NORRIS DESIGN
PEOPLE + PLACEMAKING

1101 Bannock Street
Denver, Colorado 80204
303.892.1166

January 12, 2024

City of Aurora, Planning Department
15151 E. Alameda Parkway
Aurora, CO 80012

RE: DAVIS DEVELOPMENT MULTIFAMILY AT 5TH AVE & GUN CLUB ROAD – SITE PLAN AND PLAT
APPLICATION NUMBER: DA-2239-02

Dear Ms. Fusilier,

Thank you for taking the time to discuss our plans for the Davis Development Multifamily at Lamar Landing – Site Plan and Plat project. Valuable feedback was given by City Staff and adjustments have been made. We have reviewed the comments provided July 5, 2023, and following and have responded in the following pages.

Please feel free to contact me directly at 719.423,4716 or eappelgate@norris-design.com should you have any other comments, questions and/or special requests for additional information. We look forward to working with you to make this project a success

Sincerely,
Norris Design

Elyse Appelgate

Elyse Appelgate
Associate Planner

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Third Submission Review

PLANNING DEPARTMENT COMMENTS

1A. No questions, comments, or concerns were received from property owners or registered neighborhood groups during this review.
Response: Noted, Thank you

1B. Comments from Xcel Energy and Mile High Flood District have been addressed.
Response: Noted, Thank you

2. Completeness and Clarity of the Application

Avigation Easement
2A. Advisory Note for Staff Tracking: The avigation easement needs to be signed and completed prior to the recordation of the subdivision plat. Please coordinate with your Case Manager to finalize this document during your review.
Response: Noted; this document will be completed prior to recordation.

Generally
2B. Staff is supportive of the requested adjustment to waive the requirement of the sound attenuation wall. Further discussion of this request and the justification for staff support will be listed in the staff report to the Planning Commission.
Response: Thank you for this confirmation; we look forward to presenting this request to Planning Commission.

Site Plan Comments
Sheet 1
2C. Correct the formatting typo in the adjustments section.
Response: Corrected, Thank you.

2D. 4.5% (0.4-acres) is missing from this percentage calculation. The square footage/acreage also do not add up. Please check the math and revise.
Response: Coverage numbers have been reviewed and correctly updated.

3. Zoning and Subdivision Use Comments

Sheet 1
3A. Please clarify to read: "Included in Landscape Area".
Response: Revised per comment.

4. Open Space, Streets and Pedestrian Connection Comments

Sheet 8
4A. Open Space, Streets and Pedestrian Connection Comments have been addressed.
Response: Noted

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5. Parking Comments

Site Plan Comments
Sheet 5
5A. Typical for all attached carport spaces: please call out the carports as attached tandem carports for clarity.
Response: The noted area is not intended to be an attached carport space. It is still intended to be a tandem stall and has been identified as such.

6. Architectural and Urban Design Comments

Site Plan Comments
Sheet 31
6A. Carports need to be shown on the applicable elevations. Please provide a detail of the carport design to be referenced.
Response: Carport sheet provided in this submittal. The carports are detached from all buildings.

6B. Please verify that the stucco called out is 3-coat stucco and not EIFS.
Response: Confirmed. 3-cot stucco is specified for this project.

6C. Please provide an electronic material board in color for the Planning and Zoning Commission.
Response: Material board provided in this submittal.

7. Landscaping Issues (Kelly Bish / 303-739-7189 / kbish@auroragov.org

Site Plan Comments
Sheet 20
7A. The UDO Section number and title should be listed.
Response: Noted. This has been added.

Sheet 21
7B. The size is missing. Please see the redlines for details.
Response: Noted. This has been added.

7C. Change to 5 gallon per the redlines.
Response: Noted. This has been updated.

Sheet 22
7D. Correct the sheet numbers on the overall landscape sheet per the redlines. Update the key map on all subsequent sheets.
Response: Noted these have been updated.

Sheet 23
7E. Turn the interior of the building off on these sheets.
Response: This has been turned off on all sheets.

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Sheet 26
7F. Adjust landscaping.
Response: Noted. Adjusted

7G. Label the wall.
Response: Wall has been labeled.

7H. What is this area? There was more landscaping in this area with the previous submission.
Response: This area is a walkway. The landscape bed has been reduced to allow for the walkway to be adjacent to the parking lot.

7I. The building has expanded and it is impeding the transformer.
Response: Noted. Transformer has moved.

8. Addressing (Phil Turner / 303-739-7357 / pcturner@auroragov.org)

8A. Please provide a digital .shp or .dwg file for addressing and other GIS mapping purposes. Include the parcel, street line, easement and building footprint layers at a minimum. Please ensure that the digital file provided in a NAD 83 feet, Stateplane, Central Colorado projection so it will display correctly within our GIS system. Please eliminate any line work outside of the target area. Please contact me if you need additional information about this digital file.
Response: A DWG file will be provided prior to final approval.

REFERRAL COMMENTS FROM OTHER DEPARTMENTS AND AGENCIES

9. Civil Engineering (Julie Bingham / 303-739-7403 / jbingham@auroragov.org
Site Plan Comments

Sheet 4
9A. Relocate the light off of the sidewalk. (typical)
Response: Light has been relocated off of the sidewalk.

Sheet 5
9B. Please verify if this will actually be a fire lane easement. No parking is permitted within fire lane easements.
Response: Intended to be a drainage easement for access to the pond for maintenance purposes.

9C. Separate the drainage easement from the fire lane and access easement.
Response: Drainage easement has been separated from the Maintenance easement.

Sheet 6
9D. If the drive aisle remains, bollards should be provided outside of the ROW to prevent other traffic from accessing the site via this emergency access.
Response: The drive aisle has been removed.

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9E. The plat is showing 10′ of ROW dedication and 17′ additional feet by separate document. Please clarify if that is the intent on this site plan as well.
Response: The 17' dedication has since been recorded per the Lamar Landing subdivision filing No. 1. Since this has now been recorded, only a 10' dedication is now proposed.

Sheet 9
9F. If the intent is for this to be a private street built to public street standards, then the intersection width should be in conformance with detail S14.3. The master plan does not define intersections. If the street is built to public street standards (the section proposed currently matches a local urban), then a fire lane easement is not required.

This intersection needs approval from Fire Life Safety if it will not meet S14.3.
Response: Applicant team coordinated with life safety, public works, and planning for acceptance to widen the drive lane to 23' in order to satisfy life safety concerns.

9G. Apologies for the late comment, please remove the bike lane from the section for Gun Club and provide a larger sidewalk instead. The revised section without the bike lane would be approved by the City Engineer even if it does not match the PIP.
Response: The revised section as currently shown was coordinated with the City Traffic department through email correspondence. Latest comments received from Carl Harline on Aug 18, 2023.

9H. Label as a sidewalk easement.
Response: Now labeled as a sidewalk easement.

9I. Identify the required ROW dedication on the section.
Response: The ROW section is now identified.

Plat Comments
9J. Reflect all proposed easements on the plat.
Response: All proposed easements are now reflected on the plat.

10. Traffic Engineering (Carl Harline / 303-739-7584/ charline@auroragov.org

10A. Traffic comments were received in the form of redlines.
Responses to redlines are included with this submittal.

11. Fire / Life Safety (Will Polk / 303-739-7371 / wpolk@auroragov.org

Site Plan Comments
Sheet 6
11A. Thanks for proposing a 26′ drive aisle. After careful deliberation, an additional drive aisle in this area is not required if a paved path is provided. The paved path must allow access to the west of building 1. See example on the redlines.
Response: Noted. A paved path has been provided and the drive aisle removed.

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12. Aurora Water (Daniel Pershing / 303-739-7646 / ddpershi@auroragov.org /
Site Plan Comments

Sheet 1
12A. The site plan will not be approved by Aurora Water until the preliminary drainage report is approved.
Response: Noted. The revised preliminary drainage report has been submitted through the city portal per separate application.

Sheet 10
12B. 12 ft wide path required for maintenance access to top of outlet structure per section 30 of AW specifications. Please revise.
Response: The access road has been widened to 12 feet.

Sheet 14
12C. Hydrant and Meter easements are not shown on the plat. Site plan states these easements are to be recorded via the plat.
Response: Hydrant and meter easements are now shown on the plat.

Sheet 15
12D. Label and dimension easement for meter.
Response: The easement has been labeled.

Subdivision Plat Comments
12E. Hydrant and Meter easements are not shown on the plat. The site plan states these easements are to be recorded via the plat.
Response: Hydrant and meter easements are now shown on the plat.

12F. Show drainage easement for proposed detention pond.
Response: Drainage easement for the detention pond is now shown.

13. PROS (Joe Odrzywolski / 303-739-7147 / jodrzywo@auroragov.org

Site Plan Comments
Sheet 1
13A. Remove the "$" column from the public land dedication table.
Response: Revised per comment.

13B. Where is the 0.40 acres being provided on-site? There are no areas on site that qualify for open space credit.
Response: In November and December of 2022, the design team worked closely with Curtis Bish and determined that the 0.40-acre Walkable Main Street serves as a trail corridor and meets all dimensional and amenity requirements for such a designation. This was memorialized in the Lamar Landing Master Plan Amendment and the signed Form J and confirmational email from Mr. Bish are attached to this response letter.

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13C. Due to rounding, the community park land acreage requirement should be 0.72 and the total of the column should be 7.84 acres.
Response: Revised per comment.

13D. The total in the remaining acreage for cash-in-lieu should be 8.71 acres.
Response: Revised per comment.

14. Real Property (Maurice Brooks / 303-739-7294 / mbrooks@auroragov.org

Site Plan Comments
Sheet 4
14A. The plat cannot dedicate this private easement. There are several instances of this comment throughout; please see the redlines for details.
Response: Per previous email correspondence applicant team clarified with real property and Aurora Water that this is intended to be a public easement.

14B. Add: "Private". There are several instances of this comment on this sheet; please see the redlines for details.
Response: Intended to be a public easement, not private.

14C. Is an easement needed for the proposed public sidewalk?
Response: Yes. Easement has been provided.

14D. Show and label the 10' utility around the perimeter of the lot.
Response: 10' utility easement is now shown around the perimeter of the lot.

Sheet 5
14E. The plat cannot dedicate this private easement.
Response: Not intended to be a private easement.

14F. Show and label the 10' utility around the perimeter of the lot.
Response: Perimeter easement is now shown around the perimeter of the lot.

14G. Add: "Private".
Response: Not private.

14H. These carports are encroaching into the proposed easement.
Response: Carports have been modified so that there is no longer an encroachment.

14I. The encroaching Carports into easements will need to be moved out of those easement (See Note 10 on sheet 2) (typ.).
Response: Carports have been modified so that there is no longer an encroachment.

Sheet 6
14J. Show and label this 10' Utility around the perimeter of the lot.
Response: Utility easement has been provided as noted.

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Sheet 7-8
14K. Show and label this 10' Utility around the perimeter of the lot.
Response: Utility easement has been provided as noted.

14L. These carports are encroaching into the proposed easement.
Response: Carports have been modified so that there is no longer an encroachment.

14M. The encroaching Carports into easements will need to be moved out of those easement (See Note 10 on sheet 2) (typ.).
Response: Carports have been modified so that there is no longer an encroachment.

Sheet 10
14N. These carports are encroaching into the proposed easement.
Response: Carports have been modified so that there is no longer an encroachment.

15. Revenue (Diana Porter / 303-739-7395 / dsporter@auroragov.org)
15A. Advisory Note: Storm Drain Development 12.752-acres x $1,242.00 per acre = $15,837.98.
Response: Noted, thank you.

15B. Commercial users with meters one and one-half inches and smaller with landscaped areas not served by a separate irrigation system shall be charged an outdoor fee based upon the total landscaped area.
Response: Noted.

DAVIS GUN CLUB SUBDIVISION FILING NO. 1

A PORTION OF THE NORTHEAST 1/4 OF SECTION 12, TOWNSHIP 4 SOUTH, RANGE 66 WEST OF THE 6TH PRINCIPAL MERIDIAN, CITY OF AURORA, COUNTY OF ARAPAHOE, STATE OF COLORADO

SHEET 1 OF 2

LEGAL DESCRIPTION

KNOW ALL PEOPLE BY THESE PRESENTS THAT THE UNDERSIGNED WARRANT IT IS THE OWNER OF A PARCEL OF LAND SITUATED IN THE NORTHEAST ONE-QUARTER OF SECTION 12, TOWNSHIP 4 SOUTH, RANGE 66 WEST OF THE SIXTH PRINCIPAL MERIDIAN, IN THE CITY OF AURORA, COUNTY OF ARAPAHOE, STATE OF COLORADO, MORE PARTICULARLY DESCRIBED AS FOLLOWS:

THAT PART OF THE EAST 1/2 OF THE NORTHEAST 1/4 OF SECTION 12, TOWNSHIP 4 SOUTH, RANGE 66 WEST OF THE 6TH P.M., EXCEPT THE EAST 30 FEET OF THE NORTH 1/2 OF THE NORTHEAST 1/4, CONVEYED FOR ROAD PURPOSES IN BOOK 257 AT PAGE 553, AND EXCEPT THE NORTHEAST 1/4 OF THE NORTHEAST 1/4 OF THE NORTHEAST 1/4 OF SECTION 12, AND EXCEPT THE NORTHWEST 1/4 OF THE NORTHEAST 1/4 OF THE NORTHEAST 1/4 OF SECTION 12 TOWNSHIP 4 SOUTH, RANGE 66 WEST OF THE 6TH P.M., AND EXCEPT ANY PORTION CONTAINED IN RULE AND ORDER IN CASE NO. 96-CV-1152 AS RECORDED OCTOBER 30, 1998 AT RECEPTION NO. A8173498, COUNTY OF ARAPAHOE, STATE OF COLORADO.

BEING ADDITIONALLY DESCRIBED AS FOLLOWS:

THAT PART OF EAST 1/2 OF THE NORTHEAST 1/4 OF SECTION 12, TOWNSHIP 4 SOUTH, RANGE 66 WEST OF THE 6TH P.M., IN THE CITY OF AURORA, COUNTY OF ARAPAHOE, STATE OF COLORADO, MORE PARTICULARLY DESCRIBED AS FOLLOWS:

COMMENCING AT THE NORTHEAST CORNER OF SAID SECTION 12, FROM WHICH THE EAST LINE OF THE NORTHEAST 1/4 OF SAID SECTION 12 BEARS SOUTH 00°19'19" EAST, WITH ALL BEARINGS CONTAINED HEREIN BEING REFERENCED TO SAID EAST LINE; THENCE ALONG SAID EAST LINE, SOUTH 00°19'19" EAST, A DISTANCE OF 662.36 FEET; THENCE DEPARTING SAID EAST LINE, SOUTH 89°40'41" WEST, A DISTANCE OF 30.00 FEET TO THE WESTERLY RIGHT-OF-WAY OF NORTH GUN CLUB ROAD, PER THE INSTRUMENT RECORDED IN BOOK 257, PAGE 553 IN THE OFFICE OF THE CLERK AND RECORDER FOR SAID COUNTY AND THE POINT OF BEGINNING; THENCE ALONG SAID WESTERLY RIGHT-OF-WAY, SOUTH 00°19'19" EAST, A DISTANCE OF 662.15 FEET TO THE SOUTH LINE OF THE NORTHEAST 1/4 OF THE NORTHEAST 1/4 OF SAID SECTION 12; THENCE ALONG SAID SOUTH LINE, SOUTH 89°19'15" WEST, A DISTANCE OF 866.71 FEET TO THE EASTERLY RIGHT-OF-WAY OF E-470 TOLL WAY, PER THE INSTRUMENTS RECORDED AT RECEPTION NO. A6075089 AND RECEPTION NO. A8173498 IN SAID OFFICE OF THE CLERK AND RECORDER; THENCE ALONG SAID EASTERLY RIGHT-OF-WAY THE FOLLOW TWO (2) COURSES:

1) NORTH 03°37'06" EAST, A DISTANCE OF 564.75 FEET;
2) NORTH 11°21'09" EAST, A DISTANCE OF 100.87 FEET;

THENCE DEPARTING SAID EASTERLY LINE, NORTH 89°17'52" EAST, A DISTANCE OF 807.49 FEET TO THE WESTERLY RIGHT-OF-WAY OF SAID NORTH GUN CLUB ROAD AND THE POINT OF BEGINNING.

LESS AND EXCEPT THAT PORTION CONVEYED TO THE CITY OF AURORA, STATE OF COLORADO FOR PUBLIC RIGHT-OF-WAY PURPOSES IN THE DEED RECORDED _____, 2023 AT RECEPTION NO. _____, IN SAID OFFICE OF THE CLERK AND RECORDER.

CONTAINING A TOTAL OF 546,715 SQUARE FEET OR 12.551 ACRES, MORE OR LESS.

HAVE LAID OUT, PLATTED, AND SUBDIVIDED THE SAME INTO ONE LOT AND ONE BLOCK AS SHOWN ON THIS PLAT UNDER THE NAME AND STYLE OF DAVIS GUN CLUB SUBDIVISION FILING NO. 1, AND BY THESE PRESENTS DO HEREBY DEDICATE TO THE CITY OF AURORA, COLORADO, FOR THE PERPETUAL USE OF THE PUBLIC, THE STREETS AND EASEMENTS AS SHOWN HEREON AND NOT PREVIOUSLY DEDICATED TO THE PUBLIC.

COVENANTS

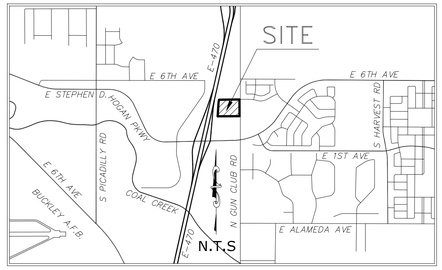
THE UNDERSIGNED OWNER(S), FOR THEMSELVES, THEIR HEIRS, SUCCESSORS AND ASSIGNS, COVENANT AND AGREE WITH THE CITY OF AURORA;

NO STRUCTURE CONSTRUCTED ON ANY PORTION OF THE PLATTED LAND SHOWN HEREIN SHALL BE OCCUPIED OR USED UNLESS AND UNTIL ALL PUBLIC IMPROVEMENTS, AS DEFINED BY CHAPTER 146 OF THE CITY CODE OF AURORA, COLORADO, ARE IN PLACE AND ACCEPTED BY THE CITY OR CASH FUNDS OR OTHER SECURITY FOR THE SAME ARE ESCROWED WITH THE CITY OF AURORA AND A CERTIFICATE OF OCCUPANCY HAS BEEN ISSUED BY THE CITY.

ALL ELECTRICAL, AND COMMUNITY UTILITY LINES AND SERVICES, AND STREET LIGHTING CIRCUITS, EXCEPT AS PROVIDED IN SECTION 126-505 OF THE CITY CODE AS THE SAME MAY BE AMENDED FROM TIME TO TIME, SHALL BE INSTALLED UNDERGROUND;

ALL CROSSINGS OR ENCROACHMENTS, INCLUDING BUT NOT LIMITED, TO PRIVATE LANDSCAPE IRRIGATION SYSTEMS, UNDERDRAINS, OR PRIVATE UTILITIES INTO EASEMENTS OWNED BY THE CITY OF AURORA ARE ACKNOWLEDGED BY THE UNDERSIGNED AS BEING SUBJECT TO THE CITY OF AURORA'S USE AND OCCUPANCY OF SAID EASEMENTS AND RIGHTS-OF-WAY. THE UNDERSIGNED, THEIR SUCCESSORS AND ASSIGNS, HEREBY AGREE TO INDEMNIFY AND HOLD HARMLESS THE CITY OF AURORA FOR ANY LOSS, DAMAGE, OR REPAIR TO PRIVATE LANDSCAPE IRRIGATION SYSTEMS, UNDERDRAINS, OR PRIVATE UTILITIES THAT MAY RESULT FROM THE CITY OF AURORA'S USE AND OCCUPANCY OR EXERCISE OF ITS RIGHTS IN SAID EASEMENTS AND RIGHTS-OF-WAY. THE UNDERSIGNED, ITS SUCCESSORS AND ASSIGNS, FURTHER AGREES TO REMOVE, REPAIR, REPLACE, RELOCATE, MODIFY, OR OTHERWISE ADJUST SAID PRIVATE LANDSCAPE IRRIGATION SYSTEMS, UNDERDRAINS, PRIVATE DETENTION POND AND DRAINAGE FEATURES, OR PRIVATE UTILITIES UPON REQUEST FROM THE CITY OF AURORA AND AT NO EXPENSE TO THE CITY OF AURORA.

VICINITY MAP (N.T.S.)



NOTES

1) RIGHT-OF-WAY FOR INGRESS AND EGRESS FOR SERVICE AND EMERGENCY VEHICLES IS GRANTED OVER, ACROSS, ON, AND THROUGH ANY AND ALL PRIVATE ROADS, WAYS, AND FIRE LANES NOW OR HEREAFTER ESTABLISHED ON THE DESCRIBED PROPERTY. THE SAME ARE HEREBY DESIGNATED AS FIRE LANES AND EMERGENCY AND SERVICE VEHICLE ROADS, AND SHALL BE POSTED "NO PARKING-FIRE LANE".

2) BEARINGS SHOWN HEREON ARE BASED UPON THE EAST LINE OF THE NORTHEAST 1/4 OF SECTION 12, TOWNSHIP 4 SOUTH, RANGE 66 WEST OF THE 6TH PRINCIPAL MERIDIAN, CITY OF AURORA, COUNTY OF ARAPAHOE, STATE OF COLORADO, WHICH BEARS SOUTH 00°19'19" EAST BETWEEN THE FOUND MONUMENTS SHOWN HEREON, BEING A FOUND 2 INCH ALUMINUM CAP STAMPED "CITY OF AURORA 2012 PLS 23527" FOR THE NORTHEAST CORNER OF SAID SECTION AND A FOUND 3 INCH BRASS CAP STAMPED "CITY OF AURORA 1983 LS 16419" FOR THE EAST 1/4 CORNER OF SAID SECTION.

3) THE EASEMENT AREA WITHIN EACH LOT IS TO BE CONTINUOUSLY MAINTAINED BY THE OWNER OF THE LOT OR TRACT EXCEPTING THE CITY OF AURORA FROM SUCH RESPONSIBILITY. ANY STRUCTURES INCONSISTENT WITH THE USE GRANTED IN THE EASEMENT ARE PROHIBITED.

4) THIS SURVEY DOES NOT CONSTITUTE A TITLE SEARCH BY ALTURA LAND CONSULTANTS, LLC TO DETERMINE RECORD TITLE, EASEMENTS OR RIGHTS-OF-WAY. TITLE COMMITMENT NO. 19000311201, WITH AN EFFECTIVE DATE OF NOVEMBER 27, 2019, PREPARED BY STEWART TITLE GUARANTY COMPANY WAS RELIED UPON FOR ALL INFORMATION REGARDING TITLE OF RECORD, EASEMENTS OF RECORD AND RIGHTS-OF-WAY.

5) THE LINEAL UNITS OF MEASURE SHOWN ON THIS PLAT ARE BASED UPON THE U.S. SURVEY FOOT.

6) ALL LOTS WITHIN THIS PLAT ARE SUBJECT TO DEVELOPMENT STANDARDS AS ADOPTED BY THE AURORA CITY COUNCIL IN ORDINANCES 96-74 AND 96-75.

7) THE OWNERS OR OCCUPANTS OF THE LANDS HEREIN DESCRIBED SHALL HAVE NO RIGHT OR CAUSE OF ACTION, EITHER IN LAW OR IN EQUITY, FOR DAMAGES OR INJURY TO ANY PERSON OR PROPERTY ARISING OUT OF OR RESULTING DIRECTLY OR INDIRECTLY, FROM THE OVERFLIGHT OF AIRCRAFT OR FOR DAMAGES OR INJURY TO ANY PERSON OR PROPERTY RESULTING FROM ANY NOISE, NUISANCE, VIBRATIONS OF ANY KIND OR DESCRIPTION RESULTING, DIRECTLY OR INDIRECTLY, FROM AIRCRAFT OVERFLIGHTS PROVIDED THAT NOTHING CONTAINED IN THE FORGOING EASEMENT SHALL DIVEST THE OWNERS OR OCCUPANTS, THEIR HEIRS, SUCCESSORS ADMINISTRATORS OR ASSIGNS, OF ANY RIGHT OR CAUSE OF ACTION FOR DAMAGES TO ANY PERSON OR PROPERTY RESULTING FROM THE NEGLIGENT OPERATION OF AIRCRAFT OVERFLIGHTS OVER THE DESCRIBED PREMISES AT ANY ALTITUDE ABOVE GROUND LEVEL.

8) ALL OWNERS OF LOTS ADJACENT TO SOUTH GUN CLUB ROAD SHALL BE REQUIRED TO COMPLY WITH REQUIREMENTS OF THE AURORA CITY CODE THAT MAY RESTRICT THE ABILITY TO BUILD A FENCE ALONG THOSE STREETS OR THE TYPES AND SIZES OF FENCES THAT CAN BE BUILT ALONG THOSE STREETS.

9) NOTICE: ACCORDING TO COLORADO LAW YOU MUST COMMENCE ANY LEGAL ACTION BASED UPON ANY DEFECT IN THIS SURVEY WITHIN THREE YEARS AFTER YOU FIRST DISCOVER SUCH DEFECT, IN NO EVENT MAY ANY ACTION BASED UPON ANY DEFECT IN THIS SURVEY BE COMMENCED MORE THAN TEN YEARS FROM THE DATE OF THE CERTIFICATION SHOWN HEREON.

SIGNATURE BLOCKS

OWNER: NEVIN GUN CLUB, L.L.C., A COLORADO LIMITED LIABILITY COMPANY

BY: _____ AS _____

STATE OF _____)
)SS
COUNTY OF _____)

THE FOREGOING INSTRUMENT WAS ACKNOWLEDGED BEFORE ME THIS _____ DAY OF _____, 2023, A.D. BY _____ AS _____ OF NEVIN GUN CLUB, L.L.C., A COLORADO LIMITED LIABILITY COMPANY.

WITNESS MY HAND AND OFFICIAL SEAL:

_____
NOTARY PUBLIC

MY COMMISSION EXPIRES: _____

SURVEYOR'S CERTIFICATE

I HEREBY CERTIFY I WAS IN RESPONSIBLE CHARGE OF THE SURVEY WORK USED IN THE PREPARATION OF THIS PLAT; THE POSITIONS OF THE PLATTED POINTS SHOWN HEREON HAVE AN ACCURACY OF NOT LESS THAN ONE (1) FOOT IN TEN THOUSAND (10,000) FEET PRIOR TO ADJUSTMENTS; AND ALL BOUNDARY MONUMENTS AND CONTROL CORNERS SHOWN HEREON WERE IN PLACE AS DESCRIBED ON NOVEMBER 8, 2019.

I FURTHER CERTIFY THAT THE INFORMATION CONTAINED HEREIN IS ACCURATE AND IN ACCORDANCE WITH APPLICABLE STANDARDS OF PRACTICE TO MY KNOWLEDGE, INFORMATION AND BELIEF. THIS CERTIFICATION IS NOT A GUARANTY OR WARRANTY, EITHER EXPRESSED OR IMPLIED.

_____
JESUS A. LUGO, PLS 38081
COLORADO LICENSED PROFESSIONAL LAND SURVEYOR
FOR AND ON BEHALF OF ALTURA LAND CONSULTANTS, LLC

CITY OF AURORA APPROVALS

THE FOREGOING INSTRUMENT IS APPROVED FOR FILING AND CONVEYANCE OF THE STREETS AND EASEMENTS AS SHOWN HEREON AND IS ACCEPTED BY THE CITY OF AURORA, COLORADO, THIS _____ DAY OF _____, 2023 AD, SUBJECT TO THE CONDITION THAT THE CITY SHALL UNDERTAKE MAINTENANCE OF ANY SUCH STREETS ONLY AFTER CONSTRUCTION HAS BEEN COMPLETED BY THE SUBDIVIDER TO CITY OF AURORA SPECIFICATIONS.

_____ _____
CITY ENGINEER DATE

_____ _____
PLANNING DIRECTOR DATE

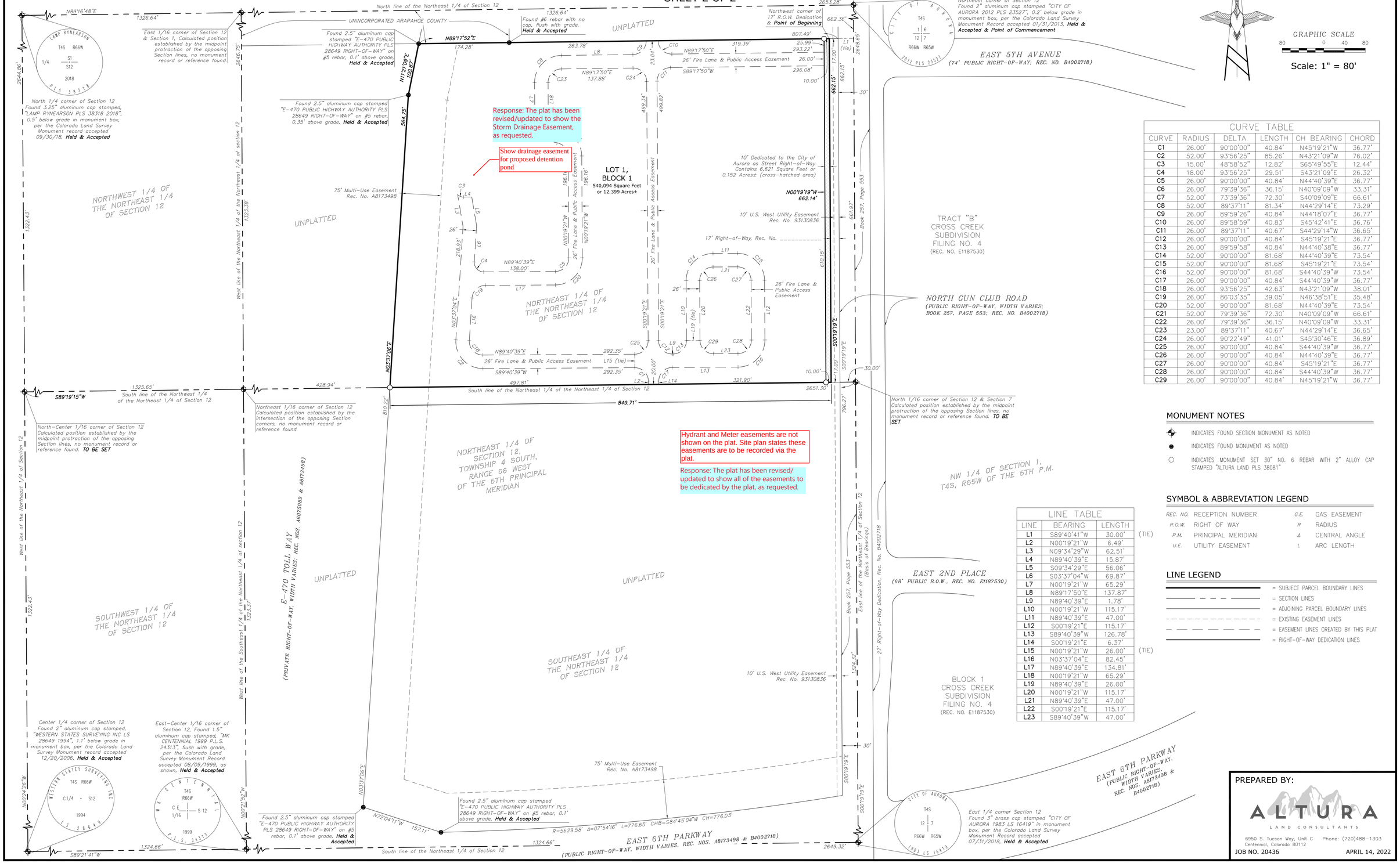
PREPARED BY:
ALTURA
LAND CONSULTANTS
6950 S. Tucson Way, Unit C
Centennial, Colorado 80112
Phone: (720)488-1303

JOB NO. 20436 APRIL 14, 2022

DAVIS GUN CLUB SUBDIVISION FILING NO. 1

A PORTION OF THE NORTHEAST 1/4 OF SECTION 12, TOWNSHIP 4 SOUTH, RANGE 66 WEST OF THE 6TH PRINCIPAL MERIDIAN, CITY OF AURORA, COUNTY OF ARAPAHOE, STATE OF COLORADO

SHEET 2 OF 2



GRAPHIC SCALE

80 0 40 80

Scale: 1" = 80'

CURVE TABLE

CURVE	RADIUS	DELTA	LENGTH	CH BEARING	CHORD
C1	26.00'	90°00'00"	40.84'	N45°19'21"W	36.77'
C2	52.00'	93°56'25"	85.26'	N43°21'09"W	76.02'
C3	15.00'	48°58'52"	12.82'	S65°49'55"E	12.44'
C4	18.00'	93°56'25"	29.51'	S43°21'09"E	26.32'
C5	26.00'	90°00'00"	40.84'	N44°40'39"E	36.77'
C6	26.00'	79°39'36"	36.15'	N40°09'09"W	33.31'
C7	52.00'	73°39'36"	72.30'	S40°09'09"E	66.61'
C8	52.00'	89°37'11"	81.34'	N44°29'14"E	73.29'
C9	26.00'	89°59'26"	40.84'	N44°18'07"E	36.77'
C10	26.00'	89°58'59"	40.83'	S45°42'41"E	36.76'
C11	26.00'	89°37'11"	40.67'	S44°29'14"W	36.65'
C12	26.00'	90°00'00"	40.84'	S45°19'21"E	36.77'
C13	26.00'	89°59'58"	40.84'	N44°40'38"E	36.77'
C14	52.00'	90°00'00"	81.68'	N44°40'39"E	73.54'
C15	52.00'	90°00'00"	81.68'	S45°19'21"E	73.54'
C16	52.00'	90°00'00"	81.68'	S44°40'39"W	73.54'
C17	26.00'	90°00'00"	40.84'	S44°40'39"W	36.77'
C18	26.00'	93°56'25"	42.63'	N43°21'09"W	38.01'
C19	26.00'	86°03'35"	39.05'	N46°38'51"E	35.48'
C20	52.00'	90°00'00"	81.68'	N44°40'39"E	73.54'
C21	52.00'	79°39'36"	72.30'	N40°09'09"W	66.61'
C22	26.00'	79°39'36"	36.15'	N40°09'09"W	33.31'
C23	23.00'	89°37'11"	40.67'	N44°29'14"E	36.65'
C24	26.00'	90°22'49"	41.01'	S45°30'46"E	36.89'
C25	26.00'	90°00'00"	40.84'	S44°40'39"W	36.77'
C26	26.00'	90°00'00"	40.84'	N44°40'39"E	36.77'
C27	26.00'	90°00'00"	40.84'	S45°19'21"E	36.77'
C28	26.00'	90°00'00"	40.84'	S44°40'39"W	36.77'
C29	26.00'	90°00'00"	40.84'	N45°19'21"W	36.77'

LINE TABLE

LINE	BEARING	LENGTH	
L1	S89°40'41"W	30.00'	(TIE)
L2	N00°19'21"W	6.49'	
L3	N09°34'29"W	62.51'	
L4	N89°40'39"E	15.87'	
L5	S09°34'29"E	56.06'	
L6	S03°37'04"W	69.87'	
L7	N00°19'21"W	65.29'	
L8	N89°17'50"E	137.87'	
L9	N89°40'39"E	1.78'	
L10	N00°19'21"W	115.17'	
L11	N89°40'39"E	47.00'	
L12	S00°19'21"E	115.17'	
L13	S89°40'39"W	126.78'	
L14	S00°19'21"E	6.37'	
L15	N00°19'21"W	26.00'	(TIE)
L16	N03°37'04"E	82.45'	
L17	N89°40'39"E	134.81'	
L18	N00°19'21"W	65.29'	
L19	N89°40'39"E	26.00'	
L20	N00°19'21"W	115.17'	
L21	N89°40'39"E	47.00'	
L22	S00°19'21"E	115.17'	
L23	S89°40'39"W	47.00'	

MONUMENT NOTES

- INDICATES FOUND SECTION MONUMENT AS NOTED
- ● INDICATES FOUND MONUMENT AS NOTED
- ○ INDICATES MONUMENT SET 30" NO. 6 REBAR WITH 2" ALLOY CAP STAMPED "ALTURA LAND PLS 38081"

SYMBOL & ABBREVIATION LEGEND

REC. NO.	RECEPTION NUMBER	G.E.	GAS EASEMENT
R.O.W.	RIGHT OF WAY	R	RADIUS
P.M.	PRINCIPAL MERIDIAN	Δ	CENTRAL ANGLE
U.E.	UTILITY EASEMENT	L	ARC LENGTH

LINE LEGEND

- = SUBJECT PARCEL BOUNDARY LINES
- = SECTION LINES
- = ADJOINING PARCEL BOUNDARY LINES
- = EXISTING EASEMENT LINES
- = EASEMENT LINES CREATED BY THIS PLAT
- = RIGHT-OF-WAY DEDICATION LINES

PREPARED BY:

ALTURA LAND CONSULTANTS

6950 S. Tucson Way, Unit C
Centennial, Colorado 80112

Phone: (720)488-1303

JOB NO. 20436

APRIL 14, 2022

DAVIS DEVELOPMENT MULTIFAMILY

SITE PLAN WITH ADJUSTMENTS

A PORTION OF THE NORTHEAST 1/4 OF THE SECTION 12, TOWNSHIP 4 SOUTH, RANGE 66 WEST OF THE 6TH PRINCIPAL MERIDIAN,
CITY OF AURORA, COUNTRY OF ARAPAHOE, STATE OF COLORADO

LEGAL DESCRIPTION

KNOW ALL PEOPLE BY THESE PRESENTS THAT THE UNDERSIGNED WARRANT IT IS THE OWNER OF A PARCEL OF LAND SITUATED IN THE NORTHEAST ONE-QUARTER OF SECTION 12, TOWNSHIP 4 SOUTH, RANGE 66 WEST OF THE SIXTH PRINCIPAL MERIDIAN, IN THE CITY OF AURORA, COUNTY OF ARAPAHOE, STATE OF COLORADO, MORE PARTICULARLY DESCRIBED AS FOLLOWS:
THAT PART OF THE EAST 1/2 OF THE NORTHEAST 1/4 OF SECTION 12, TOWNSHIP 4 SOUTH, RANGE 66 WEST OF THE 6TH P.M., EXCEPT THE EAST 30 FEET OF THE NORTH 1 /2 OF THE NORTHEAST 1/4, CONVEYED FOR ROAD PURPOSES IN BOOK 257 AT PAGE 553, AND EXCEPT THE NORTHEAST 1/4 OF THE NORTHEAST 1/4 OF THE NORTHEAST 1/4 OF SECTION 12, AND EXCEPT THE NORTHWEST 1/4 OF THE NORTHEAST 1/4 OF THE NORTHEAST 1/4 OF SECTION 12 TOWNSHIP 4 SOUTH, RANGE 66 WEST OF THE 6TH PM., AND EXCEPT ANY PORTION CONTAINED IN RULE AND ORDER IN CASE NO. 96-CV-1152 AS RECORDED OCTOBER 30, 1998 AT RECEPTION NO. A8173498, COUNTY OF ARAPAHOE, STATE OF COLORADO.

