

15 SABLE APARTMENTS

SOUTHEAST CORNER OF SABLE BOULEVARD AND EAST ELLSWORTH AVENUE.
CITY OF AURORA, ARAPAHOE COUNTY, STATE OF COLORADO

PARCEL DESCRIPTION

THE SOUTH 363 FEET OF TRACT 33, FLORENCE GARDENS, COUNTY OF ARAPAHOE, STATE OF COLORADO
EXCEPT THAT PORTION THEREOF DESCRIBED IN DEED RECORDED APRIL 28, 1989 IN BOOK 5680 AT PAGE 359
AND EXCEPT THAT PORTION CONVEYED TO THE REGIONAL TRANSPORTATION DISTRICT IN DEED RECORDED MAY 20, 2013 UNDER RECEPTION NO. D3062842 AND JULY 28, 2017 UNDER RECEPTION NO. D7085541
PARCEL CONTAINS 97,084 SQUARE FEET OR 2.23 ACRES MORE OR LESS.

ACCESSIBLE UNIT SUMMARY

2021 IBC CHAPTER 1108.5.2.2.1
IN GROUP R-2 OCCUPANCIES CONTAINING MORE THAN 20 DWELLING UNITS, AT LEAST 2% BUT NOT LESS THAN ONE UNIT SHALL BE A TYPE A UNIT. ALL UNITS ON SITE SHALL BE CONSIDERED TO DETERMINE THE TOTAL NUMBER OF UNITS AND REQUIRED NUMBER OF TYPE A UNITS. TYPE A UNITS SHALL BE DISPERSED AMONG THE VARIOUS CLASSES OF UNIT.

PROJECT WILL BE DELIVERED IN ONE CONSTRUCTION PHASE INCLUSIVE OF ALL BUILDINGS AND ACCESSIBLE UNITS

IMPLEMENTATION PLAN

2021 - IBC Section 1107.6.2.3 and Table 1107.6.1.1	COLORADO STATE HOUSE BILL 03-1221
TOTAL ACCESSIBLE DWELLING UNITS: TYPE A UNITS: 8 TOTAL TYPE B UNITS: 146 TOTAL	TOTAL ACCESSIBLE DWELLING UNITS: TYPE A UNITS: 8 TOTAL TYPE B UNITS: 146 TOTAL
TYPE A AND B UNITS REQUIRED: TYPE A UNITS: 154 UNITS X 2% = 3.08 (4 UNITS) TYPE B UNITS: ELEVATOR BUILDING, ALL UNITS, EXCLUDING TYPE A UNITS, REQUIRED	POINTS REQUIRED: 154 UNITS (68 POINTS REQUIRED)
TYPE A AND B UNITS PROVIDED: TYPE A UNITS: 8 UNITS TYPE B UNITS: 146 UNITS	POINTS PROVIDED: TYPE A UNITS: 8 PROVIDED X 6 POINTS = 48 POINTS TYPE B UNITS: 146 PROVIDED X 3 POINTS = 438 POINTS TOTAL POINTS: 486 POINTS

AMENDMENTS

Minor Amendment 11/20/2024: Install a rooftop photovoltaic system with ground equipment at the north elevation. See sheet 15 and A101.

SHEET INDEX

SHEET 1	COVER SHEET	SHEET 10	LANDSCAPE DETAILS
SHEET 2	SITE PLAN	SHEET 11	LANDSCAPE DETAILS
SHEET 3	GRADING PLAN	SHEET 12	LANDSCAPE DETAILS
SHEET 4	UTILITY PLAN	SHEET 13	LANDSCAPE DETAILS
SHEET 5	SITE DETAILS	SHEET 14	LANDSCAPE DETAILS
SHEET 6	LANDSCAPE TABLES AND SCHEDULES	SHEET 15	BUILDING ELEVATIONS
SHEET 7	LANDSCAPE TABLES AND SCHEDULES	SHEET 16	BUILDING ELEVATIONS
SHEET 8	LANDSCAPE SITE PLAN	SHEET 17	PHOTOMETRIC PLAN
SHEET 9	LANDSCAPE PLANTING PLAN	SHEET 18	PHOTOMETRIC DETAILS

PROJECT TEAM

APPLICANT / OWNER
ERIC GRODHAL
D&O PROPERTIES
2164 SW PARK PLACE
PORTLAND, OR 97205
503.860.3298

LANDSCAPE ARCHITECT
CHRISTOPHER HOY
FLOW DESIGN COLLABORATIVE
301 W. 45TH AVE.
DENVER, CO 80216
303.408.1075

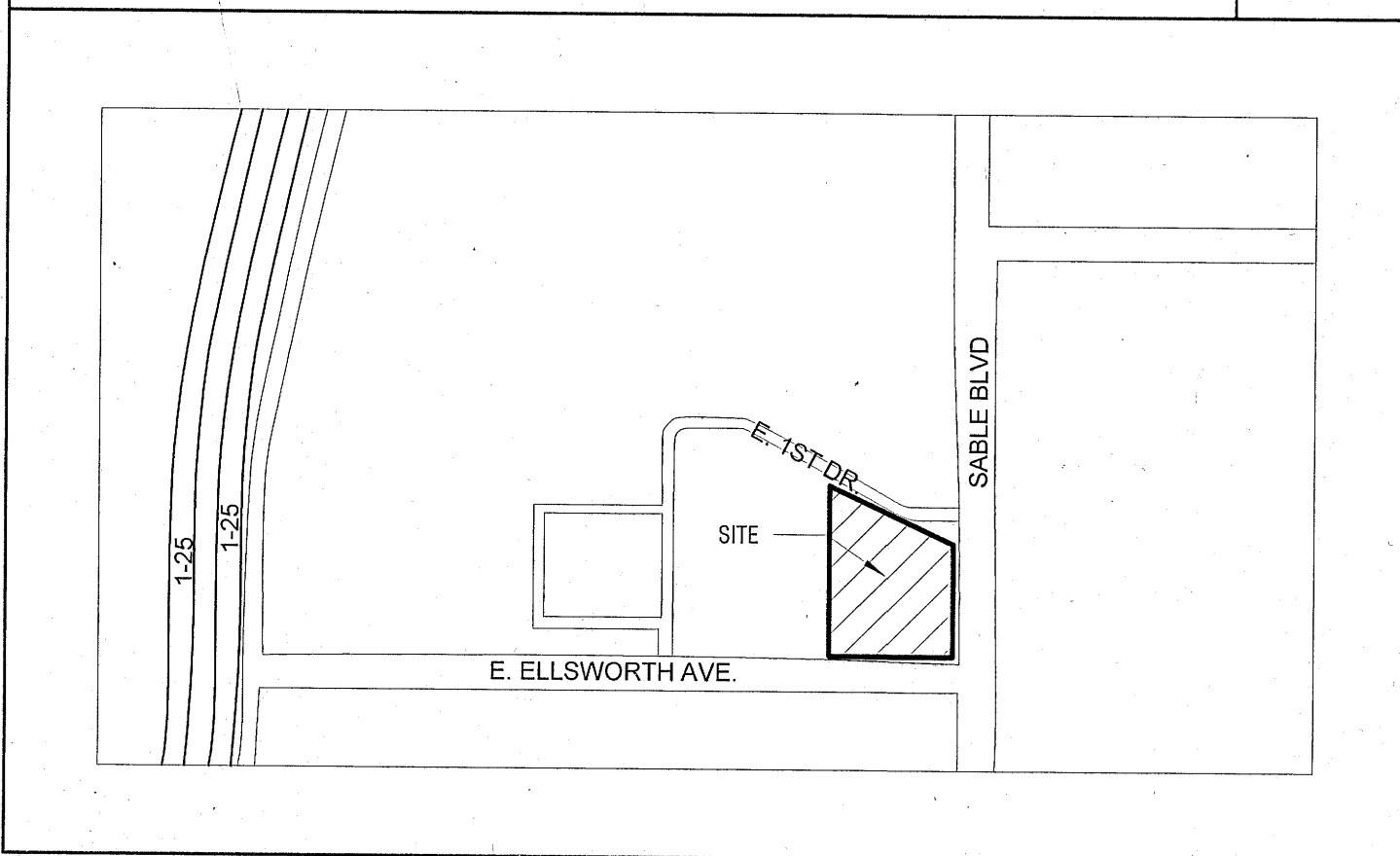
CIVIL ENGINEER
ADRIAN LUCE, PE
PROOF CIVIL
600 GRANT ST. #210
DENVER, CO 80203
303.325.5709

ARCHITECT
CHAD HOLTZINGER
SHOPWORKS ARCHITECTURE
301 W. 45TH AVE
DENVER, CO 80216
303.433.4094

ELECTRICAL ENGINEER
MARCUS VAHLING
MV CONSULTING
4640 PECOS ST. UNIT F
DENVER, CO, 80211
303.325.3271

VICINITY MAP

1" = 500'



PROJECT DATA

2021 IBC OCCUPANCY CLASSIFICATION	R-2 (APARTMENT)
ACCESSORY OCCUPANCIES	B (OFFICE), A-3 (ASSEMBLY) S-2 (OPEN GARAGE)
BUILDING CONSTRUCTION TYPE	V-A
SPRINKLER SYSTEM	NFPA 13
LAND AREA WITHIN PROPERTY LINES	2.23 ACRES (97,105 S.F.)
TOTAL BUILDING COVERAGE	33.4% AND 32,507 SF (0.75 ACRES)
USABLE OPEN SPACE	20.0% AND 19,425 SF (0.45 ACRES)
HARD SURFACE AREA	36.2% AND 35,223 SF (0.80 ACRES)
LANDSCAPED AREA	10.4% AND 10,169 SF (0.23 ACRES)
GROSS FLOOR AREA	136,710 S.F. (INCLUSIVE OF APARTMENTS & AMENITY)
NUMBER OF BUILDINGS	1
NUMBER OF STORIES	4 OVER PODIUM
NUMBER OF UNITS	154
PROPOSED BUILDING HEIGHT	61'-0" (4 STORIES OVER PODIUM)
PROPOSED BUILDING LENGTHS	NORTH ELEVATION - 181'-6" SOUTH ELEVATION - 206'-1" EAST ELEVATION - 274'-7 1/2" WEST ELEVATION - 269'-1/2"
PRESENT ZONING CLASSIFICATION	MU-R, SUB-AREA A
PARKING SPACES REQUIRED	162 (131 + 31 GUEST STALLS 1 PER 5 UNITS)
PARKING SPACES PROVIDED TUCK-UNDER PODIUM SURFACE	162 TOTAL 75 SPACES 87 SPACES
BICYCLE SPACES REQUIRED	17 SPACES (10% OF TOTAL PARKING PROVIDED)
BICYCLE SPACES PROVIDED	34
ACCESSIBLE REQUIRED/PROVIDED	7 SURFACE
ACCESSIBLE VAN SPACES REQUIRED/ PROVIDED	1 SURFACE
PERMITTED SIGNAGE ALLOWANCE	96SF ALLOWED

SIGNATURE BLOCK

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, 15 SABLE APARTMENTS LLC
THESE PRESENTS TO BE EXECUTED THIS 27 DAY OF MARCH AD. 2023
BY: Eric Grodhal

STATE OF COLORADO JSS
COUNTY OF DENVER CORPORATE SEAL

ON THIS 27 DAY OF MARCH AD. 2023, BEFORE ME Alisha Hammett

NOTARY PUBLIC, PERSONALLY APPEARED Eric Grodhal
AND ACKNOWLEDGED THE HE/THEY EXECUTED THE FOREGOING INSTRUMENT.

WITNESS MY HAND AND OFFICIAL SEAL

ALISHA HAMMETT
NOTARY PUBLIC
STATE OF COLORADO
NOTARY ID 20214032293
MY COMMISSION EXPIRES AUGUST 12, 2025

Eric Grodhal
(NOTARY PUBLIC)
COMMISSION EXPIRES 8/12/2025 NOTARY BUSINESS ADDRESS: 301 W 45TH AVE, DENVER, CO 80216

CITY OF AURORA APPROVALS

PLANNING DIRECTOR: [Signature] DATE: 1/5/24
PLANNING COMMISSION: [Signature] DATE: 8-27-24
(CHAIRPERSON)
CITY COUNCIL: NA DATE: _____
(MAYOR)
CITY ATTORNEY: [Signature] DATE: 8-27-24
(CITY ATTORNEY)
ATTEST: NA DATE: _____
(CITY CLERK)

DATABASE APPROVAL DATE: _____

RECORDERS CERTIFICATE

ACCEPTED FOR THE FILING IN THE OFFICE OF THE CLERK AND RECORDER OF _____

COLORADO AT _____ O'CLOCK _____ M, THIS _____ DAY OF _____ AD, _____

CLERK AND RECORDER: _____ DEPUTY: _____

NOTES

- ALL BUILDING ADDRESS NUMBERS SHALL COMPLY WITH CITY CODE OF THE CITY OF AURORA - VOLUME II - CHAPTER 126 - ARTICLE VII - SECTIONS 126-271 THROUGH 126-282.
THE APPLICANT HAS THE OBLIGATION TO COMPLY WITH ALL APPLICABLE REQUIREMENTS OF THE AMERICANS WITH DISABILITIES ACT (ADA).
- ACCESSIBLE EXTERIOR ROUTES SHALL BE PROVIDED FROM PUBLIC TRANSPORTATION STOPS, ACCESSIBLE PARKING AND ACCESSIBLE PASSENGER LOADING ZONES AND PUBLIC SIDEWALKS TO 80% 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 ACCESSIBILITY REQUIREMENTS BASED ON THE 2021 INTERNATIONAL BUILDING CODE, CHAPTER 11, AND THE ICC A117.1-2017.
- THE DEVELOPER, OWNER AND ASSIGNS ARE RESPONSIBLE FOR COMPLYING WITH THE FEDERALLY MANDATED REQUIREMENTS OF THE AMERICANS WITH DISABILITIES ACT (ADA).
- THE 2021 INTERNATIONAL FIRE CODE, SECTION 510, REQUIRES ALL BUILDINGS TO BE ASSESSED FOR ADEQUATE EMERGENCY RESPONDER RADIO COVERAGE (ERRC). AT THE TIME THE STRUCTURE IS AT FINAL FRAME AND FINAL ELECTRICAL INSPECTIONS, THE GENERAL CONTRACTOR (GC) WILL BE REQUIRED TO HIRE AN APPROVED AND QUALIFIED INDEPENDENT 3RD PARTY TO ASSESS THE RADIO FREQUENCY LEVELS WITHIN THE STRUCTURE. ONCE COMPLETED, THE 3RD PARTY WILL PROVIDE THE RESULTS OF THE TEST TO BOTH THE GC AND THE AURORA BUILDING DIVISION AS TO WHETHER THE STRUCTURE PASSED OR FAILED THE PRELIMINARY RADIO SURVEILLANCE. A STRUCTURE THAT HAS PASSED THIS SURVEILLANCE REQUIRES NO FURTHER ACTION BY THE GC. A FAILED RADIO SURVEILLANCE WILL REQUIRE A LICENSED CONTRACTOR TO SUBMIT PLANS TO THE AURORA BUILDING DIVISION TO OBTAIN A BUILDING PERMIT FOR THE INSTALLATION OF AN ERRC SYSTEM PRIOR TO INSTALLATION. THIS ASSESSMENT AND INSTALLATION IS AT THE OWNER OR DEVELOPER'S EXPENSE. FUTURE INTERIOR OR EXTERIOR MODIFICATIONS TO THE STRUCTURE AFTER THE ORIGINAL CERTIFICATE OF OCCUPANCY IS ISSUED WILL REQUIRE A REASSESSMENT FOR ADEQUATE RADIO FREQUENCY COVERAGE.
- RIGHT-OF-WAY FOR INGRESS AND EGRESS FOR SERVICE AND EMERGENCY VEHICLES IS GRANTED OVER, ACROSS, ON AND THROUGH ANY AND ALL PRIVATE ROADS AND WAYS NOW OR HEREAFTER ESTABLISHED ON THE DESCRIBED PROPERTY. THE UNDERSIGNED DOES HEREBY COVENANT AND AGREE THAT THEY SHALL CONSTRUCT UPON THE FIRE LANE EASEMENTS, AS DEDICATED AND SHOWN HERE ON, A HARD SURFACE IN ACCORDANCE WITH THE CITY OF AURORA'S PAVING STANDARDS FOR FIRE LANE EASEMENTS, AND THAT THEY SHALL MAINTAIN THE SAME IN A STATE OF GOOD REPAIR AT ALL TIMES AND KEEP THE SAME FREE AND CLEAR OF ANY STRUCTURES, FENCES, LANDSCAPE MATERIALS, SNOW OR OTHER OBSTRUCTIONS. THE MAINTENANCE OF PAVING ON THE FIRE LANE EASEMENT(S) IS THE RESPONSIBILITY OF THE OWNER, AND THE OWNER SHALL POST AND MAINTAIN APPROPRIATE SIGNS IN CONSPICUOUS PLACES ALONG SUCH FIRE LANE EASEMENTS, STATING "FIRE LANE, NO PARKING." THE LOCAL LAW ENFORCEMENT AGENCY(S) IS HEREBY AUTHORIZED TO ENFORCE PARKING REGULATIONS WITHIN THE FIRE LANE EASEMENTS, AND TO CAUSE SUCH EASEMENTS TO BE MAINTAINED FREE AND UNOBSTRUCTED AT ALL TIMES FOR FIRE DEPARTMENT AND EMERGENCY APPARATUS USE.
- THE DEVELOPER, HIS SUCCESSORS AND ASSIGNS, INCLUDING THE HOMEOWNERS OR MERCHANTS ASSOCIATION SHALL BE RESPONSIBLE FOR INSTALLATION, MAINTENANCE AND REPLACEMENT OF ALL FIRE LANE SIGNS.
- THE SITE PLAN COVER SHEET MUST REFLECT AN "IMPLEMENTATION PLAN" FOR ALL MULTI-FAMILY PROJECTS. PER HOUSE BILL 03-1221, SECTION 9-5-106, THE BUILDER OF ANY PROJECT REGULATED BY THIS ARTICLE SHALL CREATE AN IMPLEMENTATION PLAN THAT GUARANTEES THE TIMELY AND EVENLY PHASED DELIVERY OF THE REQUIRED NUMBER OF ACCESSIBLE UNITS. SUCH PLAN SHALL CLEARLY SPECIFY THE NUMBER AND TYPE OF UNITS REQUIRED AND THE ORDER IN WHICH THEY ARE TO BE COMPLETED. SUCH IMPLEMENTATION PLAN SHALL BE SUBJECT TO APPROVAL BY THE ENTITY WITH ENFORCEMENT AUTHORITY IN SUCH PROJECT'S JURISDICTION. THE IMPLEMENTATION PLAN SHALL NOT BE APPROVED IF MORE THAN THIRTY PERCENT OF THE PROJECT IS INTENDED TO BE COMPLETED WITHOUT PROVIDING A PORTION OF ACCESSIBLE UNITS REQUIRED BY SECTION 9-5-105, EXCEPT THAT, IF AN UNDUE HARDSHIP CAN BE DEMONSTRATED, OR OTHER GUARANTEES PROVIDED ARE DEEMED SUFFICIENT, THE JURISDICTION HAVING RESPONSIBILITY FOR ENFORCEMENT MAY GRANT EXCEPTIONS TO THIS REQUIREMENT. THE IMPLEMENTATION PLAN SHALL BE APPROVED BY THE GOVERNMENTAL UNIT RESPONSIBLE FOR ENFORCEMENT BEFORE A BUILDING PERMIT IS ISSUED.
- ALL CROSSINGS OR ENCROACHMENTS INTO EASEMENTS AND RIGHTS-OF-WAY OWNED BY THE CITY OF AURORA ("CITY") IDENTIFIED AS BEING PRIVATELY-OWNED AND MAINTAINED HEREIN ARE ACKNOWLEDGED BY THE UNDERSIGNED AS BEING SUBJECT TO CITY'S USE AND OCCUPANCY OF SAID EASEMENTS OR RIGHTS-OF-WAY. THE UNDERSIGNED, ITS SUCCESSORS AND ASSIGNS, FURTHER AGREES TO REMOVE, REPAIR, REPLACE, RELOCATE, MODIFY, OR OTHERWISE ADJUST SAID CROSSINGS OR ENCROACHMENTS UPON REQUEST FROM THE CITY AND AT NO EXPENSE TO THE CITY. THE CITY RESERVES THE RIGHT TO MAKE FULL USE OF THE EASEMENTS AND RIGHTS-OF-WAY AS MAY BE NECESSARY OR CONVENIENT AND THE CITY RETAINS ALL RIGHTS TO OPERATE, MAINTAIN, INSTALL, REPAIR, REMOVE OR RELOCATE ANY CITY FACILITIES LOCATED WITHIN SAID EASEMENTS AND RIGHTS-OF-WAY AT ANY TIME AND IN SUCH A MANNER AS IT DEEMS NECESSARY OR CONVENIENT.

15 SABLE APARTMENTS

COVER SHEET

REMARKS

NO.	DATE	REMARKS
1	07/15/22	SITE PLAN SUBMITTAL
2	10/05/22	SITE PLAN RE-SUBMITTAL
3	11/09/22	SITE PLAN RE-SUBMITTAL

PA / PM:

KM

DRAWN BY:

Author

JOB NO.:

Author

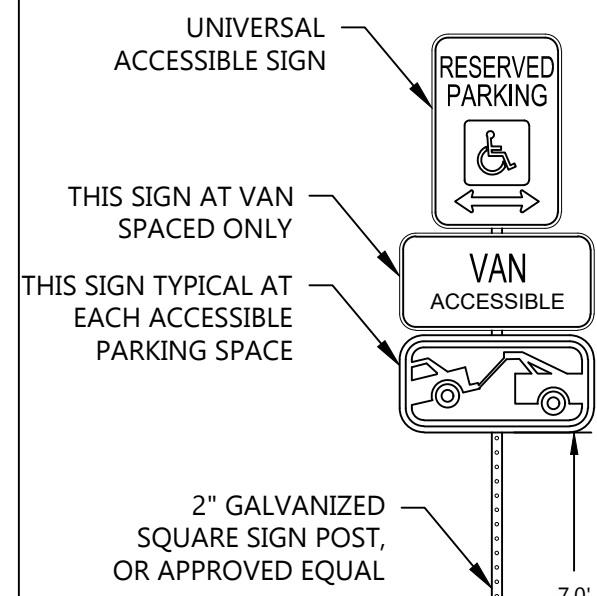
SHEET

01

- LEGEND:
- PROPERTY LINE
 - LIMITS OF PLANNING AREA
 - ADA ACCESSIBLE ROUTE
 - PROPOSED BUILDING
 - BUILDING OUTLINE (BELOW FF)
 - BUILDING OVERHANG
 - EXISTING BUILDING
 - PROPOSED EASEMENT
 - EXISTING EASEMENT
 - PROPERTY SETBACK
 - PROPOSED CURB & GUTTER
 - EXISTING CURB & GUTTER
 - PROPOSED SAWCUT
 - PROPOSED ASPHALT
 - PROPOSED WALK
 - PROPOSED LIGHT POLE
 - EXISTING LIGHT POLE
 - PROPOSED SIGN
 - EXISTING SIGN

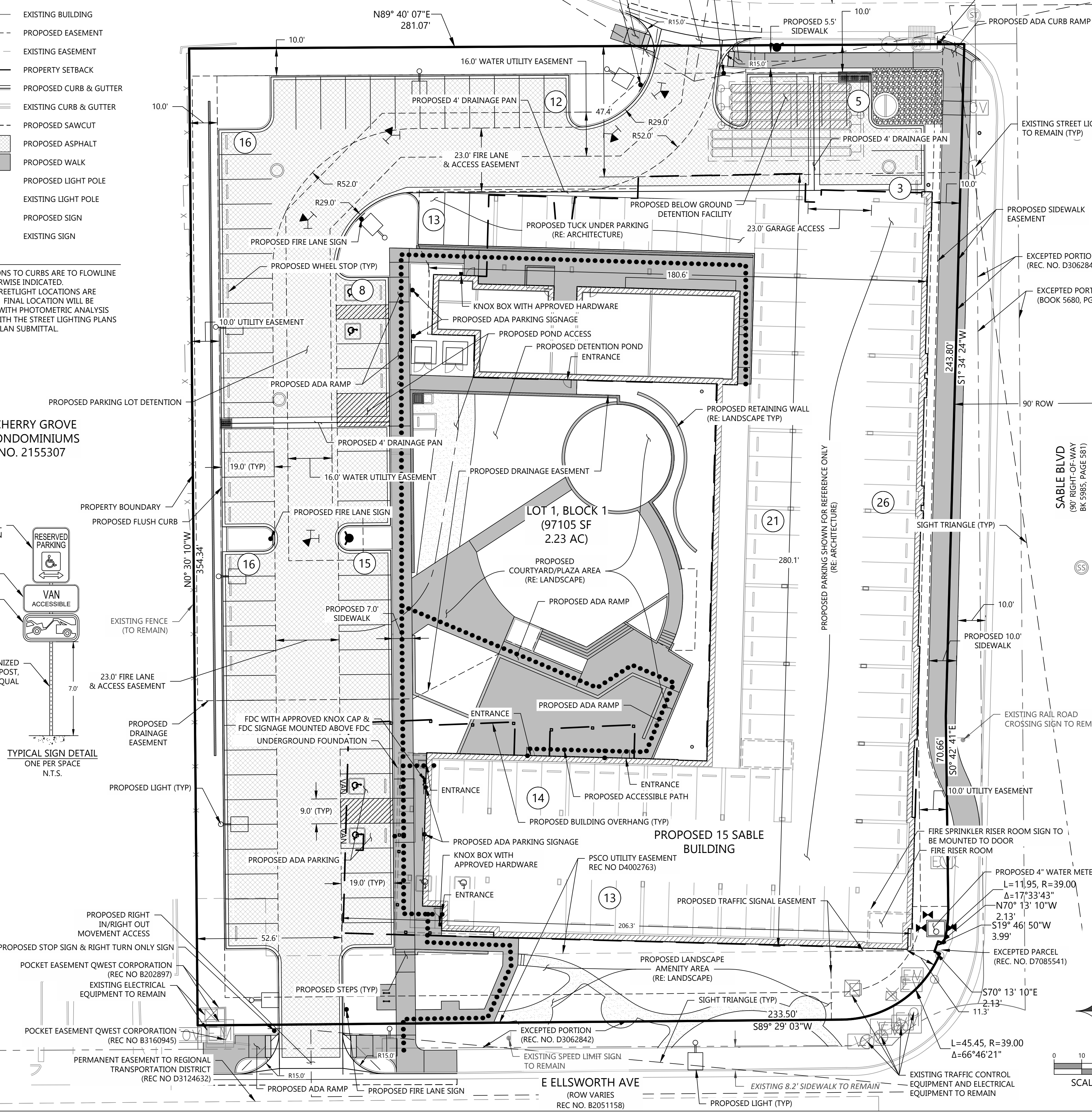
- NOTES:
- ALL DIMENSIONS TO CURBS ARE TO FLOWLINE UNLESS OTHERWISE INDICATED.
 - PROPOSED STREETLIGHT LOCATIONS ARE CONCEPTUAL. FINAL LOCATION WILL BE DETERMINED WITH PHOTOMETRIC ANALYSIS SUBMITTED WITH THE STREET LIGHTING PLANS IN THE CIVIL PLAN SUBMITTAL.

LOT 1 CHERRY GROVE
EAST CONDOMINIUMS
REC. NO. 2155307



TYPICAL SIGN DETAIL
ONE PER SPACE
N.T.S.

