

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

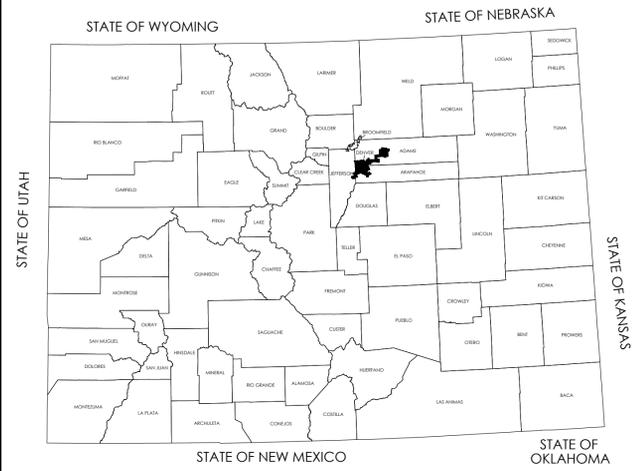
WARREN STREET TOWNHOMES
10209 East Warren Avenue
City of Aurora, Colorado, 80247

PREPARED FOR:

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



VICINITY MAP
SCALE 1" = 1000'



LOCATION MAP

N.T.S.

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. 456727NE006 BEING A 3" BRASS CAP LOCATED AT THE NORTHEAST CORNER OF THE INTERSECTION BETWEEN EAST WARREN AVENUE AND SOUTH PARKER ROAD.
ELEVATION: 5553.91', NAVD88 DATUM
TEMPORARY BENCHMARK: THE TOP OF THE FIRE HYDRANT LOCATED IN EAST WARREN AVENUE RIGHT OF WAY APPROXIMATELY 63' SOUTH AND 7' WEST OF THE SOUTHEAST CORNER OF THE ABOVE DESCRIBED PROPERTY.
ELEVATION: 5567.68'

FLOOD ZONE DESIGNATIONS

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

COA DETENTION NOTE

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

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

SITE 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 SEAL
(PRINCIPALS OR OWNERS)

STATE OF COLORADO)
COUNTY OF _____)

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:



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 ENTRANCE THEY SERVE. THE ACCESSIBLE ROUTE BETWEEN ACCESSIBLE PARKING AND ACCESSIBLE BUILDING ENTRANCES SHALL BE THE MOST PRACTICAL DIRECT ROUTE. THE ACCESSIBLE ROUTE MUST BE LOCATED WITHIN A SIDEWALK. NO SLOPE ALONG THIS ROUTE MAY EXCEED 1:20 WITHOUT PROVIDING A RAMP WITH A MAXIMUM SLOPE OF 1:12 AND HANDRAILS. CROSSWALKS ALONG THIS ROUTE SHALL BE WIDE ENOUGH TO WHOLLY CONTAIN THE CURB RAMP WITH A MINIMUM WIDTH OF 36" AND SHALL BE PAINTED WITH WHITE STRIPES. THE CITY OF AURORA ENFORCES 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 ACCEPTED, AND INITIALLY ACCEPTED.
- ALL BUILDING ADDRESS NUMBERS SHALL COMPLY WITH SECTIONS 126-271 AND 126-278 OF THE



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
 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



355 Research Parkway
 Westden, CO 80450
 (203) 630-1406

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

REVISIONS	No.	Date	Desc.

