

SABLE TOWNHOMES SITE PLAN

WITH WAIVERS

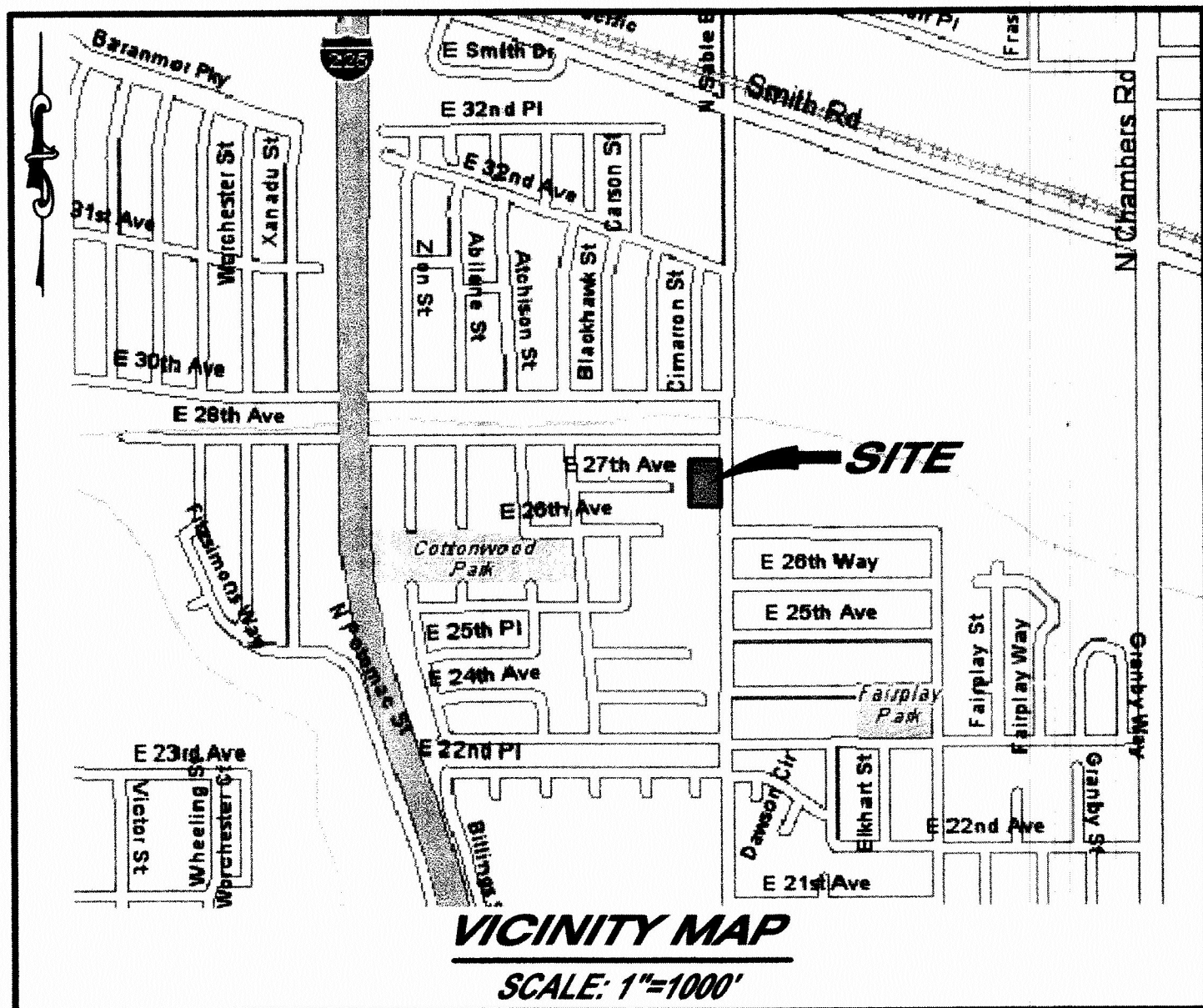
SABLE TOWNHOMES SUBDIVISION FILING NO. 1
SITUATED IN THE SW 1/4 OF SECTION 30, T.3S., R.66W., OF THE 6TH P.M.
CITY OF AURORA, COUNTY OF ADAMS, STATE OF COLORADO

