OUTLOOK SEVEN HILLS TOWNHOMES - SITE PLAN

LOT 2, BLOCK 1, SEVEN HILLS SUBDIVISION FILING NO. 13,
COUNTY OF ARAPAHOE, STATE OF COLORADO

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LEGAL DESCRIPTION

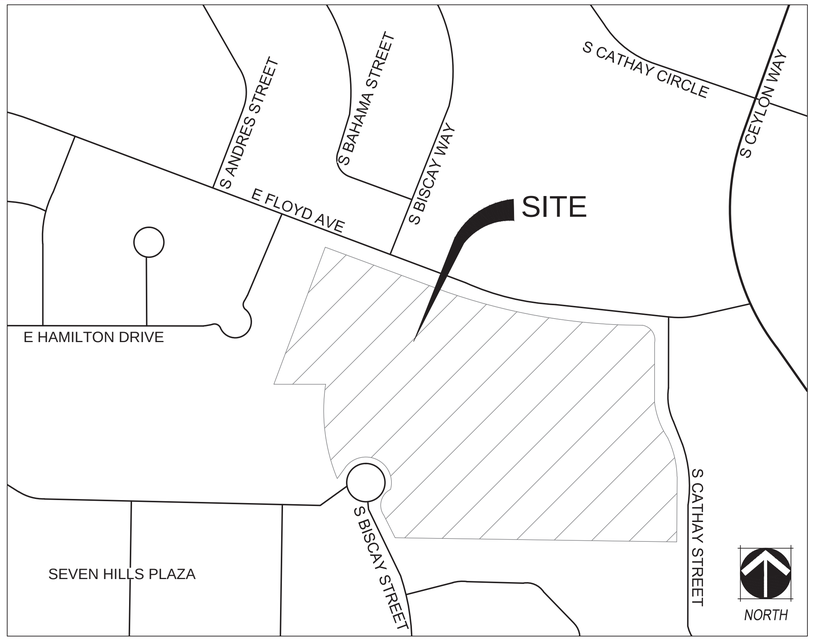
LOT 2, BLOCK 1, SEVEN HILLS SUBDIVISION FILING NO. 13,
COUNTY OF ARAPAHOE, STATE OF COLORADO

SITE DATA TABLE

LAND AREA WITHIN PROPERTY LINES		9.67 ACRES
NUMBER OF BUILDINGS	21 BUILDINGS	(20 TOWNHOMES, 1 POOL/MAINTENANCE; SEE BELOW FOR IRC/IBC INFORMATION)
TOTAL NUMBER OF UNITS		96 UNITS
PROPOSED DENSITY		9.93 DU/AC
MAXIMUM BUILDING HEIGHT		35 FEET
TOTAL BUILDING COVERAGE AND GFA		2.00 ACRES
HARD SURFACE AREA (EXCLUDING SIDEWALKS)		2.37 ACRES
LANDSCAPE AREA (INCLUDING DETENTION BASIN)		4.39 ACRES
PATIO AREA		0.12 ACRES
SIDEWALK AREA		0.79 ACRES
CURRENT ZONING CLASSIFICATION		R-1A
MAXIMUM PERMITTED/ALLOWABLE SIGN AREA		96 SF
PROPOSED TOTAL SIGN AREA		96 SF
PROPOSED NUMBER OF SIGNS		1 (MONUMENT)
PARKING SPACES		
REQUIRED ON-SITE		240 SPACES
PROVIDED ON-SITE		240 SPACES
GARAGE SPACES		192 SPACES
SURFACE PARKING ON-SITE		48 SPACES
ACCESSIBLE SPACES		
REQUIRED		2 SURFACE SPACES
PROVIDED		2 SURFACE SPACES (1 VAN)
ADDITIONAL OFF-SITE SPACES		
PROVIDED IN RIGHT-OF-WAY		44 SPACES
TOTAL AVAILABLE SPACES		**284 SPACES**

	TOWNHOMES	POOL MAINTENANCE/OFFICE BLDG
CODE STANDARD:	IRC	2015 IBC
OCCUPANCY CLASSIFICATION:	Not Applicable	S-1
BUILDING TYPE:	SFA	B
CONSTRUCTION TYPE:	Not Applicable	V-B NON-RATED
FIRE SPRINKLER:	NOT REQUIRED	NOT REQUIRED

City of Aurora



VICINITY MAP
SCALE: 1"=2,000'

SEVEN HILLS SITE PLAN

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
(EVERGREEN DEVCO, INC.)

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

BY:
_____ CORPORATE SEAL
(PRINCIPALS OR OWNERS)

STATE OF COLORADO)SS
COUNTY OF _____)

THE FOREGOING INSTRUMENT WAS ACKNOWLEDGED BEFORE ME THIS ___DAY OF _____AD, _____BY

_____
(PRINCIPALS OR OWNERS)

WITNESS MY HAND AND OFFICIAL SEAL NOTARY SEAL

_____
(NOTARY PUBLIC)

MY COMMISSION EXPIRES _____
NOTARY BUSINESS ADDRESS:
_____

CITY OF AURORA APPROVALS

CITY ATTORNEY: _____DATE: _____

PLANNING DIRECTOR: _____DATE: _____

PLANNING COMMISSION: _____DATE: _____
(CHAIRPERSON)

CITY COUNCIL: _____DATE: _____
(MAYOR)

ATTEST: _____DATE: _____
(CITY CLERK)

DATABASE APPROVAL DATE: _____

RECORDER'S CERTIFICATE:
ACCEPTED FOR FILING IN THE OFFICE OF THE CLERK AND RECORDER OF _____ COLORADO AT _____O'CLOCK ___M, THIS _____ DAY OF _____ AD, _____.

CLERK AND RECORDER: _____ DEPUTY:_____

ARCHITECT:
KEPHART
2555 WALNUT STREET
DENVER, CO 80205

KEPHART
community ■ planning ■ architecture

ENGINEER:
HARRIS KOCHER SMITH
1120 LINCOLN STREET, SUITE 1000
DENVER, CO 80203

HKS HARRIS KOCHER SMITH

APPLICANT:
EVERGREEN DEVCO, INC.
1873 S. BELLAIRE ST.,
SUITE 1106
DENVER, CO 80222

Evergreen
Development | Services | Investments

LANDSCAPE/PLANNING:
NORRIS DESIGN
1101 BANNOCK STREET
DENVER, CO 80204

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Planning | Landscape Architecture | Project Promotion

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OUTLOOK SEVEN HILLS TOWNHOMES
SITE PLAN
AURORA, CO

OWNER:
EVERGREEN DEVELOPMENT
JEFF WIKSTROM
1873 S. BELLAIRE ST., SUITE 1106
DENVER,CO 80222
303-757-0401

NOT FOR CONSTRUCTION

DATE:
08/18/17 SP-01
10/06/17 SP-02
1/5/18 SP-03 TECH
3/13/18 SP-04 TECH

SHEET TITLE:
COVER SHEET

SHEET 1 OF 25

CHECKED BY: JC & PH
DRAWN BY: ML, NP, KS

OUTLOOK SEVEN HILLS TOWNHOMES - SITE PLAN

LOT 2, BLOCK 1, SEVEN HILLS SUBDIVISION FILING NO. 13,

COUNTY OF ARAPAHOE, STATE OF COLORADO

City of Aurora

GENERAL NOTES

1. 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.

2. ALL SIGNS MUST CONFORM TO THE CITY OF AURORA SIGN CODE.

3. 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."

4. "ACCESSIBLE EXTERIOR ROUTES SHALL BE PROVIDED FROM PUBLIC TRANSPORTATION STOPS, ACCESSIBLE PARKING AND ACCESSIBLE PASSENGER LOADING ZONES AND PUBLIC SIDEWALKS TO 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 (EXCEPTION: TO AN ACCESSIBLE GARAGE). AN ACCESSIBLE ROUTE CAN ONLY BE WITHIN A DRIVE AISLE WHEN IT IS BEING EXTENDED TO AN ACCESSIBLE PARKING GARAGE. 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 STATE HOUSE BILL 03-1221 AS ADOPTED ON 29 MAY 03. THE STATE STATUTE IS NOT INTENDED TO SUPPLEMENT OTHER LAWS ALREADY IN PLACE.

5. THE APPLICANT HAS THE OBLIGATION TO COMPLY WITH ALL APPLICABLE REQUIREMENTS OF THE AMERICAN WITH DISABILITIES ACT.

6. 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.

7. 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.

8. 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.

9. ALL BUILDING ADDRESS NUMBERS SHALL COMPLY WITH THE AURORA CITY CODE ORDINANCE, CHAPTER 126-ARTICLE VII-NUMBERING OF BUILDINGS.

10. 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.

11. 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.

12. FINAL GRADE SHALL BE AT LEAST SIX (6) INCHES BELOW ANY EXTERIOR WOOD SIDING ON THE PREMISES.

13. 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.

14. 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.

15. 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.

16. 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.

17. FIRE LANE AND HANDICAPPED PARKING SIGNS, SIGN DETAILS, HANDICAPPED PARKING STALL DETAILS, AND LOCATIONS SHALL BE SUBMITTED AND APPROVED WITH THE CIVIL PLANS, "SIGNAGE AND STRIPING" PACKAGE. THIS SIGN PACKAGE SHALL INCLUDE ALL OTHER SIGNS AS REQUIRED BY OTHER CITY DEPARTMENTS.

18. THE CITY OF AURORA ENFORCES HANDICAPPED ACCESSIBILITY REQUIREMENTS BASED ON 2015 IBC, CHAPTER 11, THE ICC A117.1-2009. SITES CONTAINING SEVEN OR MORE RESIDENTIAL UNITS ARE REQUIRED BY STATE STATUTES TO COMPLY WITH COLORADO STATE HOUSE BILL 03-1221, ARTICLE 5 - STANDARDS FOR ACCESSIBLE HOUSING (C.R.S. 9-5- 101 TO 9-5-106).

19. THIS SHALL CONSTITUTE A CONTRACT THAT SHALL GUARANTEE TO THE GOVERNING BODY THAT BEFORE THE ISSUANCE OF THE FINAL CERTIFICATE OF OCCUPANCY THE OVERALL SITE WILL MEET THE ACCESSIBILITY REQUIREMENTS OF STATE HOUSE BILL 03-1221. THE SITE PLAN WILL REFLECT AN IMPLEMENTATION PLAN DEFINING THE APPROPRIATE NUMBER OF ACCESSIBILITY POINT VALUE PER DWELLING UNITS FOR PERSONS WITH DISABILITIES, AS PROVIDED IN C.R.S. 9-5-105. ACCESSIBLE UNITS SHALL BE CONSTRUCTED IN SUCH A MANNER AS TO BE EASILY ACCESSIBLE AND ADAPTABLE FOR PERSONS WITH DISABILITIES AND WILL COMPLY WITH THE MOST CURRENT VERSION OF THE AMERICAN NATIONAL STANDARD FOR THE BUILDING AND FACILITIES PROVIDING ACCESSIBILITY AND USABILITY FOR PHYSICALLY HANDICAPPED PEOPLE, PROMULGATED BY THE AMERICAN NATIONAL STANDARD INSTITUTE, COMMONLY CITED AS ANSI A117.1-2009.

OWNER OF PROPERTY FOR THE ABOVE PERMIT:_____.

20. NEW RESIDENTIAL BUILDINGS SHALL BE PROVIDED WITH APPROVED ADDRESS IDENTIFICATION THAT IS LEGIBLE AND PLACED IN A POSITION THAT IS VISIBLE FROM THE GARAGE SIDES AND THE FRONT ENTRANCE SIDES FRONTING ONTO GREENBELTS. NUMBERS SHALL BE NOT LESS THAN 4 HIGH WITH A MINIMUM STROKE WIDTH OF ½ INCH (2015 IFC, 505.1).

ACCESSIBILITY DATA

- REFERENCE ARCHITECTURAL SITE PLAN (SHEET A1-0.0) FOR ACCESSIBLE UNIT LOCATIONS. ALL ACCESSIBLE UNITS MUST BE PROVIDED WITH AN ACCESSIBLE ROUTE AS WELL AS COMMON ELEMENTS.
- FOR SITE ACCESSIBILITY REQUIREMENTS AND ALL SITE ACCESSIBILITY DETAILING, REFER TO CIVIL ENGINEER'S DOCUMENTS.
- CONTRACTORS MUST REVIEW ALL ACCESSIBILITY REQUIREMENTS AS PRESENTED IN THESE CONSTRUCTION DOCUMENTS PRIOR TO STARTING ANY CONSTRUCTION.
- 2015 IRC DEFINES TOWNHOUSES AS SINGLE FAMILY DWELLING UNITS AND AS SUCH ARE EXEMPT FROM ACCESSIBILITY REQUIREMENTS. HOWEVER, COLORADO REVISED STATUTES TITLE 9, ARTICLE 5 (C.R.S. 9-5) REQUIRES A GRADUATED TOTAL OF POINTS PER THE NUMBER OF UNITS IN THE PROJECT. THE PROJECT MUST PROVIDE THE FOLLOWING ACCESSIBLE UNITS:

TOTAL BUILDINGS:	20 BUILDINGS
TOTAL DWELLING UNITS:	96 UNITS
STATE LAW REQUIREMENTS (C.R.S. 9-5)	42 POINTS REQUIRED

UNIT	ACCESSIBLE DWELLING UNIT TYPE	POINTS
UNIT A	MULTI-STORY TYPE 'B' VISITABLE GROUND FLOOR UNIT	30
UNIT B	N/A	
UNIT C	MULTI-STORY TYPE 'B' VISITABLE GROUND FLOOR UNIT	12
		42 PROJECT POINTS PROVIDED

2015 IRC REQUIREMENTS

SINGLE FAMILY ATTACHED
ALL DWELLING UNITS IN EACH OF THE BUILDINGS ARE MULTI-STORY UNITS WITH NO ELEVATOR ACCESS. PER 2015 IBC 1107.7.2. MULTI-STORY DWELLING UNITS WHICH ARE NOT PROVIDED WITH ELEVATOR SERVICE ARE NOT REQUIRED TO BE TYPE 'B' UNITS, THEREFORE, THESE DWELLING UNITS ARE EXEMPTED FROM ACCESSIBILITY REQUIREMENTS.

ACCESSIBILITY DETAILS

REFER TO ACCESSIBILITY DETAILS FOR CLEARANCES AND FURTHER CLARIFICATION OF ACCESSIBILITY AT REQUIRED TYPE 'B' VISITABLE GROUND FLOOR UNITS.

CHECKED BY: JC & PH
DRAWN BY: ML, NP, KS

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SHEET TITLE:
GENERAL NOTES

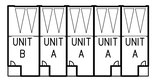
OUTLOOK SEVEN HILLS TOWNHOMES - SITE PLAN

LOT 2, BLOCK 1, SEVEN HILLS SUBDIVISION FILING NO. 13,
COUNTY OF ARAPAHOE, STATE OF COLORADO

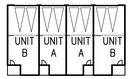
Begin the easement dedications by separate documents and start the License Agreement process

BUILDING UNIT LEGEND:

* REFER TO SHEET 2 FOR ACCESSIBILITY DATA REQUIREMENTS



5–PLEX



4–PLEX

HANDICAP ACCESSIBILITY REQUIREMENTS	
TOTAL REQUIRED	42
DWELLING UNIT TYPE	ACCESSIBILITY VALUE
A	1
B	1
PROVIDED BY BLDG	ACCESSIBILITY VALUE
BLDG 1	2
BLDG 2	-
BLDG 3	-
BLDG 4	4
BLDG 5	4
BLDG 6	4
BLDG 7	-
BLDG 8	5
BLDG 9	3
BLDG 10	-
BLDG 11	-
BLDG 12	4
BLDG 13	-
BLDG 14	-
BLDG 15	4
BLDG 16	-
BLDG 17	4
BLDG 18	-
BLDG 19	4
BLDG 20	4
TOTAL PROVIDED	42

LEGEND

	EXISTING	PROPOSED
PROPERTY BOUNDARY		
RIGHT–OF–WAY		
LANDSCAPE BUFFER		
ACCESS EASEMENT		
DRAINAGE EASEMENT		
UTILITY EASEMENT		
FENCE		
HANDRAIL (SEE LANDSCAPE PLANS FOR DETAILS)		
RETAINING WALL		
SAWCUT		
CONCRETE HATCH		
ACCESSIBILITY ROUTE		
CURB RAMPS		
HANDICAP ACCESSIBILE PARKING		
30–FT CORNER SIGHT TRIANGLE PER CITY OF AURORA STANDARDS (CORNER TRIANGLES MUST BE FREE OF ALL LANDSCAPE OVER 26–IN IN HEIGHT)		
SIGHT DISTANCE TRIANGLE PER AASHTO STANDARDS (NO ITEMS THAT ARE WIDER THAN 18–IN MAY BE TALLER THAN 30–IN WITHIN THE AASHTO SIGHT TRIANGLE EXCEPT FOR STREETS TREES AND TRAFFIC CONTROL DEVICES AND EQUIPMENT)		
SIGNS		
FIRE HYDRANT		
WATER METER/ VAULT		
STREET LIGHT		
PARKING STALL COUNT		5
BUILDING NUMBER		5

ANNOTATIVE LEGEND:

1. EX "PRIVATE PROPERTY NO DUMPING, NO TRESPASSING, VIOLATORS WILL BE PROSECUTED!" SIGN TO BE REMOVED
2. PR "NO PARKING – FIRE LANE" SIGN
3. PR "NO PARKING" SIGN

CHECKED BY: JC & PH
DRAWN BY: ML, NP, KS

CITY OF AURORA SITE PLAN NOTES:

1. ALL CROSSINGS AND 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–WAYS. 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.
2. 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.
3. ALL ROOFTOP EQUIPMENT AND GROUND FLOOR EQUIPMENT, TRASH STORAGE, AND UTILITIES SHALL BE SCREENED FROM VIEW FROM THE PUBLIC RIGHTS–OF–WAY.

