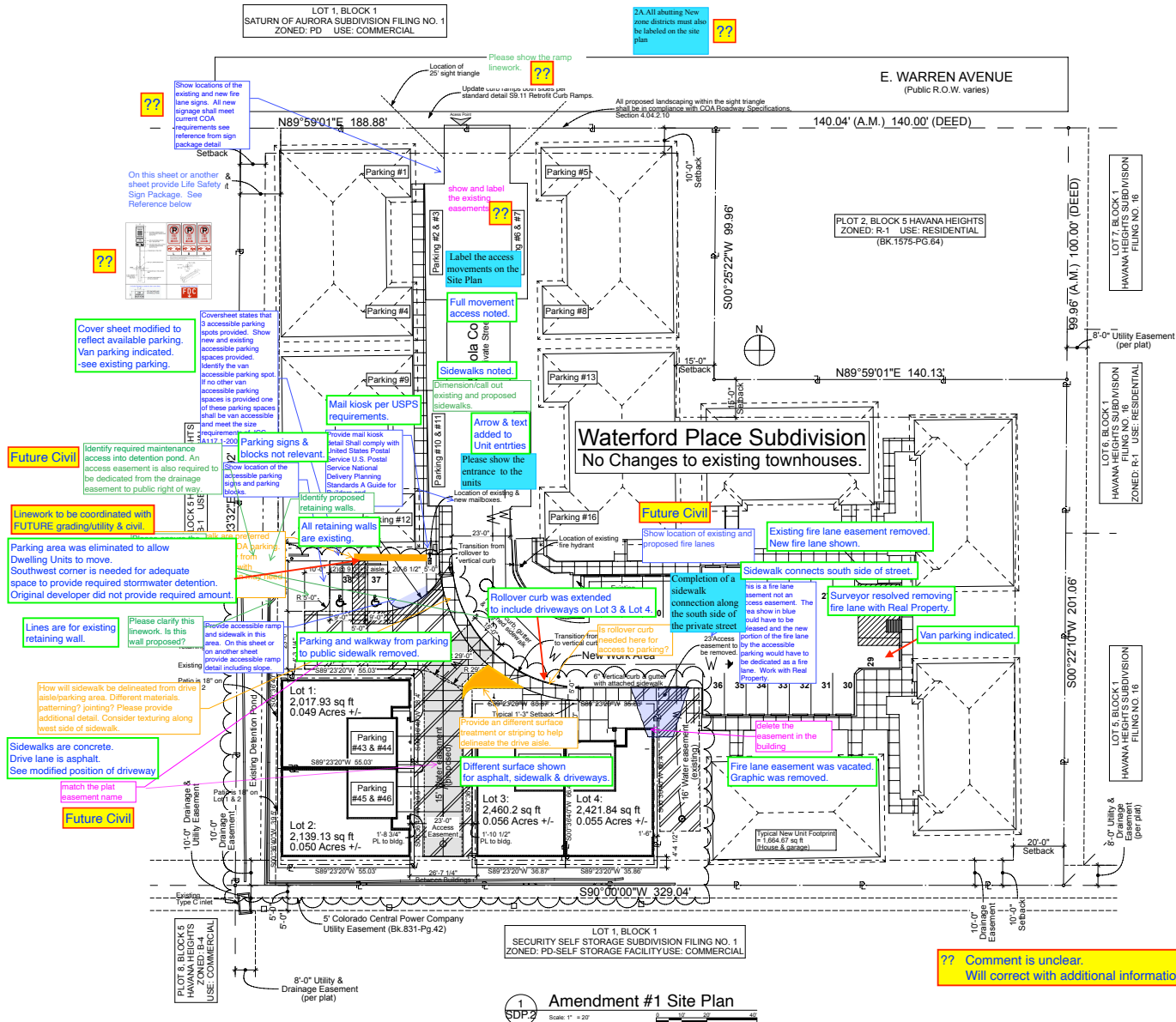


Amendment to Waterford Place
Cover Sheet, SDP.1
Prepared on 6-23-2021

Waterford Place

Site Development Plan Amendment No.1

WATERFORD PLACE SUBDIVISION FILING NO. 2 AND WATERFORD PLACE SUBDIVISION FILING NO. 2, AMENDMENT NO. 1
SITUATED IN THE NW 1/4 OF SECTION 26, T.4S., R.67W. OF THE 6TH P.M.
CITY OF AURORA, COUNTY OF ARAPAHOE, STATE OF COLORADO
Sheet 2 of 7



Site Legend:

- Property Line
- Typical Setback Line
- Water line, proposed
- Water main, existing
- Exterior wall of building
- Existing easement
- Dedicated easement

Can easement hatching be removed? Current hatch can get confused with striping.

