

# NEW DIGS ON 13TH PLACE

## SITE PLAN NOTES

- THE DEVELOPER, HIS SUCCESSORS AND ASSIGNS, INCLUDING THE HOMEOWNERS OR MERCHANTS ASSOCIATION, SHALL BE RESPONSIBLE FOR INSTALLATION, MAINTENANCE AND REPLACEMENT OF ALL FIRE LANE SIGNS AS REQUIRED BY THE CITY OF AURORA.
- ALL SIGNS MUST CONFORM TO THE CITY OF AURORA SIGN CODE.
- 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".
- COMMERCIAL PROJECTS BUILT UNDER THE 2015 IBC: "ACCESSIBLE EXTERIOR ROUTES" SHALL BE PROVIDED FROM PUBLIC TRANSPORTATION STOPS, ACCESSIBLE PARKING AND ACCESSIBLE PASSENGER LOADING ZONES AND PUBLIC SIDEWALKS TO 60% OF THE ACCESSIBLE BUILDING ENTRANCES THEY SERVE. THE ACCESSIBLE ROUTE BETWEEN ACCESSIBLE PARKING AND ACCESSIBLE BUILDING ENTRANCES SHALL BE THE MOST PRACTICAL DIRECT ROUTE. THE ACCESSIBLE ROUTE MUST BE LOCATED WITHIN A SIDEWALK. NO SLOPE ALONG THIS ROUTE MAY EXCEED 1:20 WITHOUT PROVIDING A RAMP WITH A MAXIMUM SLOPE OF 1:12 AND HANDRAILS. CROSSWALKS ALONG THIS ROUTE SHALL BE WIDE ENOUGH TO WHOLLY CONTAIN THE CURB RAMP WITH A MINIMUM WIDTH OF 36" AND SHALL BE PAINTED WITH WHITE STRIPES. THE CITY OF AURORA ENFORCES HANDICAPPED ACCESSIBILITY REQUIREMENTS BASED ON THE 2015 INTERNATIONAL BUILDING CODE, CHAPTER 11, AND THE INTERNATIONAL CODE COUNCIL (ICC) a117-1-2009.
- THE APPLICANT HAS THE OBLIGATION TO COMPLY WITH ALL APPLICABLE REQUIREMENTS OF THE AMERICANS WITH DISABILITIES ACT.
- THE DEVELOPER, HIS SUCCESSORS AND ASSIGNS, SHALL BE RESPONSIBLE FOR INSTALLATION, MAINTENANCE AND REPLACEMENT OF ALL LANDSCAPING MATERIALS SHOWN OR INDICATED ON THE APPROVED SITE PLAN OR LANDSCAPE PLAN ON FILE IN THE PLANNING DEPARTMENT. ALL LANDSCAPING WILL BE INSTALLED PRIOR TO ISSUANCE OF CERTIFICATE OF OCCUPANCY.
- ALL CROSSINGS OR ENCROACHMENTS BY PRIVATE LANDSCAPE IRRIGATION SYSTEMS OR PRIVATE UTILITIES INTO EASEMENTS AND STREET RIGHT-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 RIGHT-OF-WAY. THE UNDERSIGNED, THEIR SUCCESSOR 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.
- THE APPROVAL OF THIS DOCUMENT DOES NOT CONSTITUTE FINAL APPROVAL OF GRADING, DRAINAGE, UTILITY, PUBLIC IMPROVEMENTS INCLUDING LANDSCAPING AND BUILDING PLANS. CONSTRUCTION PLANS MUST BE REVIEWED AND APPROVED BY THE APPROPRIATE AGENCY PRIOR TO THE ISSUANCE OF BUILDING PERMITS.
- ALL BUILDING ADDRESS NUMBERS SHALL COMPLY WITH SECTIONS 126-271 AND 126-278 OF THE AURORA CITY CODE.
- 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.
- NOT WITHSTANDING 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 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 LAND OWNER RECOGNIZES AND ACCEPTS THE TERMS AND CONDITIONS AND REQUIREMENTS OF THIS NOTE.
- FINAL GRADE SHALL BE AT LEAST 6" BELOW ANY EXTERIOR WOOD SIDING ON THE PREMISES.
- ALL INTERESTED PARTIES ARE HEREBY ALERTED THAT THIS SITE PLAN IS SUBJECT TO ADMINISTRATIVE CHANGES AND AS SHOWN ON THE ORIGINAL SITE PLAN ON FILE IN THE AURORA CITY PLANNING OFFICE AT THE MUNICIPAL BUILDING. 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.
- ALL REPRESENTATIONS AND COMMITMENTS MADE BY APPLICANTS AND PROPERTY OWNERS AT PUBLIC HEARINGS REGARDING THIS PLAN ARE BINDING UPON APPLICANT, PROPERTY OWNER, AND ITS HEIRS, SUCCESSORS, AND ASSIGNS.
- ARCHITECTURAL FEATURES, SUCH AS BAY WINDOWS, FIREPLACES, ROOF OVERHANGS, GUTTERS, EAVES, FOUNDATIONS, FOOTINGS, CANTILEVERED WALLS, ETC., ARE NOT ALLOWED TO ENCR OACH INTO ANY EASEMENT OR FIRE LANE.
- THE VENDOR OF ANY FUTURE SALE OF THE REAL PROPERTY SHALL PROVIDE THE REQUIRED NOTICE PER CITY CODE SECTION 146-1587(C) TO BE RECORDED WITH THE COUNTY CLERK AND RECORDER AND SHALL PROVIDE SUCH NOTICE TO EACH PROSPECTIVE PURCHASER OF ANY AND ALL SAID PROPERTY. SEE EXHIBIT C4 UNDER THE AIRPORT RELATED LAND USE RESTRICTIONS SECTION OF THIS GUIDEBOOK.
- TALL LANDSCAPING REDUCTION OPTION #2 IS REQUESTED TO REDUCE BUFFER WIDTH REQUIREMENTS ALONG RESIDENTIAL BUFFERS B AND C REFERENCE AURORA UDO ARTICLE 146-4 DEVELOPMENT STANDARDS TABLE 4.7.2 FOR ALLOWED REDUCTION.
- ADJUSTMENT FOR BUILDING DESIGN REQUESTED FOR USE OF VERTICAL STEEL SIDING TO BRING A MODERNIZED EXTERIOR APPEARANCE AND HIGH DURABILITY FOR WIND AND SNOW.
- ADJUSTMENT FOR 25FT. SIDE SETBACK ALONG R-R DISTRICT ON SOUTHEAST SIDE OF DWELLING TO 10FT.

## AMENDMENTS

## CLERK AND RECORDER'S CERTIFICATION

State of Colorado  
City of Aurora and County of Adams

I hereby, certify that this instrument was filed for record in my office at \_\_\_\_\_ o'clock  
\_\_\_\_\_ 20\_\_\_\_ and duly recorded.

Clerk and Recorder:  
By: \_\_\_\_\_ Deputy

Book No: \_\_\_\_\_  
Page No: \_\_\_\_\_  
Reception No: \_\_\_\_\_

## SIGNATURE BLOCK

**NEW DIGS ON 13TH PLACE SITE PLAN**

Legal Description: LOT 5 EX W 82 FT BLK 1 B & K SUBDIVISION CITY OF AURORA AND COUNTY OF ADAMS STATE OF COLORADO

This Site Plan and any amendments hereto, upon approval by the City of Aurora and Recording, shall be binding upon the applicants therefore, their successors and assigns. This plan shall limit and control the issuance and validity of all building permits, and shall restrict and limit the construction, location, use, occupancy and operation of all land and structures within this plan to all conditions, requirements, locations and limitations set forth herein. Abandonment, withdrawal or amendment of this plan may be permitted only upon approval of the City of Aurora.

In witness thereof, \_\_\_\_\_ has caused these  
(Corporation, Company, or Individual)

presents to be executed this \_\_\_\_\_ day of \_\_\_\_\_ AD, 20\_\_\_\_.

By: \_\_\_\_\_  
(Principals or Owners)

State of Colorado  
City of Aurora and County of Adams

The foregoing instrument was acknowledge before me this \_\_\_\_\_ day of \_\_\_\_\_ AD, \_\_\_\_\_ by  
(Principals or Owners)

Witness my hand and official seal  
(Notary Public)

My commission expires: \_\_\_\_\_  
Notary Business Address: \_\_\_\_\_

## CONTACT INFORMATION

**PROPERTY OWNER:**  
OMAR TINOCO  
SUPERIOR ENTERPRISES  
1117 PINEHURST CT.  
BENNETT, CO 80102  
P: 720.982.2029  
E: jromar02@gmail.com,  
superiorenterprises06@gmail.com

**ARCHITECTURAL DRAWINGS:**  
SANDELLA DESIGN  
PO BOX 731  
CASTLEROCK, CO 80104  
P: 719.839.0842  
E: daniel@sandelladesign.com

**GENERAL CONTRACTOR:**  
T.B.D.

**STRUCTURAL ENGINEER:**  
SANDELLA DESIGN  
PO BOX 731  
CASTLEROCK, CO 80104  
P: 719.839.0842  
E: daniel@sandelladesign.com

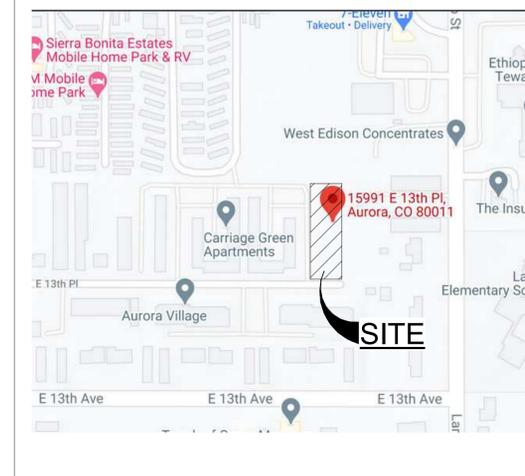
## ZONE LOT LEGAL DESCRIPTION

**PROPERTY DESCRIPTION**

LOT 5 EX W 82 FT BLK 1 B & K SUBDIVISION  
CITY OF AURORA AND COUNTY OF ADAMS  
STATE OF COLORADO

AKA: 15991 E 13TH PLACE AURORA, COLORADO 80011

## VICINITY MAP



## CODE INFORMATION

BASE BUILDING MULTI-FAMILY, NEW CONSTRUCTION

BUILDING ADDRESS 15991 E. 13TH PLACE  
AURORA, COLORADO 80011

BUILDING FIRE AURORA  
AURORA

ARCHITECTURAL 2018 IRC  
STRUCTURAL 2018 IRC  
MECHANICAL 2018 IMC  
PLUMBING 2018 IPC  
ELECTRICAL 2018 NEC  
FIRE PROTECTION 2018 IFC  
FUEL GAS CODE 2018 IFGC  
ENERGY CONSERVATION 2018 IMPC  
METHOD OF COMPLIANCE PRESCRIPTIVE/RESCHECK

NUMBER OF STORIES: 2 STORY W/ BASEMENT

GROUP R-3

SQUARE FEET: BASEMENT: 4250 SQ. FT.  
FIRST FLOOR: 3603 SQ. FT.  
FIRST FLOOR BALCONIES: 345 SQ. FT.  
SECOND FLOOR: 3603 SQ. FT.  
SECOND FLOOR BALCONIES: 345 SQ. FT.  
TOTAL SQ. FT LIVING. = 12,146 SQ. FT.

## SITE DATA

LAND AREA WITHIN PROPERTY LINES : .56AC (24,425.42 S.F.)

NUMBER OF BUILDINGS: 1

BUILDING HEIGHT: 29 FEET 6 INCHES

TOTAL BUILDING COVERAGE: .09AC (4,250 S.F.) 17%  
GFA: 10,600 S.F.

HARD SURFACE AREA: (8,967.12 S.F.) 37%

LANDSCAPED AREA: (8,067.91 S.F.) 33%

SIDEWALKS AND PATIOS: (1,952.1 S.F.) 8%

PRESENT ZONING CLASSIFICATION: R-3, MULTI-FAMILY

MAXIMUM PERMITTED/ALLOWABLE SIGN AREA: 30 SF

PROPOSED TOTAL SIGN AREA: 14 SF

PROPOSED NUMBER OF SIGNS: 1

PROPOSED MONUMENT SIGN: NEW DIGS ON 13TH PLACE

PROPOSED MONUMENT SIGN AREA: 14 SF

PARKING SPACE REQUIRED:  
9 UNITS X 1 SPACE 9  
GUEST PARKING 5 UNITS X 1 SPACE 1  
10

PARKING SPACE PROVIDED:  
UNIT PARKING 9  
GUEST PARKING 2  
11

ACCESSIBLE SPACES REQUIRED:  
REQUIRED ADA (1-25 SPACES) X 1 SPACE 1

ACCESSIBLE SPACES PROVIDED: 1

LOADING SPACES REQUIRED: N/A

LOADING SPACES PROVIDED: N/A

BICYCLE BIKE SPACES REQUIRED: 2

2 U BIKE RACK SPACES PROVIDED: 4

## SHEET INDEX

Sheet Number	Sheet Name
A0	COVER SHEET
A0.0	3D VIEWS
A0.1	3D VIEWS
A1.0	FLOOR PLANS
A1.1	FLOOR PLANS
A1.2	ROOF PLAN
A2.0	ELEVATIONS
A2.1	ELEVATIONS
A3.0	BUILDING SECTIONS
A3.1	BUILDING SECTIONS
A4.1	BUILDING DETAILS
A5.0	RENTABLE AREA PLANS
C100	SITE PLAN
C200	GRADING PLAN
C300	UTILITY PLAN
C400	DRAINAGE PLAN
L1.0	LANDSCAPE PLAN

*Sandella Design*

STRUCTURAL, CIVIL,  
& ENVIRONMENTAL  
ENGINEERING  
PH: 719-839-0842  
P.O. BOX 731  
CASTLE ROCK, CO

SP PROJECT #:  
21-D51

NEW MULTI-FAMILY RESIDENCE

PROJECT LOCATED AT:

15991 EAST 13TH PLACE  
AURORA, CO 80011

PROJECT CLIENT:

SUPERIOR ENTERPRISES

REVISIONS: DATE:

SET DATE  
01-10-2021

SHEET TITLE:

COVER SHEET

SHEET NO:

A0



1 FRONT VIEW



2 REAR VIEW

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CASTLE ROCK, CO



S<sup>D</sup> PROJECT #:  
21-D51

NEW MULTI-  
FAMILY RESIDENCE

PROJECT LOCATED AT:  
15991 EAST 18<sup>TH</sup> PLACE  
AURORA, CO 80011

PROJECT CLIENT:  
SUPERIOR  
ENTERPRISES

REVISIONS: DATE:

SET DATE  
01-10-2021

SHEET TITLE:  
3D VIEWS

SHEET NO:  
A0.0



1 3D FRONT VIEW



2 3D REAR VIEW



3 3D WEST VIEW  
12" = 1'-0"

BRIDGERSTEEL ULTRA BATTEN WALL MATTE BLACK PRE-FINISHED VERTICAL STEEL SIDING

RAILING AND FASCIA PAINT COLOR

BRIDGERSTEEL MATTE BLACK TSR .277 E .86 SRI 27

Tricom Black  
Sherwin Williams



4 3D EAST VIEW

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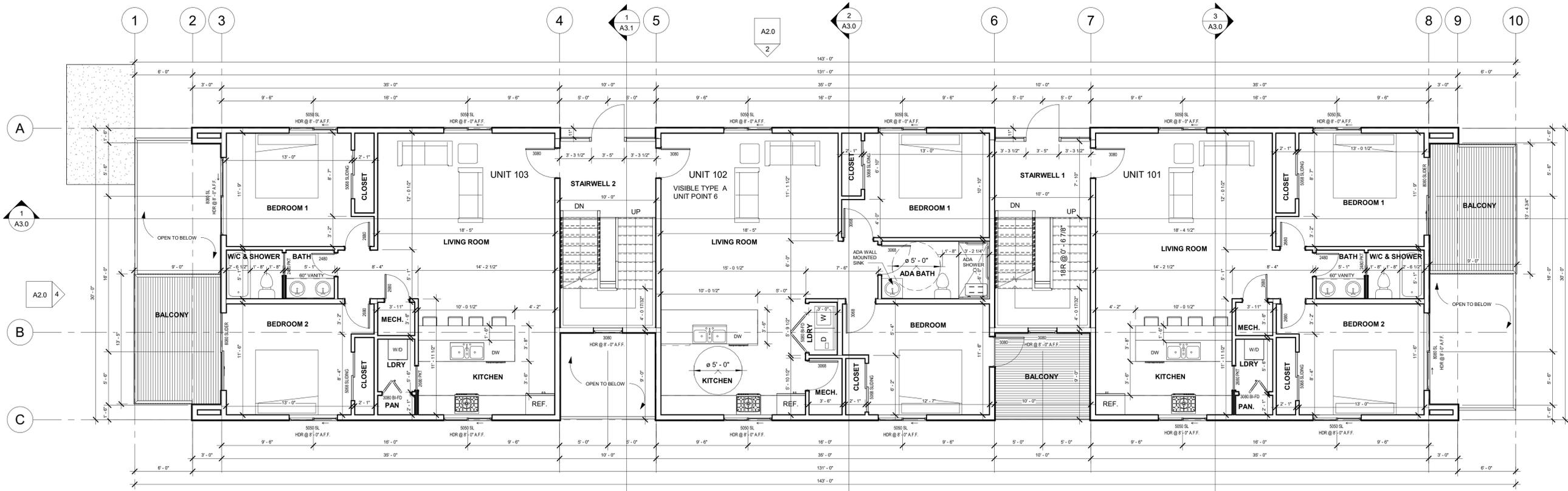
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SUPERIOR ENTERPRISES

REVISIONS: DATE:

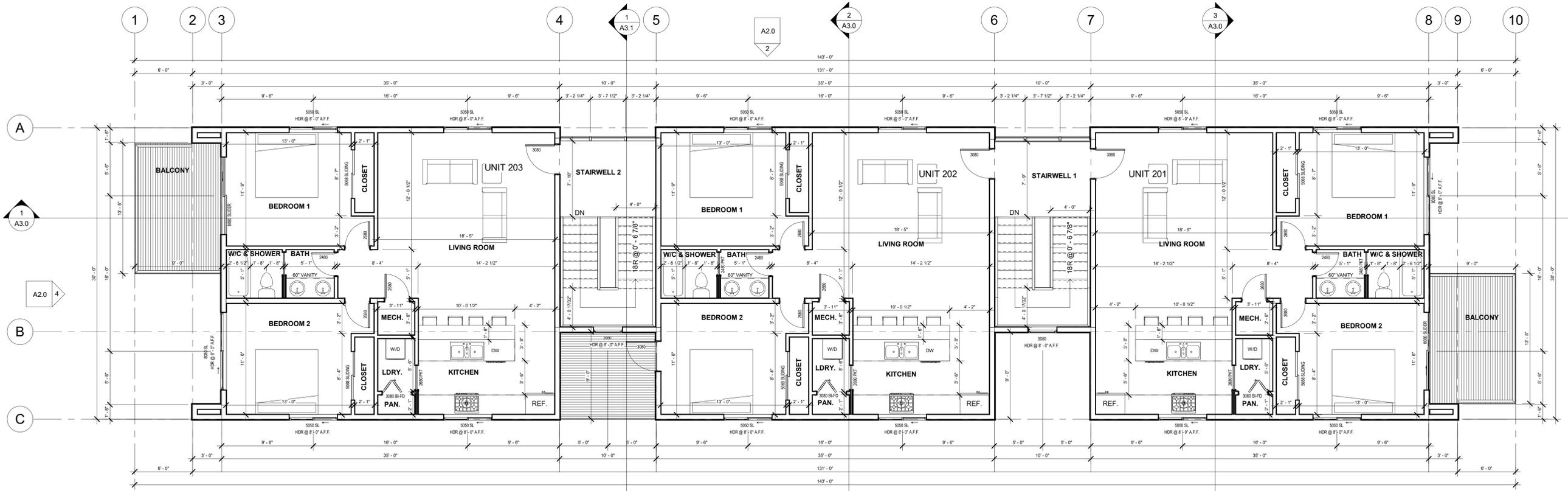
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01-10-2021

SHEET TITLE:  
3D VIEWS

SHEET NO:  
A0.1



**1** First Floor  
3/16" = 1'-0"



**2** Second Floor  
3/16" = 1'-0"

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SP PROJECT #:  
20-D50

NEW SINGLE FAMILY RESIDENCE

PROJECT LOCATED AT:  
15991 EAST 18TH PLACE  
AURORA, CO 80011

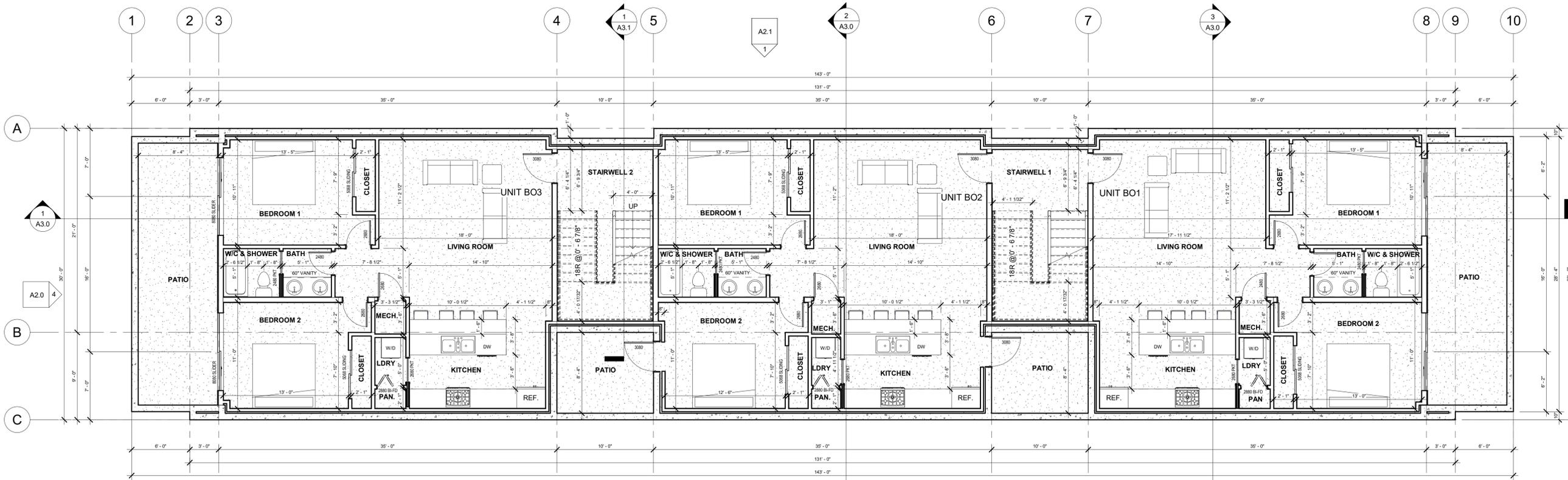
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SUPERIOR ENTERPRISES

REVISIONS: DATE:

SET DATE  
06-07-2020

SHEET TITLE:  
FLOOR PLANS

SHEET NO:  
A1.0



**1** Basement  
3/16" = 1'-0"

**GENERAL NOTES**

**PARTITION/CONSTRUCTION (TENS)**  
**GENERAL SECTION NOTES:**  
 -STUCCO ON 1/2" EXTERIOR SHEATHING ON 2X6 STUD WALL WITH 1/2" GYPSUM BOARD.  
 -FINISH FLOORING TO BE ON 3/4" TONGUE AND GROOVE FLOOR SHEATHING ON FLOOR JOISTS AS NOTED ON STRUCTURAL DRAWINGS.  
 -BASEMENT FLOOR CONSTRUCTION 4" CONCRETE SLAB, EXCEPT AS SPECIFIED BY STRUCTURAL ENGINEER.  
 -CONTRACTOR TO USE 30 YEAR DIMENSIONAL ASPHALT ROOF SHINGLES COMPLY WITH ASTM D 3161 . OVER 15 LB. FELT ON ROOF SHEATHING ON ROOF FRAMING MEMBERS AS NOTED ON STRUCTURAL PLANS, TRUSS MFG. TO SIZE MEMEBERS, FASTENERS, HANGERS AND SET SPACING FOR ALL TRUSSES, CEILING 5/8" GYPSUM BOARD.  
 -FOR ROOF SLOPES FROM 2:12 TO 4:12, PROVIDE A SINGLE LAYER OF ICE AND WATER SHIELD UNDERLAYMENT OR 2 LAYERS OF 15# FELT APPLIED SHINGLE FASHION A 19" STRIP PARALLEL TO & STARTING AT THE EAVES FOLLOWED BY A 36" WIDE LAYERS BEGINNING AT THE EAVES AND OVERLAPPING 19"  
 -CLEARANCE AT STAIRWAY IS 6'-8". TOP OF HANDRAILS IS TO BE 36" TO 38" ABOVE THE NOSING OF THE TREADS. BALLISTER'S SHALL NOT ALLOW A 4" DIAMETER SPHERE TO PASS THROUGH.  
 -ALL STAIRS MUST PROVIDE A MINIMUM 10" TREADS AND MAXIMUM 7" RISERS. A NOSING NOT LESS THAN 3/4" BUT NOT MORE THAN 1 1/4" SHALL BE PROVIDED ON STAIRWAYS WITH SOLID RISERS. A NOSING IS NOT REQUIRED WHERE THE TREAD DEPTH IS A MINIMUM OF 11 INCHES. THE OPEN SPACE BETWEEN STAIRS WITH OPEN RISERS MUST NOT PERMIT THE PASSAGE OF A 4" DIAMETER SPHERE.

**DOORS AND WINDOWS (TWENTIES)**  
**GENERAL SECTION NOTES:**  
 -TYPICAL DOOR ASSEMBLY IS LOCATED 4" FROM ADJACENT WALL  
 -MAXIMUM SILL HEIGHT OF EGRESS WINDOW SHALL NOT BE HIGHER THAN 44" A.F.F.  
 -PROVIDE VAPOR BARRIERS AROUND ALL WALL PENETRATIONS INCLUDING DOORS AND WINDOWS AS REQ'D BY CODE.  
 -WINDOW SUPPLIER TO VERIFY AT LEAST ONE WINDOW IN ALL BEDROOMS MUST HAVE A CLEAR EGRESS OPENING OF 5.7 SQ. FT. WITH MIN. DIMENSIONS OF 24" IN HEIGHT AND 20" IN WIDTH, WITH A SILL HEIGHT NOT GREATER THAN 44" A.F.F.  
 -TYPICAL WINDOW HEIGHT SHALL BE 8'-0" A.F.F. ON THE MAIN FLOOR, 8'-0" IN THE BASEMENT, 8'-0" ON THE SECOND LEVEL.  
 -ANY WINDOW UNDER 24" MUST BE TEMPERED (SEE PLANS & ELEVATIONS)

**PLUMBING & MECHANICAL (EIGHTIES)**  
**GENERAL SECTION NOTES:**  
 -PROVIDE AND INSTALL NEW SMOKE & CARBON MONOXIDE DETECTORS AS REQ'D BY CODE.

**NOTE: DIMENSIONS ARE APPROXIMATE AND MUST BE VERIFIED IN FIELD. IF ANY INCONSISTENCIES SHALL ARISE IN THE FIELD, CONTRACTOR IS TO NOTIFY DESIGNER IMMEDIATELY.**

ALL MECHANICAL EQUIPMENT ARE SUBJECT TO RELOCATION DUE TO FIELD CONDITIONS.  
 - PROVIDE FLOOR DRAIN AS REQ'D.

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 CASTLE ROCK, CO



PROJECT #:  
**20-D50**

NEW SINGLE FAMILY RESIDENCE

PROJECT LOCATED AT:  
 15991 EAST 18TH PLACE  
 AURORA, CO 80011

PROJECT CLIENT:  
 SUPERIOR ENTERPRISES

REVISIONS: DATE:

SET DATE  
**06-07-2020**

SHEET TITLE:  
**FLOOR PLANS**

SHEET NO:  
**A1.1**



NEW MULTI-FAMILY RESIDENCE

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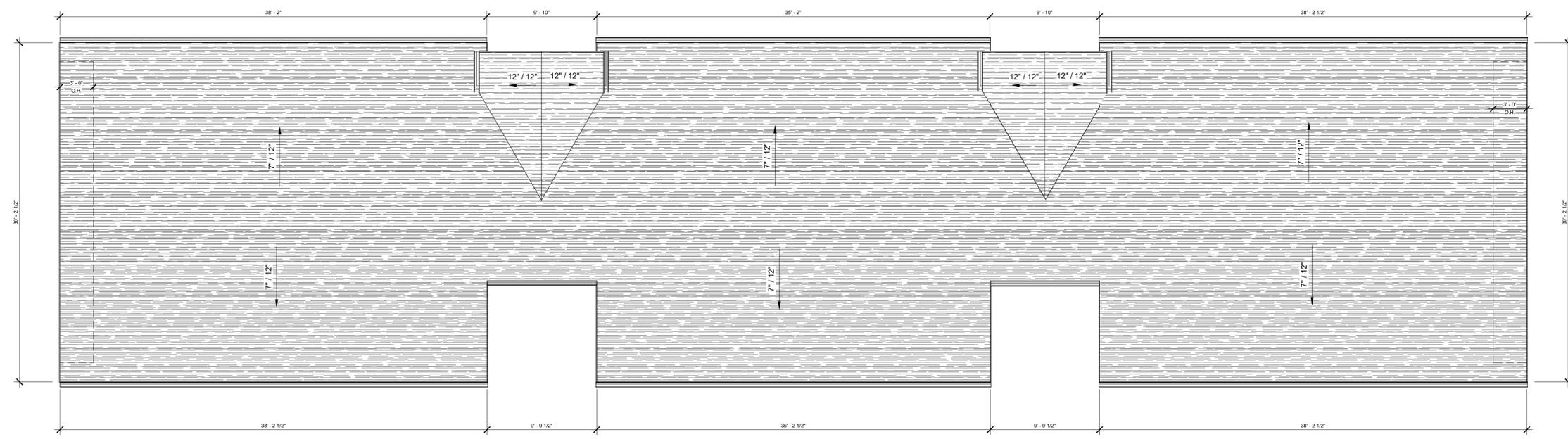
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**ROOF PLAN**

SHEET NO:  
**A1.2**

A2.0 4

A2.0 2

3 A2.0

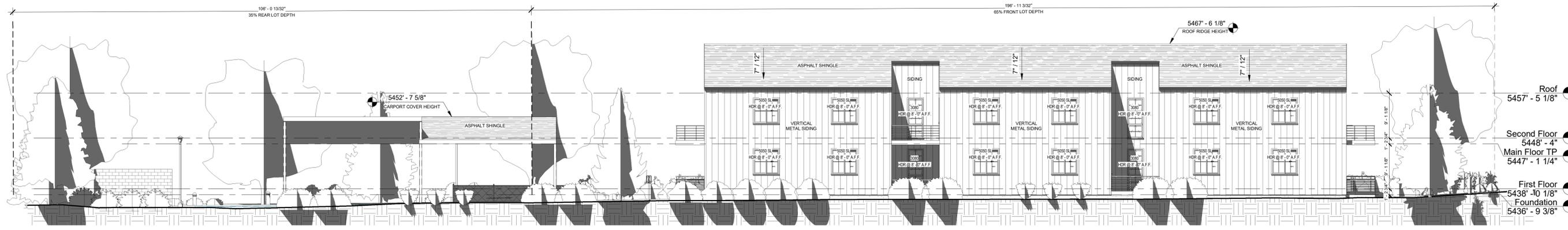


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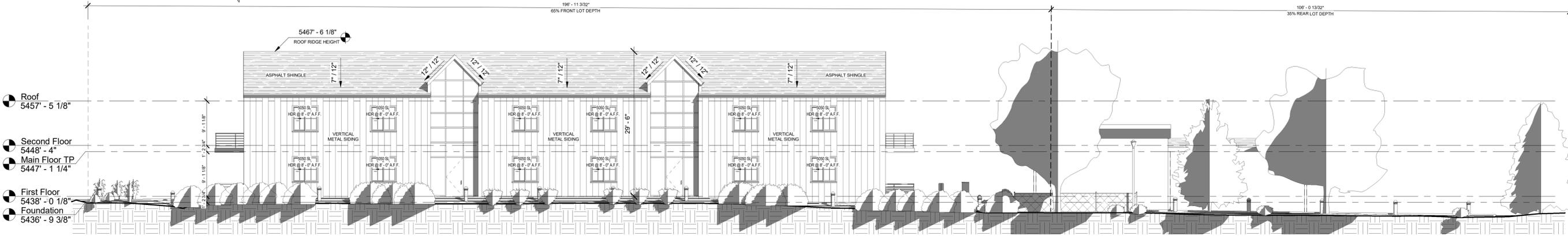
Roof Plan  
3/16" = 1'-0"

**TYP. VENTILATION NOTES:**

WHERE DETERMINED NECESSARY BY THE BUILDING OFFICIAL DUE TO ATMOSPHERIC OR CLIMATIC CONDITIONS, ENCLOSED ATTICS and RAFTER SPACES FORMED WHERE CEILINGS ARE APPLIED DIRECT TO THE UNDERSIDE OF ROOF RAFTERS SHALL HAVE CROSS VENTILATION FOR EACH SEPARATE SPACE BY VENTILATING OPENINGS PROTECTED AGAINST THE ENTRANCE OF RAIN and SNOW. THE NET FREE VENTILATING AREA SHALL NOT BE LESS THAN 1/150 OF THE AREA OF THE SPACE VENTILATED, EXCEPT THAT THE AREA MAY BE BE 1/300, PROVIDED AT LEAST 50 % OF THE REQUIRED VENTILATING AREA IS PROVIDED BY VENTILATORS LOCATED IN THE UPPER PORTION OF THE SPACE TO BE VENTILATED AT LEAST 3 FEET ABOVE EAVE OR CORNICE VENTS WITH THE BALANCE OF THE REQUIRED VENTILATION PROVIDED BY EAVE OR CORNICE VENTS. THE OPENINGS SHALL BE COVERED WITH CORROSION RESISTANT METAL MESH WITH MESH OPENINGS OF 1/4 INCH MAX. DIMENSION.



