



## **RESPONSE TO 4<sup>TH</sup> ROUND COMMENTS**

January 26, 2022

Antonnio Benton II, Planner I  
City of Aurora Planning Department  
15151 East Alameda Parkway  
Aurora, CO 80012

<b>Third Submission Review:</b>	1900 S Chambers Community Lot 1 - Site Plan Amendment
<b>Application Number:</b>	DA-2105-01
<b>Case Numbers:</b>	2018-6020-03

Dear Mr. Benton:

Please use this cover letter as a guide for the Fifth Submittal of 1900 S Chambers Community Lot 1 – Site Plan Amendment. The following pages detail the response to your comments, and no major changes have occurred since the previous submittal. If you have any comments or concerns, please give call or email me. I may be reached at 817.687.8846 or [gbogdanoff@pnt-llc.com](mailto:gbogdanoff@pnt-llc.com).

Sincerely,

*Gabriel James Bogdanoff*



## Fourth Submission Review

### SUMMARY OF KEY ISSUES

1. Respond to neighborhood comments before public hearing. (Planning)
  - **Response: Noted. All neighborhood comments have been addressed.**
2. Select a more solid shrub with branching. (Landscaping)
  - **Response: The shrub has been updated.**
3. Site Plan won't be approved until the preliminary drainage report is approved. (Civil Engineering)
  - **Response: Noted.**
4. Rejected by others-No FLS concerns identified. (Life Safety)
  - **Response: Noted.**
5. Continue working on easement release process. (Real Property)
  - **Response: Noted. Easement release process is in progress.**

### PLANNING DEPARTMENT COMMENTS

1. **Planning** (Antonnio Benton / 303-739-7209 / [abenton@auroragov.org](mailto:abenton@auroragov.org) / Comments in teal) A. No comments.
  - **Response: Noted.**
2. **Landscaping Issues** (Kelly Bish / 303-739-7189 / [kbish@auroragov.org](mailto:kbish@auroragov.org) / Comments in bright teal)
  - A. The Soapweed Yucca was substituted for the grasses and perennials that were being provided in the previous submittal however this is supposed to be a buffer and the Yucca are not "buffer" type plant material. Select a more solid shrub with branching. See image to the left of this comment.
    - **Response: Replaced the yucca with a more suitable plant.**
  - B. Address all redline site plan comments.
    - **Response: Addressed.**

### REFERRAL COMMENTS FROM OTHER DEPARTMENTS AND AGENCIES

3. **Civil Engineering** (Julie Bingham / 303-739-7304 / [jbingham@auroragov.org](mailto:jbingham@auroragov.org) / Comments in green)
  - A. The site plan will not be approved by public works until the preliminary drainage letter/report is approved.
    - **Response: Noted.**
  - B. Please show the BFE on the cross section.
    - **Response: Added BFE to cross section.**
4. **Traffic Engineering** (Kyle Morris / 303-739-7336 / [kdmorris@auroragov.org](mailto:kdmorris@auroragov.org) / Comments in orange) A. Approved, no comments.
  - **Response: Noted.**
5. **Fire / Life Safety** Life Safety (Ted Caviness / 303-739-7420 / [tcaviness@auroragov.org](mailto:tcaviness@auroragov.org) / See blue comments)
  - A. Rejected by others. No FLS concerns identified.
    - **Response: Noted.**
6. **Aurora Water** (Ryan Tigera / (303) 326-8867 / [rtigera@auroragov.org](mailto:rtigera@auroragov.org) / Comments in red) A. Approved, no comments.
  - **Response: Noted.**



**7. Real Property** (Maurice Brooks / 303-739-7294 / [mbrooks@auroragov.org](mailto:mbrooks@auroragov.org) / Comments in magenta)

A. Continue working with Andy Niquette at [releaseeasements@auroragov.org](mailto:releaseeasements@auroragov.org) for the completion of the easement release processes. This comment is repeated and will hold up the approval. These releases need to be completed before the acceptance of this Site Plan. Some of my comments are phrases or inserts, so they are not always Capitalized. This does not present any less importance to the phrases or inserts. All the comments are based on the visual representations from the documents, by text or graphics.

- **Response: Noted. We are working with Andy Niquette to release the easements. We understand they will be released prior to the Site Plan's acceptance.**

# 1900 SOUTH CHAMBERS COMMUNITY LOT 1 SITE PLAN

The site plan will not be approved by public works until the preliminary drainage letter/report is approved. **NOTED.**

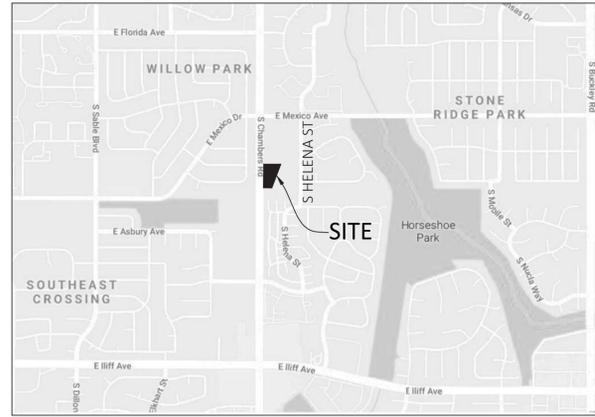
A SUBDIVISION OF A PART OF THE SOUTHWEST ONE-QUARTER OF SECTION 20,  
TOWNSHIP 4 SOUTH, RANGE 66 WEST, OF THE 6TH PRINCIPAL MERIDIAN  
CITY OF AURORA, COUNTY OF ARAPAHOE, STATE OF COLORADO

## DATA BLOCK - LOT 1

LAND AREA WITHIN PROPERTY LINES	2.002 AC.	
NUMBER OF BUILDINGS	1	
NUMBER OF BEDROOMS	65 TOTAL	
BUILDING HEIGHT	ALLOWED	PROVIDED
	45' (MAX)	37'-6" (MAX)
TOTAL BUILDING COVERAGE AND GFA	15,980 S.F. (18%)	
HARD SURFACE AREA	37,135 S.F. (43%)	
LANDSCAPE AREA	34,246 S.F. (39%)	
OUTDOOR OPEN SPACE	17,496 S.F. (20.1%)	
PRESENT ZONING CLASSIFICATION	R-3	
OCCUPANCY TYPE	R-3	
CONSTRUCTION TYPE	V-B-SPK	
BUILDING SPRINKLED	NFPA 13R	
MAXIMUM PERMITTED/ALLOWABLE SIGN AREA	96 S.F.	
PROPOSED TOTAL SIGN AREA	96 S.F.	
PROPOSED NUMBER OF SIGNS	1	
PROPOSED MONUMENT SIGN	1	
PROPOSED MONUMENT SIGN AREA	96 S.F. PER SIDE	
PARKING SPACES REQUIRED	62	
PARKING SPACES PROVIDED	63	
GARAGE PARKING SPOTS REQUIRED	21	
GARAGE PARKING SPOTS PROVIDED	22	
CONNECTED GARAGE PARKING SPOTS REQUIRED	12	
CONNECTED GARAGE PARKING SPOTS PROVIDED	12	
ACCESSIBLE SPACES REQUIRED	3	
ACCESSIBLE SPACES PROVIDED	3	
VAN ACCESSIBLE SPACE REQUIRED	1	
VAN ACCESSIBLE SPACE PROVIDED	1	
LOADING SPACES REQUIRED	2	
LOADING SPACES PROVIDED	2	
BICYCLE PARKING SPACES REQUIRED	10	
BICYCLE SPACES PROVIDED	10	

## SITE PLAN LEGEND

	PROPERTY LINE
	EXISTING CURB AND GUTTER
	PROPOSED CURB AND GUTTER
	LANDSCAPE AREA
	CONCRETE SIDEWALK
	PROPOSED SITE LIGHTING
	PROPOSED SIGN
	EXISTING FIRE HYDRANT



VICINITY MAP  
NOT TO SCALE



## GENERAL NOTES

- 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.
- 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 APPROUCHING 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 SIGNS MUST CONFORM TO THE CITY OF AURORA SIGN CODE.
- 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."
- "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 INTERNATIONAL CODE COUNCIL (ICC) A117.1-2009.
- THE APPLICANT HAS THE OBLIGATION TO COMPLY WITH ALL APPLICABLE REQUIREMENTS OF THE AMERICANS WITH DISABILITIES ACT.
- 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.
- 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 AS BEING SUBJECT TO CITY'S USE AND OCCUPANCY OF SAID EASEMENTS OR RIGHTS-OF-WAY. 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.
- 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.
- ALL BUILDING ADDRESS NUMBERS SHALL COMPLY WITH AURORA CITY CODE OF ORDINANCE, CHAPTER 126 - ARTICLE VII - NUMBERING BUILDINGS.
- 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.
- 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.
- FINAL GRADE SHALL BE AT LEAST SIX (6) INCHES BELOW ANY EXTERIOR WOOD SIDING ON THE PREMISES.
- 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.
- 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.
- 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.
- ARCHITECTURAL FEATURES, SUCH AS BAY WINDOWS, FIREPLACES, ROOF OVERHANGS, GUTTERS, EAVES, FOUNDATIONS, FOOTINGS, CANTILEVERED WALLS, ETC., ARE NOT ALLOWED TO ENCRUCH INTO ANY EASEMENT OR FIRE LANE.
- THE DEVELOPER, HIS OR HER SUCCESSORS, AND ASSIGNS SHALL BE RESPONSIBLE FOR INSTALLATION, MAINTENANCE, AND REPLACEMENT OF THE ACCESS CONTROL GATE OR BARRIER SYSTEM TO ENSURE EMERGENCY VEHICLE ACCESS TO WITHIN THE SITE. IF THE ABOVE CONDITION ARE NOT MET, THE OWNER, HIS OR HER SUCCESSORS, AND ASSIGNS, SHALL BE REQUIRED BY FIRE DEPARTMENT ORDER NOTICE THAT ALL AFFECTED GATES WILL BE CHAINED AND LOCKED IN THE OPEN POSITION UNTIL REPAIRED OR REPLACED, AND RETESTED. IF THE GATING SYSTEM IS NOT MAINTAINED TO THE SATISFACTION OF THE FIRE DEPARTMENT, THE LICENSE AGREEMENT FOR THE EMERGENCY VEHICLE GATE OPENING SYSTEM WILL BE REVOKED AND THE GATING SYSTEM MUST BE REMOVED. THE GATING SYSTEM WILL INCLUDE AN EMERGENCY VEHICLE GATE OPENING SYSTEM UTILIZING A REDUNDANCY BACK-UP SYSTEM THAT CONSISTS OF: A) SIREN OPERATED SYSTEM; B) AUTOMATIC KNOX KEY SWITCH; AND C) MANUAL OVERRIDE (IN THE EVENT OF SYSTEM FAILURE). GATING SYSTEMS WILL BE INSTALLED IN ACCORDANCE WITH THE "GATING SYSTEMS CROSSING FIRE APPARATUS ACCESS ROADS CHECKLIST". A SEPARATE BUILDING PERMIT THROUGH THE BUILDING DIVISION IS REQUIRED TO BE OBTAINED BY THE CONTRACTOR PRIOR TO THE INSTALLATION OF ANY GATING/BARRIER SYSTEM THAT CROSSES A DEDICATED FIRE LANE EASEMENT. EMERGENCY ACCESS EASEMENTS, STATING "KEEP DRIVE AISLE PASSABLE AT ALL TIMES".
- EMERGENCY RESPONDER RADIO COVERAGE: ALL NEW BUILDINGS; ADDITIONS TO EXISTING BUILDINGS; SHALL HAVE APPROVED RADIO COVERAGE FOR EMERGENCY RESPONDERS WITHIN THE BUILDING. THIS BUILDING MUST BE ASSESSED TO DETERMINE ADEQUATE IN-BUILDING RADIO COVERAGE AT TIME OF FINAL FRAME AND ELECTRICAL INSPECTION BY A QUALIFIED 3RD PARTY INSPECTION SERVICE AT THE OWNER/DEVELOPER EXPENSE. LACK OF ADEQUATE IN-BUILDING RADIO COVERAGE MAY DELAY THE ISSUANCE OF A CERTIFICATE OF OCCUPANCY. WHERE THE STRUCTURE IS FOUND DEFICIENT A SEPARATE PERMIT IS REQUIRED TO INSTALL, REPAIR OR MODIFY ANY EMERGENCY RESPONSE RADIO COVERAGE SYSTEM. PER 2015 IFC, SECTION 510.
- THE CITY OF AURORA ENFORCES HANDICAPPED ACCESSIBILITY REQUIREMENTS BASED ON 2015 IBC, CHAPTER 11, THE ICC A117.1-2009. SITES CONTAINING SEVEN OR MORE RESIDENTIAL UNITS ARE REQUIRED BY STATE STATUTES TO COMPLY WITH COLORADO STATE HOUSE BILL 03-1221, ARTICLE 5 - STANDARDS FOR ACCESSIBLE HOUSING (C.R.S. 9-5-101 TO 9-5-106).
- THIS SHALL CONSTITUTE A CONTRACT THAT SHALL GUARANTEE TO THE GOVERNING BODY THAT BEFORE THE ISSUANCE OF THE FINAL CERTIFICATE OF OCCUPANCY THE OVERALL SITE WILL MEET THE ACCESSIBILITY REQUIREMENTS OF STATE HOUSE BILL 03-1221. THE SITE PLAN WILL REFLECT AN IMPLEMENTATION PLAN DEFINING THE APPROPRIATE NUMBER OF ACCESSIBILITY POINT VALUE PER DWELLING UNITS FOR PERSONS WITH DISABILITIES, AS PROVIDED IN C.R.S. 9-5-105. ACCESSIBLE UNITS SHALL BE CONSTRUCTED IN SUCH A MANNER AS TO BE EASILY ACCESSIBLE AND ADAPTABLE FOR PERSONS WITH DISABILITIES AND WILL COMPLY WITH THE MOST CURRENT VERSION OF THE AMERICAN NATIONAL STANDARD FOR THE BUILDING AND FACILITIES PROVIDING ACCESSIBILITY AND USABILITY FOR PHYSICALLY HANDICAPPED PEOPLE, PROMULGATED BY THE AMERICAN NATIONAL STANDARD INSTITUTE, COMMONLY CITED AS ANSI A117.1 - 1998. OWNER OF PROPERTY FOR THE ABOVE PERMIT: MYLES BRUCKAL.
- 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.

