

AURORA HOUSING AUTHORITY POTOMAC CAMPUS HOUSING SITE PLAN WITH ADJUSTMENTS

**CAREUNIT OF AURORA SUBDIVISION FILING NO. 2
A RESUBDIVISION OF LOT 1, BLOCK 1, CAREUNIT OF AURORA SUBDIVISION FILING NO.1;
A PORTION OF THE NE 1/4 OF SECTION 24, TOWNSHIP 4 SOUTH, RANGE 67 WEST OF THE 6TH P.M.;
CITY OF AURORA, COUNTY OF ARAPAHOE, STATE OF COLORADO**



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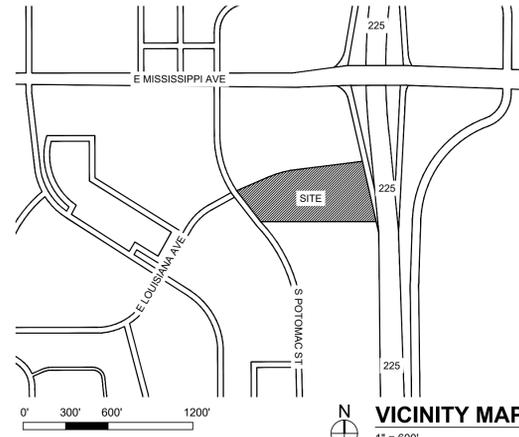
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LEGAL DESCRIPTION

A RESUBDIVISION OF LOT 1, BLOCK 1, CAREUNIT OF AURORA SUBDIVISION FILING NO. 2;
A PORTION OF THE NE 1/4 OF SECTION 24, TOWNSHIP 4 SOUTH, RANGE 67 WEST WEST OF THE 6TH P.M.;
CITY OF AURORA, COUNTY OF ARAPAHOE, STATE OF COLORADO

SITE PLAN NOTES

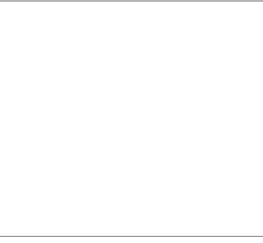
- THE DEVELOPER, HIS SUCCESSORS AND ASSIGNS, INCLUDING THE HOMEOWNERS OR MERCHANTS ASSOCIATION, SHALL BE RESPONSIBLE FOR INSTALLATION, MAINTENANCE AND REPLACEMENT OF ALL FIRE LANE SIGNS AS REQUIRED BY THE CITY OF AURORA.
- ALL SIGNS MUST CONFORM TO THE CITY OF AURORA SIGN CODE.
- RIGHT OF WAY FOR INGRESS AND EGRESS FOR SERVICE AND EMERGENCY VEHICLES IS GRANTED OVER, ACROSS, ON AND THROUGH ANY AND ALL PRIVATE ROADS AND WAYS NOW OR HEREAFTER ESTABLISHED ON THE DESCRIBED PROPERTY, AND THE SAME ARE HEREBY DESIGNATED AS "SERVICE/EMERGENCY AND UTILITY EASEMENTS" AND SHALL BE POSTED "NO PARKING - FIRE LANE."
- 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 SLOW ALONG THE 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
- THE APPLICANT HAS THE OBLIGATION TO COMPLY WITH ALL APPLICABLE REQUIREMENTS OF THE AMERICANS WITH DISABILITIES ACT.
- THE DEVELOPER, HIS SUCCESSORS AND ASSIGNS, SHALL BE RESPONSIBLE FOR INSTALLATION, MAINTENANCE AND REPLACEMENT OF ALL LANDSCAPING MATERIALS SHOWN OR INDICATED ON THE APPROVED SITE PLAN OR LANDSCAPE PLAN ON FILE IN THE PLANNING DEPARTMENT. ALL LANDSCAPING WILL BE INSTALLED PRIOR TO ISSUANCE OF CERTIFICATE OF OCCUPANCY.
- ALL CROSSINGS OR ENCROACHMENTS INTO EASEMENTS AND RIGHTS-OF-WAY OWNED BY THE CITY OF AURORA ("CITY") IDENTIFIED AS BEING PRIVATELY-OWNED AND MAINTAINED HEREIN ARE ACKNOWLEDGED BY THE UNDERSIGNED AS BEING SUBJECT TO CITY'S USE AND OCCUPANCY OF SAID EASEMENTS OR RIGHTS-OF-WAY. THE UNDERSIGNED, ITS SUCCESSORS AND ASSIGNS, FURTHER AGREES TO REMOVE, REPAIR, REPLACE, RELOCATE, MODIFY, OR OTHERWISE ADJUST SAID CROSSINGS OR ENCROACHMENTS UPON REQUEST FROM THE CITY AND AT NO EXPENSE TO THE CITY. THE CITY RESERVES THE RIGHT TO MAKE FULL USE OF THE EASEMENTS AND RIGHTS-OF-WAY AS MAY BE NECESSARY OR CONVENIENT AND THE CITY RETAINS ALL RIGHTS TO OPERATE, MAINTAIN, INSTALL, REPAIR, REMOVE OR RELOCATE ANY CITY FACILITIES LOCATED WITHIN SAID EASEMENTS AND RIGHTS-OF-WAY AT ANY TIME AND IN SUCH A MANNER AS IT DEEMS NECESSARY OR CONVENIENT.
- THE APPROVAL OF THIS DOCUMENT DOES NOT CONSTITUTE FINAL APPROVAL OF GRADING, DRAINAGE, UTILITY, PUBLIC IMPROVEMENTS AND BUILDING PLANS. CONSTRUCTION PLANS MUST BE REVIEWED AND APPROVED BY THE APPROPRIATE AGENCY PRIOR TO THE ISSUANCE OF BUILDING PERMITS.
- ALL BUILDING ADDRESS NUMBERS SHALL COMPLY WITH AURORA CITY CODE, SECTION 126, ARTICLE VII-NUMBERING OF BUILDINGS
- ALL ROOFTOP MECHANICAL EQUIPMENT AND VENTS GREATER THAN EIGHT (8) INCHES IN DIAMETER MUST BE SCREENED. SCREENING MAY BE DONE EITHER WITH AN EXTENDED PARAPET WALL OR A FREESTANDING SCREEN WALL. SCREENS SHALL BE AT LEAST AS HIGH AS THE EQUIPMENT THEY HIDE. IF EQUIPMENT IS VISIBLE BECAUSE SCREENS DON'T MEET THIS MINIMUM HEIGHT REQUIREMENT, THE DIRECTOR OF PLANNING MAY REQUIRE CONSTRUCTION MODIFICATIONS PRIOR TO THE ISSUANCE OF A PERMANENT CERTIFICATE OF OCCUPANCY.
- NOTWITHSTANDING ANY SURFACE IMPROVEMENTS, LANDSCAPING, PLANTING OR CHANGES SHOWN IN THESE SITE OR CONSTRUCTION PLANS, OR ACTUALLY CONSTRUCTED OR PUT IN PLACE, ALL UTILITY EASEMENTS MUST REMAIN UNOBSTRUCTED AND FULLY ACCESSIBLE ALONG THEIR ENTIRE LENGTH TO ALLOW FOR ADEQUATE MAINTENANCE EQUIPMENT. ADDITIONALLY, NO INSTALLATION, PLANTING, CHANGE IN THE SURFACE, ETC., SHALL INTERFERE WITH THE OPERATION OF THE UTILITY LINES PLACED WITHIN THE EASEMENT. BY SUBMITTING THESE SITE OR CONSTRUCTION PLANS FOR APPROVAL, THE LANDOWNER RECOGNIZES AND ACCEPTS THE TERMS, CONDITIONS AND REQUIREMENTS OF THIS NOTE.
- FINAL GRADE SHALL BE AT LEAST SIX (6) INCHES BELOW ANY EXTERIOR WOOD SIDING ON THE PREMISES.
- ALL INTERESTED PARTIES ARE HEREBY ALERTED THAT THIS SITE PLAN IS SUBJECT TO ADMINISTRATIVE CHANGES AND AS SHOWN ON THE ORIGINAL SITE PLAN ON FILE IN THE AURORA CITY PLANNING OFFICE AT THE MUNICIPAL BUILDING. A COPY OF THE OFFICIAL CURRENT PLAN MAY BE PURCHASED THERE. LIKEWISE, SITE PLANS ARE REQUIRED TO AGREE WITH THE APPROVED SUBDIVISION PLAT OF RECORD AT THE TIME OF A BUILDING PERMIT; AND IF NOT, MUST BE AMENDED TO AGREE WITH THE PLAT AS NEEDED, OR VICE VERSA.
- 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.
- ARCHITECTURAL FEATURES, SUCH AS BAY WINDOWS, FIREPLACES, ROOF OVERHANGS, GUTTERS, EAVES, FOUNDATIONS, FOOTINGS, CANTILEVERED WALLS, ETC. ARE NOT ALLOWED TO ENCRACH INTO ANY EASEMENT OR FIRE LANE.
- 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.
- THE 2021 INTERNATIONAL FIRE CODE (IFC) REQUIRES ALL BUILDINGS TO BE ASSESSED FOR ADEQUATE EMERGENCY RESPONDER RADIO COVERAGE (ERRC) AT THE TIME THE STRUCTURE IS AT FINAL FRAME AND FINAL ELECTRICAL INSPECTIONS, THE GENERAL CONTRACTOR (GC) WILL BE REQUIRED TO HIRE A QUALIFIED INDEPENDENT 3RD PARTY TO ASSESS THE RADIO FREQUENCY LEVELS WITHIN THE STRUCTURE. ONCE COMPLETED THE 3RD PARTY WILL PROVIDE THE RESULTS OF THE TEST TO BOTH THE DC AND THE AURORA BUILDING DIVISION AS TO WHETHER THE STRUCTURE PASSED OR FAILED THE PRELIMINARY RADIO SURVEILLANCE. A STRUCTURE THAT HAS PASSED THIS SURVEILLANCE WILL REQUIRE A LICENSED CONTRACTOR TO SUBMIT PLANS TO THE AURORA BUILDING DIVISION TO OBTAIN A BUILDING ASSESSMENT AND INSTALLATION IS AT THE OWNER OR DEVELOPERS EXPENSE. FUTURE INTERIOR OR EXTERIOR MODIFICATIONS TO THE STRUCTURE AFTER THE ORIGINAL CERTIFICATE OF OCCUPANCY IS ISSUED WILL REQUIRE A REASSESSMENT FOR ADEQUATE RADIO FREQUENCY COVERAGE.



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AMENDMENTS



DATA BLOCK

LAND AREA WITHIN PROPERTY LINES	32,756 S.F. (.7522 AC.)
2021 ICC CONSTRUCTION TYPE	TYPE V-A
NUMBER OF BUILDINGS	1
BUILDING HEIGHT	53'-5"
BUILDING SPRINKLED	FULLY SPRINKLED
BUILDING OCCUPANCY CLASSIFICATION	RESIDENTIAL, MULTI-FAMILY
TOTAL BUILDING COVERAGE AND GFA	10,450 S.F. (31.90%) GFA 36,349 S.F.
HARD SURFACE AREA	21,981 S.F. (67.10%)
PATIO SURFACE AREA	1,165 S.F. (1.00%)
LANDSCAPE AREA	10,160 S.F. (31.01%)
PRESENT ZONING CLASSIFICATION	MU-OI
MAXIMUM PERMITTED/ALLOWABLE SIGN AREA	XX.XX SF
PROPOSED TOTAL SIGN AREA	60 SF
PROPOSED NUMBER OF SIGNS	2
PROPOSED MONUMENT SIGN	0
PROPOSED MONUMENT SIGN AREA	0 SF ALL SIDES
PARKING SPACES REQUIRED	46
PARKING SPACES PROVIDED	27 ADJACENT (18 SHARED ON CAMPUS)
ACCESSIBLE SPACES REQUIRED	2
ACCESSIBLE SPACES PROVIDED	4 (2 VAN SPACES)
EV SPACES REQUIRED	3
EV SPACES PROVIDED	4
LOADING SPACES REQUIRED	0
LOADING SPACES PROVIDED	0
BICYCLE PARKING REQUIRED	5 SPACES
BICYCLE PARKING PROVIDED	8 SPACES

PARKING ADJUSTMENT REQUEST:
THE APPLICANT IS REQUESTING AN ADJUSTMENT TO THE CITY'S REQUIRED OFF-STREET PARKING REQUIREMENT. OFF-STREET PARKING IS REQUIRED BY SECTION 146-4.6, AND BASED ON THE INFORMATION PROVIDED, A 43-UNIT AFFORDABLE HOUSING DEVELOPMENT WOULD REQUIRE 37 SPACES AND 8 GUEST SPACES FOR A TOTAL OF 45 SPACES. THERE ARE 27 SPACES PROVIDED IN THIS SITE PLAN ADJACENT TO THE SITE, 4 OF WHICH ARE ACCESSIBLE. A CAMPUS WIDE SHARED PARKING ARRANGEMENT IS PLANNED FOR THE ENTIRE AUMHC SAFETY NET CAMPUS.

ADJUSTMENT REQUEST: THIS ADJUSTMENT REQUEST TO DELAY CONSTRUCTION OF THE FULL PARKING REQUIRED (45 SPACES) AND ONLY CONSTRUCT 27 SPACES WITH THIS SITE PLAN.

SIGNATURE BLOCK

Aurora Housing Authority Potomac Campus Housing
Legal Description: A resubdivision of Lot 1, Block 1, Careunit of Aurora subdivision filing NO. 1; A portion of the NE 1/4 of section 24, Township 4 South, Range 67 West 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 _____ ss
County of _____

The foregoing instrument was acknowledged before me this _____ day of _____ AD, _____ by
(Principals or Owners)

Witness my hand and official seal

(Notary Public) Notary Seal

My commission expires _____ Notary Business Address: _____

CITY OF AURORA APPROVALS

City Attorney: _____ Date: _____

Planning Director: _____ Date: _____

Planning Commission: _____ Date: _____ (Chairperson)

City Council: _____ Date: _____ (Mayor)

Attest: _____ (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: _____

PHASING TABLE

<p>PHASE 1: DEVELOPMENT OF PLANNING AREA 1 WHICH INCLUDES THE OVERALL SITE INFRASTRUCTURE AND AMHR BUILDING DEVELOPMENT. PLANNING AREA 1 HAS BEEN DIVIDED INTO AN ISP (DA-2322-01) AND AMHR SITE PLAN (DA-2322-03)</p> <p>PHASE 1 ISP</p> <p>SITE ENTRANCE AND FIRE LANE AND LOOP ROAD THROUGH DEVELOPMENT POTOMAC STREET SIDEWALK IMPROVEMENTS SIDEWALK ACCESS INTO SITE PERIMETER LANDSCAPING ENTIRE DEVELOPMENT STORMWATER DETENTION FACILITIES AND STORM SEWER TO SERVE THE DEVELOPMENT WATER MAIN CONSTRUCTION SANITARY SEWER MAIN CONSTRUCTION</p> <p>PHASE 1 AMHR</p> <p>COMMON QUAD/COURTYARD AMENITY AREA PARKING AND BUILDING FOR PLANNING AREA 1 TRIGGERS FOR PHASE 1 DEVELOPMENT (NONE)</p>
<p>PHASE 2: DEVELOPMENT OF PLANNING AREA 2 PARKING AND BUILDING PLANNING AREA 2 WATER AND SANITARY SEWER SERVICES TO SERVE THE PROPOSED BUILDING STORM SEWER EXTENSION TO SERVE THE PARKING LOT EAST OF THE PROPOSED BUILDING TRIGGER FOR PHASE 2: PHASE 1 ISP IMPROVEMENTS</p>
<p>PHASE 3: DEVELOPMENT OF PLANNING AREA 3 PARKING AND BUILDING FOR PLANNING AREA 3 AMENITY AREA FOR PROPOSED BUILDING WATER AND SANITARY SEWER SERVICES TO SERVE THE PROPOSED BUILDING TRIGGER FOR PHASE 2: PHASE 1 ISP IMPROVEMENTS</p>

NOTE: PHASE 2 AND 3 CAN BE CONSTRUCTED AT ANY TIME, OR IN ANY ORDER, CONCURRENT WITH OR AFTER PHASE 1 ISP IMPROVEMENTS ARE COMPLETE OR CONSTRUCTED CONCURRENTLY.

