

## LOCATION MAP

N.T.S.

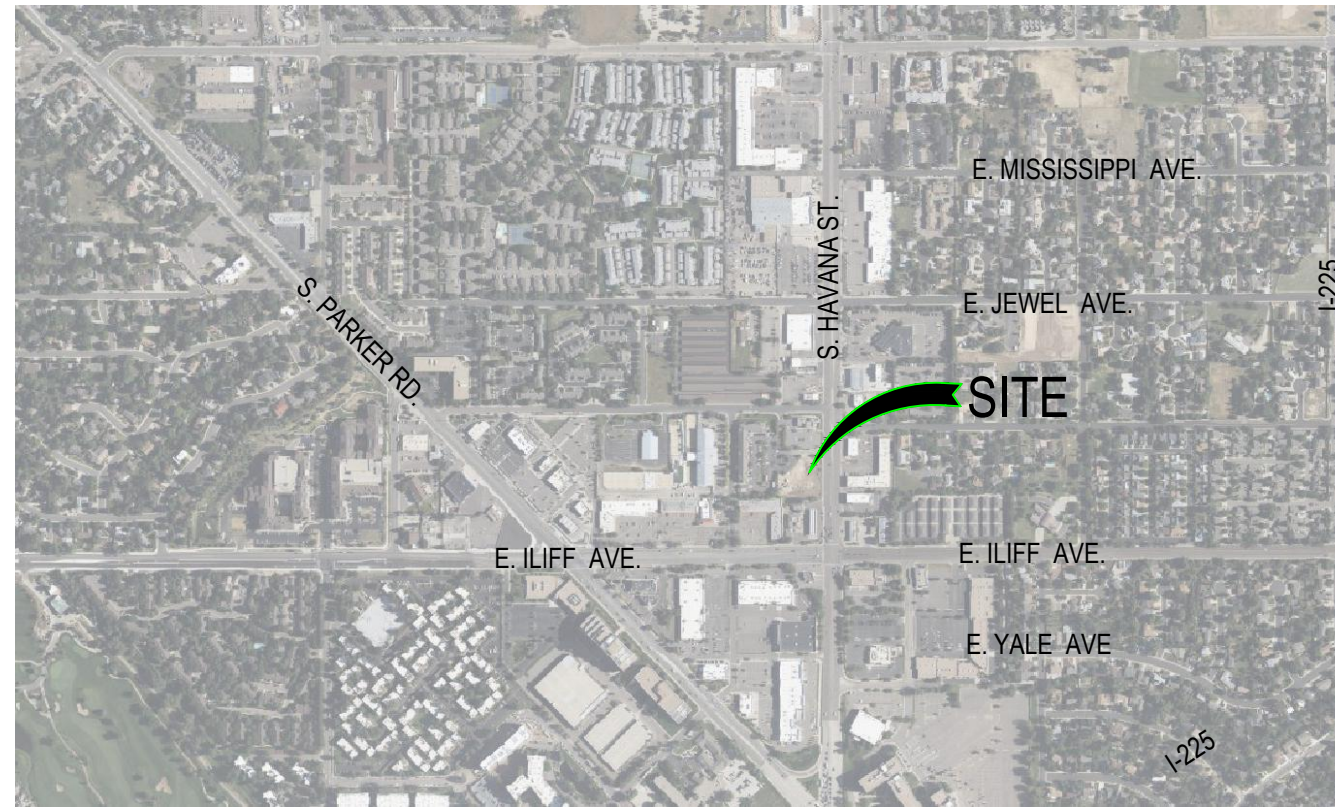
# SITE PLAN DEVELOPMENT PLAN WARREN AVENUE TOWNHOMES

RESUBDIVISION OF LOT 1, 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.,  
COUNTY 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" = 1000'

## 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 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 DATA TABLE		
ZONING		
ZONING	EXISTING	PROPOSED
ZONING	MU-C	MU-C
PROJECT SITE DATA		
	REQUIRED (FT)	PROPOSED (FT)
TOTAL SITE AREA	30946	30946.0
BUILDING AREA	9843	9843.0
BUILDING HEIGHT	40	40
LANDSCAPED	15%	30.0%
BUILDING SETBACKS		
	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
LOADING PARKING	N/A	3
LAND USE TABLE		
	PERCENTAGE	PROPOSED (SQFT)
TOTAL SITE AREA	N/A	63463.0
BUILDING	7.7%	4908.0
STREET AND PARKING	41.0%	26043.0
OPEN AREA	51.2%	32512.0
TOTAL	100.0%	63463.0

## 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  
(PRINCIPALS OR OWNERS) SEAL

STATE OF COLORADO )  
COUNTY OF \_\_\_\_\_ )SS

THE FOREGOING INSTRUMENT WAS ACKNOWLEDGED BEFORE ME THIS \_\_\_\_\_ DAY OF \_\_\_\_\_ AD, \_\_\_\_\_ BY

(PRINCIPALS OR OWNERS)

WITNESS MY HAND AND OFFICIAL SEAL

\_\_\_\_\_  
SEAL NOTARY

(NOTARY PUBLIC)

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

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## 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

## DATES

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



SITE PLAN NOTES

- "ACCESSIBLE EXTERIOR ROUTES" SHALL BE PROVIDED FROM PUBLIC TRANSPORTATION STOPS, ACCESSIBLE PARKING AND ACCESSIBLE PASSENGER LOADING ZONES AND PUBLIC SIDEWALKS TO 80% OF THE ACCESSIBLE BUILDING 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 2015 INTERNATIONAL BUILDING CODE, CHAPTER 11, AND THE AMERICAN NATIONAL STANDARDS INSTITUTE ICC A117.1-2009.
- ALL BUILDING ADDRESS NUMBERS SHALL COMPLY WITH THE AURORA CITY CODE, ARTICLE VII -NUMBERING OF BUILDINGS.
- THE APPLICANT HAS THE OBLIGATION TO COMPLY WITH ALL APPLICABLE REQUIREMENTS OF THE AMERICANS WITH DISABILITIES ACT.
- 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".
- THE 2015 INTERNATIONAL FIRE CODE (IFC), REQUIRES ALL BUILDINGS TO BE ASSESSED FOR ADEQUATE EMERGENCY RESPONDER RADIO COVERAGE (ERRC). AT THE TIME THE STRUCTURE IS AT FINAL FRAME AND FINAL ELECTRICAL INSPECTIONS, THE GENERAL CONTRACTOR (GC) WILL BE REQUIRED TO HIRE A QUALIFIED INDEPENDENT 3RD PARTY TO ASSESS THE RADIO FREQUENCY LEVELS WITHIN THE STRUCTURE. ONCE COMPLETED THE 3RD PARTY WILL PROVIDE THE RESULTS OF THE TEST TO BOTH THE GC AND THE AURORA BUILDING DIVISION AS TO WHETHER THE STRUCTURE PASSED OR FAILED THE PRELIMINARY RADIO SURVEILLANCE. A STRUCTURE THAT HAS PASSED THIS SURVEILLANCE REQUIRES NO FURTHER ACTION BY THE GC. A FAILED RADIO SURVEILLANCE WILL REQUIRE A LICENSED CONTRACTOR TO SUBMIT PLANS TO THE AURORA BUILDING DIVISION TO OBTAIN A BUILDING PERMIT FOR THE INSTALLATION OF AN ERRC SYSTEM PRIOR TO INSTALLATION. THIS ASSESSMENT AND INSTALLATION IS AT THE OWNER OR DEVELOPERS' EXPENSE. FUTURE INTERIOR OR EXTERIOR MODIFICATIONS TO THE STRUCTURE AFTER THE ORIGINAL CERTIFICATE OF OCCUPANCY IS ISSUED WILL REQUIRE A REASSESSMENT FOR ADEQUATE RADIO FREQUENCY COVERAGE. 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.
- RIGHT-OF-WAY FOR INGRESS AND EGRESS FOR SERVICE AND EMERGENCY VEHICLES IS GRANTED OVER, ACROSS, ON AND THROUGH ANY AND ALL PRIVATE ROADS AND WAYS NOW OR HEREAFTER ESTABLISHED ON THE DESCRIBED PROPERTY. THE UNDERSIGNED DOES HEREBY COVENANT AND AGREE THAT THEY SHALL CONSTRUCT UPON THE FIRE LANE EASEMENTS, AS DEDICATED AND SHOWN HERE ON, A HARD SURFACE IN ACCORDANCE WITH THE CITY OF AURORA'S PAVING STANDARDS FOR FIRE LANE EASEMENTS, AND THAT THEY SHALL MAINTAIN THE SAME IN A STATE OF GOOD REPAIR AT ALL TIMES AND KEEP THE SAME FREE AND CLEAR OF ANY STRUCTURES, FENCES, LANDSCAPE MATERIALS, SNOW OR OTHER OBSTRUCTIONS. THE MAINTENANCE OF PAVING ON THE FIRE LANE EASEMENT(S) IS THE RESPONSIBILITY OF THE OWNER, AND THE OWNER SHALL POST AND MAINTAIN APPROPRIATE SIGNS IN CONSPICUOUS PLACES ALONG SUCH FIRE LANE EASEMENTS, STATING "FIRE LANE, NO PARKING." THE LOCAL LAW ENFORCEMENT AGENCY(S) IS HEREBY AUTHORIZED TO ENFORCE PARKING REGULATIONS WITHIN THE FIRE LANE EASEMENTS, AND TO CAUSE SUCH EASEMENTS TO BE MAINTAINED FREE AND UNOBSTRUCTED AT ALL TIMES FOR FIRE DEPARTMENT AND EMERGENCY APPARATUS USE.
- THE DEVELOPER, HIS SUCCESSORS AND ASSIGNS, SHALL BE RESPONSIBLE FOR INSTALLATION, MAINTENANCE AND REPLACEMENT OF ALL LANDSCAPING MATERIALS SHOWN OR INDICATED ON THE APPROVED SITE PLAN OR LANDSCAPE PLAN ON FILE IN THE PLANNING DEPARTMENT. ALL LANDSCAPING WILL BE INSTALLED PRIOR TO ISSUANCE OF CERTIFICATE OF OCCUPANCY.
- ALL CROSSINGS OR ENCROACHMENTS INTO EASEMENTS AND 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.
- ARCHITECTURAL FEATURES (I.E. BAY WINDOWS, FIREPLACES, ROOF OVERHANG, GUTTERS, EAVES, FOUNDATION, FOOTINGS, CANTILEVERED WALLS, ETC.) ARE NOT ALLOWED TO ENCROACH INTO ANY EASEMENT OR FIRE LANE.
- THE 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.
- 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.
- ALL SIGNS MUST CONFORM TO THE CITY OF AURORA SIGN CODE.
- THE APPROVAL OF THIS DOCUMENT DOES NOT CONSTITUTE FINAL APPROVAL OF GRADING, DRAINAGE, UTILITY, PUBLIC IMPROVEMENTS AND BUILDING PLANS. CONSTRUCTION PLANS MUST BE REVIEWED AND APPROVED BY THE APPROPRIATE AGENCY PRIOR TO THE ISSUANCE OF BUILDING PERMITS.
- ALL ROOFTOP MECHANICAL EQUIPMENT AND VENTS GREATER THAN EIGHT (8) INCHES IN DIAMETER MUST BE SCREENED. SCREENING MAY BE DONE EITHER WITH AN EXTENDED PARAPET WALL OR A FREESTANDING SCREEN WALL. SCREENS SHALL BE AT LEAST AS HIGH AS THE EQUIPMENT THEY HIDE. IF EQUIPMENT IS VISIBLE BECAUSE SCREENS DON'T MEET THIS MINIMUM HEIGHT REQUIREMENT, THE DIRECTOR OF PLANNING MAY REQUIRE CONSTRUCTION MODIFICATIONS PRIOR TO THE ISSUANCE OF A PERMANENT CERTIFICATE OF OCCUPANCY.
- NOTWITHSTANDING ANY SURFACE IMPROVEMENTS, LANDSCAPING, PLANTING OR CHANGES SHOWN IN THESE SITE OR CONSTRUCTION PLANS, OR ACTUALLY CONSTRUCTED OR PUT IN PLACE, ALL UTILITY EASEMENTS MUST REMAIN UNOBSTRUCTED AND FULLY ACCESSIBLE ALONG THEIR ENTIRE LENGTH TO ALLOW FOR ADEQUATE MAINTENANCE EQUIPMENT. ADDITIONALLY, NO INSTALLATION, PLANTING, CHANGE IN THE SURFACE, ETC., SHALL INTERFERE WITH THE OPERATION OF THE UTILITY LINES PLACED WITHIN THE EASEMENT. BY SUBMITTING THESE SITE OR CONSTRUCTION PLANS FOR APPROVAL, THE LANDOWNER RECOGNIZES AND ACCEPTS THE TERMS, CONDITIONS AND REQUIREMENTS OF THIS NOTE.
- FINAL GRADE SHALL BE AT LEAST SIX (6) INCHES BELOW ANY EXTERIOR WOOD SIDING ON THE PREMISES.
- ALL INTERESTED PARTIES ARE HEREBY ALERTED THAT THIS SITE PLAN IS SUBJECT TO ADMINISTRATIVE CHANGES AND AS SHOWN ON THE ORIGINAL SITE PLAN ON FILE IN THE AURORA CITY PLANNING OFFICE AT THE MUNICIPAL BUILDING. A COPY OF THE OFFICIAL CURRENT PLAN MAY BE PURCHASED THERE. LIKEWISE, SITE PLANS ARE REQUIRED TO AGREE WITH THE APPROVED SUBDIVISION PLAT OF RECORD AT THE TIME OF A BUILDING PERMIT; AND IF NOT, MUST BE AMENDED TO AGREE WITH THE PLAT AS NEEDED, OR VICE VERSA.
- ERRORS IN APPROVED SITE PLANS RESULTING FROM COMPUTATIONS OR INCONSISTENCIES IN THE DRAWINGS MADE BY THE APPLICANT ARE THE RESPONSIBILITY OF THE PROPERTY OWNER OF RECORD. WHERE FOUND, THE CURRENT MINIMUM CODE REQUIREMENTS WILL APPLY AT THE TIME OF BUILDING PERMIT. PLEASE BE SURE THAT ALL PLAN COMPUTATIONS ARE CORRECT.
- ALL REPRESENTATIONS AND COMMITMENTS MADE BY APPLICANTS AND PROPERTY OWNERS AT PUBLIC HEARINGS REGARDING THIS PLAN ARE BINDING UPON THE APPLICANT, PROPERTY OWNER, AND ITS HEIRS, SUCCESSORS, AND ASSIGNS.
- 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.
- STATE ANY REQUESTED WAIVERS OF DEVELOPMENT STANDARDS AND THE APPLICABLE TERMS AND CONDITIONS PURSUANT THERETO.
- IN LOCATIONS WHERE UTILITY EASEMENTS OVERLAP DRAINAGE EASEMENTS, ONLY SUBSURFACE UTILITIES SHALL BE PERMITTED WITHIN THE PORTION OF THE UTILITY EASEMENT THAT OVERLAPS THE DRAINAGE EASEMENT. INSTALLATION OF ABOVE GROUND UTILITIES WITHIN A DRAINAGE EASEMENT REQUIRES PRIOR WRITTEN APPROVAL BY CITY ENGINEER.
- THE 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 REVIEWED, AND INITIALLY ACCEPTED.
- ALL BUILDING ADDRESS NUMBERS SHALL COMPLY WITH SECTIONS 126-271 AND 126-278 OF THE