## CITY OF AURORA APPROVALS

CITY ATTORNEY: \_\_\_\_\_ DATE: \_\_\_\_\_

PLANNING DIRECTOR: \_\_\_\_\_ DATE: \_\_\_\_\_

PLANNING COMMISSION: \_\_\_\_\_ DATE: \_\_\_\_\_  
(CHAIRPERSON)

CITY COUNCIL: \_\_\_\_\_ DATE: \_\_\_\_\_  
(MAYOR)

ATTEST: \_\_\_\_\_ DATE: \_\_\_\_\_  
(CITY CLERK)

DATABASE APPROVAL DATE \_\_\_\_\_

RECORDER'S CERTIFICATE:  
ACCEPTED FOR FILING IN THE OFFICE OF THE CLERK AND RECORDER OF \_\_\_\_\_

COLORADO AT \_\_\_\_\_ O'CLOCK \_\_\_\_\_ M, THIS \_\_\_\_\_ DAY OF \_\_\_\_\_ AD, \_\_\_\_\_.

CLERK AND RECORDER: \_\_\_\_\_ DEPUTY: \_\_\_\_\_

## SIGNATURE BLOCK

1900 SOUTH CHAMBERS COMMUNITY LOT 1 SITE PLAN  
(OFFICIAL PROJECT NAME)

LEGAL DESCRIPTION: 1900 SOUTH CHAMBERS SUBDIVISION FILING NO. 1, LOT 1

THIS SITE PLAN AND ANY AMENDMENTS HERETO, 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  
BRUCKAL DEVELOPMENT INC.

PRESENTS TO BE EXECUTED THIS \_\_\_\_\_ DAY OF \_\_\_\_\_ AD, \_\_\_\_\_.

BY: \_\_\_\_\_  
MYLES BRUCKAL

STATE OF COLORADO  
COUNTY OF ARAPAHOE

THE FOREGOING INSTRUMENT WAS ACKNOWLEDGED BEFORE ME THIS \_\_\_\_\_ DAY OF \_\_\_\_\_ AD, BY

\_\_\_\_\_  
(PRINCIPLE OR OWNERS)

WITNESS MY HAND AND OFFICIAL SEAL

\_\_\_\_\_  
(NOTARY PUBLIC)

MY COMMISSION EXPIRES \_\_\_\_\_ NOTARY BUSINESS ADDRESS: \_\_\_\_\_

## SHEET INDEX

1 OF 13	CS-1	COVER SHEET
2 OF 13	SP-1	SITE PLAN
3 OF 13	GP-1	GRADING PLAN
4 OF 13	UP-1	UTILITY PLAN
5 OF 13	LP-1	LANDSCAPE PLAN
6 OF 13	LP-2	LANDSCAPE OUTDOOR SPACE
7 OF 13	LD-1	LANDSCAPE NOTES & DETAILS
8 OF 13	LD-2	LANDSCAPE NOTES & DETAILS
9 OF 13	LD-3	LANDSCAPE NOTES & DETAILS
10 OF 13		BUILDING ELEVATIONS
11 OF 13		GARAGE ELEVATIONS
12 OF 13		SITE LIGHTING PHOTOMETRIC PLAN
13 OF 13		SITE LIGHTING CUT SHEETS AND DETAILS

## CONTACTS

**OWNER/DEVELOPER**  
VILLAS ON CHAMBERS LAND LLC  
4500 N 32ND STREET, UNIT 100F  
PHOENIX, AZ 85018  
CONTACT: MYLES BRUCKAL  
TELEPHONE: 602.510.0381

**ARCHITECT**  
GODDEN SUDIJK ARCHITECTS  
5975 S. QUEBEC ST. STE 250  
CENTENNIAL, CO 80111  
CONTACT: PAUL BRADY, NCARB, AIA, LEED-AP  
TELEPHONE: 303.803.8897

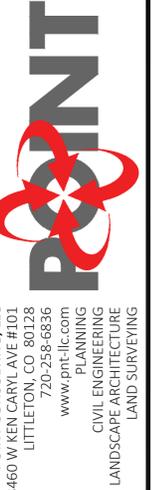
**SURVEYOR**  
POINT CONSULTING, LLC  
8460 W KEN CARYL AVE  
LITTLETON, CO 80128  
CONTACT: CAMERON WATSON, PLS  
TELEPHONE: 720.258.6836

## BENCHMARK

AURORA BENCHMARK POINT NO. 09-070B, 3" DIAMETER BRASS CAP ATOP THE NORTH EDGE OF A CURB OPENING INLET & CENTERED THEREON BEING ON THE WEST SIDE OF S. CHAMBERS ROAD & 40' MORE/LESS NORTH OF THE JEWELL LANDLINE AS EVIDENCED BY THE RANGE BOX IN S. CHAMBERS ROAD. PUBLISHED ELEVATION = 5535.38'

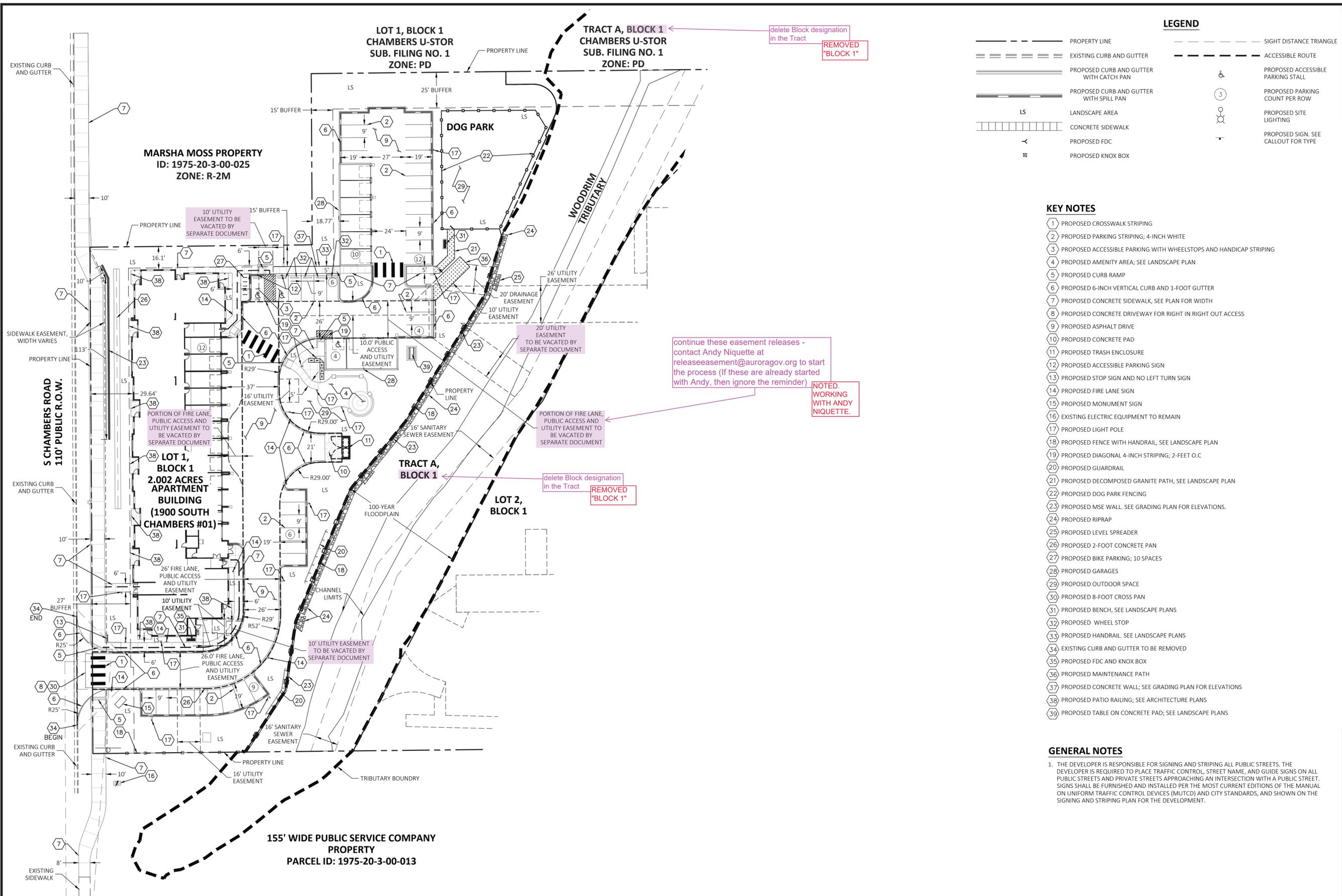
## BASIS OF BEARINGS

S 89°24'18" W BEING THE SOUTH LINE OF THE SOUTHWEST ONE-QUARTER OF SECTION 20, TOWNSHIP 4 SOUTH, RANGE 66 WEST OF THE 6TH PRINCIPAL MERIDIAN AS MEASURED BETWEEN THE MONUMENTS FOUND AND SHOWN HEREON.



SITE PLAN  
1900 SOUTH CHAMBERS  
COMMUNITY LOT 1  
AURORA, COLORADO

DATE	DESCRIPTION	COVER SHEET
09.03.2021	1ST SITE PLAN AMENDMENT SUBMITTAL	CS-1 (1 OF 13)
11.04.2021	2ND SITE PLAN AMENDMENT SUBMITTAL	
12.15.2021	3RD SITE PLAN AMENDMENT SUBMITTAL	
02.07.2022	4TH SITE PLAN AMENDMENT SUBMITTAL	



delete Block designation in the Tract  
**REMOVED "BLOCK 1"**

continue these easement releases - contact Andy Niquette at [releaseeasement@auroragov.org](mailto:releaseeasement@auroragov.org) to start the process (if these are already started with Andy, then ignore the reminder)

**NOTED. WORKING WITH ANDY NIQUETTE.**

delete Block designation in the Tract  
**REMOVED "BLOCK 1"**

**LEGEND**

---	PROPERTY LINE	- - - - -	SIGHT DISTANCE TRIANGLE
====	EXISTING CURB AND GUTTER	- - - - -	ACCESSIBLE ROUTE
====	PROPOSED CURB AND GUTTER WITH CATCH PAN	⊗	PROPOSED ACCESSIBLE PARKING STALL
====	PROPOSED CURB AND GUTTER WITH SPILL PAN	⊙	PROPOSED PARKING COUNT PER ROW
LS	LANDSCAPE AREA	⊙	PROPOSED SITE LIGHTING
	CONCRETE SIDEWALK	⊙	PROPOSED SIGN. SEE CALLOUT FOR TYPE
←	PROPOSED FDC		
⊗	PROPOSED KNOX BOX		

**KEY NOTES**

- 1 PROPOSED CROSSWALK STRIPING
- 2 PROPOSED PARKING STRIPING; 4-INCH WHITE
- 3 PROPOSED ACCESSIBLE PARKING WITH WHEELSTOPS AND HANDICAP STRIPING
- 4 PROPOSED AMENITY AREA; SEE LANDSCAPE PLAN
- 5 PROPOSED CURB RAMP
- 6 PROPOSED 6-INCH VERTICAL CURB AND 1-FOOT GUTTER
- 7 PROPOSED CONCRETE SIDEWALK, SEE PLAN FOR WIDTH
- 8 PROPOSED CONCRETE DRIVEWAY FOR RIGHT IN RIGHT OUT ACCESS
- 9 PROPOSED ASPHALT DRIVE
- 10 PROPOSED CONCRETE PAD
- 11 PROPOSED TRASH ENCLOSURE
- 12 PROPOSED ACCESSIBLE PARKING SIGN
- 13 PROPOSED STOP SIGN AND NO LEFT TURN SIGN
- 14 PROPOSED FIRE LANE SIGN
- 15 PROPOSED MONUMENT SIGN
- 16 EXISTING ELECTRIC EQUIPMENT TO REMAIN
- 17 PROPOSED LIGHT POLE
- 18 PROPOSED FENCE WITH HANDRAIL, SEE LANDSCAPE PLAN
- 19 PROPOSED DIAGONAL 4-INCH STRIPING; 2-FEET O.C
- 20 PROPOSED GUARDRAIL
- 21 PROPOSED DECOMPOSED GRANITE PATH, SEE LANDSCAPE PLAN
- 22 PROPOSED DOG PARK FENCING
- 23 PROPOSED MSE WALL. SEE GRADING PLAN FOR ELEVATIONS.
- 24 PROPOSED RIPRAP
- 25 PROPOSED LEVEL SPREADER
- 26 PROPOSED 2-FOOT CONCRETE PAN
- 27 PROPOSED BIKE PARKING; 10 SPACES
- 28 PROPOSED GARAGES
- 29 PROPOSED OUTDOOR SPACE
- 30 PROPOSED 8-FOOT CROSS PAN
- 31 PROPOSED BENCH, SEE LANDSCAPE PLANS
- 32 PROPOSED WHEEL STOP
- 33 PROPOSED HANDRAIL. SEE LANDSCAPE PLANS
- 34 EXISTING CURB AND GUTTER TO BE REMOVED
- 35 PROPOSED FDC AND KNOX BOX
- 36 PROPOSED MAINTENANCE PATH
- 37 PROPOSED CONCRETE WALL; SEE GRADING PLAN FOR ELEVATIONS
- 38 PROPOSED PATIO RAILING; SEE ARCHITECTURE PLANS
- 39 PROPOSED TABLE ON CONCRETE PAD; SEE LANDSCAPE PLANS

