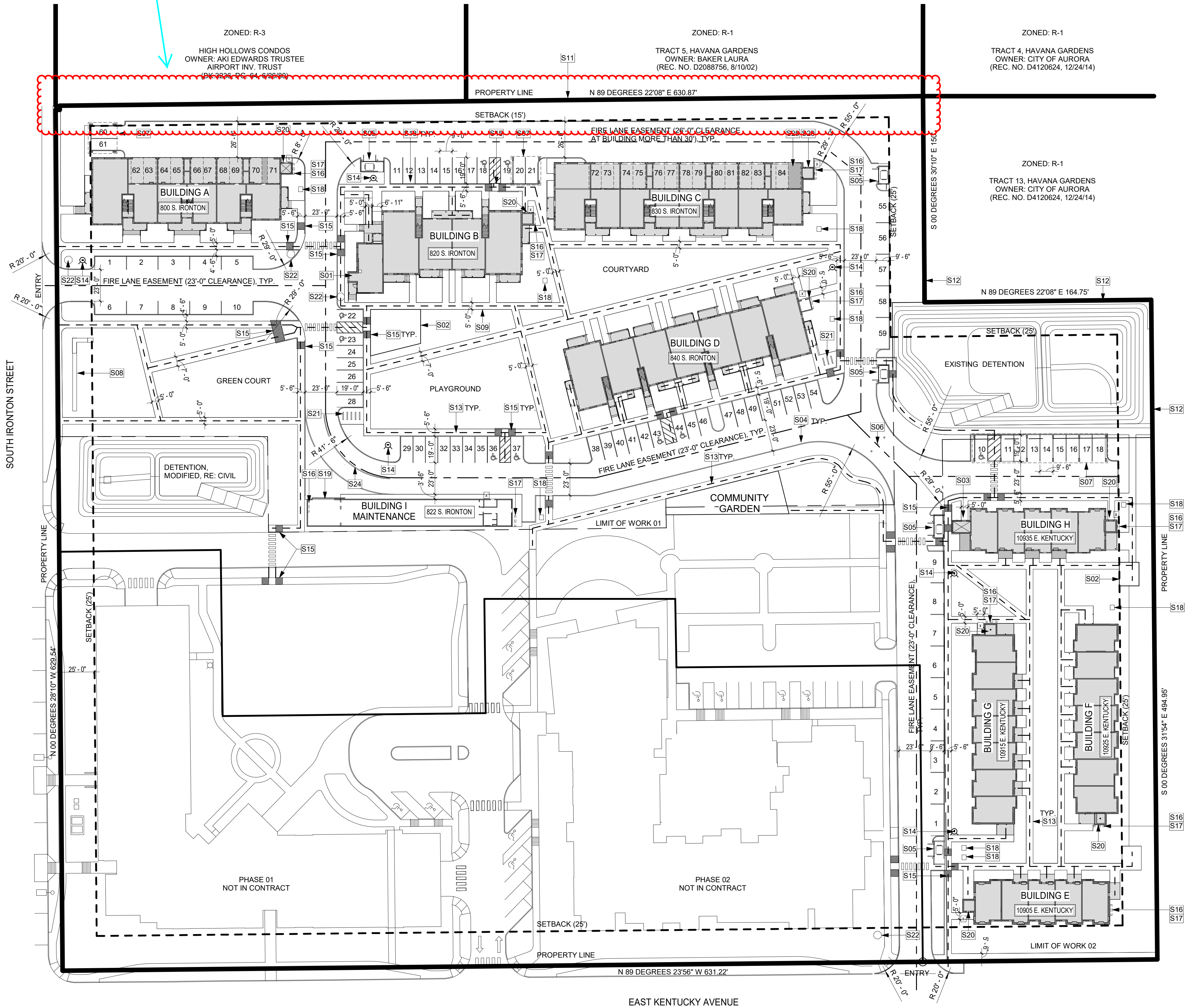


Add a tilde and a #1 to denote the first amendment. Make sure this is done on every sheet this impacts and provide a note on each sheet the describes what the change is for. Be consistent with the way the change is noted on every sheet. This sheet is red, subsequent sheets it is black.



SITE PLAN KEYNOTES

S01	FIRE CONTROL SAFETY PANEL
S02	SHADE STRUCTURE
S03	MECHANICAL BOILER ROOM FOR HEATED SIDEWALKS
S04	CURB AND GUTTER TYP.
S05	TRASH ENCLOSURE
S06	COLLAPSIBLE BOLLARDS, APPROVED KNOX HARDWARE
S07	COVERED PARKING STRUCTURE
S08	MONUMENT SIGN, STANDARD BRICK FACE, PRECAST CONCRETE CAP, 24" ABOVE GRADE
S09	CONCRETE SIDEWALK, 5' WIDE, TYP.
S10	ASPHALT DRIVE LANE, TYP.
S11	CONCRETE FENCING, 6'-0" HEIGHT
S12	SPLIT RAIL FENCE, 42"
S13	ACCESSIBLE ROUTE, 5' WIDE
S14	FIRE HYDRANT
S15	ACCESSIBLE CURB RAMP, ICC/ANSI A117.1-2009, CITY DETAIL S9, TYP.
S16	GAS METERS
S17	ELECTRIC METERS
S18	TRANSFORMER
S19	SALLY PORT, OPEN, GATED
S20	FIRE RISER ROOM, FDC, APPROVED KNOX BOX
S21	BIKE RACKS, 10 BIKES
S22	STOP SIGN
S24	YELLOW DOUBLE STRIPING
S25	VAN ACCESSIBLE PARKING SPACE, ICC/ANSI A117.1-2009
X	FIRE APPROVED KNOX BOX LOCATION

PARKING

TYPE OF PARKING	RATIO PER CODE	# OF SPACES REQUIRED	RATIO PROPOSED	# OF SPACES PROPOSED	# OF SPACES PROVIDED
4 BR (4)	2.5 / UNIT	10	2 / UNIT	8	10
3 BR (10)	2 / UNIT	20	1.5 / UNIT	15	29
2 BR (24)	2 / UNIT	48	1 / UNIT	24	25
FAMILY GUEST	1 / 5 UNITS	10	1 / 5 UNITS	10	10
TOTAL FAMILY		88		57	74
1 BR SENIOR (24)	1.5 / UNIT	36	0.5 / UNIT PER GDP	12	12
SENIOR GUEST	1 / UNIT + 1 / 5 UNITS	29	1 / 5 UNITS	5	5
TOTAL SENIOR		65		17	17
TOTAL FAMILY & SENIOR		153		74	91
LEASING OFFICE		2	2 / 1 OFFICE	2	2
ACCESSIBLE FAMILY		4		4	6
ACCESSIBLE COVERED ATTACHED		2		2	2
ACCESSIBLE SENIOR		1		1	1
TOTAL PROJECT PARKING SPACES		162		83	102
COVERED ATTACHED	17.5%	28	17.5% OF TOTAL	15	23
COVERED DETACHED	17.5%	28	17.5% OF TOTAL	15	13
TOTAL COVERED PARKING	35% OF TOTAL PARKING	56	35% OF TOTAL	30	36
BICYCLE	3% OF VEHICLE PARKING	4	3% OF VEHICLE PARKING	4	16

OPEN SPACE MATRIX

PHASE	OVERALL SIZE	OPEN SPACE REQUIRED	OPEN SPACE PROVIDED
PREVIOUS PHASES	238,189 SF	NA	45% - 107,382 SF
PHASE 3 (CURRENT PHASE)	237,902 SF	45% - 107,056 SF	45% - 107,671 SF
TOTAL SITE	476,091 SF	45% - 214,240 SF	45% - 215,053 SF

RESIDENTIAL DENSITY MATRIX

PHASE	ACRES	UNIT COUNT	DENSITY (UNITS/ACRE)
PREVIOUS PHASES	238,189 SF (5.47 ACRES)	120 UNITS	21.94 D.U.A.
PHASE 3 (CURRENT PHASE)	237,902 SF (5.47 ACRES)	74 UNITS	13.53 D.U.A.
TOTAL SITE	476,091 SF (10.93 ACRES)	194 UNITS (MAX = 225 UNITS)	17.73 D.U.A. (MAX = 20.46 D.U.A.)