**1** WEST ELEVATION  
1" = 10'-0"



**2** EAST ELEVATION  
1" = 10'-0"

**MATERIALS LEGEND**

PREFINISHED VERTICAL SIDING INSTALLED PER MANUFACTURER

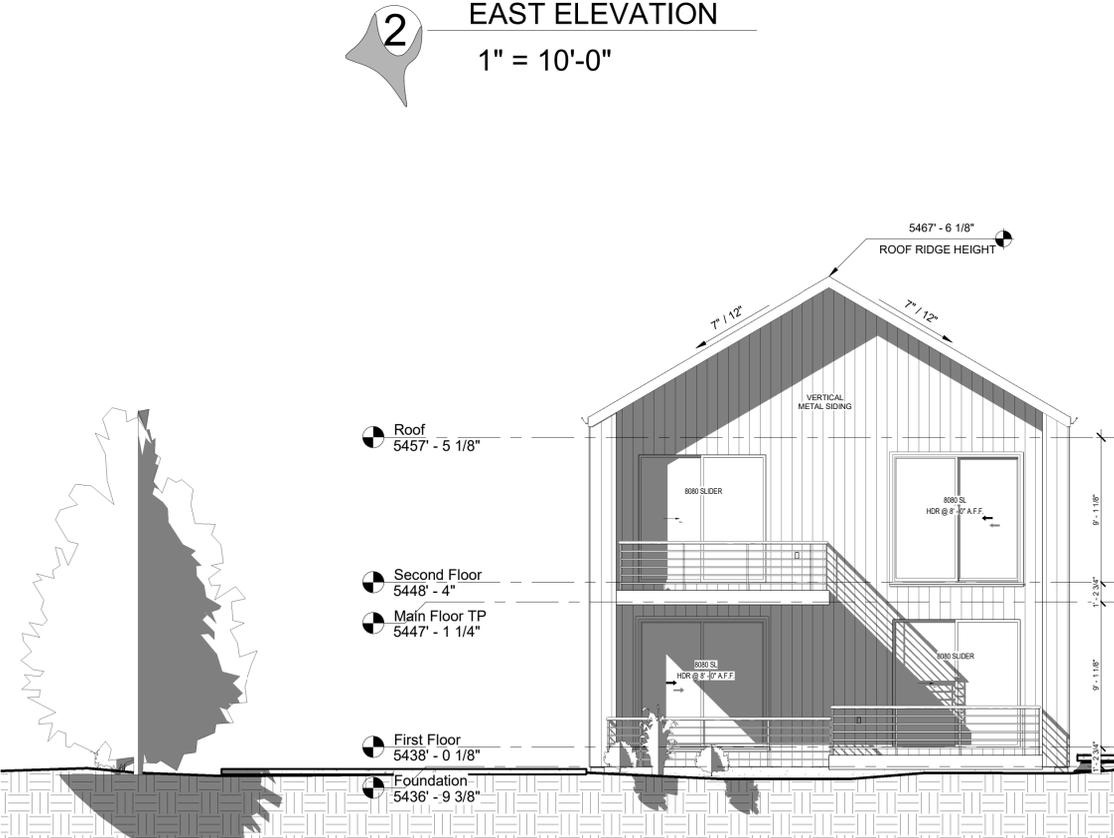
NOTE: RAILING EXPOSED METAL  
SHERWIN WILLIAMS SW6258 TRICORN BLACK

PAINT GRADE FASCIA  
SHERWIN WILLIAMS SW6258 TRICORN BLACK

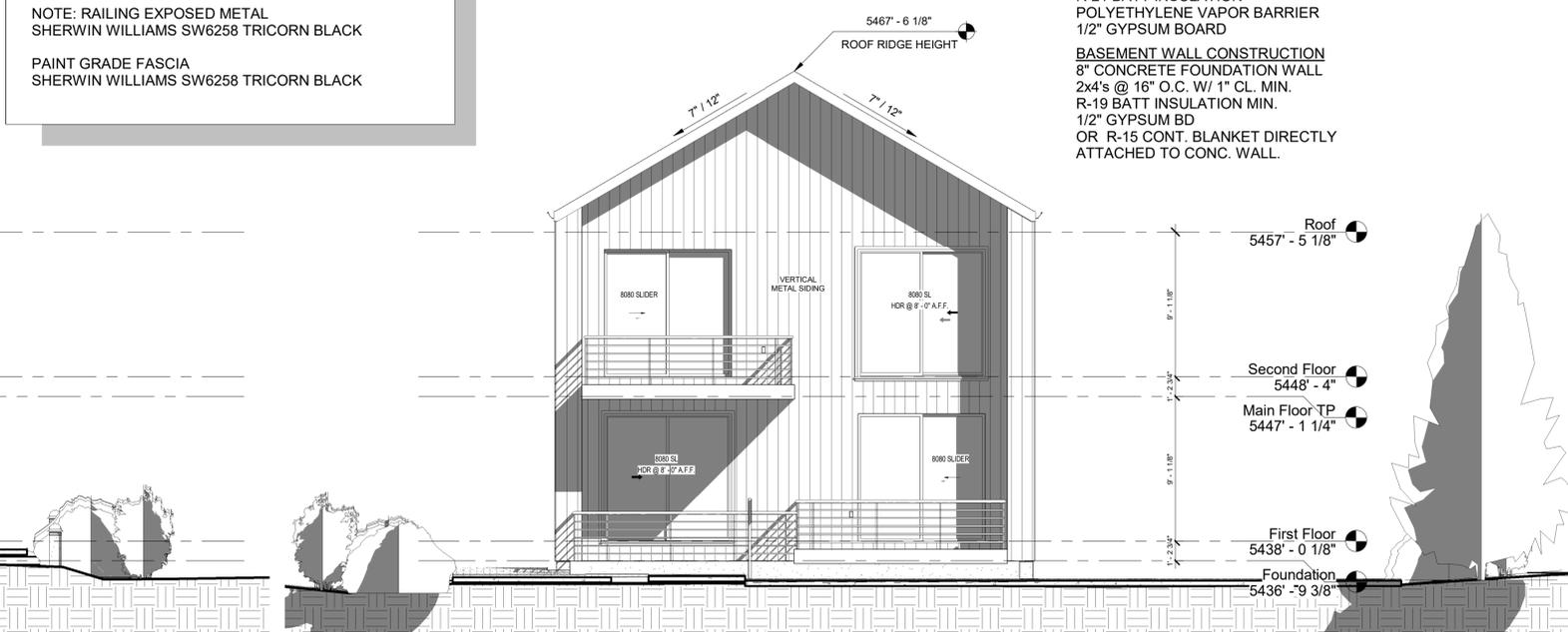
**ROOF CONSTRUCTION:**  
ASPHALT SHINGLES OVER 30# FELT FULL COVERAGE WATER-PROOF MEMBRANE IN VALLEYS & 2" ON EVE'S OVER PLY./OSB SHEATHING OVER TRUSSES W/ SOFFIT / RIDGE VENTING. TRUSSES TO HAVE 14" ENERGY HEEL HEIGHT.

**EXTERIOR WALL CONSTRUCTION**  
6" VERTICAL STEEL SIDING OVER 1/2" SHEATHING  
2x6's @ 16" O.C.  
R-21 BATT INSULATION  
POLYETHYLENE VAPOR BARRIER  
1/2" GYPSUM BOARD

**BASEMENT WALL CONSTRUCTION**  
8" CONCRETE FOUNDATION WALL  
2x4's @ 16" O.C. W/ 1" CL. MIN.  
R-19 BATT INSULATION MIN.  
1/2" GYPSUM BD  
OR R-15 CONT. BLANKET DIRECTLY ATTACHED TO CONC. WALL.



**3** NORTH ELEVATION  
3/16" = 1'-0"



**4** SOUTH ELEVATION  
3/16" = 1'-0"

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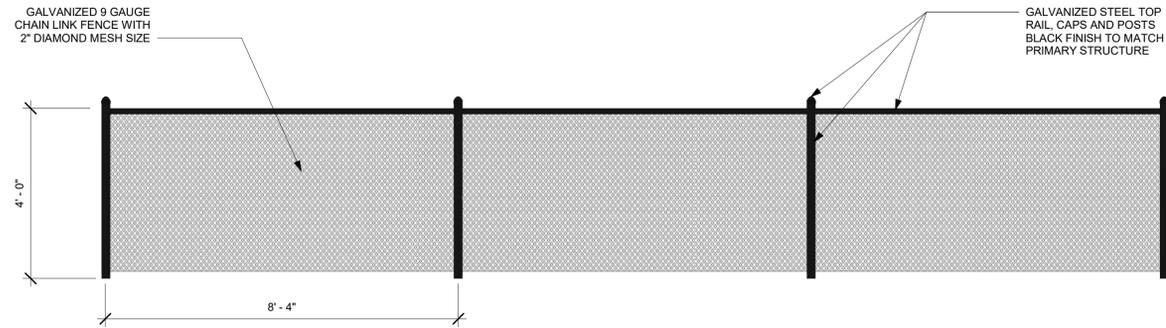
PROJECT CLIENT:  
SUPERIOR ENTERPRISES

REVISIONS: DATE:

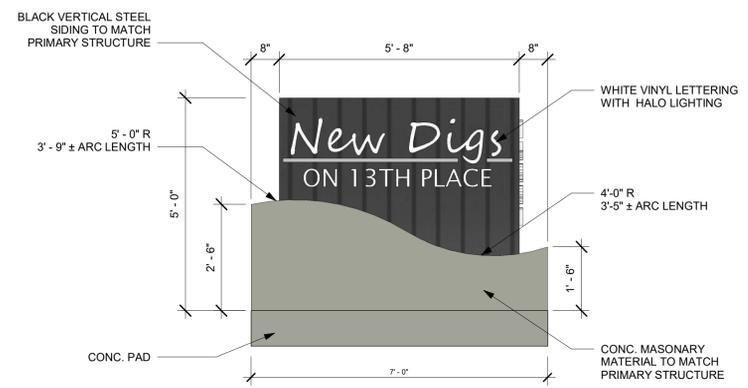
SET DATE  
01-10-2021

SHEET TITLE:  
ELEVATIONS

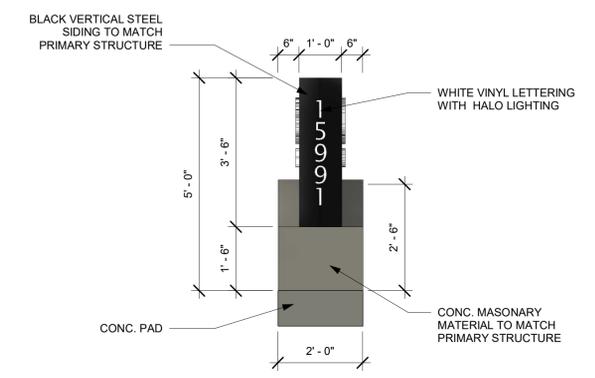
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A2.0



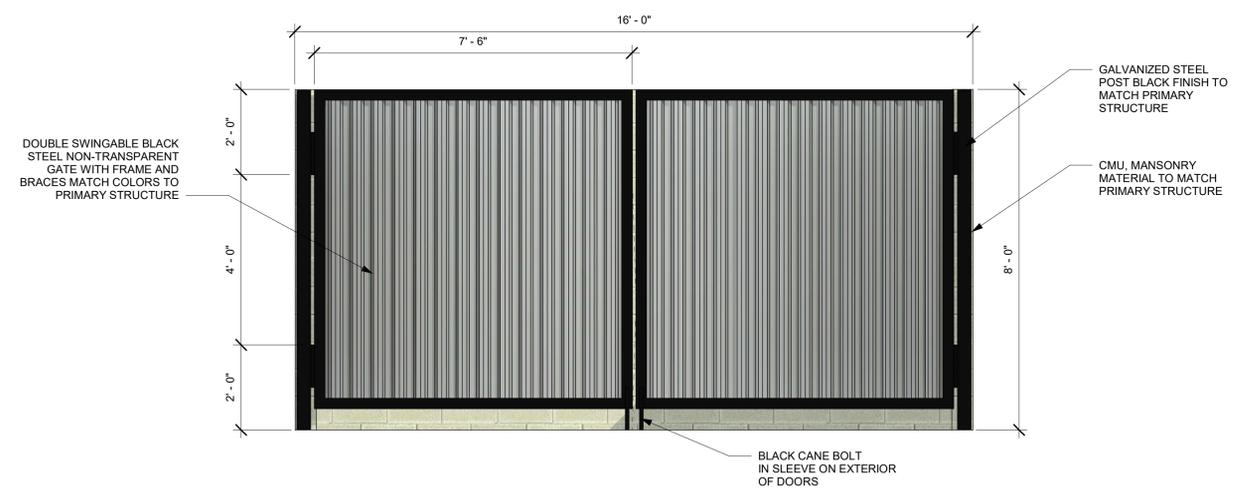
**1** CHAINLINK FENCE EAST ELEVATION  
1/2" = 1'-0"



**2** MONUMENT SIGN WEST ELEVATION  
1/2" = 1'-0"



**3** MONUMENT SIGN NORTH ELEVATION  
1/2" = 1'-0"



**4** TRASH ENCLOSURE EAST ELEVATION  
1/2" = 1'-0"

*Sandella Design*

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PH: 719-839-0842  
P.O. BOX 731  
CASTLE ROCK, CO

*S*

S<sup>D</sup> PROJECT #:  
21-D51

NEW MULTI-FAMILY RESIDENCE

PROJECT LOCATED AT:  
15991 EAST 13TH PLACE  
AURORA, CO 80011

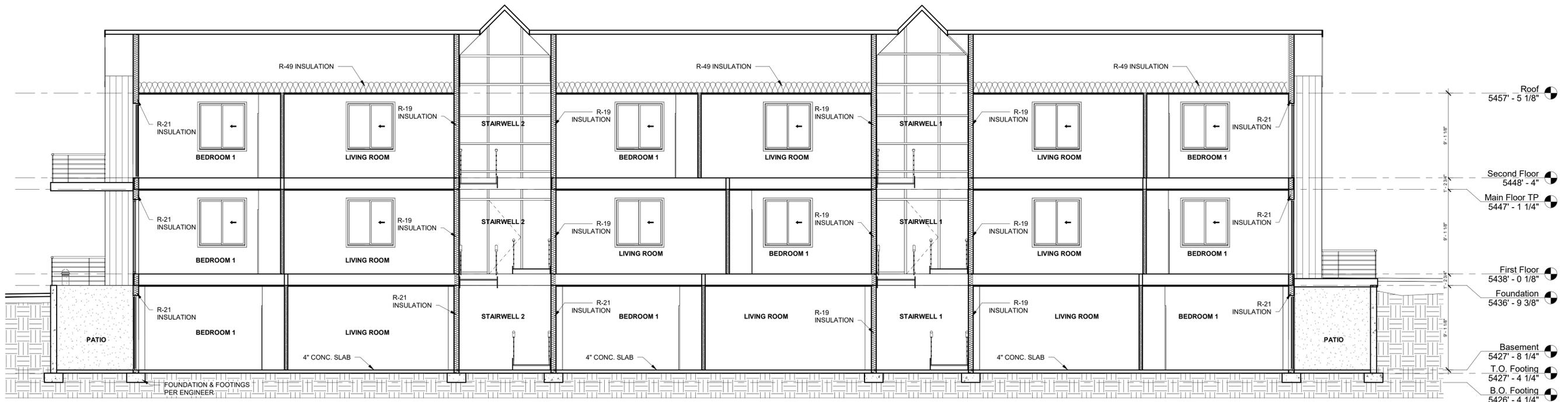
PROJECT CLIENT:  
SUPERIOR ENTERPRISES

REVISIONS: DATE:

SET DATE  
01-10-2021

SHEET TITLE:  
ELEVATIONS

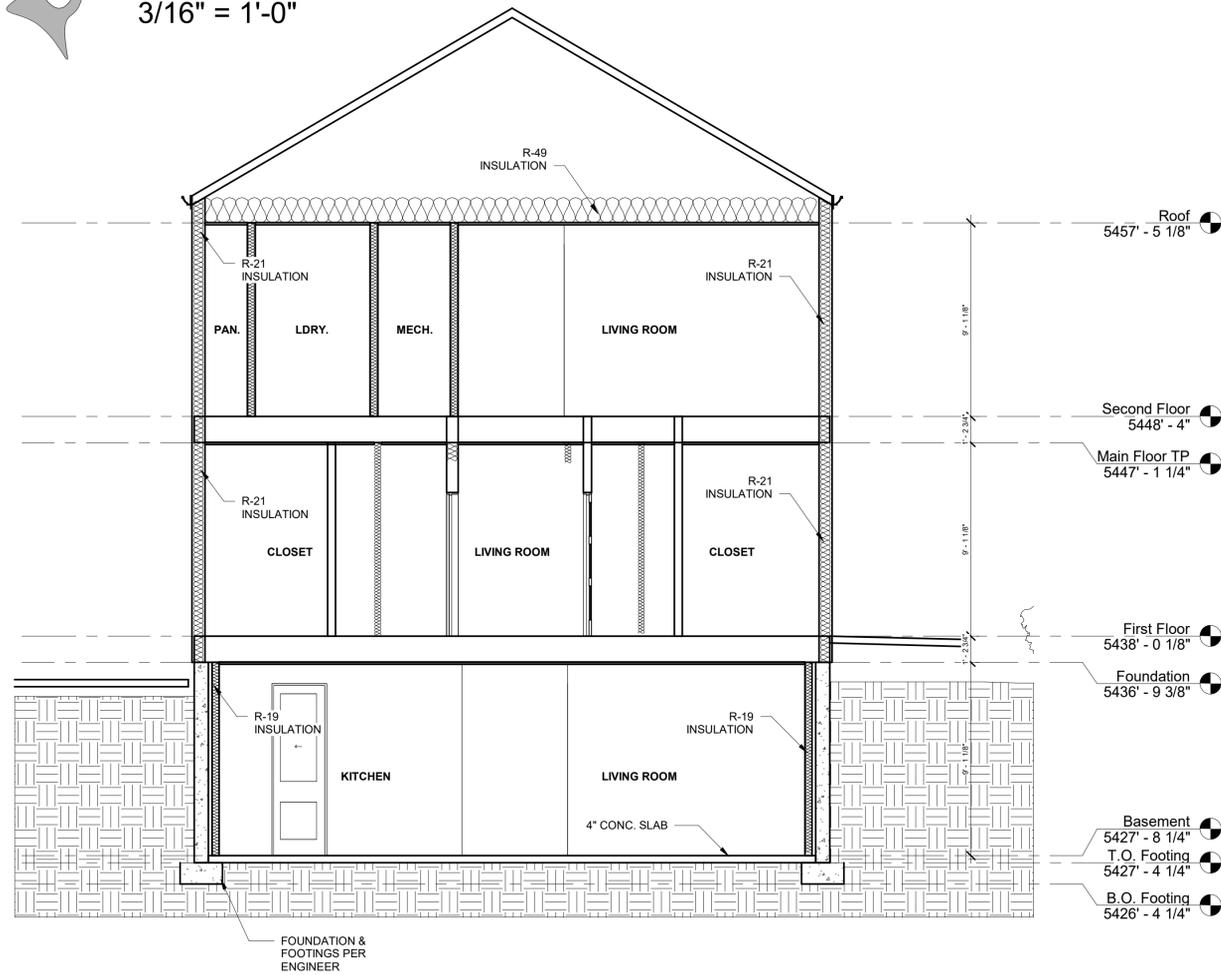
SHEET NO:  
A2.1



**LENGTH SECTION**

3/16" = 1'-0"

