WHEATLANDS PA 6

CONTEXTUAL SITE PLAN NO. 13

LOT 1 BLOCK 1 - WHEATLANDS SUBDIVISION FILING NO. 10, SECTIONS 20 AND 29, TOWNSHIP 5 SOUTH, RANGE 65 WEST OF THE SIXTH PRINCIPAL MERIDIAN, CITY OF AURORA, COUNTY OF ARAPAHOE, STATE OF COLORADO.

COVER SHEET

LEGAL DESCRIPTION

LOT 1, BLOCK 1, AND TRACT A, WHEATLANDS SUBDIVISION FILING NO. 10

PROJECT DESCRIPTION

THE PROJECT CONSISTS OF 6 2-STORY, 18-UNIT APARTMENT BUILDINGS EACH CONTAINING 6 PRIVATE GARAGES; 4 3-STORY, 23-UNIT APARTMENT BUILDINGS EACH CONTAINING 11 PRIVATE GARAGES; 3 3-STORY, 28-UNIT APARTMENT BUILIDNGS EACH CONTAINING 8 PRIVATE GARAGES; 2 3-STORY, 27-UNIT APARTMENT BUILDINGS EACH CONTAINING 9 PRIVATE GARAGES; A CLUBHOUSE BUILDING; A MAIL KIOSK; A MAINTENANCE GARAGE; A TRASH ENCLOSURE; 11 4-CAR GARAGES; 8 8-CAR GARAGES; 1 7-CAR GARAGE; AND 2 3-CAR GARAGES ON 21.85 ACRES OF LAND.

SITE DATA TABLE

LAND AREA WITHIN PROPERTY LINES	21.85 ACRES
NUMBER OF UNITS PROPOSED	338
NUMBER OF BUILDINGS	15
NUMBER OF STORIES	6-2 STORIES, 9-3 STORIES
MAXIMUM HEIGHT OF BUILDINGS	36'-8 1/2" (BUILDING D)
GROSS FLOOR AREA	399,251 SQ. FT. (RESIDENTIAL BUILDINGS); 6,573 SQ. FT (CLUBHOUSE)
PHASED NATIVE GRASS AREA (IF APPLICABLE)	N/A
PRESENT ZONING CLASSIFICATION	E-470 MF MED
MAXIMUM SIGN AREA	96 S.F.
PROPOSED SIGN, TYPE AND SQ. FT.	2 MONUMENT SIGNS, 35 S.F. EACH
PARKING SPACES REQUIRED	694
HANDICAP SPACES REQUIRED	14
OPEN SPACE REQUIRED	45%
OPEN SPACE PROVIDED	45.1% (429,066 S.F.)
TOTAL BUILDING COVERAGE	22.0% (209,088 S.F.)
HARD SURFACE AREA	39.3% (374,616 S.F.)
LANDSCAPE AREA	38.7% (368,082 S.F.)

PARKING TABLE

PARKING REQUIRED	
1.5 SPACES PER 1 BEDROOM (x146)	219
2 SPACES PER 2+ BEDROOM (x192)	384
TOTAL RESIDENT SPACES	603
ADDITIONAL 15% GUEST FACTOR	91
TOTAL REQUIRED SPACES	694
HANDICAP BUILDING GARAGES (122x2%)	3
DETACHED HANDICAP GARAGE SPACES (125x2%)	3
HANDICAP SURFACE SPACES (378x2%)	8
HANDICAP PARKING SPACES REQUIRED (2% OF TOTAL)	14

PARKING PROVIDED	
BUILDING GARAGE SPACES	119
HANDICAP BUILDING GARAGE SPACES	3
TOTAL ATTACHED GARAGE SPACES	122
DETACHED GARAGE SPACES	118
DETACHED HANDICAP GARAGE SPACES	3
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SURFACE PARKING SPACES	340
HANDICAP SURFACE SPACES	8
TOTAL SURFACE SPACES	348
APPROXIMATE PARKING SPACES ALONG S. LANGDALE STREET	80
TOTAL NON-TANDEM PARKING SPACES	671
TANDEM SPACES	122
TOTAL PARKING SPACES	793
PARKING RATIO	2.35 SPACES/UNIT

IMPLEMENTATION PLAN

SEE SHEET C4 FOR DETAILS ON PHASING AND IMPLEMENTATION PLAN.

BENCHMARKS

SOURCE BENCHMARK:
CITY OF AURORA BENCHMARK 5S6529NW003
3" DIAMETER BRASS CAP LOCATED AT THE WESTERLY END OF A CONCRETE WATER VAULT WHICH IS AT THE CENTER OF THE CURRENT ARAPAHOE ROAD EAST OF SMOKY HILL ROAD APPROXIMATELY 33 FEET EAST OF THE WEST EDGE OF A CONCRETE SLAB FOR ROAD.

ELEVATION = 6143.706 (NAVD88)

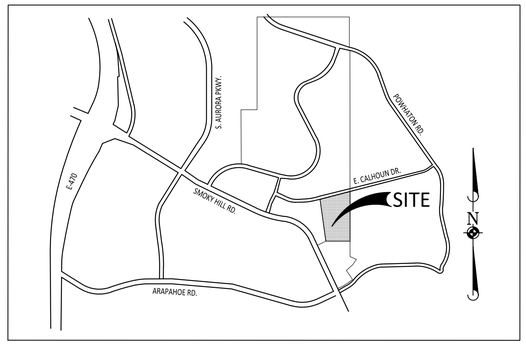
SITE BENCHMARKS (BM):
1. SOUTHEAST FLANGE BOLT ON HYDRANT LOCATED APPROXIMATELY 155 FEET EAST OF THE CENTER LINE OF EAST CALHOUN PLACE AND APPROXIMATELY 37 FEET SOUTH OF EAST CALHOUN DRIVE.

   ELEVATION = 6114.100

2. BOLT ON LIGHT POLE LOCATED APPROXIMATELY 560 FEET EAST OF THE CENTER LINE OF E. SMOKY HILL ROAD AND APPROXIMATELY 60 FEET SOUTH OF THE CENTER LINE OF OTTAWA PLACE.

   ELEVATION = 6148.690

Know what's **below.** **Call** before you dig.



LOCATION MAP
N.T.S.

PROJECT TEAM

DEVELOPER:
GRAND PEAKS PROPERTIES
4582 S. ULSTER STREET PKWY, SUITE 1200
DENVER, COLORADO 80237
ATTN: ELLI LOBACH
720-889-9209

ARCHITECT:
STUDIO PBA
1575 GILPIN STREET
DENVER, COLORADO 80218
ATTN: JOHN PAYNE
303-592-2904

PLANNER/LANDSCAPE ARCHITECT:
NORRIS DESIGN
1101 BANNOCK STREET
DENVER, COLORADO 80204
ATTN: RYAN McBREEN
303-892-1166

SURVEYOR AND ENGINEER:
MANHARD CONSULTING, LTD.
8008 E. ARAPAHOE COURT, SUITE 110
CENTENNIAL, COLORADO 80112
ATTN: JULIE RENTZ
303-708-0500

WHEATLANDS CSP NO. 13 (PA6) Site Plan *
(Official Project Name)

Legal Description: SEE LEGAL DESCRIPTION ABOVE AT LEFT

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 ARAPAHOE)

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

Witness my hand and official seal

_____ Notary
(Notary Public) 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: _____

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L-15	REVEGETATION PLAN

■ DENOTES REVISED PLAN SHEETS

REVISIONS	DATE	DRAWN BY
MYLARS	6/14/16	DJR
REVISED PER CITY COMMENTS	4/19/16	DJR
REVISED PER CITY COMMENTS	3/17/16	DJR
REVISED PER CITY COMMENTS	2/2/16	DJR
REVISED PER CITY COMMENTS	11/9/15	DJR

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Construction Managers • Environmental Scientists • Landscape Architects • Planners

WHEATLANDS PA 6 - CSP NO. 13
CITY OF AURORA, COLORADO
COVER SHEET

NOT FOR CONSTRUCTION

PROJ. MGR.: JAR
PROJ. ASSOC.: LMM
DRAWN BY: LMM
DATE: 09/30/2020

SHEET
C1
GPPAUCO01

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Plotted: 9/29/2020 2:39 PM Dwg Name: P:\Gppauco01\dwg\Eng\Preliminary\CSP\C1-Title Sheet.dwg Updated By: LMoran

WHEATLANDS PA 6

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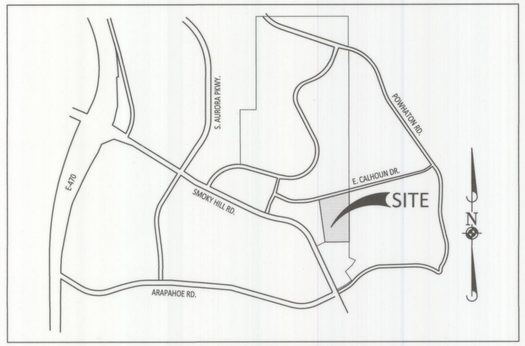
811 Know what's **below.** **Call** before you dig.



LOCATION MAP

N.T.S.

PROJECT TEAM

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GRAND PEAKS PROPERTIES
4582 S. ULSTER STREET PKWY, SUITE 1200
DENVER, COLORADO 80237
ATTN: ELLI LOBACH
720-889-9209

ARCHITECT:
STUDIO PBA
1575 GILPIN STREET
DENVER, COLORADO 80218
ATTN: JOHN PAYNE
303-592-2904

PLANNER/LANDSCAPE ARCHITECT:
NORRIS DESIGN
1101 BANNOCK STREET
DENVER, COLORADO 80204
ATTN: RYAN McBREEN
303-892-1166

SURVEYOR AND ENGINEER:
MANHARD CONSULTING, LTD.
8008 E. ARAPAHOE COURT, SUITE 110
CENTENNIAL, COLORADO 80112
ATTN: DAN RODRIGUEZ
303-708-0500

WHEATLANDS CSP NO. 13 (PA6) Site Plan *
(Official Project Name)

Legal Description: SEE LEGAL DESCRIPTION ABOVE AT LEFT

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, Wheatlands Peak, LLC has caused these
(Corporation, Company, or Individual)
presents to be executed this 6th day of July AD. 2016

By: _____ Corporate
(Principals or Owners) Seal

State of Colorado)ss
County of ARAPAHOE)

The foregoing instrument was acknowledged before me this 6 day of July AD, 2016 by
Luke Simpson
(Principals or Owners)

Witness my hand and official seal

_____ Notary
(Notary Public) Seal

LESLEY A. FLEMING
NOTARY PUBLIC
STATE OF COLORADO
NOTARY ID 20144023812
MY COMMISSION EXPIRES JUNE 13, 2018

My commission expires 6/13/2018 Notary Business Address: 4582 S Ulster St. Suite 1200 Denver Co. 80237

CITY OF AURORA APPROVALS

City Attorney: _____ Date: 7/19/2016

Planning Director: _____ Date: 7/18/2016

Planning Commission: N/A Date: _____
(Chairperson)

City Council: N/A 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: _____

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DATE	REVISIONS	DRAWN BY
9/15/20	2 TRASH ENCLOSURES	DJR
6/14/16	MYLARS	DJR
4/4/16	REVISED PER CITY COMMENTS	DJR
3/17/16	REVISED PER CITY COMMENTS	DJR
2/5/16	REVISED PER CITY COMMENTS	DJR
11/9/15	REVISED PER CITY COMMENTS	DJR

Manhard CONSULTING LTD

8008 E. Arapahoe Court, Suite 110 • Centennial, Colorado 80112 • 303.708.0500
Civil Engineers • Surveyors • Water Resource Engineers • Water & Wastewater Engineers
Construction Managers • Environmental Scientists • Landscape Architects • Planners

WHEATLANDS PA 6 - CSP NO. 13
CITY OF AURORA, COLORADO
COVER SHEET

PROJ. MGR.: DJR
PROJ. ASSOC.: DJR
DRAWN BY: DJR
DATE: 8/21/15

SHEET
C1
GPPAUCO01

NOT FOR CONSTRUCTION

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WHEATLANDS PA 6

CONTEXTUAL SITE PLAN NO. 13

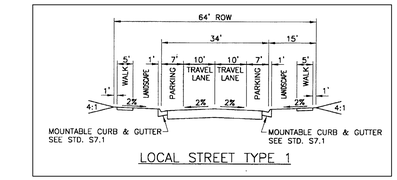
LOT 1 BLOCK 1 - WHEATLANDS SUBDIVISION FILING NO. 10, SECTIONS 20 AND 29, TOWNSHIP 5 SOUTH, RANGE 65 WEST OF THE SIXTH PRINCIPAL MERIDIAN, CITY OF AURORA, COUNTY OF ARAPAHOE, STATE OF COLORADO.

NOTES AND DETAILS

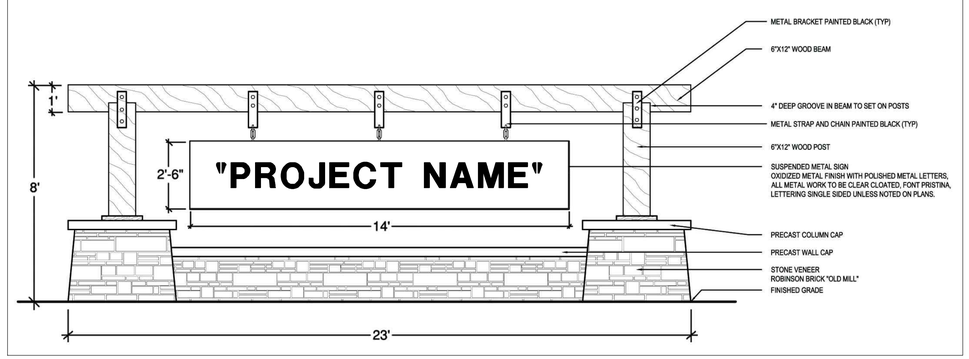
THE CITY OF AURORA SHALL CONSTRUCT A RECTANGULAR RAPID FLASHING BEACON (RRFB) CROSSING ACROSS E. CALHOUN DRIVE AT S. LANGDALE STREET. THE OWNER SHALL BE RESPONSIBLE FOR REIMBURSING THE CITY OF AURORA FOR THE RRFB CROSSING AT A COST NOT TO EXCEED $16,250.00.

SITE PLAN NOTES

1. 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.
2. ALL SIGNS MUST CONFORM TO THE CITY OF AURORA SIGN CODE.
3. RIGHT OF WAY FOR INGRESS AND EGRESS FOR SERVICE AND EMERGENCY VEHICLES IS GRANTED OVER, ACROSS, ON AND THROUGH ANY AND ALL PRIVATE ROADS AND WAYS NOW OR HEREAFTER ESTABLISHED ON THE DESCRIBED PROPERTY, AND THE SAME ARE HEREBY DESIGNATED AS "SERVICE/EMERGENCY AND UTILITY EASEMENTS" AND SHALL BE POSTED "NO PARKING - FIRE LANE".
4. "ACCESSIBLE EXTERIOR ROUTES" SHALL BE PROVIDED FROM PUBLIC TRANSPORTATION STOPS, ACCESSIBLE PARKING AND ACCESSIBLE PASSENGER LOADING ZONES AND PUBLIC SIDEWALKS TO 60% OF THE ACCESSIBLE BUILDING ENTRANCE THEY SERVE. THE ACCESSIBLE ROUTE BETWEEN ACCESSIBLE PARKING AND ACCESSIBLE BUILDING ENTRANCES SHALL BE THE MOST PRACTICAL DIRECT ROUTE. THE ACCESSIBLE ROUTE MUST BE LOCATED WITHIN A SIDEWALK. NO SLOPE ALONG THIS ROUTE MAY EXCEED 1:20 WITHOUT PROVIDING A RAMP WITH A MAXIMUM SLOPE OF 1:12 AND HANDRAILS. CROSSWALKS ALONG THIS ROUTE SHALL BE WIDE ENOUGH TO WHOLLY CONTAIN THE CURB RAMP WITH A MINIMUM WIDTH OF 36" AND SHALL BE PAINTED WITH WHITE STRIPES. THE CITY OF AURORA ENFORCES HANDICAPPED ACCESSIBILITY REQUIREMENTS BASED ON THE 2009 INTERNATIONAL BUILDING CODE, CHAPTER 11, AND THE AMERICAN NATIONAL STANDARDS INSTITUTE (ICC/ANSI) A117-2003. THE DEVELOPER, OWNER AND ASSIGNS ARE RESPONSIBLE FOR COMPLYING WITH THE FEDERALLY MANDATED REQUIREMENTS OF THE AMERICANS WITH DISABILITIES ACT (ADA), AND AS SUCH, THE CITY OF AURORA DOES NOT ENFORCE THESE LAWS.
5. ACCESSIBLE PASSENGER LOADING ZONES AND PUBLIC SIDEWALKS TO THE ACCESSIBLE BUILDING ENTRANCE THEY SERVE. AT LEAST 50% OF ALL BUILDING ENTRANCES SHALL BE THE MOST PRACTICAL DIRECT ROUTE. NO SLOPE ALONG THIS ROUTE MAY EXCEED 1:20 WITHOUT PROVIDING A RAMP WITH A MAXIMUM SLOPE OF 1:12 AND HANDRAILS. CROSSWALKS ALONG THIS ROUTE SHALL BE WIDE ENOUGH TO WHOLLY CONTAIN THE CURB RAMP WITH A MINIMUM WIDTH OF 36", AND SHALL BE PAINTED WITH WHITE STRIPES. REQUIRED ACCESSIBLE MEANS OF EGRESS SHALL BE CONTINUOUS FROM EACH REQUIRED ACCESSIBLE OCCUPIED AREA TO THE PUBLIC WAY. THE "ACCESSIBLE EXTERIOR ROUTES" SHALL COMPLY WITH U.B.C. CHAPTER 11, APPENDIX 11, AND C.A.B.O./A.N.S.I. 117.1.
6. THE APPLICANT HAS THE OBLIGATION TO COMPLY WITH ALL APPLICABLE REQUIREMENTS OF THE AMERICANS WITH DISABILITIES ACT.
7. 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.
8. ALL CROSSINGS OR ENCROACHMENTS BY PRIVATE LANDSCAPE IRRIGATION LINES OR SYSTEMS AND/OR PRIVATE UTILITIES INTO EASEMENTS AND STREET RIGHTS-OF-WAY OWNED BY THE CITY OF AURORA ARE ACKNOWLEDGED BY THE UNDERSIGNED AS BEING SUBJECT TO CITY OF AURORA'S USE AND OCCUPANCY OF THE SAID EASEMENTS OR RIGHTS-OF-WAY. THE UNDERSIGNED, THEIR SUCCESSORS AND ASSIGNS, HEREBY AGREE TO INDEMNIFY THE CITY OF AURORA FOR ANY LOSS, DAMAGE OR REPAIR TO CITY FACILITIES THAT MAY RESULT FROM THE INSTALLATION, OPERATION OR MAINTENANCE OF SAID PRIVATE IRRIGATION LINES OR SYSTEMS AND/OR PRIVATE UTILITIES.
9. THE APPROVAL OF THIS DOCUMENT DOES NOW CONSTITUTE FINAL APPROVAL OF GRADING, DRAINAGE, UTILITY, PUBLIC IMPROVEMENTS INCLUDING LANDSCAPING AND BUILDING PLANS. CONSTRUCTION PLANS MUST BE REVIEWED AND APPROVED BY THE APPROPRIATE AGENCY PRIOR TO THE ISSUANCE OF BUILDING PERMITS.
10. ALL BUILDING ADDRESS NUMBERS SHALL COMPLY WITH AURORA CITY CODE OF ORDINANCE, CHAPTER 126 - ARTICLE VII - NUMBERING OF BUILDINGS.
11. 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.
12. 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.
13. FINAL GRADE SHALL BE AT LEAST SIX (6) INCHES BELOW ANY EXTERIOR WOOD SIDING ON THE PREMISES.
14. 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.
15. 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.
16. 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.
17. DEVELOPMENTS OF ONE OR TWO FAMILY DWELLINGS WHERE THE NUMBER OF DWELLING UNITS EXCEEDS 30 SHALL BE PROVIDED WITH SEPARATE AND APPROVED FIRE APPARATUS ACCESS ROADS, AND SHALL MEET THE REQUIREMENTS OF IFC SECTION D107.1. EXCEPTIONS: 1) WHERE THERE ARE 30 OR FEWER DWELLING UNITS ON A SINGLE PUBLIC OR PRIVATE ACCESS WAY AND ALL DWELLING UNITS ARE PROTECTED BY APPROVED RESIDENTIAL SPRINKLER SYSTEMS, ACCESS FROM TWO DIRECTIONS SHALL NOT BE REQUIRED. 2) THE NUMBER OF DWELLING UNITS ON A SINGLE FIRE APPARATUS ACCESS ROAD SHALL NOT BE INCREASED UNLESS FIRE APPARATUS ACCESS ROADS WILL CONNECT WITH THE FUTURE DEVELOPMENT, AS DETERMINED BY THE FIRE CODE OFFICIAL.
18. THE FIRE LANE FUNCTIONALITY WAS VERIFIED BY THE USE OF THE PROGRAM AUTOTURN BY TRANSOFT.
19. ALL RETAINING WALLS ON THE SITE SHALL REQUIRE LICENSE AGREEMENTS FROM THE CITY OF AURORA. THESE LICENSE AGREEMENTS WILL BE PREPARED AND SUBMITTED TO THE CITY OF AURORA AFTER THE CITY'S INITIAL REVIEW OF THE FINAL ENGINEERING PLANS IS COMPLETE.
20. ARCHITECTURAL FEATURES (I.E. BAY WINDOWS, FIREPLACES, ROOF OVERHANGS, FOUNDATIONS, FOOTINGS, CANTILEVERED WALLS, ETC.) ARE NOT ALLOWED TO ENCROACH INTO ANY EASEMENT OF FIRE LANE.

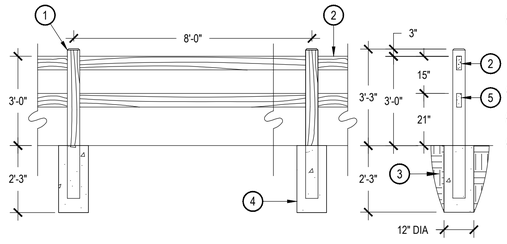


S. LANGDALE STREET - PRIVATE
(NOT TO SCALE)



MONUMENT SIGN DETAIL
(NOT TO SCALE)

FENCE LOCATION NOTES:
THE FENCE SHALL BE LOCATED ON THE HIGH SIDE OF ALL PROPOSED RETAINING WALLS, ADJACENT TO PEDESTRIAN ROUTES, THAT EXCEED A HEIGHT OF 2'-6". THERE ARE TWO LOCATIONS THAT MEET THIS CRITERIA AND ARE CALLED OUT ON SHEET C8 OF THIS PLAN SET AND THE PRELIMINARY GRADING PLAN SUBMITTED TO THE CITY OF AURORA UNDER SEPARATE COVER.



1. 6"X6" CEDAR WOOD POST, 1" CHAMFER ALL FOUR SIDES AT TOP
2. 2"X6" ROUGH CUT CEDAR RAIL, ATTACH TO POSTS WITH 3/8"X6" LAG SCREWS WITH WASHERS. 2 IN THE MIDDLE AND 2 AT EACH END
3. UNDISTURBED SUBGRADE
4. CONCRETE FOOTING
5. RAILS TO FACE PUBLIC PROPERTY UNLESS DIRECTED OTHERWISE BY THE PARKS & OPEN SPACE DEPARTMENT. FOOTINGS TO BE TOTALLY WITHIN THE OWNER'S PROPERTY

PEDESTRIAN FENCE AT RETAINING WALLS
(NOT TO SCALE)

DRAWN BY	REVISIONS	DATE
DJR	MYLARS	6/14/16
DJR	REVISED PER CITY COMMENTS	4/19/16
DJR	REVISED PER CITY COMMENTS	3/17/16
DJR	REVISED PER CITY COMMENTS	2/2/16
DJR	REVISED PER CITY COMMENTS	11/9/15

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Construction Managers • Environmental Scientists • Landscape Architects • Planners

WHEATLANDS PA 6 - CSP NO. 13
CITY OF AURORA, COLORADO
NOTES AND DETAILS

PROJ. MGR.: DJR
PROJ. ASSOC.: DJR
DRAWN BY: DJR
DATE: 8/21/15

SHEET
C2
GPPAUCO01

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Plotted: 6/8/2016 4:10 PM Dwg Name: P:\Gppauco01\Dwg\Engl\Preliminary\CSP\C2-Notes and Details.dwg Updated By: jwright

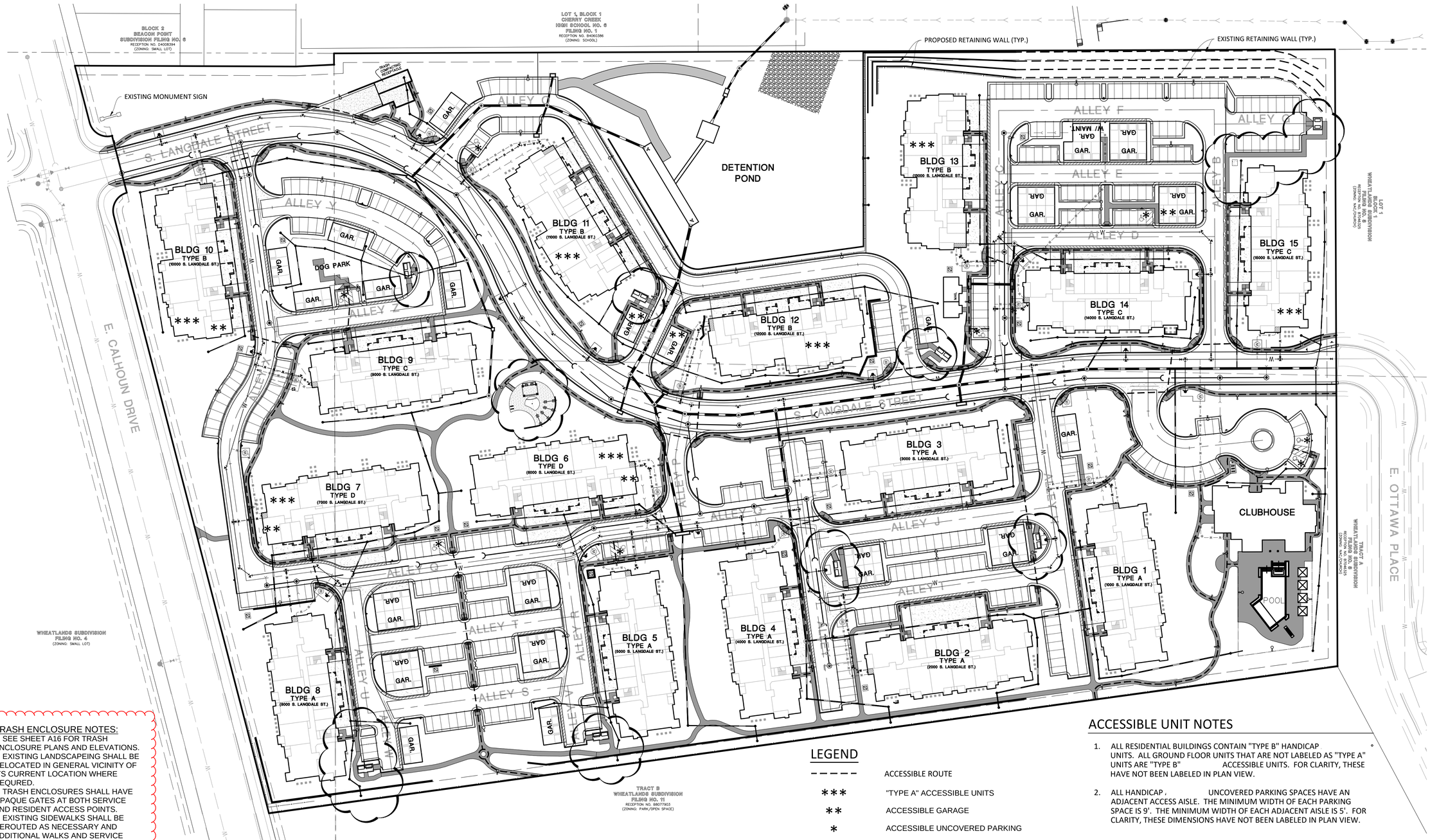
WHEATLANDS PA 6

CONTEXTUAL SITE PLAN NO. 13

**LOT 1 BLOCK 1 - WHEATLANDS SUBDIVISION FILING NO. 10, SECTIONS 20 AND 29,
TOWNSHIP 5 SOUTH, RANGE 65 WEST OF THE SIXTH PRINCIPAL MERIDIAN,
CITY OF AURORA, COUNTY OF ARAPAHOE, STATE OF COLORADO.**

OVERALL PLAN

GRAPHIC SCALE
50 0 25 50 100 200
(IN FEET)
1 inch = 50 ft.



TRASH ENCLOSURE NOTES:

1. SEE SHEET A16 FOR TRASH ENCLOSURE PLANS AND ELEVATIONS.
2. EXISTING LANDSCAPEING SHALL BE RELOCATED IN GENERAL VICINITY OF ITS CURRENT LOCATION WHERE REQURED.
3. TRASH ENCLOSURES SHALL HAVE OPAQUE GATES AT BOTH SERVICE AND RESIDENT ACCESS POINTS.
4. EXISTING SIDEWALKS SHALL BE REROUTED AS NECESSARY AND ADDITIONAL WALKS AND SERVICE ACCESS POINTS SHALL BE BUILT TO EXISTING SITE STANDARDS.

LEGEND

– – – – –	ACCESSIBLE ROUTE
***	"TYPE A" ACCESSIBLE UNITS
**	ACCESSIBLE GARAGE
*	ACCESSIBLE UNCOVERED PARKING

ACCESSIBLE UNIT NOTES

1. ALL RESIDENTIAL BUILDINGS CONTAIN "TYPE B" HANDICAP UNITS. ALL GROUND FLOOR UNITS THAT ARE NOT LABELED AS "TYPE A" UNITS ARE "TYPE B" ACCESSIBLE UNITS. FOR CLARITY, THESE HAVE NOT BEEN LABELED IN PLAN VIEW.
2. ALL HANDICAP , UNCOVERED PARKING SPACES HAVE AN ADJACENT ACCESS AISLE. THE MINIMUM WIDTH OF EACH PARKING SPACE IS 9'. THE MINIMUM WIDTH OF EACH ADJACENT AISLE IS 5'. FOR CLARITY, THESE DIMENSIONS HAVE NOT BEEN LABELED IN PLAN VIEW.

REVISIONS	DATE	DRAWN BY
MYLARS	6/14/16	DJR
REVISED PER CITY COMMENTS	4/19/16	DJR
REVISED PER CITY COMMENTS	3/4/16	DJR
REVISED PER CITY COMMENTS	2/2/16	DJR
REVISED PER CITY COMMENTS	11/9/15	DJR

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WHEATLANDS PA 6 - CSP NO. 13

CITY OF AURORA, COLORADO

OVERALL PLAN

PROJ. MGR.: JAR
PROJ. ASSOC.: LMM
DRAWN BY: LMM
DATE: 09/30/2020

SHEET
C3
GPPAUCO01

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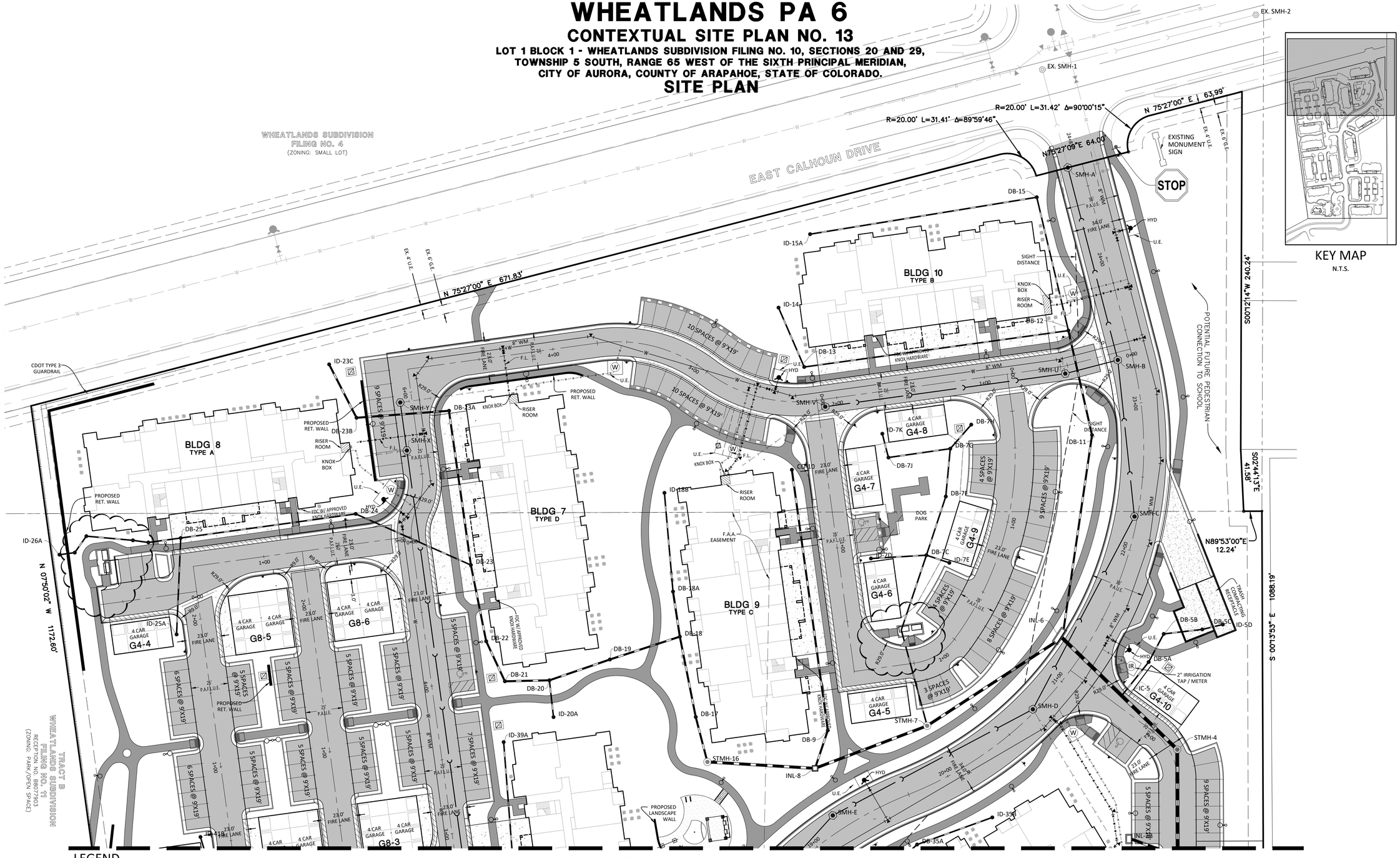
Plotted: 9/29/2020 11:50 AM Dwg Name: P:\Gppauco01\dwg\Engl\Preliminary\CSP\C3-Overall Plan.dwg Updated By: LMoran

WHEATLANDS PA 6

CONTEXTUAL SITE PLAN NO. 13

LOT 1 BLOCK 1 - WHEATLANDS SUBDIVISION FILING NO. 10, SECTIONS 20 AND 29, TOWNSHIP 5 SOUTH, RANGE 65 WEST OF THE SIXTH PRINCIPAL MERIDIAN, CITY OF AURORA, COUNTY OF ARAPAHOE, STATE OF COLORADO.

SITE PLAN



FOR CONTINUATION SEE SHEET C8

LEGEND

U.E.	UTILITY EASEMENT
P.A.F.L.U.E.	PUBLIC ACCESS, FIRE LANE, AND UTILITY EASEMENT
F.L.	6" FIRE LINE DIP (PRIVATE)
	FIRE DEPARTMENT CLOSET / RISER ROOM
	LIGHT POLE
	XCEL ENERGY TRANSFORMER
	FIRE LANE SIGN
	SIDEWALK
	FENCE

NOTE:ALL STORM SEWER AND DETENTION POND INFRASTRUCTURE SHALL BE PRIVATE UNLESS OTHERWISE NOTED. ALL PIPES 8"-12" SHALL BE HDPE AND ALL PIPES 18" AND LARGER SHALL BE RCP. ALL PIPE SIZES TO BE FINALIZED WITH FINAL DRAINAGE REPORT AND CONSTRUCTION DRAWINGS.

PEDESTRIAN FENCE AT RETAINING WALL NOTES:

1. SEE SHEET C2 FOR DETAIL OF PEDESTRIAN FENCE ALONG RETAINING WALLS.
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TRASH ENCLOSURE NOTES: 2
1. SEE SHEET A16 FOR TRASH ENCLOSURE PLANS AND ELEVATIONS.
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4. EXISTING SIDEWALKS SHALL BE REROUTED AS NECESSARY AND ADDITIONAL WALKS AND SERVICE ACCESS POINTS SHALL BE BUILT TO EXISTING SITE STANDARDS.

KEY MAP
N.T.S.

DATE	REVISIONS	DRAWN BY
6/14/16	MYLARS	DJR
4/19/16	REVISED PER CITY COMMENTS	DJR
3/17/16	REVISED PER CITY COMMENTS	DJR
2/2/16	REVISED PER CITY COMMENTS	DJR
11/9/15	REVISED PER CITY COMMENTS	DJR

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WHEATLANDS PA 6 - CSP NO. 13
CITY OF AURORA, COLORADO
SITE PLAN - NORTH

PROJ. MGR.: JAR
PROJ. ASSOC.: LMM
DRAWN BY: LMM
DATE: 09/30/2020

SHEET C7

GPPAUCO01

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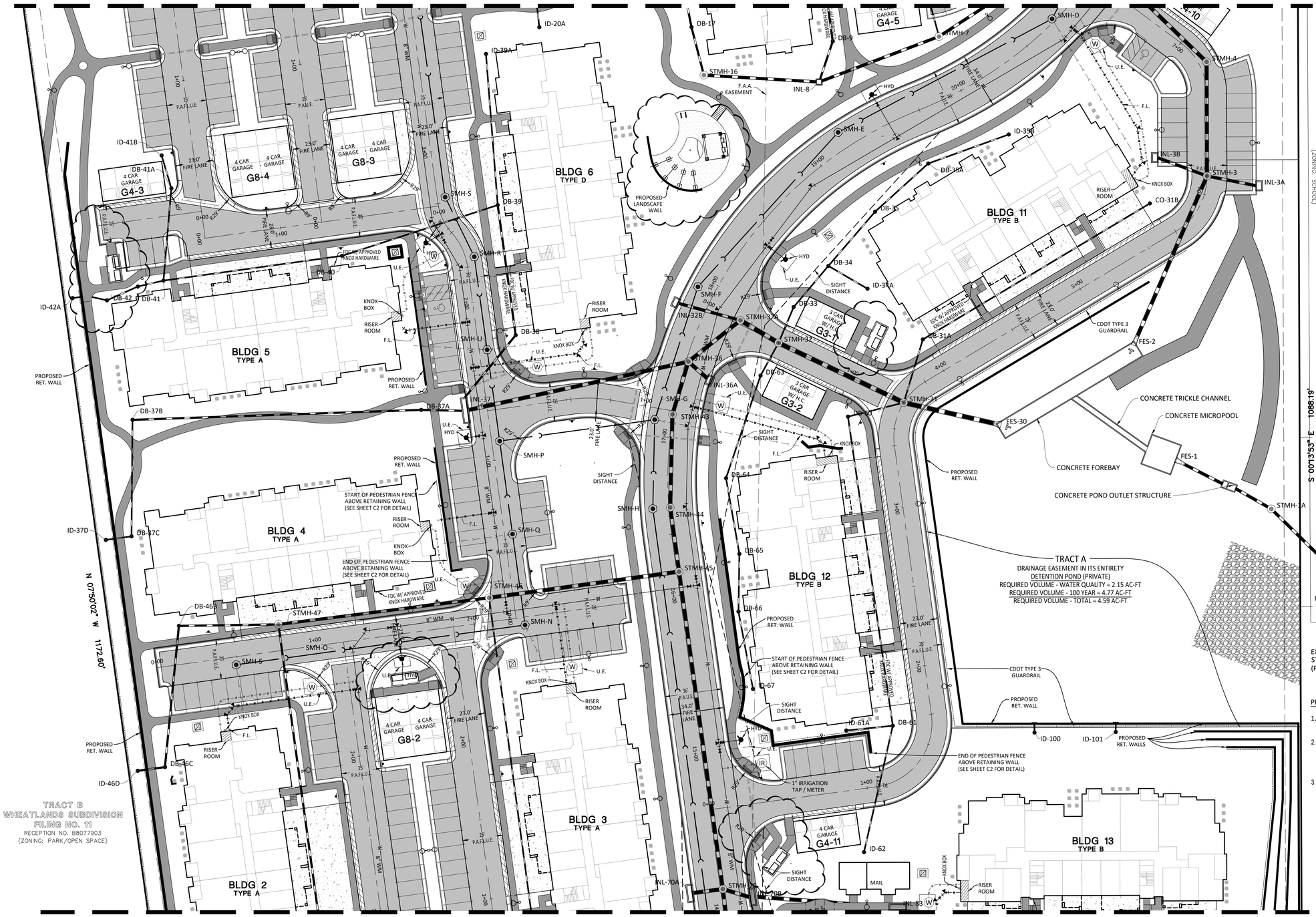
WHEATLANDS PA 6

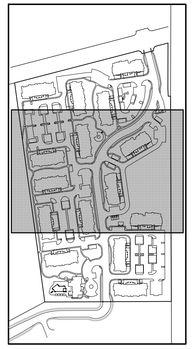
CONTEXTUAL SITE PLAN NO. 13

**LOT 1 BLOCK 1 - WHEATLANDS SUBDIVISION FILING NO. 10, SECTIONS 20 AND 29,
TOWNSHIP 5 SOUTH, RANGE 65 WEST OF THE SIXTH PRINCIPAL MERIDIAN,
CITY OF AURORA, COUNTY OF ARAPAHOE, STATE OF COLORADO.**

SITE PLAN

FOR CONTINUATION SEE SHEET C7





KEY MAP

N.T.S.

