

2nd Review
 Comments in green were made by PW/Development Services, Engineering reviewer Farhad Sarwari.
 Ready for Technical Referral, Minor comments; Sidewalk at the North, Sidewalk Easement

1900 S CHAMBERS COMMUNITY

SITE PLAN AMENDMENT WITH ADJUSTMENT

LOT 1 BLK 1 1900 SOUTH CHAMBERS SUB FLG NO 1.
 CITY OF AURORA, COUNTY OF ARAPAHOE, STATE OF COLORADO

Advisory Comment:
 The Preliminary Drainage Study must be approved before the site plan can be approved.

Please Turn off AutoCAD with next submittal.

LEGAL DESCRIPTION

A PARCEL OF LAND SITUATED IN A PART OF THE SOUTHWEST ONE-QUARTER OF SECTION 20, TOWNSHIP 4 SOUTH, RANGE 66 WEST, OF THE 6TH PRINCIPAL MERIDIAN, CITY OF AURORA, COUNTY OF ARAPAHOE, STATE OF COLORADO, MORE PARTICULARLY DESCRIBED AS FOLLOWS:

COMMENCING AT THE SOUTHWEST CORNER OF SAID SECTION 20; THENCE N 00°20'01" W ALONG THE WEST LINE OF SAID SECTION 20, ALSO BEING THE CENTER OF SOUTH CHAMBERS ROAD, A DISTANCE OF 155.00 FEET; THENCE N 89°24'18" E, A DISTANCE OF 55.00 FEET TO THE EAST RIGHT-OF-WAY LINE OF SAID SOUTH CHAMBERS ROAD AND THE POINT OF BEGINNING:

THENCE N 00°20'01" W, ALONG SAID RIGHT-OF-WAY LINE, A DISTANCE OF 355.00 FEET;

THENCE N 89°23'55" E, A DISTANCE OF 156.50 FEET;

THENCE N 00°20'01" W, A DISTANCE OF 120.00 FEET;

THENCE N 89°23'55" E, A DISTANCE OF 137.05 FEET;

THENCE S 00°36'05" E, A DISTANCE OF 9.10 FEET;

THENCE N 89°23'55" E, A DISTANCE OF 19.43 FEET TO A CURVE TO THE RIGHT;

THENCE ALONG SAID CURVE TO THE RIGHT 32.55 FEET, HAVING A RADIUS OF 16.06 FEET, THROUGH A CENTRAL ANGLE OF 32°10'39", AND A CHORD WHICH BEARS S 32°10'39" E, A DISTANCE OF 27.26 FEET;

THENCE S 24°36'55" W, A DISTANCE OF 14.53 FEET;

THENCE S 65°21'44" E, A DISTANCE OF 1.00 FEET;

THENCE S 24°38'16" W, A DISTANCE OF 76.67 FEET;

THENCE S 16°03'44" W, A DISTANCE OF 43.31 FEET;

THENCE S 32°12'56" W, A DISTANCE OF 104.07 FEET;

THENCE S 39°15'43" W, A DISTANCE OF 61.92 FEET;

THENCE S 22°29'33" W, A DISTANCE OF 100.03 FEET;

THENCE S 08°44'55" W, A DISTANCE OF 49.16 FEET;

THENCE S 33°11'11" W, A DISTANCE OF 51.44 FEET;

THENCE S 89°24'18" W, A DISTANCE OF 107.16 FEET TO THE TRUE POINT OF BEGINNING.

CONTAINING 87,218 SQUARE FEET (2.002 ACRES) MORE OR LESS.

ACCESSIBLE UNIT SUMMARY

2021 IBC CHAPTER 1108.6.2.2.1
 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: 6 TOTAL TYPE B UNITS: 54 TOTAL	TOTAL ACCESSIBLE DWELLING UNITS: TYPE A UNITS: 6 TOTAL TYPE B UNITS: 54 TOTAL
TYPE A AND B UNITS REQUIRED: TYPE A UNITS: 60 UNITS X 2% = 1.20 (2 UNITS) TYPE B UNITS: ELEVATOR BUILDING, ALL UNITS, EXCLUDING TYPE A UNITS, REQUIRED	POINTS REQUIRED: 60 UNITS (30 POINTS REQUIRED)
TYPE A AND B UNITS PROVIDED: TYPE A UNITS: 6 UNITS TYPE B UNITS: 54 UNITS	POINTS PROVIDED: TYPE A UNITS: 6 PROVIDED X 6 POINTS = 36 POINTS TYPE B UNITS: 54 PROVIDED X 4 POINTS = 216 POINTS TOTAL POINTS: 252 POINTS

PROJECT TEAM

APPLICANT / OWNER JEFF MARTINEZ BROTHERS REDEVELOPMENT 2250 EATON STREET DENVER, CO 80214 303.685.4222	LANDSCAPE ARCHITECT CHRISTOPHER HOY FLOW DESIGN COLLABORATIVE 301 W. 45TH AVE. DENVER CO, 80216 303.408.1075	CIVIL ENGINEER TED SWAN SHOPWORKS ARCHITECTURE 301 W. 45TH AVE DENVER, CO 80216 303.433.4094	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
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VICINITY MAP

1" = 200'



PROJECT DATA

2021 IBC OCCUPANCY CLASSIFICATION ACCESSORY OCCUPANCIES	R-2 (APARTMENT) B (OFFICE), A-3 (ASSEMBLY)
BUILDING CONSTRUCTION TYPE	V-A
SPRINKLER SYSTEM	NFPA 13
LAND AREA WITHIN PROPERTY LINES	2.00 ACRES (87,218 S.F.)
TOTAL BUILDING COVERAGE	13.1% AND 11,455 SF (0.26 ACRES)
USABLE OPEN SPACE	20.7% AND 18,228 SF (0.42 ACRES)
HARD SURFACE AREA	46.1% AND 40,196 SF (0.92 ACRES)
LANDSCAPED AREA	40.8% AND 35,567 SF (0.82 ACRES)
GROSS FLOOR AREA	44,664 S.F. (INCLUSIVE OF APARTMENTS & AMENITY)
NUMBER OF BUILDINGS	1
NUMBER OF STORIES	4 STORIES
NUMBER OF UNITS	60
PROPOSED BUILDING HEIGHT	49'-5" (4 STORIES)
PROPOSED BUILDING LENGTHS	NORTH ELEVATION - 138'-6" SOUTH ELEVATION - 138'-6" EAST ELEVATION - 151'-0" WEST ELEVATION - 151'-0"
PRESENT ZONING CLASSIFICATION	R-3, SUBAREA B / MULTI-FAMILY UNITS
PARKING SPACES REQUIRED	APARTMENTS: 0.85 PER UNIT = 51 GUEST: 1 PER 5 UNITS = 12 OFFICE: 3/1000SF = 3
PARKING SPACES PROVIDED	66 TOTAL
BICYCLE SPACES REQUIRED	6 SPACES (10% OF TOTAL PARKING PROVIDED)
BICYCLE SPACES PROVIDED	33 SPACES
ACCESSIBLE REQUIRED/PROVIDED	4 SURFACE
ACCESSIBLE VAN SPACES REQUIRED/ PROVIDED	1 SURFACE
PERMITTED SIGNAGE ALLOWANCE	25FT/LINEAR FT OF BUILDING UP TO FIRST 100 FT, THEN ONE-HALF PER ADDITIONAL SF ALONG BUILDING FRONTAGE (100SF / 2 = 50 + 51 * 0.5 = 25.5) TOTAL = 75.5

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, JEFF MARTINEZ, BROTHERS REDEVELOPMENT, INC., A COLORADO NONPROFIT CORPORATION

THESE PRESENTS TO BE EXECUTED THIS _____ DAY OF _____ AD. _____

BY: _____

JEFF MARTINEZ, BROTHERS REDEVELOPMENT, INC., A COLORADO NONPROFIT CORPORATION

STATE OF COLORADO

COUNTY OF _____

ON THIS _____ DAY OF _____ AD. _____, BEFORE ME _____

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

WITNESS MY HAND AND OFFICIAL SEAL

(NOTARY PUBLIC)

COMMISSION EXPIRES _____ NOTARY BUSINESS ADDRESS: _____ NOTARY SEAL

CITY OF AURORA APPROVALS _____

PLANNING DIRECTOR: _____ DATE: _____

PLANNING COMMISSION: _____ DATE: _____
(CHAIRPERSON)

CITY COUNCIL: _____ DATE: _____
(MAYOR)

CITY ATTORNEY: _____ DATE: _____
(CITY ATTORNEY)

ATTEST: _____ 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: _____

AMENDMENTS

ADJUSTMENTS

UDO 146-3.3.2.H - RESIDENTIAL USES, DWELLING, MULTIFAMILY. EACH MULTIFAMILY DWELLING UNIT STRUCTURE SHALL BE ACCESSED FROM A PUBLIC OR PRIVATE STREET. AN ADJUSTMENT IS REQUESTED TO HAVE THE BUILDING ACCESSED FROM THE INTERNAL DRIVE DUE TO BUILDING SECURITY. ALL BUILDING ENTRIES MEET FIRE/LIFESAFETY REQUIREMENTS.

SHEET INDEX

SHEET 1	COVER SHEET	SHEET 16	TREE MITIGATION
SHEET 2	GENERAL NOTES	SHEET 17	OPEN SPACE COMPLIANCE
SHEET 3	SITE PLAN	SHEET 18	BUILDING ELEVATIONS
SHEET 4	GRADING PLAN	SHEET 19	BUILDING ELEVATIONS
SHEET 5	UTILITY PLAN	SHEET 20	SITE PHOTOMETRIC PLAN
SHEET 6	LANDSCAPE GENERAL NOTES	SHEET 21	SITE LIGHTING DETAILS
SHEET 7	LANDSCAPE SITE PLAN		
SHEET 8	LANDSCAPE TABLES		
SHEET 9	LANDSCAPE PLANTING PLAN		
SHEET 10	LANDSCAPE PLANTING DETAILS		
SHEET 11	LANDSCAPE SITE DETAILS		
SHEET 12	LANDSCAPE SITE DETAILS		
SHEET 13	LANDSCAPE SITE DETAILS		
SHEET 14	LANDSCAPE SITE DETAILS		
SHEET 15	LANDSCAPE SITE DETAILS		



1900 S CHAMBERS COMMUNITY
 SITE PLAN AMENDMENT WITH ADJUSTMENT
 AURORA, COLORADO
 COVER SHEET

NO. 1
 DATE 05.15.2024
 REMARKS
 SITE PLAN

PA / PM:	JN / AH
DRAWN BY:	TB
JOB NO.:	23010

SHEET

01

GENERAL NOTES

1. THE DEVELOPER, SUCCESSORS OR 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. RIGHT-OF-WAY FOR INGRESS AND EGRESS FOR EMERGENCY VEHICLES IS GRANTED OVER, ACROSS, ON, AND THROUGH ANY AND ALL PRIVATE ROADS, WAYS, FIRE LANES EASEMENTS OR FIRE LANE CORRIDORS NOW OR HEREAFTER ESTABLISHED ON THE DESCRIBED PROPERTY, WHERE DEDICATED AS A FIRE LANE EASEMENT OR DESIGNATED AS A FIRE LANE CORRIDOR, THE ROADWAY SHALL BE POSTED "NO PARKING - FIRE LANE".
3. "ACCESSIBLE EXTERIOR ROUTES" SHALL BE PROVIDED FROM PUBLIC TRANSPORTATION STOPS, ACCESSIBLE PARKING, 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 IBC CHAPTER 11, AND ICC A117.1.
4. THE APPLICANT HAS THE OBLIGATION TO COMPLY WITH ALL APPLICABLE REQUIREMENTS OF THE AMERICAN WITH DISABILITIES ACT.
5. THE DEVELOPER, SUCCESSORS OR 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 AND DEVELOPMENT SERVICES DEPARTMENT. ALL LANDSCAPING WILL BE INSTALLED PRIOR TO ISSUANCE OF CERTIFICATE OF OCCUPANCY.
6. 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 THE 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 UPON REQUEST FROM THE CITY 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 IN SUCH A MANNER AS IT DEEMS NECESSARY OR CONVENIENT.
7. THE STREETLIGHT 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. SEPARATE PERMITS FOR STREET LIGHTS WILL BE REQUIRED: ONE FOR PUBLIC IMPROVEMENTS AND ONE FOR A BUILDING PERMIT FOR ELECTRICAL. THE BUILDING PERMIT SUBMITTAL WILL NEED TO INCLUDE AN ELECTRICAL PLAN SHOWING SITE LOCATION OF LIGHTS, ELECTRIC METER LOCATION, ELECTRICAL ONE LINE AND GROUNDING DETAILS AND ANY ADDITIONAL ELECTRICAL INFORMATION FOR APPROVAL. THE OWNER IS RESPONSIBLE FOR OBTAINING AN ADDRESS FOR THE METER(S) FROM THE PLANNING DEPARTMENT. CERTIFICATE OF OCCUPANCIES WILL NOT BE ISSUED UNTIL THE STREET AND/OR PEDESTRIAN LIGHTING PLANS ARE APPROVED, CONSTRUCTED, AND INITIALLY ACCEPTED.
8. PRIOR TO FINAL ACCEPTANCE OF PUBLIC IMPROVEMENTS, IF THE ADJACENT SITE IS NOT UNDER CONSTRUCTION, THE CURB CUT/CURB RETURNS AND CROSS PAN MUST BE REMOVED AND REPLACED WITH SIDEWALK, LANDSCAPING AND CURB AND GUTTER AT THE DEVELOPER'S EXPENSE. THE DEVELOPER ACKNOWLEDGES THE RISK OF CONSTRUCTING THE CURB CUT WITHOUT APPROVED CIVIL PLANS FOR THE ADJACENT SITE SHOWING THE CURB CUT.
9. 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.
10. ALL BUILDING ADDRESS NUMBERS SHALL COMPLY WITH SECTIONS 126-271 AND 126-278 OF THE AURORA CITY CODE.
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 AND DEVELOPMENT SERVICES 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 AND DEVELOPMENT SERVICES DEPARTMENT. A COPY OF THE OFFICIAL CURRENT PLAN MAY BE OBTAINED 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.
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. PLEASE BE SURE THAT ALL PLAN COMPUTATIONS ARE CORRECT.
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. ARCHITECTURAL FEATURES, SUCH AS BAY WINDOWS, FIREPLACES, ROOF OVERHANGS, GUTTERS, EAVES, FOUNDATIONS, FOOTINGS, CANTILEVERED WALLS, ETC., ARE NOT ALLOWED TO ENCROACH INTO ANY EASEMENT OR FIRE LANE.
18. (THIS NOTE IS REQUIRED ONLY WHEN APPLICABLE) ATTENTION BUILDING DEPARTMENT: AN ACOUSTIC ANALYSIS, PREPARED BY AN ACOUSTIC EXPERT, AND WILL IDENTIFY BUILDING DESIGN FEATURES NECESSARY TO ACCOMPLISH EXTERIOR NOISE REDUCTION TO ACHIEVE INTERIOR NOISE LEVELS NOT EXCEEDING ____ (25/30 - REFER TO SECTION 146-2.6.2.C.) DECIBELS AS CALCULATED IN CHAPTER 22 OF THE AURORA MUNICIPAL CODE UNDER WORSE-CASE NOISE CONDITIONS.
19. (THIS NOTE IS REQUIRED ONLY WHEN APPLICABLE) THE VENDOR OF ANY FUTURE SALE OF THE REAL PROPERTY SHALL PROVIDE THE REQUIRED NOTICE PER CITY CODE SECTION 146-1587(C) TO BE RECORDED WITH THE COUNTY CLERK AND RECORDER AND SHALL PROVIDE SUCH NOTICE TO EACH PROSPECTIVE PURCHASER OF ANY AND ALL SAID PROPERTY. SEE EXHIBIT C4 UNDER THE AIRPORT RELATED LAND USE RESTRICTIONS SECTION OF THIS GUIDEBOOK.
20. 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, SHOWN ON THE SIGNING AND STRIPING PLAN FOR DEVELOPMENT.
21. FIRE LANE AND HANDICAPPED PARKING SIGNS, SIGN DETAILS, HANDICAPPED PARKING STALL DETAILS, AND LOCATIONS SHALL BE APPROVED WITH THE CIVIL PLANS, "SIGNAGE AND STRIPING" PACKAGE.
22. THIS SITE HAS THE FOLLOWING CONDITIONAL USE APPROVAL(S): (LIST ANY/ALL APPLICABLE USES AND THE DATE OF PLANNING COMMISSION APPROVAL - MULTITENANT BUILDINGS SHOULD LEAVE ROOM FOR MODIFICATIONS OR FUTURE ADDITIONS)
23. 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 THE CITY ENGINEER



**1900 S CHAMBERS COMMUNITY
SITE PLAN AMENDMENT WITH ADJUSTMENT
AURORA, COLORADO
GENERAL NOTES**

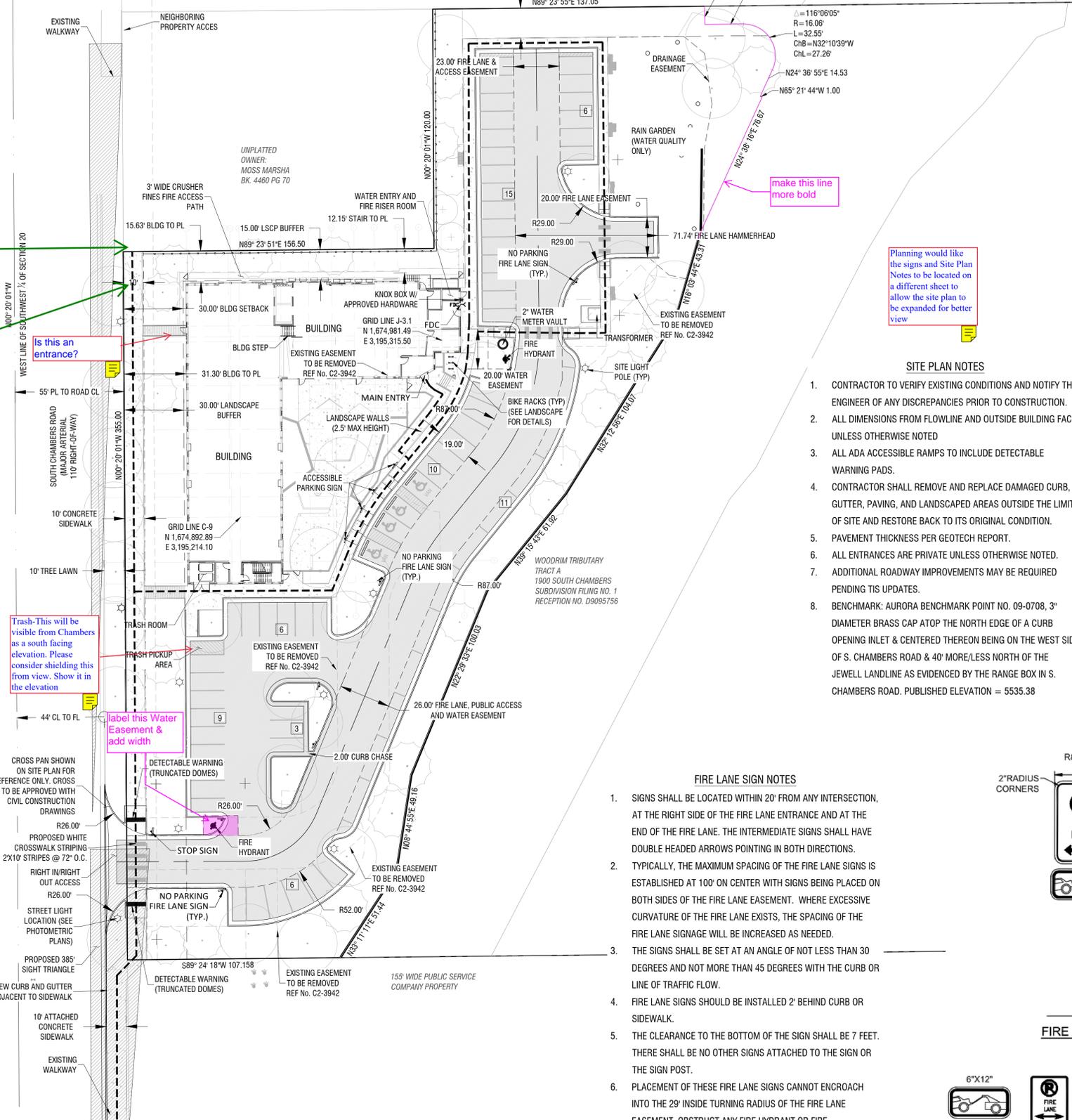
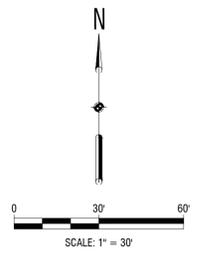
NO.	DATE	REMARKS
1	05.15.2024	SITE PLAN