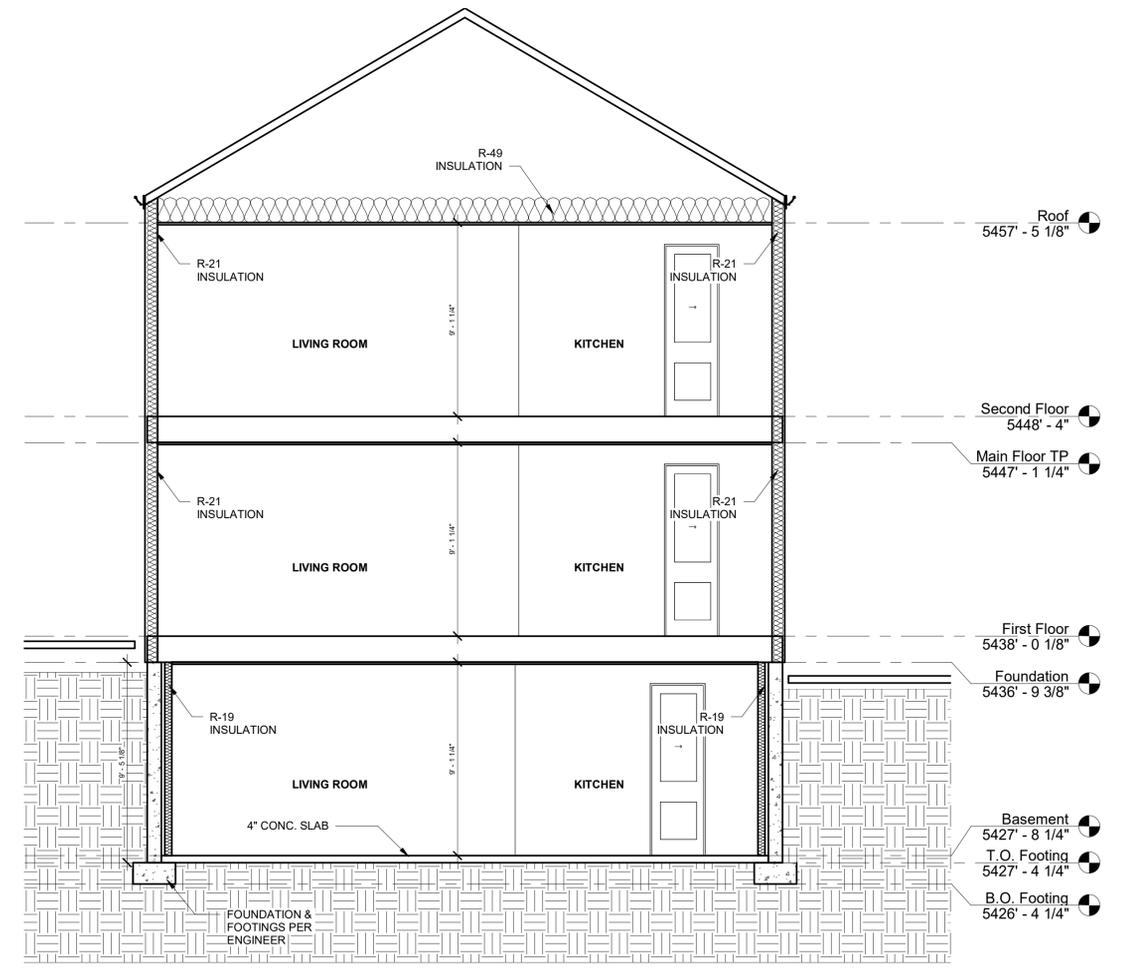
1



**WIDTH SECTION 1**

1/4" = 1'-0"

2



**WIDTH SECTION 2**

1/4" = 1'-0"

3

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P.O. BOX 731  
CASTLE ROCK, CO



SP PROJECT #:  
**21-D51**

NEW MULTI-FAMILY RESIDENCE  
PROJECT LOCATED AT:  
15991 EAST 18TH PLACE  
AURORA, CO 80011

PROJECT CLIENT:  
SUPERIOR ENTERPRISES

REVISIONS: DATE:

SET DATE  
**01-10-2021**

SHEET TITLE:  
**BUILDING SECTIONS**

SHEET NO:  
**A3.0**

**OBSERVED IECC RESIDENTIAL PROVISIONS**

METHOD OF COMPLIANCE: PRESCRIPTIVE with REScheck

CLIMATE ZONE	FENESTRATION U-FACTOR	SKYLIGHT U-FACTOR	GLAZED FENESTRATION SHGC	CEILING R-VALUE	WOOD FRAME WALL R-VALUE
5	0.30	0.55	NR	49 MIN.	R-20 MIN. (R-21 BATT USED)

INSULATION AND FENESTRATION REQUIREMENT BY COMPONENT TABLE R402.1.2				
MASS WALL R-VALUE	FLOOR R-VALUE	BASEMENT WALL R-VALUE	SLAB R-VALUE & DEPTH	CRAWL SPACE WALL R-VALUE
R-13 CONT. R-17 BATT.	R-30	R-15 CONT. R-19 BATT.	R-10 2 FT	R-15 CONT. R-19 BATT.

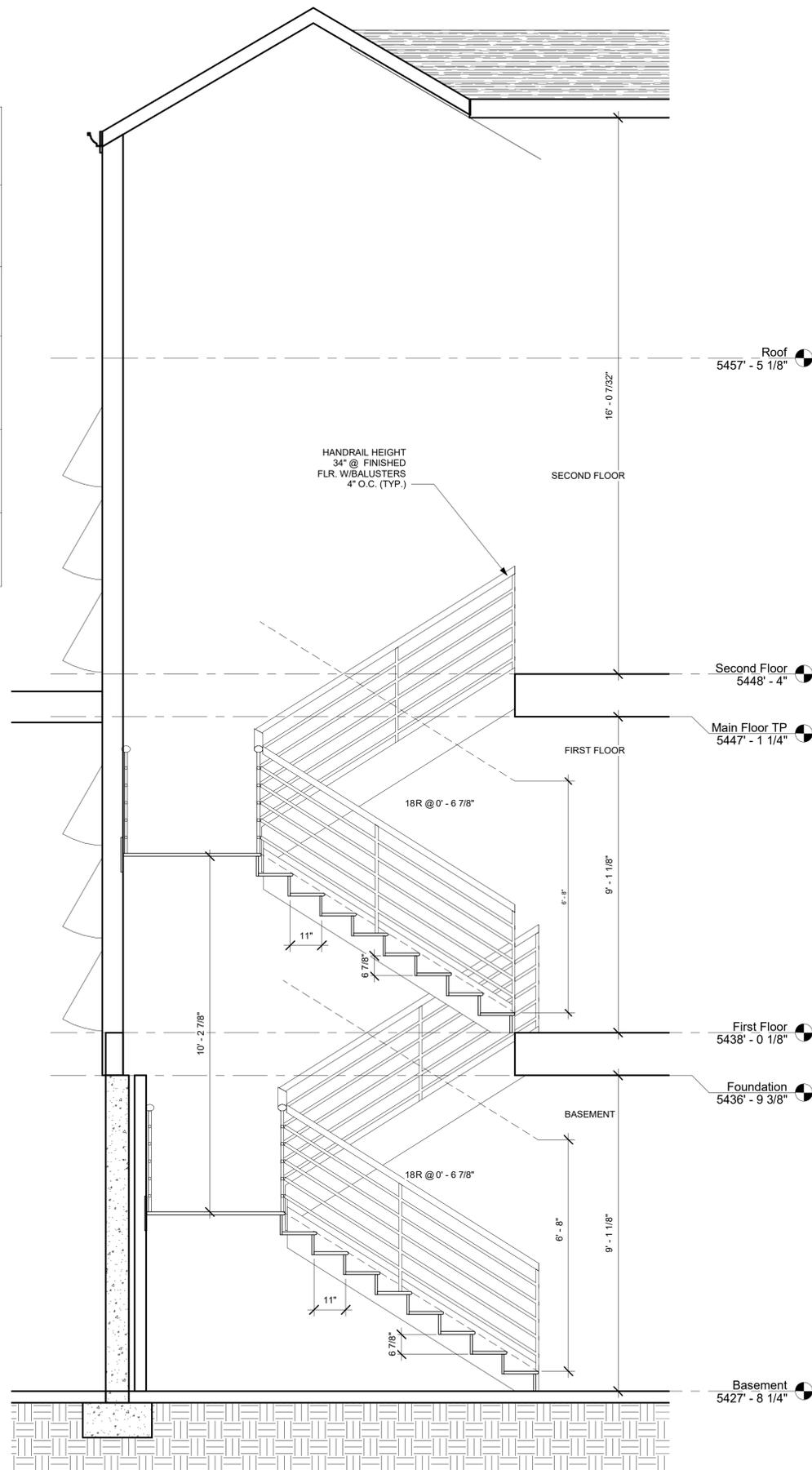
**STAIR SPECS:**

STAIR SPECS:  
5/8" PARTICLE BOARD TREADS  
1"x8" PINE RISERS  
FORMED, GLUED & NAILED  
2"x12" STRINGERS

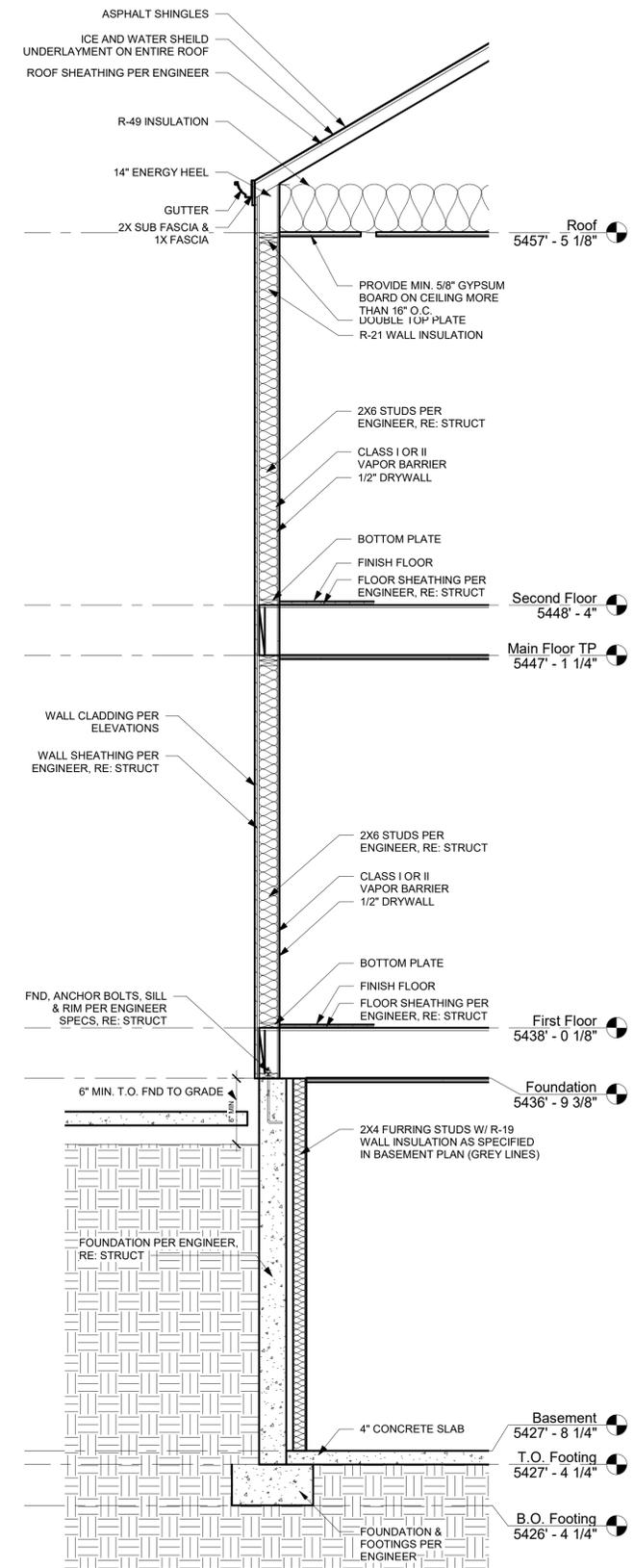
NOTE:  
MIN. RISER HEIGHT 6"  
MAX. RISER HEIGHT 7"  
RISERS SHALL NOT VARY FROM  
EACH OTHER MORE THAN 3/8"

NOTE:  
MIN. TREAD RUN 10"  
RUN SHALL NOT VARY FROM  
EACH OTHER MORE THAN 3/8"

NOTE:  
HANDRAILS SHALL BE MIN. 1-1/4" DIA.  
AND 2" MAX. DIA WITH A COMPLYING  
GRIPABLE SURFACE PER CODE  
AND SHALL TERMINATE  
IN A NEW POST, SAFELY TERMINAL,  
OR BE RETURNED TO THE WALL



**1** SECTION AT STAIRS  
1/2" = 1'-0"



**2** TYPICAL WALL SECTION  
1/2" = 1'-0"

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& ENVIRONMENTAL  
ENGINEERING  
PH: 719-839-0842  
P.O. BOX 731  
CASTLE ROCK, CO

*SD*

PROJECT #:  
**21-D51**

NEW MULTI-FAMILY RESIDENCE

PROJECT LOCATED AT:  
15991 EAST 18TH PLACE  
AURORA, CO 80011

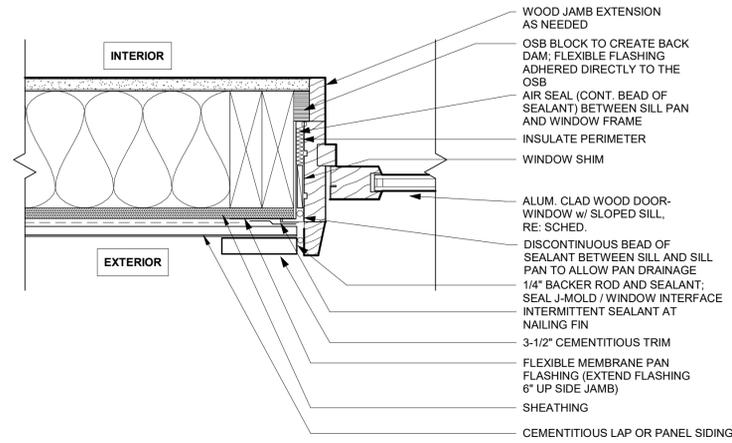
PROJECT CLIENT:  
SUPERIOR ENTERPRISES

REVISIONS: DATE:

SET DATE  
**01-10-2021**

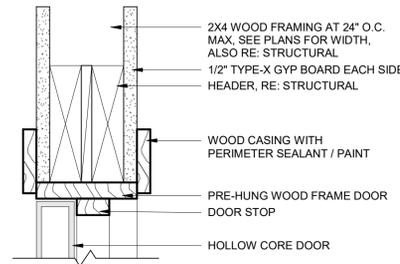
SHEET TITLE:  
**BUILDING SECTIONS**

SHEET NO:  
**A3.1**



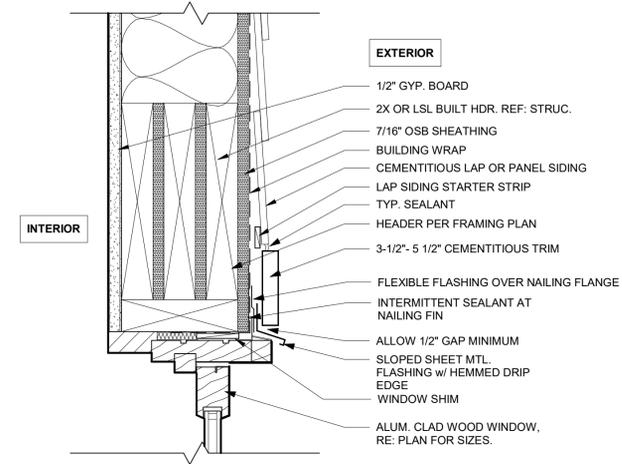
**1 WINDOW/DOOR @ SIDING**

3" = 1'-0"



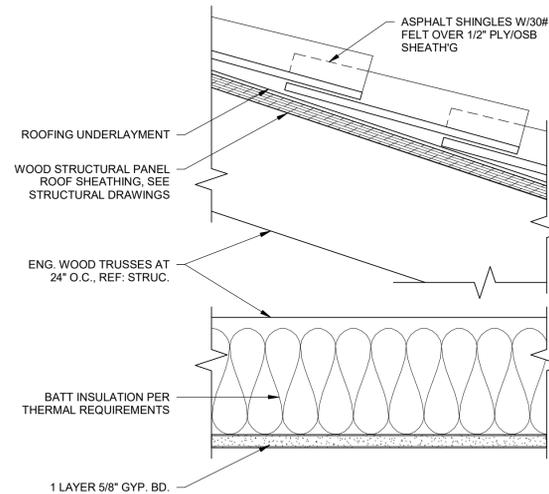
**2 INTERIOR DOOR HEAD**

3" = 1'-0"



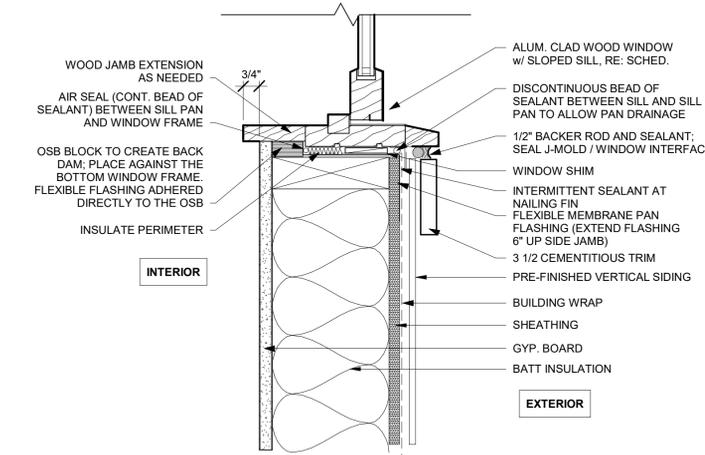
**3 WINDOW/DOOR HEAD @ SIDING**

3" = 1'-0"



**4 NON-RATED TRUSS ROOF WITH FLAT CEILING**

3" = 1'-0"

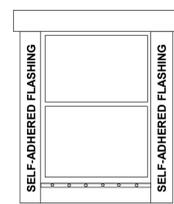


**5 WINDOW @ SILL**

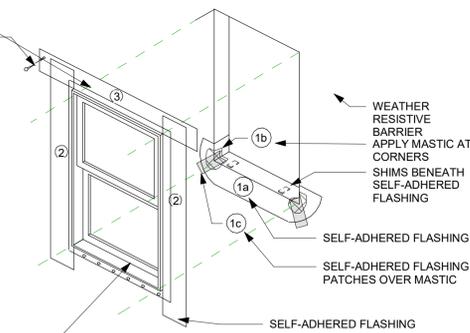
3" = 1'-0"

APPLY CAULK BEHIND NAILING FIN AT HEAD AND JAMBS. SILL TO REMAIN OPEN FOR DRAINAGE

MECHANICALLY FASTEN AS NECESSARY IN CORNERS THROUGH SELF-ADHERED FLASHING



(ASSEMBLED WINDOW)



\* INSTALL FLEXIBLE SELF ADHERED FLASHING IN ORDER AS SHOWN BY NUMBERS  
 \*\* INSTALL FLASHING AND WEATHER RESISTIVE BARRIER TO FORM WATER SHEDDING LAPS FROM TOP TO BOTTOM BY INSTALLING AT THE BOTTOM FIRST AND WORKING UP.