LOT 1 CHERRY GROVE
EAST CONDOMINIUMS
REC. NO. 2155307



SITE PLAN NOTES

- THE DEVELOPER, HIS SUCCESSORS AND ASSIGNS, INCLUDING THE HOMEOWNERS OR MERCHANTS ASSOCIATION, SHALL BE RESPONSIBLE FOR INSTALLATION, MAINTENANCE, AND REPLACEMENT OF ALL FIRE LANE SIGNS AS REQUIRED BY THE CITY OF AURORA.
- THE DEVELOPER IS RESPONSIBLE FOR SIGNING AND STRIPING ALL PUBLIC STREETS. THE DEVELOPER IS REQUIRED TO PLACE TRAFFIC CONTROL, STREET NAME, AND GUIDE SIGNS ON ALL PUBLIC STREETS APPROACHING AN INTERSECTION WITH A PUBLIC STREET. SIGNS SHALL BE FURNISHED AND INSTALLED PER THE MOST CURRENT EDITIONS OF THE MANUAL ON UNIFORM TRAFFIC CONTROL DEVICES (MUTCD) AND CITY STANDARDS, AND SHOWN ON THE SIGNING AND STRIPING PLAN FOR THE DEVELOPMENT.
- 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 ALIENS NO 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."
- THE APPLICANT HAS THE OBLIGATION TO COMPLY WITH ALL APPLICABLE REQUIREMENT OF THE AMERICANS WITH DISABILITIES ACT.
- THE DEVELOPER, HIS SUCCESSORS AND ASSIGNS, SHALL BE RESPONSIBLE FOR INSTALLATION, MAINTENANCE AND REPLACEMENT OF ALL LANDSCAPING MATERIALS SHOWN OR INDICATED ON THE APPROVED SITE PLAN OR LANDSCAPE PLAN ON FILE IN THE PLANNING DEPARTMENT. ALL LANDSCAPING WILL BE INSTALLED PRIOR TO ISSUANCE OF CERTIFICATE OF OCCUPANCY.
- ALL CROSSINGS OR ENCROACHMENTS INTO EASEMENTS AND STREET RIGHTS-OF-WAY OWNED BY THE CITY OF AURORA ("CITY") ARE ACKNOWLEDGED BY THE UNDERSIGNED AS BEING SUBJECT TO THE CITY OF AURORA'S USE AND OCCUPANCY OF THE SAID EASEMENTS OR RIGHTS-OF-WAY. THE UNDERSIGNED, THEIR SUCCESSORS AND ASSIGNS, FURTHER AGREES TO REMOVE, REPAIR, REPLACE, RELOCATE, MODIFY, OR OTHERWISE ADJUST SAID CROSSING OR ENCROACHMENTS UPON REQUEST FROM THE CITY AND AT NO EXPENSE TO THE CITY. THE CITY RESERVES THE RIGHT TO MAKE FULL USE OF THE EASEMENTS AND RIGHT-OF-WAY AS MAY BE NECESSARY OR CONVENIENT AND THE CITY RETAINS ALL RIGHTS TO OPERATE, MAINTAIN, INSTALL, REPAIR, REMOVE OR RELOCATE ANY CITY FACILITIES LOCATED WITHIN SAID EASEMENTS AND RIGHT-OF-WAY AT ANY TIME AND IN SUCH MANNER AS IT DEEMS NECESSARY OR CONVENIENT.
- THE APPROVAL OF THIS DOCUMENT DOES NOT CONSTITUTE FINAL APPROVAL OF GRADING, DRAINAGE, UTILITY, PUBLIC IMPROVEMENTS AND BUILDING PLANS. CONSTRUCTION PLANS MUST BE REVIEWED AND APPROVED BY THE APPROPRIATE AGENCY PRIOR TO THE ISSUANCE OF BUILDING PERMITS.
- ALL BUILDING ADDRESS NUMBERS SHALL COMPLY WITH THE AURORA CITY CODE, SECTION 126, ARTICLE VII - NUMBERING OF BUILDINGS.
- ALL ROOFTOP MECHANICAL EQUIPMENT AND VENTS GREATER THAN EIGHT (8) INCHES IN DIAMETER MUST BE SCREENED. SCREENING MAY BE DONE EITHER WITH AN EXTENDED PARAPET WALL OR A FREESTANDING SCREEN WALL. SCREENS SHALL BE AT LEAST AS HIGH AS THE EQUIPMENT THEY HIDE. IF EQUIPMENT IS VISIBLE BECAUSE SCREENS DON'T MEET THIS MINIMUM HEIGHT REQUIREMENT, THE DIRECTOR OF PLANNING MAY REQUIRE CONSTRUCTION MODIFICATIONS PRIOR TO THE ISSUANCE OF A PERMANENT CERTIFICATE OF OCCUPANCY.
- NOTWITHSTANDING ANY SURFACE IMPROVEMENTS, LANDSCAPING, PLANTING OR CHANGES SHOWN IN THESE SITE OR CONSTRUCTION PLANS, OR ACTUALLY CONSTRUCTED OR PUT IN PLACE, ALL UTILITY EASEMENTS MUST REMAIN UNOBSTRUCTED AND FULLY ACCESSIBLE ALONG THEIR ENTIRE LENGTH TO ALLOW FOR ADEQUATE MAINTENANCE EQUIPMENT. ADDITIONALLY, NO INSTALLATION, PLANTING, CHANGE IN THE SURFACE, ETC., SHALL INTERFERE WITH THE OPERATION OF THE UTILITY LINES PLACED WITHIN THE EASEMENT. BY SUBMITTING THESE SITE OR CONSTRUCTION PLANS FOR APPROVAL, THE LANDOWNER RECOGNIZES AND ACCEPTS THE TERMS, CONDITIONS AND REQUIREMENTS OF THIS NOTE.
- FINAL GRADE SHALL BE AT LEAST SIX (6) INCHES BELOW ANY EXTERIOR WOOD SIDING ON THE PREMISES.
- ALL INTERESTED PARTIES ARE HEREBY ALERTED THAT THIS SITE PLAN IS SUBJECT TO ADMINISTRATIVE CHANGES AND AS SHOWN ON THE ORIGINAL SITE PLAN ON FILE IN THE AURORA CITY PLANNING OFFICE AT THE MUNICIPAL BUILDING. A COPY OF THE OFFICIAL CURRENT PLAN MAY BE PURCHASED THERE. LIKEWISE, SITE PLANS ARE REQUIRED TO AGREE WITH THE APPROVED SUBDIVISION PLAT OF RECORD AT THE TIME OF A BUILDING PERMIT; AND IF NOT, MUST BE AMENDED TO AGREE WITH THE PLAT AS NEEDED, OR VICE VERSA.
- ERRORS IN APPROVED SITE PLANS RESULTING FROM COMPUTATIONS OR INCONSISTENCIES IN THE DRAWINGS MADE BY THE APPLICANT ARE THE RESPONSIBILITY OF THE PROPERTY OWNER OF RECORD. WHERE FOUND, THE CURRENT MINIMUM CODE REQUIREMENTS WILL APPLY AT THE TIME OF BUILDING PERMIT. PLEASE BE SURE THAT ALL PLAN COMPUTATIONS ARE CORRECT.
- ALL REPRESENTATIONS AND COMMITMENTS MADE BY APPLICANTS AND PROPERTY OWNERS AT PUBLIC HEARINGS REGARDING THIS PLAN ARE BINDING UPON THE APPLICANT, PROPERTY OWNER, AND ITS HEIRS, SUCCESSORS, AND ASSIGNS.
- ARCHITECTURAL FEATURES (I.E. BAY WINDOWS, FIREPLACES, ROOF OVERHANG, GUTTERS, EAVES, FOUNDATION, FOOTINGS, CANTILEVERED WALLS, ETC.) ARE NOT ALLOWED TO ENCROACH INTO ANY EASEMENT OR FIRE LANE.
- THE STREETLIGHT OR PEDESTRIAN LIGHT INSTALLATION WITHIN THE PUBLIC RIGHT-OF-WAY SHALL BE DESIGNED, FUNDED, AND CONSTRUCTED BY THE DEVELOPER/OWNER. OWNERSHIP AND MAINTENANCE OF THE STREET/PEDESTRIAN LIGHTS SHALL BE THE RESPONSIBILITY OF THE CITY OF AURORA ONCE THEY HAVE BEEN ACCEPTED. STREET LIGHT AND/OR PEDESTRIAN PHOTOMETRICS PLANS SHALL BE PREPARED AND SUBMITTED TO THE CITY FOR REVIEW AND APPROVAL AND SHALL BECOME A PART OF THE APPROVED CIVIL CONSTRUCTION PLANS FOR THE PROJECT. AN ELECTRICAL PLAN SHOWING SITE LOCATION OF LIGHTS, ELECTRICAL ONE LINE AND GROUNDING DETAILS SHALL BE SUBMITTING TO THE PERMIT CENTER FOR REVIEW BY THE BUILDING DEPARTMENT. THE OWNER IS RESPONSIBLE FOR OBTAINING AN ADDRESS FOR THE METER(S) FROM THE PLANNING DEPARTMENT. A BUILDING PERMIT FOR THE METER AND A PUBLIC INSPECTIONS PERMIT FOR THE STREET LIGHTS ARE REQUIRED. CERTIFICATE OF OCCUPANCIES WILL NOT BE ISSUED UNTIL THE STREET AND/OR PEDESTRIAN LIGHTING PLANS ARE APPROVED, CONSTRUCTED, AND INITIALLY ACCEPTED.
- IN LOCATIONS WHERE UTILITY EASEMENTS OVERLAP DRAINAGE EASEMENTS, ONLY SUBSURFACE UTILITIES SHALL BE PERMITTED WITHIN THE PORTION OF THE UTILITY EASEMENT THAT OVERLAPS THE DRAINAGE EASEMENT. INSTALLATION OF ABOVE GROUND UTILITIES WITHIN A DRAINAGE EASEMENT REQUIRES PRIOR WRITTEN APPROVAL BY CITY ENGINEER
- THE DEVELOPER IS RESPONSIBLE FOR SIGNING AND STRIPING ALL PUBLIC STREETS. THE DEVELOPER IS REQUIRED TO PLACE TRAFFIC CONTROL, STREET NAME, AND GUIDE SIGNS ON ALL PUBLIC STREETS AND PRIVATE STREETS APPROACHING AN INTERSECTION WITH A PUBLIC STREET. SIGNS SHALL BE FURNISHED AND INSTALLED PER THE MOST CURRENT EDITIONS OF THE MANUAL ON UNIFORM TRAFFIC CONTROL DEVICES (MUTCD) AND CITY STANDARDS, AND SHOWN ON THE SIGNING AND STRIPING PLAN FOR THE DEVELOPMENT.

FIRE LANE SIGN NOTES:

- SIGNS SHALL BE LOCATED AT THE RIGHT SIDE OF THE FIRE LANE ENTRANCE AND AT THE END OF THE FIRE LANE. THE INTERMEDIATE SIGNS SHALL BE DOUBLED HEADED ARROWS POINT IN BOTH DIRECTIONS.
- TYPICALLY, THE MAXIMUM SPACING OF THE FIRE LANE SIGNS IS ESTABLISHED AT 100' ON CENTER WITH SIGNS BEING PLACED ON BOTH SIDES OF THE FIRE LANE EASEMENT (50' ON CENTER ALTERNATING SIDES). WHERE EXCESSIVE CURVATURE OF THE FIRE LANE EXISTS, THE SPACING OF THE FIRE LANE SIGNAGE WILL BE INCREASED AS NEEDED.
- THE SIGNS SHALL BE SET AT AN ANGLE OF NOT LESS THAN 30 DEGREES AND NOT MORE THAN 45 DEGREES WITH THE CURB OR LINE OF TRAFFIC FLOW.
- FIRE LANE SIGNS SHOULD BE INSTALLED 2' BEHIND CURB OR SIDEWALK.
- THE CLEARANCE TO THE BOTTOM OF THE SIGN SHALL BE 7'. THERE SHALL BE NO OTHER SIGNS ATTACHED TO SIGN OR THE SIGN POST.
- PLACEMENT OF THESE FIRE LANE SIGNS CANNOT ENCRUCH INTO THE 29' INSIDE TURNING RADIUS OF THE FIRE LANE EASEMENT, OBSTRUCT ANY FIRE HYDRANT OR FIRE DEPARTMENT CONNECTION OR ENCRUCH INTO THE ACCESSIBLE ROUTE OF THE SIDEWALK AREA.

SIGN LEGEND:



ADA RESERVED PARKING (MUTCD #R7-8) 12"x18" ATOP VAN ACCESSIBLE (MUTCD #R7-8P) 12"x6" ATOP TOW AWAY (R7-201A) 12"x6"



STOP SIGN (MUTCD #R1-1) 30"x30"



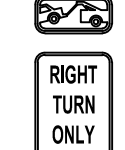
FIRE LANE NO PARKING SIGN 12"x18" ATOP TOW AWAY (R7-201A) 12"x6"



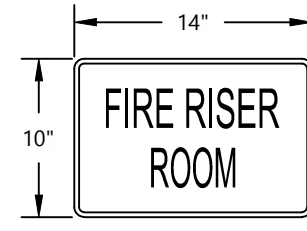
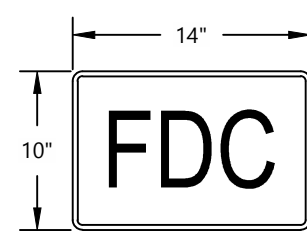
FIRE LANE NO PARKING SIGN 12"x18" ATOP TOW AWAY (R7-201A) 12"x6"



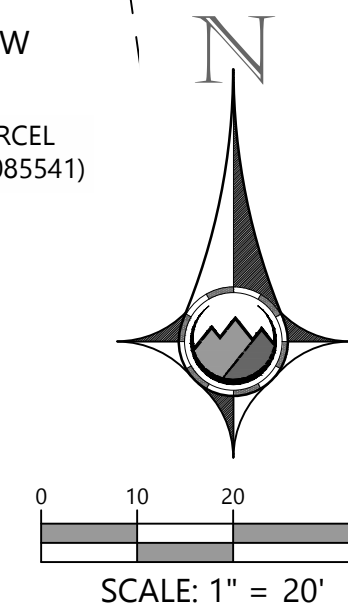
FIRE LANE NO PARKING SIGN 12"x18" ATOP TOW AWAY (R7-201A) 12"x6"



RIGHT LANE MUST TURN RIGHT SIGN (MUTCD R3-7R) 16"x24"

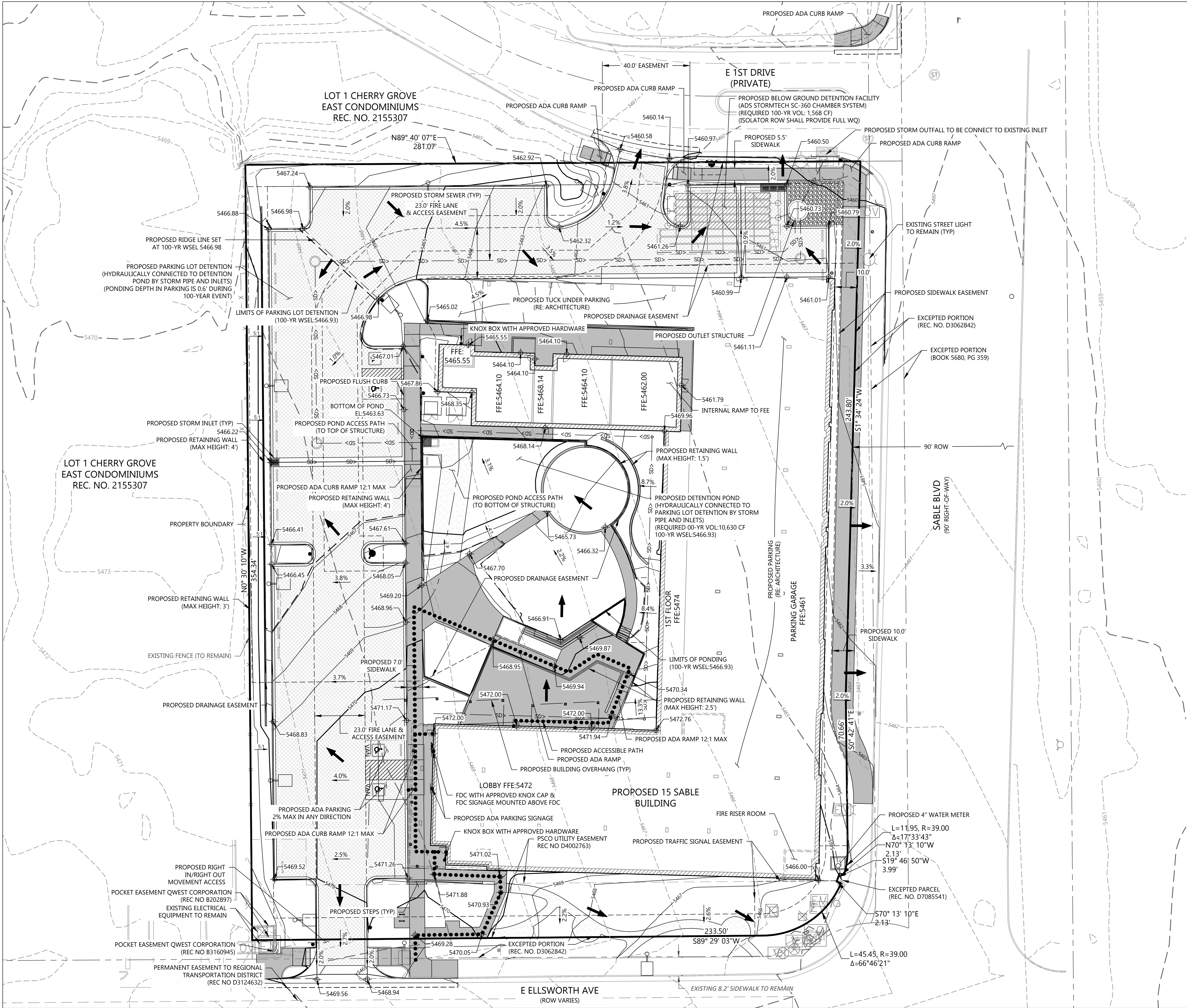


FIRE RISER & FDC
SIGN DETAILS
N.T.S.



REMARKS		NO.	DATE																																																																																																																																																																																																																																																																																																																																																																																																																																																																																																																																																																																																																																																																				
---------	--	-----	------	--	--	--	--	--	--	--	--	--	--	--	--	--	--	--	--	--	--	--	--	--	--	--	--	--	--	--	--	--	--	--	--	--	--	--	--	--	--	--	--	--	--	--	--	--	--	--	--	--	--	--	--	--	--	--	--	--	--	--	--	--	--	--	--	--	--	--	--	--	--	--	--	--	--	--	--	--	--	--	--	--	--	--	--	--	--	--	--	--	--	--	--	--	--	--	--	--	--	--	--	--	--	--	--	--	--	--	--	--	--	--	--	--	--	--	--	--	--	--	--	--	--	--	--	--	--	--	--	--	--	--	--	--	--	--	--	--	--	--	--	--	--	--	--	--	--	--	--	--	--	--	--	--	--	--	--	--	--	--	--	--	--	--	--	--	--	--	--	--	--	--	--	--	--	--	--	--	--	--	--	--	--	--	--	--	--	--	--	--	--	--	--	--	--	--	--	--	--	--	--	--	--	--	--	--	--	--	--	--	--	--	--	--	--	--	--	--	--	--	--	--	--	--	--	--	--	--	--	--	--	--	--	--	--	--	--	--	--	--	--	--	--	--	--	--	--	--	--	--	--	--	--	--	--	--	--	--	--	--	--	--	--	--	--	--	--	--	--	--	--	--	--	--	--	--	--	--	--	--	--	--	--	--	--	--	--	--	--	--	--	--	--	--	--	--	--	--	--	--	--	--	--	--	--	--	--	--	--	--	--	--	--	--	--	--	--	--	--	--	--	--	--	--	--	--	--	--	--	--	--	--	--	--	--	--	--	--	--	--	--	--	--	--	--	--	--	--	--	--	--	--	--	--	--	--	--	--	--	--	--	--	--	--	--	--	--	--	--	--	--	--	--	--	--	--	--	--	--	--	--	--	--	--	--	--	--	--	--	--	--	--	--	--	--	--	--	--	--	--	--	--	--	--	--	--	--	--	--	--	--	--	--	--	--	--	--	--	--	--	--	--	--	--	--	--	--	--	--	--	--	--	--	--	--	--	--	--	--	--	--	--	--	--	--	--	--	--	--	--	--	--	--	--	--	--	--	--	--	--	--	--	--	--	--	--	--	--	--	--	--	--	--	--	--	--	--	--	--	--	--	--	--	--	--	--	--	--	--	--	--	--	--	--	--	--	--	--	--	--	--	--	--	--	--	--	--	--	--	--	--	--	--	--	--	--	--	--	--	--	--	--	--	--	--	--	--	--	--	--	--	--	--	--	--	--	--	--	--	--	--	--	--	--	--	--	--	--	--	--	--	--	--	--	--	--	--	--	--	--	--	--	--	--	--	--	--	--	--	--	--	--	--	--	--	--	--	--	--	--	--	--	--	--	--	--	--	--	--	--	--	--	--	--	--	--	--	--	--	--	--	--	--	--	--	--	--	--	--	--	--	--	--	--	--	--	--	--	--	--	--	--	--	--	--	--	--	--	--	--	--	--	--	--	--	--	--	--	--	--	--	--	--	--	--

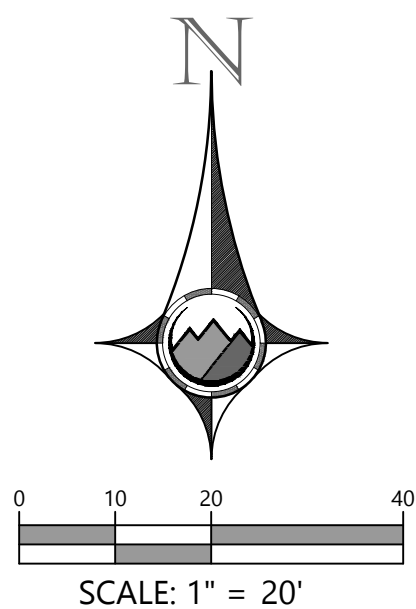
PA / PM:	TAL
DRAWN BY:	ACL
JOB NO.:	22044



LEGEND:

	PROPERTY LINE
	LIMITS OF PLANNING AREA
	PROPOSED BUILDING
	EXISTING BUILDING
	PROPOSED EASEMENT
	EXISTING EASEMENT
	PROPERTY SETBACK
	PROPOSED 5' CONTOUR
	PROPOSED 1' CONTOUR
	EXISTING 5' CONTOUR
	EXISTING 1' CONTOUR
	PROPOSED STORM LINE
	EXISTING STORM LINE
	PROPOSED SAWCUT
	PROPOSED STORM INLET
	EXISTING STORM INLET
	FLOW DIRECTION
	PROPOSED SPOT GRADE
	EXISTING SPOT GRADE
	SLOPE AND DIRECTION
	HIGH POINT
	LOW POINT
	GRADE BREAK

- NOTES:**
- ALL ELEVATION SPOTS ALONG CURB INDICATE FLOWLINE ELEVATION UNLESS OTHERWISE INDICATED.
 - PROPOSED ACCESSIBLE PARKING SPOTS SHALL HAVE 2.0% MAX SLOPE IN ANY DIRECTION.
 - THE PROPOSED WATER QUALITY AND DETENTION SYSTEMS AND ON-SITE STORM SEWER SHALL BE PRIVATE AND SHALL BE MAINTAINED BY THE PROPERTY OWNER. MINIMUM SLOPES AWAY FROM BUILDING SHALL BE 5% FOR 10' FOR LANDSCAPE AREA AND 2% FOR IMPERVIOUS AREA.
 - MINIMUM SLOPES WITHIN PAVEMENT SHALL BE 0.5% FOR CONCRETE AND 1% FOR ASPHALT.
 - LANDSCAPE AREAS SHALL HAVE A MINIMUM SLOPE OF 2%.



