

ALTON STREET DUPLEXES WITH WAIVERS

SITE PLAN

LOT 43 TO 48, BLOCK 63, AURORA SUBDIVISION, LOCATED IN THE SOUTHWEST
1/4 OF SECTION 34, TOWNSHIP 3 SOUTH, RANGE 67 WEST OF THE 6TH P.M.
CITY OF AURORA, COUNTY OF ADAMS, STATE OF COLORADO
SITE ADDRESS: 1775-1795 ALTON ST., AURORA, CO

OWNER / DEVELOPER

ADAM BERGER DEVELOPMENT, LLC
CONTACT: ADAM BERGER
PHONE: 720-568-0033
ADAM@ADAMBERGER.COM

CIVIL ENGINEERING

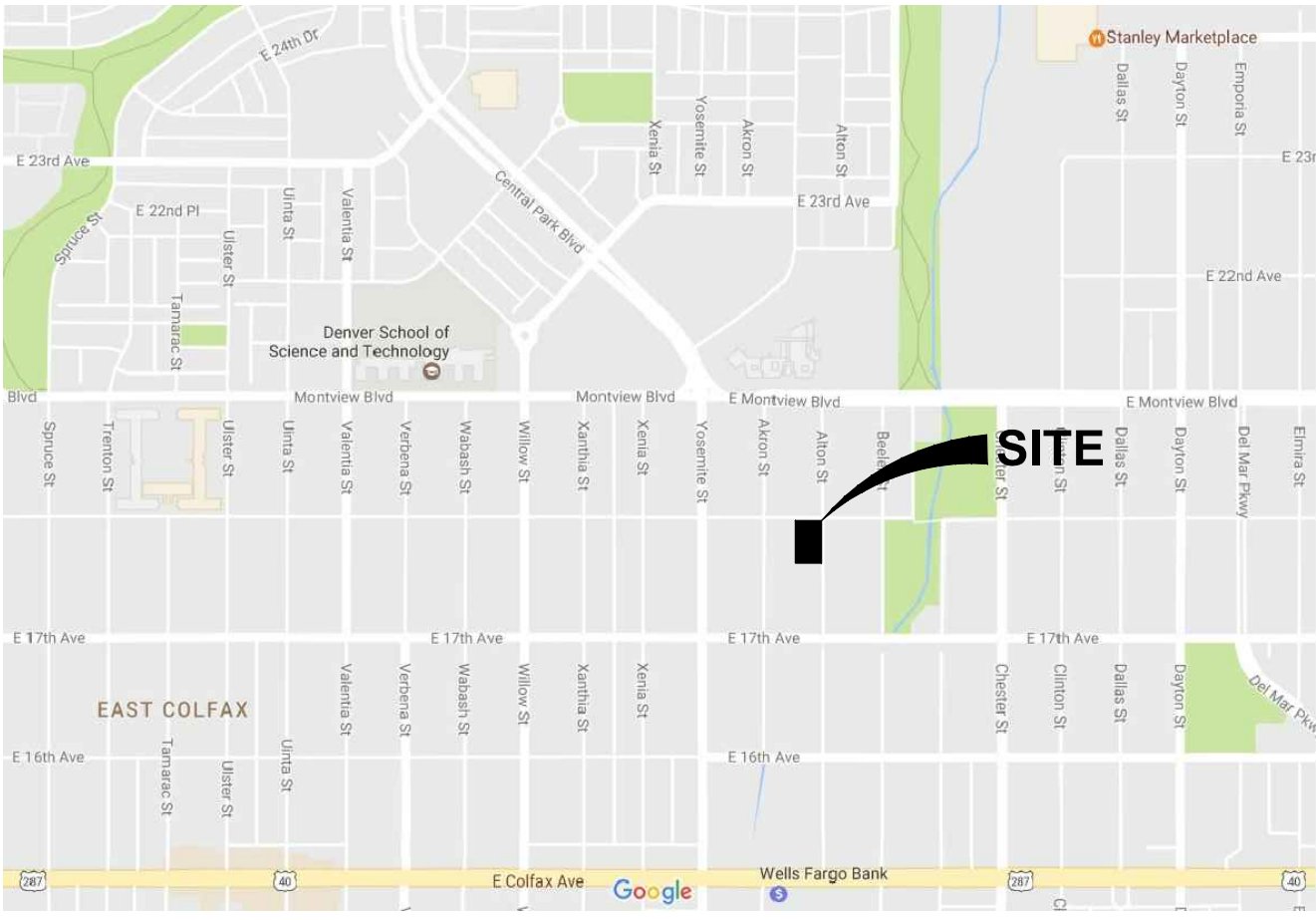
L&L ENGINEERING, LLC.
6324 XAVIER CT.
ARVADA, CO 80003
CIVIL ENGINEER: NATHAN LAUDICK, PE
PHONE: 419-203-5000

BASIS OF BEARINGS

BASIS OF BEARINGS: GPS DERIVED BEARINGS BASED ON A BEARING OF S00°22'07"E ALONG THE EAST LINE OF THE SOUTHWEST QUARTER OF SECTION 34, TOWNSHIP 3 SOUTH, RANGE 67 WEST OF THE 6TH P.M., BETWEEN A FOUND 3.25" BRASS CAP STAMPED "CITY OF AURORA S C1/4 R67W 1994 LS 16419" IN RANGE BOX AT THE CENTER QUARTER CORNER OF SECTION 34 AND A FOUND 3.25" BRASS CAP STAMPED "COLO. DEPT. OF TRANSPORTATION T3S 34 1/4 3 R67W T4S 1995 PLS NO. 11434" IN RANCE BOX AT THE SOUTH QUARTER CORNER OF SECTION 34 AS SHOWN HEREON. COLORADO STATE PLANE COORDINATE SYSTEM, CENTRAL ZONE, NORTH AMERICAN DATUM 1985 (NAD83). ALL BEARINGS SHOWN HEREON ARE RELATIVE THERETO.

STANDARD NOTES

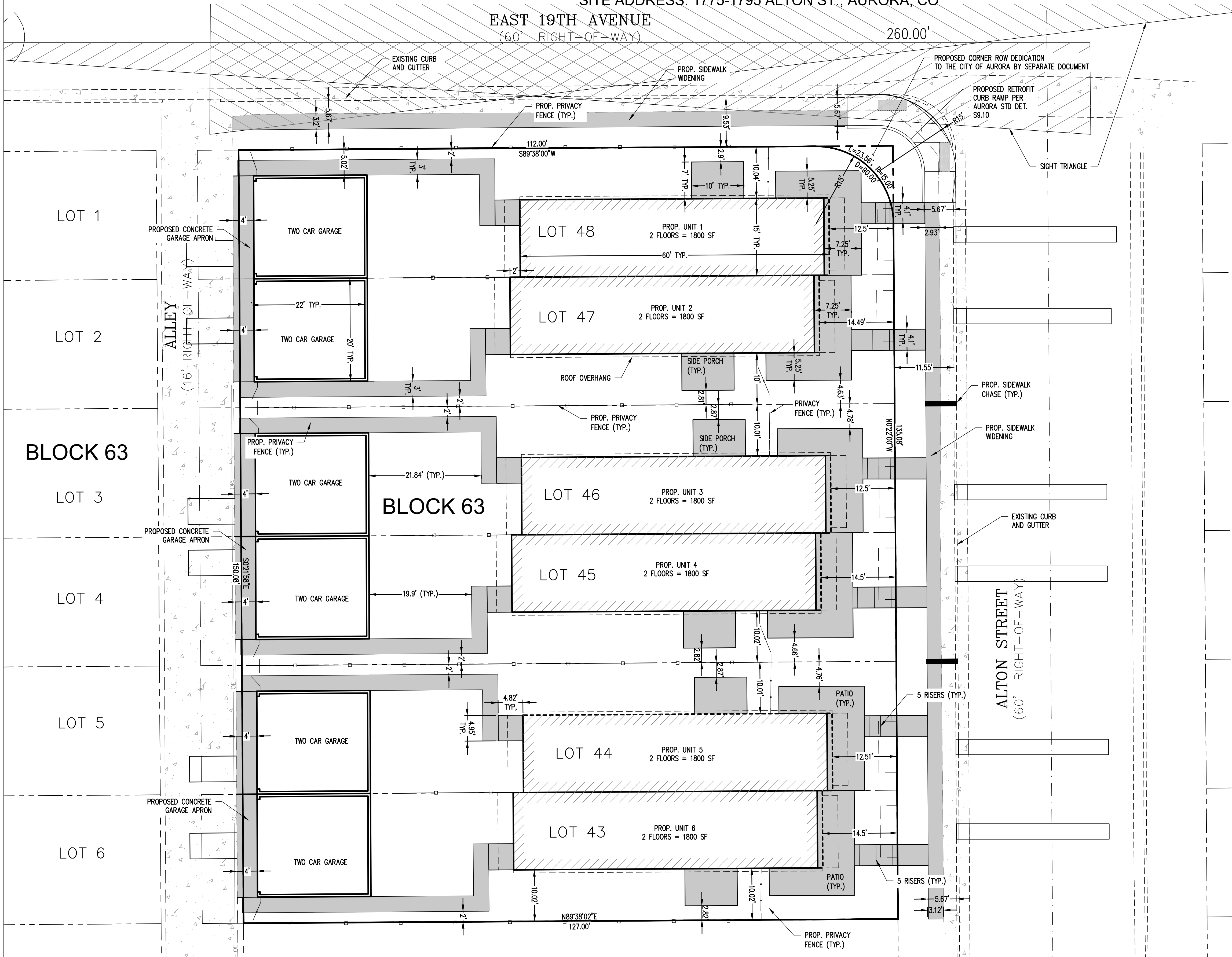
- THE DEVELOPER, HIS SUCCESSORS AND ASSIGNS, INCLUDING THE HOMEOWNERS OR MERCHANTS ASSOCIATION, SHALL BE RESPONSIBLE FOR INSTALLATION, MAINTENANCE AND REPLACEMENT OF ALL FIRE LANE SIGNS AS REQUIRED BY THE CITY OF AURORA.
- ALL SIGNS MUST CONFORM TO THE CITY OF AURORA SIGN CODE.
- RIGHT OF WAY FOR INGRESS AND EGRESS FOR SERVICE AND EMERGENCY VEHICLES IS GRANTED OVER, ACROSS, ON AND THROUGH ANY AND ALL PRIVATE ROADS AND WAYS NOW OR HEREAFTER ESTABLISHED ON THE DESCRIBED PROPERTY, AND THE SAME ARE HEREBY DESIGNATED AS "SERVICE/EMERGENCY AND UTILITY EASEMENTS" AND SHALL BE POSTED "NO PARKING - FIRE LANE".
- 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. STREET TREES WILL BE ACCEPTED IF INSPECTION CONFIRMS THAT TREES HAVE BEEN PLANTED PER THE CITY STANDARD DETAIL; APPLICANT/DEVELOPER REQUIRED TO CONTACT THE CITY FOR AN INSPECTION TWO DAYS IN ADVANCE OF PLANTING. THE CITY OF AURORA FORESTRY DIVISION SHALL TAKE OWNERSHIP OF ALL STREET TREES AFTER THEY ARE PLANTED AND WILL BE RESPONSIBLE FOR THE MAINTENANCE OF THOSE TREES IN PERPETUITY.
- ALL CROSSINGS AND ENCROACHMENTS BY PRIVATE LANDSCAPE IRRIGATION SYSTEMS OR PRIVATE UTILITIES INTO EASEMENTS AND STREET RIGHTS-OF-WAY OWNED BY THE CITY OF AURORA ARE ACKNOWLEDGED BY THE UNDERSIGNED AS BEING SUBJECT TO CITY OF AURORA'S USE AND OCCUPANCY OF THE SAID EASEMENTS OR RIGHTS-OF-WAY. THE UNDERSIGNED, THEIR SUCCESSORS AND ASSIGNS, HEREBY AGREE TO INDEMNIFY THE CITY OF AURORA FOR ANY LOSS, DAMAGE OR REPAIR TO CITY FACILITIES THAT MAY RESULT FROM THE INSTALLATION, OPERATION OR MAINTENANCE OF SAID PRIVATE IRRIGATION SYSTEMS OR PRIVATE UTILITIES.
- THE APPROVAL OF THIS DOCUMENT DOES NOT CONSTITUTE FINAL APPROVAL OF GRADING, DRAINAGE, UTILITY, PUBLIC IMPROVEMENTS AND BUILDING PLANS. CONSTRUCTION PLANS MUST BE REVIEWED AND APPROVED BY THE APPROPRIATE AGENCY PRIOR TO THE ISSUANCE OF BUILDING PERMITS.
- ALL ROOFTOP MECHANICAL EQUIPMENT AND VENTS GREATER THAN EIGHT (8) INCHES IN DIAMETER MUST BE SCREENED. SCREENING MAY BE DONE EITHER WITH AN EXTENDED PARAPET WALL OR A FREESTANDING SCREEN WALL. SCREENS SHALL BE AT LEAST AS HIGH AS THE EQUIPMENT THEY HIDE. IF EQUIPMENT IS VISIBLE BECAUSE SCREENS DON'T MEET THIS MINIMUM HEIGHT REQUIREMENT, THE DIRECTOR OF PLANNING MAY REQUIRE CONSTRUCTION MODIFICATIONS PRIOR TO THE ISSUANCE OF A PERMANENT CERTIFICATE OF OCCUPANCY.
- NOTWITHSTANDING ANY SURFACE IMPROVEMENTS, LANDSCAPING, PLANTING OR CHANGES SHOWN IN THESE SITE OR CONSTRUCTION PLANS, OR ACTUALLY CONSTRUCTED OR PUT IN PLACE, ALL UTILITY EASEMENTS MUST REMAIN UNOBSTRUCTED AND FULLY ACCESSIBLE ALONG THEIR ENTIRE LENGTH TO ALLOW FOR ADEQUATE MAINTENANCE EQUIPMENT. ADDITIONALLY, NO INSTALLATION, PLANTING, CHANGE IN THE SURFACE, ETC., SHALL INTERFERE WITH THE OPERATION OF THE UTILITY LINES PLACED WITHIN THE EASEMENT. BY SUBMITTING THESE SITE OR CONSTRUCTION PLANS FOR APPROVAL, THE LANDOWNER RECOGNIZES AND ACCEPTS THE TERMS, CONDITIONS AND REQUIREMENTS OF THIS NOTE.
- FINAL GRADE SHALL BE AT LEAST SIX (6) INCHES BELOW ANY EXTERIOR WOOD SIDING ON THE PREMISES.
- ALL INTERESTED PARTIES ARE HEREBY ALERTED THAT THIS SITE PLAN IS SUBJECT TO ADMINISTRATIVE CHANGES AND AS SHOWN ON THE ORIGINAL SITE PLAN ON FILE IN THE AURORA CITY PLANNING OFFICE AT THE MUNICIPAL BUILDING. A COPY OF THE OFFICIAL CURRENT PLAN MAY BE PURCHASED THERE. LIKEWISE, SITE PLANS ARE REQUIRED TO AGREE WITH THE APPROVED SUBDIVISION PLAT OF RECORD AT THE TIME OF A BUILDING PERMIT; AND IF NOT, MUST BE AMENDED TO AGREE WITH THE PLAT AS NEEDED, OR VICE VERSA.
- ERRORS IN APPROVED SITE PLANS RESULTING FROM COMPUTATIONS OR INCONSISTENCIES IN THE DRAWINGS MADE BY THE APPLICANT ARE THE RESPONSIBILITY OF THE PROPERTY OWNER OF RECORD. WHERE FOUND, THE CURRENT MINIMUM CODE REQUIREMENTS WILL APPLY AT THE TIME OF BUILDING PERMIT. PLEASE BE SURE THAT ALL PLAN COMPUTATIONS ARE CORRECT.
- ALL REPRESENTATIONS AND COMMITMENTS MADE BY APPLICANTS AND PROPERTY OWNERS AT PUBLIC HEARINGS REGARDING THIS PLAN ARE BINDING UPON THE APPLICANT, PROPERTY OWNER, AND ITS HEIRS, SUCCESSORS, AND ASSIGNS.
- ARCHITECTURAL FEATURES, SUCH AS BAY WINDOWS, FIREPLACES, ROOF OVERHANGS, GUTTERS, EAVES, FOUNDATIONS, FOOTINGS, CANTILEVERED WALLS, ETC, ARE NOT ALLOWED TO ENCROACH INTO ANY EASEMENT OR FIRE LANE.
- THE VENDOR OF ANY FUTURE SALE OF THE REAL PROPERTY SHALL PROVIDE THE REQUIRED NOTICE PER CITY CODE SECTION 146-1587(C) TO BE RECORDED WITH THE COUNTY CLERK AND RECORDER AND SHALL PROVIDE SUCH NOTICE TO EACH PROSPECTIVE PURCHASER OF ANY AND ALL SAID PROPERTY. SEE EXHIBIT C4 UNDER THE AIRPORT RELATED LAND USE RESTRICTIONS SECTION OF THIS GUIDEBOOK.