Unclear what easement this is meant to represent.

Graphics updated on site legend to include all relevant linework.

Amendment Block
Comments in blue with green box are applicant response by Paul Adams, AIA at Earth and Sky Architecture
Future Civil work to be completed

Amendment to Waterford Place
Architectural Site Plan, SDP.2
Prepared on 6-23-2021

Waterford Place Site Development Plan Amendment No.1

WATERFORD PLACE SUBDIVISION FILING NO. 2 AND WATERFORD PLACE SUBDIVISION FILING NO. 2, AMENDMENT NO. 1
SITUATED IN THE NW 1/4 OF SECTION 26, T.4S., R.67W. OF THE 6TH P.M.
CITY OF AURORA, COUNTY OF ARAPAHOE, STATE OF COLORADO
Sheet 4 of 7

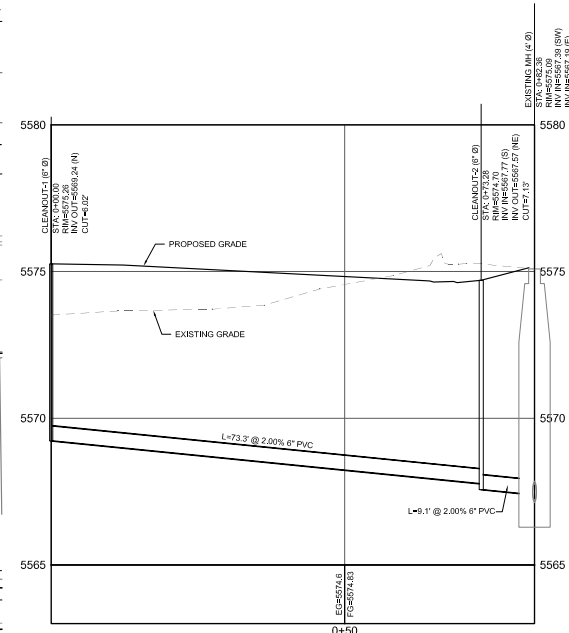
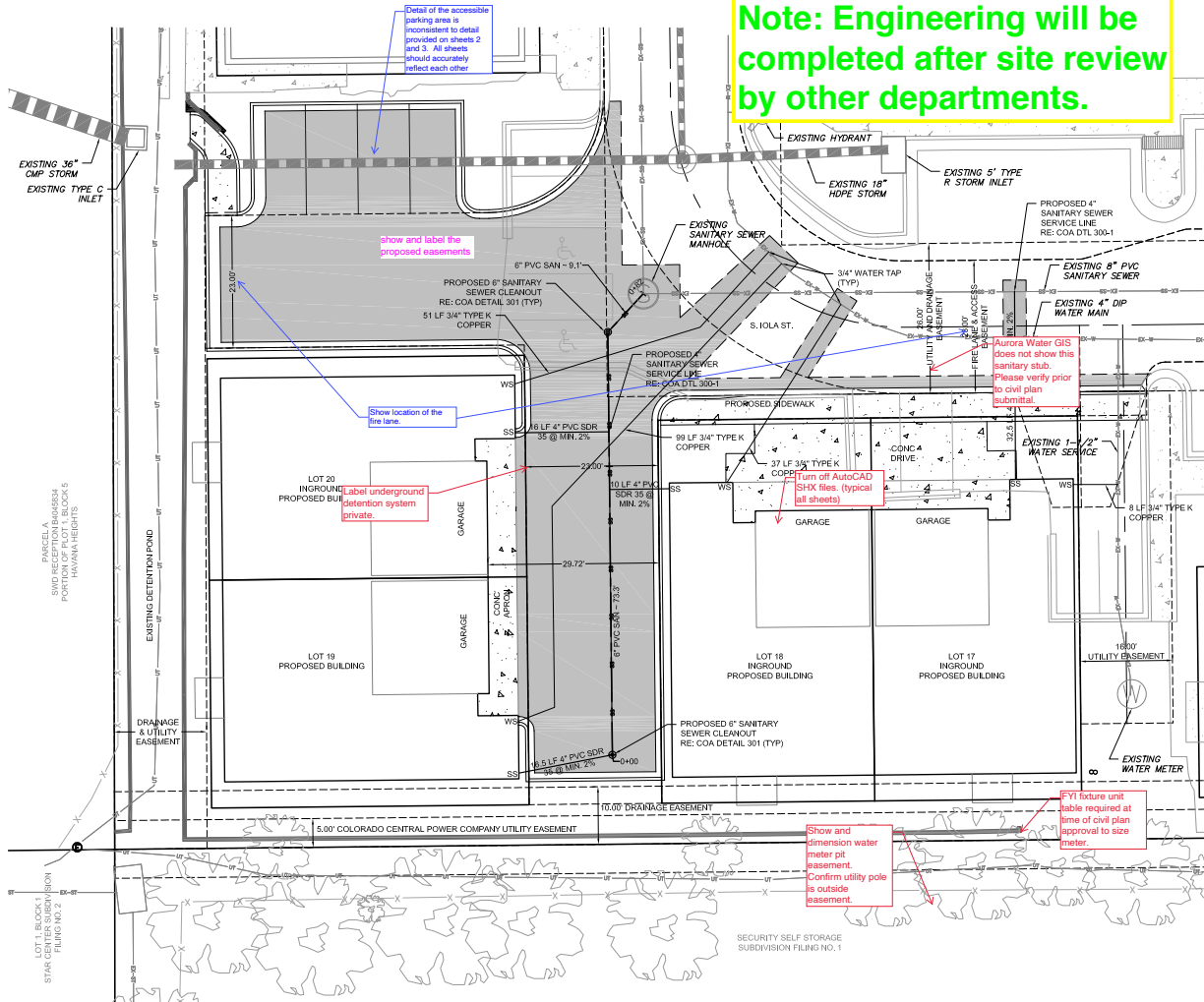
Note: Engineering will be completed after site review by other departments.

