

C.O.A. REQUIRED SITE PLAN NOTES

- THE DEVELOPER, HIS SUCCESSORS AND ASSIGNS, INCLUDING THE HOMEOWNERS OR MERCHANTS ASSOCIATION, SHALL BE RESPONSIBLE FOR INSTALLATION, MAINTENANCE AND REPLACEMENT OF ALL FIRE LANE SIGNS AS REQUIRED BY THE CITY OF AURORA.
- ALL SIGNS MUST CONFORM TO THE CITY OF AURORA SIGN CODE.
- RIGHT-OF-WAY FOR INGRESS AND EGRESS FOR SERVICE AND EMERGENCY VEHICLES IS GRANTED OVER, ACROSS, ON AND THROUGH ANY AND ALL PRIVATE ROADS AND WAYS NOW OR HEREAFTER ESTABLISHED ON THE DESCRIBED PROPERTY. 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.
- THE APPLICANT HAS THE OBLIGATION TO COMPLY WITH ALL APPLICABLE REQUIREMENTS OF THE AMERICANS WITH DISABILITIES ACT.
- THE DEVELOPER, HIS SUCCESSORS AND ASSIGNS, SHALL BE RESPONSIBLE FOR INSTALLATION, MAINTENANCE AND REPLACEMENT OF ALL LANDSCAPING MATERIALS SHOWN OR INDICATED ON THE APPROVED SITE PLAN OR LANDSCAPE PLAN ON FILE IN THE PLANNING DEPARTMENT. ALL LANDSCAPING WILL BE INSTALLED PRIOR TO ISSUANCE OF CERTIFICATE OF OCCUPANCY.
- ALL CROSSINGS OR ENCROACHMENTS 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 DEMS NECESSARY OR CONVENIENT.
- THE APPROVAL OF THIS DOCUMENT DOES NOT CONSTITUTE FINAL APPROVAL OF GRADING, DRAINAGE, UTILITY, PUBLIC IMPROVEMENTS AND BUILDING PLANS. CONSTRUCTION PLANS MUST BE REVIEWED AND APPROVED BY THE APPROPRIATE AGENCY PRIOR TO THE ISSUANCE OF BUILDING PERMITS.
- ALL BUILDING ADDRESS NUMBERS SHALL COMPLY WITH THE AURORA CITY CODE OF ORDINANCE, CHAPTER 126 - ARTICLE VII - NUMBERING OF BUILDINGS.
- 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.

CONTACT INFO

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SITE PLAN ADJUSTMENT REQUESTS

- LOT SETBACK STANDARDS: 146-4.2.2, TABLE 4.2-1
- 15-FOOT MINIMUM FRONT SETBACK. ADJUSTMENT REQUESTED TO PERMIT SETBACKS RANGING FROM 1' ALONG CURVE WIDENING TO 8' ALONG TANGENT SECTIONS.
- MONUMENT SIGN: 146-4.10.15.D.1
- 4' SETBACK BEHIND B.O.W. AND 21' BEHIND FLOWLINE. WAIVER REQUEST IS FOR 1.9' BEHIND THE B.O.W., AND 16' FROM E. JEWELL AVE. FLOWLINE AND 12' FROM MUBARAK WAY FLOWLINE.
- LANDSCAPING: 146-4.7.5.C CURBSIDE LANDSCAPING REQUIREMENTS
- ALLOW ORNAMENTAL TREES TO BE USED UNDER POWER LINES IN PLACE OF STREET TREES AND IN NARROW AREAS BETWEEN HOMES AND SIDEWALK.
- LANDSCAPING: 146-4.7.5.E, TABLE 4.7-2, PERIMETER LANDSCAPE BUFFER
- ALLOW THE LANDSCAPE BUFFER (15', AS ALLOWED BY TABLE 4.7-2) TO BE SHARED BETWEEN LOTS ALONG THE NORTH BOUNDARY AND THE UN-DEVELOPED PROPERTY TO THE NORTH (10' SOUTH AND EAST SIDE OF THE PROPERTY LINE, AND 5' NORTH AND WEST (OFFSITE) SIDE OF PROPERTY LINE).
- WALL HEIGHT: 146-4.7.9. RETAINING WALLS
- ALLOW WALL HEIGHTS TALLER THAN THOSE ALLOWED IN THE ROADWAY DESIGN AND CONSTRUCTION SPECIFICATIONS.

WAIVER NOTE: WAIVERS FOR SECURITY GATE SETBACK AND SIMILAR WHICH ARE NOT SITE PLANNING WAIVERS WILL BE INCLUDED WITH THE CIVIL CONSTRUCTION DRAWING SUBMITTAL.

PROJECT NOTES:

- STRUCTURAL CALCULATIONS SHALL BE PROVIDED WITH CIVIL CONSTRUCTION DRAWINGS AND SHALL INCLUDE ANALYSIS OF ADJACENT HOME FOUNDATIONS.
- RETAINING WALLS ARE PRIVATE AND WILL BE MAINTAINED BY THE HOA.
- 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 STREET LIGHT 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.

**MUBARAK VILLA
SITE PLAN WITH WAIVERS**

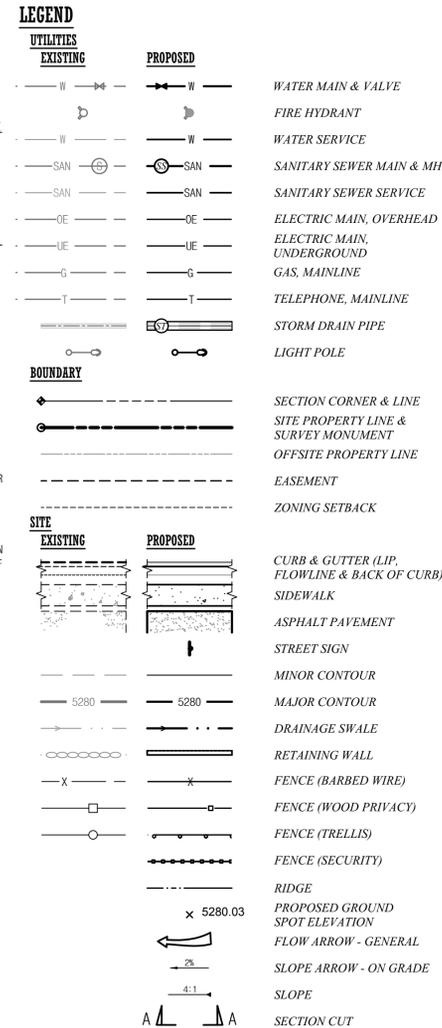
BEING A REPLAT OF MAPLE VALE SUBDIVISION FILING NO.1, AMENDMENT NO. 1;
LYING IN THE SE1/4 OF SECTION 22 TOWNSHIP 4 SOUTH, RANGE 67 WEST of the 6th. P.M.,
CITY OF AURORA, COUNTY OF ARAPAHOE, STATE OF COLORADO



VICINITY MAP
(SCALE: 1" = 2,000')

GATED COMMUNITY NOTES

- THE DEVELOPER, HIS OR HER SUCCESSORS, AND ASSIGNS SHALL BE RESPONSIBLE FOR INSTALLATION, MAINTENANCE, AND REPLACEMENT OF THE ACCESS CONTROL GATE OR BARRIER SYSTEM TO ENSURE EMERGENCY VEHICLE ACCESS TO WITHIN THE SITE. IF THE ABOVE CONDITIONS ARE NOT MET, THE OWNERS, HIS OR HER SUCCESSORS, AND ASSIGNS, SHALL BE REQUIRED BY FIRE DEPARTMENT ORDER NOTICE THAT ALL AFFECTED GATES WILL BE CHAINED AND LOCKED IN THE OPEN POSITION UNTIL REPAIRED OR REPLACED, AND RETESTED. IF THE GATING SYSTEM IS NOT MAINTAINED TO THE SATISFACTION OF THE FIRE DEPARTMENT, THE LICENSE AGREEMENT FOR THE EMERGENCY VEHICLE GATE OPENING SYSTEM WILL BE REVOKED AND THE GATING SYSTEM MUST BE REMOVED. THE GATING SYSTEM WILL INCLUDE AN EMERGENCY VEHICLE GATE OPENING SYSTEM UTILIZING A REDUNDANCY BACK-UP SYSTEM THAT CONSISTS OF: A) SIREN OPERATED SYSTEM; B) AUTOMATIC KNOX KEY SWITCH; AND C) MANUAL OVERRIDE (IN THE EVENT OF SYSTEM FAILURE). GATING SYSTEMS WILL BE INSTALLED IN ACCORDANCE WITH THE "GATING SYSTEMS CROSSING FIRE APPARATUS ACCESS ROADS CHECKLIST". A SEPARATE BUILDING PERMIT THROUGH THE BUILDING DIVISION IS REQUIRED TO BE OBTAINED BY THE CONTRACTOR PRIOR TO THE INSTALLATION OF ANY GATING/BARRIER SYSTEM THAT CROSSES A DEDICATED FIRE LANE EASEMENT.



ABBREVIATIONS:

- NOTE:**
A.D.A. NOTE:
ALL PROPOSED STREET SIDEWALKS ARE ADA COMPLIANT, MEETING ACCESSIBILITY REQUIREMENTS.
- TRACT 8, FURSTENBURG SUBDIVISION**
A.O.D. ZONE DISTRICT
- TRACT 1, JEWELL SUBDIVISION**
R-2M ZONE DISTRICT
- TRACT 2, BLOCK 1, BECKER'S JEWELL SUBDIVISION**
R-2M ZONE DISTRICT
- TRACT 1, WESTOVER GARDENS SUBDIVISION**
R-2M ZONE DISTRICT
- TRACT 1, RAINFRET EAST SUBDIVISION**
R-2 ZONE DISTRICT
- LITTLE TURTLE SUBDIVISION**
R-2 ZONE DISTRICT

- GRADING:**
FFE FINISHED FLOOR ELEV.
TOP TOP OF FOUNDATION
TOW TOP OF RET WALL
BOW GRADE AT BTM OF WALL
HP HIGH POINT
LP LOW POINT
H.G. GRADE AT HIGH SIDE OF RETAINING WALL
L.G. GRADE AT LOW SIDE OF RETAINING WALL
- UTILITY:**
CTB CONCRETE THRUST BLOCK

SIGNATURE BLOCK

LEGAL DESCRIPTION:
MUBARAK VILLA SUBDIVISION FILING NO.1: LYING IN THE SE1/4 OF SECTION 22 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 WHEREOF, _____ HAS CAUSED THESE
(CORPORATION, COMPANY, OR INDIVIDUAL)

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

BY: _____ CORPORATE SEAL
(PRINCIPALS OR OWNERS)

STATE OF COLORADO)SS
COUNTY OF _____)
THE FOREGOING INSTRUMENT WAS ACKNOWLEDGED BEFORE ME THIS ____ DAY OF ____ AD, ____ BY _____

(PRINCIPALS OR OWNERS)

WITNESS MY HAND AND OFFICIAL SEAL

(NOTARY PUBLIC) SEAL

MY COMMISSION EXPIRES _____ NOTARY BUSINESS ADDRESS: _____

DATA BLOCK

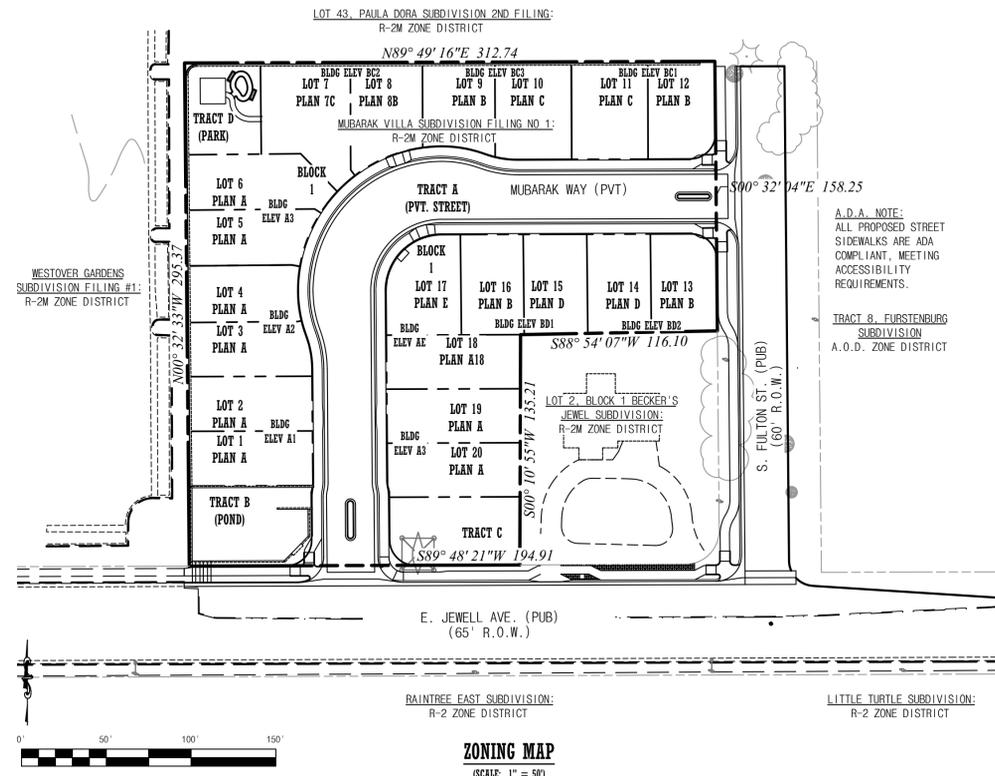
LAND AREA WITHIN PROPERTY LINES	76,230 SF. ~ 1.75 AC.
NUMBER OF BUILDINGS	10 (10 BUILDINGS w/ 2 UNITS PER BUILDING; 20 UNITS)
BUILDING HEIGHT	32'-2" (MAX.)
2015 IRC OCCUPANCY TYPE	IRC R-3
2015 IRC CONSTRUCTION TYPE	IRC TYPE V-B, NON-SPRINKLED
TOTAL BUILDING COVERAGE AND GFA	24,240 SF. (31.80%)
HARD SURFACE AREA	18,700 SF. (24.53%)
LANDSCAPE AREA	26,165 SF. (34.32%)
SIDEWALKS AND PATIOS	7,125 SF. (9.35%)
PRESENT ZONING CLASSIFICATION	R2-M
MAXIMUM PERMITTED/ALLOWABLE SIGN AREA	36 SF (MONUMENT)
PROPOSED TOTAL SIGN AREA	0 SF.
PROPOSED MONUMENT SIGNS	1
PROPOSED MONUMENT SIGN AREA	1 @ 8'x4" (32 SF.)
PROPOSED NUMBER OF SIGNS (OTHER)	0
PARKING SPACES REQUIRED	2 SPA/UNIT + 1 GUEST/2 UNITS = 50 SPA
PARKING SPACES PROVIDED	2 GARAGE SPA/UNIT + 6 ON-STREET + 4 DRIVEWAYS WITH ENOUGH SPACE (LOTS 6/7, 10, 11, & 14/15) = 50 SPA
ACCESSIBLE SPACES REQUIRED	0 (DUPLEXES EXEMPT PER 2015 IRC, SECTION R320)
ACCESSIBLE SPACES PROVIDED	0
LOADING SPACES REQUIRED	0
LOADING SPACES PROVIDED	0
SETBACKS:	
REQ'D BUFFER TO PUBLIC R.O.W.	15 FEET (TABLE 14.4, LINE 2, COL. A)
PROV'D (E. JEWELL AVE.)	>40'
PROV'D (S. FULTON ST.)	6 FEET (WAIVER REQ'D)
REQ'D BUFFER TO PRIVATE R.O.W.	6 FEET (TABLE 14.4, LINE 2, COL. B)
PROV'D (LOTS 1,2,6,7,11-20)	8 FEET
PROV'D (LOTS 3-5, 8-10)	VARIES, 1 FOOT MIN. (WAIVER REQ'D)
REQ'D BUFFER - ADJACENT MULTI-FAMILY	6 FEET (TABLE 14.4, LINE 2, COL. C)
PROV'D (WEST BOUNDARY)	10 FEET
REQ'D BUFFER - OTHER USES	20 FEET (TABLE 14.4, LINE 2, COL. D)
PROV'D (NORTH BOUNDARY)	10 FEET (WAIVER REQ'D)
REQ'D BUFFER - COMPATIBLE USES	0 FEET
PROV'D (BACKING TO EX. NEIGHBOR)	10 FEET

SHEET INDEX

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4.1	SECURITY GATE DETAILS
4.2	TYPICAL ROAD SECTIONS AND SITE SECTIONS

AMENDMENTS

NO. _____	DATE _____
BY _____	DATE _____
SCALE: AS SHOWN	SCALE: 1.0



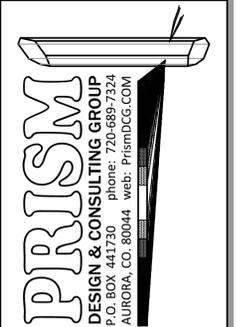
ZONING MAP
(SCALE: 1" = 50')

REVISIONS	DESCRIPTION	DATE	REV#

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BENCHMARK:
C.O.B. BENCHMARK "356630N000", ELEV.=5,368.15 (MATHED)
"CHISELED SQUARE IN THE SE CORNER OF CONC. INLET ON THE WEST CURB RETURN ON THE NW CORNER OF CHAMBERS & MONCREIFF PL"



COVER SHEET & NOTES

PROJECT LOCATION:
MUBARAK VILLA SUBDIVISION, FILING NO. 1
A REPLAT OF THE MAPLE VALE SUBDIVISION
CITY OF AURORA, COLORADO