PROOFCIVIL
consulting engineers

15 SABLE APARTMENTS

GRADING PLAN

NO.	DATE	REMARKS
1	07/27/22	SITE PLAN SUBMITTAL
2	11/05/2022	SITE PLAN 2ND SUBMITTAL
3	11/05/2022	SITE PLAN 3RD SUBMITTAL
4	12/29/2022	SITE PLAN 4TH SUBMITTAL
5	03/22/2023	SITE PLAN 4TH SUBMITTAL

PA / PM:	TAL
DRAWN BY:	ACL
JOB NO.:	22044

SHEET

03

2022-4046-00 15 SABLE APARTMENTS

15 SABLE APARTMENTS
UTILITY PLAN

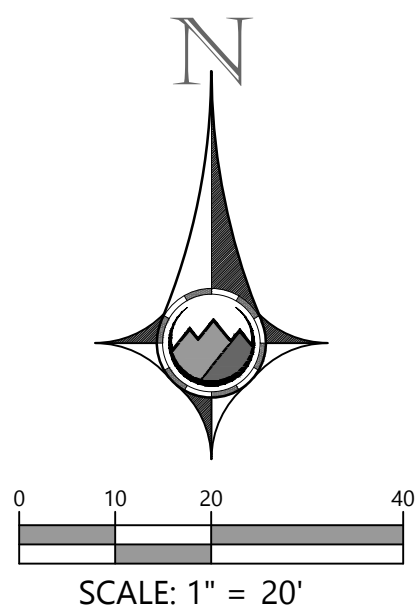
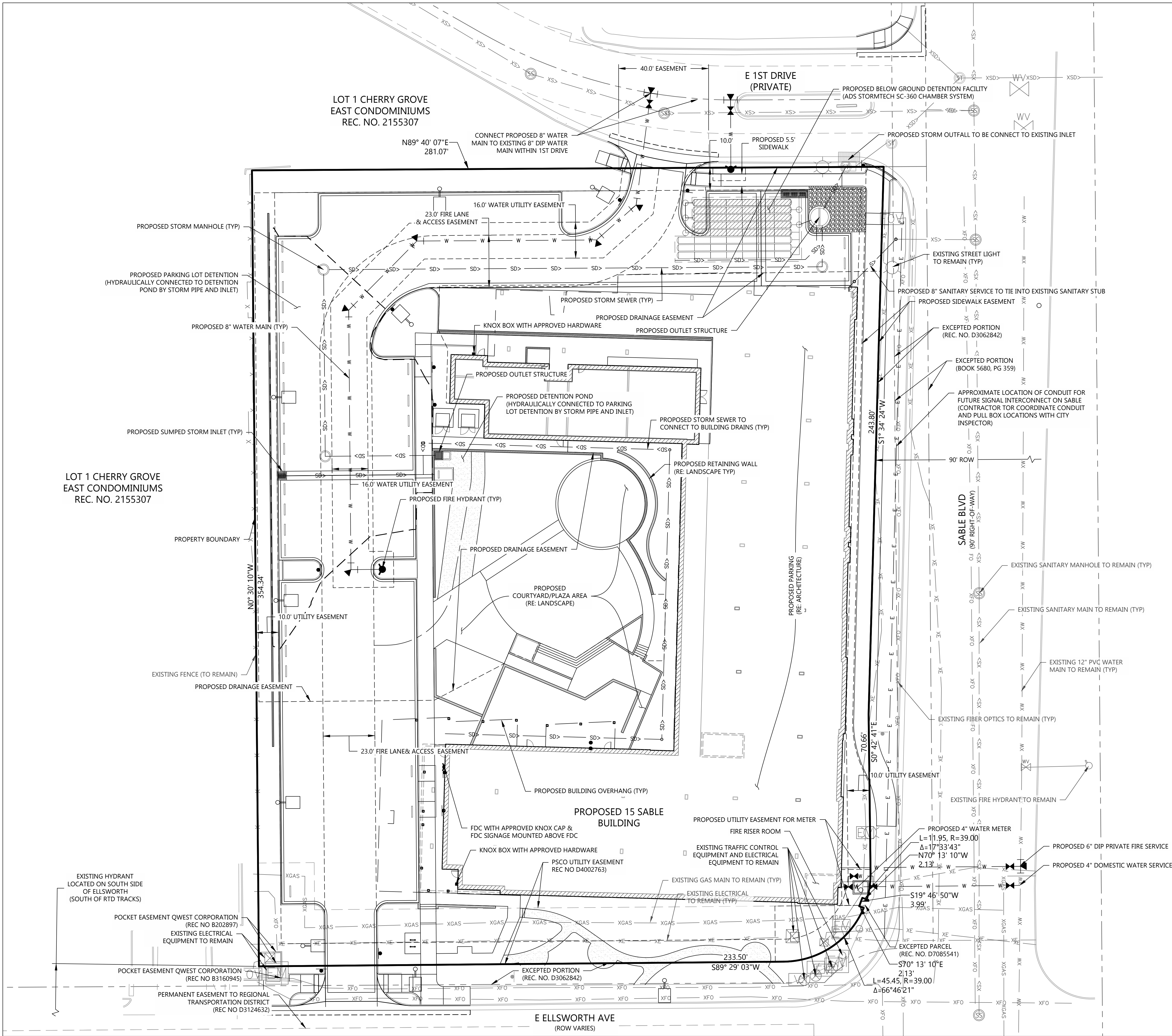
NO.	DATE	REMARKS
1	07/27/22	SITE PLAN SUBMITTAL
2	11/05/2022	SITE PLAN 2ND SUBMITTAL
3	11/05/2022	SITE PLAN 3RD SUBMITTAL
4	12/29/2023	SITE PLAN 4TH SUBMITTAL
5	03/22/2023	SITE PLAN 4TH SUBMITTAL

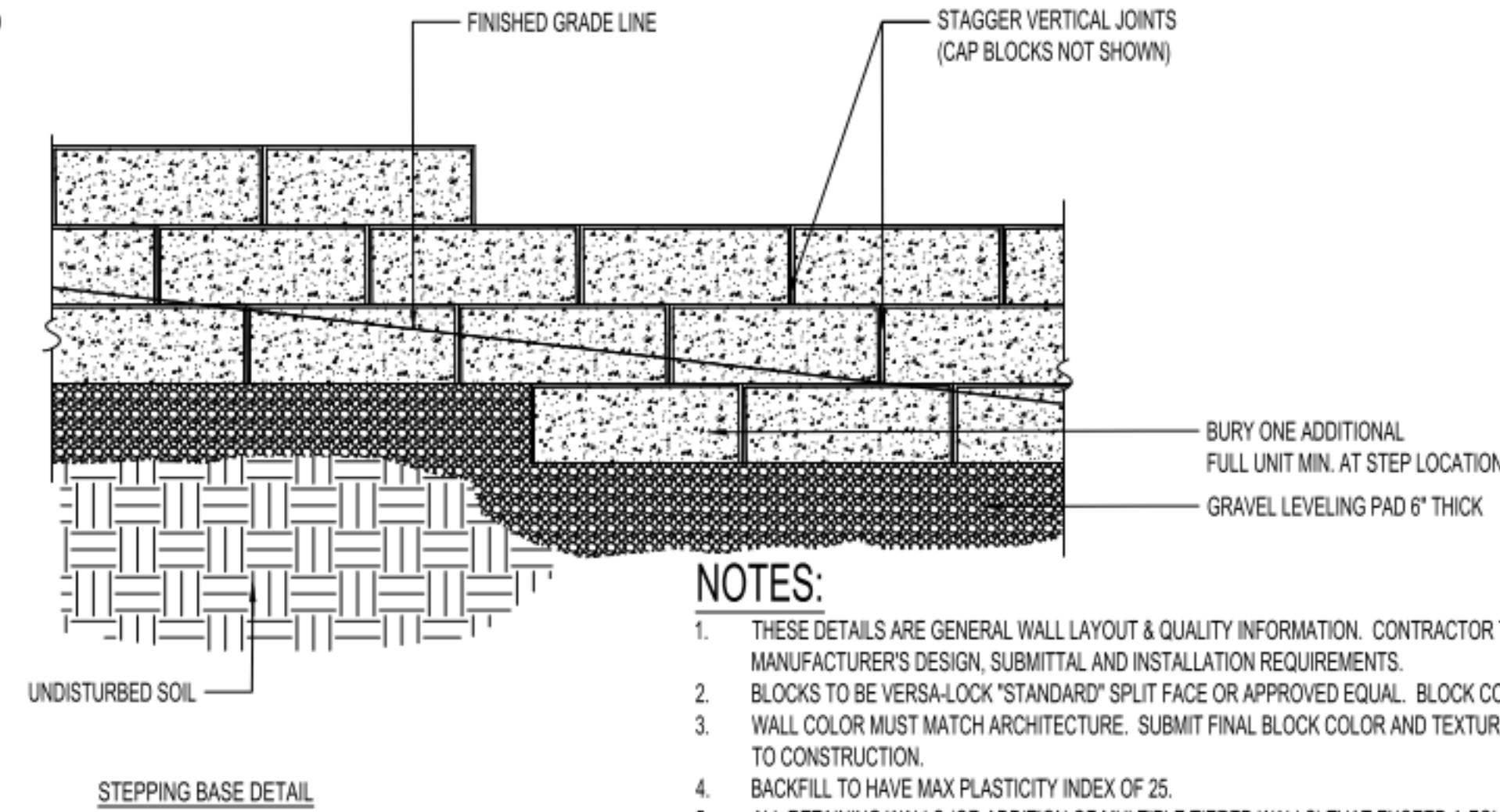
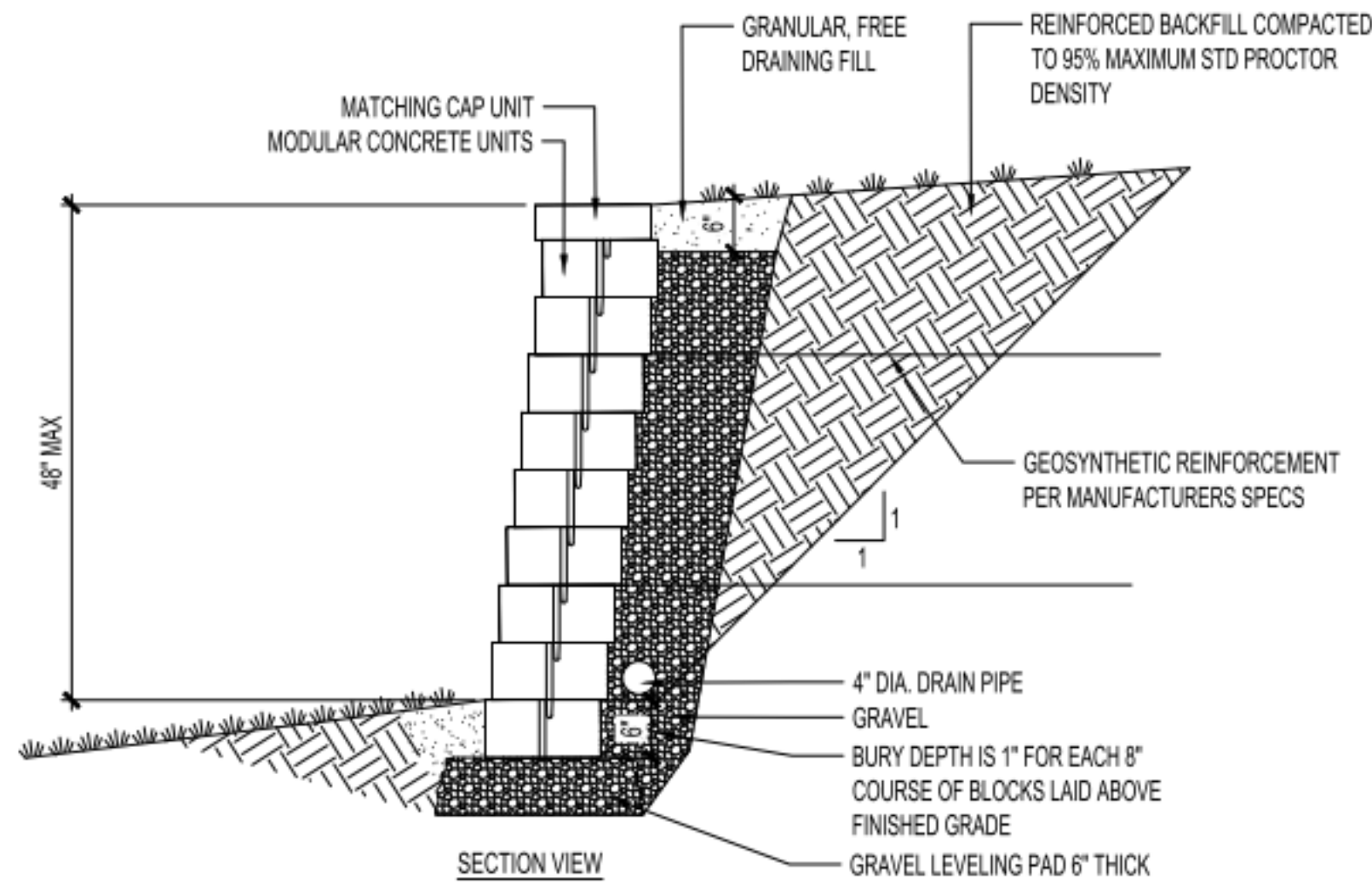
PA / PM:	TAL
DRAWN BY:	ACL
JOB NO.:	22044

SHEET
04

LEGEND:	
	PROPERTY LINE
	LIMITS OF PLANNING AREA
	PROPOSED BUILDING
	EXISTING BUILDING
	PROPOSED EASEMENT
	EXISTING EASEMENT
	PROPERTY SETBACK
	PROPOSED STORM LINE
	EXISTING STORM LINE
	PROPOSED INLET
	EXISTING INLET
	PROPOSED WATER LINE
	EXISTING WATER LINE
	PROPOSED HYDRANT & VALVE
	EXISTING HYDRANT & VALVE
	PROPOSED SAN SEWER LINE
	EXISTING SAN SEWER LINE
	EXISTING ELECTRICAL LINE
	EXIST. OVERHEAD ELEC. LINE
	EXISTING TELECOMM LINE
	EXISTING GAS LINE
	EXISTING IRRIGATION LINE
	EXISTING FIBER OPTIC LINE
	PROPOSED LIGHT POLE
	EXISTING LIGHT POLE

- NOTES:
- THE PROPOSED WATER QUALITY AND DETENTION SYSTEMS AND ON-SITE STORM SEWER SHALL BE PRIVATE AND SHALL BE MAINTAINED BY THE PROPERTY OWNER.
 - ALL SANITARY SERVICES SHALL BE PRIVATE AND SHALL BE MAINTAINED BY THE PROPERTY OWNERS.
 - ALL WATER SERVICES, FIRE SUPPRESSION LINES, AND IRRIGATION LINES REQUIRE BACKFLOW PREVENTERS.

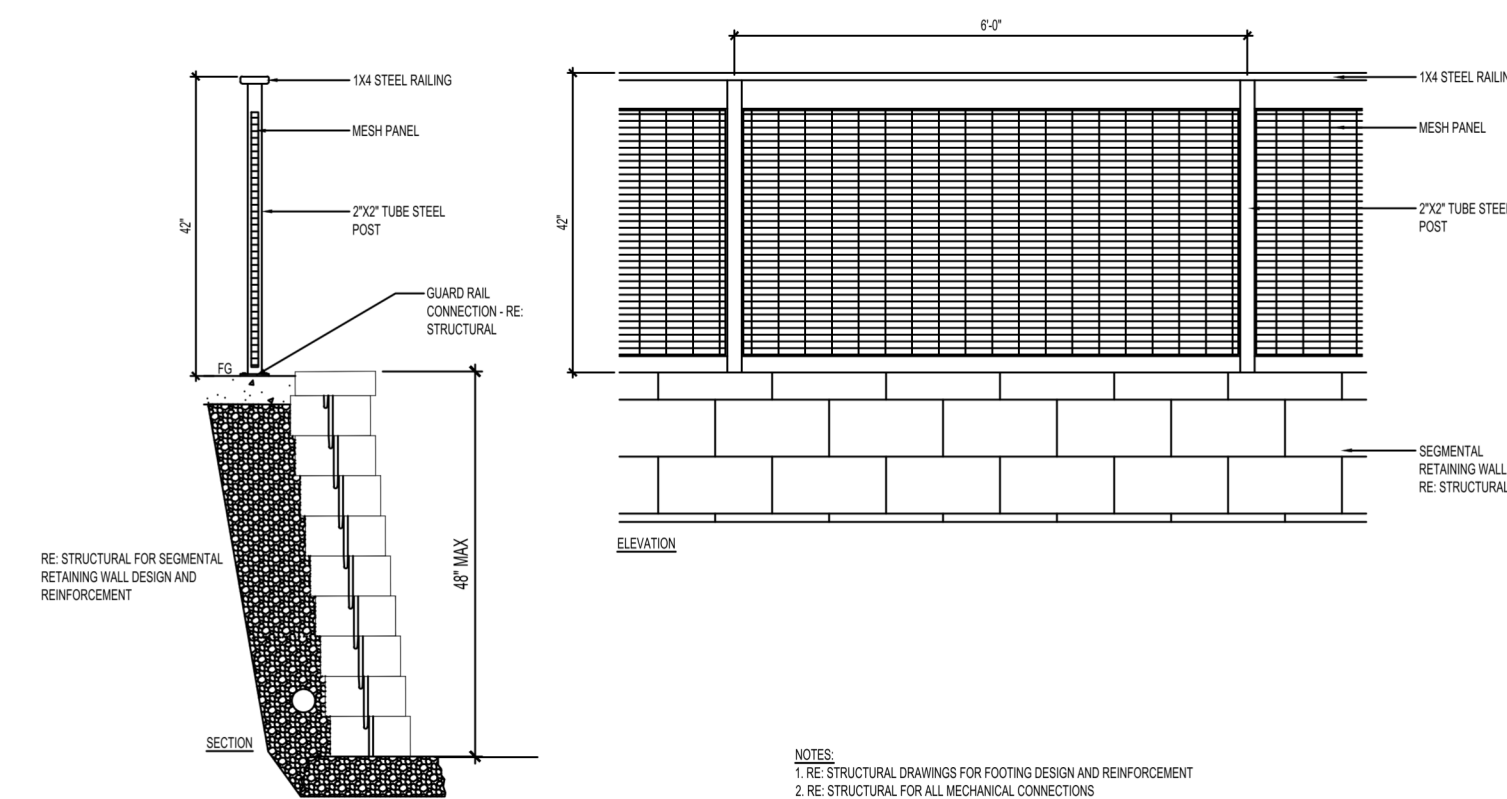




- NOTES:**
1. THESE DETAILS ARE GENERAL WALL LAYOUT & QUALITY INFORMATION. CONTRACTOR TO REVIEW AND FOLLOW ALL OF BLOCK MANUFACTURER'S DESIGN, SUBMITTAL AND INSTALLATION REQUIREMENTS.
 2. BLOCKS TO BE VERSA-LOCK "STANDARD" SPLIT FACE OR APPROVED EQUAL. BLOCK COLORS TO BE SUBMITTED FOR APPROVAL.
 3. WALL COLOR MUST MATCH ARCHITECTURE. SUBMIT FINAL BLOCK COLOR AND TEXTURE SAMPLE TO OWNER FOR APPROVAL PRIOR TO CONSTRUCTION.
 4. BACKFILL TO HAVE MAX PLASTICITY INDEX OF 25.
 5. ALL RETAINING WALLS (OR ADDITION OF MULTIPLE TIERED WALLS) THAT EXCEED A FOUR FOOT HEIGHT OR INCLUDE A SURCHARGE LOAD WILL REQUIRE A BUILDING PERMIT PRIOR TO OBTAINING A PERMIT.

3 RETAINING WALL

3/4" = 1'-0"

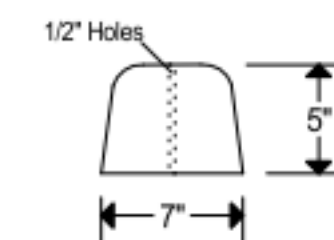


- NOTES:**
1. RE STRUCTURAL DRAWINGS FOR FOOTING DESIGN AND REINFORCEMENT
 2. RE STRUCTURAL FOR ALL MECHANICAL CONNECTIONS
 3. ALL METAL TO BE POWDER COATED
 4. PREPARED GRADIENT TO RAIL, VARIOUS RE GRADING PLAN

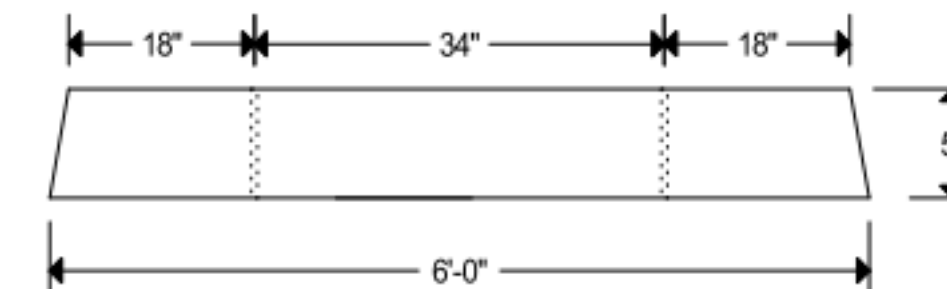
2 GUARD RAIL

1" = 1'-0"

Elevation
Side View



Elevation



Notes:
Reinforced With 1 #4 Rebar Lengthwise.
Weight: 200 lbs.
5,000 P.S.I. Minimum Strength Envirocore Concrete.
We Produce A Green And Environmentally Friendly Product. Model #5800

Copeland Enterprises, Inc.
904 South Lipan
Denver, CO 80223

Copeland Standard Wheel Stop
No Scale Page 40

1 WHEEL STOP DETAIL

NTS

NO.	DATE	REMARKS
1	07/15/20	SITE PLAN SUBMITTAL
2	10/05/22	SITE PLAN RE-SUBMITTAL
3	11/09/22	SITE PLAN RE-SUBMITTAL

PA / PM:	Approver
DRAWN BY:	Author
JOB NO.:	Author

CURBSIDE LANDSCAPING TABLE

1 TREE / 40 LF + 1 SHRUBS / 40 SF

Curbside Landscaping Description	Width	Length	Trees Required	Trees Provided	Shrubs Required	Shrubs Provided
S SABLE BLVD	10'	239	6	5*	60	77**

*RAILROAD SIGN CONFLICT
**22 ORNAMENTAL GRASSES (5 GALLON) INCLUDED MAKING UP 29% OF THE TOTAL SHRUB COUNT FOR CURBSIDE LANDSCAPE.

LANDSCAPE STREET BUFFER TABLE

1 TREE + 10 SHRUBS / 40 LF

Street Frontage Buffer Description	Length	Trees Required	Trees Provided	Shrubs Required	Shrubs Provided	Width Required	Width Provided
E. ELLSWORTH BLVD	185	5	5	46	107	20	20
E. 1ST DRIVE	79	2	1*	20	50	20	20

*UNDERGROUND DRAINAGE CONFLICT

NON-STREET FRONTAGE BUFFER TABLE

1 TREE + 5 SHRUBS / 40 LF

Location	Buffer Description (1 Tree & 5 Shrubs per 40 LF)	Length	Trees Required	Trees Provided	Shrubs Required	Shrubs Provided	Width Required	Width Provided
WEST P.L.	15' WIDE REQ. - 10' WIDE PROVIDED	354	15	16	45	52	15'	**10'
NORTH P.L.	15' WIDE REQ. - 10' WIDE PROVIDED	169	7	7	22	25	15'	**10'

**TALL LANDSCAPE SCREEN USED IN THESE LOCATIONS.

BUILDING PERIMETER LANDSCAPING TABLE

1.25 Plants / 5 LF of total building perimeter = Total Plants Required

Building Description	Building Perimeter	Trees Required 5%	Trees Provided	Tall Shrubs Required 15%	Tall Shrubs Provided	Regular Shrubs Required 80%	Regular Shrubs Provided	Total Plants Required	Total Plants Provided
ELLSWORTH AVENUE	169	2	0**	6	8	34	46	42	54
S. SABLE BLVD (MU-R NOT APPLICABLE)	NA	NA	NA	NA	NA	NA	NA	NA	NA

**UTILITY CONFLICT

PARKING LOT LANDSCAPING TABLE

1 TREE + 6 SHRUBS PER ONE 9'X19' ISLAND, 1 ISLAND PER 15 SPACES

Parking Lot Description	Number of Islands	Trees Required	Trees Provided	Shrubs Required	Shrubs Provided
EAST AND NORTH OF BUILDING	3	4	4	24	26

WATER USE TABLE

Area	Non Water (Z)	Water Conserving Irrigation (Non-Sod)	Non-Water Conserving Irrigation (Sod)	Total Area
SITE	0	21,832 (33%)	2,981 (4%)	66,553
ROW	0	4,115 (100%)	0 (0%)	4,115
TOTAL	0	25,947 (37%)	2,981 (4%)	70,668



15 SABLE
LANDSCAPE TABLES AND SCHEDULES

NO.	DATE	REMARKS
1	07/07/22	SITE PLAN SUBMITTAL
2	10/06/22	SITE PLAN AND SUBMITTAL
3	11/07/22	SITE PLAN AND SUBMITTAL
4	12/23/22	TECHNICAL REVISION 01
5	02/17/23	TECHNICAL REVISION 02

PA / PM:	CH
DRAWN BY:	CB
JOB NO.:	

SHEET

6

CITY OF AURORA STANDARD LANDSCAPE NOTES

1.

ALL LANDSCAPED AREAS ARE TO RECEIVE ORGANIC SOIL PREPARATION AT 4 CU. YARDS/1,000 SF.
2.

EXISTING STREET LIGHTS ARE LOCATED AT THE BACK OF PROPOSED DETACHED SIDEWALK ALONG SABLE BLVD. REMAINING SITE LIGHTING IS TO BE DETERMINED AND WILL BE INCLUDED WITH THE NEXT SUBMITTAL.
3.

SURFACE MATERIAL OF WALKS AND PLAZAS ON SITE ARE TO BE LIGHT BROOM FINISHED STANDARD GRAY CONCRETE. WHERE AREAS ARE CALLED OUT AS ENHANCED CONCRETE, AREAS TO HAVE SAND FINISH AND SCORED AS SHOWN. THE COLOR OF THE ENHANCED CONCRETE IS TO BE DETERMINED. SPECIALTY PAVERS TO BE USED AS PAVING ACCENTS AT SELECT SITE LOCATIONS. ALL CRUSHER FINES PATHWAYS ARE TO BE GRAY IN COLOR.
4.

ALL UTILITY EASEMENT SHALL REMAIN UNOBSTRUCTED AND FULLY ACCESSIBLE ALONG THEIR ENTIRE LENGTH FOR MAINTENANCE EQUIPMENT ENTRY.
5.

THE DEVELOPER, HIS SUCCESSORS AND ASSIGNS, SHALL BE RESPONSIBLE FOR INSTALLATION, MAINTENANCE AND REPLACEMENT OF ALL LANDSCAPING MATERIALS SHOWN OR INDICATED ON THE APPROVED SITE PLAN OR LANDSCAPE PLAN ON FILE IN THE PLANNING DEPARTMENT. ALL LANDSCAPING WILL BE INSTALLED AS DELINEATED ON THE PLAN, PRIOR TO ISSUANCE OF CERTIFICATES OF OCCUPANCY.
6.

ALL LANDSCAPED AREAS AND PLANT MATERIAL, EXCEPT FOR NON-IRRIGATED NATIVE, RESTORATIVE, AND DRYLAND GRASS AREAS THAT COMPLY WITH REQUIREMENTS, MUST BE WATERED BY AN AUTOATIC UNDERGROUND IRRIGATION SYSTEM. IRRIGATION SYSTEM DESIGN, INSTALLATION, OPERATION, AND MAINTENANCE SHALL CONFORM TO REQUIREMENTS FOUND IN THE CITY OF AURORA IRRIGATION ORDINANCE.
7.

LANDSCAPE MATERIAL SHALL NOT BE PLACED OR KEPT NEAR FIRE HYDRANTS IN A MANNER THAT WOULD PREVENT SUCH EQUIPMENT FROM BEING IMMEDIATELY DISCERNIBLE. A 5-FOOT CLEAR SPACE SHALL BE MAINTAINED AROUND THE CIRCUMFERENCE OF FIRE HYDRANTS. LANDSCAPING MATERIAL SHOWN WITHIN THE SITE PLAN CANNOT ENCROACH INTO ROADWAYS THAT ARE DEDICATED (OR DESIGNATED) AS FIRE LANE EASEMENTS (OR CORRIDORS).
8.

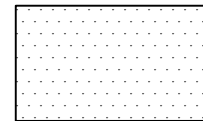
ALL PROPOSED LANDSCAPING WITHIN THE SIGHT TRIANGLE SHALL BE IN COMPLIANCE WITH COA ROADWAY SPECIFICATIONS, SECTION 4.04.2.10.

SEED SCHEDULE

SANDHILL PRAIRIE MIX (WITH FORBS)					WETLAND MIX (WITHOUT FORBS)				
Scientific Name	Common Name	PLS lbs/ac	PLS/sq ft	% of PLS/sf	Scientific Name	Common Name	PLS lbs/ac	PLS/sq ft	% of PLS/sf
GRAMINOIDS					GRAMINOIDS				
Achnatherum hymenoides	Indian ricegrass	5.0	12	8	Beckmannia syzigachne	American sloughgrass	0.8	21	15.78
Andropogon gerardii	Big bluestem	3.8	11	7	Carex nebrascensis	Nebraska sedge	1.2	19	14.55
Andropogon hallii	Sand bluestem	4.0	10	7	Eleocharis palustris	Creeping spikerush	0.9	13	9.92
Calamovilla longifolia	Prairie Sandreed	2.0	13	8	Elymus canadensis	Canada wildrye	3.3	7	5.72
Panicum virgatum	Switchgrass	1.0	9	6	Panicum virgatum	Switchgrass	1.6	15	11.15
Pascopyrum smithii	Western wheatgrass	4.5	14	9	Pascopyrum smithii	Western wheatgrass	3.3	14	10.46
Schizachyrium scoparium	Little bluestem	3.0	13	8	Schoenoplectus acutus	Hardstem bullrush	1.6	11	8.34
Sorghastrum nutans	Indiangrass	4.0	16	10	Schoenoplectus maritimus	Alkali bullrush	1.4	8	5.83
Sporobolus cryptandrus	Sand dropseed	0.1	13	8	Spartina pectinata	Prairie cordgrass	7.8	24	18.25
Graminoid Totals		27.4	110	70	Total		36.0	160	100
FORBS					Drill Seeded Rate: 21.8 PLS#/Acre				
Eriogonum umbellatum	Sulphur-flower buckwheat	2.0	10	6	Mechanical Broadcast Rate: 21.8 PLS#/Acre				
Gaillardia aristata	Blanket flower	2.5	8	5	Hand Broadcast Areas Rate: 43.6 PLS#/Acre				
Heterotheca villosa	Hairy false goldenaster	0.8	12	7	<div>HYDROZONE WATER USE: VERY LOW</div>				
Penstemon angustifolius	Broadbeard beardtongue	1.5	9	6					
Ratibida columifera	Upright prairie coneflower	0.6	10	6					
Forb Totals		7.4	48	30					
TOTAL		34.7	159	100					
Drill Seeded Rate: 34.7 PLS#/Acre									
Mechanical Broadcast Rate: 34.7 PLS#/Acre									
Hand Broadcast Areas Rate: 69.4 PLS#/Acre									

NOTE: CONTRACTOR SHALL PERFORM SEEDING OPERATIONS IN ALL AREAS DISTURBED AND AS INDICATED ON LANDSCAPE AND CIVIL CONSTRUCTION DRAWINGS. SANDHILL PRAIRIE MIX (WITH FORBS) IS SUBJECT TO CHANGE BASED ON RESULTS FROM SOIL TESTING AFTER RIGHT OF WAY SIDEWALK INSTALLATION AND BEFORE SEED PLANTING.