EXISTING		PROPOSED	
---	5395 ---	---	5395 ---
---	5393 ---	---	5393 ---
---	PROPERTY LINE	---	PROPERTY LINE
---	EASEMENT	---	EASEMENT
---	CONCRETE	---	BUILDING OUTLINE
---	FENCE	---	FLOWLINE
---	WATERLINE	---	TOP BACK OF CURB
---	EXISTING FIRE HYDRANT	---	EDGE OF CONCRETE
---	WATER VALVE	---	SIDEWALK
---	SANITARY SEWER AND MANHOLE	---	WATER SERVICE
---	STORM SEWER AND MANHOLE	---	SANITARY SERVICE

2N CIVIL
303.925.0544
www.2ncivil.com

PREPARED FOR:
2225 IOLA PROPERTIES, INC.
2655 S. YOSEMITE ST. SUITE 100
GREENWOOD VILLAGE, CO 80111

UTILITY PLAN
CONSTRUCTION DOCUMENTS
WATERFORD PLACE SUBDIVISION FILING NO. 2, AMENDMENT NO. 2
AURORA, COLORADO



PROPOSED SANITARY SEWER PROFILE
SCALE: (H) 1" = 10' (V) 1" = 2'
START STA: 0+00.00, END STA: 0+82.36



CAUTION; NOTICE TO CONTRACTOR
THE CONTRACTOR IS SPECIFICALLY CAUTIONED THAT THE LOCATION, ELEVATION, SIZE AND MATERIAL, OF ALL EXISTING UTILITIES AS SHOWN ON THESE PLANS IS BASED ON RECORDS OF THE VARIOUS UTILITY COMPANIES AND, WHERE POSSIBLE, MEASUREMENTS TAKEN IN THE FIELD. THE INFORMATION IS NOT TO BE RELIED ON AS BEING EXACT OR COMPLETE. THE CONTRACTOR MUST CALL THE LOCAL UTILITY LOCATION CENTER AT LEAST 48 HOURS BEFORE ANY EXCAVATION TO REQUEST EXACT FIELD LOCATIONS OF THE UTILITIES. IT SHALL BE THE RESPONSIBILITY OF THE CONTRACTOR TO RELOCATE ALL EXISTING UTILITIES WHICH CONFLICT WITH THE PROPOSED IMPROVEMENTS SHOWN ON THE PLANS.
CONTRACTOR SHALL NOTIFY THE ENGINEER OF ANY DISCREPANCIES WITH THE PROPOSED ELEVATIONS SHOWN ON THESE PLANS. 2N CIVIL, LLC WILL NOT BE LIABLE FOR ANY COSTS ASSOCIATED WITH CHANGES TO THE DESIGN.