LEGEND

U.E.	UTILITY EASEMENT
P.A.F.L.U.E.	PUBLIC ACCESS, FIRE LANE, AND UTILITY EASEMENT
F.L.	6" FIRE LINE DIP (PRIVATE)
	FIRE DEPARTMENT CLOSET / RISER ROOM
	LIGHT POLE
	XCEL ENERGY TRANSFORMER
	FIRE LANE SIGN
	SIDEWALK
	FENCE

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FOR CONTINUATION SEE SHEET C9

REVISIONS	DATE		DRAWN BY
MYLARS	6/14/16		DJR
REVISED PER CITY COMMENTS	4/19/16		DJR
REVISED PER CITY COMMENTS	3/17/16		DJR
REVISED PER CITY COMMENTS	2/2/16		DJR
REVISED PER CITY COMMENTS	11/9/15		DJR

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Construction Managers • Environmental Scientists • Landscape Architects • Planners

WHEATLANDS PA 6 - CSP NO. 13
CITY OF AURORA, COLORADO
SITE PLAN - CENTRAL

PROJ. MGR.: JAR
PROJ. ASSOC.: LMM
DRAWN BY: LMM
DATE: 09/30/2020

SHEET
C8
GPPAUCO01

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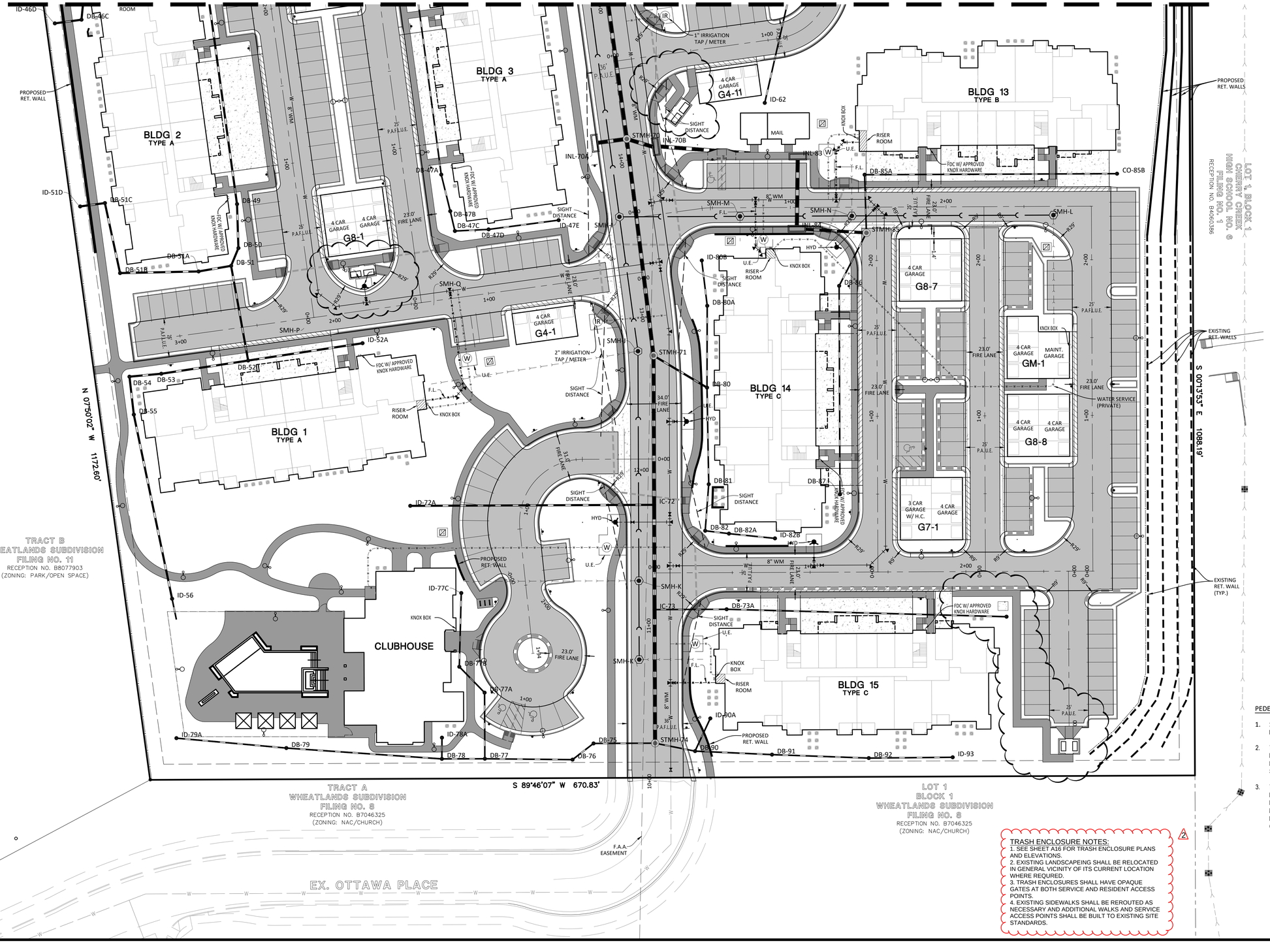
WHEATLANDS PA 6

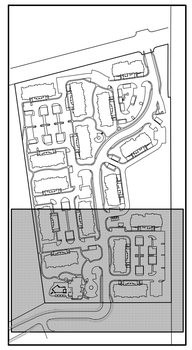
CONTEXTUAL SITE PLAN NO. 13

LOT 1 BLOCK 1 - WHEATLANDS SUBDIVISION FILING NO. 10, SECTIONS 20 AND 29, TOWNSHIP 5 SOUTH, RANGE 65 WEST OF THE SIXTH PRINCIPAL MERIDIAN, CITY OF AURORA, COUNTY OF ARAPAHOE, STATE OF COLORADO.

SITE PLAN

FOR CONTINUATION SEE SHEET C8





KEY MAP

N.T.S.

LEGEND

U.E.	UTILITY EASEMENT
P.A.F.L.U.E.	PUBLIC ACCESS, FIRE LANE, AND UTILITY EASEMENT
F.L.	6" FIRE LINE DIP (PRIVATE)
	FIRE DEPARTMENT CLOSET / RISER ROOM
	LIGHT POLE
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DATE	REVISIONS	DRAWN BY
6/14/16	MYLARS	DJR
4/19/16	REVISED PER CITY COMMENTS	DJR
3/4/16	REVISED PER CITY COMMENTS	DJR
2/2/16	REVISED PER CITY COMMENTS	DJR
11/9/15	REVISED PER CITY COMMENTS	DJR

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WHEATLANDS PA 6 - CSP NO. 13
CITY OF AURORA, COLORADO
SITE PLAN - SOUTH

PROJ. MGR.: JAR
PROJ. ASSOC.: LMM
DRAWN BY: LMM
DATE: 09/30/2020

SHEET C9

GPPAUCO01

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WHEATLANDS PA 6

CONTEXTUAL SITE PLAN NO. 13

LOT 1 BLOCK 1 - WHEATLANDS SUBDIVISION FILING NO. 10, SECTIONS 20 AND 29
TOWNSHIP 5 SOUTH, RANGE 65 WEST OF THE SIXTH PRINCIPAL MERIDIAN
CITY OF AURORA, COUNTY OF ARAPAHOE, STATE OF COLORADO

Site Photometric Plan - North

N

SITE PHOTOMETRIC PLAN - NORTH
SCALE: 1"=30'-0"

TRASH ENCLOSURE NOTES:
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2 LOCATION OF NEW TRASH ENCLOSURE

RELOCATED OR NEW SIDEWALK TO TRASH ENCLOSURE

N

KEYPLAN
NOT TO SCALE

MEP PROJECT #15245
DESIGNED BY: JCC CHECKED BY: DGM

MEP ENGINEERING INC.
CLIENT CENTRIC CONSULTING

6402 S. Troy Circle, Suite 100
Centennial, CO 80111
info@mep-eng.com

(W) 303.936.1633
(F) 303.934.3299
www.mep-eng.com

PROJ. MJR	JCC
PROJ. ENG	JCC
DRAWN BY:	JCC
SCALE:	AS SHOWN
DATE:	6-14-16
CODE:	
PROJECT:	15245

SHEET
EP-1

WHEATLANDS PA 6 (PA6)
CITY OF AURORA, COLORADO
SITE PHOTOMETRIC PLAN - NORTH

DATE	REVISIONS	BY
2 5/15/20	TRASH ENCLOSURES	

WHEATLANDS PA 6

CONTEXTUAL SITE PLAN NO. 13

LOT 1 BLOCK 1 - WHEATLANDS SUBDIVISION FILING NO. 10, SECTIONS 20 AND 29
TOWNSHIP 5 SOUTH, RANGE 65 WEST OF THE SIXTH PRINCIPAL MERIDIAN
CITY OF AURORA, COUNTY OF ARAPAHOE, STATE OF COLORADO

Site Photometric Plan - Central

N

KEYPLAN
NOT TO SCALE

N

SITE PHOTOMETRIC PLAN - CENTRAL
SCALE: 1"=30'-0"

LOCATION OF NEW TRASH ENCLOSURE

RELOCATED OR NEW SIDEWALK TO TRASH ENCLOSURE

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MEP PROJECT #15245
DESIGNED BY: JCC CHECKED BY: DGM

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info@mep-eng.com

(W) 303.936.1633
(F) 303.934.3299
www.mep-eng.com

PROJ. MJR	JCC
PROJ. ENG	JCC
DRAWN BY:	JCC
SCALE:	AS SHOWN
DATE:	6-14-16
CODE:	
PROJECT:	15245

SHEET
EP-2

WHEATLANDS CSP NO 13 (PA6)
CITY OF AURORA, COLORADO
SITE PHOTOMETRIC PLAN - CENTRAL

DATE	REVISIONS	BY
5/15/20	TRASH ENCLOSURES	

WHEATLANDS PA 6

CONTEXTUAL SITE PLAN NO. 13

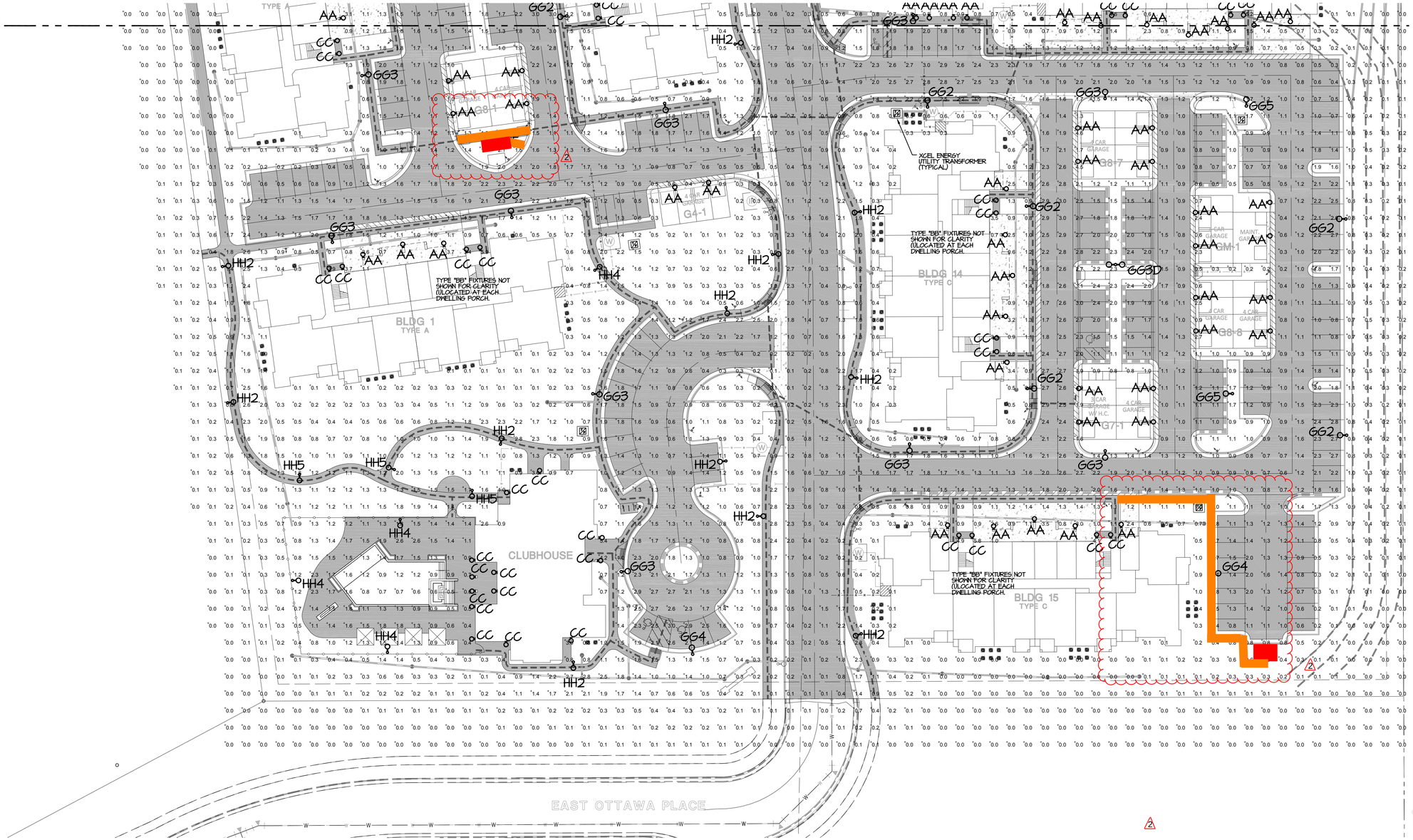
LOT 1 BLOCK 1 - WHEATLANDS SUBDIVISION FILING NO. 10, SECTIONS 20 AND 29
TOWNSHIP 5 SOUTH, RANGE 65 WEST OF THE SIXTH PRINCIPAL MERIDIAN
CITY OF AURORA, COUNTY OF ARAPAHOE, STATE OF COLORADO

Site Photometric Plan - South

N

KEYPLAN
NOT TO SCALE

MATCHLINE B



N

SITE PHOTOMETRIC PLAN - SOUTH
SCALE: 1"=30'-0"

2 LOCATION OF NEW TRASH ENCLOSURE

RELOCATED OR NEW SIDEWALK TO TRASH ENCLOSURE

2 TRASH ENCLOSURE NOTES:
1. SEE SHEET A16 FOR TRASH ENCLOSURE PLANS AND ELEVATIONS.
2. EXISTING LANDSCAPEING SHALL BE RELOCATED IN GENERAL VICINITY OF ITS CURRENT LOCATION WHERE REQUIRED.
3. TRASH ENCLOSURES SHALL HAVE OPAQUE GATES AT BOTH SERVICE AND RESIDENT ACCESS POINTS.
4. EXISTING SIDEWALKS SHALL BE REROUTED AS NECESSARY AND ADDITIONAL WALKS AND SERVICE ACCESS POINTS SHALL BE BUILT TO EXISTING SITE STANDARDS.

MEP PROJECT #15245
DESIGNED BY: JCC CHECKED BY: DGM

MEP ENGINEERING INC.
CLIENT CENTRIC CONSULTING
6402 S. Troy Circle, Suite 100
Centennial, CO 80111
info@mep-eng.com
(W) 303.936.1633
(F) 303.934.3299
www.mep-eng.com

PROJ. MJR	JCC
PROJ. ENG	JCC
DRAWN BY,	JCC
SCALE,	AS SHOWN
DATE,	6-14-16
CODE,	
PROJECT,	15245

SHEET
EP-3

WHEATLANDS CSP NO 13 (PA6)
CITY OF AURORA, COLORADO
SITE PHOTOMETRIC PLAN - SOUTH

DATE	REVISIONS	BY
2 5/15/20	TRASH ENCLOSURES	

WHEATLANDS PA 6
CONTEXTUAL SITE PLAN NO. 13
LOT 1 BLOCK 1 - WHEATLANDS SUBDIVISION FILING NO. 10, SECTIONS 20 AND 29
TOWNSHIP 5 SOUTH, RANGE 65 WEST OF THE SIXTH PRINCIPAL MERIDIAN
CITY OF AURORA, COUNTY OF ARAPAHOE, STATE OF COLORADO

Lighting Details

TYPE AA SIGHT LIGHTING -OL8501ORB-LED

FEISS EST. 1955

OL8501ORB-LED: 1 - Light Outdoor Lantern

Dimensions:

Width: 7 7/8" | Extends: 9 3/16"
Height: 12 1/2" | Wire: 8" (color/Black/White)
Weight: 4.62 lbs. | Connection: Mounted To Box

Bulbs:
1 - LED Integrated Modules 14w Max. 120v - included

Features:
- Advanced LED technology that warms in color when dimmed (2700K - 2200K).
- Meets Title 24 energy efficiency standards

Material List:
1 Body - Steel / Glass - Oil Rubbed Bronze

Safety Listing:
Safety Listed for Wet Locations

Instruction Sheets:
English (OL8501)

Collection: Wright House

UPC #:0148175047 81

Finish: Oil Rubbed Bronze (ORB)

Shade / Glass / Diffuser Details:

Part	Material	Finish	Quantity	Item Number	Length	Width	Height	Diameter	Fitter Diameter	Shade Top Length	Shade Top Width	Shade Top Diameter
Glass	Glass	White Opal Etched	1			4 1/2	7 3/4	5 3/8				

Backplate / Canopy Details:

Type	Height / Length	Width	Depth	Diameter	Outlet Box Up	Outlet Box Down
Back Plate	6 1/2	4 1/2	1		2 3/8	10 1/8

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TYPE BB SIGHT LIGHTING -OL8501ORB-LED

FEISS EST. 1955

OL8501ORB-LED: 1 - Light Outdoor Lantern

Dimensions:

Width: 7 7/8" | Extends: 9 3/16"
Height: 12 1/2" | Wire: 8" (color/Black/White)
Weight: 4.62 lbs. | Connection: Mounted To Box

Bulbs:
1 - LED Integrated Modules 14w Max. 120v - included

Features:
- Advanced LED technology that warms in color when dimmed (2700K - 2200K).
- Meets Title 24 energy efficiency standards

Material List:
1 Body - Steel / Glass - Oil Rubbed Bronze

Safety Listing:
Safety Listed for Wet Locations

Instruction Sheets:
English (OL8501)

Collection: Wright House

UPC #:0148175047 81

Finish: Oil Rubbed Bronze (ORB)

Shade / Glass / Diffuser Details:

Part	Material	Finish	Quantity	Item Number	Length	Width	Height	Diameter	Fitter Diameter	Shade Top Length	Shade Top Width	Shade Top Diameter
Glass	Glass	White Opal Etched	1			4 1/2	7 3/4	5 3/8				

Backplate / Canopy Details:

Type	Height / Length	Width	Depth	Diameter	Outlet Box Up	Outlet Box Down
Back Plate	6 1/2	4 1/2	1		2 3/8	10 1/8

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TYPE CC SIGHT LIGHTING -OL8502ORB-LED

FEISS EST. 1955

OL8502ORB: 1 - Light Outdoor Lantern

Dimensions:

Width: 9" | Extends: 10 7/16"
Height: 13 7/8" | Wire: 8" (color/Black/White)
Weight: 6.38 lbs. | Connection: Mounted To Box

Bulbs:
1 - Medium A19 100w Max. 120v - Not included

Features:
- CFL Convertible. For commercial quotes, call 847.410.4602

Material List:
1 Body - Steel / Glass - Oil Rubbed Bronze

Safety Listing:
Safety Listed for Wet Locations

Instruction Sheets:
English (OL8502)

Collection: Wright House

UPC #:0148175068284

Finish: Oil Rubbed Bronze (ORB)

Shade / Glass / Diffuser Details:

Part	Material	Finish	Quantity	Item Number	Length	Width	Height	Diameter	Fitter Diameter	Shade Top Length	Shade Top Width	Shade Top Diameter
Glass	Glass	White Opal Etched	1				8 7/8			6 1/8	5 1/8	

Backplate / Canopy Details:

Type	Height / Length	Width	Depth	Diameter	Outlet Box Up	Outlet Box Down
Back Plate	7 7/8	4 3/4	1		2 1/2	11 5/8

Shipping Information:

Pasage Type	Product #	Quantity	UPC	Length	Width	Height	Cube	Weight	Frt. Class	UPS Ship
Individual	OL8502ORB	1	0148175068284	13	12	17.25	1.557	8.3	150	Yes
NJ Pallet		48		48	40	75	83.333	456		No
NV Pallet		48		48	40	75	83.333	456		No

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TYPE GG2, GG3, GG3D, GG4, GG5, FIXTURE

EPA 0.93 (ff') WEIGHT: 38 LBS

OMEGA 1527LED

The 1527LED Omega series is medium scale, decorative downlight fixture with a spun aluminum bell styled dome. The dome is available with two types of shades: round edge (R) and flared edge (F) styles. The luminaire measures 27" outside diameter and 19-1/8" overall height. The luminaire has a hinged door for tool-less driver and LED access. The luminaire is supplied with the line-ground, line neutral and neutral-ground electrical surge protection in accordance with IEEE/ANSI C62.41.2 guidelines. The luminaire is U.L. or E.T.L. listed in U.S. and Canada.

SternbergLighting ESTABLISHED 1923 / EMPLOYEE OWNED

PROJECT:

TYPE:

ORDERING EXAMPLE: 1A-1527FLED-EZ-FG-6ARC35T2-F-MDHO3-R-HSS-FHD/UBKT

1A	1527RLED	EZ	FG	6AR	30		F	MD	PEC				UBKT
MOUNTING CONFIG.	SERIES	MOUNTING OPTION	LENS	NO. OF LEDS	COLOR TEMP K	DISTR. TYPE	DISTR. ORIEN-TATION	DRIVER	CONTROLS	HOUSE SIDE SHIELD	DUAL FUSE & HOLDER	OPTIONAL FINIAL[1,2]	COLOR
						OPTIONS							UBKT BK
1W	1527RLED	EZ	FG	1@ARC	3000K	T2	F	MDLO3					UBT WH
1A	1527FLED	HS-H	SG	6ARC	3500K	T3	R	MDHO3	R[1]	HSS	FHD	B	UBT WH
2A		HS-C	FSG	3ARC	4500K	T3R	L		R1[1]			S	ULBT PG
2@80		SM	SV1*	4ARC		T4	S		PEC				USLT ABZ
3A		SH-44	SV2**			T5							UWHT DB
3@80		CH-44											UCHS OI
4A													U8K RT
													U8 WBK
													ULB CO
													USL WBK
													UWH TT
													BKT VG
													WHT SI
													PST OWGT
													ABZT
													DBT

[1] Only available with HS-H, HS-C, and SM mounting. [2] Not available with Twist-lock photocell.

Product Specs

Optical
- IP65 rated, BUG rating of U-0.
- Utilizes high output, high brightness LEDs.
- Operates at -40°C (-40°F) to +50°C (122°F) ambient air temperature range.
- Minimum CRI of 70, CCT 3000, 3500, and 4500K. Call factory for other CCT.
- LM-79 and LM-80 tests in accordance with IESNA standards.
- Lumen depreciation rating L70 > 200,000 hrs. Projected per TM-21 guideline and based on 350mA drive current.
- RoHS Compliant.

Electrical
- 120-277 volt standard and 347-480 volt option available.
- Minimum drivers power factor: >0.9.
- Electrical surge protection in accordance with IEEE/ANSI C62.41.2 guidelines (10kV).
- UL or ETL listed in U.S. and Canada.

Mechanical
- A medium scale decorative downlight fixture. The housing is a spun aluminum bell shade attached to a cast aluminum top.
- The luminaire shall be supplied with an aluminum door frame and lens with tool-less access.
- The fixture is offered with many different hangstraight mounting options to accomodate a variety of installations. See mounting options section.
- Luminaire housing is IP65 rated.

Controls
- Optional Twist-lock receptacle only R[1].
- Optional Twist-lock receptacle with photocell R1[1].
- Optional electronic button photocell: PEC (120-277V).[1]

[1]Eliminates IP rating fixture.

Finish
- Durable, color retentive powder coat finish.

Warranty & Standards
LED Systems and Drivers - 7 years. All fixtures shall be free from all defects in materials and workmanship for a period of 7 years from the date of manufacture. The luminaire manufacturer shall warrant the LED boards/ system, during the stated warranty period, against failure defined as more than 10 percent of non-operating LEDs.

Drivers
(0-10V dimming):
MDLO3: 350mA, 120-277V
MDHO3: 350mA, 347-480V

Lens:
FG - Clear Flat Glass Lens
SG - Clear Sag Glass Lens
FSG - Frosted Sag Glass Lens

Soft Vue:
SV1* - Flat Medium Diffuse Acrylic Lens
SV2** - Flat Heavy Diffuse Acrylic Lens

*Provides moderate reduction in Brightness while only a minimal reduction in lumen output.

**Provides maximum reduction in Brightness while only a nominal reduction in lumen output. Consult photometric files for exact lumen performance.

Colors

Urbanine Finishes
UBKT - Urban Black Textured
UBT - Urban Bronze Textured
ULBT - Urban Light Bronze Textured
USLT - Urban Silver Textured
UWHT - Urban White Textured
UCHS - Urban Champagne Satin Smooth
U8K - Urban Black Matte
U8 - Urban Bronze Matte
ULB - Urban Light Bronze Matte
U5L - Urban Silver Matte
UWH - Urban White Matte

Standard Finishes
BKT - Black Textured
BK - Black
WHT - White Textured
WH - White
PGT - Park Green Textured
PG - Park Green
ABZT - Architectural Medium Bronze Textured
ABZ - Architectural Medium Bronze
DBT - Dark Bronze Textured
DB - Dark Bronze

Custom Finishes
OI - Old Iron
RT - Rust
WBR - Weathered Brown
CO - Cedar
WBK - Weathered Black
TT - Two Tone

Sternberg Select Finishes
VG - Verde Green
SI - Swedish Iron
OWGT - Old World Gray Textured

Distribution Orientation

Front (F) | Right (R) | Left (L) | Symmetrical (S) T5 Only | Symmetrical (S) T5 Only

800-621-3376 | 555 Lawrence Ave., Roselle, IL 60172 | info@sternberglighting.com | www.sternberglighting.com

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TYPE HH2, HH4, HH5 FIXTURE

EPA 0.72 (ff') WEIGHT: 27 LBS

OMEGA 1521LED

The 1521LED Omega series is small scale, decorative downlight fixture with a spun aluminum bell styled dome. The dome is available with two types of shades: round edge (R) and flared edge (F) styles. The luminaire measures 21" outside diameter and 17-1/8" overall height. The luminaire has a hinged door for tool-less driver and LED access. The luminaire is supplied with the line-ground, line neutral and neutral-ground electrical surge protection in accordance with IEEE/ANSI C62.41.2 guidelines. The luminaire is U.L. or E.T.L. listed in U.S. and Canada.

SternbergLighting ESTABLISHED 1923 / EMPLOYEE OWNED

PROJECT:

TYPE:

ORDERING EXAMPLE: 1A-1521FLED-EZ-FG-6ARC35T2-F-MDH03-R-HSS-FHD/UBKT

1A	1521RLED	EZ	FG	6AR	30	T2	F	MD	PEC				UBKT
MOUNTING CONFIG.	SERIES	MOUNTING OPTION	LENS	NO. OF LEDS	COLOR TEMP K	EXISTS. TYPE	DISTR. ORIEN-TATION	DRIVER	CONTROLS	HOUSE SIDE SHIELD	DUAL FUSE & HOLDER	OPTIONAL FINIAL[1]	COLOR
						OPTIONS							UBKT BK
1W	1521RLED	EZ	FG	6ARC	3000K	T2	F	MDLO3					UBT WH
1A	1521FLED	HS-H	SG	6ARC	3500K	T3	R	MDH03	R[1]	HSS	FHD	B	UBT WH
2A		SM	FSG	3ARC	4500K	T3R	L		R1[1]			S	ULBT PG
2@90		SH-44	SV1*	2ARC		T4	S		PEC				USLT ABZ
3A		CH-44	SV2**			T5							UWHT DB
3@90													UCHS OI
4A													U8K RT
													U8 WBK
													ULB CO
													U5L WBK
													UWH TT
													BKT VG
													WHT SI
													PST OWGT
													ABZT
													DBT

[1] Only available with HS-H and SM mounting. *Not available with Twist-lock photocell.

Product Specs

Optical
- IP65 rated, BUG rating of U-0.
- Utilizes high output, high brightness LEDs.
- Operates at -40°C (-40°F) to +50°C (122°F) ambient air temperature range.
- Minimum CRI of 70, CCT 3000, 3500, and 4500K. Call factory for other CCT.
- LM-79 and LM-80 tests in accordance with IESNA standards.
- Lumen depreciation rating L70 > 200,000 hrs. Projected per TM-21 guideline and based on 350mA drive current.
- RoHS Compliant.

Electrical
- 120-277 volt standard and 347-480 volt option available.
- Minimum drivers power factor: >0.9.
- Electrical surge protection in accordance with IEEE/ANSI C62.41.2 guidelines (10kV).
- UL or ETL listed in U.S. and Canada.

Mechanical
- A medium scale decorative downlight fixture. The housing is a spun aluminum bell shade attached to a cast aluminum top.
- The luminaire shall be supplied with an aluminum door frame and lens with tool-less access.
- The fixture is offered with many different hangstraight mounting options to accomodate a variety of installations. See mounting options section.
- Luminaire housing is IP65 rated.

Controls
- Optional Twist-lock receptacle only R[1].
- Optional Twist-lock receptacle with photocell R1[1].
- Optional electronic button photocell: PEC (120-277V).[1]

[1]Eliminates IP rating fixture.

Finish
- Durable, color retentive powder coat finish.

Warranty & Standards
LED Systems and Drivers - 7 years. All fixtures shall be free from all defects in materials and workmanship for a period of 7 years from the date of manufacture. The luminaire manufacturer shall warrant the LED boards/ system, during the stated warranty period, against failure defined as more than 10 percent of non-operating LEDs.

Drivers
(0-10V dimming):
MDLO3: 350mA, 120-277V
MDHO3: 350mA, 347-480V

Lens:
FG - Clear Flat Glass Lens
SG - Clear Sag Glass Lens
FSG - Frosted Sag Glass Lens

Soft Vue:
SV1* - Flat Medium Diffuse Acrylic Lens
SV2** - Flat Heavy Diffuse Acrylic Lens

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ABZ - Architectural Medium Bronze
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Custom Finishes
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Sternberg Select Finishes
VG - Verde Green
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Distribution Orientation

Front (F) | Right (R) | Left (L) | Symmetrical (S) T5 Only | Symmetrical (S) T5 Only

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MEP PROJECT #15245
DESIGNED BY: JCC CHECKED BY: DGM

MEP ENGINEERING INC.
CLIENT CENTRIC CONSULTING
6402 S. Troy Circle, Suite 100
Centennial, CO 80111
info@mep-eng.com
(W) 303.936.1633
(F) 303.934.3299
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PROJ. MJR	JCC
PROJ. ENG	JCC
DRAWN BY:	JCC
SCALE:	AS SHOWN
DATE:	6-14-16
CODE:	
PROJECT:	15245

SHEET
EP-4

WHEATLANDS CSP NO 13 (PA6)
CITY OF AURORA, COLORADO
LIGHTING DETAILS

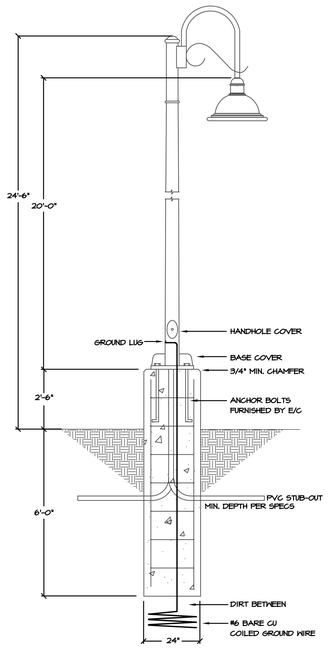
DATE	REVISIONS	BY

WHEATLANDS PA 6
CONTEXTUAL SITE PLAN NO. 13
LOT 1 BLOCK 1 - WHEATLANDS SUBDIVISION FILING NO. 10, SECTIONS 20 AND 29
TOWNSHIP 5 SOUTH, RANGE 65 WEST OF THE SIXTH PRINCIPAL MERIDIAN
CITY OF AURORA, COUNTY OF ARAPAHOE, STATE OF COLORADO

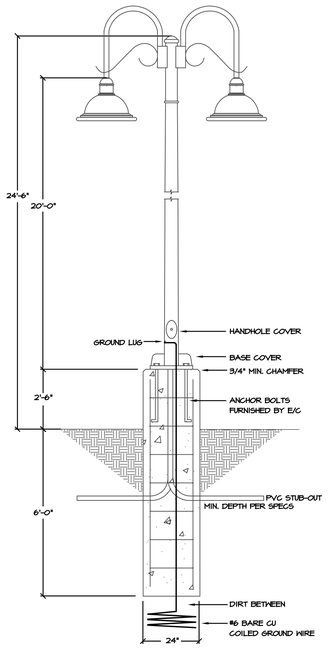
Lighting Details

SITE LIGHTING FIXTURE SCHEDULE

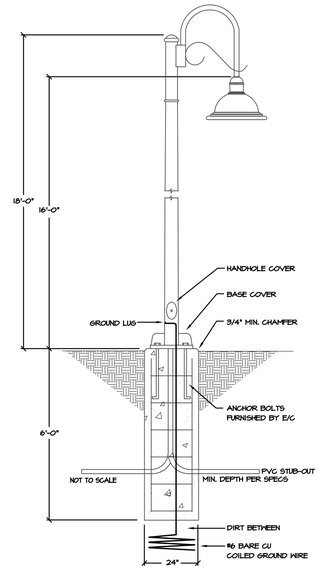
TYPE	MANUFACTURER	CATALOG NUMBER	DESCRIPTION	MOUNTING	LAMPS
AA	FEISS LIGHTING	OL8501ORB-LED	LED WALL LANTERN, WET LOCATION LISTED. OIL RUBBED BRONZE, COLD WEATHER START 12-1/2"H. x 7-7/8"W. x 9-3/16" EXT.	+7'-0" AF.F.	(1)14W LED
BB	FEISS LIGHTING	OL8501ORB-LED	LED WALL LANTERN, WET LOCATION LISTED. OIL RUBBED BRONZE, COLD WEATHER START 12-1/2"H. x 7-7/8"W. x 9-3/16" EXT.	+7'-0" AF.F.	(1)14W LED
CC	FEISS LIGHTING	OL8502ORB-LED	LED WALL LANTERN, WET LOCATION LISTED. OIL RUBBED BRONZE, COLD WEATHER START 13-7/8"H. x 9"W. x 10-7/16" EXT.	+7'-0" AF.F.	(1)14W LED
GG2	STERNBERG LIGHTING OR SIMILAR	1A-1527RLED-EZ-FG-6ARC-30K T2-F-MDL03-PEC-UBKT-ONPM POLE: VALMONT DS340 ARM: ONPM	SINGLE HEAD OMEGA 1527LED PARKING LIGHT BLACK FINISH, TYPE 2 DISTRIBUTION, FLAT GLASS LENS, INTEGRAL PHOTOCELL URBAN BLACK TEXTURED FINISH STRAIGHT ROUND POLE "ON" STYPE SHEPARDS HOOK ARM	POLE 22'-0" BASE 30" TOP OF HEAD 20'-0"	84 LED ENGINE 96 WATT, 350mA 3000K 6,940 LUMENS
GG3	STERNBERG LIGHTING OR SIMILAR	1A-1527RLED-EZ-FG-6ARC-30K T3R-F-MDL03-PEC-UBKT-ONPM POLE: VALMONT DS340 ARM: ONPM	SINGLE HEAD OMEGA 1527LED PARKING LIGHT BLACK FINISH, TYPE 3R DISTRIBUTION, FLAT GLASS LENS, INTEGRAL PHOTOCELL URBAN BLACK TEXTURED FINISH STRAIGHT ROUND POLE "ON" STYPE SHEPARDS HOOK ARM	POLE 22'-0" BASE 30" TOP OF HEAD 20'-0"	84 LED ENGINE 96 WATT, 350mA 3000K 6,830 LUMENS
GG3D	STERNBERG LIGHTING OR SIMILAR	2A-1527RLED-EZ-FG-6ARC-30K T3R-F-MDL03-PEC-UBKT-ONPM POLE: VALMONT DS340 ARM: ONPM	DOUBLE HEAD OMEGA 1527LED PARKING LIGHT BLACK FINISH, TYPE 3R DISTRIBUTION, FLAT GLASS LENS, INTEGRAL PHOTOCELL URBAN BLACK TEXTURED FINISH STRAIGHT ROUND POLE "ON" STYPE SHEPARDS HOOK ARM	POLE 22'-0" BASE 30" TOP OF HEAD 20'-0"	84 LED ENGINE 96 WATT, 350mA 3000K 6,830 LUMENS
GG4	STERNBERG LIGHTING OR SIMILAR	1A-1527RLED-EZ-FG-6ARC-30K T4-F-MDL03-PEC-UBKT-ONPM POLE: VALMONT DS340 ARM: ONPM	SINGLE HEAD OMEGA 1527LED PARKING LIGHT BLACK FINISH, TYPE 4 DISTRIBUTION, FLAT GLASS LENS, INTEGRAL PHOTOCELL URBAN BLACK TEXTURED FINISH STRAIGHT ROUND POLE "ON" STYPE SHEPARDS HOOK ARM	POLE 22'-0" BASE 30" TOP OF HEAD 20'-0"	84 LED ENGINE 96 WATT, 350mA 3000K 6,900 LUMENS
GG5	STERNBERG LIGHTING OR SIMILAR	1A-1527RLED-EZ-FG-6ARC-30K T5-F-MDL03-PEC-UBKT-ONPM POLE: VALMONT DS340 ARM: ONPM	SINGLE HEAD OMEGA 1527LED PARKING LIGHT BLACK FINISH, TYPE 5 DISTRIBUTION, FLAT GLASS LENS, INTEGRAL PHOTOCELL URBAN BLACK TEXTURED FINISH STRAIGHT ROUND POLE "ON" STYPE SHEPARDS HOOK ARM	POLE 22'-0" BASE 30" TOP OF HEAD 20'-0"	84 LED ENGINE 96 WATT, 350mA 3000K 7,005 LUMENS
HH2	STERNBERG LIGHTING OR SIMILAR	1A-1521RLED-EZ-FG-3ARC-30K T2-F-MDL03-PEC-UBKT-ONPM- POLE: VALMONT DS340 ARM: ONPM	SINGLE HEAD OMEGA 1521LED PEDESTRIAN LIGHT BLACK FINISH, TYPE 2 DISTRIBUTION, FLAT GLASS LENS, INTEGRAL PHOTOCELL URBAN BLACK TEXTURED FINISH STRAIGHT ROUND POLE "ON" STYPE SHEPARDS HOOK ARM	POLE 18'-0" BASE FLUSH TOP OF HEAD 16'-0"	42 LED ENGINE 53 WATT, 350mA 3000K 3,450 LUMENS
HH4	STERNBERG LIGHTING OR SIMILAR	1A-1521RLED-EZ-FG-3ARC-30K T4-F-MDL03-PEC-UBKT POLE: VALMONT DS340 ARM: ONPM	SINGLE HEAD OMEGA 1521LED PEDESTRIAN LIGHT BLACK FINISH, TYPE 4 DISTRIBUTION, FLAT GLASS LENS, INTEGRAL PHOTOCELL URBAN BLACK TEXTURED FINISH STRAIGHT ROUND POLE "ON" STYPE SHEPARDS HOOK ARM	POLE 18'-0" BASE FLUSH TOP OF HEAD 16'-0"	42 LED ENGINE 53 WATT, 350mA 3000K 3,450 LUMENS
HH5	STERNBERG LIGHTING OR SIMILAR	1A-1521RLED-EZ-FG-3ARC-30K T5-F-MDL03-PEC-UBKT POLE: VALMONT DS340 ARM: ONPM	SINGLE HEAD OMEGA 1521LED PEDESTRIAN LIGHT BLACK FINISH, TYPE 5 DISTRIBUTION, FLAT GLASS LENS, INTEGRAL PHOTOCELL URBAN BLACK TEXTURED FINISH STRAIGHT ROUND POLE "ON" STYPE SHEPARDS HOOK ARM	POLE 18'-0" BASE FLUSH TOP OF HEAD 16'-0"	42 LED ENGINE 53 WATT, 350mA 3000K 3,450 LUMENS



