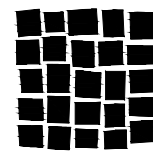


# AURORA HOUSING AUTHORITY POTOMAC CAMPUS HOUSING SITE PLAN WITH ADJUSTMENTS

CAREUNIT OF AURORA SUBDIVISON 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

OWNER  
AURORA HOUSING AUTHORITY  
226 S JAMISON HWY  
AURORA, CO 80014  
PHONE: 303.291.0584

LANDSCAPE ARCHITECT  
DAVIS PARTNERSHIP ARCHITECTS  
2901 BLAKE STREET, SUITE 100  
DENVER, COLORADO 80205  
PHONE: 303.461.8555

ARCHITECT  
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DENVER, COLORADO 80205  
PHONE: 303.461.8555

CIVIL ENGINEER  
OKE ENGINEERING, INC  
4525 W. FINE LINE DR  
LAKEWOOD, CO 80228  
PHONE: 303.610.1797

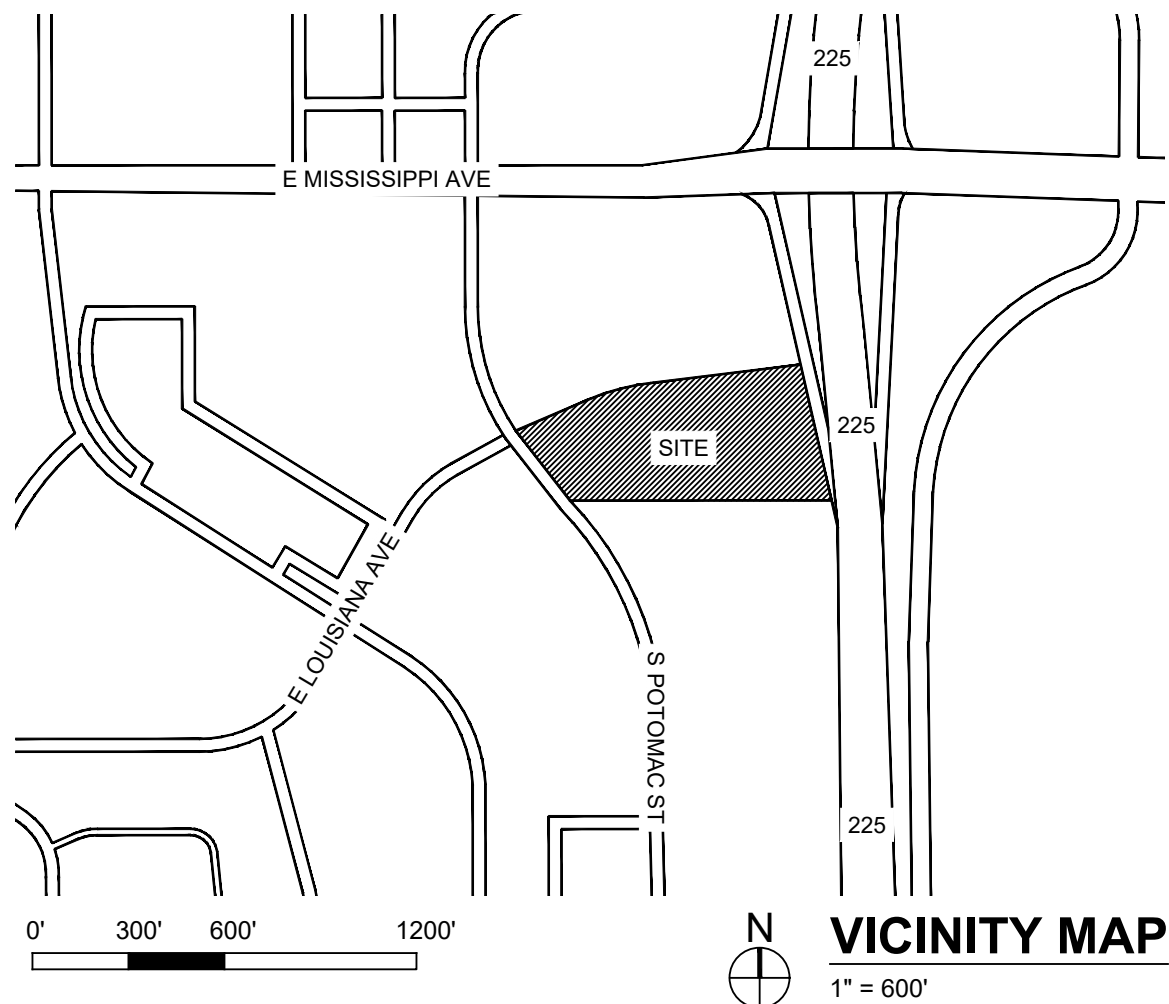
ELECTRICAL ENGINEER  
BARRY GRIFFIN  
6000 WEST COLARAE AVE  
SUITE 400  
LAKEWOOD, CO 80215  
PHONE: 303.239.0909

## 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 ENCR OACH 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 REST 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.



## SHEET INDEX

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- 02 - CONTEXT MAP
- 03 - SITE PLAN
- 04 - GRADING SCHEMATIC
- 05 - UTILITY SCHEMATIC
- 06 - OVERALL UTILITY SCHEMATIC
- 07 - TREE MITIGATION PLAN
- 08 - LANDSCAPE PLAN
- 09 - LANDSCAPE NOTES AND SCHEDULES
- 10 - BUILDING ELEVATIONS
- 11 - BUILDING ELEVATIONS
- 12 - BUILDING ELEVATIONS
- 13 - BUILDING ELEVATIONS
- 14 - PARAPET MEP SCREENING
- 15 - SITE PLAN DETAILS SHEET
- 16 - SITE PLAN DETAILS SHEET
- 17 - PHOTOMETRIC PLAN
- 18 - LIGHTING CUTSHEETS
- 19 - LIGHTING CUTSHEETS

## 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  
(Principals or Owners) Seal

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: \_\_\_\_\_ Date: \_\_\_\_\_ (City Clerk)

Database Approval Date: \_\_\_\_\_

RECORDER'S CERTIFICATE:  
Accepted for filing in the office of the Clerk and Recorder of \_\_\_\_\_  
Colorado at \_\_\_\_\_ o'clock \_\_\_\_\_ M, this \_\_\_\_\_ day of \_\_\_\_\_ AD, \_\_\_\_\_.

Clerk and Recorder: \_\_\_\_\_ Deputy: \_\_\_\_\_

## PHASING TABLE

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)
PHASE 1 ISP 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 PHASE 1 AMHR COMMON QUAD/COURTYARD AMENITY AREA PARKING AND BUILDING FOR PLANNING AREA 1 TRIGGERS FOR PHASE 1 DEVELOPMENT (NONE)
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
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
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

REV	REMARKS	DRAWN	CHECKED	APPROVED
1	FIRST SUBMITTAL			
2	SECOND SUBMITTAL			
3	THIRD SUBMITTAL			
4	FIRST TECHNICAL SUBMITTAL			

PROJECT NO.  
22420.00

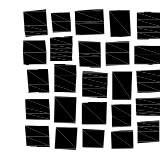
DATE  
02/07/2025

SHEET NUMBER:  
1  
of 19

COVER SHEET

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

OWNER:  
AURORA HOUSING AUTHORITY  
2210 S JENNIFER HWY  
AURORA, CO 80014  
PHONE: 303.681.5555

LANDSCAPE ARCHITECT:  
DAVIS PARTNERSHIP ARCHITECTS  
2911 BLAKE STREET, SUITE 100  
DENVER, COLORADO 80205  
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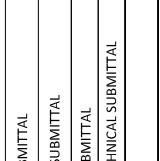
ARCHITECT:  
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2911 BLAKE STREET, SUITE 100  
DENVER, COLORADO 80205  
PHONE: 303.681.4555

CIVIL ENGINEER:  
CKE ENGINEERING, INC  
1451 W. WENDE LN  
LAKEWOOD, CO 80226  
PHONE: 303.617.1727

ELECTRICAL ENGINEER:  
RAM GROUP  
1800 WEST COLUMBIAN AVE  
SUITE 400  
LAKEWOOD, CO 80215  
PHONE: 303.239.0000

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

DATE	REVISIONS	REMARKS	DESIGN	CHECK	APPROVE
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02/07/2025	100	REVISED			



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PROJECT NO.  
22420.00

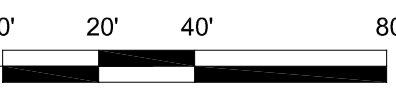
DATE:  
02/07/2025

SHEET NUMBER:  
2

of 19

CONTEXT MAP

SCALE: 1" = 40' - 0"

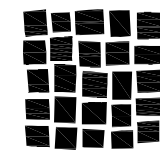


CONTEXT MAP



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



DAVIS  
PARTNERSHIP  
ARCHITECTS

OWNER:  
AURORA HOUSING AUTHORITY  
2010 S JAMISON WAY  
AURORA, CO 80014  
PHONE: 303.681.2588

LANDSCAPE ARCHITECT:  
DAVIS PARTNERSHIP ARCHITECTS  
2010 BLAKE STREET, SUITE 100  
DENVER, COLORADO 80202  
PHONE: 303.681.4555

ARCHITECT:  
DAVIS PARTNERSHIP ARCHITECTS  
2010 BLAKE STREET, SUITE 100  
DENVER, COLORADO 80202  
PHONE: 303.681.4555

CIVIL ENGINEER:  
CKE ENGINEERING, INC.  
1451 W. WENDE LAKE  
LAKEWOOD, CO 80228  
PHONE: 303.947.1797

ELECTRICAL ENGINEER:  
RAM GROUP  
3800 WEST COLMAR AVE  
SUITE 400  
LAKEWOOD, CO 80215  
PHONE: 303.239.0900

LEGEND

- LIMITS OF IMPROVEMENTS LINE
- ACCESSIBLE ROUTE
- METAL PICKET FENCE
- STANDARD GRAY CONCRETE, TYP.
- DECORATIVE CONCRETE, TYP.
- ORGANIC MULCH - DOUBLE SHREDDED 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

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

DATE	REV	REMARKS	DRAWN	CHECKED	APPROVED
06/29/2023		FIRST SUBMITTAL			
07/12/2023		SECOND SUBMITTAL			
07/27/2023		THIRD SUBMITTAL			
08/07/2023		FIRST TECHNICAL SUBMITTAL			

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



WAKEWOOD, CO 80215  
PHONE: 303-239-0509

4  
of 19

**AURORA HOUSING AUTHORITY POTOMAC CAMPUS HOUSING - SITE PLAN**



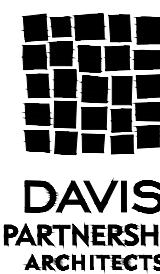
**CAREUNIT OF AURORA SUBDIVISION FILING NO. 2  
A RESUBDIVISION OF LOT 1, BLOCK 1, CAREUNIT OF AURORA SUBDIVISION FILING NO.1;  
A PORTION OF THE NE 1/4 OF SECTION 24, TOWNSHIP 4 SOUTH, RANGE 67 WEST OF THE 6TH P.M.;  
CITY OF AURORA, COUNTY OF ARAPAHOE, STATE OF COLORADO**



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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

OWNER  
AURORA HOUSING AUTHORITY  
200 S. JEFFERSON HWY.  
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LANDSCAPE ARCHITECT  
DAVIS PARTNERSHIP ARCHITECTS  
2001 BLAKE STREET, SUITE 100  
DENVER, COLORADO 80202  
PHONE: 303.461.8555

ARCHITECT  
DAVIS PARTNERSHIP ARCHITECTS  
2001 BLAKE STREET, SUITE 100  
DENVER, COLORADO 80202  
PHONE: 303.461.8555

CIVIL ENGINEER  
CKE ENGINEERING, INC.  
14257 W. DYKE CIRCLE  
LAKEWOOD, CO 80228  
PHONE: 303.961.1797

ELECTRICAL ENGINEER  
BARRY GRIFFIN  
14257 W. DYKE CIRCLE  
LAKEWOOD, CO 80228  
PHONE: 303.259.0909

CKE ENGINEERING INC  
14257 W. DYKE CIRCLE  
LAKEWOOD, CO 80228  
(303) 917-1757

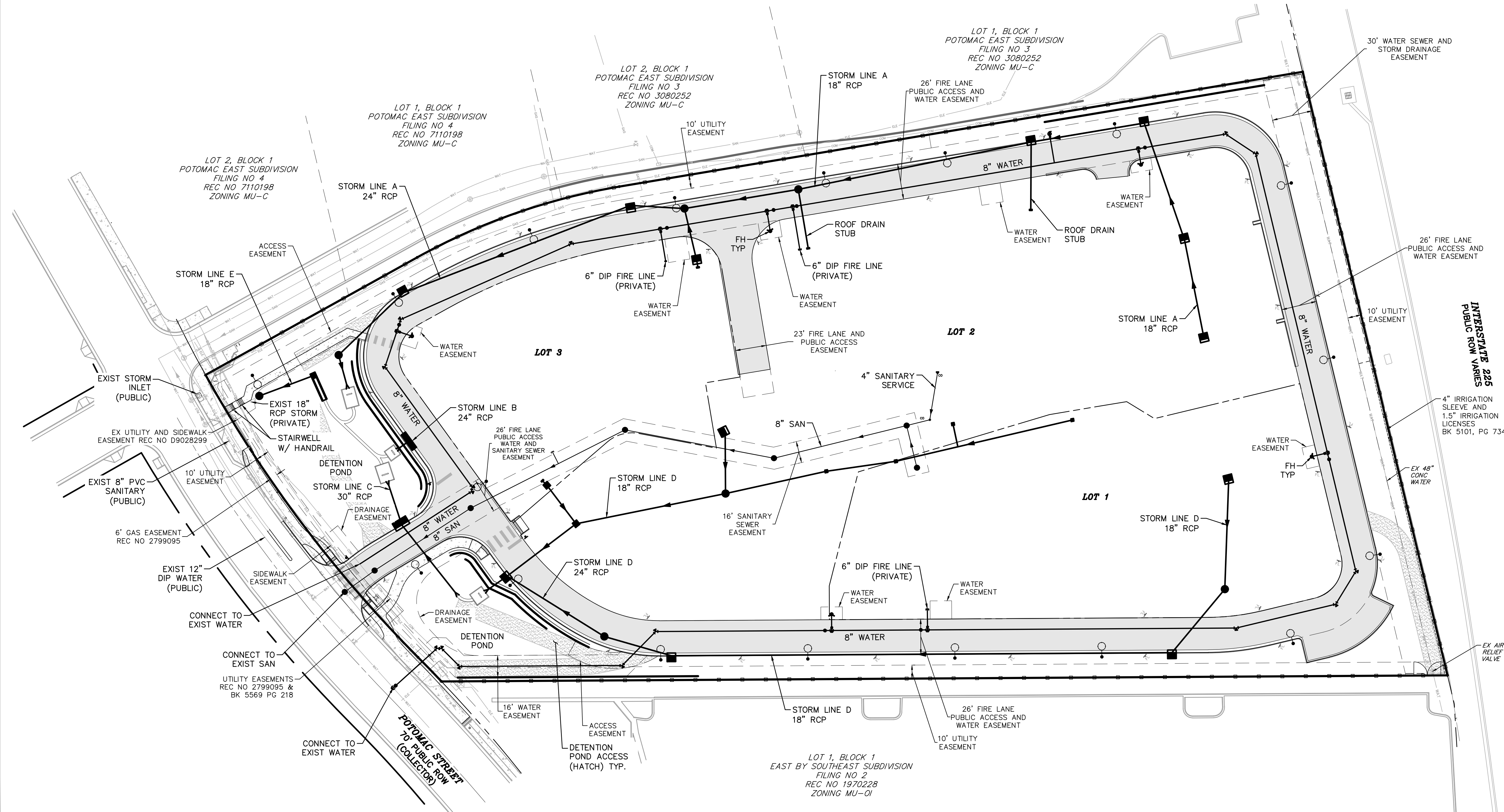


SCALE 1" = 40'

NOTES:

1. WATER, SANITARY SEWER, STORM SEWER AND STORM DRAINAGE FACILITIES SHOWN SHALL BE CONSTRUCTED IN THIS PHASE.
2. ALL PROPOSED STORM SEWER AND DRAINAGE FACILITIES ARE PRIVATE UNLESS OTHERWISE NOTED. PRIVATE STORM SEWER AND DRAINAGE FACILITIES SHALL BE MAINTAINED BY THE PROPERTY OWNERS.
3. ALL WATER AND SANITARY SEWER MAINS ARE PUBLIC UNLESS OTHERWISE NOTED. WATER SERVICE LINES FROM THE WATER MAIN TO AND INCLUDING THE WATER METER ARE PUBLIC. WATER SERVICE LINES DOWNSTREAM OF THE WATER METER TO THE BUILDING ARE PRIVATE. ALL FIRE SERVICE LINES FROM THE WATER MAIN TO THE BUILDING ARE PRIVATE. ALL SANITARY SEWER SERVICE LINES FROM THE SANITARY SEWER MAIN TO THE BUILDING ARE PRIVATE.
4. PER CONVERSATIONS WITH AURORA WATER DEPARTMENT, THE PROPOSED MANHOLE CONNECTION TO THE EXISTING SANITARY SEWER MAIN IN POTOMAC STREET IS ACCEPTABLE WITHIN THE CONCRETE CROSS PAN AT THE SITE ENTRY DRIVE.