ALWAYS INSTALL SELF-ADHERED FLASHING w/ MANUF'S RECOMMENDED PRIMER

HEAD FLASHING TIE-IN INSTRUCTIONS:

- A. CUT, FOLD UP & TEMPORARILY SECURE WEATHER RESISTIVE BARRIER ABOVE HEADER TO ALLOW FOR FLASHING INSTALLATION
- B. INSTALL FLEXIBLE SELF ADHERED FLASHING HEAD FLASHING UNDER WEATHER RESISTIVE BARRIER
- C. FOLD WEATHER RESISTIVE BARRIER BACK OVER HEAD FLASHING AND SEAL WITH TAPE

Panel Overlap Detail	Wall Coverage	13 1/2" - 17 1/2"
1. Underlayment: Vapor Permeable Membrane	Panel Gauges	22", 24"
2. Substrate: Plywood substrate material shown	Fastener Options	Concealed Fastener
	Panel Length	2' to 20'+
	Rib Height	1 1/2"
	Variiegated Assembly	Available
	Roofing Application	Contact for Details
	Impact Rating	Not Available
	Wind Uplift Rating	Not Available
	Warranty	Based on Paint System
	For more information	1.800.577.ELLS

**PRE-FINISHED VERTICAL SIDING DETAIL SHEET**

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STRUCTURAL, CIVIL, & ENVIRONMENTAL ENGINEERING  
 PH: 719-839-0842  
 P.O. BOX 731  
 CASTLE ROCK, CO



S<sup>3</sup> PROJECT #:  
 21-D51

NEW MULTI-FAMILY RESIDENCE

PROJECT LOCATED AT:  
 15991 EAST 18TH PLACE  
 AURORA, CO 80011

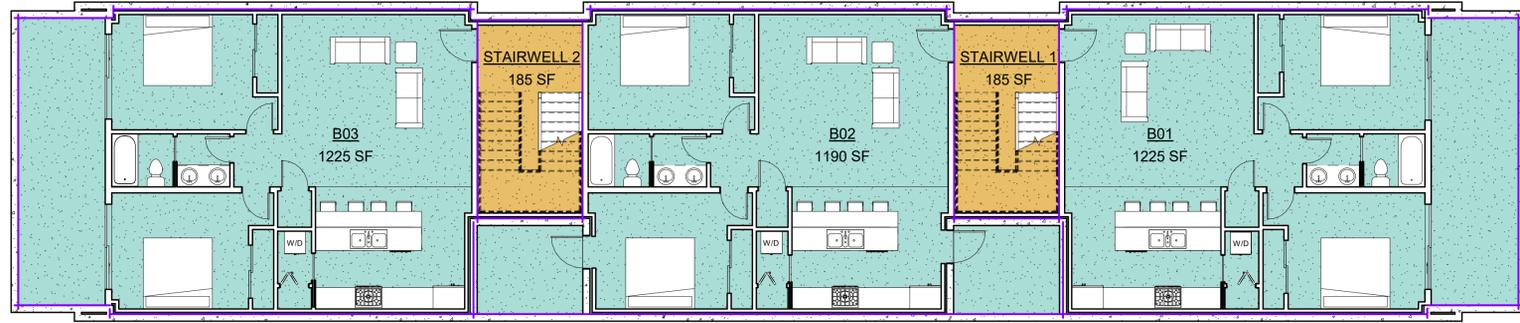
PROJECT CLIENT:  
 SUPERIOR ENTERPRISES

REVISIONS: DATE:

SET DATE  
 01-10-2021

SHEET TITLE:  
 BUILDING DETAILS

SHEET NO:  
 A4.1

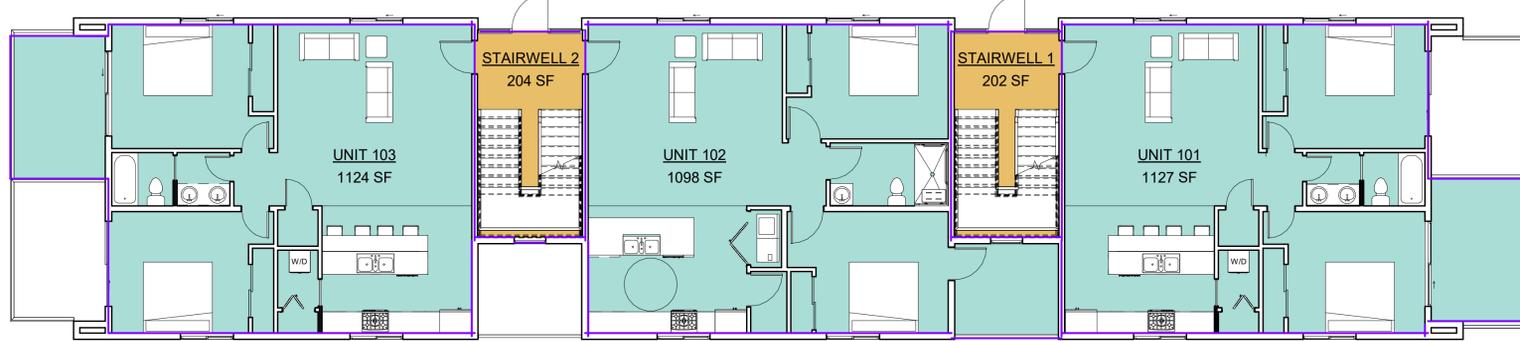


**1** Basement  
1/8" = 1'-0"

Rentable Area Legend

- Building Common Area
- Floor Area

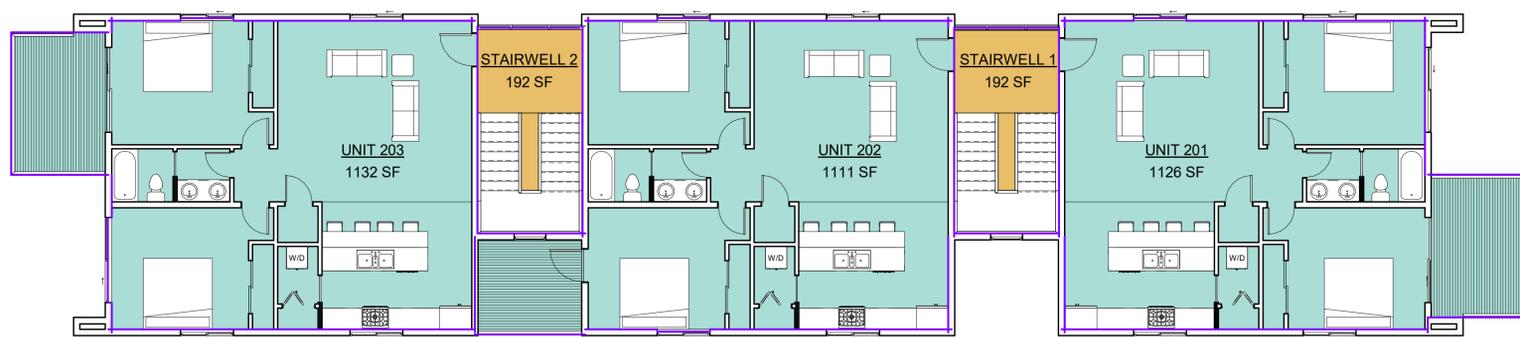
AREA SCHEDULE (RENTABLE)		
Name	Area	Level
B01	1225 SF	Basement
B02	1190 SF	Basement
B03	1225 SF	Basement
STAIRWELL 1	185 SF	Basement
STAIRWELL 1	202 SF	First Floor
STAIRWELL 1	192 SF	Second Floor
STAIRWELL 2	185 SF	Basement
STAIRWELL 2	204 SF	First Floor
STAIRWELL 2	192 SF	Second Floor
UNIT 101	1127 SF	First Floor
UNIT 102	1098 SF	First Floor
UNIT 103	1124 SF	First Floor
UNIT 201	1126 SF	Second Floor
UNIT 202	1111 SF	Second Floor
UNIT 203	1132 SF	Second Floor



Rentable Area Legend

- Building Common Area
- Floor Area

**2** First Floor  
1/8" = 1'-0"



Rentable Area Legend

- Building Common Area
- Floor Area

**3** Second Floor  
1/8" = 1'-0"

NEW MULTI-FAMILY RESIDENCE

PROJECT LOCATED AT:  
15991 EAST 18TH PLACE  
AURORA, CO 80011

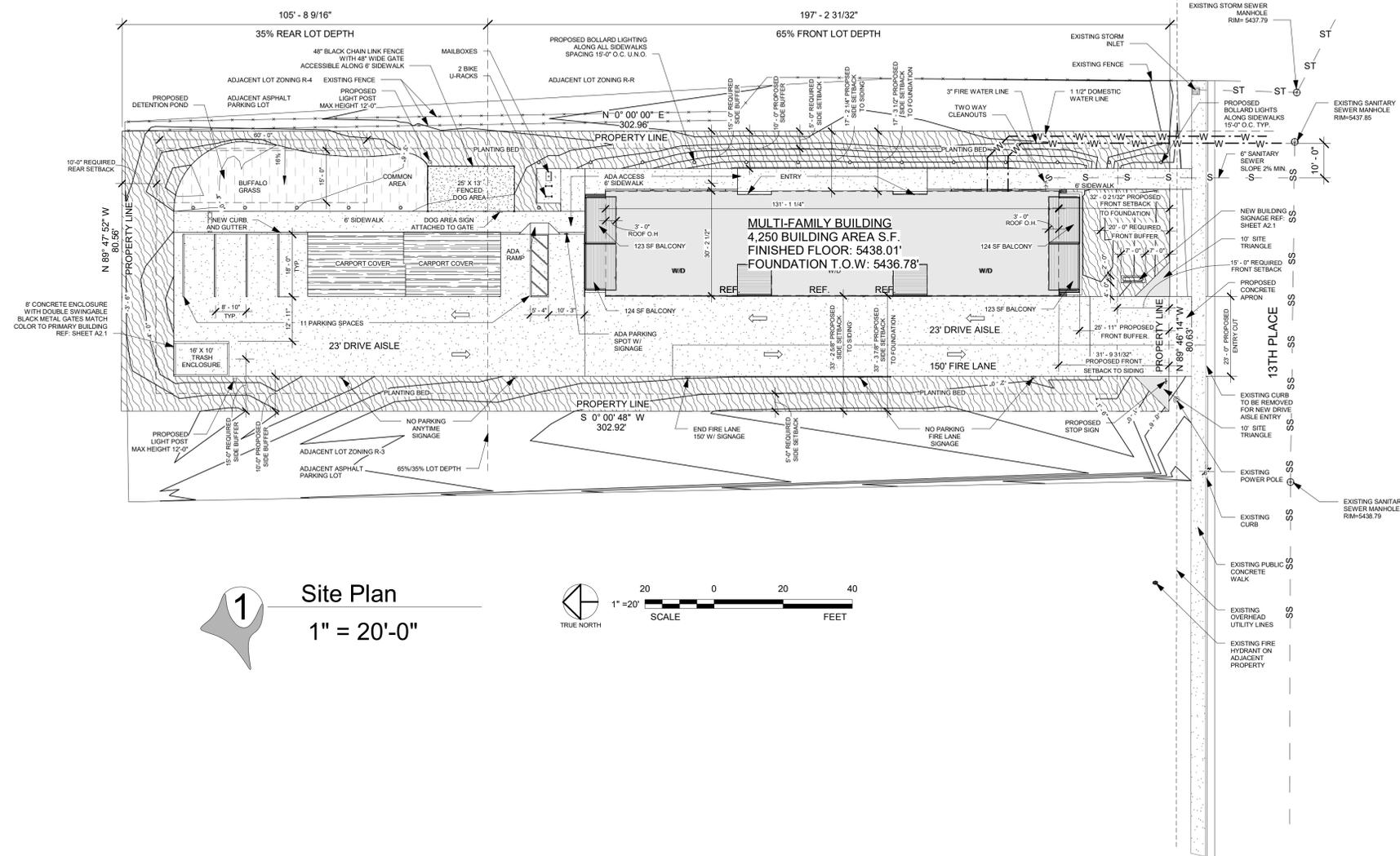
PROJECT CLIENT:  
SUPERIOR ENTERPRISES

REVISIONS: DATE:

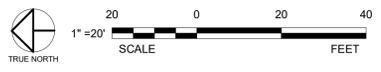
SET DATE  
01-10-2021

SHEET TITLE:  
RENTABLE AREA PLANS

SHEET NO:  
A5.0



1 Site Plan  
1" = 20'-0"



**SYMBOL LEGEND**

	EXISTING FIRE HYDRANT
	EXISTING STORM INLET
	EXISTING UTILITY POLE
	ADA PARKING SYMBOL
	EXISTING MANHOLE
	NEW BIKE RACK
	NEW BOLLARD PATH LIGHTING
	NEW STREET LIGHT
	NEW MAILBOXES

**MATERIAL LEGEND**

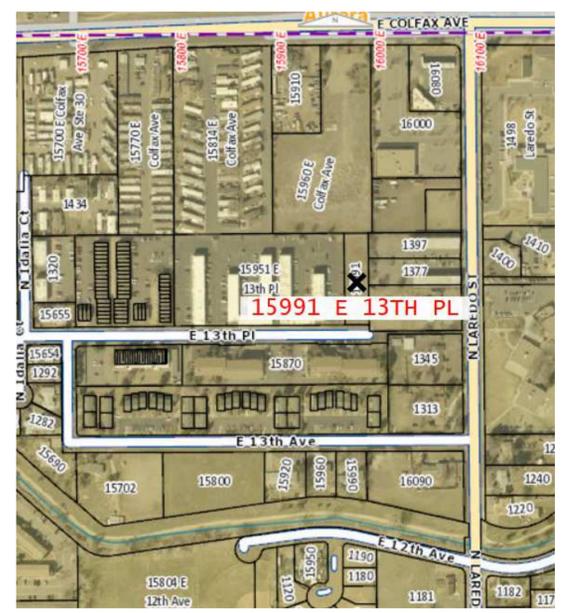
	- NEW CONCRETE
	- CEDAR WOOD MULCH BEDS DIRECT ON SOIL. DO NOT USE WEED BARRIER WHICH DOES NOT ALLOW DECOMPOSITION OF MULCH AND OVERALL SOIL HEALTH
	- PEA GRAVEL FINES
	- DROUGHT RESISTANT BUFFALO GRASS TURF

**LEGEND (ALL LINES ARE LABELED)**

	ZONE LOT LINES
	65%/35% ZONE LOT DEPTH
	ROOF LINE
	STRUCTURE FOOTPRINT - TRANSPARENT GRAY HATCH
	CONCRETE PATIO OR SIDEWALK - CONCRETE HATCH
	FENCE
	NEW SEWER LINE
	EXISTING SANITARY SEWER LINE
	NEW WATER LINE
	S.B. - SETBACK
	EXISTING STORM SEWER LINE

**NOTES**

- REFERENCE LANDSCAPE PLANS FOR GROUND COVER AND PLANTING INFORMATION.
- ALL PROPOSED FIRE LANE EASEMENTS TO BE DEDICATED BY FINAL PLAT TO THE CITY OF AURORA.
- ALL PROPOSED UTILITY, DRAINAGE, AND SIDEWALK EASEMENTS TO BE DEDICATED BY FINAL PLAT TO THE CITY OF AURORA.