ALTON STREET DUPLEXES WITH WAIVERS

SITE PLAN

LOT 43 TO 48, BLOCK 63, AURORA SUBDIVISION, LOCATED IN THE SOUTHWEST
1/4 OF SECTION 34, TOWNSHIP 3 SOUTH, RANGE 67 WEST OF THE 6TH P.M.
CITY OF AURORA, COUNTY OF ADAMS, STATE OF COLORADO
SITE ADDRESS: 1775-1795 ALTON ST., AURORA, CO



NOTES

- 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.
- 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.
- THE DEVELOPER IS RESPONSIBLE FOR STRIPING ALL PUBLIC STREETS. THE DEVELOPER IS REQUIRED TO PLACE TRAFFIC CONTROL SIGNS AND GUIDE SIGNS ON ALL PUBLIC STREETS AND PRIVATE STREETS APPROACHING AN INTERSECTION WITH A PUBLIC STREET.
- ANY CRACKS IN THE EXISTING SIDEWALKS SHALL BE FIXED AS PART OF THE DEVELOPMENT OF THIS SITE.

Contact:
NATHAN LAUDICK, PE
419.203.5000
NATHAN@BBENG.CO
ARVADA, CO

UTILITY NOTIFICATION CENTER



FOR MARKING OF UNDERGROUND MEMBER UTILITIES.
L&L ENGINEERING ASSUMES NO RESPONSIBILITY FOR THE ACCURACY OF THE UTILITIES SHOWN IN THESE DRAWINGS HAVE BEEN OBTAINED FROM THE BEST AVAILABLE SOURCES. THE USER OF THESE DRAWINGS SHALL BE RESPONSIBLE TO FIELD VERIFY THE LOCATION OF ALL UTILITIES PRIOR TO CONSTRUCTION.

ALTON STREET DUPLEXES WITH WAIVERS
1775-1795 ALTON ST., AURORA, CO

BB17-004



COPYRIGHT 2017

This document is an instrument of service, and as such remains the property of the Engineer. Permission for use of this document is limited and can be extended only by written agreement with L&L Engineering, LLC.

REVISION:

SUBDIVISION: AURORA SUBDIVISION
FILING NO.:
SITE PLAN NAME: ALTON STREET DUPLEXES WITH WAIVERS
IMPROVEMENT TYPE: DUPLEX RESIDENTIAL UNITS
OWNER/DEVELOPER: ADAM BERGER DEVELOPMENT, LLC
CONTACT: ADAM BERGER
ADDRESS:
TELEPHONE: 720-568-0033
CONSULTANT: LAUDICK & LAUDICK ENGINEERING, LLC
CONTACT: NATHAN LAUDICK, PE
ADDRESS: 6324 XAVIER CT., ARVADA, CO 80003
TELEPHONE: 419-203-5000

SHEET NO.: 02

DATE: 09/20/2017
DRAWN BY: NAL
CHECKED BY: NAL

7004-SITE_1_695_1467.dwg

SITE PLAN

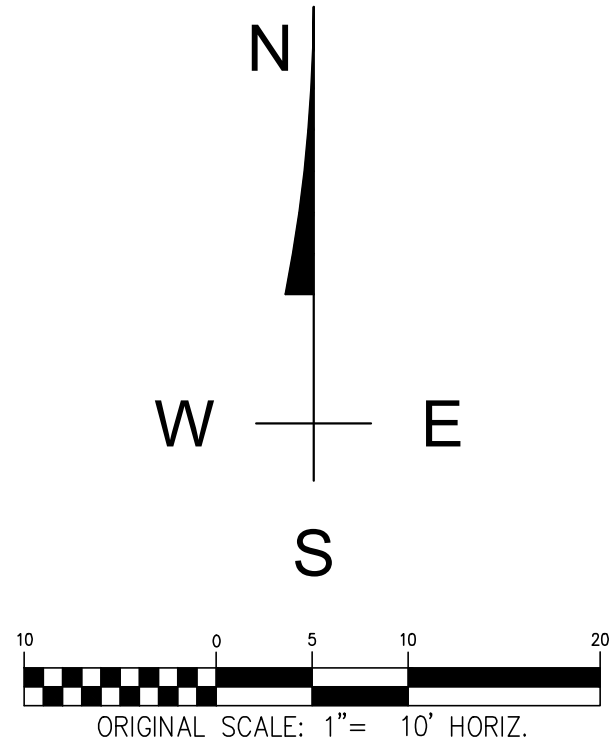
02

1" = 10'

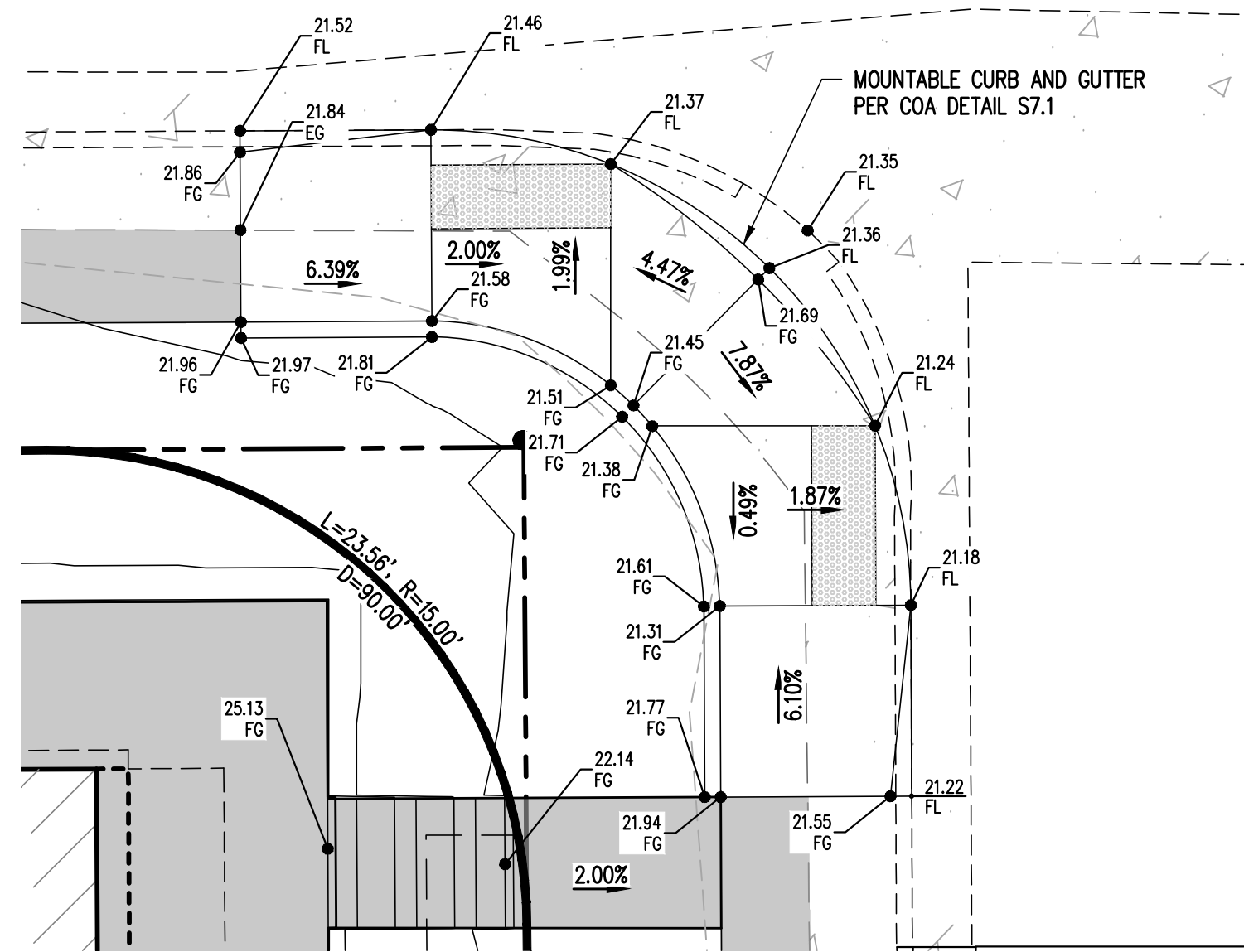
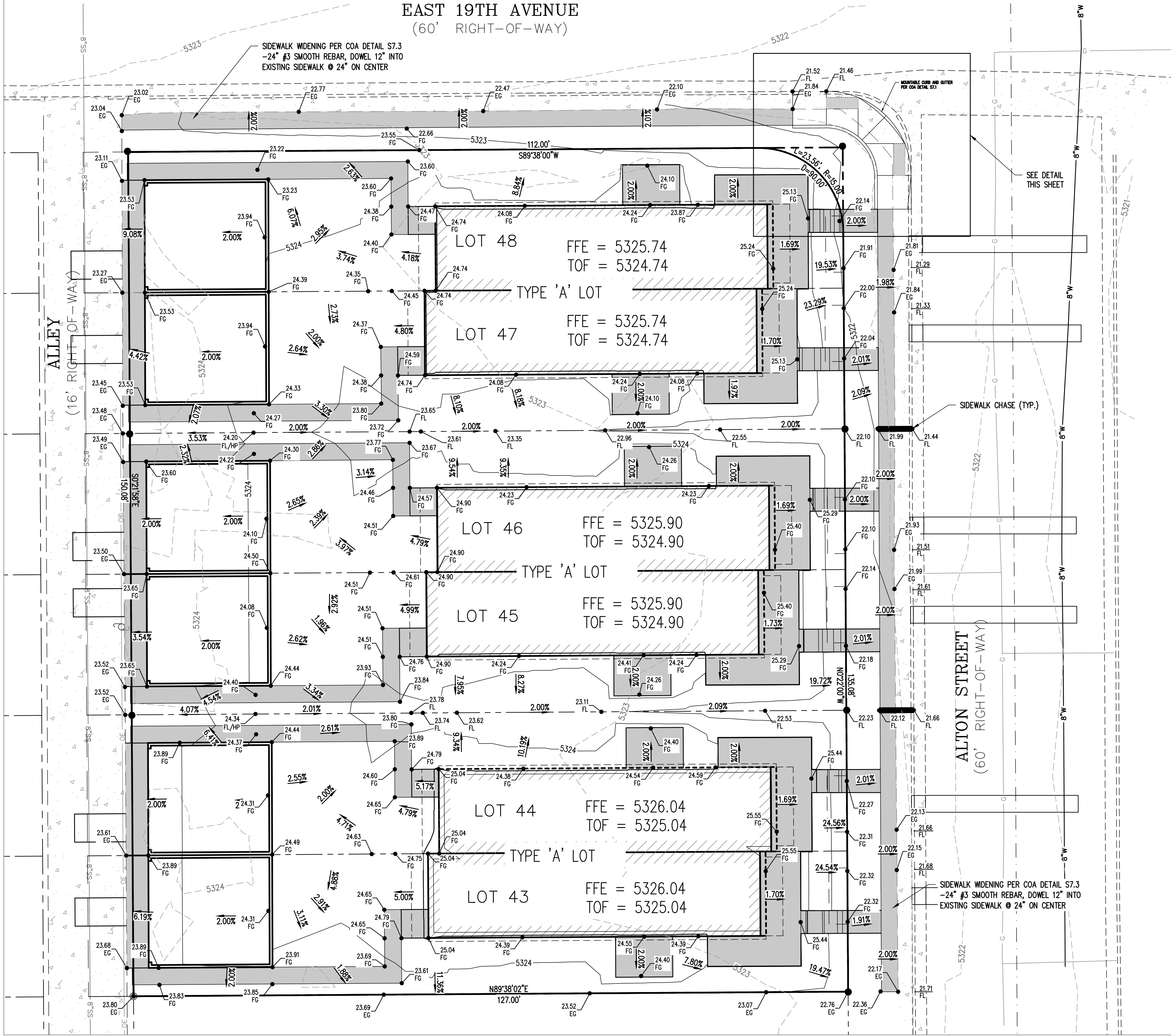
ALTON STREET DUPLEXES WITH WAIVERS SITE PLAN

LOT 43 TO 48, BLOCK 63, AURORA SUBDIVISION, LOCATED IN THE SOUTHWEST
1/4 OF SECTION 34, TOWNSHIP 3 SOUTH, RANGE 67 WEST OF THE 6TH P.M.
CITY OF AURORA, COUNTY OF ADAMS, STATE OF COLORADO
SITE ADDRESS: 1775-1795 ALTON ST., AURORA, CO

EAST 19TH AVENUE
(60' RIGHT-OF-WAY)



GRADING STATS (FOUNDATION CUT NOT INCLUDED)
CUT: 61 CY
FILL: 684 CY
NET: 623 CY (FILL)



CITY OR AURORA RETROFIT CURB RAMPS
- STANDARD DETAIL S9.10

SUBDIVISION: NORTH AURORA
FILING NO.:
SITE PLAN NAME: ALTON STREET DUPLEXES WITH WAIVERS
IMPROVEMENT TYPE: DUPLEX RESIDENTIAL UNITS
OWNER/DEVELOPER: ADAM BERGER DEVELOPMENT, LLC
CONTACT: ADAM BERGER
ADDRESS:
TELEPHONE: 720-568-0033
CONSULTANT: L&L ENGINEERING, LLC
CONTACT: NATHAN LAUDICK, PE
ADDRESS: 6324 XAVIER CT.
TELEPHONE: 419-203-5000

SHEET NO.: 03

Contact:
NATHAN LAUDICK, PE
419203.5000
NATHAN@BBENG.CO
ARVADA, CO

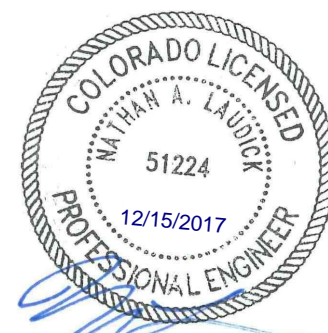
UTILITY NOTIFICATION CENTER

The .Promise.com

FOR MARKING OF UNDERGROUND MEMBER UTILITIES.
L&L ENGINEERING ASSUMES NO RESPONSIBILITY FOR
DRAWINGS HAVE BEEN OBTAINED FROM THE BEST AVAILABLE
RECORDS. THE USER SHALL BE RESPONSIBLE FOR THE LOCATION OF ALL
UTILITIES PRIOR TO CONSTRUCTION.

ALTON STREET DUPLEXES WITH WAIVERS
1775-1795 ALTON ST., AURORA, CO

BB17-004



COPYRIGHT 2017

This document is an instrument of service, and as such
remains the property of the Engineer. Permission for use of
this document is limited and can be extended only by written
agreement with L&L Engineering, LLC.

REVISION:

DATE: 09/20/2017
DRAWN BY: NAL
CHECKED BY: NAL

7004-GRD.dwg
GRADING PLAN

03

1" = 10'

UTILITY NOTIFICATION CENTER

The 811 Promise.com

FOR MARKING OF UNDERGROUND MEMBER UTILITIES.

BASIS: ENGINEERING ASSUMES NO RESPONSIBILITY FOR UTILITY LOCATIONS. THE UTILITIES SHOWN ON THE DRAWING HAVE BEEN PLOTTED FROM THE BEST AVAILABLE INFORMATION. IT IS, HOWEVER, THE CONTRACTOR'S RESPONSIBILITY TO VERIFY THE LOCATION OF ALL UTILITIES PRIOR TO CONSTRUCTION.

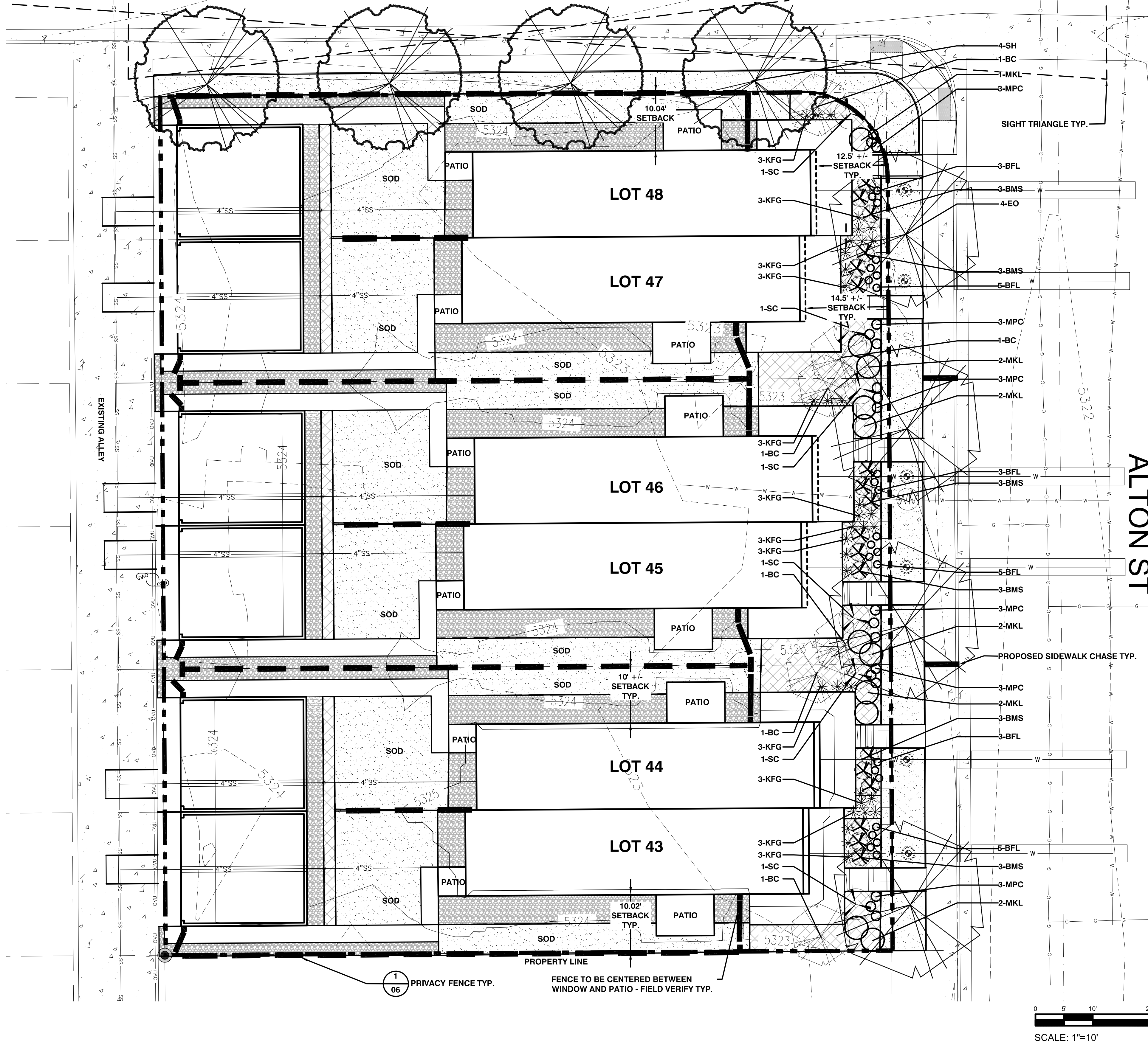
$$1'' = 10'$$

ALTON STREET DUPLEXES WITH WAIVERS

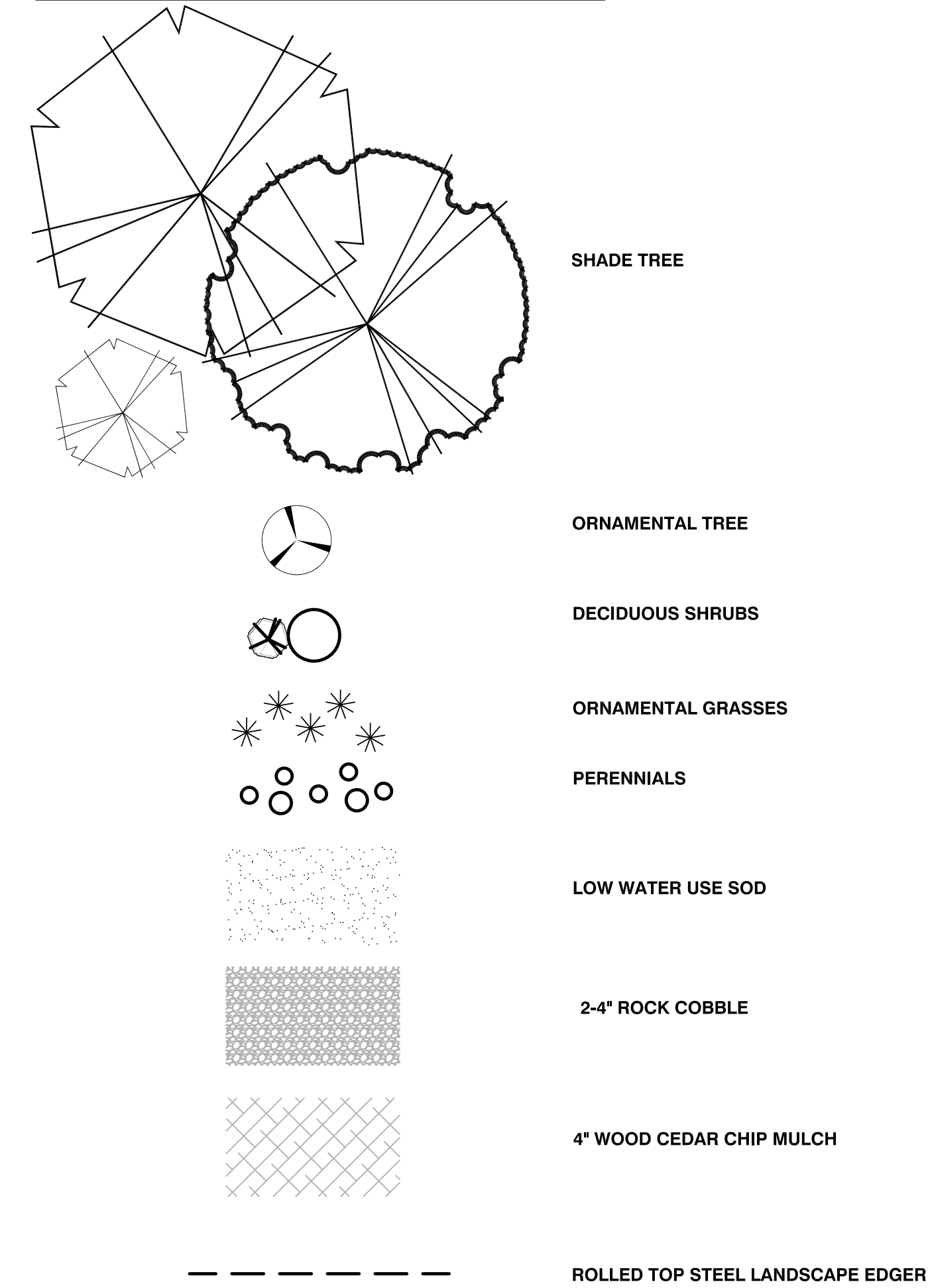
SITE PLAN

LOT 43 TO 48, BLOCK 63, AURORA SUBDIVISION LOCATED IN THE SOUTHWEST
1/4 OF SECTION 34, TOWNSHIP 3 SOUTH, RANGE 67 WEST OF THE 6TH P.M.
CITY OF AURORA, COUNTY OF ADAMS, STATE OF COLORADO
SITE ADDRESS: 1775-1795 ALTON ST., AURORA, CO

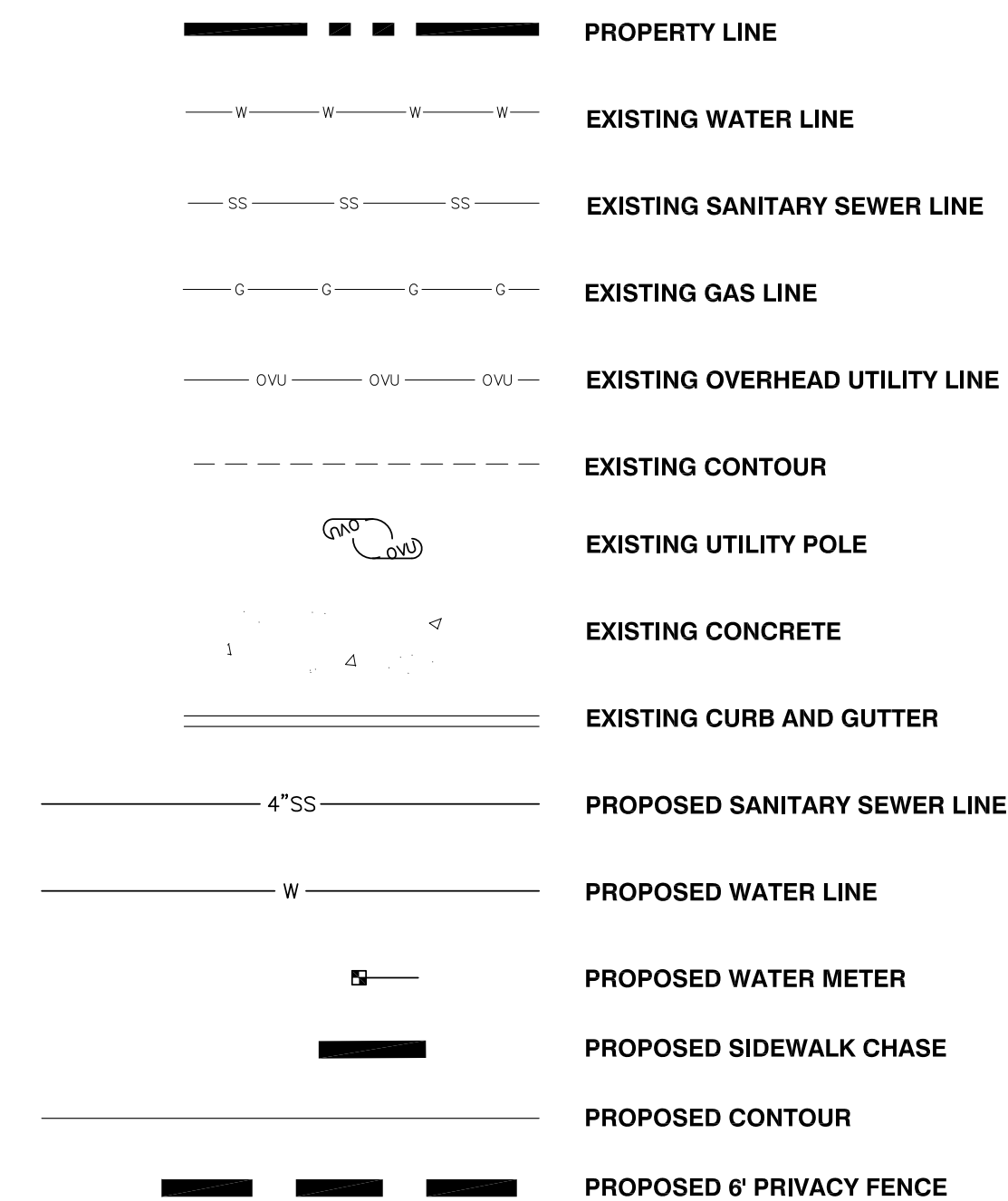
E. 19TH AVE.



PLANT MATERIAL SYMBOL LEGEND



LANDSCAPE PLAN LEGEND



Contact:
SAMANTHA MOCK
440.708.4333
SAMANTHAMOCK@GMAIL.COM
DENVER, CO

UTILITY NOTIFICATION CENTER
The Promise.com
FOR MARKING OF UNDERGROUND MEMBER UTILITIES.
B&B ENGINEERING ASSUMES NO RESPONSIBILITY FOR
UTILITY LOCATIONS. THE UTILITIES SHOWN ON THIS
DOCUMENT ARE BASED ON THE INFORMATION PROVIDED.
IT IS, HOWEVER, THE CONTRACTOR'S RESPONSIBILITY
TO VERIFY THE LOCATION OF ALL
UTILITIES PRIOR TO CONSTRUCTION.

ALTON STREET DUPLEXES WITH WAIVERS
1775-1795 ALTON ST., AURORA, CO
00-1-17

NOT FOR
CONSTRUCTION

COPYRIGHT 2017
This document is an instrument of service, and as such
represents the property of the Engineer. Permission for use of
this document is limited and can be extended only by written
agreement with B&B Engineering, LLC.

REVISION:

DATE: 12/13/17
DRAWN BY: SBM
CHECKED BY: SBM

1775 ALTON-12-13-17.dwg
LANDSCAPE PLAN

05

1"=10'-0"

ALTON STREET DUPLEXES WITH WAIVERS

SITE PLAN

LOT 43 TO 48, BLOCK 63, AURORA SUBDIVISION LOCATED IN THE SOUTHWEST
1/4 OF SECTION 34, TOWNSHIP 3 SOUTH, RANGE 67 WEST OF THE 6TH P.M.
CITY OF AURORA, COUNTY OF ADAMS, STATE OF COLORADO
SITE ADDRESS: 1775-1795 ALTON ST., AURORA, CO

PLANT SCHEDULE

SHADE TREES						Garden Centers of Colorado Rating		
QTY.	SYM.	SIZE	MIT.	BOTANIC NAME	COMMON NAME	x	xx	xxx
6	BC	2.5"	N/A	Quercus bicolor 'Bonnie and Mike'	Beacon Columnar Oak		xx	
4	EO	3"	N/A	Quercus robur	English Oak		xx	
4	SH	3"	N/A	Gleditsia triacanthos inermis 'Shademaster'	Shademaster Honeylocust	x		
14								
ORNAMENTAL TREES								
6	SC	2"	N/A	Malus sargentii 'Tina'	Tina Crabapple		xx	
6								
DECIDUOUS SHRUBS								
18	BMS	5 GAL.	N/A	Caryopteris x clanonensis 'Blue Mist'	Blue Mist Spirea		xx	
11	MKL	5 GAL.	N/A	Syringa patula 'Miss Kim'	Miss Kim Lilac		xx	
29								
ORNAMENTAL GRASSES								
36	KFG	1 GAL.	N/A	Calamagrostis acutiflora 'Karl Foerster'	Karl Foerster Feather Reed Grass	x		
36								
PERENNIALS								
24	BFL	1 GAL.	N/A	Gaillardia grandiflora 'Arizona Sun'	Blanket Flower	x		
18	MPC	1 GAL.	N/A	Echinacea purpurea 'Magnus'	Magnus Purple Coneflower		xx	
42								
SOD								
5,740 SF.					Low Water Texas Bluegrass Hybrid			

LANDSCAPE REQUIREMENTS

DESCRIPTION	LENGTH (LF)	NO. OF TREES REQUIRED	TREES PROVIDED
Street Frontage Requirements (Tree Lawn) (Public External)E. 19TH AVE.	127 LF	1 PER 40 LF (4 Trees)	4 TREES
Street Frontage Requirements (Tree Lawn) (Public External)ALTON ST.	150 LF	1 PER 40 LF (4 Trees)	4 TREES
TOTAL		8 TREES	8 TREES

SMALL LOT LANDSCAPE REQUIREMENTS

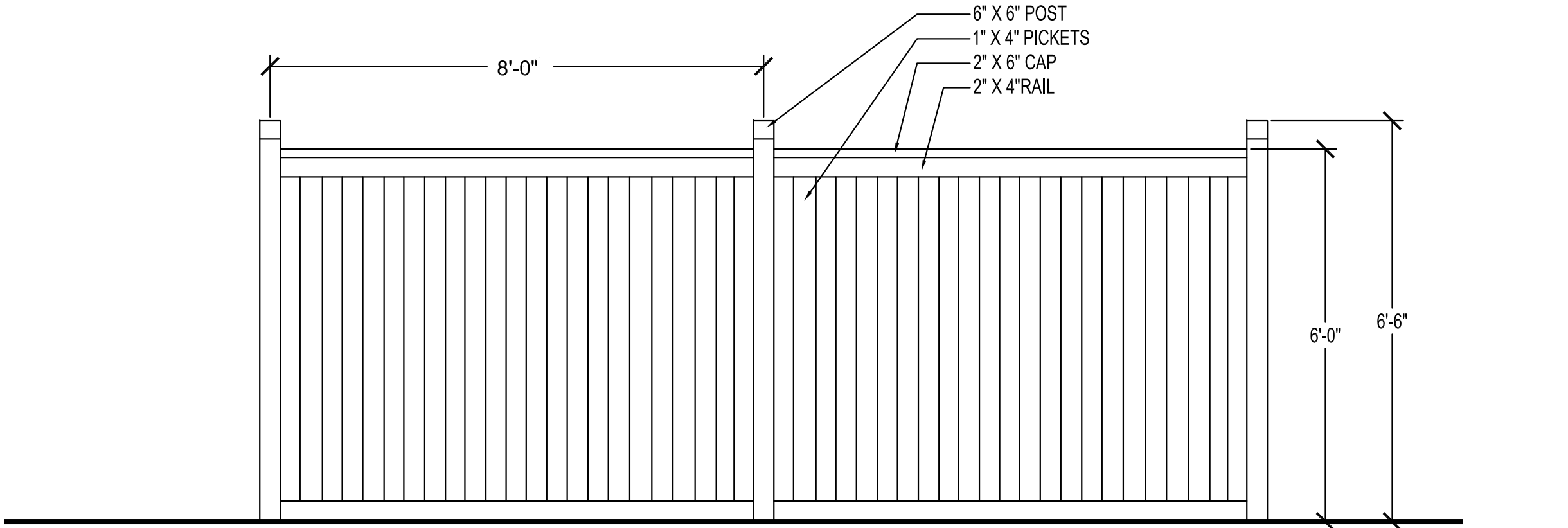
Small Lot: 3,700 sf. - 5,999 SF

Requirements:

- Turf 40% Min - 50% Max
- One (1) Shade Tree 2 1/2" Caliper and One (1) Ornamental Tree 2" Caliper or One (1) Evergreen Tree 6"
- Front Yard Shrubs: Eight (8) 5 Gallon Shrubs
- Sideyard:
 - Internal Side Yard (not exposed to public view) no plant required,mulch is required.
 - External side yard (on corner lots exposed to public view) turf, shrubs, & trees required 1 tree + 10 shrubs / 40 lf of side yard - no landscaping is required when not exposed to public view
- Rearyard: Turf is limited to no more than 45% of area to be landscaped.
 - Rear yards at corner lots (exposed to public view) must be landscaped with turf or xeric landscaping

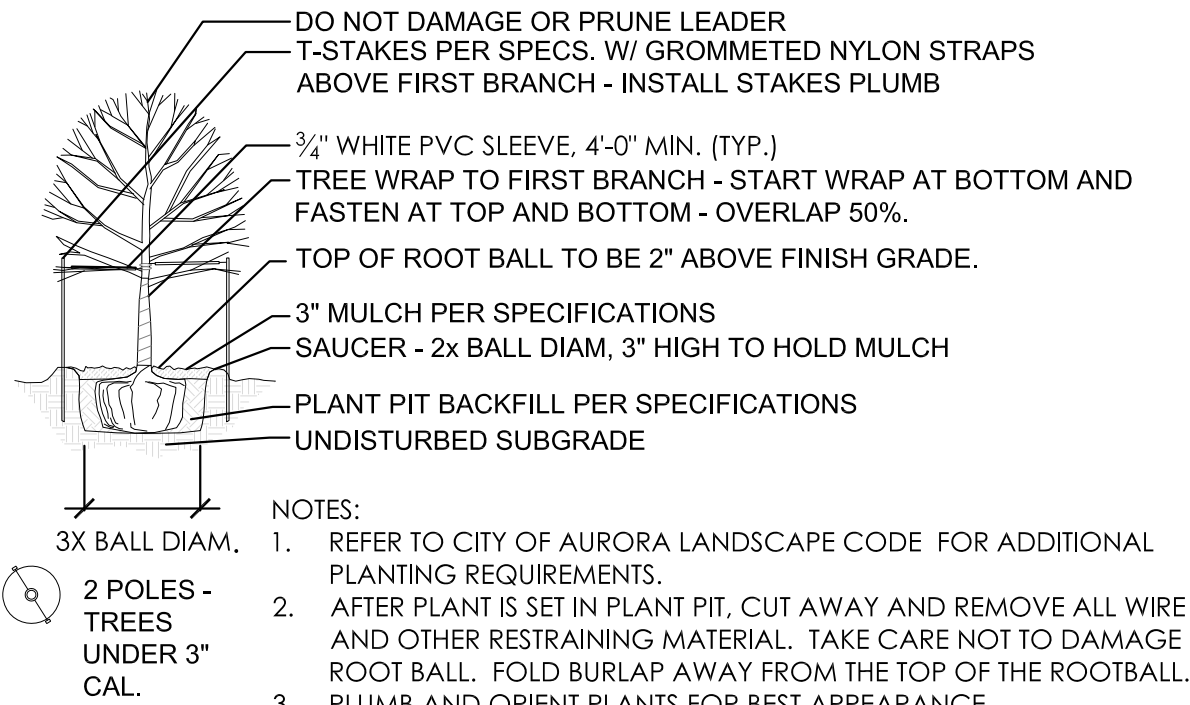
GENERAL LANDSCAPE NOTES

- ALL LANDSCAPING WILL MEET OR EXCEED THE REQUIREMENTS SET BY THE CITY OF AURORA CODE CHAPTER 146, ARTICLE 14.
- ALL FENCING SHALL BE IN ACCORDANCE WITH HE CITY OF AURORA FENCE, WALL, AND AWNING STANDARDS CHAPTER 146, ARTICLE 17.
- ALL SOD AREAS TO BE A LOW WATER USE BLUEGRASS - TEXAS BLUEGRASS HYBRID TURF.
- ALL ROCK MULCH TO BE 2-4" ROCK COBBLE. ALL WOOD CEDAR CHIP MULCH TO BE INSTALLED TO A MINIMUM 4" DEPTH. A 2' RING AROUND NEWLY PLANTED SHRUBS, GRASSES, AND PERENNIALS MUST BE MAINTAINED.
- ALL SHRUB BEDS SHALL BE SEPARATED FROM TURF GRASS AND OTHER LANDSCAPING MATERIALS BY A ROLLED TOP STEEL EDGER.
- ALL LANDSCAPING SHALL BE INSTALLED A MINIMUM OF 5' FROM THE FOUNDATION OF THE PRIMARY RESIDENCE AND A MINIMUM OF 3' FROM THE FOUNDATION OF THE DETACHED GARAGE.
- LANDSCAPE MATERIAL SHOWN WITHIN THE SITE PLAN CANNOT ENCROACH INTO ROADWAYS THAT ARE DEDICATED AS FIRE LANE EASEMENTS.
- LANDSCAPE MATERIAL SHALL NOT BE PLACED OR KEPT NEAR FIRE HYDRANTS.
- STREET TREES WILL BE ACCEPTED IF INSPECTION CONFIRMS THAT TREES HAVE BEEN PLANTED PER THE CITY STANDARD DETAIL: APPLICANT/DEVELOPER REQUIRED TO CONTACT THE CITY FOR AN INSPECTION TWO DAYS IN ADVANCE OF PLANTING. THE CITY OF AURORA FORESTRY DIVISION SHALL TAKE OWNERSHIP OF ALL STREET TREES AFTER THEY ARE PLANTED AND WILL BE RESPONSIBLE FOR THE MAINTENANCE OF THOSE TREES IN PERPETUITY.



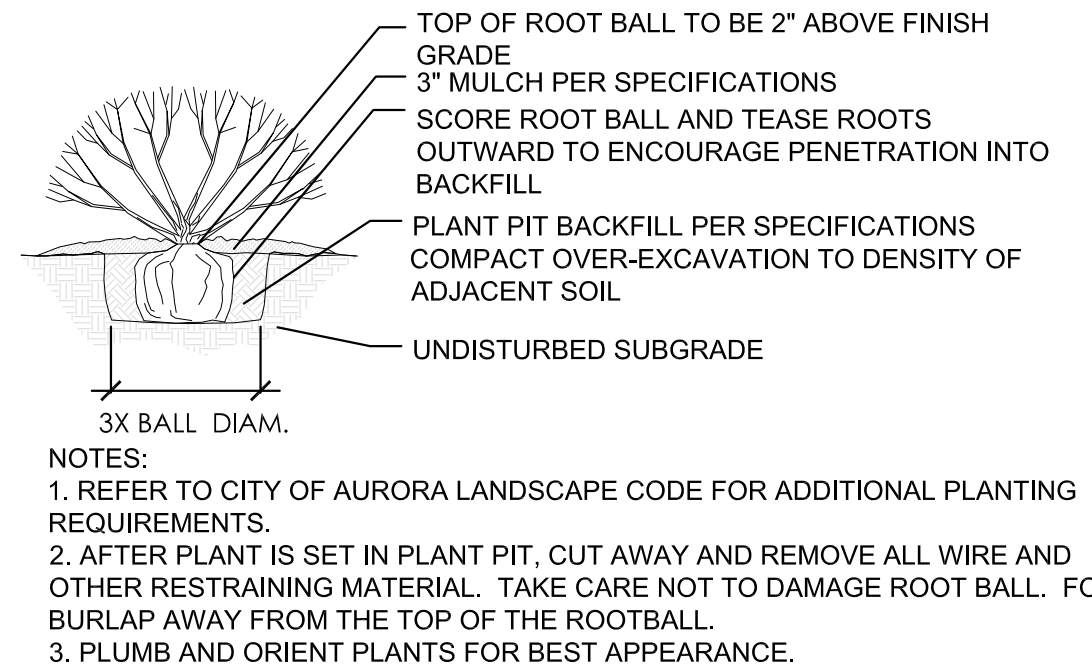
1
06
PRIVACY FENCE

N.T.S.



TREE PLANTING DETAIL

N.T.S.



SHRUB PLANTING DETAIL

N.T.S.

STANDARD LANDSCAPE NOTES

- IN ALL LANDSCAPED AREAS THE SOIL WILL BE AMENDED WITH A MINIMUM OF 4 CUBIC YARDS OF WOOD HUMUS AND TEN POUNDS OF TRIPLE SUPER PHOSPHATE PER 1000 SQUARE FEET OF AREA. THE AMENDMENTS SHALL BE TILLED TO A DEPTH OF 8".
- ALL DRIVEWAYS, STREETS AND PUBLIC ACCESS FIRE LANES SHALL BE ASPHALT WITH CONCRETE CURB AND GUTTER. ALL WALKS, DRIVEWAYS, CURB AND GUTTER, AND PATIOS SHALL BE CONCRETE.
- 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 HE APPROVED SITE PLAN OR LANDSCAPE PLAN ON FILE IN THE PLANNING DEPARTMENT. ALL LANDSCAPING WILL BE INSTALLED AS DELINEATED ON THE PLAN, PRIOR TO ISSUANCE OF CERTIFICATES OF OCCUPANCY.
- ALL LANDSCAPED AREAS AND PLANT MATERIAL, EXCEPT FOR NON-IRRIGATED NATIVE, RESTORATIVE, AND DRYLAND GRASS AREAS THAT COMPLY WITH REQUIREMENTS FOUND IN SEC. 16-1429 AND/OR SEC. 146-1435 MUST BE WATERED BY AN AUTOMATIC UNDERGROUND IRRIGATION SYSTEM. IRRIGATION SYSTEM DESIGN, INSTALLATION, OPERATION, AND MAINTENANCE SHALL CONFORM TO REQUIREMENTS FOUND IN HE CITY OF AURORA IRRIGATION ORDINANCE.
- FREESTANDING LIGHTS ARE NOT PROPOSED WITH THIS SITE PLAN.
- TREES THAT ARE PRESERVED ON THE SITE DURING CONSTRUCTION ACTIVITIES SHALL FOLLOW THE STANDARD DETAILS FOR TREE PROTECTION PER THE CURRENT PARKS, RECREATION, AND OPEN SPACE DEDICATION AND DEVELOPMENT CRITERIA MANUAL.
- ALL PROPOSED LANDSCAPING WITHIN THE SIGHT TRIANGLES SHALL BE IN COMPLIANCE WITH THE COA ROADWAY SPECIFICATIONS, SECTION 4.04.2.10.

UTILITY NOTIFICATION CENTER
The City of Aurora
FOR MARKING OF UNDERGROUND MEMBER UTILITIES.
B&B ENGINEERING ASSUMES NO RESPONSIBILITY FOR
UTILITY LOCATIONS. THE UTILITIES SHOWN ON THIS
INFORMATION. IT IS, HOWEVER, THE CONTRACTOR'S
RESPONSIBILITY TO VERIFY THE LOCATION OF ALL
UTILITIES PRIOR TO CONSTRUCTION.

ALTON STREET DUPLEXES WITH WAIVERS
1775-1795 ALTON ST., AURORA, CO
00-1-17

NOT FOR
CONSTRUCTION

COPYRIGHT 2017

This document is an instrument of service, and as such
remains the property of the Engineer. Permission for use of
this document is limited and can be extended only by written
agreement with B&B Engineering, LLC.

REVISION:

DATE: 12/13/17
DRAWN BY: SBM
CHECKED BY: SBM

1775 ALTON-12-13-17.dwg

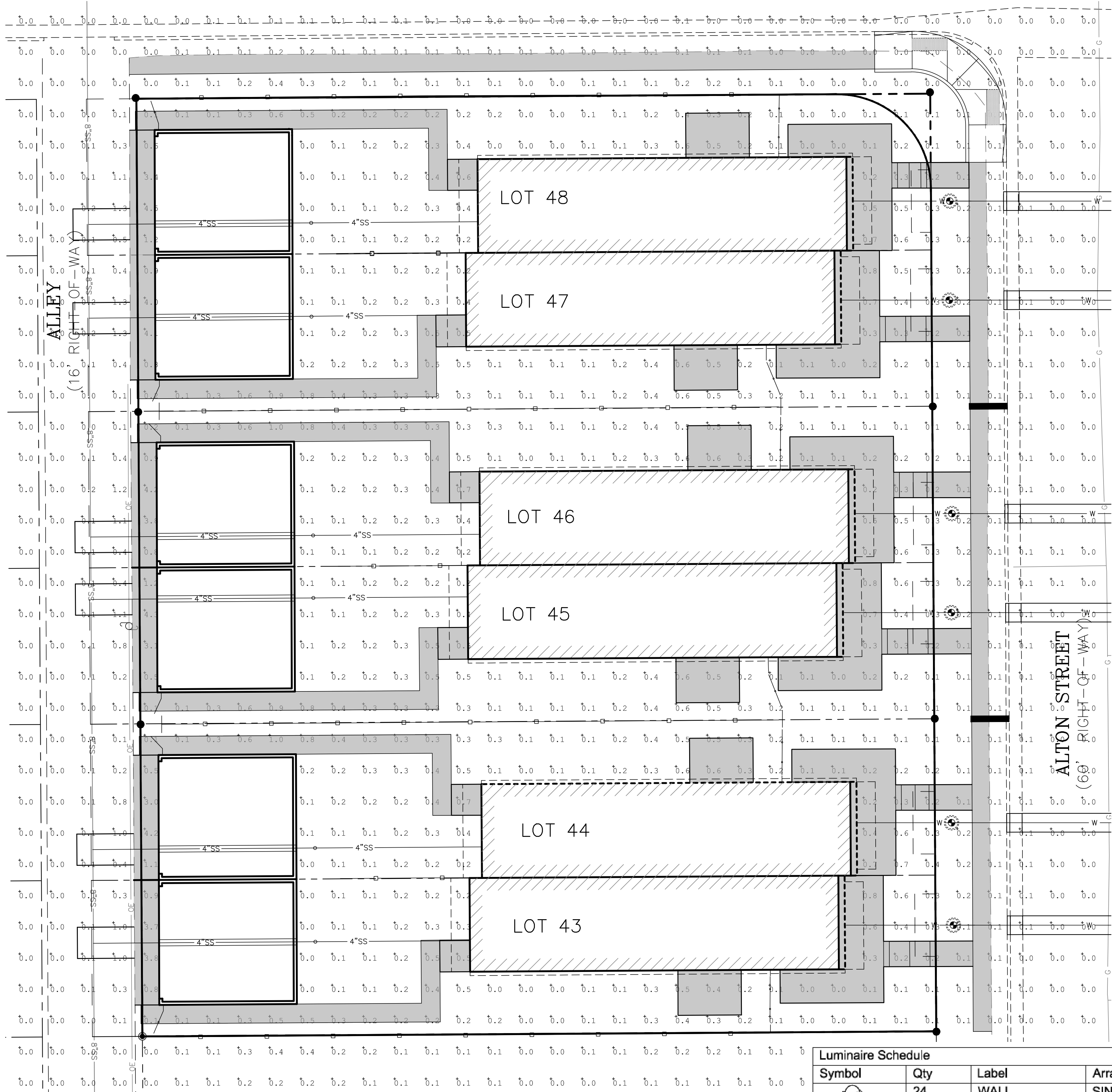
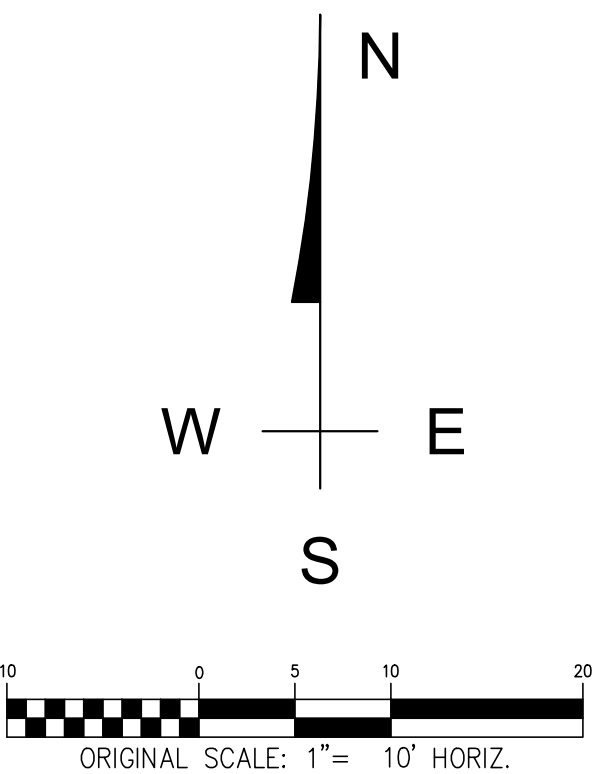
LANDSCAPE NOTES
AND DETAILS

06

ALTON STREET DUPLEXES WITH WAIVERS

SITE PLAN

LOT 43 TO 48, BLOCK 63, AURORA SUBDIVISION LOCATED IN THE SOUTHWEST
1/4 OF SECTION 34, TOWNSHIP 3 SOUTH, RANGE 67 WEST OF THE 6TH P.M.
CITY OF AURORA, COUNTY OF ADAMS, STATE OF COLORADO
SITE ADDRESS: 1775-1795 ALTON ST., AURORA, CO



Luminaire Schedule						
Symbol	Qty	Label	Arrangement	Total Lamp Lumens	LLF	Description
	24	WALL	SINGLE	600	1.000	WALL MOUNTED COACH LIGHT 9 W CF
	6	SOFFIT	SINGLE	800	1.000	SOFFIT RECESSED MOUNTED LIGHT - 13W CF

Contact:
NATHAN LAUDICK, PE
419.033.5000
NATHAN@BBENG.CO
ARVADA, CO

UTILITY NOTIFICATION CENTER
The .Promise.com
FOR MARKING OF UNDERGROUND MEMBER UTILITIES.
B&B ENGINEERING ASSUMES NO RESPONSIBILITY FOR
THE ACCURACY OF THE UTILITIES SHOWN ON THESE
DRAWINGS HAVE BEEN OBTAINED FROM THE BEST AVAILABLE
SOURCES. THE USER SHALL BE RESPONSIBLE FOR VERIFYING THE
EXISTENCE, DEPTH, AND LOCATION OF ALL
UTILITIES PRIOR TO CONSTRUCTION.

ALTON STREET DUPLEXES WITH WAIVERS
1775-1795 ALTON ST., AURORA, CO

BB17-004

COPYRIGHT 2017
This document is an instrument of service, and as such
remains the property of the Engineer. Permission for use of
this document is limited and can be extended only by written
agreement with B&B Engineering, LLC.

REVISION:

DATE: 09/20/2017
DRAWN BY: LP
CHECKED BY: LP

7004 - photometric plan.dwg
**PHOTOMETRIC
PLAN**

07

1" = 10'

ALTON STREET DUPLEXES WITH WAIVERS

DUPLEX ELEVATIONS

LOT 43 TO 48, BLOCK 63, NORTH AURORA, LOCATED IN THE SOUTHWEST
1/4 OF SECTION 34, TOWNSHIP 3 SOUTH, RANGE 67 WEST OF THE 6TH P.M.
CITY OF AURORA, COUNTY OF ADAMS, STATE OF COLORADO
SITE ADDRESS: 1775-1795 ALTON ST., AURORA, CO

All buildings or structures, except accessory buildings, shall display the proper building number in the manner provided in this article. It shall be the responsibility of the owner, occupant or any person obtaining a building permit to place such number in the manner provided in the Aurora City Code of Ordinance, Chapter 126 - Article VII - Numbering of Buildings

General Exterior Elevation Notes:

- Site and Grade Conditions May Vary Per Individual Site From What is Shown on the Drawings. Builder/GO Shall Verify and Coordinate Construction Per Actual Site Conditions.

Elevation Keynotes:

- # The following keynotes reference the symbols as shown on elevations:
- 30 year dimensional asphalt roof shingles
 - Stucco panel
 - 4" exposed lap siding, Builder specification
 - Board & batten siding, Builder specification
 - 5/4x4 trim, Builder specification
 - 5/4x8 trim, Builder specification
 - 5/4x8 trim, Builder specification
 - 5/4x10 trim, Builder specification
 - 5/4x12 trim, Builder specification
 - 6" wood fascia/ rake, Builder specification
 - Concrete knee wall
 - Metal Roof

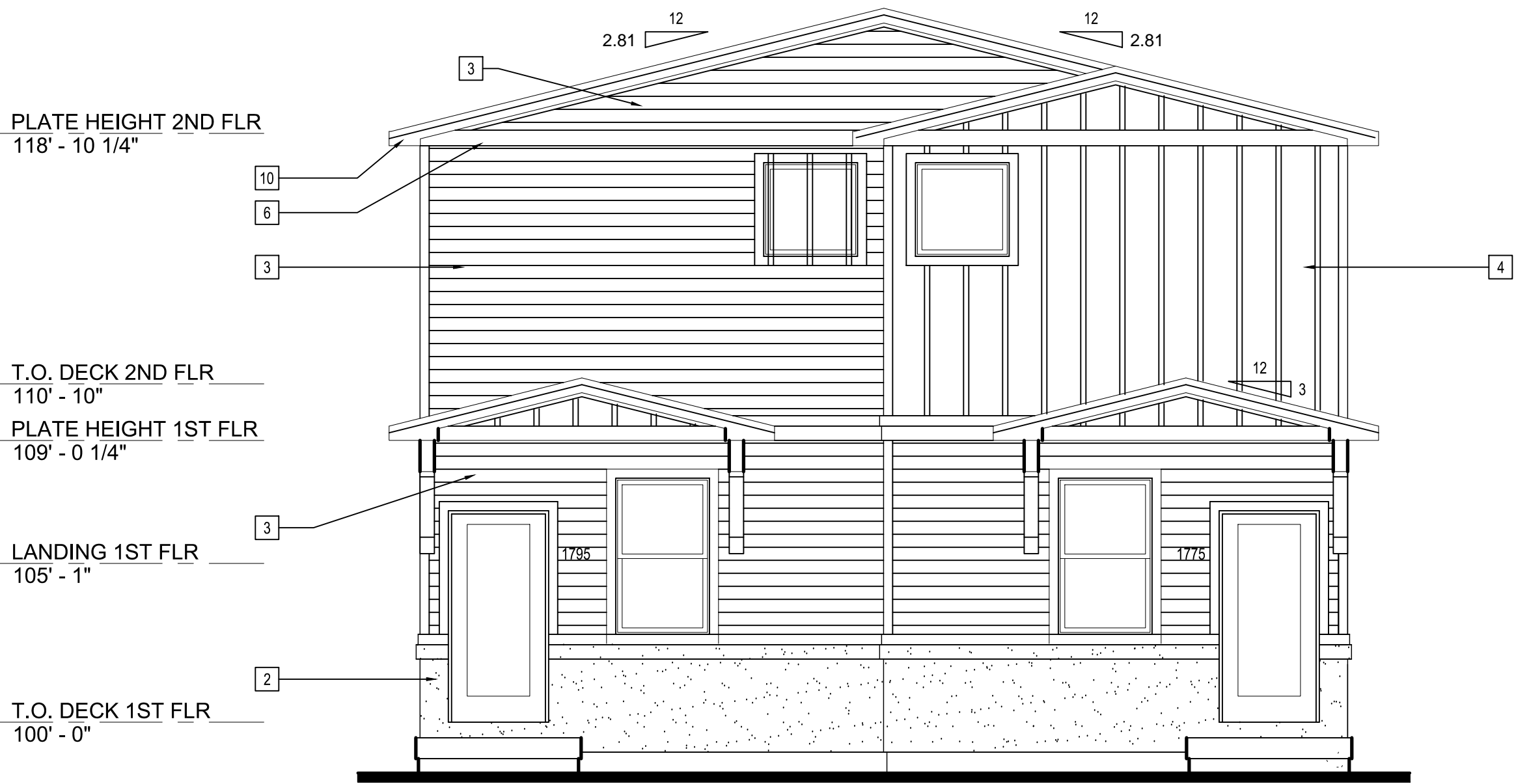
NOTE: SECOND STORY SIDING MAY VARY



Front Elevation

SCALE: 1/4"=1'-0" (24x36)

ARCHITECTURAL FEATURES CHECKLIST	
4 or more SF of windows in the garage that are not on the door	1
Dimensional roof shingles with 30-year warranty	1
30% or greater masonry	3
Garage not visible from street	3
Covered porch of at least 50 SF on front elevation	3
Provide wide fascia at least 4" (nominal) around doors, windows and porches	1
Wraparound porch, at least 6 feet deep	3
Public view- landscape enhancements in yards that face streets, parks, golf courses, or open space	3
TOTAL	18



Rear Elevation

SCALE: 1/4"=1'-0" (24x36)

MASONRY AREA CALCULATION		
GROSS ELEVATIONS	3554	SQ. FT.
OPENINGS (GLAZING/ DOORS)	-724	SQ. FT.
NET WALL AREA	2830	SQ. FT.
MASONRY (BRICK, STONE OR STUCCO)	867	SQ. FT.
% OF MASONRY	31	%

Contact:
RICK L. LAWRENCE, AIA
303.794.8798
RICK@LAWARCH.COM
LITTLETON, CO

UTILITY NOTIFICATION CENTER



FOR MARKING OF UNDERGROUND MEMBER UTILITIES.
B&B ENGINEERING ASSUMES NO RESPONSIBILITY FOR
THE ACCURACY OF THE UTILITIES SHOWN ON THESE
DRAWINGS HAVE BEEN PLOTTED FROM THE BEST AVAILABLE
INFORMATION. IT IS THE RESPONSIBILITY OF THE USER
TO VERIFY THE LOCATION OF ALL UTILITIES PRIOR TO CONSTRUCTION.

ALTON STREET DUPLEXES WITH WAIVERS
1775-1795 ALTON ST., AURORA, CO

00-1-17

COPYRIGHT 2017

This document is an instrument of service, and as such remains the property of the Engineer. Permission for use of this document is limited and can be extended only by written agreement with B&B Engineering, LLC.

REVISION:

###

DATE: 1/3/18
DRAWN BY: RLL
CHECKED BY: RLL

FRONT AND
REAR
ELEVATIONS

10

1/4"= 1'-0"

ALTON STREET DUPLEXES WITH WAIVERS

DUPLEX ELEVATIONS

LOT 43 TO 48, BLOCK 63, NORTH AURORA, LOCATED IN THE SOUTHWEST
1/4 OF SECTION 34, TOWNSHIP 3 SOUTH, RANGE 67 WEST OF THE 6TH P.M.
CITY OF AURORA, COUNTY OF ADAMS, STATE OF COLORADO
SITE ADDRESS: 1775-1795 ALTON ST., AURORA, CO

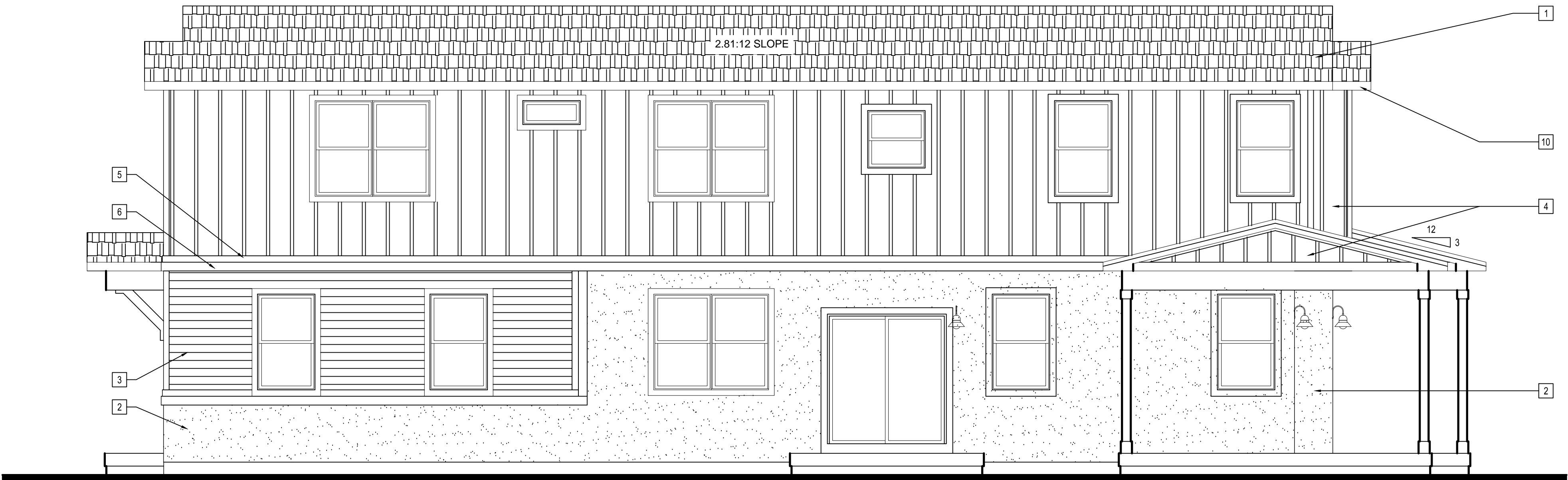
All buildings or structures, except accessory buildings, shall display the proper building number in the manner provided in this article. It shall be the responsibility of the owner, occupant or any person obtaining a building permit to place such number in the manner provided in the Aurora City Code of Ordinance, Chapter 126 - Article VII - Numbering of Buildings

NOTE: SECOND STORY SIDING MAY VARY



Right Elevation

SCALE: 1/4"=1'-0" (24x36)



Left Elevation

SCALE: 1/4"=1'-0" (24x36)

General Exterior Elevation Notes:

- Site and Grade Conditions May Vary Per Individual Site From What is Shown on the Drawings. Builder/GO Shall Verify and Coordinate Construction Per Actual Site Conditions.

Elevation Keynotes:

- # The following keynotes reference the symbols as shown on elevations:
- 30 year dimensional asphalt roof shingles
 - Stucco panel
 - 4" exposed lap siding, Builder specification
 - Board & batten siding, Builder specification
 - 5/4x4 trim, Builder specification
 - 5/4x6 trim, Builder specification
 - 5/4x8 trim, Builder specification
 - 5/4x10 trim, Builder specification
 - 5/4x12 trim, Builder specification
 - 6" wood fascia/ rake, Builder specification
 - Concrete knee wall
 - Metal Roof

Contact:
RICK L. LAWRENCE, AIA
303.794.8798
RICK@LAWARCH.COM
LITTLETON, CO

UTILITY NOTIFICATION CENTER
811
FOR MARKING OF UNDERGROUND MEMBER UTILITIES.
B&B ENGINEERING ASSUMES NO RESPONSIBILITY FOR
THE ACCURACY OF THE UTILITY INFORMATION PROVIDED
IN THESE DRAWINGS. IT IS THE RESPONSIBILITY OF THE
OWNER TO OBTAIN THE NECESSARY INFORMATION FROM
THE UTILITY COMPANIES PRIOR TO CONSTRUCTION.

ALTON STREET DUPLEXES WITH WAIVERS
1775-1795 ALTON ST., AURORA, CO

00-1-17

COPYRIGHT 2017

This document is an instrument of service, and as such remains the property of the Engineer. Permission for use of this document is limited and can be extended only by written agreement with B&B Engineering, LLC.