Know what's below.  
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COA SURVEY CONTROL

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SITE PLAN DEVELOPMENT PLAN  
WARREN AVENUE TOWNHOMES

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

WARREN STREET TOWN HOMES

10209 E. WARREN AVE  
CITY OF AURORA, CO 80247



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

Desc.

REVISIONS  
No. Date

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

Title

NOTES

Sheet No.

2 OF  
11

Xref [B] : 2024-05 TLEBK.SDP ; 2024-05 TLEBK.CD

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## COA SURVEY CONTROL

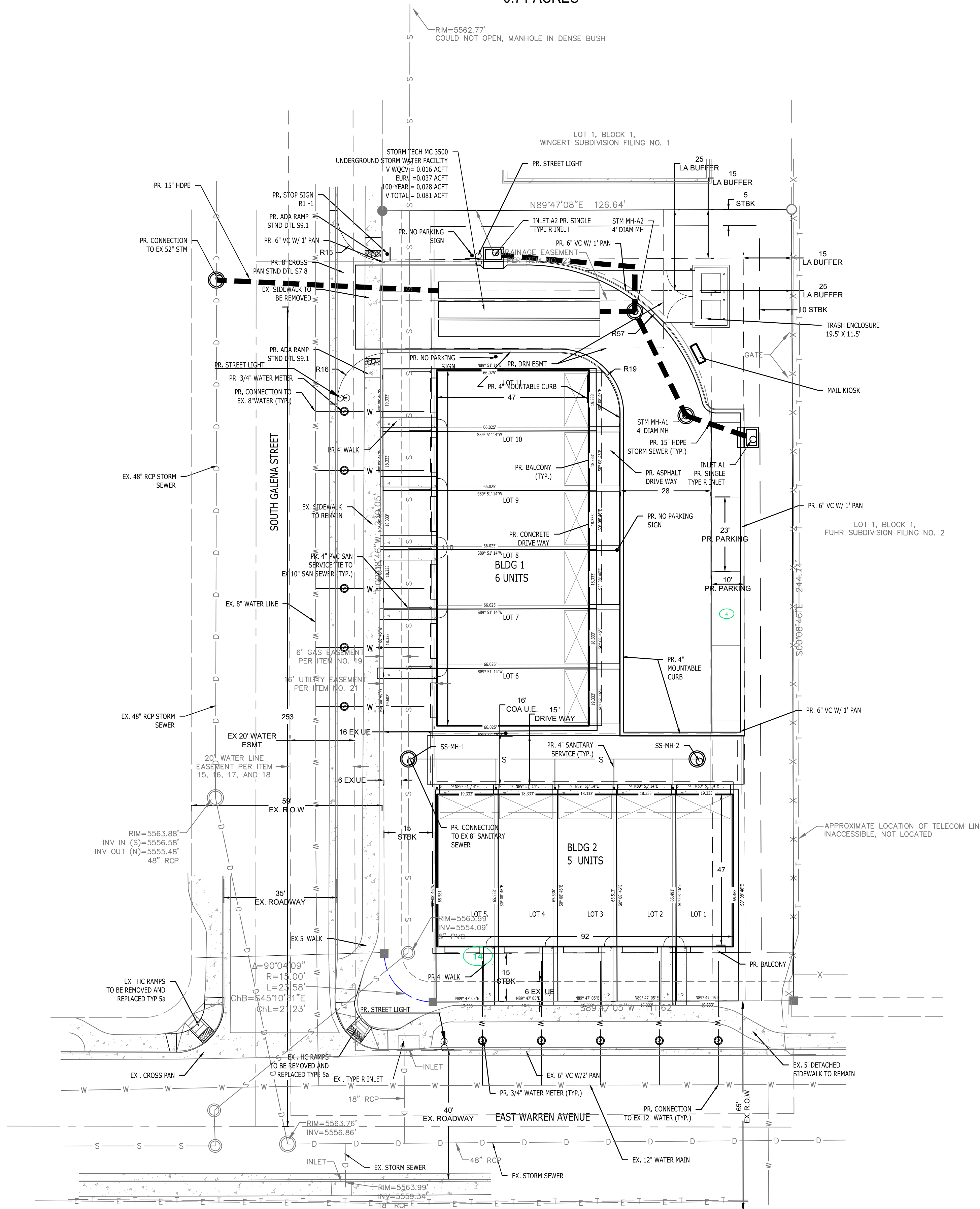
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# SITE PLAN DEVELOPMENT PLAN

## WARREN AVENUE TOWNHOMES

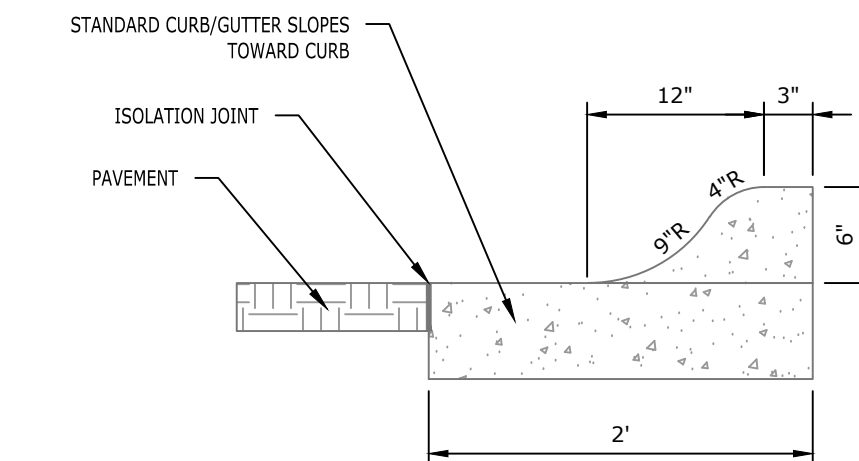
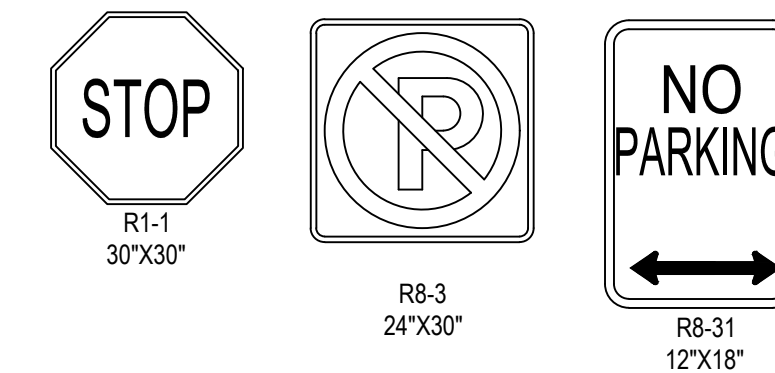
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COUNTY OF AURORA, COUNTY OF ARAPAHOE, STATE OF COLORADO  
0.71 ACRES



## 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.

## SIGN LEGEND

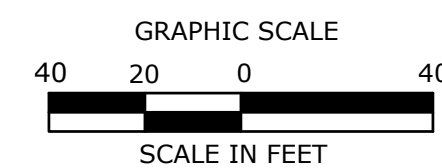
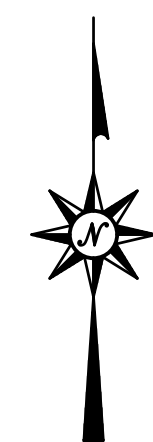


## MOUNTABLE CURB

N.T.S.

## LEGEND

	PROPERTY LINE
	LOT LINE
	PROPOSED EASEMENT / SETBACK
	EXISTING EASEMENT / SETBACK
	EXISTING RIGHT-OF-WAY
	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 SIGN *
	EXISTING / PROPOSED LIGHT POLE *
	PARKING COUNT
	PAINTED TRAFFIC MARKING



Desc.

REVISIONS

No.

Date

Designed

Drawn

Reviewed

Scale

Project No.

Date

CAD File:

SDP-SITE PLAN

Title

**SITE PLAN**

Sheet No.

**3 OF**

**11**

CFI

CFI

CN

1" = 20'