**AURORA HOUSING AUTHORITY POTOMAC
CAMPUS HOUSING
1280 SOUTH POTOMAC STREET
AURORA, CO 80012
SITE PLAN**

| DATE | REVISIONS |
|------------|-----------|-----------|-----------|-----------|-----------|-----------|-----------|-----------|-----------|
| 02/07/2025 | REVISED |

PROJECT NO. 22420.00

DATE: 02/07/2025

SHEET NUMBER: 1

COVER SHEET

1
of 19

AURORA HOUSING AUTHORITY POTOMAC CAMPUS HOUSING SITE PLAN WITH ADJUSTMENTS

CAREUNIT OF AURORA SUBDIVISION FILING NO. 2
A RESUBDIVISION OF LOT 1, BLOCK 1, CAREUNIT OF AURORA SUBDIVISION FILING NO. 1;
A PORTION OF THE NE 1/4 OF SECTION 24, TOWNSHIP 4 SOUTH, RANGE 67 WEST OF THE 6TH P.M.;
CITY OF AURORA, COUNTY OF ARAPAHOE, STATE OF COLORADO



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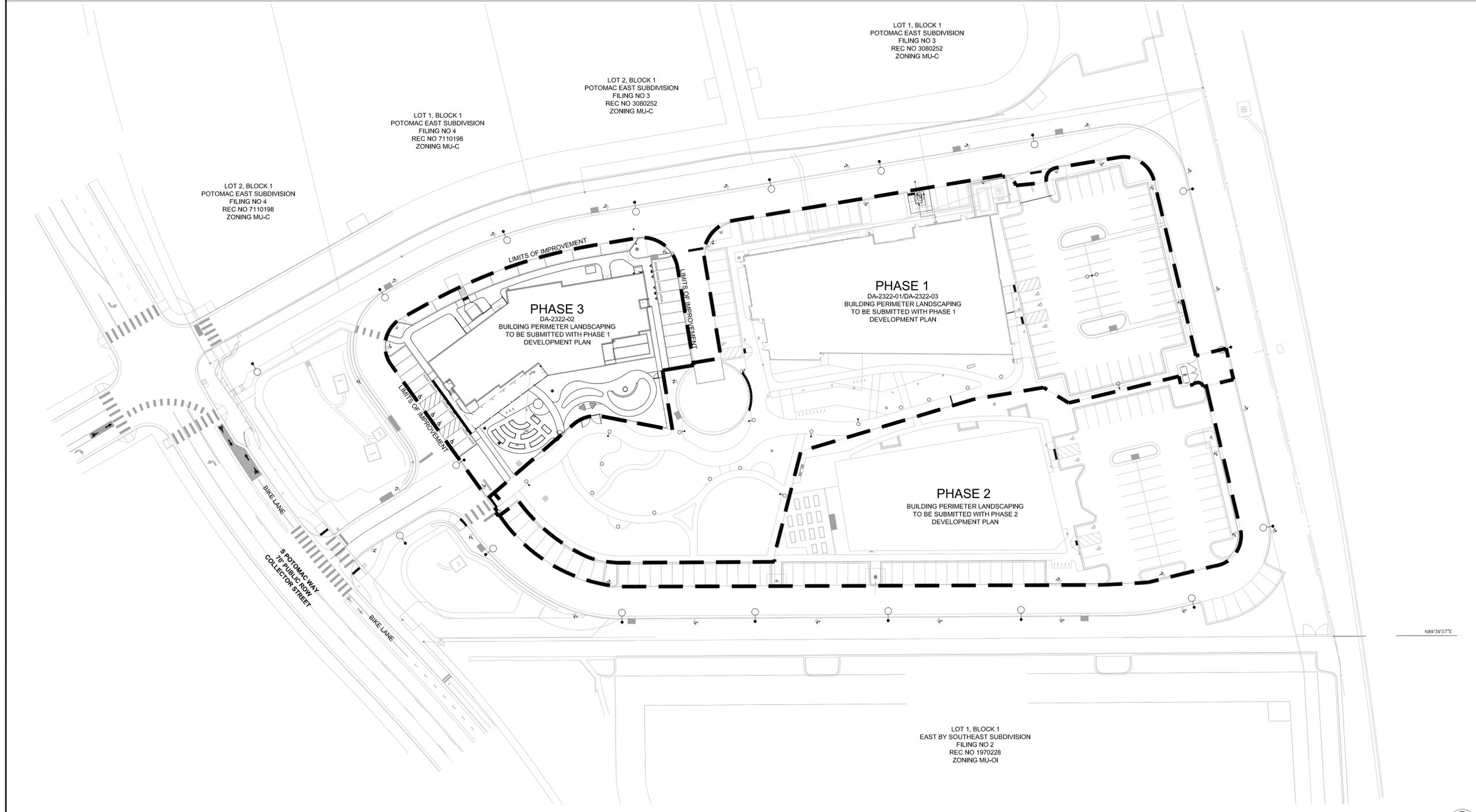
OWNER:
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SUITE 400
LAKEWOOD, CO 80115
PHONE: 303-239-0000



CONTEXT MAP

SCALE: 1" = 40' - 0"

**AURORA HOUSING AUTHORITY POTOMAC
CAMPUS HOUSING
1280 SOUTH POTOMAC STREET
AURORA, CO 80012
SITE PLAN**

DATE	REV	REMARKS
06/20/2024	1	FIRST SUBMITTAL
06/27/2024	2	SECOND SUBMITTAL
07/02/2024	3	THIRD SUBMITTAL
07/07/2024	4	FIRST TECHNICAL SUBMITTAL

PROJECT NO. 22420.00
DATE: 02/07/2025
SHEET NUMBER: 2 of 19

CONTEXT MAP

AURORA HOUSING AUTHORITY POTOMAC CAMPUS HOUSING SITE PLAN WITH ADJUSTMENTS

CAREUNIT OF AURORA SUBDIVISION FILING NO. 2
A RESUBDIVISION OF LOT 1, BLOCK 1, CAREUNIT OF AURORA SUBDIVISION FILING NO. 1;
A PORTION OF THE NE 1/4 OF SECTION 24, TOWNSHIP 4 SOUTH, RANGE 67 WEST OF THE 6TH P.M.;
CITY OF AURORA, COUNTY OF ARAPAHOE, STATE OF COLORADO



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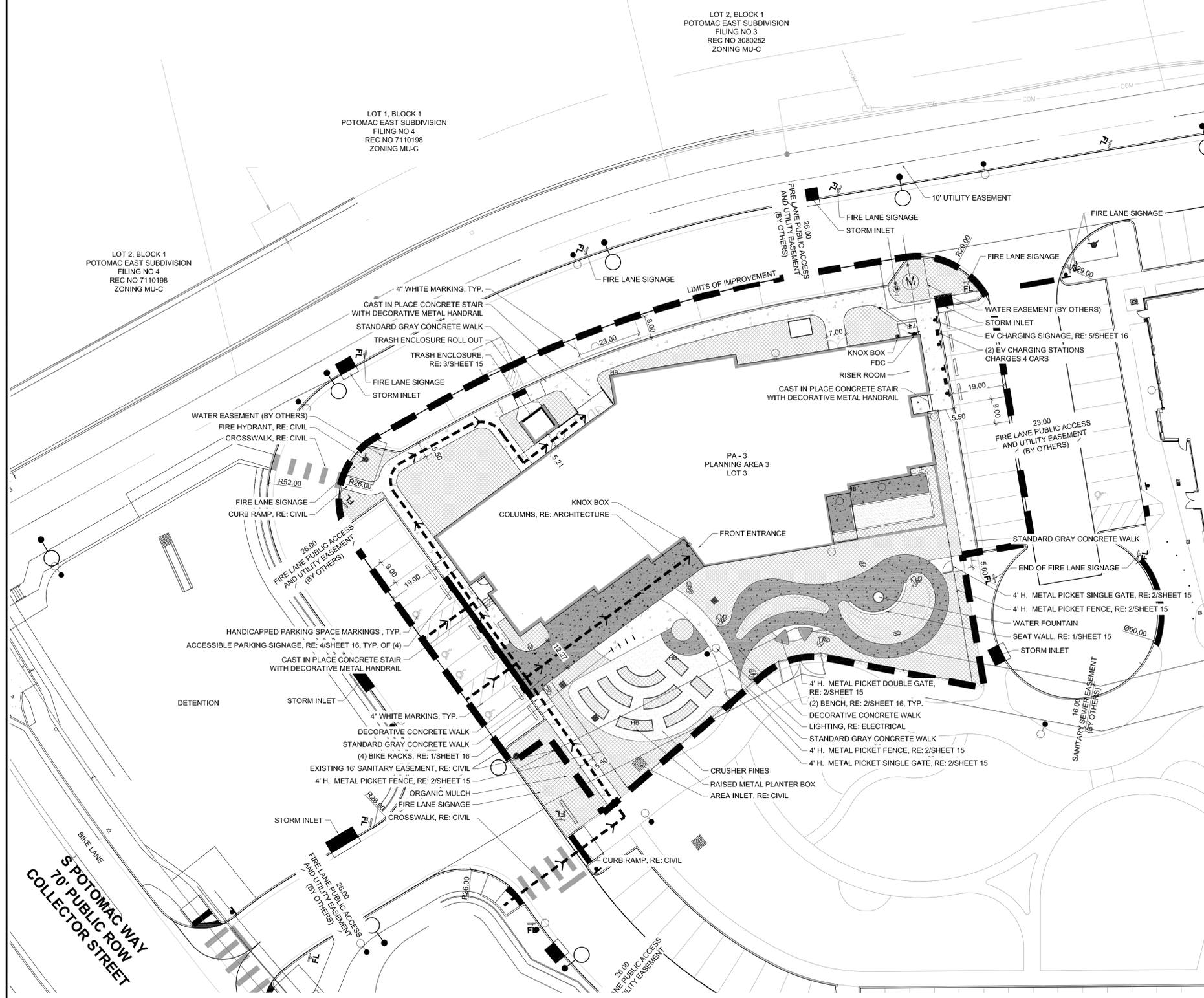
ELECTRICAL ENGINEER:
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LAKEWOOD, CO 80226
PHONE: 303.239.0000

LEGEND

- LIMITS OF IMPROVEMENTS LINE
- ACCESSIBLE ROUTE
- METAL PICKET FENCE
- STANDARD GRAY CONCRETE, TYP.
- DECORATIVE CONCRETE, TYP.
- ORGANIC MULCH - DOUBLE SHREDED CEDAR
- CRUSHERS FINES, TYP.
- BOULDER, TYP.

NOTES

1. 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 SLOW ALONG THE 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



SITE PLAN
SCALE: 1" = 20' - 0"



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CAMPUS HOUSING
1280 SOUTH POTOMAC STREET
AURORA, CO 80012
SITE PLAN**

DATE	REV	REMARKS
06/20/2024	1	FIRST SUBMITTAL
06/27/2024	2	SECOND SUBMITTAL
07/12/2024	3	THIRD SUBMITTAL
07/27/2024	4	FIRST TECHNICAL SUBMITTAL

PROJECT NO.
22420.00

DATE
02/07/2025

SHEET NUMBER:
3
of 19

SITE PLAN

AURORA HOUSING AUTHORITY POTOMAC CAMPUS HOUSING SITE PLAN WITH ADJUSTMENTS

CAREUNIT OF AURORA SUBDIVISION FILING NO. 2
A RESUBDIVISION OF LOT 1, BLOCK 1, CAREUNIT OF AURORA SUBDIVISION FILING NO.1;
A PORTION OF THE NE 1/4 OF SECTION 24, TOWNSHIP 4 SOUTH, RANGE 67 WEST OF THE 6TH P.M.;
CITY OF AURORA, COUNTY OF ARAPAHOE, STATE OF COLORADO



**DAVIS
PARTNERSHIP
ARCHITECTS**

TREE INVENTORY AND ASSESSMENT*

TREE #	SIZE (IN. DBH)	SPECIES	CONDITION	MITIGATION INCHES	REMOVE OR REMAIN
1	17.5"	LACELEAF SILVER MAPLE	75%	13	REMOVE
2	12.5"	AUSTRIAN PINE	0%	0	REMOVE
3	23"	AUSTRIAN PINE	72%	N/A	REMAIN
4	16"	AUSTRIAN PINE	75%	N/A	REMAIN
5		RUSSIAN OLIVE	0%	0	REMOVE
6	6.5"	PIÑON PINE	69%	4"	REMOVE
7	6"	AUSTRIAN PINE	75%	5	REMOVE
8	7"	AUSTRIAN PINE	75%	5	REMOVE
9	10"	AUSTRIAN PINE	72%	7	REMOVE
10	7"	AUSTRIAN PINE	69%	5	REMOVE
11	7"	PLAINS COTTONWOOD	34%	2	REMOVE
12	8"	PLAINS COTTONWOOD	0%	0	REMOVE
13	10"	PLAINS COTTONWOOD	0%	0	REMOVE
14	6"	PLAINS COTTONWOOD	28%	2	REMOVE
15	10"	PIÑON PINE	53%	5	REMOVE
16	12"	NARROWLEAF COTTONWOOD	63%	8	REMOVE
17	16"	AUSTRIAN PINE	59%	10	REMOVE
18	12"	AUSTRIAN PINE	0%	0	REMOVE
19	6"	CRABAPPLE	59%	N/A	REMAIN
20	12"	CRABAPPLE	66%	N/A	REMAIN
21	12"	CRABAPPLE	66%	N/A	REMAIN
22	9"	WASHINGTON HAWTHORN	63%	N/A	REMAIN
23	9"	WASHINGTON HAWTHORN	72%	N/A	REMAIN
24	12"	WASHINGTON HAWTHORN	69%	N/A	REMAIN
25	10"	CRABAPPLE	69%	N/A	REMAIN

TREE #	SIZE (IN. DBH)	SPECIES	CONDITION	MITIGATION INCHES	REMOVE OR REMAIN
26	12"	GREEN ASH	41%	5	REMOVE
27	23"	AUSTRIAN PINE	69%	N/A	REMAIN
28	19"	AUSTRIAN PINE	75%	14	REMOVE
29	22"	AUSTRIAN PINE	69%	15	REMOVE
30	17"	AUSTRIAN PINE	75%	13	REMOVE
31	13"	LITTLELEAF LINDEN	59%	8	REMOVE
32	10"	CRABAPPLE	56%	6	REMOVE
33	10"	CRABAPPLE	56%	6	REMOVE
34	9"	LITTLELEAF LINDEN	56%	5	REMOVE
35	13"	LITTLELEAF LINDEN	63%	8	REMOVE
36	9"	CRABAPPLE	56%	5	REMOVE
37	12"	LITTLELEAF LINDEN	63%	8	REMOVE
38	16"	BLUE SPRUCE	47%	8	REMOVE
39	18"	BLUE SPRUCE	47%	8	REMOVE
40	28"	AUSTRIAN PINE	69%	19	REMOVE
41	15"	AUSTRIAN PINE	75%	11	REMOVE
42	19"	AUSTRIAN PINE	75%	14	REMOVE
43	13"	LACELEAF SILVER MAPLE	69%	9	REMOVE
44	17"	LACELEAF SILVER MAPLE	72%	12	REMOVE
45	10"	CRABAPPLE	63%	N/A	REMAIN

TREE #	SIZE (IN. DBH)	SPECIES	CONDITION	MITIGATION INCHES	REMOVE OR REMAIN
46	12"	GREEN ASH	53%	N/A	REMAIN
47	10"	GREEN ASH	47%	5	REMOVE
48	14"	AUSTRIAN PINE	56%	8	REMOVE
49	15"	AUSTRIAN PINE	56%	8	REMOVE
50	17"	CRABAPPLE	69%	12	REMOVE
51	12"	CRABAPPLE	63%	8	REMOVE
52	10"	CRABAPPLE	66%	7	REMOVE
53	18"	AUSTRIAN PINE	69%	12	REMOVE
54	21"	AUSTRIAN PINE	66%	14	REMOVE
55	14"	GREEN ASH	66%	9	REMOVE
56	20"	AUSTRIAN PINE	72%	14	REMOVE
57	23"	AUSTRIAN PINE	72%	17	REMOVE
58	12"	LITTLELEAF LINDEN	66%	8	REMOVE
59	9"	WASHINGTON HAWTHORN	72%	6	REMOVE
60	8"	WASHINGTON HAWTHORN	72%	6	REMOVE
61	9"	WASHINGTON HAWTHORN	69%	6	REMOVE
TOTAL MITIGATION INCHES:				380"	