UNIT TYPES

(4) BEDROOM TOWNHOME W/ CARPORT

BUILDING A: (1) UNITS
BUILDING C: (11) UNITS
TOTAL: (2) UNITS

(4) BEDROOM TOWNHOME

BUILDING A: (1) UNITS
BUILDING C: (1) UNITS
TOTAL: (2) UNITS

(3) BEDROOM TOWNHOME W/ CARPORT

BUILDING A: (4) UNITS
BUILDING C: (6) UNITS
TOTAL: (10) UNITS

(3) BEDROOM FAMILY

BUILDING A: (2) UNITS
BUILDING B: (4) UNITS
BUILDING C: (2) UNITS
BUILDING D: (4) UNITS
TOTAL: (12) UNITS

(2) BEDROOM FAMILY

BUILDING A: (4) UNITS
BUILDING B: (4) UNITS
BUILDING C: (6) UNITS
BUILDING D: (10) UNITS
TOTAL: (24) UNITS

(1) BEDROOM SENIOR

BUILDING H: (5) UNITS
BUILDING F: (7) UNITS
BUILDING G: (7) UNITS
BUILDING E: (5) UNITS
TOTAL: (24) UNITS

MAX # OF UNITS: 105

TOTAL UNITS: 74

VILLAGE AT WESTERLY CREEK PHASE 3
S. IRLINGTON STREET & E. KENTUCKY
AURORA, COLORADO 80014

DRAWING SET

DEVELOPMENT APPLICATION

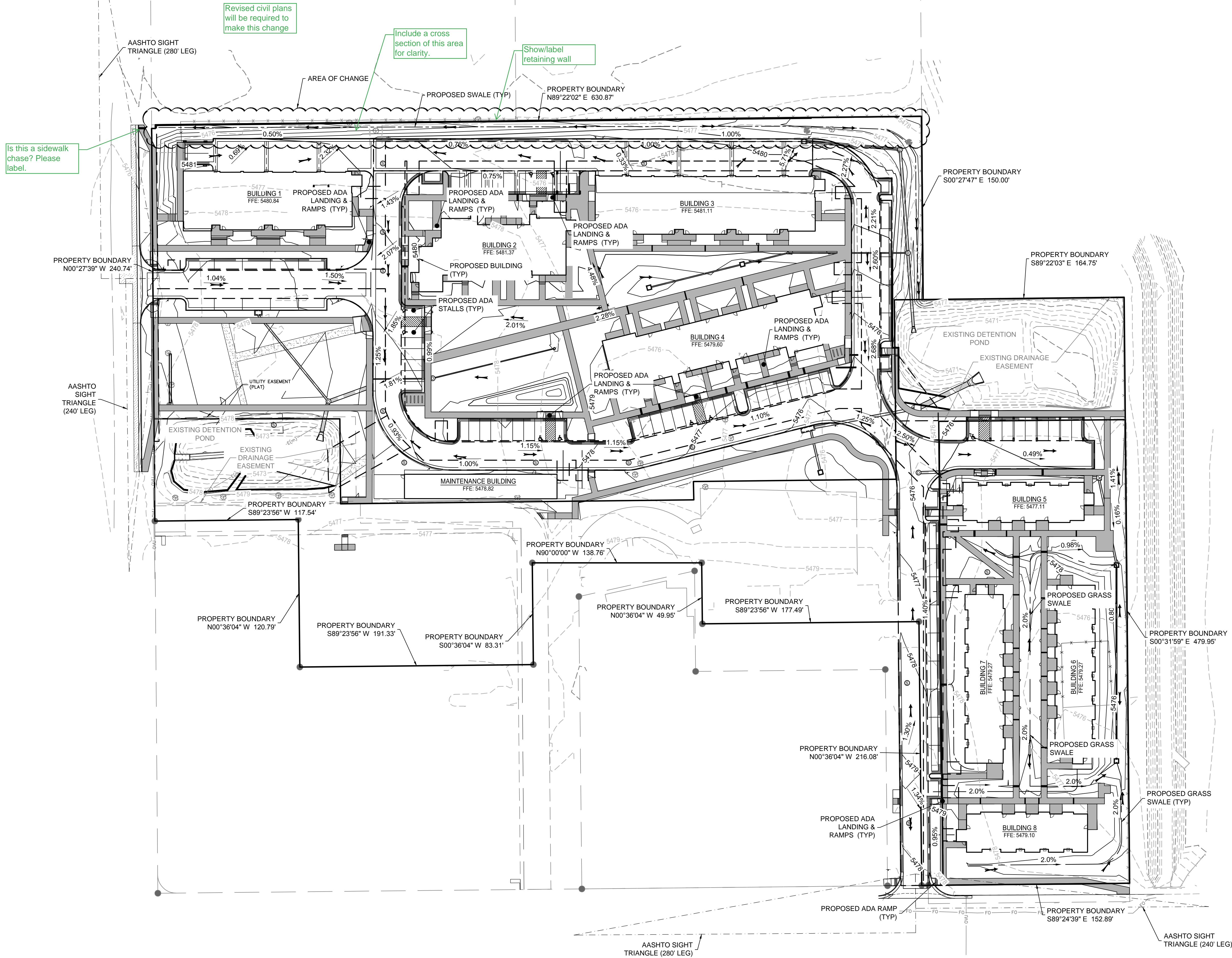
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4TH SUBMITTAL	17-0217
5TH SUBMITTAL	17-0317
6TH SUBMITTAL - MYLARS	17-0728
7TH SUBMITTAL	18-0124

SCALE AS SHOWN

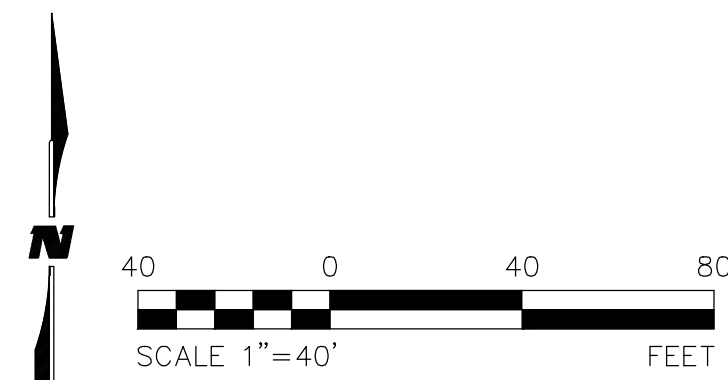
SHEET TITLE:

SITE PLAN



SITE IMPROVEMENTS LEGEND

- 5477 — PROPOSED CONTOUR
- 5477 — EXISTING CONTOUR
- DRAINAGE ARROW
- × × × × EXISTING FENCE
- 1.35% → PROPOSED GRADING SLOPE



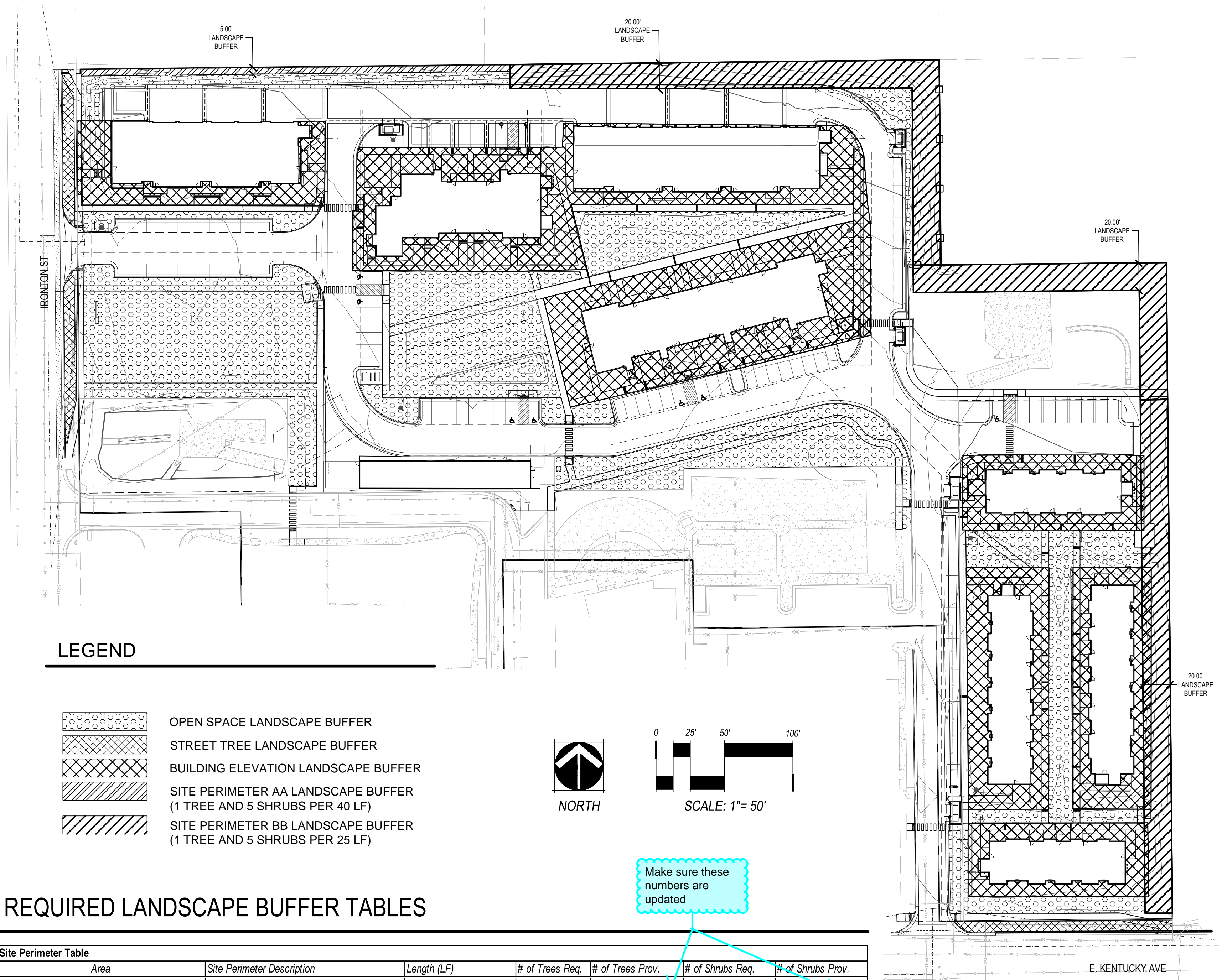
VILLAGE AT
WESTERLY
CREEK PHASE 3
S. IRONTON ST. & E.
KENTUCKY AVE
AURORA, COLORADO 80014

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DEVELOPMENT APPLICATION	
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5TH SUBMITTAL	17-0317
6TH SUBMITTAL - MYLAR	17-0630
7TH SUBMITTAL	18-0124
SCALE	AS SHOWN

SHEET TITLE:
OVERALL GRADING

SHEET NO:
05 OF 36

LANDSCAPE REQUIREMENTS



LEGEND

- OPEN SPACE LANDSCAPE BUFFER
- STREET TREE LANDSCAPE BUFFER
- BUILDING ELEVATION LANDSCAPE BUFFER
- SITE PERIMETER AA LANDSCAPE BUFFER (1 TREE AND 5 SHRUBS PER 40 LF)
- SITE PERIMETER BB LANDSCAPE BUFFER (1 TREE AND 5 SHRUBS PER 25 LF)

REQUIRED LANDSCAPE BUFFER TABLES

Site Perimeter Table						
Area	Site Perimeter Description	Length (LF)	# of Trees Req.	# of Trees Prov.	# of Shrubs Req.	# of Shrubs Prov.
AA	Site Perimeter Buffer (Residential) (1 Tree and 5 Shrubs per 40 LF)	314	8	12	40	40
BB	Site Perimeter Buffer (Other Residential) (1 Tree and 5 Shrubs per 25 LF)	1,125	45	45	225	225
Totals:			53	53	265	265

Street Tree Table						
Street Tree Description	Length (LF)	# of Trees Req.	of Trees Provided	# of Shrubs Req.	# of Shrubs Provided	Transfers
Street Trees: S. Ironton Street (1 Street Tree per 40 LF)	175 (24' Dr. Excluded)	5	5	Not Required	0	
Street Trees: E. Kentucky Avenue (1 Street Tree per 40 LF)	149	4	4	Not Required	0	
Totals:		9	9	-	-	0 TE Transferred

Open Space Landscape Table							
Area (Tract)	Description	Length/Area	# of Trees Req.	# of Trees Provided	# of Shrubs Req.	# of Shrubs Provided	Total TE Req./Provided
Parcel A + B	All pervious areas that fall outside of street tree buffer, building elevation landscape, landscape buffer, parking lot islands.	Area Total: 60,244 SF					Tract A TE Total: 0/0
	Open Space (1 Tree and 10 Shrubs per 4,000 SF)		15	54	150	175	(=)
	Totals:		15	54	150	175	(+0)

Parking Lot Island Landscape Table								
	Parking Lot Island Description	Length (LF)/ Quantity	# of Trees Req.	# of Trees Provided	# of Shrubs Req.	# of Shrubs Provided	Transfers	Mitigation Inches
	Parking Lot Islands: All Parking Lots* (1 Tree per Each)	NA	8	8	Not Required	105	TE to Open Space Areas	
	Totals:		8	8	-	105	TE Transferred	0.0

REQUIRED LANDSCAPE BUFFER TABLES, CONT.

