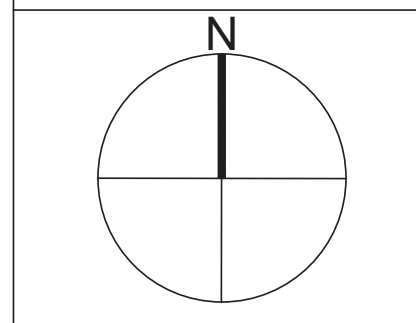




Shadow Ridge II at Southlands

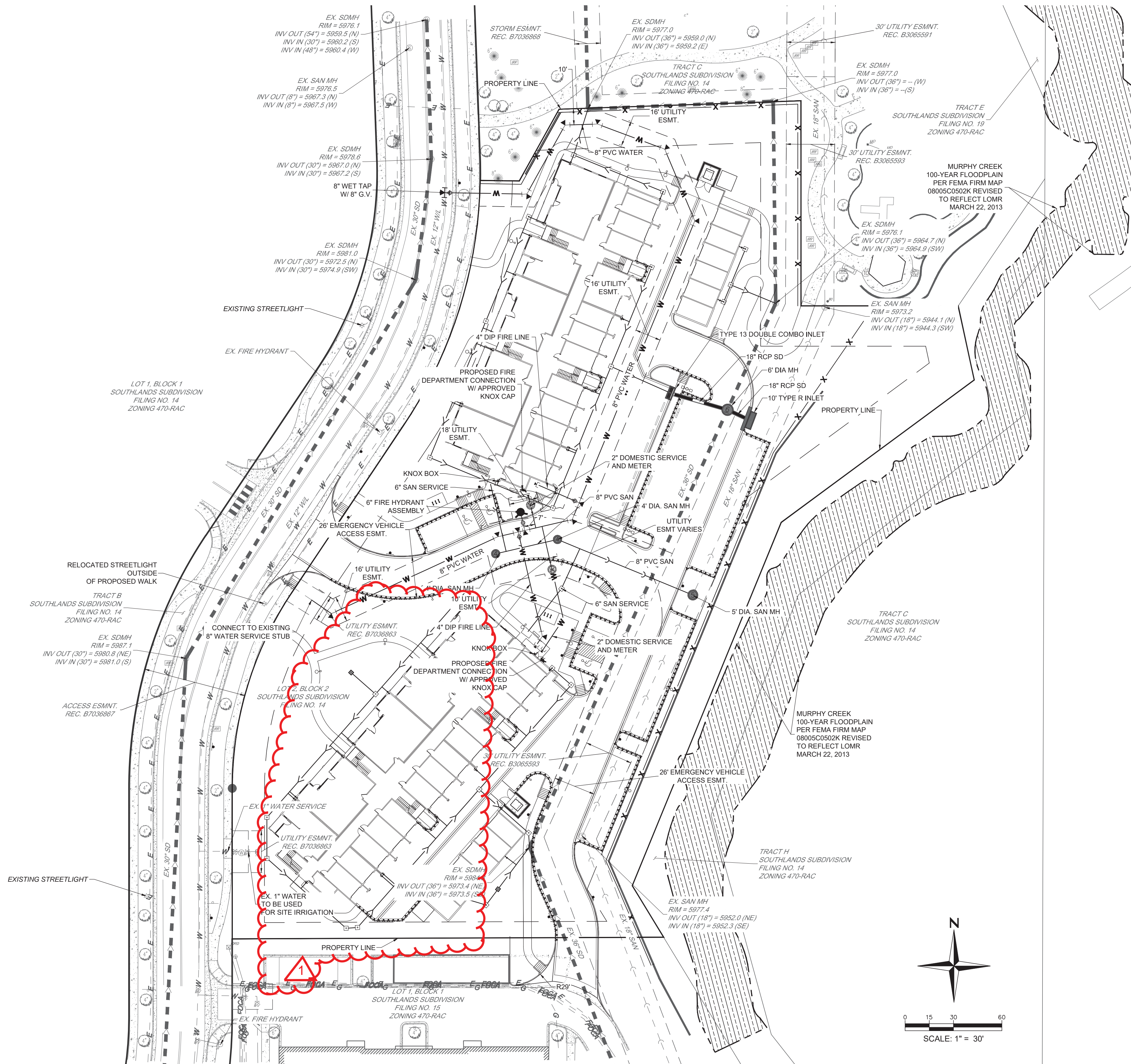
Start Date: November, 2015
Issue Date & Description:
02.23.2016 SUBMITTAL #1
05.12.2016 SUBMITTAL #2
07.01.2016 SUBMITTAL #3
08.09.2016 SUBMITTAL #4



Scale:

Issue Date:	MAY 12, 2016
Sheet Title:	SITE PLAN
Sheet Number:	

C1.1



- NOTES:
1. THIS PROJECT IS LOCATED ON MAP PAGE 23 V.
 2. ALL FIRE HYDRANTS SHALL BE LOCATED NOT LESS THAN THREE FEET-SIX INCHES (3'-6") AND NOT MORE THAN EIGHT (8) FEET FROM THE BACK OF CURB TO THE CENTER OF THE HYDRANT AND SHALL BE UNOBSTRUCTED ON THE STREET SIDE.
 3. ALL FIRE SERVICE LINES SHALL BE INSTALLED, IN THEIR ENTIRETY, BY A STATE LICENSED CONTRACTOR. LICENSING CAN BE OBTAINED FROM THE COLORADO DIVISION OF FIRE SAFETY LOCATED AT 690 KIPLING STREET, LAKEWOOD, CO 80215 (303-239-4600). IN ADDITION, APPROVED CIVIL PLANS FROM THE CITY OF AURORA WATER DEPARTMENT ARE REQUIRED FOR ALL FIRE SERVICE LINE CONNECTIONS. THE CONTRACTOR MUST PRESENT LICENSE AND APPROVED CIVIL PLANS TO THE PUBLIC IMPROVEMENTS DIVISION OF THE PUBLIC WORKS DEPARTMENT BEFORE PERMITS ARE ISSUED. ONCE THE PERMIT HAS BEEN ISSUED CONTACT THE CITY OF AURORA BUILDING CODES DIVISION AT 303-739-7420 TO SCHEDULE A FLUSH INSPECTION WITH A LIFE SAFETY INSPECTOR. FIRE SERVICE LINES SHALL BE RESTRAINED FOR THEIR ENTIRE LENGTH. REFER TO THE CITY OF AURORA PUBLIC UTILITY IMPROVEMENTS RULES AND REGULATIONS REGARDING STANDARDS AND SPECIFICATIONS, SECTION 15.00.
 4. NO CONNECTIONS ARE ALLOWED TO THE FIRE SERVICE LINE BETWEEN THE GATE VALVE AT THE WATER LINE MAIN AND THE BACKFLOW PREVENTER (WITHIN THE BUILDING).
 5. ALL FIRE LINES AND COMMERCIAL WATER SERVICE LINES WILL REQUIRE REDUCED PRESSURE BACK FLOW PREVENTER OR DOUBLE CHECK VALVES AS REQUIRED BY THE CITY OF AURORA UTILITY DEPARTMENT. CONTACT THE BUILDING DIVISION AT 303-739-7420 TO SCHEDULE FLOW TEST FOR PRIVATE FIRE LINES PRIOR TO THE ISSUANCE OF A CERTIFICATE OF OCCUPANCY.
 6. OTHER THAN THE 90 DEGREE VERTICAL BEND IN THE FIRE SERVICE LINE AT THE BUILDING RISER, FIRE SERVICE LINES MAY HAVE ONE 90 DEGREE BEND, OR MORE THAN ONE BEND WHEN THE SUM OF ALL BENDS DOES NOT EXCEED 90 DEGREES, IN THE LENGTH OF LINE FROM THE WATER MAIN TEE TO THE RISER.
 7. ALL FIRE LINES, LANDSCAPE IRRIGATION LINES AND COMMERCIAL WATER SERVICE LINES WILL REQUIRE A REDUCED PRESSURE BACKFLOW PREVENTION ASSEMBLY OR DOUBLE CHECK BACKFLOW PREVENTION ASSEMBLY AS REQUIRED BY THE CITY OF AURORA WATER DEPARTMENT. CONTACT THE BUILDING DIVISION AT (303) 739-7420 TO SCHEDULE FLOW TESTS FOR PRIVATE FIRE LINES PRIOR TO THE ISSUANCE OF A CERTIFICATE OF OCCUPANCY. FOR MORE INFORMATION ON BACKFLOW PREVENTION, CONTACT AURORA WATER AT (303) 326-8129.
 8. ALL BACKFLOW PREVENTION ASSEMBLIES WILL BE INSTALLED AND CONFORM TO THE CITY OF AURORA "PUBLIC UTILITY RULES AND REGULATIONS REGARDING STANDARDS AND SPECIFICATIONS", LATEST REVISION. ONLY APPROVED ON-OWN PREVENTION ASSEMBLIES SHALL BE INSTALLED APPLICABLE FOR THE DEGREE OF HAZARD, AS DETERMINED BY AURORA WATER.
 9. ALL UTILITY, ACCESS, AND SIDEWALK EASEMENTS THAT ARE PROPOSED WILL BE DEDICATED BY SEPARATE DOCUMENT.

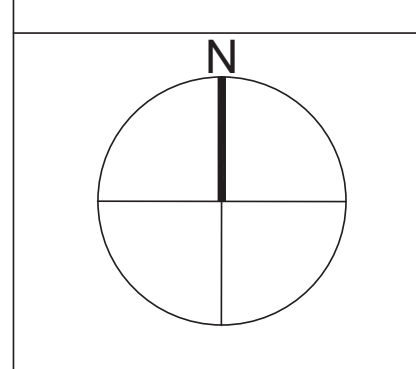
LEGEND	
	PROPOSED PROPERTY LINE
	PROPOSED EASEMENT
	PROPOSED STORM SEWER
	PROPOSED SANITARY SEWER
	PROPOSED MANHOLE
	PROPOSED INLET
	PROPOSED CLEANOUT
	PROPOSED WATER LINE
	PROPOSED WATER BEND
	PROPOSED WATER CROSS
	PROPOSED WATER TEE
	PROPOSED WATER VALVE
	PROPOSED FIRE HYDRANT
	PROPOSED PLUG/CAP
	EXISTING SANITARY MANHOLE
	EXISTING FIRE HYDRANT
	EXISTING WATER VALVE
	EXISTING WATER LINE
	EXISTING SANITARY SEWER
	EXISTING STORM SEWER
	EXISTING RECLAIMED WATER LINE
	EXISTING FIBER OPTIC CABLE
	EXISTING GAS

SITE BENCHMARK
CITY OF AURORA BENCHMARK 556517SW002 BEING A 3-1/4" ALUMINUM ALLOY CAP SET IN CONCRETE STAMPED "CITY OF AURORA T55 R65W 18 17 19 20 LS 16419 1981" LOCATED SOUTH OF THE INTERSECTION OF EAST ORCHARD ROAD AND SOUTH POWHATON ROAD IN THE FENCE LINE OF A NORTH SOUTH AND EAST WEST BARBED WIRE FENCE IN THE SOUTHWEST CORNER OF CITY OF AURORA OPEN SPACE
ELEVATION = 5954.43 (NAVD88)



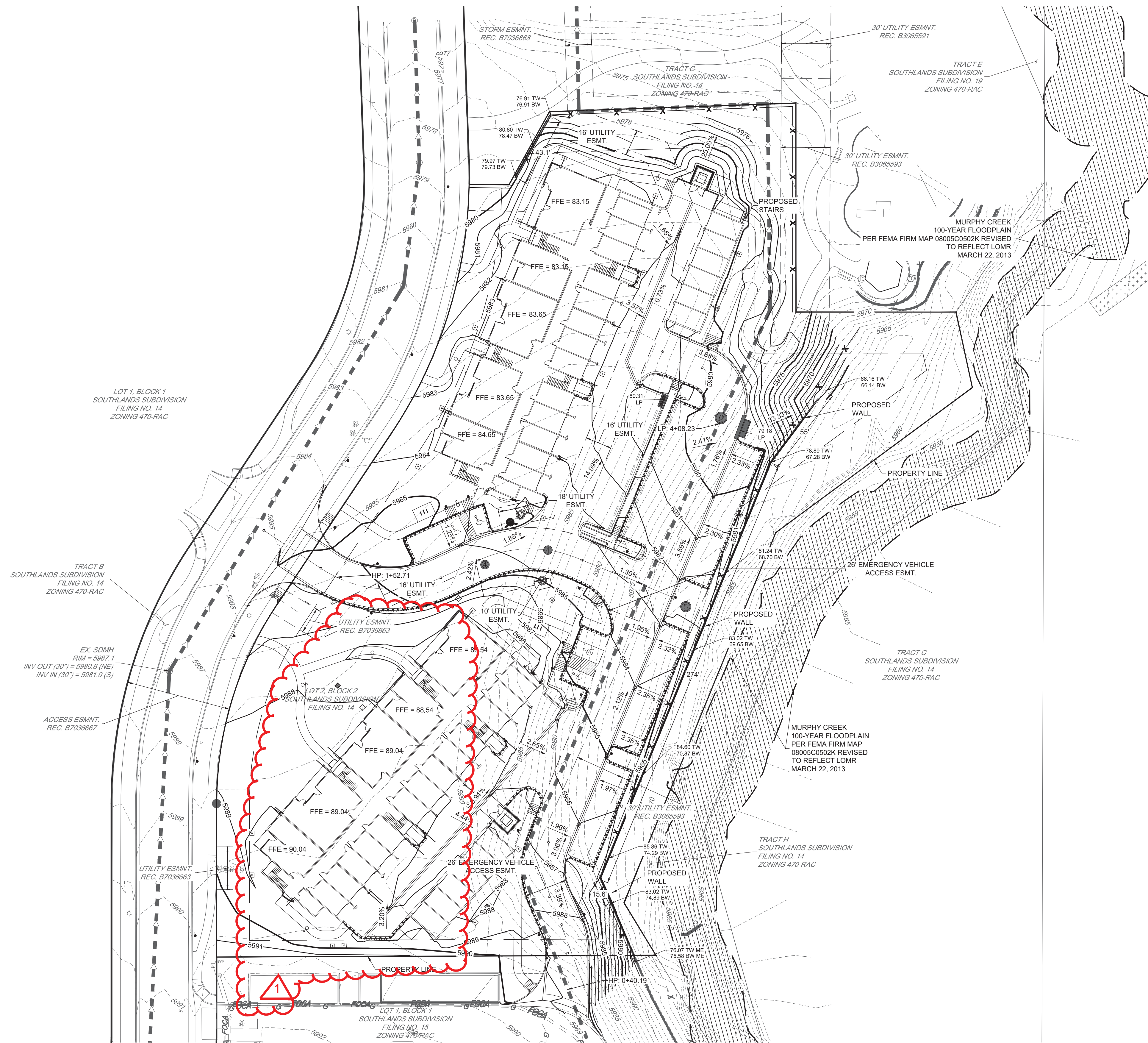
Shadow Ridge II at Southlands Aurora, CO

Start Date: November, 2015
Issue Date & Description:
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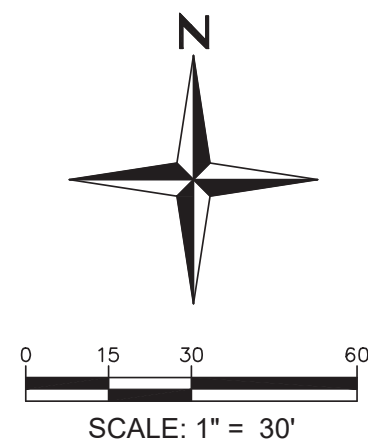
Issue Date:
MAY 12, 2016
Sheet Title:
UTILITY PLAN
Sheet Number:

C1.2



NOTE:

1. ALL UTILITY, ACCESS, AND SIDEWALK EASEMENTS THAT ARE PROPOSED WILL BE DEDICATED BY SEPARATE DOCUMENT.

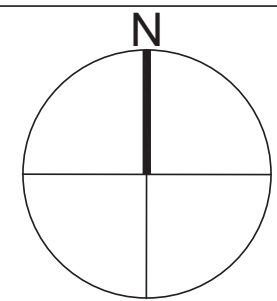


SITE BENCHMARK
CITY OF AURORA BENCHMARK 558517SW002 BEING A 3-1/4" ALUMINUM ALLOY CAP SET IN CONCRETE STAMPED "CITY OF AURORA TSS R65W 18 17 19 20 IS 16418 1981" LOCATED SOUTH OF THE INTERSECTION OF EAST ORCHARD ROAD AND SOUTH POWHATON ROAD IN THE FENCE LINE OF A NORTH SOUTH AND EAST WEST BARBED WIRE FENCE IN THE SOUTHWEST CORNER OF CITY OF AURORA OPEN SPACE
ELEVATION = 5954.43 (NAVD88)



Shadow Ridge II at Southlands Aurora, CO

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08.09.2016 SUBMITTAL #4



Scale:

Issue Date:
MAY 12, 2016
Sheet Title:
GRADING PLAN
Sheet Number:

C1.3

GENERAL NOTES

(APPLIES TO ALL SHEETS)

1. THE INFORMATION SHOWN ON THESE DRAWINGS CONCERNING TYPE AND LOCATION OF UNDERGROUND AND OTHER UTILITIES IS NOT GUARANTEED TO BE ACCURATE OR ALL INCLUSIVE. THE CONTRACTOR IS RESPONSIBLE FOR MAKING HIS OWN DETERMINATIONS AS TO THE TYPE AND LOCATION OF UNDERGROUND AND OTHER UTILITIES AS MAY BE NECESSARY TO AVOID DAMAGE THERETO. THE CONTRACTORS SHALL NOTIFY THE UTILITY COMPANIES IN ADVANCE OF THEIR CONSTRUCTION OPERATION TO ENABLE THEM TO FIELD LOCATE THEIR UTILITIES.
2. THE CONTRACTOR SHALL VERIFY LOCATIONS OF ALL EXISTING UTILITIES AND REPORT FINDINGS TO THE OWNER PRIOR TO PROCEEDING WITH RELATED CONSTRUCTION. IT SHALL BE THE CONTRACTOR'S RESPONSIBILITY TO SATISFY HIMSELF THAT ALL EXISTING UTILITIES, WHETHER SHOWN ON THESE PLANS OR NOT, HAVE BEEN PROPERLY LOCATED. THE CONTRACTOR SHALL ASSUME FULL RESPONSIBILITY FOR THE PROTECTION OF UTILITIES AFFECTED BY THE EXECUTION OF THIS CONTRACT. THE CONTRACTOR SHALL BE RESPONSIBLE FOR CONTACTING THE AFFECTED UTILITY COMPANY AND FOR THE COORDINATION OF ALL WORK IN THE PROXIMITY OF THE UTILITIES.
3. IN ADVANCE OF NEW UTILITY CONSTRUCTION, THE CONTRACTOR IS REQUIRED TO POTHOLE ALL UTILITIES WHICH MAY BE IMPACTED BY THE PROJECT. ONCE EXPOSED, THE CONTRACTOR SHALL VERIFY THE VERTICAL AND HORIZONTAL LOCATIONS. THE CONTRACTOR SHALL NOTIFY THE OWNER OF THE LOCATIONS AND ANY POTENTIAL CONFLICTS. NO CONTRACTOR CLAIMS FOR EXTRA COMPENSATION DUE TO DELAYS WILL BE GRANTED TO THE CONTRACTOR FOR REDESIGN TIME NECESSITATED BY CHANGES IN ACTUAL LOCATIONS DUE TO HIS LACK OF FIELD VERIFICATION. IF THE CONTRACTOR HAS TO REDO CONSTRUCTION TO AVOID UTILITY CONFLICTS DUE TO HIS FAILURE TO POTHOLE EXISTING STRUCTURES IN ADVANCE OF NEW CONSTRUCTION, NO EXTRA COMPENSATION WILL BE GRANTED.
4. THE CONTRACTOR SHALL BE RESPONSIBLE FOR RESTORING ALL SURFACES AND RELATED STRUCTURES SUCH AS DRIVEWAYS, CURBS, GUTTERS, WALKS, AND BITUMINOUS PAVEMENTS TO ORIGINAL CONDITIONS (OR BETTER) AND GRADES, UNLESS DESIGNATED OTHERWISE ON THE DRAWINGS. THE OWNER OR OWNER'S REPRESENTATIVE AND THE CONTRACTOR SHALL TOGETHER COORDINATE THE DOCUMENTATION OF EXISTING GRADES AND OTHER INFORMATION PRIOR TO ALL CONSTRUCTION ACTIVITIES.
5. THE CONTRACTOR SHALL CONTACT THE UTILITY NOTIFICATION CENTER OF COLORADO (PHONE 1-800-922-1987) FOR THE MARKING OF UNDERGROUND UTILITIES AT LEAST 48 HOURS PRIOR TO CONSTRUCTION. THE CONTRACTOR SHALL TAKE PRECAUTIONARY MEASURES TO PROTECT ALL UTILITY LINES SHOWN AND OTHER UTILITY LINES OTHERWISE LOCATED.
6. THE OWNER SHALL PROVIDE THE CONTRACTOR WITH A COMPLETE AND UPDATED SET OF CONSTRUCTION DRAWINGS. THESE DRAWINGS, AND ANY REQUIRED PERMITS, SHALL BE AT THE PROJECT SITE AT ALL TIMES. IF NO PLANS APPEAR ON THE PROJECT SITE, CONSTRUCTION ACTIVITIES MAY BE HALTED AT THE DISCRETION OF THE OWNER/LANDSCAPE ARCHITECT.
7. BEFORE WORK BEGINS, THE CONTRACTOR SHALL OBTAIN, AT HIS OWN EXPENSE, ALL APPLICABLE LICENSES, PERMITS, BONDS, ETC. WHICH ARE NECESSARY TO PERFORM THE PROPOSED WORK AND MUST NOTIFY THE REQUIRED PARTIES AT LEAST 24 HOURS IN ADVANCE OF COMMENCING CONSTRUCTION ACTIVITIES.
8. ALL SURPLUS MATERIAL, TOOLS, AND TEMPORARY STRUCTURES, FURNISHED BY THE CONTRACTOR, SHALL BE REMOVED FROM THE PROJECT SITE BY THE CONTRACTOR. ALL DEBRIS AND RUBBISH CAUSED BY THE OPERATIONS OF THE CONTRACTOR SHALL BE REMOVED, AND THE AREA OCCUPIED DURING CONSTRUCTION ACTIVITIES SHALL BE RESTORED TO ITS ORIGINAL CONDITION, WITHIN 48 HOURS OF PROJECT COMPLETION.
9. THE CONTRACTOR IS RESPONSIBLE FOR COORDINATING AND SCHEDULING RESOLUTION OF ANY CONFLICTS BETWEEN THE PROPOSED CONSTRUCTION AND EXISTING FACILITIES.
10. ALL SUBGRADE SHALL BE COMPACTED TO A MINIMUM OF 95% OF MAXIMUM DENSITY, AS DETERMINED BY ASTM D698. EXISTING IN PLACE SOILS THAT ARE TO BE USED FOR SUBGRADE SHALL BE SCARIFIED TO A DEPTH OF 6" (INCHES) AND THEN SHALL BE RECOMPACTED TO THE ABOVE REFERENCED DENSITY. ALL EXISTING VEGETATION AND TOPSOIL MUST BE STRIPPED PRIOR TO SUBGRADE SCARIFICATION AND RECOMPACT.
11. ALL TRENCHES SHALL BE BACKFILLED AND COMPACTED TO A MINIMUM OF 95% OF MAXIMUM DENSITY, AS DETERMINED BY ASTM D698.
12. EXISTING AND PROPOSED MANHOLE RIM ELEVATIONS AND VALVE BOXES SHALL BE ADJUSTED TO FINAL GRADE AS REQUIRED.
13. ANY CONSTRUCTION RELATED TO EXISTING UTILITIES SHALL BE DONE IN A WAY SO AS TO MINIMIZE DISRUPTION IN SERVICE TO EXISTING USERS.
14. ANY CONSTRUCTION DEBRIS OR MUD DROPPED INTO MANHOLES, INLETS, PIPES OR TRACKED ONTO EXISTING ROADWAYS SHALL BE REMOVED IMMEDIATELY BY THE CONTRACTOR. THE CONTRACTOR SHALL REPAIR ANY EXCAVATIONS OR PAVEMENT FAILURES CAUSED BY HIS CONSTRUCTION. THE CONTRACTOR SHALL PROPERLY BARRICADE THE CONSTRUCTION SITE UNTIL CONSTRUCTION IS COMPLETE.
15. THE CONTRACTOR SHALL BE SOLELY AND COMPLETELY RESPONSIBLE FOR CONDITIONS AT AND ADJACENT TO THE JOB SITE, INCLUDING SAFETY OF ALL PERSONS AND PROPERTY DURING PERFORMANCE OF THE WORK. THE CONTRACTOR SHALL PROVIDE ALL LIGHTS, SIGNS, BARRICADES, FLAG MEN, OR OTHER DEVICES NECESSARY TO PROVIDE FOR PUBLIC SAFETY. THIS REQUIREMENT SHALL APPLY CONTINUOUSLY AND NOT BE LIMITED TO NORMAL WORKING HOURS.
16. THE CONTRACTOR SHALL BE RESPONSIBLE FOR THE REMOVAL AND REPLACEMENT OF ALL MATERIALS WITHIN DEDICATED RIGHT-OF-WAYS AND ALL MATERIALS AND WORKMANSHIP SHALL MEET THE ROADWAY DESIGN AND CONSTRUCTION STANDARDS OF THE APPROPRIATE GOVERNING AGENCY.
17. WATER SHALL BE USED AS A DUST PALLIATIVE WHERE REQUIRED. LOCATIONS AND FREQUENCIES SHALL BE TO THE SATISFACTION OF THE OWNER. WATER WILL NOT BE PAID FOR SEPARATELY BUT WILL BE INCLUDED IN THE WORK.
18. THE CONTRACTOR SHALL PROVIDE ALL LABOR AND MATERIALS TO PERFORM THE WORK. THE OWNER SHALL HIRE A TESTING AGENCY TO PERFORM ALL TESTING AND THE CONTRACTOR SHALL COORDINATE & COOPERATE THIS TESTING WITH HIS WORK. REQUIRED TESTING MUST BE DONE PRIOR TO ACCEPTANCE.
19. THE CONTRACTOR SHALL MAINTAIN SIDEWALKS, STREETS & DRIVES IN CLEAN USABLE CONDITION.
20. THE CONTRACTOR SHALL SUBMIT A SCHEDULE OF CONSTRUCTION AND GRADING INCLUDING THE NAME AND 24 HOUR PHONE NUMBER OF THE RESPONSIBLE PARTY TO CONTACT REGARDING ANY EROSION OR SEDIMENT PROBLEMS, TO THE OWNER PRIOR TO BEGINNING ANY CONSTRUCTION.
21. ALL FIRE HYDRANTS SHALL BE LOCATED NOT LESS THAN THREE FEET-SIX INCHES (3'-6") AND NOT MORE THAN EIGHT (8') FEET ROM THE BACK OF CURB TO THE CENTER OF THE HYDRANT AND SHALL BE UNOBSTRUCTED ON THE STREET SIDE.

DEMOLITION NOTES

1. ALL ITEMS TO BE REMOVED TO THEIR FULL DEPTH OF CONSTRUCTION UNLESS NOTED OTHERWISE.
2. VERIFY EXACT LOCATION OF ALL ITEMS TO BE REMOVED PRIOR TO BEGINNING WORK.
3. ANY ITEMS ENCOUNTERED THAT ARE NOT SHOWN ON THE PLAN SHALL BE BROUGHT TO THE ATTENTION OF THE OWNER'S REPRESENTATIVE AND/OR THE LANDSCAPE ARCHITECT.
4. ALL DEMOLISHED MATERIALS TO BE REMOVED FROM SITE UNLESS OTHERWISE NOTED. DISPOSAL BY BURNING AND OR BURYING IS PROHIBITED.
5. VERIFY LOCATION OF ALL PUBLIC AND PRIVATE UNDERGROUND UTILITIES PRIOR TO BEGINNING CONSTRUCTION.
6. THE LOCATION OF THE EXISTING UTILITIES AS SHOWN ON THE PLAN MAY VARY FROM THE ACTUAL CONDITIONS; ADDITIONAL UTILITIES NOT SHOWN ON PLANS MAY ALSO EXIST. FIELD VERIFY ALL UTILITIES AND BRING ANY DISCREPANCIES TO THE ATTENTION OF THE OWNER'S REPRESENTATIVE AND OR LANDSCAPE ARCHITECT.
7. THE CONTRACTOR IS RESPONSIBLE FOR DAMAGE TO EXISTING UTILITIES CAUSED BY ANY PERSON, VEHICLE, EQUIPMENT, OR TOOL RELATED TO THE EXECUTION OF THE CONTRACT. EXCAVATE BY HAND IN THE VICINITY OF EXISTING UTILITIES.
8. THE CONTRACTOR IS RESPONSIBLE FOR THE REPAIR, AT NO ADDITIONAL COST TO THE OWNER, FOR DAMAGE OF PROPERTY OUTSIDE OF THE LIMIT OF WORK INDICATED ON THE DRAWINGS.
9. IT IS THE CONTRACTORS RESPONSIBILITY TO ENSURE THE SAFETY OF THE GENERAL PUBLIC. TEMPORARY CONSTRUCTION FENCING IS TO BE USED TO SECURE THE SITE DURING AND AFTER WORK HOURS.
10. ALL SAW CUTS AT ASPHALT AND CONCRETE TO BE MADE TO FULL DEPTH OF MATERIAL. ANY LOCATION WHERE ASPHALT OR CONCRETE IS TO BE REMOVED, BUT NO SAW CUT IS SHOWN ON THE PLANS, CONTRACTOR TO MAKE CLEAN SAW CUT AT EDGE OF AREA TO BE SALVAGED AND AREA TO BE REMOVED.
11. CONTRACTOR TO SUPPLY CONSTRUCTION FENCING AS NEEDED FOR PROTECTION OF THE SITE.
12. IF PORTIONS OF THE WORK ARE IN THE RIGHT OF WAY (ROW), CONTRACTOR SHALL OBTAIN, AT HIS OWN EXPENSE, ALL APPLICABLE LICENSES, PERMITS, BONDS, ETC. WHICH ARE NECESSARY TO PERFORM AND PROVIDE THE PROPOSED ROW WORK.
13. REFER TO DETAIL A/LP501 FOR PROPER PROTECTION OF EXISTING TREES THAT ARE TO REMAIN. CONTRACTOR TO PROTECT ANY OTHER TREES DEEMED VULNERABLE TO CONSTRUCTION ACTIVITIES.
14. EXISTING TREES THAT ARE IDENTIFIED TO BE REMOVED SHALL BE REMOVED IN THEIR ENTIRETY INCLUDING STUMPS BELOW GRADE. EXTREME CAUTION SHALL BE TAKEN TO ENSURE PROPER REMOVAL AND SAFETY OF THE PUBLIC AND ANY SURROUNDING AREAS.
15. CONTRACTOR SHALL DISCONNECT AND REMOVE EXISTING POWER SUPPLY AND REESTABLISH POWER SUPPLY AT NEW RESTROOM LOCATION.
16. EXISTING PARK SIGN SHALL BE PROTECTED IN PLACE.

