



RESPONSE TO 4TH ROUND COMMENTS

January 26, 2022

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

Third Submission Review:	1900 S Chambers Community Lot 1 - Site Plan Amendment
Application Number:	DA-2105-01
Case Numbers:	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.

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 / Comments in teal) A. No comments.
 - **Response: Noted.**
2. **Landscaping Issues** (Kelly Bish / 303-739-7189 / 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 / 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 / Comments in orange) A. Approved, no comments.
 - **Response: Noted.**
5. **Fire / Life Safety** Life Safety (Ted Caviness / 303-739-7420 / 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 / Comments in red) A. Approved, no comments.
 - **Response: Noted.**



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

A. Continue working with Andy Niquette at 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.

DATA BLOCK - LOT 1

LAND AREA WITHIN PROPERTY LINES	2.002 AC.
NUMBER OF BUILDINGS	1
NUMBER OF BEDROOMS	65 TOTAL
BUILDING HEIGHT	ALLOWED 45" (MAX) PROVIDED 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 ENCRROACH 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: _____

IMPLEMENTATION PLAN - LOT 1

2015 INTERNATIONAL BUILDING CODE (R-2)	COLORADO STATE HOUSE BILL 03-1221 ARTICLE 5, C.R.S. 9-5-101
ACCESSIBLE DWELLING UNITS	ACCESSIBLE DWELLING UNITS
NUMBER OF TYPE A UNITS REQUIRED PER SECT. 1107.6.2.2	AT LEAST 2 PERCENT PER BUILDING
PROVIDED:	ONE UNIT
NUMBER OF "TYPE B" UNITS REQUIRED PER SECT. 1107.6.2.2	ALL GROUND FLOOR UNITS IN A NON- ELEVATOR BUILDING
PROVIDED:	12