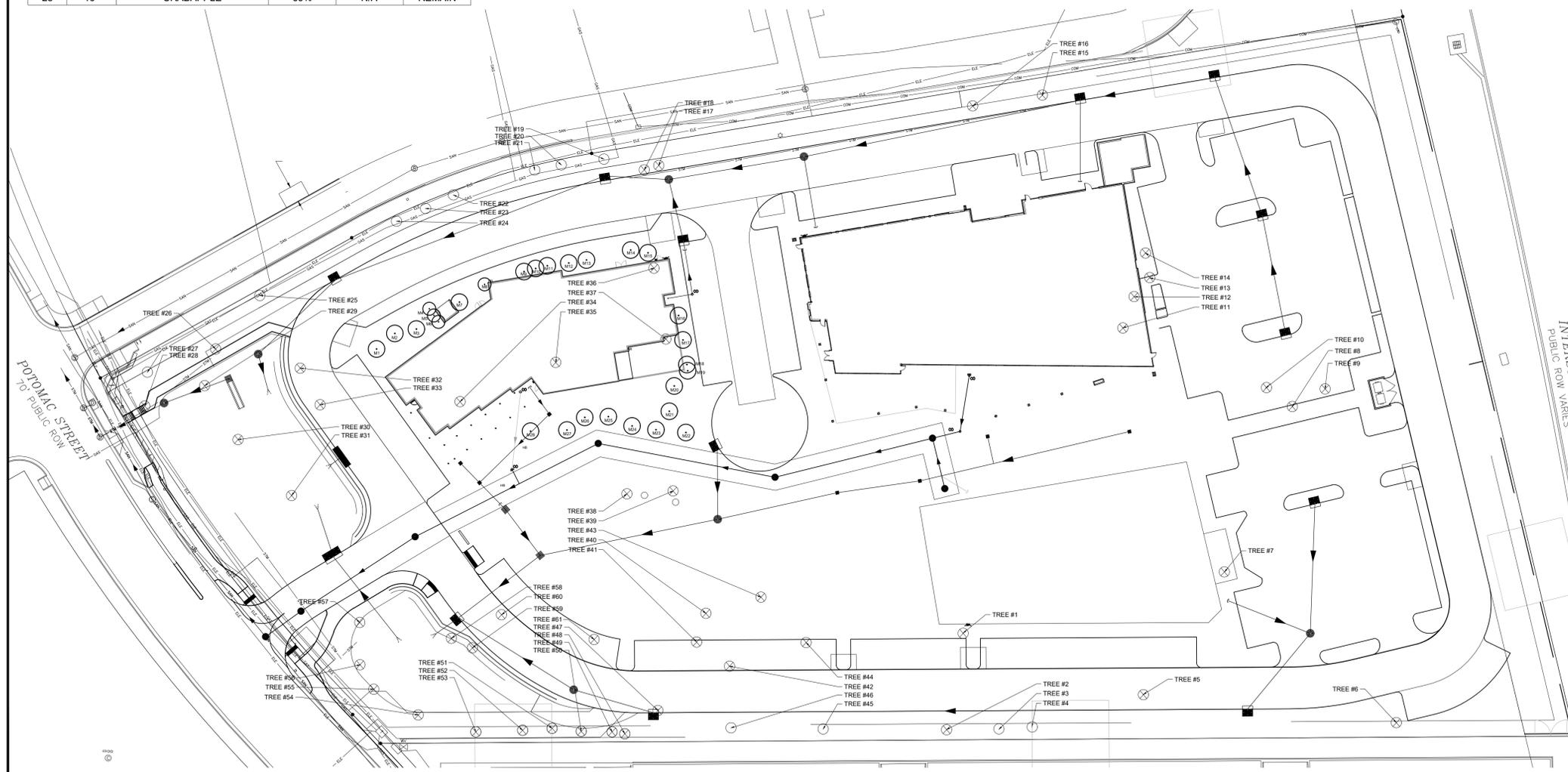
TREE MITIGATION CALCULATIONS

EXISTING DBH INCHES TO BE REMOVED:	MITIGATION INCHES PER TREE CONSULTANT APPRAISALS	ADDITIONAL TREES REQUIRED BASED ON 2" CAL. MINIMUM DBH	TREE MITIGATION PROVIDED IN DA-2322-01	TREE MITIGATION PROVIDED IN DA-2322-02	TREE MITIGATION PROVIDED IN DA-2322-03**	CASH IN LIEU**
585.5"	380"	190 TREES	8 TREES 20"	28 TREES 70"	50 TREES 116"	FEE x 174"

** TREES WILL BE PLANTED ON SITE ABOVE CODE REQUIRED TO ACHIEVE MAXIMUM MITIGATION. FURTHER TREE REPLACEMENTS AND CASH IN LIEU TO BE DETERMINED AT EACH INDIVIDUAL SITE PLAN SUBMITTAL. TREES THAT CANNOT BE MITIGATED ON SITE WILL BE PAID IN ACCORDANCE TO THE ESTIMATED VALUE INCLUDED IN THE TREE INVENTORY AND ASSESSMENT REPORT.

LEGEND

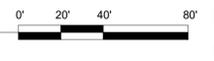
- TREE INVENTORY AND ASSESSMENT COMPLETED BY COLORADO TREE CONSULTANTS 8/18/2022.
- ⊗ TREE TO BE REMOVED
- TREE TO REMAIN
- NEW TREE FOR MITIGATION (BEYOND REQUIRED TREE PLANTING, SEE LANDSCAPE PLAN)



NEW TREES FOR MITIGATION

TREE NUMBER	SCIENTIFIC/Common NAME	SIZE
#1	Crataegus viridis 'Winter King' / Winter King Hawthorn	2.5"
#2	Crataegus viridis 'Winter King' / Winter King Hawthorn	2.5"
#3	Crataegus viridis 'Winter King' / Winter King Hawthorn	2.5"
#4	Juniperus chinensis 'Blue Point' / Blue Point Juniper	2.5"
#5	Juniperus chinensis 'Blue Point' / Blue Point Juniper	2.5"
#6	Juniperus chinensis 'Blue Point' / Blue Point Juniper	2.5"
#7	Crataegus viridis 'Winter King' / Winter King Hawthorn	2.5"
#8	Juniperus chinensis 'Blue Point' / Blue Point Juniper	2.5"
#9	Amelanchier x grandiflora / Autumn Brilliance Serviceberry	2.5"
#10	Amelanchier x grandiflora / Autumn Brilliance Serviceberry	2.5"
#11	Amelanchier x grandiflora / Autumn Brilliance Serviceberry	2.5"
#12	Crataegus laevigata 'Crimson Cloud' / Crimson Cloud Hawthorn	2.5"
#13	Crataegus laevigata 'Crimson Cloud' / Crimson Cloud Hawthorn	2.5"
#14	Crataegus laevigata 'Crimson Cloud' / Crimson Cloud Hawthorn	2.5"
#15	Crataegus laevigata 'Crimson Cloud' / Crimson Cloud Hawthorn	2.5"
#16	Juniperus chinensis 'Blue Point' / Blue Point Juniper	2.5"
#17	Juniperus chinensis 'Blue Point' / Blue Point Juniper	2.5"
#18	Juniperus chinensis 'Blue Point' / Blue Point Juniper	2.5"
#19	Juniperus chinensis 'Blue Point' / Blue Point Juniper	2.5"
#20	Koelreuteria paniculata / Golden Raintree	2.5"
#21	Crataegus viridis 'Winter King' / Winter King Hawthorn	2.5"
#22	Koelreuteria paniculata / Golden Raintree	2.5"
#23	Crataegus viridis 'Winter King' / Winter King Hawthorn	2.5"
#24	Crataegus viridis 'Winter King' / Winter King Hawthorn	2.5"
#25	Crataegus laevigata 'Crimson Cloud' / Crimson Cloud Hawthorn	2.5"
#26	Crataegus laevigata 'Crimson Cloud' / Crimson Cloud Hawthorn	2.5"
#27	Crataegus laevigata 'Crimson Cloud' / Crimson Cloud Hawthorn	2.5"
#28	Koelreuteria paniculata / Golden Raintree	2.5"

TREE MITIGATION PLAN
SCALE: 1" = 40' - 0"



**AURORA HOUSING AUTHORITY POTOMAC
CAMPUS HOUSING
1280 SOUTH POTOMAC STREET
AURORA, CO 80012
SITE PLAN**

DATE	REV	REMARKS
02/07/2025	1	REVISED SUBMITTAL
02/07/2025	2	REVISED SUBMITTAL
02/07/2025	3	REVISED SUBMITTAL

PROJECT NO. 22420.00
DATE: 02/07/2025
SHEET NUMBER: 7 of 19

TREE MITIGATION PLAN

AURORA HOUSING AUTHORITY POTOMAC CAMPUS HOUSING SITE PLAN WITH ADJUSTMENTS

**CAREUNIT OF AURORA SUBDIVISION FILING NO. 2
A RESUBDIVISION OF LOT 1, BLOCK 1, CAREUNIT OF AURORA SUBDIVISION FILING NO.1;
A PORTION OF THE NE 1/4 OF SECTION 24, TOWNSHIP 4 SOUTH, RANGE 67 WEST OF THE 6TH P.M.;
CITY OF AURORA, COUNTY OF ARAPAHOE, STATE OF COLORADO**



**DAVIS
PARTNERSHIP
ARCHITECTS**

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AURORA, CO 80014
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**AURORA HOUSING AUTHORITY POTOMAC
CAMPUS HOUSING
1280 SOUTH POTOMAC STREET
AURORA, CO 80012
SITE PLAN**

DATE	REV	REMARKS
04/20/2023		FIRST SUBMITTAL
06/17/2023		SECOND SUBMITTAL
07/11/2023		THIRD SUBMITTAL
02/07/2025		FIRST TECHNICAL SUBMITTAL

PROJECT NO. 22420.00
DATE: 02/07/2025
SHEET NUMBER: 9

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of 19

LANDSCAPE PLAN NOTES AND SCHEDULES

CITY OF AURORA LANDSCAPE NOTES

- ALL LANDSCAPED AREAS TO RECEIVE ORGANIC SOIL PREPARATION AT 4 CU YARDS/1000 SF.
- SITE LIGHTING FIXTURES INCLUDES PEDESTRIAN LIGHTING, LANDSCAPE UPLIGHTING AND FESTOON LIGHTING.
- SURFACE MATERIALS OF WALKS ON SITE ARE TO BE STANDARD GRAY CONCRETE AND CRUSHED FINE GRAVEL.
- MULCH ON SITE INCLUDES WESTERN SHREDDED CEDAR
- ALL UTILITY EASEMENTS SHALL REMAIN UNOBSTRUCTED AND FULLY ACCESSIBLE ALONG THEIR ENTIRE LENGTH FOR THE MAINTENANCE EQUIPMENT ENTRY.
- THE DEVELOPER, HIS SUCCESSORS AND ASSIGNS, SHALL BE RESPONSIBLE FOR INSTALLATION, MAINTENANCE AND REPLACEMENT OF ALL LANDSCAPING MATERIALS SHOWN OR INDICATED ON THE APPROVED SITE PLAN OR LANDSCAPE PLAN ON FILE IN THE PLANNING DEPARTMENT. ALL LANDSCAPING WILL BE INSTALLED AS DELINEATED ON THE PLAN, PRIOR TO ISSUANCE OF CERTIFICATES OF OCCUPANCY.
- ALL LANDSCAPED AREAS AND PLANT MATERIAL, EXCEPT FOR NON-IRRIGATED NATIVE, RESTORATIVE, AND DRYLAND GRASS AREAS, 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.
- THE LANDSCAPE PLAN MUST REFLECT THE LOCATION OF ALL FIRE HYDRANTS, KNOX HARDWARE, AND FIRE DEPARTMENT CONNECTIONS TO ENSURE THAT THESE DEVICES ARE NOT PHYSICALLY OR VISUALLY OBSTRUCTED FROM RESPONDING FIRE CREWS. THE SEPARATION REQUIREMENTS FROM FIRE DEPARTMENT CONNECTIONS AND FIRE HYDRANTS MUST MEET BOTH FIRE LIFE SAFETY (TYPICAL 5 FEET AND NO MATERIAL GREATER THAN 2 FEET IN HEIGHT) AND LANDSCAPING REQUIREMENTS. LANDSCAPING MATERIAL CANNOT BE OMITTED OR REDUCED BASED ON THE INSTALLATION OF A FIRE HYDRANT(S) WITHIN A PARKING LOT ISLAND OR PLANT BED. IT IS RECOMMENDED THAT THE ISLAND OR PLANT BED BE CONSTRUCTED LARGE ENOUGH TO ADEQUATELY ACCOMMODATE BOTH LANDSCAPING MATERIAL AND FIRE HYDRANTS IN ORDER TO COMPLY WITH ALL CITY STANDARDS.
- AN 5-FOOT CLEAR SPACE SHALL BE MAINTAINED AROUND THE CIRCUMFERENCE OF FIRE HYDRANTS.
- LANDSCAPING MATERIAL SHOWN WITHIN THE SITE PLAN CANNOT ENCRoACH INTO ROADWAYS THAT ARE DEDICATED (OR DESIGNATED) AS FIRE LANE EASEMENTS (OR CORRIDORS).

TREE PROTECTION NOTES

- PROTECTIVE FENCING SHALL BE SET UP TO VISIBLY SHOW THE TREE PROTECTION ZONE.
- ALL EQUIPMENT, INCLUDING FOOT TRAFFIC SHALL REMAIN OUTSIDE OF THE TREE PROTECTION ZONE. 24
- IF ROOTS GREATER THAN 1-INCH IN DIAMETER REQUIRE REMOVAL, A CLEAN CUT SHALL BE ACCOMPLISHED USING A SHARP HAND TOOL. A MAXIMUM OF TWO 3-INCH DIAMETER ROOTS PER TREE ARE PERMITTED FOR REMOVAL. THE REMOVAL OF ADDITIONAL ROOTS 3-INCHES OR GREATER IN DIAMETER REQUIRES APPROVAL OF THE CITY FORESTER OR DESIGNEE.
- LIMB REMOVAL SHALL BE ACCOMPLISHED BEFORE CONSTRUCTION BEGINS. A PROFESSIONAL COMPANY THAT IS LICENSED BY THE CITY OF AURORA FORESTRY DIVISION SHALL COMPLETE ALL PRUNING.
- DESIGNATE CONCRETE WASHOUT AREAS. THESE AREAS SHALL NOT FLOW INTO OR ACROSS THE TREE PROTECTION ZONE.
- NO STOCKPILING OF SOIL IS PERMITTED WITHIN THE TREE PROTECTION ZONE.
- NO VEHICLE PARKING IS PERMITTED WITHIN THE TREE PROTECTION ZONE.
- THE SOIL SHALL NOT BE COMPACTED WITHIN THE TREE PROTECTION ZONE.
- EXISTING TREES DAMAGED THROUGH THE CONSTRUCTION PROCESS SHALL BE IMMEDIATELY REPAIRED AND IF DAMAGED BEYOND REPAIR, REPLACED PER THE MITIGATION SPECIFICATIONS OUTLINED IN SECTION IV, SUBSECTION A, ITEM 3. THE RESTORATION PLAN FOR THESE TREES SHALL FOLLOW THAT APPROVED THROUGH THE SITE PLAN SUBMITTAL.

BUILDING PERIMETER LANDSCAPE

BUILDING SIDE	BUILDING LENGTH	REQUIRED TREES	PROVIDED TREES	REQUIRED SHRUBS	PROVIDED SHRUBS	TREE SUBSTITUTION	TOTAL PROVIDED SHRUBS
NORTH FACE	196.25'	(1) PER 40 L.F. (5 TREES)	20 TREES	10 PER 30 L.F. (65 SHRUBS)	90 SHRUBS	(10) SHRUBS PER TREE	N/A
SOUTH FACE	170.08'	(1) PER 40 L.F. (5 TREES)	11 TREES	10 PER 30 L.F. (57 SHRUBS)	57 SHRUBS	(10) SHRUBS PER TREE	N/A
EAST FACE	74.08'	(1) PER 40 L.F. (2 TREES)	2 TREES	10 PER 30 L.F. (25 SHRUBS)	246 SHRUBS	(10) SHRUBS PER TREE	N/A
WEST FACE	67.58'	(1) PER 40 L.F. (2 TREES)	2 TREES	10 PER 30 L.F. (23 SHRUBS)	83 SHRUBS	(10) SHRUBS PER TREE	N/A

WATER USE TABLE

WATER USE TYPE	SQUARE FOOTAGE	PERCENTAGE OF TOTAL IRRIGATED AREA
TOTAL IRRIGATED AREA	7,978 SF	100%
HIGH WATER (SOD)	0 SF	0%
LOW WATER (SHRUB BED)	7978 SF	100%

LANDSCAPE PALLETTE

SYM.	QTY.	SCIENTIFIC / COMMON NAME	SIZE	NOTES	WATER
DECIDUOUS TREE					
CW	3	Catalpa speciosa / Western Catalpa	2.5" MIN	B&B	X
KG	3	Koeleruteria paniculata / Golden Raintree	2.5" MIN	B&B	X
UF	1	Ulmus 'Frontier' / Frontier Elm	2.5" MIN	B&B	X

ORNAMENTAL TREE

AA	3	Amelanchier x grandiflora / Autumn Brilliance Serviceberry	2" MIN	B&B	X
CC	7	Crataegus laevigata 'Crimson Cloud' / Crimson Cloud Hawthorn	2" MIN	B&B	XXX
CW	14	Crataegus viridis 'Winter King' / Winter King Hawthorn	2" MIN	B&B	XXX

EVERGREEN TREE

JB	15	Juniperus chinensis 'Blue Point' / Blue Point Juniper	8' H. MIN	CONT.	XX
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DECIDUOUS SHRUB

BTG	24	Berberis thunbergii 'Aurea' / Golden Barberry	#5	CONT.	X
BDT	7	Buddleia davidii 'Tri-Color' / Tri-Color Butterfly Bush	#5	CONT.	XX
CCD	71	Caryopteris clandonensis 'Dark Knight' / Dark Knight Spirea	#5	CONT.	XXX
HSL	10	Hibiscus syriacus 'Antong Two' PP19547 / Lil Kim Althea	#5	CONT.	XXX
RTA	113	Rhus trilobata 'Autumn Amber' / Autumn Amber Sumac	#5	CONT.	XXX
RAG	69	Ribes alpinum 'Green Mound' / Green Mound Currant	#5	CONT.	XX
RNY	92	Rosa noalesa / Yellow Carpet Rose	#5	CONT.	XX
RRR	36	Rosa 'radcor' / Rainbow Knockout Rose	#5	CONT.	XX
RRS	x	Rosa 'radsunny' / Sunny Knockout Rose	#5	CONT.	XX

EVERGREEN SHRUB

EFC	21	Euonymus fortunei 'Canadale Gold' / Canadale Gold Euonymus	#5	CONT.	XX
PPG	10	Picea pungens 'Globosa' / Globe Blue Spruce	#5	CONT.	XX
JSB	33	Juniperus squamata 'Blue Star' / Bluestar Juniper	#5	CONT.	XX

ORNAMENTAL GRASS

BGB	143	Bouteloua gracilis 'Blonde Ambition' / Blonde Ambition Grama Grass	#5	CONT.	XXX
LAB	56	Leymus arenarius 'Blue Dune' / Blue Lyme Grass	#5	CONT.	XXX

PERENNIALS

AFM	12	Aster x frikartii 'Mönch' / Mönch Aster	#1	CONT.	XX
CLT	10	Coreopsis lanceolata / Tickseed	#1	CONT.	X
TPW	15	Thymus pseudolanuginosus / Woolly Thyme	#1		

AURORA HOUSING AUTHORITY POTOMAC CAMPUS HOUSING SITE PLAN

CAREUNIT OF AURORA SUBDIVISION FILING NO. 2
A RESUBDIVISION OF LOT 1, BLOCK 1, CAREUNIT OF AURORA SUBDIVISION FILING NO. 1;
A PORTION OF THE NE 1/4 OF SECTION 24, TOWNSHIP 4 SOUTH, RANGE 67 WEST OF THE 6TH P.M.;
CITY OF AURORA, COUNTY OF ARAPAHOE, STATE OF COLORADO



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Zoning Compliance Legend

Every 50 linear feet, mixed-use and multifamily developments shall use at least two of the horizontal articulation methods shown in Table 4.8-3 at an interval of 50 feet or less on each street facing building façade.