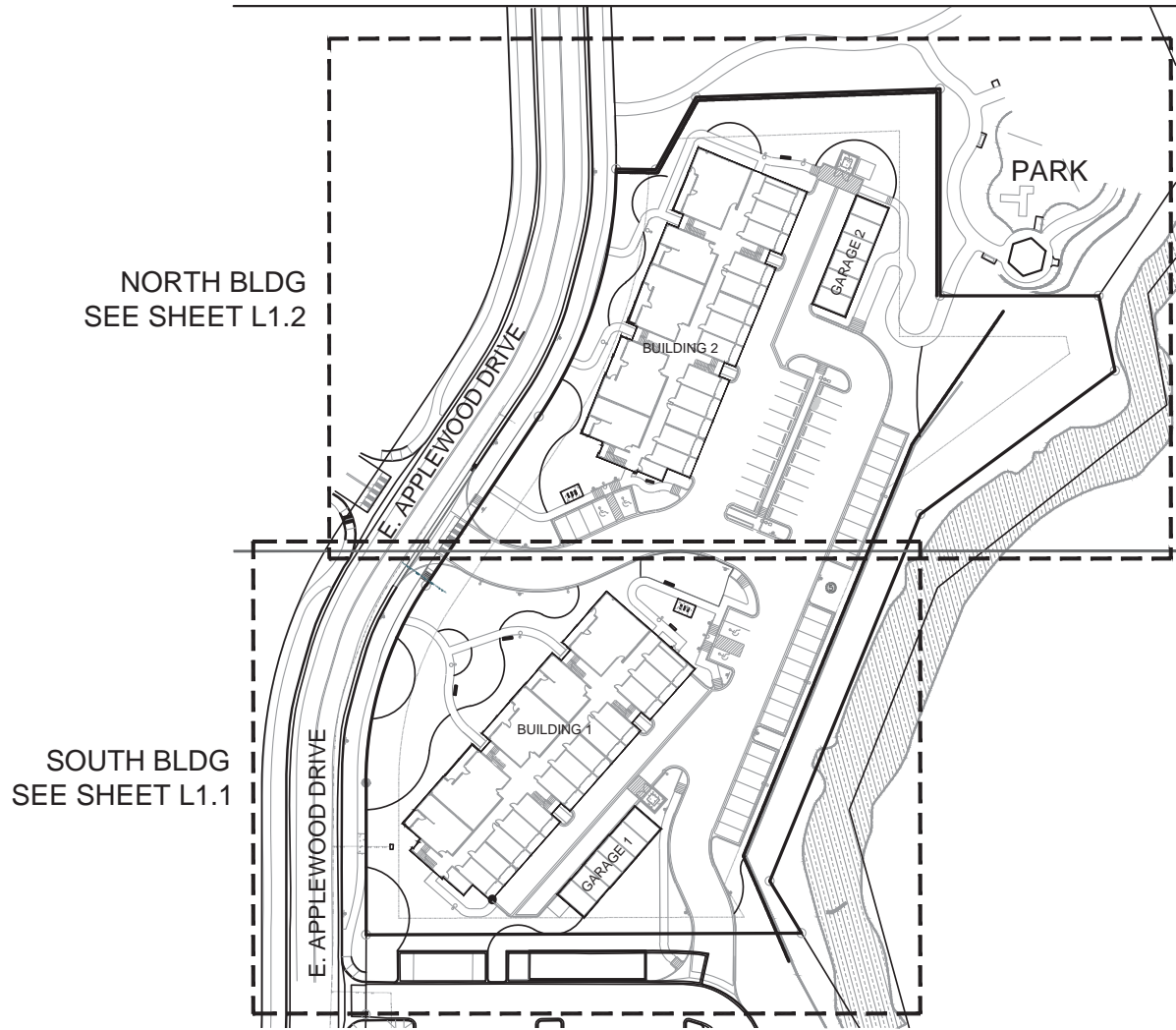
SITE NOTES

1. REFER TO SITE SURVEY FOR ADDITIONAL INFORMATION. CONTRACTOR TO FIELD VERIFY EXISTING CONDITIONS PRIOR TO BIDDING OR PERFORMING ANY CONSTRUCTION OPERATIONS.
2. ALL EXISTING TREES ARE TO BE REMOVED UNLESS OTHERWISE INDICATED ON DRAWINGS. PROTECT TREES THAT ARE TO REMAIN DURING DEMOLITION AND CONSTRUCTION. SEE DETAIL A, SHEET LP501.
3. BEFORE CONSTRUCTION, LOCATE ALL PUBLIC AND PRIVATE UNDERGROUND UTILITIES (INCLUDING POWER) WITH RESPECTIVE UTILITY COMPANIES.
4. PROVIDE SLOPES ON PAVEMENTS AS INDICATED ON DRAWINGS. ¼" PER 1 FOOT MINIMUM OR AS SPECIFIED.
5. CONTRACTOR TO REPAIR ANY ASPHALT, CONCRETE AND OTHER SITE IMPROVEMENTS DAMAGED DURING CONSTRUCTION.
6. CONTRACTOR SHALL BE RESPONSIBLE FOR OBTAINING ANY PERMITS OR LICENSES REQUIRED FOR THE PERFORMANCE OF THE WORK AS APPLICABLE TO THIS PROJECT.
7. PROVIDE RECESSED AND CAULKED EXPANSION JOINTS, PER WRITTEN SPECIFICATIONS, WHERE CONCRETE FLATWORK MEETS VERTICAL STRUCTURES SUCH AS POSTS, WALLS, RAMPS, CURBS, STEPS, AND BUILDING ELEMENTS.
8. CONCRETE TO HAVE A LIGHT BROOM FINISH PER SPECIFICATIONS, UNLESS OTHERWISE NOTED ON PLANS.
9. REFER TO LP101 FOR PLANTING LAYOUT.
10. FINAL LOCATION OF ALL SITE FURNISHINGS TO BE COORDINATED WITH LANDSCAPE ARCHITECT PRIOR TO FINAL INSTALLATION. IF SITE FURNISHINGS ARE PLACED PRIOR TO FINAL APPROVAL FROM THE LANDSCAPE ARCHITECT, ALL COSTS ASSOCIATED WITH THE REMOVAL AND REPLACEMENT WILL BE THE SOLE RESPONSIBILITY OF THE CONTRACTOR.
13. SEATING BOULDERS ARE TO BE BUFF SANDSTONE, BLOCKY IN NATURE WITH EASED EDGES. SIZES AND QUANTITIES AS INDICATED IN THE DRAWINGS.
14. ROLLED TOP EDGING SHALL OCCUR BETWEEN CRUSHER FINES AND ALL OF THE FOLLOWING SURFACE MATERIALS: SOD, SEED, GARDEN MULCH OR AS INDICATED ON THE DRAWINGS.
15. REFER TO SPECIFICATIONS FOR MANUFACTURER AND SUPPLIER OF ALL SITE FURNISHINGS. INSTALL ALL MATERIAL PER THE MANUFACTURERS SPECIFICATIONS.

LAYOUT NOTES

1. ADDITIONAL LAYOUT INFORMATION WILL BE PROVIDED TO THE CONTRACTOR PRIOR TO CONSTRUCTION AS NEEDED. ELECTRONIC FILES MAY ALSO BE OBTAINED BY THE CONTRACTOR FOR LAYOUT PURPOSES. CONTRACTOR TO NOTIFY LANDSCAPE ARCHITECT OF PREFERRED FORM OF INFORMATION.
2. MEASUREMENTS ARE TO FACE OF BUILDING, WALL, OR FIXED SITE IMPROVEMENT.
3. CONTRACTOR TO COORDINATE FINAL LOCATION OF ALL DRAINAGE INLETS WITH PROJECT MANAGE & LANDSCAPE ARCHITECT PRIOR TO INSTALLATION.
4. CONTRACTOR TO IMMEDIATELY NOTIFY THE LANDSCAPE ARCHITECT AND PROJECT MANAGER OF ANY DISCREPANCIES BETWEEN THE SITE SURVEY AND ACTUAL SITE CONDITIONS.

SITE KEY



SITE INDEX

L1.0 SITE PLAN COVER SHEET
L1.1 SITE PLAN
L1.2 SITE PLAN

L2.0 PLANTING PLAN COVER SHEET
L2.1 PLANTING PLAN
L2.2 PLANTING PLAN
L2.3 PLANTING DETAILS

ABBREVIATIONS

(N) = NEW
(E) OR (EX) = EXISTING
P.A. = PLANTING AREA
TYP = TYPICAL
TBD = TO E DETERMINED
TBS = TO BE SELECTED
O.C. = ON CENTER
EQ. = EQUAL
P.I.P. = POURED IN PLACE CONCRETE
N.T.S. = NOT TO SCALE
MIN = MINIMUM
MAX = MAXIMUM
CHDG = CHRISTOPHER HOY DESIGN GROUP

455 S PLATTE RIVER DRIVE
DENVER, CO 80223
PH: 303-408-1075

christopher hoy design group
landscape architects

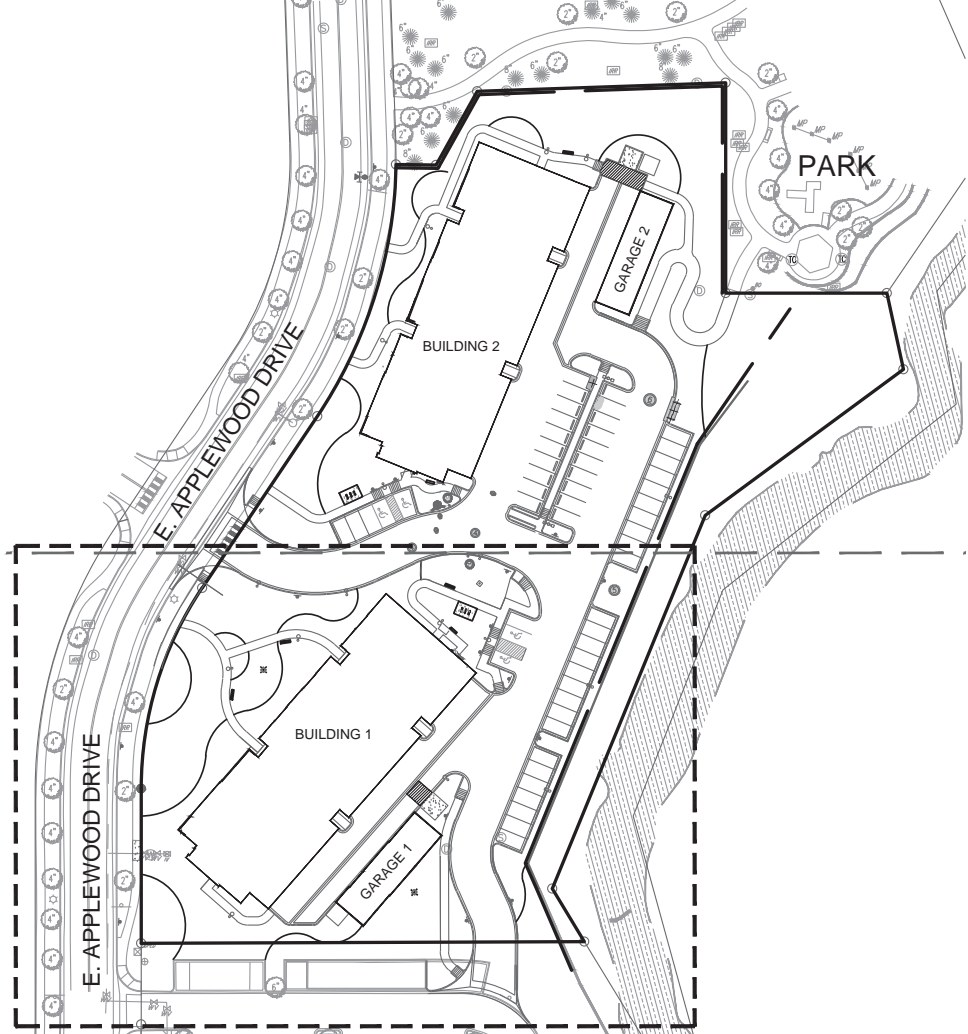
Shadow Ridge II
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Issue Date & Description:
02.12.2016 SITE PLAN APPLICATION
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06.24.2016 SUBMITTAL NO.3
08.09.2016 SUBMITTAL NO.4

Scale:
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Sheet Title: LAYOUT & MATERIALS COVER SHEET
Sheet Number:

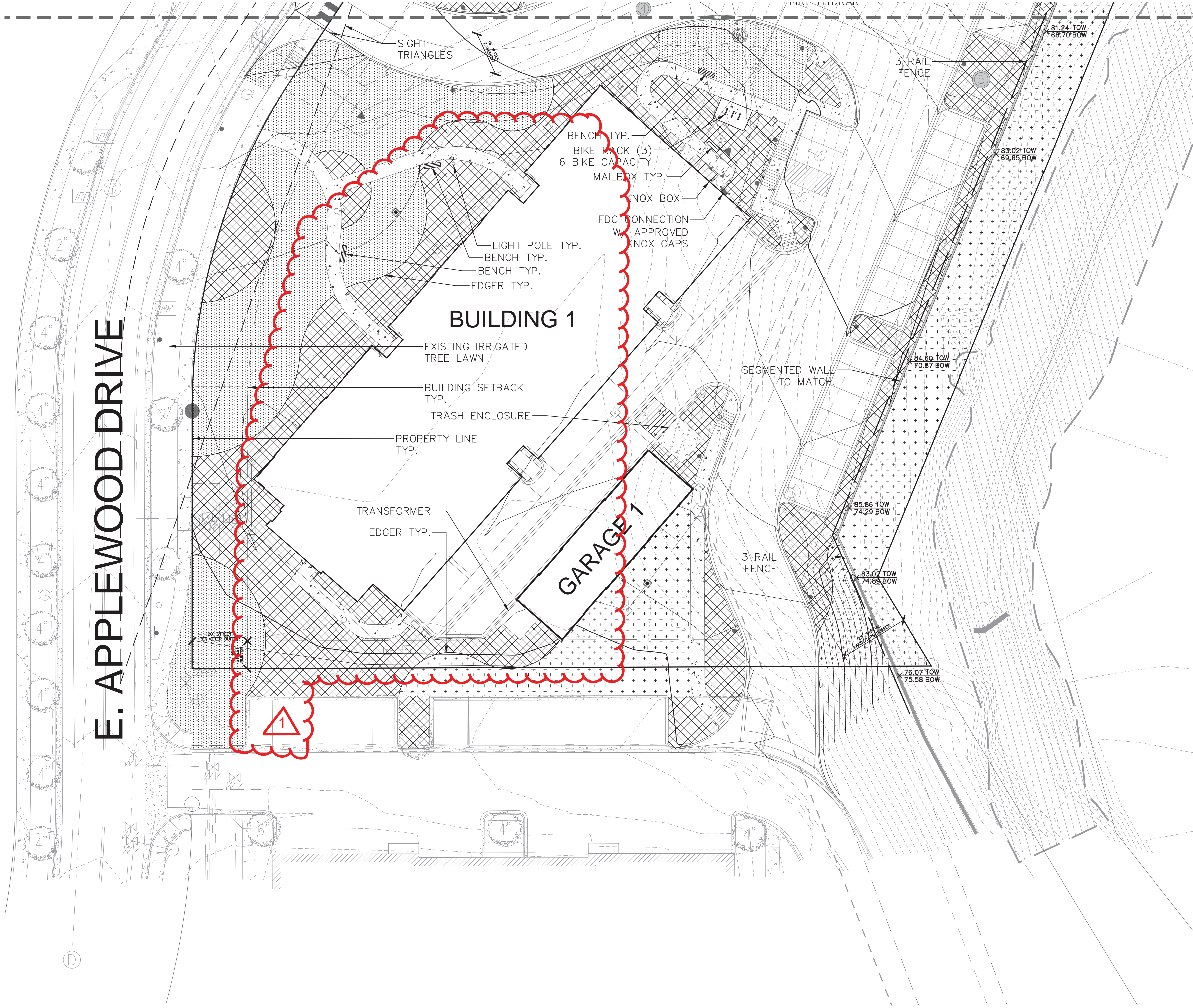
L1.0

SITE KEY



LEGEND

- WESTERN RED CEDAR MULCH
- IRRIGATED TURF
- NATIVE SEED MIX
RE: PLANTING PLAN
- CONCRETE
RE: CIVIL
- STEEL EDGER
- FREE STANDING LIGHTING FIXTURES
- TRASH ENCLOSURE
- FDC CONNECTION W/ APPROVED KNOX CAPS
- KNOX BOXES
- FIRE HYDRANTS
- EXISTING FENCING
- 100 YEAR FLOODPLAIN
- SIGNAGE
- WALL
TOP OF WALL
BOTTOM OF WALL
- UTILITIES
- EXISTING CONTOUR
- PROPOSED CONTOUR
- CURB & GUTTER
- PROPERTY LINE
- EASEMENT
- BUILDING SETBACK
- PROPOSED THREE RAIL FENCING



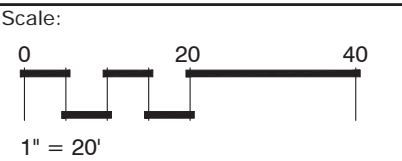
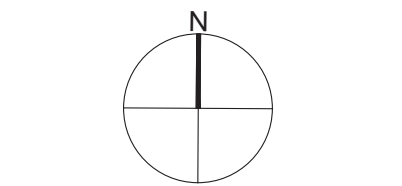
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christopher hoy design group
landscape architects