DEVELOPER: ADS BUILDERS, LLC
ATTN: FORREST BARNETT
6851 OLIVE STREET
COMMERCE CITY, COLORADO 80022
PHONE: 303.330.8219

CIVIL ENGINEER: ENGINEERING SERVICE COMPANY
ATTN: DAVID R. ADDOR, PE
1300 S. POTOMAC STREET, SUITE 126
AURORA, COLORADO 80012
PHONE: 303.337.1393

ARCHITECT: PRECISION DESIGN WORKS
ATTN: JONATHAN GERTGE
6851 OLIVE STREET
COMMERCE CITY, COLORADO 80022
PHONE: 303.819.1833

LANDSCAPE ARCHITECT: MICHAEL L. STAHL, INC.
ATTN: MICHAEL STAHL
9581 SILVER HILL CIRCLE
LONE TREE, COLORADO 80124
PHONE: 303.779.6601



VICINITY MAP
SCALE: 1"=1000'

AMENDMENTS:

- MINOR AMENDMENT TO ADJUST BOUNDARY, MODIFY EASEMENTS, ADD FIRE LANE SIGNS AND STREET LIGHTS. 02/18/16
- MINOR AMENDMENT TO REMOVED THE PROPOSED DETACHED PUBLIC WALK AND TO WIDEN THE EXISTING ATTACHED PUBLIC WALK TO 6' AND ADD ADDITIONAL FENCING ALONG THE PROPERTY LINE 06/19/17
- MINOR AMENDMENT TO REMOVED THE STREET LIGHT PER AMENDMENT 2; REMOVE ONE CHASE AND ADD ONE CHASE; REMOVE THE TRASH ENCLOSURE & MIRROR LANDSCAPING; CHANGE EXTERIOR LIGHTING

SHEET INDEX

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ELEVATIONS.....	A1

REQUESTED:	WAIVER:
40 REQUIRED PARKING STALLS	39 PROPOSED PARKING STALLS
JUSTIFICATION:	
1. THE REDUCTION IS INSIGNIFICANT AND WON'T AFFECT THE OPERATIONS OF THE SITE	

SITE DATA:

LAND AREA WITHIN PROPERTY LINES: 54,555 SQUARE FEET OR 1.2524 ACRES
54,457 1.2502 1

NUMBER OF UNITS PROPOSED: 16

NUMBER OF BUILDINGS: 4

PROVIDED HEIGHT OF BUILDING: 33 FEET

TOTAL BUILDING COVERAGE: 14,240 SQUARE FEET OR 26.1%

HARD SURFACE AREA: 15,318 SQUARE FEET OR 28.1%

LANDSCAPE AREA: 24,997 SQUARE FEET OR 45.8%
24,899

PRESENT ZONING CLASSIFICATION: R-2

PARKING SPACES REQUIRED: 2 SPACES PER UNIT PLUS 1 GUEST SPACE PER EACH 2 UNITS
TOTAL REQUIRED: 40
TOTAL HANDICAP PARKING REQUIRED: 2

PARKING SPACES PROVIDED: 16 GARAGE UNITS PLUS 23 STANDARD STALLS
2 HANDICAP STALL PROVIDED (1 VAN ACCESSIBLE)

SETBACKS:

FRONT SETBACK: 20 FEET

REAR SETBACK: 20 FEET

SIDE SETBACK: 10 FEET

DEVELOPMENT GUIDES:

MINIMUM LOT SIZE: 3,000 SQUARE FEET

MAXIMUM BUILDING & STRUCTURE HEIGHT: 35 FEET

MINIMUM LOT FRONTAGE: 60 FEET PER DUPLEX UNIT

BENCHMARK:

CITY OF AURORA #3S6630SW001
DESCRIBED AS A CHISELED SQ BK WALK AT E END EXISTING CONC WALK
SW COR SABLE BLVD AND 32ND AVE.
ELEVATION=5353.490 FEET (NAVD 1988 DATUM)

LEGAL DESCRIPTION:

SABLE TOWNHOMES SUBDIVISION FILING NO. 1
CITY OF AURORA, COUNTY OF ADAMS, STATE OF COLORADO

SITE ADDRESS: VACANT LAND

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 PRESENTS TO BE EXECUTED
THIS 16 DAY OF August, 2008 A.D.