LEGEND	
EXISTING	PROPOSED
--- PROPERTY LINE	--- PROPERTY LINE
--- RIGHT-OF-WAY	--- RIGHT-OF-WAY
--- EASEMENT	--- EASEMENT
--- CURB AND GUTTER	--- CURB AND GUTTER
--- 5500	--- 5500
--- SAN	--- SANITARY SEWER
--- ST	--- STORM SEWER
--- WAT	--- WATER LINE
--- ELE	--- UNDERGROUND ELECTRIC
--- COM	--- COMMUNICATIONS
--- FO	--- FIBER OPTICS
--- GAS	--- GAS LINE
--- FIRE HYDRANT	--- FIRE HYDRANT
--- SANITARY MANHOLE	--- SANITARY MANHOLE
--- STORM MANHOLE	--- STORM MANHOLE
--- CLEAN OUT	--- CLEAN OUT
--- WATER VALVE	--- WATER VALVE
--- CURB INLET	--- CURB INLET
--- AREA INLET	--- AREA INLET
--- FES	--- FES
--- LIGHT POLE	--- LIGHT POLE
--- FENCE	--- FENCE
--- SIGN	--- SIGN
--- FIRE LANE SIGN	--- FIRE LANE SIGN
--- PROPERTY PIN	--- PROPERTY PIN
--- CONCRETE	--- CONCRETE
--- ASPHALT	--- ASPHALT
--- ROADBASE/ GRAVEL	--- ROADBASE/ GRAVEL
--- ACCESS DRIVE	--- ACCESS DRIVE



OVERALL UTILITY SCHEMATIC

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

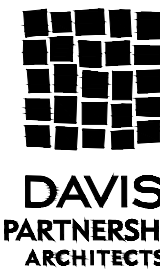
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02/07/2025	100	REVISED	CKE		

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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  
2285 S JARVIS WAY  
AURORA, CO 80014  
PHONE: 303.681.0584

LANDSCAPE ARCHITECT  
DAVIS PARTNERSHIP ARCHITECTS  
2901 BLAKE STREET, SUITE 100  
DENVER, COLORADO 80205  
PHONE: 303.461.8555

ARCHITECT  
DAVIS PARTNERSHIP ARCHITECTS  
2901 BLAKE STREET, SUITE 100  
DENVER, COLORADO 80205  
PHONE: 303.461.8555

CIVIL ENGINEERS  
CBE ENGINEERING, INC.  
4450 W. EDWINE CIR.  
LAKEWOOD, CO 80226  
PHONE: 303.961.1797

ELECTRICAL ENGINEER  
BANK GROUP  
1300 WEST COLORADO AVE  
SUITE 400  
LAKEWOOD, CO 80125  
PHONE: 303.239.0909

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"

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

DATE	REV	REMARKS	FIRST SUBMITTAL	SECOND SUBMITTAL	THIRD SUBMITTAL	FIRST TECHNICAL SUBMITTAL
02/07/2025						

PROJECT NO.  
22420.00

DATE  
02/07/2025

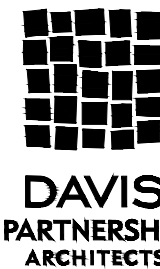
SHEET NUMBER  
7

TREE MITIGATION PLAN

AURORA HOUSING AUTHORITY POTOMAC CAMPUS HOUSING - 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



OWNER  
AURORA HOUSING AUTHORITY  
2015 S RANDOLPH AVE  
AURORA, CO 80014  
PHONE: 303-681-5588

LANDSCAPE ARCHITECT  
DAVIS PARTNERSHIP ARCHITECTS  
2901 BLAKE STREET, SUITE 100  
DENVER, COLORADO 80205  
PHONE: 303-861-8555

ARCHITECT  
DAVIS PARTNERSHIP ARCHITECTS  
2901 BLAKE STREET, SUITE 100  
DENVER, COLORADO 80205  
PHONE: 303-861-8555

CIVIL ENGINEER  
OKE ENGINEERING, INC  
4525 W. EDWARDS AVE  
LAKEWOOD, CO 80226  
PHONE: 303-961-1757

ELECTRICAL ENGINEER  
RAM GROUP  
1800 WEST COLORADO AVE  
SUITE 400  
LAKEWOOD, CO 80202  
PHONE: 303-239-2000

LEGEND

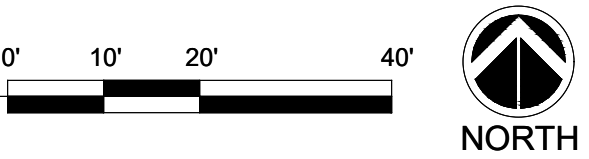
- LIMITS OF IMPROVEMENTS LINE
- ACCESSIBLE ROUTE
- METAL PICKET FENCE
- INORGANIC MULCH, TYP.
- CRUSHER FINES, TYP.
- DECIDUOUS TREE
- EVERGREEN TREE
- ORNAMENTAL TREE
- DECIDUOUS SHRUB
- EVERGREEN SHRUB
- ORNAMENTAL GRASS

NOTES

- REFER TO SHEET 09 FOR PLANTING NOTES, PLANTING SCHEDULE, AND CHARTS



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



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

DATE	REV	REMARKS	DRAWN	CHECKED	APPROVED
06/20/2023		FIRST SUBMITTAL			
06/27/2023		SECOND SUBMITTAL			
07/11/2023		THIRD SUBMITTAL			
07/27/2023		FIRST TECHNICAL SUBMITTAL			

PROJECT NO.  
224220.00

DATE  
02/07/2025

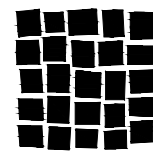
SHEET NUMBER  
8 of 19

LANDSCAPE PLAN



# AURORA HOUSING AUTHORITY POTOMAC CAMPUS HOUSING SITE PLAN WITH ADJUSTMENTS

CAREUNIT OF AURORA SUBDIVISON 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

OWNER  
AURORA HOUSING AUTHORITY  
2015 S RANDOLPH WAY  
AURORA, CO 80014  
PHONE: 303-291-1288

LANDSCAPE ARCHITECT  
DAVIS PARTNERSHIP ARCHITECTS  
2015 BLAKE STREET, SUITE 100  
DENVER, COLORADO 80202  
PHONE: 303-861-8555

ARCHITECT  
DAVIS PARTNERSHIP ARCHITECTS  
2015 BLAKE STREET, SUITE 100  
DENVER, COLORADO 80202  
PHONE: 303-861-8555

CIVIL ENGINEER  
CKE ENGINEERING, INC.  
4425 W. WYOMING CIR.  
LAKEWOOD, CO 80226  
PHONE: 303-961-1197

ELECTRICAL ENGINEER  
RMM GROUP  
1840 WEST COLORADO AVE.  
SUITE 400  
LAKEWOOD, CO 80215  
PHONE: 303-239-0909

## 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	CONT.	XX
PSW	18	P. Subulata / White Creeping Phlox	#1	CONT.	XX

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

DATE	REV	REMARKS	DRAWN	CHECKED	APPROVED
06/06/2023		FIRST SUBMITTAL			
06/07/2023		SECOND SUBMITTAL			
06/11/2023		THIRD SUBMITTAL			
06/27/2023		FIRST TECHNICAL SUBMITTAL			

PROJECT NO.  
22420.00

DATE:  
02/07/2025

SHEET NUMBER

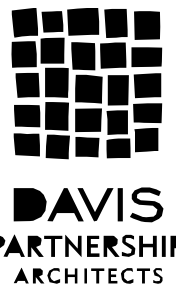
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of 19

LANDSCAPE PLAN NOTES AND SCHEDULES



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



OWNER  
AURORA HOUSING  
AUTHORITY  
220 S ARAPAHO WAY  
AURORA, CO 80014  
PHONE: 720-201-2585

LANDSCAPE ARCHITECT  
DAVIS PARTNERSHIP  
ARCHITECTS  
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ARCHITECT  
DAVIS PARTNERSHIP  
ARCHITECTS  
220 S ARAPAHO STREET, SUITE 100  
DENVER, COLORADO 80205  
PHONE: 303-981-6555

CIVIL ENGINEER  
DCE ENGINEERING,  
INC.  
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LAKEWOOD, CO 80226  
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ELECTRICAL ENGINEER  
RPM GROUP  
4200 WEST COULF AVE.  
SUITE 400  
LAKEWOOD, CO 80215  
PHONE: 303-235-0903

Notes

01 - VINYL WINDOW

02 - COMPOSITE WINDOW, BOD ANDERSON 100 SERIES

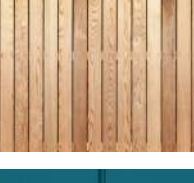
EXTERIOR BUILDING MATERIAL LEGEND



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)



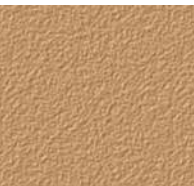
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METAL PANEL  
- ACCENT COLOR: BERRIDGE BRISTOL BLUE



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

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 facade.

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%

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
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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

Table 4.8-6  
Facade Character Elements for Four-Sided Building Design

BUILDING FACE	Mixed-Use and Multifamily Residential Districts		
	PRIMARY FACADE	SECONDARY FACADE	MINOR FACADE
Massing			
General	3	2	1
Wall offset (min. 3 ft.)	✓	✓	✓
Wall parapet height change (min. 3 ft.)	✓	✓	
Roof form change	✓		✓

Table 4.8-6  
Facade Character Elements for Four-Sided Building Design

BUILDING FACE	Mixed-Use and Multifamily Residential Districts		
	PRIMARY FACADE	SECONDARY FACADE	MINOR FACADE
Upper floor stepback			
Wall mesh (min. 12 in.)	✓		
Materials			
General	2	2	1
Change in material	✓		
Change in color	✓		
Change in texture	✓		
Use of masonry (min. 40% of facade)			
Use of paneled materials (min. 40% of facade)			
Variety of window sizes	✓		
Transparency and glazing (min. 70% transparent glass)			

Table 4.8-6  
Facade Character Elements for Four-Sided Building Design

BUILDING FACE	Mixed-Use and Multifamily Residential Districts		
	PRIMARY FACADE	SECONDARY FACADE	MINOR FACADE
Entry definition (pronounced overhanging roof, stoop, porch, etc.)	✓	✓	✓
Building corner enhancements			
Wall art			
Balconies			
Landscape wall/decorative screen for vines			
Architectural detailing	✓		
Display cases on ground floor (for mixed-use)			
Building-mounted lighting fixtures			
Awnings or shutters			

Table 4.8-6  
Facade Character Elements for Four-Sided Building Design

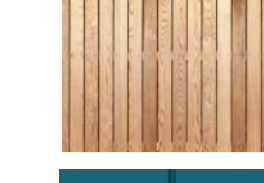
BUILDING FACE	Mixed-Use and Multifamily Residential Districts		
	PRIMARY FACADE	SECONDARY FACADE	MINOR FACADE
Entry definition (pronounced overhanging roof, stoop, porch, etc.)	✓	✓	✓
Building corner enhancements			
Wall art			
Balconies			
Landscape wall/decorative screen for vines			
Architectural detailing	✓		
Display cases on ground floor (for mixed-use)			
Building-mounted lighting fixtures			
Awnings or shutters			



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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

01 - VINYL WINDOW

02 - COMPOSITE WINDOW, BOD ANDERSON 100 SERIES

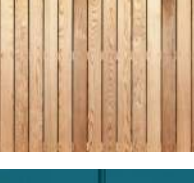
EXTERIOR BUILDING MATERIAL LEGEND



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)



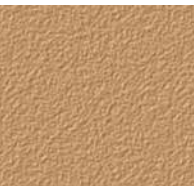
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METAL PANEL  
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W\_B&B.W1:  
FIBER CEMENT BOARD AND BATTEN  
- WHITE/GRAY



W\_MET.U1 AND W\_MET.W1:  
FORMED METAL PANEL  
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Zoning Compliance Legend

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

Metal Panel: 19%  
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SIGNAGE  
Maximum allowed signage: 80 SF  
Sign S1: 20 SF  
Sign S2: 40 SF

Table 4.8-6  
Facade Character Elements for Four-Sided Building Design

BUILDING FACE	Mixed-Use and Multifamily Residential Districts		
	PRIMARY FACADE	SECONDARY FACADE	MINOR FACADE
Massing			
General	3	2	1
Wall offset (min. 3 ft.)	✓	✓	✓
Wall parapet height change (min. 3 ft.)	✓	✓	
Roof form change	✓		✓

Table 4.8-6  
Facade Character Elements for Four-Sided Building Design

BUILDING FACE	Mixed-Use and Multifamily Residential Districts		
	PRIMARY FACADE	SECONDARY FACADE	MINOR FACADE
Upper floor stepback			
Wall mesh (min. 12 in.)	✓		
Materials			
General	2	2	1
Change in material	✓		
Change in color	✓		
Change in texture	✓		
Use of masonry (min. 40% of facade)			
Use of paneled materials (min. 40% of facade)			
Variety of window sizes	✓		
Transparency and glazing (min. 70% transparent glass)			

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Facade Character Elements for Four-Sided Building Design

BUILDING FACE	Mixed-Use and Multifamily Residential Districts		
	PRIMARY FACADE	SECONDARY FACADE	MINOR FACADE
Entry definition (pronounced overhanging roof, stoop, porch, etc.)	✓	✓	✓
Building corner enhancements			
Wall art			
Balconies			
Landscape wall/decorative screen for vines			
Architectural detailing	✓		
Display cases on ground floor (for mixed-use)			
Building-mounted lighting fixtures			
Awnings or shutters			

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Facade Character Elements for Four-Sided Building Design

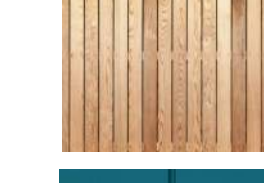
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Building-mounted lighting fixtures			
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W\_MB.V.U1:  
GRAIN FACE BRICK ON WOOD STUD  
- WHITE/GRAY



W\_MB.V.U2:  
SMOOTH FACE BRICK ON WOOD STUD  
- WHITE/GRAY



W\_WP.U1:  
SAFE COURTYARD WALL WITH CEDAR  
VERTICAL PLANKS (BOTH SIDES)



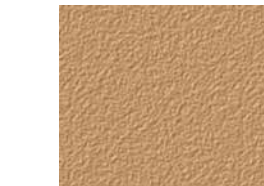
W\_MET.W2:  
METAL PANEL  
- ACCENT COLOR: BERRIDGE BRISTOL BLUE



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

01 - VINYL WINDOW

02 - COMPOSITE WINDOW, BOD ANDERSON 100 SERIES

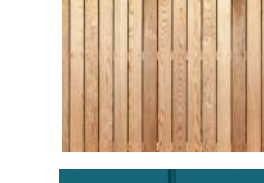
EXTERIOR BUILDING MATERIAL LEGEND



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- WHITE/GRAY



W\_MB.V.U2:  
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SAFE COURTYARD WALL WITH CEDAR  
VERTICAL PLANKS (BOTH SIDES)



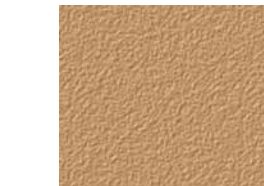
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Materials			
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Use of masonry (min. 40% of facade)			
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Building corner enhancements			
Wall art			
Balconies			
Landscape wall/decorative screen for vines			
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Display cases on ground floor (for mixed-use)			
Building-mounted lighting fixtures			
Awnings or shutters			

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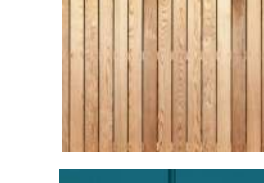
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VERTICAL PLANKS (BOTH SIDES)



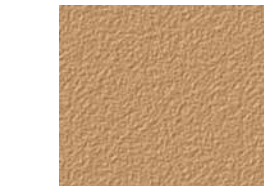
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01 - VINYL WINDOW

02 - COMPOSITE WINDOW, BOD ANDERSON 100 SERIES

EXTERIOR BUILDING MATERIAL LEGEND

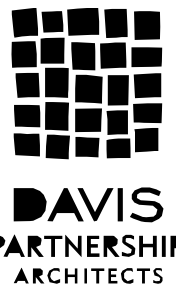


W



AURORA HOUSING AUTHORITY POTOMAC CAMPUS HOUSING  
SITE PLAN

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A RESUBDIVISION OF LOT 1, BLOCK 1, CAREUNIT OF AURORA SUBDIVISION FILING NO.1;  
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CITY OF AURORA, COUNTY OF ARAPAHOE, STATE OF COLORADO



OWNER  
AURORA HOUSING  
AUTHORITY  
200 S. ARAPAHOE WAY  
AURORA, CO 80014  
PHONE: 720-201-2060

LANDSCAPE ARCHITECT  
DAVIS PARTNERSHIP  
ARCHITECTS  
200 S. ARAPAHOE STREET, SUITE 100  
DENVER, COLORADO 80205  
PHONE: 303-861-6555

ARCHITECT  
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ARCHITECTS  
200 S. ARAPAHOE STREET, SUITE 100  
DENVER, COLORADO 80205  
PHONE: 303-861-6555

CIVIL ENGINEER  
DCE ENGINEERING,  
INC.  
1450 W. DAVIS CIR.  
LAKEWOOD, CO 80226  
PHONE: 303-611-1707

ELECTRICAL ENGINEER  
P&M GROUP  
1500 WEST COULFAX  
AVE.  
SUITE 400  
LAKEWOOD, CO 80215  
PHONE: 303-235-0903

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General	3	2	1
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Building corner enhancements			
Wall art			
Balconies			
Landscape wall/decorative screen for vines			

Notes

01 - VINYL WINDOW

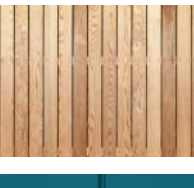
02 - COMPOSITE WINDOW, BOD ANDERSON 100 SERIES  
EXTERIOR BUILDING MATERIAL LEGEND



