

ARGONNE RESIDENCES

LOTS 8 THROUGH 11, BLOCK 2, CARLTON ESTATES SUBDIVISION FILING NO. 1
CITY OF AURORA, COUNTY OF ADAMS, STATE OF COLORADO.

SITE PLAN NOTES:

- 1.THE UNDERSIGNED DOES HEREBY COVENANT AND AGREE THAT HE/SHE (THEY) SHALL CONSTRUCT UPON THE FIRE LANE EASEMENTS, AS DEDICATED AND SHOWN HEREON, A HARD SURFACE AND THAT HE/SHE (THEY) SHALL MAINTAIN THE SAME IN A STATE OF GOOD REPAIR AT ALL TIMES AND KEEP THE SAME FREE AND CLEAR OF ANY STRUCTURES, FENCES, TREES, SHRUBS, OR OTHER IMPROVEMENTS OR OBSTRUCTION, INCLUDING BUT NOT LIMITED TO THE PARKING OF MOTOR VEHICLES, TRAILERS, BOATS, OR OTHER IMPEDIMENTS TO THE ACCESS OF FIRE APPARATUS. THE MAINTENANCE OF PAVING ON THE FIRE LANE EASEMENTS IS THE RESPONSIBILITY OF THE OWNER, AND THE OWNER SHALL POST AND MAINTAIN APPROPRIATE SIGNS IN CONSPICUOUS PLACES ALONG SUCH FIRE LANES, STATING "FIRE LANE - NO PARKING". THE POLICE OR HIS DULY AUTHORIZED REPRESENTATIVE IS HEREBY AUTHORIZED TO CAUSE SUCH FIRE LANES EASEMENTS TO BE MAINTAINED FREE AND UNOBSTRUCTED AT ALL TIMES FOR FIRE DEPARTMENT AND EMERGENCY USE.
2. ALL BUILDING ADDRESS NUMBERS SHALL COMPLY WITH THE AURORA CITY CODE, ARTICLE VII - NUMBERING OF BUILDINGS.
3. 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 60-65 LDN (LDN VALUE TO BE DETERMINED FOR EACH PROJECT) UNDER WORSE-CASE NOISE CONDITIONS.
4. THE APPLICANT HAS THE OBLIGATION TO COMPLY WITH ALL APPLICABLE REQUIREMENTS OF THE AMERICANS WITH DISABILITIES ACT (ADA).
5. 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 EASEMENTS, AS DEDICATED 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, FENCES, LANDSCAPE MATERIALS, SNOW OR OTHER OBSTRUCTIONS. THE MAINTENANCE OF PAVING ON THE FIRE LANE EASEMENT(S) IS THE RESPONSIBILITY OF THE OWNER, AND THE OWNER SHALL POST AND MAINTAIN APPROPRIATE SIGNS IN CONSPICUOUS PLACES ALONG SUCH FIRE LANE EASEMENTS, STATING "FIRE LANE, NO PARKING." THE LOCAL LAW ENFORCEMENT AGENCY(S) IS HEREBY AUTHORIZED TO ENFORCE PARKING REGULATIONS WITHIN THE FIRE LANE EASEMENTS, AND TO CAUSE SUCH EASEMENTS TO BE MAINTAINED FREE AND UNOBSTRUCTED AT ALL TIMES FOR FIRE DEPARTMENT AND EMERGENCY APPARATUS USE.
6. 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.
7. ALL CROSSINGS OR ENCROACHMENTS INTO EASEMENTS AND RIGHTS-OF-WAY OWNED BY THE CITY OF AURORA ("CITY") IDENTIFIED AS BEING PRIVATELY-OWNED AND MAINTAINED HEREIN ARE ACKNOWLEDGED BY THE UNDERSIGNED, ITS SUCCESSORS AND ASSIGNS, FURTHER AGREES TO REMOVE, REPAIR, REPLACE, RELOCATE, MODIFY, OR OTHERWISE ADJUST SAID CROSSINGS OR ENCROACHMENTS UPON REQUEST FROM THE CITY AND AT NO EXPENSE TO THE CITY. THE CITY RESERVES THE RIGHT TO MAKE FULL USE OF THE EASEMENTS AND RIGHTS-OF-WAY AS MAY BE NECESSARY OR CONVENIENT AND THE CITY RETAINS ALL RIGHTS TO OPERATE, MAINTAIN, INSTALL, REPAIR, REMOVE OR RELOCATE ANY CITY FACILITIES LOCATED WITHIN SAID EASEMENTS AND RIGHTS-OF-WAY AT ANY TIME AND IN SUCH A MANNER AS IT DEEMS NECESSARY OR CONVENIENT.
8. IN LOCATIONS WHERE UTILITY EASEMENTS OVERLAP DRAINAGE EASEMENTS, ONLY SUBSURFACE UTILITIES SHALL BE PERMITTED WITHIN THE PORTION OF THE UTILITY EASEMENT THAT OVERLAPS THE DRAINAGE EASEMENT. INSTALLATION OF ABOVE GROUND UTILITIES WITHIN A DRAINAGE EASEMENT REQUIRES PRIOR WRITTEN APPROVAL BY THE CITY ENGINEER
9. ACCESSIBLE EXTERIOR ROUTES SHALL BE PROVIDED FROM PUBLIC TRANSPORTATION STOPS, ACCESSIBLE PARKING AND ACCESSIBLE PASSENGER LOADING ZONES AND PUBLIC SIDEWALKS TO 60% OF THE ACCESSIBLE BUILDING ENTRANCES THEY SERVE. THE ACCESSIBLE ROUTE BETWEEN ACCESSIBLE PARKING AND ACCESSIBLE BUILDING ENTRANCES SHALL BE THE MOST PRACTICAL DIRECT ROUTE. THE ACCESSIBLE ROUTE MUST BE LOCATED WITHIN A SIDEWALK. 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. THE CITY OF AURORA ENFORCES HANDICAPPED ACCESSIBILITY REQUIREMENTS BASED ON THE 2015 INTERNATIONAL BUILDING CODE, CHAPTER 11, AND THE ICC A117.1-2009.
10. ARCHITECTURAL FEATURES (I.E. BAY WINDOWS, FIREPLACES, ROOF OVERHANGS, GUTTERS, EAVES, FOUNDATION, FOOTINGS, CANTILEVERED WALLS, ETC.) ARE NOT ALLOWED TO ENCROACH INTO ANY EASEMENT OR FIRE LANE.
11. 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. SIGNS SHALL BE FURNISHED AND INSTALLED PER THE MOST CURRENT EDITIONS OF THE MANUAL ON UNIFORM TRAFFIC CONTROL DEVICES (MUTCD) AND CITY STANDARDS AND SHOWN ON THE SIGNING AND STRIPING PLAN FOR THE DEVELOPMENT.
12. 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.
13. 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.
14. FINAL GRADE SHALL BE AT LEAST SIX (6) INCHES BELOW ANY EXTERIOR WOOD SIDING ON THE PREMISES.
15. 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.
16. 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 ALL 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.

SITE PLAN DATA BLOCK			
NUMBER OF BUILDINGS	4		
BUILDING AREA	1511 ARGONNE:	5,120 SF	
	1521 ARGONNE:	5,019 SF	
	1531 ARGONNE:	5,120 SF	
	1541 ARGONNE:	5,019 SF	
	TOTAL:	20,278 SF	
2015 IBC CONSTR. TYPE	TYPE VB *		
2015 IBC OCCUPANCY TYPE	R-3		
FIRE SPRINKLERS	NO		
MAXIMUM BUILDING HEIGHT	ALLOWED:	38 FT	
	PROVIDED:		
PARKING SPACES	REQUIRED:	8	
	PROVIDED:		
	INDIVIDUAL PRIVATE PARKING GARAGES SURFACE (DRIVEWAY)	8	
	TOTAL:	12	
*CONSTRUCTED UNDER 2015 IRC			

LAND USE DATA	
MUNICIPALITY CITY OF AURORA UNIFIED DEVELOPMENT CODE ZONING	
ADDRESS 1511, 1521, 1531, 1541 ARGONNE ST AURORA, CO 80011	
LOT AREA 37,918 SQUARE FEET 0.8705 ACRES	
ZONE R-1 (RESIDENTIAL - LOW DENSITY SINGLE-FAMILY DISTRICT) SUBAREA B	
USE SINGLE FAMILY DWELLING (x4)	
SETBACKS (PER SECTION 146-4.2.1)	
FRONT:	25'
INTERIOR SIDE:	5'
ABUTTING LOCAL STREET	
ARGONNE (LOTS 9,11):	12.5'
ABUTNG COLLECTOR/ARTERIAL	
COLFAX (LOTS 10,11):	25'
REAR (LOTS 8,9):	20'
MAX HEIGHT	
HEIGHT ALLOWED:	38'
HEIGHT PROPOSED:	19' - 10 1/2"
STORIES ALLOWED:	2
STORIES PROPOSED:	1
*NEW ARCHITECTURE IS PROPOSED FOR THESE FOUR LOTS THAN WHAT WAS PREVIOUSLY APPROVED FOR CARLTON ESTATES. ALL FOUR HOUSES WILL BE A MATCHING OR MIRRORED DESIGN, WITH THE EXCEPTION THAT LOT 10 IS NARROWER BY 17" TO KEEP EGRESS STAIRS OUTSIDE OF EASEMENT.	

OWNER

ISRAEL & LUCY OROZCO
-
720.365.0910
ILREFINISHING@YAHOO.COM
CONTACT: LUCY OROZCO

CIVIL

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DENVER, CO 80205
720.504.8629
JESSE@BRIGHTLIGHTERENG.COM
JESSE DONOVAN

ARCHITECT

STUDIO SLATE LLC
1630 S SAINT PAUL ST
DENVER, CO 80210
404.693.1247
BRIAN@STUDIOSLATE.COM
CONTACT: BRIAN MARTIN

LANDSCAPE ARCHITECT

OUTDOOR DESIGN GROUP, INC
5690 WEBSTER STREET
ARVADA, CO 80002
303.993.4811
MCCORRION@ODGDESIGN.COM
MATT CORRION

SIGNATURE BLOCK

(Argonne Street Residences) Site Plan

Legal Description: LOTS 8 THROUGH 11, BLOCK 2, CARLTON ESTATES SUBDIVISION FILING NO. 1, CITY OF AURORA, COUNTY OF ADAMS, STATE OF COLORADO.

This Site Plan and any amendments herto, upon approval by the City of Aurora and recording, shall be binding upon the applicants therefore, their successors and assigns. This plan shall limit and control the issuance and validity of all building permits, and shall restrict and limit the construction, location, use, occupancy and operation of all land and structures within this plan to all conditions, requirements, locations and limitations set forth herein. Abandonment, withdrawal or amendment of this plan may be permitted only upon approval of the City of Aurora.

In witness thereof, _____ has caused these
(Corporation, Company, or Individual)

presents to be executed this _____ day of _____ AD 20____

By: _____
(Principals or Owners)

State of Colorado

County of _____

The foregoing instrument was acknowledged before me this _____ day of

_____ AD 20____

By: _____
(Principals or Owners)

Witness my hand and official seal

My commission expires: _____

Notary Public

Address

SHEET INDEX	
No.	Name
1	Cover
2	Site Plan
3	Grading Plan
4	Utility Plan
5	Landscape Cover Sheet & Plant List
6	Landscape Plan
7	Landscape Notes & Details
8	Elevations
9	Elevations



SITE PLAN AMENDMENT

ARGONNE STREET RESIDENCES
1511, 1521, 1534, AND 1541 ARGONNE STREET
AURORA, CO 80011
JESSE DONOVAN, P.E. 720-504-8629

Cover

ARGONNE RESIDENCES

LOTS 8 THROUGH 11, BLOCK 2, CARLTON ESTATES SUBDIVISION FILING NO. 1
CITY OF AURORA, COUNTY OF ADAMS, STATE OF COLORADO.

PROJECT #	DA-1696-01
PROJECT DATE	5/11/2021
DESIGNER	BGM
REVIEWER	BGM

STUDIO
SLATE
ARCHITECTURE



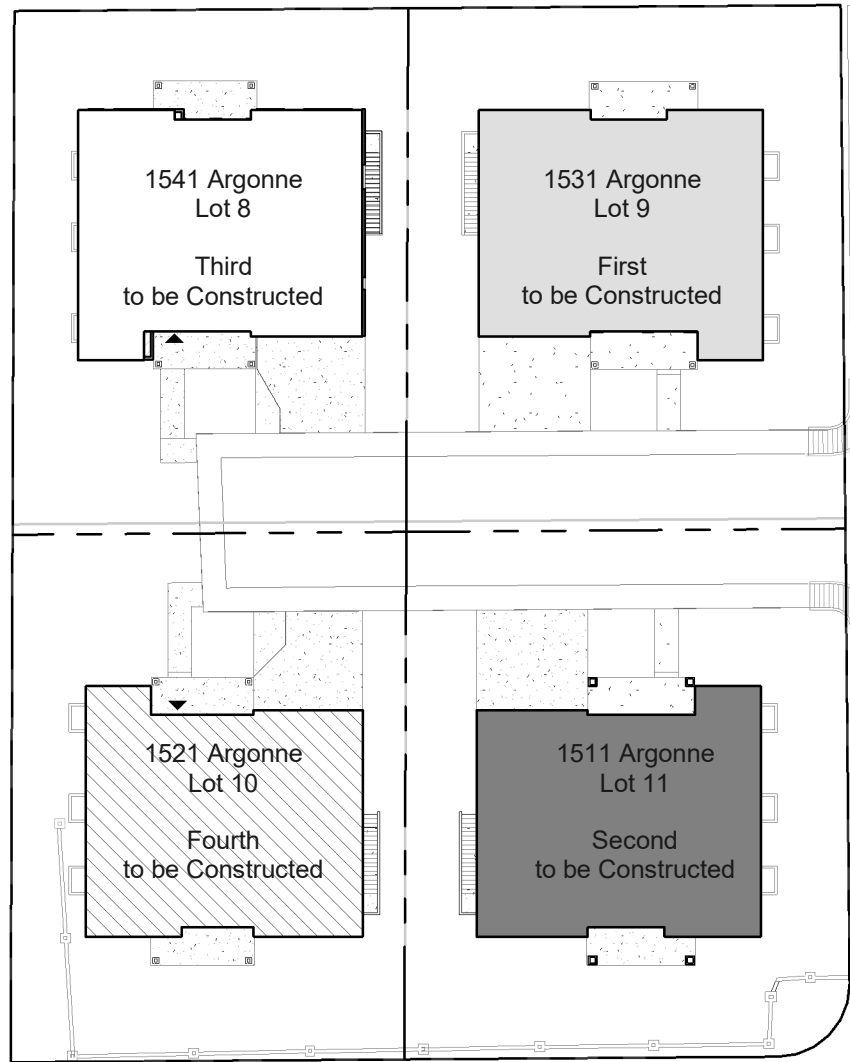
SITE PLAN AMENDMENT
ARGONNE STREET RESIDENCES
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Site Plan

2 OF 9

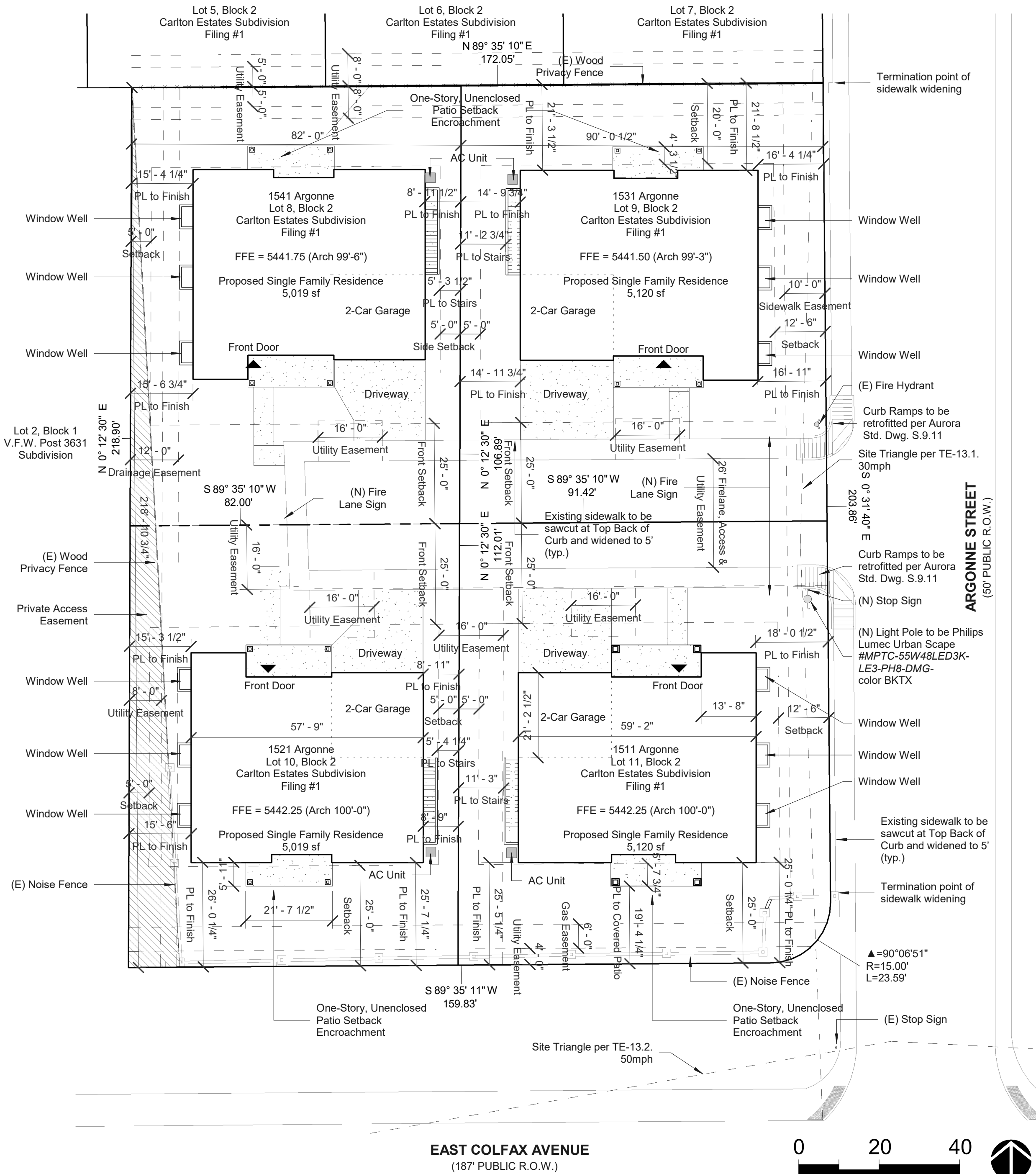
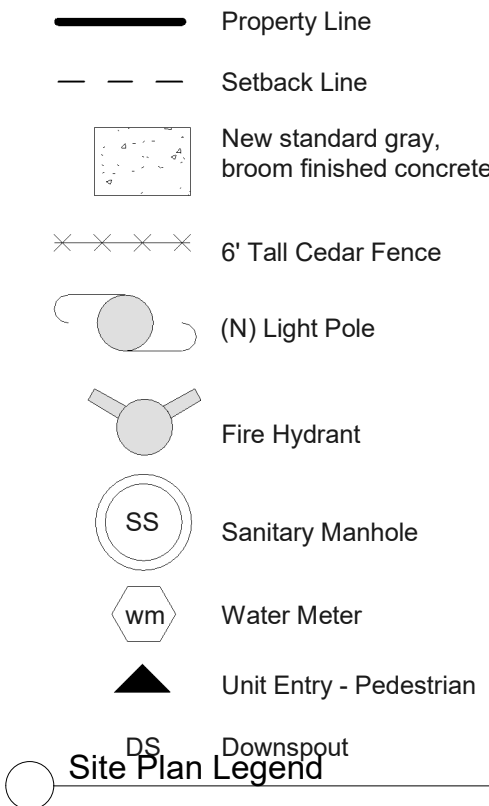
PUBLIC WORKS NOTES:

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. SIGNS SHALL BE FURNISHED AND INSTALLED PER THE MOST CURRENT EDITIONS OF *THE MANUAL ON UNIFORM TRAFFIC CONTROL DEVICES (MUTCD)* AND CITY STANDARDS AND SHOWN ON THE SIGNING AND STRIPING PLAN FOR THE DEVELOPMENT.



ALL FOUR LOTS ARE TO BE CONSTRUCTED WITHIN A SPAN OF 3 YEARS FROM THE TIME THE FIRST PERMIT IS APPROVED.

2 Phasing Plan

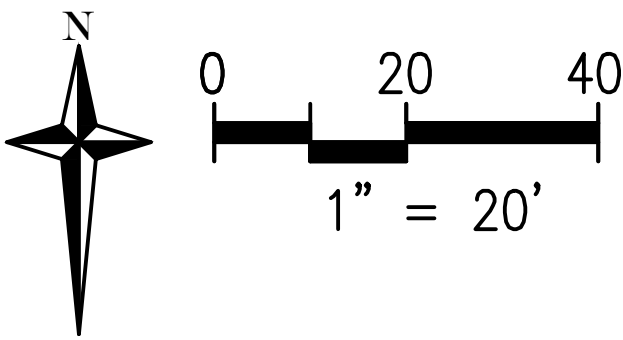


1 Site Plan 1" = 20'-0"

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CITY OF AURORA, COUNTY OF ADAMS, STATE OF COLORADO.

NOT FOR CONSTRUCTION



LEGEND

	PROPERTY BOUNDARY
	EXISTING LOT LINE
	PROPOSED RIGHT-OF-WAY
	EXISTING RIGHT-OF-WAY
	PROPOSED EASEMENT
	EXISTING EASEMENT
	PROPOSED SETBACK LINE
	PROPOSED CURB & GUTTER
	EXISTING CURB & GUTTER
	PROPOSED MAJOR CONTOUR
	PROPOSED MINOR CONTOUR
	EXISTING MAJOR CONTOUR
	EXISTING MINOR CONTOUR
	PROPOSED PERCENT SLOPE
	EXISTING PERCENT SLOPE
	PROPOSED SPOT ELEVATION
	EXISTING SPOT ELEVATION
	PROPOSED GRADE BREAK
	EXISTING GRADE BREAK
	PROPOSED DITCH FLOWLINE

** ABBREVIATIONS

BW	BOTTOM OF WALL
FF	FINISH FLOOR
FG	FINISH GRADE
FL	FLOW LINE
M.E.	MATCH EXISTING
TBC	TOP BACK OF CURB
TW	TOP OF WALL
TR	TOP OF RISER
BR	BOTTOM OF RISER

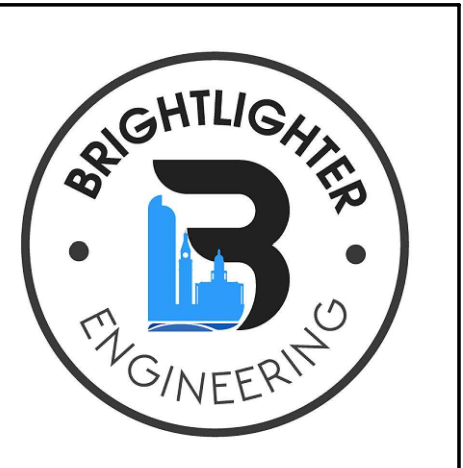
BENCHMARK

CITY OF AURORA BM #4S6603NW004 RR SPIKE SET IN NORTH BASE OF 2ND POWER POLE, EAST OF TOWER ROAD AT WEST DRIVEWAY ENTRY TO COLORADO HIGHWAY DEPT. BUILDING, AT EAST COLFAX AVENUE AND TOWER ROAD. ELEVATION: 5440.627 FEET (NAVD 1988 DATUM)

BASIS OF BEARINGS

BEARINGS ARE BASED ON THE SOUTH LINE OF THE SW 1/4 OF SECTION 34, TOWNSHIP 3 SOUTH, RANGE 68 WEST, OF THE 6TH PRINCIPAL MERIDIAN BEARING N89°35'11"E BOUNDED BY THE MONUMENTS SHOWN ON THE ALTA SURVEY PREPARED BY ENGINEERING SERVICE COMPANY ON 9/15/2020

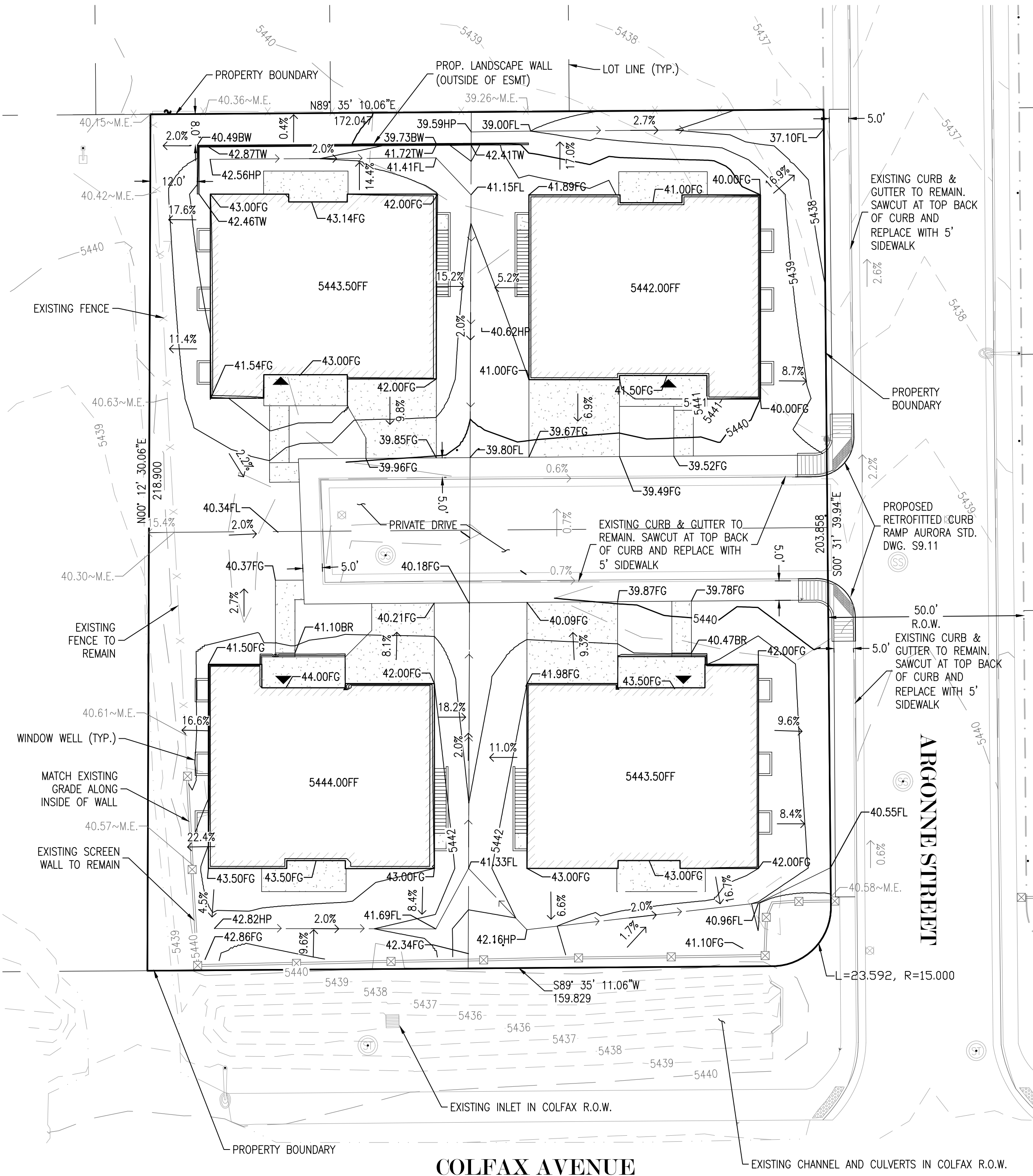
PROJECT #	SS2012
PROJECT DATE	05/11/21
DESIGNER	CWK
REVIEWER	JSD



SITE PLAN AMENDMENT

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CHARLES KEENER JR, P.E. 720-504-9295

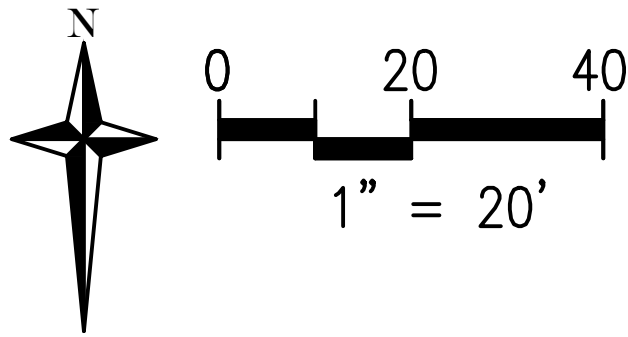
GRADING PLAN



ARGONNE RESIDENCES

LOTS 8 THROUGH 11, BLOCK 2, CARLTON ESTATES SUBDIVISION FILING NO. 1
CITY OF AURORA, COUNTY OF ADAMS, STATE OF COLORADO.

NOT FOR CONSTRUCTION



LEGEND

	PROPERTY BOUNDARY
	EXISTING LOT LINE
	PROPOSED RIGHT-OF-WAY
	EXISTING RIGHT-OF-WAY
	PROPOSED EASEMENT
	EXISTING EASEMENT
	PROPOSED SETBACK LINE
	PROPOSED CURB & GUTTER
	EXISTING CURB & GUTTER
	EXISTING STORM SEWER
	EXISTING GAS
	EXISTING ELECTRIC
	EXISTING TELECOMMUNICATION
	PROPOSED SANITARY SEWER
	EXISTING SANITARY SEWER
	PROPOSED WATER LINE
	EXISTING WATER LINE
	FIRE HYDRANT
	WATER METER IN MANHOLE
	CORP STOP
	CURB STOP

BENCHMARK

CITY OF AURORA BM #4S6603NW004 RR SPIKE SET IN NORTH BASE OF 2ND POWER POLE, EAST OF TOWER ROAD AT WEST DRIVEWAY ENTRY TO COLORADO HIGHWAY DEPT. BUILDING, AT EAST COLFAX AVENUE AND TOWER ROAD. ELEVATION: 5440.627 FEET (NAVD 1988 DATUM)

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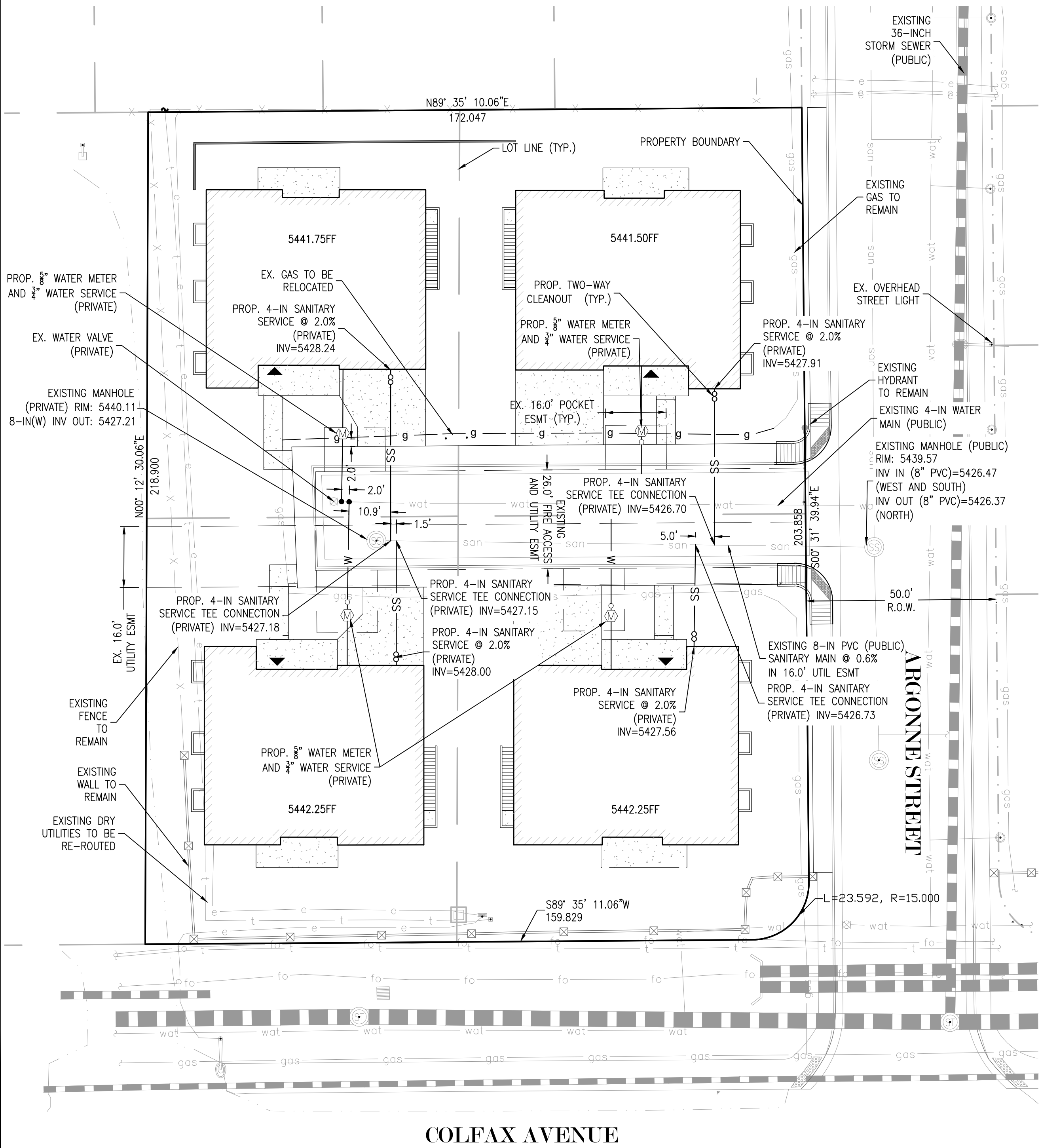
BEARINGS ARE BASED ON THE SOUTH LINE OF THE SW 1/4 OF SECTION 34, TOWNSHIP 3 SOUTH, RANGE 68 WEST, OF THE 6TH PRINCIPAL MERIDIAN BEARING N89°35'11"E BOUNDED BY THE MONUMENTS SHOWN ON THE ALTA SURVEY PREPARED BY ENGINEERING SERVICE COMPANY ON 9/15/2020

PROJECT #	SS2012
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DESIGNER	CWK
REVIEWER	JSD



SITE PLAN AMENDMENT
ARGONNE STREET RESIDENCES
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UTILITY PLAN

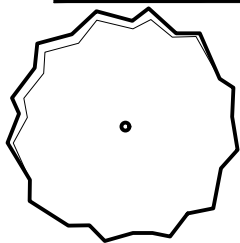


ARGONNE RESIDENCES

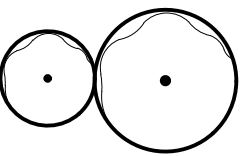
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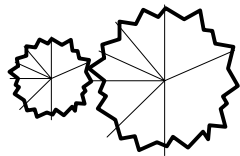
LANDSCAPE PLANT LIST



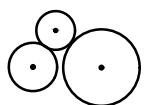
DECIDUOUS SHADE TREES								
SYMBOL	COMMON NAME	BOTANICAL NAME	MATURE HEIGHT	MATURE SPREAD	WATER USE	SUN/SHADE	SIZE AND CONDITION	QTY
SHL	Shademaster Honeylocust	Gleditsia triacanthos inermis 'Shademaster'	40-50'	30-40'	Low	Sun	2-1/2" Cal., B&B	1
CHO	Chinquapin Oak	Quercus muehlenbergii	35-50'	35-50'	Low	Sun	2-1/2" Cal., B&B	1
SSL	Sterling Silver Linden	Tilia tomentosa 'Sterling Silver'	40-50'	20-35'	Medium	Sun	2-1/2" Cal., B&B	2



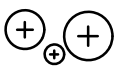
ORNAMENTAL TREES								
SYMBOL	COMMON NAME	BOTANICAL NAME	MATURE HEIGHT	MATURE SPREAD	WATER USE	SUN/SHADE	SIZE AND CONDITION	QTY
TCH	Thornless Cockspur Hawthorn	Crataegus crus-galli inermis	15-25'	15-20'	Low	Sun	2" Cal., B&B	1
SSC	Spring Snow Crabapple	Malus 'Spring Snow'	20-25'	20-25'	Medium	Sun	2" Cal., B&B	2
ISJ	Ivory Silk Japanese Lilac	Syringa reticulata 'Ivory Silk'	15-25'	15-20'	Low	Sun	2" Cal., B&B	1



EVERGREEN TREES								
SYMBOL	COMMON NAME	BOTANICAL NAME	MATURE HEIGHT	MATURE SPREAD	WATER USE	SUN/SHADE	SIZE AND CONDITION	QTY
HIS	Hoopsii Spruce	Picea pungens 'Hoopsii'	25'	12'	Medium	Adaptable	6' ht, B&B	2
BRP	Bristlecone Pine	Pinus aristata	20-40'	10-20'	Low	Sun / Part Shade	6' ht, B&B	1
AUS	Austrian Pine	Pinus nigra	40-60'	30-40'	Low	Sun	6' ht, B&B	2



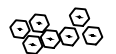
DECIDUOUS SHRUBS								
SYMBOL	COMMON NAME	BOTANICAL NAME	MATURE HEIGHT	MATURE SPREAD	WATER USE	SUN/SHADE	SIZE AND CONDITION	QTY
ABS	Autumn Brilliance Serviceberry	Amelanchier alnifolia 'Autumn Brilliance'	6-12'	6-12'	Low	Sun / Part Shade	5 Gallon Cont.	1
BMS	Blue Mist Spirea	Caryopteris x clandonensis 'Blue Mist'	3-4'	2-3'	Low	Sun	5 Gallon Cont.	3
LOP	Lodense Privet	Ligustrum vulgare 'Lodense'	2-3'	3-4'	Low	Sun / Part Shade	5 Gallon Cont.	3
CMO	Cheyenne Mockorange	Philadelphus lewisii Cheyenne	5-7'	4-6'	Low	Sun	5 Gallon Cont.	9
CNB	Coppertina Ninebark	Physocarpus opulifolius Coppertina	8-10'	8-10'	Low	Sun	5 Gallon Cont.	2
CWS	Creeping Western Sand Cherry	Prunus besseyi Pawnee Buttes	15-18'	4-6'	Low	Sun	5 Gallon Cont.	2
CSS	Cutleaf Smooth Sumac	Rhus glabra 'Laciniata'	8-15'	8-10'	Low	Sun	5 Gallon Cont.	5
CTS	Creeping Three-Leaf Sumac	Rhus trilobata 'Autumn Amber'	12-18'	6-8'	Very Low	Sun	5 Gallon Cont.	3
CCC	Crandall Clove Currant	Ribes odoratum 'Crandall'	3-5'	4-6'	Low	Sun / Part Shade	5 Gallon Cont.	5
RLR	Red-Leaved Rose	Rosa glauca	6-7'	4-6'	Low	Sun	5 Gallon Cont.	6
FCA	Flower Carpet Appleblossom Rose	Rosa Flower Carpet Appleblossom	24-32"	30-40"	Low	Sun	5 Gallon Cont.	4
GFS	Goldflame Spirea	Spiraea japonica 'Goldflame'	2-3'	2-3'	Medium	Sun / Part Shade	5 Gallon Cont.	13
CPL	Common Purple Lilac	Syringa vulgaris	10-20'	8-12'	Low	Sun	5 Gallon Cont.	2
CEC	Compact European Cranberrybush	Viburnum opulus 'Compactum'	4-5'	5-6'	Medium	Sun	5 Gallon Cont.	5



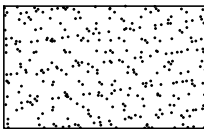
EVERGREEN SHRUBS								
SYMBOL	COMMON NAME	BOTANICAL NAME	MATURE HEIGHT	MATURE SPREAD	WATER USE	SUN/SHADE	SIZE AND CONDITION	QTY
ACJ	Alpine Carpet Juniper	Juniperus communis Alpine Carpet	12-18"	4-6"	Low	Sun	5 Gallon Cont.	15
MAJ	Medora Juniper	Juniperus scopulorum 'Medora'	15-20'	3-5'	Very Low	Sun	5 Gallon Cont.	21
BGS	Dwarf Globe Blue Spruce	Picea pungens 'Glauca Globosa'	3-5'	5-6'	Medium	Sun / Part Shade	5 Gallon Cont.	1
AND	Adam's Needle Yucca	Yucca filamentosa	2-3'	3-4'	Low	Sun	1 Gallon Cont.	2



ORNAMENTAL GRASSES								
SYMBOL	COMMON NAME	BOTANICAL NAME	MATURE HEIGHT	MATURE SPREAD	WATER USE	SUN/SHADE	SIZE AND CONDITION	QTY
WBG	WINDWALKER® big bluestem	Andropogon gerardii 'PWN01S'	6'	2'	Low	Sun	5 Gallon Cont.	2
BAM	Blonde Ambition Grama Grass	Bouteloua gracilis 'Blonde Ambition'	2-3'	1-2'	Very Low	Sun	1 Gallon Cont.	5
VFR	Vaiegated Feather Reed Grass	Calamagrostis acutiflora 'Avalanche'	3-4'	18-24"	Low	Sun / Part Shade	5 Gallon Cont.	20
SRS	Shenandoah Red Switch Grass	Panicum virgatum 'Shenandoah'	3-4'	12-18"	Low	Sun	5 Gallon Cont.	6
LBG	Little Bluestem Grass	Schizachyrium scoparium 'Blaze'	3-4'	24-30"	Low	Sun	5 Gallon Cont.	12



PERENNIALS								
SYMBOL	COMMON NAME	BOTANICAL NAME	MATURE HEIGHT	MATURE SPREAD	WATER USE	SUN/SHADE	SIZE AND SPACING	QTY
FSI	Fire Spinner Iceplant	Delosperma 'P001S'	2-4"	12-18"	Low	Sun	4" Pot / 18" O.C.	3
BLF	Native Blanket Flower	Gaillardia aristata	18-24"	18-24"	Low	Sun	1 Gallon Cont.	1
WBF	Whirling Butterflies	Gaura lindheimeri	2-3'	18-24"	Low	Sun / Part Shade	1 Gallon Cont.	1
LTC	Little Trudy Catmint	Nepeta 'Pefke'	8-12"	18-24"	Low	Sun	1 Gallon Cont.	6
PWS	Pink w/ White Stripe Phlox	Phlox subulata 'Candy Stripes'	4-6"	12-18"	Low	Sun / Part Shade	4" Pot / 18" O.C.	3
AGS	Angelina Stonecrop	Sedum rupestre 'Angelina'	4-6"	12-18"	Low	Sun	4" Pot / 18" O.C.	2
PAF	Partridge Feather	Tanacetum densum amani	6-8"	18-24"	Very Low	Sun	4" Pot / 18" O.C.	6
TKS	Turkish Speedwell	Veronica livanensis	1/2"	12-18"	Low	Sun	4" Pot / 12" O.C.	3



SOD
90 / 10 Fescue/Bluegrass Mix

GENERAL LANDSCAPE NOTES

1. ALL LOW PERENNIAL AND GROUNDCOVER PLANTING AREAS SHALL BE MULCHED WITH SHREDDED WESTERN RED CEDAR WOOD MULCH, AT A DEPTH OF 2". WEED BARRIER FABRIC IS NOT REQUIRED UNDER WOOD MULCH.

2. ALL OTHER PLANTING BED AREAS SHALL BE MULCHED WITH 1-1/2" GRAY ROSE MULTI-COLORED RIVER ROCK, AT A DEPTH OF 3", INSTALLED OVER PERMEABLE WEED BARRIER FABRIC. DO NOT INSTALL EDGING BETWEEN WOOD MULCH AND ROCK MULCH AREAS.

3. SOD EDGER SHALL BE 14 GAUGE ROLLED TOP STEEL EDGING (DARK GREEN COLOR) IN THE LOCATIONS SHOWN ON THE PLANS. EDGER IS NOT REQUIRED WHERE SOD ABUTS CONCRETE.

4. ALL AREAS TO BE LANDSCAPED SHALL HAVE ORGANIC AMENDMENTS THOROUGHLY INCORPORATED INTO THE SOIL AT A RATE OF 5 CUBIC YARDS PER 1,000 SQUARE FEET, AND TILLED TO A DEPTH OF 6 INCHES.

5. ALL SOD AREAS, BED AREAS, AND LANDSCAPE AREAS SHALL BE FINE GRADED PRIOR TO INSTALLATION OF NEW PLANT MATERIAL. ROCKS, WOOD, AND ANY MATERIAL LARGER THAN 1" IN DIAMETER SHALL BE REMOVED FROM ALL PLANTING AREAS PRIOR TO SODDING AND PLANTING NEW MATERIALS.

6. EXISTING TURF, SHRUBS, TREES, AND PLANT MATERIAL TO BE REMOVED SHALL BE FULLY REMOVED FROM THE SITE, INCLUDING ALL ROOTS.

7. ALL LANDSCAPED AREAS SHALL BE WATERED BY A FULLY AUTOMATIC UNDERGROUND IRRIGATION SYSTEM.

8. SOD AREAS SHALL BE ZONED SEPARATELY THAN BEDS, AND SHALL BE IRRIGATED VIA POP-UP SPRAY HEADS PROVIDING FULL (HEAD TO HEAD) COVERAGE. HEADS SHALL BE COMMERCIAL GRADE WITH REPLACEABLE NOZZLES, PRESSURE REGULATORS, AND CHECK VALVES.

9. BED AREAS SHALL BE ZONED SEPARATELY THAN SOD AREAS, AND SHALL BE IRRIGATED BY INDIVIDUAL DRIP EMITTERS TO EACH PLANT. DRIP COMPONENTS SHALL BE COMMERCIAL GRADE RAIN-BIRD OR EQUAL POINT SOURCE EMITTERS, WITH ALL PLANTS RECEIVING IRRIGATION.

CITY OF AURORA LANDSCAPE NOTES

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

2. 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.

3. 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.

CITY OF AURORA LANDSCAPE REQUIREMENTS

CATEGORY DESCRIPTION	LENGTH	# TREES REQUIRED	# SHRUBS REQUIRED	# TREES PROVIDED	# SHRUBS PROVIDED
ARGONNE ST. CURBSIDE LANDSCAPING (1 TREE & 1 SHRUB / 40 FT)	192'	5	5	6	8
FRONT YARD LANDCAPE (1 TREE / LOT)	N/A	4	8	4	VARIES ON PLAN FROM 8 TO 11 SHRUBS PER FRONT YARD
SIDE YARD LANDCAPE (LOT 9 & LOT 11, ALONG ARGONNE ST.)	N/A	2	4	4	3 & 5

PROJECT #	SS2012
PROJECT DATE	11/23/2020
DESIGNER	
REVIEWER	

OUTDOOR
—DESIGN GROUP—

WWW.ODGDESIGN.COM

OUTDOOR DESIGN GROUP, INC.
5690 WEBSTER STREET
ARVADA, CO 80002
(303) 993-4811

SITE PLAN AMENDMENT

ARGONNE STREET RESIDENCES

1511, 1521, 1534, AND 1541 ARGONNE STREET

AURORA, CO 80011

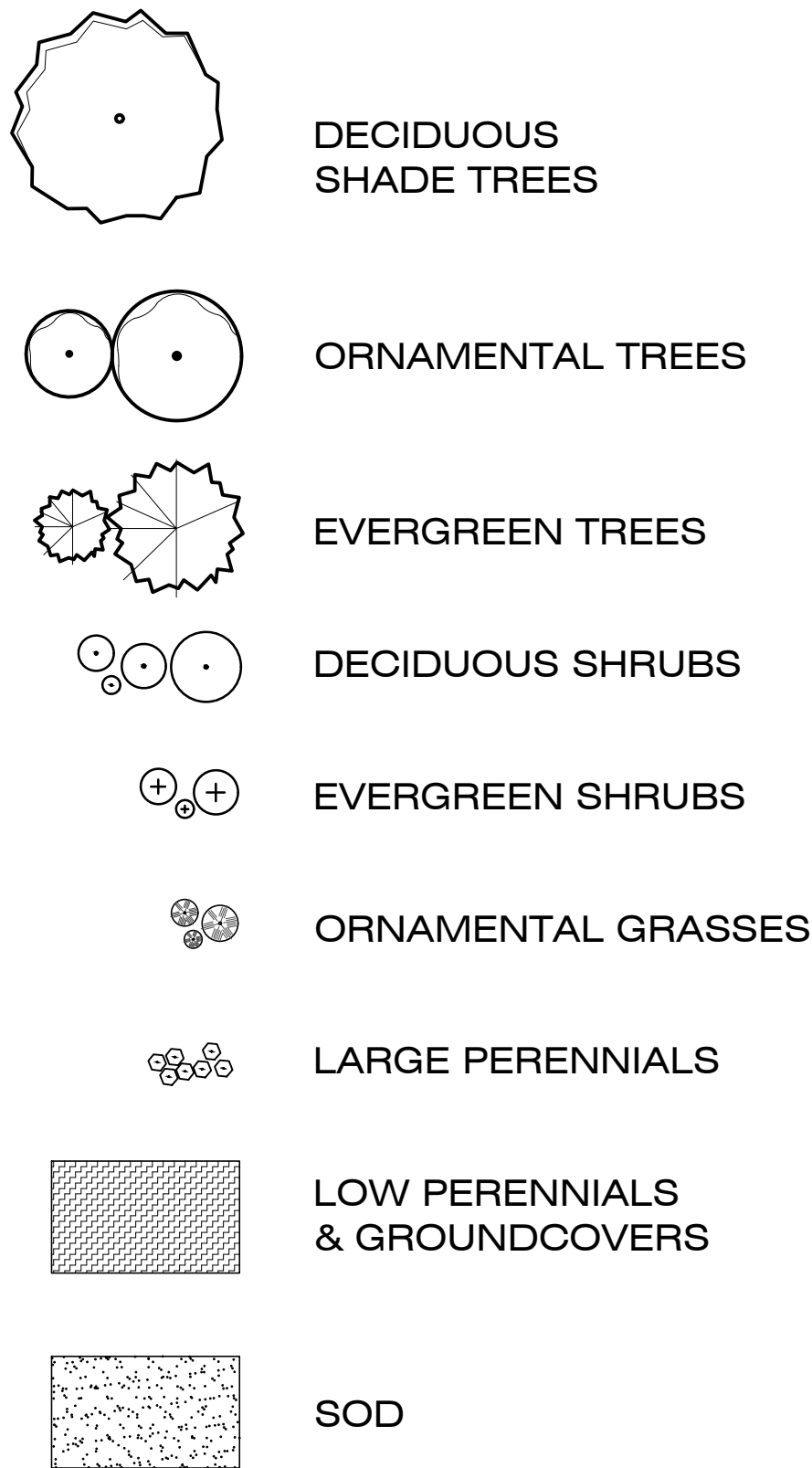
JESSE DONOVAN, P.E. 720-504-8629

LANDSCAPE
COVER
SHEET &
PLANT LIST

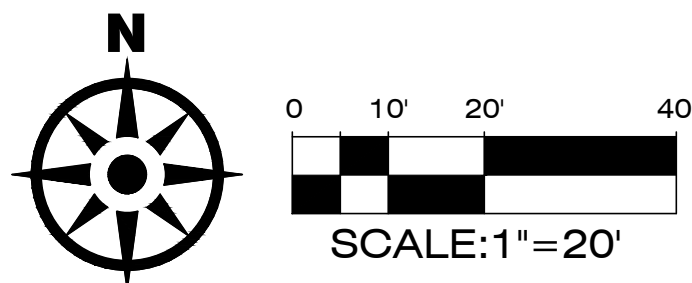
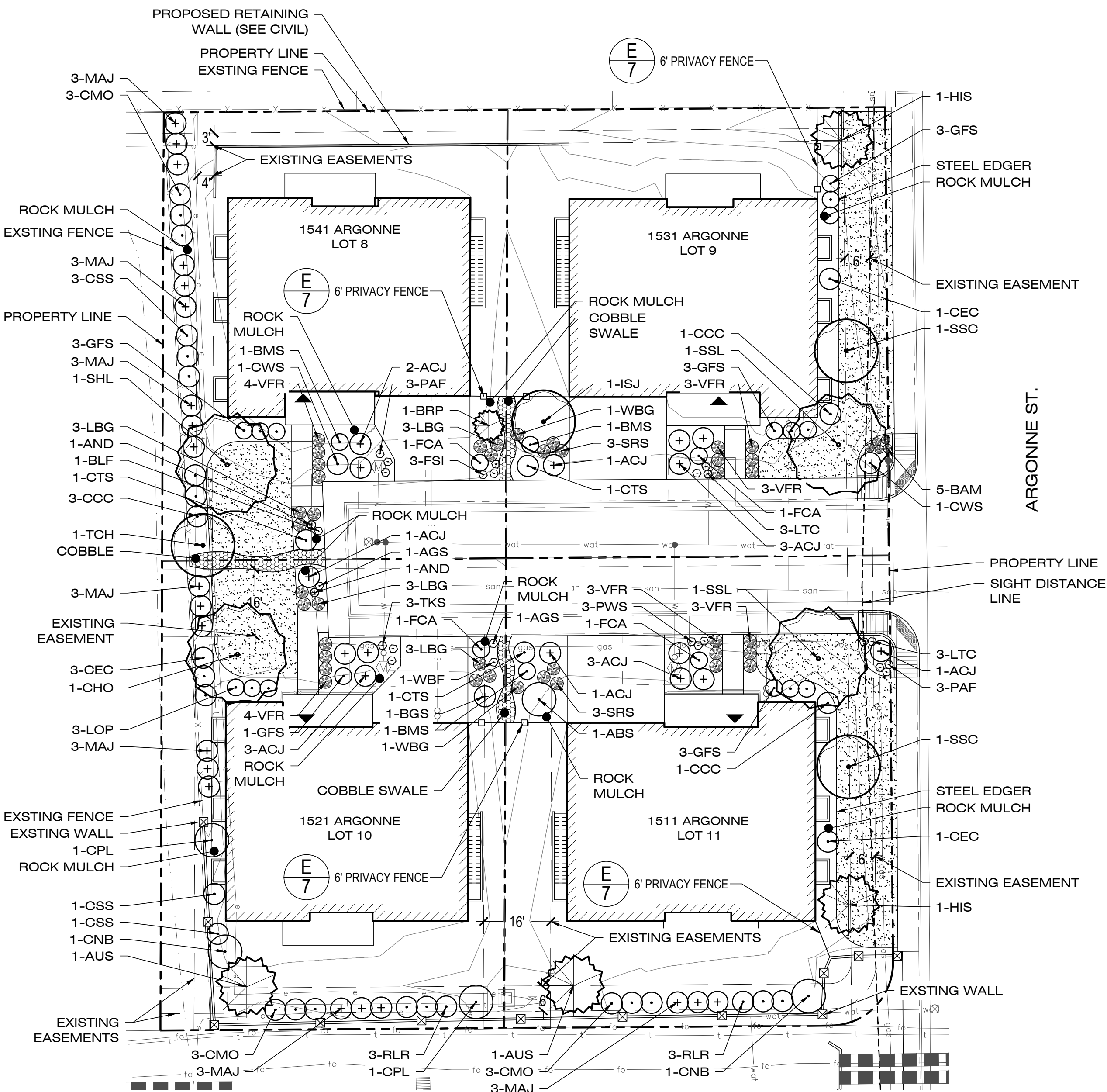
NOT FOR CONSTRUCTION

LOTS 8 THROUGH 11, BLOCK 2, CARLTON ESTATES SUBDIVISION FILING NO. 1
CITY OF AURORA, COUNTY OF ADAMS, STATE OF COLORADO.

LANDSCAPE LEGEND



LANDSCAPE PLAN



PROJECT #	SS2012
PROJECT DATE	11/23/2020
DESIGNER	
REVIEWER	



SITE PLAN AMENDMENT

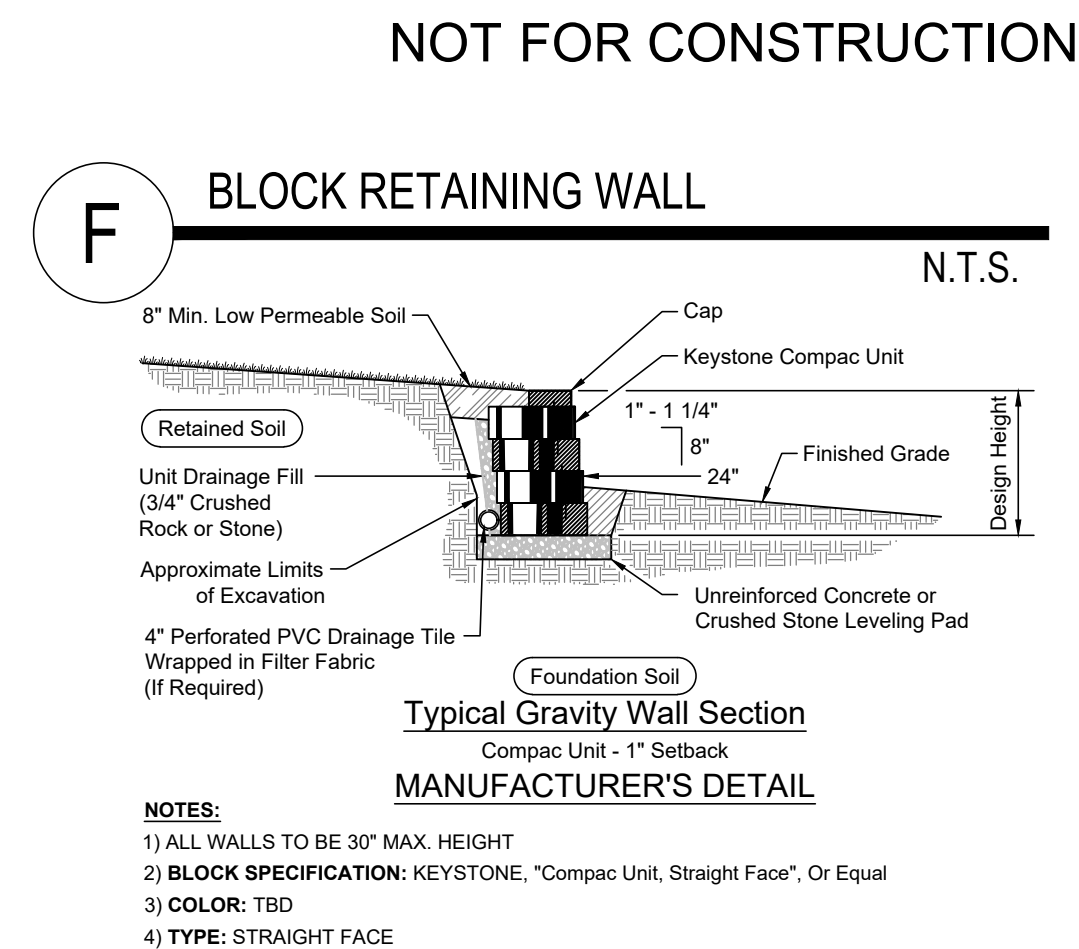
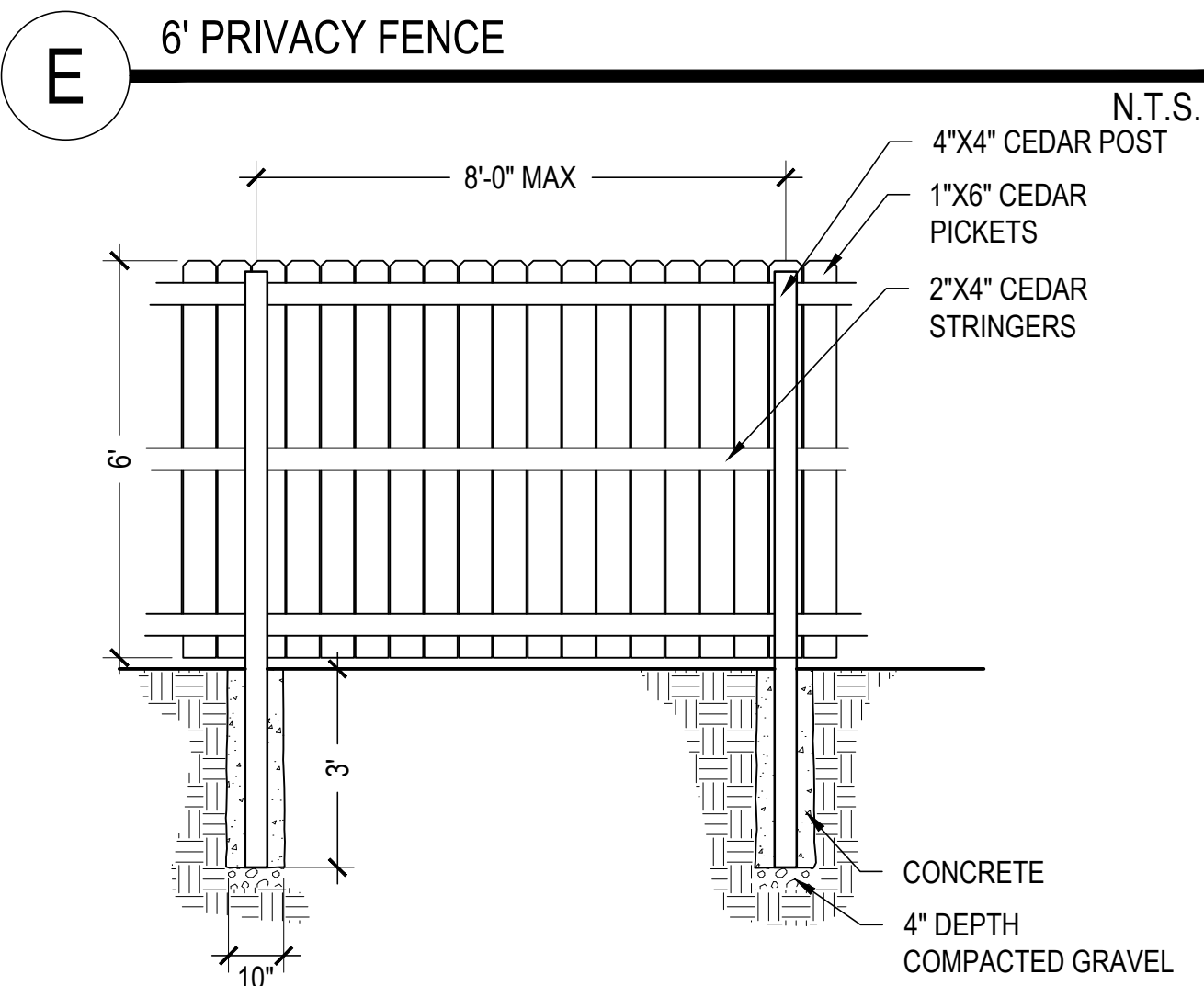
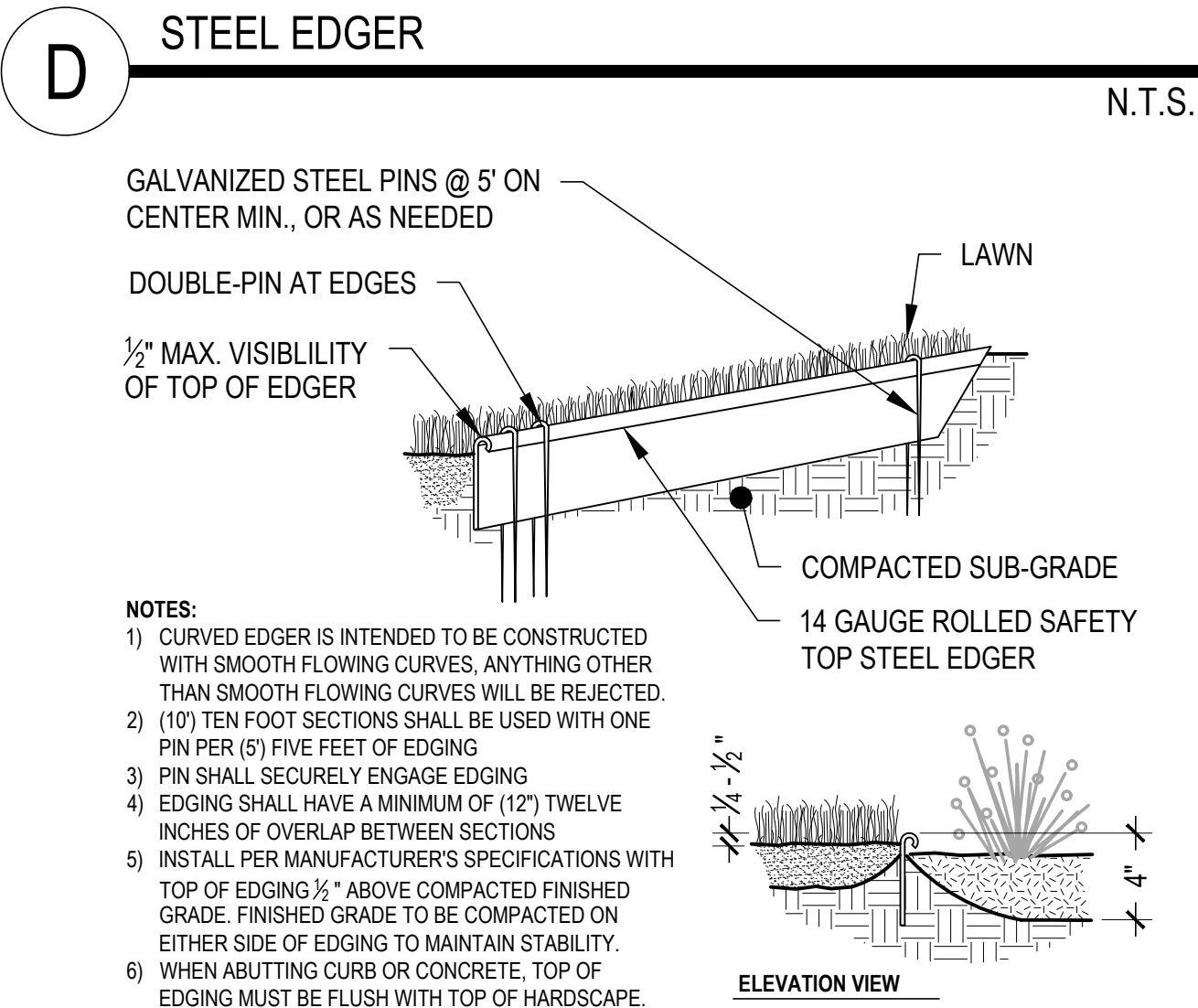
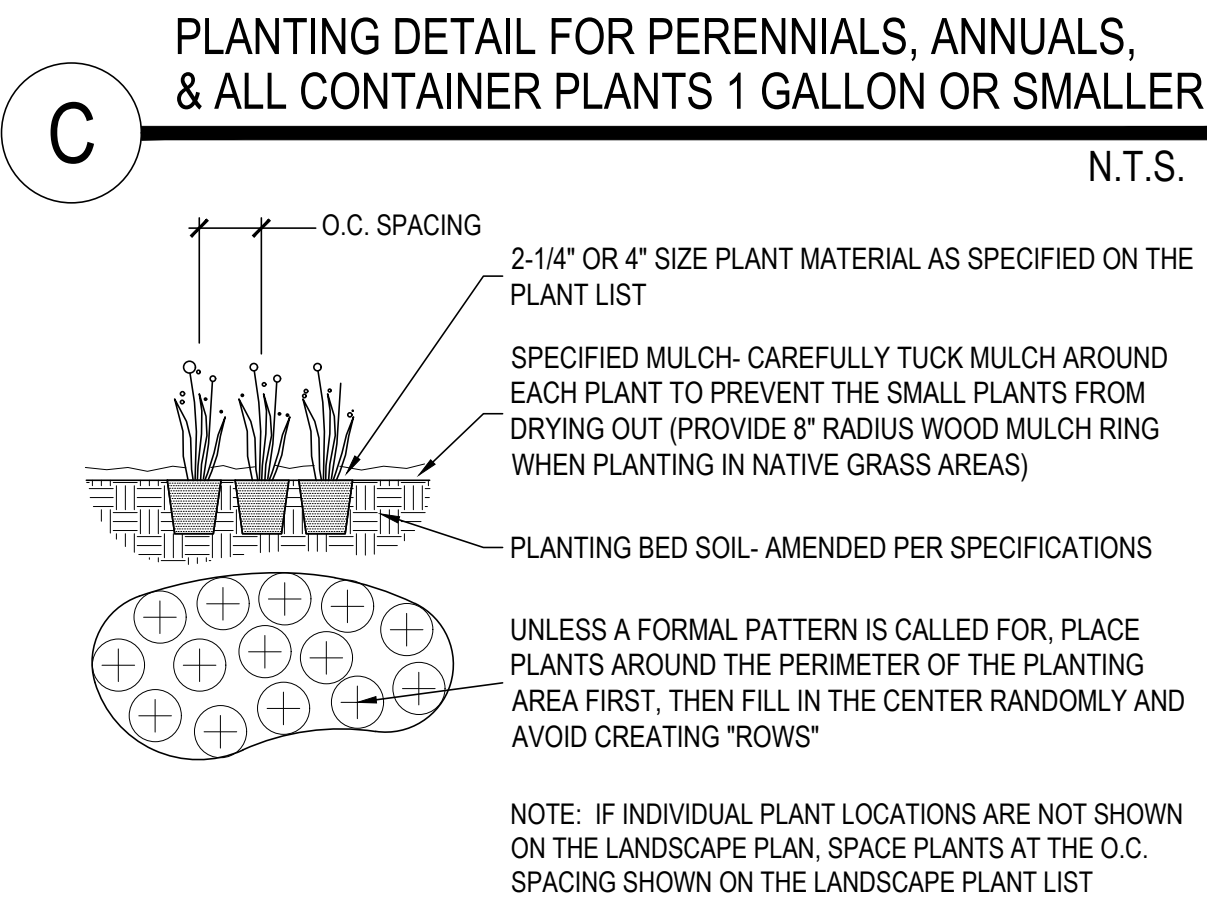
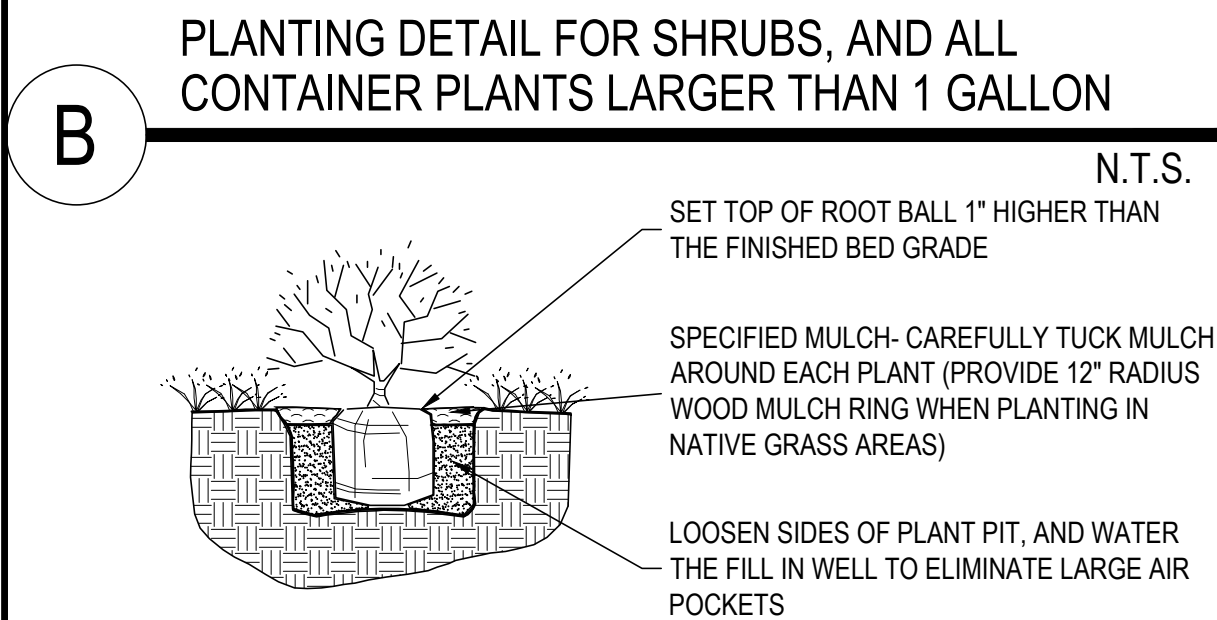
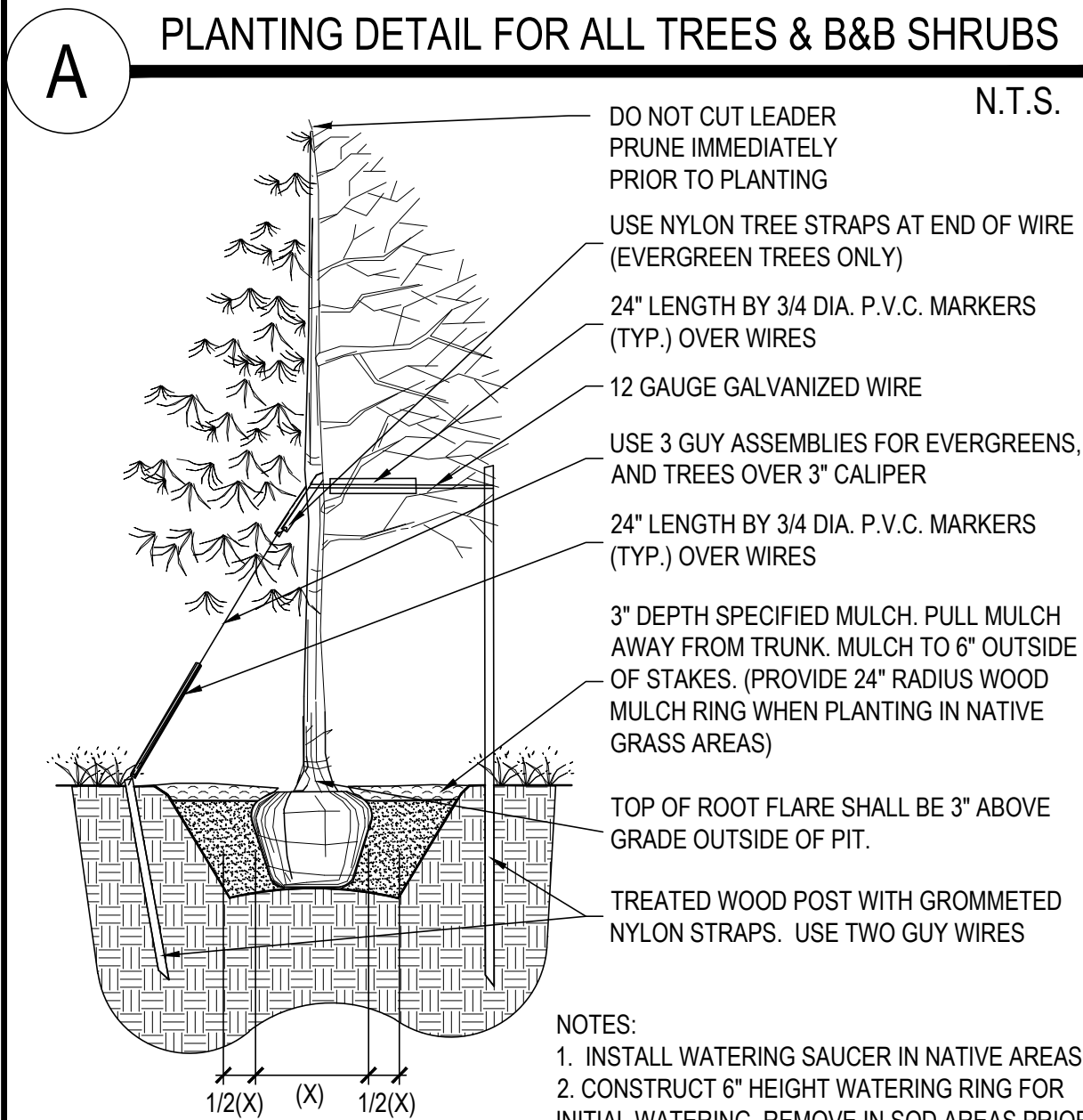
ARGONNE STREET RESIDENCES