1900 SOUTH CHAMBERS COMMUNITY LOT 1 AURORA, COLORADO

SITE PLAN

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

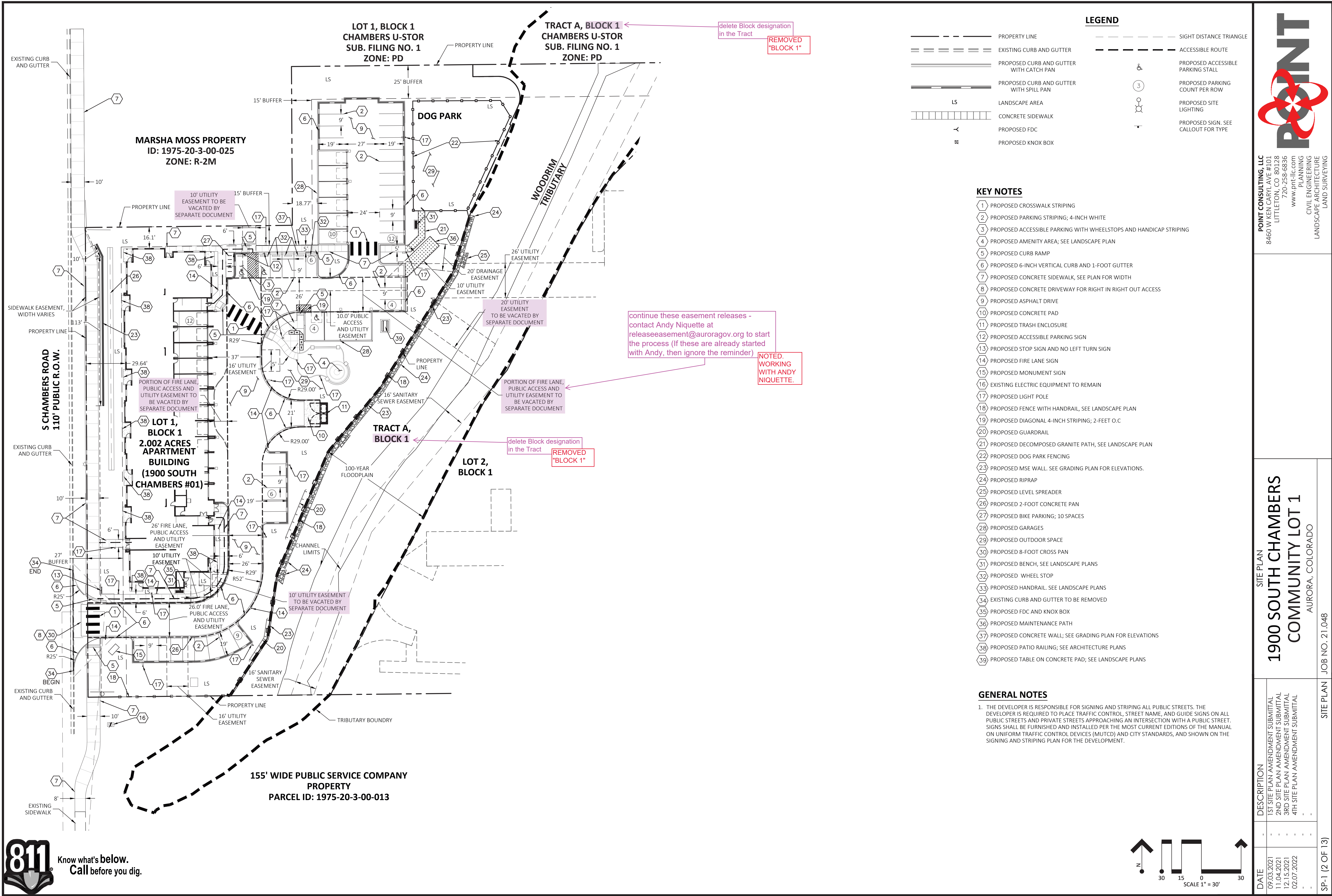
JOB NO. 21.048

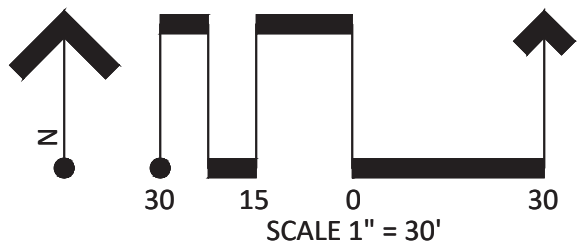
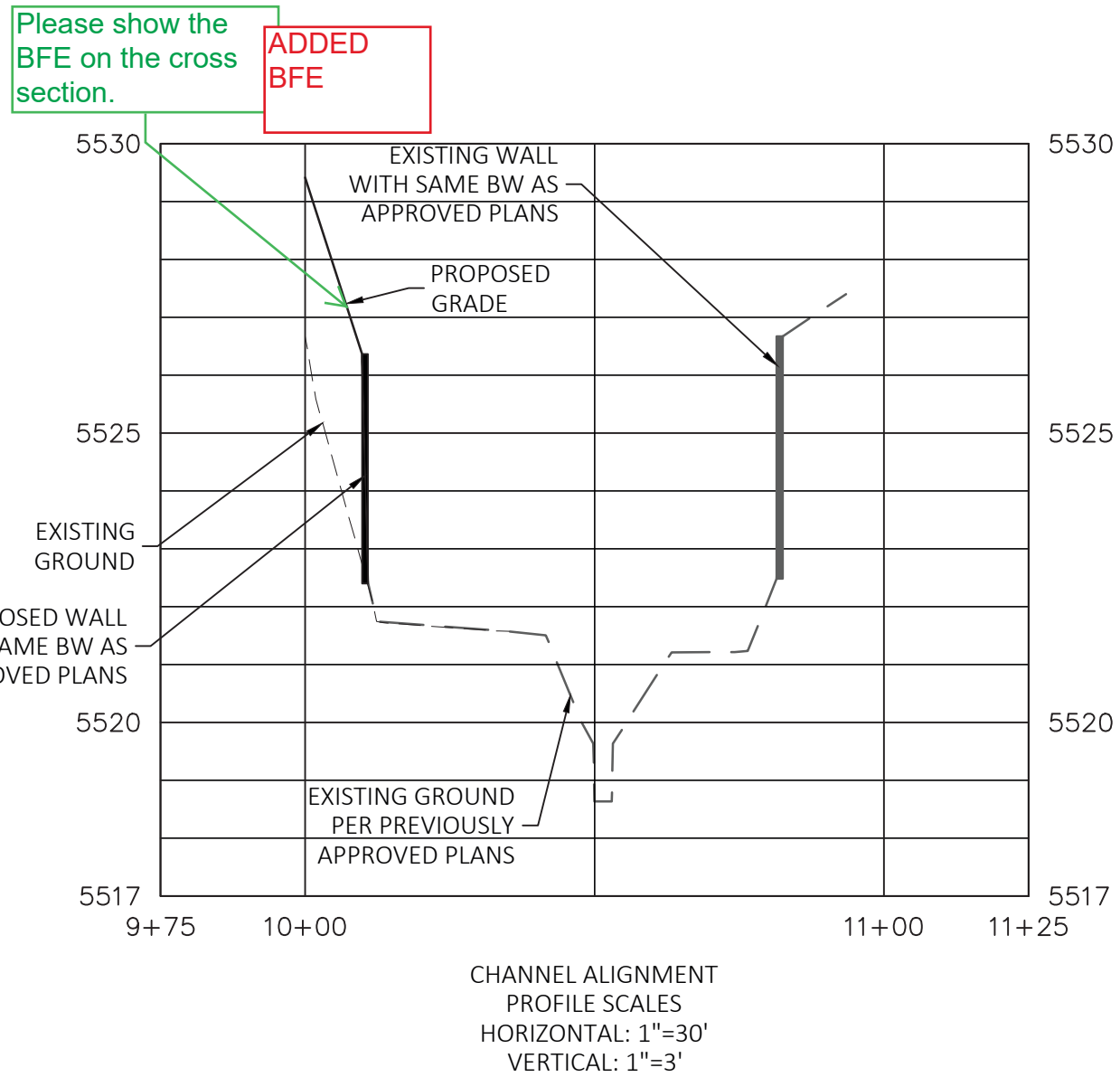
COVER SHEET

CS-1 (1 OF 13)



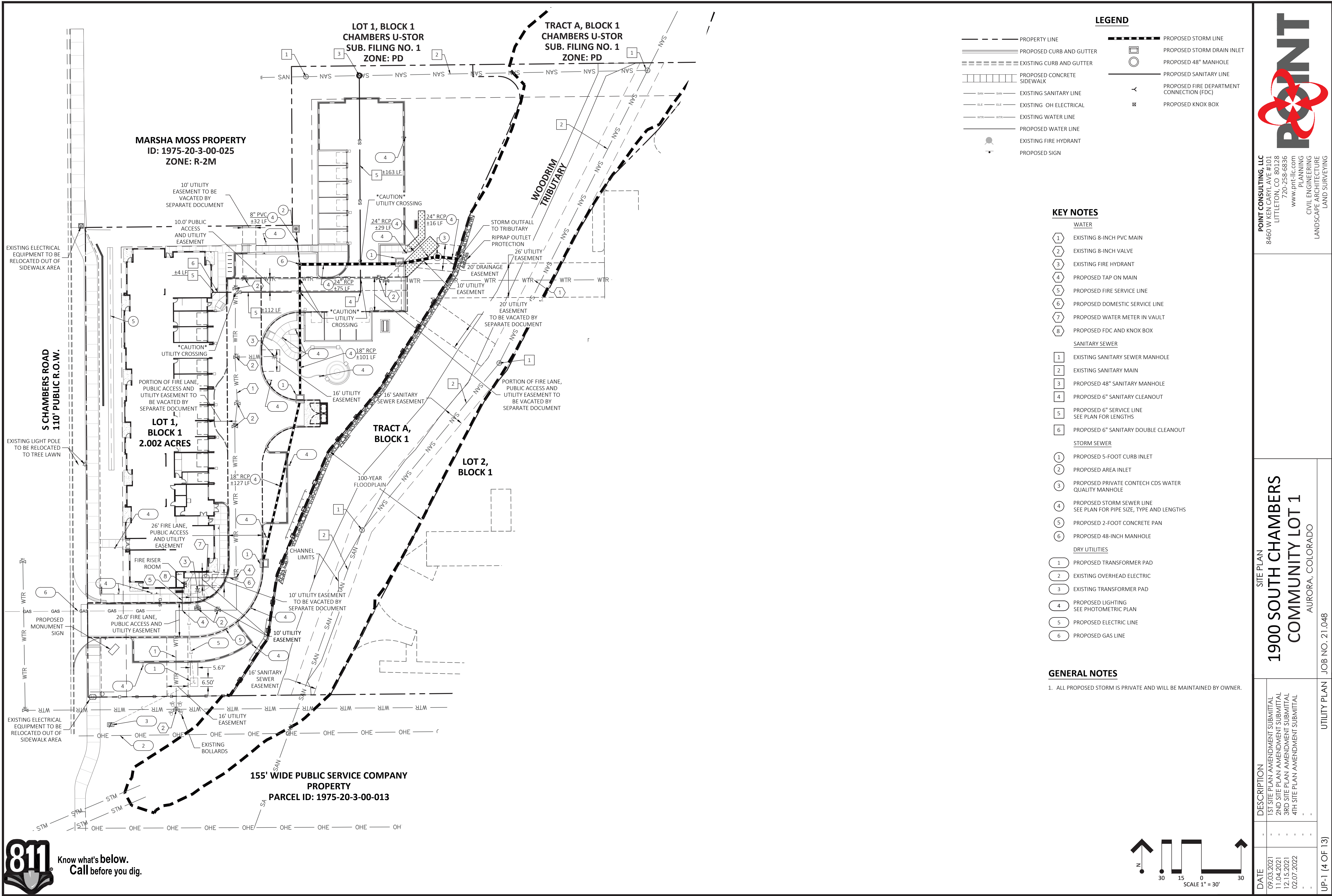
Know what's below.
Call before you dig.