BY: Katrina Schauble, AS
print name print title

NOTARIAL:

STATE OF CALIFORNIA
COUNTY OF LOS ANGELES

THE FOREGOING INSTRUMENT WAS ACKNOWLEDGED BEFORE ME
THIS 16 DAY OF AUGUST, 2008 A.D.
BY KATRINA SCHAUBLE AND CHRISTOPHER P. SCHAUBLE
OF

WITNESS MY HAND AND OFFICIAL SEAL: [Signature]

MY COMMISSION EXPIRES: SEP. 13 - 2011

ADDRESS: 28876 THE OLD RD #129
S.R. CA. 91381

CITY OF AURORA APPROVALS:

CITY COUNCIL: N/A DATE: 2-6-2007

CITY ATTORNEY: Bob Lopez DATE: 2-6-2007

PLANNING DIRECTOR: [Signature] DATE: 11/21/2008

PLANNING COMMISSION: [Signature] (CHAIRPERSON) DATE: 4/11/2007

ATTEST: [Signature] DATE:

CITY CLERK

RECORDER'S CERTIFICATE:

ACCEPTED FOR FILING IN THE OFFICE OF THE CLERK AND RECORDER OF
ADAMS COUNTY, COLORADO AT O'CLOCK .M.
THIS DAY OF , 20 A.D. IN
BOOK AT PAGE RECEPTION NO.

CLERK AND RECORDER:

DEPUTY:

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1-800-922-1987

No.	Date	By	Description
1	12/7/2006	JDP	CITY COMMENTS
2	01/19/2007	JDP	CITY COMMENTS
3	07/07/2008	JDP	CONSTRUCTION PLANS MINOR SITE ADJUSTMENTS

ENGINEERING SERVICE COMPANY
1300 South
Office (303) 337-1389 Fax (303) 337-7481
www.escompany.com