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

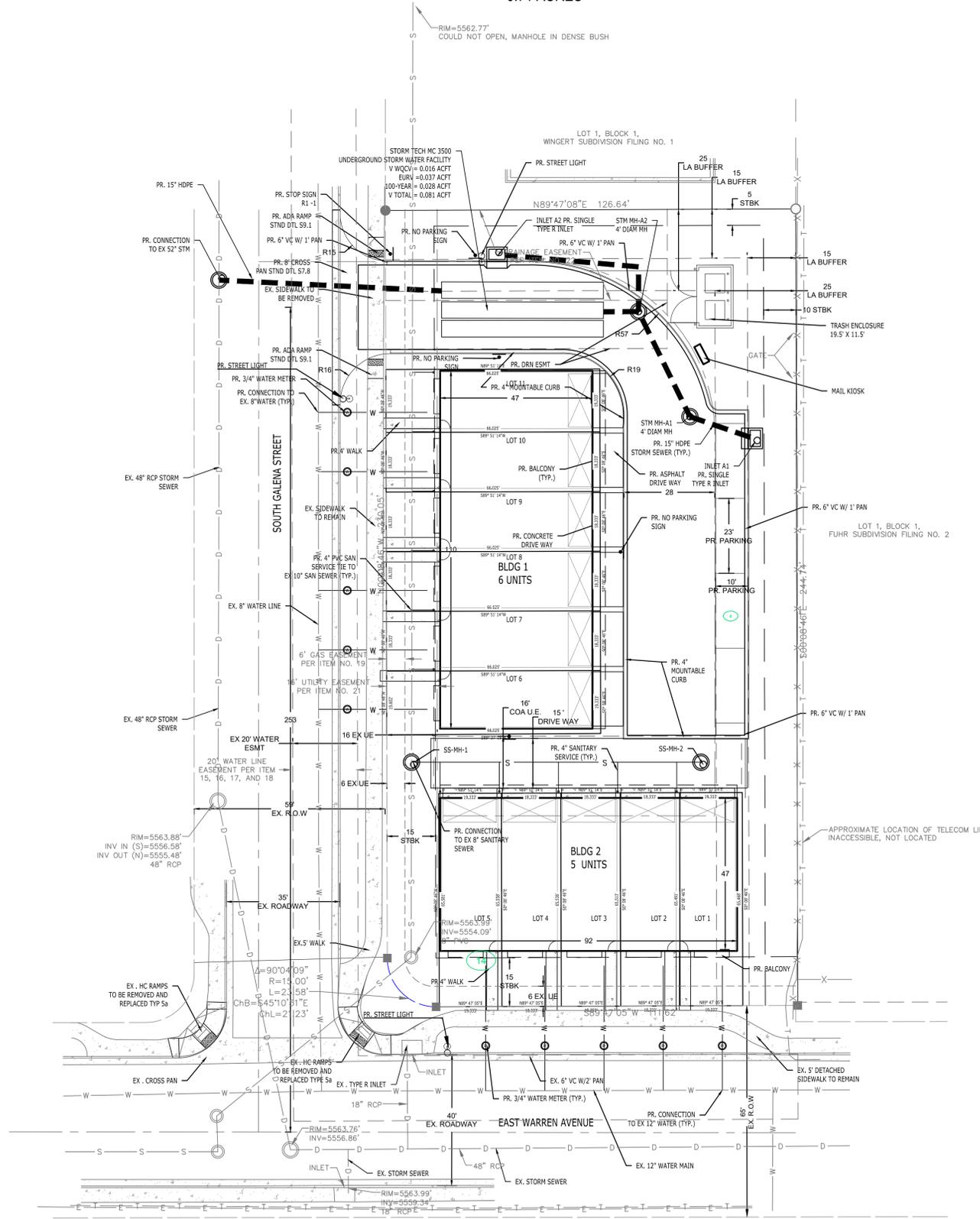
NOTES

Sheet No.
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SITE PLAN DEVELOPMENT PLAN

WARREN AVENUE TOWNHOMES

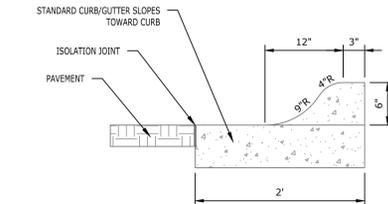
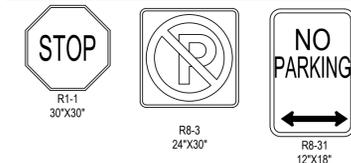
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 COUNTY OF AURORA, COUNTY OF ARAPAHOE, STATE OF COLORADO
 0.71 ACRES



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.

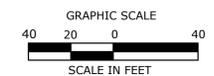
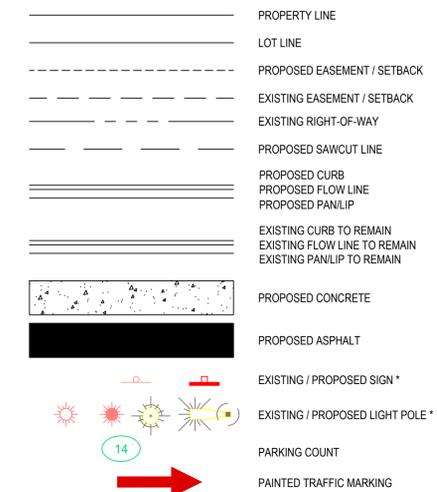
SIGN LEGEND



MOUNTABLE CURB

N.T.S.

LEGEND



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 CORNER OF THE ABOVE DESCRIBED PROPERTY. ELEVATION: 5567.68'



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

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

REVISIONS
 No. Date

Designed: CFI
 Drawn: CFI
 Reviewed: CN
 Scale: 1" = 20'
 Project No.: 2401386
 Date: 09/25/2024

CAD File: SDP-SITE PLAN

Title: **SITE PLAN**

Sheet No. **3 OF 11**

11/1/2024, BROWN, G., LORAIN, N., 1/24/2024, DWG, SHEETS, SDP, SDP, SITE PLAN, DWG, 3, 8E

Xref (0): 2024-05-TBLK-CDP, XZ240425-01, 2024-05-TBLK-CD, XZ240425-01, 2020-08-LAY-UTL-TBLK-SP

SITE DEVELOPMENT PLAN

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

Symbol	Label	General Description	Mounting Height	Color	Catalog Number	Lamp	LLF	Watts	Lumens	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	MCGRAW-EDISON GALN-SA1C-730-U-T3 POLE: MILLERBERND ART-A-080-A-200-DM-F-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 20-FOOT ROUND TAPERED GALVANIZED STEEL POLE.	30'-0" AFG	GREY	STREETWORKS ARCH-M-PA2-100-730-U-T3-AP-PR2-10K POLE: MILLERBERND SJ1-041-A-070-A-300-R-GV-NC2 PROVIDE TBZ BREAKAWAY BASE WHERE REQUIRED	LED	0.85	101W	14,410	FULL CUT-OFF