BASIS OF BEARINGS

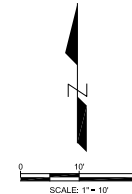
BEARINGS ARE BASED UPON THE COLORADO STATE PLANE CENTRAL ZONE 6502, NAD 83 (2011) US SURVEY FEET.

PROJECT BENCHMARK

A PUBLISHED NAVD83 ELEVATION OF 5610.45 FOR THE CITY OF AURORA, BENCHMARK ID: 438723M001, BEING A JANCH BRASS CAP STAMPED "C.O.A. BM P-15C" ON TOP OF A STORM SEWER INLET LOCATED AT THE NORTHEAST CORNER OF E. ILLIP AV. AND S. LIMA ST.

NOTES:

- CONTRACTOR TO FIELD VERIFY DEPTH OF EXISTING UTILITIES AT PROPOSED CONNECTION POINTS AND NOTIFY ENGINEER OF ANY CONFLICTS.
- ALL SANITARY SEWER PVC TO BE SDR 35.
- WATER SERVICE LINE TO BE TYPE K COPPER.
- ALL BEDDING MATERIAL TO BE CLASS B BEDDING.



Amendment Block
Future Civil work to be completed

Amendment to Waterford Place
Civil Utility Plan, SDP.4
Prepared on 6-23-2021

WATERFORD PLACE SUBDIVISION FILING NO. 2 AND WATERFORD PLACE SUBDIVISION FILING NO. 2, AMENDMENT NO. 1
SITUATED IN THE NW 1/4 OF SECTION 26, T4S., R.67W. OF THE 6TH P.M.
CITY OF AURORA, COUNTY OF ARAPAHOE, STATE OF COLORADO
Sheet 5 of 7

show/label all proposed and existing easements. Max 4% cross slope on fire lane easements

EXISTING		PROPOSED	
---	S395	---	S395
---	MAJOR CONTOUR	---	MAJOR CONTOUR
---	S393	---	S393
---	MINOR CONTOUR	---	MINOR CONTOUR
---	PROPERTY LINE	---	PROPERTY LINE
---	EASEMENT	---	EASEMENT
---	CONCRETE	---	BUILDING OUTLINE
---	FENCE	---	FLOWLINE
---	WATERLINE	---	TOP BACK OF CURB
---	EXISTING FIRE HYDRANT	---	EDGE OF CONCRETE
---	WATER VALVE	---	SIDEWALK
---	SANITARY SEWER AND MANHOLE	---	WATER SERVICE
---	STORM SEWER AND MANHOLE	---	SANITARY SERVICE
---	EXISTING SPOT ELEVATIONS	---	PROPOSED SPOT ELEVATIONS



PREPARED FOR:
2225 IOLA PROPERTIES, INC.
2855 S. YOSEMITE ST. SUITE 109
GREENWOOD VILLAGE, CO 80111

GRADING PLAN
CONSTRUCTION DOCUMENTS
WATERFORD PLACE SUBDIVISION FILING NO. 2 AMENDMENT NO. 2
AURORA, COLORADO

There may be additional comments due to the site plan and grading plan linework not matching.

Maintenance access shall be provided to the pond with an access easement dedicated from the drainage easement to public right of way.

Identify the 100-year WSEL, drainage easement, emergency overflow, and any proposed regrading of the existing pond. Freeboard shall also be provided to the finished floor elevation of the adjacent units. Water quality is required for the entire site.

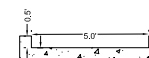
Identify height range or max height and wall material. Railing is required for walls over 30", structural calcs are required for walls over 4'.

