

Add the following Note:  
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. THE UNDERSIGNED DOES HEREBY COVENANT AND AGREE THAT THEY SHALL CONSTRUCT UPON THE FIRE LANE CORRIDORS, AS DESIGNATED AND SHOWN HERE ON, A HARD SURFACE IN ACCORDANCE WITH THE CITY OF AURORA'S PAVING STANDARDS FOR FIRE LANE EASEMENTS, AND THAT THEY SHALL MAINTAIN THE SAME IN A STATE OF GOOD REPAIR AT ALL TIMES AND KEEP THE SAME FREE AND CLEAR OF ANY STRUCTURES, LANDSCAPING MATERIAL, SNOW OR OTHER OBSTRUCTIONS. THE MAINTENANCE OF PAVING ON THE FIRE LANE CORRIDOR(S) IS THE RESPONSIBILITY OF THE OWNER, AND THE OWNER SHALL POST AND MAINTAIN APPROPRIATE SIGNS IN CONSPICUOUS PLACES ALONG SUCH FIRE LANE CORRIDORS STATING "FIRE LANE, NO PARKING." THE LOCAL LAW ENFORCEMENT AGENCY(S) IS HEREBY AUTHORIZED TO ENFORCE PARKING REGULATIONS WITHIN THE FIRE LANE CORRIDORS.

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PLANS STAMPED OR NOTED "PERMIT SET", "BID SET", OR "PRELIMINARY" SHALL NOT BE USED FOR CONSTRUCTION. ONLY PLANS STAMPED OR NOTED "CONSTRUCTION SET" ISSUED AND DATED ACCORDINGLY ARE TO BE USED FOR ANY CONSTRUCTION PHASE. IT SHALL BE THE SOLE RESPONSIBILITY OF THE OWNER AND CONTRACTOR TO VERIFY THAT PLANS USED FOR CONSTRUCTION ARE STAMPED OR NOTED ACCORDINGLY.

Maximum allowable driveway slope is 14%. Any driveway that exceeds 10% is required to install a pedestrian walk that is less than 10%

THIS ROUTE IWE DISCUSSED IS ABOUT 15% GRADE  
DRIVE LENGTH IS APPROX 205' LONG

POSSIBLE RETAINING WALLS??  
TO PROTECT THE TREES?? AND HOLD BACK  
SOME OF THE HILL ??

THIS FINISHED FLOOR ELEVATION ON THE MAIN  
IS 4' LOWER THAN THE LAST SITE.

BUILDING ENVELOPE

THIS ROUTE IS ABOUT 10% GRADE  
DRIVE LENGTH IS APPROX 265' LONG

The Fire Lane Corridor shall:  
- Not exceed 10 percent in grade.  
- Minimum 20-feet in width with 28-foot inside and 50-foot outside turning radii.  
- Dead-end exceeding 150-feet shall be provided with turnaround.  
- Meet 85,000 lb imposed load per COA amendments.

Please label the lot  
and block numbers  
for this and  
adjacent lots

All portions of the building  
shall be reachable within  
150' from the end of the  
Fire Lane Corridor.

FINISHED FLOOR ELEV AT THIS CORNER IS 12" BELOW GRADE

BUILDING ENVELOPE

S I T E P L A N

1" = 30' - 0"

PROPOSED RESIDENCE

24933 E IRISH DRIVE  
AURORA COLORADO

DATE : 11-9-2017  
REVISION :

PROJECT  
2179

SHEET  
OF XX

DWDESIGN LLC  
CUSTOM RESIDENTIAL ARCHITECTURAL DESIGN  
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