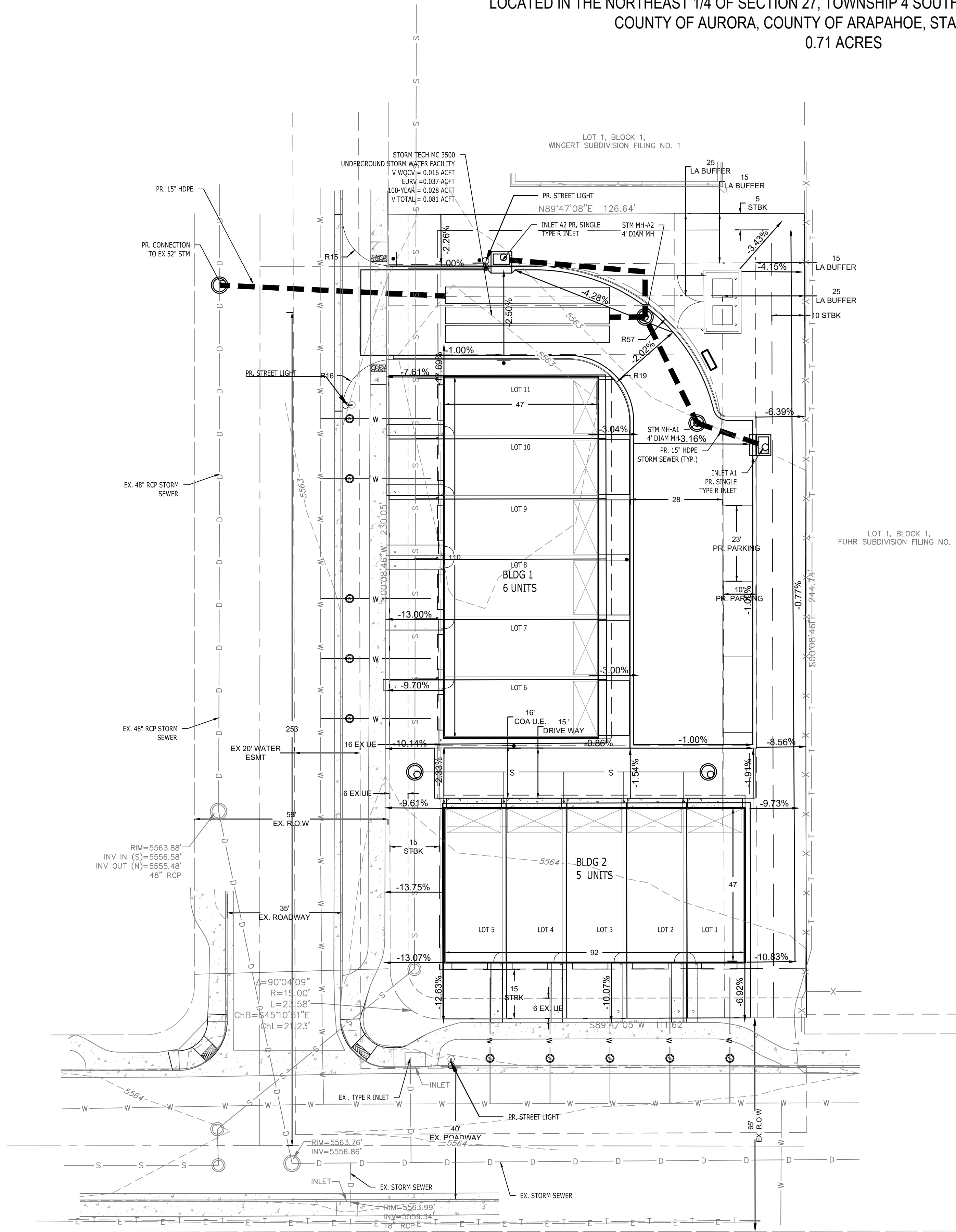
2401386

09/25/2024



# SITE PLAN DEVELOPMENT PLAN WARREN AVENUE TOWNHOMES

RESUBDIVISION OF LOT 1, 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.,  
COUNTY OF AURORA, COUNTY OF ARAPAHOE, STATE OF COLORADO  
0.71 ACRES



## GRADING AND DRAINAGE PLAN LEGEND

	PROPERTY LINE
	LOT LINE
	PROPOSED EASEMENT / SETBACK
	EXISTING EASEMENT / SETBACK
	SECTION LINE
	EXISTING RIGHT-OF-WAY
	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
	PROPOSED CONTOUR
	EXISTING CONTOUR
	EXISTING / PROPOSED GRADE (FL=FLOWLINE, TC=TOP CURB, FG=FINISH GRADE)
	SLOPE

## 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 GRADER 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.

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Call before you dig.  
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## COA SURVEY CONTROL

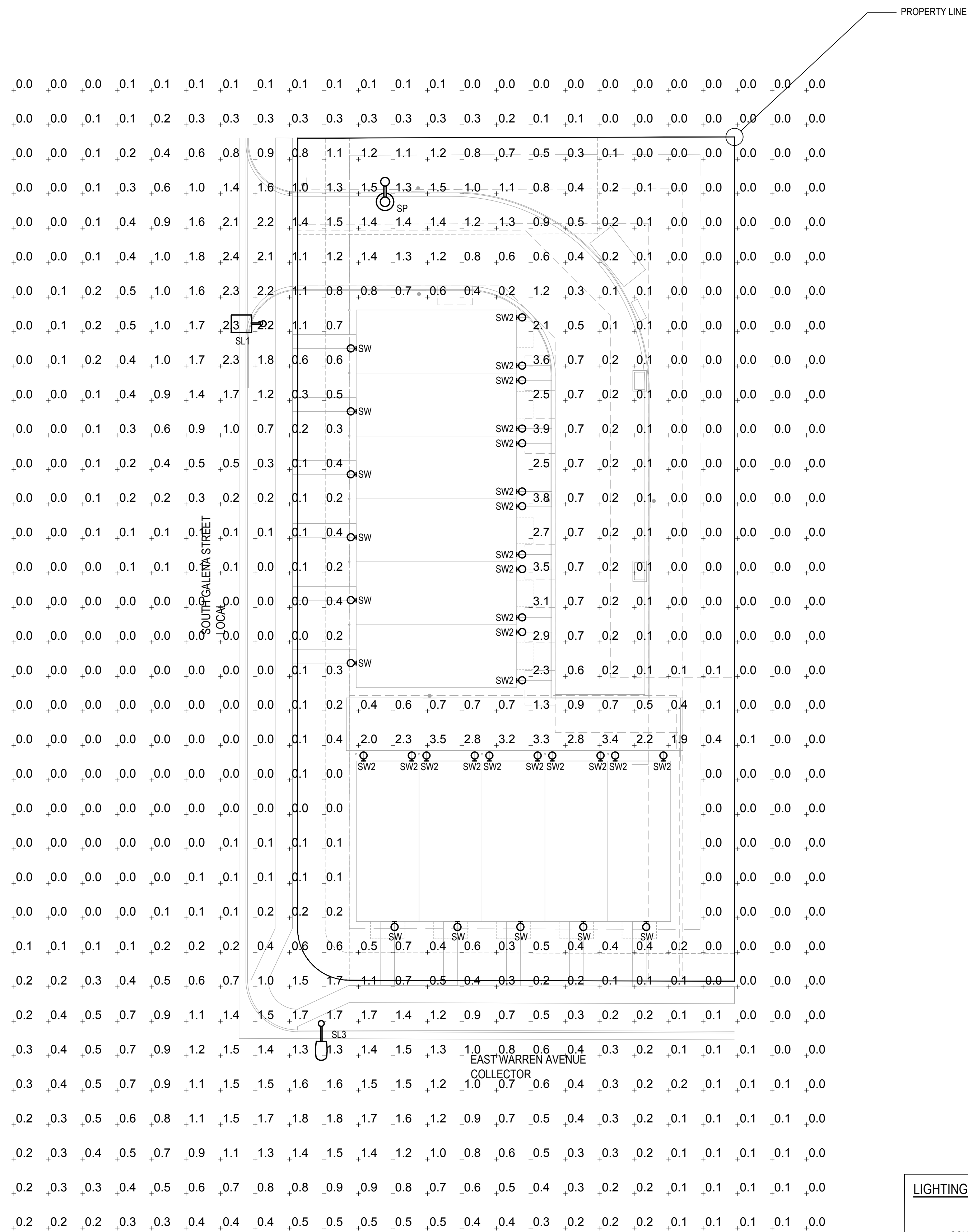
TOPOGRAPHY SHOWN HERE IS BASED ON A GROUND SURVEY. THE CONTOUR INTERVAL IS 1'.  
BENCHMARK: CITY OF AURORA BENCHMARK NO. 456727NE006 BEING A 3" BRASS CAP LOCATED AT THE  
NORTHEAST CORNER OF THE INTERSECTION BETWEEN EAST WARREN AVENUE AND SOUTH PARKER ROAD.  
ELEVATION: 5553.91', NAVD88 DATUM TEMPORARY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

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# SITE DEVELOPMENT PLAN

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



## 1 SITE LIGHTING PHOTOMETRIC

SCALE: 1" = 20'-0"

PHOTOMETRY PLAN GENERAL NOTES:

1. VALUES SHOWN ARE MAINTAINED HORIZONTAL ILLUMINANCE VALUES MEASURED AT GRADE.
2. SITE LIGHTING DESIGN HAS BEEN COMPLETED TO PRODUCE EVEN ILLUMINATION OF PARKING AND PAVED AREAS.
3. ALL LIGHT FIXTURES SHALL BE FULLY SHIELDED AND DIRECT LIGHT DOWNWARDS.
4. THERE WILL BE NO OFF-SITE GLARE ALLOWED.
5. 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 (1 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.

PUBLIC STREET LIGHT COUNT:

SL1: 1  
SL3: 1

LIGHTING CALCULATION STATISTICS SUMMARY:

	<u>AVERAGE</u>	<u>MINIMUM</u>	<u>TARGET AVG.</u> <u>LUMINANCE/ILLUMINANCE</u>	<u>AVG/MIN</u>	<u>TARGET AVG/MIN</u> <u>UNIFORMITY RATIO</u>
COLLECTOR STREET (E. WARREN AVE.):	0.8cd/m <sup>2</sup>	0.2cd/m <sup>2</sup>	0.4cd/m <sup>2</sup>	4:1	4:1
COLLECTOR SIDEWALK (E. WARREN AVE.):	0.4fc	0.1fc	0.2fc	4:1	10:1

FOR PERMITTING PURPOSES ONLY  
NOT RELEASED FOR CONSTRUCTION

## CAUTION

### NOTICE TO CONTRACTOR

THE CONTRACTOR IS SPECIFICALLY CAUTIONED THE LOCATION AND ELEVATION OF EXISTING UTILITIES AS SHOWN ON THESE PLANS ARE BASED ON RECORDS OF THE VARIOUS UTILITY COMPANIES AND MEASUREMENTS TAKEN IN THE FIELD. THE INFORMATION IS NOT TO BE RELIED ON AS BEING EXACT OR COMPLETE. THE CONTRACTOR MUST CALL THE LOCAL UTILITY LOCATION CENTER AT LEAST 72 HOURS BEFORE ANY EXCAVATION TO REQUEST EXACT FIELD LOCATIONS OF THE UTILITIES.





SITE DEVELOPMENT PLAN

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

PUBLIC LUMINAIRE SCHEDULE									
Symbol	Label	General Description	Mounting Height	Color	Catalog Number	Lamp	LLF	Watts	Shielding
	SL1	PUBLIC STREET LIGHT LOCAL STREETS  LED RECTILINEAR LUMINAIRE WITH A SHORT LUMINAIRE ARM. LUMINAIRES SHALL BE MOUNTED ON A 20-FOOT ROUND TAPERED GALVANIZED STEEL POLE.	20'-0" AFG	BLACK	MCGRW-EDISON GALN-SA1C-730-U-T3 POLE: MILLERBERND ART-A-080-A-200-DM17-R-(GV OR GP)-NC2 WITH 10 IN. BOLT CIRCLE BASE PLATE	LED	0.85	57W	7,054 FULL CUT-OFF
	SL3	PUBLIC STREET LIGHT COLLECTORS  LED COBRA HEAD-STYLE LUMINAIRE MOUNTED ON A 4-FOOT TAPERED SINGLE-TUBE UPSWEEP LUMINAIRE ARM WITH 2-INCH NOMINAL PIPE SIZE (NPS) TENON. LUMINAIRE AND ARM SHALL BE MOUNTED ON A 30-FOOT ROUND TAPERED GALVANIZED STEEL POLE.	30'-0" AFG	GREY	STREETWORKS ARCH-M-PA2-100-730-U-T3- AP-PR7-10K  POLE: MILLERBERND SJ1-041-A-070-A-300-R-GV-NC2 PROVIDE TB2 BREAKAWAY BASE WHERE REQUIRED	LED	0.85	101W	14,410 FULL CUT-OFF

NOTE: SEE CITY OF AURORA 2023 ROADWAY DESIGN & CONSTRUCTION SPECIFICATIONS STANDARD DETAILS L10.1 AND L4.1 FOR POLE AND FOUNDATION DETAILS.

PRIVATE LUMINAIRE SCHEDULE									
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-L-ED830	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	SL3
Prepared by	Notes	Date	

### Streetworks

Archeon Medium

Roadway Luminaire

**Product Features**

- Die-cast aluminum construction; Single latch toolless entry
- Replaces up to 400W equivalent HID; -40°C to 40°C operating range
- Pole-mounted; Optional arm and offset adjustable arm mounting
- 120-277V 347V, or 480V 50/60Hz operation; IP65 rated

**Quick Facts**

- Lumen packages range from 3,300 - 73,500 (33W - 552W)
- 16 optical distributions
- Efficacy up to 159 lumens per watt

**Dimensional Details**

Standard Arm

Adjustable Slippinr Offset Arm

15' Straight Arm

Type 'M' - Drilling Pattern

**Product Certifications**

- Ordering Information
- Mounting Details
- Optical Distributions
- Product Specifications
- Lumen Maintenance
- Energy and Performance Data
- Control Options

**Connected Systems**

- WaveLinx
- Telensa

Project	Catalog #	Type	SL1
Prepared by	Notes	Date	

### McGraw-Edison

GALN Galleon II

Area / Site Luminaire

**Product Features**

- Die-cast aluminum construction; Single latch toolless entry
- Replaces up to 400W equivalent HID; -40°C to 40°C operating range
- Pole-mounted; Optional arm and offset adjustable arm mounting
- 120-277V 347V, or 480V 50/60Hz operation; IP65 rated

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Standard Arm

Adjustable Slippinr Offset Arm

15' Straight Arm

Type 'M' - Drilling Pattern

**Product Certifications**

- Ordering Information
- Mounting Details
- Optical Distributions
- Product Specifications
- Lumen Maintenance
- Energy and Performance Data
- Control Options

**Connected Systems**

- WaveLinx
- Telensa

Project	Catalog #	Type	SW2
Prepared by	Notes	Date	

### Lumière

EON 303-W1-LEDB1

Ceiling / Wall Mount  
Direct / Indirect

**Product Features**

- Die-cast aluminum construction; Single latch toolless entry
- Replaces up to 400W equivalent HID; -40°C to 40°C operating range
- Pole-mounted; Optional arm and offset adjustable arm mounting
- 120-277V 347V, or 480V 50/60Hz operation; IP65 rated

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Standard Arm

Adjustable Slippinr Offset Arm

15' Straight Arm

Type 'M' - Drilling Pattern

**Product Certifications**

- Ordering Information
- Mounting Details
- Optical Distributions
- Product Specifications
- Lumen Maintenance
- Energy and Performance Data
- Control Options

**Connected Systems**

- WaveLinx
- Telensa

## BOWMAN 4 WALL SCONCE

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 LM88-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	830
WATTS	17.8
VOLTAGE	120V, 277V
DIMMING	ELV
LIGHT DISTRIBUTION	Symmetrical
MOUNTING OPTIONS	Downlight
CCT	3000K
CRI	80+
COLOR RENDERING	3 Step
BUS RATING	9-148-40
DARK SKY	Compliant
WET LISTED	IP65
GENERAL LISTING	ETL, TUV, UL
START TEMP	-40°C
FIELD SERVICEABLE LED	No
CONSTRUCTION	Aluminum
HARDWARE	Stainless Steel
FINISH	Marine Grade Powder Coat
LED LIFETIME	L70, 70,000 Hours
WARRANTY**	5 Years

\* Visit techlighting.com for specific warranty limitations and details.