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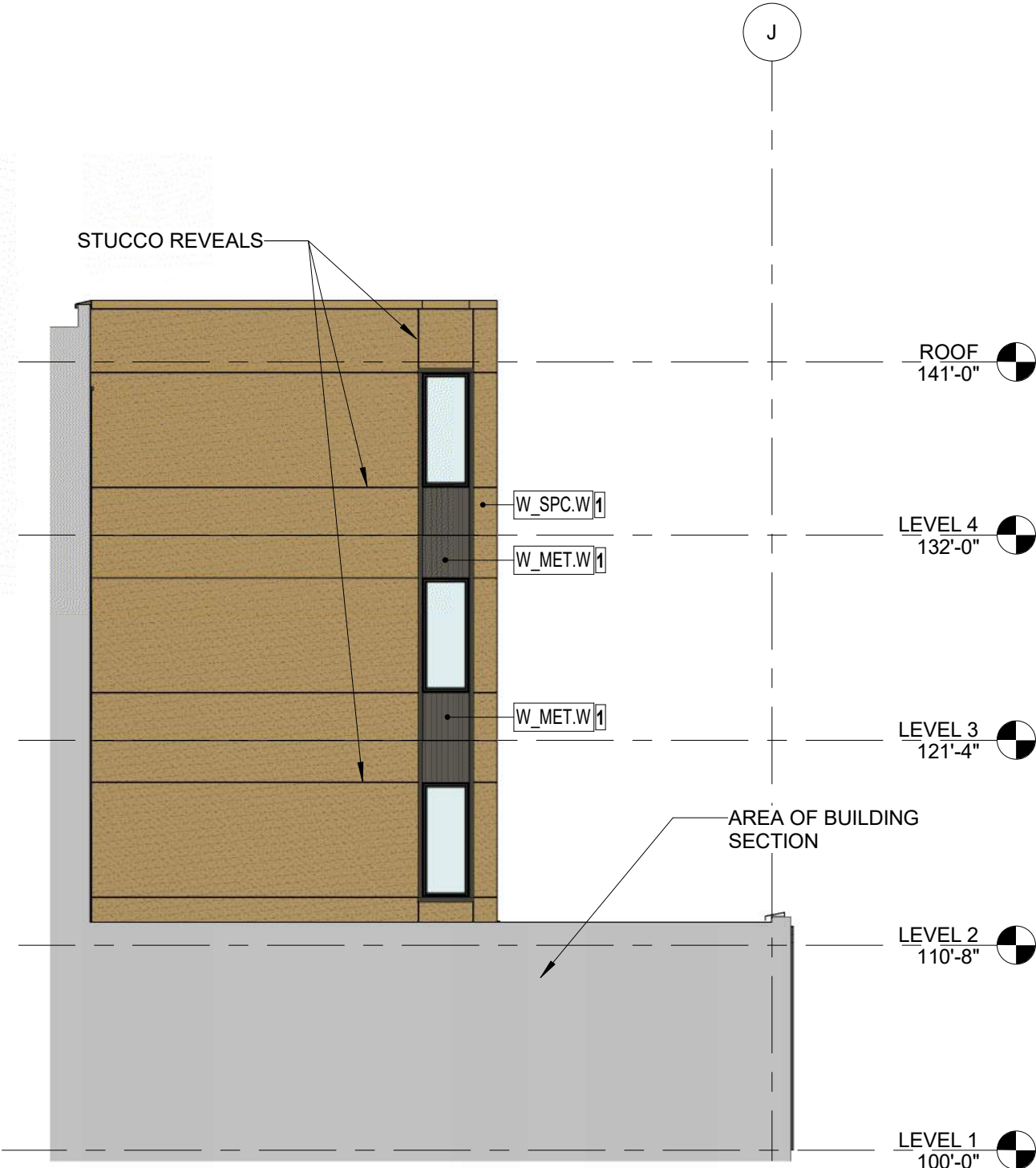
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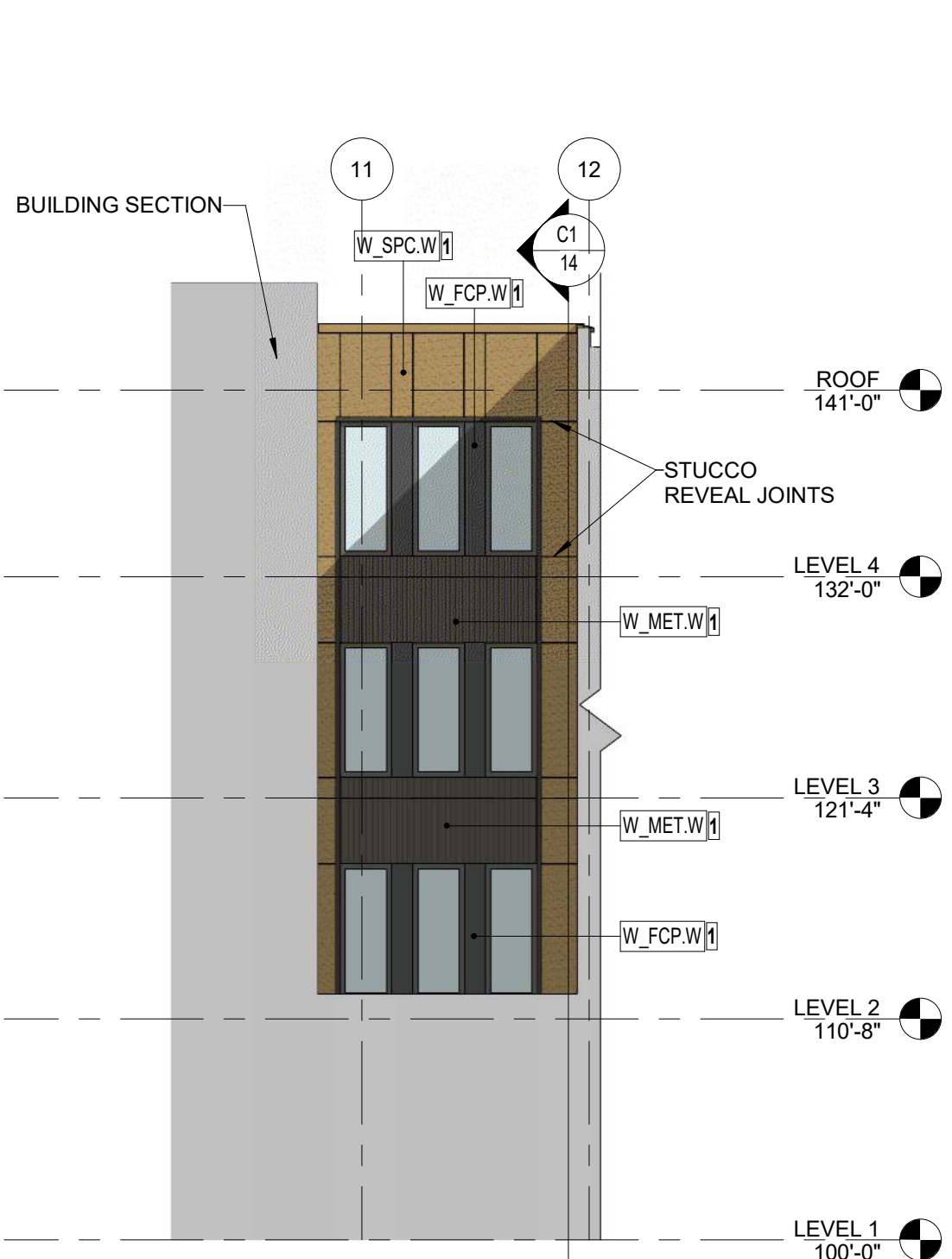
C2 SOUTH ELEVATION S2  
1/8" = 1'-0"



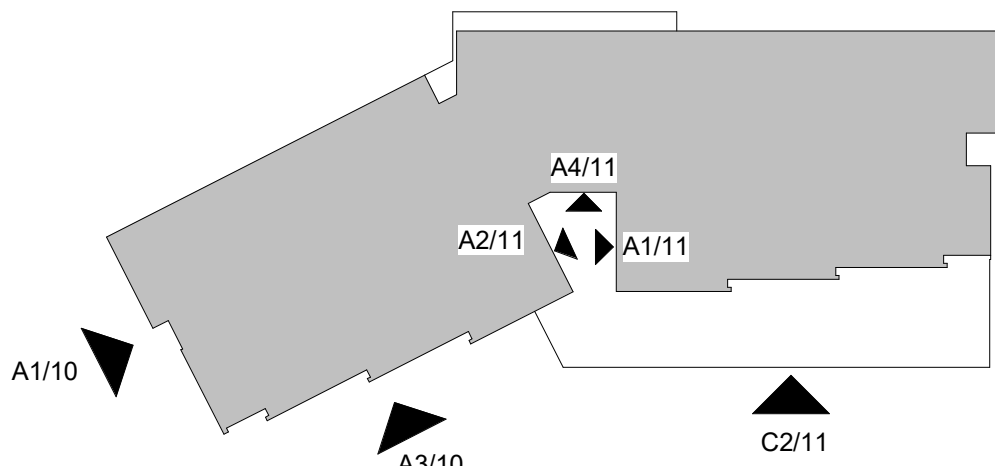
A1 WEST ELEVATION - SOUTH INSET S1  
1/8" = 1'-0"



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



A4 SOUTH ELEVATION - SOUTH INSET S1  
1/8" = 1'-0"



SITE KEY PLAN 1

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

REV	REMARKS	DATE	DRWN	CHKD	APPRD
1	FIRST SUBMITTAL	04/07/2023			
2	SECOND SUBMITTAL	04/12/2023			
3	THIRD SUBMITTAL	05/11/2023			
4	FOURTH SUBMITTAL	05/11/2023			

PROJECT NO. 22420.00

DATE 02/07/2025

SHEET NUMBER 11

of 19

BUILDING ELEVATIONS



AURORA HOUSING AUTHORITY POTOMAC CAMPUS HOUSING  
SITE PLAN

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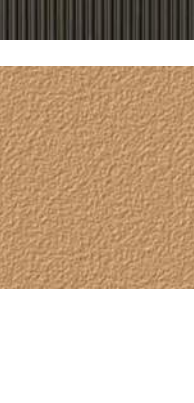
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VERTICAL PLANKS (BOTH SIDES)



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Materials			
General	2	2	1
Change in material	✓		
Change in color	✓		
Change in texture	✓		
Use of masonry (min. 40% of facade)			
Use of paneled materials (min. 40% of facade)			
Variety of window sizes	✓		
Transparency and glazing (min. 20% transparent glass)			

Table 4.8-7 Human Scale			
BUILDING FACE	Mixed-Use and Multifamily Residential Districts		
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Architectural detailing	✓		
Display cases on ground floor (for mixed-use)			
Building-mounted lighting fixtures			
Awnings or shutters			

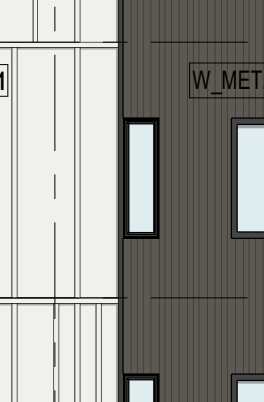
Table 4.8-8 Facade Character Elements for Four-Sided Building Design			
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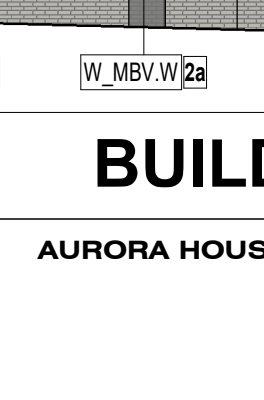
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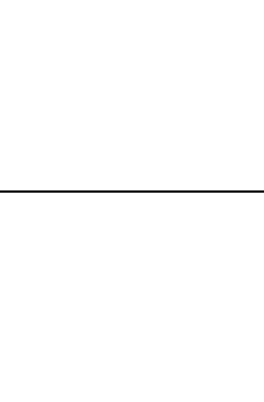
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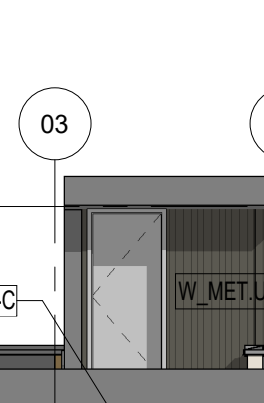
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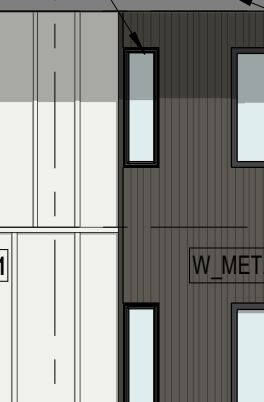
W\_MET.W2:  
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W\_B&B.W1:  
FIBER CEMENT BOARD AND BATTEN  
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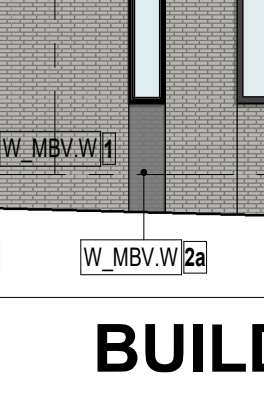
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SMOOTH FACE BRICK ON WOOD STUD  
- WHITE/GRAY



W\_WP.U1:  
SAFE COURTYARD WALL WITH CEDAR  
VERTICAL PLANKS (BOTH SIDES)



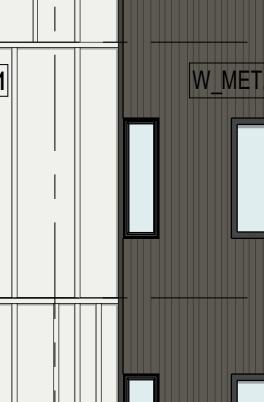
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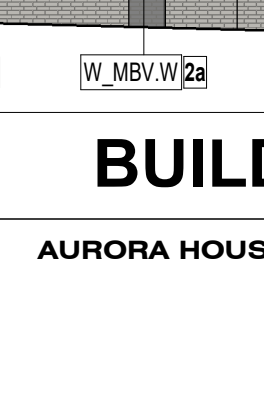
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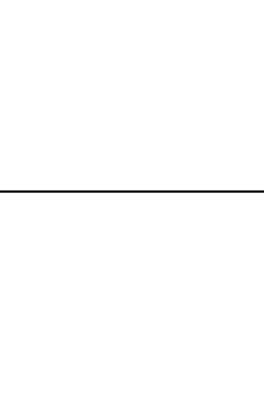
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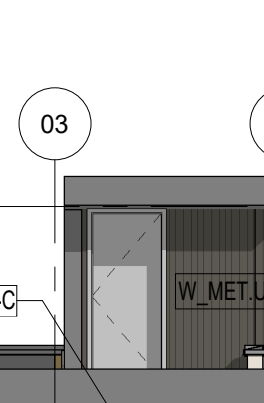
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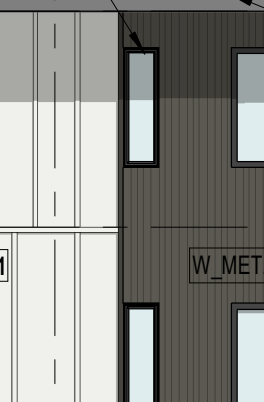
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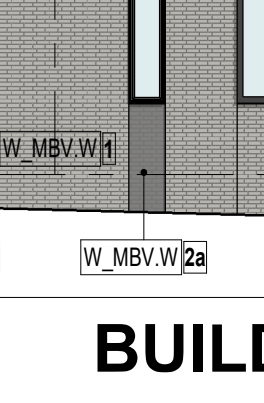
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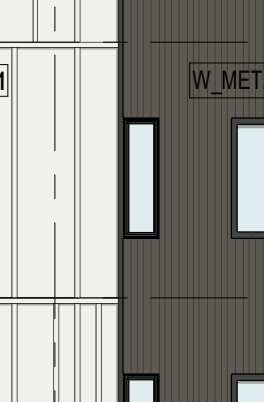
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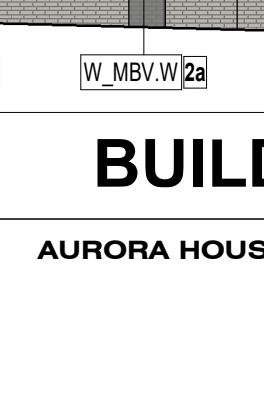
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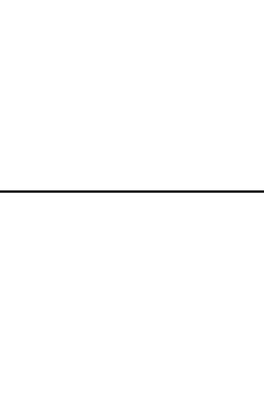
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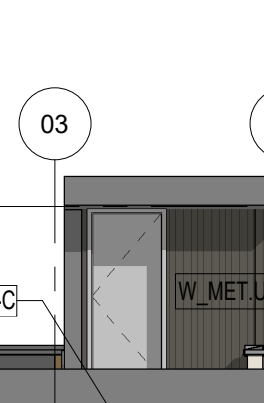
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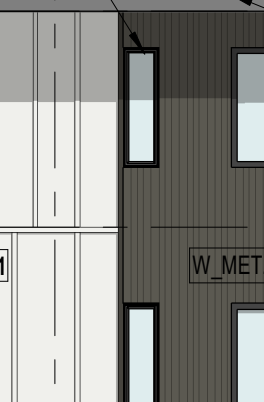
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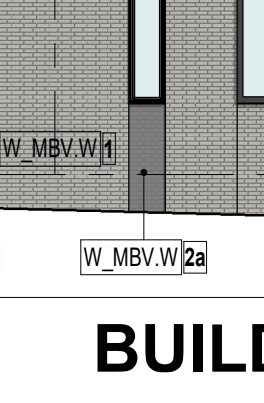
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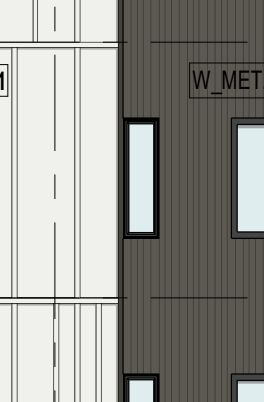
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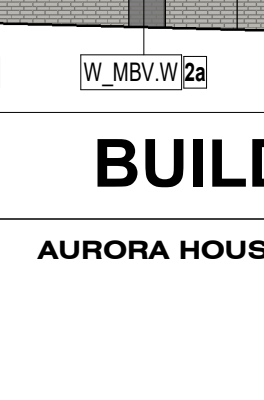
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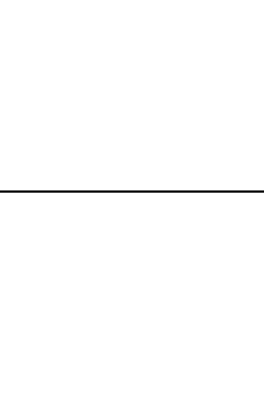
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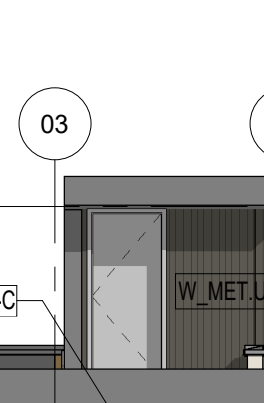
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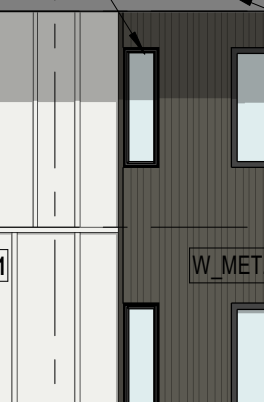
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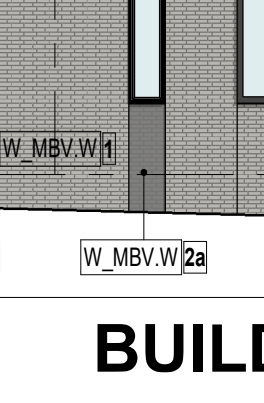
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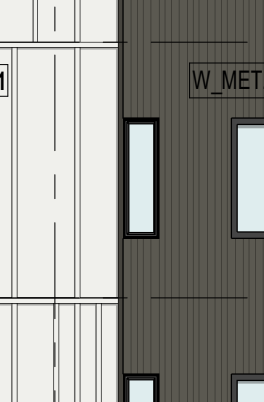
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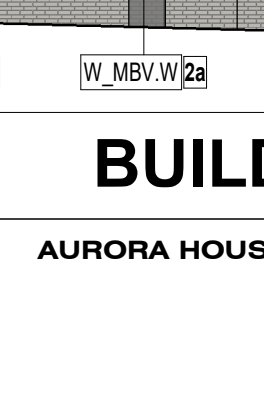
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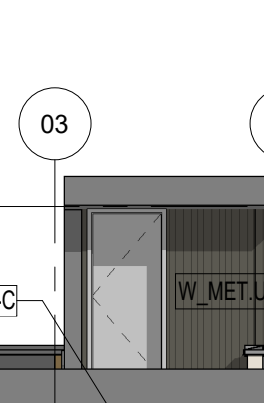
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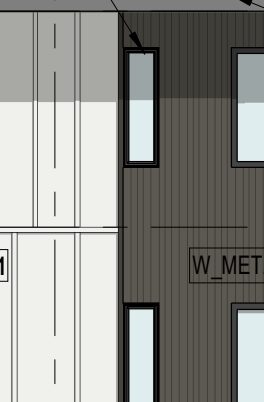
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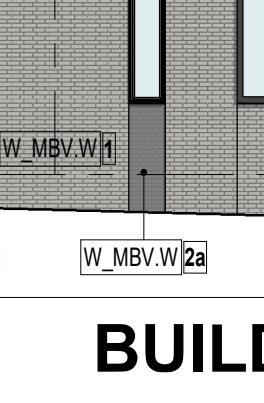
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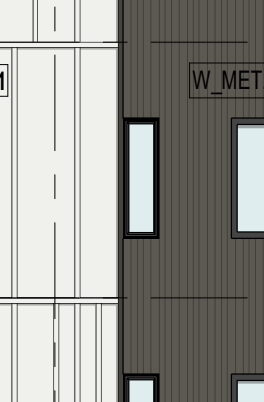
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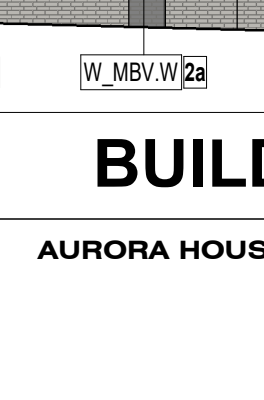
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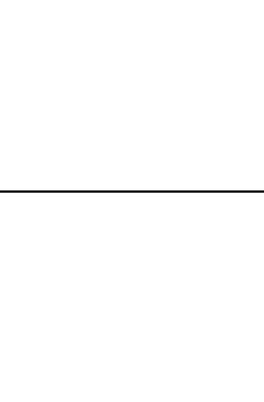
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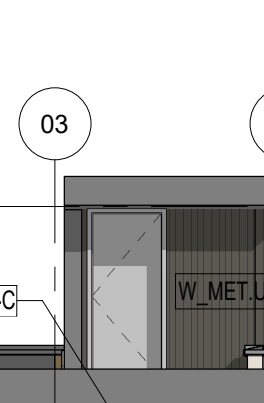
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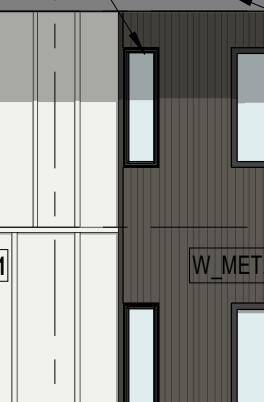
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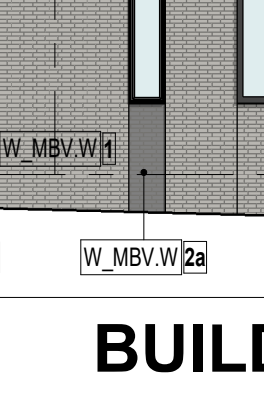
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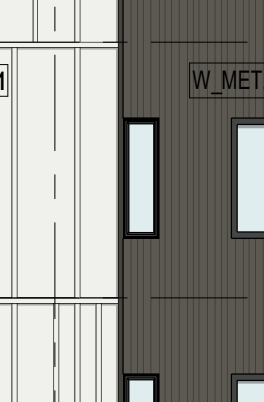
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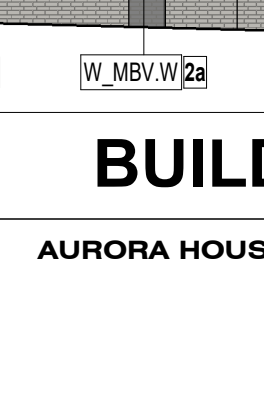
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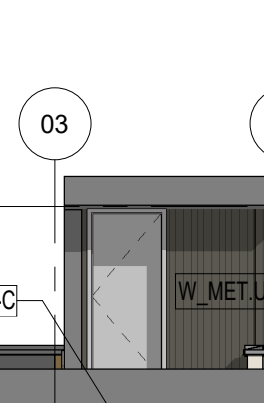
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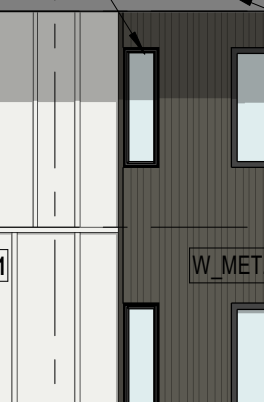
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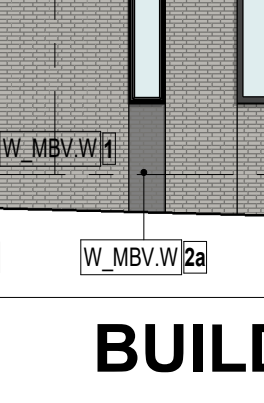
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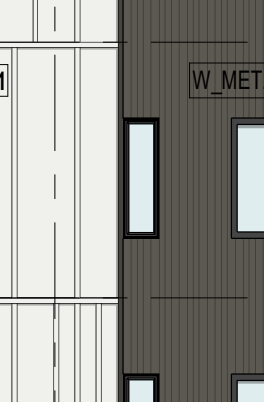
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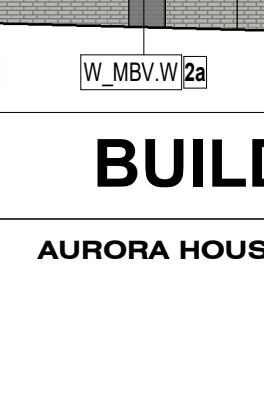
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AURORA HOUSING AUTHORITY POTOMAC CAMPUS HOUSING  
SITE PLAN