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 SCNCE ENTRIES		8'-0" AFG	BLACK	TECH LIGHTING 700WSBOW-4-B-LED830	LED	1.00	17.8W	FULL CUTOFF
SW2	WALL SCNCE GARAGES		8'-0" AFG	BLACK	LUMIERE 303-W1-LEDB1-3000-UNV-74-DIM10-BK	LED	1.00	8.5W	FULL CUTOFF

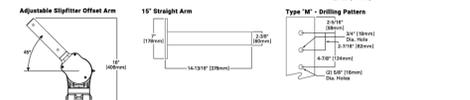
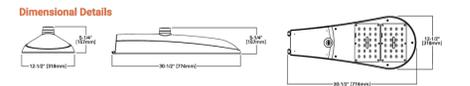
NOTE: SEE CITY OF AURORA 2023 ROADWAY DESIGN & CONSTRUCTION SPECIFICATIONS STANDARD DETAILS L10.1 AND L4.1 FOR POLE AND FOUNDATION DETAILS.

Project	Catalog #	Type	SL3
Prepared by	Notes	Date	



- Product Certifications**
- IP66
 - SD VIB
 - ISFM
 - IEC

- Quick Facts**
- 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; IP66 rated



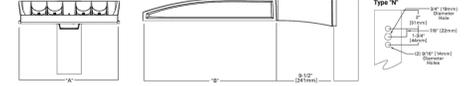
COOPER Lighting Solutions P3500502EN page 1 April 2024 10:23 AM

Project	Catalog #	Type	SL1
Prepared by	Notes	Date	



- Product Certifications**
- IEC
 - DLC
 - DLC
 - SD VIB
 - IP66
 - IEC
 - BAA
 - YEAR

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



Standard Arm	Mounting Height	Mounting Length	Weight (incl. Standard or Off Arm)	DLF (incl. Standard or Off Arm)
1-4	16'	22'	29 lb.	0.95
3-6	22'	22'	39 lb.	0.95
7-8	22'	29 1/2'	48 lb.	1.1

COOPER Lighting Solutions P3500502EN page 1 July 16, 2022 4:07 PM

Project	Catalog #	Type	SW2
Prepared by	Notes	Date	



- Product Certification**
- IP66
 - IP68
 - BAA

- Top Product Features**
- Adjustable direct or indirect luminaire - 180° Adjustable at knuckle
 - 2700K, 3000K or 3500K or 4000K Color Temperature and Amber (585-595nm)
 - Forward/Lateral Throw or Flood Optics with diffuse glass sealed lens
 - Patented AccuLED Optics™ System
 - Universal Input LED Driver Included (120 - 277V, 50/60 Hz)
 - ELV or 0-10 Dimming



COOPER Lighting Solutions P3500502EN page 1 April 2024 10:23 AM

BOWMAN 4 WALL SCNCE

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 LM89-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	899
WATTS	17.8
VOLTAGE	120V, 277V
DIMMING	ELV
LIGHT DISTRIBUTION	Symmetric
MOUNTING OPTIONS	Downlight
CCT	3000K
CRI	80+
COLOR RENDERING	3 Step
BUG RATING	8 (up to 40)
DARK SKY	Compliant
WET LISTED	Yes
GENERAL LISTING	EHL 709-24
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



ORDERING INFORMATION

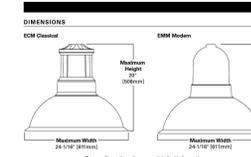
700WSBOW	LUMENS	FINISH	LEAD
B	899	BLACK	LEDB01
B	899	Bronze	LEDB02
B	899	Charcoal	LEDB03
B	899	White	LEDB04

techlighting.com

SW

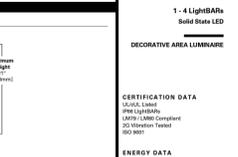
DESCRIPTION	Invue
The EPC Collection delivers custom luminaire flexibility with high quality, yet availability expectations of standard specification grade product. The EPC Collection can be dressed to suit any application. Recognizing evolving environmental and legislative trends, the EPC Collection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

- 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 lighting and performance solutions to the decorative luminaire marketplace.



EATON Power by Schneider

- 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 lighting and performance solutions to the decorative luminaire marketplace.



EATON Power by Schneider

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.



FOR PERMITTING PURPOSES ONLY NOT RELEASED FOR CONSTRUCTION



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



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

REV. NO.	DATE	DESC.