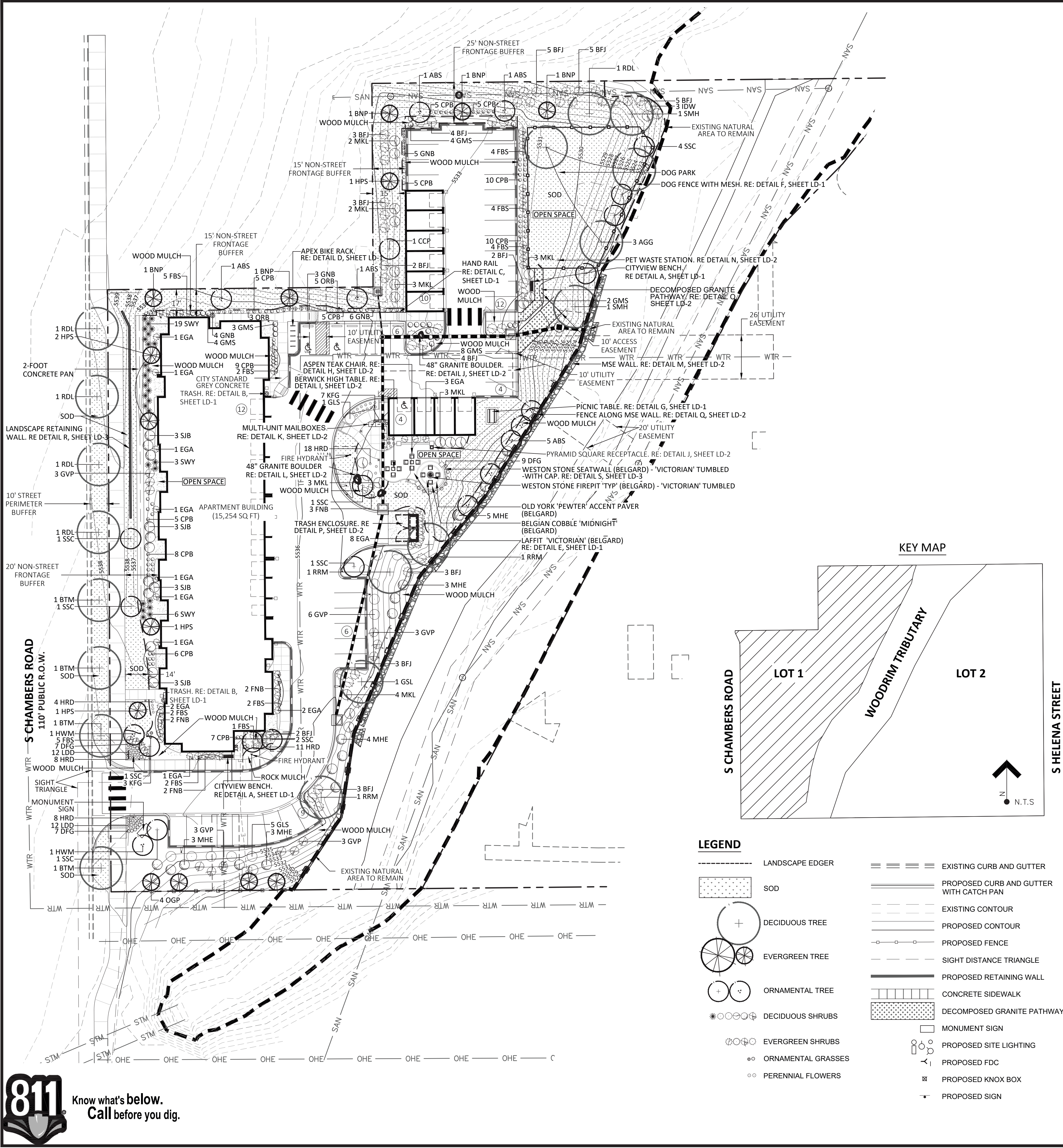




AURORA BENCHMARK POINT NO. 456619SE004, 3" DIAMETER BRASS CAP ATOP THE NORTH EDGE OF A CURB OPENING INLET & CENTERED THEREON BEING ON THE WEST SIDE OF S. CHAMBERS ROAD & 40' MORE/LESS NORTH OF THE JEWELL LANDLINE AS EVIDENCED BY THE RANGE BOX IN S. CHAMBERS ROAD. PUBLISHED ELEVATION = 5535.38'

1900 SOUTH CHAMBERS COMMUNITY LOT 1 AURORA, COLORADO		SITE PLAN
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	
-	-	
-	-	
-	-	
GP-1 (3 OF 13)		GRADING PLAN
		JOB NO. 21.048





PLANT LIST						
Qty.	Sym.	Scientific/Botanic Name	Container/Size	Notes	Habit	Water Usage
DECIDUOUS TREES						
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
ORNAMENTAL TREES						
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.
EVERGREEN TREES						
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
DECIDUOUS SHRUBS						
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>Spirea 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>Spirea 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
EVERGREEN SHRUBS						
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
ORNAMENTAL GRASSES						
23	DFG	DWARF FOUNTAIN GRASS <i>Pennisetum alopecuroides</i> 'Hameln'	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
PERENNIALS						
49	HRD	HAPPY RETURNS DAYLILY <i>Hemerocallis</i> 'Happy Returns'	1 GAL. ESTABLISHED	SPACING 17" O.C.	1.5X1.5 FEET	LOW
24	LDD	LAVENDER DAYLILY <i>Hemerocallis</i> 'Prairie Blue Eyes'	1 GAL. ESTABLISHED	SPACING 17" O.C.	1.5X1.5 FEET	LOW



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LAND SURVEYING

SITE PLAN

1900 SOUTH CHAMBERS
COMMUNITY LOT 1
AURORA, COLORADO

JOB NO. 21.048

DESCRIPTION

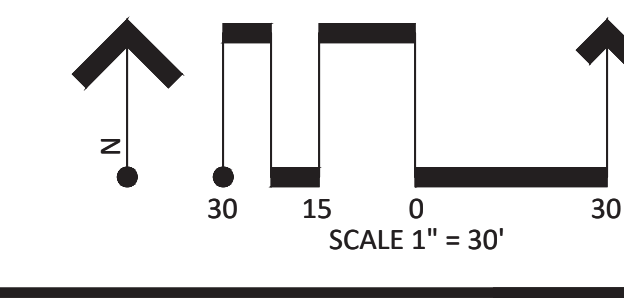
1ST SITE PLAN AMENDMENT SUBMITTAL
2ND SITE PLAN AMENDMENT SUBMITTAL
3RD SITE PLAN AMENDMENT SUBMITTAL
4TH SITE PLAN AMENDMENT SUBMITTAL