POLE BASE FIXTURE GG2,GG3,GG4,GG5
NOT TO SCALE



POLE BASE FIXTURE GG3D
NOT TO SCALE



POLE BASE FIXTURE HH2, HH4, HH5
NOT TO SCALE

MEP PROJECT #15245
DESIGNED BY: JCC CHECKED BY: DGM

MEP ENGINEERING INC.
CLIENT CENTRIC CONSULTING

6402 S. Troy Circle, Suite 100
Centennial, CO 80111
info@mep-eng.com

(W) 303.936.1633
(F) 303.934.3299
www.mep-eng.com

PROJ. MJR	JCC
PROJ. ENG	JCC
DRAWN BY,	JCC
SCALE:	AS SHOWN
DATE:	6-14-16
CODE:	
PROJECT,	15245

SHEET
EP-5

WHEATLANDS CSP NO 13 (PA6)
CITY OF AURORA, COLORADO
LIGHTING DETAILS

DATE	REVISIONS	BY

WHEATLANDS CSP NO. 13 (PA6)

Required Unit / Parking Count			
Unit Type	Unit Count	Parking rate	Required
1Bed / 1 Bath	146	1.5	219
2 Bed / 1 Bath	40	2	80
2 Bed / 2 Bath	128	2	256
3 Bed / 2 Bath	24	2	48
Total	338		603
Garage spaces required	603	x 0.4	241.2
Attached required	241.2	x 0.5	120.6
Addt'l 15% guest parking req'd.	603	x.0.15	91
Total Parking			694

Parking Count		
Building Garages	119 spaces	
Handicap Building Garages	3 spaces	
Total Attached Garage Spaces	122 spaces	50.2% of total gar's. + 20.1% of req'd. resident parking
Detached Garage Spaces	118 spaces	
Detached Handicap Garage Spaces	3 spaces	
Total Detached Garage Spaces	121 spaces	20.1% of req'd resident parking
Total Garage Spaces	243 spaces	
Surface Parking Spaces	340 spaces	
Handicap Surface Spaces	8 spaces	
Total Surface Spaces	348 spaces	
Tandem Spaces	122 spaces	
Street Parking Spaces	80 spaces	
Total Parking Spaces	793 spaces	
Parking Ratio	2.35 PS/DU	
Handicap Building Garages (124 x 2%)	3	
Detached Handicap Garage Spaces (125 x 2%)	3	
Handicap Surface Spaces (379 x 2%)	8	
Handicap Parking Required (2% of total)	14	

SHEET INDEX:

A00 COVER SHEET
A01 PARKING
A02 BUILDING A ELEVATIONS
A03 BUILDING A ELEVATIONS
A04 BUILDING B ELEVATIONS
A05 BUILDING B ELEVATIONS
A06 BUILDING C ELEVATIONS
A07 BUILDING C ELEVATIONS
A08 BUILDING D ELEVATIONS
A09 BUILDING D ELEVATIONS
A10 CLUBHOUSE ELEVATIONS
A11 3-CAR & 4-CAR GARAGES
A12 7-CAR GARAGE
A13 8-CAR GARAGE & PERGOLA
A14 MAINTENANCE GARAGE
A15 MAIL KIOSK & TRASH COMPACTOR
A16 TRASH ENCLOSURES
A17 BBQ STRUCTURE

2

BUILDING TYPES A - D
CODE INFORMATION FOR APARTMENT BUILDINGS:

APPLICABLE CODES:
2009 INTERNATIONAL BUILDING CODE - OCCUPANCY CLASSIFICATION R-2
2009 INTERNATIONAL MECHANICAL CODE
2009 INTERNATIONAL PLUMBING CODE
2009 INTERNATIONAL FUEL GAS CODE
2011 NATIONAL ELECTRICAL CODE
2009 INTERNATIONAL ENERGY CONSERVATION CODE
2009 INTERNATIONAL FIRE CODE
2003 ANSI A117.1, ACCESSIBILITY REQUIREMENTS
AURORA AMENDMENTS TO THE 2009 IBC AND 2009 IFC

NFPA STANDARDS	TITLE OF PUBLICATION - DATE
NFPA 10	PORTABLE FIRE EXTINGUISHER - 2002
NFPA 13	INSTALLATION OF SPRINKLER SYSTEMS - 2002
NFPA 14	INSTALLATION OF STANDPIPE AND HOSE SYSTEMS 2003
NFPA 24	PRIVATE FIRE SERVICE MAINS - 2002
NFPA 72	NATIONAL FIRE ALARM CODE - 2002

CONSTRUCTION TYPE:
TYPE V-B BUILDING TYPE A, B, C, D PER IBC 310 & TABLE 503
STORIES: BUILDING TYPE A: 2 STORIES
BUILDING TYPES B-D: 3 STORIES
AREA: BUILDING TYPE A: 20,986 SQ. FT.
BUILDING TYPE B: 30,006 SQ. FT.
BUILDING TYPE C: 31,679 SQ. FT.
BUILDING TYPE D: 31,792 SQ. FT.
HEIGHT: BUILDING TYPE A: 26'-2 1/2"
BUILDING TYPE B: 36'-3 3/4"
BUILDING TYPE C: 36'-10 1/2"
BUILDING TYPE D: 36'-10 1/2"
ALLOWABLE AREA CALCULATIONS :
CONSTRUCTION TYPE OF THE APARTMENT BUILDINGS IS V-B, SPRINKLERED PER NFPA 13R. SPRINKLER PROTECTION IS PROVIDED FOR ADDITION OF ONE STORY, IBC 504.2. ALLOWABLE INCREASE DUE TO FRONTAGE IS APPLIED TO BUILDINGS A-D. AA = 12,000 + IF : REFER TO IBC 506.1. MAXIMUM BUILDING AREA IS AA X 3 = 36,000 SF
FIRE SEPARATIONS:
AREA OF EXTERIOR OPENINGS IN EXTERIOR WALLS WITH FIRE SEPARATION DISTANCE OF GREATER THAN 5' TO 10 ' IS UNLIMITED PER TABLE 705.8 BECAUSE THE EXTERIOR WALLS ARE NOT REQUIRED TO BE FIRE-RESISTANCE RATED.
SPRINKLER SYSTEM:YES PER NFPA 13R THROUGHOUT TYPE V-B CONSTRUCTION. SHALL BE PROVIDED PER IBC SECTION 903.3.

BUILDING TYPE E
CODE INFORMATION FOR CLUBHOUSE:

APPLICABLE CODES:
2006 INTERNATIONAL BUILDING CODE OCCUPANCY CLASSIFICATION A-3, B
2009 INTERNATIONAL MECHANICAL CODE
2009 INTERNATIONAL PLUMBING CODE
2009 INTERNATIONAL FUEL GAS CODE
2011 NATIONAL ELECTRICAL CODE
2009 INTERNATIONAL ENERGY CONSERVATION CODE
2009 INTERNATIONAL FIRE CODE
2003 ANSI A117.1, ACCESSIBILITY REQUIREMENTS
AURORA AMENDMENTS TO THE 2006 IBC AND 2006 IFC
CONSTRUCTION TYPE:
TYPE V-B PER IBC 310 & TABLE 503
STORIES:
1 STORY
AREA:
6573 SQ. FT.
SPRINKLER SYSTEM: NOT REQUIRED PER SECTION 903.2.1.3.

BUILDING TYPES G3, G4, G7, G8
CODE INFORMATION FOR GARAGES:

APPLICABLE CODES:
2009 INTERNATIONAL BUILDING CODE OCCUPANCY CLASSIFICATION U
2009 INTERNATIONAL MECHANICAL CODE
2009 INTERNATIONAL PLUMBING CODE
2009 INTERNATIONAL FUEL GAS CODE
2011 NATIONAL ELECTRICAL CODE
2009 INTERNATIONAL ENERGY CONSERVATION CODE
2009 INTERNATIONAL FIRE CODE
2003 ANSI A117.1, ACCESSIBILITY REQUIREMENTS
AURORA AMENDMENTS TO THE 2006 IBC AND 2006 IFC
CONSTRUCTION TYPE:
TYPE V-B PER IBC 310 & TABLE 503
SPRINKLER SYSTEM: NOT REQUIRED PER SECTION 903.

BUILDING TYPE GM1
CODE INFORMATION FOR MAINTENENCE:

APPLICABLE CODES:
2009 INTERNATIONAL BUILDING CODE OCCUPANCY CLASSIFICATION S-1, U
2009 INTERNATIONAL MECHANICAL CODE
2009 INTERNATIONAL PLUMBING CODE
2009 INTERNATIONAL FUEL GAS CODE
2011 NATIONAL ELECTRICAL CODE
2009 INTERNATIONAL ENERGY CONSERVATION CODE
2009 INTERNATIONAL FIRE CODE
2003 ANSI A117.1, ACCESSIBILITY REQUIREMENTS
AURORA AMENDMENTS TO THE 2006 IBC AND 2006 IFC
CONSTRUCTION TYPE:
TYPE V-B PER IBC 310 & TABLE 503
SPRINKLER SYSTEM: NOT REQUIRED PER SECTION 903.2.9.

Unit Type	Description	Area	Project Total Building A	Project Total Building B	Project Total Building C	Project Total Building D	Total Project Count	% Mix	Total Unit Type Count	% Mix per unit category	Total DU Area
A3a	1 Bed / 1Bath	727 SF	0 units	0 units	6 units	0 units	6 units	2%	146 units	43%	4,362 SF
A3b		702 SF	24 units	8 units	18 units	12 units	62 units	18%			43,524 SF
A3c		766 SF	24 units	0 units	18 units	12 units	54 units	16%			41,364 SF
A4		816 SF	0 units	24 units	0 units	0 units	24 units	7%			19,584 SF
B4	2 Bed / 1 Bath	928 SF	12 units	20 units	12 units	8 units	52 units	15%	52 units	15%	48,256 SF
C4	2 Bed / 2 Bath	1,083 SF	24 units	16 units	12 units	10 units	62 units	18%	116 units	34%	67,146 SF
C5		1,113 SF	24 units	0 units	18 units	12 units	54 units	16%			60,102 SF
D3	3 Bed / 2 Bath	1,256 SF	0 units	24 units	0 units	0 units	24 units	7%	24 units	7%	30,144 SF
		Total	108 units	92 units	84 units	54 units	338 units	100%			314,482 SF

PROJECT TEAM:

APPLICANT:
GRAND PEAKS PROPERTIES, INC.
4582 S ULSTER ST PKWY, STE 1200
DENVER, CO 80237
PH: (720) 889-9209
CONTACT : ELLI LOBACH
ELOBACH@GRANDPEAKS.COM

ARCHITECT:
STUDIO PBA
1575 GILPIN STREET
DENVER, CO 80218
PH: (303)-592-2904
CONTACT: JOHN PAYNE
JPAYNE@STUDIOPBA.COM

CIVIL ENGINEER:
MANHARD CONSULTING LTD
8008 E. ARAPAHOE COURT, STE 110
CENTENNIAL, CO 80112
PH: (303) 708-0500
CONTACT : DAN RODRIGUEZ
DRODRIGUEZ@MANHARD.COM

LANDSCAPE ARCHITECT:
NORRIS DESIGN
1101 BANNOCK STREET
DENVER, CO 80204
PH: (303) 892-1166
CONTACT: PATRICK HANNON
PHANNON@NORRIS-DESIGN.COM

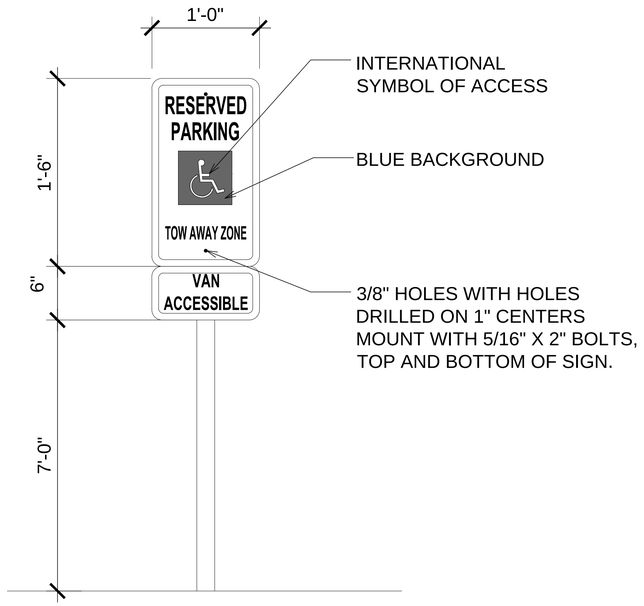
MEP ENGINEER:
MEP ENGINEERING
6402 SOUTH TROY CIRCLE
CENTENNIAL, CO 80111
PH: (303) 936-1633
CONTACT: JEFF CARNEY
JEFF@MEP-ENG.COM

SITE PLAN APPLICATION

DATE: 05-16-16

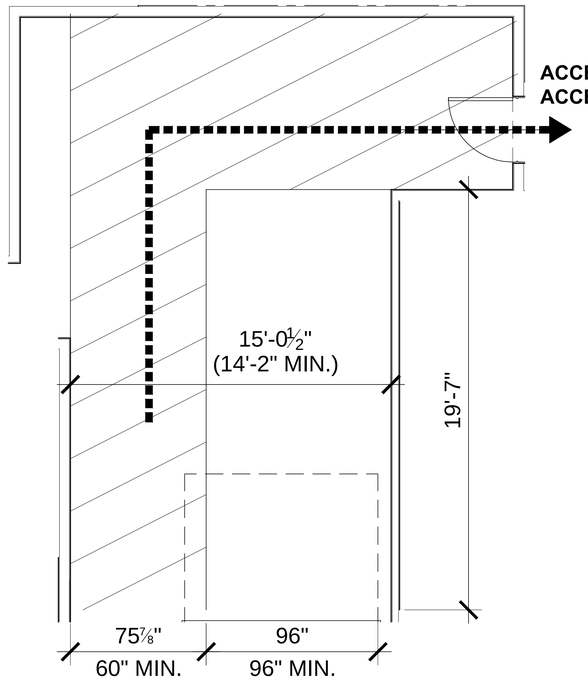
SHEET A00

WHEATLANDS CSP NO. 13 (PA6)



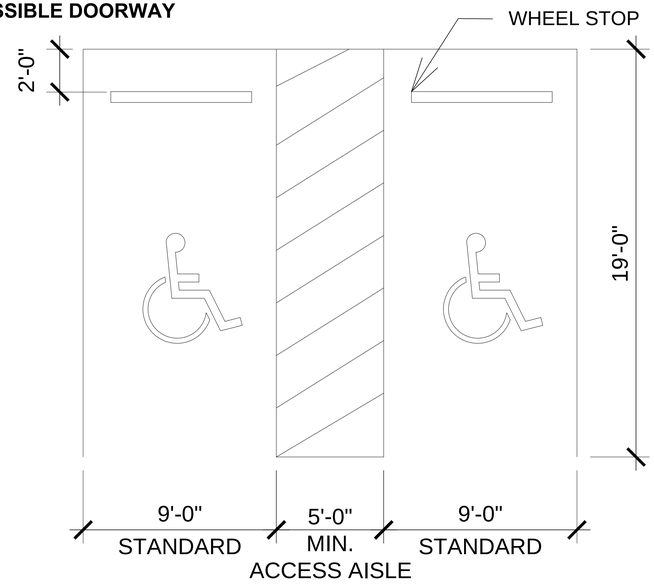
HANDICAP PARKING
SIGN DETAIL - EXTERIOR

NOT TO SCALE



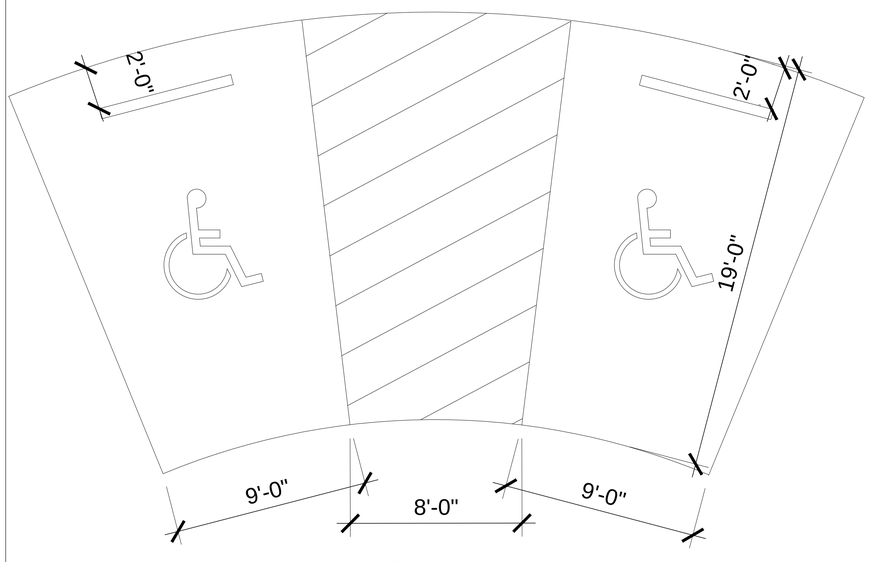
ATTACHED HANDICAP GARAGE
PARKING LAYOUT- STANDARD

SCALE: 1:40



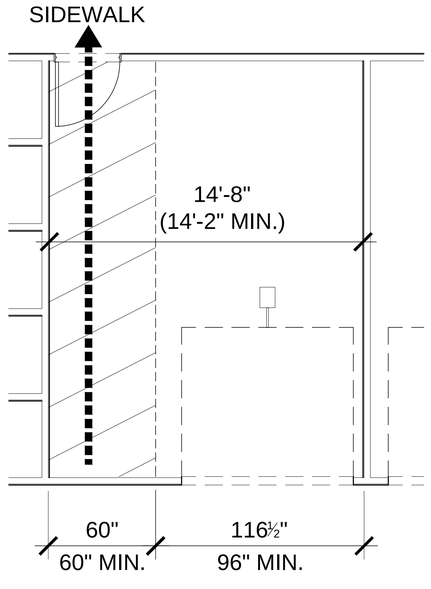
HANDICAP PARKING STALL
LAYOUT- STANDARD

SCALE: 1:40



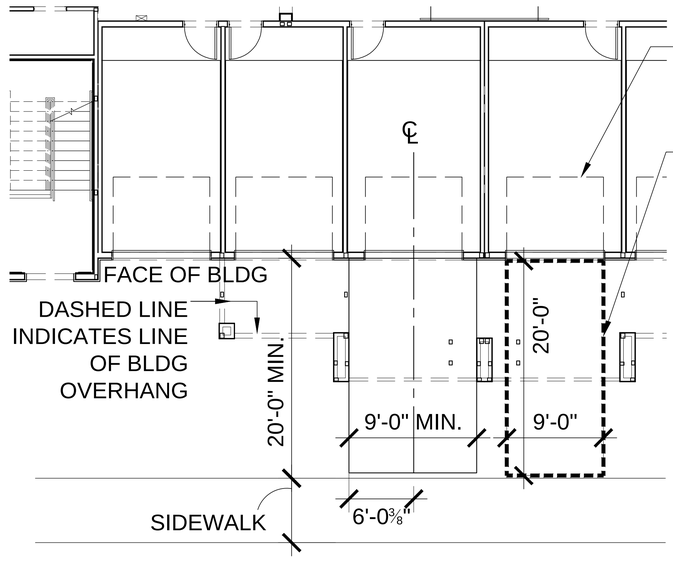
HANDICAP PARKING
STALL LAYOUT- VAN ACCESS

SCALE: 1:40



DETACHED HANDICAP GARAGE
PARKING LAYOUT- STANDARD

SCALE: 1:40



TYPICAL TANDEM SPACE

SCALE: 1:80

GENERAL NOTES:

- INDICATES COMMON PATH OF TRAVEL (NTE 75'-0")
- INDICATES ACCESSIBLE TRAVEL ROUTE
- INDICATES TYPE A ACCESSIBLE DWELLING UNIT
- INDICATES BALCONY LOCATION

SCALE: 1/8: = 1'-0"
0 10FT.
5FT. 20FT.

APPLICANT
GRAND PEAKS PROPERTIES, INC.
4582 S ULSTER ST PKWY, SUITE 1200
DENVER, CO 80237
PHONE: (720) 880-8130
CONTACT: PAUL S. HERSKOWITZ
PHERSKOWITZ@GRANDPEAKS.COM

CIVIL ENGINEER
Manhard Consulting LTD
8008 E. ARAPAHOE COURT, SUITE 110
CENTENNIAL, COLORADO 80112
PHONE: (303) 220-2156
CONTACT: DAN RODRIGUEZ
DRODRIGUEZ@MANHARD.COM

ARCHITECT
STUDIO PBA
1575 GILPIN STREET
DENVER, COLORADO 80218
PHONE: (303) 832-1004
CONTACT: JOHN PAYNE
JPAYNE@STUDIOPBA.COM

LANDSCAPE ARCHITECT
Norris Design
1101 BANNOCK STREET
DENVER, COLORADO 80204
PHONE: (303) 892-1166
CONTACT: BRANDI HALL
BHALL@NORRIS-DESIGN.COM

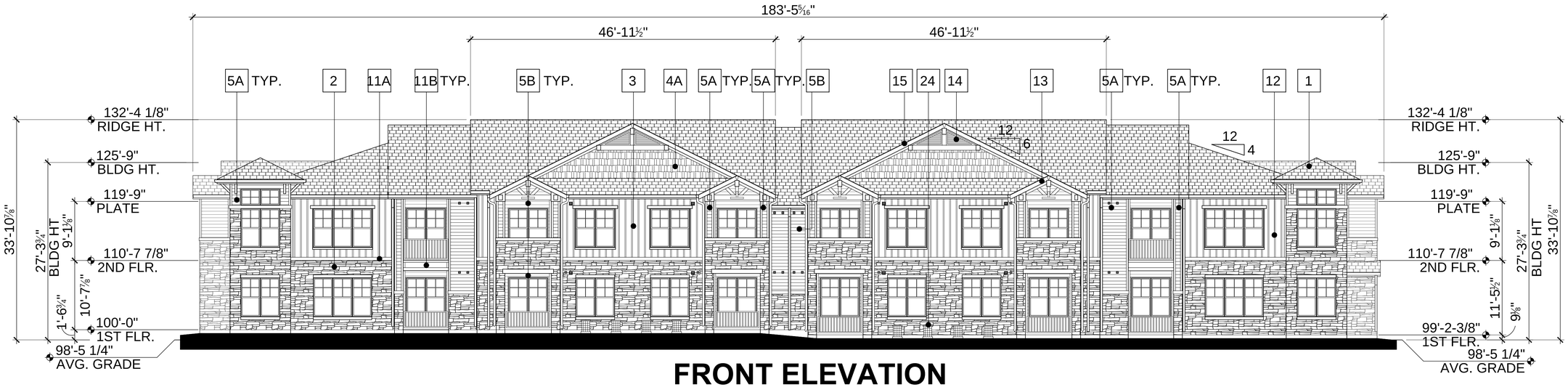
WHEATLANDS CSP NO.13 (PA6)

SUBMITTED: 09-03-15
SUBMITTED: 11-10-15
SUBMITTED: 02-02-16
SUBMITTED: 03-17-16
SUBMITTED: 04-18-16
SUBMITTED: 06-14-16

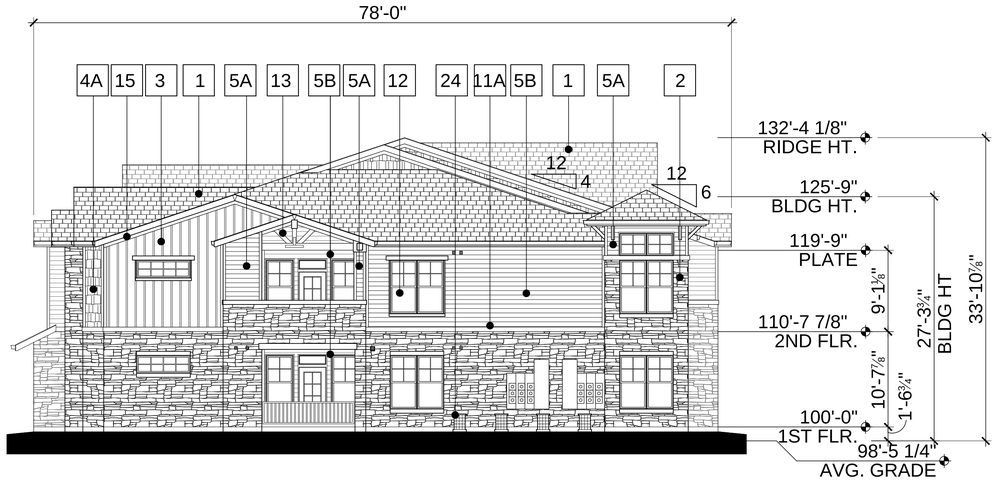
PARKING

A01

WHEATLANDS CSP NO. 13 (PA6)



FRONT ELEVATION



LEFT ELEVATION

ELEVATION AREAS & PERCENTAGES

TOTAL FRONT ELEVATION AREA= 2,380 SQ. FT.
TOTAL FRONT ELEVATION MASONRY AREA = 1,418 SQ. FT.
PERCENT OF MASONRY FRONT ELEVATION = 60%
TOTAL GARAGE ELEVATION AREA= 2,537 SQ. FT.
TOTAL GARAGE ELEVATION MASONRY AREA = 1,483 SQ. FT.
PERCENT OF MASONRY GARAGE ELEVATION = 59%
TOTAL RIGHT ELEVATION AREA= 1,247 SQ. FT.
TOTAL RIGHT ELEVATION MASONRY AREA = 761 SQ. FT.
PERCENT OF MASONRY RIGHT ELEVATION = 61%
TOTAL LEFT ELEVATION AREA= 1,265 SQ. FT.
TOTAL LEFT ELEVATION MASONRY AREA = 771 SQ. FT.
PERCENT OF MASONRY LEFT ELEVATION = 61%
AVERAGE PERCENT MASONRY BLDG TYPE A = 60%

GENERAL NOTES:

1. BUILDING HEIGHT BASED ON IBC DEFINITION OF HEIGHT-SECTION 502.1
2. ELECTRIC METERS AND CONDENSERS ARE SHOWN ON BOTH ENDS OF THE BUILDING FOR CLARITY. RE: CIVIL FOR SPECIFIC BUILDING LOCATION CONDITION.
3. BLDG TYPE B BASED ON BLDGS 10, 11,12. BLDG 13 IS MIRRORED CONDITION, BUT CONDENSER UNIT LAYOUT DIFFERS. RE: SITE PLAN FOR LOCATIONS.
4. BLDG TYPE D BASED ON BLDG 7. BLDG 6 IS MIRROR CONDITION.

ELEVATION KEY NOTES

1 DIMENSIONAL SHINGLE ROOF
2 STONE VENEER
3 CEMENTITIOUS BOARD + BATTEN SIDING
4A CEMENTITIOUS SHINGLE SIDING[1]*
4B CEMENTITIOUS SHINGLE SIDING
5A CEMENTITIOUS LAP SIDING 6" EXPOSURE
5B CEMENTITIOUS LAP SIDING 6" EXPOSURE[2]*
11A CEMENTITIOUS TRIM[3]*
11B CEMENTITIOUS TRIM ACCENT
12 VINYL WINDOWS
13 DECORATIVE TRUSS
14 DECORATIVE GABLE VENT
15 2X FASCIA
16 GARAGE DOOR
17 FDC WITH APPROVED KNOX HARDWARE - BLDGS 3, 4, 8 (A)
18 FDC WITH APPROVED KNOX HARDWARE - BLDGS 1, 2, 5 (A)
19 FDC WITH APPROVED KNOX HARDWARE - BLDGS 11,12 (B)
20 FDC WITH APPROVED KNOX HARDWARE - BLDGS 10,13 (B)
21 FDC WITH APPROVED KNOX HARDWARE - BLDGS 9, 14, 15 (C)
22 FDC WITH APPROVED KNOX HARDWARE - BLDGS 6, 7 (D)
23 KNOX BOX LOCATIONS - RE: SITE PLAN FOR BLDG ORIENTATION, TYP.
24 A/C CONDENSER
25 RISER ROOM, DOOR SIGNAGE TO READ "FIRE RISER ROOM"

KEYNOTE #	COLOR SCHEME #1: BLDGS 2,3,5,7,10,11,13,15	COLOR SCHEME #2: BLDGS 1,4,6,8,9,12,14
1	TIMBERLINE HD SHAKEWOOD	
2	SUNSET STONE - GEORGIA BROWN DRY STACK LEDGE	
3	SW6241 ALEUTIAN	SW0047 STUDIO BLUE GREEN
4A[1]*	SW6242 BRACING BLUE	SW0012 EMPIRE GOLD
4B	SW6386 NAPERY	SW0024 CURIO GRAY
5A	SW6242 BRACING BLUE	SW0012 EMPIRE GOLD
5B[2]*	SW6386 NAPERY	SW0024 CURIO GRAY
11A[3]*,13,14,15	SW6148 WOOL SKEIN	
11B	SW6242 BRACING BLUE	SW0012 EMPIRE GOLD

*FINISHES NOTES:
[1] ALL SHINGLE SIDING TO BE 4A, UNLESS NOTED OTHERWISE
[2] ALL 6" LAP SIDING TO BE 5B, UNLESS NOTED OTHERWISE
[3] ALL TRIM TO BE 11A, UNLESS NOTED OTHERWISE

SCALE: 1/8: = 1'-0"
0 10FT.
5FT. 20FT.

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DENVER, CO 80237
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CENTENNIAL, COLORADO 80112
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CONTACT: DAN RODRIGUEZ
DRODRIGUEZ@MANHARD.COM

ARCHITECT
STUDIO PBA
1575 GILPIN STREET
DENVER, COLORADO 80218
PHONE: 303.832.2282
CONTACT: JOHN PAYNE
JPAYNE@STUDIOPBA.COM

LANDSCAPE ARCHITECT
Norris Design
1101 BANNOCK STREET
DENVER, COLORADO 80204
PHONE: 303.892.1166
CONTACT: BRAND HALL
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WHEATLANDS CSP NO.13 (PA6)

SUBMITTED: 09-03-15
SUBMITTED: 11-10-15
SUBMITTED: 02-02-16
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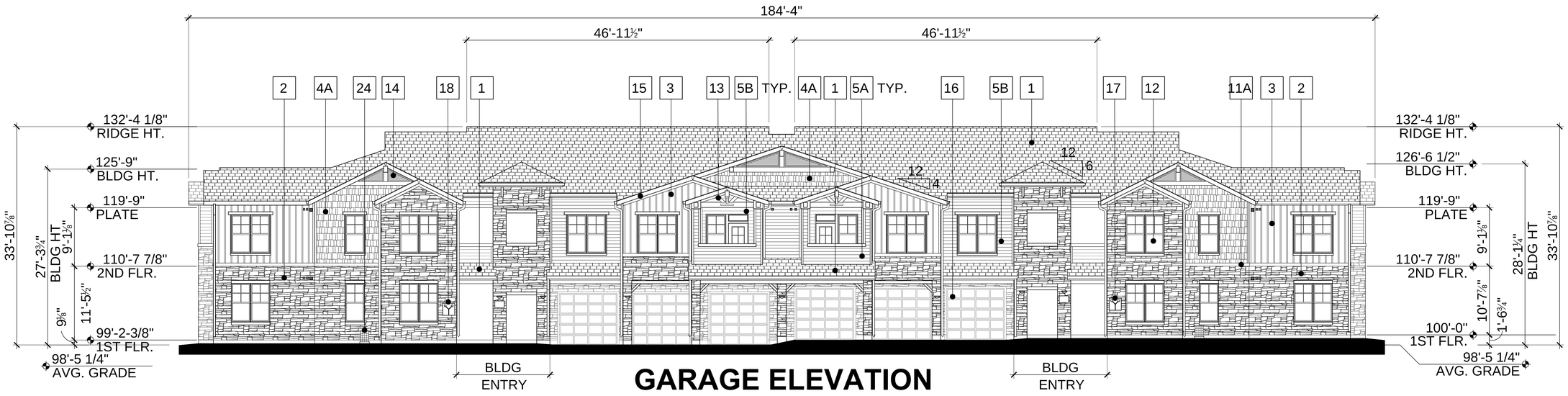
SUBMITTED: 06-14-16

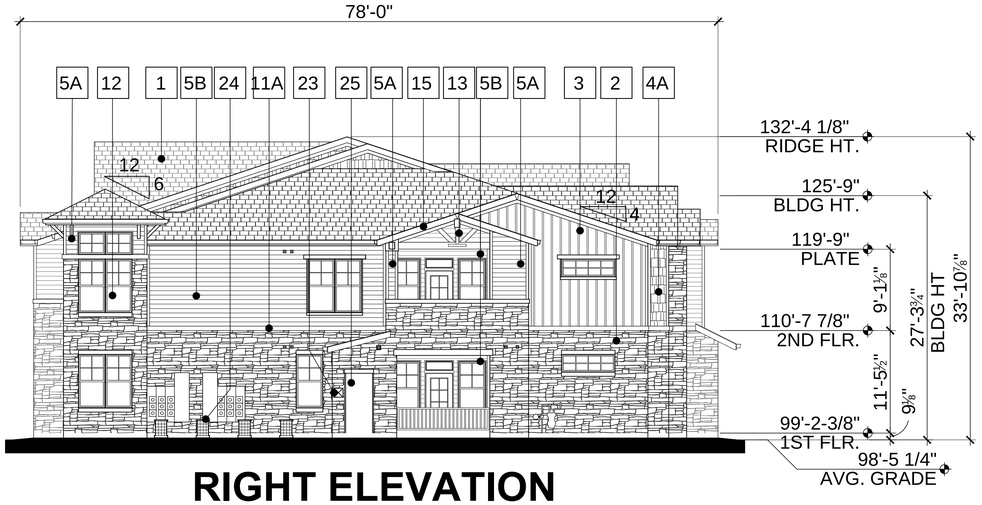
BUILDING TYPE A - FRONT & LEFT ELEVATIONS

A02

WHEATLANDS CSP NO. 13 (PA6)



GARAGE ELEVATION



RIGHT ELEVATION

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GENERAL NOTES:

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3. BLDG TYPE B BASED ON BLDGS 10, 11,12. BLDG 13 IS MIRRORED CONDITION, BUT CONDENSER UNIT LAYOUT DIFFERS. RE: SITE PLAN FOR LOCATIONS.
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ELEVATION KEY NOTES

1 DIMENSIONAL SHINGLE ROOF
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17 FDC WITH APPROVED KNOX HARDWARE - BLDGS 3, 4, 8 (A)
18 FDC WITH APPROVED KNOX HARDWARE - BLDGS 1, 2, 5 (A)
19 FDC WITH APPROVED KNOX HARDWARE - BLDGS 11,12 (B)
20 FDC WITH APPROVED KNOX HARDWARE - BLDGS 10,13 (B)
21 FDC WITH APPROVED KNOX HARDWARE - BLDGS 9, 14, 15 (C)
22 FDC WITH APPROVED KNOX HARDWARE - BLDGS 6, 7 (D)
23 KNOX BOX LOCATIONS - RE: SITE PLAN FOR BLDG ORIENTATION, TYP.
24 A/C CONDENSER
25 RISER ROOM, DOOR SIGNAGE TO READ "FIRE RISER ROOM"

KEYNOTE #	COLOR SCHEME #1: BLDGS 2,3,5,7,10,11,13,15	COLOR SCHEME #2: BLDGS 1,4,6,8,9,12,14
1	TIMBERLINE HD SHAKEWOOD	
2	SUNSET STONE - GEORGIA BROWN DRY STACK LEDGE	
3	SW6241 ALEUTIAN	SW0047 STUDIO BLUE GREEN
4A[1]*	SW6242 BRACING BLUE	SW0012 EMPIRE GOLD
4B	SW6386 NAPERY	SW0024 CURIO GRAY
5A	SW6242 BRACING BLUE	SW0012 EMPIRE GOLD
5B[2]*	SW6386 NAPERY	SW0024 CURIO GRAY
11A[3]*,13,14,15	SW6148 WOOL SKEIN	
11B	SW6242 BRACING BLUE	SW0012 EMPIRE GOLD

*FINISHES NOTES:
[1] ALL SHINGLE SIDING TO BE 4A, UNLESS NOTED OTHERWISE
[2] ALL 6" LAP SIDING TO BE 5B, UNLESS NOTED OTHERWISE
[3] ALL TRIM TO BE 11A, UNLESS NOTED OTHERWISE

SCALE: 1/8: = 1'-0"
0 10FT.
5FT. 20FT.

APPLICANT
GRAND PEAKS PROPERTIES, INC.
4582 S ULSTER ST PKWY, SUITE 1200
DENVER, CO 80237
PHONE: 720.904.0133
CONTACT: PAUL S. HERSKOWITZ
PHERSKOWITZ@GRANDPEAKS.COM

CIVIL ENGINEER
Manhard Consulting LTD
8008 E. ARAPAHOE COURT, SUITE 110
CENTENNIAL, COLORADO 80112
PHONE: 303.220.2141
CONTACT: DAN RODRIGUEZ
DRODRIGUEZ@MANHARD.COM

ARCHITECT
STUDIO PBA
1575 GILPIN STREET
DENVER, COLORADO 80218
PHONE: 303.832.2282
CONTACT: JOHN PAYNE
JPAYNE@STUDIOPBA.COM

LANDSCAPE ARCHITECT
Norris Design
1101 BANNOCK STREET
DENVER, COLORADO 80204
PHONE: 303.892.1166
CONTACT: BRANDI HALL
BHALL@NORRIS-DESIGN.COM

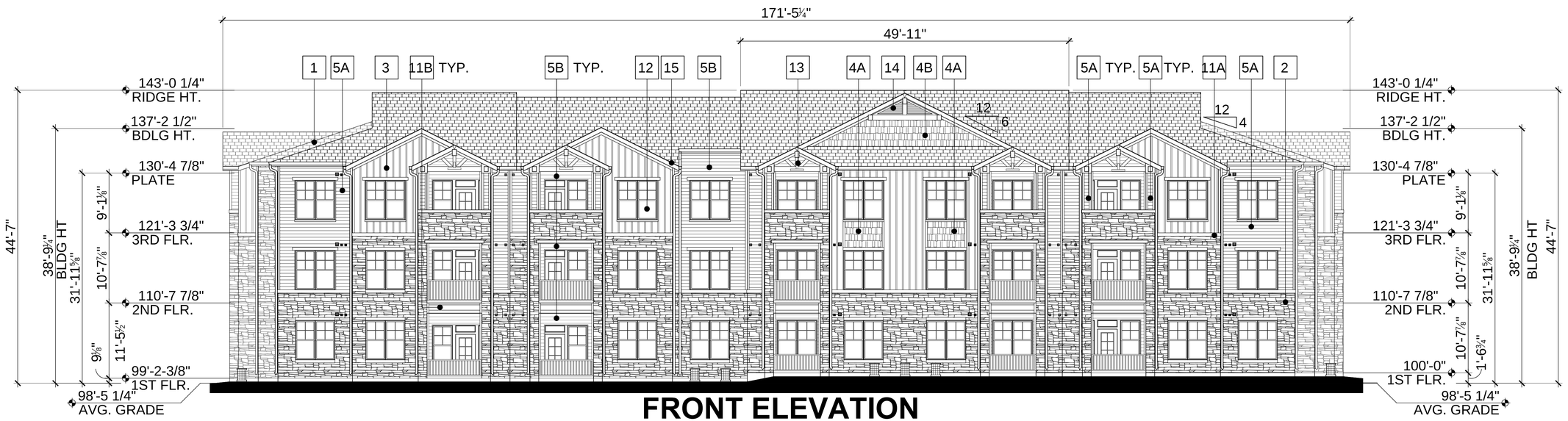
WHEATLANDS CSP NO.13 (PA6)

SUBMITTED: 09-03-15
SUBMITTED: 11-10-15
SUBMITTED: 02-02-16
SUBMITTED: 03-17-16
SUBMITTED: 04-18-16
SUBMITTED: 06-14-16

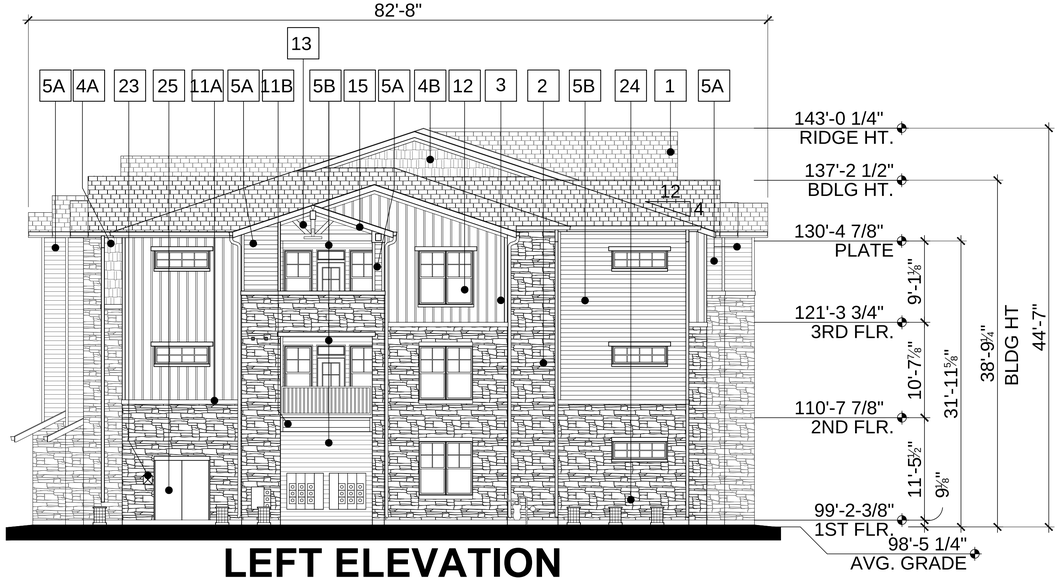
BUILDING TYPE A - GARAGE & RIGHT ELEVATIONS

A03

WHEATLANDS CSP NO. 13 (PA6)



FRONT ELEVATION



LEFT ELEVATION

ELEVATION AREAS & PERCENTAGES

TOTAL FRONT ELEVATION AREA= 3,540 SQ. FT.
TOTAL FRONT ELEVATION MASONRY AREA = 2,082 SQ. FT.
PERCENT OF MASONRY FRONT ELEVATION = 59%
TOTAL GARAGE ELEVATION AREA= 3,413 SQ. FT.
TOTAL GARAGE ELEVATION MASONRY AREA = 2,020 SQ. FT.
PERCENT OF MASONRY GARAGE ELEVATION = 59%
TOTAL RIGHT ELEVATION AREA= 2,019 SQ. FT.
TOTAL RIGHT ELEVATION MASONRY AREA = 1,249 SQ. FT.
PERCENT OF MASONRY RIGHT ELEVATION = 62%
TOTAL LEFT ELEVATION AREA= 2,031 SQ. FT.
TOTAL LEFT ELEVATION MASONRY AREA = 1,243 SQ. FT.
PERCENT OF MASONRY LEFT ELEVATION = 61%
AVERAGE PERCENT MASONRY BUILDING TYPE B = 60%

GENERAL NOTES:

1. BUILDING HEIGHT BASED ON IBC DEFINITION OF HEIGHT-SECTION 502.1
2. ELECTRIC METERS AND CONDENSERS ARE SHOWN ON BOTH ENDS OF THE BUILDING FOR CLARITY. RE: CIVIL FOR SPECIFIC BUILDING LOCATION CONDITION.
3. BLDG TYPE B BASED ON BLDGS 10, 11,12. BLDG 13 IS MIRRORED CONDITION, BUT CONDENSER UNIT LAYOUT DIFFERS. RE: SITE PLAN FOR LOCATIONS.
4. BLDG TYPE D BASED ON BLDG 7. BLDG 6 IS MIRROR CONDITION.