TURF SCHEDULE



IRRIGATED
TURF

BLACK BEAUTY FESCUE SUPPLIER : GRAFF'S TURF 1(800)280-TURF

CHARACTERISTICS:
LOW WATER USE
DARK GREEN
MEDIUM TEXTURE
MEDIUM HEAT TOLERANCE
HIGH WEAR TOLERANCE

PLANT SCHEDULE

PLANT TYPE: DECIDUOUS TREES						
Abbr.	No.	Genus	Species	Common Name	Min. Size	Spacing
CAL	2	Catalpa	speciosa	Western Catalpa	2.5" Cal	Per Plan
EOA	3	Quercus	robur	English Oak	2.5" Cal	Per Plan
HAC	6	Celtis	occidentalis	Western Hackberry	2.5" Cal	Per Plan
SHA	7	Gleditsia	triacanthos inermis 'Shademaster'	Shademaster Honeylocust	2.5" Cal	Per Plan
WAS	3	Crataegus	phaenopyrum	Washington Hawthorn	2.5" Cal	Per Plan
PLANT TYPE: EVERGREEN TREES						
Abbr.	No.	Genus	Species	Common Name	Min. Size	Spacing
SBH	10	Picea	glauca 'Densata'	Black Hills Spruce	5' Ht	Per Plan
AUS	3	Pinus	nigra	Austrian Pine	6' Ht.	Per Plan
PLANT TYPE: DECIDUOUS SHRUBS						
Abbr.	No.	Genus	Species	Common Name	Min. Size	Spacing
ABS	10	Amelanchier	x grandiflora	Autumn Brilliance Serviceberry	5 Gal	Per Plan
PYG	50	Potentilla	fruticosa 'Yellow Gem'	Yellow Gem Potentilla	5 Gal	Per Plan
RSA	43	Perovskia	artipicifolia	Russian Sage	5 Gal	Per Plan
RSD	7	Perovskia	artipicifolia 'Little Spire'	Dwarf Russian Sage	5 Gal	Per Plan
MLL	32	Philadelphus	microphyllus	Littleleaf Mockorange	5 Gal	Per Plan
PPB	91	Potentilla	fruticosa 'Pink Beauty'	Pink Beauty Potentilla	5 Gal	Per Plan
GLS	45	Rhus	aromatica 'Grow-Low'	Gro-Low Fragrant Sumac	5 Gal	Per Plan
SQC	16	Ribes	cereum	Wax Currant	5 Gal	Per Plan
PLANT TYPE: EVERGREEN SHRUBS						
Abbr.	No.	Genus	Species	Common Name	Min. Size	Spacing
BSG	29	Cytisus	purgan 'Spanish Gold'	Spanish Gold Broom	5 Gal	Per Plan
MPA	87	Arctostaphylos	'Panchito'	panchito Manzanita	5 Gal	Per Plan
YIT	46	Yucca	filamentosa 'Ivory Tower'	Ivory Tower Yucca	5 Gal	Per Plan
SMB	11	Picea	glauca 'St. Mary's Broom'	St. Mary's Broom Spruce	3 Gal	Per Plan
PLANT TYPE: ORNAMENTAL GRASSES						
Abbr.	No.	Genus	Species	Common Name	Min. Size	Spacing
BLO	292	Bouteloua	gracillis	Blonde Ambition Blue Grama Grass	1 Gal	Per Plan
DMG	55	Miscanthus	sinensis 'Yaku Jima'	Dwarf Maiden Grass	1 Gal	Per Plan
GHM	161	Panicum	virgatum 'Heavy Metal'	Heavy Metal Switch Grass	1 Gal/5 Gal*	Per Plan
PLANT TYPE: PERENNIALS						
Abbr.	No.	Genus	Species	Common Name	Min. Size	Spacing
LAM	30	Stachys	byzantine 'Silver Carpet'	Flowerless Lambs Ear	1 Gal	Per Plan
HBU	20	Agastache	cana	Double Bubble Mint Hyssop	1 Gal	Per Plan
GAU	26	Gaura	linheimeri	Whirling Butterflies	1 Gal	Per Plan
OAL	108	Allium	'millionium'	Ornamental Allium	1 Gal	Per Plan

*GHM IN RIGHT OF WAY TO BE 5 GALLON

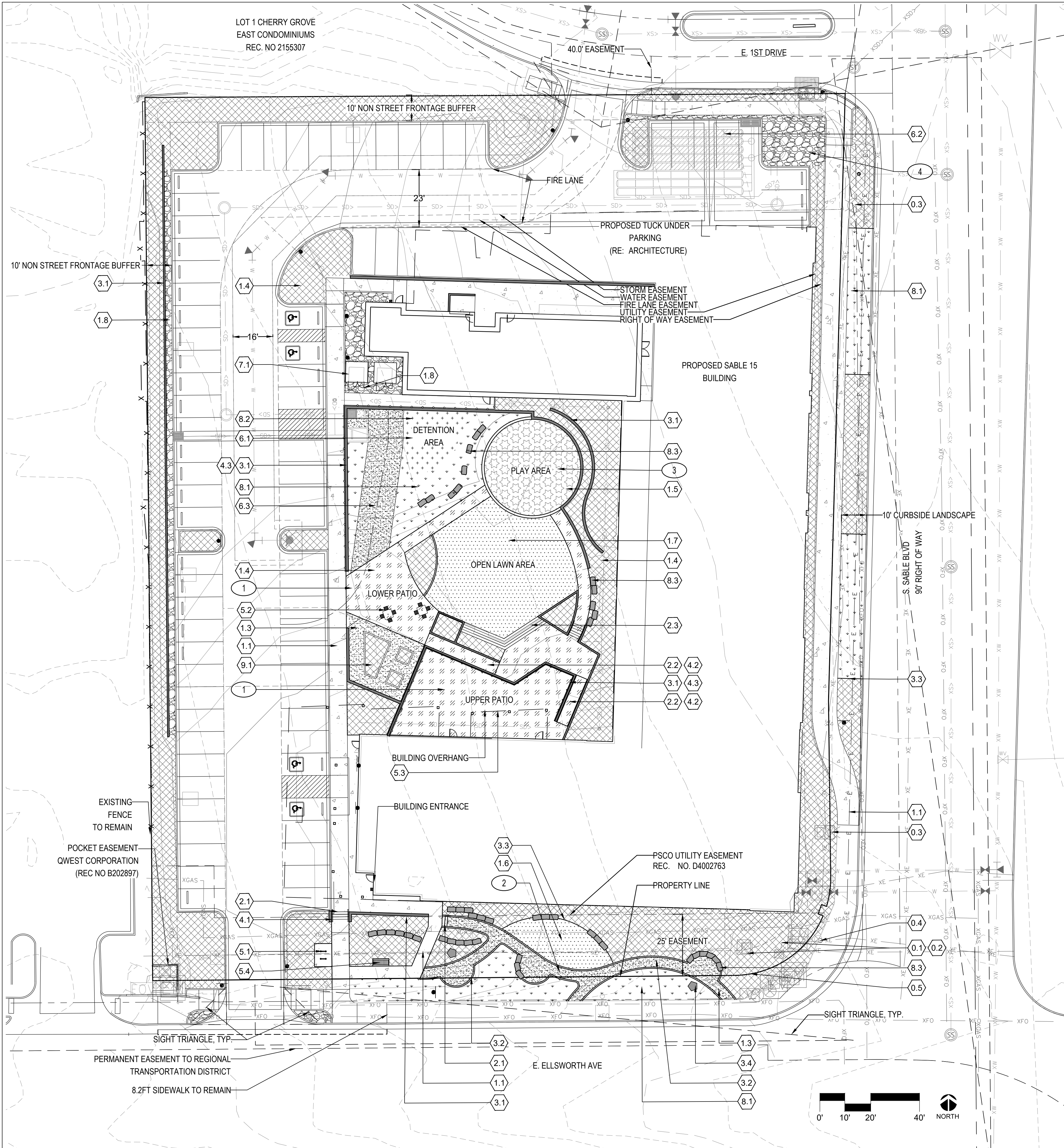


15 SABLE

LANDSCAPE NOTES AND SCHEDULES

NO.	DATE	REMARKS
1	07/27/22	SITE PLAN SUBMITTAL
2	10/06/22	SITE PLAN AND SUBMITTAL
3	11/07/22	SITE PLAN AND SUBMITTAL
4	12/23/22	TECHNICAL REVISION 01
5	02/17/23	TECHNICAL REVISION 02

PA / PM:	CH
DRAWN BY:	CB
JOB NO.:	



LEGEND


CONCRETE: BROOM FINISH		COBBLE MULCH	
CONCRETE: SANDSCAPE		PLAY AREA	
CRUSHER FINES PAVING		TURF	
CEDAR WOOD MULCH		PROPERTY LINE	
SANDHILL PRAIRIE MIX (WITH FORBS)		CONCRETE EDGER	
WETLAND MIX (WITHOUT FORBS)		SPADE CUT EDGER	
GUARDRAIL		STEEL EDGER	
		SEGMENTAL RETAINING WALL	
		LANDSCAPE BOULDER WALL	
		BIKE RACKS	

SITE DETAIL KEYNOTES:

0.0	EXISTING CONDITIONS	
0.1	TRANSFORMER	
0.2	JUNCTION BOX	
0.3	STREET LIGHT	
0.4	STOP LIGHT	
0.5	PROPERTY LINE	
0.6	EXISTING TREE	
1.0	PAVING & SURFACING	DETAIL
1.1	CONCRETE - BROOM FINISH	
1.2	CONCRETE - SANDSCAPE	RE: A/SHEET 10
1.3	CRUSHER STONE SURFACING	
1.4	CEDAR MULCH	RE: G/SHEET 10
1.5	POURED IN PLACE RUBBER SURFACING	
1.6	IRRIGATED TURF	
1.7	SYNTHETIC TURF	RE: E/SHEET 10, F/SHEET 10
1.8	COBBLE MULCH	
2.0	STEPS & RAMPS	DETAIL
2.1	CONCRETE STAIR	RE: A/SHEET 12
2.2	CONCRETE RAMP	RE: C/SHEET 10
2.3	STEPPED SEATING	RE: C/SHEET 13
3.0	WALLS, CURBS & EDGERS	DETAIL
3.1	MSE WALL	RE: A/SHEET 13
3.2	CONCRETE HEADER	RE: D/SHEET 10
3.3	STEEL EDGER	RE: B/SHEET 10
3.4	CONCRETE ART PLINTH	RE: B/SHEET 13
4.0	RAILINGS, BARRIERS & FENCING	DETAIL
4.1	STAIR RAILING	RE: C/SHEET 12
4.2	RAMP RAILING	RE: C/SHEET 12
4.3	GUARDRAIL	RE: D/SHEET 12
5.0	SITE FURNISHINGS & SIGNS	DETAIL
5.1	BIKE RACK	RE: C/SHEET 11
5.2	PICNIC TABLE	RE: B/SHEET 11
5.3	SHADE STRUCTURE	RE: ARCHITECTURE
5.4	6' BENCH	RE: A/SHEET 11
6.0	DRAINAGE	DETAIL
6.1	DETENTION	RE: CIVIL
6.2	UNDERGROUND DETENTION	RE: CIVIL
6.3	MAINTENANCE VEHICLE ACCESS	RE: CIVIL
7.0	SITE LIGHTING & ELECTRICAL	DETAIL
7.1	TRANSFORMER	RE: ELECTRICAL
8.0	PLANTING & LANDSCAPE	DETAIL
8.1	SANDHILL PRAIRIE MIX (WITH FORBS)	RE: I/SHEET 10
8.2	WETLAND MIX (WITHOUT FORBS)	
8.3	LANDSCAPE BOULDER	RE: H/SHEET 10
9.0	MISCELLANEOUS	DETAIL
9.1	COMMUNITY GARDEN BOX	RE: D/SHEET 11

REFERENCE NOTES:

- 1
- GATHERING AREA WITHIN PRIVATE COURTYARD
- 2
- NATIVE WATER WISE DEMONSTRATION GARDEN WITH CRUSHER FINES PATH, SEATING NODES, SIGNAGE, AND PUBLIC ART OPPORTUNITY
- 3
- PLAYGROUND EQUIPMENT TO BE DEVELOPED WITH CONSTRUCTION DOCUMENTS.



DESIGN COLLABORATIVE
LANDSCAPE ARCHITECTURE

15 SABLE

LANDSCAPE NOTES AND SCHEDULES

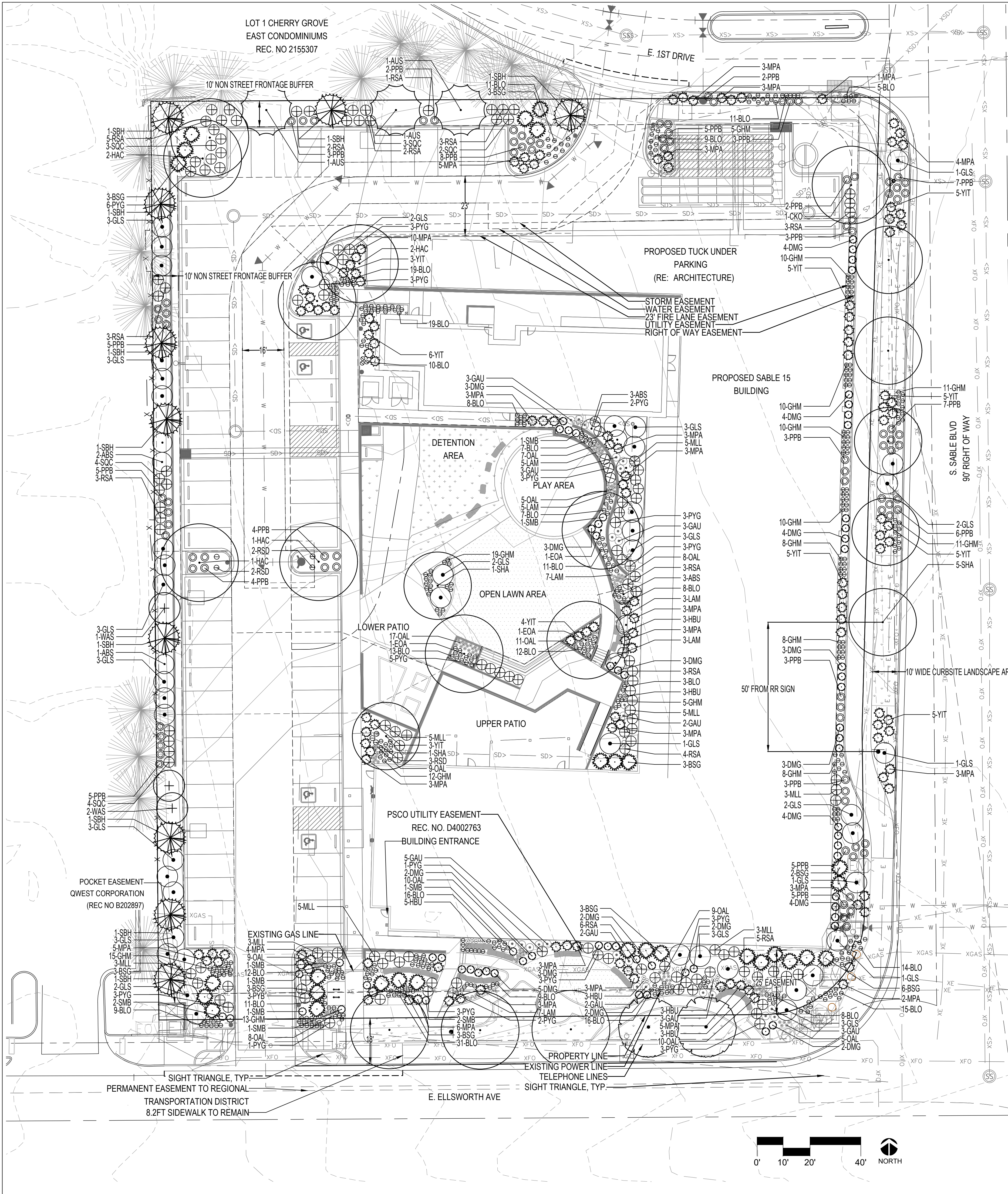
NO.	DATE	REMARKS	PA / PM:	CH
1	07/27/22	SITE PLAN SUBMITTAL		
2	10/05/22	SITE PLAN AND SUBMITTAL		
3	11/07/22	SITE PLAN AND SUBMITTAL		
4	12/23/22	TECHNICAL REVISION 01		
5	02/17/23	TECHNICAL REVISION 02		

DRAWN BY: CB

JOB NO.:

SHEET
8

NOT FOR CONSTRUCTION



LEGEND

DECIDUOUS TREE

EVERGREEN TREE

ORNAMENTAL TREE

TURF

SANDHILL PRAIRIE MIX (WITH FORBS)

WETLAND MIX (WITHOUT FORBS)

EXISTING TREE (PROTECT IN PLACE)

SHRUBS, GRASSES, PERENNIALS

PLANT SCHEDULE

PLANT TYPE: DECIDUOUS TREES						
Abbr.	No.	Genus	Species	Common Name	Min. Size	Spacing
CAL	2	Catalpa	speciosa	Western Catalpa	2.5' Cal	Per Plan
EOA	3	Quercus	robur	English Oak	2.5' Cal	Per Plan
HAC	6	Celtis	occidentalis	Western Hackberry	2.5' Cal	Per Plan
SHA	7	Gleditsia	triacanthos 'inermis' 'Shademaster'	Shademaster Honeylocust	2.5' Cal	Per Plan
WAS	3	Crataegus	phaenopyrum	Washington Hawthorn	2.5' Cal	Per Plan
PLANT TYPE: EVERGREEN TREES						
Abbr.	No.	Genus	Species	Common Name	Min. Size	Spacing
SBH	10	Picea	glauca 'Densata'	Black Hills Spruce	5' Ht	Per Plan
AUS	3	Pinus	nigra	Austrian Pine	6' Ht	Per Plan
PLANT TYPE: DECIDUOUS SHRUBS						
Abbr.	No.	Genus	Species	Common Name	Min. Size	Spacing
ABS	10	Amelanchier	x grandiflora	Autumn Brilliance Serviceberry	5 Gal	Per Plan
PYG	50	Potentilla	fruticosa 'Yellow Gem'	Yellow Gem Potentilla	5 Gal	Per Plan
RSA	43	Perovskia	artipicifolia	Russian Sage	5 Gal	Per Plan
RSD	7	Perovskia	artipicifolia 'Little Spire'	Dwarf Russian Sage	5 Gal	Per Plan
MLL	32	Philadelphus	microphyllus	Littleleaf Mockorange	5 Gal	Per Plan
PPB	91	Potentilla	fruticosa 'Pink Beauty'	Pink Beauty Potentilla	5 Gal	Per Plan
GLS	45	Rhus	aromatica 'Grow-Low'	Gro-Low Fragrant Sumac	5 Gal	Per Plan
SQC	16	Ribes	cereum	Wax Currant	5 Gal	Per Plan
PLANT TYPE: EVERGREEN SHRUBS						
Abbr.	No.	Genus	Species	Common Name	Min. Size	Spacing
BSG	29	Cytisus	purgan 'Spanish Gold'	Spanish Gold Broom	5 Gal	Per Plan
MPA	87	Arctostaphylos	'Panchito'	panchito Manzanita	5 Gal	Per Plan
YIT	46	Yucca	filamentosa 'Ivory Tower'	Ivory Tower Yucca	5 Gal	Per Plan
SMB	11	Picea	glauca 'St. Mary's Broom'	St. Mary's Broom Spruce	3 Gal	Per Plan
PLANT TYPE: ORNAMENTAL GRASSES						
Abbr.	No.	Genus	Species	Common Name	Min. Size	Spacing
BLO	292	Bouteloua	gracilis	Blonde Ambition Blue Grama Grass	1 Gal	Per Plan
DMG	55	Miscanthus	sinensis 'Yaku Jima'	Dwarf Maiden Grass	1 Gal	Per Plan
GHM	161	Panicum	virgatum 'Heavy Metal'	Heavy Metal Switch Grass	1 Gal/5 Gal*	Per Plan
PLANT TYPE: PERENNIALS						
Abbr.	No.	Genus	Species	Common Name	Min. Size	Spacing
LAM	30	Stachys	byzantine 'Silver Carpet'	Flowerless Lambs Ear	1 Gal	Per Plan
HBU	20	Agastache	cana	Double Bubble Mint Hyssop	1 Gal	Per Plan
GAU	26	Gaura	lindeimeri	Whirling Butterflies	1 Gal	Per Plan
OAL	108	Allium	'millenium'	Ornamental Allium	1 Gal	Per Plan

*GHM IN RIGHT OF WAY TO BE 5 GALLON

SEED SCHEDULE

SANDHILL PRAIRIE MIX (WITH FORBS)

Scientific Name	Common Name	PLS lbs/ac	PLS/sq ft	% of PLS/sf
GRAMINOIDS				
Achnatherum hymenoides	Indian ricegrass	5.0	12	8
Andropogon gerardii	Big bluestem	3.8	11	7
Andropogon hallii	Sand bluestem	4.0	10	7
Calamovilfa longifolia	Prairie Sandreed	2.0	13	8
Panicum virgatum	Switchgrass	1.0	9	6
Pascopyrum smithii	Western wheatgrass	4.5	14	9
Schizachyrium scoparium	Little bluestem	3.0	13	8
Sorghastrum nutans	Indiangrass	4.0	16	10
Sporobolus cryptandrus	Sand dropseed	0.1	13	8
Graminoid Totals		27.4	110	70
FORBS				
Eriogonum umbellatum	Sulphur-flower buckwheat	2.0	10	6
Gallardia aristata	Blanket flower	2.5	8	5
Heterotheca villosa	Hairy false goldenaster	0.8	12	7
Penstemon angustifolius	Broadbeard beardtongue	1.5	9	6
Ratibida columnifera	Upright prairie coneflower	0.6	10	6
Forb Totals		7.4	48	30
TOTAL		34.7	159	100

Drill Seeded Rate: 34.7 PLS#/Acre
Mechanical Broadcast Rate: 34.7 PLS#/Acre
Hand Broadcast Areas Rate: 69.4 PLS#/Acre

WETLAND MIX (WITHOUT FORBS)

Scientific Name	Common Name	PLS lbs/ac	PLS/sq ft	% of PLS/sf
GRAMINOIDS				
Beckmannia syzigachne	American sloughgrass	0.8	21	15.78
Carex nebrascensis	Nebraska sedge	1.2	19	14.55
Eleocharis palustris	Creeping spikerush	0.9	13	9.92
Elymus canadensis	Canada wildrye	3.3	7	5.72
Panicum virgatum	Switchgrass	1.6	15	11.15
Pascopyrum smithii	Western wheatgrass	3.3	14	10.46
Schoenoplectus acutus	Hardstem bulrush	1.6	11	8.34
Schoenoplectus maritimus	Alkali bullrush	1.4	8	5.83
Spartina pectinata	Prairie cordgrass	7.8	24	18.25
Total		36.0	160	100

Drill Seeded Rate: 21.8 PLS#/Acre
Mechanical Broadcast Rate: 21.8 PLS#/Acre
Hand Broadcast Areas Rate: 43.6 PLS#/Acre

HYDROZONE WATER USE: VERY LOW

15 SABLE

LANDSCAPE NOTES AND SCHEDULES

REMARKS

NO.	DATE	REMARKS
1	07/27/22	SITE PLAN SUBMITTAL
2	10/05/22	SITE PLAN AND SUBMITTAL
3	11/07/22	SITE PLAN AND SUBMITTAL
4	12/23/22	TECHNICAL REVISION 01
5	02/17/23	TECHNICAL REVISION 02

PA / PM:

CH

DRAWN BY:

CB

JOB NO.:

SHEET

9

NOT FOR CONSTRUCTION

2022-4046-00 15 SABLE APARTMENTS



LANDSCAPE DETAILS

NO.	DATE	REMARKS
1	07/27/22	SITE PLAN SUBMITTAL
2	10/05/22	SITE PLAN 2ND SUBMITTAL
3	11/07/22	SITE PLAN 3RD SUBMITTAL
4	12/23/22	TECHNICAL REVISION 01
5	02/17/23	TECHNICAL REVISION 02

PA / PM:	CH
DRAWN BY:	CB
JOB NO.:	