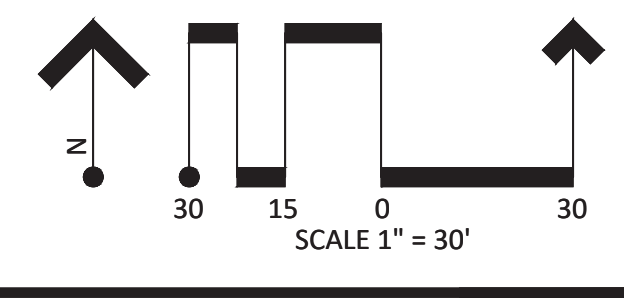
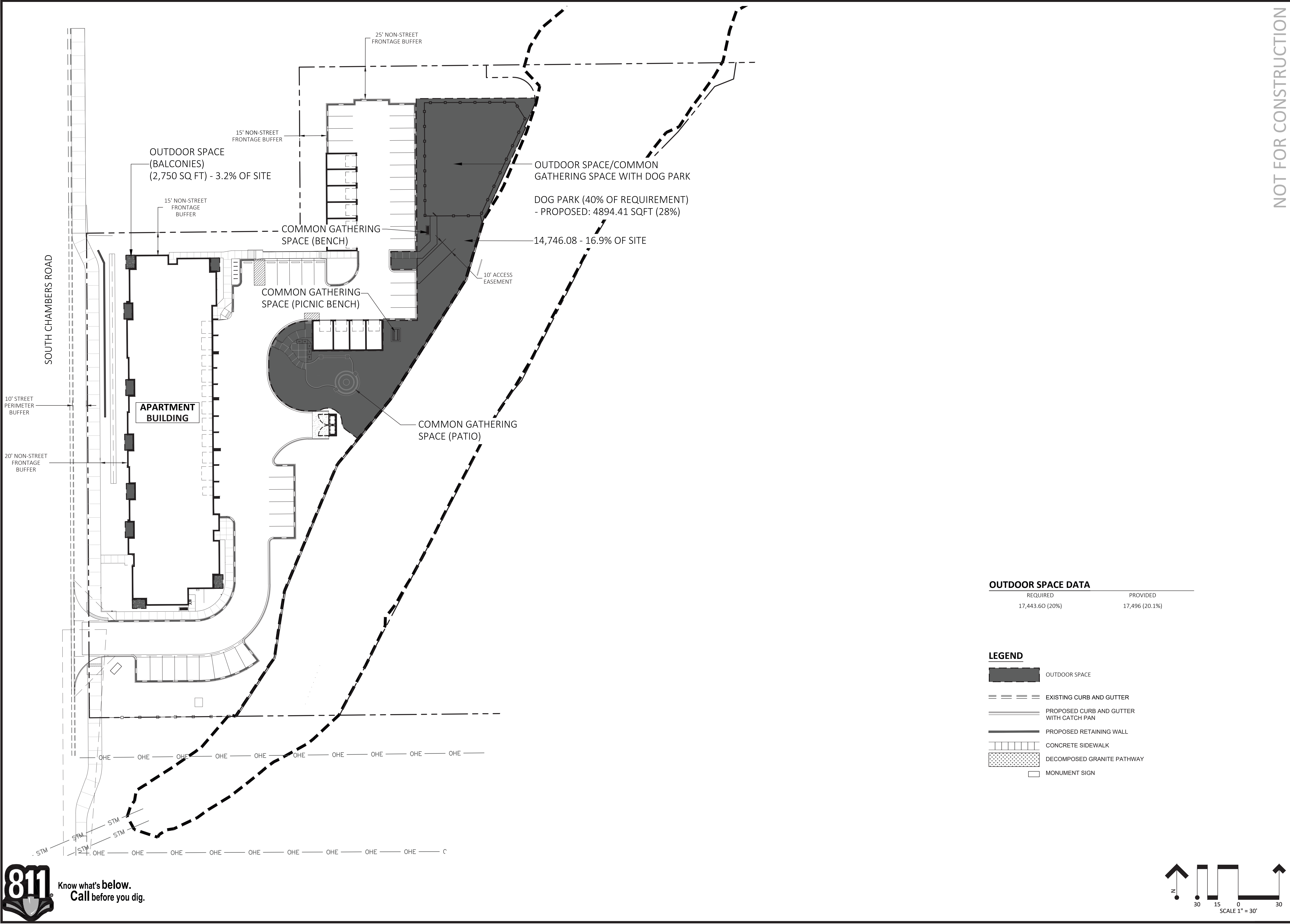
DATE

09.03.2021
11.04.2021
12.15.2021
02.07.2022

LANDSCAPE PLAN

LP-1 (5 OF 13)





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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

OUTDOOR SPACE PLAN

LP-2 (6 OF 13)

STANDARD LANDSCAPE NOTES:

- SOIL PREPARATION: MIX THE FOLLOWING SOIL AMENDMENTS AND APPLY TO SOD AND SHRUB BED AREAS.
 - 1.1. ASPEN RICH COMPOST -- FOUR (4) CUBIC YARDS OF ORGANIC MATERIAL PER 1,000 SF OF AREA
 - 1.2. COMMERCIAL FERTILIZER (20-10-5): 10 LBS. PER 1,000 S.F.
 - 1.3. 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)841-7575
- 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 Duplicative. DD 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 3" 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		
SIDE	ROW AT FL W/O DRIVE ENTRY	WIDTH
CHAMBERS ROAD	316	2

STREET PERIMETER BUFFER		
SIDE	LENGTH	WIDTH
CHAMBERS ROAD	327	2

NON-STREET FRONTAGE BUFFER		
SIDE	LENGTH	WIDTH REQ.
NORTH BOUNDARY (ADJACENT TO MU-C)	164	25'

