTING LABORATORY) WILL ACHIEVE PROPER GROWTH THAT IS NEITHER DEFICIENT NOR EXCESSIVE. THE CONTRACTOR SHALL INCORPORATE THESE AMENDMENTS AT NO INCREASE IN CONTRACT PRICE.
- CHARACTERISTICS: PLANTING SOIL MAY CONSIST OF EXISTING ON-SITE SOILS, AMENDED ON-SITE SOILS, OR IMPORTED SOILS MEETING THE FOLLOWING CRITERIA:
- A. NOT TO CONTAIN MATERIALS HARMFUL TO PLANT LIFE, TO BE CLEAN, FERTILE, FRIABLE, AND WELL DRAINING. ALL PLANTING SOIL SHALL BE FREE OF ANY SUBSOIL EARTH CLODS, SODS, STONES OVER 1" IN ANY DIMENSION, STICKS, ROOTS, WEEDS, LITTER AND OTHER DELETERIOUS MATERIAL. PLANTING SOIL SHALL BE UNIFORM IN QUALITY AND TEXTURE.
 - B. PLANTING SOIL SHALL HAVE THE FOLLOWING OPTIMUM RANGES UNLESS OTHERWISE APPROVED BY THE OWNER OR LANDSCAPE ARCHITECT.

ORGANIC CONTENT	3% - 6% FOR LAWN OR GRASS AREAS. 4% - 8% FOR TREE AND SHRUB PLANTERS. 8%-16% FOR RETENTION OR DETENTION BASINS. (BY LOSS OF IGNITION AT 375 C METHOD OF TESTING)
PH	6.0 - 7.3
 - C. NUTRIENT LEVELS SHALL BE ACHIEVED BY THE CONTRACTOR'S ADDITION OF AMENDMENTS TO THE PLANTING SOIL TO MEET THE OPTIMUM NUTRIENT LEVELS SPECIFIED IN THE TESTING LABORATORY REPORT FOR EACH OF PLANTS TO BE INSTALLED.
 - D. SOIL SHALL BE COMPACTED TO A SURFACE PENETRATION RESISTANCE OF 75-125 LBS./SQ.IN.
 - E. SOIL MAY BE TREATED FOR WEEDS WITH PRE-EMERGENT OR POST-EMERGENT HERBICIDE, AS NEEDED AND AS APPROPRIATE FOR THE APPLICATION SEASON OR LOCATION, OR ELIMINATE GROWTH OF UNWANTED PLANT MATERIAL. APPLY HERBICIDES IN ACCORDANCE WITH MANUFACTURERS RECOMMENDATIONS. HERBICIDE APPLICATOR MUST BE LICENSED IN THE STATE OF PENNSYLVANIA, AND PERFORM APPLICATIONS IN ACCORDANCE WITH LOCAL REQUIREMENTS, PERMITTING STIPULATIONS, AND ANY OTHER RESTRICTIONS INCLUDING AND IN EXCESS OF STATE AND FEDERAL REGULATIONS.
 - F. PROPOSED TOPSOIL SHALL MEET THE USDA SOILS TEXTURAL PERCENTAGES OF SAND, SILT, AND CLAY FOR FOLLOWING CLASSIFICATIONS:
 - LOAM
 - SANDY LOAM WHERE SAND DOES NOT EXCEED 70% AND CLAY IS NOT LESS THAN 5%.
 - SANDY CLAY LOAM WHERE SAND DOES NOT EXCEED 70% AND CLAY IS LESS THAN 28%.
 - G. BIORETENTION SOILS: SOIL TO BE INSTALLED IN RETENTION BASINS, PONDS, OR OTHER STORMWATER MANAGEMENT ENVIRONS SHALL MEET THE ABOVE DESCRIBED CHARACTERISTICS AND AS FOLLOWS:
 - SOIL SHALL NOT CONTAIN MORE THAN 20% CLAY AND LESS THAN 40% SILT.
 - SOIL SHALL HAVE AN INFILTRATION RATE BETWEEN 1/2" AND 3" PER HOUR.
 - H. MODIFICATION TO THE PLANTING SOIL CHARACTERISTICS DESCRIBED ABOVE MAY BE SUBMITTED FOR APPROVAL BY THE LANDSCAPE ARCHITECT. CONTRACTOR MUST DEMONSTRATE PROPOSED CHARACTERISTICS ARE EQUAL TO OR SUPERIOR TO THE SPECIFIED CHARACTERISTICS WITH RESPECT TO SUPPORTING PLANT GROWTH, AND STORMWATER MANAGEMENT.
- ENSURE SOIL MEETS NECESSARY STANDARDS FOR OPTIMAL GROWTH AND HEALTH OF LAWN. TO ACHIEVE THIS THE FOLLOWING AMENDMENTS WILL BE APPLIED TO THE SOIL:
- A. TYPE OF AMENDMENT: ORGANIC MATERIAL (SUCH AS COMPOST, AGED MANURE, OR OTHER APPROVED ORGANIC SOIL AMENDMENTS)
 - B. QUANTITY: MINIMUM 4 CUBIC YARDS OF ORGANIC MATERIAL PER 1,000 SF OF LAWN AREA
11. PLANTING AMENDMENTS:
APPLY FERTILIZER AND OTHER AMENDMENTS AS RECOMMENDED FOR EACH PLANTING AREA BY SOIL ANALYSIS. APPLY AMENDMENTS IN A MANNER CONSISTENT WITH MANUFACTURER'S RECOMMENDATIONS. ANY ORGANIC AMENDMENTS SHALL HAVE A PH BETWEEN 4.5 AND 5.5 UNLESS OTHERWISE RECOMMENDED.

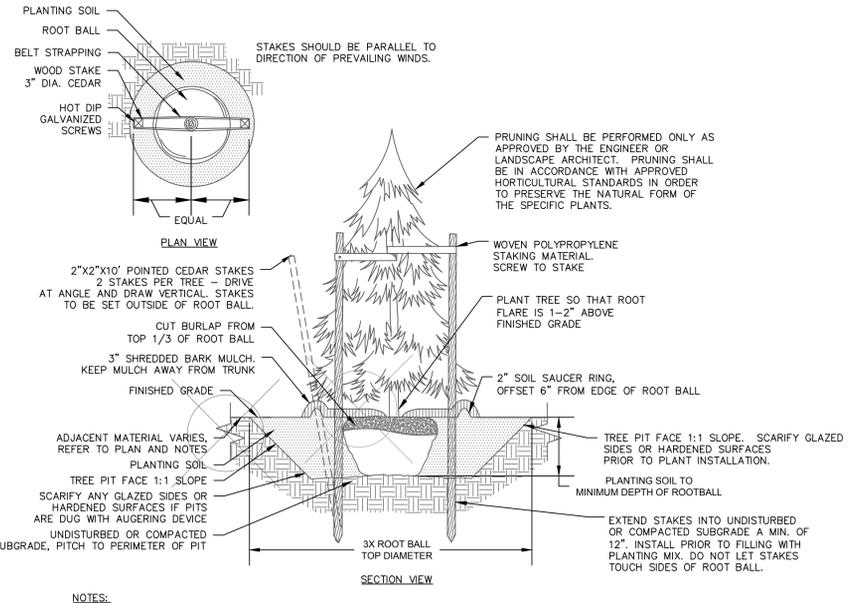
WINGERT SUBDIVISION FILING NO. 2
RESUBDIVISION OF LOT 2, BLOCK 1, WINGERT SUBDIVISION FILING NO. 1
LOCATED IN THE NORTHEAST 1/4 OF SECTION 27, TOWNSHIP 4 SOUTH, RANGE 67, WEST OF THE 6TH P.M.,
CITY OF AURORA, COUNTY OF ARAPAHOE, STATE OF COLORADO
0.71 ACRES



- NOTES:
- STAKING FOR TREES ON 4:1 SLOPES OR LESS THAN 3" CALIPER TO BE PERFORMED AT CONTRACTOR'S DISCRETION.
 - WOVEN POLYPROPYLENE STAKING MATERIAL SHALL BE DEEPROOT ARBORITE (GREEN) OR APPROVED EQUIVALENT. MATERIAL SHALL BE LOOPED AROUND TREE THROUGH EACH OTHER, TWISTED, AND SECURED TO THE STAKE. INSTALL SPECIFIED MATERIAL IN ACCORDANCE WITH MANUFACTURER'S DIRECTIONS.
 - BEFORE IN HOLE, REMOVE BOTTOM OF CAGE. ONCE IN HOLE, REMOVE REST OF CAGE FROM ROOT BALL. REMOVE TWINE AND BURLAP FROM TOP 1/3 OF ROOT BALL - SCORE REMAINING 2/3 OF BURLAP. IF BURLAP IS SYNTHETIC OR HAS BEEN TREATED WITH ANTI-DESSICANT, COMPLETELY REMOVE IT FROM ROOT BALL.

DECIDUOUS TREE PLANTING

N.T.S



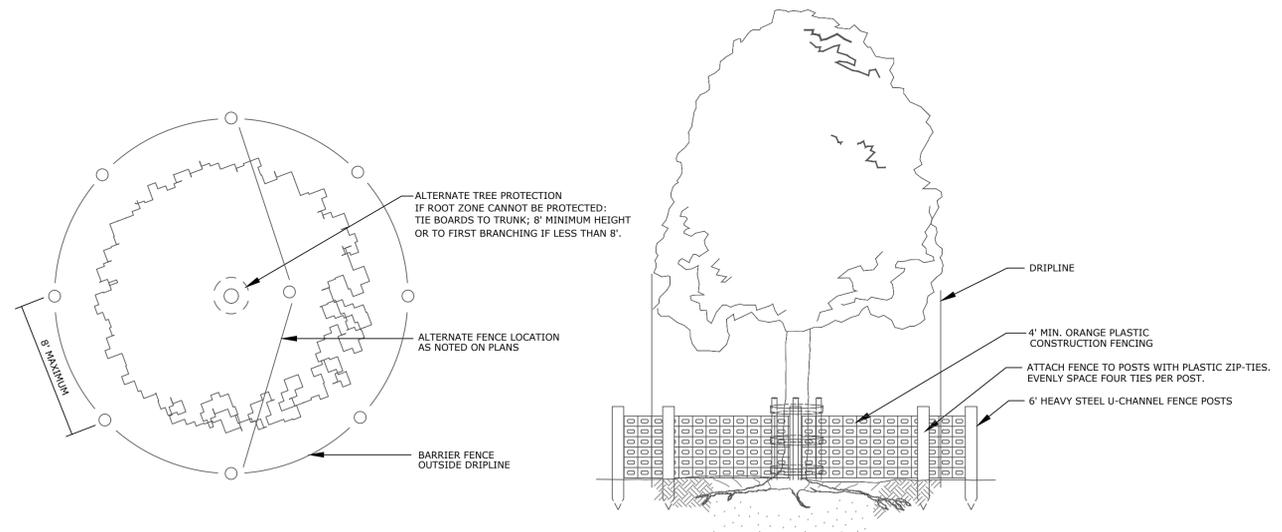
- NOTES:
- STAKING FOR TREES ON 4:1 SLOPES OR LESS TO BE PERFORMED AT CONTRACTOR'S DISCRETION.
 - WOVEN POLYPROPYLENE STAKING MATERIAL SHALL BE DEEPROOT ARBORITE (GREEN) OR APPROVED EQUIVALENT. MATERIAL SHALL BE LOOPED AROUND TREE THROUGH EACH OTHER, TWISTED, AND SECURED TO THE STAKE. INSTALL SPECIFIED MATERIAL IN ACCORDANCE WITH MANUFACTURER'S DIRECTIONS.
 - BEFORE IN HOLE, REMOVE BOTTOM OF CAGE. ONCE IN HOLE, REMOVE REST OF CAGE FROM ROOT BALL. REMOVE TWINE AND BURLAP FROM TOP 1/3 OF ROOT BALL - SCORE REMAINING 2/3 OF BURLAP. IF BURLAP IS SYNTHETIC OR HAS BEEN TREATED WITH ANTI-DESSICANT, COMPLETELY REMOVE IT FROM ROOT BALL.

EVERGREEN TREE PLANTING

N.T.S

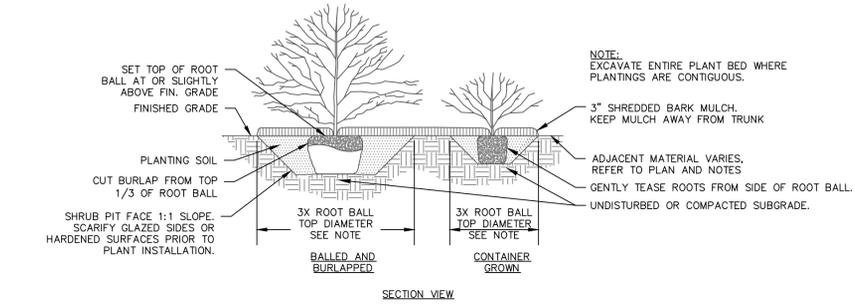
DRYLAND GRASS SPECIFICATION

DRYLAND SEED MIX: "GROW LOW MIX" BY PAWNEE BUTTES SEED COMPANY (PAWNEEBUTTESSEED.COM) OR APPROVED EQUAL. CONTAINS: (25%) CANADA BLUEGRASS (POA COMPRESSA), (25%) SANDBERG BLUEGRASS (POA SECUNDA), (25%) ROCKY MOUNTAIN FESCUE (FESTUCA SAXIMONTANA), (25%) SHEEP FESCUE (FESTUCA OVINE). APPLY AT THE RATE OF 5 LBS./PER 1,000 SF.