**Table 4.8-3
Façade Character Elements for Four-Sided Building Design**

BUILDING FACE	Mixed-Use and Multifamily Residential Districts		
	PRIMARY FAÇADE	SECONDARY FAÇADE	MINOR FAÇADE
Massing			
Wall offset (min. 3 ft.)	✓	✓	✓
Wall parapet height change (min. 3 ft.)	✓	✓	✓
Roof form change	✓	✓	✓

**Table 4.8-4
Façade Character Elements for Four-Sided Building Design**

BUILDING FACE	Mixed-Use and Multifamily Residential Districts		
	PRIMARY FAÇADE	SECONDARY FAÇADE	MINOR FAÇADE
Upper floor setback			
Wall notch (min. 12 in.)	✓		

**Table 4.8-5
Façade Character Elements for Four-Sided Building Design**

BUILDING FACE	Mixed-Use and Multifamily Residential Districts		
	PRIMARY FAÇADE	SECONDARY FAÇADE	MINOR FAÇADE
Change in material	✓		
Change in color	✓		
Change in texture	✓		
Use of masonry (min. 40% of façade)		✓	
Use of paneled materials (min. 40% of façade)			✓
Variety of window sizes		✓	
Transparency and glazing (min. 20% transparent glass)		✓	

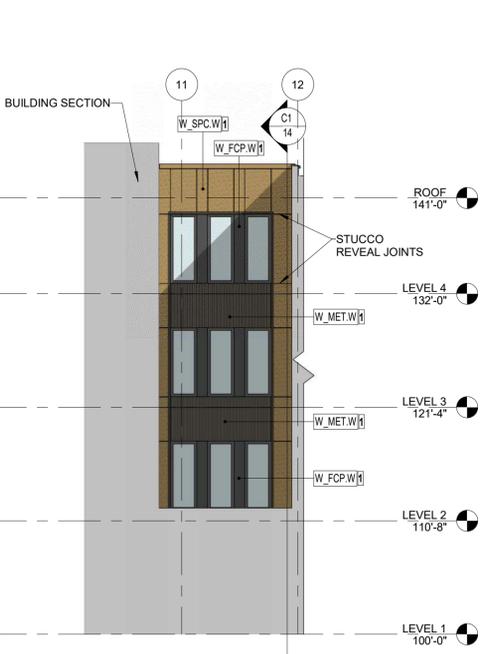
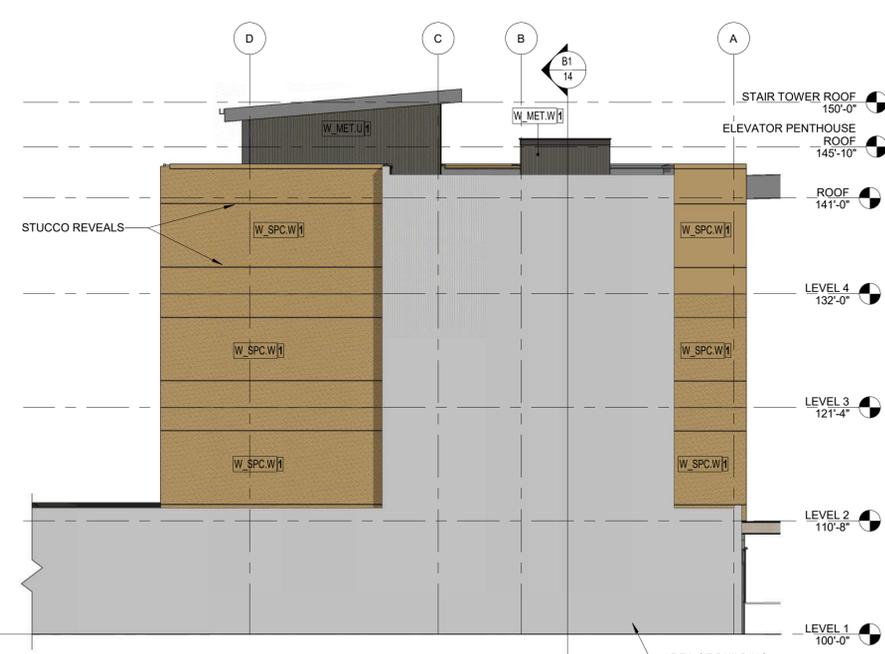
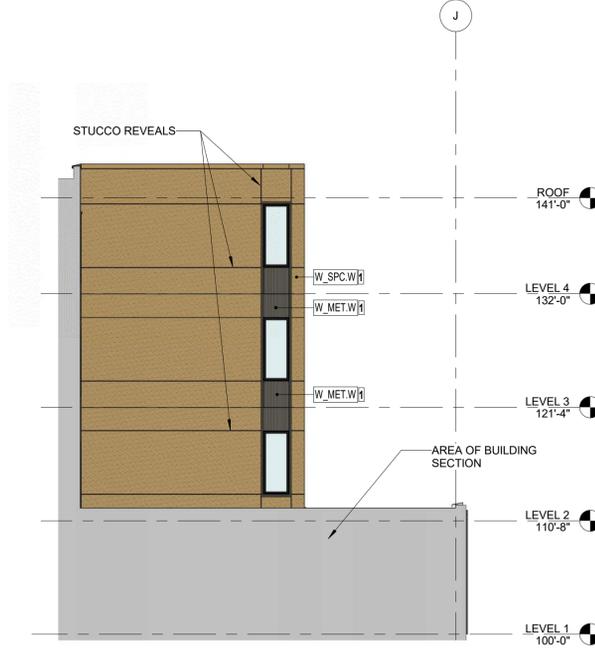
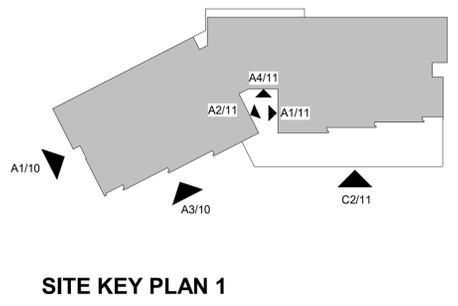
**Table 4.8-6
Façade Character Elements for Four-Sided Building Design**

BUILDING FACE	Mixed-Use and Multifamily Residential Districts		
	PRIMARY FAÇADE	SECONDARY FAÇADE	MINOR FAÇADE
Entry definition (pronounced mansard roof form, steep porch, etc.)	✓	✓	✓
Building corner enhancements			
Wall art			
Balconies			
Landscape wall/decorative screen for views			

Notes

- 01 - VINYL WINDOW
- 02 - COMPOSITE WINDOW, BOD ANDERSON 100 SERIES
- EXTERIOR BUILDING MATERIAL LEGEND**
- W_MB.V.U1: GRAIN FACE BRICK ON WOOD STUD - WHITE/GRAY
 - W_MB.V.U2: SMOOTH FACE BRICK ON WOOD STUD - WHITE/GRAY
 - W_WP.U1: SAFE COURTYARD WALL WITH CEDAR VERTICAL PLANKS (BOTH SIDES)
 - W_MET.W2: METAL PANEL - ACCENT COLOR: BERRIDGE BRISTOL BLUE
 - W_B&B.W1: FIBER CEMENT BOARD AND BATTEN - WHITE/GRAY
 - W_MET.U1 AND W_MET.W1: FORMED METAL PANEL - BLACK/DARK GRAY
 - W_SPC.W1: 3-COAT STUCCO - TAN

C2 SOUTH ELEVATION S2
1/8" = 1'-0"



**AURORA HOUSING AUTHORITY POTOMAC
CAMPUS HOUSING
1280 SOUTH POTOMAC STREET
AURORA, CO 80012
SITE PLAN**

REV	REMARKS	DATE	BY	CHKD	APPVD

PROJECT NO. 22420.00
DATE 02/07/2025
SHEET NUMBER 11 of 19

BUILDING ELEVATIONS

AURORA HOUSING AUTHORITY POTOMAC CAMPUS HOUSING SITE PLAN

CAREUNIT OF AURORA SUBDIVISION FILING NO. 2
A RESUBDIVISION OF LOT 1, BLOCK 1, CAREUNIT OF AURORA SUBDIVISION FILING NO.1;
A PORTION OF THE NE 1/4 OF SECTION 24, TOWNSHIP 4 SOUTH, RANGE 67 WEST OF THE 6TH P.M.;
CITY OF AURORA, COUNTY OF ARAPAHOE, STATE OF COLORADO



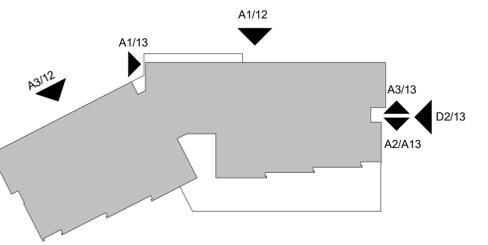
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Zoning Compliance Legend			
<p>Every 50 linear feet, mixed-use and multifamily developments shall use at least two of the horizontal articulation methods shown in Table 4.8-3 at an interval of 50 feet or less on each street facing building facade.</p> <p>H-A Change in material texture, patterning or color H-B Horizontal offset or projection H-C Change in fenestration pattern</p> <p>At least one of the following vertical articulation options shall be used for each of the three vertical element categories.</p> <p>V-A Use of "heavy" material on ground floor V-B Horizontal reveal line at base V-C Arcade, gallery, or colonnade V-D Architectural detailing V-E Stepback in massing V-F Change in material V-G Variation in window size V-H Cornice V-I Reveal line at top of building</p> <p>TABLE 4.8-6 Masonry Standards for Single-Family Attached and Multifamily</p> <p>Requirement - Multifamily - Affordable Housing: - 30% shall be clad in brick or stone, or - 40% shall be clad in stucco; or - 40% shall be clad in a combination of stucco and brick, or stucco and stone</p> <p>Provided on project: 27% Brick + 15% Stucco Total Brick & Stucco: 42%</p> <p>Metal Panel: 19% Fiber Cement Board & Batten: 37%</p> <p>SIGNAGE Maximum allowed signage: 80 SF Sign S1: 20 SF Sign S2: 40 SF</p>			
<p>Notes</p> <p>01 - VINYL WINDOW 02 - COMPOSITE WINDOW, BOD ANDERSON 100 SERIES</p> <p>EXTERIOR BUILDING MATERIAL LEGEND</p> <p>W_MB.V.U1: GRAIN FACE BRICK ON WOOD STUD - WHITE/GRAY W_MB.V.U2: SMOOTH FACE BRICK ON WOOD STUD - WHITE/GRAY W_WP.U1: SAFE COURTYARD WALL WITH CEDAR VERTICAL PLANKS (BOTH SIDES) W_MET.W2: METAL PANEL - ACCENT COLOR: BERRIDGE BRISTOL BLUE W_B&B.W1: FIBER CEMENT BOARD AND BATTEN - WHITE/GRAY W_MET.U1 AND W_MET.W1: FORMED METAL PANEL - BLACK/DARK GRAY W_SPC.W1: 3-COAT STUCCO - TAN</p>			

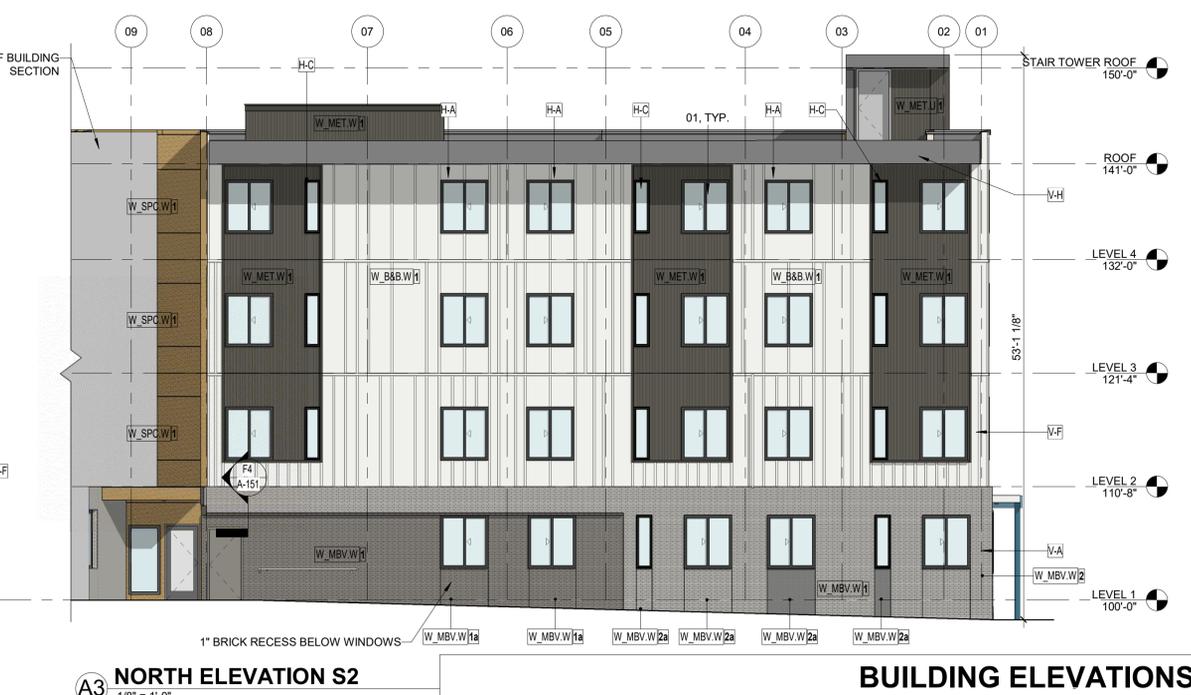


D1 PERSPECTIVE AT NORTH AND EAST FACADES

SITE KEY PLAN 2



A1 NORTH ELEVATION S1
 1/8" = 1'-0"



A3 NORTH ELEVATION S2
 1/8" = 1'-0"

BUILDING ELEVATIONS

AURORA HOUSING AUTHORITY POTOMAC CAMPUS HOUSING
1280 SOUTH POTOMAC STREET
AURORA, CO 80012
SITE PLAN

REV	REMARKS	DATE	BY	CHKD	APP'D

PROJECT NO. 22420.00
 DATE 02/07/2025
 SHEET NUMBER 12 of 19

AURORA HOUSING AUTHORITY POTOMAC CAMPUS HOUSING SITE PLAN

CAREUNIT OF AURORA SUBDIVISION FILING NO. 2
A RESUBDIVISION OF LOT 1, BLOCK 1, CAREUNIT OF AURORA SUBDIVISION FILING NO.1;
A PORTION OF THE NE 1/4 OF SECTION 24, TOWNSHIP 4 SOUTH, RANGE 67 WEST OF THE 6TH P.M.;
CITY OF AURORA, COUNTY OF ARAPAHOE, STATE OF COLORADO



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ELECTRICAL ENGINEER
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LAKEWOOD, CO 80215
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Zoning Compliance Legend

Every 50 linear feet, mixed-use and multifamily developments shall use at least two of the horizontal articulation methods shown in Table 4.8-3 at an interval of 50 feet or less on each street facing building façade.

H-A Change in material texture, patterning or color
H-B Horizontal offset or projection
H-C Change in fenestration pattern

At least one of the following vertical articulation options shall be used for each of the three vertical element categories.

