

# 1900 SOUTH CHAMBERS COMMUNITY LOT 1 SITE PLAN

A SUBDIVISION OF A PART OF THE SOUTHWEST ONE-QUARTER OF SECTION 20,  
TOWNSHIP 4 SOUTH, RANGE 66 WEST, OF THE 6TH PRINCIPAL MERIDIAN  
CITY OF AURORA, COUNTY OF ARAPAHOE, STATE OF COLORADO

## DATA BLOCK - LOT 1

LAND AREA WITHIN PROPERTY LINES	2.002 AC.
NUMBER OF BUILDINGS	1
NUMBER OF BEDROOMS	65 TOTAL
BUILDING HEIGHT	ALLOWED 45" (MAX) PROVIDED 37'-6" (MAX)
TOTAL BUILDING COVERAGE AND GFA	15,980 S.F. (18%)
HARD SURFACE AREA	37,135 S.F. (43%)
LANDSCAPE AREA	34,246 S.F. (39%)
OUTDOOR OPEN SPACE	17,496 S.F. (20.1%)
PRESENT ZONING CLASSIFICATION	R-3
OCCUPANCY TYPE	R-3
CONSTRUCTION TYPE	V-B-SPK
BUILDING SPRINKLED	NFPA 13R
MAXIMUM PERMITTED/ALLOWABLE SIGN AREA	96 S.F.
PROPOSED TOTAL SIGN AREA	96 S.F.
PROPOSED NUMBER OF SIGNS	1
PROPOSED MONUMENT SIGN	1
PROPOSED MONUMENT SIGN AREA	96 S.F. PER SIDE
PARKING SPACES REQUIRED	62
PARKING SPACES PROVIDED	63
GARAGE PARKING SPOTS REQUIRED	21
GARAGE PARKING SPOTS PROVIDED	22
CONNECTED GARAGE PARKING SPOTS REQUIRED	12
CONNECTED GARAGE PARKING SPOTS PROVIDED	12
ACCESSIBLE SPACES REQUIRED	3
ACCESSIBLE SPACES PROVIDED	3
VAN ACCESSIBLE SPACE REQUIRED	1
VAN ACCESSIBLE SPACE PROVIDED	1
LOADING SPACES REQUIRED	2
LOADING SPACES PROVIDED	2
BICYCLE PARKING SPACES REQUIRED	10
BICYCLE SPACES PROVIDED	10

## SITE PLAN LEGEND

	PROPERTY LINE
	EXISTING CURB AND GUTTER
	PROPOSED CURB AND GUTTER
	LANDSCAPE AREA
	CONCRETE SIDEWALK
	PROPOSED SITE LIGHTING
	PROPOSED SIGN
	EXISTING FIRE HYDRANT



## VICINITY MAP NOT TO SCALE



## GENERAL 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.
- THE DEVELOPER IS RESPONSIBLE FOR SIGNING AND STRIPING ALL PUBLIC STREETS. THE DEVELOPER IS REQUIRED TO PLACE TRAFFIC CONTROL, STREET NAME, AND GUIDE SIGNS ON ALL PUBLIC STREETS AND PRIVATE STREETS APPROUCHING AN INTERSECTION WITH A PUBLIC STREET. SIGNS SHALL BE FURNISHED AND INSTALLED PER THE MOST CURRENT EDITIONS OF THE MANUAL ON UNIFORM TRAFFIC CONTROL DEVICES (MUTCD) AND CITY STANDARDS, AND SHOWN ON THE SIGNING AND STRIPING PLAN FOR THE DEVELOPMENT.
- 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 60% OF THE ACCESSIBLE BUILDING ENTRANCES THEY SERVE. THE ACCESSIBLE ROUTE BETWEEN ACCESSIBLE PARKING AND ACCESSIBLE BUILDING ENTRANCES SHALL BE THE MOST PRACTICAL DIRECT ROUTE. THE ACCESSIBLE ROUTE MUST BE LOCATED WITHIN A SIDEWALK. NO SLOPE ALONG THIS ROUTE MAY EXCEED 1:20 WITHOUT PROVIDING A RAMP WITH A MAXIMUM SLOPE OF 1:12 AND HANDRAILS. CROSSWALKS ALONG THIS ROUTE SHALL BE WIDE ENOUGH TO WHOLLY CONTAIN THE CURB RAMP WITH A MINIMUM WIDTH OF 36" AND SHALL BE PAINTED WITH WHITE STRIPES. THE CITY OF AURORA ENFORCES HANDICAPPED ACCESSIBILITY REQUIREMENTS BASED ON THE 2015 INTERNATIONAL BUILDING CODE, CHAPTER 11, AND THE INTERNATIONAL CODE COUNCIL (ICC) A117.1-2009.
- THE APPLICANT HAS THE OBLIGATION TO COMPLY WITH ALL APPLICABLE REQUIREMENTS OF THE AMERICANS WITH DISABILITIES ACT.
- THE DEVELOPER, HIS SUCCESSORS AND ASSIGNS, SHALL BE RESPONSIBLE FOR INSTALLATION, MAINTENANCE AND REPLACEMENT OF ALL LANDSCAPING MATERIALS SHOWN OR INDICATED ON THE APPROVED SITE PLAN OR LANDSCAPE PLAN ON FILE IN THE PLANNING DEPARTMENT. ALL LANDSCAPING WILL BE INSTALLED PRIOR TO ISSUANCE OF CERTIFICATE OF OCCUPANCY.
- ALL CROSSINGS OR ENCROACHMENTS INTO EASEMENTS AND RIGHTS-OF-WAY OWNED BY THE CITY OF AURORA ("CITY") IDENTIFIED AS BEING PRIVATELY-OWNED AND MAINTAINED HEREIN ARE ACKNOWLEDGED BY THE UNDERSIGNED AS BEING SUBJECT TO CITY'S USE AND OCCUPANCY OF SAID EASEMENTS OR RIGHTS-OF-WAY. THE UNDERSIGNED, ITS SUCCESSORS AND ASSIGNS, FURTHER AGREES TO REMOVE, REPAIR, REPLACE, RELOCATE, MODIFY, OR OTHERWISE ADJUST SAID CROSSINGS OR ENCROACHMENTS UPON REQUEST FROM THE CITY AND AT NO EXPENSE TO THE CITY. THE CITY RESERVES THE RIGHT TO MAKE FULL USE OF THE EASEMENTS AND RIGHTS-OF-WAY AS MAY BE NECESSARY OR CONVENIENT AND THE CITY RETAINS ALL RIGHTS TO OPERATE, MAINTAIN, INSTALL, REPAIR, REMOVE OR RELOCATE ANY CITY FACILITIES LOCATED WITHIN SAID EASEMENTS AND RIGHTS-OF-WAY AT ANY TIME AND IN SUCH A MANNER AS IT DEEMS NECESSARY OR CONVENIENT.
- 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 AURORA CITY CODE OF ORDINANCE, CHAPTER 126 - ARTICLE VII - NUMBERING 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 ENCR OACH INTO ANY EASEMENT OR FIRE LANE.
- THE DEVELOPER, HIS OR HER SUCCESSORS, AND ASSIGNS SHALL BE RESPONSIBLE FOR INSTALLATION, MAINTENANCE, AND REPLACEMENT OF THE ACCESS CONTROL GATE OR BARRIER SYSTEM TO ENSURE EMERGENCY VEHICLE ACCESS TO WITHIN THE SITE. IF THE ABOVE CONDITION ARE NOT MET, THE OWNER, HIS OR HER SUCCESSORS, AND ASSIGNS, SHALL BE REQUIRED BY FIRE DEPARTMENT ORDER NOTICE THAT ALL AFFECTED GATES WILL BE CHAINED AND LOCKED IN THE OPEN POSITION UNTIL REPAIRED OR REPLACED, AND RETESTED. IF THE GATING SYSTEM IS NOT MAINTAINED TO THE SATISFACTION OF THE FIRE DEPARTMENT, THE LICENSE AGREEMENT FOR THE EMERGENCY VEHICLE GATE OPENING SYSTEM WILL BE REVOKED AND THE GATING SYSTEM MUST BE REMOVED. THE GATING SYSTEM WILL INCLUDE AN EMERGENCY VEHICLE GATE OPENING SYSTEM UTILIZING A REDUNDANCY BACK-UP SYSTEM THAT CONSISTS OF: A) SIREN OPERATED SYSTEM; B) AUTOMATIC KNOX KEY SWITCH; AND C) MANUAL OVERRIDE (IN THE EVENT OF SYSTEM FAILURE). GATING SYSTEMS WILL BE INSTALLED IN ACCORDANCE WITH THE "GATING SYSTEMS CROSSING FIRE APPARATUS ACCESS ROADS CHECKLIST". A SEPARATE BUILDING PERMIT THROUGH THE BUILDING DIVISION IS REQUIRED TO BE OBTAINED BY THE CONTRACTOR PRIOR TO THE INSTALLATION OF ANY GATING/BARRIER SYSTEM THAT CROSSES A DEDICATED FIRE LANE EASEMENT. EMERGENCY ACCESS EASEMENTS, STATING "KEEP DRIVE AISLE PASSABLE AT ALL TIMES".
- EMERGENCY RESPONDER RADIO COVERAGE: ALL NEW BUILDINGS; ADDITIONS TO EXISTING BUILDINGS; SHALL HAVE APPROVED RADIO COVERAGE FOR EMERGENCY RESPONDERS WITHIN THE BUILDING. THIS BUILDING MUST BE ASSESSED TO DETERMINE ADEQUATE IN-BUILDING RADIO COVERAGE AT TIME OF FINAL FRAME AND ELECTRICAL INSPECTION BY A QUALIFIED 3RD PARTY INSPECTION SERVICE AT THE OWNER/DEVELOPER EXPENSE. LACK OF ADEQUATE IN-BUILDING RADIO COVERAGE MAY DELAY THE ISSUANCE OF A CERTIFICATE OF OCCUPANCY. WHERE THE STRUCTURE IS FOUND DEFICIENT A SEPARATE PERMIT IS REQUIRED TO INSTALL, REPAIR OR MODIFY ANY EMERGENCY RESPONSE RADIO COVERAGE SYSTEM. PER 2015 IFC, SECTION 510.
- 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).
- 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 – 1998. OWNER OF PROPERTY FOR THE ABOVE PERMIT: MYLES BRUCKAL
- IN LOCATIONS WHERE UTILITY EASEMENTS OVERLAP DRAINAGE EASEMENTS, ONLY SUBSURFACE UTILITIES SHALL BE PERMITTED WITHIN THE PORTION OF THE UTILITY EASEMENT THAT OVERLAPS THE DRAINAGE EASEMENT. INSTALLATION OF ABOVE GROUND UTILITIES WITHIN A DRAINAGE EASEMENT REQUIRES PRIOR WRITTEN APPROVAL BY THE CITY ENGINEER.

## 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: \_\_\_\_\_

## SIGNATURE BLOCK

1900 SOUTH CHAMBERS COMMUNITY LOT 1 SITE PLAN  
(OFFICIAL PROJECT NAME)

LEGAL DESCRIPTION: 1900 SOUTH CHAMBERS SUBDIVISION FILING NO. 1, LOT 1

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  
BRUCKAL DEVELOPMENT INC.

PRESENTS TO BE EXECUTED THIS \_\_\_\_\_ DAY OF \_\_\_\_\_ AD. \_\_\_\_\_.

BY: \_\_\_\_\_  
MYLES BRUCKAL

STATE OF COLORADO  
COUNTY OF ARAPAHOE

THE FOREGOING INSTRUMENT WAS ACKNOWLEDGED BEFORE ME THIS \_\_\_\_\_ DAY OF \_\_\_\_\_ AD, BY

\_\_\_\_\_  
(PRINCIPLE OR OWNERS)

WITNESS MY HAND AND OFFICIAL SEAL

\_\_\_\_\_  
(NOTARY PUBLIC)

MY COMMISSION EXPIRES \_\_\_\_\_ NOTARY BUSINESS ADDRESS: \_\_\_\_\_

## IMPLEMENTATION PLAN - LOT 1

2015 INTERNATIONAL BUILDING CODE (I-2)	COLORADO STATE HOUSE BILL 03-1221 ARTICLE 5, C.R.S. 9-5-101
ACCESSIBLE DWELLING UNITS	ACCESSIBLE DWELLING UNITS
NUMBER OF TYPE A UNITS REQUIRED PER SECT. 1107.6.2.2	AT LEAST 2 PERCENT PER BUILDING
PROVIDED:	ONE UNIT
NUMBER OF "TYPE B" UNITS REQUIRED PER SECT. 1107.6.2.2	ALL GROUND FLOOR UNITS IN A NON- ELEVATOR BUILDING
PROVIDED:	12

## 1900 SOUTH CHAMBERS COMMUNITY LOT 1 AURORA, COLORADO

SITE PLAN

DESCRIPTION

1ST SITE PLAN AMENDMENT SUBMITTAL  
2ND SITE PLAN AMENDMENT SUBMITTAL  
3RD SITE PLAN AMENDMENT SUBMITTAL  
4TH SITE PLAN AMENDMENT SUBMITTAL  
5TH SITE PLAN AMENDMENT SUBMITTAL

DATE  
09.03.2021  
11.04.2021  
12.15.2021  
02.07.2022  
03.25.2022

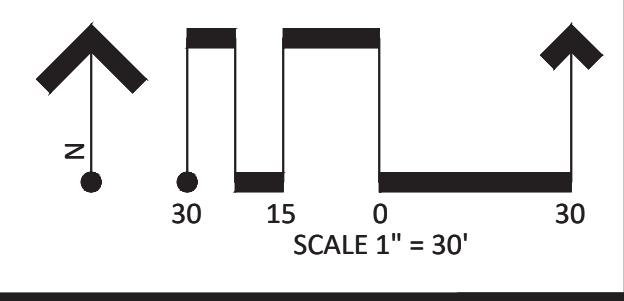
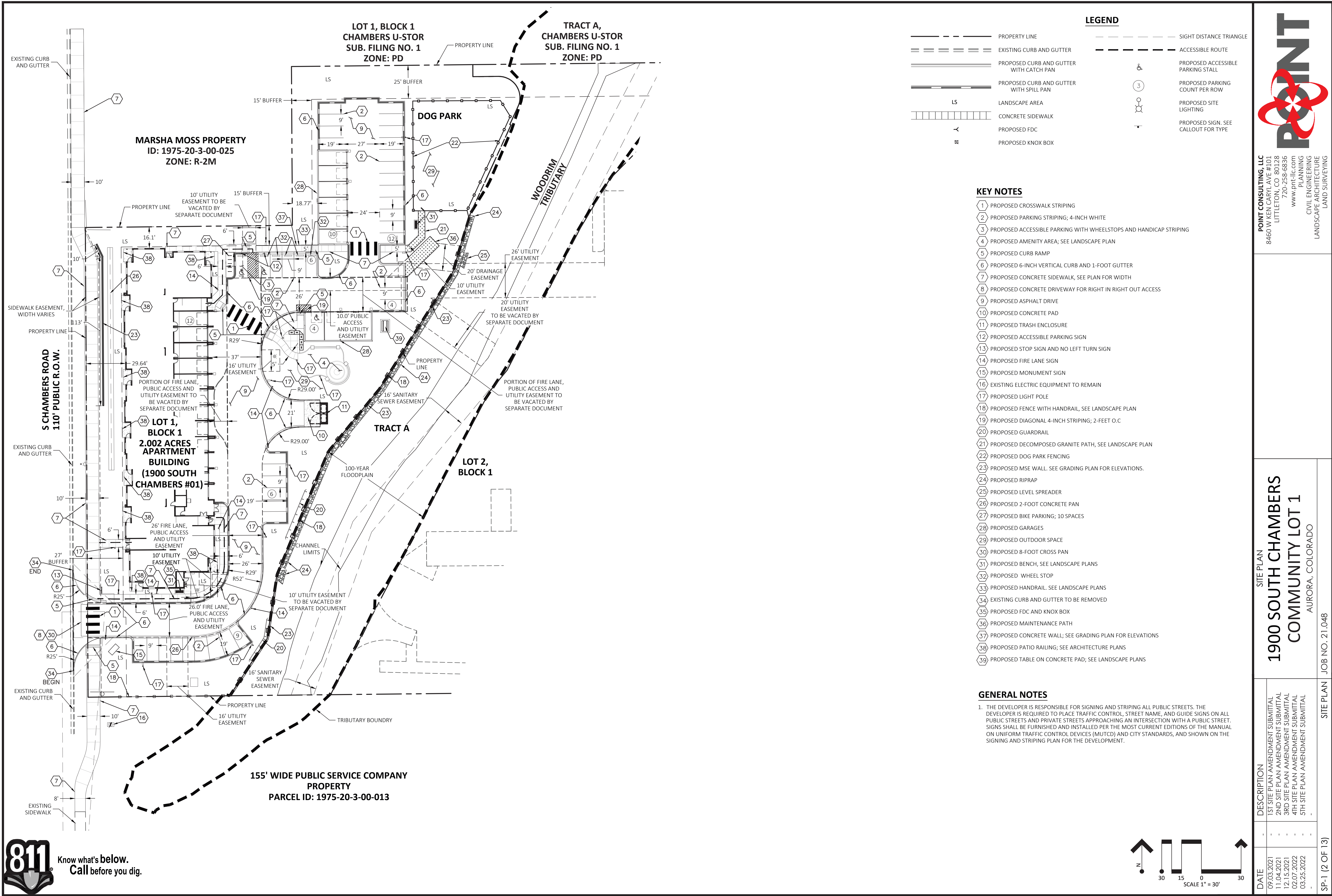
COVER SHEET

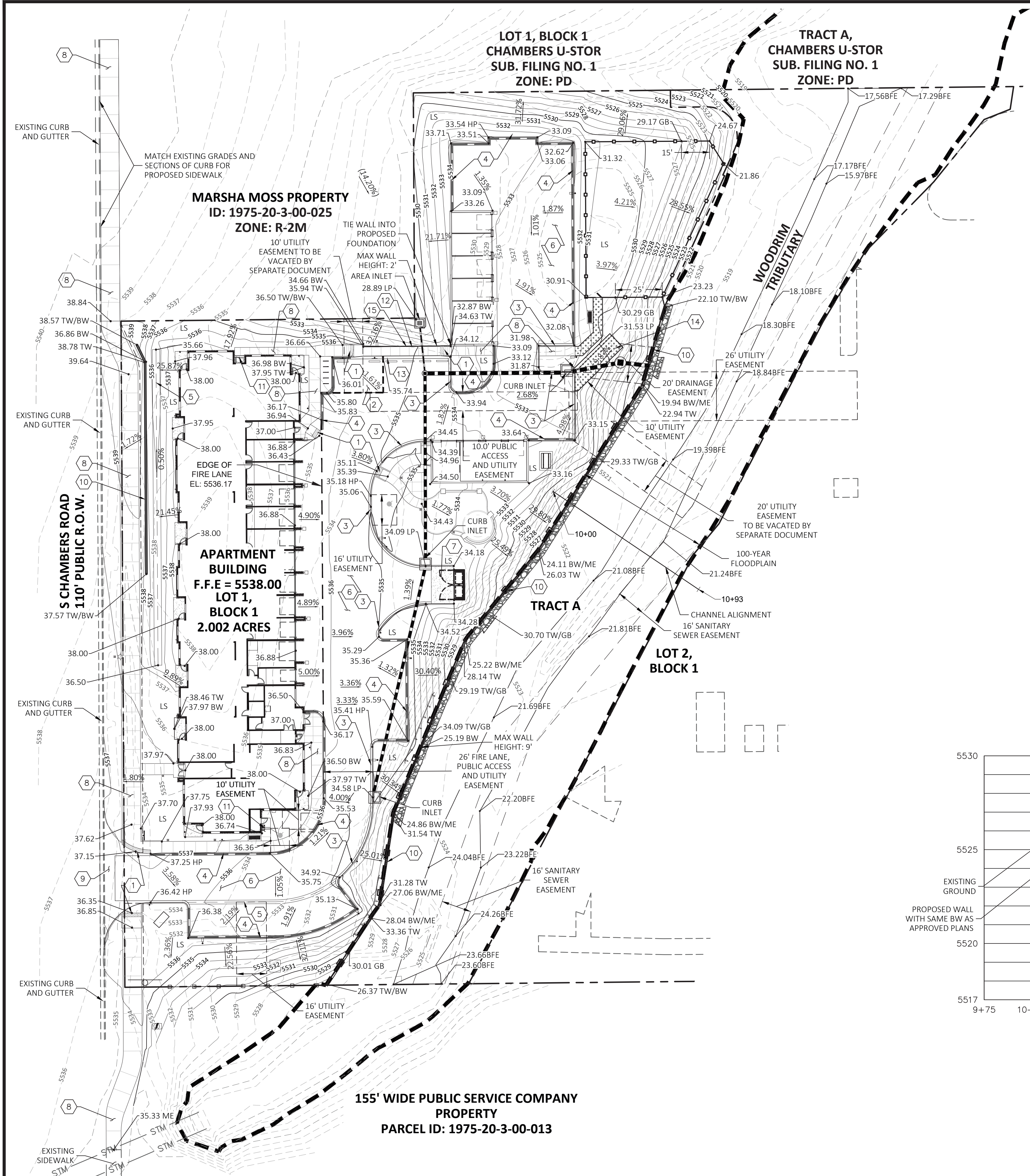
JOB NO. 21.048

CS-1 (1 OF 13)



Know what's below.  
Call before you dig.





**LEGEND**

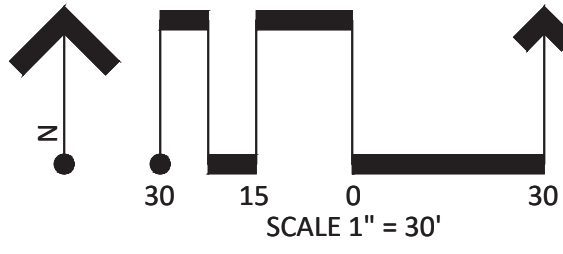
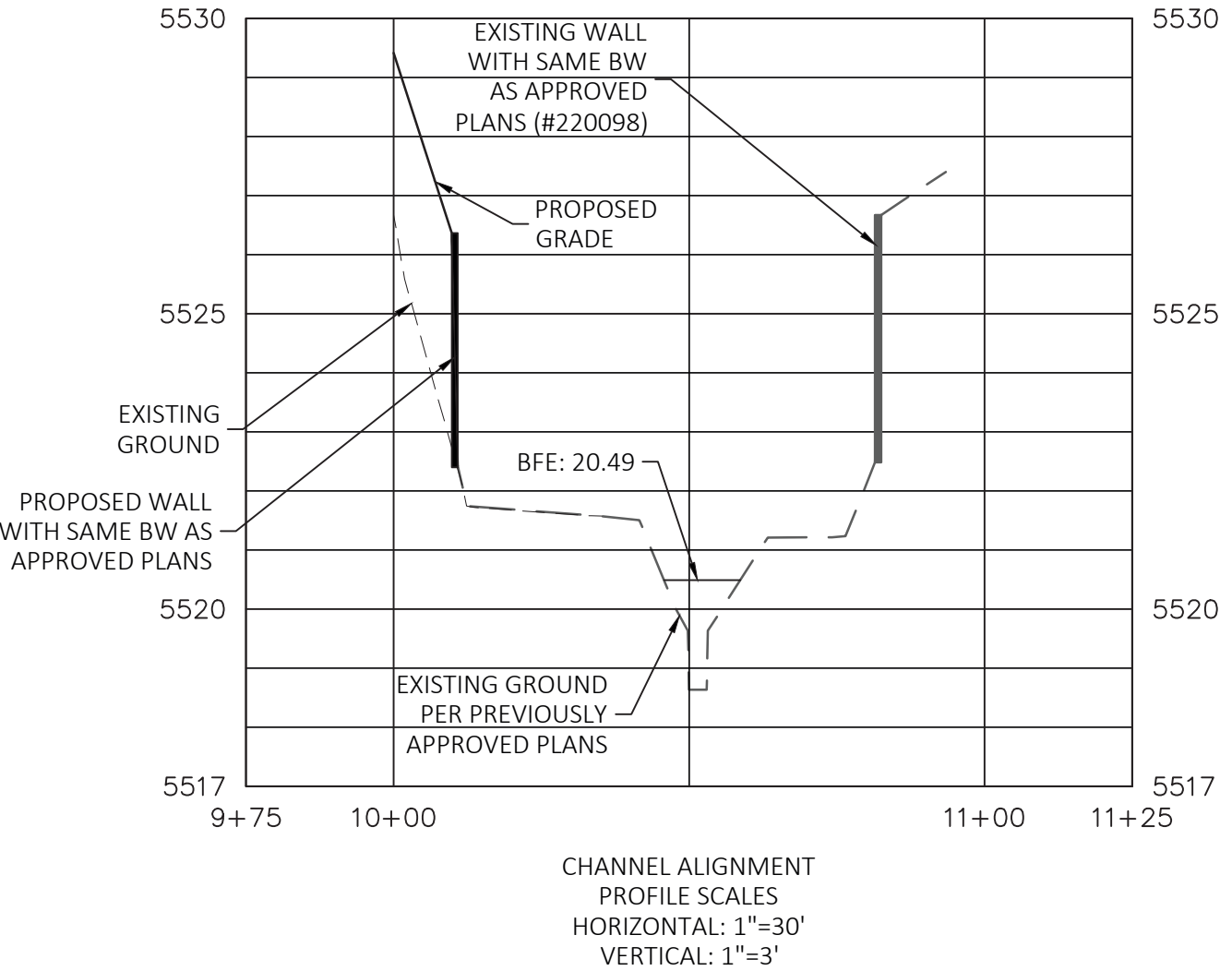
- MATCH LINE
- PROPERTY LINE
- LOT LINE
- EXISTING CURB AND GUTTER
- PROPOSED CURB AND GUTTER WITH CATCH PAN
- PROPOSED CURB AND GUTTER WITH SPILL PAN
- LANDSCAPE AREA
- CONCRETE SIDEWALK
- PROPOSED STORM PIPE
- PROPOSED STORM INLET
- PROPOSED STORM MANHOLE
- EXISTING STORM PIPE
- PROPOSED SPOT ELEVATION

- KEY NOTES**
- PROPOSED ADA RAMP
  - PROPOSED ADA PARKING STALL
  - PROPOSED 6-INCH CURB WITH 1-FOOT CATCH PAN
  - PROPOSED 6-INCH CURB WITH 1-FOOT SPILL PAN
  - PROPOSED TRICKLE PAN
  - PROPOSED ASPHALT PAVEMENT
  - PROPOSED CONCRETE PAVEMENT/PAD
  - PROPOSED SIDEWALK
  - PROPOSED DRIVEWAY
  - PROPOSED MSE RETAINING WALL, SEE PLAN FOR TOP AND BOTTOM OF WALL AT FINISHED GRADE. ALL RETAINING WALLS AT 4-FEET AND HIGHER REQUIRE A DESIGN BY A STRUCTURAL ENGINEER. RE: SHEET LD-2, DETAIL M.
  - PROPOSED STAIRS UP TO BUILDING
  - PROPOSED HANDRAIL ALONG AREA WHERE THE LANDSCAPE GRADES DOWN ON THE SIDEWALK. SEE LANDSCAPE SHEETS.
  - PROPOSED FLUSH CURB
  - PROPOSED MAINTENANCE PATH
  - PROPOSED CONCRETE WALL, SEE PLAN FOR TOP AND BOTTOM OF WALL AT FINISHED GRADE. SEE LANDSCAPE SHEETS. RE: SHEET LD-3, DETAIL R.

- GENERAL NOTES**
- MAX SLOPE IN ACCESSIBLE PARKING IS 2.0% MAX IN ANY DIRECTION.
  - ALL SPOTS ARE FINISHED GRADE UNLESS OTHERWISE NOTED ON PLAN.
  - SPOT ELEVATIONS HAVE BEEN TRUNCATED. ADD 5500 TO ALL SPOTS.
  - RAILING IS PROPOSED ALONG THE ENTIRE WESTERN WALL OF TRIBUTARY. SEE SITE PLAN FOR CALLOUTS.
  - STORM SYSTEM IS PRIVATE AND WILL BE MAINTAINED BY OWNER.
  - NO GRADING IS TO OCCUR WITHIN THE TRIBUTARY. THE LOCATIONS OF THE RETAINING WALLS HAVE NOT CHANGED SINCE THE APPROVAL OF LOTS 1 AND 2, EDN 220098.

**BENCHMARK**

AURORA BENCHMARK POINT NO. 4566195E04, 3" DIAMETER BRASS CAP ATOP THE NORTH EDGE OF A CURB OPENING INLET & CENTERED THEREON BEING ON THE WEST SIDE OF S. CHAMBERS ROAD & 40' MORE/LESS NORTH OF THE JEWELL LANDLINE AS EVIDENCED BY THE RANGE BOX IN S. CHAMBERS ROAD. PUBLISHED ELEVATION = 5535.38'



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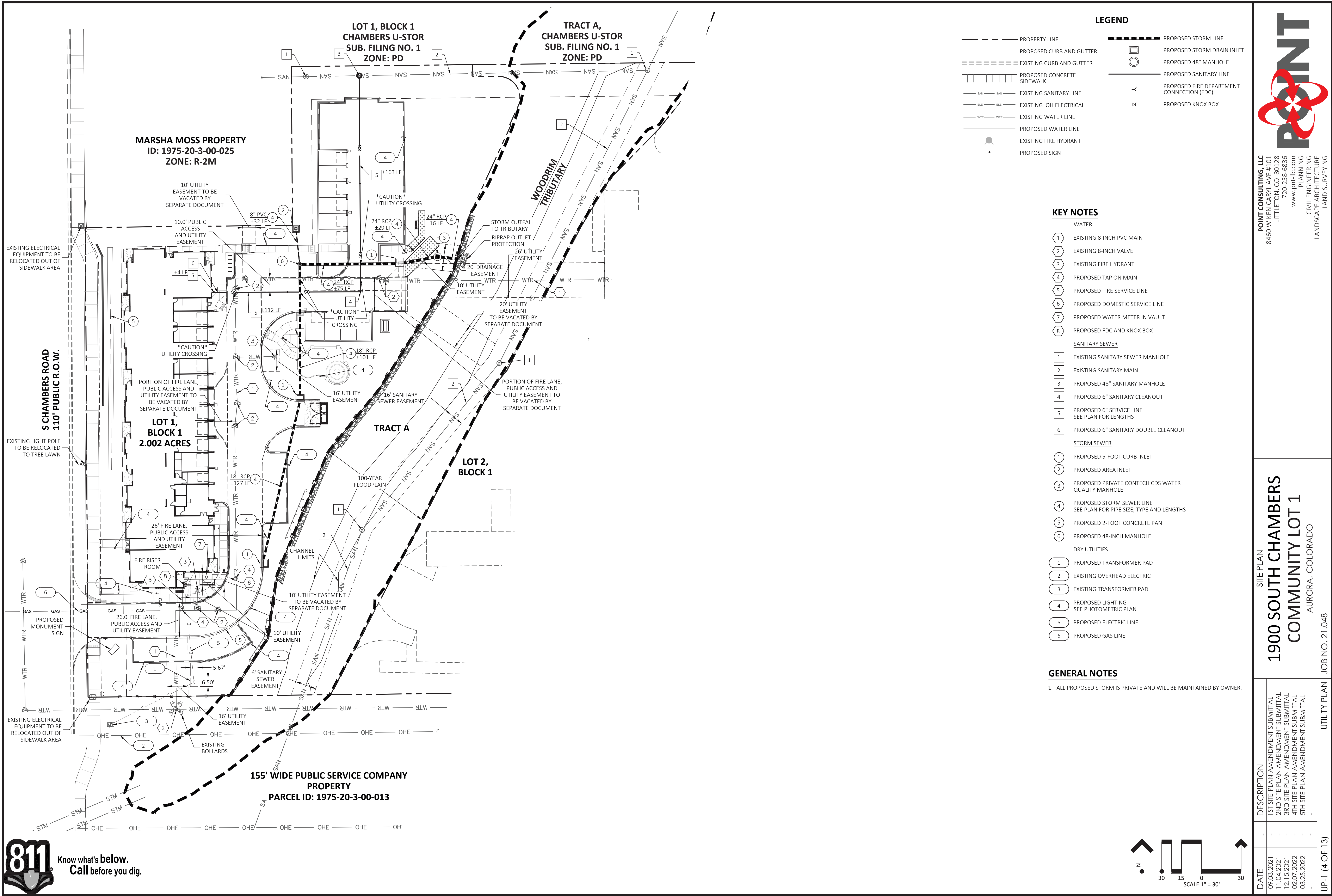
**1900 SOUTH CHAMBERS  
COMMUNITY LOT 1**  
AURORA, COLORADO

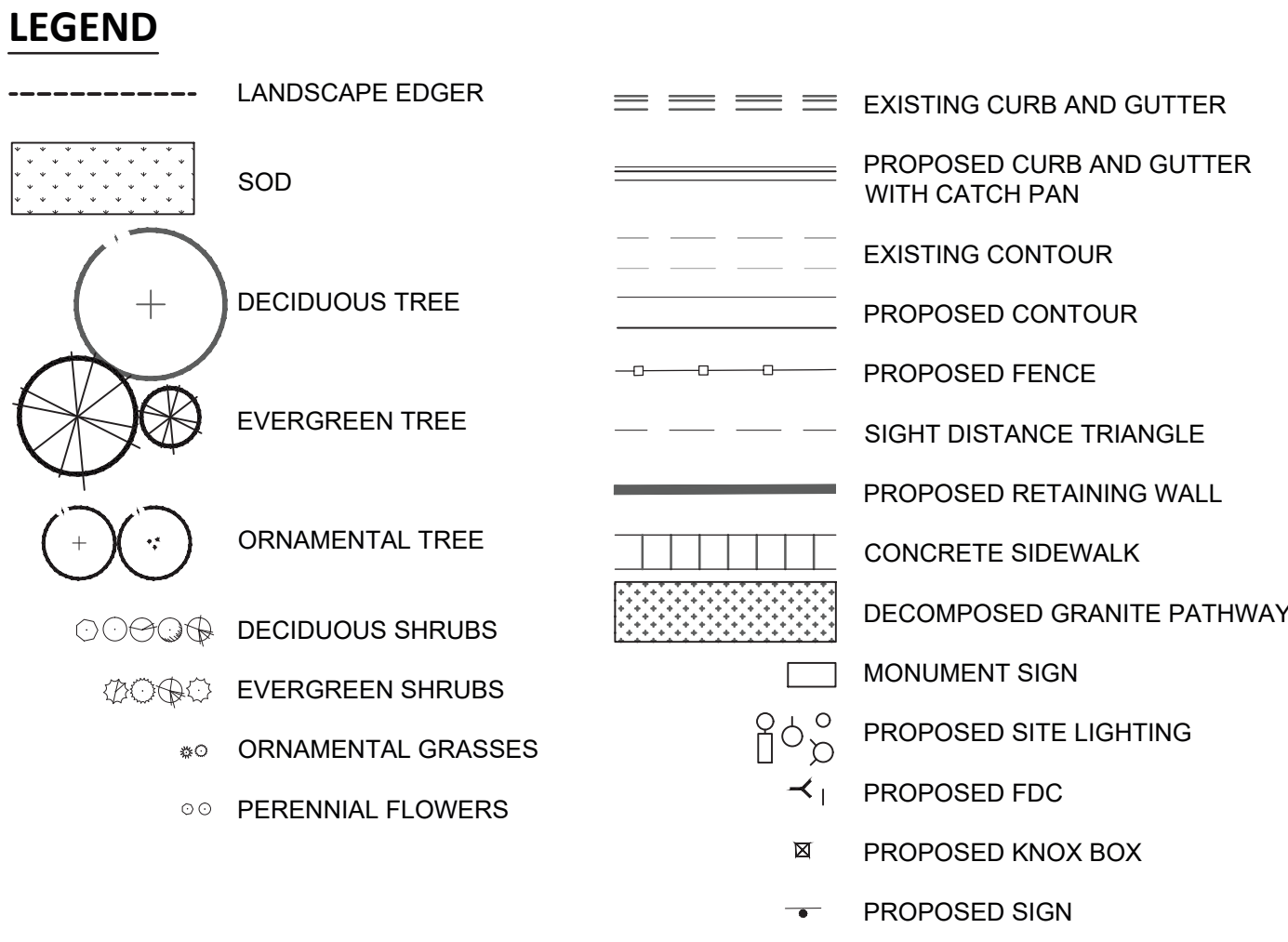
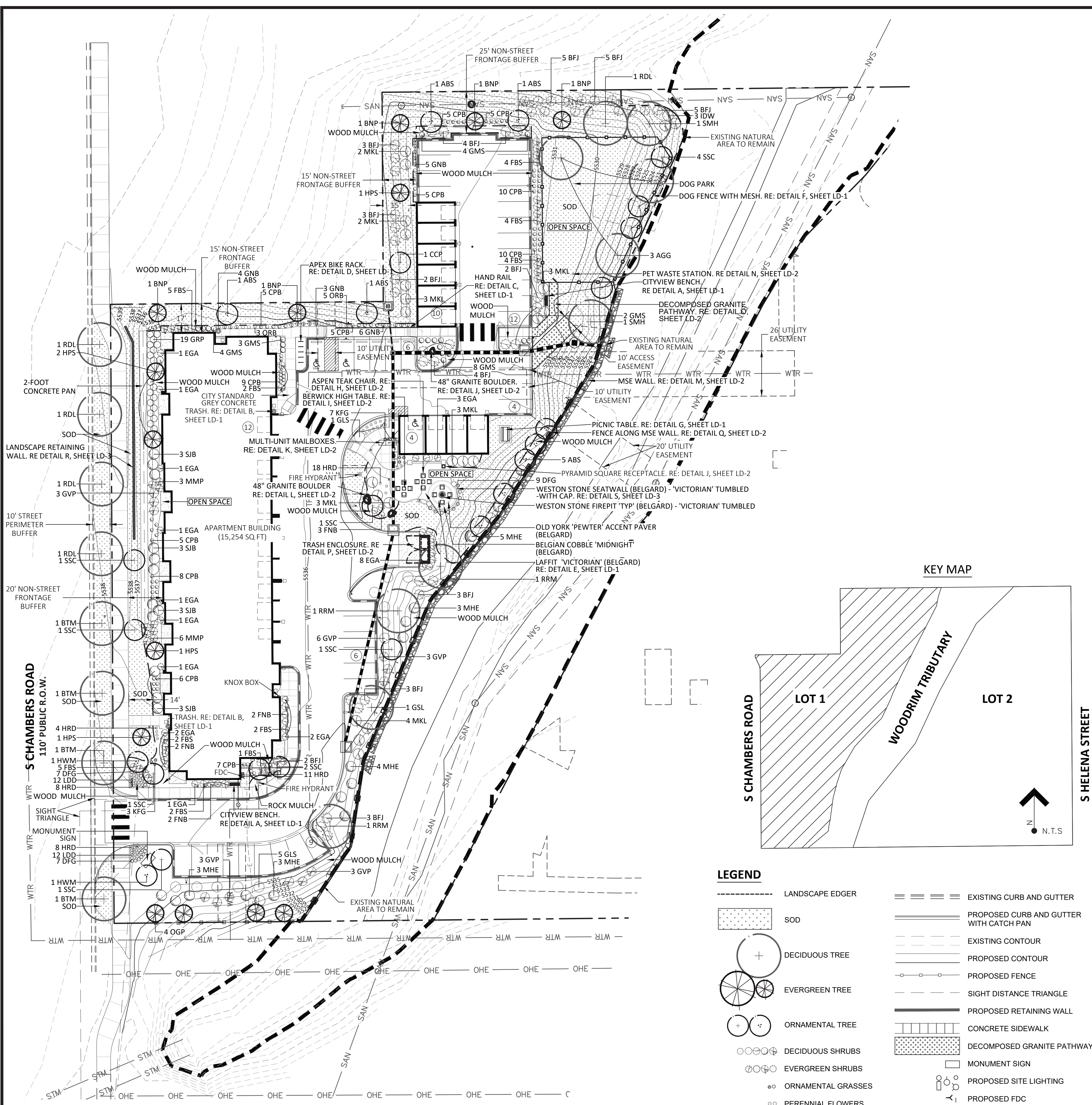
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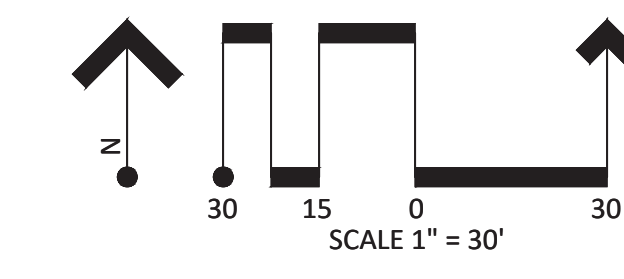
GRADING PLAN

GP-1 (3 OF 12)





PLANT LIST						
Qty.	Sym.	Scientific/Botanic Name	Container/Size	Notes	Habit	Water Usage
DECIDUOUS TREES						
3	AGG	AUTUMN BRAZE MAPLE <i>Acer x freemanii 'Autumn Blaze'</i>	3" CAL SINGLE TRUNK	STRAIGHT TRUNK, BBB	50'X40' FEET	MED.
4	BTM	BIT TOOTH MAPLE <i>Acer grandidentatum</i>	3" CAL SINGLE TRUNK	SPECIMEN QUALITY, STAKED	30'X30' FEET	LOW
1	GSL	GREENSPIRE LINDEN <i>Tilia cordata 'Greenspire'</i>	3" CAL SINGLE TRUNK	SPECIMEN QUALITY, STAKED	40'X30' FEET	MED.
5	RDL	REDMOND LINDEN <i>Tilia americana 'Redmond'</i>	3" CAL SINGLE TRUNK	SPECIMEN QUALITY, STAKED	70'X45' FEET	MED.
3	BBM	ROYAL RED NORWAY MAPLE <i>Acer platanoides 'Royal Red'</i>	3" CAL SINGLE TRUNK	SPECIMEN QUALITY, STAKED	40'X30' FEET	MED.
2	SMH	SHADEMASTER HONEYLOCUST <i>Gleditsia tria. inermis 'Shademaster'</i>	3" CAL SINGLE TRUNK	SPECIMEN QUALITY, STAKED	45'X35' FEET	LOW
ORNAMENTAL TREES						
9	ABS	AUTUMN BRILL. SERVICEBERRY <i>Amelanchier grand. 'Autumn Brilliant'</i>	2" CAL SINGLE TRUNK	SPECIMEN QUALITY, STAKED	20'X15' FEET	LOW
1	CCP	CHAMMOUSE PEAR <i>Pyrus calleryana 'Chanticleer'</i>	2" CAL SINGLE TRUNK	SPECIMEN QUALITY, STAKED	20'X10' FEET	LOW
2	HWM	HOT WING TATARSKAN MAPLE <i>Acer tataricum 'Hot Wings'</i>	2" CAL SINGLE TRUNK	SPECIMEN QUALITY, STAKED	20'X20' FEET	LOW
12	SSC	SPRING SNOW CRABAPPLE <i>Malus sp. 'Spring Snow'</i>	2" CAL SINGLE TRUNK	SPECIMEN QUALITY, STAKED	20'X15' FEET	MED.
EVERGREEN TREES						
5	BNP	BONNAN PINE <i>Pinus heldreichii</i>	8" MIN. SINGLE TRUNK	SPECIMEN QUALITY, STAKED	25'X12' FEET	LOW
5	HPS	HOOPE'S SPRUCE <i>Picea pungens 'Hoopsii'</i>	8" MIN. SINGLE TRUNK	SPECIMEN QUALITY, STAKED	25'X12' FEET	MED.
4	OGP	ORIGIN GREEN AUSTRIAN PINE <i>Pinus nigra 'Origin Green'</i>	8" MIN. SINGLE TRUNK	SPECIMEN QUALITY, STAKED	20'X15' FEET	LOW
DECIDUOUS SHRUBS						
80	CPB	CRIMSON PYRAMID JAPANESE BARBERY <i>Berberis thunbergii 'Crimson Pyram'</i>	5 GAL. 18" - 24" HT	SPACING 3" O.C.	2'X2' FEET	LOW
30	FBS	FRODOB SPURGE <i>Spirea japonica 'Froebel'</i>	5 GAL. 18" - 24" HT	5 CANES MIN.	4'X4' FEET	MED.
7	FNH	FETTERBUSH <i>Chamaebatia millefolium</i>	5 GAL. 18" - 24" HT	5 CANES MIN.	5'X5' FEET	LOW
6	GES	GYMNE FRAGRANT SUMAC <i>Rhus aromatica 'Giro-Low'</i>	5 GAL. 18" - 24" HT	5 CANES MIN.	3'X6' FEET	LOW
21	GWS	GOLDMOUND SPURGE <i>Spirea x 'Goldmound'</i>	5 GAL. 24" - 36" HT	5 CANES MIN.	2'X3' FEET	MED.
13	GMB	GOLDEN MUGGET BARBERY <i>Berberis thunbergii 'maconia'</i>	5 GAL. 18" - 24" HT	5 CANES MIN.	2'X2' FEET	LOW
19	GRB	GLOBE RUSSIAN PEASHRUB <i>Caragana arborea 'Pendula'</i>	5 GAL. 36" - 48" HT	5 CANES MIN.	4'X3' FEET	LOW
18	GVP	GOLDEN VICARY PRIVET <i>Ligustrum x 'Vicary'</i>	5 GAL. 36" - 48" HT	5 CANES MIN.	6'X5' FEET	MED.
3	LDW	LEANT DOGWOOD <i>Cornus sericea 'Leant'</i>	5 GAL. 24" - 36" HT	5 CANES MIN.	5'X6' FEET	MED.
20	NKL	MISS KUM LILAC <i>Syringa patula 'Miss Kim'</i>	5 GAL. 24" - 36" HT	5 CANES MIN.	6'X6' FEET	MED.
8	ORB	ORANGE COLUMNAR BARBERY <i>Berberis thunbergii 'Orange Rocket'</i>	5 GAL. 18" - 24" HT	5 CANES MIN.	2'X4' FEET	LOW
12	SIB	SUNSHY GOLD PILLAR BARBERY <i>Berberis thunbergii 'Marian'</i>	5 GAL. 36" - 48" HT	5 CANES MIN.	5'X6' FEET	LOW
EVERGREEN SHRUBS						
46	BFJ	BUFFALO JUMPER <i>Juniperus sabina 'Buffalo'</i>	5 GAL. 36" - 48" HT	5 CANES MIN.	18'X5' FEET	LOW
24	BEA	EMERALD GREEN ARBOVITAE <i>Thuja occidentalis 'Emera'</i>	20 GAL. 36" - 48" HT	5 CANES MIN.	12'X3' FEET	MED.
18	MHE	MANHATTAN FUONMULUS <i>Exoniemus blauschonica 'Manhattan'</i>	5 GAL. 24" - 36" HT	5 CANES MIN.	6'X6' FEET	MED.
9	NMP	NIMBUS DRUGO PINE <i>Pinus mugo 'Nimbus'</i>	5 GAL. 24" - 36" HT	5 CANES MIN.	3'X3' FEET	LOW
ORNAMENTAL GRASSES						
23	DFG	DWARF FOUNTAIN GRASS <i>Pennisetum alopecuroides 'Hameln'</i>	1 GAL. ESTABLISHED	SPACING 12" O.C.	2'X1.5' FEET	LOW
10	IFG	KARL FOERSTER FEATHER REED GRASS <i>Calamagrostis x acutiflora 'Karl Foerster'</i>	1 GAL. ESTABLISHED	SPACING 24" O.C.	4'X2' FEET	LOW
PERENNIALS						
49	HBD	HAPPY RETURNS DAYLILY <i>Heimecalis 'Happy Returns'</i>	1 GAL. ESTABLISHED	SPACING 12" O.C.	1.5'X1.5' FEET	LOW
24	LDL	LAVENDER DAYLILY <i>Heimecalis 'Prairie Blue Eyes'</i>	1 GAL. ESTABLISHED	SPACING 12" O.C.	1.5'X1.5' FEET	LOW



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LANDSCAPE ARCHITECTURE  
LAND SURVEYING

SITE PLAN

1900 SOUTH CHAMBERS  
COMMUNITY LOT 1

AURORA, COLORADO

JOB NO. 21.048

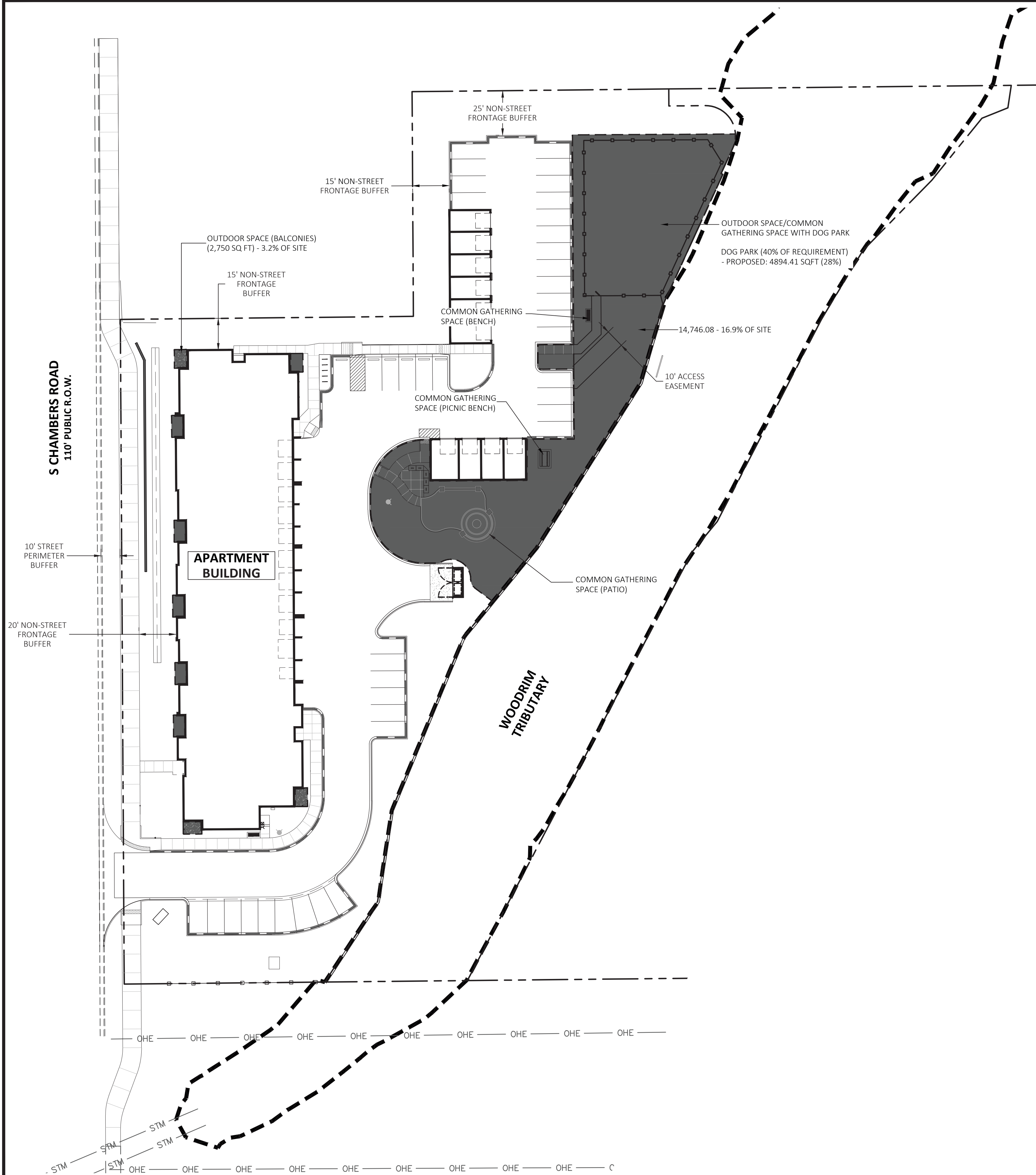
DATE	DESCRIPTION
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11.04.2021	2ND SITE PLAN AMENDMENT SUBMITTAL
12.15.2021	3RD SITE PLAN AMENDMENT SUBMITTAL
02.07.2022	4TH SITE PLAN AMENDMENT SUBMITTAL
03.25.2022	5TH SITE PLAN AMENDMENT SUBMITTAL

LANDSCAPE PLAN

LP-1 (5 OF 13)

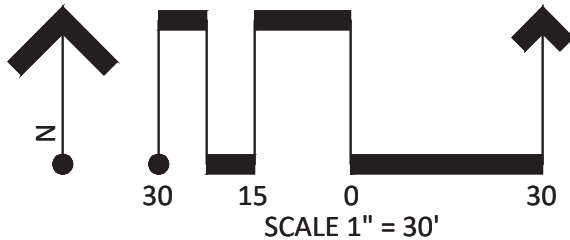


Know what's below.  
Call before you dig.



OUTDOOR SPACE DATA	
REQUIRED	PROVIDED
17,443.60 (20%)	17,496 (20.1%)

- LEGEND**
- OUTDOOR SPACE
  - EXISTING CURB AND GUTTER
  - PROPOSED CURB AND GUTTER WITH CATCH PAN
  - PROPOSED RETAINING WALL
  - CONCRETE SIDEWALK
  - MONUMENT SIGN



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LANDSCAPE ARCHITECTURE

LAND SURVEYING

1900 SOUTH CHAMBERS

COMMUNITY LOT 1

AURORA, COLORADO

DATE

09.03.2021

11.04.2021

12.15.2021

02.07.2022

03.25.2022

DESCRIPTION

1ST SITE PLAN AMENDMENT SUBMITTAL

2ND SITE PLAN AMENDMENT SUBMITTAL

3RD SITE PLAN AMENDMENT SUBMITTAL

4TH SITE PLAN AMENDMENT SUBMITTAL

5TH SITE PLAN AMENDMENT SUBMITTAL

OUTDOOR SPACE PLAN

LP-2 (6 OF 13)

SITE PLAN

1900 SOUTH CHAMBERS

COMMUNITY LOT 1

AURORA, COLORADO

JOB NO. 21.048

STANDARD LANDSCAPE NOTES:

- SOIL PREPARATION: MIX THE FOLLOWING SOIL AMENDMENTS AND APPLY TO SOD AND SHRUB BED AREAS.
  - 1.1. ASPEN RICH COMPOST -- FOUR (4) CUBIC YARDS OF ORGANIC MATERIAL PER 1,000 SF OF AREA
  - 1.2. COMMERCIAL FERTILIZER (20-10-5): 10 LBS. PER 1,000 S.F.
  - 1.3. SUPERPHOSPHATE: 10 LBS. PER 1,000 S.F.
- SEE PHOTOMETRIC PLAN FOR INFORMATION REGARDING FREESTANDING LIGHTS.
- SURFACE MATERIALS ARE CITY STANDARD GREY CONCRETE FOR SIDEWALKS, CONCRETE PAVERS FOR PLAZA AREAS, AND DECOMPOSED GRANITE FOR TRAIL PATHWAYS.
- ALL UTILITY EASEMENT SHALL REMAIN UNOBSTRUCTED AND FULLY ACCESSIBLE ALONG THEIR ENTIRE LENGTH FOR MAINTENANCE EQUIPMENT ENTRY.
- THE DEVELOPER, HIS SUCCESSORS AND ASSIGNS, SHALL BE RESPONSIBLE FOR INSTALLATION, MAINTENANCE AND REPLACEMENT OF ALL LANDSCAPING MATERIALS SHOWN OR INDICATED ON THE APPROVED SITE PLAN OR LANDSCAPE PLAN ON FILE IN THE PLANNING DEPARTMENT. ALL LANDSCAPING WILL BE INSTALLED AS DELINEATED ON THE PLAN, PRIOR TO ISSUANCE OF CERTIFICATES OF OCCUPANCY.
- ALL LANDSCAPED AREAS AND PLANT MATERIAL, EXCEPT FOR NON-IRRIGATED NATIVE, RESTORATIVE, AND DRY-LAND GRASS, 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
- ALL BELGARD CONCRETE PAVER AND WALL PRODUCTS WILL COME FROM SYSTEM PAVERS 10515 E 40TH AVE UNIT 109 DENVER, CO 80239 (303) 412-5999

GENERAL LANDSCAPE NOTES:

- SOD: SHALL BE BUFFALO GRASS SOD PER THE SOD GUY AURORA, CO 80014. (303)841-7575
- LANDSCAPE EDGING SHALL BE GREEN PAINTED EDGING W/ STAKES - 1/8"X4"X10" PER JENSEN SALES COMPANY 8980 SOUTH SANTA FE DR, HIGHLANDS RANCH, CO 80125 (303) 791-4250.
- WOOD MULCH SHALL BE BARK MOUNTAIN MULCH PER JENSEN SALES COMPANY 8980 SOUTH SANTA FE DR, HIGHLANDS RANCH, CO 80125 (303) 791-4250 (MINIMUM 3" DEPTH). SEE LANDSCAPE PLAN FOR SPECIFIC WOOD MULCH BED LOCATIONS.
- ROCK MULCH SHALL BE TWO (2) INCH MOUNTAIN COBBLE ROCK PER JENSEN SALES COMPANY 8980 SOUTH SANTA FE DR, HIGHLANDS RANCH, CO 80125 (303) 791-4250 (MINIMUM 3" DEPTH). LOCATIONS OF THE ROCK MULCH PLANTING BEDS ARE SPECIFIED ON THE LANDSCAPE PLAN.
- SEE LANDSCAPE DETAILS SHEET FOR ALL FENCING, RETAINING WALLS, AND SIGNAGE.
- SEE PHOTOMETRIC PLAN FOR ALL SIGHT LIGHTING.
- MSE WALL SHALL BE DESIGNED BY A STRUCTURAL ENGINEER.
- FIRE HYDRANTS PLACED IN LANDSCAPE ISLANDS MUST MAINTAIN A 3' MINIMUM CLEARANCE TO THE FACE OF ALL ADJACENT CURBS.
- THE SEPARATION REQUIREMENTS FROM FIRE DEPARTMENT CONNECTIONS AND FIRE HYDRANTS MUST MEET BOTH LIFE SAFETY (TYPICALLY 3 FEET AND NO MATERIAL GREATER THAN 2 FEET IN HEIGHT) AND LANDSCAPING REQUIREMENTS.
- LANDSCAPING MATERIAL CANNOT BE OMITTED OR REDUCED BASED ON THE INSTALLATION OF A FIRE HYDRANT WITHIN A PARKING LOT ISLAND OR PLANT BED. IT IS RECOMMENDED THAT THE ISLAND OR PLANT BED BE CONSTRUCTED LARGE ENOUGH TO ADEQUATELY ACCOMMODATE BOTH LANDSCAPING MATERIAL AND FIRE HYDRANTS IN ORDER TO COMPLY WITH ALL CITY STANDARDS.
- ALL PROPOSED LANDSCAPING WITHIN THE SITE TRIANGLE SHALL BE IN COMPLIANCE WITH COA ROADWAY. SPECIFICATIONS, SECTION 4.04.2.10

SITE DATA - LOT 1

	AREA IN S.F.	PERCENTAGE (%)
LOT 1 TOTAL SITE AREA: (2,002 AC)	87,218	100.0%
BUILDING COVERAGE:	15,980	18.3%
HARD SURFACE AREA:	37,135	42.6%
LANDSCAPE AREA	34,246	39.3%
COOL SEASON GRASSES (MAX. 33%)	19,979	22.9%
NON-WATER USING AREA ROCK MULCH	69	0.1%
NON-WATER USING AREA WOOD MULCH	14,198	16.3%
OUTDOOR OPEN SPACE	17,496	20.1%

STREET LANDSCAPE										
SIDE	ROW AT FL W/O DRIVE ENTRY	WIDTH REQ.	WIDTH PROV.	TREES/SHRUBS REQ. (1 T PER 40 LF)	TREES/SHRUBS EXISTING	TREES PROV.	SHRUBS PROV.	GRASS PROV.	PEREN PROV.	
CHAMBERS ROAD	316	10'	10'	8	0	8	0	0	0	

STREET PERIMETER BUFFER										
SIDE	LENGTH	WIDTH REQ.	WIDTH PROV.	TREES/SHRUBS REQ. (1 T/ 10 S PER 40 LF)	TREES/SHRUBS EXISTING	TREES PROV.	SHRUBS PROV.	GRASS PROV.	PEREN PROV.	
CHAMBERS ROAD	327	20'	20'	8/80	0/0	8	83	14	44	

NON-STREET FRONTAGE BUFFER										
SIDE	LENGTH	WIDTH REQ.	WIDTH PROV.	TREES/SHRUBS REQ. MU-C (1 T/5 S PER 25 LF) R-3 (1 T/5 S PER 40LF)	TREES/SHRUBS EXISTING	TREES PROV.	SHRUBS PROV.	GRASS PROV.	PEREN PROV.	
NORTH BOUNDARY (ADJACENT TO MU-C)	164	25'	25'	6/30	0/0	6	34	0	0	

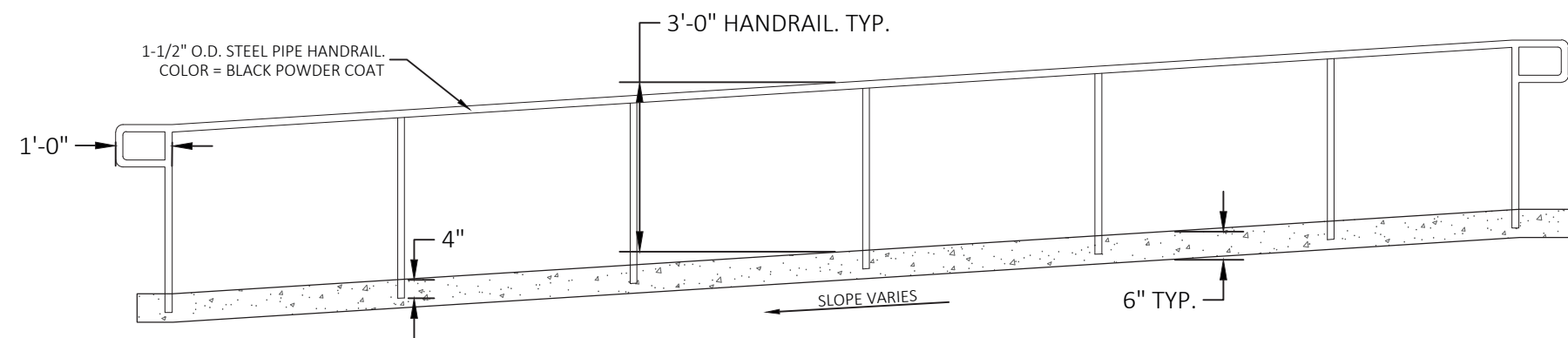
NORTH-WEST BOUNDARY (ADJACENT TO R-3)										
	276	15'	17'	7/35	0/0	7	65	0	0	

SITE LANDSCAPE DATA				
	TOTAL AREA	LANDSCAPE AREA	PERCENT REQ.	PERCENT PROVIDED.
LOT TOTAL	87,218	34,246	15%	39%

SITE DATA - LOT 1 - BUILDING PERIMETER LANDSCAPE

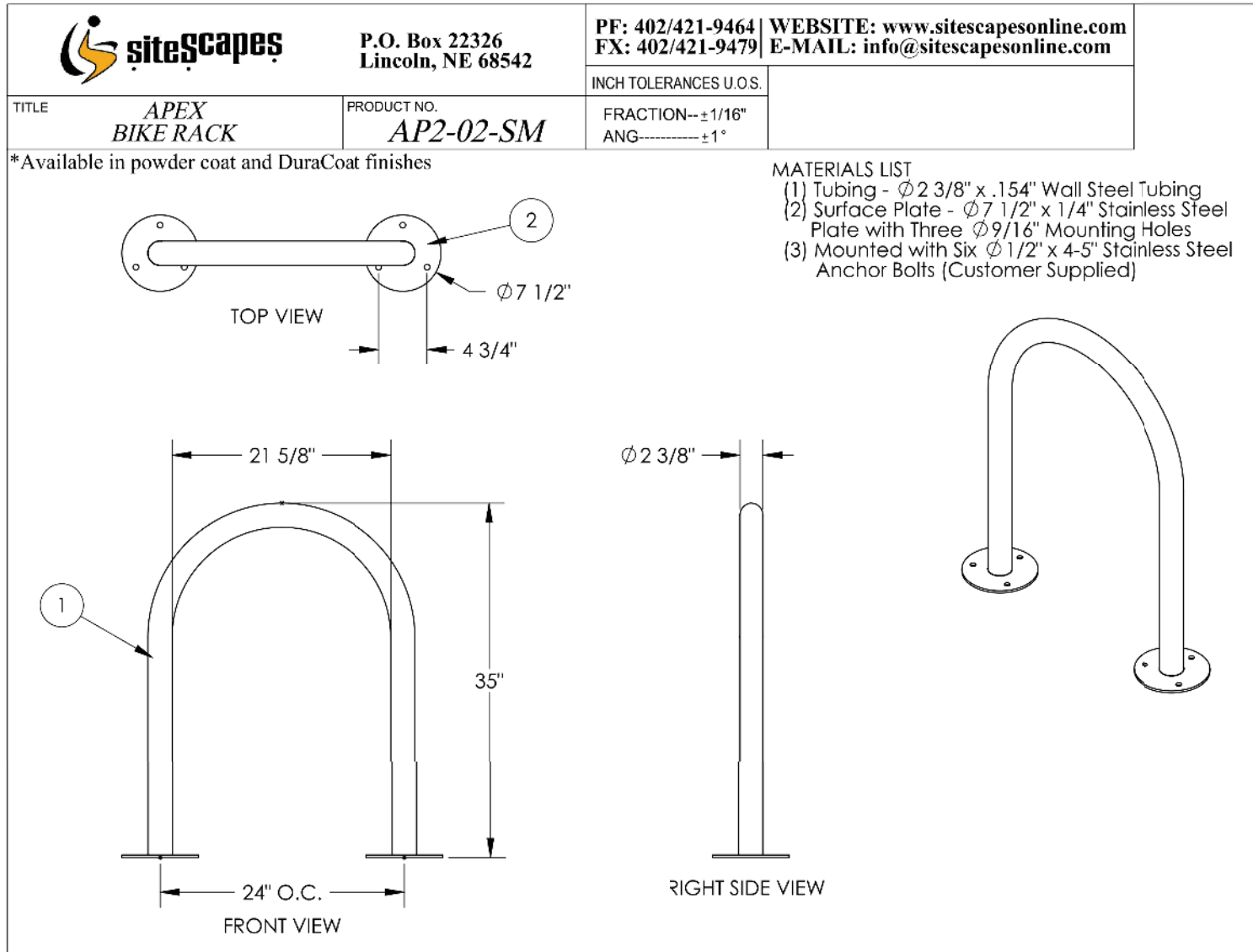
LOT 1 - BUILDING PERIMETER LANDSCAPING (1.25/5 LF)

BUILDING	BUILDING PERIMETER LANDSCAPE DESCRIPTION	LENGTH (L.F.)	TOTAL PLANTS REQUIRED	TREES REQUIRED/PROVIDE D (5%)	TALL SHRUBS REQUIRED/PROVIDED (15%)	MEDIUM/SMALL REQUIRED/PROVIDED (80%)
1	MULTI-FAMILY BUILDING					
	NORTH	64'	16	0.8/0	1.0/5	13/14
	SOUTH	64'	16	0.8/1	1.0/1	13/14
	WEST	256'	64	3.0/4	9.0/12	51/63
	EAST	81'	20	1.0/1	3.0/4	16/16



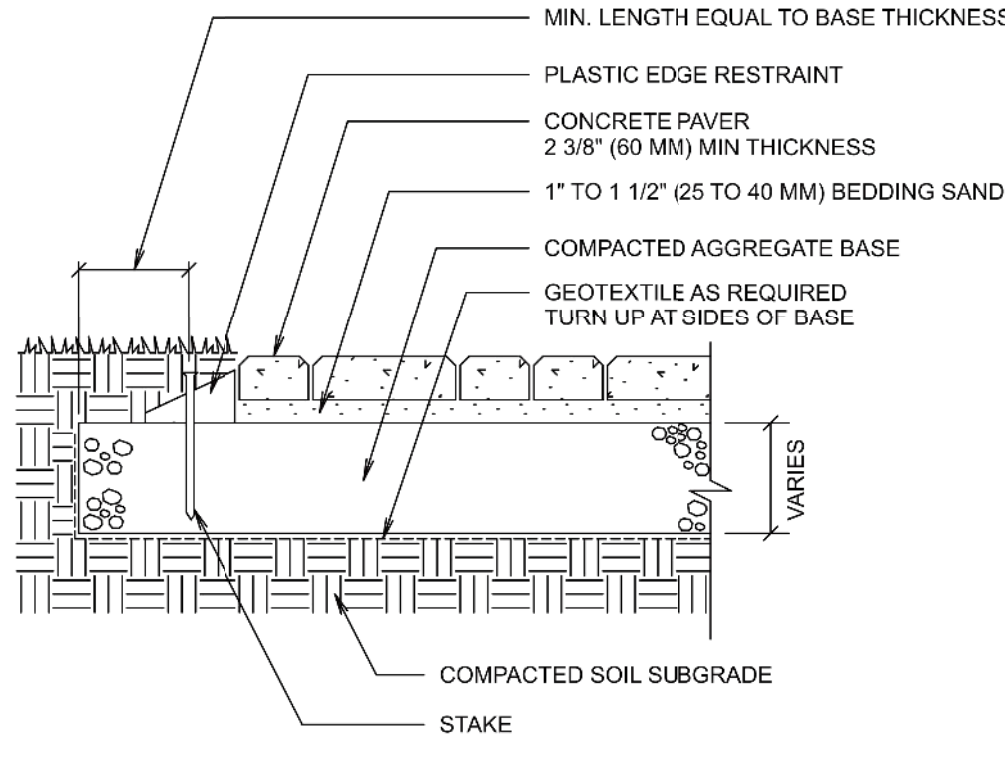
ADA HANDRAIL

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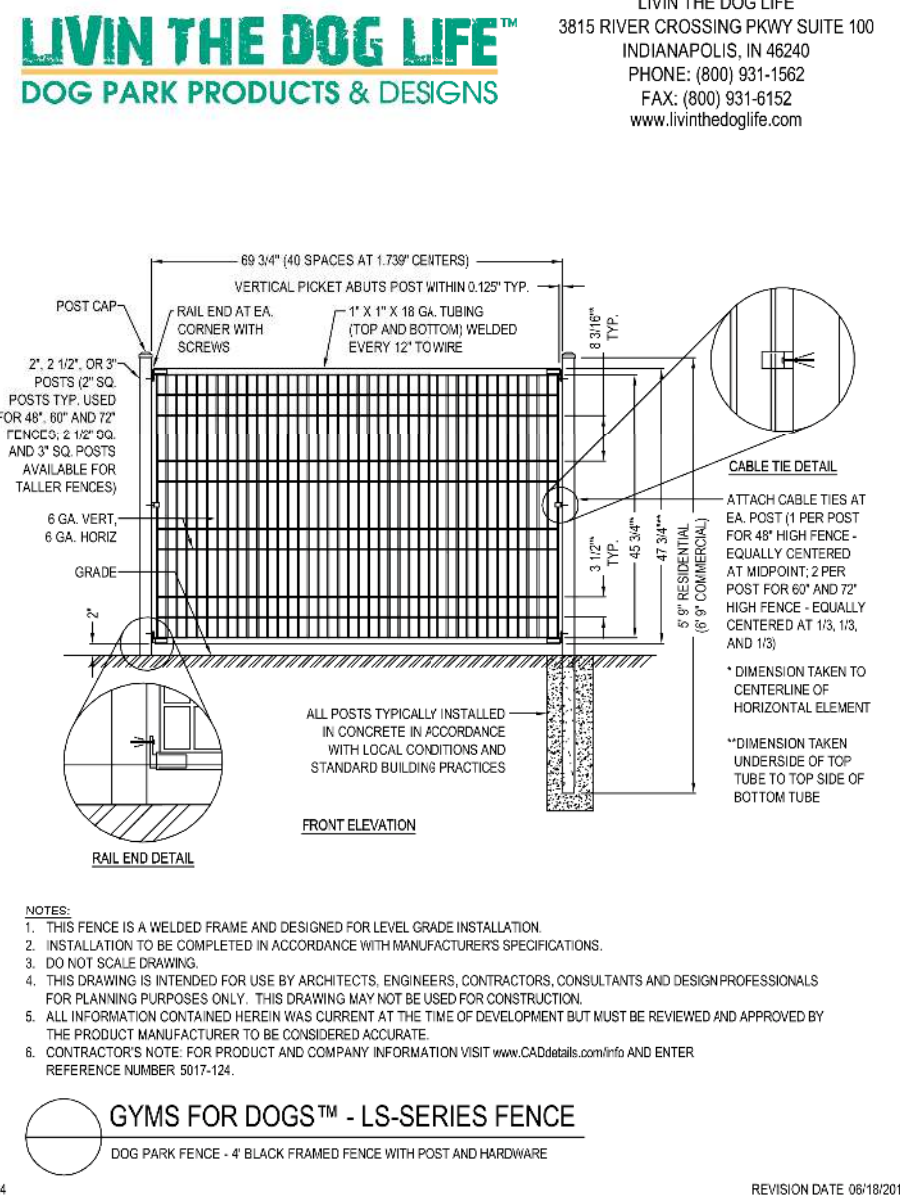
SITE SCAPES APEX BIKE RACK

D



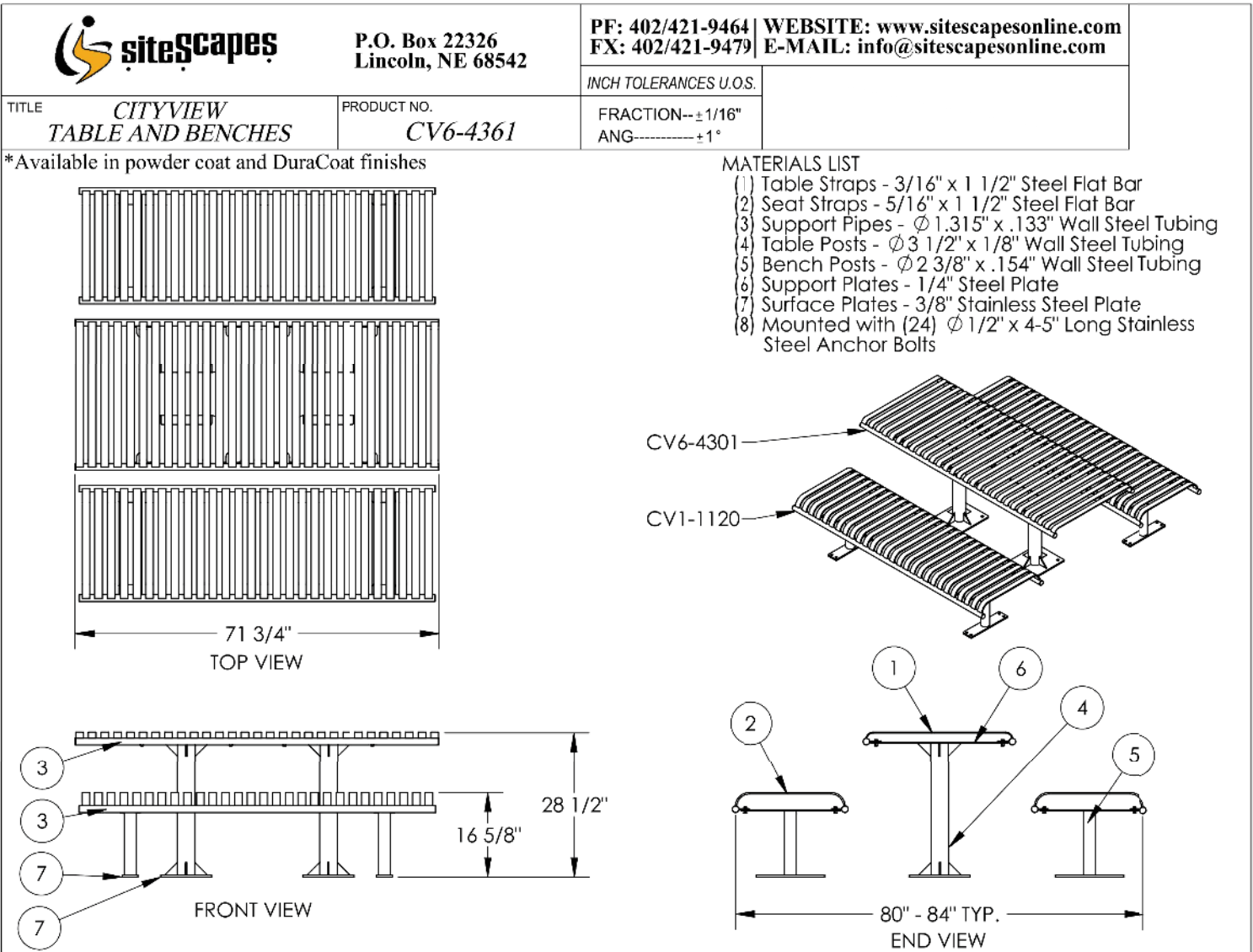
BELGARD — LAFFIT 'VICTORIAN' BLEND WITH PLASTIC EDGING, CONCRETE

E



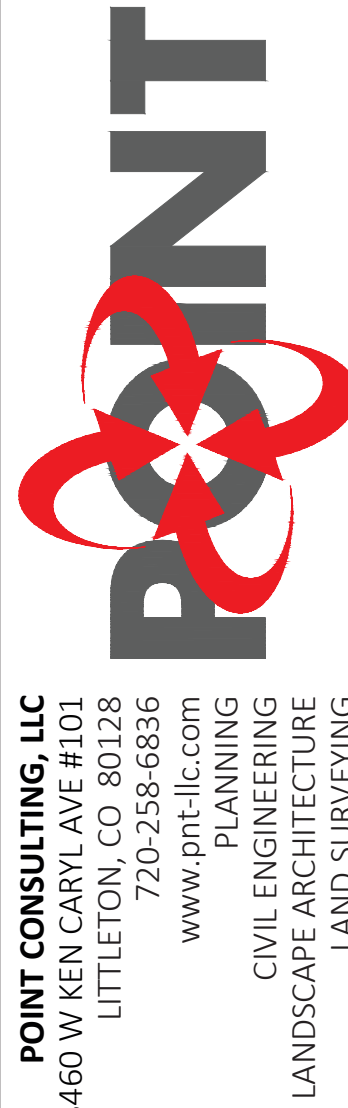
DOG PARK FENCE

F



SITE SCAPES CITYVIEW PICNIC TABLE

G



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1900 SOUTH CHAMBERS  
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LD-1 (7 OF 13)  
LANDSCAPE NOTES & DETAILS  
JOB NO. 21.048



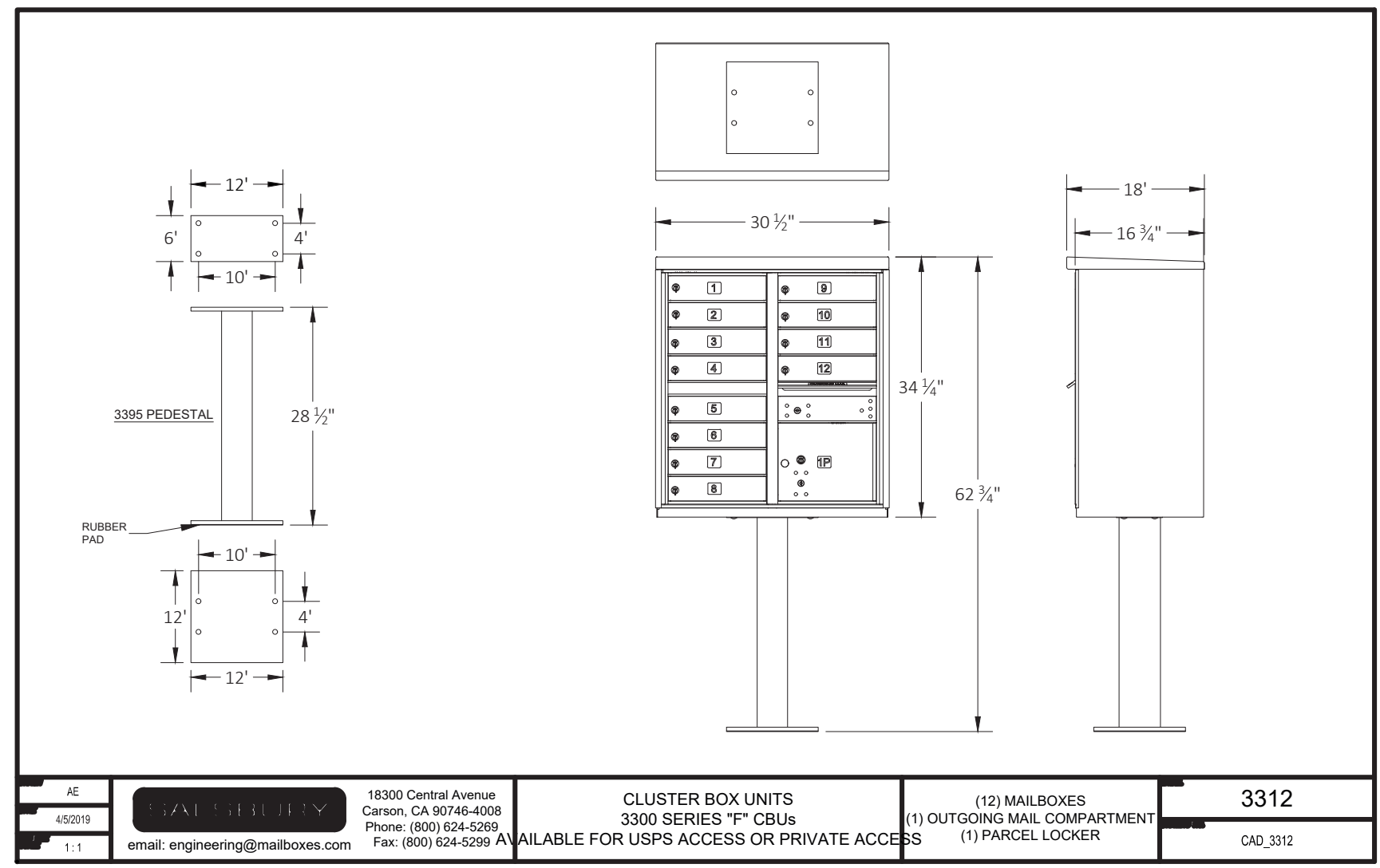
H ASPEN TEAK ADIRONDACK CHAIR  
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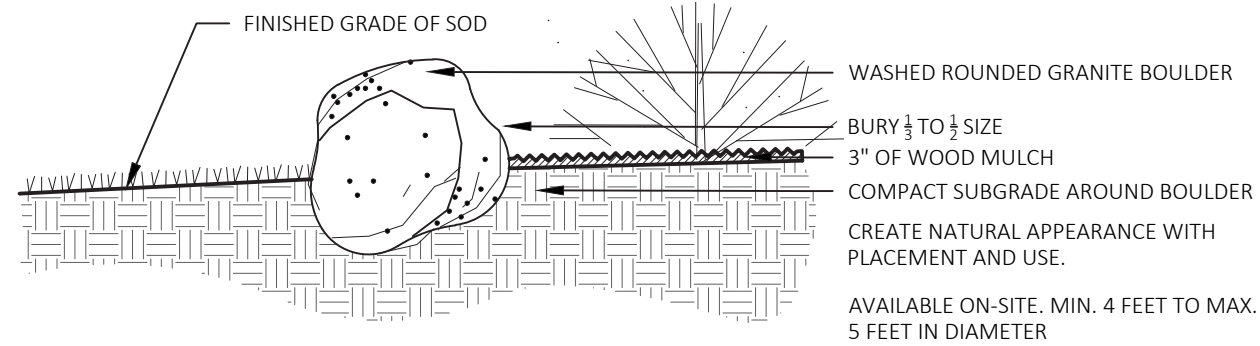
I BERWICK HIGH NESTING TABLE  
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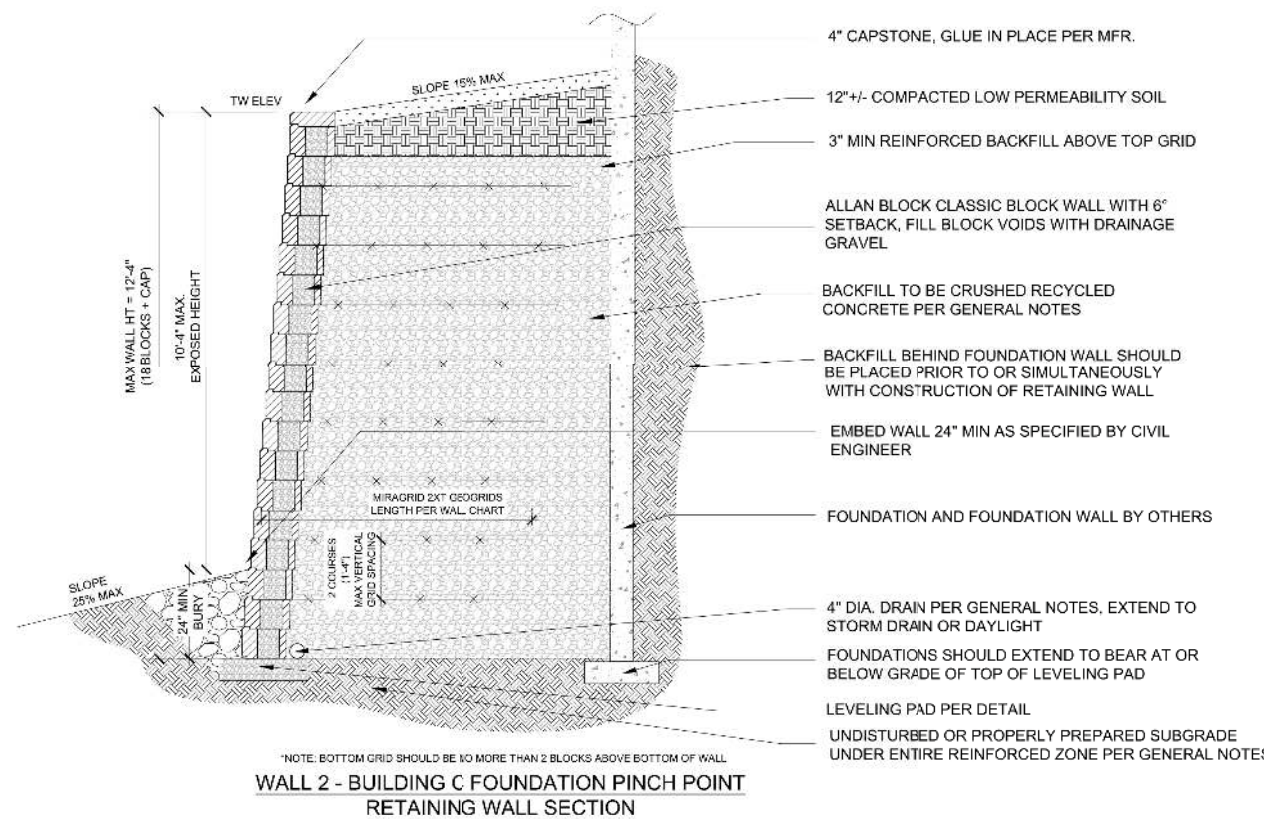
J PYRAMID 22 IN. SQUARE RECEPACLE  
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L BOULDER INSTALLATION

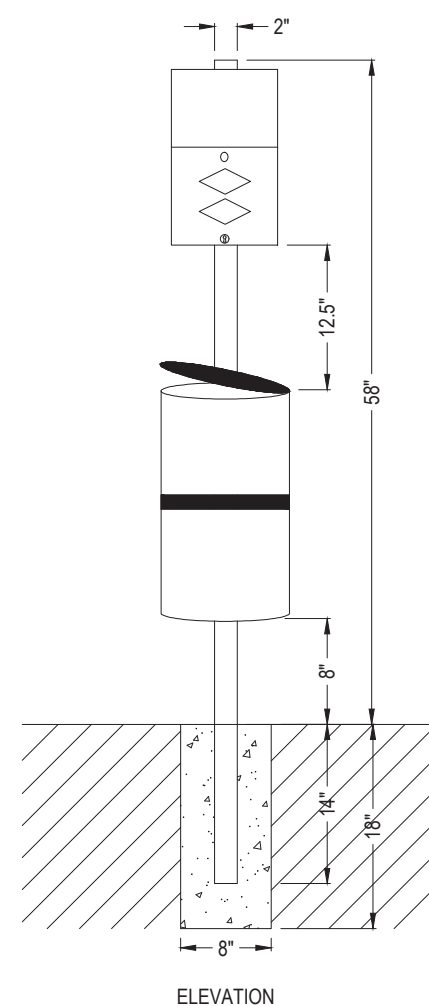


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(DESIGNED BY STRUCTURAL ENGINEER)

LIVIN THE DOG LIFE  
3815 RIVER CROSSING PKWY SUITE 100  
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PHONE: (800) 931-1562  
FAX: (800) 931-6152  
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SELECT DESIRED COLOR:  
☐ GREEN  
☐ BLACK

STANDARD FEATURES:  
-EXCLUSIVE PRODUCT TO GYMS FOR DOGS™ AND LIVIN THE DOG LIFE™  
-ALUMINUM WASTE BAG DISPENSER  
-BAG DISPENSER HOLDS 2 ROLLS OF OXO-BIODEGRADABLE LITTER PICK UP BAGS  
-10 GALLON POLY TRASH RECEPTACLE WITH LID WITH MOUNTING HARDWARE  
-BOX OF 50 TRASH CAN LINER BAGS  
-LOCKING DISPENSER HOLDS 2 - 200 CT. REFILL BOXES  
PRODUCT DIMENSIONS:  
DIMENSIONS: 58" H X 19" W X 14" D  
RECOMMENDED SPECIFICATIONS:  
ALUMINUM BAG DISPENSER:  
H: 12.5" X W: 9" X D: 3.5"  
-14 GAUGE POWDER COATED FOREST GREEN ALUMINUM  
-WEIGHT: 6 LBS.  
-400 BAG CAPACITY  
-TWO DIAMOND SHAPED BAG DISPENSER SLOTS  
-FRONT LOCKING ACCESS PANEL  
-CLEARLY POSTED INSTRUCTIONS  
ALUMINUM TRASH RECEPTACLE WITH LID:  
H: 23" X 11.5" DIAMETER  
-16 GAUGE POWDER COATED FOREST GREEN STEEL  
-WEIGHT: 14.6 LBS.  
-10 GALLON CAPACITY WITH INTERIOR TRASH LINER BAG  
-ATTACHED STAINLESS STEEL HINGED LID  
-ONE (1) BOX 50 COUNT TRASH BAGS INCLUDED (5 LBS.)  
POLY POST:  
6", 125 GAUGE FIBERGLASS  
-WEIGHT: 8 LBS.  
-58" TOTAL HEIGHT ABOVE GROUND  
-FILL WITH 40 LBS. "READY TO USE" CEMENT.  
NOTES:  
1. INSTALLATION TO BE COMPLETED IN ACCORDANCE WITH MANUFACTURER'S SPECIFICATIONS.  
2. DO NOT SCALE DRAWING  
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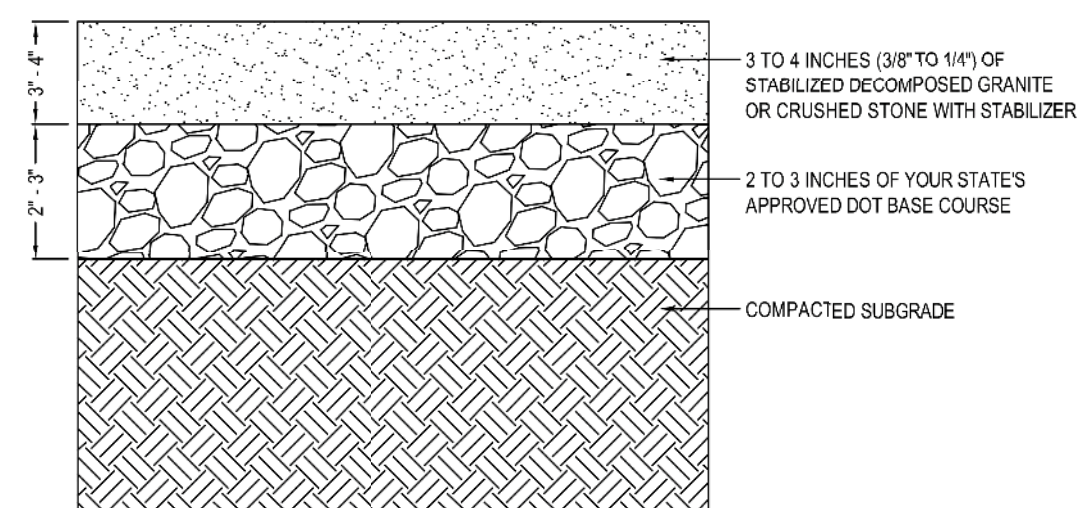


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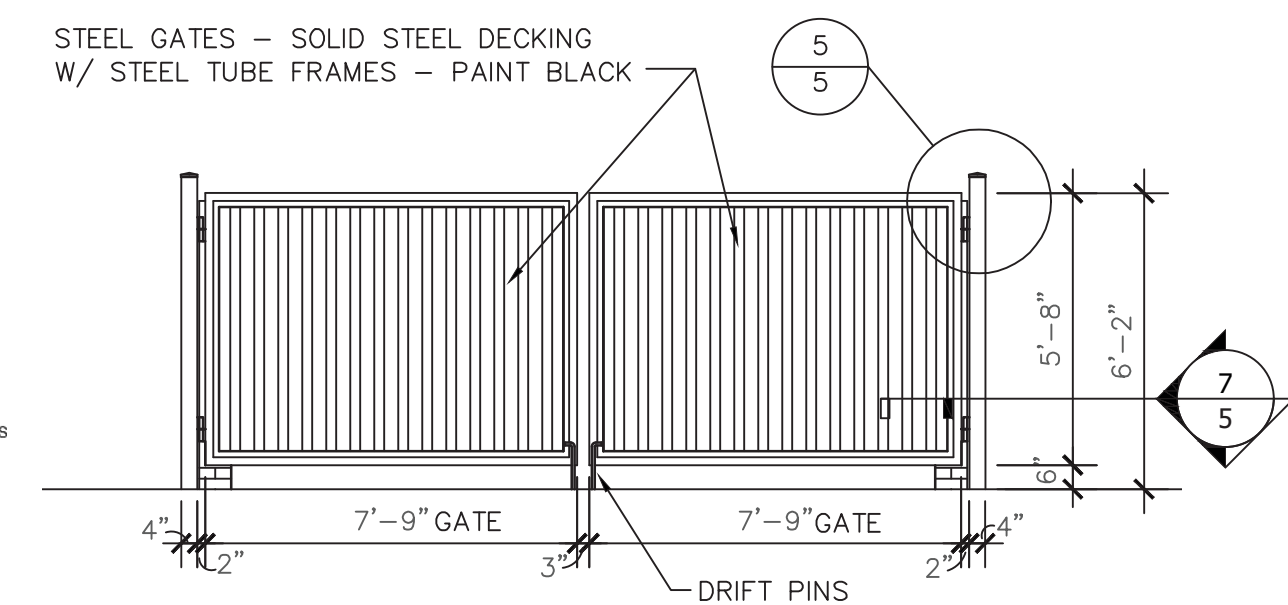
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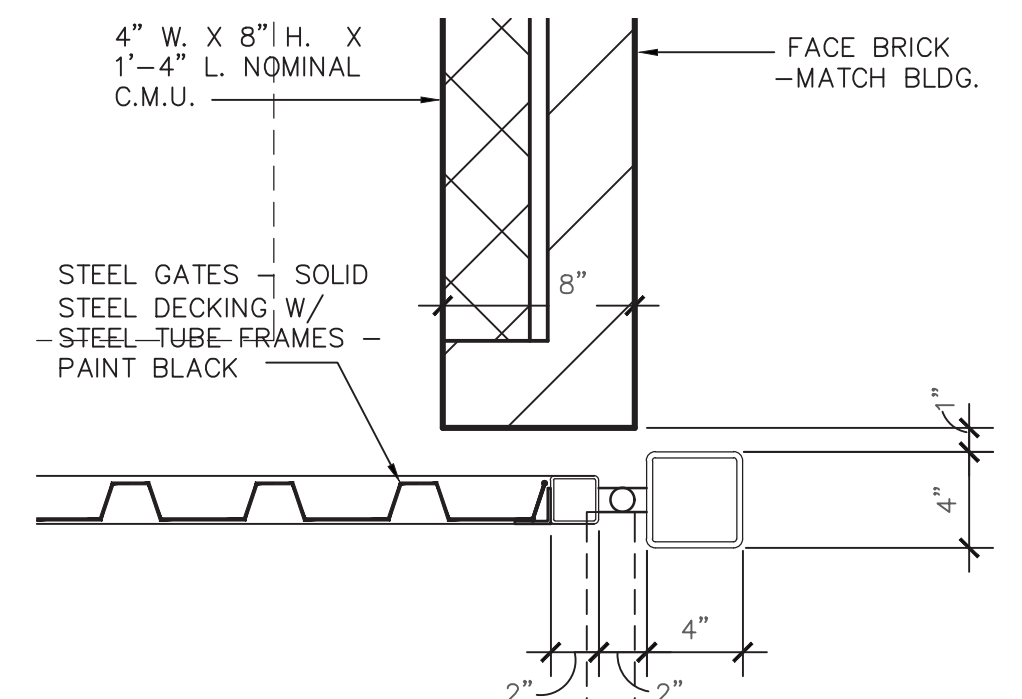
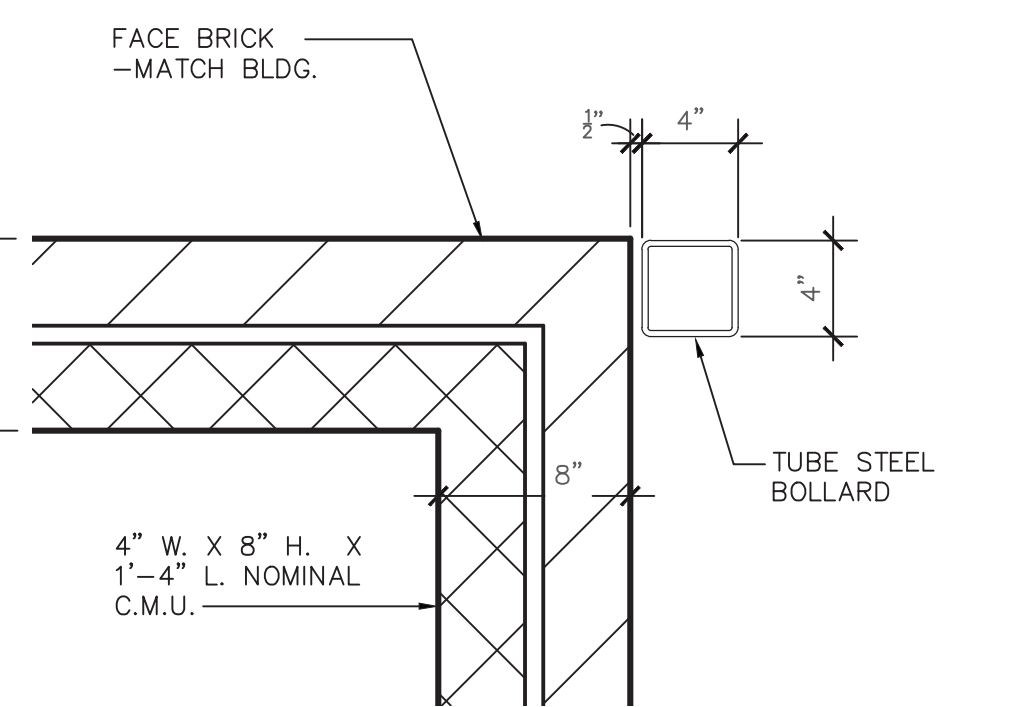
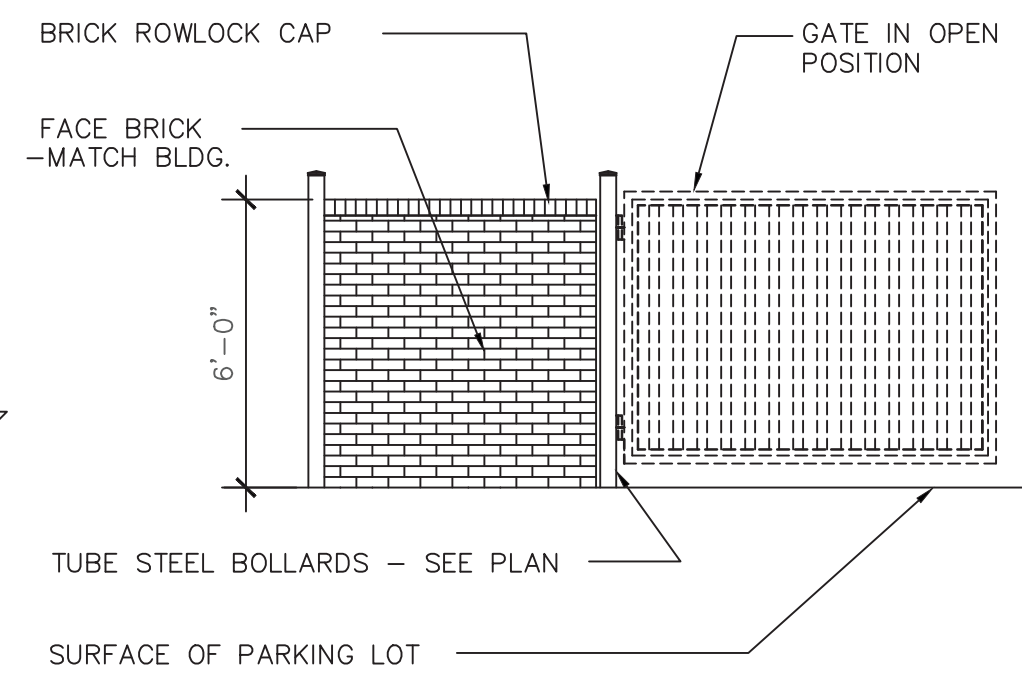
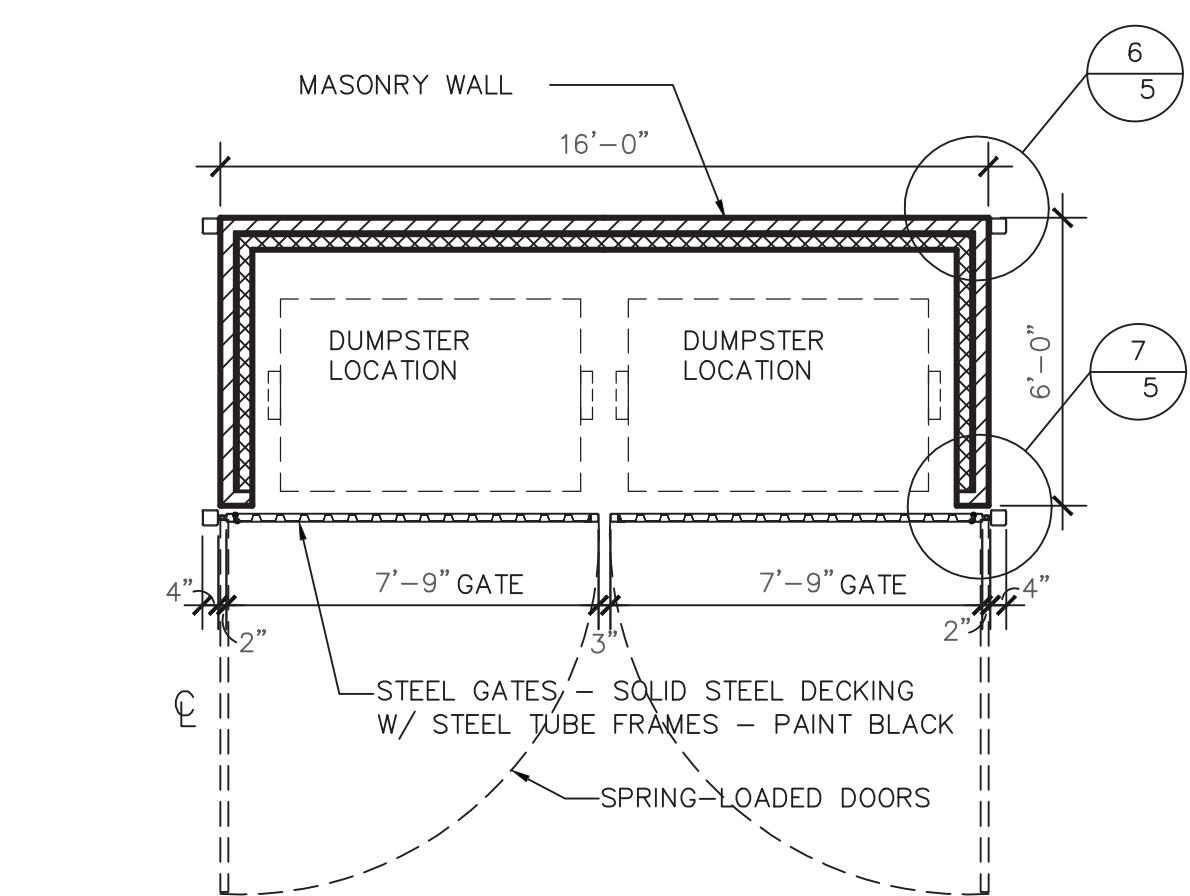
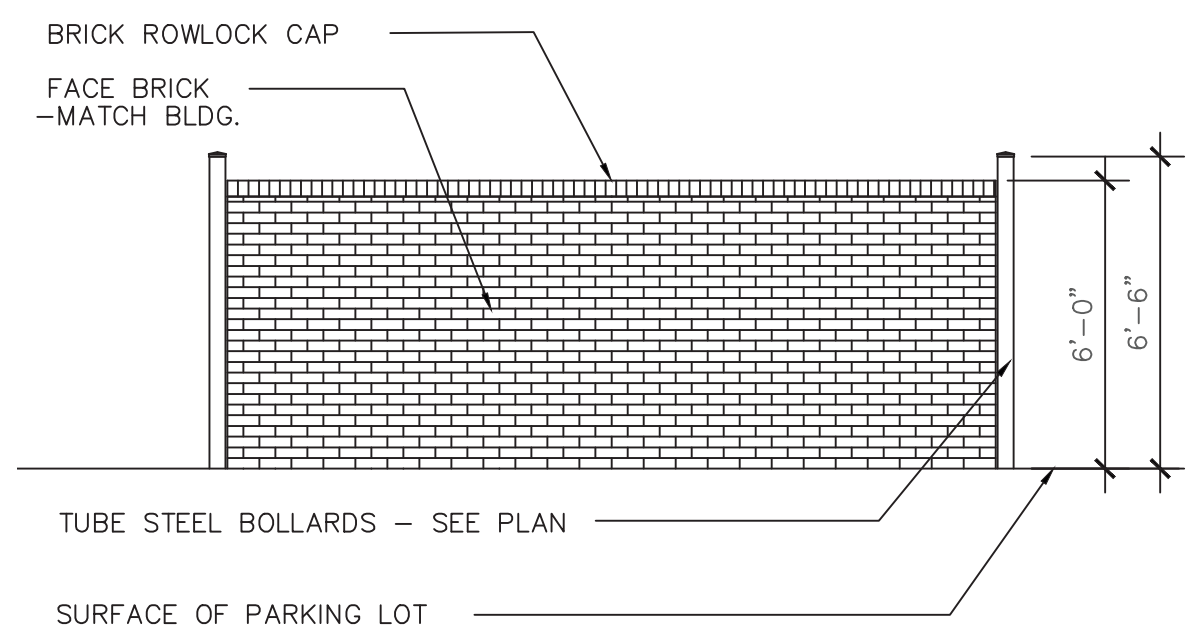
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O STABILIZED DECOMPOSED GRANITE  
PEDESTRIAN ACCESS DETAIL

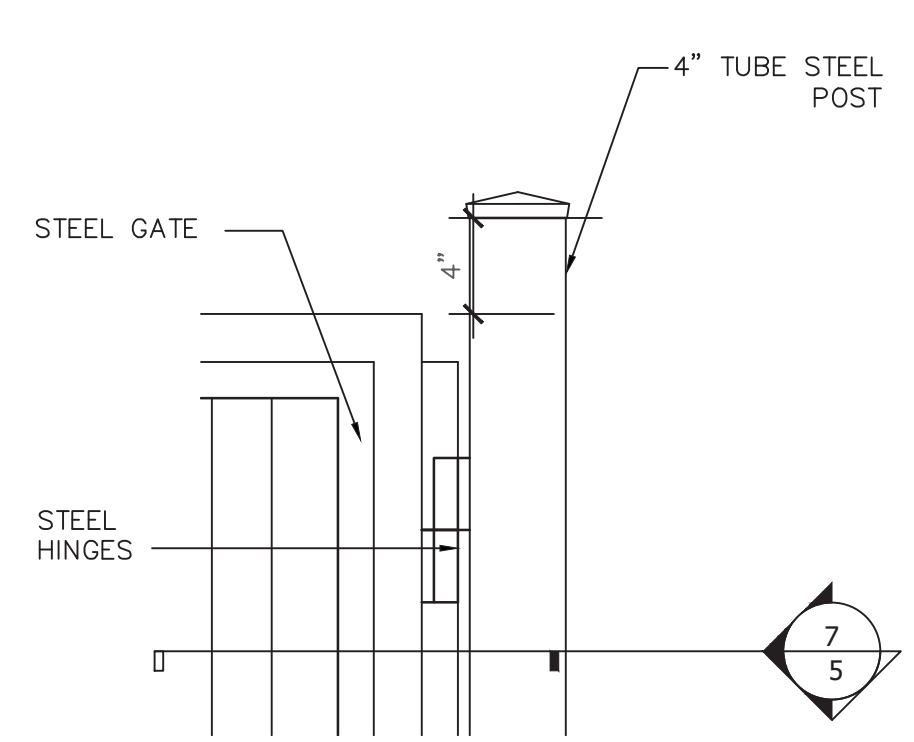
DECOMPOSED GRANITE PATHWAY



TRASH ENCLOSURE STEEL GATES



TRASH ENCLOSURE DETAIL



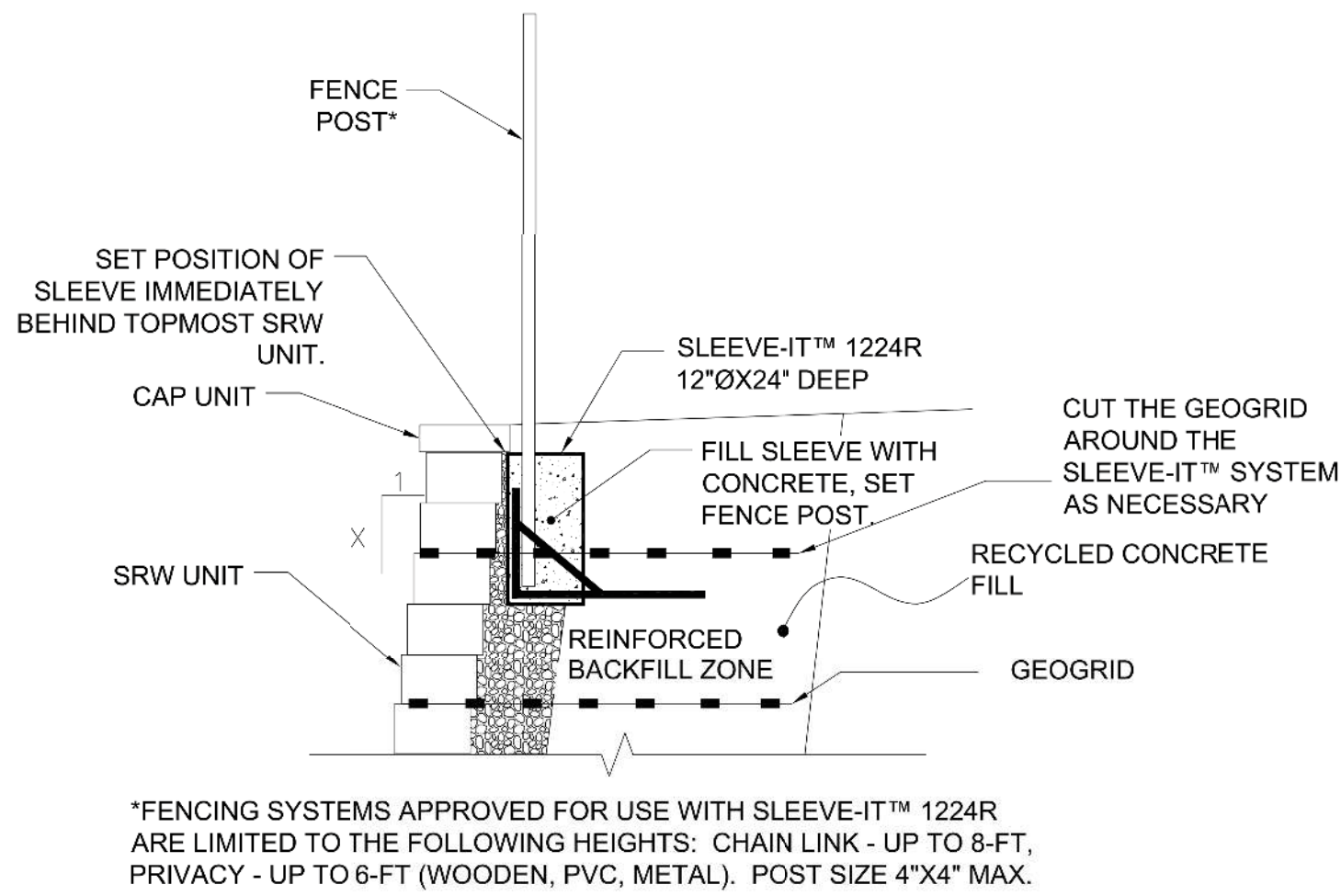
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SITE PLAN  
1900 SOUTH CHAMBERS  
COMMUNITY LOT 1  
AURORA, COLORADO

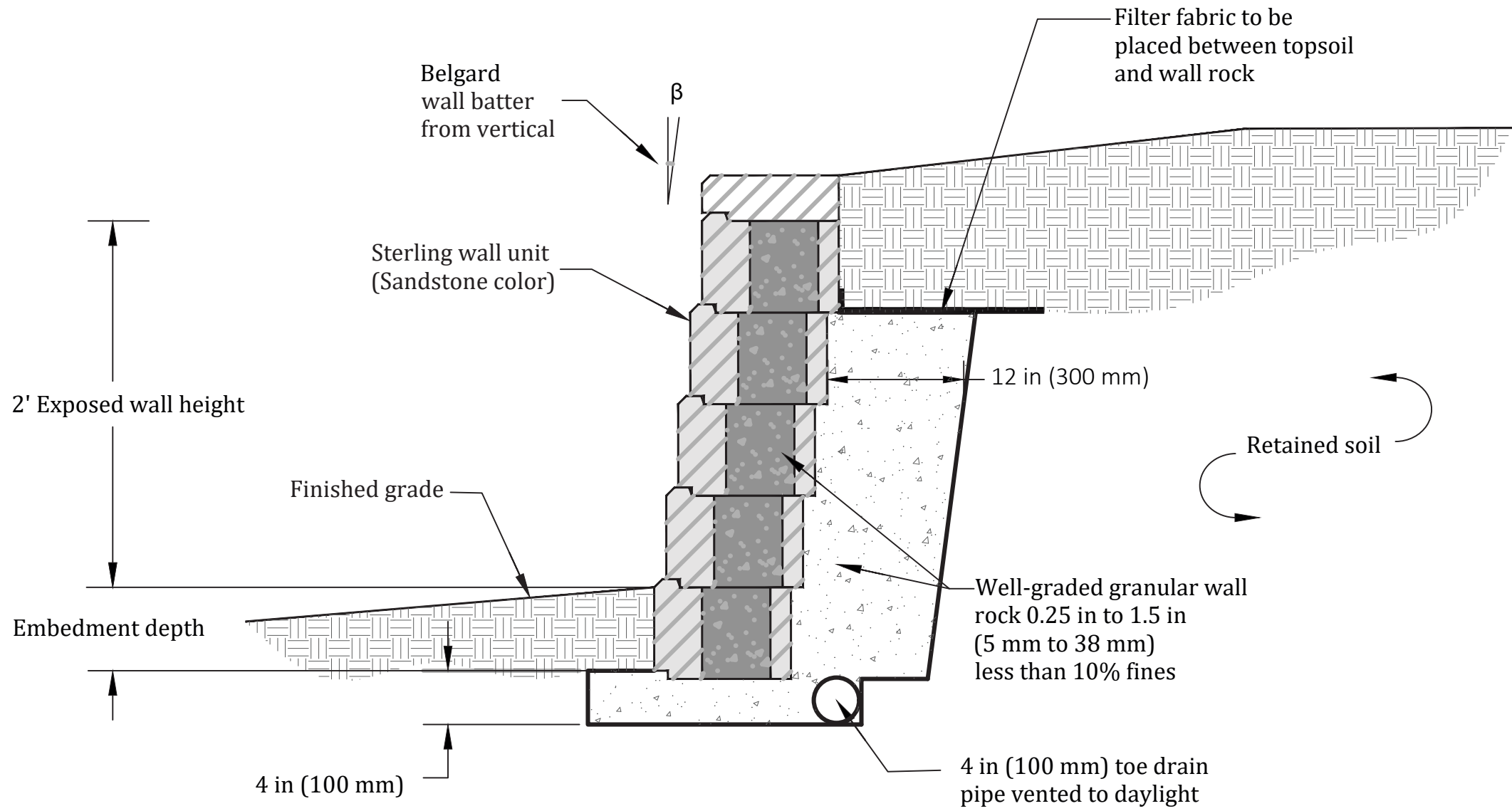
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LD-2 (8 OF 13) LANDSCAPE NOTES & DETAILS JOB NO. 21.048



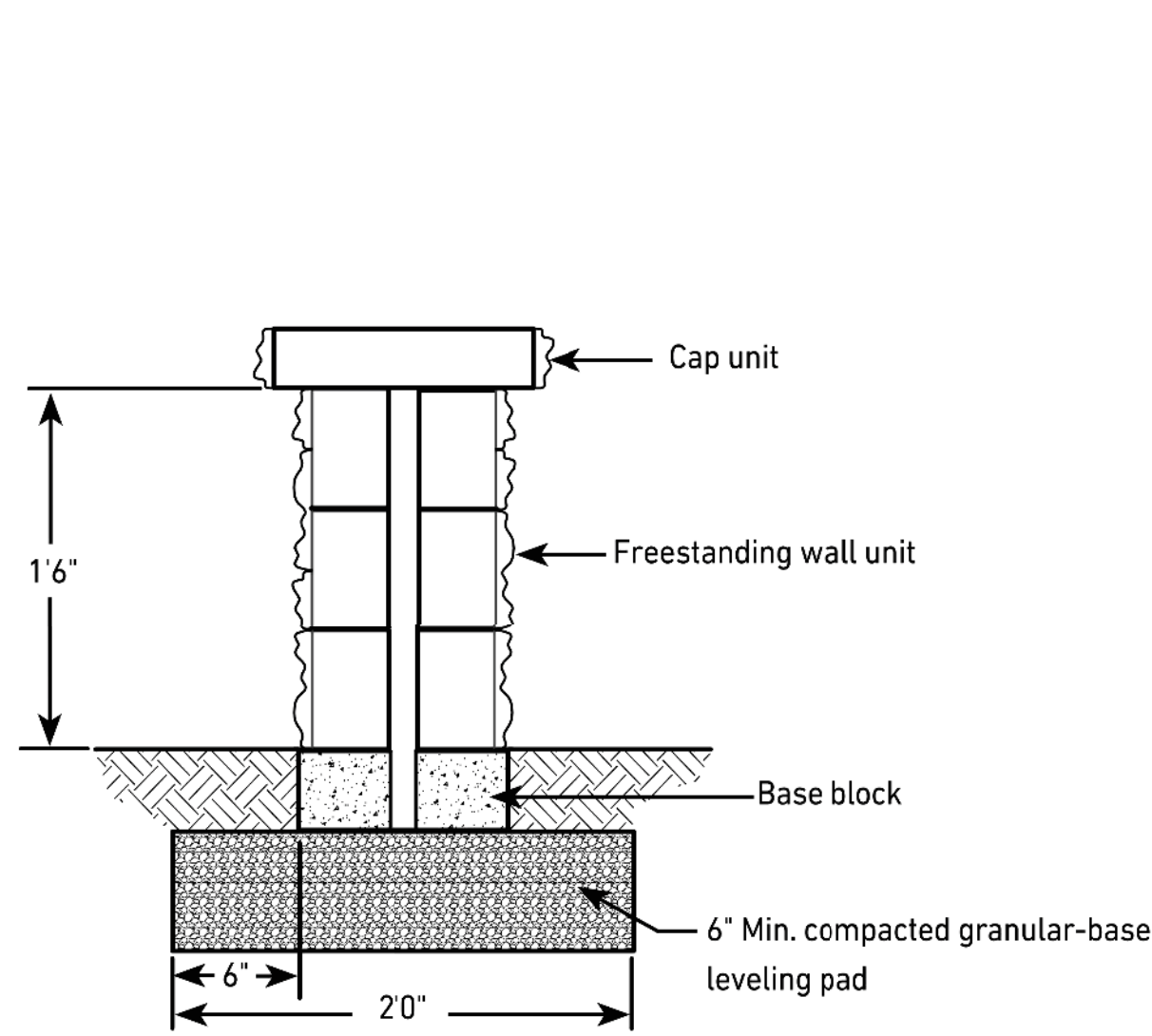
DETAIL OF FENCE POST INSTALLATION USING SLEEVE-IT™ 1224R  
N.T.S.

Q MSE WALL FENCE - BLACK WROUGHT IRON FENCE



BELGARD — STERLING WALL 'SANDSTONE' BLEND  
WITH CAP STONE, DRY STACKED, CONCRETE  
CONCRETE RETAINING WALL

R



BELGARD — WESTON STONE 'VICTORIAN'  
BLEND WITH CAP STONE, CONCRETE  
LANDSCAPE PATIO SEATWALL

S

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DATE	DESCRIPTION	SITE PLAN		LANDSCAPE NOTES & DETAILS	
09.03.2021	1ST SITE PLAN AMENDMENT SUBMITTAL	1900 SOUTH CHAMBERS COMMUNITY LOT 1 AURORA, COLORADO		JOB NO. 21.048	
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02.07.2022	4TH SITE PLAN AMENDMENT SUBMITTAL				
03.25.2022	5TH SITE PLAN AMENDMENT SUBMITTAL				
-	-	LD-3 (9 OF 13)		LANDSCAPE NOTES & DETAILS	

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MASONRY PERCENTAGES

AURORA DESIGN STANDARDS REQUIREMENTS FOR MASONRY:

- MULTIFAMILY RESIDENTIAL  
EITHER
- 60 PERCENT SHALL BE CLAD IN BRICK OR STONE; OR
  - 80 PERCENT SHALL BE CLAD IN STUCCO; OR
  - 80 PERCENT SHALL BE CLAD IN A COMBINATION OF STUCCO AND BRICK, OR STUCCO AND STONE

\*NET FAÇADE AREA MEANS THE TOTAL AREA OF ALL EXTERIOR WALLS FOR ALL STORIES ABOVE GRADE PLANE ON ANY RESIDENTIAL DESIGN PLAN ELEVATIONS, MINUS THE AREA OF ANY WINDOWS, DOORS (INCLUDING GARAGE DOORS), ROOF GABLE ENDS, AND ROOF DORMERS WITH A NET WALL AREA OF LESS THAN 100 SQUARE FEET. FOR PURPOSES OF THIS DEFINITION, "WALLS" SHALL MEAN THE VERTICAL SURFACES OR SURFACES WITHIN 15 DEGREES OF VERTICAL ON A BUILDING'S EXTERIOR, INCLUDING COLUMNS. FOR PURPOSE OF COMPLIANCE WITH THIS SECTION, THE PERCENTAGE OF NET FAÇADE AREA COVERAGE MAY VARY ON EACH ELEVATION SO LONG AS THE TOTAL NET FAÇADE AREA COVERAGE OF ALL ELEVATIONS OF THE STRUCTURE MEETS THE REQUIRED MINIMUM COVERAGE PERCENTAGE.

PROVIDED MASONRY:

EAST ELEVATION:  
MASONRY = 3,770 S.F.

SIDING = 2,775 S.F.

TOTAL = 6,545 S.F.

WEST ELEVATION:  
MASONRY = 3,534 S.F.

SIDING = 3,361 S.F.

TOTAL = 6,895 S.F.

SOUTH ELEVATION:  
MASONRY = 1,938 S.F.

SIDING = 0 S.F.

TOTAL = 1,938 S.F.

NORTH ELEVATION:  
MASONRY = 1,133 S.F.

SIDING = 704 S.F.

TOTAL = 1,837 S.F.

TOTAL BUILDING  
MASONRY = 10,375 S.F. = 60.3%

SIDING = 6,840 S.F. = 39.7%

TOTAL = 17,215 S.F.

# 1900 SOUTH CHAMBERS COMMUNITY LOT 1 SITE PLAN

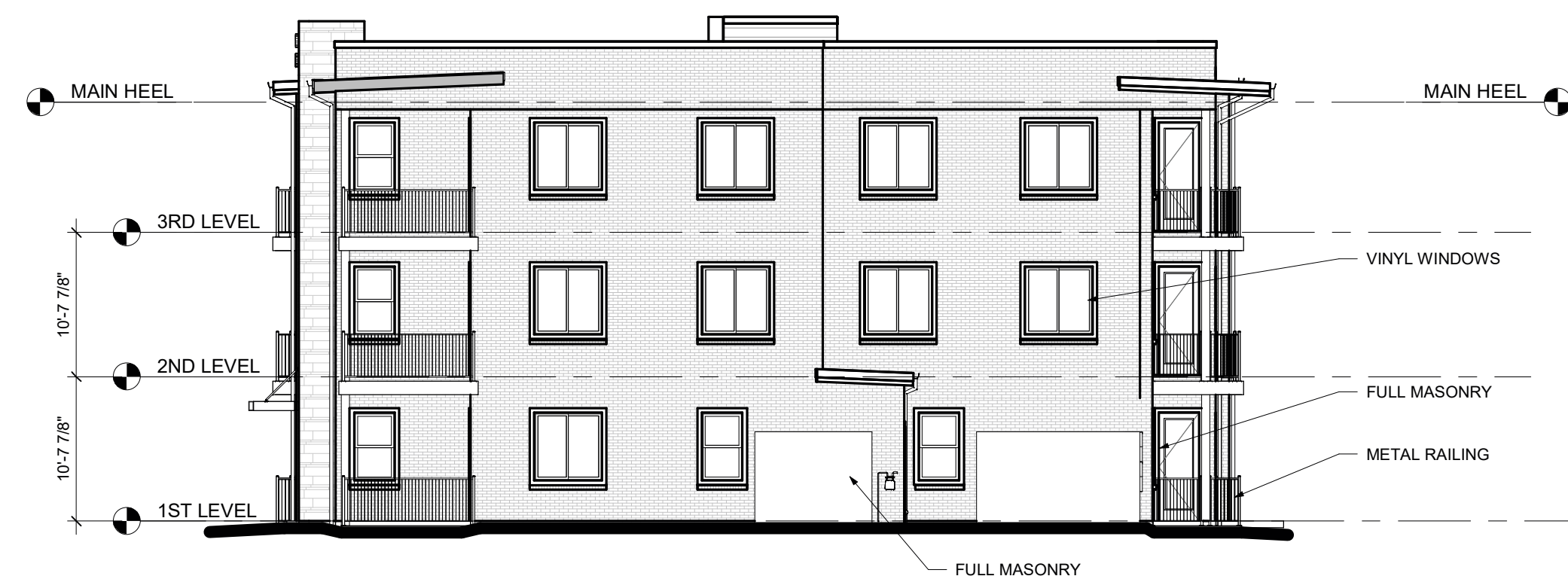
A SUBDIVISION OF A PART OF THE SOUTHWEST ONE-QUARTER OF SECTION 20,  
TOWNSHIP 4 SOUTH, RANGE 66 WEST, OF THE 6TH PRINCIPAL MERIDIAN  
CITY OF AURORA, COUNTY OF ARAPAHOE, STATE OF COLORADO

LIFE SAFETY KEY

☒ KNOX BOX  
LOCATION



4 WEST ELEVATION  
3/32" = 1'-0"



3 SOUTH ELEVATION  
3/32" = 1'-0"

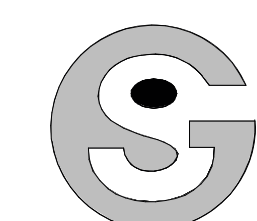


2 NORTH ELEVATION  
3/32" = 1'-0"

FACADE DESIGN REQUIREMENTS PER AURORA BUILDING DESIGN STANDARDS TABLE 4.4-8			
BUILDING FACE	PRIMARY FACADE (WEST)	SECONDARY FACADE (N/S)	MINOR FACADE (EAST)
<b>MASING (REQ)</b>	3	2	1
WALL OFFSET (MIN 3')	X	X	X
WALL/PARAPET HT CHANGE (MIN 3')	X		X
WALL NOTCH (MIN 12")	X		
ROOF FORM CHANGE		X	
<b>MATLS</b>	2	2	1
CHANGE IN MATERIAL	X	X	X
USE OF MASONRY (MIN 40% OF FACADE)	X	X	X
<b>HUMAN SCALE</b>	3	2	1
ENTRY DEFINITION	X	X	X
BALCONIES	X	X	X
AWNINGS OR SHUTTERS	X		



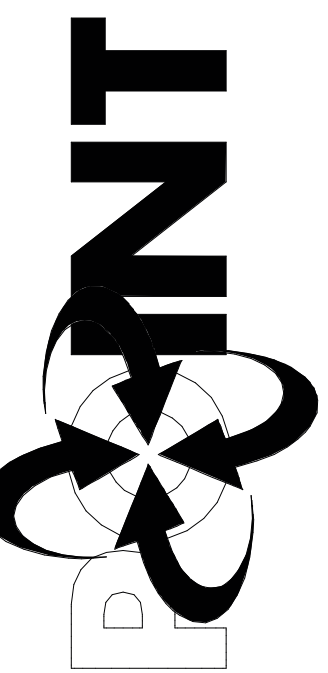
1 EAST ELEVATION  
3/32" = 1'-0"



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## SITE PLAN 1900 SOUTH CHAMBERS COMMUNITY LOT 1 AURORA, COLORADO

JOB NO. 21.048  
BUILDING ELEVATIONS

DESCRIPTION	DATE
1ST SITE PLAN AMENDMENT SUBMITTAL	09.03.2021
2ND SITE PLAN AMENDMENT SUBMITTAL	11.04.2021
3RD SITE PLAN AMENDMENT SUBMITTAL	12.15.2021
4TH SITE PLAN AMENDMENT SUBMITTAL	02.07.2022
5TH SITE PLAN AMENDMENT SUBMITTAL	03.25.2022

SHEET 10 OF 13



MASONRY PERCENTAGES

AURORA DESIGN STANDARDS REQUIREMENTS FOR MASONRY:  
MULTI-FAMILY RESIDENTIAL

- 80 PERCENT SHALL BE CLAD IN BRICK OR STONE; OR
- 80 PERCENT SHALL BE CLAD IN STUCCO; OR
- 80 PERCENT SHALL BE CLAD IN A COMBINATION OF STUCCO AND BRICK, OR STUCCO AND STONE

"NET FAÇADE AREA MEANS THE TOTAL AREA OF ALL EXTERIOR WALLS FOR ALL STORES ABOVE GRADE PLANE ON ANY RESIDENTIAL DESIGN PLAN ELEVATIONS, MINUS THE AREA OF ANY WINDOWS, DOORS (INCLUDING GARAGE DOORS), ROOF GABLE ENDS, AND ROOF DORMERS WITH A NET WALL AREA OF LESS THAN 100 SQUARE FEET. FOR PURPOSES OF THIS DEFINITION, "WALLS" SHALL MEAN THE VERTICAL SURFACES OR SURFACES WITHIN 15 DEGREES OF VERTICAL ON A BUILDING'S EXTERIOR, INCLUDING COLUMNS. FOR PURPOSE OF COMPLIANCE WITH THIS SECTION, THE PERCENTAGE OF NET FAÇADE AREA COVERAGE MAY VARY ON EACH ELEVATION SO LONG AS THE TOTAL NET FAÇADE AREA COVERAGE OF ALL ELEVATIONS OF THE STRUCTURE MEETS THE REQUIRED MINIMUM COVERAGE PERCENTAGE.

4-BAY GARAGE PROVIDED MASONRY:

FRONT ELEVATION:  
MASONRY = 235 S.F.  
SIDING = 154 S.F.  
GARAGE = 288 S.F.  
TOTAL = 677 S.F.

LEFT ELEVATION:  
MASONRY = 152 S.F.  
SIDING = 147 S.F.  
TOTAL = 299 S.F.

RIGHT ELEVATION:  
MASONRY = 234 S.F.  
SIDING = 67 S.F.  
TOTAL = 301 S.F.

REAR ELEVATION:  
MASONRY = 319 S.F.  
SIDING = 199 S.F.  
TOTAL = 518 S.F.

TOTAL BUILDING  
MASONRY = 940 S.F. = **52.3%**  
SIDING = 567 S.F. = **31.5%**  
GARAGE = 288 S.F. = **16.2%**  
TOTAL = 1,795 S.F.

6-BAY GARAGE PROVIDED MASONRY:

FRONT ELEVATION:  
MASONRY = 169 S.F.  
SIDING = 315 S.F.  
GARAGE = 434 S.F.  
TOTAL = 918 S.F.

LEFT ELEVATION:  
MASONRY = 172 S.F.  
SIDING = 124 S.F.  
TOTAL = 296 S.F.

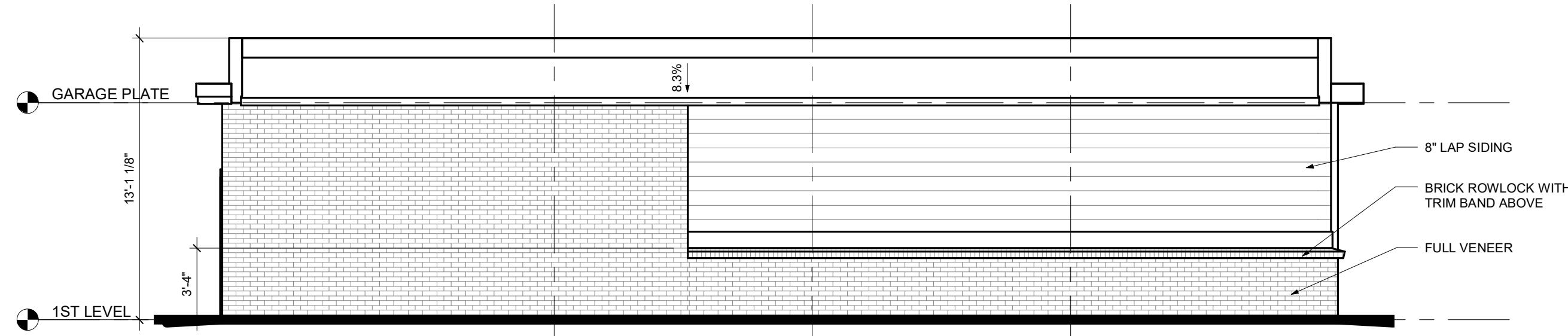
RIGHT ELEVATION:  
MASONRY = 233 S.F.  
SIDING = 69 S.F.  
TOTAL = 302 S.F.

REAR ELEVATION:  
MASONRY = 385 S.F.  
SIDING = 336 S.F.  
TOTAL = 721 S.F.

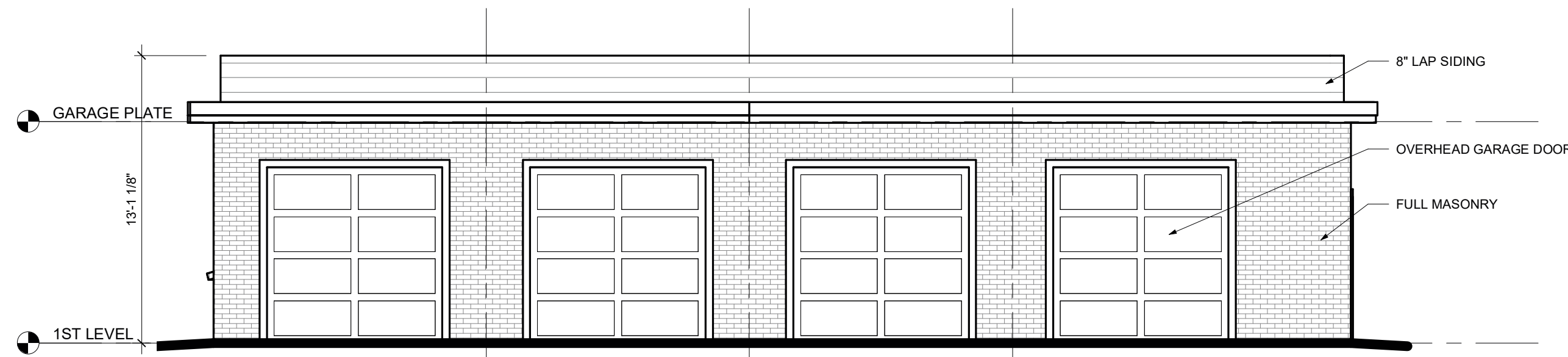
TOTAL BUILDING  
MASONRY = 979 S.F. = **43.3%**  
SIDING = 844 S.F. = **37.4%**  
GARAGE = 434 S.F. = **19.2%**  
TOTAL = 2,257 S.F.

# 1900 SOUTH CHAMBERS COMMUNITY LOT 1 SITE PLAN

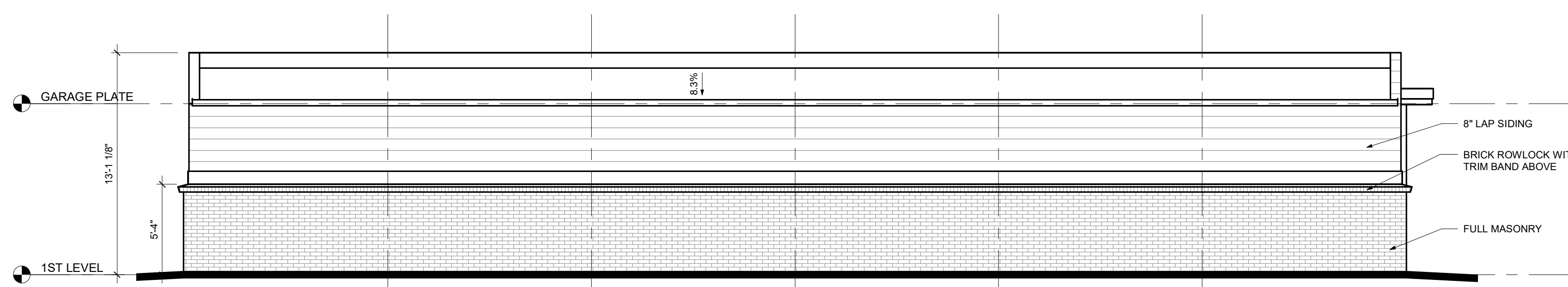
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CITY OF AURORA, COUNTY OF ARAPAHOE, STATE OF COLORADO



8 4-BAY GARAGE REAR ELEVATION  
3/16" = 1'-0"



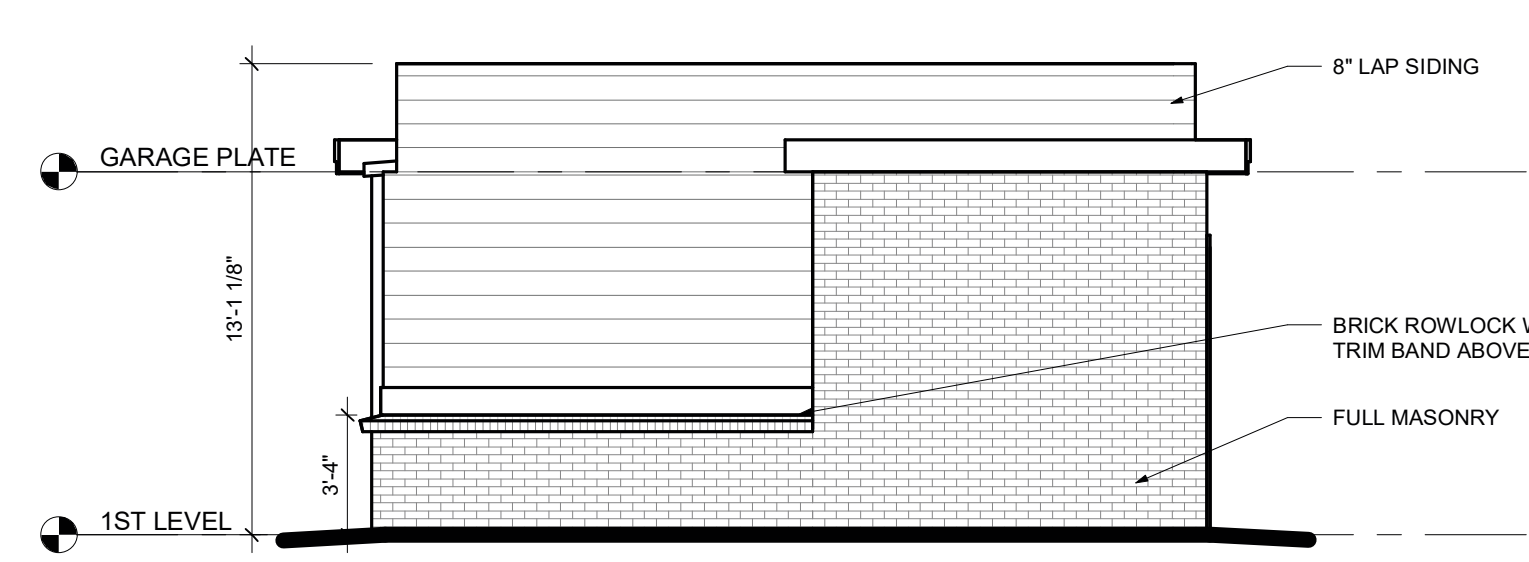
6 4-BAY GARAGE FRONT ELEVATION  
3/16" = 1'-0"



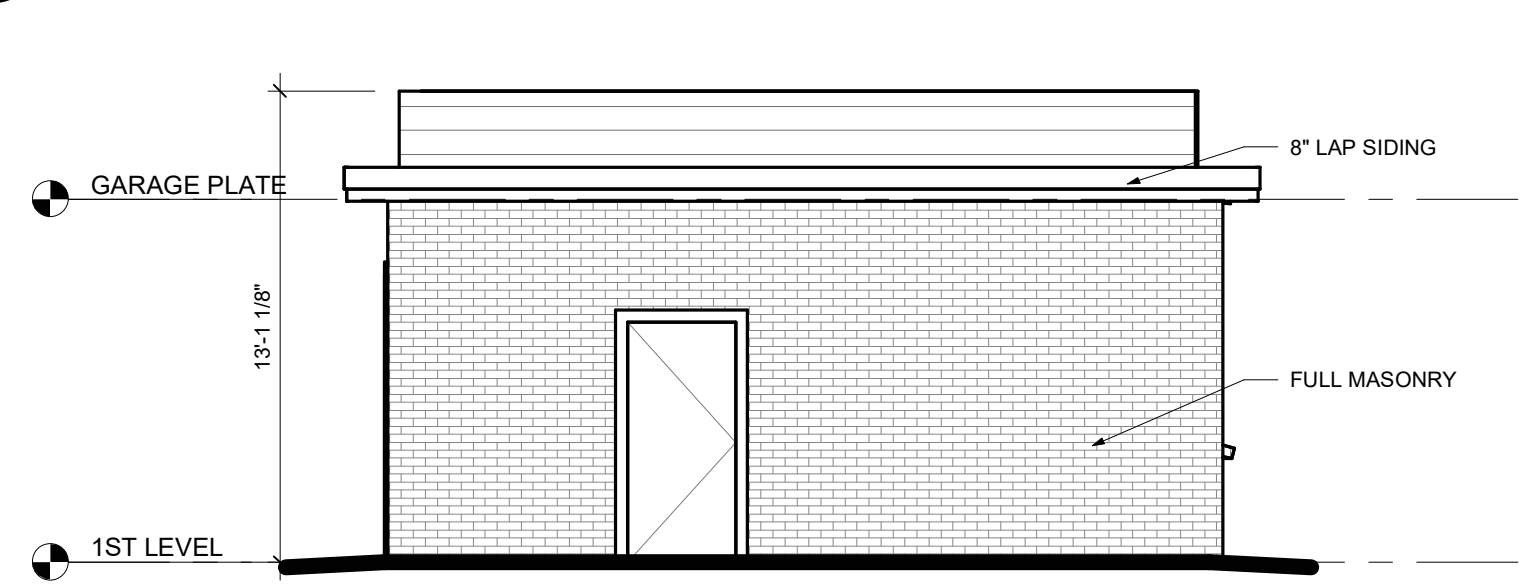
4 6-BAY GARAGE REAR ELEVATION  
3/16" = 1'-0"



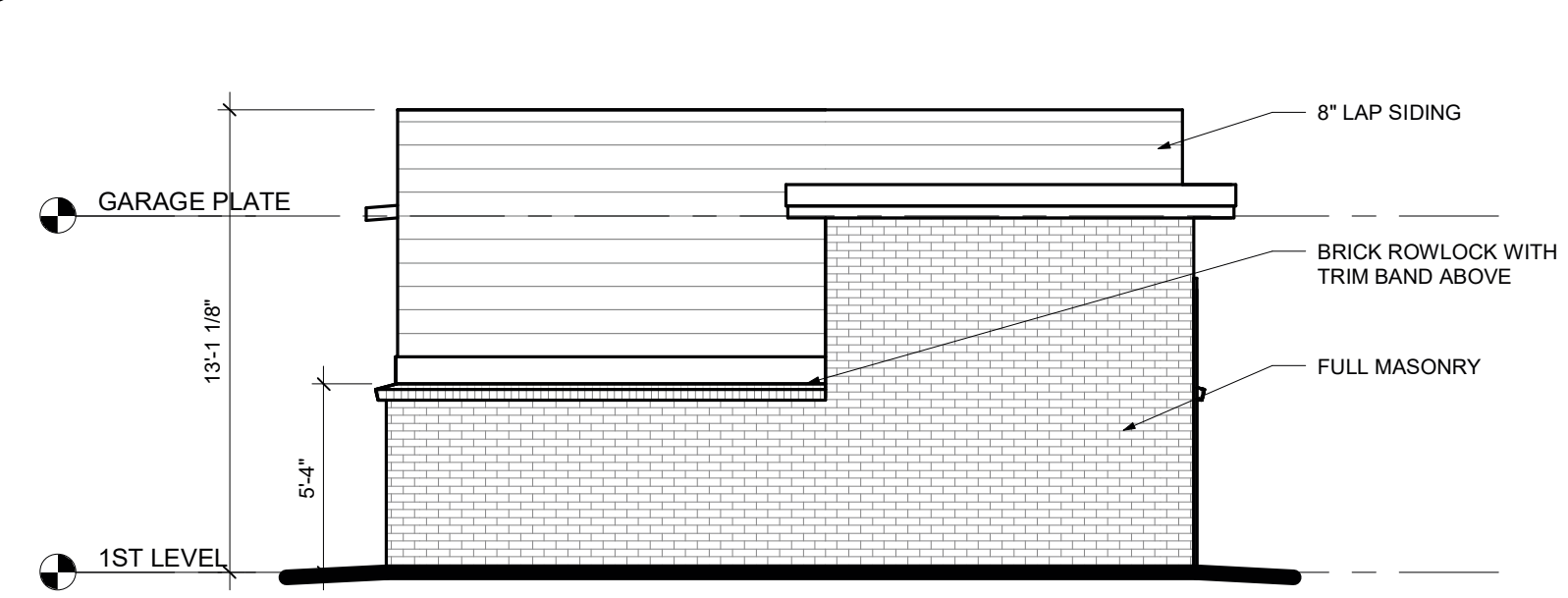
2 6-BAY GARAGE FRONT ELEVATION  
3/16" = 1'-0"



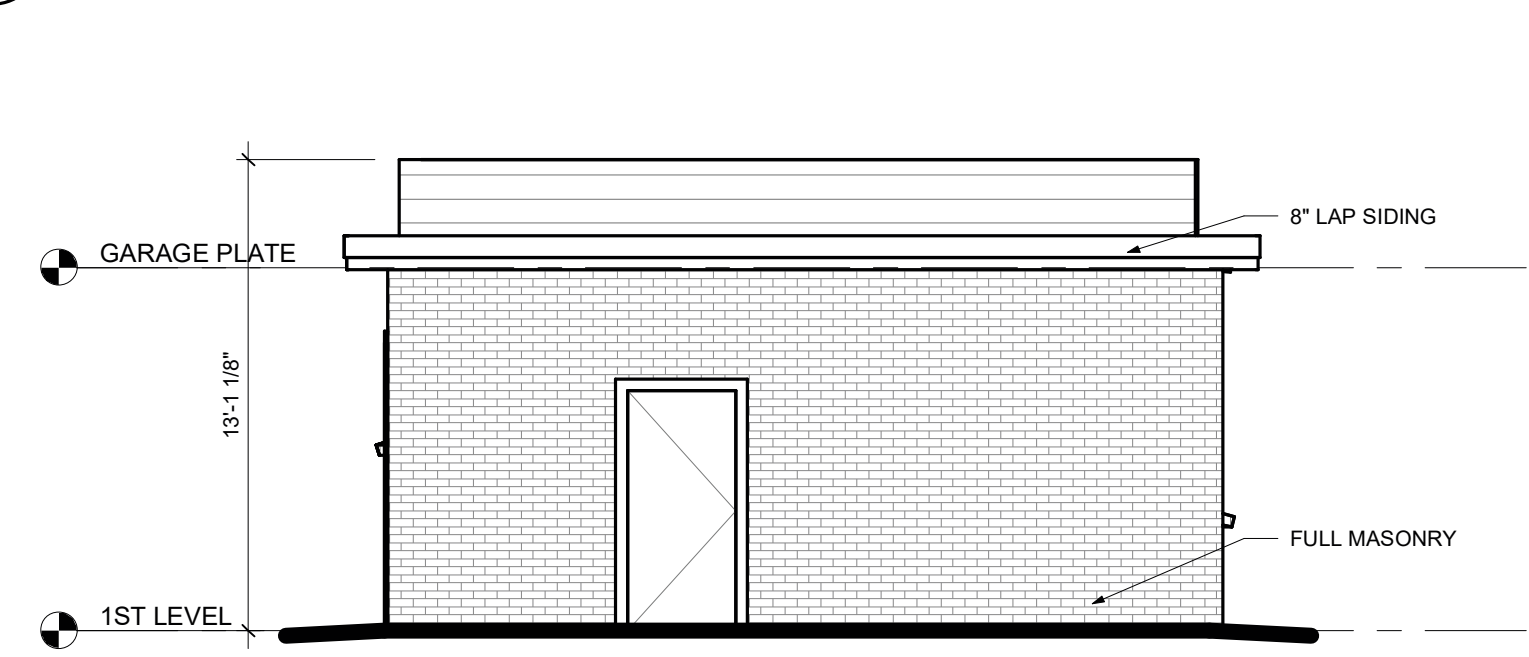
7 4-BAY GARAGE LEFT ELEVATION  
3/16" = 1'-0"



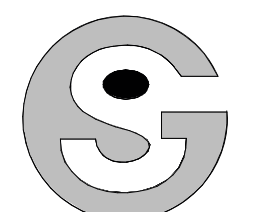
5 4-BAY GARAGE RIGHT ELEVATION  
3/16" = 1'-0"



3 6-BAY GARAGE LEFT ELEVATION  
3/16" = 1'-0"

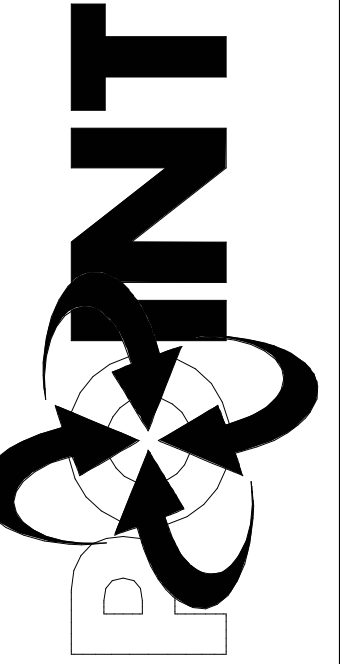


1 6-BAY GARAGE RIGHT ELEVATION  
3/16" = 1'-0"



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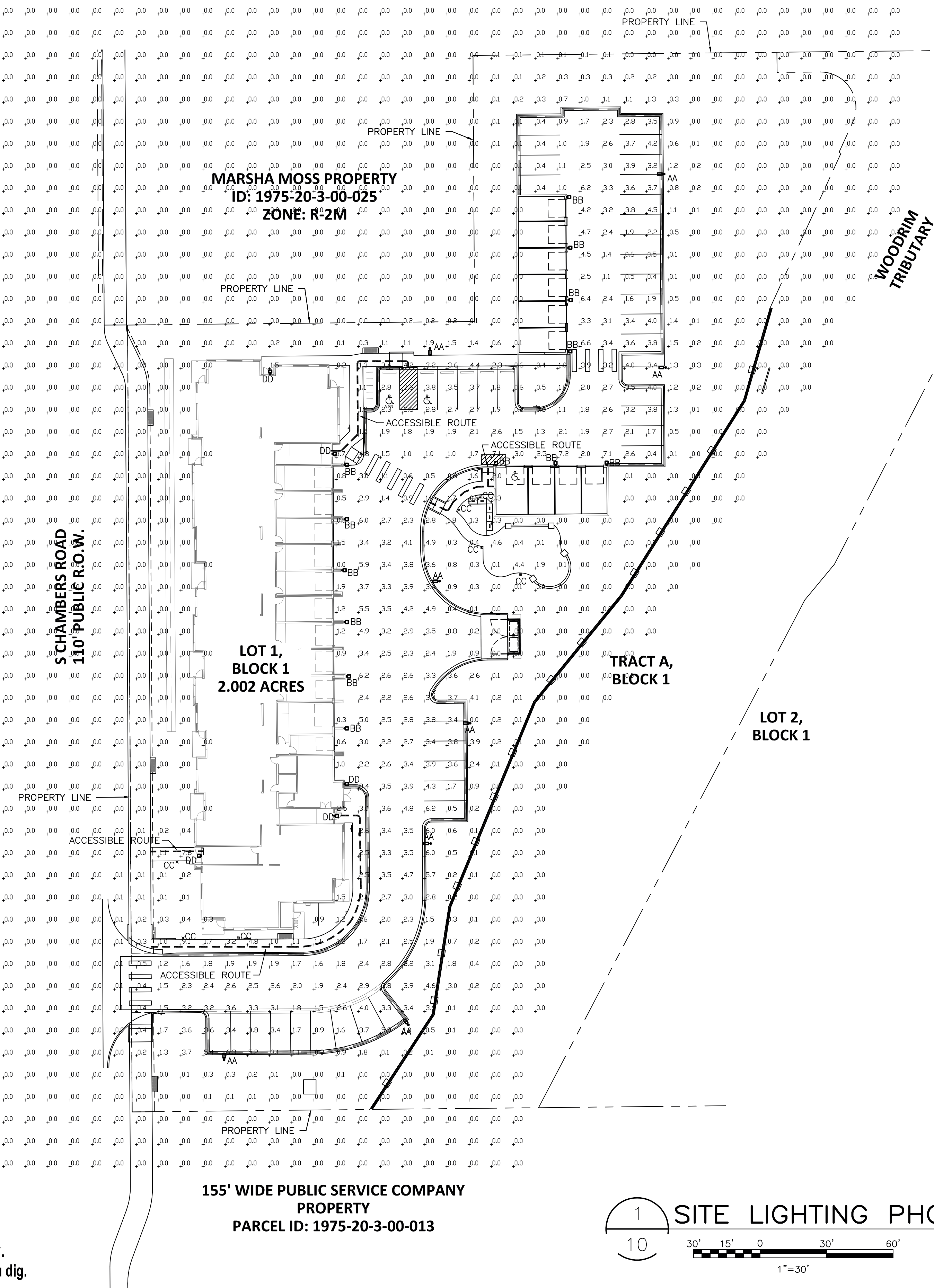
SITE PLAN  
1900 SOUTH CHAMBERS  
COMMUNITY LOT 1  
AURORA, COLORADO  
JOB NO. 21.048

DATE	DESCRIPTION
09.03.2021	1ST SITE PLAN AMENDMENT SUBMITTAL
11.04.2021	2ND SITE PLAN AMENDMENT SUBMITTAL
12.15.2021	3RD SITE PLAN AMENDMENT SUBMITTAL
02.07.2022	4TH SITE PLAN AMENDMENT SUBMITTAL
03.25.2022	5TH SITE PLAN AMENDMENT SUBMITTAL

SHEET 11 OF 13

# 1900 SOUTH CHAMBERS LOT 1 SITE PLAN

A SUBDIVISION OF A PART OF THE SOUTHWEST ONE-QUARTER OF SECTION 20,  
TOWNSHIP 4 SOUTH, RANGE 66 WEST, OF THE 6TH PRINCIPAL MERIDIAN  
CITY OF AURORA, COUNTY OF ARAPAHOE, STATE OF COLORADO



## GENERAL NOTES:

- 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".

## LUMINAIRE SCHEDULE

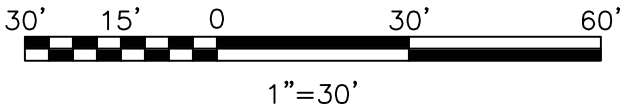
PLAN MARK	MOUNTING	DESCRIPTION	MANUFACTURER AND CATALOG NUMBER	VOLTAGE	LAMP TYPE	REMARKS
AA	POLE	16' HEIGHT	COOPER LIGHTING GLAN-SA2C-740-U-T4FT--HSS	MVOLT	108W LED	WET LOCATION
BB	WALL MOUNT	WALLPACK	COOPER LIGHTING XTOR 1B-W	MVOLT	12W LED	WET LOCATION
CC	GROUND	BOLLARD DOWNLIGHT	MCGRAW EDISON BRT6-A1-740-U-T3-XX-BK	MVOLT	5W LED	WET LOCATION
DD	WALL MOUNT	EGRESS WALLPACK	ISOLITE ELED EM ** MB HX	MVOLT	11W LED	WET LOCATION BATTERY BACK-UP

## STATISTICS

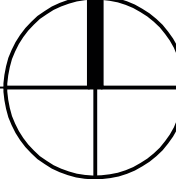
	AVERAGE	MAXIMUM	MINIMUM	MAX/MIN	AVG/MIN
OVERALL SITE	0.6	9.1	0	N/A *	N/A *
PARKING LOT	2.7	7.2	0.3	24.0 : 1	9.0 : 1

\* RATIO IS UNDEFINED SINCE MINIMUM LEVEL IS ZERO

## SITE LIGHTING PHOTOMETRIC PLAN



NORTH



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SITE PLAN  
1900 SOUTH CHAMBERS

LOT 1

AURORA, COLORADO

JOB NO. 21.048

DESCRIPTION

1ST SITE PLAN AMENDMENT SUBMITTAL  
2ND SITE PLAN AMENDMENT SUBMITTAL  
3RD SITE PLAN AMENDMENT SUBMITTAL  
4TH SITE PLAN AMENDMENT SUBMITTAL  
5TH SITE PLAN AMENDMENT SUBMITTAL

DATE

09.03.2021  
10.04.2021  
12.15.2021  
02.02.2022  
03.25.2022

12 OF 13



Know what's below.  
Call before you dig.

# 1900 SOUTH CHAMBERS LOT 1 SITE PLAN

A SUBDIVISION OF A PART OF THE SOUTHWEST ONE-QUARTER OF SECTION 20,  
TOWNSHIP 4 SOUTH, RANGE 66 WEST, OF THE 6TH PRINCIPAL MERIDIAN  
CITY OF AURORA, COUNTY OF ARAPAHOE, STATE OF COLORADO

FIXTURE TYPE "AA"

Project	Catalog #	Type
Prepared by	Notes	Date



## Streetworks GLAN Galleon II

Area / Site Luminaire

**Typical Applications**  
Outdoor • Parking Lots • Walkways • Roadways • Building Areas

### Interactive Menu

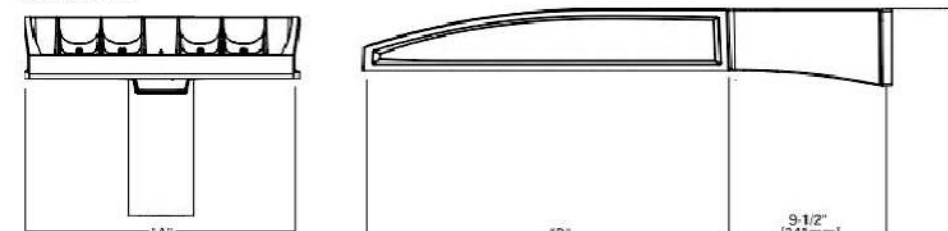
- Ordering Information page 2
- Mounting Details page 3
- Optical Distributions page 5
- Product Specifications page 5
- Energy and Performance Data page 6
- Control Options page 10

### Quick Facts

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

### Dimensional Details

Standard Arm



Number of Light Sources	Width "A"	Housing Length "B"	Weight with Standard or QM Arm	EPG with Standard or QM Arm
1-4	16"	22"	29 lb	0.95
5-6	22"	22"	39 lb	0.95
7-9	22"	28 1/8"	48 lb	1.1

NOTES:  
For arm selection requirements and additional fixturing, see Mounting Details section.



P1500077EN page 1  
June 17, 2021 1:02 PM

FIXTURE TYPE "BB"

### DESCRIPTION

The patented Lumark Crosstour® LED Wall Pack Series of luminaires provides an architectural style with super bright, energy efficient LEDs. The low-profile, rugged die-cast aluminum construction, universal back box, stainless steel hardware along with a sealed and gasketed optical compartment make the Crosstour impervious to contaminants. The Crosstour wall luminaire is ideal for wall surface, inverted mount for landscape lighting, postmount, pole lighting, floodlight and low level pathway illumination including stairs. Typical applications include building entrances, multi-use facilities, apartment buildings, institutions, schools, stairways and loading docks test.

### SPECIFICATION FEATURES

**Construction**  
38in. low-profile LED design with rugged one-piece, die-cast aluminum hinged removable door and back box. Matching housing styles incorporate both a small and medium design. The small housing is available in 12W, 18W and 20W. The medium housing is available in the 30W model. Patented secure lock hinge feature allows for safe and easy toolless electrical connections with the supplied push-in connectors. Back box includes three 1/2-inch, NPT threaded conduit entry points. The universal back box supports both the small and medium forms and mounts to standard 1/2" to 4" round and rectangular, 4" square, single gang and masonry junction boxes. Key hole gasket allows for adaptation to junction box or wall. External fin design extracts heat from the fixture surface. One-piece silicone gasket seals door and back box. Minimum 1" wide pole for site lighting application. Not recommended for car wash applications.

**Optical**  
5-zone sealed optical LED chamber incorporates a custom engineered mirrored anodized reflector providing high-efficiency illumination. Optical assembly includes impact-resistant tempered glass and meets IESNA requirements for full cutoff compliance. Available in seven lumen packages: 5000K, 4000K and 3000K CCT.

**Electrical**  
LED driver is mounted to the die-cast housing for optimal heat sinking. LED thermal management system incorporates both conduction and natural convection to transfer heat rapidly away from the LED source. 12W, 18W, 20W and 30W series operate in -40°C to 40°C (-40°F to 104°F). High ambient 50°C models available. Crosstour luminaires maintain greater than 89% of initial light output after 72,000 hours of operation. Three 1/2-inch NPT threaded conduit entry points allow for through-branch wiring. Back box is an authorized

### Catalog #

Type

Project

Comments

Prepared by

Date

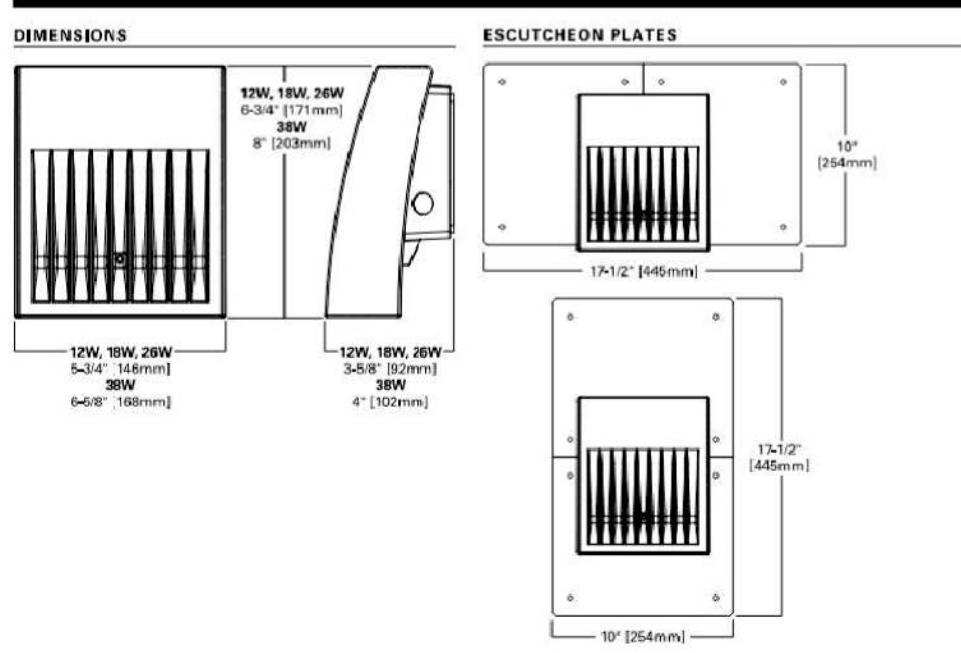
## Lumark



**XTOR  
CROSSTOUR LED**

**APPLICATIONS:**  
WALL / SURFACE  
POST / BOLLARD  
LOW LEVEL  
FLOODLIGHT  
INVERTED  
SITE LIGHTING

**Warranty**  
Five-year warranty.



**CERTIFICATION DATA**  
UL Listed, ETL Listed, FCC Class B, RoHS Compliant, REACH Compliant, IEC 60598-1, IEC 60598-2-1, IEC 60598-2-2, IEC 60598-2-3, IEC 60598-2-4, IEC 60598-2-5, IEC 60598-2-6, IEC 60598-2-7, IEC 60598-2-8, IEC 60598-2-9, IEC 60598-2-10, IEC 60598-2-11, IEC 60598-2-12, IEC 60598-2-13, IEC 60598-2-14, IEC 60598-2-15, IEC 60598-2-16, IEC 60598-2-17, IEC 60598-2-18, IEC 60598-2-19, IEC 60598-2-20, IEC 60598-2-21, IEC 60598-2-22, IEC 60598-2-23, IEC 60598-2-24, IEC 60598-2-25, IEC 60598-2-26, IEC 60598-2-27, IEC 60598-2-28, IEC 60598-2-29, IEC 60598-2-30, IEC 60598-2-31, IEC 60598-2-32, IEC 60598-2-33, IEC 60598-2-34, IEC 60598-2-35, IEC 60598-2-36, IEC 60598-2-37, IEC 60598-2-38, IEC 60598-2-39, IEC 60598-2-40, IEC 60598-2-41, IEC 60598-2-42, IEC 60598-2-43, IEC 60598-2-44, IEC 60598-2-45, IEC 60598-2-46, IEC 60598-2-47, IEC 60598-2-48, IEC 60598-2-49, IEC 60598-2-50, IEC 60598-2-51, IEC 60598-2-52, IEC 60598-2-53, IEC 60598-2-54, IEC 60598-2-55, IEC 60598-2-56, IEC 60598-2-57, IEC 60598-2-58, 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