VICINITY MAP

**SIGN LEGEND**

R1-1 30"x30"	12"x18"	R7-1 12"x18"	12"x18"

**AURORA STANDARD NOTES**

- ALL MATERIALS, WORKMANSHIP, CONSTRUCTION DETAILS, AND TESTING FOR THE WATER LINE CONSTRUCTION SHALL CONFORM TO STANDARDS AND SPECIFICATIONS REGARDING WATER, SANITARY SEWER AND STORM DRAINAGE INFRASTRUCTURE, AS SET FORTH BY THE CITY OF AURORA WATER DEPARTMENT.
- ALL FIRE HYDRANTS SHALL BE LOCATED NOT LESS 3'-6" AND NOT MORE THAN 8' FROM THE BACK OF CURB TO THE CENTER OF THE HYDRANT AND BE UNOBSTRUCTED ON THE STREET SIDE. MINIMUM CLEARANCE ON ALL OTHER SIDES SHALL BE 5'. FIRE HYDRANTS MUST BE GRADE STAKED IN THE FIELD. FIRE HYDRANTS ARE NOT ALLOWED IN SIDEWALKS.
- ALL FIRE HYDRANTS MUST BE GRADE STAKED IN THE FIELD WHENEVER CURB AND GUTTER HAS NOT BEEN INSTALLED.
- ALL UTILITY EASEMENTS MUST REMAIN UNOBSTRUCTED AND FULLY ACCESSIBLE ALONG THEIR ENTIRE LENGTH FOR MAINTENANCE EQUIPMENT.
- WATER MAIN RESTRAINT SHALL BE IN ACCORDANCE WITH STANDARDS AND SPECIFICATIONS REGARDING WATER, SANITARY SEWER AND STORM DRAINAGE INFRASTRUCTURE. MEGALUGS OR UNI-FLANGE MAY BE USED IN PLACE OF RODS AND CLAMPS.
- WATER LINE VALVES ARE NOT ALLOWED IN CROSS PAN.
- ALL WATER METERS, WATER SERVICE LINES AND SANITARY SEWER SERVICE LINES ARE NOT ALLOWED IN OR UNDER DRIVEWAYS.
- ALL SANITARY SERVICE LINES SHALL BE TEES OFF OF MAINS. WYES SHALL BE USED FOR LOTS AS BACK OF CUL-DE-SAC.
- WATER PRESSURE (ZONE 2) ZERO (0) PSI @ ELEVATION 5630' STATIC PRESSURE REDUCING VALVE (PRV) IS REQUIRED WHEN THE PRESSURE AT UNIT IS GREATER THAN (80) PSI. PRV'S ARE NOT ALLOWED IN CITY OF AURORA OWNED AND MAINTAINED METER PITTS.
- ADJUST ALL MANHOLES, FIRE HYDRANTS, AND VALVE BOXES TO GRADE PER AURORA WATER UTILITY CONSTRUCTION PLANS, DESIGN CRITERIA STANDARDS AND SPECIFICATIONS REGARDING WATER, SANITARY SEWER AND STORM SEWER INFRASTRUCTURE, LATEST REVISION, AS NECESSARY.
- ALL FIRE LANES AND COMMERCIAL WATER SERVICE LINES REQUIRE REDUCED PRESSURE BACK FLOW ASSEMBLY OR DOUBLE CHECK VALVES AS REQUIRED BY THE CITY OF AURORA WATER DEPARTMENT. CONTACT WATER SERVICES AT (303) 326-8114 OF (303) 326-8129 FOR INSPECTION PRIOR TO THE ISSUANCE OF A CERTIFICATE OF OCCUPANCY.
- THE CONTRACTOR SHALL CONTACT AURORA WATER INSPECTION LINE AT (303) 739-7385 AT LEAST 24 HOURS IN ADVANCE OF COMMENCING CONSTRUCTION OF ANY WET UTILITY TO SCHEDULE INSPECTIONS.
- TOTAL BUILDING SURFACE AREA= 4,250 SF. TOTAL HARD SURFACE AREA=8,967.12 SF
- THE DEVELOPER IS RESPONSIBLE FOR SIGNING AND STRIPING ALL PUBLIC STREETS. THE DEVELOPER IS REQUIRED TO PLACE TRAFFIC CONTROL, STREET NAME, AND GUIDE SIGNS ON ALL PUBLIC STREET. SIGNS SHALL BE FURNISHED AND INSTALLED PER THE MOST CURRENT EDITIONS OF THE MANUAL ON UNIFORM TRAFFIC CONTROL DEVICES (MUTCD) AND CITY STANDARDS, AND SHOWN ON THE SIGNING AND STRIPING PLAN FOR THE DEVELOPMENT.

*Sandella Design*

ARCHITECTONIC, STRUCTURAL, & CIVIL ENGINEERING  
PH: 719-839-0842  
P.O. BOX 731  
CASTLE ROCK, CO

S<sup>3</sup> PROJECT #:  
20-D50

NEW SINGLE FAMILY RESIDENCE

PROJECT LOCATED AT:  
15991 EAST 13TH PLACE  
AURORA, CO 80011

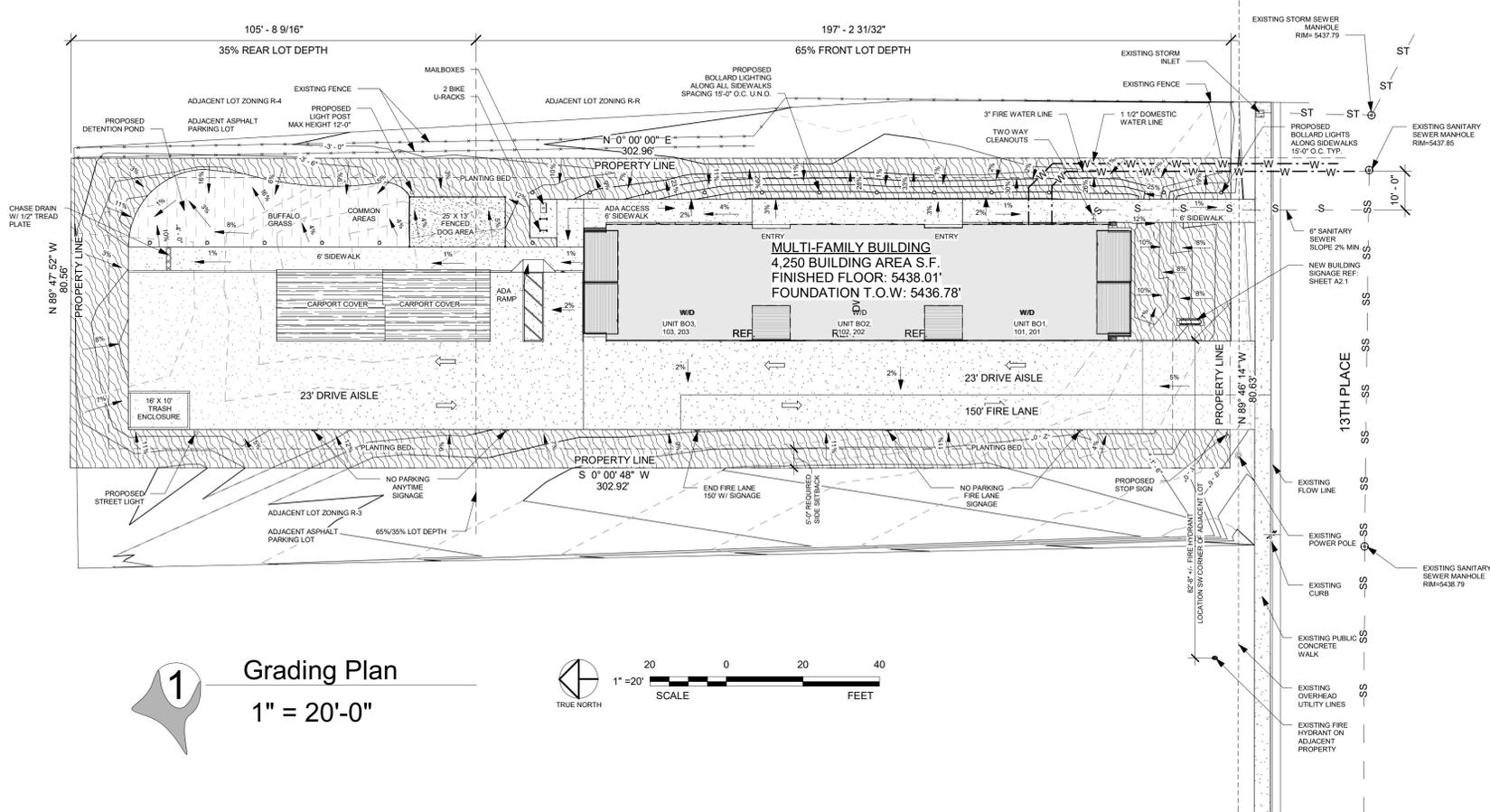
PROJECT CLIENT:  
SUPERIOR ENTERPRISES

REVISIONS: DATE:

SET DATE  
06-07-2020

SHEET TITLE:  
SITE PLAN

SHEET NO:  
C100



**1** Grading Plan  
1" = 20'-0"



**SYMBOL LEGEND**

	EXISTING FIRE HYDRANT
	EXISTING STORM INLET
	EXISTING UTILITY POLE
	ADA PARKING SYMBOL
	EXISTING MANHOLE
	NEW BIKE RACK
	NEW BOLLARD PATH LIGHTING
	NEW STREET LIGHT
	NEW MAILBOXES

**MATERIAL LEGEND**

	- NEW CONCRETE
	- CEDAR WOOD MULCH BEDS DIRECT ON SOIL. DO NOT USE WEED BARRIER WHICH DOES NOT ALLOW DECOMPOSITION OF MULCH AND OVERALL SOIL HEALTH
	- PEA GRAVEL FINES
	- DROUGHT RESISTANT BUFFALO GRASS TURF

**LEGEND (ALL LINES ARE LABELED)**

	ZONE LOT LINES
	65%/35% ZONE LOT DEPTH
	ROOF LINE
	STRUCTURE FOOTPRINT - TRANSPARENT GRAY HATCH
	CONCRETE PATIO OR SIDEWALK - CONCRETE HATCH
	FENCE
	NEW SEWER LINE
	EXISTING SANITARY SEWER LINE
	NEW WATER LINE
	S.B. - SETBACK
	EXISTING STORM SEWER LINE

**AURORA STANDARD NOTES**

- ALL MATERIALS, WORKMANSHIP, CONSTRUCTION DETAILS, AND TESTING FOR THE WATER LINE CONSTRUCTION SHALL CONFORM TO STANDARDS AND SPECIFICATIONS REGARDING WATER, SANITARY SEWER AND STORM DRAINAGE INFRASTRUCTURE, AS SET FORTH BY THE CITY OF AURORA WATER DEPARTMENT.
- ALL FIRE HYDRANTS SHALL BE LOCATED NOT LESS 3'-6" AND NOT MORE THAN 8' FROM THE BACK OF CURB TO THE CENTER OF THE HYDRANT AND BE UNOBSTRUCTED ON THE STREET SIDE. MINIMUM CLEARANCE ON ALL OTHER SIDES SHALL BE 5'. FIRE HYDRANTS MUST BE GRADE STAKED IN THE FIELD. FIRE HYDRANTS ARE NOT ALLOWED IN SIDEWALKS.
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**NOTES**

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- ALL PROPOSED UTILITY, DRAINAGE, AND SIDEWALK EASEMENTS TO BE DEDICATED BY FINAL PLAT TO THE CITY OF AURORA.

*Sandella Design*

STRUCTURAL, CIVIL, & ENVIRONMENTAL ENGINEERING  
PH: 719-839-0842  
P.O. BOX 731  
CASTLE ROCK, CO

S<sup>3</sup> PROJECT #:  
**21-D51**

NEW MULTI-FAMILY RESIDENCE

PROJECT LOCATED AT:  
15991 EAST 13TH PLACE  
AURORA, CO 80011

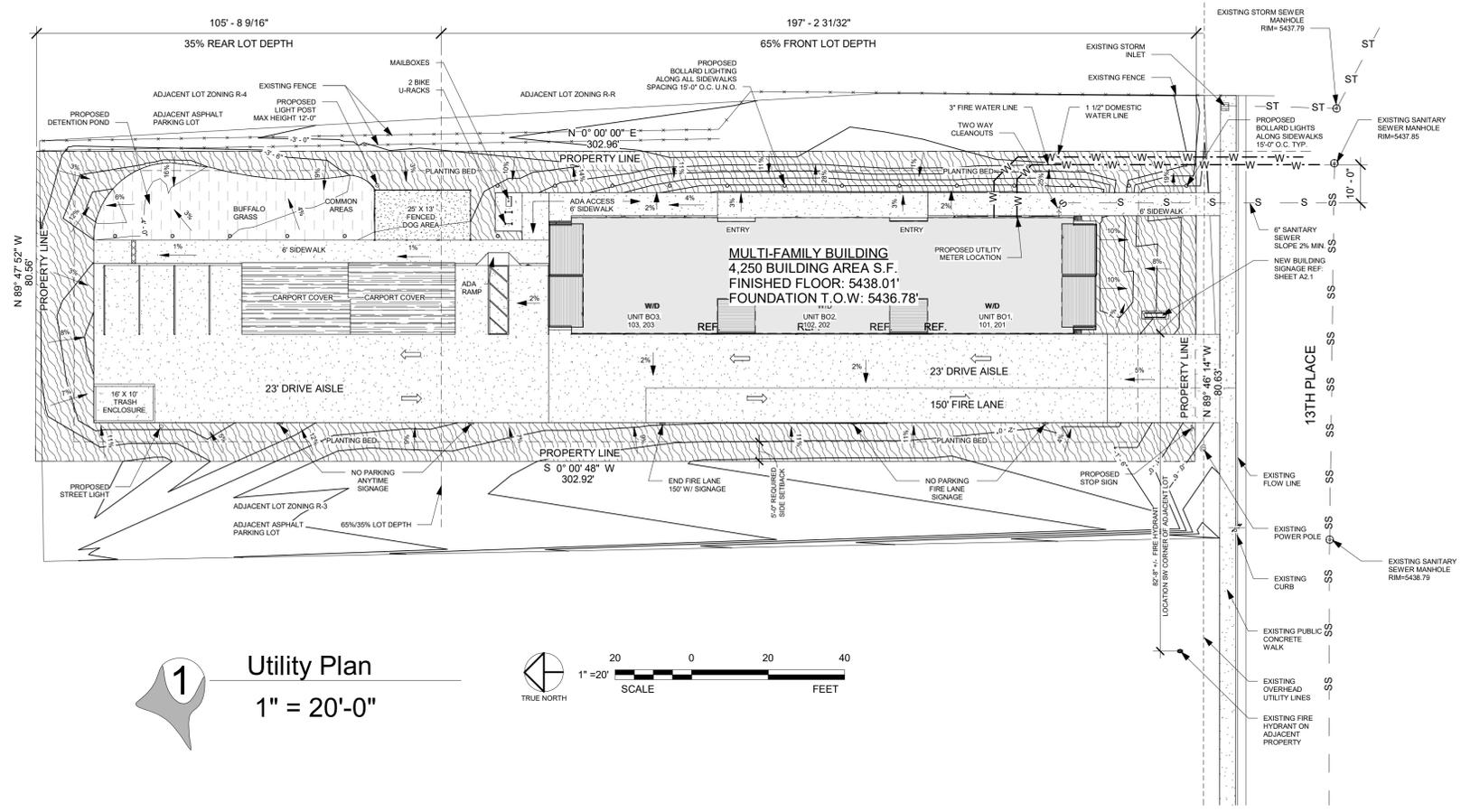
PROJECT CLIENT:  
SUPERIOR ENTERPRISES

REVISIONS: DATE:

SET DATE  
**01-10-2021**

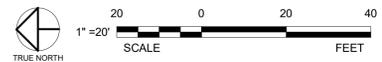
SHEET TITLE:  
**GRADING PLAN**

SHEET NO:  
**C200**



1

**Utility Plan**  
1" = 20'-0"



**SYMBOL LEGEND**

	EXISTING FIRE HYDRANT
	EXISTING STORM INLET
	EXISTING UTILITY POLE
	ADA PARKING SYMBOL
	EXISTING MANHOLE
	NEW BIKE RACK
	NEW BOLLARD PATH LIGHTING
	NEW STREET LIGHT
	NEW MAILBOXES

**MATERIAL LEGEND**

	- NEW CONCRETE
	- CEDAR WOOD MULCH BEDS DIRECT ON SOIL. DO NOT USE WEED BARRIER WHICH DOES NOT ALLOW DECOMPOSITION OF MULCH AND OVERALL SOIL HEALTH
	- PEA GRAVEL FINES
	- DROUGHT RESISTANT BUFFALO GRASS TURF

**LEGEND (ALL LINES ARE LABELED)**

	ZONE LOT LINES
	65%/35% ZONE LOT DEPTH
	ROOF LINE
	STRUCTURE FOOTPRINT - TRANSPARENT GRAY HATCH
	CONCRETE PATIO OR SIDEWALK - CONCRETE HATCH
	FENCE
	NEW SEWER LINE
	EXISTING SANITARY SEWER LINE
	NEW WATER LINE
	S.B. - SETBACK
	EXISTING STORM SEWER LINE

**AURORA STANDARD NOTES**

- ALL MATERIALS, WORKMANSHIP, CONSTRUCTION DETAILS, AND TESTING FOR THE WATER LINE CONSTRUCTION SHALL CONFORM TO STANDARDS AND SPECIFICATIONS REGARDING WATER, SANITARY SEWER AND STORM DRAINAGE INFRASTRUCTURE, AS SET FORTH BY THE CITY OF AURORA WATER DEPARTMENT.
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- ALL FIRE HYDRANTS MUST BE GRADE STAKED IN THE FIELD WHENEVER CURB AND GUTTER HAS NOT BEEN INSTALLED.
- ALL UTILITY EASEMENTS MUST REMAIN UNOBSTRUCTED AND FULLY ACCESSIBLE ALONG THEIR ENTIRE LENGTH FOR MAINTENANCE EQUIPMENT.
- WATER MAIN RESTRAINT SHALL BE IN ACCORDANCE WITH STANDARDS AND SPECIFICATIONS REGARDING WATER, SANITARY SEWER AND STORM DRAINAGE INFRASTRUCTURE. MEGALUGS OR UNI-FLANGE MAY BE USED IN PLACE OF RODS AND CLAMPS.
- WATER LINE VALVES ARE NOT ALLOWED IN CROSS PAN.
- ALL WATER METERS, WATER SERVICE LINES AND SANITARY SEWER SERVICE LINES ARE NOT ALLOWED IN OR UNDER DRIVEWAYS.
- ALL SANITARY SERVICE LINES SHALL BE TEES OFF OF MAINS. WYES SHALL BE USED FOR LOTS AS BACK OF CUL-DE-SAC.
- WATER PRESSURE (ZONE 2) ZERO (0) PSI @ ELEVATION 5630' STATIC PRESSURE REDUCING VALVE (PRV) IS REQUIRED WHEN THE PRESSURE AT UNIT IS GREATER THAN (80) PSI. PRVs ARE NOT ALLOWED IN CITY OF AURORA OWNED AND MAINTAINED METER PITS.
- ADJUST ALL MANHOLES, FIRE HYDRANTS, AND VALVE BOXES TO GRADE PER AURORA WATER UTILITY CONSTRUCTION PLANS, DESIGN CRITERIA STANDARDS AND SPECIFICATIONS REGARDING WATER, SANITARY SEWER AND STORM SEWER INFRASTRUCTURE, LATEST REVISION, AS NECESSARY.
- ALL FIRE LANES AND COMMERCIAL WATER SERVICE LINES REQUIRE REDUCED PRESSURE BACK FLOW ASSEMBLY OR DOUBLE CHECK VALVES AS REQUIRED BY THE CITY OF AURORA WATER DEPARTMENT. CONTACT WATER SERVICES AT (303) 326-8114 OR (303) 326-8129 FOR INSPECTION PRIOR TO THE ISSUANCE OF A CERTIFICATE OF OCCUPANCY.
- THE CONTRACTOR SHALL CONTACT AURORA WATER INSPECTION LINE AT (303) 739-7385 AT LEAST 24 HOURS IN ADVANCE OF COMMENCING CONSTRUCTION OF ANY WET UTILITY TO SCHEDULE INSPECTIONS.
- TOTAL BUILDING SURFACE AREA= 4,250 SF. TOTAL HARD SURFACE AREA=8,967.12 SF
- THE DEVELOPER IS RESPONSIBLE FOR SIGNING AND STRIPING ALL PUBLIC STREETS. THE DEVELOPER IS REQUIRED TO PLACE TRAFFIC CONTROL, STREET NAME, AND GUIDE SIGNS ON ALL PUBLIC STREET. SIGNS SHALL BE FURNISHED AND INSTALLED PER THE MOST CURRENT EDITIONS OF THE MANUAL ON UNIFORM TRAFFIC CONTROL DEVICES (MUTCD) AND CITY STANDARDS, AND SHOWN ON THE SIGNING AND STRIPING PLAN FOR THE DEVELOPMENT.