ELEVATION KEY NOTES

1 DIMENSIONAL SHINGLE ROOF
2 STONE VENEER
3 CEMENTITIOUS BOARD + BATTEN SIDING
4A CEMENTITIOUS SHINGLE SIDING[1]*
4B CEMENTITIOUS SHINGLE SIDING
5A CEMENTITIOUS LAP SIDING 6" EXPOSURE
5B CEMENTITIOUS LAP SIDING 6" EXPOSURE[2]*
11A CEMENTITIOUS TRIM[3]*
11B CEMENTITIOUS TRIM ACCENT
12 VINYL WINDOWS
13 DECORATIVE TRUSS
14 DECORATIVE GABLE VENT
15 2X FASCIA
16 GARAGE DOOR
17 FDC WITH APPROVED KNOX HARDWARE - BLDGS 3, 4, 8 (A)
18 FDC WITH APPROVED KNOX HARDWARE - BLDGS 1, 2, 5 (A)
19 FDC WITH APPROVED KNOX HARDWARE - BLDGS 11,12 (B)
20 FDC WITH APPROVED KNOX HARDWARE - BLDGS 10,13 (B)
21 FDC WITH APPROVED KNOX HARDWARE - BLDGS 9, 14, 15 (C)
22 FDC WITH APPROVED KNOX HARDWARE - BLDGS 6, 7 (D)
23 KNOX BOX LOCATIONS - RE: SITE PLAN FOR BLDG ORIENTATION, TYP.
24 A/C CONDENSER
25 RISER ROOM, DOOR SIGNAGE TO READ "FIRE RISER ROOM"

KEYNOTE #	COLOR SCHEME #1: BLDGS 2,3,5,7,10,11,13,15	COLOR SCHEME #2: BLDGS 1,4,6,8,9,12,14
1	TIMBERLINE HD SHAKEWOOD	
2	SUNSET STONE - GEORGIA BROWN DRY STACK LEDGE	
3	SW6241 ALEUTIAN	SW0047 STUDIO BLUE GREEN
4A[1]*	SW6242 BRACING BLUE	SW0012 EMPIRE GOLD
4B	SW6386 NAPERY	SW0024 CURIO GRAY
5A	SW6242 BRACING BLUE	SW0012 EMPIRE GOLD
5B[2]*	SW6386 NAPERY	SW0024 CURIO GRAY
11A[3]*,13,14,15	SW6148 WOOL SKEIN	
11B	SW6242 BRACING BLUE	SW0012 EMPIRE GOLD

*FINISHES NOTES:
[1] ALL SHINGLE SIDING TO BE 4A, UNLESS NOTED OTHERWISE
[2] ALL 6" LAP SIDING TO BE 5B, UNLESS NOTED OTHERWISE
[3] ALL TRIM TO BE 11A, UNLESS NOTED OTHERWISE

SCALE: 1/8: = 1'-0"
0 10FT.
5FT. 20FT.

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4582 S ULSTER ST PKWY, SUITE 1200
DENVER, CO 80237
PHONE: 720.880.0230
CONTACT: PAUL S. HERSKOWITZ
PHERSKOWITZ@GRANDPEAKS.COM

CIVIL ENGINEER
Manhard Consulting LTD
8008 E. ARAPAHOE COURT, SUITE 110
CENTENNIAL, COLORADO 80112
PHONE: 303.217.2295
CONTACT: DAN RODRIGUEZ
DRODRIGUEZ@MANHARD.COM

ARCHITECT
STUDIO PBA
1575 GILPIN STREET
DENVER, COLORADO 80218
PHONE: 303.832.2366
CONTACT: JOHN PAYNE
JPAYNE@STUDIOPBA.COM

LANDSCAPE ARCHITECT
Norris Design
1101 BANNOCK STREET
DENVER, COLORADO 80204
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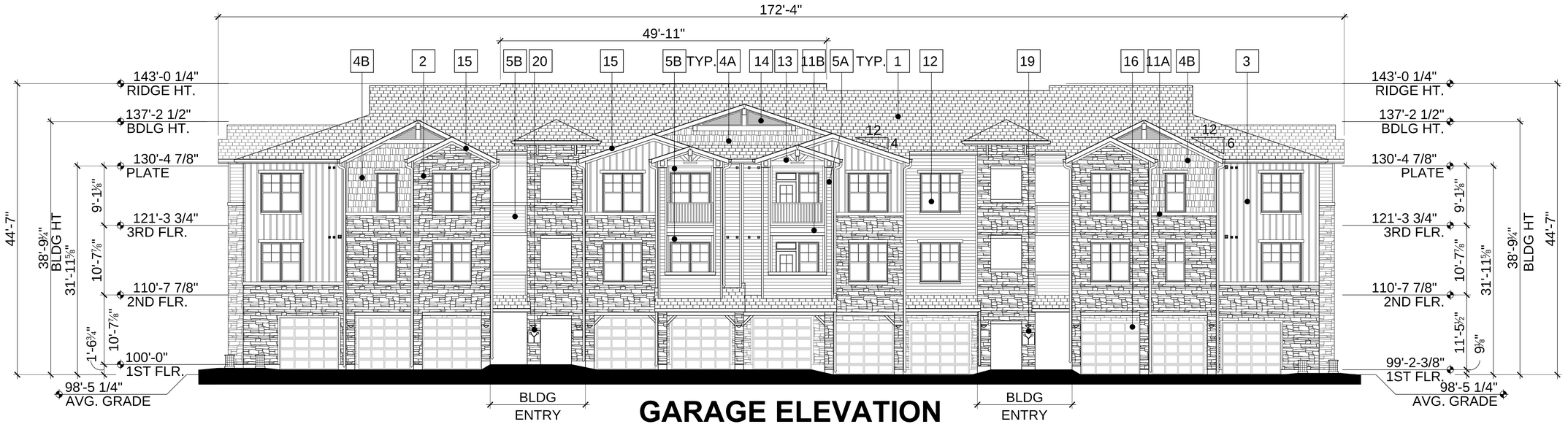
WHEATLANDS CSP NO.13 (PA6)

SUBMITTED: 09-03-15
SUBMITTED: 11-10-15
SUBMITTED: 02-02-16
SUBMITTED: 03-17-16
SUBMITTED: 04-18-16
SUBMITTED: 06-14-16

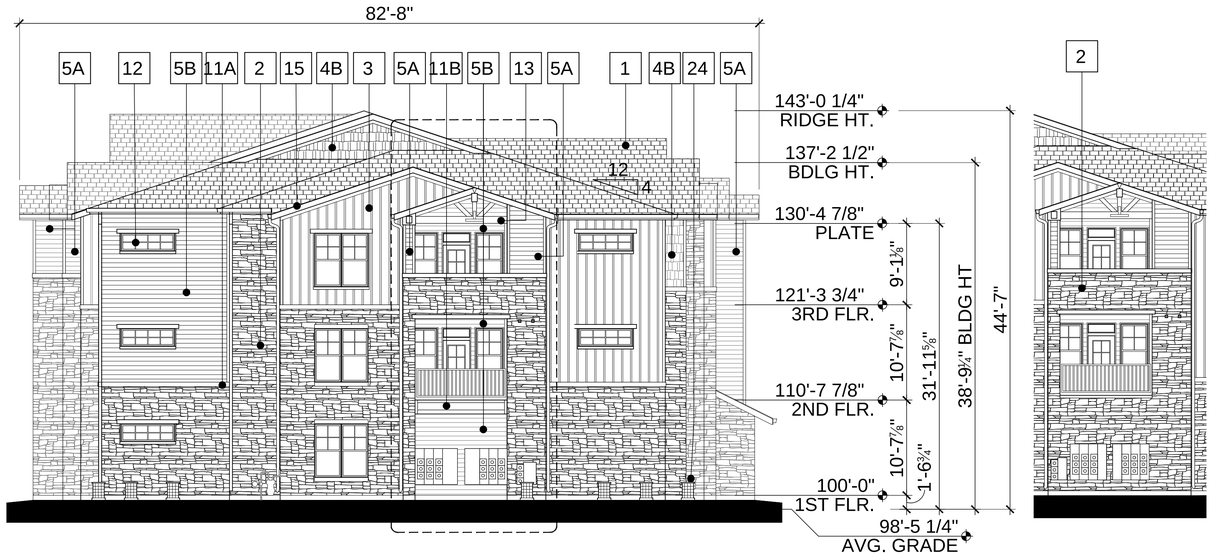
BUILDING TYPE B - FRONT & LEFT ELEVATIONS

A04

WHEATLANDS CSP NO. 13 (PA6)



GARAGE ELEVATION



RIGHT ELEVATION

RIGHT ELEVATION BUILDING 10

ELEVATION AREAS & PERCENTAGES

TOTAL FRONT ELEVATION AREA= 3,540 SQ. FT.
TOTAL FRONT ELEVATION MASONRY AREA = 2,082 SQ. FT.
PERCENT OF MASONRY FRONT ELEVATION = 59%
TOTAL GARAGE ELEVATION AREA= 3,413 SQ. FT.
TOTAL GARAGE ELEVATION MASONRY AREA = 2,020 SQ. FT.
PERCENT OF MASONRY GARAGE ELEVATION = 59%
TOTAL RIGHT ELEVATION AREA= 2,019 SQ. FT.
TOTAL RIGHT ELEVATION MASONRY AREA = 1,249 SQ. FT.
PERCENT OF MASONRY RIGHT ELEVATION = 62%
TOTAL LEFT ELEVATION AREA= 2,031 SQ. FT.
TOTAL LEFT ELEVATION MASONRY AREA = 1,243 SQ. FT.
PERCENT OF MASONRY LEFT ELEVATION = 61%
AVERAGE PERCENT MASONRY BUILDING TYPE B = 60%

GENERAL NOTES:

1. BUILDING HEIGHT BASED ON IBC DEFINITION OF HEIGHT-SECTION 502.1
2. ELECTRIC METERS AND CONDENSERS ARE SHOWN ON BOTH ENDS OF THE BUILDING FOR CLARITY. RE: CIVIL FOR SPECIFIC BUILDING LOCATION CONDITION.
3. BLDG TYPE B BASED ON BLDGS 10, 11,12. BLDG 13 IS MIRRORED CONDITION, BUT CONDENSER UNIT LAYOUT DIFFERS. RE: SITE PLAN FOR LOCATIONS.
4. BLDG TYPE D BASED ON BLDG 7. BLDG 6 IS MIRROR CONDITION.

ELEVATION KEY NOTES

1 DIMENSIONAL SHINGLE ROOF
2 STONE VENEER
3 CEMENTITIOUS BOARD + BATTEN SIDING
4A CEMENTITIOUS SHINGLE SIDING[1]*
4B CEMENTITIOUS SHINGLE SIDING
5A CEMENTITIOUS LAP SIDING 6" EXPOSURE
5B CEMENTITIOUS LAP SIDING 6" EXPOSURE[2]*
11A CEMENTITIOUS TRIM[3]*
11B CEMENTITIOUS TRIM ACCENT
12 VINYL WINDOWS
13 DECORATIVE TRUSS
14 DECORATIVE GABLE VENT
15 2X FASCIA
16 GARAGE DOOR
17 FDC WITH APPROVED KNOX HARDWARE - BLDGS 3, 4, 8 (A)
18 FDC WITH APPROVED KNOX HARDWARE - BLDGS 1, 2, 5 (A)
19 FDC WITH APPROVED KNOX HARDWARE - BLDGS 11,12 (B)
20 FDC WITH APPROVED KNOX HARDWARE - BLDGS 10,13 (B)
21 FDC WITH APPROVED KNOX HARDWARE - BLDGS 9, 14, 15 (C)
22 FDC WITH APPROVED KNOX HARDWARE - BLDGS 6, 7 (D)
23 KNOX BOX LOCATIONS - RE: SITE PLAN FOR BLDG ORIENTATION, TYP.
24 A/C CONDENSER
25 RISER ROOM, DOOR SIGNAGE TO READ "FIRE RISER ROOM"

KEYNOTE #	COLOR SCHEME #1: BLDGS 2,3,5,7,10,11,13,15	COLOR SCHEME #2: BLDGS 1,4,6,8,9,12,14
1	TIMBERLINE HD SHAKEWOOD	
2	SUNSET STONE - GEORGIA BROWN DRY STACK LEDGE	
3	SW6241 ALEUTIAN	SW0047 STUDIO BLUE GREEN
4A[1]*	SW6242 BRACING BLUE	SW0012 EMPIRE GOLD
4B	SW6386 NAPERY	SW0024 CURIO GRAY
5A	SW6242 BRACING BLUE	SW0012 EMPIRE GOLD
5B[2]*	SW6386 NAPERY	SW0024 CURIO GRAY
11A[3]*,13,14,15	SW6148 WOOL SKEIN	
11B	SW6242 BRACING BLUE	SW0012 EMPIRE GOLD

*FINISHES NOTES:
[1] ALL SHINGLE SIDING TO BE 4A, UNLESS NOTED OTHERWISE
[2] ALL 6" LAP SIDING TO BE 5B, UNLESS NOTED OTHERWISE
[3] ALL TRIM TO BE 11A, UNLESS NOTED OTHERWISE

SCALE: 1/8: = 1'-0"
0 10FT.
5FT. 20FT.

APPLICANT
GRAND PEAKS PROPERTIES, INC.
4582 S ULSTER ST PKWY, SUITE 1200
DENVER, CO 80237
PHONE: 303.800.0303
CONTACT: PAUL S. HERSKOWITZ
PHERSKOWITZ@GRANDPEAKS.COM

CIVIL ENGINEER
Manhard Consulting LTD
8008 E. ARAPAHOE COURT, SUITE 110
CENTENNIAL, COLORADO 80112
PHONE: 720.220.2000
CONTACT: DAN RODRIGUEZ
DRODRIGUEZ@MANHARD.COM

ARCHITECT
STUDIO PBA
1575 GILPIN STREET
DENVER, COLORADO 80218
PHONE: 303.832.1966
CONTACT: JOHN PAYNE
JPAYNE@STUDIOPBA.COM

LANDSCAPE ARCHITECT
Norris Design
1101 BANNOCK STREET
DENVER, COLORADO 80204
PHONE: 303.892.1166
CONTACT: BRAND HALL
BHALL@NORRIS-DESIGN.COM

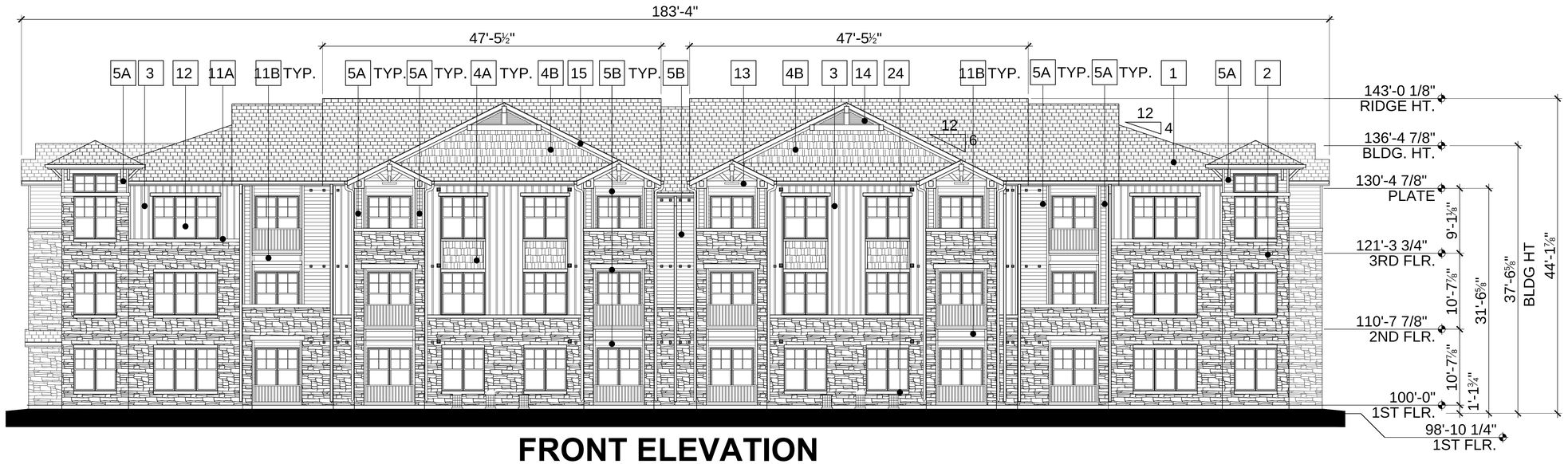
WHEATLANDS CSP NO.13 (PA6)

SUBMITTED: 09-03-15
SUBMITTED: 11-10-15
SUBMITTED: 02-02-16
SUBMITTED: 03-17-16
SUBMITTED: 04-18-16
SUBMITTED: 06-14-16

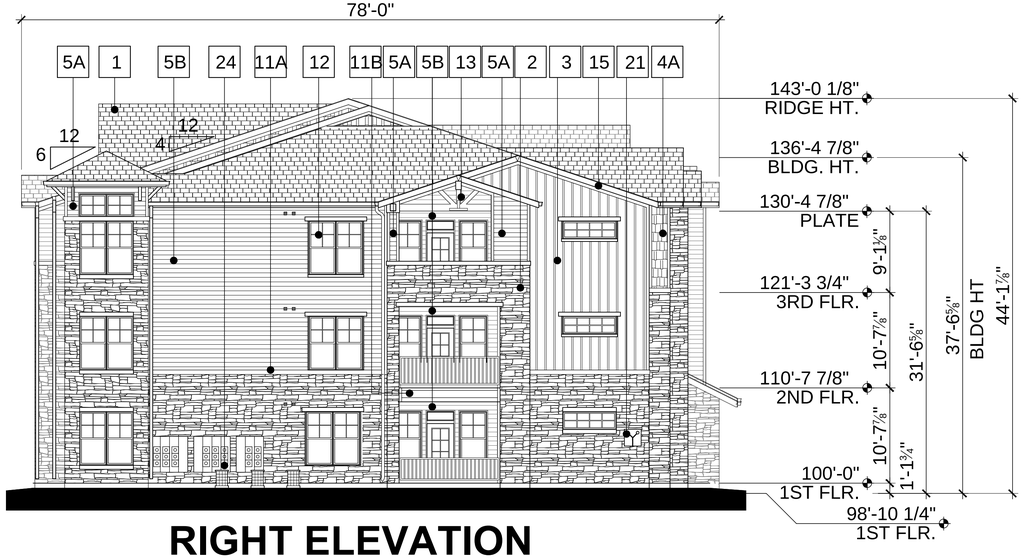
BUILDING TYPE B - GARAGE & RIGHT ELEVATIONS

A05

WHEATLANDS CSP NO. 13 (PA6)



FRONT ELEVATION



RIGHT ELEVATION

ELEVATION AREAS & PERCENTAGES

TOTAL FRONT ELEVATION AREA= 3540 SQ. FT.
TOTAL FRONT ELEVATION MASONRY AREA = 2264 SQ. FT.
PERCENT OF MASONRY FRONT ELEVATION = 64%
TOTAL GARAGE ELEVATION AREA= 3636 SQ. FT.
TOTAL GARAGE ELEVATION MASONRY AREA = 2194 SQ. FT.
PERCENT OF MASONRY GARAGE ELEVATION = 60%
TOTAL RIGHT ELEVATION AREA= 1857 SQ. FT.
TOTAL RIGHT ELEVATION MASONRY AREA = 1014 SQ. FT.
PERCENT OF MASONRY RIGHT ELEVATION = 55%
TOTAL LEFT ELEVATION AREA= 1867 SQ. FT.
TOTAL LEFT ELEVATION MASONRY AREA = 1024 SQ. FT.
PERCENT OF MASONRY LEFT ELEVATION = 55%
AVERAGE PERCENT MASONRY BUILDING TYPE C = 60%

GENERAL NOTES:

1. BUILDING HEIGHT BASED ON IBC DEFINITION OF HEIGHT-SECTION 502.1
2. ELECTRIC METERS AND CONDENSERS ARE SHOWN ON BOTH ENDS OF THE BUILDING FOR CLARITY. RE: CIVIL FOR SPECIFIC BUILDING LOCATION CONDITION.
3. BLDG TYPE B BASED ON BLDGS 10, 11,12. BLDG 13 IS MIRRORED CONDITION, BUT CONDENSER UNIT LAYOUT DIFFERS. RE: SITE PLAN FOR LOCATIONS.
4. BLDG TYPE D BASED ON BLDG 7. BLDG 6 IS MIRROR CONDITION.

ELEVATION KEY NOTES

1 DIMENSIONAL SHINGLE ROOF
2 STONE VENEER
3 CEMENTITIOUS BOARD + BATTEN SIDING
4A CEMENTITIOUS SHINGLE SIDING[1]*
4B CEMENTITIOUS SHINGLE SIDING
5A CEMENTITIOUS LAP SIDING 6" EXPOSURE
5B CEMENTITIOUS LAP SIDING 6" EXPOSURE[2]*
11A CEMENTITIOUS TRIM[3]*
11B CEMENTITIOUS TRIM ACCENT
12 VINYL WINDOWS
13 DECORATIVE TRUSS
14 DECORATIVE GABLE VENT
15 2X FASCIA
16 GARAGE DOOR
17 FDC WITH APPROVED KNOX HARDWARE - BLDGS 3, 4, 8 (A)
18 FDC WITH APPROVED KNOX HARDWARE - BLDGS 1, 2, 5 (A)
19 FDC WITH APPROVED KNOX HARDWARE - BLDGS 11,12 (B)
20 FDC WITH APPROVED KNOX HARDWARE - BLDGS 10,13 (B)
21 FDC WITH APPROVED KNOX HARDWARE - BLDGS 9, 14, 15 (C)
22 FDC WITH APPROVED KNOX HARDWARE - BLDGS 6, 7 (D)
23 KNOX BOX LOCATIONS - RE: SITE PLAN FOR BLDG ORIENTATION, TYP.
24 A/C CONDENSER
25 RISER ROOM, DOOR SIGNAGE TO READ "FIRE RISER ROOM"

KEYNOTE #	COLOR SCHEME #1: BLDGS 2,3,5,7,10,11,13,15	COLOR SCHEME #2: BLDGS 1,4,6,8,9,12,14
1	TIMBERLINE HD SHAKEWOOD	
2	SUNSET STONE - GEORGIA BROWN DRY STACK LEDGE	
3	SW6241 ALEUTIAN	SW0047 STUDIO BLUE GREEN
4A[1]*	SW6242 BRACING BLUE	SW0012 EMPIRE GOLD
4B	SW6386 NAPERY	SW0024 CURIO GRAY
5A	SW6242 BRACING BLUE	SW0012 EMPIRE GOLD
5B[2]*	SW6386 NAPERY	SW0024 CURIO GRAY
11A[3]*,13,14,15	SW6148 WOOL SKEIN	
11B	SW6242 BRACING BLUE	SW0012 EMPIRE GOLD

*FINISHES NOTES:
[1] ALL SHINGLE SIDING TO BE 4A, UNLESS NOTED OTHERWISE
[2] ALL 6" LAP SIDING TO BE 5B, UNLESS NOTED OTHERWISE
[3] ALL TRIM TO BE 11A, UNLESS NOTED OTHERWISE

SCALE: 1/8: = 1'-0"
0 10FT.
5FT. 20FT.

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GRAND PEAKS PROPERTIES, INC.
4582 S ULSTER ST PKWY, SUITE 1200
DENVER, CO 80237
PHONE: 303.770.7800
CONTACT: PAUL S. HERSKOWITZ
PHERSKOWITZ@GRANDPEAKS.COM

CIVIL ENGINEER
Manhard Consulting LTD
8008 E. ARAPAHOE COURT, SUITE 110
CENTENNIAL, COLORADO 80112
PHONE: 303.741.1256
CONTACT: DAN RODRIGUEZ
DRODRIGUEZ@MANHARD.COM

ARCHITECT
STUDIO PBA
1575 GILPIN STREET
DENVER, COLORADO 80218
PHONE: 303.832.7004
CONTACT: JOHN PAYNE
JPAYNE@STUDIOPBA.COM

LANDSCAPE ARCHITECT
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DENVER, COLORADO 80204
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WHEATLANDS CSP NO.13 (PA6)

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SUBMITTED: 02-02-16
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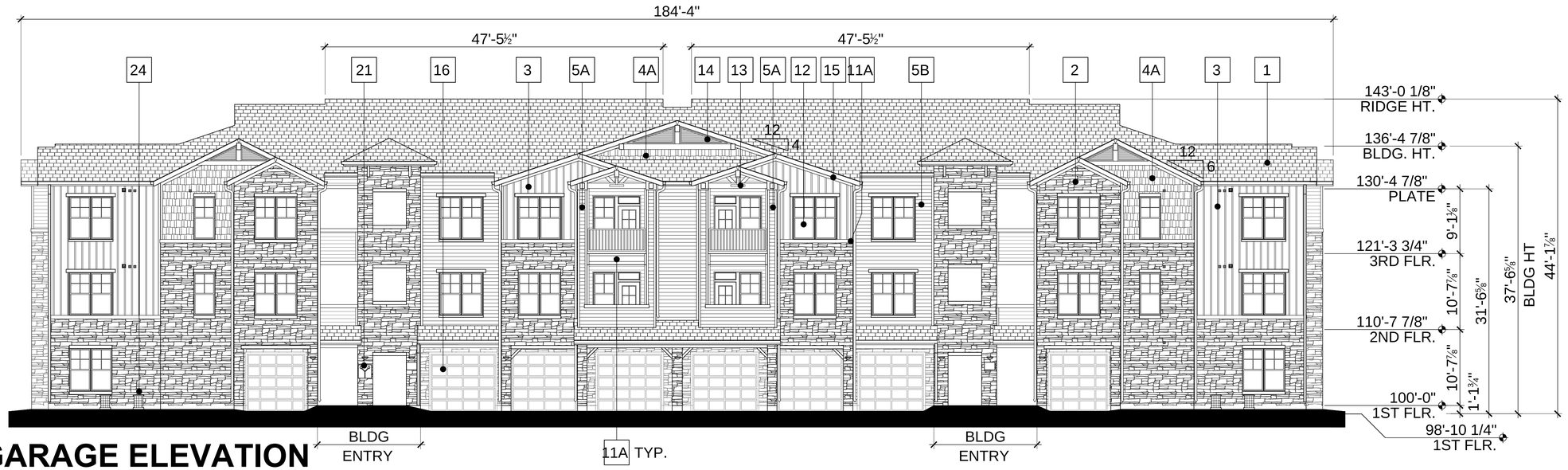
SUBMITTED: 06-14-16

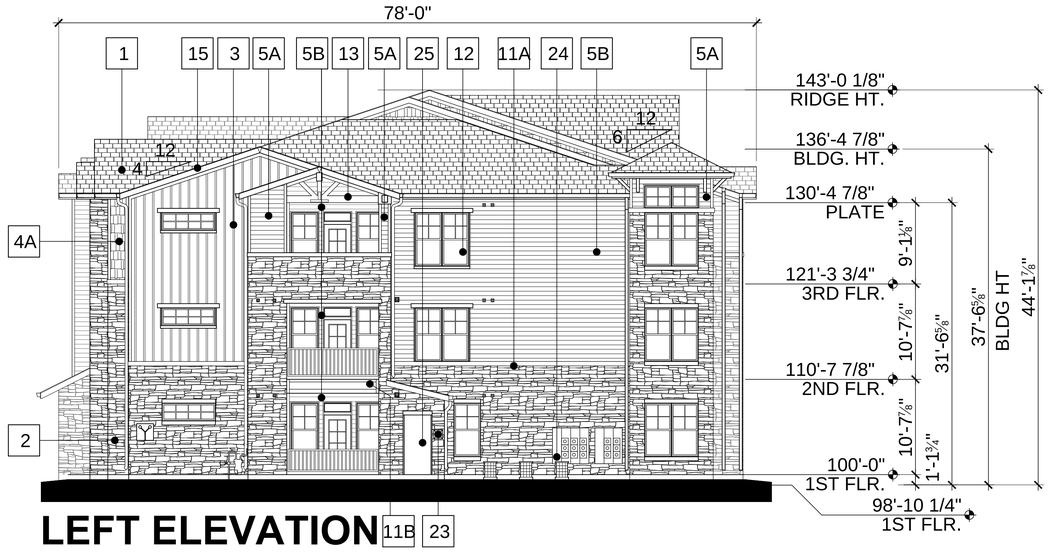
BUILDING TYPE C - FRONT & RIGHT ELEVATIONS

A06

WHEATLANDS CSP NO. 13 (PA6)



GARAGE ELEVATION



LEFT ELEVATION

ELEVATION AREAS & PERCENTAGES

TOTAL FRONT ELEVATION AREA= 3540 SQ. FT.
TOTAL FRONT ELEVATION MASONRY AREA = 2264 SQ. FT.
PERCENT OF MASONRY FRONT ELEVATION = 64%
TOTAL GARAGE ELEVATION AREA= 3636 SQ. FT.
TOTAL GARAGE ELEVATION MASONRY AREA = 2194 SQ. FT.
PERCENT OF MASONRY GARAGE ELEVATION = 60%
TOTAL RIGHT ELEVATION AREA= 1842 SQ. FT.
TOTAL RIGHT ELEVATION MASONRY AREA = 1015 SQ. FT.
PERCENT OF MASONRY RIGHT ELEVATION = 55%
TOTAL LEFT ELEVATION AREA= 1833 SQ. FT.
TOTAL LEFT ELEVATION MASONRY AREA = 1005 SQ. FT.
PERCENT OF MASONRY LEFT ELEVATION = 55%
AVERAGE PERCENT MASONRY BUILDING TYPE C = 60%

GENERAL NOTES:

1. BUILDING HEIGHT BASED ON IBC DEFINITION OF HEIGHT-SECTION 502.1
2. ELECTRIC METERS AND CONDENSERS ARE SHOWN ON BOTH ENDS OF THE BUILDING FOR CLARITY. RE: CIVIL FOR SPECIFIC BUILDING LOCATION CONDITION.
3. BLDG TYPE B BASED ON BLDGS 10, 11,12. BLDG 13 IS MIRRORED CONDITION, BUT CONDENSER UNIT LAYOUT DIFFERS. RE: SITE PLAN FOR LOCATIONS.
4. BLDG TYPE D BASED ON BLDG 7. BLDG 6 IS MIRROR CONDITION.

ELEVATION KEY NOTES

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2 STONE VENEER
3 CEMENTITIOUS BOARD + BATTEN SIDING
4A CEMENTITIOUS SHINGLE SIDING[1]*
4B CEMENTITIOUS SHINGLE SIDING
5A CEMENTITIOUS LAP SIDING 6" EXPOSURE
5B CEMENTITIOUS LAP SIDING 6" EXPOSURE[2]*
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20 FDC WITH APPROVED KNOX HARDWARE - BLDGS 10,13 (B)
21 FDC WITH APPROVED KNOX HARDWARE - BLDGS 9, 14, 15 (C)
22 FDC WITH APPROVED KNOX HARDWARE - BLDGS 6, 7 (D)
23 KNOX BOX LOCATIONS - RE: SITE PLAN FOR BLDG ORIENTATION, TYP.
24 A/C CONDENSER
25 RISER ROOM, DOOR SIGNAGE TO READ "FIRE RISER ROOM"

KEYNOTE #	COLOR SCHEME #1: BLDGS 2,3,5,7,10,11,13,15	COLOR SCHEME #2: BLDGS 1,4,6,8,9,12,14
1	TIMBERLINE HD SHAKEWOOD	
2	SUNSET STONE - GEORGIA BROWN DRY STACK LEDGE	
3	SW6241 ALEUTIAN	SW0047 STUDIO BLUE GREEN
4A[1]*	SW6242 BRACING BLUE	SW0012 EMPIRE GOLD
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11A[3]*,13,14,15	SW6148 WOOL SKEIN	
11B	SW6242 BRACING BLUE	SW0012 EMPIRE GOLD

*FINISHES NOTES:
[1] ALL SHINGLE SIDING TO BE 4A, UNLESS NOTED OTHERWISE
[2] ALL 6" LAP SIDING TO BE 5B, UNLESS NOTED OTHERWISE
[3] ALL TRIM TO BE 11A, UNLESS NOTED OTHERWISE

SCALE: 1/8: = 1'-0"
0 10FT.
5FT. 20FT.

APPLICANT
GRAND PEAKS PROPERTIES, INC.
4582 S ULSTER ST PKWY, SUITE 1200
DENVER, CO 80237
PHONE: 720.200.7000
CONTACT: PAUL S. HERSKOWITZ
PHERSKOWITZ@GRANDPEAKS.COM

CIVIL ENGINEER
Manhard Consulting LTD
8008 E. ARAPAHOE COURT, SUITE 110
CENTENNIAL, COLORADO 80112
PHONE: 303.487.2254
CONTACT: DAN RODRIGUEZ
DRODRIGUEZ@MANHARD.COM

ARCHITECT
STUDIO PBA
1575 GILPIN STREET
DENVER, COLORADO 80218
PHONE: 303.832.1156
CONTACT: JOHN PAYNE
JPAYNE@STUDIOPBA.COM

LANDSCAPE ARCHITECT
Norris Design
1101 BANNOCK STREET
DENVER, COLORADO 80204
PHONE: 303.892.1166
CONTACT: BRANDI HALL
BHALL@NORRIS-DESIGN.COM

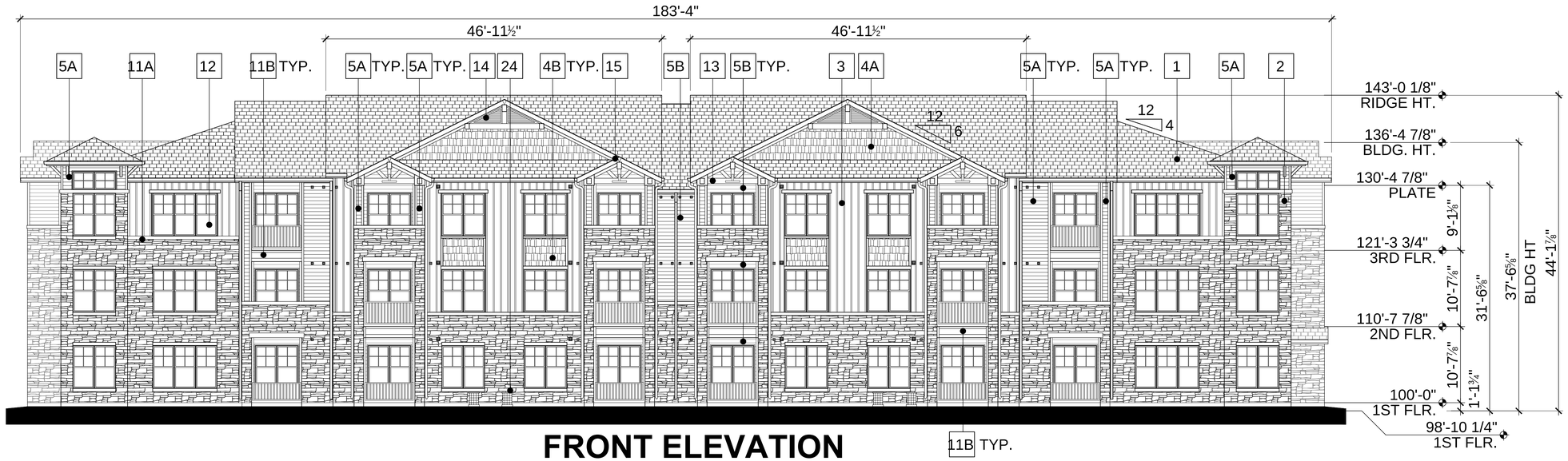
WHEATLANDS CSP NO.13 (PA6)

SUBMITTED: 09-03-15
SUBMITTED: 11-10-15
SUBMITTED: 02-02-16
SUBMITTED: 03-17-16
SUBMITTED: 04-18-16
SUBMITTED: 06-14-16

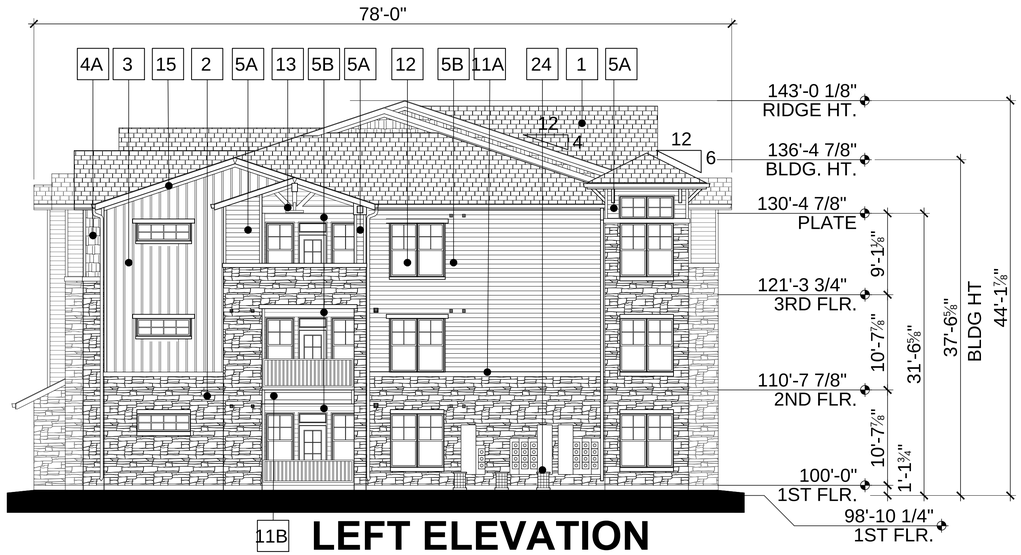
BUILDING TYPE C - GARAGE & LEFT ELEVATIONS

A07

WHEATLANDS CSP NO. 13 (PA6)



FRONT ELEVATION



LEFT ELEVATION

ELEVATION AREAS & PERCENTAGES

TOTAL FRONT ELEVATION AREA= 3542 SQ. FT.
TOTAL FRONT ELEVATION MASONRY AREA = 2248 SQ. FT.
PERCENT OF MASONRY FRONT ELEVATION = 63%
TOTAL GARAGE ELEVATION AREA= 3601 SQ. FT.
TOTAL GARAGE ELEVATION MASONRY AREA = 2124 SQ. FT.
PERCENT OF MASONRY GARAGE ELEVATION = 59%
TOTAL RIGHT ELEVATION AREA= 1943 SQ. FT.
TOTAL RIGHT ELEVATION MASONRY AREA = 1130 SQ. FT.
PERCENT OF MASONRY RIGHT ELEVATION = 58%
TOTAL LEFT ELEVATION AREA= 1823 SQ. FT.
TOTAL LEFT ELEVATION MASONRY AREA = 1010 SQ. FT.
PERCENT OF MASONRY LEFT ELEVATION = 55%
AVERAGE PERCENT MASONRY ON BUILDING TYPE D = 60%

GENERAL NOTES:

1. BUILDING HEIGHT BASED ON IBC DEFINITION OF HEIGHT-SECTION 502.1
2. ELECTRIC METERS AND CONDENSERS ARE SHOWN ON BOTH ENDS OF THE BUILDING FOR CLARITY. RE: CIVIL FOR SPECIFIC BUILDING LOCATION CONDITION.
3. BLDG TYPE B BASED ON BLDGS 10, 11,12. BLDG 13 IS MIRRORED CONDITION, BUT CONDENSER UNIT LAYOUT DIFFERS. RE: SITE PLAN FOR LOCATIONS.
4. BLDG TYPE D BASED ON BLDG 7. BLDG 6 IS MIRROR CONDITION.

