BROOKHAVEN CONDOMINIUMS SITE PLAN

A SITE PLAN AMENDMENT TO BROOKHAVEN CONDOMINIUMS, LOCATED IN THE SOUTHWEST 1/4 OF SECTION 22 TOWNSHIP 4 SOUTH, RANGE 66 WEST OF THE 6TH PRINCIPLE MERIDIAN CITY OF AURORA, COUNTY OF ARAPAHOE, STATE OF COLORADO

GENERAL 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, ACCESSIBLE PASSENGER LOADING ZONES AND PUBLIC SIDEWALKS TO THE ACCESSIBLE BUILDING ENTRANCE THEY SERVE. AT LEAST 50% OF ALL BUILDING ENTRANCES SHALL BE THE MOST PRACTICAL DIRECT ROUTE. 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. REQUIRED ACCESSIBLE MEANS OF EGRESS SHALL BE CONTINUOUS FROM EACH REQUIRED ACCESSIBLE OCCUPIED AREA TO THE PUBLIC WAY. THE "ACCESSIBLE EXTERIOR ROUTES" SHALL COMPLY WITH U.B.C. CHAPTER 11, APPENDIX 11, AND C.A.B.O./A.N.S.I. 117.1.

5. THE APPLICANT HAS THE OBLIGATION TO COMPLY WITH ALL APPLICABLE REQUIREMENTS OF THE AMERICAN 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 LINES OR SYSTEMS AND/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 LINES OR SYSTEMS AND/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 REVIEWED 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 ORDINANCE, CHAPTER 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.

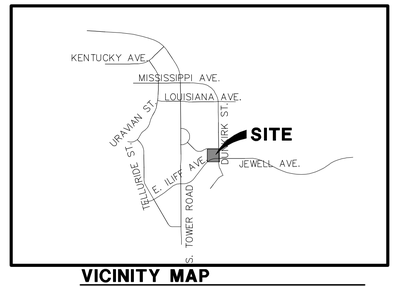
17. THE OWNER IS RESPONSIBLE FOR STRIPING ALL PUBLIC STREETS. THE OWNER IS REQUIRED TO PLACE TRAFFIC CONTROL SIGNS AND GUIDE SIGNS ON ALL PUBLIC STREETS AND PRIVATE STREETS APPROACHING AN INTERSECTION WITH A PUBLIC STREET.

18. 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.

19. THE 2015 INTERNATIONAL FIRE CODE REQUIRE ALL BUILDINGS TO BE ASSESSED FOR ADEQUATE EMERGENCY RESPONDER RADIO COVERAGE. THE GENERAL CONTRACTOR (GC) IS REQUIRED TO ENLIST AN INDEPENDENT AND APPROVED LICENSED CONTRACTOR TO MAKE THIS RADIO FREQUENCY ASSESSMENT. A STRUCTURE THAT HAS PASSED THIS SURVEILLANCE REQUIRES NO FURTHER ACTION BY THE GC. A FAILED RADIO SURVEILLANCE WILL REQUIRE AN INDEPENDENT THIRD PARTY RADIO STUDY FOR THE ENTIRE BUILDING AT THE OWNER OR DEVELOPERS EXPENSE. WHERE AN EMERGENCY RESPONDER RADIO COVERAGE SYSTEM IS REQUIRED, A DESIGNATED CONTRACTOR SHALL SUBMIT PLANS TO THE BUILDING DIVISION TO OBTAIN A BUILDING PERMIT PRIOR TO INSTALLATION.

20. ATTENTION BUILDING DIVISION: PER ARTICLE XI, C.O.A. BUILDING AND ZONING CODE, SECTION 22-425 THROUGH 22-434, AN ACOUSTIC ANALYSIS, PREPARED BY AN ACOUSTIC EXPERT THAT WILL IDENTIFY BUILDING DESIGN FEATURES NECESSARY TO ACCOMPLISH EXTERIOR NOISE REDUCTION TO ACHIEVE INTERIOR NOISE LEVELS NOT EXCEEDING 55-60 (LDN VALUE TO BE DETERMINED FOR EACH PROJECT) UNDER WORSE-CASE NOISE CONDITIONS.

21. PLEASE ADD THE FOLLOWING NOTE: THE SITE PLAN COVER SHEET MUST REFLECT AN "IMPLEMENTATION PLAN" FOR ALL MULTI-FAMILY PROJECTS. PER HOUSE BILL 03-1221, SECTION 9-5-106, THE BUILDER OF ANY PROJECT REGULATED BY THIS ARTICLE SHALL CREATE AN IMPLEMENTATION PLAN THAT GUARANTEES THE TIMELY AND EVENLY PHASED DELIVERY OF THE REQUIRED NUMBER OF ACCESSIBLE UNITS. SUCH PLAN SHALL CLEARLY SPECIFY THE NUMBER AND TYPE OF UNITS REQUIRED AND THE ORDER IN WHICH THEY ARE TO BE COMPLETED. SUCH IMPLEMENTATION PLAN SHALL BE SUBJECT TO APPROVAL BY THE ENTITY WITH ENFORCEMENT AUTHORITY IN SUCH PROJECT'S JURISDICTION. THE IMPLEMENTATION PLAN SHALL NOT BE APPROVED IF MORE THAN THIRTY PERCENT OF THE PROJECT IS INTENDED TO BE COMPLETED WITHOUT PROVIDING A PORTION OF ACCESSIBLE UNITS REQUIRED BY SECTION 9-5-105; EXCEPT THAT, IF AN UNDUE HARDSHIP CAN BE DEMONSTRATED, OR OTHER GUARANTEES PROVIDED ARE DEEMED SUFFICIENT, THE JURISDICTION HAVING RESPONSIBILITY FOR ENFORCEMENT MAY GRANT EXCEPTIONS TO THIS REQUIREMENT. THE IMPLEMENTATION PLAN SHALL BE APPROVED BY THE GOVERNMENTAL UNIT RESPONSIBLE FOR ENFORCEMENT BEFORE A BUILDING PERMIT IS ISSUED.



VICINITY MAP

1"=5000'

SHEET INDEX

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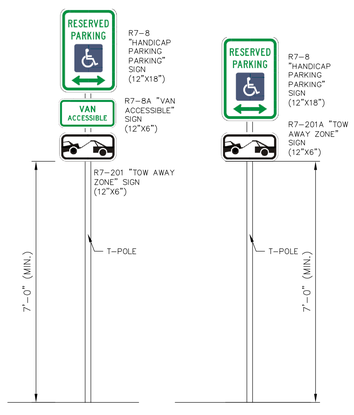
2	SITE PLAN
3	UTILITY PLAN
4	GRADING PLAN
5–8	BUILDING ELEVATIONS
9–10	LANDSCAPE PLAN



CONTACTS

OWNER
LOKAL HOMES
8310 S. VALLEY HWY, SUITE 115
ENGLEWOOD, CO 80112
CONTACT: TOMMY PUCCIANO
(720)739-6457

ENGINEER
JR ENGINEERING, LLC
7200 SOUTH ALTON WAY, SUITE C400
CENTENNIAL, CO 80112
CONTACT: KURTIS WILLIAMS
(303) 740-9393

PLANNER/LANDSCAPE ARCHTECT
WILLIAM GUMAN & ASSOCIATES, LTD
721 NORTH WEBER STREET, SUITE 10
COLORADO SPRINGS, CO 80903
CONTACT: ED MORGAN
(719)633-9700