V-A Use of "heavy" material on ground floor
V-B Horizontal reveal line at base
V-C Arcade, gallery, or colonnade
V-D Architectural detailing
V-E Stepback in massing
V-F Change in material
V-G Variation in window size
V-H Cornice
V-I Reveal line at top of building

**TABLE 4.8-6
Masonry Standards for Single-Family Attached and Multifamily**

Requirement - Multifamily - Affordable Housing:
- 30% shall be clad in brick or stone; or
- 40% shall be clad in stucco; or
- 40% shall be clad in a combination of stucco and brick, or stucco and stone

Provided on project: 27% Brick + 15% Stucco
Total Brick & Stucco: 42%

Metal Panel: 19%
Fiber Cement Board & Batten: 37%

SIGNAGE
Maximum allowed signage: 80 SF
Sign S1: 20 SF
Sign S2: 40 SF

Notes

01 - VINYL WINDOW

02 - COMPOSITE WINDOW, BOD ANDERSON 100 SERIES

EXTERIOR BUILDING MATERIAL LEGEND

W_MB.V.U1:
GRAIN FACE BRICK ON WOOD STUD
- WHITE/GRAY

W_MB.V.U2:
SMOOTH FACE BRICK ON WOOD STUD
- WHITE/GRAY

W_WP.U1:
SAFE COURTYARD WALL WITH CEDAR
VERTICAL PLANKS (BOTH SIDES)

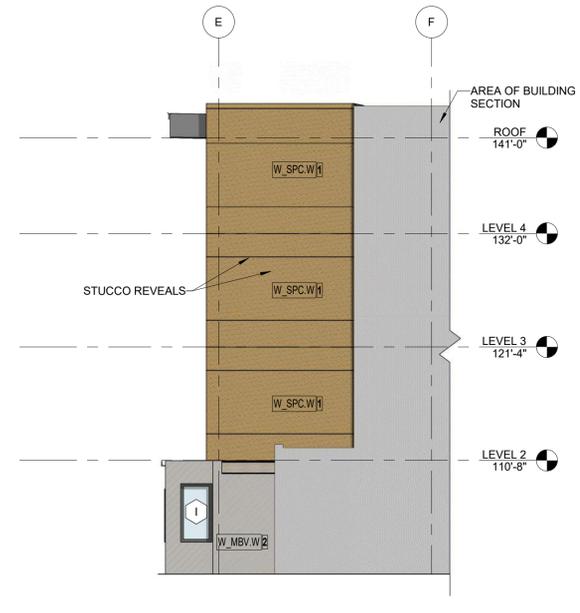
W_MET.W2:
METAL PANEL
- ACCENT COLOR: BERRIDGE BRISTOL BLUE

W_B&B.W1:
FIBER CEMENT BOARD AND BATTEN
- WHITE/GRAY

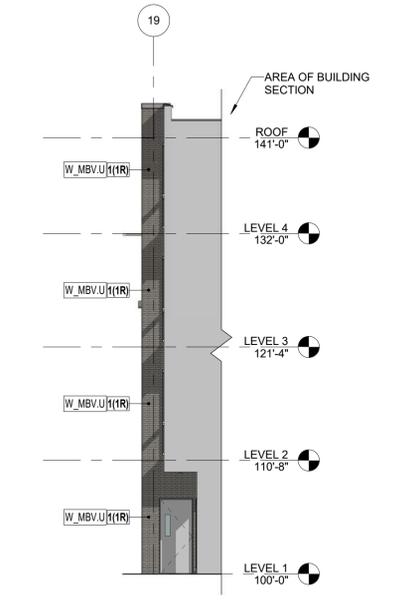
W_MET.U1 AND W_MET.W1:
FORMED METAL PANEL
- BLACK/DARK GRAY

W_SPC.W1:
3-COAT STUCCO
- TAN

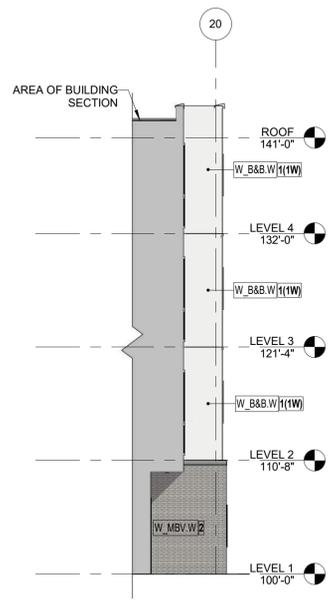
D2 EAST ELEVATION S1
1/8" = 1'-0"



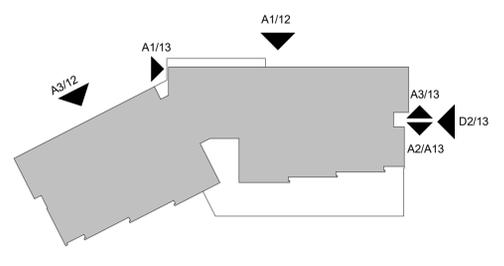
A1 WEST ELEVATION - NORTH INSET S1
1/8" = 1'-0"



A2 SOUTH ELEVATION - EAST INSET
1/8" = 1'-0"



A3 NORTH ELEVATION - EAST INSET
1/8" = 1'-0"



SITE KEY PLAN 2

**AURORA HOUSING AUTHORITY POTOMAC
CAMPUS HOUSING
1280 SOUTH POTOMAC STREET
AURORA, CO 80012
SITE PLAN**

DATE	REVISION	BY	DATE
02/07/2025			
PROJECT NO.		22420 00	
SHEET NUMBER		13	

AURORA HOUSING AUTHORITY POTOMAC CAMPUS HOUSING SITE PLAN

CAREUNIT OF AURORA SUBDIVISION FILING NO. 2
A RESUBDIVISION OF LOT 1, BLOCK 1, CAREUNIT OF AURORA SUBDIVISION FILING NO.1;
A PORTION OF THE NE 1/4 OF SECTION 24, TOWNSHIP 4 SOUTH, RANGE 67 WEST OF THE 6TH P.M.;
CITY OF AURORA, COUNTY OF ARAPAHOE, STATE OF COLORADO



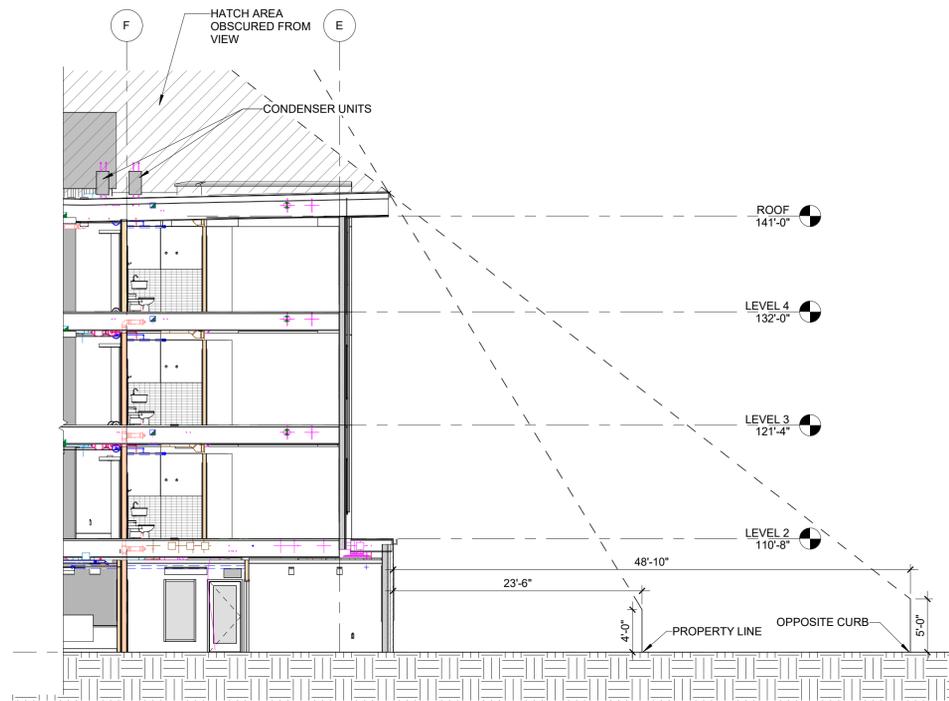
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AURORA, CO 80014
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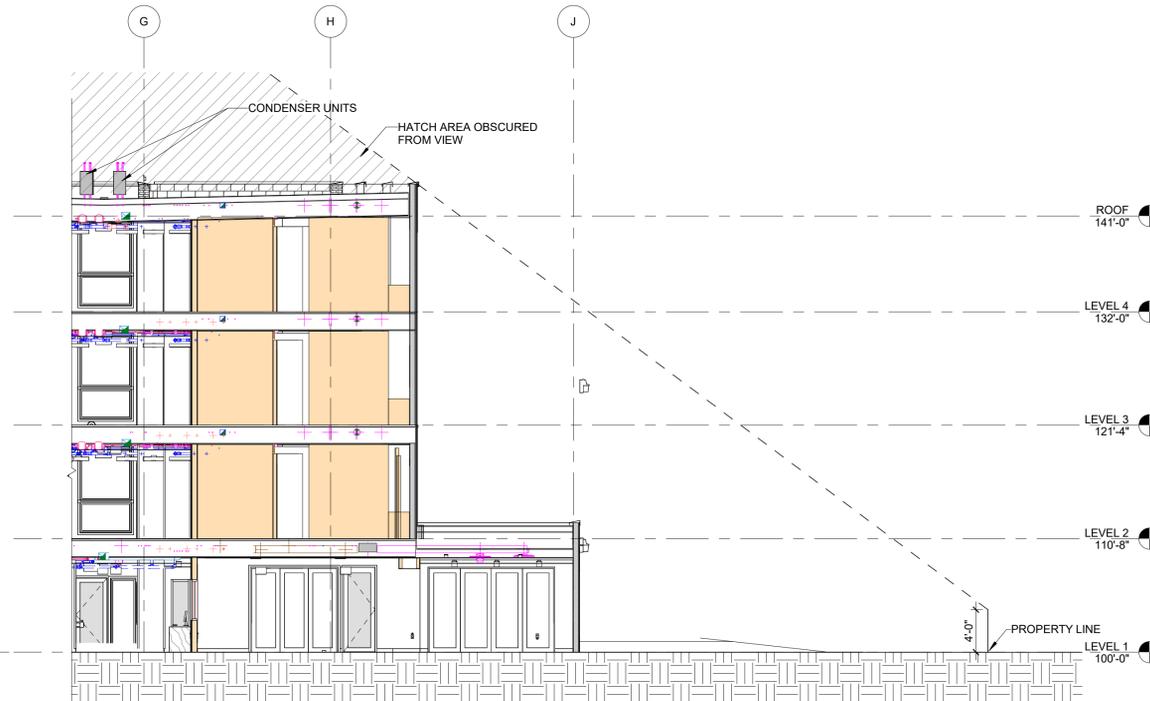
ARCHITECT
DAVIS PARTNERSHIP ARCHITECTS
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DENVER, COLORADO 80205
PHONE: 303-981-6555

CIVIL ENGINEER
C/E ENGINEERING, INC.
1425 W. WYOMING CIR.
LAKEWOOD, CO 80228
PHONE: 303-611-1721

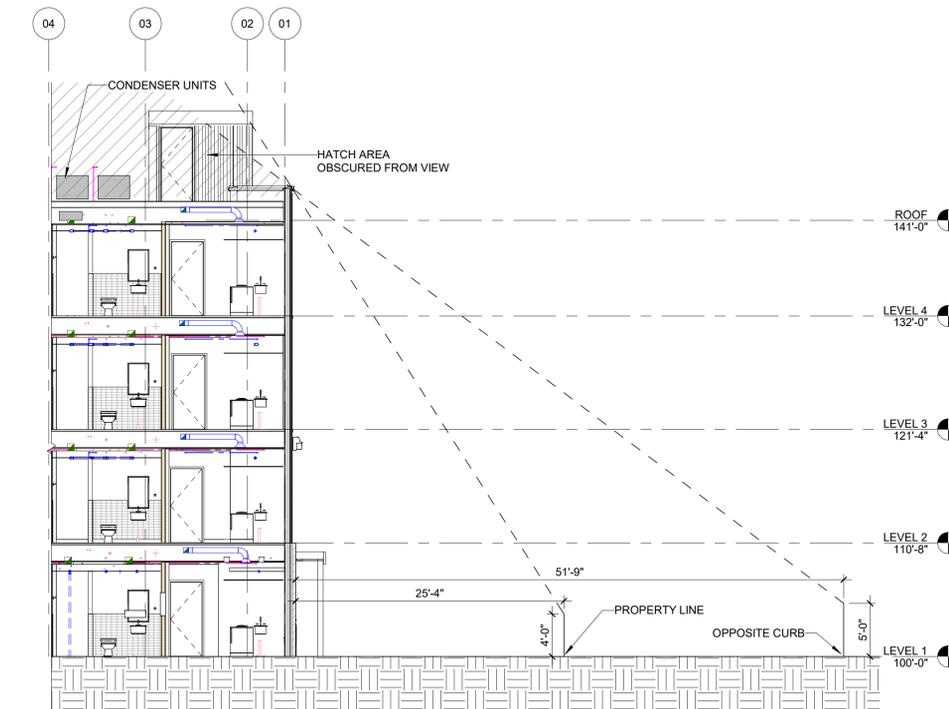
ELECTRICAL ENGINEER
PMM GROUP
2380 WEST COLFAX
SUITE 400
LAKEWOOD, CO 80215
PHONE: 303-235-8909



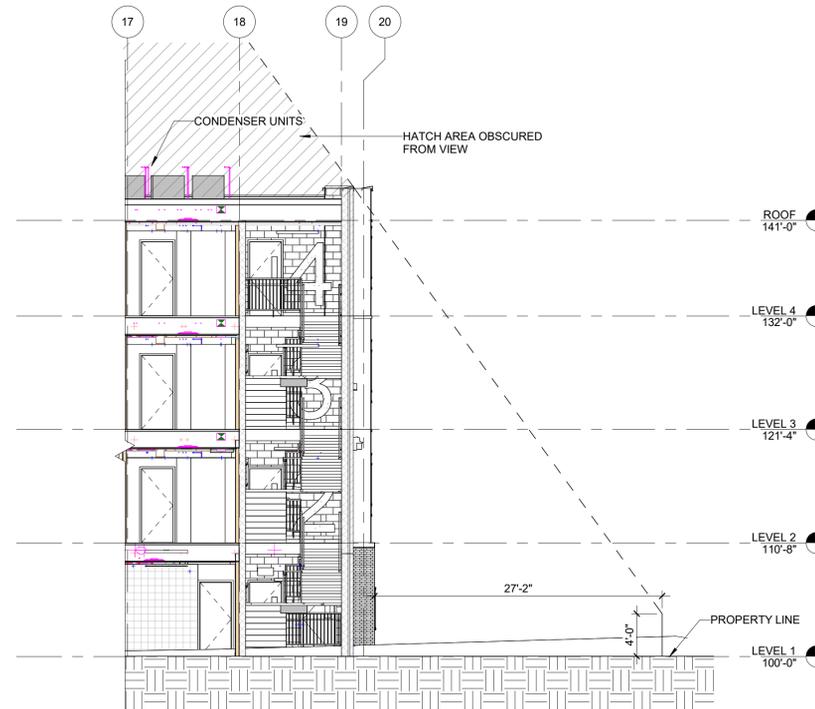
C1 NORTH PROPERTY LINE SITE SECTION
1/8" = 1'-0"



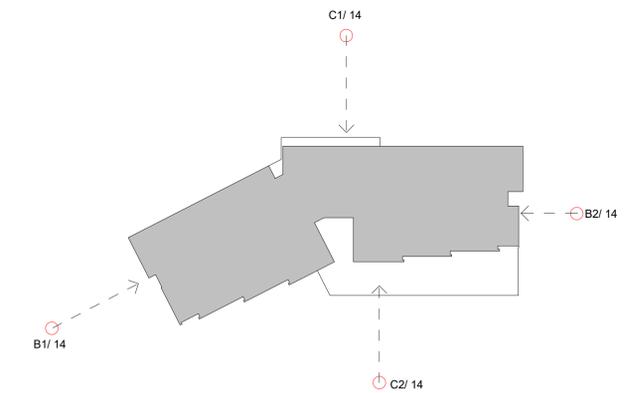
C2 SOUTH PROPERTY LINE SITE SECTION
1/8" = 1'-0"



B1 WEST PROPERTY LINE SITE SECTION
1/8" = 1'-0"



B2 EAST PROPERTY LINE SITE SECTION
1/8" = 1'-0"



SITE KEY PLAN 3 - SCREENING

PARAPET MEP SCREENING

**AURORA HOUSING AUTHORITY POTOMAC
CAMPUS HOUSING
1280 SOUTH POTOMAC STREET
AURORA, CO 80012
SITE PLAN**

REV	REMARKS	DATE	BY	CHKD	APPVD
01	ISSUED FOR PERMIT				
02	REVISED PER PERMIT COMMENTS				
03	REVISED PER PERMIT COMMENTS				
04	REVISED PER PERMIT COMMENTS				

PROJECT NO. 22420.00

DATE 02/07/2025

SHEET NUMBER 14

of 19

AURORA HOUSING AUTHORITY POTOMAC CAMPUS HOUSING SITE PLAN WITH ADJUSTMENTS

CAREUNIT OF AURORA SUBDIVISION FILING NO. 2
A RESUBDIVISION OF LOT 1, BLOCK 1, CAREUNIT OF AURORA SUBDIVISION FILING NO. 1;
A PORTION OF THE NE 1/4 OF SECTION 24, TOWNSHIP 4 SOUTH, RANGE 67 WEST OF THE 6TH P.M.;
CITY OF AURORA, COUNTY OF ARAPAHOE, STATE OF COLORADO



