

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

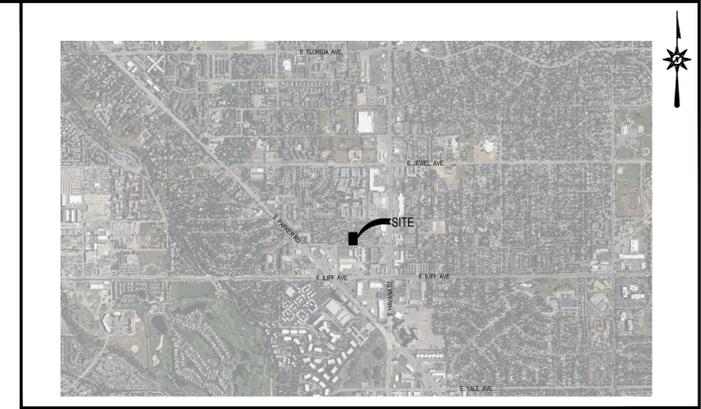
**SITE PLAN
WARREN AVENUE TOWNHOMES**

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

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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

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 _____)
 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: _____

DEVELOPER: THE WORLD- REAL ESTATE DEVELOPMENT COMPANY, LLC. 10020 E. GIRARD AVENUE #203 DENVER, CO 80231	OWNER: THE WORLD- REAL ESTATE DEVELOPMENT COMPANY, LLC. 10020 E. GIRARD AVENUE #203 DENVER, CO 80231
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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.

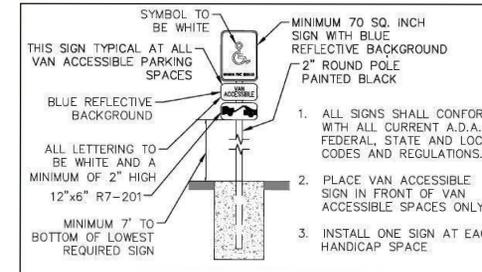
SITE PLAN

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

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) 1/2-1/2" DIAMETER 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



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'



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

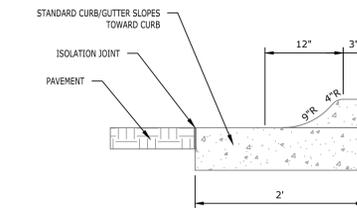
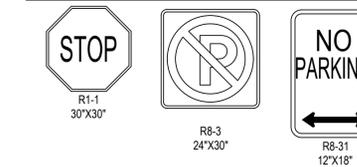
SITE PLAN NOTES

- 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.

LOT DIMENSION TABLE

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

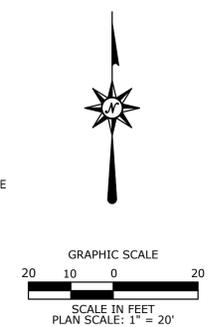


PRIVATE MOUNTABLE CURB

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 PAN/LIP
- EXISTING CURB TO REMAIN
- EXISTING FLOW LINE TO REMAIN
- EXISTING PAN/LIP 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



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 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'



355 Research Parkway
 Meriden, CT 06450
 (203) 430-1406

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

REVISIONS		Desig.	Date
No.	Date		

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

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	N/A	N/A	S Galena St less curbscut 188 lf/40=5 trees 1,621 sf sidewalk/40=41 shrubs	5 trees with tree lawn 42 shrubs and 10 ornamental grasses	NO
			E Warren Ave 71 lf/40=2 trees 852 sf sidewalk/40=22 shrubs	2 trees with tree lawn 29 shrubs	NO
§146-4.7.5.E Non-Street Perimeter Buffers	25 ft	15 ft with 6 ft ht. wall	East Property line 245 lf / 25 = 9.8 9.8 trees 49 shrubs	East Property line 10 trees including 5 evergreen 50 shrubs	NO
	25 ft	15 ft with 6 ft ht. wall	North Property line 126 lf / 25 = 5 5 trees 25 shrubs	North Property line 5 trees including 5 evergreen 29 shrubs	NO
§146-4.7.5.J Building Perimeter Landscaping	N/A	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 (all relocated on site) 11 tall shrubs (6 along bldg façade, 5 relocated on site) 50 shrubs (all along bldg façade)	NO

NOTES:

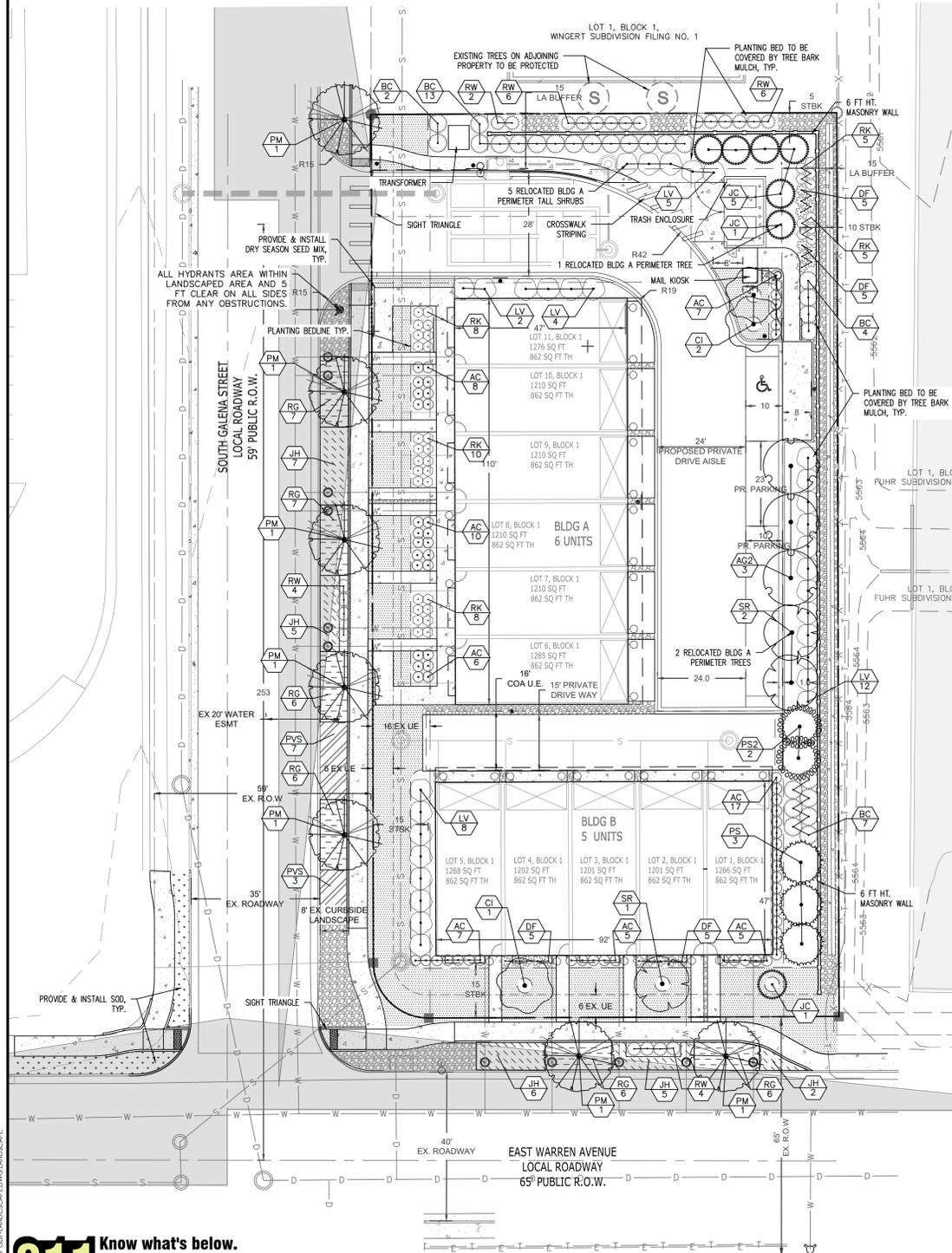
1) Sec. 146.4.7.5.J BUILDING PERIMETER LANDSCAPING REQUIREMENT AROUND BUILD A CAN NOT BE MET PER SITE RESTRICTIONS. ADJUSTMENT IS REQUESTED TO APPROVE REQUIRED PLANTS TO BE RELOCATED ON SITE.