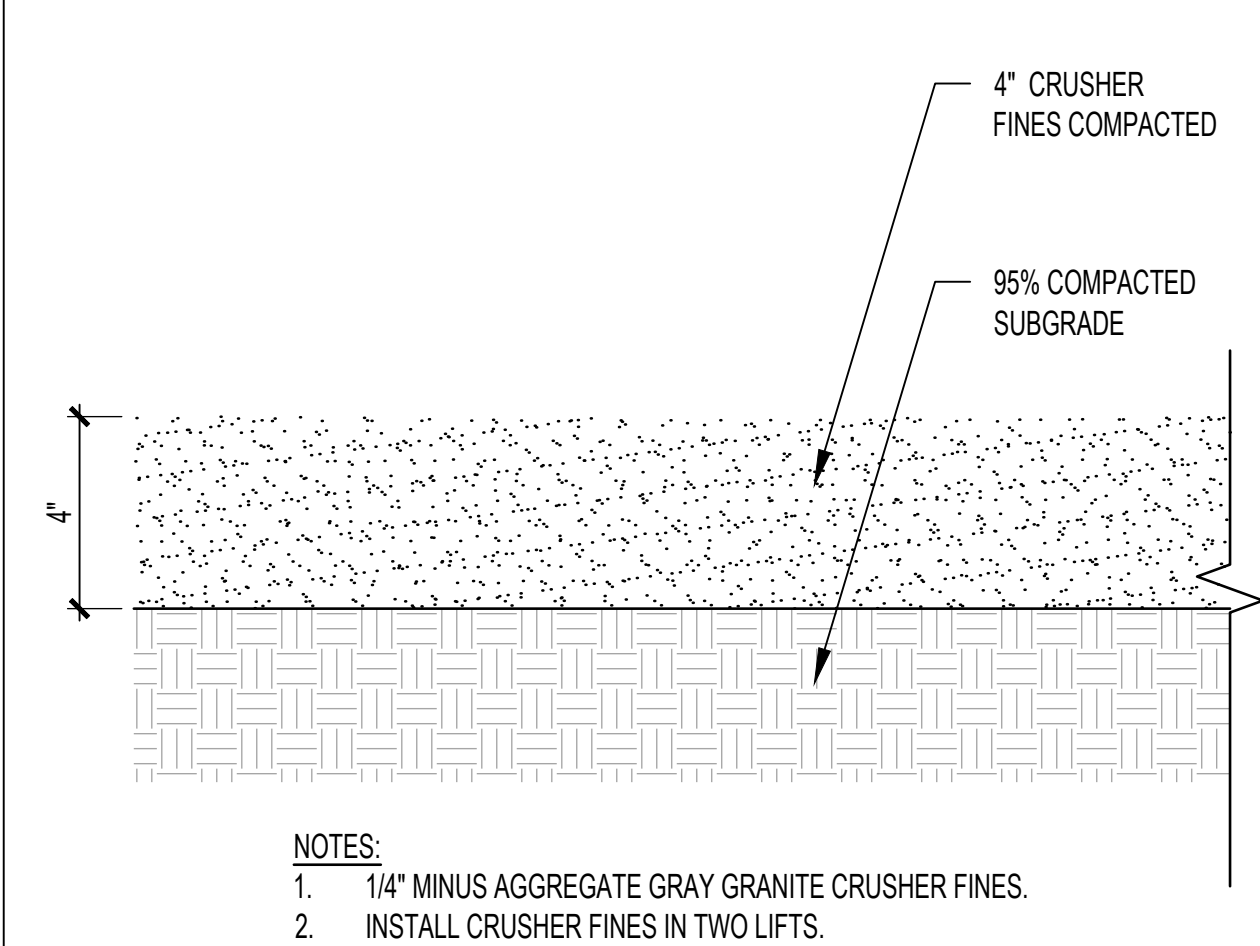
SHEET

10

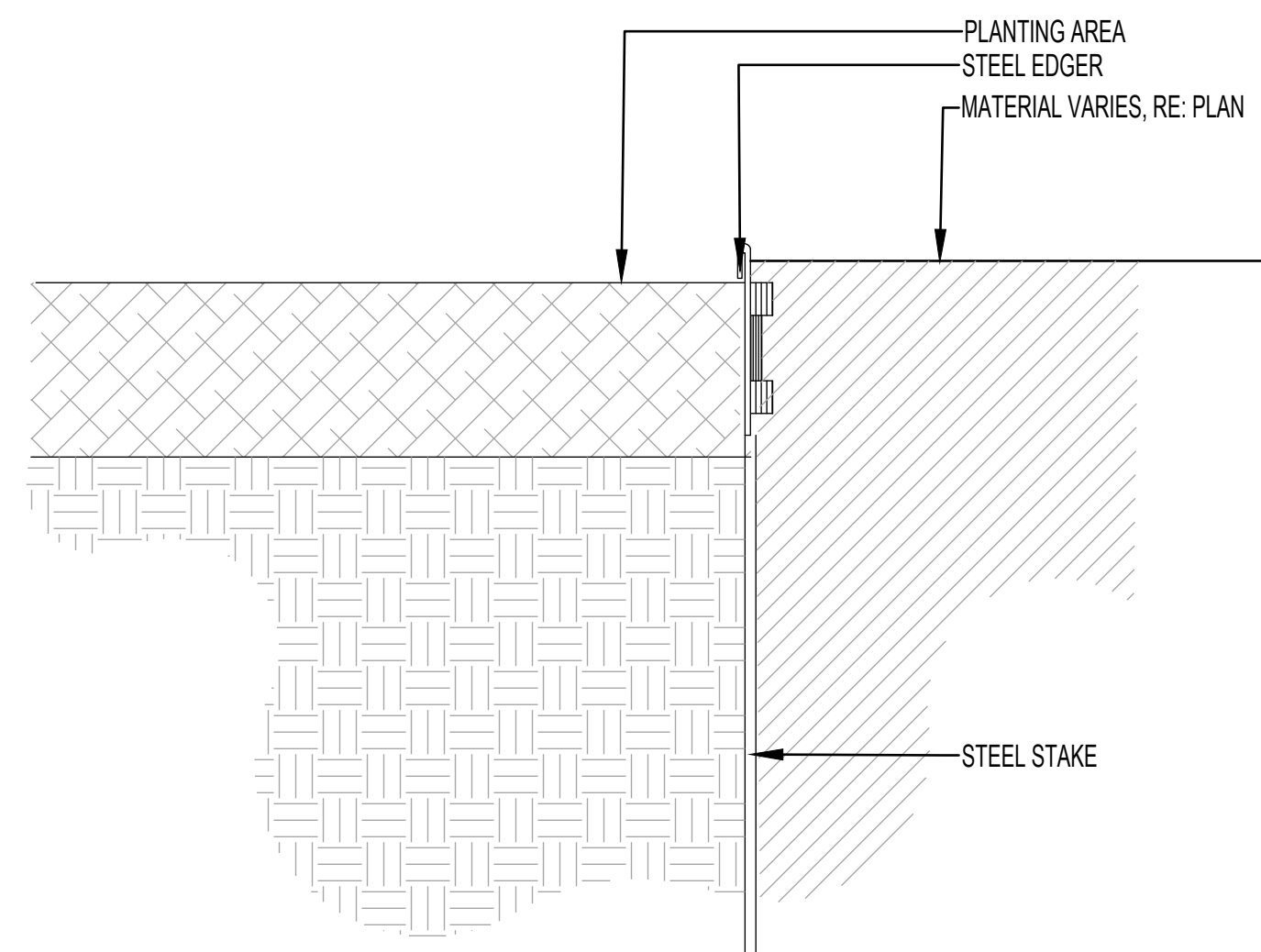
NOT FOR CONSTRUCTION

2022-4046-00 15 SABLE APARTMENTS

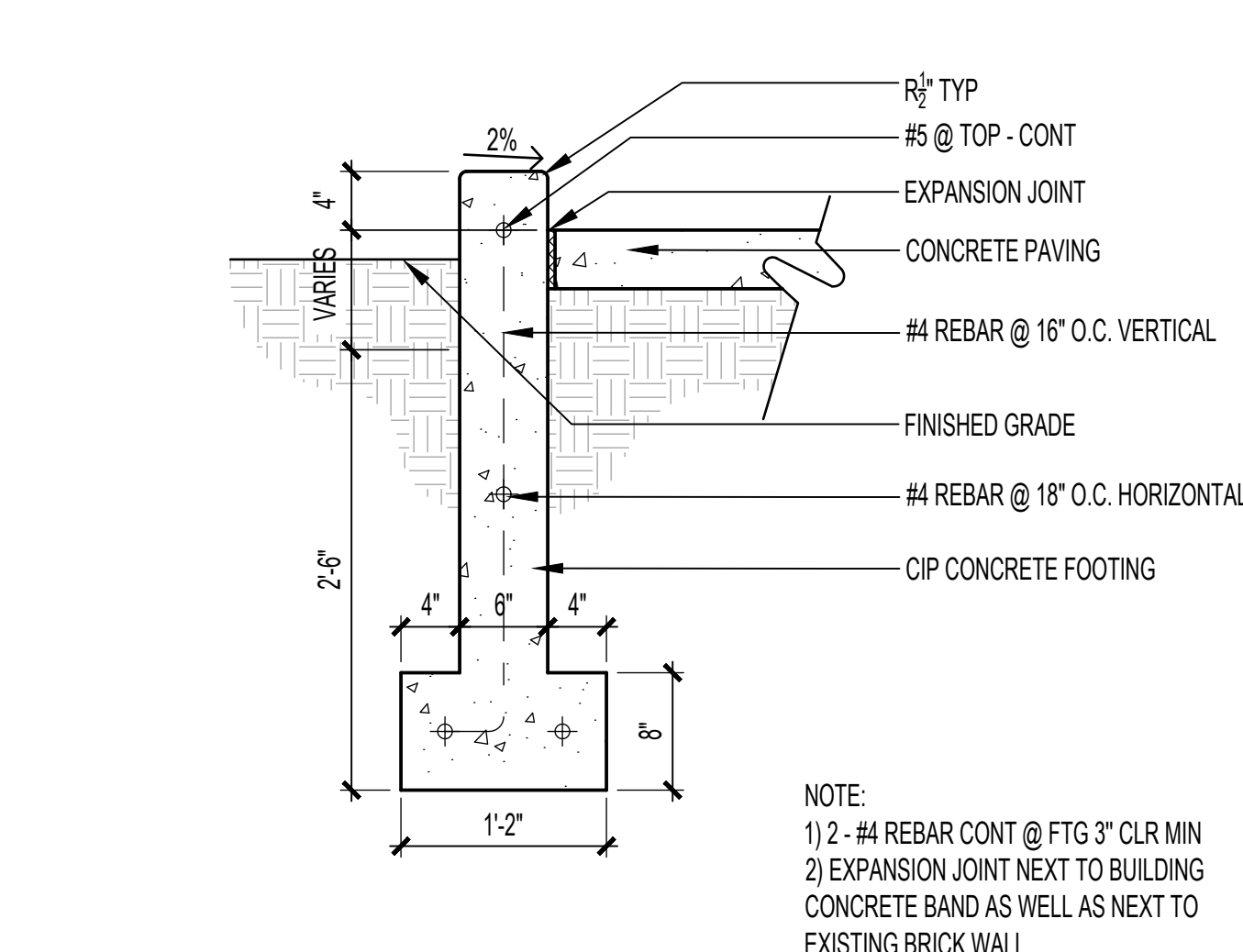
SCALE: NTS



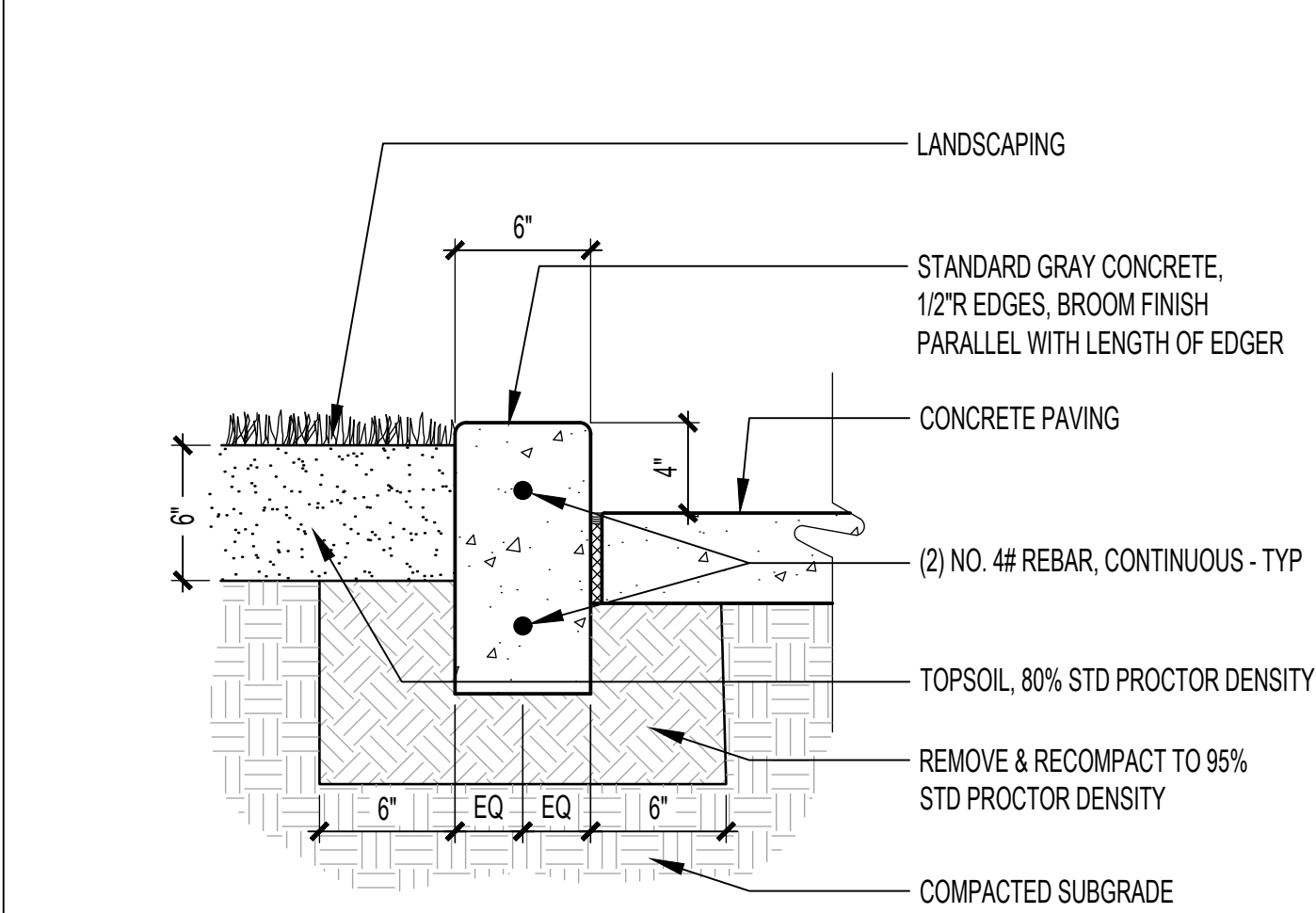
A CRUSHER STONE SURFACING
SCALE: 3/4"=1'-0"



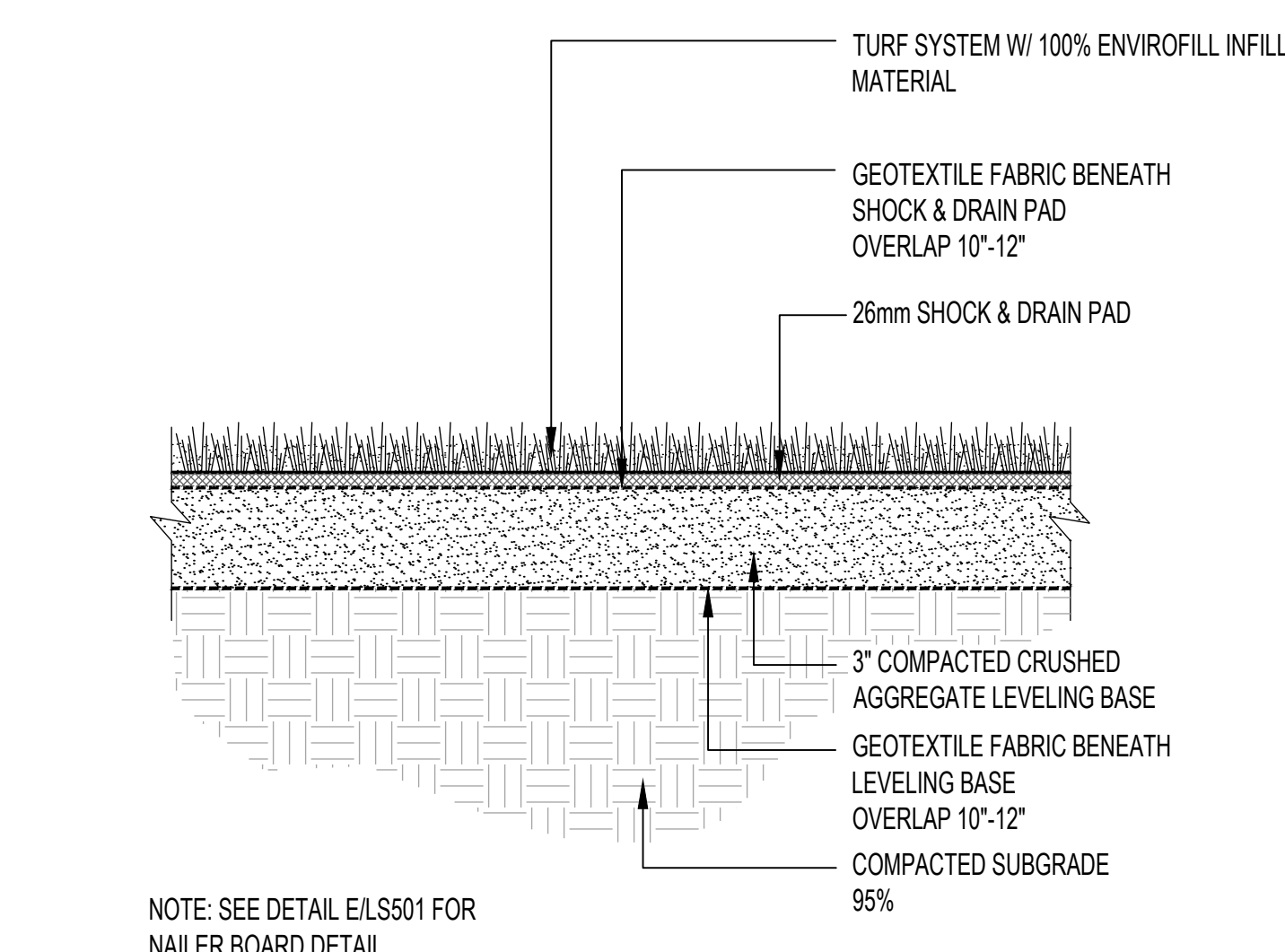
B STEEL EDGER
SCALE: 3/4"=1'-0"



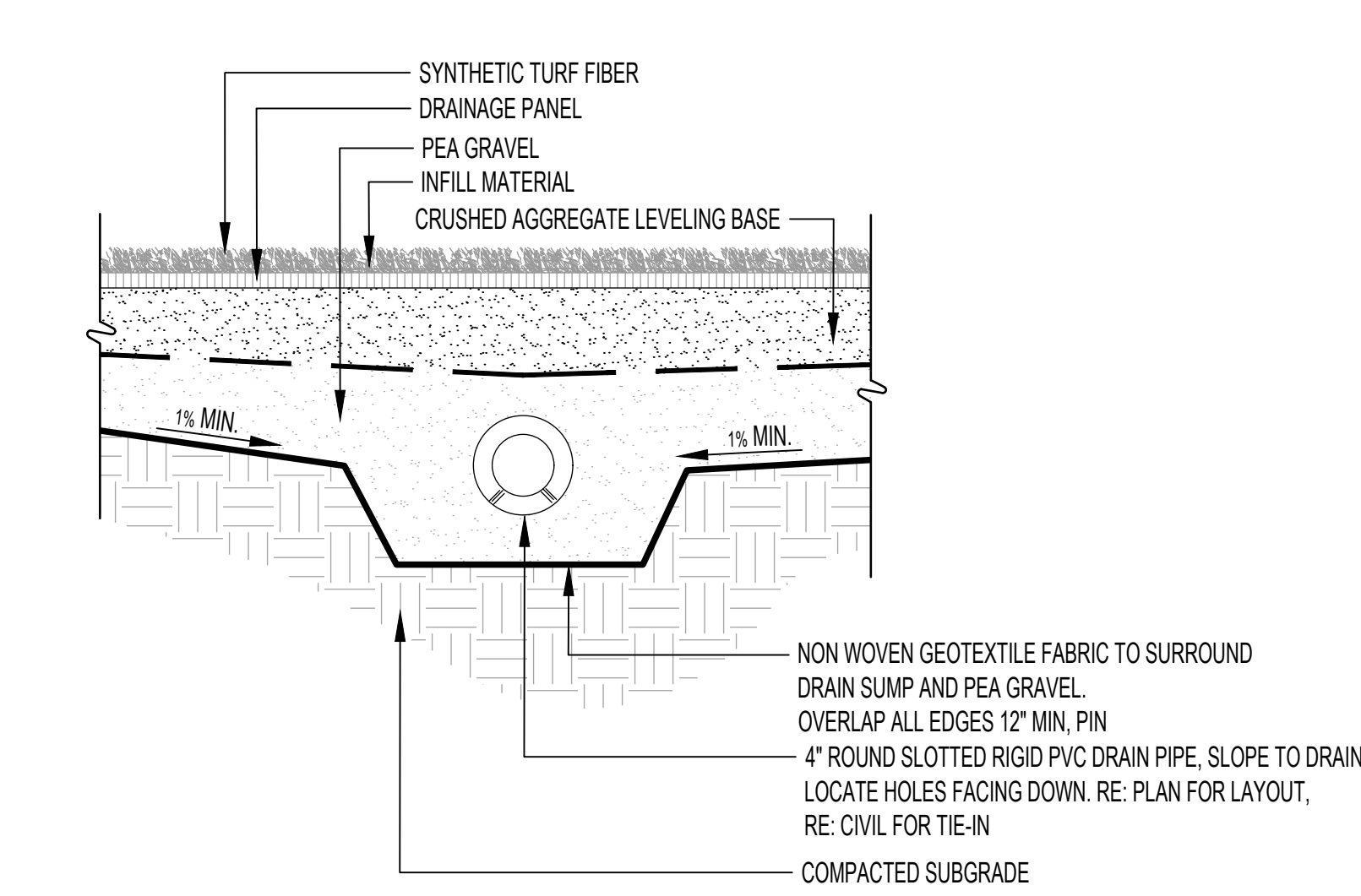
C RAMP
SCALE: 1/4"=1'-0"



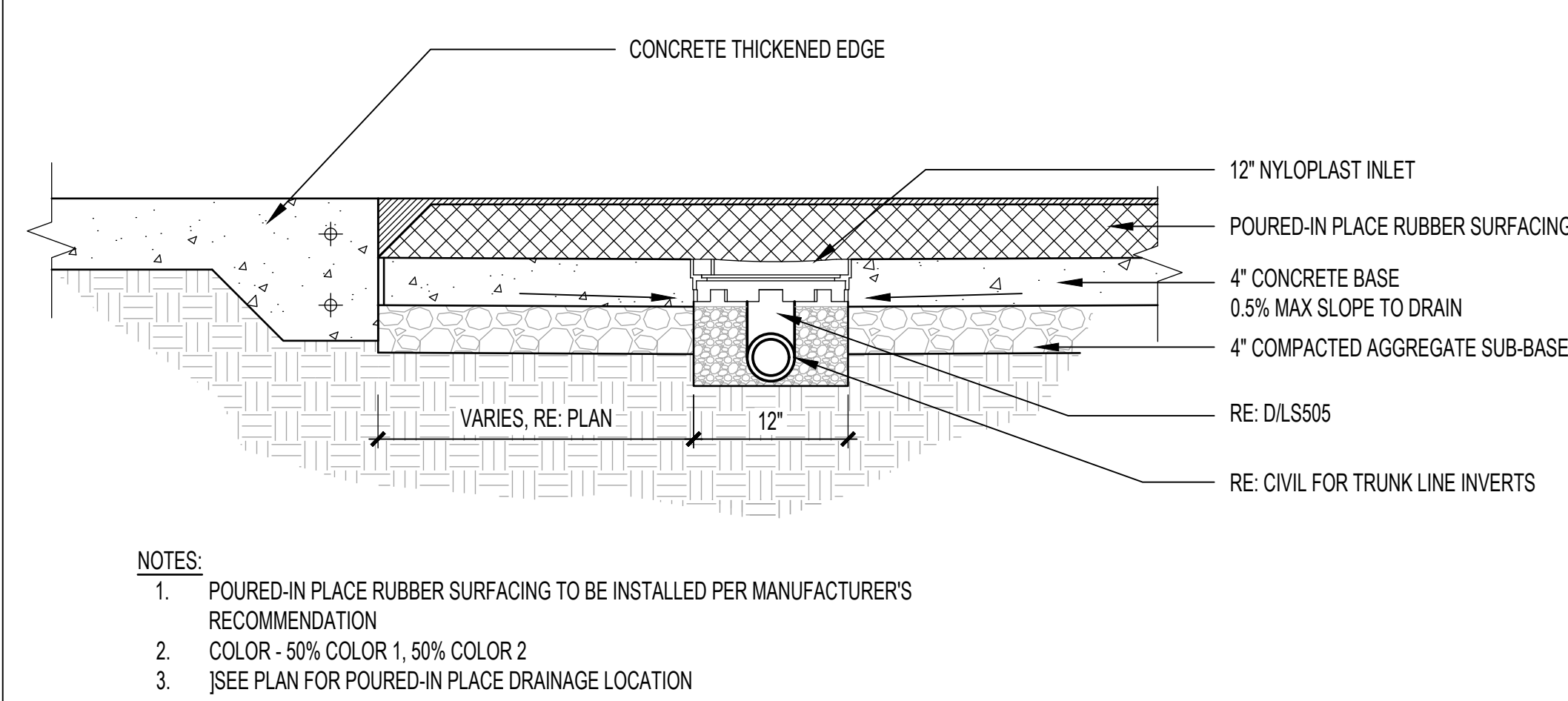
D CONCRETE HEADER
SCALE: 1/12"=1'-0" FILENAME



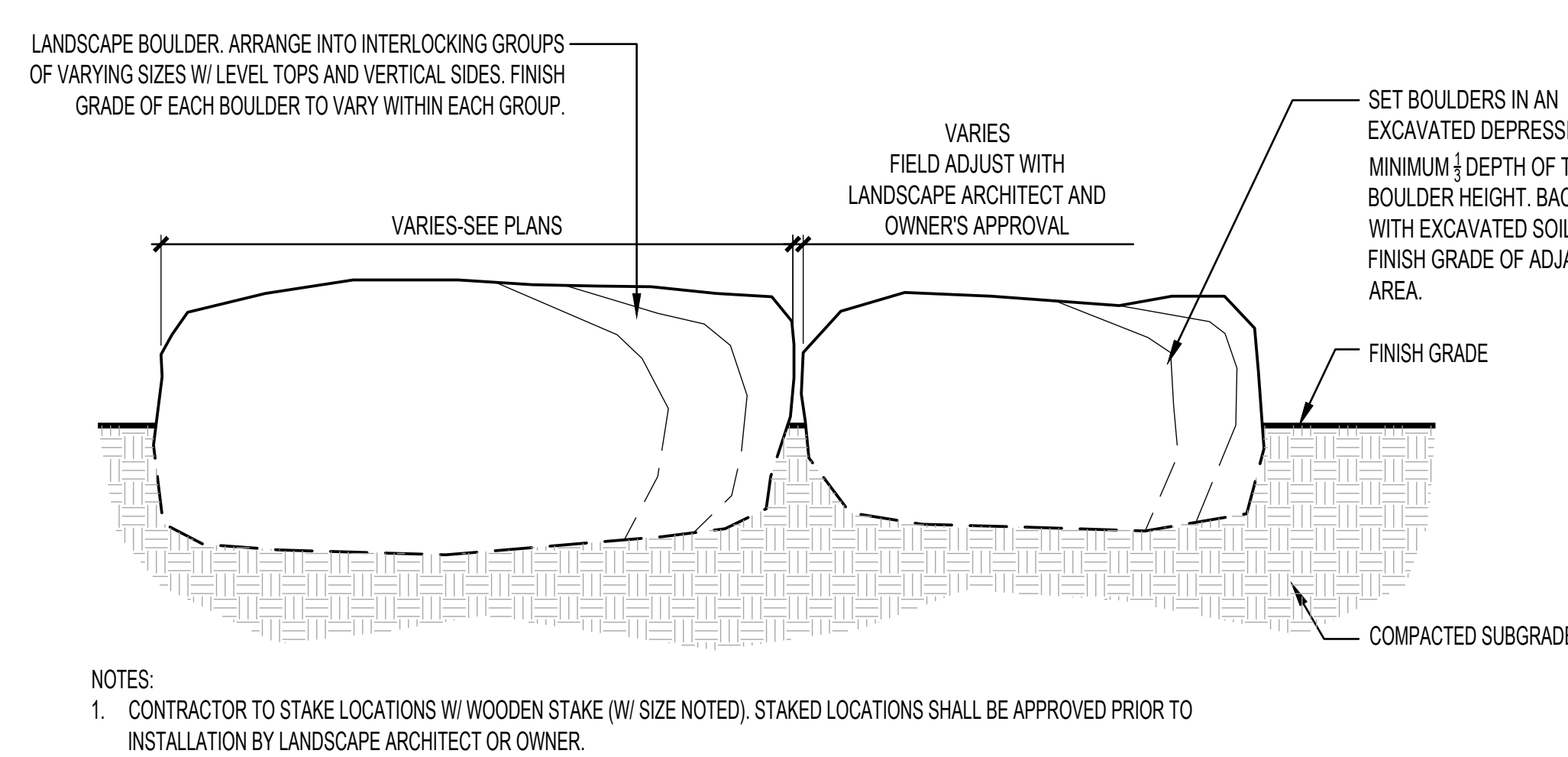
E SYNTHETIC TURF
SCALE: 1/4"=1'-0"



