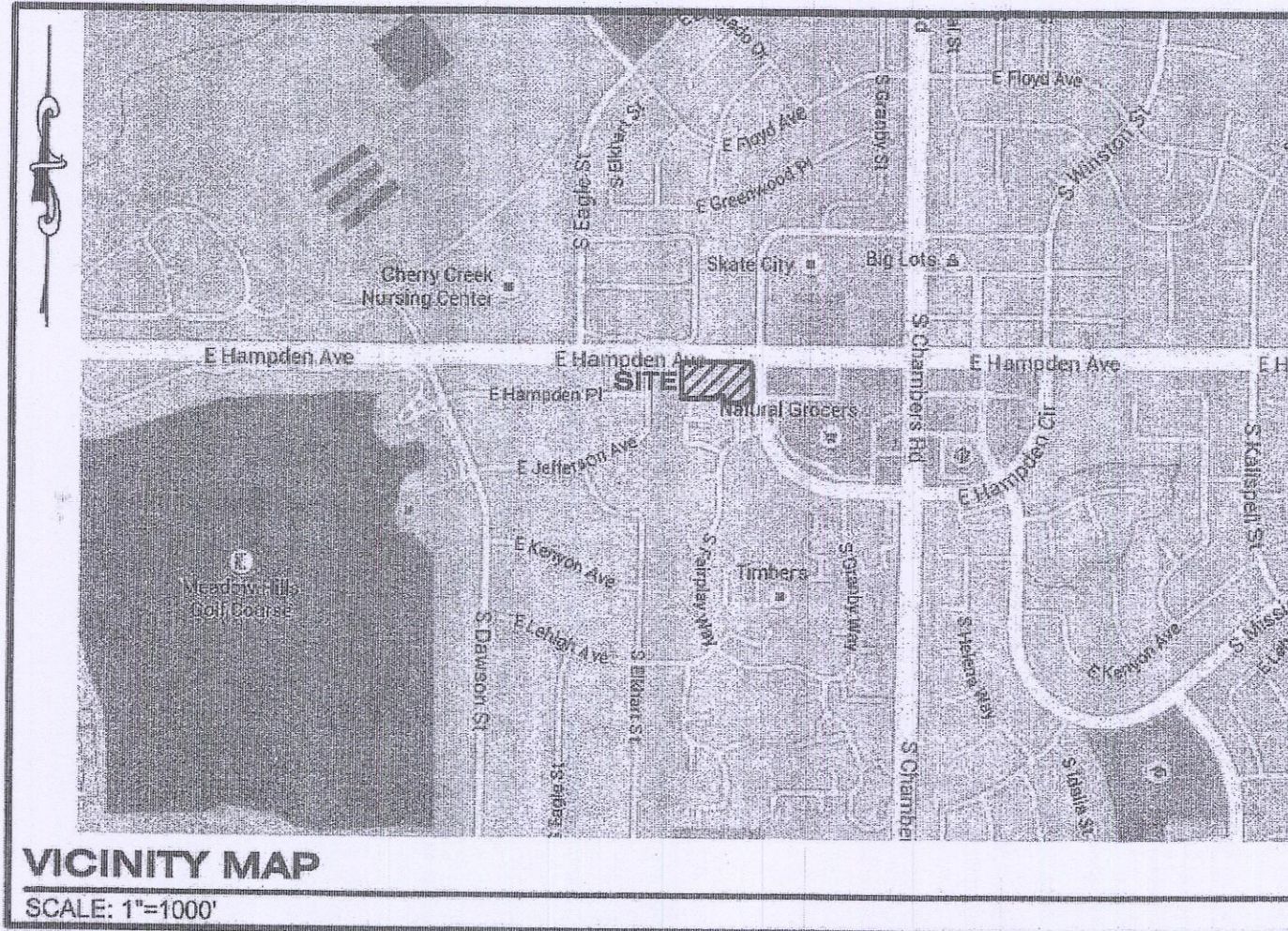


WHITESTONE LOFTS & HOMES SITE PLAN W/ WAIVER

LOT 1, BLOCK 1 AND TRACT "A", WHITESTONE SUBDIVISION FILING NO. 1
SITUATED IN THE NE 1/4 OF SECTION 6, T.5S., R.66W. OF THE 6TH P.M.
CITY OF AURORA, COUNTY OF ARAPAHOE, STATE OF COLORADO