PA / PM:	JN / AH
DRAWN BY:	TB
JOB NO.:	23010

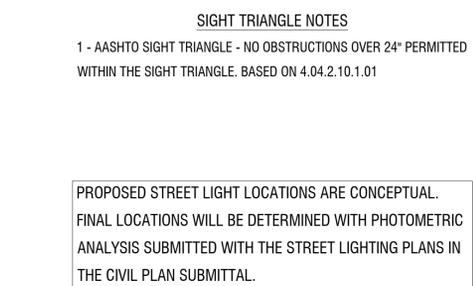
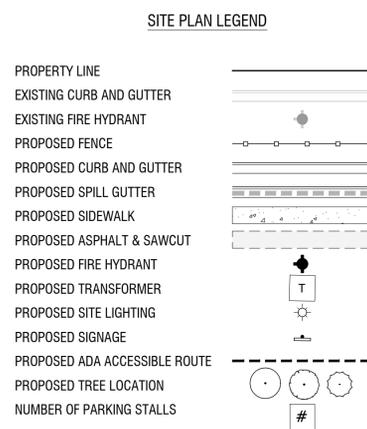
SITE LOCATION DETAILS	
ADDRESS	1900 S. CHAMBERS ROAD
CITY/STATE/ZIP CODE	AURORA, COLORADO 80014
PARCEL ID	1975-20-3-29-001
COUNTY	ARAPAHOE COUNTY
ZONING MUNICIPALITY	AURORA ZONING
ZONING	R-3

LOT 1, BLOCK 1
CHAMBERS U-STOR
SUB. FILING NO. 1
REC. NO. A8106254

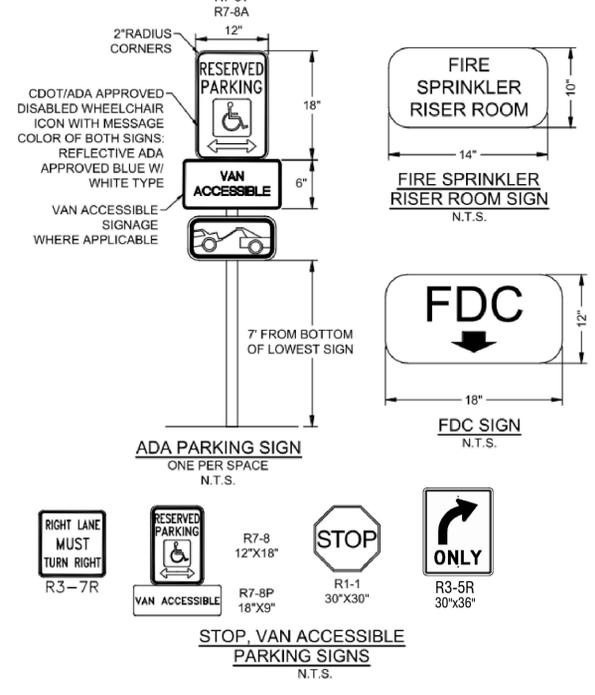
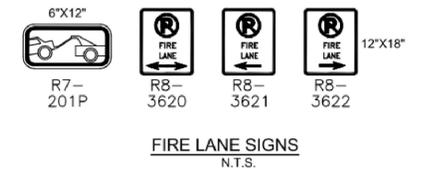
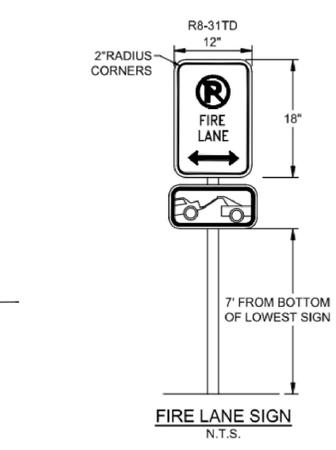
1900 S CHAMBERS COMMUNITY
LOT 1, BLOCK 1, 1900 SOUTH CHAMBERS SUBDIVISION FILING NO. 1 | C2-2976
CITY OF AURORA, COUNTY OF ARAPAHOE, STATE OF COLORADO



- #### SITE PLAN NOTES
- CONTRACTOR TO VERIFY EXISTING CONDITIONS AND NOTIFY THE ENGINEER OF ANY DISCREPANCIES PRIOR TO CONSTRUCTION.
 - ALL DIMENSIONS FROM FLOWLINE AND OUTSIDE BUILDING FACE UNLESS OTHERWISE NOTED
 - ALL ADA ACCESSIBLE RAMPS TO INCLUDE DETECTABLE WARNING PADS.
 - CONTRACTOR SHALL REMOVE AND REPLACE DAMAGED CURB, GUTTER, PAVING, AND LANDSCAPED AREAS OUTSIDE THE LIMITS OF SITE AND RESTORE BACK TO ITS ORIGINAL CONDITION.
 - PAVEMENT THICKNESS PER GEOTECH REPORT.
 - ALL ENTRANCES ARE PRIVATE UNLESS OTHERWISE NOTED.
 - ADDITIONAL ROADWAY IMPROVEMENTS MAY BE REQUIRED PENDING TIS UPDATES.
 - BENCHMARK: AURORA BENCHMARK POINT NO. 09-0708, 3" DIAMETER BRASS CAP ATOP THE NORTH EDGE OF A CURB OPENING INLET & CENTERED THEREON BEING ON THE WEST SIDE OF S. CHAMBERS ROAD & 40' MORE/LESS NORTH OF THE JEWELL LANDLINE AS EVIDENCED BY THE RANGE BOX IN S. CHAMBERS ROAD. PUBLISHED ELEVATION = 5535.38



- #### FIRE LANE SIGN NOTES
- SIGNS SHALL BE LOCATED WITHIN 20' FROM ANY INTERSECTION, AT THE RIGHT SIDE OF THE FIRE LANE ENTRANCE AND AT THE END OF THE FIRE LANE. THE INTERMEDIATE SIGNS SHALL HAVE DOUBLE HEADED ARROWS POINTING 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. 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 FEET. THERE SHALL BE NO OTHER SIGNS ATTACHED TO THE SIGN OR THE SIGN POST.
 - PLACEMENT OF THESE FIRE LANE SIGNS CANNOT ENCROACH INTO THE 29' INSIDE TURNING RADIUS OF THE FIRE LANE EASEMENT, OBSTRUCT ANY FIRE HYDRANT OR FIRE DEPARTMENT CONNECTION OR ENCROACH INTO THE ACCESSIBLE ROUTE OF THE SIDEWALK AREA. FIRE HYDRANT SPACING IS BASED ON THE TRAVEL PATH OF A FIRE APPARATUS.



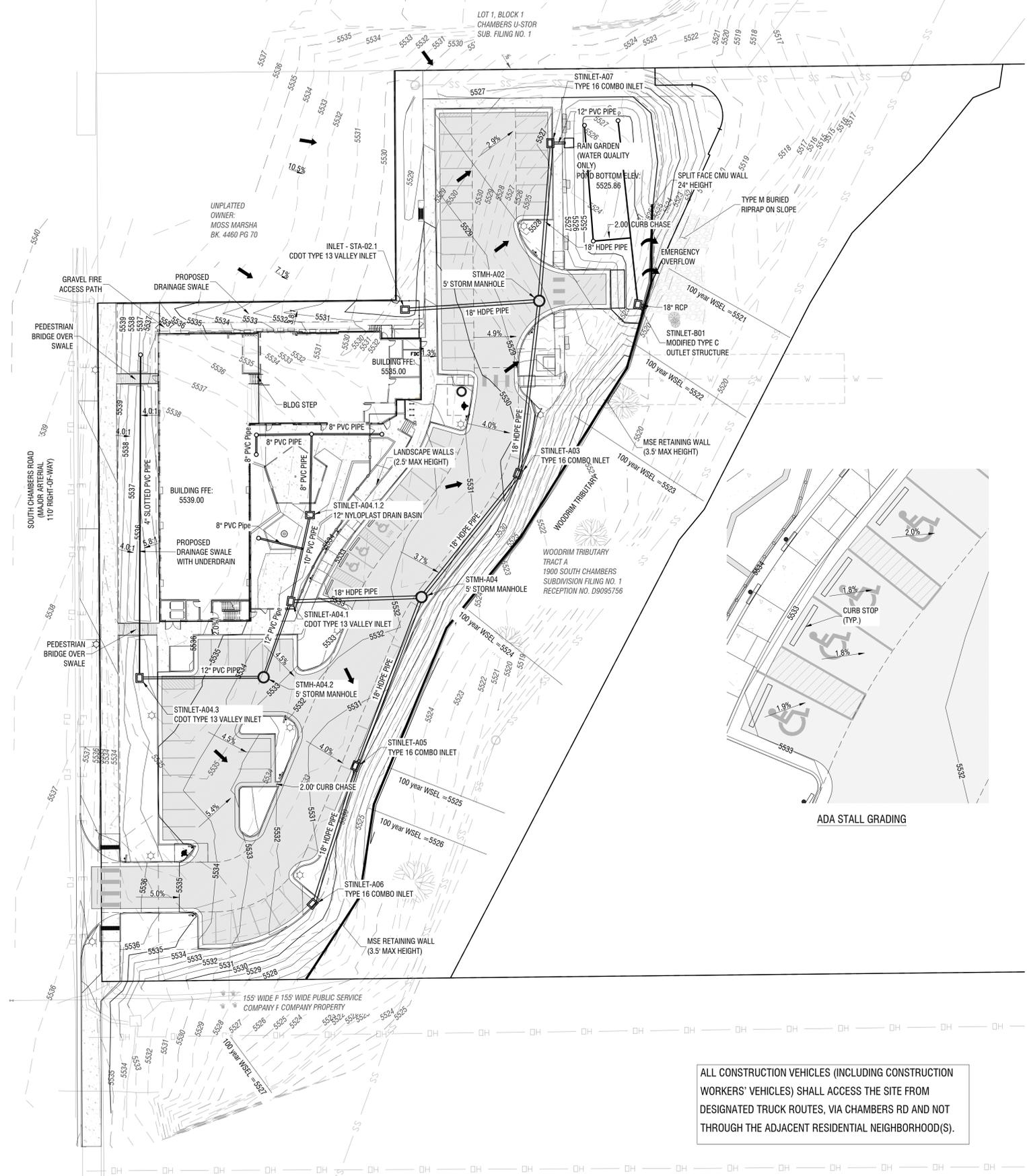
1900 S CHAMBERS COMMUNITY
SITE PLAN AMENDMENT WITH ADJUSTMENT
AURORA, COLORADO
SITE PLAN

NO.	DATE	REMARKS
1	05/15/2024	SITE PLAN
2	05/11/2024	SITE PLAN

PA / PM:	TS
DRAWN BY:	CS
JOB NO.:	23010

SHEET
03

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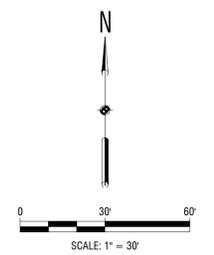
ALL CONSTRUCTION VEHICLES (INCLUDING CONSTRUCTION WORKERS' VEHICLES) SHALL ACCESS THE SITE FROM DESIGNATED TRUCK ROUTES, VIA CHAMBERS RD AND NOT THROUGH THE ADJACENT RESIDENTIAL NEIGHBORHOOD(S).

PROPOSED STREET LIGHT LOCATIONS ARE CONCEPTUAL. FINAL LOCATIONS WILL BE DETERMINED WITH PHOTOMETRIC ANALYSIS SUBMITTED WITH THE STREET LIGHTING PLANS IN THE CIVIL PLAN SUBMITTAL.

- NOTES**
- ALL ENTRANCES ARE PRIVATE UNLESS OTHERWISE NOTED.
 - SIDEWALKS AND LANDINGS SHALL SLOPE 1.5% TOWARDS ROADS, DRIVE LANES UNLESS NOTED OTHERWISE.
 - THE CONTRACTOR SHALL NOTIFY THE ENGINEER OF ANY DISCREPANCIES WITH THE PROPOSED ELEVATIONS SHOWN ON THE GRADING PLAN. THE ENGINEER WILL NOT BE LIABLE FOR ANY COSTS ASSOCIATED WITH CHANGES TO THE DESIGN WITHOUT PROPER NOTIFICATION.
 - MINIMUM SLOPE ON UNPAVED AREAS IS 2%, MINIMUM SLOPE ON ASPHALT IS 1%, AND MINIMUM SLOPE ON CONCRETE IS 0.5%.
 - THE MAXIMUM SLOPE WITHIN ROW IS 4:1, THE MAXIMUM SLOPE FOR PROPERTY OUTSIDE OF THE ROW IS 3:1.
 - THE SLOPE AWAY FROM THE BUILDING SHALL HAVE A MINIMUM GRADE OF FIVE PERCENT FOR THE FIRST TEN FEET OR TO THE PROPERTY LINE, WHICHEVER OCCURS FIRST, THEN A MINIMUM OF TWO (2) PERCENT UNTIL THE SLOPE REACHES THE SWALE AROUND THE BUILDING. IF PHYSICAL OBSTRUCTIONS OR LOT LINES PROHIBIT THE TEN FEET OF HORIZONTAL DISTANCE, A FIVE (5) PERCENT SLOPE SHALL BE PROVIDED TO AN APPROVED ALTERNATIVE METHOD OF DIVERTING STORM RUNOFF AWAY FROM THE FOUNDATION. IMPERVIOUS SURFACES WITHIN TEN FEET OF THE BUILDING FOUNDATION SHALL BE SLOPED A MINIMUM OF TWO (2) PERCENT AWAY FROM THE BUILDING.
 - THE MAXIMUM PERMISSIBLE LONGITUDINAL GRADE FOR FIRE LANES IS 10%. THE MAXIMUM TRANSVERSE GRADE FOR A FIRE LANE IS FOUR PERCENT WITH A RESULTANT MAXIMUM SLOPE OF TEN PERCENT.
 - THE RESULTANT GRADE IN ANY DIRECTION WITHIN ACCESSIBLE PARKING AREAS SHALL NOT EXCEED TWO PERCENT.
 - THE MAXIMUM CROSS SLOPE IN AN ACCESSIBLE PATH SHALL NOT EXCEED TWO PERCENT. THE MAXIMUM LONGITUDINAL SLOPE IN AN ACCESSIBLE PATH SHALL NOT EXCEED FIVE PERCENT.
 - EXISTING UTILITIES STRUCTURES TO BE ADJUSTED AS NECESSARY TO MEET PROPOSED GRADE.
 - ALL STORM SEWER IS PRIVATE AND WILL BE MAINTAINED BY OWNER UNLESS OTHERWISE NOTED.
 - BENCHMARK: AURORA BENCHMARK POINT NO. 09-0708, 3" DIAMETER BRASS CAP ATOP THE NORTH EDGE OF A CURB OPENING INLET & CENTERED THEREON BEING ON THE WEST SIDE OF S. CHAMBERS ROAD & 40' MORE/LESS NORTH OF THE JEWELL LANDLINE AS EVIDENCED BY THE RANGE BOX IN S. CHAMBERS ROAD. PUBLISHED ELEVATION = 5535.38

GRADING PLAN LEGEND

PROPERTY BOUNDARY	---
EXISTING WATER LINE	W
EXISTING FIRE HYDRANT	●
EXISTING SEWER LINE	SS
EXISTING SEWER MANHOLE	⊙
EXISTING STORM LINE	---
EXISTING STORM MANHOLE	⊙
EXISTING STORM INLET	⊙
EXISTING FIBER LINE	FO
EXISTING GAS LINE	G
EXISTING ELECTRIC LINE	E
EXISTING MINOR CONTOUR	--- 5281 ---
EXISTING MAJOR CONTOUR	--- 5280 ---
PROPOSED FIRE HYDRANT	◆
PROPOSED STORM LINE	---
PROPOSED STORM MANHOLE	⊙
PROPOSED STORM INLET	⊙
PROPOSED MINOR CONTOUR	--- 5281 ---
PROPOSED MAJOR CONTOUR	--- 5280 ---
PROPOSED SPOT ELEVATION	5887.19
PROPOSED SLOPE	0.5%
PROPOSED CONCRETE SIDEWALK	▨
PROPOSED ASPHALT ROAD	▩