**ORDERING INFORMATION**

700WSBOW LENGTH	FINISH	LAMP
4'-0"	B BLACK	LED-B1C-0L 3000K 120V
	R BRONZE	LED-B1C-0L 3000K 277V
	L CHROME	
	W WHITE	

techlighting.com

## Invue

SP

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.

**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**

TOP 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. (See the mounting accessories section for a full selection of mounting arms. Only these arms are compatible with the EPC luminaire). MIDSECTION: Continuous silicone gaskets seal lens to top casting 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 1/8" thick door and doorframe seal to underside of shade with a thick wall continuous silicone gasket. Mounting hub white enamel to mounting arm.

**Electrical**

LED drivers mount to die-cast aluminum back housing for optimal heat sinking, operation efficiency and prolonged life. Standard wiring features electronic universal voltage (120-277V 50/60Hz, 347V 50Hz or 480V 60Hz operation) greater than 0.3 power factor, less than 20% harmonic distortion, and is suitable for operation in -40°C to 40°C ambient environments. All fixtures are shipped standard.

**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 Optic technology, creates consistent distributions with the capability to meet customized application requirements. Critical Standard in 4000K (w/ 2750 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.

**Finish**

Housing is finished in five-stage epoxy 100% polyester powder coat paint, 2.5 mil nominal thickness for superior protection against fade and wear. LightBAR™ cover plate is standard white and may be specified to match finish of luminaire housing. Standard colors include black, bronze, gray, white, dark platinum and graphite metallic. RAL and custom color matches available. Consult Outdoor Architectural Colors brochure for a complete selection.

**Warranty**

Five-year warranty.

**ECM/EMM EPIC MEDIUM LED**

1 - 4 LightBARs Solid State LED

**CERTIFICATION DATA**

ULCUL Listed  
LM88 - LM88 Compliant  
30 Minutes Tested  
500 M01

**ENERGY DATA**

Electronics LED Driver  
4000K  
4000K  
120-277V 50/60Hz, 347V 50/60Hz  
4000K  
40°C Minimum Temperature  
40°C Ambient Temperature Rating

**SHIPPING DATA**

Approximate Net Weight: 48.125 lbs (21.9 kg)

**1000000EN**  
January 6, 2019 9:54 AM

CAUTION  
NOTICE TO CONTRACTOR

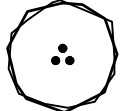
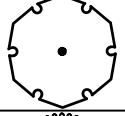
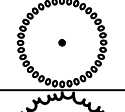
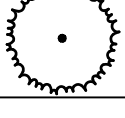
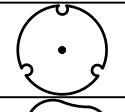
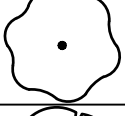

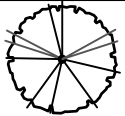
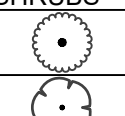
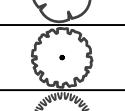
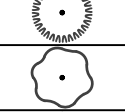



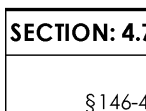
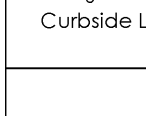
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FOR PERMITTING PURPOSES ONLY  
NOT RELEASED FOR CONSTRUCTION



## PLANT SCHEDULE

SYMBOL	CODE	QTY	BOTANICAL NAME	COMMON NAME	SIZE	CONTAINER	
<b>DETENTION/RETENTION AREA</b>							
	BB	1	BETULA NIGRA 'CULLY'	HERITAGE RIVER BIRCH MULTI--TRUNK	2" CAL. 8' HT	B&B	
<b>EVERGREEN TREES</b>							
	AC2	2	ABIES CONCOLOR	WHITE FIR	2" CAL, 6' HT MIN	B&B	
	JC	9	JUNIPERUS SCOPULORUM 'COLOGREEN'	COLOGREEN JUNIPER	2" CAL, 6' HT MIN	B&B	
	PS	3	PINUS STROBIFORMIS	SOUTHWESTERN WHITE PINE	2" CAL, 6' HT MIN	B&B	
<b>ORNAMENTAL TREES</b>							
	AG2	5	ACER GRANDIDENTATUM	BIGTOOTH MAPLE	1.5" CAL.	B&B	
	CI	2	CRATAEGUS CRUS--GALLI INERMIS	THORNLESS COCKSPUR HAWTHORN	2" CAL, 6' HT MIN	B&B	
	SR	4	SYRINGA RETICULATA	JAPANESE TREE LILAC	2" CAL, 6' HT MIN	B&B	
<b>STREET TREE</b>							
	PM	9	PHELLODENDRON AMURENSE	CORKTREE	2" CAL, 6' HT MIN	B&B	
SYMBOL	CODE	QTY	BOTANICAL NAME	COMMON NAME	SIZE	CONTAINER	SPACING
<b>SHRUBS</b>							
	AC	85	ARTEMISIA CANA	SILVER SAGEBRUSH	5 GAL.	CONT.	36" o.c.
	CM	13	CHAMAEBATIARIA MILLEFOLIUM	FERNBUSH	5 GAL.	CONT.	48" o.c.
	FS	8	FRANGULA ALNUS 'RON WILLIAMS'	FINE LINE ALDER BUCKTHORN	5 GAL.	CONT.	36" o.c.
	PN	68	PINUS SYLVESTRIS 'NANA'	DWARF SCOTCH PINE	5 GAL.	CONT.	60" o.c.
	PT	38	PURSHIA TRIDENTATA	ANTELOPE BITTERBRUSH	5 GAL.	CONT.	72" o.c.
	RW	60	ROSA WOODSII	MOUNTAIN ROSE	5 GAL.	CONT.	48" o.c.
<b>SHRUB AREAS</b>							
	JH	65	JUNIPERUS HORIZONTALIS	CREeping JUNIPER	5 GAL.	CONT.	60" o.c.
	RG	5	RHUS AROMATICA 'GRO--LOW'	GRO--LOW FRAGRANT SUMAC	5 GAL.	CONT.	72" o.c.

## ORDINANCE REQUIREMENTS - Aurora Unified Development Ordinance

SECTION: 4.7 LANDSCAPE, WATER CONSERVATION, STORM WATER MNGMNT		REQUIRED	PROPOSED	VARIANCE
\$ 146-4.7.5.C Curb/side Landscape	One tree per 40 linear feet of street frontage plus shrubs, water-wise xeric grass species, native seed, ornamental grasses, and perennials.	street tree at 40 ft O.C. reducing sight visibility zone	9 street trees and 67 shrubs	NO
\$ 146-4.7.5.D Street Frontage Landscape Buffers	All required street frontage landscape buffers shall contain a minimum of one tree and 10 shrubs per 40 linear feet. Where single-family detached residential or multifamily residential abut an arterial or collector street, 50 percent of the trees provided shall be evergreen species.	S Galena St 200' If (reduce curbcut)/40 = 5 5 trees 50 shrubs	S Galena St 51 shrubs and 0 tree can be provided per the existence of utility easement	TBD
		E Warren Ave 126 ft / 40 = 3.15 4 trees 32 shrubs	E Warren Ave 4 trees including 2 evergreen 35 shrubs	NO
\$ 146-4.7.5.E Non-Street Perimeter Buffers	Residential development proposed adjacent to industrial, commercial, commercial mixed-use properties, and all other non-residential properties shall include one tree and five shrubs per each 25 linear feet of buffer and 50 percent of the trees shall be evergreen species.	East Property line 245 ft / 25 = 9.8 9.8 trees 49 shrubs	East Property line 10 trees including 5 evergreen 54 shrubs	NO
		North Property line 126 ft / 25 = 5 5 trees 25 shrubs	North Property line 5 trees including 5 evergreen 25 shrubs	NO
\$ 146-4.7.5.J Building Perimeter Landscaping	Multifamily and Single-family Attached (Townhome) Residential Structures, front yards shall be an average of six feet wide and shall consist of landscaping, mulch, and metal edging. Edger 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 six 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.	BDLG 1 (5 Units) 275 ft perimeter 275/5=55 plants 3 trees 8 tall shrubs 44 shrubs	BDLG 1 (5 Units) Perimeter 3 trees 8 tall shrubs 44 shrubs	NO
		BDLG 2 (6 Units) 312 ft perimeter 312/5=63 plants 3 trees 11 tall shrubs 49 shrubs	BDLG 2 (6 Units) Perimeter 3 trees 11 tall shrubs 49 shrubs	NO
\$ 146-4.7.5.M Detention Pond and Water Quality Ponds	The area within the tract surrounding a pond shall contain a minimum of one tree and 10 shrubs or the approved tree and shrub equivalents as listed in Subsection 2.1.1.A per 4,000 square feet above the 100 year water surface elevation. The 100 year water surface elevation shall be indicated on the landscape plan. The bottom of ponds shall be seeded and/or planted with water tolerant seed or plant materials that are capable of handling occasional water	350 sf/4000=0.08 0.08 tree 0.8 shrub	1 tree 8 shrubs with basin seed mix	NO

NOTES:

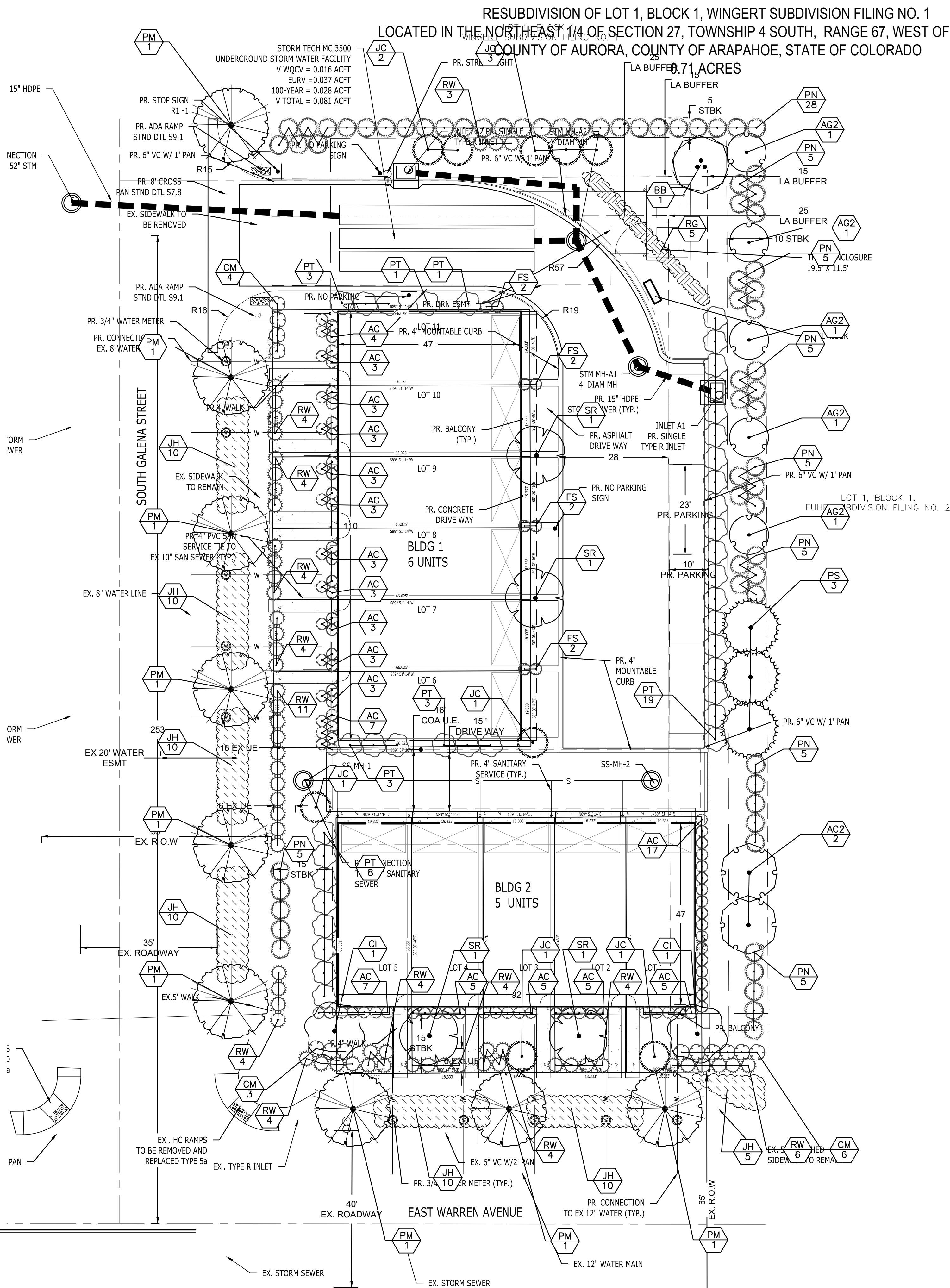
- 1) ALL SUBSTITUTIONS MUST RECEIVE APPROVAL FROM THE LANDSCAPE ARCHITECT PRIOR TO DELIVERY TO SITE.
- 2) PROVIDE AND INSTALL ALL PLANTS SHOWN ON THE PLANTING PLAN DRAWINGS; THE QUANTITIES IN THE PLANT LIST ARE PROVIDED FOR THE CONTRACTOR'S CONVENIENCE ONLY. DISCREPANCIES OCCUR, A LARGER QUANTITY SHALL APPLY.
- 3) IF THERE IS A DISCREPANCY BETWEEN BOTANICAL AND COMMON NAME, BOTANICAL NAME PREVAILS.
- 4) THERE SHALL BE NO EXCESS SOIL OF MULCH ON TOP OF ROOT BALL SO AS TO EXPOSE BASAL ROOT FLARE.
- 5) ALL GRASSSED AREAS SHALL BE PREPARED WITH 4IN. MINIMUM TOP SOIL TO ENSURE ADEQUATE GRASS ROOTING STRUCTURE.
- 6) ALL STREET TREE PLANTING SHALL BE FREE OF DAMAGE AND DEFECTS.
- 7) ALL SHALL BE LOCALLY ADAPTED TO THE AREA AND MEET THE SPECIFICATIONS FOR THE MEASUREMENT, QUALITY, AND INSTALLATION OF TREES AND SHRUBS IN ACCORDANCE WITH AMERICAN STANDARDS FOR NURSERY STOCK.
- 8) TO MAINTAIN THE HEALTH AND SAFE CONDITION OF ALL EXISTING CANOPY TREES WHICH ARE PROPOSED TO REMAIN, CONTRACTOR SHALL TRIM BACK/PRUNE ALL EXISTING TREES, BRANCHES UNDER 6 FEET OF ALL EXISTING CANOPY TREES SHALL BE REMOVED TO PROVIDE CLEARANCE.



GRAPHIC SCALE

40 20 0 4

SCALE IN FEET



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COA SURVEY CONTROL



LANDSCAPE NOTES

1. THE LANDSCAPE PLAN AND DETAIL SHEET ARE FOR LANDSCAPING INFORMATION ONLY. REFER TO THE SITE PLAN, GRADING AND DRAINAGE PLAN, SITE UTILITIES PLAN, LIGHTING PLAN AND DEMOLITION PLAN FOR ALL OTHER INFORMATION.
2. COORDINATE PLANT MATERIAL LOCATIONS WITH SITE UTILITIES. UTILITY LOCATIONS SHOWN ON THE DRAWINGS ARE APPROXIMATE. EXERCISE CARE WHEN DIGGING IN AREAS OF POTENTIAL CONFLICT WITH UNDERGROUND OR OVERHEAD UTILITIES. THE CONTRACTOR IS RESPONSIBLE FOR ANY DAMAGE DUE TO CONTRACTOR'S NEGLIGENCE AND SHALL REPLACE OR REPAIR ANY DAMAGE AT CONTRACTOR'S EXPENSE.
3. THE LOCATIONS FOR PLANT MATERIAL ARE APPROXIMATE AND ARE SUBJECT TO FIELD ADJUSTMENT DUE TO UTILITY LOCATIONS AND SITE CONDITIONS. THE CONTRACTOR SHALL ACCURATELY STAKE OUT THE LOCATIONS FOR ALL PLANTS FOR THE REVIEW, ADJUSTMENT, AND APPROVAL BY OWNER OR LANDSCAPE ARCHITECT PRIOR TO PLANTING.
4. THE CONTRACTOR SHALL GUARANTEE THAT ALL PLANTS SHALL BE HEALTHY AND FREE OF DISEASE FOR A PERIOD OF ONE YEAR OR JUNE 1ST OF THE YEAR FOLLOWING INSTALLATION, WHICHEVER IS LONGER, AFTER SUBSTANTIAL COMPLETION AND ACCEPTANCE BY OWNER OR LANDSCAPE ARCHITECT. CONTRACTOR SHALL REPLACE ANY DEAD OR UNHEALTHY PLANTS AT CONTRACTOR'S EXPENSE. PLANT MATERIAL REPLACEMENTS SHALL BE GUARANTEED FOR ONE FULL YEAR FROM DATE OF REPLACEMENT. REPLACEMENT PLANTS SHALL BE THE SAME AS SPECIFIED FOR THE ORIGINAL PLANTING. REPLACEMENTS SHALL BE MADE AS MANY TIMES AS NECESSARY TO ENSURE HEALTHY PLANTS. FINAL ACCEPTANCE SHALL BE MADE IF ALL PLANTS MEET THE GUARANTEE REQUIREMENTS INCLUDING MAINTENANCE. MAINTENANCE RESPONSIBILITIES INCLUDE CULTIVATING, SPRAYING, WEEDING, WATERING, TIGHTENING GUYS, PRUNING, FERTILIZING, MULCHING, AND ANY OTHER OPERATIONS NECESSARY TO MAINTAIN PLANT VIABILITY. MAINTENANCE SHALL BEGIN IMMEDIATELY AFTER PLANTING AND CONTINUE UNTIL THE END OF THE GUARANTEE PERIOD. DURING THE LANDSCAPE MAINTENANCE PERIOD (GUARANTEE) THE LANDSCAPE CONTRACTOR SHALL NOTIFY THE OWNER IN WRITING OF ANY SITE CONSTRAINTS (PHYSICAL, ENVIRONMENT, ETC.) OR MAINTENANCE DEFICIENCIES THAT MAY AFFECT LANDSCAPE VEGETATION ESTABLISHMENT.
5. THE CONTRACTOR SHALL SUPPLY ALL LABOR, PLANTS, AND MATERIALS IN QUANTITIES SUFFICIENT TO COMPLETE THE WORK SHOWN ON THE DRAWINGS AND LISTED IN THE PLANT SCHEDULE. IN THE EVENT OF A DISCREPANCY BETWEEN QUANTITIES SHOWN IN THE PLANT SCHEDULE AND THOSE REQUIRED BY THE DRAWINGS, THE LARGER SHALL APPLY. ALL PLANTS SHALL BE ACCLIMATED BY THE SUPPLY NURSERY TO THE LOCAL HARDINESS ZONE AND BE CERTIFIED THAT THE PLANTING MATERIAL HAS BEEN GROWN FOR A MINIMUM OF TWO YEARS AT THE SOURCE AND OBTAINED WITHIN 200 MILES OF PROJECT SITE UNLESS OTHERWISE APPROVED BY OWNER OR LANDSCAPE ARCHITECT.
6. PLANTS SHALL HAVE TAGS THAT IDENTIFY PLANT GENUS, SPECIES, CULTIVAR (IF APPLICABLE), PLANT COMMON NAME, NAME OF SOURCE NURSERY, AND SIZE OF PLANT FOR REVIEW OF OWNER OR LANDSCAPE ARCHITECT.
7. NO PLANT SHALL BE PLACED IN THE GROUND BEFORE ROUGH GRADING HAS BEEN COMPLETED AND APPROVED BY THE OWNER OR LANDSCAPE ARCHITECT. STAKING THE LOCATION OF ALL TREES AND SHRUBS SHALL BE COMPLETED PRIOR TO PLANTING FOR APPROVAL BY THE OWNER OR LANDSCAPE ARCHITECT.
8. FINAL GRADES SHALL BLEND SMOOTHLY WITH EXISTING GRADES, AND TOP AND BOTTOM OF SLOPES SHALL BE ROUNDED.
9. 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-SHREDDED HARDWOOD BARK MULCH, AGED AT LEAST 6 MONTHS.
10. IF TREE STAKING IS PROPOSED, TREE STAKING MUST BE COMPLETED THE SAME DAY AS THE TREE IS INSTALLED. ALL TREES SHALL BE STAKED OR GUYED PER DETAIL.
11. LANDSCAPE PLANTING AREAS MUST BE FREE DRAINING. PAVEMENT, COMPACTED SUBGRADE, DEAD OR DYING PLANT MATERIAL, BLASTED ROCK, STONES GREATER THAN 1" IN DIAMETER, AND ANY OTHER MATERIAL HARMFUL TO PLANT GROWTH AND DEVELOPMENT SHALL BE REMOVED FROM AREAS TO BE LANDSCAPED AS REQUIRED BY PLANTING DETAILS OR SPECIFICATIONS.
12. 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,Al,Pb) 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.<br>4% - 8% FOR TREE AND SHRUB PLANTERS.<br>8%-16% FOR RETENTION OR DETENTION BASINS.<br>(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 MANUFACTURER'S RECOMMENDATIONS. HERBICIDE APPLICATION 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%<br>- 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.<br>- 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.  |   |

12. 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.

13. PLANT REQUIREMENTS: ALL PLANTS SHALL CONFORM IN SIZE AND GRADE TO THE AMERICAN STANDARD FOR NURSERY STOCK, ANSI Z60.1 (LATEST EDITION). ALL PLANTS SHALL MEET THE ADDITIONAL REQUIREMENTS SET FORTH BELOW AND IN WRITTEN SPECIFICATIONS AS APPLICABLE. ALL TREES AND SHRUBS SHALL HAVE BEEN GROWN AT A COMMERCIAL NURSERY WITHIN 200 MILES OF THE PROJECT SITE UNLESS OTHERWISE APPROVED BY OWNER OR LANDSCAPE ARCHITECT. TREES SHALL BE TYPICAL OF THEIR SPECIES VARIETY. THEY SHALL BE HEALTHY, SYMMETRICAL, EVENLY AND DENSELY BRANCHED, AND DENSELY FOLIATED WHEN IN LEAF. THEY SHALL BE FREE OF BARK INJURY, DISEASE, AND INSECT PESTS. ALL TREES SHALL HAVE A STRAIGHT TRUNK WITH A SINGLE MAIN LEADER UNLESS OTHERWISE CHARACTERISTIC OF THE SPECIES OR VARIETY. THE OWNER OR LANDSCAPE ARCHITECT WILL ALLOW SUBSTITUTIONS ONLY UPON WRITTEN APPROVAL. SIZES SHALL CONFORM TO THE MEASUREMENT SPECIFIED ON THE DRAWINGS. PLANTS LARGER THAN SPECIFIED MAY BE USED IF APPROVED, BUT THE USE OF SUCH PLANTS SHALL NOT INCREASE THE CONTRACT PRICE. ALL OVERSTORY TREES PLANTED ALONG PARKING AREAS, SIDEWALKS AND PEDESTRIAN ACCESSES SHALL NOT BRANCH BELOW 7' FEET IF THE TREE CALIPER IS 3" INCHES OR GREATER. ALL PLANT MATERIALS ARE SUBJECT TO INSPECTION AND ACCEPTANCE BY THE OWNER OR LANDSCAPE ARCHITECT AT THE NURSERY SOURCE. THE CONTRACTOR SHALL COORDINATE SOURCE VISITS WITH THE LANDSCAPE ARCHITECT AND SHALL ACCOMPANY THE OWNER AND/OR LANDSCAPE ARCHITECT FOR ALL INSPECTIONS. CERTIFICATES OF COMPLIANCE WITH SPECIFICATIONS ARE REQUIRED FOR ALL PLANTS.