Building Elevation Landscape Table									
Building	Building Elevation Landscape Description	Length (LF)/ Quantity	# of Trees Req.	# of Trees Provided	# of Reg. Shrubs Req.	# of Tall Shrubs Req.	# of Shrubs Provided	Transfers	
1	Building 1 Elevation (1.25 Plants Per 5 LF of Frontage)	411							
	5% Trees (Mix of Evergreen and Deciduous)		5	5					
	15% Tall Shrubs				-	15		15	
	80% Other Shrubs				87	-		87	
	Totals:		5	5	87	15		102 0 TE Transferred	
2	Building 2 Elevation (1.25 Plants Per 5 LF of Frontage)	413							
	5% Trees (Mix of Evergreen and Deciduous)		5	5					
	15% Tall Shrubs				-	15		16	
	80% Other Shrubs				88	-		93	
	Totals:		5	5	88	15		109 0 TE Transferred	
3	Building 3 Elevation (1.25 Plants Per 5 LF of Frontage)	352							
	5% Trees (Mix of Evergreen and Deciduous)		4	4					
	15% Tall Shrubs				-	13		13	
	80% Other Shrubs				75	-		75	
	Totals:		4	4	75	13		88 0 TE Transferred	
4	Building 4 Elevation (1.25 Plants Per 5 LF of Frontage)	704							
	5% Trees (Mix of Evergreen and Deciduous)		9	9					
	15% Tall Shrubs				-	26		26	
	80% Other Shrubs				150	-		150	
	Totals:		9	9	150	26		176 0 TE Transferred	
5	Building 5 Elevation (1.25 Plants Per 5 LF of Frontage)	330							
	5% Trees (Mix of Evergreen and Deciduous)		4	4					
	15% Tall Shrubs				-	12		12	
	80% Other Shrubs				70	-		70	
	Totals:		4	4	70	12		82 0 TE Transferred	
6	Building 6 Elevation (1.25 Plants Per 5 LF of Frontage)	417							
	5% Trees (Mix of Evergreen and Deciduous)		5	5					
	15% Tall Shrubs				-	17		17	
	80% Other Shrubs				91	-		91	
	Totals:		5	5	91	17		108 0 TE Transferred	
7	Building 7 Elevation (1.25 Plants Per 5 LF of Frontage)	417							
	5% Trees (Mix of Evergreen and Deciduous)		5	5					
	15% Tall Shrubs				-	16		16	
	80% Other Shrubs				88	-		88	
	Totals:		5	5	88	16		104 0 TE Transferred	
8	Building 8 Elevation (1.25 Plants Per 5 LF of Frontage)	330							
	5% Trees (Mix of Evergreen and Deciduous)		4	4					
	15% Tall Shrubs				-	12		12	
	80% Other Shrubs				70	-		71	
	Totals:		4	4	70	12		83 0 TE Transferred	
9-Maintenance Bldg.	Building 9 Elevation (1.25 Plants Per 5 LF of Frontage)								
	5% Trees (Mix of Evergreen and Deciduous)								
	15% Tall Shrubs								
	80% Other Shrubs								
	Totals:					0		0 TE Transferred	
Totals:			41	41	719	126	852	0 TE Transferred	

Site Data	Area in SF	%
Total Site Area (5.47 AC)	237,902	100%
Building Coverage:	42,355	18%
Hard Surface Area:	92,025	39%
Playground Area:	2,850	1%
Landscape Area:	100,672	42%
Maximum % of cool season grasses allowed:	33,222	33%
% of cool season grasses provided:	24,257	10%

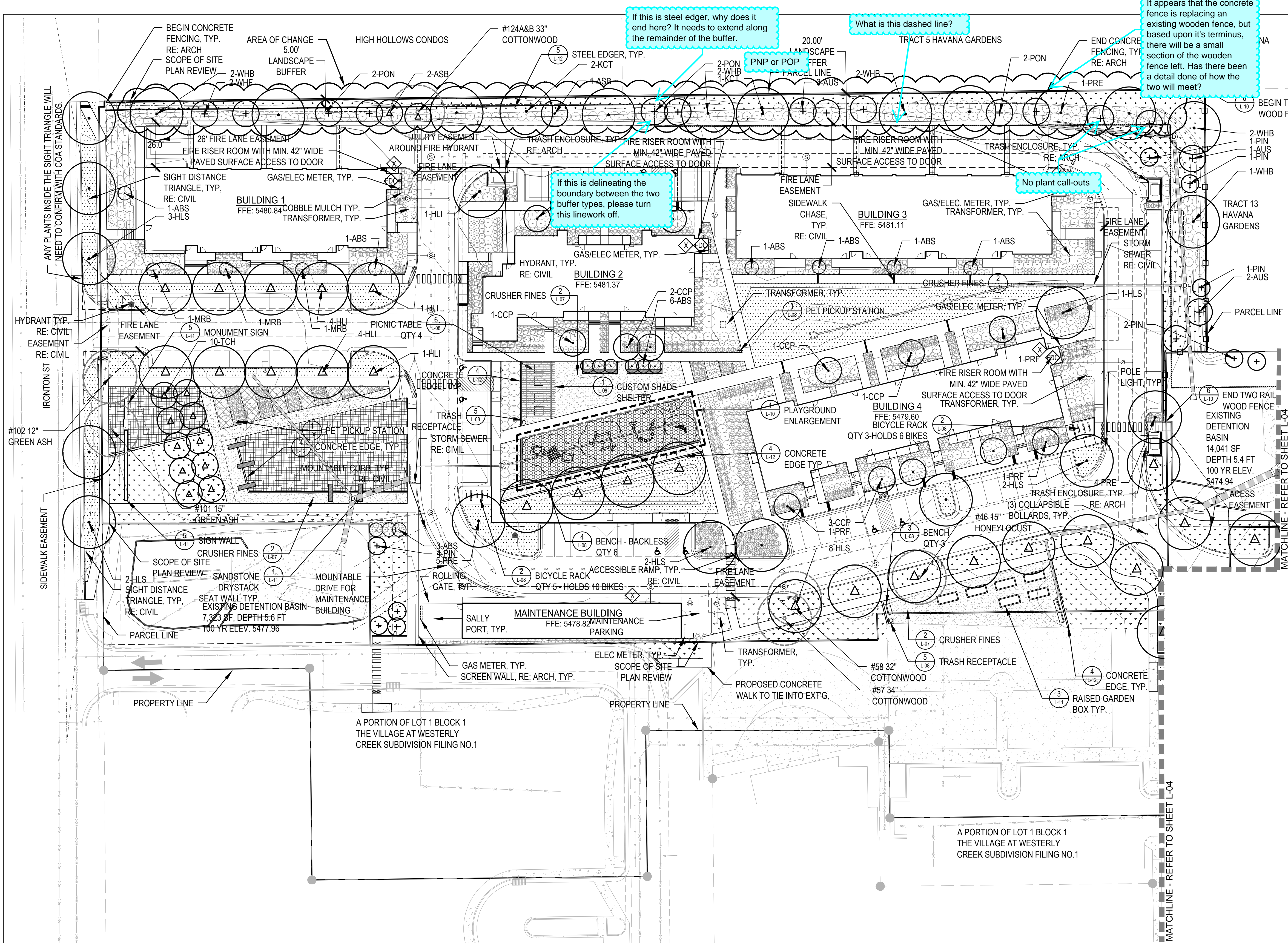
VILLAGE AT WESTERLY CREEK
PHASE 3
S. IRONTON ST. & E. KENTUCKY AVE.
AURORA, CO

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DEVELOPMENT APPLICATION	
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SCALE	AS SHOWN

