

LOT 1, BLOCK 1 AND TRACT "A", WHITESTONE SUBDIVISION FILING NO. 1
SITUATED IN THE NE 1/4 OF SECTION 6, T.5S., R.66W. OF THE 6TH P.M.
CITY OF AURORA, COUNTY OF ARAPAHOE, STATE OF COLORADO

1. THE DEVELOPER, THEIR 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.
2. ALL SIGNS MUST CONFORM TO THE CITY OF AURORA SIGN CODE.
3. 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."
4. "ACCESSIBLE EXTERIOR ROUTES" SHALL BE PROVIDED FROM PUBLIC TRANSPORTATION STOPS, ACCESSIBLE PARKING AND ACCESSIBLE PASSENGER LOADING ZONES AND PUBLIC SIDEWALKS TO 60% OF THE ACCESSIBLE BUILDING ENTRANCE THEY SERVE. THE ACCESSIBLE ROUTE BETWEEN ACCESSIBLE PARKING AND ACCESSIBLE BUILDING ENTRANCES SHALL BE THE MOST PRACTICAL DIRECT 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 2015 INTERNATIONAL BUILDING CODE, CHAPTER 11, AND THE AMERICAN NATIONAL STANDARDS INSTITUTE (CNS/ANSI) A117-2009.
5. THE APPLICANT HAS THE OBLIGATION TO COMPLY WITH ALL APPLICABLE REQUIREMENTS OF THE AMERICAN WITH DISABILITIES ACT.
6. THE DEVELOPER, THEIR 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.
7. ALL CROSSINGS AND ENCROACHMENTS BY PRIVATE LANDSCAPE IRRIGATION SYSTEMS OR PRIVATE UTILITIES INTO EASEMENTS AND STREET RIGHTS-OF-WAY OWNED BY THE CITY OF AURORA ARE ACKNOWLEDGED BY THE UNDERSIGNED AS BEING SUBJECT TO CITY OF AURORA'S USE AND OCCUPANCY OF THE SAID EASEMENTS OR RIGHTS-OF-WAY. THE UNDERSIGNED, THEIR SUCCESSORS AND ASSIGNS, HEREBY AGREE TO INDEMNIFY THE CITY OF AURORA FOR ANY LOSS, DAMAGE OR REPAIR TO CITY FACILITIES THAT MAY RESULT FROM THE INSTALLATION, OPERATION OR MAINTENANCE OF SAID PRIVATE IRRIGATION SYSTEMS OR PRIVATE UTILITIES.
8. 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.
9. ALL BUILDING ADDRESS NUMBERS SHALL COMPLY WITH THE AURORA CITY CODE, SECTION 126, ARTICLE VII - NUMBERING OF BUILDINGS.
10. 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.
11. 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.
12. FINAL GRADE SHALL BE AT LEAST SIX (6) INCHES BELOW ANY EXTERIOR WOOD SIDING ON THE PREMISES.
13. 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.
14. 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.
15. ALL REPRESENTATIONS AND COMMITMENTS MADE BY APPLICANTS AND PROPERTY OWNERS AT PUBLIC HEARINGS REGARDING THIS PLAN ARE BINDING UPON THE APPLICANT, PROPERTY OWNER, AND THEIRS, SUCCESSORS, AND ASSIGNS.
16. ARCHITECTURAL FEATURES, SUCH AS BAY WINDOWS, FIREPLACES, ROOF OVERHANGS, GUTTERS, EAVES, FOUNDATIONS, FOOTINGS, CANTILEVERED WALLS, ETC., ARE NOT ALLOWED TO ENCROACH INTO ANY EASEMENT OR FIRE LANE.
17. THE 2015 INTERNATIONAL FIRE CODE, REQUIRE ALL BUILDINGS TO BE ASSESSED FOR ADEQUATE EMERGENCY RESPONDER RADIO COVERAGE. AT THE TIME THE STRUCTURE IS AT FINAL FRAME AND FINAL ELECTRICAL INSPECTIONS, THE GENERAL CONTRACTOR (GC) WILL BE REQUIRED TO HIRE A 3RD PARTY TO ASSESS THE RADIO FREQUENCY LEVELS WITHIN THE STRUCTURE AT TIME OF FINAL FRAME AND ELECTRICAL INSPECTIONS. THE 3RD PARTY WILL PROVIDE THE RESULTS OF THE TEST TO BOTH THE GENERAL CONTRACTOR AND THE AURORA BUILDING DIVISION AS TO WHETHER THE STRUCTURE PASSED OR FAILED THE PRIMARY RADIO SURVEILLANCE. THIS AGREEMENT IS NOT AN ADDITIONAL OR DEVELOPERS EXPENSE. A STRUCTURE THAT HAS PASSED THIS SURVEILLANCE REQUIRES NO FURTHER ACTION BY THE GC. A FAILED RADIO SURVEILLANCE WILL REQUIRE A DESIGNATED CONTRACTOR TO SUBMIT PLANS TO THE AURORA BUILDING DIVISION TO OBTAIN A BUILDING PERMIT PRIOR TO INSTALLATION.



COVER SHEETS1
SITE PLANS2
PRELIMINARY GRADING & UTILITY PLANS3
LANDSCAPE PLAN & KEYS4
LANDSCAPE NOTES & PLANT LISTS5
LANDSCAPE NOTES & PLANT DETAILSS6
EXISTING TREE PLANS7
ARCHITECTURAL ELEVATIONSS8-S10
ARCHITECTURAL PHOTOMETRIC PLANS11

<p>APPLICANT: JUSTIN & DYLAN, LLC ATTN: MOSTAFA KARGARZADEH 16089 EAST MAPLEWOOD DRIVE CENTENNIAL, COLORADO 80016 PHONE: (303) 297-7750</p>	<p>ARCHITECT: DEPENBUSCH ARCHITECTURE ATTN: LAWRENCE DEPENBUSCH 4280 EAST FREMONT AVENUE CENTENNIAL, COLORADO 80122 PHONE: (303) 981-8790</p>
<p>ENGINEER: ENGINEERING SERVICE COMPANY ATTN: DAVID R. ADDOR 1300 SOUTH POTOMAC STREET, SUITE 126 AURORA, COLORADO 80012 PHONE: (303) 337-1393</p>	<p>LANDSCAPE ARCHITECT: KIRBY SMITH & ASSOCIATES, INC ATTN: KIRBY SMITH 8201 SOUTH HUDSON COURT CENTENNIAL, COLORADO 80121 PHONE: (303) 994-9484</p>