BEING ADDITIONALLY DESCRIBED AS FOLLOWS:
THAT PART OF EAST 1 /2 OF THE NORTHEAST 1 / 4 OF SECTION 12, TOWNSHIP 4 SOUTH, RANGE 66 WEST OF THE 6TH P.M., IN THE CITY OF AURORA, COUNTY OF ARAPAHOE, STATE OF COLORADO, MORE PARTICULARLY DESCRIBED AS FOLLOWS:

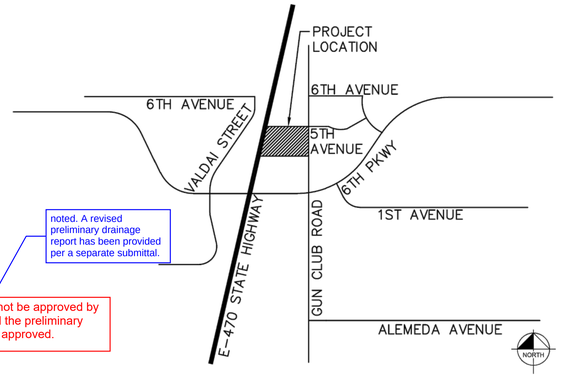
COMMENCING AT THE NORTHEAST CORNER OF SAID SECTION 12, FROM WHICH THE EAST LINE OF THE NORTHEAST 1/4 OF SAID SECTION 12 BEARS SOUTH 00°19'19" EAST, WITH ALL BEARINGS CONTAINED HEREIN BEING REFERENCED TO SAID EAST LINE; THENCE ALONG SAID EAST LINE, SOUTH 00°19'19" EAST, A DISTANCE OF 662.36 FEET; THENCE DEPARTING SAID EAST LINE, SOUTH 89°40'4 I" WEST, A DISTANCE OF 30.00 FEET TO THE EASTERLY RIGHT-OF-WAY OF NORTH GUN CLUB ROAD, PER THE INSTRUMENT RECORDED IN BOOK 257, PAGE 553 IN THE OFFICE OF THE CLERK AND RECORDER FOR SAID COUNTY AND THE POINT OF BEGINNING; THENCE ALONG SAID EASTERLY RIGHT-OF-WAY, SOUTH 00°19'19" EAST, A DISTANCE OF 662.15 FEET TO THE SOUTH LINE OF THE NORTHEAST 1/4 OF THE NORTHEAST 1/4 OF SAID SECTION 12; THENCE ALONG SAID SOUTH LINE, SOUTH 89°19'15" WEST, A DISTANCE OF 866.71 FEET TO THE EASTERLY RIGHT-OF-WAY OF E-470 TOLL WAY, PER THE INSTRUMENTS RECORDED IN BOOK NO. A6075089 AND RECEPTION NO. A8173498 IN SAID OFFICE OF THE CLERK AND RECORDER; THENCE ALONG SAID EASTERLY RIGHT-OF-WAY THE FOLLOWING TWO (2) COURSES:
1. NORTH 03'37'06" EAST, A DISTANCE OF 564.75 FEET;
2. NORTH 11'21'09" EAST, A DISTANCE OF 100.07 FEET;

THENCE DEPARTING SAID EASTERLY LINE, NORTH 89° 17'52" EAST, A DISTANCE OF 7.49 FEET TO THE EASTERLY RIGHT-OF-WAY OF SAID NORTH GUN CLUB ROAD AND THE POINT OF BEGINNING.
CONTAINING A TOTAL OF 557,972 SQUARE FEET OR 12.809 ACRES, MORE OR LESS.

Table has been revised to clarify that E-470 MU-E is not included in Buildable Site Area, and has also been excluded from total Landscape coverage.

Please clarify to read: "Included in Landscape Area".

VICINITY MAP



noted. A revised preliminary drainage report has been provided per a separate submittal.

The site plan will not be approved by Aurora Water until the preliminary drainage report is approved.

SHEET INDEX

1. COVER SHEET
2. NOTES
3. CONTEXT MAP
4. [illegible]
5. [illegible]
6. [illegible]
7. [illegible]
8. SITE PAN SE
9. GRADING PLAN
10. GRADING PLAN NW
11. GRADING PLAN NE
12. GRADING PLAN SW
13. GRADING PLAN SE
14. UTILITY PLAN
15. UTILITY PLAN NW
16. UTILITY PLAN NE
17. UTILITY PLAN SW
18. UTILITY PLAN SE
19. SIGNAGE & STRIPING
20. LANDSCAPE NOTES
21. LANDSCAPE SCHEDULE
22. OVERALL LANDSCAPE PLAN
23. LANDSCAPE PLAN NW
24. LANDSCAPE PLAN NE
25. LANDSCAPE PLAN SW
26. LANDSCAPE PLAN SE
27. LANDSCAPE DETAILS
28. LANDSCAPE DETAILS
29. BUILDING 1000 ELEVATIONS
30. BUILDING 1000 ELEVATIONS
31. BUILDING 2000 ELEVATIONS
32. BUILDING 2000 ELEVATIONS
33. BUILDING 3000 ELEVATIONS
34. BUILDING 3000 ELEVATIONS
35. BUILDING 4000 ELEVATIONS
36. BUILDING 4000 ELEVATIONS
37. SITE LIGHTING PHOTOMETRIC
38. LIGHTING DETAILS

Coverage numbers have been reviewed, revised, and corrected.

PROJECT TEAM

OWNER
NEVIN GUN CLUB, LLC
C. MICHAEL NEVIN

APPLICANT
DAVIS DEVELOPMENT MULTIFAMILY
7375 W 52ND AVE. STE.200
AURORA, CO 80002
303.302.2502
MICHAEL LEE

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4582 S ULSTER ST #1500,
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ADAM HARRISON, PE
303.228.2311

PHOTOMETRIC ENGINEER
GIVEN & ASSOCIATES INC.
735 S XENON CT #201
LAKEWOOD, CO 80228
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DIANA RAEL

LANDSCAPE ARCHITECT
NORRIS DESIGN
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PATRICK HANNON

SIGNATURE BLOCK

LEGAL DESCRIPTION: SEE THIS SHEET

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

BY: _____
(PRINCIPALS OR OWNERS)

NAME: _____

TITLE: _____

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

_____
(NOTARY PUBLIC)

MY COMMISSION EXPIRES _____

NOTARY BUSINESS ADDRESS: _____

CITY OF AURORA APPROVALS:

CITY ATTORNEY: _____ DATE: _____

PLANNING DIRECTOR: _____ DATE: _____

PLANNING COMMISSION: _____ DATE: _____

ATTEST: _____ DATE: _____

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: _____

AMENDMENTS

T DATA

PRESENT ZONING CLASSIFICATION	MU-R
NUMBER OF UNITS PROPOSED	264 UNITS
LAND AREA WITHIN PROPERTY LINES	555,972 SF / 12.8 AC
RIGHT OF WAY DEDICATION	11,257 SF / 0.3 AC
E470 MULTI-USE EASEMENT *INCLUDES LANDSCAPE AREA	49,931 SF / 1.1 AC
BUILDABLE SITE AREA	488,076 SF / 11.2 AC / 100%
TOTAL BUILDING COVERAGE	111,513 SF / 2.6 AC / 23.2%
PARKING AND DRIVE AISLE COVERAGE	189,921 SF / 4.4 AC / 39.3%
SIDEWALK AND HARDSCAPE AREA	46,609 SF / 1.1 AC / 9.8%
LANDSCAPE AREA	111,949 SF / 2.6 AC / 23.2%
NUMBER OF BUILDINGS	4 BUILDINGS
BUILDING 1 GFA	80,384 SF
BUILDING 2 GFA	98,459 SF
BUILDING 3 GFA	124,467 SF
BUILDING 4 GFA	112,261 SF
2015 IBC BUILDING OCCUPANCY CLASSIFICATIONS	R-2 (PRIMARY), (LIFE SAFETY CODE) APARTMENT BUILDING
2015 IBC CONSTRUCTION TYPE	TYPE V-A
SPRINKLER STATUS	FULL NFPA 13/ NFPA 13 R W/ LOCAL AMENDMENTS

	REQUIRED	PROPOSED
MAX. HEIGHT	N/A	53'-2"
USABLE OUTDOOR AREA	20% / 2.7 AC	27% / 3.1 AC
TOTAL PARKING	317	467(318 SURFACE, 40 GARAGE, 109 CAR PORTS)
RESIDENT PARKING	264	371
GUEST PARKING	53	93
COVERED PARKING	148/ 40% OF RESIDENT PARK	corrected (40 GARAGE, 109 CAR PORTS)
ATTACHED PARKING	74 / 50% OF TOTAL COVERED PARKING	66 (40 GARAGE & 26 CAR PORT)
ACCESSIBLE SPACES	6 STANDARD & 2 VAN	6 STANDARD & 3 VAN
OUTDOOR BICYCLE SPACES	27 SPACES	36 SPACES (18 RACKS)
INDOOR BICYCLE SPACES		60 SPACES (30 RACKS)

4.5% (0.4-acres) is missing from this percentage calculation. The square footage/acreage also do not add up. Please check the math and revise.

Correct the formatting typo in the adjustments section.

IMPLEMENTATION PLAN

2015- IBC, SECTION 1107.6.2.3 AND TABLE 1107.6.1.1	COLORADO STATE HOUSE BILL 03-1221
TOTAL ACCESSIBLE DWELLING UNITS: 10	TOTAL ACCESSIBLE DWELLING UNITS: 10
TOTAL TYPE A UNITS: 10	POINTS REQUIRED : 120
TOTAL TYPE B UNITS: 268	POINTS PROVIDED : 894

ADJUSTMENTS

1. UDO SECTION 146-7.9.G. IN ALL RESIDENTIAL DEVELOPMENTS ADJACENT TO E-470, A MINIMUM EIGHT-FOOT HIGH SOLID SOUND ATTENUATION WALL SHALL BE CONSTRUCTED ALONG THE DEVELOPMENT'S E-470 FRONTAGE, AND SHALL MEET ALL THE MATERIAL AND DESIGN REQUIREMENTS FOR FENCES AND WALLS ALONG ARTERIAL STREETS.

PROPOSED ADJUSTMENT: TO FOREGO A SOUND ATTENUATION WALL.

JUSTIFICATION: WITH A MINIMUM DISTANCE OF 75-FEET FROM CDOT RIGHT-OF-WAY TO THE SITE BOUNDARY, THE [illegible] EASEMENT, AND THE INSTALLATION OF THE REQUIRED E-470 LANDSCAPE BUFFER, THE SITE'S EXISTING CONDITION [illegible] FROM THE HIGHWAY THAN A SOUND-ATTENUATION WALL WOULD.

PER THE ENCLOSED NOISE TECHNICAL MEMORANDUM, "CDOT HAS DETERMINED THAT A SOUND WALL MUST BE DE[illegible] DBA REDUCTION FOR AT LEAST THREE IMPACTED RECEPTORS TO BE FEASIBLE (AS FORM OF SOUND MITIGATION) / BENEFITED RECEPTORS TO BE REASONABLE (AS FORM OF SOUND MITIGATION). THE STUDY CONDUCTED FOR THE MEMO PREDICTED A MAXIMUM OF 63.4 DBA UNMITIGATED NOISE LEVEL AT ONE RECEIVER, WITH ONLY A 4.5 DBA REDUCTION WITH MITIGATION APPLIED. THERE WERE NO PREDICTIONS OF 7 DBA REDUCTIONS, AND ONLY [illegible] ATIONS WAS PREDICTED TO EXPERIENCE A DECREASE OF 5 DBA OR MORE FROM A WALL'S CONSTRUCTION.

THE STUDY CONCLUDED [illegible] ION OVER DISTANCE AND THE EXISTING TOPOGRAPHY PROVIDE SUFFICIENT ATTENUATION FROM TRAFFIC NOISE FROM E-470. IT STATED THAT AN 8-FOOT SOUND WALL WOULD NOT MEET THE CDOT REQUIRED SOUND MITIGATION MINIMUMS AND THEREFORE WAS NOT RECOMMENDED.

All Public Land Dedication information was confirmed with Curtis Bish via email, which is now included as an exhibit to this plan.

Where is this being provided on site? There are no areas on site qualifying for open space credit.

This total should be 7.81 acres.

PUBLIC LAND DEDICATION TABLE

	AC REQUIRED	AC PROVIDED ON-SITE	AC PROVIDED OFF-SITE	REMAINIG AC FOR CASH IN-LIEU	$
PARK LAND	1.98	0.00	0.00	1.98	$361792.50
COMMUNITY PARK LAND	0.73	0.00	0.00	.73	$129701.30
OPEN SPACE LAND	5.15	0.40	0.03	4.72	$828616.80
TOTAL PLD	**7.85**	**0.40**	0.03	**7.43**	$1320110.00

Due to rounding, this should be 0.72 and the total of this column should be 7.84 acres.

Remove this column.

NORRIS DESIGN
Planning | Landscape Architecture | Branding

1101 Bannock Street
Denver, Colorado 80204
P 303.892.1166
www.norris-design.com

DAVIS DEVELOPMENT MULTIFAMILY
SITE PLAN WITH ADJUSTMENTS
5TH AVENUE AND GUN CLUB ROAD, AURORA, COLORADO

OWNER:
DAVIS DEVELOPMENT, INC.

7375 W 52ND AVE. STE.200
ARVADA, CO 80002
MICHAEL LEE
303.302.2502

NOT FOR CONSTRUCTION

DATE:
04/13/2022 SP-01
09/14/2022 SP-02
03/21/2023 SP-03

SHEET TITLE:
COVER SHEET

CHECKED BY: PH
DRAWN BY: AL, AZ

NOTES

1. ALL BUILDING ADDRESS NUMBERS SHALL COMPLY WITH THE AURORA CITY CODE, ARTICLE VII -NUMBERING OF BUILDINGS.
2. ALL SIGNS MUST CONFORM TO THE CITY OF AURORA SIGN CODE.
3. ATTENTION BUILDING DIVISION: PER ARTICLE XI, C.O.A. BUILDING AND ZONING CODE, SECTION 22-425 THROUGH 22-434, AN ACOUSTIC ANALYSIS, PREPARED BY AN ACOUSTIC EXPERT THAT WILL IDENTIFY BUILDING DESIGN FEATURES NECESSARY TO ACCOMPLISH EXTERIOR NOISE REDUCTION TO ACHIEVE INTERIOR NOISE LEVELS NOT EXCEEDING 25 DECIBELS UNDER WORSE-CASE NOISE CONDITIONS.
4. THE APPLICANT HAS THE OBLIGATION TO COMPLY WITH ALL APPLICABLE REQUIREMENTS OF THE AMERICANS WITH DISABILITIES ACT.
5. 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".
6. THE DEVELOPER, THEIR SUCCESSORS AND ASSIGNS, INCLUDING THE HOMEOWNERS OR MERCHANTS ASSOCIATION SHALL BE RESPONSIBLE FOR INSTALLATION, MAINTENANCE AND REPLACEMENT OF ALL FIRE LANE SIGNS.
7. THE DEVELOPER, THEIR 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.
8. 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.
9. ALL CROSSINGS OR ENCROACHMENTS BY PRIVATE LANDSCAPE IRRIGATION SYSTEMS OR PRIVATE UTILITIES INTO EASEMENTS AND STREET RIGHTS-OF-WAY OWNED BY THE CITY OF AURORA ARE ACKNOWLEDGED BY THE UNDERSIGNED AS BEING SUBJECT TO CITY OF AURORA'S USE AND OCCUPANCY OF THE SAID EASEMENTS OR RIGHTS-OF-WAY. THE UNDERSIGNED, THEIR SUCCESSORS AND ASSIGNS, HEREBY AGREE TO INDEMNIFY THE CITY OF AURORA FOR ANY LOSS, DAMAGE OR REPAIR TO CITY FACILITIES THAT MAY RESULT FROM THE INSTALLATION, OPERATION OR MAINTENANCE OF SAID PRIVATE IRRIGATION LINES OR SYSTEMS AND/OR PRIVATE UTILITIES.
10. 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.
11. IN LOCATIONS WHERE UTILITY EASEMENTS OVERLAP DRAINAGE EASEMENTS, ONLY SUBSURFACE UTILITIES SHALL BE PERMITTED WITHIN THE PORTION OF THE UTILITY EASEMENT THAT OVERLAPS THE DRAINAGE EASEMENT. INSTALLATION OF ABOVE GROUND UTILITIES WITHIN A DRAINAGE EASEMENT REQUIRES PRIOR WRITTEN APPROVAL BY THE CITY ENGINEER.
12. 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 HAVE BEEN ACCEPTED. STREET LIGHT AND/OR PEDESTRIAN PHOTOMETRICS PLANS SHALL BE PREPARED AND SUBMITTED TO THE CITY FOR REVIEW AND APPROVAL AND SHALL BECOME A PART OF THE APPROVED CIVIL CONSTRUCTION PLANS FOR THE PROJECT. AN ELECTRICAL PLAN SHOWING SITE LOCATION OF LIGHTS, ELECTRICAL ONE LINE AND GROUNDING DETAILS SHALL BE SUBMITTING TO THE PERMIT CENTER FOR REVIEW BY THE BUILDING DEPARTMENT. THE OWNER IS RESPONSIBLE FOR OBTAINING AN ADDRESS FOR THE METER(S) FROM THE PLANNING DEPARTMENT. A BUILDING PERMIT FOR THE METER AND A PUBLIC INSPECTIONS PERMIT FOR THE STREET LIGHTS ARE REQUIRED. CERTIFICATE OF OCCUPANCIES WILL NOT BE ISSUED UNTIL THE STREET AND/OR PEDESTRIAN LIGHTING PLANS ARE APPROVED, CONSTRUCTED, AND INITIALLY ACCEPTED.
13. 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.
14. 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.
15. 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.
16. FINAL GRADE SHALL BE AT LEAST SIX (6) INCHES BELOW ANY EXTERIOR WOOD SIDING ON THE PREMISES.
17. 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.
18. 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.
19. 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.
20. ACCESSIBLE EXTERIOR ROUTES" SHALL BE PROVIDED FROM PUBLIC TRANSPORTATION STOPS, ACCESSIBLE PARKING AND ACCESSIBLE PASSENGER LOADING ZONES AND PUBLIC SIDEWALKS TO 60% OF THE ACCESSIBLE BUILDING 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 ACCESSIBILITY REQUIREMENTS BASED ON THE 2015 INTERNATIONAL BUILDING CODE, CHAPTER 11, AND THE ICC A117.1-2009.
21. THE DEVELOPER, OWNER AND ASSIGNS ARE RESPONSIBLE FOR COMPLYING WITH THE FEDERALLY MANDATED REQUIREMENTS OF THE AMERICANS WITH DISABILITIES ACT (ADA).
22. THE 2015 INTERNATIONAL FIRE CODE, SECTION 510, 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 AN APPROVED AND 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 DEVELOPER'S 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.
23. THE SITE PLAN COVER SHEET MUST REFLECT AN "IMPLEMENTATION PLAN" FOR ALL MULTI-FAMILY PROJECTS. PER HOUSE BILL 03-1221, SECTION 9-5-106, THE BUILDER OF ANY PROJECT REGULATED BY THIS ARTICLE SHALL CREATE AN IMPLEMENTATION PLAN THAT GUARANTEES THE TIMELY AND EVENLY PHASED DELIVERY OF THE REQUIRED NUMBER OF ACCESSIBLE UNITS. SUCH PLAN SHALL CLEARLY SPECIFY THE NUMBER AND TYPE OF UNITS REQUIRED AND THE ORDER IN WHICH THEY ARE TO BE COMPLETED. SUCH IMPLEMENTATION PLAN SHALL BE SUBJECT TO APPROVAL BY THE ENTITY WITH ENFORCEMENT AUTHORITY IN SUCH PROJECT'S JURISDICTION. THE IMPLEMENTATION PLAN SHALL NOT BE APPROVED IF MORE THAN THIRTY PERCENT OF THE PROJECT IS INTENDED TO BE COMPLETED WITHOUT PROVIDING A PORTION OF ACCESSIBLE UNITS REQUIRED BY SECTION 9-5-105; EXCEPT THAT, IF AN UNDUE HARDSHIP CAN BE DEMONSTRATED, OR OTHER GUARANTEES PROVIDED ARE DEEMED SUFFICIENT, THE JURISDICTION HAVING RESPONSIBILITY FOR ENFORCEMENT MAY GRANT EXCEPTIONS TO THIS REQUIREMENT. THE IMPLEMENTATION PLAN SHALL BE APPROVED BY THE GOVERNMENTAL UNIT RESPONSIBLE FOR ENFORCEMENT BEFORE A BUILDING PERMIT IS ISSUED.
24. 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.
25. PARKS, RECREATION IMPROVEMENTS, TRAILS, AND OPEN SPACE AREAS PROVIDED TO SATISFY LAND DEDICATION REQUIREMENTS IN ACCORDANCE WITH APPROVED DEVELOPMENT PLANS OR PROVIDED BY A METROPOLITAN DISTRICT OR OTHER APPROPRIATE JURISDICTION OR OWNERS ASSOCIATION IN ACCORDANCE WITH APPROVED METROPOLITAN DISTRICT SERVICE PLANS SHALL BE OPEN TO THE GENERAL PUBLIC.
26. IN LOCATIONS WHERE UTILITY EASEMENTS OVERLAP DRAINAGE EASEMENTS, ONLY SUBSURFACE UTILITIES SHALL BE PERMITTED WITHIN THE PORTION OF THE UTILITY EASEMENT THAT OVERLAPS THE DRAINAGE EASEMENT. INSTALLATION OF ABOVE GROUND UTILITIES WITHIN A DRAINAGE EASEMENT REQUIRES PRIOR WRITTEN APPROVAL BY THE CITY ENGINEER
27. 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 HAVE BEEN ACCEPTED. STREET LIGHT AND/OR PEDESTRIAN PHOTOMETRICS PLANS SHALL BE PREPARED AND SUBMITTED TO THE CITY FOR REVIEW AND APPROVAL AND SHALL BECOME A PART OF THE APPROVED CIVIL CONSTRUCTION PLANS FOR THE PROJECT. AN ELECTRICAL PLAN SHOWING SITE LOCATION OF LIGHTS, ELECTRICAL ONE LINE AND GROUNDING DETAILS SHALL BE SUBMITTING TO THE PERMIT CENTER FOR REVIEW BY THE BUILDING DEPARTMENT. THE OWNER IS RESPONSIBLE FOR OBTAINING AN ADDRESS FOR THE METER(S) FROM THE PLANNING DEPARTMENT. A BUILDING PERMIT FOR THE METER AND A PUBLIC INSPECTIONS PERMIT FOR THE STREET LIGHTS ARE REQUIRED. CERTIFICATE OF OCCUPANCIES WILL NOT BE ISSUED UNTIL THE STREET AND/OR PEDESTRIAN LIGHTING PLANS ARE APPROVED, CONSTRUCTED, AND INITIALLY ACCEPTED.
28. PRIOR TO FINAL ACCEPTANCE OF PUBLIC IMPROVEMENTS, IF THE ADJACENT SITE IS NOT UNDER CONSTRUCTION, THE CURB CUT/CURB RETURNS AND CROSS PAN MUST BE REMOVED AND REPLACED WITH SIDEWALK, LANDSCAPING AND CURB AND GUTTER AT THE DEVELOPER'S EXPENSE. THE DEVELOPER ACKNOWLEDGES THE RISK OF CONSTRUCTING THE CURB CUT WITHOUT APPROVED CIVIL PLANS FOR THE ADJACENT SITE SHOWING THE CURB CUT.
29. UNMET REQUIRED LAND DEDICATION FOR PARK AND OPEN SPACE PURPOSES ON-SITE IS 7.81 ACRES AND SHALL BE SATISFIED BY A CASH-IN-LIEU PAYMENT.
30. EACH UNIT WILL HAVE A PARK DEVELOPMENT FEE DUE WHEN BUILDING PERMITS ARE PULLED. FEES WILL BE BASED ON THE PER-ACRE PARK CONSTRUCTION COSTS IN EFFECT AT THE TIME OF PERMIT ISSUANCE.

Please put these 2 notes under a separate header "Parks Recreation and Open Space (PROS) Notes"

Revised, per comment.

NORRIS DESIGN
Planning | Landscape Architecture | Branding

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DAVIS DEVELOPMENT MULTIFAMILY

SITE PLAN WITH ADJUSTMENTS
5TH AVENUE AND GUN CLUB ROAD, AURORA, COLORADO

OWNER:

DAVIS DEVELOPMENT, INC.

7375 W 52ND AVE. STE.200
ARVADA, CO 80002
MICHAEL LEE
303.302.2502

NOT FOR CONSTRUCTION

DATE:

04/13/2022 SP-01
09/14/2022 SP-02
03/21/2023 SP-03

SHEET TITLE:

NOTES

2 OF 38

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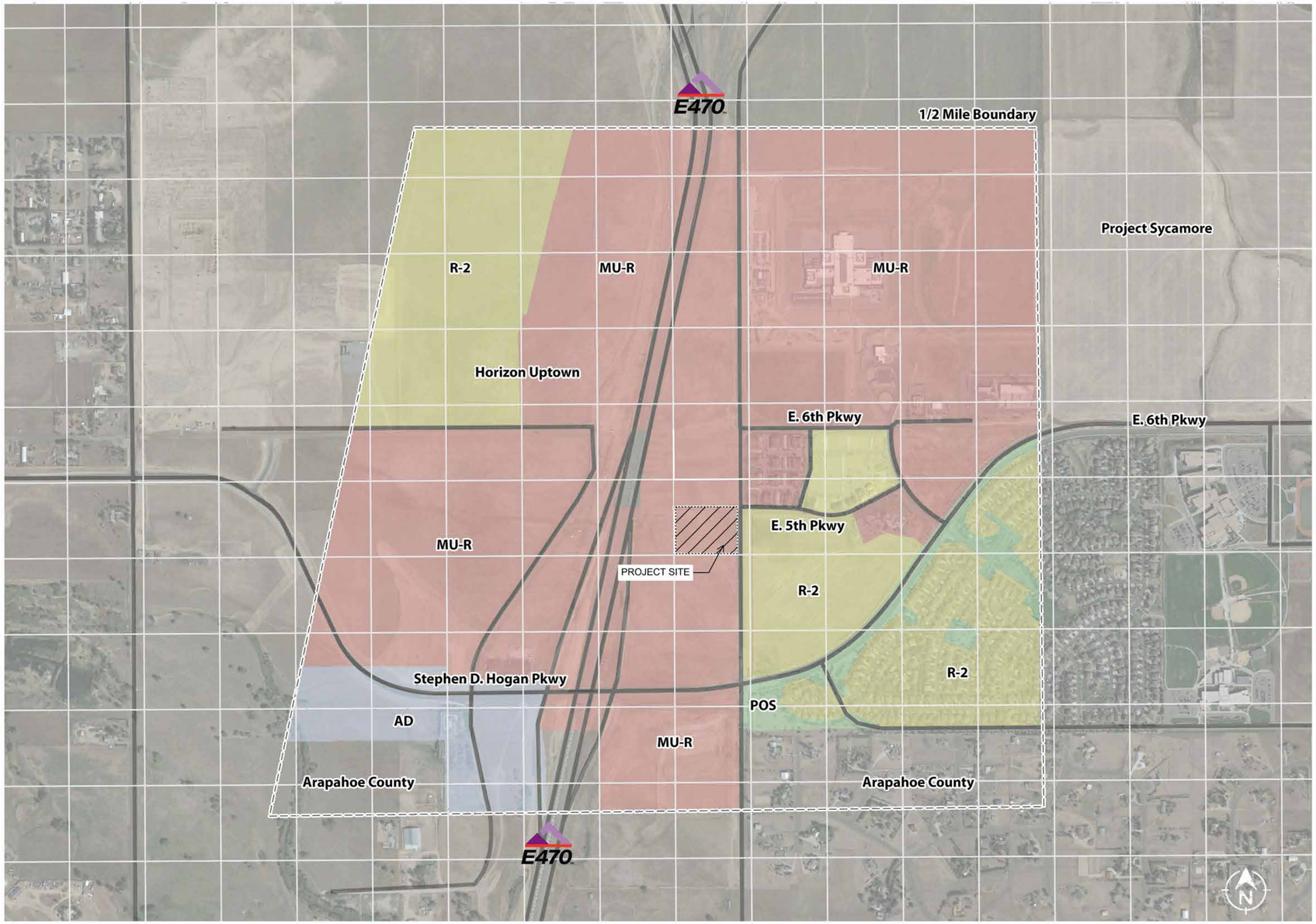

Zoning Designations

- PROPERTY BOUNDARY
- MIXED-USE REGIONAL (MU-R)
- MEDIUM DENSITY RESIDENTIAL(R-2)
- AIRPORT DISTRICT (AD)
- PARKS AND OPEN SPACE (POS)

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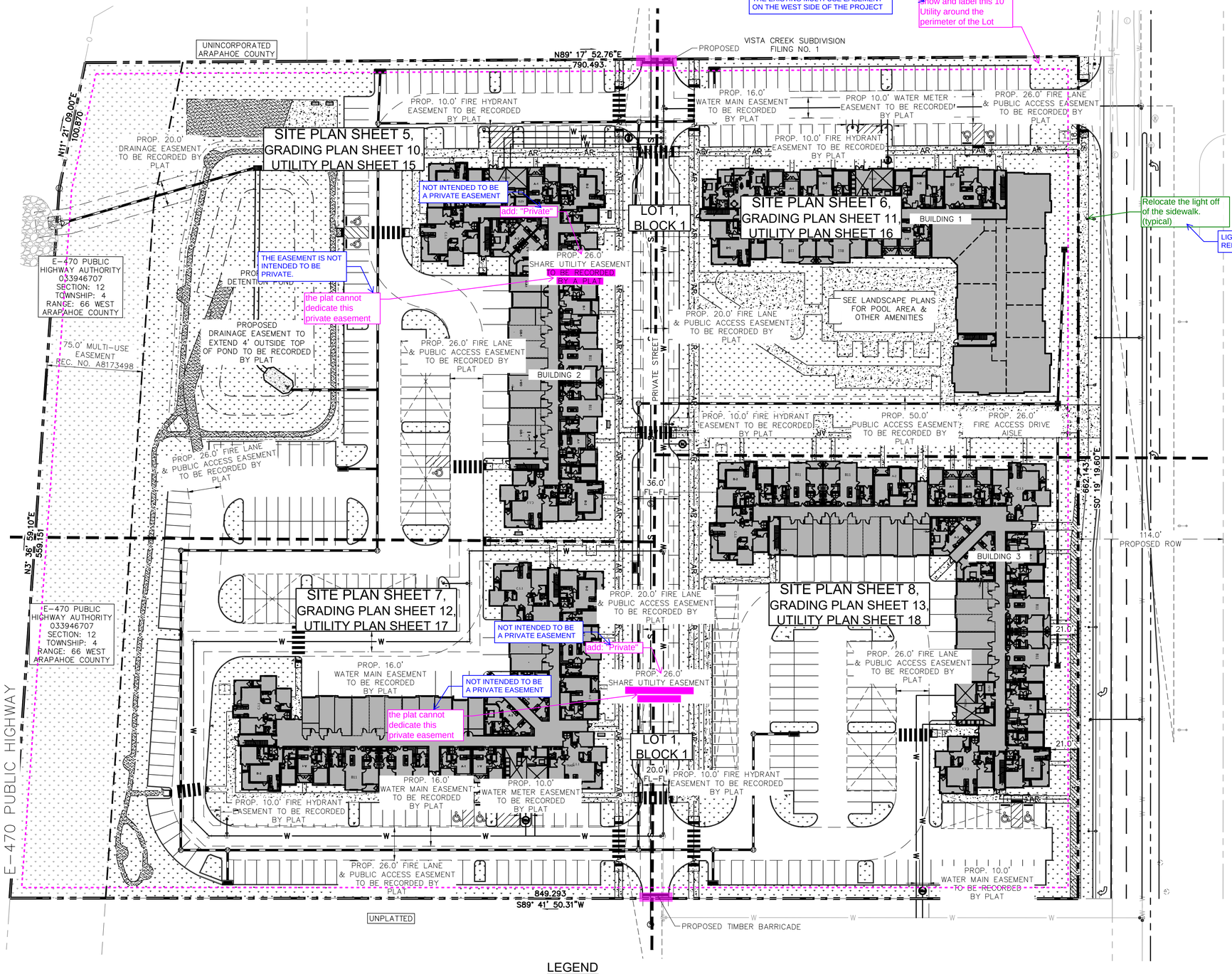

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LEGEND

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- EX. LANDSCAPE
- PROP. CONCRETE
- PROP. PUBLIC SIDEWALK
- EX. PROPERTY BOUNDARY
- PROP. PROPERTY BOUNDARY BY PLAT
- EX. EASEMENT
- PROP. EASEMENT
- AR — ACCESSIBLE ROUTE
- SETBACK LINE
- SIGHT TRIANGLE
- PROP. SANITARY SEWER MANHOLE
- PROP. STORM SEWER MANHOLE
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- PROP. KNOX BOX
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- PROP. ACCESSIBLE PARKING SPACE
- PROP. TRANSFORMER
- PROP. STREET LIGHT

NOTE REVISED TO CALL OUT AS PROPOSED PUBLIC SIDEWALK EASEMENT

easement needed?