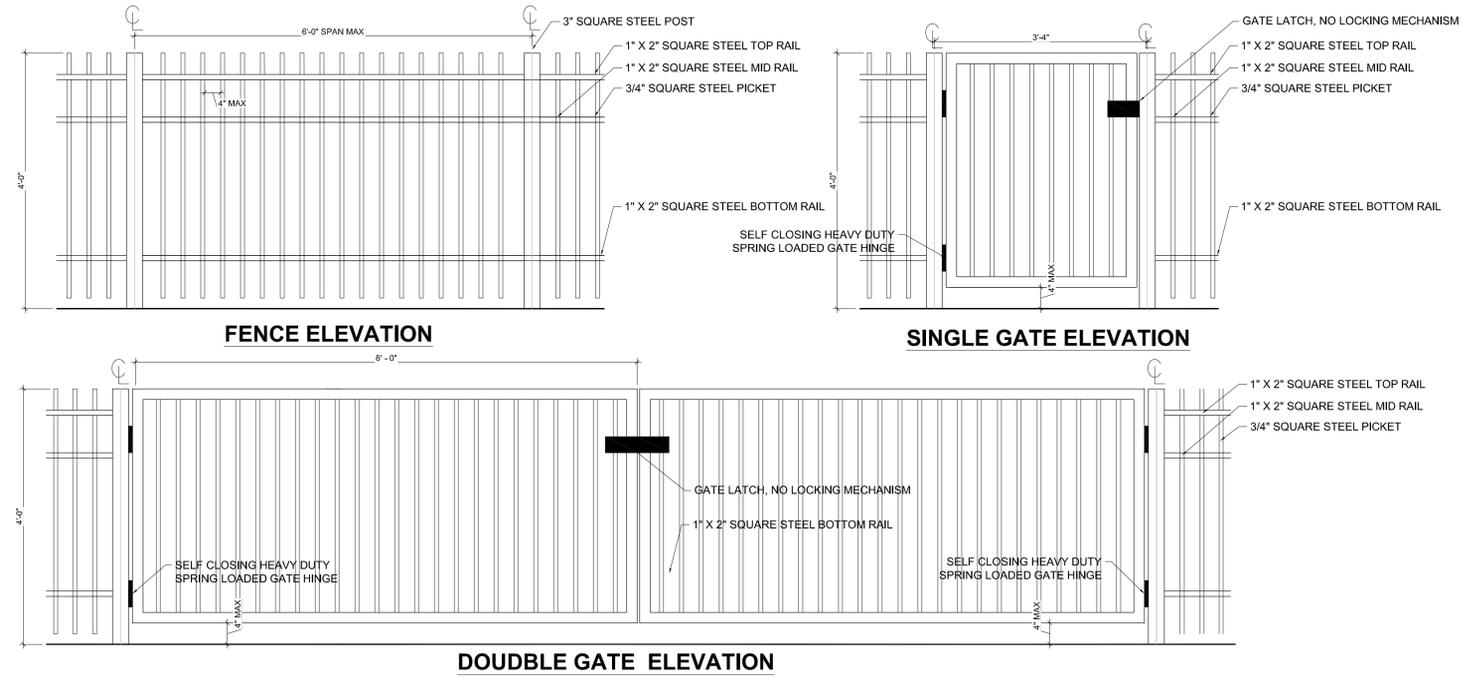
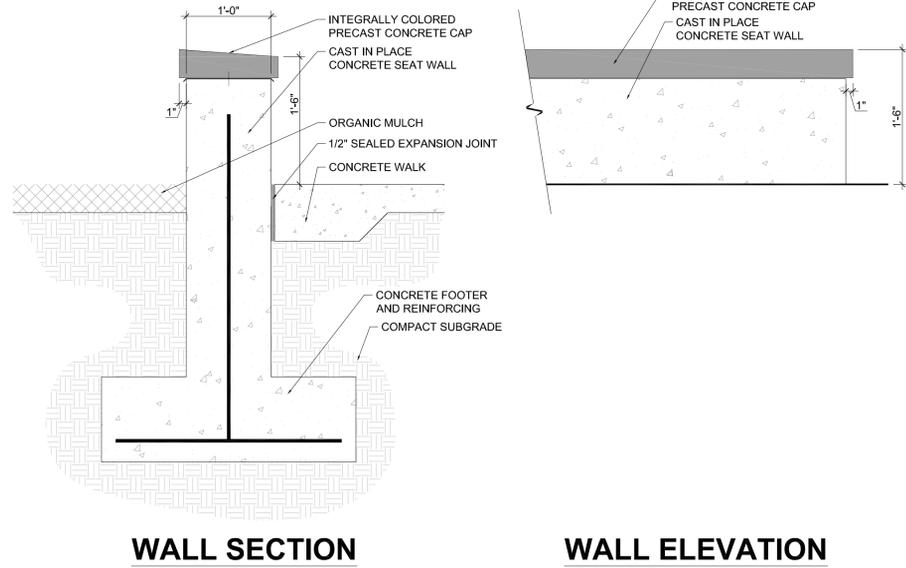
OWNER:
AURORA HOUSING AUTHORITY
2915 S ANSHOU HWY
AURORA, CO 80014
PHONE: 720.251-2586

LANDSCAPE ARCHITECT:
DAVIS PARTNERSHIP ARCHITECTS
2915 BLAKE STREET, SUITE 100
DENVER, COLORADO 80202
PHONE: 303.481-4555

ARCHITECT:
DAVIS PARTNERSHIP ARCHITECTS
2915 BLAKE STREET, SUITE 100
DENVER, COLORADO 80202
PHONE: 303.481-4555

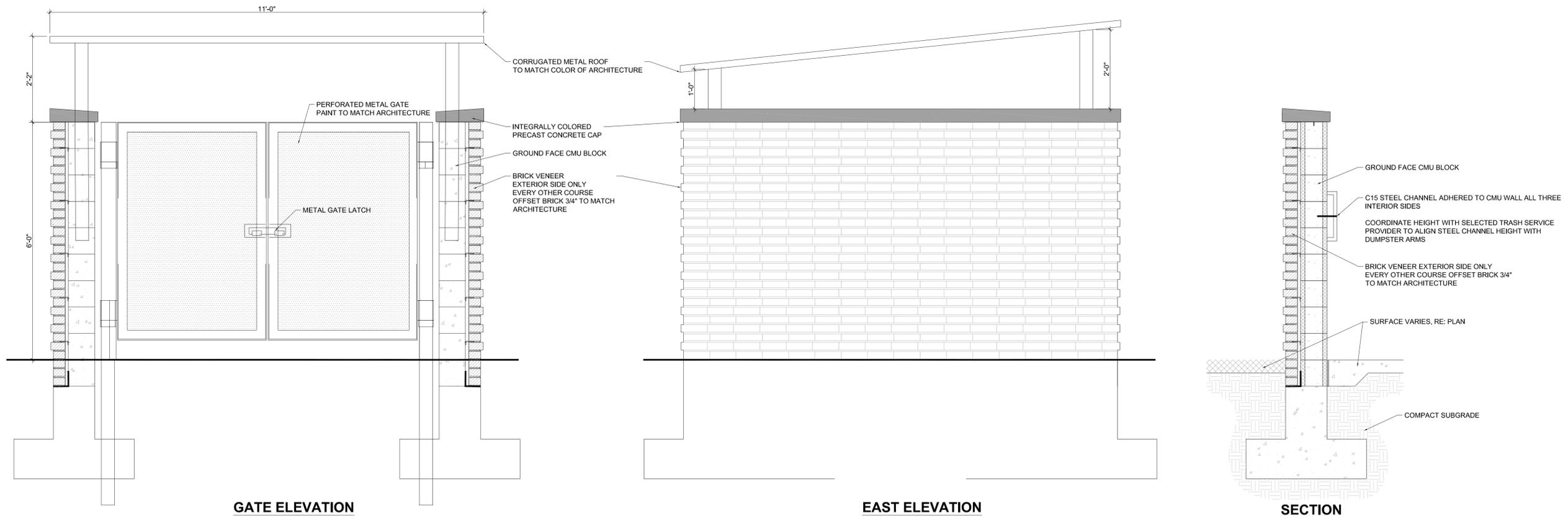
CIVIL ENGINEER:
CKE ENGINEERING, INC
1451 W. FENNER DR
LAKEWOOD, CO 80228
PHONE: 303.941-1747

ELECTRICAL ENGINEER:
RBM GROUP
1800 WEST COLFAX AVE
SUITE 400
LAKEWOOD, CO 80115
PHONE: 303.239-0003



1 CAST IN PLACE CONCRETE SITE WALL
1" = 1'-0"

2 METAL PICKET FENCE AND GATE
3/4" = 1'-0"



3 TRASH ENCLOSURE
3/4" = 1'-0"

AURORA HOUSING AUTHORITY POTOMAC
CAMPUS HOUSING
1280 SOUTH POTOMAC STREET
AURORA, CO 80012
SITE PLAN

DATE	REV	REMARKS
06/20/2024	1	FIRST SUBMITTAL
06/27/2024	2	SECOND SUBMITTAL
07/12/2024	3	THIRD SUBMITTAL
07/27/2024	4	FIRST TECHNICAL SUBMITTAL

PROJECT NO. 22420.00
DATE: 02/07/2025

AURORA HOUSING AUTHORITY POTOMAC CAMPUS HOUSING SITE PLAN WITH ADJUSTMENTS

CAREUNIT OF AURORA SUBDIVISION FILING NO. 2
A RESUBDIVISION OF LOT 1, BLOCK 1, CAREUNIT OF AURORA SUBDIVISION FILING NO.1;
A PORTION OF THE NE 1/4 OF SECTION 24, TOWNSHIP 4 SOUTH, RANGE 67 WEST OF THE 6TH P.M.;
CITY OF AURORA, COUNTY OF ARAPAHOE, STATE OF COLORADO



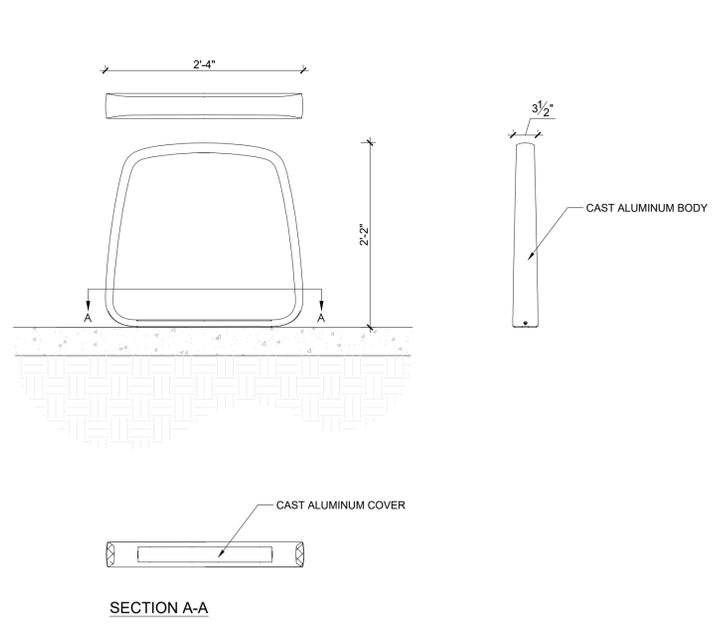
OWNER
AURORA HOUSING AUTHORITY
2001 BLAKE STREET, SUITE 100
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PHONE: 303-861-0586

LANDSCAPE ARCHITECT
DAVIS PARTNERSHIP ARCHITECTS
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DENVER, COLORADO 80202
PHONE: 303-861-0586

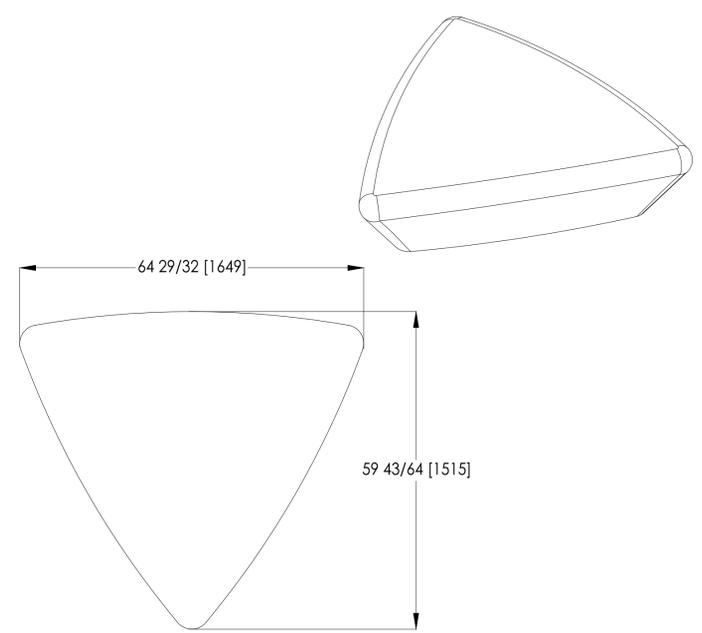
ARCHITECT
DAVIS PARTNERSHIP ARCHITECTS
2001 BLAKE STREET, SUITE 100
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PHONE: 303-861-0586

CIVIL ENGINEER
CKE ENGINEERING, INC
1515 W. WYOMING ST.
LAKEWOOD, CO 80228
PHONE: 303-981-1787

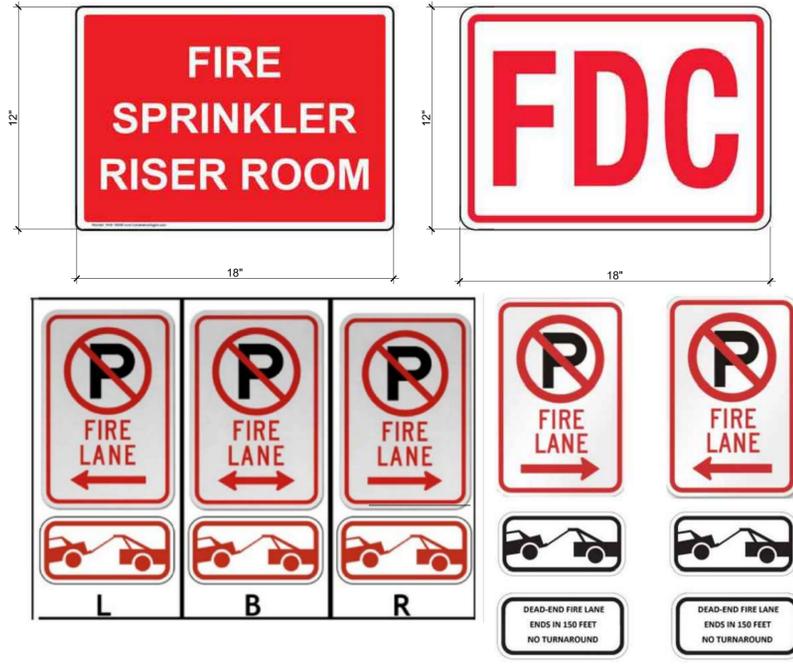
ELECTRICAL ENGINEER
RBM GROUP
1800 WEST COLFAX AVE
SUITE 400
LAKEWOOD, CO 80228
PHONE: 303-239-2000



1 LANDSCAPE FORMS BIKE RACK - SURFACE MOUNT
SCALE: 1"=1'-0"

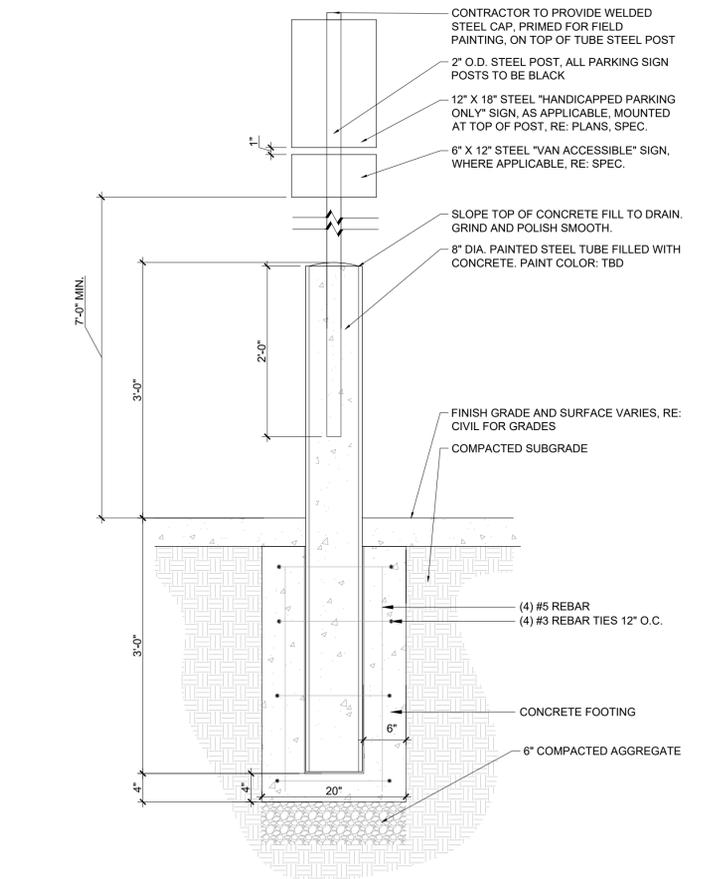


2 LANDSCAPE FORMS EXTASI BENCH
3/4" = 1'-0"



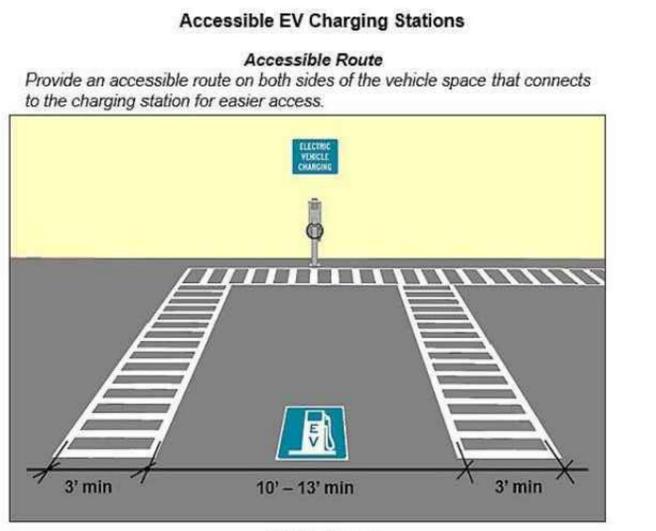
- FIRE LANE SIGNS AND NOTES:
- SIGNS SHALL BE SET AT AN ANGLE OF NOT LESS THAN 30 DEGREES AND NOT MORE THAN 45 DEGREES WITH THE CURB OR LINE OF TRAFFIC FLOW
 - SIGNS SHALL BE SPACED 50-FEET ON ALL ALTERNATING SIDES OF THE FIRE LANE IN ACCORDANCE WITH THE IFC
 - SIGNS SHALL BE INSTALLED 2 FEET BEHIND CURB OR SIDEWALK
 - FIRE LANE SIGN DETAILS SHALL SHOW L,R,B (OR SIMILAR IDENTIFICATION FOR EACH SIGN UTILIZED TO MATCH LOCATIONS ON THE PLANS
 - LOWEST SIGN SHALL BE MOUNTED 7 FEET ABOVE GRADE
 - WHERE A DEAD-END FIRE LANE IS UTILIZED WITH NO TURNAROUND FOR FIRE APPARATUS, PLEASE PROVIDE SIGNAGE ON EACH SIDE OF AN ENTRANCE TO NOTIFY RESPONDING FIRE CREWS.