LAND AREA WITHIN PROPERTY LINES: 83,968 SQUARE FEET OR 1.9276 ACRES
NUMBER OF UNITS PROPOSED: 6 TOWNHOME UNITS AND 22 MULTI-FAMILY UNITS
NUMBER OF BUILDING: 3
PROVIDED HEIGHT OF BUILDING: 35 FEET
TOTAL BUILDING COVERAGE: 15,852 SQUARE FEET OR 18.9%
HARD SURFACE AREA: 28,846 SQUARE FEET OR 34.1%
LANDSCAPE AREA: 39,470 SQUARE FEET OR 47.0%
PRESENT ZONING CLASSIFICATION: AOD
PROPOSED ZONING CLASSIFICATION: R-2 MEDIUM DENSITY RESIDENTIAL DISTRICT
BUILDING SUMMARY:
TOWNHOMES: OCCUPANCY TYPE: R-3 NON-SPRINKLED
CONSTRUCTION TYPE: V+B, NON-RATED, NON-SPRINKLED
TOTAL SQUARE FOOTAGE: 7,628 EACH
IBC TYPE: B
MULTI-FAMILY BUILDINGS: OCCUPANCY TYPE: R-2
CONSTRUCTION TYPE: V-B, NON-RATED, SPRINKLED
TOTAL SQUARE FOOTAGE: 13,847 EACH
IBC TYPE: A

TOWNHOMES: 2 SPACES PER UNIT +
1 GUEST SPACE PER EVERY 2 UNITS

MULTI-FAMILY: 2 SPACES PER 2 BEDROOM UNIT +
1 GUEST SPACE PER UNIT + 1 GUEST SPACE PER EVERY 5 UNITS

GARAGES: 35% OF TOTAL UNITS IN MULTI-FAMILY

TOTAL REQUIRED TOWNHOMES: 15 SPACES ($6 \times 2 = 12 + 3 = 15$)
MULTI-FAMILY: 71 SPACES ($2 \times 22 = 44 + 22 + 5 = 71$)
TOTAL: 86 SPACES
HANDICAP SPACES: 4 SPACES

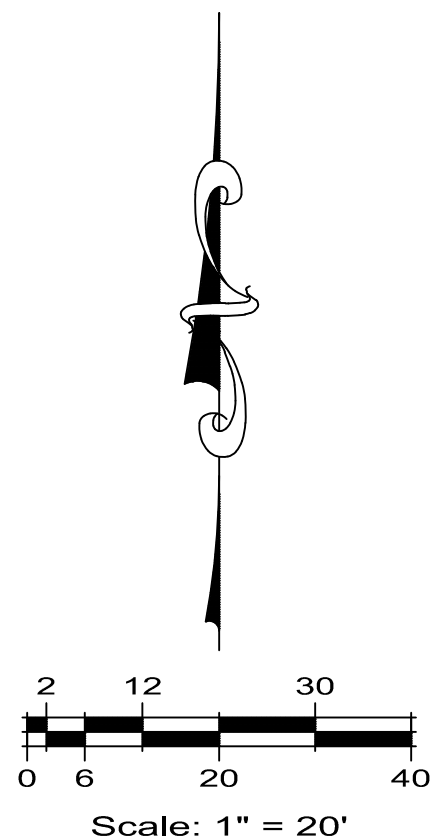
TOTAL PROVIDED GARAGE: 18 SPACES ($4 \times 0.35 = 15.4$) MULTI-FAMILY
GARAGE: 6 TOWNHOME SPACES
DRIVEWAY: 14 SPACES
OPEN: 51 SPACES
TOTAL: 86 SPACES
HANDICAP SPACES: 4 SPACES (1 VAN ACCESSIBLE)

HAMPDEN AVENUE: SINGLE-FACED MONUMENT SIGN
12 SQUARE FEET

HAMPDEN CIRCLE: DOUBLE-FACED MONUMENT SIGN
24 SQUARE FEET

WHITESTONE LOFTS & HOMES SITE PLAN W/ WAIVER

LOT 1, BLOCK 1 AND TRACT "A", WHITESTONE SUBDIVISION FILING NO. 1
SITUATED IN THE NE 1/4 OF SECTION 6, T.5S., R.66W. OF THE 6TH P.M.
CITY OF AURORA, COUNTY OF ARAPAHOE, STATE OF COLORADO

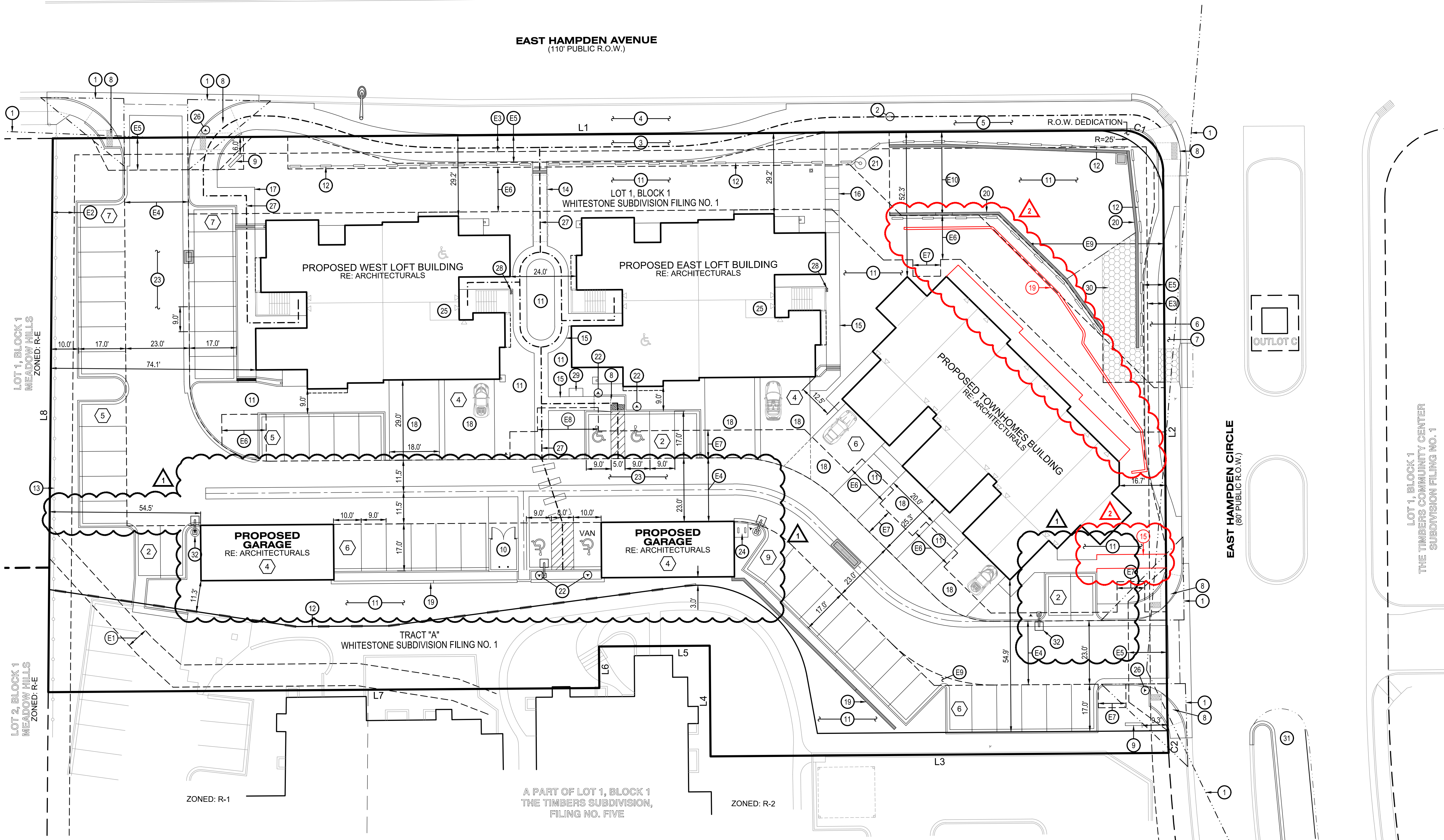


CURVE DATA TABLE

COURSE	DELTA	RADIUS	LENGTH
C1	90°00'00"	15.00'	23.56'
C2	02°18'42"	540.00'	21.79'

LINE DATA TABLE

COURSE	BEARING	LENGTH
L1	N89°34'12"E	385.86'
L2	S00°25'48"E	188.22'
L3	S89°34'12"W	165.44'
L4	N00°25'48"W	40.00'
L5	S89°34'12"W	40.00'
L6	S00°25'48"E	15.00'
L7	S89°34'12"W	199.00'
L8	N00°28'06"E	200.03'



SCHEDULE:

- | | |
|---|--|
| 1 PROPOSED SIGHT TRIANGLE | 12 PROPOSED 3FT. DECORATIVE FENCE, RE: ARCHITECTURALS |
| 2 EXISTING BUS STOP TO REMAIN | 13 EXISTING FENCE LINE TO REMAIN |
| 3 PROPOSED 10' DETACHED CONCRETE WALK | 14 PROPOSED 5' CONCRETE WALK W/ RAILING |
| 4 PROPOSED 10' TREE LAWN | 15 PROPOSED 5' CONCRETE WALK |
| 5 PROPOSED 10' CONCRETE WALK | 16 PROPOSED 5' CONCRETE STEPPED WALK |
| 6 PROPOSED 5' DETACHED CONCRETE WALK | 17 PROPOSED 6.5' CONCRETE WALK |
| 7 PROPOSED 8' TREE LAWN | 18 PROPOSED CONCRETE DRIVEWAY |
| 8 PROPOSED HANDICAP RAMP | 19 PROPOSED MODULAR BLOCK RETAINING WALL |
| 9 PROPOSED MONUMENT SIGN, RE: ARCHITECTURALS | 20 PROPOSED STRUCTURAL MODULAR BLOCK RETAINING WALL IN POND AREA |
| 10 PROPOSED TRASH ENCLOSURE, RE: ARCHITECTURALS | 21 PROPOSED FLAG POLE |
| 11 PROPOSED LANDSCAPING, RE: LANDSCAPE PLAN | 22 PROPOSED ACCESSIBLE PARKING SIGN, MUTCD R7-8 & R7-8P |

EASEMENT SCHEDULE:

- | |
|---|
| E1 EXISTING 8' UTILITY EASEMENT, (BK.2317-PG.481) APPROXIMATE LOCATION ONLY |
| E2 EXISTING 8' UTILITY EASEMENT, (REC. NO. 1411364) |
| E3 EXISTING 6' GAS EASEMENT, (REC. NO. 1411364) |
| E4 PROPOSED 23' FIRE LANE, PUBLIC ACCESS & UTILITY EASEMENT |
| E5 PROPOSED SIDEWALK EASEMENT |
| E6 PROPOSED 16' UTILITY EASEMENT |
| E7 PROPOSED 10' UTILITY EASEMENT |
| E8 PROPOSED 22' UTILITY EASEMENT |
| E9 PROPOSED UTILITY EASEMENT |
| E10 PROPOSED DRAINAGE EASEMENT |

NOTES:

- THE CONTRACTOR IS SPECIALLY CAUTIONED THAT THE LOCATION AND/OR ELEVATION OF EXISTING UTILITIES AS SHOWN ON THESE PLANS IS BASED ON RECORDS OF THE VARIOUS UTILITY COMPANIES, A UTILITY LOCATOR SERVICE AND, WHERE POSSIBLE, MEASUREMENTS TAKEN IN THE FIELD. THE INFORMATION IS NOT TO BE RELIED ON AS EXACT OR COMPLETE. THE CONTRACTOR MUST CALL THE LOCAL UTILITY LOCATION CENTER AT LEAST 48 HOURS BEFORE ANY EXCAVATION TO REQUEST EXACT FIELD LOCATIONS OF THE UTILITIES. IT SHALL BE THE RESPONSIBILITY OF THE CONTRACTOR TO RELOCATE ALL EXISTING UTILITIES WHICH CONFLICT WITH THE PROPOSED IMPROVEMENTS SHOWN ON THE PLANS.
- ALL CONSTRUCTION OR CONSTRUCTION STAKING FOR THIS PROJECT SHALL BE DONE PER THE SIGNED AND APPROVED CIVIL CONSTRUCTION PLANS. ENGINEERING SERVICE COMPANY IS NOT LIABLE FOR ANY DISCREPANCIES BETWEEN ANY BID SET AND/OR BUILDING SET AND THE APPROVED CIVIL CONSTRUCTION PLANS.
- TRACT "A" CONTAINS EXISTING WALKS, DRIVE, PARKING, LANDSCAPING AND OTHER FEATURES TO REMAIN UNDER CONTROL OF THE CONDOMINIUM ASSOCIATION AT EAST HAMPDEN CIRCLE, INC. UNDER AN EASEMENT AGREEMENT RECORDED IN THE RECORDS OF ARAPAHOE COUNTY, COLORADO AT RECEPTION NO. _____.

SITE PLAN
WHITESTONE LOFTS & HOMES SITE PLAN W/ WAIVER
LOT 1, BLOCK 1 AND TRACT "A", WHITESTONE SUBDIVISION FILING NO. 1
SITUATED IN THE NE 1/4 OF SECTION 6, T.5S., R.66W. OF THE 6TH P.M.
CITY OF AURORA, COUNTY OF ARAPAHOE, STATE OF COLORADO

JUSTIN & DYLAN, LLC
18889 EAST MAPLEWOOD DRIVE
CENTENNIAL, COLORADO 80016
CREATING SOLUTIONS SINCE 1994
ATTN: MOSTAFA MARGARZADEH

Designed by: DRA	Drawn by: CP-350
Drawn by: JDP	Date: 01/05/2016
Checked by: DRA	Scale: Horz.: 1"=20' Vert.: N/A
Sheet No.:	

S2

Know what's below.
Call before you dig.

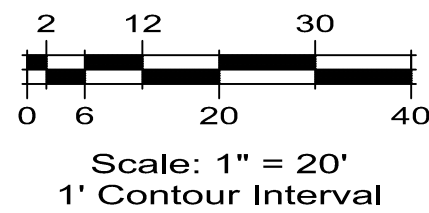
CALL 811
www.call811.com
OF THE
1-800-922-1987

No.	Description	Date	By
1	PER CITY COMMENTS	03/11/2016	JDP
2	PER CITY COMMENTS	04/22/2016	JDP
3	PER CITY COMMENTS AND CLIENT CHANGES	10/26/2016	JDP

ENGINEERING SERVICE COMPANY
14390 East Evans Avenue
Aurora, Colorado 80014
P 303.337.1393
F 303.337.1394
engineering@esvc.com
esvc.com
CREATING SOLUTIONS SINCE 1994
T/F 1.877.723.9688

WHITESTONE LOFTS & HOMES SITE PLAN W/ WAIVER

LOT 1, BLOCK 1 AND TRACT "A", WHITESTONE SUBDIVISION FILING NO. 1
SITUATED IN THE NE 1/4 OF SECTION 6, T.5S., R.66W. OF THE 6TH P.M.
CITY OF AURORA, COUNTY OF ARAPAHOE, STATE OF COLORADO



CURVE DATA TABLE

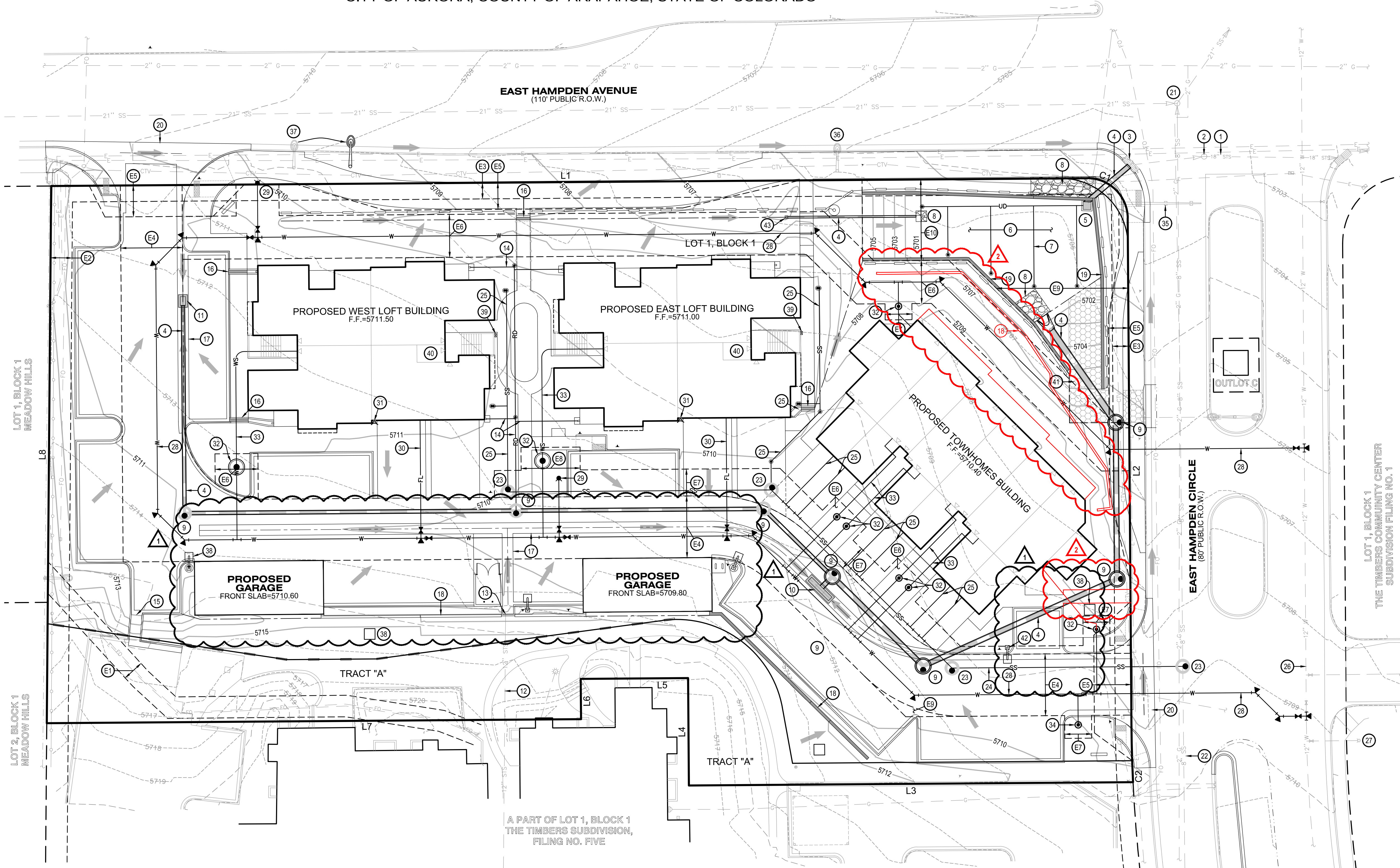
COURSE	DELTA	RADIUS	LENGTH
C1	90°00'00"	15.00'	23.56'
C2	02°18'42"	540.00'	21.79'

LINE DATA TABLE

COURSE	BEARING	LENGTH
L1	N89°34'12"E	385.86'
L2	S00°25'48"E	188.22'
L3	S89°34'12"W	165.44'
L4	N00°25'48"W	40.00'
L5	S89°34'12"W	40.00'
L6	S00°25'48"E	15.00'
L7	S89°34'12"W	199.00'
L8	N00°28'08"E	200.03'

LEGEND

— CTV —	EXIST. CABLE TELEVISION LINE
— E —	EXIST. ELECTRICAL LINE
— FO —	EXIST. FIBER-OPTIC LINE
— G —	EXIST. GAS LINE
— SS —	EXIST. SANITARY SEWER LINE
— STS —	EXIST. STORM SEWER LINE
— T —	EXIST. TELEPHONE LINE
— W —	EXIST. WATER LINE
— —	EXIST. OVERHEAD UTILITY LINE
— — —	PROP. STORM SEWER LINE (PRIVATE)
— FL —	PROP. FIRE LINE
— SS —	PROP. SANITARY SEWER LINE
— W —	PROP. WATER LINE
— WS —	PROP. WATER SERVICE LINE
— 5700 —	EXIST. CONTOUR LINE
— 5700 —	PROP. CONTOUR LINE
— — —	EXIST. FENCE LINE
— — —	PROP. 2'-CATCH' CURB AND GUTTER
— — —	PROP. 1'-SPILL' CURB AND GUTTER
— — —	EXIST. FIRE HYDRANT
— — —	EXIST. MANHOLE
— — —	EXIST. POWER POLE
— — —	EXIST. STREET LIGHT
— — —	EXIST. TRAFFIC LIGHT
— — —	EXIST. TELEPHONE PEDESTAL
— — —	EXIST. WATER VALVE
— — —	PROP. FIRE HYDRANT
— — —	PROP. MANHOLE
— — —	PROP. WATER METER
— — —	PROP. WATER VALVE
— — —	DRAINAGE FLOW ARROW



SCHEDULE:

- EXISTING 18" STORM SEWER LINE
- EXISTING STORM MANHOLE
- EXISTING STORM INLET TO REMAIN
- PROPOSED STORM SEWER LINE
- PROPOSED OUTLET STRUCTURE
- PROPOSED DETENTION AND WATER QUALITY POND
- PROPOSED POND UNDERDRAIN LINE, TYPICAL
- PROPOSED RIPRAP
- PROPOSED STORM MANHOLE
- PROPOSED TRIPLE DENVER TYPE 16 INLET
- PROPOSED SINGLE DENVER TYPE 16 INLET

- EXISTING 12" STORM SEWER TO REMAIN
- DAYLIGHT EXISTING 12" STORM AT PROPOSED HEADWALL
- PROPOSED ROOF DRAIN LINE
- PROPOSED 4' CONCRETE CHANNEL
- PROPOSED SIDEWALK CHASE, PER C.O.A. STD. S3
- PROPOSED 4' CONCRETE PAN, PER C.O.A. STD. S7.6
- PROPOSED MODULAR BLOCK RETAINING WALL
- PROPOSED STRUCTURAL MODULAR BLOCK RETAINING WALL IN POND AREA
- PROPOSED 8' CONCRETE CROSSPAN, PER C.O.A. STD. S4.1
- EXISTING SANITARY MANHOLE
- EXISTING 8" SANITARY SEWER MAIN

- PROPOSED SANITARY MANHOLE
- PROPOSED SANITARY SEWER MAIN
- PROPOSED SANITARY SERVICE LINE
- EXISTING 12" WATER MAIN
- EXISTING FIRE HYDRANT #17H-40
- PROPOSED WATER MAIN
- PROPOSED FIRE HYDRANT
- PROPOSED FIRE LINE (PRIVATE)
- PROPOSED F.D.C. (FIRE DEPARTMENT CONNECTION) W/ APPROVED KNOX CAPS
- PROPOSED WATER METER
- PROPOSED WATER SERVICE LINE

- PROPOSED IRRIGATE METER
- EXISTING TRAFFIC LIGHT TO REMAIN
- EXISTING STREET LIGHT TO REMAIN
- EXISTING STREET LIGHT TO BE RELOCATED
- PROPOSED TRANSFORMER - APPROXIMATE LOCATION ONLY, DESIGNED BY OTHERS
- PROPOSED KNOX BOX
- PROPOSED SPRINKLER RISER ROOM
- PROPOSED DETENTION POND ACCESS
- PROPOSED LIGHT POLE, TYPICAL RE: PHOTOMETRICS
- PROPOSED AREA DRAIN

EASEMENT SCHEDULE:

- EXISTING 8' UTILITY EASEMENT, (BK.2317-PG.481) APPROXIMATE LOCATION ONLY
- EXISTING 8' UTILITY EASEMENT, (REC. NO. 1411364)
- EXISTING 6' GAS EASEMENT, (REC. NO. 1411364)
- PROPOSED 23' FIRE LINE, PUBLIC ACCESS & UTILITY EASEMENT
- PROPOSED SIDEWALK EASEMENT
- PROPOSED 16' UTILITY EASEMENT
- PROPOSED 10' UTILITY EASEMENT
- PROPOSED 22' UTILITY EASEMENT
- PROPOSED UTILITY EASEMENT
- PROPOSED DRAINAGE EASEMENT

NOTES:

- THE CONTRACTOR IS SPECIFICALLY CAUTIONED THAT THE LOCATION AND/OR ELEVATION OF EXISTING UTILITIES AS SHOWN ON THESE PLANS IS BASED ON RECORDS OF THE VARIOUS UTILITY COMPANIES, A UTILITY LOCATOR SERVICE AND, WHERE POSSIBLE, MEASUREMENTS TAKEN IN THE FIELD. THE INFORMATION IS NOT TO BE RELIED ON AS EXACT OR COMPLETE. THE CONTRACTOR MUST CALL THE LOCAL UTILITY LOCATION CENTER AT LEAST 48 HOURS BEFORE ANY EXCAVATION TO REQUEST EXACT FIELD LOCATIONS OF THE UTILITIES. IT SHALL BE THE RESPONSIBILITY OF THE CONTRACTOR TO RELOCATE ALL EXISTING UTILITIES WHICH CONFLICT WITH THE PROPOSED IMPROVEMENTS SHOWN ON THE PLANS.
- ALL CONSTRUCTION OR CONSTRUCTION STAKING FOR THIS PROJECT SHALL BE DONE PER THE SIGNED AND APPROVED CIVIL CONSTRUCTION PLANS. ENGINEERING SERVICE COMPANY IS NOT LIABLE FOR ANY DISCREPANCIES BETWEEN ANY BID SET AND/OR BUILDING SET AND THE APPROVED CIVIL CONSTRUCTION PLANS.
- ALL PROPOSED GRADING AND DRAINAGE PATTERNS AND PROPOSED UTILITY LINES SHOWN HEREON IS PRELIMINARY AND SHALL NOT RELIED UPON FOR CONSTRUCTION.

BENCHMARK:

CITY OF AURORA BM #556606NE001
CHISELED SQ NE COR C O INLET @ E PCR SE COR E HAMPDEN AVE & E JEFFERSON AVE
ELEVATION = 5711.527 FEET (NAVD 1988 DATUM)

PRELIMINARY GRADING & UTILITY PLAN

WHITESTONE LOFTS & HOMES SITE PLAN W/ WAIVER
SITUATED IN THE NE 1/4 OF SECTION 6, T.5S., R.66W. OF THE 6TH P.M.
CITY OF AURORA, COUNTY OF ARAPAHOE, STATE OF COLORADO

Prepared For:

JUSTIN & DYLAN, LLC
18889 EAST MAPLEWOOD DRIVE
CENTENNIAL, COLORADO 80016

ATTN: MOSTAFA MARGARZADEH

Designed by:

DRA

Drawer No.:

CP-350

Drawn by:

JDP

Date:

01/05/2016

Checked by:

DRA

Scale:

1"=20'

Sheet No.:

S3

Know what's below.
Call before you dig.

CALL 811
WWW.CALL811.COM

1-800-922-1987

CALL & BURIED DIAL IN ADVANCE BEFORE YOU DIG. CALL 811
OR
EQUIVATE FOR THE MARKING OF UNDERGROUND MEMBER UTILITIES

Revisions

Description:

PER CITY COMMENTS

PER CITY COMMENTS AND CLIENT CHANGES

No.:

1

2

3

Date:

03/11/2016

JDP

04/22/2016

JDP

By:

JDP

JDP

JDP

JDP

WHITESTONE LOFTS & HOMES SITE PLAN W/WAIVER

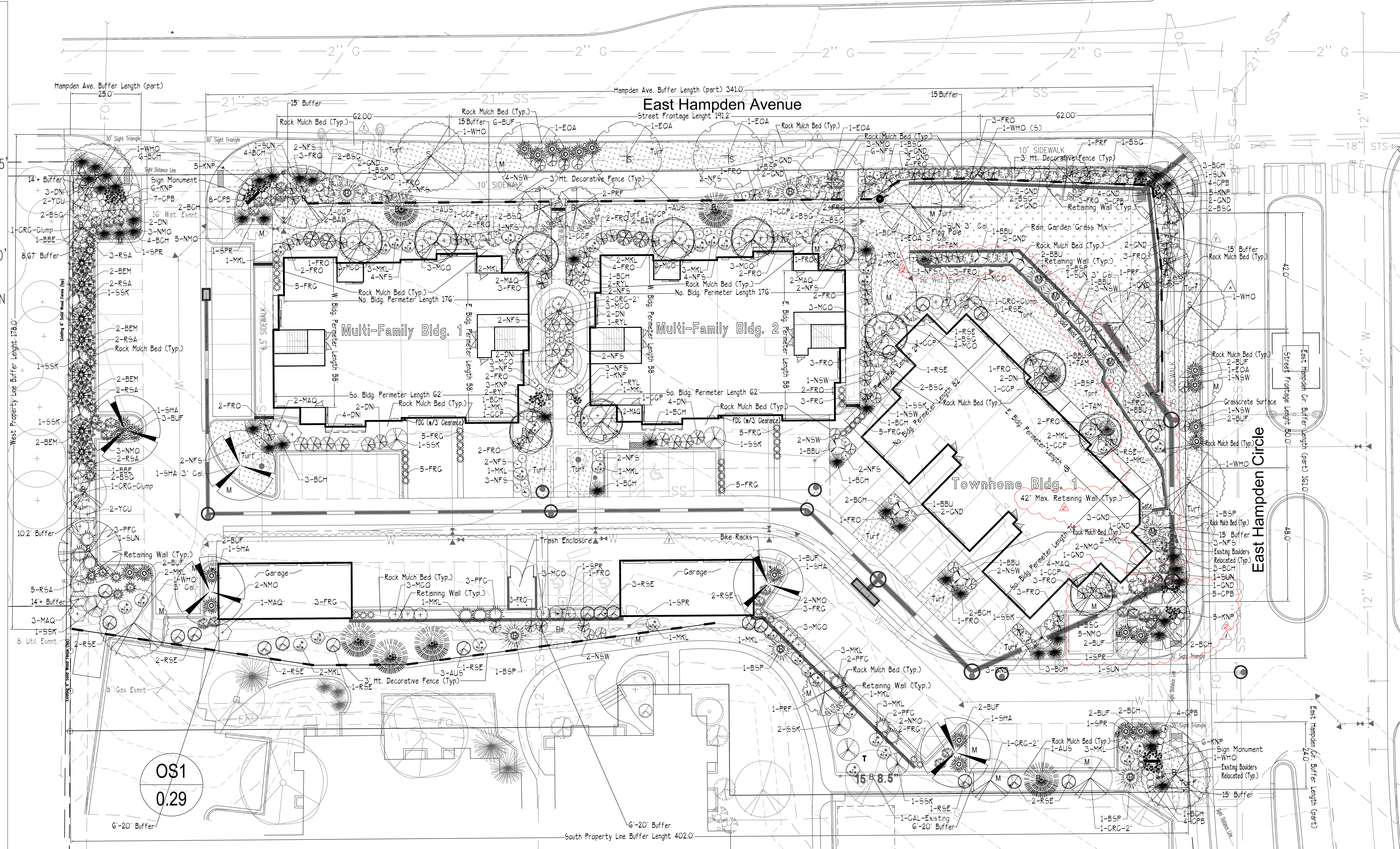
LOT 1, BLOCK 1 AND TRACT "A", WHITESTONE SUBDIVISION FILING NO. 1
SITUATED IN THE NE 1/4 OF SECTION 6, T.5S., R.66W. OF THE 6TH P.M.
CITY OF AURORA, COUNTY OF ARAPAHOE, STATE OF COLORADO

PLANT LEGEND - Existing

CAL Crab Apple Large Existing 25'X20'

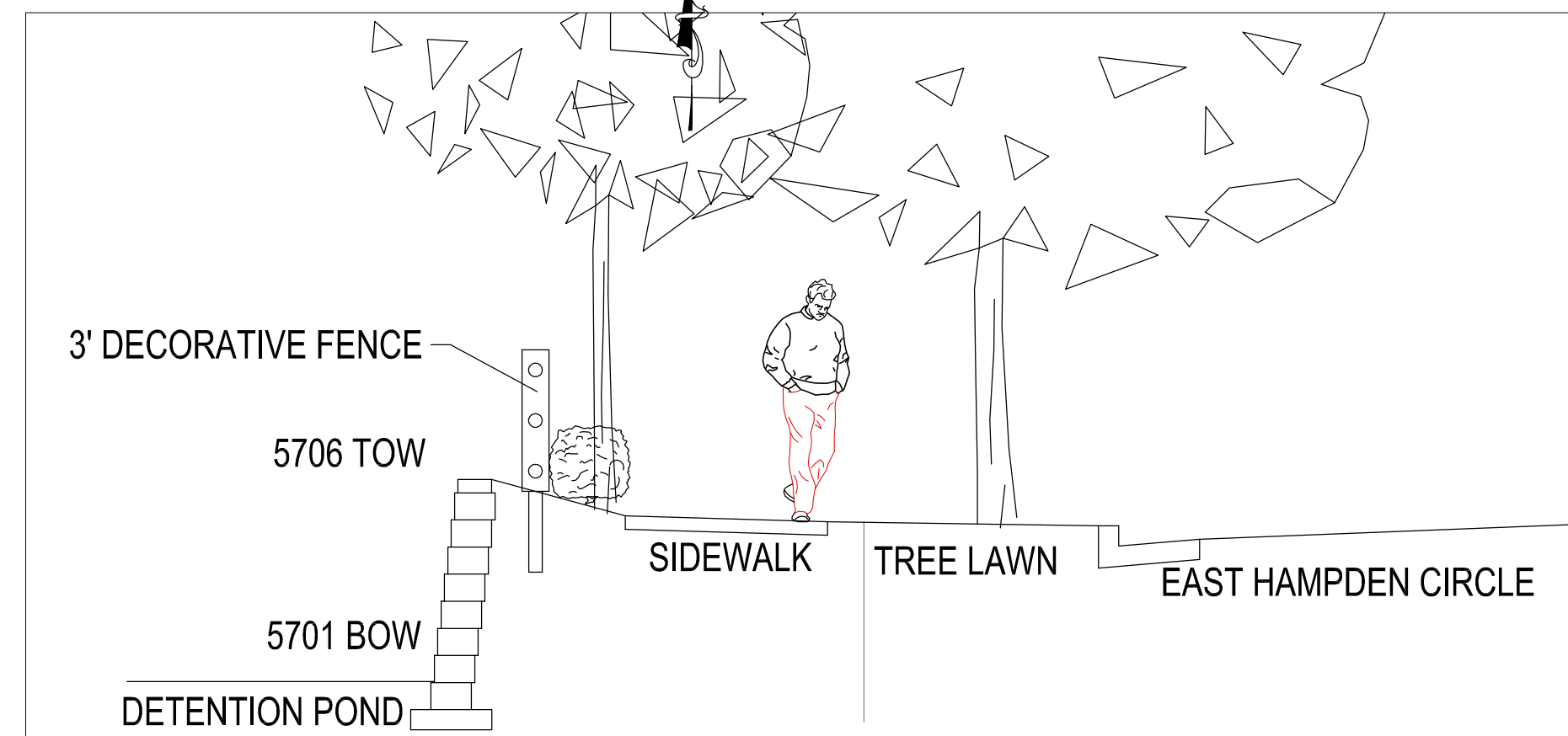
PLANT LEGEND - Proposed

- AUS 6'-8' Austrian Pine 50'X20'
BEM 6' Bosnian Pine Emerald Arrow 25'X12'
BSP 6'-8' Bakeri Spruce 30'X10'
SHA Shademaster Honeylocust 2.5" & 3" 50'X35'
SUN Sunburst Locust - 2.5" & 3" Cal. 35'X25'
M = Mitigation Tree (see Mitigation Table)
WHO White Oak-2.5" & 3" Cal. 45'X45'
EOA English Oak-2.5" & 3" Cal. 50'X40'
= STREET TREE DESIGNATION
= BLDG. PERIMETER TREE DESIGNATION
PRF Prairiefire Crab 2.0" Cal. 20'X20" & 6'-8' Clump B&B
SPR Spring Snow Crab 2.0" 20'X15'
CRC Canada Red Chokecherry 6'-8' Clump B&B 25'X20'
CCP Chanticleer Pear 2.0" 35'X15'
BAW Allgold Warminster Broom 6'x6'
BSG Spanish Gold Broom 4'x6'
MAQ Oregon Grape Holly 6' X 6'
MCO Compact Oregon Grape Holly 3'X4'
BCH Blue Chip Juniper 10"X6'
BUF Buffalo Juniper 12"X6'
TAM Tammy Juniper 3'X6'
PFC Compact Pfitzer Juniper 4'x5'
CPB Crimson Pygmy Barberry 2'X3'
BBE Silver Buffaloberry 8'X6'
BBU Burning Bush 8'X6'
YCU Golden Current 6'X6'
MKL Miss Kim Lilac 5 Gal. 5'x5'
RYL Royalty Lilac 8'x4'
GND Darts Gold Ninebark 4'X4'
NMO Mountain Ninebark 3'X4'
DNI Dwarf Ninebark 5'X5'
NSW Summer Wine Ninebark 4' X 4'
KNP Knockout Pink Rose 3'x3'
RSA Russian Sage 4'X3'
SSK Saskatoon Serviceberry 10' X 8'
RSE Regent Serviceberry 6' X 5'
NFS Neon Flash Spirea 3'X3'
FRO Frobel Pink Spirea 4' X 4'
FRG Feather Reed Grass 5'-6'x24"



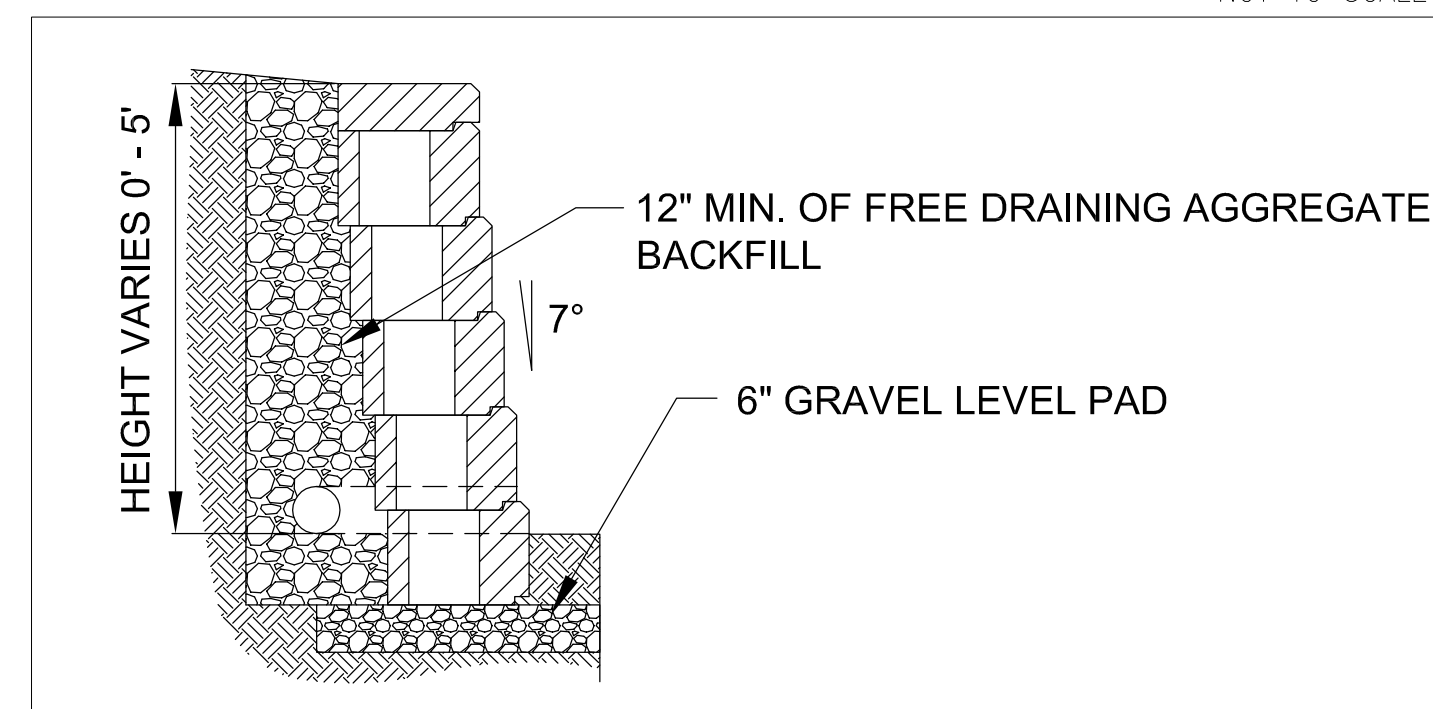
DETENTION POND WALL & 3' DECORATIVE FENCE TYPICAL SECTION - 'A' - 'A'

SCALE: 1" = 4'

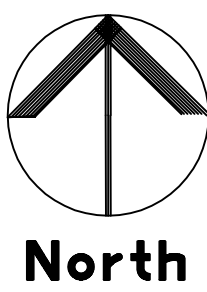
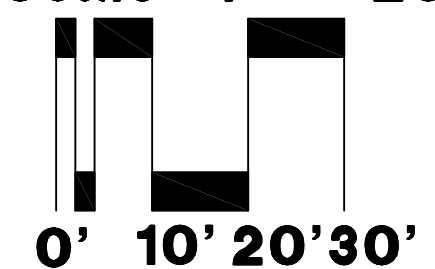


MODULAR BLOCK RETAINING WALL - TYPICAL DETAIL

NOT TO SCALE



Scale: 1" = 20'



Know what's below.
Call before you dig.
811
CALL 811
FOR A FREE
UTILITY LOCATIONS
SERVICE
1-800-492-1987

No.	Revisions	Description	By	Date
1	PER CITY COMMENTS			03/11/2016
2	PER CITY COMMENTS			04/22/2016
3	PER CITY COMMENTS			05/02/2016
4	PER REVISED TRANSFORMER LOCATIONS			06/06/2016
5	PER REVISED TRASH ENCLOSURE & PARKING LOCATIONS			11/02/2016
6	AMENDMENT 1 - PARKING AREA & TREE LAWN REVISIONS			05/02/2017
7	AMENDMENT 2 - TH RETAINING WALL & PLANTINGS REVISIONS			03/05/2019

Prepared By:
Kirby Smith & Associates, Inc.
Landscaping
6801 S. Hudson Ave., Suite 100
Aurora, CO 80014
(303) 694-9484 FAX (303) 694-9472

LANDSCAPE PLAN & KEY
WHITESTONE LOFTS & HOMES SITE PLAN W/WAIVER
LOT 1, BLOCK 1 AND TRACT "A", WHITESTONE SUBDIVISION FILING NO. 1
SITUATED IN THE NE 1/4 OF SECTION 6, T.5S., R.66W. OF THE 6TH P.M.
CITY OF AURORA, COUNTY OF ARAPAHOE, STATE OF COLORADO
Prepared For:
JUSTIN & DYLAN, LLC
CENTRAL COLORADO 80116
PHONE: (303) 287-7750
ATTN: MOSTAFA KARGAFAZADEH

Designed by: KJS
Drawn by: KJS
Checked by: KJS
Scale: 1" = 20'
Sheet No.: S-4

Drawn by: KJS
Date: 12/29/2015
Scale: 1" = 20'
Sheet No.: S-4

NOT FOR CONSTRUCTION