ELEVATION KEY NOTES

1 DIMENSIONAL SHINGLE ROOF
2 STONE VENEER
3 CEMENTITIOUS BOARD + BATTEN SIDING
4A CEMENTITIOUS SHINGLE SIDING[1]*
4B CEMENTITIOUS SHINGLE SIDING
5A CEMENTITIOUS LAP SIDING 6" EXPOSURE
5B CEMENTITIOUS LAP SIDING 6" EXPOSURE[2]*
11A CEMENTITIOUS TRIM[3]*
11B CEMENTITIOUS TRIM ACCENT
12 VINYL WINDOWS
13 DECORATIVE TRUSS
14 DECORATIVE GABLE VENT
15 2X FASCIA
16 GARAGE DOOR
17 FDC WITH APPROVED KNOX HARDWARE - BLDGS 3, 4, 8 (A)
18 FDC WITH APPROVED KNOX HARDWARE - BLDGS 1, 2, 5 (A)
19 FDC WITH APPROVED KNOX HARDWARE - BLDGS 11,12 (B)
20 FDC WITH APPROVED KNOX HARDWARE - BLDGS 10,13 (B)
21 FDC WITH APPROVED KNOX HARDWARE - BLDGS 9, 14, 15 (C)
22 FDC WITH APPROVED KNOX HARDWARE - BLDGS 6, 7 (D)
23 KNOX BOX LOCATIONS - RE: SITE PLAN FOR BLDG ORIENTATION, TYP.
24 A/C CONDENSER
25 RISER ROOM, DOOR SIGNAGE TO READ "FIRE RISER ROOM"

KEYNOTE #	COLOR SCHEME #1: BLDGS 2,3,5,7,10,11,13,15	COLOR SCHEME #2: BLDGS 1,4,6,8,9,12,14
1	TIMBERLINE HD SHAKEWOOD	
2	SUNSET STONE - GEORGIA BROWN DRY STACK LEDGE	
3	SW6241 ALEUTIAN	SW0047 STUDIO BLUE GREEN
4A[1]*	SW6242 BRACING BLUE	SW0012 EMPIRE GOLD
4B	SW6386 NAPERY	SW0024 CURIO GRAY
5A	SW6242 BRACING BLUE	SW0012 EMPIRE GOLD
5B[2]*	SW6386 NAPERY	SW0024 CURIO GRAY
11A[3]*,13,14,15	SW6148 WOOL SKEIN	
11B	SW6242 BRACING BLUE	SW0012 EMPIRE GOLD

*FINISHES NOTES:
[1] ALL SHINGLE SIDING TO BE 4A, UNLESS NOTED OTHERWISE
[2] ALL 6" LAP SIDING TO BE 5B, UNLESS NOTED OTHERWISE
[3] ALL TRIM TO BE 11A, UNLESS NOTED OTHERWISE

SCALE: 1/8: = 1'-0"
0 10FT.
5FT. 20FT.

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DENVER, CO 80237
PHONE: 720.880.7000
CONTACT: PAUL S. HERSKOWITZ
PHERSKOWITZ@GRANDPEAKS.COM

CIVIL ENGINEER
Manhard Consulting LTD
8008 E. ARAPAHOE COURT, SUITE 110
CENTENNIAL, COLORADO 80112
PHONE: 303.213.1235
CONTACT: DAN RODRIGUEZ
DRODRIGUEZ@MANHARD.COM

ARCHITECT
STUDIO PBA
1575 GILPIN STREET
DENVER, COLORADO 80218
PHONE: 303.832.1004
CONTACT: JOHN PAYNE
JPAYNE@STUDIOPBA.COM

LANDSCAPE ARCHITECT
Norris Design
1101 BANNOCK STREET
DENVER, COLORADO 80204
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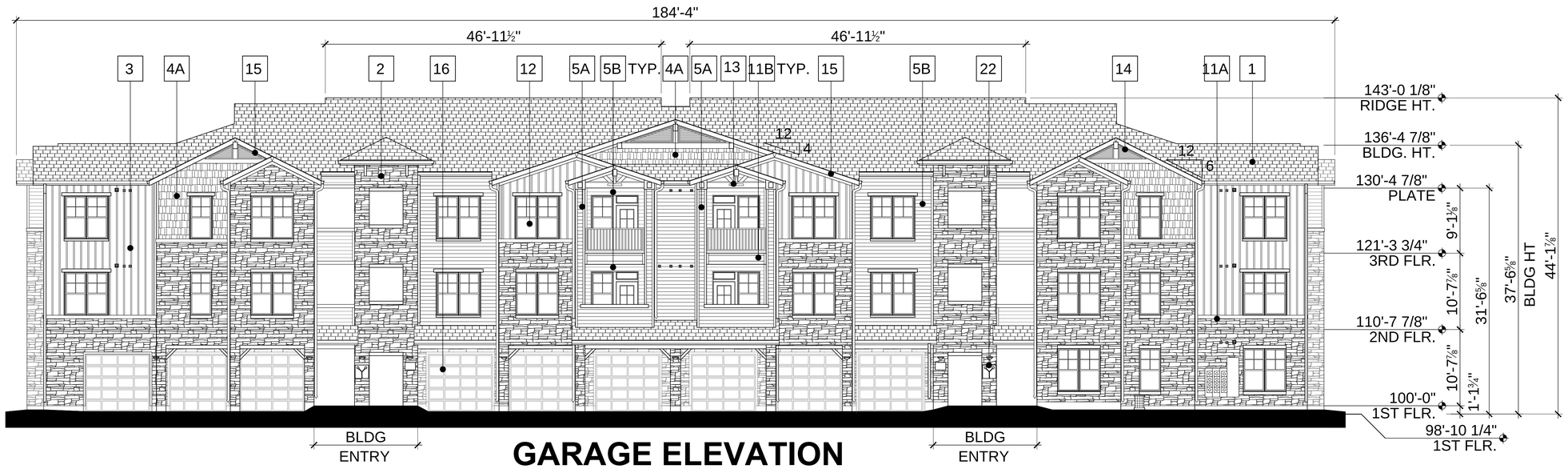
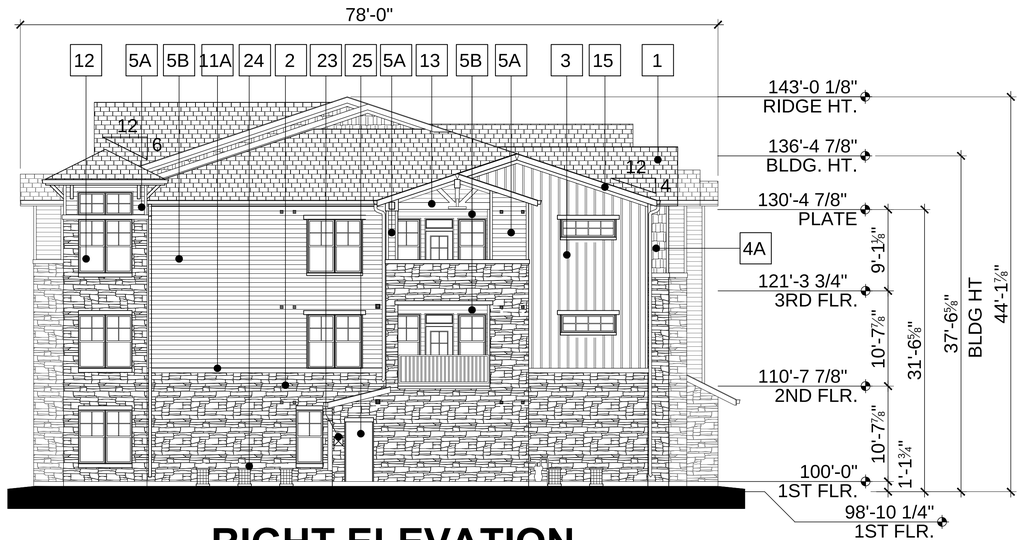
BUILDING TYPE D - FRONT & LEFT ELEVATIONS

A08

WHEATLANDS CSP NO. 13 (PA6)



GARAGE ELEVATION



RIGHT ELEVATION

ELEVATION AREAS & PERCENTAGES

TOTAL FRONT ELEVATION AREA= 3542 SQ. FT.
TOTAL FRONT ELEVATION MASONRY AREA = 2248 SQ. FT.
PERCENT OF MASONRY FRONT ELEVATION = 63%
TOTAL GARAGE ELEVATION AREA= 3601 SQ. FT.
TOTAL GARAGE ELEVATION MASONRY AREA = 2124 SQ. FT.
PERCENT OF MASONRY GARAGE ELEVATION = 59%
TOTAL RIGHT ELEVATION AREA= 1943 SQ. FT.
TOTAL RIGHT ELEVATION MASONRY AREA = 1130 SQ. FT.
PERCENT OF MASONRY RIGHT ELEVATION = 58%
TOTAL LEFT ELEVATION AREA= 1823 SQ. FT.
TOTAL LEFT ELEVATION MASONRY AREA = 1010 SQ. FT.
PERCENT OF MASONRY LEFT ELEVATION = 55%
AVERAGE PERCENT MASONRY ON BUILDING TYPE D = 60%

GENERAL NOTES:

1. BUILDING HEIGHT BASED ON IBC DEFINITION OF HEIGHT-SECTION 502.1
2. ELECTRIC METERS AND CONDENSERS ARE SHOWN ON BOTH ENDS OF THE BUILDING FOR CLARITY. RE: CIVIL FOR SPECIFIC BUILDING LOCATION CONDITION.
3. BLDG TYPE B BASED ON BLDGS 10, 11,12. BLDG 13 IS MIRRORED CONDITION, BUT CONDENSER UNIT LAYOUT DIFFERS. RE: SITE PLAN FOR LOCATIONS.
4. BLDG TYPE D BASED ON BLDG 7. BLDG 6 IS MIRROR CONDITION.

ELEVATION KEY NOTES

1 DIMENSIONAL SHINGLE ROOF
2 STONE VENEER
3 CEMENTITIOUS BOARD + BATTEN SIDING
4A CEMENTITIOUS SHINGLE SIDING[1]*
4B CEMENTITIOUS SHINGLE SIDING
5A CEMENTITIOUS LAP SIDING 6" EXPOSURE
5B CEMENTITIOUS LAP SIDING 6" EXPOSURE[2]*
11A CEMENTITIOUS TRIM[3]*
11B CEMENTITIOUS TRIM ACCENT
12 VINYL WINDOWS
13 DECORATIVE TRUSS
14 DECORATIVE GABLE VENT
15 2X FASCIA
16 GARAGE DOOR
17 FDC WITH APPROVED KNOX HARDWARE - BLDGS 3, 4, 8 (A)
18 FDC WITH APPROVED KNOX HARDWARE - BLDGS 1, 2, 5 (A)
19 FDC WITH APPROVED KNOX HARDWARE - BLDGS 11,12 (B)
20 FDC WITH APPROVED KNOX HARDWARE - BLDGS 10,13 (B)
21 FDC WITH APPROVED KNOX HARDWARE - BLDGS 9, 14, 15 (C)
22 FDC WITH APPROVED KNOX HARDWARE - BLDGS 6, 7 (D)
23 KNOX BOX LOCATIONS - RE: SITE PLAN FOR BLDG ORIENTATION, TYP.
24 A/C CONDENSER
25 RISER ROOM, DOOR SIGNAGE TO READ "FIRE RISER ROOM"

KEYNOTE #	COLOR SCHEME #1: BLDGS 2,3,5,7,10,11,13,15	COLOR SCHEME #2: BLDGS 1,4,6,8,9,12,14
1	TIMBERLINE HD SHAKEWOOD	
2	SUNSET STONE - GEORGIA BROWN DRY STACK LEDGE	
3	SW6241 ALEUTIAN	SW0047 STUDIO BLUE GREEN
4A[1]*	SW6242 BRACING BLUE	SW0012 EMPIRE GOLD
4B	SW6386 NAPERY	SW0024 CURIO GRAY
5A	SW6242 BRACING BLUE	SW0012 EMPIRE GOLD
5B[2]*	SW6386 NAPERY	SW0024 CURIO GRAY
11A[3]*,13,14,15	SW6148 WOOL SKEIN	
11B	SW6242 BRACING BLUE	SW0012 EMPIRE GOLD

*FINISHES NOTES:
[1] ALL SHINGLE SIDING TO BE 4A, UNLESS NOTED OTHERWISE
[2] ALL 6" LAP SIDING TO BE 5B, UNLESS NOTED OTHERWISE
[3] ALL TRIM TO BE 11A, UNLESS NOTED OTHERWISE

SCALE: 1/8: = 1'-0"
0 10FT.
5FT. 20FT.

APPLICANT
GRAND PEAKS PROPERTIES, INC.
4582 S ULSTER ST PKWY, SUITE 1200
DENVER, CO 80237
PHONE: 720.880.2703
CONTACT: PAUL S. HERSKOWITZ
PHERSKOWITZ@GRANDPEAKS.COM

CIVIL ENGINEER
Manhard Consulting LTD
8008 E. ARAPAHOE COURT, SUITE 110
CENTENNIAL, COLORADO 80112
PHONE: 303.721.2256
CONTACT: DAN RODRIGUEZ
DRODRIGUEZ@MANHARD.COM

ARCHITECT
STUDIO PBA
1575 GILPIN STREET
DENVER, COLORADO 80218
PHONE: 303.832.7004
CONTACT: JOHN PAYNE
JPAYNE@STUDIOPBA.COM

LANDSCAPE ARCHITECT
Norris Design
1101 BANNOCK STREET
DENVER, COLORADO 80204
PHONE: 303.892.1166
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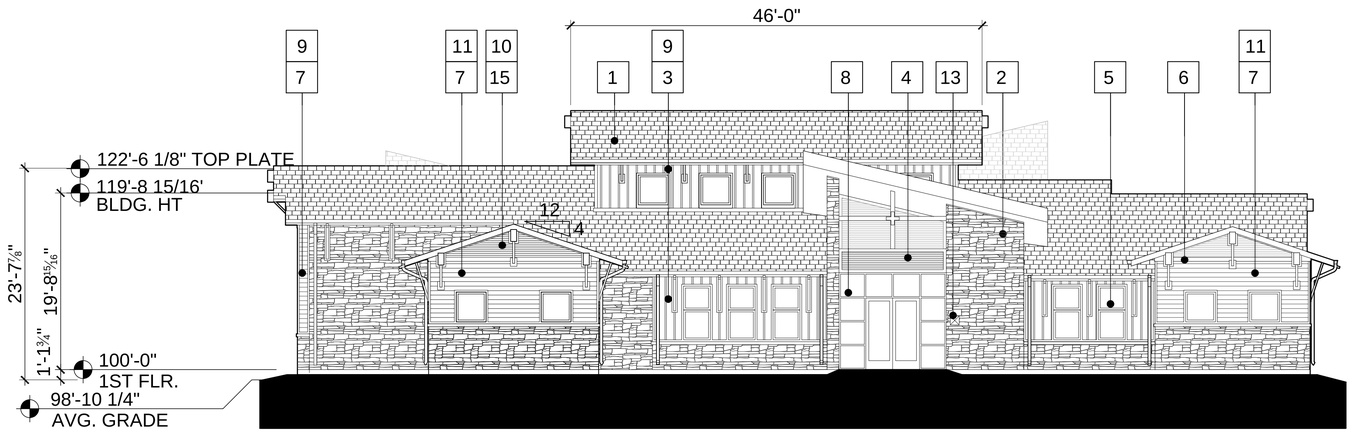
BUILDING TYPE D - GARAGE & RIGHT ELEVATIONS

A09

WHEATLANDS CSP NO. 13 (PA6)

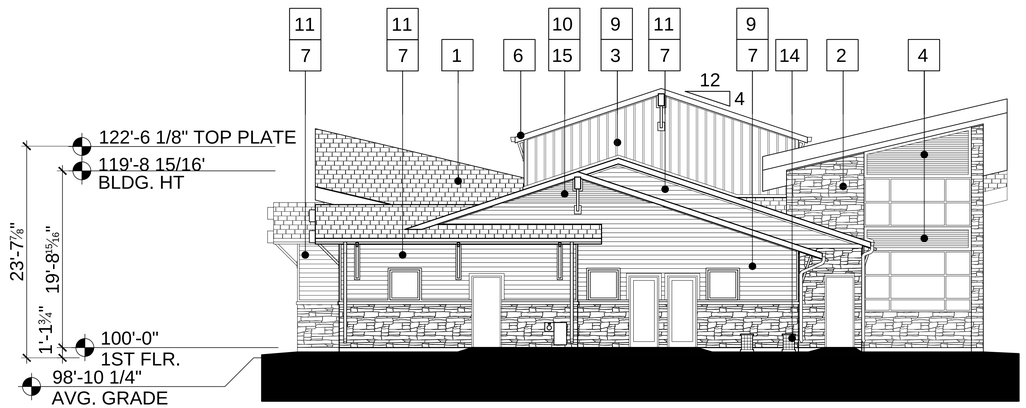


FRONT ELEVATION

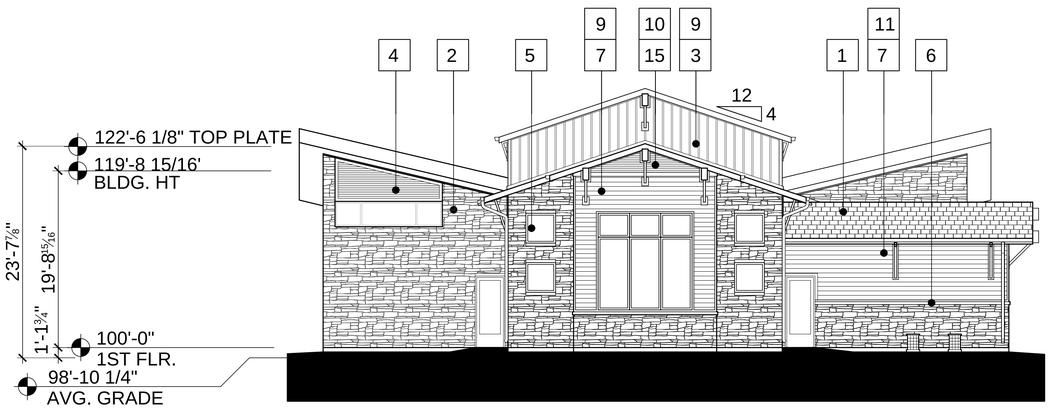
ELEVATION AREAS & PERCENTAGES

TOTAL FRONT ELEVATION AREA= 1204 SQ. FT.
TOTAL FRONT ELEVATION MASONRY AREA = 762 SQ. FT.
PERCENT OF MASONRY FRONT ELEVATION = 63%
TOTAL REAR ELEVATION AREA= 1104 SQ. FT.
TOTAL REAR ELEVATION MASONRY AREA = 885 SQ. FT.
PERCENT OF MASONRY GARAGE ELEVATION = 80%
TOTAL RIGHT ELEVATION AREA= 1128 SQ. FT.
TOTAL RIGHT ELEVATION MASONRY AREA = 431 SQ. FT.
PERCENT OF MASONRY RIGHT ELEVATION = 38%
TOTAL LEFT ELEVATION AREA= 1191 SQ. FT.
TOTAL LEFT ELEVATION MASONRY AREA = 740 SQ. FT.
PERCENT OF MASONRY LEFT ELEVATION = 62%
AVERAGE PERCENT MASONRY CLUB HOUSE = 61%

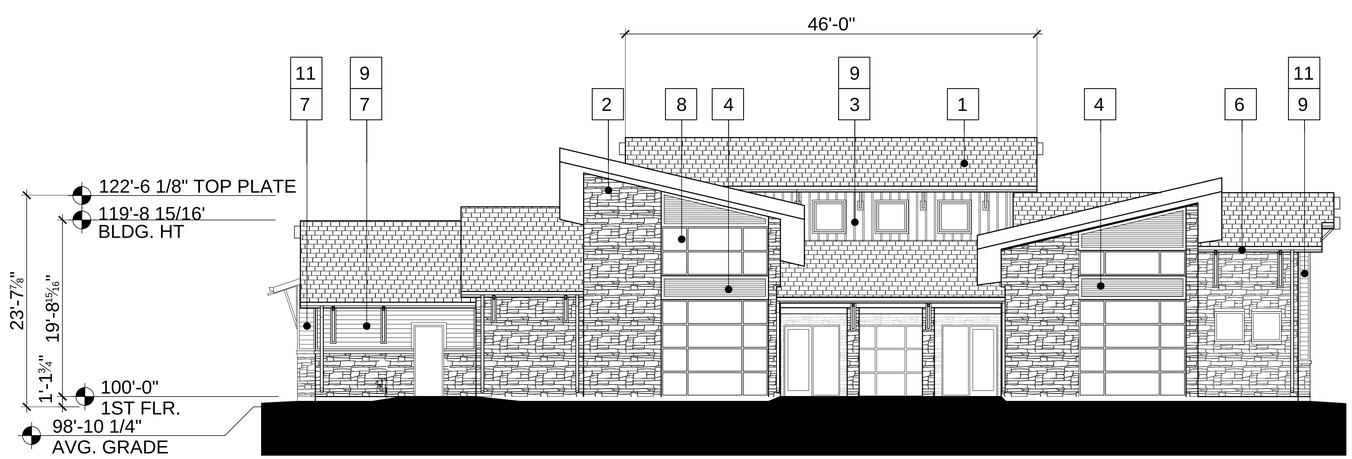
NOTE: BUILDING HEIGHT BASED ON IBC DEFINITION OF HEIGHT-SECTION 502.1



RIGHT ELEVATION



LEFT ELEVATION



REAR ELEVATION

KEY NOTES - CLUBHOUSE

1 DIMENSIONAL SHINGLE ROOF - TIMBERLINE HD SHAKEWOOD
2 STONE VENEER - GEORGIA BROWN DRY STACK LEDGE
3 CEMENTITIOUS BOARD AND BATTEN SIDING
4 METAL PANEL SIDING
5 VINYL WINDOWS
6 CEMENTITIOUS TRIM - SW6152 SUPERIOR BRONZE
7 CEMENTITIOUS LAP SIDING 6" EXPOSURE
8 STOREFRONT GLAZING
9 SW0047 STUDIO BLUE GREEN
10 SW0012 EMPIRE GOLD
11 SW0024 CURIO GRAY
13 KNOX BOX @ 6'-0" (+/-) ABOVE GRADE
14 A/C CONDENSER
15 DECORATIVE GABLE VENT

SCALE: 1/8: = 1'-0"
0 10FT.
5FT. 20FT.

APPLICANT
GRAND PEAKS PROPERTIES, INC.
4582 S ULSTER ST PKWY, SUITE 1200
DENVER, CO 80237
PHONE: (720) 880-7030
CONTACT: PAUL S. HERSKOWITZ
PHERSKOWITZ@GRANDPEAKS.COM

CIVIL ENGINEER
Manhard Consulting LTD
8008 E. ARAPAHOE COURT, SUITE 110
CENTENNIAL, COLORADO 80112
PHONE: (303) 220-2156
CONTACT: DAN RODRIGUEZ
DRODRIGUEZ@MANHARD.COM

ARCHITECT
STUDIO PBA
1575 GILPIN STREET
DENVER, COLORADO 80218
PHONE: (303) 832-1004
CONTACT: JOHN PAYNE
JPAYNE@STUDIOPBA.COM

LANDSCAPE ARCHITECT
Norris Design
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DENVER, COLORADO 80204
PHONE: (303) 892-1166
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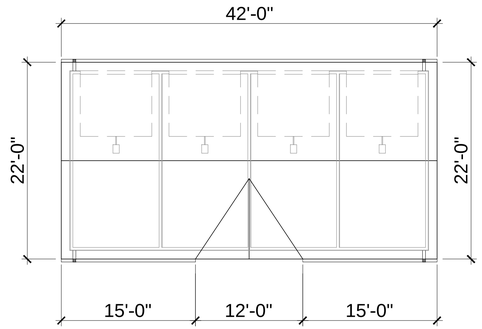
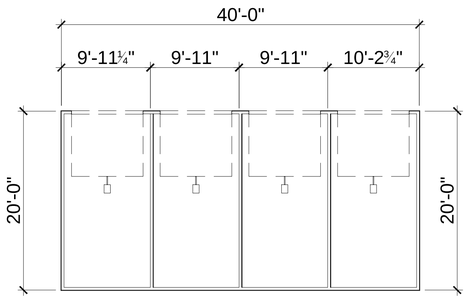
CLUBHOUSE ELEVATIONS

A10

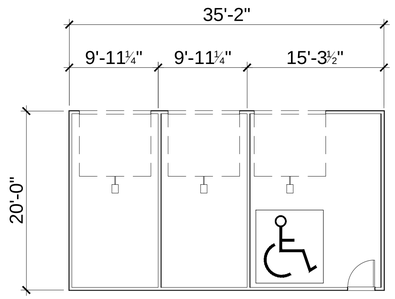
WHEATLANDS CSP NO. 13 (PA6)



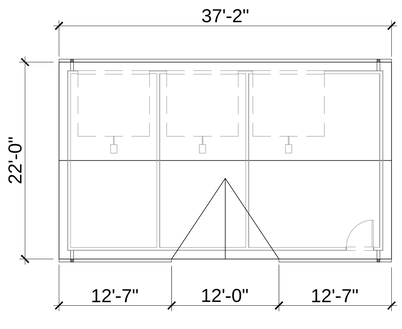
4-CAR GARAGE
ROOF PLAN



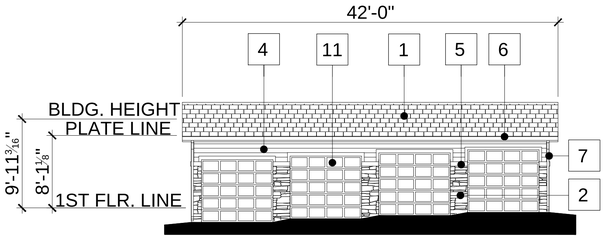
4-CAR GARAGE
LAYOUT PLAN



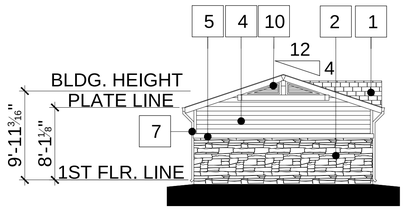
3-CAR (ACCESSIBLE) GARAGE
LAYOUT PLAN



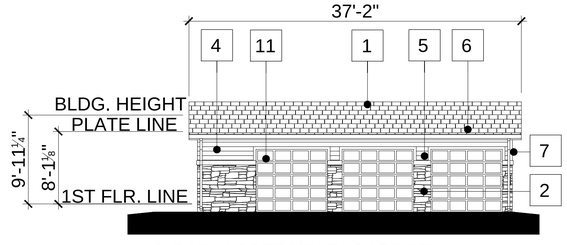
3-CAR (ACCESSIBLE) GARAGE
ROOF PLAN



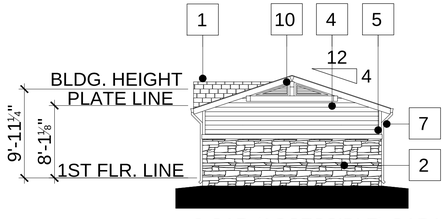
4-CAR GARAGE
FRONT ELEVATION



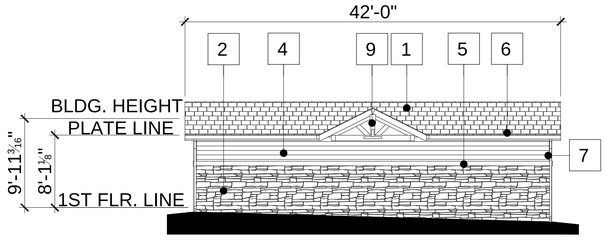
4-CAR GARAGE
RIGHT ELEVATION



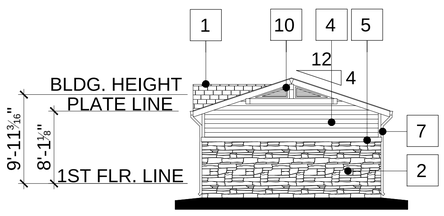
3-CAR (ACCESSIBLE) GARAGE
FRONT ELEVATION



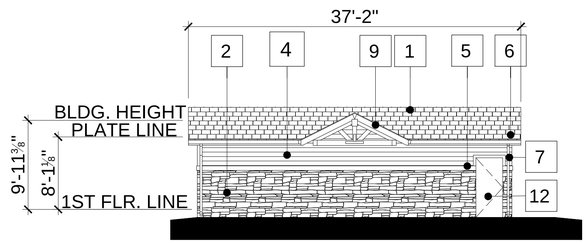
3-CAR (ACCESSIBLE) GARAGE
LEFT ELEVATION



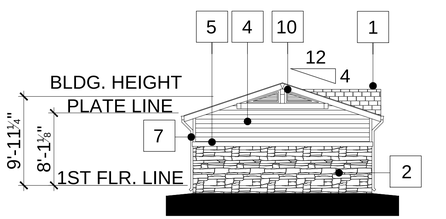
4-CAR GARAGE
REAR ELEVATION



4-CAR GARAGE
LEFT ELEVATION



3-CAR (ACCESSIBLE) GARAGE
REAR ELEVATION



3-CAR (ACCESSIBLE) GARAGE
RIGHT ELEVATION

4-CAR GARAGE

ELEVATION AREAS & PERCENTAGES 4-CAR GARAGE

TOTAL FRONT ELEVATION AREA= 93 SQ. FT.
TOTAL FRONT ELEVATION MASONRY AREA = 46 SQ. FT.
PERCENT OF MASONRY FRONT ELEVATION = 49%
TOTAL REAR ELEVATION AREA= 320 SQ. FT.
TOTAL REAR ELEVATION MASONRY AREA = 229 SQ. FT.
PERCENT OF MASONRY REAR ELEVATION = 71%
TOTAL RIGHT ELEVATION AREA= 173 SQ. FT.
TOTAL RIGHT ELEVATION MASONRY AREA = 103 SQ. FT.
PERCENT OF MASONRY RIGHT ELEVATION = 60%
TOTAL LEFT ELEVATION AREA= 195 SQ. FT.
TOTAL LEFT ELEVATION MASONRY AREA = 125 SQ. FT.
PERCENT OF MASONRY LEFT ELEVATION = 64%
AVERAGE PERCENT MASONRY 4-CAR GARAGE = 64%

KEY NOTES

1 DIMENSIONAL SHINGLE ROOF TIMBERLINE HD SHAKEWOOD
2 STONE VENEER - GEORGIA BROWN DRY STACK LEDGE
3 NOT USED
4 CEMENTITIOUS LAP SIDING 6" EXPOSURE - SW0012 EMPIRE GOLD
5 CEMENTITIOUS TRIM - SW6148 WOOL SKEIN
6 5" METAL GUTTER - SW6152 WOOL SKEIN
7 METAL DOWNSPOUT - SW6152 WOOL SKEIN
8 MAINTENANCE PATH
9 DECORATIVE TRUSS
10 DECORATIVE GABLE VENT - BERRIDGE METALLIC CHAMPAGNE
11 GARAGE DOOR
12 STEEL DOOR
13 KNOX BOX @ 6'-0" (+/-) ABOVE GRADE
14 GATE

3-CAR GARAGE

ELEVATION AREAS & PERCENTAGES 3-CAR (ACCESSIBLE) GARAGE

TOTAL FRONT ELEVATION AREA= 123 SQ. FT.
TOTAL FRONT ELEVATION MASONRY AREA = 65 SQ. FT.
PERCENT OF MASONRY FRONT ELEVATION = 53%
TOTAL REAR ELEVATION AREA= 275 SQ. FT.
TOTAL REAR ELEVATION MASONRY AREA = 185 SQ. FT.
PERCENT OF MASONRY REAR ELEVATION = 67%
TOTAL RIGHT ELEVATION AREA= 186 SQ. FT.
TOTAL RIGHT ELEVATION MASONRY AREA = 115 SQ. FT.
PERCENT OF MASONRY RIGHT ELEVATION = 62%
TOTAL LEFT ELEVATION AREA= 186 SQ. FT.
TOTAL LEFT ELEVATION MASONRY AREA = 115 SQ. FT.
PERCENT OF MASONRY LEFT ELEVATION = 62%
AVERAGE PERCENT MASONRY 3-CAR GARAGE = 62%

APPLICANT
GRAND PEAKS PROPERTIES, INC.
4582 S ULSTER ST PKWY, SUITE 1200
DENVER, CO 80237
PHONE: 720.880.8000
CONTACT: PAUL S. HERSKOWITZ
PHERSKOWITZ@GRANDPEAKS.COM

CIVIL ENGINEER
Manhard Consulting LTD
8008 E. ARAPAHOE COURT, SUITE 110
CENTENNIAL, COLORADO 80112
PHONE: 303.487.2256
CONTACT: DAN RODRIGUEZ
DRODRIGUEZ@MANHARD.COM

ARCHITECT
STUDIO PBA
1575 GILPIN STREET
DENVER, COLORADO 80218
PHONE: 303.832.1004
CONTACT: JOHN PAYNE
JPAYNE@STUDIOPBA.COM

LANDSCAPE ARCHITECT
Norris Design
1101 BANNOCK STREET
DENVER, COLORADO 80204
PHONE: 303.892.1166
CONTACT: BRANDI HALL
BHALL@NORRIS-DESIGN.COM

WHEATLANDS CSP NO.13 (PA6)

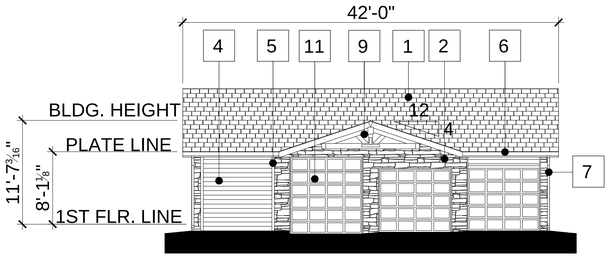
SUBMITTED: 09-03-15
SUBMITTED: 11-10-15
SUBMITTED: 02-02-16
SUBMITTED: 03-17-16
SUBMITTED: 04-18-16
SUBMITTED: 06-14-16

3-CAR & 4-CAR GARAGE

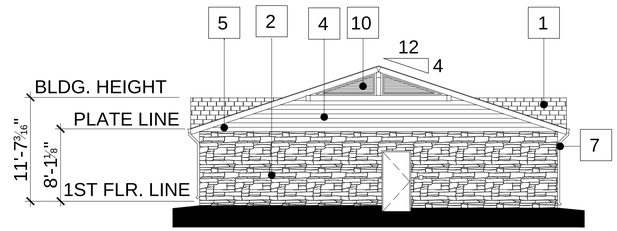
SCALE: 1/8: = 1'-0"
0 10FT.
5FT. 20FT.

A11

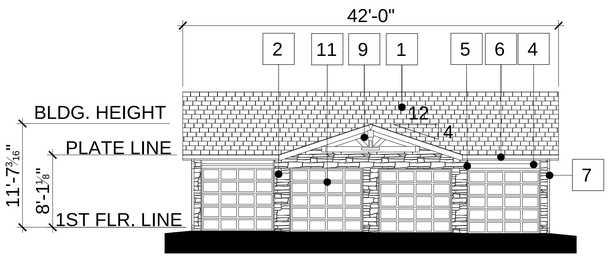
WHEATLANDS CSP NO. 13 (PA6)



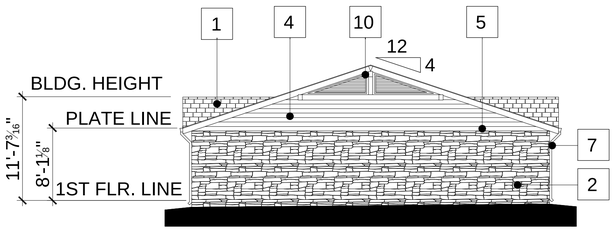
7-CAR GARAGE
FRONT ELEVATION



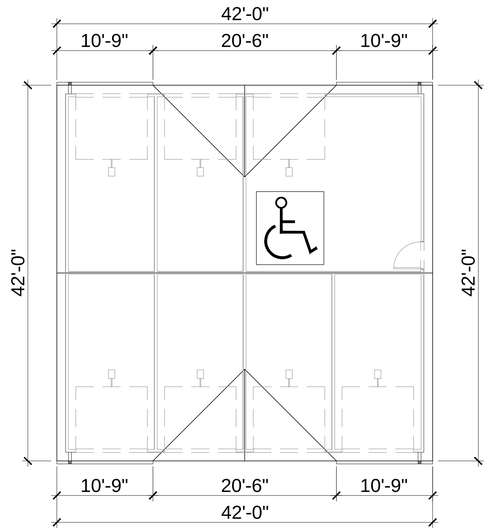
7-CAR GARAGE
LEFT ELEVATION



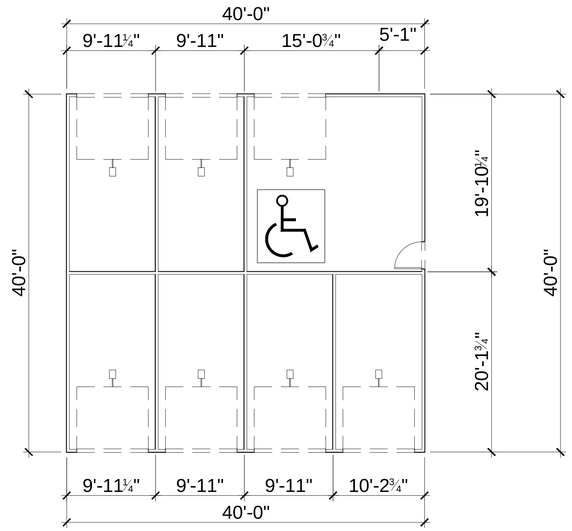
7-CAR GARAGE
REAR ELEVATION



7-CAR GARAGE
RIGHT ELEVATION



7-CAR GARAGE
ROOF PLAN



7-CAR GARAGE
LAYOUT PLAN

7-CAR GARAGE

KEY NOTES

1 DIMENSIONAL SHINGLE ROOF TIMBERLINE HD SHAKEWOOD
2 STONE VENEER - GEORGIA BROWN DRY STACK LEDGE
3 NOT USED
4 CEMENTITIOUS LAP SIDING 6" EXPOSURE - SW0012 EMPIRE GOLD
5 CEMENTITIOUS TRIM - SW6148 WOOL SKEIN
6 5" METAL GUTTER - SW6152 WOOL SKEIN
7 METAL DOWNSPOUT - SW6152 WOOL SKEIN
8 MAINTENANCE PATH
9 DECORATIVE TRUSS
10 DECORATIVE GABLE VENT - BERRIDGE METALLIC CHAMPAGNE
11 GARAGE DOOR
12 STEEL DOOR
13 KNOX BOX @ 6'-0" (+/-) ABOVE GRADE
14 GATE

ELEVATION AREAS & PERCENTAGES 7-CAR GARAGE

TOTAL FRONT ELEVATION AREA= 174 SQ. FT.
TOTAL FRONT ELEVATION MASONRY AREA = 98 SQ. FT.
PERCENT OF MASONRY FRONT ELEVATION = 56%
TOTAL REAR ELEVATION AREA= 104 SQ. FT.
TOTAL REAR ELEVATION MASONRY AREA = 89 SQ. FT.
PERCENT OF MASONRY REAR ELEVATION = 86%
TOTAL RIGHT ELEVATION AREA= 437 SQ. FT.
TOTAL RIGHT ELEVATION MASONRY AREA = 333 SQ. FT.
PERCENT OF MASONRY RIGHT ELEVATION = 76%
TOTAL LEFT ELEVATION AREA = 418 SQ. FT.
TOTAL LEFT ELEVATION MASONRY AREA = 315 SQ. FT.
PERCENT OF MASONRY LEFT ELEVATION = 75%
AVERAGE PERCENT MASONRY 7-CAR GARAGE = 74%

APPLICANT
GRAND PEAKS PROPERTIES, INC.
4582 S ULSTER ST PKWY, SUITE 1200
DENVER, CO 80237
PHONE: 720.880.7000
CONTACT: PAUL S. HERSKOWITZ
PHERSKOWITZ@GRANDPEAKS.COM

CIVIL ENGINEER
Manhard Consulting LTD
8008 E. ARAPAHOE COURT, SUITE 110
CENTENNIAL, COLORADO 80112
PHONE: 303.217.2295
CONTACT: DAN RODRIGUEZ
DRODRIGUEZ@MANHARD.COM

ARCHITECT
STUDIO PBA
1575 GILPIN STREET
DENVER, COLORADO 80218
PHONE: 303.832.1004
CONTACT: JOHN PAYNE
JPAYNE@STUDIOPBA.COM

LANDSCAPE ARCHITECT
Norris Design
1101 BANNOCK STREET
DENVER, COLORADO 80204
PHONE: 303.892.1166
CONTACT: BRANDI HALL
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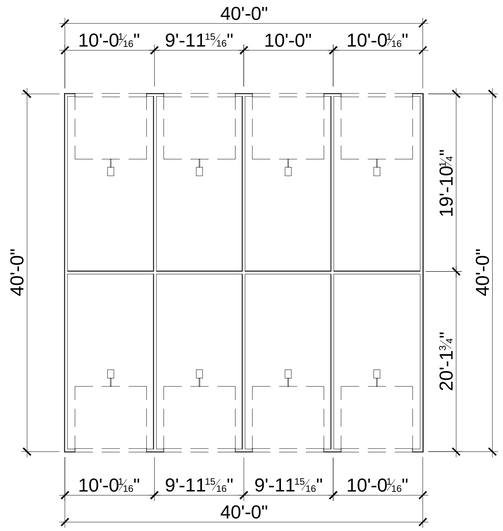
7-CAR GARAGE

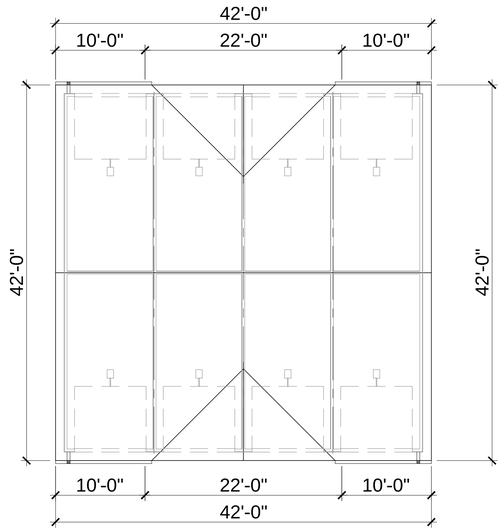
SCALE: 1/8: = 1'-0"
0 10FT.
5FT. 20FT.