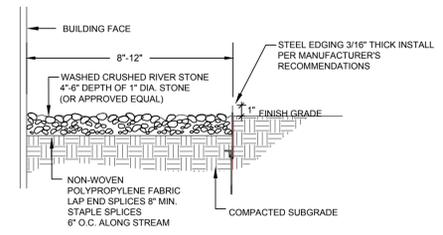
TREE PROTECTION DETAIL

N.T.S



SHRUB PLANTING

N.T.S



RIVER STONE MULCH

N.T.S



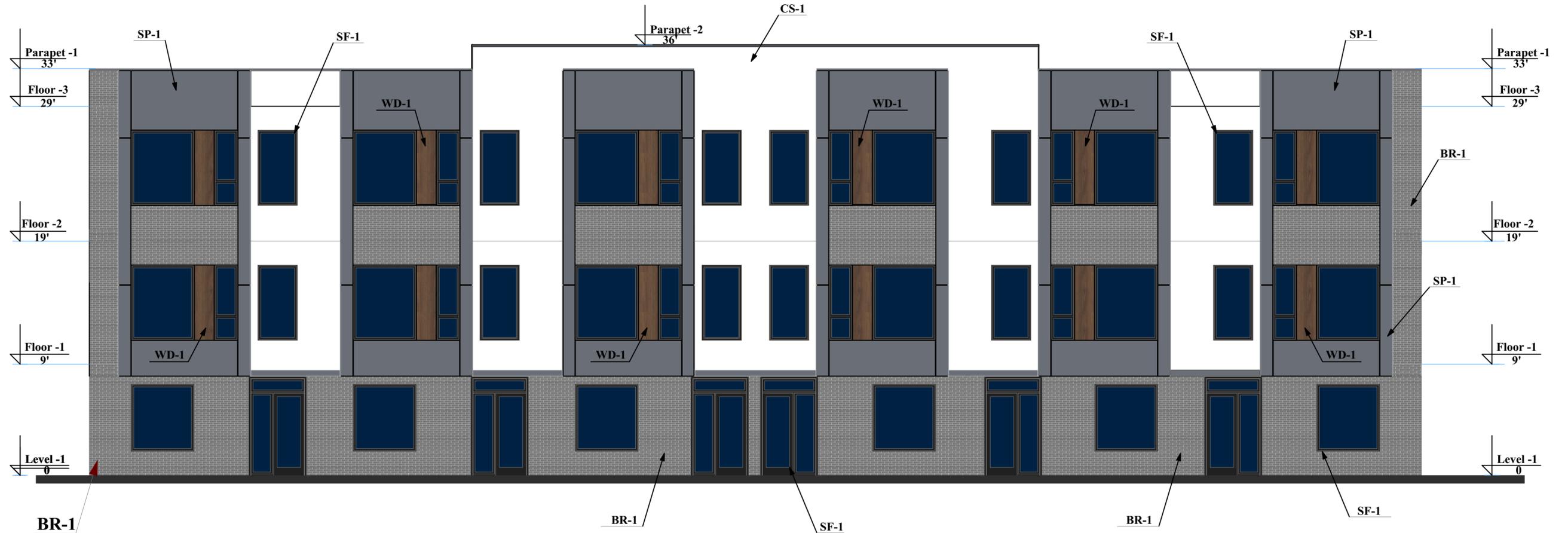
COA SURVEY CONTROL

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REVISIONS	No.	Date	Desc.
Designed	*****		
Drawn	*****		
Reviewed	*****		
Scale	*****		
Project No.	2401386		
Date	****		
CAD File:	SDP-LANDSCAPE		
Title	LANDSCAPE DETAILS DTLS & NOTES		
Sheet No.	9		

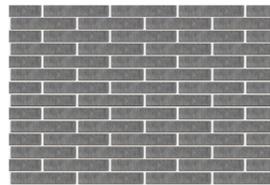
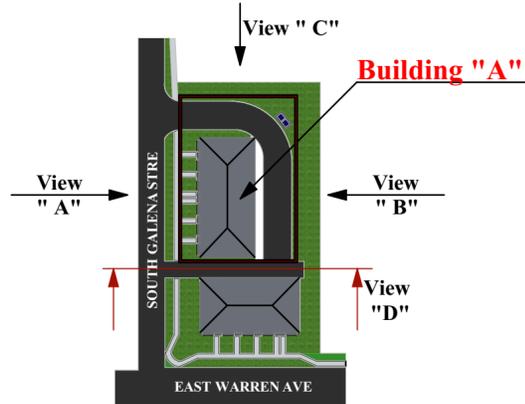
11-units, three Story Townhouse Project at 10209 E Warren Ave, Aurora, CO, 80247