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



OWNER  
AURORA HOUSING  
AUTHORITY  
200 S ARAPAHO WAY  
AURORA, CO 80014  
PHONE: 720-201-2565

LANDSCAPE ARCHITECT  
DAVIS PARTNERSHIP  
ARCHITECTS  
200 S ARAPAHO STREET, SUITE 100  
DENVER, COLORADO 80205  
PHONE: 303-861-6555

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CIVIL ENGINEER  
DAVIS PARTNERSHIP  
ARCHITECTS  
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ELECTRICAL ENGINEER  
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AURORA HOUSING AUTHORITY POTOMAC  
CAMPUS HOUSING  
1280 SOUTH POTOMAC STREET  
AURORA, CO 80012  
SITE PLAN

REV	REMARKS	DATE	DRWN	CHKD	APPRD
1	FIRST SUBMITTAL	06/20/2023			
2	SECOND SUBMITTAL	06/20/2023			
3	THIRD SUBMITTAL	06/20/2023			
4	FOURTH SUBMITTAL	06/20/2023			

PROJECT NO.  
22420 00

DATE  
02/07/2025

SHEET NUMBER  
13  
of 19

Notes  
01 - VINYL WINDOW  
02 - COMPOSITE WINDOW, BOD ANDERSON 100 SERIES  
EXTERIOR BUILDING MATERIAL LEGEND

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- WHITE/GRAY

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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 facade.

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

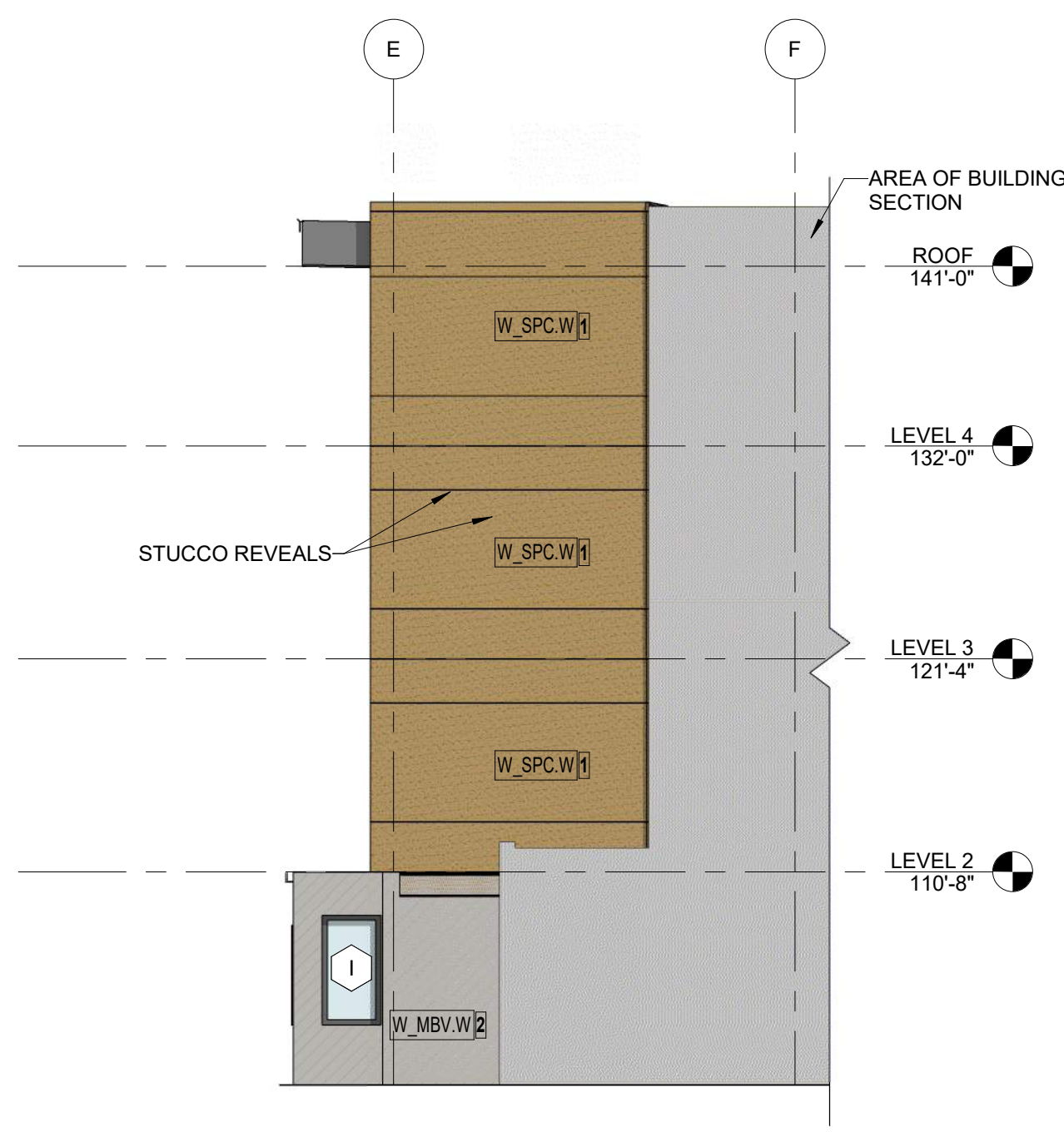
Table 4.8-5 Facade Character Elements for Four-Sided Building Design				
BUILDING FACE	Mixed-Use and Multifamily Residential Districts			
	PRIMARY FACADE	SECONDARY FACADE	MINOR FACADE	
Massing	General	3	2	1
Wall offset (min. 3 ft.)		✓	✓	✓
Wall parapet height change (min. 3 ft.)		✓	✓	
Roof form change		✓		✓

Table 4.8-6 Facade Character Elements for Four-Sided Building Design				
BUILDING FACE	Mixed-Use and Multifamily Residential Districts			
	PRIMARY FACADE	SECONDARY FACADE	MINOR FACADE	
Upper floor stepback		✓		
Wall mesh (min. 12 in.)		✓		
Change in material	2	2	1	
Change in color	✓			
Change in texture	✓			
Use of masonry (min. 40% of facade)				
Use of paneled materials (min. 40% of facade)				
Variety of window sizes	✓			
Transparency and glazing (min. 70% transparent glass)				

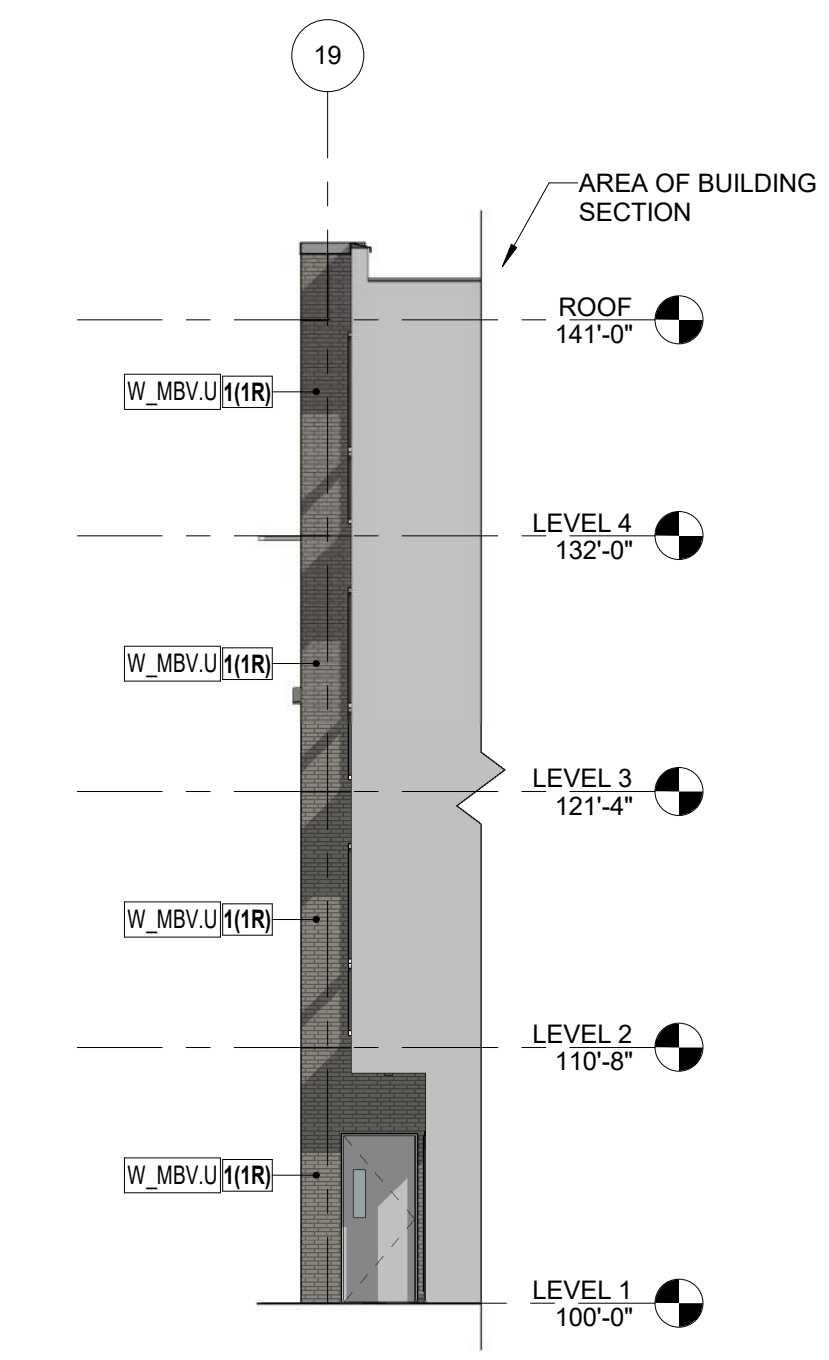
Table 4.8-6 Facade Character Elements for Four-Sided Building Design				
BUILDING FACE	Mixed-Use and Multifamily Residential Districts			
	PRIMARY FACADE	SECONDARY FACADE	MINOR FACADE	
Entry definition (pronounced overhanging roof form, stoop, porch, etc.)	✓	✓	✓	
Building corner enhancements				
Wall art				
Balconies				
Landscape wall/decorative screen for vines				



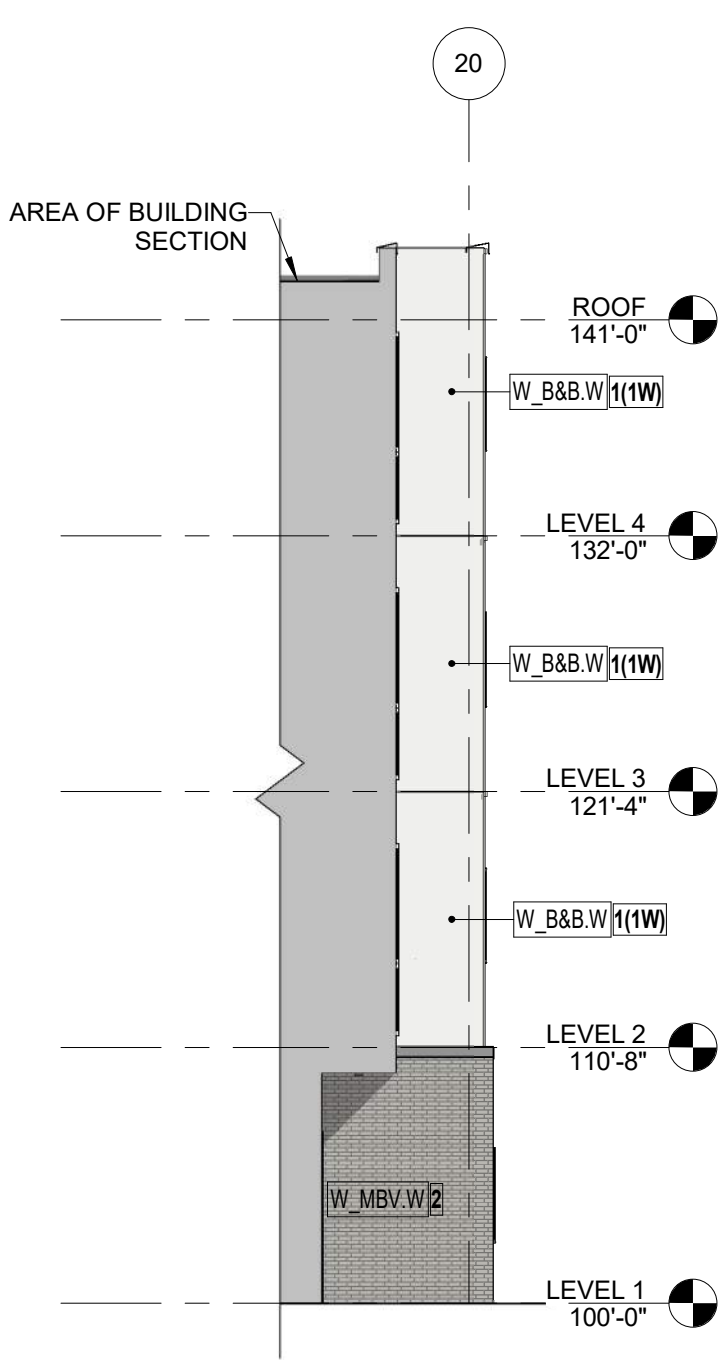
D2 EAST ELEVATION S1  
1/8" = 1'-0"