PREPARED FOR:
MUBARAK VILLA LLC
c/o MELASHI GUTTS, 1007 E. ILLIFF AVENUE
DENVER, CO 80047

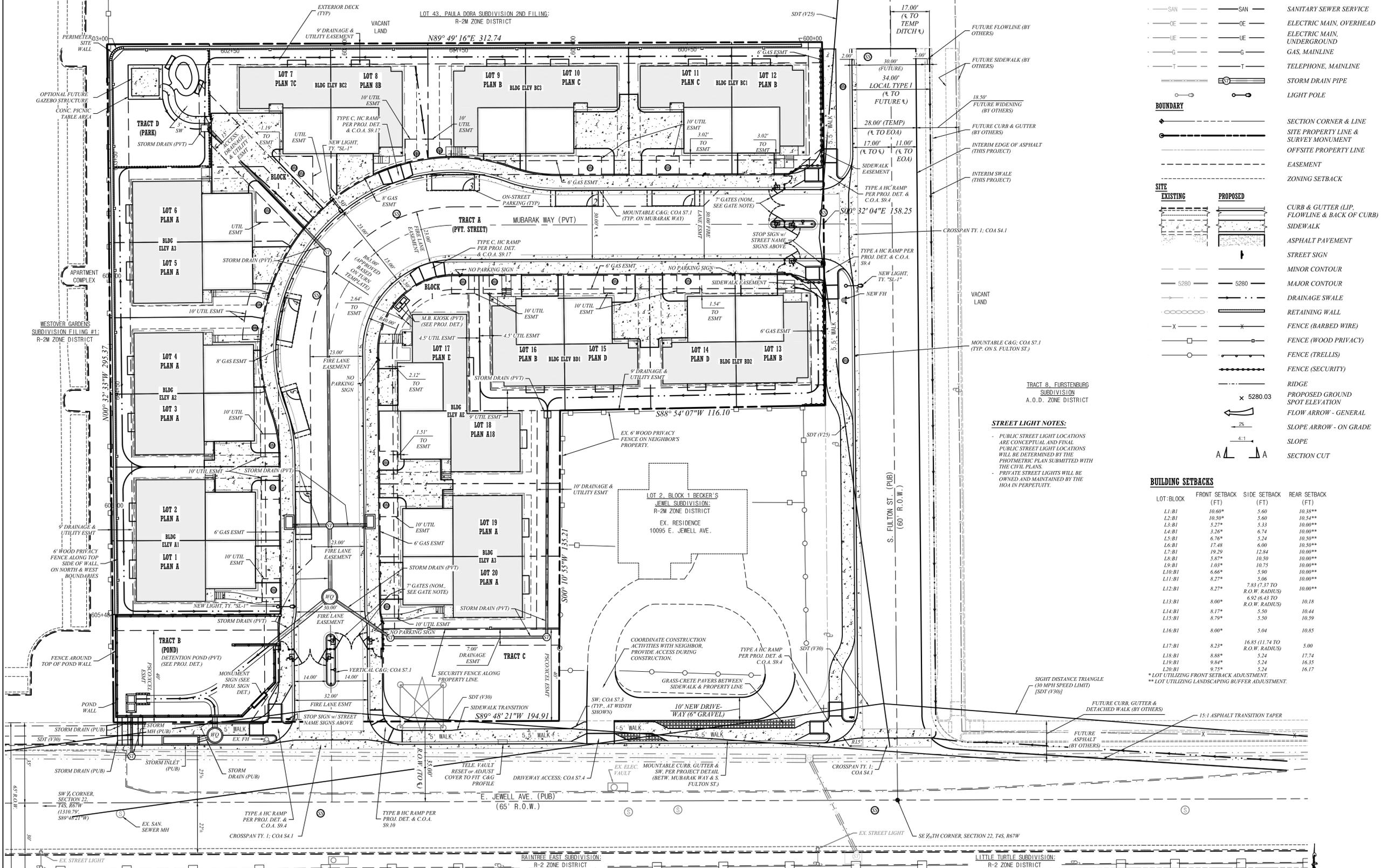
JOB NUMBER:	18-004
DRAWN BY:	DWI
DESIGN BY:	DWI
SCALE:	AS SHOWN
ORIGINAL DATE:	10/24/20
ORIGINAL DATE:	10/24/20
SHEET:	1.0

MUBARAK VILLA SITE PLAN WITH WAIVERS

BEING A REPLAT OF MAPLE VALE SUBDIVISION FILING NO.1, AMENDMENT NO. 1;
LYING IN THE SE 1/4 OF SECTION 22 TOWNSHIP 4 SOUTH, RANGE 67 WEST of the 6th. P.M.,
CITY OF AURORA, COUNTY OF ARAPAHOE, STATE OF COLORADO

SECURITY GATE NOTE:

TWO PAIR OF DOUBLE 7' AUTOMATIC SWINGING GATES w/ APPROVED SIREN-OPERATED SYSTEM, KNOX KEY, AND MANUAL RELEASE. OUTBOUND SIMILAR (EASTBOUND AT S. FULTON STREET INTERSECTION & SOUTHBOUND AT E. JEWELL AVENUE INTERSECTION)



LEGEND

UTILITIES EXISTING	PROPOSED	DESCRIPTION
		WATER MAIN & VALVE
		FIRE HYDRANT
		WATER SERVICE
		SANITARY SEWER MAIN & MH
		SANITARY SEWER SERVICE
		ELECTRIC MAIN, OVERHEAD
		ELECTRIC MAIN, UNDERGROUND
		GAS MAINLINE
		TELEPHONE, MAINLINE
		STORM DRAIN PIPE
		LIGHT POLE

BOUNDARY

	SECTION CORNER & LINE
	SITE PROPERTY LINE & SURVEY MONUMENT
	OFFSITE PROPERTY LINE
	EASEMENT
	ZONING SETBACK

SITE

EXISTING	PROPOSED	DESCRIPTION
		CURB & GUTTER (LIP, FLOWLINE & BACK OF CURB)
		SIDEWALK
		ASPHALT PAVEMENT
		STREET SIGN
		MINOR CONTOUR
		MAJOR CONTOUR
		DRAINAGE WALL
		RETAINING WALL
		FENCE (BARBED WIRE)
		FENCE (WOOD PRIVACY)
		FENCE (TRELLIS)
		FENCE (SECURITY)
		RIDGE
		PROPOSED GROUND SPOT ELEVATION
		FLOW ARROW - GENERAL
		SLOPE ARROW - ON GRADE
		SLOPE
		SECTION CUT

BUILDING SETBACKS

LOT-BLOCK	FRONT SETBACK (FT)	SIDE SETBACK (FT)	REAR SETBACK (FT)
L1-B1	10.60*	5.60	10.38**
L2-B1	10.50*	5.60	10.54**
L3-B1	5.27*	5.33	10.00**
L4-B1	3.26*	6.74	10.00**
L5-B1	6.76*	5.24	10.50**
L6-B1	17.48	6.00	10.50**
L7-B1	19.29	12.84	10.00**
L8-B1	5.87*	10.50	10.00**
L9-B1	1.03*	10.75	10.00**
L10-B1	6.66*	5.90	10.00**
L11-B1	8.27*	5.06	10.00**
L12-B1	8.27*	7.83 (7.37 TO R.O.W. RADIUS)	10.00**
L13-B1	8.00*	6.92 (6.45 TO R.O.W. RADIUS)	10.18
L14-B1	8.17*	5.50	10.44
L15-B1	8.79*	5.50	10.59
L16-B1	8.00*	5.04	10.85
L17-B1	8.23*	16.85 (11.74 TO R.O.W. RADIUS)	5.00
L18-B1	8.88*	5.24	17.74
L19-B1	9.84*	5.24	16.35
L20-B1	9.75*	5.24	16.17

* LOT UTILIZING FRONT SETBACK ADJUSTMENT.
** LOT UTILIZING LANDSCAPING BUFFER ADJUSTMENT.

STREET LIGHT NOTES:

- PUBLIC STREET LIGHT LOCATIONS ARE CONCEPTUAL AND FINAL PUBLIC STREET LIGHT LOCATIONS WILL BE DETERMINED BY THE PHOTOMETRIC PLAN SUBMITTED WITH THE CIVIL PLANS.
- PRIVATE STREET LIGHTS WILL BE OWNED AND MAINTAINED BY THE HOA IN PERPETUITY.

REVISIONS	DESCRIPTION	DATE	REV#

SEE AND SIGNATURE REQUIRED FOR OUTRIGGER DRAWINGS

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BENCHMARK: C.O.B. BENCHMARK "36630ND002", ELEV.=5,368.15 (NATV80)
CHISELED SQUARE IN THE SE CORNER OF CONC. INLET ON THE WEST CURB RETURN ON THE NW CORNER OF CHAMBERS & MONCREIFF PL.

PRISM
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P.O. BOX 441730
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web: prismdcs.com

SITE GEOMETRY

PROJECT LOCATION:
MUBARAK VILLA SUBDIVISION, FILING NO. 1
A REPLAT OF THE MAPLE VALE SUBDIVISION
CITY OF AURORA, COLORADO

PREPARED FOR:
MUBARAK VILLA LLC
c/o MELASHI GETYS, 1007 E. ILLIP AVENUE
DENVER, CO 80247

JOB NUMBER: 18-004

DRAWN BY: DWI ORIGINAL DATE: 10/24/20

DESIGN BY: DWI ORIGINAL DATE: 10/24/20

SCALE: 1" = 20'

SHEET: 2.0

MUBARAK VILLA SITE PLAN WITH WAIVERS

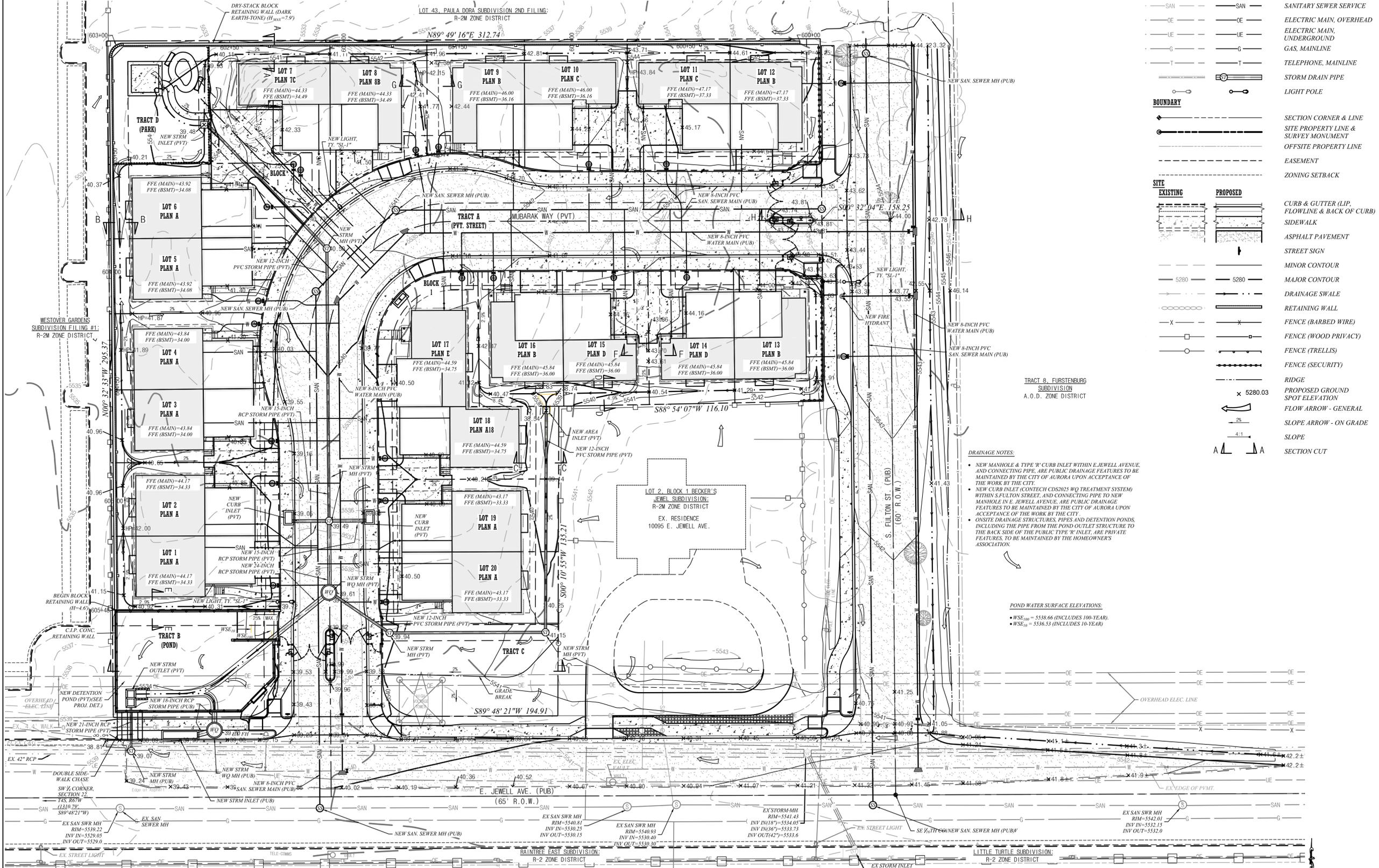
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CITY OF AURORA, COUNTY OF ARAPAHOE, STATE OF COLORADO

LEGEND

UTILITIES EXISTING	PROPOSED	
		WATER MAIN & VALVE
		FIRE HYDRANT
		WATER SERVICE
		SANITARY SEWER MAIN & MH
		SANITARY SEWER SERVICE
		ELECTRIC MAIN, OVERHEAD
		ELECTRIC MAIN, UNDERGROUND
		GAS, MAINLINE
		TELEPHONE, MAINLINE
		STORM DRAIN PIPE
		LIGHT POLE

BOUNDARY	
	SECTION CORNER & LINE
	SITE PROPERTY LINE & SURVEY MONUMENT
	OFFSITE PROPERTY LINE
	EASEMENT
	ZONING SETBACK

SITE EXISTING	PROPOSED	
		CURB & GUTTER (LIP, FLOWLINE & BACK OF CURB)
		SIDEWALK
		ASPHALT PAVEMENT
		STREET SIGN
		MINOR CONTOUR
		MAJOR CONTOUR
		DRAINAGE SWALE
		RETAINING WALL
		FENCE (BARBED WIRE)
		FENCE (WOOD PRIVACY)
		FENCE (TRELLIS)
		FENCE (SECURITY)
		RIDGE
		PROPOSED GROUND SPOT ELEVATION
		FLOW ARROW - GENERAL
		SLOPE ARROW - ON GRADE
		SLOPE
		SECTION CUT



DRAINAGE NOTES:

- NEW MANHOLE & TYPE "R" CURB INLET WITHIN E. JEWELL AVENUE, AND CONNECTING PIPE, ARE PUBLIC DRAINAGE FEATURES TO BE MAINTAINED BY THE CITY OF AURORA UPON ACCEPTANCE OF THE WORK BY THE CITY.
- NEW CURB INLET CONTECH CDS2025 WQ TREATMENT SYSTEM WITHIN S. FULTON STREET, AND CONNECTING PIPE TO NEW MANHOLE IN E. JEWELL AVENUE, ARE PUBLIC DRAINAGE FEATURES TO BE MAINTAINED BY THE CITY OF AURORA UPON ACCEPTANCE OF THE WORK BY THE CITY.
- ONSITE DRAINAGE STRUCTURES, PIPES AND DETENTION PONDS, INCLUDING THE PIPE FROM THE POND OUTLET STRUCTURE TO THE BACK SIDE OF THE PUBLIC TYPE "R" INLET, ARE PRIVATE FEATURES, TO BE MAINTAINED BY THE HOMEOWNERS ASSOCIATION.

POND WATER SURFACE ELEVATIONS:

- WSE₁₀₀ = 5538.66 (INCLUDES 100-YEAR)
- WSE₁₀ = 5536.53 (INCLUDES 10-YEAR)

REVISIONS	DESCRIPTION	DATE	REV#

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BENCHMARK:
C.O.B. BENCHMARK "356630ND002", ELEV.=5,368.15 (NATVBR)
"CHISELED SQUARE IN THE SE CORNER OF CONC. INLET ON THE WEST CURB RETURN ON THE NW CORNER OF CHAMBERS & MONCREIFF PL."

PRISM
DESIGN & CONSULTING GROUP
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AURORA, CO. 80044 web: prismdcs.com

GRADING & UTILITY CONCEPT PLAN

PROJECT LOCATION:
MUBARAK VILLA SUBDIVISION, FILING NO. 1
A REPLAT OF THE MAPLE VALE SUBDIVISION
CITY OF AURORA, COLORADO

PREPARED FOR:
MUBARAK VILLA LLC
c/o MEJASH GUTTS, 1007 E. ILLIAP AVENUE
DENVER, CO 80047

JOB NUMBER: 18-004

DRAWN BY: DWI ORIGINAL DATE: 10/24/20

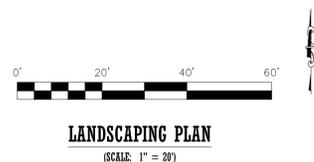
DESIGN BY: DWI ORIGINAL DATE: 10/24/20

SCALE: 1" = 20'

SHEET: 2.1

SITE DATA TABLE

SITE DATA	AREA IN SF	%
TOTAL SITE AREA: (1.75 AC)	76,230 SF	100%
BUILDING COVERAGE:	24,240 SF	32%
HARD SURFACE AREA:	18,700 SF	25%
LANDSCAPE AREA:	26,165 SF	34%
MAX. % OF COOL SEASON GRASSES ALLOWED:	8,634 SF	33%
% OF COOL SEASON GRASSES PROVIDED:	770 SF	9%



MUBARAK VILLA

SITE PLAN WITH WAIVERS

BEING A REPLAT OF MAPLE VALE SUBDIVISION FILING NO.1, AMENDMENT NO. 1;
 LYING IN THE SE1/4 OF SECTION 22 TOWNSHIP 4 SOUTH, RANGE 67 WEST of the 6th. P.M.,
 CITY OF AURORA, COUNTY OF ARAPAHOE, STATE OF COLORADO

NOT FOR CONSTRUCTION

STANDARD RIGHTS-OF WAY

AREA	DESCRIPTION	LENGTH	NOTES	TREES REQ. (1/40')	TREES PROVIDED
A	E. JEWELL AVENUE	325'	DRIVES EXCLUDED	8	3*
B	S. FULTON STREET	300'	30' DRIVE EXCLUDED	7	4**
C	INTERNAL DRIVE	409'	-	20	20

* TREES MOVED AWAY FROM STREET IN ORDER TO PROVIDE EXCEL ENERGY MAINTENANCE TRUCKS SPACE TO SERVICE TOWER
 ** NOT ENOUGH ROOM TO PROVIDE 7 TREES IN PARKWAY BECAUSE OF NECESSARY SITE LINES CLEARANCES