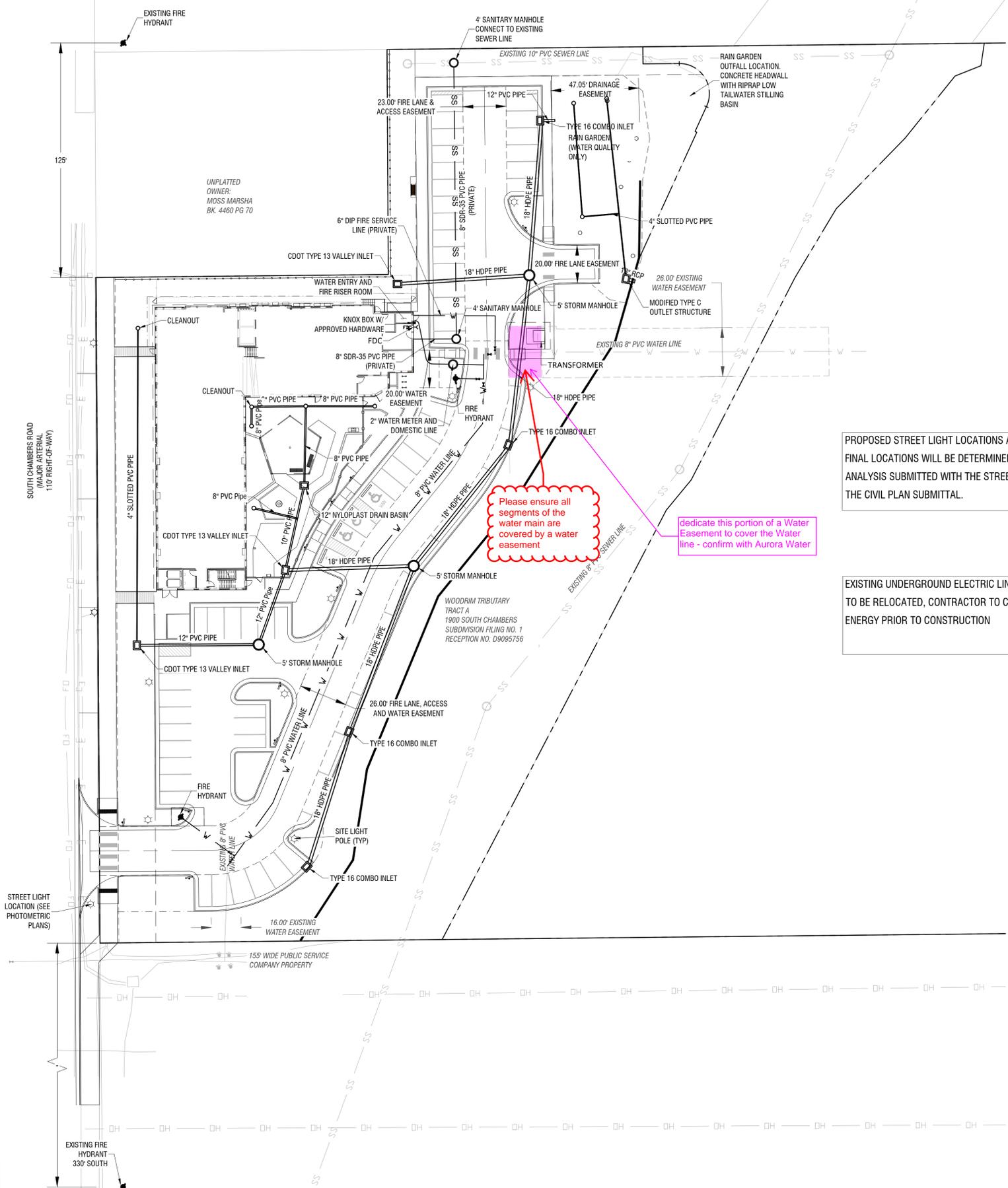


1900 S CHAMBERS COMMUNITY
SITE PLAN AMENDMENT WITH ADJUSTMENT
AURORA, COLORADO
GRADING PLAN

NO.	DATE	REMARKS
1	08.15.24	GRADING PLAN
2	08.11.24	GRADING PLAN

PA / PM:	TS
DRAWN BY:	TS
JOB NO.:	23010

1900 S CHAMBERS COMMUNITY
 LOT 1 BLOCK 1, 1900 SOUTH CHAMBERS SUBDIVISION FILING NO. 1 / C2-2976
 CITY OF AURORA, COUNTY OF ARAFAHOE, STATE OF COLORADO



- NOTES**
1. THE CONTRACTOR IS TO VERIFY THE ELEVATION OF ALL EXISTING UTILITIES WHERE NEW WORK WILL CONNECT AND NOTIFY THE ENGINEER IF THERE ARE ANY DISCREPANCIES.
 2. MANHOLES ARE CONTROLLED AT CENTER OF MANHOLE.
 3. ALL WATER SERVICES DOWNSTREAM OF THE METER SHALL BE PRIVATE.
 4. ALL SANITARY SERVICES SHALL BE PRIVATE.
 5. BENCHMARK: AURORA BENCHMARK POINT NO. 09-0708, 3" DIAMETER BRASS CAP ATOP THE NORTH EDGE OF A CURB OPENING INLET & CENTERED THEREON BEING ON THE WEST SIDE OF S. CHAMBERS ROAD & 40' MORE/LESS NORTH OF THE JEWELL LANDLINE AS EVIDENCED BY THE RANGE BOX IN S. CHAMBERS ROAD, PUBLISHED ELEVATION = 5535.38

FIRE FLOW DATA BLOCK
 TOTAL FIRE FLOW REQ'S ARE 1500 GPM MIN @ 20 PSI RESIDUAL PRESSURE (75% REDUCTION FOR FULLY SPRINKLED BUILDING)
 THIS FLOW MUST BE PROVIDED FROM A MINIMUM OF 1 FIRE HYDRANT
 EACH FIRE HYDRANT MUST SUPPLY 1500 GPM MIN @ 20 PSI RESIDUAL PRESSURE AT THE HYDRANT OUTLET TO BE ACCEPTABLE
 CODE USED FOR ANALYSIS: 2021 IFC
 OCCUPANCY GROUP: R-2
 CONSTRUCTION TYPE: V-A (RESIDENTIAL)
 FIRE AREA: 44,664 SF

PROPOSED STREET LIGHT LOCATIONS ARE CONCEPTUAL. FINAL LOCATIONS WILL BE DETERMINED WITH PHOTOMETRIC ANALYSIS SUBMITTED WITH THE STREET LIGHTING PLANS IN THE CIVIL PLAN SUBMITTAL.

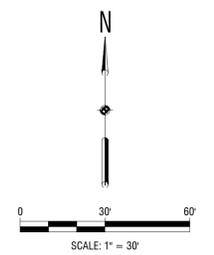
EXISTING UNDERGROUND ELECTRIC LINES AND STRUCTURES TO BE RELOCATED. CONTRACTOR TO COORDINATE WITH XCEL ENERGY PRIOR TO CONSTRUCTION

Please ensure all segments of the water main are covered by a water easement

dedicate this portion of a Water Easement to cover the Water line - confirm with Aurora Water

UTILITY PLAN LEGEND

EXISTING WATER LINE	W
EXISTING FIRE HYDRANT	◆
EXISTING SEWER LINE	SS
EXISTING SEWER MANHOLE	⊗
EXISTING STORM LINE	—
EXISTING STORM MANHOLE	⊗
EXISTING STORM INLET	⊗
EXISTING FIBER LINE	FO
EXISTING GAS LINE	G
EXISTING ELECTRIC LINE	E
PROPOSED WATER LINE	W
PROPOSED FIRE HYDRANT	◆
PROPOSED SEWER LINE	SS
PROPOSED SEWER MANHOLE	⊗
PROPOSED STORM LINE	—
PROPOSED STORM MANHOLE	⊗
PROPOSED STORM INLET	⊗
PROPOSED FIBER LINE	FO
PROPOSED GAS LINE	G
PROPOSED ELECTRIC LINE	E
PROPOSED LIGHT POLE	☆
PROPOSED FENCE	—



1900 S CHAMBERS COMMUNITY
 SITE PLAN AMENDMENT WITH ADJUSTMENT
 AURORA, COLORADO
 UTILITY PLAN

NO.	DATE	REMARKS
1	05/15/2024	SITE PLAN
2	08/11/2024	SITE PLAN

PA / PM:	TS
DRAWN BY:	CS
JOB NO.:	23010

SHEET
05

NO.	DATE	REMARKS
1	05/15/2024	SITE PLAN
2	09/11/2024	SITE PLAN

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

LANDSCAPE LEGEND

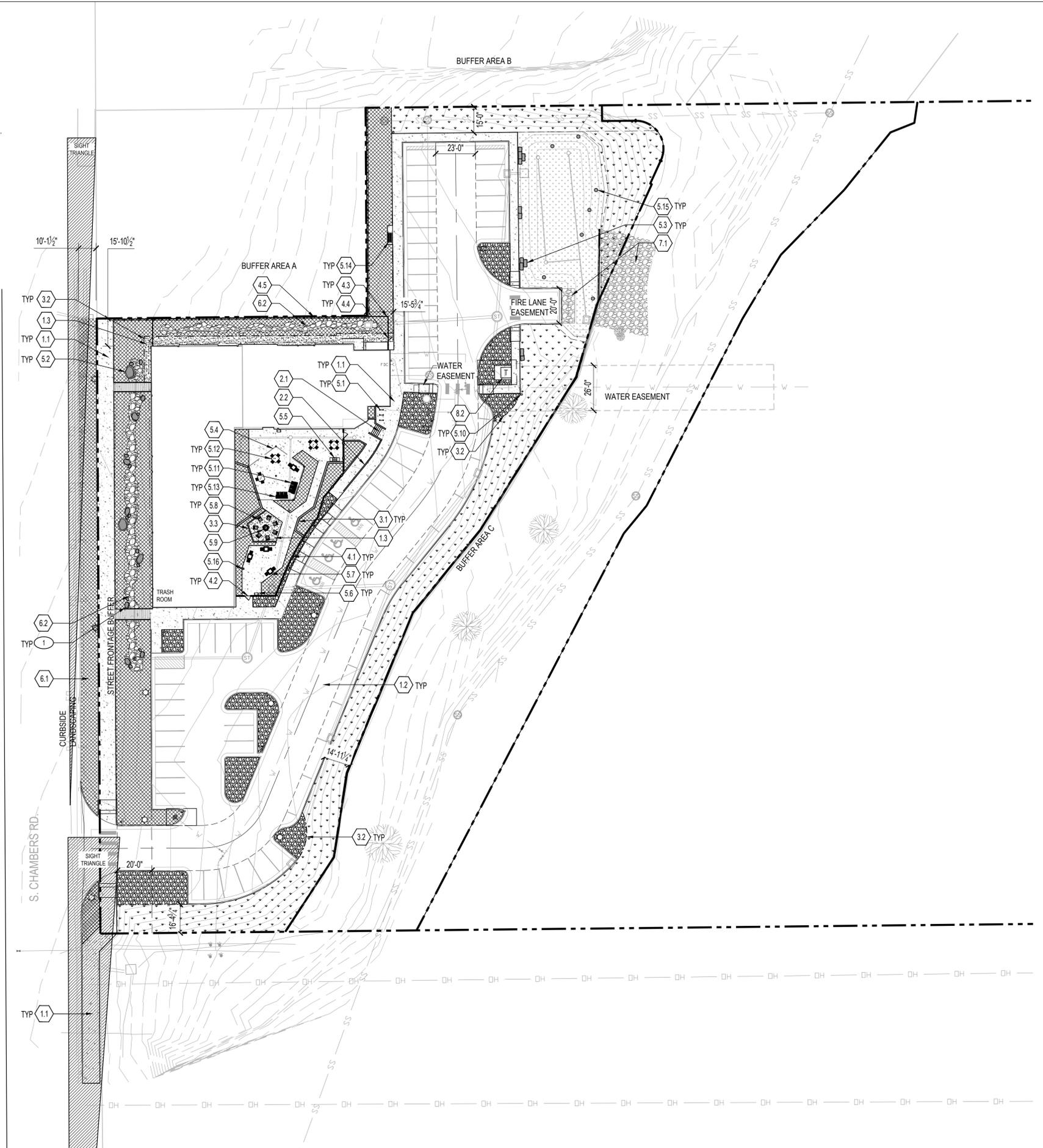
LARGE DECIDUOUS SHADE TREE		STANDARD GRAY CONCRETE	
SMALL ORNAMENTAL/MULTI-STEM TREE		COBBLE SWALE	
EVERGREEN TREE		PEBBLE MULCH	
FENCING		DETENTION SEED MIX	
PROPERTY LINE		CRUSHER FINES	
CONCRETE EDGER		CEDAR MULCH	
STEEL EDGER		NATIVE SEED	
SCORING JOINTS		BAR HEIGHT TABLES	
BOULDER SEATING CLUSTER		BENCH	
LANDSCAPE BOULDERS		GAME TABLE	
BIKE RACKS		SQUARE GAME TABLE	
SITE WALL		BIRDHOUSES	
PET WASTE STATION			
TRASH & RECYCLING			
ASH RECEPTACLE			
ADIRONDACK CHAIR			
BAR HEIGHT STOOLS			

SITE DETAIL KEYNOTES:

1.0 PAVING & SURFACING	DETAIL/SHEETS
1.1 STANDARD GRAY CONCRETE	RE: CIVIL
1.2 ASPHALT PAVING	RE: CIVIL
1.3 CRUSHER FINES	A/11
2.0 STEPS & RAMPS	DETAIL
2.1 CONCRETE STAIRS W/ RAILINGS	RE: CIVIL
2.2 HAND RAIL	RE: CIVIL
3.0 WALLS, CURBS & EDGERS	DETAIL
3.1 CMU SEAT WALL W/ PRECAST CONCRETE CAP	B/11
3.2 STEEL EDGER	C/11
3.3 CONCRETE EDGER	D/11
4.0 BARRIERS & FENCING	DETAIL
4.1 ORNAMENTAL FENCE ON WALL	E/11
4.2 ORNAMENTAL METAL GATE	F/11
4.3 PICKET FENCING	-/-
4.4 PICKET GATE	-/-
4.5 PRIVACY FENCE	G/11
5.0 SITE FURNISHINGS & SIGNS	DETAIL
5.1 BIKE RACK	E/12
5.2 LANDSCAPE BOULDERS	A/12
5.3 BOULDER SEATING CLUSTERS	B/12
5.4 SOLID SHADE PERGOLA	A/13
5.5 BBQ GRILL	C/13
5.6 TRASH & RECYCLING RECEPTACLE	A/14
5.7 GAME TABLE	F/12
5.8 ADIRONDACK CHAIR	C/14
5.9 WATER FEATURE	D/13
5.10 PET WASTE STATION	E/13
5.11 BAR HEIGHT STOOL	B/14
5.12 SQUARE GAME TABLE	A/15
5.13 BAR HEIGHT TABLE	B/13
5.14 BENCH	D/14
5.15 BIRDHOUSE	C/12
5.16 ASH RECEPTACLE	F/13
6.0 PLANTING & LANDSCAPE	DETAIL
6.1 CEDAR MULCH	-
6.2 COBBLE SWALE	D/12
7.0 DRAINAGE	DETAIL
7.1 RE: CIVIL	-/-
8.0 SITE LIGHTING & ELECTRICAL	DETAIL
8.1 LIGHTING	RE: ELECTRICAL
8.2 TRANSFORMER	RE: CIVIL

SITE REFERENCE KEYNOTES:

- 1 ALL LANDSCAPE BOULDERS TO BE LOCATED OUT OF CLEAR ZONE (MIN. 25' FROM ROADWAY).



A LANDSCAPE SITE PLAN
SCALE: 1" = 30'



NOT FOR CONSTRUCTION

CURBSIDE LANDSCAPE BUFFER TABLE

1 TREE / 40 LF + 1 SHRUB / 40 SF 3x1 GAL PERENNIALS = 1x5 GAL SHRUB

Curbside Landscape Description	Width	Length	Trees Required	Trees Provided	Shrubs Required	Shrubs Provided	Ornamental Grasses Provided
S. CHAMBERS RD.	10'	329'	8	8	82	82	0

STREET FRONTAGE LANDSCAPE BUFFER TABLE

1 TREE + 10 SHRUBS / 40 LF (4.7.5.D.7)

Street Frontage Buffer Description	Length	Trees Required	Trees Provided	Shrubs Required	Shrubs Provided	Grasses Provided	Width Required	Width Provided
S. CHAMBERS RD.	329'	8	25	82	166	130	20'	21'

NON-STREET FRONTAGE BUFFER TABLE

1 TREE + 5 SHRUBS / 25 LF (4.7.5.E.2.b)

Area	Buffer Description	Length	Width Required	Width Provided	Trees Required	Deciduous Trees Provided	Evergreen Trees Provided	Shrubs Required	Shrubs Provided
A	NORTHWEST PROPERTY LINE (RESIDENTIAL) (1 Tree & 5 Shrubs per 40 LF)	267'	*10'	15'	7	11	6	33	61
B	NORTH PROPERTY LINE (COMMERCIAL) (1 Tree & 5 Shrubs per 25 LF)	122'	*25'	15'	5	0*	0*	24	48
C	EAST PROPERTY LINE (DRAINAGE AREA) (1 Tree & 5 Shrubs per 25 LF)	640'	*12'	14'-11" - 16'-4"	26	13	13	128	128

**BUFFER WIDTH REDUCTIONS FROM TABLE 4.7-2)

- AREA A BUFFER REQUIREMENT OF 15' REDUCED TO 10' DUE TO INCENTIVE ADDITION OF A PRIVACY FENCE WITH LANDSCAPING ON EXTERIOR SIDE.
- AREA B BUFFER REQUIREMENT OF 25' REDUCED TO 15'. SANITARY SEWER ENCUMBRANCE PREVENTS TREES, UTILIZING (2) SHRUB-TREE EQUIVALENTS.
- AREA C BUFFER REQUIREMENT OF 25' REDUCED TO 12' IN PRE-APPLICATION.

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 Up to 80%	Regular Shrubs Provided	Grasses/Peren. Provided	Total Plants Required	Total Plants Provided
A	579'	7	36	22	22	116	116	247	145	421

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
PARKING LOT	12	12	13	72	95

WATER USE TABLE

Area	Non Water (Z)	Water Conserving Irrigation (Non-Sod)	Non-Water Conserving Irrigation (Sod)	Total Area (sf)
SITE	0 (0%)	32,895 SF (91.5%)	0 (0%)	32,895
ROW	0 (0%)	3,057 SF (8.5%)	0 (0%)	3,057
TOTAL	0 (0%)	35,952 SF (100%)	0 (0%)	35,952

CITY OF AURORA STANDARD LANDSCAPE NOTES

- ALL LANDSCAPED AREAS ARE TO RECEIVE ORGANIC SOIL PREPARATION AT 4 CU. YARDS/1,000 SF.
- STREET LIGHTS ARE LOCATED AT THE BACK OF PROPOSED DETACHED SIDEWALK ALONG 6TH AVE. REMAINING FREESTANDING LIGHTS HAVE BEEN PLACED BY ELECTRICAL ENGINEER ACCORDING TO AURORA UDO.
- 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. 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. PARKING LOTS AND VEHICULAR DRIVES ARE TO BE ASPHALT. A RAISED CONCRETE PAD IS PROVIDED AS A PEDESTRIAN CONNECTION BETWEEN THE DEVELOPMENT AND RESTORATION CHRISTIAN FELLOWSHIP.
- ALL UTILITY EASEMENT SHALL REMAIN UNOBSTRUCTED AND FULLY ACCESSIBLE ALONG THEIR ENTIRE LENGTH FOR MAINTENANCE EQUIPMENT ENTRY.
- THE DEVELOPER, HIS SUCCESSORS AND ASSIGNS, SHALL BE RESPONSIBLE FOR INSTALLATION, MAINTENANCE AND REPLACEMENT OF ALL LANDSCAPING MATERIALS SHOWN OR INDICATED ON THE APPROVED SITE PLAN OR LANDSCAPE PLAN ON FILE IN THE PLANNING DEPARTMENT. ALL LANDSCAPING WILL BE INSTALLED AS DELINEATED ON THE PLAN, PRIOR TO ISSUANCE OF CERTIFICATES OF OCCUPANCY.
- ALL LANDSCAPED AREAS AND PLANT MATERIAL, EXCEPT FOR NON-IRRIGATED NATIVE, RESTORATIVE, AND DRYLAND GRASS AREAS THAT COMPLY WITH REQUIREMENTS, 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.
- 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).
- ALL PROPOSED LANDSCAPING WITHIN THE SIGHT TRIANGLE SHALL BE IN COMPLIANCE WITH COA ROADWAY SPECIFICATIONS, SECTION 4.04.2.10.
- ENSURE ALL HYDRANTS ARE WITHIN LANDSCAPED AREAS AND 5 FT. CLEAR ON ALL SIDES FROM ANY OBSTRUCTIONS. WITH THE RELOCATION OF FIRE HYDRANTS ENSURE THE FIRE HYDRANT IS WITHIN THE 3'-6" TO 8' DISTANCE FROM BACK OF CURB AND FACING ADJACENT ROADWAY.