Identify existing

PROPOSED CON
PROPOSED SL

EXISTING
RETAINING
WALLS

If existing improvements are to be removed with this site plan, revise the linework to reflect that.
(typical all sheets)



SECTION A-A
CONCRETE CHASE DETAIL



Know what's below.
Call before you dig.

CAUTION: NOTICE TO CONTRACTOR

CAUTION: NOTICE TO CONTRACTOR

THE CONTRACTOR IS SPECIFICALLY CAUTIONED THAT THE LOCATION, ELEVATION, SIZE AND MATERIAL OF ALL EXISTING UTILITIES AS SHOWN ON THESE PLANS IS BASED ON RECORDS OF THE VARIOUS UTILITY COMPANIES AND VARIOUS CITY DEPARTMENTS TAKEN IN THE FIELD. THE INFORMATION IS NOT TO BE RELIED ON AS BEING EXACT OR COMPLETE. THE CONTRACTOR MUST CALL THE LOCAL UTILITY LOCATION CENTER AT LEAST 48 HOURS BEFORE ANY EXCAVATION TO REQUEST EXACT FIELD LOCATIONS OF THE UTILITIES. IT SHALL BE THE RESPONSIBILITY OF THE CONTRACTOR TO RELOCATE ALL EXISTING UTILITIES WHICH CONFLICT WITH THE PROPOSED IMPROVEMENTS SHOWN ON THE PLANS.

BASIS OF BEARINGS

BEARINGS ARE BASED UPON THE COLORADO STATE PLANE CENTRAL
ZONE 0502, NAD 83 (2011), US SURVEY FEET.

PROJECT BENCHMARK

A PUBLISHED NAVD88 ELEVATION OF 5610.45 FOR THE CITY OF AURORA. BENCHMARK ID 456723NE001. BEING A 3-INCH BRASS CAP STAMPED "C.O.A. BM P-015C" ON TOP OF A STORM SEWER INLET LOCATED AT THE NORTHEAST CORNER OF E ILIFF AVE. AND S LIMA ST.

Add a note indicating if the storm sewer system is public or private and who will maintain it.

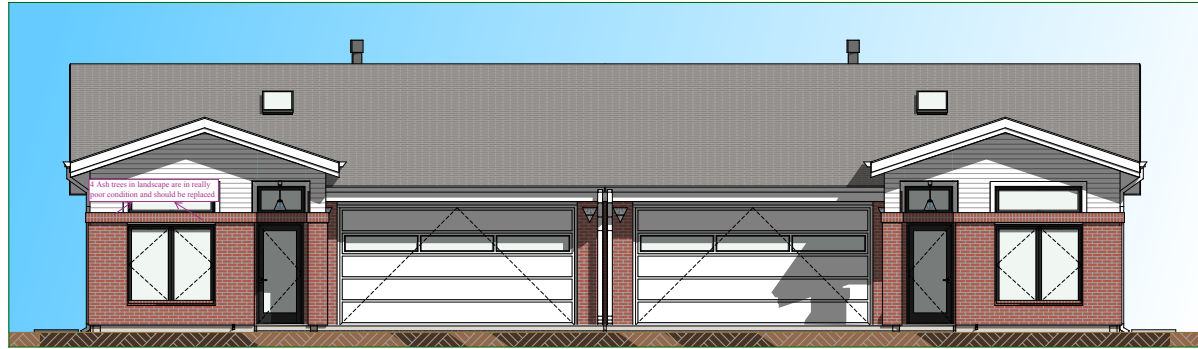
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Amendment to Waterford Place
Civil Grading Plan, SDP.5
Prepared on 6-23-2021