NORTH-WEST BOUNDARY (ADJACENT TO R-3)	276	15'
---------------------------------------	-----	-----

SITE LANDSCAPE DATA				
	TOTAL AREA	LANDSCAPE AREA	PERCENT REQ.	PERCENT PROVIDED.
LOT TOTAL	87,218	34,246	15%	39%

SITE DATA - LOT 1 - BUILDING PERIMETER LANDSCAPE

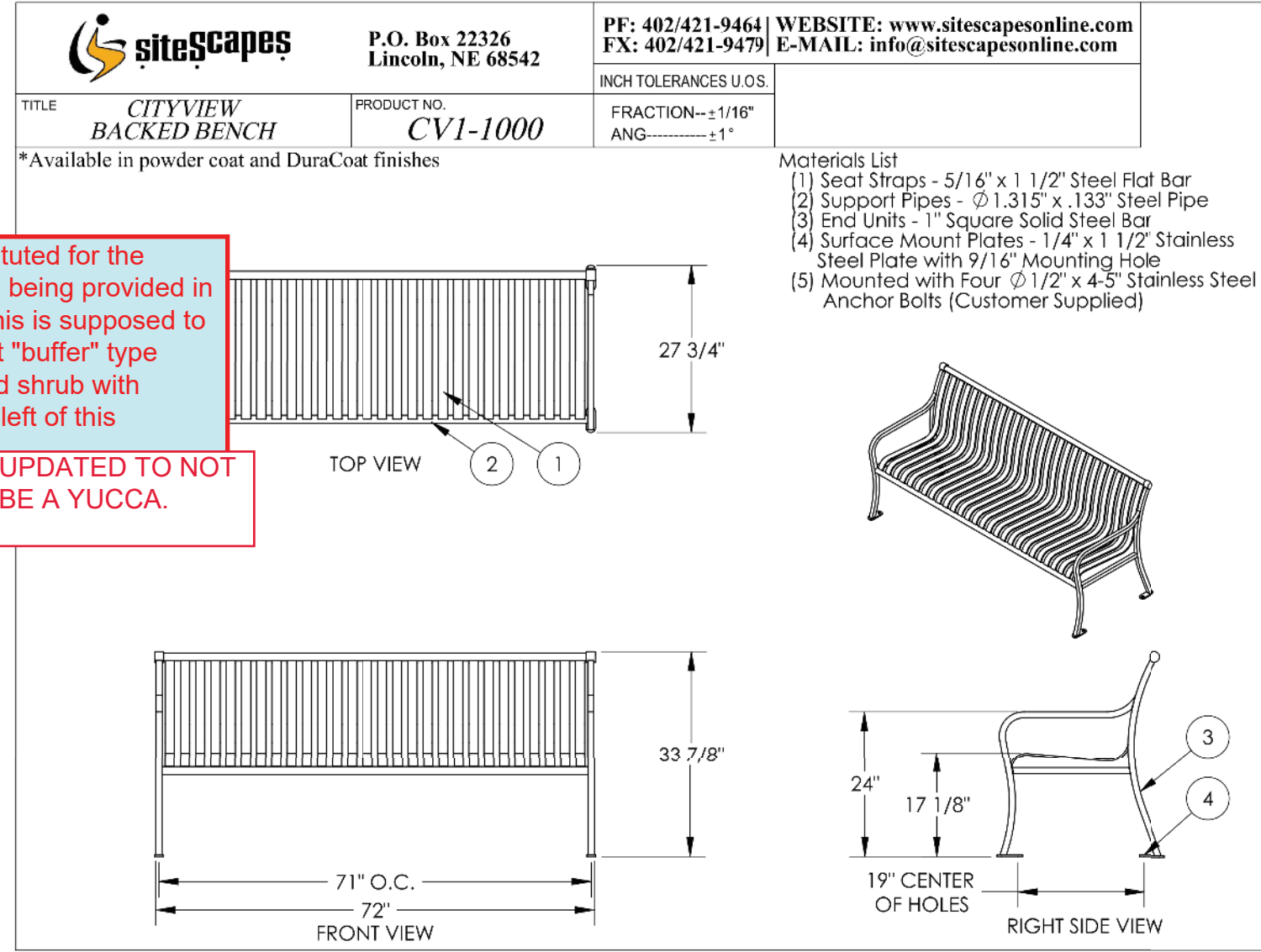
LOT 1 - BUILDING PERIMETER LANDSCAPING (1.25/5 LF)

BUILDING	BUILDING PERIMETER LANDSCAPE DESCRIPTION	LENGTH (L.F.)	TOTAL PLANTS REQUIRED	TREES REQUIRED/PROVIDE D (5%)	TALL SHRUBS REQUIRED/PROVIDED (15%)	MEDIUM/SMALL REQUIRED/PROVIDED (80%)
1	MULTI-FAMILY BUILDING					
	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

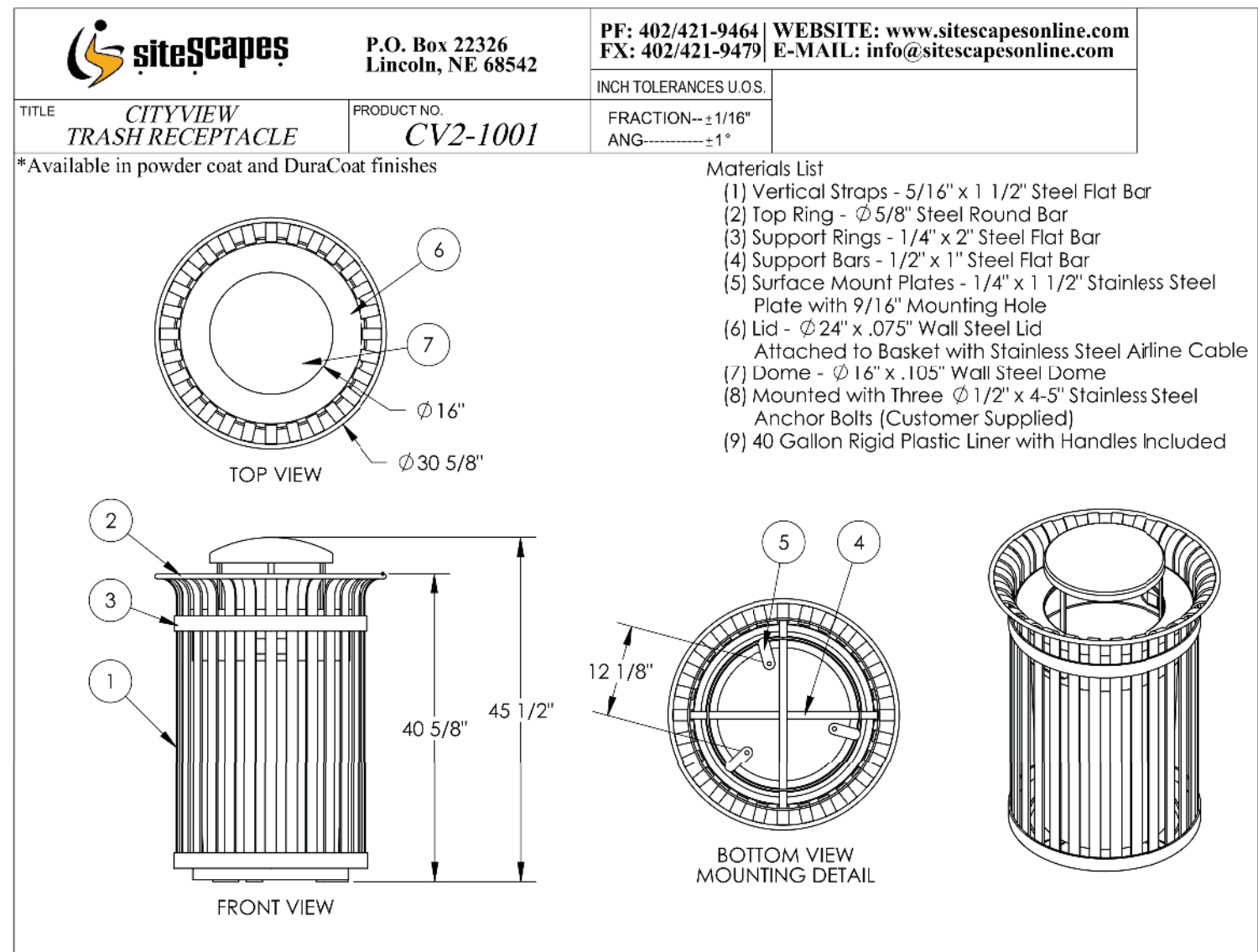


The Soapweed Yucca was substituted for the grasses and perennials that were being provided in the previous submittal however this is supposed to be a buffer and the Yucca are not "buffer" type plant material. Select a more solid shrub with branching - See image to the left of this comment.