CITY OF AURORA REQUIRED 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."
- "ACCESSIBLE EXTERIOR ROUTES" SHALL BE PROVIDED FROM PUBLIC TRANSPORTATION STOPS, ACCESSIBLE PARKING AND ACCESSIBLE PASSENGER LOADING ZONES AND PUBLIC SIDEWALKS TO 80% OF THE ACCESSIBLE BUILDING ENTRANCE THEY SERVE. THE ACCESSIBLE ROUTE BETWEEN ACCESSIBLE PARKING AND ACCESSIBLE BUILDING ENTRANCES SHALL BE THE MOST PRACTICAL DIRECT ROUTE. THE ACCESSIBLE ROUTE MUST BE LOCATED WITHIN A SIDEWALK, NO SLOPE ALONG THIS ROUTE MAY EXCEED 1:20 WITHOUT PROVIDING A RAMP WITH A MAXIMUM SLOPE OF 1:12 AND HANDRAILS. CROSSWALKS ALONG THIS ROUTE SHALL BE WIDE ENOUGH TO WHOLLY CONTAIN THE CURB RAMP WITH A MINIMUM WIDTH OF 36" AND SHALL BE PAINTED WITH WHITE STRIPES. THE CITY OF AURORA ENFORCES HANDICAPPED ACCESSIBILITY REQUIREMENTS BASED ON THE 2015 INTERNATIONAL BUILDING CODE, CHAPTER 11, AND THE AMERICAN NATIONAL STANDARDS INSTITUTE (ICC/ANSI) A117-2009.
- THE APPLICANT HAS THE OBLIGATION TO COMPLY WITH ALL APPLICABLE REQUIREMENTS OF THE AMERICAN 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 AND 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 SYSTEMS OR PRIVATE UTILITIES.
- THE APPROVAL OF THIS DOCUMENT DOES NOT CONSTITUTE FINAL APPROVAL OF GRADING, DRAINAGE, UTILITY, PUBLIC IMPROVEMENTS AND BUILDING PLANS. CONSTRUCTION PLANS MUST BE REVIEWED AND APPROVED BY THE APPROPRIATE AGENCY PRIOR TO THE ISSUANCE OF BUILDING PERMITS.
- ALL BUILDING ADDRESS NUMBERS SHALL COMPLY WITH THE AURORA CITY CODE, SECTION 126, ARTICLE VII - NUMBERING OF BUILDINGS.
- ALL ROOFTOP MECHANICAL EQUIPMENT AND VENTS GREATER THAN EIGHT (8) INCHES IN DIAMETER MUST BE SCREENED. SCREENING MAY BE DONE EITHER WITH AN EXTENDED PARAPET WALL OR A FREESTANDING SCREEN WALL. SCREENS SHALL BE AT LEAST AS HIGH AS THE EQUIPMENT THEY HIDE. IF EQUIPMENT IS VISIBLE BECAUSE SCREENS DON'T MEET THIS MINIMUM HEIGHT REQUIREMENT, THE DIRECTOR OF PLANNING MAY REQUIRE CONSTRUCTION MODIFICATIONS PRIOR TO THE ISSUANCE OF A PERMANENT CERTIFICATE OF OCCUPANCY.
- NOTWITHSTANDING ANY SURFACE IMPROVEMENTS, LANDSCAPING, PLANTING OR CHANGES SHOWN IN THESE SITE OR CONSTRUCTION PLANS, OR ACTUALLY CONSTRUCTED OR PUT IN PLACE, ALL UTILITY EASEMENTS MUST REMAIN UNOBSTRUCTED AND FULLY ACCESSIBLE ALONG THEIR ENTIRE LENGTH TO ALLOW FOR ADEQUATE MAINTENANCE EQUIPMENT. ADDITIONALLY, NO INSTALLATION, PLANTING, CHANGE IN THE SURFACE, ETC., SHALL INTERFERE WITH THE OPERATION OF THE UTILITY LINES PLACED WITHIN THE EASEMENT. BY SUBMITTING THESE SITE OR CONSTRUCTION PLANS FOR APPROVAL, THE LANDOWNER RECOGNIZES AND ACCEPTS THE TERMS, CONDITIONS AND REQUIREMENTS OF THIS NOTE.
- FINAL GRADE SHALL BE AT LEAST SIX (6) INCHES BELOW ANY EXTERIOR WOOD SIDING ON THE PREMISES.
- ALL INTERESTED PARTIES ARE HEREBY ALERTED THAT THIS SITE PLAN IS SUBJECT TO ADMINISTRATIVE CHANGES AND AS SHOWN ON THE ORIGINAL SITE PLAN ON FILE IN THE AURORA CITY PLANNING OFFICE AT THE MUNICIPAL BUILDING. A COPY OF THE OFFICIAL CURRENT PLAN MAY BE PURCHASED THERE. LIKEWISE, SITE PLANS ARE REQUIRED TO AGREE WITH THE APPROVED SUBDIVISION PLAT OF RECORD AT THE TIME OF A BUILDING PERMIT; AND IF NOT, MUST BE AMENDED TO AGREE WITH THE PLAT AS NEEDED, OR VICE VERSA.
- ERRORS IN APPROVED SITE PLANS RESULTING FROM COMPUTATIONS OR INCONSISTENCIES IN THE DRAWINGS MADE BY THE APPLICANT ARE THE RESPONSIBILITY OF THE PROPERTY OWNER OF RECORD. WHERE FOUND, THE CURRENT MINIMUM CODE REQUIREMENTS WILL APPLY AT THE TIME OF BUILDING PERMIT. PLEASE BE SURE THAT ALL PLAN COMPUTATIONS ARE CORRECT.
- ALL REPRESENTATIONS AND COMMITMENTS MADE BY APPLICANTS AND PROPERTY OWNERS AT PUBLIC HEARINGS REGARDING THIS PLAN ARE BINDING UPON THE APPLICANT, PROPERTY OWNER, AND ITS HEIRS, SUCCESSORS, AND ASSIGNS.
- ARCHITECTURAL FEATURES, SUCH AS BAY WINDOWS, FIREPLACES, ROOF OVERHANGS, GUTTERS, EAVES, FOUNDATIONS, FOOTINGS, CANTILEVERED WALLS, ETC., ARE NOT ALLOWED TO ENCROACH INTO ANY EASEMENT OR FIRE LANE.
- THE 2015 INTERNATIONAL FIRE CODE, REQUIRE ALL BUILDINGS TO BE ASSESSED FOR ADEQUATE EMERGENCY RESPONDER RADIO COVERAGE. AT THE TIME THE STRUCTURE IS AT FINAL FRAME AND FINAL ELECTRICAL INSPECTIONS, THE GENERAL CONTRACTOR (GC) WILL BE REQUIRED TO HIRE A 3RD PARTY TO ASSESS THE RADIO FREQUENCY LEVELS WITHIN THE STRUCTURE AT TIME OF FINAL FRAME AND ELECTRICAL INSPECTIONS. THE 3RD PARTY WILL PROVIDE THE RESULTS OF THE TEST TO BOTH THE GENERAL CONTRACTOR AND THE AURORA BUILDING DIVISION AS TO WHETHER THE STRUCTURE PASSED OR FAILED THE PRELIMINARY RADIO SURVEILLANCE. THIS ASSESSMENT IS AT THE OWNER OR DEVELOPERS EXPENSE. A STRUCTURE THAT HAS PASSED THIS SURVEILLANCE REQUIRES NO FURTHER ACTION BY THE GC. A FAILED RADIO SURVEILLANCE WILL REQUIRE A DESIGNATED CONTRACTOR TO SUBMIT PLANS TO THE AURORA BUILDING DIVISION TO OBTAIN A BUILDING PERMIT PRIOR TO INSTALLATION.



SHEET INDEX

COVER SHEETS1
SITE PLANS2
PRELIMINARY GRADING & UTILITY PLANS3
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LANDSCAPE NOTES & PLANT LISTS5
LANDSCAPE NOTES & PLANT DETAILSS6
EXISTING TREE PLANS7
ARCHITECTURAL ELEVATIONSS8-S10
ARCHITECTURAL PHOTOMETRIC PLANS11

DESIGN TEAM:

APPLICANT: JUSTIN & DYLAN, LLC ATTN: MOSTAFA KARGARZADEH 16085 EAST MAPLEWOOD DRIVE CENTENNIAL, COLORADO 80016 PHONE: (303) 297-7750	ARCHITECT: DEPENBUSCH ARCHITECTURE ATTN: LAWRENCE DEPENBUSCH 4260 EAST FREMONT AVENUE CENTENNIAL, COLORADO 80122 PHONE: (303) 981-8790
ENGINEER: ENGINEERING SERVICE COMPANY ATTN: DAVID R. ADDOR 1300 SOUTH POTOMAC STREET, SUITE 126 AURORA, COLORADO 80012 PHONE: (303) 337-1393	LANDSCAPE ARCHITECT: KIRBY SMITH & ASSOCIATES, INC. ATTN: KIRBY SMITH 6201 SOUTH HUDSON COURT CENTENNIAL, COLORADO 80121 PHONE: (303) 694-9484

SITE DATA:

LAND AREA WITHIN PROPERTY LINES: 83,968 SQUARE FEET OR 1.9276 ACRES
NUMBER OF UNITS PROPOSED: 6 TOWNHOME UNITS AND 22 MULTI-FAMILY UNITS
NUMBER OF BUILDING: 3
PROVIDED HEIGHT OF BUILDING: 35 FEET
TOTAL BUILDING COVERAGE: 15,882 SQUARE FEET OR 18.8%
HARD SURFACE AREA: 28,646 SQUARE FEET OR 34.1%
LANDSCAPE AREA: 39,470 SQUARE FEET OR 47.0%
PRESENT ZONING CLASSIFICATION: ADD
PROPOSED ZONING CLASSIFICATION: R-2 MEDIUM DENSITY RESIDENTIAL DISTRICT
BUILDING SUMMARY:
TOWNHOMES: OCCUPANCY TYPE: R-3 NON-SPRINKLED
CONSTRUCTION TYPE: V+B, NON-RATED, NON-SPRINKLED
TOTAL SQUARE FOOTAGE: 7,628 EACH
IBC TYPE: B
MULTI-FAMILY BUILDINGS: OCCUPANCY TYPE: R-2
CONSTRUCTION TYPE: V-B, NON-RATED, SPRINKLED
TOTAL SQUARE FOOTAGE: 13,647 EACH
IBC TYPE: A