3 SITE SIGNAGE
NTS



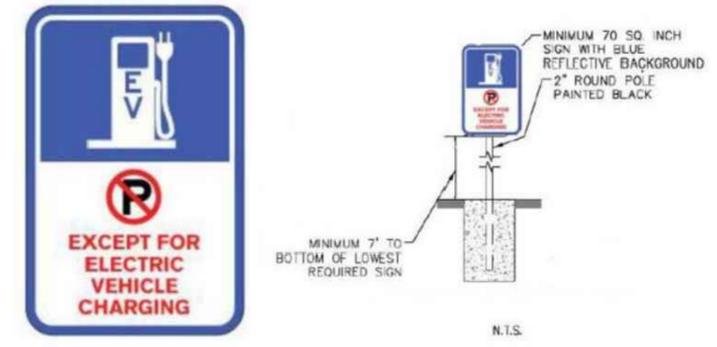
4 ACCESSIBLE SIGNAGE
NTS

Recommendations: Provide access to a reasonable number of spaces serving EV charging stations or use the scoping table in §208.2 to determine an appropriate number. (The number of accessible spaces serving EV charging stations must be determined separately from the required number of car and van parking spaces.)



Vehicle Space
A vehicle space at least 10' - 13' wide is advisable. A 10' width offers an extra 2' that effectively provides a 5' aisle on one side when paired with the accessible route; a 13' wide space will allow an 8' aisle. This flexibility is helpful since the parking direction is determined by the location of the charging station and the vehicle connection. Use the International Symbol of Accessibility only where spaces are reserved exclusively for people with disabilities.

5 EV PARKING
NTS



AURORA HOUSING AUTHORITY POTOMAC
CAMPUS HOUSING
1280 SOUTH POTOMAC STREET
AURORA, CO 80012
SITE PLAN

DATE	REV	REMARKS
02/07/2025	01	REVISED PER COMMENTS
02/07/2025	02	REVISED PER COMMENTS
02/07/2025	03	REVISED PER COMMENTS

PROJECT NO.
22420-00

DATE
02/07/2025

SHEET NUMBER
16 of 19

LUMINAIRE SCHEDULE											
KEY	LED SPEC			DESCRIPTION	FINISH	MOUNTING	MANUFACTURER	CATALOG NUMBER	SPECIFICATION		
	DELIVERED LUMENS	COLOR TEMPERATURE	CRI						DIMMING TYPE	VOLTS	VA
D1W	1,000	4000K	80	6" WET LOCATION ROUND DOWNLIGHT WITH EXTRA WIDE DISTRIBUTION, CLEAR LENS	WHITE	RECESSED	PRESCOLITE	LFR-6RD-M-10L40K8-XW-DM1 / LFR-6RD-T-10C-CL	0-10V, 1%-100%	120-277	7.3
SA4	17,300	4000K	70	TYPE 4 LED AREA LUMINAIRE WITH FULL CUTOFF	PLATINUM SILVER	22"-0" SQUARE STRAIGHT STEEL POLE	EXO	ASL1-160L-135-4K7-4F-UNV-A-PSS	0-10V, 10%-100%	120-277	133
SBS	4,500	4000K	70+	TYPE 5 LED PEDESTRIAN LUMINAIRE WITH FULL CUTOFF	PLATINUM SILVER	13"- SQUARE STRAIGHT STEEL POLE	EXO	ASL1-80L-39-4K7-5QW-UNV-A-PS	0-10V, 10%-100%	120-277	38
W1A	2,325	4000K	70	ARCHITECTURAL WALL PACK DOWNLIGHT ONLY, TYPE IV	BLACK	WALL - 8"-0" AFF	HUBBELL	CY1-25-4K7-1-4-UNV-BLT-F-FPP	ON/OFF	120-277	26
W2B	11,000	4000K	70	ARCHITECTURAL LED WALL PACK WITH TYPE 3 DISTRIBUTION, FULL CUTOFF	BLACK	WALL - 25"-0" AFF	BEACON	RWL2-160L-80-4K7-3-UNV-BLT	0-10V, 10%-100%	120-277	81
W5	294	4000K	80	EXTERIOR STEP LIGHT	SILVER	WALL - 2"-0" AFF	TERON	STR-L7.0-ZE-UNIV-FSV-40K	0-10V, 10%-100%	120-277	7

Calculation Summary							
Label	Calc-Type	Units	Avg	Max	Min	Avg/Min	Max/Min
ACCESSIBLE ROUTE	Illuminance	Fc	4.27	10.6	1.1	3.88	9.64
EAST PARKING	Illuminance	Fc	2.15	3.3	1.3	1.65	2.54
NORTH PARKING	Illuminance	Fc	2.53	4.3	0.8	3.16	5.38
PROPERTY LINE + 10'	Illuminance	Fc	0.04	0.1	0.0	N.A.	N.A.
SAFE COURTYARD	Illuminance	Fc	1.54	13.3	0.0	N.A.	N.A.
SOUTH GARDEN	Illuminance	Fc	1.11	3.0	0.1	11.10	30.00
WEST PARKING	Illuminance	Fc	2.70	5.7	1.4	1.93	4.07

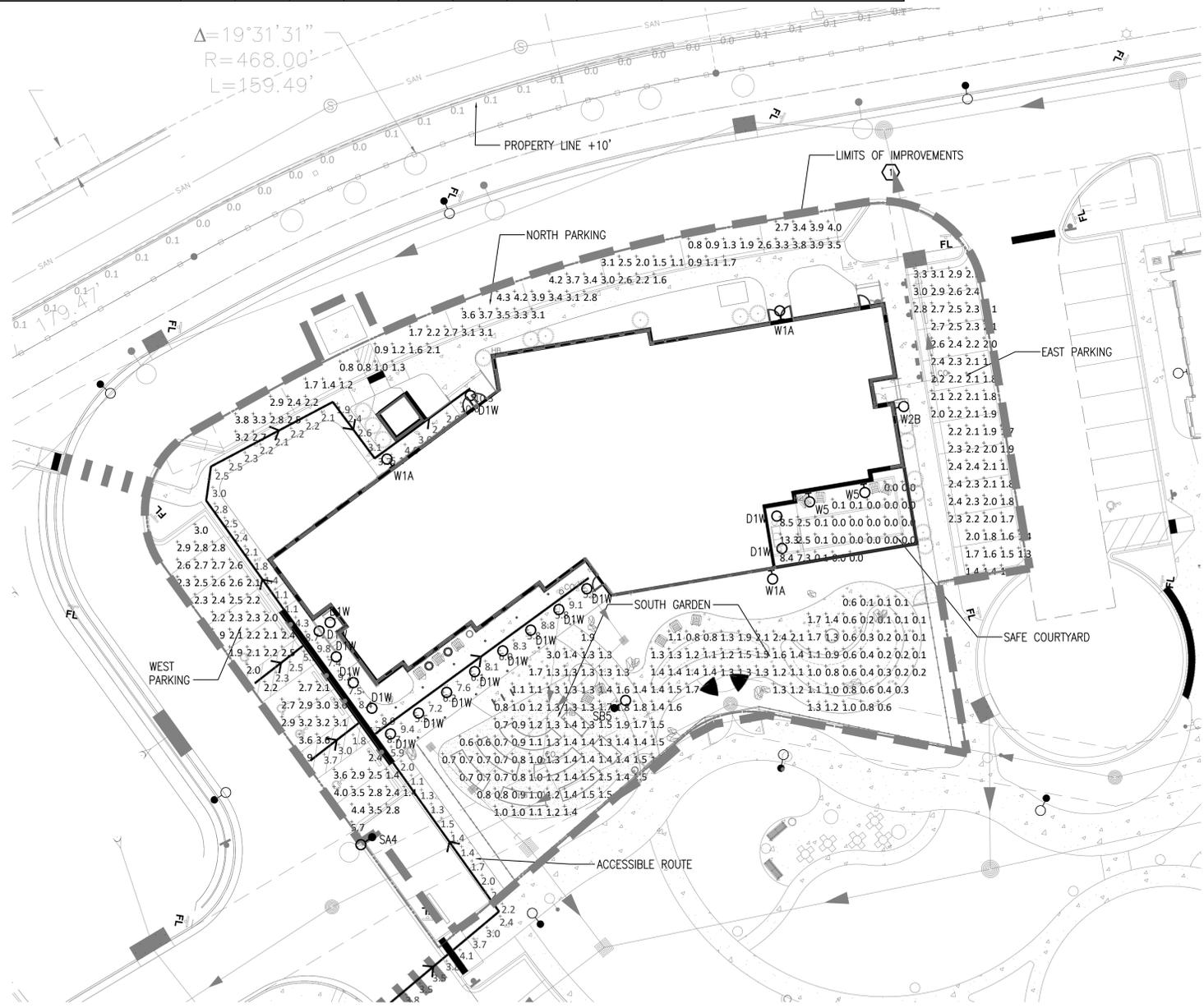
LIGHTING CONTROL SEQUENCE OF OPERATION SCHEDULE									
DESCRIPTION	MANUAL ON, AUTO OFF	AUTO ON, AUTO OFF	TIMELOCK ON/OFF	LOCAL SWITCHING	LOCAL OR TIMELOCK DIMMING	OCCUPANCY SENSOR TIME DELAY	PHOTOSENSOR DIMMING	PHOTOSENSOR ON/OFF	NOTES
PHOTOSENSOR AND TIMELOCK ON/OFF			X					X	FOR EXTERIOR LIGHTING, DUE TO INCREASED SECURITY CONCERNS ON SITE THROUGHOUT THE NIGHT, IT IS PROPOSED FOR EXTERIOR LIGHTING TO BE ON AT FULL BRIGHTNESS DURING NON-DAYLIGHT HOURS.

SHEET NOTES

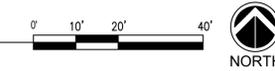
- LIGHTING CALCULATIONS INCLUDE PHOTOMETRIC DATA PROVIDED BY THE MANUFACTURER. CALCULATIONS WERE PERFORMED USING AGI32 VERSION 20.6.2 WITH LIGHT LOSS FACTOR 0.9.

KEY NOTES

- LUMINAIRES SHOWN BEYOND THE LIMITS OF IMPROVEMENTS ARE SHOWN FOR REFERENCE ONLY. SEE INFRASTRUCTURE AND AURORA MENTAL HEALTH CENTER PHOTOMETRIC SITE PLANS FOR MORE INFORMATION. PHOTOMETRIC CONTRIBUTIONS FROM THESE FIXTURES ARE INCLUDED IN THE CALCULATIONS FOR THIS PROJECT TO INDICATE THE TOTAL LIGHTING LEVELS.



PHOTOMETRIC PLAN
SCALE: 1" = 20' - 0"



PHOTOMETRIC PLAN

AURORA HOUSING AUTHORITY POTOMAC CAMPUS HOUSING
1280 SOUTH POTOMAC STREET
AURORA, CO 80012
SITE PLAN

DAVIS PARTNERSHIP ARCHITECTS

OWNER: AURORA HOUSING AUTHORITY
 210 S BROADWAY HWY
 AURORA, CO 80014
 PHONE: 720.201.0566

LANDSCAPE ARCHITECT: DAVIS PARTNERSHIP ARCHITECTS
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ARCHITECT: DAVIS PARTNERSHIP ARCHITECTS
 2001 BLAKE STREET, SUITE 100
 DENVER, CO 80202
 PHONE: 303.861.6555

CIVIL ENGINEER: CAE ENGINEERING, INC
 1515 W. FENNER CIR
 LAKEWOOD, CO 80228
 PHONE: 303.961.1797

ELECTRICAL ENGINEER: RMR GROUP
 1100 WEST COLORADO AVE
 SUITE 400
 LAKEWOOD, CO 80115
 PHONE: 303.239.2000

DATE	REV	REMARKS
02/07/2025	1	ISSUED FOR PERMIT
02/07/2025	2	REVISED SUBMITTAL
02/07/2025	3	REVISED SUBMITTAL
02/07/2025	4	REVISED SUBMITTAL

PROJECT NO. 22420.00
 DATE: 02/07/2025
 SHEET NUMBER: 17 of 19

W1A

architectural lighting
CY1
ACCENT SCALE

DATE: LOCATION:
TYPE: PROJECT:
CATALOG #:

FEATURES

- Integral Battery Backup Option
- 360° Light Distribution
- RGBW or Static White Luminous Front Option
- Multiple Fascia Options and Finishes
- 4G Vibration Tested

CONTROL TECHNOLOGY

Bluetooth DMX 512

SPECIFICATIONS

CONSTRUCTION

- Main housing shroud is made of fabricated 5052 H32 aluminum alloy
- Housing mounting interface has a stamped silicone gasket
- Luminaire housing is free of any visible heat fins, hardware or fasteners
- Bracketry and hardware is stainless steel
- Luminaire finish consist of a five stage pre-treatment regimen with a polymer primer sealer, oven dry off, and top coated with a thermoseal TGC polyester powder coat finish
- Luminaire finish meets the AAMA 605.2 performance specification which includes passing a 3000 hour salt spray test for corrosion resistance

LED/OPTICS

- LEDs are mounted to a metal printed circuit board assembly (MCPCB) with a uniform conformal coating over the panel surface and electrical features
- Optical lenses is clear injection molded PMMA acrylic
- Optical array is recessed in order to shield each LED optic across the length of the aperture
- Optical array is sealed for IP66 rating
- Secondary lens is impact resistant 5/32" tempered glass

INSTALLATION

- JUNCTION BOX: Standard with zinc-plated, quick-mount junction box plate that mounts directly to 4" J-Box
- Mounting plate features a one-piece EPDM gasket on back side of plate to firmly seal fixture to wall surface, forbidding entry of moisture and particulates

INSTALLATION (CONTINUED)

- Fixture attaches by two Allen-head hidden fasteners for tamper resistance
- Optional mounting arrangements utilize a die-cast mounting adaptor to allow for surface conduit and through branch wiring
- Housing is able to hang freely in an open service position for inspection of internal wire connections. Once in service position, the housing shall be able to be removed for service by flipping the assembly up off the rear mounting plate and disconnecting the wiring plugs
- Driver assembly is mounted to a prewired internal tray with quick disconnects for removal
- Drivers are in direct contact with the die-cast aluminum housing across the entire surface area of the widest face for maximum thermal transfer
- "Thermal Shield", primary side, thermistor provides protection for the sustainable life of LED module and electronic components
- Drivers have greater than a 0.9 power factor, less than 20% harmonic distortion, and be suitable for operation in -40°C to 40°C ambient environments
- Luminaires have integral surge protection that shall be UL recognized and have a surge current rating of 10,000 Amperes using the industry standard 8/20µSec wave and surge rating of 3/21. Surge protection device shall be wired in series
- Drivers are 0-10V dimming control with a dimming range of 100%-10%. Drivers are UL listed. All luminaires shall accept 120-277 volt input and have integral surge protection "Thermal Shield", secondary side, thermistor provides protection for the sustainable life of LED module and electronic components

ELECTRICAL (CONTINUED)

- Integral battery backup provides emergency path of egress lighting for the required 90 minutes for a 40°C ambient environments
- Luminaires are capable of operating at 100% brightness in a 40°C environment. Both driver and optical array shall have integral thermal protection that will dim the luminaire upon detection of temperatures in excess of 85°C