BUFFER TABLE

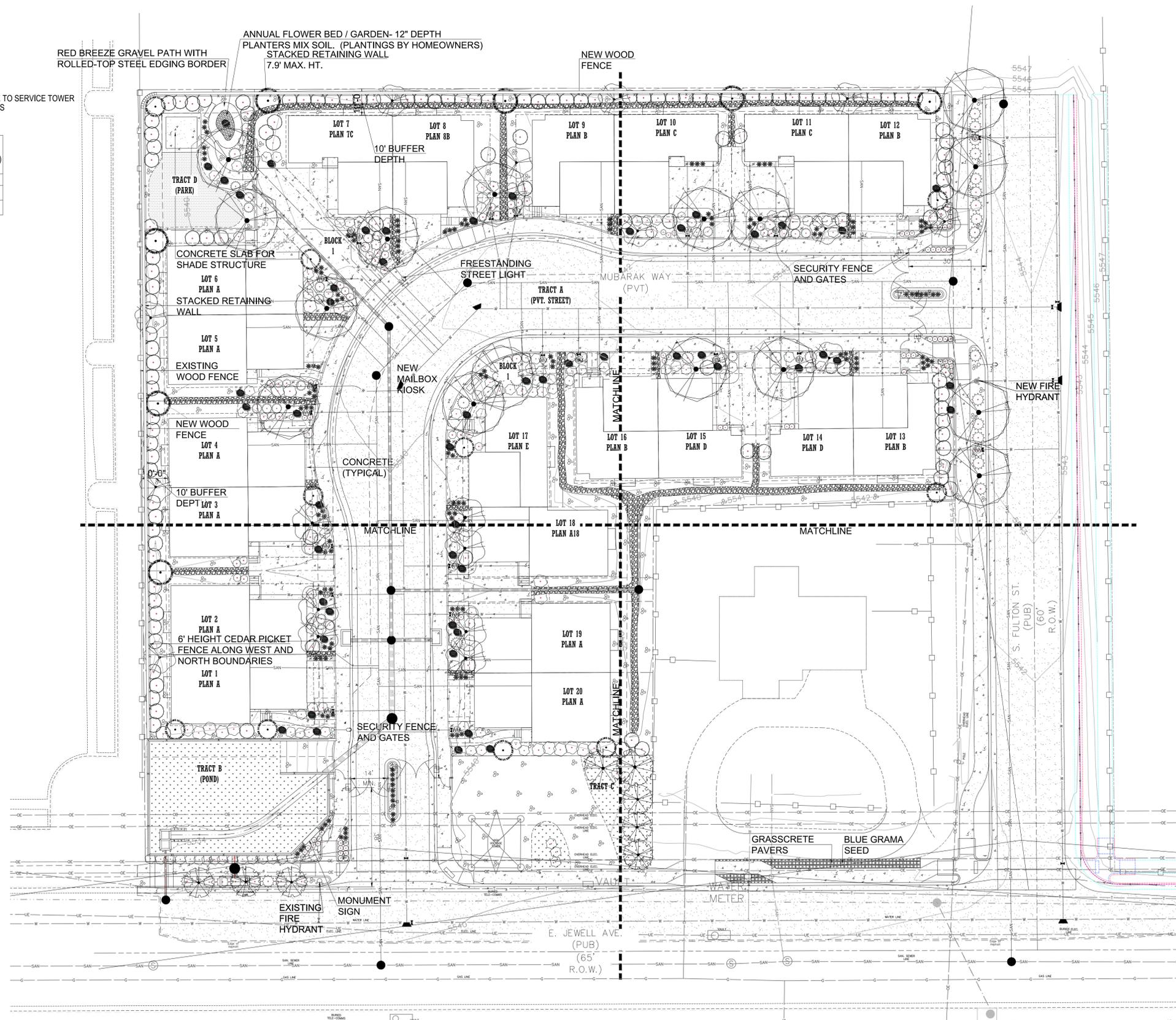
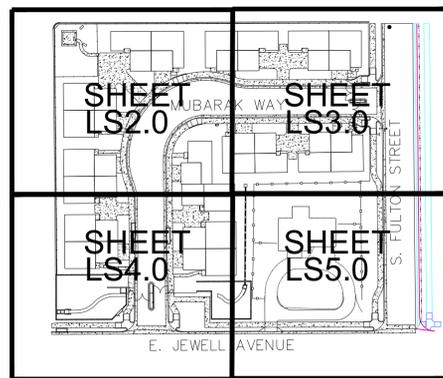
AREA	DESCRIPTION	LENGTH	WIDTH REQ.	WIDTH PROVIDED	TREES / SHRUBS	
					TREES	SHRUBS
D	NORTH FRONTAGE	313'	25'	10'*	8 / 8	39 / 45
D	WEST FRONTAGE	250'	14'	10'*	6 / 7	32 / 35

* ADJUSTMENT REQUEST: SEC 146-4.7.5.E, TABLE 4.7-2 PERIMETER LANDSCAPE BUFFER.

TRACTS

AREA	DESCRIPTION	AREA	TREES / SHRUBS	
			TREES	SHRUBS
TRACT B	DETENTION POND 1	3,445 SF	1 / 1	10 / 10
TRACT C	GRAVEL SERVICE AREA	3,360 SF	1 / 1	10 / 10

KEY MAP



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1	05-03-19	ADDRESS CITY OF AURORA COMMENTS
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5	08-13-20	TRACT C REVISIONS
6	10-05-20	ADDRESS CITY OF AURORA COMMENTS

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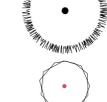
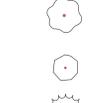
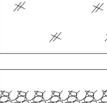
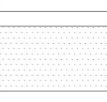
JWLA
 JOT LIALAH
 LANDSCAPE ARCHITECT
 LLC

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 (719) 358-2559 fax
 jwlandarch@gmail.com

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 AURORA, CO 80044 web: PrismDCG.COM

<p>LANDSCAPE PLAN</p> <p>PROJECT LOCATION: MUBARAK VILLA SUBDIVISION, FILING NO. 1 A REPLAT OF THE MAPLE VALE SUBDIVISION AURORA, COLORADO</p>	<p>PREPARED FOR: MUBARAK VILLA, LLC 1450 S. HAVANA ST., STE. 832 AURORA, CO 80012</p>
<p>JOB NUMBER: MUBARAK VILLA</p> <p>DRAWN BY: ICW</p> <p>DESIGN BY: ICW</p> <p>SCALE: 1" = 20'</p>	<p>ORIGINAL DATE: Sept. 24, 2018</p> <p>ORIGINAL DATE: Sept. 24, 2018</p> <p>SHEET: LS1.0 8</p>

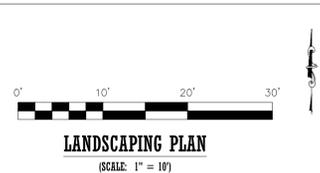
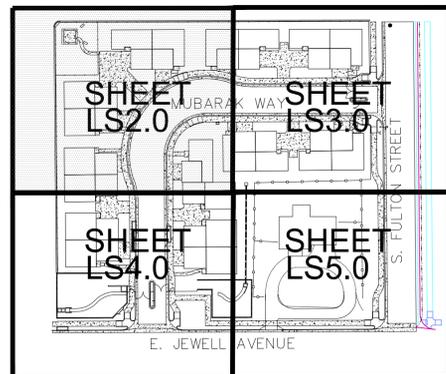
PLANT MATERIAL LEGEND

-  DECIDUOUS SHADE AND STREET TREE
-  DECIDUOUS ORNAMENTAL TREE
-  EVERGREEN TREE
-  LARGE DECIDUOUS SHRUB
-  MEDIUM DECIDUOUS SHRUB
-  SMALL DECIDUOUS SHRUB
-  EVERGREEN SHRUB
-  ORNAMENTAL GRASS

LANDSCAPE MATERIAL LEGEND

-  1.5" DIAMETER PIONEER GRANITE, 3" DEPTH OVER LANDSCAPE FABRIC
-  HARVEST BROWN WOOD MULCH, 3" DEPTH
-  4" TO 8" DIAMETER BLUE GRAY RIVER ROCK COBBLE DRAINAGE SWALE OVER LANDSCAPE FABRIC
-  IRRIGATED BLUEGRASS SOD (HIGH WATER USAGE FOR TRACT D)
-  ROLLED-TOP STEEL EDGING
-  PIONEER GRANITE BOULDER, 24" TO 30" DIAMETER, PARTIALLY BURIED INTO GROUND
-  CONCRETE MODULAR BLOCK RETAINING WALL HEIGHT VARIES (REFER TO GRADING PLAN)
-  6' HEIGHT CEDAR PICKET FENCE

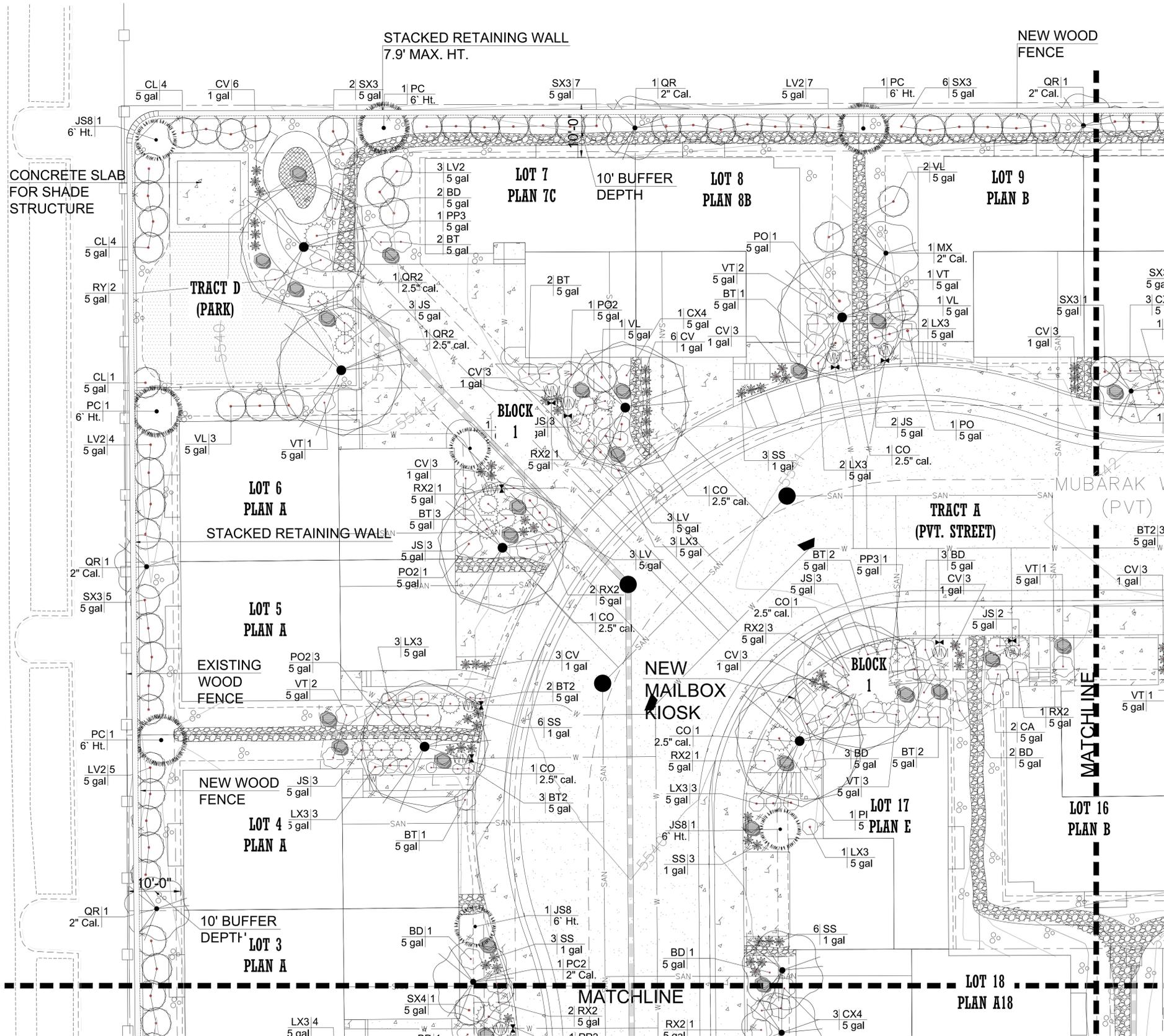
KEY MAP



MUBARAK VILLA SITE PLAN WITH WAIVERS

BEING A REPLAT OF MAPLE VALE SUBDIVISION FILING NO.1, AMENDMENT NO. 1;
LYING IN THE SE1/4 OF SECTION 22 TOWNSHIP 4 SOUTH, RANGE 67 WEST of the 6th. P.M.,
CITY OF AURORA, COUNTY OF ARAPAHOE, STATE OF COLORADO

NOT FOR CONSTRUCTION



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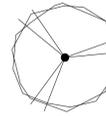
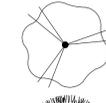
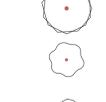
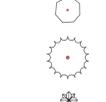
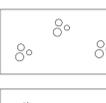
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Aurora, CO 80013
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(719) 356-2559 fax
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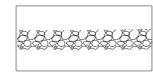
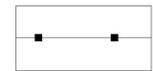
PRISM
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AURORA, CO 80044 web: PrismDCG.COM

LANDSCAPE PLAN	
PROJECT LOCATION:	MUBARAK VILLA SUBDIVISION, FILING NO. 1
PROJECT:	A REPLAT OF THE MAPLE VALE SUBDIVISION AURORA, COLORADO
PREPARED FOR:	MUBARAK VILLA, LLC 1450 S. HAYMA ST. ST. 802 AURORA, CO 80012
JOB NUMBER:	MUBARAK VILLA
DRAWN BY:	ICW
DESIGN BY:	ICW
SCALE:	1" = 10'
ORIGINAL DATE:	Sept. 24, 2018
ORIGINAL DATE:	Sept. 24, 2018
SHEET:	LS2.0
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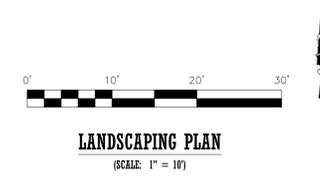
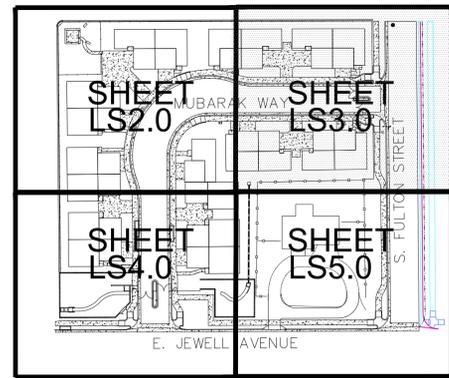
PLANT MATERIAL LEGEND

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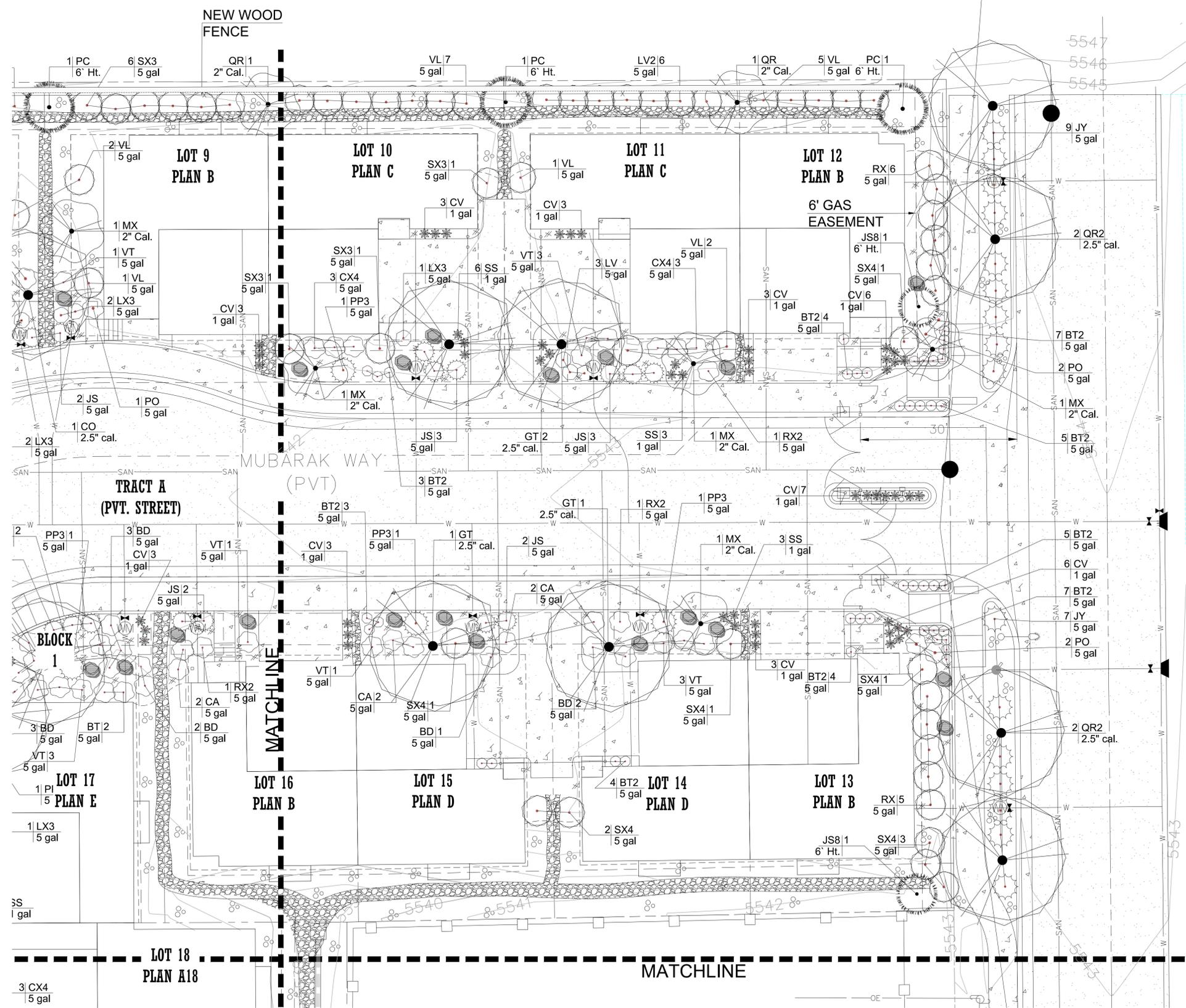
KEY MAP