NORTH

GRAPHIC SCALE IN FEET
0 20 40 80

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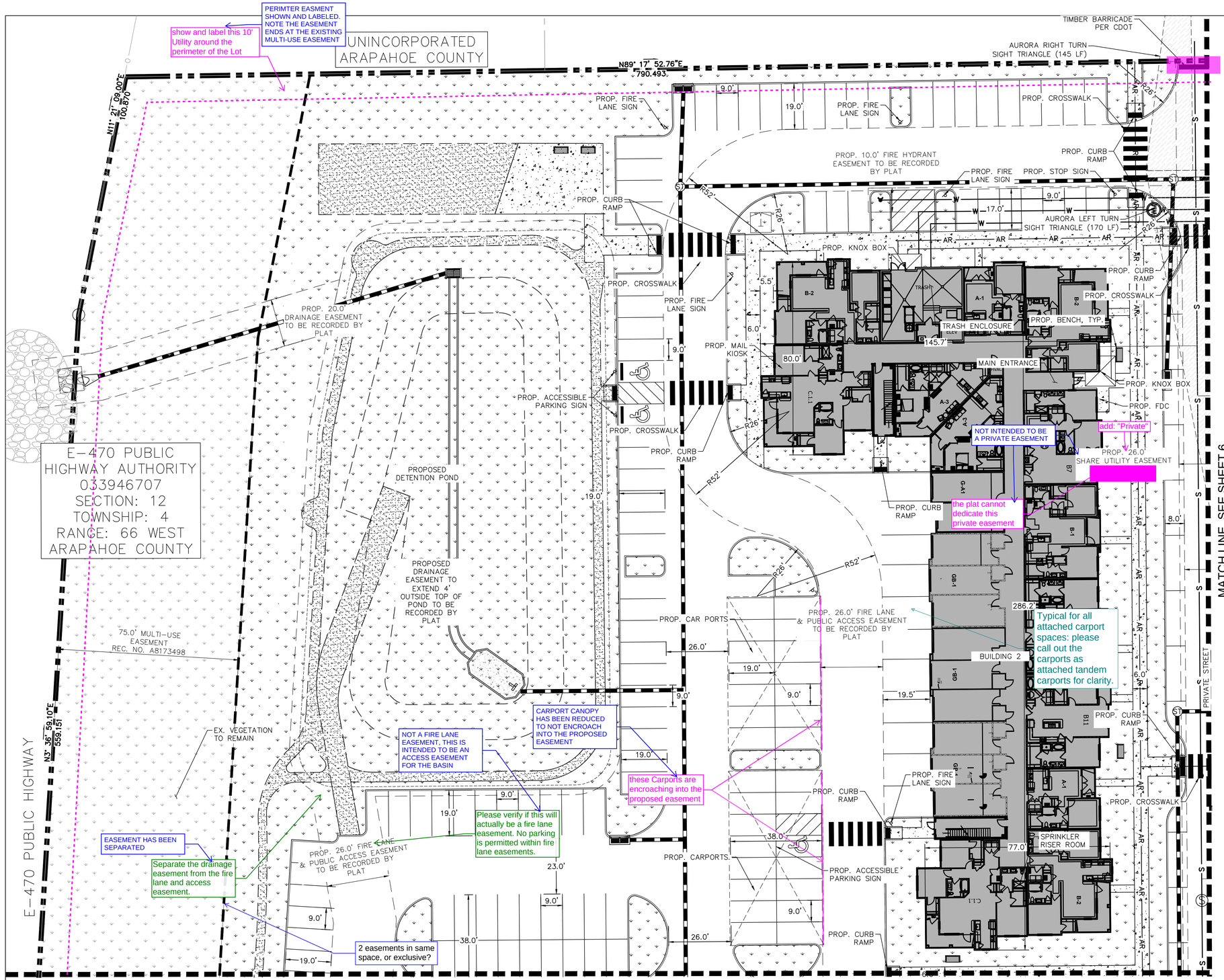
SITE PLAN



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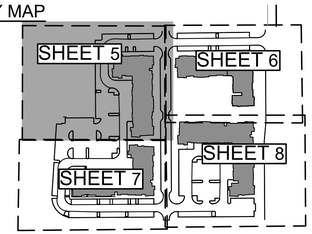

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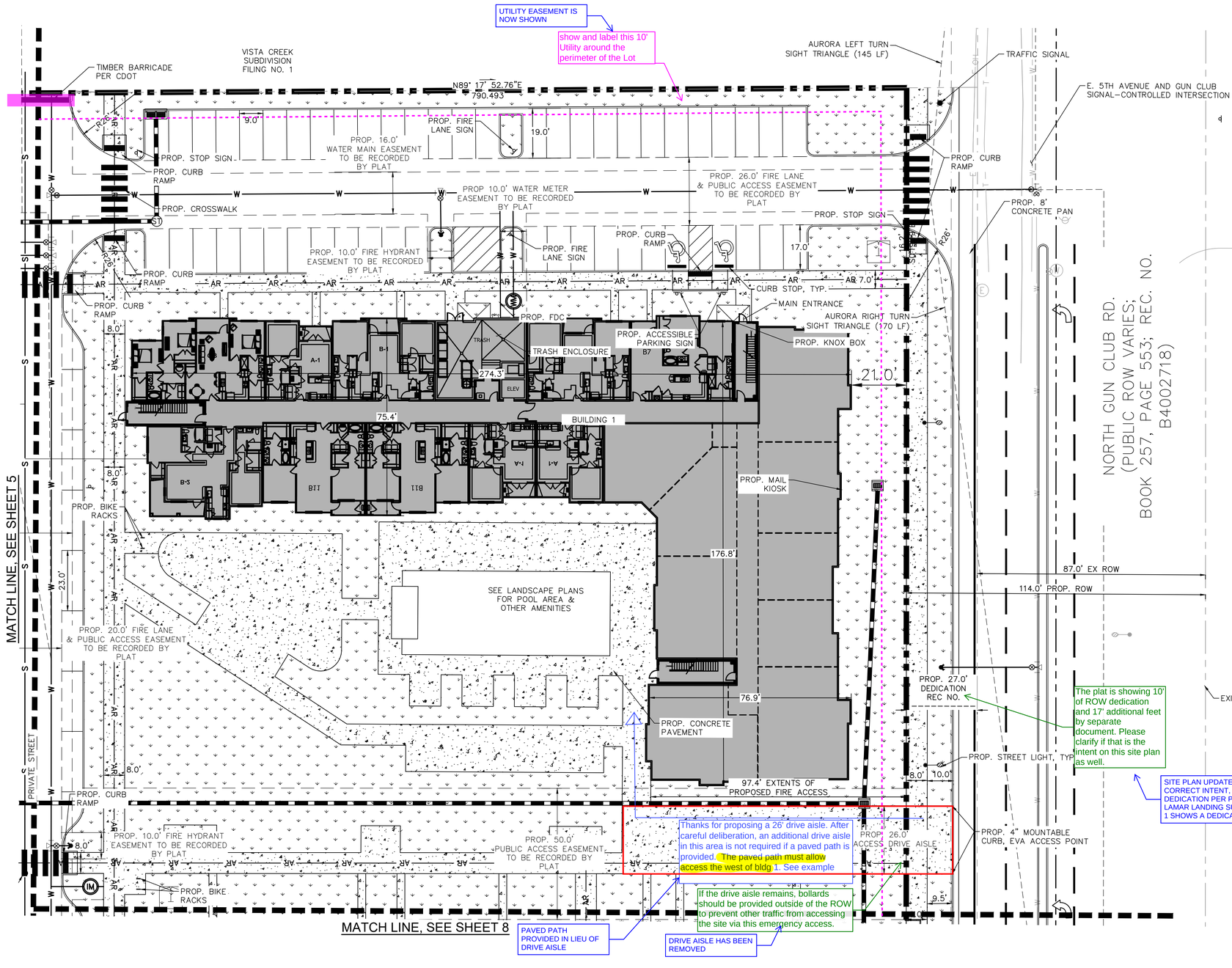

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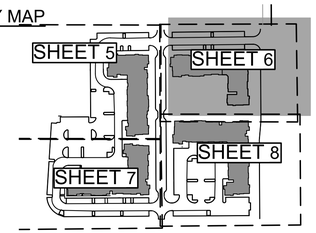

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LEGEND

- PROP. LANDSCAPE
- EX. LANDSCAPE
- PROP. CONCRETE
- PROP. PUBLIC SIDEWALK
- EX. PROPERTY BOUNDARY
- PROP. PROPERTY BOUNDARY BY PLAT
- EX. EASEMENT
- PROP. EASEMENT
- AR — ACCESSIBLE ROUTE
- SETBACK LINE
- SIGHT TRIANGLE
- PROP. SANITARY SEWER MANHOLE
- PROP. STORM SEWER MANHOLE
- EX. FIRE HYDRANT
- PROP. FIRE HYDRANT
- EX. LIGHT POLE
- PROP. LIGHT POLE
- PROP. SIGN
- PROP. FDC WITH APPROVED KNOX HARDWARE
- PROP. KNOX BOX
- PROP. BIKE RACK (REF. LANDSCAPE PLANS)
- PROP. ACCESSIBLE PARKING SPACE
- PROP. TRANSFORMER
- PROP. STREET LIGHT

NORTH

GRAPHIC SCALE IN FEET
0 10 20 40

CHECKED BY: XX
DRAWN BY: XX

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DAVIS DEVELOPMENT MULTIFAMILY

5TH AVENUE AND GUN CLUB ROAD
AURORA, COLORADO

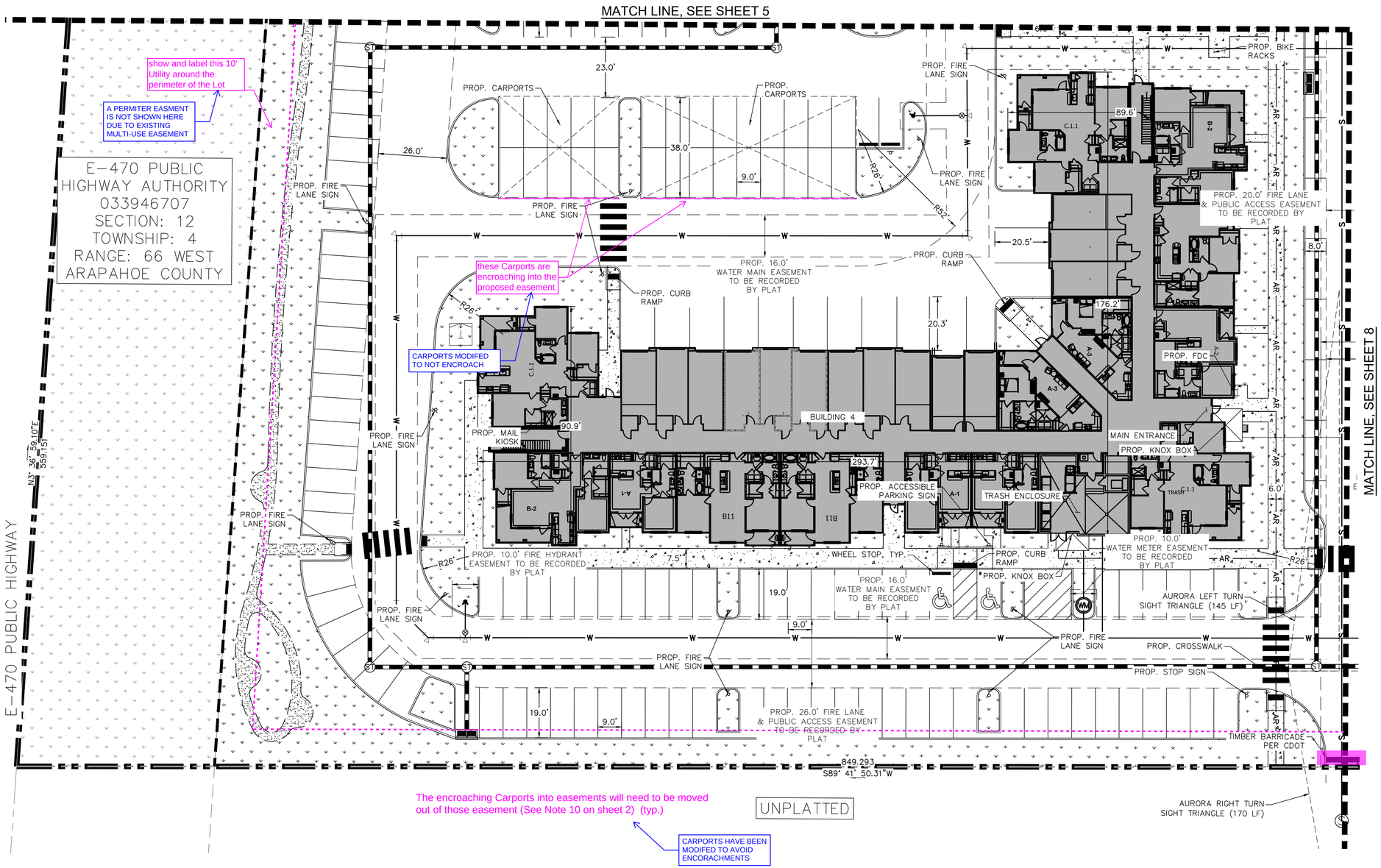
OWNER:
DAVIS DEVELOPMENT, INC.

7375 W 52ND AVE. STE.200
ARVADA, CO 80002
MICHAEL LEE
303.302.2502

NOT FOR CONSTRUCTION

DATE:
04/13/2022 SP-01
09/14/2022 SP-02
02/27/2023 SP-03

SHEET TITLE:
SITE PLAN - NE



LEGEND

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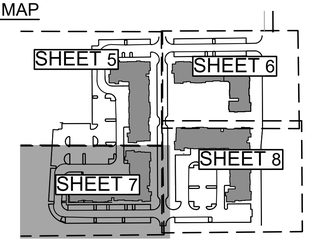
KEY MAP



TRAFFIC SIGNAL NOTE

OWNER SHALL BE RESPONSIBLE FOR PAYMENT OF 50% OF THE TRAFFIC SIGNALIZATION COSTS FOR THE INTERSECTION OF 5TH AVE AND GUN CLUB RD, IF AND WHEN TRAFFIC SIGNAL WARRANTS ARE SATISFIED. TRAFFIC SIGNAL WARRANTS TO CONSIDER SHALL BE AS DESCRIBED IN THE MOST RECENTLY ADOPTED VERSION OF MANUAL ON UNIFORM TRAFFIC CONTROL DEVICES, AS OF THE DATE OR DATES OF ANY SUCH WARRANT STUDIES. FOR WARRANT PURPOSES, THE MINOR STREET APPROACH TRAFFIC SHALL TYPICALLY BE COMPRISED OF ALL THROUGH AND LEFT-TURN MOVEMENT AND 50% OF RIGHT TURN MOVEMENTS UNLESS OTHERWISE DETERMINED BY THE TRAFFIC ENGINEER. PURSUANT TO 147-37.5 OF CITY CODE, THE PERCENTAGE OF THE TRAFFIC SIGNALIZATION COSTS IDENTIFIED ABOVE SHALL BE PAID TO THE CITY BY THE APPLICANT / OWNER, TO BE HELD IN ESCROW FOR SUCH PURPOSE, PRIOR TO THE ISSUANCE OF A BUILDING PERMIT FOR THE RELATED DEVELOPMENT OR AS OTHERWISE REQUIRED BY CITY CODE. THE PERCENTAGE ABOVE WILL BE APPLIED TO THE ENTIRE TRAFFIC SIGNALIZATION COST AS ESTIMATED AT THE TIME OF THE ESCROW DEPOSIT TO CALCULATE SPECIFIC DOLLAR FUNDING REQUIREMENT.

SIGNAGE NOTES

1. THE SIGNS SHALL BE SET AT AN ANGLE OF NOT LESS THAN 30 DEGREES AND NOT MORE THAN 45 DEGREES WITH THE CURB OR LINE OF TRAFFIC FLOW.
2. FIRE LANE SIGNS SHOULD BE INSTALLED 2' BEHIND CURB.
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4. PLACEMENT OF THESE FIRE LANE SIGNS CANNOT ENCROACH INTO THE 26' INSIDE TURNING RADIUS OF THE FIRE LANE EASEMENT, OBSTRUCT ANY FIRE HYDRANT OR FIRE DEPARTMENT CONNECTION OR ENCROACH INTO THE ACCESSIBLE ROUTE OF THE SIDEWALK AREA.
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0 10 20 40

CHECKED BY: XX
DRAWN BY: XX

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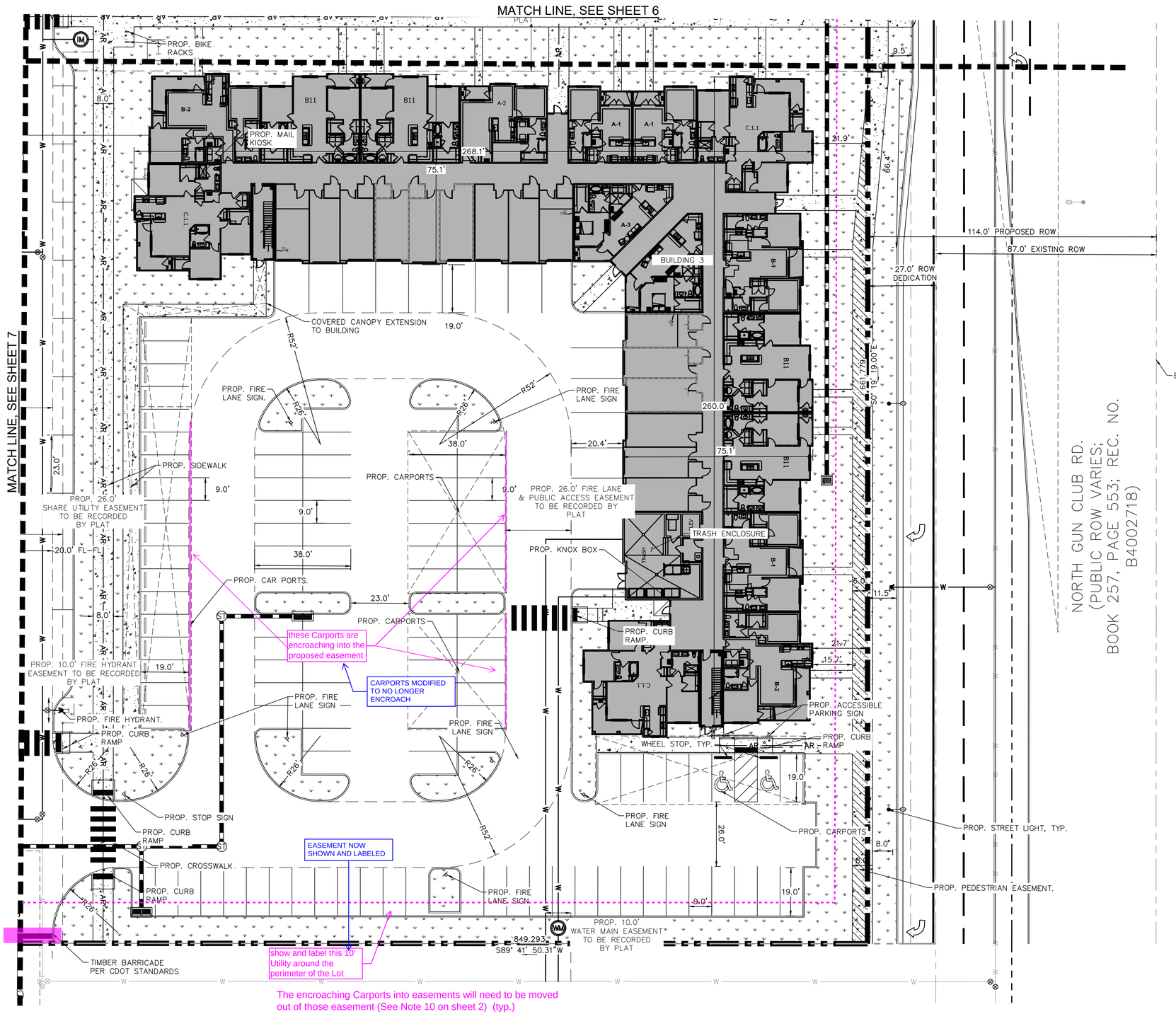
SHEET TITLE:
SITE PLAN - SW



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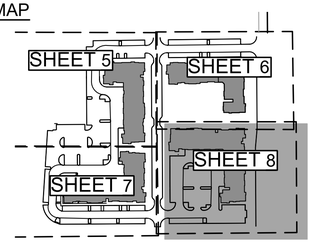

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- PROP. TRANSFORMER
- PROP. STREET LIGHT

NORTH

GRAPHIC SCALE IN FEET
0 10 20 40

CHECKED BY: XX
DRAWN BY: XX

Kimley»Horn
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DAVIS DEVELOPMENT MULTIFAMILY

5TH AVENUE AND GUN CLUB ROAD
AURORA, COLORADO

OWNER:
DAVIS DEVELOPMENT, INC.

7375 W 52ND AVE. STE.200
ARVADA, CO 80002
MICHAEL LEE
303.302.2502

NOT FOR CONSTRUCTION

DATE:
04/13/2022 SP-01
09/14/2022 SP-02
02/27/2023 SP-03

SHEET TITLE:
SITE PLAN - SE

LEGEND

PROPERTY BOUNDARY

PROP. EASEMENT

5280 EX. CONTOUR

5280 PROP. CONTOUR

AR ACCESSIBLE ROUTE

NOTES

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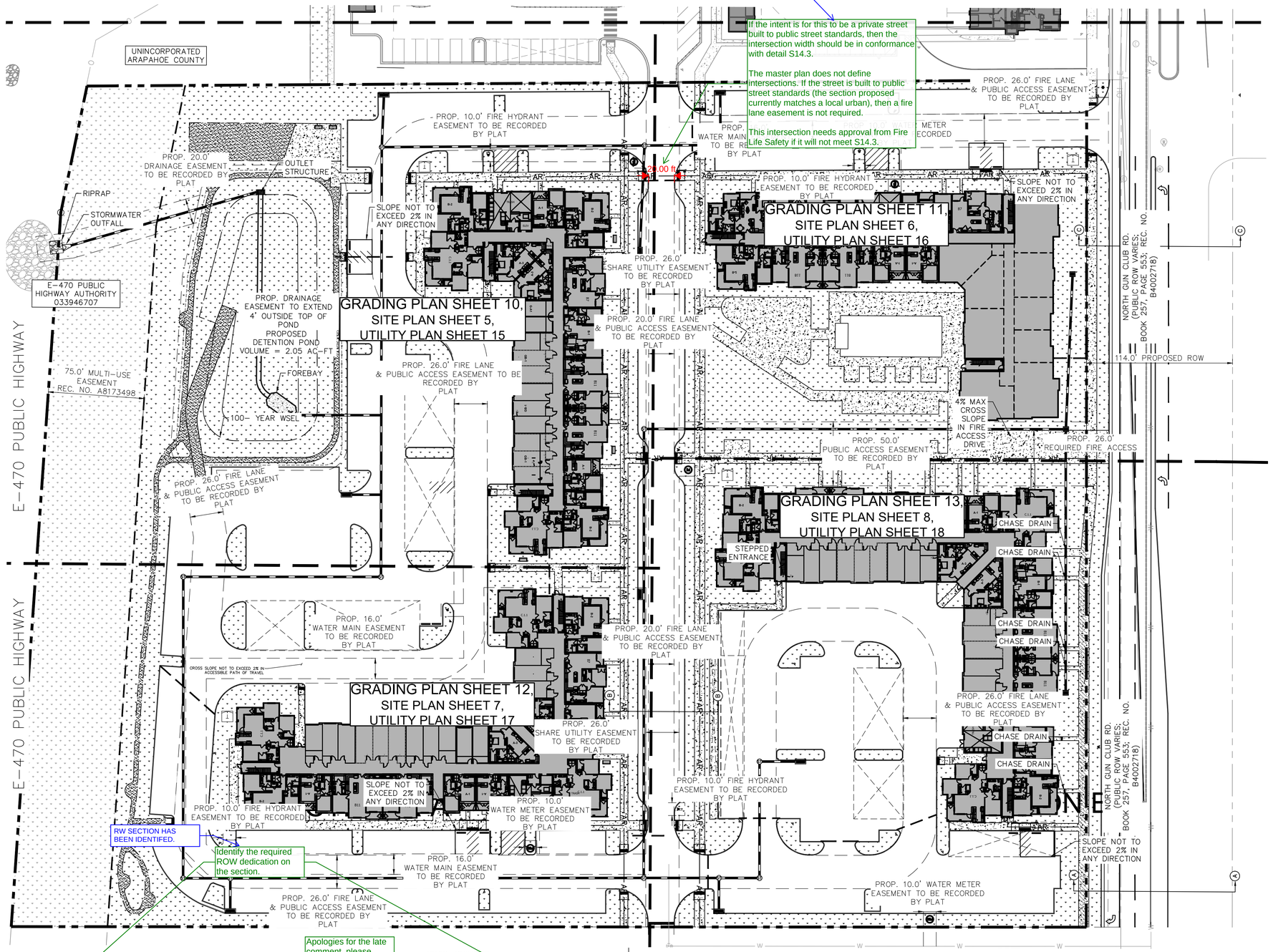
FEMA CLASSIFICATION

THIS SITE IS NOT WITHIN A DESIGNATED F.E.M.A. FLOODPLAIN AS DETERMINED BY FLOOD INSURANCE RATE MAP, COMMUNITY PANEL NUMBER 08005C202L EFFECTIVE DATE FEBRUARY 17, 2017 AND IS LABELED AS A ZONE "X" AREA OF MINIMAL FLOOD HAZARD.

NORTH

GRAPHIC SCALE IN FEET
0 20 40 80



If the intent is for this to be a private street built to public street standards, then the intersection width should be in conformance with detail S14.3.

The master plan does not define intersections. If the street is built to public street standards (the section proposed currently matches a local urban), then a fire lane easement is not required.

This intersection needs approval from Fire Life Safety if it will not meet S14.3.

RW SECTION HAS BEEN IDENTIFED.

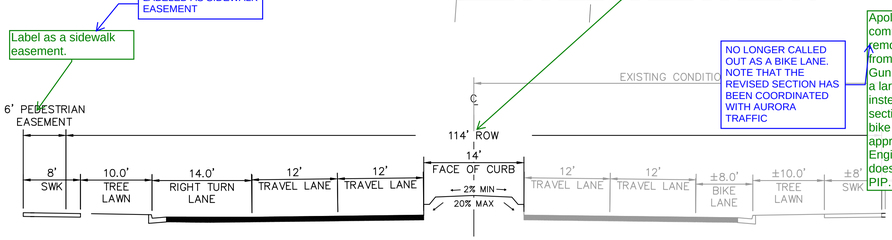
Identify the required ROW dedication on the section.

LABELED AS SIDEWALK EASEMENT

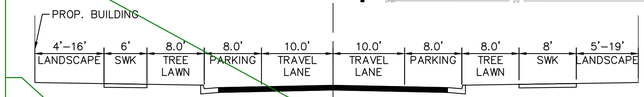
Label as a sidewalk easement.

NO LONGER CALLED OUT AS A BIKE LANE. NOTE THAT THE REVISED SECTION HAS BEEN COORDINATED WITH AURORA TRAFFIC

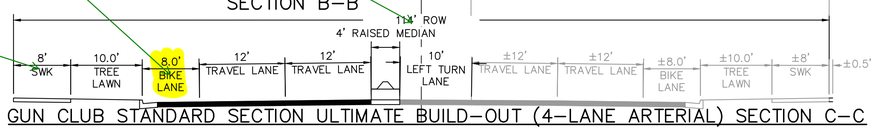
Apologies for the late comment, please remove the bike lane from the section for Gun Club and provide a larger sidewalk instead. The revised section without the bike lane would be approved by the City Engineer even if it does not match the PIP.



GUN CLUB STANDARD SECTION FRONTAGE ONLY BUILD-OUT (4-LANE ARTERIAL)
SECTION A-A



ROAD STANDARD SECTION (PRIVATE STREET)
PER LAMAR LANDING MASTER PLAN/ DA 2239-01
SECTION B-B



GUN CLUB STANDARD SECTION ULTIMATE BUILD-OUT (4-LANE ARTERIAL) SECTION C-C

CHECKED BY: XX
DRAWN BY: XX

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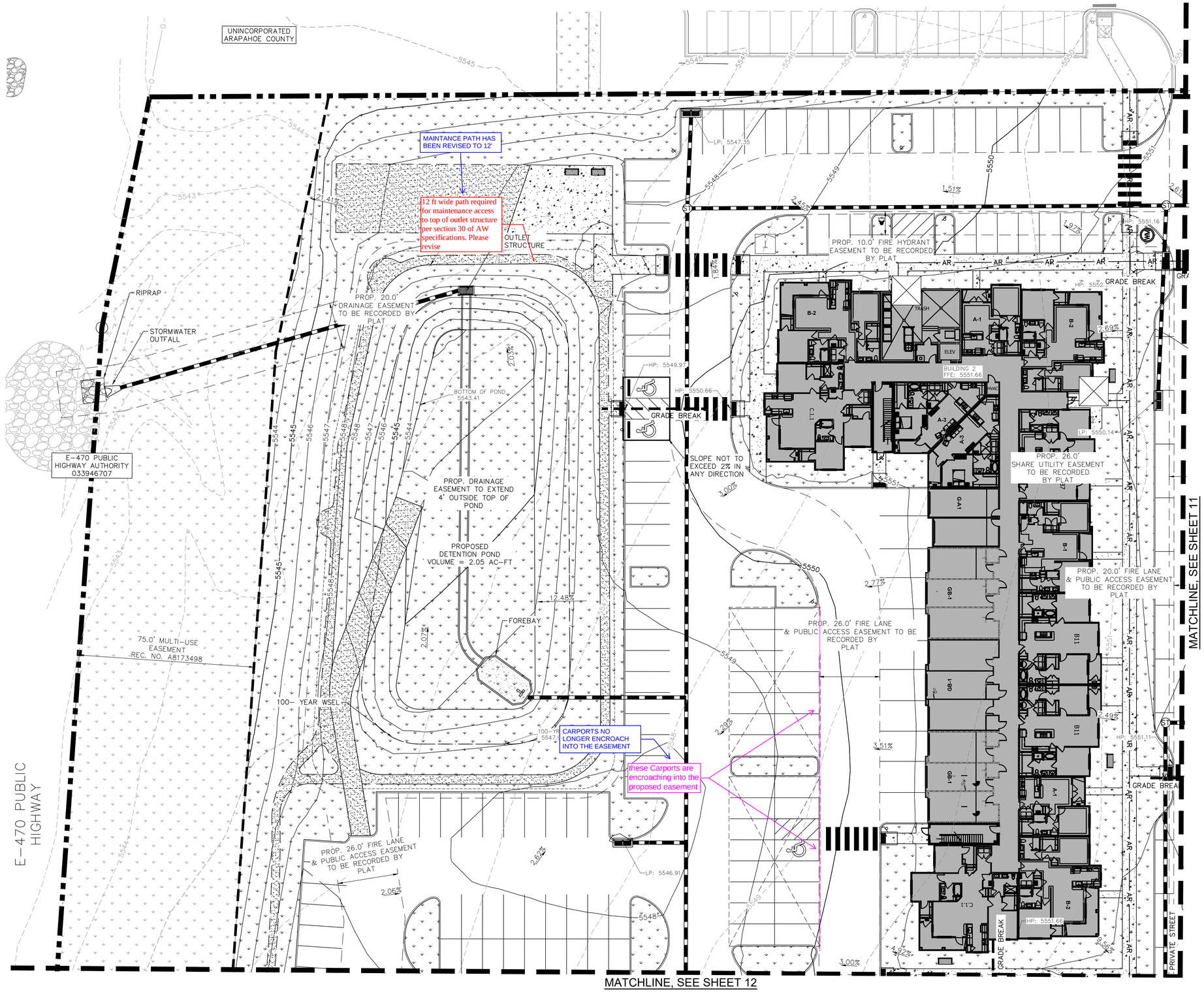
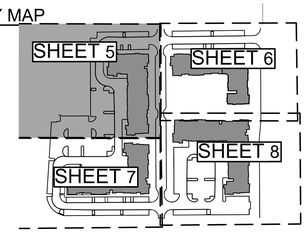
SHEET TITLE:

GRADING PLAN



KEY MAP



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LEGEND

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- PROP. EASEMENT
- 5280 EX. CONTOUR
- 5280 PROP. CONTOUR
- AR ACCESSIBLE ROUTE

NORTH

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0 10 20 40

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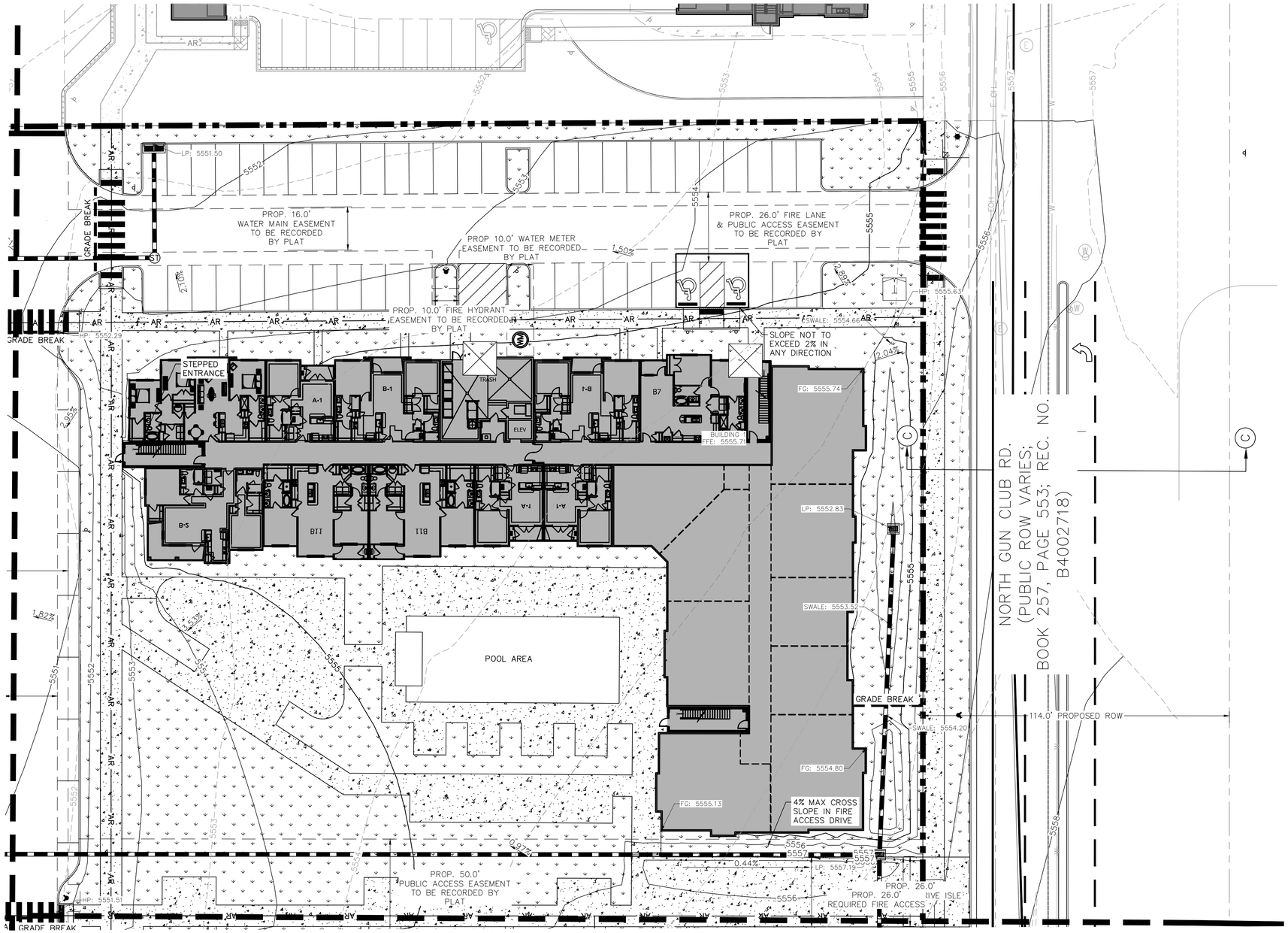
SHEET TITLE:
GRADING PLAN - NW



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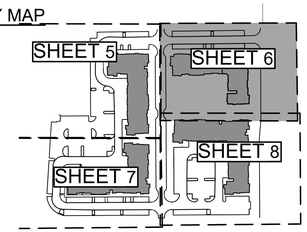

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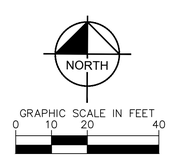
- PROPERTY BOUNDARY
- PROP. EASEMENT
- 5280 EX. CONTOUR
- 5280 PROP. CONTOUR
- AR ACCESSIBLE ROUTE



CHECKED BY: XX
DRAWN BY: XX

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(303) 228-2300
WWW.KIMLEY-HORN.COM

DAVIS DEVELOPMENT MULTIFAMILY

5TH AVENUE AND GUN CLUB ROAD
AURORA, COLORADO

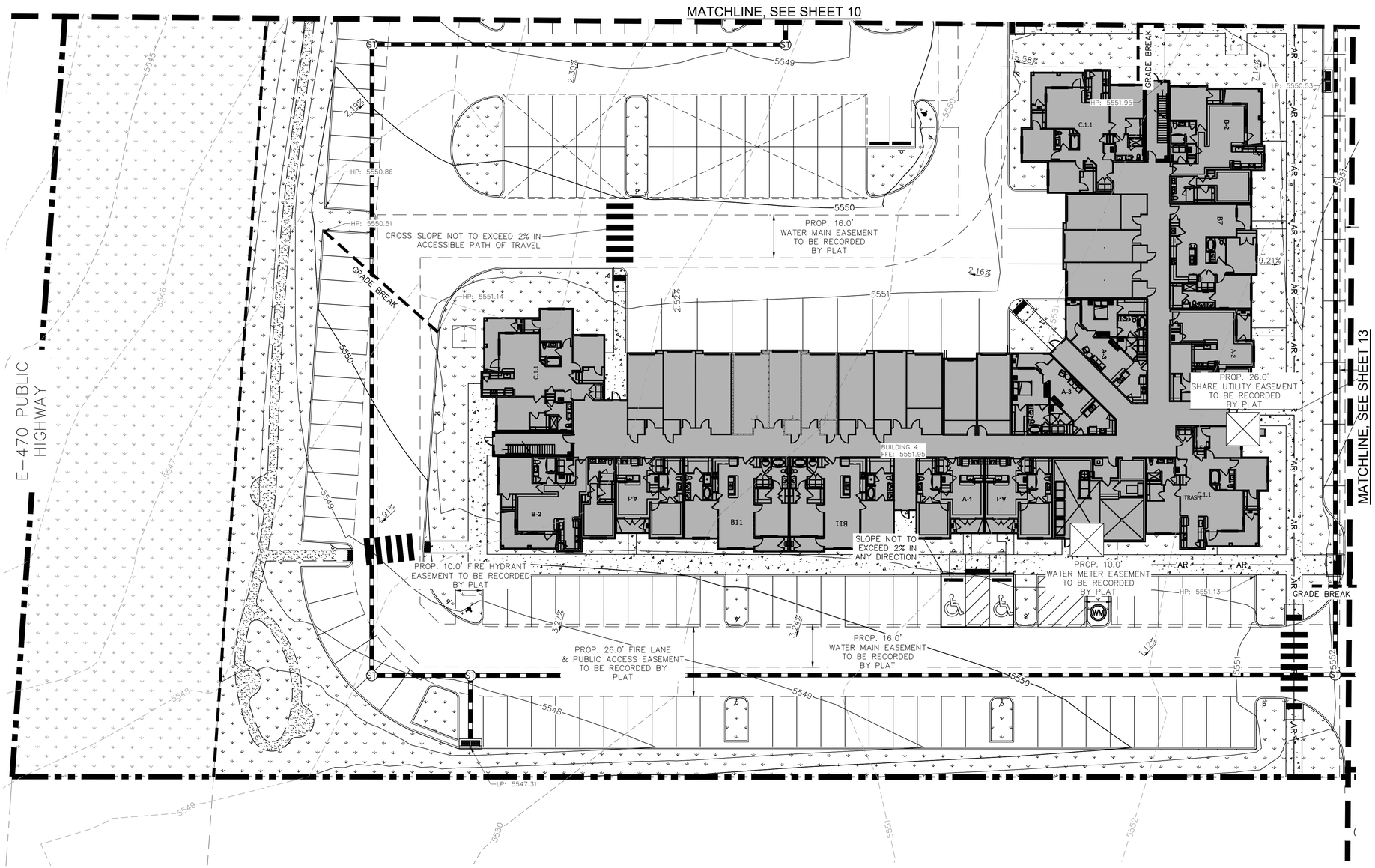
OWNER:
DAVIS DEVELOPMENT, INC.