14. INSPECTION AND REVIEW:  
ALL PLANT MATERIAL SHALL BE SUBJECT TO INSPECTION AND ACCEPTANCE BY THE OWNER OR LANDSCAPE ARCHITECT AT THE NURSERY SOURCE OR PLACE OF GROWTH. THE CONTRACTOR SHALL COORDINATE WITH THE LANDSCAPE ARCHITECT ON A SCHEDULE FOR SOURCE VISITS AND A SCHEDULE FOR SOURCE VISITS AND LANDSCAPE ARCHITECT FOR ALL SOURCE INSPECTIONS. CERTIFICATES OF COMPLIANCE ARE REQUIRED FOR ALL PLANT MATERIALS. PHOTOGRAPHIC REVIEW OF PLANT MATERIAL IS ACCEPTABLE IF APPROVED BY LANDSCAPE ARCHITECT. PHOTOGRAPHS MUST BE PROVIDED IN QUANTITY AND VARIETY TO ALLOW LANDSCAPE ARCHITECT SUFFICIENT INFORMATION TO MAKE A REASONABLE DETERMINATION AS TO THE PLANTS' QUALITY. OWNER AND LANDSCAPE ARCHITECT RESERVES THE RIGHT TO REJECT PLANT MATERIAL DELIVERED TO THE SITE BUT PREVIOUSLY ACCEPTED IF DAMAGED OR NOT PROPERLY MAINTAINED DURING THE DELIVERY PROCESS.

15. PLANTING SEASONS (UNLESS OTHERWISE APPROVED BY THE OWNER OR LANDSCAPE ARCHITECT)

TREES, SHRUBS AND GROUNDCOVERS	SPRING APRIL	FALL SEPTEMBER 1 TO NOVEMBER 15
SEED MIXES	PER MANUFACTURER'S RECOMMENDATIONS OR AS LISTED IN SEED MIX NOTES	


16. SEEDING MIXTURES: REFER TO SEED MIX NOTES.

17. ALL SLOPES STEEPER THAN 3:1 RECEIVING A SEED MIX SHALL BE COVERED WITH AN EROSION CONTROL BLANKET OF STRAW FIBER AND BIODEGRADABLE OR PHOTODEGRADABLE NETTING.

18. UNLESS OTHERWISE NOTED IN DRAWING SET, NEW TREE LINES SHALL EQUAL CLEARING AND GRUBBING LIMIT FOR CONSTRUCTION.

19. ALL DISTURBED AREAS NOT OTHERWISE DEVELOPED SHALL BE SEEDED WITH THE LAWN SEED MIX.

DRYLAND GRASS SPECIFICATION



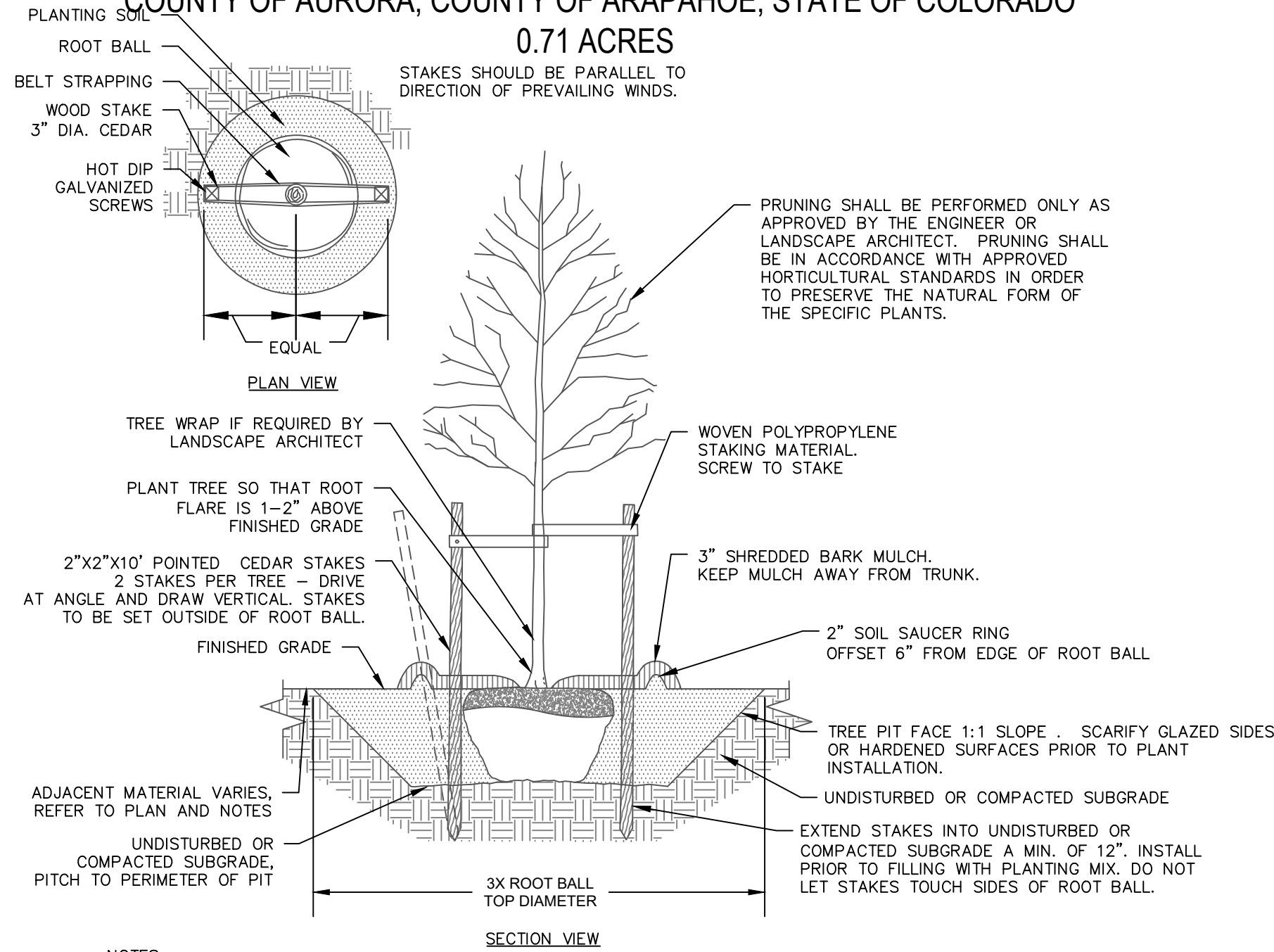
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ESTABLISHED BY PAWNEE BUTTES SEED COMPANY (PAWNEEBUTTESSEED.COM) OR APPROVED EQUAL. CONTAINS: (25%) CANADA BLUEGRASS (POA SECURUNDA), (25%) BLUEBERG BLUEGRASS (POA SECURUNDA), (25%) ROCKY MOUNTAIN FESCUE (FESTUCA SAXIMONTANA), (25%) SHEEP FESCUE (FESTUCA OVINE). APPLY AT THE RATE OF 5 LBS./PER 1,000 SF.

**1-800-922-1987**

COA SURVEY CONTROL

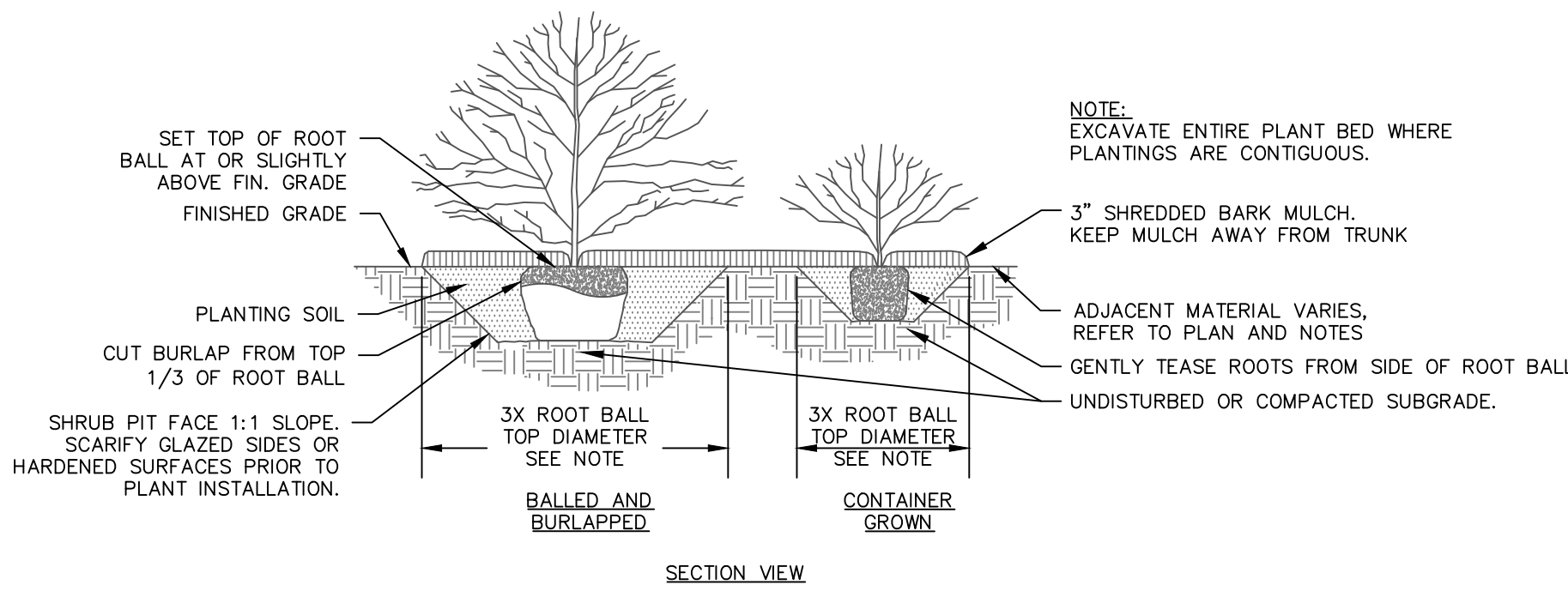
RESUBDIVISION OF LOT 1, BLOCK 1, WINGERT SUBDIVISION FILING NO. 1  
LOCATED IN THE NORTHEAST 1/4 OF SECTION 27, TOWNSHIP 4 SOUTH, RANGE 67, WEST OF THE 6TH P.M.,  
COUNTY OF AURORA, COUNTY OF ARAPAHOE, STATE OF COLORADO  
0.71 ACRES



- NOTES:
- STAKING FOR TREES ON 4:1 SLOPES OR LESS THAN 3" CALIPER 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.