MUBARAK VILLA SITE PLAN WITH WAIVERS

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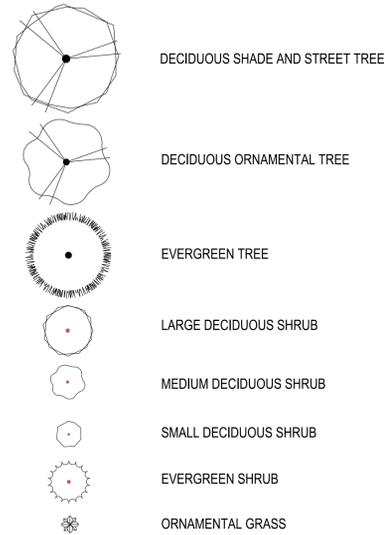
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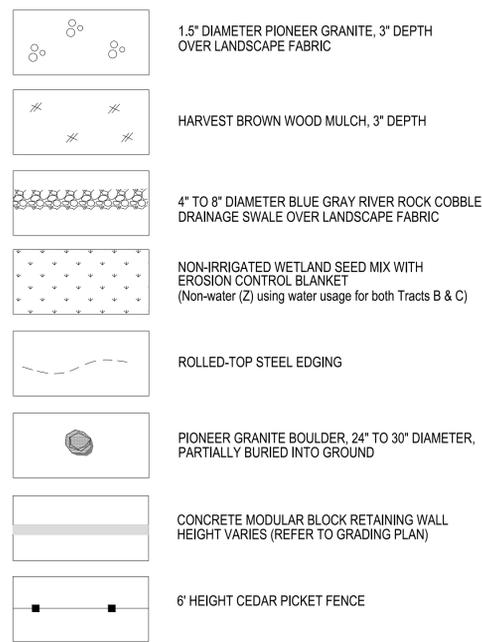
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LANDSCAPE PLAN	PROJECT LOCATION: MUBARAK VILLA SUBDIVISION, FILING NO. 1 A REPLAT OF THE MAPLE VALE SUBDIVISION AURORA, COLORADO	PREPARED FOR: MUBARAK VILLA, LLC 1450 S. HAYVANA ST., STE 832 AURORA, CO 80012
JOB NUMBER:	MUBARAK VILLA	
DRAWN BY:	ICW	ORIGINAL DATE: Sept. 24, 2018
DESIGN BY:	ICW	ORIGINAL DATE: Sept. 24, 2018
SCALE:	1" = 10'	SHEET: LS3.0

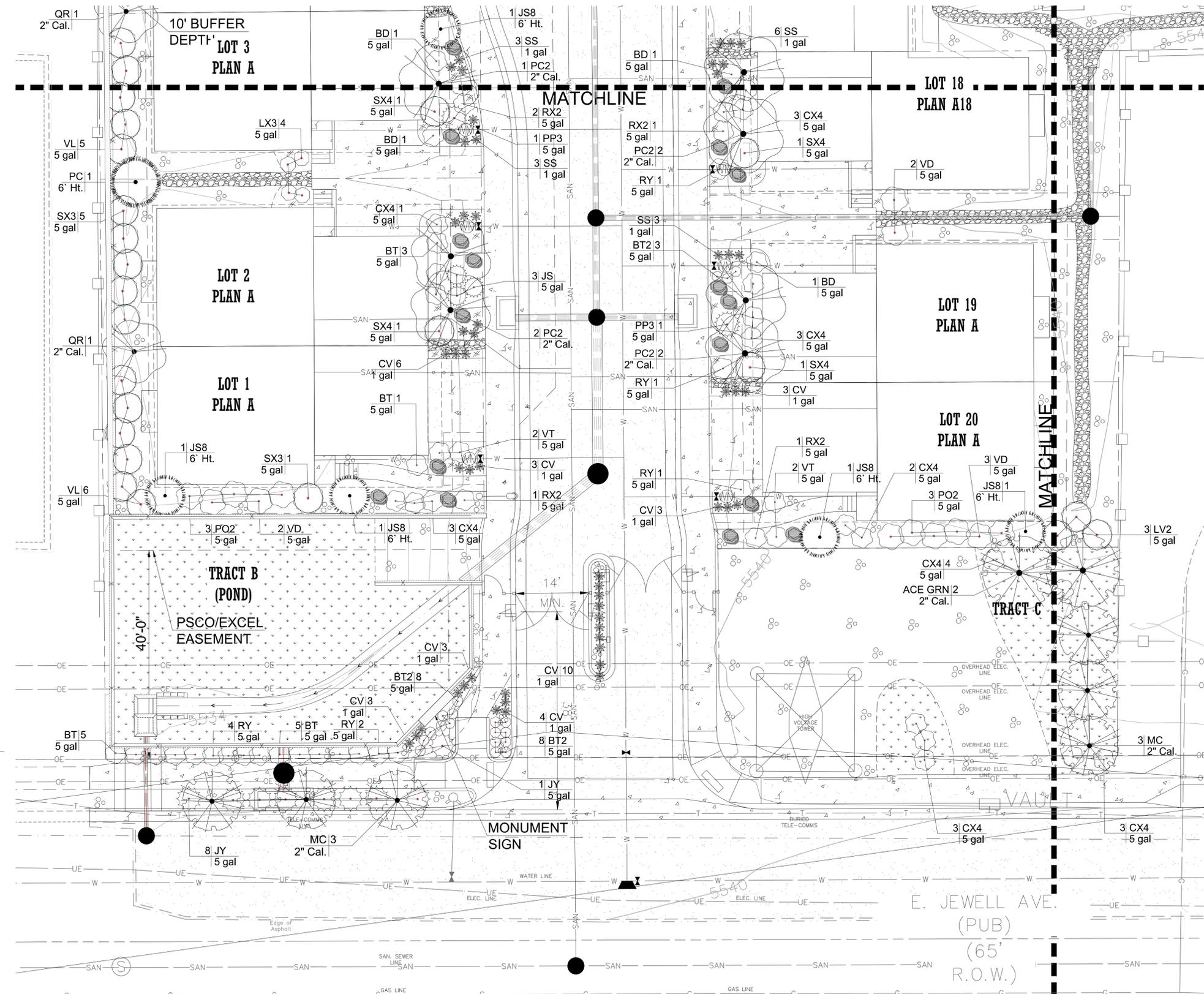
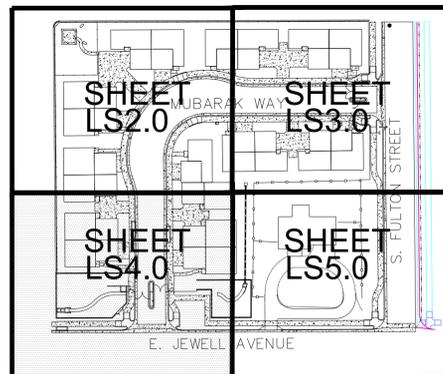
PLANT MATERIAL LEGEND



LANDSCAPE MATERIAL LEGEND



KEY MAP



MUBARAK VILLA
SITE PLAN WITH WAIVERS

BEING A REPLAT OF MAPLE VALE SUBDIVISION FILING NO.1, AMENDMENT NO. 1;
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JULIA
Jon Walsh
LANDSCAPE ARCHITECT

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julianarc@gmail.com

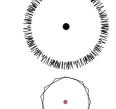
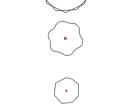
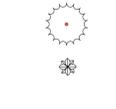
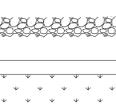
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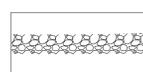
LANDSCAPE PLAN	PROJECT LOCATION:
MUBARAK VILLA SUBDIVISION, FILING NO. 1	MUBARAK VILLA, LLC
A REPLAT OF THE MAPLE VALE SUBDIVISION	1450 S. HAVANA ST. ST. 832
AURORA, COLORADO	AURORA, CO 80012

JOB NUMBER:	MUBARAK VILLA
DRAWN BY:	ICW
DESIGN BY:	ICW
SCALE:	1" = 10'
ORIGINAL DATE:	Sept. 24, 2018
ORIGINAL DATE:	Sept. 24, 2018
SHEET:	LS4.0
	8

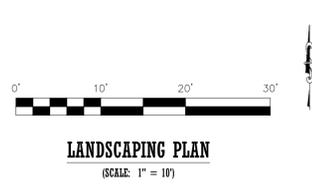
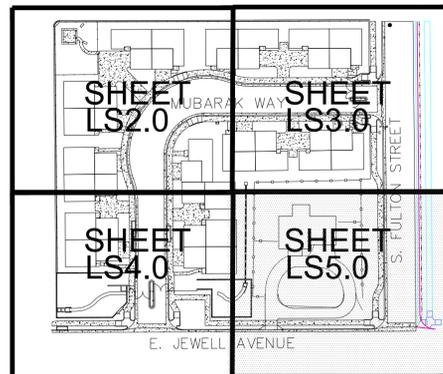
PLANT MATERIAL LEGEND

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-  ROLLED-TOP STEEL EDGING
-  PIONEER GRANITE BOULDER, 24" TO 30" DIAMETER, PARTIALLY BURIED INTO GROUND
-  CONCRETE MODULAR BLOCK RETAINING WALL HEIGHT VARIES (REFER TO GRADING PLAN)
-  6" HEIGHT CEDAR PICKET FENCE

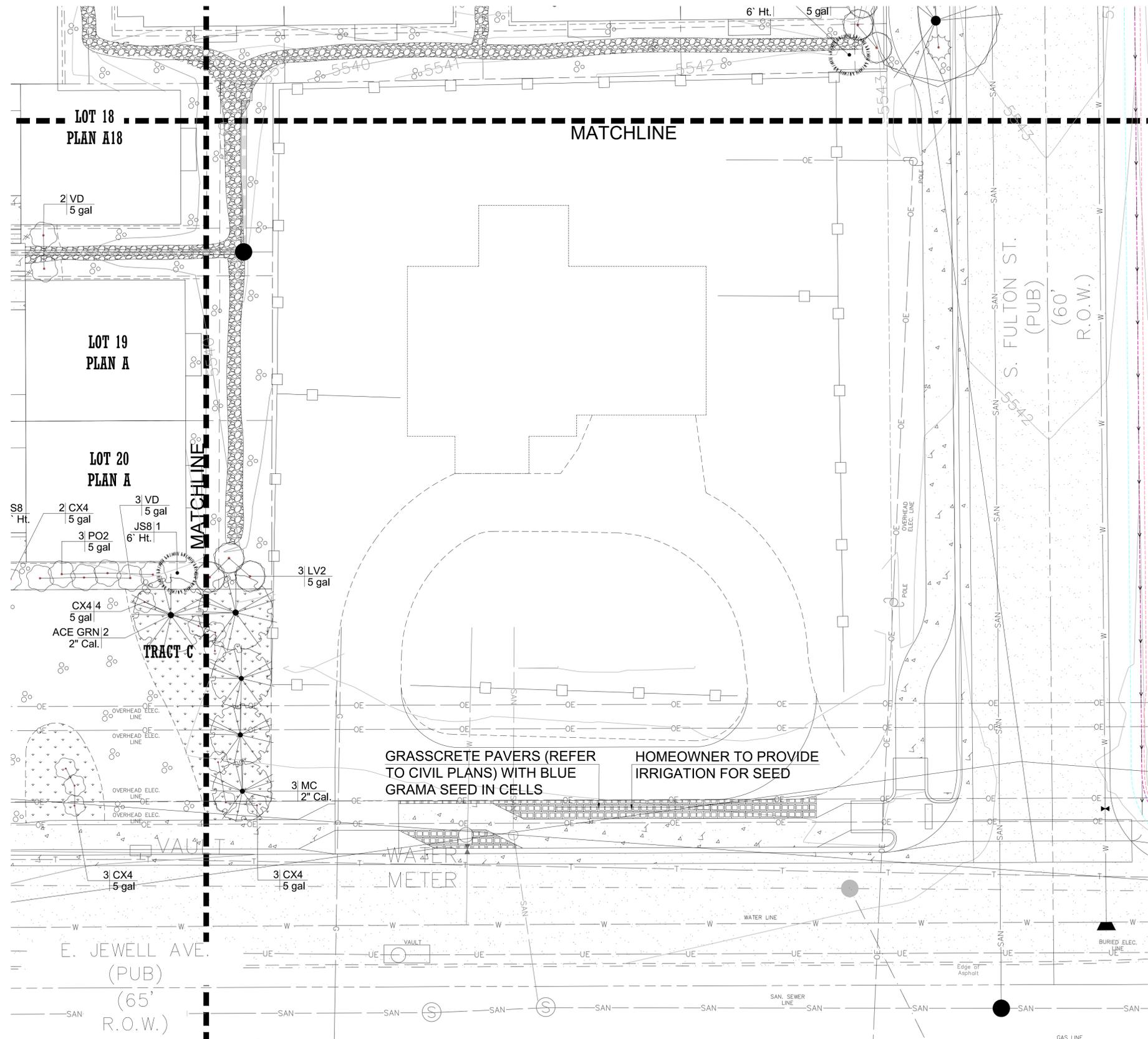
KEY MAP



MUBARAK VILLA SITE PLAN WITH WAIVERS

BEING A REPLAT OF MAPLE VALE SUBDIVISION FILING NO.1, AMENDMENT NO. 1;
LYING IN THE SE1/4 OF SECTION 22 TOWNSHIP 4 SOUTH, RANGE 67 WEST of the 6th. P.M.,
CITY OF AURORA, COUNTY OF ARAPAHOE, STATE OF COLORADO

NOT FOR CONSTRUCTION



REV#	DATE	DESCRIPTION
1	05-03-19	ADDRESS CITY OF AURORA COMMENTS
2	10-21-19	ADDRESS CITY OF AURORA COMMENTS
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<p>LANDSCAPE PLAN</p> <p>PROJECT LOCATION: MUBARAK VILLA SUBDIVISION, FILING NO. 1 A REPLAT OF THE MAPLE VALE SUBDIVISION AURORA, COLORADO</p>	<p>PREPARED FOR: MUBARAK VILLA, LLC 1450 S. HAVANA ST., ST. 832 AURORA, CO 80012</p>
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JOB NUMBER: MUBARAK VILLA	DRAWN BY: ICW
DESIGN BY: ICW	ORIGINAL DATE: Sept. 24, 2018
SCALE: 1" = 10'	ORIGINAL DATE: Sept. 24, 2018
	SHEET: LS5.0
	8

MUBARAK VILLA

SITE PLAN WITH WAIVERS

BEING A REPLAT OF MAPLE VALE SUBDIVISION FILING NO.1, AMENDMENT NO. 1;
LYING IN THE SE1/4 OF SECTION 22 TOWNSHIP 4 SOUTH, RANGE 67 WEST OF the 6th. P.M.,
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PROJECT NOTES

- FINE GRADING TO REFLECT FINISHED GRADES SHOWN ON THE PROJECT GRADING PLANS. ALL FINISHED GRADES ARE TO HAVE A MINIMUM 2% SLOPE. ANY POOR DRAINAGE CONDITIONS OR ANY GRADES IN LANDSCAPE AREAS LESS THAN 2% SHALL BE REPORTED PRIOR TO LANDSCAPE CONSTRUCTION WORK. FINISHED GRADES SHALL BE FREE OF WEEDS AND FREE OF DEBRIS AND ROCKS GREATER THAN ONE INCH.
- FINAL GRADES ADJACENT TO HARDSCAPE SURFACES SHALL MEET THE FOLLOWING SPECIFICATIONS:
2" BELOW TOP OF CONCRETE FOR ALL SOD, MULCH, AND ROCK COVER BEDS.
1" BELOW TOP OF CONCRETE FOR SOD AREA AND NATIVE SEED AREAS.
THESE GRADING SPECIFICATIONS SHALL BE COORDINATED WITH WHOEVER IS PROVIDING ROUGH GRADING. FINAL GRADES IN ALL LANDSCAPE AREAS ARE TO BE ESTABLISHED USING ON-SITE STOCKPILED TOPSOIL.
- AFTER PLANTING, BUT BEFORE MULCH IS INSTALLED, ALL PLANTING BEDS ARE TO RECEIVE A GRANULAR PRE-EMERGENT HERBICIDE (PREEN OR SNAPSHOT). APPLY PER MANUFACTURER'S INSTRUCTIONS. ALL PLANTING BEDS SHALL BE SPRAYED WITH WATER IMMEDIATELY AFTER MULCH IS INSTALLED TO REMOVE PRE-EMERGENT FROM FOLIAGE AND ACTIVATE HERBICIDE.
- ROCK COVER AREAS TO CONSIST OF 1.5" DIAMETER 'PIONEER GRANITE' CRUSHED ROCK (PIONEER SAND), SPREAD 3" DEEP OVER LANDSCAPE FABRIC. 4" TO 8" DIAMETER BLUE GRAY RIVER ROCK COBBLE TO BE INSTALLED OVER LANDSCAPE FABRIC WHERE SHOWN ON PLAN. LANDSCAPE FABRIC TO CONSIST OF 'DEWITT' WEED BARRIER PRO, 3 OZ BLACK WOVEN POLYPROPYLENE FABRIC. FABRIC TO OVERLAP 6" MINIMUM AT ALL SEAMS. 6" STEEL ANCHOR PINS TO BE INSTALLED 6" O.C. MAX.
- LANDSCAPE BOULDERS TO CONSIST OF 24" TO 30" DIAMETER 'GREY GRANITE' BOULDERS (PIONEER SAND). BOULDERS TO BE SET PARTIALLY INTO GROUND BUT TO HAVE A MINIMUM 18" HEIGHT AFTER PLACEMENT. REFER TO BOULDER PLACEMENT DETAIL.
- 'GORILLA HAIR' WOOD MULCH IS TO BE PROVIDED IN PLANTING BEDS SHOWN ON PLAN, 3" DEPTH, AND AROUND BASE OF TREES IN ROCK COVER AREAS, 4' DIAMETER. MULCH IS TO BE SPRAYED DOWN WITH WATER IMMEDIATELY AFTER SPREADING TO HELP MAT IT DOWN AND PREVENT MULCH FROM BLOWING AWAY.
- STEEL EDGING IS TO CONSIST OF 14 GAUGE PERFORATED GALVANIZED ROLLED-TOP STEEL EDGING. EDGING IS TO BE USED TO SEPARATE TURF, WOOD MULCH, AND ROCK COVER AREAS, UNLESS OTHERWISE NOTED ON PLAN. EDGING IS TO BE PARTIALLY BURIED SO THAT HALF OF EDGING HEIGHT IS BELOW FINISHED SOIL GRADE. 12" STEEL EDGING PINS TO BE INSTALLED EVERY 4' O.C. MAX.. ENDS OF STEEL EDGING TO OVERLAP 6" MINIMUM WITH AND HAVE TWO PINS SECURING OVERLAPPED ENDS.
- ALL DOWNSPOUTS ARE TO BE DIRECTED INTO COBBLE DRAINAGE SWALES OR ROCK COVER AREAS. ANY DOWNSPOUTS THAT NEED TO BE EXTENDED AND BURIED ARE TO UTILIZE 4" PVC SEWER AND DRAIN PIPE.
- ALL TREES, SHRUBS, AND ORNAMENTAL GRASSES ARE TO BE DRIP IRRIGATED. SOD AREA IS TO BE SPRAY IRRIGATED. REFER TO IRRIGATION PLANS.
- THE SEPARATION REQUIREMENTS FROM FIRE DEPARTMENT CONNECTIONS AND FIRE HYDRANTS MUST MEET BOTH LIFE SAFETY (TYPICALLY 3' AND NO MATERIAL GREATER THAN 2' IN HEIGHT) AND LANDSCAPING REQUIREMENTS.
- LANDSCAPING MATERIAL CANNOT BE OMITTED OR REDUCED BASED ON THE INSTALLATION OF A FIRE HYDRANT WITHIN A PARKING LOT ISLAND OR PLANT BED. IT IS RECOMMENDED THAT THE PARKING LOT ISLAND OR PLANT BED BE CONSTRUCTED LARGE ENOUGH TO ADEQUATELY ACCOMMODATE BOTH LANDSCAPING MATERIAL AND FIRE HYDRANTS IN ORDER TO COMPLY WITH ALL CITY STANDARDS.
- ALL PROPOSED LANDSCAPING WITHIN THE SITE TRIANGLE SHALL BE IN COMPLIANCE WITH COA ROADWAY SPECIFICATIONS, SECTION 4.04.2.10.