7375 W 52ND AVE. STE.200
ARVADA, CO 80002
MICHAEL LEE
303.302.2502

NOT FOR CONSTRUCTION

DATE:
04/13/2022 SP-01
09/14/2022 SP-02
02/27/2023 SP-03

SHEET TITLE:
GRADING PLAN - NE



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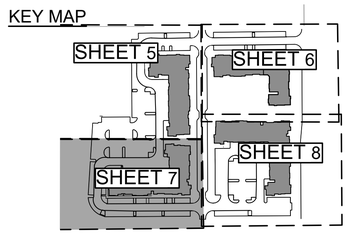


NOTES

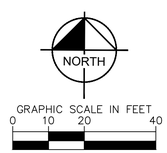
1. ONSITE STORM SYSTEM IS PRIVATE AND TO BE MAINTAINED BY THE OWNER.
2. MINIMUM SLOPE AWAY FROM THE BUILDING IS 5% FOR 10' FOR LANDSCAPE AREAS AND A MINIMUM OF 2% FOR PAVED AREAS.
3. ALL SLOPES ARE GREATER THAN OR EQUAL TO 1% THROUGH PAVED AREAS.
4. MAX SLOPES ON SITE DO NOT EXCEED A SLOPE OF 1:3.
5. ALL ADA ACCESSIBLE ROUTES SHALL NOT EXCEED A RUNNING SLOPE OF 5% AND A CROSS SLOPE OF 2% AT ALL LEVEL LANDINGS, CHANGES IN DIRECTION, AND ADA PARKING AREAS SLOPES WILL NOT EXCEED 2% IN ANY DIRECTION.
6. CROSS SLOPES INSIDE OF THE FIRE LANE EASEMENT SHALL NOT EXCEED 4%.

FEMA CLASSIFICATION

THIS SITE IS NOT WITHIN A DESIGNATED F.E.M.A. FLOODPLAIN AS DETERMINED BY FLOOD INSURANCE RATE MAP, COMMUNITY PANEL NUMBER 08005C202L EFFECTIVE DATE FEBRUARY 17, 2017 AND IS LABELED AS A ZONE "X" AREA OF MINIMAL FLOOD HAZARD.

LEGEND

- PROPERTY BOUNDARY
- PROP. EASEMENT
- 5280 EX. CONTOUR
- 5280 PROP. CONTOUR
- AR ACCESSIBLE ROUTE



CHECKED BY: XX
DRAWN BY: XX

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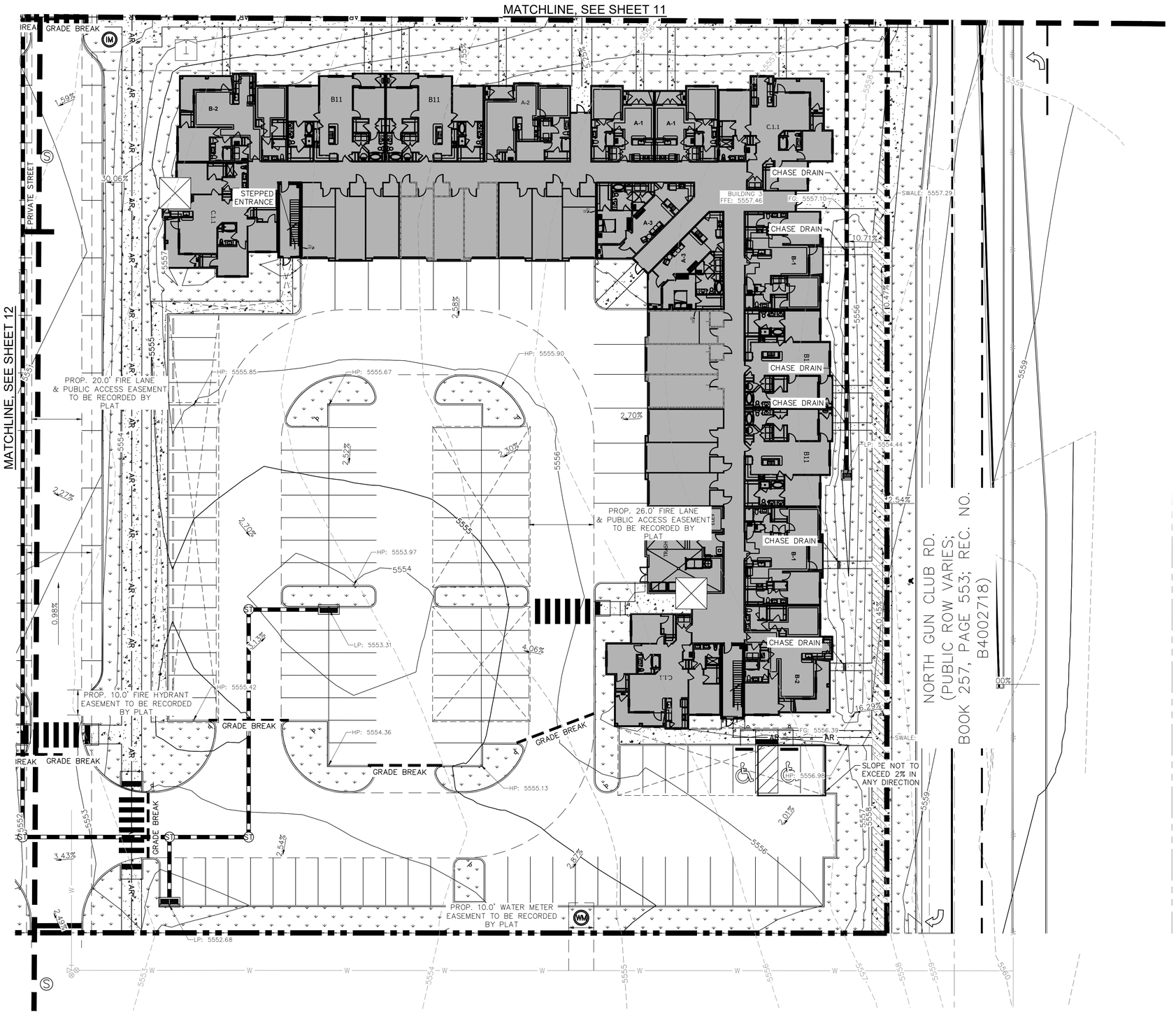
MICHAEL LEE
303.302.2502

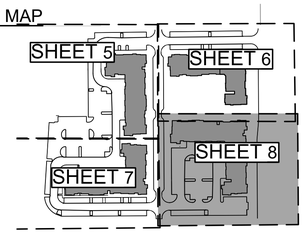
NOT FOR CONSTRUCTION

DATE:
04/13/2022 SP-01
09/14/2022 SP-02
02/27/2023 SP-03

SHEET TITLE:
GRADING PLAN - SW



KEY MAP



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LEGEND

- PROPERTY BOUNDARY
- PROP. EASEMENT
- 5280 EX. CONTOUR
- 5280 PROP. CONTOUR
- AR ACCESSIBLE ROUTE

NORTH

GRAPHIC SCALE IN FEET
0 10 20 40

CHECKED BY: XX
DRAWN BY: XX

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MICHAEL LEE
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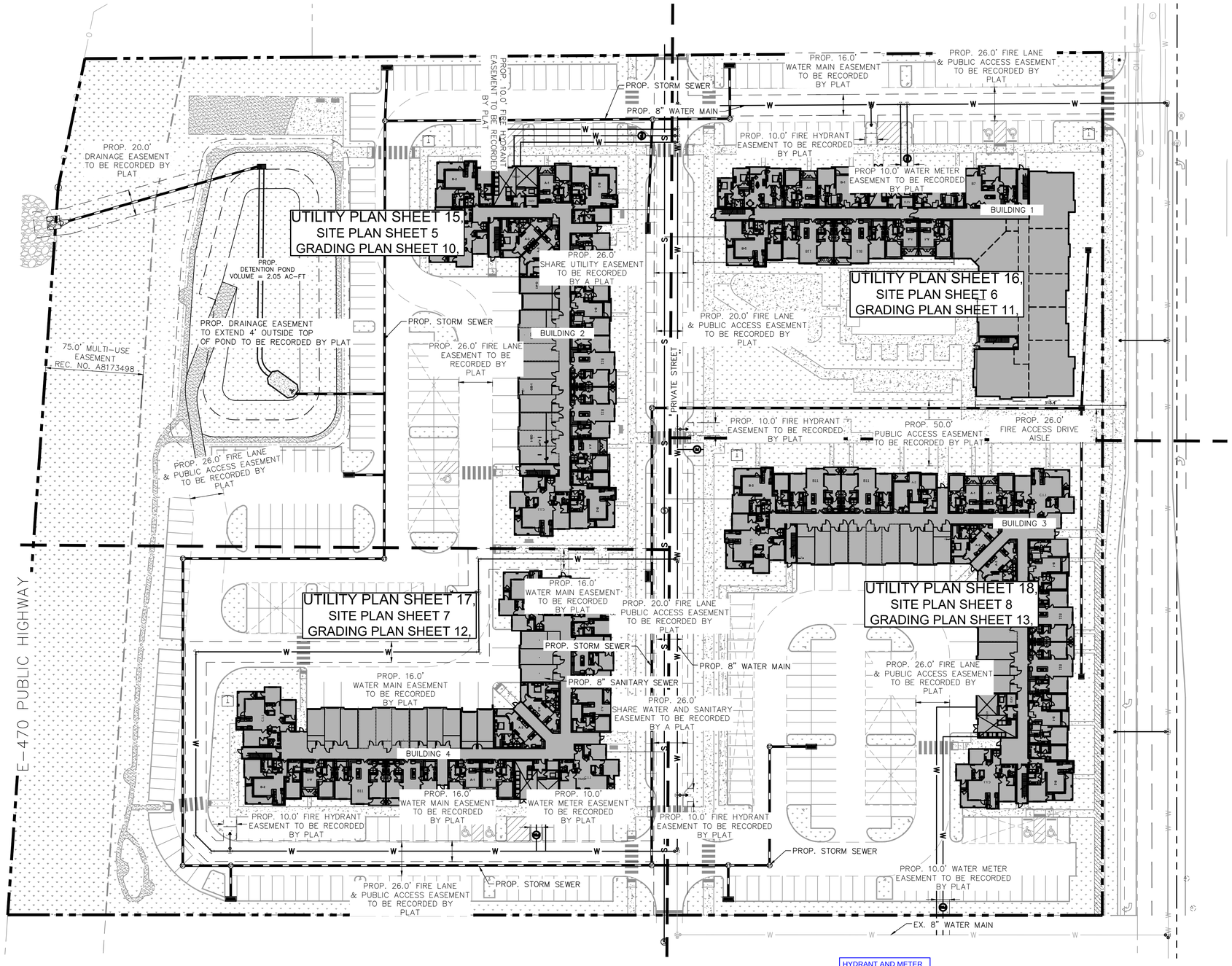
NOT FOR CONSTRUCTION

DATE:
04/13/2022 SP-01
09/14/2022 SP-02
02/27/2023 SP-03

SHEET TITLE:
GRADING PLAN - SE



LEGEND

- PROPERTY BOUNDARY
- EX. EASEMENT
- PROP. EASEMENT
- W — WATER MAIN
- S — SANITARY SEWER
- STORM PIPE
- PROP. SANITARY SEWER MANHOLE
- PROP. STORM SEWER MANHOLE
- EX. FIRE HYDRANT
- PROP. FIRE HYDRANT
- EX. LIGHT POLE
- PROP. LIGHT POLE
- PROP. FDC W/ APPROVED KNOX HARDWARE
- PROP. KNOX BOX
- PROP. TRANSFORMER
- PROP. STORM INLET

NOTES

1. REFERENCE LANDSCAPE PLANS FOR GROUND COVER AND PLANTING INFORMATION.
2. ALL PROPOSED FIRE LANE & PUBLIC ACCESS EASEMENTS AND SIDEWALK EASEMENTS TO BE DEDICATED BY PLAT TO THE CITY OF AURORA.
3. ALL PROPOSED UTILITY EASEMENTS AND DRAINAGE EASEMENTS TO BE DEDICATED BY PLAT TO THE CITY OF AURORA.
4. ONSITE STORM SYSTEM IS PRIVATE AND TO BE MAINTAINED BY THE OWNER.
5. ONSITE SANITARY SEWER MAINS WITHIN EASEMENTS ARE PUBLIC. ALL SANITARY SEWER SERVICES ARE PRIVATE AND WILL BE MAINTAINED BY THE OWNER.

FIRE FLOW DATA

BUILDING 1

FIRE FLOW REQUIREMENTS ARE 1,500 GPM
THIS BUILDING REQUIRES 1 FIRE HYDRANT(S) TO MEET FIRE-FLOW REQUIREMENTS
EACH FIRE HYDRANT MUST SUPPLY 1,500 GPM MINIMUM @ 20 PSI RESIDUAL PRESSURE

CODE USED FOR ANALYSIS: 2021
OCCUPANCY GROUP: R-2
CONSTRUCTION TYPE: V-A
FIRE FLOW CALCULATION AREA:
APPROX. 69,655 SF
THIS BUILDING IS SPRINKLED

FIRE FLOW DATA

BUILDING 2

FIRE FLOW REQUIREMENTS ARE 1,500 GPM
THIS BUILDING REQUIRES 1 FIRE HYDRANT(S) TO MEET FIRE-FLOW REQUIREMENTS
EACH FIRE HYDRANT MUST SUPPLY 1,500 GPM MINIMUM @ 20 PSI RESIDUAL PRESSURE

CODE USED FOR ANALYSIS: 2021
OCCUPANCY GROUP: R-2
CONSTRUCTION TYPE: V-A
FIRE FLOW CALCULATION AREA:
APPROX. 77,070 SF
THIS BUILDING IS SPRINKLED

FIRE FLOW DATA

BUILDING 3

FIRE FLOW REQUIREMENTS ARE 1,500 GPM
THIS BUILDING REQUIRES 1 FIRE HYDRANT(S) TO MEET FIRE-FLOW REQUIREMENTS
EACH FIRE HYDRANT MUST SUPPLY 1,500 GPM MINIMUM @ 20 PSI RESIDUAL PRESSURE

CODE USED FOR ANALYSIS: 2021
OCCUPANCY GROUP: R-2
CONSTRUCTION TYPE: V-A
FIRE FLOW CALCULATION AREA:
APPROX. 98,780 SF
THIS BUILDING IS SPRINKLED

FIRE FLOW DATA

BUILDING 4

FIRE FLOW REQUIREMENTS ARE 1,500 GPM
THIS BUILDING REQUIRES 1 FIRE HYDRANT(S) TO MEET FIRE-FLOW REQUIREMENTS
EACH FIRE HYDRANT MUST SUPPLY 1,500 GPM MINIMUM @ 20 PSI RESIDUAL PRESSURE

CODE USED FOR ANALYSIS: 2021
OCCUPANCY GROUP: R-2
CONSTRUCTION TYPE: V-A
FIRE FLOW CALCULATION AREA:
APPROX. 85,039 SF
THIS BUILDING IS SPRINKLED

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DAVIS DEVELOPMENT MULTIFAMILY

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AURORA, COLORADO

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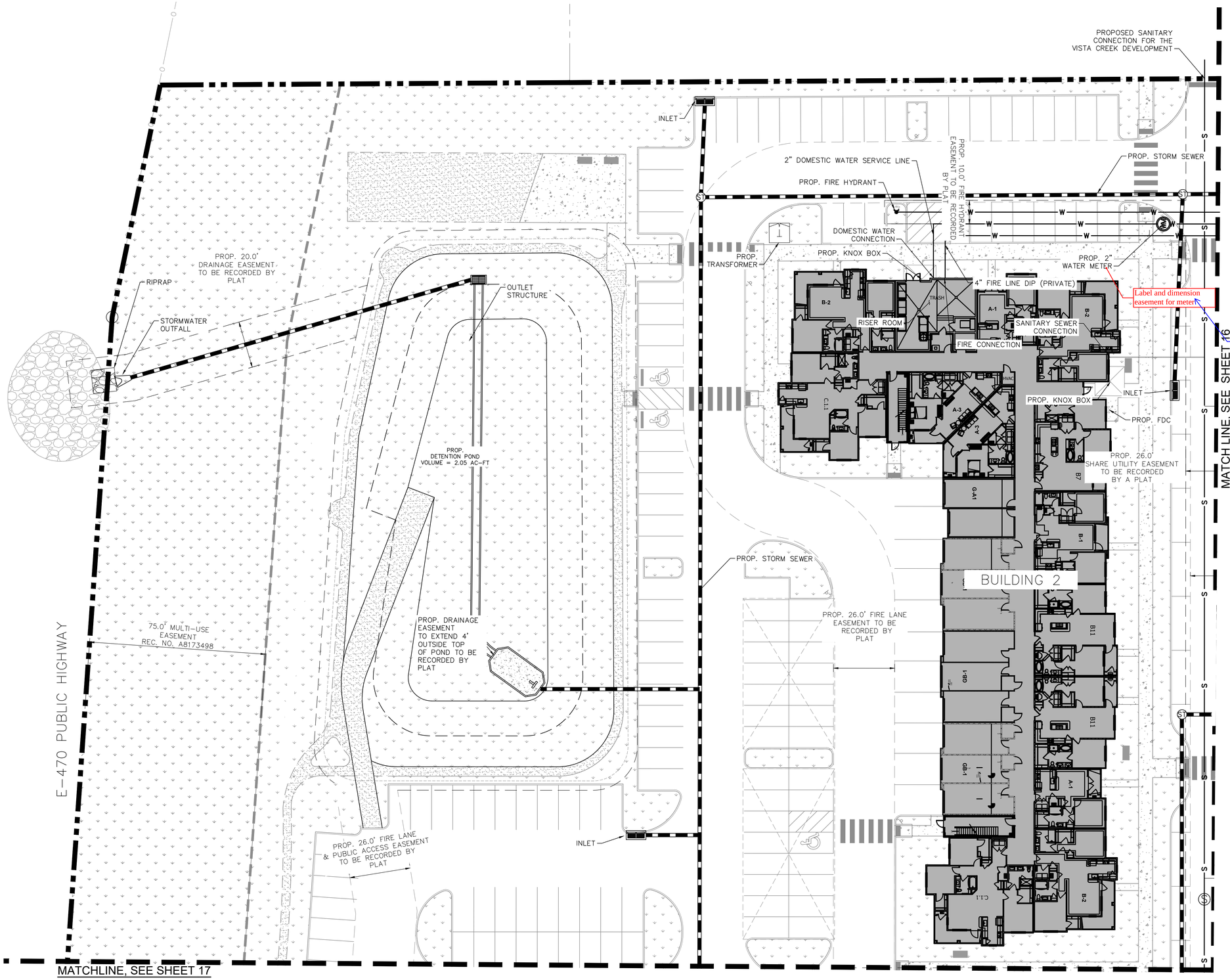
MICHAEL LEE
303.302.2502

NOT FOR CONSTRUCTION

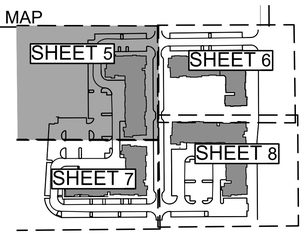
DATE:
04/13/2022 SP-01
09/14/2022 SP-02
02/27/2023 SP-03

SHEET TITLE:
UTILITY PLAN

CHECKED BY: XX
DRAWN BY: XX



KEY MAP



NOTES

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FIRE FLOW DATA

BUILDING 2

FIRE FLOW REQUIREMENTS ARE 1,500 GPM
THIS BUILDING REQUIRES 1 FIRE HYDRANT(S) TO MEET FIRE-FLOW REQUIREMENTS
EACH FIRE HYDRANT MUST SUPPLY 1,500 GPM MINIMUM @ 20 PSI RESIDUAL PRESSURE

CODE USED FOR ANALYSIS: 2021
OCCUPANCY GROUP: R-2
CONSTRUCTION TYPE: V-A
FIRE FLOW CALCULATION AREA:
APPROX. 77,070 SF
THIS BUILDING IS SPRINKLED

LEGEND

- PROPERTY BOUNDARY
- EX. EASEMENT
- PROP. EASEMENT
- W — WATER MAIN
- S — SANITARY SEWER
- STORM PIPE
- PROP. SANITARY SEWER MANHOLE
- PROP. STORM SEWER MANHOLE
- EX. FIRE HYDRANT
- PROP. FIRE HYDRANT
- EX. LIGHT POLE
- PROP. LIGHT POLE
- PROP. FDC W/ APPROVED KNOX HARDWARE
- PROP. KNOX BOX
- PROP. TRANSFORMER
- PROP. STORM INLET

GRAPHIC SCALE IN FEET
0 10 20 40

NORTH

CHECKED BY: XX
DRAWN BY: XX

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DAVIS DEVELOPMENT MULTIFAMILY

5TH AVENUE AND GUN CLUB ROAD
AURORA, COLORADO

OWNER:
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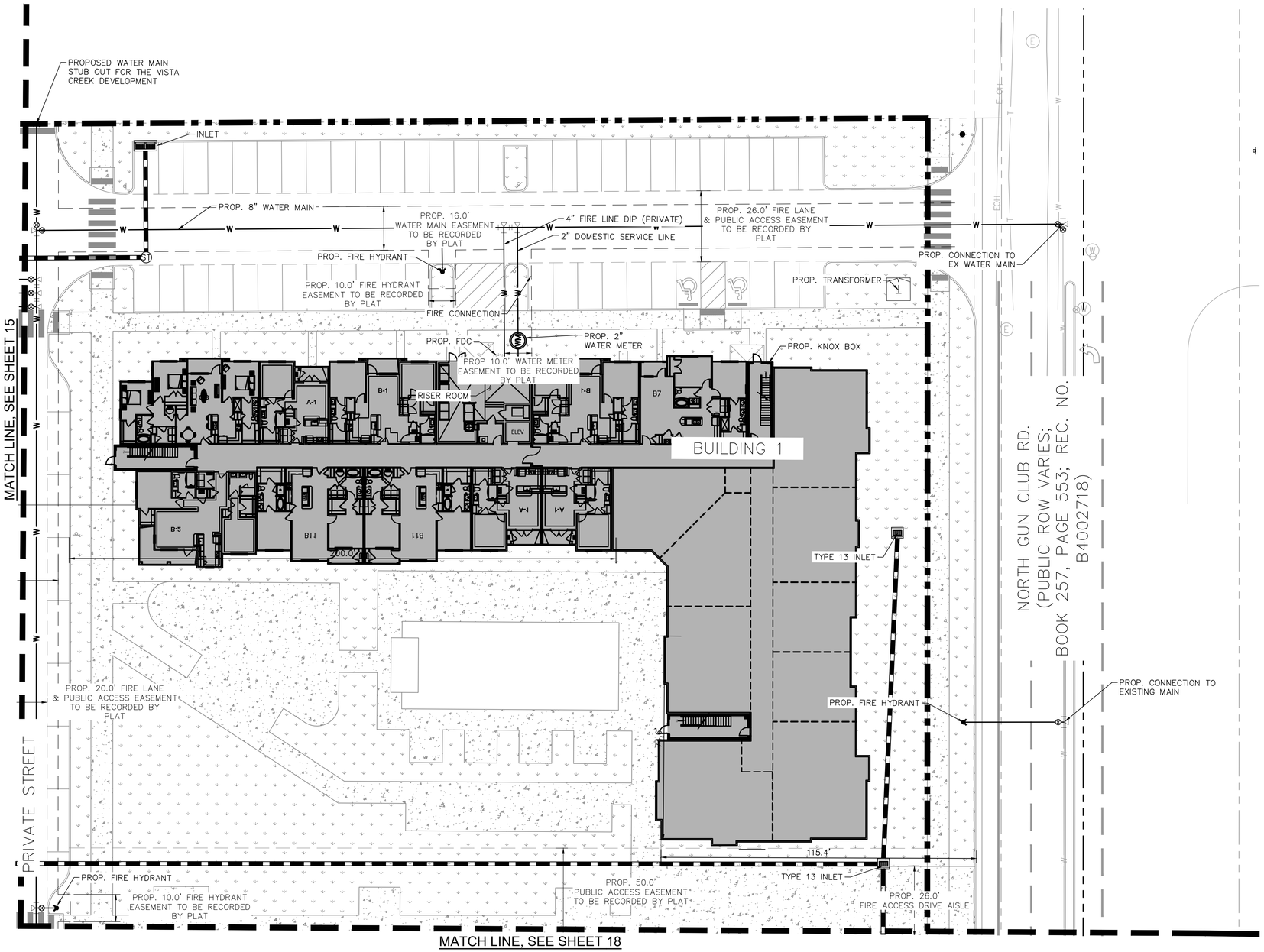
MICHAEL LEE
303.302.2502

NOT FOR CONSTRUCTION

DATE:
04/13/2022 SP-01
09/14/2022 SP-02
02/27/2023 SP-03

SHEET TITLE:
UTILITY PLAN - NW



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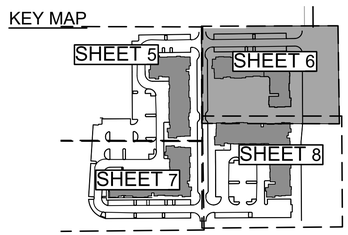

NOTES

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FIRE FLOW DATA

BUILDING 1

FIRE FLOW REQUIREMENTS ARE 1,500 GPM
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EACH FIRE HYDRANT MUST SUPPLY 1,500 GPM MINIMUM @ 20 PSI RESIDUAL PRESSURE

CODE USED FOR ANALYSIS: 2021
OCCUPANCY GROUP: R-2
CONSTRUCTION TYPE: V-A
FIRE FLOW CALCULATION AREA:
APPROX. 69,655 SF
THIS BUILDING IS SPRINKLED

LEGEND

- PROPERTY BOUNDARY
- EX. EASEMENT
- PROP. EASEMENT
- W — WATER MAIN
- S — SANITARY SEWER
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- PROP. SANITARY SEWER MANHOLE
- PROP. STORM SEWER MANHOLE
- EX. FIRE HYDRANT
- PROP. FIRE HYDRANT
- EX. LIGHT POLE
- PROP. LIGHT POLE
- PROP. FDC W/ APPROVED KNOX HARDWARE
- PROP. KNOX BOX
- PROP. TRANSFORMER
- PROP. STORM INLET

NORTH

GRAPHIC SCALE IN FEET
0 10 20 40

CHECKED BY: XX
DRAWN BY: XX

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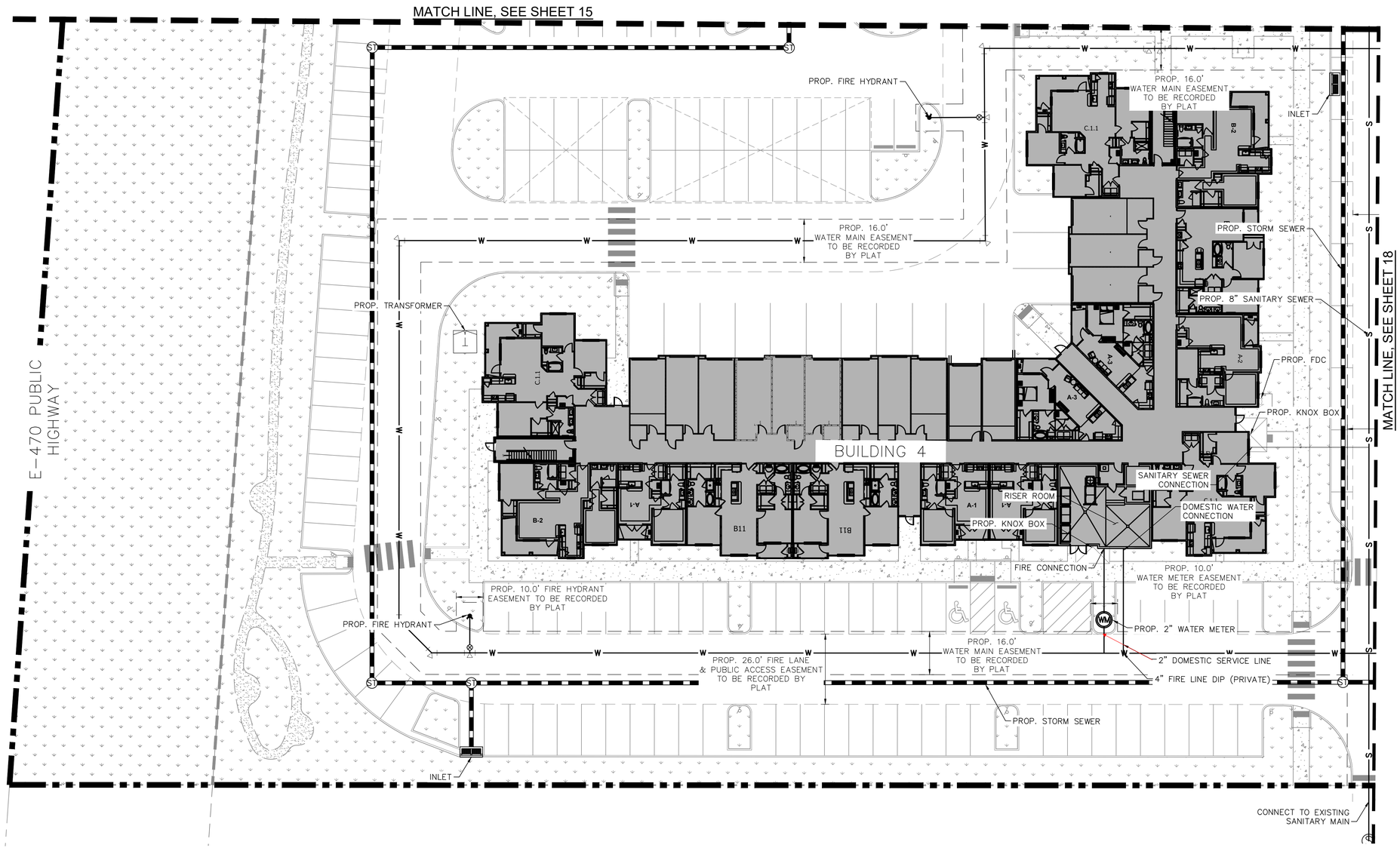
SHEET TITLE:
UTILITY PLAN - NE



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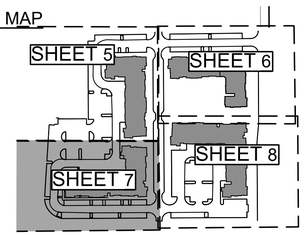

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FIRE FLOW DATA

BUILDING 4

FIRE FLOW REQUIREMENTS ARE 1,500 GPM
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EACH FIRE HYDRANT MUST SUPPLY 1,500 GPM MINIMUM @ 20 PSI RESIDUAL PRESSURE

CODE USED FOR ANALYSIS: 2021
OCCUPANCY GROUP: R-2
CONSTRUCTION TYPE: V-A
FIRE FLOW CALCULATION AREA:
APPROX. 85,039 SF
THIS BUILDING IS SPRINKLED

LEGEND

- PROPERTY BOUNDARY
- EX. EASEMENT
- PROP. EASEMENT
- W — WATER MAIN
- S — SANITARY SEWER
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- PROP. SANITARY SEWER MANHOLE
- PROP. STORM SEWER MANHOLE
- EX. FIRE HYDRANT
- PROP. FIRE HYDRANT
- EX. LIGHT POLE
- PROP. LIGHT POLE
- PROP. FDC W/ APPROVED KNOX HARDWARE
- PROP. KNOX BOX
- PROP. TRANSFORMER
- PROP. STORM INLET