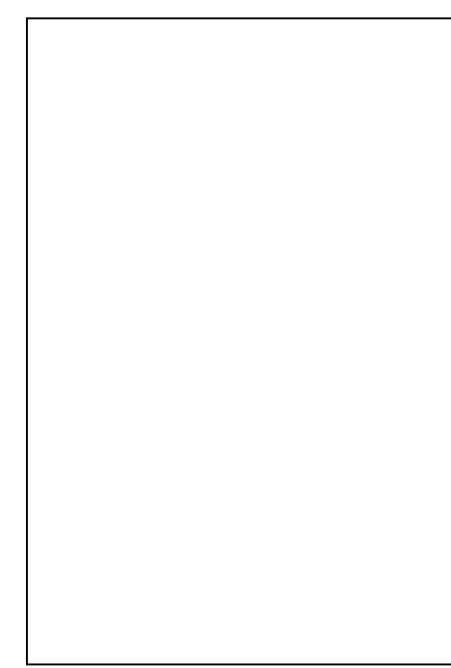
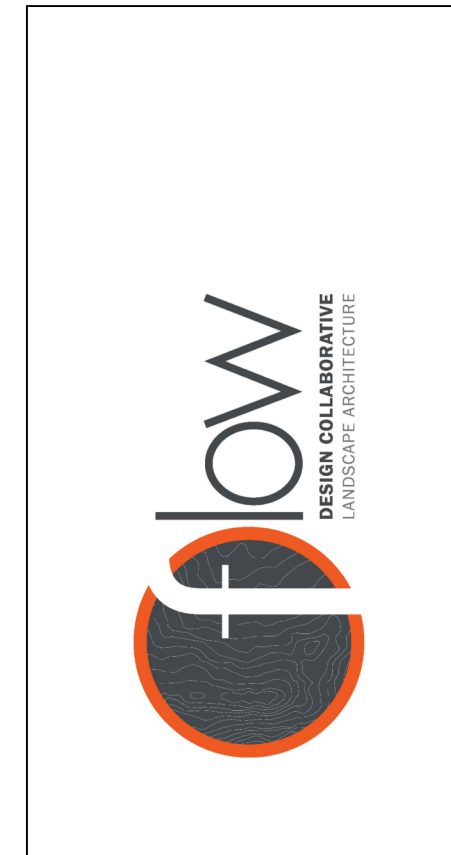
F SYNTHETIC TURF DRAIN
SCALE: 1/12"=1'-0"



G POURED IN PLACE SURFACING ON CONCRETE SUB-BASE
SCALE: 1/4"=1'-0"



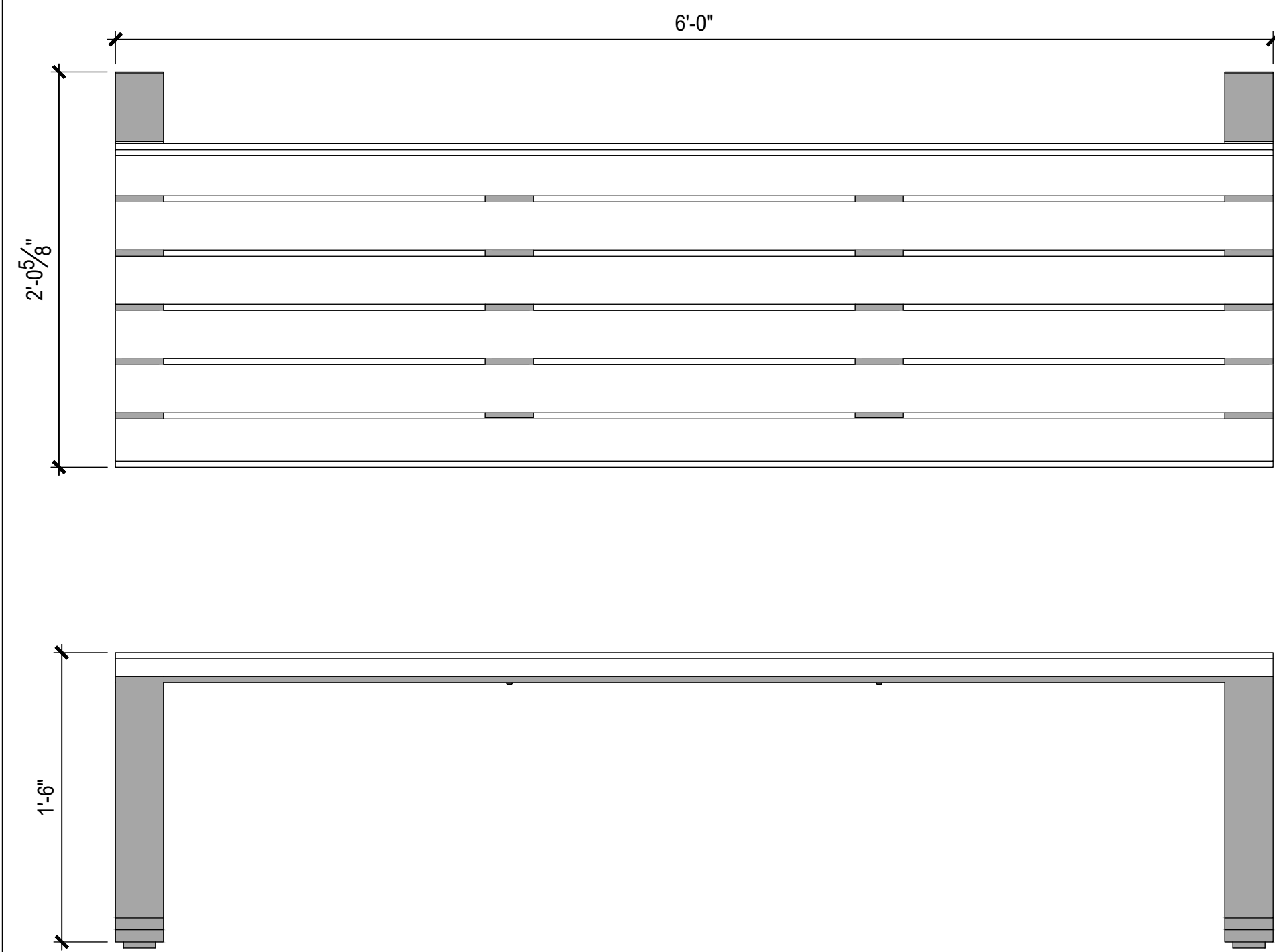
H LANDSCAPE BOULDER
SCALE: 3/4"=1'-0"



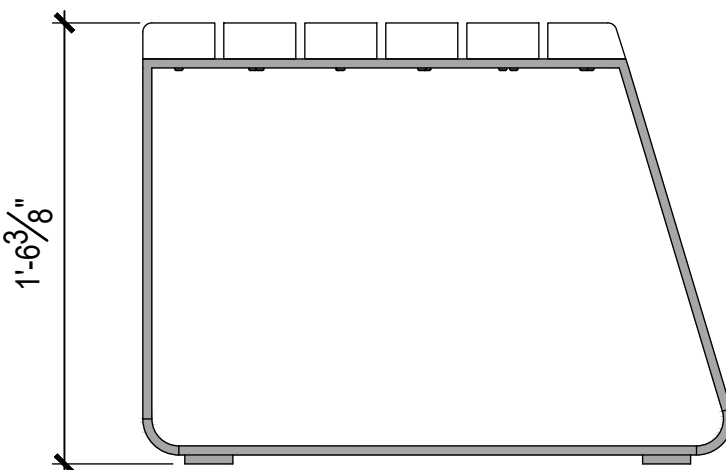
15 SABLE
LANDSCAPE DETAILS

NO.	DATE	REMARKS
1	07/27/22	SITE PLAN SUBMITTAL
2	11/07/22	SITE PLAN SUBMITTAL
3	11/07/22	SITE PLAN SUBMITTAL
4	12/21/22	TECHNICAL REVISION 01
5	02/17/23	TECHNICAL REVISION 02

PA / PM:	CH
DRAWN BY:	CB
JOB NO.:	



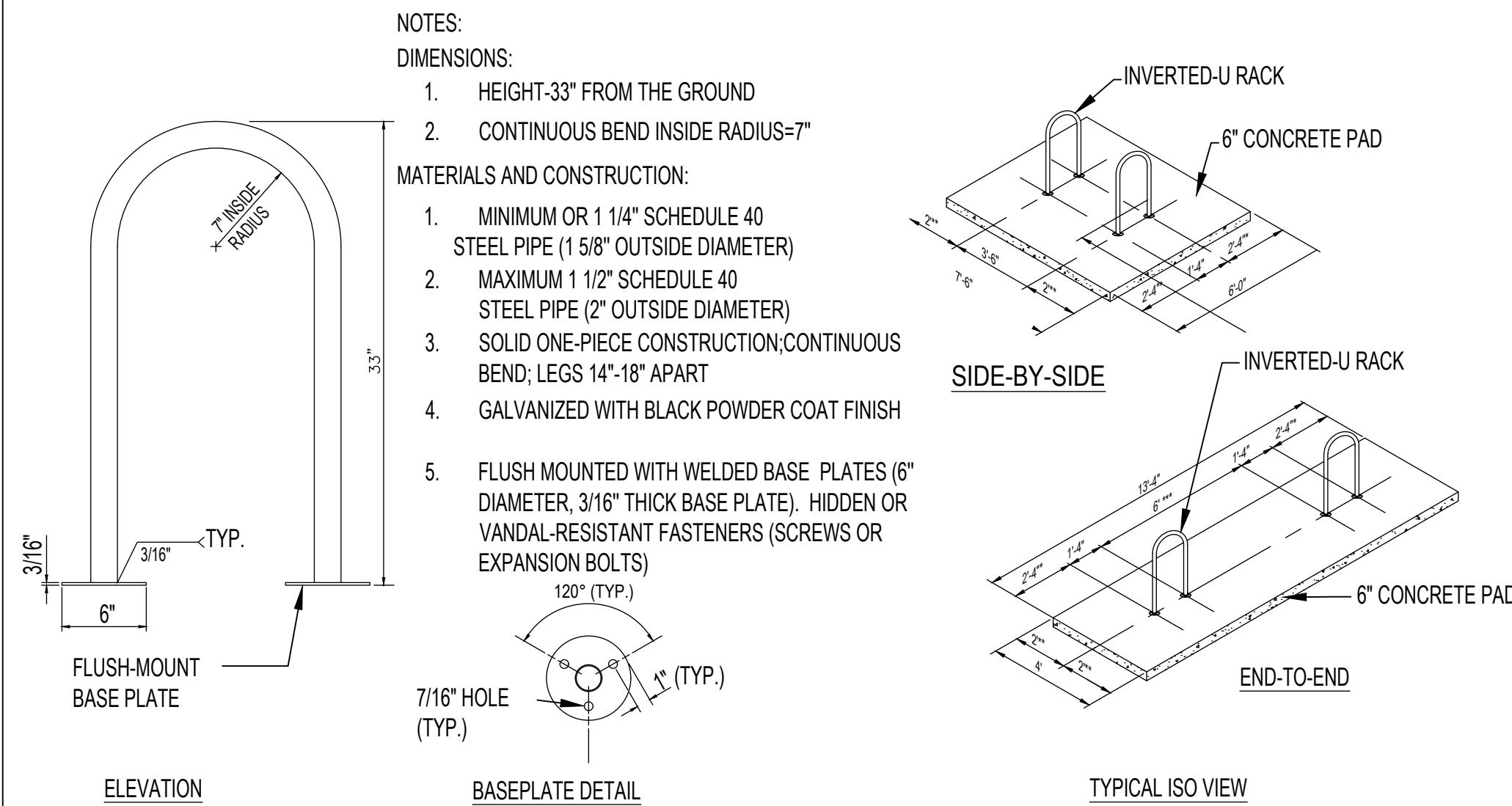
- CONTACT:**
SITE PIECES
MIKE HONERLAW
SITEPIECES.COM
720.665.5251
- NOTES:**
- FRAME: ALL ALUMINUM CONSTRUCTION
 - 3/8" ALUMINUM GLIDES W/ 1/2" PRE-DRILLED COUNTERSUNK HOLE FOR SURFACE MOUNTING
 - THERMORY (N. WHITE ASH) OR ALUMINUM SLATS
 - SITE PIECES RECOMMENDS STAINLESS STEEL DROP-IN ANCHORS W/ FLAT HEAD
 - SHIPS FULLY ASSEMBLED



BENCH DETAIL FOR DESIGN INTENT ONLY. MANUFACTURER TO BE FINALIZED AT TIME OF CONSTRUCTION DOCUMENTS

A 6' BENCH

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

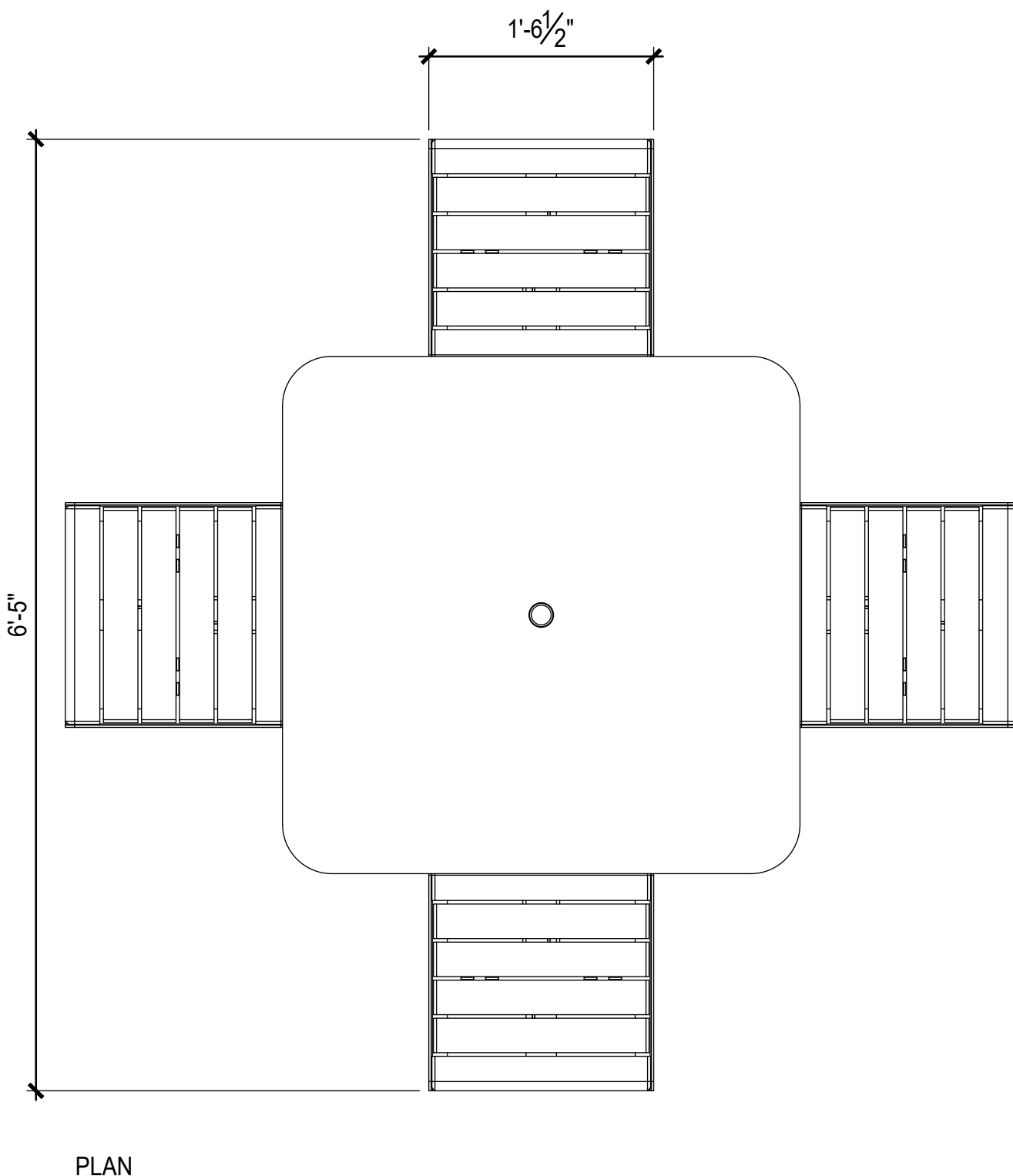


- 3'-4" MINIMUM WHEN INSTALLED PERPENDICULAR TO A WALL OR CURB.
- 3' MINIMUM WHEN INSTALLED PARALLEL TO A WALL OR CURB. 5' MINIMUM SEPARATION FROM CURB FACE WHEN INSTALLED ADJACENT TO A CURB WITH "HEAD-IN" AUTOMOBILE PARKING.
- 10' MINIMUM IF MORE THAN TWO "U" RACKS IN A SERIES.

- NOTES:**
1. EXPOSED CONCRETE SURFACE TO BE BROOM FINISHED. PAD SIZE MAY VARY AS DIRECTED BY THE ENGINEER.
 2. PAD IS TO BE CONSTRUCTED WITH CLASS B CONCRETE.
 3. EXCAVATION AND/OR EMBANKMENT REQUIRED FOR PAD CONSTRUCTION WILL NOT BE PAID FOR SEPERATELY, BUT SHALL BE INCLUDED IN THE COST OF THE PAD. CONCRETE SHALL BE SLOPED AT 2% TO DRAIN.

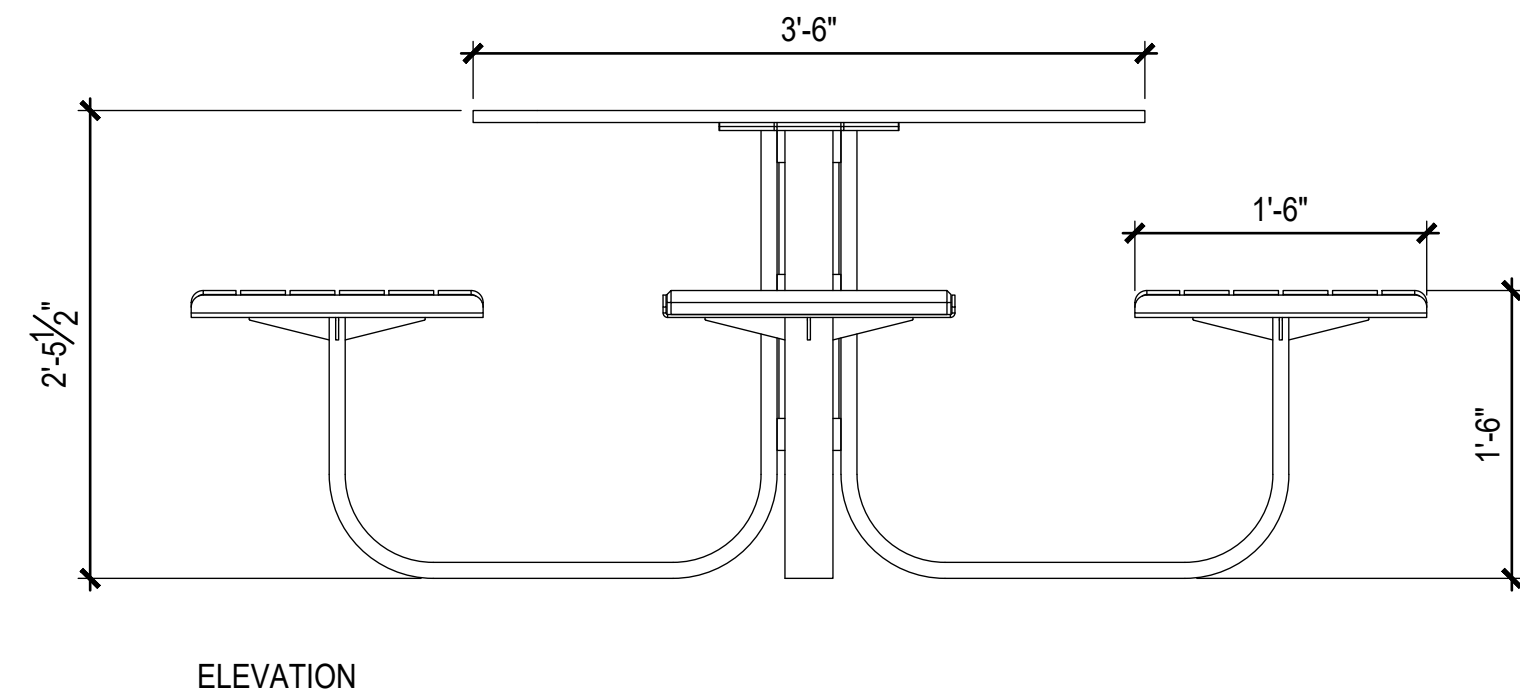
C BIKE RACK

SCALE: N.T.S



CONTACT:
SITE PIECES
MIKE HONERLAW
SITEPIECES.COM
720.665.5251

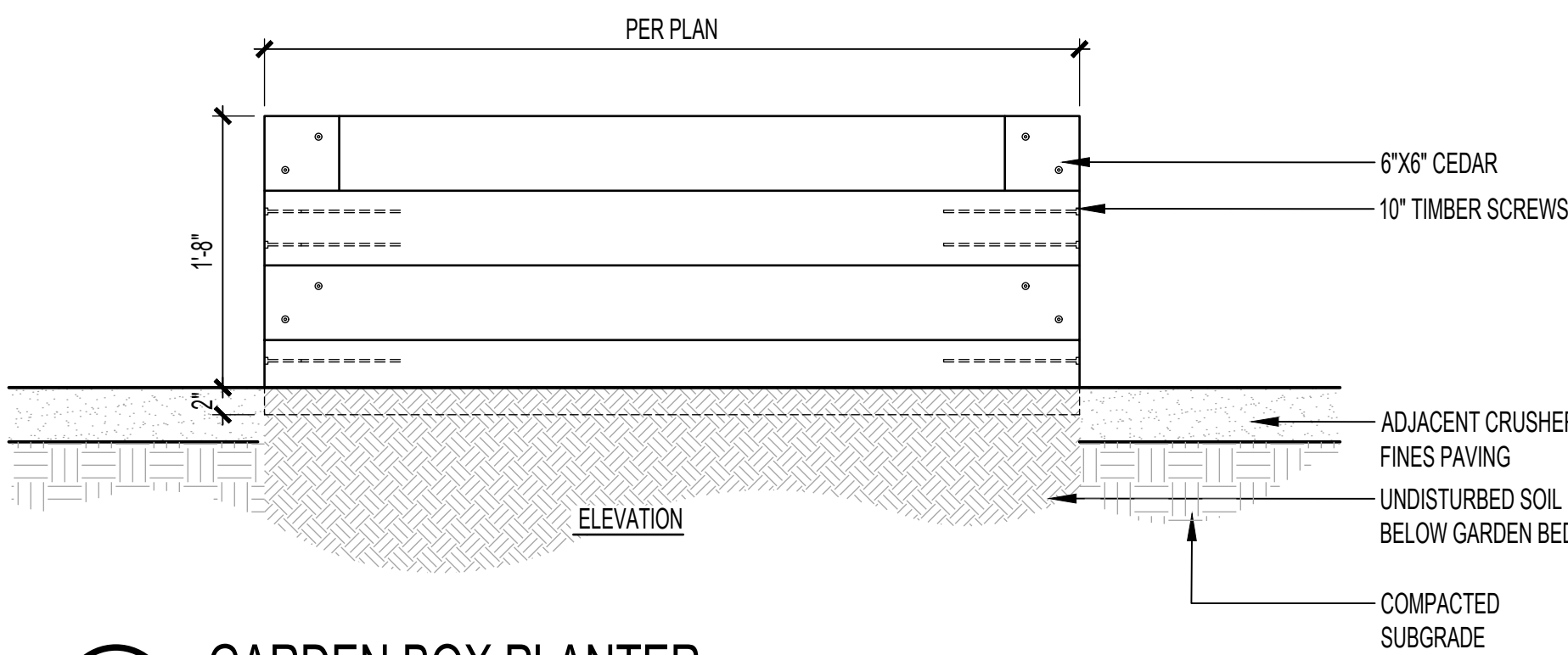
- NOTES:**
- FRAME: ALL ALUMINUM CONSTRUCTION
 - 3/8" ALUMINUM GLIDES W/ 1/2" PRE-DRILLED COUNTERSUNK HOLE FOR SURFACE MOUNTING
 - THERMORY (N. WHITE ASH) OR ALUMINUM SLATS
 - SITE PIECES RECOMMENDS STAINLESS STEEL DROP-IN ANCHORS W/ FLAT HEAD
 - SHIPS FULLY ASSEMBLED



B PICNIC TABLES

SCALE: 1'-1'-0"

- NOTES:**
1. PROVIDE SHOP DRAWINGS
 2. PROVIDE LANDSCAPE FABRIC LINER ON BOTTOM AND ALL SIDES
 3. STAIN: LIFETIME



D GARDEN BOX PLANTER

SCALE: 1'-1'-0"