Shadow Ridge II
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Aurora, CO

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08.09.2016 SUBMITTAL NO.4

NOT FOR CONSTRUCTION



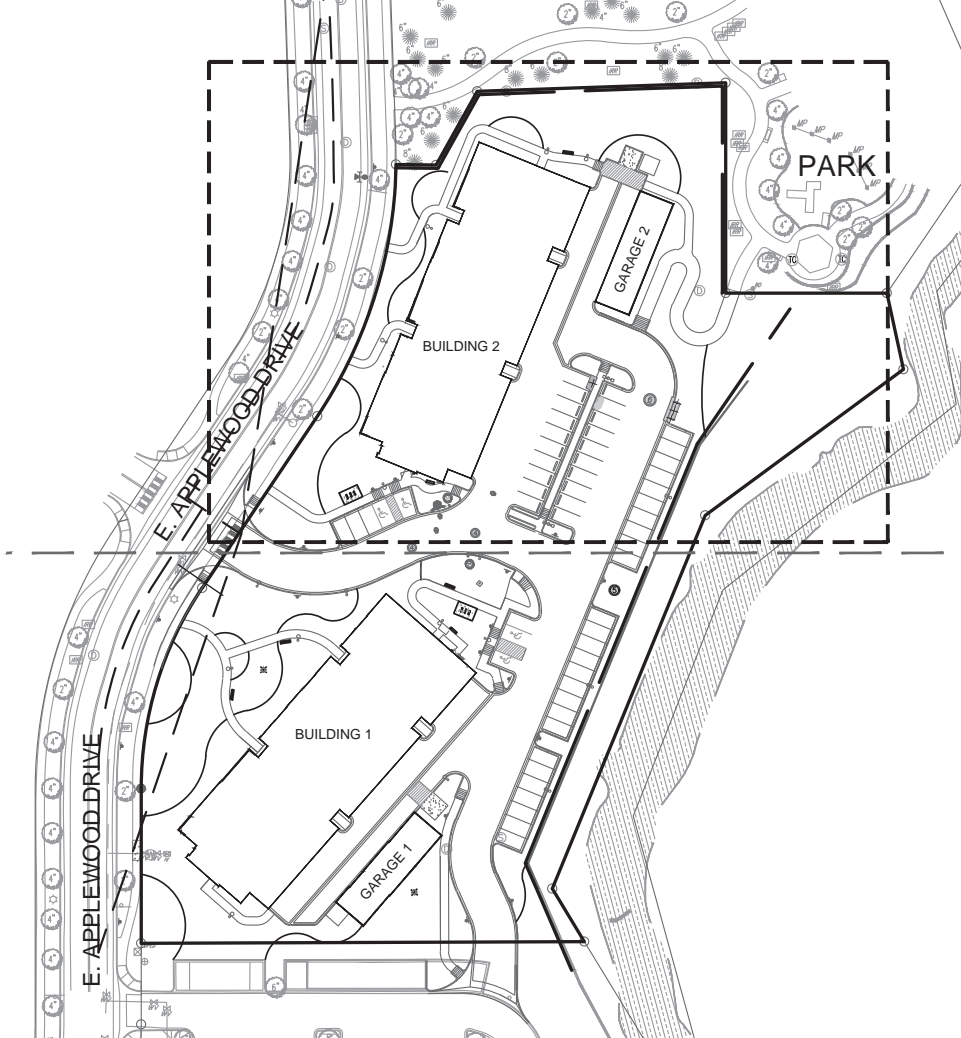
Issue Date:
AUGUST 09, 2016

Sheet Title:
LAYOUT & MATERIALS
PLAN

Sheet Number:

L1.1

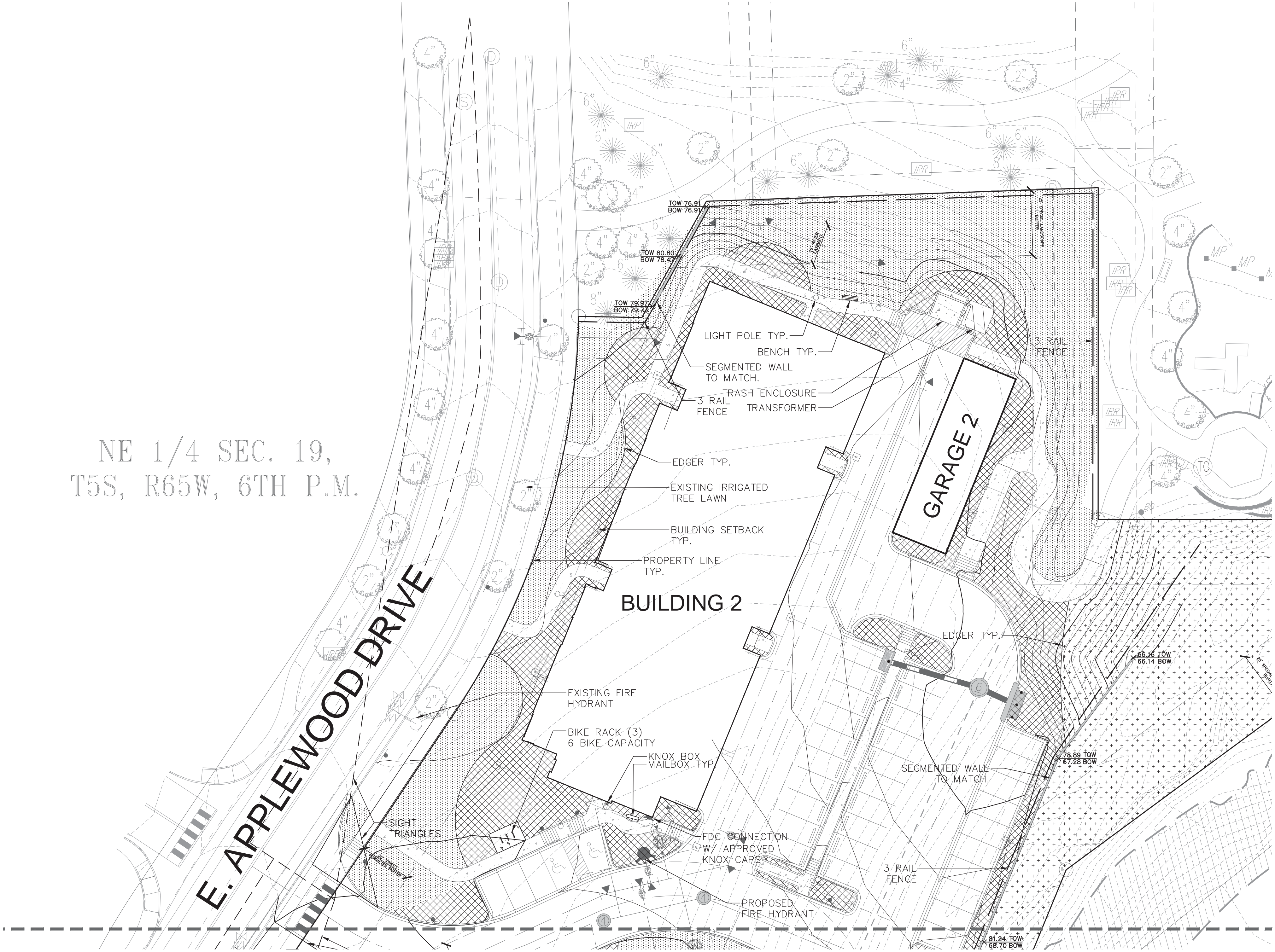
SITE KEY



LEGEND

WESTERN RED CEDAR MULCH	
IRRIGATED TURF	
NATIVE SEED MIX RE: PLANTING PLAN	
CONCRETE RE: CIVIL	
STEEL EDGER	
FREE STANDING LIGHTING FIXTURES	
TRASH ENCLOSURE	
FDC CONNECTION W/ APPROVED KNOX CAPS	
KNOX BOXES	
FIRE HYDRANTS	
EXISTING FENCING	
100 YEAR FLOODPLAIN	
SIGNAGE	
WALL TOP OF WALL BOTTOM OF WALL	
UTILITIES	
EXISTING CONTOUR	
PROPOSED CONTOUR	
CURB & GUTTER	
PROPERTY LINE	
EASEMENT	
BUILDING SETBACK	
PROPOSED THREE RAIL FENCING	

NE 1/4 SEC. 19,
T5S, R65W, 6TH P.M.



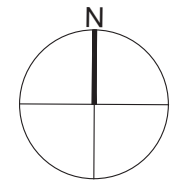
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08.09.2016 SUBMITTAL NO. 4

NOT FOR CONSTRUCTION



Scale:
0 20 40
1" = 20'

Issue Date:
AUGUST 09, 2016

Sheet Title:
LAYOUT & MATERIALS
PLAN

Sheet Number:

L1.2

LANDSCAPE NOTES

- BEFORE CONSTRUCTION, LOCATE ALL PUBLIC AND PRIVATE UNDERGROUND UTILITIES WITH RESPECTIVE UTILITY COMPANIES, AND LOCATE IRRIGATION LINES AND WIRES.
- ALL UTILITY EASEMENT SHALL REMAIN UNOBSTRUCTED AND FULLY ACCESSIBLE ALONG THEIR ENTIRE LENGTH FOR MAINTENANCE EQUIPMENT ENTRY.
- ANY MISSING OR DEAD TREES AS PREVIOUSLY INSTALLED AS STREET TREES AND/OR TREE LAWN TREES ALONG E. APPLEWOOD DRIVE SHALL BE REPLACED AS PART OF THIS APPLICATION.
- 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.
- SITE CONSTRUCTION SHALL TAKE INTO ACCOUNT THE LIFE AND GOOD HEALTH OF TREES PRESERVED ON THE SITE. GUIDELINES MUST BE FOLLOWED FOR TREE PROTECTION. IF GUIDELINES ARE NOT FOLLOWED, THE FULL VALUE OF THE TREE WILL BE USED IN CALCULATIONS TO DETERMINE MITIGATION VALUES.
- ALL LANDSCAPED AREAS AND PLANT MATERIAL, EXCEPT FOR NON-IRRIGATED NATIVE, RESTORATIVE, AND DRYLAND GRASS AREAS THAT COMPLY WITH REQUIREMENTS FOUND IN SEC. 146-1429 AND/OR SEC. 146-1435 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.
- THE IRRIGATION SYSTEM IS TO HAVE A RAIN SENSOR SHUT-OFF INSTALLED.
- ALL LANDSCAPE BEDS AND TURF AREAS ARE TO RECEIVE ORGANIC SOIL AMENDMENTS AT A RATE OF 5 CY/1000 S.F. OF LANDSCAPE AREA. SEEDED AREAS TO BE AMENDED WITH ORGANIC COMPOST AT A RATE OF 4 CY/1000 S.F. OF LANDSCAPE AREA. AMENDMENTS ARE TO BE TILLED TO A DEPTH OF 8" AND FINE GRADED TO A SMOOTH SURFACE WITH POSITIVE DRAINAGE AWAY FROM ALL STRUCTURES.
- ALL LANDSCAPE BEDS ARE TO BE MULCHED WITH A 4" MINIMUM LAYER OF WASHINGTON SHREDDED CEDAR MULCH OVER PLANTING SOIL PER PLANS.
- ALL PLANT MATERIAL SHALL MEET OR EXCEED CURRENT AMERICAN STANDARD FOR NURSERY STOCK ANSI Z60.1 AND THE COLORADO NURSERY ACT AND ACCOMPANYING RULES AND REGULATIONS.
- STAKE ALL TREES AND SHRUBS BASED ON THESE DRAWINGS. EXACT LOCATIONS OF PLANT MATERIALS TO BE APPROVED BY THE LANDSCAPE ARCHITECT IN THE FIELD PRIOR TO INSTALLATION. LANDSCAPE ARCHITECT RESERVES THE RIGHT TO ADJUST TO EXACT LOCATIONS IN THE FIELD.
- ALL FIRE HYDRANTS WILL BE LOCATED NOT LESS THAN THREE FEET – SIX INCHES (3’ 6”) AND NOT MORE THAN EIGHT (8) FEET FROM THE BACK OF CURB TO THE CENTER OF THE HYDRANT, UNOBSTRUCTED ON THE STREET SIDE WITH MINIMUM CLEARANCE ON ALL OTHER SIDES WILL BE FIVE (5) FEET.
- THE FREESTANDING LIGHT FIXTURES ARE OF SIMPLE, MODERN SHAPES, WITH CONTEMPORARY LED NON-GLARE LIGHTING. THE PEDESTRIAN FIXTURES HAVE A SMOOTH BLACK FINISH, WHILE THE PARKING LIGHTS ARE SILVER.
- THE CONCRETE WALKS ARE SMOOTH, NATURAL CONCRETE. THE DRIVES AND PARKING AREAS ARE ASPHALT.

TREE PROTECTION NOTES

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

SEED SCHEDULE

SEED MIXES: NATIVE SEED MIX – WITH AN APPLICATION RATE OF 40LBS PLS/ACRE					
Genus	Species	Common Name	% of Mix #PLS/acre		Notes/Variety
Bouteloua	curtipendula	Side Oats Gramma	15	6	Vaughn
Bouteloua	gracilis	Blue Grama	20	8	Alma
Buchloe	dctyloides	Buffalograss	25	10	Native
Schizachyrium	scoparium	Little Bluestem	30	12	Cimarron
Stipa	viridula	Green Needlegrass	10	4	Lodorm

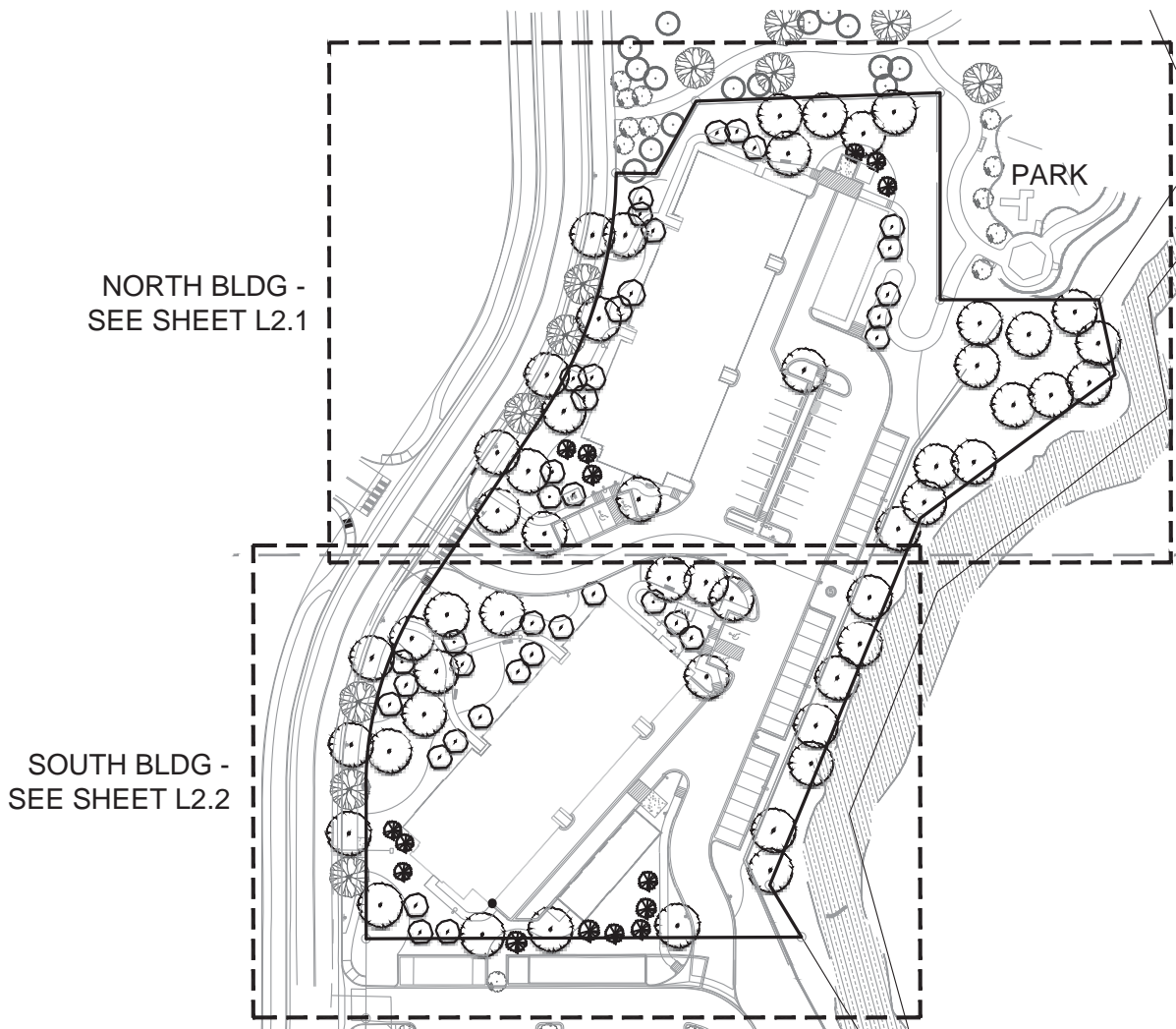
TURF SCHEDULE

SOD	CHARACTERISTICS: LOW TO MODERATE WATER USE
CONTAINS:	
20% HARD FESCUE	
20% CHEWING FESCUE	
20% CREEPING RED FESCUE	
15% NEWPORT KENTUCKY BLUEGRASS	
15% PENGUIN PERENNIAL BLUEGRASS	
10% BLUESTAR KENTUCKY BLUEGRASS	

LANDSCAPE REQUIREMENTS CHART

TOTAL LOT SIZE	135,796 SF			
BUILDING FOOTPRINT	28,960 SF			
TOTAL PAVEMENT AREA	40,955 SF			
TOTAL LANDSCAPE AREA	65,881 SF			
REQUIREMENTS	REQUIRED FORMULA	AREA OR QUANTITY	REQUIRED	PROVIDED
ROW TABLE E APPLEWOOD DRIVE	1 TREE / 40 LF	470 LF	12 EA	12 EACH
STREET PERIMETER BUFFER 20' WIDTH	1 TREE & 10 SHRUBS PER 40 LINEAL FT	419 LF	11 TREES 105 SHRUBS	30 TREES * SHRUBS
NON STREET BUFFER S EDGE OF SITE 10' W	1 TREE PER 30 LINEAL FT	267 LF	9 TREES	9 TREES
SPECIAL LANDSCAPE BUFFER E & N EDGES 25' WIDTH	1 TREE & 10 SHRUBS PER 30 LINEAL FT	641 LF	21 TREES 210 SHRUBS	24 TREES 220 SHRUBS