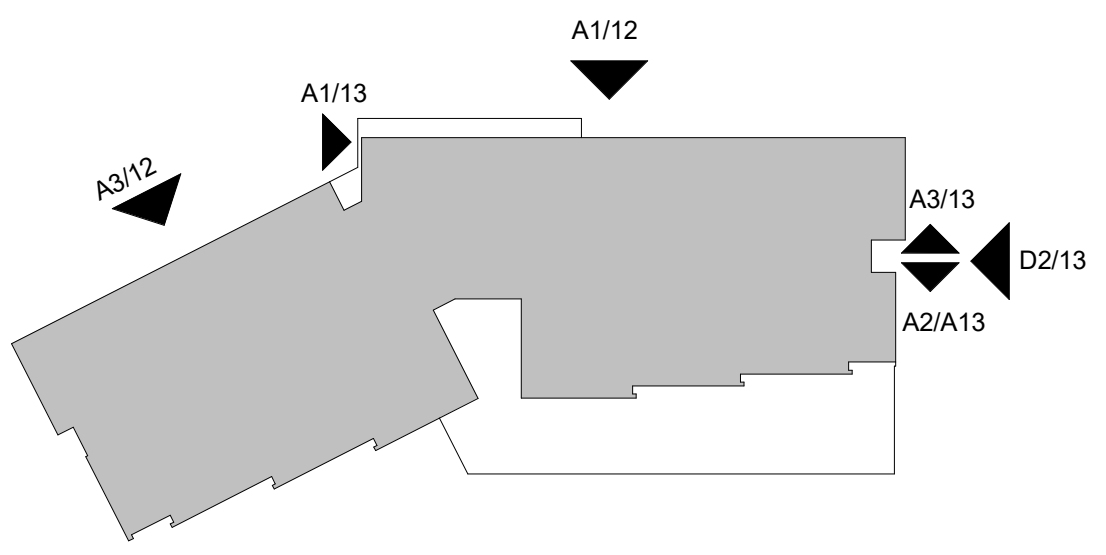
A1 WEST ELEVATION - NORTH INSET S1  
1/8" = 1'-0"



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



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



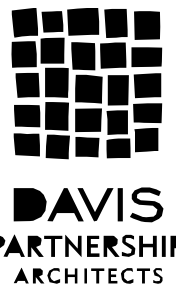
SITE KEY PLAN 2

BUILDING ELEVATIONS



AURORA HOUSING AUTHORITY POTOMAC CAMPUS HOUSING  
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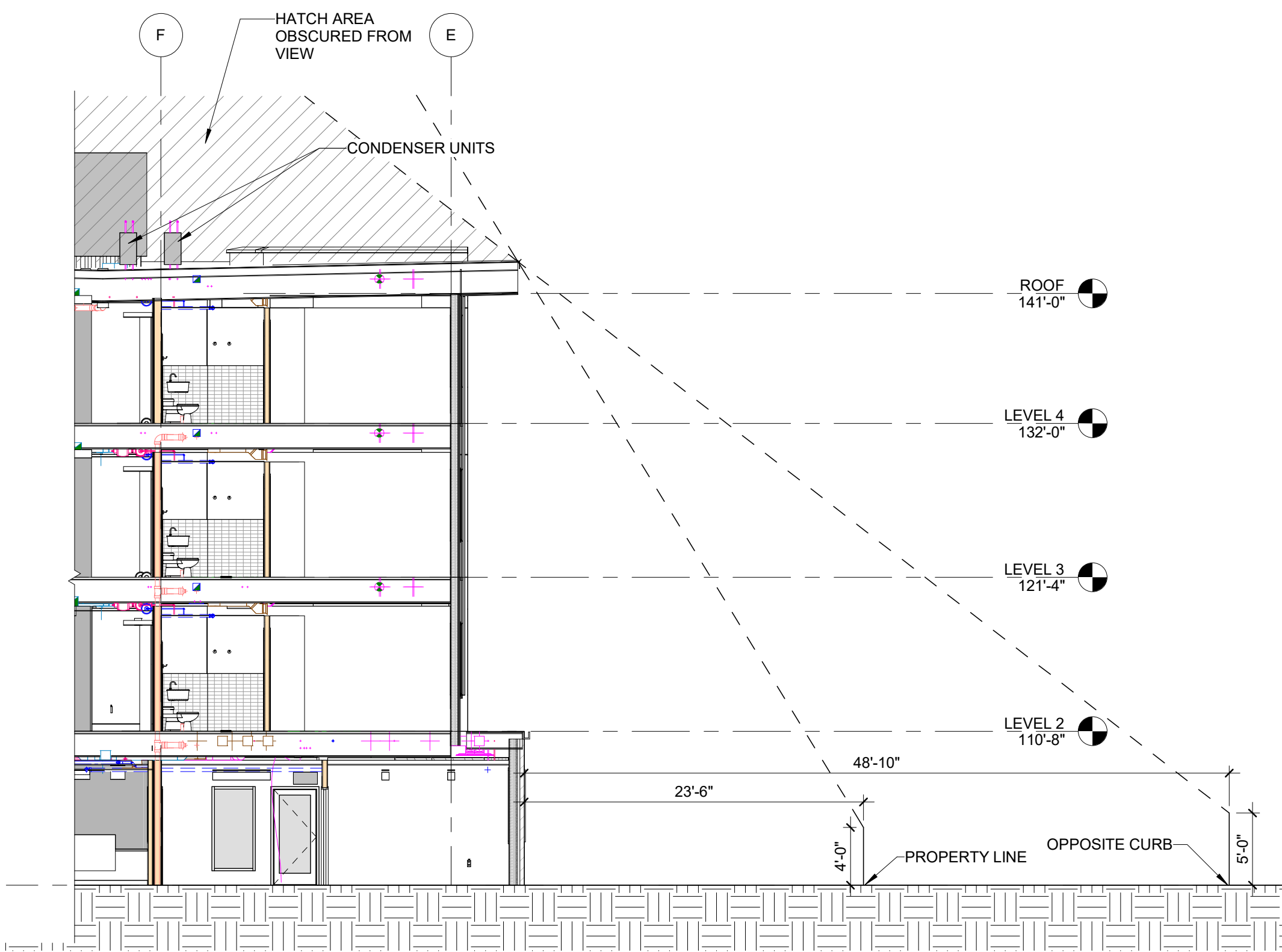
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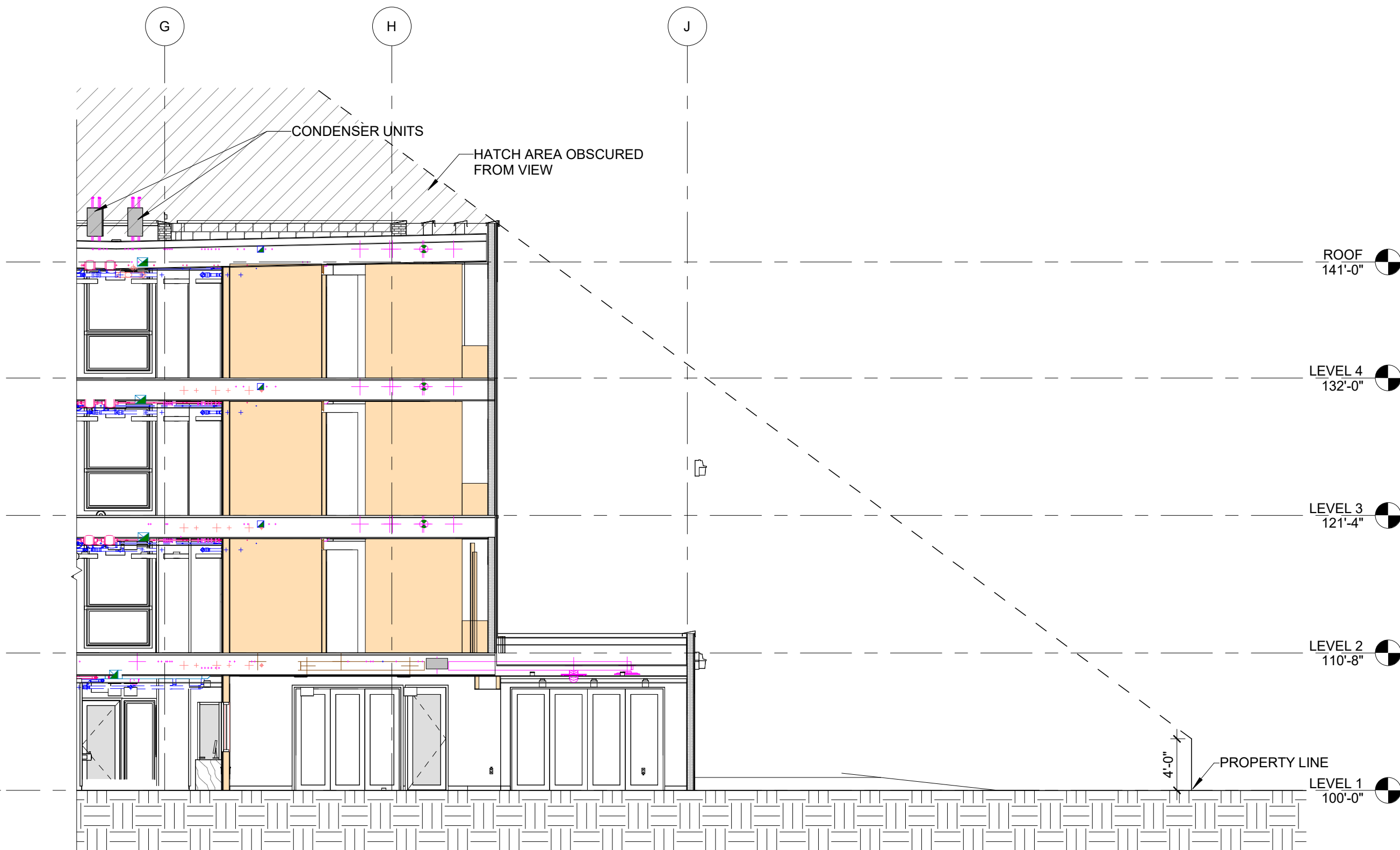
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DAVIS PARTNERSHIP  
ARCHITECTS  
2001 BLAKE STREET, SUITE 100  
DENVER, COLORADO 80205  
PHONE: 303-861-6555

CIVIL ENGINEER  
DCE ENGINEERING,  
INC.  
1450 W. FRANK CIR.  
LAKEWOOD, CO 80226  
PHONE: 303-611-1707

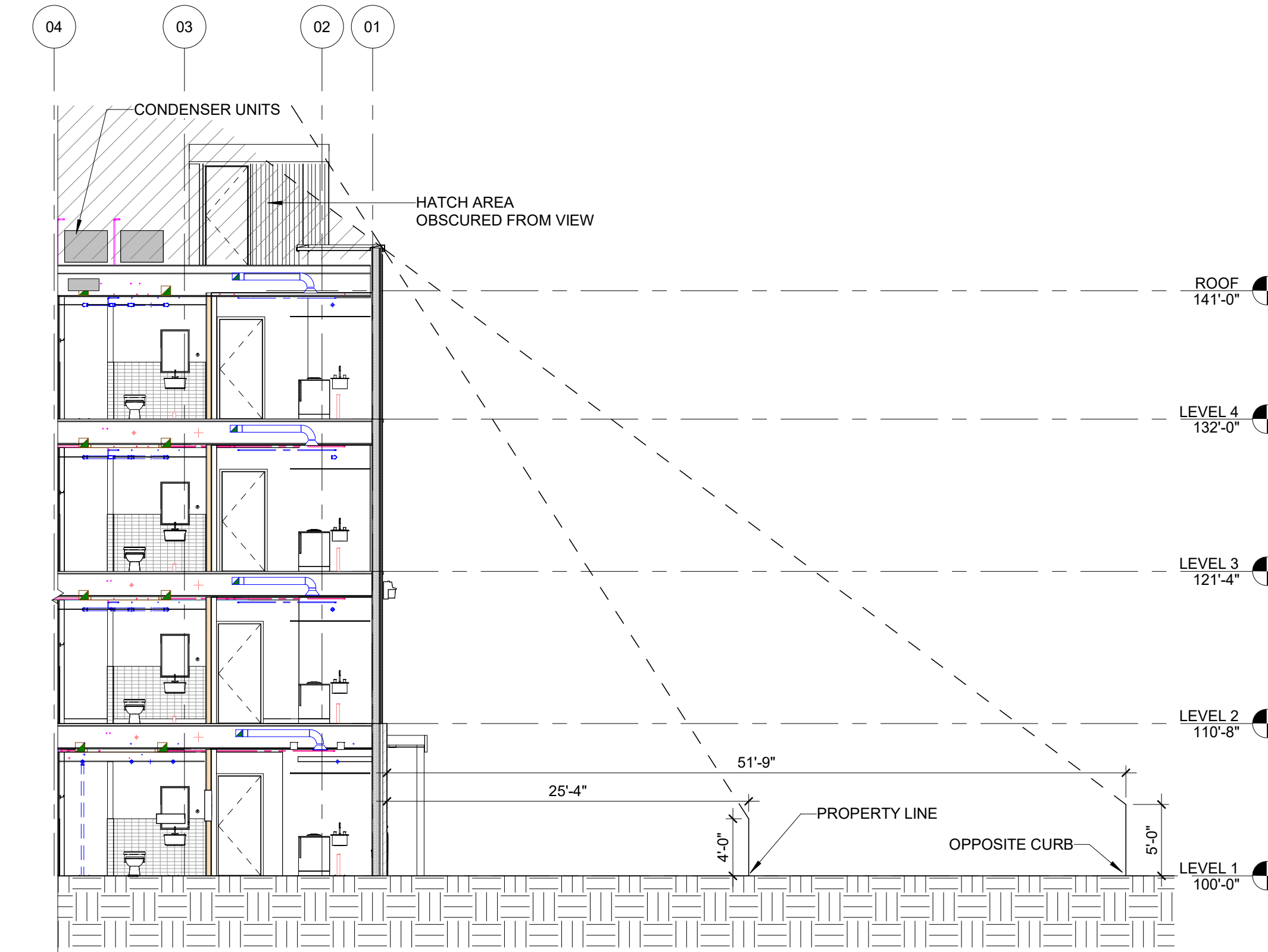
ELECTRICAL ENGINEER  
PMM GROUP  
2380 WEST GOLF FAY  
SUITE 400  
LAKEWOOD, CO 80215  
PHONE: 303-255-0903



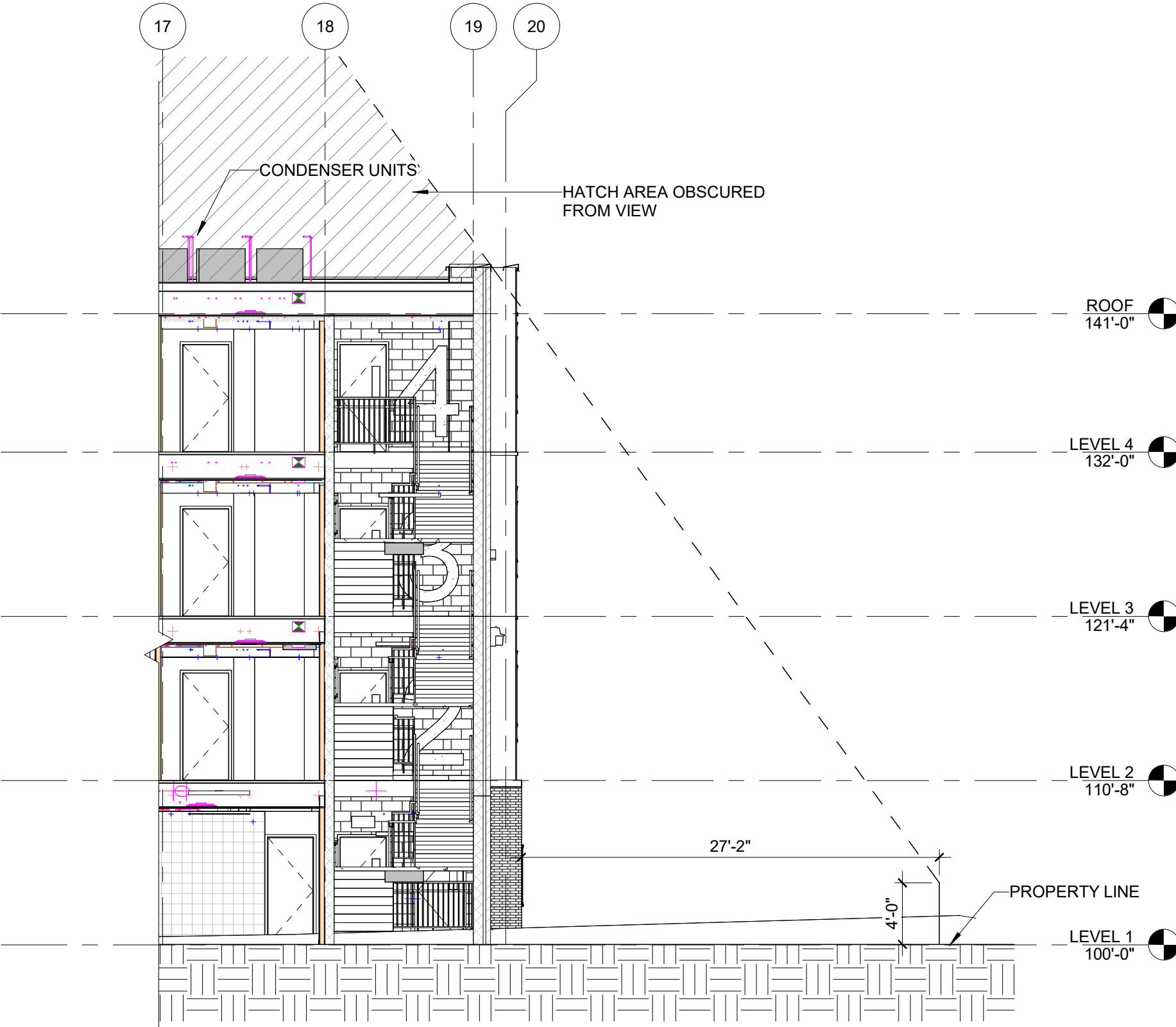
C1 NORTH PROPERTY LINE SITE SECTION  
1/8" = 1'-0"