PLANTING PLAN NOTES

- ALL PLANT MATERIAL SHALL MEET OR EXCEED CURRENT AMERICAN STANDARD FOR NURSERY STOCK ANSI Z60.1
- STAKE ALL TREES BASED ON THESE DRAWINGS. LOCATIONS OF PLANT MATERIALS TO BE APPROVED BY THE OWNER'S REPRESENTATIVE IN THE FIELD PRIOR TO INSTALLATION. THE CONTRACTOR SHALL FOLLOW THE LANDSCAPE PLAN. ANY DISCREPANCIES BETWEEN THE PLAN AND FIELD CONDITIONS SHALL BE REPORTED TO THE OWNER'S REPRESENTATIVE AND LANDSCAPE ARCHITECT BEFORE PROCEEDING WITH WORK.
- NOTIFY OWNER'S REPRESENTATIVE OF ANY CONFLICTS BETWEEN UTILITIES AND PLANTINGS TO COORDINATE FIELD ADJUSTMENTS.
- TREES SHALL BE A MINIMUM OF 10' FROM ALL UTILITIES, UNLESS NOTED OTHERWISE.
- IF THERE IS A DISCREPANCY BETWEEN THE PLANT COUNTS ON THE CALLOUTS AND/OR SCHEDULES ON THE PLANS AND THE ACTUAL NUMBER OF PLANTS DEPICTED ON THE PLANS, THE CONTRACTOR IS RESPONSIBLE FOR INSTALLING THE ACTUAL NUMBER OF PLANTS DEPICTED ON THE DRAWINGS.
- THE CONTRACTOR IS RESPONSIBLE FOR WEED CONTROL FOR ALL LANDSCAPE AREAS UNTIL FINAL PROJECT ACCEPTANCE.
- FINE GRADING MUST BE APPROVED BY OWNER'S REPRESENTATIVE PRIOR TO SEEDING, SODDING, AND PLANTING.

SEED SCHEDULE

SANDHILL PRAIRIE MIX (WITH FORBS)					WATER QUALITY FACILITY MIX (WITH 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	Elymus canadensis	Canada wildrye	4.5	10	6
Andropogon gerardii	Big bluestem	3.8	11	7	Elymus trachycalyx	Slender wheatgrass	5.0	17	11
Andropogon hallii	Sand bluestem	4.0	10	7	Panicum virgatum	Switchgrass	2.0	18	11
Calamovilfa longifolia	Prairie Sandreed	2.0	13	8	Pascopyrum smithii	Western wheatgrass	6.0	18	11
Panicum virgatum	Switchgrass	1.0	9	6	Schizachyrium scoparium	Little bluestem	2.5	11	7
Pascopyrum smithii	Western wheatgrass	4.5	14	9	Sorghastrum nutans	Yellow Indiangrass	7.0	27	17
Schizachyrium scoparium	Little bluestem	3.0	13	8	Spartina pectinata	Prairie cordgrass	2.0	8	5
Sorghastrum nutans	Indiangrass	4.0	16	10	Graminoid Totals		29.0	110	69
Sporobolus cryptandrus	Sand dropseed	0.1	13	8					
Graminoid Totals		27.4	110	70	FORBS				
FORBS					FORBS				
Eriogonum umbellatum	Sulphur-flower buckwheat	2.0	10	6	Coreopsis tinctorial	Plains coreopsis	0.2	11	7
Gaillardia aristata	Blanket flower	2.5	8	5	Dalea candida	White prairie clover	1.0	8	5
Heterotheca villosa	Hairy false goldenaster	0.8	12	7	Dalea purpurea	Purple prairie clover	1.5	10	6
Penstemon angustifolius	Broadbeard beardtongue	1.5	9	6	Gaillardia aristata	Blanket flower	3.0	9	6
Ratibida columnifera	Upright prairie coneflower	0.6	10	6	Ratibida columnifera	Upright prairie coneflower	0.7	12	7
Forb Totals		7.4	48	30	Forbs Totals		6.4	50	31
TOTAL		34.7	159	100	Total		35.4	160	100

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

Drill Seeded Rate: 35.4 PLS#/Acre
 Mechanical Broadcast Rate: 35.4 PLS#/Acre
 Hand Broadcast Areas Rate: 70.8 PLS#/Acre



HYDROZONE WATER USE:
VERY LOW



HYDROZONE WATER USE:
VERY LOW

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.



1900 S CHAMBERS COMMUNITY
 SITE PLAN AMENDMENT WITH ADJUSTMENT
 AURORA, COLORADO
 LANDSCAPE TABLES

NO.	DATE	REMARKS
1	05/15/2024	SITE PLAN
2	05/11/2024	SITE PLAN

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

SHEET

8

NOT FOR CONSTRUCTION

Repeat comment:
The AUS
adjacent to the
commercial
site shall be
8' height.

1900 S CHAMBERS COMMUNITY
SITE PLAN AMENDMENT WITH ADJUSTMENT
AURORA, COLORADO
LANDSCAPE PLANTING PLAN

NO.	DATE	REMARKS
1	05/15/2024	SITE PLAN
2	05/11/2024	SITE PLAN

PA / PM:	CH
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JOB NO.:	Author

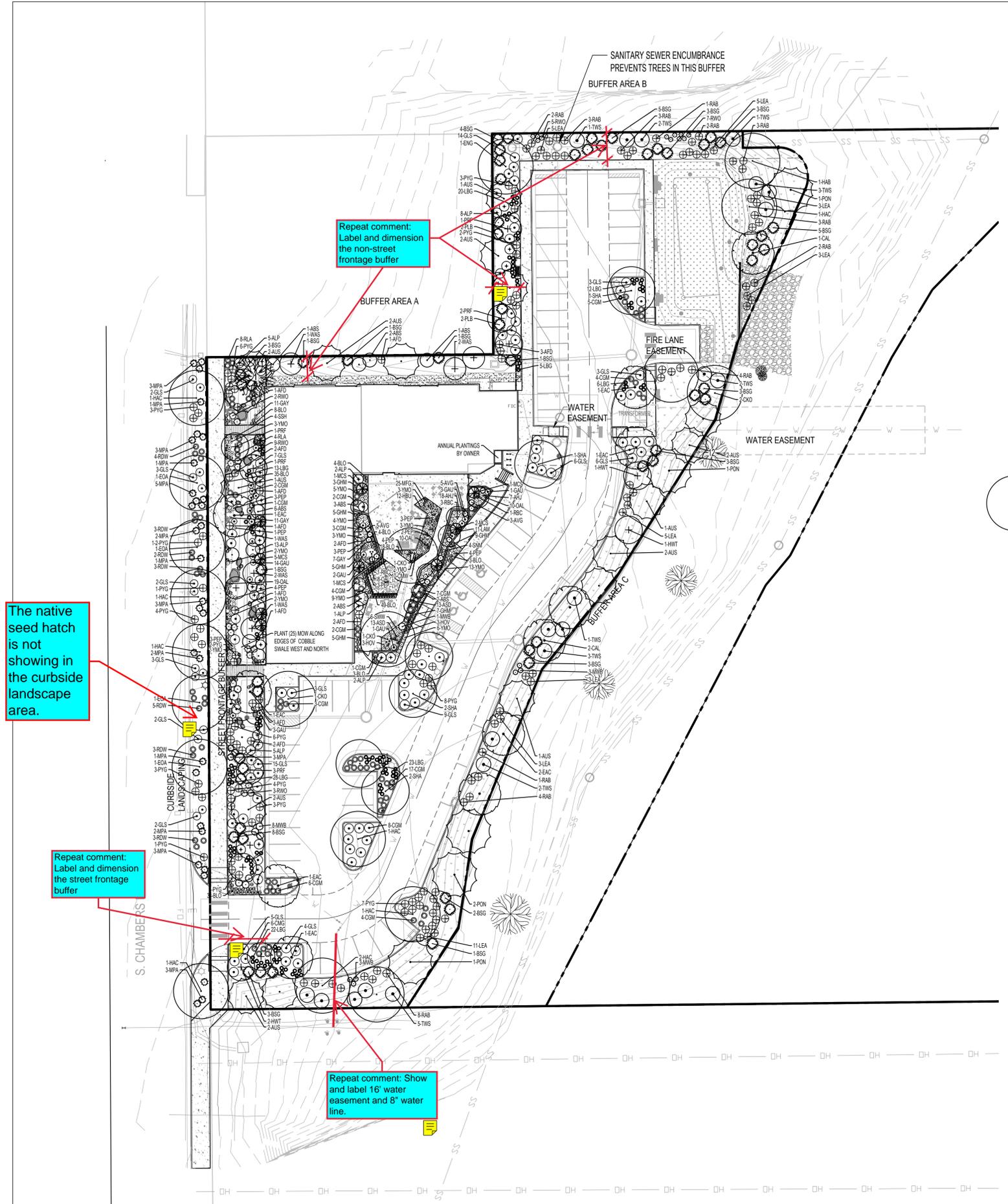
LEGEND

DECIDUOUS TREES		STANDARD GRAY CONCRETE	
EVERGREEN TREES		DOG PARK SURFACING	
EVERGREEN SHRUBS		DETENTION SEED MIX	
DECIDUOUS SHRUBS		CRUSHER FINES	
ORNAMENTAL GRASSES		CEDAR MULCH	
PERENNIALS		NATIVE SEED- CURBSIDE	
LIGHT POLE		NATIVE SEED	
STOP SIGN		FIRE HYDRANT	

This hatch is not shown on this sheet. Show this in the curbside area.

PLANT SCHEDULE

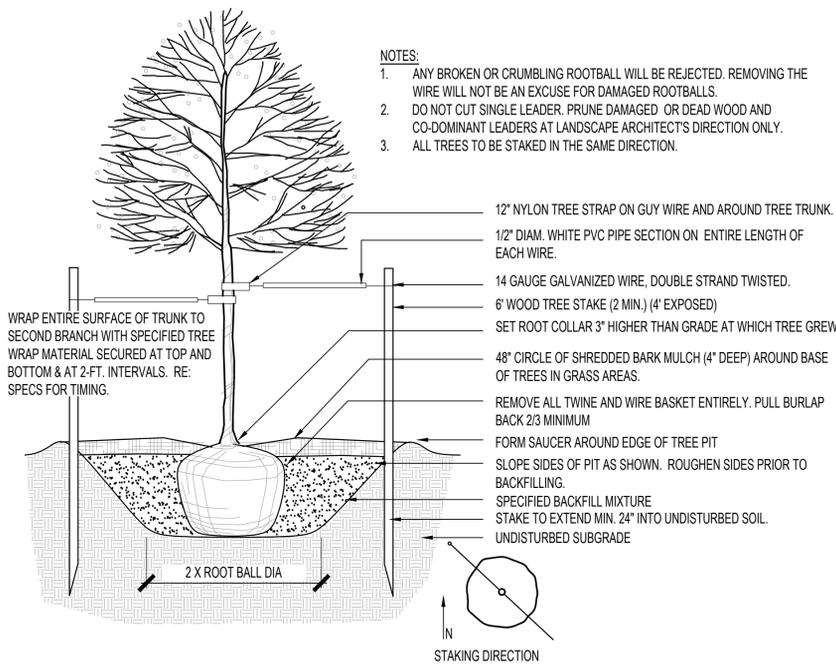
PLANT TYPE: DECIDUOUS TREES						
Abbr.	No.	Genus	Species	Common Name	Min. Size	Spacing
ABS	17	Amelanchier	x grandiflora	Autumn Brilliance Serviceberry	6' Clump	Per Plan
CAL	3	Catalpa	speciosa	Western Catalpa	2.5' Cal	Per Plan
CKO	5	Quercus	muehlenbergii	Chinkapin Oak	2' Cal	Per Plan
EAC	8	Ulmus	x 'Morton'	Accolade Elm	2.5' Cal	Per Plan
ENG	1	Quercus	robur	English Oak	3' Cal	Per Plan
EOA	4	Quercus	robur	English Oak	2.5' Cal	Per Plan
HAB	1	Celtis	occidentalis	Western Hackberry	3' Cal	Per Plan
HAC	9	Celtis	occidentalis	Western Hackberry	2.5' Cal	Per Plan
HWT	4	Acer	tataricum 'Garann'	Hot Wings Maple	2' Cal	Per Plan
PRF	8	Malus	'Prairiefire'	Prairiefire Crab	2.5' Cal	Per Plan
RBC	5	Cercis	canadensis	Eastern Redbud	6' Clump	Per Plan
SHA	6	Gleditsia	triacanthos inermis 'Shademaster'	Shademaster Honeylocust	2.5' Cal	Per Plan
WAS	7	Crataegus	phaenopyrum	Washington Hawthorn	2.5' Cal	Per Plan
PLANT TYPE: EVERGREEN TREES						
Abbr.	No.	Genus	Species	Common Name	Min. Size	Spacing
AUS	18	Pinus	nigra	Austrian Pine	6' Ht.	Per Plan
PON	5	Pinus	ponderosa	Ponderosa Pine	8' Ht.	Per Plan
PLANT TYPE: DECIDUOUS SHRUBS						
Abbr.	No.	Genus	Species	Common Name	Min. Size	Spacing
AFD	20	Cornus	stolonifera 'Farrow'	Arctic Fire Dogwood	5 Gal	Per Plan
ALP	36	Ribes	alpinum	Alpine Currant	5 Gal	Per Plan
CGM	67	Ribes	alpinum 'Green Mound'	Green Mound Currant	5 Gal	XX
GAU	24	Gaura	lindheimeri	Whirling Butterflies	1 Gal	Per Plan
GLS	97	Rhus	aromatica 'Grow-Low'	Gro Low Fragrant Sumac	5 Gal	XXX
LEA	38	Amorpha	canescens	Leadplant	5 Gal	XXX
PYG	62	Potentilla	fruticosa 'Yellow Gem'	Yellow Gem Potentilla	5 Gal	XX
RAB	37	Chrysothamnus	nauseosus	Rabbitbrush	5 Gal	XX
RDW	23	Chrysothamnus	var.	Dwarf Rabbitbrush	5 Gal	Per Plan
RLA	12	Ribes	sativum 'Red Lake'	Red Lake Currant	5 Gal	XX
RWO	26	Rosa	x woodsii	Woods Rose	5 Gal	Per Plan
SNM	4	Symphoricarpos	doorenbortii 'Ariso'	Marleen Snowberry	5 Gal	XXX
TWS	20	Artemisia	tridentata	Tall Western Sage	5 Gal	Per Plan
PLANT TYPE: EVERGREEN SHRUBS						
Abbr.	No.	Genus	Species	Common Name	Min. Size	Spacing
BSG	52	Cytisus	purgan 'Spanish Gold'	Spanish Gold Broom	5 Gal	Per Plan
MCS	10	Picea	pungens 'Mrs. Cesarini'	Mrs. Cesarini Spruce	6 Gal	Per Plan
MPA	34	Arctostaphylos	'Panchito'	panchito Manzanita	5 Gal	Per Plan
MWB	15	Pinus	mugo 'White Bud'	White Bud Mugo Pine	6 Gal	Per Plan
PLB	4	Pyracantha	coccinea 'Lowboy'	Lowboy Pyracantha	5 Gal	Per Plan
PLANT TYPE: ORNAMENTAL GRASSES						
Abbr.	No.	Genus	Species	Common Name	Min. Size	Spacing
AVG	13	Helictotrichon	sempervirens	Blue Avena Grass	1 Gal	Per Plan
BLO	165	Bouteloua	gracilis	Blonde Ambition Blue Grama Grass	1 Gal	Per Plan
GHM	33	Panicum	virgatum 'Heavy Metal'	Heavy Metal Switch Grass	1 Gal	Per Plan
LBG	129	Schizachyrium	scoparium	Little Bluestem	1 Gal	Per Plan
MFG	25	Nassella	tenuissima	Mexican Feather Grass	1 Gal	Per Plan
PLANT TYPE: PERENNIALS						
Abbr.	No.	Genus	Species	Common Name	Min. Size	Spacing
AHJ	25	Anemone	hybrida 'Honorie Jobert'	Honorie Jobert Anemone	1 Gal	Per Plan
ASD	26	Anemone	sylvestris	Snow Drop Anemone	1 Gal	Per Plan
CMW	10	Nepeta	faassenii 'Walker Low'	Walker's Low Catmint	1 Gal	Per Plan
GAY	29	Liatris	spicata	Gayfeather	1 Gal	Per Plan
HBU	12	Agastache	cana	Double Bubble Mint Hyssop	1 Gal	Per Plan
HOV	6	Hosta	'Fire and Ice'	Variiegated Hosta	1 Gal	Per Plan
LAM	11	Stachys	byzantine 'Silver Carpet'	Flowerless Lambs Ear	1 Gal	Per Plan
MOW	25	Lysimachia	nummularia	Moneywort	1 Gal	Per Plan
OAL	47	Allium	'millenium'	Ornamental Allium	1 Gal	Per Plan
PEP	30	Penstemon	barbatus 'Elfin Pink'	Elfin Pink Penstemon	1 Gal	Per Plan
SSH	4	Agastache	Rupestris	Sunset Hyssop	1 Gal	Per Plan
SWW	6	Galium	odoratum	Sweet Woodruff	1 Gal	Per Plan
YMO	57	Achillea	Moonshine	Moonshine Yarrow	1 Gal	Per Plan