ARCHITECT
LOKAL HOMES
8310 S. VALLEY HWY, SUITE 115
ENGLEWOOD, CO 80112
CONTACT: NICHOLAS FLEMING
(303) 868-0261

SITE DATA

LAND AREA WITHIN PROPERTY LINES:
357818 SQUARE FEET – 8.21 ACRES

NUMBER OF UNITS PROPOSED & BUILDINGS

DESCRIPTION:	QUANTITY:	NET SF:
UNIT A: 1 BEDR./1 BATH	23	690
UNIT B: 2 BEDR./1 BATH	13	918
UNIT C/D 2 BEDR./2 BATH	22	987/1128
UNIT E: 3 BEDR./2 BATH	2	1291
*UNIT A1: 2 BEDR./1 BATH	60	884
*UNIT B1: 2 BEDR./2 BATH	20	1125
*UNIT C1: 3 BEDR./3 BATH	20	1843
NO. OF H.C. ACCESSIBLE UNITS:		3
NO. OF H.C. ADAPTABLE UNITS:		61
TOTAL NUMBER OF UNITS:		160

* DESIGNATES NEW BUILDING FOOTPRINTS

NUMBER OF STORIES:
CONDOMINIUM BUILDINGS
3 STORIES @ CENTER, $2\frac{1}{2}$ @ EA. END
CLUBHOUSE:
1 STORY

MAXIMUM HEIGHT OF BUILDINGS:
50 FEET – REFER TO BUILDING ELEVATONS

EXTERIOR BUILDING MATERIALS

BLDG TYPE I:	STUCCO=97%	STONE=3%
BLDG TYPE II:	STUCCO=96%	STONE=4%
BLDG TYPE III:	MASORY=66.5%	SIDING=33.5%
CLUBHOUSE:	STUCCO=99%	STONE=1%
GARAGES:	STUCCO=100%	

CONDOMINIUM BLDG. GROSS FLOOR AREAS:
BLDG. TYPE I: 1 @ 26,560 SF= 26,560 SF
BLDG. TYPE II: 2 @ 23,980 SF= 47,960 SF
BLDG. TYPE III: 5 @ 26,658 SF= 133,290 SF
TOTAL: CONDOMINIUM BUILDINGS= 207,810 SF

ACCESSORY BLDG. GROSS FLOOR AREAS:
CLUBHOUSE: 2,498 SF
GARAGES: 7 @ VARIOUS= 15,282 SF
TOTAL: ACCESSORY BUILDINGS= 17,780 SF

TOTAL BUILDING COVERAGES:
71,391 SQUARE FEET – 19.95%

HARD SURFACE AREA:
114,780 SQUARE FEET – 32.08%

LANDSCAPE AREA:
167,161 SQUARE FEET – 46.72%

PHASED NATIVE GRASS AREA:
4,486 SQUARE FEET – 1.25%

PRESENT ZONING CLASSIFICATION:
PLZD – PLANNED COMMUNITY ZONE DISTRICT

PROPOSED USE:
MF – MULTIFAMILY

PERMITTED MAXIMUM SIGN AREA:
96 SQUARE FEET

TYPE OF SIGN:
GROUND SIGNS – 8 FEET HIGH MAX.

PARKING SPACES REQUIRED:

1 BEDROOM:	(1.5x23 UNITS)	34.5
2 BEDROOM:	(2x115 UNITS)	230
3 BEDROOM:	(2x22 UNITS)	44
CLUBHOUSE:	(2,725 SF/300)	9
TOTAL REQUIRED:		317.5
HANDICAP REQUIRED:	(VAN/6)	8

PARKING SPACES PROVIDED:

SURFACE:	STANDARD (8.5'WX19'D)	237
	HANDICAP (8.5'WX19'D/5' AISLE	7
	8.5'WX19'D/8' AISLE	2 FOR VAN)
		9
	TOTAL UNCOVERED	246
GARAGE:	STANDARD (9'-5"Wx19'D)	72
	HANDICAP (14'-1"Wx19'D)	2
	TOTAL GARAGE	74

BUILDING CONSTRUCTION:
CONSTRUCTION TYPE V-A
OCCUPANCY CLASSIFICATION R-2

ALL BUILDINGS ARE SPRINKLERED

LEGAL DESCRIPTION:

LOT 1, BLOCK 1, HEATHER RIDGE VILLAGE SUBDIVISION FILING NO. 3 RECORDED UNDER RECEPTION NUMBER B3256818 OF THE ARAPAHOE COUNTY CLERK AND RECORDERS OFFICE

IMPLEMENTATION PLAN

2015 – INTERNATIONAL BUILDING CODE		COLORADO STATE HOUSE BILL 03-1221	
ACCESSIBLE UNITS (ALL GROUND FLOOR UNITS)	40	ACCESSIBLE UNITS (ALL GROUND FLOOR UNITS)	40
REQUIRED	40	REQUIRED	48
PROVIDED	40	PROVIDED	164

PLAN AMENDMENTS

COVER SHEET
BROOKHAVEN CONDOMINIUMS
JOB NO. 15986.00
5/24/19
SHEET 1

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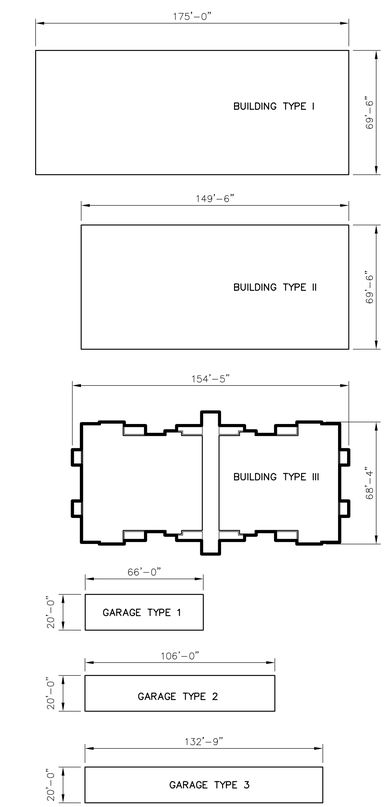
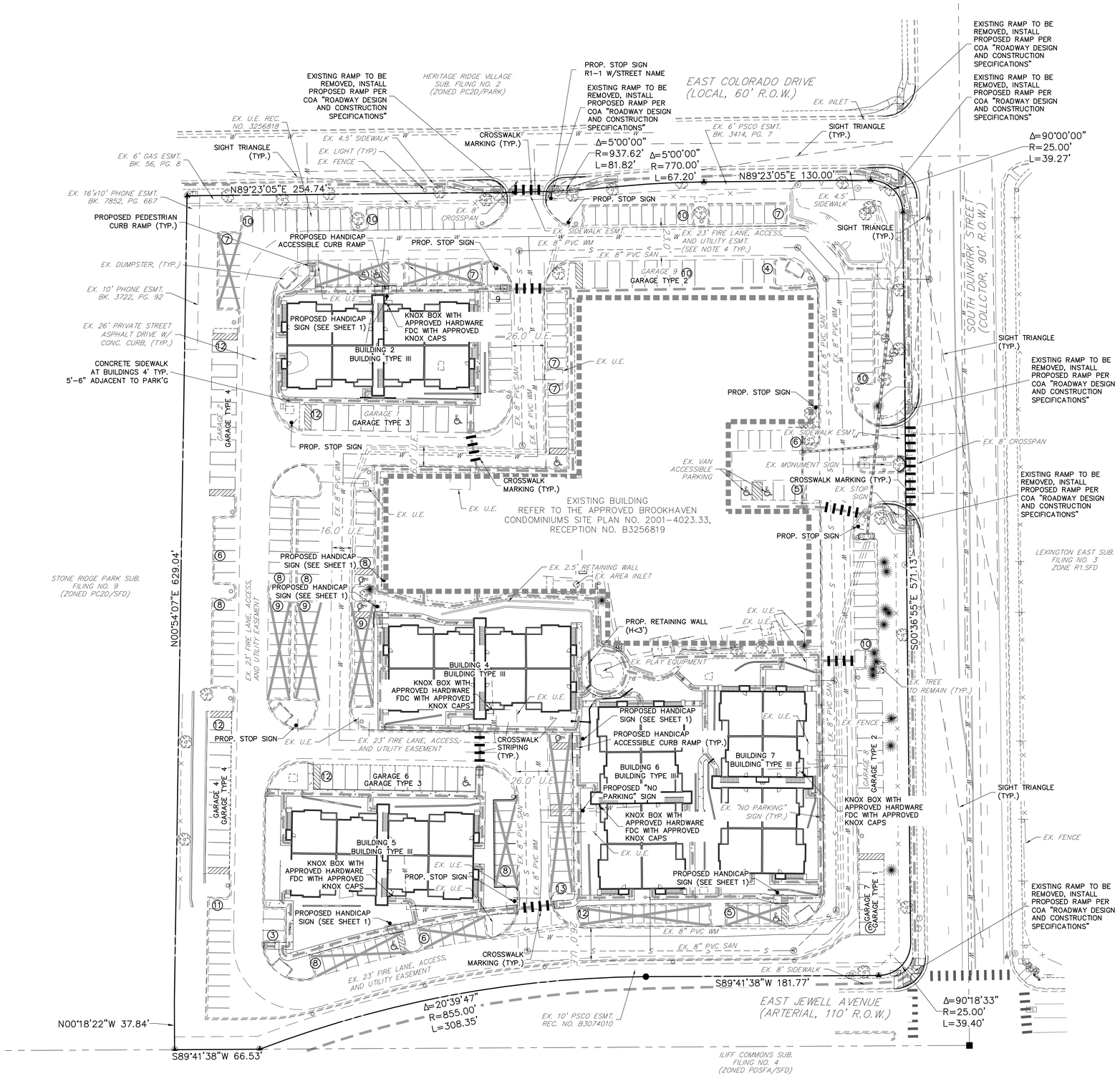
LEGEND