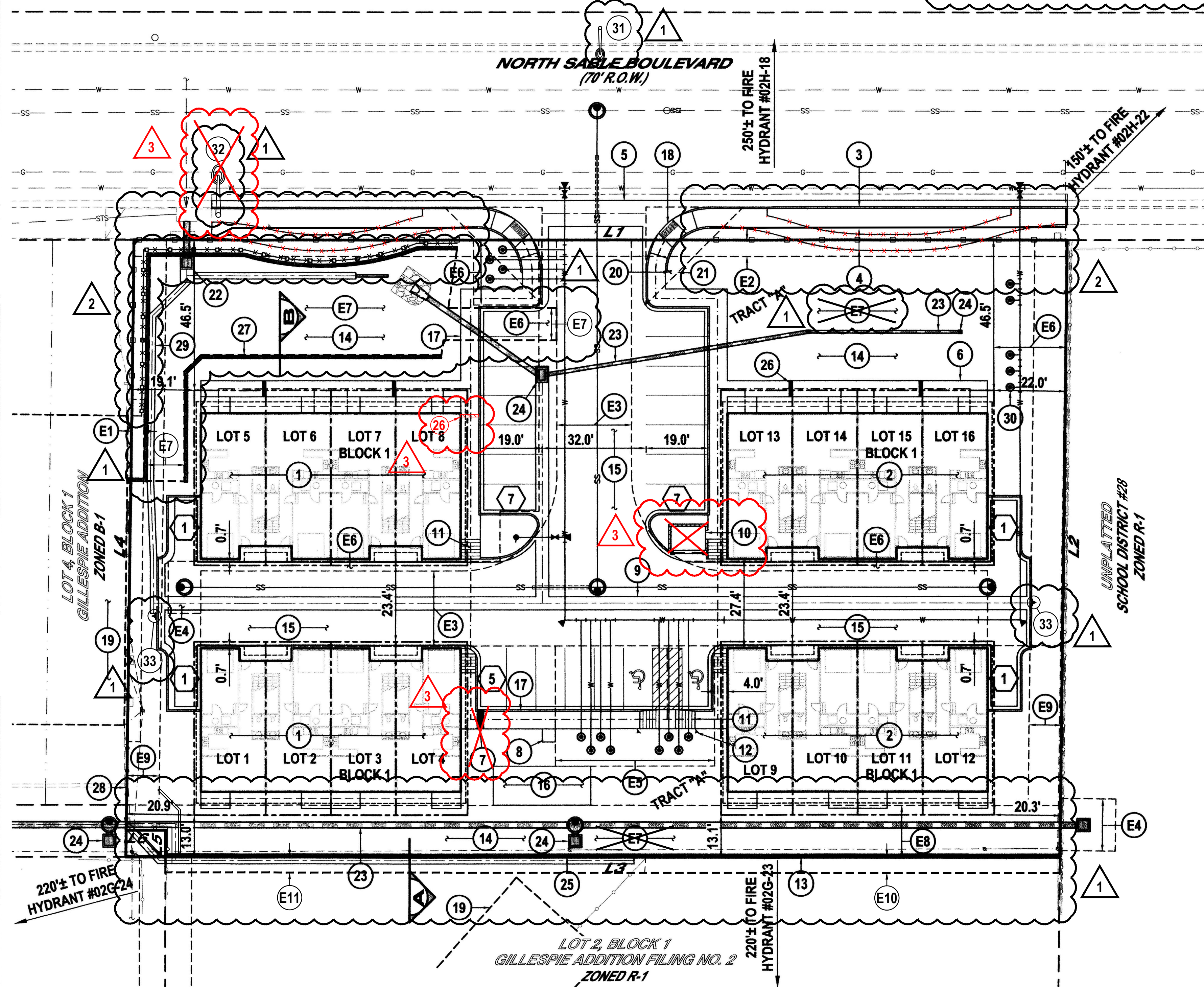
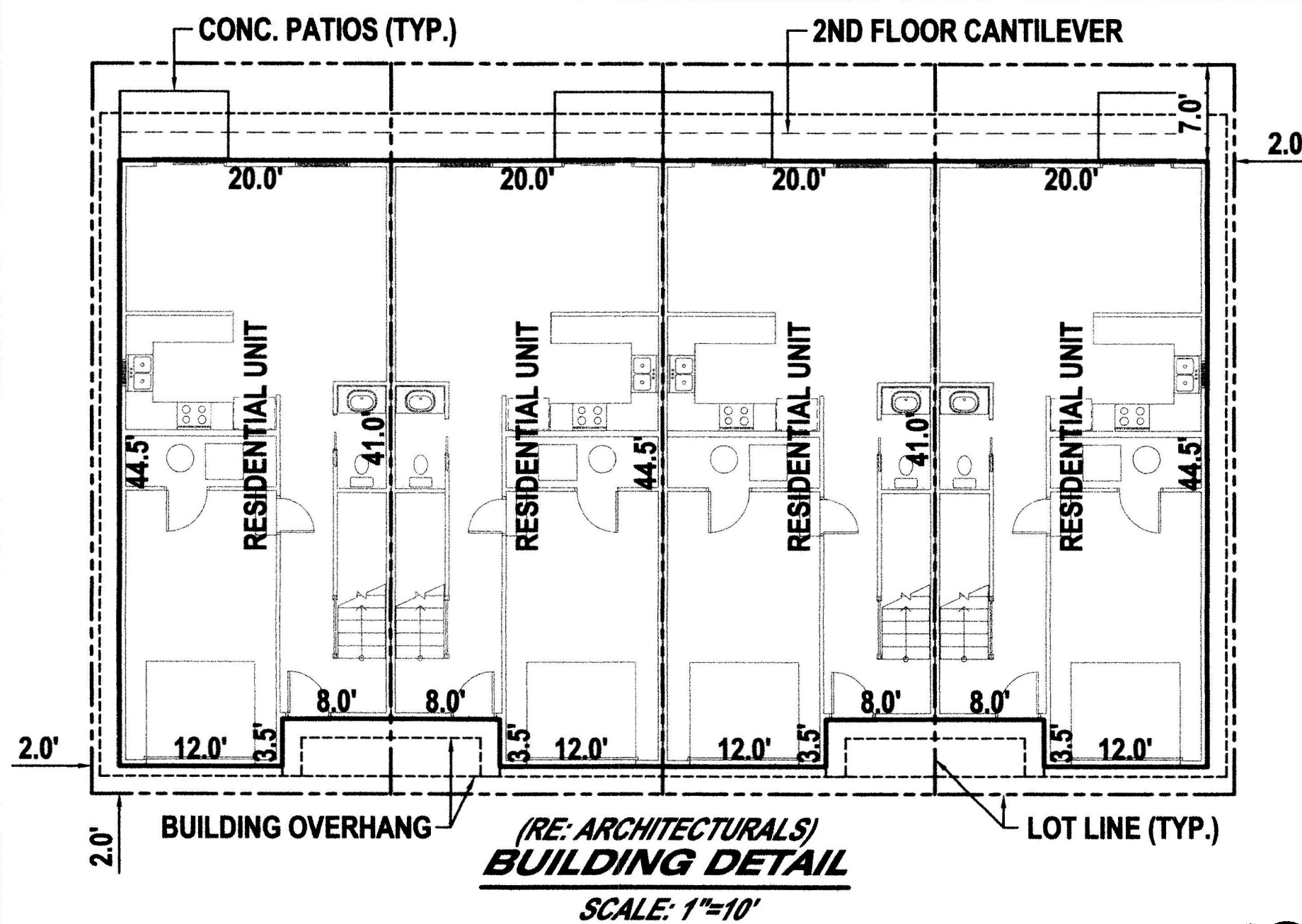
COVER SHEET
SABLE TOWNHOMES SITE PLAN
SABLE TOWNHOMES SUBDIVISION FILING NO. 1, THE 6TH P.M.
SITUATED IN THE SW 1/4 OF SECTION 30, T.3S., R.66W., OF THE 6TH P.M.
CITY OF AURORA, COUNTY OF ADAMS, STATE OF COLORADO