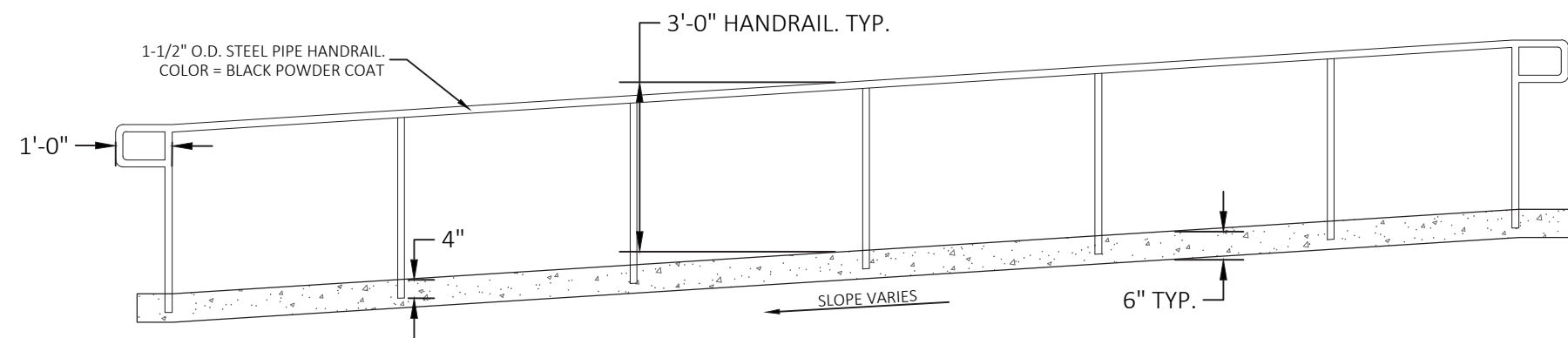
UPDATED TO NOT BE A YUCCA.