A12

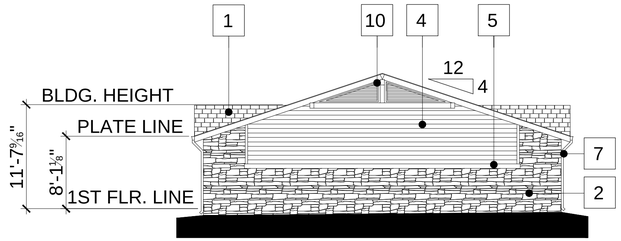
WHEATLANDS CSP NO. 13 (PA6)



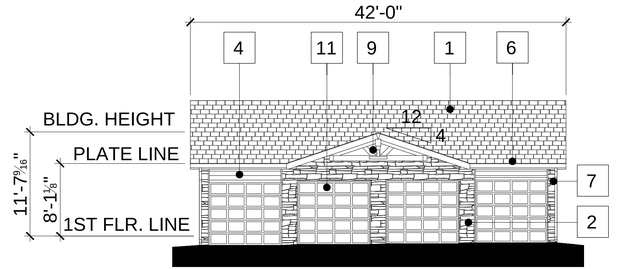
8-CAR GARAGE
LAYOUT PLAN



8-CAR GARAGE
ROOF PLAN



8-CAR GARAGE
SIDE ELEVATIONS



8-CAR GARAGE
GARAGE DOOR ELEVATIONS

KEY NOTES

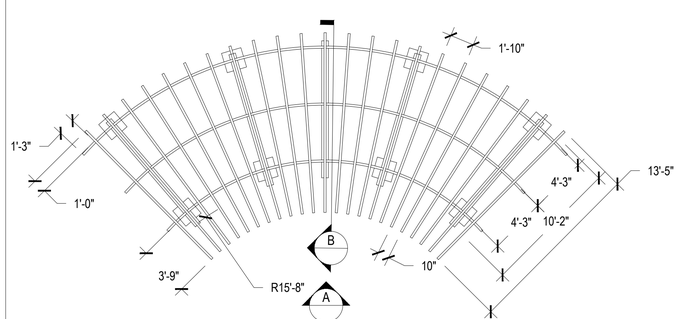
1 DIMENSIONAL SHINGLE ROOF TIMBERLINE HD SHAKEWOOD
2 STONE VENEER - GEORGIA BROWN DRY STACK LEDGE
3 NOT USED
4 CEMENTITIOUS LAP SIDING 6" EXPOSURE - SW0012 EMPIRE GOLD
5 CEMENTITIOUS TRIM - SW6148 WOOL SKEIN
6 5" METAL GUTTER - SW6152 WOOL SKEIN
7 METAL DOWNSPOUT - SW6152 WOOL SKEIN
8 MAINTENANCE PATH
9 DECORATIVE TRUSS
10 DECORATIVE GABLE VENT - BERRIDGE METALLIC CchampagNE
11 GARAGE DOOR
12 STEEL DOOR
13 KNOX BOX @ 6'-0" (+/-) ABOVE GRADE
14 GATE

ELEVATION AREAS & PERCENTAGES 8-CAR GARAGE

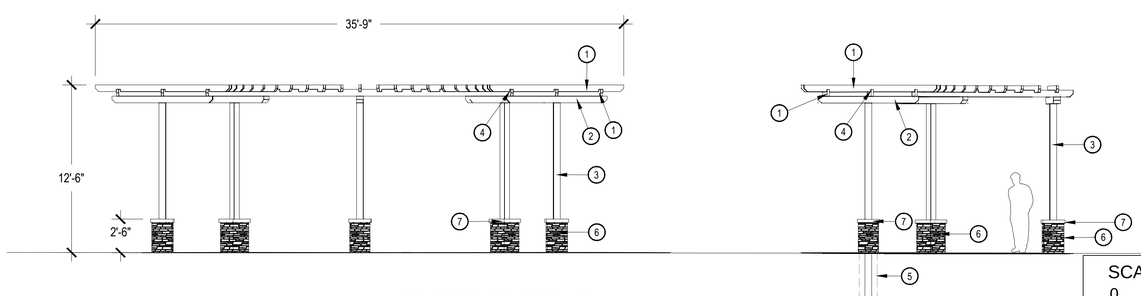
TOTAL GARAGE DOOR ELEVATIONS AREA= 228 SQ. FT.
TOTAL GARAGE DOOR ELEVATIONS MASONRY AREA = 192 SQ. FT.
PERCENT OF MASONRY GARAGE DOOR ELEVATIONS = 84%
TOTAL SIDE ELEVATIONS AREA= 874 SQ. FT.
TOTAL SIDE ELEVATIONS MASONRY AREA = 482 SQ. FT.
PERCENT OF MASONRY SIDE ELEVATIONS = 55%
AVERAGE PERCENT MASONRY 8-CAR GARAGE = 61%

8-CAR GARAGE

SCALE: 1/8: = 1'-0"
0 10FT.
5FT. 20FT.



PLAN VIEW DETAIL



PERGOLA

SCALE: 3/16: = 1'-0"
0 6FT.
2FT. 12FT.

1 2" X 6" CEDAR PICKETS, 6" O.C.
2 6" X 6" CEDAR RAFTER
3 6" X 6" CEDAR POST
4 NOTCH EACH BEAM INTO RAFTERS
5 CONCRETE FOOTING DESIGN BY OTHERS
6 18"X18"X30" HT STONE COLUMN TO MATCH ARCH
7 3" CAST CONCRETE CAP

NOTE: CONTRACTOR TO SUBMIT SHOP DRAWING FOR APPROVAL PRIOR TO CONSTRUCTION. REFER TO STRUCTURAL DETAILS FOR STRUCTURAL INFORMATION.

APPLICANT
GRAND PEAKS PROPERTIES, INC.
4582 S ULSTER ST PKWY, SUITE 1200
DENVER, CO 80237
PHONE: 303.770.8700
CONTACT: PAUL S. HERSKOWITZ
PHERSKOWITZ@GRANDPEAKS.COM

CIVIL ENGINEER
Manhard Consulting LTD
8008 E. ARAPAHOE COURT, SUITE 110
CENTENNIAL, COLORADO 80112
PHONE: 303.228.2300
CONTACT: DAN RODRIGUEZ
DRODRIGUEZ@MANHARD.COM

ARCHITECT
STUDIO PBA
1575 GILPIN STREET
DENVER, COLORADO 80218
PHONE: 303.832.2004
CONTACT: JOHN PAYNE
JPAYNE@STUDIOPBA.COM

LANDSCAPE ARCHITECT
Norris Design
1101 BANNOCK STREET
DENVER, COLORADO 80204
PHONE: 303.892.1345
CONTACT: BRANDI HALL
BHALL@NORRIS-DESIGN.COM

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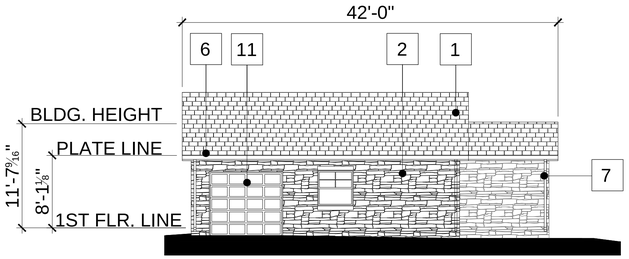
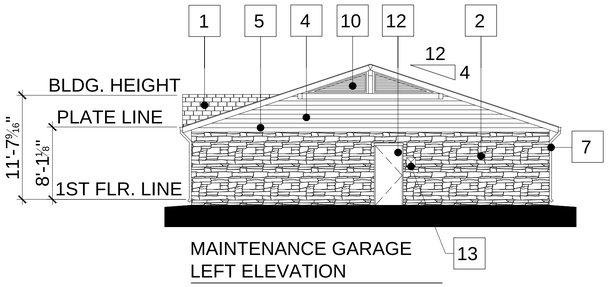
8-CAR GARAGE & PERGOLA

A13

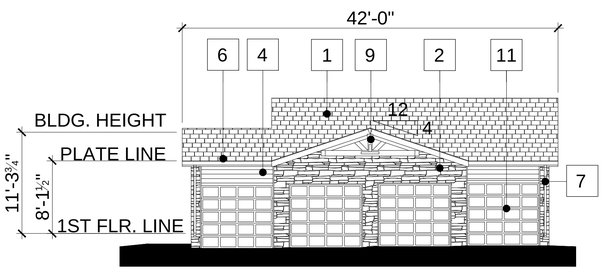
WHEATLANDS CSP NO. 13 (PA6)



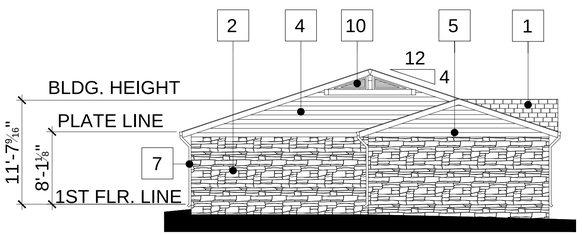
MAINTENANCE GARAGE
FRONT ELEVATION



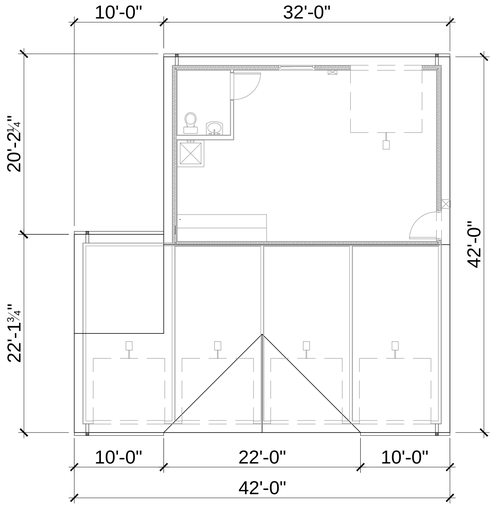
MAINTENANCE GARAGE
LEFT ELEVATION



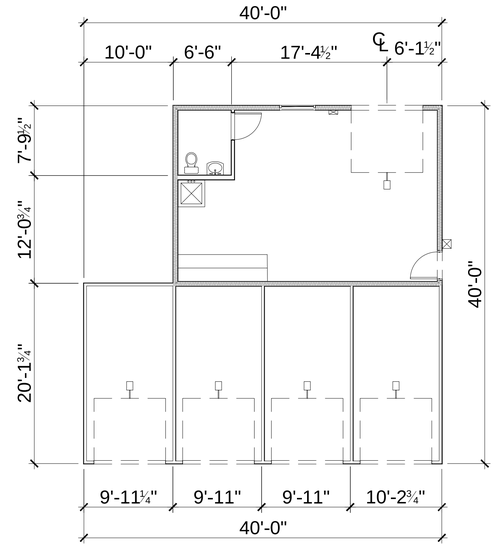
MAINTENANCE GARAGE
REAR ELEVATION



MAINTENANCE GARAGE
RIGHT ELEVATION



MAINTENANCE GARAGE
ROOF PLAN



MAINTENANCE GARAGE
LAYOUT PLAN

MAINTENANCE GARAGE

KEY NOTES

1 DIMENSIONAL SHINGLE ROOF TIMBERLINE HD SHAKEWOOD
2 STONE VENEER - GEORGIA BROWN DRY STACK LEDGE
3 NOT USED
4 CEMENTITIOUS LAP SIDING 6" EXPOSURE - SW0012 EMPIRE GOLD
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8 MAINTENANCE PATH
9 DECORATIVE TRUSS
10 DECORATIVE GABLE VENT - BERRIDGE METALLIC CHAMPAGNE
11 GARAGE DOOR
12 STEEL DOOR
13 KNOX BOX @ 6'-0" (+/-) ABOVE GRADE
14 GATE

ELEVATION AREAS & PERCENTAGES MAINTENANCE GARAGE

TOTAL FRONT ELEVATION AREA= 186 SQ. FT.
TOTAL FRONT ELEVATION MASONRY AREA = 186 SQ. FT.
PERCENT OF MASONRY FRONT ELEVATION = 100%
TOTAL REAR ELEVATION AREA= 157 SQ. FT.
TOTAL REAR ELEVATION MASONRY AREA = 129 SQ. FT.
PERCENT OF MASONRY REAR ELEVATION = 82%
TOTAL RIGHT ELEVATION AREA= 460 SQ. FT.
TOTAL RIGHT ELEVATION MASONRY AREA = 201 SQ. FT.
PERCENT OF MASONRY RIGHT ELEVATION = 44%
TOTAL LEFT ELEVATION AREA= 417 SQ. FT.
TOTAL LEFT ELEVATION MASONRY AREA = 304 SQ. FT.
PERCENT OF MASONRY LEFT ELEVATION = 73%
AVERAGE PERCENT MASONRY MAINTENANCE GARAGE = 67%

APPLICANT
GRAND PEAKS PROPERTIES, INC.
4582 S ULSTER ST PKWY, SUITE 1200
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CENTENNIAL, COLORADO 80112
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DRODRIGUEZ@MANHARD.COM

ARCHITECT
STUDIO PBA
1575 GILPIN STREET
DENVER, COLORADO 80218
PHONE: (303) 832-2004
CONTACT: JOHN PAYNE
JPAYNE@STUDIOPBA.COM

LANDSCAPE ARCHITECT
Norris Design
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DENVER, COLORADO 80204
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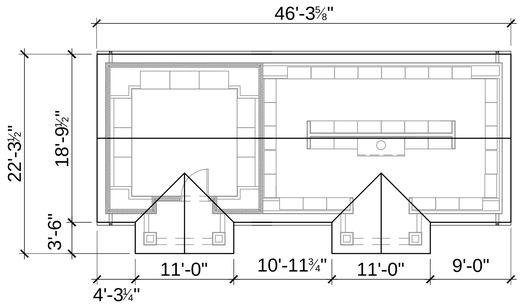
MAINTENANCE GARAGE

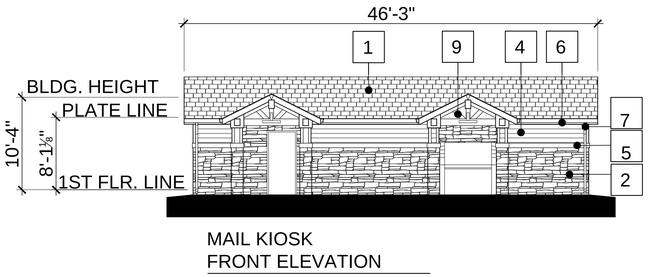
SCALE: 1/8: = 1'-0"
0 10FT.
5FT. 20FT.

A14

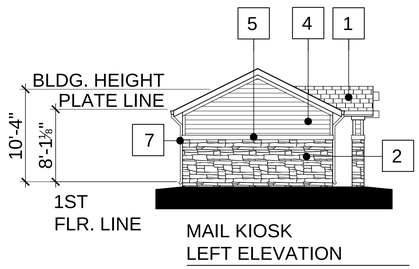
WHEATLANDS CSP NO. 13 (PA6)



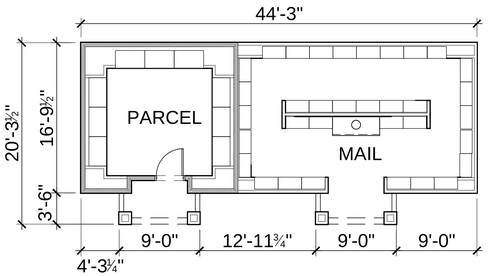
MAIL KIOSK
ROOF PLAN



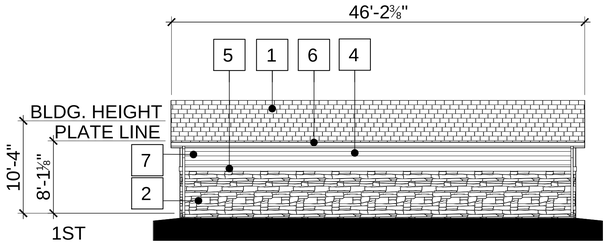
MAIL KIOSK
FRONT ELEVATION



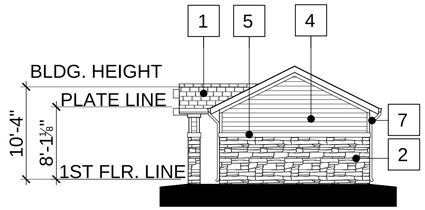
MAIL KIOSK
LEFT ELEVATION



MAIL KIOSK
LAYOUT PLAN



MAIL KIOSK
REAR ELEVATION



MAIL KIOSK
RIGHT ELEVATION

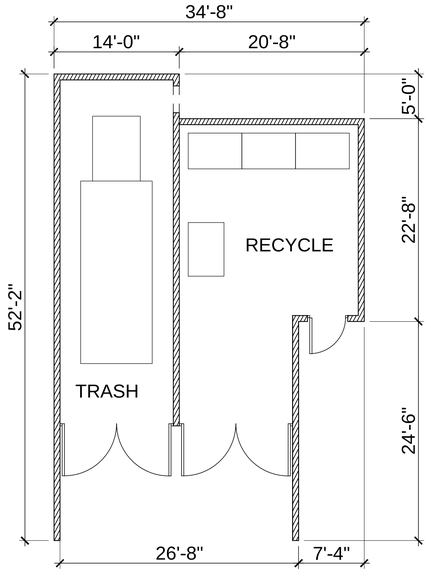
ELEVATION AREAS & PERCENTAGES MAIL KIOSK

TOTAL FRONT ELEVATION AREA= 162 SQ. FT.
TOTAL FRONT ELEVATION MASONRY AREA = 108 SQ. FT.
PERCENT OF MASONRY FRONT ELEVATION = 67%
TOTAL REAR ELEVATION AREA= 212 SQ. FT.
TOTAL REAR ELEVATION MASONRY AREA = 141 SQ. FT.
PERCENT OF MASONRY REAR ELEVATION = 67%
TOTAL RIGHT ELEVATION AREA= 178 SQ. FT.
TOTAL RIGHT ELEVATION MASONRY AREA = 95 SQ. FT.
PERCENT OF MASONRY RIGHT ELEVATION = 53%
TOTAL LEFT ELEVATION AREA= 178 SQ. FT.
TOTAL LEFT ELEVATION MASONRY AREA = 95 SQ. FT.
PERCENT OF MASONRY LEFT ELEVATION = 53%
AVERAGE PERCENT MASONRY MAIL KIOSK = 60%

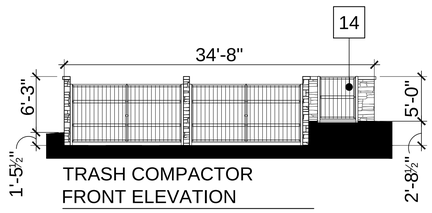
ELEVATION AREAS & PERCENTAGES TRASH COMPACTOR

TOTAL FRONT ELEVATION AREA= 30 SQ. FT.
TOTAL FRONT ELEVATION MASONRY AREA = 30 SQ. FT.
PERCENT OF MASONRY FRONT ELEVATION = 100%
TOTAL REAR ELEVATION AREA= 190 SQ. FT.
TOTAL REAR ELEVATION MASONRY AREA = 190 SQ. FT.
PERCENT OF MASONRY REAR ELEVATION = 100%
TOTAL LEFT ELEVATION AREA= 437 SQ. FT.
TOTAL LEFT ELEVATION MASONRY AREA = 437 SQ. FT.
PERCENT OF MASONRY LEFT ELEVATION = 100%
TOTAL RIGHT ELEVATION AREA= 256 SQ. FT.
TOTAL RIGHT ELEVATION MASONRY AREA = 256 SQ. FT.
PERCENT OF MASONRY RIGHT ELEVATIONS = 100%
AVERAGE PERCENT MASONRY TRASH COMPACTOR = 100%

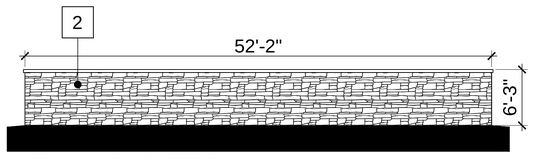
MAIL KIOSK



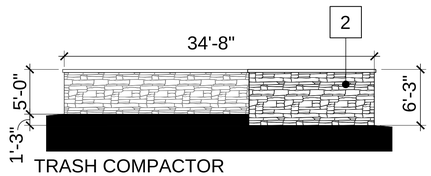
TRASH COMPACTOR LAYOUT PLAN



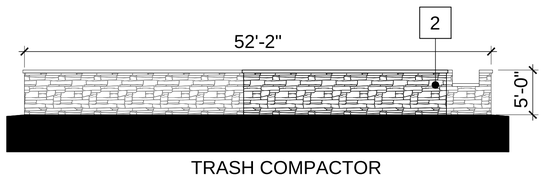
TRASH COMPACTOR
FRONT ELEVATION



TRASH COMPACTOR
LEFT ELEVATION



TRASH COMPACTOR
REAR ELEVATION



TRASH COMPACTOR
RIGHT ELEVATION

KEY NOTES

1 DIMENSIONAL SHINGLE ROOF TIMBERLINE HD SHAKEWOOD
2 STONE VENEER - GEORGIA BROWN DRY STACK LEDGE
3 NOT USED
4 CEMENTITIOUS LAP SIDING 6" EXPOSURE - SW0012 EMPIRE GOLD
5 CEMENTITIOUS TRIM - SW6148 WOOL SKEIN
6 5" METAL GUTTER - SW6152 WOOL SKEIN
7 METAL DOWNSPOUT - SW6152 WOOL SKEIN
8 MAINTENANCE PATH
9 DECORATIVE TRUSS
10 DECORATIVE GABLE VENT - BERRIDGE METALLIC CHAMPAGNE
11 GARAGE DOOR
12 STEEL DOOR
13 KNOX BOX @ 6'-0" (+/-) ABOVE GRADE
14 GATE

TRASH COMPACTOR

APPLICANT
GRAND PEAKS PROPERTIES, INC.
4582 S ULSTER ST PKWY, SUITE 1200
DENVER, CO 80237
PHONE: (303) 222-1000
CONTACT: PAUL S. HERSKOWITZ
PHERSKOWITZ@GRANDPEAKS.COM

CIVIL ENGINEER
Manhard Consulting LTD
8008 E. ARAPAHOE COURT, SUITE 110
CENTENNIAL, COLORADO 80112
PHONE: (303) 533-1934
CONTACT: DAN RODRIGUEZ
DRODRIGUEZ@MANHARD.COM

ARCHITECT
STUDIO PBA
1575 GILPIN STREET
DENVER, COLORADO 80218
PHONE: (303) 830-1556
CONTACT: JOHN PAYNE
JPAYNE@STUDIOPBA.COM

LANDSCAPE ARCHITECT
Norris Design
1101 BANNOCK STREET
DENVER, COLORADO 80204
PHONE: (303) 892-1166
CONTACT: BRANDI HALL
BHALL@NORRIS-DESIGN.COM

WHEATLANDS CSP NO.13 (PA6)

SUBMITTED: 09-03-15
SUBMITTED: 11-10-15
SUBMITTED: 02-02-16
SUBMITTED: 03-17-16
SUBMITTED: 04-18-16
SUBMITTED: 06-14-16

MAIL KIOSK & TRASH COMPACTOR

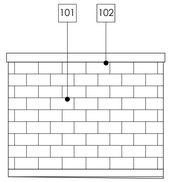
SCALE: 1/8: = 1'-0"
0 10FT.
5FT. 20FT.

A15

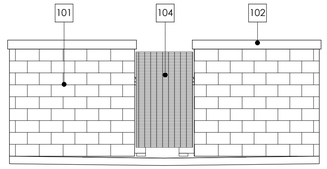
WHEATLANDS CSP NO. 13 (PA6)

LOT 1 BLOCK 1 - WHEATLANDS SUBDIVISION FILING NO. 10
SECTIONS 20 AND 29, TOWNSHIP 5 SOUTH, RANGE 65 WEST OF THE SIXTH PRINCIPAL MERIDIAN, CITY OF AURORA,
COUNTY OF ARAPAHOE, STATE OF COLORADO.

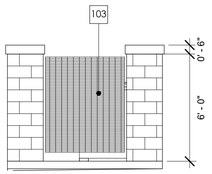
MATERIAL KEYNOTES	
Key Value	Keynote Text
101	8x8x16 CMU - COLOR/TEXTURE TBD
102	PRE-CAST CAP - COLOR TBD
103	2-YARD TRASH DUMPSTER
104	OPAQUE METAL GATE



12 / A16 TE TYPE B - 4
1/4" = 1'-0"



11 / A16 TE TYPE B - 3
1/4" = 1'-0"



10 / A16 TE TYPE B - 2
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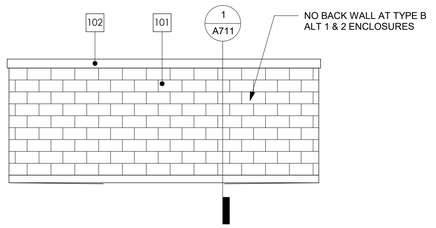
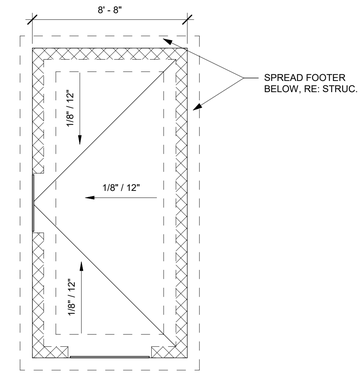
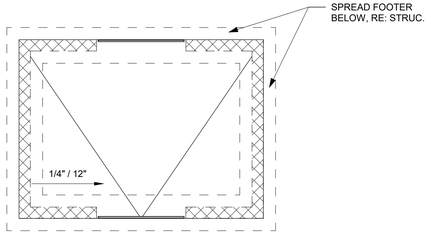


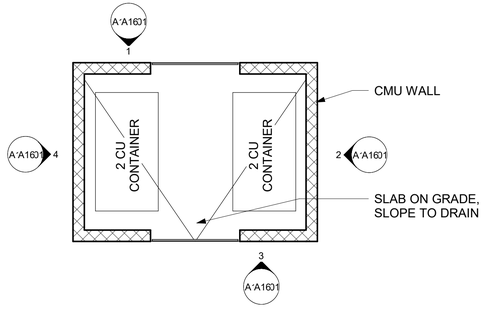
9 / A16 TE TYPE B - 1
1/4" = 1'-0"



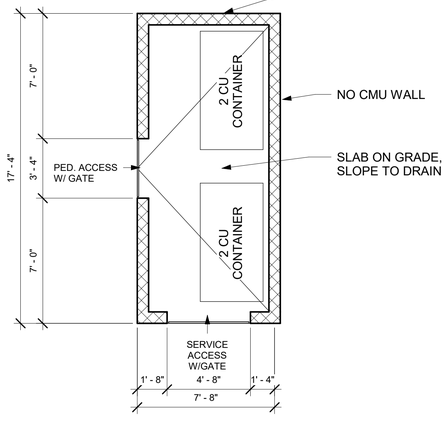
8 / A16 TE SLAB PLAN - TYPE B
1/4" = 1'-0"



6 / A16 TE SLAB PLAN - TYPE A
1/4" = 1'-0"

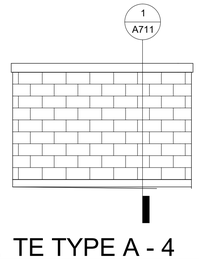


5 / A16 TE PLAN - TYPE A
1/4" = 1'-0"

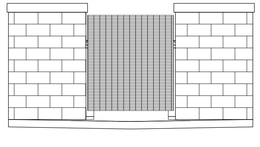


7.1 / A16 TE PLAN - TYPE B ALT 1
1/4" = 1'-0"

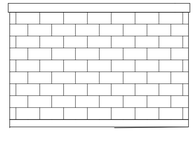
7 / A16 TE PLAN - TYPE B
1/4" = 1'-0"



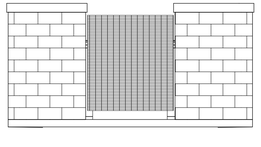
4 / A16 TE TYPE A - 4
1/4" = 1'-0"



3 / A16 TE TYPE A - 3
1/4" = 1'-0"



2 / A16 TE TYPE A - 2
1/4" = 1'-0"



1 / A16 TE TYPE A - 1
1/4" = 1'-0"

APPLICANT
AVALON BAY COMMUNITIES
2050 MAIL ST., SUITE 1200
IRVINE, CA 92614
PHONE (949) 250-5482
CONTACT: SEAN STRAUSHEIM
SEAN.STRAUSHEIM@AVALONBAY.COM

CIVIL ENGINEER
Manhard Consulting LTD
8008 E. ARAPAHOE COURT, SUITE 110
CENTENNIAL, COLORADO 80112
PHONE 303.531.3225
CONTACT: DAN RODRIGUEZ
DRODRIGUEZ@MANHARD.COM

ARCHITECT
STUDIO PBA
1575 GILPIN STREET
DENVER, COLORADO 80218
PHONE 303.592.2904
CONTACT: JOHN PAYNE
JPAYNE@STUDIOPBA.COM

LANDSCAPE ARCHITECT
Norris Design
1101 BANNOCK STREET
DENVER, COLORADO 80204
PHONE 303.892.1166
CONTACT: BRANDI HALL
BHALL@NORRIS-DESIGN.COM

WHEATLANDS CSP NO.13 (PA6)

LOT 1 BLOCK 1 - WHEATLANDS SUBDIVISION FILING NO. 10
SECTIONS 20 AND 29, TOWNSHIP 5 SOUTH, RANGE 65 WEST OF THE
SIXTH PRINCIPAL MERIDIAN, CITY OF AURORA,
COUNTY OF ARAPAHOE, STATE OF COLORADO.

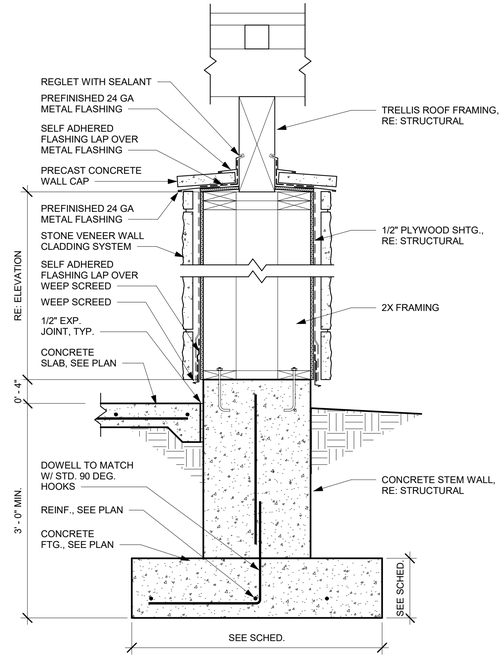
SUBMITTED: 05.15.20

2

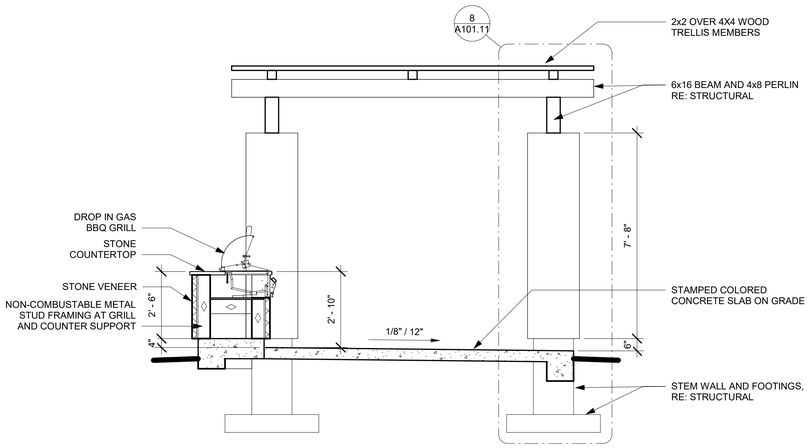
A16

WHEATLANDS CSP NO. 13 (PA6)

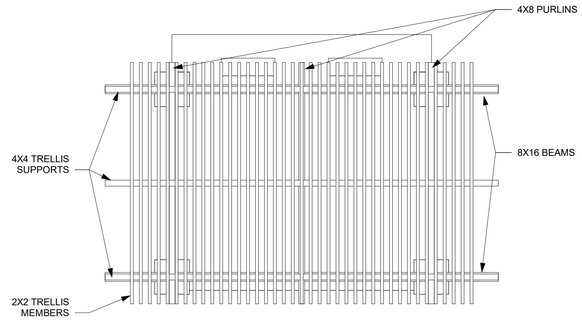
LOT 1 BLOCK 1 - WHEATLANDS SUBDIVISION FILING NO. 10
SECTIONS 20 AND 29, TOWNSHIP 5 SOUTH, RANGE 65 WEST OF THE SIXTH PRINCIPAL MERIDIAN, CITY OF AURORA,
COUNTY OF ARAPAHOE, STATE OF COLORADO.



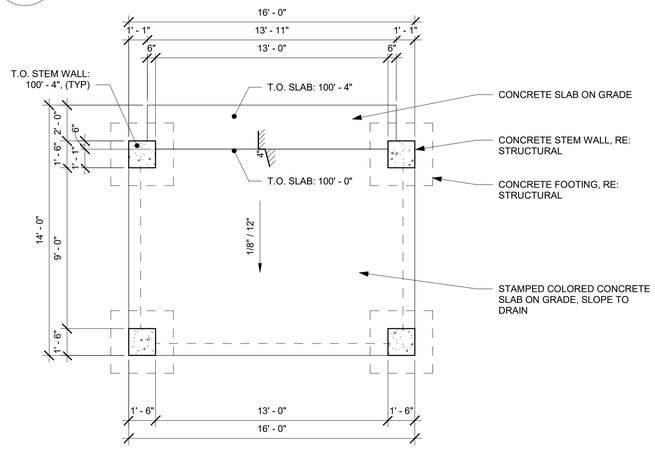
8 / A17 — BBQ - COLUMN DETAIL
1" = 1'-0"



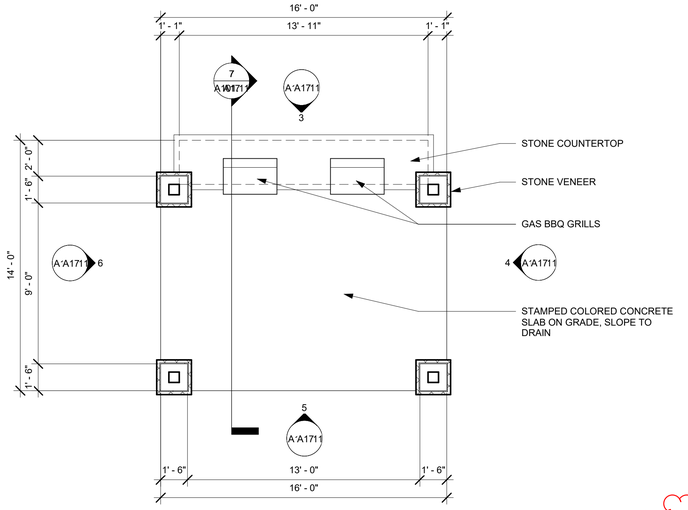
7 / A17 — BBQ - STRUCTURE SECTION
3/8" = 1'-0"



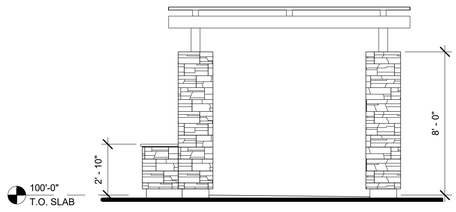
2.1 / A17 — BBQ - STRUCTURE ROOF PLAN
1/4" = 1'-0"



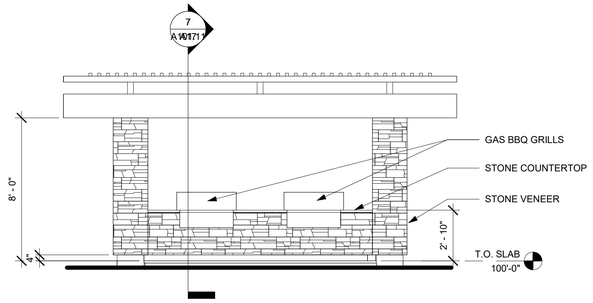
2 / A17 — BBQ - STRUCTURE SLAB ON GRADE
1/4" = 1'-0"



1 / A17 — BBQ - STRUCTURE FLOOR PLAN
1/4" = 1'-0"



6 / A17 — BBQ - ELEVATION 4
1/4" = 1'-0"



5 / A17 — BBQ - ELEVATION 3
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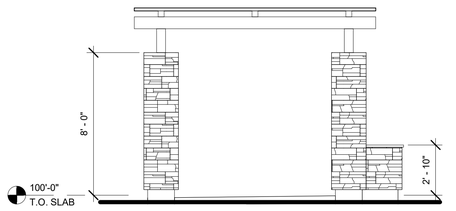
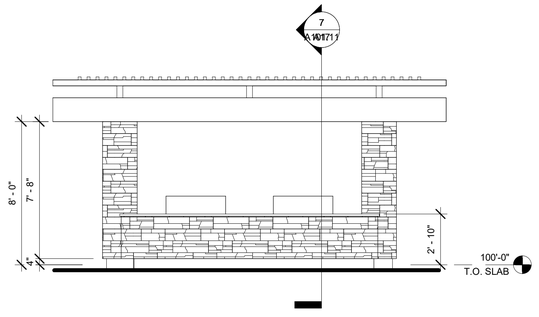


4 / A17 — BBQ - ELEVATION 2
1/4" = 1'-0"



3 / A17 — BBQ - ELEVATION 1
1/4" = 1'-0"

APPLICANT
AVALON BAY COMMUNITIES
2050 MAIL ST, SUITE 1200
IRVINE, CA 92614
PHONE (949) 250-5482
CONTACT: SEAN STRAUSHEIM
SEAN.STRAUSHEIM@AVALONBAY.COM

CIVIL ENGINEER
Manhard Consulting LTD
8008 E. ARAPAHOE COURT, SUITE 110
CENTENNIAL, COLORADO 80112
PHONE 303.531.3225
CONTACT: DAN RODRIGUEZ
DRODRIGUEZ@MANHARD.COM

ARCHITECT
STUDIO PBA
1575 GILPIN STREET
DENVER, COLORADO 80218
PHONE 303.592.2904
CONTACT: JOHN PAYNE
JPAYNE@STUDIOPBA.COM

LANDSCAPE ARCHITECT
Norris Design
1101 BANNOCK STREET
DENVER, COLORADO 80204
PHONE 303.892.1166
CONTACT: BRANDI HALL
BHALL@NORRIS-DESIGN.COM

WHEATLANDS CSP NO.13 (PA6)

LOT 1 BLOCK 1 - WHEATLANDS SUBDIVISION FILING NO. 10
SECTIONS 20 AND 29, TOWNSHIP 5 SOUTH, RANGE 65 WEST OF THE SIXTH PRINCIPAL MERIDIAN, CITY OF AURORA,
COUNTY OF ARAPAHOE, STATE OF COLORADO.

