

**BASIS OF BEARINGS**

BEARINGS SHOWN HEREON ARE GNSS DERIVED BEARINGS RELATIVE TO THE NAD83 STATE PLANE COORDINATE SYSTEM, COLORADO CENTRAL ZONE, AS REFERENCED BY THE WEST LINE OF THE ABOVE DESCRIBED PROPERTY, MONUMENTED AS SHOWN HEREON, WHICH BEARS N00°08'46"W

Advisory note: Civil plans will be submitted under the 2025 Roadway Manual

**AURORA SURVEY CONTROL**

TOPOGRAPHY SHOWN HERE IS BASED ON A GROUND SURVEY. THE CONTOUR INTERVAL IS 1'. BENCHMARK: CITY OF AURORA BENCHMARK NO. 456727NE006 BEING A 3" BRASS CAP LOCATED AT THE NORTHEAST CORNER OF THE INTERSECTION BETWEEN EAST WARREN AVENUE AND SOUTH PARKER ROAD. ELEVATION: 5553.91', NAVD88 DATUM. TEMPORARY BENCHMARK: THE TOP OF THE FIRE HYDRANT LOCATED IN EAST WARREN AVENUE RIGHT OF WAY APPROXIMATELY 63' SOUTH AND 7' WEST OF THE SOUTHEAST CORNER OF THE ABOVE DESCRIBED PROPERTY. ELEVATION: 5567.68'

**FLOOD ZONE DESIGNATIONS**

THIS PROPERTY LIES WITHIN ZONE X (AREAS DETERMINED TO BE OUTSIDE THE 1% ANNUAL CHANCE FLOODPLAIN) AS DELINEATED IN THE FEMA FLOOD INSURANCE RATE MAP (FIRM) NO. 08005C0186K EFFECTIVE DECEMBER 17, 2010.

**COA DETENTION NOTE**

THE DEVELOPER SHALL HAVE A LICENSED PROFESSIONAL ENGINEER CERTIFY EACH STORMWATER DETENTION POND AND/OR WATER QUALITY BMP IS BUILT ACCORDING TO THE APPROVED PLANS AND SPECIFICATIONS AND THE REQUIRED DETENTION VOLUME, INCLUDING THE WQCV WHEN USED, IS MET. THE CERTIFICATION SHALL ALSO VERIFY ALL PERTINENT DIMENSIONS, ELEVATIONS, REQUIRED OUTLET ORIFICE PLATES FOR DETENTION AND WQCV AND OTHER PERMANENT BMPS REQUIREMENTS ARE INSTALLED PER THE APPROVED PLANS AND SPECIFICATIONS, AND SHALL SHOW THE AS-BUILT DESIGN VOLUMES (WQCV, 10-YEAR, 100 YEAR, EURV) AND OTHER PERTINENT DIMENSIONS, ELEVATIONS AND CAPACITY REQUIREMENTS ASSOCIATED WITH THE WQ BMP USED. THE CERTIFICATION SHALL BE PROVIDED TO THE CITY OF AURORA ENGINEERING CONTROL SECTION PRINCIPAL ENGINEER. AN APPROVED POND CERTIFICATE SHALL BE REQUIRED PRIOR TO THE RETURN OF ANY FISCAL SECURITY DEPOSIT (AS WELL AS SATISFYING OTHER CONDITIONS OF THE STORMWATER PERMIT) FOR SITES THAT DO NOT REQUIRE A CERTIFICATE OF OCCUPANCY. EXAMPLES OF THESE SITES INCLUDE BUT ARE NOT LIMITED TO: SITES WITHOUT VERTICAL CONSTRUCTION, OIL AND GAS WELL PADS, OUTDOOR STORAGE, AND TOW YARDS. AN APPROVED POND CERTIFICATE SHALL BE REQUIRED PRIOR TO COMMENCEMENT OF BUSINESS OPERATIONS. IN NO CASE SHALL A CERTIFICATE OF OCCUPANCY OR TEMPORARY CERTIFICATE OF OCCUPANCY BE ISSUED WITHOUT AN APPROVED POND CERTIFICATE.

ADDITIONALLY, PHOTOGRAPHS WILL BE NEEDED SHOWING THE INSTALLATION OF THE UNDERGROUND DETENTION SYSTEM DURING CONSTRUCTION WILL BE NEEDED AND SENT TO AURORA WATER. A LETTER FROM THE UNDERGROUND DETENTION SYSTEM MANUFACTURER IS REQUIRED AFTER INSTALLATION STATING THE UNDERGROUND DETENTION SYSTEM WAS CONSTRUCTED PER THE DESIGN

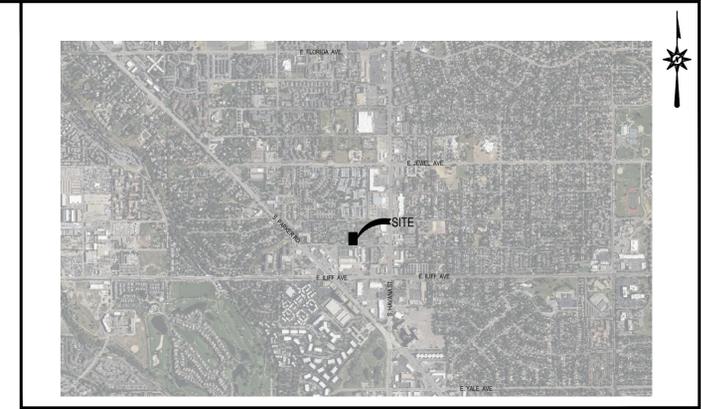
**SITE PLAN DEVELOPMENT PLAN  
WARREN AVENUE TOWNHOMES**

RESUBDIVISION OF LOT 2, BLOCK 1, WINGERT SUBDIVISION FILING NO. 1  
LOCATED IN THE NORTHEAST 1/4 OF SECTION 27, TOWNSHIP 4 SOUTH, RANGE 67, WEST OF THE 6TH P.M.,  
CITY OF AURORA, COUNTY OF ARAPAHOE, STATE OF COLORADO  
0.71 ACRES

WARREN STREET TOWNHOMES  
10209 East Warren Avenue  
City of Aurora, Colorado, 80247

PREPARED FOR:

The World-Real Estate Development Company, LLC.  
10020 E. Girard Avenue #203  
Denver, CO 80231



**VICINITY MAP**  
SCALE 1" = 2000'

2nd Review  
Ashley Duncan  
Aurora Water Utilities  
aduncan@auroragov.org

ADVISORY:  
The site plan will not be approved by Aurora Water until the preliminary drainage report or letter has been approved

REVISED

Please include the year 2021 in occupancy type.

Repeat comment: Please include the number of townhomes in the data table.

REQUIRED INFORMATION REMAINS IN LAND USE SECTION OF DATA TABLE  
Include the square footage and percentage of hardscape, landscape, and building footprint in the Data Table. If you need a Site Plan Data Table example please ask your case manager. Please include this data in the next submittal

SITE DATA TABLE		
<b>ZONING</b>		
ZONING	EXISTING	PROPOSED
ZONING	MU-C	MU-C
<b>CONSTRUCTION INFORMATION</b>		
CONSTRUCTION TYPE	IFC TYPE V-A -- PROTECTED WOOD FRAME	
BUILDING STORIES	3	
OCCUPANCY TYPE	IRC R-3	
SPRINKLERS	NON-SPRINKLERED BUILDING PER IFC	
<b>PROJECT SITE DATA</b>		
	REQUIRED	PROPOSED
TOTAL SITE AREA	30946 SQ.FT	30946.0
TOTAL NUMBER OF TOWNHOMES	N/A	11
BUILDING AREA	9843	9843.0
BUILDING HEIGHT	40	40
LANDSCAPED	15%	30.0%
<b>BUILDING SETBACKS</b>		
	REQUIRED (FT)	PROPOSED (FT)
NORTH SIDE SETBACK	5	5
SOUTH SIDE SETBACK	15	15
WEST SIDE SETBACK	15	15
EAST SIDE SETBACK	10	10

PARKING SPACES		
	REQUIRED	PROPOSED
DRIVE AISLE WIDTH	24	24
PARKING SPACES	2/UNIT	22
SURFACE PARKING	N/A	2
ADA PARKING	1	1
BICYCLE PARKING	N/A	0
EV PARKING	N/A	0

LAND USE TABLE		
	PERCENTAGE	PROPOSED (SQFT)
TOTAL SITE AREA	N/A	30946.0
BUILDING FOOTPRINT	31.8%	9843.0
HARDSCAPE	34.3%	10612.0
LANDSCAPE	33.9%	10491.0
TOTAL	100.0%	30946.0

LINE ITEM PRESENT - REVISED TO INCLUDE "VAN ACCESSIBLE"  
Repeat request to provide a separate line item for van accessible parking spaces.

ADDRESSED IN LAST SUBMITTAL/GAVE REASONING AS TO WHY WE LEFT THEM- ASK CLIFF IF NEED TO REMOVE  
Please remove the setbacks table from the Site Data Table.

added  
Add landscape architect's contact information or list who prepared the landscape plan if not a subconsultant.

**SIGNATURE BLOCK**

WARREN STREET TOWNHOMES SITE PLAN

LEGAL DESCRIPTION: LOT 2 BLOCK 1, WINGERT SUBDIVISION FILING NO. 1, LOCATED IN THE NORTHEAST 1/4 OF THE OF SECTION 27, TOWNSHIP 4 SOUTH, RANGE 67 WEST OF THE 6TH P.M., CITY OF AURORA, COUNTY OF ARAPAHOE, STATE OF COLORADO.

THIS SITE PLAN AND ANY AMENDMENTS HERETO, UPON APPROVAL BY THE CITY OF AURORA AND RECORDING, SHALL BE BINDING UPON THE APPLICANTS THEREFORE, THEIR SUCCESSORS AND ASSIGNS. THIS PLAN SHALL LIMIT AND CONTROL THE ISSUANCE AND VALIDITY OF ALL BUILDING PERMITS, AND SHALL RESTRICT AND LIMIT THE CONSTRUCTION, LOCATION, USE, OCCUPANCY AND OPERATION OF ALL LAND AND STRUCTURES WITHIN THIS PLAN TO ALL CONDITIONS, REQUIREMENTS, LOCATIONS AND LIMITATIONS SET FORTH HEREIN. ABANDONMENT, WITHDRAWAL OR AMENDMENT OF THIS PLAN MAY BE PERMITTED ONLY UPON APPROVAL OF THE CITY OF AURORA.

IN WITNESS THEREOF, \_\_\_\_\_ HAS CAUSED THESE  
(CORPORATION, COMPANY, OR INDIVIDUAL)

PRESENTS TO BE EXECUTED THIS \_\_\_\_\_ DAY OF \_\_\_\_\_ AD, \_\_\_\_\_.

BY: \_\_\_\_\_ CORPORATE SEAL  
(PRINCIPALS OR OWNERS)

STATE OF COLORADO ) JSS  
COUNTY OF \_\_\_\_\_ )

THE FOREGOING INSTRUMENT WAS ACKNOWLEDGED BEFORE ME THIS \_\_\_\_\_ DAY OF \_\_\_\_\_ AD, \_\_\_\_\_ BY  
(PRINCIPALS OR OWNERS)

WITNESS MY HAND AND OFFICIAL SEAL \_\_\_\_\_ NOTARY  
SEAL

(NOTARY PUBLIC)

MY COMMISSION EXPIRES \_\_\_\_\_ NOTARY BUSINESS ADDRESS: \_\_\_\_\_

**CITY OF AURORA APPROVALS**

CITY ATTORNEY: \_\_\_\_\_ DATE: \_\_\_\_\_

PLANNING DIRECTOR: \_\_\_\_\_ DATE: \_\_\_\_\_

PLANNING COMMISSION: \_\_\_\_\_ DATE: \_\_\_\_\_  
(CHAIRPERSON)

CITY COUNCIL: \_\_\_\_\_ DATE: \_\_\_\_\_  
(MAYOR)

ATTEST: \_\_\_\_\_ DATE: \_\_\_\_\_  
(CITY CLERK)

DATABASE APPROVAL DATE: \_\_\_\_\_

RECORDER'S CERTIFICATE:  
ACCEPTED FOR FILING IN THE OFFICE OF THE CLERK AND RECORDER OF COLORADO AT \_\_\_\_\_ O'CLOCK \_\_\_\_\_ M. THIS \_\_\_\_\_ DAY OF \_\_\_\_\_ AD, \_\_\_\_\_  
CLERK AND RECORDER: \_\_\_\_\_ DEPUTY: \_\_\_\_\_

PREPARED BY:

**BL** ARCHITECTURE  
ENGINEERING  
ENVIRONMENTAL  
LAND SURVEYING  
Companies

Clifford Netuschil, PE  
6312 S. Fiddlers Green Circle,  
Suite 300E  
Greenwood Village, CO 80111  
(720) 792-6671, (303) 525-7768

**SUBCONSULTANTS:**

STUDIO LIGHTNING : 63 SUNSET DR. BAILEY, CO 80421 (303-242-1572)

CUSHMAN GEOSCIENCE LLC: 195 S HOYT ST, LAKEWOOD, CO 80226 (303-475-7993) DAVID@CUSHGEO.COM

DEVELOPER:  
THE WORLD- REAL ESTATE DEVELOPMENT COMPANY, LLC.  
10020 E. GIRARD AVENUE #203  
DENVER, CO 80231

OWNER:  
THE WORLD- REAL ESTATE DEVELOPMENT COMPANY, LLC.  
10020 E. GIRARD AVENUE #203  
DENVER, CO 80231

**DATES**

ISSUE DATE: \_\_\_\_\_ DATE

REVISION: \_\_\_\_\_

**CONTENTS**

Sheet List Table	
Sheet Number	Sheet Title
1	SDP COVER
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4	GRADING
5	LIGHTING
6	LIGHTING DTLS
7	LANDSCAPE
8	DETAILS DTLS
9	ELEVATIONS BLDG 1
10	ELEVATIONS BLDG 2
11	SITE DETAILS



# SITE PLAN DEVELOPMENT PLAN WARREN AVENUE TOWNHOMES

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0.71 ACRES

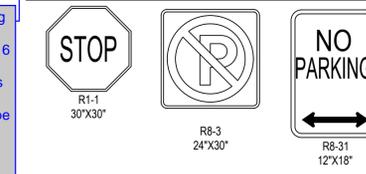
## SITE PLAN NOTES

- ALL WORK AND MATERIALS SHALL COMPLY WITH ALL MUNICIPAL REGULATIONS AND CODES, WHICHEVER IS MORE STRINGENT.
- ALL DIMENSIONS AND COORDINATES ARE FROM BACK FLOW LINE OF CURB UNLESS SHOWN OTHERWISE.
- 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.
- EXISTING UTILITIES SHOWN MAY NOT REPRESENT ALL EXISTING UTILITIES AND SITE ENCUMBRANCES. CONTRACTOR SHALL FIELD VERIFY EXISTING UTILITIES, SITE ENCUMBRANCES AND EXISTING FIELD CONDITIONS. CONTACT ENGINEER WITH DISCREPANCIES PRIOR TO CONSTRUCTION.
- ROADWAY AND DRIVEWAY DIMENSIONS ARE FROM FL-FL.
- SAWCUT OF EXISTING STREETS SHALL BE IN CONFORMANCE WITH CITY OF AURORA STANDARDS. CUTS SHALL BE STRAIGHT WITH CLEAN EDGES. REMOVE EXISTING SIDEWALKS, CURB AND GUTTER TO NEAREST JOINT RETURN ALONG EXISTING LINE AND GRADE.