NOTES:

1. ALL CORNER SIGHT TRIANGLES MUST BE FREE OF ALL VISUAL OBSTRUCTIONS FROM 36" TO 84". FROM 24" TO 36" THERE MUST BE A MINIMUM OF 75% OPEN FROM VISUAL OBSTRUCTIONS. CORNER TRIANGLE MUST FOLLOW COA ROADWAY DESIGN & CONSTRUCTION SPECIFICATIONS OCTOBER 2016 MANUAL SECTION 4.04.2.10
2. ALL TRASH ENCLOSURE WILL BE LOCATED IN EACH INDIVIDUAL GARAGE UNIT AND COLLECTED BY TRASH TRUCK.
3. "GATE TO REMAIN OPEN DURING BUSINESS HOURS" PLACARD SHALL BE PLACED ON GATE.
4. ANY LOCKING DEVICE SHALL BE INSTALLED AS A 'KNOX–APPROVED LOCKING DEVICE'.

SCALE: 1" = 40'

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SHEET TITLE:
SITE PLAN

SHEET 3 OF 25

Begin the easement dedications by separate documents and start the License Agreement process

OUTLOOK SEVEN HILLS TOWNHOMES - SITE PLAN

LOT 2, BLOCK 1, SEVEN HILLS SUBDIVISION FILING NO. 13,
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4–PLEX FIXTURE UNIT TABLE	
FIXTURE	NO. OF PRIVATE FIXTURES
BATHTUB (W/ SHOWER)	4
HOSE BIBB OR SILL COCK	4
LAUNDRY TUB, CLOTHWASHER	4
LAVATORY	16
SHOWER EACH HEAD	4
SINK (PER FAUCET)	4
SINK DISHWASHER	4
WATER CLOSET (TANK)	12
1/2 INCH SUPPLY	4
METER SIZE (INCHES)	1.5
TOTAL FLOW (GPM)	37.36

(*) ALL DATA PROVIDED BY OTHERS

5–PLEX FIXTURE UNIT TABLE	
FIXTURE	NO. OF PRIVATE FIXTURES
BATHTUB (W/ SHOWER)	5
HOSE BIBB OR SILL COCK	5
LAUNDRY TUB, CLOTHWASHER	5
LAVATORY	20
SHOWER EACH HEAD	5
SINK (PER FAUCET)	5
SINK DISHWASHER	5
WATER CLOSET (TANK)	15
1/2 INCH SUPPLY	5
METER SIZE (INCHES)	1.5
TOTAL FLOW (GPM)	42.20

(*) ALL DATA PROVIDED BY OTHERS

POOL BUILDING FIXTURE UNIT TABLE	
FIXTURE	NO. OF PUBLIC FIXTURES
BATHTUB (W/ SHOWER)	2
LAVATORY	2
WATER CLOSET (TANK)	2
METER SIZE (INCHES)	0.75
TOTAL FLOW (GPM)	12.68

(*) ALL DATA PROVIDED BY OTHERS

LEGEND

	EXISTING	PROPOSED
PROPERTY BOUNDARY		
RIGHT–OF–WAY		
LANDSCAPE BUFFER		
ACCESS EASEMENT		
DRAINAGE EASEMENT		
UTILITY EASEMENT		
FENCE		
HANDRAIL		
RETAINING WALL		
FIRE HYDRANT		
WATER METER		
STREET LIGHT		
BUILDLING NUMBER		5
TELEPHONE RISER		TR
TRANSFORMER		
SANITARY SEWER MANHOLE		
SANITARY CLEANOUT		
STORM SEWER MANHOLE		
STORM INLETS		
STORM SEWER		
PUBLIC SANITARY SEWER	SS	SS
PRIVATE SANITARY SERVICE LINE		
WATER MAIN	W	8W
WATER SERVICE		
UNDERGROUND ELECTRIC	UE	UE
UNDERGROUND TELEPHONE	UT	
GAS		G
JOINT TRENCH		JT

KELLY CREEK SUBDIVISION FILING NO. 2, BLOCK 1, LOT 1
ADDRESS: 3295 S BAHAMA STREET

City of Aurora

KELLY CREEK SUBDIVISION FILING NO. 2, BLOCK 3, LOT 1
ADDRESS: 3298 S BISCAY WAY
OWNER: ARCHDIOCESE OF DENVER

HOLIDAY HILLS SUBDIVISION FILING NO. 1, TRACT C

HOLIDAY HILLS SUBDIVISION FILING NO. 1, BLOCK 1, LOT 35
ADDRESS: 18792 E HAMILTON DRIVE

HOLIDAY HILLS SUBDIVISION FILING NO. 1, BLOCK 1, LOT 34
ADDRESS: 18782 E HAMILTON DRIVE

HOLIDAY HILLS SUBDIVISION FILING NO. 1, BLOCK 1, LOT 33
ADDRESS: 18772 E HAMILTON DRIVE

HOLIDAY HILLS SUBDIVISION FILING NO. 1, BLOCK 1, LOT 32
ADDRESS: 18762 E HAMILTON DRIVE

HOLIDAY HILLS SUBDIVISION FILING NO. 1, BLOCK 1, LOT 31
ADDRESS: 18752 E HAMILTON DRIVE

SAINT MICHAELS SUBDIVISION FILING NO. 1, BLOCK 1, LOT 1
ADDRESS: 19099 E FLOYD AVENUE
OWNER: ARCHDIOCESE OF DENVER

E FLOYD AVE
60' PUBLIC ROW

SEVEN LAKES SUBDIVISION FILING NO. 4, BLOCK 1, LOT 27
ADDRESS: 3310 S CATHAY STREET

SEVEN LAKES SUBDIVISION FILING NO. 4, BLOCK 1, LOT 26
ADDRESS: 3320 S CATHAY STREET

SEVEN LAKES SUBDIVISION FILING NO. 4, BLOCK 1, LOT 22
ADDRESS: 3380 S CATHAY STREET

SEVEN LAKES SUBDIVISION FILING NO. 4, BLOCK 1, LOT 21
ADDRESS: 19007 E GRAND AVENUE

S CATHAY ST
60' PUBLIC ROW

S BISCAY ST
60' PUBLIC ROW

NORTH HILLS PLAZA SUBDIVISION FILING NO. 1, BLOCK 1, LOT 1
ADDRESS: 18511 E HAMPDEN AVENUE
OWNER: AT SEVEN HILLS AURORA CO LLC

SEVEN HILLS SUBDIVISION FILING NO. 12, BLOCK 1, LOT 1
ADDRESS: 18901 E HAMPDEN AVENUE
OWNER: ST PAUL PRESBYTERIAN CHURCH

LOT 2, BLOCK 1, SEVEN HILLS SUBDIVISION FILING NO. 13

PR WATER QUALITY & DETENTION POND

PR 26' UTILITY ESMT
PR 16' UTILITY ESMT
PR 20' LANDSCAPE BUFFER
PR 25' LANDSCAPE BUFFER
PR DRAINAGE ESMT
PR SIDEWALK EASEMENT WIDTH VARIES
PR ACCESS ESMT WIDTH VARIES
PR 25' LANDSCAPE BUFFER
26' FIRE LANE EASEMENT

EX UNDERGROUND ELECTRIC (TYP)
EX TELEPHONE PEDESTAL
EX UNDERGROUND TELEPHONE (TYP)
EX FIRE HYDRANT
CONNECT TO EX 8" DIP WATER MAIN VIA WET TAP & VALVE
EX 8" DIP WATER MAIN
EX 8" VCP SANITARY SEWER
EX 6" CIP WATER SERVICE
EX FIRE HYDRANT
EX STREET LIGHT (TYP)
EX SAN MH (TYP)
EX 8" PVC SAN SEWER
CONNECT TO EX 8" PVC SAN SEWER MAIN

PR JOINT TRENCH (TYP)
PR SAN SERVICE (TYP)
PR SAN CLEANOUT (TYP)
PR 2" IRRIGATION METER (BY OTHERS)
PR 8" CAP W/ 2" BLOWOFF VALVE AND TB
PR MSE BLOCK TIERED RETAINING WALL (SEE LANDSCAPE PLANS FOR DETAILS)
PR STM TYPE 13 DOUBLE INLET (TYP)
PR STM SEWER (TYP)
PR STM TYPE D INLET
PR 3' TRICKLE CHANNEL
PR MICROPOOL
POND OUTFALL TO NORTH HILLS PLAZA SUBDIVISION FOLLOWS EX DRAINAGE
PUBLIC STM SEWER
PR 16' UTILITY EASEMENT
PR STREET LIGHT (TYP)
PR 8" WAT MAIN (TYP)
PR 8" SAN SEWER (TYP)
PR SAN MH (TYP)
PR STM TYPE C INLET (TYP)
PR STM TYPE R 5' INLET (TYP)
PR 1" DOMESTIC WATER SERVICE (TYP)
PR 1" WATER METER (TYP)
PR STM TYPE 13 TRIPLE INLET
PR STM MH (TYP)
PR 2" IRRIGATION METER (BY OTHERS)
PR TRENCH DRAIN
PR GAS SERVICE (TYP)
PR TRANSFORMER (TYP)
PROPERTY BOUNDARY (TYP)
PR UNDERGROUND ELECTRIC (TYP)
10' MIN STM–WAT
10' MIN WAT–SAN

FIRE HYDRANT
PH
POOL
DOG RUN

Fixture unit table indicates 1.5" meters for multi-unit buildings. Plan needs to match fixture unit table.

Please include the utility easement call out on the plans.

If 10' of horizontal separation can't be maintained between water and sewer services, then the sewer service lines will require encasement.(typ)

ANNOTATIVE LEGEND:

1 PRIVATE SANITARY SEWER SERVICE. SEE NOTE #2 THIS SHEET.

UTILITY NOTES:

1. STORM SEWER NETWORK WILL BE PRIVATELY OWNED AND MAINTAINED UNLESS OTHERWISE NOTED.
2. SANITARY SEWER SERVICES WILL BE PRIVATELY OWNED AND MAINTAINED.

SCALE: 1" = 40'

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OUTLOOK SEVEN HILLS TOWNHOMES
SITE PLAN
AURORA, CO

OWNER:
EVERGREEN DEVELOPMENT
JEFF WIKSTROM
1873 S. BELLAIRE ST., SUITE 1106
DENVER,CO 80222
303-757-0401

NOT FOR CONSTRUCTION

DATE:
08/18/17 SP-01
10/06/17 SP-02
1/5/18 SP-03 TECH
3/13/18 SP-04 TECH

SHEET TITLE:
OVERALL UTILITY PLAN

SHEET 4 OF 25

HARRIS KOCHER SMITH
1120 Lincoln Street, Suite 1000
Denver, Colorado 80203
P: 303.623.6300 F: 303.623.6311
HarrisKocherSmith.com

CHECKED BY: JC & PH
DRAWN BY: ML, NP, KS

OUTLOOK SEVEN HILLS TOWNHOMES - SITE PLAN

LOT 2, BLOCK 1, SEVEN HILLS SUBDIVISION FILING NO. 13,
COUNTY OF ARAPAHOE, STATE OF COLORADO

City of Aurora

GRADING NOTES:

1. THE CONTRACTOR IS RESPONSIBLE FOR ENSURING THAT HANDRAILS, STAIRS, CURB RAMPS, AND RAMPS ARE INSTALLED IN CONFORMANCE WITH ALL APPLICABLE LOCAL STATE AND/OR FEDERAL REGULATIONS AND STANDARDS, INCLUDING BUT NOT LIMITED TO, THE AMERICANS WITH DISABILITIES ACT (ADA), THE FAIR HOUSING ACT (FHA) AND THE AMERICAN NATIONAL STANDARDS INSTITUTE (ANSI).
2. CROSS SLOPES ALONG THE ACCESSIBLE ROUTE OR AT LANDINGS SHALL NOT EXCEED 2% IN ANY DIRECTION.
3. LONGITUDINAL SLOPES ALONG THE ACCESSIBLE ROUTE SHALL NOT EXCEED 5%. LONGITUDINAL SLOPES ON RAMPS SHALL NOT EXCEED 8.33%. RAMPS, EXCEPT CURB RAMPS, SHALL HAVE HANDRAILS ON BOTH SIDES.
4. GUTTER SLOPES AT THE CURB RAMPS SHALL NOT EXCEED 5%.
5. GUTTER PANS SURROUNDING HANDICAP SPACES SHALL MATCH THE SLOPE OF THE ADJACENT PAVEMENT WITH A MAXIMUM 2% SLOPE IN ALL DIRECTIONS.
6. PER CITY OF AURORA STANDARDS, MINIMUM SLOPES ARE: 0.5% ON CONCRETE SURFACES, 1.0% ON ASPHALT SURFACES, AND 2.0% ON LANDSCAPE AREAS AND GRASS SWALES.

HOLIDAY HILLS SUBDIVISION FILING NO. 1, TRACT C

KELLY CREEK SUBDIVISION FILING NO. 2, BLOCK 1, LOT 1
ADDRESS: 3295 S BAHAMA STREET

KELLY CREEK SUBDIVISION FILING NO. 2, BLOCK 3, LOT 1
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OWNER: ARCHDIOCESE OF DENVER

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ADDRESS: 18752 E HAMILTON DRIVE

SAINT MICHAELS SUBDIVISION FILING NO. 1, BLOCK 1, LOT 1
ADDRESS: 19099 E FLOYD AVENUE
OWNER: ARCHDIOCESE OF DENVER

make this easement name consistent

E FLOYD AVE
PUBLIC ROW 60'

SEVEN LAKES SUBDIVISION FILING NO. 4, BLOCK 1, LOT 27
ADDRESS: 3310 S CATHAY STREET

SEVEN LAKES SUBDIVISION FILING NO. 4, BLOCK 1, LOT 26
ADDRESS: 3320 S CATHAY STREET

SEVEN LAKES SUBDIVISION FILING NO. 4, BLOCK 1, LOT 22
ADDRESS: 3380 S CATHAY STREET

SEVEN LAKES SUBDIVISION FILING NO. 4, BLOCK 1, LOT 21
ADDRESS: 19007 E GRARD AVENUE

S CATHAY ST
60' PUBLIC ROW

S BISCAY ST
PUBLIC ROW 60'

NORTH HILLS PLAZA SUBDIVISION FILING NO. 1, BLOCK 1, LOT 1
ADDRESS: 18511 E HAMPDEN AVENUE
OWNER: AT SEVEN HILLS AURORA CO LLC

SEVEN HILLS SUBDIVISION FILING NO. 12, BLOCK 1, LOT 1
ADDRESS: 18901 E HAMPDEN AVENUE
OWNER: ST PAUL PRESBYTERIAN CHURCH

LOT 2, BLOCK 1, SEVEN HILLS SUBDIVISION FILING NO. 13

PROPERTY BOUNDARY

PR WATER QUALITY AND DETENTION POND
MAX PONDING DEPTH = 3.68'
100-YR WSEL: 5664.50

PR DRAINAGE ESMT

PR STM TRIPLE TYPE 13 INLET (TYP)
PR STM DOUBLE TYPE 13 INLET (TYP)
PR STM TYPE C INLET
PR STM TYPE R 10' INLET (TYP)
PR STM TYPE R 5' INLET (TYP)
PR STM MH (TYP)

PR 26' FIRE + ACCS ESMT (TYP)
PR SIDEWALK EASEMENT WIDTH VARIES
PR UTILITY ESMT (TYP)
26' FIRE LANE EASEMENT

ACCESSIBLE ROUTE (TYP)

POOL
DOG RUN

FF=5679.07
FF=5679.15
FF=5678.67
FF=5678.68
FF=5679.77
FF=5679.78
FF=5681.66
FF=5683.63
FF=5683.64
FF=5679.21
FF=5681.80
FF=5680.06
FF=5681.82
FF=5675.95
FF=5675.96
FF=5677.77
FF=5677.77
FF=5675.92
FF=5675.89
FF=5671.05
FF=5671.04

LEGEND

	EXISTING	PROPOSED
PROPERTY BOUNDARY		
RIGHT-OF-WAY		
CONTOURS	5175 / 5170	5173 / 5170
FIRE ACCESS EASEMENT		
DRAINAGE EASEMENT		
UTILITY EASEMENT		
STORM SEWER MANHOLE AND INLET		
SANITARY SEWER MANHOLE		
FIRE HYDRANT		
WATER METER MANHOLE		
CURB RAMPS		
HANDICAP ACCESSIBILE PARKING		
HANDRAIL		
RETAINING WALL		
ACCESSIBILITY ROUTE		
SAWCUT		
BUILDING NUMBER		5

CHECKED BY: JC & PH
DRAWN BY: ML, NP, KS

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SCALE: 1" = 40'

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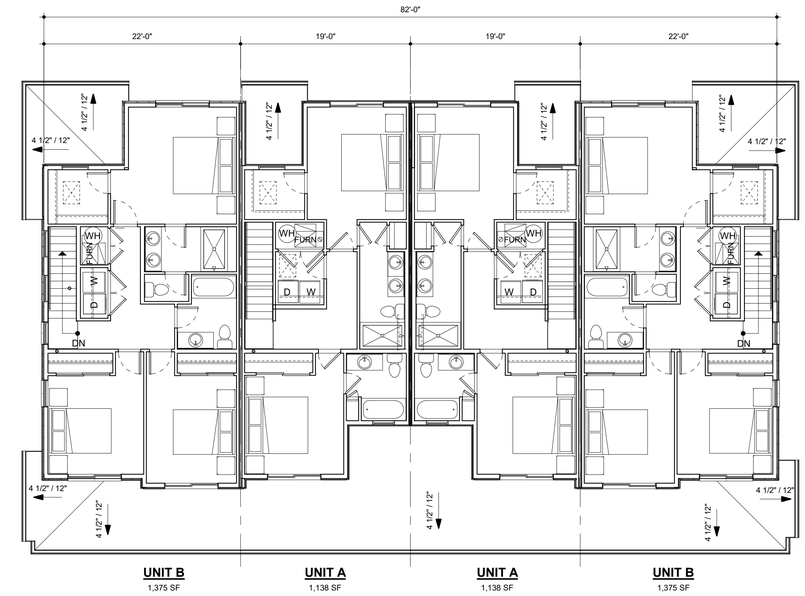
SHEET TITLE:
OVERALL GRADING PLAN

SHEET 5 OF 25

OUTLOOK SEVEN HILLS TOWNHOMES - SITE PLAN

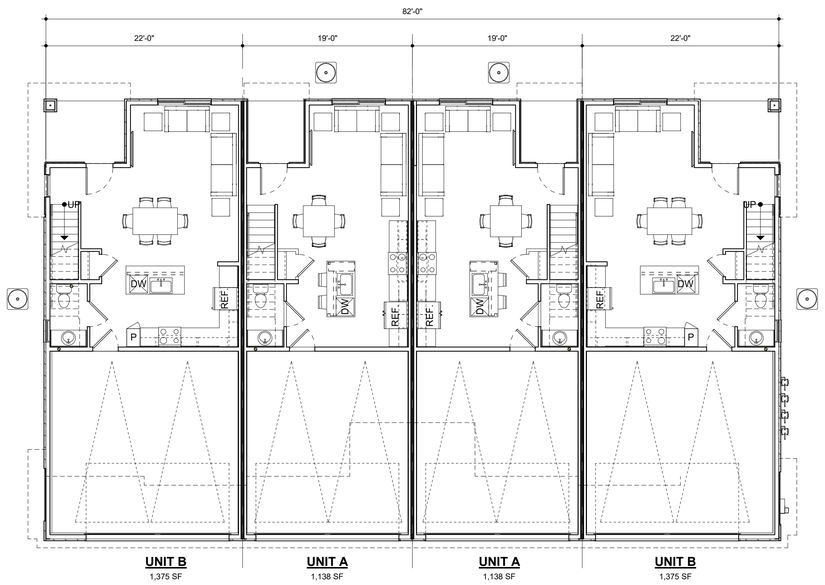
LOT 2, BLOCK 1, SEVEN HILLS SUBDIVISION FILING NO. 13,
COUNTY OF ARAPAHOE, STATE OF COLORADO

City of Aurora

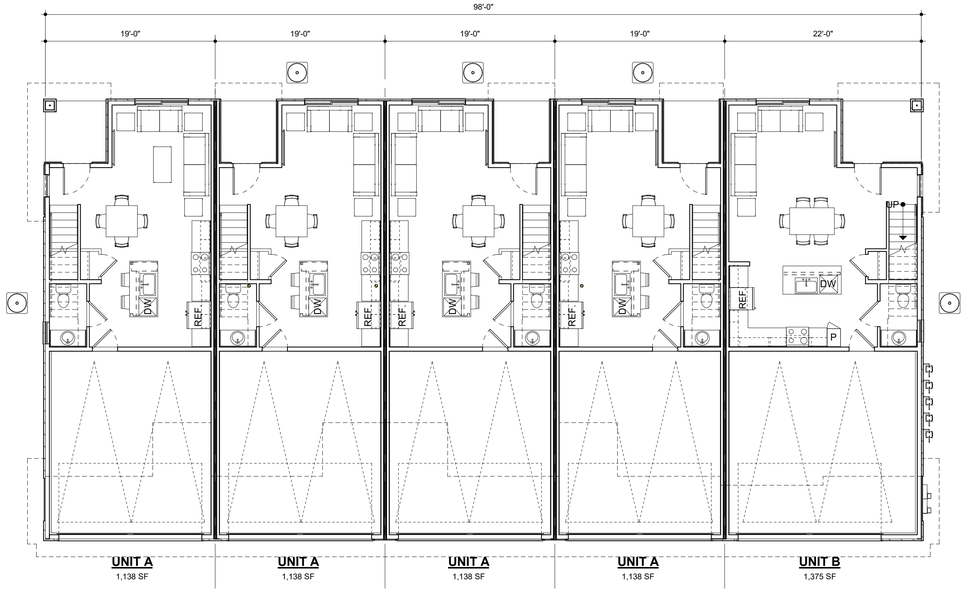


4 SECOND FLOOR COMPOSITE PLAN - 4-PLEX BLDG (x4)
1/8" = 1'-0"

2 SECOND FLOOR COMPOSITE PLAN - 5-PLEX BLDG (x16)
1/8" = 1'-0"



3 FIRST FLOOR COMPOSITE PLAN - 4-PLEX BLDG (x4)
1/8" = 1'-0"



1 FIRST FLOOR COMPOSITE PLAN - 5-PLEX BLDG (x16)
1/8" = 1'-0"

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1/5/18 SP-03 TECH
3/13/18 SP-04 TECH

SHEET TITLE:
FLOOR PLANS

OUTLOOK SEVEN HILLS TOWNHOMES - SITE PLAN

LOT 2, BLOCK 1, SEVEN HILLS SUBDIVISION FILING NO. 13,
COUNTY OF ARAPAHOE, STATE OF COLORADO

City of Aurora

FAÇADE CALCULATIONS - 5-PLEX

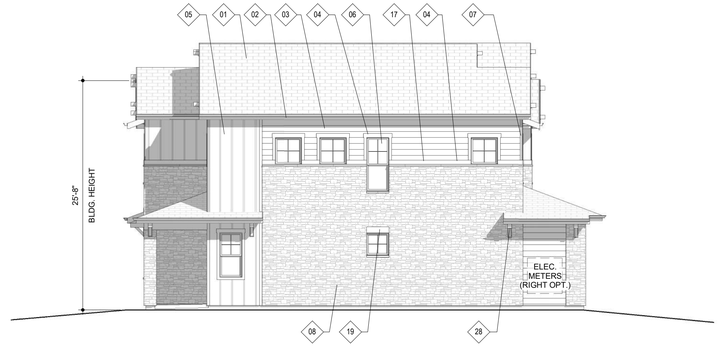
BLDG FACE	NET AREA (SF)[1]	MASONRY AREA (SF)[2]
• FRONT	1,408.38	701.77
• LEFT	806.64	540.22
• REAR	823.91	260.20
• RIGHT	857.68	552.09
TOTAL:	3,896.61	2,054.28
NET PERCENTAGE:		2,054.28 / 3,896.61 = **52.7% MASONRY**

[1] NET AREA = "NET FAÇADE AREA" PER ARTICLE 20.
[2] MASONRY AREA = PER SEC. 146-1303, SINGLE-FAMILY ATTACHED TOWNHOMES, MIN. PERCENTAGE OF MASONRY ON NET FAÇADE AREA SHALL BE EITHER 50% CLAD IN BRICK OR STONE, OR 75% CLAD IN STUCCO, OR 75% CLAD IN A COMBINATION OF STUCCO OR BRICK OR STUCCO AND STONE.

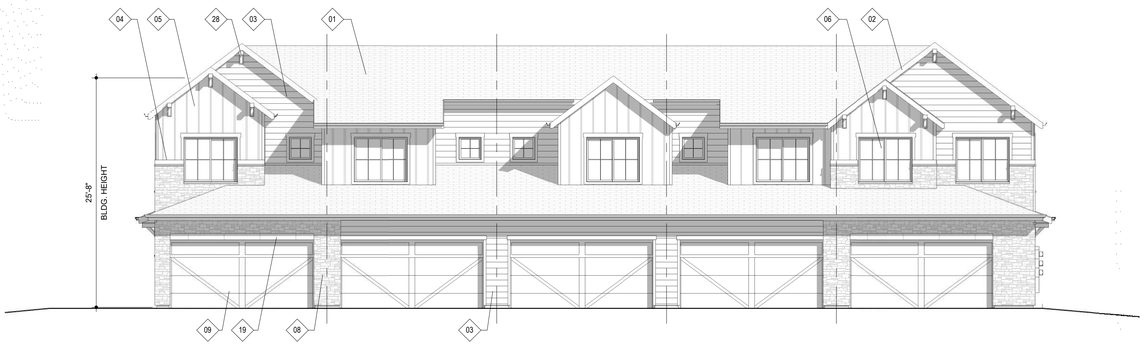
KEYNOTES

01	ARCHITECTURAL COMPOSITE SHINGLE ROOF
02	5/4" X 8" PAINTED FASCIA
03	CEMENTITIOUS LAP SIDING; 8" EXPOSURE
04	5/4" X 6" PAINTED CEMENTITIOUS ACCENT TRIM
05	CEMENTITIOUS VERTICAL PANEL SIDING
06	VINYL WINDOW
07	5/4" X 4" PAINTED CEMENTITIOUS ACCENT TRIM
08	STONE VENEER
09	OVERHEAD GARAGE DOOR
12	UNIT ENTRY DOOR
17	SYNTHETIC STONE SILL
19	ADHERED STONE VENEER LINTEL
28	DECORATIVE BRACKET
30	ELECTRICAL METERS

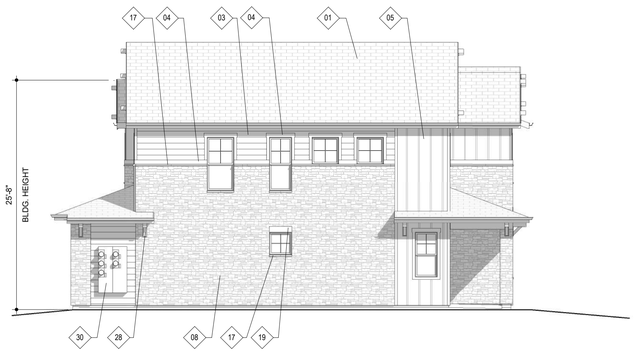
1 FRONT ELEVATION - 5-PLEX
1/8" = 1'-0"



2 RIGHT ELEVATION - 5-PLEX
1/8" = 1'-0"



3 REAR ELEVATION - 5-PLEX
1/8" = 1'-0"



4 LEFT ELEVATION - 5-PLEX
1/8" = 1'-0"

NOTE:
NEW RESIDENTIAL BUILDINGS SHALL BE PROVIDED WITH APPROVED ADDRESS IDENTIFICATION THAT IS LEGIBLE AND PLACED IN A POSITION THAT IS VISIBLE FROM THE GARAGE SIDES AND THE FRONT ENTRANCE SIDES FRONTING ONTO GREENBELTS. NUMBERS SHALL BE NOT LESS THAN 4" HIGH WITH A MINIMUM STROKE WIDTH OF ½ INCH. (2015 IFC, 505.1)

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3/13/18 SP-04 TECH

SHEET TITLE:
ARCHITECTURAL ELEVATIONS

OUTLOOK SEVEN HILLS TOWNHOMES - SITE PLAN

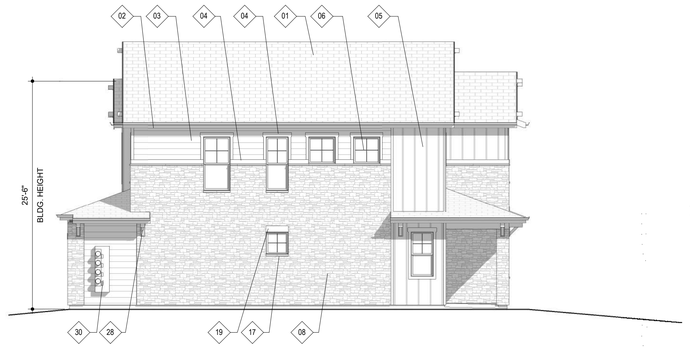
LOT 2, BLOCK 1, SEVEN HILLS SUBDIVISION FILING NO. 13,
COUNTY OF ARAPAHOE, STATE OF COLORADO

City of Aurora

1 FRONT ELEVATION - 4-PLEX
1/8" = 1'-0"

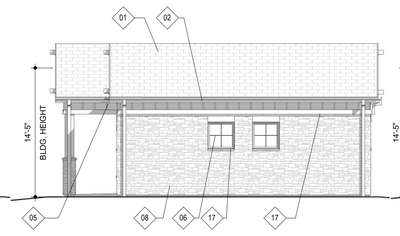
2 RIGHT ELEVATION - 4-PLEX
1/8" = 1'-0"

3 REAR ELEVATION - 4-PLEX
1/8" = 1'-0"

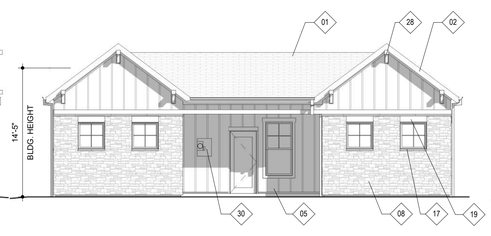


4 LEFT ELEVATION - 4-PLEX
1/8" = 1'-0"

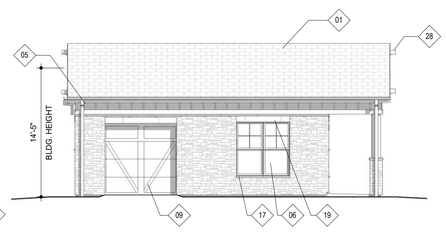
5 POOL BLDG - FRONT ELEV.
1/8" = 1'-0"



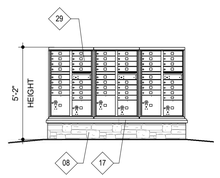
6 POOL BLDG - RIGHT ELEV.
1/8" = 1'-0"



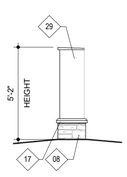
7 POOL BLDG - REAR ELEV.
1/8" = 1'-0"



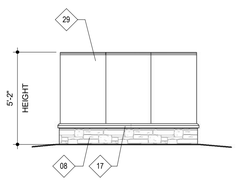
8 POOL BLDG - LEFT ELEV.
1/8" = 1'-0"



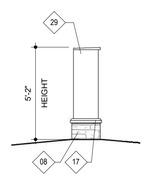
10 MAILBOX - FRONT
1/4" = 1'-0"



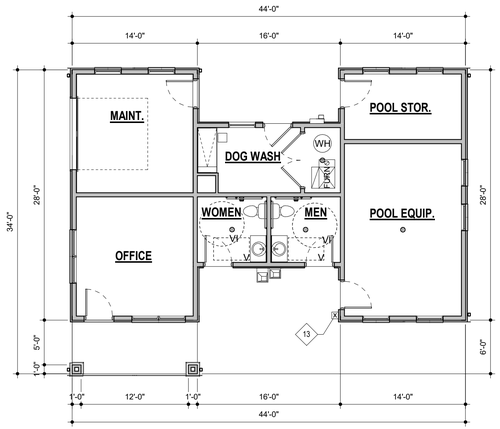
11 MAILBOX - RIGHT
1/4" = 1'-0"



12 MAILBOX - REAR
1/4" = 1'-0"



13 MAILBOX - LEFT
1/4" = 1'-0"



9 POOL BUILDING PLAN
1/8" = 1'-0"

NOTE:
NEW RESIDENTIAL BUILDINGS SHALL BE PROVIDED WITH APPROVED ADDRESS IDENTIFICATION THAT IS LEGIBLE AND PLACED IN A POSITION THAT IS VISIBLE FROM THE GARAGE SIDES AND THE FRONT ENTRANCE SIDES FRONTING ONTO GREENBELTS. NUMBERS SHALL BE NOT LESS THAN 4" HIGH WITH A MINIMUM STROKE WIDTH OF ½ INCH. (2015 IFC, 505.1)

KEYNOTES

01	ARCHITECTURAL COMPOSITE SHINGLE ROOF
02	5/4" X 8" PAINTED FASCIA
03	CEMENTITIOUS LAP SIDING; 8" EXPOSURE
04	5/4" X 6" PAINTED CEMENTITIOUS ACCENT TRIM
05	CEMENTITIOUS VERTICAL PANEL SIDING
06	VINYL WINDOW
07	5/4" X 4" PAINTED CEMENTITIOUS ACCENT TRIM
08	STONE VENEER
09	OVERHEAD GARAGE DOOR
12	UNIT ENTRY DOOR
13	KNOX BOX; MOUNT 4-6 FEET ABOVE FINISHED GRADE
17	SYNTHETIC STONE SILL
19	ADHERED STONE VENEER LINTEL
28	DECORATIVE BRACKET
29	CLUSTER MAILBOX UNIT
30	ELECTRICAL METERS

FAÇADE CALCULATIONS - 4-PLEX

BLDG FACE	NET AREA (SF)[1]	MASONRY AREA (SF)[2]
• FRONT	1,179.45	561.71
• LEFT	806.64	540.22
• REAR	691.55	284.54
• RIGHT	806.64	540.22
TOTAL:	3,484.28	1,926.69

NET PERCENTAGE: 1,926.69 / 3,484.28 = **55.3% MASONRY**

[1] NET AREA = "NET FAÇADE AREA" PER ARTICLE 20.
[2] MASONRY AREA = PER SEC. 146-1303, SINGLE-FAMILY ATTACHED TOWNHOMES, MIN. PERCENTAGE OF MASONRY ON NET FAÇADE AREA SHALL BE EITHER 50% CLAD IN BRICK OR STONE, OR 75% CLAD IN STUCCO, OR 75% CLAD IN A COMBINATION OF STUCCO OR BRICK OR STUCCO AND STONE.

FAÇADE CALCULATIONS - POOL BLDG.

BLDG FACE	NET AREA (SF)[1]	MASONRY AREA (SF)[2]
• FRONT	329.81	187.52
• LEFT	205.24	158.29
• REAR	370.05	225.63
• RIGHT	287.24	238.96
TOTAL:	1,192.34	810.40

NET PERCENTAGE: 810.4 / 1,192.34 = **68.0% MASONRY**

[1] NET AREA = "NET FAÇADE AREA" PER ARTICLE 20.
[2] MASONRY AREA = PER SEC. 146-1303, SINGLE-FAMILY ATTACHED TOWNHOMES, MIN. PERCENTAGE OF MASONRY ON NET FAÇADE AREA SHALL BE EITHER 50% CLAD IN BRICK OR STONE, OR 75% CLAD IN STUCCO, OR 75% CLAD IN A COMBINATION OF STUCCO OR BRICK OR STUCCO AND STONE.

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OUTLOOK SEVEN HILLS TOWNHOMES
SITE PLAN
AURORA, CO

OWNER:
EVERGREEN DEVELOPMENT
JEFF WIKSTROM
1873 S. BELLAIRE ST., SUITE 1106
DENVER,CO 80222
303-757-0401

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1/5/18 SP-03 TECH
3/13/18 SP-04 TECH

SHEET TITLE:
ARCHITECTURAL ELEVATIONS

OUTLOOK SEVEN HILLS TOWNHOMES - SITE PLAN

LOT 2, BLOCK 1, SEVEN HILLS SUBDIVISION FILING NO. 13,
COUNTY OF ARAPAHOE, STATE OF COLORADO

City of Aurora

COLOR SCHEME - 5-PLEX SCHEME A	
• SYNTHETIC STONE VENEER	SUNSET "SAGEBRUSH LEDGE"
• 8" CEMENTITIOUS LAP SIDING	URBAN NATURE AF-440
• CEMENTITIOUS VERTICAL PANEL	CINDER AF-705, JOJOBA AF-460
• CEMENTITIOUS FASCIA/TRIM	VAPOR AF-35
• GARAGE DOORS	URBAN NATURE AF-440
• METAL BALCONY RAILS	MEDIUM BRONZE
• COMPOSITE SHINGLE ROOF	TAMKO "RUSTIC BLACK"

NOTE: ALL PAINT COLORS BY BENJAMIN MOORE OR EQUAL

1 FRONT ELEVATION - 5-PLEX COLOR SCHEME A
1/8" = 1'-0"

2 RIGHT ELEVATION - 5-PLEX COLOR SCHEME A
1/8" = 1'-0"

3 REAR ELEVATION - 5-PLEX COLOR SCHEME A
1/8" = 1'-0"

4 LEFT ELEVATION - 5-PLEX COLOR SCHEME A
1/8" = 1'-0"

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3/13/18 SP-04 TECH

SHEET TITLE:
COLOR SCHEMES

OUTLOOK SEVEN HILLS TOWNHOMES - SITE PLAN

LOT 2, BLOCK 1, SEVEN HILLS SUBDIVISION FILING NO. 13,
COUNTY OF ARAPAHOE, STATE OF COLORADO

City of Aurora

COLOR SCHEME - 5-PLEX SCHEME B	
• SYNTHETIC STONE VENEER	SUNSET "WHITE RIVER LEDGE"
• 8" CEMENTITIOUS LAP SIDING	CINDER AF-705
• CEMENTITIOUS VERTICAL PANEL	DINNER PARTY AF-300
• CEMENTITIOUS FASCIA/TRIM	VAPOR AF-35
• GARAGE DOORS	URBAN NATURE AF-440
• METAL BALCONY RAILS	MEDIUM BRONZE
• COMPOSITE SHINGLE ROOF	TAMKO "RUSTIC BLACK"

NOTE: ALL PAINT COLORS BY BENJAMIN MOORE OR EQUAL

1 FRONT ELEVATION - 5-PLEX COLOR SCHEME B
1/8" = 1'-0"

2 RIGHT ELEVATION - 5-PLEX COLOR SCHEME B
1/8" = 1'-0"

3 REAR ELEVATION - 5-PLEX COLOR SCHEME B
1/8" = 1'-0"

4 LEFT ELEVATION - 5-PLEX COLOR SCHEME B
1/8" = 1'-0"

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3/13/18 SP-04 TECH

SHEET TITLE:
COLOR SCHEMES

OUTLOOK SEVEN HILLS TOWNHOMES - SITE PLAN

LOT 2, BLOCK 1, SEVEN HILLS SUBDIVISION FILING NO. 13,

City of Aurora → COUNTY OF ARAPAHOE, STATE OF COLORADO

1 FRONT ELEVATION - 4-PLEX COLOR
1/8" = 1'-0"

2 RIGHT ELEVATION - 4-PLEX COLOR
1/8" = 1'-0"

3 REAR ELEVATION - 4-PLEX COLOR
1/8" = 1'-0"

4 LEFT ELEVATION - 4-PLEX COLOR
1/8" = 1'-0"

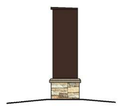
5 POOL BLDG - FRONT ELEV. COLOR
1/8" = 1'-0"

6 POOL BLDG - RIGHT ELEV. COLOR
1/8" = 1'-0"

7 POOL BLDG - REAR ELEV. COLOR
1/8" = 1'-0"

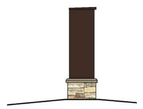
8 POOL BLDG - LEFT ELEV. COLOR
1/8" = 1'-0"

9 MAILBOX - FRONT COLOR
1/4" = 1'-0"



10 MAILBOX - RIGHT COLOR
1/4" = 1'-0"

11 MAILBOX - REAR COLOR
1/4" = 1'-0"



12 MAILBOX - LEFT COLOR
1/4" = 1'-0"

COLOR SCHEME - 4-PLEX

• SYNTHETIC STONE VENEER	SUNSET "SAGEBRUSH LEDGE"
• 8" CEMENTITIOUS LAP SIDING	CINDER AF-705
• CEMENTITIOUS VERTICAL PANEL	JOJOBA AF-460, CINDER AF-705
• CEMENTITIOUS FASCIA/TRIM	VAPOR AF-35
• GARAGE DOORS	URBAN NATURE AF-440
• METAL BALCONY RAILS	MEDIUM BRONZE
• COMPOSITE SHINGLE ROOF	TAMKO "RUSTIC BLACK"

NOTE: ALL PAINT COLORS BY BENJAMIN MOORE OR EQUAL

COLOR SCHEME - POOL BUILDING

• SYNTHETIC STONE VENEER	SUNSET "SAGEBRUSH LEDGE"
• CEMENTITIOUS VERTICAL PANEL	CINDER AF-705
• CEMENTITIOUS FASCIA/TRIM	VAPOR AF-35
• SWING DOORS / GARAGE DOOR	CINDER AF-705
• COMPOSITE SHINGLE ROOF	TAMKO "RUSTIC BLACK"

NOTE: ALL PAINT COLORS BY BENJAMIN MOORE OR EQUAL

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SHEET TITLE:
COLOR SCHEMES

OUTLOOK SEVEN HILLS TOWNHOMES - SITE PLAN

LOT 2, BLOCK 1, SEVEN HILLS SUBDIVISION FILING NO. 13,

City of Aurora — COUNTY OF ARAPAHOE, STATE OF COLORADO

CITY OF AURORA NOTES

1. ALL LANDSCAPED AREAS ARE TO RECEIVE ORGANIC SOIL PREPARATION AT 4 cu.yrds/1,000sf.
2. ALL FREE STANDING LIGHTS WITHIN THIS PLAN ARE STREETLIGHTS, PEDESTRIAN LIGHTS AND BOLLARD LIGHTS.
3. THE SURFACE MATERIAL OF WALKS AND PLAZAS ARE TO BE MEDIUM BROOM FINISH, STANDARD GRAY CONCRETE.
4. ALL UTILITY EASEMENTS SHALL REMAIN UNOBSTRUCTED AND FULLY ACCESSIBLE ALONG THEIR ENTIRE LENGTH FOR THE MAINTENANCE EQUIPMENT ENTRY.
5. 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.
6. 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. 1461435 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.
7. 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.
8. A 5-FOOT CLEAR SPACE SHALL BE MAINTAINED AROUND THE CIRCUMFERENCE OF FIRE HYDRANTS.
9. LANDSCAPING MATERIAL SHOWN WITHIN THE SITE PLAN CANNOT ENCROACH INTO ROADWAYS THAT ARE DEDICATED (OR DESIGNATED) AS FIRE LANE EASEMENTS (OR CORRIDORS).
10. TREES MAY NOT BE PLACED WITHIN 8' OF ANY PUBLIC UTILITY.
11. PLANTING BEDS SHALL BE MULCHED WITH 3" DEPTH OF $\frac{3}{8}$" PEA GRAVEL, AND $1\frac{1}{2}$" LOCAL RIVER ROCK. FOR AREAS SPECIFIED AS COBBLE, USE 2-4" LOCAL RIVER ROCK. WEED BARRIER IS REQUIRED UNDER COBBLE AND RIVER ROCK MULCH. AREAS OF PERENNIALS AND ANNUALS TO BE MULCHED WITH 3" DEPTH OF $\frac{3}{8}$" PEA GRAVEL WITH NO WEED BARRIER NECESSARY.
12. 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.

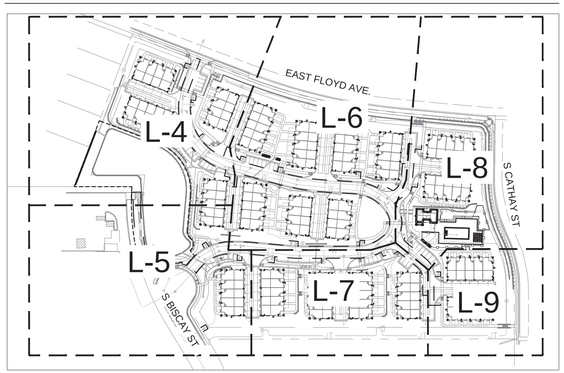
GENERAL NOTES

1. THESE PLANS SHALL NOT BE UTILIZED FOR CONSTRUCTION OR PERMITTING UNLESS STATED FOR SUCH USE IN THE TITLE BLOCK.
2. SIGHT TRIANGLES SHALL REMAIN UNOBSTRUCTED BY PLANT MATERIAL, OR ANY OTHER VISUAL OBSTACLE, OVER 30" IN HEIGHT.
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. IT IS RECOMMENDED THAT THE CONTRACTOR CONTACT THE OWNER'S REPRESENTATIVE FOR ADDITIONAL INFORMATION.

TREE PROTECTION NOTES

1. PRIOR TO THE BEGINNING OF CONSTRUCTION, INSTALL BARRICADE FENCING AROUND ALL EXISTING TREES TO REMAIN. LOCATE FENCING AT OR OUTSIDE OF THE DRIP LINE OF THE TREES. BARRICADE FENCING SHALL BE 4' HEIGHT, ORANGE MESH FENCING ATTACHED TO TREE POSTS.
2. FENCING SHALL BE MAINTAINED DAILY. TRESSPASS BEYOND ESTABLISHED CONSTRUCTION LIMITS SHALL RESULT IN A FINE OF $100. IF NOT PAID WITHIN 30 DAYS, THE FINE SHALL BE DEDUCTED FROM MONIES DUE TO THE CONTRACTOR. CONTRACTORS SHALL BE RESPONSIBLE FOR ALL OF THEIR WORKERS, SUBCONTRACTORS AND SUPPLIERS UNDER THIS REQUIREMENT. NO VEHICLE PARKING IS ALLOWED BEYOND CONSTRUCTION LIMITS.
3. CONSTRUCTION WITHIN THE ROOT ZONE OF THE TREES TO REMAIN SHALL BE RESTRICTED TO AGREED-UPON LIMITS WITH REGARD TO EXCAVATION, ACCESS, DIRT STOCKPILING AND BACKFILL. VIOLATION OF SET LIMITS SHALL RESULT IN A FINE OF $100 PER INCIDENCE AND MAY BE INCREASED BASED ON THE PERCENTAGE OF ROOT ZONE AFFECTED TIMES THE VALUE OF THE TREE ESTABLISHED PRIOR TO CONSTRUCTION. IF MORE THAN 30% OF THE ROOT ZONE IS DAMAGED, THE FINE SHALL BE THE FULL VALUE OF THE TREE.
4. DAMAGE TO THE MAIN TRUNKS OF THE TREES IS PROHIBITED. DAMAGE NOT PREVIOUSLY APPROVED SHALL RESULT IN A FINE BASED ON THE PERCENTAGE OF THE CIRCUMFERENCE AFFECTED. DAMAGAE GREATER THAN 30% OF THE CIRCUMFERENCE OR AFFECTING THE STRUCTURAL INTEGRITY OF THE TREE WILL RESULT IN A FINE EQUAL TO THE FULL APPRAISED VALUE OF THE TREE.
5. LIMB DAMAGE IS PROHIBITED, UNLESS APPROVED PRIOR TO CONSTRUCTION OR AS AUTHORIZED BY THE CITY OF AURORA FORESTRY DIVISION. PRUNING OF AFFECTED BRANCHES SHALL BE DONE PRIOR TO THE START OF CONSTRUCTION. DAMAGED BRANCHES SHALL BE PRUNED WITHIN 10 DAYS OF THE OCCURRENCE UTILIZING INTERNATIONAL SOCIETY OF ARBORICULTURE STANDARDS. UNAUTHORIZED BRANCH DAMAGE OR LOSS CAN RESULT IN A FINE OF $100 PER BRANCH AS MAY BE DETERMINED BY THE CONSTRUCTION MANAGER OR HIS FORESTRY CONSULTANT.
6. CONCRETE TRUCK WASHOUT AREAS SHALL BE IN DESIGNATED AREAS ONLY. WASHOUT RUNOFF SHALL NOT FLOW INTO OR ACROSS ROOT ZONES OF TREES.
7. TREE PROTECTION MEASURES SHALL BE IN PLACE PRIOR TO CONSTRUCTION AND INSPECTED BY THE CITY OF AURORA FORESTRY DIVISION.

SHEET KEY MAP - N.T.S.



NORTH

CHECKED BY: JC & PH
DRAWN BY: ML, NP, KS

Building Perimeter Landscape Table

Building	Building Perimeter Landscape Description	Length	Trees Required	Trees Provided	Tall Shrubs Required	Tall Shrubs Provided	Regular Shrubs Required	Regular Shrubs Provided	Transfers
1	Building 1 Elevation	207 LF							
	5% Trees (Mix of Evergreen and Deciduous)		3	3					
	15% Tall Shrubs				8	8			
	80% Other Shrubs						42	42	
2	Building 2 Elevation	238 LF							
	5% Trees (Mix of Evergreen and Deciduous)		3	3					
	15% Tall Shrubs				9	9			
	80% Other Shrubs						48	48	
3	Building 3 Elevation	208 LF							
	5% Trees (Mix of Evergreen and Deciduous)		3	3					
	15% Tall Shrubs				8	8			
	80% Other Shrubs						42	42	
4	Building 4 Elevation	238 LF							
	5% Trees (Mix of Evergreen and Deciduous)		3	3					
	15% Tall Shrubs				9	9			
	80% Other Shrubs						48	48	
5	Building 5 Elevation	238 LF							
	5% Trees (Mix of Evergreen and Deciduous)		3	3					
	15% Tall Shrubs				9	9			
	80% Other Shrubs						48	48	
6	Building 6 Elevation	238 LF							
	5% Trees (Mix of Evergreen and Deciduous)		3	3					
	15% Tall Shrubs				9	9			
	80% Other Shrubs						48	48	
7	Building 7 Elevation	238 LF							
	5% Trees (Mix of Evergreen and Deciduous)		3	5					
	15% Tall Shrubs				9	9			
	80% Other Shrubs						48	36	
8	Building 8 Elevation	238 LF							
	5% Trees (Mix of Evergreen and Deciduous)		3	3					
	15% Tall Shrubs				9	9			
	80% Other Shrubs						48	48	
9	Building 9 Elevation	238 LF							
	5% Trees (Mix of Evergreen and Deciduous)		3	3					
	15% Tall Shrubs				9	9			
	80% Other Shrubs						48	48	
10	Building 10 Elevation	207 LF							
	5% Trees (Mix of Evergreen and Deciduous)		3	3					
	15% Tall Shrubs				8	8			
	80% Other Shrubs						42	42	
11	Building 11 Elevation	207 LF							
	5% Trees (Mix of Evergreen and Deciduous)		3	3					
	15% Tall Shrubs				8	8			
	80% Other Shrubs						42	42	
12	Building 12 Elevation	238 LF							
	5% Trees (Mix of Evergreen and Deciduous)		3	3					
	15% Tall Shrubs				9	9			
	80% Other Shrubs						48	48	
13	Building 13 Elevation	238 LF							
	5% Trees (Mix of Evergreen and Deciduous)		3	3					
	15% Tall Shrubs				9	9			
	80% Other Shrubs						48	48	
14	Building 14 Elevation	238 LF							
	5% Trees (Mix of Evergreen and Deciduous)		3	3					
	15% Tall Shrubs				9	9			
	80% Other Shrubs						48	48	
15	Building 15 Elevation	238 LF							
	5% Trees (Mix of Evergreen and Deciduous)		3	3					
	15% Tall Shrubs				9	9			
	80% Other Shrubs						48	48	
16	Building 16 Elevation	238 LF							
	5% Trees (Mix of Evergreen and Deciduous)		3	3					
	15% Tall Shrubs				9	9			
	80% Other Shrubs						48	48	
17	Building 17 Elevation	238 LF							
	5% Trees (Mix of Evergreen and Deciduous)		3	3					
	15% Tall Shrubs				9	9			
	80% Other Shrubs						48	48	
18	Building 18 Elevation	238 LF							
	5% Trees (Mix of Evergreen and Deciduous)		3	3					
	15% Tall Shrubs				9	9			
	80% Other Shrubs						48	48	
19	Building 19 Elevation	238 LF							
	5% Trees (Mix of Evergreen and Deciduous)		3	3					
	15% Tall Shrubs				9	9			
	80% Other Shrubs						48	48	
20	Building 20 Elevation	238 LF							
	5% Trees (Mix of Evergreen and Deciduous)		3	3					
	15% Tall Shrubs				9	9			
	80% Other Shrubs						48	48	
POOL HOUSE	Club House Elevation (LF / 15 x 1.25) (1.25 Plants Per 5 LF of Frontage)	72 LF							
	5% Trees (Mix of Evergreen and Deciduous)		2	6					
	15% Tall Shrubs				3	3			
	80% Other Shrubs						15	32	
	Totals:		62	68	179	179	951	956	

NOTES:
1.) All Trees will be a minimum of 2.5" Caliper and Shrubs a Minimum of Container #5 Size, or 3 x Container #1 per Shrub Quantity show in table for Ornamental Grasses.
2.) Trees Replacing Shrubs: Building 7 - 2 Trees for 12 Shrubs.

Street Frontage Buffer

Street Frontage Description	Length	Trees Required	Trees Provided	Shrubs Required	Shrubs Provided
Street Perimeter Buffer: EAST FLOYD AVE. (1 Tree and 10 Shrubs per 40 LF)	707 LF	18	18	177	177
Street Perimeter Buffer: SOUTH CATHAY ST. (1 Tree and 10 Shrubs per 40 LF)	462 LF	12	22	116	116
Street Perimeter Buffer: SOUTH BISCAY ST. (1 Tree and 10 Shrubs per 40 LF)	207 LF	6	6	52	64
Totals:		36	46	345	357

NOTES:
1.) All Trees will be a minimum of 2.5" Caliper and Shrubs a Minimum of Container #5 Size, or 3 x Container #1 per Shrub Quantity show in table for Ornamental Grasses.
2.) 6 Mitigation trees have been added to the East Floyd Ave. Street Perimeter Buffer (5 10' Evergreen Trees and 1 Deciduous Canopy Tree). They are incuded in this table and in this tables totals to show that we are providing them. They are counted over and above the tract requirements. These trees are marked with an "M" on the plans.

Non Street Frontage Buffer

Direction	Site Perimeter Description	Length	Trees Required	Trees Provided	Shrubs Required	Shrubs Provided
West	Site Perimeter Buffer (Other Residential): (1 Tree and 5 Shrubs per 25 LF)	663 LF	27	27	133	133
South	Site Perimeter Buffer (Other): (1 Tree and 5 Shrubs per 25 LF)	659 LF	27	27	132	132
	Totals:		54	54	265	265

NOTES:
1.) All Trees will be a minimum of 2.5" Caliper and Shrubs a Minimum of Container #5 Size, or 3 x Container #1 per Shrub Quantity show in table for Ornamental Grasses.

Standard Rights-of-Way Street Tree Table

Street Tree Description	Length	Trees Required	Trees Provided	Transfers
EAST FLOYD AVE. (1 Tree / 40 LF)	704 LF	18	18	
SOUTH CATHAY ST. (1 Tree / 40 LF)	462 LF	12	12	
SOUTH BISCAY ST. (1 Tree / 40 LF)	207 LF	6	6	
Totals:		36	36	

NOTES:
1.) Distances measured between tangent points, Intersecting Drives are Excluded.

Tree Lawn Replacement Table

Tree Lawn Description	Area	Shrubs Required	Shrubs Provided
E. Floyd Ave. (0.025 Shrubs per 1 Square Foot of Tree Lawn)	5,807	146	56
Totals:		146	56

NOTES:
1.) Shrubs shown in table are a Minimum of Container #5 Size, or 3 x Container #1 per Shrub Quantity shown in table for Ornamental Grasses.
2.) Ornamental grasses replacing shrubs: 270 #5 Ornamental grasses for 90 shrubs

Open Space Tract Landscape Table

Area (Tract)	Description	Area / Length	Trees Required	Trees Provided	Shrubs Required	Shrubs Provided	Transfers
Detention Area	Open Space (1 Tree and 10 Shrubs per 4,000 SF)	47,378 SF	12	19	119	80	
	Totals:		12	19	119	80	

NOTES:
1.) All Trees will be a minimum of 2.5" Caliper and Shrubs a Minimum of Container #5 Size, or 3 x Container #1 per Shrub Quantity show in table for Ornamental Grasses.
2.) Trees Replacing Shrubs: Open Space Tract - 4 Trees for 39 Shrubs.

TREE PROTECTION PLAN SUMMARY

CALIPER INCHES REMOVED	CALIPER INCHES RELOCATED	CALIPER INCHES REPLACED FOR MITIGATION
27"	0	27"

NOTES:
1. REPLACEMENT TREES FOR TREE MITIGATION PURPOSES MAY NOT BE USED FOR ANY OTHER LANDSCAPE STANDARD REQUIREMENTS
2. EVERGREEN TREES USED FOR MITIGATION TREES AT A CALIPER CONVERSION OF $\frac{1}{2}$ THE HEIGHT OF THE TREE. AS SPECIFIED ALL EVERGREEN TREES ARE TO BE 10' IN HEIGHT, THEREFORE 5 CALIPER INCHES PER EVERGREEN TREE AS PER PG.29 OF THE COA LANDSCAPE MANUAL.
3. 6 REPLACEMENT TREES ARE LABELED WITH AN "M" WITHIN THE TREE SYMBOLS ON THE LANDSCAPE PLANS.

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EVERGREEN DEVELOPMENT
JEFF WIKSTROM
1873 S. BELLAIRE ST., SUITE 1106
DENVER,CO 80222
303-757-0401

NOT FOR CONSTRUCTION

DATE:
08/18/17 SP-01
10/06/17 SP-02
1/5/18 SP-03 TECH
3/13/18 SP-04 TECH

SHEET TITLE:
LANDSCAPE COVER SHEET

SHEET 12 OF 25
L-1

OUTLOOK SEVEN HILLS TOWNHOMES - SITE PLAN

LOT 2, BLOCK 1, SEVEN HILLS SUBDIVISION FILING NO. 13,
COUNTY OF ARAPAHOE, STATE OF COLORADO

PLANT SCHEDULE

LEGEND ABBREV.	QTY.	PLANT NAME (COMMON)	PLANT NAME (SCIENTIFIC)	SIZE & CONDITION (UNLESS OTHERWISE NOTED ON PLAN)	WATER USE
DECIDUOUS CANOPY TREES					
BOA	14	BUR OAK	QUERCUS MACROCARPA	2 1/2" CAL. B&B	LOW
CAL	6	WESTERN CATALPA	CATALPA SPECIOSA	2 1/2" CAL. B&B	LOW
GLI	13	GREENSPIRE LINDEN	TILIA CORDATA 'GREENSPIRE'	2 1/2" CAL. B&B	LOW
HAC	9	WESTERN HACKBERRY	CELTIS OCCIDENTALIS	2 1/2" CAL. B&B	LOW
KCT	6	KENTUCKY COFFEE TREE	GYMNOCLADUS DIOICUS	2 1/2" CAL. B&B	LOW
MSS	17	STATE STREET MAPLE	ACER MIYABEI 'MORTON'	2 1/2" CAL. B&B	MODERATE
NRO	4	NORTHERN RED OAK	QUERCUS RUBRA	2 1/2" CAL. B&B	MODERATE
PAE	12	PRINCETON AMERICAN ELM	ULMUS AMERICANA 'PRINCETON'	2 1/2" CAL. B&B	MODERATE
SHA	3	SHADEMASTER HONEYLOCUST	G.TRIACANTHOS INERMIS 'SHADEMASTER'	2 1/2" CAL. B&B	VERY LOW
EVERGREEN TREES					
ASE	57	ARNOLD SENTINEL AUSTRIAN PINE	PINUS NIGRA 'ARNOLD SENTINEL'	6' MIN. HT.	MODERATE
AUS	4	AUSTRIAN PINE	PINUS NIGRA	6' MIN. HT.	LOW
BEM	10	EMERALD ARROW BOSNIAN PINE	PINUS LEUCODERMIS 'EMERALD ARROW'	6' MIN. HT.	MODERATE
CBS	1	COLORADO BLUE SPRUCE	PICEA PUNGENS	6' MIN. HT.	MODERATE
PIN	11	PINON PINE	PINUS EDULIS	6' MIN. HT.	VERY LOW
SWP	15	SOUTH WESTERN WHITE PINE	PINUS STROBIFORMUS	6' MIN. HT. (UNLESS 10' HT. MITIGATION TREE, NOTED ON PLAN)	MODERATE
DECIDUOUS ORNAMENTAL TREES					
BRA	4	BRANDYWINE CRAB	MALUS 'BRANDYWINE'	2" CAL. B&B	MODERATE
CAN	8	CANADA RED CHOKECHERRY	PRUNUS VIRGINIANA 'CANADA RED'	2" CAL. B&B	VERY LOW
EOC	2	ENGLISH COLUMINAR OAK	QUERCUS ROBUR 'FASTIGIATA'	2 1/2" CAL. B&B	MODERATE
GFC	2	GINNALA MAPLE	ACER GINNALA 'FLAME'	2" CAL. B&B	VERY LOW
LTC	6	JAPANESE TREE LILAC	SYRINGA RETICULATA	CLUMP	VERY LOW
PRF	27	PRAIRIEFIRE CRAB	MALUS 'PRAIRIEFIRE'	2" CAL. B&B	LOW
SBC	21	SHADBLOW SERVICEBERRY	AMELANCHIER CANADENSIS	CLUMP	LOW
SPR	30	SPRING SNOW CRAB	MALUS 'SPRING SNOW'	2" CAL. B&B	MODERATE
TCH	12	THORNLESS COCKSPUR HAWTHORN	CRATAEGUS CRUS-GALLI 'INERMIS'	2" CAL. B&B	VERY LOW
WAS	12	WASHINGTON HAWTHORN	CRATAEGUS PHAENOPYRUM	2" CAL. B&B	VERY LOW
DECIDUOUS SHRUBS					
ACO	69	AUSTRIAN COPPER ROSE	ROSA FOETIDA 'BICOLOR'	# 5 CONT.	LOW
BBU	54	BURNING BUSH	EUONYMUS ALATUS	# 5 CONT.	MODERATE
BMS	122	BLUE MIST SPIREA	CARYOPTERIS X CLANDONENSIS 'BLUE MIST'	# 5 CONT.	LOW
CIS	38	CISTENA PLUM	PRUNUS X CISTENA	# 5 CONT.	MODERATE
CPL	17	COMMON LILAC	SYRINGA VULGARIS	# 5 CONT.	LOW
DIH	79	IVORY HALO DOGWOOD	CORNUS ALBA 'BAIL HALO'	# 5 CONT.	MODERATE
FQP	27	PINK FLOWERING QUINCE	CHAENOMELES JAPONICA 'CAMEO'	# 5 CONT.	MODERATE
FYE	150	YELLOW FLOWER CARPET ROSE	ROSA X 'NOALESA'	# 5 CONT.	MODERATE
GFS	131	GOLDFLAME SPIREA	SPIREA JAPONICA 'GOLDFLAME'	# 5 CONT.	MODERATE
LMS	134	LIMEMOUND SPIREA	SPIREA X BUMALDA 'LIMEMOUND'	# 5 CONT.	LOW
LPS	74	LITTLE PRINCESS SPIREA	SPIREA JAPONICA 'LITTLE PRINCESS'	# 5 CONT.	MODERATE
MKL	73	MISS KIM LILAC	SYRINGA PATULA 'MISS KIM'	# 5 CONT.	VERY LOW
NAJ	11	AMBER JUBILEE NINEBARK	PHYSOCARPUS OPULIFOLIUS 'JEFAM'	# 5 CONT.	LOW
NMP	19	NEW MEXICO PRIVET	FORESTIERA NEOMEXICAN	# 5 CONT.	LOW
ORB	69	ORANGE ROCKET BARBERRY	BERBERIS THUNBERGII 'ORANGE ROCKET'	# 5 CONT.	LOW
RGB	16	ROSY GLOW BARBERRY	BERBERIS THUNBERGII 'ROSY GLOW'	# 5 CONT.	MODERATE
RMG	18	ROCKY MOUNTAIN MAPLE	ACER GLABRUM	# 5 CONT.	MODERATE
RSD	28	DWARF RUSSIAN SAGE	PEROVSKIA ARTIPLICIFOLIA 'LITTLE SPIRE'	# 5 CONT.	VERY LOW
SSK	10	SASKATOON SERVICEBERRY	AMELANCHIER ALNIFOLIA	# 5 CONT.	LOW
VKS	62	KOREANSPICE VIBURNUM	VIBURNUM CARLESII	# 5 CONT.	MODERATE
WSC	49	WESTERN SAND CHERRY	PRUNUS BESSEYI	# 5 CONT.	LOW
EVERGREEN SHRUBS					
BUF	104	BUFFALO JUNIPER	JUNIPERUS SABINA 'BUFFALO'	# 5 CONT.	VERY LOW
HUG	37	HUGHES JUNIPER	JUNIPERUS HORIZONTALIS 'HUDGES'	# 5 CONT.	LOW
MAJ	53	MEDORA JUNIPER	JUNIPERUS SCOPULORUM 'MEDORA'	# 5 CONT.	LOW
MBT	69	BIG TUNA MUGO PINE	PINUS MUGO 'BIG TUNA'	# 5 CONT.	LOW
MPA	300	PANCHITO MANZANITA	ARCTOSTAPHYLOS 'PANCHITO'	# 5 CONT.	LOW
MWB	129	WHITE BUD MUGO PINE	PINUS MUGO 'WHITE BUD'	# 5 CONT.	LOW
RHM	103	R.H. MONTGOMERY SPRUCE	PICEA PUNGENS 'R.H. MONTGOMERY'	# 5 CONT.	LOW
TAM	96	TAMMY JUNIPER	JUNIPERUS SABINA 'TAMARISCIFOLIA'	# 5 CONT.	LOW
YBE	114	BRIGHT EDGE YUCCA	YUCCA FLACCIDA 'BRIGHT EDGE'	# 5 CONT.	LOW
YFI	10	ADAM'S NEEDLE YUCCA	YUCCA FILAMENTOSA	# 5 CONT.	LOW
ORNAMENTAL GRASSES					
BAG	37	BLONDE AMBITION GRAMA GRASS	BOUTELOUA GRACILIS 'BLONDE AMBITION'	# 1 CONT.	VERY LOW
FRG	198	FEATHER REED GRASS	CALAMAGROSTIS ACUTIFLORA 'KARL FOERSTER'	# 1 CONT.	LOW
FRV	30	VARIEGATED FEATHER REED GRASS	CALAMAGROSTIS ACUTIFLORA 'AVALANCHE'	# 1 CONT.	MODERATE
HFB	38	LITTLE BUNNY FOUNTAIN GRASS	PENNISETUM ALOPECUROIDES 'LITTLE BUNNY'	# 1 CONT.	VERY LOW
MHM	53	JAPANESE SILVER GRASS	MISCANTHUS SINENSIS	# 1 CONT.	LOW
NIN	64	INDIAN GRASS	SORGHASTRUM NUTANS	# 1 CONT.	LOW
PMG	33	PURPLE MAIDEN GRASS	MISCANTHUS SINENSIS 'PURPURASCENS'	# 1 CONT.	LOW
RSG	146	RED SWITCHGRASS	PANICUM VIRGATUM 'SHENANDOAH'	# 1 CONT.	LOW
ORNAMENTAL GRASSES-TREE LAWN					
AVG*	120	BLUE AVENA GRASS	HELICTOTRICHON SEMPERVIRENS	# 5 CONT.	LOW
FRV*	33	VARIEGATED FEATHER REED GRASS	CALAMAGROSTIS ACUTIFLORA 'AVALANCHE'	# 5 CONT.	MODERATE
HFG*	150	DWARF FOUNTAIN GRASS	PENNISETUM ALOPECUROIDES 'HAMELN'	# 5 CONT.	MODERATE
RSG*	24	RED SWITCHGRASS	PANICUM VIRGATUM 'SHENANDOAH'	# 5 CONT.	LOW
PERENNIALS					
APD	45	PURPLE DOME ASTER	A. NOVAE-ANGLIAE 'PURPLE DOME'	# 1 CONT.	MODERATE
BBA	32	BEE BALM	MONARDA DIDYMA	# 5 CONT.	LOW
BES	41	BLACK EYED SUSAN	RUDBECKIA FULGIDA 'GOLDSTURM'	# 1 CONT.	MODERATE
BGO	35	BASKET OF GOLD	AURINA SAXATILIS 'GOLD BALL'	# 1 CONT.	MODERATE
CFL	53	CONEFLOWER	ECHINACEA PURPUREA	# 1 CONT.	LOW
CRP	18	CREEPING PHLOX	PHLOX SABULATA	# 1 CONT.	LOW
DDY	13	STELA D'ORO DAYLILY	HEMEROCALLIS 'STELLA D'ORO'	# 1 CONT.	LOW
DSD	11	SHASTA DWARF DAISY	LEUCANTHEMUM X COMPACT 'SNOW LADY'	# 1 CONT.	LOW
HSU	40	SUNSET HYSSOP	AGASTACHE RUPESTRIS	# 1 CONT.	LOW
MWD	92	MILKWEED	ASCLEPIAS SP.	# 1 CONT.	LOW
PCF	23	PRAIRIE CONEFLOWER	RATIBIDA COLUMNIFERA 'RED'	# 1 CONT.	LOW
PHR	25	PENSTEMON, HUSKER RED	PENSTEMON DIGITALIS 'HUSKER RED'	# 1 CONT.	LOW
POC	17	CALIFORNIA POPPY	ESCHSCHOLZIA CALIFORNICA	# 1 CONT.	LOW
POM	54	POPPY MALLOW	CALLIRHOE INVOLUCRATA	# 1 CONT.	MODERATE
SMN	45	SALVIA, MAY NIGHT	SALVIA SYLVESTRIS X 'MAINACHT'	# 1 CONT.	LOW

MANICURED TURF TYPE TALL FESCUE SOD (IRRIGATED)

"TEXAS HYBRID" BLUEGRASS SOD

DETENTION POND SEED MIX

"NATIVE ROADSIDE SWALE MIX" BROADCAST SEED RATE @ 31.7 PLS PER ACRE

COMMON NAME	SCIENTIFIC NAME	% OF TOTAL	PLS PER ACRE
BUFFALOGRASS	BUCHLOE DACTYLOIDES	17%	5.38
NEBRASKA SEDGE	CAREX NEBRASCENSIS	3%	1.08
BLUE GRAMA	BOUTELOUA GRACILIS	17%	5.38
INLAND SALTGRASS	DISTICHLIS SPICATA	3%	1.08
WESTERN WHEATGRASS	PASCOPYRUM SMITHII	60%	18.8
TOTAL		100%	31.70 LBS/ACRE

SITE AMENITY SCHEDULE

1 DESCRIPTION: PET STATION

MANUFACTURER: PET PICK UPS

MODEL: DOG UNIT

COLOR / FINISH: STAINLESS STEEL

2 DESCRIPTION: BIKE RACK

MANUFACTURER: ANOVA FURNISHINGS

MODEL: METRO CIRCLE BIKE RACK

COLOR / FINISH: STAINLESS STEEL

NOTES: SURFACE MOUNT

3 DESCRIPTION: 6' BACKLESS BENCH

MANUFACTURER: ANOVA FURNISHINGS

MODEL: LATITUDE 6' FLAT BENCH

COLOR / FINISH: TEXTURED CHARCOAL SEAT/PEWTER FRAME

NOTES: SURFACE MOUNT

4 DESCRIPTION: 6' BENCH

MANUFACTURER: ANOVA FURNISHINGS

MODEL: LATITUDE CONTOUR

COLOR / FINISH: TEXTURED CHARCOAL SEAT/PEWTER FRAME

NOTES: SURFACE MOUNT

5 DESCRIPTION: TRASH RECEPTACLE

MANUFACTURER: ANOVA FURNISHINGS

MODEL: EXPOSITION 40 GAL.

COLOR / FINISH: TEXTURED CHARCOAL BASE/PEWTER TOP

NOTES: SURFACE MOUNT

CHECKED BY: JC & PH
DRAWN BY: ML, NP, KS

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OUTLOOK SEVEN HILLS TOWNHOMES
SITE PLAN
AURORA, CO

OWNER:
EVERGREEN DEVELOPMENT
JEFF WIKSTROM
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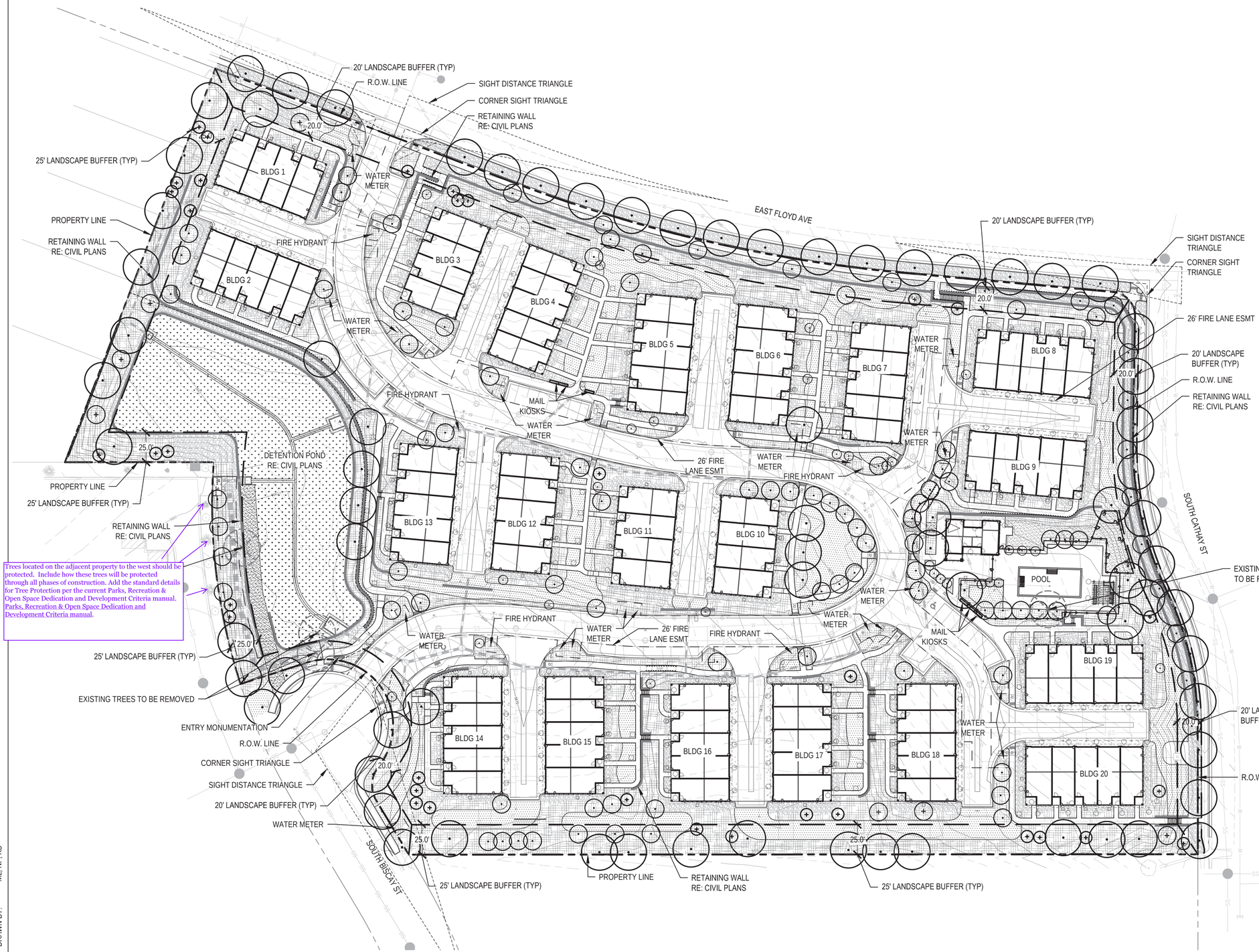
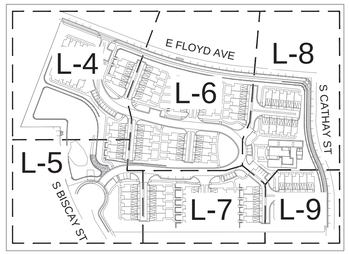
SHEET TITLE:
PLANT LIST & AMENITY SCHEDULE

OUTLOOK SEVEN HILLS TOWNHOMES - SITE PLAN

LOT 2, BLOCK 1, SEVEN HILLS SUBDIVISION FILING NO. 13,
COUNTY OF ARAPAHOE, STATE OF COLORADO



KEY MAP:



LEGEND:

- EXISTING TREES TO BE REMOVED
- DECIDUOUS TREES
- MITIGATION TREES
- EVERGREEN TREES
- ORNAMENTAL TREES
- COBBLE (2"-4" LOCAL RIVER ROCK)
- SOD
- DETENTION POND SEED MIX
- PLANTING BED (1½" LOCAL RIVER ROCK) SEE CITY OF AURORA NOTES
- R.O.W. /PROPERTY LINE
- LANDSCAPE BUFFER
- EASEMENTS
- CONTOUR-MAJOR
- CONTOUR-MINOR
- RETAINING WALL
- POOL FENCE
- GUARD RAIL
- ENTRY MONUMENTATION
- ROADWAY LIGHTS
- BOLLARD LIGHT
- WALL PACK / BUILDING FIXTURE
- PEDESTRIAN LIGHT
- FIRE HYDRANT

NOTES
1. ALL PROPOSED LANDSCAPING WITHIN THE SITE 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: JC & PH
DRAWN BY: ML, NP, KS

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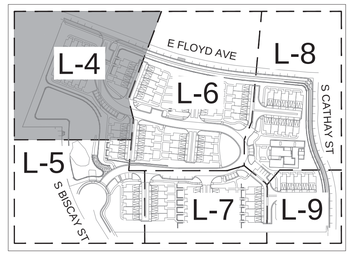
SHEET TITLE:
OVERALL LANDSCAPE PLAN

SHEET 14 OF 25
L-3

OUTLOOK SEVEN HILLS TOWNHOMES - SITE PLAN

LOT 2, BLOCK 1, SEVEN HILLS SUBDIVISION FILING NO. 13,
COUNTY OF ARAPAHOE, STATE OF COLORADO

KEY MAP:



LEGEND:

- DECIDUOUS TREES
- MITIGATION TREES
- EVERGREEN TREES
- ORNAMENTAL TREES
- DECIDUOUS SHRUBS
- EVERGREEN SHRUBS
- ORNAMENTAL GRASSES
- PERENNIALS
- DETENTION POND SEED MIX
- COBBLE (2"-4" LOCAL RIVER ROCK)
- SOD
- R.O.W. LINE
- LANDSCAPE BUFFER LINE
- EASEMENTS
- RETAINING WALL
- CONTOUR-MAJOR
- CONTOUR-MINOR
- POOL FENCE
- GUARDRAIL
- ROADWAY LIGHTS
- BOLLARD LIGHT
- WALL PACK / BUILDING FIXTURE
- PEDESTRIAN LIGHT
- WATER HYDRANT
- BENCH

811

NORTH

0 10 20 40
SCALE 1" = 20'

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3/13/18 SP-04 TECH

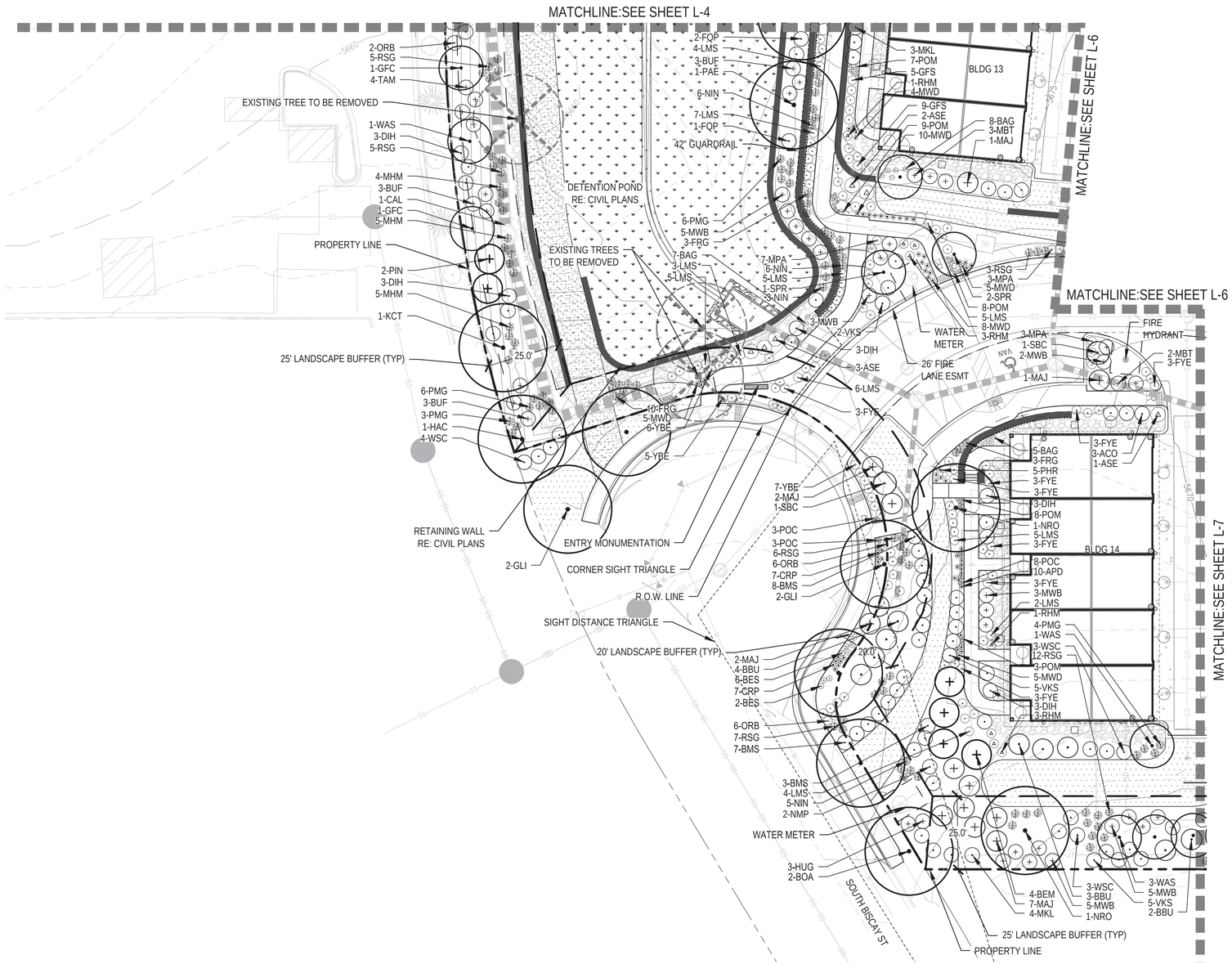
SHEET TITLE:
LANDSCAPE PLAN

SHEET 15 OF 25
L-4

CHECKED BY: JC & PH
DRAWN BY: ML, NP, KS

OUTLOOK SEVEN HILLS TOWNHOMES - SITE PLAN

LOT 2, BLOCK 1, SEVEN HILLS SUBDIVISION FILING NO. 13,
COUNTY OF ARAPAHOE, STATE OF COLORADO



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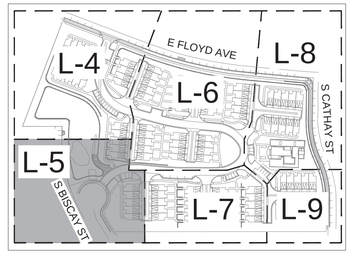

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- MITIGATION TREES
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SHEET TITLE:
LANDSCAPE PLAN

SHEET 16 OF 25
L-5

CHECKED BY: JC & PH
DRAWN BY: ML, NP, KS

811

NORTH

0 10 20 40
SCALE 1" = 20'

OUTLOOK SEVEN HILLS TOWNHOMES - SITE PLAN

LOT 2, BLOCK 1, SEVEN HILLS SUBDIVISION FILING NO. 13,
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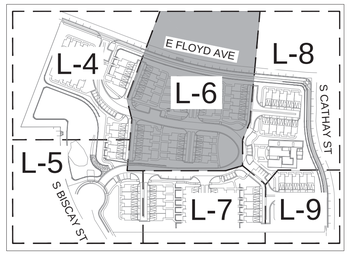

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- EVERGREEN TREES
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NORTH

0 10 20 40
SCALE 1" = 20'

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SHEET TITLE:
LANDSCAPE PLAN

SHEET 17 OF 25
L-6

CHECKED BY: JC & PH
DRAWN BY: ML, NP, KS

OUTLOOK SEVEN HILLS TOWNHOMES - SITE PLAN

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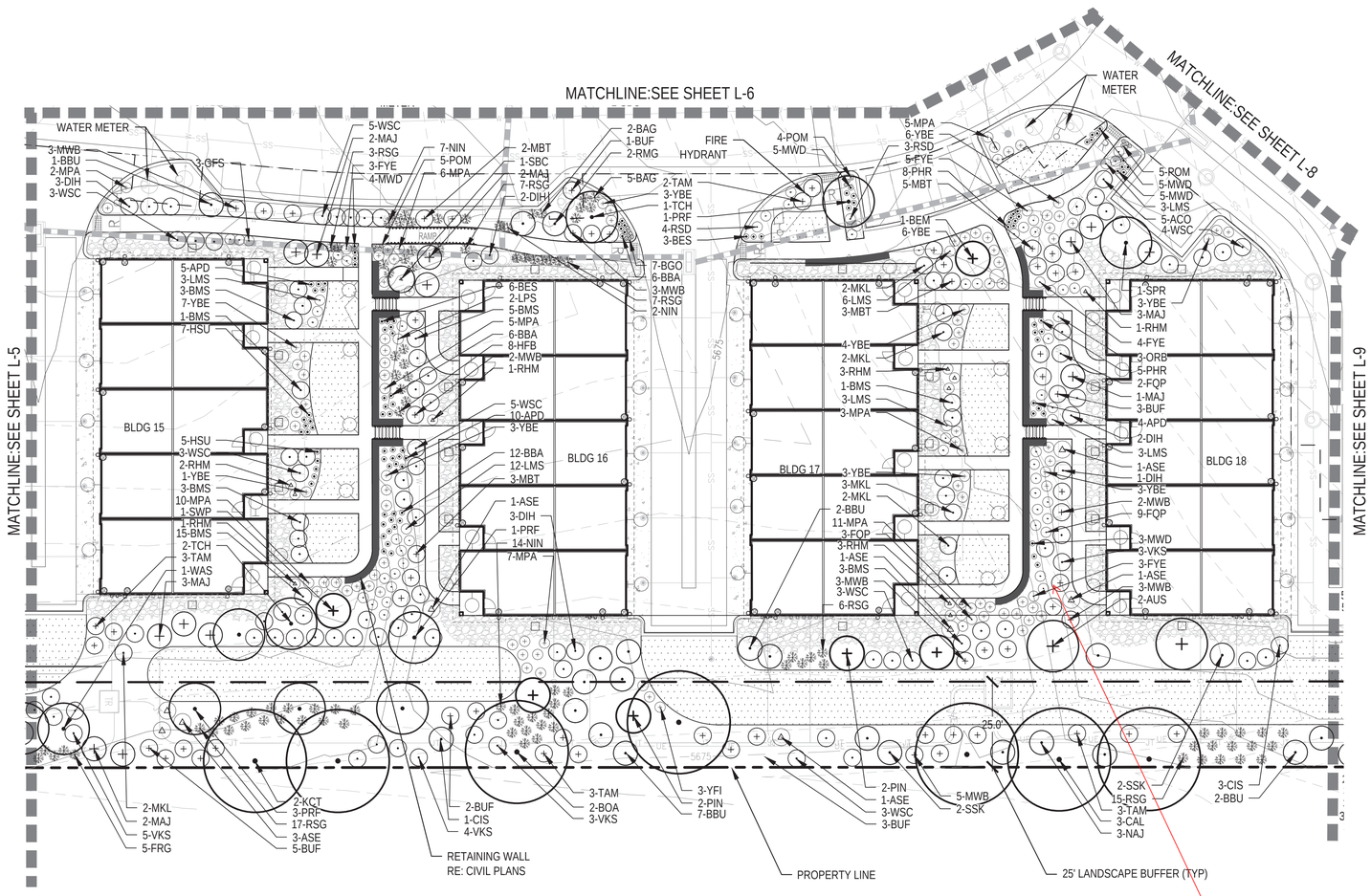

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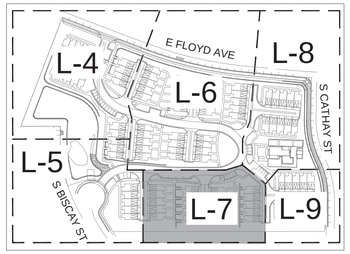

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3/13/18 SP-04 TECH

SHEET TITLE:
LANDSCAPE PLAN

SHEET 18 OF 25
L-7

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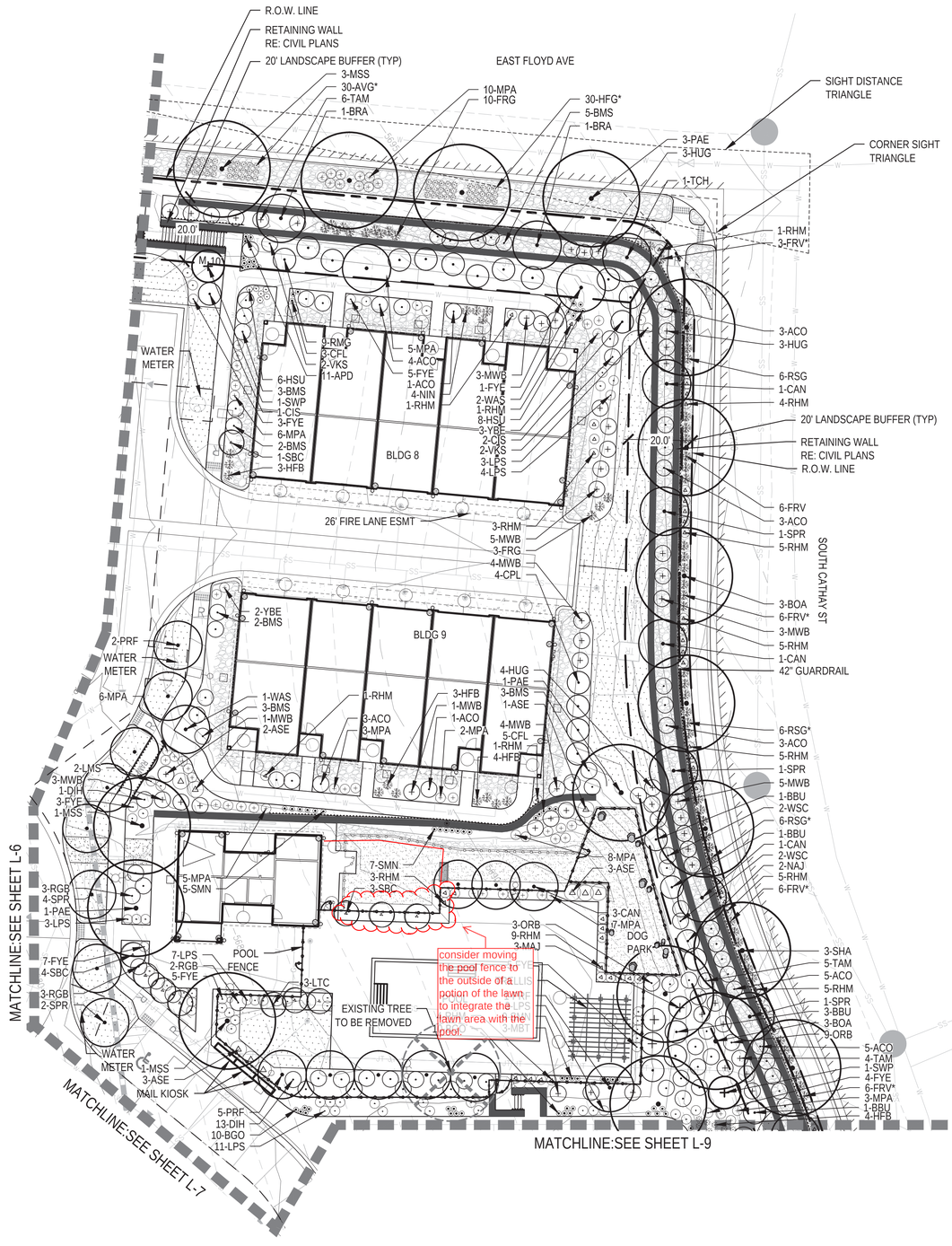
DRAWN BY: ML, NP, KS

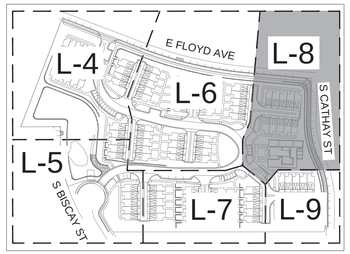
NORTH
SCALE 1" = 20'
0 10 20 40

OUTLOOK SEVEN HILLS TOWNHOMES - SITE PLAN

LOT 2, BLOCK 1, SEVEN HILLS SUBDIVISION FILING NO. 13,
COUNTY OF ARAPAHOE, STATE OF COLORADO



KEY MAP:



LEGEND:

- DECIDUOUS TREES
- MITIGATION TREES
- EVERGREEN TREES
- ORNAMENTAL TREES
- DECIDUOUS SHRUBS
- EVERGREEN SHRUBS
- ORNAMENTAL GRASSES
- PERENNIALS
- DETENTION POND SEED MIX
- COBBLE (2"-4" LOCAL RIVER ROCK)
- SOD
- R.O.W. LINE
- LANDSCAPE BUFFER LINE
- EASEMENTS
- RETAINING WALL
- CONTOUR-MAJOR
- CONTOUR-MINOR
- POOL FENCE
- GUARDRAIL
- ROADWAY LIGHTS
- BOLLARD LIGHT
- WALL PACK / BUILDING FIXTURE
- PEDESTRIAN LIGHT
- WATER HYDRANT
- BENCH

811

NORTH

0 10 20 40
SCALE 1" = 20'

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OUTLOOK SEVEN HILLS TOWNHOMES
SITE PLAN
AURORA, CO

OWNER:
EVERGREEN DEVELOPMENT
JEFF WIKSTROM
1873 S. BELLAIRE ST., SUITE 1106
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303-757-0401

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SHEET TITLE:
LANDSCAPE PLAN

SHEET 19 OF 25
L-8

OUTLOOK SEVEN HILLS TOWNHOMES - SITE PLAN

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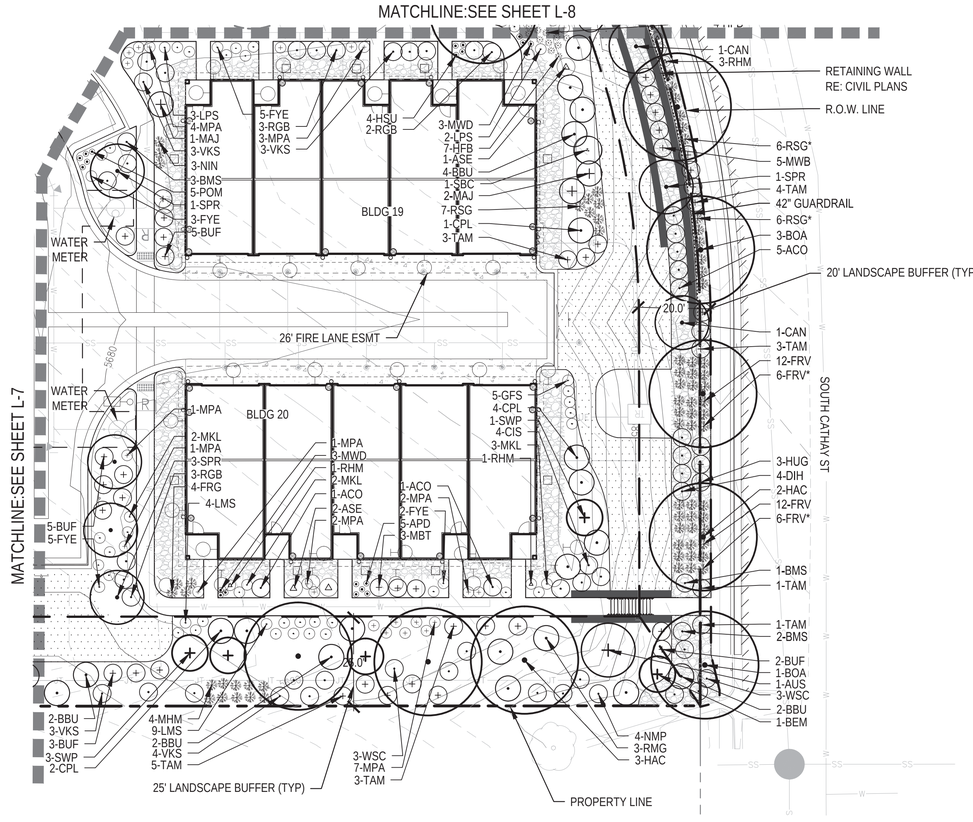
COUNTY OF ARAPAHOE, STATE OF COLORADO



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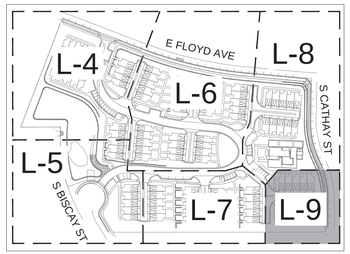

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SHEET 20 OF 25
L-9

CHECKED BY: JC & PH
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NORTH

0 10 20 40
SCALE 1" = 20'

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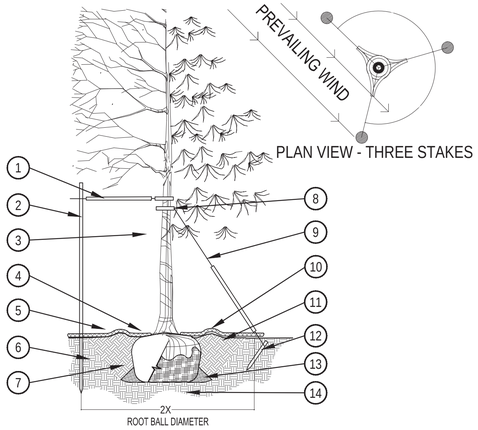


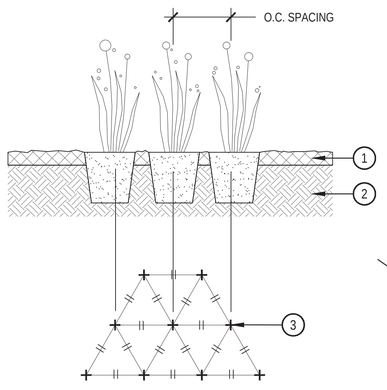
PRUNING NOTES:
1. ALL PRUNING SHALL COMPLY WITH ANSI A300 STANDARDS.
2. DO NOT HEAVILY PRUNE THE TREE AT PLANTING. PRUNE ONLY CROSSOVER LIMBS, CO-DOMINANT LEADERS AND BROKEN BRANCHES. SOME INTERIOR TWIGS AND LATERAL BRANCHES MAY BE PRUNED. HOWEVER, DO NOT REMOVE THE TERMINAL BUDS OF BRANCHES THAT EXTEND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

STAKING NOTES:
1. STAKE TREES PER FOLLOWING SCHEDULE, THEN REMOVE AT END OF FIRST GROWING SEASON.
   - 1.1 1-½" CALIPER SIZE - MIN. 1 STAKE ON SIDE OF PREVAILING WIND (GENERALLY N.W. SIDE)
   - 1.2 1-½" - 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)
   - 1.3 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 1-½" OF GROWTH AND BUFFER ALL BRANCHES FROM WIRE.

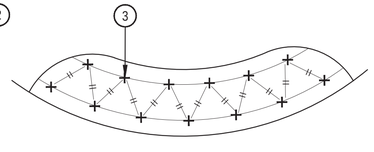
1. PLACE MIN. ¼" PVC PIPE AROUND EACH WIRE. EXPOSED WIRE SHALL BE MAX. 2" EACH SIDE
2. 6 FT. UNTREATED WOOD POST (MIN. 1.5" DIAMETER). ALL SHALL BE DRIVEN OUTSIDE ROOTBALL AND IN UNDISTURBED SOIL.
3. TREE WRAP TO BE INSTALLED ONLY FROM OCTOBER 1 THROUGH APRIL 30. (DECIDUOUS ONLY)
4. PLANT TREE SO THAT FIRST ORDER MAJOR ROOT IS 1"-2" ABOVE FINAL GRADE.
5. 3" DEEP MULCH RING PLACED A MINIMUM OF 4 FT. IN DIAMETER. 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. REMOVE ALL TWINE, ROPE, BURLAP AND WIRE FROM ENTIRE ROOT BALL AND TRUNK
8. GROMMETED NYLON STRAPS
9. GALVANIZED WIRE, MIN. 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 FT. 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"



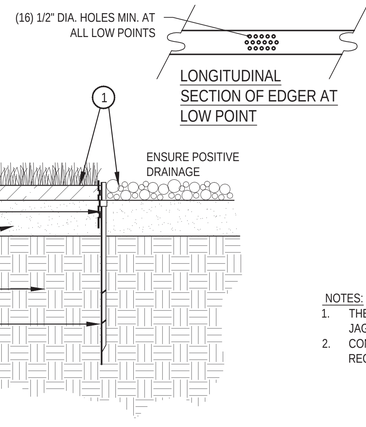
1. SPECIFIED MULCH
2. AMENDED PLANTING BED TILLED TO A DEPTH OF 6"
3. CENTER OF PLANT



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

3 PERENNIAL PLANT LAYOUT

SCALE: 1" = 1'-0"



1. FINISHED GRADE - TOP OF SOD THATCH LAYER AND TOP OF MULCH OR CRUSHER FINES 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
6. EDGER STAKE

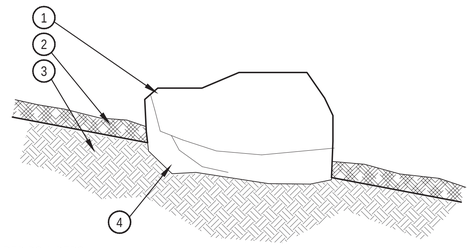
NOTES:
1. THERE SHALL BE NO EXPOSED SHARP / JAGGED EDGES.
2. CONTRACTOR SHALL INSTALL STAKES AS REQUIRED BY THE MANUFACTURER.

4 STEEL EDGER

SCALE: 1" = 1'-0"

2 SHRUB PLANTING

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

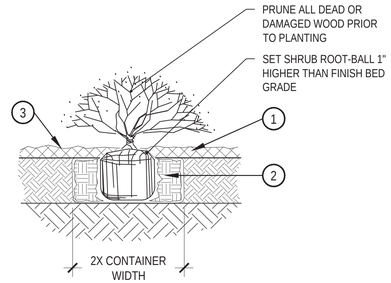


REQUIRED BOULDERS:
3 - 1 TON BOULDERS
3 - 1 ½ TON BOULDERS
5 - 2 TON BOULDERS

- REFER TO PLANS FOR LOCATIONS.
- THESE NUMBERS ARE FOR FREE STANDING BOULDERS ONLY. BOULDERS ASSOCIATED WITH THE BOULDER RETAINING WALLS, PARK ENTRY SIGN AND INTERPRETIVE SIGN ARE NOT INCLUDED IN THIS COUNT.

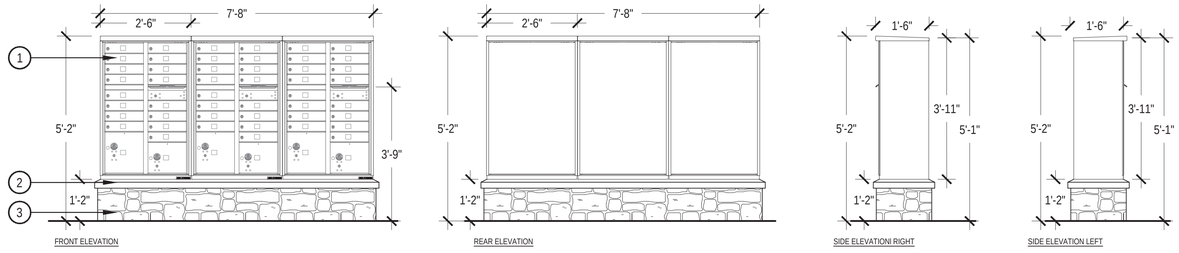
5 BOULDER -FREE STANDING

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



1. SPECIFIED MULCH
2. AMENDED SOIL IN PLANTING BED PER SPECIFICATIONS. TILL SOIL TO A DEPTH OF EIGHT INCHES.
3. FINISH GRADE (TOP OF MULCH)

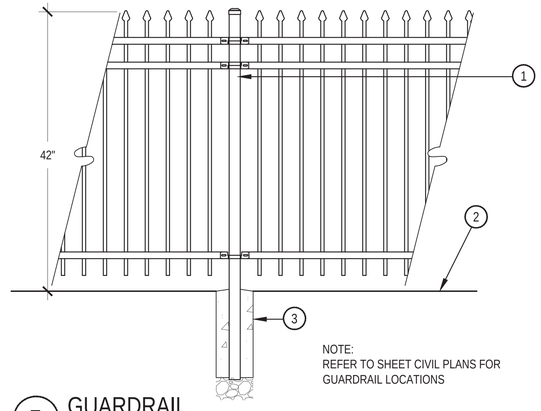
NOTE:
1. BROKEN OR CRUMBLING ROOT-BALLS WILL BE REJECTED
2. CARE SHOULD BE TAKEN NOT TO DAMAGE THE SHRUB OR ROOT-BALL WHEN REMOVING IT FROM ITS CONTAINER
3. ALL JUNIPERS SHOULD BE PLANTED SO THE TOP OF THE ROOT-BALL OCCURS ABOVE THE FINISH GRADE OF THE MULCH LAYER
4. DIG PLANT PIT TWICE AS WIDE AND HIGH AS THE CONTAINER



1. FLORENCE MAILBOX KIOSK, MODEL: VITAL 1570-16, COLOR: DARK BRONZE
2. 1" PRECAST BEVELED CONCRETE CAP
3. STONE MASONRY BASE TO MATCH ARCHITECTURE

6 MAIL KIOSK

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



NOTE:
REFER TO SHEET CIVIL PLANS FOR GUARDRAIL LOCATIONS

1. GUARDRAIL POST
2. FINISH GRADE
3. CONCRETE FOOTING PER MANUFACTURER RECOMMENDATIONS. STRATA SLEEVE-IT FENCE POST ANCHORING SYSTEM TO BE USED WHERE BARRIER FENCE IS LOCATED AT RETAINING WALLS WITH GEOGRID.

NOTES:
1. FENCE SHALL BE BY AMERISTAR FENCE OR APPROVED EQUAL,
2. FENCE STYLE FOR POOL ENCLOSURE SHALL BE: MONTAGE PLUS (POOL, PET, PLAY FENCING) MAGESTIC - 3 RAIL, NO FLUSH BOTTOM
3. FENCE STYLE FOR ALL OTHER LOCATIONS SHALL BE: MONTAGE PLUS (STANDARD 4" PICKET SPACING) MAGESTIC - 3 RAIL, NO FLUSH BOTTOM
4. COLOR: CHARCOAL GRAY POWDERCOAT

7 GUARDRAIL

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

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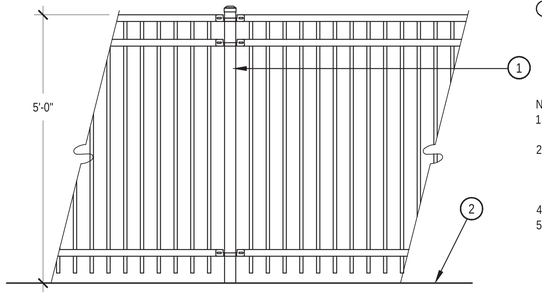
SHEET TITLE:
LANDSCAPE DETAILS

SHEET 21 OF 25
L-10

JC & PH
ML, NP, KS
CHECKED BY:
DRAWN BY:

OUTLOOK SEVEN HILLS TOWNHOMES - SITE PLAN

LOT 2, BLOCK 1, SEVEN HILLS SUBDIVISION FILING NO. 13,
COUNTY OF ARAPAHOE, STATE OF COLORADO

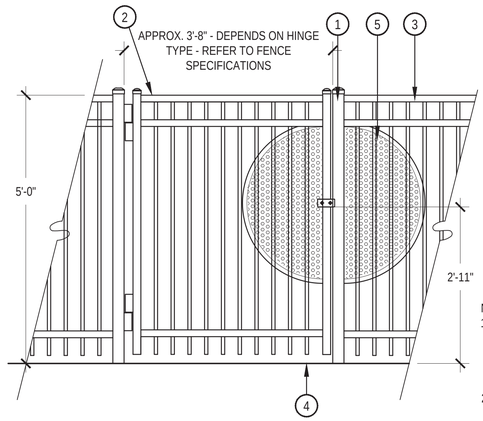


1. FENCE POST - SET IN CONCRETE FOOTER, REFER TO FENCE SPECIFICATIONS FOR FOOTER INFORMATION
2. FINISH GRADE

NOTES:
1. FENCE SHALL BE BY AMERISTAR FENCE OR APPROVED EQUAL
2. FENCE STYLE SHALL BE: MONTAGE PLUS (POOL, PET, PLAY FENCING) MAGESTIC - 3 RAIL, NO FLUSH BOTTOM
4. COLOR: BLACK
5. ALL FENCING AROUND POOL AREA SHALL MEET CURRENT STATE AND IBC POOL ENCLOSURE CODE REQUIREMENTS.

1 POOL FENCE

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

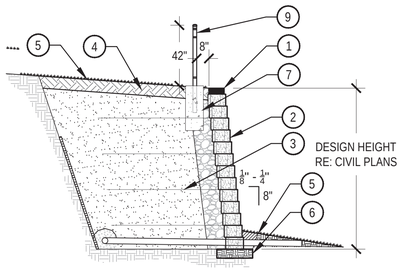


1. GATE POST TYP.
2. GATE: ALL GATES SHALL BE SELF CLOSING W/ GATE LOCK TO BE APPROVED BY OWNER. ALL POOL GATES SHALL MEET CURRENT STATE AND IBC POOL ENCLOSURE CODE REQUIREMENTS. PROVIDE PANIC HARDWARE ON PUSH SIDE OF GATE FOR EGRESS, SPRING HINGES, LEVER HANDLE LOCK SET WITH PUSH BUTTON KEYED ENTRY ON PULL SIDE.
3. ORNAMENTAL METAL FENCE
4. FINISH GRADE
5. FOR POOL GATES ONLY: PERFORATED POWDER COATED BLACK TO MATCH FENCE STEEL PLATING W/ NO GAPS GREATER THAN $\frac{1}{2}$" TYPE T.B.D.

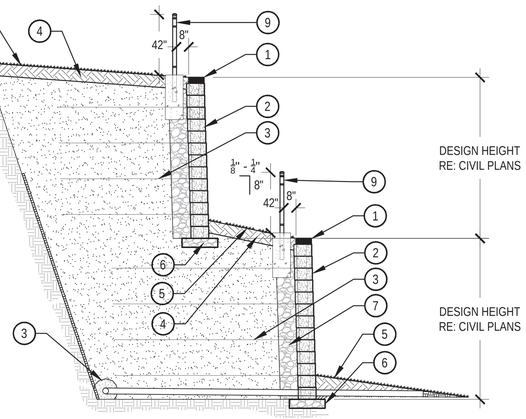
NOTES:
1. MANWAY GATE WITH KNOX-APPROVED LOCKING DEVICE. ANY LOCKING DEVICE SHALL BE INSTALLED AS A KNOX APPROVED LOCKING DEVICE. PROVIDE A PLACARD ON THE GATE READING "GATE TO REMAIN OPEN DURING BUSINESS HOURS.
2. POOL GATE STYLE SHALL MATCH POOL FENCE STYLE, COLOR: BLACK
3. REFER TO MANUFACTURERS FENCE SPECIFICATIONS FOR INFORMATION ON FOOTER DEPTH.

2 POOL FENCE GATE

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



TYPICAL REINFORCED WALL SECTION
COMPAC III UNIT - 1" SETBACK



TYPICAL REINFORCED TIERED WALL SECTION
COMPAC III UNIT - NEAR VERTICAL SETBACK

1. CAP UNIT
2. RETAINING WALL BLOCK UNIT
3. GEOGRID PER WALL DESIGNER - KEYSTONE COMPAC STRAIGHT SPLIT OR APPROVED EQUAL
4. LOW PERMEABLE SOIL - 8" MIN DEPTH.
5. FINISH GRADE
6. UNREINFORCED CONCRETE OR CRUSHED STONE LEVELING PAD
7. $\frac{3}{4}$" CRUSHED STONE, 24" DEPTH
8. 4" PERFORATED PVC DRAINAGE
9. 42" GUARDRAIL - REFER TO PLANS FOR LOCATIONS
10. WALL AND FOOTER DESIGN BY WALL CONTRACTOR

3 RETAINING WALL

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

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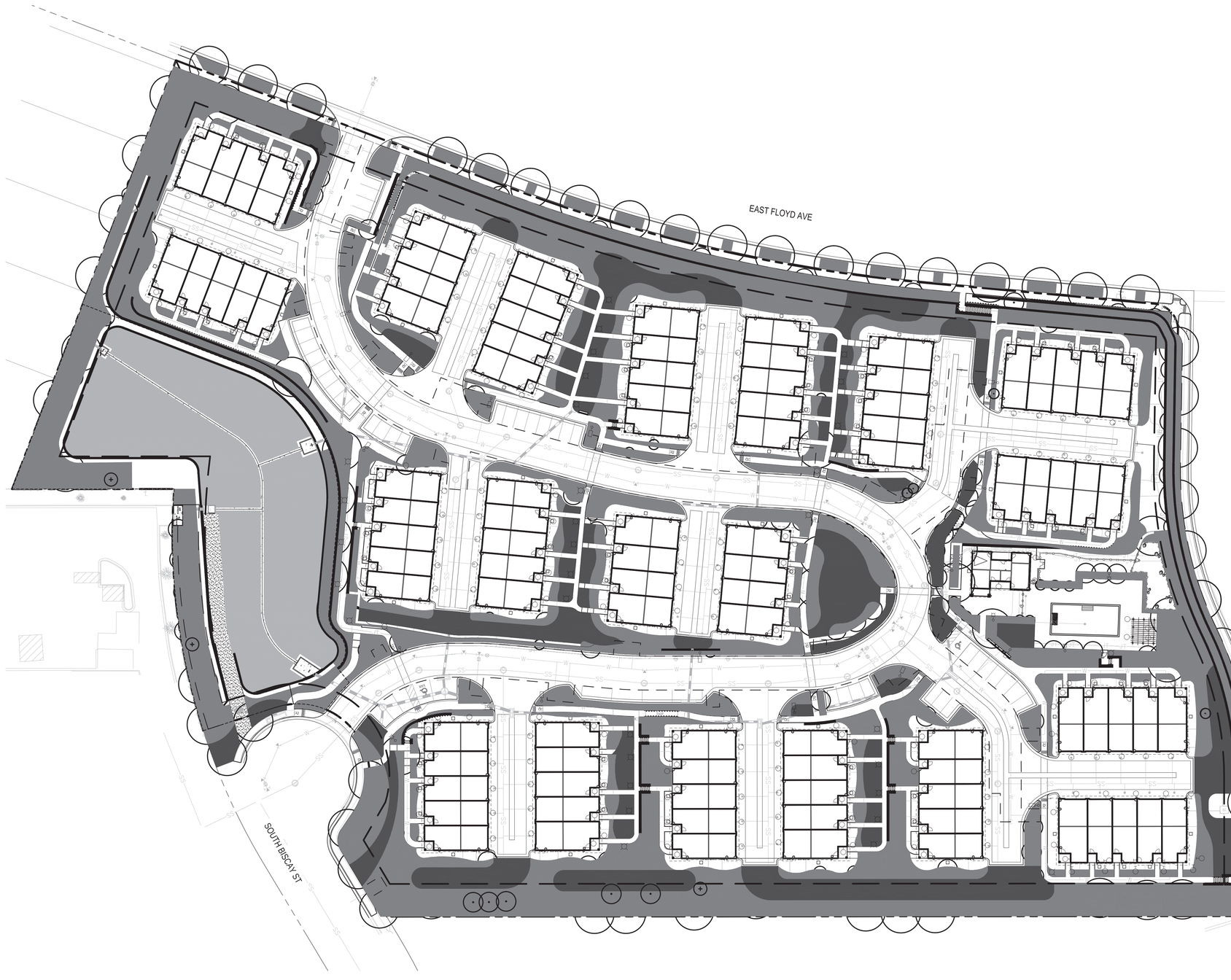

HYDROZONE MAP LEGEND

- HIGH WATER USE: MANICURED TURF
- LOW WATER USE: SHRUB BED AND IRRIGATED NATIVE
- Z-ZONE NATIVE SEED AREA
- R.O.W. LINE / PROPERTY LINE

HYDRO-ZONE TABLES

PERMANENT TAP	
WATER USE TYPE	**AREA (SF)**
HIGH WATER USE	**33,864 SF**
LOW WATER USE	**103,424 SF**
Z-ZONE	**24,626 SF**
	QUANTITY
CANOPY TREES	**84**
EVERGREEN/ORNAMENTAL TREES	**222**
TOTAL IRRIGATED AREA	**161,914 SF**

WATER USE TABLE

Water Use Table

Area (Tract)	*Water Conserving Irrigation (Non-Sod)*	*Non-Water Conserving Irrigation (Sod)*	*Z-Zone Area*	*Non-Irrigated Area/ Pavement*	*Total Area (SF)*
SITE	99,172 SF	17,760 SF	27,880 SF	276,366.84 SF	421,178.84 SF
ROW	5,933 SF	734 SF	0 SF	6,389 SF	13,056 SF
Totals:	105,105 SF	18,494 SF	27,880 SF	282,755.84 SF	434,234.84 SF

811

NORTH

0 20 40 80
SCALE 1" = 40'

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SHEET TITLE:
HYDROZONE MAP

SHEET 23 OF 25
L-12

OUTLOOK SEVEN HILLS TOWNHOMES - SITE PLAN

LOT 2, BLOCK 1, SEVEN HILLS SUBDIVISION FILING NO. 13,
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SITE PHOTOMETRIC SUMMARY

AVERAGE = 0.8 FT. CANDLE
MINIMUM = 0.0 FT. CANDLE
MAXIMUM = 14.1 FT. CANDLE

SITE PHOTOMETRIC PLAN

SCALE: 1" =40'-0"

NOTE:

ILLUMINATION WITHIN THE SITE MUST COMPLY WITH THE 2015 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 (11 LUX) AT THE FLOOR LEVEL, AND CONTINUING TO THE "PUBLIC WAY".

CHECKED BY: JC & PH
DRAWN BY: ML, NP, KS

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ELECTRICAL ENGINEERS
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(303) 355-5534 (tel) walter@rgecinc.com

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08/18/17 SP-01
10/06/17 SP-02
1/5/18 SP-03 TECH
3/9/18 SP-04

SHEET TITLE:
SITE PHOTOMETRIC PLAN

OUTLOOK SEVEN HILLS TOWNHOMES - SITE PLAN

LOT 2, BLOCK 1, SEVEN HILLS SUBDIVISION FILING NO. 13,
COUNTY OF ARAPAHOE, STATE OF COLORADO

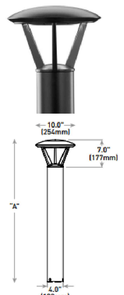
LIGHTING FIXTURE SCHEDULE

ITEM	MANUFACTURER	CAT. NO.	LAMPS	DESCRIPTION
SA	LITHONIA	DSX1-40C-530-40K T3M-MVOLT-SPA-DBLBXD-HS	52 WATT 4000K LED 6,485 LUMENS	SINGLE HEAD FULL CUT OFF POLE LIGHT ON SQUARE POLE, MOUNTED AT 20 FT ABOVE GRADE TO TOP OF FIXTURE, TYPE III OPTICS, HOUSE SIDE SHIELD
SB	CREE	PWY-5M-P4-02-E-UL-BZ-350-40K-TL	22 WATT 4000K LED 1,565 LUMENS	42" HIGH, FULL CUT OFF, ROUND PATHWAY LED LIGHT. BUILT IN 2-LEVEL LIGHT OUTPUT SENSOR
SC	ARCHITECTURAL AREA LIGHTING	UCM-SKB-T2-32LED 4K-700-DB-FLD-240-SLA4-14' POLE	4000K LED 6561 LUMENS	SINGLE HEAD POLE LIGHT. FULL CUT OFF, FLAT DIFFUSE GLASS LENS, TYPE IV OPTICS, ON 14 FT. ROUND POLE
SC5	ARCHITECTURAL AREA LIGHTING	UCM-SKB-T5-32LED 4K-700-DB-FLD-240-SLA4-14' POLE	4000K LED 6561 LUMENS	SINGLE HEAD POLE LIGHT. FULL CUT OFF, FLAT DIFFUSE GLASS LENS, TYPE V OPTICS, ON 14 FT. ROUND POLE
A	LUMARK	XTOR1B-W	(1) 4000K LED 1400 LUMENS	WET LOCATION RATED EXTERIOR FULL CUT OFF WALL LIGHT AT 8' AFG
B	KICHLER LIGHTING	49061OZ	(1) 3000K LED R14 300 LUMENS	WET LOCATION RATED EXTERIOR WALL LIGHT, DARK SKY COMPLIANT, +7.5' TO THE BOTTOM OF FIXTURE

XTOR
CROSSTOUR LED

FIXTURE "A"

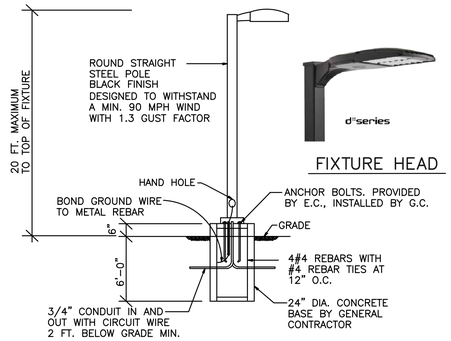
FIXTURE "B"



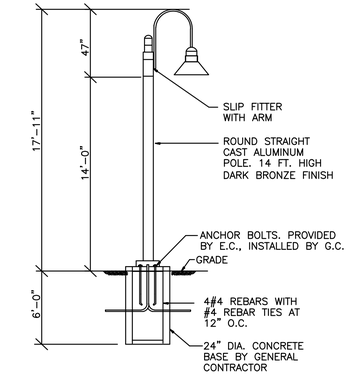
Model	Dim. "A"	Weight*
Landscape (P0)	12" (320mm)	12.7 lbs. (5.8kg)
Landscape (P1)	18" (457mm)	13.3 lbs. (6.0kg)
Pathway (P2)	36" (914mm)	17.9 lbs. (8.1kg)
Pathway (P4)	42" (1068mm)	18.6 lbs. (8.4kg)
Pedestrian (P8)	96" (2438mm)	26.4 lbs (12.1kg)

* Add 6.6 lbs. (3.0kg) for 347-480V

FIXTURE "SB"



POLE MOUNTED FIXTURE "SA"
INSTALLATION DETAIL
NO SCALE



FIXTURE TYPE "SC" AND "SC5"
NO SCALE

NORRIS DESIGN
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OUTLOOK SEVEN HILLS TOWNHOMES
SITE PLAN
AURORA, CO

OWNER:
EVERGREEN DEVELOPMENT
JEFF WIKSTROM
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303-757-0401

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SHEET TITLE:
SITE LIGHTING FIXTURES

SHEET 25 OF 25

ENGINEERING CONSULTANTS INCORPORATED
ELECTRICAL ENGINEERS
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(303) 355-5534 (tel) walter@rgecinc.com

CHECKED BY: JC & PH
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