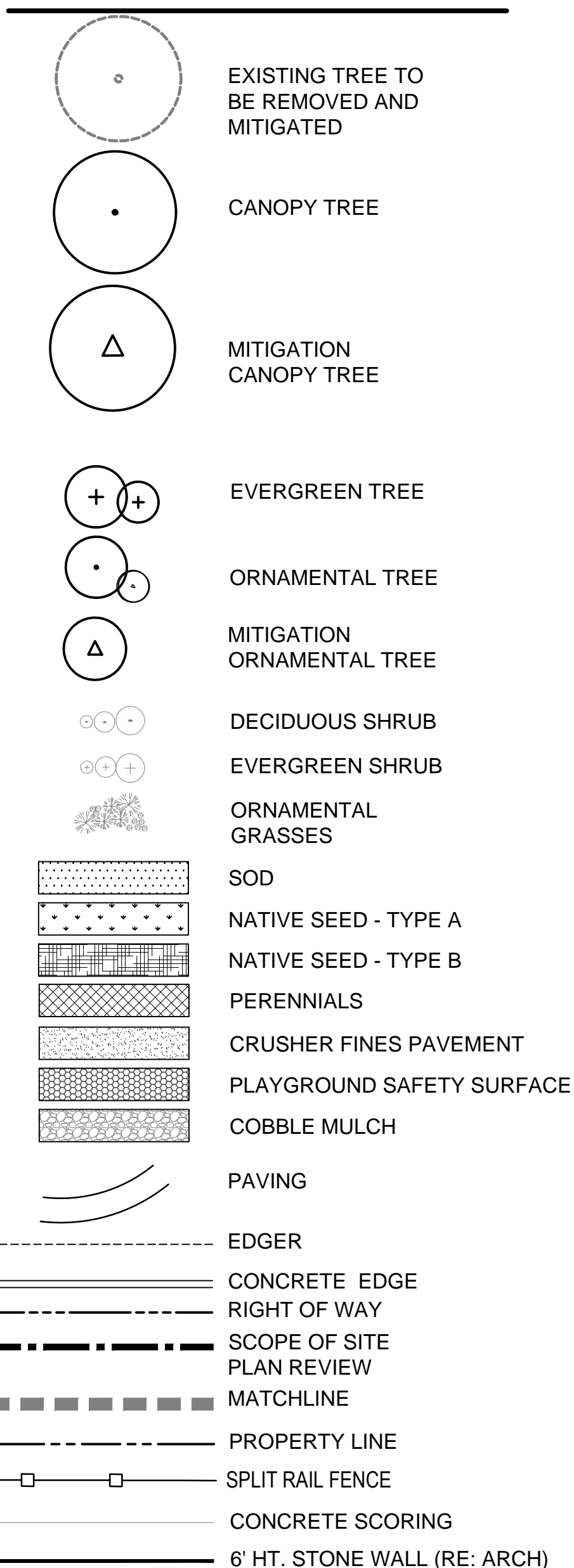


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LANDSCAPE CALCULATIONS
SHEET NO:
L-02
SHEET 9 OF 36



KEY MAP LEGEND



TREE PLANT LIST

DECIDUOUS CANOPY TREES

ASB	AUTUMN SPLENDOR BUCKEYE	AESCULUS 'AUTUMN SPLENDOR'
KCT	KENTUCKY COFFEE TREE (SEEDLESS)	GYMNOCLADUS DIOICUS 'ESPRESSO'
HLS	IMPERIAL HONEYLOCUST	GLEDITSIA TRICANTHOS F. 'INERMIS' 'IMPERIAL'
PRE	FRONTIER ELM	GLEDITSIA TRICANTHOS F. 'INERMIS' 'SKYLINE'
WHB	WESTERN HACKBERRY	ULMUS 'FRONTIER'
LPT	LONDON PLANETREE	CELTIS OCCIDENTALIS
		PLATANUS X ACERIFOLIA 'BLOODGOOD'

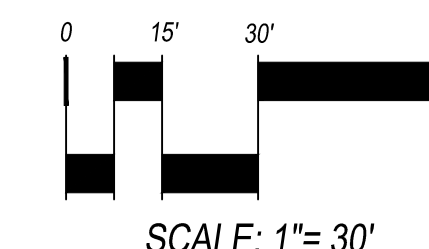
EVERGREEN TREES

PIN	PINYON PINE	PINUS CEMBROIDES EDULIS
AUS	AUSTRIAN PINE	PINUS NIGRA
POP	PONDEROSA PINE	PINUS PONDEROSA
WHF	WHITE FIR	ABIES CONCOLOR

DECIDUOUS ORNAMENTAL TREES

ABS	AUTUMN BRILLANCE SERVICEBERRY	AMELANCHIER 'AUTUMN BRILLANCE'
CCP	CHANTICLEER PEAR	PYRUS CALLERYANA 'CHANTICLEER'
PRF	PRAIRIEFIRE CRABAPPLE	MALUS 'PRAIRIEFIRE'
TCH	THORNLESS COCKSPUR HAWTHORNE	CRATAEGUS CRUSGALLI 'INERMIS'
MRB	CRABAPPLE, RED BARON	MALUS 'RED BARON'

PON or POP



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VILLAGE AT WESTERLY CREEK PHASE 3