## LOT DIMENSION TABLE

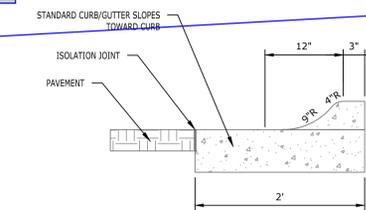
LOTS	WIDTH	DEPTH
1-5	18.33' (INTERIOR) / 19.33' (END)	65.50'
6-11	18.33' (INTERIOR) / 19.33' (END)	66.025'

## SIGN LEGEND



details added

Repeat request to provide detail of mail kiosk. See note provided for an example.



## PRIVATE MOUNTABLE CURB

N.T.S.

## LEGEND

- PROPERTY LINE
- LOT LINE
- PROPOSED EASEMENT / SETBACK
- EXISTING EASEMENT / SETBACK
- EXISTING RIGHT-OF-WAY
- PROPOSED WATER SERVICE
- PROPOSED SANITARY SERVICE
- PROPOSED SAWCUT LINE
- PROPOSED CURB
- PROPOSED FLOW LINE
- PROPOSED PAN/ILP
- EXISTING CURB TO REMAIN
- EXISTING FLOW LINE TO REMAIN
- EXISTING PAN/ILP TO REMAIN
- PROPOSED CONCRETE
- PROPOSED ASPHALT
- EXISTING / PROPOSED FIRE HYDRANT
- PROPOSED WATER METER / SANITARY CLEANOUT
- PROPOSED SEWER MANHOLE
- EXISTING / PROPOSED SIGN \*
- PROPOSED WALL SCENCE / LIGHT POLE \*
- PARKING COUNT
- PAINTED TRAFFIC MARKING
- ADA ACCESSIBLE ROUTE



355 Research Parkway  
Meriden, CT 06450  
(203) 430-1406

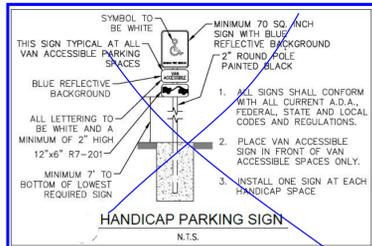
**WARREN STREET TOWN HOMES**  
10209 E. WARREN AVE  
CITY OF AURORA, CO 80247

Revis.	No.	Date	Desc.
Designed	CFI		
Drawn	CFI		
Reviewed	CN		
Scale	1" = 20'		
Project No.	2401386		
Date	09/25/2024		
CAD File:	SDP-SITE PLAN		

## SITE PLAN

Sheet No.

**3**



The data block on the first page indicates you are providing one accessible parking space. Please indicate which space will be accessible and provide appropriate signage. Since you are providing one space, it must also be van accessible. Add detail provided.

HANDICAP PARKING SPACE PROVIDED detail added

revised  
This is pointing to the water service line

accessible route revised

The accessible route does not need to be shown running parallel to the public right-of-way

Please make sure you can read all the text

curb ramps revised  
Advisory comment: When it comes to civil this design of curb ramp will not be accepted. Having the sidewalk detached with this configuration is the preferred method

curb ramps revised

Type 5a. At the very top of the page it states "Do not use this design unless constraints, such as drainage structures, vaults, etc. require it; paired ramps are always preferred. Use only with City Engineer approval"

Remove all information regarding the size

information regarding size removed

Where are the proposed storm lines connecting to the underground detention?

NOW SHOWN

What are these circles? Add them to the legend

Show the exterior accessible route of travel throughout the site plan to:  
• Accessible parking and accessible passenger loading zones.  
• Provide an accessible route to mail kiosks and dumpsters.  
• Provide marked crosswalks in all areas where the accessible route crosses a drive aisle.  
• Show and label the location of accessible units required by IBC Chapter 11 and the revised 2003 HB-1221 to be part of the exterior accessible route.

Not IBC building type, building type is IRC R3, 6 accessibility points added as required per HB-1221, 6 Type B visitable ground floor units

This mail kiosk is not accessible and the ADA path just cuts off at the entrance and it should be along the ADA pathway

accessible route revised

Repeat comment: Sanitary service lines cannot be constructed through or in front of the adjoining property. The sanitary service lines are crossing over the neighboring lot lines

building layout revised to split lot line down center of wall. sanitary lines revised to stay within corresponding lot boundary.

The existing utility lines need to be added to the legend

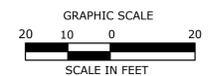
ADDED



## COA SURVEY CONTROL

TOPOGRAPHY SHOWN HERE IS BASED ON A GROUND SURVEY. THE CONTOUR INTERVAL IS 1'.  
BENCHMARK: CITY OF AURORA BENCHMARK NO. 456727NE006 BEING A 3" BRASS CAP LOCATED AT THE NORTHEAST CORNER OF THE INTERSECTION BETWEEN EAST WARREN AVENUE AND SOUTH PARKER ROAD. ELEVATION: 5553.91', NAVD88 DATUM  
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ABUTTING ZONE DISTRICT: MU-C



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0.71 ACRES

## GRADING AND DRAINAGE PLAN LEGEND

	PROPERTY LINE	5481		PROPOSED CONTOUR
	LOT LINE	5182		EXISTING CONTOUR
	PROPOSED EASEMENT / SETBACK	61.44±EX		EXISTING / PROPOSED GRADE (FL=FLOWLINE, TC=TOP CURB, FG=FINISH GRADE)
	EXISTING EASEMENT / SETBACK	52.44		SLOPE
	EXISTING RIGHT-OF-WAY			← 2.0%
	PROPOSED WATER SERVICE			
	PROPOSED SANITARY SERVICE			
	PROPOSED SAWCUT LINE			
	PROPOSED CURB			
	PROPOSED FLOW LINE			
	PROPOSED PANLIP			
	EXISTING CURB TO REMAIN			
	EXISTING FLOW LINE TO REMAIN			
	EXISTING PANLIP TO REMAIN			
	PROPOSED CONCRETE			
	PROPOSED ASPHALT			
	EXISTING / PROPOSED FIRE HYDRANT			
	PROPOSED WATER METER / SANITARY CLEANOUT			
	PROPOSED SEWER MANHOLE			
	EXISTING / PROPOSED SIGN *			
	PROPOSED LIGHT POLE *			
	PARKING COUNT			
	PAINTED TRAFFIC MARKING			
	ADA ACCESSIBLE ROUTE			

See notes on sheet 3 regarding accessible route and provide running and cross slope/grade percentages.

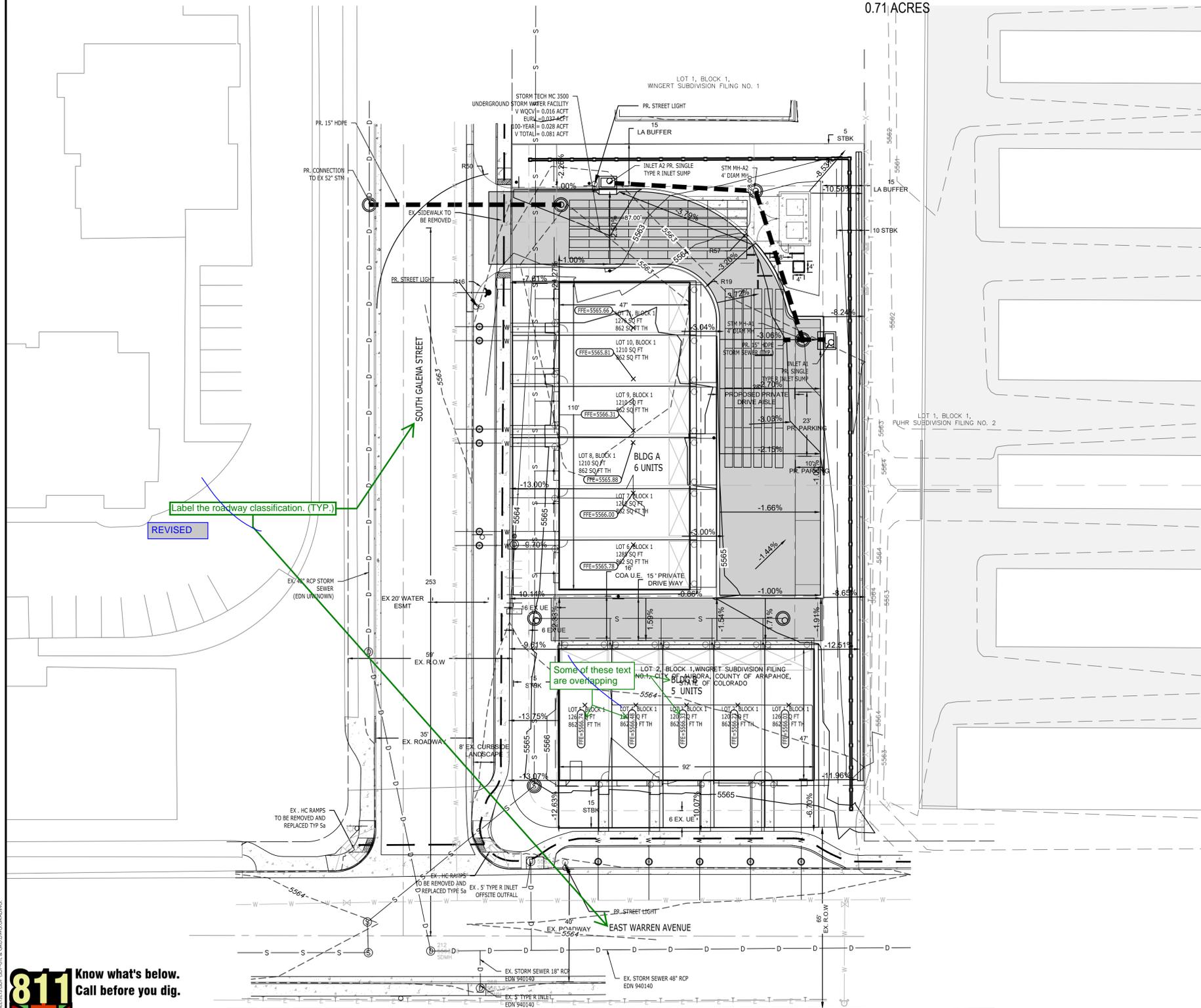
ADDRESSED

## GRADING AND DRAINAGE NOTES

- SURVEY MAY NOT REPRESENT ALL EXISTING UTILITIES AND SITE ENCUMBRANCES. CONTRACTOR SHALL FIELD VERIFY EXISTING UTILITIES, SITE ENCUMBRANCES AND EXISTING FIELD CONDITIONS. CONTACT ENGINEER WITH DISCREPANCIES PRIOR TO CONSTRUCTION.
- ROADWAY AND DRIVEWAY DIMENSIONS ARE FROM FL-FL.
- SAWCUT OF EXISTING STREETS SHALL BE IN CONFORMANCE WITH CITY STANDARDS. CUTS SHALL BE STRAIGHT WITH CLEAN EDGES. REMOVE EXISTING SIDEWALKS, CURB AND GUTTER TO NEAREST JOINT RETURN ALONG EXISTING LINE AND GRADE.
- ALL ELEVATIONS ARE FINISHED GRADE UNLESS OTHERWISE NOTED AND DO NOT ACCOUNT FOR PAVEMENT MATERIAL THICKNESS. ELEVATIONS SHOWN AT CURBS ARE FLOWLINE UNLESS OTHERWISE NOTED.
- PUBLIC IMPROVEMENTS SHALL BE CONSTRUCTED IN ACCORDANCE WITH THE LOCAL AGENCIES STANDARDS AND CRITERIA.
- REFERENCE THE APPROVED GEOTECHNICAL REPORT FOR THE PROJECT FOR SITE PAVEMENT RECOMMENDATIONS AND STANDARDS.
- THE CONTRACTOR IS RESPONSIBLE FOR LOCATING THE HORIZONTAL AND VERTICAL LOCATION OF ALL EXISTING UTILITIES. EXISTING UTILITIES SHOWN ON THIS PLAN ARE BASED ON THE BEST AVAILABLE INFORMATION AT THE TIME OF DESIGN AND DO NOT REFLECT A COMPLETE SURVEY OF EXISTING UTILITIES. CONTACT THE ENGINEER WITH DISCREPANCIES.
- EXISTING GRADES ARE BASED ON THE BEST AVAILABLE INFORMATION AT THE TIME OF SURVEY AND SHOULD BE FIELD VERIFIED PRIOR TO CONSTRUCTION. CONTACT ENGINEER WITH DISCREPANCIES.
- "TC" TOP OF CURB IS THE FINISHED ELEVATION AT THE TOP OF CURB AT INLETS
- SIDEWALK CROSS SLOPE SHALL BE 1.5% TYP. 2% MAXIMUM. HANDICAP PARKING AND ACCESS SHALL BE CONSTRUCTED WITH A CROSS SLOPE NO GRADIER THAN 2% IN ANY DIRECTION.
- "TW" AND "BW" ELEVATIONS ARE FINISHED GROUND AT THE WALL AND DO NOT REFERENCE THE ELEVATION OF TOP WALL STRUCTURE OR BOTTOM OF FOOTING. WALL DESIGN SHALL BE PROVIDED BY OTHERS.
- CONSTRUCTION DRAWINGS ARE NOT COMPLETE WITHOUT THE, MOST RECENTLY APPROVED GRADING, EROSION AND SEDIMENT CONTROL (GESC) PLANS.
- THE OWNER AND OR THEIR REPRESENTATIVE SHALL BE RESPONSIBLE FOR COORDINATION WITH EXISTING FRANCHISE UTILITIES TO INCLUDE COMCAST, XCEL, CENTURY LINK OR OWNERS OF EXISTING DRY UTILITY LINES.
- EXISTING UTILITY SURFACE APPURTENANCES SHALL BE RAISED TO FINISHED GRADE, THIS INCLUDES BUT IS NOT LIMITED TO MANHOLE LIDS, VALVE COVERS.
- SLOPES SHOWN ARE FOR GENERAL REFERENCE AND TO PROVIDE DRAINAGE INFORMATION.