NORTH

GRAPHIC SCALE IN FEET
0 10 20 40

CHECKED BY: XX
DRAWN BY: XX

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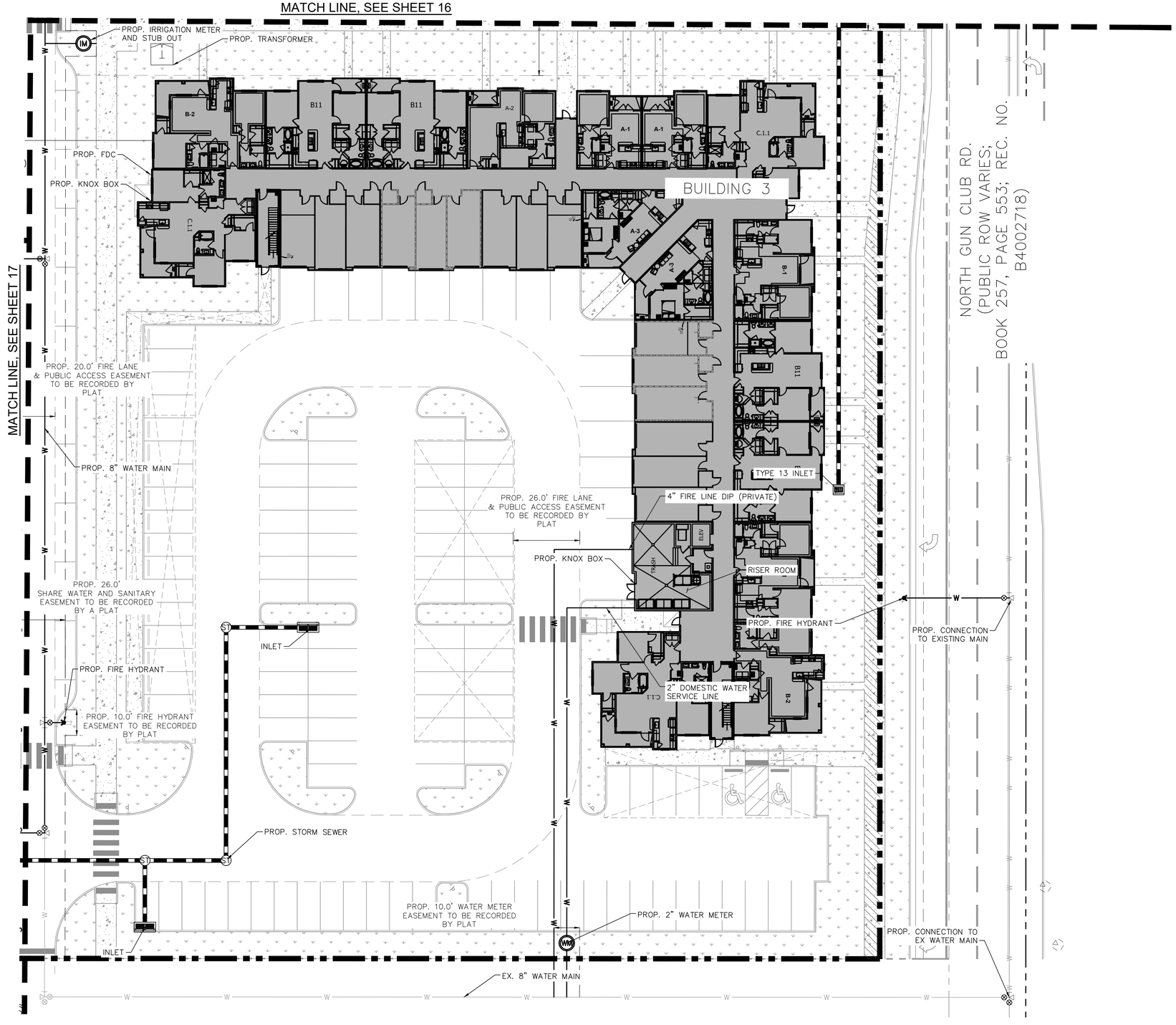
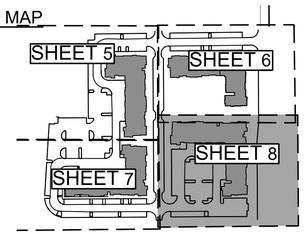
02/27/2023 SP-03

SHEET TITLE:
UTILITY PLAN - SW



KEY MAP



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FIRE FLOW DATA

BUILDING 3

FIRE FLOW REQUIREMENTS ARE 1,500 GPM
THIS BUILDING REQUIRES 1 FIRE HYDRANT(S) TO MEET FIRE-FLOW REQUIREMENTS
EACH FIRE HYDRANT MUST SUPPLY 1,500 GPM MINIMUM @ 20 PSI RESIDUAL PRESSURE

CODE USED FOR ANALYSIS: 2021
OCCUPANCY GROUP: R-2
CONSTRUCTION TYPE: V-A
FIRE FLOW CALCULATION AREA:
APPROX. 98,780 SF
THIS BUILDING IS SPRINKLED

LEGEND

- PROPERTY BOUNDARY
- EX. EASEMENT
- PROP. EASEMENT
- WATER MAIN
- SANITARY SEWER
- STORM PIPE
- PROP. SANITARY SEWER MANHOLE
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- EX. FIRE HYDRANT
- PROP. FIRE HYDRANT
- EX. LIGHT POLE
- PROP. LIGHT POLE
- PROP. FDC W/ APPROVED KNOX HARDWARE
- PROP. KNOX BOX
- PROP. TRANSFORMER
- PROP. STORM INLET

NORTH

GRAPHIC SCALE IN FEET
0 10 20 40

CHECKED BY: XX
DRAWN BY: XX

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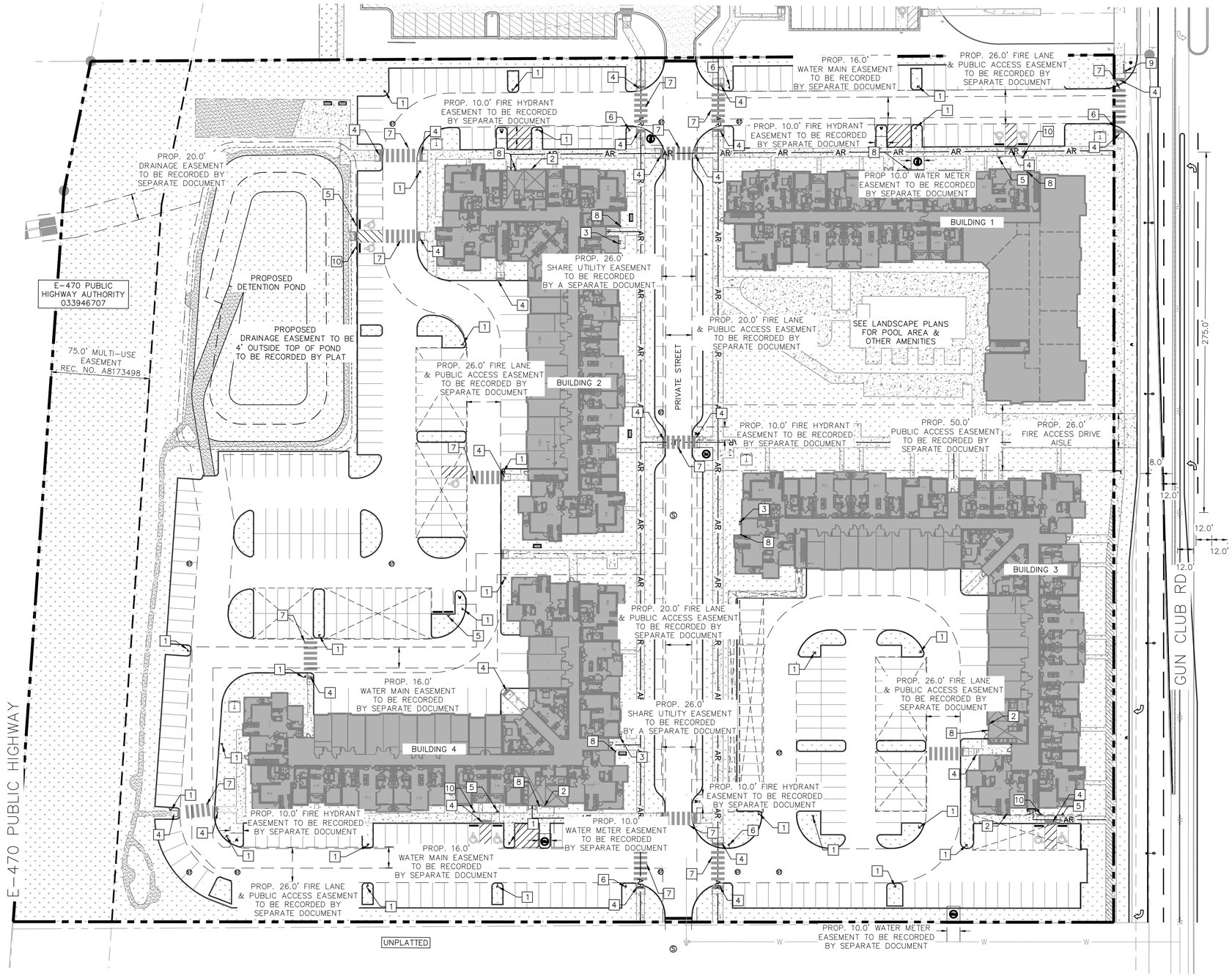
NOT FOR CONSTRUCTION

DATE:
04/13/2022 SP-01
09/14/2022 SP-02
02/27/2023 SP-03

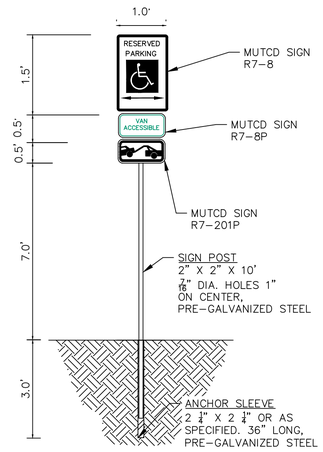
SHEET TITLE:
UTILITY PLAN - SE



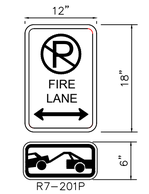
KEY NOTES:

1. PROP. "FIRE LANE" SIGN (R7-201P)
2. PROP. "FIRE SPRINKLER RISE ROOM" SIGN ON WALL
3. PROP. "FDC" SIGN MOUNTED ON WALL
4. PROP. CURB RAMP
5. PROP. "ACCESSIBLE PARKING" SIGN (R7-8P)
6. PROP. "STOP" SIGN (R1-1)
7. AT-GRADE PEDESTRIAN CROSSING
8. PROP. KNOX BOX
9. PROP. TRAFFIC SIGNAL
10. PROP. "VAN ACCESSIBLE PARKING" (R7-89)

ACCESSIBLE SIGNAGE



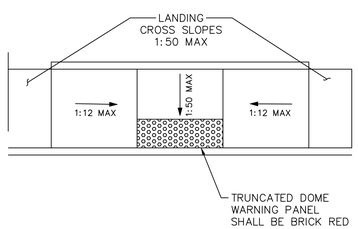
FIRE LANE SIGNAGE



STOP SIGN

STOP SIGN R1-1

TYPE 5 CURB RAMP



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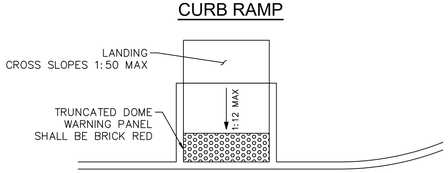
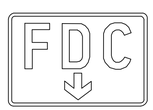
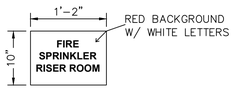


FDC SIGNAGE



(18"X12")

RISER ROOM SIGNAGE



GRAPHIC SCALE IN FEET
0 20 40 80

CHECKED BY: XX
DRAWN BY: XX

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(303) 228-2300
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DAVIS DEVELOPMENT MULTIFAMILY

5TH AVENUE AND GUN CLUB ROAD
AURORA, COLORADO

OWNER:
DAVIS DEVELOPMENT, INC.

7375 W 52ND AVE. STE.200
ARVADA, CO 80002
MICHAEL LEE
303.302.2502

NOT FOR CONSTRUCTION

DATE:
04/13/2022 SP-01
09/14/2022 SP-02
02/27/2023 SP-03

SHEET TITLE:
SIGNAGE AND STRIPING

CITY OF AURORA NOTES

1. ALL LANDSCAPED AREAS ARE TO RECEIVE ORGANIC SOIL PREPARATION AT 4 CU.YARDS/1,000 SF.
2. ALL FREE STANDING LIGHTS WITHIN THIS PLAN ARE STREETLIGHTS.
3. THE SURFACE MATERIAL OF WALKS AND PLAZAS ON SITE ARE TO BE LIGHT BROOM FINISHED STANDARD GRAY CONCRETE.
4. SHRUB, GROUNDCOVER, AND PERENNIAL BEDS ARE TO BE CONTAINED BY 4" X 14 GAUGE GREEN, ROLL TOP, INTERLOCKING TYPE EDGER, RYERSON OR EQUAL. EDGER IS NOT REQUIRED WHEN ADJACENT TO CURBS, WALLS, WALKS, OR SOLID FENCES WITHIN 3" OF PRE-MULCHED FINAL GRADE. EDGER SHALL NOT BE REQUIRED TO SEPARATE MULCH TYPES UNLESS SPECIFIED ON THE PLANS.
5. ALL UTILITY EASEMENTS SHALL REMAIN UNOBSTRUCTED AND FULLY ACCESSIBLE ALONG THEIR ENTIRE LENGTH FOR THE MAINTENANCE EQUIPMENT ENTRY.
6. THE OWNER/DEVELOPER, HIS SUCCESSORS AND ASSIGNS, SHALL BE RESPONSIBLE FOR INSTALLATION, MAINTENANCE AND REPLACEMENT OF ALL LANDSCAPING MATERIALS SHOWN OR INDICATED ON THE APPROVED SITE PLAN OR LANDSCAPE PLAN ON FILE IN THE PLANNING DEPARTMENT. ALL LANDSCAPING WILL BE INSTALLED AS DELINEATED ON THE PLAN, PRIOR TO ISSUANCE OF CERTIFICATE OF OCCUPANCY.
7. ALL LANDSCAPED AREAS AND PLANT MATERIAL, EXCEPT FOR NON-IRRIGATED NATIVE, RESTORATIVE AND DRYLAND GRASS AREAS MUST BE WATERED BY AN AUTOMATIC UNDERGROUND IRRIGATION SYSTEM. IRRIGATION SYSTEM DESIGN, INSTALLATION, OPERATION AND MAINTENANCE SHALL CONFORM TO REQUIREMENTS FOUND IN THE CITY OF AURORA IRRIGATION ORDINANCE.
8. LANDSCAPE MATERIAL PLACEMENT SHALL NOT BE PLACED OR KEPT NEAR FIRE HYDRANTS, FIRE DEPARTMENT INLET CONNECTIONS OR FIRE PROTECTION CONTROL VALVES IN A MANNER THAT WOULD PREVENT SUCH EQUIPMENT OR FIRE HYDRANTS FROM BEING IMMEDIATELY DISCERNABLE. THE FIRE DEPARTMENT SHALL NOT BE DETERRED OR HINDERED FROM GAINING IMMEDIATE ACCESS TO FIRE PROTECTION EQUIPMENT OR HYDRANTS.
9. A 5-FOOT CLEAR SPACE SHALL BE MAINTAINED AROUND THE CIRCUMFERENCE OF FIRE HYDRANTS.
10. LANDSCAPING MATERIAL SHOWN WITHIN THE SITE PLAN CANNOT ENCROACH INTO ROADWAYS THAT ARE DEDICATED (OR DESIGNATED) AS FIRE LANE EASEMENTS (OR CORRIDORS).
11. TREES MAY NOT BE PLACED WITHIN 8' OF ANY PUBLIC UTILITY.
12. SHRUB BEDS SHALL BE MULCHED WITH 3" DEPTH OF 1.5-2" RIVER ROCK. FOR AREAS SPECIFIED AS COBBLE, USE4-6" RIVER ROCK COBBLE. WEED BARRIER IS REQUIRED UNDER COBBLE AND RIVER ROCK. NO WEED BARRIER IS REQUIRED UNDER WOOD MULCH. AREAS OF PERENNIALS, ANNUALS AND TREE OPENINGS WITHIN THE RIGHT OF WAY TO BE MULCHED WITH 3" DEPTH OF GORILLA HAIR SHREDDED MULCH WITH NO WEED BARRIER NECESSARY.
13. SIGHT TRIANGLES SHALL REMAIN UNOBSTRUCTED BY PLANT MATERIAL, OR ANY OTHER VISUAL OBSTACLE, OVER 30" IN HEIGHT. PLANTING SHALL COMPLY WITH COA ROADWAY SPECIFICATIONS, SECTION 4.04.2.10.
14. ALL CROSSINGS OR ENCROACHMENTS BY PRIVATE LANDSCAPE IRRIGATION LINES OR SYSTEMS INTO EASEMENTS AND STREET RIGHTS-OF-WAY OWNED BY THE CITY OF AURORA ARE ACKNOWLEDGED BY THE OWNER AS BEING SUBJECT TO CITY OF AURORA'S USE AND OCCUPANCY OF THE SAID EASEMENTS OR RIGHTS-OF -WAY. THE OWNER, THEIR SUCCESSORS AND ASSIGNS, HEREBY AGREE TO INDEMNIFY THE CITY OF AURORA FOR ANY LOSS, DAMAGE OR REPAIR TO CITY FACILITIES THAT MAY RESULT FROM THE INSTALLATION, OPERATION, OR MAINTENANCE OF SAID PRIVATE IRRIGATION LINES OR SYSTEMS.

GENERAL NOTES

1. THESE PLANS SHALL NOT BE UTILIZED FOR CONSTRUCTION OR PERMITTING UNLESS STATED FOR SUCH USE IN THE TITLE BLOCK.
2. NO PLANT MATERIAL OTHER THAN GROUND COVER IS ALLOWED TO BE PLANTED ADJACENT TO FIRE HYDRANTS AS STIPULATED BY JURISDICTIONAL REQUIREMENTS. LANDSCAPING MATERIAL CANNOT PHYSICALLY OR VISUALLY OBSTRUCT FIRE HYDRANTS FROM RESPONDING FIRE CREWS. THE SEPARATION REQUIREMENTS FROM FIRE HYDRANTS MUST MEET BOTH LIFE SAFETY AND LANDSCAPING REQUIREMENTS.
3. LOCAL, STATE AND FEDERAL JURISDICTIONAL REQUIREMENTS, RESTRICTIONS OR PROCEDURES SHALL SUPERSEDE THESE PLANS, NOTES AND SPECIFICATIONS WHEN MORE STRINGENT. NOTIFY THE OWNER'S REPRESENTATIVE IF CONFLICTS OCCUR.
4. THIS SHEET SET IS PREPARED WITH INFORMATION SUFFICIENT FOR CITY OF AURORA SITE PLAN APPROVAL AND MAY NOT BE SUFFICIENT FOR CONSTRUCTION BIDDING OR AS CONSTRUCTION DOCUMENTS.

PROPOSED ADJUSTMENT

THE APPLICANT IS PROPOSING TO FOREGO A SOUND ATTENUATION WALL, GIVEN EXISTING SITE CONDITIONS AND ALTERNATE SOUND-ATTENUATION FEATURES ON AND ADJACENT TO THE SITE

The UDO Section number and title should be listed.

NDLA: Noted. This has been added.

BUILDING PERIMETER BUFFER TABLE

Building	Building Perimeter Landscape Description	Total Length	Trees Required	Trees Provided	Tall Shrubs Required	Tall Shrubs Provided	Regular Shrubs Required	Regular Shrubs Provided
1	**Building 1 Elevations:** North Elevation: 273' East Elevation: 176' South Elevation: 270' West Elevation: 184' (1.25 Plants Per 5 LF)	595						
	5% Trees (Mix of Evergreen and Deciduous)		7	7				
	15% Tall Shrubs (6' Tall Min.)				22	39		
	80% Other Shrubs						119.0	138
2	**Building 2 Elevations:** North Elevation: 138' East Elevation: 283' South Elevation: 147' West Elevation: 290' (1.25 Plants Per 5 LF)	581						
	5% Trees (Mix of Evergreen and Deciduous)		7	7				
	15% Tall Shrubs (6' Tall Min.)				22	28		
	80% Other Shrubs						119.0	123
3	**Building 3 Elevation:** North Elevation: 269' East Elevation: 254' South Elevation: 279' West Elevation: 261' (1.25 Plants Per 5 LF)	689						
	5% Trees (Mix of Evergreen and Deciduous)		9.0	10				
	15% Tall Shrubs				26.0	26.0		
	80% Other Shrubs						138.0	162
4	**Building 4 Elevations:** North Elevation: 306' East Elevation: 171' South Elevation: 283' West Elevation: 185' (1.25 Plants Per 5 LF)	635						
	5% Trees (Mix of Evergreen and Deciduous)		8	9				
	15% Tall Shrubs (6' Tall Min.)				24	27		
	80% Other Shrubs						127.0	150
	Totals:		31	33	94	120	503	573

NOTES:
1) Building 1 actual perimeter = 903 LF but with 308 LF of non plantable area
2) Building 2 actual perimeter = 854 LF but with 273 LF of non plantable area
3) Building 3 actual perimeter = 1063 LF but with 374 LF of non plantable area
4) Building 4 actual perimeter = 945 LF but with 308 LF of non plantable area

E-470 LANDSCAPE BUFFER

Description	Length	Width Required	Width Provided	Trees Required	Trees Provided	Shrubs Required	Shrubs Provided
West Buffer: E-470 (1 Tree and 10 Shrubs per 30 LF)	660	25	25	22	22	222	222
Totals:				22	22	222	222

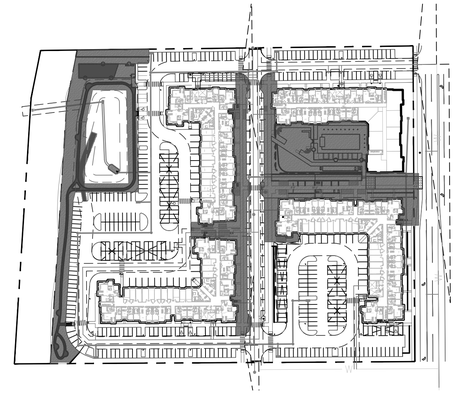
STREET FRONTAGE BUFFER TABLE

Street Frontage Description	Length	Width Required	Width Provided	Trees Required (1 Tree / 40 LF)	Trees Provided		Shrubs Required (10 Shrubs / 40 LF)	Shrubs Provided
Street Perimeter Buffer: N. Gun Club Rd	583	20	20	15	15		146	189
West Side of Internal North-South St	583				10			
East Side of Internal North-South St	583				14			
Totals:				15	15		146	189

DETENTION LANDSCAPE REQUIREMENTS

Detention Area (sf)	Trees Required	Trees Provided	Shrubs Required	Shrubs Provided
27,529	7	10	69	103
*1 Tree and (10) Shubs Reequired PER 4,000 SF of Detention Pond Area				

USABLE OPEN SPACE



LOT 1: 132,495 SF USABLE OUTDOOR SPACE PROVIDED
- 108,147 SF AT GRADE
  - 12,618 SF AT DETENTION AREA
  - 3,456 SF AT DOG PARK
  - 22,009 AT WESTERN BUFFER
  - 70,064 SF AT ADDITIONAL COMMON OPEN AREAS
- 24,348 SF AT BALCONIES

132,495 SF TOTAL USABLE OPEN SPACE (27% TOTAL USABLE OUTDOOR SPACE)

496,584 SF TOTAL SITE AREA

99,316 SF TOTAL COMMON OPEN SPACE REQUIRED (20% TOTAL USABLE OUTDOOR SPACE)

SHEET INDEX

19. LANDSCAPE NOTES
20. LANDSCAPE AND MATERIAL SCHEDULES
21. OVERALL LANDSCAPE PLAN
22. LANDSCAPE PLAN
23. LANDSCAPE PLAN
24. LANDSCAPE PLAN
25. LANDSCAPE PLAN
26. LANDSCAPE DETAILS
27. LANDSCAPE DETAILS

CURBSIDE LANDSCAPE

Curbside Description (0.025 Shrubs per 1 SF of Tree Lawn)	Area (SF)	Shrubs Required	Shrubs Provided
Gun Club Road	5,809	145	164
North/South Drive	10,098	252	285
Totals:	15,907	397	449

NOTES:
1. Shrubs and grasses shown in table are a minimum of container #5 size.
2. Tree lawn replacement area calculated based on non-sod area within the respective tree lawn.
3. Grasses are included as shrubs at a rate of 3 grasses equals 1 shrub.
4. Ornamental grasses make up no more than 40% of the total count for the curbside landscape.

STANDARD ROW STREET TREE TABLE

Street Tree Description	Length	Trees Required	Trees Provided
N. Gun Club Rd (1 Tree / 40 LF)	583	15	14
North/South Drive (East) (1 Tree / 40 LF)	560	14	14
North/South Drive (West) (1 Tree / 40 LF)	560	14	14
Totals:			

NOTES:
1) A fire hydrant located on Gun Club Dr prohibits the installation of one required street tree. A tree equivalent has been used.

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DAVIS DEVELOPMENT MULTIFAMILY

SITE PLAN WITH ADJUSTMENTS
5TH AVENUE AND GUN CLUB ROAD, AURORA, COLORADO

OWNER:
DAVIS DEVELOPMENT, INC.

7375 W 52ND AVE. STE.200
ARVADA, CO 80002
MICHAEL LEE
303.302.2502

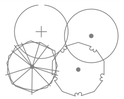
NOT FOR CONSTRUCTION

DATE:
04/13/2022 SP-01
09/14/2022 SP-02
03/21/2023 SP-03

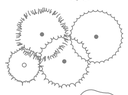
SHEET TITLE:
LANDSCAPE NOTES

CHECKED BY: PH
DRAWN BY: AL, AZ

PLANT SCHEDULE



DECIDUOUS TREES	QTY	BOTANICAL NAME	COMMON NAME	ROOT	SIZE
AC FF	22	ACER SACCHARUM `FALL FIESTA`	FALL FIESTA SUGAR MAPLE	B & B	2.5" CAL.
CA SP	33	CATALPA SPECIOSA	NORTHERN CATALPA	B & B	2.5" CAL.
QU RO	41	QUERCUS ROBUR	ENGLISH OAK	B & B	2.5" CAL.
TI GR	21	TILIA CORDATA `GREENSPIRE`	GREENSPIRE LITTLELEAF LINDEN	B & B	2.5" CAL.



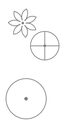
EVERGREEN TREES	QTY	BOTANICAL NAME	COMMON NAME	ROOT	SIZE
AB CO	3	ABIES CONCOLOR	WHITE FIR	B & B	6` HEIGHT
JU SP	26	JUNIPERUS CHINENSIS `SPARTAN`	SPARTAN JUNIPER	B & B	6` HEIGHT
PI PO	10	PINUS PONDEROSA	PONDEROSA PINE	B & B	6` HEIGHT

ORNAMENTAL TREES	QTY	BOTANICAL NAME	COMMON NAME	ROOT	SIZE
CO MA	16	CORNUS MAS	CORNELIAN CHERRY	B & B	2" CAL.
CR PH	14	CRATAEGUS PHAENOPYRUM	WASHINGTON HAWTHORN	B & B	2" CAL.
MA CR	11	MALUS X 'SARGENTII'	SARGENT CRABAPPLE	CONT.	2" CAL.
PR CH	31	PRUNUS X VIRGINIANA `P002`	SUCKER PUNCH CANADA CHOKECHERRY	B & B	2.5" CAL.

DECIDUOUS SHRUB - SMALL	QTY	BOTANICAL NAME	COMMON NAME	ROOT	SIZE
PR PB	195	PRUNUS BESSEYI PAWNEE BUTTES	CREEPING WESTERN SAND CHERRY	CONT.	#5
RH AU	56	RHUS TRILOBATA `AUTUMN AMBER`	AUTUMN AMBER SUMAC	CONT.	#5

DECIDUOUS SHRUBS 2-4` SPREAD	QTY	BOTANICAL NAME	COMMON NAME	ROOT	SIZE
AM LE	21	AMORPHA CANESCENS	LEADPLANT	CONT.	#5
AR FI	134	ARTEMISIA FILIFOLIA	SAND SAGEBRUSH	CONT.	#5
CE IN	5	CERCOCARPUS INTRICATUS	LITTLE LEAF MOUNTAIN MAHOGONY	CONT.	#5
CO KE	28	CORNUS SERICEA `KELSEYI`	KELSEYI DOGWOOD	CONT.	#5
CY SP	104	CYTISUS PURGANS `SPANISH GOLD`	SPANISH GOLD BROOM	CONT.	#5
LI LO	81	LIGUSTRUM VULGARE `LODENSE`	LODENSE PRIVET	CONT.	#5
PH MO	244	PHYSOCARPUS MONOGYNUS	MOUNTAIN NINEBARK	CONT.	#5
PO FR	38	POTENTILLA FRUTICOSA	BUSH CINQUEFOIL	CONT.	#5
PO MW	50	POTENTILLA FRUTICOSA `MCKAY`S WHITE`	MCKAY`S WHITE BUSH CINQUEFOIL	CONT.	#5
PO PB	61	POTENTILLA FRUTICOSA `PINK BEAUTY`	PINK BEAUTY POTENTILLA	CONT.	#5
RI GR	238	RIBES ALPINUM `GREEN MOUND`	GREEN MOUND ALPINE CURRANT	CONT.	#5
RO BO	229	ROSA BONICA	BONICA ROSE	CONT.	#5

DECIDUOUS SHRUBS 5-7` SPREAD	QTY	BOTANICAL NAME	COMMON NAME	ROOT	SIZE
CH MI	15	CHAMAEBATIARIA MILLEFOLIUM	DESERT SWEET	CONT.	#5
CH RU	66	CHRYSOTHAMNUS NAUSEOSUS	RUBBER RABBITBRUSH	CONT.	#5
CH NN	6	CHRYSOTHAMNUS NAUSEOSUS NAUCEOSUS	BABY BLUE RABBITBRUSH	CONT.	#5
FA PA	7	FALLUGIA PARADOXA	APACHE PLUME	CONT.	#5
JA AM	8	JAMESIA AMERICANA	WAXFLOWER	CONT.	#5
LI CH	4	LIGUSTRUM VULGARE `CHEYENNE`	CHEYENNE PRIVET	CONT.	#5
RI AL	6	RIBES ALPINUM	ALPINE CURRANT	CONT.	#5
RI AU	34	RIBES AUREUM	GOLDEN CURRANT	CONT.	#5
RO WO	118	ROSA WOODSII	MOUNTAIN ROSE	CONT.	#5
SA PU	9	SALIX PURPUREA `NANA`	DWARF ARCTIC WILLOW	CONT.	#5



DECIDUOUS SHRUBS 7-9` SPREAD	QTY	BOTANICAL NAME	COMMON NAME	ROOT	SIZE
RH GL	101	RHUS GLABRA	SMOOTH SUMAC	CONT.	#5
VI AR	17	VIBURNUM DENTATUM	VIBURNUM	CONT.	

Size missing

NDLA: Noted. This has been added.

DECIDUOUS SHRUBS LARGE	QTY	BOTANICAL NAME	COMMON NAME	ROOT	SIZE
AM SO	46	AMELANCHIER ALNIFOLIA `STANDING OVATION` TM	STANDING OVATION SERVICEBERRY	CONT.	#5
AM UT	17	AMELANCHIER UTAHENSIS	UTAH SERVICEBERRY	CONT.	#5
EU AL	18	EUONYMUS ALATUS `COMPACTUS`	COMPACT BURNING BUSH	CONT.	#5
HO DU	6	HOLODISCUS DUMOSUS	ROCK SPIREA	CONT.	#5

LO KO	21	LONICERA KOROLKOWII `BLUE VELVET`	BLUE VELVET HONEYSUCKLE	CONT.	#5
SA DI	6	SALIX DISCOLOR	PUSSY WILLOW	CONT.	#5
SY VU	29	SYRINGA VULGARIS	COMMON PURPLE LILAC	CONT.	#5

EVERGREEN SHRUB - MEDIUM	QTY	BOTANICAL NAME	COMMON NAME	ROOT	SIZE
CO AP	9	COTONEASTER APICULATUS	CRANBERRY COTONEASTER	CONT.	#5
MA AQ	228	MAHONIA AQUIFOLIUM	OREGON GRAPE	CONT.	#5

EVERGREEN SHRUB - SMALL	QTY	BOTANICAL NAME	COMMON NAME	ROOT	SIZE
AR CO	9	ARCTOSTAPHYLOS X COLORADOENSIS	MOCK BEARBERRY MANZANITA	CONT.	#5
IL RE	18	ILEX VERTICILLATA `RED SPRITE`	RED SPRITE WINTERBERRY	CONT.	#1
JU BH	15	JUNIPERUS HORIZONTALIS `BAR HARBOR`	BAR HARBOR CREEPING JUNIPER	CONT.	#5
JU CC	35	JUNIPERUS SABINA `CALGARY CARPET` TM	CALGARY CARPET JUNIPER	CONT.	#5
JU SC	6	JUNIPERUS SABINA `SCANDIA`	SCANDIA JUNIPER	CONT.	#5

5 gallon

NDLA: Noted. This has been updated.

EVERGREEN SHRUBS	QTY	BOTANICAL NAME	COMMON NAME	ROOT	SIZE
JUN CHI	12	JUNIPERUS CHINENSIS `ARMSTRONGII`	ARMSTRONG JUNIPER	CONT.	#5
JU CH	101	JUNIPERUS CHINENSIS `ARMSTRONGII`	ARMSTRONG JUNIPER	CONT.	#5
PI BJ	7	PINUS MONOPHYLLA `BLUE JAZZ`	BLUE JAZZ PIñON PINE	CONT.	#5

ORNAMENTAL GRASSES	QTY	BOTANICAL NAME	COMMON NAME	ROOT	SIZE
AN WI	41	ANDROPOGON GERARDII `WINDWALKER`	WINDWALKER BIG BLUE STEM	CONT.	#1
BO BA	19	BOUTELOUA GRACILIS `BLONDE AMBITION`	BLOND AMBITION BLUE GRAMA GRASS	CONT.	#1
CA BR	27	CALAMAGROSTIS BRACHYTRICHA	KOREAN FEATHER REED GRASS	CONT.	#1
CA KF	98	CALAMAGROSTIS X ACUTIFLORA `KARL FOERSTER`	KARL FOERSTER FEATHER REED GRASS	CONT.	#1
PE HA	37	PENNISETUM ALOPECUROIDES `HAMELN`	HAMELN FOUNTAIN GRASS	CONT.	#1
PE KR	90	PENNISETUM ORIENTALE `KARLEY ROSE`	KARLEY ROSE FOUNTAIN GRASS	CONT.	#1
SC SC	197	SCHIZACHYRIUM SCOPARIUM `BLAZE`	BLAZE LITTLE BLUESTEM	CONT.	#1
SC ST	36	SCHIZACHYRIUM SCOPARIUM `STANDING OVATION`	STANDING OVATION BLUESTEM GRASS	CONT.	#1
SOR NUT	55	SORGHASTRUM NUTANS	INDIAN GRASS	CONT.	#1
SP HE	113	SPOROBOLUS HETEROLEPIS	PRAIRIE DROPSEED	CONT.	#1

PERENNIALS	QTY	BOTANICAL NAME	COMMON NAME	ROOT	SIZE
AQ AL	19	AQUILEGIA ALPINA	ALPINE COLUMBINE	CONT.	#1
CA IN	34	CALLIRHOE INVOLUCRATA	PRAIRIE WINECUPS	CONT.	#1
EC PU	42	ECHINACEA PURPUREA	PURPLE CONEFLOWER	CONT.	#1
GA AR	23	GAILLARDIA ARISTATA	NATIVE BLANKET FLOWER	CONT.	#1
GA OD	87	GALIUM ODORATUM	SWEET WOODRUFF	CONT.	#1
PEN STR	17	PENSTEMON STRICTUS	ROCKY MOUNTAIN PENSTEMON	CONT.	#1
PH BI	22	PHLOX BIFIDA	SNOWMASS PHLOX	CONT.	#1
RU FU	31	RUDBECKIA FULGIDA `GOLDSTRUM`	BLACK-EYED SUSAN	CONT.	#1
SA SP	10	SAPONARIA OCYMOIDES `SPLENDENS`	ROCK SOAPWORT	CONT.	#1

SOD/SEED	QTY	BOTANICAL NAME	COMMON NAME	SIZE
NA SE	17,943 SF	NATIVE SEED	NATIVE PRAIRE MIX	SEED
TURF	9,302 SF	TURF SOD	TEXAS HYBRID SOD	SOD
WE WI	21,899 SF	WETLAND SEED MIX	NATIVE WETLAND MIX	SEED

CHECKED BY: PH
DRAWN BY: AL, AZ

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DAVIS DEVELOPMENT MULTIFAMILY
SITE PLAN WITH ADJUSTMENTS
5TH AVENUE AND GUN CLUB ROAD, AURORA, COLORADO

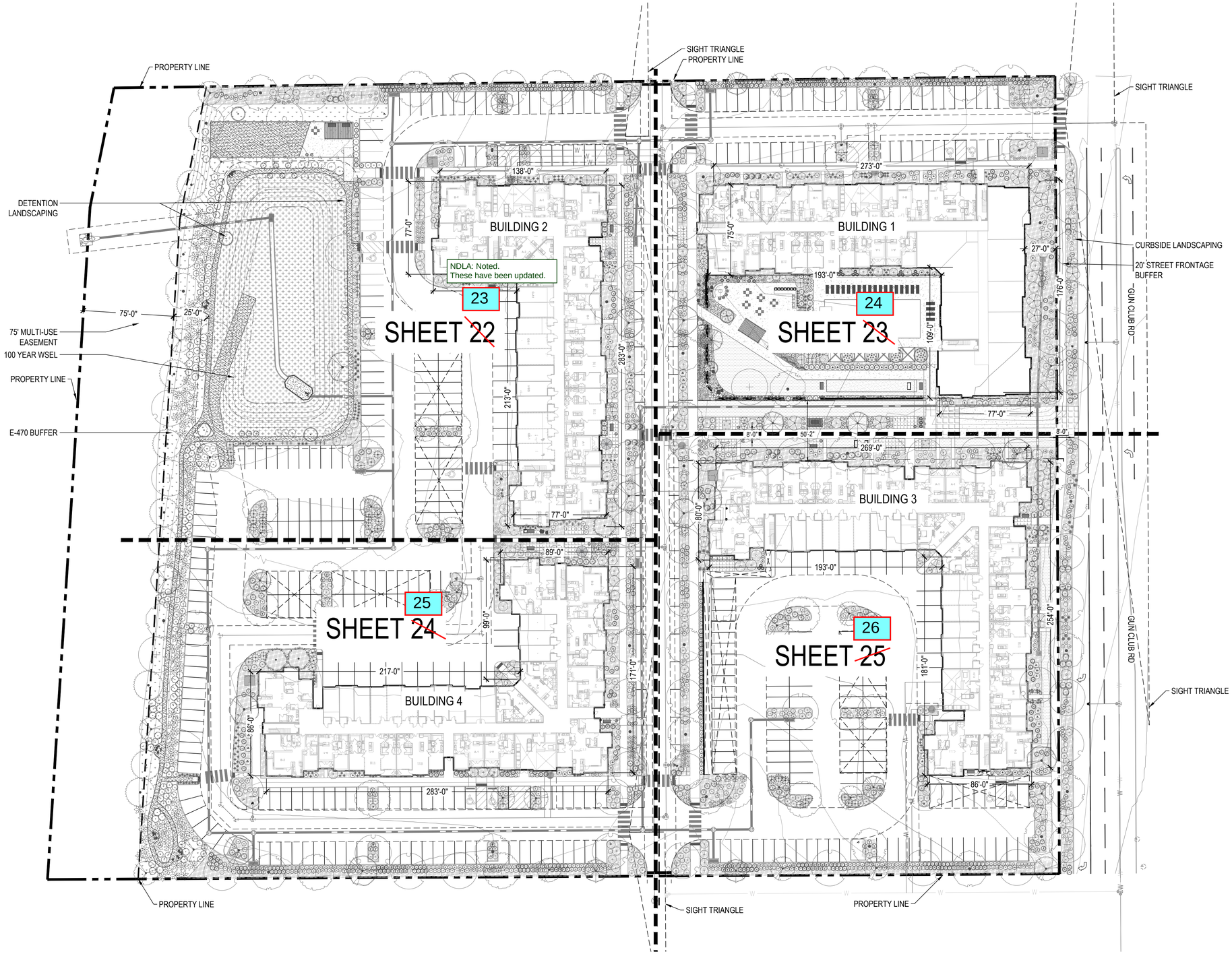
OWNER:
DAVIS DEVELOPMENT, INC.