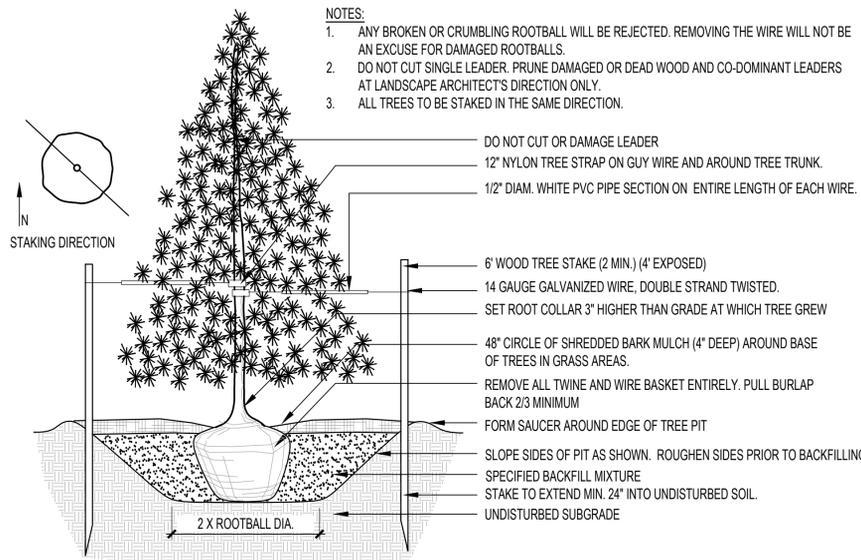
A LANDSCAPE PLANTING PLAN
SCALE: 1" = 30'



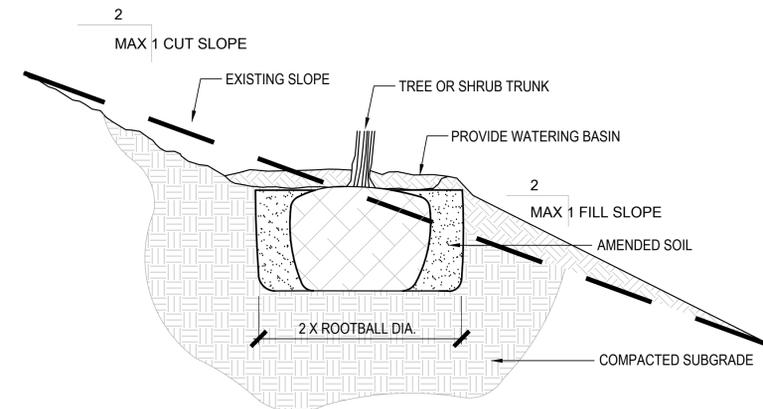
NOT FOR CONSTRUCTION



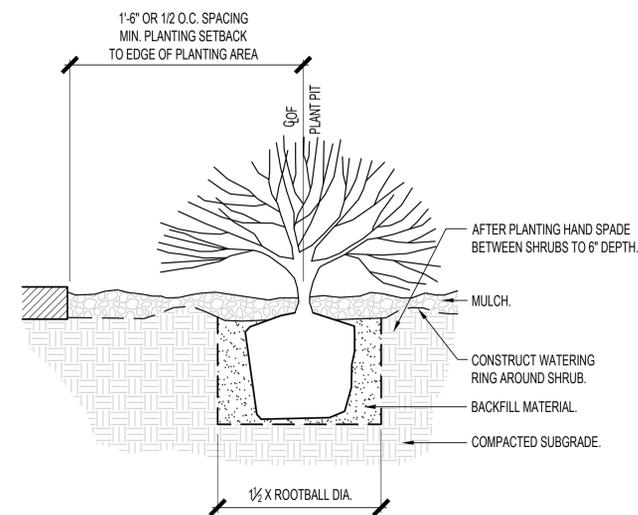
A DECIDUOUS TREE PLANTING
SCALE: NTS



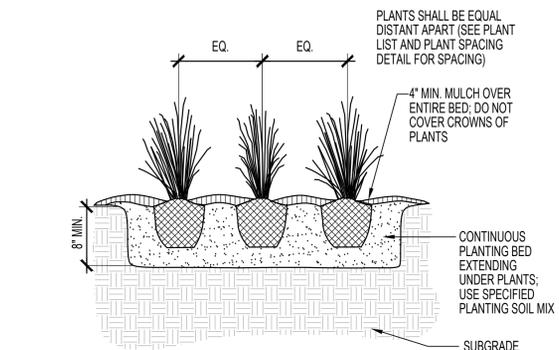
B EVERGREEN TREE PLANTING
SCALE: NTS



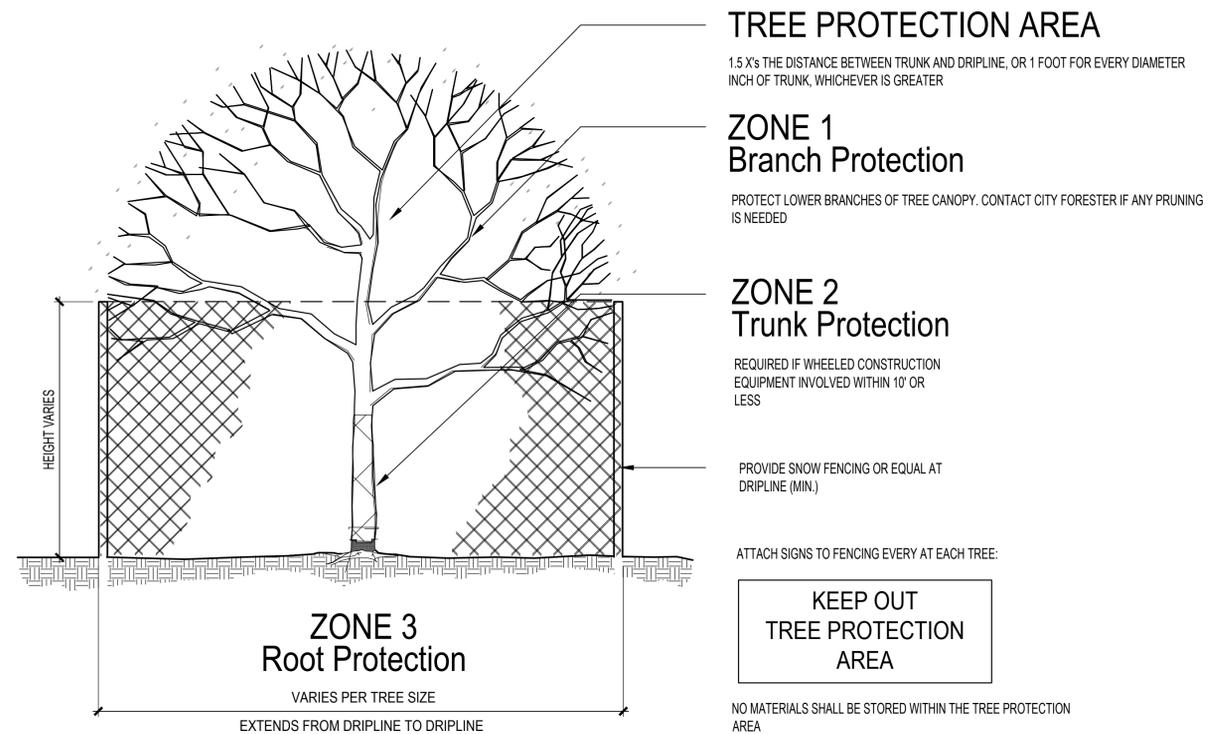
C TREE & SHRUB PLANTING ON SLOPES
SCALE: NTS



D SHRUB PLANTING
SCALE: NTS



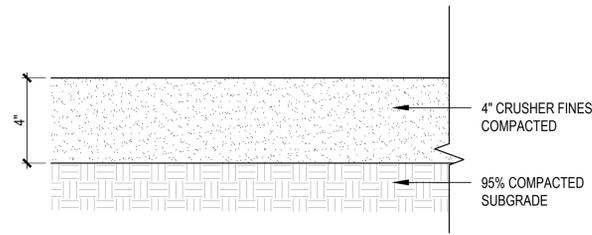
E ORNAMENTAL GRASS/PERENNIAL PLANTING
SCALE: NTS



F TREE PROTECTION (AS REQUIRED)
SCALE: NTS

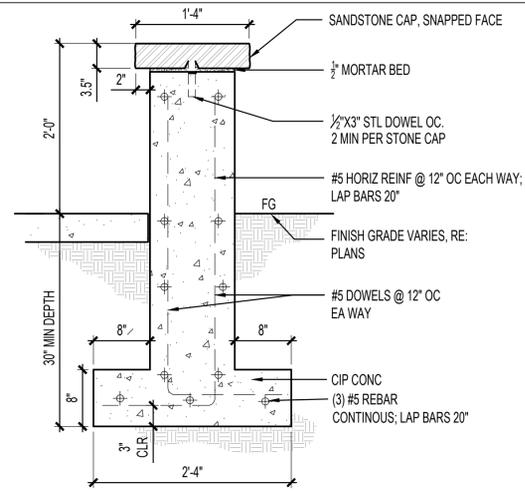
NO.	DATE	REMARKS
1	05/15/2024	SITE PLAN
2	05/11/2024	SITE PLAN

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



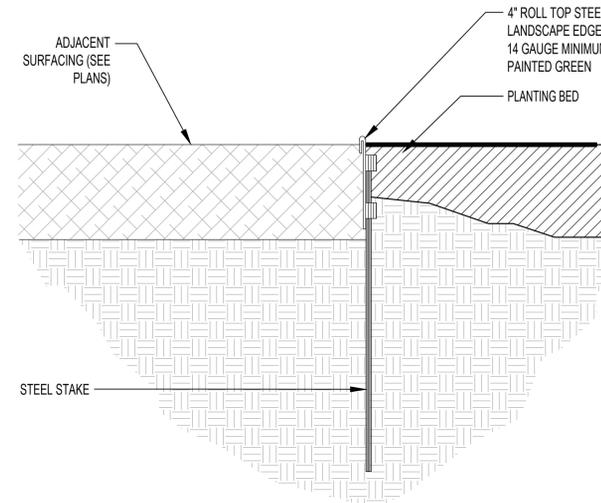
- NOTES:
1. 3/4" MINUS AGGREGATE GRAY GRANITE CRUSHER FINES.
 2. INSTALL IN (2) 2" LIFTS.

A CRUSHER FINES
SCALE: 3/8"=1'-0"

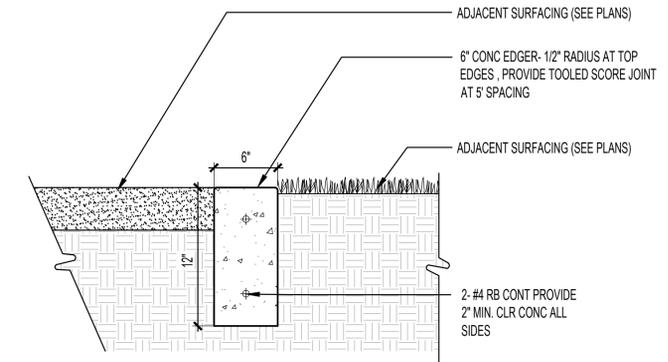


- NOTES:
1. ALL STONE TO BE PINK SANDSTONE.
 2. STONE TO BE SET IN MORTAR. JOINTS TO BE 1/2" TYP.
 3. CONCRETE TO BE INTEGRAL COLOR, DAVIS COLOR, TBD. SACK FINISH

B CIP CONCRETE SEAT WALL W/ STONE CAP
SCALE: 1/4"=1'-0"

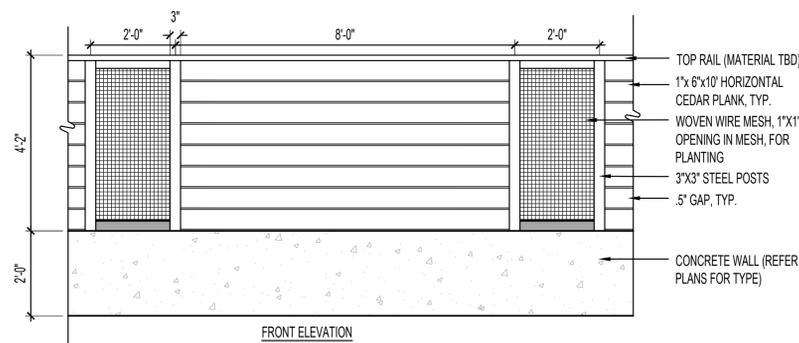


C STEEL EDGER
SCALE: 3/8"=1'-0"



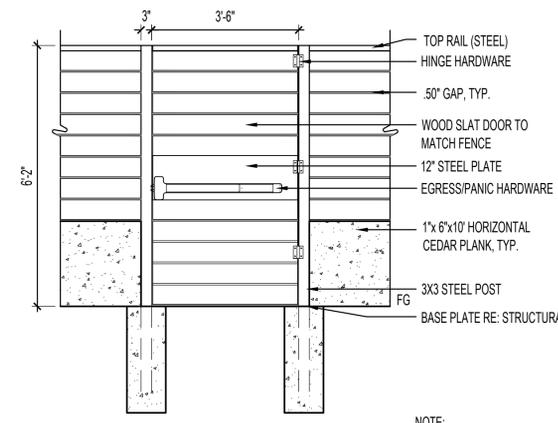
NOTE: FINISH GRADE ADJACENT TO CONCRETE EDGER SHALL BE FLUSH WITH SURFACE OF EDGER TO ALLOW DRAINAGE TO FLOW ACROSS EDGER

D FLUSH CONCRETE EDGER
SCALE: 1/12"=1'-0"



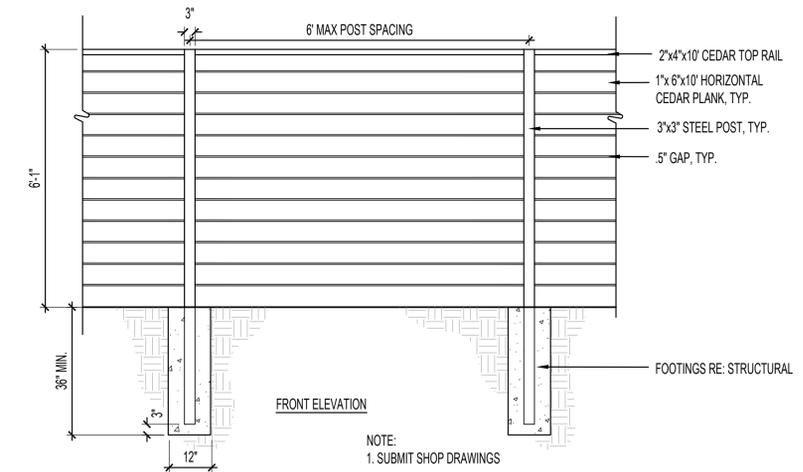
NOTE:
1. SUBMIT SHOP DRAWINGS

E ORNAMENTAL FENCE ON WALL
SCALE: 1/2"=1'-0"



NOTE:
1. SUBMIT SHOP DRAWINGS

F ORNAMENTAL FENCE GATE (6')
SCALE: 1/2"=1'-0"

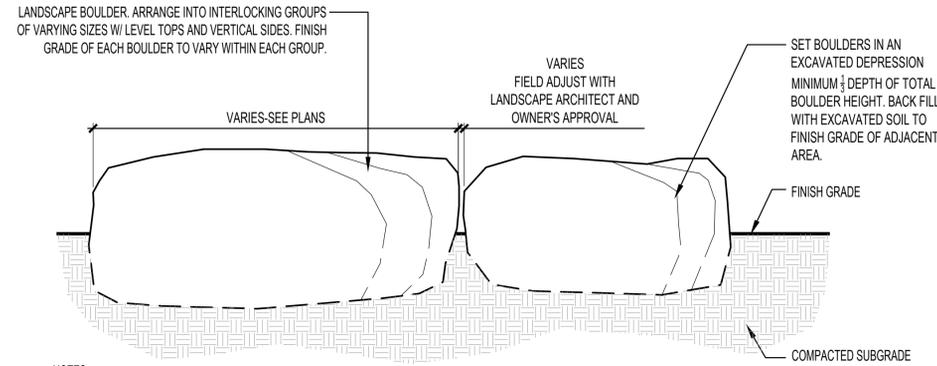


NOTE:
1. SUBMIT SHOP DRAWINGS

G PRIVACY FENCE
SCALE: 1/2"=1'-0"

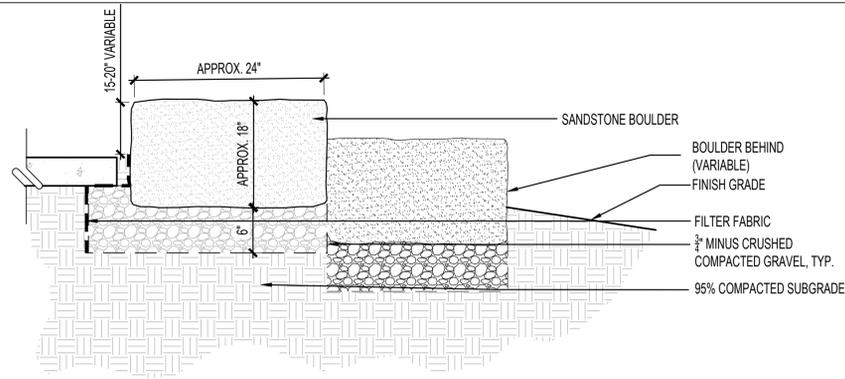
NO.	DATE	REMARKS
1	05/15/2024	SITE PLAN
2	05/11/2024	SITE PLAN

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



- NOTES:
- CONTRACTOR TO STAKE LOCATIONS W/ WOODEN STAKE (W/ SIZE NOTED). STAKED LOCATIONS SHALL BE APPROVED PRIOR TO INSTALLATION BY LANDSCAPE ARCHITECT OR OWNER.
 - BOULDERS SHALL NOT BE PLACED ALONG ARTERIAL STREETS.
 - BOULDER LOCATIONS SHALL BE OUTSIDE OF CLEAR-ZONES OF ALL PUBLIC ROW. 50% BURIED IN PUBLIC ROW. NO MORE THAN 14" HEIGHT IN PUBLIC ROW.

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



NOTE: ALL BOULDER PLACEMENT SHALL BE DONE UNDER SUPERVISION OF THE LANDSCAPE ARCHITECT. THERE SHALL BE NO MORE THAN A 1" MAX GAP BETWEEN BOULDERS AT THE FRONT (ALONG FACE) AND A 3" MAX GAP TOWARD THE BACK OF THE BOULDERS. ALL GAPS ARE TO FILLED WITH STABILIZED CRUSHED GRANITE AND COMPACTED.

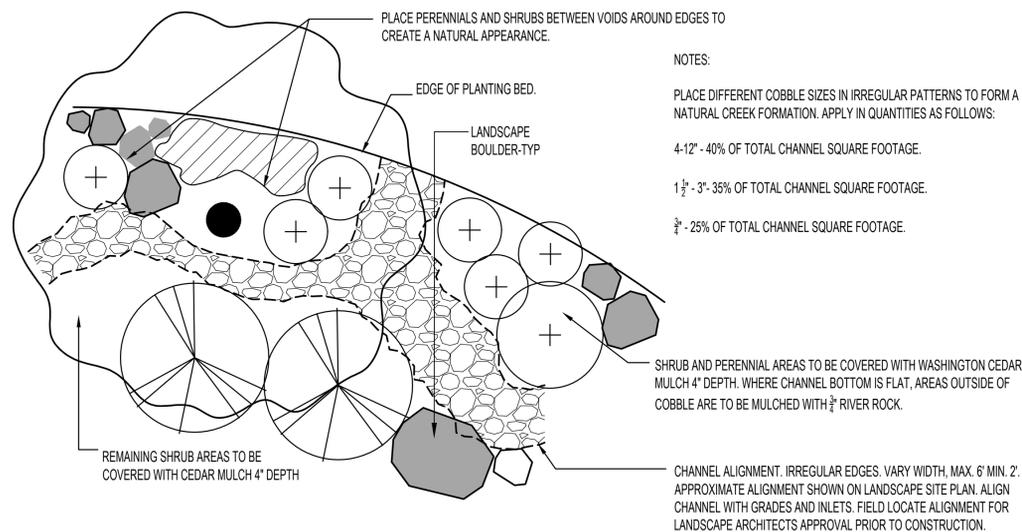
B BOULDER SEATING CLUSTER
SCALE: 1"=1'-0"



PRECEDENT IMAGE SHOWN FOR CHARACTER AND DESIGN INTENT ONLY.