Designed: JLK
Drawn: JLK
Reviewed: JMB
Scale:
Project No.
Date: 10/31/24
CAD File:

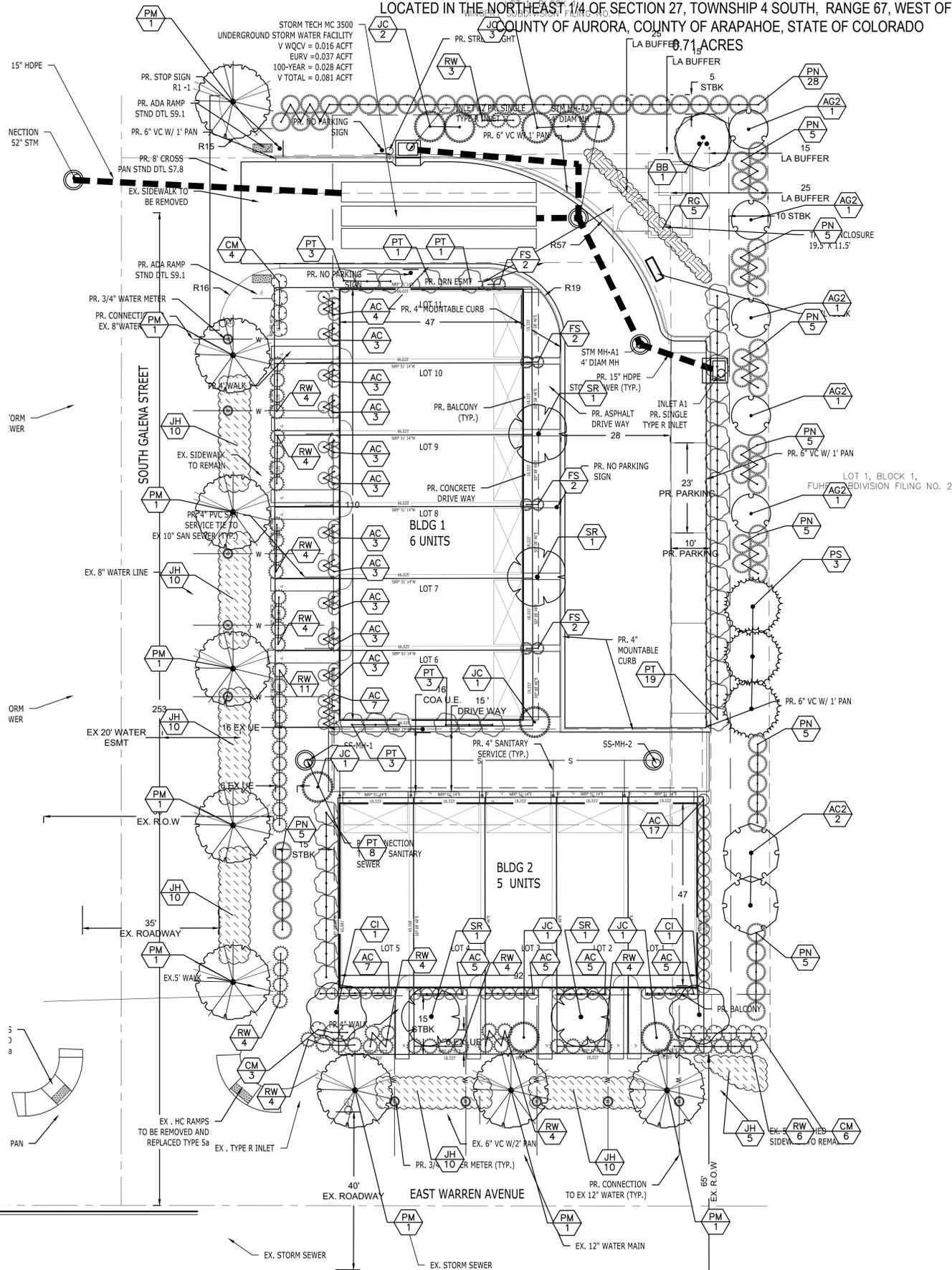
Title:

Sheet No.

6 OF 11

18012024_ISSUE 01 (LIBRARY) ISSUED FOR PERMITTING PURPOSES ONLY. THESE DRAWINGS SHALL NOT BE UTILIZED BY ANY PERSON, FIRM OR CORPORATION WITHOUT THE SPECIFIC WRITTEN PERMISSION OF BL COMPANIES.