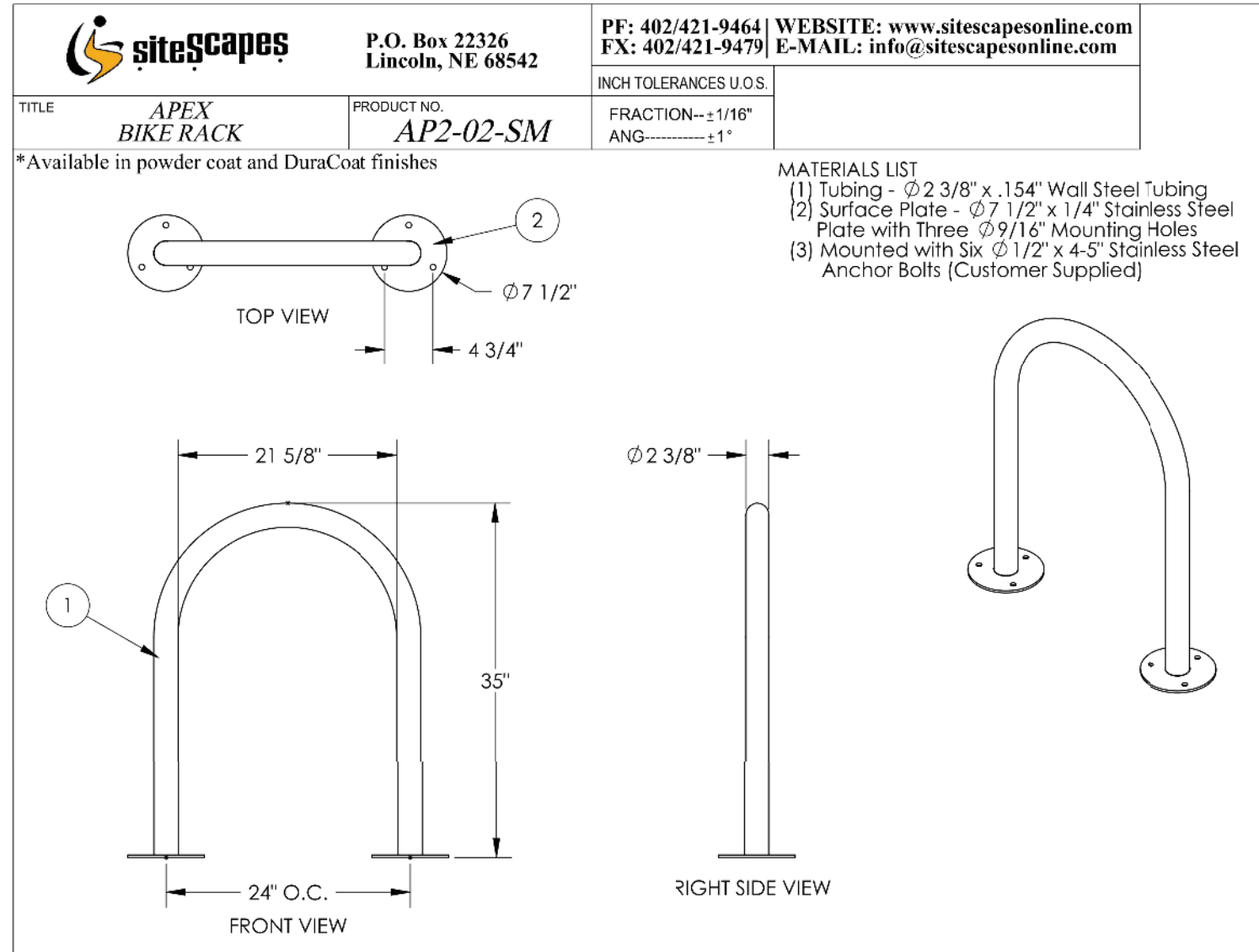
SITE SCAPES CITYVIEW BENCH



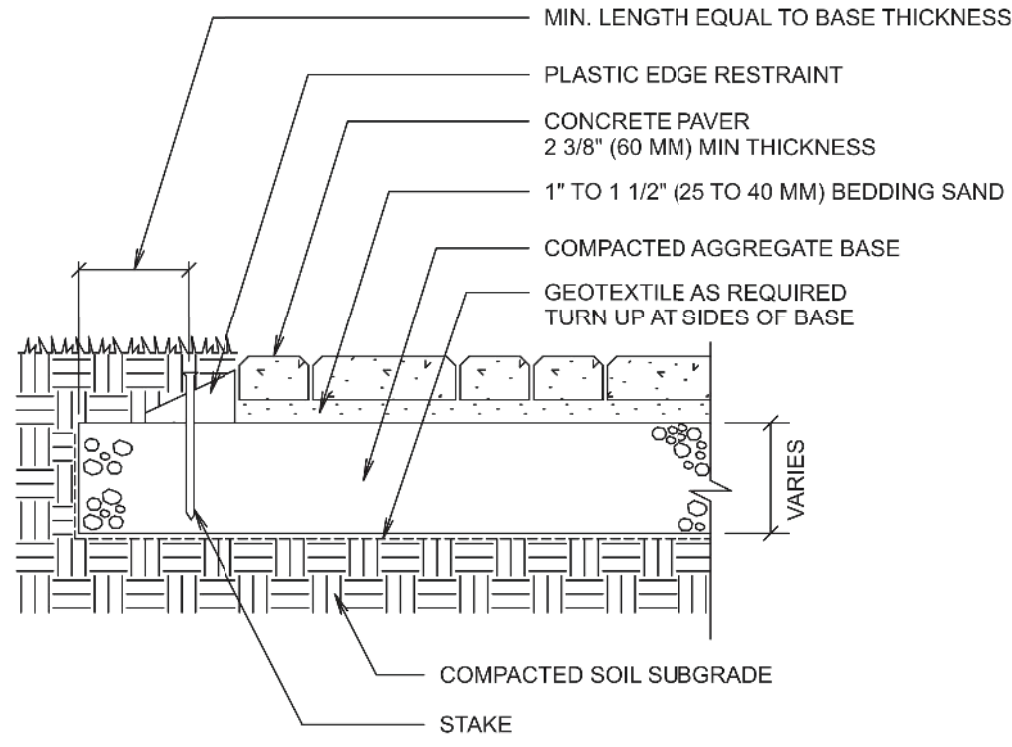
SITE SCAPES CITYVIEW TRASH RECEPTACLE



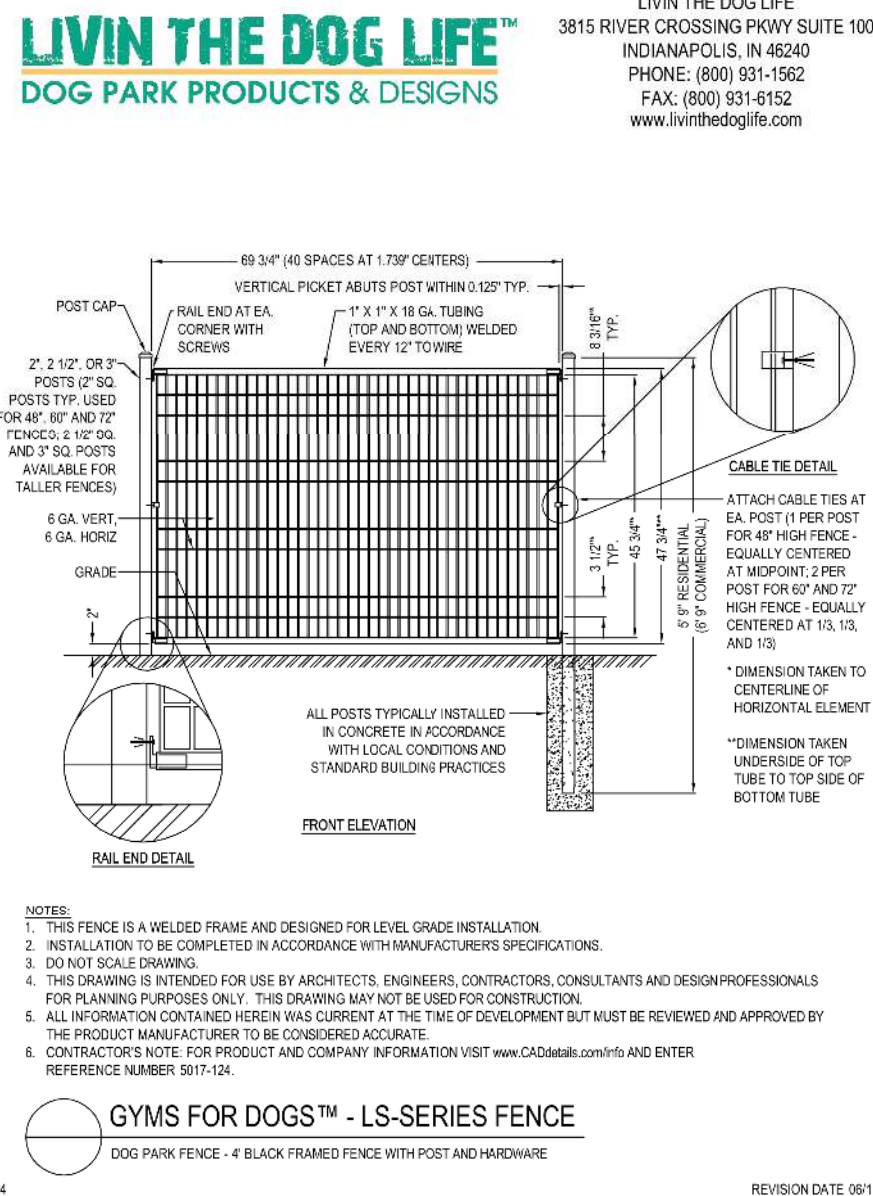
ADA HANDRAIL



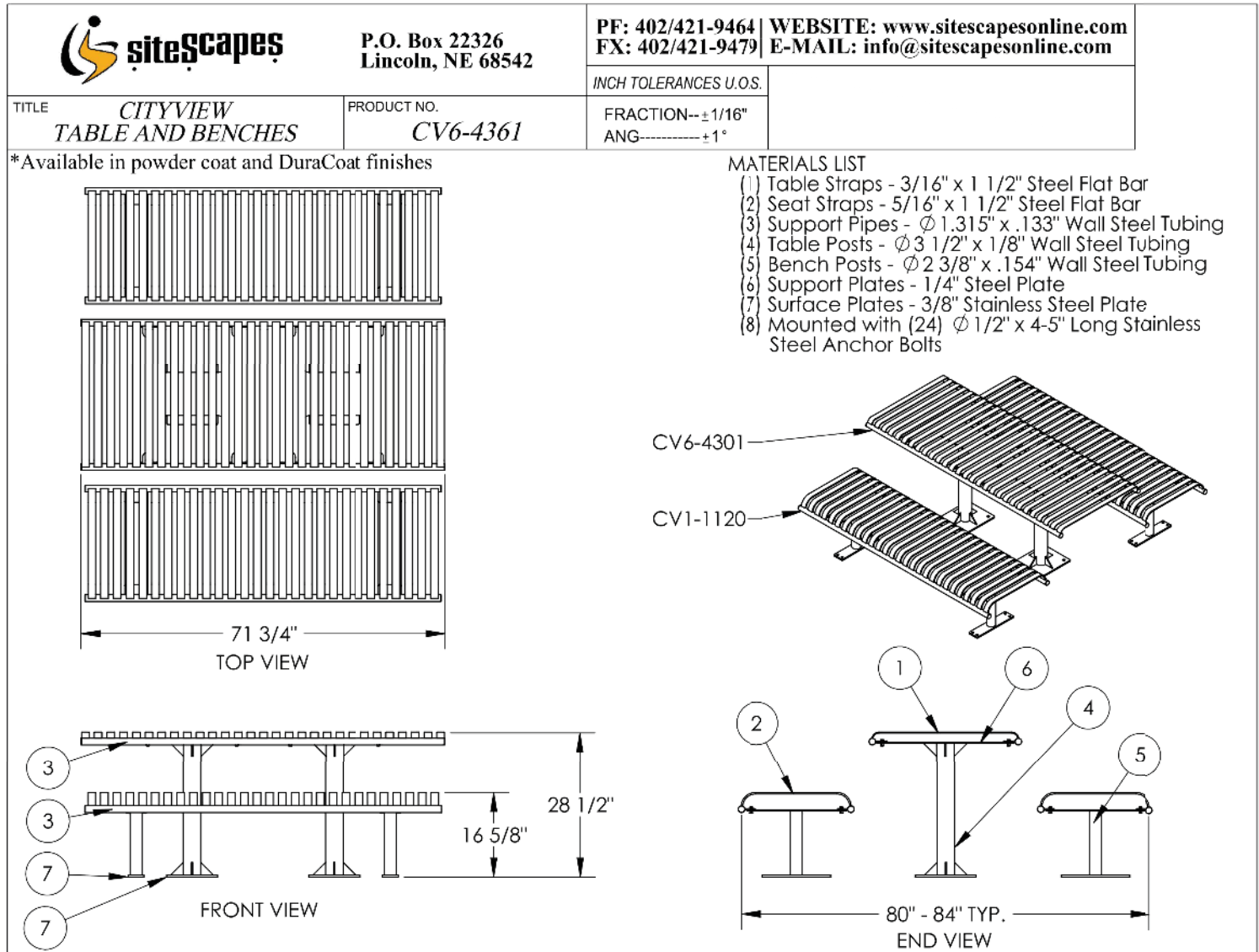
SITE SCAPES APEX BIKE RACK