## CITY GRADING AND DRAINAGE NOTES

- 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 (5) 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.
- (THIS NOTE IS REQUIRED ONLY WHEN FIRE LANES ARE REQUIRED) 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.
- (THIS NOTE IS REQUIRED ONLY WHEN ACCESSIBLE PARKING IS REQUIRED) THE RESULTANT GRADE IN ANY DIRECTION WITHIN ACCESSIBLE PARKING AREAS SHALL NOT EXCEED TWO PERCENT.
- (THIS NOTE IS REQUIRED ONLY WHEN ACCESSIBLE EXTERIOR ROUTE IS REQUIRED) 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.



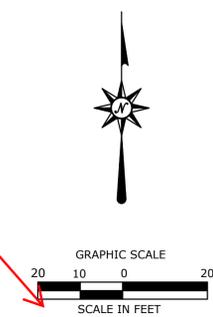
**811** Know what's below.  
Call before you dig.  
1-800-922-1987

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REVISD

Repeat comment. Please provide a written scale as well.



355 Research Parkway  
Meriden, CT 06450  
(203) 430-1406

**WARREN STREET TOWN HOMES**  
10209 E. WARREN AVE  
CITY OF AURORA, CO 80247

REVISIONS	No.	Date	Desc.

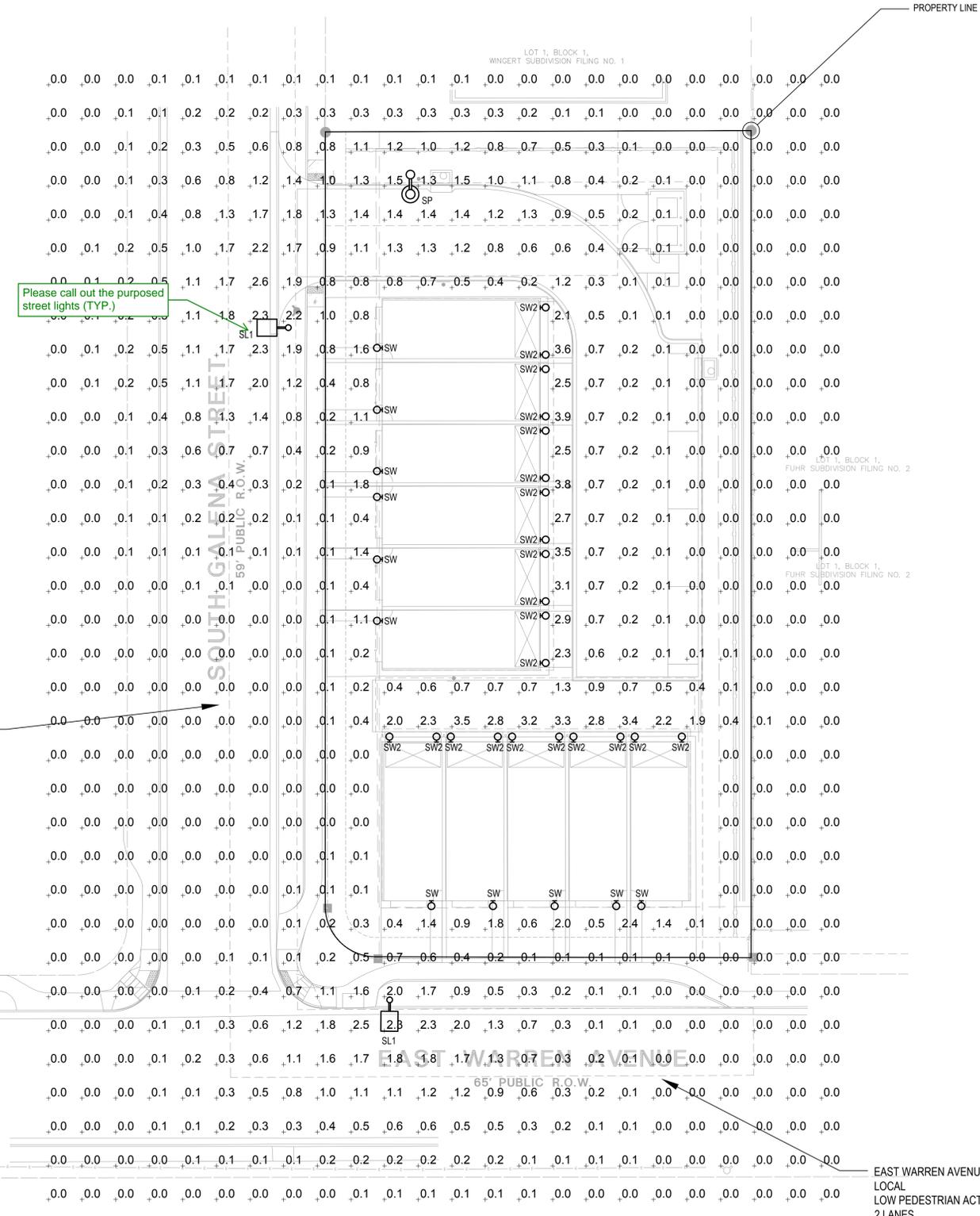
Designed: CFI  
Drawn: CFI  
Reviewed: CN  
Scale: 1" = 20'  
Project No.: 2401386  
Date: 09/25/2024  
CAD File: SDP-UTL & GRD

Title: **GRADING**

Sheet No. **4**

# SITE PLAN DEVELOPMENT PLAN WARREN AVENUE TOWNHOMES

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CITY OF AURORA, COUNTY OF ARAPAHOE, STATE OF COLORADO  
0.71 ACRES



Please call out the proposed street lights (TYP.)

SOUTH GALENA STREET  
LOCAL  
LOW PEDESTRIAN ACTIVITY  
2 LANES  
35' BACK-TO-BACK CURB WIDTH  
ADJACENT LAND USE CATEGORY: MIXED USE CORRIDOR DISTRICT (MU-C)  
PAVEMENT TYPE: R3, FOR ALL LIGHTING CALCULATIONS

EAST WARREN AVENUE  
LOCAL  
LOW PEDESTRIAN ACTIVITY  
2 LANES  
40' BACK-TO-BACK CURB WIDTH  
ADJACENT LAND USE CATEGORY: MIXED USE CORRIDOR DISTRICT (MU-C)  
PAVEMENT TYPE: R3, FOR ALL LIGHTING CALCULATIONS

## 1 SITE LIGHTING PHOTOMETRIC

SCALE: 1" = 20'-0"

- PHOTOMETRY PLAN GENERAL NOTES:
- VALUES SHOWN ARE MAINTAINED HORIZONTAL ILLUMINANCE VALUES MEASURED AT GRADE.
  - SITE LIGHTING DESIGN HAS BEEN COMPLETED TO PRODUCE EVEN ILLUMINATION OF PARKING AND PAVED AREAS.
  - ALL LIGHT FIXTURES SHALL BE FULLY SHIELDED AND DIRECT LIGHT DOWNWARDS.
  - THERE WILL BE NO OFF-SITE GLARE ALLOWED.
  - ALL EXTERIOR LIGHTING, INCLUDING FIXTURE TYPE SW, TO BE PHOTOCELL CONTROLLED. PROVIDE IECC COMPLIANT CONTROLS AND VERIFY ALL CONTROLS WITH OWNERSHIP PRIOR TO PURCHASE AND INSTALL.

SITE LIGHTING DESIGN HAS BEEN COMPLETED TO CONFORM TO CITY OF AURORA EXTERIOR LIGHTING STANDARDS

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".

NOTE: ELECTRICAL PLANS MUST BE SUBMITTED TO THE BUILDING DEPARTMENT FOR THE PERMIT APPLICATION.

NOTE: PRIVATE STREET LIGHTS AND PRIVATE INFRASTRUCTURE IS NOT PERMITTED TO CONNECT TO A PUBLIC STREETLIGHT INFRASTRUCTURE NOR PUBLIC METER.

NOTE: PRIVATE STREET LIGHTS WILL REMAIN PRIVATELY OWNED AND MAINTAINED IN PERPETUITY.

NOTE: 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.

PUBLIC STREET LIGHT COUNT:  
SL1: 2



### COA SURVEY CONTROL

TOPOGRAPHY SHOWN HERE IS BASED ON A GROUND SURVEY. THE CONTOUR INTERVAL IS 1'.  
BENCHMARK: CITY OF AURORA BENCHMARK NO. 456727NE006 BEING A 3" BRASS CAP LOCATED AT THE NORTHEAST CORNER OF THE INTERSECTION BETWEEN EAST WARREN AVENUE AND SOUTH PARKER ROAD.  
ELEVATION: 5553.91', NAVD88 DATUM TEMPORARY BENCHMARK: THE TOP OF THE FIRE HYDRANT LOCATED IN EAST WARREN AVENUE RIGHT OF WAY APPROXIMATELY 63' SOUTH AND 7' WEST OF THE SOUTHEAST CORNER OF THE ABOVE DESCRIBED PROPERTY. ELEVATION: 5567.68'



355 Research Parkway  
Meriden, CT 06450  
(203) 630-1406



STUDIO LIGHTING  
63 SUNSET DR.  
BAILEY, CO 80421  
303.242.1572

DESIGNED	JLK
DRAWN	JLK
REVIEWED	JMB
SCALE	
PROJECT NO.	
DATE	1/6/25
CAD FILE:	
TITLE	LIGHTING
SHEET NO.	5

# SITE PLAN DEVELOPMENT PLAN WARREN AVENUE TOWNHOMES

WINGERT SUBDIVISION FILING NO. 2  
RESUBDIVISION OF LOT 2, BLOCK 1, WINGERT SUBDIVISION FILING NO. 1  
LOCATED IN THE NORTHEAST 1/4 OF SECTION 27, TOWNSHIP 4 SOUTH, RANGE 67, WEST OF THE 6TH P.M.,  
CITY OF AURORA, COUNTY OF ARAPAHOE, STATE OF COLORADO  
0.71 ACRES

Symbol	Label	General Description	Mounting Height	Color	Catalog Number	Lamp	LLF	Watts	SHIELDING
Ⓢ	SP	SITE POLE DRIVE AISLES	20'-0" AFG	BLACK	INVUE ECM-E02-LED-E1-T2-SR- SN-BK-7030-VA6154	LED	1.00	52W	FULL CUTOFF
Ⓢ	SW	WALL SCONCE ENTRIES	8'-0" AFG	BLACK	TECH LIGHTING 700WSBOW-4-B-LED830	LED	1.00	17.8W	FULL CUTOFF
Ⓢ	SW2	WALL SCONCE GARAGES	8'-0" AFG	BLACK	LUMIERE 303-W1-LEDB1-3000- UNV-T4-DIM10-BK	LED	1.00	8.5W	FULL CUTOFF

Project	Catalog #	Type
		SW2

Prepared by	Notes	Date


**Lumière**  
**EON 303-W1-LEDB1**  
Ceiling / Wall Mount  
Direct / Indirect

**Typical Applications**

- Hospitality • Commercial Landscape • Outdoor Area/Office • Residential • Architectural

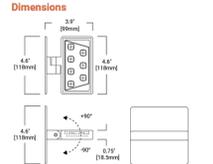
**Product Certification**

• • • •

**Product Features**

- Adjustable direct or indirect luminaire - 180° Adjustable at knuckle
- 2700K, 3000K or 3500K or 4000K Color Temperature and Amber (S5-S95mm)
- Forward/Lateral Throw or Flood Optics with diffuse glass sealed lens
- Patented AccuLED Optics™ System
- Universal Input LED Driver Included (120 - 277V, 50/60 Hz)
- ELV or 0-10 Dimming

**Dimensions**



**Technical Data**

• 120-277V, 50/60 Hz  
• 8.5W  
• 120-277V, 50/60 Hz  
• 120-277V, 50/60 Hz

**COOPER**  
Lumery Systems

PS202020N page 1  
10/17/20

**BOWMAN 4 WALL SCONCE**

**TECH LIGHTING**

**SW**

The classic silhouette of this sleek LED wall sconce makes it suitable for both indoor and outdoor applications. The Bowman's die-cast aluminum body houses a powerful, long-lasting LED light source tightly controlled for down light only, yet supplying significant illumination for even the darkest nights.

**High quality LM80-tested LEDs**  
For consistent long-life performance and color

**Outstanding protection against the elements:**

- Marine-grade powder coat finishes
- Stainless Steel mounting hardware
- Impact-resistant, UV stabilized frosted acrylic lensing

**SPECIFICATIONS**

DELIVERED LUMENS	600
WATTS	17.8
VOLTAGE	120V, 277V
DIMMING	ELV
LIGHT DISTRIBUTION	Spot/beam
MOUNTING OPTIONS	Downlight
CCT	2700K
CR	84
COLOR RENDERING	1-99
BUG RATING	B1-L6-G3
DARK SKY	Compliant
WET LISTED	NO
GENERAL LISTING	ETL, TUV, UL
START TEMP	30°C
FIELD SERVICEABLE LED	NO
CONSTRUCTION	Aluminum
HARDWARE	Stainless Steel
FINISH	Marine Grade Powder Coat
LED LIFETIME	50,000 Hours
WARRANTY	5 Years

**ORDERING INFORMATION**

700WSBOW	LENGTH	FINISH	LAMP
4" x 4"	B-4	BLACK	40000K (120-277V, 50/60 Hz)
	B-4	BLACK	40000K (120-277V, 50/60 Hz)
	B-4	BLACK	40000K (120-277V, 50/60 Hz)
	B-4	BLACK	40000K (120-277V, 50/60 Hz)

**TECH LIGHTING**

**Invue**

Catalog #	Type
	SP

**DESCRIPTION**

The EPIC Collection delivers custom luminaire flexibility with high quality, yet availability expectations of standard specification grade products. The EPIC Collection can be dressed to suit any application. Recognizing evolving environmental and legislative trends, the EPIC Collection delivers world class LED lighting and performance solutions to the decorative luminaire marketplace.

**SPECIFICATION FEATURES**

**Construction**  
TDC Cast aluminum top housing attaches to cast aluminum mounting arm with four stainless steel fasteners. Die-cast silicone gasket between mounting arm and top housing seals out moisture and contaminants. The mounting, obscures section for a full selection of mounting arms. Only these arms are compatible with the Epic luminaire. MIDDLECTION: Continuous silicone gasket seals lens to top casing and shade. The mid section features cast aluminum construction and stainless steel assembly. SHADES: Heavy gauge precision spun aluminum shades offer superior surface finish and consistency in form. DOORFRAME: Die-cast aluminum 18" thick door and doorframe seal to underside of shade with a thick wall continuous silicone gasket. Mounting bush ships attached to mounting arm.