**GENERAL 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.

**POINT**

POINT CONSULTING, LLC  
 8460 W. KEN CARYL AVE #101  
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**SITE PLAN**

**1900 SOUTH CHAMBERS**

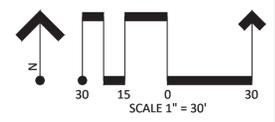
**COMMUNITY LOT 1**

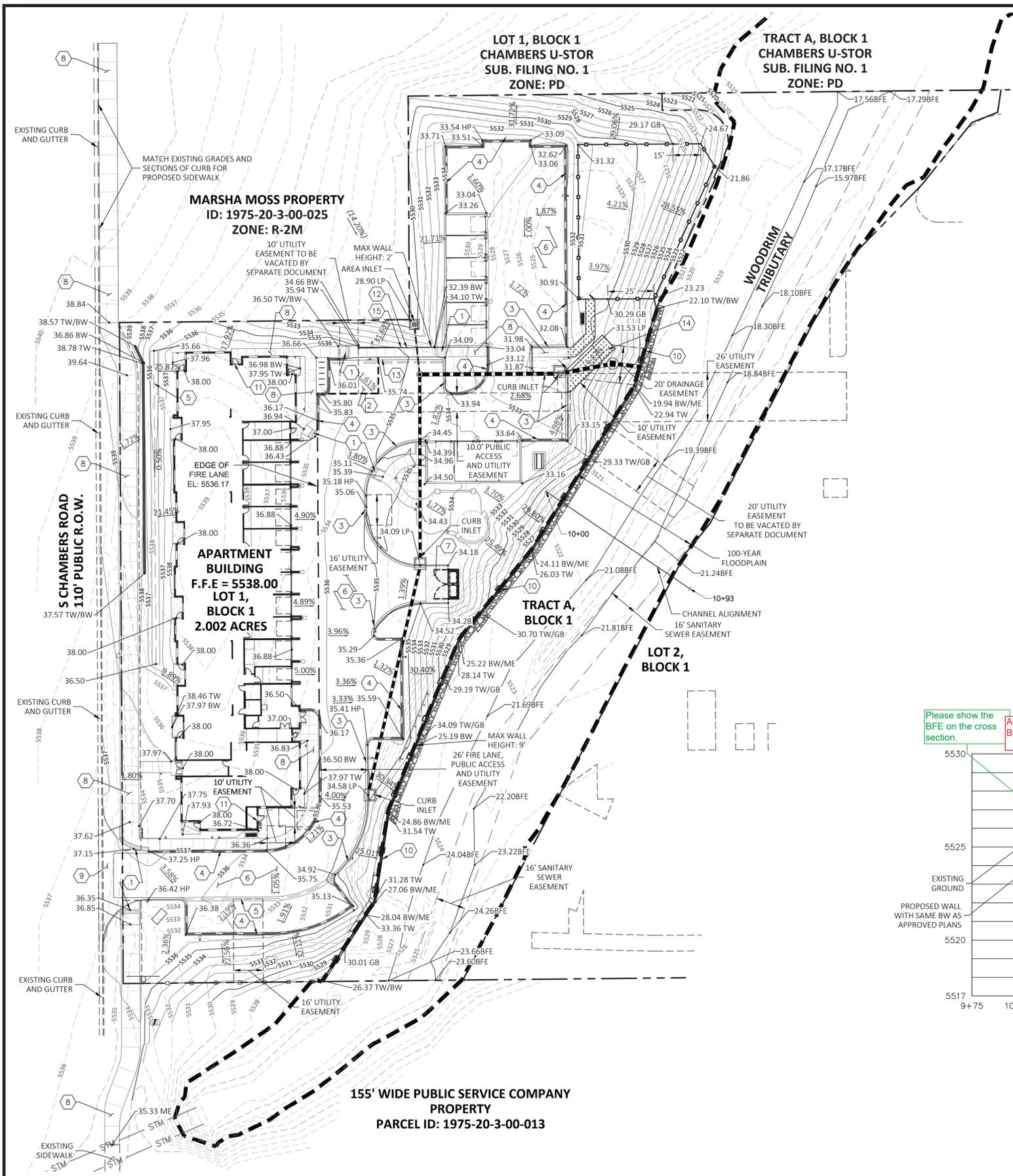
AURORA, COLORADO

JOB NO. 21.048

DATE	DESCRIPTION
09.03.2021	1ST SITE PLAN AMENDMENT SUBMITTAL
11.04.2021	2ND SITE PLAN AMENDMENT SUBMITTAL
12.15.2021	3RD SITE PLAN AMENDMENT SUBMITTAL
02.07.2022	4TH SITE PLAN AMENDMENT SUBMITTAL

SP-1 (2 OF 13)





**LEGEND**

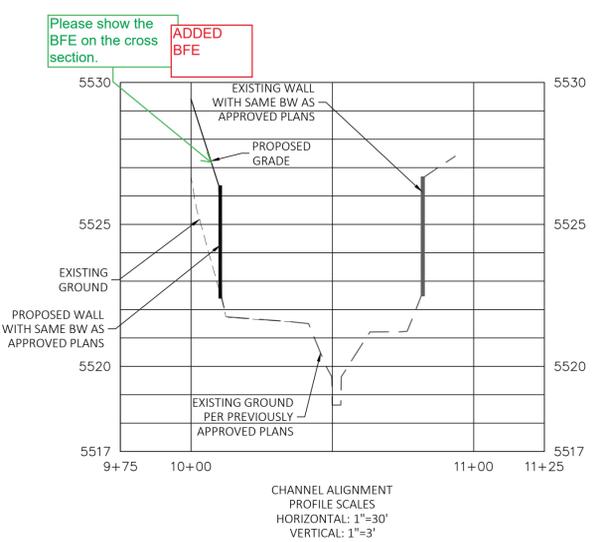
	MATCH LINE
	PROPERTY LINE
	LOT LINE
	EXISTING CURB AND GUTTER
	PROPOSED CURB AND GUTTER WITH CATCH PAN
	PROPOSED CURB AND GUTTER WITH SPILL PAN
	LANDSCAPE AREA
	CONCRETE SIDEWALK
	PROPOSED STORM PIPE
	PROPOSED STORM INLET
	PROPOSED STORM MANHOLE
	EXISTING STORM PIPE
	PROPOSED SPOT ELEVATION

- KEY NOTES**
- PROPOSED ADA RAMP
  - PROPOSED ADA PARKING STALL
  - PROPOSED 6-INCH CURB WITH 1-FOOT CATCH PAN
  - PROPOSED 6-INCH CURB WITH 1-FOOT SPILL PAN
  - PROPOSED TRICKLE PAN
  - PROPOSED ASPHALT PAVEMENT
  - PROPOSED CONCRETE PAVEMENT/PAD
  - PROPOSED SIDEWALK
  - PROPOSED DRIVEWAY
  - PROPOSED MSE RETAINING WALL. SEE PLAN FOR TOP AND BOTTOM OF WALL AT FINISHED GRADE. ALL RETAINING WALLS AT 4- FEET AND HIGHER REQUIRE A DESIGN BY A STRUCTURAL ENGINEER. RE: SHEET LD-2, DETAIL M.
  - PROPOSED STAIRS UP TO BUILDING
  - PROPOSED HANDRAIL ALONG AREA WHERE THE LANDSCAPE GRADES DOWN ON THE SIDEWALK. SEE LANDSCAPE SHEETS.
  - PROPOSED FLUSH CURB
  - PROPOSED MAINTENANCE PATH
  - PROPOSED CONCRETE WALL, SEE PLAN FOR TOP AND BOTTOM OF WALL AT FINISHED GRADE. SEE LANDSCAPE SHEETS. RE: SHEET LD-3, DETAIL R.

- GENERAL NOTES**
- MAX SLOPE IN ACCESSIBLE PARKING IS 2.0% MAX IN ANY DIRECTION.
  - ALL SPOTS ARE FINISHED GRADE UNLESS OTHERWISE NOTED ON PLAN.
  - SPOT ELEVATIONS HAVE BEEN TRUNCATED. ADD 5500 TO ALL SPOTS.
  - RAILING IS PROPOSED ALONG THE ENTIRE WESTERN WALL OF TRIBUTARY. SEE SITE PLAN FOR CALLOUTS.
  - STORM SYSTEM IS PRIVATE AND WILL BE MAINTAINED BY OWNER.
  - NO GRADING IS TO OCCUR WITHIN THE TRIBUTARY. THE LOCATIONS OF THE RETAINING WALLS HAVE NOT CHANGED SINCE THE APPROVAL OF LOTS 1 AND 2, EDN 220098.

**BENCHMARK**

AURORA BENCHMARK POINT NO. 4566195E04, 3" DIAMETER BRASS CAP ATOP THE NORTH EDGE OF A CURB OPENING INLET & CENTERED THEREON BEING ON THE WEST SIDE OF S. CHAMBERS ROAD & 40' MORE/LESS NORTH OF THE JEWELL LANDLINE AS EVIDENCED BY THE RANGE BOX IN S. CHAMBERS ROAD. PUBLISHED ELEVATION = 5535.38'



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**SITE PLAN**

**1900 SOUTH CHAMBERS**

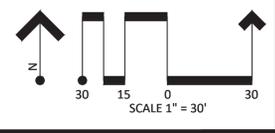
**COMMUNITY LOT 1**

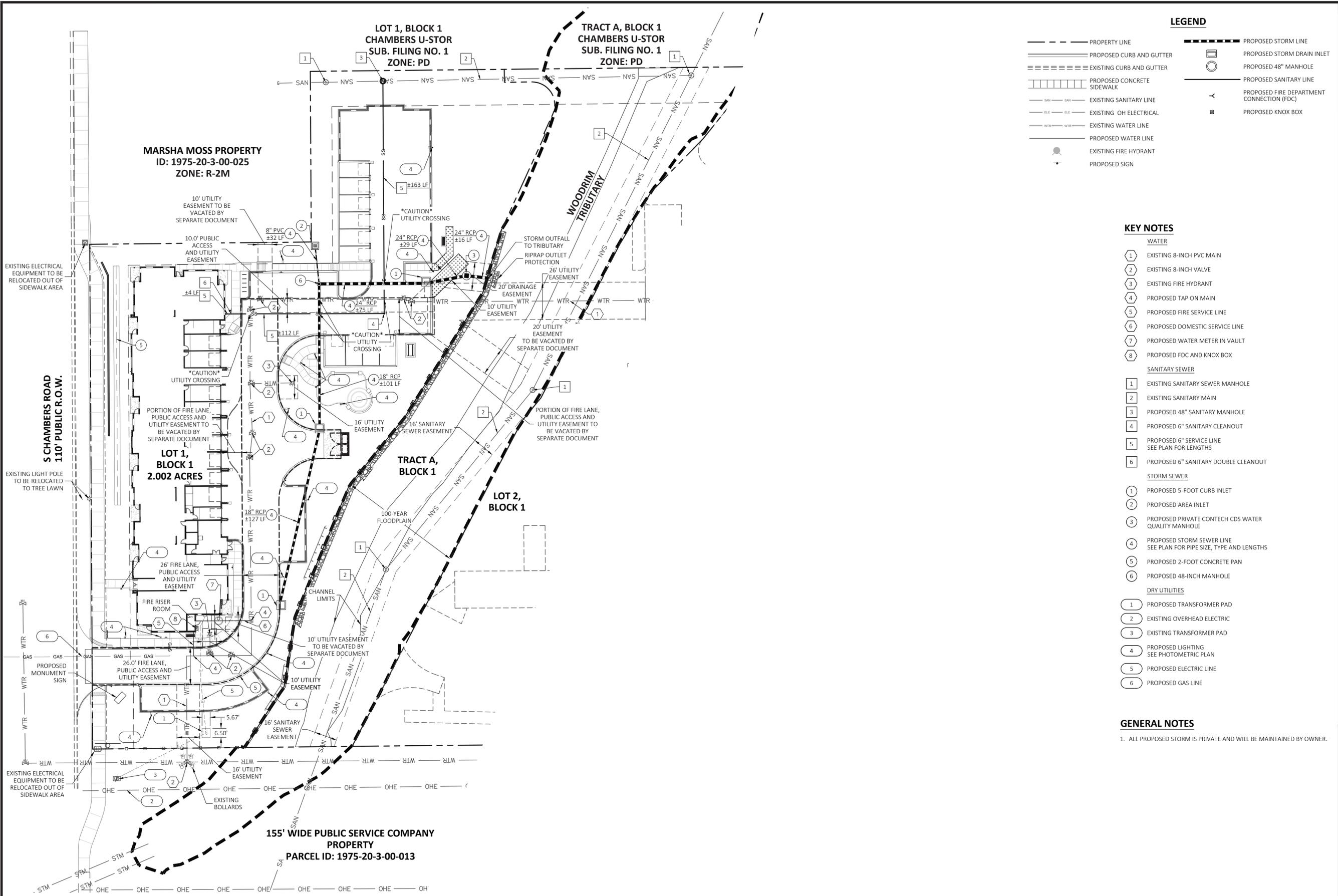
AURORA, COLORADO

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GP-1 (3 OF 13)