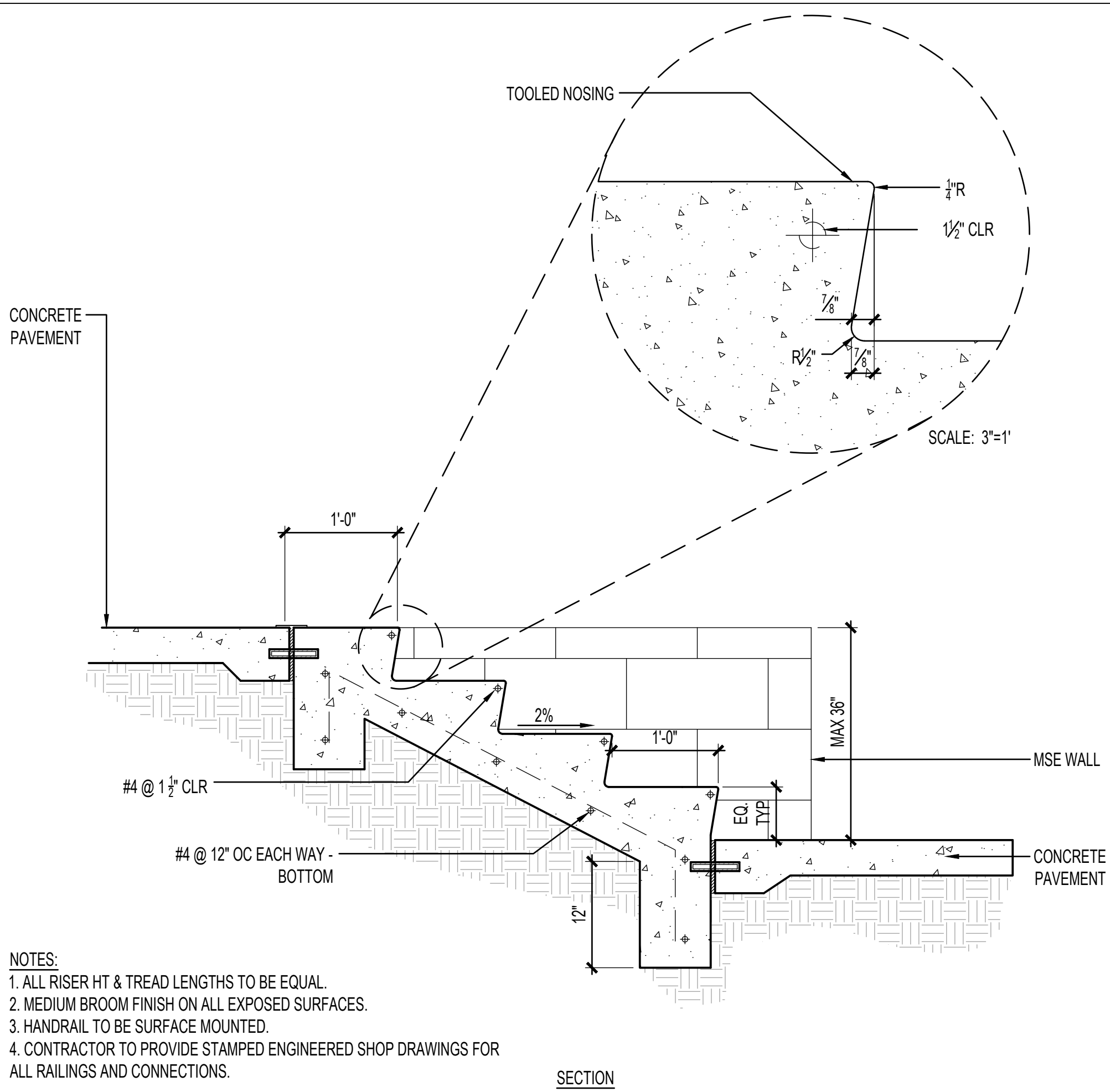
15 SABLE
LANDSCAPE DETAILS

NO.	DATE	REMARKS
1	07/27/22	SITE PLAN SUBMITTAL
2	11/07/22	SITE PLAN SUBMITTAL
2	11/07/22	SITE PLAN 3RD SUBMITTAL
3	12/21/22	TECHNICAL REVISION 01
5	02/17/23	TECHNICAL REVISION 02

PA / PM:	CH
DRAWN BY:	CB
JOB NO.:	

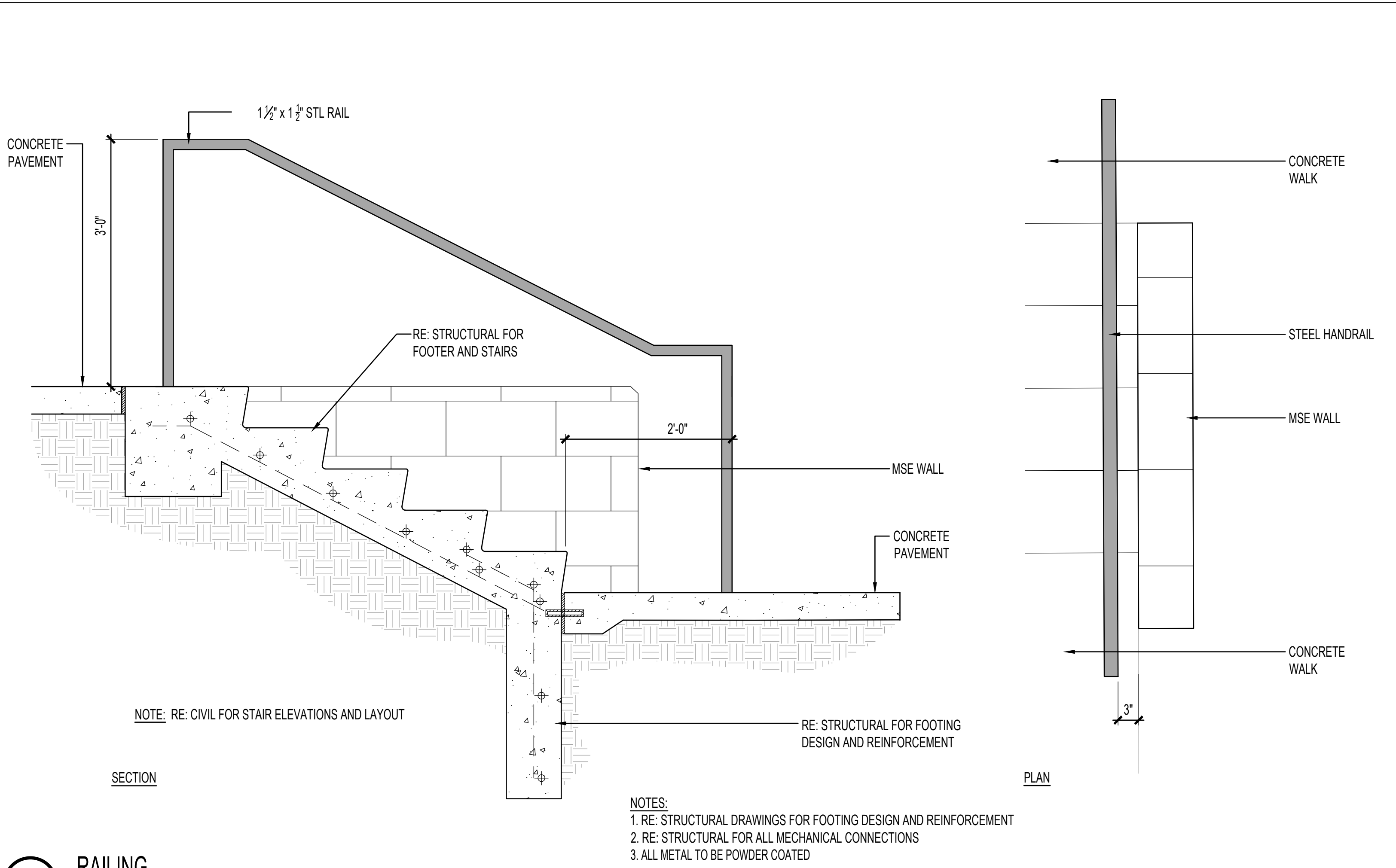
NO.	DATE	REMARKS
1	07/27/22	SITE PLAN SUBMITTAL
2	08/01/22	SECTION SUBMITTAL
2	11/07/22	SITE PLAN 3RD SUBMITTAL
3	12/21/22	TECHNICAL REVISION 01
5	02/17/23	TECHNICAL REVISION 02

PA / PM:	CH
DRAWN BY:	CB
JOB NO.:	



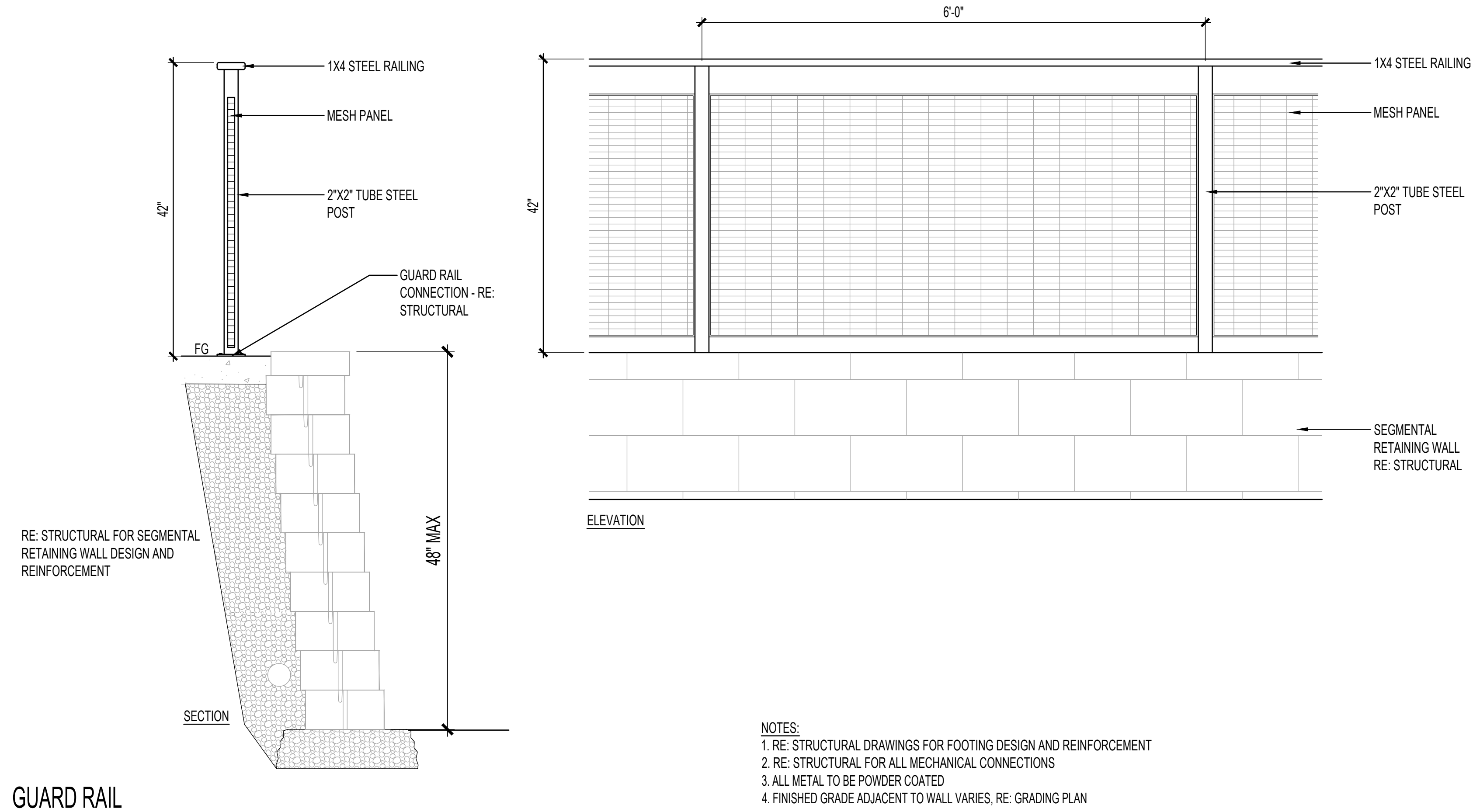
A CONCRETE STAIRS

SCALE: 1"-1'-0"



B RAILING

SCALE: 1"-1'-0"

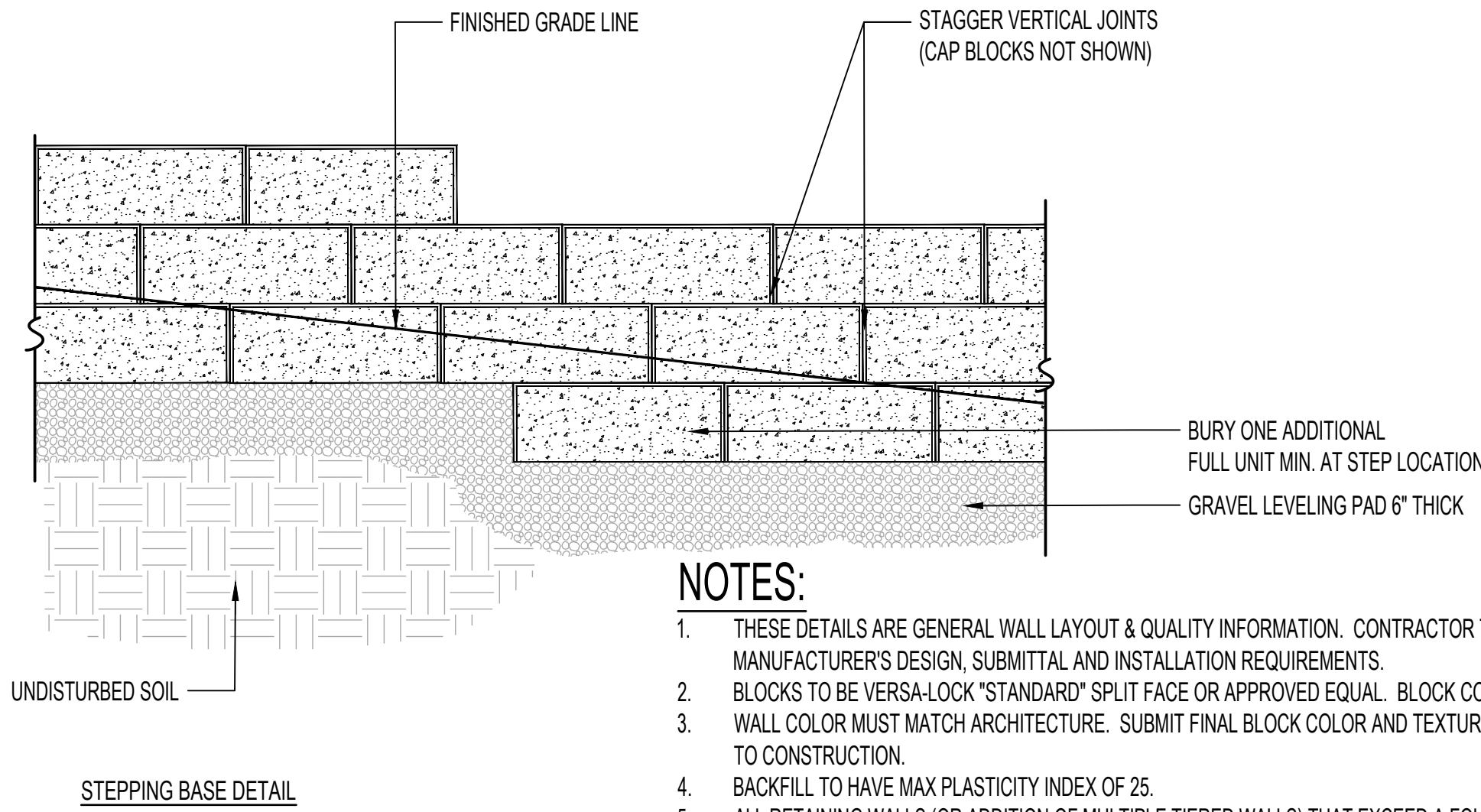
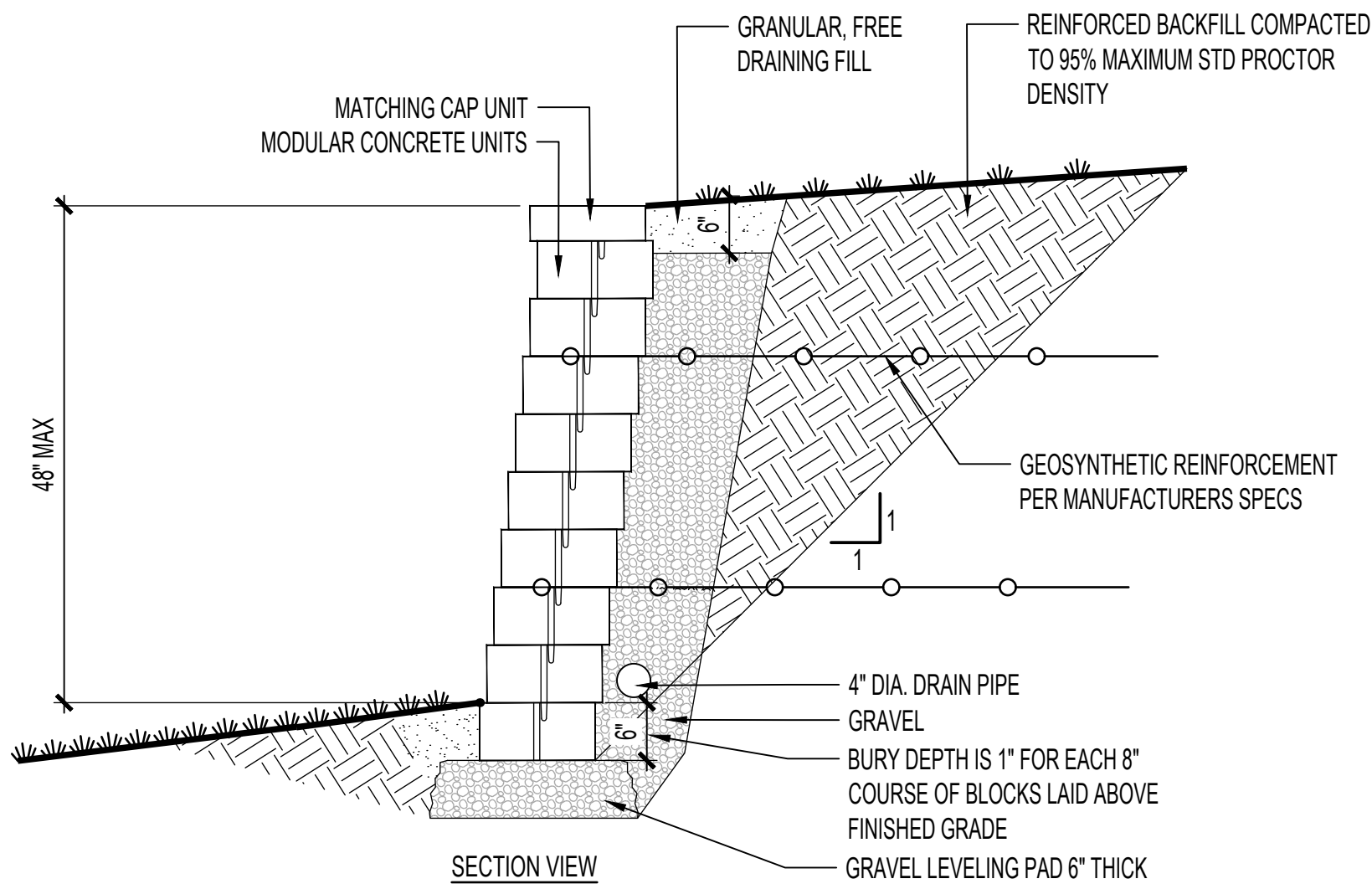


C GUARD RAIL

SCALE: 1"-1'-0"

NO.	DATE	REMARKS
1	07/27/22	SITE PLAN SUBMITTAL
2	11/07/22	SITE PLAN SUBMITTAL
2	11/07/22	SITE PLAN 3RD SUBMITTAL
2	12/21/22	TECHNICAL REVISION 01
5	02/17/23	TECHNICAL REVISION 02

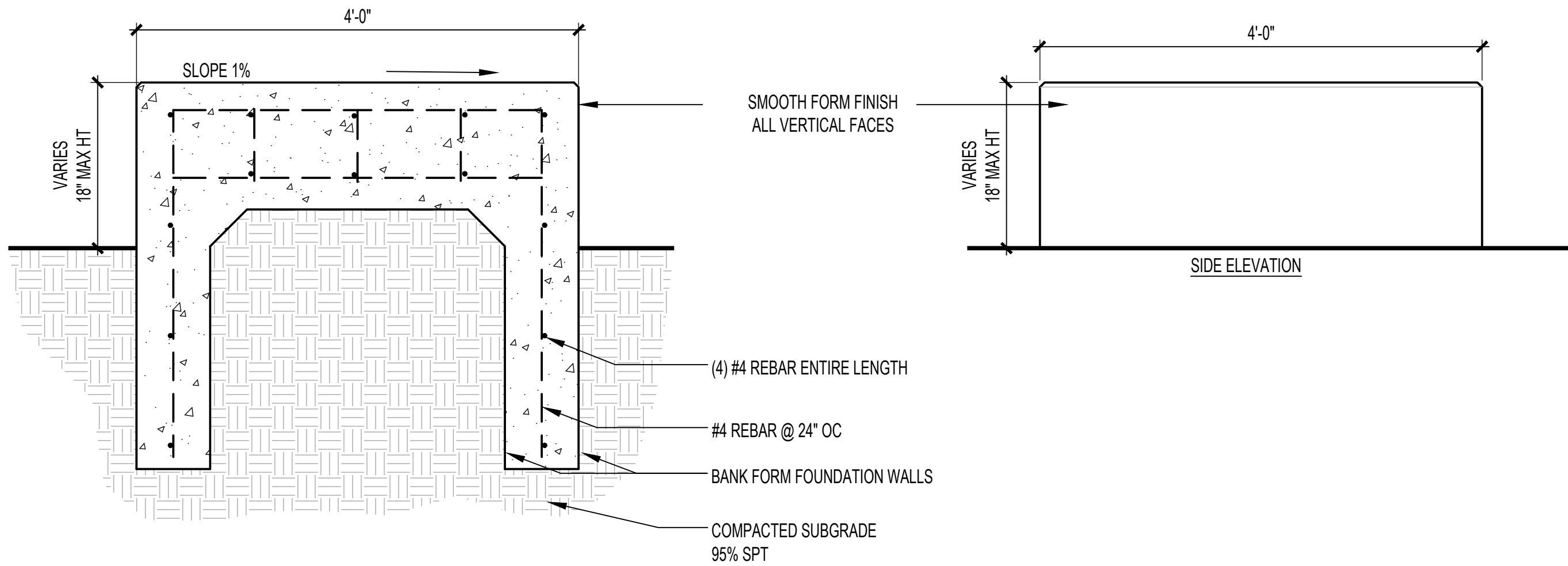
PA / PM:	CH
DRAWN BY:	CB
JOB NO.:	



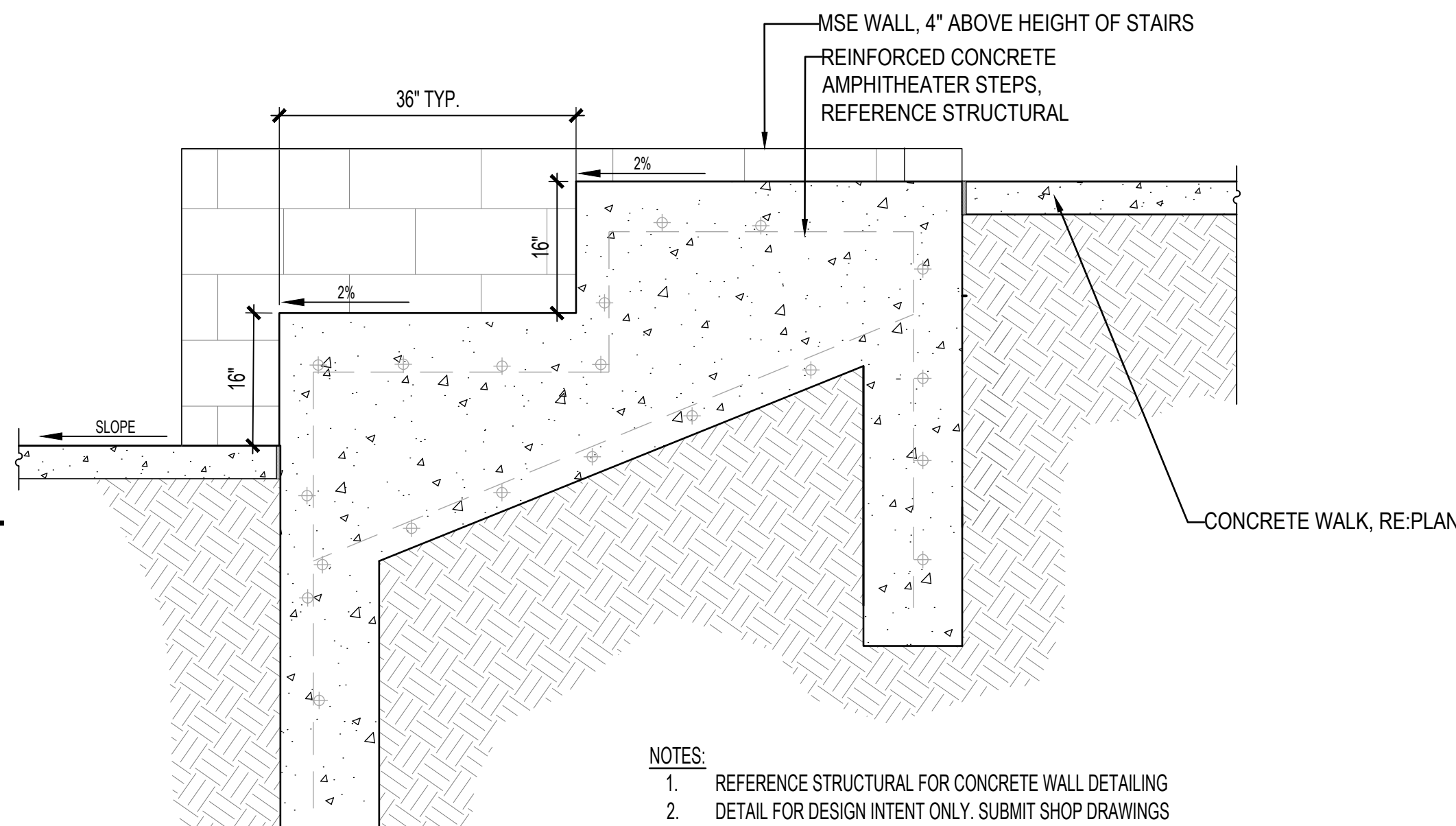
NOTES:

1. THESE DETAILS ARE GENERAL WALL LAYOUT & QUALITY INFORMATION. CONTRACTOR TO REVIEW AND FOLLOW ALL OF BLOCK MANUFACTURER'S DESIGN, SUBMITTAL AND INSTALLATION REQUIREMENTS.
2. BLOCKS TO BE VERSA-LOCK "STANDARD" SPLIT FACE OR APPROVED EQUAL. BLOCK COLORS TO BE SUBMITTED FOR APPROVAL.
3. WALL COLOR MUST MATCH ARCHITECTURE. SUBMIT FINAL BLOCK COLOR AND TEXTURE SAMPLE TO OWNER FOR APPROVAL PRIOR TO CONSTRUCTION.
4. BACKFILL TO HAVE MAX PLASTICITY INDEX OF 25.
5. ALL RETAINING WALLS (OR ADDITION OF MULTIPLE TIERED WALLS) THAT EXCEED A FOUR FOOT HEIGHT OR INCLUDE A SURCHARGE LOAD WILL REQUIRE A BUILDING PERMIT PRIOR TO OBTAINING A PERMIT.