Waterford Place

Site Development Plan Amendment No.1

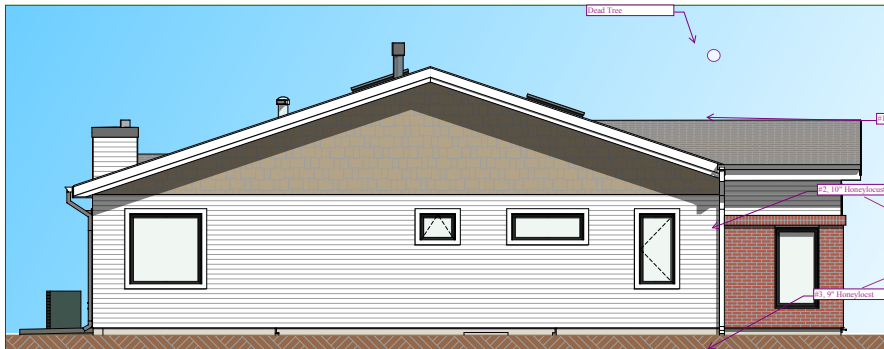
WATERFORD PLACE SUBDIVISION FILING NO. 2 AND WATERFORD PLACE SUBDIVISION FILING NO. 2, AMENDMENT NO. 1
SITUATED IN THE NW 1/4 OF SECTION 26, T.4S., R.67W. OF THE 6TH P.M.
CITY OF AURORA, COUNTY OF ARAPAHOE, STATE OF COLORADO
Sheet 6 of 7



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

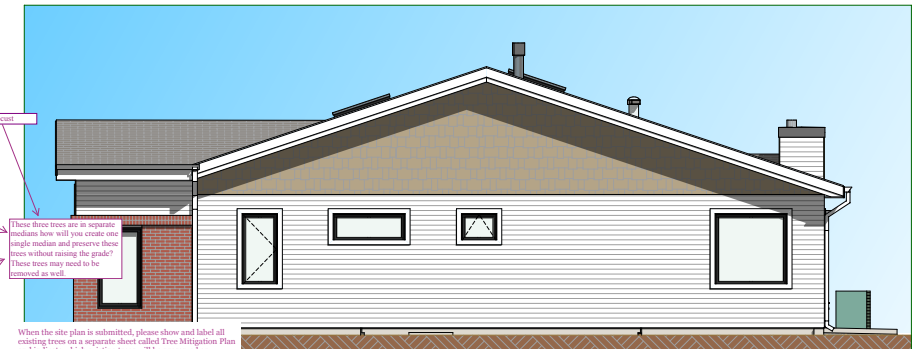
Please identify all the proposed materials and colors in the elevation.

Proposed materials and colors indicated on all elevations.



2 East Elevation
Scale: 1/4" = 1'-0"

Purple notes don't apply to Elevations - typical



3 West Elevation
Scale: 1/4" = 1'-0"

When the site plan is submitted, please show and label all existing trees on a separate sheet called Tree Mitigation Plan and indicate which existing trees will be preserved or removed. Please include grading on this sheet as well. Due to the location, size and condition of trees on the site, relocation is not an option. The use of tree equivalents is not permitted to mitigate for tree loss. Tree mitigation is always above and beyond the Landscape Code requirements. Any tree that is removed from this site will either require replacement within the landscape or be mitigated through payment to the Community Tree Fund.



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

Amendment Block	
	Comments in blue with green box are applicant response by Paul Adams, AIA at Earth and Sky Architecture

Amendment to Waterford Place
Architectural Elevations, SDP.6
Prepared on 6-23-2021

BOWMAN 4 WALL SCONCE

TECH LIGHTING

TYPE A

The classic silhouette of this sleek LED wall sconce makes it suitable for both indoor and outdoor applications. The Bowman's die-cast aluminum body houses a powerful, long-lasting LED light source tightly controlled for down light only, yet supplying significant illumination for even the darkest nights. Available in two sizes and five finishes.

- Outstanding protection against the elements:**
- Powder coat finishes
 - Stainless Steel mounting hardware
 - Impact-resistant, UV stabilized frosted acrylic lensing

SPECIFICATIONS

DELIVERED LUMENS	697
WATTS	12W
VOLTAGE	120V, 277V
DIMMING	ELV
LIGHT DISTRIBUTION	Symmetrical
MOUNTING OPTIONS	Overhang
CCT	2700K, 3000K or 4000K
CR	80+
COLOR BIRING	3 Step
ROCK RATING	80-100 dB
DARK SKY	Compliant
WET LISTED	YES
GENERAL LISTING	ETL
CALIFORNIA TITLE 24	Can be used to comply with CEC 9019 Title 24 for indoor use. Registration with CEC Appliance Database not required.
START TEMP	-30°C
FIELD SERVICEABLE LED	NO
CONSTRUCTION	Aluminum
HARDWARE	Stainless Steel
FINISH	Powder Coat
LED LIFETIME	L70, >40,000 Hours
VARIABILITY	3 Years
WEIGHT	1.2 lbs.