**LEGEND**

- PROPERTY LINE
- ==== PROPOSED CURB AND GUTTER
- ==== EXISTING CURB AND GUTTER
- ===== PROPOSED CONCRETE SIDEWALK
- SAN --- SAN --- EXISTING SANITARY LINE
- ELE --- ELE --- EXISTING OH ELECTRICAL
- WTR --- WTR --- EXISTING WATER LINE
- PROPOSED WATER LINE
- EXISTING FIRE HYDRANT
- ▲ PROPOSED SIGN
- PROPOSED STORM LINE
- PROPOSED STORM DRAIN INLET
- PROPOSED 48" MANHOLE
- PROPOSED SANITARY LINE
- ▲ PROPOSED FIRE DEPARTMENT CONNECTION (FDC)
- PROPOSED KNOX BOX

**KEY NOTES**

- WATER**
- ① EXISTING 8-INCH PVC MAIN
  - ② EXISTING 8-INCH VALVE
  - ③ EXISTING FIRE HYDRANT
  - ④ PROPOSED TAP ON MAIN
  - ⑤ PROPOSED FIRE SERVICE LINE
  - ⑥ PROPOSED DOMESTIC SERVICE LINE
  - ⑦ PROPOSED WATER METER IN VAULT
  - ⑧ PROPOSED FDC AND KNOX BOX
- SANITARY SEWER**
- ① EXISTING SANITARY SEWER MANHOLE
  - ② EXISTING SANITARY MAIN
  - ③ PROPOSED 48" SANITARY MANHOLE
  - ④ PROPOSED 6" SANITARY CLEANOUT
  - ⑤ PROPOSED 6" SERVICE LINE SEE PLAN FOR LENGTHS
  - ⑥ PROPOSED 6" SANITARY DOUBLE CLEANOUT
- STORM SEWER**
- ① PROPOSED 5-FOOT CURB INLET
  - ② PROPOSED AREA INLET
  - ③ PROPOSED PRIVATE CONTECH CDS WATER QUALITY MANHOLE
  - ④ PROPOSED STORM SEWER LINE SEE PLAN FOR PIPE SIZE, TYPE AND LENGTHS
  - ⑤ PROPOSED 2-FOOT CONCRETE PAN
  - ⑥ PROPOSED 48-INCH MANHOLE
- DRY UTILITIES**
- ① PROPOSED TRANSFORMER PAD
  - ② EXISTING OVERHEAD ELECTRIC
  - ③ EXISTING TRANSFORMER PAD
  - ④ PROPOSED LIGHTING SEE PHOTOMETRIC PLAN
  - ⑤ PROPOSED ELECTRIC LINE
  - ⑥ PROPOSED GAS LINE

**GENERAL NOTES**

1. ALL PROPOSED STORM IS PRIVATE AND WILL BE MAINTAINED BY OWNER.

**POINT**

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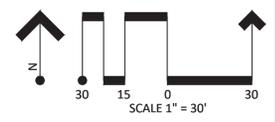
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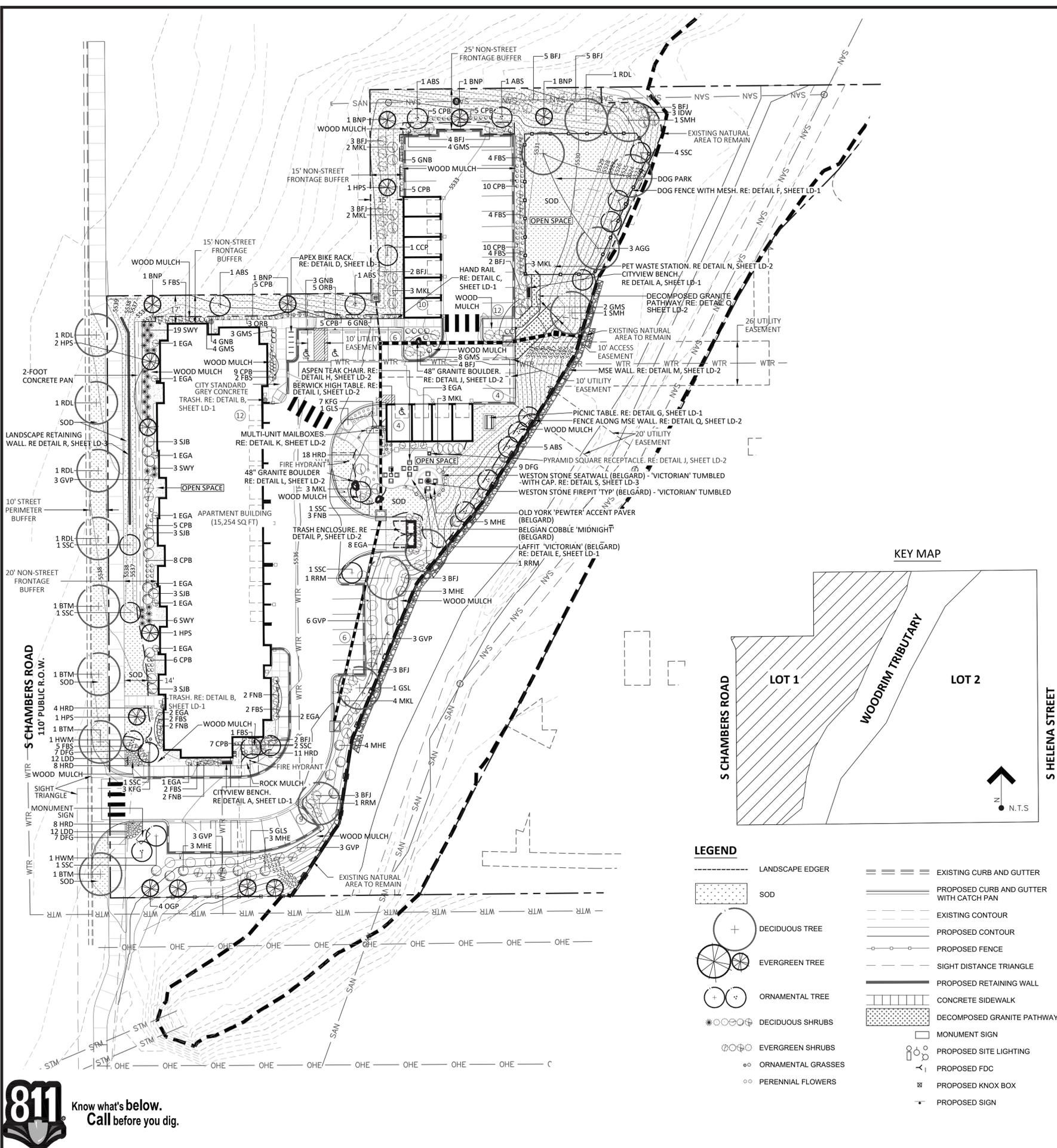
**1900 SOUTH CHAMBERS  
 COMMUNITY LOT 1**

AURORA, COLORADO

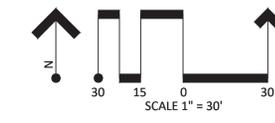
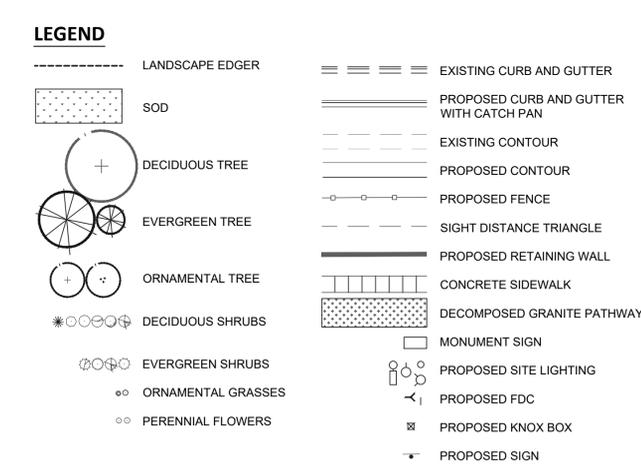
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Qty.	Sym.	Scientific/Botanic Name	Container/Size	Notes	Habit	Water Usage
<b>DECIDUOUS TREES</b>						
3	AGG	AUTUMN BLAZE MAPLE <i>Acer x freemanii</i> 'Autumn Blaze'	3" CAL SINGLE TRUNK	STRAIGHT TRUNK, B&B SPECIMEN QUALITY, STAKED	50X40 FEET	MED.
4	BTM	BIT TOOTH MAPLE <i>Acer grandidentatum</i>	3" CAL SINGLE TRUNK	STRAIGHT TRUNK, B&B SPECIMEN QUALITY, STAKED	30X30 FEET	LOW
1	GSL	GREENSPIRE LINDEN <i>Tilia Cordata</i> 'Greenspire'	3" CAL SINGLE TRUNK	STRAIGHT TRUNK, B&B SPECIMEN QUALITY, STAKED	40X30 FEET	MED.
5	RDL	REDMOND LINDEN <i>Tilia americana</i> 'Redmond'	3" CAL SINGLE TRUNK	STRAIGHT TRUNK, B&B SPECIMEN QUALITY, STAKED	70X45 FEET	MED.
3	RRM	ROYAL RED NORWAY MAPLE <i>Acer platanoides</i> 'Royal Red'	3" CAL SINGLE TRUNK	STRAIGHT TRUNK, B&B SPECIMEN QUALITY, STAKED	40X30 FEET	MED.
2	SMH	SHADEMASTER HONEYLOCUST <i>Gleditsia tria. inermis</i> 'Shademaster'	3" CAL SINGLE TRUNK	FULL CROWN, B&B, STAKED SPECIMEN QUALITY	45X35 FEET	LOW
<b>ORNAMENTAL TREES</b>						
9	ABS	AUTUMN BRILL. SERVICEBERRY <i>Amelanchier grand.</i> 'Autumn Brilliant'	2" CAL SINGLE TRUNK	STRAIGHT TRUNK, B&B SPECIMEN QUALITY, STAKED	20X15 FEET	LOW
1	CCP	CHANTICLEER PEAR <i>Pyrus calleryana</i> 'Chanticleer'	2" CAL SINGLE TRUNK	STRAIGHT TRUNK, B&B SPECIMEN QUALITY, STAKED	20X10 FEET	LOW
2	HWM	HOT WING TATARIAN MAPLE <i>Acer tataricum</i> 'Hot Wings'	2" CAL SINGLE TRUNK	STRAIGHT TRUNK, B&B SPECIMEN QUALITY, STAKED	20X20 FEET	LOW
12	SSC	SPRING SNOW CRABAPPLE <i>Malus sp.</i> 'Spring Snow'	2" CAL SINGLE TRUNK	STRAIGHT TRUNK, B&B SPECIMEN QUALITY, STAKED	20x15 FEET	MED.
<b>EVERGREEN TREES</b>						
5	BNP	BOSNIAN PINE <i>Pinus heldreichii</i>	8" MIN. SINGLE TRUNK	STRAIGHT TRUNK, B&B SPECIMEN QUALITY, STAKED	25X12 FEET	LOW
5	HPS	HOOPSII SPRUCE <i>Picea pungens</i> 'Hoopsii'	8" MIN. SINGLE TRUNK	STRAIGHT TRUNK, B&B SPECIMEN QUALITY, STAKED	25X12 FEET	MED.
4	OGP	ORGEN GREEN AUSTRIAN PINE <i>Pinus nigra</i> 'Orgen Green'	8" MIN. SINGLE TRUNK	STRAIGHT TRUNK, B&B SPECIMEN QUALITY, STAKED	20X15 FEET	LOW
<b>DECIDUOUS SHRUBS</b>						
80	CPB	CRIMSON PYGMY JAPANESE BARBERRY <i>Berberis thunbergii</i> 'Crimson Pygmy'	5 GAL. 18"-24" HT	SPACING 3' O.C. 5 CANES MIN.	2X2 FEET	LOW
31	FBS	FROEBEL SPIREA <i>Spiraea japonica</i> 'froebelii'	5 GAL. 18"-24" HT	SPACING 4' O.C. 5 CANES MIN.	4X4 FEET	MED.
7	FNB	FERNBUSH <i>Chamaebatiaria millefolium</i>	5 GAL. 18"-24" HT	SPACING 4' O.C. 5 CANES MIN.	5X5 FEET	LOW
6	GLS	DWARF FRAGRANT SUMAC <i>Rhus aromatica</i> 'Gro-Low'	5 GAL. 18"-24" HT	SPACING 6' O.C. 5 CANES MIN.	3X6 FEET	LOW
21	GMS	GOLDMOUND SPIREA <i>Spiraea x 'Goldmound'</i>	5 GAL. 24"-36" HT	SPACING 3' O.C. 5 CANES MIN.	2X3 FEET	MED.
13	GNB	GOLDEN NUGGET BARBERRY <i>Berberis thunbergii</i> 'monlers'	5 GAL. 18"-24" HT	SPACING 3' O.C. 5 CANES MIN.	2X2 FEET	LOW
18	GVP	GOLDEN VICARY PRIVET <i>Ligustrum x 'Vicary'</i>	5 GAL. 36"-48" HT	SPACING 5' O.C. 5 CANES MIN.	6X5 FEET	MED.
3	IDW	ISANTI DOGWOOD <i>Cornus Sericea</i> 'Isanti'	5 GAL. 24"-36" HT	SPACING 6' O.C. 5 CANES MIN.	5X6 FEET	MED.
18	MHE	MANHATTAN EUONYMUS <i>Euonymus kiautschovica</i> 'Manhattan'	5 GAL. 24"-36" HT	SPACING 6' O.C. 5 CANES MIN.	6X6 FEET	MED.
20	MKL	MISS KIM LILAC <i>Syringa patula</i> 'Miss Kim'	5 GAL. 24"-36" HT	SPACING 6' O.C. 5 CANES MIN.	6X6 FEET	MED.
8	ORB	ORANGE COLUMNAR BARBERRY <i>Berberis thunbergii</i> 'Orange Rocket'	5 GAL. 18"-24" HT	SPACING 3' O.C. 5 CANES MIN.	2X4 FEET	LOW
12	SJB	SUNJOY GOLD PILLAR BARBERRY <i>Berberis thunbergii</i> 'Maria'	5 GAL. 36"-48" HT	SPACING 6' O.C. 5 CANES MIN.	5X6 FEET	LOW
<b>EVERGREEN SHRUBS</b>						
46	BFJ	BUFFALO JUNIPER <i>Juniper sabina</i> 'Buffalo'	5 GAL. 36"-48" HT	SPACING 6' O.C. 5 CANES MIN.	18"X6 FEET	LOW
24	EGA	EMERALD GREEN ARBORVITAE <i>Thuja occidentalis</i> 'Emera'	20 GAL. 36"-48" HT	SPACING 3' O.C. 5 CANES MIN.	12X3 FEET	MED.
28	SWY	SOAPWEED YUCCA <i>Yucca glauca</i>	1 GAL. ESTABLISHED	SPACING 48" O.C. 5 CANES MIN.	2X2 FEET	LOW
<b>ORNAMENTAL GRASSES</b>						
23	DFG	DWARF FOUNTAIN GRASS <i>Pennisetum alopecuroides</i> 'Hamel'	1 GAL. ESTABLISHED	SPACING 17" O.C.	2X1.5 FEET	LOW
10	KFG	KARL FOERSTER FEATHER REED GRASS <i>Calamagrostis x acutiflora</i> 'Karl Foerster'	1 GAL. ESTABLISHED	SPACING 24" O.C.	4X2 FEET	LOW
<b>PERENNIALS</b>						
49	HRD	HAPPY RETURNS DAYLILY <i>Hemeocallis</i> 'Happy Returns'	1 GAL. ESTABLISHED	SPACING 17" O.C.	1.5X1.5 FEET	LOW
24	LDD	LAVENDER DAYLILY <i>Hemeocallis</i> 'Prairie Blue Eyes'	1 GAL. ESTABLISHED	SPACING 17" O.C.	1.5X1.5 FEET	LOW