**Optics**  
Choice of twelve patented, high efficiency AccuLED Optics™ technology manufactured from injection molded acrylic. Optics are precisely designed to shape the optics, maximizing efficiency and application spacing. AccuLED Optics technology creates consistent beam distributions with the scalability to meet customer application requirements. Offered Standard in 4000K, 5000K CCT and nominal 70 CRI. Optional 3000K CCT and 5000K CCT. For the ultimate level of light control, an optional house-side shield accessory can be field or factory installed. The house-side shield is designed to seamlessly integrate with the SL2, SL3 or SL4 optics.

**Electrical**  
LED drivers mount to die-cast aluminum back housing for optimal heat sinking, operation efficiency, and prolonged life. Standard drivers feature electronic universal voltage (120-277V/50/60Hz, 347V, 60Hz or 480V 60Hz operation, greater than 0.9 power factor, less than 20% harmonic distortion, and is available for operation in -40°C to 40°C ambient environments. All fixtures are shipped standard with 10kV/10kA common-mode differential mode surge protection. LightBalls feature and IP68 enclosure rating and maintain greater than 50% lumen maintenance at 60,000 hours per IESNA LM-79. Dimming options available.

**Finish**  
Housing is finished in five-stage super TDC polyester powder coat paint. 2.5 mil nominal thickness for superior protection against fade and wear. LightBall™ cover plate are standard white and may be specified to match finish of luminaire housing. Standard colors include black, bronze, grey, white, dark platinum and graphite metallic. RAL and custom color matches available. Consult Outdoor Architectural Color brochure for a complete selection.

**Warranty**  
Five-year warranty.

**1 - 4 LightBalls Solid State LED DECORATIVE AREA LUMINAIRE**

**ECM/EMM EPIC MEDIUM LED**

**CERTIFICATION DATA**

• • • •

**ENERGY DATA**

• 120-277V, 50/60 Hz  
• 8.5W  
• 120-277V, 50/60 Hz  
• 120-277V, 50/60 Hz

**TECH LIGHTING**

**811** Know what's below.  
Call before you dig.  
1-800-922-1987

**COA SURVEY CONTROL**

TOPOGRAPHY SHOWN HERE IS BASED ON A GROUND SURVEY. THE CONTOUR INTERVAL IS 1'.  
BENCHMARK: CITY OF AURORA BENCHMARK NO. 456727NE006 BEING A 3" BRASS CAP LOCATED AT THE NORTHEAST CORNER OF THE INTERSECTION BETWEEN EAST WARREN AVENUE AND SOUTH PARKER ROAD.  
ELEVATION: 5553.91', NAVD83 DATUM TEMPORARY BENCHMARK: THE TOP OF THE FIRE HYDRANT LOCATED IN EAST WARREN AVENUE RIGHT OF WAY APPROXIMATELY 63' SOUTH AND 7' WEST OF THE SOUTHEAST CORNER OF THE ABOVE DESCRIBED PROPERTY. ELEVATION: 5567.68'

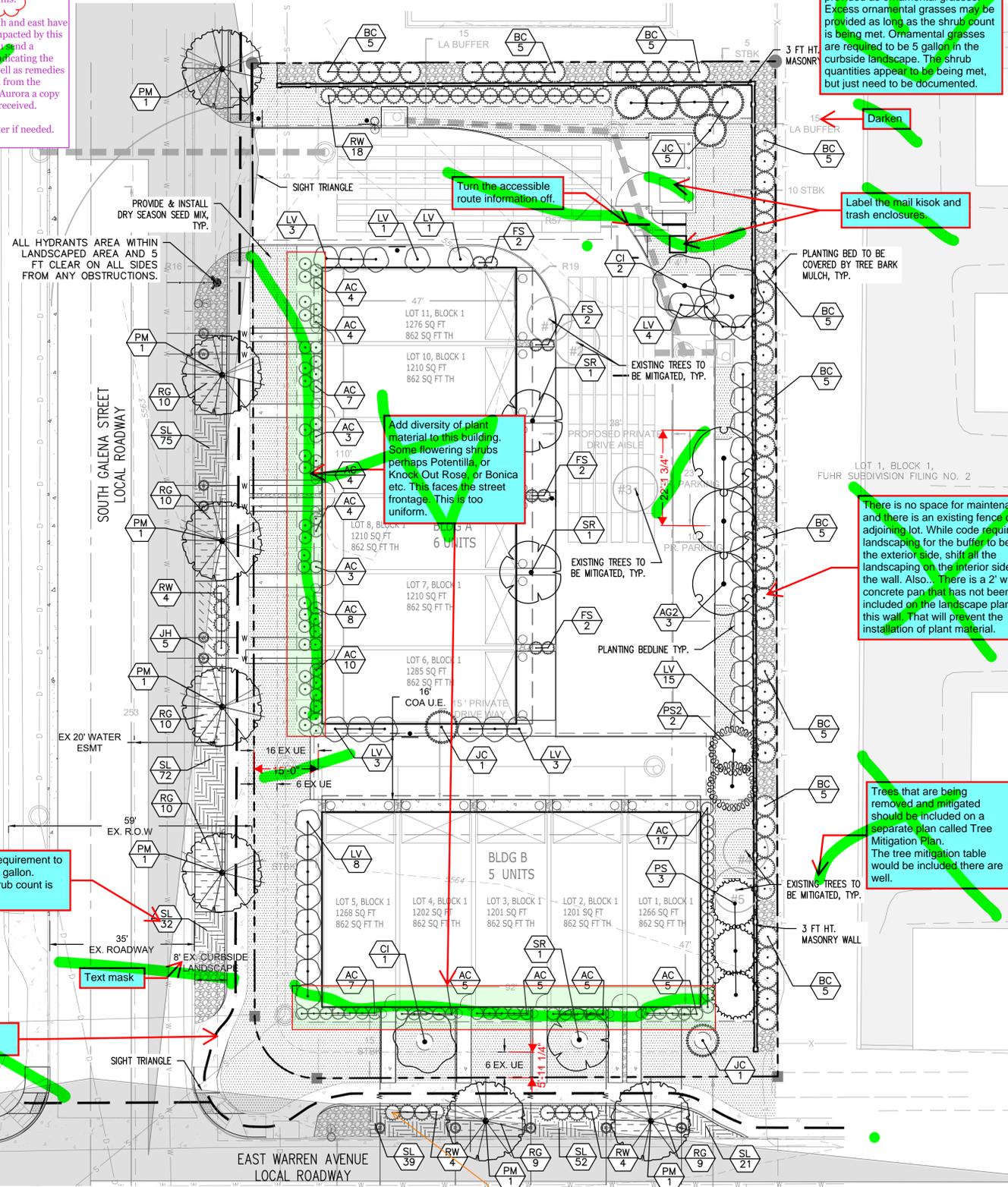
1/6/2025, 8:53:11 AM, USER: JESSICA@BCOMPUTERS, PROJECT: 2024-030, 10209 WARREN AVENUE TOWNHOMES, E:\PHOTO\MISC\2024-030\10209 WARREN AVENUE TOWNHOMES.DWG (P2)

NOT FOR CONSTRUCTION

# SITE PLAN DEVELOPMENT PLAN WARREN AVENUE TOWNHOMES

WINGERT SUBDIVISION  
RESUBDIVISION OF LOT 2, BLOCK 1, WINGERT SUBDIVISION, NO. 1  
LOCATED IN THE NORTHEAST 1/4 OF SECTION 27, TOWN OF AURORA,  
CITY OF AURORA, COUNTY OF ARAPAHO, COLORADO  
0.71 ACRES

There are several trees that will be removed however they are in very poor condition and do not require mitigation for these including Siberian elms.  
The adjacent property located to the north and east have several trees, which will most likely be impacted by this development. We are requesting that you send a certified letter to the adjacent property indicating the methods used to protect these trees as well as remedies as a result of potential damage incurred from the development. Please provide the City of Aurora a copy of this letter including the date sent and received.  
Contact Aurora Forestry for a sample letter if needed.



TREE MITIGATION TABLE - Aurora Landscape Reference Manual

#	D.B.H. Caliper Inches Removed	D.B.H. Caliper Inches Relocated	D.B.H. Caliper Inches Replaced for Mitigation	D.B.H. Caliper Inches Amount Paid to Tree Planting Fund
#1	ASPEN 18"			
#2	ASPEN 15"			
#3	ASPEN 12"			
#4	RUSSIAN OLIVE (Invasive)		0"	45"
#5	SPRINGWOOD (Invasive)			

ORDINANCE REQUIREMENTS - Aurora Unified Development Ordinance

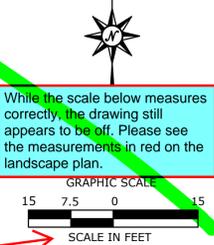
SECTION: 4.7 LANDSCAPE, WATER MANAGEMENT, AND PLANTING	REQUIREMENTS	REQUIRED	PROPOSED	VARIANCE
§146-4.7.5.C Curbside Landscape	One tree per 40 linear feet of street frontage plus shrubs, water-wise evergreen species, native seed, ornamental grasses, and perennials.	One tree at 40 ft O.C. minimum 5' less curbcut 8' x 40=5 trees	5 trees with tree lawn	NO
§146-4.7.5.E Non-Street Perimeter Buffers	Residential (detached, commercial, community) residential property: linear feet of buffer and 50 percent of the trees shall be evergreen species.	East Property line 245 ft / 25 = 9.8 trees 49 shrubs North Property line 126 ft / 25 = 5 trees 25 shrubs	2 trees with tree lawn East Property line 10 trees including 5 evergreen 54 shrubs North Property line 5 trees including 5 evergreen 33 shrubs	NO
§146-4.7.5.J Building Perimeter Landscaping	Multifamily and Single-family Structures: Landscaping shall be provided when adjacent to turf and rock mulched areas. i. Perimeter plantings shall consist of a total number of plants equal to 1.25 plants per five linear feet of unit perimeter footage, of which: (a) At least five percent are a mixture of evergreen and deciduous trees; (b) At least 15 percent are tall shrubs with a mature height of at least 6 feet; and (c) Up to 80 percent are a mixture of evergreen and deciduous shrubs chosen to create seasonal interest. See Figure 4.7-22.	BLDG # (5 Units) Perimeter 273 linear feet 3 trees 8 tall shrubs 44 shrubs BLDG # (6 Units) Perimeter 312 linear feet 3 trees 11 tall shrubs 55 shrubs	BLDG 2 (5 Units) Perimeter 3 trees 8 tall shrubs 44 shrubs BLDG 1 (6 Units) Perimeter 3 trees 8 tall shrubs 55 shrubs	NO

PLANT SCHEDULE

SYMBOL	CODE	QTY	GARDEN CENTER RATING	BOTANICAL NAME	COMMON NAME	SIZE	CONTAINER
<b>EVERGREEN TREES</b>							
JC	7	XX		JUNIPERUS SCOPULORUM 'COLOGREEN'	COLOGREEN JUNIPER	6' HT.	B&B
PS	3	XXX		PI. PINUS	SOUTHWESTERN WHITE PINE	8' HT.	B&B
PS2	2	XXX		PI. PINUS	SCOTCH PINE	8' HT.	B&B
<b>ORNAMENTAL TREES</b>							
AG2	3	XXX		AC. ACOELMIS	BIGTOOTH MAPLE	2.5" CAL. 6' HT. MIN.	B&B
Q	3	XXX		CRATAEGUS CRUS-GALLI INERMIS	THORNLESS COCKSPUR HAWTHO	2.5" CAL. 6' HT. MIN.	B&B
SR	3	XX		SYRINGA RETICULATA	JAPANESE TREE LILAC	2" CAL. 6' HT. MIN.	B&B
<b>STREET TREE</b>							
PM	7	XX		PHELLODENDRON AMURENSE	CORKTREE	2" CAL. 6' HT. MIN.	B&B
<b>SHRUBS</b>							
AC	91	XXX		ARTEMISIA CANA	SILVER SAGEBRUSH	5 GAL.	CONT.
BC	50	X		BERBERIS THUNBERGII 'CRIMSON PYGMY'	CRIMSON PYGMY JAPANESE BARBERRY	5 GAL.	CONT.
FS	8	X		FRANGULA ALNUS 'RON WILLIAMS'	FINE LINE ALDER BUCKTHORN	5 GAL.	CONT.
LV	38	XXX		LIGUSTRUM VULGARE 'CHEYENNE'	CHEYENNE PRIVET	5 GAL.	CONT.
RW	30	XX		ROSA WOODSII	MOUNTAIN ROSE	5 GAL.	CONT.
<b>SHRUB AREAS</b>							
JH	5	XX		JUNIPERUS HORIZONTALIS	CREeping JUNIPER	5 GAL.	CONT.
RG	58	XXX		RHUS AROMATICA 'GRO-LOW'	GRO-LOW FRAGRANT SUMAC	5 GAL.	CONT.
<b>ORNAMENTAL GRASSES</b>							
BL	291	XXX		SCHIZACHYRIUM SCOPARIUM	LITTLE BLUESTEM	4" POT	POT

### LANDSCAPE PLAN LEGEND

- PROPERTY LINE
- PLANTING BEDLINE
- LAWN SEED MIX (REFER TO DRY SEASON SEED MIXES NOTES)
- RIVER STONE MULCH
- EXISTING TREE TO BE REMOVED AND MITIGATED



COA SURVEY CONTROL

TOPOGRAPHY SHOWN HERE IS BASED ON A GROUND SURVEY. THE CONTOUR INTERVAL IS 1'. THE BENCHMARK: CITY OF AURORA BENCHMARK NO. 456727NE006 BEING A 3" BRASS CAP LOCATED AT THE NORTHEAST CORNER OF THE INTERSECTION BETWEEN EAST WARREN AVENUE AND SOUTH PARKER ROAD. ELEVATION: 5553.91', NAVD88 DATUM TEMPORARY BENCHMARK: THE TOP OF THE FIRE HYDRANT LOCATED IN EAST WARREN AVENUE RIGHT OF WAY APPROXIMATELY 63' SOUTH AND 7' WEST OF THE SOUTHEAST CORNER OF THE ABOVE DESCRIBED PROPERTY. ELEVATION: 5567.68'



355 Research Parkway  
Meriden, CT 06450  
(203) 430-1406

WARREN STREET TOWN HOMES  
10209 E. WARREN AVE  
CITY OF AURORA, CO 80247

DESIGNED: G.J.Q.  
DRAWN: G.J.Q.  
REVIEWED: CN  
SCALE: ####  
PROJECT NO.: 2401386  
DATE: ####  
CAD FILE: SDP-LANDSCAPE  
TITLE: LANDSCAPE PLAN  
SHEET NO.: 7