- PROP. RIGHT OF WAY
- EX. RIGHT OF WAY
- PROPERTY LINE
- BOUNDARY LINE
- CENTERLINE
- PROP. EASEMENT
- EX. EASEMENT
- SIGHT DISTANCE TRIANGLE
- PROP. CURB & GUTTER
- PROP. SPILL CURB & GUTTER
- EX. CURB & GUTTER
- EX. METAL FENCE
- ACCESSIBLE ROUTE
- PROP. 14' STREET LIGHT
- EX. STREET LIGHT
- PROP. SIGN
- EX. SIGN
- PROP. FIRE HYDRANT
- EX. FIRE HYDRANT
- PROP. STORM MANHOLE
- EX. STORM MANHOLE
- PROP. INLET
- PROP. MAIL KIOSK
- INDICATES COUNT PARKING
- EX. CONCRETE SIDEWALK
- PROP. CONCRETE SIDEWALK
- PROP. CRUSHER FINES
- S.E. SIDEWALK EASEMENT
- G.E. GAS EASEMENT
- U.E. UTILITY EASEMENT
- D.E. DRAINAGE EASEMENT
- A.E. ACCESS EASEMENT
- F.L.E. FIRE LANE EASEMENT
- # ADDRESS SIGN LOCATION
- E.O.C. EDGE OF CONCRETE
- OPTIONAL CARPORT





NOTES:

1. THE DEVELOPER IS RESPONSIBLE FOR SIGNING AND STRIPING ALL PUBLIC STREETS. THE DEVELOPER IS REQUIRED TO PLACE TRAFFIC CONTROL, STREET NAME, AND GUIDE SIGNS ON ALL PUBLIC STREETS AND PRIVATE STREETS APPROACHING AN INTERSECTION WITH A PUBLIC STREET.
2. MINIMUM 7' DISTANCE FROM GRADE TO LOWEST SIGN POSTED.
3. REFER TO THE APPROVED BROOKHAVEN CONDOMINIUMS SITE PLAN NO. 2001-4023.00, RECEPTION NO. B3256819 FOR THE FOLLOWING:
   A. PROJECT MONUMENT SIGN DETAILS.
   B. METAL FENCE / WOOD FENCING DETAILS.
   C. SITE ELECTRICAL DEVELOPMENT PLAN
4. ALL EASEMENTS SHOWN AND LABELED ON THIS SITE PLAN THAT DO NOT SHOW RECORDING INFORMATION WERE RECORDED UNDER RECEPTION NO. B3256818.

SITE PLAN
BROOKHAVEN CONDOMINIUMS
JOB NO. 15986.00
5/24/19
SHEET 2

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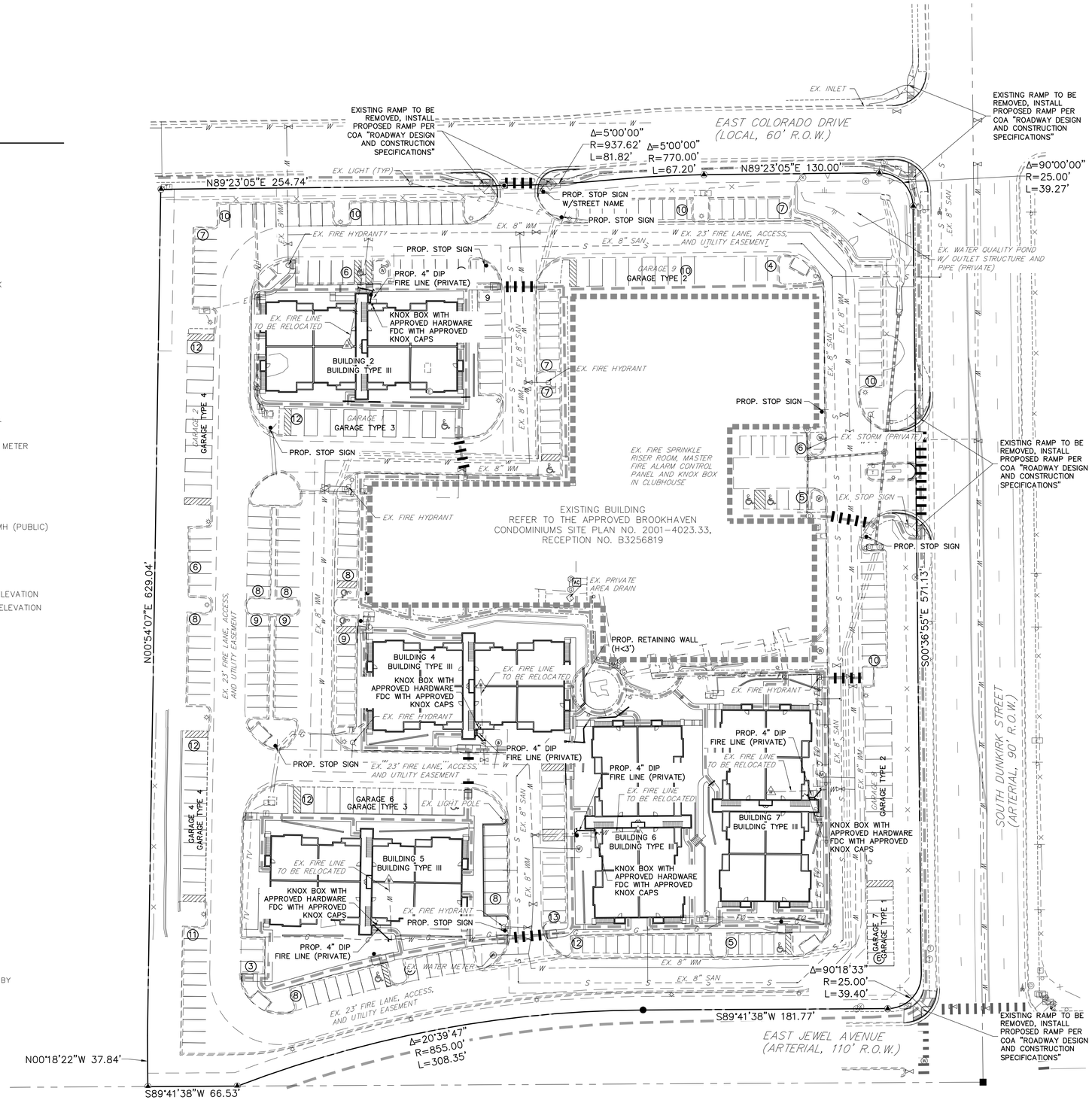
LEGEND