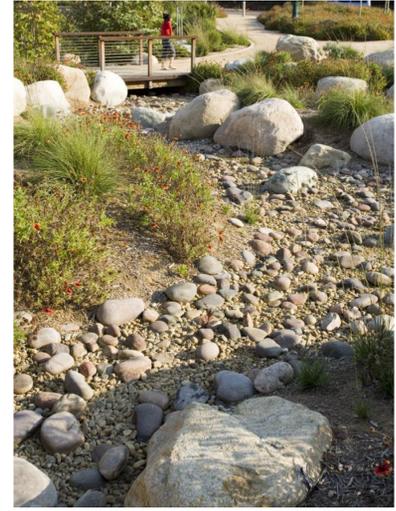
- LOCATE BIRDHOUSES WITHIN AND ADJACENT TO WATER QUALITY POND
- MOUNT TO STEEL POSTS
- FINAL DESIGN TO BE DETERMINED
- SEE PLAN FOR GENERAL LOCATIONS

C BIRDHOUSES
SCALE: NTS

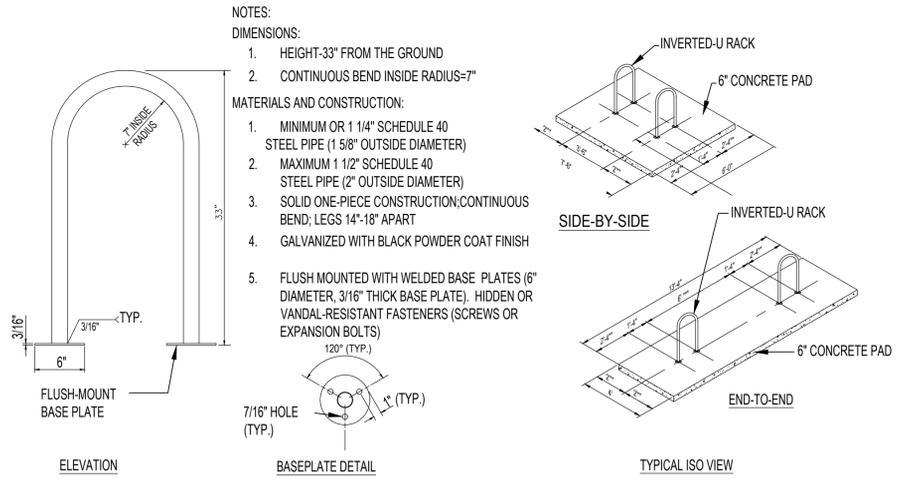


- NOTES:
- PLACE DIFFERENT COBBLE SIZES IN IRREGULAR PATTERNS TO FORM A NATURAL CREEK FORMATION. APPLY IN QUANTITIES AS FOLLOWS:
- 4-12" - 40% OF TOTAL CHANNEL SQUARE FOOTAGE.
 - 1 1/2" - 3" - 35% OF TOTAL CHANNEL SQUARE FOOTAGE.
 - 3/4" - 25% OF TOTAL CHANNEL SQUARE FOOTAGE.

- NOTE:
- PLACE DIFFERENT COBBLE SIZES IN IRREGULAR PATTERN TO FORM NATURAL CREEK FORMATION. MEANDER EDGES OF SWALE THAT DEFINES THE EDGES BETWEEN THE MULCH AND THE COBBLE WITH LARGER VARIETIES OF COBBLE.
 - REFER TO CIVIL DRAWINGS FOR SWALE GRADING.
 - LARGER STONE SHALL BE PLACED FIRST, TO BE EMBEDDED, MINGLED AND SETTLED WITH SMALLER COBBLE.
 - IMAGE SHOWN TO THE THE RIGHT FOR REFERENCE AND DESIGN INTENT.
 - CONTRACTOR TO MOCK UP A 100 SF SECTION OF COBBLE SWALE FOR APPROVAL BY LANDSCAPE ARCHITECT PRIOR TO COMPLETING WORK.



D COBBLE SWALE
SCALE: 1/4"=1'-0"



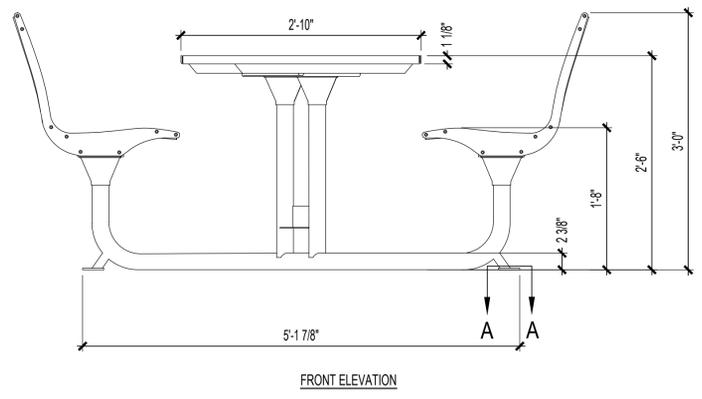
- NOTES:
- DIMENSIONS:
- HEIGHT-33" FROM THE GROUND
 - CONTINUOUS BEND INSIDE RADIUS=7"

- MATERIALS AND CONSTRUCTION:
- MINIMUM OR 1 1/4" SCHEDULE 40 STEEL PIPE (1 5/8" OUTSIDE DIAMETER)
 - MAXIMUM 1 1/2" SCHEDULE 40 STEEL PIPE (2" OUTSIDE DIAMETER)
 - SOLID ONE-PIECE CONSTRUCTION; CONTINUOUS BEND, LEGS 14"-18" APART
 - GALVANIZED WITH BLACK POWDER COAT FINISH
 - FLUSH MOUNTED WITH WELDED BASE PLATES (6" DIAMETER, 3/16" THICK BASE PLATE). HIDDEN OR VANDAL-RESISTANT FASTENERS (SCREWS OR EXPANSION BOLTS)

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

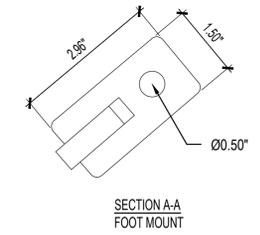
E BIKE RACK
SCALE: NTS



SEE SPECIFICATIONS SECTION 323300 FOR MORE INFORMATION

F GAME TABLE
SCALE: NTS

CONTACT:
ANOVA
support@anovafurnishings.com
800-325-3047



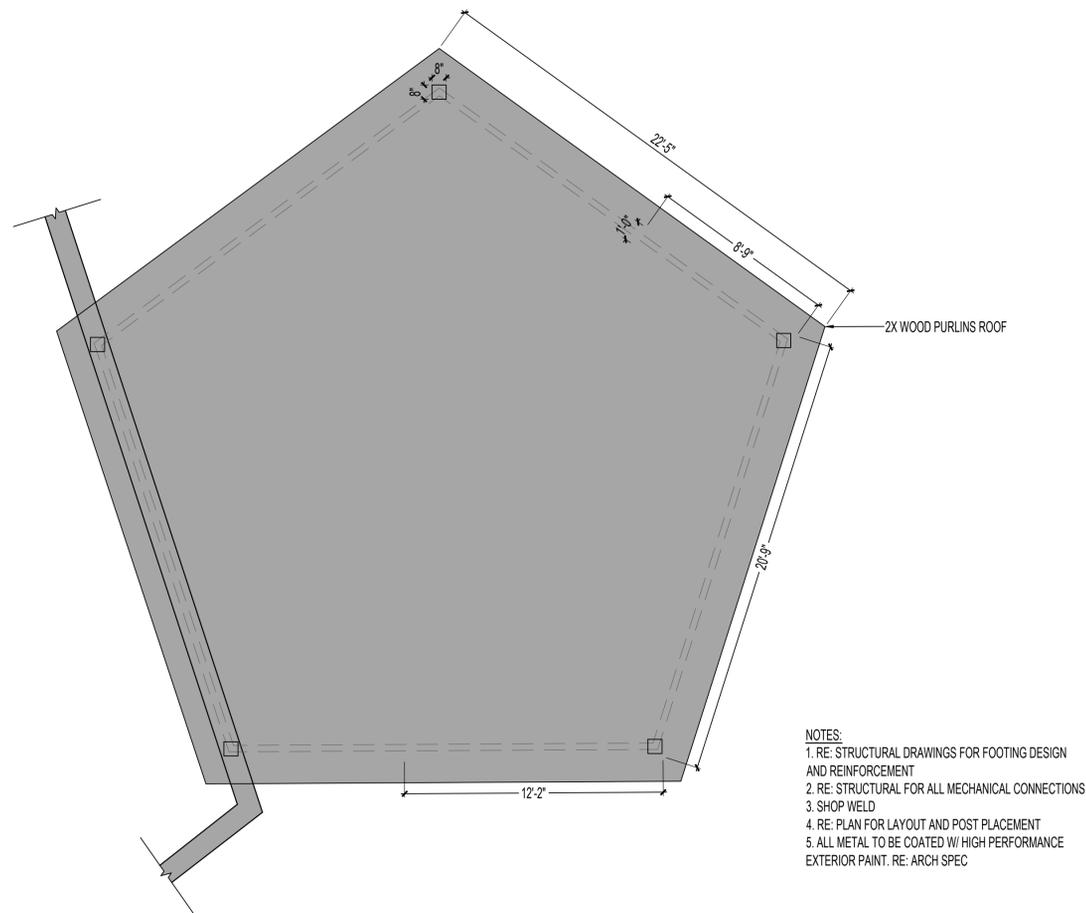
- NOTES:
- INSTALLATION TO BE COMPLETED IN ACCORDANCE WITH MANUFACTURER'S SPECIFICATIONS.



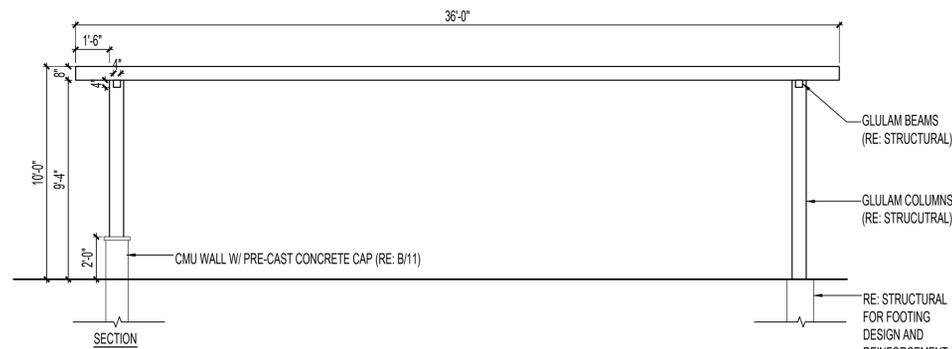
1900 S CHAMBERS COMMUNITY
SITE PLAN AMENDMENT WITH ADJUSTMENT
AURORA, COLORADO
LANDSCAPE SITE DETAILS

NO.	DATE	REMARKS
1	05/15/2024	SITE PLAN
2	08/11/2024	SITE PLAN

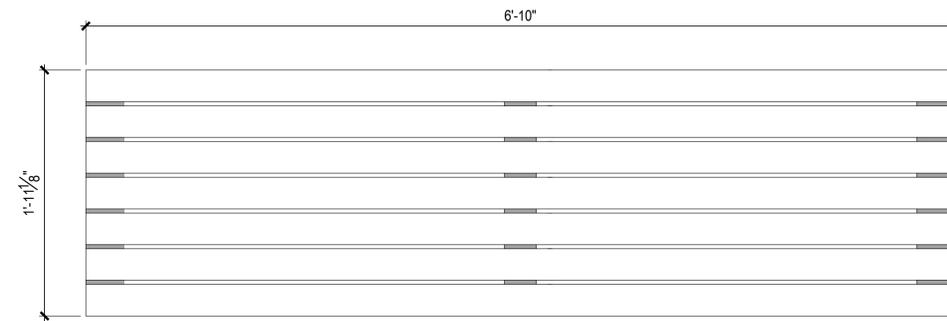
PA / PM:	CH
DRAWN BY:	CH
JOB NO.:	Author



NOTES:
 1. RE: STRUCTURAL DRAWINGS FOR FOOTING DESIGN AND REINFORCEMENT
 2. RE: STRUCTURAL FOR ALL MECHANICAL CONNECTIONS
 3. SHOP WELD
 4. RE: PLAN FOR LAYOUT AND POST PLACEMENT
 5. ALL METAL TO BE COATED W/ HIGH PERFORMANCE EXTERIOR PAINT. RE: ARCH SPEC



A SOLID SHADE PERGOLA
 SCALE: 1/4" = 1'-0"



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

B BAR HEIGHT TABLES
 SCALE: 1 1/2" = 1'-0"



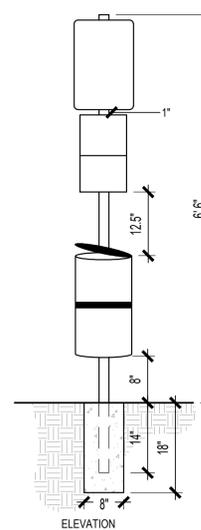
AMERICAN OUTDOOR GRILL T-SERIES (24NGT-00SP)
 BBQ GUYS - 877-286-7249
 customerservice@bbguys.com
 8151 Airline Hwy
 Baton Rouge, LA 70815

C BBQ
 SCALE: NTS



NATURAL MILLSTONE FOUNTAIN #GF19-36
CONTACT:
 STONE FOREST
 info@stoneforest.com
 (505) 986-8883

D WATER FEATURE
 SCALE: NTS



NOTE: OWNER TO PROVIDE FF&E
 MANUFACTURER: CARROT-TOP INDUSTRIES OR APPROVED EQUAL
 MODEL: DOGIPOT OR APPROVED EQUAL
 COLOR/FINISH: GREEN/STEEL
 INSTALL PER MANUFACTURERS RECOMMENDATIONS

NOTES:
 1. LOWER WASTE BIN SHALL PROJECT 10" MAX FROM THE POST.
 2. SECURE OPERABLE PARTS NO HIGHER THAN 46" ABOVE FINISH GRADE.

E PET WASTE STATION
 SCALE: NTS



CONTACT:
 ANOVA
 support@anovafurnishings.com
 800-325-3047

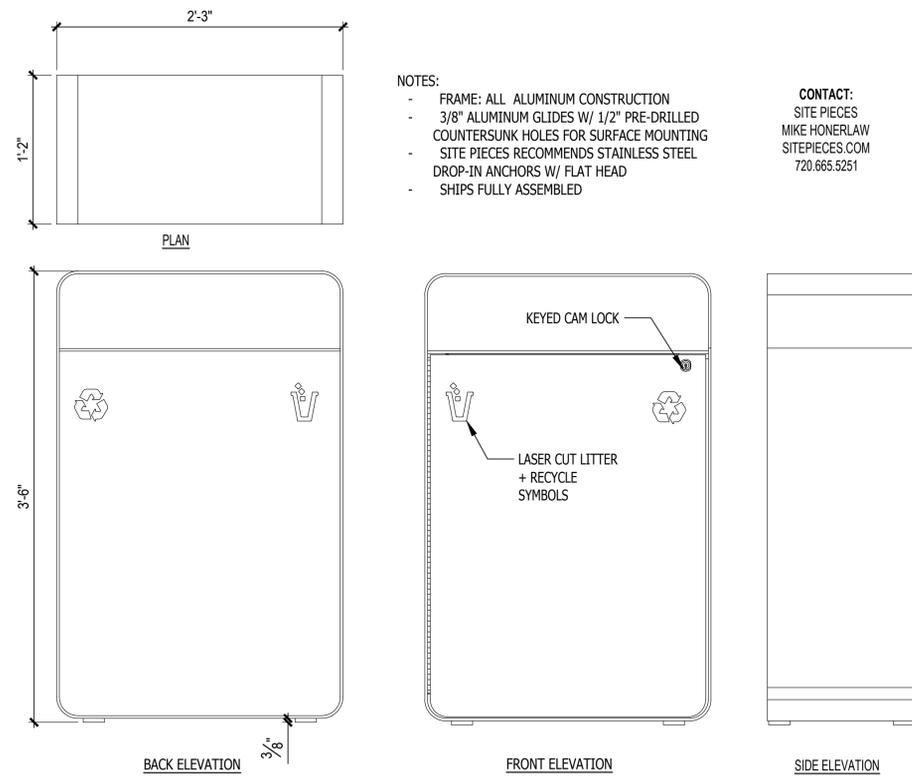
NOTES:
 1. INSTALLATION TO BE COMPLETED IN ACCORDANCE WITH MANUFACTURER'S SPECIFICATIONS.