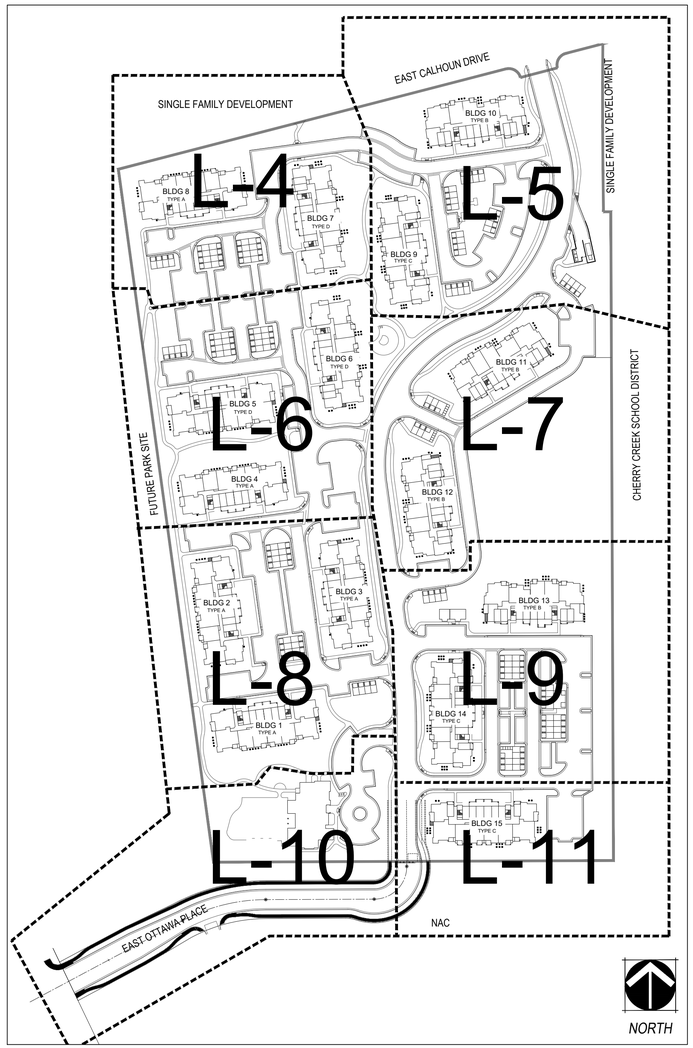
SUBMITTED: 05.15.20

A17

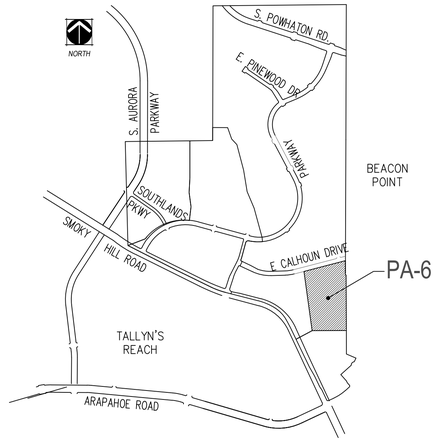
LANDSCAPE NOTES

1. ALL LANDSCAPED AREAS ARE TO HAVE SOIL PREPARATION PER SPECIFICATIONS. (MINIMUM RATE OF 4 CU. YDS. OF ORGANIC MATTER PER 1000 S.F.).
2. THE DEVELOPER, HIS SUCCESSORS AND ASSIGNS SHALL BE RESPONSIBLE FOR THE INSTALLATION, MAINTENANCE AND REPLACEMENT OF ALL LANDSCAPING MATERIALS SHOWN OR INDICATED ON THE APPROVED SITE PLAN OR LANDSCAPE PLAN ON FILE WITH THE PLANNING DEPARTMENT. ALL LANDSCAPING WILL BE INSTALLED AS DELINEATED ON THE PLAN, PRIOR TO ISSUANCE OF CERTIFICATE OF OCCUPANCY.
3. ALL CROSSINGS OR ENCROACHMENTS BY PRIVATE LANDSCAPE IRRIGATION LINES OR SYSTEMS INTO EASEMENTS AND STREET RIGHTS-OF-WAY OWNED BY THE CITY OF AURORA ARE ACKNOWLEDGED BY THE OWNER AS BEING SUBJECT TO CITY OF AURORA'S USE AND OCCUPANCY OF THE SAID EASEMENTS OR RIGHTS-OF -WAY. THE OWNER, THEIR SUCCESSORS AND ASSIGNS, HEREBY AGREE TO INDEMNIFY THE CITY OF AURORA FOR ANY LOSS, DAMAGE OR REPAIR TO CITY FACILITIES THAT MAY RESULT FROM THE INSTALLATION, OPERATION, OR MAINTENANCE OF SAID PRIVATE IRRIGATION LINES OR SYSTEMS.
4. ALL UTILITY EASEMENTS SHALL REMAIN UNOBSTRUCTED AND FULLY ACCESSIBLE ALONG THEIR ENTIRE LENGTH FOR THE MAINTENANCE EQUIPMENT ENTRY.
5. ALL LANDSCAPED AREAS AND PLANT MATERIAL, EXCEPT FOR NON-IRRIGATED NATIVE, RESTORATIVE, AND DRYLAND GRASS AREAS THAT COMPLY WITH REQUIREMENTS FOUND IN SEC. 146-1429, 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.
6. LANDSCAPE MATERIAL PLACEMENT SHALL NOT BE PLACED OR KEPT NEAR FIRE HYDRANTS, FIRE DEPARTMENT INLET CONNECTIONS OR FIRE PROTECTION CONTROL VALVES IN A MANNER THAT WOULD PREVENT SUCH EQUIPMENT OR FIRE HYDRANTS FROM BEING IMMEDIATELY DISCERNIBLE. THE FIRE DEPARTMENT SHALL NOT BE DETERRED OR HINDERED FROM GAINING IMMEDIATE ACCESS TO FIRE PROTECTION EQUIPMENT OR HYDRANTS.
7. ALL FIRE HYDRANTS SHALL BE LOCATED NOT LESS THAN THREE FEET-SIX INCHES (3'-6") AND NOT MORE THAN EIGHT (8') FEET FROM THE BACK OF CURB TO THE CENTER OF THE HYDRANT AND SHALL BE UNOBSTRUCTED ON THE STREET SIDE. MINIMUM CLEARANCE ON ALL OTHER SIDES SHALL BE FIVE FEET (5').
8. LANDSCAPING MATERIAL SHOWN WITHIN THE SITE PLAN CANNOT ENCROACH INTO ROADWAYS THAT ARE DEDICATED (OR DESIGNATED) AS FIRE LANE EASEMENTS (OR CORRIDORS).
9. A 5-FOOT CLEAR SPACE SHALL BE MAINTAINED AROUND THE CIRCUMFERENCE OF FIRE HYDRANTS.

KEY MAP - NTS



VICINITY MAP - NTS



SHEET INDEX

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L-3	LANDSCAPE CHARTS
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L-12	PLANTING & SITE DETAILS
L-13	FENCING DETAILS
L-14	POOL AREA & AMENITY ZONE
L-15	HYDROZONE MAP

NORRIS DESIGN
www.norris-design.com

1101 Bannock Street
Denver, Colorado 80204
P 303.892.1166
F 303.892.1186

WHEATLANDS CSP NO. 13 (PA-6)

CONTEXTUAL SITE PLAN

AURORA, COLORADO

OWNER:

PPF AMLI EAST OTTAWA DRIVE, LLC.

425 PONTIUS AVE N, SUITE 400
SEATTLE, WA 98109

FAX: 206 621 1792

DEVELOPER:

GRAND PEAKS PROPERTIES, INC.

4582 S ULETA ST, #1200
DENVER, CO 80237

DATE:

08/26/15 COA Submittal
11/10/15 COA Resubmit
02/02/16 COA Resubmit
03/17/16 COA Resubmit
04/18/16 COA Resubmit
06/14/16 Mylars
⚠ 7/24/17 Mylars Rev.
⚠ 9/30/20 Mylars Rev.

NOT FOR CONSTRUCTION

SHEET TITLE:

COVER

L-1

CHECKED BY:
DRAWN BY:

LANDSCAPE PLANT LIST

DECIDUOUS CANOPY TREES

QTY.	SYM.	COMMON NAME	BOTANICAL NAME	SIZE & COND. (UNLESS OTHERWISE NOTED)
50	TEX	TEXAS RED OAK	QUERCUS BUCKLEYI	2 1/2" CAL. B&B
10	HAC	WESTERN HACKBERRY	CELTIS OCCIDENTALIS	2 1/2" CAL. B&B
15	KCT	KENTUCKY COFFEETREE	GYMNOCLADUS DIOICUS	2 1/2" CAL. B&B
25	GMM	GREEN MOUNTAIN SUGAR MAPLE	ACER SACCHARUM 'GREEN MOUNTAIN'	2 1/2" CAL. B&B
21	SKY	SKYLINE HONEYLOCUST	GLEDITSIA TRIACANTHOS INERMIS 'SKYLINE'	2 1/2" CAL. B&B
28	ELM	VALLEY FORGE ELM	ULMUS AMERICANA 'VALLEY FORGE'	2 1/2" CAL. B&B
11	EOA	ENGLISH OAK	QYERCUS ROBUR	2 1/2" CAL. B&B
9	CAL	WESTERN CATALPA	CATALPA SPECIOSA	2 1/2" CAL. B&B
15	SHA	SHADEMASTER HONEYLOCUST	GLEDITSIA TRIACANTHOS INERMIS 'SHADEMASTER'	2 1/2" CAL. B&B

DECIDUOUS ORNAMENTAL TREES

22	RAD	RADIANT CRABAPPLE	MALUS X 'RADIANT'	2" CAL. B&B
7	CCP	CHANTICLEER PEAR	PYRUS CALLERYANA	2" CAL. B&B
18	HWM	HOT WINGS MAPLE	ACER TATARICUM 'GARANN'	*6' CLUMP B&B
18	WHC	WASHINGTON HAWTHORN	CRATAEGUS PHAENOPYRUM	2" CAL. B&B
71	SER	SHADBLOW SERVICEBERRY	AMELANCHIER CANADENSIS	#5 CONT.
21	SHC	SHUBERT CHOKECHERRY	PRUNUS VIRGINIANA 'SHUBERT'	#5 CONT.

EVERGREEN TREES

54	AUS	AUSTRIAN PINE	PINUS NIGRA	6' HT. MIN., B&B
8	BOP	BOSNIAN PINE	PINUS HELDREICHII VAR. LEUCODERMIS	6' HT. MIN., B&B
56	PIN	PINON PINE	PINUS EDULIS	6' HT. MIN., B&B
28	PON	PONDEROSA PINE	PINUS PONDEROSA	6' HT. MIN., B&B
30	CBS	COLORADO SPRUCE	PICEA PUNGENS	6' HT. MIN., B&B
4	SWP	SOUTHWESTERN WHITE PINE	PINUS STROBIFORMIS	6' HT. MIN., B&B

DECIDUOUS SHRUBS 7-9' SPREAD

121	CPL	COMMON PURPLE LILAC	SYRINGA VULGARIS	#5 CONT.
56	DGM	GINNALA DWARF MAPLE	ACER GINNALA 'COMPACTA'	#5 CONT.
102	TWS	TALL WESTERN SAGE	ARTEMISIA TRIDENTATA	#5 CONT.
94	RTD	RED TWIG DOGWOOD	CORNUS SERICEA 'BAILEYI'	#5 CONT.
62	SSK	SASKATOON SERVICBERRY	AMELANCHIER ALNIFOLIA	#5 CONT.

DECIDUOUS SHRUBS 5-7' SPREAD

64	CMO	CHEYENNE MOCKORANGE	PHILADELPHUS LEWISII 'CHEYENNE'	#5 CONT.
120	TLS	THREE LEAF SUMAC	RHUS TRILOBATA	#5 CONT.
40	LAV	WAYFARING TREE	VIBURNUM LANTANA	#5 CONT.
111	GCR	GOLDEN CURRANT	RIBES AUREUM	#5 CONT.
175	WSC	WESTERN SAND CHERRY	PRUNUS BESSEYI	#5 CONT.
95	NDI	DIABOLO NINEBARK	PHYSOCARPUS OPULIFOLIUS 'MONLO'	#5 CONT.
59	RBO	BOULDER RASPBERRY	RUBUS DELICIOSUS	#5 CONT.
124	CIS	PURPLE LEAF SAND CHERRY	PRUNUS X CISTENA	#5 CONT.
62	VDO	VARIEGATED DOGWOOD	CORNUS ALBA 'ARGENTEO-MARGINATA'	#5 CONT.
44	YTD	YELLOW TWIG DOGWOOD	CORNUS SERICEA FLAVIRAMEA	#5 CONT.
93	CSU	CUTLEAF SUMAC	RHUS TYPHINA 'LACINATA'	#5 CONT.
22	MMA	MOUNTAIN MAHOGANY	CERCOCARPUS MONTANUS	#5 CONT.
78	VKS	KOREANSPICE VIBURNUM	VIBURNUM CARLESII	#5 CONT.
16	BDW	DWARF BUTTERFLY BUSH 'NANHO BLUE'	BUDDLEIA DAVIDII 'NANHO BLUE'	#5 CONT.

DECIDUOUS SHRUBS 2-5' SPREAD

49	MKL	MISS KIM LILAC	SYRINGA PATULA 'MISS KIM'	#5 CONT.
136	NFS	NEON FLASH SPIREA	SPIRAEA JAPONICA 'NEON FLASH'	#5 CONT.
46	GND	DART'S GOLD NINEBARK	PHYSOCARPUS OPULIFOLIUS 'DARTS GOLD'	#5 CONT.
47	DBB	DWARF BURNING BUSH	EUONYMUS ALATUS 'COMPACTA'	#5 CONT.
83	COT	ROCK COTONEASTER	COTONEASTER HORIZONTALIS	#5 CONT.
17	DNI	DWARF NINEBARK	PHYSOCARPUS OPULIFOLIUS 'NANUS'	#5 CONT.
107	CTP	CORONATION TRIUMPH POTENTILLA	POTENTILLA FRUTICOSA 'CORONATION TRIUMPH'	#5 CONT.
51	RLC	RED LAKE CURRANT	RIBES SILVESTRE 'RED LAKE'	#5 CONT.
44	PPY	PYGMY PEASHRUB	CARAGANA PYGMAEA	#5 CONT.
45	IDO	ISANTI DOGWOOD	CORNUS SERICEA 'ISANTI'	#5 CONT.
30	MLL	LITTLELEAF MOCKORANGE	PHILADELPHUS MICROPHYLLUS	#5 CONT.
9	CBU	COLUMNAR BUCKTHORN	FRANGULA ALNUS 'COLUMNARIS'	#5 CONT.
20	FLI	FINE LINE BUCKTHORN	FRANGULA ALNUS 'FINE LINE'	#5 CONT.
90	SJW	JAPANESE WHITE SPIREA	SPIRAEA ALBIFLORA	#5 CONT.
26	BCD	IROQUOIS BEAUTY CHOKEBERRY	ARONIA MELANOCARPA 'MORTON'	#5 CONT.

EVERGREEN SHRUBS 7-9' SPREAD

134	GMJ	GREEN MOUND JUNIPER	JUNIPERUS PROCUMBENS 'GREEN MOUND'	#5 CONT.
130	CHI	CHIEFTAIN MANZANITA	ARCTOSTAPHYLOS X COLRADENSIS 'CHIEFTAN'	#5 CONT.
85	PHC	HILLSIDE CREEPER PINE	PINUS SYLVESTRIS 'HILLSIDE CREEPER'	#5 CONT.

EVERGREEN SHRUBS 5-7' SPREAD

243	BAR	BAR HARBOR JUNIPER	JUNIPERUS HORIZONTALIS 'BAR HARBOR'	#5 CONT.
72	MCO	COMPACT GRAPE HOLLY	MAHONIA AQUIFOLIUM 'COMPACTA'	#5 CONT.
296	BJ	BUFFALO JUNIPER	JUNIPERUS SABINA 'BUFFALO'	#5 CONT.
84	GRA	GRAY GLEAM JUNIPER	JUNIPERUS SCOPULORUM 'GRAY GLEAM'	#5 CONT.
43	MMC	CURL LEAF MOUNTAIN MAHOGANY	CERCOCARPUS LEDIFOLIUS	#5 CONT.
89	MMO	MOPS MUGO PINE	PINUS MUGO 'MOPS'	#5 CONT.
48	MTA	TANNENBAUM MUGO PINE	PINUS MUGO 'TANNENBAUM'	#5 CONT.
15	YBA	DARK GREEN SPREADER YEW	TAXUS X MEDIA 'DARK GREEN SPREADER'	#5 CONT.

EVERGREEN SHRUBS 2-5' SPREAD

33	MAN	COLORADO MANZANITA	ARCOSTAPHYLOS X COLORADENSIS	#5 CONT.
32	CDI	SHRUB COTONEASTER	COTONEASTER DIVARICATUS	#5 CONT.
26	GSP	GLOBE SPRUCE	PICEA PUNGENS 'GLOBOSA'	#5 CONT.
26	PBR	BREPO PINE	PINUS NIGRA 'BREPO'	#5 CONT.
29	RHM	R.H. MONTGOMERY SPRUCE	PICEA PUNGENS 'R.H. MONTGOMERY'	#5 CONT.

ORNAMENTAL GRASSES

1258	AVG	BLUE AVENA GRASS	HELICTOTRICHON SEMPERVIRENS	#1 CONT.
399	MMG	MORNING LIGHT MAIDEN GRASS	MISCANTHUS SINENSIS 'MORNING LIGHT'	#1 CONT.
598	FRG	FEATHER REED GRASS	CALAMAGROSTIS ACUTIFLORA 'KARL FOERSTER'	#1 CONT.
517	HFG	HARDY FOUNTAIN GRASS	PENNISETUM ALOPECUROIDES 'HAMELN'	#1 CONT.
369	MAG	MAIDEN HAIR GRASS	MISCANTHUS SINENSIS 'GRACILLIMUS'	#1 CONT.
19	PLG	PLUME GRASS	SACCHARUM RAVENNAE	#1 CONT.
276	PFG	PURPLE FOUNTAIN GRASS	PENNISTEUM SETACEUM 'RUBRUM'	#1 CONT.
182	ZGR	ZEBRA GRASS	MISCANTHUS SINENSIS 'STRICTUS'	#1 CONT.

PERENNIALS & ANNUALS

160	DDY	STELLA D'ORO DWARF DAYLILY	HEMEROCALIS 'STELLA D'ORO'	#1 CONT.
60	PCF	CONEFLOWER	ECHINACEA PURPUREA	#1 CONT.
30	KGF	KOBOLD GAYFEATHER	LIATRIS SPICATA 'KOBOLD'	#1 CONT.
139	BES	BLACK -EYED SUSAN	RUDBECKIA FULGIDA 'GOLDSTRUM'	#1 CONT.
50	RMP	ROCKY MOUNTAIN PENSTEMON	PENSTEMON STRICTUS	#1 CONT.
45	MNS	MAY NIGHT SALVIA	SALVIA SYLVESTRIS X 'MAY NIGHT'	#1 CONT.
16	DZR	DIANTHUS	DIANTHUS	#1 CONT.
89	IPS	STARBURST ICEPLANT	DELOSPERMA FLORIBUNDA	#1 CONT.
97	IPY	YELLOW ICEPLANT	DELOSPERMA NUBIGENUM	#1 CONT.
20	POM	POPPY MALLOW	CALLIRHOE INVOLUCRATA	#1 CONT.
90	SSU	SNOW-IN-SUMMER	CERASTIUM TOMENTOSUM	#1 CONT.

TURF GRASS

TEXAS BLUEGRASS HYBRID — FRESH CUT SOD

IRRIGATED INDIAN GRASS SEED

COMMON NAME	SCIENTIFIC NAME	% OF TOTAL	PLS / ACRE
INDIAN GRASS	SORGHASTRUM NUTANS	38.5%	5 LBS.
REGREEN	TRITICUM AESTIVUM X ELYTRIGIA ELONGATE	61.5%	8 LBS.
	TOTAL	100%	13 LBS.

NOTE: THE GRASS IS TO BE MAINTAINED AT A 12" TO 18" NATURAL HEIGHT.

IRRIGATED SEED MIX

COMMON NAME	SCIENTIFIC NAME		PLS / ACRE
WESTERN WHEATGRASS	AGROPYRON SMITHII	21%	6.2 LBS.
BIG BLUESTEM	ANDROPOGON GERARDII	21%	6.2 LBS.
SIDE OATS GRAMA	BOUTELOUA CURTIPENDULA	7%	2.2 LBS.
BLUE GRAMA	BOUTELOUA GRACILIS	4%	1.2 LBS.
SWITCHGRASS	PANICUM VIRGATUM	7%	2.2 LBS.
INDIANGRASS	SORGHASTRUM NUTANS	7%	2.2 LBS.
LITTLE BLUESTEM	SCHIZACHYRIUM SCOPARIUS	6%	1.8 LBS.
REGREEN	TRITICUM AESTIVUM x ELYTRIGIA ELONGATA	27%	8 LBS.
	TOTAL	100%	30 LBS.

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www.norris-design.com
1101 Bannock Street
Denver, Colorado 80204
P 303.892.1166
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WHEATLANDS CSP NO. 13 (PA-6)
CONTEXTUAL SITE PLAN
AURORA, COLORADO

OWNER:
PPF AMLI EAST OTTAWA DRIVE, LLC.
425 PONTIUS AVE N, SUITE 400
SEATTLE, WA 98109
FAX: 206 621 1792

DEVELOPER:
GRAND PEAKS PROPERTIES, INC.
4582 S ULETA ST, #1200
DENVER, CO 80237

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04/18/16 COA Resubmit
06/14/16 Mylars
⚠ 7/24/17 Mylars Rev.
⚠ 9/30/20 Mylars Rev.

SHEET TITLE:
PLANT LIST

L-2

PERIMETER PLANTING REQUIREMENTS BY UNIT TYPE
(1.25 PLANTS PER 5 LF UNLESS OTHERWISE NOTED)

BUILDING	LF	TOTAL PLANTS	TREES (5% OF TOTAL)	TALL SHRUBS (15% OF TOTAL)	SHRUBS (80% OF TOTAL)	ORNAMENTAL GRASSES
BUILDING 1	605 LF	154	12	15	79	48
BUILDING 2	605 LF	119	11	5	64	39
BUILDING 3	605 LF	179	10	14	91	64
BUILDING 4	605 LF	207	9	17	83	98
BUILDING 5	605 LF	177	22	16	70	69
BUILDING 6	605 LF	201	17	43	56	85
BUILDING 7	605 LF	199	11	7	99	82
BUILDING 8	605 LF	161	8	24	59	70
BUILDING 9	605 LF	199	9	34	59	97
BUILDING 10	602 LF	194	14	30	89	61
BUILDING 11	595 LF	212	16	37	91	68
BUILDING 12	595 LF	168	12	8	78	70
BUILDING 13	602 LF	191	16	27	78	70
BUILDING 14	605 LF	133	12	25	60	36
BUILDING 15	605 LF	127	12	17	58	40
CLUBHOUSE (1.25 PLANTS PER 10 LF)	395 LF	133	15	18	34	66

LANDSCAPE DATA TABLE

LANDSCAPE DESCRIPTION	AREA IN SF	% OF LANDSCAPE AREA
IRRIGATED SOD	97,513 SF	28.3
IRRIGATED SEED AREAS	31,585 SF	9.2
IRRIGATED SHRUB BED AREAS	160,425 SF	46.5
NON-IRRIGAED SEEDED AREAS AND UNDISTURBED AREAS	55,173 SF	16
	*344,696 SF	100.0

2

Tract Landscape Table

Area (Tract)	*Description*	*Length/Area*	*# of Trees Req.*	*# of Trees Provided*	*# of Shrubs Req.*	*# of Shrubs Provided*	*Total TE Req./Provided*	*Transfers*
A	*Detention Pond*	Tract A Area Total: 55,173 SF					Tract A TE Total: 32/103	
	Open Space: 100 Year Water Surface = (1 Tree and 10 Shrubs per 4,000 SF)	18,205 SF	5	14	46	124	9.6/26.4	3 Trees and 31 Shrubs to School Buffer
	Buffer - Non-Residential - School (1 Tree and 5 Shrubs per 25 LF)	252 LF	10	7	50	19	15/10.8	
	Totals:		15.00	21.00	96.00	143.00	24.6/37.2	6.1 TE Transferred

Street Tree Table

	Street Tree Description	*Length (LF)*	*# of Trees Req.*	*# of Trees Provided*	*# of Shrubs Req.*	*# of Shrubs Provided*	*Transfers*
	Street Trees: Ottawa (1 Street Tree per 40 LF)	990	25	25	Not Required	0	
	Street Trees: S. Langdale St. (1 Street Tree per 40 LF)	1,064	27	45	Not Required	0	
	Totals:		52	70.00	-	-	

Site Perimeter Table

Area (Tract)	*Site Perimeter Description*	*Length/Area (LF/SF)*	*# of Trees Req.*	*# of Trees Prov.*	*# of Shrubs Req.*	*# of Shrubs Prov.*	*# of Grasses Prov.*
	Site Perimeter Buffer (Park) (1 Tree and 10 Shrubs per 30 LF)	1,172 LF	39	56	390	468	238
	Site Perimeter Buffer (Single Family Residential) (1 Tree and 5 Shrubs per 25 LF)	282 LF	11	14	56	32	126
	Site Perimeter Buffer (Church) (1 Tree and 5 Shrubs per 25 LF)	307 LF	13	13	62	92	31
	Site Perimeter Buffer (School) (1 Tree and 5 Shrubs per 25 LF)	836 LF	34	30	167	180	78
	Street Perimeter Buffer (Calhoun) (1 Tree and 10 Shrubs per 40 LF)	841 LF	21	20	210	216	636
	Street Perimeter Buffer (Ottawa) (1 Tree and 10 Shrubs per 40 LF)	311 LF	8	25	78	9	494
	Open Space (1 Tree and 10 Shrubs per 4,000 SF)	97,630 SF	25	80	244	1026	1045
	Totals:		151	238.00	1,207	2,023.00	2,648.00

	Tree Equivalents Req.	Shrubs Req.	Tree Equivalents Provided.	Shrubs and Grasses Provided.
GRAND TOTALS:	218	1,303	329	3,049
Total Tree Equivalents (TE):	218 (TE)	130.3 (TE)	329 (TE)	304.9 (TE)
Total Required Tree Equivalents (TE):		348.3 (TE)		
Total Provided Tree Equivalents (TE):				633.9 (TE)

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SHEET TITLE:
LANDSCAPE CHARTS

L-3

CHECKED BY:
DRAWN BY:

NOTE: ADDITIONAL PLANT MATERIAL HAS BEEN ADDED TO THE BUFFER AREA ON THE NOTH SIDE OF THE PROPERTY TO IMPROVE VISUAL SCREENING. THE PATIOS FACING EAST CALHOUN DRIVE WERE ALSO REDUCED IN WIDTH TO PROVIDE A 20' SETBACK.

WHEATLANDS SUBDIVISION FILING NO. 4 (ZONING: SMALL LOT)

EAST CALHOUN DRIVE

EXISTING STREET TREES (PART OF FILING #2)

EXISTING TURF (PART OF FILING #2)

EXISTING DETACHED SIDEWALK (PART OF FILING #2)

R.O.W.

10' UTILITY EASEMENT

20' BUFFER

PROPERTY LINE

25' BUFFER

10' UTILITY EASEMENT

FAA EASEMENT

RETAINING WALL, RE: CIVIL PLANS

4' METAL PICKET FENCE, TYP.

3-RAIL FENCE

BUILDING 8 TYPE A

BUILDING 7 TYPE D

4 CAR GARAGE G8-5

4 CAR GARAGE G8-6

4 CAR GARAGE G4-4

TRACT B WHEATLANDS SUBDIVISION FILING NO. 11 RECEPTION NO. B8077903 (ZONING: PARK/OPEN SPACE)

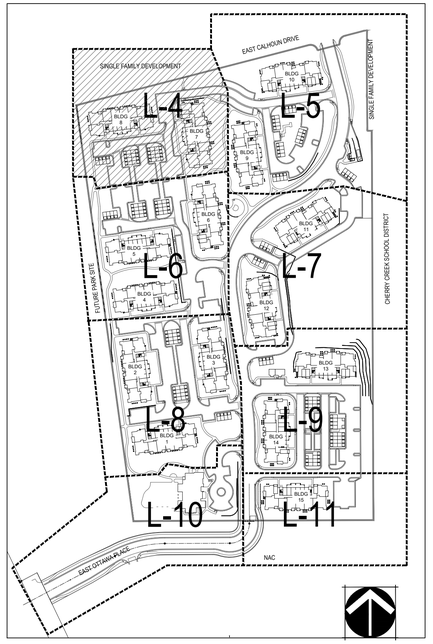
MATCHLINE SHEET L-5

MATCHLINE SHEET L-6

MATCHLINE SHEET L-6

1 CHANGE IN AC CONDENSER AND TRANSFORMER LOCATIONS, ADJUSTED PLANT MATERIAL ACCORDINGLY TO RESOLVE CONFLICT. PET WASTE STATION ELIMINATED. 7/24/17

SHEET KEY - NTS



LEGEND

- DECIDUOUS TREES
- EVERGREEN TREES
- DECIDUOUS SHRUBS
- EVERGREEN SHRUBS
- ORNAMENTAL GRASSES
- 2"-4" COBBLE
- PERENNIALS AND ANNUALS
- IRRIGATED SOD
- IRRIGATED SEED MIX A
- IRRIGATED INDIAN GRASS
- CONCRETE PAVEMENT (DRIVEWAYS)
- RETAINING WALL
- CHAINLINK FENCE
- 2-RAIL FENCE
- POOL FENCE
- 5' BLDG NO PLANT ZONE
- PERFORATED EDGER
- PET WASTE STATION
- LANDSCAPE BOULDER

NORTH

0 10' 20' 40'
1"=20'

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WHEATLANDS CSP NO. 13 (PA-6)

CONTEXTUAL SITE PLAN

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1 7/24/17 Mylars Rev.
2 9/30/20 Mylars Rev.

SHEET TITLE:

LANDSCAPE PLAN

L-4

CHECKED BY:
DRAWN BY:

NOTE: ADDITIONAL PLANT MATERIAL HAS BEEN ADDED TO THE BUFFER AREA ON THE NOTH SIDE OF THE PROPERTY TO IMPROVE VISUAL SCREENING. THE PATIOS FACING EAST CALHOUN DRIVE WERE ALSO REDUCED IN WIDTH TO PROVIDE A 20' SETBACK.

WHEATLANDS SUBDIVISION FILING NO. 4 (ZONING: SMALL LOT)

EXISTING TREE TO REMAIN, TYP.

20' BUFFER

BUILDING 10 TYPE B

BUILDING 9 TYPE C

4' METAL PICKET FENCE, TYP.

2-RAIL DOG FENCE

SIGHT TRIANGLE

4 CAR GARAGE G4-8

4 CAR GARAGE G4-7

4 CAR GARAGE G4-9

4 CAR GARAGE G4-6

FAA EASEMENT

EXISTING MONUMENT AND LANDSCAPE IMPROVEMENTS (PART OF FILING #2)

25' BUFFER

2-AUS

UTILITY EASEMENT

PROPERTY LINE

POTENTIAL FUTURE CONNECTION TO SCHOOL

BLOCK 2 BEACON POINT SUBDIVISION FILING NO. 6 RECEPTION NO. D4008394 (ZONING: SMALL LOT)

TRASH COMPACTING RECEPTACLE

LOT 1, BLOCK 1 CHERRY CREEK HIGH SCHOOL NO. 6 FILING NO. 1 RECEPTION NO. B4060386

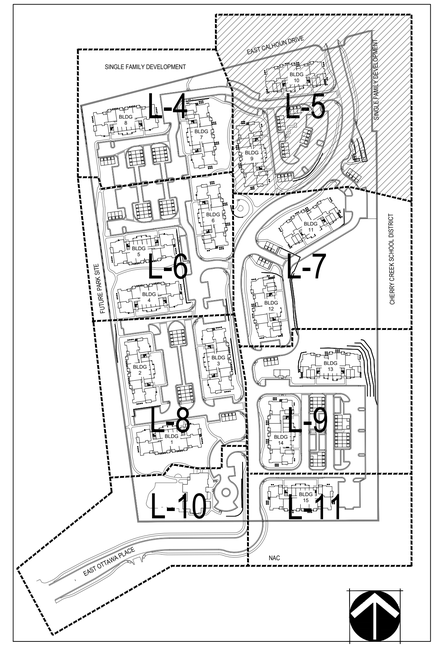
MATCHLINE SHEET L-4

MATCHLINE SHEET L-7

MATCHLINE SHEET L-7

SOD REMOVED FROM ATTACHED DETACHED WALK TRANSITION DURING IRRIGATION REVIEW TRANSITION LOCATION CHANGE, PLANT MATERIAL LOCATION ADJUSTED. PET WASTE STATION ELIMINATED. 7/24/17

SHEET KEY - NTS



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NORTH

0 10' 20' 40'

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SHEET TITLE:

LANDSCAPE PLAN

L-5

CHECKED BY:
DRAWN BY:

MATCHLINE SEE SHEET L-4

MATCHLINE SEE SHEET L-4

MATCHLINE SEE SHEET L-7

MATCHLINE SEE SHEET L-8

TRACT B
WHEATLANDS SUBDIVISION
FILING NO. 11
RECEPTION NO. B8077903
(ZONING: PARK/OPEN SPACE)

STEEL EDGER ALONG FENCE (TYP)

25' BUFFER

RETAINING WALL
RE: CIVIL PLANS

2 L-13 3-RAIL FENCE

4 CAR GARAGE G4-3

4 CAR GARAGE G8-4

4 CAR GARAGE G8-3

BUILDING 5
TYPE A

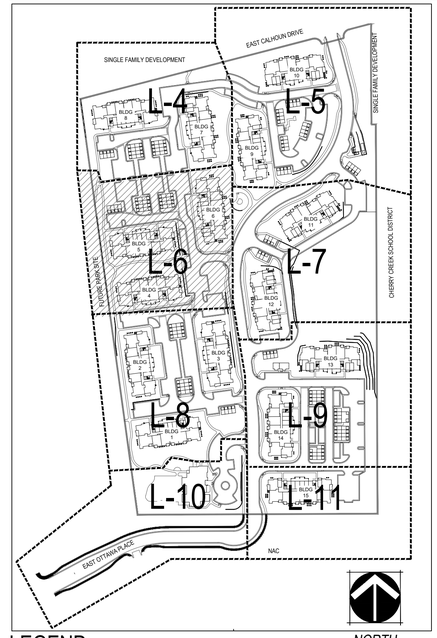
BUILDING 4
TYPE A

BUILDING 6
TYPE D

SIGHT TRIANGLE

1 CHANGE IN CONDENSER AND TRANSFORMER LOCATIONS. PLANT MATERIAL ADJUSTED. PET WASTE STATION ELIMINATED. 7/24/17

SHEET KEY - NTS



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NORTH

0 10' 20' 40'
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LANDSCAPE PLAN

L-6

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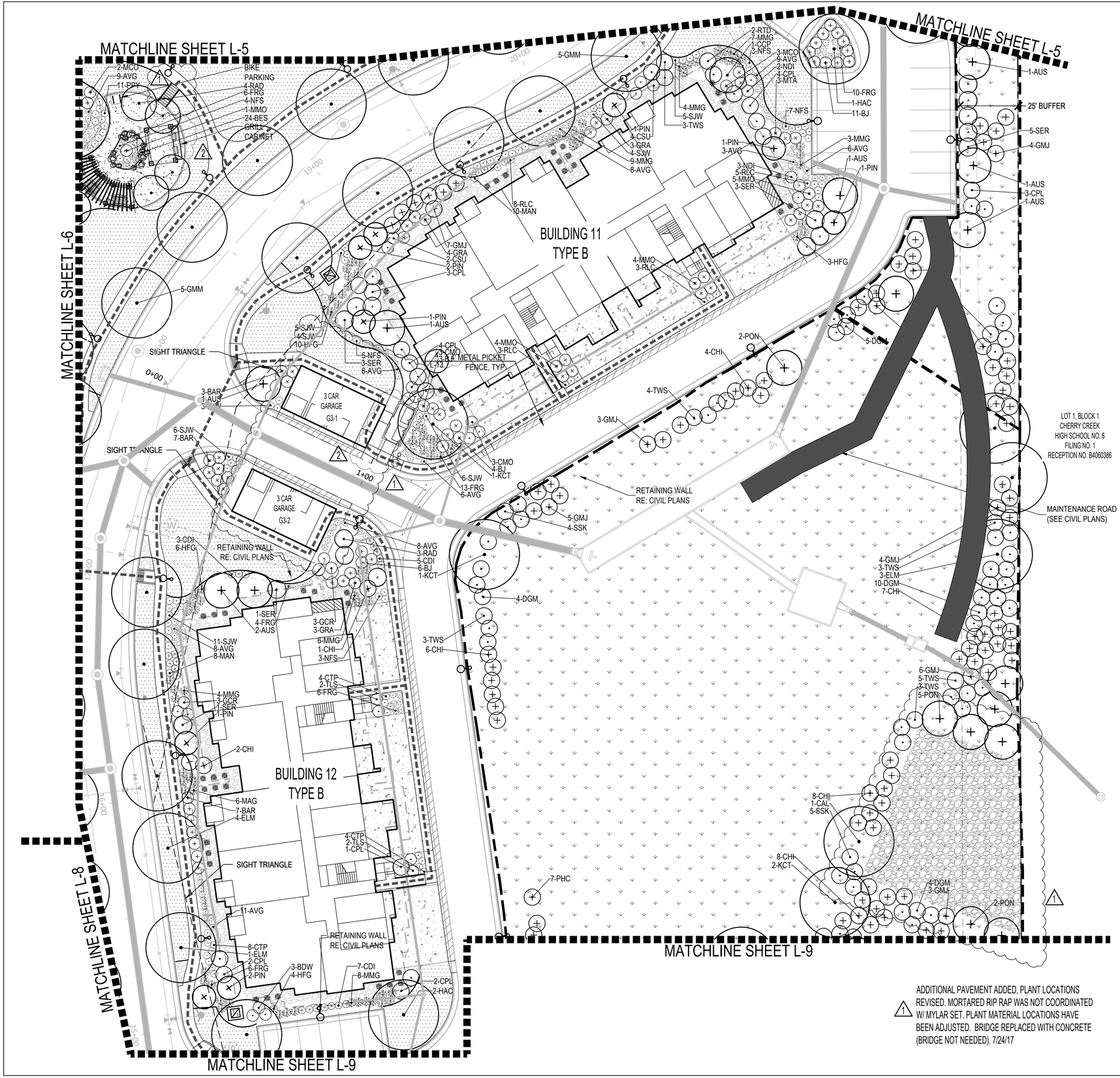
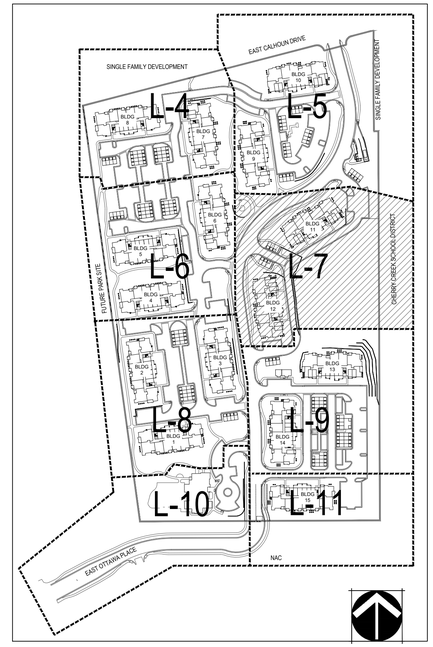


ADDITIONAL PAVEMENT ADDED, PLANT LOCATIONS REVISED. MORTARED RIP RAP WAS NOT COORDINATED W/ MYLAR SET. PLANT MATERIAL LOCATIONS HAVE BEEN ADJUSTED. BRIDGE REPLACED WITH CONCRETE (BRIDGE NOT NEEDED). 7/24/17

SHEET KEY - NTS



LEGEND

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- EVERGREEN TREES
- DECIDUOUS SHRUBS
- EVERGREEN SHRUBS
- ORNAMENTAL GRASSES
- 2"-4" COBBLE
- PERENNIALS AND ANNUALS
- IRRIGATED SOD
- IRRIGATED SEED MIX A
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- RETAINING WALL
- CHAINLINK FENCE
- 2-RAIL FENCE
- POOL FENCE
- 5' BLDG NO PLANT ZONE
- PERFORATED EDGER
- PET WASTE STATION
- LANDSCAPE BOULDER

NORTH

0 10' 20' 40'

1"=20'

NORRIS DESIGN
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WHEATLANDS CSP NO. 13 (PA-6)

CONTEXTUAL SITE PLAN

AURORA, COLORADO

OWNER:
PPF AMLI EAST OTTAWA DRIVE, LLC.