CITY OF AURORA LANDSCAPE NOTES

- ALL PROPOSED LANDSCAPING WITHIN THE SIGHT TRIANGLE SHALL BE IN COMPLIANCE WITH COA ROADWAY SPECIFICATIONS, SECTION 4.04.2.10.
- IF PROJECT INCLUDES THE INSTALLATION OF FREESTANDING LIGHTS, THEY WILL BE DESIGNED TO ENHANCE THE SAFETY, FUNCTIONALITY, AND AESTHETICS OF THE OUTDOOR SPACE. THE LIGHTS WILL BE PLACED TO PROVIDE ADEQUATE ILLUMINATION FOR THE AREA, ENSURING CLEAR VISIBILITY DURING THE EVENING AND NIGHTTIME HOURS.
- THE SURFACE MATERIALS FOR WALKS, VEHICULAR DRIVES, PARKING LOTS, AND OTHER HARDCAPED AREAS WITHIN PROJECT WILL BE SELECTED TO ENSURE DURABILITY, FUNCTIONALITY, AND AESTHETIC APPEAL. THE MATERIALS WILL BE DESIGNED TO WITHSTAND THE EXPECTED LOADS AND ENVIRONMENTAL CONDITIONS WHILE CONTRIBUTING TO THE OVERALL DESIGN OF THE SITE.
- ALL UTILITY EASEMENT SHALL REMAIN UNOBSERVED AND FULLY ACCESSIBLE ALONG THEIR ENTIRE LENGTH FOR MAINTENANCE EQUIPMENT ENTRY.
- ENSURE ALL HYDRANTS AREA WITHIN LANDSCAPED AREA AND 5 FT CLEAR ON ALL SIDES FROM ANY OBSTRUCTIONS. WITH THE RELOCATION OF FIRE HYDRANT PLEASE ENSURE THE FIRE HYDRANTS IS WITHIN THE 3.5 FT TO 8 FT DISTANCE FROM BACK OF CURB AND FACING ADJACENT ROADWAY, TYPICAL ON ALL SHEETS.
- 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. LANDSCAPING WILL BE INSTALLED AS DELINEATED ON THE PLAN, PRIOR TO ISSUANCE OF CERTIFICATES OF OCCUPANCY.
- ALL LANDSCAPED AREAS AND PLANT MATERIAL, EXCEPT NON-IRRIGATED NATIVE, RESTORATIVE, AND DRYLAND GRASS AREAS THAT COMPLY WITH REQUIREMENTS FOUND IN SECTION 6.04.2.10 OF THE CITY OF AURORA ORDINANCE 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.
- ALL TREE AND SHRUB MASSINGS SHALL BE MULCHED TO A DEPTH OF 3". ANNUAL AND PERENNIAL BEDS SHALL BE MULCHED TO A DEPTH OF 2".
- MULCH SHALL BE UNCOLORED TRIPLE-SHREDED HARDWOOD BARK MULCH, AGED AT LEAST 6 MONTHS.
- PLANTING SOIL:
- DEPTH: PLANTING SOIL SHALL BE INSTALLED AT A MINIMUM DEPTH OF 4" OR AS NOTED IN THE LANDSCAPE DETAILS. PLANTING SOIL SHALL BE UTILIZED IN ALL PLANTING AREAS INCLUDING SEEDED AREAS.

TESTING: CONTRACTOR SHALL SUBMIT (2) SOIL SAMPLES PER SOIL STOCKPILE TO A CERTIFIED TESTING LABORATORY TO DETERMINE ACIDITY, ORGANIC CONTENT, MECHANICAL ANALYSIS, AVAILABLE NUTRIENTS (N,P,K,Ca,Mg,S,Pb,Mn,Zn,Cu,B,ALP) AND NECESSARY AMENDMENTS TO SOIL. THE CONTRACTOR SHALL SUBMIT THE TEST RESULTS TO THE OWNER OR LANDSCAPE ARCHITECT FOR REVIEW AND APPROVAL. TEST RESULTS SHALL RECOMMEND AMENDMENTS THAT WILL ALTER THE SOIL CHARACTERISTICS SUCH THAT THE CHARACTERISTICS DESCRIBED BELOW ARE ACHIEVED AND THE SPECIFIED PLANTS (CONTRACTOR TO PROVIDE LIST TO TESTING LABORATORY) WILL ACHIEVE PROPER GROWTH THAT IS NEITHER DEFICIENT NOR EXCESSIVE. THE CONTRACTOR SHALL INCORPORATE THESE AMENDMENTS AT NO INCREASE IN CONTRACT PRICE.

CHARACTERISTICS: PLANTING SOIL MAY CONSIST OF EXISTING ON-SITE SOILS, AMENDED ON-SITE SOILS, OR IMPORTED SOILS MEETING THE FOLLOWING CRITERIA:

- NOT TO CONTAIN MATERIALS HARMFUL TO PLANT LIFE, TO BE CLEAN, FERTILE, FRIABLE, AND WELL DRAINING. ALL PLANTING SOIL SHALL BE FREE OF ANY SUBSOIL EARTH CLODS, SODS, STONES OVER 1" IN ANY DIMENSION, STICKS, ROOTS, WEEDS, LITTER AND OTHER DELETERIOUS MATERIAL. PLANTING SOIL SHALL BE UNIFORM IN QUALITY AND TEXTURE.
- PLANTING SOIL SHALL HAVE THE FOLLOWING OPTIMUM RANGES UNLESS OTHERWISE APPROVED BY THE OWNER OR LANDSCAPE ARCHITECT.
 

ORGANIC CONTENT	3% - 6% FOR LAWN OR GRASS AREAS. 4% - 8% FOR TREE AND SHRUB PLANTERS. 8%-16% FOR RETENTION OR DETENTION BASINS. (BY LOSS OF IGNITION AT 375 C METHOD OF TESTING)
PH	6.0 - 7.3
- NUTRIENT LEVELS SHALL BE ACHIEVED BY THE CONTRACTOR'S ADDITION OF AMENDMENTS TO THE PLANTING SOIL TO MEET THE OPTIMUM NUTRIENT LEVELS SPECIFIED IN THE TESTING LABORATORY REPORT FOR EACH OF PLANTS TO BE INSTALLED.
- SOIL SHALL BE COMPACTED TO A SURFACE PENETRATION RESISTANCE OF 75-125 LBS/SQ.IN.
- SOIL MAY BE TREATED FOR WEEDS WITH PRE-EMERGENT OR POST-EMERGENT HERBICIDE, AS NEEDED AND AS APPROPRIATE FOR THE APPLICATION SEASON OR LOCATION, OR ELIMINATE GROWTH OF UNWANTED PLANT MATERIAL. APPLY HERBICIDES IN ACCORDANCE WITH MANUFACTURER'S RECOMMENDATIONS. HERBICIDE APPLICATOR MUST BE LICENSED IN THE STATE OF PENNSYLVANIA, AND PERFORM APPLICATIONS IN ACCORDANCE WITH LOCAL REQUIREMENTS, PERMITTING STIPULATIONS, AND ANY OTHER RESTRICTIONS INCLUDING AND IN EXCESS OF STATE AND FEDERAL REGULATIONS.
- PROPOSED TOPSOIL SHALL MEET THE USDA SOILS TEXTURAL PERCENTAGES OF SAND, SILT, AND CLAY FOR FOLLOWING CLASSIFICATIONS:
  - LOAM
  - SANDY LOAM WHERE SAND DOES NOT EXCEED 70% AND CLAY IS NOT LESS THAN 5%
  - SANDY CLAY LOAM WHERE SAND DOES NOT EXCEED 70% AND CLAY IS LESS THAN 26%
- BIORETENTION SOILS: SOIL TO BE INSTALLED IN RETENTION BASINS, PONDS, OR OTHER STORMWATER MANAGEMENT ENVIRONS SHALL MEET THE ABOVE DESCRIBED CHARACTERISTICS AND AS FOLLOWS:
  - SOIL SHALL NOT CONTAIN MORE THAN 20% CLAY AND LESS THAN 40% SILT.
  - SOIL SHALL HAVE AN INFILTRATION RATE BETWEEN 1/2" AND 3" PER HOUR.
- MODIFICATION TO THE PLANTING SOIL CHARACTERISTICS DESCRIBED ABOVE MAY BE SUBMITTED FOR APPROVAL BY THE LANDSCAPE ARCHITECT. CONTRACTOR MUST DEMONSTRATE PROPOSED CHARACTERISTICS ARE EQUAL TO OR SUPERIOR TO THE SPECIFIED CHARACTERISTICS WITH RESPECT TO SUPPORTING PLANT GROWTH, AND STORMWATER MANAGEMENT.

ENSURE SOIL MEETS NECESSARY STANDARDS FOR OPTIMAL GROWTH AND HEALTH OF LAWN. TO ACHIEVE THIS THE FOLLOWING AMENDMENTS WILL BE APPLIED TO THE SOIL:

- TYPE OF AMENDMENT: ORGANIC MATERIAL (SUCH AS COMPOST, AGED MANURE, OR OTHER APPROVED ORGANIC SOIL AMENDMENTS)
- QUANTITY: MINIMUM 4 CUBIC YARDS OF ORGANIC MATERIAL PER 1,000 SF OF LAWN AREA

11. PLANTING AMENDMENTS:  
APPLY FERTILIZER AND OTHER AMENDMENTS AS RECOMMENDED FOR EACH PLANTING AREA BY SOIL ANALYSIS. APPLY AMENDMENTS IN A MANNER CONSISTENT WITH MANUFACTURER'S RECOMMENDATIONS. ANY ORGANIC AMENDMENTS SHALL HAVE A PH BETWEEN 4.5 AND 5.5 UNLESS OTHERWISE RECOMMENDED.

DRYLAND GRASS SPECIFICATION

DRYLAND SEED MIX: "GROW LOW MIX" BY PAWNEE BUTTES SEED COMPANY (PAWNEEBUTTESSEED.COM) OR APPROVED EQUAL. CONTAINS: (25%) CANADA BLUEGRASS (POA COMPRESSA), (25%) SANDBERG BLUEGRASS (POA SECUNDA), (25%) ROCKY MOUNTAIN FESCUE (FESTUCA SAXIMONTANA), (25%) SHEEP FESCUE (FESTUCA OVINE). APPLY AT THE RATE OF 5 LBS.PER 1,000 SF.

SITE PLAN DEVELOPMENT PLAN  
WARREN AVENUE TOWNHOMES

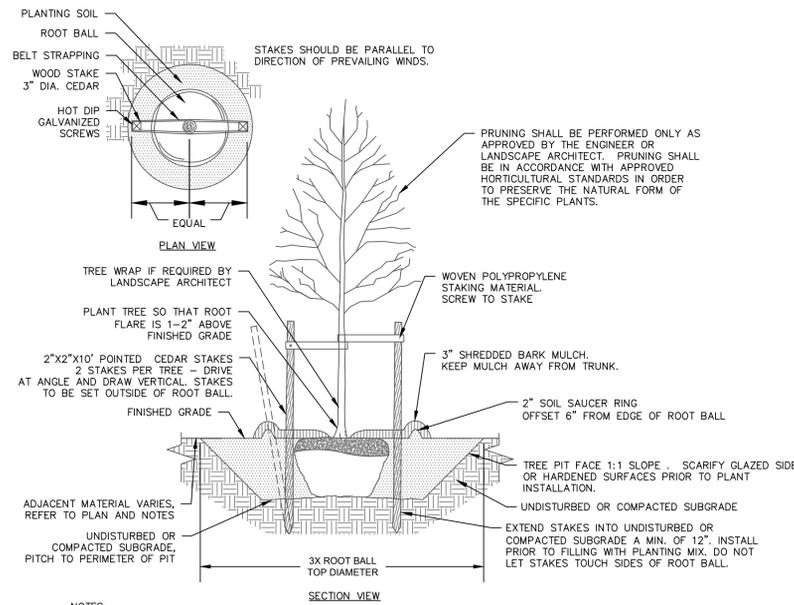
WINGERT SUBDIVISION FILING NO. 2  
RESUBDIVISION OF LOT 2, BLOCK 1, WINGERT SUBDIVISION FILING NO. 1  
LOCATED IN THE NORTHEAST 1/4 OF SECTION 27, TOWNSHIP 4 SOUTH, RANGE 67, WEST OF THE 6TH P.M.,  
CITY OF AURORA, COUNTY OF ARAPAHOE, STATE OF COLORADO  
0.71 ACRES

NOT FOR CONSTRUCTION



355 Research Parkway  
Meriden, CT 06450  
(203) 630-1406

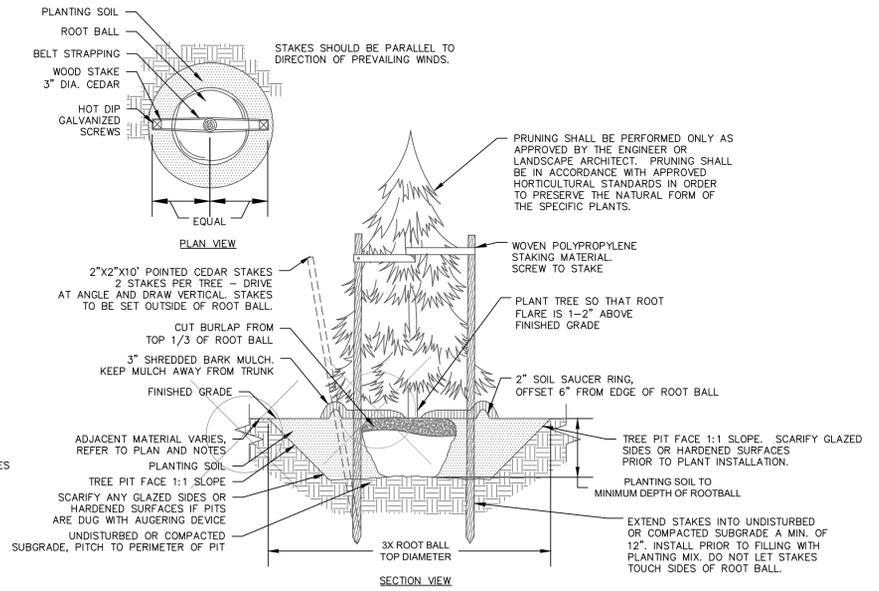
WARREN STREET TOWN HOMES  
10209 E. WARREN AVE  
CITY OF AURORA, CO 80247



- NOTES:
- STAKING FOR TREES ON 4:1 SLOPES OR LESS THAN 3" CALIPER TO BE PERFORMED AT CONTRACTORS DISCRETION.
  - WOVEN POLYPROPYLENE STAKING MATERIAL SHALL BE DEEPROOT ARBORTIE (GREEN) OR APPROVED EQUIVALENT. MATERIAL SHALL BE LOOPED AROUND TREE THROUGH EACH OTHER, TWISTED, AND SECURED TO THE STAKE. INSTALL SPECIFIED MATERIAL IN ACCORDANCE WITH MANUFACTURER'S DIRECTIONS.
  - BEFORE IN HOLE, REMOVE BOTTOM OF CAGE. ONCE IN HOLE, REMOVE REST OF CAGE FROM ROOT BALL. REMOVE TWINE AND BURLAP FROM TOP 1/3 OF ROOT BALL - SCORE REMAINING 2/3 OF BURLAP. IF BURLAP IS SYNTHETIC OR HAS BEEN TREATED WITH ANTI-DESSICANT, COMPLETELY REMOVE IT FROM ROOT BALL.

DECIDUOUS TREE PLANTING

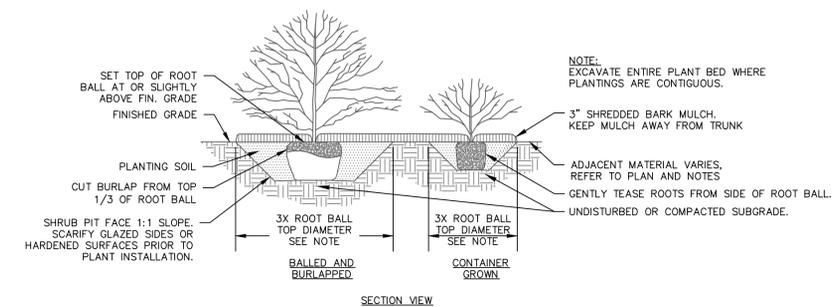
N.T.S



- NOTES:
- STAKING FOR TREES ON 4:1 SLOPES OR LESS TO BE PERFORMED AT CONTRACTOR'S DISCRETION.
  - WOVEN POLYPROPYLENE STAKING MATERIAL SHALL BE DEEPROOT ARBORTIE (GREEN) OR APPROVED EQUIVALENT. MATERIAL SHALL BE LOOPED AROUND TREE THROUGH EACH OTHER, TWISTED, AND SECURED TO THE STAKE. INSTALL SPECIFIED MATERIAL IN ACCORDANCE WITH MANUFACTURER'S DIRECTIONS.
  - BEFORE IN HOLE, REMOVE BOTTOM OF CAGE. ONCE IN HOLE, REMOVE REST OF CAGE FROM ROOT BALL. REMOVE TWINE AND BURLAP FROM TOP 1/3 OF ROOT BALL - SCORE REMAINING 2/3 OF BURLAP. IF BURLAP IS SYNTHETIC OR HAS BEEN TREATED WITH ANTI-DESSICANT, COMPLETELY REMOVE IT FROM ROOT BALL.

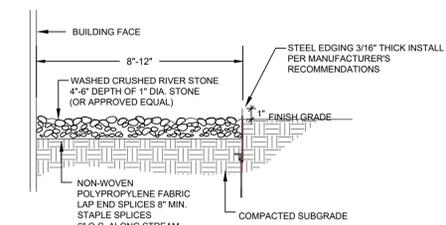
EVERGREEN TREE PLANTING

N.T.S



SHRUB PLANTING

N.T.S



RIVER STONE MULCH

N.T.S

1/17/2024, GCD/ANAK, G:\AURORA\172440\WARREN\WARREN\SUBDIVISIONS\LANDSCAPE\DWG\DETAILS



COA SURVEY CONTROL

TOPOGRAPHY SHOWN HERE IS BASED ON A GROUND SURVEY. THE CONTOUR INTERVAL IS 1'.  
BENCHMARK: CITY OF AURORA BENCHMARK NO. 456727NE006 BEING A 3" BRASS CAP LOCATED AT THE NORTHEAST CORNER OF THE INTERSECTION BETWEEN EAST WARREN AVENUE AND SOUTH PARKER ROAD.  
ELEVATION: 5553.91', NAVD88 DATUM TEMPORARY BENCHMARK: THE TOP OF THE FIRE HYDRANT LOCATED IN EAST WARREN AVENUE RIGHT OF WAY APPROXIMATELY 63' SOUTH AND 7' WEST OF THE SOUTHEAST CORNER OF THE ABOVE DESCRIBED PROPERTY. ELEVATION: 5567.68'

REV/S/D/S  
No. Date

Designed \*\*\*\*\*  
Drawn \*\*\*\*\*  
Reviewed \*\*\*\*\*  
Scale \*\*\*\*\*  
Project No. 2401386  
Date \*\*\*

CAD File: SDP-LANDSCAPE

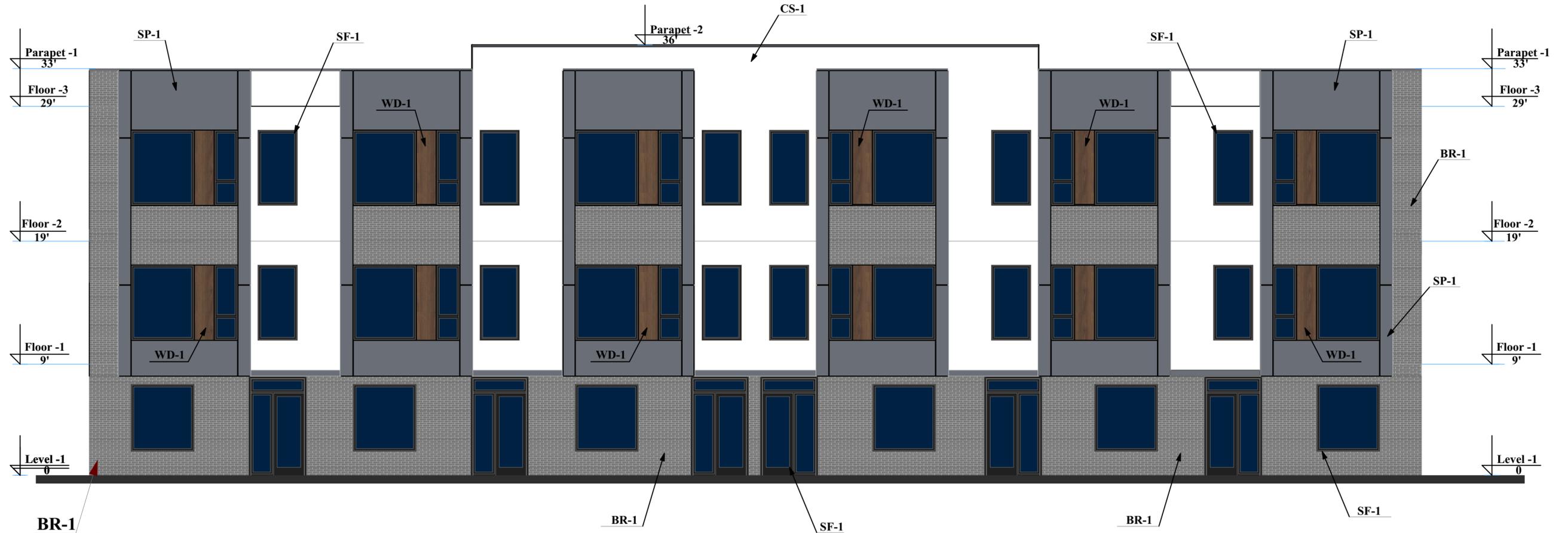
Title  
**LANDSCAPE  
DETAILS DTLS &  
NOTES**

Sheet No.

Xref (0): X:\CD\AURORA\172440\WARREN\WARREN\SUBDIVISIONS\LANDSCAPE\DWG\DETAILS

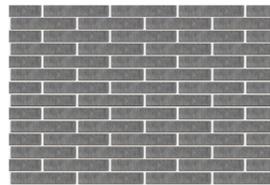
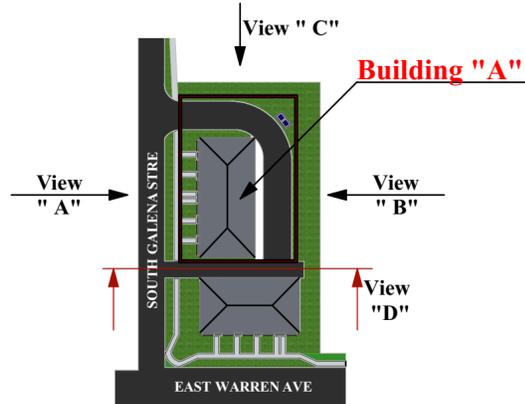
**11-units, three Story Townhouse Project at 10209 E Warren Ave, Aurora, CO, 80247**

**Building "A"  
View "A"**



**1**  
**7** West Elevation  
From S Galena St

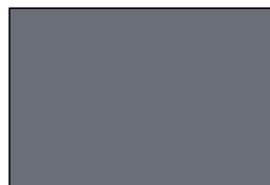
**Site plan  
Building "A"**



**Brick siding BR-1**



**Wood siding WD-1**



**Facade Panels SP-1**



**Cementitious Stucco CS-1**

**EXTERIOR FINISH SCHEDULE**

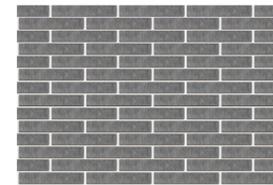
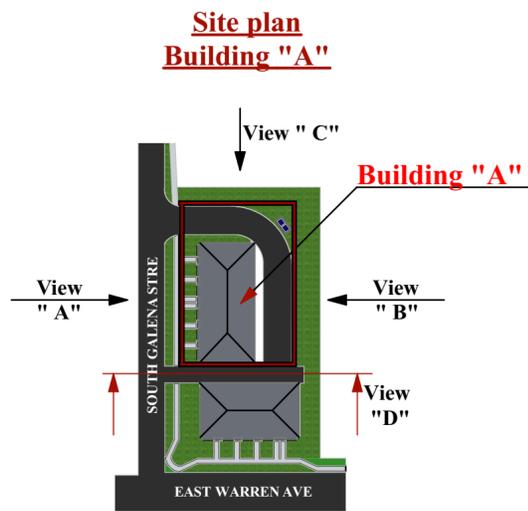
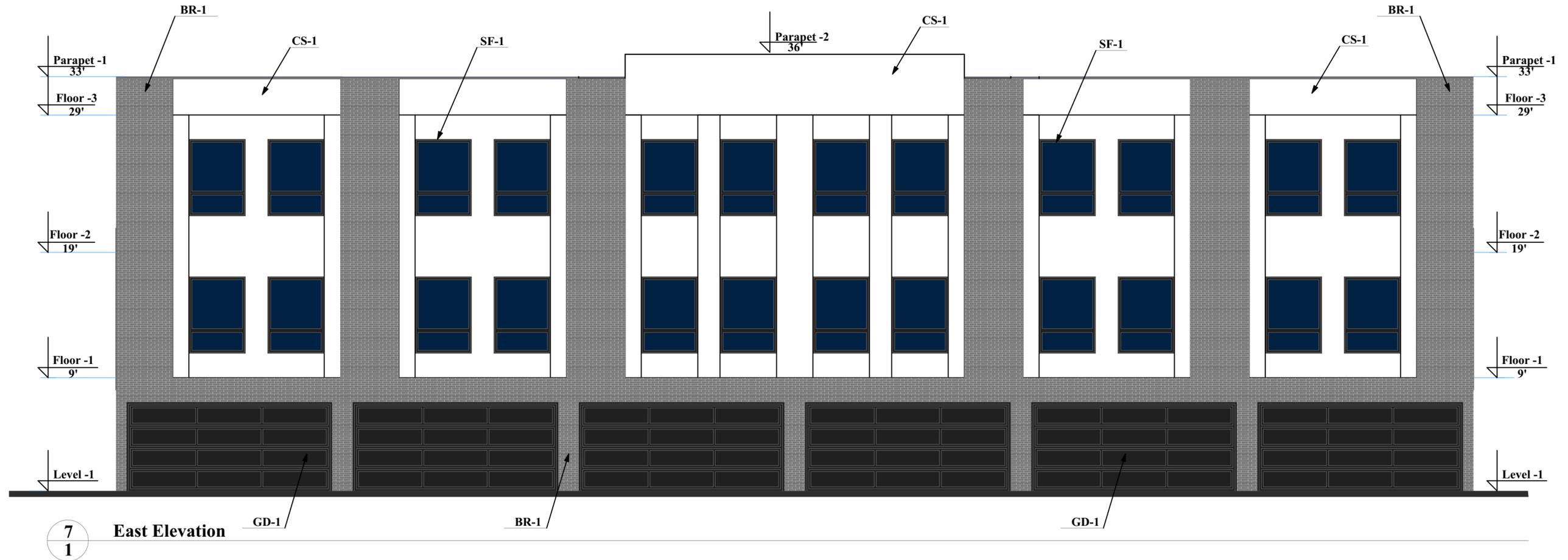
REF	DESCRIPTION	MANUFACTURER	MODEL/COLOR	REMARKS	%
<b>WALL</b>					
SP-1	Fasade panels	CSM, Inc	Dark Grey	Wall panels finish Grey	10%
CS-1	Cementitious Stucco	Dryvit	White	Wall stucco finish	45%
BR-1	Brick Siding	Glen-Gery	Dover Grey	Wall brick finish	30%
WD-1	Wood Siding	LP SmartSide	Chestnut	Wall wood finish	3%
<b>Windows, Doors</b>					
SF-1	Aluminum	Kavneer	Black	Storefront windows system	12%
<b>TOTAL</b>					<b>100%</b>

**Note:**

**1. CS-1 (stucco) and BR-1 (brick) together make up 75% of the facade, of which 60% is stucco and 40% is brick.**  
**2. Building code is IRC Group R-3**

**11-units, three Story Townhouse Project at 10209 E Warren Ave, Aurora, CO, 80247**

**Building "A"  
View "B"**



**Brick siding BR-1**



**Cementitious Stucco CS-1**

**EXTERIOR FINISH SCHEDULE**

REF	DESCRIPTION	MANUFACTURER	MODEL/COLOR	REMARKS	%
	<b>WALL</b>				
CS-1	Cementitious Stucco	Dryvit	White	Wall stucco finish	45%
BR-1	Brick Siding	Glen-Gery	Dover Grey	Wall brick finish	30%
	<b>Windows, Doors</b>				
SF-1	Aluminum	Kavneer	Black	Storefront windows system	9%
GD-1	Garage Door	Clopay	Black	Insulated steel garage door	16%
	<b>TOTAL</b>				<b>100%</b>