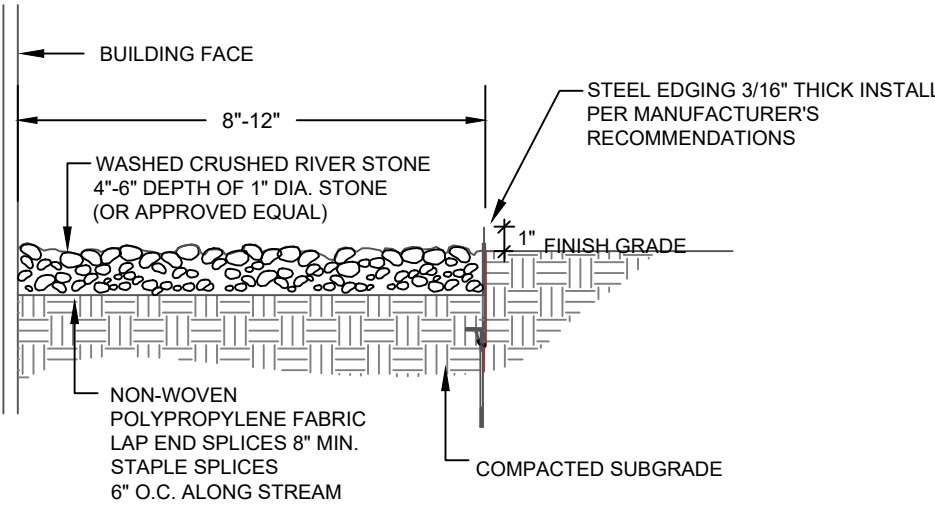
DECIDUOUS TREE PLANTING

N.T.S



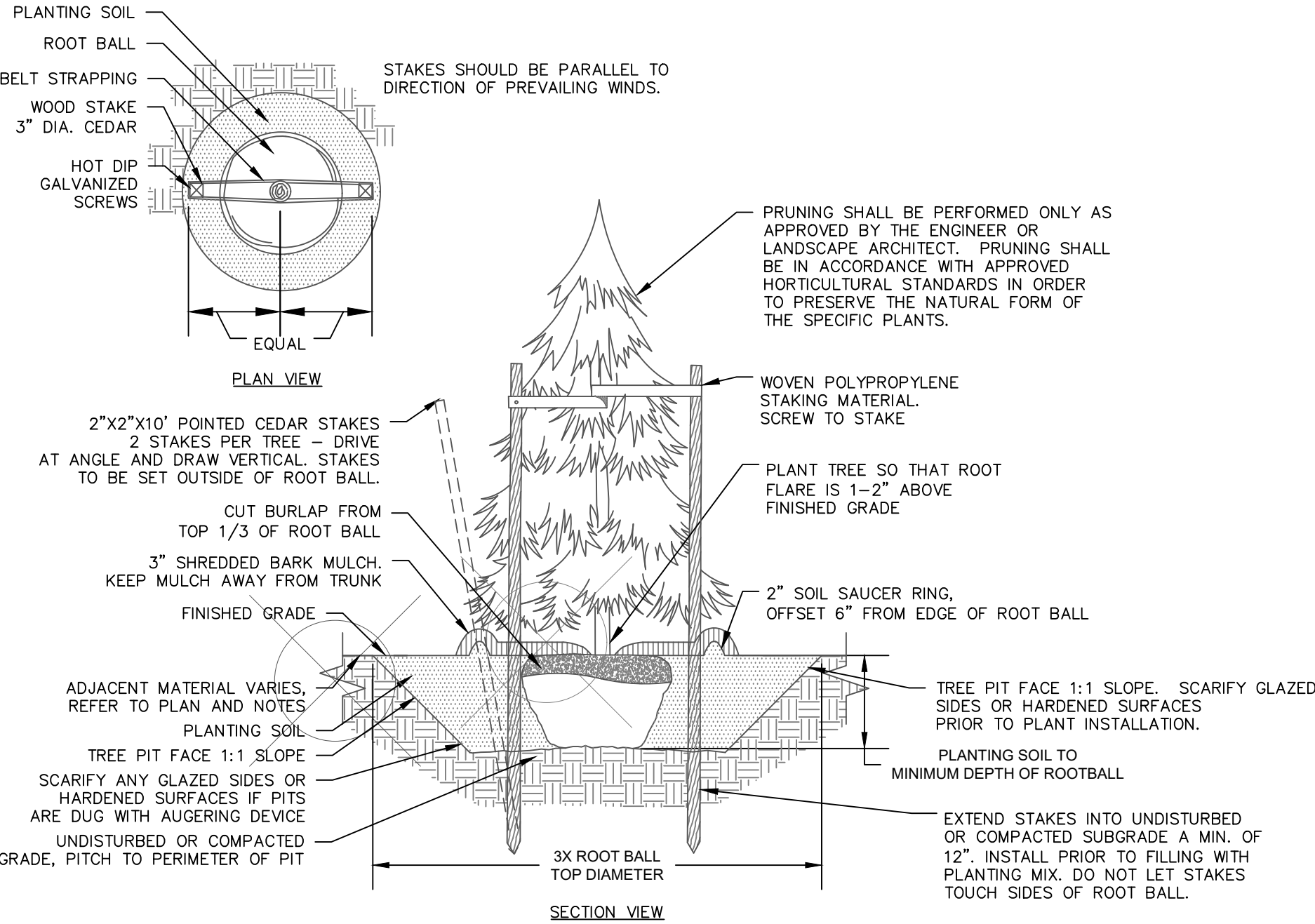
SHRUB PLANTING

N.T.S



CRUSHED STONE MOW STRIP

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

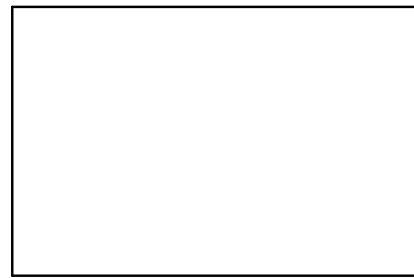
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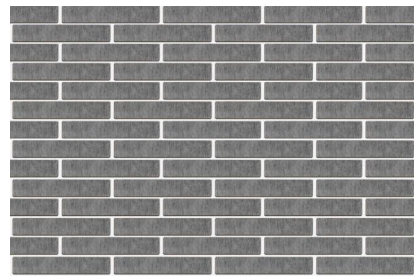
**11-units, three Story Townhouse Project**  
**at 10209 E Warren Ave, Aurora, CO, 80247**