S. IRONTON ST. &
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AURORA, CO

DRAWING SET

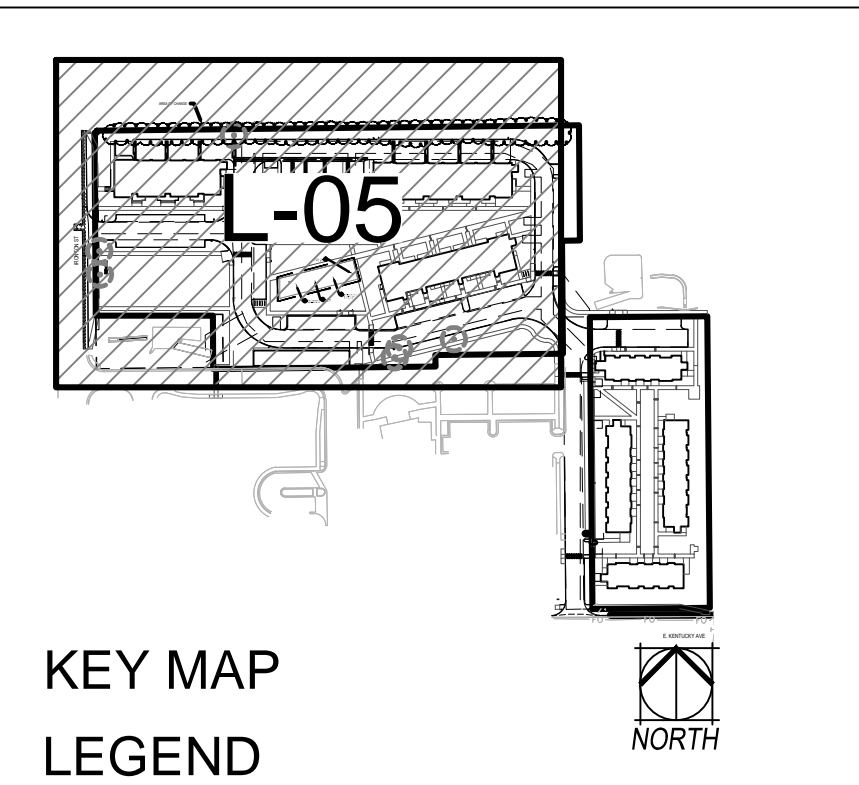
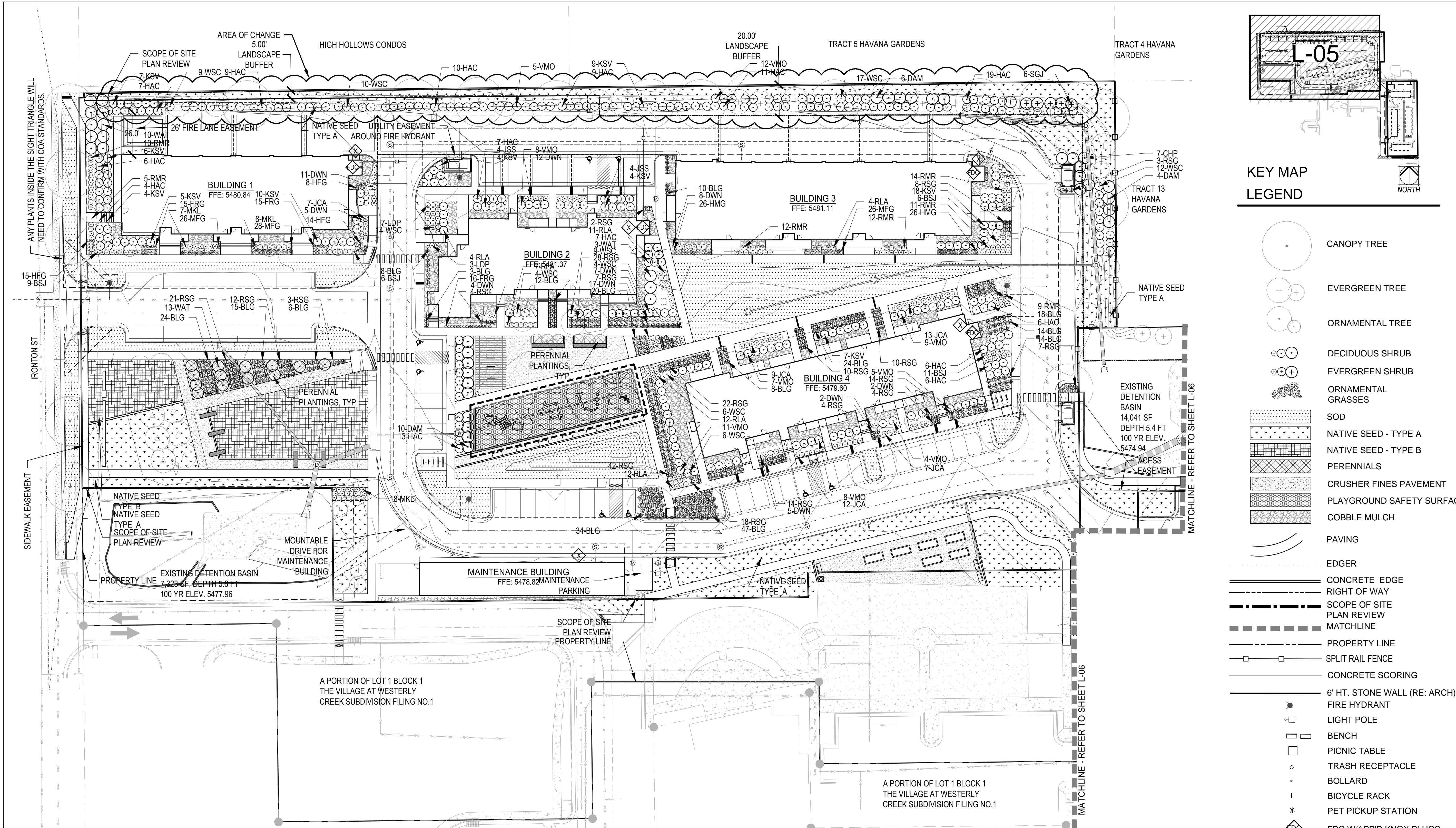
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5TH SUBMITTAL	17-0317
6TH SUBMITTAL - MYLARS	17-0630
7TH SUBMITTAL	18-0124
SCALE	AS SHOWN

SHEET TITLE: LANDSCAPE PLAN

SHEET NO:

L-03
SHEET 10 OF 36



SHRUB/GRASS/PERENNIAL PLANT LIST

DECIDUOUS SHRUBS

DWN DWARF NINEBARK
LDP LOW DENSE PRIVET
MKL MISS KIM LILAC
CHP CHEYENNE PRIVET
HAC HANCOCK CORALBERRY
WSC WESTERN SAND CHERRY
RLA RED LAKE CURRANT
WAX WAXFLOWER
RMR RED MEIDLAND ROSE
KSV KOREANSPICE VIBURNUM
WAT WAYFARING TREE
DAM DWARF AMUR MAPLE
VMO MOHICAN VIBURNUM

EVERGREEN SHRUBS

JCA ALPINE CARPET JUNIPER
BSJ BLUE STAR JUNIPER
SGJ SEA GREEN JUNIPER
JSS SCANDIA JUNIPER

PHYSOCARPUS OPULIFOLIUS 'NANA'
LIGUSTRUM VULGARE 'LODENSE'
SYRINGA PATULA 'MISS KIM'
LIGUSTRUM VULGARE 'CHEYENNE'
SYMPHORICARPOS X CHENAUTII 'HANCOCK'
PRUNUS BESSEYI
RIBES SATIVUM 'RED LAKE'
JAMESIA AMERICANA
ROSA MEIDLAND RED
VIBURNUM CARLESII
VIBURNUM LANTANA 'MOHICAN'
ACER GINNALA 'BAILEY COMPACT'
VIBURNUM LANTANA 'MOHICAN'

JUNIPERUS COMMUNIS ALPINE CARPET
JUNIPERUS SQAMATA 'BLUE STAR'
JUNIPERUS X MEDIA 'SEA GREEN'
JUNIPERUS SABINA 'SCANDIA'