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

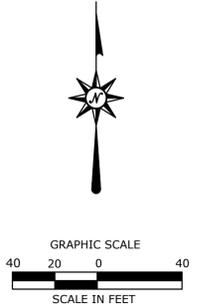


PLANT SCHEDULE						
SYMBOL	CODE	QTY	BOTANICAL NAME	COMMON NAME	SIZE	CONTAINER
DETENTION/RETENTION AREA						
BB	1	BETULA NIGRA 'CULLY'	HERITAGE RIVER BIRCH MULTI-TRUNK	2" CAL. 8' HT	B&B	
EVERGREEN TREES						
AC2	2	ABIES CONCOLOR	WHITE FIR	2" CAL. 6' HT MIN	B&B	
JC	9	JUNIPERUS SCOPULORUM 'COLOGREEN'	COLOGREEN JUNIPER	2" CAL. 6' HT MIN	B&B	
PS	3	PINUS STROBIFORMIS	SOUTHWESTERN WHITE PINE	2" CAL. 6' HT MIN	B&B	
ORNAMENTAL TREES						
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	
STREET TREE						
PM	9	PHELLODENDRON AMURENSE	CORKTREE	2" CAL. 6' HT MIN	B&B	
SHRUBS						
AC	85	ARTEMISIA CANA	SILVER SAGEBRUSH	5 GAL.	CONT.	36" o.c.
CM	13	CHAMAEBATARIA 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.
SHRUB AREAS						
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.	5 Galena St 200 lf (reduce curbcut)/40 = 5 5 trees 50 shrubs E Warren Ave 126 lf / 40 = 3.15 4 trees 32 shrubs	5 Galena St 51 shrubs and 0 tree can be provided per the existence of utility easement E Warren Ave 4 trees including 2 evergreen 35 shrubs
\$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 for each 25 linear feet of buffer and 50 percent of the trees shall be evergreen species.	East Property line 245 lf / 25 = 9.8 9.8 trees 49 shrubs North Property line 126 lf / 25 = 5 5 trees 25 shrubs	East Property line 10 trees including 5 evergreen 54 shrubs North Property line 5 trees including 5 evergreen 25 shrubs
\$146-4.7.5.J Building Perimeter Landscaping	Multifamily and Single-family Attached (Townhome) Residential Structures: (a) beds shall be an average of six feet wide and shall consist of landscaping, mulch, and metal edging. Edge 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.	BLDG 1 (5 Units) 275 lf perimeter 3 trees 8 tall shrubs 44 shrubs BLDG 2 (6 Units) 312 lf perimeter 3 trees 11 tall shrubs 49 shrubs	BLDG 1 (5 Units) Perimeter 3 trees 8 tall shrubs 44 shrubs BLDG 2 (6 Units) Perimeter 3 trees 11 tall shrubs 49 shrubs
\$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 inundation.	350 sf/4000=0.08 0.08 tree 0.8 shrub	1 tree 8 shrubs with basin seed mix

- 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. IF DISCREPANCIES OCCUR, THE 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 GRASSED 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.



Know what's below.
 Call before you dig.
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 COA SURVEY CONTROL



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 Meriden, CT 06450
 (203) 630-1406

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 10209 E. WARREN AVE
 CITY OF AURORA, CO 80247

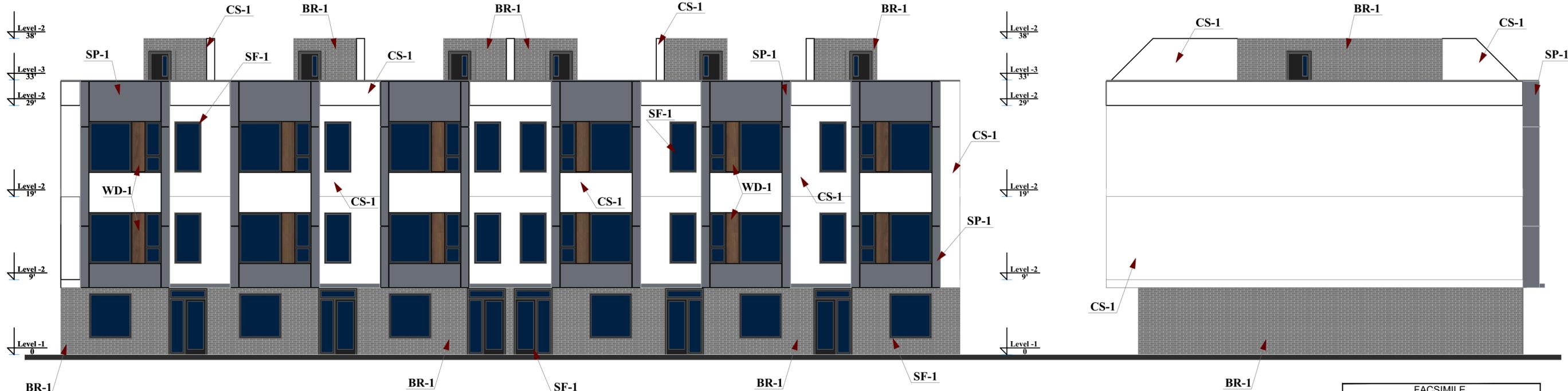
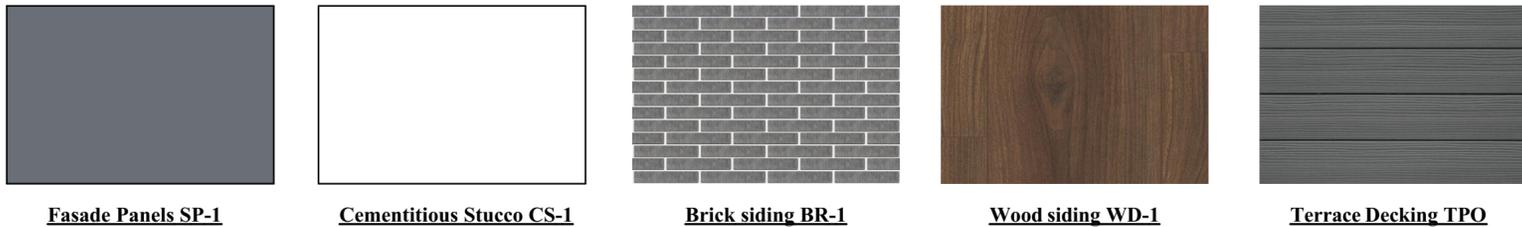
DESIGNED: G.J.Q.
 DRAWN: G.J.Q.
 REVIEWED: CN
 SCALE: ###
 PROJECT NO.: 2401386
 DATE: DATE