F ASH RECEPTACLE
 SCALE: NTS

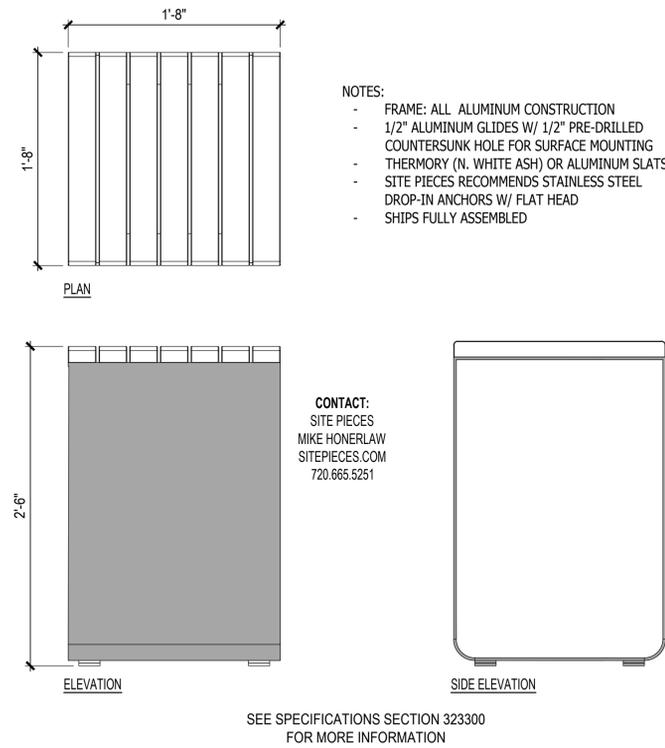
NO.	DATE	REMARKS
1	05/15/2024	SITE PLAN
2	05/11/2024	SITE PLAN

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DRAWN BY:	CH
JOB NO.:	Author

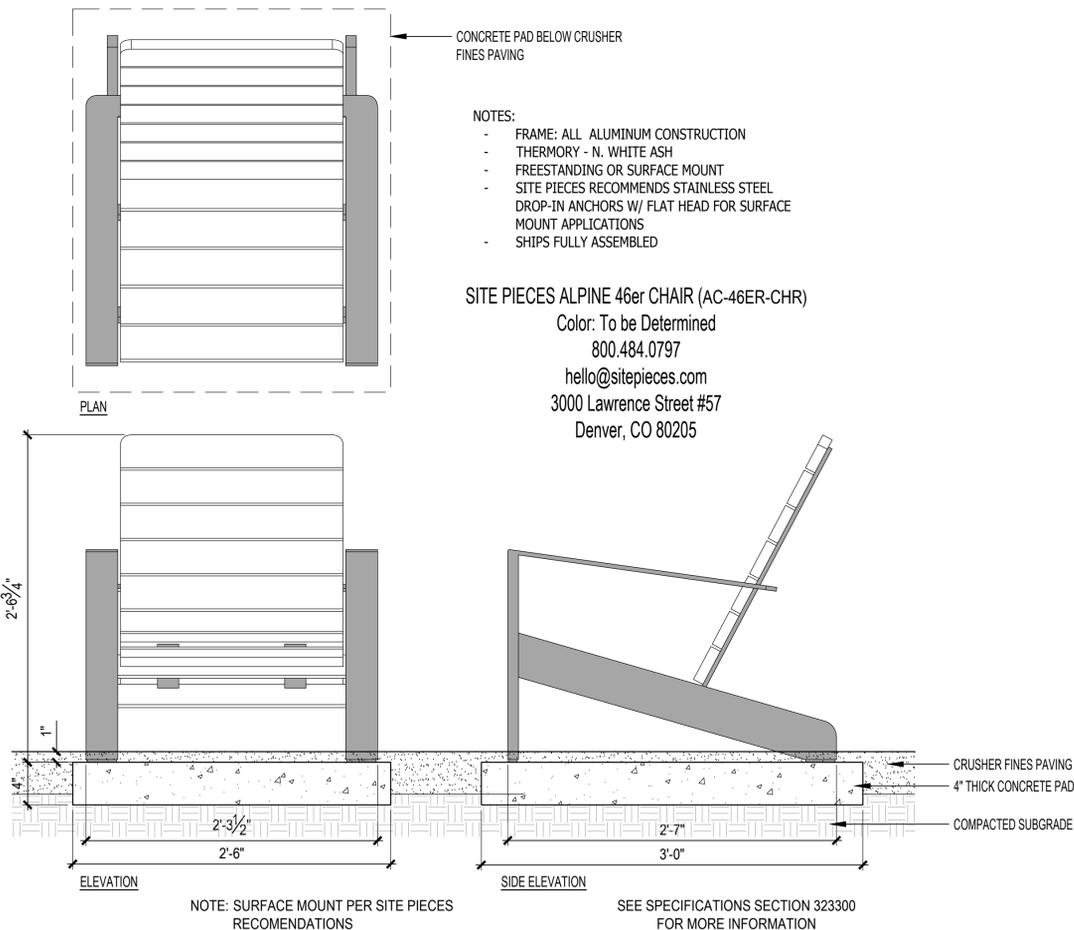
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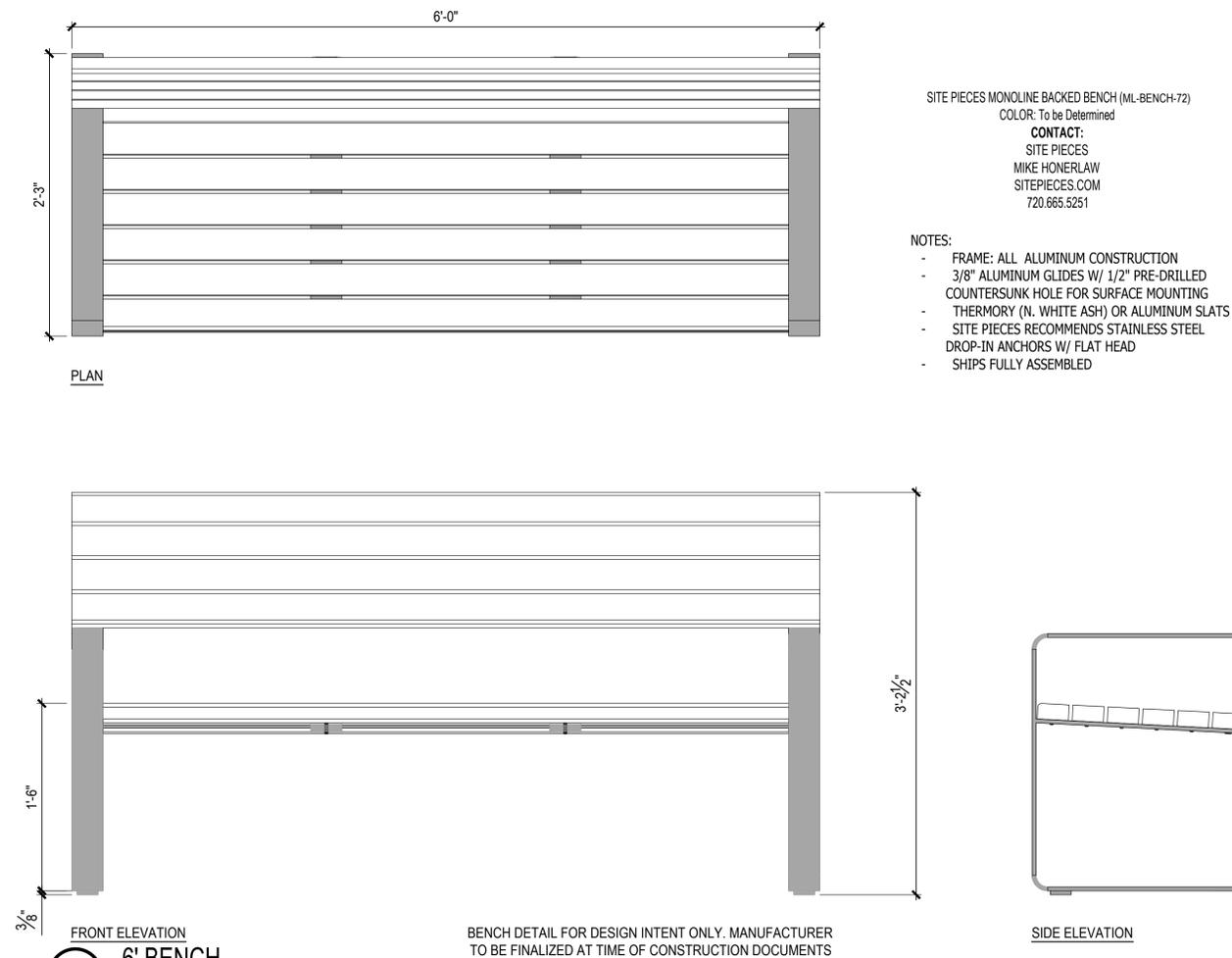
A TRASH & RECYCLING RECEPTACLE
SCALE: 1 1/2" = 1'-0"



B BAR HEIGHT STOOL
SCALE: 1 1/2" = 1'-0"



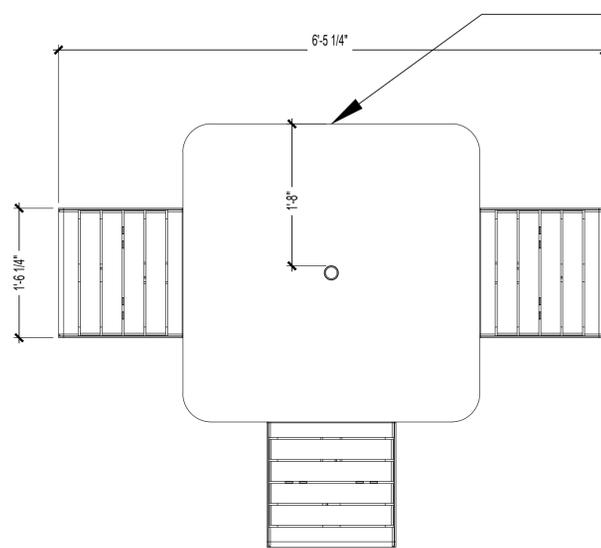
C ADIRONDACK CHAIR
SCALE: 1 1/2" = 1'-0"



D 6' BENCH
SCALE: 1 1/2" = 1'-0"

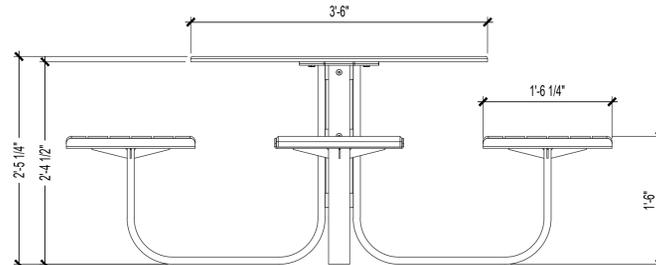
NO.	DATE	REMARKS
1	05/15/2024	SITE PLAN
2	05/11/2024	SITE PLAN

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



PLAN

SEE SPECIFICATIONS SECTION 323300 FOR MORE INFORMATION



SIDE ELEVATION

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

CONTACT:
SITE PIECES
MIKE HONERLAW
SITEPIECES.COM
720.686.5251

B SQUARE GAME TABLE

SCALE: NTS



1900 S CHAMBERS COMMUNITY
SITE PLAN AMENDMENT WITH ADJUSTMENT
AURORA, COLORADO
LANDSCAPE SITE DETAILS

NO.	DATE	REMARKS
1	05/15/2024	SITE PLAN
2	08/11/2024	SITE PLAN

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

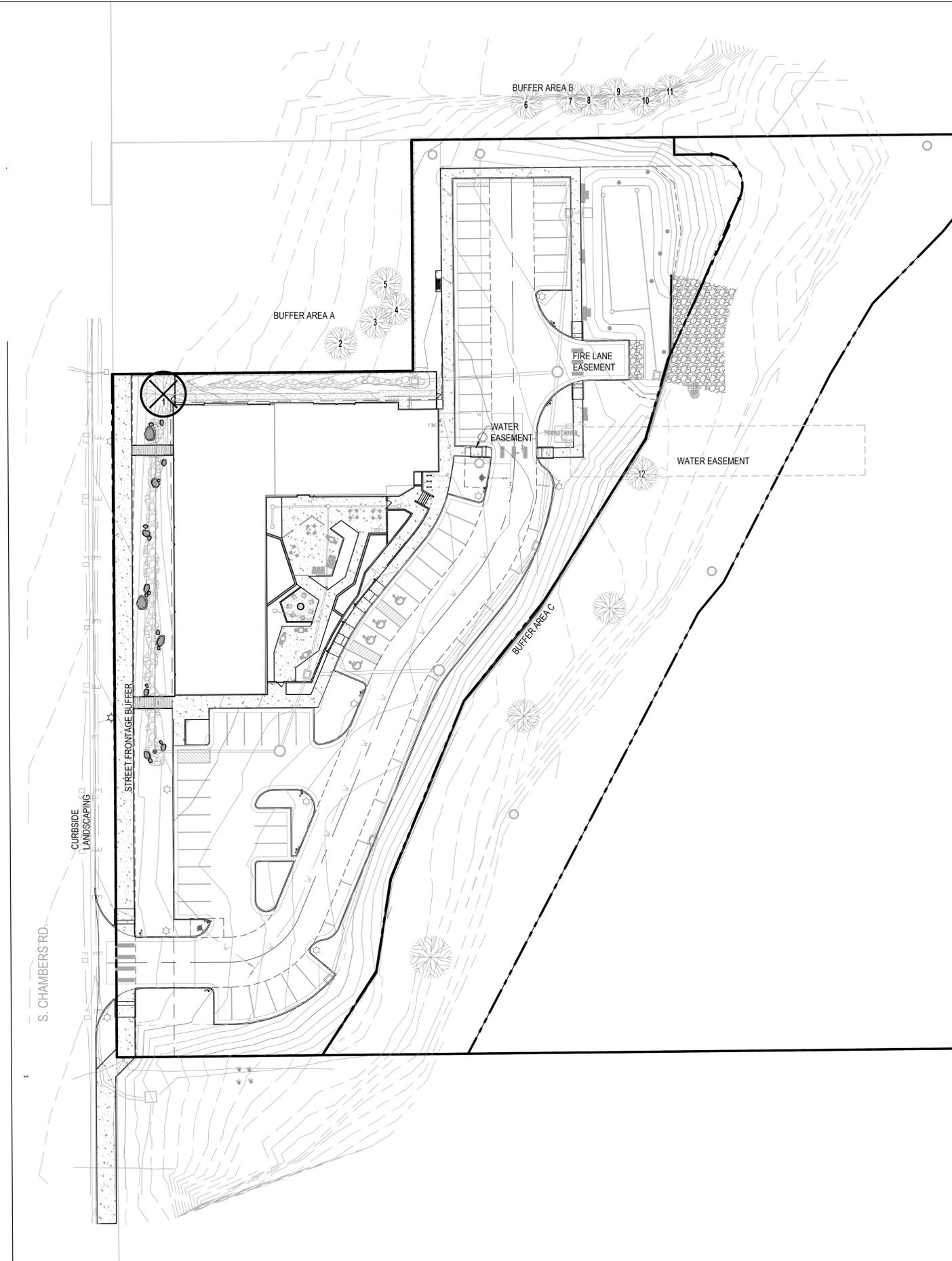
TREE MITIGATION TABLE

Caliper Inches Removed Requiring Mitigation	Caliper Inches To Remain	Caliper Inches Replaced for Mitigation	Total Cost Required in Lieu of Caliper Replacement for Mitigation	Total Mitigation Cost Required (Total Inches Mitigated x \$525)
12"	0"	0"	\$6,300	\$6,300

NOTE: TREE #1 IS THE ONLY TREE REMOVED WITHIN THE PROPERTY BOUNDARY.

LEGEND

- EXISTING TREE TO BE REMOVED 
- EXISTING TREE TO REMAIN 
- EXISTING CONTOUR 
- PROPOSED CONTOUR 



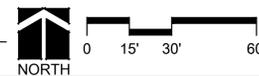


8585 E Warren Avenue, Denver, CO 80231
 Phone: (720) 641-0506 – fax: (303) 337-0157
 Email: sgeist@savatree.com
savatree.com/consulting

APPENDIX C APPRAISAL SUMMARY FOR ALL TREES

Table 1

Tree #	Common name	Location	Trunk Diameter inches	Condition Percent	Functional Limitation Percent	External Limitation Percent	Appraisal \$100	Mitigation Inches
1	Siberian elm	On property line	21.1	56	40	100	\$ 6,300	11.8
2	Siberian elm	1812 S Chambers	33.0	58	50	100	\$ 18,900	0.0
3	Siberian elm	1812 S Chambers	12.0	56	50	100	\$ 2,900	0.0
4	Siberian elm	1812 S Chambers	24.0	40	50	100	\$ 7,200	0.0
5	Siberian elm	1812 S Chambers	16.0	40	50	100	\$ 3,500	0.0
6	Austrian pine	1800 S Chambers	12.0	78	70	100	\$ 4,100	0.0
7	Pinyon pine	1800 S Chambers	6.0	68	70	100	\$ 1,400	0.0
8	Siberian elm	1800 S Chambers	4.5	56	10	100	\$ -	0.0
9	Siberian elm	1800 S Chambers	6.4	48	10	100	\$ -	0.0
10	Siberian elm	1800 S Chambers	7.0	60	10	100	\$ -	0.0
11	Bur oak	1800 S Chambers	12.0	84	70	100	\$ 7,100	0.0
12	Siberian elm	Aurora, Woodrim	19.0	60	40	100	\$ 5,600	0.0
Total							\$ 57,000	11.8



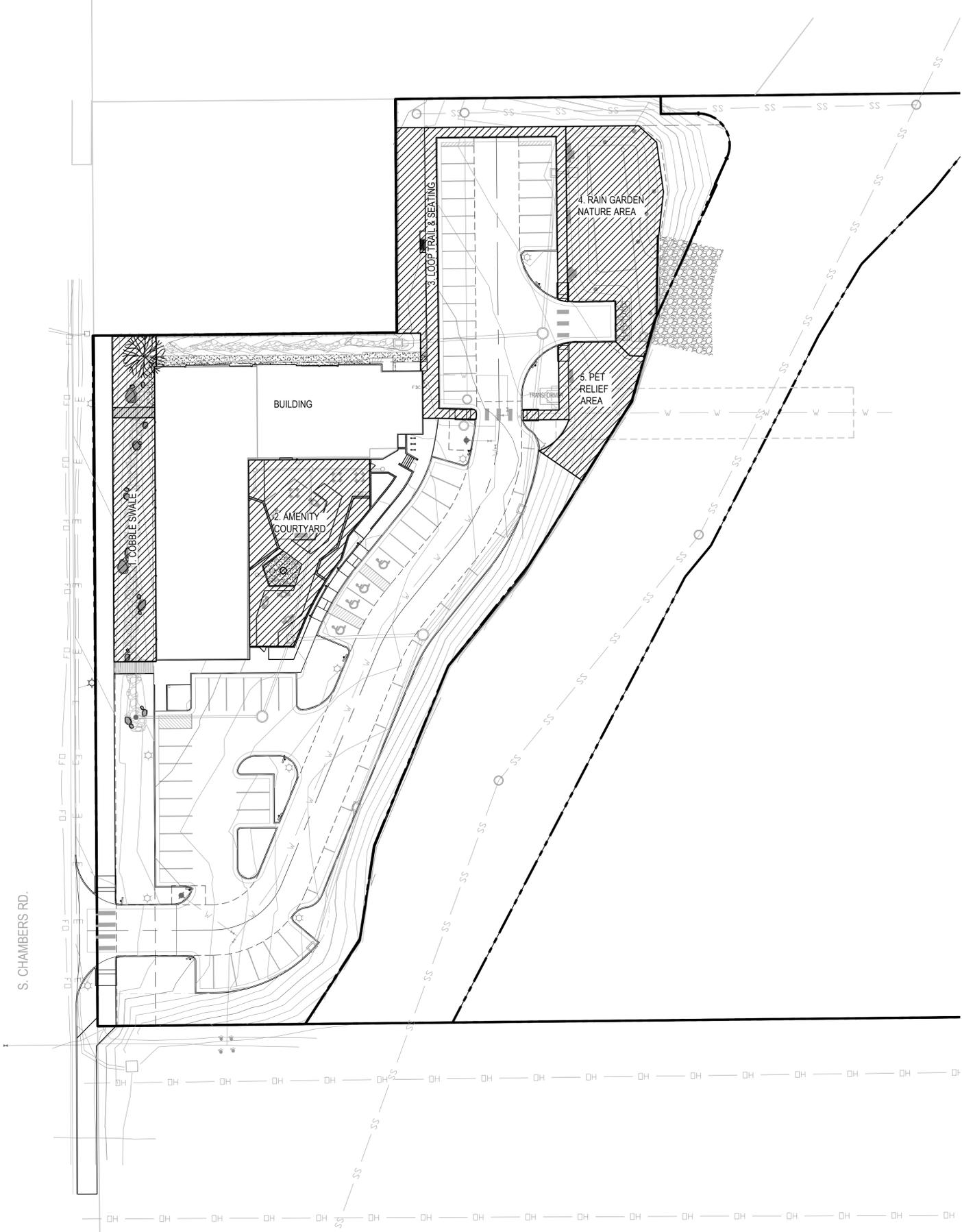
1900 S CHAMBERS COMMUNITY
SITE PLAN AMENDMENT WITH ADJUSTMENT
AURORA, COLORADO
TREE MITIGATION

NO.	DATE	REMARKS
1	05/15/2024	SITE PLAN
2	08/11/2024	SITE PLAN

PA / PM:	CH
DRAWN BY:	CH
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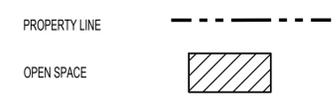
SHEET

16



OPEN SPACE REQUIREMENTS

Area	Area (sq. feet)
SITE	87,218 (100%)
OPEN SPACE	18,647 (21.3%)



OPEN SPACE NARRATIVE:

1. COBBLE SWALE - AESTHETIC LANDSCAPING AMENITY WITH BOULDERS FOR SITTING AMONGST NATURE.
2. AMENITY COURTYARD - MULTI-PURPOSE RESIDENT ACTIVITY SPACE FOR GATHERING.
3. LOOP TRAIL & SEATING - WALKING LOOP FOR EXERCISE AND PET ENRICHMENT ALONG PLANTED AREAS.
4. RAIN GARDEN NATURE AREA - BOULDER SEATING CLUSTERS ALONG THE EDGE OF THE NATURALIZED RAIN GARDEN PROVIDING SPACE FOR NATURE REFLECTION AND SUPPORTING WILDLIFE HABITAT WITH BIRD HOUSES FOR OBSERVATION.
5. PET RELIEF AREA - NATURALIZED SPACE ALONG THE WALKING LOOP FOR ON-LEASH PET RELIEF AND ENRICHMENT.