7375 W 52ND AVE. STE.200
ARVADA, CO 80002
MICHAEL LEE
303.302.2502

NOT FOR CONSTRUCTION

DATE:
04/13/2022 SP-01
09/14/2022 SP-02
03/21/2023 SP-03

SHEET TITLE:
LANDSCAPE SCHEDULES



LEGEND

- DECIDUOUS CANOPY TREE
- EVERGREEN TREE
- DECIDUOUS ORNAMENTAL TREE
- DECIDUOUS SHRUBS
- EVERGREEN SHRUBS
- CONCRETE
- SHRUB BED
- NATIVE SEED
- SOD
- WETLAND SEED MIX
- TABLE
- BENCH
- LITTER RECEPTACLE
- PET STATION
- BIKE RACK
- BOULDER
- CARPORT, SEE CIVIL
- AR — ACCESSIBILITY ROUTE, SEE CIVIL

NOTE: ALL PROPOSED LANDSCAPING WITHIN THE SIGHT DISTANCE TRIANGLE SHALL BE IN COMPLIANCE WITH COA ROADWAY SPECIFICATIONS, SECTION 4.04.2.10.

811

NORTH

0 20 40 80

SCALE 1" = 40'

CHECKED BY: PH
DRAWN BY: AL, AZ

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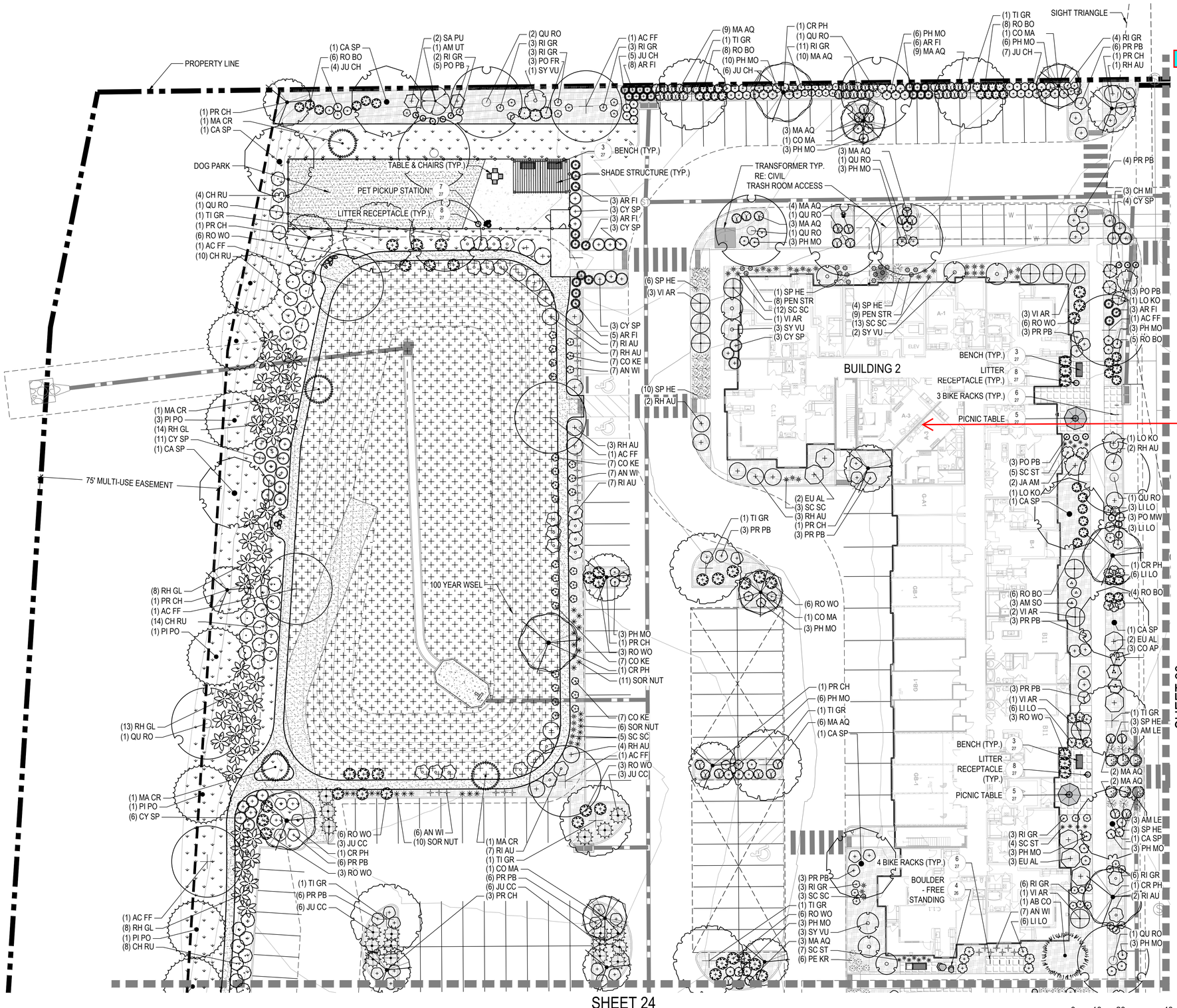
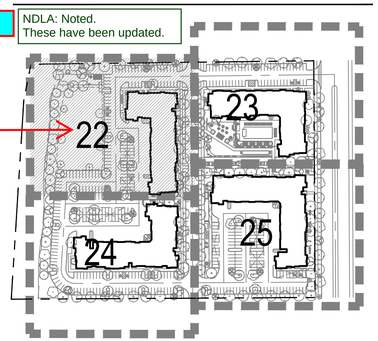
SHEET TITLE:
OVERALL LANDSCAPE PLAN



KEY MAP



Turn the interior of the building off

NDLA: Noted.
These have been turned off on all sheets.

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811

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0 10 20 40
SCALE 1" = 20'

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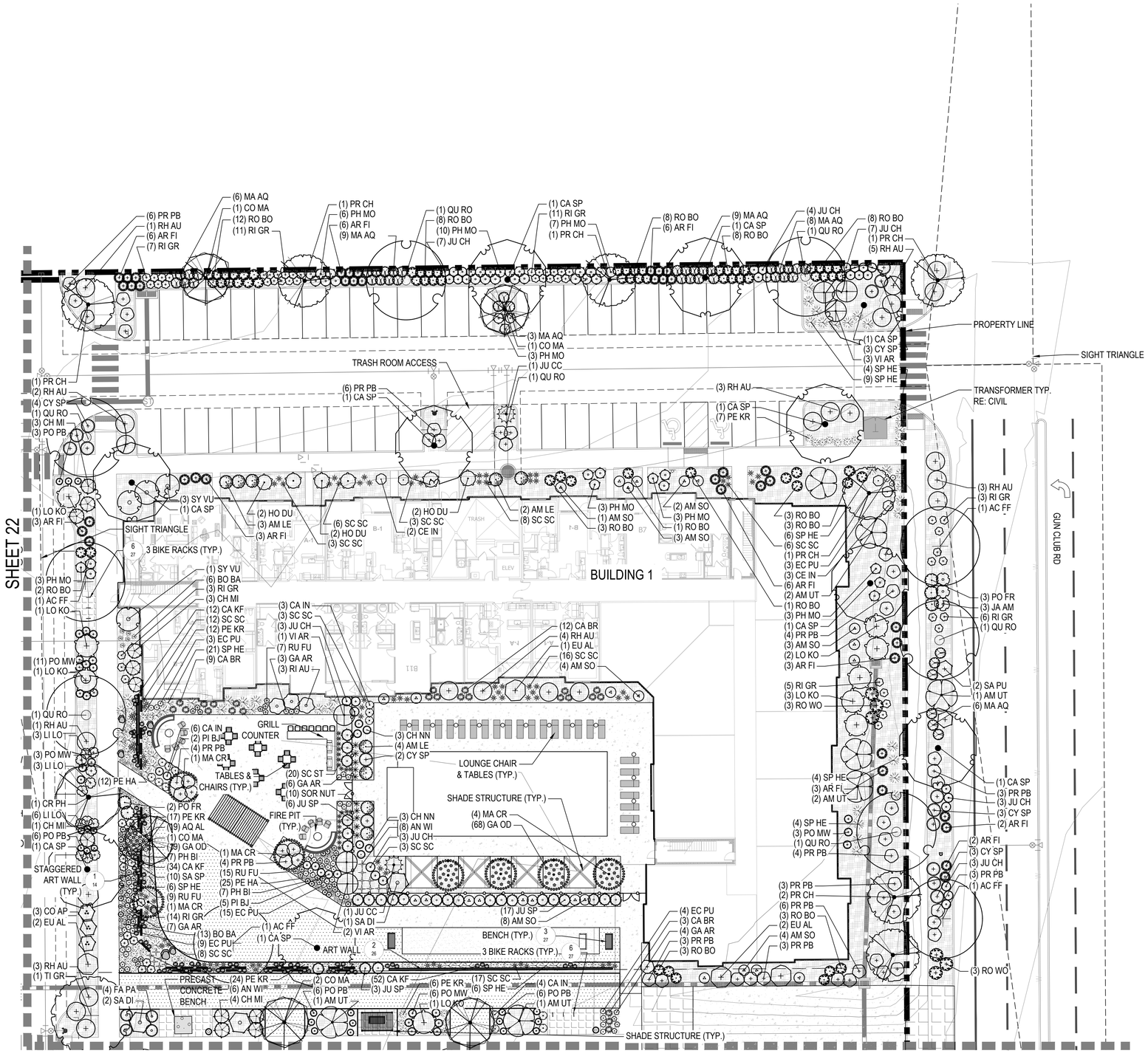
SHEET TITLE:
LANDSCAPE PLAN NW

23 OF 38

CHECKED BY: PH
DRAWN BY: AL, AZ



811

NORTH

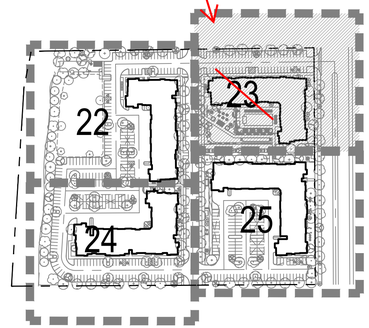
0 10 20 40

SCALE 1" = 20'

Sheet 24

NDLA: Noted.
These have been updated.

KEY MAP



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SHEET TITLE:
LANDSCAPE PLAN NE

24 OF 38

CHECKED BY: PH
DRAWN BY: AL, AZ

SHEET 22

SHEET 25

(1) PI PO
(1) CH RU
(9) RH GL
(1) CR PH
(15) CY SP
(1) CA SP
(3) RO WO
(1) QU RO
(3) PH MO
75'-0" MULTI-USE EASEMENT
(1) AC FF
(8) RH GL
(1) PI PO
(15) CH RU
(1) PR CH
(10) RH GL
(5) CH RU
(2) PI PO
(16) CY SP
(9) CH RU
(31) RH GL
(3) CY SP
(1) PR CH
PROPERTY LINE
(1) CO MA
(6) RO WO
(3) PH MO
(1) TI GR
(3) MA AQ
(1) TI GR
(3) PR PB
(3) PH MO
(6) MA AQ
(1) PR CH
(1) AB CO
(3) JU CC
(3) CY SP
(1) AB CO
(3) JU CC
(3) GA AR
(5) SC SC
(3) RO BO
(1) CR PH
TRANSFORMER TYP.
RE: CIVIL
(18) SC SC
(7) RO BO
(3) CO AP
(15) SC SC
(3) CY SP
(1) QU RO
(6) LI LO
(1) PR CH
(5) CY SP
(1) QU RO
(1) CR PH
(4) PH MO
(3) RO WO
(1) CA SP
(1) TI GR
(9) MA AQ
(6) AR FI
(7) PH MO
(10) RO BO
(7) JU CH
(9) PH MO
(8) RO BO
(1) TI GR
(5) PE KR
(4) PR PB
(3) RI GR
(3) PH MO
(3) RO WO
(3) PR PB
(1) CO MA
(3) SY VU
(2) EU AL
(3) SC SC
TWIG BENCH 4 27
PICNIC TABLE 5 27
LITTER RECEPTACLE (TYP.) 8 27
(2) AM UT
(4) PR PB
BUILDING 4
(1) EU AL
(6) SC SC
(2) AM SO
(3) SOR NUT
(2) AM SO
(3) SC SC
(6) SOR NUT
(3) AR FI
(6) SOR NUT
(6) AR FI
(3) LO KO
(3) MA AQ
(1) TI GR
(3) PR PB
(3) PH MO
(2) PR CH
(3) PR PB
(3) MA AQ
TRASH ROOM ACCESS
(3) PH MO
(3) PR PB
(1) AC FF
(1) CA SP
(2) PR PB
(1) TI GR
(8) MA AQ
(13) RI GR
(6) PH MO
(6) AR FI
(9) MA AQ
(7) JU CH
(10) PH MO
(8) RO BO
(1) QU RO
(8) MA AQ
(6) PH MO
(9) RI GR
(1) PR CH
(10) RO BO
(7) JU CH
(9) MA AQ
(6) AR FI
(3) LI CH
(1) JU BH
(3) PH MO
(8) RO WO
(5) PH MO
(13) PE KR
(3) RO BO
(3) SA DI
(2) LO KO
(4) RI GR
(1) TI GR
(3) RO BO
(1) LO KO
(3) FA PA
(3) RO BO
(3) PR PB
(3) AR FI
(3) SP HE
BENCH (TYP.) 3 27
(3) AR FI
(3) PH MO
(3) RO BO
(3) AM SO
(6) CA IN
(3) AR FI
(3) AM SO
(3) SOR NUT
(3) RI GR
(3) MA AQ
(3) PR PB
(6) CA IN
(3) CY SP
(3) PO MW
(2) QU RO
(1) AC FF
(6) LI LO
(3) RI AU
(1) CA SP
(3) PR PB
(1) RH AU
(3) LI LO
(3) PO MW
(3) LI LO
(1) QU RO
(3) CA IN
(1) LO KO
(6) PO MW
(1) CA SP
(10) SP HE
(4) EC PU
(3) RO WO
(3) CY SP
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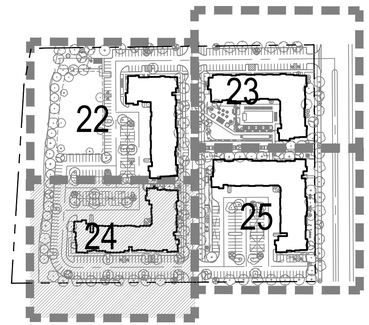
(4) RH AU
(3) PR PB
(4) JU BH
(7) RI GR
(1) CO MA
(7) PH MO

KEY MAP



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811

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CHECKED BY: PH
DRAWN BY: AL, AZ

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SHEET TITLE:
LANDSCAPE PLAN SW

SHEET 23

SHEET 24

TWIG BENCH
PET PICKUP STATION
4 BIKE RACKS (TYP.)
PRECAST CONCRETE BENCH
BUILDING 3
LITTER RECEPTACLE (TYP.)
4 BIKE RACKS (TYP.)
BENCH (TYP.)
PROPERTY LINE
GUN CLUB RD
SIGHT TRIANGLE
PROPERTY LINE

The building has expanded and it is impeding the transformer.

NDLA: Noted. Transformer has moved.

What is this area? There was more landscaping in this area with the previous submission.

NDLA: Noted. This area is a walkway. The landscape bed has been reduced to allow for the walkway to be adjacent to the parking lot.

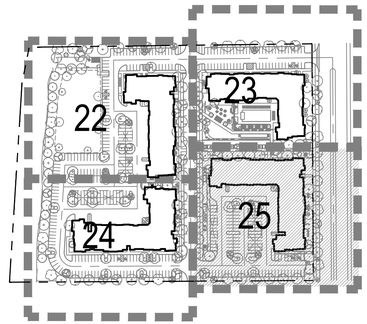
NDLA: Noted. Wall has been labeled.

Label the wall.

Adjust landscaping

NDLA: Noted. Adjusted.

KEY MAP



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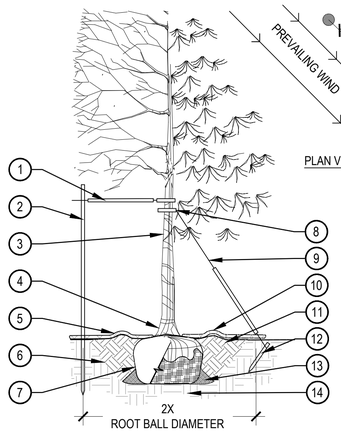
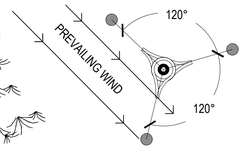
SHEET TITLE:
LANDSCAPE PLAN SE

CHECKED BY: PH
DRAWN BY: AL, AZ

PRUNING NOTES:
1. ALL PRUNING SHALL COMPLY WITH ANSI A300 STANDARDS.
2. DO NOT HEAVILY PRUNE THE TREE AT PLANTING. PRUNE ONLY CROSSOVER LIMBS, CO-DOMINANT LEADERS AND BROKEN BRANCHES. SOME INTERIOR TWIGS AND LATERAL BRANCHES MAY BE PRUNED. HOWEVER, DO NOT REMOVE THE TERMINAL BUDS OF BRANCHES THAT EXTEND TO THE EDGE OF THE CROWN.

STAKING NOTES:
1. STAKE TREES PER FOLLOWING SCHEDULE, THEN REMOVE AT END OF FIRST GROWING SEASON.
   a. 1-1/2" CALIPER SIZE - MIN. 1 STAKE ON SIDE OF PREVAILING WIND (GENERALLY N.W. SIDE).
   b. 1-1/2" - 3" CALIPER SIZE - MIN. 2 STAKES - ONE ON N.W. SIDE, ONE ON S.W. SIDE (OR PREVAILING WIND SIDE AND 180° FROM THAT SIDE).
   c. 3" CALIPER SIZE AND LARGER - 3 STAKES PER DIAGRAM.
2. WIRE OR CABLE SHALL BE MIN. 12 GAUGE, TIGHTEN WIRE OR CABLE ONLY ENOUGH TO KEEP FROM SLIPPING. ALLOW FOR SOME TRUNK MOVEMENT. NYLON STRAPS SHALL BE LONG ENOUGH TO ACCOMMODATE 1-1/2" OF GROWTH AND BUFFER ALL BRANCHES FROM WIRE.



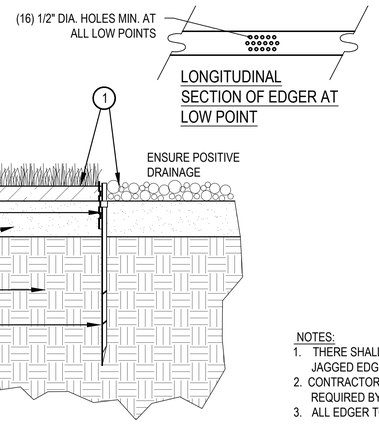


PLAN VIEW - THREE STAKES

1. PLACE MINIMUM 1/2" PVC PIPE AROUND EACH WIRE, EXPOSED WIRE SHALL BE MAXIMUM 2" EACH SIDE
2. 6'-0"UNTREATED WOOD POST, MINIMUM 1.5" DIAMETER, ALL SHALL BE DRIVEN OUTSIDE ROOTBALL AND IN UNDISTURBED SOIL
3. TREE WRAP TO BE INSTALLED ONLY FROM OCTOBER 1 THROUGH APRIL 30, DECIDUOUS ONLY, WRAP FROM BASE OF TRUNK TO BOTTOM LIMB
4. PLANT TREE SO THAT TOP MOST MAJOR ROOT IS 1"-2" ABOVE FINISHED GRADE
5. 2'-0" RADIUS MULCH RING, VENTERED ON TRUNK, 3" DEPTH, DO NOT PLACE MULCH IN CONTACT WITH TREE TRUNK, FINISHED GRADE REFERENCES TOP OF MULCH
6. 1:1 SLOPE ON SIDES OF PLANTING HOLE
7. ROPES AT TOP OF ROOTBALL SHALL BE CUT, REMOVE TOP 1/3 OF BURLAP, NON-BIODEGRADABLE MATERIAL SHALL BE TOTALLY REMOVED
8. GROMMETED NYLON STRAPS
9. GALVANIZED WIRE, MINIMUM 12 GAUGE CABLE,TWIST WIRE ONLY TO KEEP FROM SLIPPING
10. 4-6" HIGH WATER SAUCER IN NON-TURF AREAS
11. BACKFILL WITH BLEND OF EXISTING SOIL AND A MAXIMUM 20%, BY VOLUME, ORGANIC MATERIAL, WATER THOROUGHLY WHEN BACKFILLING
12. 2'-0" STEEL T-POST, ALL SHALL BE DRIVEN BELOW GRADE AND OUTSIDE ROOTBALL IN UNDISTURBED SOIL
13. PLACE SOIL AROUND ROOT BALL FIRMLY, DO NOT COMPACT OR TAMP, SETTLE SOIL WITH WATER TO FILL ALL AIR POCKETS
14. PLACE ROOT BALL ON UNDISTURBED SOIL TO PREVENT SETTLEMENT

1 TREE PLANTING DETAIL

SCALE: 3/16" = 1'-0"



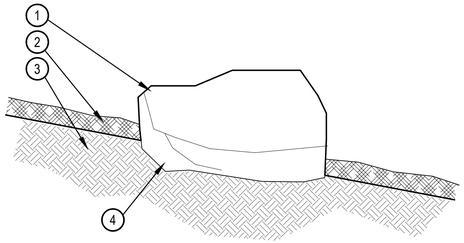
SECTION

1. FINISHED GRADE - TOP OF SOD THATCH LAYER AND TOP OF MULCH SHALL BE FLUSH WITH TOP OF EDGER
2. TURF THATCH
3. AMENDED SOIL PER SPECIFICATIONS
4. SUBGRADE
5. STEEL EDGER - DRILL (16) 1/2" DIA. HOLES 1" O.C. MIN. AT ALL LOW POINTS OR POORLY DRAINING AREAS IN ORDER TO ENSURE ADEQUATE DRAINAGE (DARK GREEN)
6. EDGER STAKE (DARK GREEN)

NOTES:
1. THERE SHALL BE NO EXPOSED SHARP / JAGGED EDGES.
2. CONTRACTOR SHALL INSTALL STAKES AS REQUIRED BY THE MANUFACTURER.
3. ALL EDGER TO BE DARK GREEN

3 STEEL EDGER

SCALE: 1" = 1'-0"



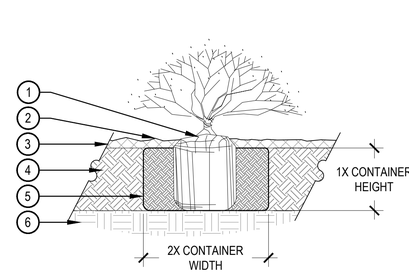
REQUIRED BOULDERS:
(16) - 1 TON BOULDERS
(10) - 1 1/2 TON BOULDERS
(3) - 2 TON BOULDERS

- REFER TO PLANS FOR LOCATIONS.

1. SANDSOTNE BOULDERS TO MATCH SURROUNDING CONDITIONS. CONTRACTOR SHALL SUBMIT SMALL SAMPLE OR PHOTOS FOR APPROVAL.
2. SPECIFIED MULCH OR COBBLE, RE: PLAN
3. AMENDED TOPSOIL
4. PARTIALLY BURY BOULDER FOR NATURAL APPEARANCE

4 BOULDER - FREE STANDING

SCALE: 3/4" = 1'-0"

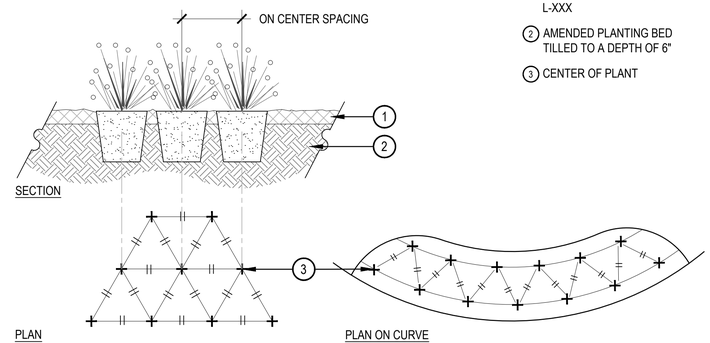


1. SET SHRUB ROOT-BALL 1" HIGHER THAN FINISH GRADE
2. FINISH GRADE (TOP OF MULCH)
3. SPECIFIED MULCH, REFER TO NOTES
4. TILL IN SPECIFIED SOIL AMENDMENT TO A DEPTH OF 8" IN BED
5. BACKFILLED AMENDED SOIL
6. UNDISTURBED SOIL

NOTE:
1. BROKEN OR CRUMBLING ROOT-BALLS WILL BE REJECTED.
2. CARE SHOULD BE TAKEN NOT TO DAMAGE THE SHRUB OR ROOT-BALL WHEN REMOVING IT FROM ITS CONTAINER.
3. ALL JUNIPERS SHOULD BE PLANTED SO THE TOP OF THE ROOT-BALL OCCURS ABOVE THE FINISH GRADE OF THE MULCH LAYER.
4. DIG PLANT PIT TWICE AS WIDE AND AS HIGH AS THE CONTAINER.
5. PRUNE ALL DEAD OR DAMAGED WOOD PRIOR TO PLANTING, DO NOT PRUNE MORE THAN 20% OF LIMBS.

2 SHRUB PLANTING

SCALE: 1 1/2" = 1'-0"



SECTION

PLAN

PLAN ON CURVE

1. SPECIFIED MULCH, REFER TO MATERIAL SCHEDULE, SHEET L-XXX
2. AMENDED PLANTING BED TILLED TO A DEPTH OF 6"
3. CENTER OF PLANT

NOTES:
1. WHEN PLANTED ON A CURVE, ORIENT ROWS TO FOLLOW THE LONG AXIS OF AREAS WHERE PLANTS ARE MASSED.

5 PERENNIAL PLANT LAYOUT

SCALE: 1" = 1'-0"

6 STAGGERED ART WALL

SCALE: N.T.S

7 ART WALL

SCALE: N.T.S

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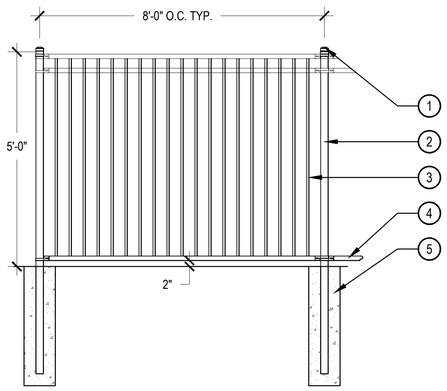
DRAWN BY: AL, AZ

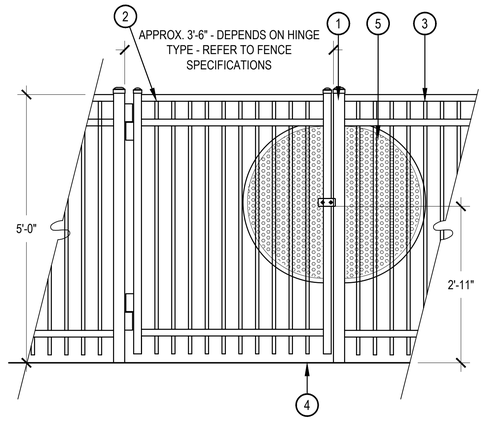


1. 2½" POST CAP
2. 2½" SQ. POST
3. ¾" PICKET, 3" O.C.
4. 1½" X 1½" TOP AND BOTTOM RAILS
5. CONCRETE FOOTING PER MANUFACTURER, SLOPE CONCRETE AWAY FROM POST FOR POSITIVE DRAINAGE
6. FINISH: POWERCOATED BLACK

MANUFACTURER: FORTRESS FENCE
MODEL: VERSAI II
COLOR: BLACK

1 POOL FENCE

SCALE: 1/2" = 1'-0"



1. GATE POST TYP.
2. GATE: ALL GATES SHALL BE SELF CLOSING W/ GATE LOCK TO BE APPROVED BY OWNER. ALL POOL GATES SHALL MEET CURRENT STATE AND IBC POOL ENCLOSURE CODE REQUIREMENTS. PROVIDE PANIC HARDWARE ON PUSH SIDE OF GATE FOR EGRESS, SPRING HINGES, LEVER HANDLE LOCK SET WITH PUSH BUTTON KEYED ENTRY ON PULL SIDE.
3. ORNAMENTAL METAL FENCE (TO MATCH POOL FENCE STYLE) WITH 2½" POST CAP, 2½" SQ. POST,¾" PICKET, 3" O.C., AND 1½" X 1½" TOP AND BOTTOM RAILS.
4. FINISH GRADE
5. FOR POOL GATES ONLY: PERFORATED BLACK POWDER COAT TO MATCH FENCE STEEL PLATING W/ NO GAPS GREATER THAN ½" TYPE T.B.D.

NOTES:
1. POOL AND PERIMETER GATE STYLE SHALL MATCH ADJACENT FENCE STYLE(S)
2. REFER TO MANUFACTURERS FENCE SPECIFICATIONS FOR INFORMATION ON FOOTER DEPTH.

2 POOL AND PERIMETER FENCE GATE

SCALE: 3/4" = 1'-0"

SITE PIECES: (800) 484.0797
MODEL: MONOLINE BENCH 72"
MOUNT: SURFACE
FINISH: POWDERCOAT

3 BENCH

SCALE: N.T.S

LANDSCAPE FORMS (800) 430.6209
MODEL: TWIG BENCH- BACKLESS
FINISH: ACID ETCHED/WATERPROOFED

4 TWIG BENCH

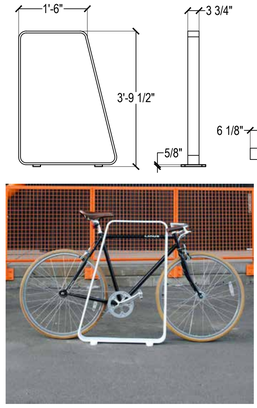
SCALE: N.T.S

SITE PIECES: (800) 484.0797
MODEL: MONOLINE CAROUSEL TABLE 42"
MOUNT: SURFACE
FINISH: POWDERCOAT

PROVIDE (1) ADA ACCESSIBLE 3 SEAT OPTION AT EACH LOCATION

5 PICNIC TABLE

SCALE: N.T.S



NOTES:
- ALL ALUMINUM CONSTRUCTION
- 1/2" PRE-DRILLED COUNTERSUNK HOLES FOR SURFACE MOUNTING
- SITE PIECES RECOMMENDS STAINLESS STEEL FLAT HEAD DROP-IN ANCHORS
- SHIPS FULLY ASSEMBLED

SITE PIECES: (800) 484.0797
MODEL: MONOLINE DUO BIKE RACK
MOUNT: SURFACE
FINISH: POWDERCOAT

NOTES:
- ALL ALUMINUM CONSTRUCTION
- 1/2" PRE-DRILLED COUNTERSUNK HOLES FOR SURFACE MOUNTING
- SITE PIECES RECOMMENDS STAINLESS STEEL FLAT HEAD DROP-IN ANCHORS
- SHIPS FULLY ASSEMBLED

6 BIKE RACK

SCALE: N.T.S

PET PICKUPS: (303) 443.8914
MODEL: MODERN DOG KIT
FINISH: POWDERCOAT
COLOR: ALUMINUM

7 PET PICKUP STATION

SCALE: N.T.S

SITE PIECES: (800) 484.0797
MODEL: MONOLINE LITTER BIN
MOUNT: SURFACE
FINISH: POWDERCOAT

8 LITTER RECEPTACLE

SCALE: N.T.S

CHECKED BY: PH
DRAWN BY: AL, AZ

NORRIS DESIGN
Planning | Landscape Architecture | Branding

1101 Bannock Street
Denver, Colorado 80204
P 303.892.1166
www.norris-design.com

DAVIS DEVELOPMENT MULTIFAMILY

SITE PLAN WITH ADJUSTMENTS
5TH AVENUE AND GUN CLUB ROAD, AURORA, COLORADO

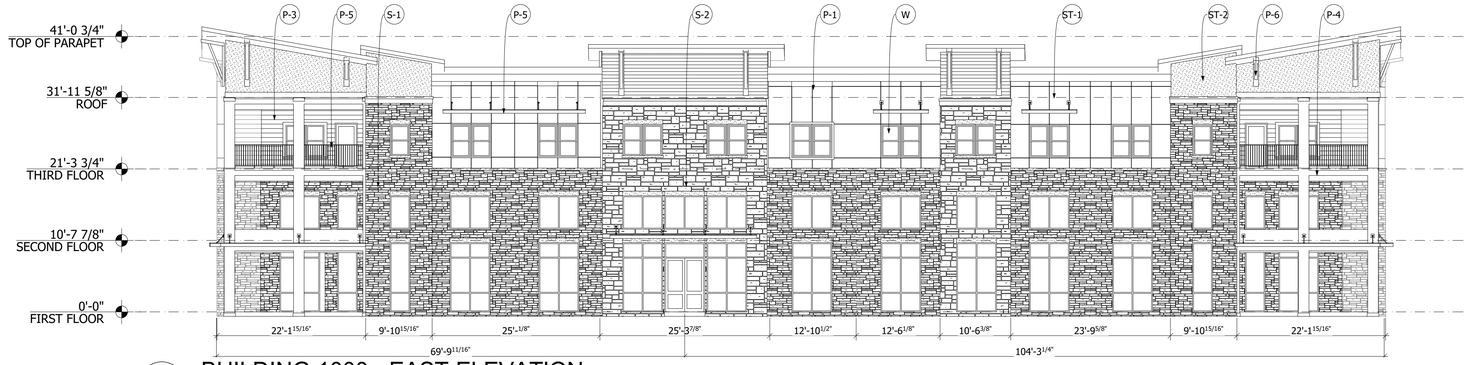
OWNER:
DAVIS DEVELOPMENT, INC.

7375 W 52ND AVE. STE.200
ARVADA, CO 80002
MICHAEL LEE
303.302.2502

NOT FOR CONSTRUCTION

DATE:
04/13/2022 SP-01
09/14/2022 SP-02
03/21/2023 SP-03

SHEET TITLE:
LANDSCAPE DETAILS

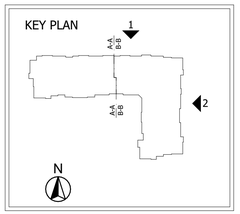


2 GLA_16

BUILDING 1000 - EAST ELEVATION

SCALE: 3/32" = 1'-0"

MATERIAL	AREA (SQ.FT.)	PERCENTAGE
STUCCO (CLASS 1)	1306	24%
STONE (CLASS 1)	2297	42%
FIBER CEMENT (CLASS 3)	672	12%
GLAZING (CLASS 1)	1230	22% OF TOTAL ELEV. AREA
TOTAL W/ GLAZING SF	5505	
TOTAL CLASS 1 MATERIAL PERCENTAGE		88%



MATERIAL	AREA (SQ.FT.)	PERCENTAGE
STUCCO (CLASS 1)	2001	24%
STONE (CLASS 1)	3988	47%
FIBER CEMENT (CLASS 3)	1242	15%
GLAZING (CLASS 1)	1194	14% OF TOTAL ELEV. AREA
TOTAL W/ GLAZING SF	8425	
TOTAL CLASS 1 MATERIAL PERCENTAGE		85%

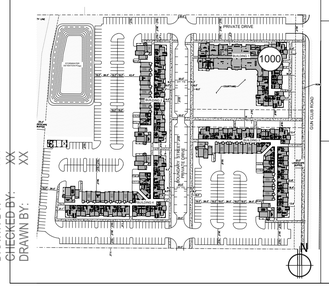
1 GLA_16

BUILDING 1000 - NORTH ELEVATION

SCALE: 3/32" = 1'-0"

FACADE PLANS

SITE PLAN



NOTES

BLDG.	# OF STORIES	BLDG. HEIGHT
01	3	41'-0 3/4"

FACADE PLAN NOTES

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2. All mechanical equipment shall be screened from public view. Rooftop mounted equipment shall be screed by a parapet wall or screening wall. Screening walls shall be the specifications of the Zoning Ordinance.
3. When permitted, exposed utility boxes and conduits shall be painted to match the building.
4. All typical roof parapets to have 24" reveal.
5. Garage doors size: 9-0' x 8'-0"/ material: metal / paint color: SW7004 SNOWBOUND

MATERIAL LEGEND

TAG	SWATCH	DESCRIPTION	TAG	SWATCH	DESCRIPTION	TAG	SWATCH	DESCRIPTION	TAG	SWATCH	DESCRIPTION	TAG	SWATCH	DESCRIPTION
S-1		STICKY STONE VENEER	P-1		FIBER CEMENT LAP SIDING	P-4		FIBER CEMENT TRIM	W		VINYL WINDOWS			
S-2		STICKY STONE VENEER	P-2		WOOD STAINED FIBER CEMENT LAP SIDING	P-5		PAINTED RAILINGS, CANOPIES						
ST-1		STUCCO - SNOW BOUND	P-3		FIBER CEMENT LAP SIDING	P-6		ARCHITECTURAL COMPOSITE BRACKETS	ST-2		STUCCO - MOODY BLUE			

*EQUAL ALTERNATES MAY BE SUBSTITUTED WITH APPROVAL FROM ARCHITECT, OWNER AND THE CITY OF AURORA

CHECKED BY: XX
DRAWN BY: XX
CHECKED BY: XX
DRAWN BY: XX

GEHEBER LEWIS ASSOCIATES
1325 LOGAN CIRCLE NW. ATLANTA, GA 30318
T: 404.228.1958 | F: 404.228.8350
WWW.GLAATL.COM

DAVIS DEVELOPMENT MULTIFAMILY

5TH AVENUE AND GUN CLUB ROAD
AURORA, COLORADO

OWNER:

DAVIS DEVELOPMENT, INC.
7375 W 52ND AVE. STE.200
ARVADA, CO 80002
MICHAEL LEE
303.302.2502

NOT FOR CONSTRUCTION

DATE:
04/13/2022 SP-01
09/14/2022 SP-02
02/24/2023 SP-03

SHEET TITLE:
BUILDING 1000 ELEVATIONS

SHEET TITLE:

2 GLA_17

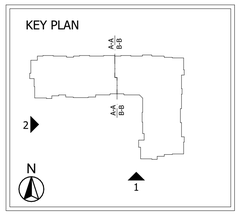
BUILDING 1000 - WEST ELEVATION

SCALE: 3/32" = 1'-0"

MATERIAL	AREA (SQ.FT.)	PERCENTAGE
STUCCO (CLASS 1)	624	36%
STONE (CLASS 1)	697	40%
FIBER CEMENT (CLASS 3)	131	8%
GLAZING (CLASS 1)	279	16% OF TOTAL ELEV. AREA
TOTAL W/ GLAZING SF	1731	
TOTAL CLASS 1 MATERIAL PERCENTAGE		92%

MATERIAL	AREA (SQ.FT.)	PERCENTAGE
STUCCO (CLASS 1)	1825	22%
STONE (CLASS 1)	3825	47%
FIBER CEMENT (CLASS 3)	257	7%
GLAZING (CLASS 1)	962	25% OF TOTAL ELEV. AREA
TOTAL W/ GLAZING SF	3908	
TOTAL CLASS 1 MATERIAL PERCENTAGE		93%

KEY PLAN



1 GLA_17

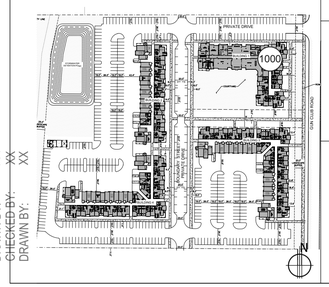
BUILDING 1000 - SOUTH ELEVATION

SCALE: 3/32" = 1'-0"

MATERIAL	AREA (SQ.FT.)	PERCENTAGE
STUCCO (CLASS 1)	834	38%
STONE (CLASS 1)	757	35%
FIBER CEMENT (CLASS 3)	350	16%
GLAZING (CLASS 1)	228	11% OF TOTAL ELEV. AREA
TOTAL W/ GLAZING SF	2169	
TOTAL CLASS 1 MATERIAL PERCENTAGE		84%

MATERIAL	AREA (SQ.FT.)	PERCENTAGE
STUCCO (CLASS 1)	2144	36%
STONE (CLASS 1)	2113	35%
FIBER CEMENT (CLASS 3)	721	12%
GLAZING (CLASS 1)	990	17% OF TOTAL ELEV. AREA
TOTAL W/ GLAZING SF	5968	
TOTAL CLASS 1 MATERIAL PERCENTAGE		88%

SITE PLAN



BLDG.	# OF STORIES	BLDG. HEIGHT
01	3	41'-0 3/4"

FACADE PLAN NOTES

1. This Facade Plan is for conceptual purposes only. All building plans require review and approval from the City.
2. All mechanical equipment shall be screened from public view. Rooftop mounted equipment shall be screed by a parapet wall or screening wall. Screening walls shall be the specifications of the Zoning Ordinance.
3. When permitted, exposed utility boxes and conduits shall be painted to match the building.
4. All typical roof parapets to have 24" reveal.
5. Garage doors size: 9-0' x 8'-0"/ material: metal / paint color: SW7004 SNOWBOUND

FACADE PLANS

MATERIAL LEGEND

TAG	SWATCH	DESCRIPTION	TAG	SWATCH	DESCRIPTION	TAG	SWATCH	DESCRIPTION	TAG	SWATCH	DESCRIPTION	TAG	SWATCH	DESCRIPTION
S-1		STICKY STONE VENEER	P-1		FIBER CEMENT LAP SIDING	P-4		FIBER CEMENT TRIM	W		VINYL WINDOWS			
S-2		STICKY STONE VENEER	P-2		WOOD STAINED FIBER CEMENT LAP SIDING	P-5		PAINTED RAILINGS, CANOPIES						
ST-1		STUCCO - SNOW BOUND	P-3		FIBER CEMENT LAP SIDING	P-6		ARCHITECTURAL COMPOSITE BRACKETS	ST-2		STUCCO - MOODY BLUE			

*EQUAL ALTERNATES MAY BE SUBSTITUTED WITH APPROVAL FROM ARCHITECT, OWNER AND THE CITY OF AURORA

CHECKED BY: XX
DRAWN BY: XX
CHECKED BY: XX
DRAWN BY: XX

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OWNER:

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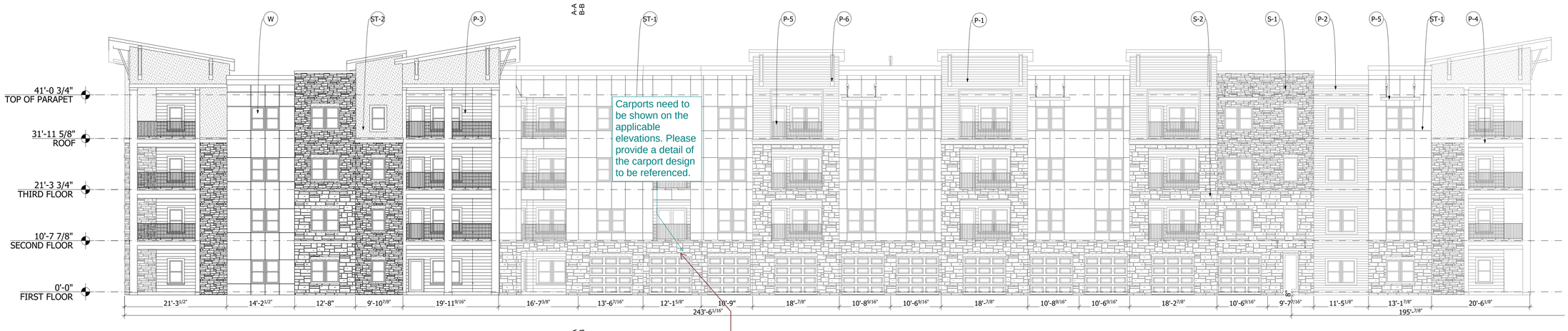
MICHAEL LEE
303.302.2502

NOT FOR CONSTRUCTION

DATE:
04/13/2022 SP-01
09/14/2022 SP-02
02/24/2023 SP-03

SHEET TITLE:
BUILDING 1000 ELEVATIONS

SHEET TITLE:



Carports need to be shown on the applicable elevations. Please provide a detail of the carport design to be referenced.

Carport elevations provided.

2 GLA_18

BUILDING 2000 - WEST ELEVATION

SCALE: 3/32" = 1'-0"

MATERIAL	AREA (SQ.FT.)	PERCENTAGE
STUCCO (CLASS 1)	974	37%
STONE (CLASS 1)	923	35%
FIBER CEMENT (CLASS 3)	456	17%
GLAZING (CLASS 1)	300	11% OF TOTAL ELEV. AREA
TOTAL W/ GLAZING SF	2653	
TOTAL CLASS 1 MATERIAL PERCENTAGE		83%

MATERIAL	AREA (SQ.FT.)	PERCENTAGE
STUCCO (CLASS 1)	3273	41%
STONE (CLASS 1)	2628	33%
FIBER CEMENT (CLASS 3)	1155	14%
GLAZING (CLASS 1)	999	12% OF TOTAL ELEV. AREA
TOTAL W/ GLAZING SF	8055	
TOTAL CLASS 1 MATERIAL PERCENTAGE		86%

Please verify that the stucco called out is 3-coat stucco and not EIFS.

Verified.

MATERIAL	AREA (SQ.FT.)	PERCENTAGE
STUCCO (CLASS 1)	872	33%
STONE (CLASS 1)	1057	40%
FIBER CEMENT (CLASS 3)	412	16%
GLAZING (CLASS 1)	300	11% OF TOTAL ELEV. AREA
TOTAL W/ GLAZING SF	2641	
TOTAL CLASS 1 MATERIAL PERCENTAGE		84%

MATERIAL	AREA (SQ.FT.)	PERCENTAGE
STUCCO (CLASS 1)	1078	38%
STONE (CLASS 1)	830	29%
FIBER CEMENT (CLASS 3)	587	20%
GLAZING (CLASS 1)	369	13% OF TOTAL ELEV. AREA
TOTAL W/ GLAZING SF	2864	
TOTAL CLASS 1 MATERIAL PERCENTAGE		80%

1 GLA_18

BUILDING 2000 - SOUTH ELEVATION

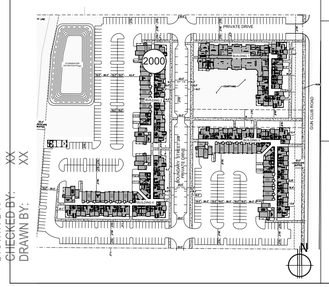
SCALE: 3/32" = 1'-0"

Please provide an electronic material board in color for the Planning and Zoning Commission.

Provided

FACADE PLANS

SITE PLAN



NOTES

BLDG.	# OF STORIES	BLDG. HEIGHT
02	4	50'-11 3/4"

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4. All typical roof parapets to have 24" reveal.
5. Garage doors size: 9-0' x 8'-0"/ material: metal / paint color: SW7004 SNOWBOUND

MATERIAL LEGEND

TAG	SWATCH	DESCRIPTION	TAG	SWATCH	DESCRIPTION	TAG	SWATCH	DESCRIPTION	TAG	SWATCH	DESCRIPTION	TAG	SWATCH	DESCRIPTION
S-1		STICKY STONE VENEER	P-1		FIBER CEMENT LAP SIDING	P-4		FIBER CEMENT TRIM	W		VINYL WINDOWS			
S-2		STICKY STONE VENEER	P-2		WOOD STAINED FIBER CEMENT LAP SIDING	P-5		PAINTED RAILINGS, CANOPIES						
ST-1		STUCCO - SNOW BOUND	P-3		FIBER CEMENT LAP SIDING	P-6		ARCHITECTURAL COMPOSITE BRACKETS	ST-2		STUCCO - MOODY BLUE			

*EQUAL ALTERNATES MAY BE SUBSTITUTED WITH APPROVAL FROM ARCHITECT, OWNER AND THE CITY OF AURORA

CHECKED BY: XX
DRAWN BY: XX
CHECKED BY: XX
DRAWN BY: XX

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DATE:
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SHEET TITLE:
BUILDING 2000 ELEVATIONS

SHEET TITLE:

2 GLA_19

BUILDING 2000 - EAST ELEVATION

SCALE: 3/32" = 1'-0"

MATERIAL	AREA (SQ.FT.)	PERCENTAGE
STUCCO (CLASS 1)	3263	29%
STONE (CLASS 1)	4494	40%
FIBER CEMENT (CLASS 3)	1857	17%
GLAZING (CLASS 1)	1584	14% OF TOTAL ELEV. AREA
TOTAL W/ GLAZING SF	11198	
TOTAL CLASS 1 MATERIAL PERCENTAGE		83%

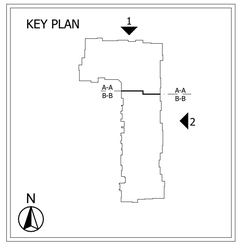
1 GLA_19

BUILDING 2000 - NORTH ELEVATION

SCALE: 3/32" = 1'-0"

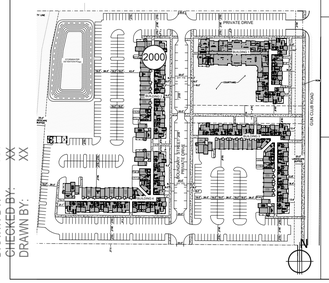
MATERIAL CALCULATION
BUILDING 2 - NORTH ELEVATION

MATERIAL	AREA (SQ.FT.)	PERCENTAGE
STUCCO (CLASS 1)	1343	30%
STONE (CLASS 1)	1614	36%
FIBER CEMENT (CLASS 3)	909	20%
GLAZING (CLASS 1)	619	14% OF TOTAL ELEV. AREA
TOTAL W/ GLAZING SF	4485	
TOTAL CLASS 1 MATERIAL PERCENTAGE		80%



FACADE PLANS

SITE PLAN



NOTES

BLDG.	# OF STORIES	BLDG. HEIGHT
02	4	50'-11 3/4"

FACADE PLAN NOTES

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3. When permitted, exposed utility boxes and conduits shall be painted to match the building.
4. All typical roof parapets to have 24" reveal.
5. Garage doors size: 9'-0" x 8'-0"/ material: metal / paint color: SW7004 SNOWBOUND

MATERIAL LEGEND

TAG	SWATCH	DESCRIPTION	TAG	SWATCH	DESCRIPTION	TAG	SWATCH	DESCRIPTION	TAG	SWATCH	DESCRIPTION	TAG	SWATCH	DESCRIPTION
S-1		STICKY STONE VENEER	P-1		FIBER CEMENT LAP SIDING	P-4		FIBER CEMENT TRIM	W		VINYL WINDOWS			
S-2		STICKY STONE VENEER	P-2		WOOD STAINED FIBER CEMENT LAP SIDING	P-5		PAINTED RAILINGS, CANOPIES						
ST-1		STUCCO - SNOW BOUND	P-3		FIBER CEMENT LAP SIDING	P-6		ARCHITECTURAL COMPOSITE BRACKETS	ST-2		STUCCO - MOODY BLUE			

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CHECKED BY: XX
DRAWN BY: XX
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02/24/2023 SP-03

SHEET TITLE:
BUILDING 2000 ELEVATIONS

SHEET TITLE:

2 GLA_20

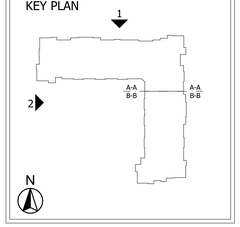
BUILDING 3000 - WEST ELEVATION

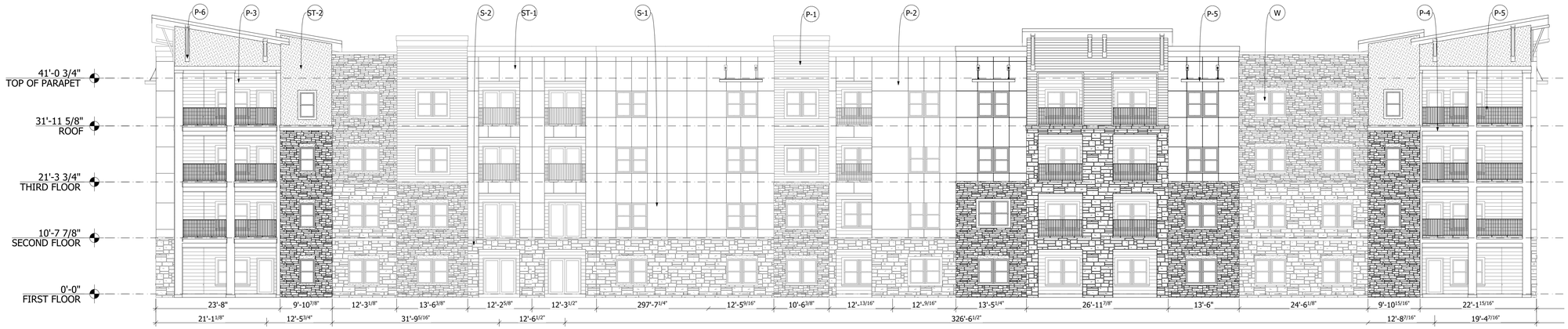
SCALE: 3/32" = 1'-0"

MATERIAL	AREA (SQ.FT.)	PERCENTAGE
STUCCO (CLASS 1)	916	34%
STONE (CLASS 1)	1050	39%
FIBER CEMENT (CLASS 3)	423	16%
GLAZING (CLASS 1)	300	11% OF TOTAL ELEV. AREA
TOTAL W/ GLAZING SF	2689	
TOTAL CLASS 1 MATERIAL PERCENTAGE		84%

MATERIAL	AREA (SQ.FT.)	PERCENTAGE
STUCCO (CLASS 1)	3215	37%
STONE (CLASS 1)	2920	33%
FIBER CEMENT (CLASS 3)	1698	19%
GLAZING (CLASS 1)	963	11% OF TOTAL ELEV. AREA
TOTAL W/ GLAZING SF	8796	
TOTAL CLASS 1 MATERIAL PERCENTAGE		81%

KEY PLAN





1 GLA_20

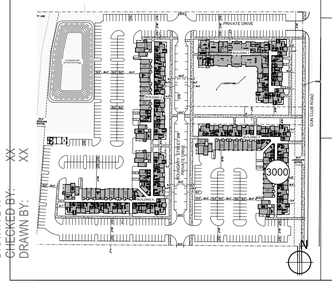
BUILDING 3000 - NORTH ELEVATION

SCALE: 3/32" = 1'-0"

MATERIAL	AREA (SQ.FT.)	PERCENTAGE
STUCCO (CLASS 1)	3590	37%
STONE (CLASS 1)	3850	39%
FIBER CEMENT (CLASS 3)	1073	11%
GLAZING (CLASS 1)	1305	13% OF TOTAL ELEV. AREA
TOTAL W/ GLAZING SF	9823	
TOTAL CLASS 1 MATERIAL PERCENTAGE		89%

FACADE PLANS

SITE PLAN



NOTES

BLDG.	# OF STORIES	BLDG. HEIGHT
03	4	50'-11 3/4"

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4. All typical roof parapets to have 24" reveal.
5. Garage doors size: 9-0' x 8'-0"/ material: metal / paint color: SW7004 SNOWBOUND

MATERIAL LEGEND

TAG	SWATCH	DESCRIPTION	TAG	SWATCH	DESCRIPTION	TAG	SWATCH	DESCRIPTION	TAG	SWATCH	DESCRIPTION	TAG	SWATCH	DESCRIPTION
S-1		STICKY STONE VENEER	P-1		FIBER CEMENT LAP SIDING	P-4		FIBER CEMENT TRIM	W		VINYL WINDOWS			
S-2		STICKY STONE VENEER	P-2		WOOD STAINED FIBER CEMENT LAP SIDING	P-5		PAINTED RAILINGS, CANOPIES						
ST-1		STUCCO - SNOW BOUND	P-3		FIBER CEMENT LAP SIDING	P-6		ARCHITECTURAL COMPOSITE BRACKETS	ST-2		STUCCO - MOODY BLUE			

*EQUAL ALTERNATES MAY BE SUBSTITUTED WITH APPROVAL FROM ARCHITECT, OWNER AND THE CITY OF AURORA

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CHECKED BY: XX
DRAWN BY: XX

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WWW.GLAATL.COM

DAVIS DEVELOPMENT MULTIFAMILY

5TH AVENUE AND GUN CLUB ROAD
AURORA, COLORADO

OWNER:

DAVIS DEVELOPMENT, INC.
7375 W 52ND AVE. STE.200
ARVADA, CO 80002
MICHAEL LEE
303.302.2502

NOT FOR CONSTRUCTION

DATE:
04/13/2022 SP-01
09/14/2022 SP-02
02/24/2023 SP-03

SHEET TITLE:
BUILDING 3000 ELEVATIONS

SHEET TITLE:

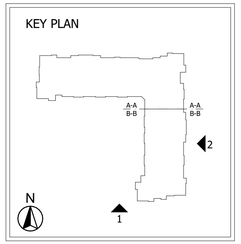
2 GLA_21

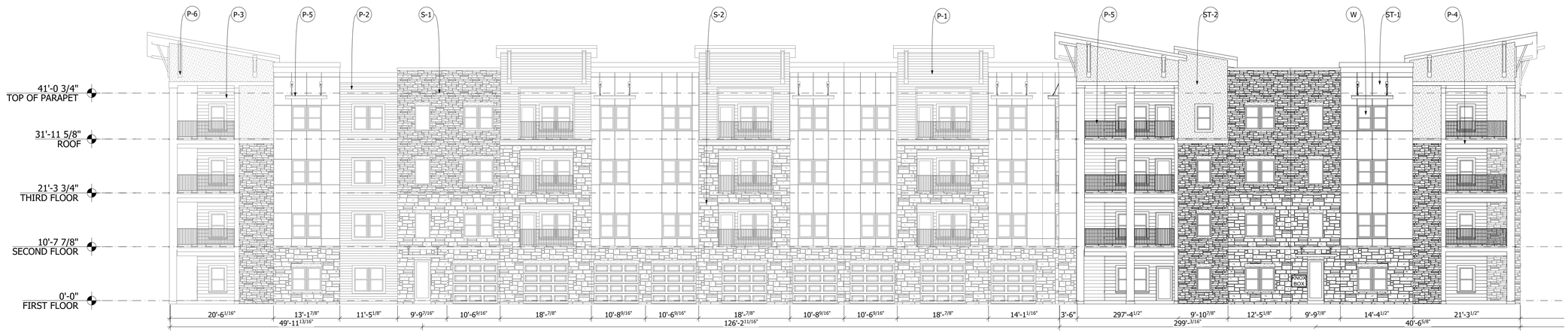
BUILDING 3000 - EAST ELEVATION

SCALE: 3/32" = 1'-0"

MATERIAL	AREA (SQ.FT.)	PERCENTAGE
STUCCO (CLASS 1)	3651	38%
STONE (CLASS 1)	2884	30%
FIBER CEMENT (CLASS 3)	1733	18%
GLAZING (CLASS 1)	1449	15% OF TOTAL ELEV. AREA
TOTAL W/ GLAZING SF	9717	
TOTAL CLASS 1 MATERIAL PERCENTAGE		82%

KEY PLAN





1 GLA_21

BUILDING 3000 - SOUTH ELEVATION

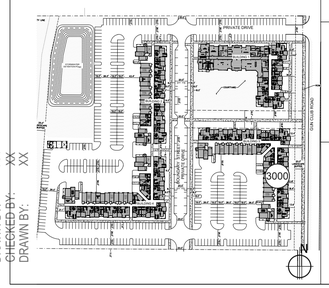
SCALE: 3/32" = 1'-0"

MATERIAL	AREA (SQ.FT.)	PERCENTAGE
STUCCO (CLASS 1)	869	28%
STONE (CLASS 1)	1438	46%
FIBER CEMENT (CLASS 3)	424	14%
GLAZING (CLASS 1)	369	12% OF TOTAL ELEV. AREA
TOTAL W/ GLAZING SF	3100	
TOTAL CLASS 1 MATERIAL PERCENTAGE		86%

MATERIAL	AREA (SQ.FT.)	PERCENTAGE
STUCCO (CLASS 1)	2363	35%
STONE (CLASS 1)	2400	35%
FIBER CEMENT (CLASS 3)	1151	17%
GLAZING (CLASS 1)	849	13% OF TOTAL ELEV. AREA
TOTAL W/ GLAZING SF	6763	
TOTAL CLASS 1 MATERIAL PERCENTAGE		83%

FACADE PLANS

SITE PLAN



NOTES

BLDG.	# OF STORIES	BLDG. HEIGHT
03	4	50'-11 3/4"

FACADE PLAN NOTES

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3. When permitted, exposed utility boxes and conduits shall be painted to match the building.
4. All typical roof parapets to have 24" reveal.
5. Garage doors size: 9'-0" x 8'-0"/ material: metal / paint color: SW7004 SNOWBOUND

MATERIAL LEGEND

TAG	SWATCH	DESCRIPTION	TAG	SWATCH	DESCRIPTION	TAG	SWATCH	DESCRIPTION	TAG	SWATCH	DESCRIPTION	TAG	SWATCH	DESCRIPTION
S-1		STICKY STONE VENEER	P-1		FIBER CEMENT LAP SIDING	P-4		FIBER CEMENT TRIM	W		VINYL WINDOWS			
S-2		STICKY STONE VENEER	P-2		WOOD STAINED FIBER CEMENT LAP SIDING	P-5		PAINTED RAILINGS, CANOPIES						
ST-1		STUCCO - SNOW BOUND	P-3		FIBER CEMENT LAP SIDING	P-6		ARCHITECTURAL COMPOSITE BRACKETS	ST-2		STUCCO - MOODY BLUE			

*EQUAL ALTERNATES MAY BE SUBSTITUTED WITH APPROVAL FROM ARCHITECT, OWNER AND THE CITY OF AURORA

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NOT FOR CONSTRUCTION

DATE:
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09/14/2022 SP-02
02/24/2023 SP-03

SHEET TITLE:
BUILDING 3000 ELEVATIONS

SHEET TITLE:

2 GLA_22

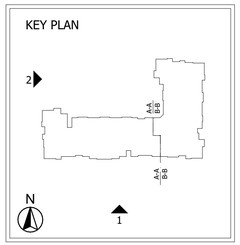
BUILDING 4000 - WEST ELEVATION

SCALE: 3/32" = 1'-0"

MATERIAL	AREA (SQ.FT.)	PERCENTAGE
STUCCO (CLASS 1)	872	28%
STONE (CLASS 1)	1452	47%
FIBER CEMENT (CLASS 3)	409	13%
GLAZING (CLASS 1)	369	12% OF TOTAL ELEV. AREA
TOTAL W/ GLAZING SF	3102	
TOTAL CLASS 1 MATERIAL PERCENTAGE		87%

MATERIAL	AREA (SQ.FT.)	PERCENTAGE
STUCCO (CLASS 1)	1171	29%
STONE (CLASS 1)	1766	43%
FIBER CEMENT (CLASS 3)	789	19%
GLAZING (CLASS 1)	360	9% OF TOTAL ELEV. AREA
TOTAL W/ GLAZING SF	4086	
TOTAL CLASS 1 MATERIAL PERCENTAGE		81%

KEY PLAN



1 GLA_22

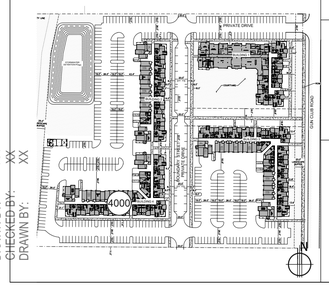
BUILDING 4000 - SOUTH ELEVATION

SCALE: 3/32" = 1'-0"

MATERIAL	AREA (SQ.FT.)	PERCENTAGE
STUCCO (CLASS 1)	4596	59%
STONE (CLASS 1)	3734	32%
FIBER CEMENT (CLASS 3)	1970	17%
GLAZING (CLASS 1)	1359	12% OF TOTAL ELEV. AREA
TOTAL W/ GLAZING SF	11659	
TOTAL CLASS 1 MATERIAL PERCENTAGE		83%

FACADE PLANS

SITE PLAN



NOTES

BLDG.	# OF STORIES	BLDG. HEIGHT
04	4	50'-11 3/4"

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MATERIAL LEGEND

TAG	SWATCH	DESCRIPTION	TAG	SWATCH	DESCRIPTION	TAG	SWATCH	DESCRIPTION	TAG	SWATCH	DESCRIPTION	TAG	SWATCH	DESCRIPTION
S-1		STICKY STONE VENEER	P-1		FIBER CEMENT LAP SIDING	P-4		FIBER CEMENT TRIM	W		VINYL WINDOWS			
S-2		STICKY STONE VENEER	P-2		WOOD STAINED FIBER CEMENT LAP SIDING	P-5		PAINTED RAILINGS, CANOPIES						
ST-1		STUCCO - SNOW BOUND	P-3		FIBER CEMENT LAP SIDING	P-6		ARCHITECTURAL COMPOSITE BRACKETS	ST-2		STUCCO - MOODY BLUE			

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SHEET TITLE:
BUILDING 4000 ELEVATIONS

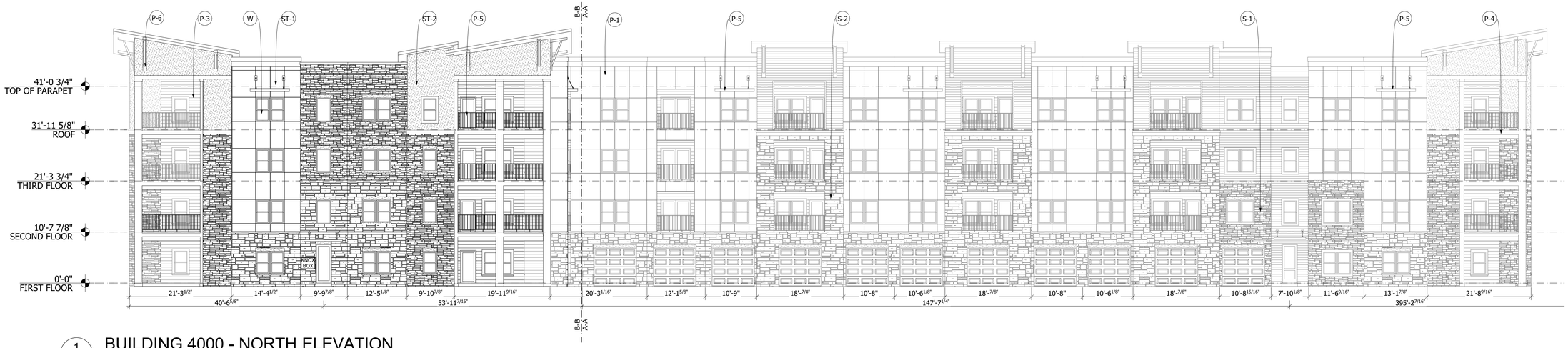
SHEET TITLE:

2 GLA_23

BUILDING 4000 - EAST ELEVATION

SCALE: 3/32" = 1'-0"

MATERIAL	AREA (SQ/FT.)	PERCENTAGE
STUCCO (CLASS 1)	2377	42%
STONE (CLASS 1)	1869	33%
FIBER CEMENT (CLASS 3)	512	9%
GLAZING (CLASS 1)	969	17% OF TOTAL ELEV. AREA
TOTAL W/ GLAZING SF	5727	
TOTAL CLASS 1 MATERIAL PERCENTAGE		91%



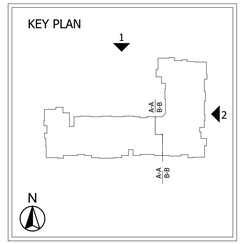
1 GLA_23

BUILDING 4000 - NORTH ELEVATION

SCALE: 3/32" = 1'-0"

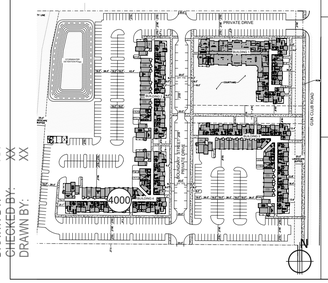
MATERIAL	AREA (SQ.FT.)	PERCENTAGE
STUCCO (CLASS 1)	872	27%
STONE (CLASS 1)	1452	45%
FIBER CEMENT (CLASS 3)	512	16%
GLAZING (CLASS 1)	369	12% OF TOTAL ELEV. AREA
TOTAL W/ GLAZING SF	3205	
TOTAL CLASS 1 MATERIAL PERCENTAGE		84%

MATERIAL	AREA (SQ.FT.)	PERCENTAGE
STUCCO (CLASS 1)	3527	44%
STONE (CLASS 1)	2232	28%
FIBER CEMENT (CLASS 3)	1283	16%
GLAZING (CLASS 1)	963	12% OF TOTAL ELEV. AREA
TOTAL W/ GLAZING SF	8005	
TOTAL CLASS 1 MATERIAL PERCENTAGE		84%



FACADE PLANS

SITE PLAN



NOTES

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4000	4	53'-1 1/4"

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ST-1		STUCCO - SNOW BOUND	P-3		FIBER CEMENT LAP SIDING	P-6		ARCHITECTURAL COMPOSITE BRACKETS	ST-2		STUCCO - MOODY BLUE			

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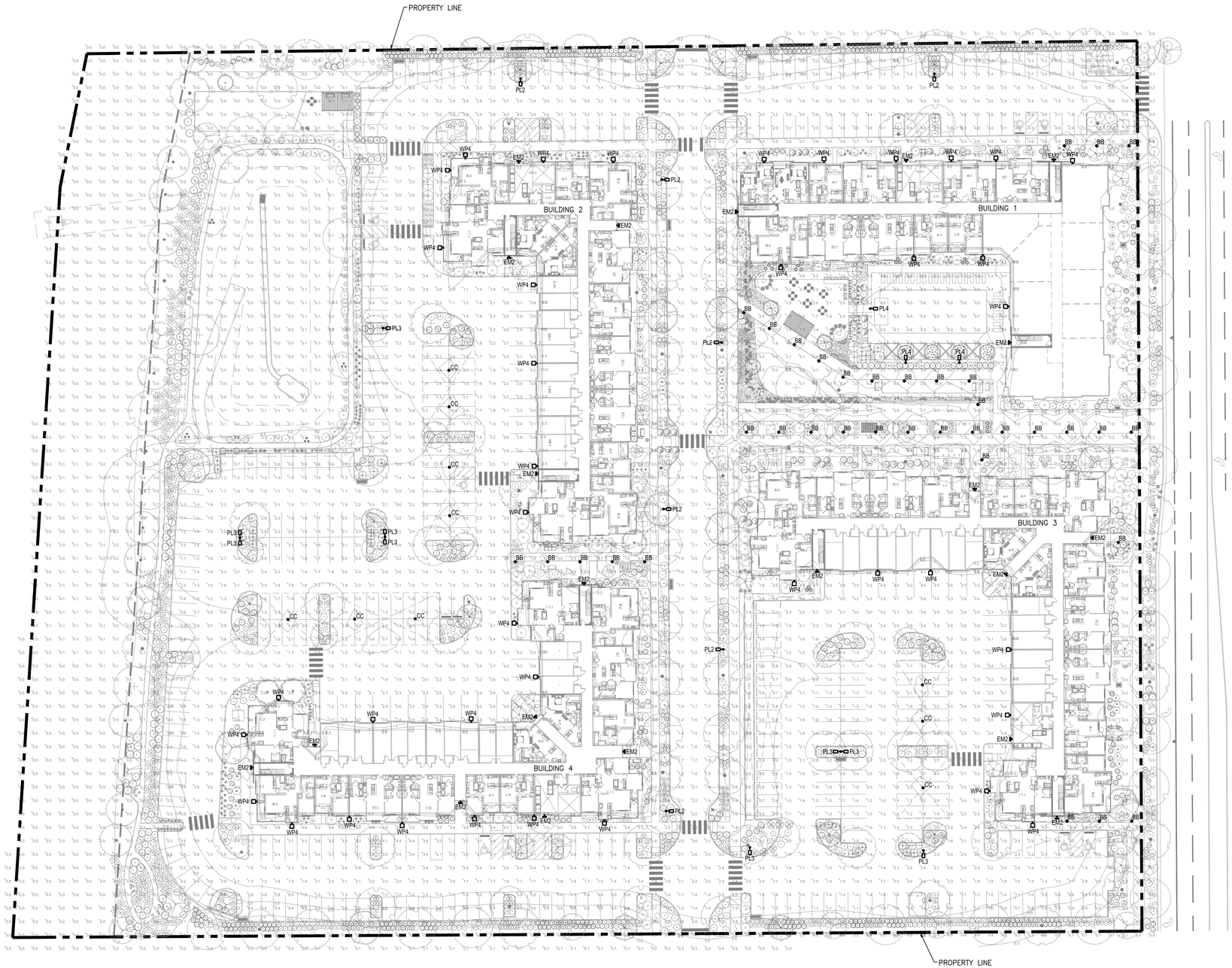

GENERAL NOTES:

1. ALL EXTERIOR LIGHTING FIXTURES SHALL BE CONTROLLED BY A PHOTO SENSOR OR ASTRONOMICAL LIGHTING TIME CLOCK TO TURN LIGHTS OFF DURING DAYLIGHT HOURS. ALL SITE LIGHTING SHALL REMAIN ON FROM DUSK UNTIL DAWN.
2. ALL EXTERIOR SITE LIGHTING SHALL BE DOWNCAST AND FULL CUTOFF.
3. REFER TO LUMINAIRE SCHEDULE FOR FIXTURE MOUNTING HEIGHTS AND POLE HEIGHTS.
4. 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 AT THE FLOOR LEVEL AND CONTINUING TO THE "PUBLIC WAY".