Designed by:	Drawn by:
JDP	F.201
Drawn by:	Date:
JDP	10/02/2006
Checked by:	Scale:
DRA	Horz: N/A
Sheet No:	Vert: N/A

S1

SABLE TOWNHOMES SITE PLAN

WITH WAIVERS
SABLE TOWNHOMES SUBDIVISION FILING NO. 1
SITUATED IN THE SW 1/4 OF SECTION 30, T.3S., R.66W., OF THE 6TH P.M.
CITY OF AURORA, COUNTY OF ADAMS, STATE OF COLORADO



LINE DATA TABLE		
COURSE	BEARING	LENGTH
L1	S00°00'00"W	287.19'
L2	N89°14'24"W	190.06'
L3	N00°02'14"E 274.99'	287.22'
L4	S89°13'46"E 181.88'	489.88'

LEGEND	
— G —	EXIST. GAS LINE
— SS —	EXIST. SANITARY SEWER LINE
— STS —	EXIST. STORM SEWER LINE
— W —	EXIST. WATER LINE
— — —	EXIST. OVERHEAD UTILITY LINES
— SS —	PROP. SANITARY SEWER LINE
— SS —	PROP. SANITARY SERVICE LINE
— W —	PROP. WATER LINE
— W —	PROP. WATER SERVICE LINE
— — —	PROP. HANDICAP ACCESSIBLE ROUTE
○	NUMBER OF PARKING STALLS
○	EXIST. MANHOLE
⊕	EXIST. WATER VALVE
⊕	PROP. LIGHT POLE
⊕	PROP. FIRE HYDRANT
⊕	PROP. MANHOLE
⊕	PROP. WATER VALVE

- 31 EXISTING STREET LIGHT
- 32 PROPOSED STREET LIGHT
- 33 PROPOSED "FIRE LANE - NO PARKING" SIGN

- E10 EXISTING 5' MAINTENANCE EASEMENT (REC. #2015000068203)
- E11 EXISTING 5' MAINTENANCE EASEMENT (REC. #2015000068204)

SCHEDULE:

- PROPOSED BUILDING, F.F.=5358.50 (RE: BUILDING DETAIL)
- PROPOSED BUILDING, F.F.=5359.15 (RE: BUILDING DETAIL)
- PROPOSED CURBLINE
- PROPOSED 5' DETACHED SIDEWALK W/ A 8' TREE LAWN (PER C.O.A. STANDARDS) EXISTING ATTACHED WALK TO BE WIDEN TO 6'
- PROPOSED 8' CROSS PAN, (PER C.O.A. STANDARDS)
- PROPOSED 5' CONCRETE WALK
- PROPOSED 2' SIDEWALK CHASE, (PER C.O.A. STANDARDS)
- PROPOSED 4'x4' CONCRETE C.B.U. PAD
- PROPOSED 4' CONCRETE PAN
- PROPOSED TRASH ENCLOSURE (RE: DETAIL SHEET S5)
- PROPOSED HANDICAP RAMP
- PROPOSED HANDICAP SIGN (RE: DETAIL SHEET S5)
- PROPOSED RETAINING WALL W/ WROUGHT IRON FENCE (RE: SECTION "A" ON SHEET S5)
- PROPOSED LANDSCAPING (RE: LANDSCAPING PLAN)
- PROPOSED ASPHALT PAVEMENT
- PROPOSED PLAYGROUND AREA (RE: DETAIL ON SHEET S5)
- PROPOSED 5.5' CONCRETE WALK
- PROPOSED HANDICAP RAMP (PER C.O.A. STANDARDS)
- EXISTING ADJACENT BUILDING
- PROPOSED STOP SIGN (MUTCD R1-1)
- PROPOSED 30' SIGHT TRIANGLE
- PROPOSED OUTLET STRUCTURE
- PROPOSED STORM SEWER LINE (PRIVATE)
- PROPOSED STORM INLET
- PROPOSED STORM DRAIN THROUGH THE WALL FOR OFFSITE DRAINAGE
- PROPOSED 1' SIDEWALK CHASE (PER C.O.A. STANDARDS)
- PROPOSED MODULAR BLOCK RETAINING WALL (RE: SECTION "B" ON SHEET S5)
- PROPOSED WROUGHT IRON FENCE TO BE CONTINUED AROUND TO THE EXISTING ADJACENT BUILDING
- PROPOSED 2' CONCRETE PAN
- PROPOSED IRRIGATION METER

EASEMENT SCHEDULE:

- EXISTING ENCROACHMENT EASEMENT, (REC. #20041001000975300)
- PROPOSED 5' SIDEWALK EASEMENT
- PROPOSED 23' FIRE LANE & UTILITY EASEMENT
- PROPOSED 16' UTILITY EASEMENT
- PROPOSED 49' UTILITY EASEMENT
- PROPOSED UTILITY EASEMENT
- PROPOSED DRAINAGE EASEMENT (LIMITS OF TRACT "A")
- EXISTING 16' UTILITY EASEMENT, (REC. #2007000069769)
- EXISTING 10' PUBLIC SERVICE COMPANY EASEMENT, (REC. #2007000097987)

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1-800-922-1987

Revisions	
No.	Description
1	CITY COMMENTS
2	CITY COMMENTS
3	CONSTRUCTION PLANS MINOR SITE ADJUSTMENTS

SITE PLAN
SABLE TOWNHOMES SUBDIVISION FILING NO. 1
SITUATED IN THE SW 1/4 OF SECTION 30, T.3S., R.66W., OF THE 6TH P.M.
CITY OF AURORA, COUNTY OF ADAMS, STATE OF COLORADO

ADS BUILDERS INC.
6851 OLIVE STREET, SUITE 100, AURORA, COLORADO 80012
COMMERCIAL PHONE: 303.330.8219
ATTN: FORREST BARNETT

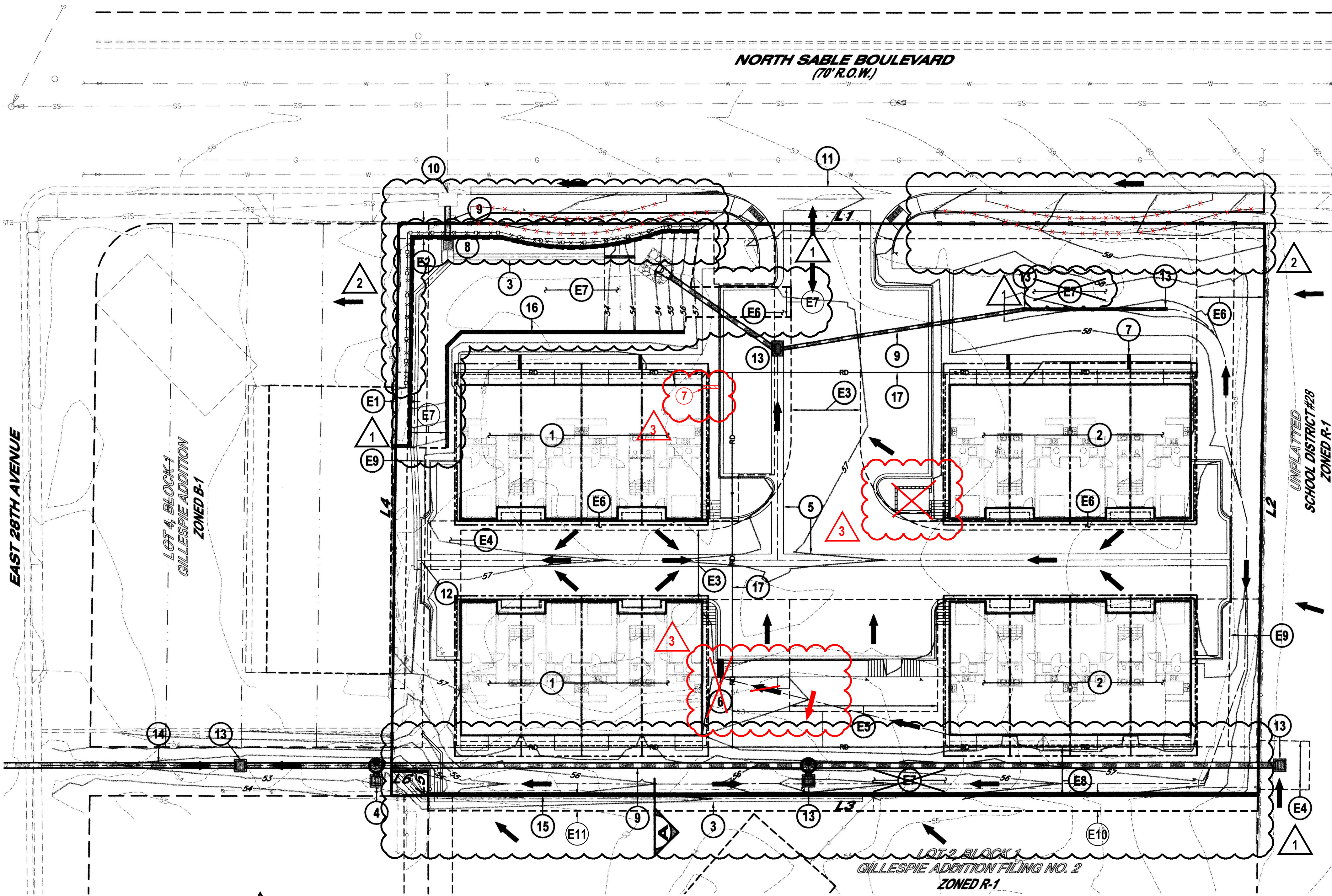
Designed by:	Drawn by:
JDP	F-201
Checked by:	Date:
JDP	10/02/2006
Scale:	Horz.: 1"=20'
Scale:	Vert.: N/A