1511, 1521, 1534, AND 1541 ARGONNE STREET

AURORA, CO 80011

JESSE DONOVAN, P.E. 720-504-8629

LANDSCAPE
PLAN



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—DESIGN GROUP—**

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SITE PLAN AMENDMENT

ARGONNE STREET RESIDENCES
1511, 1521, 1534, AND 1541 ARGONNE STREET
AURORA, CO 80011
JESSE DONOVAN, P.E. 720-504-8629

**LANDSCAPE
NOTES &
DETAILS**

MODEL HOME A			
ADDRESS:	1511 ARGONNE		
	MAIN FFE	=	5442.25'
	LOWER FFE	=	5431.33'
	1541 ARGONNE		
	MAIN FFE	=	5441.75'
	LOWER FFE	=	5430.83'
HEIGHT:	16' - 8 1/2" ABOVE FFE		
EXT MATERIAL:	STUCCO		
	Off-White		
	STUCCO-WRAPPED COLUMNS		
	BRICK WAINSCOTTING		
	Brown-Gray Mix		
ROOF TYPE:	HIP		
ROOFING MATERIAL:	ASPHALT SHINGLE		
	Dark Gray		
WINDOWS:	VINYL WITH LOW E GLAZING		



Item #	UPC Code:
72501-615B-L	747396092324
Product Family Name:	Finish:
Skyline	Dorian Bronze™
Category:	Category Type:
OUTDOOR WALL MOUNT	
Certification	
4006752	
Patents:	
Notes:	

LAMPING

No. of Bulbs:	Light Type:			
1	Z13 LED			
Max Bulb	Socket:			
Wattage:	Y13 LED MODULE			
13				
Dimmable:	Ballast:	Rated Life:	Photocell	Bulb/LED
Yes		Hours:	Included:	Included:
		30000	No	Y
Bulb/LED	Color Temp.:	CRI:	Initial	Delivered
Included:	3000	92	Lumens:	Lumens:
Yes			727.8	463.6



MEASUREMENTS

Width:	Length:	Height:	Extension:
5		7.75	4
Height	Min Overall	Max Overall	Slope:
Adjustable:	Height:		No
No			
Wire Length:	Chain Length:	Safety Cable	Net Weight:
7 INCH		Included:	1.7
		No	
Canopy Width:	Canopy Height:	Canopy Length:	Center to
			Bottom:
			3.88
Backplate Width:	Backplate	Center to Top:	
5.0	Height:	3.88	
	5.0		