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	65	XXX		ARTEMISIA CANA	SILVER SAGEBRUSH	5 GAL.	CONT.
BC	26	X		BERBERIS THUNBERGII 'CRIMSON PYGMY'	CRIMSON PYGMY JAPANESE BARBERRY	5 GAL.	CONT.
DF	20	XX		DASIPHORA FLORIBUNDA	SHRUBBY CINQUEFOIL	5 GAL.	CONT.
LV	31	XXX		LIGUSTRUM VULGARE 'CHEYENNE'	CHEYENNE PRIVET	5 GAL.	CONT.
RK	36	XX		ROSA SHRUB 'KNOCK OUT'	KNOCK OUT ROSE	5 GAL.	CONT.
RW	22	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

	PROPERTY LINE
	PLANTING BEDLINE
	LAWN SEED MIX (REFER TO DRY SEASON SEED MIXES NOTES)
	SOD (REFER TO SOD NOTES)
	RIVER STONE MULCH
	EXISTING TREE TO BE PRESERVED
	PROPOSED 6 FT HT. MASONRY WALL
	EXISTING FENCE

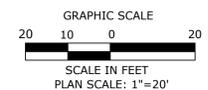


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COA SURVEY CONTROL

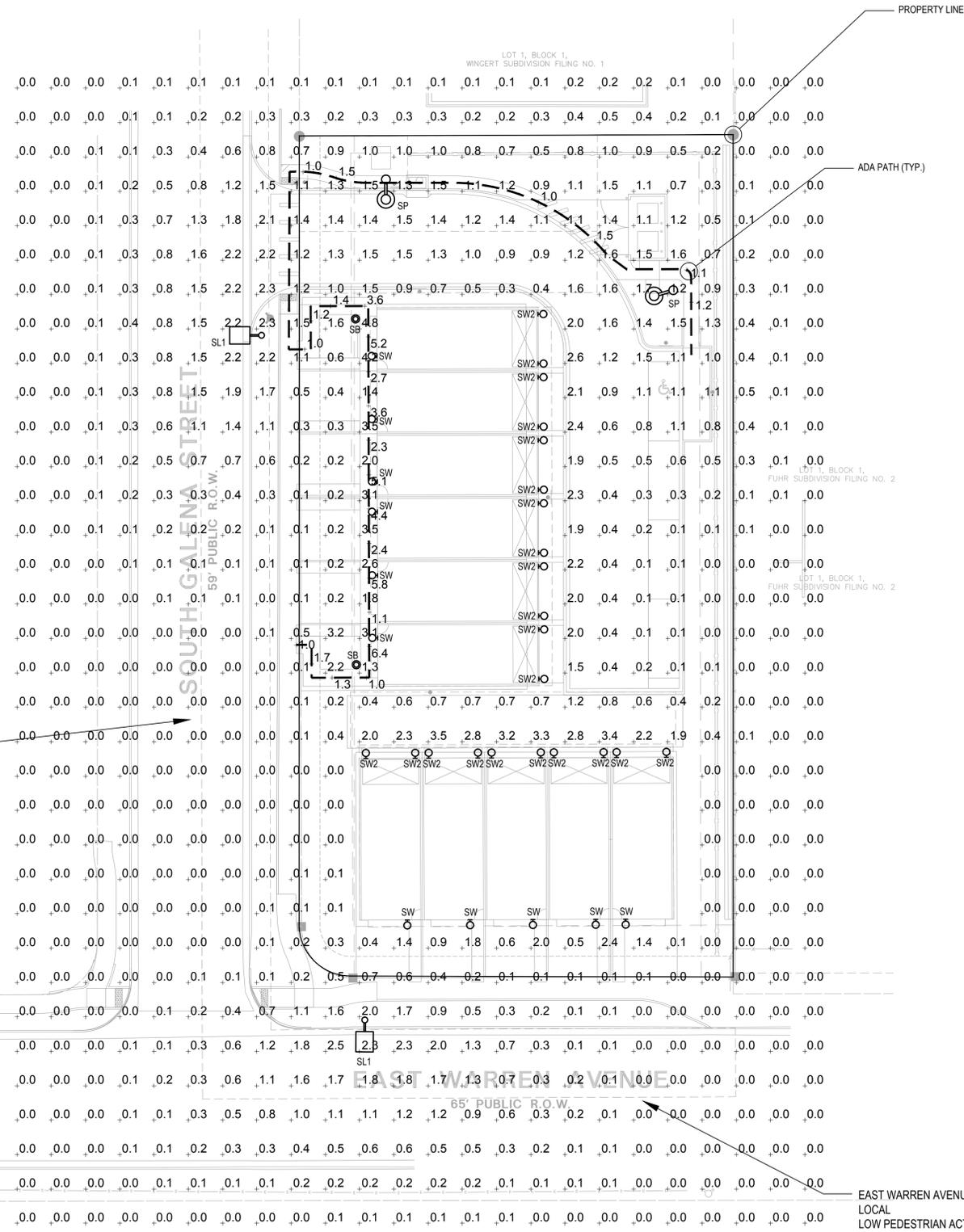
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DRAWING PREPARED BY: GIA QIN (LA.001681)
LANDSCAPE ARCHITECT CONTACT INFO:
GQIN@BLCOMPANIES.COM
6312 S. FIDDLERS GREEN CIRCLE, SUITE 300E,
GREENWOOD VILLAGE,
CO 80111



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



LIGHTING CALCULATION STATISTICS SUMMARY:

	AVERAGE	MAXIMUM	MINIMUM	MAX/MIN	AVG/MIN
OVERALL SITE:	1.0fc	6.4fc	0.0fc	NA	NA
ADA PATH:	2.0fc	6.4fc	1.0fc	6.4:1	2:1

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
------	---

SOUTH GALENA STREET
LOCAL
LOW PEDESTRIAN ACTIVITY
2 LANES
35' BACK-TO-BACK CURB WIDTH
ADJACENT LAND USE CATEGORY: MIXED USE CORRIDOR DISTRICT (MU-C)
PAVEMENT TYPE: R3, FOR ALL LIGHTING CALCULATIONS

EAST WARREN AVENUE
LOCAL
LOW PEDESTRIAN ACTIVITY
2 LANES
40' BACK-TO-BACK CURB WIDTH
ADJACENT LAND USE CATEGORY: MIXED USE CORRIDOR DISTRICT (MU-C)
PAVEMENT TYPE: R3, FOR ALL LIGHTING CALCULATIONS



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



STUDIO LIGHTING
63 SUNSET DR.
BAILEY, CO 80421
303.242.1572

No. _____ Date _____
 Title _____
 Sheet No. _____
5 OF 13

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

Symbol	Label	General Description	Mounting Height	Color	Catalog Number	Lamp	LLF	Watts	SHIELDING
⊙	B	BOLLARD WALKWAYS	3'-0" AFG	BLACK	INVUE ABB-B1-LED-36-D1-S-BK	LED	1.00	16W	FULL CUTOFF
⊙	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	



Lumière
EON 303-W1-LEDB1

Ceiling / Wall Mount
Direct / Indirect

Typical Applications
• Hospitality • Commercial Landscape • Outdoor Area/Street • Residential • Architectural

Interactive Menu
• Order Information page 1
• Product Specifications page 2
• Lumen Maintenance page 3
• Product Warranty

Product Certification
• RoHS
• REACH
• ENEC
• ETL
• IESNA
• IESNA TM-21

- Top Product Features**
- Adjustable direct or indirect luminaire - 180° Adjustable at knuckle
 - 2700K, 3000K or 3500K or 4000K Color Temperature and Amber (585-595nm)
 - Forward/Lateral Throw or Flood Optics with diffuse glass sealed lens
 - Patented AcquiLED Optics™ System
 - Universal Input LED Driver Included (120 - 277V, 50/60 Hz)
 - ELV or 0-10 Dimming



TECHNICAL DATA
50°C Maximum Temperature Rating
External supply wiring 18°C Maximum



PSS202021EN page 1
Rev: 11/20/2019

BOWMAN 4 WALL SCONCE



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 LM89-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	519
WATTS	11.8
VOLTAGE	120V, 277V
DIMMING	ELV
LIGHT DISTRIBUTION	DOWNLIGHT
MOUNTING OPTIONS	Downlight
CCT	3000K
CR	80+
COLOR DIMMING	2700K
BUS RATING	81-105-00
DARK SKY	Compliant
WET LISTED	IP65
GENERAL LISTING	ETL, TULSA
START TEMP	-40°C
FIELD SERVICEABLE LED	No
CONSTRUCTION	Aluminum
HEADWARE	Stainless Steel
FINISH	Marine Grade Powder Coat
LED LIFETIME	L90, 70,000 hours
WARRANTY*	5 Years

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



ORDERING INFORMATION

ZOOMSBOW	LENGTH	FINISH	LAMP
4	4"	B: BLACK Z: BRONZE C: CHARCOAL S: SILVER	LED830 (10-101), 8300 (100), LED830T2 (10-101), 8300T2 (100)

techlighting.com

SW

DESCRIPTION

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

SPECIFICATION FEATURES

Construction

TSP Cast aluminum top housing attaches to cast aluminum mounting arm hub with four stainless steel fasteners. One-piece silicone gasket between mounting hub and top casting seals out moisture and contaminants. (See the mounting accessories 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 hub also attached to mounting arm.