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SITE PLAN

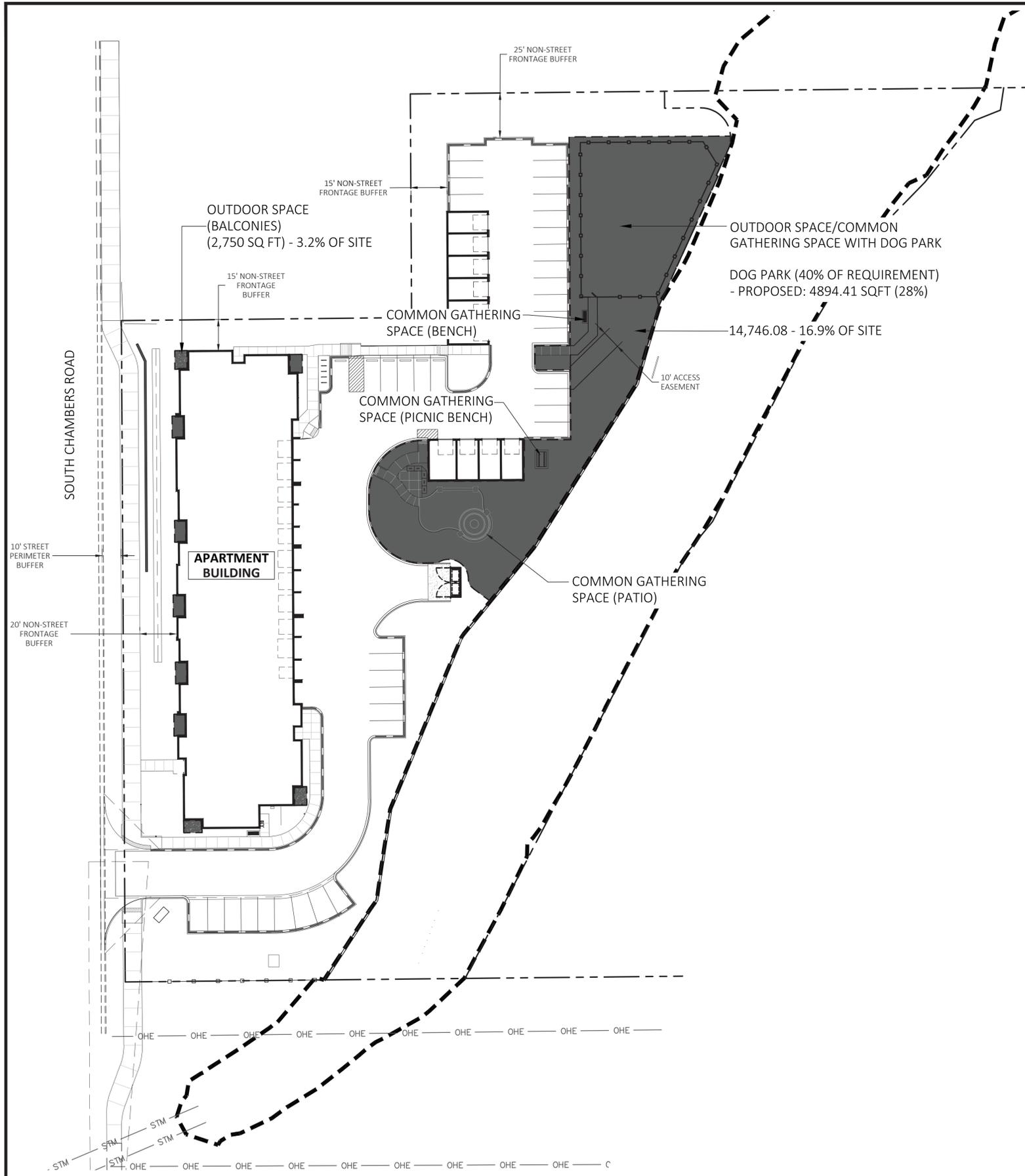
1900 SOUTH CHAMBERS  
COMMUNITY LOT 1  
AURORA, COLORADO

LANDSCAPE PLAN JOB NO. 21.048

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LP-1 (5 OF 13)

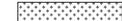


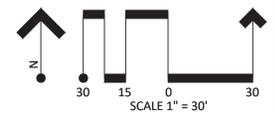


**OUTDOOR SPACE DATA**

REQUIRED	PROVIDED
17,443.60 (20%)	17,496 (20.1%)

**LEGEND**

-  OUTDOOR SPACE
-  EXISTING CURB AND GUTTER
-  PROPOSED CURB AND GUTTER WITH CATCH PAN
-  PROPOSED RETAINING WALL
-  CONCRETE SIDEWALK
-  DECOMPOSED GRANITE PATHWAY
-  MONUMENT SIGN



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SITE PLAN  
**1900 SOUTH CHAMBERS  
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 AURORA, COLORADO  
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OUTDOOR SPACE PLAN | JOB NO. 21.048  
 LP-2 (6 OF 13)



**STANDARD LANDSCAPE NOTES:**

- SOIL PREPARATION: MIX THE FOLLOWING SOIL AMENDMENTS AND APPLY TO SOD AND SHRUB BED AREAS.
  1. ASPEN RICH COMPOST -- FOUR (4) CUBIC YARDS OF ORGANIC MATERIAL PER 1,000 SF OF AREA
  2. COMMERCIAL FERTILIZER (20-10-5): 10 LBS. PER 1,000 S.F.
  3. SUPERPHOSPHATE: 10 LBS. PER 1,000 S.F.
- SEE PHOTOMETRIC PLAN FOR INFORMATION REGARDING FREESTANDING LIGHTS.
- SURFACE MATERIALS ARE CITY STANDARD GREY CONCRETE FOR SIDEWALKS, CONCRETE PAVERS FOR PLAZA AREAS, AND DECOMPOSED GRANITE FOR TRAIL PATHWAYS.
- 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 DRY-LAND GRASS, 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.
- ALL PROPOSED LANDSCAPING WITHIN THE SIGHT TRIANGLE SHALL BE IN COMPLIANCE WITH COA ROADWAY SPECIFICATION, SECTION 4.04.2.10.
- ALL BELGARD CONCRETE PAVES AND WALL PRODUCTS WILL COME FROM SYSTEM PAVERS 10515 E 40TH AVE UNIT 109 DENVER, CO 80239 (303) 412-5999

**GENERAL LANDSCAPE NOTES:**

- SOD SHALL BE BUFFALO GRASS SOD PER THE SOD GUY AURORA, CO 80014. (303)841-2575
- LANDSCAPE EDGING SHALL BE GREEN PAINTED EDGING W/ STAKES - 1/8"X4"X10" PER JENSEN SALES COMPANY 8980 SOUTH SANTA FE DR, HIGHLANDS RANCH, CO 80125 (303) 791-4250
- WOOD MULCH SHALL BE **Duplicative notes.** IN MULCH PER JENSEN SALES COMPANY 8980 SOUTH SANTA FE DR, HIGHLANDS RANCH, CO 80125 (303) 791-4250 (MINIMUM 3" DEPTH). SEE LANDSCAPE PLAN FOR **DUPLICATE.** MULCH BED LOCATIONS.
- ROCK MULCH SHALL BE TWO (2) IN. BOBBLE ROCK PER JENSEN SALES COMPANY 8980 SOUTH SANTA FE DR, HIGHLANDS RANCH, CO 80125 (303) 791-4250 (MINIMUM 2" DEPTH). LOCATIONS OF THE ROCK MULCH PLANTING BEDS ARE SPECIFIED ON THE LANDSCAPE PLAN.
- SEE LANDSCAPE DETAILS SHEET FOR ALL FENCING, RETAINING WALLS, AND SIGNAGE.
- SEE PHOTOMETRIC PLAN FOR ALL SIGHT LIGHTING.
- MSE WALL SHALL BE DESIGNED BY A STRUCTURAL ENGINEER.
- FIRE HYDRANTS PLACED IN LANDSCAPE ISLANDS MUST MAINTAIN A 3' MINIMUM CLEARANCE TO THE FACE OF ALL ADJACENT CURBS.
- THE SEPARATION REQUIREMENTS FROM FIRE DEPARTMENT CONNECTIONS AND FIRE HYDRANTS MUST MEET BOTH LIFE SAFETY (TYPICALLY 3 FEET AND NO MATERIAL GREATER THAN 2 FEET IN HEIGHT) AND LANDSCAPING REQUIREMENTS.
- LANDSCAPING MATERIAL CANNOT BE OMITTED OR REDUCED BASED 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.
- ALL PROPOSED LANDSCAPING WITHIN THE SITE TRIANGLE SHALL BE IN COMPLIANCE WITH COA ROADWAY SPECIFICATIONS, SECTION 4.04.2.10

**SITE DATA - LOT 1**

	AREA IN S.F.	PERCENT
LOT 1 TOTAL SITE AREA: (2,002 AC)	87,218	100.0%
BUILDING COVERAGE:	15,980	18.3%
HARD SURFACE AREA:	37,135	42.6%
LANDSCAPE AREA	34,246	39.3%
COOL SEASON GRASSES (MAX. 33%)	19,979	22.9%
NON-WATER USING AREA ROCK MULCH	69	0.1%
NON-WATER USING AREA WOOD MULCH	14,198	16.3%
OUTDOOR OPEN SPACE	17,496	20.1%

STREET LANDSCAPE	ROW AT FL W/O DRIVE ENTRY	WIDTH	TREES OV.	SHRUBS PROV.	GRASS PROV.	PEREN PROV.
CHAMBERS ROAD	316		8	0	0	0

STREET PERIMETER BUFFER	LENGTH	WIDTH	TREES OV.	SHRUBS PROV.	GRASS PROV.	PEREN PROV.
CHAMBERS ROAD	327		8	80	14	44

NON-STREET FRONTAGE BUFFER	LENGTH	WIDTH REQ.	WIDTH PROV.	TREES/SHRUBS REQ. MU-C (1 T/5 S PER 25 LF) R-3 (1 T/5 S PER 40LF)	TREES/SHRUBS EXISTING	TREES PROV.	SHRUBS PROV.	GRASS PROV.	PEREN PROV.
NORTH BOUNDARY (ADJACENT TO MU-C)	164	25'	25'	6/30	0/0	6	34	0	0
NORTH-WEST BOUNDARY (ADJACENT TO R-3)	276	15'	17'	7/35	0/0	7	65	0	0