425 PONTIUS AVE N, SUITE 400
SEATTLE, WA 98109

FAX: 206 621 1792

DEVELOPER:
GRAND PEAKS
PROPERTIES, INC.

4582 S ULETA ST, #1200
DENVER, CO 80237

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2 9/30/20 Mylars Rev.

NOT FOR CONSTRUCTION

SHEET TITLE:
LANDSCAPE PLAN

L-7

CHECKED BY:
DRAWN BY:

MATCHLINE SHEET L-6

MATCHLINE SHEET L-7

MATCHLINE SHEET L-9

MATCHLINE SHEET L-10

MATCHLINE SHEET L-10

BUILDING 2
TYPE A

BUILDING 3
TYPE A

BUILDING 1
TYPE A

4 CAR GARAGE
4 CAR GARAGE
G8-2

4 CAR GARAGE
4 CAR GARAGE
G8-1

4-MMG
3-CSU
7-COT
4-PHC
6-BAR
5-RHM
23-FRG
4-SER
3-BAR
7-NFS
1-RAD
1-RAD
2-MMC
1-PHC
3-GRA
4-GND
4-PFG
2-BAR
3-HFG
2-RBO
3-CDI
9-VDO
1-RAD
2-CAL
3-COT
1-PHC
3-RBO
1-PHC
3-TLS
3-HFG
1-DGM
2-BAR
1-ELM
11-BAR
7-FRG
3-TWS
1-ELM
2-WSC
4-BJ
6-MMG
2-WSC
4-BJ
1-RTD
1-SHA
26-AVG
7-WSC
4-FRG
33-AVG
1-SHA
1-DGM
5-GND
5-MAN
5-GND
6-COT
11-WSC
6-ZGR
4-PPY
25' BUFFER
8-AVG
6-COT
4-GSP
5-PFG
7-PFG
1-TEX
3-GCR
3-BAR
3-CBU
1-RAD
1-WHC
3-GCR
1-SER
4-GCR
3-BAR
1-TEX
3-GCR
6-PFG
1-SER
2-WHC
1-SHC
2-BAR
1-DGM
8-HFG
3-TLS
RETAINING WALL
RE: CIVIL PLANS
2-PHC
1-BOP
7-AVG
1-CBS
5-YTD
1-AUS
1-BOP
6-TLS
4-BJ
5-PFG
2-MTA
1-PON
2-GCR
2-HFG
5-BJ
3-DNI
10-AVG
3-MTA
4-BCD
3-SSK
3-SJW
8-SJW
3-CHI
6-MTA
4-SSK
9-AVG
2-BAR
2-TLS
3-SER
5-AVG
2-TLS
8-BAR
2-BAR
1-ELM
7-PFG
3-MMG
3-BJ
3-BJ
1-WSC
1-WSC
1-ELM
1-ELM
5-BJ
1-ELM
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2-BAR
9-VKS
6-FRG
5-BAR
1-HWM
4-MAG
4-MMC
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1-DGM
2-PLG
3-FLI
1-SWP
5-FRG
3-GND
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3-MCO
5-PBR
6-HFG
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3-PBR
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2-TLS
2-CPL
7-MAG
1-TWS
2-SWS
5-ELM
6-BAR
1-TEX
8-FLI
13-PFG
3-CHI
7-WSC
6-FLI
SIGHT TRIANGLE
3-SSK
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8-BAR
TEX
DBB
3-BJ
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5-BJ
4-GMJ
4-NFS
5-PLG
4-NFS
2-CHI
3-NFS
2-COT
3-RAIL FENCE
1-MMO
2-MMA
1-MMO
1-PHC
4' METAL PICKET FENCE, TYP.
4
L-13
3-PIN
1-PHC
1-MMO
1-CBS
3-BDW
8-AVG
5-BCD
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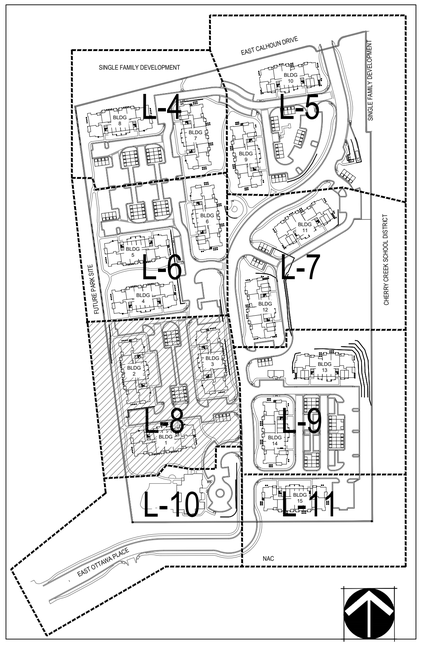

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L-8

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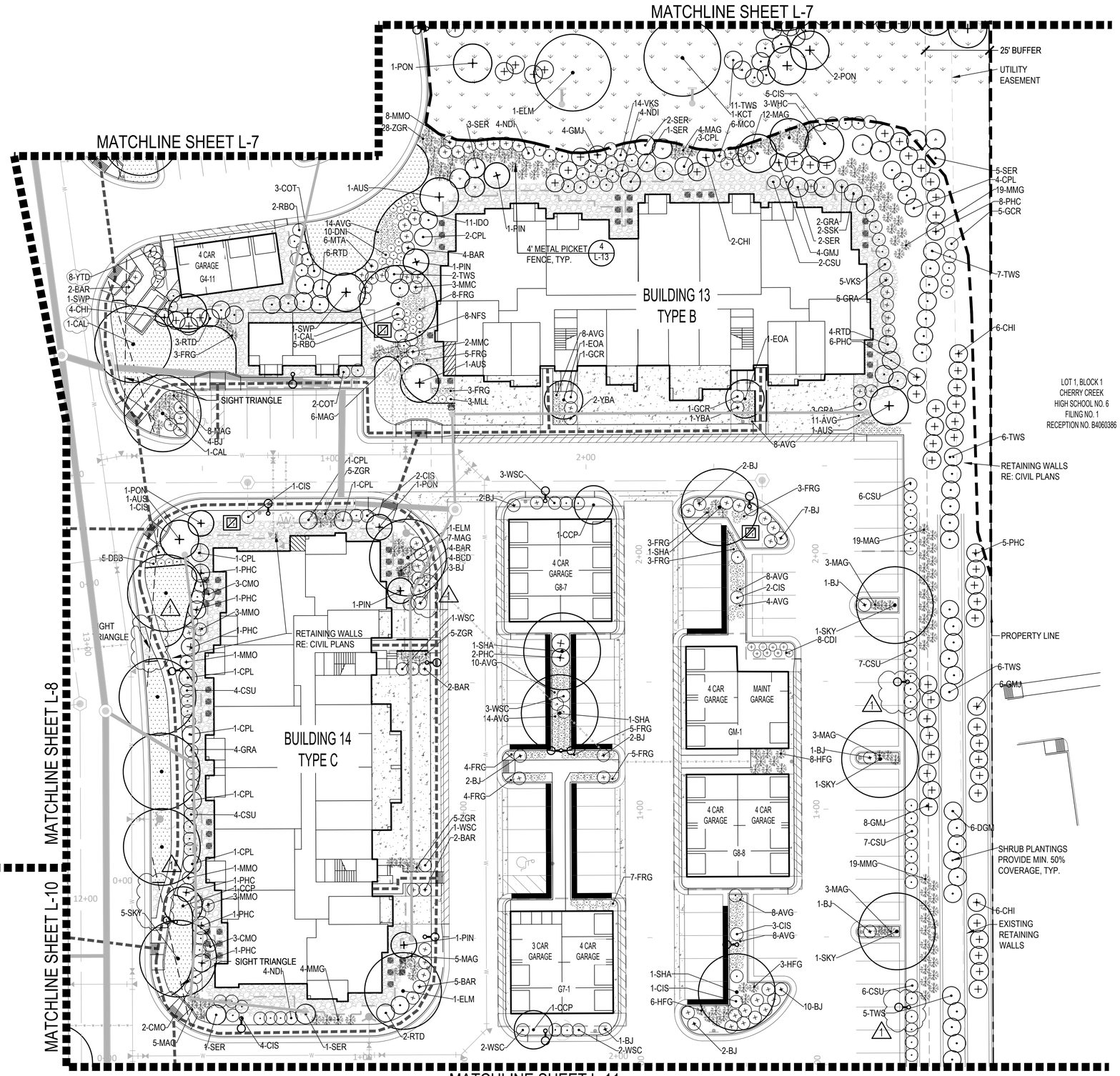
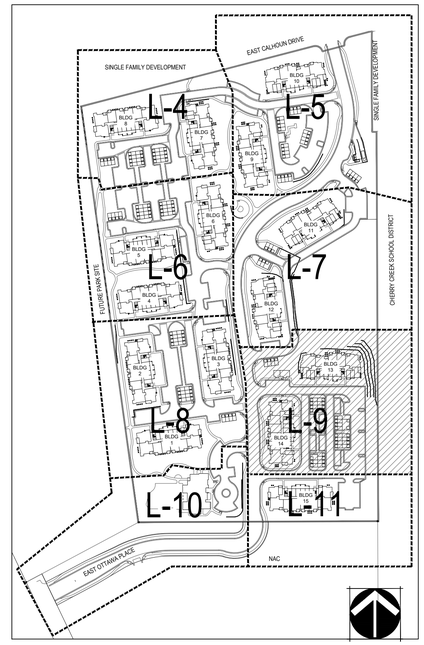


SOD REMOVED FROM ATTACHED/DETACHED WALK TRANSITION DURING IRRIGATION REVIEW. TRANSFORMER LOCATION CHANGE, PLANT MATERIAL LOCATION ADJUSTED. LIGHT LOCATION SHIFT. 7/24/17

SHEET KEY - NTS



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L-9

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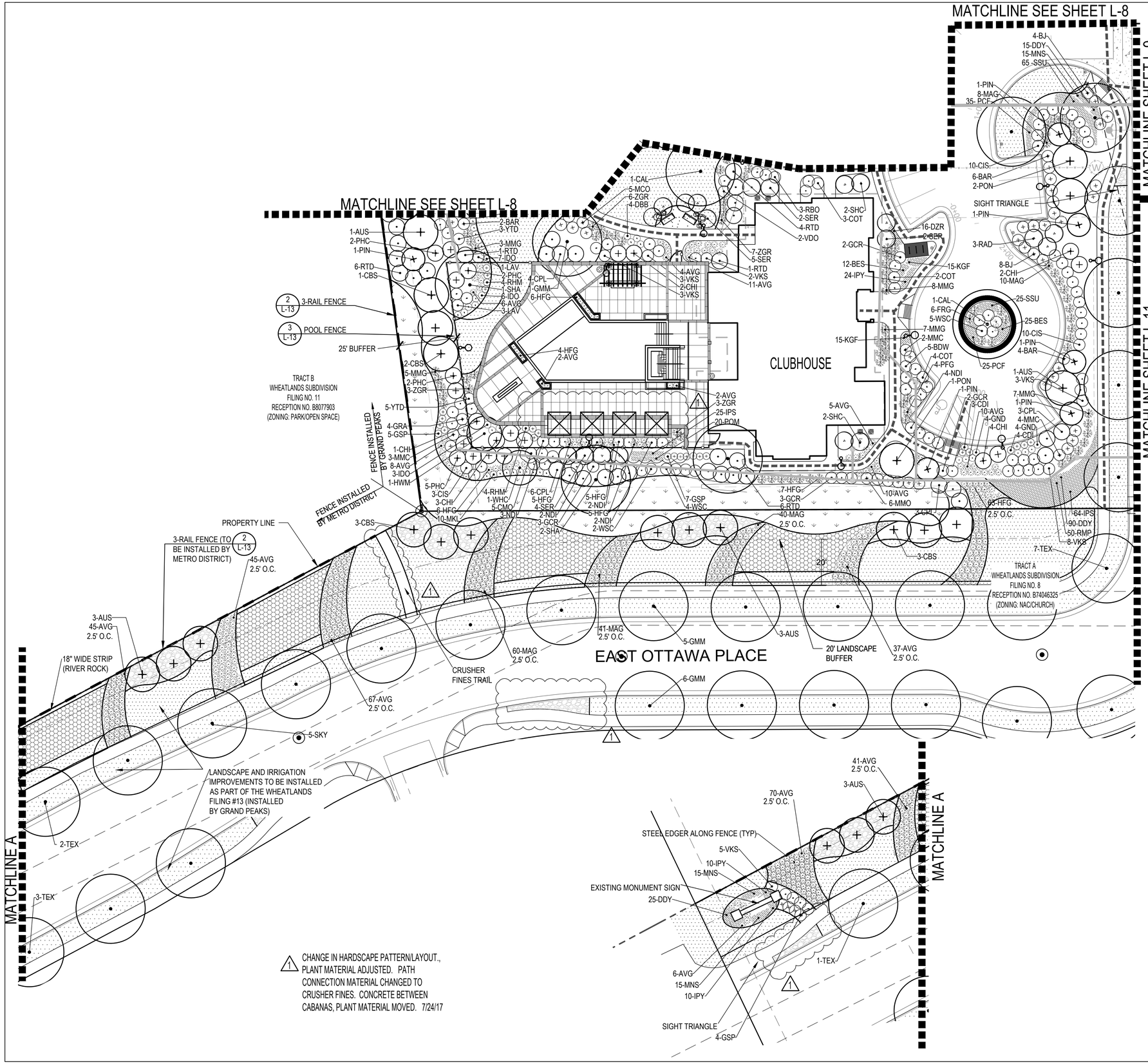

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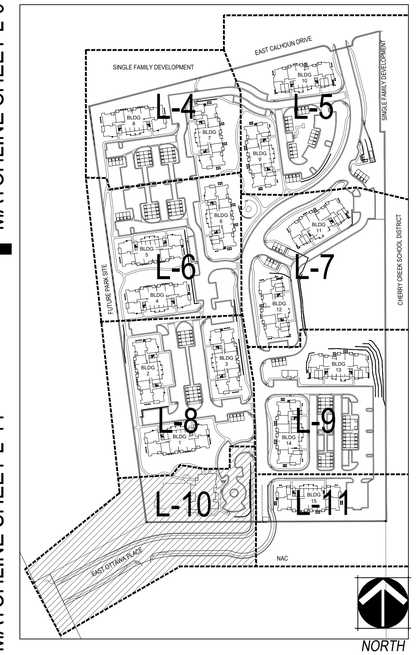

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LANDSCAPE PLAN

L-10

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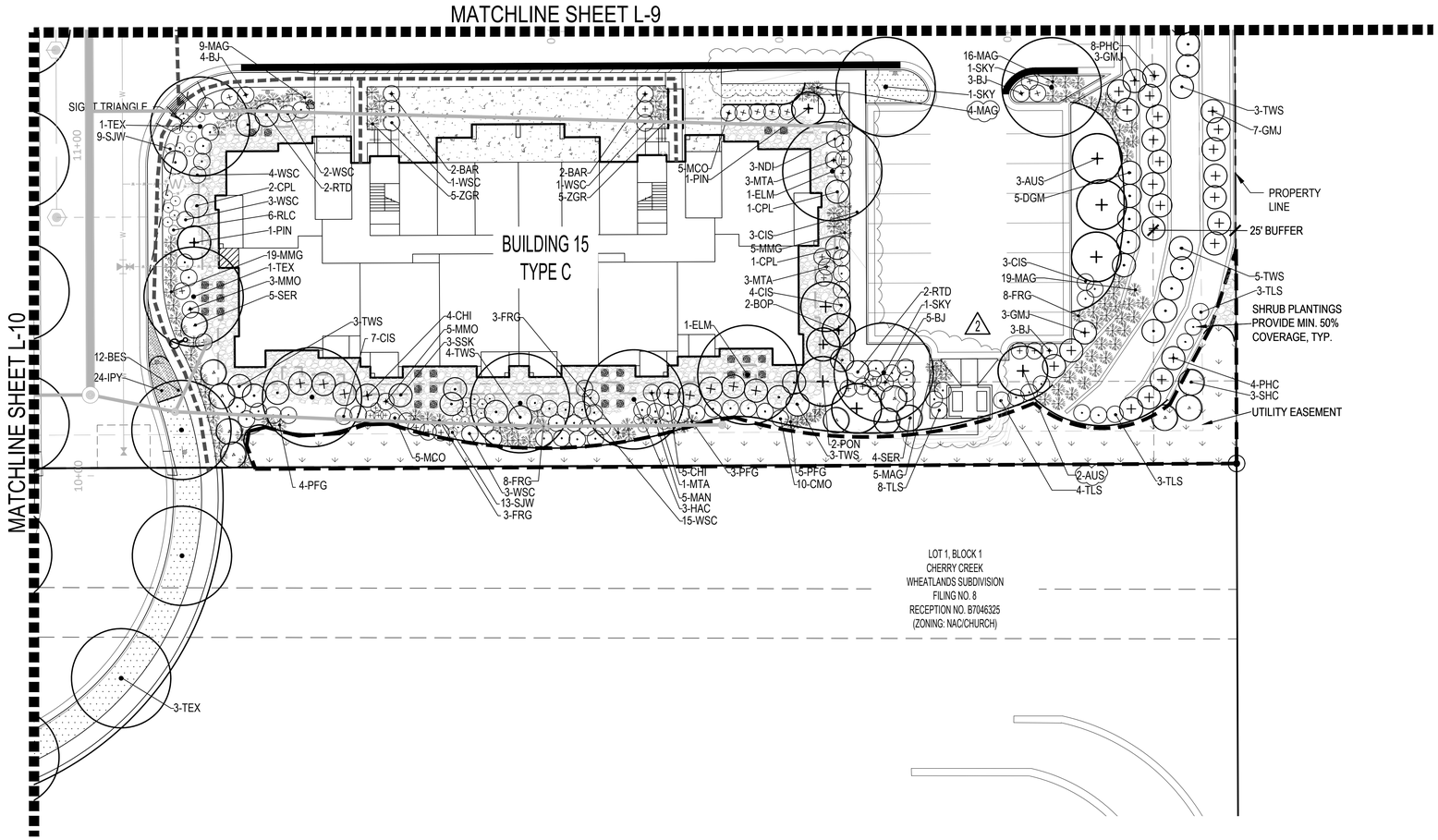

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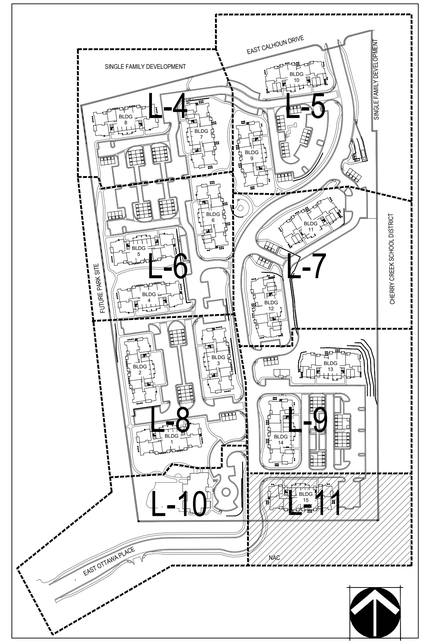

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LANDSCAPE PLAN

L-11

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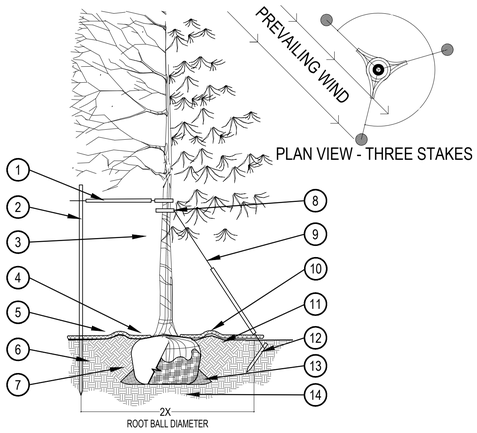


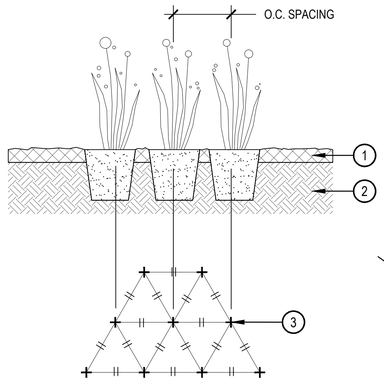
PRUNING NOTES:
1. ALL PRUNING SHALL COMPLY WITH ANSI A300 STANDARDS.
2. DO NOT HEAVILY PRUNE THE TREE AT PLANTING. PRUNE ONLY CROSSOVER LIMBS, CO-DOMINANT LEADERS AND BROKEN BRANCHES. SOME INTERIOR TWIGS AND LATERAL BRANCHES MAY BE PRUNED. HOWEVER, DO NOT REMOVE THE TERMINAL BUDS OF BRANCHES THAT EXTEND TO THE EDGE OF THE CROWN.

STAKING NOTES:
1. STAKE TREES PER FOLLOWING SCHEDULE, THEN REMOVE AT END OF FIRST GROWING SEASON.
   - 1.1 1-½" CALIPER SIZE - MIN. 1 STAKE ON SIDE OF PREVAILING WIND (GENERALLY N.W. SIDE)
   - 1.2 1-½" - 3" CALIPER SIZE - MIN. 2 STAKES - ONE ON N.W. SIDE, ONE ON S.W. SIDE (OR PREVAILING WIND SIDE AND 180° FROM THAT SIDE)
   - 1.3 3" CALIPER SIZE AND LARGER - 3 STAKES PER DIAGRAM
2. WIRE OR CABLE SHALL BE MIN. 12 GAUGE, TIGHTEN WIRE OR CABLE ONLY ENOUGH TO KEEP FROM SLIPPING. ALLOW FOR SOME TRUNK MOVEMENT. NYLON STRAPS SHALL BE LONG ENOUGH TO ACCOMMODATE 1-½" OF GROWTH AND BUFFER ALL BRANCHES FROM WIRE.

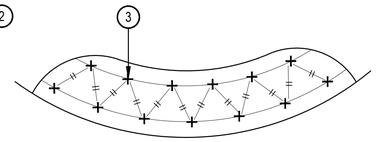
1. PLACE MIN. 2" PVC PIPE AROUND EACH WIRE. EXPOSED WIRE SHALL BE MAX. 2" EACH SIDE
2. 6 FT. UNTREATED WOOD POST (MIN. 1.5" DIAMETER). ALL SHALL BE DRIVEN OUTSIDE ROOTBALL AND IN UNDISTURBED SOIL.
3. TREE WRAP TO BE INSTALLED ONLY FROM OCTOBER 1 THROUGH APRIL 30. (DECIDUOUS ONLY)
4. PLANT TREE SO THAT FIRST ORDER MAJOR ROOT IS 1"-2" ABOVE FINAL GRADE.
5. 3" DEEP MULCH RING PLACED A MINIMUM OF 4 FT. IN DIAMETER. DO NOT PLACE MULCH IN CONTACT WITH TREE TRUNK (FINISHED GRADE REFERENCES TOP OF MULCH).
6. 1:1 SLOPE ON SIDES OF PLANTING HOLE.
7. REMOVE ALL TWINE, ROPE, BURLAP AND WIRE FROM ENTIRE ROOT BALL AND TRUNK
8. GROMMETED NYLON STRAPS
9. GALVANIZED WIRE, MIN. 12 GAUGE CABLE - TWIST WIRE ONLY TO KEEP FROM SLIPPING.
10. 4-6" HIGH WATER SAUCER IN NON-TURF AREAS.
11. BACKFILL WITH BLEND OF EXISTING SOIL AND A MAXIMUM 20% (BY VOLUME) ORGANIC MATERIAL. WATER THOROUGHLY WHEN BACKFILLING
12. 2 FT. STEEL T-POST. ALL SHALL BE DRIVEN BELOW GRADE AND OUTSIDE ROOTBALL IN UNDISTURBED SOIL.
13. PLACE SOIL AROUND ROOT BALL FIRMLY, DO NOT COMPACT OR TAMP. SETTLE SOIL WITH WATER TO FILL ALL AIR POCKETS.
14. PLACE ROOT BALL ON UNDISTURBED SOIL TO PREVENT SETTLEMENT.

1 TREE PLANTING DETAIL

SCALE: 3/16" = 1'-0"



1. SPECIFIED MULCH
2. AMENDED PLANTING BED TILLED TO A DEPTH OF 6"
3. CENTER OF PLANT



WHEN PLANTED ON A CURVE ORIENT ROWS TO FOLLOW THE LONG AXIS OF AREAS WHERE PLANTS ARE MASSED.

2 GRASS PLANTING LAYOUT

SCALE: 1" = 1'-0"

1. SPECIFIED MULCH
2. AMENDED SOIL IN PLANTING BED PER SPECIFICATIONS. TILL SOIL TO A DEPTH OF EIGHT INCHES.
3. FINISH GRADE (TOP OF MULCH)

NOTE:
1. BROKEN OR CRUMBLING ROOT-BALLS WILL BE REJECTED
2. CARE SHOULD BE TAKEN NOT TO DAMAGE THE SHRUB OR ROOT-BALL WHEN REMOVING IT FROM ITS CONTAINER
3. ALL JUNIPERS SHOULD BE PLANTED SO THE TOP OF THE ROOT-BALL OCCURS ABOVE THE FINISH GRADE OF THE MULCH LAYER
4. DIG PLANT PIT TWICE AS WIDE AND HIGH AS THE CONTAINER

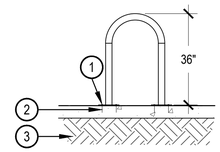
3 SHRUB PLANTING

SCALE: 1-1/2" = 1'-0"

1. FINISH GRADE
2. SOD / NATIVE GRASS
3. PERFORATED METAL EDGER
4. MULCH
5. PLANT MATERIAL (RE: PLANS)
6. SUBGRADE
7. EDGER STAKE

4 METAL EDGER

N.T.S.



1. IF ALL-THREAD IS UTILIZED, ENSURE A MAX OF 1/8" OF THREADS EXTEND OVER NUT
2. CONTRACTOR TO PROVIDE BOLTS AND SURFACE FLANGE MOUNT (PER MANUFACTURING DETAILS)
3. COMPACTED SUBGRADE

5 BIKE RACK

SCALE: 1" = 1'-0"

6 DUMOR BENCH 160

NTS

7 DUMOR TRASH RECEPTACLE 84

NTS

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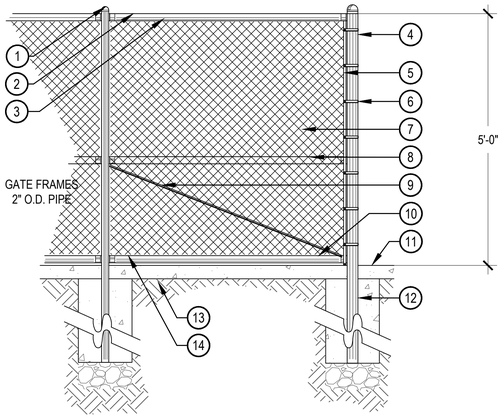
SHEET TITLE:
SITE & PLANTING DETAILS

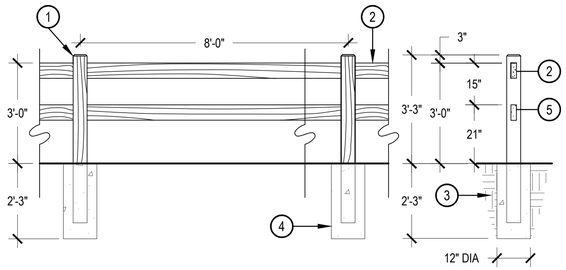
L-12



1. LINE POSTS
2. TOP RAIL
3. KNUCKLED SELVAGE
4. END CORNER & GATE POSTS
5. STRETCHER BAR
6. STRETCHER BAR BAND
7. 1 3/4" MESH 96A BLACK VINYL COATED FENCE FABRIC ON DOG PARK SIDE OF POSTS
8. MID RAILS (ON ALL FENCES OVER 6' HT.)
9. CROSS SUPPORT
10. BOTTOM RAIL
11. CONCRETE WALKWAY
12. CONCRETE FOOTING 12" DIA. x 4' DEPTH
13. COMPACTED SUBGRADE
14. KNUCKLED SELVAGE
15. 6" FREE DRAINING AGGREGATE

1 CHAINLINK FENCE

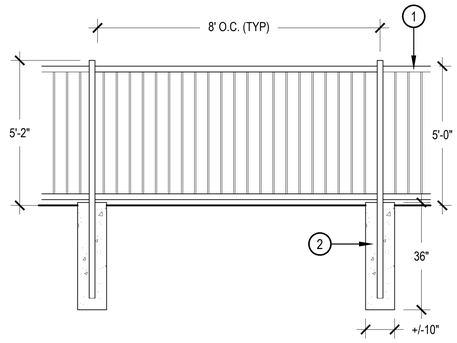
SCALE: 3/4" = 1'-0"



1. 6"X6" CEDAR WOOD POST, 1" CHAMFER ALL FOUR SIDES AT TOP
2. 2"X6" ROUGH CUT CEDAR RAIL, ATTACH TO POSTS WITH 3/8"X6" LAG SCREWS WITH WASHERS, 2 IN THE MIDDLE AND 2 AT EACH END
3. UNDISTURBED SUBGRADE
4. CONCRETE FOOTING
5. RAILS TO FACE PUBLIC PROPERTY UNLESS DIRECTED OTHERWISE BY THE PARKS & OPEN SPACE DEPARTMENT. FOOTINGS TO BE TOTALLY WITHIN THE OWNER'S PROPERTY

2 2 RAIL FENCE

NTS



1. POOL FENCE
2. FENCE POST FOOTING

NOTE:
INSTALL PER MANUFACTURER RECOMMENDATIONS.

3 POOL FENCE

SCALE: 1/2" = 1'-0"

NORRIS DESIGN
www.norris-design.com

1101 Bannock Street
Denver, Colorado 80204
P 303.892.1166
F 303.892.1186

WHEATLANDS CSP NO. 13 (PA-6)

CONTEXTUAL SITE PLAN
AURORA, COLORADO

OWNER:
PPF AMLI EAST OTTAWA DRIVE, LLC.

425 PONTIUS AVE N, SUITE 400
SEATTLE, WA 98109

FAX: 206 621 1792

DEVELOPER:
GRAND PEAKS
PROPERTIES, INC.

4582 S ULETA ST, #1200
DENVER, CO 80237

NOT FOR CONSTRUCTION

DATE:
08/26/15 COA Submittal
11/10/15 COA Resubmit
02/02/16 COA Resubmit
03/17/16 COA Resubmit
04/18/16 COA Resubmit
06/14/16 Mylars
1 7/24/17 Mylars Rev.
2 9/30/20 Mylars Rev.

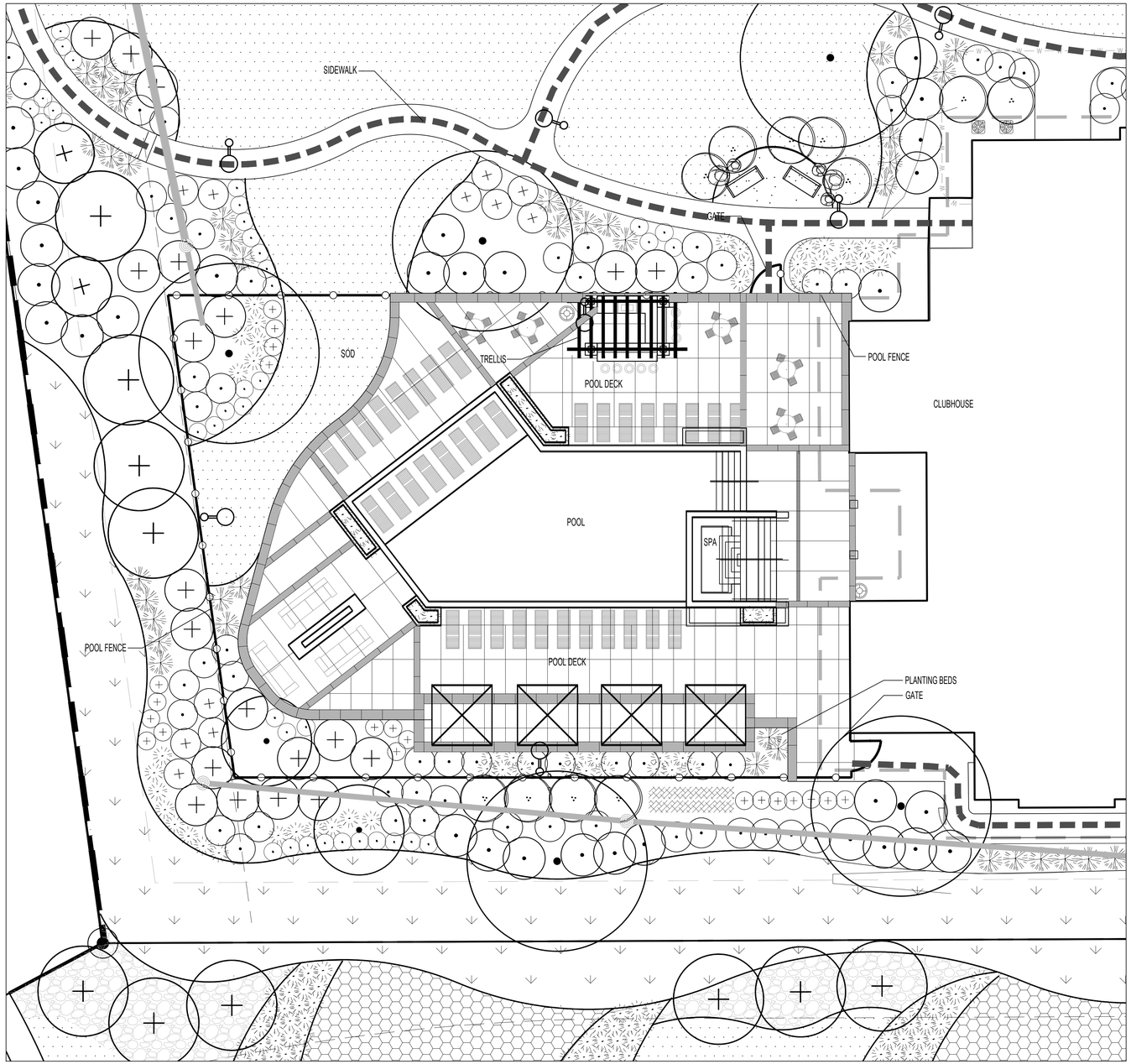
SHEET TITLE:
FENCING
DETAILS

L-13

CHECKED BY:
DRAWN BY:

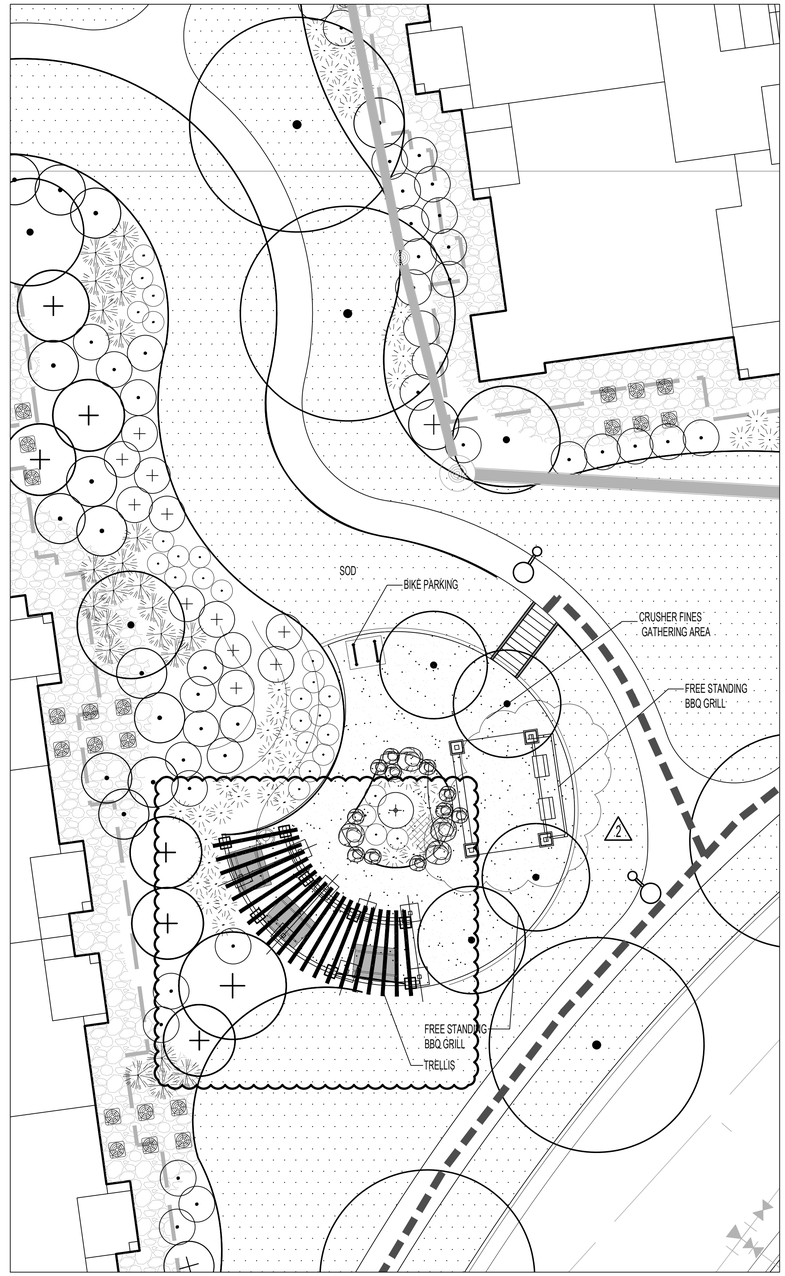
POOL ENLARGEMENT PLAN

SCALE 1"=10'-0"



AMENITY ZONE

SCALE 1"=10'-0"



NORTH

0 5' 10' 20'

SCALE 1"=10'

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06/14/16 Mylars
⚠ 7/24/17 Mylars Rev.
⚠ 9/30/20 Mylars Rev.

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SHEET TITLE:

POOL ENLARGEMENT AND AMENITY ZONE PLAN

L-14

HYDRO-ZONE TABLES

PERMANENT TAP 1 (WEST SIDE)

WATER USE TYPE	AREA (SF)
HIGH WATER USE	57,064 SF
LOW WATER USE	78,342 SF
Z-TAP ZONE	0 SF
TOTAL:	135,406 SF

	QUANTITY	AREA VALUE (SF)	TOTAL AREA
CANOPY TREES	N/A	706	0 SF
EVERGREEN/ORNAMENTAL TREES	N/A	177	0 SF
TOTAL:			0 SF

TOTAL IRRIGATED AREA TAP #TBD **135,406 SF**

2

PERMANENT TAP 2 (EAST SIDE)

WATER USE TYPE	AREA (SF)
HIGH WATER USE	40,191 SF
LOW WATER USE	73,008 SF
Z-TAP ZONE	0 SF
TOTAL:	113,199 SF

	QUANTITY	AREA VALUE (SF)	TOTAL AREA
CANOPY TREES	8	706	5,648 SF
EVERGREEN/ORNAMENTAL TREES	34	177	6,018 SF
TOTAL:			11,666

TOTAL IRRIGATED AREA TAP #TBD 124,865 **SF**

2

TEMPORARY TAP 3 (Z TAP)

WATER USE TYPE	AREA (SF)
HIGH WATER USE	0 SF
LOW WATER USE	0 SF
Z-TAP ZONE	81,146 SF
TOTAL:	81,146 SF

	QUANTITY	AREA VALUE (SF)	TOTAL AREA
CANOPY TREES	N/A	706	0 SF
EVERGREEN/ORNAMENTAL TREES	N/A	177	0 SF
TOTAL:			0 SF

TOTAL IRRIGATED AREA TAP #TBD 81,146 **SF (TEMPORARY)**

1

HYDROZONE MAP LEGEND

- HIGH WATER USE: MANICURED TURF
- LOW WATER USE: SHRUB BED AND IRRIGATED NATIVE
- ZTAP NATIVE SEED AREA (TRACT A)

1 UPDATED CHARTS TO MATON IRRIGATION CD. 7/24/17

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2 9/30/20 Mylars Rev.

NOT FOR CONSTRUCTION

SHEET TITLE:
HYDROZONE MAP

L-15

NORTH

0 40' 80' 160'
SCALE: 1"=80'-0"

CHECKED BY:
DRAWN BY: