

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

AURORA SURVEY CONTROL

TOPOGRAPHY SHOWN HERE IS BASED ON A GROUND SURVEY. THE CONTOUR INTERVAL IS 1'. BENCHMARK: CITY OF AURORA BENCHMARK NO. 4S6727NE006 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

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

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



SITE PLAN NOTES

1. ACCESSIBLE EXTERIOR ROUTES SHALL BE PROVIDED FROM PUBLIC TRANSPORTATION STOPS, ACCESSIBLE PARKING AND ACCESSIBLE PASSENGER LOADING ZONES AND PUBLIC SIDEWALKS TO 60% OF THE ACCESSIBLE BUILDING ENTRANCES THEY SERVE. THE ACCESSIBLE ROUTE BETWEEN ACCESSIBLE PARKING AND ACCESSIBLE BUILDING ENTRANCES SHALL BE THE MOST PRACTICAL DIRECT ROUTE. THE ACCESSIBLE ROUTE MUST BE LOCATED WITHIN A SIDEWALK. NO SLOPE ALONG THIS ROUTE MAY EXCEED 1:20 WITHOUT PROVIDING A RAMP WITH A MAXIMUM SLOPE OF 1:12 AND HANDRAILS. CROSSWALKS ALONG THIS ROUTE SHALL BE WIDE ENOUGH TO WHOLLY CONTAIN THE CURB RAMP WITH A MINIMUM WIDTH OF 36" AND SHALL BE PAINTED WITH WHITE STRIPES. THE CITY OF AURORA ENFORCES HANDICAPPED ACCESSIBILITY REQUIREMENTS BASED ON THE 2021 INTERNATIONAL BUILDING CODE, CHAPTER 11, AND THE INTERNATIONAL CODE COUNCIL (ICC) A117.1-2017.
2. ALL BUILDING ADDRESS NUMBERS SHALL COMPLY WITH THE AURORA CITY CODE, SECTION 126, ARTICLE VII -NUMBERING OF BUILDINGS.
3. THE APPLICANT HAS THE OBLIGATION TO COMPLY WITH ALL APPLICABLE REQUIREMENTS OF THE AMERICANS WITH DISABILITIES ACT.
4. EMERGENCY INGRESS AND EGRESS - RIGHT-OF-WAY FOR INGRESS AND EGRESS FOR SERVICE AND EMERGENCY VEHICLES IS GRANTED OVER, ACROSS, ON AND THROUGH ANY AND ALL PRIVATE ROADS AND WAYS NOW OR HEREAFTER ESTABLISHED ON THE DESCRIBED PROPERTY, AND THE SAME ARE HEREBY DESIGNATED AS "SERVICE/EMERGENCY AND UTILITY EASEMENTS" AND SHALL BE POSTED "NO PARKING - FIRE LANE".
5. RIGHT-OF-WAY FOR INGRESS AND EGRESS FOR SERVICE AND EMERGENCY VEHICLES IS GRANTED OVER, ACROSS, ON AND THROUGH ANY AND ALL PRIVATE ROADS AND WAYS NOW OR HEREAFTER ESTABLISHED ON THE DESCRIBED PROPERTY. THE UNDERSIGNED DOES HEREBY COVENANT AND AGREE THAT THEY SHALL CONSTRUCT UPON THE FIRE LANE EASEMENTS, AS DEDICATED AND SHOWN HERE ON, A HARD SURFACE IN ACCORDANCE WITH THE CITY OF AURORA'S PAVING STANDARDS FOR FIRE LANE EASEMENTS, AND THAT THEY SHALL MAINTAIN THE SAME IN A STATE OF GOOD REPAIR AT ALL TIMES AND KEEP THE SAME FREE AND CLEAR OF ANY STRUCTURES, FENCES, LANDSCAPE MATERIALS, SNOW OR OTHER OBSTRUCTIONS. THE MAINTENANCE OF PAVING ON THE FIRE LANE EASEMENT IS THE RESPONSIBILITY OF THE OWNER, AND THE OWNER SHALL POST AND MAINTAIN APPROPRIATE SIGNS IN CONSPICUOUS PLACES ALONG SUCH FIRE LANE EASEMENTS, STATING "FIRE LANE, NO PARKING." THE LOCAL LAW ENFORCEMENT AGENCY(S) IS HEREBY AUTHORIZED TO ENFORCE PARKING REGULATIONS WITHIN THE FIRE LANE EASEMENTS, AND TO CAUSE SUCH EASEMENTS TO BE MAINTAINED FREE AND UNOBSTRUCTED AT ALL TIMES FOR FIRE DEPARTMENT AND EMERGENCY APPARATUS USE.
6. THE DEVELOPER, HIS SUCCESSORS AND ASSIGNS, SHALL BE RESPONSIBLE FOR INSTALLATION, MAINTENANCE AND REPLACEMENT OF ALL LANDSCAPING MATERIALS SHOWN OR INDICATED ON THE APPROVED SITE PLAN OR LANDSCAPE PLAN ON FILE IN THE PLANNING DEPARTMENT. ALL LANDSCAPING WILL BE INSTALLED PRIOR TO ISSUANCE OF CERTIFICATE OF OCCUPANCY.
7. ALL CROSSINGS OR ENCROACHMENTS INTO EASEMENTS AND RIGHTS-OF-WAY OWNED BY THE CITY OF AURORA ("CITY") IDENTIFIED AS BEING PRIVATELY-OWNED AND MAINTAINED HEREIN ARE ACKNOWLEDGED BY THE UNDERSIGNED AS BEING SUBJECT TO CITY'S USE AND OCCUPANCY OF SAID EASEMENTS OR RIGHTS-OF-WAY. THE UNDERSIGNED, ITS SUCCESSORS AND ASSIGNS, FURTHER AGREES TO REMOVE, REPAIR, REPLACE, RELOCATE, MODIFY, OR OTHERWISE ADJUST SAID CROSSINGS OR ENCROACHMENTS UPON REQUEST FROM THE CITY AND AT NO EXPENSE TO THE CITY. THE CITY RESERVES THE RIGHT TO MAKE FULL USE OF THE EASEMENTS AND RIGHTS-OF-WAY AS MAY BE NECESSARY OR CONVENIENT AND THE CITY RETAINS ALL RIGHTS TO OPERATE, MAINTAIN, INSTALL, REPAIR, REMOVE OR RELOCATE ANY CITY FACILITIES LOCATED WITHIN SAID EASEMENTS AND RIGHTS-OF-WAY AT ANY TIME AND IN SUCH A MANNER AS IT DEEMS NECESSARY OR CONVENIENT.
8. ARCHITECTURAL FEATURES (I.E. BAY WINDOWS, FIREPLACES, ROOF OVERHANG, GUTTERS, EAVES, FOUNDATION, FOOTINGS, CANTILEVERED WALLS, ETC.) ARE NOT ALLOWED TO ENCROACH INTO ANY EASEMENT OR FIRE LANE.
9. 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.
10. THE DEVELOPER, HIS SUCCESSORS AND ASSIGNS, INCLUDING THE HOMEOWNERS OR MERCHANTS ASSOCIATION, SHALL BE RESPONSIBLE FOR INSTALLATION, MAINTENANCE AND REPLACEMENT OF ALL FIRE LANE SIGNS AS REQUIRED BY THE CITY OF AURORA.
11. ALL SIGNS MUST CONFORM TO THE CITY OF AURORA SIGN CODE.
12. 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.
13. ALL ROOFTOP MECHANICAL EQUIPMENT AND VENTS GREATER THAN EIGHT (8) INCHES IN DIAMETER MUST BE SCREENED. SCREENING MAY BE DONE EITHER WITH AN EXTENDED PARAPET WALL OR A FREESTANDING SCREEN WALL. SCREENS SHALL BE AT LEAST AS HIGH AS THE EQUIPMENT THEY HIDE. IF EQUIPMENT IS VISIBLE BECAUSE SCREENS DON'T MEET THIS MINIMUM HEIGHT REQUIREMENT, THE DIRECTOR OF PLANNING MAY REQUIRE CONSTRUCTION MODIFICATIONS PRIOR TO THE ISSUANCE OF A PERMANENT CERTIFICATE OF OCCUPANCY.
14. 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.
15. FINAL GRADE SHALL BE AT LEAST SIX (6) INCHES BELOW ANY EXTERIOR WOOD SIDING ON THE PREMISES.
16. ALL INTERESTED PARTIES ARE HEREBY ALERTED THAT THIS SITE PLAN IS SUBJECT TO ADMINISTRATIVE CHANGES AND AS SHOWN ON THE ORIGINAL SITE PLAN ON FILE IN THE AURORA CITY PLANNING OFFICE AT THE MUNICIPAL BUILDING. A COPY OF THE OFFICIAL CURRENT PLAN MAY BE PURCHASED THERE. LIKEWISE, SITE PLANS ARE REQUIRED TO AGREE WITH THE APPROVED SUBDIVISION PLAT OF RECORD AT THE TIME OF A BUILDING PERMIT; AND IF NOT, MUST BE AMENDED TO AGREE WITH THE PLAT AS NEEDED, OR VICE VERSA.
17. 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.
18. 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.
19. 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. STATE ANY REQUESTED WAIVERS OF DEVELOPMENT STANDARDS AND THE APPLICABLE TERMS AND CONDITIONS PURSUANT THERETO.
21. IN LOCATIONS WHERE UTILITY EASEMENTS OVERLAP DRAINAGE EASEMENTS, ONLY SUBSURFACE UTILITIES SHALL BE PERMITTED WITHIN THE PORTION OF THE UTILITY EASEMENT THAT OVERLAPS THE DRAINAGE EASEMENT. INSTALLATION OF ABOVE GROUND UTILITIES WITHIN A DRAINAGE EASEMENT REQUIRES PRIOR WRITTEN APPROVAL BY CITY ENGINEER.
22. THE STREETLIGHT OR PEDESTRIAN LIGHT INSTALLATION WITHIN THE PUBLIC RIGHT-OF-WAY SHALL BE DESIGNED, FUNDED, AND CONSTRUCTED BY THE DEVELOPER/OWNER. OWNERSHIP AND MAINTENANCE OF THE STREET/PEDESTRIAN LIGHTS SHALL BE THE RESPONSIBILITY OF THE CITY OF AURORA ONCE THEY IN HAVE BEEN ACCEPTED. STREET LIGHT AND/OR PEDESTRIAN PHOTOMETRICS PLANS SHALL BE PREPARED AND SUBMITTED TO THE CITY FOR REVIEW AND APPROVAL AND SHALL BECOME A PART OF THE APPROVED CIVIL CONSTRUCTION PLANS FOR THE PROJECT. AN ELECTRICAL PLAN SHOWING SITE LOCATION OF LIGHTS, ELECTRICAL ONE LINE AND GROUNDING DETAILS SHALL BE SUBMITTING TO THE PERMIT CENTER FOR REVIEW BY THE BUILDING DEPARTMENT. THE OWNER IS RESPONSIBLE FOR OBTAINING AN ADDRESS FOR THE METER(S) FROM THE PLANNING DEPARTMENT. A BUILDING PERMIT FOR THE METER AND A PUBLIC INSPECTIONS PERMIT FOR THE STREET LIGHTS ARE REQUIRED. CERTIFICATE OF OCCUPANCIES WILL NOT BE ISSUED UNTIL THE STREET AND/OR PEDESTRIAN LIGHTING PLANS ARE APPROVED, CONSTRUCTED, AND INITIALLY ACCEPTED.
23. ALL BUILDING ADDRESS NUMBERS SHALL COMPLY WITH SECTIONS 126-271 AND 126-278 OF THE AURORA CITY CODE

Remove note 23.
Duplicate of note 2.

REMOVED

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

IMPLEMENTATION PLAN			
2021 - INTERNATIONAL BUILDING CODE		COLORADO STATE HOUSE BILL 03-1221	
ACCESSIBLE DWELLING UNITS:		ACCESSIBLE DWELLING UNITS:	
REQUIRED:		REQUIRED:	
PROVIDED:		PROVIDED:	

THIS SHALL CONSTITUTE A CONTRACT THAT SHALL GUARANTEE TO THE GOVERNING BODY THAT BEFORE THE ISSUANCE OF THE FINAL BUILDING PERMIT THE OVERALL SITE WILL MEET THE ACCESSIBILITY REQUIREMENTS OF STATE HOUSE BILL 03-1221. THE SITE PLAN WILL REFLECT THE APPROPRIATE NUMBER OF ACCESSIBILITY POINT VALUE PER DWELLING UNITS FOR PERSONS WITH DISABILITIES, AS PROVIDED IN C.R.S. 9-5-105. ACCESSIBLE UNITS SHALL BE CONSTRUCTED IN SUCH A MANNER AS TO BE EASILY ACCESSIBLE AND ADAPTABLE FOR PERSONS WITH DISABILITIES AND WILL COMPLY WITH THE MOST CURRENT VERSION OF THE AMERICAN NATIONAL STANDARD FOR THE BUILDING AND FACILITIES PROVIDING ACCESSIBILITY AND USABILITY FOR PHYSICALLY HANDICAPPED PEOPLE, PROMULGATED BY THE AMERICAN NATIONAL STANDARD INSTITUTE, COMMONLY CITED AS ICC A 117.1 - 2017.
OWNER OF PROPERTY FOR THE ABOVE PERMIT: _____

Repeat request to fill
out applicable
sections of the
Implementation Plan.

ADDRESSED



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', 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

WARREN STREET TOWN HOMES

10209 E. WARREN AVE
CITY OF AURORA, CO 80247

Desc.

REVISIONS
Date

No.

Designed CFI
Drawn CFI
Reviewed CN
Scale NTS
Project No. 2401386
Date 09/25/2024
CAD File:
SDP-NOTES

Title

NOTES

Sheet No.

SITE PLAN DEVELOPMENT PLAN WARREN AVENUE TOWNHOMES

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RESUBDIVISION OF LOT 2, BLOCK 1, WINGERT SUBDIVISION FILING NO. 1
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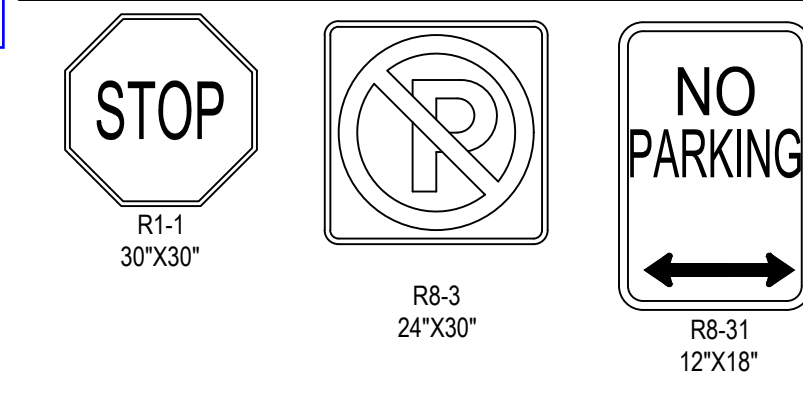
SITE PLAN NOTES

- 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

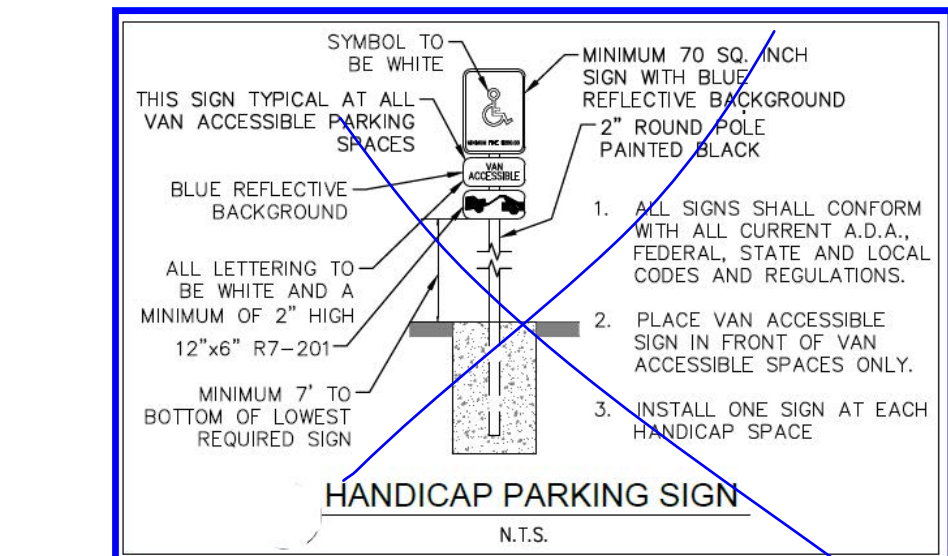
Repeat request to provide detail of mail kiosk. See note provided for an example.

PRIVATE MOUNTABLE CURB

N.T.S.

LEGEND

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



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

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

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"



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1/17/2025, GOURMAN, C. V. (356) 172-4010, 1864 DOWNSHED, SDP, SEE PLAN DWG 238E

SITE PLAN DEVELOPMENT PLAN WARREN AVENUE TOWNHOMES

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RESUBDIVISION OF LOT 2, BLOCK 1, WINGERT SUBDIVISION FILING NO. 1
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CITY OF AURORA, COUNTY OF ARAPAHOE, STATE OF COLORADO
0.71 ACRES

GRADING AND DRAINAGE PLAN LEGEND

PROPERTY LINE	5481	PROPOSED CONTOUR
LOT LINE	5192	EXISTING CONTOUR
PROPOSED EASEMENT / SETBACK	61.44±EX	EXISTING / PROPOSED GRADE (FL=FLOWLINE, TC=TOP CURB, FG=FINISH GRADE)
EXISTING EASEMENT / SETBACK	52.44	FG=FINISH GRADE)
EXISTING RIGHT-OF-WAY	2.0%	SLOPE
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.

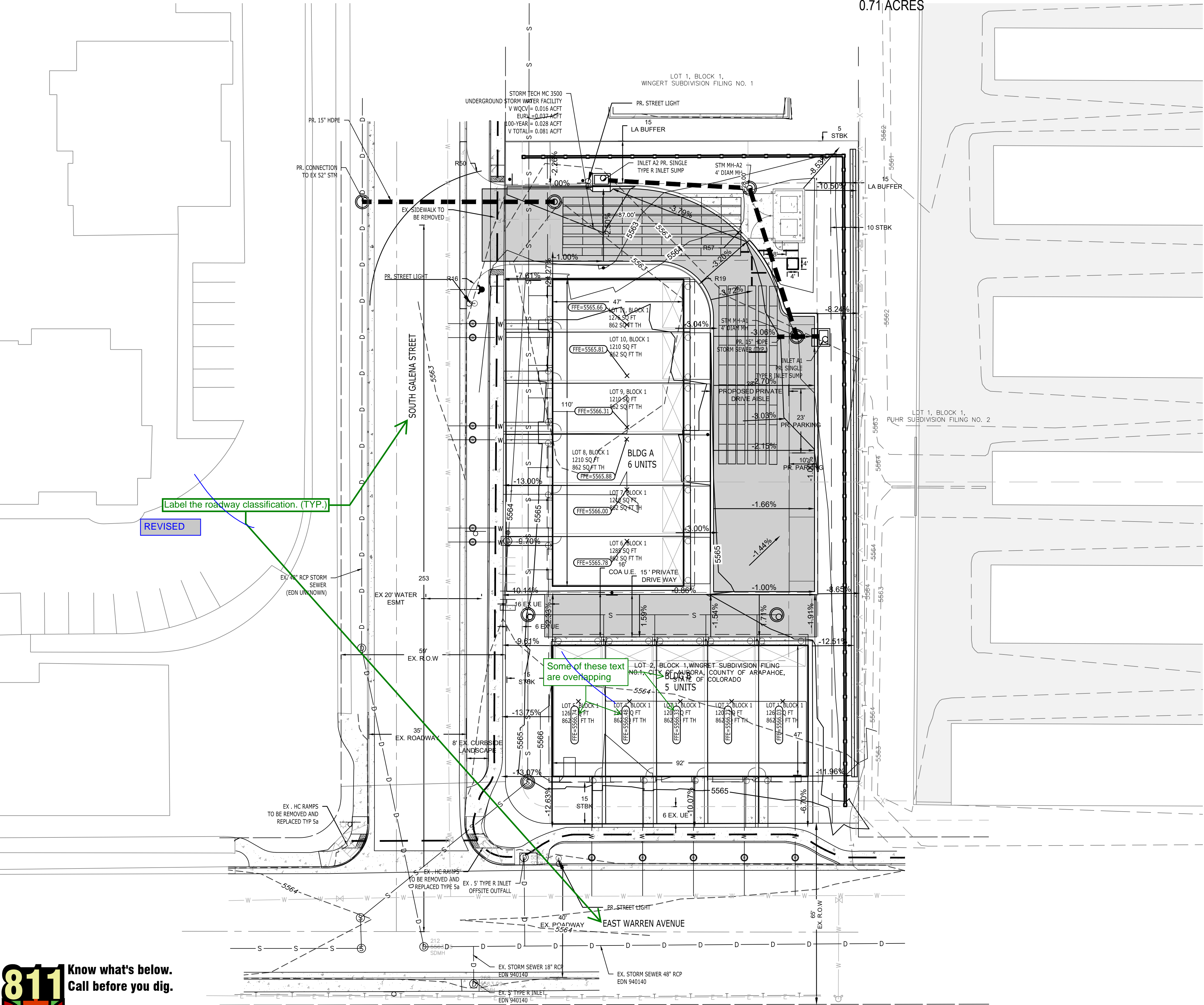
ADDRESSED

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

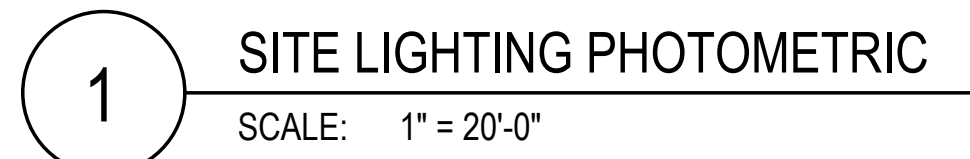
- MINIMUM SLOPE ON UNPAVED AREAS IS 2%, MINIMUM SLOPE ON ASPHALT IS 1%, AND MINIMUM SLOPE ON CONCRETE IS 0.5%.
- THE MAXIMUM SLOPE WITHIN ROW IS 4:1, THE MAXIMUM SLOPE FOR PROPERTY OUTSIDE OF THE ROW IS 3:1.
- THE SLOPE AWAY FROM THE BUILDING SHALL HAVE A MINIMUM GRADE OF FIVE (5) PERCENT FOR THE FIRST 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.



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'

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



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

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

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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.,
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0.71 ACRES

Table with 10 columns: Symbol, Label, General Description, Mounting Height, Color, Catalog Number, Lamp, LLF, Watts, SHIELDING. It lists lighting specifications for three different fixture types: SP (Site Pole), SW (Wall Sconce), and SW2 (Wall Sconce).

Table with 4 columns: Project, Catalog #, Type, and SW2. It contains project identification information.

Product information for Lumière EON 303-W1-LEDB1. Includes a 3D rendering of the fixture, its name, and typical applications such as Hospitality, Commercial Landscape, and Residential.

Interactive Menu and Product Certification section. The menu lists Order Information, Product Specifications, Lumen Maintenance, and Product Warranty. The certification section includes logos for various standards and a list of product features.

- Top Product Features: Adjustable direct or indirect luminaire, 2700K-4000K color temperature, Forward/Lateral Throw or Flood Optics, Patented AccuLED Optics™ System, Universal Input LED Driver, and ELV or 0-10 Dimming.

Dimensions and Technical Data section. It includes a diagram showing the dimensions of the fixture and a table of technical specifications such as delivered lumens, wattage, voltage, and mounting options.

Cooper Lighting Systems logo and project identification code: P5200020EN page 1.

BOWMAN 4 WALL SCONCE

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 and product images for the Bowman 4 wall sconce. The specifications table lists details like delivered lumens, wattage, voltage, and mounting options. Below the table are four images showing the sconce in different finishes: black, bronze, charcoal, and silver.

ORDERING INFORMATION

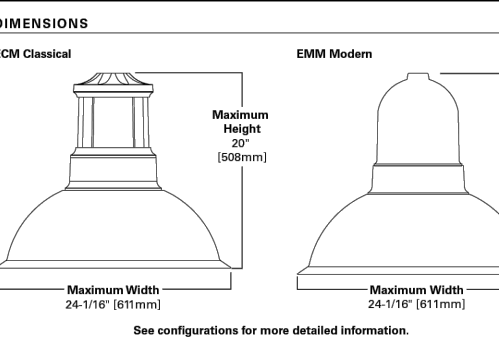
Table with 4 columns: 700WSBOW, FINISH, LAMP, and LUMENS. It provides the part number and specifications for the 700WSBOW model.

techlighting.com

SW

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

SPECIFICATION FEATURES
Construction: TPC Cast aluminum top housing attaches to cast aluminum mounting arm hub with four stainless steel fasteners. One-piece silicone gasket between mounting hub and top casting seals out moisture and contaminants.
Finish: Housing is finished in five-stage super TGIC polyester powder coat paint. 2.5 mil nominal thickness for superior protection against fade and wear. LightBar™ cover plates are standard white and may be specified to match finish of luminaire housing.
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, 800V or 80V 60Hz operation, greater than 0.9 power factor, less than 20% harmonic distortion, and is suitable for operation in -40°C to 40°C ambient environments.
Optics: Optics 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.
Warranty: Five-year warranty.



EPC Collection

Table with 4 columns: Catalog #, Item, SP, and Date. It contains project identification information.



ECM/EMM EPIC MEDIUM LED

1 - 4 LightBARS Solid State LED DECORATIVE AREA LUMINAIRE

CERTIFICATION DATA, ENERGY DATA, and SHIPPING DATA sections. These sections provide detailed information about the luminaire's compliance with various standards, its energy consumption, and shipping details.

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

COA SURVEY CONTROL

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Architecture Engineering Environmental Land Surveying Companies logo and contact information.

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



STUDIO LIGHTNING
63 SUNSET DR.
BAILEY, CO 80421
303.242.1572

Table with 2 columns: No. and Date. It contains revision information.

Designed: JLK
Drawn: JLK
Reviewed: JMB
Scale:
Project No.:
Date: 1/6/25
CAD File:

Title

DETAILS

Sheet No.

NOT FOR CONSTRUCTION

SITE PLAN DEVELOPMENT PLAN WARREN AVENUE TOWNHOMES

WINGERT SUBDIVISION
RESUBDIVISION OF LOT 2, BLOCK 1, WINGERT SUBDIVISION
LOCATED IN THE NORTHEAST 1/4 OF SECTION 27, TOWN OF AURORA,
CITY OF AURORA, COUNTY OF ARAPAHO, STATE OF COLORADO
0.71 ACRES
WEST OF THE 6TH P.M.,
N.E. 1/4 OF SECTION 27, TOWN OF AURORA, CITY OF AURORA, COUNTY OF ARAPAHO, STATE OF COLORADO

There are several trees that will be removed however they are in very poor condition and they do not require mitigation for these removed trees.

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.

where are they?

PROVIDE & INSTALL DRY SEASON SEED MIX, TYP.

ALL HYDRANTS AREA WITHIN LANDSCAPED AREA AND 5 FT CLEAR ON ALL SIDES FROM ANY OBSTRUCTIONS.

Turn the accessible route information off.

Darken

Label the mail kisok and trash enclosures.

Add diversity of plant material to this building. Some flowering shrubs perhaps Potentilla, or Knock Out Rose, or Bonica etc. This faces the street frontage. This is too uniform.

There is no space for maintenance and there is an existing fence on the adjoining lot. While code requires the landscaping for the buffer to be on the exterior side, shift all the landscaping on the interior side of the wall. Also, there is a 2' wide concrete pan that has not been included on the landscape plan along this wall. That will prevent the installation of plant material.

Trees that are being removed and mitigated should be included on a separate plan called Tree Mitigation Plan. The tree mitigation table would be included there as well.

Code only permits 40% of the total shrub requirement to be ornamental grasses and they must be 5 gallon. Excess may be provided as long as the shrub count is being met.

Text mask

Turn off the accessible route.

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

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It looks like RW is 3'-4" tall and in the sight triangle. That tall of a plant is not allowed to be in the sight triangle.

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 12"			
#5	DOGWOOD (Invasive) 8"			

Move this table to the Tree Mitigation Plan. Work with Forestry and what tables and plan information should look like.

Please review Table 4.7.2 Required Landscaping and Buffer Widths and Allowed Reductions. Wall must be 6' tall.

ORDINANCE REQUIREMENTS - Aurora Unified Development Ordinance

SECTION: 4.7 LANDSCAPE, WATER, AND PLANTING	REQUIREMENTS	REQUIREMENTS	REQUIREMENTS	REQUIREMENTS	REQUIREMENTS
\$146-4.7.5.C Curbside Landscaping	One tree per 40 linear feet of street frontage plus shrubs, water-wise plants, native seed, ornamental grasses, and perennials.	N/A	N/A	5 trees with tree lawn	NO
\$146-4.7.5.E Non-Street Perimeter Buffers	Residential development: 10 trees per 40 linear feet of buffer and 50 percent of the trees shall be evergreen species.	15 ft wall with low wall	15 ft wall with low wall	East Property line 245 ft / 25 = 9.8 trees including 5 evergreen 54 shrubs	NO
\$146-4.7.5.J Building Perimeter Landscaping	Multifamily and Single-Family Structures: Plant beds shall be provided when adjacent to turf and rock mulched areas. II. 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.	N/A	N/A	North Property line 126 ft / 25 = 5 trees including 5 evergreen 33 shrubs	NO

Update these to reflect B and A as that is how they are labeled on the plan.

This font in this table is too small and difficult to read when printed out.

PLANT SCHEDULE

SYMBOL	CODE	QTY	GARDEN CENTER RATING	BOTANICAL NAME	COMMON NAME	SIZE	CONTAINER
EVERGREEN TREES							
JC	7	XX		JUNIPERUS SCOPULORUM 'COLOGREEN'	COLOGREEN JUNIPER	6' HT.	B&B
PS	3	XXX		PI. These trees are required to be up sized in the buffer. If the intent is to only up size the ones in the buffer, perhaps list them twice in the table and then use a different code/key to designate the larger trees.	SOUTHWESTERN WHITE PINE	8' HT.	B&B
PS2	2	XXX		PI. These trees are required to be up sized in the buffer. If the intent is to only up size the ones in the buffer, perhaps list them twice in the table and then use a different code/key to designate the larger trees.	SCOTCH PINE	8' HT.	B&B
ORNAMENTAL TREES							
AC2	3	XXX		AC. These trees are required to be up sized in the buffer. If the intent is to only up size the ones in the buffer, perhaps list them twice in the table and then use a different code/key to designate the larger trees.	BIGTOOTH MAPLE	2.5" CAL. 6' HT. MIN.	B&B
IC	3	XXX		GRATAEGUS 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
STREET TREE							
PM	7	XX		PHELLODENDRON AMURENSE	CORKTREE	2" CAL. 6' HT MIN	B&B
SHRUBS							
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.
SHRUB AREAS							
JH	5	XX		JUNIPERUS HORIZONTALIS	CREeping JUNIPER	5 GAL.	CONT.
RG	58	XXX		RHUS AROMATICA 'GRO-LOW'	GRO-LOW FRAGRANT SUMAC	5 GAL.	CONT.
ORNAMENTAL GRASSES							
SL	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

Ornamental grasses in the curbside area are required to be 5-gallon

While the scale below measures correctly, the drawing still appears to be off. Please see the measurements in red on the landscape plan.

Repeat comment: Add the written scale

CITY OF AURORA LANDSCAPE NOTES

1. ALL PROPOSED LANDSCAPING WITHIN THE SIGHT TRIANGLE SHALL BE IN COMPLIANCE WITH COA ROADWAY SPECIFICATIONS, SECTION 4.04.2.10.
2. 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.
3. THE SURFACE MATERIALS FOR WALKS, VEHICULAR DRIVES, PARKING LOTS, AND OTHER HARDSCAPED 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.
4. ALL UTILITY EASEMENT SHALL REMAIN UNOBSERVED AND FULLY ACCESSIBLE ALONG THEIR ENTIRE LENGTH FOR MAINTENANCE EQUIPMENT ENTRY.
5. 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.
6. 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.
7. ALL LANDSCAPED AREAS AND PLANT MATERIAL, EXCEPT NON-IRRIGATED NATIVE, RESTORATIVE, AND DRYLAND GRASS AREAS ~~THAT COMPLY WITH REQUIREMENTS FOUND IN SECTION 16-110 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.
8. 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".
9. MULCH SHALL BE UNCOLORED TRIPLE-SHREDDED HARDWOOD BARK MULCH, AGED AT LEAST 6 MONTHS.
10. PLANTING SOIL:
11. 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 (N.P.IX.CO.MG.S.F.M.M.Z.N.O.U.B.A.L.P.S) 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:

- A. 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.
- B. 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 |
- C. 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.
- D. SOIL SHALL BE COMPACTED TO A SURFACE PENETRATION RESISTANCE OF 75-125 LBS/SQ.IN.
- E. 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 MANUFACTURERS' 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.
- F. 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 28%. |
- G. 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. |
- H. 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:

- A. TYPE OF AMENDMENT: ORGANIC MATERIAL (SUCH AS COMPOST, AGED MANURE, OR OTHER APPROVED ORGANIC SOIL AMENDMENTS)
- B. 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.

1/17/2024, C:\WORKMAN, G:\WORKMAN\17-2401386\DWG\LANDSCAPE\SDP\LANDSCAPE.DWG (LAWG.DWG)

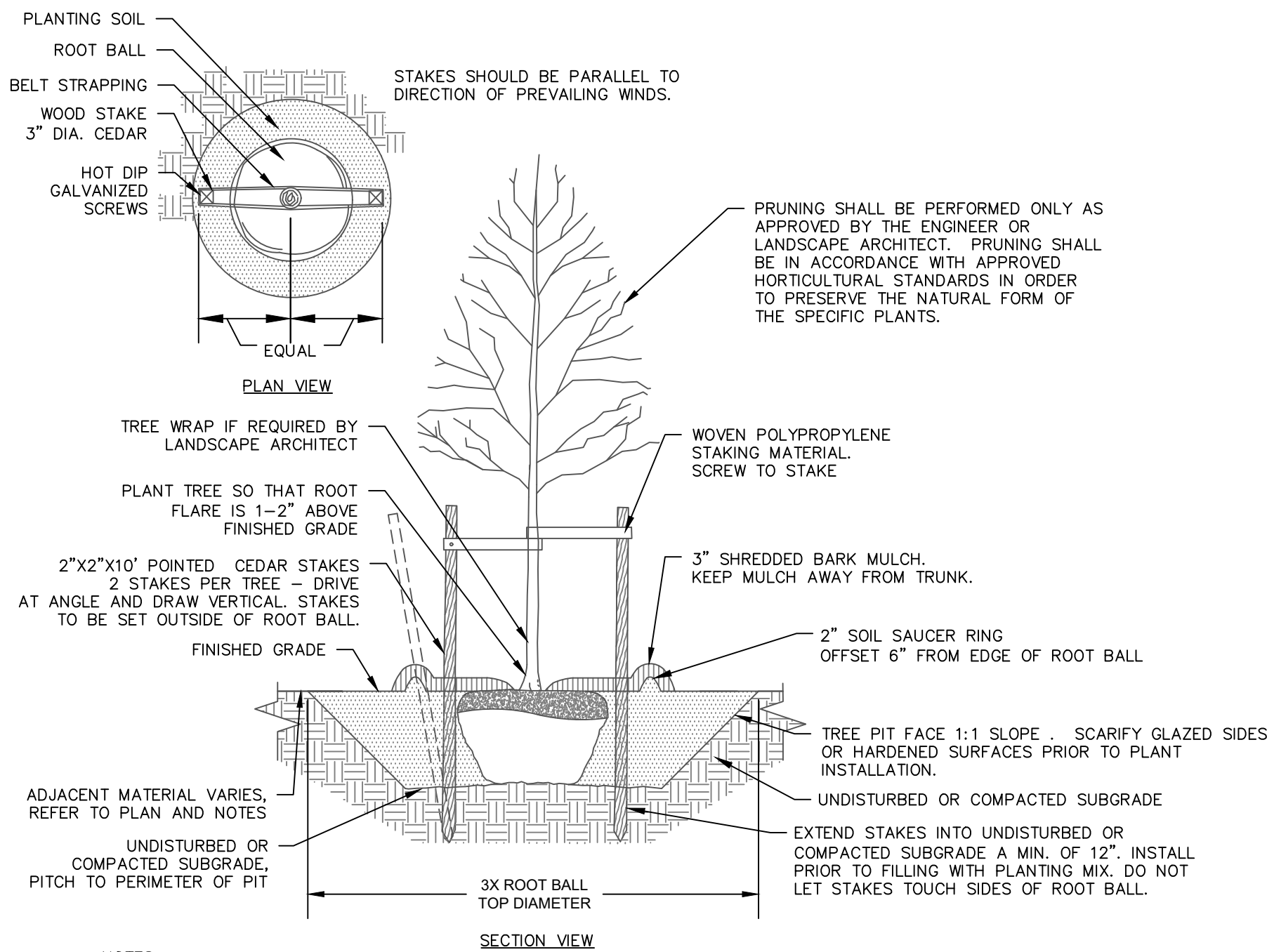


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LOCATED IN THE NORTHEAST 1/4 OF SECTION 27, TOWNSHIP 4 SOUTH, RANGE 67, WEST OF THE 6TH P.M.,
CITY OF AURORA, COUNTY OF ARAPAHOE, STATE OF COLORADO
0.71 ACRES



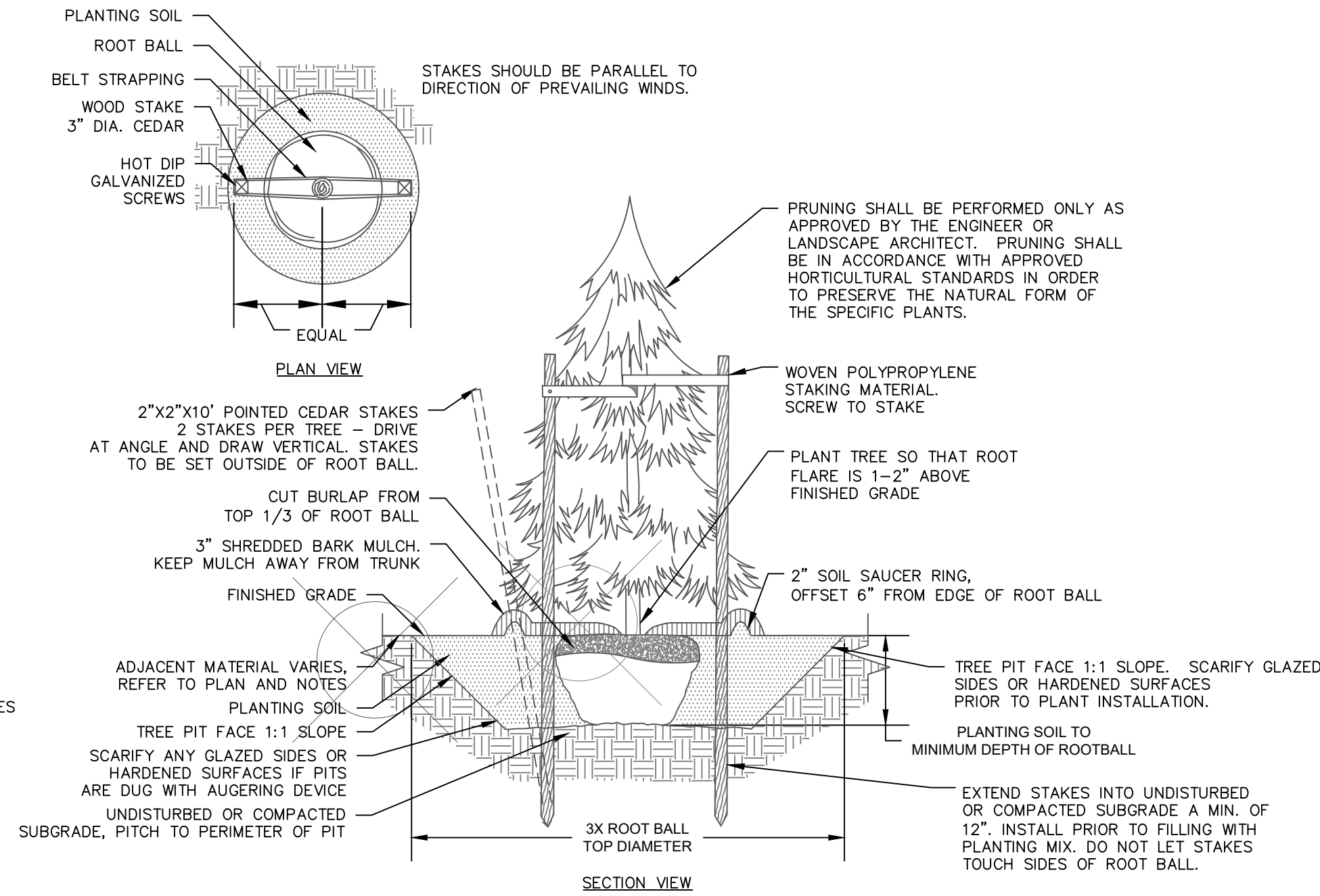
NOTES:

1. STAKING FOR TREES ON 4:1 SLOPES OR LESS THAN 3" CALIPER TO BE PERFORMED AT CONTRACTORS DISCRETION.
2. 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.
3. 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

NOT FOR CONSTRUCTION

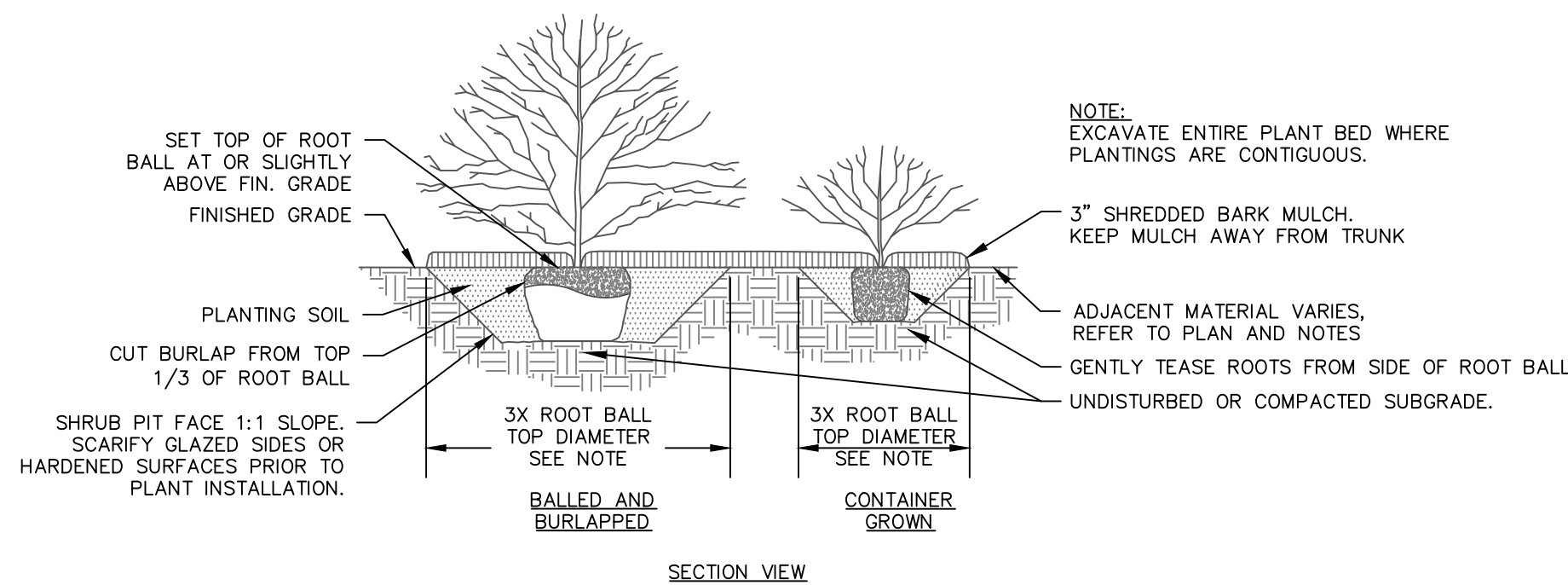


NOTES:

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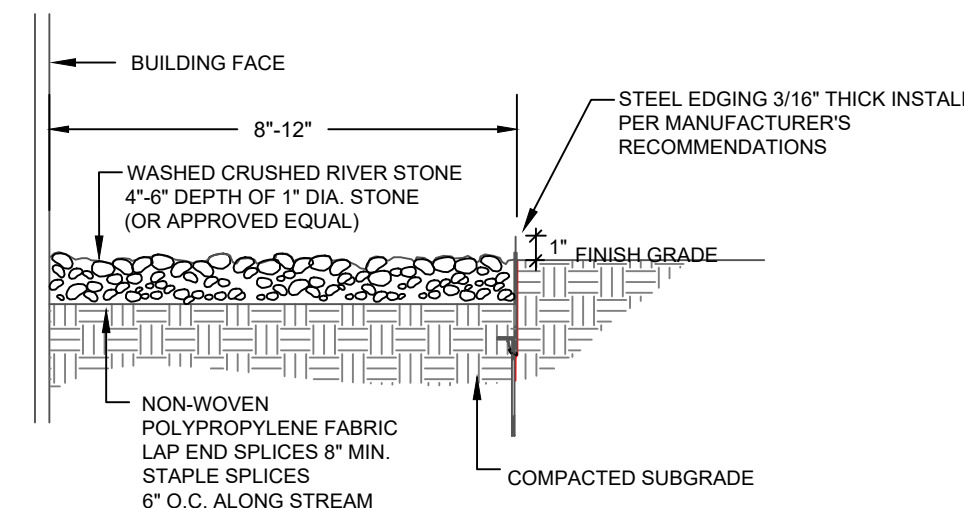
EVERGREEN TREE PLANTING

N.T.S



SHRUB PLANTING

N.T.S



RIVER STONE MULCH

N.T.S



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

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

REVISIONS
No. Date Desc.

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

CAD File: SDP-LANDSCAPE

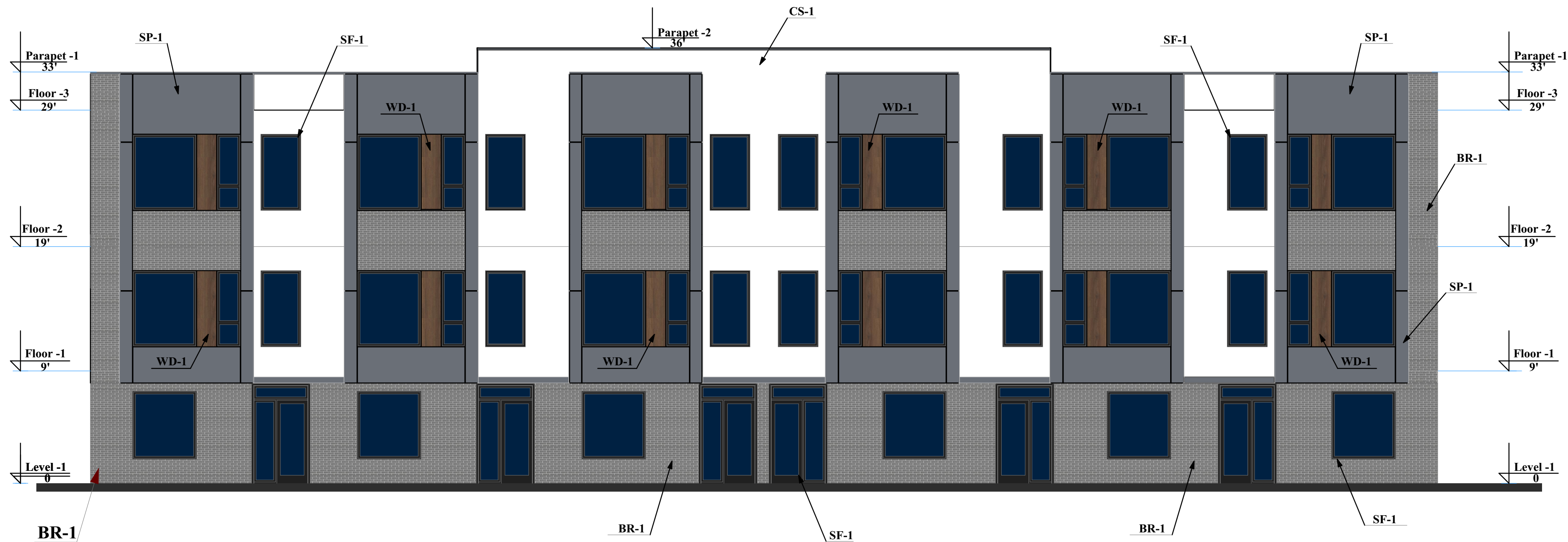
Title
**LANDSCAPE
DETAILS DTLS &
NOTES**

Sheet No.

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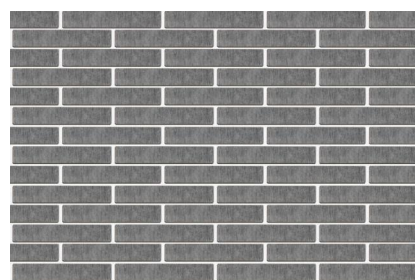
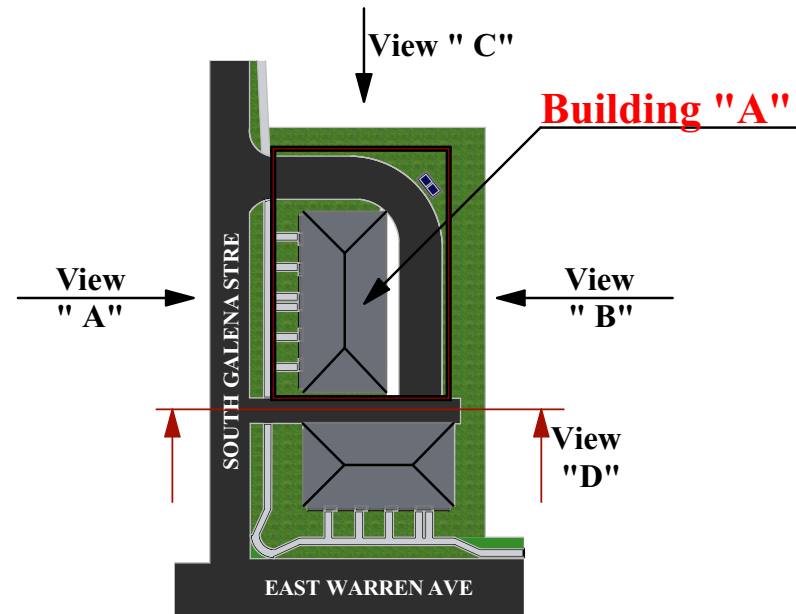
11-units, three Story Townhouse Project at 10209 E Warren Ave, Aurora, CO, 80247

Building "A"
View "A"

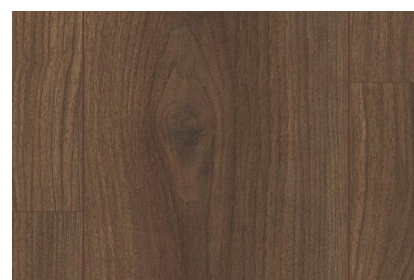


1
7 West Elevation
From S Galena St

Site plan
Building "A"



Brick siding BR-1



Wood siding WD-1



Facade Panels SP-1



Cementitious Stucco CS-1

EXTERIOR FINISH SCHEDULE

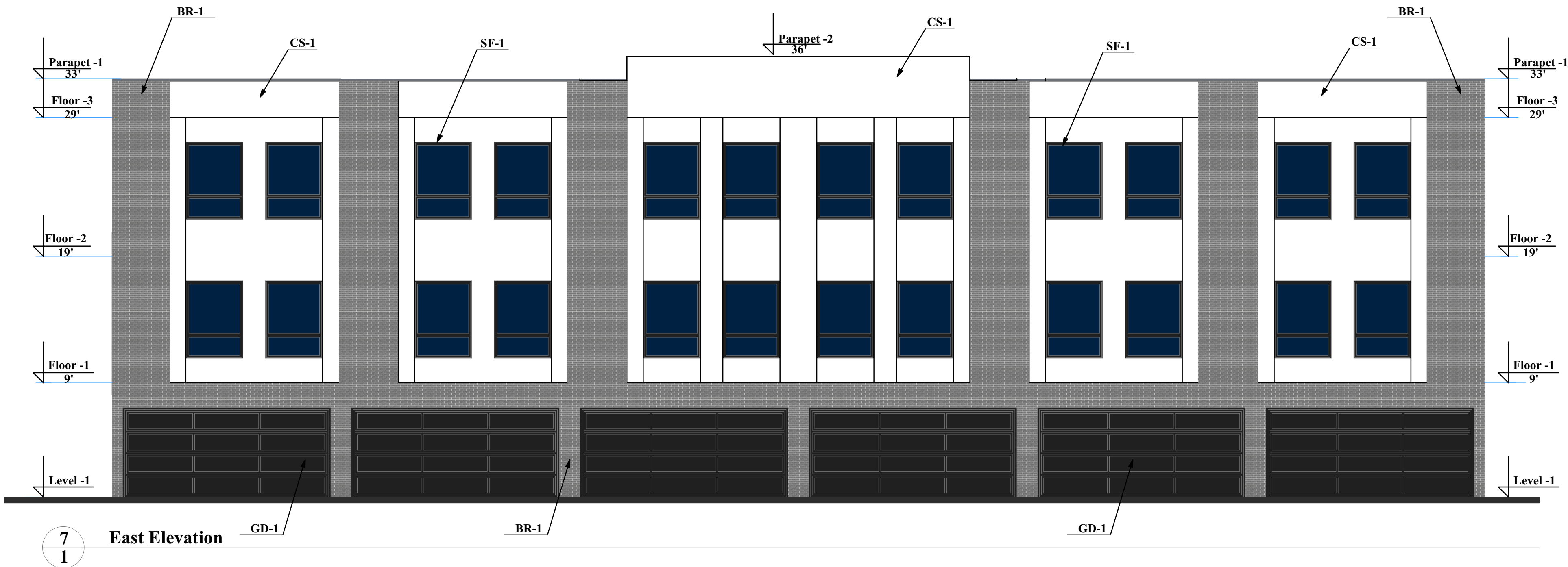
REF	DESCRIPTION	MANUFACTURER	MODEL/COLOR	REMARKS	%
WALL					
SP-1	Fasade panels	CSM, Inc	Dark Grey	Wall panels finish Grey	10%
CS-1	Cementitious Stucco	Dryvit	White	Wall stucco finish	45%
BR-1	Brick Siding	Glen-Gery	Dover Grey	Wall brick finish	30%
WD-1	Wood Siding	LP SmartSide	Chestnut	Wall wood finish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

Note:

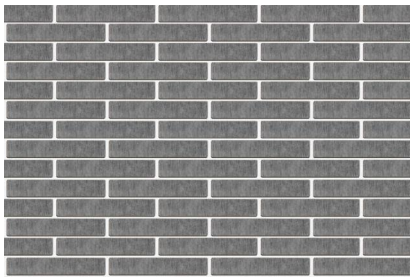
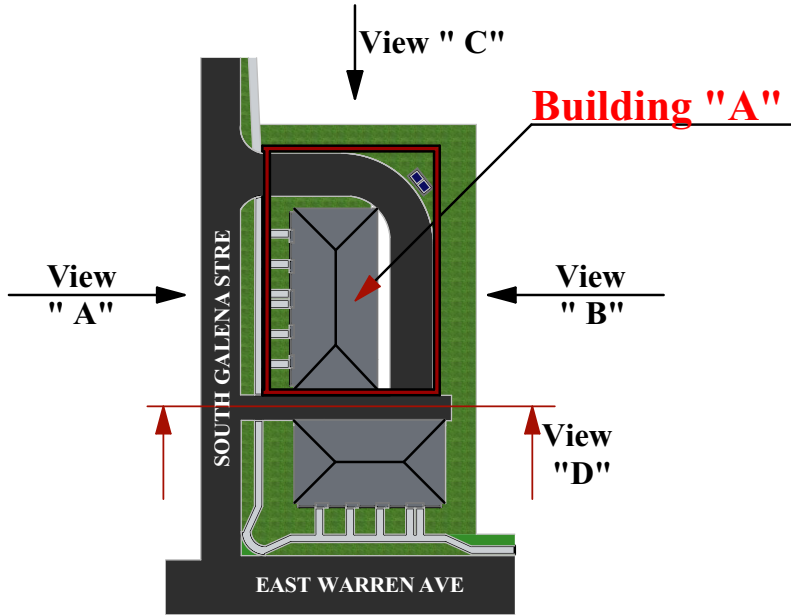
1. CS-1 (stucco) and BR-1 (brick) together make up 75% of the facade, of which 60% is stucco and 40% is brick.
2. Building code is IRC Group R-3

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

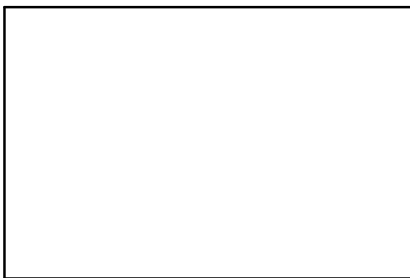
Building "A"
View " B"



Site plan
Building "A"



Brick siding BR-1



Cementitious Stucco CS-1

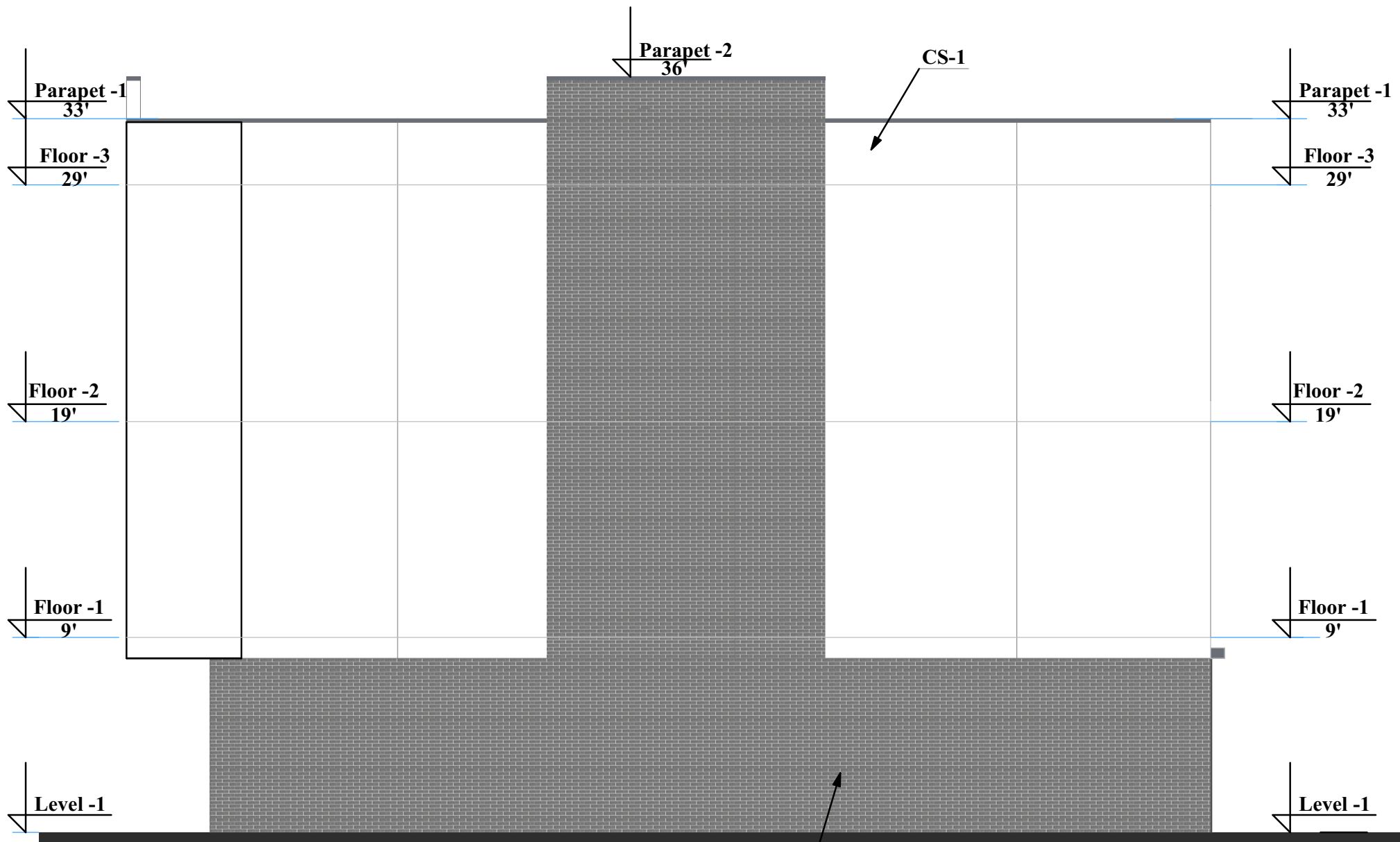
EXTERIOR FINISH SCHEDULE

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

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

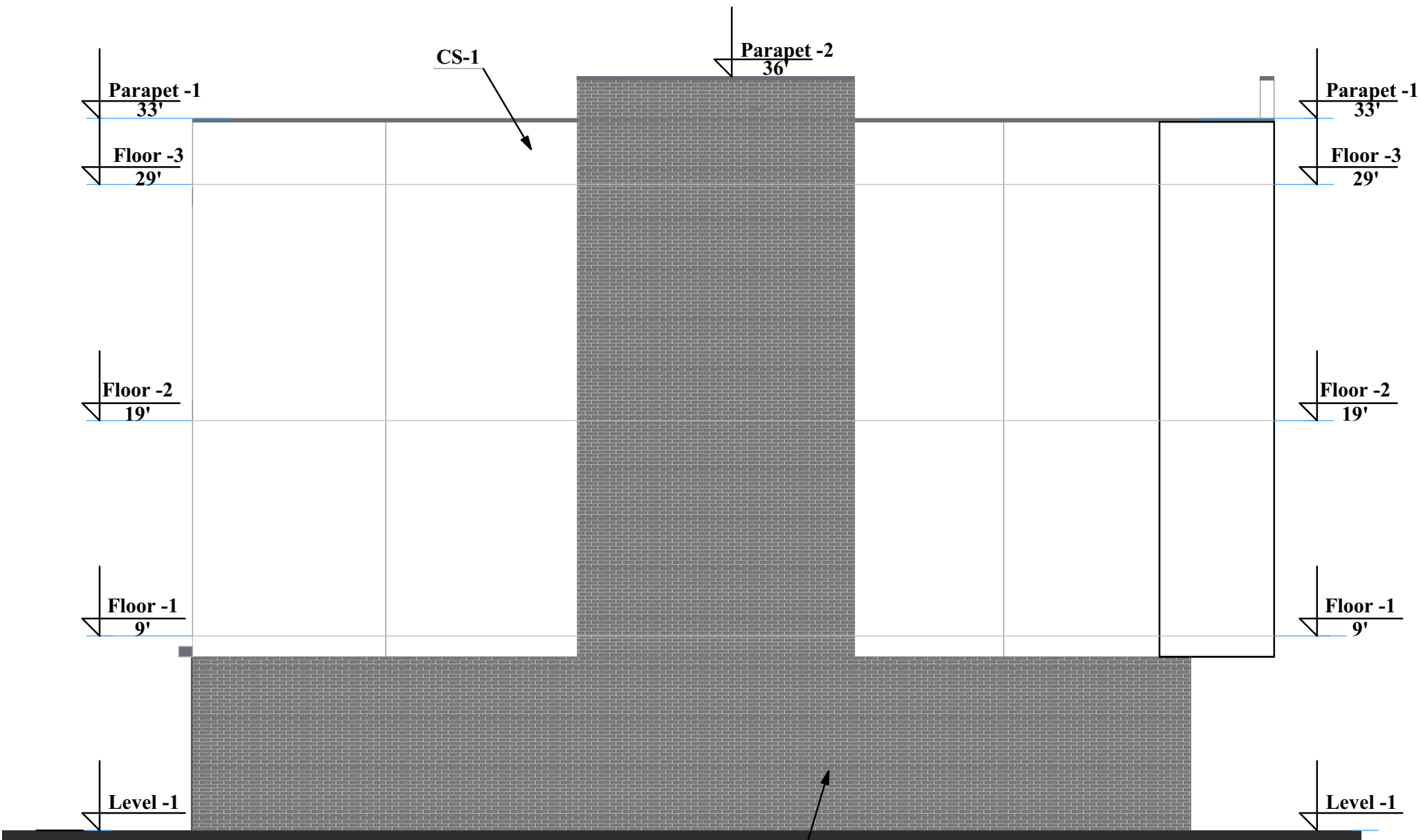
11-units, three Story Townhouse Project at 10209 E Warren Ave, Aurora, CO, 80247

Building "A"
View " C"



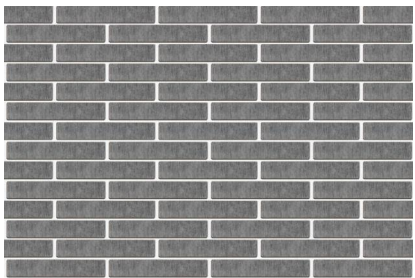
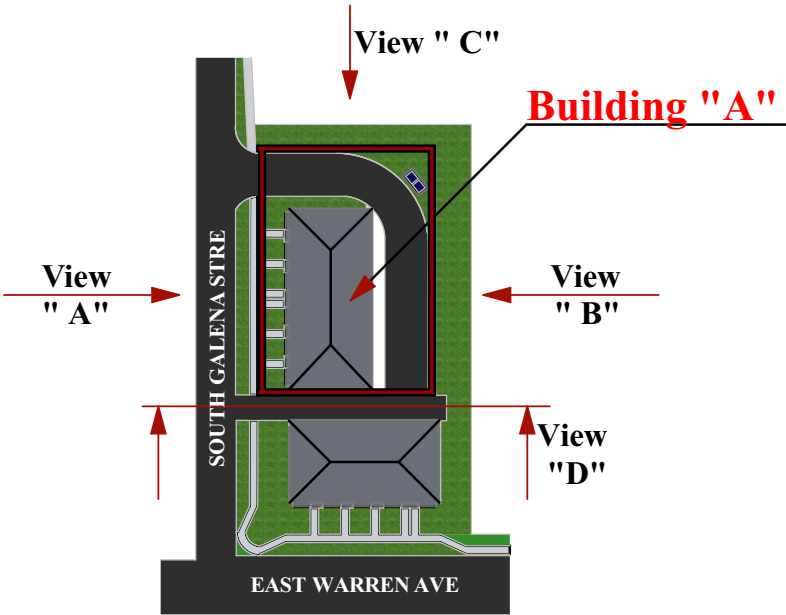
South Elevation

Building "A"
View " D"

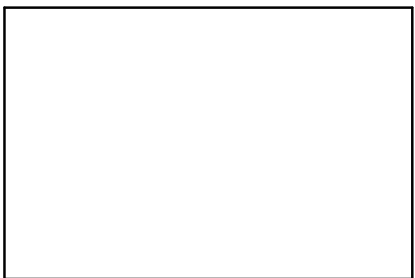


North Elevation

Site plan
Building "A"



Brick siding BR-1



Cementitious Stucco CS-1

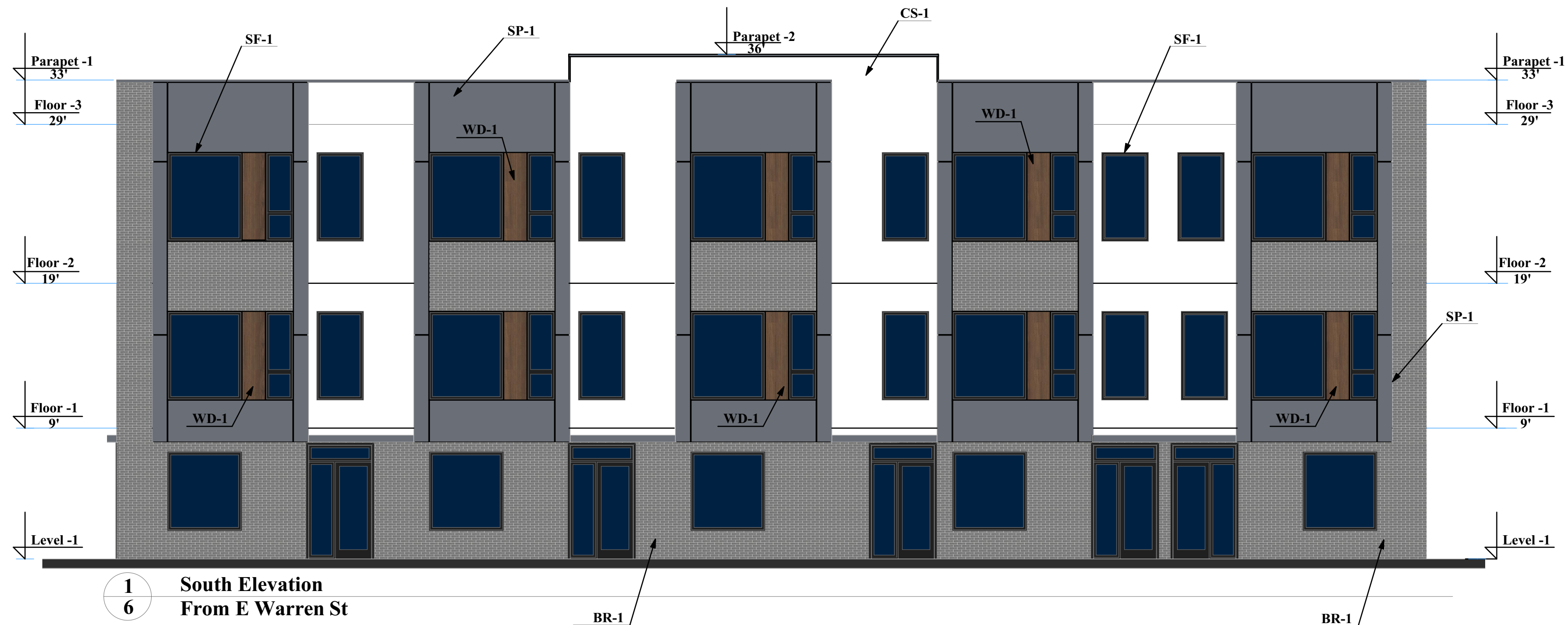
EXTERIOR FINISH SCHEDULE

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

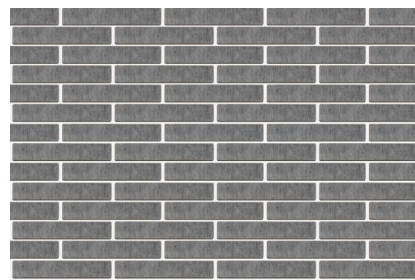
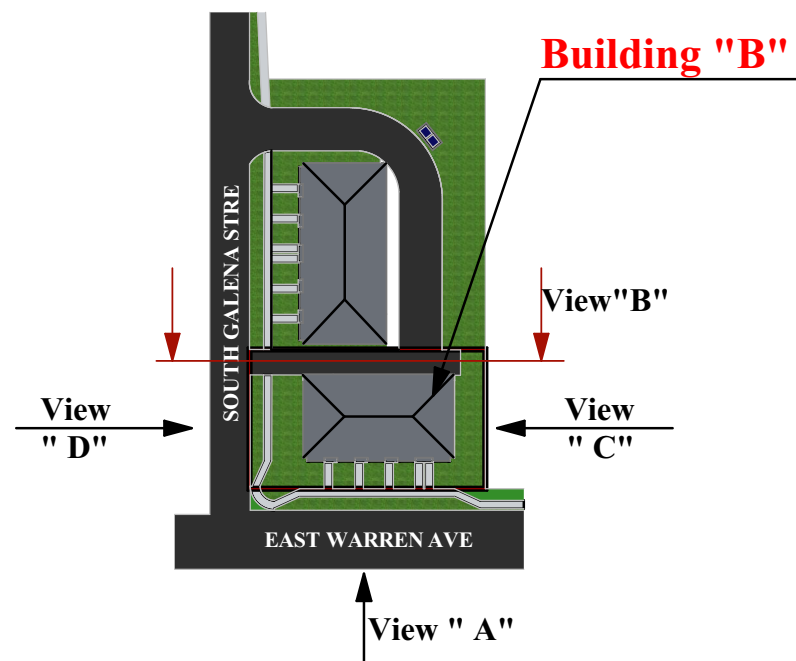
Note:
1. Building code is IRC Group R-3

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

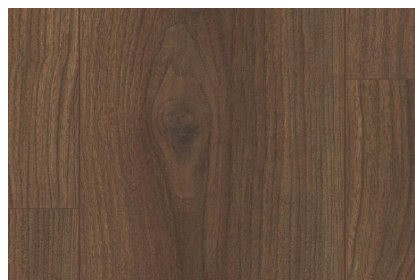
Building "B"
View " A "



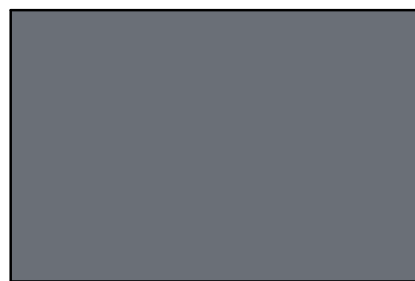
Site plan
Building "B"



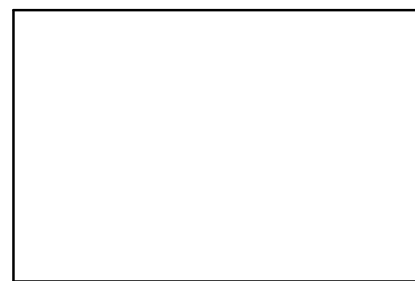
Brick siding BR-1



Wood siding WD-1



Facade Panels SP-1



Cementitious Stucco CS-1

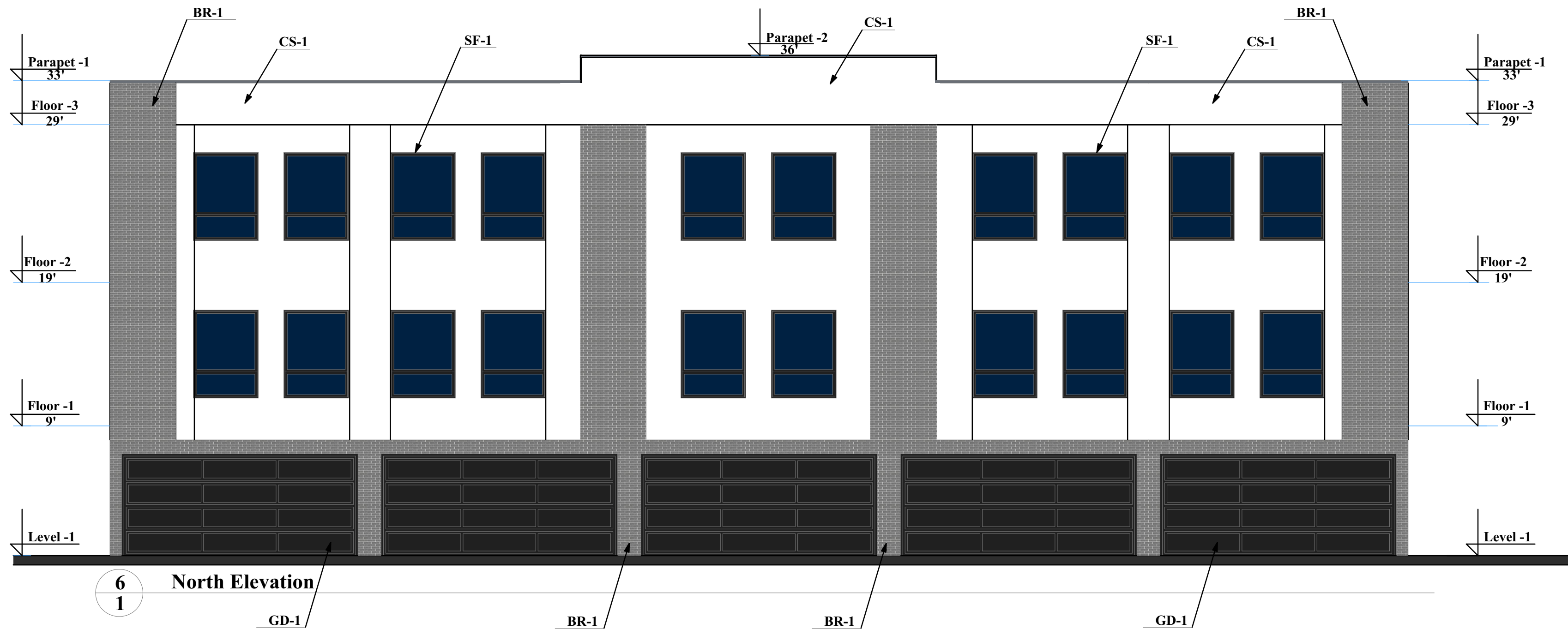
EXTERIOR FINISH SCHEDULE

REF	DESCRIPTION	MANUFACTURER	MODEL/COLOR	REMARKS	%
WALL					
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%
Windows, Doors					
SF-1	Aluminum	Kavneer	Black	Storefront windows system	12%
TOTAL					100%

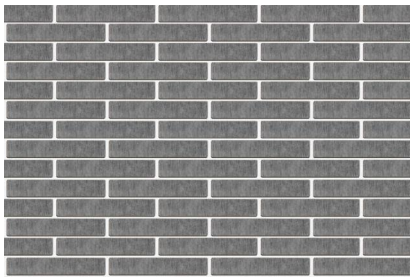
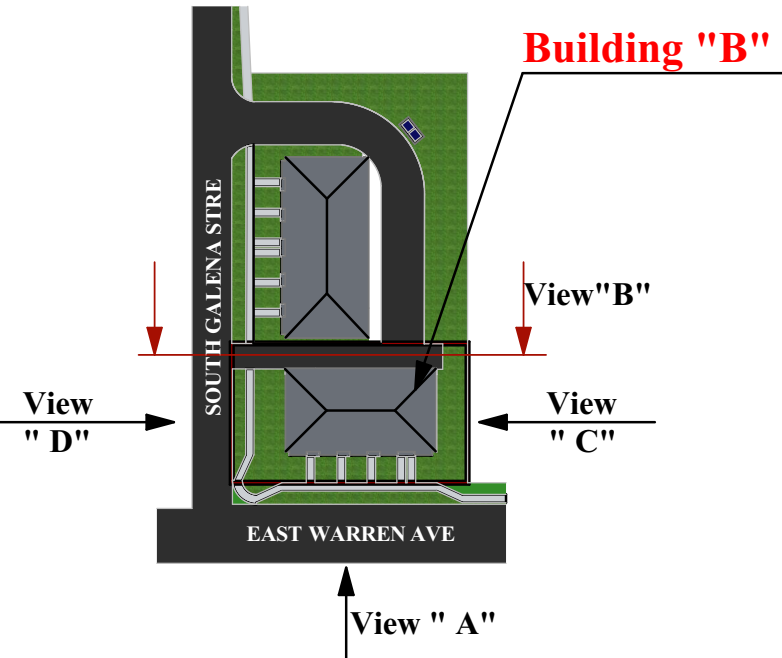
Note:
1.CS-1 (stucco) and BR-1 (brick) together make up 75% of the facade, of which 60% is stucco and 40% is brick.
2. Building code is IRC Group R-3