CAD FILE: SDP-LANDSCAPE

TITLE: LANDSCAPE PLAN

SHEET NO.: 7 OF 11

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



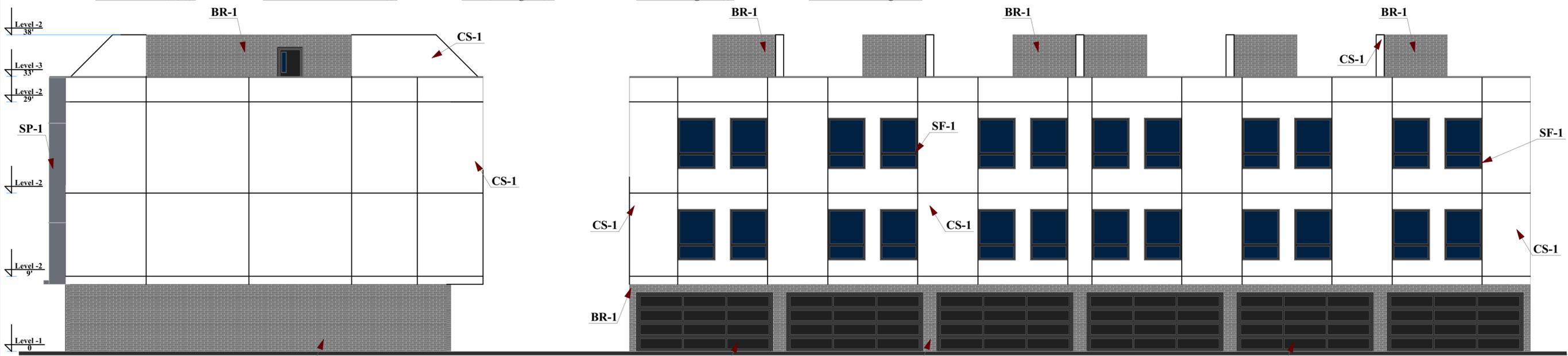
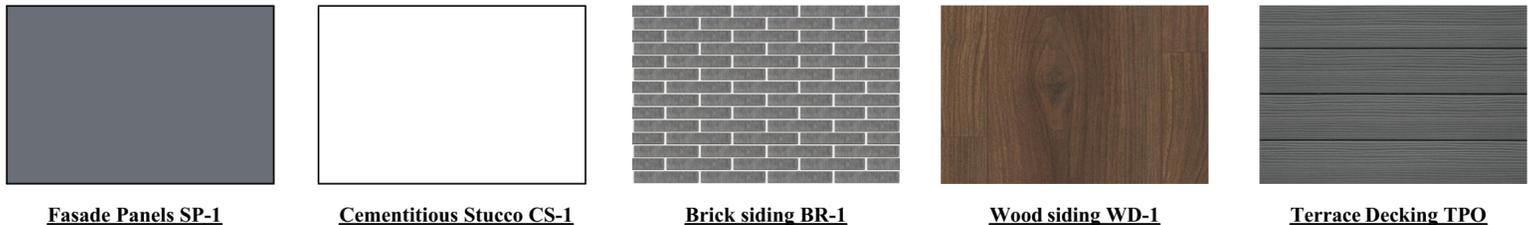
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Clifford Netuschil
CLIFFORD NETUSCHIL, P.E. DATE 10-15-2024

EXTERIOR FINISH SCHEDULE				
REF	DESCRIPTION	MANUFACTURER	MODEL/COLOR	REMARKS
WALL				
SP-1	Facade 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