- PROP. RIGHT OF WAY
- EX. RIGHT OF WAY
- PROP. LINE
- BOUNDARY LINE
- CENTERLINE
- PROP. EASEMENT
- EX. EASEMENT
- PROP. CURB & GUTTER
- EX. CURB & GUTTER
- EX. METAL FENCE
- PROP. CONCRETE SIDEWALK
- EX. CONCRETE SIDEWALK
- PROP. CRUSHER FINES
- PROP. 14' STREET LIGHT
- PROP. 30' STREET LIGHT
- EX. STREET LIGHT
- EX. ELECTRIC LINE
- PROP. FIRE HYDRANT
- EX. FIRE HYDRANT
- 2" BLOW-OFF ASSEMBLY
- PROP. WATER LINE W/ G.V.
- EX. WATER LINE W/ G.V.
- PROP. WATER SERVICE W/ METER
- EX. WATER METER
- PROP. SAN. SERVICE
- PROP. WALL
- PROP. SAN. SEWER W/ MH
- EX. SAN. SEWER W/ MH
- PROP. STORM SEWER W/ MH (PUBLIC)
- EX. STORM SEWER W/ MH
- PROP. INLET (PUBLIC)
- 6100 — PROP. INDEX CONTOUR
- 6100 — EX. INDEX CONTOUR
- TW / BW — TOP / BOTTOM OF WALL ELEVATION
- H.P. / L.P. — HIGH POINT / LOW POINT ELEVATION
- FF — FINISH FLOOR ELEVATION
- PROP. CONCRETE PAN
- PROP. SWALE
- ACCESSIBLE ROUTE



NOTES:

1. EXISTING FIRE LINES TO BE RELOCATED. FIELD VERIFY LOCATIONS OF EXISTING FIRE LINES.
2. EXISTING STORM SEWER SYSTEM ON SITE AND PROPOSED STORM SEWER FACILITIES ARE PRIVATE, AND MAINTAINED BY HOA.

40 20 0 40 80

ORIGINAL SCALE: 1" = 40'

UTILITY PLAN
BROOKHAVEN CONDOMINIUMS
JOB NO. 15986.00
5/24/19
SHEET 3

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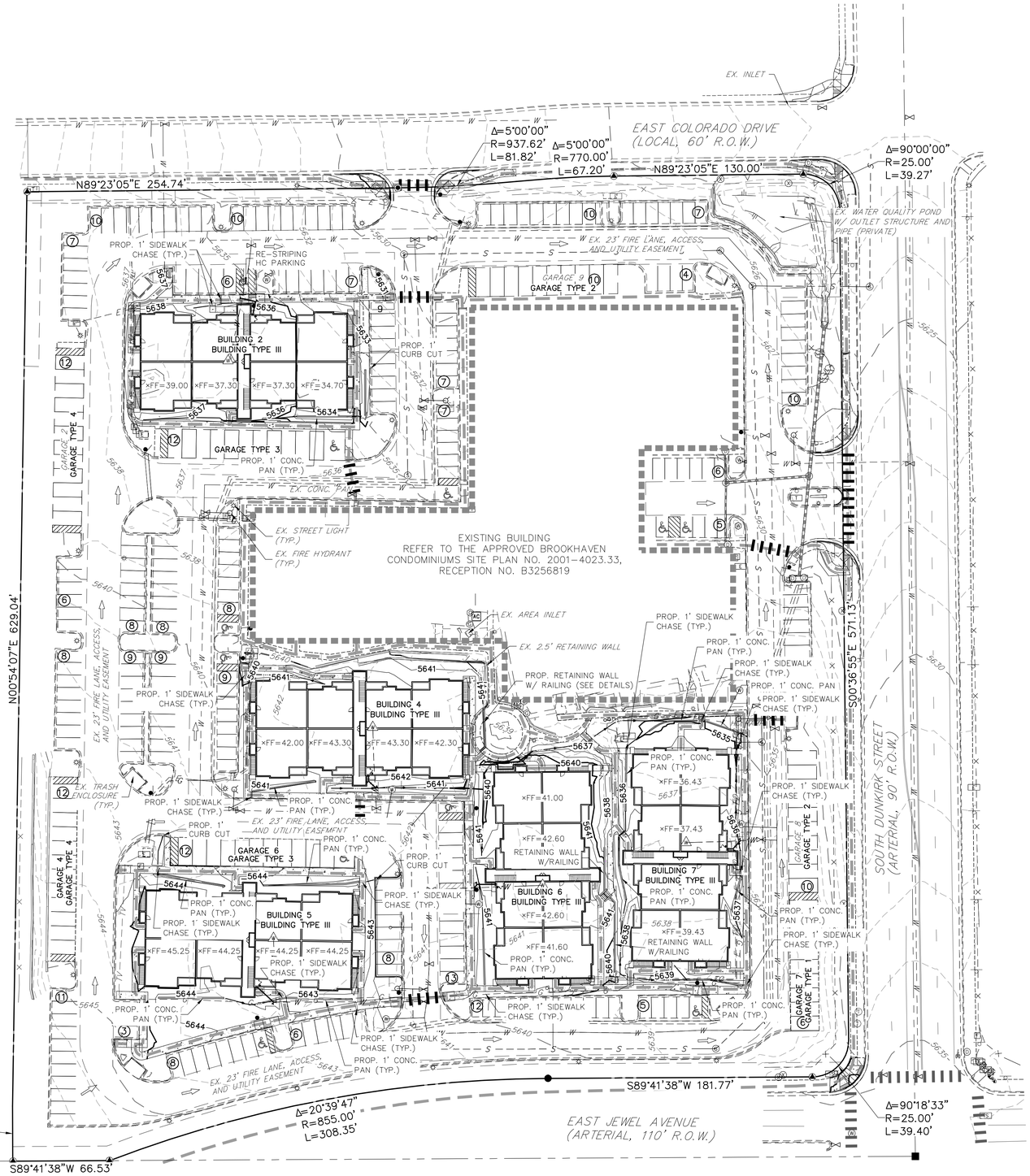
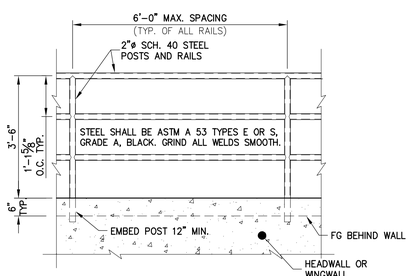
LEGEND