GRASSES

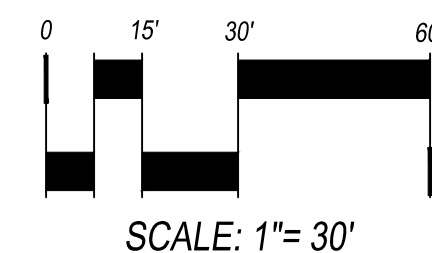
HMG HEAVY METAL SWITCH GRASS
MFG MEXICAN FEATHER GRASS
HFG FEATHER REED GRASS
HFG HAMELN FOUNTAIN GRASS
BLG BLAZE LITTLE BLUESTEM GRASS
SHENANDOAH RED SWITCH GRASS

PERENNIALS

AJS AUTUMN JOY SEDUM
SNC SNOW ANGEL CORAL BELLS
CFL CONEFLOWER
ICE YELLOW ICE PLANT
DSD SHASTA DWARF DAISY
HYS SUNSET HYSSOP
DDL STELLA D'ORO DAYLILY
HBJ HIMALAYAN BORDER JEWEL
BES BLACK EYED SUSAN
LLC LANCE-LEAF COREOPSIS
RDY RED YARROW
FAC FAASSEN'S CATMINT

PANICUM VIRGATUM 'HEAVY METAL'
NASSELLA TENUISSIMA
CALAMAGROSTIS ARUNDINACEA 'KARL FORESTER'
PENNISETUM ALOPECUROIDES 'HAMELN'
SCHIZACHYRIUM SCOPARIUM 'BLAZE'
PANICUM VIRGATUM 'SHENANDOAH'

SEDUM SPECTABILE 'AUTUMN JOY'
HEUCHERA SANGUINEA 'SNOW ANGEL'
ECHINACEA PURPUREA
DELLOSPERMA NUBIGENUM
LEUCANTHEMUM X COMPACT 'SNOW LADY'
AGASTACHE RUPESTRIS
HEMEROCALLIS 'STELLA D'ORO'
PERSICARIA AFFNIS
RUBBECKIA FULGIDA GOLDSTRUM
COREOPSIS LANCEOLATA
ACHILLEA MILLEFOLIUM 'RED BEAUTY'
NEPETA X FAASSENII



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VILLAGE AT
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7TH SUBMITTAL	18-0124
SCALE	AS SHOWN
SHEET TITLE:	
LANDSCAPE PLAN	
SHEET NO:	
L-05	
SHEET 12 OF 36	



These look very similar however, in the latest email correspondence, this was called out as the previous approved wall.

CAST-IN-PLACE CONCRETE WALL, FORM LINERS TO BE USED TO ACHIEVE A STONE LOOK

GRADE

FOUDATION WITH OFFSET SPREAD FOOTER

10 CAST IN PLACE STONE FENCE ELEVATION - DA
1/2" = 1'-0"

This wall and pattern is identified as the wall to be installed. Would this also represent color combination that be achieved?

Cast in place walls require structural calculations to be submitted with the revised civil plans

CONCRETE CAP

CMU BLOCK

METAL BOLLARD, SCHEDULE 40, CONCRETE FILLED

9 TRASH ENCLOSURE ELEVATION - EAST - DA
1/2" = 1'-0"

CONCRETE CAP

CMU BLOCK

8 TRASH ENCLOSURE ELEVATION - NORTH - DA
1/2" = 1'-0"

CONCRETE CAP

CMU BLOCK

METAL BOLLARD, SCHEDULE 40, CONCRETE FILLED

5 TRASH ENCLOSURE ELEVATION - WEST - DA
1/2" = 1'-0"

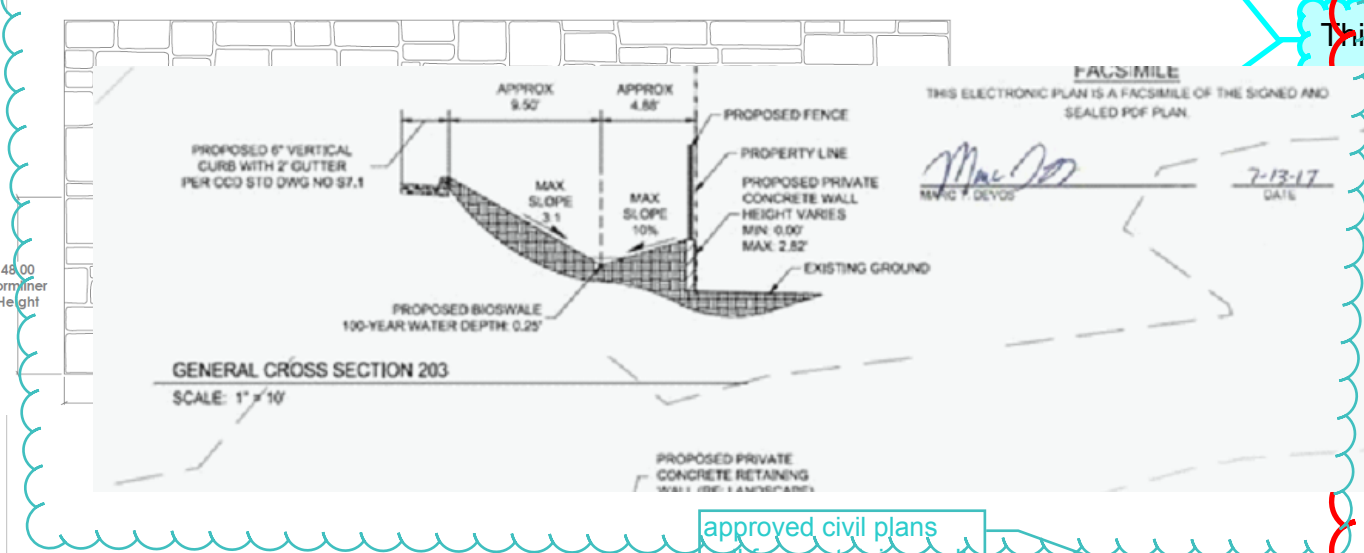
METAL GATE, INFILL PANEL, STEEL DECKING

CONCRETE CAP

CMU BLOCK

METAL BOLLARD, SCHEDULE 40, CONCRETE FILLED

4 TRASH ENCLOSURE ELEVATION - SOUTH - DA
1/2" = 1'-0"



Site plan needs to match the civil plans

approved civil plans call for a retaining wall between 0 and 2.82'. Please ensure this is reflected on this cross section

BLOCK WALL (CMU-1) WITH 2" CONCRETE WALL CAP, FULL GROUT CELLS AT DOOR JAMB

STEEL PLATE JAMB, ATTACH TO BLOCK WITH EPOXY ANCHORS

HEAVY DUTY STEEL HINGE, WELD TO PLATE

STEEL DOOR

METAL BOLLARD, SCHEDULE 40, CONCRETE FILLED

7 TRASH ENCLOSURE - GATE PLAN DETAIL, TYP. - DA
1 1/2" = 1'-0"

4" HOLLOW

VWC3

CAST-IN-PLACE CONCRETE WALL, FORM LINERS TO BE USED ON BOTH SIDES TO ACHIEVE A STONE LOOK, TO STEP WITH GRADE TO MAINTAIN A 6' HEIGHT

3/4" PVC DRAIN, TO RELIEVE ANY HYDROSTATIC PRESSURE

PARKING LOT, ASPHALT

MIN

3' - 0"

10' 8"

6' - 0"

3' - 0"

MIN

3' - 0"

6' - 2 1/16"

5' - 6"