1/6 East Elevation From E Warren St

1/7 South Elevation From S Galena St

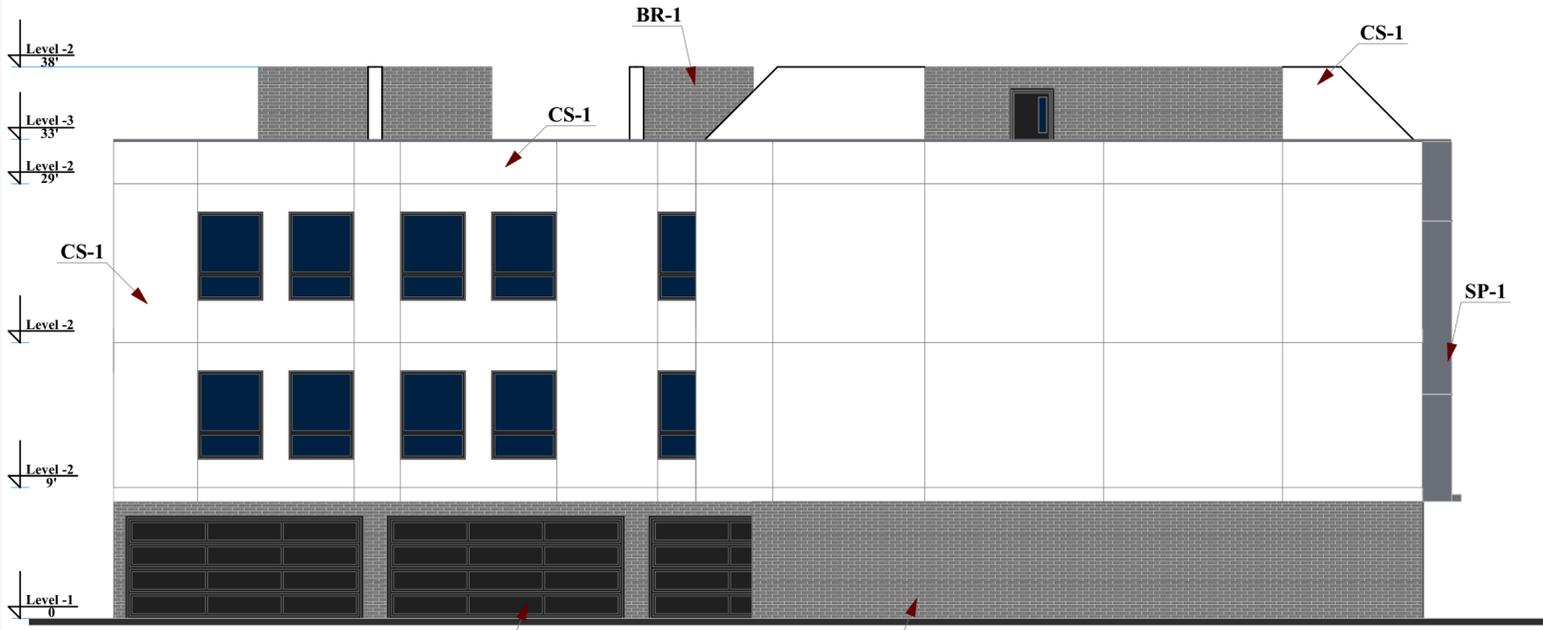
11-units, three Story Townhouse Project at 10209 E Warren Ave, Aurora, CO, 80247