PARKING SPACE REQUIREMENTS:
TOWNHOMES: 2 SPACES PER UNIT +
1 GUEST SPACE PER EVERY 2 UNITS
MULTI-FAMILY: 2 SPACES PER 2 BEDROOM UNIT +
1 GUEST SPACE PER UNIT + 1 GUEST SPACE PER EVERY 5 UNITS
GARAGES: 35% OF TOTAL UNITS IN MULTI-FAMILY
TOTAL REQUIRED TOWNHOMES: 15 SPACES (6x2 = 12+3 = 15)
MULTI-FAMILY: 71 SPACES (2x22 = 44+22+5 = 71)
TOTAL: 86 SPACES
HANDICAP SPACES: 4 SPACES
TOTAL PROVIDED GARAGE: 18 SPACES (44x0.35 = 15.4) MULTI-FAMILY
GARAGE: 6 TOWNHOME SPACES
DRIVEWAY: 14 SPACES
OPEN: 51 SPACES
TOTAL: 86 SPACES
HANDICAP SPACES: 4 SPACES (1 VAN ACCESSIBLE)

SIGNAGE:

HAMPDEN AVENUE: SINGLE-FACED MONUMENT SIGN
12 SQUARE FEET
HAMPDEN CIRCLE: DOUBLE-FACED MONUMENT SIGN
24 SQUARE FEET

WAIVER REQUESTED:

WAIVER TO LANDSCAPE SIDE SETBACK: TABLE 14.4, ARTICLE 14

LOCATION: WEST PROPERTY LINE
WAIVER: REDUCE TO 10 FOOT AVERAGE SETBACK W/ XERISCAPE, GRADE CHANGE & 6' WOOD FENCE

JUSTIFICATION:
EXISTING 6' WOOD FENCE BELONGS TO ADJACENT OWNER AND SCREENS VIEW TO PROPOSED SITE. SITE IS DEPRESSED 2.5 TO 3 FEET BELOW ADJACENT PROPERTY. SITE LANDSCAPE TREATMENT IS ENHANCED ABOVE REQUIREMENTS.

LEGAL DESCRIPTION:

LOT 1, BLOCK 1 AND TRACT "A", WHITESTONE SUBDIVISION FILING NO. 1
CITY OF AURORA, COUNTY OF ARAPAHOE, STATE OF COLORADO

OWNER'S CERTIFICATE:

SITE ADDRESS: 14900 EAST HAMPDEN AVENUE

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 JUSTIN AND DYLAN, LLC, A COLORADO LIMITED LIABILITY COMPANY HAS CAUSED THESE PRESENTS TO BE EXECUTED THIS 21st DAY OF November, 2016 A.D.

JUSTIN AND DYLAN, LLC, A COLORADO LIMITED LIABILITY COMPANY

BY: [Signature]
MOSTAFA KARGARZADEH, PRESIDENT

STATE OF COLORADO }
COUNTY OF ARAPAHOE }

THE FOREGOING INSTRUMENT WAS ACKNOWLEDGED BEFORE ME THIS 21st DAY OF November, 2016 A.D., BY MOSTAFA KARGARZADEH.

WITNESS MY HAND AND OFFICIAL SEAL:

NOTARY PUBLIC

9/9/2017
MY COMMISSION EXPIRES

JOHN D. PERRY
NOTARY PUBLIC
STATE OF COLORADO
NOTARY ID 20134058299
MY COMMISSION EXPIRES SEPT. 3, 2017

CITY OF AURORA APPROVALS:

CITY ATTORNEY: [Signature] DATE: 12/16/16
PLANNING DIRECTOR: [Signature] DATE: 12-16-16
PLANNING COMMISSION: [Signature] DATE: 12-14/16
CITY COUNCIL: [Signature] DATE: 12/20/16
ATTEST: [Signature] DATE: 12/20/16
CITY CLERK
DATABASE APPROVAL DATE: 5/26 PM, 6/27 CO

RECORDER'S CERTIFICATE:

ACCEPTED FOR FILING IN THE OFFICE OF THE CLERK AND RECORDER OF ARAPAHOE COUNTY, COLORADO AT _____ O'CLOCK _____ M. THIS _____ DAY OF _____, 20 _____ A.D.

CLERK AND RECORDER:

DEPUTY:

AMENDMENTS:

- 05/30/2017
REVISE GARAGES AND PARKING; ADD 2 PARKING SPACES AT TOWNHOME; MINOR LANDSCAPE REVISIONS.
- 03/05/2018
ADD RETAINING WALL W/ 6' WOOD FENCE; REVISE REAR PATIO, REVISE WALK; MODIFY LANDSCAPING FOR WALL AND WALK.
- 05/22/2019
ADD 6' VINYL FENCE ALONG FRONTAGE OF LOFT BUILDINGS

Know what's below.
Call before you dig.
CALL 811
1-800-422-1987

No.	By:	Date:	Description:
1	JDP	03/11/2016	PER CITY COMMENTS
2	JDP	04/22/2016	PER CITY COMMENTS
3	JDP	10/26/2016	PER CITY COMMENTS AND CLIENT CHANGES

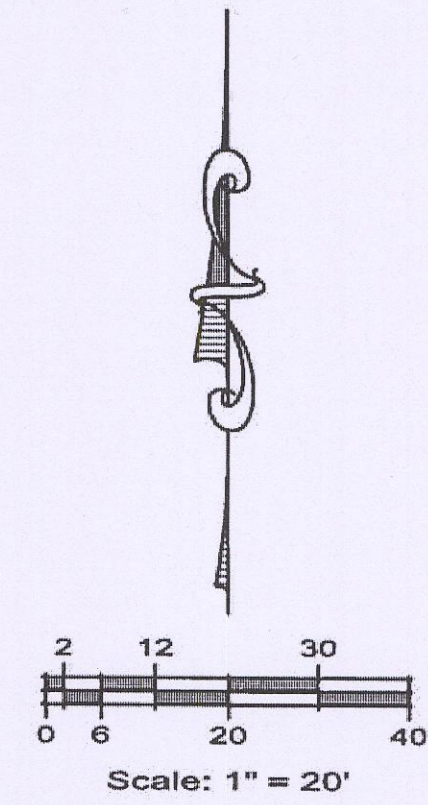
14900 East Hampden Avenue
Aurora, Colorado 80014
P: 303.337.1393
F: 303.337.1393
engineering@jdpco.com
jdpco.com
Civil Engineer & Land Surveyor

JUSTIN & DYLAN, LLC
16085 EAST MAPLEWOOD DRIVE
CENTENNIAL, COLORADO 80016
PHONE: (303) 297-7750
ATTN: MOSTAFA KARGARZADEH

Designed by: DRA
Drawn by: JDP
Checked by: DRA
Sheet No.: S1
Drawn by: CP-350
Date: 01/03/2016
Scale: N/A
Ver: N/A

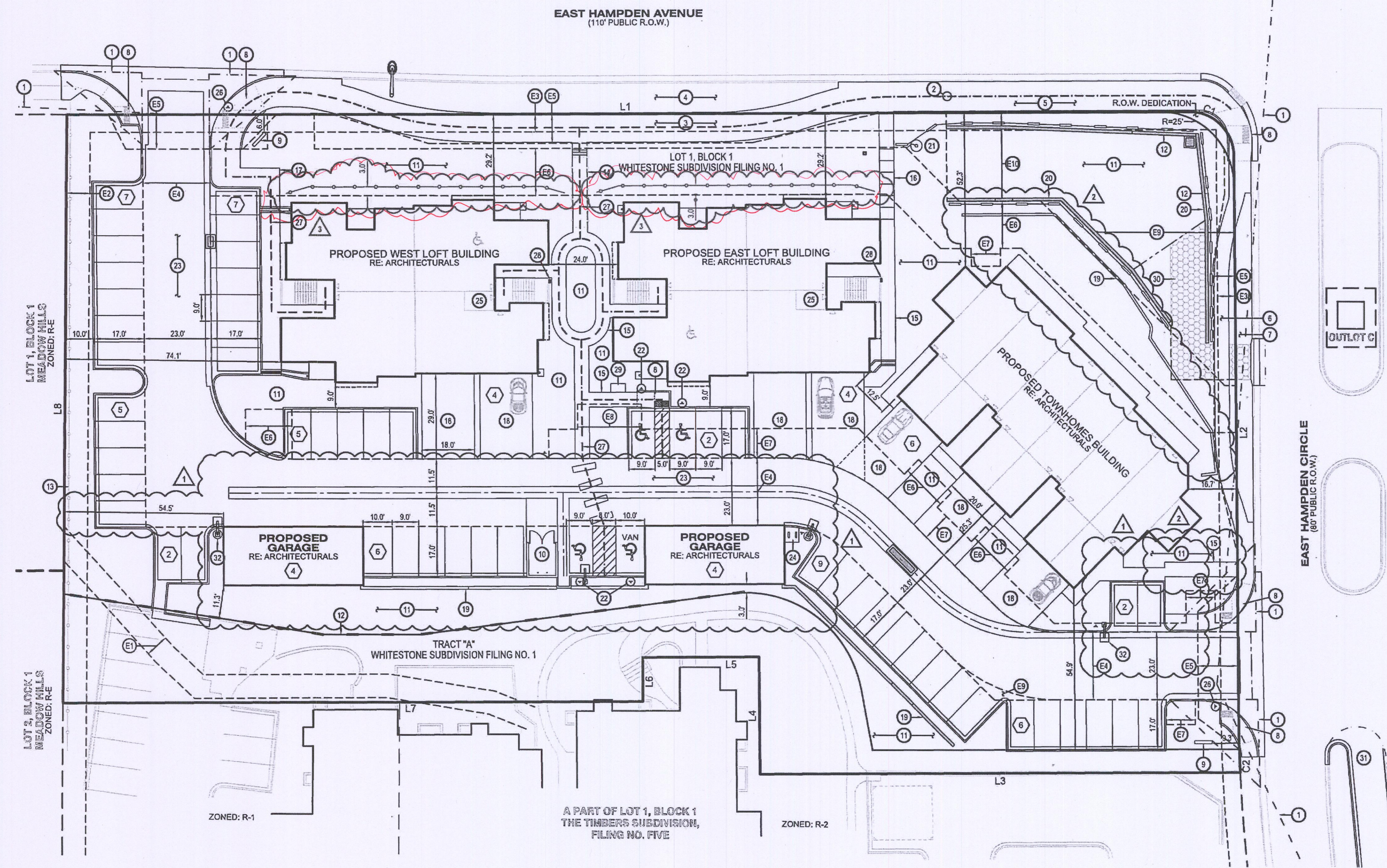
WHITESTONE LOFTS & HOMES SITE PLAN W/ WAIVER

LOT 1, BLOCK 1 AND TRACT "A", WHITESTONE SUBDIVISION FILING NO. 1
SITUATED IN THE NE 1/4 OF SECTION 6, T.5S., R.66W. OF THE 6TH P.M.
CITY OF AURORA, COUNTY OF ARAPAHOE, STATE OF COLORADO



CURVE DATA TABLE			
COURSE	DELTA	RADIUS	LENGTH
C1	90°00'00"	15.00'	23.56'
C2	02°18'42"	540.00'	21.79'

LINE DATA TABLE		
COURSE	BEARING	LENGTH
L1	N89°34'12"E	385.86'
L2	S00°25'48"E	188.22'
L3	S89°34'12"W	165.44'
L4	N00°25'48"W	40.00'
L5	S89°34'12"W	40.00'
L6	S00°25'48"E	15.00'
L7	S89°34'12"W	199.00'
L8	N00°28'08"E	200.03'



SCHEDULE:

- | | |
|---|--|
| 1 PROPOSED SIGHT TRIANGLE | 12 PROPOSED 3FT. DECORATIVE FENCE, RE: ARCHITECTURALS |
| 2 EXISTING BUS STOP TO REMAIN | 13 EXISTING FENCE LINE TO REMAIN |
| 3 PROPOSED 10' DETACHED CONCRETE WALK | 14 PROPOSED 5' CONCRETE WALK W/ RAILING |
| 4 PROPOSED 10' TREE LAWN | 15 PROPOSED 5' CONCRETE WALK |
| 5 PROPOSED 10' CONCRETE WALK | 16 PROPOSED 5' CONCRETE STEPPED WALK |
| 6 PROPOSED 5' DETACHED CONCRETE WALK | 17 PROPOSED 6.5' CONCRETE WALK |
| 7 PROPOSED 8' TREE LAWN | 18 PROPOSED CONCRETE DRIVEWAY |
| 8 PROPOSED HANDICAP RAMP | 19 PROPOSED MODULAR BLOCK RETAINING WALL |
| 9 PROPOSED MONUMENT SIGN, RE: ARCHITECTURALS | 20 PROPOSED STRUCTURAL MODULAR BLOCK RETAINING WALL IN POND AREA |
| 10 PROPOSED TRASH ENCLOSURE, RE: ARCHITECTURALS | 21 PROPOSED FLAG POLE |
| 11 PROPOSED LANDSCAPING, RE: LANDSCAPE PLAN | 22 PROPOSED ACCESSIBLE PARKING SIGN, MUTCD R7-8 & R7-3P |

EASEMENT SCHEDULE:

- | |
|---|
| E1 EXISTING 8' UTILITY EASEMENT, (BK.2317-PG.481) APPROXIMATE LOCATION ONLY |
| E2 EXISTING 8' UTILITY EASEMENT, (REC. NO. 1411364) |
| E3 EXISTING 6' GAS EASEMENT, (REC. NO. 1411364) |
| E4 PROPOSED 23' FIRE LANE, PUBLIC ACCESS & UTILITY EASEMENT |
| E5 PROPOSED SIDEWALK EASEMENT |
| E6 PROPOSED 16' UTILITY EASEMENT |
| E7 PROPOSED 10' UTILITY EASEMENT |
| E8 PROPOSED 22' UTILITY EASEMENT |
| E9 PROPOSED UTILITY EASEMENT |
| E10 PROPOSED DRAINAGE EASEMENT |

NOTES:

- THE CONTRACTOR IS SPECIALLY CAUTIONED THAT THE LOCATION AND/OR ELEVATION OF EXISTING UTILITIES AS SHOWN ON THESE PLANS IS BASED ON RECORDS OF THE VARIOUS UTILITY COMPANIES. A UTILITY LOCATOR SERVICE AND, WHERE POSSIBLE, MEASUREMENTS TAKEN IN THE FIELD, THE INFORMATION IS NOT TO BE RELIED ON AS EXACT OR COMPLETE. THE CONTRACTOR MUST CALL THE LOCAL UTILITY LOCATION CENTER AT LEAST 48 HOURS BEFORE ANY EXCAVATION TO REQUEST EXACT FIELD LOCATIONS OF THE UTILITIES. IT SHALL BE THE RESPONSIBILITY OF THE CONTRACTOR TO RELOCATE ALL EXISTING UTILITIES WHICH CONFLICT WITH THE PROPOSED IMPROVEMENTS SHOWN ON THE PLANS.
- ALL CONSTRUCTION OR CONSTRUCTION STAKING FOR THIS PROJECT SHALL BE DONE PER THE SIGNED AND APPROVED CIVIL CONSTRUCTION PLANS. ENGINEERING SERVICE COMPANY IS NOT LIABLE FOR ANY DISCREPANCIES BETWEEN ANY BID SET AND/OR BUILDING SET AND THE APPROVED CIVIL CONSTRUCTION PLANS.
- TRACT "A" CONTAINS EXISTING WALKS, DRIVE, PARKING, LANDSCAPING AND OTHER FEATURES TO REMAIN UNDER CONTROL OF THE CONDOMINIUM ASSOCIATION AT EAST HAMPDEN CIRCLE, INC. UNDER AN EASEMENT AGREEMENT RECORDED IN THE RECORDS OF ARAPAHOE COUNTY, COLORADO AT RECEPTION NO. _____.