**Fasade Panels SP-1**



**Cementitious Stucco CS-1**



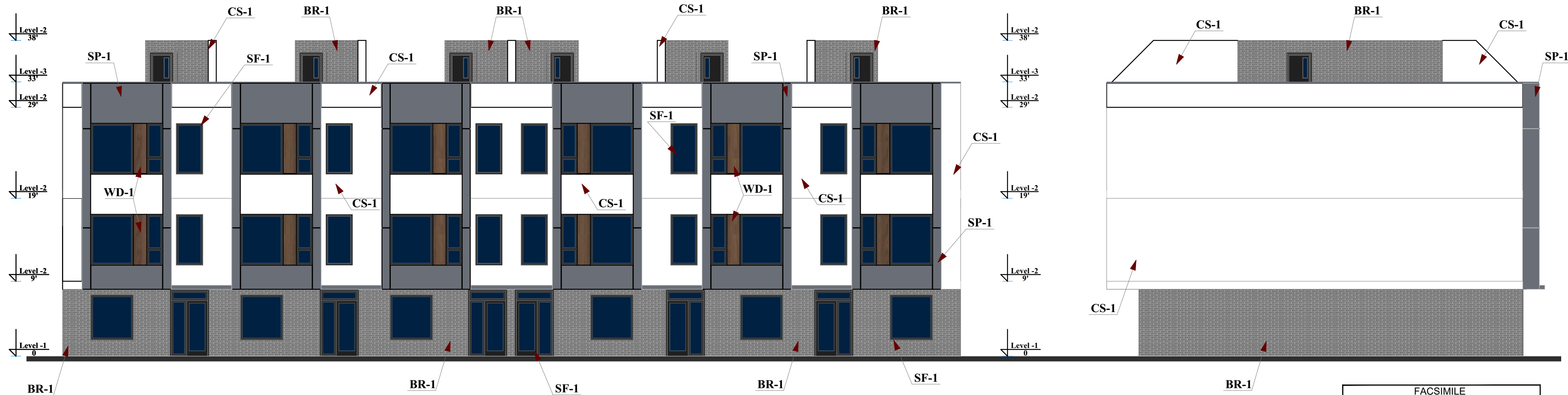
**Brick siding BR-1**




**Wood siding WD-1**

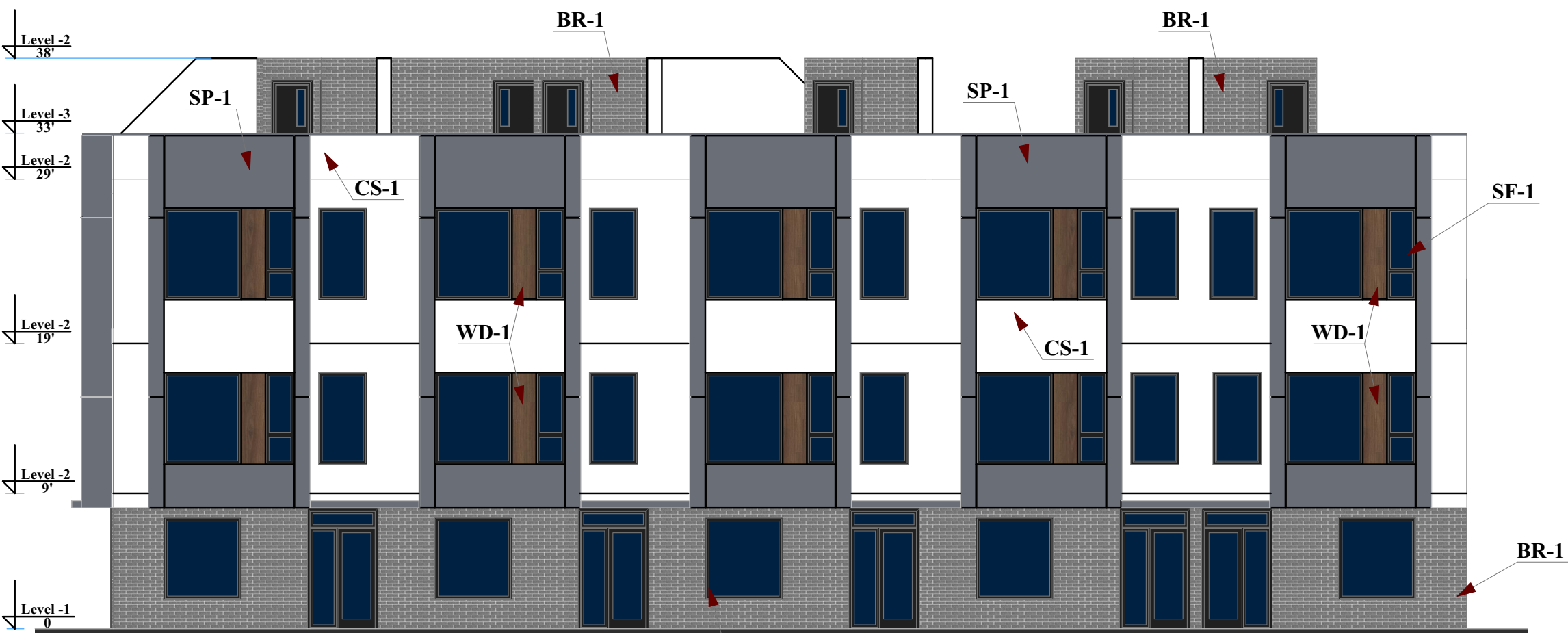


**Terrace Decking TPO**



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

FACSIMILE  
THE ELECTRONIC PLAN IS A FACIMILE OF THE  
SIGNED AND SEALED PDF SET  
  
CLIFFORD NETUSCHIL, P.E. DATE 10-15-2024

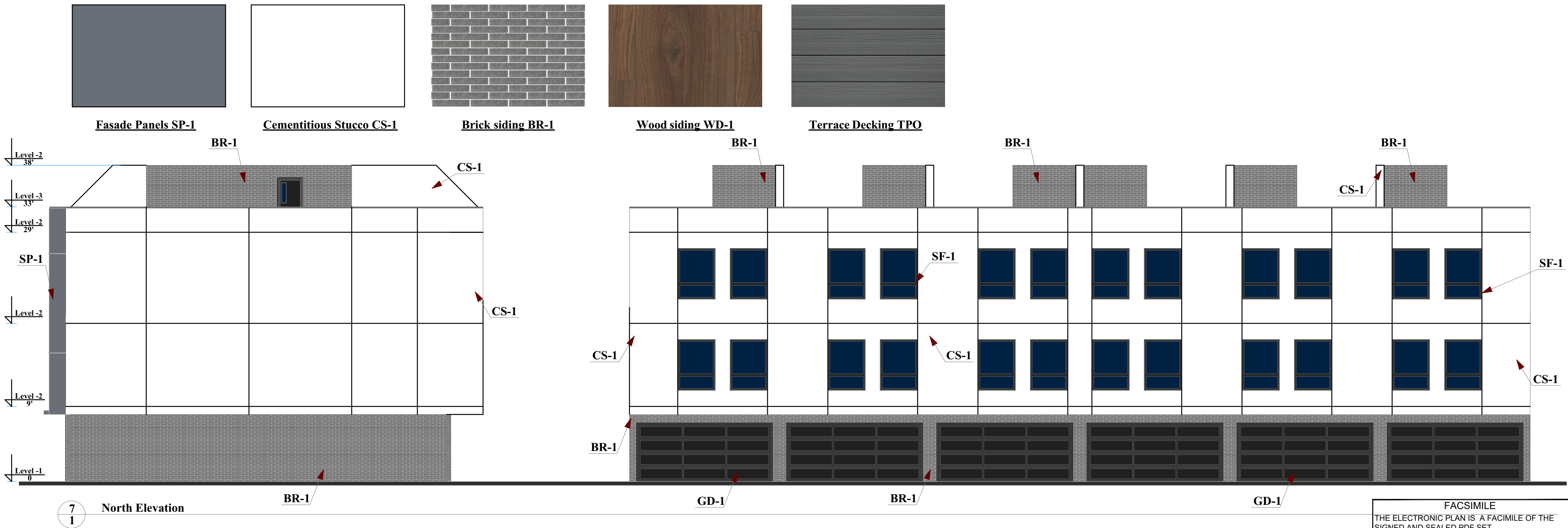


**1**  
**6**  
**East Elevation**  
**From E Warren St**

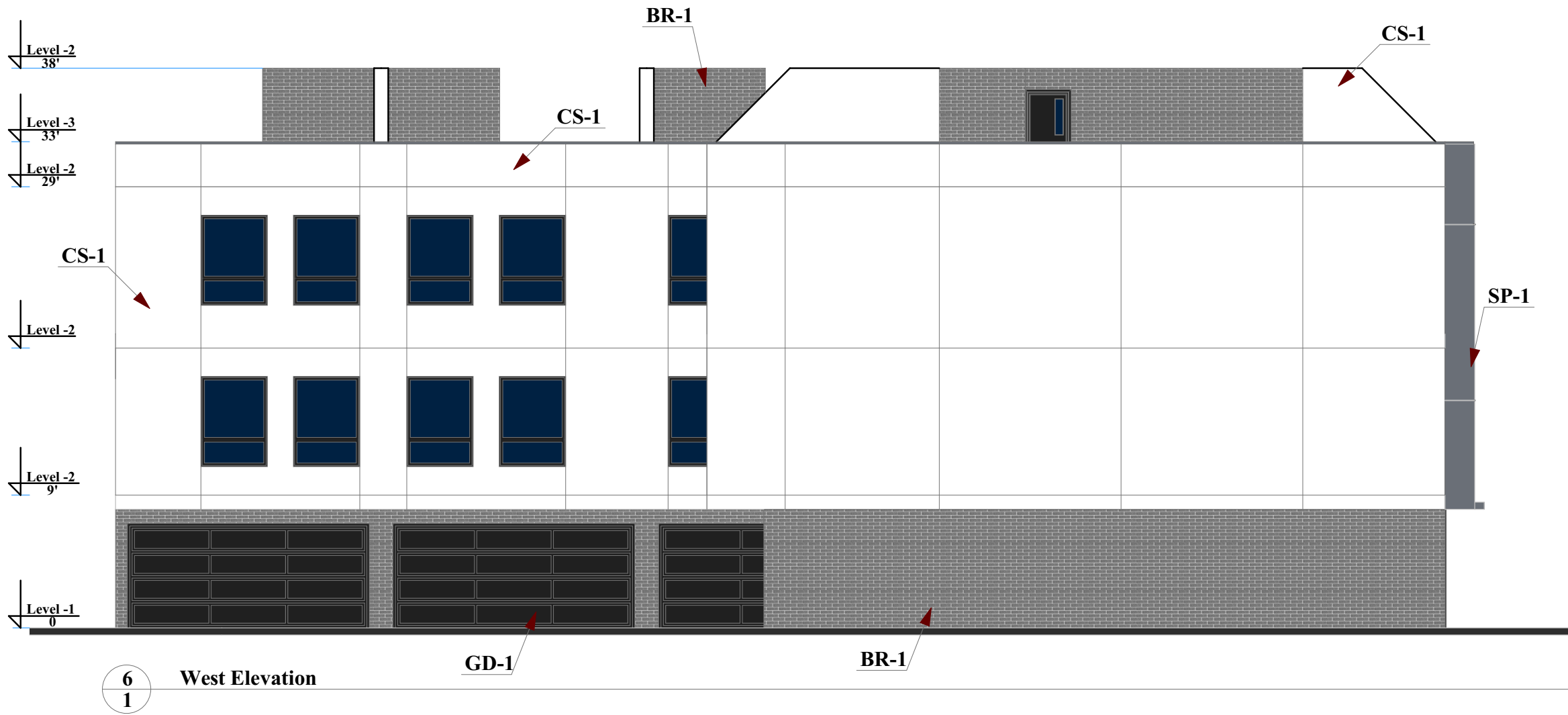
EXTERIOR FINISH SCHEDULE				
REF	DESCRIPTION	MANUFACTURER	MODEL/COLOR	REMARKS
WALL				
SP-1	Fasade panels	CSM, Inc	Dark Grey	Wall panels finish Grey
CS-1	Cementitious Stucco	Dryvit	White	Wall stucco finish
BR-1	Brick Siding	Glen-Gery	Dover Grey	Wall brick finish
WD-1	Wood Siding	LP SmartSide	Chestnut	Wall wood finish
ROOFING				
TPO	Terrace Decking System	Firestone, Trex	Dark Grey	Waterproofing under terrace decking
Windows, Doors				
SF-1	Aluminum	Kavneer	Black	Storefront windows system



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



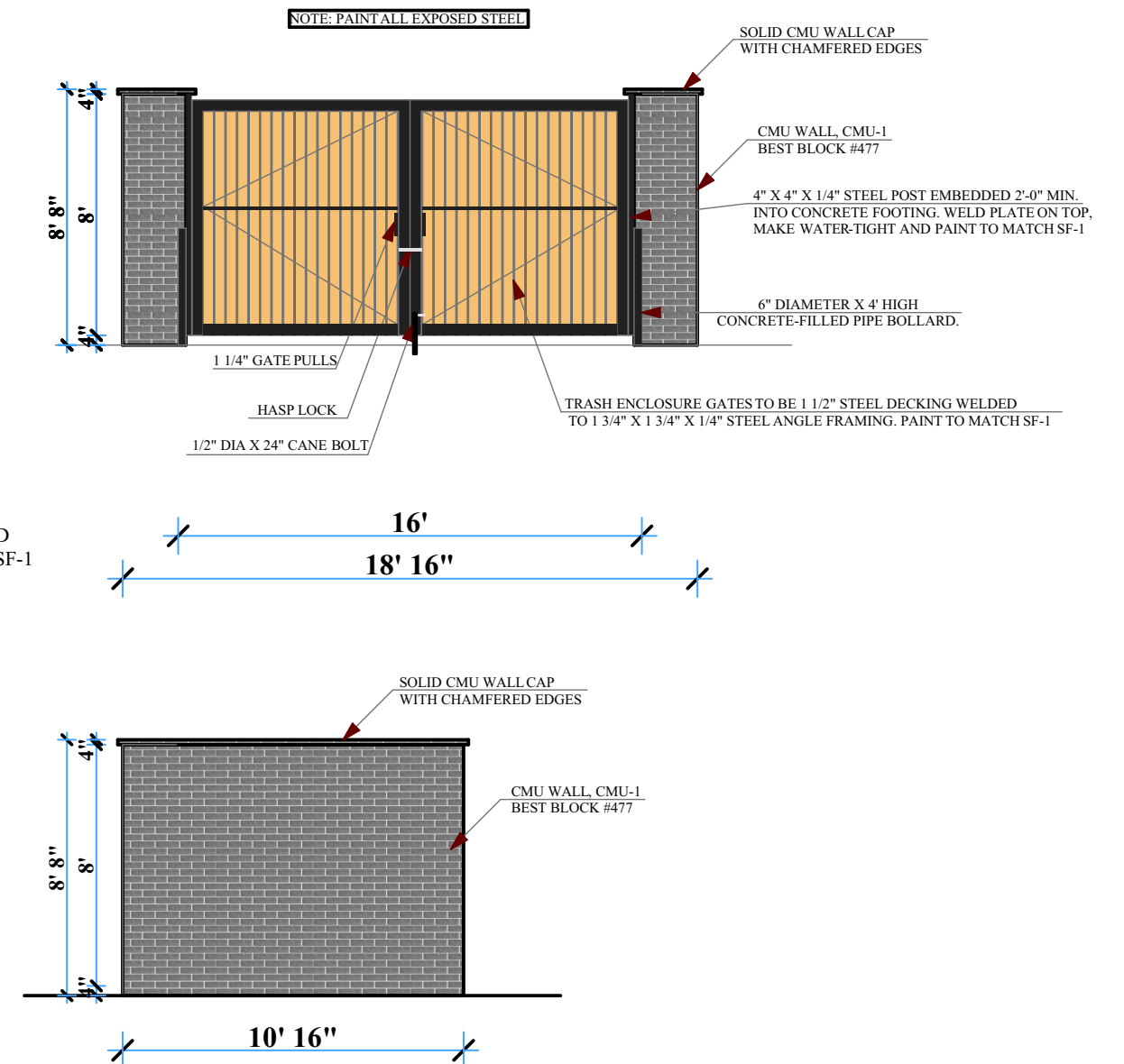
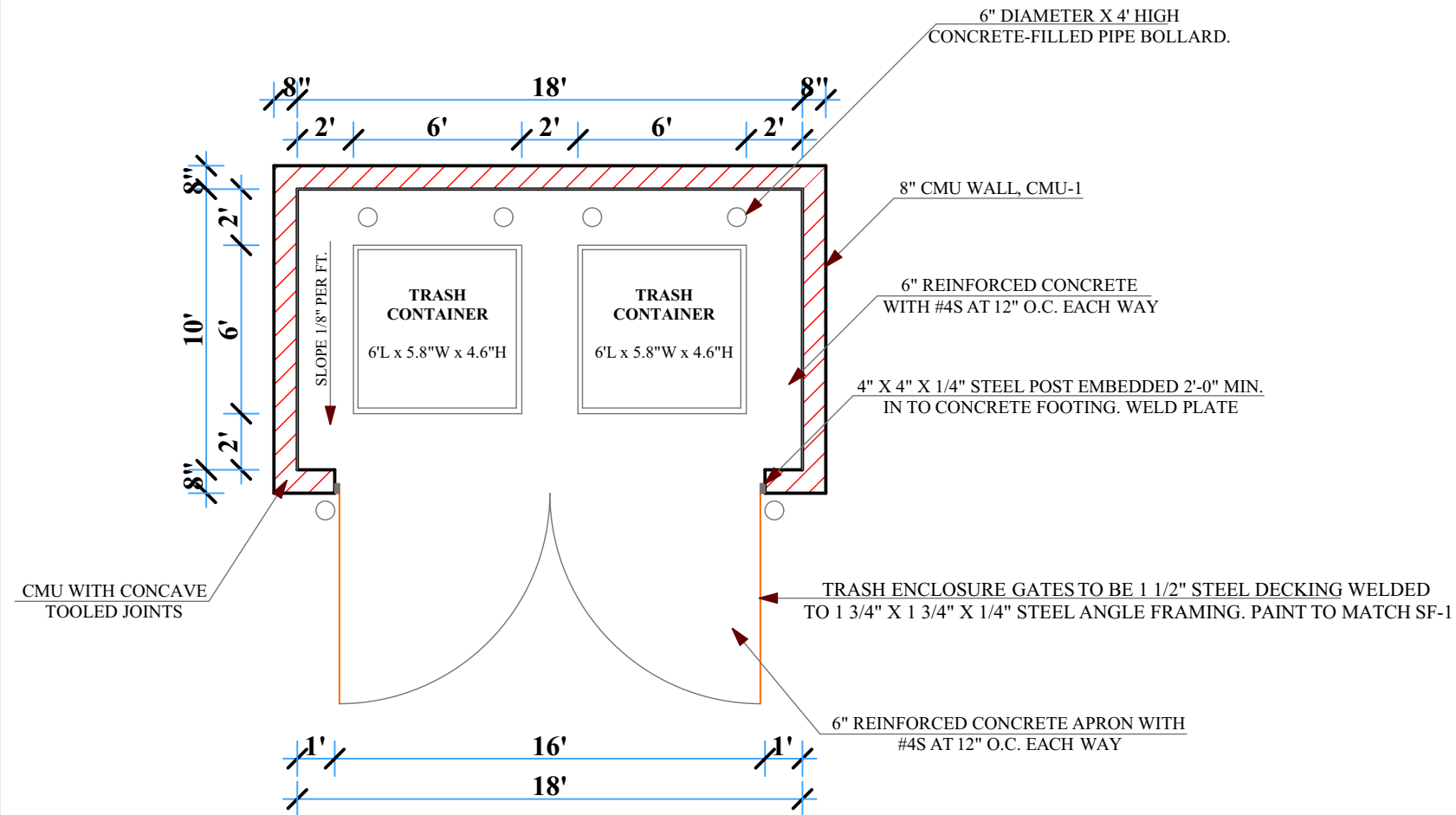
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THE ELECTRONIC PLAN IS A FACIMILE OF THE  
SIGNED AND SEALED PDF SET  
*Clifford Netuschil*  
CLIFFORD NETUSCHIL, P.E. 10-15-2024  
DATE




EXTERIOR FINISH SCHEDULE				
REF	DESCRIPTION	MANUFACTURER	MODEL/COLOR	REMARKS
WALL				
SP-1	Fasade panels	CSM, Inc	Dark Grey	Wall panels finish Grey
CS-1	Cementitious Stucco	Dryvit	White	Wall stucco finish
BR-1	Brick Siding	Glen-Gery	Dover Grey	Wall brick finish
WD-1	Wood Siding	LP SmartSide	Chestnut	Wall wood finish
ROOFING				
TPO	Terrace Decking System	Firestone, Trex	Dark Grey	Waterproofing under terrace decking
Windows, Doors				
SF-1	Aluminum	Kavneer	Black	Storefront windows system
GD-1	Garage Door	Clopay	Black	Insulated steel garage door



## CMU Trash Enclosure plan Two 6 Yard Dumpster



**FACSIMILE**  
THE ELECTRONIC PLAN IS A FACIMILE OF THE  
SIGNED AND SEALED PDF SET  
  
10-15-2024  
CLIFFORD NETUSCHIL, P.E. DATE