GENERAL NOTES

- ALL UTILITIES, PUBLIC AND PRIVATE, ARE TO BE LOCATED PRIOR TO STARTING ANY WORK ON SITE AND RELOCATED AS NECESSARY FOR THE DURATION OF CONSTRUCTION.
- ALL LANDSCAPING SHOWN ON THE APPROVED PLANS IS REQUIRED TO BE INSTALLED. ANY DEFICIENCIES OR DEVIATIONS FROM THIS PLAN ARE TO BE APPROVED BY OWNER'S REPRESENTATIVE OR LANDSCAPE ARCHITECT. ANY CHANGES FROM THE APPROVED PLANS MAY REQUIRE APPROVAL FROM THE CITY OF AURORA PLANNING DEPARTMENT AND MAY DELAY COMPLETION OF PROJECT.
- ALL QUANTITIES OF MATERIALS SHOWN ON PLANS NEED TO BE VERIFIED IN THE FIELD. NOTIFY OWNER'S REPRESENTATIVE OF DISCREPANCIES BETWEEN THE DRAWINGS AND CONDITIONS IN THE FIELD. SUBSTITUTIONS OF LANDSCAPE MATERIALS ARE NOT ALLOWED WITHOUT APPROVAL FROM LANDSCAPE ARCHITECT AND CITY OF AURORA. APPROVAL(S) MUST BE GIVEN PRIOR TO INSTALLATION. NOTIFY LANDSCAPE ARCHITECT PRIOR TO CONSTRUCTION IF LANDSCAPE MATERIAL LOCATIONS NEED TO BE ALTERED DUE TO ON-SITE CONDITIONS.
- A ONE YEAR WARRANTY IS TO BE PROVIDED FOR ALL PLANT MATERIALS, SOD, IRRIGATION COMPONENTS, NATIVE GRASS, AND WORKMANSHIP. WARRANTY CONDITIONS ARE TO BE PROVIDED TO OWNER AND WARRANTY PERIOD WILL COMMENCE UPON FINAL ACCEPTANCE OF LANDSCAPE INSTALLATION.
- REFER TO ASSOCIATED LANDSCAPE CONTRACTORS OF COLORADO SPECIFICATIONS HANDBOOK, 1996 (OR MORE RECENT) REVISED EDITION FOR SPECIFICATIONS RELATING TO LANDSCAPE AND IRRIGATION CONSTRUCTION ON THIS SITE. REFER TO SECTIONS 02810, 02930, 02940, AND 02950. CONTACT OWNER'S REPRESENTATIVE OR LANDSCAPE ARCHITECT FOR CLARIFICATIONS OR QUESTIONS.
- ALL UTILITY EASEMENTS SHALL REMAIN UNOBSTRUCTED AND FULLY ACCESSIBLE ALONG THEIR ENTIRE LENGTH FOR MAINTENANCE EQUIPMENT ENTRY.
- THE DEVELOPER, HIS SUCCESSORS AND ASSIGNS, SHALL BE RESPONSIBLE FOR INSTALLATION, MAINTENANCE AND REPLACEMENT OF ALL LANDSCAPING MATERIALS SHOWN OR INDICATED ON THE APPROVED SITE PLAN OR LANDSCAPE PLAN ON FILE IN THE PLANNING DEPARTMENT. ALL LANDSCAPING WILL BE INSTALLED AS DELINEATED ON THE PLAN, PRIOR TO ISSUANCE OF CERTIFICATES OF OCCUPANCY.
- ALL LANDSCAPED AREAS AND PLANT MATERIAL, EXCEPT FOR NON-IRRIGATED NATIVE, RESTORATIVE, AND DRYLAND GRASS AREAS THAT COMPLY WITH REQUIREMENTS FOUND IN SEC. 146-1429 AND/OR SEC. 146-1435 MUST BE WATERED BY AN AUTOMATIC UNDERGROUND IRRIGATION SYSTEM. IRRIGATION SYSTEM DESIGN, INSTALLATION, OPERATION, AND MAINTENANCE SHALL CONFORM TO REQUIREMENTS FOUND IN THE CITY OF AURORA IRRIGATION ORDINANCE.

PLANT SCHEDULE

EVERGREEN TREES	QTY	BOTANICAL / COMMON NAME	SIZE	TYPE	PLANT KEY	REMARKS
J58	10	Juniperus scopulorum / Rocky Mountain Juniper	6" Ht.	B # B	Medium	
PC	7	Pinus cembroides edulis / Pinyon Pine	6" Ht.	B # B	Low	
DECIDUOUS CANOPY TREES	QTY	BOTANICAL / COMMON NAME	SIZE	TYPE	PLANT KEY	REMARKS
CO	6	Celtis occidentalis / Common Hackberry	2.5" cal.	B # B	Medium	
GT	4	Gleditsia triacanthos inermis "Skycote" TM / Skyline Thornless Honey Locust	2.5" cal.	B # B	High	
QR2	6	Quercus rubra / Northern Red Oak	2.5" cal.	B # B	Medium	
ORNAMENTAL TREES	QTY	BOTANICAL / COMMON NAME	SIZE	TYPE	PLANT KEY	REMARKS
ACE GRN	2	Acer tatanicum "GarAnn" TM / Hot Wings Tatanan Maple	2" Cal.	B # B	Medium	
MC	6	Malus x "Coralcole" TM / Coralburst Dwarf Crab Apple	2" Cal.	B # B	High	
MX	5	Malus x "Red Barron" / Red Barron Crab Apple	2" Cal.	B # B	High	
PC2	7	Pyrus calleryana "Chanticleer" / Chanticleer Pear	2" Cal.	B # B	Medium	
QR	6	Quercus robur "Fastigiata" / Fastigiata English Oak	2" Cal.	B # B	Medium	
DECIDUOUS SHRUBS	QTY	BOTANICAL / COMMON NAME	SIZE	TYPE	PLANT KEY	REMARKS
BT	27	Berberis thunbergii "Atropurpurea" / Red Leaf Japanese Barberry	5 gal		High	
BT2	66	Berberis thunbergii "Crimson Pygmy" / Crimson Pygmy Barberry	5 gal		High	
BD	17	Buddleja davidii "Nanho Purple" / Nanho Purple Butterfly Bush	5 gal		Medium	
CX4	29	Caryopterus x clandonensis "First Choice" / First Choice Blue Mist Spirea	5 gal		Low	
CA	6	Cotoneaster adpressus "Tom Thumb" / Tom Thumb Cotoneaster	5 gal		Medium	
CL	9	Cotoneaster lucidus / Peking Cotoneaster	5 gal		Medium	
LV2	29	Ligustrum vulgare "Cheyenne" / Cheyenne Privet	5 gal		Low	
LV	9	Ligustrum vulgare "Lodense" / Lodense Privet	5 gal		Medium	
LV3	22	Lonicera xylosteum "Emerald Mound" / Emerald Mound Honeysuckle	5 gal		Medium	
FO	6	Physocarpus opulifolius "Little Devil" TM / Dwarf Little Devil Ninebark	5 gal		Medium	
FO2	11	Physocarpus opulifolius "Summer Wine" / Summer Wine Ninebark	5 gal		Medium	
RX	16	Rosa x "Candicee Delight" / Candicee Delight Rose	5 gal		Medium	
RY	11	Rosa x "Rainbow Happy Trails" / Rainbow Happy Trails Rose	5 gal		Medium	
RX	11	Rosa x "Ruby Voodoo" / Rose Ruby Voodoo	5 gal		Medium	
SX4	13	Syringa x prestoniae "Donald Wyman" / Donald Wyman Lilac	5 gal		Medium	
SX3	29	Syringa x prestoniae "Miss Canada" / Miss Canada Preston Lilac	5 gal		Medium	
VD	7	Viburnum dentatum "Blue Muffin" / Blue Muffin Arrowwood Viburnum	5 gal		High	
VL	34	Viburnum lantana "Mohican" / Mohican Wayfaring Tree	5 gal		High	
VT	22	Viburnum trilobum "Bailey Compact" / Bailey's Compact American Cranberry	5 gal		High	
EVERGREEN SHRUBS	QTY	BOTANICAL / COMMON NAME	SIZE	TYPE	PLANT KEY	REMARKS
JY	26	Juniperus horizontalis "Youngstown" / Andorra Youngstown Juniper	5 gal		Medium	
J5	31	Juniperus squamata "Blue Star" / Blue Star Juniper	5 gal		Medium	
PP3	8	Picea pungens glauca "Globosa" / Globed Colorado Blue Spruce	5 gal		Medium	
ORNAMENTAL GRASSES	QTY	BOTANICAL / COMMON NAME	SIZE	TYPE	PLANT KEY	REMARKS
CV	105	Calamagrostis arundinacea brachytricha / Korean Feather Reed Grass	1 gal		High	
SS	42	Schizachyrium scoparium "Blaze" / Blaze Little Bluestem	1 gal		Low	

SOD AREA AT TRACT D

PROPOSED SOD AREA TO CONSIST OF A BLUEGRASS BLEND SOD. SOD IS TO HAVE LOW CLAY CONTENT. SOD BED IS TO BE RAKED SMOOTH AND FREE OF DEBRIS AND ROCKS GREATER THAN ONE HALF INCH. SOD IS TO BE LAID WITH TIGHT STAGGERED EDGES AND BE ROLLED AFTER INSTALLATION.

NATIVE GRASS AREAS AT TRACTS B AND C

ALL AREAS SHOWN AS 'NATIVE SEED' TO BE SEEDED WITH 'NATIVE PRAIRIE MIX' (PAWNEE BUTTE SEED, INC.) BY HYDRO-MULCHING AND DRILL SEEDING (WHERE ACCESSIBLE) AT A RATE OF 1 LB. PER 1,000 SQ. FT. REFER TO NATIVE SEED ESTABLISHMENT SPECIFICATION FOR MORE DETAILED INSTRUCTIONS. ALL SEEDED AREAS TO RECEIVE EROSION CONTROL BLANKET- 'R1 EXCEL' WESTERN EXCELSIOR PHOTO-DEGRADABLE EROSION CONTROL BLANKET. INSTALL PER MANUFACTURER'S INSTRUCTIONS.

NATIVE GRASS FOR GRASSCRETE AREAS

GRASSCRETE AREAS TO HAVE 'NATIVE LAWN MIX' (PAWNEE BUTTE SEED, INC.) BLUE GRAMA & BUFFALOGRASS SEED MIX INSTALLED IN CELLS AT THE RATE OF 3 LBS. PER 1,000 SQ. FT. HOMEOWNER IS RESPONSIBLE FOR WATERING, ESTABLISHMENT, AND MAINTENANCE OF SEED.

SOIL PREPARATION NOTES

- PLANTING BEDS- PROPOSED TREES AND SHRUBS:** ALL PROPOSED PLANTING BEDS TO RECEIVE 3 CU. YDS. PER 1,000 SQ. FT. 'BIOCOP' SOIL AMENDMENTS AND BE INCORPORATED AND ROTO-TILLED TO A 6" DEPTH. PLANTINGS ALSO TO RECEIVE BACKFILL SOIL AMENDMENTS. REFER TO PLANTING DETAILS.
- BLUEGRASS SOD AREA:** SOD AREA TO RECEIVE 4 CU. YDS. PER 1,000 SQ. FT. OF 'BIOCOP' SOIL AMENDMENTS AND INCORPORATED AND ROTO-TILLED TO A 6" DEPTH. SOD AREA IS ALSO TO RECEIVE 1.0 LB. OF NITROGEN PER 1,000 S.F. IN LATE SPRING, 0.5 LB. OF NITROGEN PER 1,000 S.F. IN LATE SUMMER, AND 0.5 LB. NITROGEN PER 1,000 S.F. IN LATE FALL.
- NATIVE GRASS AREAS:** ALL SEEDED AREAS TO RECEIVE 2 CU. YDS. PER 1,000 SQ. FT. OF 'BIOCOP' SOIL AMENDMENTS AND INCORPORATED AND ROTO-TILLED TO A 6" DEPTH. NATIVE GRASS AREAS ARE ALSO TO RECEIVE 1.0 LB. OF NITROGEN PER 1,000 S.F. IN LATE SPRING, 0.5 LB. OF NITROGEN PER 1,000 S.F. IN LATE SUMMER, AND 0.5 LB. NITROGEN PER 1,000 S.F. IN LATE FALL.

NATIVE SEED ESTABLISHMENT

INITIAL PLANTING

STOCKPILED TOPSOIL SHOULD BE SPREAD EVENLY OVER ALL AREAS TO RECEIVE NATIVE SEED. SEED BED IS TO BE WEED-FREE. SPECIFIED SOIL AMENDMENTS SHOULD BE SPREAD AND INCORPORATED INTO TOP 6" OF SOIL. SEED BED IS TO BE RAKED SMOOTH AND FREE OF DEBRIS LARGER THAN 1" IN DIAMETER. ANY AREAS THAT THE CONTRACTOR BELIEVES TO BE SUSCEPTIBLE TO EROSION ARE TO BE BROUGHT TO THE ATTENTION OF THE OWNER AND/OR GENERAL CONTRACTOR PRIOR TO SEEDING. THE SPECIFIED SEED MIX IS TO BE APPLIED BY HYDRO-MULCHING USING 2,000 LBS. OF HYDROMULCH PER ACRE. AREAS NOT ABLE TO BE HYDROMULCHED ARE TO UTILIZE BROADCAST SEEDING AT THE RATE SPECIFIED RAKING INTO TOP 1/4" TO 1/2" OF SOIL. SEED IS TO BE APPLIED BETWEEN APRIL 15 AND SEPTEMBER 15. SEED SHALL NOT BE SOWN IF GROUND IS IN A FROZEN STATE. SPECIFIED EROSION CONTROL BLANKET IS TO BE INSTALLED IMMEDIATELY AFTER SEEDING. BLANKET SHALL BE LAID AND SECURED WITH 6" METAL STAPLES AS PER MANUFACTURER'S INSTRUCTIONS. CONTRACTOR IS TO PROVIDE INCIDENTAL WATERING OF ALL SEEDED AREAS THREE TIMES A WEEK DURING GROWING SEASON FOR A MINIMUM OF 8 WEEKS, OR UNTIL ESTABLISHED AND MEETING COVERAGE REQUIREMENTS. SPECIFIED FERTILIZER IS TO BE PROVIDED 3 WEEKS AFTER SEEDLINGS EMERGE. MOWING MAY BE NECESSARY DURING THE FIRST GROWING SEASON TO KEEP INVASIVE WEEDS FROM SETTING SEEDS. CONTRACTOR IS RESPONSIBLE FOR KEEPING BROADLEAF WEEDS UNDER CONTROL FOR 12 MONTHS AFTER INITIAL SEEDING AND IS ALSO RESPONSIBLE FOR OVER SEEDING BARE AREAS UNTIL SPECIFIED NATIVE GRASSES COVER ALL AREAS AND AREAS WITHOUT SPECIFIED NATIVE GRASS DO NOT EXCEED 6" X 6".

OVER SEEDING

SIX WEEKS AFTER THE INITIAL SEEDING DURING THE FIRST GROWING SEASON AND/OR DURING THE SPRING OF THE SECOND GROWING SEASON CONTRACTOR IS TO REPAIR ANY ERODED AREAS AND OVER SEED ALL BARE NATIVE GRASS AREAS. CONTRACTOR IS TO USE SPECIFIED SEED MIX BY BROADCAST AND RAKING INTO TOP 1/4" TO 1/2" OF SOIL. INCIDENTAL WATERING IS TO BE PROVIDED TO ESTABLISH OVER-SEEDED AREAS. SPECIFIED FERTILIZER IS TO BE APPLIED 3 WEEKS AFTER SEEDLINGS EMERGE. BROADLEAF WEEDS ARE TO BE KEPT UNDER CONTROL BY MANUALLY PULLING OR CUTTING WEEDS OR SPRAYING OF BROADLEAF WEED HERBICIDE. HERBICIDE AND APPLICATION SHALL CONFORM TO ALL APPLICABLE LAWS OF THE STATE OF COLORADO AND MANUFACTURER'S INSTRUCTIONS.