**Building "A"
View "A"**



1 West Elevation
7 From S Galena St

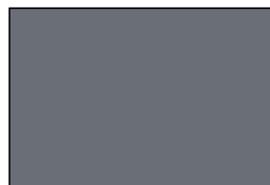
**Site plan
Building "A"**



Brick siding BR-1



Wood siding WD-1



Facade Panels SP-1



Cementitious Stucco CS-1

EXTERIOR FINISH SCHEDULE

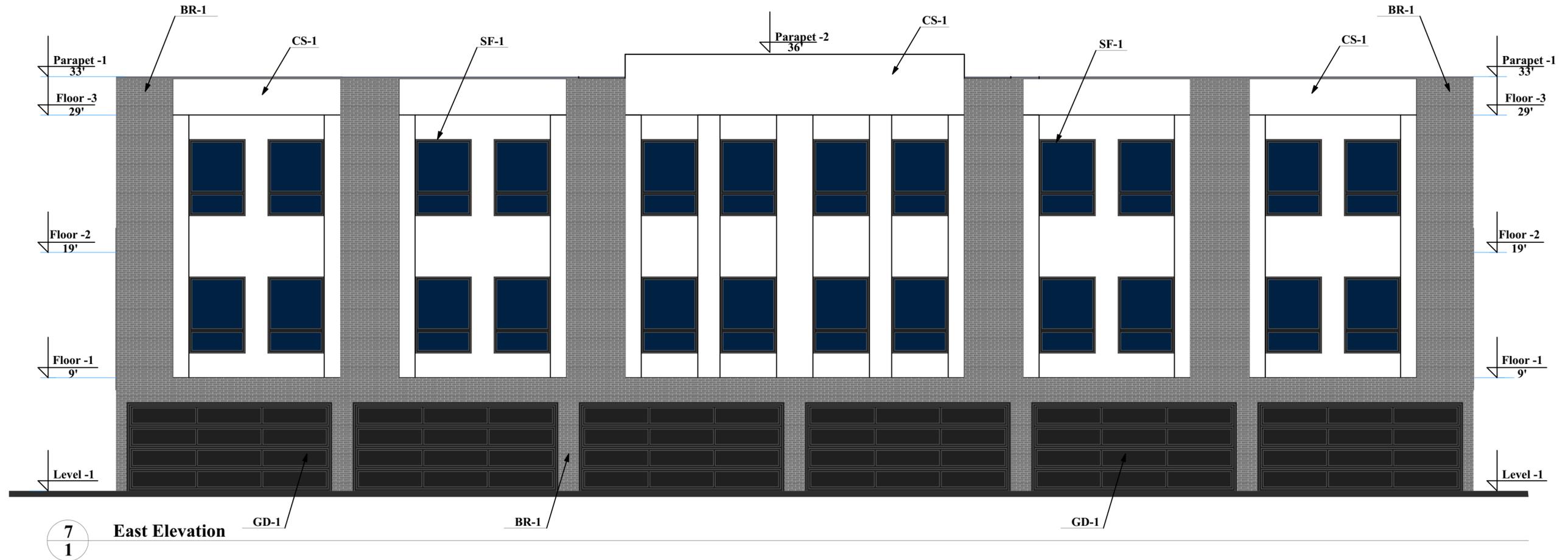
REF	DESCRIPTION	MANUFACTURER	MODEL/COLOR	REMARKS	%
WALL					
SP-1	Fasade panels	CSM, Inc	Dark Grey	Wall panels finish Grey	10%
CS-1	Cementitious Stucco	Dryvit	White	Wall stucco finish	45%
BR-1	Brick Siding	Glen-Gery	Dover Grey	Wall brick finish	30%
WD-1	Wood Siding	LP SmartSide	Chestnut	Wall wood finish	3%
Windows, Doors					
SF-1	Aluminum	Kavneer	Black	Storefront windows system	12%
TOTAL					100%

Note:

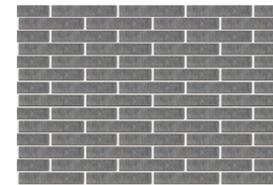
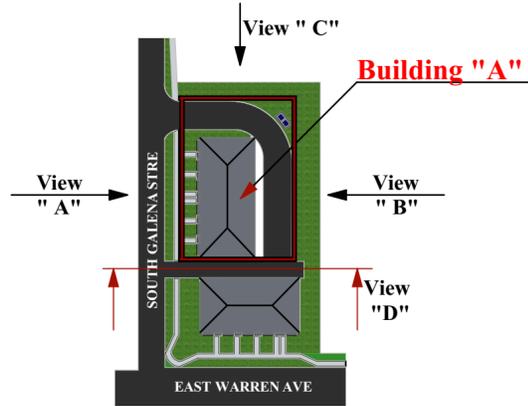
- CS-1 (stucco) and BR-1 (brick) together make up 75% of the facade, of which 60% is stucco and 40% is brick.
- Building code is IRC Group R-3

11-units, three Story Townhouse Project at 10209 E Warren Ave, Aurora, CO, 80247

**Building "A"
View "B"**



**Site plan
Building "A"**



Brick siding BR-1



Cementitious Stucco CS-1

EXTERIOR FINISH SCHEDULE

REF	DESCRIPTION	MANUFACTURER	MODEL/COLOR	REMARKS	%
	WALL				
CS-1	Cementitious Stucco	Dryvit	White	Wall stucco finish	45%
BR-1	Brick Siding	Glen-Gery	Dover Grey	Wall brick finish	30%
	Windows, Doors				
SF-1	Aluminum	Kavneer	Black	Storefront windows system	9%
GD-1	Garage Door	Clopay	Black	Insulated steel garage door	16%
	TOTAL				100%