REVISION:

###

DATE: 1/3/18
DRAWN BY: RLL
CHECKED BY: RLL

SIDE
ELEVATIONS

11

1/4": 1'-0"

ALTON STREET DUPLEXES WITH WAIVERS

SITE PLAN

LOT 43 TO 48, BLOCK 63, AURORA SUBDIVISION, LOCATED IN THE SOUTHWEST
1/4 OF SECTION 34, TOWNSHIP 3 SOUTH, RANGE 67 WEST OF THE 6TH P.M.
CITY OF AURORA, COUNTY OF ADAMS, STATE OF COLORADO
SITE ADDRESS: 1775-1795 ALTON ST., AURORA, CO

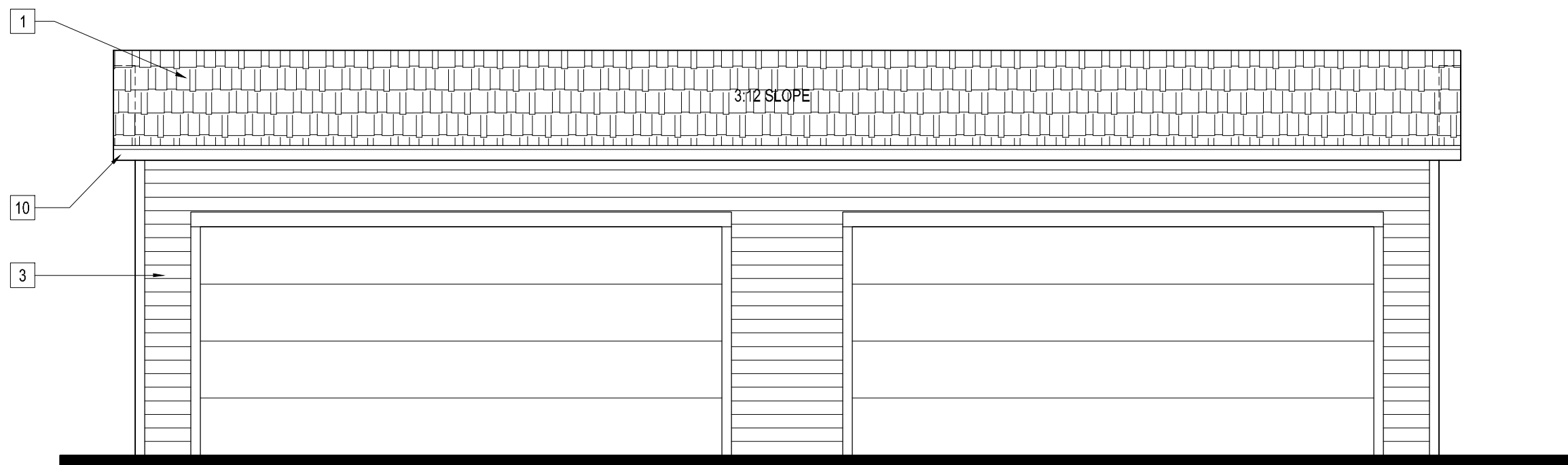
All buildings or structures, except accessory buildings, shall display the proper building number in the manner provided in this article. It shall be the responsibility of the owner, occupant or any person obtaining a building permit to place such number in the manner provided in the Aurora City Code of Ordinance, Chapter 126 - Article VII - Numbering of Buildings

General Exterior Elevation Notes:

- Site and Grade Conditions May Vary Per Individual Site From What is Shown on the Drawings. Builder/GO Shall Verify and Coordinate Construction Per Actual Site Conditions.

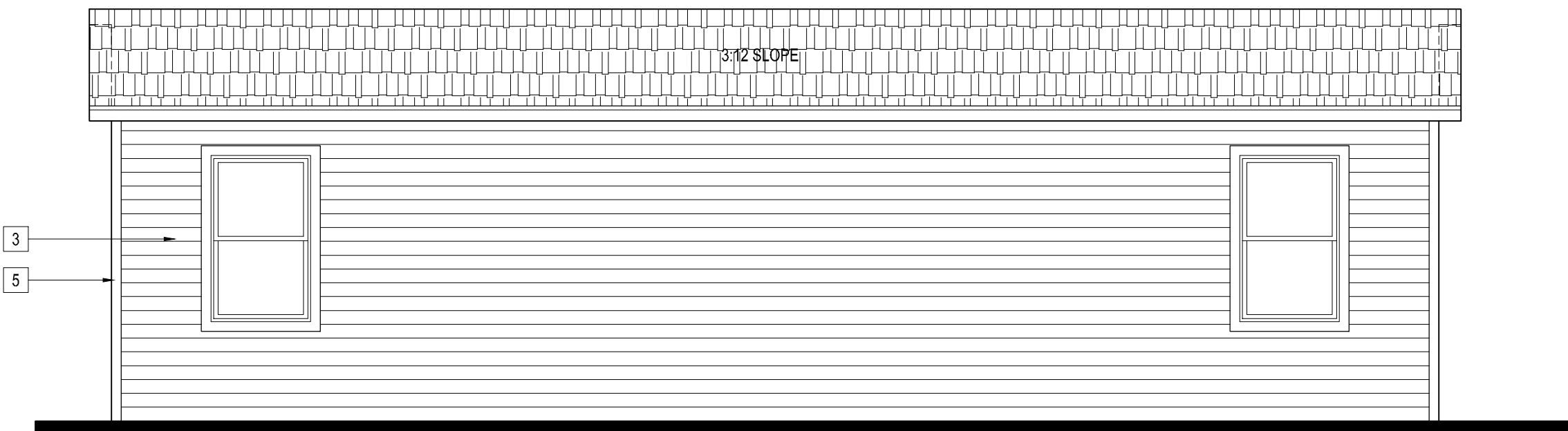
Elevation Keynotes:

- # The following keynotes reference the symbols as shown on elevations:
- 30 year dimensional asphalt roof shingles
 - Stucco panel
 - 4" exposed lap siding, Builder specification
 - Board & batten siding, Builder specification
 - 5/4x4 trim, Builder specification
 - 5/4x8 trim, Builder specification
 - 5/4x8 trim, Builder specification
 - 5/4x10 trim, Builder specification
 - 5/4x12 trim, Builder specification
 - 6" wood fascia/ rake, Builder specification
 - Concrete knee wall
 - Metal Roof



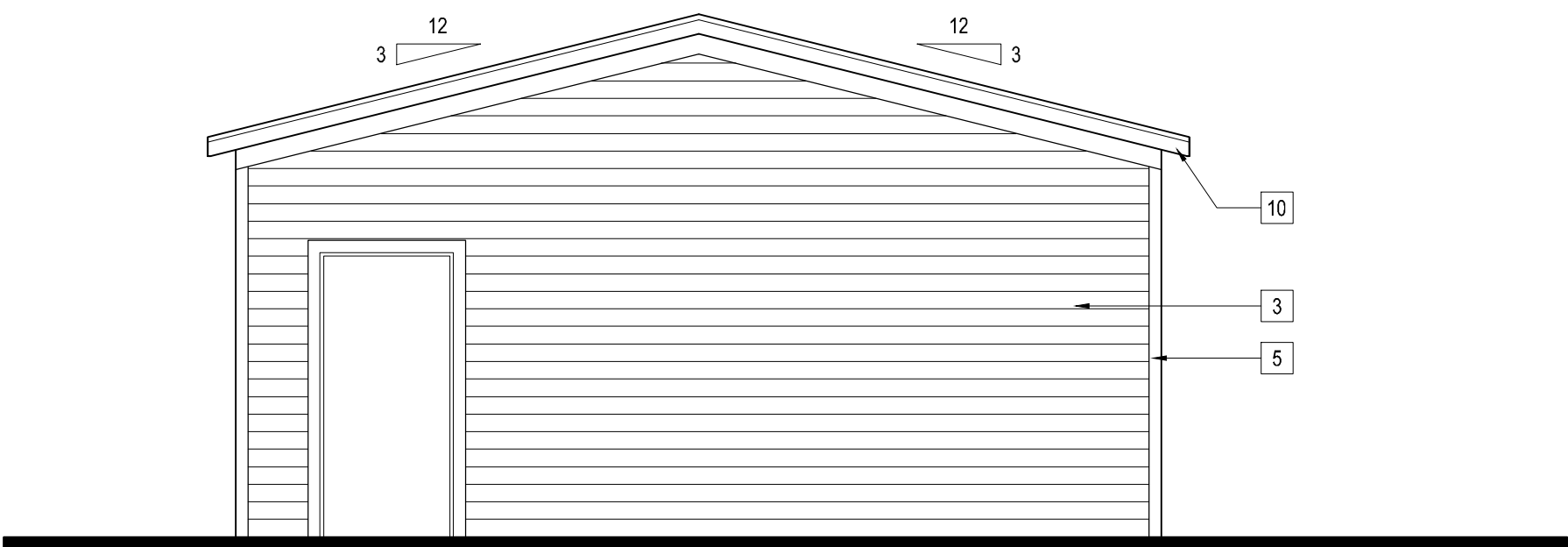
Front Elevation

SCALE: 1/4"=1'-0" (24x36)



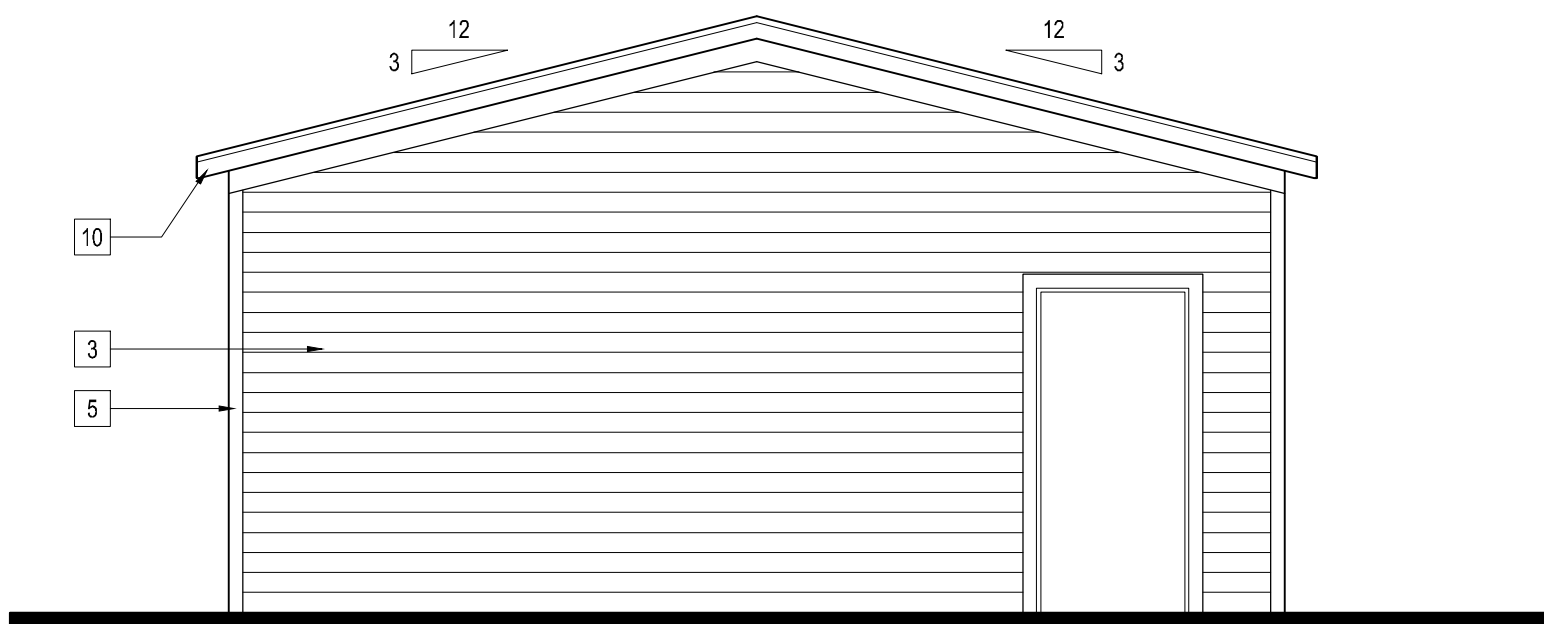
Rear Elevation

SCALE: 1/4"=1'-0" (24x36)



Left Elevation

SCALE: 1/4"=1'-0" (24x36)



Right Elevation

SCALE: 1/4"=1'-0" (24x36)

COPYRIGHT 2017
This document is an instrument of service, and as such remains the property of the Engineer. Permission for use of this document is limited and can be extended only by written agreement with BAB Engineering, LLC.

REVISION:

DATE: 9/21/17
DRAWN BY: KJH
CHECKED BY: KJH

GARAGE
ELEVATIONS

10

1/4"= 1'-0"

UTILITY NOTIFICATION CENTER



FOR MARKING OF UNDERGROUND MEMBER UTILITIES.
BAB ENGINEERING ASSUMES NO RESPONSIBILITY FOR
THE ACCURACY OF THE UTILITIES SHOWN ON THESE
DRAWINGS HAVE BEEN PLOTTED FROM THE BEST AVAILABLE
INFORMATION TO BE AVAILABLE. ENGINEER ASSUMES
RESPONSIBILITY TO FIELD VERIFY THE LOCATION OF ALL
UTILITIES PRIOR TO CONSTRUCTION.

Contact:
KYLE HOEHEN
440.781.1427
HOEHENK@GMAIL.COM
DENVER, CO