- PROP. RIGHT OF WAY
- EX. RIGHT OF WAY
- PROP. LINE
- BOUNDARY LINE
- CENTERLINE
- PROP. EASEMENT
- EX. EASEMENT
- PROP. CURB & GUTTER
- EX. CURB & GUTTER
- EX. METAL FENCE
- PROP. CONCRETE SIDEWALK
- EX. CONCRETE SIDEWALK
- PROP. CRUSHER FINES
- PROP. 14' STREET LIGHT
- PROP. 30' STREET LIGHT
- EX. STREET LIGHT
- EX. ELECTRIC LINE
- PROP. FIRE HYDRANT
- EX. FIRE HYDRANT
- 2" BLOW-OFF ASSEMBLY
- PROP. WATER LINE W/ G.V.
- EX. WATER LINE W/ G.V.
- PROP. WATER SERVICE W/ METER
- EX. WATER METER
- PROP. SAN. SERVICE
- PROP. WALL
- PROP. SAN. SEWER W/ MH
- EX. SAN. SEWER W/ MH
- PROP. STORM SEWER W/ MH (PUBLIC)
- EX. STORM SEWER W/ MH
- PROP. INLET (PUBLIC)
- 6100 — PROP. INDEX CONTOUR
- 6100 — EX. INDEX CONTOUR
- TW / BW — TOP / BOTTOM OF WALL ELEVATION
- H.P. / L.P. — HIGH POINT / LOW POINT ELEVATION
- FF — FINISH FLOOR ELEVATION
- PROP. CONCRETE PAN
- PROP. SWALE
- ACCESSIBLE ROUTE





PEDESTRIAN RAILING DETAIL

SCALE: 1/2"=1'

40 20 0 40 80

ORIGINAL SCALE: 1" = 40'

NOTES:

1. MAX. SLOPE OF PROPOSED SIDEWALK IS 5.0%
2. MIN. SLOPE OF PROPOSED CONCRETE PAN IS 0.5%
3. MIN. SLOPE OF PROPOSED SWALE IS 2.0%
4. EXISTING STORM SEWER SYSTEM ON SITE AND PROPOSED STORM SEWER FACILITIES ARE PRIVATE, AND MAINTAINED BY HOA.

GRADING PLAN
BROOKHAVEN CONDOMINIUMS
JOB NO. 15986.00
5/24/19
SHEET 4

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NOTE:
ROOF CONFIGURATION MAY VARY PER SITE & BUILDING STEPPING CONDITIONS

MASONRY CALCULATIONS

STONE VENEER -	2,004 SQ. FT.
HARDIE REVEAL PANEL -	510 SQ. FT.
LAP SIDING -	406 SQ. FT.
TOTAL AREA	2,920 SQ. FT.
TOTAL MASONRY % (INCLUDING REVEAL PANEL)	86%

FRONT AND REAR ELEVATIONS

MASONRY CALCULATIONS

FRONT	86%
REAR	86%
LEFT	47%
RIGHT	47%
TOTAL	66.5%

MASONRY CALCULATIONS

STONE VENEER -	755 SQ. FT.
HARDIE REVEAL PANEL -	252 SQ. FT.
LAP SIDING -	1,140 SQ. FT.
TOTAL AREA	2,147 SQ. FT.
TOTAL MASONRY % (INCLUDING REVEAL PANEL)	47%

SIDE ELEVATIONS

SITE PLAN
BROOKHAVEN CONDOMINIUMS
JOB NO. 15986.00
05/24/19
SHEET 5

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NOTE:
ROOF CONFIGURATION MAY VARY PER SITE & BUILDING STEPPING CONDITIONS

FRONT AND REAR ELEVATIONS - (FOUNDATION STEPS IN 2 LOCATIONS)

NOTE:
ROOF CONFIGURATION MAY VARY PER SITE & BUILDING STEPPING CONDITIONS

FRONT AND REAR ELEVATIONS - (FOUNDATION STEPS IN 1 LOCATION)

SITE PLAN
BROOKHAVEN CONDOMINIUMS
JOB NO. 15986.00
05/24/19
SHEET 6

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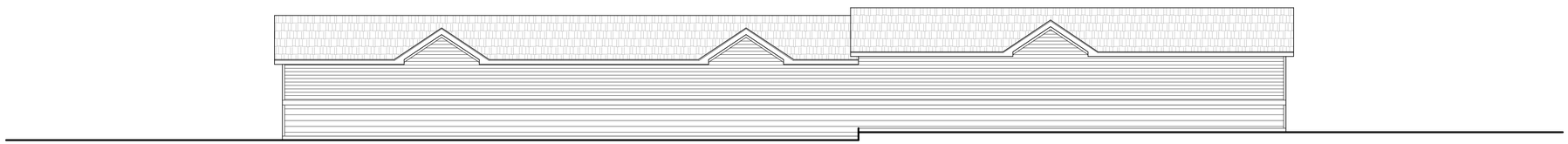
LEFT ELEVATION

12 BAY GARAGE - FRONT ELEVATION

RIGHT ELEVATION

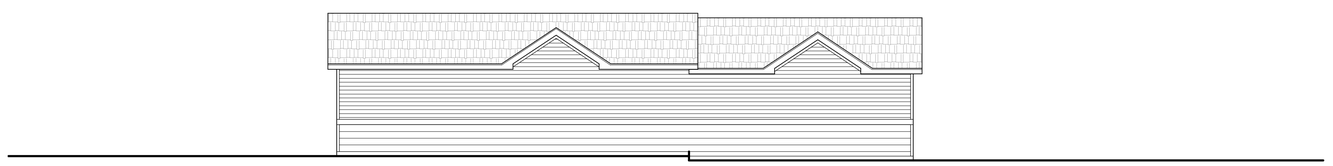


12 BAY GARAGE - REAR ELEVATION

LEFT ELEVATION

6 BAY GARAGE - FRONT ELEVATION

RIGHT ELEVATION



6 BAY GARAGE - REAR ELEVATION

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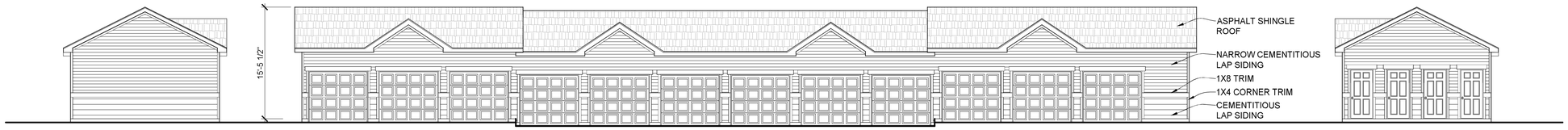
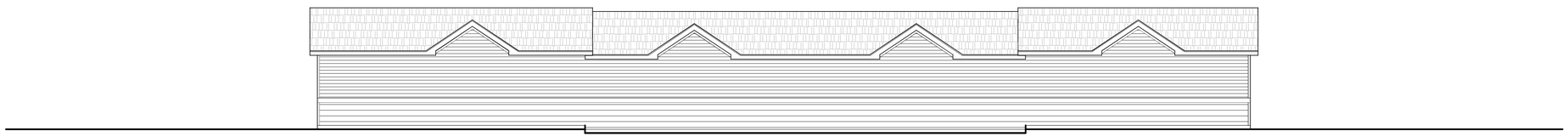