* THE ADDITIONAL STREET PERIMETER BUFFER TREES ARE BEING UTILIZED IN AGGREGATE WITH THE PROPOSED SHRUBS TO SATISFY THE OVERALL SHRUB REQUIREMENTS IN THIS CATEGORY



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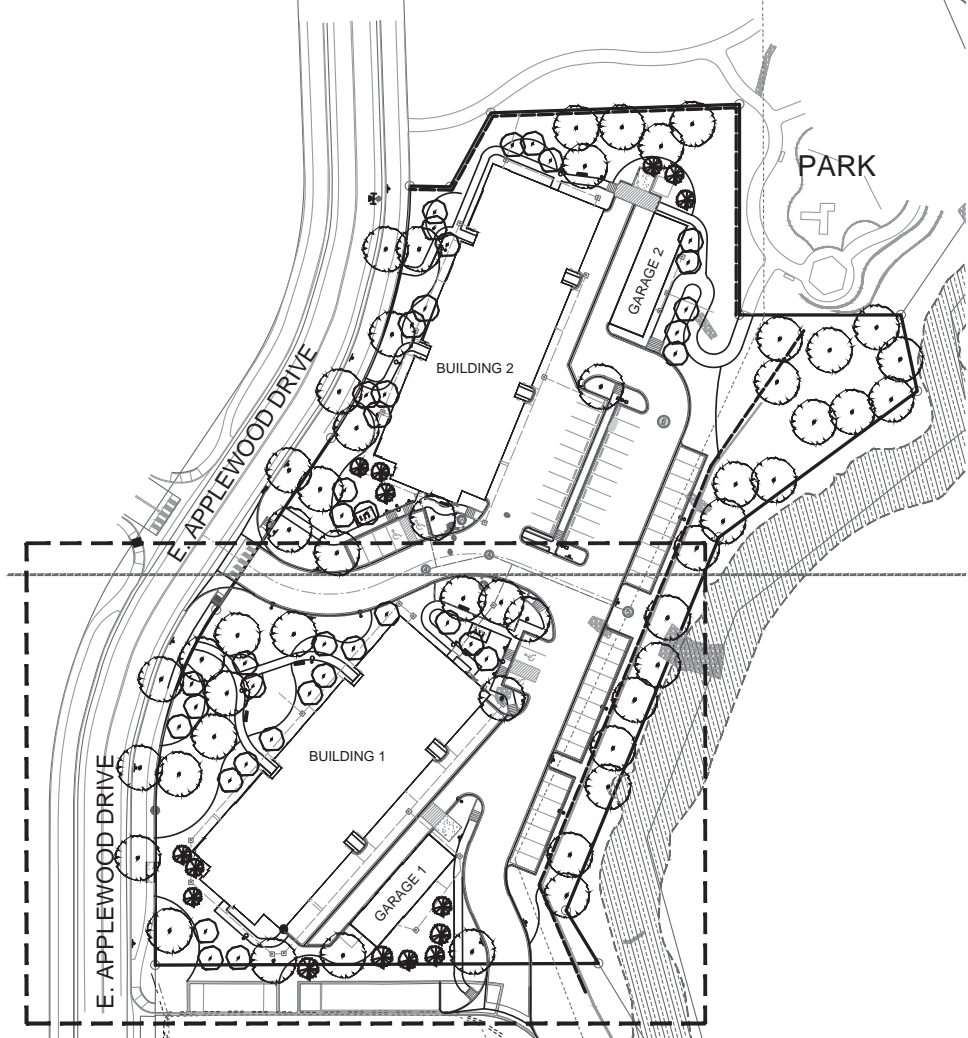
Start Date: November, 2015
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02.23.2016 SUBMITTAL NO.1
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06.24.2016 SUBMITTAL NO.3
08.09.2016 SUBMITTAL NO.4

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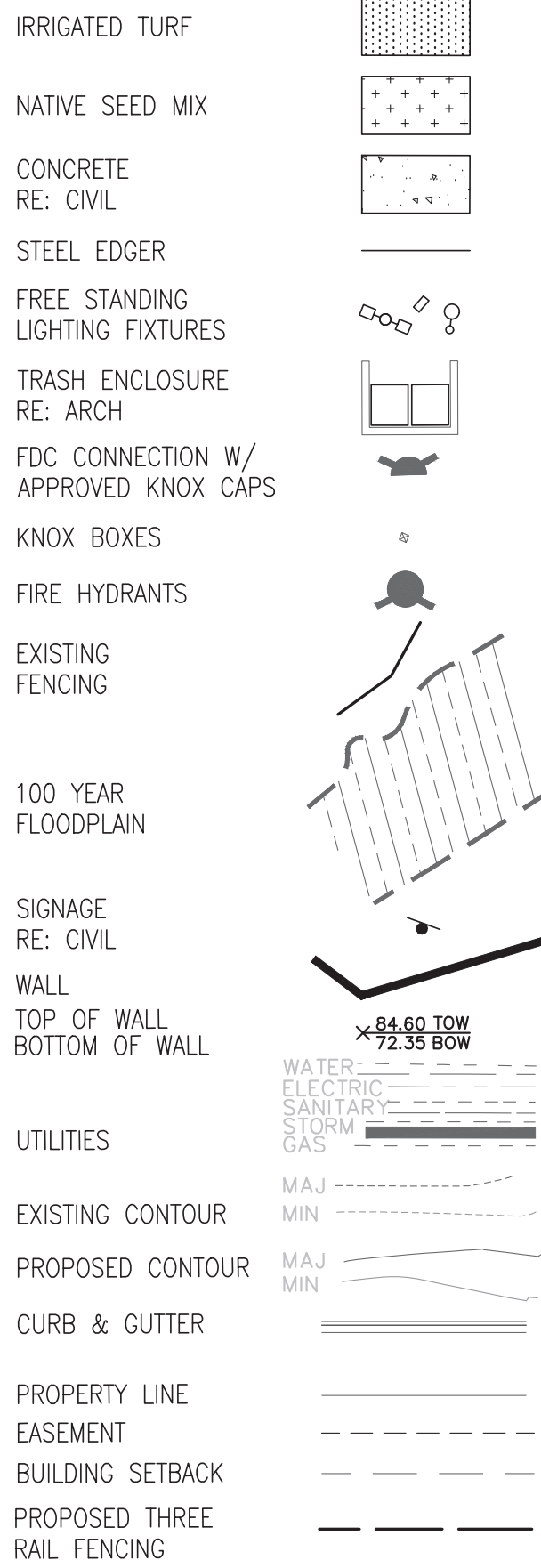
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Issue Date: AUGUST 09, 2016
Sheet Title: PLANTING PLAN COVER SHEET
Sheet Number:

L2.0

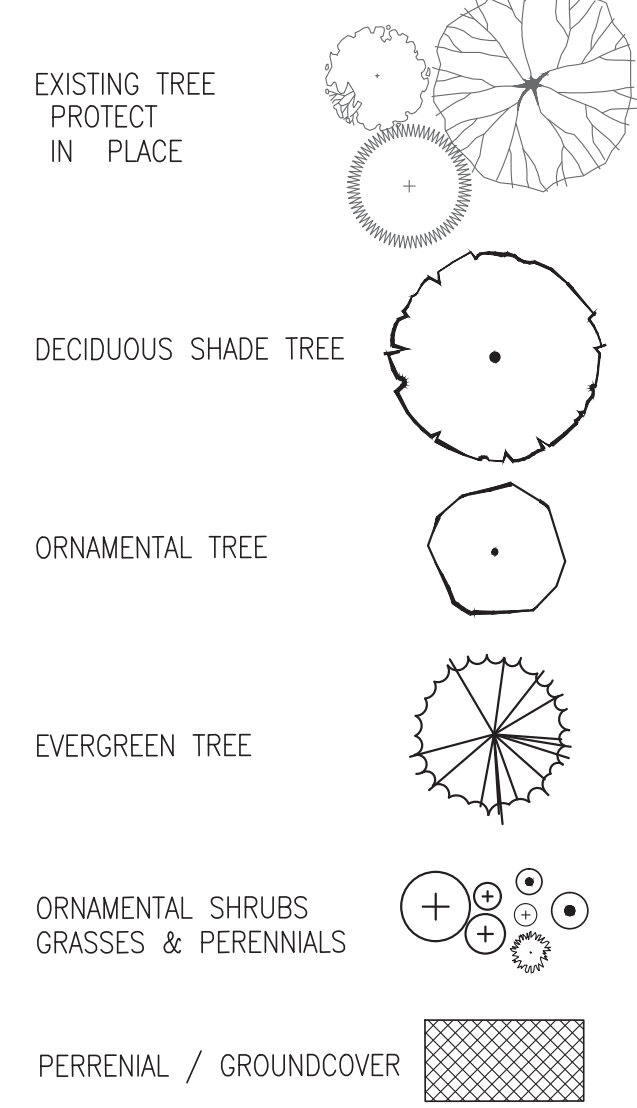
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LEGEND



LEGEND

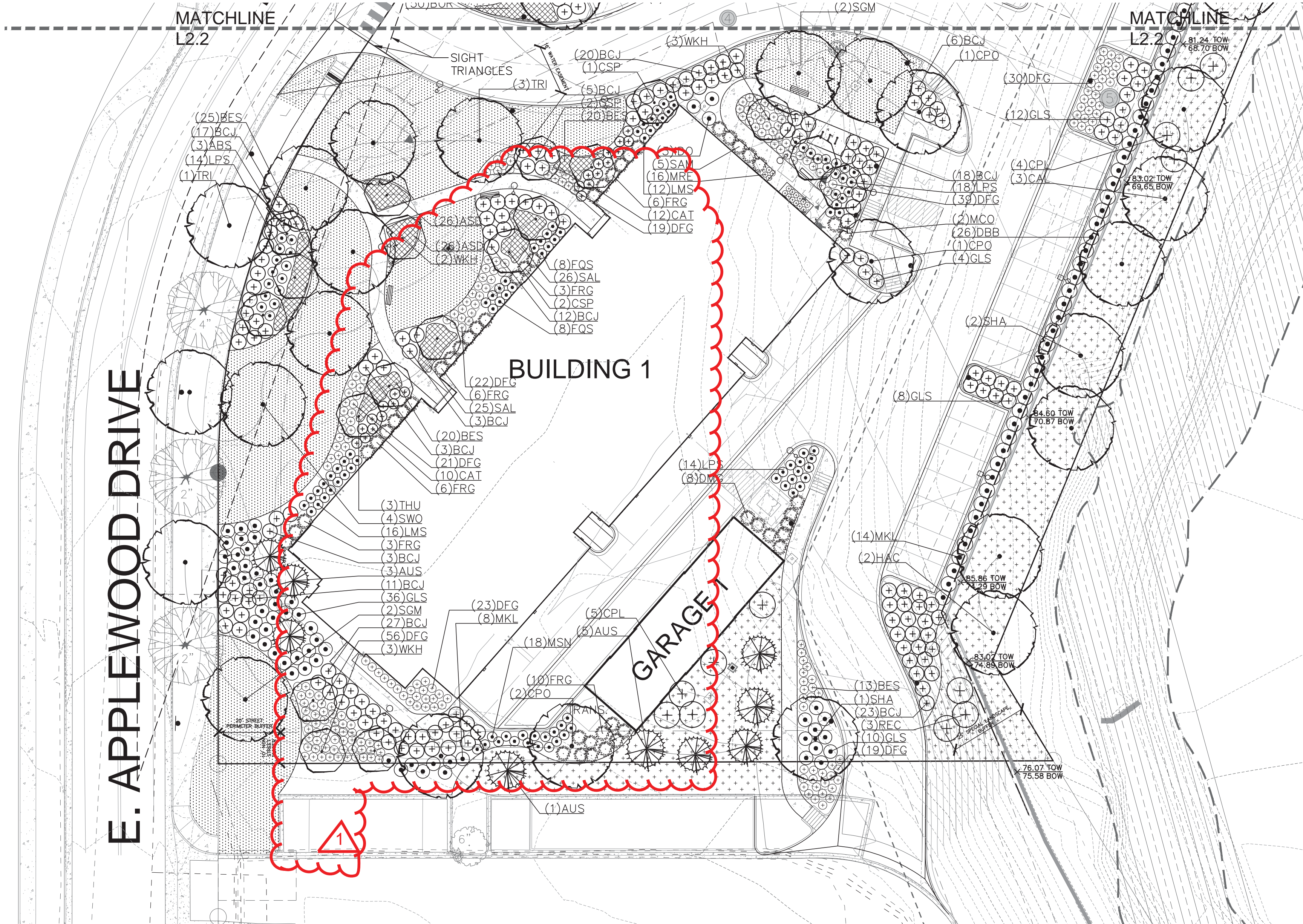


PLANT SCHEDULE SITE TOTALS

PLANT TYPE: DECIDUOUS TREES							
Abbr.	No.	Genus	Species	Common Name	Min. Size	Spacing	WATER REQ.
ABS	8	Amelanchier	x grandiflora	Brilliant Serviceberry	8" Clump	Per Plan	X
CAL	7	Catalpa	speciosa	Western Catalpa	2.5" B&B	Per Plan	X
CPO	4	Quercus	muehlenbergii	Chinkapin Oak	2.5" B&B	Per Plan	XX
CSP	8	Pyrus	calleryana	Chanticleer Pear	2.5" B&B	Per Plan	XX
HAC	6	Celtis	occidentalis	Western Hackberry	2.5"	Per Plan	XX
SGM	8	Acer	x freemanii 'Sienna'	Sienna Glen Maple	2.5"	Per Plan	XX
SHA	6	Gleditsia	triacanthos inermis	Shademaster Honeylocust	2.5"	Per Plan	X
SWO	12	Quercus	bicolor	Swamp White Oak	2.5"	Per Plan	XX
THU	8	Malus	'Thunderchild'	Thunderchild Crabapple	2.5" B&B	Per Plan	X
TRI	9	Ulmus	'Morton Glossy'	Triumph Elm	2.5"	Per Plan	X
WKH	14	Crataegus	viridis 'Winter King'	Winter King Hawthorn	2.5"	Per Plan	XX

PLANT TYPE: EVERGREEN TREES							
Abbr.	No.	Genus	Species	Common Name	Min. Size	Spacing	WATER REQ.
AUS	12	Pinus	nigra	Austrian Pine	8" B&B	Per Plan	XXX
BSP	3	Picea	pungens 'Bakeri'	Bakeri Spruce	8" B&B	Per Plan	XX

PLANT TYPE: ORNAMENTAL GRASSES							
Abbr.	No.	Genus	Species	Common Name	Min. Size	Spacing	WATER REQ.
AVG	19	Helictotrichon	sempervirens	Blue Avena Grass	5 Gal	24" O.C.	X
DFG	283	Pennisetum	alopecuroides 'Hameln'	Dwarf Fountain Grass	1 Gal	24" O.C.	X
DMG	8	Miscanthus	sinensis 'Yaku Jima'	Dwarf Maiden Grass	1 Gal	4" O.C.	X
FRG	73	Calamagrostis	acutiflora 'Karl Foerster'	Feather Reed Grass	5 Gal	3' O.C.	X



PLANT TYPE: SHRUBS							
Abbr.	No.	Genus	Species	Common Name	Min. Size	Spacing	WATER REQ.
BCJ	225	Juniperus	horizontalis 'Blue Chip'	Blue Chip Juniper	5 Gal	Per Plan	XX
CBU	3	Rhamnus	frangula 'Columnaris'	Columnar Buckthorn	5 Gal	4' O.C.	X
CPL	9	Syringa	vulgaris	Common Purple Lilac	5 Gal	4' O.C.	XX
DBB	26	Euonymus	alatas 'Compacta'	Dwarf Burning Bush	5 Gal	4' O.C.	XX
FQS	31	Spiraea	trilobata 'Fairy Queen'	Fairy Queen Spiraea	5 Gal	Per Plan	XXX
GLS	168	Sumac	aromatica 'Grow-Low'	Grow Low Sumac	5 Gal	4' O.C.	XXX
IDO	6	Cornus	sericea 'Isanti'	Isanti Dogwood	5 Gal	4' O.C.	XX
LMS	57	Spiraea	x 'Bumalda	Lime Mound Spiraea	5 Gal	Per Plan	XXX
LPS	51	Spiraea	japonica 'Little Princess'	Little Princess Spiraea	5 Gal	3' O.C.	XXX
MCO	5	Mahonia	aquifolium 'Compacta'	Compact Grape Holly	5 Gal	4' O.C.	XX
MKL	45	Syringa	patula 'Miss Kim'	Miss Kim Lilac	5 Gal	4' O.C.	XX
MSN	18	Symphoricarpos	x doorenbosii 'Marleen'	Marleen Snowberry	5 Gal	3' O.C.	XXX
REC	11	Aronia	arbutifolia 'Brilliantissima'	Red Chokeberry	5 Gal	Per Plan	X
SAM	9	Symphoricarpos	x doorenbosii 'Kordes'	Amethyst Snowberry	5 Gal	4' O.C.	XXX