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

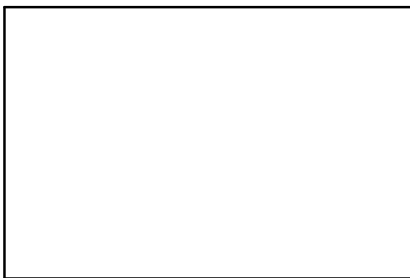
Building "B"
View " B"



Site plan
Building "B"



Brick siding BR-1



Cementitious Stucco CS-1

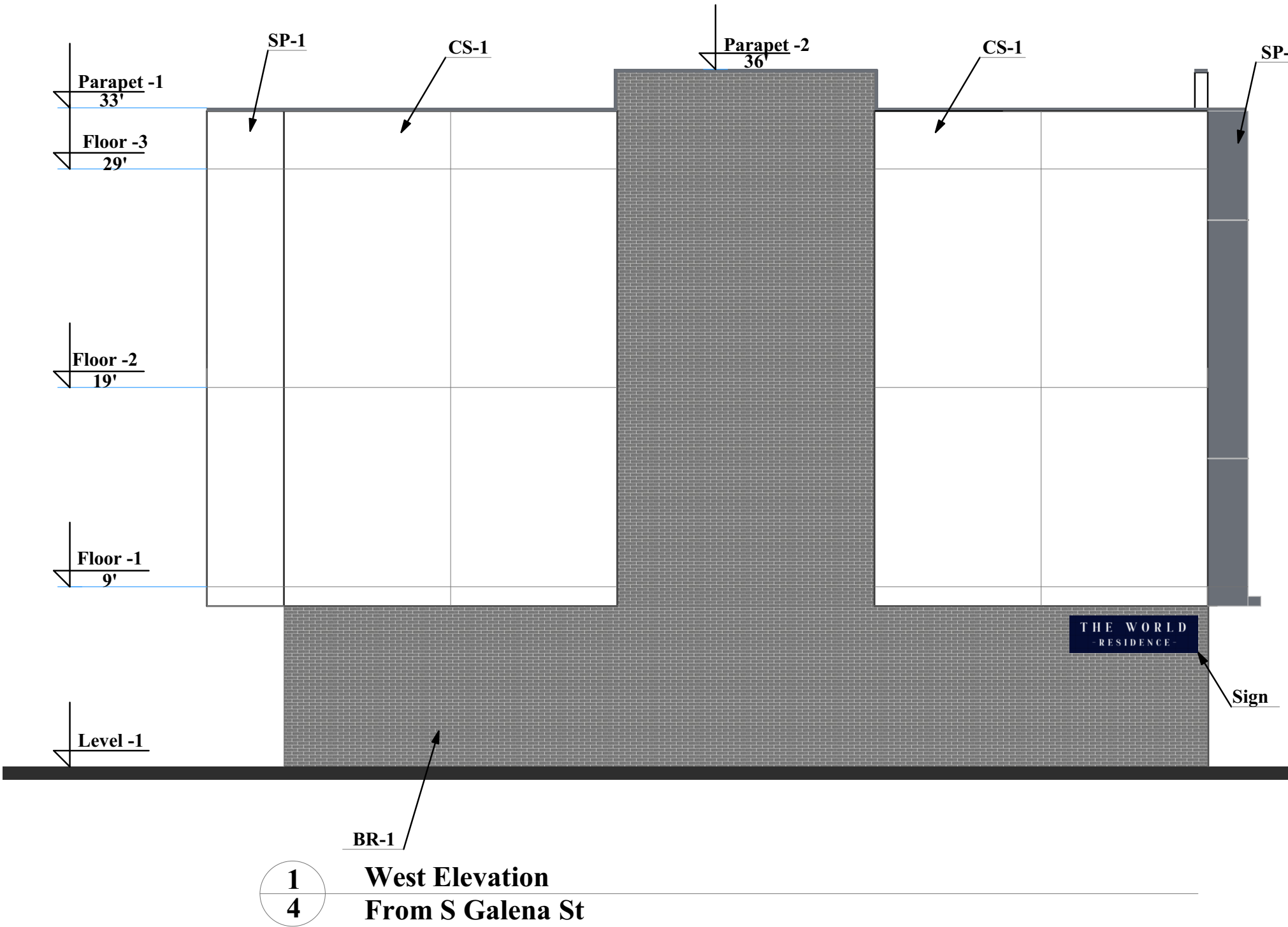
EXTERIOR FINISH SCHEDULE

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

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

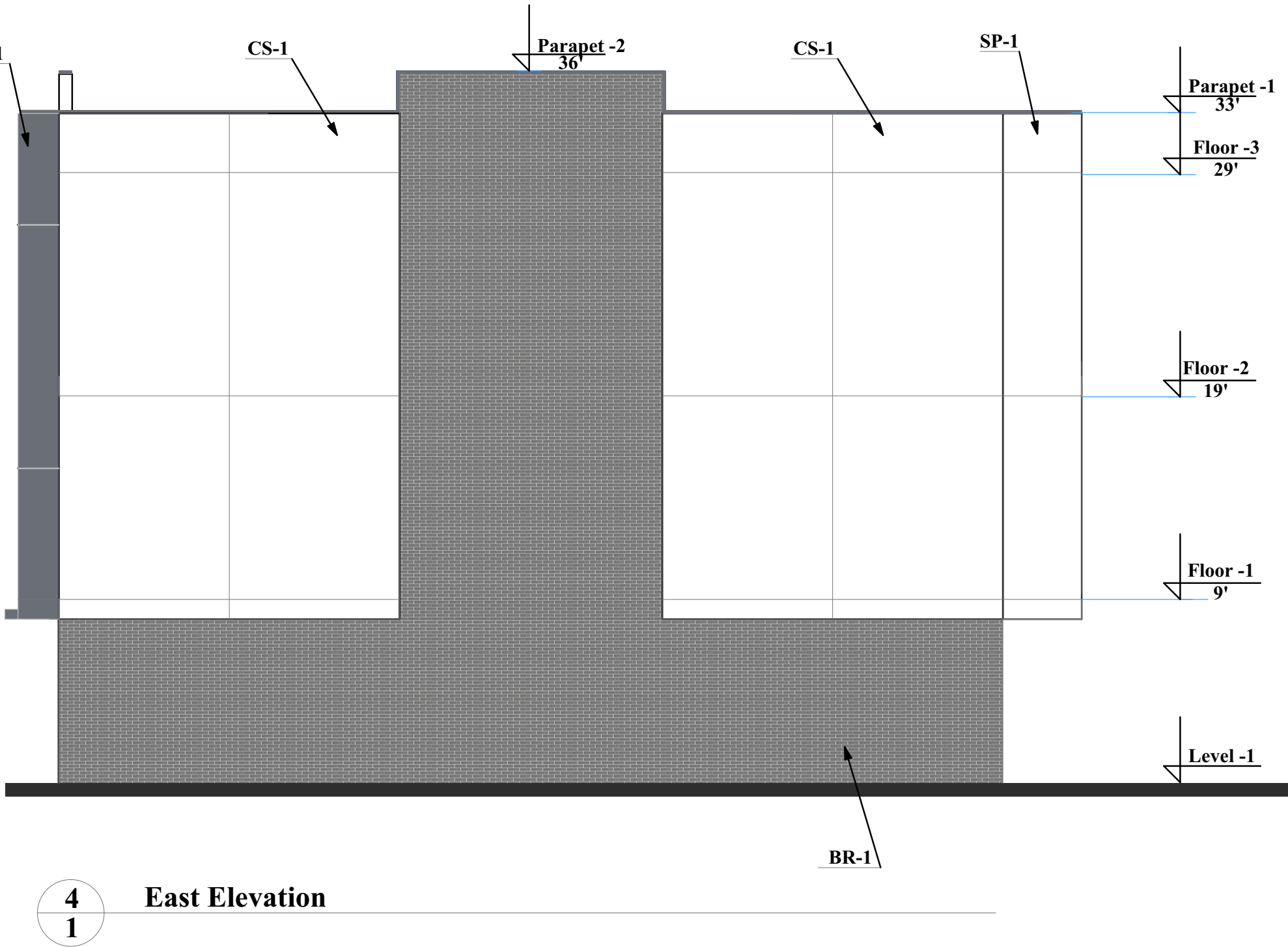
11-units, three Story Townhouse Project at 10209 E Warren Ave, Aurora, CO, 80247

Building "B"
View " C"



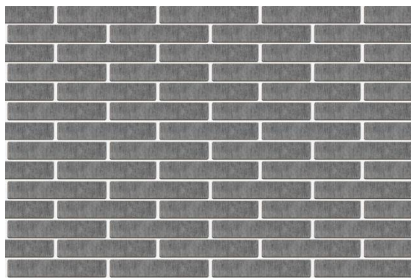
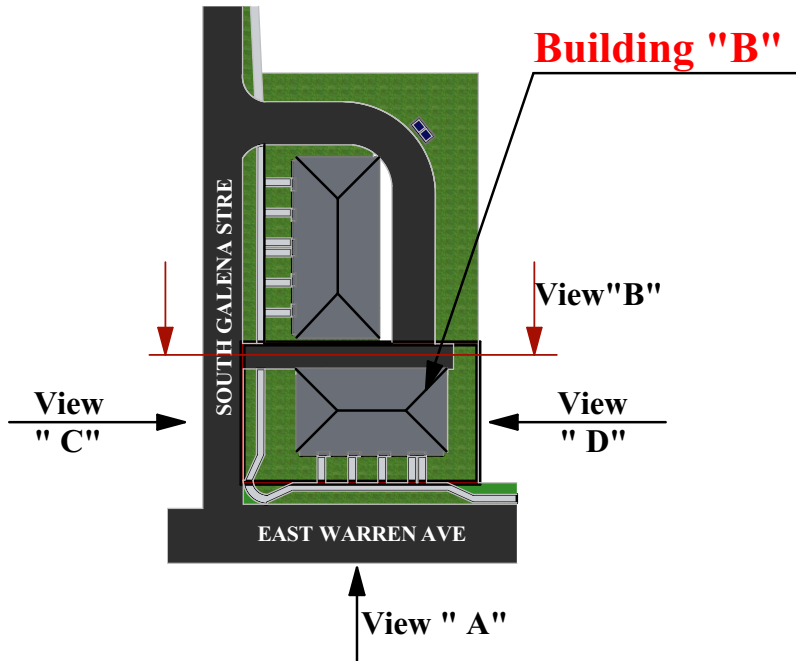
West Elevation
From S Galena St

Building "B"
View " D"

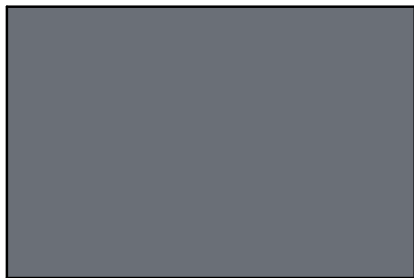


East Elevation

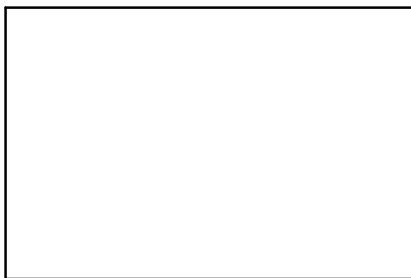
Site plan
Building "B"



Brick siding BR-1



Fasade Panels SP-1



Cementitious Stucco CS-1

EXTERIOR FINISH SCHEDULE

REF	DESCRIPTION	MANUFACTURER	MODEL/COLOR	REMARKS	%
	WALL				
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%
				TOTAL	100%

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