LIGHTING STATISTICS

AREA	AVG. ILLUMINANCE (fc)	MIN. ILLUMINANCE (fc)	UNIFORMITY (AVG/MIN)
ENTIRE SITE	1.4	0.0	N/A
WEST PARKING AREA	2.0	0.2	10.0:1
NORTHEAST PARKING AREA	2.2	0.2	11.0:1
SOUTHEAST PARKING AREA	2.0	0.2	10.0:1
POOL AREA	5.3	1.8	2.9:1

1 E1 SITE LIGHTING PHOTOMETRIC PLAN PLAN

40' 20' 0 40' 80'

1"=40'

NORTH

CHECKED BY: XX
DRAWN BY: XX

NORRIS DESIGN
Planning | Landscape Architecture | Branding
1101 Bannock Street
Denver, Colorado 80204
P 303.892.1166
www.norris-design.com

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SITE LIGHTING PHOTOMETRIC PLAN PLAN

37 OF 38

GIVEN & ASSOCIATES INC
MECHANICAL & ELECTRICAL ENGINEERS
735 S. Xenon Ct. #201
Lakewood, Colorado 80228
Ph: 303.716.1270
Fax: 303.716.1272
www.givenandassociates.com
Project # 23017

LUMINAIRE SCHEDULE

PLAN MARK	MOUNTING	DESCRIPTION	MANUFACTURER AND CATALOG NUMBER	VOLTAGE	LAMP TYPE	FIXTURE LUMENS	COLOR TEMP	CONTROL	REMARKS
BB	GROUND MOUNT 42" BOLLARD	SITE/AREA BOLLARD	LITHONIA LIGHTING DSXB LED 16C 350 40K SYM DDBXD	120–277	20W LED	1,674	4000K	PHOTOCELL (BLDG MTD)	SYMMETRIC DIST.
CC	SURFACE MOUNT BELOW CARPORT	CARPORT CANOPY LIGHT	LITHONIA LIGHTING CNY LED P0 40K MVOLT DDB	120–277	26W LED	3,500	4000K	PHOTOCELL (BLDG MTD)	
EM2	BUILDING MOUNT 8' AFG	ARCHITECTURAL EM EGRESS LIGHT	LUMINAIRE LED AEL 24IN NODIM 10W 30K MVOLT DP BZH EMB10ST	120–277	10W LED	832	3000K	PHOTOCELL (BLDG MTD)	NORMALLY ON WITH EM BATTERY BACKUP PROVIDE WITH COLD WEATHER RATING TO 0 DEG F
PL2	POLE MOUNTED 25' POLE	SITE/AREA POLE LIGHT	LITHONIA LIGHTING DSX1 LED P3 40K 70CRI T2M MVOLT HS DDBXD	120–277	102W LED	13,605	4000K	PHOTOCELL (BLDG MTD)	TYPE II DIST. HOUSE SIDE SHIELD
PL3	POLE MOUNTED 25' POLE	SITE/AREA POLE LIGHT	LITHONIA LIGHTING DSX1 LED P3 40K 70CRI T3M MVOLT DDBXD	120–277	102W LED	13,763	4000K	PHOTOCELL (BLDG MTD)	TYPE III DIST.
PL4	POLE MOUNTED 20' POLE	SITE/AREA POLE LIGHT	LITHONIA LIGHTING DSX1 LED P3 40K 70CRI T4M MVOLT DDBXD	120–277	102W LED	13,968	4000K	PHOTOCELL (BLDG MTD)	TYPE IV DIST. POOL AREA LIGHT
WP4	BUILDING MOUNT 20' AFG	SITE/AREA WALL PACK	LITHONIA LIGHTING DSXW2 LED 30C 1000 40K T4M MVOLT DDBXD	120–277	109W LED	11,129	4000K	PHOTOCELL (BLDG MTD)	TYPE III DIST.

D-Series
LED Bollard

d-series

Catalog Number

Notes

Type **BB**

Hit the Tab key or mouse over the page to see all interactive elements.

Specifications

Diameter: 8" Round (20.3 cm)

Height: 42" (106.7 cm)

Weight (max): 27 lbs (12.28 kg)

Introduction

The D-Series LED Bollard is a stylish, energy-saving, long-life solution designed to perform the way a bollard should—with zero uplight. An optical leap forward, this full cut-off luminaire will meet the most stringent of lighting codes. The D-Series LED Bollard's rugged construction, durable finish and long-lasting LEDs will provide years of maintenance-free service.

Ordering Information

EXAMPLE: DSXB LED 16C 700 40K SYM MVOLT DDBXD

DSXB LED									
Series	LEDs	Drive Current	Color temperature	Distribution	Voltage	Control options	Other options	Finish (required)	
DSXB LED	Asymmetric 12C 12 LEDs[1] Symmetric 16C 16 LEDs[1]	350 350 mA 450 450 mA[1,2] 530 530 mA 700 700 mA	30K 3000 K 40K 4000 K 50K 5000 K AMBPC Amber phosphor converted AMBLW Amber limited wavelength[3,4]	ASY Asymmetric[1] SYM Symmetric[1]	MVOLT[5] 120[1] 208[1] 240[1] 277[1] 347[1]	Shipped installed PE Photoelectric cell, button type DMG 0-10v dimming wires pulled outside fixture (for use with an external control, ordered separately) ELCW Emergency battery backup[6]	Shipped installed SF Single fuse (120, 277, 347V)[1] DF Double fuse (208, 240V)[1] H24 24" overall height H30 30" overall height H36 36" overall height FG Ground-fault friction-set[7] L/WA Without anchor bolts L/BA 4-bolt mid-mtr base without anchor bolts[8]	DWHXD White DNAXD Natural aluminum DBLXD Black DDBTXD Textured dark bronze DBLBXD Textured black DNATXD Textured natural aluminum DWHGXD Textured white	

Accessories

Ordered and shipped separately.

MRAB U Anchor bolts for DSXB *

NOTES

1. Only available in the 12C, 450* version.
2. Only available in the 16C, 700 version.
3. Only available with 450 AMBLW version.
4. Not available with ELCW.
5. MVOLT driver operates on any line voltage from 120-277V (50/60 Hz). Exactly 120, 208, 240 or 277 options only when ordering with accessories (sensors, fusing, etc.) requiring a specific voltage.
6. Not available with 347V. Not available with fusing. Not available with HS or MRAB U.
7. Single fuse (SF) requires 120, 277, or 347 voltage option. Double fuse (DF) requires 208 or 240 voltage option.
8. MRAB U not available with L/ABA option.

One Lithonia Way • Conyers, Georgia 30012 • Phone: 800.279.8041 • www.lithonia.com
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ARCHITECTURAL EGRESS

Vandal Resistant

AEL Full Cut-Off LED

Fixture Type **EM2**

Date

Job Name

Approved By

Catalog Number

SPECIFICATIONS

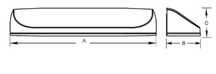
UL Listing

BAA

Description	The Architectural Egress Luminaire combines a unique, patented design shaped with high performance, full cut-off optics to achieve completely unobtrusive illumination of a space or path of egress. When mounted over a doorway, the fixture is perceived as an element of the building structure and, additionally, provides water protection in the form of a drip cap over the doorway. Multiple lengths are available to match a given door opening and our unique quick mount system facilitates installation and maintenance.
Housing	Marine grade heat treated extruded aluminum. Chemically primed and finished with robotically applied polyester powder coat.
Wall Mount	Marine grade heat treated extruded aluminum. Chemically primed and finished with robotically applied polyester powder coat. Designed to provide quick mounting to housing and secured with (2) captive stainless steel TORX® head screws.
Lens Frame	Marine grade heat treated extruded aluminum, clear anodized. Secured to fixture via integral concealed hinge and (3) captive stainless steel TORX® head screws.
Lens	UV stabilized diffused extruded polycarbonate.
End Caps	Die cast marine grade aluminum continuously welded to housing. All welds ground smooth.
Reflector	Electrostatically brightened anodized aluminum PVD coated and absolutely color-free of iridescence. Shaped to provide full cutoff, LED point dispersion and maximum efficiency.
Drivers	Dimming to 1%, 10% or Programmable Lumen Output driver options. Non-Dimming Driver is also available.
Gaskets	Closed cell self-adhesive neoprene to provide watertight seal between fixture and wall and between fixture and lens frame.
LED	Samsung LM561B+ series @ 2700K, 3000K, 3500K, 4000K, or 5000K and 82 CRI wired in parallel-series. L_{70} projected life of over 130,000 hours at 50°C.
UL Listing	U.L., C.U.L. Wet Location Listing standard.
Buy American Act	Luminaire LED, LLC products are assembled in the USA. Our products meet the Buy American(n) government procurement requirements under FAR, DFARS, and DOT regulations. Please refer to www.acuitybrands.com/buy-american for additional information.
Warranty	Lifetime warranty against vandalism. Luminaire LED will repair or replace any fixture damaged due to vandalism for the lifetime of the installation. 10-year warranty on LED boards against operational defects. Tested in accordance with LM-80.
Note	Actual performance may differ as a result of end-user environment and application. All values are design or typical values, measured under laboratory conditions at 25 °C. Specifications subject to change without notice.

DIMENSIONAL DATA

	A	B	C
AEL 12IN	20.79	5.40	3.60
AEL 24IN	32.04	5.40	3.60
AEL 36IN	43.29	5.40	3.60
AEL 48IN	54.75	5.40	3.60
AEL 72IN	78.75	5.40	3.60



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LUMINAIRE-LED-EGRESS-AEL-LED
Rev. 10/04/22

ARCHITECTURAL EGRESS

Vandal Resistant

AEL Full Cut-Off LED

ORDERING INFORMATION

Example: AEL 12IN WD08M 30W 27K 120 DP BKH

Series*	Size (Nominal)*	Drivers*	Dual Drivers (Optional)	Wattage (Nominal)*	Lumens (For PWD Only)
AEL Vandal Resistant Architectural Full Cut-off Path of Egress Luminaire	12IN[1,2] 12" nominal 24IN 24" nominal 36IN* 36" nominal 48IN 48" nominal 72IN 72" nominal	MIN[1] Dimming to 1% MIN10 Dimming to 10% NODIM Non-Dimming Driver PRD Driver Programmed to Specific Lumen Output. To specify lumen output, use standard ordering chart. Consult Factory. *PRD not available with 8Wattage. *PRD standard 0-10V dimming to 1%	2DRV[3,4] Two LED drivers for independent LED board operations	10W 30W 15W 35W 20W 55W *Required for all drivers except PRD and MIN. *To specify wattage, see size and wattage chart	300LM - 6400LM - Lumens available in 100LM increments *Lumens required if PRD driver chosen*

CCT*	Voltage*	Lens*	Finish*
27K 2700K 30K 3000K 35K 3500K 40K 4000K 50K 5000K	120 120 Volt 277 277 Volt MVOLT 120-277 Volt 347* 347 Volt	DP Diffused Polycarbonate	BKH Black Hammertone WDP White Orange Peel Textured White BZH Bronze Hammertone SVH Silver Hammertone CUST Custom Color, Consult Factory RALT60 Ral Paint finishes RALT60 for pricing only. Replace with applicable RAL call out when ready to order. See the RAL SPECIFIER for available options

*Required

OPTIONS

Emergency[5]			
EMES10[6,7]	Self contained, 90 minute emergency battery pack, 0°C (32°F) to 55°C (131°F). 1050 lumens	EMS20R[16,17]	Remote mounted micro inverter that will operate a 25W maximum load for 90 minutes. 0°C (32°F) to 40°C (113°F)
EMS10SD[7,8]	Self-testing, self contained, 90 minute emergency battery pack. 0°C (32°F) to 55°C (131°F) Meets CA Title 20 Standards. 1050 lumens	EMS125R[16]	Remote inverter that will operate a maximum 125W load for 90 minutes. 25°C (68°F) to 30°C (86°F)
EMS10ST[7]	Self-testing, self contained, 90 minute emergency battery pack. 0°C (32°F) to 55°C (131°F). Meets CA Title 20 Standards. 1050 lumens	EMS250R[16]	Remote inverter that will operate a 250W maximum load for 90 minutes. 25°C (68°F) to 30°C (86°F)
EMS10720[7,9]	Self contained, 90 minute emergency battery pack, 0°C (32°F) to 55°C (131°F). Meets CA Title 20 standards. 1050 lumens		
EMSDA[10]	Two drivers and two emergency battery packs self-contained within fixture for independent light engine operation. Each battery pack will operate each light engine for a minimum of 90 minutes. 0°C to +55°C (32° F to 131°F)		

Back Box	Fusing	Photocell	Sensors		Hardware
AB Aluminum surface back box	GLR[11] Fuse and Fuse Holder	PC[12] Photoelectric Switch	PIR[13] Occupancy sensor, Maximum coverage of 10' radius from 8' height PIRSS[14,15,18] Passive infrared sensor mounted in machine hole in end cap. 50% of LED's constantly on and 50% screened on/off		PHSC Philips Head screws instead of TORX® head

Ordering Notes

1. Size Size and Wattage Chart.
2. 12IN, 24IN, 36IN, 48IN available with MIN1.
3. Not available with EMS10ST, EMES10, EMS10ST, EMS10720.
4. 30W with 2DRV. Not available with PRD.
5. Not available in 36IN with 2DRV and EMS10ST, EMS10, EMS10ST, and EMS10720.
6. Not available with 12IN.
7. Not available with EMS10SD, EMS10ST, EMS10ST, or EMS10720 cannot be used.
8. 24IN, 36IN, 48IN, 72IN available with NLTAIR2 or SRM.
9. Not available with MIN10 in 24IN, 36IN, 48IN, or 72IN.
10. Not available with 347.
11. 24IN with EMS10ST, EMS10, EMS10ST, or EMS10720, Not available with MIN1 or PRD.
12. Only available in 72IN.
13. Not available with wattage over 25W or PRD.
14. Not available with 347.
15. Not available with MVOLT or 347.
16. Not available with EMS20R, EMS125R, EMS250R.
17. Not available with 12IN.
18. PIRSS must include 2DRV.

Accessories: Order as separate catalog number.	
TXSD	TORX® Screwdriver Bit
*Initial shipment includes one (1) TXSD per fixture.	

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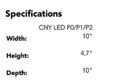
LUMINAIRE-LED-EGRESS-AEL-LED
Rev. 10/04/22



CNY LED
LED Canopy/Ceiling Luminaire

Catalog Number

Notes

Type **CC**

Hit the Tab key or mouse over the page to see all interactive elements.

Specifications

CNY LED P0/P1/P2

Width: 10"

Height: 4.7"

Depth: 10"

Weight: 6.5lbs

Introduction

The CNY LED canopy luminaires are energy efficient and budget friendly, perfect for replacing up to 250W metal halide luminaires while saving up to 80% energy costs. Quick mount mechanism significantly reduces the installation time. An LED array and translucent lens create uniform and visually comfortable illumination. CNY LED luminaires are DLC Premium listed and deliver quick payback!

Ordering Information

EXAMPLE: CNY LED P1 50K MVOLT DDB

CNY LED				
Series	Performance Package	Color Temperature[1]	Voltage	Finish
CNY LED	P0 3,500 lumens[1] P1 4,500 lumens[1] P2 6,000 lumens	40K 4000K[1] 50K 5000K	MVOLT 120–277V[1]	DDB Dark bronze WH White[2]

Accessories

Ordered and shipped separately.

CNYBSD 14 Inch x 14 inch Canopy Cover Plate

FEATURES & SPECIFICATIONS

INTENDED USE

CNY LED Luminaires are ideal, energy-efficient replacements for up to 250W MH canopy or ceiling luminaires. The CNY LED provides years of maintenance-free illumination for schools, malls, offices, parking areas, covered walkways and loading docks.

CONSTRUCTION

Cast-aluminum, corrosion-resistant housing with polyester powder paint for lasting durability. Castings are sealed with a one-piece gasket. Rated for outdoor installations, -40°C minimum ambient. Frosted lens is designed for uniform light distribution.

ELECTRICAL

Includes an MVOLT (120-277V) electronic driver that is 0-10V, capable of continuous dimming and ensure system power factor >90% and THD <20%. L70 is minimum 50,000 hours. All other expenses and implied warranties are disclaimed. Complete warranty terms located at: www.acuitybrands.com/support/warranty/terms-and-conditions

INSTALLATION

Mounts to a recessed junction box or surface mount with three conduit entry points. Can be pendant mounted with ¾ NPT pendant stem provided by others. Quick-mount mechanism significantly reduces installation time - no need to open the luminaire for installation.

LISTINGS

UL Listed to U.S. and Canadian safety standards for wet locations.
Tested in accordance with IESNA LM-79 and LM-80 standards.
DesignLights Consortium® (DLC) Premium qualified product and DLC qualified product. Not all versions of this product may be DLC Premium qualified or DLC qualified. Please check the DLC Solid State Lighting Products List at www.designlights.org/QPL to confirm which versions are qualified. Can be used to comply with California Title 24 Part 6 High Efficacy LED Light Source Requirements.

WARRANTY

Five-year limited warranty. This is the only warranty provided and no other statements in this specification sheet create warranties of any kind. All other express and implied warranties are disclaimed. Complete warranty terms located at: www.acuitybrands.com/support/warranty/terms-and-conditions

Note: Actual performance may differ as a result of end-user environment and application. All values are design or typical values, measured under laboratory conditions at 25 °C. Specifications subject to change without notice.

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CNY LED
Rev. 03/07/22

D-Series Size 1
LED Area Luminaire

d-series

Catalog Number

Notes

Type **PL2, PL3, PL4**

Hit the Tab key or mouse over the page to see all interactive elements.

Introduction

The modern styling of the D-Series features a highly refined aesthetic that blends seamlessly with its environment. The D-Series offers the benefits of the latest in LED technology into a high performance, high efficacy, long-life luminaire.

The photometric performance results in sites with excellent uniformity, greater pole spacing and lower power density. D-Series outstanding photometry aids in reducing the number of poles required in area lighting applications with typical energy savings of 65% and expected service life of over 100,000 hours.

Specifications

EPA: 0.69 ft² (0.06 m²)

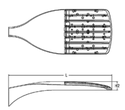
Length: 32.71" (83.1 cm)

Width: 14.26" (36.2 cm)

Height H1: 7.88" (20.0 cm)

Height H2: 2.73" (6.9 cm)

Weight: 34 lbs (15.4 kg)



Ordering Information

EXAMPLE: DSX1 LED P7 40K 70CRI T3M MVOLT SPA NLTAIR2 PIRHN DDBXD

DSX1 LED									
Series	LEDs	Optical options[1,2]	Color temperature[3]	Color (CRI)	Distribution		Voltage	Mounting	
DSX1 LED	Forward optics P1 P1 P2 P7 P3 P8 P4 P9 P5 Rotated optics P10[4] P12[4] P11[4] P13[4]	(this section NOT for 60Hz) 30K 3000K 40K 4000K 50K 5000K (this section BOTH only, extended lead times apply) 27K 2700K 30K 3000K 35K 3500K 40K 4000K 50K 5000K	70CRI 70CRI 70CRI 80CRI 80CRI 80CRI 80CRI	AFR Automotive front row T1S Type I short T2M Type II medium T3M Type III medium T4M Type IV medium T4FT Type IV Very Short[5] TFTM Forward Throw medium T5M Type V medium T5LG Type V Horz Elongated T5W Type V wide BLC3 Type III backlight control[6] BLC4 Type IV backlight control[6] LCCO Left corner cutoff[6] RCCO Right corner cutoff[6]	MVOLT (120V-277V)[7] HVOLT (347V-480V)[7,8] XVOLT (277V - 480V)[7,8]	Shipped included SPA Square pole mounting (RPA adapter) RPA Round pole mounting (RPA adapter) SPA5 Square pole mounting (5" drilling)[9] RPA5 Round pole mounting (5" drilling)[9] SPA8N Square narrow pole mounting (RPA adapter) WBA Wall bracket[10]

Control options[11]	Other options	Finish (required)
Shipped installed NLTAIR2 PIRHN nLight AIR gen 2 enabled with bi-level motion / ambient sensor, 8-40' mounting height, ambient sensor enabled at 25 fc[12,13,14,15] PIR High/low, motion/ambient sensor, 8-40' mounting height, ambient sensor enabled at 25 fc[13,14,15] PER NEMA twist-lock receptacle only (controls ordered separately)[16] PERS Five-pin receptacle only (controls ordered separately)[16,17]	PE Photocontrol, button type[18] DMG 0-10V dimming wires pulled outside fixture (for use with an external control, ordered separately) DS Dual switching[19,20,21]	DDBXD Dark Bronze DBLXD Black DNAXD Natural Aluminum DWHXD White DDBTXD Textured dark bronze DBLBXD Textured black DNATXD Textured natural aluminum DWHGXD Textured white

Accessories

Ordered and shipped separately.

DLL127F 1.5 JU Photocell - SSL twist-lock (120-277V) *
DLL347F 1.5 CUL JU Photocell - SSL twist-lock (347V) *
DLL480F 1.5 CUL JU Photocell - SSL twist-lock (480V) *
DSHSM SBK U Shorting cap
DSX1HS U House-side shield *
DSX1HS 70 U House-side shield (one per light engine)
DSX1BSS U Bird-deterrent spikes
DSX1EGS U External glare shield
DSX1DMG U Shielded 0-10V dimming extra long pigtail

NOTES

1. Rotated optics available with packages P10, P11, P12 and P13. Must be combined with option LPO or RPO.
2. P5, P6, P8, and P9 available in 70CRI and 80CRI. 27K and 50K only available with 80CRI. Contact Technical Support for other possible combinations.
3. 27K, 30K, 35K, 40K, 50K, 5000K, 3000K and 4000K CCT only available with 80CRI.
4. MVOLT driver operates on any line voltage from 120-277V (50/60 Hz).
5. HVOLT driver operates on any line voltage from 347-480V (50/60 Hz).
6. HVOLT not available with package P1 and P10 when combined with option NLTAIR2 PIRHN or option PIR.
7. Not available with NLTAIR2 PIRHN, PIR, PER, PERS, PIR1FC3V and PIRHFC3V.
8. XVOLT not available in packages P1 or P10.
9. SPA5 and RPA5 for use with P5 drilling only (Not for use with #8 drilling).
10. Not available with HVOLT or XVOLT. Not for use with #8 drilling.
11. NLTAIR2 and PIRHN must be ordered together. For more information on nLight AIR2 visit this link.
12. NLTAIR2 PIRHN not available with other controls including PIR, PER, PERS, PIR1, FAO, BL30, BL50, DMG and DS. NLTAIR2 PIRHN not available with P1 and P10 using HVOLT. NLTAIR2 PIRHN not available with P1 and P10 using XVOLT.
13. PIR not available with NLTAIR2 PIRHN, PER, PERS, PIR1, FAO, BL30, BL50, DMG and DS. PIR not available with P1 and P10 using HVOLT. PIR not available with P1 and P10 using XVOLT.
14. PIR1FC3V/PIR1FC3VJST not available with NLTAIR2 PIRHN, PIR, BL30, BL50, PIRCL, FAO, DMG and DS. Photocell ordered and shipped as a separate line item from Acuity Brands Controls. See accessories. Shorting Cap included.
15. PIRHFC3V/PIRHFC3VJST not available with NLTAIR2 PIRHN, PIR, PER, PERS, PIR1, BL30, BL50, DMG and DS.
16. BL30 and BL50 are not available with NLTAIR2 PIRHN, PIR, PER, PERS, PIR1, FAO, PIRCL, DMG and DS.
17. DMG not available with NLTAIR2 PIRHN, PIR, PER, PERS, PIR1, FAO, BL30, BL50, PIRCL and DS.
18. Not available with NLTAIR2 PIRHN, PIR, PER, PERS, PIR1, FAO, BL30, BL50, PIRCL, DMG and DS.
19. PIR, PIR1FC3V, PIRHFC3V, PIRHN, NLTAIR2 PIRHN, PER, PERS, PIR1, FAO, BL30, BL50, PIRCL, DMG and DS not available with P7, P10, P11, P12 and P13.
20. Dual switching is not available with fusing or PE. Not available with P10 or P11 in 347V, 480V or XVOLT.
21. Reference Controls Options table on page 4.
22. HS not available with T4S, T4FT, BLC4, LCCO and RCCO distribution. Also available as a separate accessory; see Accessories information.
23. DSX2S option not available with option RPA and BSS. Contact Technical Support for availability.
24. Requires luminaire to be specified with PER, PERS or PIR1 option. See Controls Table on page 4.

Shield Accessories

External Glare Shield (EGS)

House Side Shield (HS)

Drilling

HANDHOLE ORIENTATION

Template #8

1.75" for aluminum poles
2.75" for other pole types

Tenon Mounting Slipfitter

Tenon O.D.	Min. Wall Thickness	1 @ 180°	2 @ 180°	2 @ 90°	3 @ 90°	3 @ 120°	4 @ 90°
2-3/8"	89%	AS3-5190	AS3-5280	AS3-5290	AS3-5390	AS3-5120	AS3-5490
2-7/8"	88%	AST25-190	AST25-280	AST25-290	AST25-390	AST25-320	AST25-490
4"	88%	AST35-190	AST35-280	AST35-290	AST35-390	AST35-320	AST35-490

Mounting Option	Drilling Template						
Head Location		Side B	Side B & D	Side B & C	Side B, C & D	Round Pole Only	Side A, B, C & D
Drill Nomenclature	#8	DM19AS	DM28AS	DM29AS	DM39AS	DM28JS	DM49AS
Mounting Accessories (Ordered Separately)							
SPA	#8	3.5"	3.5"	3.5"	3.5"		3.5"
RPA	#8	3"	3"	3"	3"	3"	3"
SPA5	#5	3"	3"	3"	3"	3"	3"
RPA5	#5	3"	3"	3"	3"	3"	3"
SPA8N	#8	3"	3"	3"	3"	3"	3"

DSX1 Area Luminaire - EPA

*Includes luminaire and integral mounting arm. Other tenons, arms, brackets or other accessories are not included in this EPA data.

Fixture Quantity & Mounting Configuration	Single @0°/0	2 @ 180°	2 @ 90°	3 @ 90°	3 @ 120°	4 @ 90°
Mounting Type						
DSX1 with SPA	0.69	1.38	1.23	1.54	---	1.58
DSX1 with SPA5, SPA8N	0.70	1.40	1.30	1.66	---	1.68
DSX1 with RPA, RPA5	0.70	1.40	1.30	1.66	1.60	1.68
DSX1 with WA	0.83	1.66	1.50	2.09	2.09	2.09

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COMMERCIAL OUTDOOR
DSX1-LED
Rev. 01/24/23

D-Series Size 2
LED Wall Luminaire

d-series

Catalog Number

Notes

Type **WP4**

Hit the Tab key or mouse over the page to see all interactive elements.

Capable Luminaire

This item is an A+ capable luminaire, which has been designed and tested to provide consistent color appearance and system-level interoperability.

- All configurations of this luminaire meet the Acuity Brands' specification for chromatic consistency
- This luminaire is A+ Certified when ordered with DTL® controls marked by a shaded background. DTL DLL equipped luminaires meet the A+ specification for luminaire to photocontrol interoperability!
- This luminaire is part of an A+ Certified solution for ROAM® or XPoint™ Wireless control networks, providing out-of-the-box control compatibility with simple commissioning, when ordered with drivers and control options marked by a shaded background.

To learn more about A+, visit www.acuitybrands.com/aplus.

1. See ordering tree for details.
2. A+ Certified Solutions for ROAM require the order of one ROAM node per luminaire. Sold Separately: Link to Roam; Link to DTL DLL

Specifications

Luminaire

Width: 18-1/2" (47.0 cm) **Weight:** 21 lbs (9.5 kg)

Depth: 10" (25.4 cm)

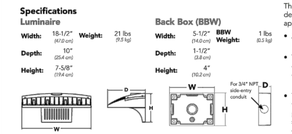
Height: 7-5/8" (19.4 cm)

Back Box (BBW)

Width: 5-1/2" (14.0 cm) **BBW Weight:** 1 lbs (0.5 kg)

Depth: 1-1/2" (3.8 cm)

Height: 4" (10.2 cm)



A+ Capable options indicated by this color background.

Ordering Information

EXAMPLE: DSXW2 LED 30C 700 40K T3M MVOLT DDBTXD

DSXW2 LED									
Series	LEDs	Drive Current	Color temperature	Distribution	Voltage	Mounting	Control Options		
DSXW2 LED	20C 20 LEDs (two engines) 30C 30 LEDs (three engines)	350 350 mA 530 530 mA 700 700 mA 1000 1000 mA[1]	30K 3000 K 40K 4000 K 50K 5000 K AMBPC Amber phosphor converted	T2S Type II Short T2M Type II Medium T3S Type III Short T3M Type III Medium T4M Type IV Medium TFTM Forward Throw Medium	MVOLT[2] 120-277V[3] HVOLT 347-480V[3,4]	Shipped included (blank) Surface mounting bracket Shipped separately[5] BBW Surface-mounted back box (for conduit entry)	Shipped installed PE Photoelectric cell, button type[6] PER NEMA twist-lock receptacle only (control ordered separately)[7] PERS Five-wire receptacle only (control ordered separately)[7] PIR1 Sensor-wire receptacle only (control ordered separately)[7] DMG 0-10v dimming wires pulled outside fixture (for use with an external control, ordered separately) PIR 180° motion/ambient light sensor, 8-15' mtg ht[8,9,10] PIR1FC3V Motion/ambient sensor, 8-15' mounting height, ambient sensor enabled at 1fc[8,10] PIRHFC3V Motion/ambient sensor, 15-30' mounting height, ambient sensor enabled at 1fc[8,10]	

Other Options	Finish (required)
Shipped installed SF Single fuse (120, 277, 347V)[3] DF Double fuse (208, 240, 480V)[3] HS House-side shield[11] SPD Separate surge protection[12]	Shipped separately[13] BSW Bird-deterrent spikes VG Vandal-guard

DDBXD	Dark bronze
DBLXD	Black
DNAXD	Natural aluminum
DWHXD	White
DDBTXD	Textured dark bronze
DBLBXD	Textured black
DNATXD	Textured natural aluminum
DSSXD	Sandstone
DDBTSXD	Textured dark bronze
DBLBSXD	Textured black
DNATSXD	Textured natural aluminum
DWHGXD	Textured white
DSSTXD	Textured sandstone

NOTES

1. 1000mA is not available with AMBPC.
2. AMBPC is not available with 1000mA.
3. MVOLT driver operates on any line voltage from 120-277V (50/60 Hz).
4. Single fuse (SF) requires 120, 277 or 347 voltage option. Double fuse (DF) requires 208, 240 or 480 voltage option.
5. Available with 30 LED (700mA) option only. DSXW2 LED 30C 700, DWU option not available.
6. Also available as a separate accessory; see Accessories Information.
7. Photocontrol (PE) requires 120, 208, 240, 277 or 347 voltage option. Not available with Acuity Brands Controls. See accessories. Shorting Cap included.
8. Photocell ordered and shipped as a separate line item from Acuity Brands Controls. See accessories. Shorting Cap included.
9. If BCAM® mode required, it must be ordered and shipped as a separate line item from Acuity Brands Controls. Shorting Cap included.
10. Reference Motion Sensor table on page 4.
11. Reference PER Table on page 4 for functionality.
12. PIR and PIR1FC3V specify the SensorSwitch SBGR-10-DCP control; PIRH and PIRHFC3V specify the SensorSwitch SBGR-6-DCP control; see Motion Sensor Guide for details. Dimming driver standard. Not available with PIRH or PIRH1FC3V. Separate on/off required.
13. See the electrical section on page 3 for more details.
14. Requires Luminaire to be specified with PER option. Ordered and shipped as a separate line item. See PER Table.

Performance Data

Lumen Output

Lumen values are from photometric tests performed in accordance with IESNA LM-79-08.

LEDs	Drive Current (mA)	Color Temp	Lumens	40K				30K			
				Optic	Lumens	B	U	G	LPW	Lumens	B	U	G	LPW
20C	350 mA	25W	T2S	2,783	1	0	1	111	2,689	1	0	1	108
			T2M	2,799	1	0	1	112	2,705	1	0	1	108
			T3S	2,748	1	0	1	110	2,655	1	0	1	106
			T3M	2,703	1	0	1	107	2,599	1	0	1	104
			T4M	2,756	1	0	1	110	2,659	1	0	1	106
			TFTM	2,773	1	0	1	111	2,676	1	0	1	107
	530 mA	36W	T2S	4,030	1	0	1	112	4,337	1	0	1	120
			T2M	3,926	1	0	1	109	4,226	1	0	1	117
			T3S	3,979	1	0	1	111	4,283	1	0	1	119
			T3M	3,931	1	0	1	109	4,231	1	0	1	117
			T4M	3,990	1	0	2	111	4,294	1	0	2	119
			TFTM	3,987	1	0	1	111	4,301	1	0	1	119
	700