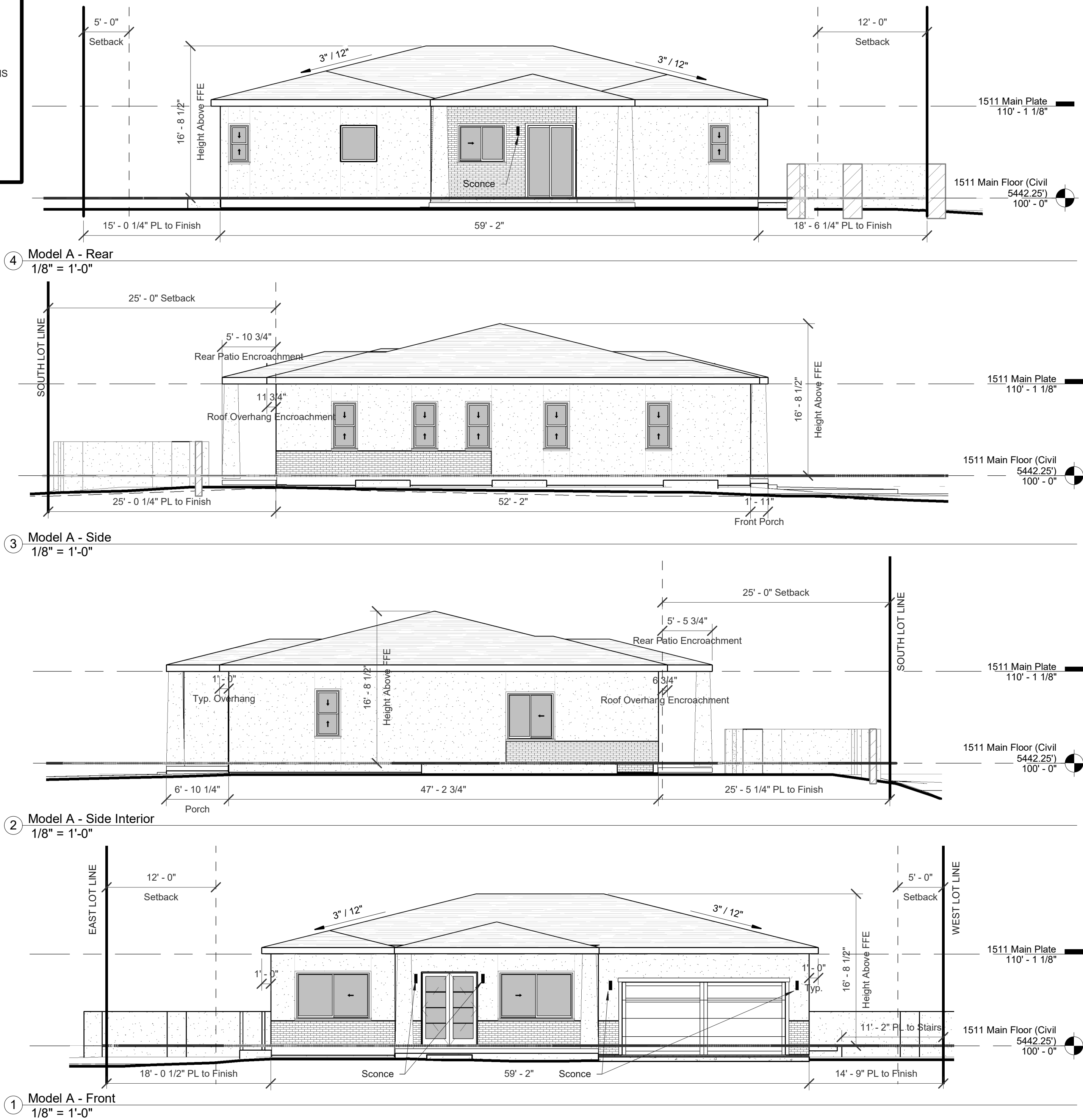


Dark Sky

*ALL EXTERIOR LIGHTS TO BE DARK-SKY
RATED FIXTURES, MINKA SKYLINE
(ABOVE) OR SIMILAR.

ARGONNE RESIDENCES

LOTS 8 THROUGH 11, BLOCK 2, CARLTON ESTATES SUBDIVISION FILING NO. 1
CITY OF AURORA, COUNTY OF ADAMS, STATE OF COLORADO.



PROJECT #	DA-1696-01
PROJECT DATE	5/11/2021
DESIGNER	BGM
REVIEWER	BGM

STUDIO
SLATE
ARCHITECTURE



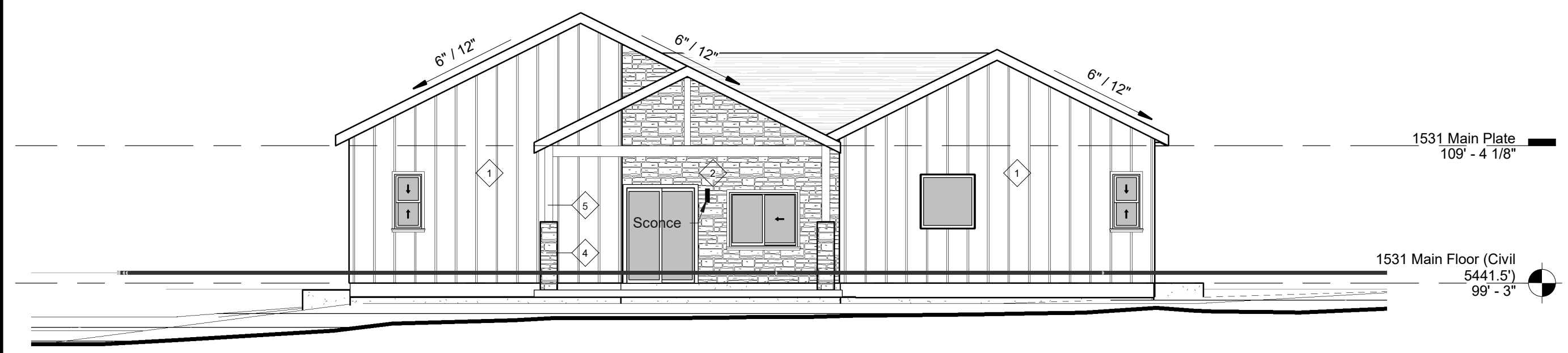
SITE PLAN AMENDMENT
ARGONNE STREET RESIDENCES
1511, 1521, 1534, AND 1541 ARGONNE STREET
AURORA, CO 80011
JESSE DONOVAN, P.E. 720-504-8629

Elevations

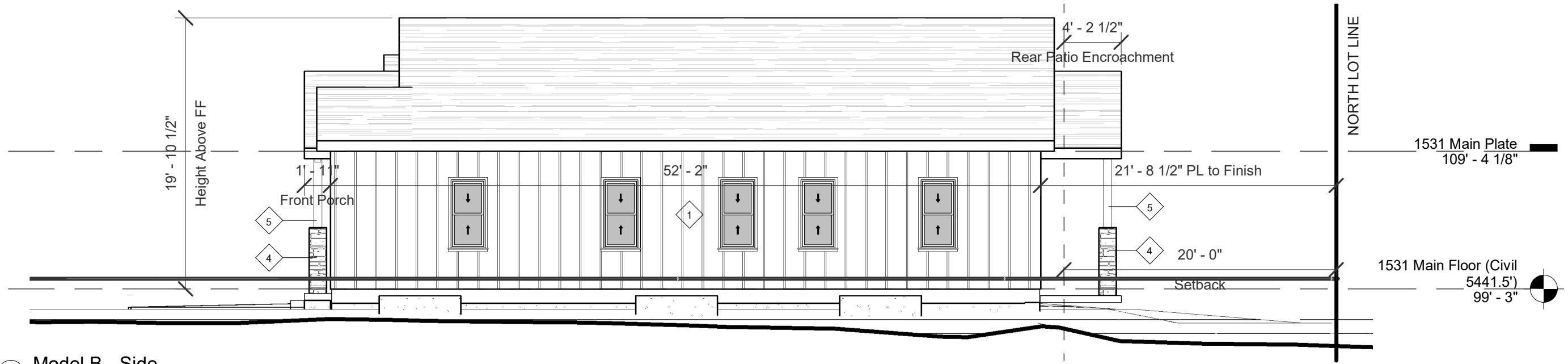
MODEL HOME B	
ADDRESS:	1521 ARGONNE
	MAIN FFE = 5442.25'
	LOWER FFE = 5431.33'
	1531 ARGONNE
	MAIN FFE = 5441.50'
	LOWER FFE = 5430.58'
HEIGHT:	19' - 10 1/2" ABOVE FFE
EXT MATERIAL:	1. COMPOSITE - VERTICAL CHANNEL
	Dark Gray
	2. STONE SIDING
	Light Brown Mix
	3. COMPOSITE - SHAKE
	Mid Gray
	4. STONE COLUMN BASE
	Light Brown Mix
	5. TIMBER COLUMNS
	Clear-Coat Brown Stain
ROOF TYPE:	GABLE
ROOFING MATERIAL:	ASPHALT SHINGLE
	Dark Gray
WINDOWS:	VINYL WITH LOW E GLAZING

ARGONNE RESIDENCES

LOTS 8 THROUGH 11, BLOCK 2, CARLTON ESTATES SUBDIVISION FILING NO. 1
CITY OF AURORA, COUNTY OF ADAMS, STATE OF COLORADO.



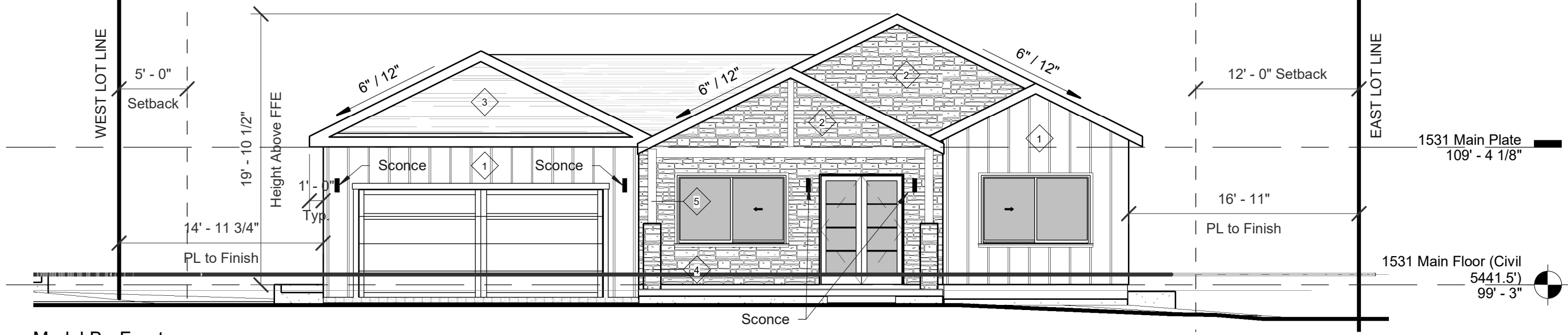
④ Model B - Rear
1/8" = 1'-0"



③ Model B - Side
1/8" = 1'-0"



② Model B - Side Interior
1/8" = 1'-0"



① Model B - Front
1/8" = 1'-0"

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STUDIO
SLATE
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SITE PLAN AMENDMENT
ARGONNE STREET RESIDENCES
1511, 1521, 1534, AND 1541 ARGONNE STREET
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Elevations