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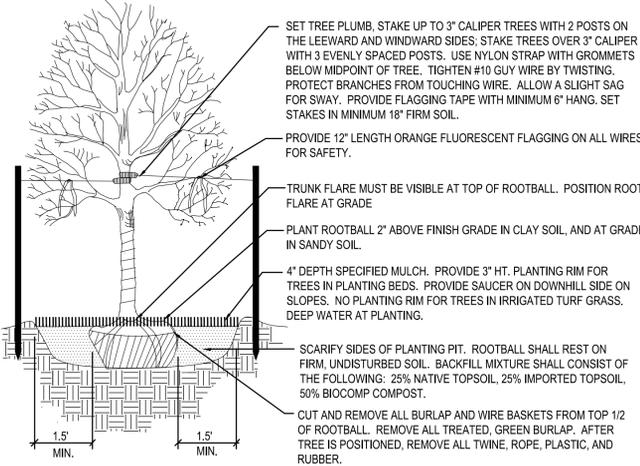
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AURORA, CO. 80044 web: PrismDCG.COM

LANDSCAPE NOTES	PROJECT LOCATION:	PREPARED FOR:
	MUBARAK VILLA SUBDIVISION, FILING NO. 1 A REPLAT OF THE MAPLE VALE SUBDIVISION AURORA, COLORADO	MUBARAK VILLA, LLC 1450 S. HAVANA ST., SET 832 AURORA, CO 80012
JOB NUMBER:	MUBARAK VILLA	
DRAWN BY:	ICW	ORIGINAL DATE:
DESIGN BY:	ICW	ORIGINAL DATE:
SCALE:	NTS	SHEET:
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PLANTING DETAILS

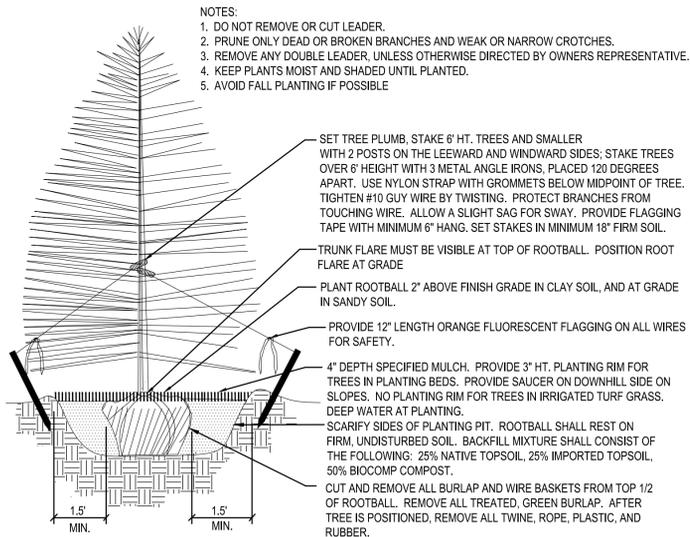
- NOTES:
- DO NOT REMOVE OR CUT LEADER.
 - PRUNE ONLY DEAD OR BROKEN BRANCHES AND WEAK OR NARROW CROTCHES.
 - DO NOT REMOVE LOWER LIMBS AND SPROUTS FOR AT LEAST TWO GROWING SEASONS.
 - KEEP PLANTS MOIST AND SHADED UNTIL PLANTED.
 - DO NOT FERTILIZE FOR AT LEAST ONE GROWING SEASON.
 - WRAP TRUNK ON EXPOSED SITES OR SPECIES WITH THIN BARK. USE ELECTRICAL TAPE NOT TWINE. WRAP OCTOBER 15 AND REMOVE BY MARCH 31.



1 Deciduous Tree Planting Detail

NOT TO SCALE

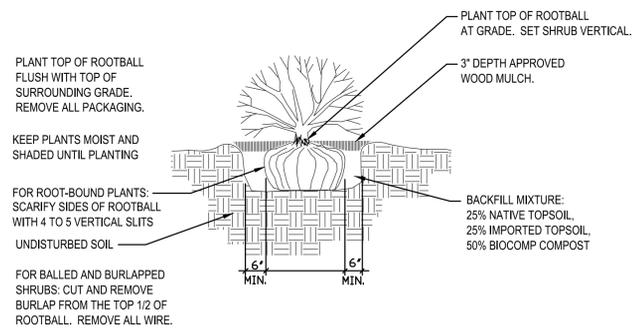
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2 Coniferous Tree Planting Detail

NOT TO SCALE

2



3 Shrub Planting Detail

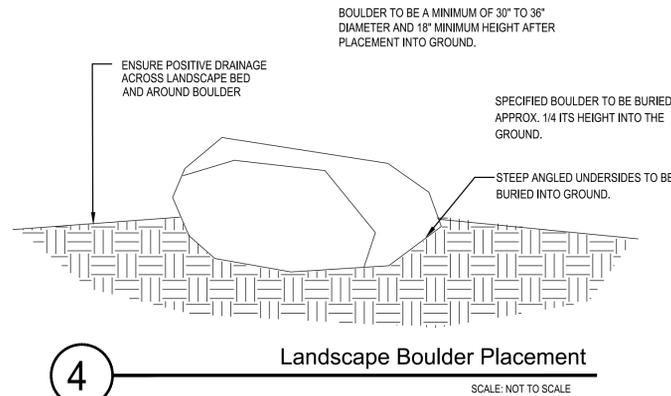
SCALE: NOT TO SCALE

3

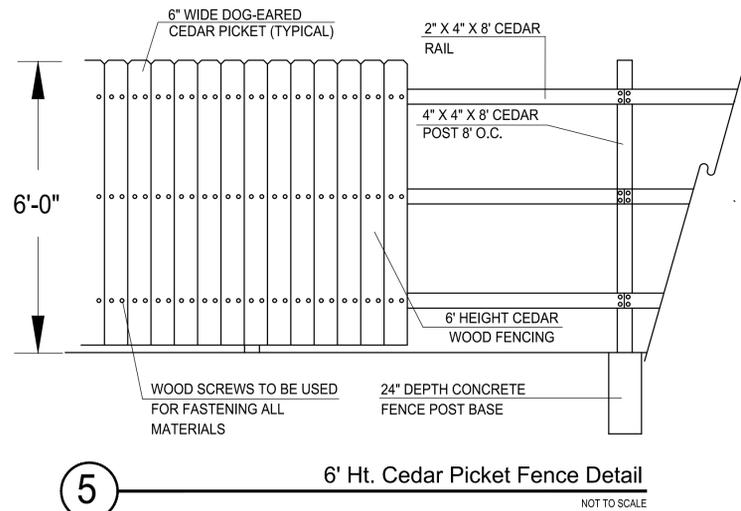
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4



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LANDSCAPE NOTES

PROJECT LOCATION:
MUBARAK VILLA SUBDIVISION, FILING NO. 1
A REPLAT OF THE MAPLE VALE SUBDIVISION
AURORA, COLORADO

PREPARED FOR:
MUBARAK VILLA, LLC
1450 S. HAYANA ST. STE. 832
AURORA, CO 80012

JOB NUMBER: MUBARAK VILLA

DRAWN BY: ICW ORIGINAL DATE: Sept. 24, 2018

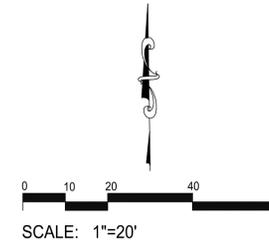
DESIGN BY: ICW ORIGINAL DATE: Sept. 24, 2018

SCALE: N.T.S. SHEET: LST.0

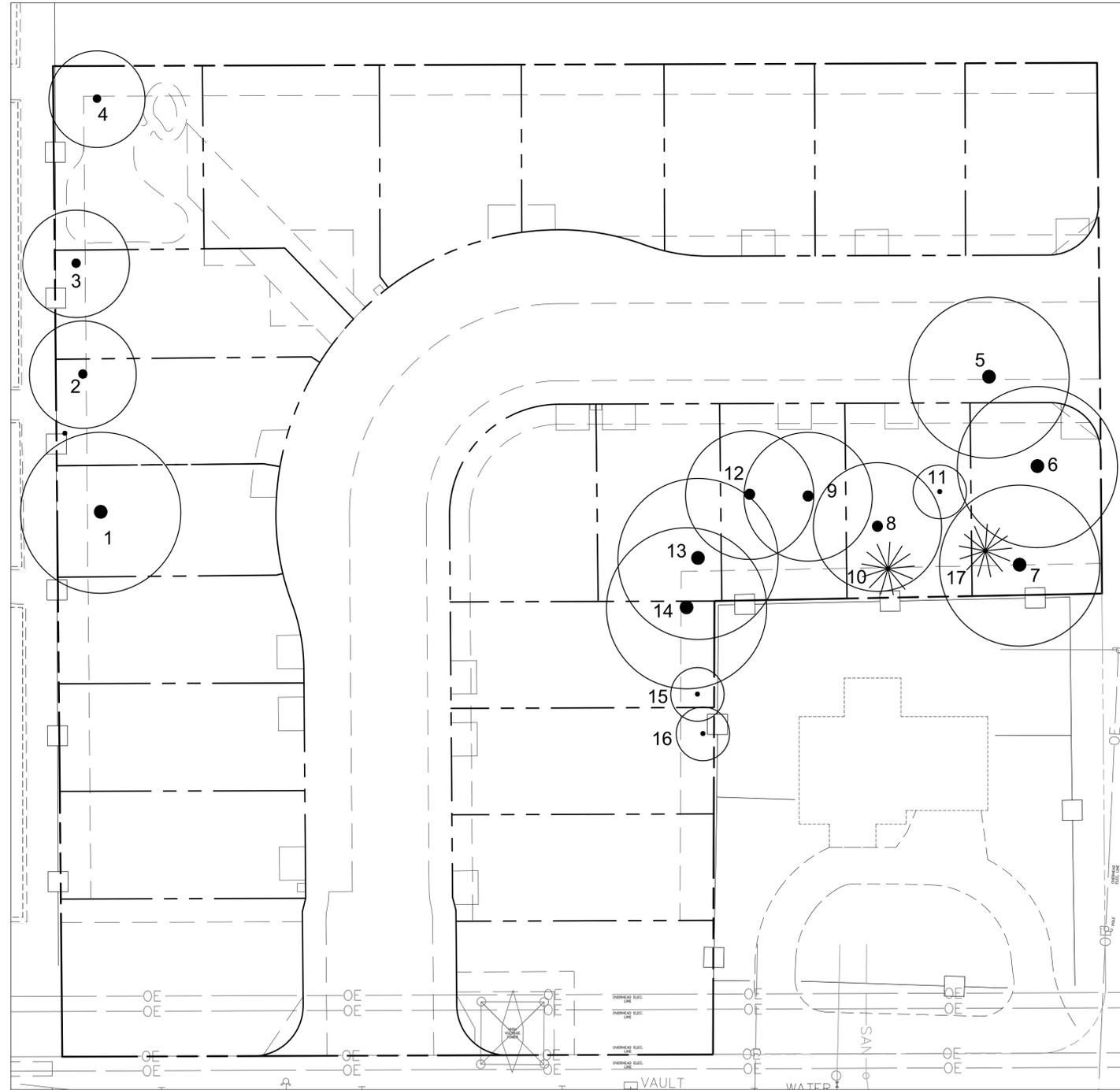
MUBARAK VILLA SITE PLAN WITH WAIVERS

BEING A REPLAT OF MAPLE VALE SUBDIVISION FILING NO.1, AMENDMENT NO. 1;
LYING IN THE SE1/4 OF SECTION 22 TOWNSHIP 4 SOUTH, RANGE 67 WEST OF THE 6th. P.M.,
CITY OF AURORA, COUNTY OF ARAPAHOE, STATE OF COLORADO

NOT FOR CONSTRUCTION



EXISTING TREE PLAN



REV#	DATE	DESCRIPTION	REV#	DATE	DESCRIPTION
1	05-03-19	ADDRESS CITY OF AURORA COMMENTS	1		
2	10-21-19	ADDRESS CITY OF AURORA COMMENTS	2		
3	03-18-20	ADDRESS CITY OF AURORA COMMENTS	3		
4	04-14-20	ADDRESS CITY OF AURORA COMMENTS	4		
5	08-13-20	TRACT C REVISIONS	5		
6	10-05-20	ADDRESS CITY OF AURORA COMMENTS	6		

TREE SPECIES	DIAMETER	MITIGATION VALUE	COMMENTS	MITIGATION INCHES	AMOUNT TO BE PAID INTO TREE PLANTING FUND
1 COTTONWOOD	67	\$6,213.69		20	\$6,213.69
2 COTTONWOOD	14	\$ 581.47		6	\$ 581.47
3 GREEN ASH	12	\$ 337.59		4	\$ 337.59
4 SIBERIAN ELM	10	\$ 0.00	DEAD, NO MIT. REQUIRED	0	\$ 0.00
5 SIBERIAN ELM	34	\$1,772.59		7	\$1,772.59
6 SIBERIAN ELM	24	\$ 0.00	DEAD, NO MIT. REQUIRED	0	\$ 0.00
7 SIBERIAN ELM	20	\$ 308.27		2	\$ 308.27
8 SIBERIAN ELM	24	\$1,328.50		7	\$1,328.50
9 SIBERIAN ELM	20	\$ 0.00	DEAD, NO MIT. REQUIRED	0	\$ 0.00
10 JUNIPER	9	\$ 327.66		4	\$ 327.66
11 SIBERIAN ELM	16	\$ 396.33		3	\$ 396.33
12 SIBERIAN ELM	20	\$ 924.80		6	\$ 924.80
13 SIBERIAN ELM	16	\$ 0.00	DEAD, NO MIT. REQUIRED	0	\$ 0.00
14 SIBERIAN ELM	15	\$ 523.39		5	\$ 523.39
15 SIBERIAN ELM	24	\$ 442.83		2	\$ 442.83
16 SIBERIAN ELM	20	\$ 308.27		2	\$ 308.27
17 JUNIPER	5	\$ 109.69		2	\$ 109.69
TOTAL	350	\$13,575.08		69	\$13,600.00

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

ALL TREES ON SITE ARE TO BE REMOVED. NO MITIGATION REPLACEMENT TREES ARE PROPOSED. OWNER WILL PAY THE AMOUNT LISTED ABOVE INTO THE TREE PLANTING FUND.

JWILA
JOHN WILKINSON
LANDSCAPE ARCHITECT
LLC
P.O. Box 354, CO 80133
Phone: 303.440.4438
(719) 388-2559 fax
jwilandarch@gmail.com

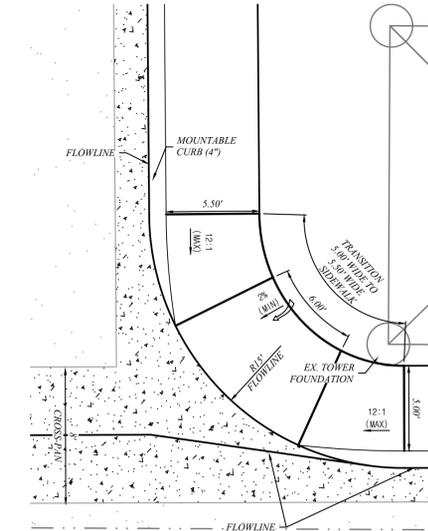
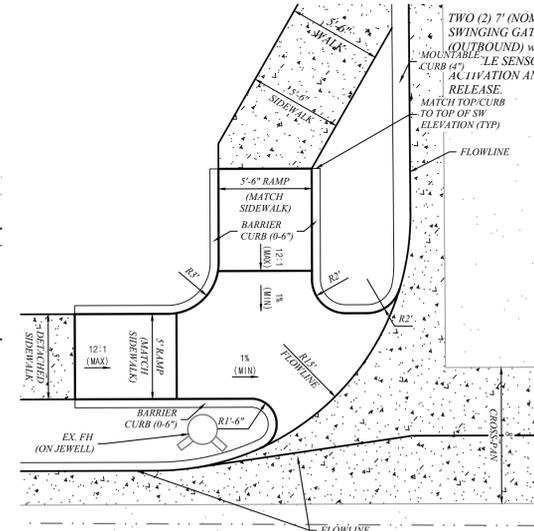
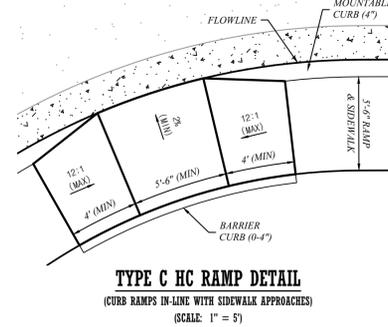
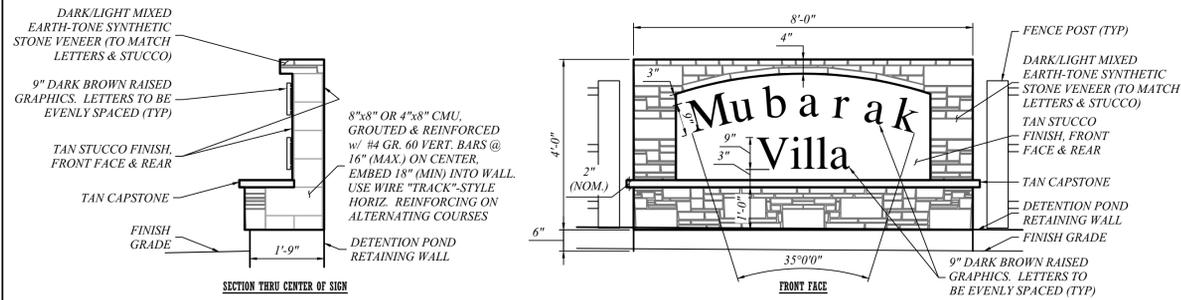
PRISM
DESIGN & CONSULTING GROUP
P.O. BOX 441730 phone: 720-689-7324
AURORA, CO. 80044 web: PrismDCG.COM

TREE MITIGATION PLAN
PROJECT LOCATION:
MUBARAK VILLA SUBDIVISION, FILING NO. 1
A REPLAT OF THE MAPLE VALE SUBDIVISION
AURORA, COLORADO
PREPARED FOR:
MUBARAK VILLA, LLC
1450 S. HAYANA ST. STE 832
AURORA, CO 80012

JOB NUMBER: **MUBARAK VILLA**
DRAWN BY: **ICW** ORIGINAL DATE: **Sept. 24, 2018**
DESIGN BY: **ICW** ORIGINAL DATE: **Sept. 24, 2018**
SCALE: **1" = 20'** SHEET: **LS8.0**
8

MUBARAK VILLA SITE PLAN WITH WAIVERS

BEING A REPLAT OF MAPLE VALE SUBDIVISION
FILING NO.1, AMENDMENT NO. 1;
LYING IN THE SE1/4 OF SECTION 22 TOWNSHIP 4
SOUTH, RANGE 67 WEST OF THE 6th. P.M.,
CITY OF AURORA, COUNTY OF ARAPAHOE, STATE
OF COLORADO