**SITE DATA - LOT 1 - BUILDING PERIMETER LANDSCAPE**

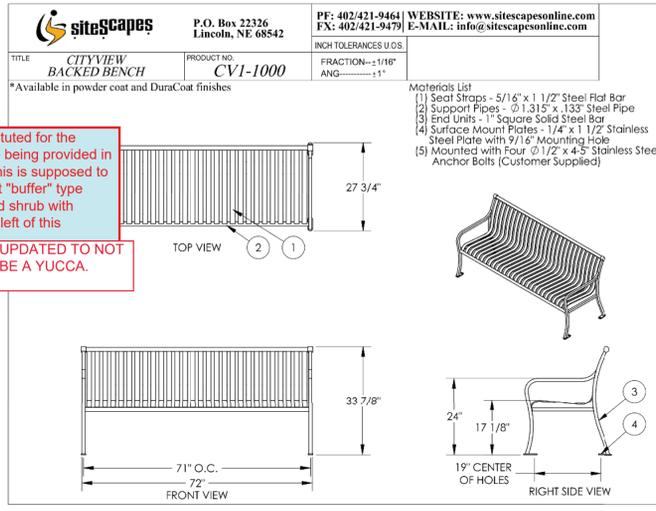
**LOT 1 - BUILDING PERIMETER LANDSCAPING (1.25/5 LF)**

BUILDING	BUILDING PERIMETER LANDSCAPE DESCRIPTION	LENGTH (L.F.)	TOTAL PLANTS REQUIRED	TREES REQUIRED/PROVIDE D (%)	TALL SHRUBS REQUIRED/PROVIDED (15%)	MEDIUM/SMALL REQUIRED/PROVIDED (80%)
1	<b>MULTI-FAMILY BUILDING</b>					
	NORTH	64'	16	0.8/0	1.0/5	13/14
	SOUTH	64'	16	0.8/1	1.0/1	13/14
	WEST	256'	64	3.0/4	9.0/12	51/63
	EAST	81'	20	1.0/1	3.0/4	16/16

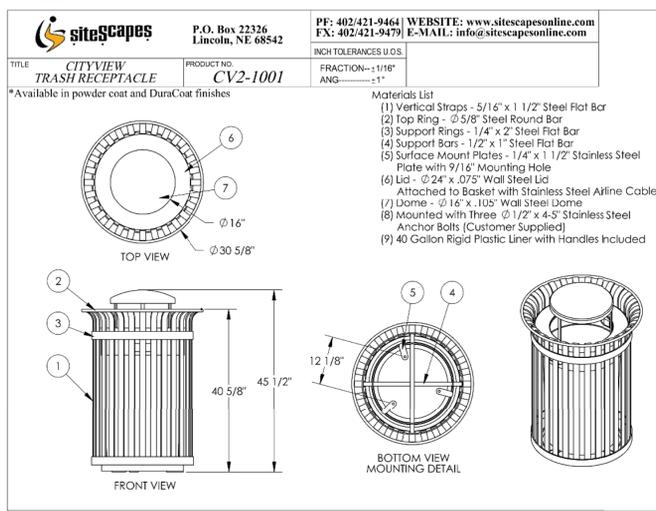


The Soapweed Yucca was substituted for the grasses and perennials that were being provided in the previous submittal however this is supposed to be a buffer and the Yucca are not "buffer" type plant material. See a more solid shrub with branching. See image to the left of this comment.

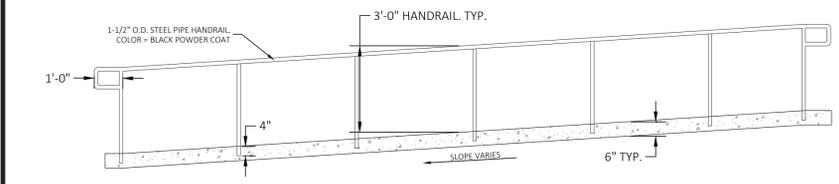
UPDATED TO NOT BE A YUCCA.



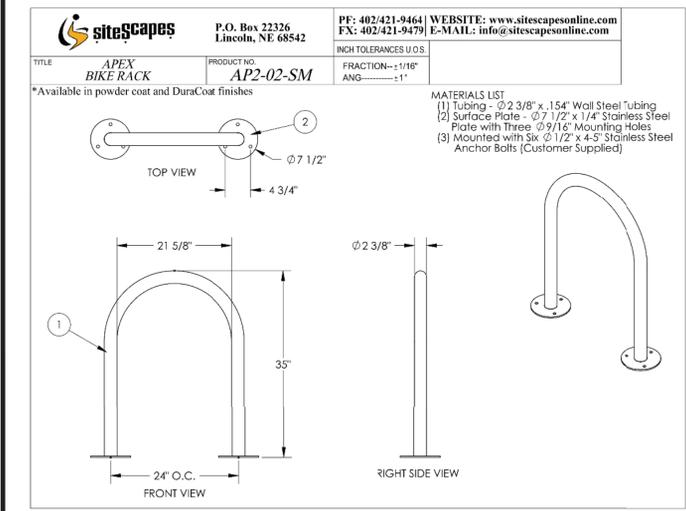
**A SITE SCAPES CITYVIEW BENCH**



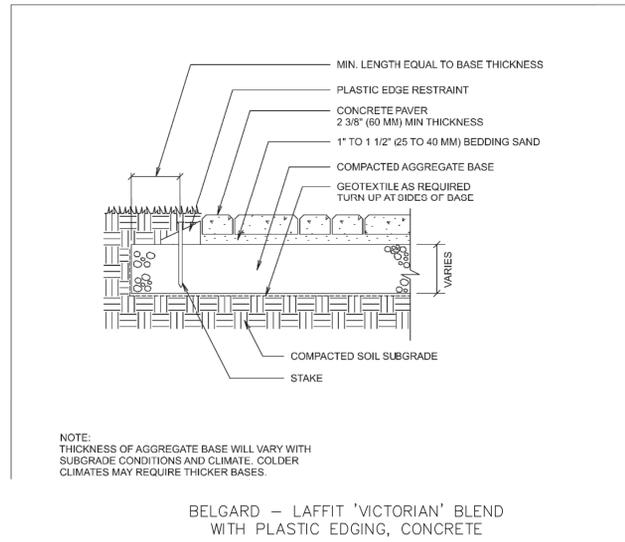
**B SITE SCAPES CITYVIEW TRASH RECEPTACLE**



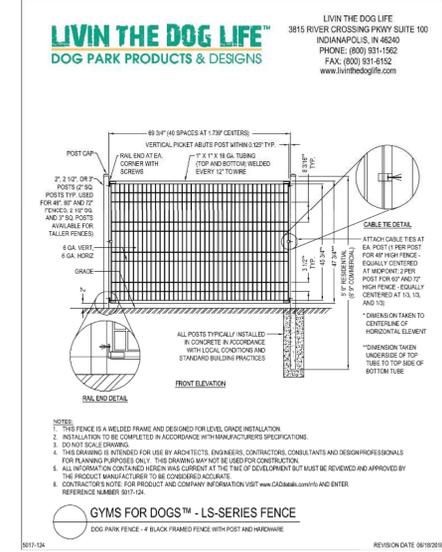
**C ADA HANDRAIL**



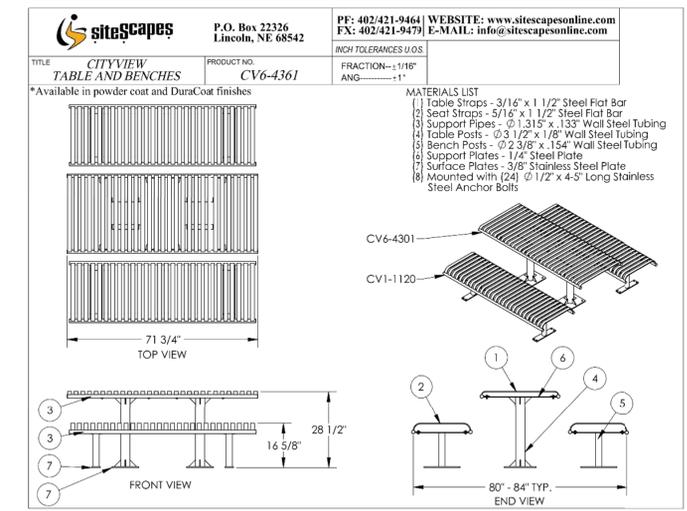
**D SITE SCAPES APEX BIKE RACK**



**E BELGARD PAVER PATIO WITH EDGING**

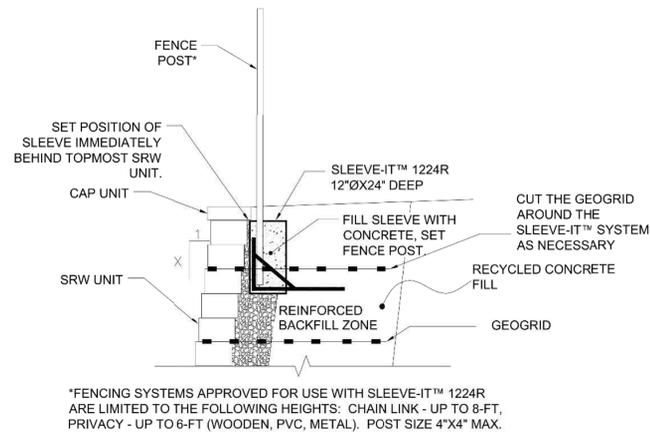


**F DOG PARK FENCE**



**G SITE SCAPES CITYVIEW PICNIC TABLE**

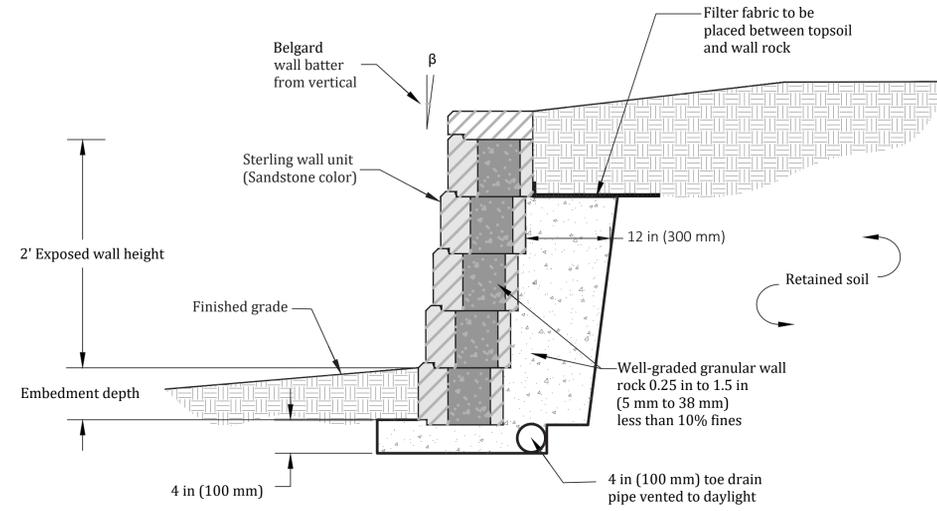




DETAIL OF FENCE POST INSTALLATION USING SLEEVE-IT™ 1224R  
N.T.S.

Q

MSE WALL FENCE - BLACK WROUGHT IRON FENCE

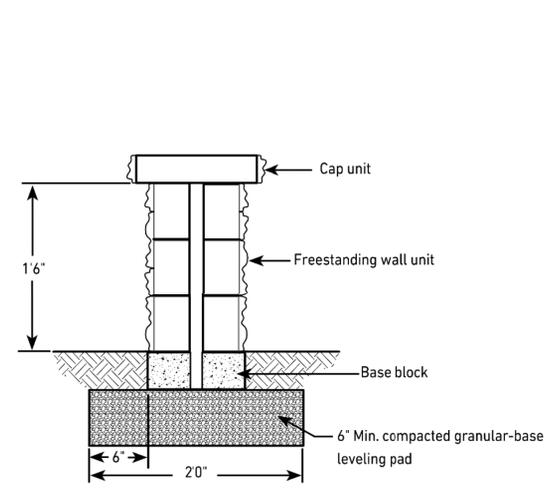


BELGARD – STERLING WALL 'SANDSTONE' BLEND  
WITH CAP STONE, DRY STACKED, CONCRETE  
CONCRETE RETAINING WALL

R

S

BELGARD – WESTON STONE 'VICTORIAN'  
BLEND WITH CAP STONE, CONCRETE  
LANDSCAPE PATIO SEATWALL



NOT FOR CONSTRUCTION



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CIVIL ENGINEERING  
LANDSCAPE ARCHITECTURE  
LAND SURVEYING

SITE PLAN  
1900 SOUTH CHAMBERS  
COMMUNITY LOT 1  
AURORA, COLORADO

DESCRIPTION  
1ST SITE PLAN AMENDMENT SUBMITTAL  
2ND SITE PLAN AMENDMENT SUBMITTAL  
3RD SITE PLAN AMENDMENT SUBMITTAL  
4TH SITE PLAN AMENDMENT SUBMITTAL

DATE  
09.03.2021  
11.04.2021  
12.15.2021  
02.07.2022  
-

LANDSCAPE NOTES & DETAILS

LD-3 (9 OF 13)

JOB NO. 21.048

# 1900 SOUTH CHAMBERS COMMUNITY LOT 1 SITE PLAN

A SUBDIVISION OF A PART OF THE SOUTHWEST ONE-QUARTER OF SECTION 20,  
TOWNSHIP 4 SOUTH, RANGE 66 WEST, OF THE 6TH PRINCIPAL MERIDIAN  
CITY OF AURORA, COUNTY OF ARAPAHOE, STATE OF COLORADO

LIFE SAFETY KEY	
<input checked="" type="checkbox"/>	KNOX BOX LOCATION

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**MASONRY PERCENTAGES**

**AURORA DESIGN STANDARDS REQUIREMENTS FOR MASONRY:**

- MULTIFAMILY RESIDENTIAL
- EITHER
  - 60 PERCENT SHALL BE CLAD IN BRICK OR STONE; OR
  - 80 PERCENT SHALL BE CLAD IN STUCCO; OR
  - 80 PERCENT SHALL BE CLAD IN A COMBINATION OF STUCCO AND BRICK, OR STUCCO AND STONE

\*NET FAÇADE AREA MEANS THE TOTAL AREA OF ALL EXTERIOR WALLS FOR ALL STORIES ABOVE GRADE PLANE ON ANY RESIDENTIAL DESIGN PLAN ELEVATIONS, MINUS THE AREA OF ANY WINDOWS, DOORS (INCLUDING GARAGE DOORS), ROOF GABLE ENDS, AND ROOF DORMERS WITH A NET WALL AREA OF LESS THAN 100 SQUARE FEET. FOR PURPOSES OF THIS DEFINITION, "WALLS" SHALL MEAN THE VERTICAL SURFACES OR SURFACES WITHIN 15 DEGREES OF VERTICAL ON A BUILDING'S EXTERIOR, INCLUDING COLUMNS. FOR PURPOSE OF COMPLIANCE WITH THIS SECTION, THE PERCENTAGE OF NET FAÇADE AREA COVERAGE MAY VARY ON EACH ELEVATION SO LONG AS THE TOTAL NET FAÇADE AREA COVERAGE OF ALL ELEVATIONS OF THE STRUCTURE MEETS THE REQUIRED MINIMUM COVERAGE PERCENTAGE.