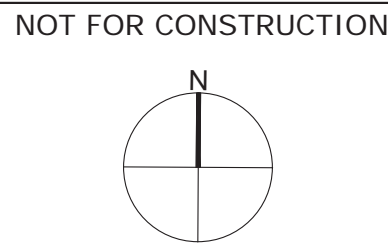
PLANT TYPE: PERENNIALS							
Abbr.	No.	Genus	Species	Common Name	Min. Size	Spacing	WATER REQ.
ASD	86	Anemone	sylvestris	Snow Drop Anemone	1 Gal	12" O.C.	X
BES	98	Rudbeckia	fulgida 'Goldsturm'	Black Eyed Susan	1 Gal	18" O.C.	XX
BOR	82	Persicaria	affinis	Border Jewel	1 Gal	Per Plan	XX
CAT	43	Nepeta	faassenii 'Walker's Low'	Walker's Low Catmint	1 Gal	Per Plan	XX
DCB	37	Geranium	sanguinem	Dwarf Cranesbill Geranium	1 Gal	Per Plan	X
MRE	31	Mahonia	repens	Creeping Holly	1 Gal	24" O.C.	X
SAL	51	Salvia	sylvestris x 'Mainacht'	May Night Salvia	1 Gal	18" O.C.	XX

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Scale:
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1" = 20'

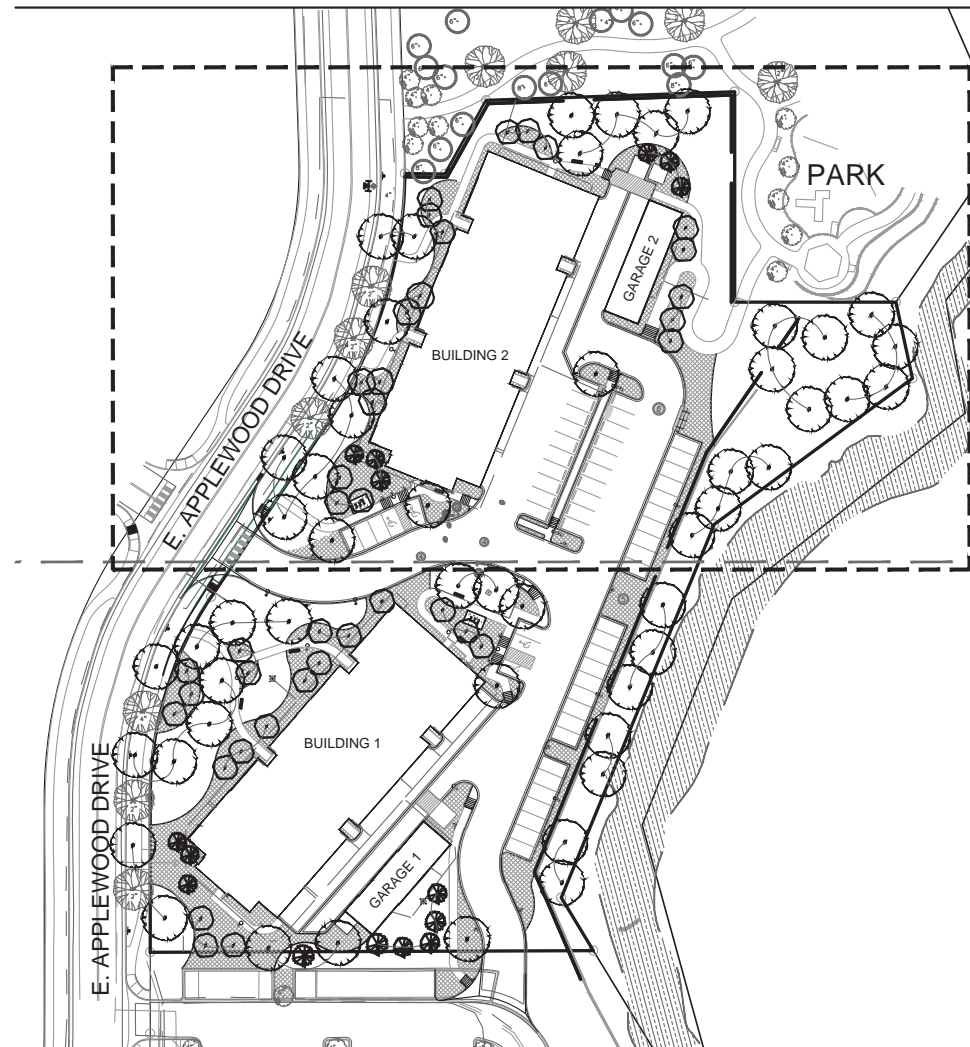
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AUGUST 09, 2016

Sheet Title:
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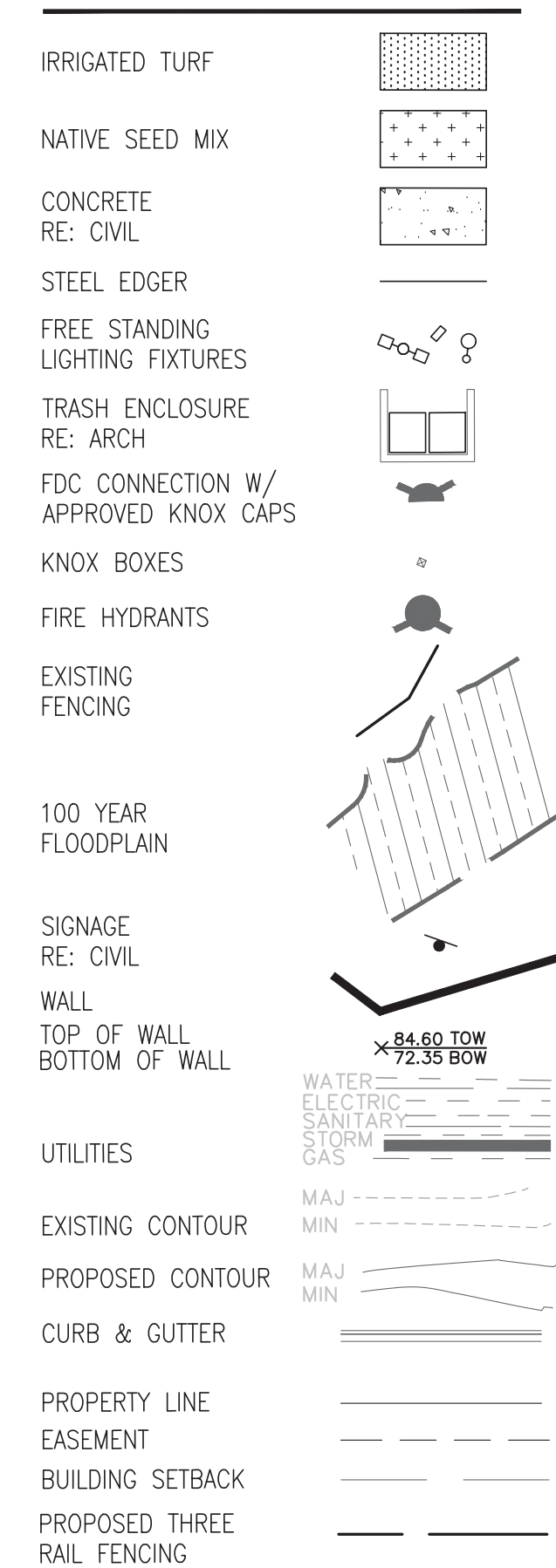
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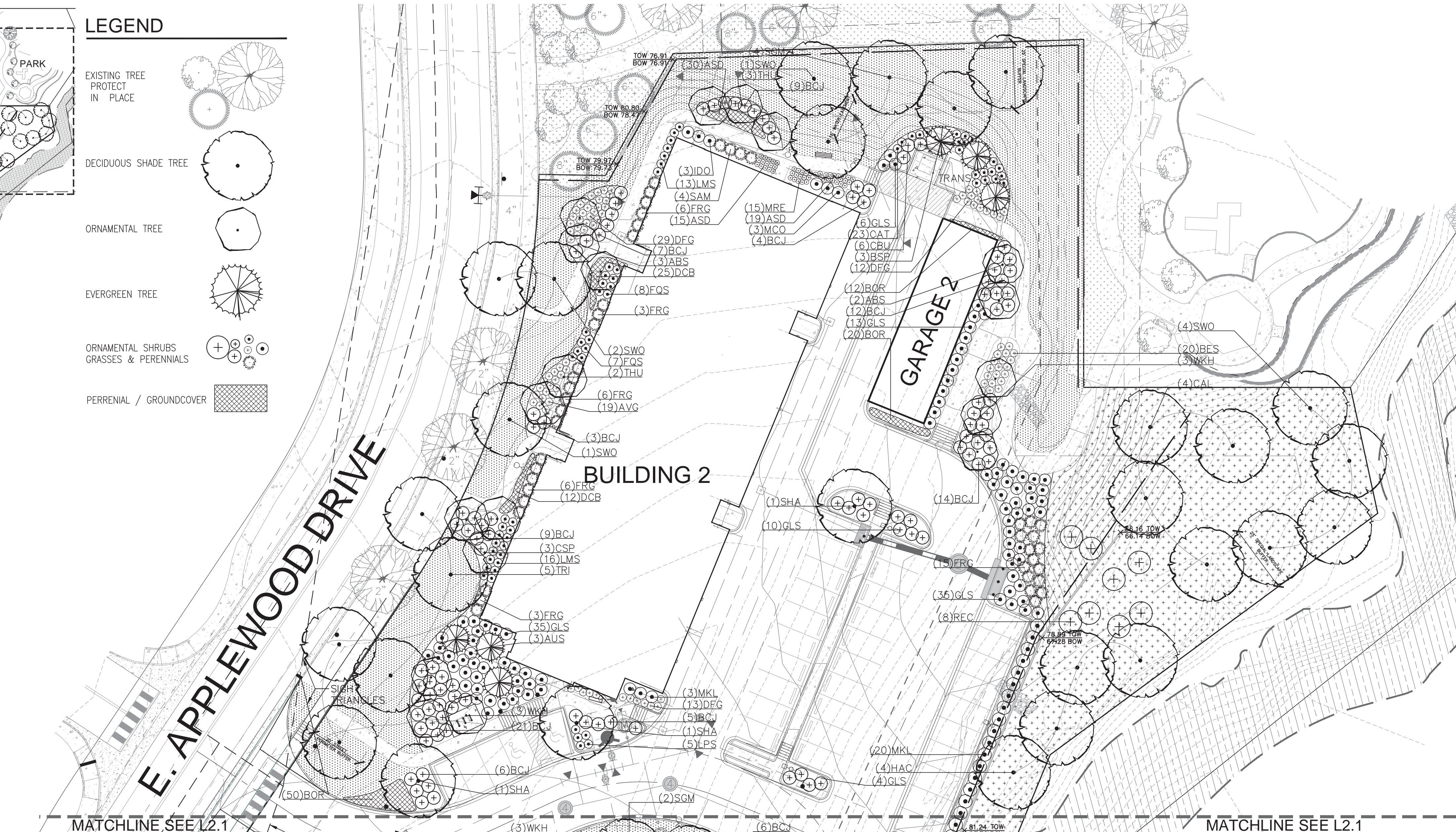
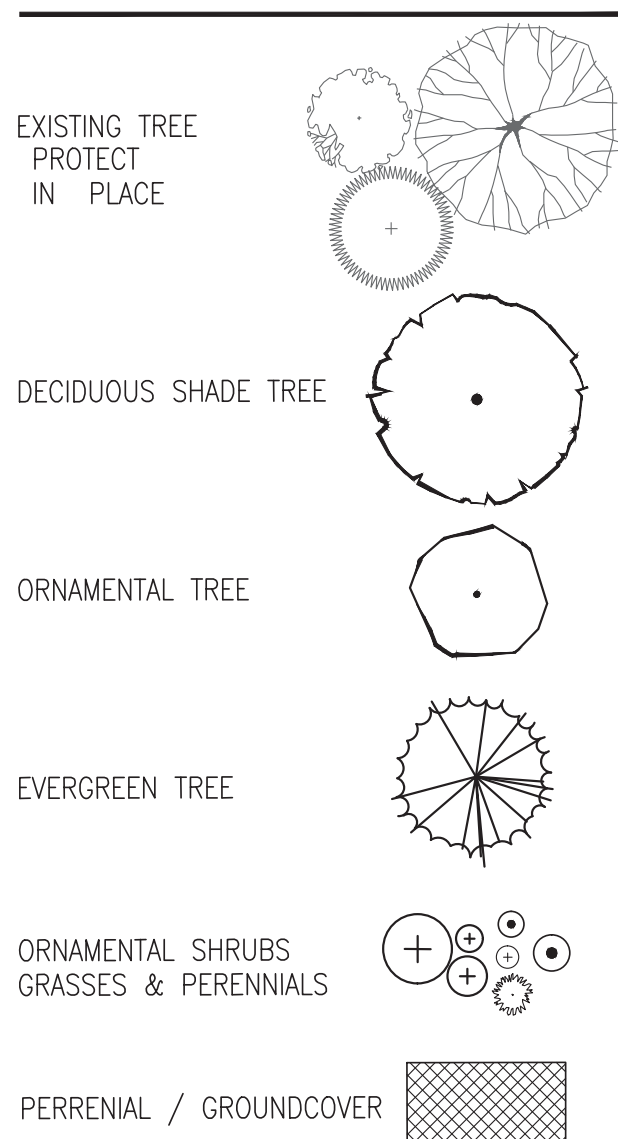
SITE KEY



LEGEND



LEGEND



PLANT SCHEDULE SITE TOTALS

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Abbr.	No.	Genus	Species	Common Name	Min. Size	Spacing
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TRI	9	Ulmus	'Morton Glossy'	Triumph Elm	2.5"	Per Plan
WKH	14	Crataegus	viridis 'Winter King'	Winter King Hawthorn	2.5"	Per Plan

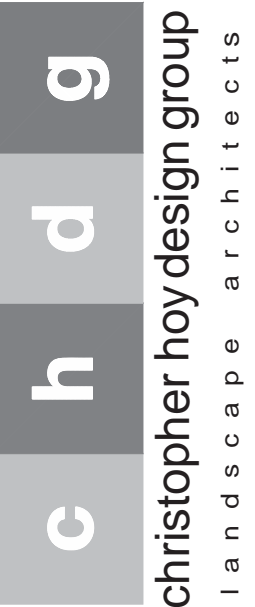
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DMG	8	Miscanthus	sinensis 'Yaku Jima'	Dwarf Maiden Grass	1 Gal	4" O.C.
FRG	73	Calamagrostis	acutiflora 'Karl Foerster'	Feather Reed Grass	5 Gal	3' O.C.

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GLS	168	Sumac	aromatica 'Grow-Low'	Grow Low Sumac	5 Gal	4' O.C.
IDO	6	Cornus	sericea 'Isanti'	Isanti Dogwood	5 Gal	4' O.C.
LMS	57	Spirea	x 'Bumalda'	Lime Mound Spirea	5 Gal	Per Plan
LPS	51	Spirea	japonica 'Little Princess'	Little Princess Spirea	5 Gal	3' O.C.
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MKL	45	Syringa	patula 'Miss Kim'	Miss Kim Lilac	5 Gal	4' O.C.
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REC	11	Aronia	arbutifolia 'Brilliantissima'	Red Chokeberry	5 Gal	Per Plan
SAM	9	Symphoricarpos	x doorenbosii 'Kordes'	Amethyst Snowberry	5 Gal	4' O.C.

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BOR	82	Persicaria	affinis	Border Jewel	1 Gal	Per Plan
CAT	43	Nepeta	faassenii 'Walker's Low'	Walker's Low Catmint	1 Gal	Per Plan
DCB	37	Geranium	sanguineum	Dwarf Cranesbill Geranium	1 Gal	Per Plan
MRE	31	Mahonia	repens	Creeping Holly	1 Gal	24" O.C.
SAL	51	Salvia	sylvestris x 'Mainacht'	May Night Salvia	1 Gal	18" O.C.