7
1 North Elevation

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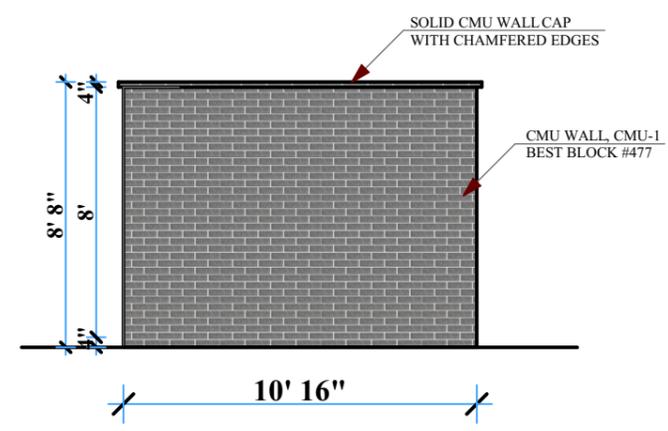
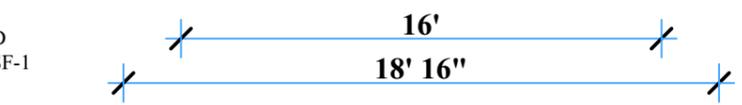
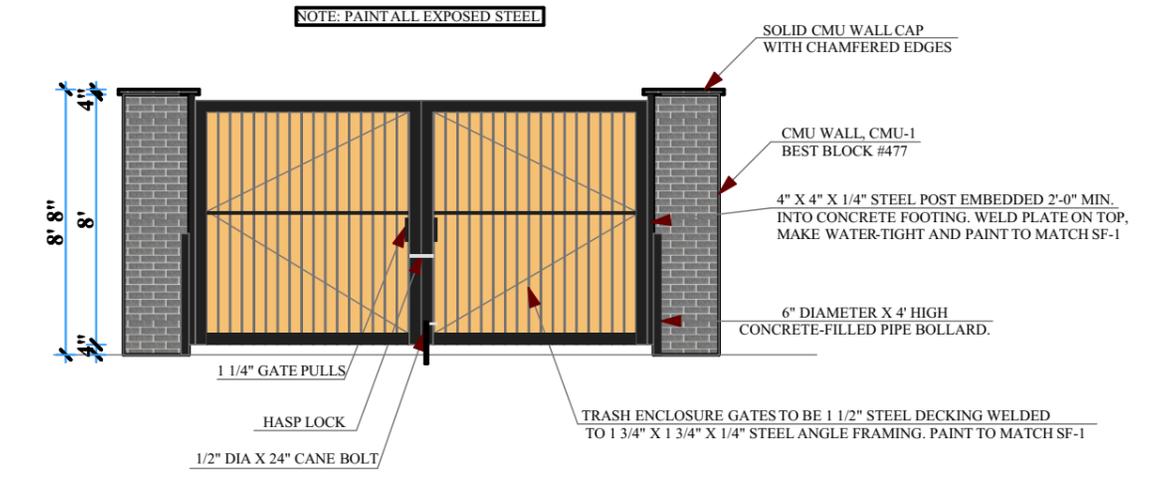
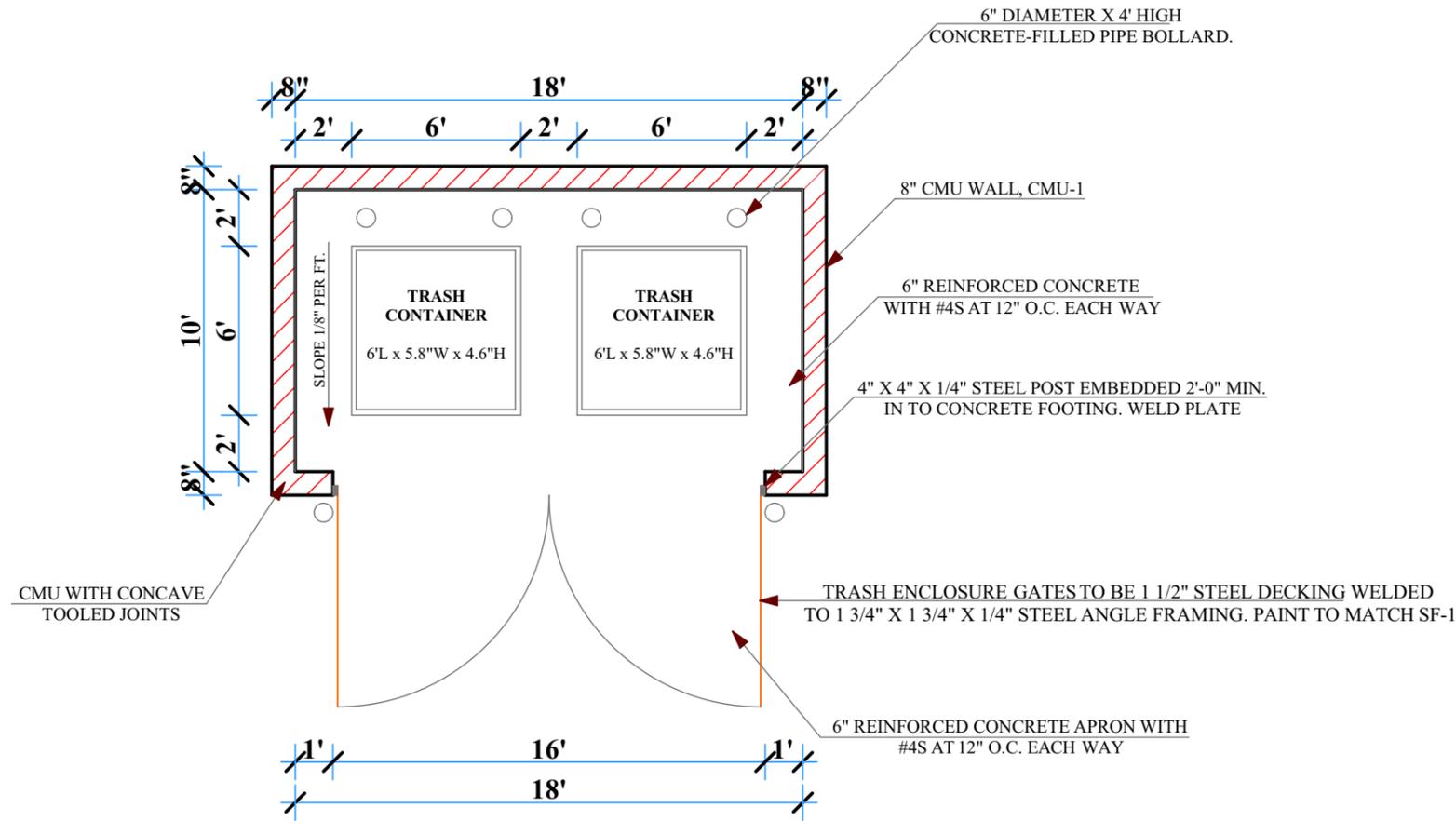
Clifford Netuschil
CLIFFORD NETUSCHIL, P.E. DATE 10-15-2024



6
1 West Elevation

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



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CLIFFORD NETUSCHIL, P.E. DATE