**PROVIDED MASONRY:**

**EAST ELEVATION:**  
MASONRY = 3,770 S.F.  
SIDING = 2,775 S.F.  
TOTAL = 6,545 S.F.

**WEST ELEVATION:**  
MASONRY = 3,534 S.F.  
SIDING = 3,061 S.F.  
TOTAL = 6,595 S.F.

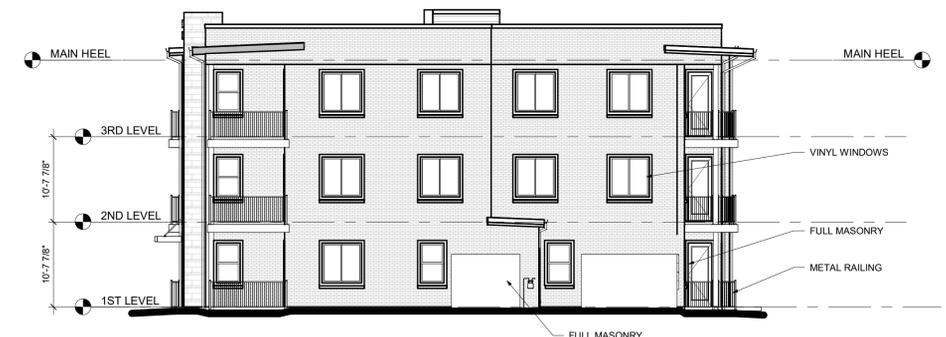
**SOUTH ELEVATION:**  
MASONRY = 1,938 S.F.  
SIDING = 0 S.F.  
TOTAL = 1,938 S.F.

**NORTH ELEVATION:**  
MASONRY = 1,133 S.F.  
SIDING = 704 S.F.  
TOTAL = 1,837 S.F.

**TOTAL BUILDING:**  
MASONRY = 10,375 S.F. = 60.3%  
SIDING = 6,840 S.F. = 39.7%  
TOTAL = 17,215 S.F.



**4 WEST ELEVATION**  
3/32" = 1'-0"



**3 SOUTH ELEVATION**  
3/32" = 1'-0"



**2 NORTH ELEVATION**  
3/32" = 1'-0"

FAÇADE DESIGN REQUIREMENTS PER AURORA BUILDING DESIGN STANDARDS TABLE 4.4-8			
BUILDING FACE	PRIMARY FAÇADE (WEST)	SECONDARY FAÇADE (NIS)	MINOR FAÇADE (EAST)
<b>MASSING (REQ)</b>	3	2	1
WALL OFFSET (MIN 3')	X	X	X
WALL/PARAPET HT CHANGE (MIN 3')	X		X
WALL NOTCH (MIN 12')	X		
ROOF FORM CHANGE		X	
<b>MATLS</b>	2	2	1
CHANGE IN MATERIAL	X	X	X
USE OF MASONRY (MIN 40% OF FAÇADE)	X	X	X
<b>HUMAN SCALE</b>	3	2	1
ENTRY DEFINITION	X	X	X
BALCONIES	X	X	X
AWNINGS OR SHUTTERS	X		



**1 EAST ELEVATION**  
3/32" = 1'-0"

**1900 SOUTH CHAMBERS  
COMMUNITY LOT 1**  
AURORA, COLORADO

DATE	DESCRIPTION
09.03.2021	1ST SITE PLAN AMENDMENT SUBMITTAL
11.04.2021	2ND SITE PLAN AMENDMENT SUBMITTAL
12.15.2021	3RD SITE PLAN AMENDMENT SUBMITTAL
02.07.2022	4TH SITE PLAN AMENDMENT SUBMITTAL

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www.goddensudik.com

5975 S. Quebec Street  
Suite 250  
Centennial, CO 80111



**MASONRY PERCENTAGES**

**AURORA DESIGN STANDARDS REQUIREMENTS FOR MASONRY:**

MULTI-FAMILY RESIDENTIAL  
 EITHER  
 • 80 PERCENT SHALL BE CLAD IN BRICK OR STONE; OR  
 • 80 PERCENT SHALL BE CLAD IN STUCCO; OR  
 • 80 PERCENT SHALL BE CLAD IN A COMBINATION OF STUCCO AND BRICK, OR STUCCO AND STONE

"NET FAÇADE AREA MEANS THE TOTAL AREA OF ALL EXTERIOR WALLS FOR ALL STORES ABOVE GRADE PLANE ON ANY RESIDENTIAL DESIGN PLAN ELEVATIONS, MINUS THE AREA OF ANY WINDOWS, DOORS (INCLUDING GARAGE DOORS), ROOF GABLE ENDS, AND ROOF DORMERS WITH A NET WALL AREA OF LESS THAN 100 SQUARE FEET. FOR PURPOSES OF THIS DEFINITION, "WALLS" SHALL MEAN THE VERTICAL SURFACES OR SURFACES WITHIN 15 DEGREES OF VERTICAL ON A BUILDING'S EXTERIOR, INCLUDING COLUMNS. FOR PURPOSE OF COMPLIANCE WITH THIS SECTION, THE PERCENTAGE OF NET FAÇADE AREA COVERAGE MAY VARY ON EACH ELEVATION SO LONG AS THE TOTAL NET FAÇADE AREA COVERAGE OF ALL ELEVATIONS OF THE STRUCTURE MEETS THE REQUIRED MINIMUM COVERAGE PERCENTAGE.

**4-BAY GARAGE PROVIDED MASONRY:**

FRONT ELEVATION:  
 MASONRY = 235 S.F.  
 SIDING = 154 S.F.  
 GARAGE = 288 S.F.  
 TOTAL = 677 S.F.

LEFT ELEVATION:  
 MASONRY = 152 S.F.  
 SIDING = 142 S.F.  
 TOTAL = 294 S.F.

RIGHT ELEVATION:  
 MASONRY = 234 S.F.  
 SIDING = 67 S.F.  
 TOTAL = 301 S.F.

REAR ELEVATION:  
 MASONRY = 319 S.F.  
 SIDING = 199 S.F.  
 TOTAL = 518 S.F.

TOTAL BUILDING  
 MASONRY = 940 S.F. = 52.3%  
 SIDING = 567 S.F. = 31.5%  
 GARAGE = 288 S.F. = 16.2%  
 TOTAL = 1,795 S.F.

**6-BAY GARAGE PROVIDED MASONRY:**

FRONT ELEVATION:  
 MASONRY = 169 S.F.  
 SIDING = 315 S.F.  
 GARAGE = 434 S.F.  
 TOTAL = 938 S.F.

LEFT ELEVATION:  
 MASONRY = 172 S.F.  
 SIDING = 124 S.F.  
 TOTAL = 296 S.F.

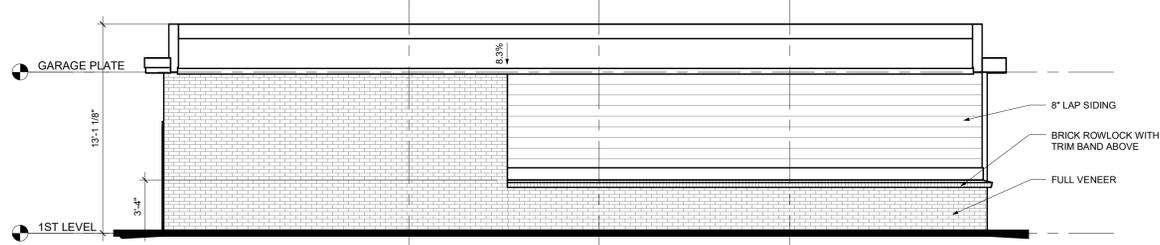
RIGHT ELEVATION:  
 MASONRY = 233 S.F.  
 SIDING = 69 S.F.  
 TOTAL = 302 S.F.

REAR ELEVATION:  
 MASONRY = 385 S.F.  
 SIDING = 336 S.F.  
 TOTAL = 721 S.F.

TOTAL BUILDING  
 MASONRY = 979 = 43.3%  
 SIDING = 844 S.F. = 37.4%  
 GARAGE = 434 S.F. = 19.2%  
 TOTAL = 2,257 S.F.

# 1900 SOUTH CHAMBERS COMMUNITY LOT 1 SITE PLAN

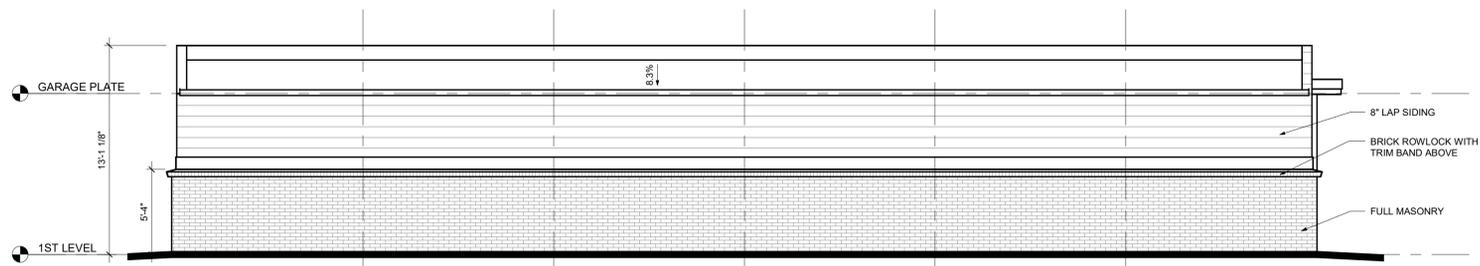
A SUBDIVISION OF A PART OF THE SOUTHWEST ONE-QUARTER OF SECTION 20, TOWNSHIP 4 SOUTH, RANGE 66 WEST, OF THE 6TH PRINCIPAL MERIDIAN CITY OF AURORA, COUNTY OF ARAPAHOE, STATE OF COLORADO



8 4-BAY GARAGE REAR ELEVATION  
3/16" = 1'-0"



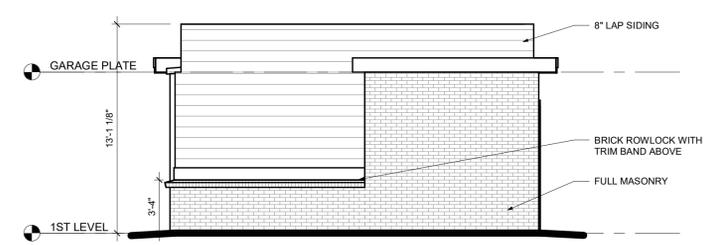
6 4-BAY GARAGE FRONT ELEVATION  
3/16" = 1'-0"



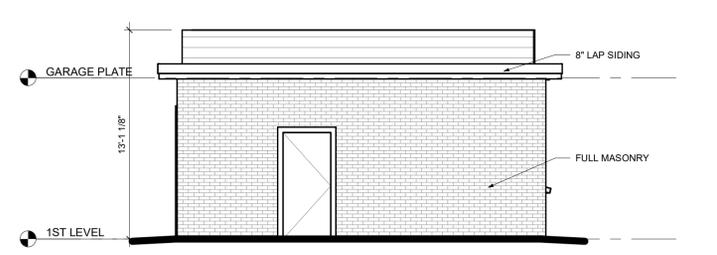
4 6-BAY GARAGE REAR ELEVATION  
3/16" = 1'-0"



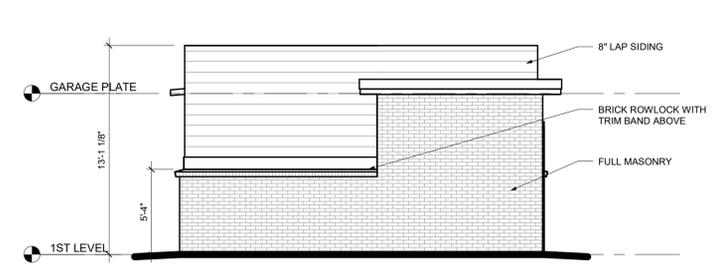
2 6-BAY GARAGE FRONT ELEVATION  
3/16" = 1'-0"