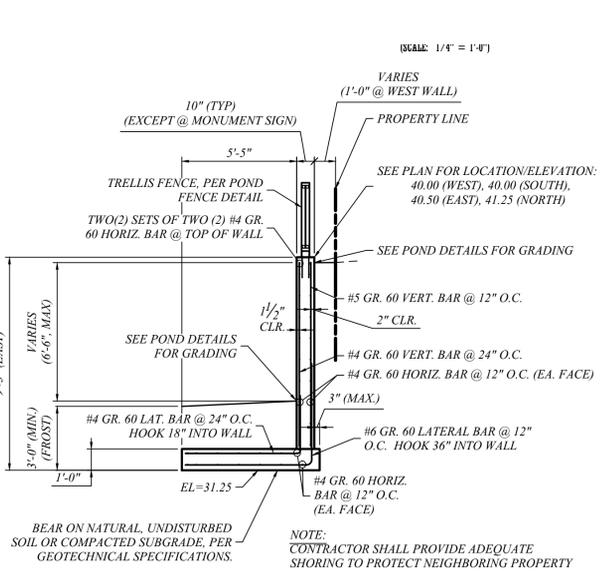
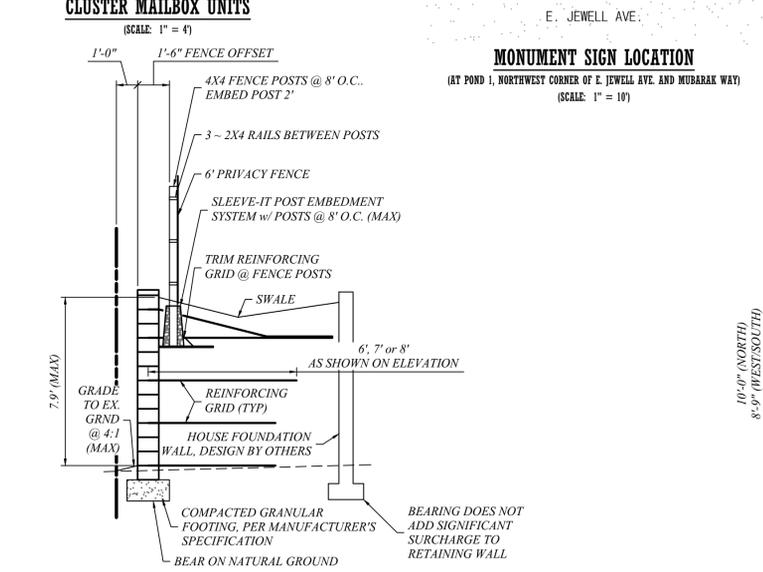
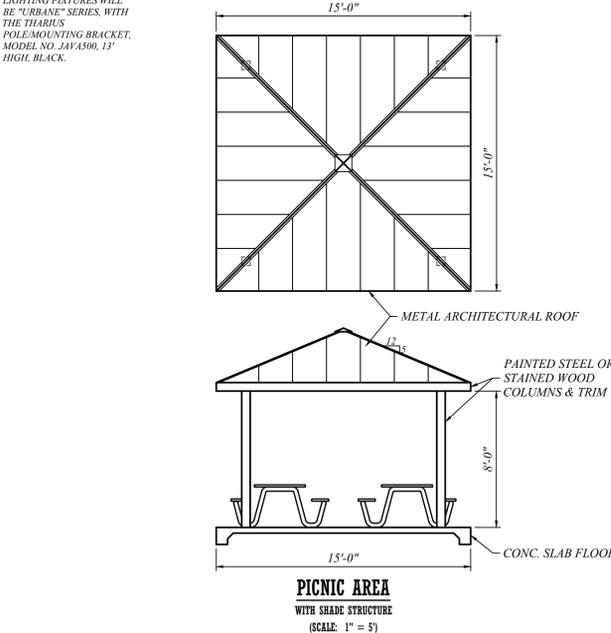
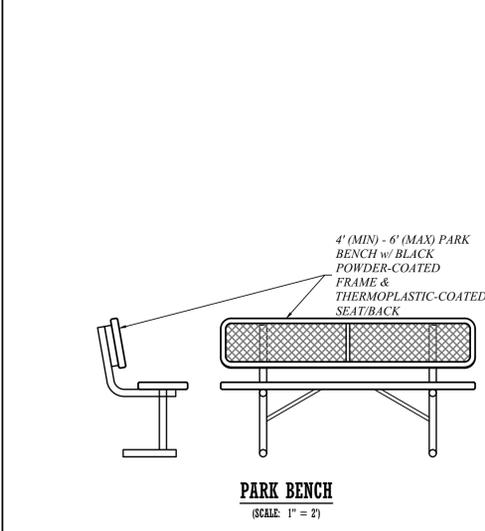
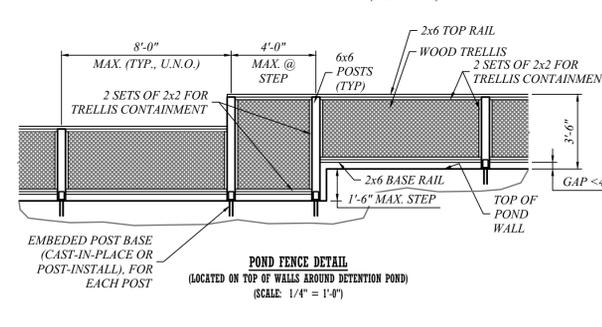
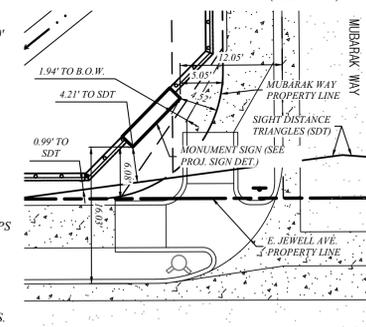
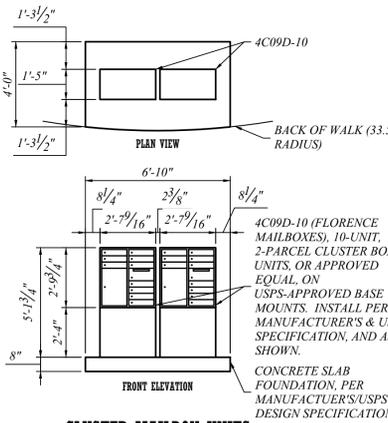
TYPE	MFR	CATALOG NO.	LAMPS				MTG	DESCRIPTION	NOTES	VOLTS	TOTAL WATTS
			LUMENS	COLOR TEMP	WATTS	TYPE					
SL-1	HUBBLE LIGHTING	PROV-T3-32LED-4K-700-BL STDN_MT	7865	4000K	100.8	LED	POLE MOUNT 2813'-0" (PVT) 1820'-0" (PUB)	WHATLEY POLE TS45-D10M-RND-15-DE-BLK-30	-	120	100.8
BLDG	HAMPDEN BAY	HBI-4192-BK	-	-	100 (MAX)	STANDARD BULB	WALL MOUNT	ALEXANDRIA 180" BLACK MOTION-SENSING OUTDOOR DECORATIVE WALL LANTERN SCIENCE	-	AS AVAIL.	100 (MAX)

GENERAL NOTES:
1. ALL LED LIGHT FIXTURE SHALL BE 3000K CCT, UNLESS NOTED OTHER WISE



SITE LIGHT FIXTURES
(SCALE: NONE)

LIGHT FIXTURE NOTES:
- LIGHTING DESIGN TO BE INCLUDED WITH CIVIL CONSTRUCTION DRAWINGS
- LIGHTING FIXTURES WILL BE "URBANE" SERIES, WITH THE THURUS PALE MOUNTING BRACKET, MODEL NO. JAVAS00, 13" HIGH, BLACK.



REVISIONS	DESCRIPTION	DATE	REV#

SEAL AND SIGNATURE REQUIRED FOR CERTAIN CONSTRUCTION DRAWINGS

THIS DRAWING MAY BE DUPLICATED FOR THE PURPOSE OF PROVIDING ADDITIONAL COPIES OF THE SAME DESIGN (SAME PROJECT) TO MULTIPLE PARTIES OR BY JURISDICTION FOR RECORDING, ETC. THIS DESIGN MAY NOT, HOWEVER, BE APPLIED TO OTHER SITES/PROPERTIES WITHOUT EXPRESS WRITTEN CONSENT BY OR THROUGH REVIEW BY PRISM DESIGN & CONSULTING GROUP.

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BENCHMARK: C.O.B. BENCHMARK "36630ND002", ELEV.=5,368.15 (NATV80)
CHISELED SQUARE IN THE SE CORNER OF CONC. INLET ON THE WEST CURB RETURN ON THE NW CORNER OF CHAMBERS & MONCREIFF PL.

PRISM DESIGN & CONSULTING GROUP
P.O. BOX 441730
AURORA, CO 80044
phone: 720-689-7324
web: prismdcs.com

SITE & LIGHTING DETAILS

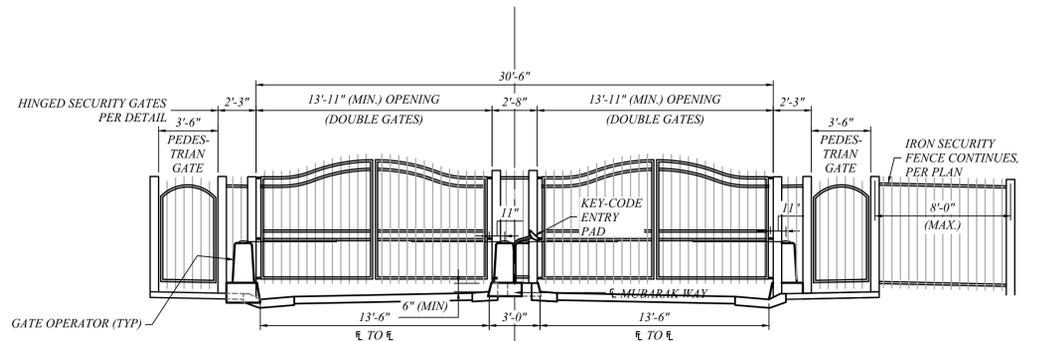
PROJECT LOCATION:
MUBARAK VILLA SUBDIVISION, FILING NO. 1
A REPLAT OF THE MAPLE VALE SUBDIVISION
CITY OF AURORA, COLORADO

PREPARED FOR:
MUBARAK VILLA LLC
c/o MEJASH GUTTS, 1007 E. ILLIAP AVENUE
DENVER, CO 80247

JOB NUMBER: 18-004
DRAWN BY: DWI ORIGINAL DATE: 10/24/20
DESIGN BY: DWI ORIGINAL DATE: 10/24/20
SCALE: AS SHOWN SHEET: 4.0

MUBARAK VILLA SITE PLAN WITH WAIVERS

BEING A REPLAT OF MAPLE VALE SUBDIVISION FILING NO. 1,
AMENDMENT NO. 1;
LYING IN THE SE 1/4 OF SECTION 22 TOWNSHIP 4 SOUTH,
RANGE 67 WEST of the 6th. P.M.,
CITY OF AURORA, COUNTY OF ARAPAHOE, STATE OF
COLORADO



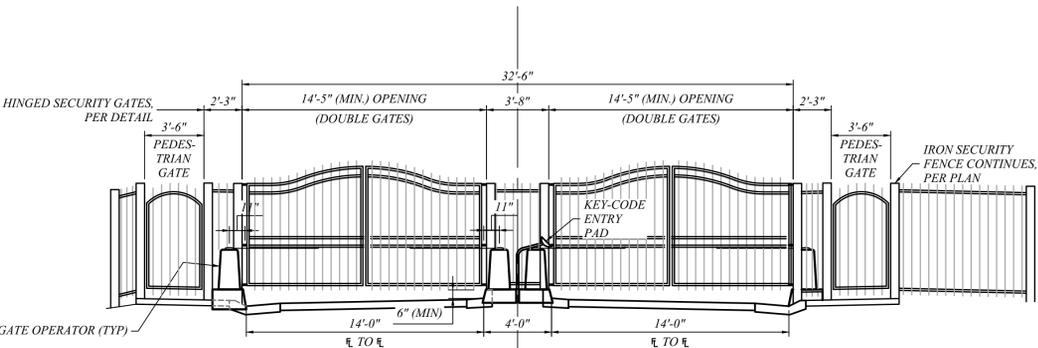
TWO (2) 7' (NOMINAL) SWINGING GATES (OUTBOUND) w/ APPROVED VEHICLE SENSOR ACTIVATION AND MANUAL RELEASE.

EAST GATE ENTRY

(SCALE: 1" = 5')
(VIEW FROM S. FULTON STREET (INBOUND APPROACH))

TWO (2) 7' (NOMINAL) SWINGING GATES (INBOUND) w/ APPROVED SIREN OPERATED SYSTEM, KNOX KEY SWITCH, AND MANUAL RELEASE.

PERMIT REQUIREMENT NOTE: THE INSTALLATION OF ANY GATING SYSTEM WILL REQUIRE A CITY OF AURORA LICENSED CONTRACTOR TO OBTAIN A BUILDING PERMIT THROUGH THE AURORA BUILDING DIVISION PRIOR TO THE START OF ANY WORK. THIS WOULD BE CONSIDERED A STRUCTURAL, LIFE SAFETY AND ELECTRICAL REVIEW WITHIN THE BUILDING DIVISION THAT IS CONDUCTED ON BEHALF OF THE FIRE CHIEF. FOR ASSISTANCE PLEASE CALL 303-739-7420 AND ASK FOR A LIFE SAFETY PLANS EXAMINER.



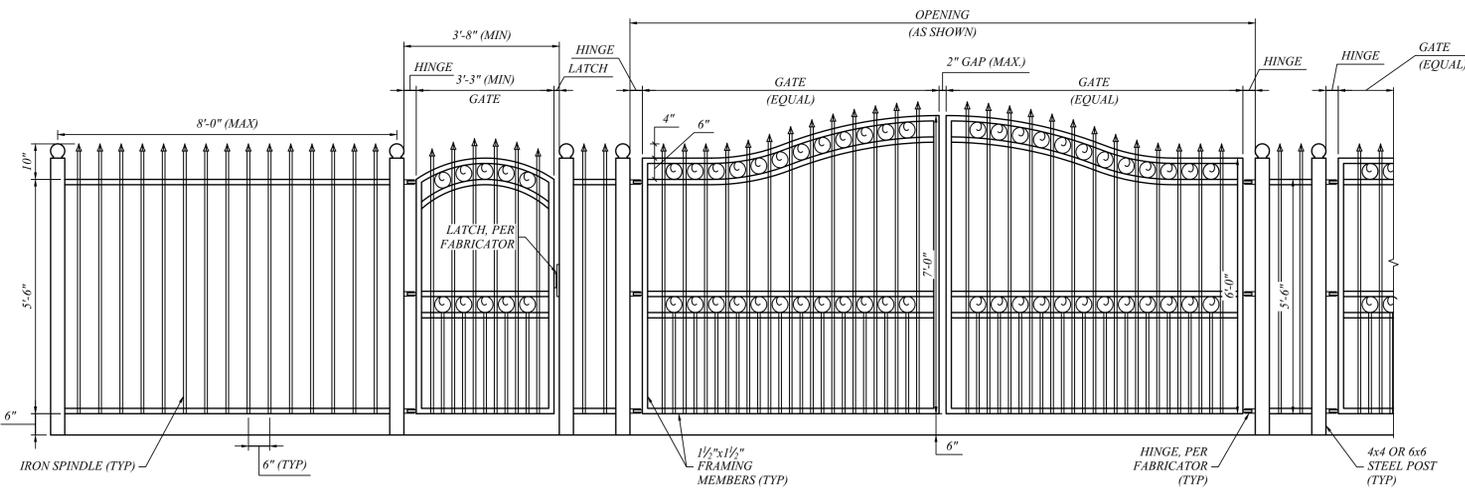
TWO (2) 7' (NOMINAL) SWINGING GATES (OUTBOUND) w/ APPROVED VEHICLE SENSOR ACTIVATION AND MANUAL RELEASE.

SOUTH GATE ENTRY

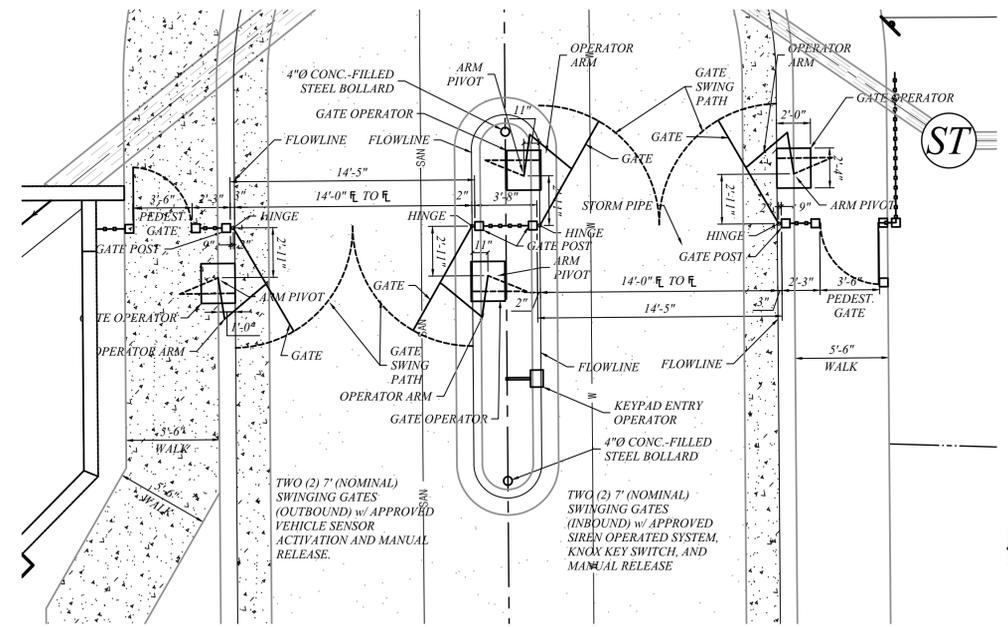
(SCALE: 1" = 5')
(VIEW FROM E. JEWELL AVENUE (INBOUND APPROACH))

TWO (2) 7' (NOMINAL) SWINGING GATES (INBOUND) w/ APPROVED SIREN OPERATED SYSTEM, KNOX KEY SWITCH, AND MANUAL RELEASE.