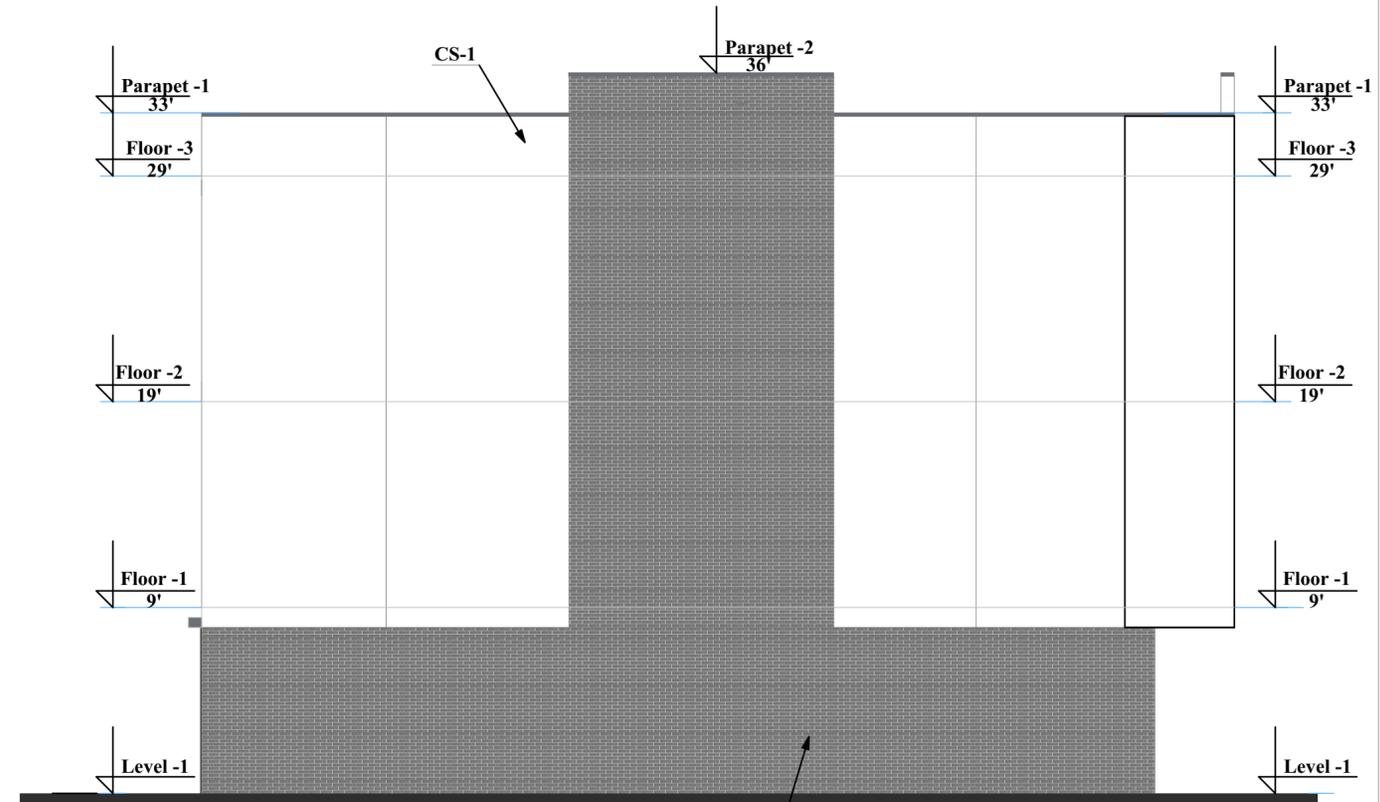
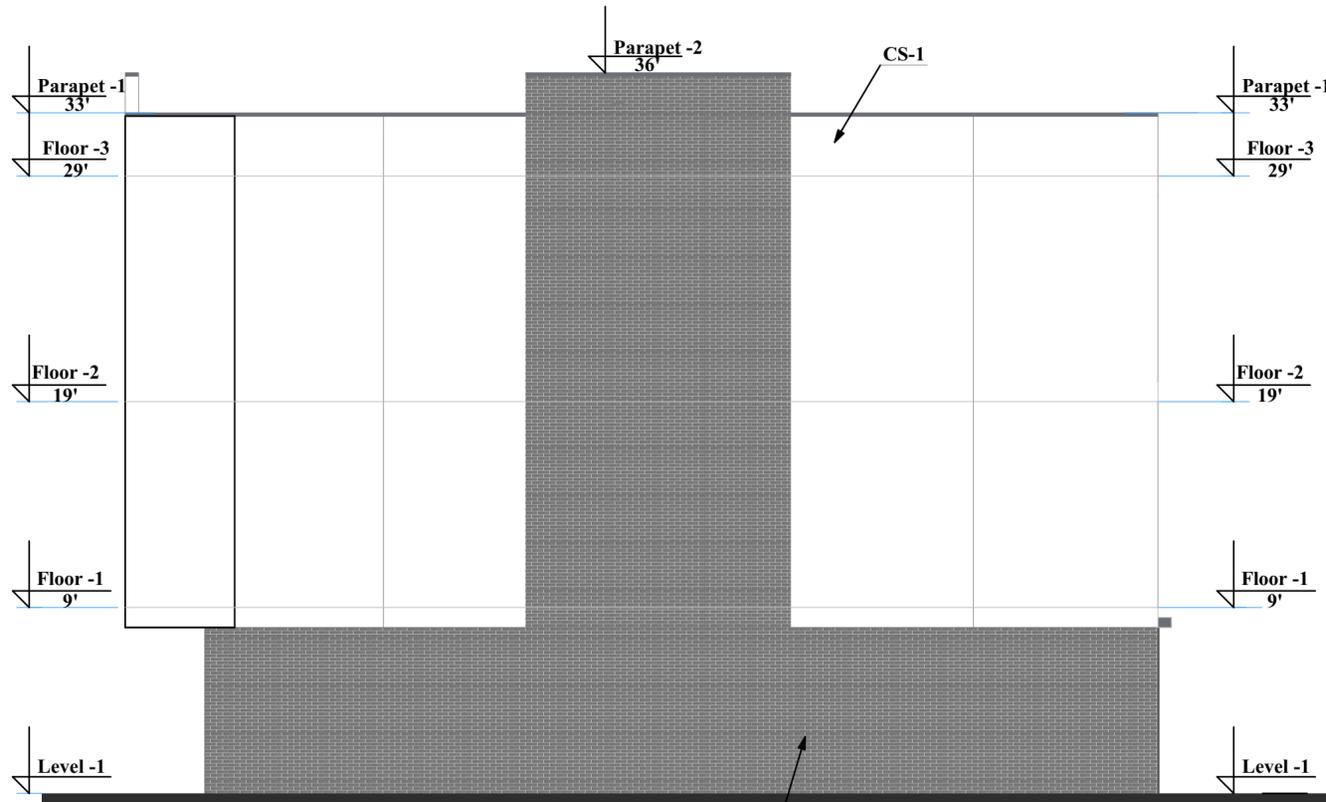
Note:

1. CS-1 (stucco) and BR-1 (brick) together make up 75% of the facade, of which 60% is stucco and 40% is brick.
2. Building code is IRC Group R-3

11-units, three Story Townhouse Project at 10209 E Warren Ave, Aurora, CO, 80247

Building "A"
View "C"

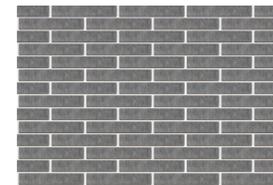
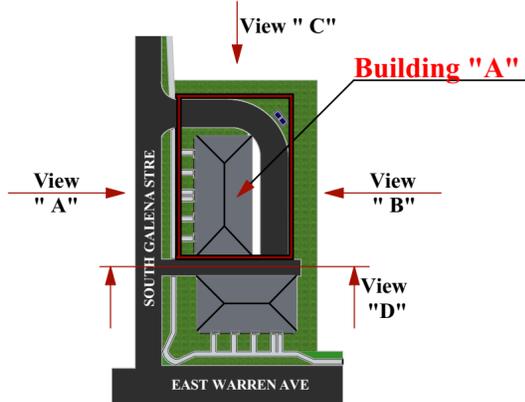
Building "A"
View "D"



4
1 South Elevation

1
4 North Elevation

Site plan
Building "A"



Brick siding BR-1



Cementitious Stucco CS-1

EXTERIOR FINISH SCHEDULE

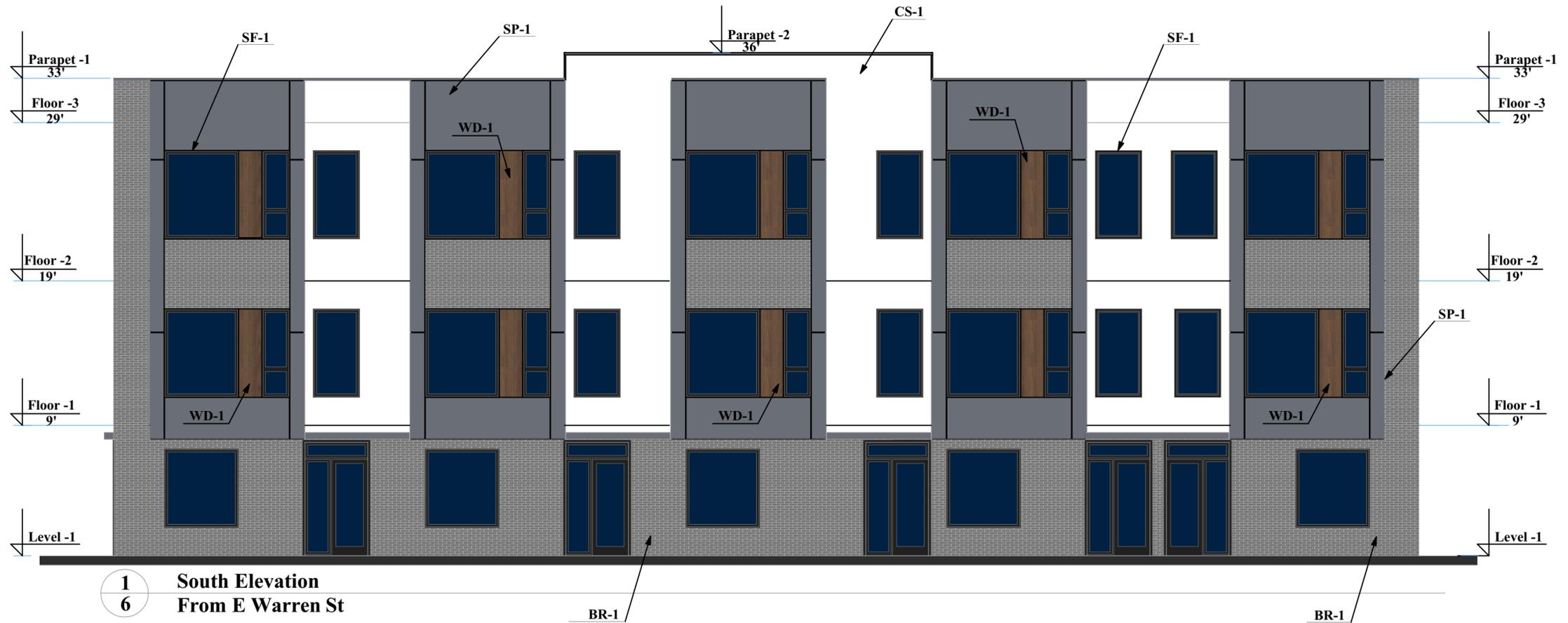
REF	DESCRIPTION	MANUFACTURER	MODEL/COLOR	REMARKS	%
	WALL				
CS-1	Cementitious Stucco	Dryvit	White	Wall stucco finish	60%
BR-1	Brick Siding	Glen-Gery	Dover Grey	Wall brick finish	40%
	TOTAL				100%

Note:

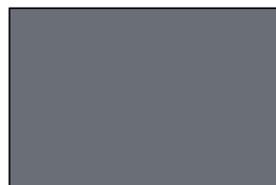
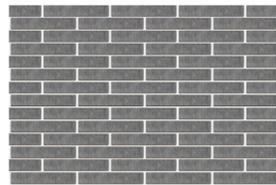
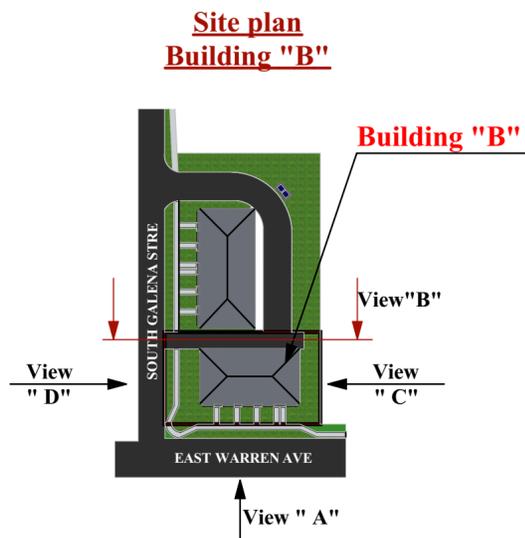
1. Building code is IRC Group R-3

11-units, three Story Townhouse Project at 10209 E Warren Ave, Aurora, CO, 80247

Building "B"
View "A"



1 South Elevation
6 From E Warren St



EXTERIOR FINISH SCHEDULE

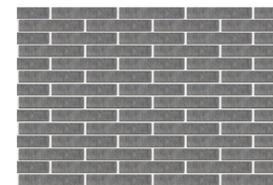
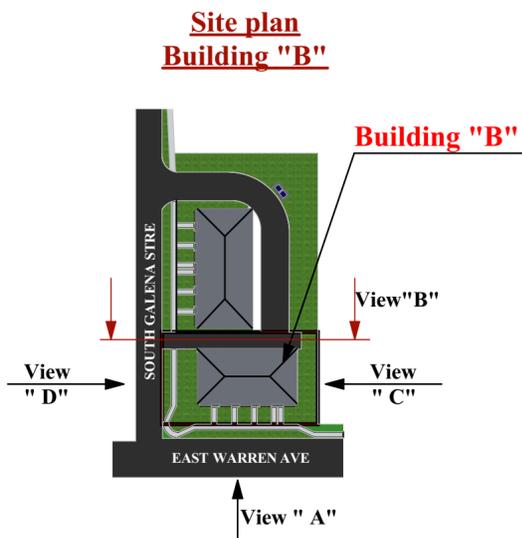
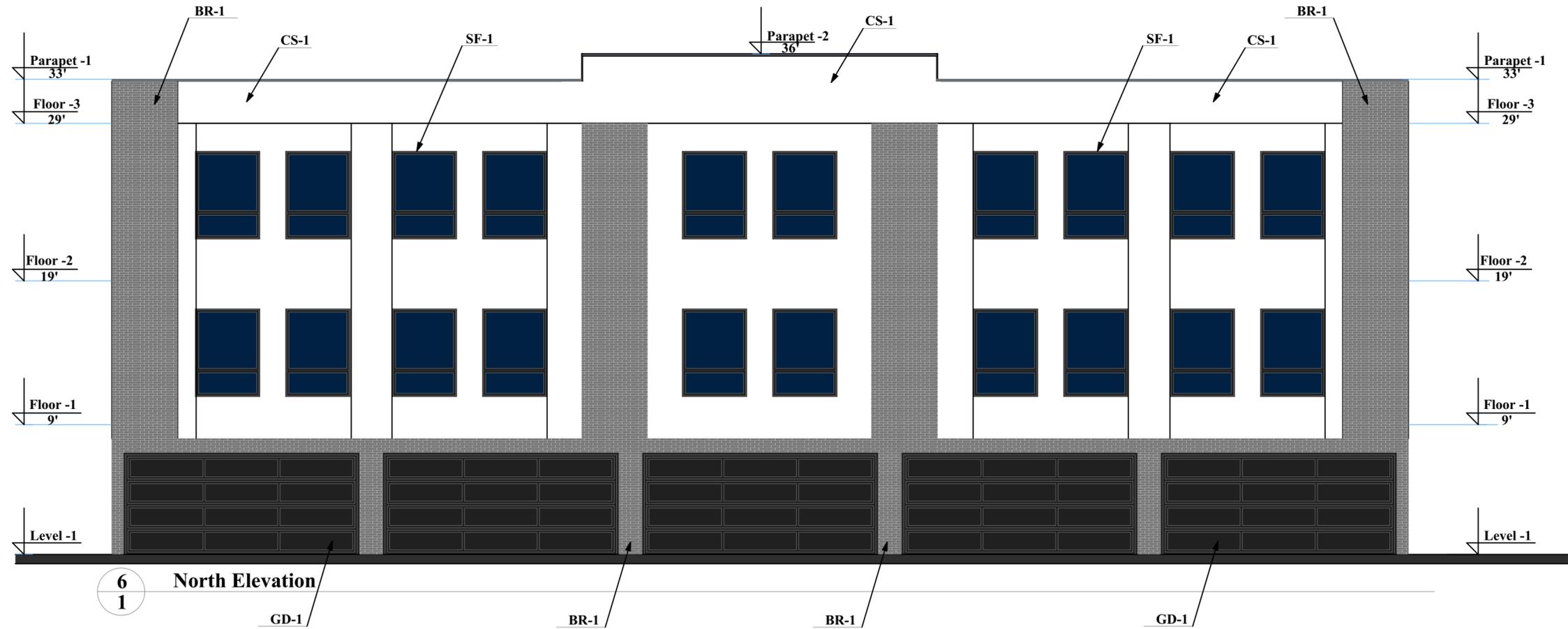
REF	DESCRIPTION	MANUFACTURER	MODEL/COLOR	REMARKS	%	
	WALL					
SP-1	Facade panels	CSM, Inc	Dark Grey	Wall panels finish Grey	10%	
CS-1	Cementitious Stucco	Dryvit	White	Wall stucco finish	45%	
BR-1	Brick Siding	Glen-Gery	Dover Grey	Wall brick finish	30%	
WD-1	Wood Siding	LP SmartSide	Chestnut	Wall wood finish	3%	
	Windows, Doors					
SF-1	Aluminum	Kavneer	Black	Storefront windows system	12%	
	TOTAL				100%	