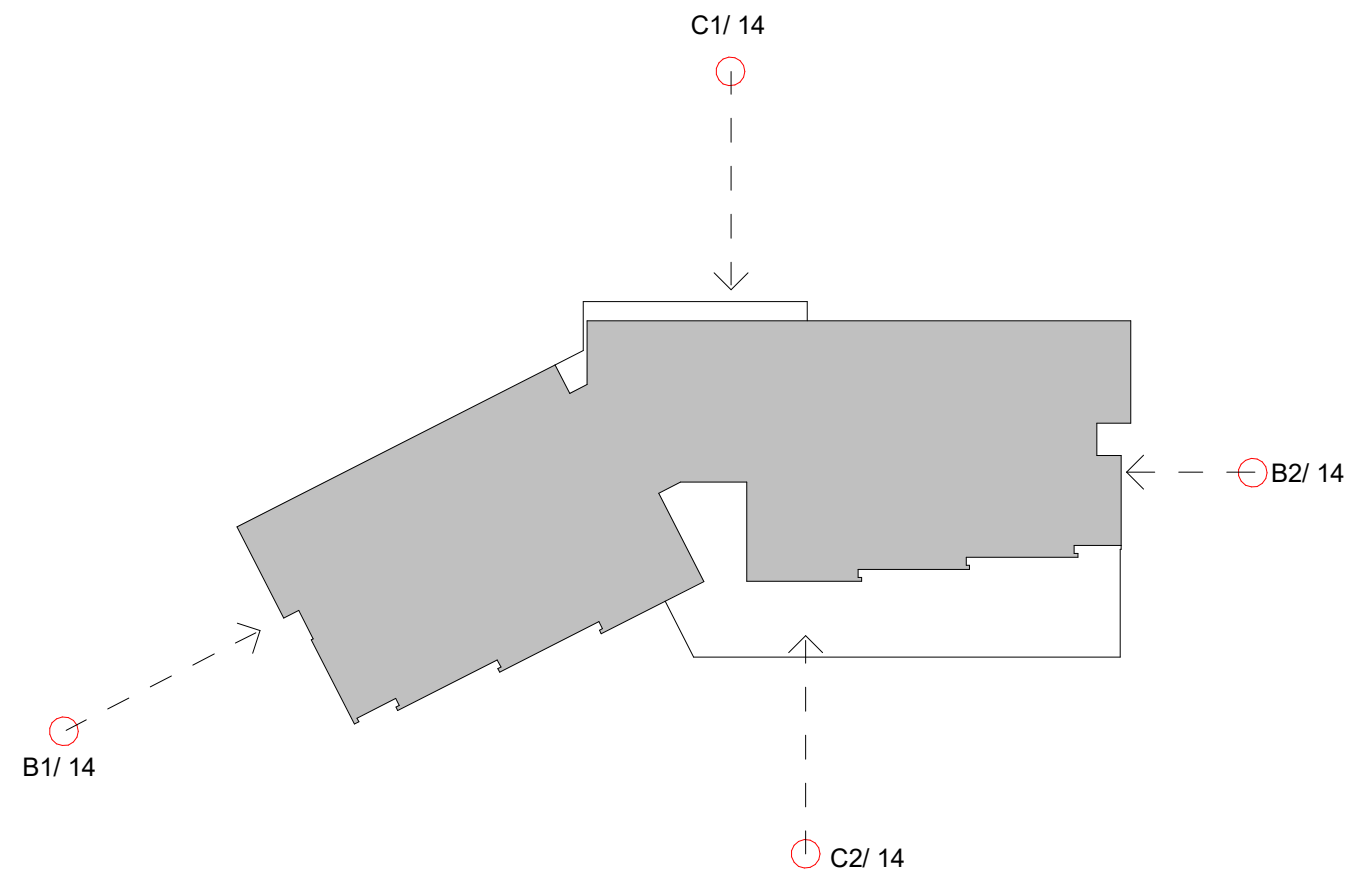
C2 SOUTH PROPERTY LINE SITE SECTION  
1/8" = 1'-0"



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

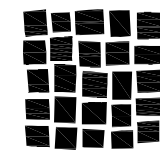
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02	SECOND SUBMITTAL	04/12/2024			
03	THIRD SUBMITTAL	05/13/2024			
04	FINAL SUBMITTAL	05/13/2024			

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



DAVIS  
PARTNERSHIP  
ARCHITECTS

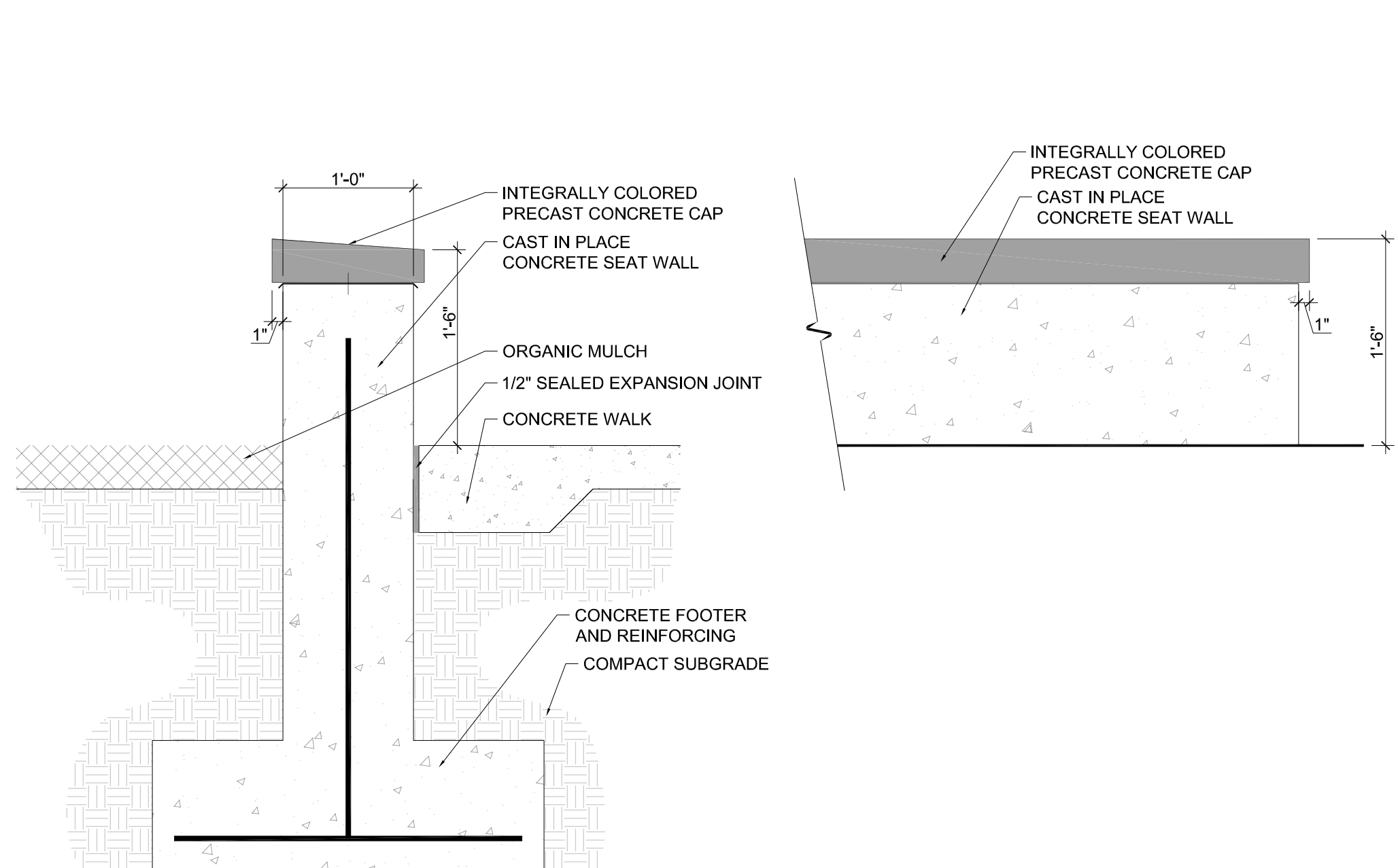
OWNER:  
AURORA HOUSING AUTHORITY  
2210 S JAMNORTH AVE  
AURORA, CO 80014  
PHONE: 303.291.2588

LANDSCAPE ARCHITECT:  
DAVIS PARTNERSHIP ARCHITECTS  
2911 BLAKE STREET, SUITE 100  
DENVER, COLORADO 80205  
PHONE: 303.481.4555

ARCHITECT:  
DAVIS PARTNERSHIP ARCHITECTS  
2911 BLAKE STREET, SUITE 100  
DENVER, COLORADO 80205  
PHONE: 303.481.4555

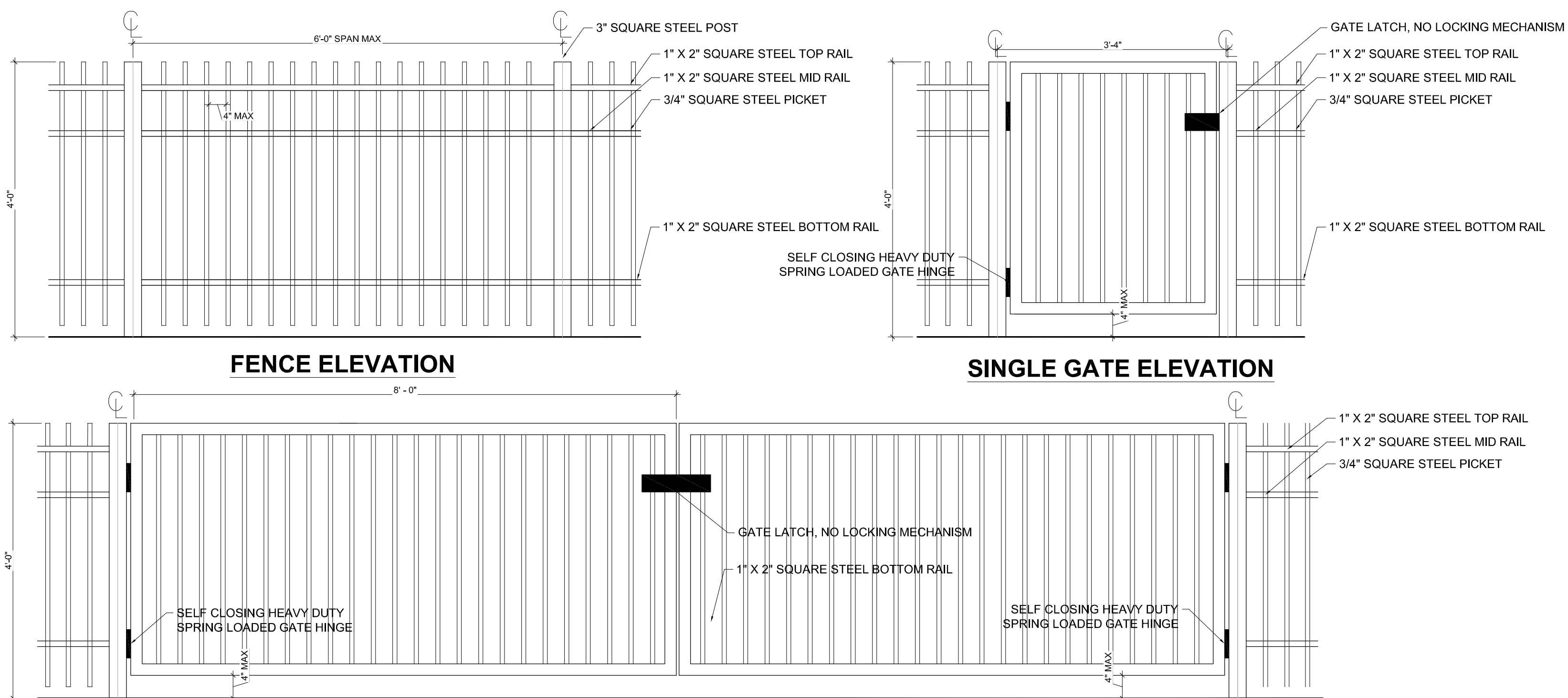
CIVIL ENGINEER:  
CKE ENGINEERING, INC.  
4525 W. WENDE DR.  
LAKEWOOD, CO 80226  
PHONE: 303.461.1727

ELECTRICAL ENGINEER:  
RAM GROUP  
1800 WEST COLUMBIA AVE  
SUITE 400  
LAKEWOOD, CO 80215  
PHONE: 303.239.0900



WALL SECTION

WALL ELEVATION



FENCE ELEVATION

SINGLE GATE ELEVATION

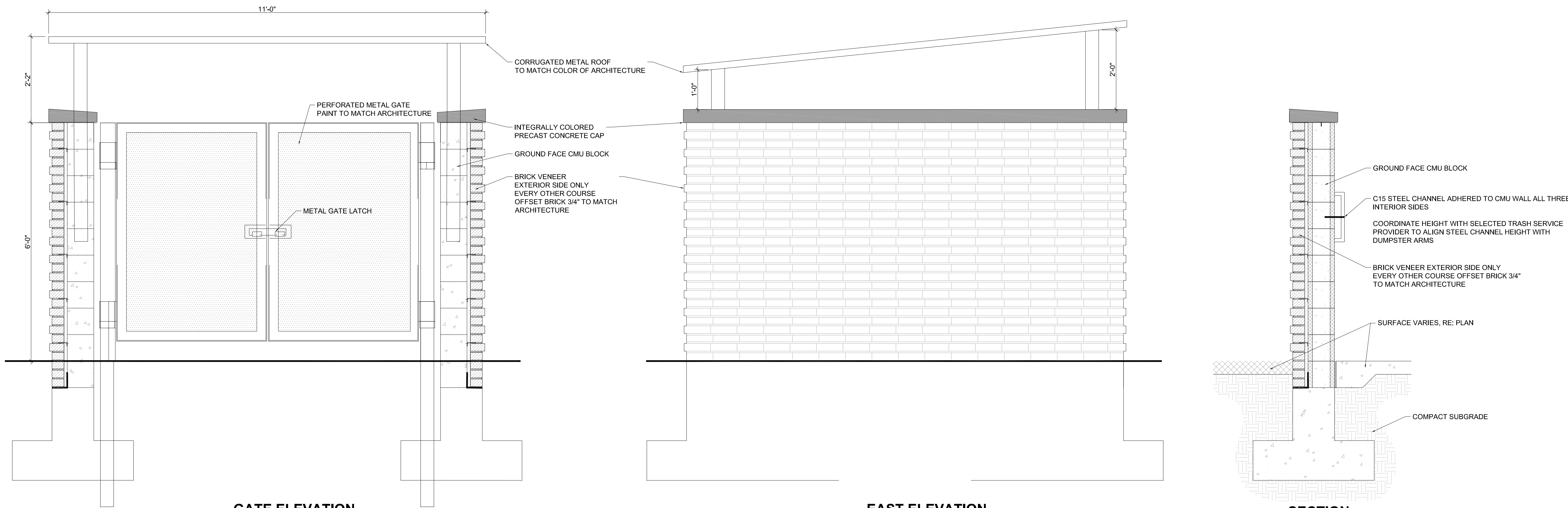
DOUBBLE GATE ELEVATION

1 CAST IN PLACE CONCRETE SITE WALL

1"=1'-0"

2 METAL PICKET FENCE AND GATE

3/4"=1'-0"



GATE ELEVATION

EAST ELEVATION

SECTION

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	DRAWN	CHECKED	APPROVED
06/09/2023		FIRST SUBMITTAL			
06/17/2023		SECOND SUBMITTAL			
07/12/2023		THIRD SUBMITTAL			
07/27/2023		FIRST TECHNICAL SUBMITTAL			