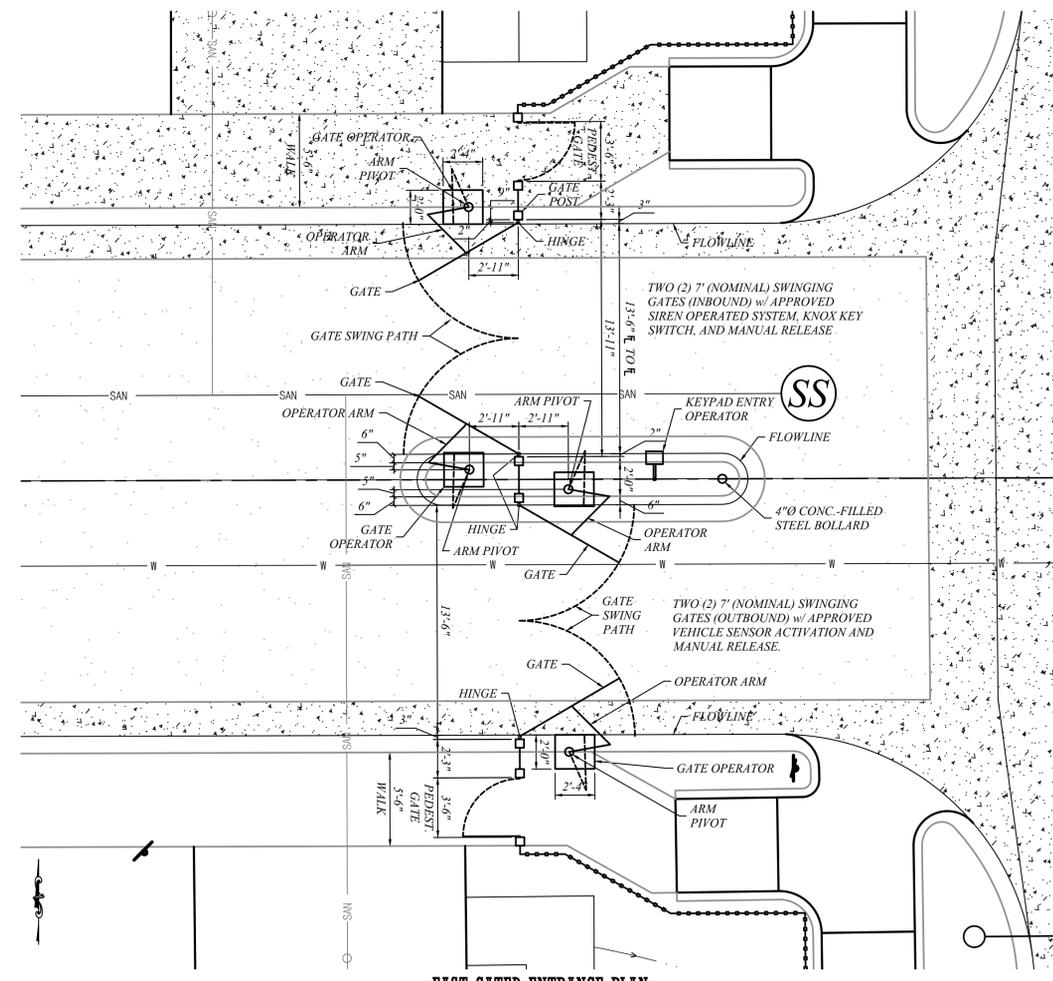
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SECURITY GATE & FENCE DETAIL
(SCALE: 1/2" = 1')



SOUTH GATED ENTRANCE PLAN
(SCALE: 1" = 5')



EAST GATED ENTRANCE PLAN
(SCALE: 1" = 5')

REVISIONS	DESCRIPTION	DATE	REV#

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BENCHMARK: C.O.B. BENCHMARK "356630ND002", ELEV.=5,368.15 (NAD83)
CHISELED SQUARE IN THE SE CORNER OF CONC. INLET ON THE WEST CURB RETURN ON THE NW CORNER OF CHAMBERS & MONCREIFF PL.

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SECURITY GATE DETAILS

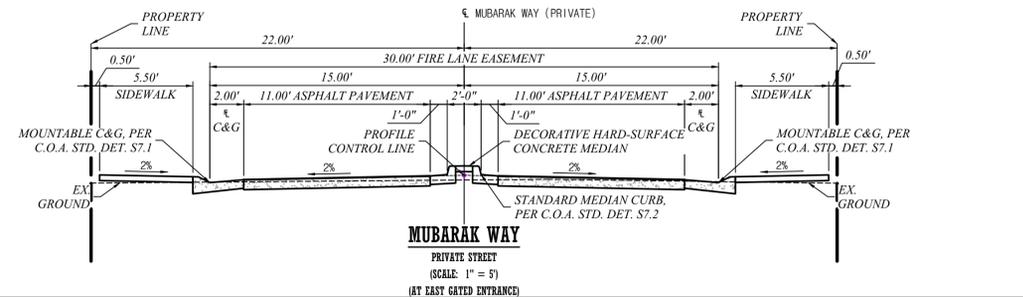
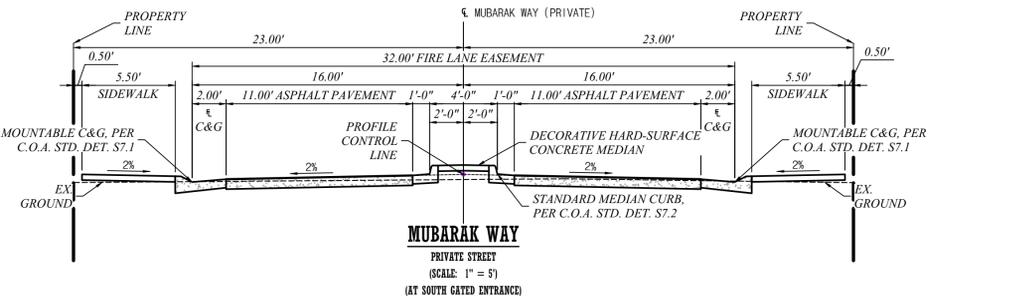
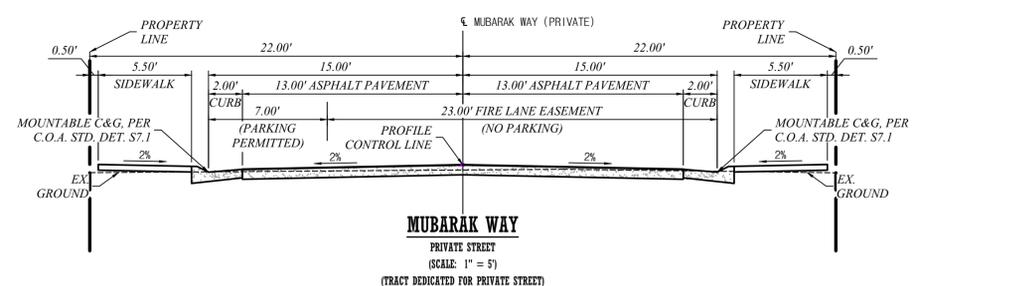
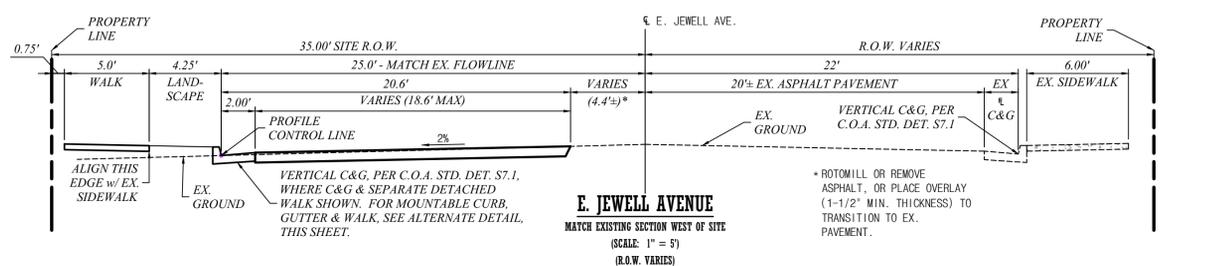
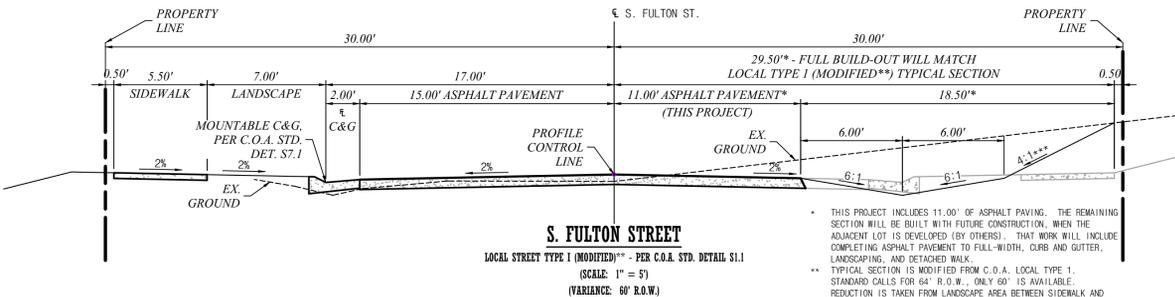
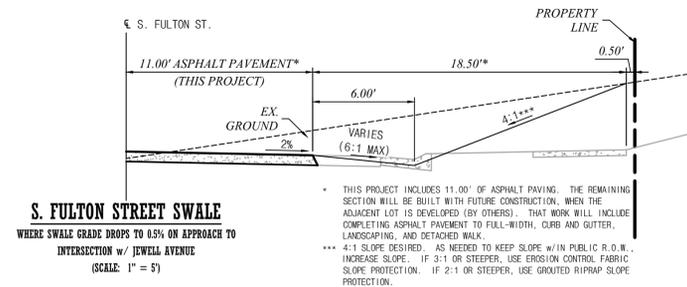
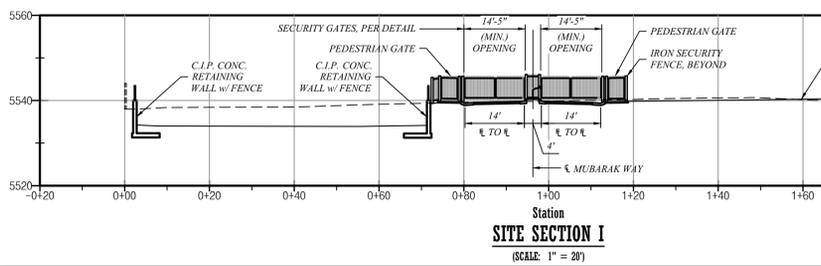
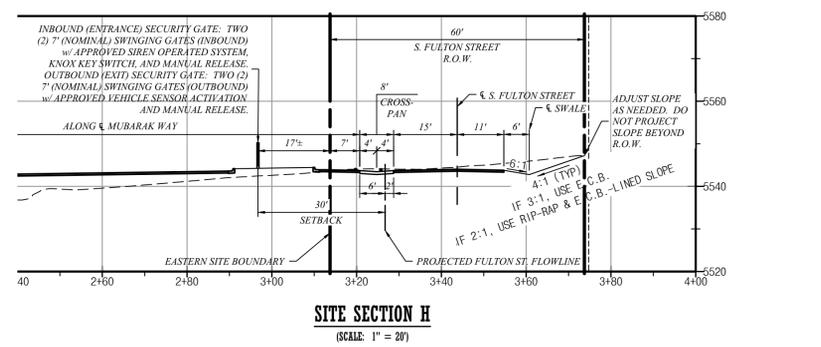
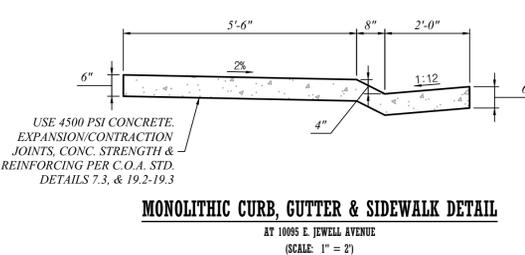
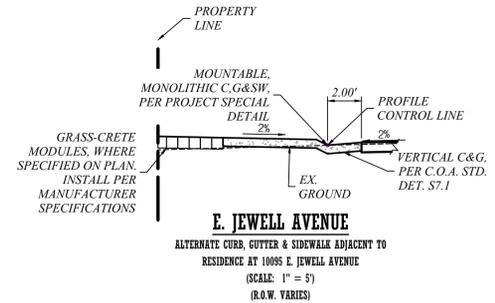
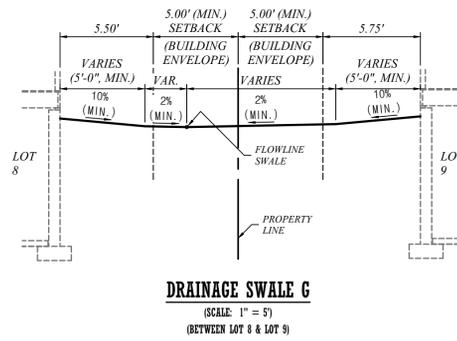
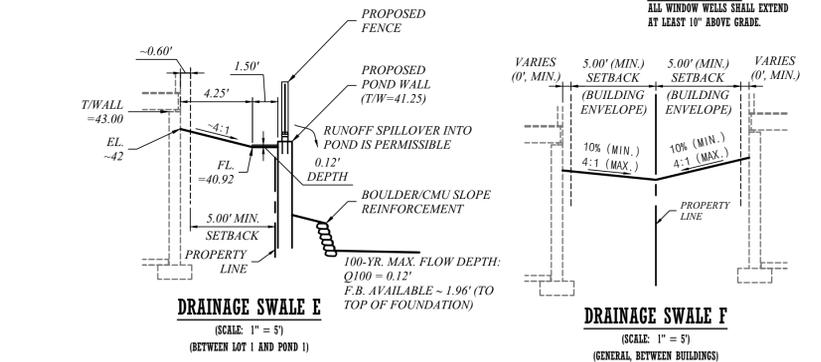
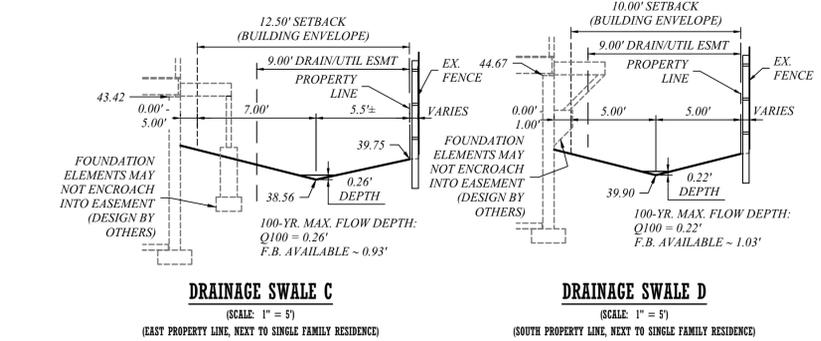
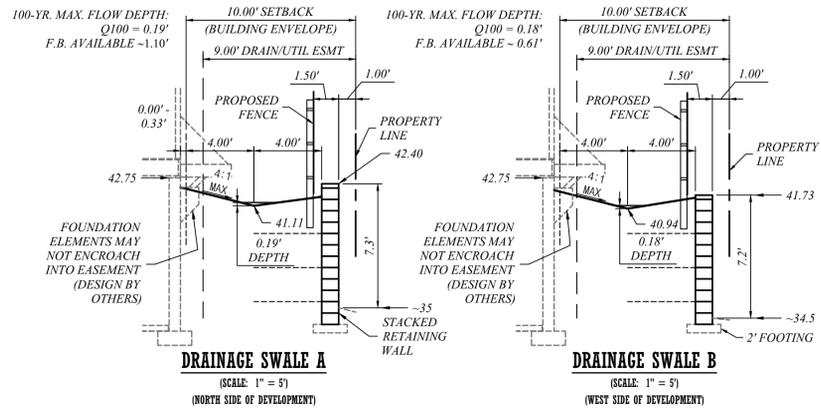
PROJECT LOCATION:
MUBARAK VILLA SUBDIVISION, FILING NO. 1
A REPLAT OF THE MAPLE VALE SUBDIVISION
CITY OF AURORA, COLORADO

PREPARED FOR:
MUBARAK VILLA LLC
c/o WEJASH GETTS, 1007 E. ILLIY AVENUE
DENVER, CO 80241

JOB NUMBER:	18-004
DRAWN BY:	DWI
DESIGN BY:	DWI
SCALE:	AS SHOWN
ORIGINAL DATE:	10/24/20
ORIGINAL DATE:	10/24/20
SHEET:	4.1

MUBARAK VILLA SITE PLAN WITH WAIVERS

BEING A REPLAT OF MAPLE VALE SUBDIVISION FILING NO.1, AMENDMENT NO. 1;
LYING IN THE SE1/4 OF SECTION 22 TOWNSHIP 4 SOUTH, RANGE 67 WEST of the 6th. P.M.,
CITY OF AURORA, COUNTY OF ARAPAHOE, STATE OF COLORADO



REVISIONS	DESCRIPTION	DATE	REV#

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BENCHMARK: C.O.B. BENCHMARK "36630ND002", ELEV.=5,368.15 (NAD83)

CHISELED SQUARE IN THE SE CORNER OF CONC. INLET ON THE WEST CURB RETURN ON THE NW CORNER OF CHAMBERS & MONCREIFF PL.

PRISM
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AURORA, CO. 80044
phone: 720-689-7324
web: prismdcs.com

TYPICAL ROAD SECTIONS AND SITE SECTIONS

PROJECT LOCATION:
MUBARAK VILLA SUBDIVISION, FILING NO. 1
A REPLAT OF THE MAPLE VALE SUBDIVISION
CITY OF AURORA, COLORADO

PREPARED FOR:
MUBARAK VILLA LLC
c/o MEJASHI CURBS, 1007 E. ILLIAP AVENUE
DENVER, CO 80047

JOB NUMBER:	18-004
DRAWN BY:	DWI
DESIGN BY:	DWI
SCALE:	AS SHOWN
ORIGINAL DATE:	10/24/20
ORIGINAL DATE:	10/24/20
SHEET:	4.2