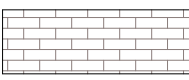
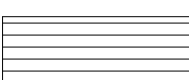
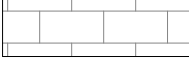
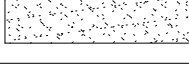
A
SEGMENTAL RETAINING WALL
SCALE: 3/4" = 1'-0"

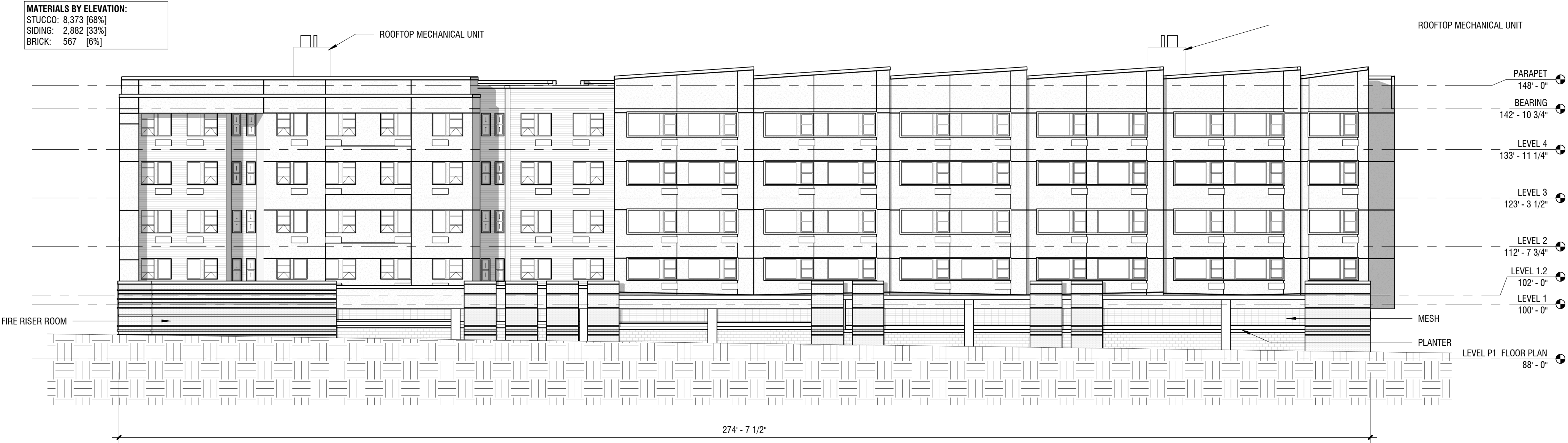


B
CONCRETE ART PLINTH
SCALE: 1" = 1'-0"



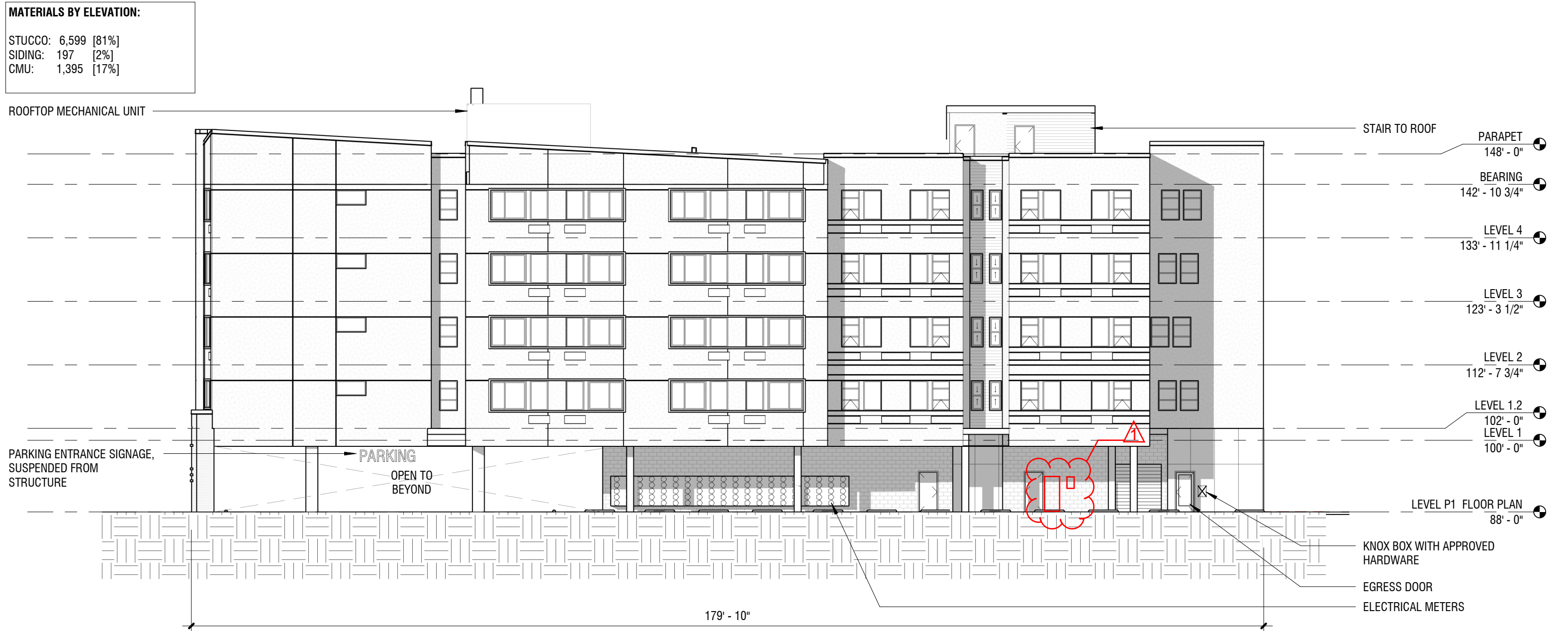
C
STEP SEATING
SCALE: 3/4" = 1'-0"

ELEVATIONS MATERIAL LEGEND			
		TOTAL SQUARE FOOTAGE	% OF TOTAL
	BRICK MASONRY	4,089	8%
	CEMENT BOARD SIDING	8,777	18%
	CMU MASONRY	4,089	8%
	STUCCO	35,523	73%
		48,389	100%



1 EAST ELEVATION

1/16" = 1'-0"



2 NORTH ELEVATION

1/16" = 1'-0"


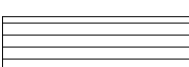
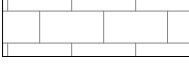
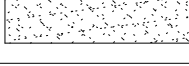


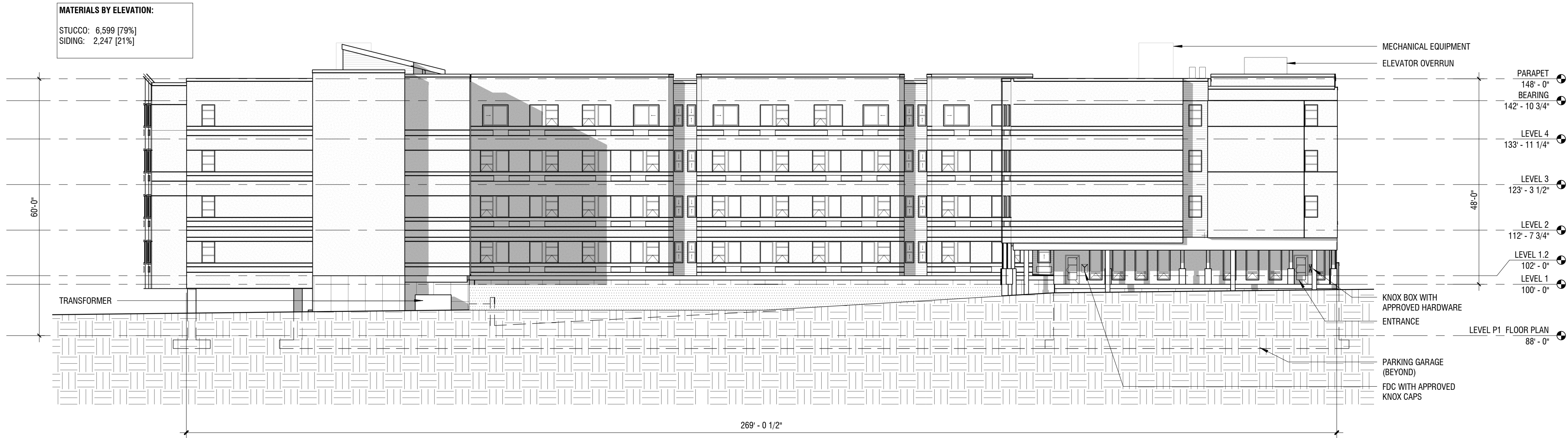
3 SOUTH ELEVATION

1/16" = 1'-0"

REMARKS		DATE	
NO.	DATE	NO.	DATE
1	07/15/20	1	07/15/20
2	10/05/22	2	10/05/22
3	11/09/22	3	11/09/22
4	11/18/24	4	11/18/24

PA / PM:	Approver
DRAWN BY:	Author
JOB NO.:	Author

ELEVATIONS MATERIAL LEGEND			
		TOTAL SQUARE FOOTAGE	% OF TOTAL
	BRICK MASONRY	4,089	8%
	CEMENT BOARD SIDING	8,777	18%
	CMU MASONRY	4,089	8%
	STUCCO	35,523	73%
		48,389	100%



1 WEST ELEVATION
1/16" = 1'-0"



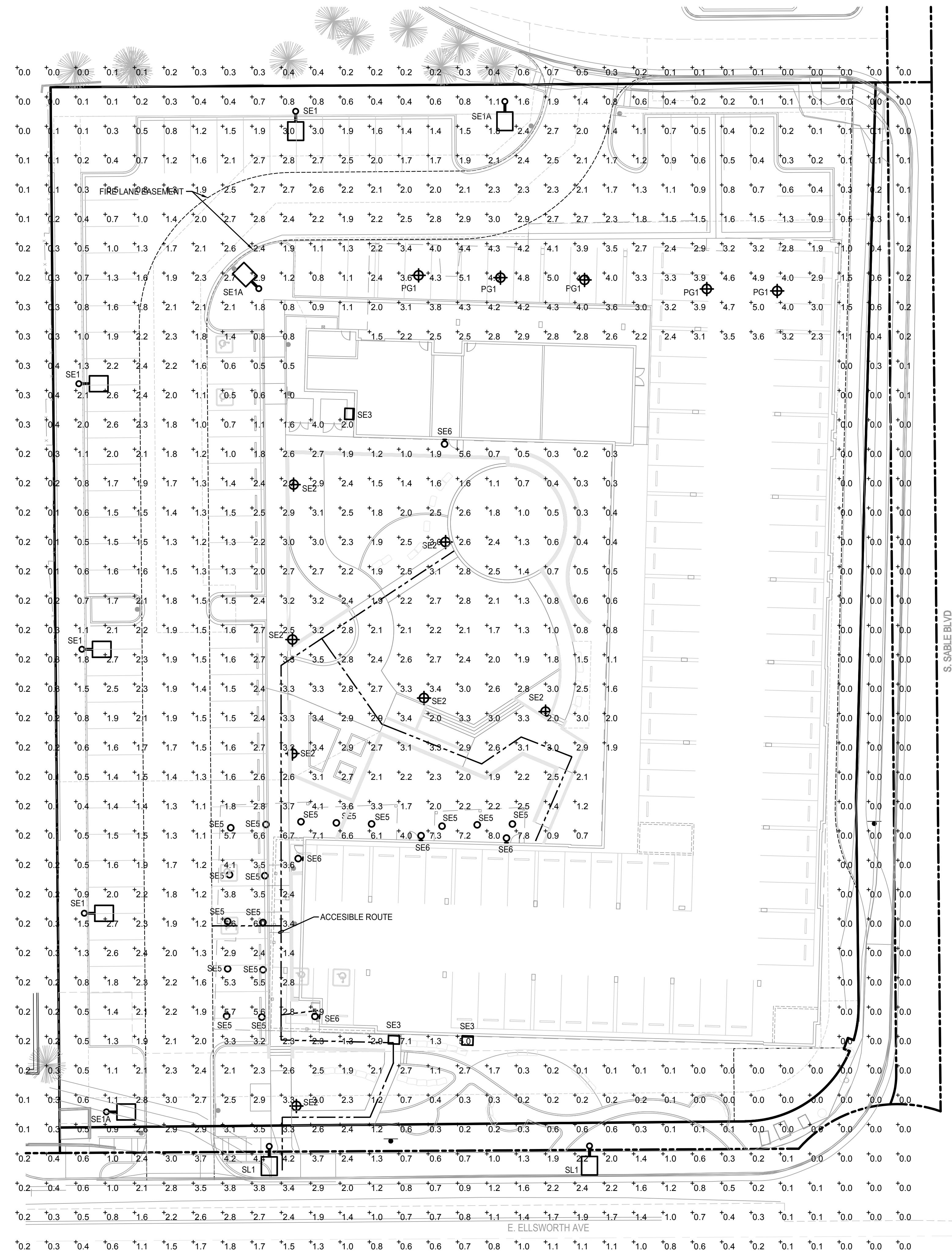
3 SOUTH COURTYARD ELEVATION
1/16" = 1'-0"



2 NORTH COURTYARD ELEVATION
1/16" = 1'-0"

NO.	DATE	REMARKS	
		DATE	BY
1	07/15/20	SITE PLAN SUBMITTAL	
2	10/05/22	SITE PLAN RES-SUBMITTAL	
3	11/09/22	SITE PLAN RES-SUBMITTAL	

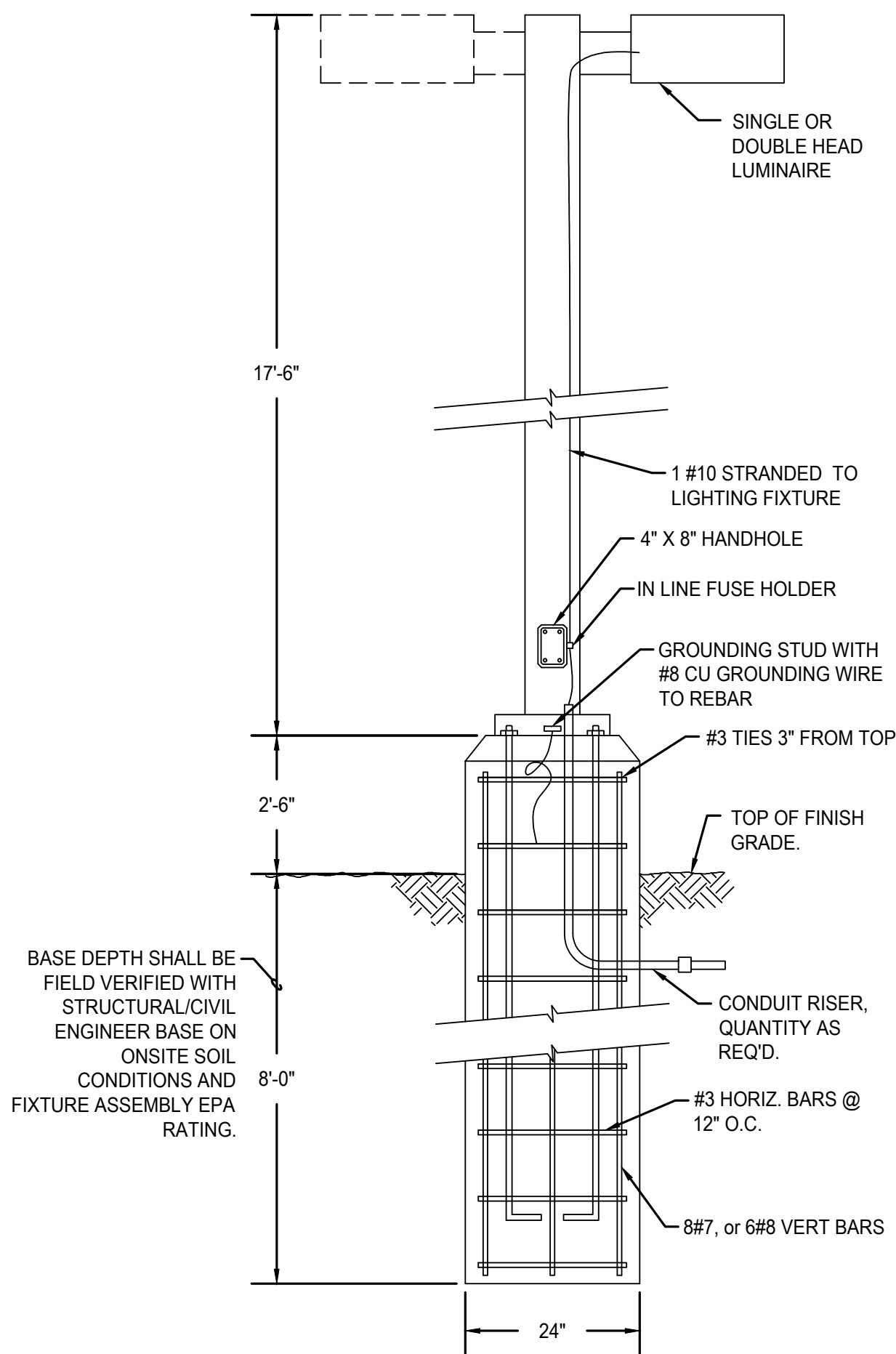
PA / PM:	Approver
DRAWN BY:	Author
JOB NO.:	Author



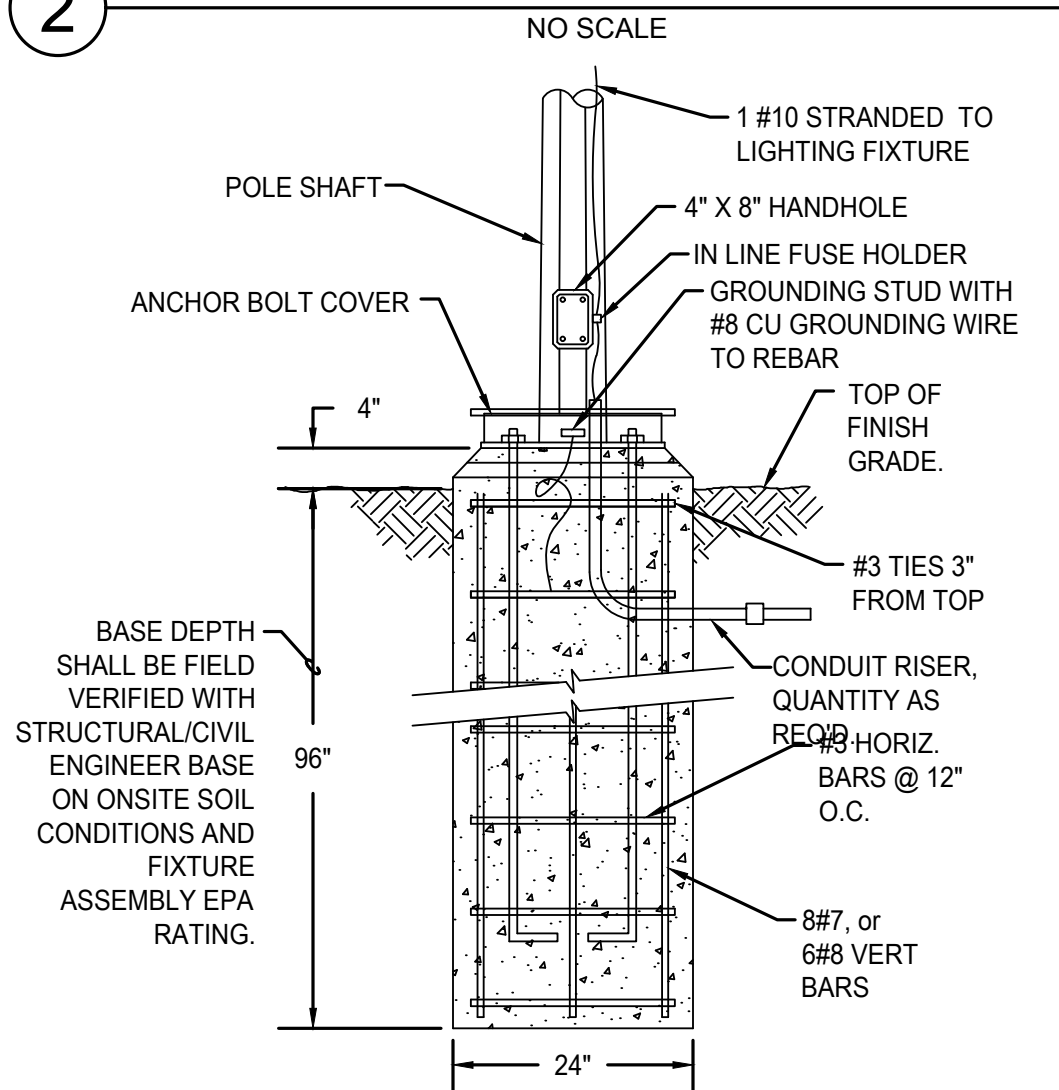
1
SITE PHOTOMETRIC PLAN
SCALE: 1" = 20'-0"

- GENERAL NOTES**
- ILLUMINATION WITHIN THE SITE MUST COMPLY WITH THE 2015/2021 INTERNATIONAL BUILDING CODE REQUIREMENT FROM SECTION 1006 - MEANS OF EGRESS ILLUMINATION. SECTION 1006. ILLUMINATION REQUIRED: THE MEANS OF EGRESS, INCLUDING THE EXIT DISCHARGE, SHALL BE ILLUMINATED AT ALL TIMES THE BUILDING IS OCCUPIED. SECTION 1006.2 ILLUMINATION LEVEL: THE MEANS OF EGRESS ILLUMINATION LEVEL SHALL NOT BE LESS THAN 1 FOOT-CANDLE (11 LUX) AT THE FLOOR LEVEL AND CONTINUING TO THE "PUBLIC WAY".
 - ANY PROPOSED LIGHT FIXTURES INSTALLED ON PRIVATE PROPERTY, ADJACENT TO THE PUBLIC ROW, SHALL BE ORIENTED IN SUCH A MANNER OR LIMITED IN LUMEN OUTPUT TO PREVENT GLARE PROBLEMS AND SHALL NOT EXCEED NATIONAL I.E.S. LIGHTING STANDARDS FOR DISABILITY GLARE.
 - ALL PROVIDED EXTERIOR FIXTURES SHALL BE FULL CUT-OFF TYPE FIXTURES TO COMPLY WITH SEC. 10.7.4.2.A.1.

Statistics						
Description	Symbol	Avg	Max	Min	Max/Min	Avg/Min
Calc Zone #1	+	1.4 fc	8.0 fc	0.0 fc	N/A	N/A



2
FIXTURE TYPE SE1, SE1A
PARKING POLE BASE DETAIL



3
FIXTURE TYPE SE2
PEDESTRIAN POLE BASE DETAIL

NO.	DATE	REMARKS
1	07/26/22	SITE PLAN SUBMITTAL
2	10/05/2022	SITE PLAN AND SUBMITTAL
3	10/20/2022	SITE PLAN AND SUBMITTAL
4	12/23/2022	SITE PLAN WITH SUBMITTAL
5	02/16/2023	SITE PLAN WITH SUBMITTAL

PA / PM:	MTV
DRAWN BY:	JJK
JOB NO.:	2022-039-00

Schedule										
Symbol	Label	Quantity	Manufacturer	Catalog Number	Description	Lamp	Number Lamps	Lumens Per Lamp	Light Loss Factor	Wattage
	SE1	4	Lithonia Lighting	DSX1 LED P3 30K T3M MVOLT HS	ARCHITECTURAL AREA LIGHT TYPE 3 DISTRIBUTION WITH HOUSE SIDE SHIELD POLE MOUNTED 20'-0" AFG.	LED 3000K	1	9188	1	102
	SE1A	3	Lithonia Lighting	DSX1 LED P3 30K T4M MVOLT	ARCHITECTURAL AREA LIGHT TYPE 4 DISTRIBUTION POLE MOUNTED 20'-0" AFG.	LED 3000K	1	11426	1	102
	SE2	6	Lithonia Lighting	RADPT P3 30K SYM	POST TOP AREA LIGHT TYPE 5 DISTRIBUTION POLE MOUNTED 15'-0" AFG.	LED 3000K	1	6966	1	53.6184
	SE3	2	Lithonia Lighting	WDGE1 LED P1 30K 80CRI VF	WALL MOUNTED AREA LIGHT LED FORWARD THROW OPTICS MOUNTED 8'-0" AFG.	LED 3000K	1	1161	1	10.0002
	SE4	5	Lithonia Lighting	VCPG LED P3 30K T5W MVOLT	PARKING GARAGE LIGHT LED TYPE 5 DISTRIBUTION SURFACE MOUNTED TO CEILING	LED 3000K	1	5825	1	43.37
	SE5	19	Lithonia Lighting	LDN4 30/07 LO4AR LSS	RECESSED 4" APERTURE DAMP LISTED LED DOWNLIGHT CLEAR SEMI SPECULAR.	LED 3000K	1	741	1	8.6
	SE6	5	WAC LIGHTING	DS-WS0517-F930S-WT	5" CYLINDER DOWNLIGHT LED WALL MOUNTED 8'-0" AFG.	LED 3000K	1	2075	1	16.7
	SL1	2	MCGRAW EDDISON	GLEON SA1 C 730 U T3	ARCHITECTURAL AREA LIGHT TYPE 3 DISTRIBUTION POLE MOUNTED 20'-0" AFG.	LED 3000K	1	8125	1	59



1 FIXTURE TYPE SE1, SE1A
N.T.S.



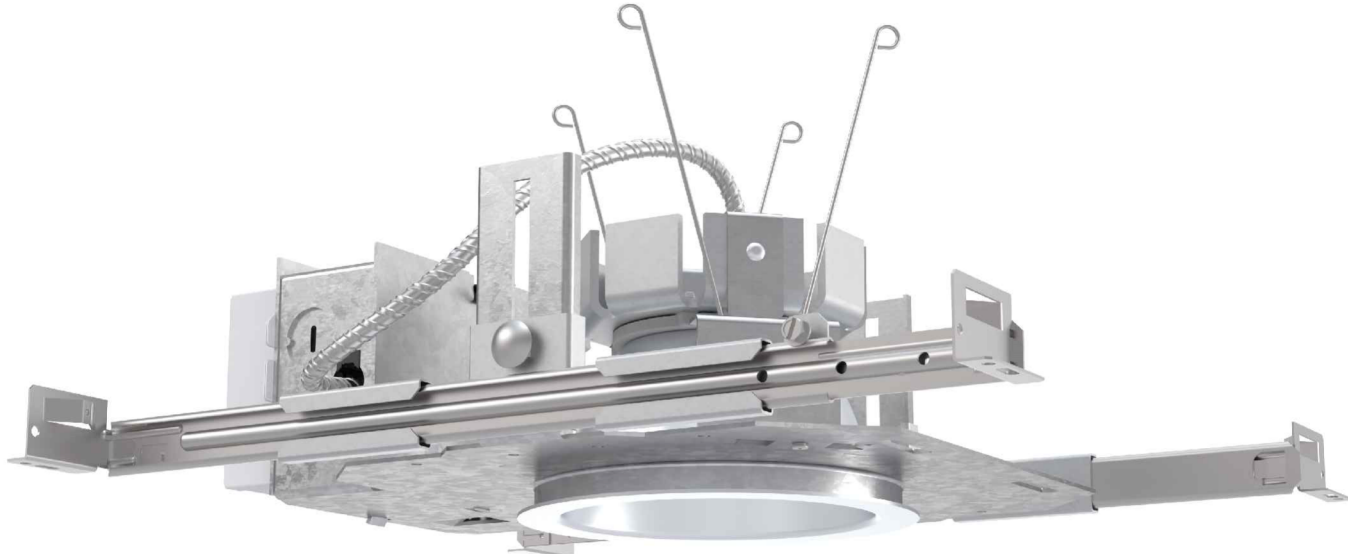
2 FIXTURE TYPE SE2
N.T.S.



3 FIXTURE TYPE SE3
N.T.S.



4 FIXTURE TYPE PG1
N.T.S.



5 FIXTURE TYPE SE5
N.T.S.



6 FIXTURE TYPE SE6
N.T.S.



7 FIXTURE TYPE SL1
N.T.S.

NO.	DATE	REMARKS
1	07/26/22	SITE PLAN SUBMITTAL
2	10/05/2022	SITE PLAN AND SUBMITTAL
3	11/02/2022	SITE PLAN AND SUBMITTAL
4	12/13/2022	SITE PLAN AND SUBMITTAL
5	02/16/2023	SITE PLAN 5TH SUBMITTAL

PA / PM:	MTV
DRAWN BY:	JJK
JOB NO.:	2022-039-00