PROJECT NO.  
2242020.00  
DATE  
02/07/2025  
SHEET NUMBER

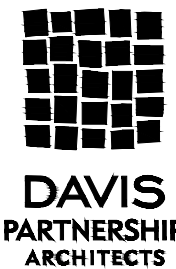
15  
of 19

SITE PLAN DETAIL SHEET



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



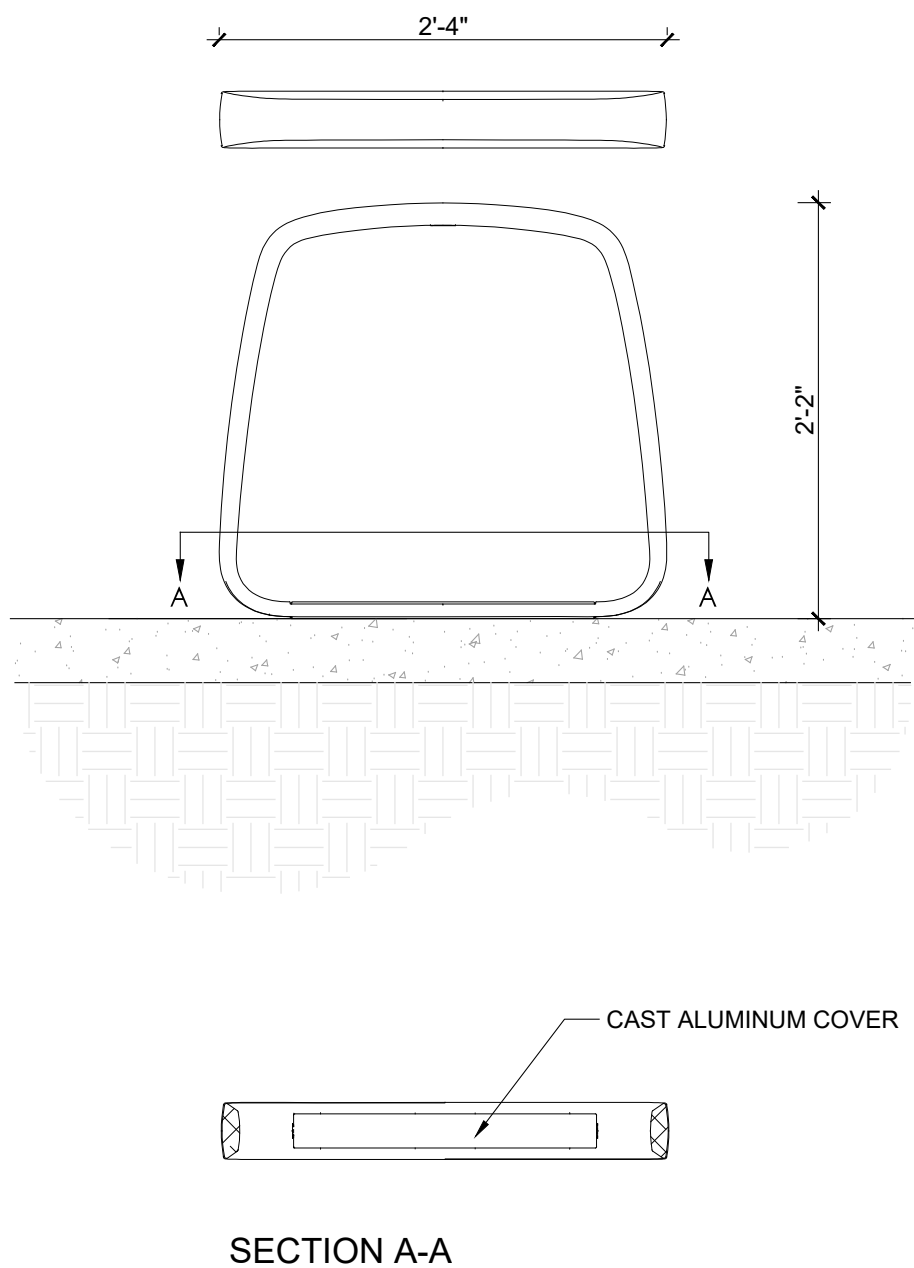
OWNER  
AURORA HOUSING AUTHORITY  
228 S RANDOLPH ST  
AURORA, CO 80014  
PHONE: 720.201.2584

LANDSCAPE ARCHITECT  
DAVIS PARTNERSHIP ARCHITECTS  
2901 BLAKE STREET, SUITE 100  
DENVER, COLORADO 80205  
PHONE: 303.861.8555

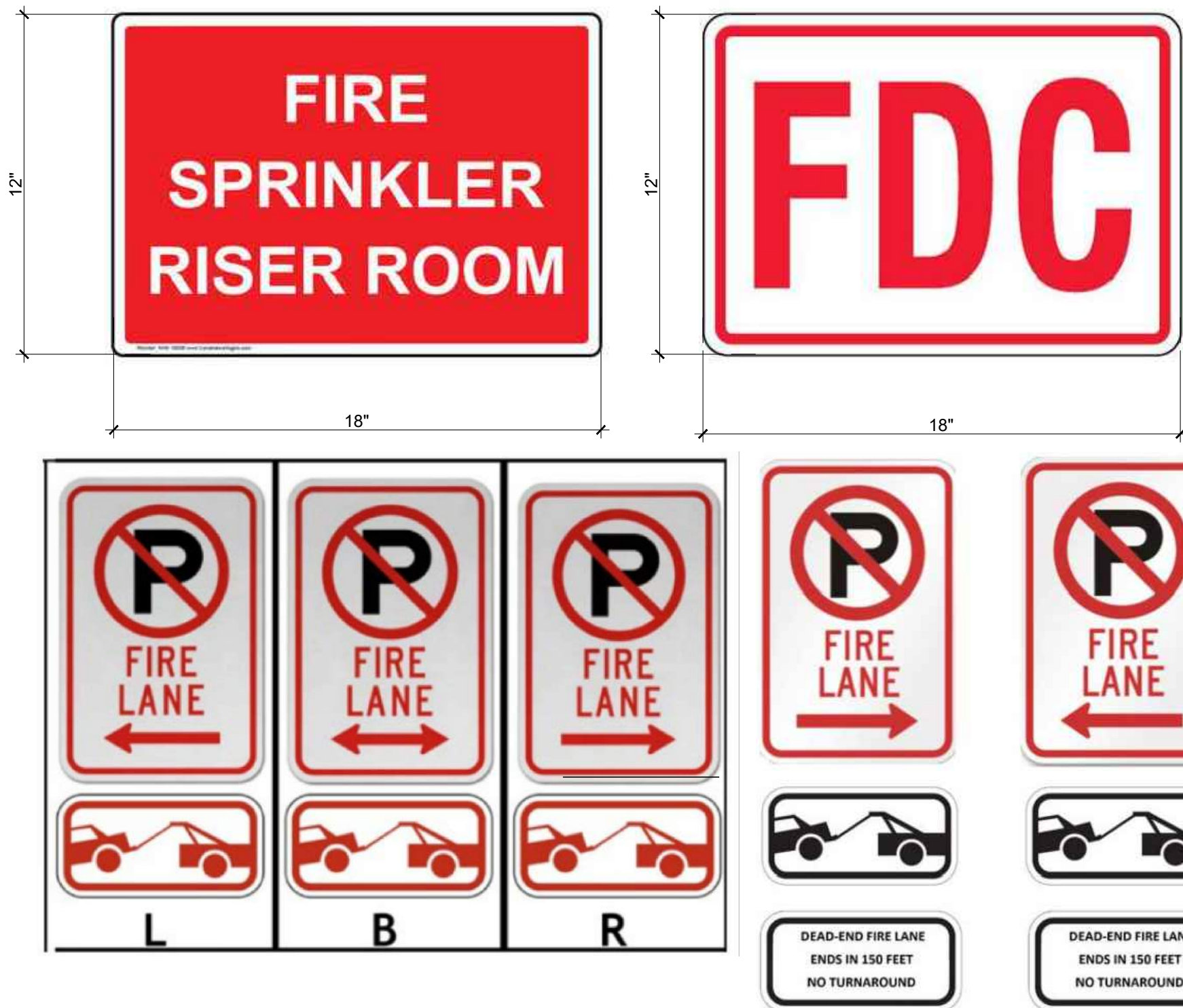
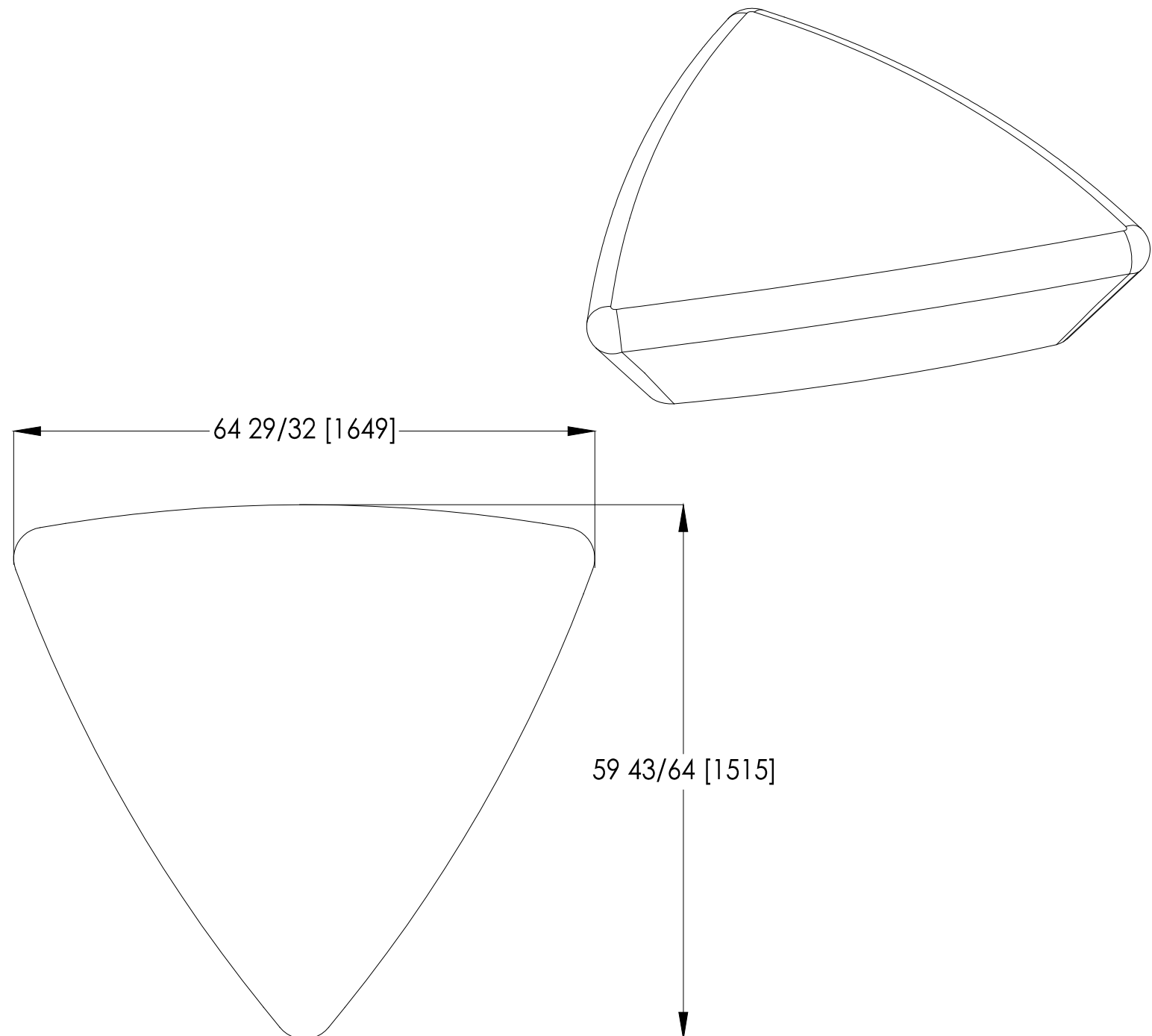
ARCHITECT  
DAVIS PARTNERSHIP ARCHITECTS  
2901 BLAKE STREET, SUITE 100  
DENVER, COLORADO 80205  
PHONE: 303.861.8555

CIVIL ENGINEER  
CKE ENGINEERING, INC.  
4525 W. EVANS CIR  
LAKEWOOD, CO 80226  
PHONE: 303.651.1707

ELECTRICAL ENGINEER  
RANK GROUP  
1800 WEST COLFAX AVE  
SUITE 400  
LAKEWOOD, CO 80215  
PHONE: 303.239.2800



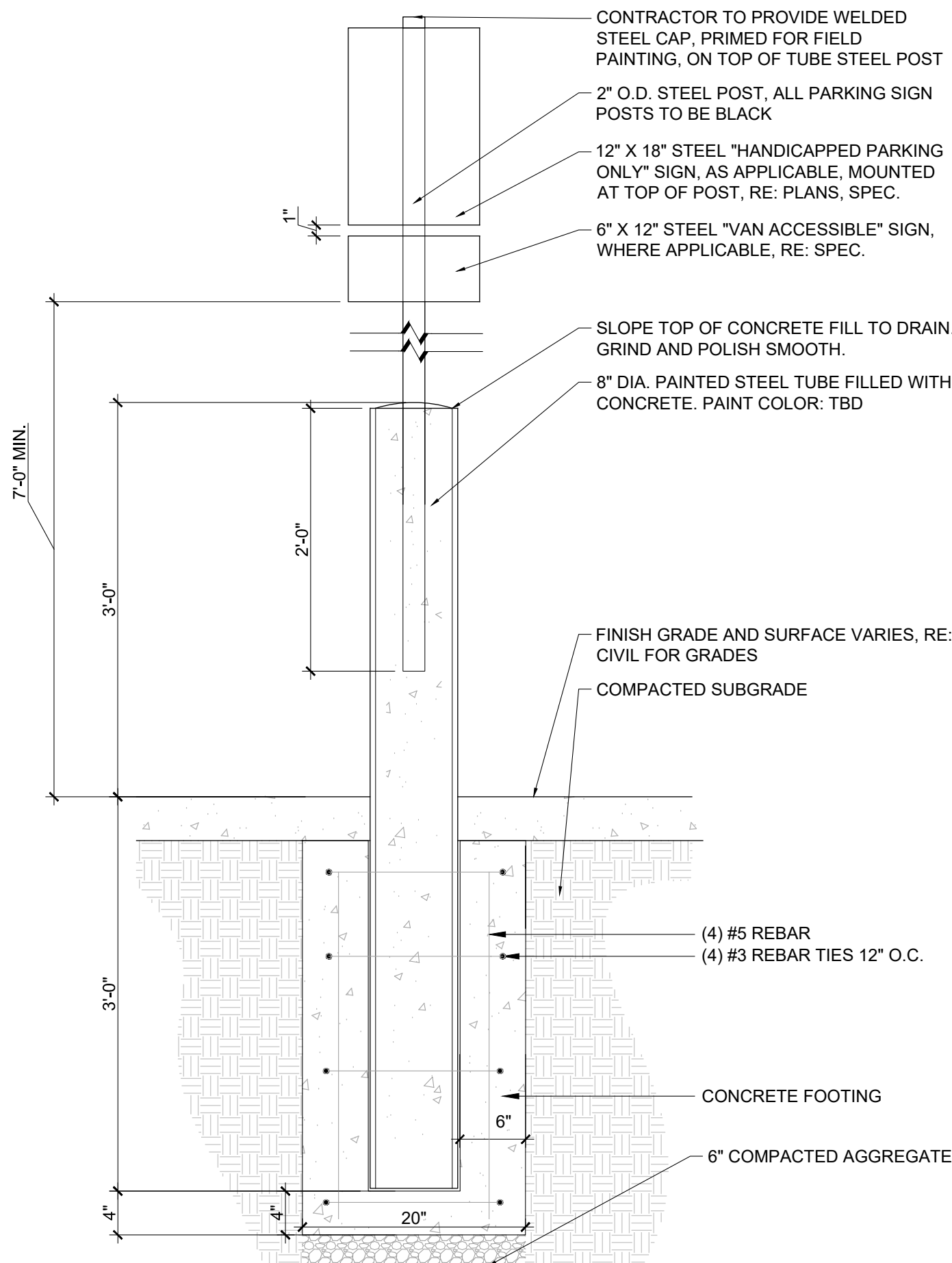
SECTION A-A



FIRE LANE SIGNS AND NOTES:

1. 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
2. SIGNS SHALL BE SPACED 50-FEET ON ALL ALTERNATING SIDES OF THE FIRE LANE IN ACCORDANCE WITH THE IFC
3. SIGNS SHALL BE INSTALLED 2 FEET BEHIND CURB OR SIDEWALK
4. FIRE LANE SIGN DETAILS SHALL SHOW L.R.B (OR SIMILAR IDENTIFICATION FOR EACH SIGN UTILIZED TO MATCH LOCATIONS ON THE PLANS
5. LOWEST SIGN SHALL BE MOUNTED 7 FEET ABOVE GRADE
6. 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.

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



4 ACCESSIBLE SIGNAGE  
NTS

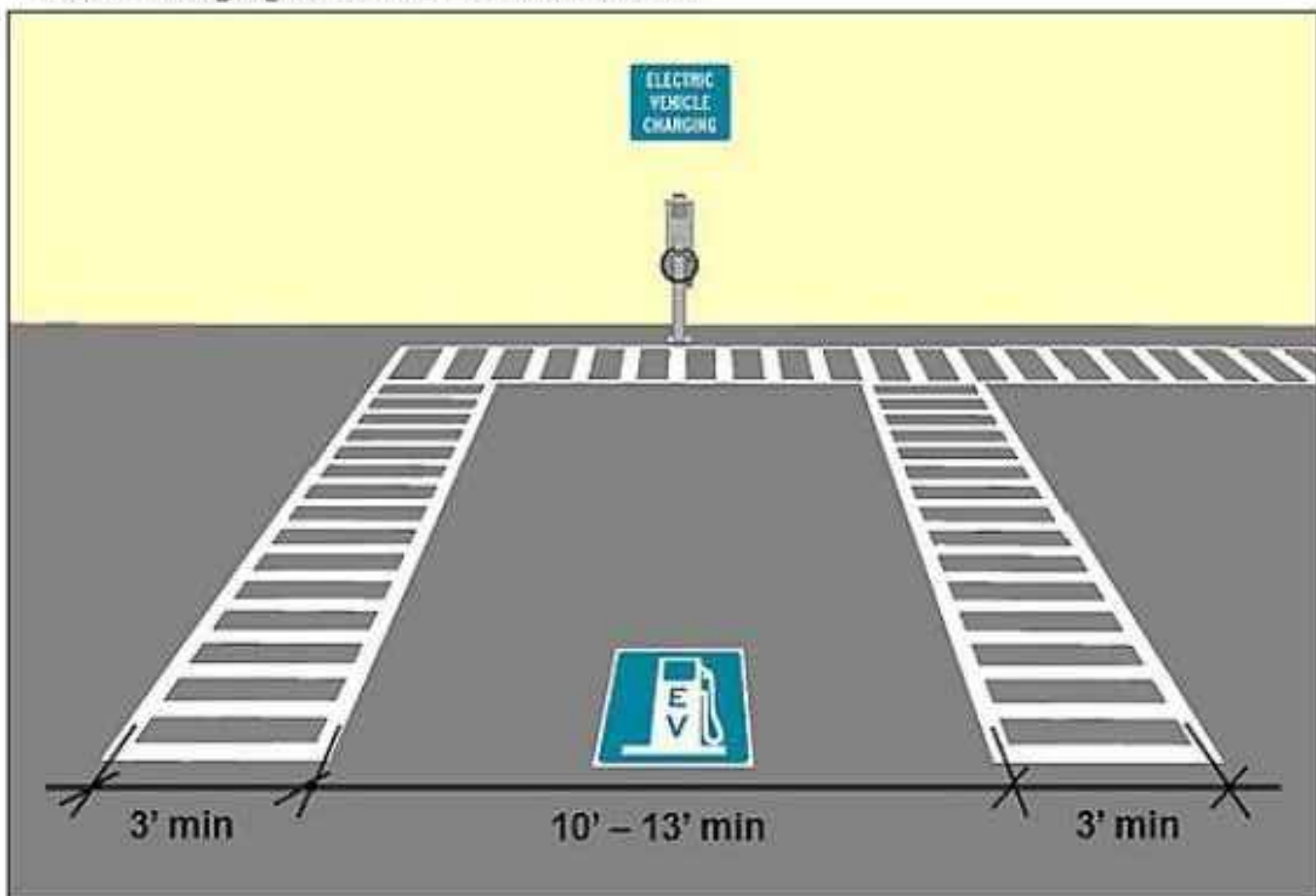
2 LANDSCAPE FORMS EXTASI BENCH  
3/4" = 1'-0"

**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.)

Accessible EV Charging Stations

Accessible Route

Provide an accessible route on both sides of the vehicle space that connects to the charging station for easier access.

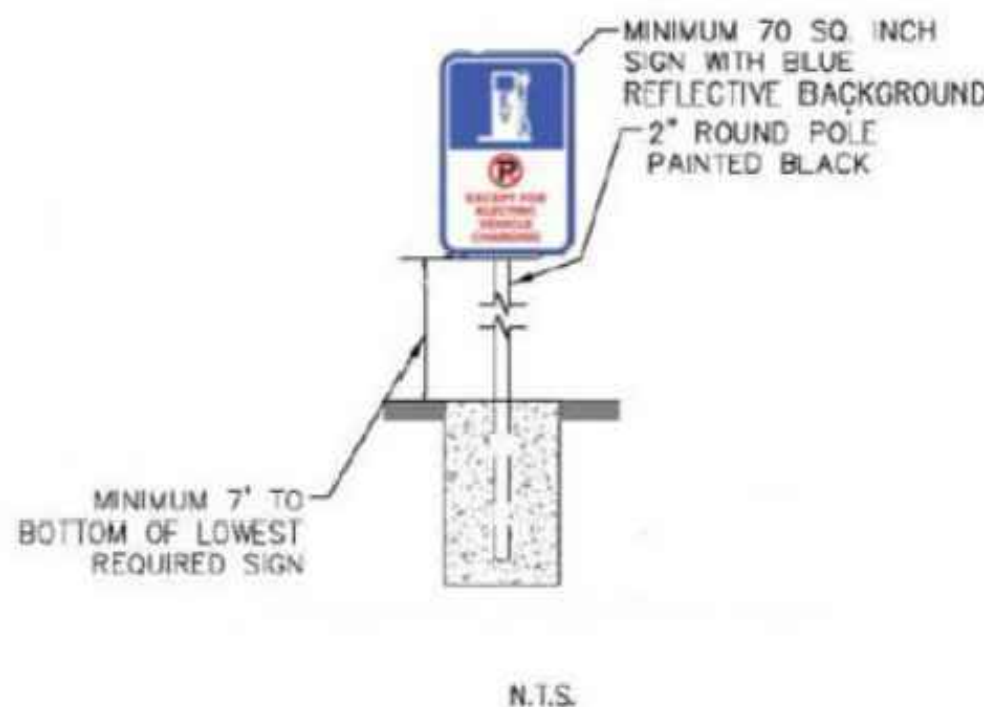


Vehicle Space

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

3 SITE SIGNAGE  
NTS



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

DATE	REV	REMARKS	DRAWN	CHECKED	APPROVED
02/07/2025		FIRST SUBMITTAL			
02/07/2025		SECOND SUBMITTAL			
02/07/2025		THIRD SUBMITTAL			
02/07/2025		FIRST TECHNICAL SUBMITTAL			

PROJECT NO. 22420.00

DATE: 02/07/2025

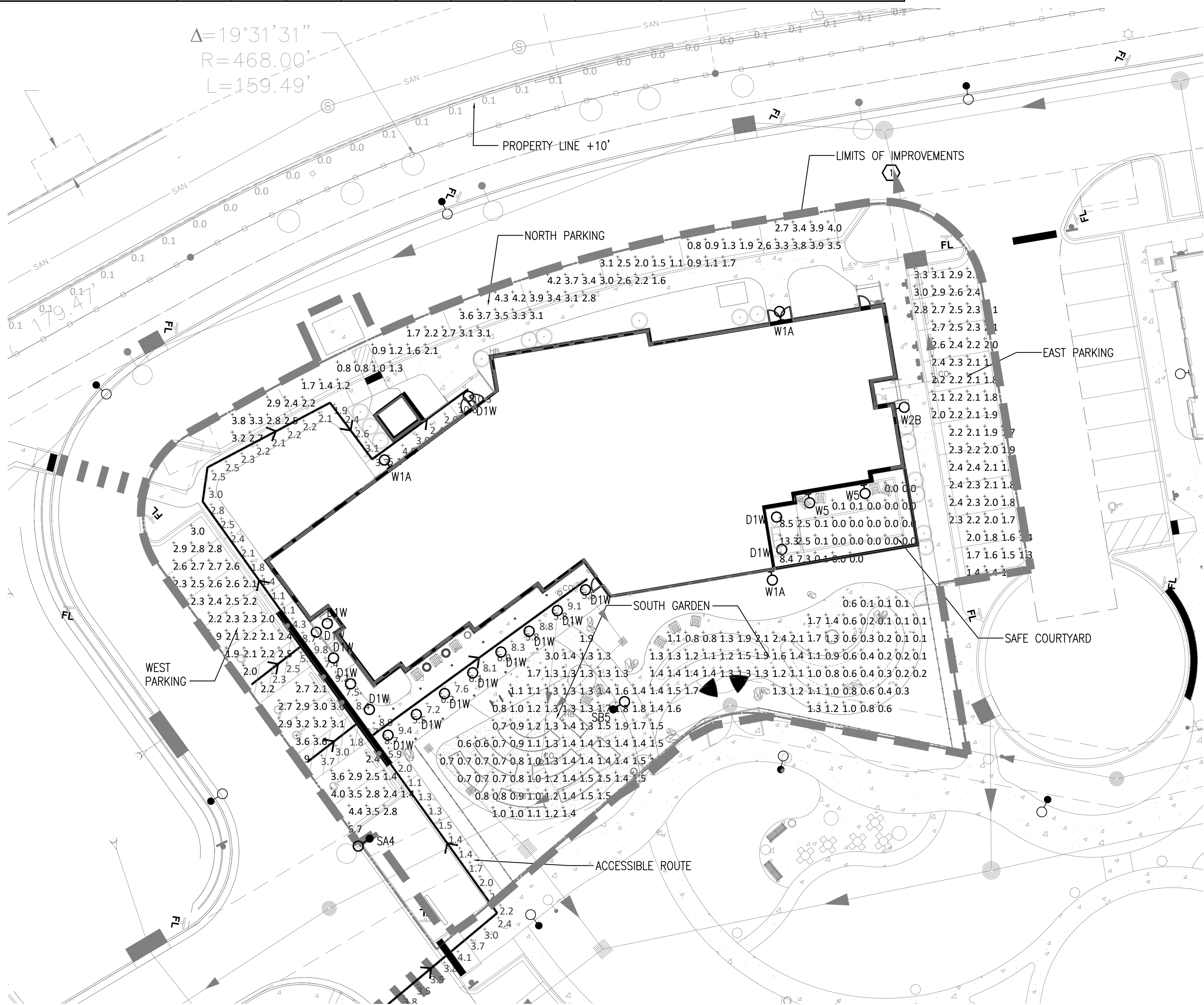
SHEET NUMBER: 16 of 19



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-WC-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
SB5	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	CalcType	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									
V.0817									
DESCRIPTION	MANUAL ON, AUTO OFF	AUTO ON, AUTO OFF	TIMECLOCK ON/OFF	LOCAL SWITCHING	LOCAL OR TIMECLOCK DIMMING	OCCUPANCY SENSOR TIME DELAY	PHOTOSENSOR DIMMING	PHOTOSENSOR ON/OFF	NOTES
PHOTOSENSOR AND TIMECLOCK 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.



PHOTOMETRIC PLAN

SCALE: 1" = 20' - 0"



PHOTOMETRIC PLAN

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

DATE	REV	REMARKS	DRWN	CHKD	APPROV
02/07/2025		FIRST SUBMITTAL			
02/07/2025		SECOND SUBMITTAL			
02/07/2025		THIRD SUBMITTAL			
02/07/2025		FOURTH SUBMITTAL			
PROJECT NO.			22420.00		
DATE:			02/07/2025		
SHEET NUMBER:			17 of 19		

OWNER  
AURORA HOUSING AUTHORITY  
228 S RANDOLPH HWY  
AURORA, CO 80014  
PHONE: 720.291.0584

LANDSCAPE ARCHITECT  
DAVIS PARTNERSHIP ARCHITECTS  
2901 BLAKE STREET, SUITE 100  
DENVER, COLORADO 80205  
PHONE: 303.861.8565

ARCHITECT  
DAVIS PARTNERSHIP ARCHITECTS  
2901 BLAKE STREET, SUITE 100  
DENVER, COLORADO 80205  
PHONE: 303.861.8565

CIVIL ENGINEER  
DAVIS PARTNERSHIP ARCHITECTS  
2901 BLAKE STREET, SUITE 100  
DENVER, COLORADO 80205  
PHONE: 303.861.8565

ELECTRICAL ENGINEER  
DAVIS PARTNERSHIP ARCHITECTS  
2901 BLAKE STREET, SUITE 100  
DENVER, COLORADO 80205  
PHONE: 303.861.8565

SHEET NOTES

1. 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

1. 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.







D1W



## LFR-6RD

LITEFRAME 6" ROUND DOWNLIGHT

### 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 37" cutoff to source
- Specular or Semi-Specular anodized or White painted cone reflector finish/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+ and 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
- EM/EMR: 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](http://www.energystar.gov))

#### WARRANTY

- 5 year warranty

KEY DATA	
Lumen Range	1000–8000
Wattage Range	8–71
Efficacy Range (LPW)	118–143
Reported Life (Hours)	150,000
Input Current (mA)	66–592 (20V)

\*Based on Specifier, 35K, 80 CRI

Current®

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Rev 10/26/22

PRE\_LFR-6RD\_Spec\_R02



## LFR-6RD

LITEFRAME 6" ROUND DOWNLIGHT

### ORDERING GUIDE

CATALOG #

Example: LFR-6RD-M-10L35KB-WD-DM1 / LFR-6RD-T-S / LFR-6RD-H

#### FIXTURE MODULE

AFR-6RD-M	AFR-6RD-M			AFR-6RD-M		AFR-6RD-M		AFR-6RD-M		AFR-6RD-M		AFR-6RD-M	
AFR-6RD-M	Lumen Output	CCT	CRI	Distribution		Driver Options		Control Options		Voltage	Module Options		
LFR-6RD-M 6" Round Downlight Fixture For Direct Install	15L 1500	27K 2700K	90+ 90+	VNR Very Narrow [57/0.3 SQ]	DM1 0-10V Dimming to 1%	NXW NX Wired Dual R485 SmartGRITS, without Sensor*	34 347V <sup>2</sup>	CP Chicago Pendant*	EM Emergency Battery Pack with Integral test switch and indicator light*				
LFR-6RD-M 6" Round Downlight Fixture For Direct Install	20L 2000	35K 3500K		NR Narrow [27/0.4 SQ]	DM01 0-10V Dimming to 1%	PDM Phase (Forward/ Reverse) Dimming to 1%	NXW NX Networked Wireless Radio Module NXRM2 and Bluetooth Programming, without Sensor*	EMR Emergency Battery Pack with remote test switch and indicator light*					
LFR-6RD-M 6" Round Downlight Fixture For Direct Install	25L 2500	40K 4000K		MD Medium [57/0.7 SQ]	DMX DMX with RDM dimming to 0.1%	DALI DALI Dimming to 1%	EDM Lutron H/Lume EcoSystem Dimming to 1%	DTS Device Transfer Switch with Dimming Bypass*					
LFR-6RD-M 6" Round Downlight Fixture For Direct Install	30L 3000	50K 5000K		WD Wide [46/0.7 SQ]									
LFR-6RD-M 6" Round Downlight Fixture For Direct Install	40L 4000												
LFR-6RD-M 6" Round Downlight Fixture For Direct Install	50L 5000												
LFR-6RD-M 6" Round Downlight Fixture For Direct Install	60L 6000+												
LFR-6RD-M 6" Round Downlight Fixture For Direct Install	70L 7000+												
LFR-6RD-M 6" Round Downlight Fixture For Direct Install	80L 8000+												

#### TRIM (Ships separately)

LFR-6RD-T	Aperture/Shape/Function		Distribution	Reflector Finish/Color	Flange Color Options	Lens Options	Lower Trim Options
LFR-6RD-T	6" Round Downlight Trim Assembly		Standard NR, MD, WD, XW VNR - Very Narrow	S Specular <sup>10</sup> SS Semi-Specular	Standard matches reflector color	Standard no lens CL - Clear Lens (Web listed)*	EM Pre-punched reflector for EM integral test switch and indicator* FM Flush Mount Mud-In Ring <sup>9</sup>
				WC Painted White Cone and Flange	WT Black Flange* BT White Flange		

#### HOUSING OPTIONS (Ships separately)

LFR-6RD-H	LFR-6RD-HC
<b>LFR-6RD-H</b>	<b>LFR-6RD-HC</b>

#### Accessories

- SFL6** Soft Focus Lens and Clip, 6" Round
- WAL6** Wide Angle 80° Lens and Clip, 6" Round
- LiteGear** LiteGear® Inverter, 120V–250V
- LPS** Inverter, 120V–250V
- LF-FMR6-R** Flush Mount, Mud-In Ring, 6" \*
- LF-MCR6-RWH** Metal Oversized Ring, 6" Round, White (Ø12" outside diameter)
- LFR-SC6** 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. DMX available 15L–40L.
  - NX requires DM1 driver option.
  - 347V requires DM1 driver option; available 10L–40L; not available with Controls, DTS, EM, EMR.
  - CP not available with PDM, DMX, or Controls.
  - Module options not available in combination.
  - DTS available with DMX, DM01, or DALI.
  - WT not needed for WC.
  - CL lens and BT trim options not available in combination.
  - IC available up to 35L, 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 types).
  - IC Housing not for use in combination with Controls or with Module Options CR, EM, EMR, DTS.
  - XW distribution is not available for Specular (S) reflector finish.
  - Flush Mount Flange (FM) requires FM accessory post separately.
  - Specify slope angle 5°–35° in 5° increments. Not available with EM or FM options.

Current®

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Rev 10/26/22

PRE\_LFR-6RD\_Spec\_R02

W2B



## RATIO Wall

RWL1/RWL2 LED WALLPACK

### 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 midpower LEDs
- 3000K, 4000K or 5000K (70 CRI/80 CRI) CCT
- Zero uplight distributions**
- LED optics provides IES type III and IV distributions. Type II only available in RWL2 configurations
- INSTALLATION**
- Quick-mount adapter provides easy installation to wall or to recessed junction boxes (4" square junction box)
- Designed for direct j-box mount.
- Integral back box contains 1/2" conduit hubs
- Integral back box standard with Dual Driver, Dual Power Feed, NX, Wiscap and battery versions (battery versions for RWL1 only)
- 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 12.5W RWL2 battery is 15W

#### 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 UL-C (Design-Lights Consortium Qualified). Refer to [designlights.org](http://designlights.org) for most up-to-date list.
- WARRANTY**
- 5 year limited warranty

#### 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
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- WARRANTY**
- 5 year limited warranty

KEY DATA	
Lumen Range	1,300–18,800
Wattage Range	10–155
Efficacy Range (LPW)	119–148
Weights lbs. (kg)	6.5/6.5 (2.9/2.9)

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## RATIO Wall

RWL1/RWL2 LED WALLPACK

### ORDERING GUIDE

CATALOG #

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

Series		# LEDs - Wattage	CCT/CRI	Distribution	Voltage	Color						
RWL1	Ratio Wall 1	48L-10	1000 Lumens*	3K7	3000K, 70 CRI	2	IES TYPE I	UNV	120-277V	BLT	Black Matte Textured	
		48L-15	2,000 Lumens*	4K7	4000K, 70 CRI	3	IES TYPE II	120	120V	BLS	Black Gloss Smooth	
		48L-20	2,500 Lumens*	5K7	5000K, 70 CRI	4F	IES TYPE IV Forward	208	208V	DBT	Dark Bronze Matte Textured	
		48L-25	3,500 Lumens			4W	IES TYPE IV	240	240V	DBS	Dark Bronze Gloss Smooth	
		48L-35	4,500 Lumens				277	277V	GTT	Graphite Matte Textured		
		48L-45	5,500 Lumens				347	347V	LGS	Light Grey Gloss Smooth		
		160L-45	6,500 Lumens				480	480V	LGT	Light Grey Matte Textured		
		160L-50	7,500 Lumens						PSS	Platinum Silver Smooth		
		160L-65	9,500 Lumens						WHT	White Matte Textured		
		160L-80	10,000 Lumens						WHS	White Gloss Smooth		
RWL2	Ratio Wall 2	160L-95	13,000 Lumens					VST	Verde Green Textured			
		160L-115	15,000 Lumens							Color Option		
		160L-135	17,500 Lumens						CC	Custom Color		
		160L-155	19,500 Lumens									

Control Options Network	Options*
<b>NXW</b>	<b>NX</b> Networked Wireless Radio Module NXRM2 and Bluetooth Programming, without Sensor
<b>NXW50F</b>	<b>NX</b> Networked Wireless Enabled Integral NXRM2 LMO PIR Occupancy Sensor with Automatic Dimming Protocol and Bluetooth Programming
<b>NXW540F</b>	<b>NX</b> Networked Wireless Enabled Integral NXRM2 LMO PIR Occupancy Sensor with Automatic Dimming Protocol and Bluetooth Programming
<b>WIR</b>	<b>Wireless Controls, wISCAPe™</b>
<b>Remote Access Sensors</b>	
<b>SCP-4F</b>	Remote control programmable line voltage sensor**
<b>SCP-20F</b>	Remote control programmable line voltage sensor**
<b>BTS-4F</b>	Bluetooth® Programmable, PIR Occupancy/Daylight Sensor *
<b>BTS-40F</b>	Bluetooth® Programmable, PIR Occupancy/Daylight Sensor *
<b>BTS-40F</b>	Bluetooth® Programmable, PIR Occupancy/Daylight Sensor, up to 12" mounting height**
<b>Control Options</b>	
<b>7PR</b>	7-Pin Receptacle*

#### CONTROLS

- Emergency Battery Backup™
- Emergency Battery w/ Heater Option™
- Dual Driver™
- Button Photocell™
- 10A Surge Protector\*

#### ACCESSORIES AND REPLACEMENT PATS - MADE TO ORDER

Catalog Number	Description
<b>WP-BB-XXX</b>	Accessory for conduit entry*

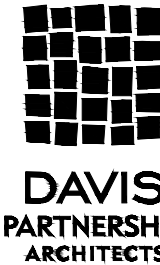
- 1 replace "xxx" with color option

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