CONTROLS

- Button photocell control for dusk to dawn energy savings
- PC2 for 120V, PC20 for 208V, PC24 for 240V, PC27 for 277V
- Photocell is factory installed inside the housing with a fully gasketed sensor on the side wall. For multiple fixture mountings, one fixture is supplied with a photocell to operate the others. Photocell adapter shall include an internal twist lock receptacle. Photocell by other

KEY DATA

LUMEN RANGE	1353-2752
WATTAGE RANGE	17-26
EFFICACY RANGE (LPW)	75-116
WEIGHT	Refer to page 5

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17760 Rowland St, Rowland Heights, CA 91748 | Tel: 626.968.5666 | Website: www.aal.net

SA4 & SB5

architectural lighting
EXO
OUTDOOR LIGHTING
SLING Micro Strike
AREA/SITE/ROAD LIGHTER

DATE: LOCATION:
TYPE: PROJECT:
CATALOG #:

FEATURES

- Compact sleek design with multiple LED configurations and simple installation
- The SLING includes a square mounting block for easy pole installation or mast arm option for 2-3/8" OD roadway brackets
- Capable of replacing up to 1000w HID luminaires
- Micro Strike optical distributions of Type 2, 3, 4F, 4W or 5GW
- Tool-less entry option for easy installation and maintenance
- 3G rated for high vibration applications including bridges and overpasses

CONTROL TECHNOLOGY

SERVICE PROGRAMS

ELECTRICAL

- Universal 120-277 VAC or 347-480 VAC input voltage, 50/60 Hz
- Ambient operating temperature -40° C to 40° C
- Drivers have greater than 90% power factor and less than 20% THD
- LED drivers have output power over-voltage, over-current protection and short circuit protection with auto recovery
- Standard 6W surge protection with optional field replaceable surge protection device provides 20KA and 10KV protection meeting ANSI/IEEE C82.41.2 Category C High and Surge Location Category C3L. Automatically takes fixture off-line for protection when driver is concerned

CONTROLS

- Photo control, occupancy sensor and Zigbee wireless available for complete on/off and dimming control
- 7-pin ANSI C136.41-2013 photocell receptacle option available for wet look photocells or wireless control modules (control accessories sold separately)
- Dimming Drivers are standard and dimming loads are extended out of the luminaire unless control options require connection to the dimming leads. Must specify if wiring leads are to be greater than the 6"
- Please consult brand or sales representative when combining control and electrical options as some combinations may not operate as anticipated depending on your application

WARRANTY

- 5 Year warranty

WEIGHT (lbs. (kg))

ASL1	14.47 (6.56)	4.6R* 0.43m²
ASL2	17.47 (7.92)	5.6R* 0.52m²

SPECIFICATIONS

CONSTRUCTION

- Die-cast housing with hidden vertical heat fins that are optimal for heat dissipation while keeping a clean smooth outer surface
- Corrosion resistant, die-cast aluminum housing with powder coat paint finish
- Separate optical and electrical compartment for improved thermal management and optimum component operation
- TGC thermoseal polyester powder paint finish applied at nominal 2.5 mil thickness

OPTICS

- Entire optical aperture illuminates to create a larger luminous surface area resulting in a low glare appearance without sacrificing optical performance
- Premium engineered individual acrylic lenses deliver LED Type 2, 3, 4F, 4W and 5GW distributions
- Lens distributions are held rotatable (in 90° increments) or interchangeable for job site fine-tuning
- 3000K, 4000K or 5000K (70 CRI) CCT
- 80, 160 or 320 mAspower LED
- 3000K, 4000K or 5000K (70 CRI) CCT
- Zero uplight at 0 degrees of tilt
- Field rotatable optics

INSTALLATION

- Tool-less entry to wiring/driver compartment optional
- Arm mounting works with S2 drill pattern
- Fixture ships with square mounting block for ease of installation
- Mast arm filter accessory or option available for 2-3/8" OD brackets with vertical tilt of +3° or -3°

ORDERING GUIDE

Example: ASL1-80L-50-3K7-2-UNV-ASG4-BLT-7PRM-40F

Page 17 of 12
Rev. 12/19/24
EXO_EXO_SLING_MicroStrike_V2_00

W5

architectural lighting
Sentier
Architectural Outdoor

DATE: LOCATION:
TYPE: PROJECT:
CATALOG #:

LED Engine

Color Temp (CCT): 3000K, 3500K, 4000K
CRI: 80+ (consult factory for 90+)
Life Expectancy: L70 rated at 50,000+ hours
Bringing: 3-Step Macadam
Output: Min 160 Delivered Lumens
Max 588 Delivered Lumens

Driver

Type: Constant current, Class 2, 120-277 Vac, 50/60Hz
Dimming: 0-10V and Phase (Leading or Trailing edge)
Efficiency: Min 92%
Operating Temp: -40°C / -40°F to 50°C / 122°F
FCC Noise: Meets FCC Title 47 EMC Part 15 limits

Certifications

Location Listing: Wet Location Rated for Wall Mounting
Other: ADA Compliance, ADA compliant
Buy America Compliant

Dimensions

Construction

Housing: Cast aluminum with half-inch NPT conduit entry (both sides). Face plate: cast aluminum with impact resistant polycarbonate diffuser. Finish: high quality powder powder coating, various finishes. Hardware: stainless steel. Mounting: recess-mounted into poured concrete or masonry wall.

1 Rev. January, 2024 (513) 858-6004 • teronlighting.com

Sentier
Architectural Outdoor

Catalog String

Fixture Core	STR	UNIV
	1 2 3 4 5	
Aesthetics & Options	6 7 8	

Product Specifications

1 — Product Code	2 — Trim	3 — Wattage	4 — Dimming	5 — Voltage
STR	Not Applicable	L4.0 L7.0 L13.0 (ZE only)	ZE - 0-10V Dimming TE - Leading & Trailing Edge	UNV - (120V-277V)

Performance

Wattage	Delivered Lumens	Efficacy LM/W	CCT
L4.0	160	40	3000K
L7.0	294	42	
L13.0	588	45	

Polar Graph Details:
IES File Name: STR-L13.0-ZE-UNV-XXX-SIKES
Maximum Candela = 468 Located At:
Horizontal Angle = 0, Vertical Angle = 35
#1 - Vertical Plane Through Horizontal Angle (0-180) (Through Max. Cd.)
#2 - Horizontal Plane Through Vertical Angle (35) (Through Max. Cd.)
BUG Rating: 80-U2-G1

2 Rev. January, 2024 (513) 858-6004 • teronlighting.com

DAVIS PARTNERSHIP ARCHITECTS

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ARCHITECT
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PHONE: 303.461.4555

AURORA HOUSING AUTHORITY POTOMAC CAMPUS HOUSING 1280 SOUTH POTOMAC STREET AURORA, CO 80012 SITE PLAN

DATE: 02/07/2025
SHEET NUMBER: 18 of 19

D1W



LFR-6RD LITEFRAME 6" ROUND DOWNLIGHT

DATE: LOCATION: TYPE: PROJECT: CATALOG #:



FEATURES

- 6" LED downlight delivering 1000-8000 lumens
Direct install from below ceiling for New Construction or Remodel applications
Optional housing accessories available
Five beam distributions
2700K-5000K, 80+ and 90+ CRI (2 SDCM)
Dimming protocols include 0-10V, Phase (Forward/Reverse), DALI, DMX, and Lutron EcoSystem
NX Lighting Controls wired and wireless controls capability available



CONTROL TECHNOLOGY



SPECIFICATIONS

CONSTRUCTION

- Standard Fixture Module designed for Non-IC, Direct Install construction
Optional Non-IC frame or IC housing available with pre-installed bar hangers
Die cast aluminum fixture module support ring with spring steel clips for secure mounting to ceiling
Driver J-Box can be installed and accessed from below the ceiling as direct install or easily snap on to optional housing frame/enclosure
Light Engine connections use plenum rated (CMP) cable
OPTICS
High purity spun aluminum reflector, self-flanged
57" visual cutoff to source image and 31" cutoff to source
Specular or Semi-Specular anodized or White painted cone reflector finishes/colors
Painted flange options in White or Black
Optional clear lens trim for wet location applications
Wide Angle and Soft Focus lens filter/clip accessories available

ELECTRICAL

- Chip-on-board LED with 2 SDCM
Multiple CCTs, 80+ or 90+ CRI
Long LED life: L90 at >50,000 hours (TM-21)
Universal voltage 120-277V driver, 347V optional
UL Class 2, inherent short circuit and overload protection
Flicker-free dimming options in a wide range of protocols from 1% to <0.1% performance
0-10V, Phase (Forward/Reverse), DALI, DMX, and Lutron EcoSystem options
Integral and remote emergency battery options available
INSTALLATION
Accommodates ceiling thickness from 0.50" to 2.50"
Fixture Module including driver fully accessible from above or below the ceiling
10L-15L Fixture Modules are inherently protected IC without the use of IC housing enclosure. (IC housing is still recommended when using loose-fill or spray foam insulation types.)

CERTIFICATIONS

- cCSAus certified to UL 1598
For >60L Marked spacing required 36" fixture center to center; 18" fixture center to building member; 0.5" above fixture
Suitable for wet locations, covered ceiling when used with CL lens trim; all other configurations, suitable for damp locations
CL Lens option: IP65 rated (room side) when properly installed per installation instructions for emergency lighting and power equipment
EMEMR: Certified under UL 924 standard for emergency lighting and power equipment
Approved for 8 (4 in/4 out) No. 12AWG conductors rated for 90°C through wiring
ENERGY STAR certified models available (for list and additional information, visit www.energystar.gov)

WARRANTY

- 5 year warranty

Table with 2 columns: KEY DATA, Values: Lumen Range 1000-8000, Wattage Range 8-71, Efficacy Range (LPW) 118-143, Reported Life (Hours) 190 / >50,000, Input Current (mA) 66-592 (270V)



currentlighting.com/prescolite

Page 1 of 7 Rev: 05/20/22 PRE_LFR-6RD_Spec_R02



LFR-6RD LITEFRAME 6" ROUND DOWNLIGHT

DATE: LOCATION: TYPE: PROJECT: CATALOG #:



ORDERING GUIDE

Example: LFR-6RD-M-10L35K8-WD-DM1 / LFR-6RD-T-S / LFR-6RD-H

FIXTURE MODULE

Table with columns: LFR-6RD-M, LFR-6RD-T, LFR-6RD-H. Sub-columns: Aperture/Shape/Function, Lumen Output, CCT, CRI, Distribution, Driver Options, Control Options, Voltage, Module Options.

TRIM (Ships separately)

Table with columns: LFR-6RD-T, LFR-6RD-T, LFR-6RD-H. Sub-columns: Aperture/Shape/Function, Distribution, Reflective Finish/Color, Flange Color Options, Lens Options, Lower Trim Options.

HOUSING OPTIONS (Ships separately)

Table with columns: LFR-6RD-H, LFR-6RD-H. Sub-columns: Aperture/Shape/Function, Housing Options.

Accessories

- SFL6 Soft Focus Lens and Clip, 6" Round
WAL6 Wide Angle 80° Lens and Clip, 6" Round
LiteGear LiteGear Inverter, 120V-250V
LPS Series LightPower Micro Inverter, 20VA-55VA
LF-MCR6-RWH Flush Mount, Mod in Ring, 6"
LFR-SCA6 Sloped Ceiling Adapter, 6" White

- Notes:
60L-80L require marked spacing. See the art for more details.
DMX, PDM, DMX, DALI available up to 50L. EDM available 70L-40L.
NX requires DM1 driver option.
34V requires DM1 driver option.



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W2B



RATIO Wall RWL1RWL2 LED WALLPACK

DATE: LOCATION: TYPE: PROJECT: CATALOG #:



FEATURES

- Low profile LED wall luminaire with a variety of IES distributions for lighting applications such as retail, commercial and industrial building mount
Featuring Micro Strike Optics which maximizes target zone illumination with minimal losses at the house-side, reducing light trespass issues
Visual comfort standard
Control options including photo control, occupancy sensing, NX Distributed Intelligence™, Wiscap and 7-Pin with networked controls
Battery Backup options available for emergency code compliance
Quick-mount adapter allows easy installation/maintenance
347V and 480V versions for industrial applications and Canada



CONTROL TECHNOLOGY



SPECIFICATIONS

CONSTRUCTION

- Die-cast housing with hidden vertical heat fins that are optimal for heat dissipation while keeping a clean smooth outer surface
Corrosion resistant, die-cast aluminum housing with powder coat paint finish
Powder paint finish provides durability in outdoor environments. Tested to meet 1000 hour salt spray rating
OPTICS
Entire optical aperture illuminates to create a larger luminous surface area resulting in a low glare appearance without sacrificing optical performance
48 or 160 mldpower LEDs
3000K, 4000K or 5000K (70 CRI/80 CRI) CCT
LED uplight distributions
LED optics provides IES Type III and IV distributions. Type III only available in RWL2 configurations
7-pin ANSI C136.41-2013 photocontrol receptacle option available for twist lock photocontrols or wireless control modules (control accessories sold separately)
NX Distributed Intelligence™ available with in future wireless control module, features dimming and occupancy sensor
wISCAP™ available with in future wireless control module, features dimming and occupancy sensor
Integral Battery Backup provides emergency lighting for the required 90 minute path of egress
Battery Backup suitable for operating temperatures -25°C to 40°C. RWL1 battery is 12.5V RWL2 battery is 16V

ELECTRICAL (CONTINUED)

- Dual Driver and Dual Power Feed options creates product configuration with 2 internal drivers for code compliance
Please consult brand or sales representative when combining control and electrical options as some combinations may not operate as anticipated depending on your application.
CERTIFICATIONS
Listed to UL1598 and CSA22.2 #250.0-24 for wet locations
IP65 rated housing
This product qualifies as a "designated country construction material" per FAR 52.225-11 Buy American-Construction Materials under Trade Agreements effective 04/23/2020. See Buy American Solutions
Not all product variations listed in this document are DLC (DesignLights Consortium Qualified). Refer to designlights.org for most up-to-date list.

CONTROLS (CONTINUED)

- Photo control, occupancy sensor and wireless available for complete on/off and dimming control
Button photocontrol is suitable for 120-277V operation
7-pin ANSI C136.41-2013 photocontrol receptacle option available for twist lock photocontrols or wireless control modules (control accessories sold separately)
NX Distributed Intelligence™ available with in future wireless control module, features dimming and occupancy sensor
wISCAP™ available with in future wireless control module, features dimming and occupancy sensor
Integral Battery Backup provides emergency lighting for the required 90 minute path of egress
Battery Backup suitable for operating temperatures -25°C to 40°C. RWL1 battery is 12.5V RWL2 battery is 16V

CONTROLS (CONTINUED)

- Dual Driver and Dual Power Feed options creates product configuration with 2 internal drivers for code compliance
Please consult brand or sales representative when combining control and electrical options as some combinations may not operate as anticipated depending on your application.
CERTIFICATIONS
Listed to UL1598 and CSA22.2 #250.0-24 for wet locations
IP65 rated housing
This product qualifies as a "designated country construction material" per FAR 52.225-11 Buy American-Construction Materials under Trade Agreements effective 04/23/2020. See Buy American Solutions
Not all product variations listed in this document are DLC (DesignLights Consortium Qualified). Refer to designlights.org for most up-to-date list.

WARRANTY

- 5 year limited warranty

Table with 2 columns: KEY DATA, Values: Lumen Range 1,300-18,800, Wattage Range 10-155, Efficacy Range (LPW) 119-148, Weights lbs. (kg) 6.5/6.5 (2.9/2.5)



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RATIO Wall RWL1RWL2 LED WALLPACK

DATE: LOCATION: TYPE: PROJECT: CATALOG #:



ORDERING GUIDE

Example: RWL1-48L-10-3K7-2-UNV-BLS-E

Table with columns: Series, # LEDs, Wattage, CCT/CRI, Distribution, Voltage, Color. Sub-columns: RWL1 Ratio Wall 1, RWL2 Ratio Wall 2.

Control Options Network

- NXW NX Networked Wireless Radio Module NXW2 and Bluetooth Programming, without Sensor
NXW5HF NX Networked Wireless Enabled Integral NXW2/LMPO-PR Occupancy Sensor with Automatic Dimming Protocol and Bluetooth Programming
NXW540F NX Networked Wireless Enabled Integral NXW2/LMPO-PR Occupancy Sensor with Automatic Dimming Protocol and Bluetooth Programming
WIR Wireless Controls, wISCAP™
Remote control programmable line voltage sensor**
SCP-4F Remote control programmable line voltage sensor**
SCP-20F Remote control programmable, PR Occupancy/Daylight Sensor**
BTS-4F Bluetooth® Programmable, PR Occupancy/Daylight Sensor**
BTS-40F Bluetooth® Programmable, PR Occupancy/Daylight Sensor, up to 120" mounting height**
BTS-20F Bluetooth® Programmable, PR Occupancy/Daylight Sensor, up to 120" mounting height**

CONTROLS

- Control Options
Standard
SCFREMOTE Order at least one per project location to program and control

ACCESSORIES AND REPLACEMENT PARTS - MADE TO ORDER

Table with 2 columns: Catalog Number, Description. Row: WP-BB-XXX Accessory for conduit entry

Notes: 1 replace 'xxx' with color option



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