Know what's below.
Call before you dig.
CALL 811
or the local Center for
1-800-822-1887

No.	Date	By	Description
1	03/11/2016	JDP	PER CITY COMMENTS
2	04/22/2016	JDP	PER CITY COMMENTS
3	10/26/2016	JDP	PER CITY COMMENTS AND CLIENT CHANGES

ENGINEERING SERVICE COMPANY
Creative Solutions Since 1984
14180 East Evans Avenue
Englewood, Colorado 80150
P: 303.337.1323
F: 303.337.1323
T: 1.877.271.0693

JUSTIN & DYLAN, LLC
16889 EAST MARLEWOOD DRIVE
CENTENNIAL, COLORADO 80016
ATTN: MUSTAFA MARGARAZADEH

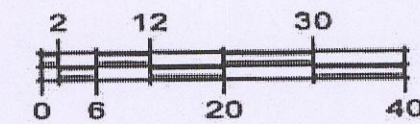
SITE PLAN
WHITESTONE LOFTS & HOMES SITE PLAN W/ WAIVER
LOT 1, BLOCK 1 AND TRACT "A", WHITESTONE SUBDIVISION FILING NO. 1
SITUATED IN THE NE 1/4 OF SECTION 6, T.5S., R.66W. OF THE 6TH P.M.
CITY OF AURORA, COUNTY OF ARAPAHOE, STATE OF COLORADO

Drawn by: **DRA**
Checked by: **JDP**
Sheet No.: **S2**

Drawn by: **CP-350**
Date: **01/05/2016**
Scale: **1"=20'**
Ver.: **N/A**

WHITESTONE LOFTS & HOMES SITE PLAN W/ WAIVER

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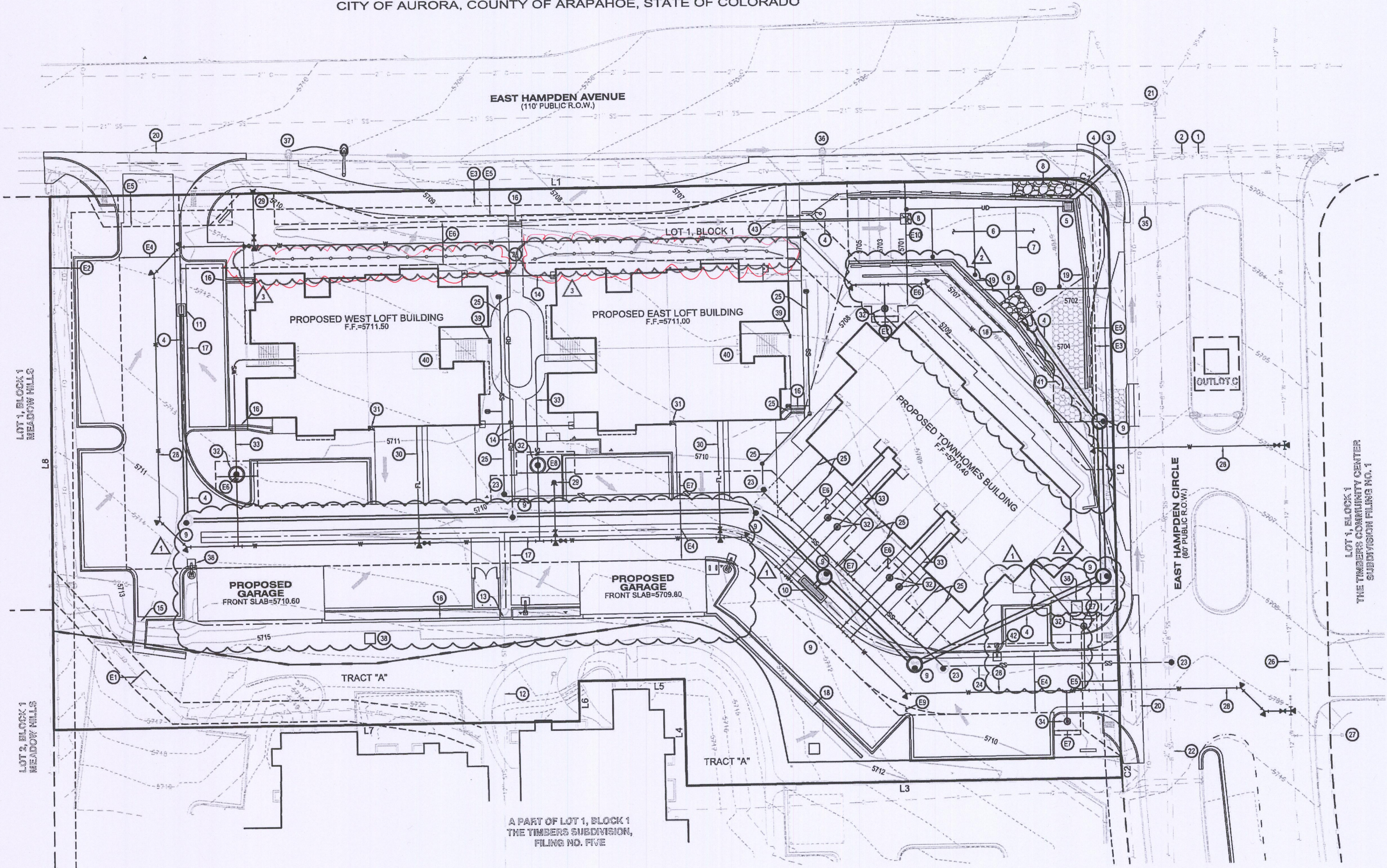


Scale: 1" = 20'
1' Contour Interval

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L7	S89°34'12"W	199.00'
L8	N00°28'08"E	200.03'

LEGEND	
	EXIST. CABLE TELEVISION LINE
	EXIST. ELECTRICAL LINE
	EXIST. FIBER-OPTIC LINE
	EXIST. GAS LINE
	EXIST. SANITARY SEWER LINE
	EXIST. STORM SEWER LINE
	EXIST. TELEPHONE LINE
	EXIST. WATER LINE
	EXIST. OVERHEAD UTILITY LINE
	PROP. STORM SEWER LINE (PRIVATE)
	PROP. FIRE LINE
	PROP. SANITARY SEWER LINE
	PROP. WATER LINE
	PROP. WATER SERVICE LINE
	EXIST. CONTOUR LINE
	PROP. CONTOUR LINE
	EXIST. FENCE LINE
	PROP. 2'-CATCH CURB AND GUTTER
	PROP. 1'-SPILL CURB AND GUTTER
	EXIST. FIRE HYDRANT
	EXIST. MANHOLE
	EXIST. POWER POLE
	EXIST. STREET LIGHT
	EXIST. TRAFFIC LIGHT
	EXIST. TELEPHONE PEDESTAL
	EXIST. WATER VALVE
	PROP. FIRE HYDRANT
	PROP. MANHOLE
	PROP. WATER METER
	PROP. WATER VALVE
	DRAINAGE FLOW ARROW



SCHEDULE:

- | | | | |
|---|--|---|---|
| 1 EXISTING 18" STORM SEWER LINE | 12 EXISTING 12" STORM SEWER TO REMAIN | 23 PROPOSED SANITARY MANHOLE | 34 PROPOSED IRRIGATE METER |
| 2 EXISTING STORM MANHOLE | 13 DAYLIGHT EXISTING 12" STORM AT PROPOSED HEADWALL | 24 PROPOSED SANITARY SEWER MAIN | 35 EXISTING TRAFFIC LIGHT TO REMAIN |
| 3 EXISTING STORM INLET TO REMAIN | 14 PROPOSED ROOF DRAIN LINE | 25 PROPOSED SANITARY SERVICE LINE | 36 EXISTING STREET LIGHT TO REMAIN |
| 4 PROPOSED STORM SEWER LINE | 15 PROPOSED 4' CONCRETE CHANNEL | 26 EXISTING 12" WATER MAIN | 37 EXISTING STREET LIGHT TO BE RELOCATED |
| 5 PROPOSED OUTLET STRUCTURE | 16 PROPOSED SIDEWALK CHASE, PER C.O.A. STD. S3 | 27 EXISTING FIRE HYDRANT #17H-40 | 38 PROPOSED TRANSFORMER—APPROXIMATE LOCATION ONLY, DESIGNED BY OTHERS |
| 6 PROPOSED DETENTION AND WATER QUALITY POND | 17 PROPOSED 4' CONCRETE PAN, PER C.O.A. STD. S7.6 | 28 PROPOSED WATER MAIN | 39 PROPOSED KNOX BOX |
| 7 PROPOSED POND UNDERDRAIN LINE, TYPICAL | 18 PROPOSED MODULAR BLOCK RETAINING WALL | 29 PROPOSED FIRE HYDRANT | 40 PROPOSED SPRINKLER RISER ROOM |
| 8 PROPOSED RIPRAP | 19 PROPOSED STRUCTURAL MODULAR BLOCK RETAINING WALL IN POND AREA | 30 PROPOSED FIRE LINE (PRIVATE) | 41 PROPOSED DETENTION POND ACCESS |
| 9 PROPOSED STORM MANHOLE | 20 PROPOSED 6' CONCRETE CROSSSPAN, PER C.O.A. STD. S4.1 | 31 PROPOSED F.D.C. (FIRE DEPARTMENT CONNECTION) W/ APPROVED KNOX CAPS | 42 PROPOSED LIGHT POLE, TYPICAL RE: PHOTOMETRICS |
| 10 PROPOSED TRIPLE DENVER TYPE 16 INLET | 21 EXISTING SANITARY MANHOLE | 32 PROPOSED WATER METER | 43 PROPOSED AREA DRAIN |
| 11 PROPOSED SINGLE DENVER TYPE 16 INLET | 22 EXISTING 6" SANITARY SEWER MAIN | 33 PROPOSED WATER SERVICE LINE | |

EASEMENT SCHEDULE:

- | |
|---|
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| E4 PROPOSED 23' FIRE LANE, PUBLIC ACCESS & UTILITY EASEMENT |
| E5 PROPOSED SIDEWALK EASEMENT |
| E6 PROPOSED 16' UTILITY EASEMENT |
| E7 PROPOSED 10' UTILITY EASEMENT |
| E8 PROPOSED 22' UTILITY EASEMENT |
| E9 PROPOSED UTILITY EASEMENT |
| E10 PROPOSED DRAINAGE EASEMENT |

NOTES:

- THE CONTRACTOR IS SPECIALLY CAUTIONED THAT THE LOCATION AND/OR ELEVATION OF EXISTING UTILITIES AS SHOWN ON THESE PLANS IS BASED ON RECORDS OF THE VARIOUS UTILITY COMPANIES, A UTILITY LOCATOR SERVICE AND, WHERE POSSIBLE, MEASUREMENTS TAKEN IN THE FIELD. THE INFORMATION IS NOT TO BE RELIED ON AS EXACT OR COMPLETE. THE CONTRACTOR MUST CALL THE LOCAL UTILITY LOCATION CENTER AT LEAST 48 HOURS BEFORE ANY EXCAVATION TO REQUEST EXACT FIELD LOCATIONS OF THE UTILITIES. IT SHALL BE THE RESPONSIBILITY OF THE CONTRACTOR TO RELOCATE ALL EXISTING UTILITIES WHICH CONFLICT WITH THE PROPOSED IMPROVEMENTS SHOWN ON THE PLANS.
- ALL CONSTRUCTION OR CONSTRUCTION STAKING FOR THIS PROJECT SHALL BE DONE PER THE SIGNED AND APPROVED CIVIL CONSTRUCTION PLANS. ENGINEERING SERVICE COMPANY IS NOT LIABLE FOR ANY DISCREPANCIES BETWEEN ANY BID SET AND/OR BUILDING SET AND THE APPROVED CIVIL CONSTRUCTION PLANS.
- ALL PROPOSED GRADING AND DRAINAGE PATTERNS AND PROPOSED UTILITY LINES SHOWN HEREON IS PRELIMINARY AND SHALL NOT BE RELIED UPON FOR CONSTRUCTION.

BENCHMARK:

CITY OF AURORA BM #556806NE001
CHISELED SQ NE COR C O INLET @ E PCR SE COR E HAMPDEN AVE & E JEFFERSON AVE
ELEVATION = 5711.527 FEET (NAVD 1988 DATUM)

Know what's below.
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CALL 811
WWW.CALL811.CO
1-800-922-1887

Revisions		Date	By
No.	Description		
1	PER CITY COMMENTS	03/11/2016	JDP
2	PER CITY COMMENTS	04/22/2016	JDP
3	PER CITY COMMENTS AND CLIENT CHANGES	10/26/2016	JDP

ENGINEERING SERVICE COMPANY
14100 East Spruce Avenue
Aurora, Colorado 80014
P: 303.297.1887
F: 303.297.1881
E: info@escc.com
WWW.ESCC.COM
17E 187TH STREET

PRELIMINARY GRADING & UTILITY PLAN
WHITESTONE LOFTS & HOMES SITE PLAN W/ WAIVER
LOT 1, BLOCK 1 AND TRACT "A", WHITESTONE SUBDIVISION FILING NO. 1
SITUATED IN THE NE 1/4 OF SECTION 6, T.5S., R.66W. OF THE 6TH P.M.
CITY OF AURORA, COUNTY OF ARAPAHOE, STATE OF COLORADO

JUSTIN & DYLAN, LLC
14100 EAST SPRUCE AVENUE
CENTENNIAL, COLORADO 80116
PHONE: (303) 297-1750
FAX: (303) 297-1881
ATTN: JUSTIN & DYLAN, LLC

Designed by:	CP-350
Drawn by:	CP-350
Checked by:	01/08/2016
Scale:	Horizontal: 1"=20'
Vertical:	N/A
Sheet No.:	S3