* Visit techlighting.com for specific warranty limitations and details.

** Available in Black and Bronze finish only.

ORDERING INFORMATION

PRODUCT	LENGTH	WIDTH	DEPTH	FINISH
7000BOW-4-8-LED-3000	8"	4"	4"	3000K
7000BOW-4-8-LED-4000	8"	4"	4"	4000K
7000BOW-4-8-LED-3000-UV	8"	4"	4"	3000K UV
7000BOW-4-8-LED-4000-UV	8"	4"	4"	4000K UV

* AVAILABLE IN BLACK AND BRONZE FINISH ONLY

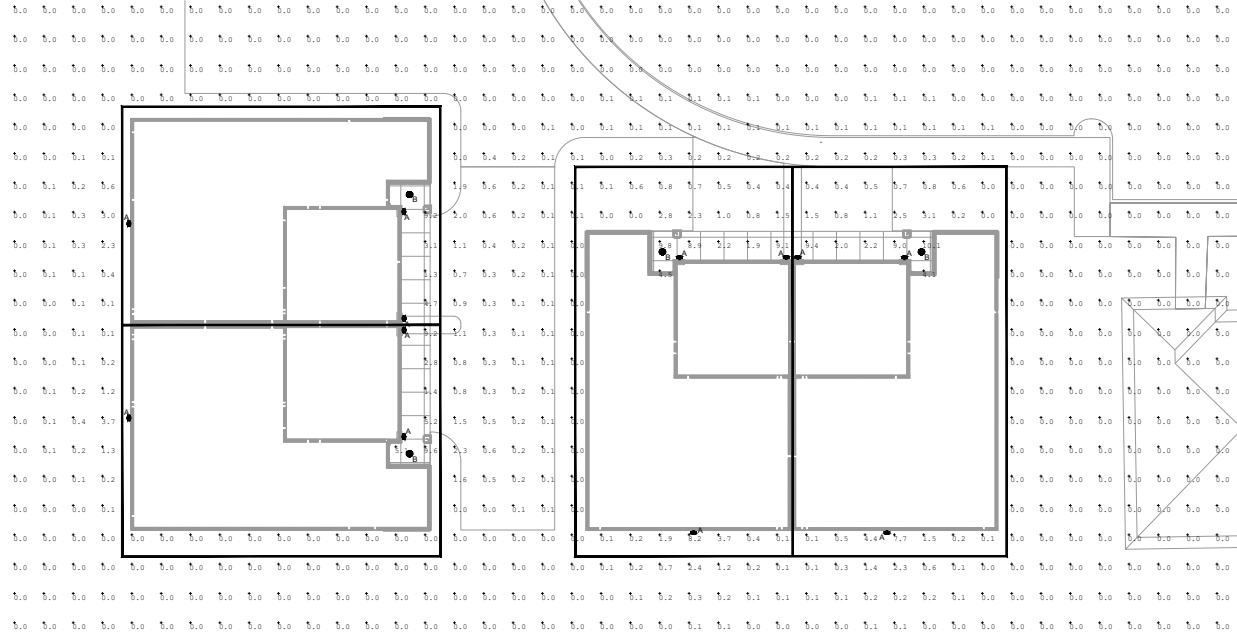
techlighting.com



Waterford Place

Site Development Plan Amendment No.1

WATERFORD PLACE SUBDIVISION FILING NO. 2 AND WATERFORD PLACE SUBDIVISION FILING NO. 2, AMENDMENT NO. 1
SITUATED IN THE NW 1/4 OF SECTION 26, T.4S., R.67W. OF THE 6TH P.M.
CITY OF AURORA, COUNTY OF ARAPAHOE, STATE OF COLORADO
Sheet 7 of 7



1 PHOTOMETRIC PLAN

SCALE: 1" = 20'-0"

BOWMAN 12 OUTDOOR PENDANT

TECH LIGHTING

TYPE B

The scale and classic profile of the Bowman pendant make a strong design statement in both residential and commercial outdoor environments. Featuring a spun aluminum body and subtle diffuser, the Bowman pendant houses a powerful LED light source designed to deliver softly diffused down lighting for controlled and distinctive illumination.