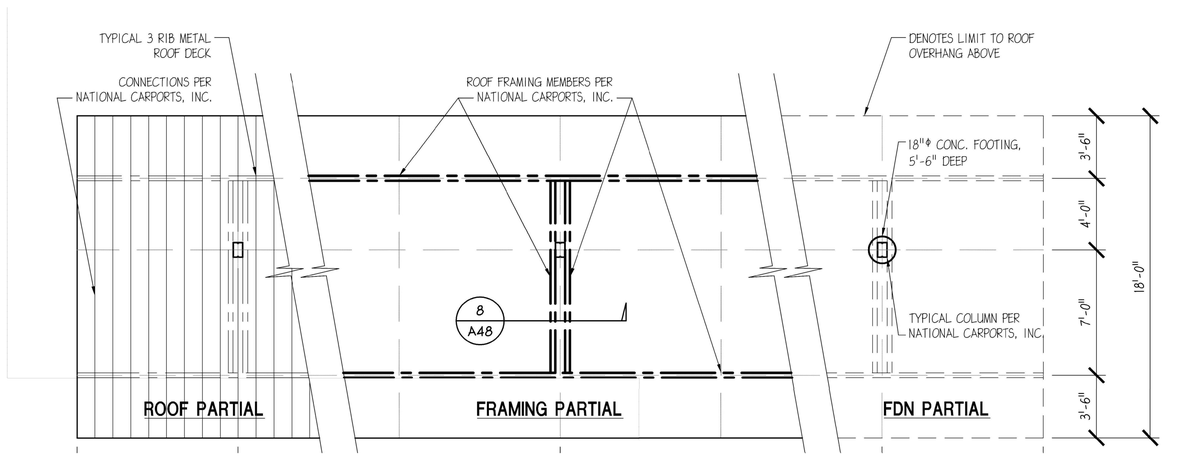
LEFT ELEVATION

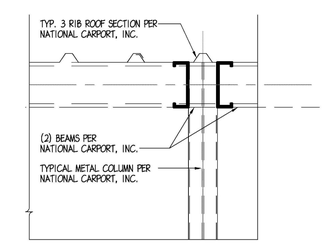
12 BAY GARAGE - FRONT ELEVATION

RIGHT ELEVATION



12 BAY GARAGE - REAR ELEVATION





CARPORT DETAIL

SITE PLAN
BROOKHAVEN CONDOMINIUMS
JOB NO. 15986.00
05/24/19
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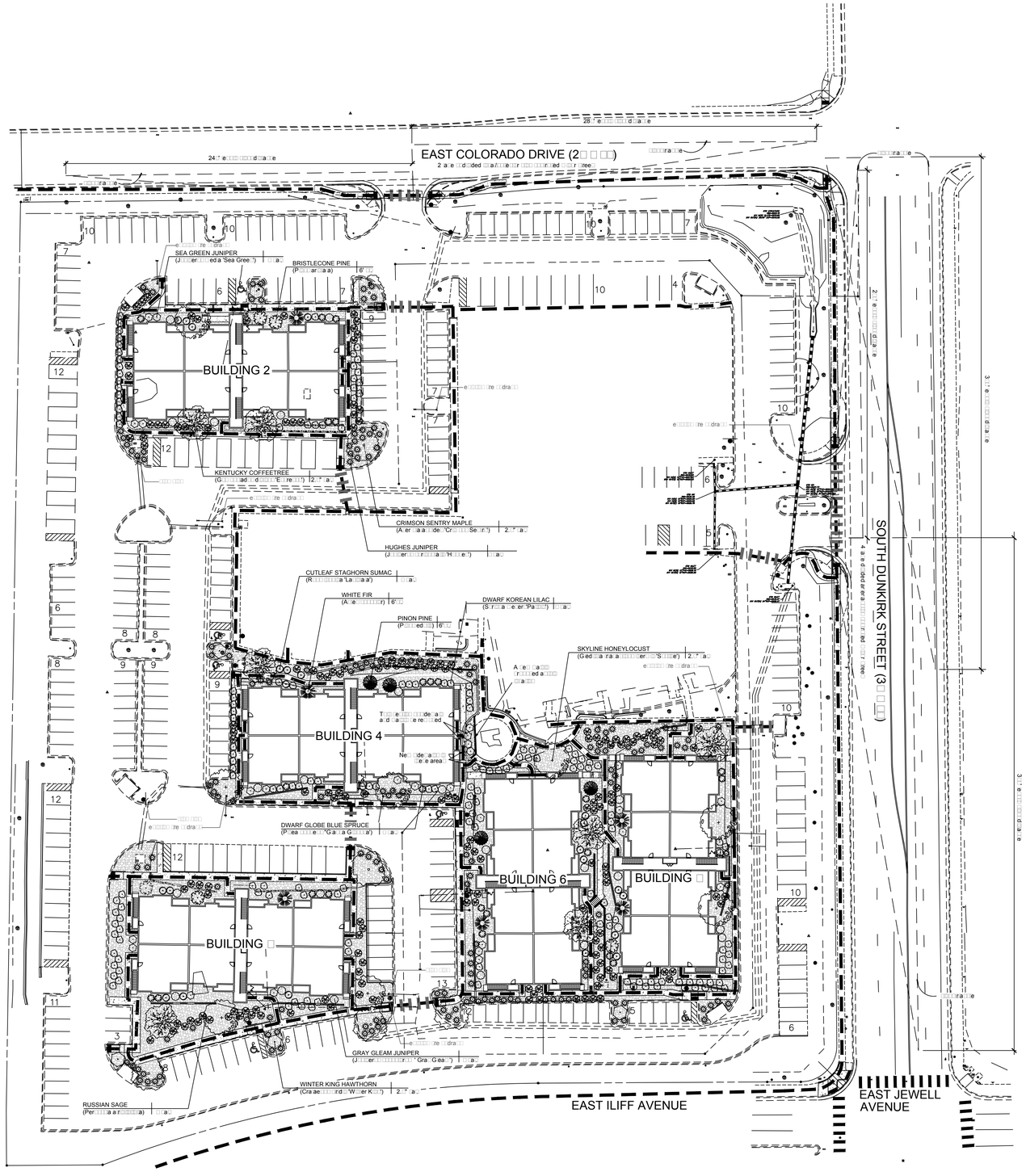
NOTES:

"ALL UTILITY EASEMENT SHALL REMAIN UNOBSTRUCTED AND FULLY ACCESSIBLE ALONG THEIR ENTIRE LENGTH FOR MAINTENANCE EQUIPMENT ENTRY."

"THE DEVELOPER, HIS SUCCESSORS AND ASSIGNS, SHALL BE RESPONSIBLE FOR INSTALLATION, MAINTENANCE AND REPLACEMENT OF ALL LANDSCAPING MATERIALS SHOWN OR INDICATED ON 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."

"ALL LANDSCAPED AREAS AND PLANT MATERIAL, EXCEPT FOR NON-IRRIGATED NATIVE, RESTORATIVE, AND DRYLAND GRASS AREAS THAT COMPLY WITH REQUIREMENTS FOUND IN SEC. 146-142□ AND/OR SEC 146-143□ 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 LANDSCAPE PLAN MUST REFLECT THE LOCATION OF ALL FIRE HYDRANTS, KNOX HARDWARE AND FIRE DEPARTMENT CONNECTIONS TO ENSURE THAT THESE DEVICES ARE NOT PHYSICALLY OR VISUALLY OBSTRUCTED FROM RESPONDING FIRE CREWS. THE SEPARATION REQUIREMENTS FROM FIRE DEPARTMENT CONNECTIONS AND FIRE HYDRANTS MUST MEET BOTH LIFE SAFETY (TYPICALLY □ FEET AND NO MATERIAL GREATER THAN 2 FEET IN HEIGHT) AND LANDSCAPING REQUIREMENTS. LANDSCAPING MATERIAL CANNOT BE OMITTED OR REDUCED BY ON THE INSTALLATION OF A FIRE HYDRANT WITHIN A PARKING LOT ISLAND OR PLANT BED. IT IS RECOMMENDED THAT THE ISLAND OR PLANT BED BE CONSTRUCTED LARGE ENOUGH TO ADEQUATELY ACCOMMODATE BOTH LANDSCAPING MATERIAL AND FIRE HYDRANTS IN ORDER TO COMPLY WITH ALL CITY STANDARDS.