WHITESTONE LOFTS & HOMES SITE PLAN W/WAIVER

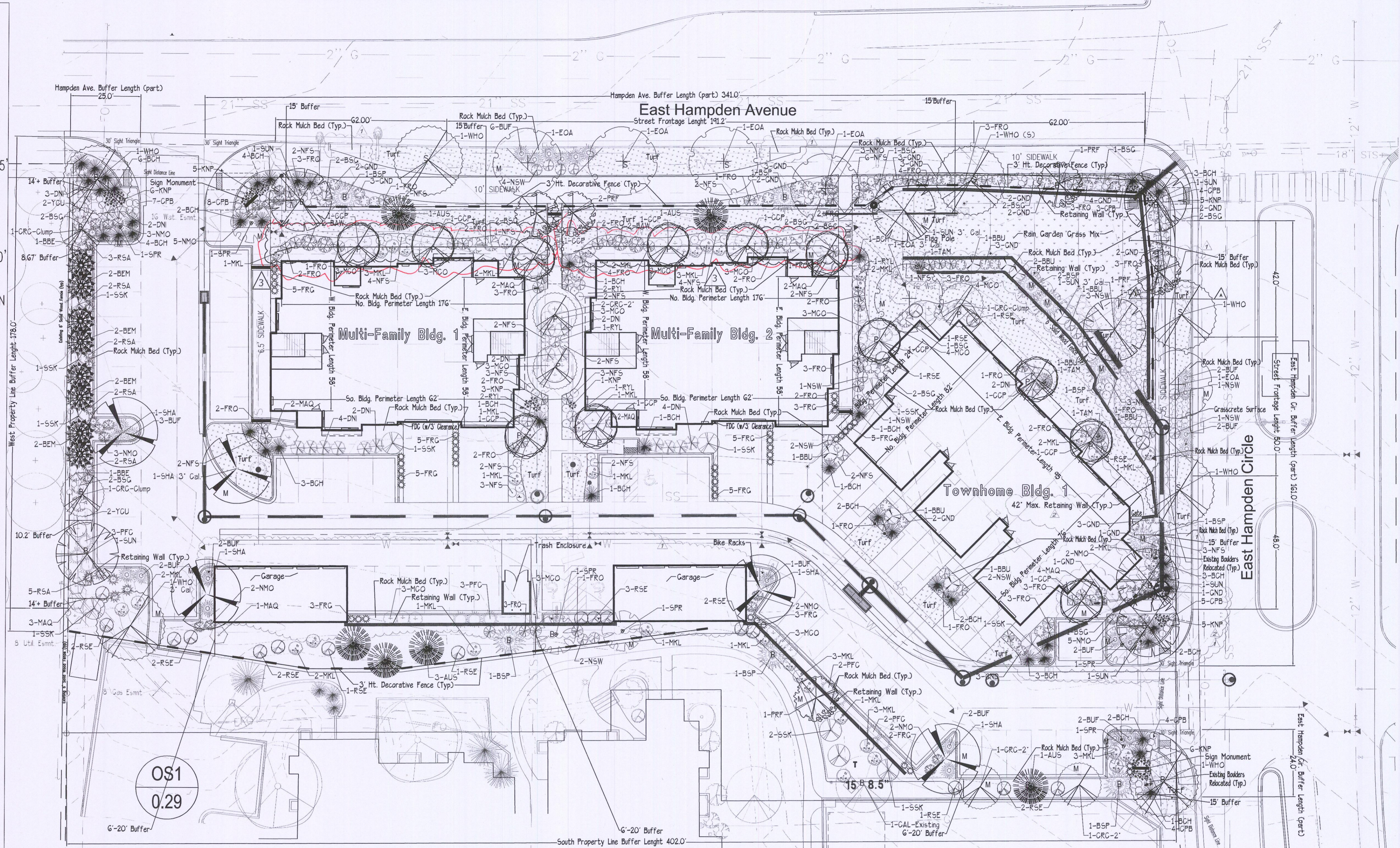
LOT 1, BLOCK 1 AND TRACT "A", WHITESTONE SUBDIVISION FILING NO. 1
SITUATED IN THE NE 1/4 OF SECTION 6, T.5S., R.66W. OF THE 6TH P.M.
CITY OF AURORA, COUNTY OF ARAPAHOE, STATE OF COLORADO

PLANT LEGEND - Existing

CAL Crab Apple Large Existing 25'X20'