Note:

1. CS-1 (stucco) and BR-1 (brick) together make up 75% of the facade, of which 60% is stucco and 40% is brick.
2. Building code is IRC Group R-3

11-units, three Story Townhouse Project at 10209 E Warren Ave, Aurora, CO, 80247

Building "B"
View "B"



Brick siding BR-1



Cementitious Stucco CS-1

EXTERIOR FINISH SCHEDULE

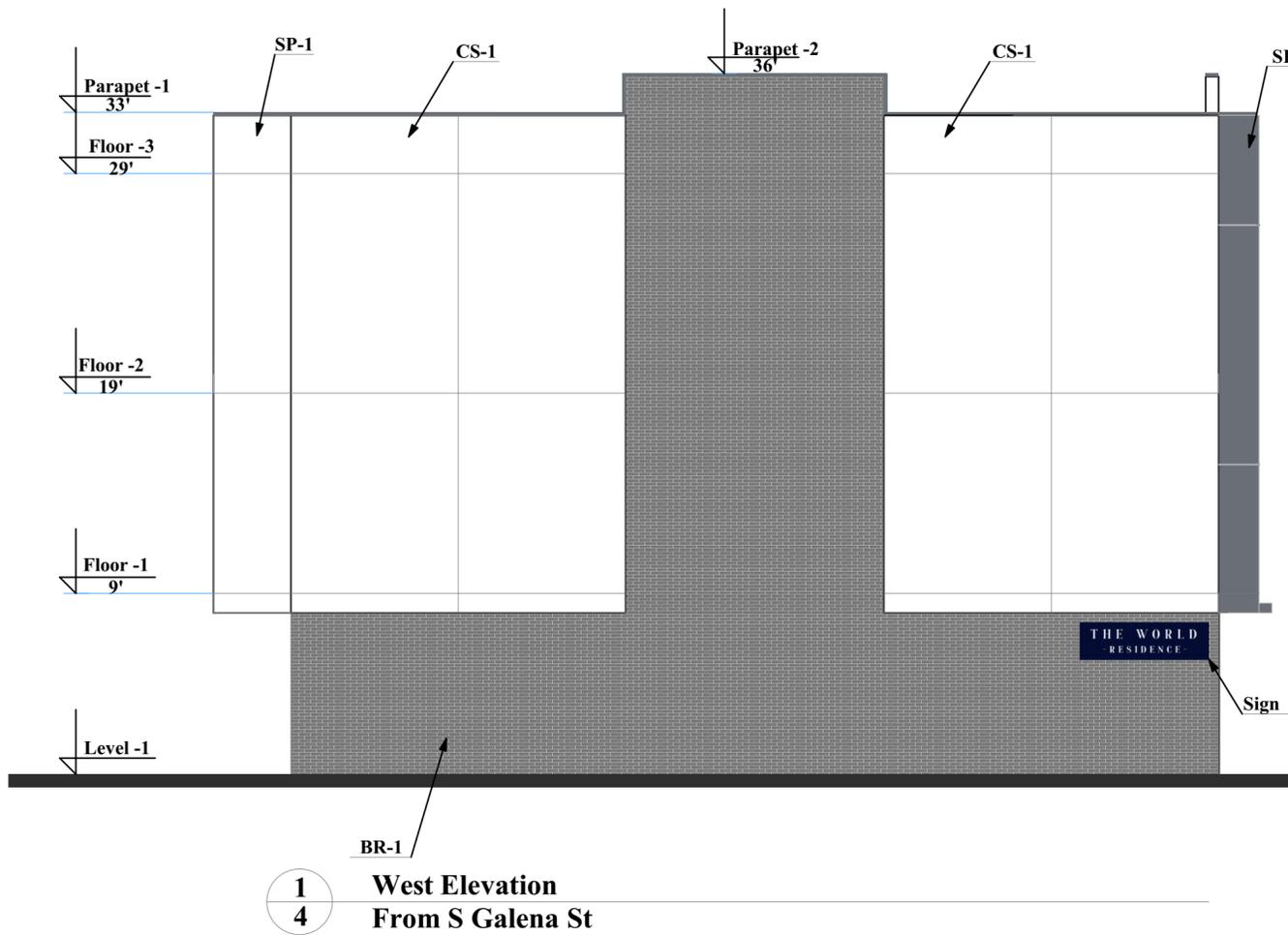
REF	DESCRIPTION	MANUFACTURER	MODEL/COLOR	REMARKS	%
WALL					
CS-1	Cementitious Stucco	Dryvit	White	Wall stucco finish	45%
BR-1	Brick Siding	Glen-Gery	Dover Grey	Wall brick finish	30%
Windows, Doors					
SF-1	Aluminum	Kavneer	Black	Storefront windows system	9%
GD-1	Garage Door	Clopay	Black	Insulated steel garage door	16%
TOTAL					100%