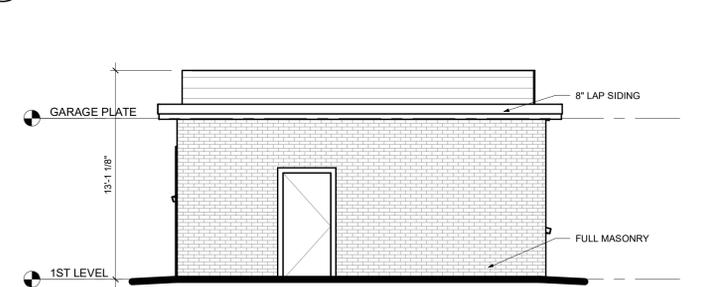
7 4-BAY GARAGE LEFT ELEVATION  
3/16" = 1'-0"



5 4-BAY GARAGE RIGHT ELEVATION  
3/16" = 1'-0"



3 6-BAY GARAGE LEFT ELEVATION  
3/16" = 1'-0"



1 6-BAY GARAGE RIGHT ELEVATION  
3/16" = 1'-0"



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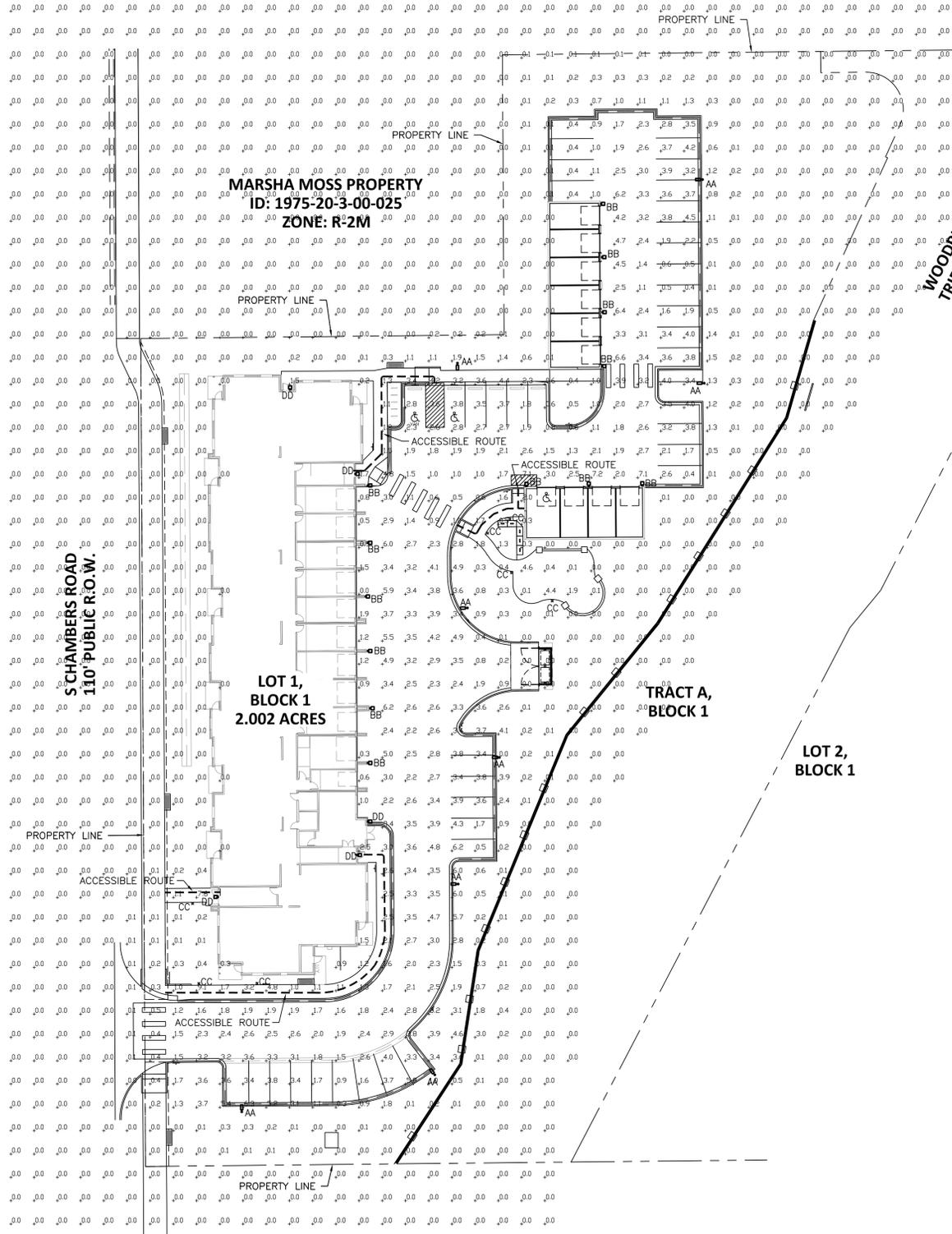
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SITE PLAN  
**1900 SOUTH CHAMBERS COMMUNITY LOT 1**  
 AURORA, COLORADO  
 JOB NO. 21.048  
 GARAGE ELEVATIONS  
 SHEET 11 OF 13

DATE	DESCRIPTION
09.03.2021	1ST SITE PLAN AMENDMENT SUBMITTAL
11.04.2021	2ND SITE PLAN AMENDMENT SUBMITTAL
12.15.2021	3RD SITE PLAN AMENDMENT SUBMITTAL
02.07.2022	4TH SITE PLAN AMENDMENT SUBMITTAL

# 1900 SOUTH CHAMBERS LOT 1 SITE PLAN

A SUBDIVISION OF A PART OF THE SOUTHWEST ONE-QUARTER OF SECTION 20,  
TOWNSHIP 4 SOUTH, RANGE 66 WEST, OF THE 6TH PRINCIPAL MERIDIAN  
CITY OF AURORA, COUNTY OF ARAPAHOE, STATE OF COLORADO



**GENERAL NOTES:**

- ILLUMINATION WITHIN THE SITE MUST COMPLY WITH THE 2015 INTERNATIONAL BUILDING CODE REQUIREMENT FROM SECTION 1006 - MEANS OF EGRESS ILLUMINATION. SECTION 1006. ILLUMINATION REQUIRED: THE MEANS OF EGRESS, INCLUDING THE EXIT DISCHARGE, SHALL BE ILLUMINATED AT ALL TIMES THE BUILDING IS OCCUPIED. SECTION 1006.2 ILLUMINATION LEVEL: THE MEANS OF EGRESS ILLUMINATION LEVEL SHALL NOT BE LESS THAN 1 FOOT-CANDLE (11 LUX) AT THE FLOOR LEVEL AND CONTINUING TO THE "PUBLIC WAY"

LUMINAIRE SCHEDULE						
PLAN MARK	MOUNTING	DESCRIPTION	MANUFACTURER AND CATALOG NUMBER	VOLTAGE	LAMP TYPE	REMARKS
AA	POLE	16' HEIGHT	COOPER LIGHTING GLAN-SA2C-740-U-T4FT-**-HSS	MVOLT	108W LED	WET LOCATION
BB	WALL MOUNT	WALLPACK	COOPER LIGHTING XTOR 1B-W	MVOLT	12W LED	WET LOCATION
CC	GROUND	BOLLARD DOWNLIGHT	MCGRAW EDISON BRT6-A1-740-U-T3-XX-BK	MVOLT	5W LED	WET LOCATION
DD	WALL MOUNT	EGRESS WALLPACK	ISOLITE ELED EM ** MB HX	MVOLT	11W LED	WET LOCATION BATTERY BACK-UP

STATISTICS					
	AVERAGE	MAXIMUM	MINIMUM	MAX/MIN	AVG/MIN
OVERALL SITE	0.6	9.1	0	N/A *	N/A *
PARKING LOT	2.7	7.2	0.3	24.0 : 1	9.0 : 1

\* RATIO IS UNDEFINED SINCE MINIMUM LEVEL IS ZERO

155' WIDE PUBLIC SERVICE COMPANY  
PROPERTY  
PARCEL ID: 1975-20-3-00-013



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SITE PLAN

1900 SOUTH CHAMBERS  
LOT 1  
AURORA, COLORADO

JOB NO. 21.048

DATE	DESCRIPTION
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12.15.2021	3RD SITE PLAN AMENDMENT SUBMITTAL
02.02.2022	4TH SITE PLAN AMENDMENT SUBMITTAL

SITE LIGHTING PHOTOMETRIC PLAN

12 OF 13



**GIVEN**  
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MECHANICAL & ELECTRICAL ENGINEERS

735 S. Xenon Ct. #201  
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Ph: 303.716.1270  
Fax: 303.716.1272  
www.givenandassociates.com  
Project # 21104

# 1900 SOUTH CHAMBERS LOT 1 SITE PLAN

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TOWNSHIP 4 SOUTH, RANGE 66 WEST, OF THE 6TH PRINCIPAL MERIDIAN  
CITY OF AURORA, COUNTY OF ARAPAHOE, STATE OF COLORADO

FIXTURE TYPE "AA"

Project	Catalog #	Type
Prepared by	Notes	Date



## Streetworks GLAN Galleon II

Area / Site Luminaire

**Typical Applications**  
Outdoor • Parking Lots • Walkways • Roadways • Building Areas

### Product Certifications



### Resources



### Connected Systems

- WaveLinx Lite
- WaveLinx

### Quick Facts

- Lumen packages range from 3,300 - 73,500 (33W - 552W)
- 16 optical distributions
- Efficacy up to 159 lumens per watt

### Dimensional Details

#### Standard Arm



Number of Light Sources	Width "A"	Housing Length "B"	Weight with Standard or CBP Arm	EPG with Standard or CBP Arm
1-4	16"	22"	29 lb	0.55
5-6	22"	22"	39 lb	0.94
7-9	22"	28-1/8"	48 lb	1.1

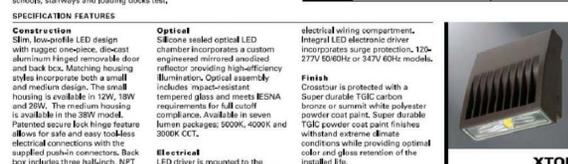
NOTE: For 200 watt operation and additional for 300 watt mounting details, see spec.



PS020777EN page 1  
June 17, 2021 10:02 AM

FIXTURE TYPE "BB"

Project	Catalog #	Type
Prepared by	Notes	Date



## XTOR CROSSROAD LED

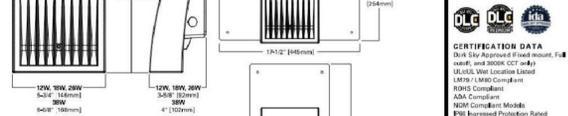
Applications: WALL / SURFACE POST / BOLLARD LOW LEVEL FLOODLIGHT INVERTED SITE LIGHTING

**Product Certifications**  
IESNA, DLC, ENEC, IP66, IK10, LISTED

### Quick Facts

- 4 Optical Distributions
- Available in 30", 36", and 42"
- Lumen packages range from 560 - 4400 (5W - 49W)
- Efficacy up to 122 lumens per watt
- Zero uplight on all configurations

### Dimensional Details



Number of Light Sources	Width "A"	Housing Length "B"	Weight with Standard or CBP Arm	EPG with Standard or CBP Arm
1-4	16"	22"	29 lb	0.55
5-6	22"	22"	39 lb	0.94
7-9	22"	28-1/8"	48 lb	1.1

NOTE: For 200 watt operation and additional for 300 watt mounting details, see spec.



PS020777EN page 1  
June 17, 2021 10:02 AM

FIXTURE TYPE "CC"

Project	Catalog #	Type
Prepared by	Notes	Date



## McGraw-Edison BRT6 Bollard

Round LED Pedestrian Luminaire

**Typical Applications**  
Outdoor • Walkway • Perimeter • Landscapes • Harborscapes

### Product Certifications



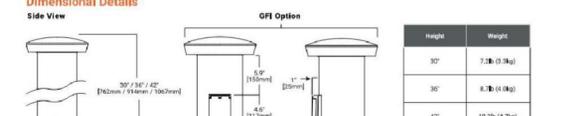
### Resources



### Quick Facts

- 4 Optical Distributions
- Available in 30", 36", and 42"
- Lumen packages range from 560 - 4400 (5W - 49W)
- Efficacy up to 122 lumens per watt
- Zero uplight on all configurations

### Dimensional Details



Height	Weight
30"	7.0 lb (3.1kg)
36"	8.1 lb (3.6kg)
42"	10.3 lb (4.7kg)

NOTE: For 200 watt operation and additional for 300 watt mounting details, see spec.



PS020487EN page 1  
June 17, 2021 11:08 AM

FIXTURE TYPE "DD"

Project	Catalog #	Type
Prepared by	Notes	Date



## isolite ELED Architectural Outdoor LED Light

Applications: Architecturally appealing wet location LED light for indoor and outdoor applications

**Product Certifications**  
IESNA, DLC, ENEC, IP66, IK10, LISTED

### Quick Facts

- 4 Optical Distributions
- Available in 30", 36", and 42"
- Lumen packages range from 560 - 4400 (5W - 49W)
- Efficacy up to 122 lumens per watt
- Zero uplight on all configurations

### Dimensional Details



Height	Weight
30"	7.0 lb (3.1kg)
36"	8.1 lb (3.6kg)
42"	10.3 lb (4.7kg)

NOTE: For 200 watt operation and additional for 300 watt mounting details, see spec.



PS020487EN page 1  
June 17, 2021 11:08 AM