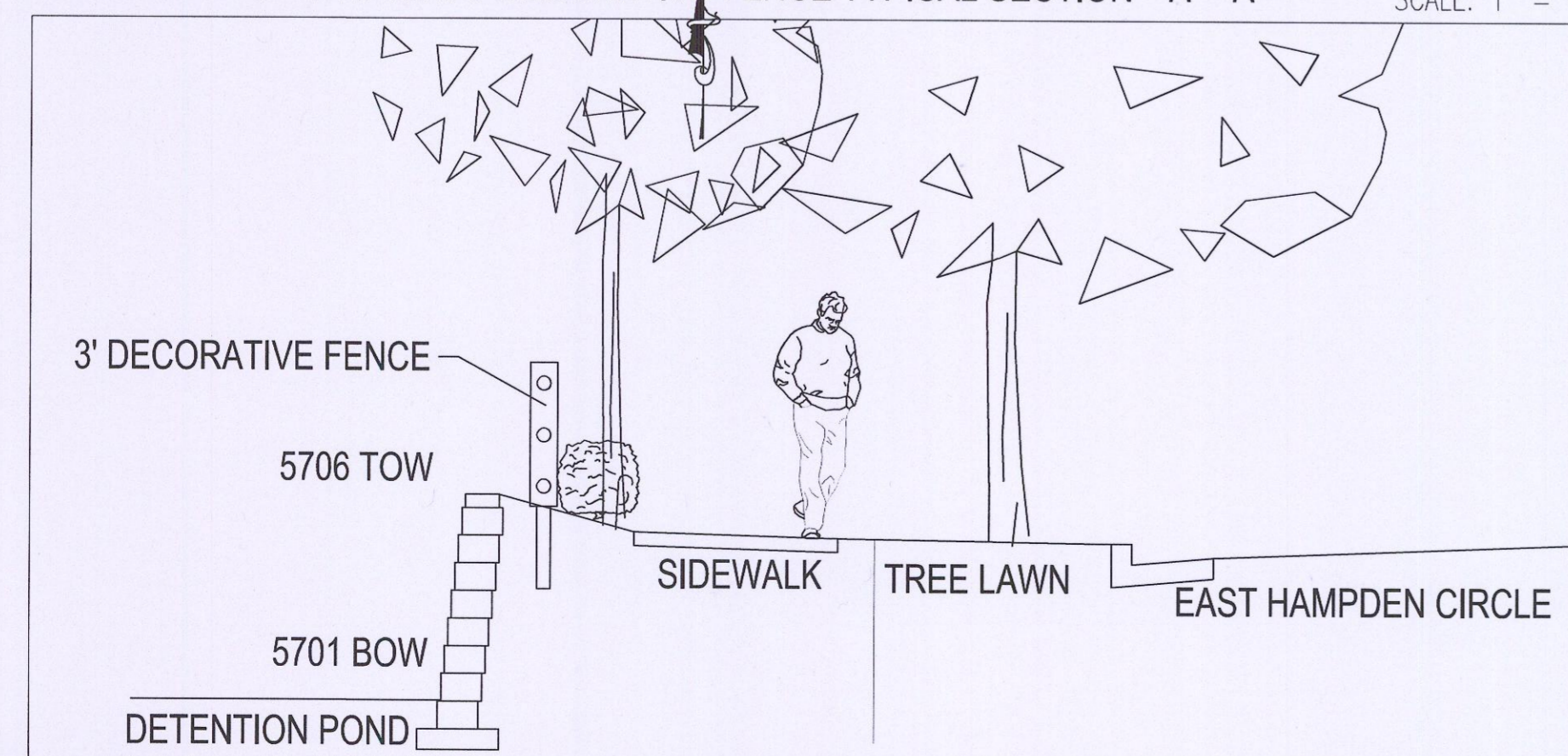
PLANT LEGEND - Proposed

- AUS 6'-8' Austrian Pine 50'X20'
- BEM 6' Bosnian Pine Emerald Arrow 25'X12'
- BSP 6'-8' Bakeri Spruce 30'X10'
- SHA Shademaster Honeylocust 2.5" & 3" 50'X35'
- SUN Sunburst Locust - 2.5" & 3" Cal. 35'X25'
- M = Mitigation Tree (see Mitigation Table)
- WHO White Oak-2.5" & 3" Cal. 45'X45'
- EOA English Oak-2.5" & 3" Cal. 50'X40'
- = STREET TREE DESIGNATION
- = BUFFER TREE DESIGNATION
- = BLDG. PERIMETER TREE DESIGNATION
- PRF Prairifire Crab 2.0" Cal. 20'X20' & 6'-8' Clump B&B
- SPR Spring Snow Crab 2.0" 20'X15'
- CRC Canada Red Chokecherry 6'-8' Clump B&B 25'X20'
- CCP Chanticleer Pear 2.0" 35'X15'
- BAW Allgold Warminster Broom 6'x6'
- BSG Spanish Gold Broom 4'x6'
- MAQ Oregon Grape Holly 6' X 6'
- MCO Compact Oregon Grape Holly 3'X4'
- BCH Blue Chip Juniper 10"X6'
- BUF Buffalo Juniper 12"X6'
- TAM Tammy Juniper 3'X6'
- PFC Compact Pfitzer Juniper 4'x5'
- CPB Crimson Pygmy Barberry 2'X3'
- BBE Silver Buffalobery 8'X6'
- BBU Burning Bush 8'X6'
- YCU Golden Current 6'X6'
- MKL Miss Kim Lilac 5 Gal. 5'x5'
- RYL Royalty Lilac 8'x4'
- GND Darts Gold Ninebark 4'X4'
- NMO Mountain Ninebark 3'X4'
- DNI Dwarf Ninebark 5'X5'
- NSW Summer Wine Ninebark 4' X 4'
- KNP Knockout Pink Rose 3'x3'
- RSA Russian Sage 4'X3'
- SSK Saskatoon Serviceberry 10' X 8'
- RSE Regent Serviceberry 6' X 5'
- NFS Neon Flash Spirea 3'X3'
- FRO Frobel Pink Spirea 4' X 4'
- FRG Feather Reed Grass 5-6'x24"



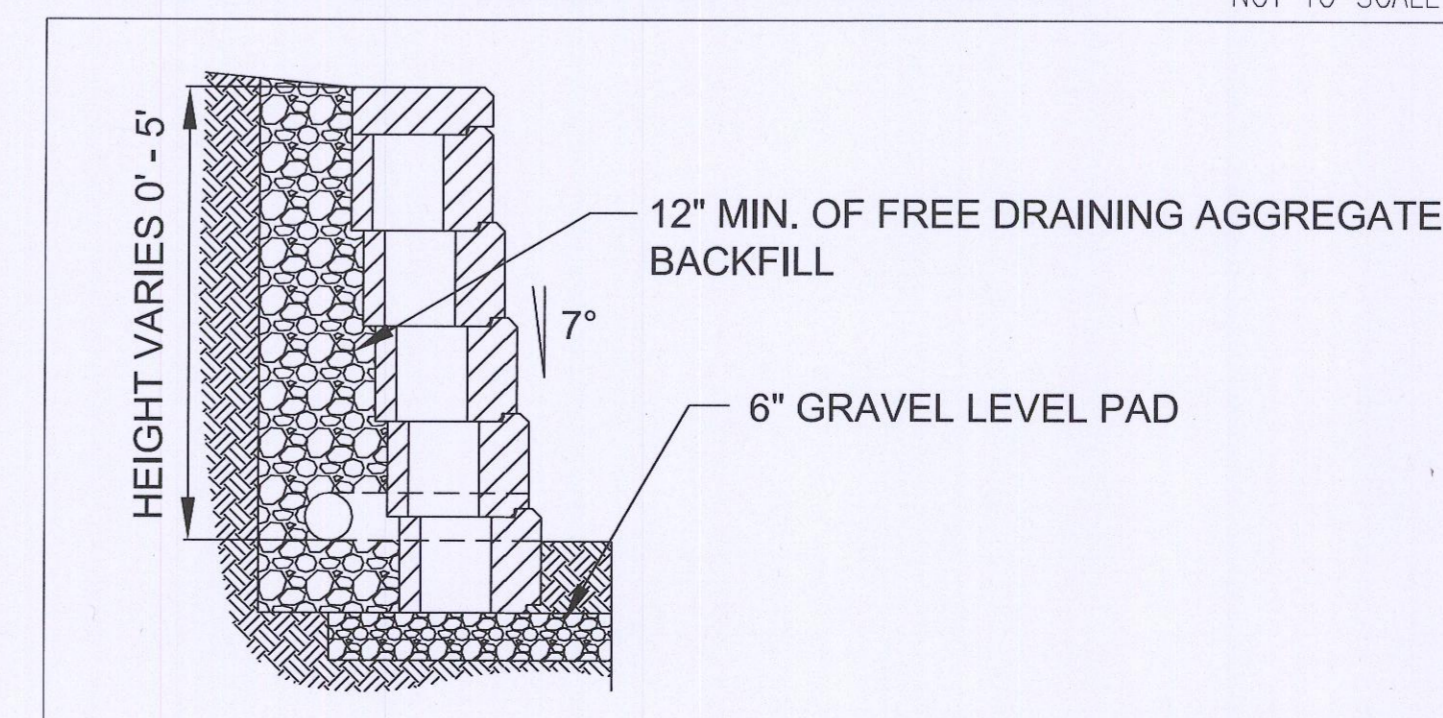
DETENTION POND WALL & 3' DECORATIVE FENCE TYPICAL SECTION - 'A' - 'A'

SCALE: 1" = 4'

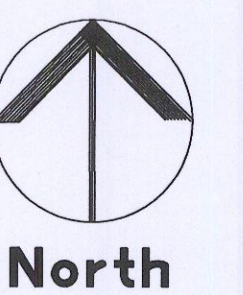
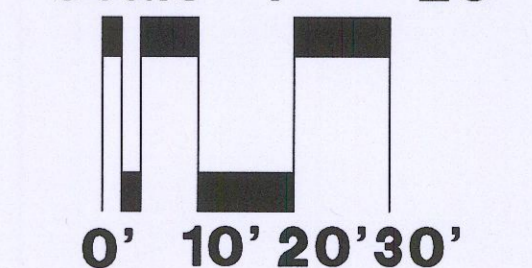


MODULAR BLOCK RETAINING WALL - TYPICAL DETAIL

NOT TO SCALE



Scale: 1" = 20'



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1-800-922-1987

No.	Revisions	Description	By	Date
1	PER CITY COMMENTS			03/11/2016
2	PER CITY COMMENTS			04/22/2016
3	PER CITY COMMENTS			05/02/2016
4	PER REVISION TRANSFORMER LOCATIONS			05/02/2016
5	PER REVISION TRASH ENCLOSURE & PARKING LOCATIONS			11/30/2016
6	AMENDMENT 1 - PARKING AREA & TREE LAWN REVISIONS			05/30/2017
7	AMENDMENT 2 - TH RETAINING WALL & PLANTINGS REVISIONS			03/08/2018

Prepared by:
Kibby Smith & Associates, Inc.
Land Planning & Design
6801 So. Hudson Ct., Centennial, CO 80121
(303) 674-9443 Fax: (303) 674-9474

LANDSCAPE PLAN & KEY
WHITESTONE LOFTS & HOMES SITE PLAN W/WAIVER
SITUATED IN THE NE 1/4 OF SECTION 6, T.5S., R.66W. OF THE 6TH P.M.
CITY OF AURORA, COUNTY OF ARAPAHOE, STATE OF COLORADO
Prepared For:
JUSTIN & DYLAN, LLC
16089 EAST MARLEWOOD DRIVE
CENTENNIAL, COLORADO 80116
ATTN: MOSTAFA KARGARZADEH

Designed by: KJS
Drawn by: KJS
Checked by: KJS
Sheet No.: S-4
KSA Job # 419.0
CP-350
Date: 12/29/2015
Scale: 1" = 20'