Street No.: **S3**

SABLE TOWNHOMES SITE PLAN

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CITY OF AURORA, COUNTY OF ADAMS, STATE OF COLORADO



SCHEDULE:

- PROPOSED BUILDING, F.F.=5358.50
- PROPOSED BUILDING, F.F.=5359.15
- PROPOSED 2' CONCRETE PAN
- PROPOSED OVERFLOW STORM INLET
- PROPOSED 4' CONCRETE PAN
- PROPOSED 2' SIDEWALK CHASE
- PROPOSED 1' SIDEWALK CHASE (TYPICAL)
- PROPOSED OUTLET STRUCTURE
- PROPOSED STORM SEWER LINE
- EXISTING TYPE R INLET
- PROPOSED 8' CROSS PAN
- PROPOSED 2' CURB OPENING
- PROPOSED STORM INLET
- PROPOSED STORM SEWER TO OUTFALL INTO SAND CREEK (PUBLIC)
- PROPOSED CMU RETAINING WALL (RE: SECTION)
- PROPOSED MODULAR BLOCK RETAINING WALL
- PROPOSED ROOF DRAIN LINE

EASEMENT SCHEDULE:

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- PROPOSED 5' SIDEWALK EASEMENT
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- PROPOSED 49' UTILITY EASEMENT
- PROPOSED UTILITY EASEMENT
- PROPOSED DRAINAGE EASEMENT (LIMITS OF TRACT "A")
- EXISTING 16' UTILITY EASEMENT, (REC. #2007000069769)
- EXISTING 10' PUBLIC SERVICE COMPANY EASEMENT, (REC. #2007000097987)

NOTE:

- ALL ONSITE STORM SEWER IS DESIGNED FOR Q100 AND IS PRIVATE, UNLESS OTHERWISE NOTED.

BENCHMARK:

CITY OF AURORA #3S6630SW001
DESCRIBED AS A CHISELED SQ BK WALK AT E END EXISTING CONC WALK
SW COR SABLE BLVD AND 32ND AVE.
ELEVATION=5353.490 FEET (NAVD 1988 DATUM)

L5	S89°14'53"E	8.00'
L6	N00°02'14"E	12.23'

Scale: 1" = 20'
1' Contour Interval

LINE DATA TABLE		
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LEGEND

- EXIST. GAS LINE
- EXIST. SANITARY SEWER LINE
- EXIST. STORM SEWER LINE
- EXIST. WATER LINE
- PROP. STORM SEWER LINE (PRIVATE)
- EXIST. CONTOUR LINE
- PROP. CONTOUR LINE
- PROP. 2' "CATCH" CURB AND GUTTER
- PROP. 1' "SPILL" CURB AND GUTTER
- PROP. FLOW ARROW

- 1
- E10 EXISTING 5' MAINTENANCE EASEMENT (REC. #2015000068203)
 - E11 EXISTING 5' MAINTENANCE EASEMENT (REC. #2015000068204)

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ENGINEERING SERVICE COMPANY
1300 South Promised Street, Suite 126, Aurora, Colorado 80012
CREATIVE SOLUTIONS SINCE 1984
www.engineerservice.com

PRELIMINARY GRADING PLAN
SABLE TOWNHOMES SUBDIVISION FILING NO. 1
SITUATED IN THE SW 1/4 OF SECTION 30, T.3S., R.66W., OF THE 6TH P.M.
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ADS BUILDERS INC.
6851 OLIVE STREET, SUITE 100, AURORA, CO 80022
COMMERCIAL PHONE: 303.330.0219
ATTN: FORREST BARNETT

Designed by:	Drawer No:
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Drawn by:	Date:
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Sheet No.:	Vert.: N/A