NOTE: ALL PROPOSED LANDSCAPING WITHIN THE SIGHT TRIANGLE SHALL BE IN COMPLIANCE WITH COA ROADWAY SPECIFICATIONS, SECTION 4.04.2.10

0' 40' 80' 120'

SCALE: 1" = 40' - 0"

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LANDSCAPE SCHEDULE (Outlaying Areas): Planting Schedule:

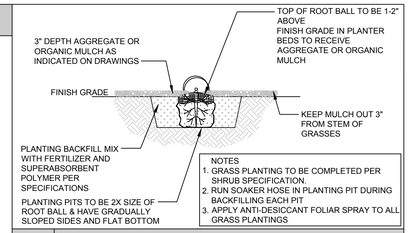
SYM.	QTY.	BOTANICAL/COMMON NAME	MATURE HT./WD.	PLANTING SIZE	NOTES
TREES					
	6	**WHITE FIR** (Abies concolor)	40-60' 20-30'	6' ht.	B&B Nursery Grown. Size to meet or exceed AAN. min. size
	4	**PINON PINE** (Pinus edulis)	20-30' 10-20'	6' ht.	B&B Nursery Grown. Size to meet or exceed AAN. min. size
	7	**KENTUCKY COFFEETREE** (Gymnocladus dioicus 'Espresso')	50-60' 40-50'	2.5" cal.	B&B Nursery Grown. Size to meet or exceed AAN. min. size
	5	**BRISTLECONE PINE** (Pinus aristata)	20-30' 15-20'	6' ht.	B&B Nursery Grown. Size to meet or exceed AAN. min. size
	5	**WINTER KING HAWTHORN** (Crataegus viridis 'Winter King')	20-30' 15-20'	2.0" cal.	B&B Nursery Grown. Size to meet or exceed AAN. min. size
	8	**SKYLINE HONEYLOCUST** (Gleditsia triacanthos inermis 'Skyline')	40-50' 30-40'	2.5" cal.	B&B Nursery Grown. Size to meet or exceed AAN. min. size
	6	**CRIMSON SENTRY MAPLE** (Acer platanoides 'Crimson Sentry')	50-60' 40-50'	2.5" cal.	B&B Nursery Grown. Size to meet or exceed AAN. min. size
SHRUBS					
	23	**DWARF GLOBE BLUE SPRUCE** (Picea pungens "Glauca Globosa")	8-10' 8-10'	5 gal.	Container Grown. Size to meet or exceed AAN. min. size (tall shrub category)
	23	**GRAY GLEAM JUNIPER** (Juniperus scopulorum "Gray Gleam")	12-15' 4-6'	5 gal.	Container Grown. Size to meet or exceed AAN. min. size (tall shrub category)
	26	**SEA GREEN JUNIPER** (Juniperus media 'Sea Green')	5-6' 6-8'	5 gal.	Container Grown. Size to meet or exceed AAN. min. size (tall shrub category)
	22	**CUTLEAF STAGHORN SUMAC** (Rhus typhina 'Laciniata')	6-8' 6-8'	5 gal.	Container Grown. Size to meet or exceed AAN. min. size (tall shrub category)
	160	**HUGHES JUNIPER** (Juniperus horizontalis 'Hughes')	1-2' 5-8'	5 gal.	Container Grown. Size to meet or exceed AAN. min. size
	160	**RUSSIAN SAGE** (Perovskia atriplicifolia)	3-4' 3-4'	5 gal.	Container Grown. Size to meet or exceed AAN. min. size
	160	**DWARF KOREAN LILAC** (Syringa meyeri 'Palibin')	4-6' 4-6'	5 gal.	Container Grown. Size to meet or exceed AAN. min. size
GRASSES, PERENNIALS, GROUNDCOVERS					

SYMBOL KEY:

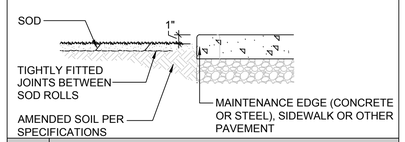
SYMBOL	DESCRIPTION/REMARKS
	STEEL MAINTENANCE EDGE; 3/16" x 4" ROLL TOP STEEL, GREEN COLOR
	ORGANIC MULCH TYPE 'A': 'DECO SHRED' BARK MULCH, PLACED TO A UNIFORM 4" DEPTH ON FABRIC UNDERLAYMENT [Equal to that supplied by Pioneer Sand and Gravel, Colorado Springs, CO]
	AGGREGATE 'A': 4-6" SIZE WHOLE WASHED WHITE RIVER ROCK PLACED TO A UNIFORM DEPTH OF 3" ON FABRIC UNDERLAYMENT. [Equal to that supplied by Pioneer Sand and Gravel, Colorado Springs, CO]

LANDSCAPE NOTES:

1. REFER TO SPECIFICATION **SECTION 32-94-00: LANDSCAPE ACCESSORIES** FOR REQUIRED INSTALLATION AND WORKMANSHIP STANDARDS FOR NEW LANDSCAPING.IN THE EVENT OF A CONFLICT IN REQUIREMENTS THE MOST STRINGENT INTERPRETATION WILL PREVAIL.
2. DRAWINGS ARE DIAGRAMMATIC; PRECISE PLACEMENT OF LANDSCAPE ACCESSORIES MAY NOT BE POSSIBLE AS INDICATED. CONSULT PROJECT LANDSCAPE ARCHITECT PRIOR TO MAKING RANDOM FIELD CHANGES WHICH MAY ALTER DESIGN INTENT.
3. QUANTITIES ARE PROVIDED FOR REFERENCE ONLY; VERIFY ALL QUANTITIES PRIOR TO SUBMITTING COST PROPOSAL. IN THE EVENT OF A CONFLICT BETWEEN SCHEDULED, IMPLIED, OR EXPRESSED QUANTITIES, QUANTITIES WHICH CAN BE DETERMINED GRAPHICALLY FROM THE DRAWINGS WILL PREVAIL IN ANY CASE.
4. THE CONTRACTOR IS RESPONSIBLE FOR INSPECTION AND VERIFICATION OF ALL FIELD CONDITIONS AND RESOLVING CONFLICTS PERTAINING TO DIMENSIONS, LAYOUT, ETC., WHICH MAY AFFECT THE LANDSCAPE INSTALLATION. MOBILIZING SHALL BE CONSTRUED AS ACCEPTANCE OF CONDITIONS.
5. COORDINATE ALL WORK INDICATED ON THESE DRAWINGS WITH WORK OF OTHER TRADES.
6. THE PROJECT LANDSCAPE ARCHITECT RESERVES THE RIGHT TO CONSIDER AND APPROVE ALTERNATE INSTALLATIONS AT ANY TIME WHICH IN THE LANDSCAPE ARCHITECT'S OPINION MAXIMIZES THE CONSTRUCTION BUDGET AND MAINTAINS DESIGN INTENT.
7. PROVIDE A 3 FOOT CLEAR SPACE AROUND THE CIRCUMFERENCE AROUND ALL FIRE HYDRANTS AND LIGHTING STANDARDS.
8. CONTRACTOR TO UTILIZE STOCKPILED TOPSOIL FROM GRADING OPERATION AS MAY BE AVAILABLE. IF THE AMOUNT OF TOPSOIL NEEDED TO COMPLETE FINAL GRADING IS NOT AVAILABLE, THE CONTRACTOR SHALL IMPORT THE AMOUNT OF SOIL NEEDED.
9. CONTRACTOR SHALL ENSURE THAT PROPER IRRIGATION VIA THE IRRIGATION SYSTEM IS CAPABLE OF EXTENDING AMOUNTS OF WATER REQUIRED TO ESTABLISH AND SUSTAIN PLANT GROWTH AT THE TIME OF INSTALLATION.
10. ALL LANDSCAPE AND IRRIGATION MAINTENANCE SHALL BE COMMENCED BY THE OWNER UPON COMPLETION AND FINAL ACCEPTANCE OF ALL LANDSCAPE AND IRRIGATION SYSTEM INSTALLATIONS.
11. SOIL AMENDMENT AND FINAL GRADING FOR ALL SOD AND SEEDED TURF AREAS TO BE PROVIDED IN ACCORDANCE WITH SPECIFICATIONS.
12. AN AUTOMATIC UNDERGROUND IRRIGATION SYSTEM IS TO BE PROVIDED AND INSTALLED IN ACCORDANCE WITH THE IRRIGATION SYSTEM DRAWING AND SPECIFICATIONS:
    A. IN LANDSCAPE SETBACK AREAS ALONG ROAD FRONTAGES; IN-LINE DRIP EMITTER RINGS FOR ALL TREES
    B. NEW SODDED TURF INTERIOR LANDSCAPE AREAS; 20Y ROTOR SPRINKLERS AND POP-UP SPRAY SPRINKLERS
    C. NEW SEEDED TURF AREAS; 30Y ROTOR SPRINKLERS AND POP-UP SPRAY SPRINKLERS SHRUBS AND TREES; IN-LINE DRIP EMITTER RINGS FOR ALL TREES, EMITTERS FOR ALL SHRUBS
13. 4"x14 GAUGE GALVANIZED STEEL MAINTENANCE EDGING TO BE INSTALLED TO SEPARATE ALL ORGANIC AND AGGREGATE MULCHES FROM ADJACENT SOD AND SEEDED TURF AREAS. PIN EDGING WITH 12" STEEL EDGING PINS AT 24" SPACING.
14. ALL PLANT MATERIAL TO BE INSTALLED PER DETAILS AND SPECIFICATIONS. GUY AND STAKE ALL DECIDUOUS AND EVERGREEN TREES PER DETAILS. PROVIDE SHREDDED MULCH RINGS IN RETENTION BASINS AROUND ALL TREES PLANTED IN SOD AND SEEDED AREAS (MULCH RINGS ARE NOT REQUIRED FOR TREES PLANTED IN AGGREGATE MULCH AREAS.
15. PLANT QUANTITIES AND SIZES INDICATED ARE THE MINIMUM TO SATISFY LANDSCAPE CODE REQUIREMENTS; NO SUBSTITUTIONS ARE PERMITTED WITHOUT PRIOR APPROVAL OF THE MUNICIPAL REVIEWING AGENCY.



A ORNAMENTAL GRASS PLANTING
NOT TO SCALE



B SOD INSTALLATION
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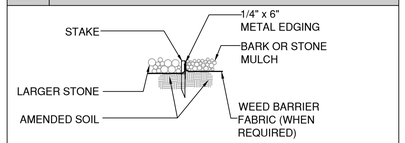

C STEEL MAINTENANCE EDGE
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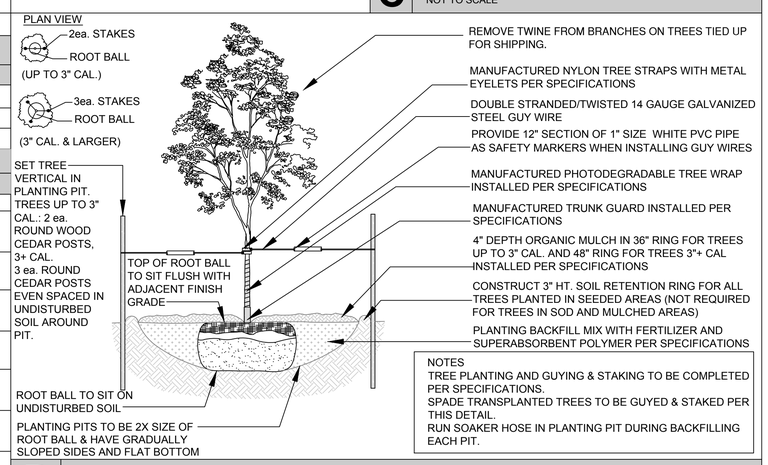

D DECIDUOUS TREE PLANTING DETAIL
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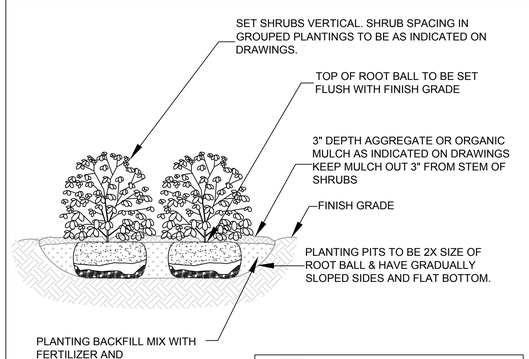

E SHRUB PLANTING DETAIL
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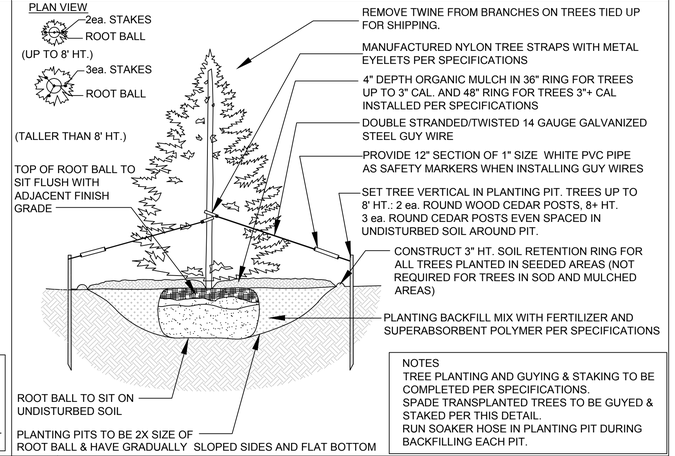

F EVERGREEN TREE PLANTING DETAIL
NOT TO SCALE

Building Perimeter Landscape Table

Building	*Building Perimeter Landscape Description*	*Length*	*Trees Required*	*Trees Provided*	*Tall Shrubs Required*	*Tall Shrubs Provided*	*Regular Shrubs Required*	*Regular Shrubs Provided*
1	Building 1 Elevation	468 LF						
	5% Trees (Mix of Evergreen and Deciduous)		6	6				
	15% Tall Shrubs				18	18		
	80% Other Shrubs						94	96
2	Building 2 Elevation	468 LF						
	5% Trees (Mix of Evergreen and Deciduous)		6	6				
	15% Tall Shrubs				18	18		
	80% Other Shrubs						94	96
3	Building 3 Elevation	468 LF						
	5% Trees (Mix of Evergreen and Deciduous)		6	6				
	15% Tall Shrubs				18	18		
	80% Other Shrubs						94	96
4	Building 4 Elevation	468 LF						
	5% Trees (Mix of Evergreen and Deciduous)		6	6				
	15% Tall Shrubs				18	18		
	80% Other Shrubs						94	96
5	Building 5 Elevation	468 LF						
	5% Trees (Mix of Evergreen and Deciduous)		6	6				
	15% Tall Shrubs				18	18		
	80% Other Shrubs						94	96

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