1900 S CHAMBERS COMMUNITY
SITE PLAN AMENDMENT WITH ADJUSTMENT
 AURORA, COLORADO
 OPEN SPACE COMPLIANCE

NO.	DATE	REMARKS
1	05/15/2024	SITE PLAN
2	09/11/2024	SITE PLAN

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

ELEVATIONS MATERIAL LEGEND

	TOTAL SQUARE FOOTAGE	% OF TOTAL
 BRICK MASONRY	3,852 SF	17%
 STUCCO	17,144 SF	76%
 PAINTED CEMENT BOARD FASCIA/TRIM	1,491 SF	7%
	22,487 SF	100%

MATERIALS BY ELEVATION:
 STUCCO: 4,187 SF [78%]
 BRICK: 881 SF [16%]
 FASCIA/TRIM: 298 SF [6%]



3 NORTH ELEVATION
 1/8" = 1'-0"

MATERIALS BY ELEVATION:
 STUCCO: 4,187 SF [78%]
 BRICK: 881 SF [16%]
 FASCIA/TRIM: 298 SF [6%]



1 WEST ELEVATION
 1/8" = 1'-0"

NO.	DATE	REMARKS
1	05.15.2024	SITE PLAN

PA / PM:	JN / AH
DRAWN BY:	TB
JOB NO.:	23010

NO.	DATE	REMARKS
1	05.15.2024	SITE PLAN

PA / PM:	JN / AH
DRAWN BY:	TB
JOB NO.:	23010

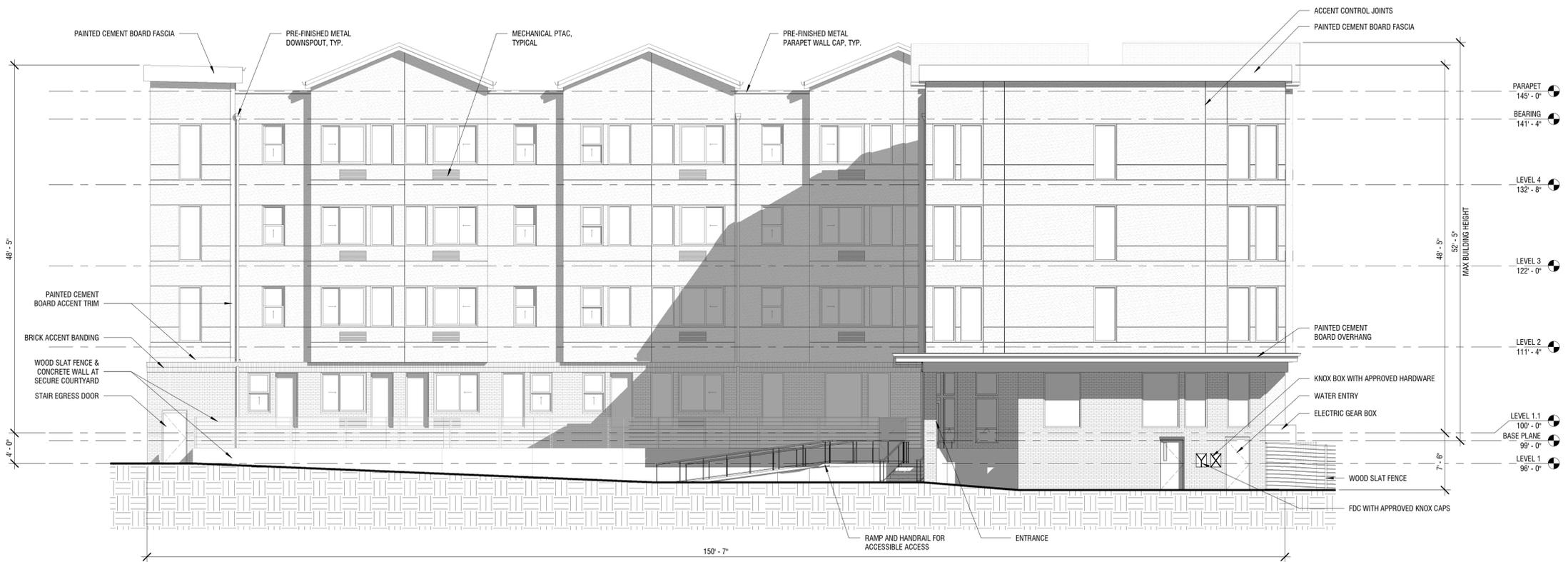
ELEVATIONS MATERIAL LEGEND			
	TOTAL SQUARE FOOTAGE	% OF TOTAL	
	BRICK MASONRY	3,852 SF	17%
	STUCCO	17,144 SF	76%
	PAINTED CEMENT BOARD FASCIA/TRIM	1,491 SF	7%
		22,487 SF	100%

MATERIALS BY ELEVATION:
 STUCCO: 3,734 SF [71%]
 BRICK: 1,141 SF [22%]
 FASCIA/TRIM: 365 SF [7%]



2 SOUTH ELEVATION
 1/8" = 1'-0"

MATERIALS BY ELEVATION:
 STUCCO: 4,561 SF [71%]
 BRICK: 1,473 SF [23%]
 FASCIA/TRIM: 358 SF [6%]



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

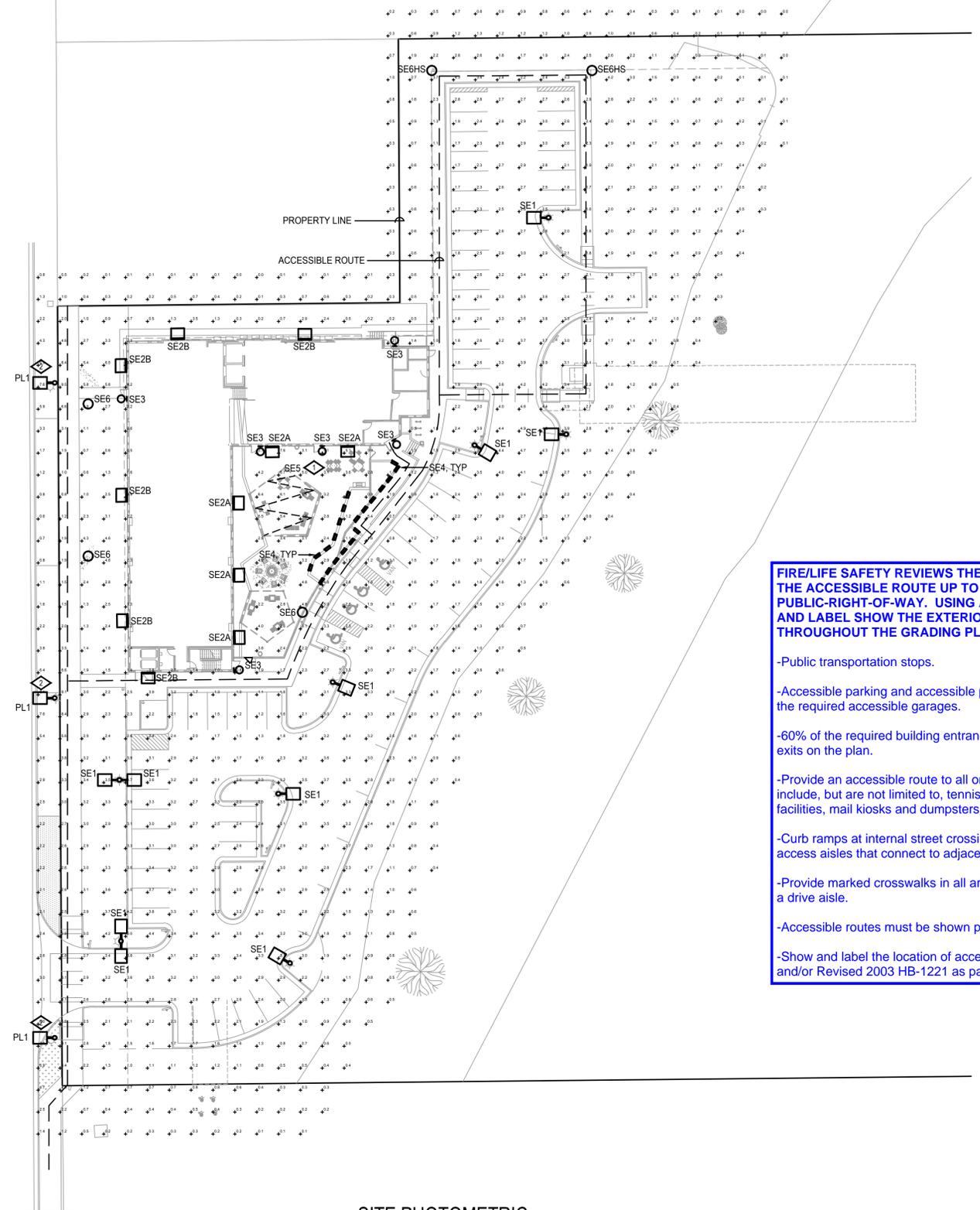
NO.	DATE	REMARKS
1	05/15/2024	SITE PLAN
2	08/11/2024	SITE PLAN

PA / PM:	MTV
DRAWN BY:	NMG
JOB NO.:	2023-054-00

Statistics						
Description	Symbol	Avg	Max	Min	Max/Min	Avg/Min
SITE	+	2.1	9.0 fc	0.0 fc	N/A	N/A

- GENERAL NOTES**
- 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.
 - EXTERIOR LIGHT FIXTURES SHALL BE DIMMED AS REQUIRED TO COMPLY WITH BUILDING DEPARTMENT 8 FOOT CANDLE MAX AND 2 FOOT CANDLE AT THE ZONE LOT LINE REQUIREMENTS.
 - PROPOSED STREET LIGHT LOCATIONS ARE CONCEPTUAL. FINAL LOCATIONS WILL BE DETERMINED WITH PHOTOMETRIC ANALYSIS SUBMITTED WITH THE STREET LIGHTING PLANS IN THE CIVIL PLAN SUBMITTAL.

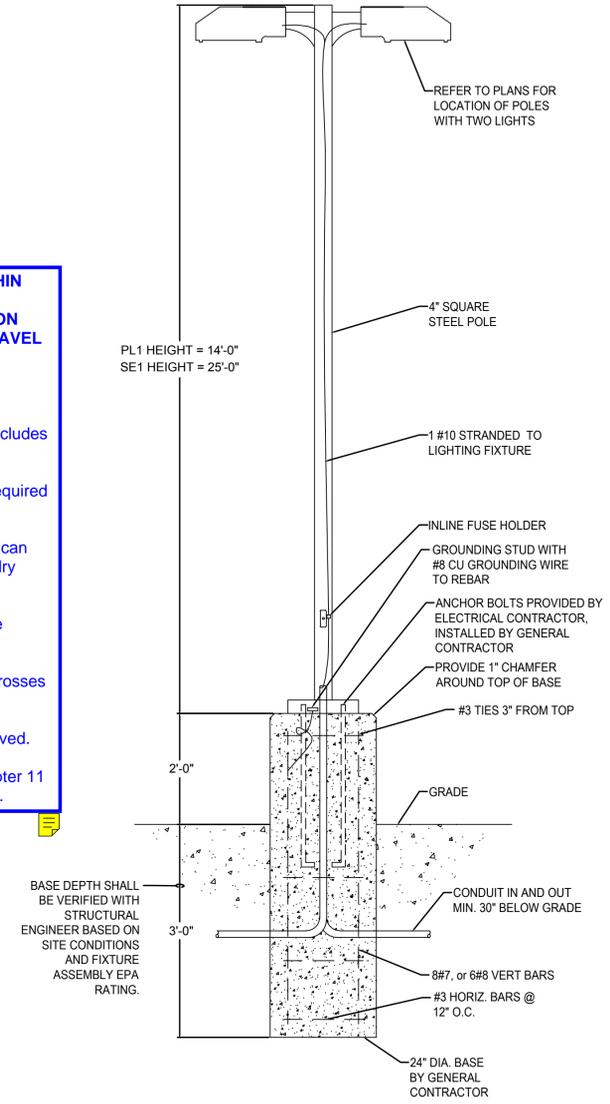
- DETAIL NOTES**
- FIXTURES MOUNTED TO UNDERSIDE OF TRELIS. COORDINATE WITH ARCHITECT.
 - CITY OF AURORA POLE MOUNTED STREET LIGHT. REFER TO CITY OF AURORA 2023 ROADWAY DESIGN AND CONSTRUCTION SPECIFICATIONS FOR ADDITIONAL FIXTURE INFORMATION.



1 SITE PHOTOMETRIC
 1/30" = 1'-0"

FIRE/LIFE SAFETY REVIEWS THE INTERIOR SITE GRADES WITHIN THE ACCESSIBLE ROUTE UP TO THE ADJACENT PUBLIC-RIGHT-OF-WAY. USING A HEAVY DASHED DELINEATION AND LABEL SHOW THE EXTERIOR ACCESSIBLE ROUTE OF TRAVEL THROUGHOUT THE GRADING PLAN TO:

- Public transportation stops.
- Accessible parking and accessible passenger loading zones. This includes the required accessible garages.
- 60% of the required building entrances. Indicate all entrances and required exits on the plan.
- Provide an accessible route to all on-site amenities. These elements can include, but are not limited to, tennis courts, club houses, pools, laundry facilities, mail kiosks and dumpsters.
- Curb ramps at internal street crossings and accessible parking space access aisles that connect to adjacent sidewalks.
- Provide marked crosswalks in all areas where the accessible route crosses a drive aisle.
- Accessible routes must be shown passing through gated entry(s) served.
- Show and label the location of accessible units required by IBC Chapter 11 and/or Revised 2003 HB-1221 as part of the exterior accessible route.



2 POLE BASE DETAIL
 NO SCALE

NOTE:
 1. FIXTURE BASE DETAIL PROVIDED FOR INFORMATIONAL PURPOSES ONLY. ELECTRICAL CONTRACTOR TO COORDINATE REQUIREMENTS OF POLE BASE WITH STRUCTURAL ENGINEER AND/OR POLE MANUFACTURER PRIOR TO ROUGH-IN.

Symbol	Label	Quantity	Manufacturer	Catalog Number	Description	Lamp	Number Lamps	Lumens Per Lamp	Light Loss Factor	Wattage
	SE1	11	LITHONIA LIGHTING	DSX1-LED-P4-30K-80CRI-T3M	POLE MOUNTED D SERIES AREA LED W/ TYPE 3M DIST. MOUNTED AT 25'-0" AFG	LED 3000K	1	13965	1	123.94
	SE2A	5	LITHONIA LIGHTING	WDGE1-LED-P2-30K-80CRI-VF	WDGE1 LED WALL PACK WITH P2 PERFORMANCE PACKAGE, 3000K, VF DIST. MOUNTED AT 12'-0" AFG	LED 3000K	1	1872	1	15.02
	SE2B	6	LITHONIA LIGHTING	WDGE1-LED-P1-30K-80CRI-VW	WDGE1 LED WALL PACK WITH P1 PERFORMANCE PACKAGE, 3000K, VW DIST. MOUNTED AT 12'-0" AFG	LED 3000K	1	1163	1	10
	SE3	6	GOTHAM	EVO2WC-30/05-AR-LD-MWD-MVOLT-UGZ-WL-DBL	2" DIAMETER WALL MOUNTED DOWN LIGHT, BLACK FINISH MOUNTED AT 7'-0" AFG	LED 3000K	1	499	0.5	6.3347
	SE4	20	BEGA	B33018-K3-BLK	10" LONG RECESSED LED STEP LIGHT, BLACK FINISH MOUNTED AT 1'-6" AFG	LED 3000K	1	44	1	5
	SE5	111 FT	ALUZ	A5-ZOZO-BLL-27K-GSFL-3W	LED FESTOON LIGHTING W/ LAMP SHADE MOUNTED AT 10'-0" AFG	LED 2700K	1	106	1	3W/LF
	SE6	5	LITHONIA LIGHTING	RADPT PATH HS LED P2 30K SYM MVOLT PT4 PE DBLXD	LED POST TOP PEDESTRIAN LIGHTING MOUNTED AT 10'-0" AFG	LED 3000K	1	4931	1	38



1 FIXTURE TYPE SE1



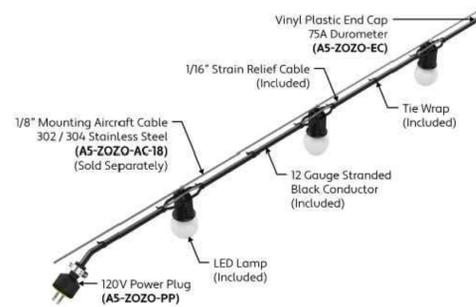
2 FIXTURE TYPE SE2A/SE2B



3 FIXTURE TYPE SE3



4 FIXTURE TYPE SE4



5 FIXTURE TYPE SE5



5 FIXTURE TYPE SE6

NO.	DATE	REMARKS
1	05/15/2024	SITE PLAN
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PA / PM:	MTV
DRAWN BY:	NMG
JOB NO.:	2023-054-00