Choice of twelve patented, high-efficiency AcquiLED Optics™ technology manufactured from injection-molded acrylic. Optics are precisely designed to shape the optics, maximizing efficiency and application spacing. AcquiLED Optics technology, creates consistent distributions with the capability to meet customized application requirements. Offered Standard in 3000K (+/- 275K) CCT and nominal 20 CRI. Optional 3000K CCT and 3000K CCT. For the ultimate level of light control, an optional 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, operating efficiency and prolonged life. Standard drivers feature electronic universal voltage (120-277V 50/60Hz), 347V (80+) or 480V (60+) operation, greater than 0.5 power factor, less than 2% harmonic distortion, and is suitable for operation in -40°C to 60°C ambient environment. All features are shipped standard.

with 10KV/10KA common - and differential - mode surge protection. LightBARs feature and IP68 enclosure rating and maintain greater than 95% lumen maintenance of 60,000 hours per IESNA TM-21. Occupancy sensor and 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. LightBAR™ 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 Colors brochure for a complete selection.

Warranty

Five-year warranty.

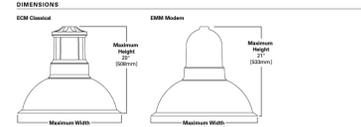
Catalog #	Type
Project	SP
Comments	Date
Prepared by	



ECM/EMM
EPIC MEDIUM LED

1 - 4 LightBARs
Solid State LED

DECORATIVE AREA LUMINAIRE



See configurations for more detailed information.



10000021EN
January 4, 2019 8:54 AM

Invue

DESCRIPTION

The Arbor Bollard from Invue brings architectural style to the pedestrian level. The Arbor Bollard can be used along with Arbor post top luminaires to provide a coordinated look sure to enhance any architectural setting. Weatherproof LED optics presents a pollution free image replacing visible glare, while providing high levels of pavement illumination.

SPECIFICATION FEATURES

Construction

Top Housing: Lower copper cast aluminum top maintains strength and precision while providing for rapid heat dissipation, thermal resistance and superior dielectric. Lower Housing: Heavy 0.188" wall stainless extruded aluminum 4" O.D. shaft attaches to base via stainless steel fasteners. SHADE: Rugged corrosion resistant extruded aluminum base mounts to foundation with three anchor bolts. Base features a shalable 1/2" thick response leveling pad fitted to the bottom of base allows for seating against water and dirt ingress regardless of minor deviations in grade of concrete pad.

Optics

General purpose symmetric distribution is available using WeatherShield™ LED optical technology. The optical waveguide is manufactured using precision injection molded acrylic for the ultimate level of glare control and visual comfort. Offered standard in 4000K (+/- 275K) CCT, optional 3000K minimum 80 CRI.

Electrical

LED drivers are mounted to electrical tray for easy installation

and maintenance for 120-277V 50/60Hz, 347V (80+) or 480V (60+) operation. Offered standard with 0-10V dimming driver and Cooper Lighting Solutions™ proprietary circuit module designed to withstand 10KV of transient line surge. Luminaire is suitable for ambient temperature applications from -30°C (-22°F) to 40°C (104°F) and IP68 rated against the ingress of dust and water.

Controls

The Arbor Bollard options are designed to be simple and cost-effective ASHRAE and California Title 24 compliant solutions. An integrated dimming and occupancy sensor is a standard feature. An option available in on/off (MSP) and 0-10V dimming (MSFDM) operation. An optional handheld remote (SRH) allows custom programming to suit all needs.

Mounting

Luminaire is mounted to 3 x 1/2" anchor bolts on a 3-3/8" bolt circle to with stand a 600 pound overturn moment. Order anchor bolts and installation template separately. (ABAAnchor).

Finish

Cooper Lighting Solutions utilizes premium ultra-weatherable TDC

Catalog #	Type
Project	SB
Comments	Date
Prepared by	

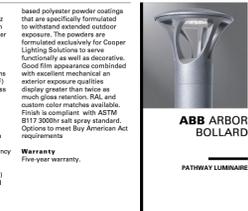


ABB ARBOR
BOLLARD

PATHWAY LUMINAIRE

Warranty

Five-year warranty.

CERTIFICATION DATA

UL Listed
IP68 Rating
80-9001
Dark Sky Approved (3000K CCT and warmer only)

ENERGY DATA

Deliver LED Driver
4.0-10.0 Watts
120-277V 50/60Hz
347V (80+) Watts
480V (60+) Watts
30°C Maximum Temperature
40°C Ambient Temperature Rating

Approximate Net Weight

16.5 lbs (7.5 kg)

TECHNICAL DATA

10000021EN
December 3, 2021 8:30 AM

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Call before you dig.
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Date:

REVISIONS

Date

No.

Designed

JKL

Drawn

JKL

Reviewed

JMB

Scale

Project No.

Date

4/7/25

CAD File:

Title

DETAILS

Sheet No.

6 OF

13

XREF (S) : \\HD\projects\2017-2024\24-030-1\COU-17-24-030

CITY OF AURORA LANDSCAPE NOTES

- ALL PROPOSED LANDSCAPING WITHIN THE SIGHT TRIANGLE SHALL BE IN COMPLIANCE WITH COA 2025 ROADWAY MANUAL, SECTION 8.B.1.
- 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.
- THE SURFACE MATERIALS FOR WALKS, VEHICULAR DRIVES, PARKING LOTS, AND OTHER HARDSCAPED 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.
- ALL UTILITY EASEMENT SHALL REMAIN UNOBSTRUCTED AND FULLY ACCESSIBLE ALONG THEIR ENTIRE LENGTH FOR MAINTENANCE EQUIPMENT ENTRY.
- 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.
- 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 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 REQUIREMENTS FOUND IN THE CITY OF AURORA IRRIGATION ORDINANCE.
- 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".
- MULCH SHALL BE UNCOLORED TRIPLE-SHREDDED HARDWOOD BARK MULCH, AGED AT LEAST 6 MONTHS.
- PLANTING SOIL:
- 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 SEEDED 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,Pb,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:

- 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.
- 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
- 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.
- SOIL SHALL BE COMPACTED TO A SURFACE PENETRATION RESISTANCE OF 75-125 LBS/SQ.IN.
- 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 MANUFACTURER'S 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.
- 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%
- BIORETENTION SOILS: SOIL TO BE INSTALLED IN RETENTION BASINS, PONDS, OR OTHER STORMWATER MANAGEMENT ENVIRONS SHALL MEET THE ABOVE DESCRIBED CHARACTERISTICS AND AS FOLLOWS:
 - SANDY CLAY LOAM NOT CONTAIN MORE THAN 20% CLAY AND LESS THAN 40% SILT.
 - SOIL SHALL HAVE AN INFILTRATION RATE BETWEEN 1/2" AND 3" PER HOUR.
- 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:

- TYPE OF AMENDMENT: ORGANIC MATERIAL (SUCH AS COMPOST, AGED MANURE, OR OTHER APPROVED ORGANIC SOIL AMENDMENTS)
- 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.

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%) SANBERG 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.

SOD NOTES

- SOD - BERMUDA GRASS OR APPROVED EQUAL BY APPROVED LOCAL SUPPLIER
- ALL SOD AREAS SHALL BE PREPARED WITH 3 IN. MINIMUM TOPSOIL TO ENSURE RECEIVING THE SOD.
- FOR BIORETENTION BASIN AREA, THE SOD MUST BE EITHER GROWN ON SANDY UNDERLYING SOILS OR BE WASHED SOD TO ALLOW WATER INFILTRATION.
- LAYING OF SODS SHALL NOT BE CARRIED OUT WHEN THE GROUND IS EXCESSIVELY WET.
- FERTILIZATION: PER SOIL TEST AND SOD MANUFACTURERS RECOMMENDATIONS.
- LAY SOD WITHIN 24 HOURS OF HARVESTING. DO NOT LAY SOD IF DORMANT OR IF GROUND IS FROZEN OR MUDDY.
- LAY SOD TO FORM A SOLID MASS WITH TIGHTLY FITTED JOINTS. BUTT ENDS AND SIDES OF SOD; DO NOT STRETCH OR OVERLAP. STAGGER SOD STRIPS OR PADS TO OFFSET JOINTS IN ADJACENT COURSES. AVOID DAMAGE TO SUBGRADE OR SOD DURING INSTALLATION. TAMP AND ROLL LIGHTLY TO ENSURE CONTACT WITH SUBGRADE. ELIMINATE AIR POCKETS, AND FORM A SMOOTH SURFACE. WORK SIFTED SOIL OR FINE SAND INTO MINOR CRACKS BETWEEN PIECES OF SOD; REMOVE EXCESS TO AVOID SMOTHERING SOD AND ADJACENT GRASS.
- SATURATE SOD WITH FINE WATER SPRAY WITHIN TWO HOURS OF PLANTING. DURING FIRST WEEK AFTER PLANTING, WATER DAILY OR MORE FREQUENTLY AS NECESSARY TO MAINTAIN MOIST SOIL TO A MINIMUM DEPTH OF 1-1/2 INCHES BELOW SOD.



