

NO CHANGES ARE TO BE MADE TO THIS DRAWING WITHOUT WRITTEN PERMISSION OF HARRIS KOCHER SMITH.

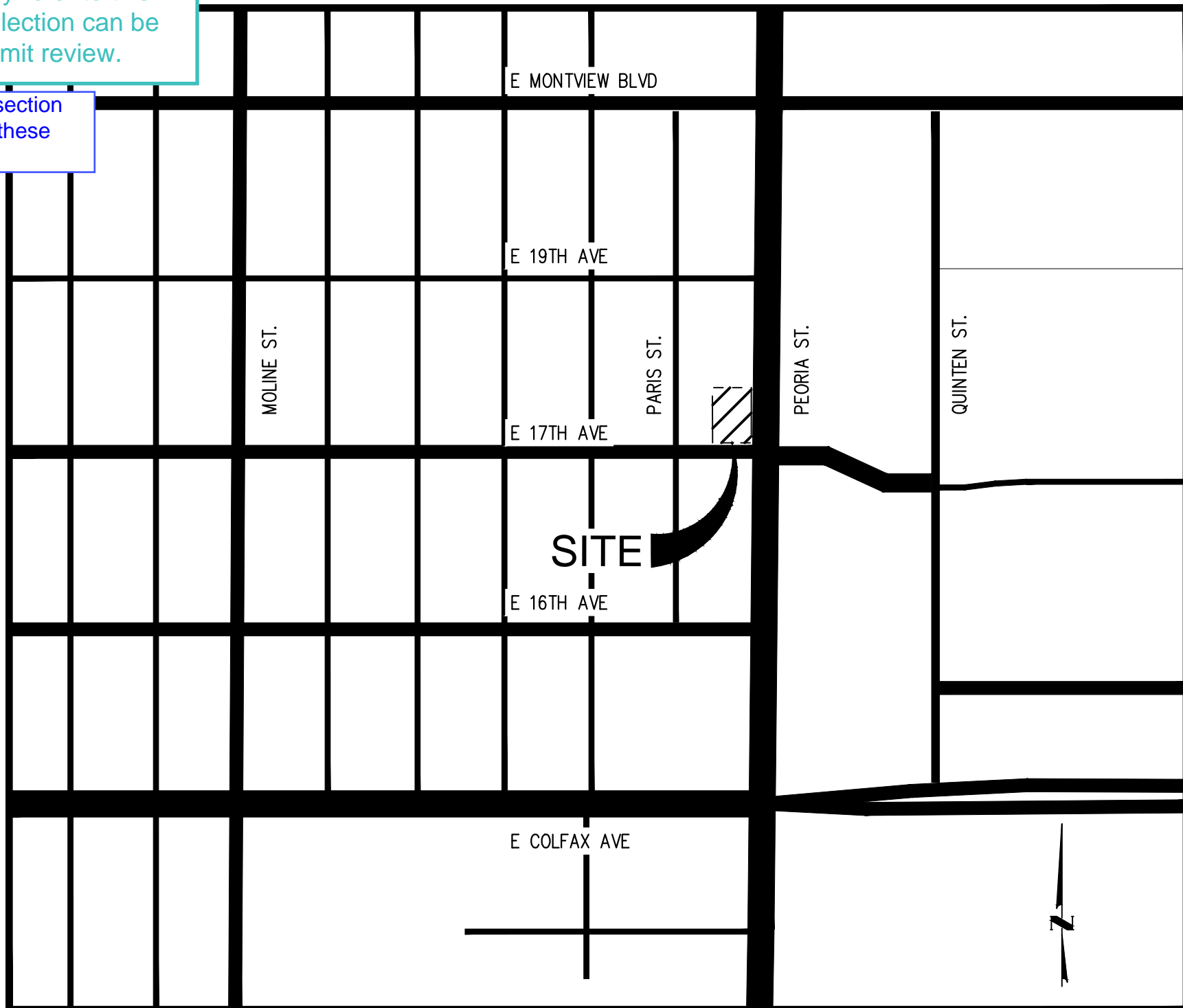
1725 PEORIA - SITE PLAN WITH WAIVERS

SITUATED IN THE SOUTHEAST QUARTER OF SECTION 3 SOUTH, RANGE 67
WEST OF THE SIXTH PRINCIPAL MERIDIAN,
CITY OF AURORA, COUNTY OF ADAMS, STATE OF COLORADO

SITE DATA	
ZONING	FBAD 1
LAND USE (PER 2015 IBC OCCUPANCY CLASSIFICATIONS)	MULTI-FAMILY/RETAIL
LAND AREA WITHIN PROPERTY BOUNDARY (SF)	30,614
CONSTRUCTION TYPE	IA (55,544 SF), IIA (92,939 SF)
2015-IBC OCCUPANCIES	R2, S2, B, A3, M
SPRINKLER	NFPA 13
GROSS BUILDING FLOOR AREA (SF)	186,011
RETAIL GROSS FLOOR AREA (SF)	4,000
RESIDENTIAL GROSS FLOOR AREA (SF)	92,939
GARAGE GROSS FLOOR AREA (SF)	47,516
PROPOSED BUILDING HEIGHT	85'-0"
PROPOSED # OF STORIES	8
TOTAL # OF BUILDINGS	1
TOTAL # OF RETAIL UNITS	1-4 TENENTS
TOTAL # OF DWELLING UNITS	96
DENSITY (DU/AC)	136.6
TOTAL BUILDING COVERAGE	23.022 (75.20%)
HARD SURFACE AREA (SF)*	6,097 (19.92%)
LANDSCAPE AREA (SF)**	1,495 (4.88%)
BUILDING SIGNAGE (SF)	
GENERAL (PERMITTED/PROVIDED)	100 PER SIGN FACE/227
RESIDENTIAL (PERMITTED/PROVIDED)	96/53
RETAIL (PERMITTED/PROVIDED)	80 PER SIGN/104
STANDARD PARKING SPACES	
REQUIRED (RETAIL/RESIDENTIAL)	175
PROVIDED (RETAIL & RESIDENTIAL SHARED POOL)	103
ACCESSIBLE SPACES	
REQUIRED	6
PROVIDED	6
VAN ACCESSIBLE SPACES	
REQUIRED	1
PROVIDED	1
TOTAL PARKING SPACES PROVIDED	110
LOADING SPACES	
REQUIRED	1
PROVIDED	1
BICYCLE SPACES	
REQUIRED	1
PROVIDED (OUTSIDE)	4
PROVIDED (GARAGE)	42
* HARD SURFACE AREA INCLUDES PARKING AND DRIVES.	
** LANDSCAPE AREA INCLUDES IRRIGATED SOD, IRRIGATED NATIVE SEED AREA, PLANTING BEDS, AND SIDEWALKS.	

Please review Sec. 146-1613 for information regarding the signage for this site as it is within FBAD and there are many different sign options. The types, numbers and square footage of signs does not need to be determined yet (except for monument signs, if applicable). You can simply refer to this code section and the sign selection can be looked at during the sign permit review.

Comment noted. Code section has been referenced in these lines of the table.



VICINITY MAP
SCALE: 1"=500'

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WAIVERS		
WAIVER TYPE	CITY STANDARD	WAIVER REQUEST
AVERAGE UNIT SIZE	MINIMUM APARTMENT UNIT SIZES: STUDIO/EFFICIENCY APARTMENTS - 500 SF, ONE-BEDROOM APARTMENTS - 700 SF AND TWO-BEDROOM APARTMENTS - 900 SF WITH AN AVERAGE GROSS APART SIZE OF 900 SQUARE FEET.	THE APPLICANT IS REQUESTING A WAIVER FOR A REDUCTION OF THE MINIMUM APARTMENT UNIT SIZES: ONE-BEDROOM APARTMENTS - 575 SF, WITH A TOTAL AVERAGE GROSS APARTMENT SIZE OF 750 SQUARE FEET.
PARKING REDUCTION	PARKING SPACE REQUIREMENTS FOR RESIDENTIAL DWELLINGS OF A MULTIFAMILY DEVELOPMENT: 1 SPACE PER EFFICIENCY UNIT, 1.5 SPACES PER ONE-BEDROOM UNIT, & 2 SPACES FOR EACH TWO-BEDROOM UNIT. TOTAL PARKING REQUIRED: 175.7 SPACES.	THE APPLICANT REQUESTS FOR A PARKING REDUCTION FROM THE TOTAL PARKING REQUIRED PER TABLE 15.1 AND THE SHARED PARKING REDUCTION PER TABLE 15.2. THE SITE PARKING IS REQUESTED TO BE A BLENDED ONE (1) VEHICULAR PARKING SPACE PER DWELLING UNIT. TOTAL PARKING PROVIDED IS 110 (101 UNBUNDLED RESIDENTIAL PARKING SPACES, 9 RETAIL PARKING SPACES)
	RETAIL SPACE REQUIREMENTS: 4 SPACES PER 1,000GSF	
	SHARED PARKING AGREEMENT IS PERMITTED WHERE MULTIPLE USES ARE LOCATED IN A COMMON BUILDING CONTAINING A MINIMUM OF 20,000 GSF. TABLE 15.1 MAYBE MODIFIED BY REDUCTIONS LISTED IN TABLE 15.2. TOTAL SHARED PARKING REQUIRED: 129 SPACES.	
	BICYCLE PARKING SPACE REDUCTION: THE NUMBER OF MOTOR VEHICLE PARKING SPACES MAY BE REDUCED AT THE RATIO OF ONE (1) VEHICLE SPACE FOR EACH TWO (2) BICYCLE PARKING SPACES, UP TO 5% OF THE MAX OF THE REQUIRED MOTOR VEHICLE PARKING.	

IMPLEMENTATION PLAN	
2015 - INTERNATIONAL BUILDING CODE	COLORADO STATE HOUSE BILL 03-1221
ACCESSIBLE DWELLING UNITS:	ACCESSIBLE DWELLING UNITS:
REQUIRED: 2% OF TOTAL UNITS (96 TOTAL UNITS)	REQUIRED: 42 POINTS (PTS)
	PROVIDED: TYPE A - 2 UNITS @ 6 PTS EA = 12 PTS TYPE B - 94 UNITS @ 4 PTS EACH = 376 PTS
PROVIDED: 2 UNITS	TOTAL: 388 PTS

APPLICANT:
OMS CAPITAL, LLC
18 E. 48TH ST., 19TH FL
NEW YORK, NY 10017

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

ARCHITECT:
JHP ARCHITECTURE
8340 MEADOW RD,
SUITE 248
DALLAS, TEXAS

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

MECHANICAL/
ELECTRICAL ENGINEER:
GIVEN & ASSOCIATES
735 S. XENON CT. #201
LAKEWOOD, CO 80228

ISSUE DATE: 01-19-2018		PROJECT #: 170602
DATE	REVISION	COMMENTS
04-06-2018	SDP SUBMITTAL NO. 2 - PER CITY COMMENTS	

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

NORRIS DESIGN
Planning | Landscape Architecture

JHP
Architects

OWNER SIGNATURES:

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, GRAND PEAKS PROPERTIES, INC. HAS CAUSED THESE PRESENTS

TO BE EXECUTED THIS ____ DAY OF _____ AD, ____

BY: _____
(PRINCIPALS OR OWNERS)

(CORPORATE SEAL)

STATE OF COLORADO) SS

COUNTY OF _____) SS

THE FOREGOING INSTRUMENT WAS ACKNOWLEDGED BEFORE ME THIS ____ DAY OF _____ AD

BY: _____
(PRINCIPALS OR OWNERS)

WITNESS MY HAND AND OFFICIAL SEAL

(NOTARY PUBLIC)

(NOTARY SEAL)

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, 20 ____

CLERK AND RECORDER: _____

DEPUTY: _____

AMENDMENTS

REVISION DATE: 04-06-2018 ISSUE DATE: 01-19-2018

COVER SHEET
SHEET 1



CALL 3 BUSINESS DAYS IN ADVANCE BEFORE YOU DIG, GRADE, OR EXCAVATE FOR THE MARKING OF UNDERGROUND MEMBER UTILITIES.

PROJECT NUMBER: 170602

NO CHANGES ARE TO BE MADE TO THIS DRAWING WITHOUT WRITTEN PERMISSION OF HARRIS KOCHER SMITH.

Project: P:\17060\ENGINEERING\DRS\DP - COVER SHEET.DWG Layout: LAYOUT2
Printed: 11/20/2018 3:03:47P By: Elaine Rogers

PROJECT NUMBER: 170602

Because the site plan notes are the only thing on this sheet, please make the text larger

Comment noted. Text size has been increased.

SITE PLAN 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 THE 2015 INTERNATIONAL BUILDING CODE, CHAPTER 11, AND THE INTERNATIONAL CODE COUNCIL (ICC) A117.1.2009. AS ADOPTED ON 29 MAY 03 THE CITY OF AURORA THE CITY OF AURORA WILL ALSO UTILIZE C.R.S. 9–5–101 TO C.R.S. 9–5–106. THE STATE STATUTE IS NOT INTENDED TO SUPPLEMENT OTHER LAWS ALREADY IN PLACE THERE. THE ALTERNATIVE HOUSING TYPES AND POINT SYSTEM CANNOT BE USED TO SATISFY IBC REQUIREMENTS.
5. THE APPLICANT HAS THE OBLIGATION TO COMPLY WITH ALL APPLICABLE REQUIREMENTS OF THE AMERICANS 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 REVIEW 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, SECTION 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 2015 INTERNATIONAL FIRE CODE (IFC), REQUIRES ALL BUILDINGS TO BE ASSESSED FOR ADEQUATE EMERGENCY RESPONDER RADIO COVERAGE (ERRC). AT THE TIME THE STRUCTURE IS AT FINAL FRAME AND FINAL ELECTRICAL INSPECTIONS, THE GENERAL CONTRACTOR (GC) WILL BE REQUIRED TO HIRE A QUALIFIED INDEPENDENT 3RD PARTY TO ASSESS THE RADIO FREQUENCY LEVELS WITHIN THE STRUCTURE. ONCE COMPLETED, THE 3RD PARTY WILL PROVIDE THE RESULTS OF THE TEST TO BOTH THE GC AND THE AURORA BUILDING DIVISION AS TO WHETHER THE STRUCTURE PASSED OR FAILED THE PRELIMINARY RADIO SURVEILLANCE. A STRUCTURE THAT HAS PASSED THIS SURVEILLANCE REQUIRES NO FURTHER ACTION BY THE GC. A FAILED RADIO SURVEILLANCE WILL REQUIRE A LICENSED CONTRACTOR TO SUBMIT PLANS TO THE AURORA BUILDING DIVISION TO OBTAIN A BUILDING PERMIT FOR THE INSTALLATION OF AN ERRC SYSTEM PRIOR TO INSTALLATION. THIS ASSESSMENT AND INSTALLATIONS IS AT THE OWNER OR DEVELOPERS EXPENSE. FUTURE INTERIOR OR EXTERIOR MODIFICATIONS TO THE STRUCTURE AFTER THE ORIGINAL CERTIFICATE OF OCCUPANCY IS ISSUED WILL REQUIRE A REASSESSMENT FOR ADEQUATE RADIO FREQUENCY COVERAGE.
19. EMERGENCY INGRESS AND EGRESS – RIGHT-OF-WAY FOR INGRESS AND EGRESS FOR SERVICE AND EMERGENCY VEHICLES IS GRATED OVER, ACROSS, ON AND THROUGH ANY 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".
20. 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.
21. 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: _____.
22. OWNER SHALL BE RESPONSIBLE FOR PAYMENT OF 25% OF THE TRAFFIC SIGNAL MODIFICATION COSTS FOR THE INTERSECTION OF 17TH AVE AND PEORIA STREET, IF NEEDED. PURSUANT TO 147–37.5 OF CITY CODE, THE PERCENTAGE OF THE TRAFFIC SIGNALIZATION COSTS IDENTIFIED ABOVE SHALL BE PAID TO THE CITY BY THE APPLICANT/OWNER, TO BE HELD IN ESCROW FOR SUCH PURPOSE, PRIOR TO THE ISSUANCE OF A BUILDING PERMIT FOR THE RELATED DEVELOPMENT OF AS OTHERWISE REQUIRED BY CITY CODE. THE PERCENTAGE ABOVE WILL BE APPLIED TO THE ENTIRE TRAFFIC SIGNALIZATION MODIFICATION COST AS ESTIMATED AT THE TIME OF THE ESCROW DEPOSIT TO CALCULATE SPECIFIC DOLLAR FUNDING REQUIREMENT.
23. 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 CONDITIONS ARE NOT MET, THE OWNERS, HIS OR HER SUCCESSORS AND ASSIGNS SHALL BE REQUIRED BY FIRE DEPARTMENT ORDER NOTICE THAT ALL AFFECTED GATES BE CHAINED AND LOCKED IN THE OPEN POSITION UNTIL REPAIRED OR REPLACED AND RETESTED TO ALL CITY OF AURORA STANDARDS AT THE TIME OF THE VIOLATION. IF THE GATING SYSTEM IS NOT MAINTAINED TO THE SATISFACTION OF THE FIRE DEPARTMENT, THE LICENSE FOR THE EMERGENCY VEHICLE GATE OPENING SYSTEM WILL BE REVOKED AND THE GATING SYSTEM MUST BE REMOVED. MANUALLY OPERATED GATING SYSTEMS SHALL BE EQUIPPED WITH A KNOX PADLOCK OR OTHER APPROVED KNOX LOCKING DEVICE. 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.
24. ALL BUILDING ADDRESS NUMBERS SHALL COMPLY WITH THE AURORA CITY CODE, ARTICLE VII SECTION 126–282, NUMBERING OF BUILDINGS. THE FOLLOWING SYSTEM SHALL BE FOLLOWED FOR NUMBERING OF INTERNAL UNITS OF ALL MULTIFAMILY RESIDENTIAL BUILDINGS AND ALL NONRESIDENTIAL BUILDINGS WITH UNITS WITH ONLY INTERNAL ACCESS; THE LOWEST LEVEL OF UNITS WILL BE NUMBERED BEGINNING WITH THE NUMBER 100, THEN UNIT 101 AND CONTINUING IN INCREMENTS OF ONE NUMBER PER UNIT. THE SECOND LEVEL OF UNITS WILL BE NUMBERED BEGINNING WITH THE NUMBER 200, THEN UNIT 201 AND CONTINUING IN INCREMENTS OF ONE NUMBER PER UNIT. ALL ADDITIONAL UPPER FLOORS SHALL BE SIMILARLY NUMBERED. THE UNIT NUMBERS SHALL BE PLACED ON THE DOOR OF EACH UNIT OR APARTMENT OR ADJACENT THERETO, USING A CONTRASTING COLOR FROM THAT OF THE DOOR OR THE SURROUNDING WALLS.

SITUATED IN THE SOUTHEAST QUARTER OF SECTION 3 SOUTH, RANGE 67
WEST OF THE SIXTH PRINCIPAL MERIDIAN,
CITY OF AURORA, COUNTY OF ADAMS, STATE OF COLORADO

CITY OF AURORA SITE PLAN
NOTES:

1. ALL ROOFTOP EQUIPMENT AND GROUND FLOOR EQUIPMENT, TRASH STORAGE, AND UTILITIES SHALL BE SCREENED FROM VIEW FROM THE PUBLIC RIGHTS-OF-WAY.
2. ALL SIGNS THAT ARE TO BE PERMANENTLY REMOVED AND NOT TO BE REUSED FOR THIS AREA SHALL BE RETURNED TO THE CITY OF AURORA.

- begin the easement dedication process for these offsite easements

- [illegible]

SITE PLAN

SHEET 3

1747 PEORIA ST, ZONING: FBAD 1
OWNER: FITZ 46 LLLP FKA MC PROPERTIES;
STRAITS RESUBD 173 BOSTON HEIGHTS
2ND FILING, PARTIAL LOT 9, 10

1702 E PARIS ST; ZONING: FBAD 1; OWNER:PARIS FAMILY APARTMENTS LLC;
PARIS STREET APARTMENTS FILING NO. 1, LOT 1, BLOCK 1

1725 PEORIA ST
ZONING: FBAD 1
1, BLOCK 1 1725 PEORIA
BDIVISION FILING NO. 1
GFA: 182,011SF

PEORIA ST.
(ROW VARIES)

PEORIA ST, ZONING: FBAD 1; OWNER: C & X LLC,
BLOCK 9, 10; BOSTON HEIGHTS SUBDIVISION

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

PROJECT NUMBER: 170602

REVISION DATE: 04-06-2018 ISSUE DATE: 01-19-2018

SITUATED IN THE SOUTHEAST QUARTER OF SECTION 3 SOUTH, RANGE 67
WEST OF THE SIXTH PRINCIPAL MERIDIAN,
CITY OF AURORA, COUNTY OF ADAMS, STATE OF COLORADO

LEGEND

PROPERTY BOUNDARY	EXISTING	PROPOSED
RIGHT-OF-WAY	---	---
LANDSCAPE BUFFER		---
ACCESS EASEMENT		----
DRAINAGE EASEMENT		----
UTILITY EASEMENT		----
FENCE		
HANDRAIL		
RETAINING WALL		---
FIRE HYDRANT		
WATER METER		
STREET LIGHTS		
TELEPHONE RISER		
SANITARY SEWER MANHOLE		
SANITARY CLEANOUT		
STORM SEWER MANHOLE		
STORM INLETS		
STORM SEWER	---ST---	---ST---
SANITARY SEWER	---SS---	---SS---
SANITARY SERVICE LINE		---
WATER MAIN	---W---	---
WATER SERVICE		----
UNDERGROUND ELECTRIC	---UE---	---
OVERHEAD TELEPHONE	---OE---	---
UNDERGROUND TELEPHONE	---UT---	---
UNDERGROUND GAS	---G---	---
CONCRETE PAVEMENT		
LANDSCAPE PAVERS (REFER TO LANDSCAPE PLAN FOR DETAIL)		

UTILITY NOTES:

1. THE STORM SEWER NETWORK PROPOSED WITH THIS DEVELOPMENT TO BE PRIVATELY OWNED AND MAINTAINED BY OWNER.

MATCH LINE - SEE THIS SHEET

Comment noted. Included multiple dimension strings for variable width easement.

PEORIA ST.
(R.O.W. VARIES)

PR 18" STORM
SEWER (TYP)

EX 60" STORM
SEWER (TYP)

UTILITY PLAN

SHEET 4

REVISION DATE: 04-06-2018 ISSUE DATE: 01-19-2018

PEORIA ST.
(R.O.W. VARIES)

No trees will be allowed over the water meter and by pass line. The water meter lid must be accessible at all times. A fixture unit table and Estimated daily average usage is required for 3" commercial meters on civil plans.

Comment noted.

MATCH LINE - SEE THIS SHEET

Include easement dimensions.

1747 PEORIA ST, ZONING: FBAD 1
OWNER: FITZ 46 LLLP FKA MC PROPERTIES;
STRAITS RESUBD 173 BOSTON HEIGHTS
2ND FILING, PARTIAL LOT 9, 10

1747 PEORIA ST., ZONING: FBAD 1
OWNER: FITZ 46 LLP FKA MC PROPERTIES;
STRAITS RESUBD 173 BOSTON HEIGHTS
2ND FILING, PARTIAL LOT 9, 10

1702 E PARIS ST; ZONING: FBAD 1; OWNER:PARIS FAMILY APARTMENTS LLC;
PARIS STREET APARTMENTS FILING NO. 1, LOT 1, BLOCK 1

1695 PEORIA ST, ZONING: FBAD 1; OWNER: C & X LLC;
BLOCK 9, 10; BOSTON HEIGHTS SUBDIVISION

E 17TH AVE
(60 FT R.O.W.)

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

Filepath: P:\170602ENGINEERING\UTILITIES\SDP - UTILITY PLANDWG Layout: LAYOUT1
: YDEFs: e-base, e-lateral, e-utility, n-base, bent, n-lateral, n-utility

NO CHANGES ARE TO BE MADE TO THIS DRAWING WITHOUT WRITTEN PERMISSION OF HARRIS KOCHER SMITH.

1725 PEORIA - SITE PLAN WITH WAIVERS

SITUATED IN THE SOUTHEAST QUARTER OF SECTION 3 SOUTH, RANGE 67
WEST OF THE SIXTH PRINCIPAL MERIDIAN,
CITY OF AURORA, COUNTY OF ADAMS, STATE OF COLORADO

1732 PARIS ST;
ZONING: FBAD 1;
OWNER: JTA5 REAL
PROPERTIES LLC;
STRAITS RESUBD 173
BOSTON HEIGHTS 2ND
FILING, PARTIAL LOT 4, 9

LEGEND

EXISTING	PROPOSED
PROPERTY BOUNDARY	---
RIGHT-OF-WAY	---
LANDSCAPE BUFFER	---
ACCESS EASEMENT	---
DRAINAGE EASEMENT	---
UTILITY EASEMENT	---
FENCE	---
HANDRAIL	---
RETAINING WALL	---
FIRE HYDRANT	---
STREET LIGHTS	---
TELEPHONE RISER	---
STORM SEWER MANHOLE	---
STORM INLETS	---
STORM SEWER	---
LANDSCAPE AREA DRAIN	---
CONCRETE PAVEMENT	---
LANDSCAPE PAVERS (REFER TO LANDSCAPE PLAN FOR DETAIL)	---

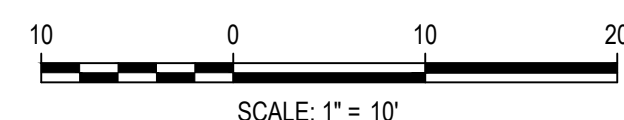
GRADING NOTES:

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. MINIMUM SLOPE AWAY FROM THE BUILDING IS 10% FOR 10' FOR LANDSCAPE AREAS, MIN. 2% FOR IMPERVIOUS AREAS.
7. 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.

SECTION A-A (TYPICAL ALLEY SECTION)

NTS

PEORIA ST.
(R.O.W. VARIES)



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1695 PEORIA ST, ZONING: FBAD 1; OWNER: C & X LLC;
BLOCK 9, 10; BOSTON HEIGHTS SUBDIVISION

E 17TH AVE
(60 FT R.O.W.)

1702 E PARIS ST; ZONING: FBAD 1; OWNER: PARIS FAMILY APARTMENTS LLC;
PARIS STREET APARTMENTS FILING NO. 1, LOT 1, BLOCK 1

1725 PEORIA ST
ZONING: FBAD 1
LOT 1, BLOCK 1 1725 PEORIA
SUBDIVISION FILING NO. 1
GFA: 182,011SF
FF=5376.67

1747 PEORIA ST, ZONING: FBAD 1
OWNER: FITZ 48 LLP FKA MC PROPERTIES;
STRAITS RESUBD 173 BOSTON HEIGHTS
2ND FILING, PARTIAL LOT 9, 10

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1725 PEORIA - SITE PLAN WITH WAIVERS

SITUATED IN THE SOUTHEAST QUARTER OF SECTION 3 SOUTH, RANGE 67

WEST OF THE SIXTH PRINCIPAL MERIDIAN,

CITY OF AURORA, COUNTY OF ADAMS, STATE OF COLORADO

GENERAL NOTES

- THESE PLANS SHALL NOT BE UTILIZED FOR CONSTRUCTION OR PERMITTING UNLESS STATED FOR SUCH USE IN THE TITLE BLOCK.
- SIGHT TRIANGLES AND SIGHT LINES SHALL REMAIN UNOBSTRUCTED BY EQUIPMENT, CONSTRUCTION MATERIALS, PLANT MATERIAL OR ANY OTHER VISUAL OBSTACLE DURING THE CONTRACT PERIOD AND AT MATURITY OF PLANTS PER LOCAL JURISDICTIONAL REQUIREMENTS. NO PLANT MATERIAL OTHER THAN GROUND COVER IS ALLOWED TO BE PLANTED ADJACENT TO FIRE HYDRANTS AS STIPULATED BY JURISDICTIONAL REQUIREMENTS.
- SIGHT TRIANGLES SHALL REMAIN UNOBSTRUCTED BY PLANT MATERIAL, OR ANY OTHER VISUAL OBSTACLE, OVER 30" IN HEIGHT.
- 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.

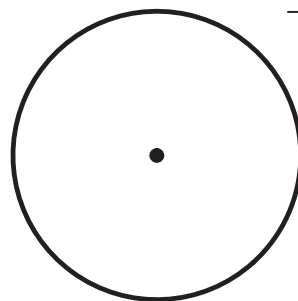
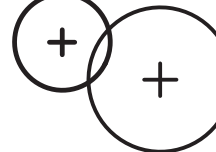
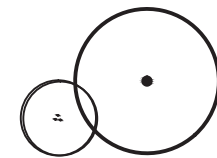
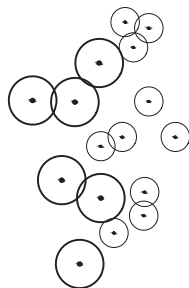
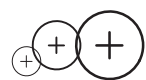

CITY OF AURORA NOTES

- ALL LANDSCAPED AREAS ARE TO RECEIVE ORGANIC SOIL PREPARATION AT 4 cu.yds/1,000sf.
- ALL FREE STANDING LIGHTS WITHIN THIS PLAN ARE STREETLIGHTS, PEDESTRIAN LIGHTS AND BOLLARD LIGHTS.
- THE SURFACE MATERIAL OF WALKS AND PLAZAS ARE TO BE MEDIUM BROOM FINISH, STANDARD GRAY CONCRETE UNLESS INDICATED DIFFERENTLY.
- ALL UTILITY EASEMENTS SHALL REMAIN UNOBSTRUCTED AND FULLY ACCESSIBLE ALONG THEIR ENTIRE LENGTH FOR THE MAINTENANCE EQUIPMENT ENTRY.
- 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.
- 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.
- A 5-FOOT CLEAR SPACE SHALL BE MAINTAINED AROUND THE CIRCUMFERENCE OF FIRE HYDRANTS.
- LANDSCAPING MATERIAL SHOWN WITHIN THE SITE PLAN CANNOT ENCR OACH INTO ROADWAYS THAT ARE DEDICATED (OR DESIGNATED) AS FIRE LANE EASEMENTS (OR CORRIDORS).
- TREES MAY NOT BE PLACED WITHIN 8' OF ANY PUBLIC UTILITY.
- PLANTING BEDS SHALL BE MULCHED WITH 3" DEPTH OF 1½" LOCAL RIVER ROCK. FOR AREAS SPECIFIED AS COBBLE, USE 2-4" LOCAL RIVER ROCK. WEED BARRIER IS REQUIRED UNDER COBBLE AND RIVER ROCK MULCH.
- ALL CROSSINGS OR ENCR OACHMENTS 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.

IRRIGATION NOTES

- ALL LANDSCAPED AREAS AND PLANT MATERIAL, EXCEPT FOR IRRIGATED NATIVE, RESTORATIVE, AND DRYLAND GRASS AREAS THAT COMPLY WITH REQUIREMENTS FOUND IN SEC. 146-1429, 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.

LANDSCAPE PLANT LIST

QTY.	SYM.	COMMON NAME	BOTANICAL NAME	SIZE & COND.
DECIDUOUS CANOPY TREES				
	7	RML REDMOND LINDEN	TILIA AMERICAN 'REDMOND'	3" CAL. B&B
	3	EOA ENGLISH OAK	QUERCUS ROBUR	3" CAL. B&B
EVERGREEN TREES				
	4	SNS NORTH STAR SPRUCE	PICEA GLAUCA 'NORTH STAR'	8' HT. MIN (SPECIMEN)
	3	ASE ARNOLD SENTINEL AUSTRIAN PINE	PINUS NIGRA 'ARNOLD SENTINEL'	8' HT. MIN (SPECIMEN)
DECIDUOUS ORNAMENTAL TREES				
	3	ABS AUTUMN BRILLIANCE SERVICEBERRY	AMELANCHIER X GRANDIFLORS	2.5" CAL., B&B
DECIDUOUS SHRUBS				
	8	BBN NANA BURNING BUSH	EUONYMUS NANUS	#5 CONT.
	7	BMS BLUE MIST SPIREA	CARYOPTERIS X CLANDONENSIS 'BLUE MIST'	#5 CONT.
	23	DBB DWARF BURNING BUSH	EUONYMUS ALATUS 'COMPACTA'	#5 CONT.
	3	GND DARTS GOLD NINEBARK	PHYSOCARPUS OPULIFOLIUS 'DARTS GOLD'	#5 CONT.
	18	KOD KODIAK ORANGE HONEYSUCKLE	DIERVILLA RIVULARIS 'GZX88544'	#5 CONT.
EVERGREEN SHRUBS				
	6	BCH BLUE CHIP JUNIPER	JUNIPERUS HORIZONTALIS 'BLUE CHIP'	#5 CONT.
	36	CCJ CALGARY CARPET JUNIPER	JUNIPERUS SABINA 'CALGARY CARPET'	#5 CONT.
	6	CHO COTONEASTER, ROCK	COTONEASTER HORIZONTALIS	#5 CONT.
	12	DSC DWARF SCOTCH PINE	PINUS SYLVESTRIS 'GLAUCA NANA'	#5 CONT.
	21	GSP GLOBE SPRUCE	PICEA PUNGENS 'GLOBOSA'	#5 CONT.
	16	MCO OREGON GRAPE HOLLY, COMPACT	MAHONIA AQUIFOLIUM 'COMPACTA'	#5 CONT.
	52	MEJ MEDORA	JUNIPERUS SCOPULORUM 'MEDORA'	#5 CONT.
	3	NLD NINEBARK, LITTLE DEVIL	PHYSOCARPUS OPULIFOLIUS 'DONNA MAY'	#5 CONT.
	10	SKJ SKY ROCKET JUNIPER	JUNIPERUS SCOPULORUM 'SKYROCKET'	#5 CONT.
GRASSES				
	12	BGG BLUE GRAMA GRASS	BOUTELOUA GRACILLIS	#1 CONT.
	12	BLO BLUE GRAMA GRASS, BLONDE AMBITION	BOUTELOUA GRACILLIS 'BLONDE AMBITION'	#1 CONT.
	16	CMG COMPACT MAIDEN GRASS	MISCANTHUS SINENSIS 'ADAGIO'	#1 CONT.
	26	FRG FEATHER REED GRASS	CALAMAGROSTIS ARUNDINACEA 'KARL FORESTER'	#1 CONT.
	6	HFG HARDY FOUNTAIN GRASS	PENNISETUM ALOPECUROIDES 'HAMELN'	#1 CONT.

TREE PROTECTION PLAN SUMMARY

CALIPER INCHES REMOVED	CALIPER INCHES RELOCATED	CALIPER INCHES REPLACED FOR MITIGATION
36	0	4

NOTES:

- REPLACEMENT TREES FOR TREE MITIGATION PURPOSES MAY NOT BE USED FOR ANY OTHER LANDSCAPE STANDARD REQUIREMENTS
- EVERGREEN TREES USED FOR MITIGATION TREES AT A CALIPER CONVERSION OF ¼ 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.
- 10 STREET TREES ARE LABELED WITH AN "M" WITHIN THE TREE SYMBOLS ON THE LANDSCAPE PLANS AND HAVE BEEN UPSIZED ½" TO ACCOUNT FOR MITIGATION.

STANDARD RIGHTS-OF-WAY STREET TREE TABLE

Standard Rights-of-Way Street Tree Table		
Street Tree Description	Length	Transfers
17TH AVE (1 Tree / 30 LF)		0
PEORIA ST (1 Tree / 30 LF)		0
Totals:		0

NOTES:

- Distances measured between tangent points, intersecting Drives are Excluded.

NON STREET FRONTAGE BUFFER

Non Street Frontage Buffer					
Direction	Site Perimeter Description	Length	Trees Required	Trees Provided	Shrubs Required (4) added
North	Site Perimeter Buffer (Residential): WIDTH (1 Tree and 5 Shrubs per 25 LF)	113 LF			23
West	Site Perimeter Buffer (Other Residential): WIDTH (1 Tree and 5 Shrubs per 25 LF)	206 LF	8	10	41
Totals:			13	10	64

NOTES:

- Shrubs Replacing Trees: 50 shrubs replaced 5 trees in the North Buffer.
- 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.
- North buffer width of 10.5' has been provided. A reduced buffer width has been permitted with the addition of a continuous double row of shrubs.
- West buffer width of 8' has been provided and a reduced buffer has been permitted as this buffer abuts the landscape buffer provided on the adjacent property.

STREET FRONTAGE BUFFER

Street Frontage Buffer					
Street Frontage Description	Length	Trees Required	Trees Provided	Shrubs Required	Shrubs Provided
Street Perimeter Buffer: 17th Street (1 Tree and 10 Shrubs per 40 LF)	88 LF	2	3	22	24
Street Perimeter Buffer: Peoria Street (1 Tree and 10 Shrubs per 40 LF)	191 LF	5	7	48	56
Totals:		7	10	70	80

NOTES:

- Street trees spaced at 30' on-center
- 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



1101 Bannock Street
Denver, Colorado 80204
P 303.892.1166
www.norris-design.com

PROJECT NUMBER: #####

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CONSTRUCTION

LANDSCAPE NOTES
SHEET 6

REVISION DATE: 04-06-2018 ISSUE DATE: 01-19-2018

SITUATED IN THE SOUTHEAST QUARTER OF SECTION 3 SOUTH, RANGE 67
WEST OF THE SIXTH PRINCIPAL MERIDIAN,
CITY OF AURORA, COUNTY OF ADAMS, STATE OF COLORADO



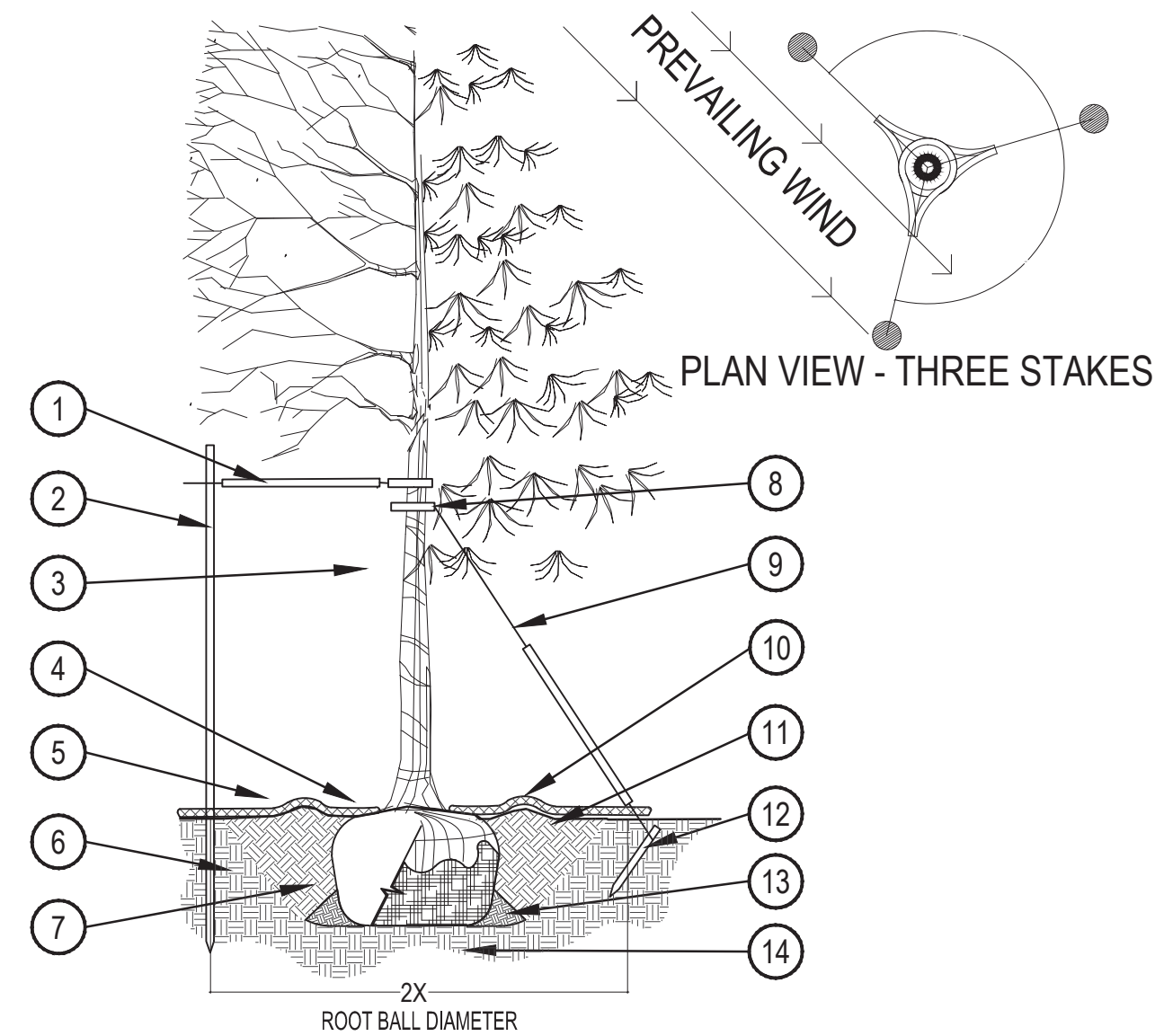
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1725 PEORIA - SITE PLAN WITH WAIVERS

SITUATED IN THE SOUTHEAST QUARTER OF SECTION 3 SOUTH, RANGE 67

WEST OF THE SIXTH PRINCIPAL MERIDIAN,

CITY OF AURORA, COUNTY OF ADAMS, STATE OF COLORADO



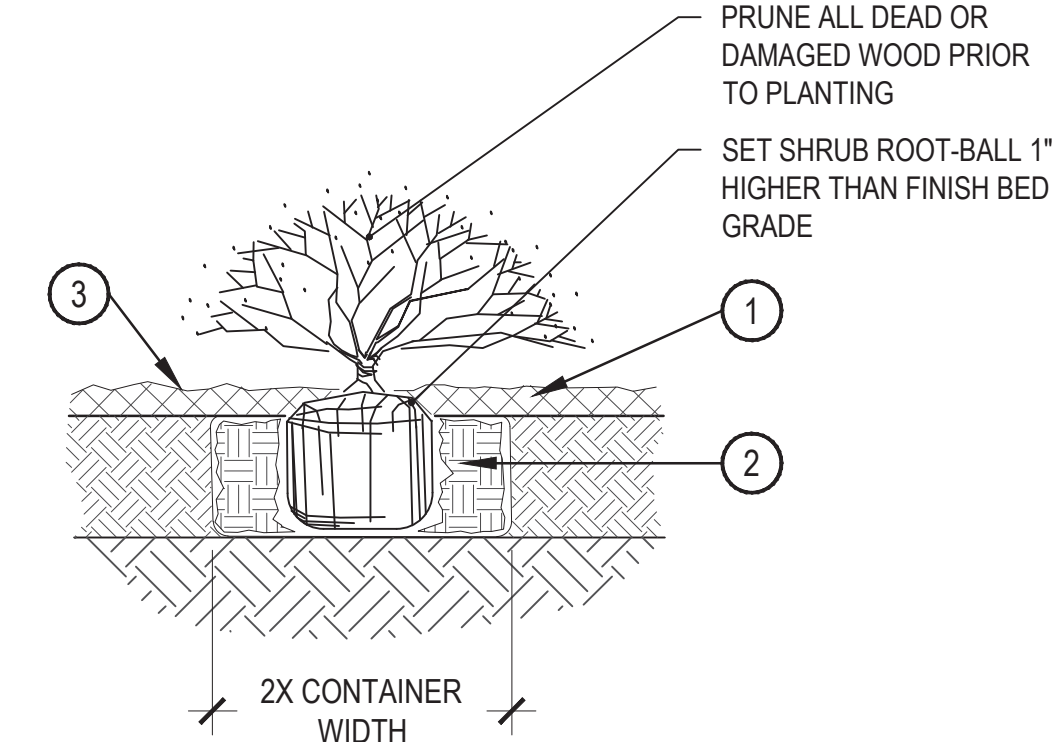
PRUNING NOTES:

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 1-1/2" CALIPER SIZE - MIN. 1 STAKE ON SIDE OF PREVAILING WIND (GENERALLY N.W. SIDE)
 - 1.2 1-1/2" - 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 1-1/2" OF GROWTH AND BUFFER ALL BRANCHES FROM WIRE.

1. PLACE MIN. 3/4" 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. SPECIFIED MULCH

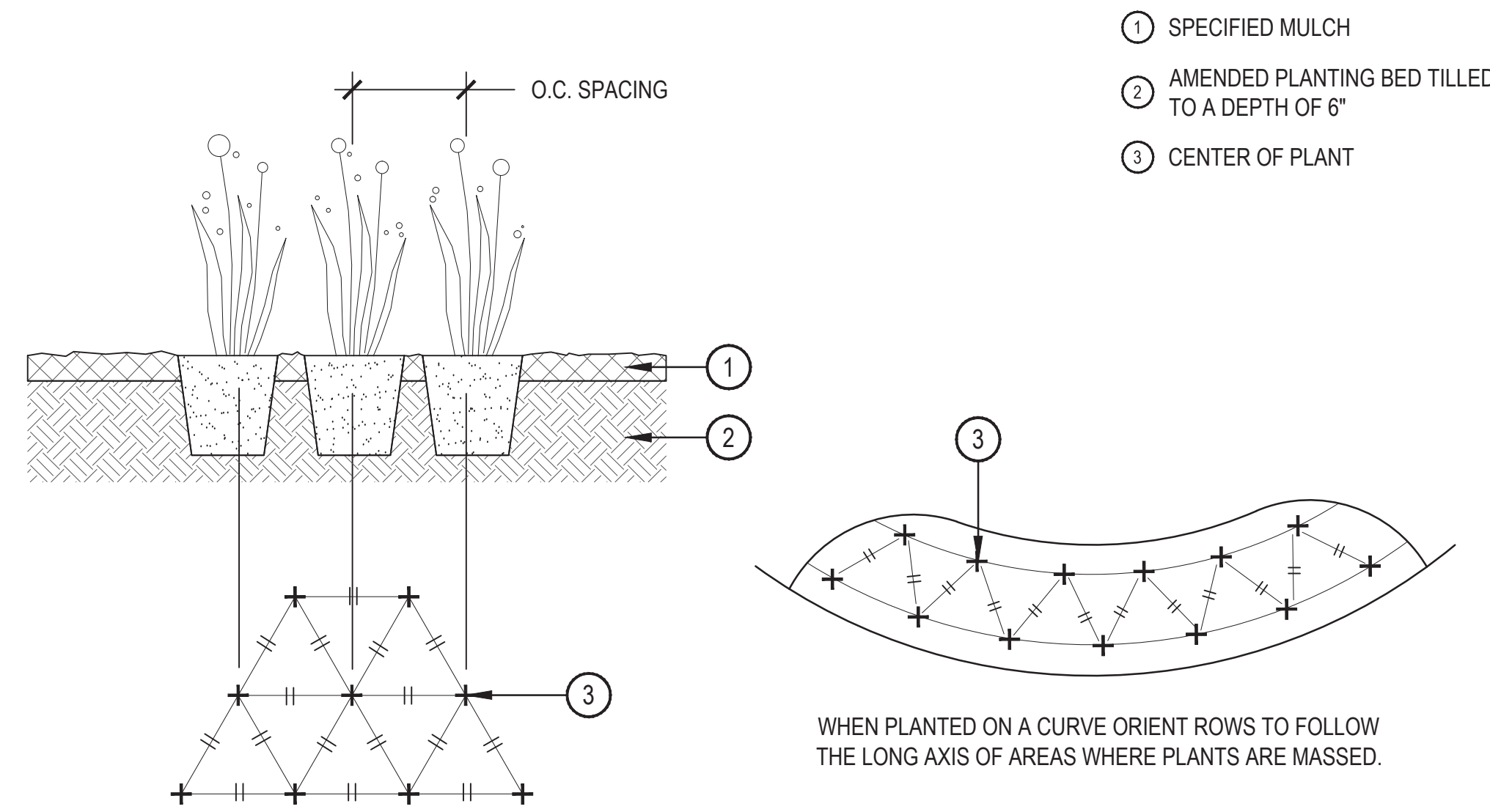
1. SPECIFIED MULCH
2. AMENDED SOIL IN PLANTING BED PER SPECIFICATIONS. TILL SOIL TO A DEPTH OF EIGHT INCHES.
3. FINISH GRADE (TOP OF MULCH)

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 TREE PLANTING DETAIL

SCALE: 3/16" = 1'-0"

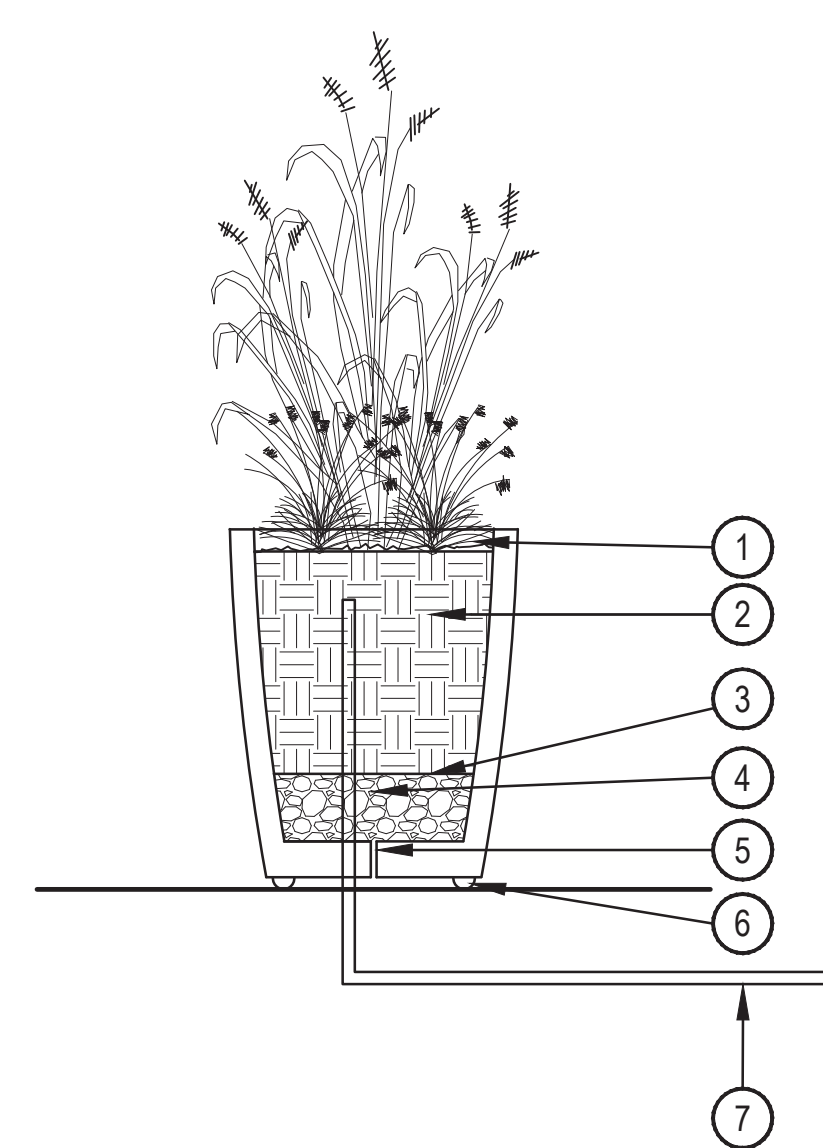


1. SPECIFIED MULCH
2. AMENDED PLANTING BED TILLED TO A DEPTH OF 6"
3. CENTER OF PLANT

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. 2" DEPTH MINI BARK PEBBLE WOOD MULCH
2. AMENDED ANNUAL POT TOPSOIL PER SPECIFICATIONS.
3. MIRAFI WEED CONTROL FABRIC
4. 6" DEPTH CLEAN GRAVEL
5. WEEP HOLE
6. POT PADS BY ALLSOP, OR APPROVED EQUAL, WHEN POT SITS ON PAVEMENT
7. IRRIGATION SOURCE CONNECTION

NOTES:

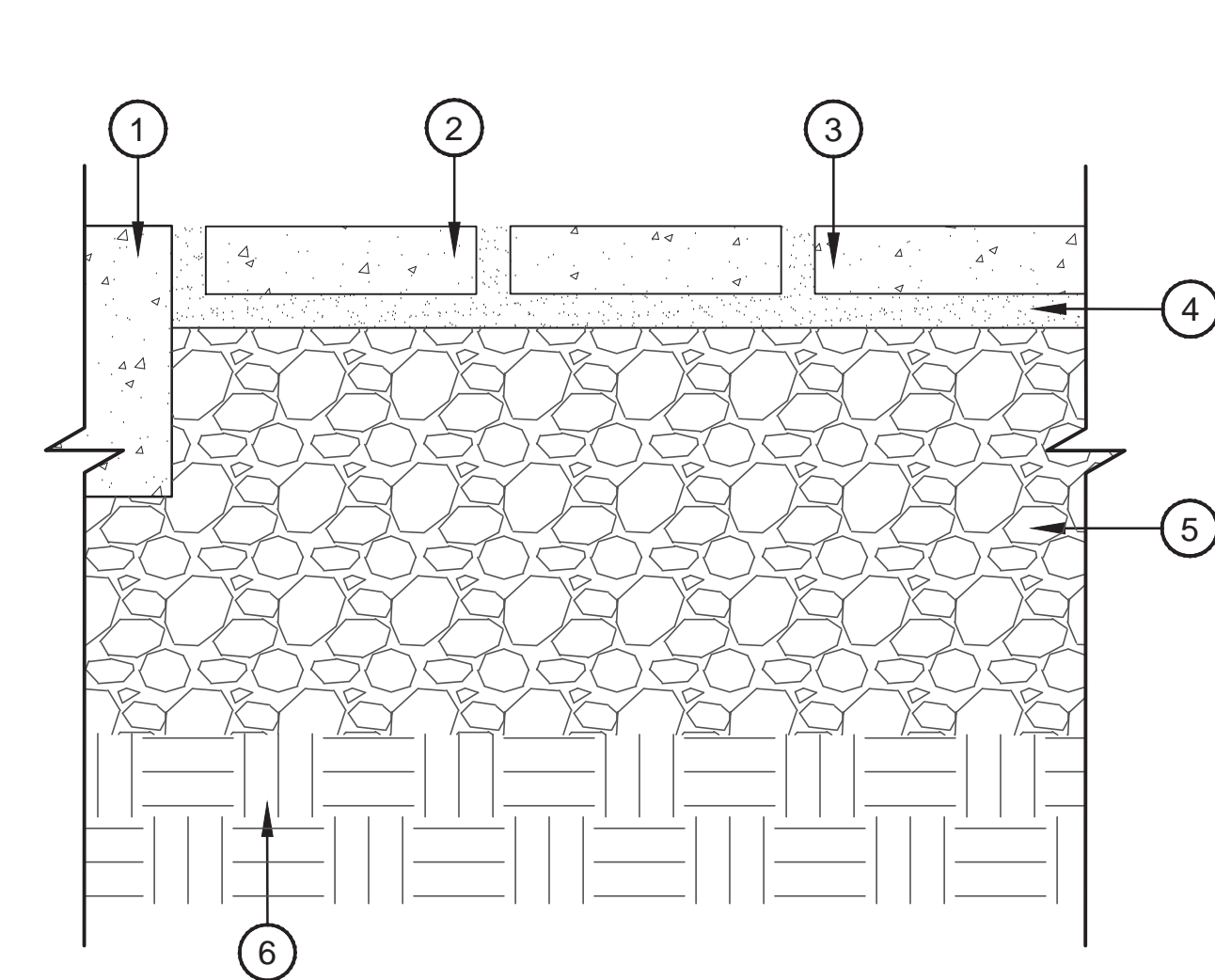
1. ALL POTS TO BE IRRIGATED. REF. IRRIGATION DRAWINGS FOR MORE INFORMATION AND DETAIL.

4 TYPICAL POT PLANTING DETAIL

SCALE: NTS

2 SHRUB PLANTING

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



1. CONCRETE SIDEWALK
2. 6" x 6" EAGLE BAY COTTAGESTONE TEXTURED PAVER — COLOR: LIGHT TERRA COTTA
3. SAND FILLED JOINTS
4. SAND LAYING COURSE 1 1/2" MAXIMUM
5. BASE COURSE AGGREGATE 100% CRUSHED 3/4" TOP SIZE
6. COMPACTED SUBGRADE

5 CONCRETE PAVERS

SCALE: 3" = 1'-0"



6 BENCH

SCALE: NTS

LANDSCAPEFORMS (800-430-6206 x1323)
DESCRIPTION: SCARBOROUGH BENCH - BACKED - HORIZONTAL STRAP - WITH CENTER ARM - 72"
FINISH AND COLOR: BLACK POWDERCOATED METAL
BENCH TO BE SURFACE MOUNTED PER MANUFACTURER SPECIFICATIONS
WEBSITE: www.landscapiforms.com



7 TRASH RECEPTACLE

SCALE: NTS

LANDSCAPEFORMS (800-430-6206 x1323)
DESCRIPTION: SCARBOROUGH LITTER RECEPTACLE - VERTICAL STRAP STYLE - SIDE-OPENING WITH KEYED LOCK
FINISH AND COLOR: BLACK POWDERCOATED METAL
TRASH RECEPTACLE TO BE SURFACE MOUNTED PER MANUFACTURER SPECIFICATIONS
WEBSITE: www.landscapiforms.com



8 BIKE RACK

SCALE: NTS

DUMOR (800-598-4018)
DESCRIPTION: LOOP BIKE RACK 83 SERIES
FINISH AND COLOR: BRONZE
SURFACE MOUNTED AND INSTALLED PER MANUFACTURER SPECIFICATIONS, IN R.O.W.
CITY OF AURORA'S STANDARD BIKE RACK
WEBSITE: www.dumor.com

Provide a detail of the screen wall

Please refer to architectural sheets. The wall is integrated into the building.

NOT FOR CONSTRUCTION

LANDSCAPE DETAILS

SHEET 8

REVISION DATE: 04-06-2018 ISSUE DATE: 01-19-2018

NORRIS DESIGN
Planning | Landscape Architecture | Branding

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Denver, Colorado 80204
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www.norris-design.com

PROJECT NUMBER: #####

Filename: P:\1725 PEORIA\DRAWINGS\SUBMITTALS\SP-02\1725 PEORIA LANDSCAPE PLAN.DWG Layout DTL1
Printed: WED 04/04/18 10:11:11 PM By: Mike Peterson

1725 PEORIA - SITE PLAN WITH WAIVERS

SITUATED IN THE SOUTHEAST QUARTER OF SECTION 3 SOUTH, RANGE 67
WEST OF THE SIXTH PRINCIPAL MERIDIAN,
CITY OF AURORA, COUNTY OF ADAMS, STATE OF COLORADO

HYDROZONE MAP LEGEND

LOW WATER USE: SHRUB BED AND
IRRIGATED NATIVE

HYDRO-ZONE TABLES

PERMANENT TAP		AREA (SF)	
WATER USE TYPE		0 SF	
HIGH WATER USE		3,000 SF	
LOW WATER USE		0 SF	
Z-TAP ZONE		0 SF	

	QUANTITY	AREA VALUE	TOTAL AREA
CANOPY TREES	0	725	0
EVERGREEN/ORNAMENTAL TREES	0	177	0

TOTAL IRRIGATED AREA	3,490 SF
----------------------	----------

WATER USE TABLE

Water Use Table				
Area	Water Conserving Irrigation (Non-Sod)	Non-Water Conserving Irrigation (Sod)	Non-Irrigated Area/ Pavement	Total Area
SITE	2,296 SF	0 SF	28,424 SF	30,720 SF
ROW	704 SF	0 SF	1,764 SF	2,468 SF
Totals:	3,000 SF	0 SF	30,188 SF	33,188 SF

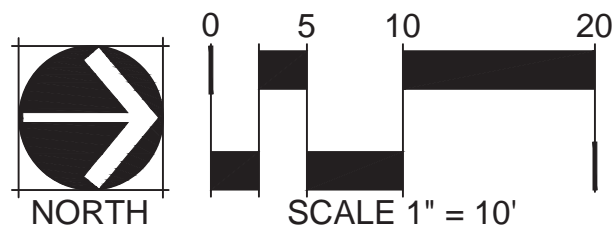
NO CHANGES ARE TO BE MADE TO THIS DRAWING WITHOUT WRITTEN PERMISSION OF HARRIS KOCHER SMITH.

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Printed: WED 04/04/18 1:07:59 PM By: Mike Peterson

NORRIS DESIGN
Planning | Landscape Architecture | Branding

1101 Bannock Street
Denver, Colorado 80204
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PROJECT NUMBER: #####



NOT FOR
CONSTRUCTION

HYDROZONE PLAN
SHEET 9

REVISION DATE: 04-06-2018 ISSUE DATE: 01-19-2018

1725 PEORIA - SITE PLAN WITH WAIVERS

SITUATED IN THE SOUTHEAST QUARTER OF SECTION 3 SOUTH, RANGE 67
WEST OF THE SIXTH PRINCIPAL MERIDIAN,
CITY OF AURORA, COUNTY OF ADAMS, STATE OF COLORADO



1 East Elevation (Front)
Scale: 1/8" = 1'-0"

CITY OF AURORA — Building Design and Architectural Standards

Table 13.4 — Masonry Standards

#1. Small, Medium, and Large multiple family residential 80% shall be clad in a combination of stucco and brick, or stucco and stone.

Note 1. The required minimum percentage of masonry applies to the total net facade area, rather than to each elevation separately.

	North Elevation	South Elevation	East Elevation	West Elevation	TOTAL
BRICK	24%	61%	22%	34%	35%
STUCCO	76%	28%	57%	66%	57%
METAL PANEL	0%	11%	21%	0%	8%

Complies with 80% minimum total masonry requirement per Table 13.4 #2 & Note 1.

92% COMBINED

3 Material Quantities

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

- | | | |
|--|--|--|
| 1 METAL PANEL #1 CHARCOAL GREY | 6 STUCCO #2 REQUISITE GRAY SW 7023 | 11 VINYL WINDOWS OR DOORS CLAY |
| 2 METAL PANEL #2 TERRA COTTA (SOFFIT RETURN) | 7 STUCCO #3 SPICY HUE SW 6342 | 12 STOREFRONT WINDOWS AND DOORS BLACK ANODIZE |
| 3 METAL PANEL #3 ZINC GREY | 8 STUCCO #4 CITYSCAPE SW 7067 | 13 VERTICAL METAL LOUVER (GARAGE SCREEN) CITYSCAPE SW 7019 |
| 4 BRICK SABLE PASS ACME — DENVER | 9 PERFORATED METAL BALCONY GUARDRAIL CLEAR ANODIZE | 14 PERFORATED METAL SCREEN CLEAR ANODIZE |
| 5 STUCCO #1 NAVAJO WHITE SW 6126 | 10 METAL PICKET BALCONY RAIL URBANE BRONZE SW 7048 | |

2 Material Legend

JHP

JHP Architecture / Urban Design
8340 Meadow Road Suite 150
Dallas, Texas 75231
Telephone: 214-363-5687
Fax: 214-363-9563

PROJECT NUMBER: 170602

REVISION DATE: 04-06-2018 ISSUE DATE: 01-19-2018

BUILDING ELEVATIONS
SHEET 10

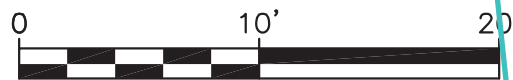
PROJECT NUMBER: 170602

1725 PEORIA - SITE PLAN WITH WAIVERS

SITUATED IN THE SOUTHEAST QUARTER OF SECTION 3 SOUTH, RANGE 67
WEST OF THE SIXTH PRINCIPAL MERIDIAN,
CITY OF AURORA, COUNTY OF ADAMS, STATE OF COLORADO



1 South Elevation (Left)
Scale: 1/8" = 1'-0"



Show screen wall

The wall is a full height brick wall to match the building. The car in the street that just so happened to be in front of this space was removed for clarity.

Please remove all dimensions from the signage in case this changes

All signage dimensions have been removed from the elevations.

CITY OF AURORA Table 13.4 - Masonry

#1. Small, Medium, and Large multiple family residential 80% shall be clad in a combination of stucco and brick, or stucco and stone.
Note 1. The required minimum per applies to the total net facade area, rather than to each elevation separately.

	North Elevation	South Elevation	from the elevations.		West Elevation	TOTAL
BRICK	24%	61%	22%		34%	35%
STUCCO	76%	28%	57%		66%	57%
METAL PANEL	0%	11%	21%		0%	8%

Complies with 80% minimum total masonry requirement per Table 13.4 #2 & Note 1.

3 Material Quantities
Scale: 1/4" = 1'-0"

Please provide a detail of the screen wall somewhere within the plan set. It should also be shown on this elevation

The wall is a full height brick wall to match the building. The car in the street that just so happened to be in front of this space was removed for clarity.

- | | | |
|--|--|--|
| 1 METAL PANEL #1 CHARCOAL GREY | 6 STUCCO #2 REQUISITE GRAY SW 7023 | 11 VINYL WINDOWS OR DOORS CLAY |
| 2 METAL PANEL #2 TERRA COTTA (SOFFIT RETURN) | 7 STUCCO #3 SPICY HUE SW 6342 | 12 STOREFRONT WINDOWS AND DOORS BLACK ANODIZE |
| 3 METAL PANEL #3 ZINC GREY | 8 STUCCO #4 CITYSCAPE SW 7067 | 13 VERTICAL METAL LOUVER (GARAGE SCREEN) CITYSCAPE SW 7019 |
| 4 BRICK SABLE PASS ACME - DENVER | 9 PERFORATED METAL BALCONY GUARDRAIL CLEAR ANODIZE | 14 PERFORATED METAL SCREEN CLEAR ANODIZE |
| 5 STUCCO #1 NAVAJO WHITE SW 6126 | 10 METAL PICKET BALCONY RAIL URBANE BRONZE SW 7048 | |

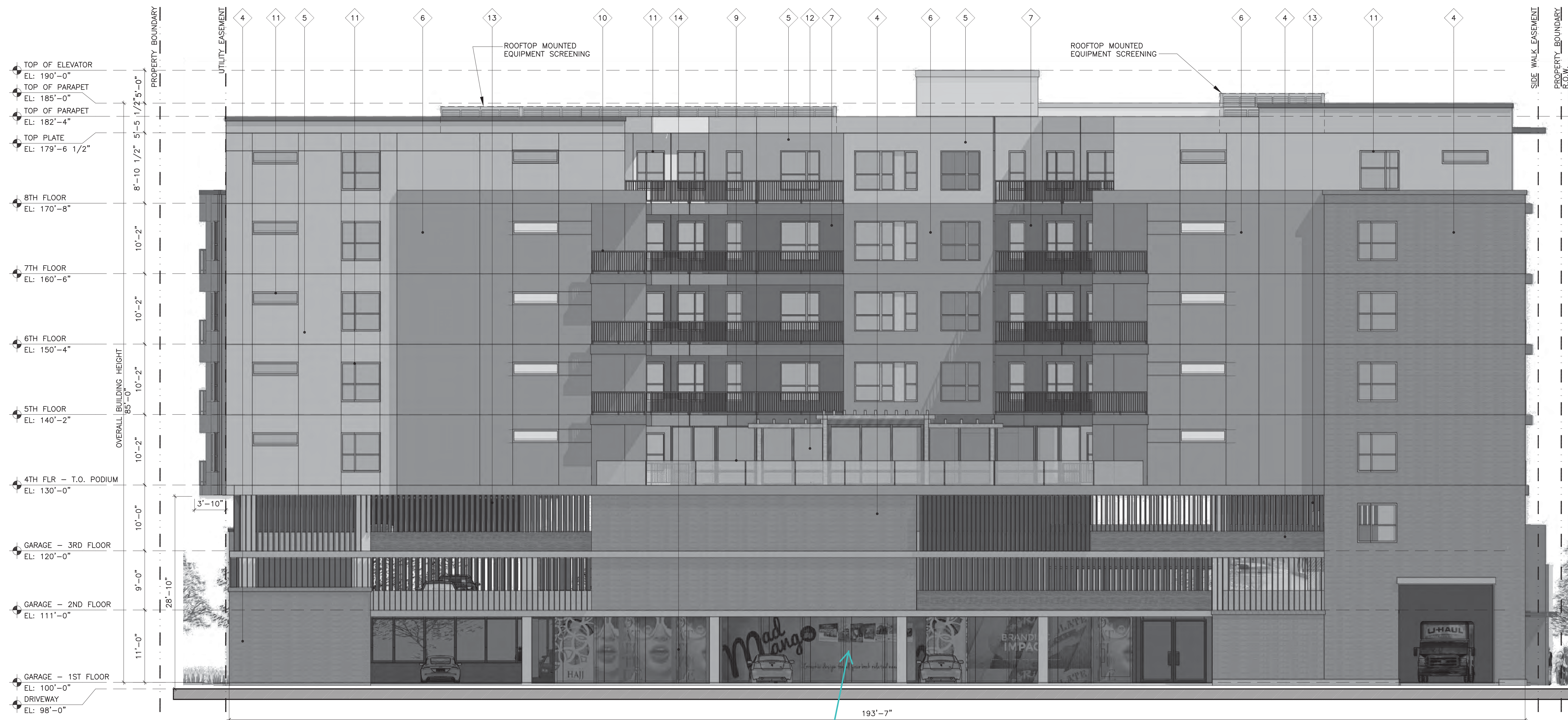
2 Material Legend

JHP

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1725 PEORIA - SITE PLAN WITH WAIVERS

SITUATED IN THE SOUTHEAST QUARTER OF SECTION 3 SOUTH, RANGE 67
WEST OF THE SIXTH PRINCIPAL MERIDIAN,
CITY OF AURORA, COUNTY OF ADAMS, STATE OF COLORADO



1 West Elevation (Back)
Scale: 1/8" = 1'-0"

CITY OF AURORA — Building Design and Architectural Standards
Table 13.4 — Masonry Standards

#1. Small, Medium, and Large multiple family residential 80% shall be clad in a combination of stucco and brick, or stucco and stone.
Note 1. The required minimum percentage of masonry shall be applied to each elevation separately.

	North Elevation	South Elevation	East Elevation	West Elevation	TOTAL
BRICK	24%	61%	22%	34%	
STUCCO	76%	28%	57%	66%	
METAL PANEL	0%	11%	21%	0%	8%

3 Material Quantities
Scale: 1/4" = 1'-0"

Please remove this graphic from the building elevations as it could cause confusion from the zoning inspectors

All graphics have been removed from the elevations in the windows or on the screens as requested.

implies with 80% minimum total masonry requirement per Table 13.4 #2 Note 1.

1 METAL PANEL #1 CHARCOAL GREY	6 STUCCO #2 REQUISITE GRAY SW 7023	11 VINYL WINDOWS OR DOORS CLAY
2 METAL PANEL #2 TERRA COTTA (SOFFIT RETURN)	7 STUCCO #3 SPICY HUE SW 6342	12 STOREFRONT WINDOWS AND DOORS BLACK ANODIZE
3 METAL PANEL #3 ZINC GREY	8 STUCCO #4 CITYSCAPE SW 7067	13 VERTICAL METAL LOUVER (GARAGE SCREEN) CITYSCAPE SW 7019
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5 STUCCO #1 NAVAJO WHITE SW 6126	10 METAL PICKET BALCONY RAIL URBANE BRONZE SW 7048	

2 Material Legend

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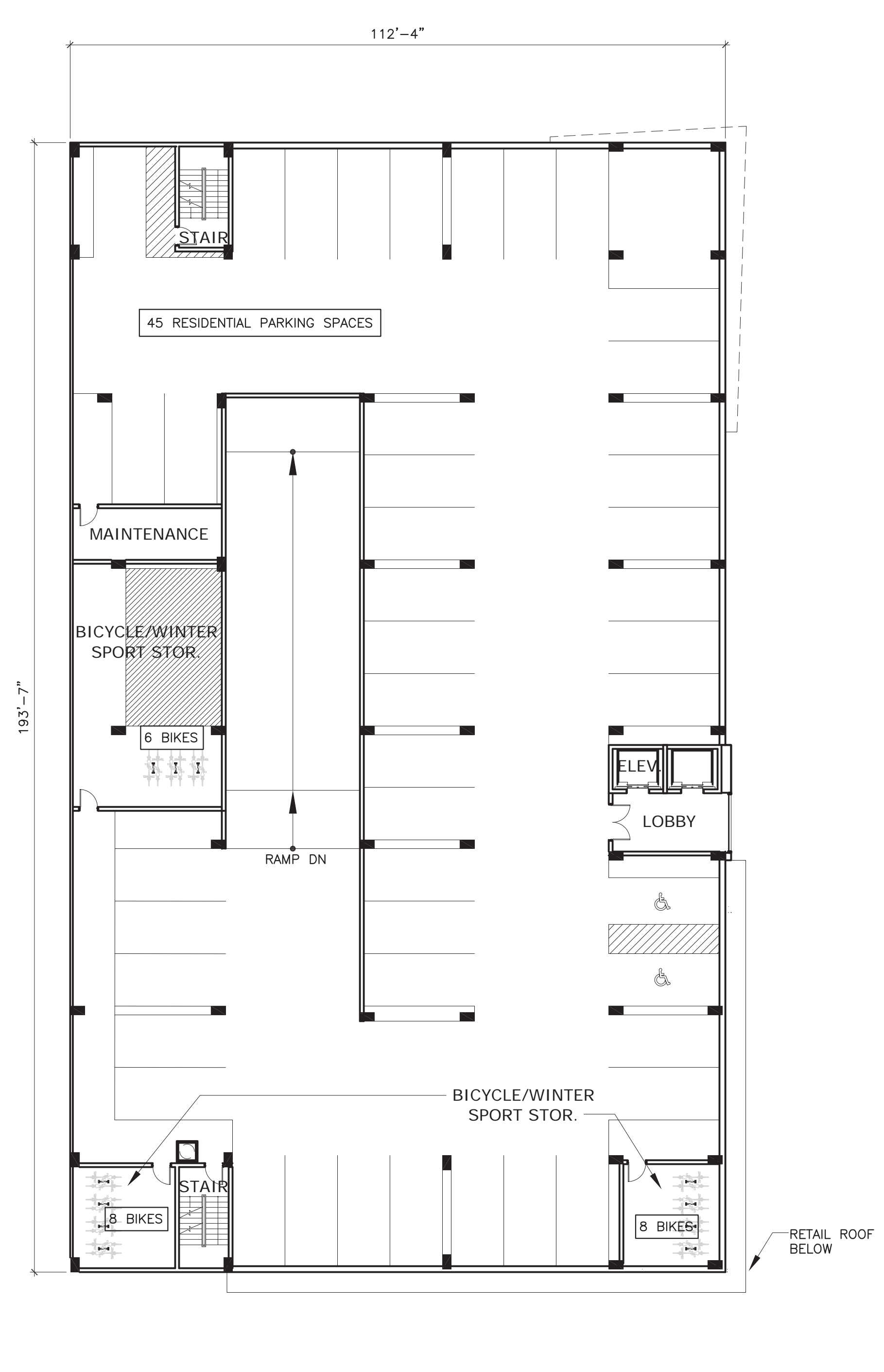
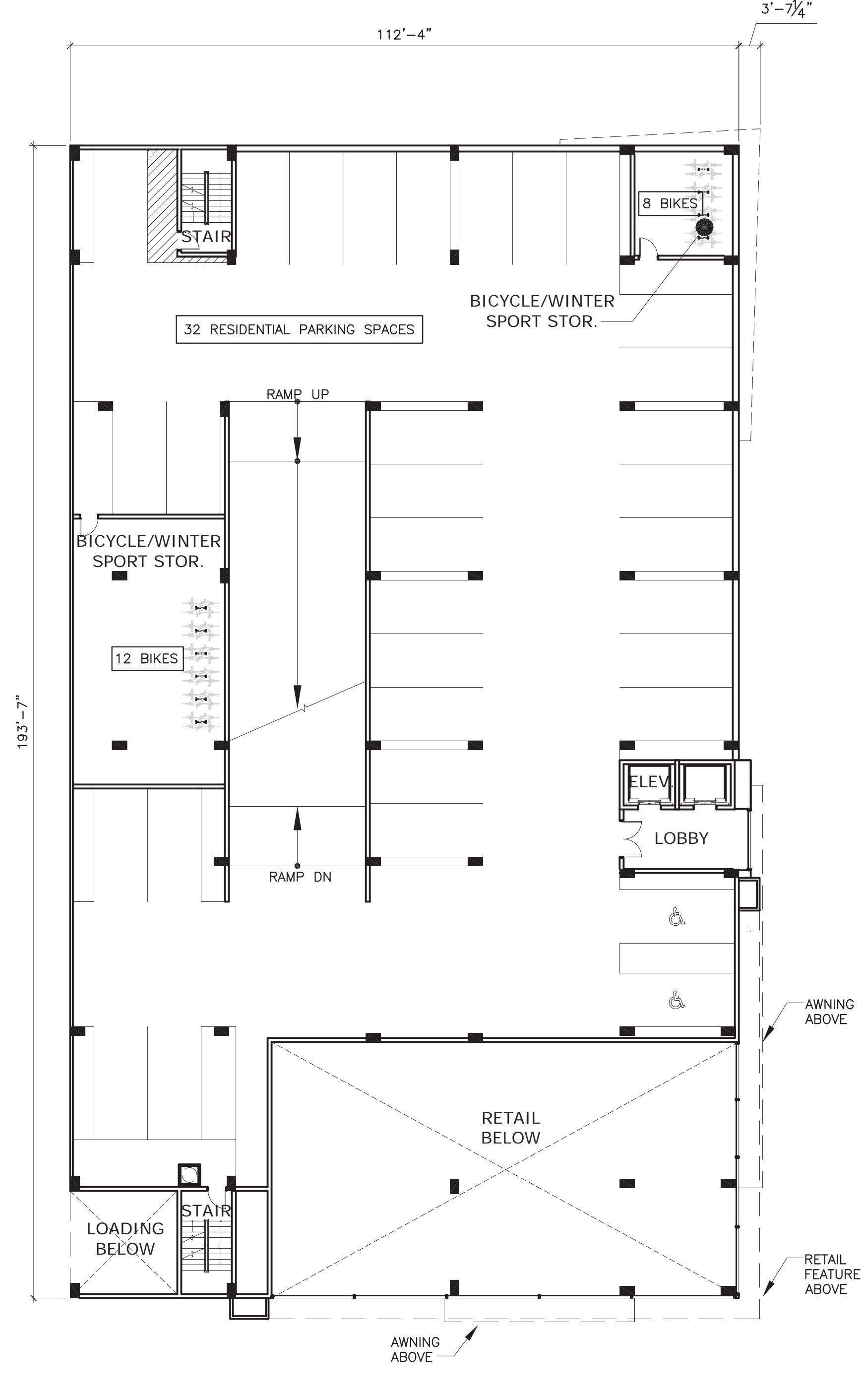
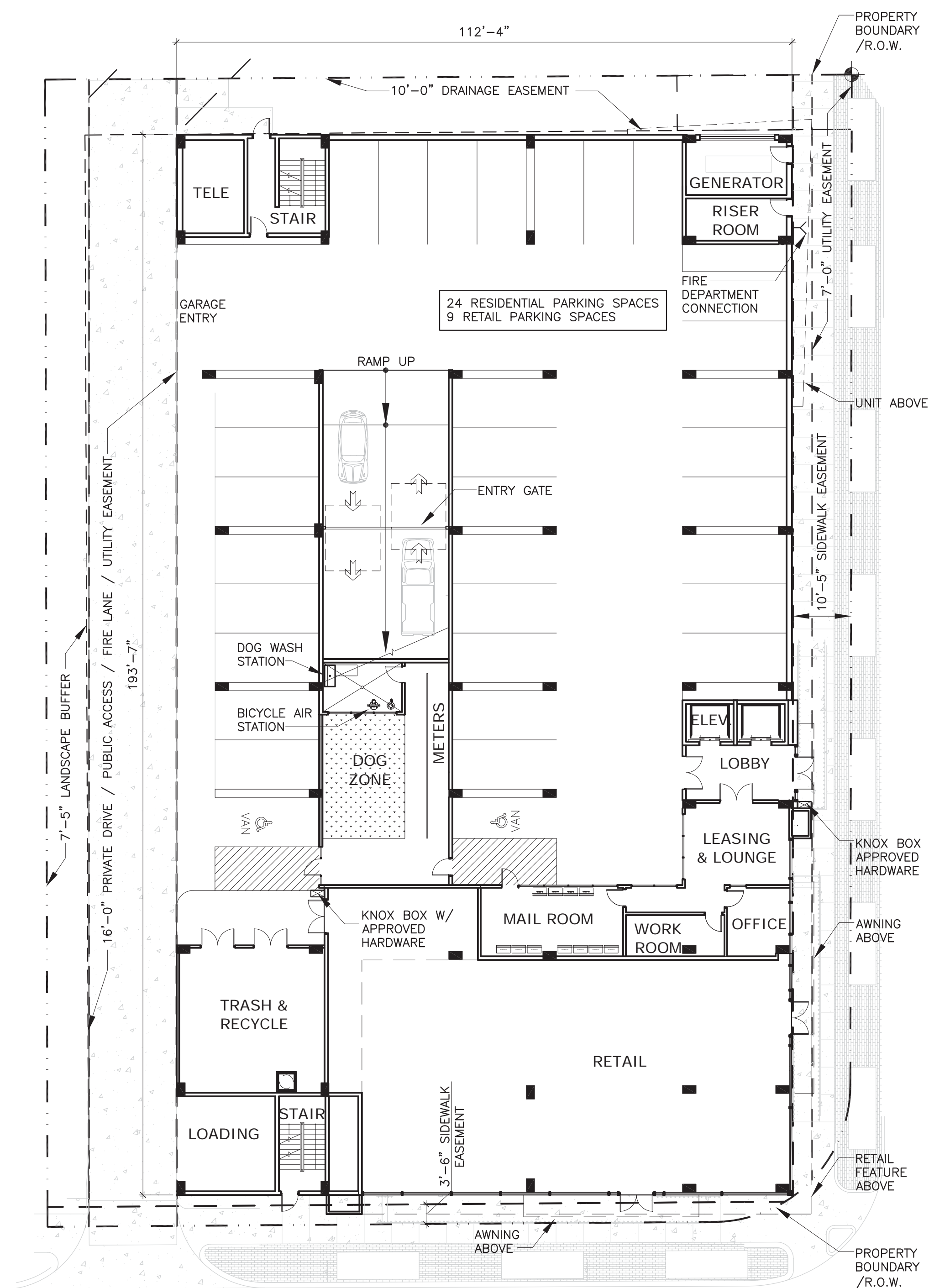
PROJECT NUMBER: 170602

REVISION DATE: 04-06-2018 ISSUE DATE: 01-19-2018 BUILDING ELEVATIONS SHEET 13

1725 PEORIA - SITE PLAN WITH WAIVERS

SITUATED IN THE SOUTHEAST QUARTER OF SECTION 3 SOUTH, RANGE 67

WEST OF THE SIXTH PRINCIPAL MERIDIAN,
CITY OF AURORA, COUNTY OF ADAMS, STATE OF COLORADO



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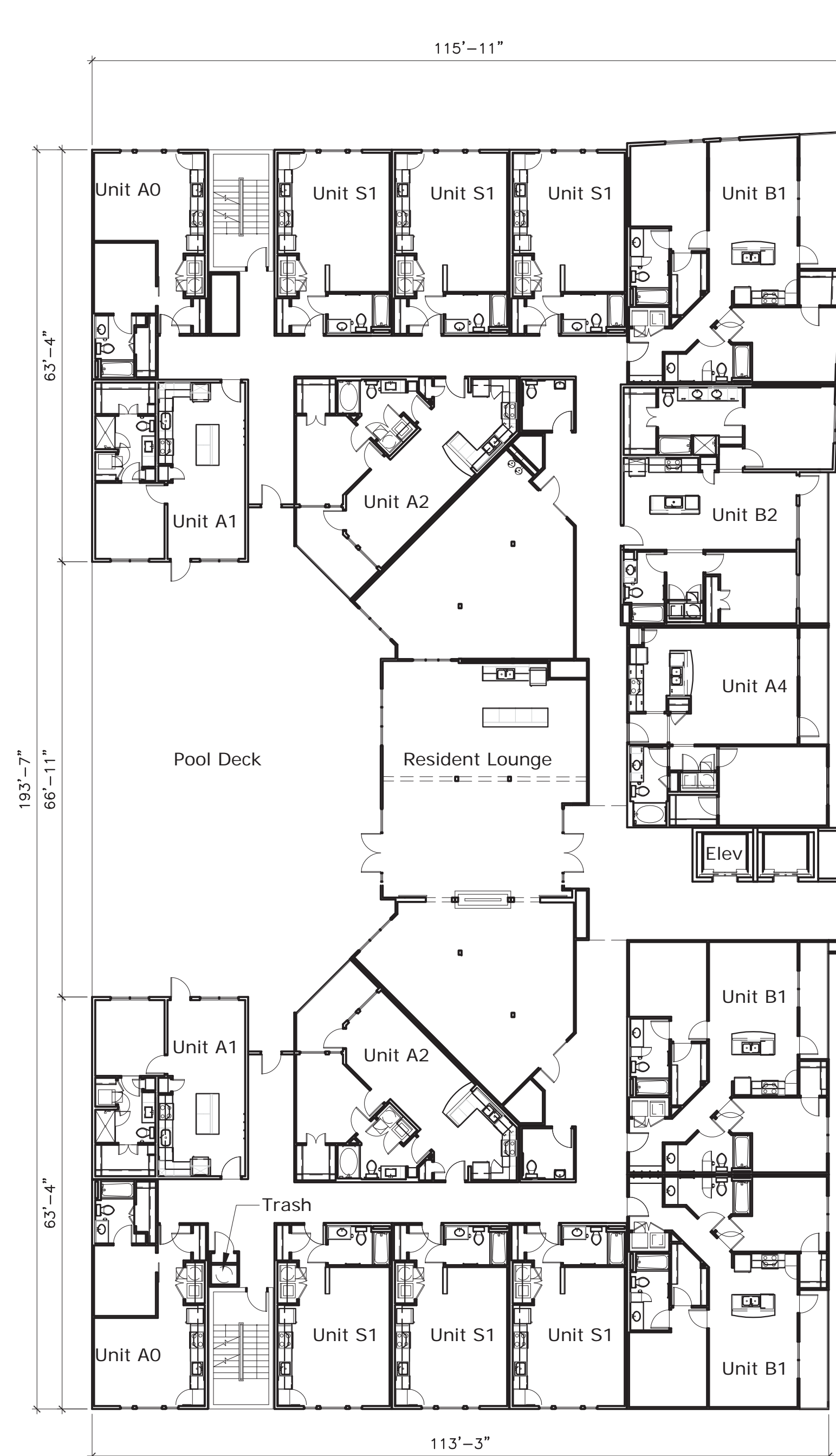
PROJECT NUMBER: 170602

REVISION DATE: 04-06-2018 ISSUE DATE: 01-19-2018

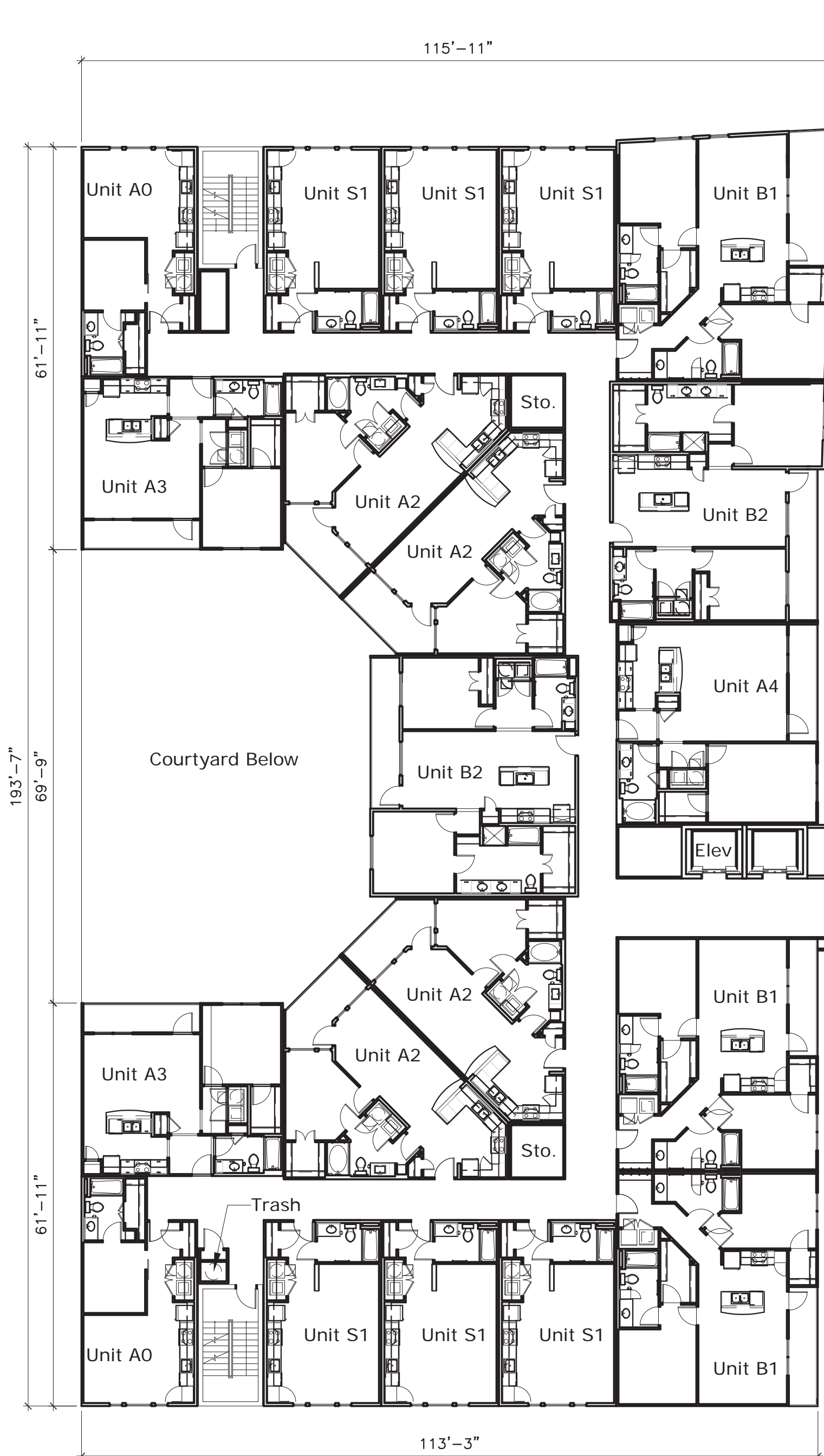
BUILDING PLANS
SHEET 14

1725 PEORIA - SITE PLAN WITH WAIVERS

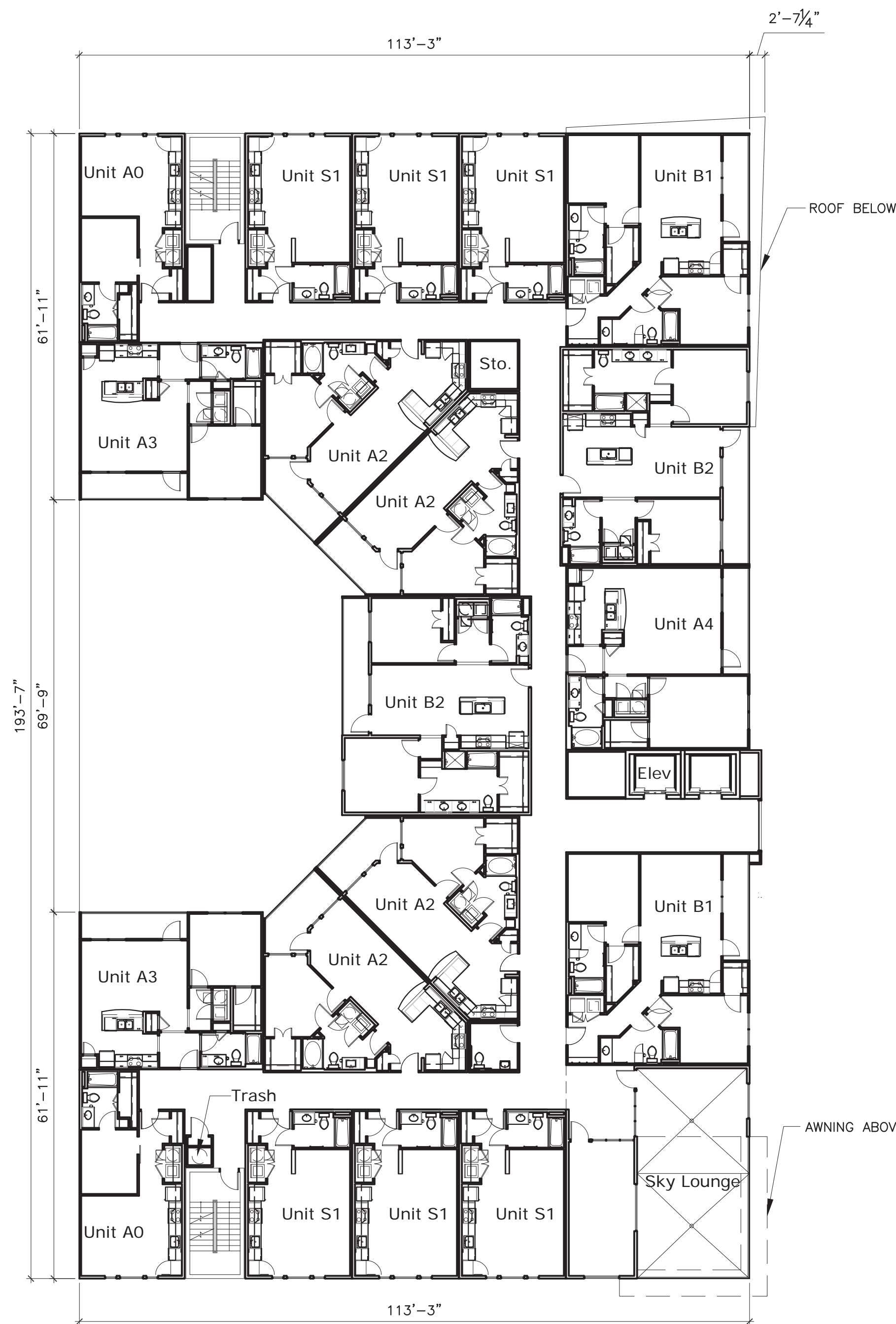
SITUATED IN THE SOUTHEAST QUARTER OF SECTION 3 SOUTH, RANGE 67
WEST OF THE SIXTH PRINCIPAL MERIDIAN,
CITY OF AURORA, COUNTY OF ADAMS, STATE OF COLORADO



01 Building - Fourth Floor
Scale: 1/16" = 1'-0" 17 UNITS



02 Building - Fifth, Sixth & Seventh Floors
Scale: 1/16" = 1'-0" 20 UNITS PER FLOOR

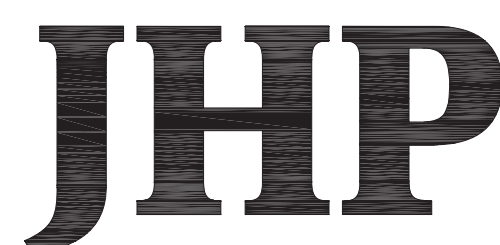


03 Building - Eighth Floor
Scale: 1/16" = 1'-0" 19 UNITS



Unit Description	S1 1B/1B	A0 1B/1B	A1 1B/1B	A2 1B/1B	A3 1B/1B	A4 1B/1B	B1 2B/2B	B2 2B/2B	Unit Totals/Avg.
Total Number	30	10	2	18	8	5	14	9	96
Balcony Square Footage	0	0	0	100	82	82	82	105	
Market Net Square Footage	515	582	672	719	742	879	1,034	1,078	730
Market Gross Square Footage	515	582	672	819	824	961	1,116	1,183	782
Percent of Total	31.3%	10.4%	2.1%	18.8%	8.3%	5.2%	14.6%	9.4%	100.0%

Total Number of Units with Balconies >80 sf Required (50% of 96 Units) = 48
Total Number of Units with Balconies >80 sf Provided = 54



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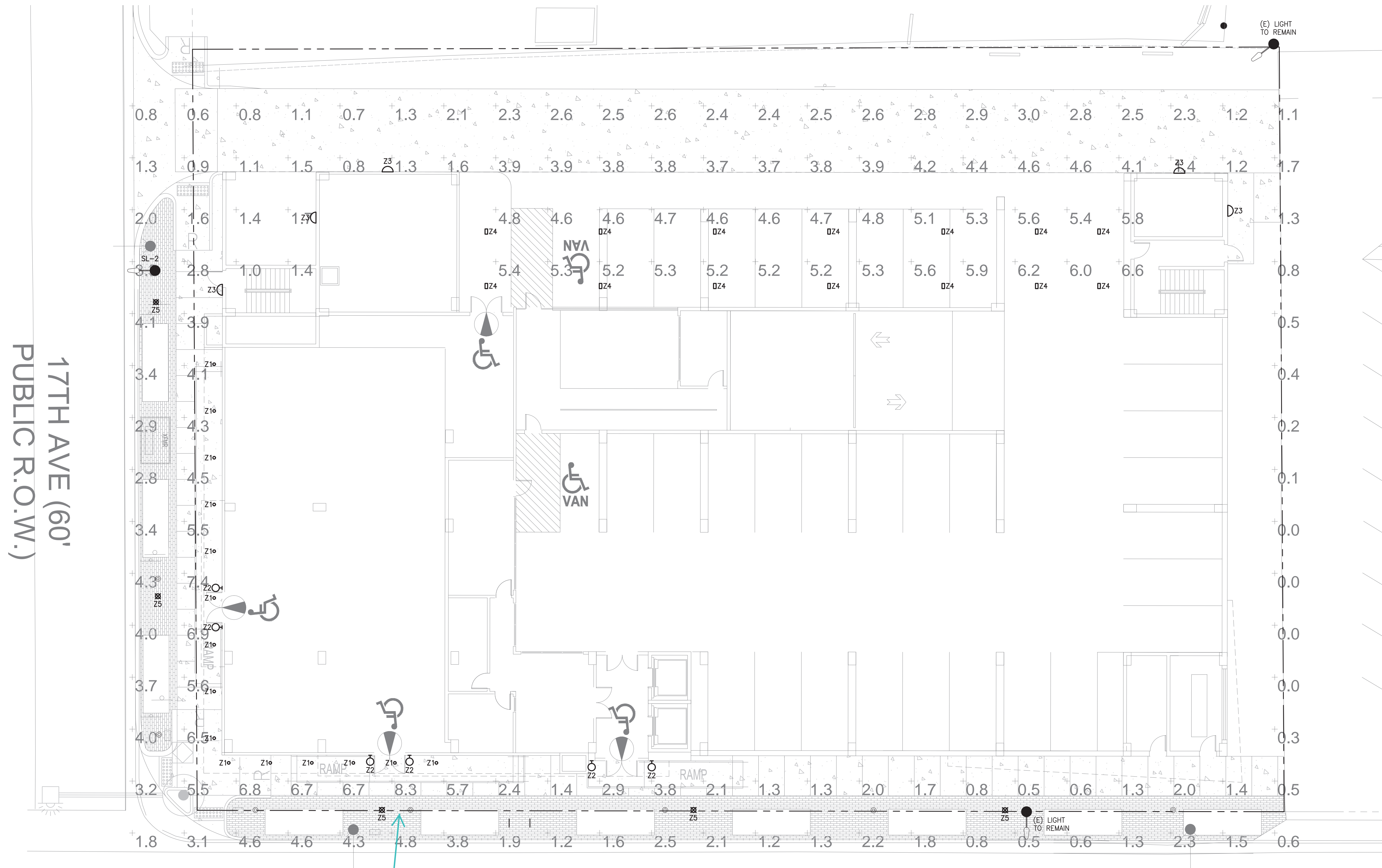
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BUILDING PLANS
SHEET 15

1725 PEORIA - SITE PLAN WITH WAIVERS

SITUATED IN THE SOUTHEAST QUARTER OF SECTION 3 SOUTH, RANGE 67
WEST OF THE SIXTH PRINCIPAL MERIDIAN,
CITY OF AURORA, COUNTY OF ADAMS, STATE OF COLORADO



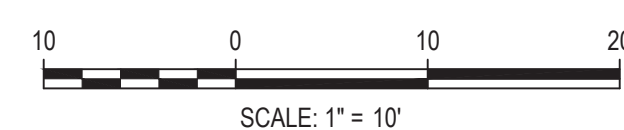
GENERAL NOTES:

1. ALL EXTERIOR SITE LIGHTING FIXTURES SHALL BE CONTROLLED BY AN ASTRONOMICAL TIMECLOCK OR PHOTOCELL.
2. PHOTOMETRIC CALCULATIONS HAVE BEEN DETERMINED USING A LIGHT LOSS FACTOR OF 1.0
3. VALUES SHOWN ARE MAINTAINED HORIZONTAL ILLUMINANCE VALUES MEASURED AT GRADE.
4. SITE LIGHTING DESIGN HAS BEEN COMPLETED TO PRODUCE EVEN ILLUMINATION OF PARKING AND PAVED AREAS WITH NO GLARE ONTO ADJACENT PROPERTIES.
5. THERE WILL BE NO OFF-SITE GLARE ALLOWED.
6. PHOTOMETRIC VALUES ALONG CENTERRA PARKWAY AND SKY POND DRIVE REFLECT STREET LIGHTING AS DESIGNED FOR METRO DISTRICT. POLE LIGHTS AND VALUES AS SHOWN FOR REFERENCE ONLY.

PEORIA ST
(VARIABLE-WIDTH
PUBLIC R.O.W.)



735 S. Xenon Ct. #201
Lakewood, Colorado 80228
Ph: 303.716.1270
Fax: 303.716.1272
www.givenandassociates.com



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Plotted: FRI 04/06/18 9:10:18A By: Jon Wagner

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