Note:

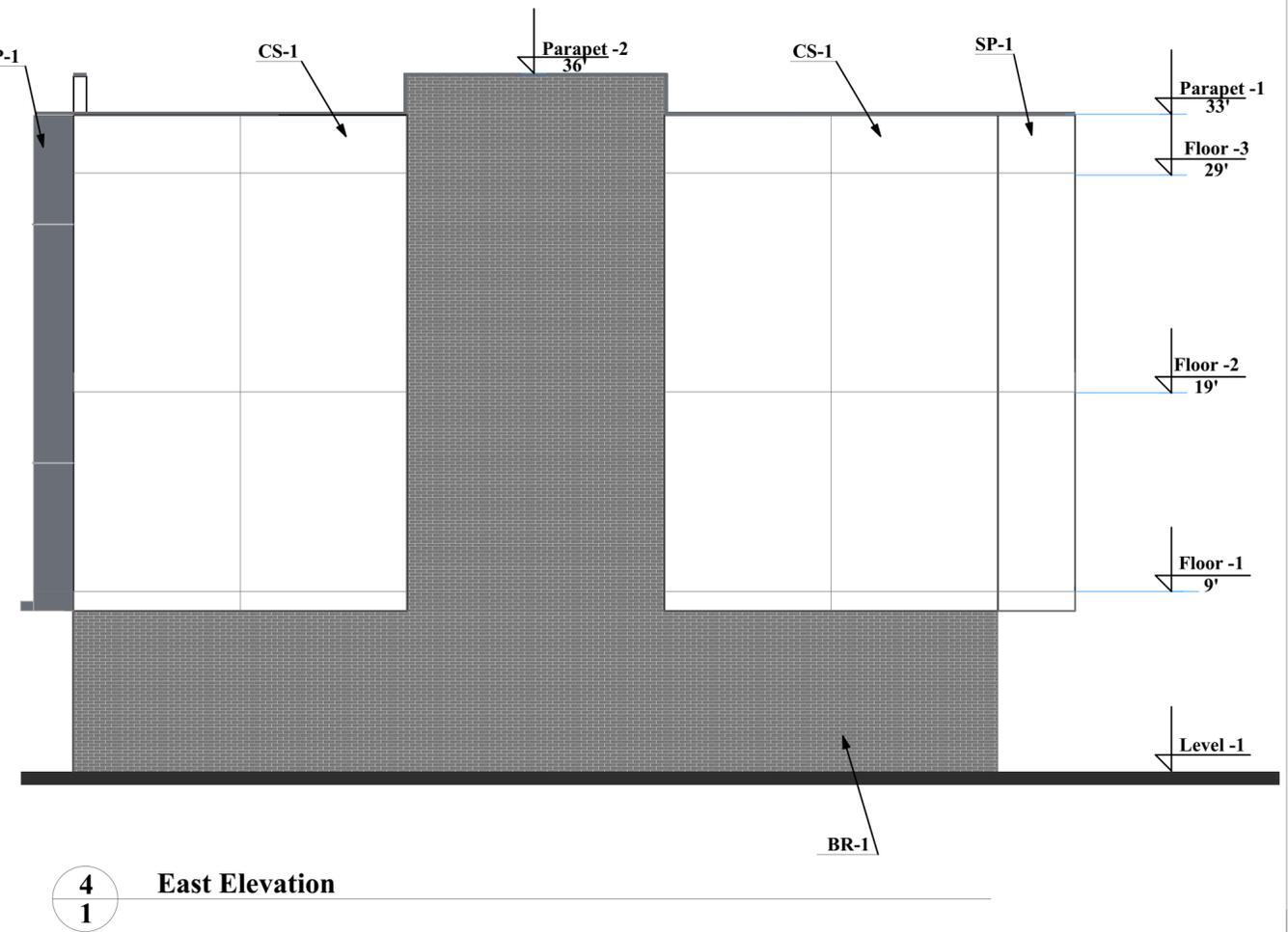
1. CS-1 (stucco) and BR-1 (brick) together make up 75% of the facade, of which 60% is stucco and 40% is brick.
2. Building code is IRC Group R-3

11-units, three Story Townhouse Project at 10209 E Warren Ave, Aurora, CO, 80247

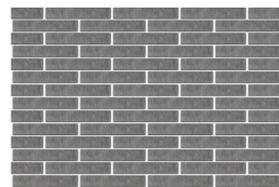
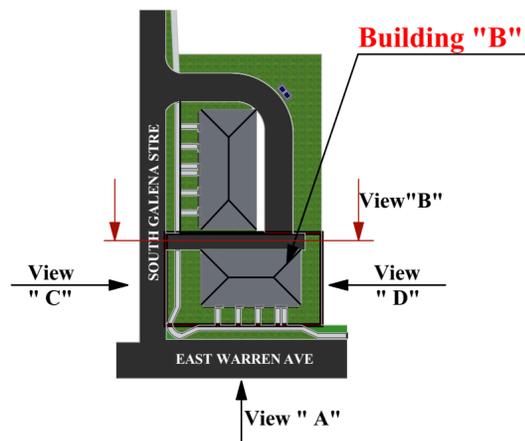
Building "B"
View "C"



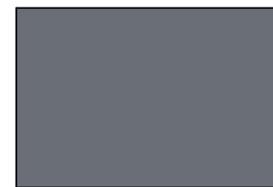
Building "B"
View "D"



Site plan
Building "B"



Brick siding BR-1



Fasade Panels SP-1



Cementitious Stucco CS-1

EXTERIOR FINISH SCHEDULE

REF	DESCRIPTION	MANUFACTURER	MODEL/COLOR	REMARKS	%
	WALL				
CS-1	Cementitious Stucco	Dryvit	White	Wall stucco finish	59%
BR-1	Brick Siding	Glen-Gery	Dover Grey	Wall brick finish	39%
SP-1	Fasade panels	CSM, Inc	Dark Grey	Wall panels finish Grey	2%
	TOTAL				100%

Note:

1. CS-1 (stucco) and BR-1 (brick) together make up 75% of the facade, of which 60% is stucco and 40% is brick.
2. The sign for "The World Residence" has been installed on the building facade 1 floor, with dimensions of 7'-2'.
3. Building code is IRC Group R-3

CMU Trash Enclosure plan Two 6 Yard Dumpster