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'

**SITE PLAN
WARREN AVENUE TOWNHOMES**

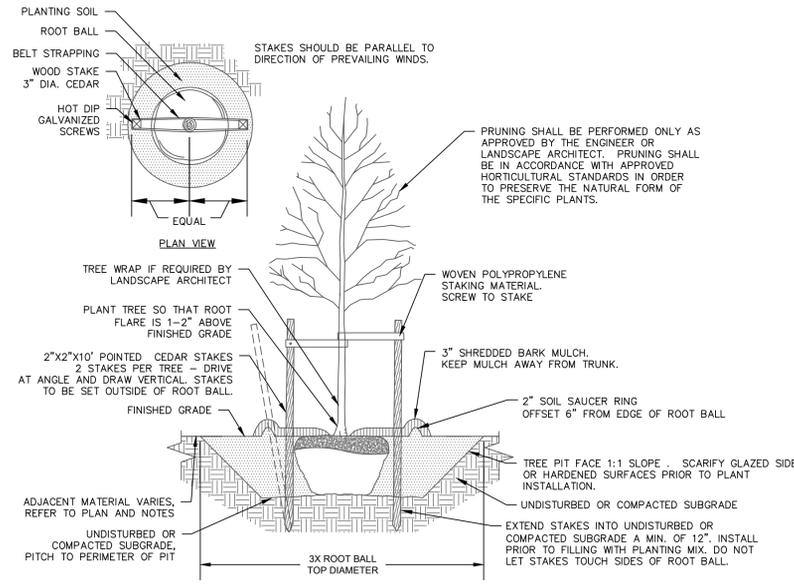
WINGERT SUBDIVISION FILING NO. 2
RESUBDIVISION OF LOT 2, BLOCK 1, WINGERT SUBDIVISION FILING NO. 1
LOCATED IN THE NORTHEAST 1/4 OF SECTION 27, TOWNSHIP 4 SOUTH, RANGE 67, WEST OF THE 6TH P.M.,
CITY OF AURORA, COUNTY OF ARAPAHOE, STATE OF COLORADO
0.71 ACRES

NOT FOR CONSTRUCTION

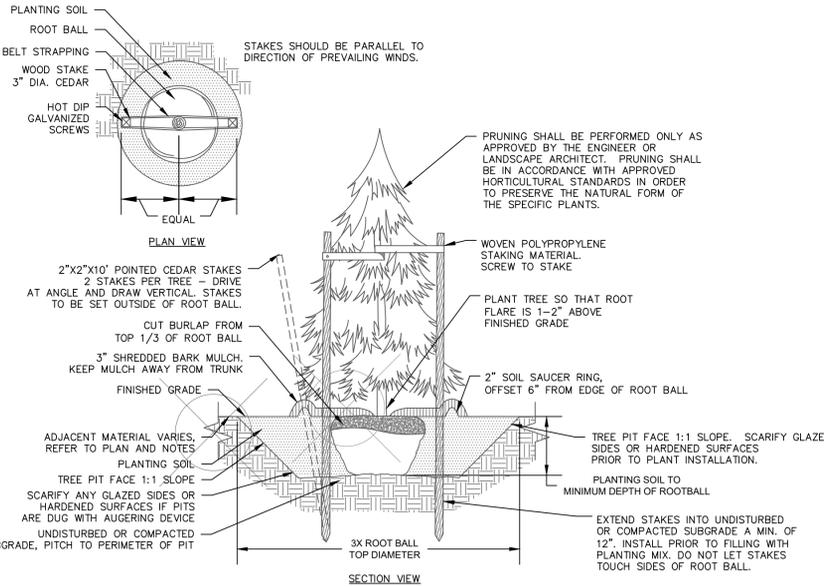


355 Research Parkway
Meriden, CT 06450
(203) 630-1406

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



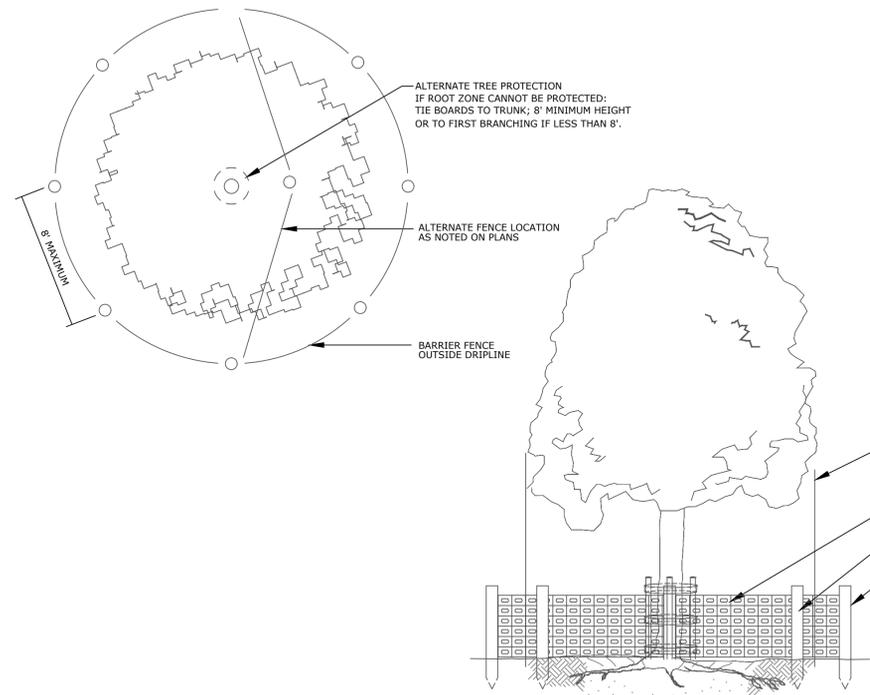
- NOTES:**
- STAKING FOR TREES ON 4:1 SLOPES OR LESS THAN 3" CALIPER TO BE PERFORMED AT CONTRACTORS DISCRETION.
 - WOVEN POLYPROPYLENE STAKING MATERIAL SHALL BE DEEPROOT ARBORTIE (GREEN) OR APPROVED EQUIVALENT. MATERIAL SHALL BE LOOPED AROUND TREE THROUGH EACH OTHER, TWISTED, AND SECURED TO THE STAKE. 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.



- NOTES:**
- STAKING FOR TREES ON 4:1 SLOPES OR LESS TO BE PERFORMED AT CONTRACTOR'S DISCRETION.
 - WOVEN POLYPROPYLENE STAKING MATERIAL SHALL BE DEEPROOT ARBORTIE (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

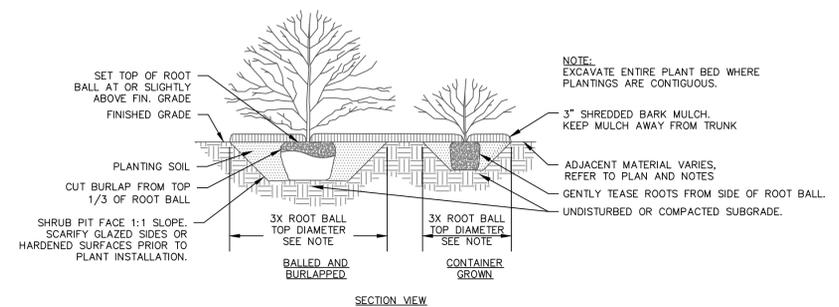


TREE PROTECTION DETAIL

N.T.S

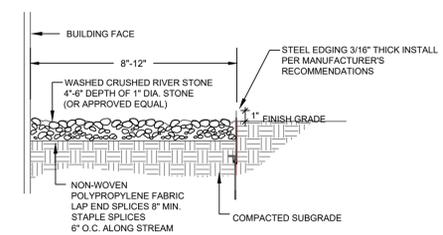
EVERGREEN TREE PLANTING

N.T.S



SHRUB PLANTING

N.T.S



RIVER STONE MULCH

N.T.S

REVISONS
No. Date

Designed	*****
Drawn	*****
Reviewed	*****
Scale	*****
Project No.	2401386
Date	****

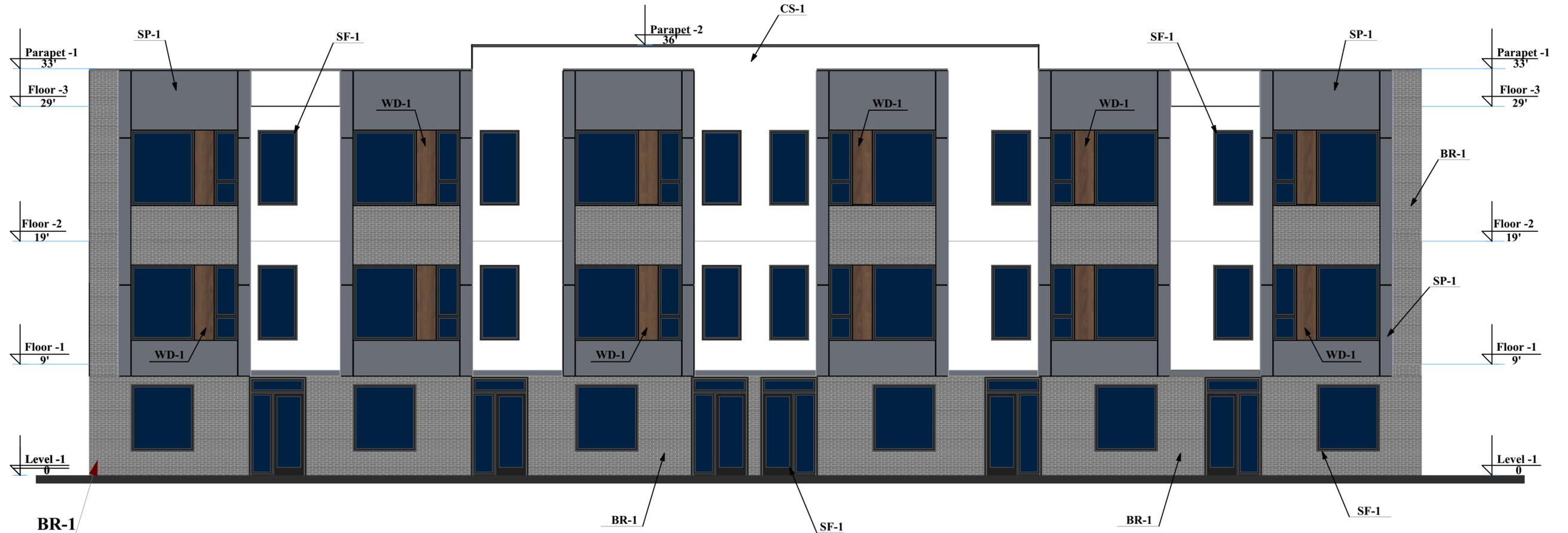
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Title: **LANDSCAPE DETAILS DTLS & NOTES**

Sheet No. **9**

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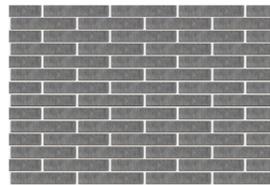
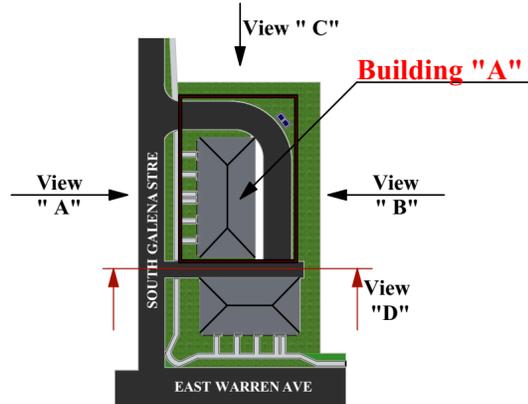
11-units, three Story Townhouse Project at 10209 E Warren Ave, Aurora, CO, 80247

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



1 West Elevation
7 From S Galena St

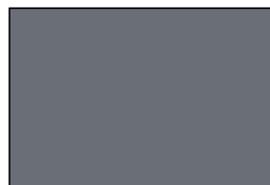
**Site plan
Building "A"**



Brick siding BR-1



Wood siding WD-1



Facade Panels SP-1



Cementitious Stucco CS-1

EXTERIOR FINISH SCHEDULE

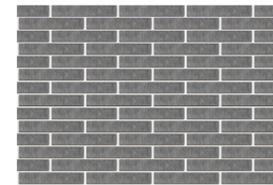
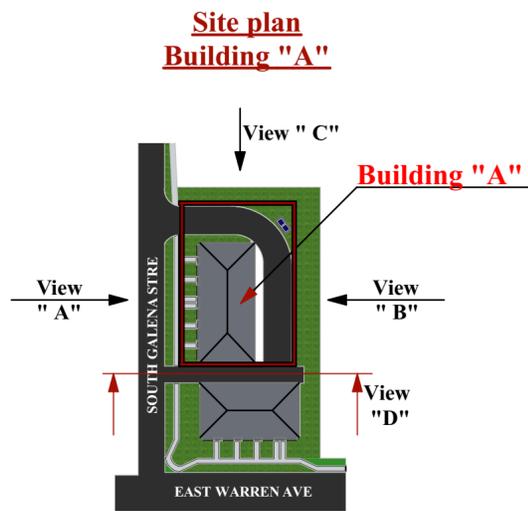
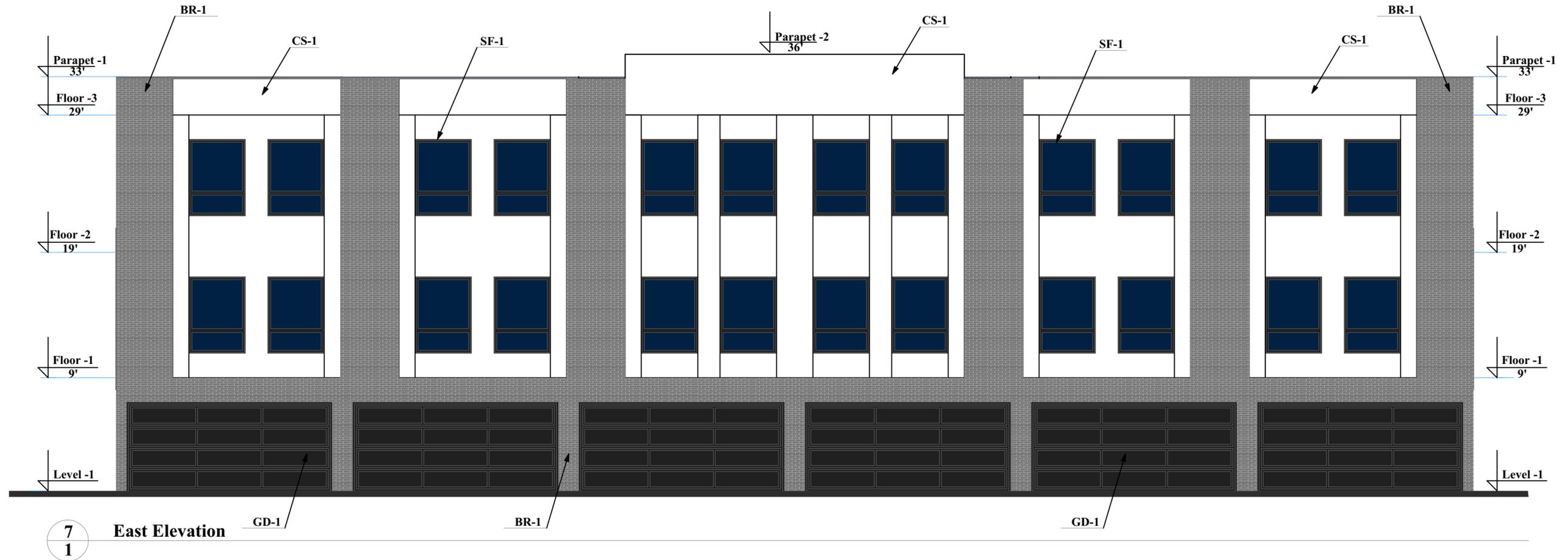
REF	DESCRIPTION	MANUFACTURER	MODEL/COLOR	REMARKS	%
WALL					
SP-1	Fasade panels	CSM, Inc	Dark Grey	Wall panels finish Grey	10%
CS-1	Cementitious Stucco	Dryvit	White	Wall stucco finish	45%
BR-1	Brick Siding	Glen-Gery	Dover Grey	Wall brick finish	30%
WD-1	Wood Siding	LP SmartSide	Chestnut	Wall wood finish	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"**



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%

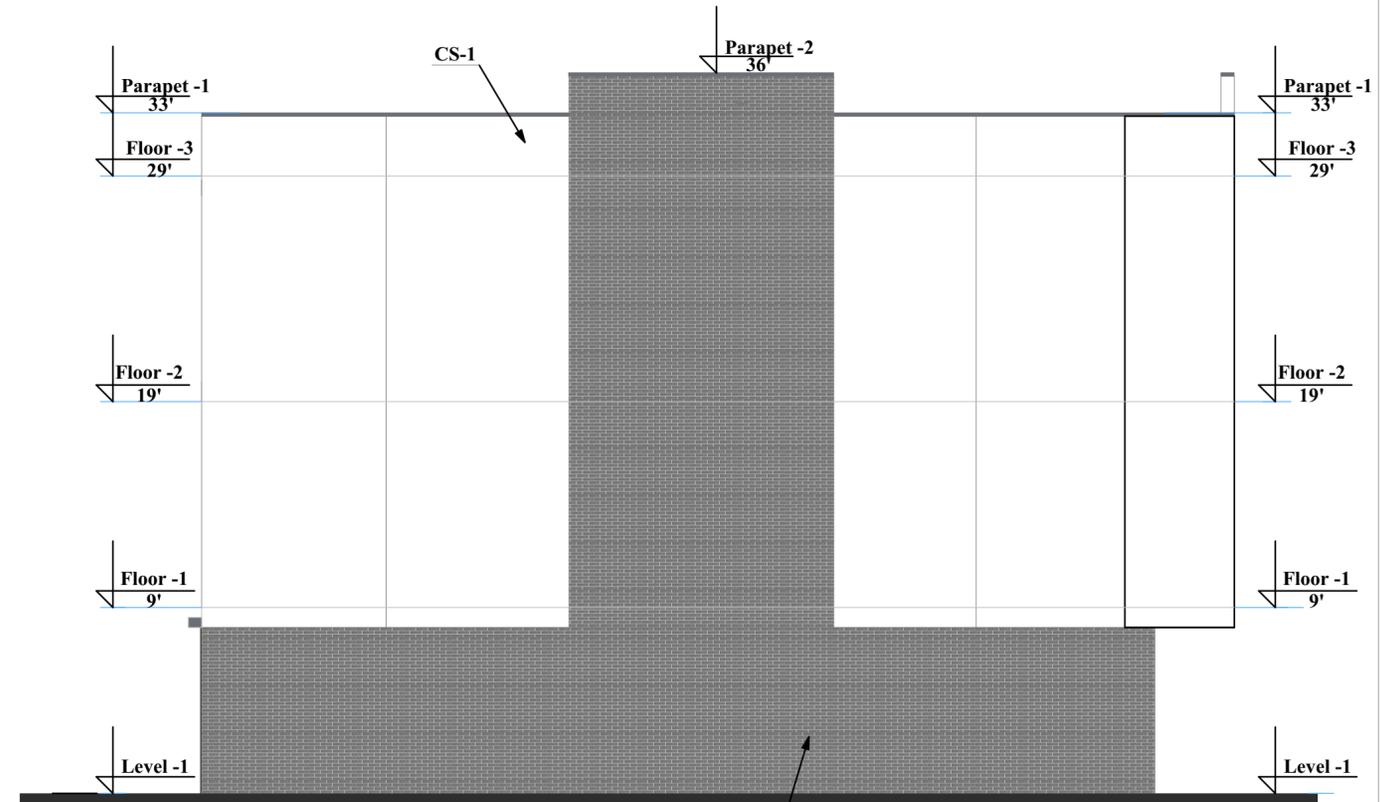
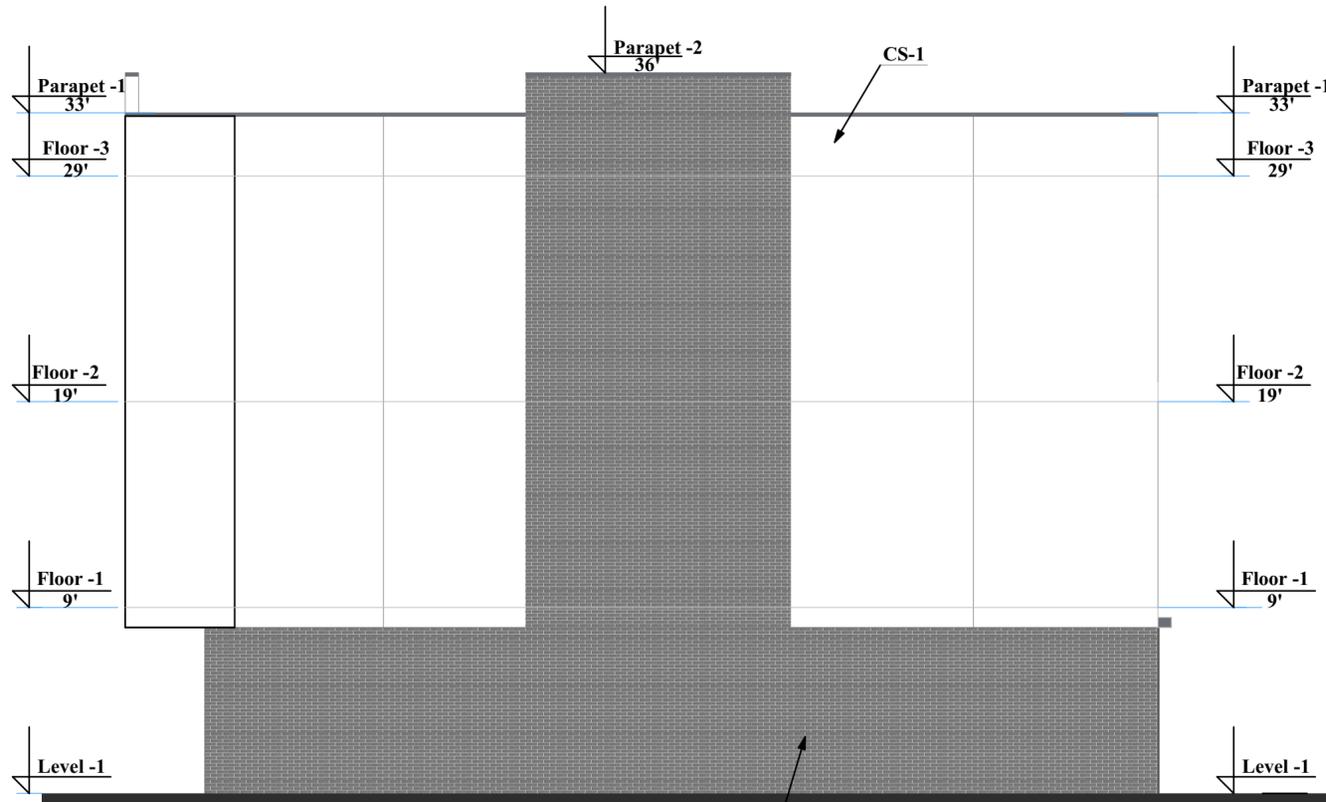
Note:

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"

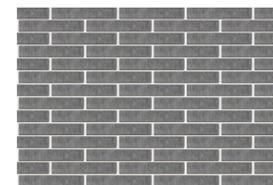
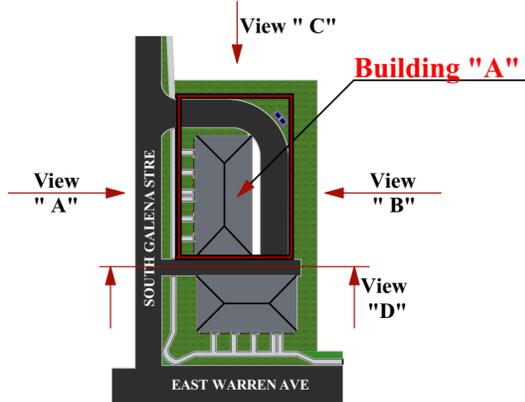
Building "A"
View "D"



4
1
South Elevation

1
4
North Elevation

Site plan
Building "A"



Brick siding BR-1



Cementitious Stucco CS-1

EXTERIOR FINISH SCHEDULE

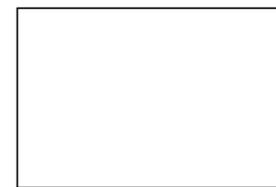
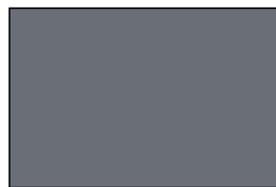
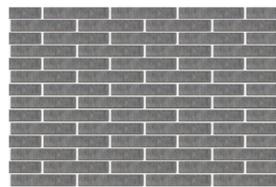
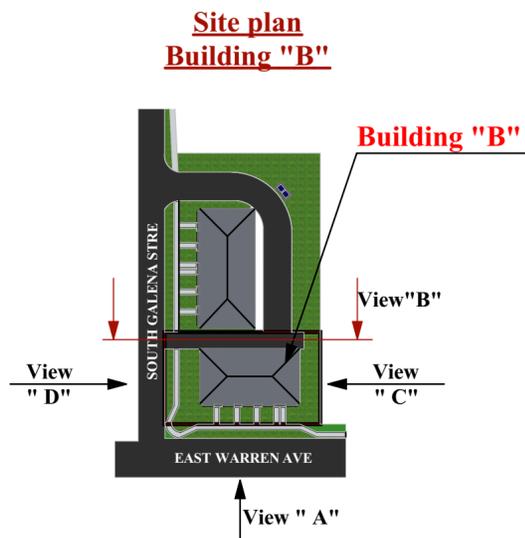
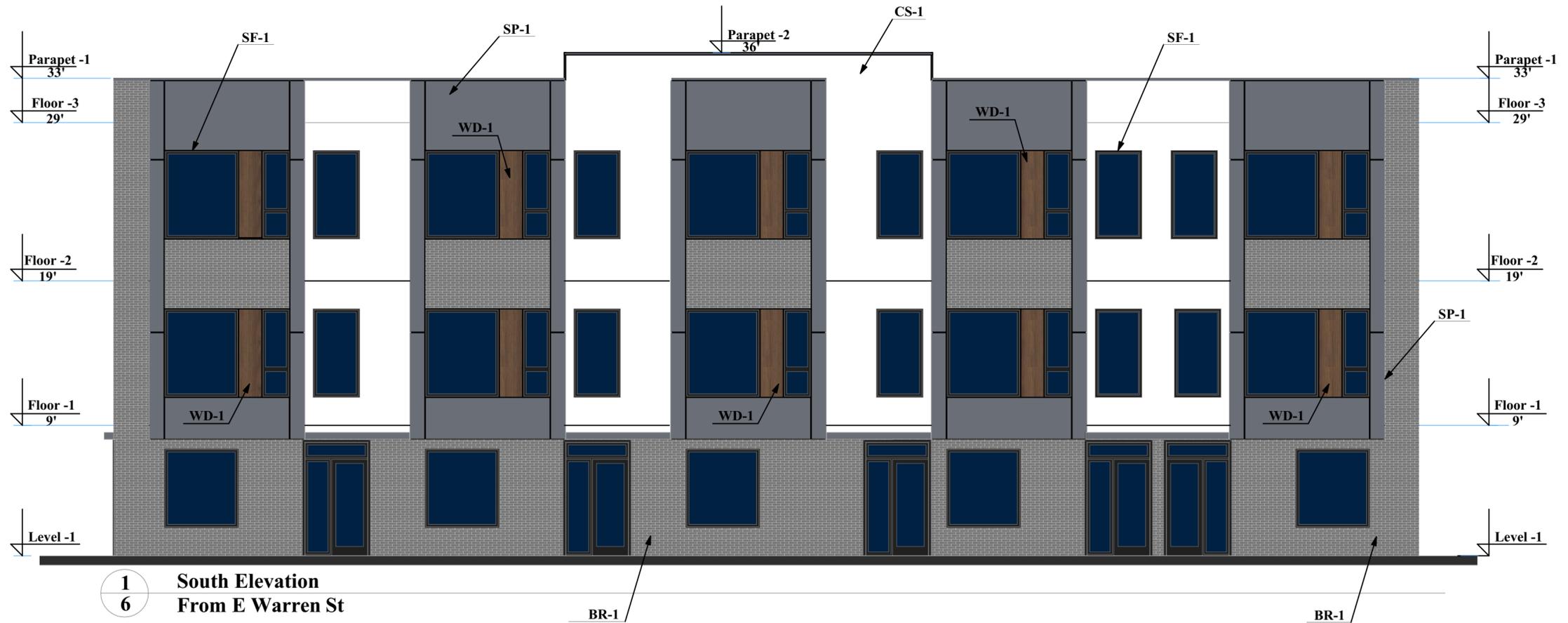
REF	DESCRIPTION	MANUFACTURER	MODEL/COLOR	REMARKS	%
	WALL				
CS-1	Cementitious Stucco	Dryvit	White	Wall stucco finish	60%
BR-1	Brick Siding	Glen-Gery	Dover Grey	Wall brick finish	40%
	TOTAL				100%

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"



EXTERIOR FINISH SCHEDULE

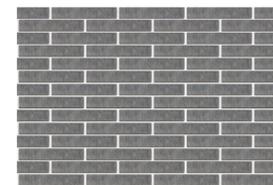
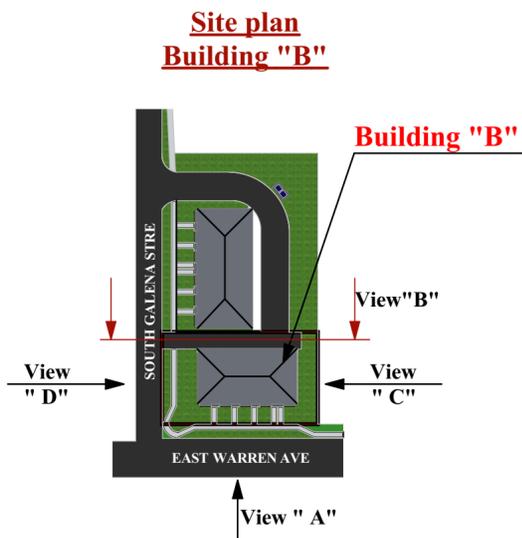
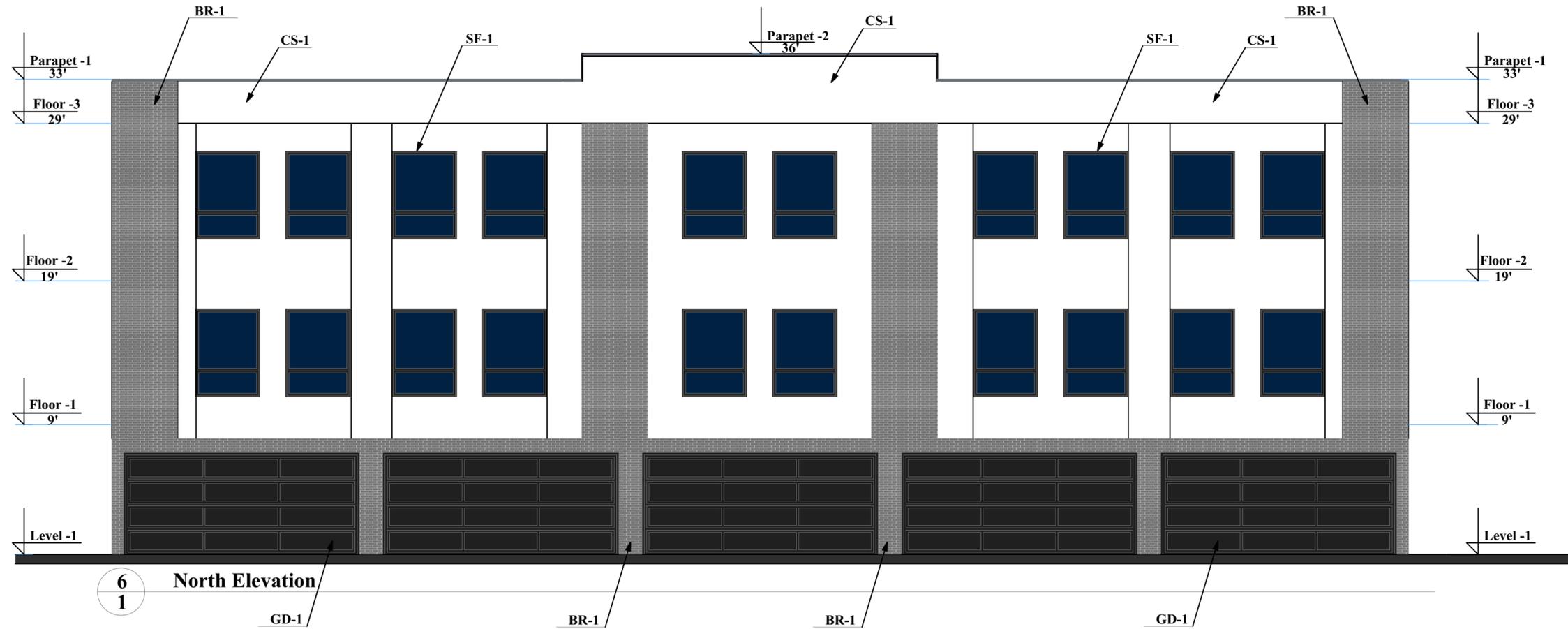
REF	DESCRIPTION	MANUFACTURER	MODEL/COLOR	REMARKS	%
WALL					
SP-1	Fasade panels	CSM, Inc	Dark Grey	Wall panels finish Grey	10%
CS-1	Cementitious Stucco	Dryvit	White	Wall stucco finish	45%
BR-1	Brick Siding	Glen-Gery	Dover Grey	Wall brick finish	30%
WD-1	Wood Siding	LP SmartSide	Chestnut	Wall wood finish	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 "B"
View "B"**



Brick siding BR-1



Cementitious Stucco CS-1

EXTERIOR FINISH SCHEDULE

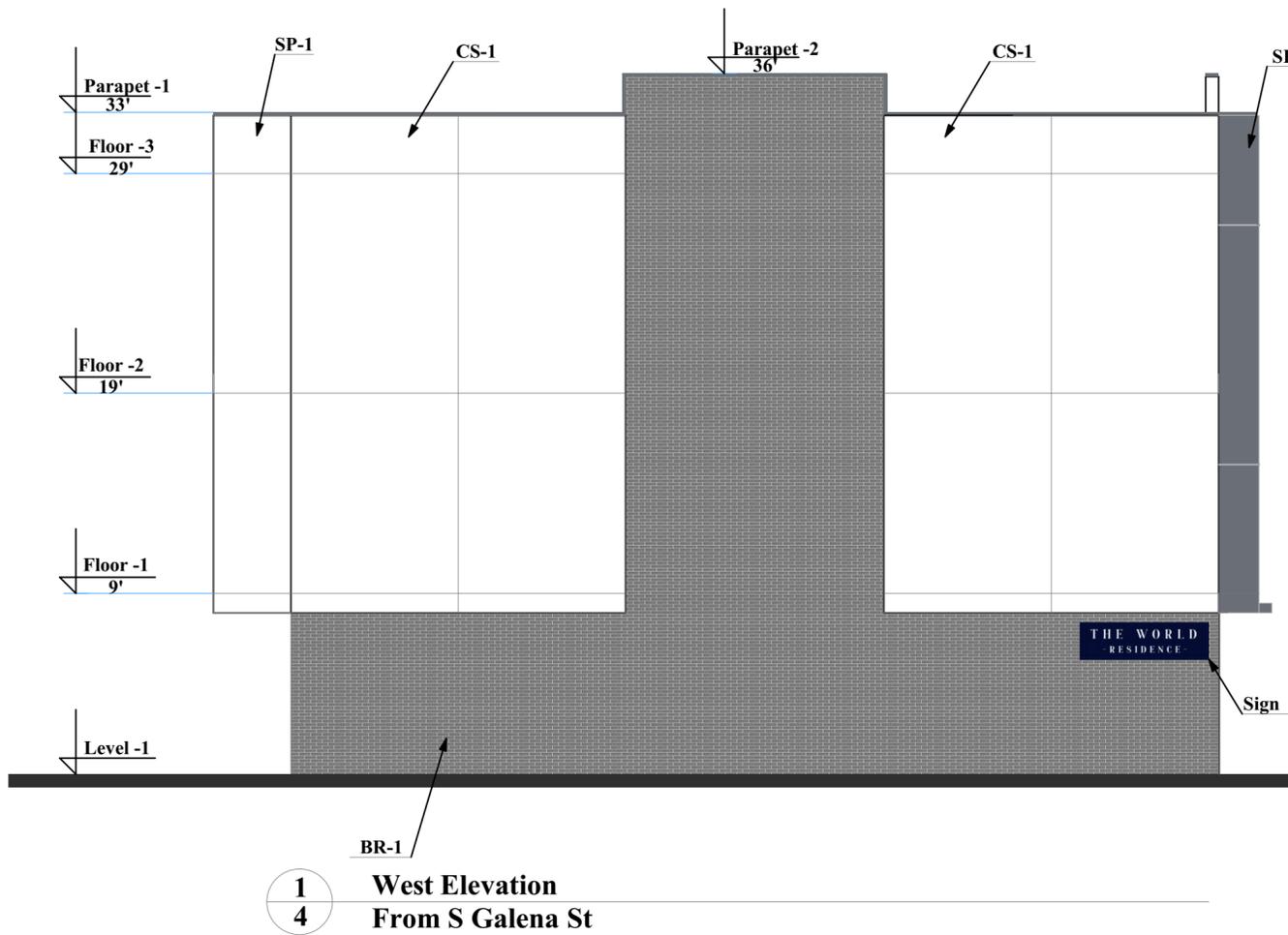
REF	DESCRIPTION	MANUFACTURER	MODEL/COLOR	REMARKS	%
	WALL				
CS-1	Cementitious Stucco	Dryvit	White	Wall stucco finish	45%
BR-1	Brick Siding	Glen-Gery	Dover Grey	Wall brick finish	30%
	Windows, Doors				
SF-1	Aluminum	Kavneer	Black	Storefront windows system	9%
GD-1	Garage Door	Clopay	Black	Insulated steel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

Note:

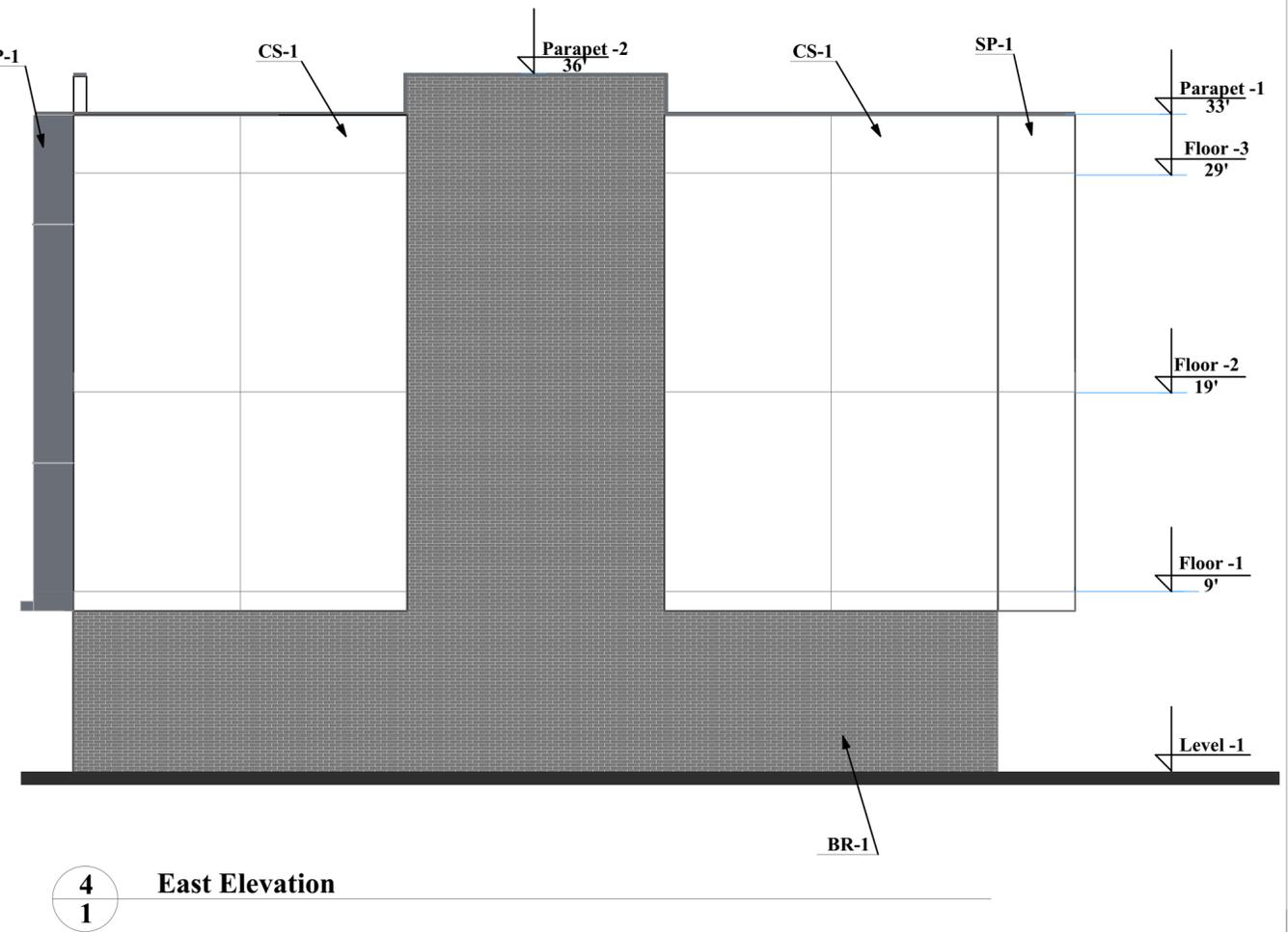
- CS-1 (stucco) and BR-1 (brick) together make up 75% of the facade, of which 60% is stucco and 40% is brick.
- Building code is IRC Group R-3

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

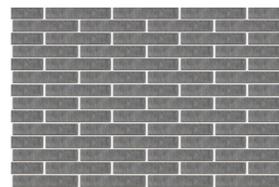
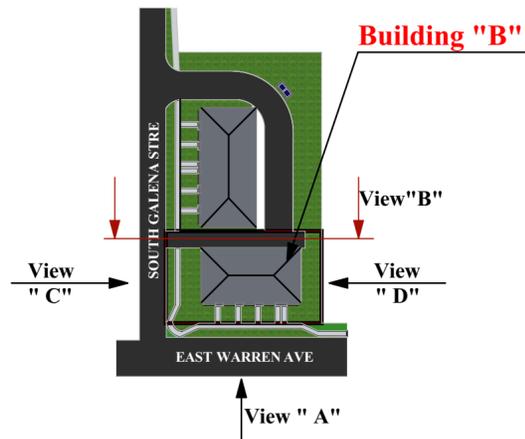
Building "B"
View "C"



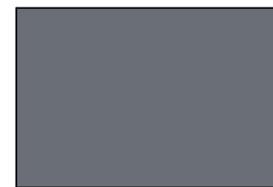
Building "B"
View "D"



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