**NOTES**

- ALL PROPOSED FIRE LANE EASEMENTS TO BE DEDICATED BY FINAL PLAT TO THE CITY OF AURORA.
- ALL PROPOSED UTILITY, DRAINAGE, AND SIDEWALK EASEMENTS TO BE DEDICATED BY FINAL PLAT TO THE CITY OF AURORA.
- PROPOSED STORM SYSTEM AND UNDERGROUND DETENTION POND IS PRIVATE AND TO BE MAINTAINED BY THE OWNER.
- PROPOSED SANITARY SEWER IS PRIVATE AND TO BE MAINTAINED BY THE OWNER. ALL EXISTING FIRE HYDRANTS ARE PUBLIC AND TO BE MAINTAINED BY THE CITY OF AURORA.
- PROPOSED WATER SERVICE LINES, METERS, AND FIRE SERVICE LINES ARE PRIVATE AND TO BE MAINTAINED BY THE OWNER.
- PROPOSED STORM SEWER UNDER BUILDING SHALL BE IN CASING AS REQUIRED BY CITY OF AURORA.

*Sandella Design*

STRUCTURAL, CIVIL, & ENVIRONMENTAL ENGINEERING  
PH: 719-839-0842  
P.O. BOX 731  
CASTLE ROCK, CO



S<sup>C</sup> PROJECT #:  
21-D51

NEW MULTI-FAMILY RESIDENCE

PROJECT LOCATED AT:  
15991 EAST 13TH PLACE  
AURORA, CO 80011

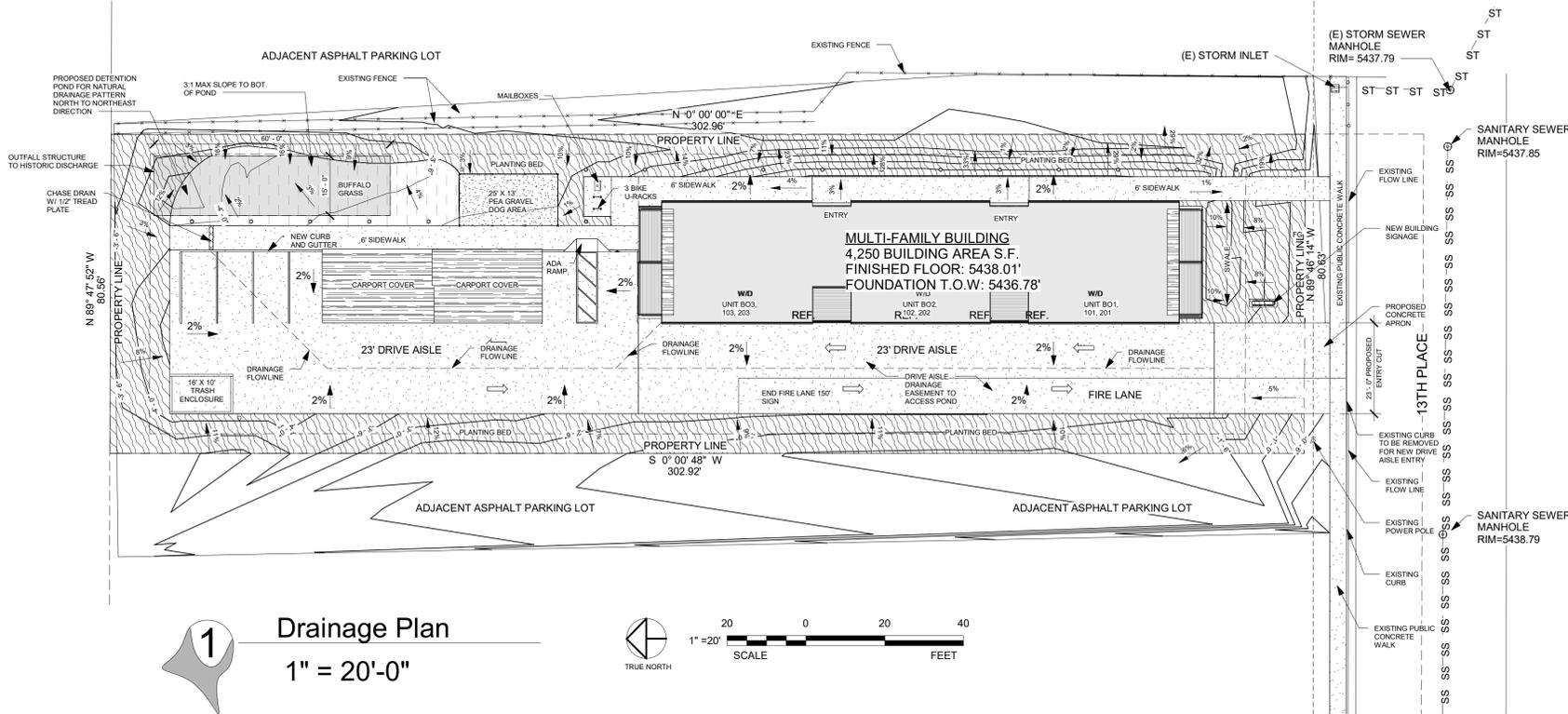
PROJECT CLIENT:  
SUPERIOR ENTERPRISES

REVISIONS: DATE:

SET DATE  
01-10-2021

SHEET TITLE:  
UTILITY PLAN

SHEET NO:  
C300



**1** Drainage Plan  
1" = 20'-0"



**SYMBOL LEGEND**

- EXISTING FIRE HYDRANT
- EXISTING STORM INLET
- EXISTING UTILITY POLE
- ADA PARKING SYMBOL
- EXISTING MANHOLE
- NEW BIKE RACK
- NEW BOLLARD PATH LIGHTING
- NEW STREET LIGHT
- NEW MAILBOXES

**MATERIAL LEGEND**

- NEW CONCRETE
- CEDAR WOOD MULCH BEDS DIRECT ON SOIL. DO NOT USE WEED BARRIER WHICH DOES NOT ALLOW DECOMPOSITION OF MULCH AND OVERALL SOIL HEALTH
- PEA GRAVEL FINES
- DROUGHT RESISTANT BUFFALO GRASS TURF

**LEGEND (ALL LINES ARE LABELED)**

- ZONE LOT LINES
- 65%/35% ZONE LOT DEPTH
- ROOF LINE
- STRUCTURE FOOTPRINT - TRANSPARENT GRAY HATCH
- CONCRETE PATIO OR SIDEWALK - CONCRETE HATCH
- FENCE
- NEW SEWER LINE
- EXISTING SANITARY SEWER LINE
- NEW WATER LINE
- S.B. - SETBACK
- EXISTING STORM SEWER LINE

**AURORA STANDARD NOTES**

- ALL MATERIALS, WORKMANSHIP, CONSTRUCTION DETAILS, AND TESTING FOR THE WATER LINE CONSTRUCTION SHALL CONFORM TO STANDARDS AND SPECIFICATIONS REGARDING WATER, SANITARY SEWER AND STORM DRAINAGE INFRASTRUCTURE, AS SET FORTH BY THE CITY OF AURORA WATER DEPARTMENT.
- ALL FIRE HYDRANTS SHALL BE LOCATED NOT LESS 3'-6" AND NOT MORE THAN 8' FROM THE BACK OF CURB TO THE CENTER OF THE HYDRANT AND BE UNOBSTRUCTED ON THE STREET SIDE. MINIMUM CLEARANCE ON ALL OTHER SIDES SHALL BE 5'. FIRE HYDRANTS MUST BE GRADE STAKED IN THE FIELD. FIRE HYDRANTS ARE NOT ALLOWED IN SIDEWALKS.
- ALL FIRE HYDRANTS MUST BE GRADE STAKED IN THE FIELD WHENEVER CURB AND GUTTER HAS NOT BEEN INSTALLED.
- ALL UTILITY EASEMENTS MUST REMAIN UNOBSTRUCTED AND FULLY ACCESSIBLE ALONG THEIR ENTIRE LENGTH FOR MAINTENANCE EQUIPMENT.
- WATER MAIN RESTRAINT SHALL BE IN ACCORDANCE WITH STANDARDS AND SPECIFICATIONS REGARDING WATER, SANITARY SEWER AND STORM DRAINAGE INFRASTRUCTURE. MEGALUGS OR UNI-FLANGE MAY BE USED IN PLACE OF RODS AND CLAMPS. WATER LINE VALVES ARE NOT ALLOWED IN CROSS PAN.
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**NOTES**

- REFERENCE LANDSCAPE PLANS FOR GROUND COVER AND PLANTING INFORMATION.
- ALL PROPOSED FIRE LANE EASEMENTS TO BE DEDICATED BY FINAL PLAT TO THE CITY OF AURORA.
- ALL PROPOSED UTILITY, DRAINAGE, AND SIDEWALK EASEMENTS TO BE DEDICATED BY FINAL PLAT TO THE CITY OF AURORA.

*Sandella Design*

STRUCTURAL, CIVIL, & ENVIRONMENTAL ENGINEERING  
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P.O. BOX 731  
CASTLE ROCK, CO

S<sup>3</sup> PROJECT #:  
**21-D51**

NEW MULTI-FAMILY RESIDENCE

PROJECT LOCATED AT:  
15991 EAST 13TH PLACE  
AURORA, CO 80011

PROJECT CLIENT:  
SUPERIOR ENTERPRISES

REVISIONS: DATE:

SET DATE  
**01-10-2021**

SHEET TITLE:  
**DRAINAGE PLAN**

SHEET NO:  
**C400**



NEW MULTI-FAMILY RESIDENCE

PROJECT LOCATED AT:  
15991 EAST 18TH PLACE  
AURORA, CO 80011

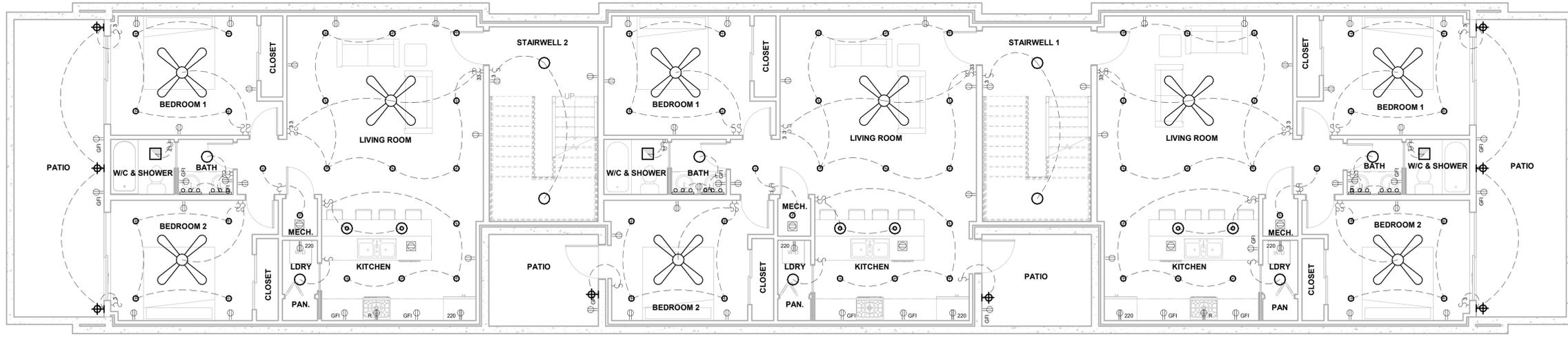
PROJECT CLIENT:  
SUPERIOR ENTERPRISES

REVISIONS: DATE:

SET DATE  
01-10-2021

SHEET TITLE:  
BASEMENT ELECTRICAL PLAN  
SHEET NO.:

E0

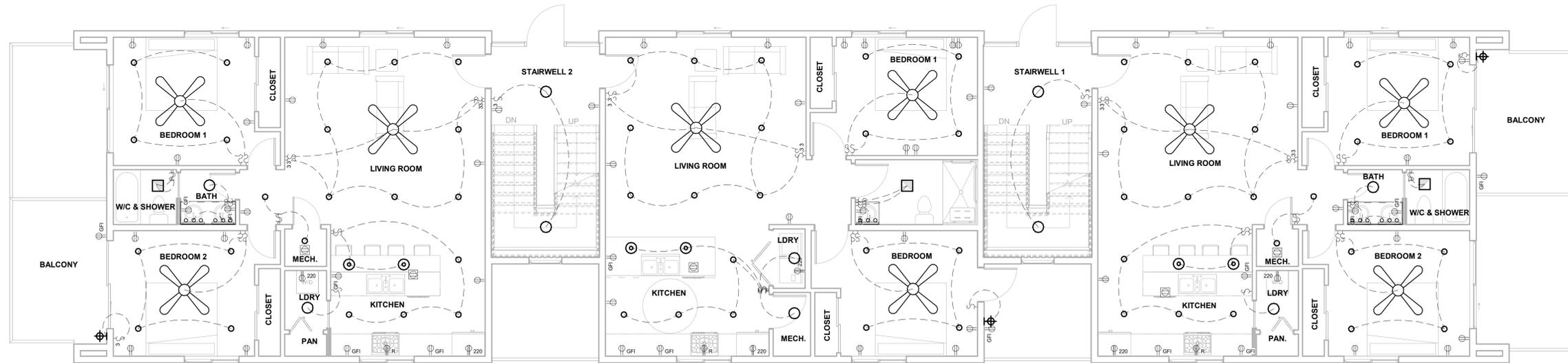


**Basement Electrical**

3/16" = 1'-0"

**LIGHT FIXTURE LEGEND**

- PENDANT LIGHT
- 6" RECESSED CAN
- DOME LIGHT
- VANITY LIGHT HORIZONTAL
- WALL SCONCE VERTICAL
- UNDERCABINET LIGHTING
- 3" LED PUCK LIGHT
- EXHAUST FAN
- FAN / LIGHT COMBO
- SMOKE/ CARBON MONOXIDE ALARM
- CEILING MOUNT FLUORESCENT LIGHT
- CEILING PADDLE FAN W/LIGHT
- SMOKE DETECTOR (W/ BATTERY BACKUP & INTERCONNECTED PER IRC)
- CARBON MONOXIDE ALARM (PER IRC 315.1)
- ELECTRICAL SWITCH
- ELECTRICAL DIMMER SWITCH
- ELECTRICAL 3 WAY SWITCH
- ELECTRICAL FLUC/G OR UNDER CAB OUTLET
- 110V ELECTRICAL OUTLET
- 110V ELECTRICAL OUTLET W/GFI PROTECTION
- 220V ELECTRICAL RANGE OUTLET
- 220V ELECTRICAL OUTLET



**1** First Floor Electrical  
 3/16" = 1'-0"

**LIGHT FIXTURE LEGEND**

-  PENDANT LIGHT
  -  6" RECESSED CAN
  -  DOME LIGHT
  -  VANITY LIGHT HORIZONTAL
  -  WALL SCONCE VERTICAL
  -  UNDERCABINET LIGHTING
  -  3" LED PUCK LIGHT
  -  EXHAUST FAN
  -  FAN / LIGHT COMBO
  -  SMOKE / CARBON MONOXIDE ALARM
  -  CEILING MOUNT FLUORESCENT LIGHT
  -  CEILING PADDLE FAN W/LIGHT
- 
-  SMOKE DETECTOR (W/ BATTERY BACKUP & INTERCONNECTED PER IRC)
  -  CARBON MONOXIDE ALARM (PER IRC 315.1)
  -  ELECTRICAL SWITCH
  -  ELECTRICAL DIMMER SWITCH
  -  ELECTRICAL 3 WAY SWITCH
  -  ELECTRICAL FL/CL/GG OR UNDER CAB OUTLET
  -  110V ELECTRICAL OUTLET
  -  110V ELECTRICAL OUTLET W/GFI PROTECTION
  -  220V ELECTRICAL RANGE OUTLET
  -  220V ELECTRICAL OUTLET

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 & ENVIRONMENTAL  
 ENGINEERING  
 PH: 719-839-0842  
 P.O. BOX 731  
 CASTLE ROCK, CO



SP PROJECT #:  
**21-D51**

NEW MULTI-FAMILY RESIDENCE

PROJECT LOCATED AT:  
 15991 EAST 18TH PLACE  
 AURORA, CO 80011

PROJECT CLIENT:  
 SUPERIOR ENTERPRISES

REVISIONS: DATE:

SET DATE  
**01-10-2021**

SHEET TITLE:  
**FIRST FLOOR ELECTRICAL PLAN**  
 SHEET NO:  
**E1**



NEW MULTI-FAMILY RESIDENCE

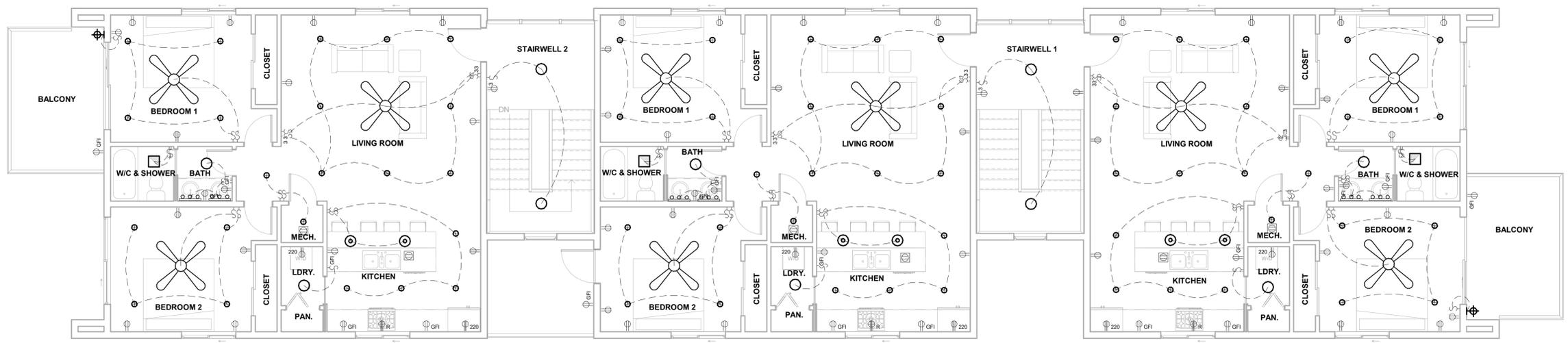
PROJECT LOCATED AT:  
15991 EAST 18TH PLACE  
AURORA, CO 80011

PROJECT CLIENT:  
SUPERIOR ENTERPRISES

REVISIONS: DATE:

SET DATE  
01-10-2021

SHEET TITLE:  
SECOND FLOOR ELECTRICAL PLAN  
E2



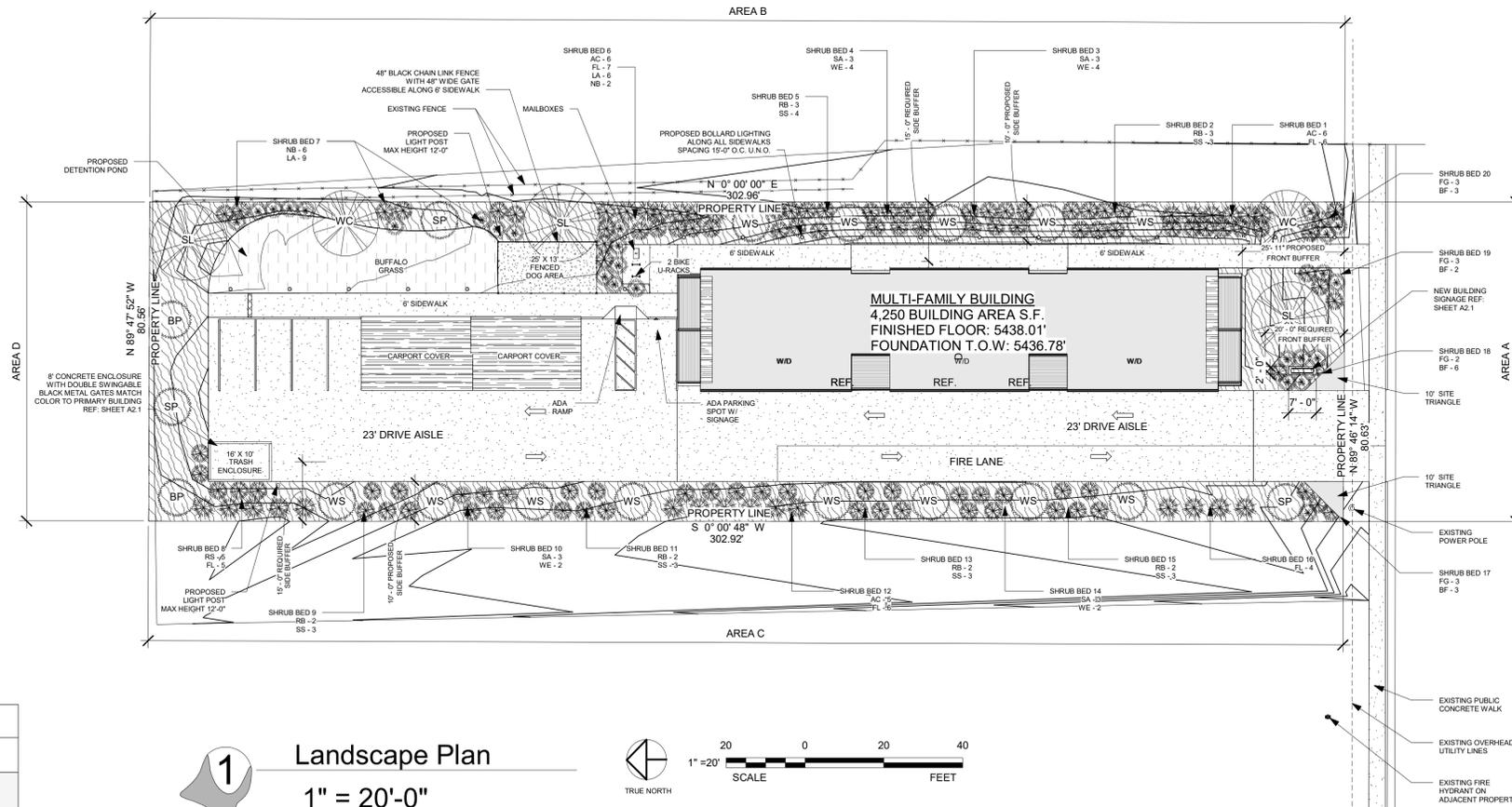
**1** Second Floor Electrical  
3/16" = 1'-0"

**LIGHT FIXTURE LEGEND**

- PENDANT LIGHT
- 6" RECESSED CAN
- DOME LIGHT
- VANITY LIGHT HORIZONTAL
- WALL SCONCE VERTICAL
- UNDERCABINET LIGHTING
- 3" LED PUCK LIGHT
- EXHAUST FAN
- FAN / LIGHT COMBO
- SMOKE/ CARBON MONOXIDE ALARM
- CEILING MOUNT FLUORESCENT LIGHT
- CEILING PADDLE FAN W/LIGHT
- SMOKE DETECTOR (W/ BATTERY BACKUP & INTERCONNECTED PER IRC)
- CARBON MONOXIDE ALARM (PER IRC 315.1)
- ELECTRICAL SWITCH
- ELECTRICAL DIMMER SWITCH
- ELECTRICAL 3 WAY SWITCH
- ELECTRICAL FL/CL/G OR UNDER CAB OUTLET
- 110V ELECTRICAL OUTLET
- 110V ELECTRICAL OUTLET W/GFI PROTECTION
- 220V ELECTRICAL RANGE OUTLET
- 220V ELECTRICAL OUTLET

STANDARD RIGHTS-OF-WAY						
AREA	DESCRIPTION	LENGTH	NOTES	TREES REQ. (1/40')	TREES PROVIDED	
A	E. 13TH PLACE	80.63 LF		2	2	
STREET PERIMETER, NON-STREET FRONTAGE BUFFERS, SPECIAL BUFFERS						
					TREES/SHRUBS REQUIRED/PROVIDED	
AREA	DESCRIPTION	LENGTH	WIDTH REQUIRED	WIDTH PROVIDED	TREES	SHRUBS
A	STREET FRONTAGE	80.63'	20'	20'	2/3	20/8
B	RESIDENTIAL BUFFER	302.96'	15'	*10'	8/10	80/68
C	RESIDENTIAL BUFFER	302.92'	15'	*10'	8/10	80/55
D	RESIDENTIAL BUFFER	80.56'	15'	15'	2/4	20/0
BUILDING PERIMETER LANDSCAPE TABLE						
BUILDING TYPE	BUILDING PERIMETER TOTAL # PLANTS	# TREES PROVIDED	# TALL SHRUBS PROVIDED	# OTHER SHRUBS PROVIDED		
BUILDING #1	350 LF/88	7	27	54		

\*\*TALL LANDSCAPE REDUCTION OPTION #2 USED TO REDUCED BUFFER WIDTH REQUIREMENTS ALONG RESIDENTIAL BUFFERS B AND C. REFERENCE AURORA UDO ARTICLE 146-4 DEVELOPMENT STANDARDS TABLE 4.7-2 FOR ALLOWED REDUCTION.



PLANTING SCHEDULE						
SYMBOL	QUANTITY	COMMON NAME	BOTANICAL NAME	WATER USAGE	SIZE	IMAGE
NB	17	Alpine Currant	Ribes Alpinum	Medium	5 Gallon	
BG	14	Blanket Flower	Gaillardia Aristata	High	1 Gallon	
BP	2	Bristlecon Pine- 15'	Pinus Aristata	High	8' Height	
WS	13	Compact White Spruce - 12'	Picea Glauca	Medium	8' Height	
BG	11	Fountain Grass	Andropogon Gerardii	High	1 Gallon	
LA	15	Lavender	Lavendula	Medium	5 gallon	
FL	28	Lilac 7-6"	Syringa Vulgaris	Medium	5 Gallon	
NB	8	Ninebark	Physocarpus Opulifolius & Cultivars	Medium	5 Gallon	
RB	14	Redleaf Barberry	Berberis Thunbergii 'Atropurea	Low	5 Gallon	
RS	5	Russian Sage	Perovskia Atriplicifolia 'Longin'	Medium	5 Gallon	
SS	20	Saskatoon Serviceberry	Amelanchier Alnifolia	Low	5 Gallon	
SP	3	Scotch Pine- 30'	Pinus Sylvestris	High	8' Height	
SA	12	Spirea	Spirea	Low	5 Gallon	
SL	3	Sunburst Honey-Locust 35'	Gleditsia Triacanthos 'Sunburst'	Low	2.5" Caliper	
WC	2	Western Catalpa - 30'	Catalpa Speciosa	Low	2.5" Caliper	
WE	12	Western Sand Cherry	Prunus Besseyi	Low	5 Gallon	



**1** Landscape Plan  
1" = 20'-0"

**MATERIAL LEGEND**

- NEW CONCRETE
- CEDAR WOOD MULCH BEDS DIRECT ON SOIL. DO NOT USE WEED BARRIER WHICH DOES NOT ALLOW DECOMPOSITION OF MULCH AND OVERALL SOIL HEALTH
- PEA GRAVEL FINES
- DROUGHT RESISTANT BUFFALO GRASS TURF

**SYMBOL LEGEND**

- EXISTING FIRE HYDRANT
- EXISTING STORM INLET
- EXISTING UTILITY POLE
- ADA PARKING SYMBOL
- EXISTING MANHOLE
- NEW BIKE RACK
- NEW BOLLARD PATH LIGHTING
- NEW STREET LIGHT
- NEW MAILBOXES

SITE DATA TABLE	AREA IN SF	%
TOTAL SITE AREA:	24,415.42 SF	100%
BUILDING COVERAGE:	4,250.00 SF	17%
HARD SURFACE AREA:	8,967.12 SF	37%
LANDSCAPE AREA:	8,067.91 SF	33%
SIDEWALK & PATIO AREA:	1,952.1 SF	8%
MAXIMUM % OF COOL SEASON GRASSES ALLOWED	6103.86 SF	25%
% OF COOL SEASON GRASS PROVIDED	1225.63 SF	5%

- LANDSCAPE NOTES**
- ACCESS WILL BE BY WAY OF THE NEW PRIVATE DRIVE AISLE FROM 13TH PLACE. ALL DISTURBED SOIL, INCLUDING ANY AREA DEVEGETATED BY VEHICLE TRAFFIC OR BY CONSTRUCTION STAGING, WILL BE SEEDED AND MULCHED IN ACCORDANCE WITH CITY OF AURORA REQUIREMENTS.
  - ALL DISTURBED SOIL IN PLANTING BEDS SHALL HAVE 1" OF ORGANIC TOP SOIL AND WELL-AGED MANURE MIXED AT 75% TOP SOIL AND 25% MANURE MIX AND SHALL BE TILLED A MINIMUM OF 6" DEEP WITH A MINIMUM OF 4 CUBIC YARDS PER 1,000 SF.
  - ALL EXTERIOR LANDSCAPE FREESTANDING LIGHTING AROUND PLANTING BEDS AND WALKWAYS SHALL NOT BE ERECTED OVER 12" FROM GROUND LEVEL. CONTRACTOR SHALL FOLLOW ALL MANUFACTURER LIGHTING INSTALLATION RECOMMENDATIONS AND FIELD VERIFY LOCATIONS PRIOR TO INSTALLATION.
  - ALL WALKWAYS, DRIVES AND PARKING LOTS SHALL BE CONSTRUCTED OF CONCRETE WITH A MINIMUM THICKNESS OF 4". ALL UTILITY EASEMENT SHALL REMAIN UNOBSTRUCTED AND FULLY ACCESSIBLE ALONG THEIR ENTIRE LENGTH FOR MAINTENANCE EQUIPMENT ENTRY.
  - THE DEVELOPER, HIS SUCCESSORS AND ASSIGNS, SHALL BE RESPONSIBLE FOR INSTALLATION, MAINTENANCE AND REPLACEMENT OF ALL LANDSCAPING MATERIALS SHOWN OR INDICATED ON THE APPROVED SITE PLAN OR LANDSCAPE PLAN ON FILE IN THE PLANNING DEPARTMENT. ALL LANDSCAPING WILL BE INSTALLED AS DELINEATED ON THE PLAN, PRIOR TO ISSUANCE OF CERTIFICATES OF OCCUPANCY.
  - ALL LANDSCAPED AREAS AND PLANT MATERIAL, EXCEPT FOR NON-IRRIGATED NATIVE, RESTORATIVE, AND DRYLAND GRASS AREAS THAT COMPLY WITH REQUIREMENTS FOUND IN SEC. 146-1429 AND/OR SEC. 146-1435 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. WOOD MULCH BEDS SHALL BE A MIN. 6" DEEP DIRECT ON SOIL. DO NOT USE WEED BARRIER WHICH DOES NOT ALLOW DECOMPOSITION OF MULCH AND OVER ALL SOIL HEALTH.
  - GRAVEL FINES LOCATED IN DOG AREA SHALL HAVE A MIN. OF 2 1/2" DEEP PEA GRAVEL.
  - AUTOMATIC UNDERGROUND RAIN SENSOR IRRIGATION SHALL BE INSTALLED IN ALL TREE AND PLANTING BED AREAS. ALL IRRIGATION SYSTEMS SHALL HAVE BACKFLOW PREVENTION AND CONTROLLERS WITH MULTIPLE PROGRAM AND START TIMES, WATER BUDGETING AND/OR SPRAY AND SOAK FEATURES, MEMORY RETENTION, BATTERY BACK-UP, AND FLEXIBLE DAY PROGRAMMING FOR ANY INTERVAL. IRRIGATION POP-UP SPRAY HEADS SHALL BE 4" FOR ALL TURF AREAS, 6" FOR ALL CURB SIDE AND 12" FOR FLOWER AND GROUND COVER BEDS. IRRIGATION ROTOR HEADS SHALL HAVE A SURFACE DIAMETER OF LESS THAN 2". MINIMUM POP-UP HEAD HEIGHT OF 4", AND CHECK VALVE BUILT INTO BOTTOM OF BODY. CONTRACTOR SHALL BE RESPONSIBLE TO FIELD VERIFY ALL IRRIGATION LOCATIONS AND FOLLOW ALL INSTALLATION INSTRUCTIONS FOR IRRIGATION EQUIPMENT AND MATERIALS.
  - SILT FENCE OF SEDIMENT CONTROL LOG IS TO FOLLOW THE CONTOURS.
  - ALL CONSTRUCTION SHALL REMAIN OUTSIDE ANY DRAINAGE WAY.
  - TALL LANDSCAPING REDUCTION OPTION #2 IS REQUESTED TO REDUCE BUFFER WIDTH REQUIREMENTS ALONG RESIDENTIAL BUFFERS B AND C.
  - ALL PROPOSED LANDSCAPING WITHIN THE SIGHT TRIANGLE SHALL BE IN COMPLIANCE WITH COA ROADWAY SPECIFICATIONS, SECTION 4.04.2.10'

**CONTACT INFORMATION**

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 SANDELLA DESIGN  
 PO BOX 731  
 CASTLEROCK, CO 80104  
 P: 719.839.0842  
 E: daniel@sandelladesign.com

**LEGEND (ALL LINES ARE LABELED)**

- ZONE LOT LINES
- 65%/35% ZONE LOT DEPTH
- ROOF LINE
- STRUCTURE FOOTPRINT - TRANSPARENT GRAY HATCH
- CONCRETE PATIO OR SIDEWALK - CONCRETE HATCH
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- NEW WATER LINE
- S.B. - SETBACK
- EXISTING STORM SEWER LINE

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 PH: 719-839-0842  
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 CASTLE ROCK, CO

PROJECT #:  
21-D51

NEW MULTI-FAMILY RESIDENCE  
 PROJECT LOCATED AT:  
 15991 EAST 13TH PLACE  
 AURORA, CO 80011

PROJECT CLIENT:  
 SUPERIOR ENTERPRISES

REVISIONS: DATE:

SET DATE  
01-10-2021

SHEET TITLE:  
LANDSCAPE PLAN

SHEET NO:  
L1.0

NOT FOR CONSTRUCTION