- Outstanding protection against the elements:**
- Powder coat finishes
 - Stainless Steel mounting hardware
 - Impact-resistant, UV stabilized lensing
 - IP65 Rated

Adjustable distance from ceiling

SPECIFICATIONS

DELIVERED LUMENS	1300
WATTS	27
VOLTAGE	Universal 120-277V
DIMMING	0-10V, ELV, TRIAC
LIGHT DISTRIBUTION	Unsymmetrical
MOUNTING OPTIONS	Ceiling
ADJUSTABILITY	Adjustable stem length (1'-11" x 10" x 12") integrated ball joint that accommodates standard ceiling up to 8"
CCT	2700K, 3000K or 4000K
CR	80+
COLOR BIRING	3 Step
ROCK RATING	80-100 dB
DARK SKY	Non-compliant
WET LISTED	NO
GENERAL LISTING	ETL
CALIFORNIA TITLE 24	Can be used to comply with CEC 9019 Title 24 for indoor use. Registration with CEC Appliance Database not required.
START TEMP	-30°C
FIELD SERVICEABLE LED	NO
CONSTRUCTION	Aluminum
HARDWARE	Stainless Steel
FINISH	Powder Coat
LED LIFETIME	L70, >40,000 Hours
VARIABILITY	3 Years
WEIGHT	3.2 lbs.

* Visit techlighting.com for specific warranty limitations and details.

** Available in Black and Bronze finish only.

ORDERING INFORMATION

PRODUCT	CANCT	WIDTH	DEPTH	VOLTAGE
7000BOW-12-8-LED-3000	8"	12"	12"	3000K
7000BOW-12-8-LED-4000	8"	12"	12"	4000K
7000BOW-12-8-LED-3000-UV	8"	12"	12"	3000K UV
7000BOW-12-8-LED-4000-UV	8"	12"	12"	4000K UV

* AVAILABLE IN BLACK AND BRONZE FINISH ONLY

techlighting.com



LIGHTING FIXTURE SCHEDULE

KAZIN & ASSOCIATES, INC.						
DESCRIPTION OF LUMINAIRE				BASIS OF DESIGN		
ID	DESCRIPTION	FINISH	MOUNTING INFORMATION	MANUFACTURER	MODEL NUMBER OR SERIES	DESIGN LOAD (VA)
A	LED SCONCE	BLACK	7'-5" OC AFF	TECH LIGHTING OR EQUAL	7000BOW-4-8-LED-3000	17.8
B	LED PENDANT	BLACK	8'-0" OC AFF	TECH LIGHTING OR EQUAL	7000BOW-12-8-UNV	21.0
GENERAL NOTES						
1	FIXTURE SPECIFICATIONS REPRESENT THE ENGINEER'S UNDERSTANDING OF THE REQUIRED FIXTURES. FIXTURE SPECIFICATIONS SHALL BE REVIEWED AND APPROVED IN WRITING BY OWNER OR OWNER'S REPRESENTATIVE PRIOR TO ORDERING FIXTURES. NOTIFY ELECTRICAL ENGINEER OF ANY FIXTURE CHANGES PRIOR TO PURCHASING FIXTURES.					
2	PROVIDED HANGERS, ADAPTERS, INSTALLATION KITS, PARTS AND PIECES TO INSTALL THE SPECIFIED FIXTURE IN THE LOCATIONS SHOWN ON THE PLAN.					
3	PROVIDE COMPLETE LUMINAIRES (INCLUDING LAMPS) AND ALL SOCKETS, BALLASTS, DRIVERS, REFLECTORS, LENSES, HOUSINGS AND OTHER COMPONENTS REQUIRED TO POSITION, ENERGIZE AND PROTECT THE LAMP AND DISTRIBUTE THE LIGHT.					
4	UNLESS SPECIFICALLY INDICATED TO BE EXCLUDED, PROVIDE ALL REQUIRED CONDUIT, BOXES, WIRING, CONNECTORS, HARDWARE, SUPPORTS, TRIMS, ACCESSORIES, ETC. AS NECESSARY FOR A COMPLETE OPERATING SYSTEM.					

Amendment Block

Amendment to Waterford Place
Photometric Plan, SDP.7
Prepared on 6-23-2021