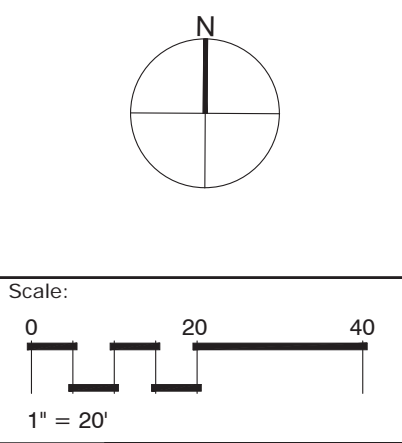
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DENVER, CO 80223
PH: 303.408.1075



Shadow Ridge II
at Southlands
Aurora, CO

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NOT FOR CONSTRUCTION



Issue Date:
AUGUST 09, 2016
Sheet Title:
PLANTING PLAN
Sheet Number:

L2.2



Shadow Ridge II at Southlands

L2.3



CSXW LED

LED Wall Luminaire



Lithonia

30C 700 40K

Specifications

Height:

7-1/8"

(182 mm)

Width:

16-3/8"

(414 mm)

Depth:

9-5/16"

(234 mm)

Weight (max):

30 lbs

(13.6 kg)

H

W

D

FIXTURE A1


=



A1

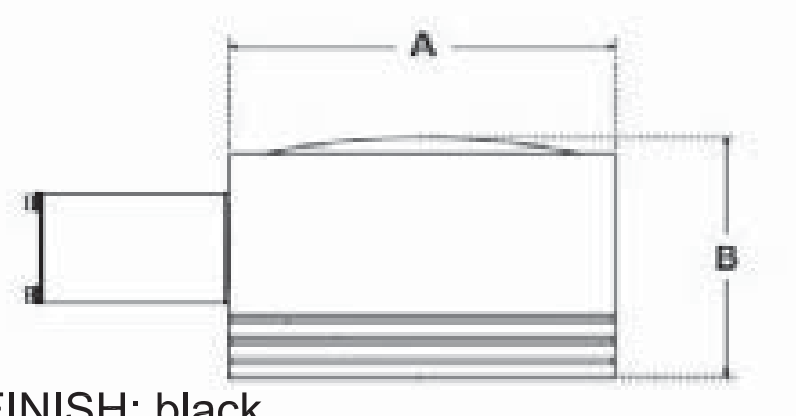
Visionaire Lighting: Concourse LED

max height = 16'-0"



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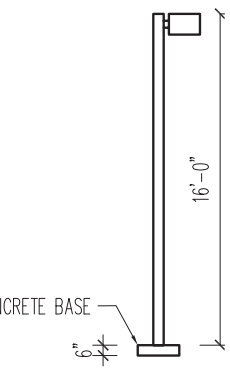
Dimensional Drawings



FINISH: black

Fixture	A	B	Max. LEDs	Lbs
CON-2-L	26 1/4"	15 1/4"	96	70


CONCRETE BASE



16'-0"

FIXTURE A2


=



A2

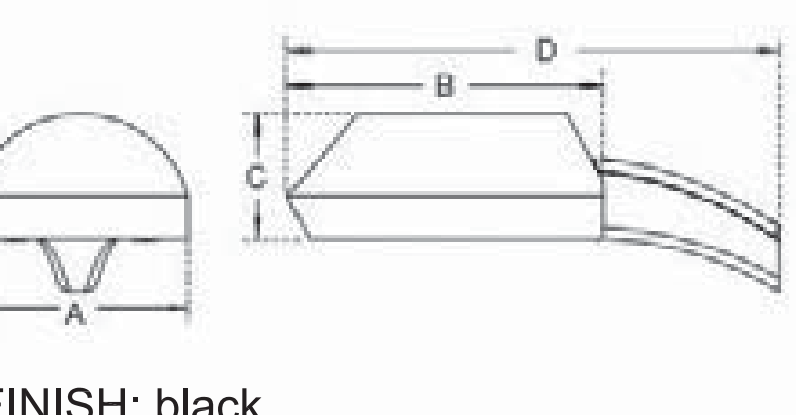
Visionaire Lighting: Polera LX LED

max height = 25'-0"



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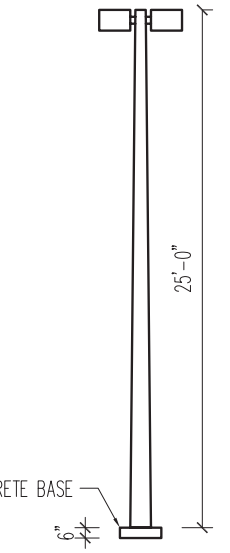
Dimensional Drawings



FINISH: black

Fixture	A	B	C	D	Max. Watts	Lbs
PLX-1	19"	25 1/4"	11"	41 1/4"	238W	53


CONCRETE BASE



25'-0"

FIXTURE A3

=



A3

GENERAL NOTES

(THIS SHEET)

1. ALL ACCESSIBLE PATHS HAVE AT LEAST ONE FOOT-CANDLE DURING NIGHT HOURS.

aw

architectural

WORKSHOP

280 SOUTH PENNSYLVANIA STREET

DENVER, COLORADO 80209

PH: 303.788.1717 FAX: 303.788.1964

Shadow Ridge II

at Southlands

Aurora, CO

Start Date: November, 2015

Issue Date & Description:

02.23.2016 SUBMITTAL NO. 1

05.12.2016 SUBMITTAL NO. 2

Scale:

Issue Date:

MAY 12, 2016

Sheet Title:

SITE PHOTOMETRIC PLAN

Sheet Number:

SL1

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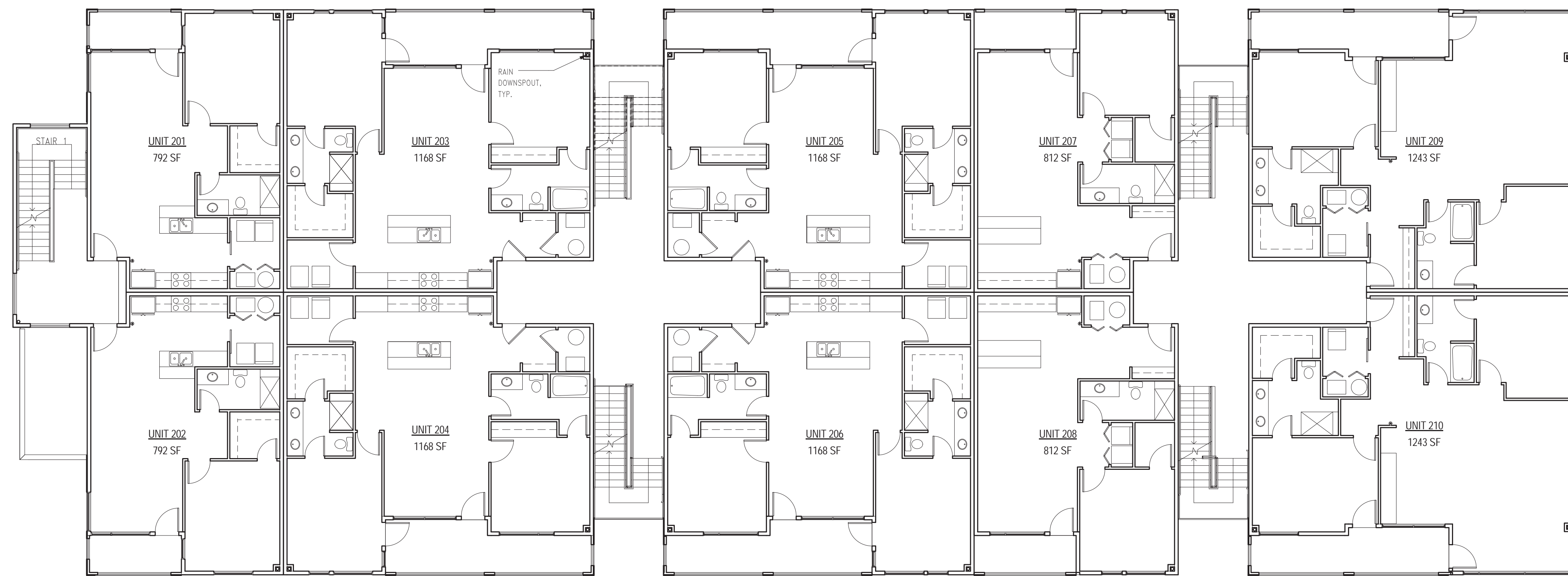
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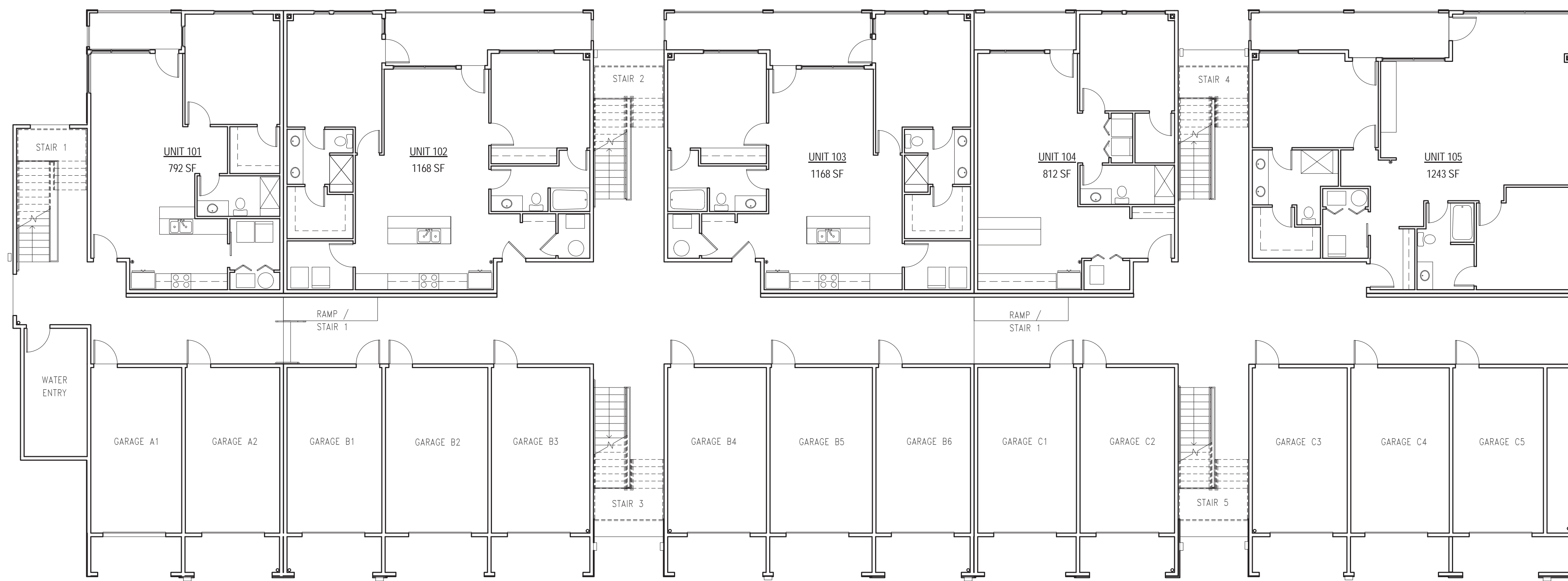
SITE PHOTOMETRICS

SCALE: 1" = 30'-0"

SHADOW RIDGE II 2016-4007-00



2 OVERALL SECOND FLOOR PLAN
1/8" = 1'-0"

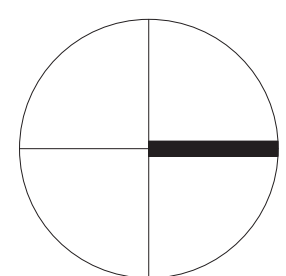


1 OVERALL FIRST FLOOR PLAN
1/8" = 1'-0"

aw
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280 SOUTH PENNSYLVANIA STREET
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Shadow Ridge II at Southlands Aurora, CO

Start Date: November, 2015
Issue Date & Description:
02.23.2016 SUBMITTAL NO.1
05.12.2016 SUBMITTAL NO.2



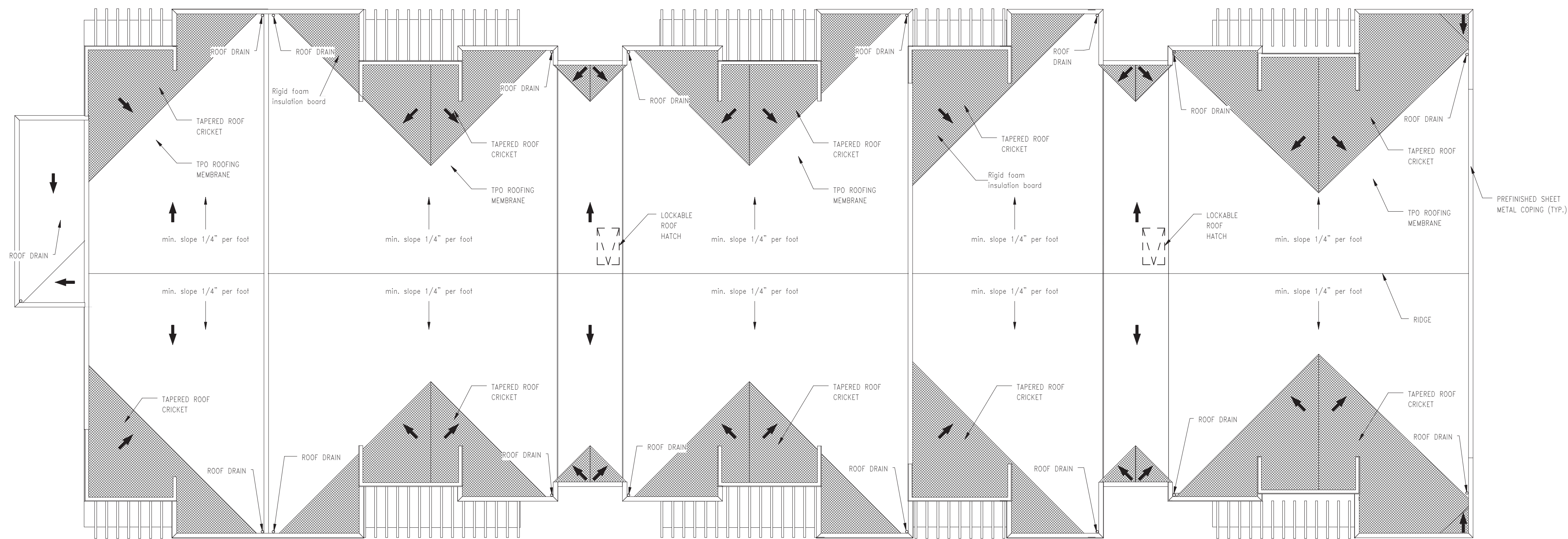
Scale:
0 16ft
1/8" = 1' - 0"

Date:
MAY 12, 2016

Sheet Title:
FLOOR PLANS - FIRST
AND SECOND FLOORS

Sheet
Number:

A2.1



2 ROOF PLAN
1/8" = 1'-0"

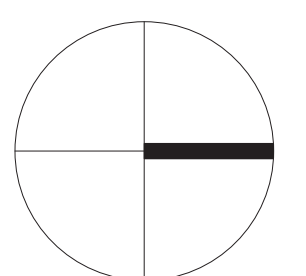


1 OVERALL THIRD FLOOR PLAN
1/8" = 1'-0"

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Shadow Ridge II
at Southlands
Aurora, CO

Start Date: November, 2015
Issue Date & Description:
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Scale:
0 16ft
1/8" = 1' - 0"

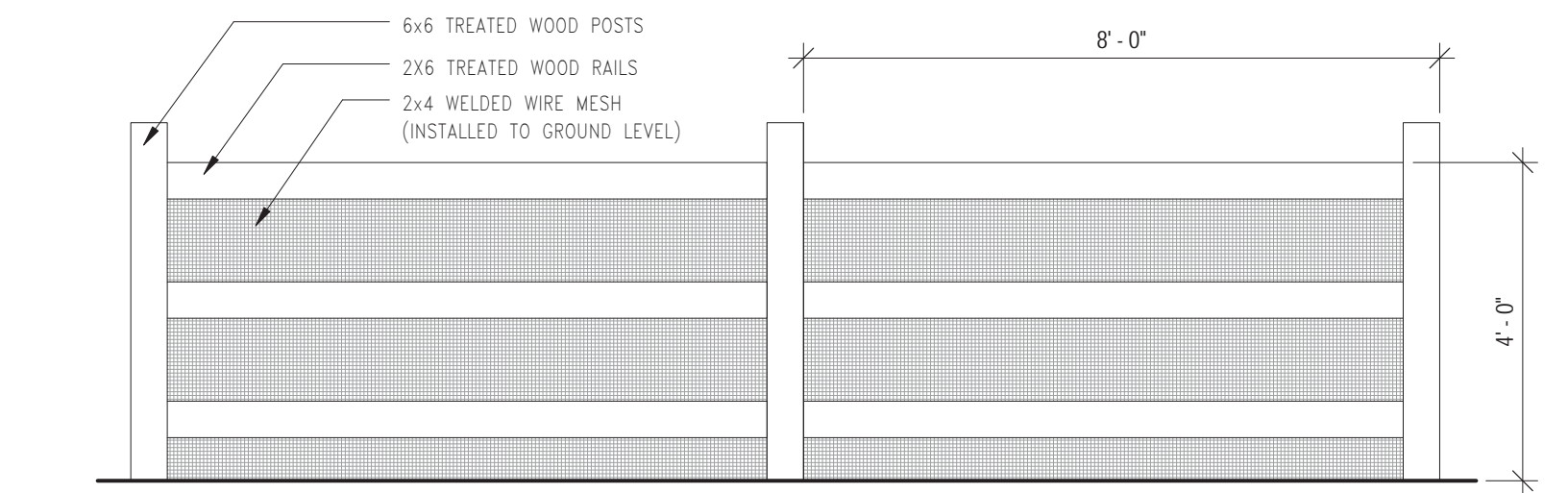
Date:
MAY 12, 2016

Sheet Title:
FLOOR PLANS - THIRD
FLOOR AND ROOF

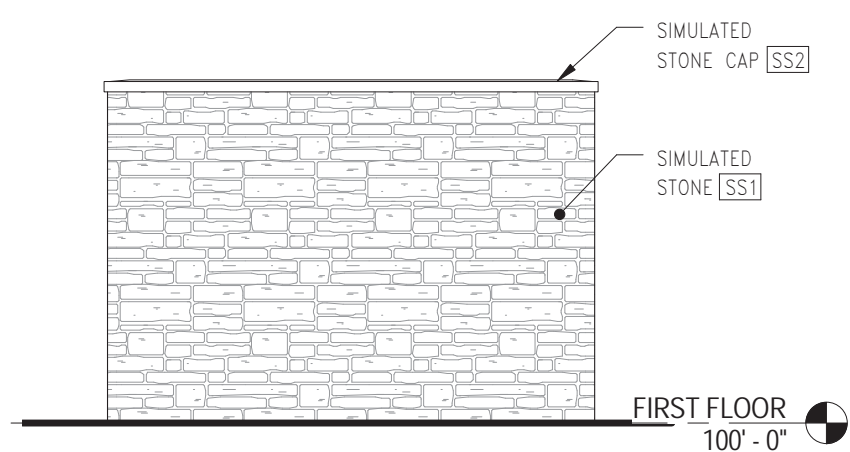
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Number:

A2.2

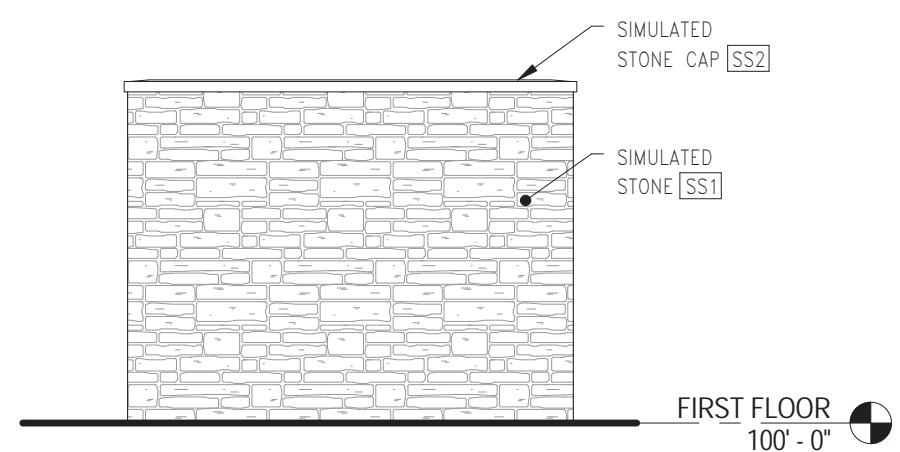




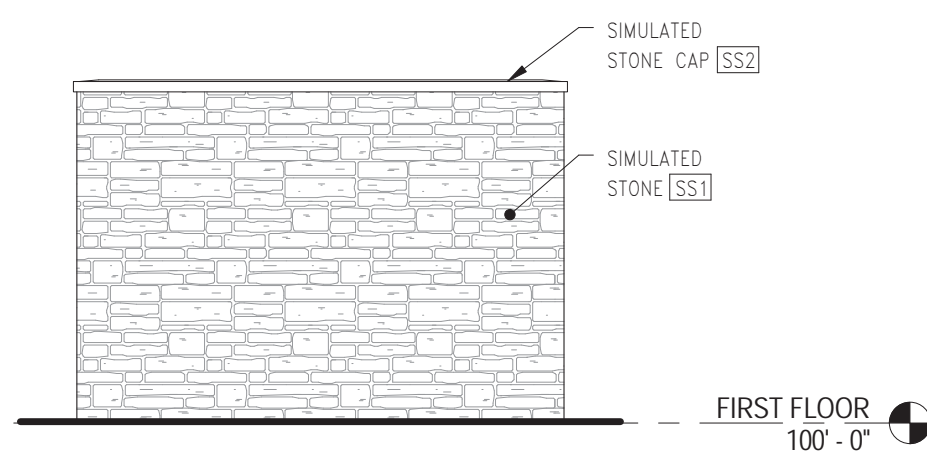
9 OPEN SPACE FENCE ELEVATION
1/2" = 1'-0"



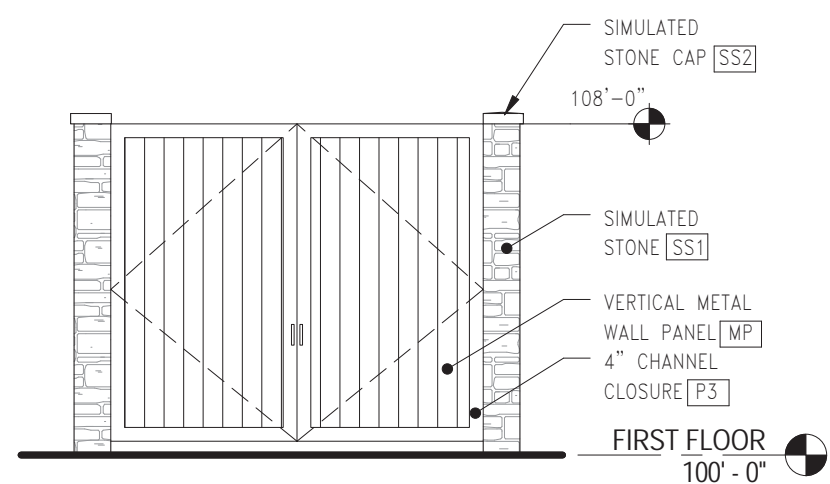
8 SOUTH ELEVATION - TRASH ENCLOSURE
1/4" = 1'-0"



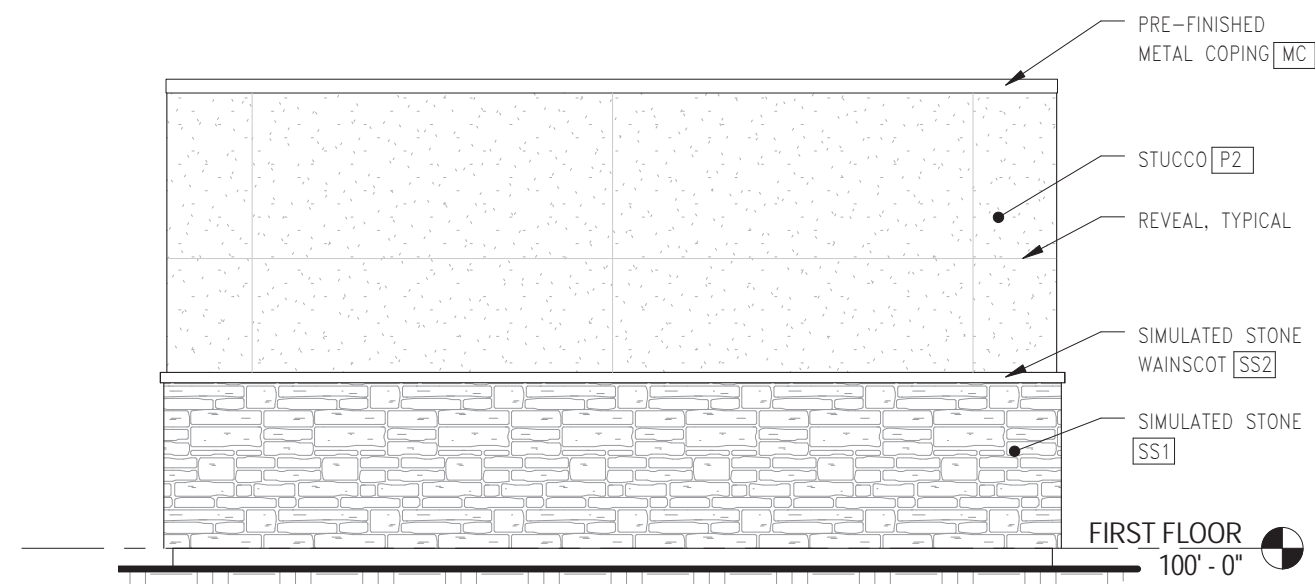
7 EAST ELEVATION - TRASH ENCLOSURE
1/4" = 1'-0"



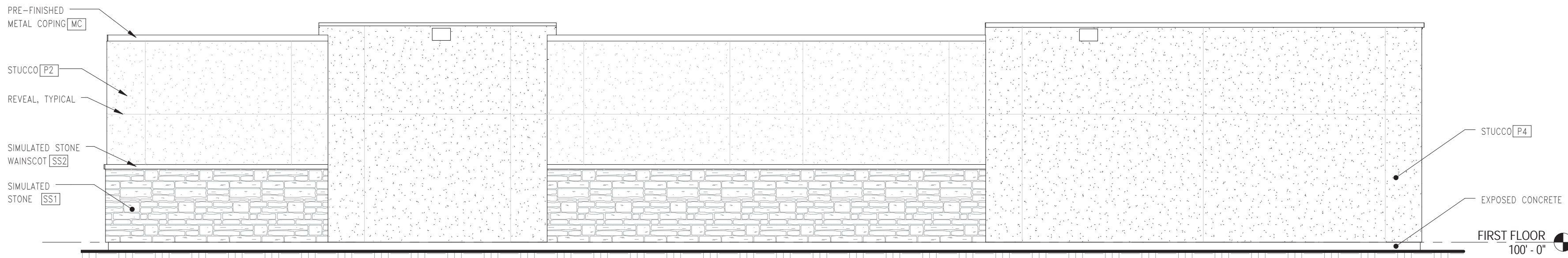
6 NORTH ELEVATION - TRASH ENCLOSURE
1/4" = 1'-0"



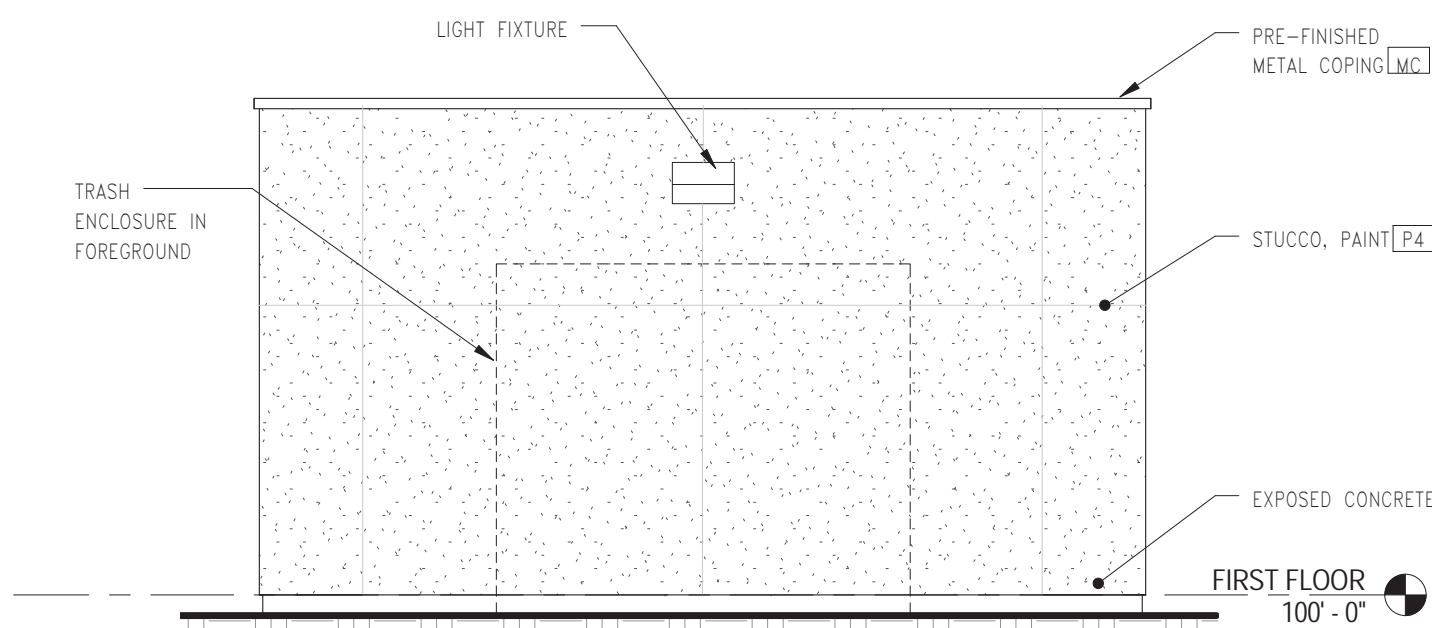
5 WEST ELEVATION - TRASH ENCLOSURE
1/4" = 1'-0"



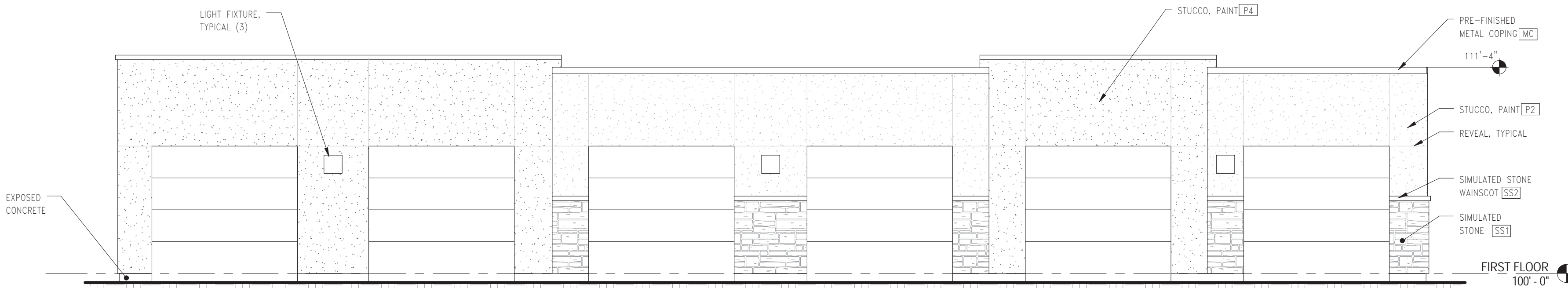
4 SOUTH ELEVATION - GARAGE
1/4" = 1'-0"



3 EAST ELEVATION - GARAGE
1/4" = 1'-0"



2 NORTH ELEVATION - GARAGE
1/4" = 1'-0"



1 WEST ELEVATION - GARAGE
1/4" = 1'-0"

MATERIAL FINISH LEGEND

- PF** PAINT COLORS
P1 - REFLECTION (FIBER CEMENT LAP SIDING)
P2 - RHINESTONE (STUCCO LIGHT)
P3 - BLACK FOX (METAL RAILING)
P4 - DOVETAIL (STUCC DARK)
- WP** PREFINISHED METAL WALL PANEL
BERRIDGE VEE-PANEL - CHARCOAL GREY
- SS#** SIMULATED STONE
SS1 - MADRONA CUT COARSE STONE
SS2 - CHAMPAGNE
- MC** PREFINISHED METAL COPING
BERRIDGE - CHARCOAL GREY
- VW** VINYL WINDOWS
RESEMBLES CLEAR ANODIZED
- AL** ALUMINUM TRELLIS
STATUARY BRONZE DARK

NOTE: ALL PAINT COLORS BASED ON SHERWIN WILLIAMS COLORS

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Scale:

0 8 ft
1/4" = 1' - 0"

Date:

MAY 12, 2016

Sheet Title:

EXTERIOR ELEVATIONS

Sheet

Number:

A4.2



How is this intersection proposed to be controlled? Add Stop sign

How are the dogs being kept from running into the parking lot and out the gate? Consider adding a second fence and 2 gate system

Public Access easement is needed.

If permission is granted to utilize this point as an access, the current parking area needs to be revised to allow for an access including additional curb and gutter, restriping, etc. Two way access would need to be 16'-25'

Revised civil plans are required to represent the new improvements

The current site condition is not represented on any approved plans.

existing gravel to remain at perimeter for walking path (or decomposed granite)

remove existing gravel in center
dog play area
native ground material
7,800sf (.18 ac)

black chain link fence, 6' h

ADA accessibility needs to be identified

Parking lots are required to be paved

Show property lines

concrete wheelstops

existing gravel to remain

gravel parking area

extend gravel to curb cut

area of disturbance: 10,600sf (.24ac)

site plan

shadow ridge - overall keyplan
n.t.s.



aw

shadow ridge - proposed dog park
04.01.19



0 15' 30'