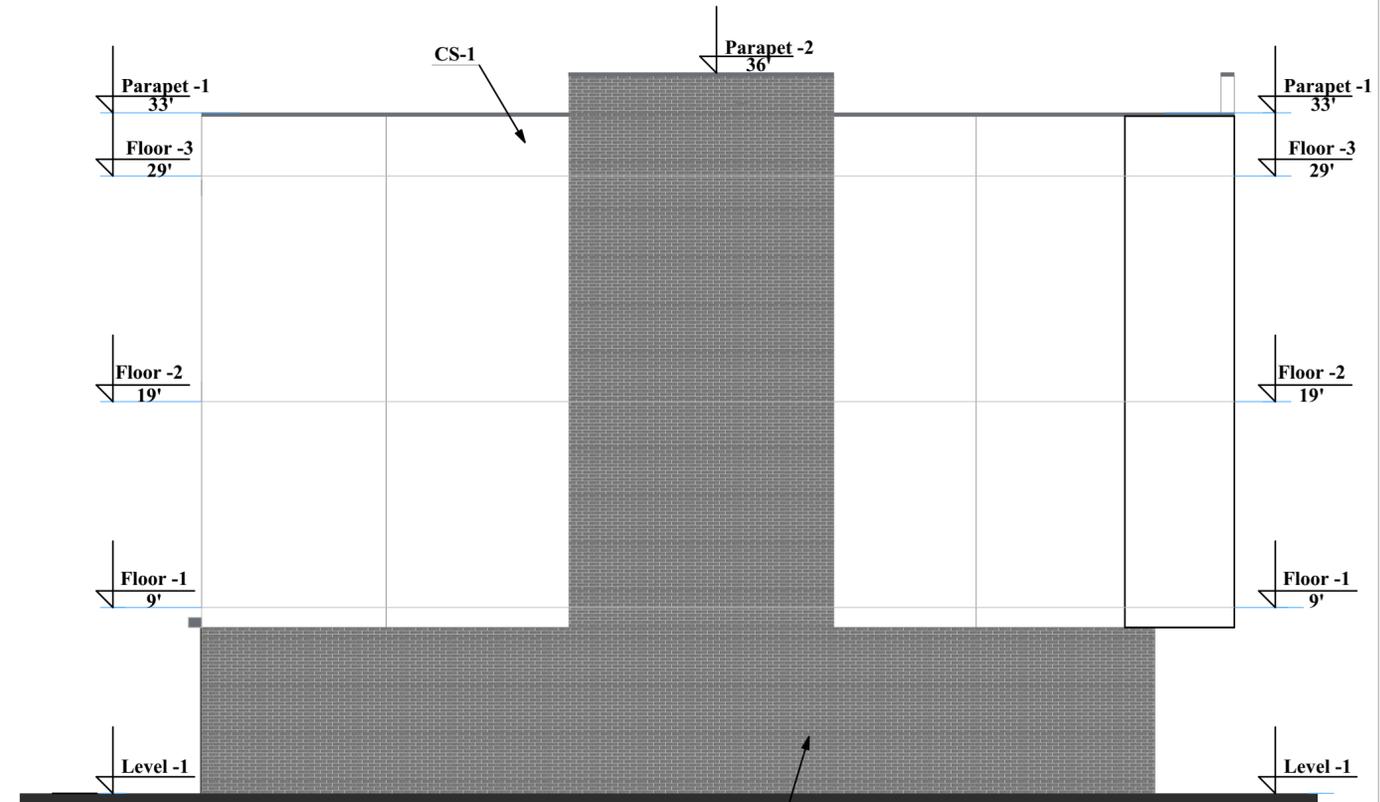
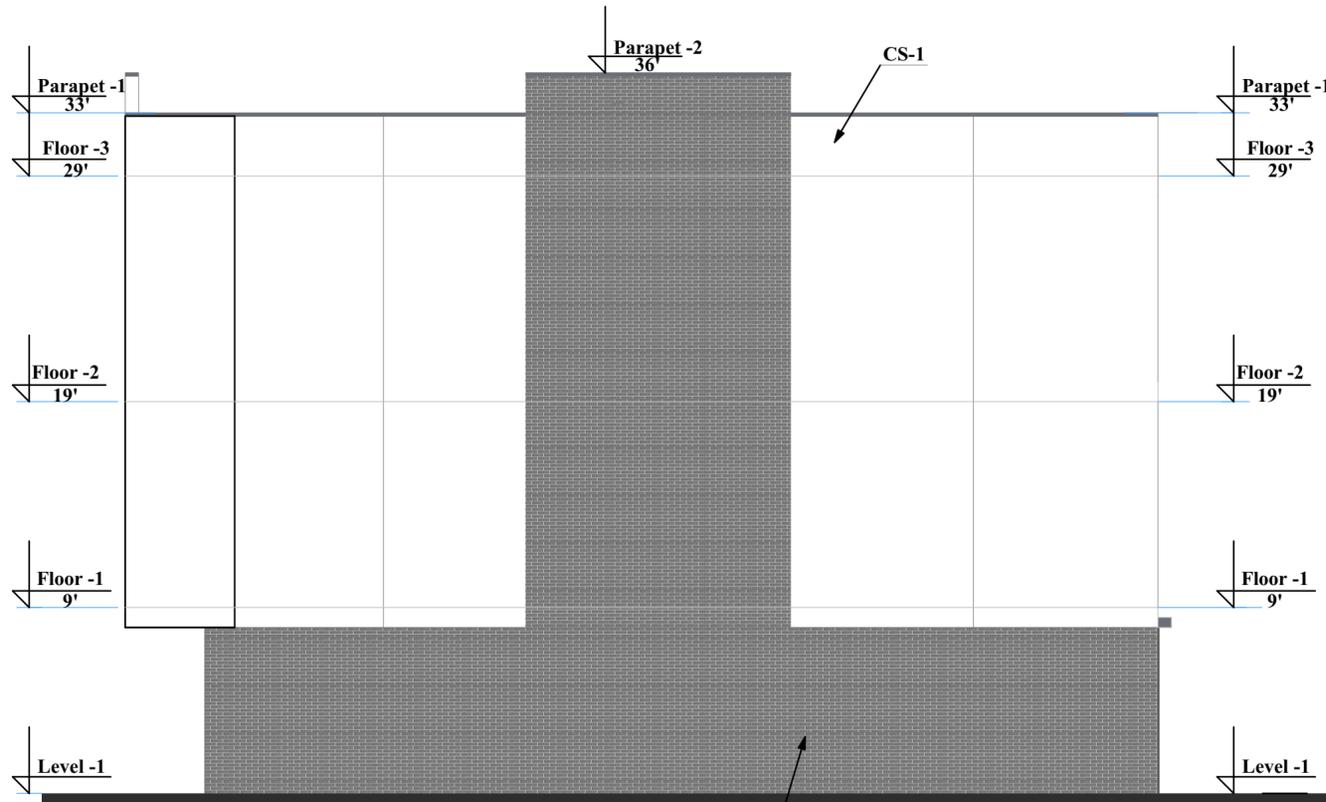
**Note:**

1. CS-1 (stucco) and BR-1 (brick) together make up 75% of the facade, of which 60% is stucco and 40% is brick.
2. Building code is IRC Group R-3

**11-units, three Story Townhouse Project at 10209 E Warren Ave, Aurora, CO, 80247**

**Building "A"**  
**View "C"**

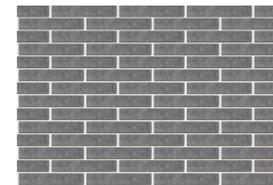
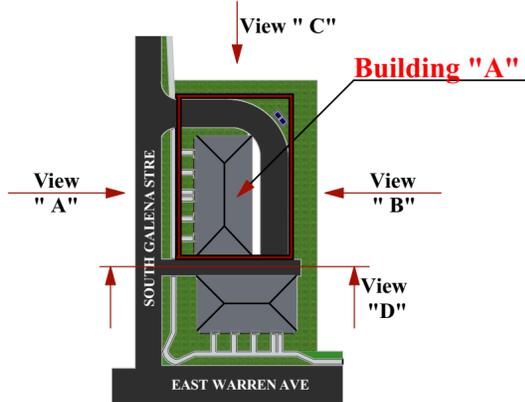
**Building "A"**  
**View "D"**



4  
1  
South Elevation

1  
4  
North Elevation

**Site plan**  
**Building "A"**



**Brick siding BR-1**



**Cementitious Stucco CS-1**

**EXTERIOR FINISH SCHEDULE**

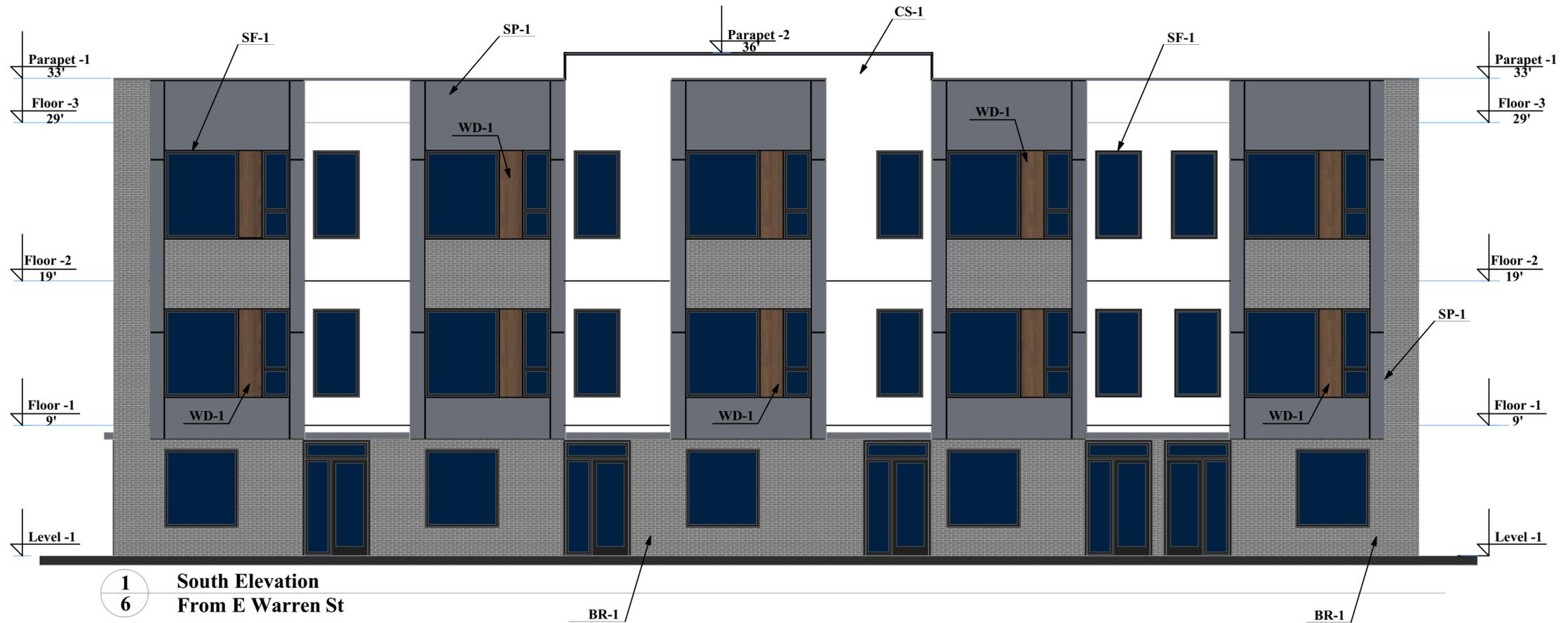
REF	DESCRIPTION	MANUFACTURER	MODEL/COLOR	REMARKS	%
	<b>WALL</b>				
CS-1	Cementitious Stucco	Dryvit	White	Wall stucco finish	60%
BR-1	Brick Siding	Glen-Gery	Dover Grey	Wall brick finish	40%
	<b>TOTAL</b>				<b>100%</b>

**Note:**

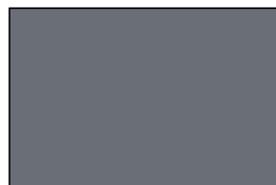
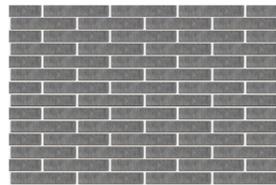
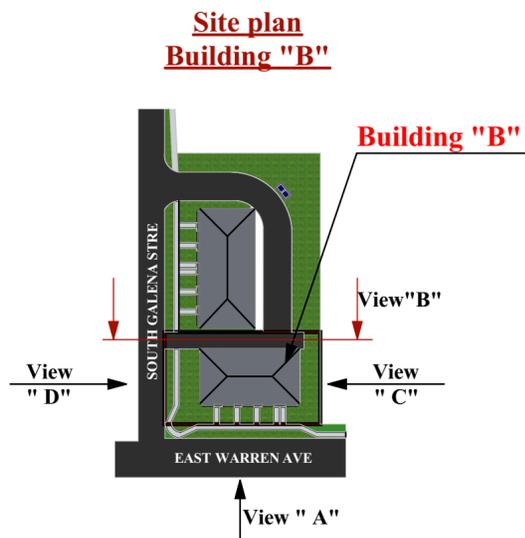
**1. Building code is IRC Group R-3**