5' - 0"

4' - 0"

1' - 3"

3' - 0"

4' - 0"

3' - 0"

6 CAST IN PLACE STONE FENCE SECTION - DA
1/2" = 1'-0"

SOLID WASTE BIN

BLOCK WALL (CMU-1) WITH 2" CONCRETE WALL CAP

SLIDE BOLT WITH PADLOCK, 3/4" SOLID SLIDE BAR INSIDE 1" PIPE

DOOR ###, TRASH ENCLOSURE, REFER TO SCHEDULE

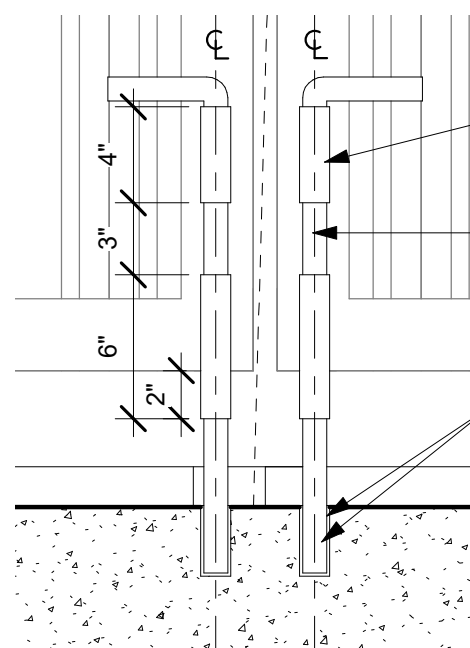
HEAVY DUTY STEEL HINGE (2) PER DOOR, TYP.

DROP ROD CLOSURE, BOTH DOORS, OPEN AND CLOSED POSITION

4" CONCRETE SLAB ON GRADE APRON

CONCRETE FOUNDATION, DIRT FORMED CAST IN PLACE

2 TRASH ENCLOSURE SECTION, TYP. - DA
1/2" = 1'-0"

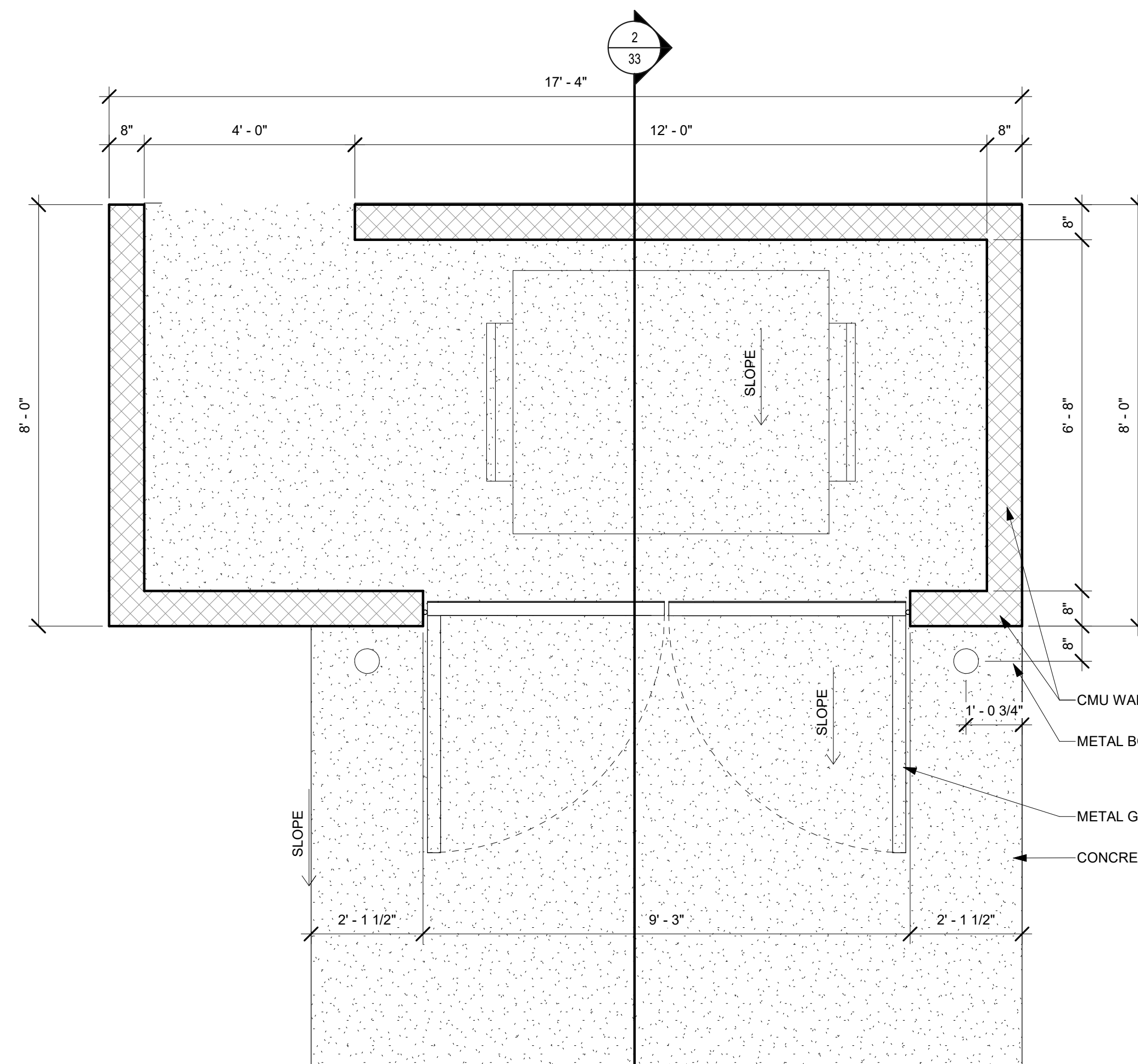


GALVANIZED STEEL RETAINERS WELDED TO TUBE FRAME - PAINTED

1" DIAMETER GALVANIZED STEEL LIFT ROD - PAINTED

DRILLED HOLE IN CONCRETE PAVING WITH EPOXY - TYPICAL AT CLOSED AND OPENED POSITIONS... PROVIDE AT FULLY CLOSED AND FULLY OPENED POSITIONS AT ALL GATE LEAFS

3 DROP RODS, TYP. - DA
1 1/2" = 1'-0"



1 TRASH ENCLOSURE PLAN - DA
1/2" = 1'-0"

VILLAGE AT WESTERLY CREEK PHASE 3 BUILDING I (MAINTENANCE) & TRASH ENCLOSURES/CARPORTS 822 SOUTH IRONTON STREET AURORA, COLORADO 80014

DRAWING SET

DEVELOPMENT APPLICATION

SET ISSUE DATES:	
1ST SUBMITTAL	16-0909
2ND SUBMITTAL	16-1213
3RD SUBMITTAL	17-0119
4TH SUBMITTAL	17-0217
5TH SUBMITTAL	17-0728
6TH SUBMITTAL - MYLARS	17-0615
7TH SUBMITTAL	18-0124
SCALE	AS SHOWN

SHEET TITLE:

SITE DETAILS - TRASH ENCLOSURE, TYPE 01

SHEET NO.:

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