**11-units, three Story Townhouse Project at 10209 E Warren Ave, Aurora, CO, 80247**

**Building "B"**  
**View "A"**



1 South Elevation  
6 From E Warren St



**EXTERIOR FINISH SCHEDULE**

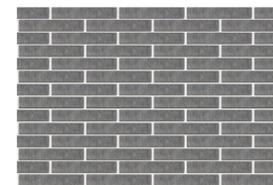
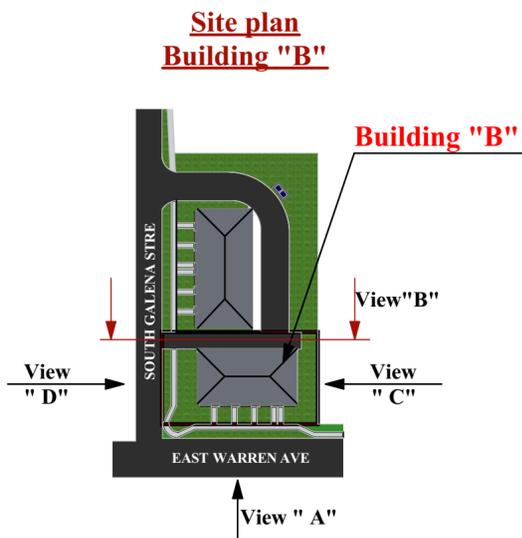
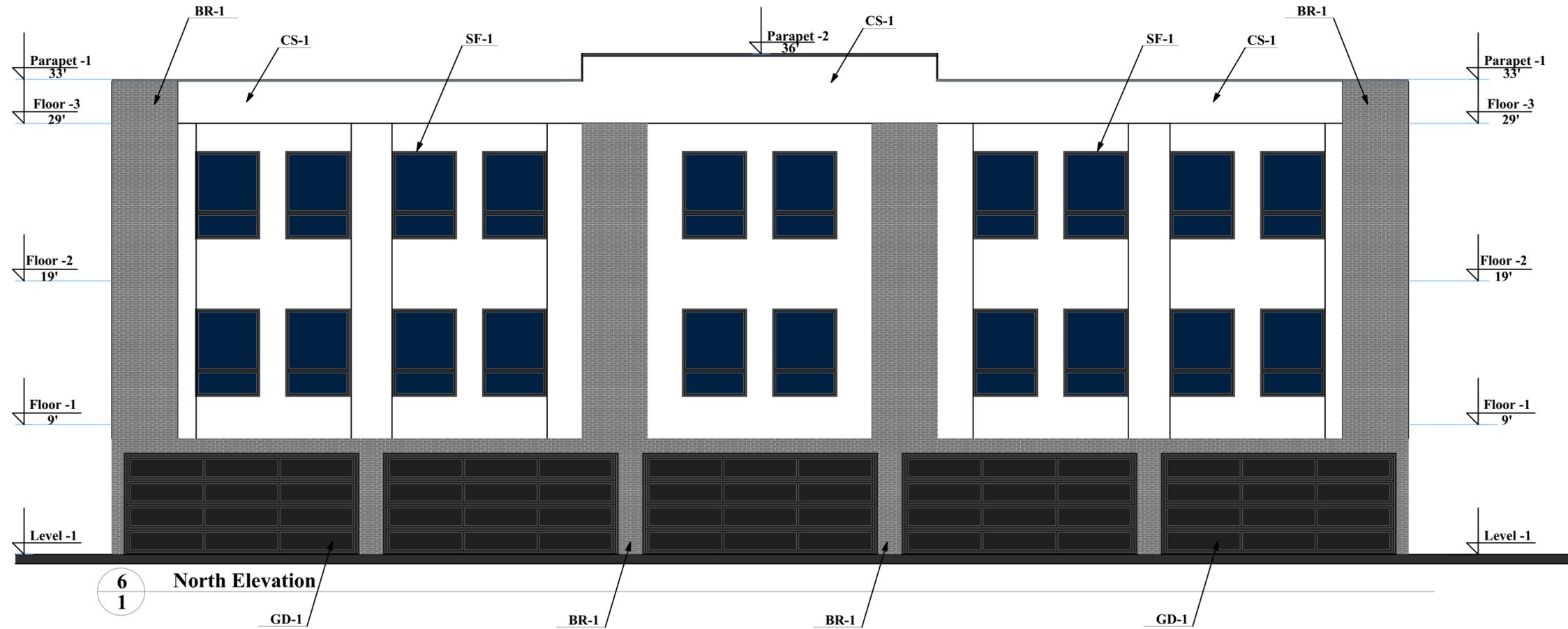
REF	DESCRIPTION	MANUFACTURER	MODEL/COLOR	REMARKS	%	
	<b>WALL</b>					
SP-1	Facade panels	CSM, Inc	Dark Grey	Wall panels finish Grey	10%	
CS-1	Cementitious Stucco	Dryvit	White	Wall stucco finish	45%	
BR-1	Brick Siding	Glen-Gery	Dover Grey	Wall brick finish	30%	
WD-1	Wood Siding	LP SmartSide	Chestnut	Wall wood finish	3%	
	<b>Windows, Doors</b>					
SF-1	Aluminum	Kavneer	Black	Storefront windows system	12%	
	<b>TOTAL</b>				<b>100%</b>	

**Note:**

- CS-1 (stucco) and BR-1 (brick) together make up 75% of the facade, of which 60% is stucco and 40% is brick.
- Building code is IRC Group R-3

**11-units, three Story Townhouse Project at 10209 E Warren Ave, Aurora, CO, 80247**

**Building "B"**  
**View "B"**



**Brick siding BR-1**



**Cementitious Stucco CS-1**

**EXTERIOR FINISH SCHEDULE**

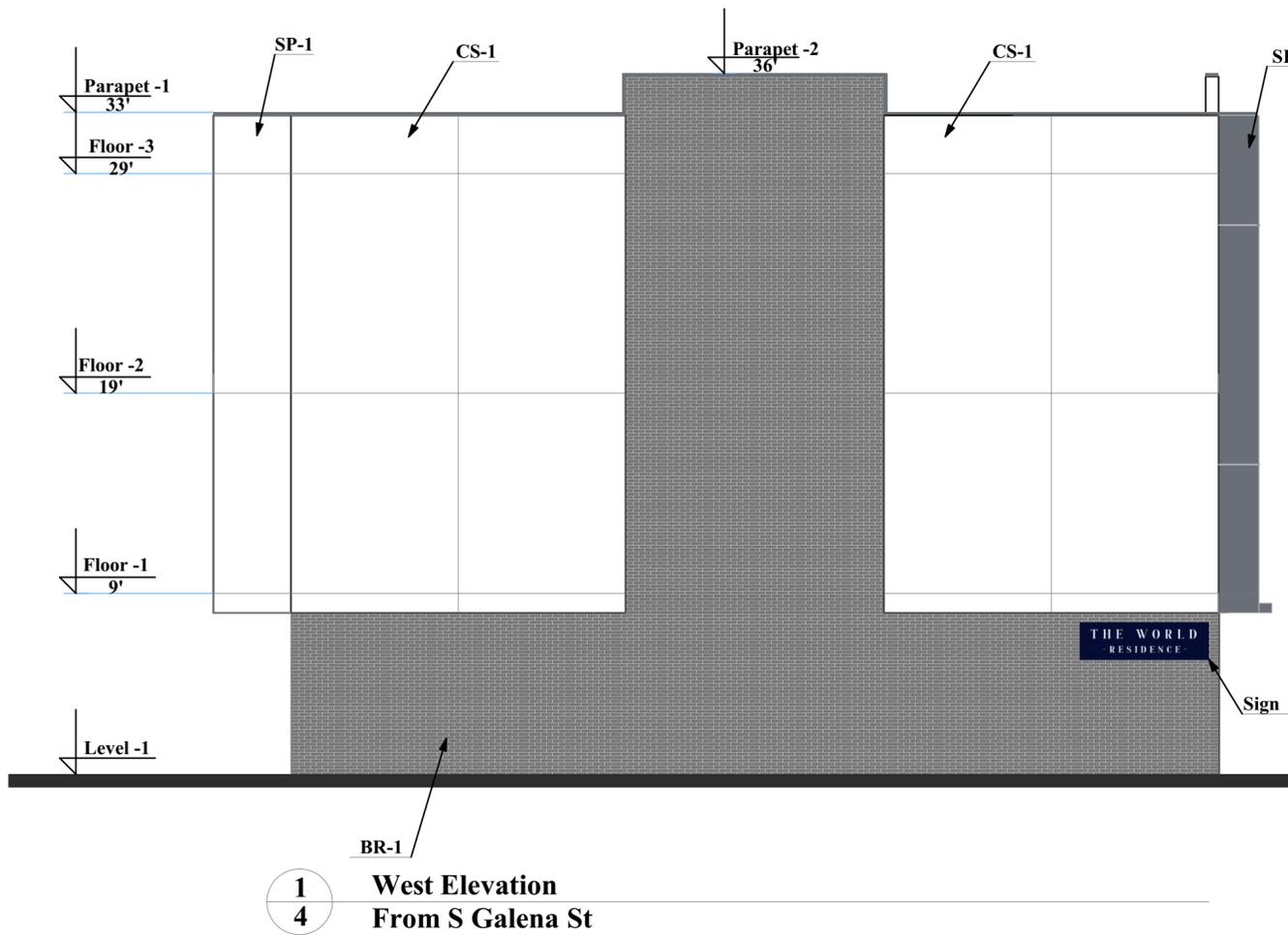
REF	DESCRIPTION	MANUFACTURER	MODEL/COLOR	REMARKS	%
<b>WALL</b>					
CS-1	Cementitious Stucco	Dryvit	White	Wall stucco finish	45%
BR-1	Brick Siding	Glen-Gery	Dover Grey	Wall brick finish	30%
<b>Windows, Doors</b>					
SF-1	Aluminum	Kavneer	Black	Storefront windows system	9%
GD-1	Garage Door	Clopay	Black	Insulated steel garage door	16%
<b>TOTAL</b>					<b>100%</b>

**Note:**

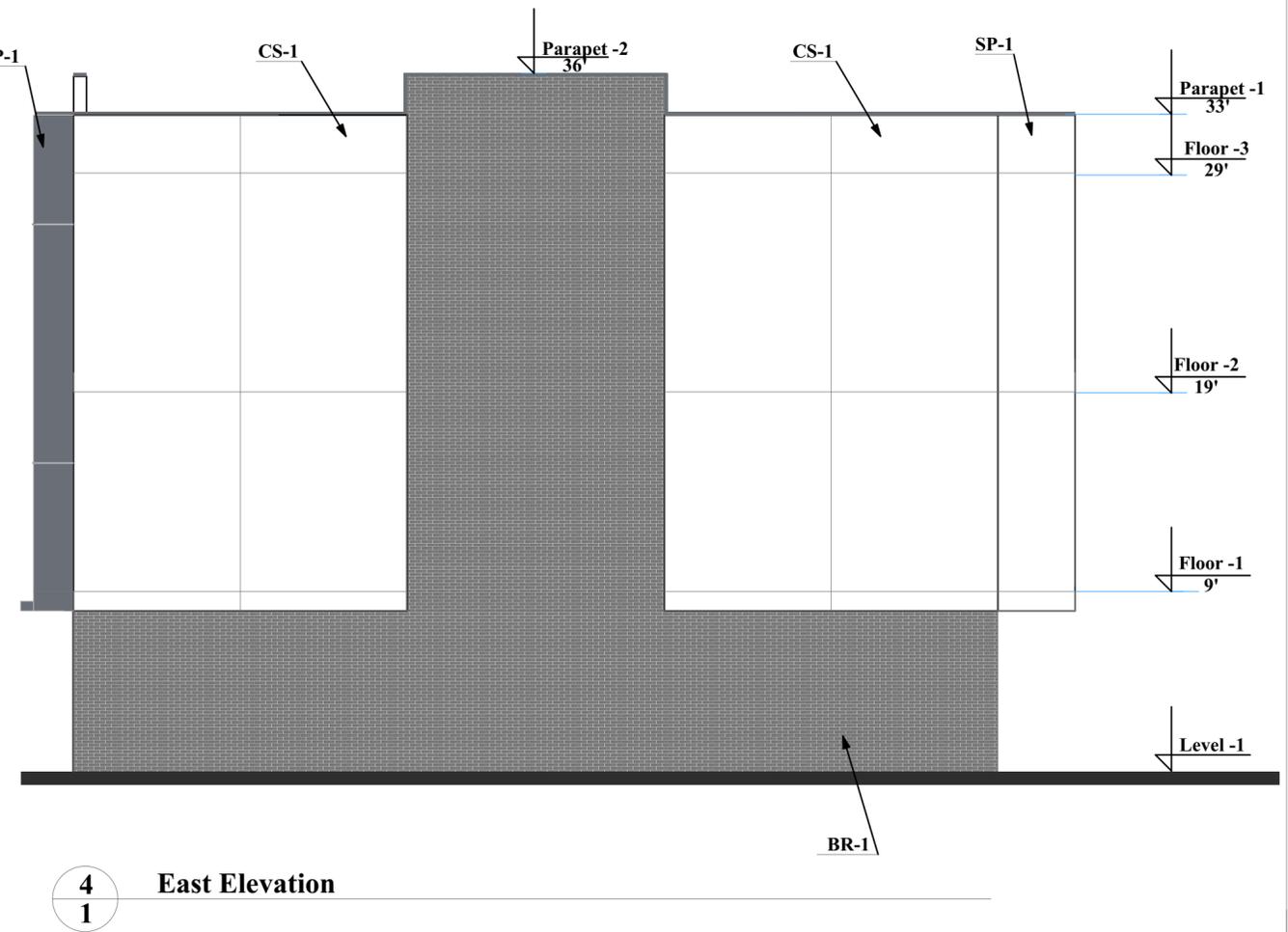
1. CS-1 (stucco) and BR-1 (brick) together make up 75% of the facade, of which 60% is stucco and 40% is brick.
2. Building code is IRC Group R-3

**11-units, three Story Townhouse Project at 10209 E Warren Ave, Aurora, CO, 80247**

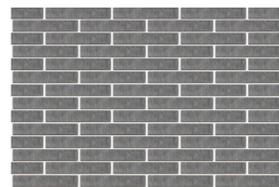
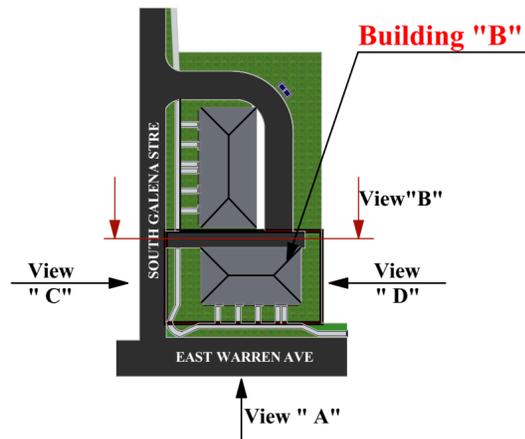
**Building "B"**  
**View "C"**



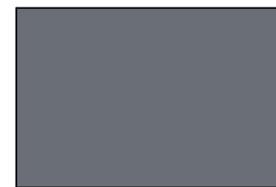
**Building "B"**  
**View "D"**



**Site plan**  
**Building "B"**



**Brick siding BR-1**



**Fasade Panels SP-1**



**Cementitious Stucco CS-1**

**EXTERIOR FINISH SCHEDULE**

REF	DESCRIPTION	MANUFACTURER	MODEL/COLOR	REMARKS	%
	<b>WALL</b>				
CS-1	Cementitious Stucco	Dryvit	White	Wall stucco finish	59%
BR-1	Brick Siding	Glen-Gery	Dover Grey	Wall brick finish	39%
SP-1	Fasade panels	CSM, Inc	Dark Grey	Wall panels finish Grey	2%
	<b>TOTAL</b>				<b>100%</b>

**Note:**

1. CS-1 (stucco) and BR-1 (brick) together make up 75% of the facade, of which 60% is stucco and 40% is brick.
2. The sign for "The World Residence" has been installed on the building facade 1 floor, with dimensions of 7'-2'.
3. Building code is IRC Group R-3

## CMU Trash Enclosure plan Two 6 Yard Dumpster