BELGARD - LAFFIT 'VICTORIAN' BLEND WITH PLASTIC EDGING, CONCRETE



DOG PARK FENCE



SITE SCAPES CITYVIEW PICNIC TABLE



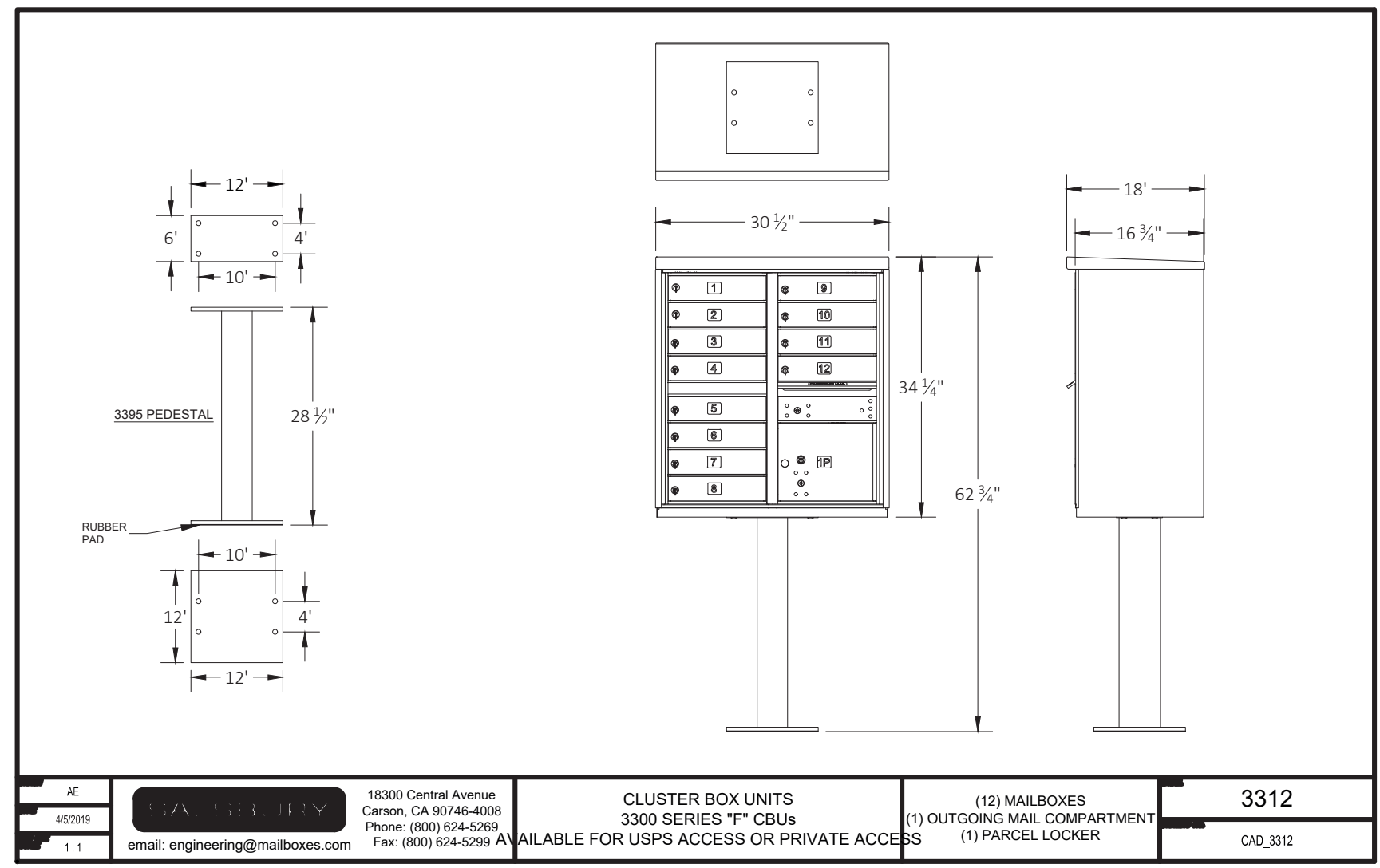
H ASPEN TEAK ADIRONDACK CHAIR
COUNTRYCAUSALTEAK.COM



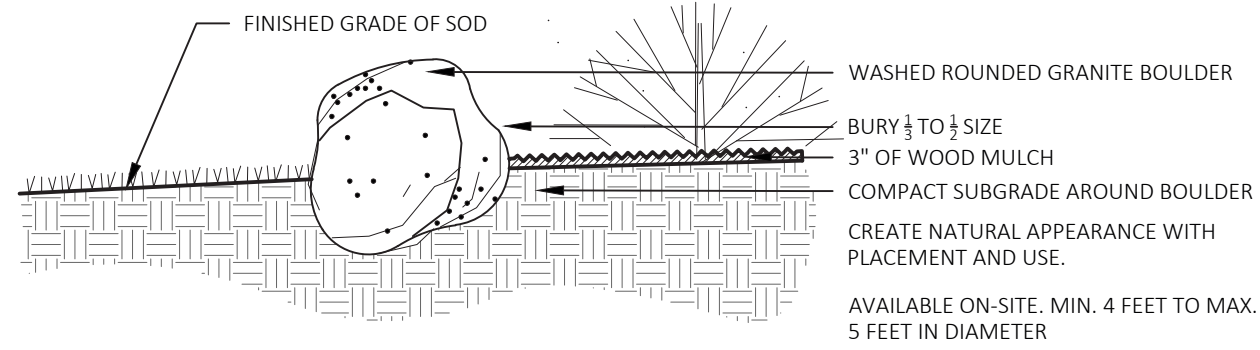
I BERWICK HIGH NESTING TABLE
COUNTRYCAUSALTEAK.COM



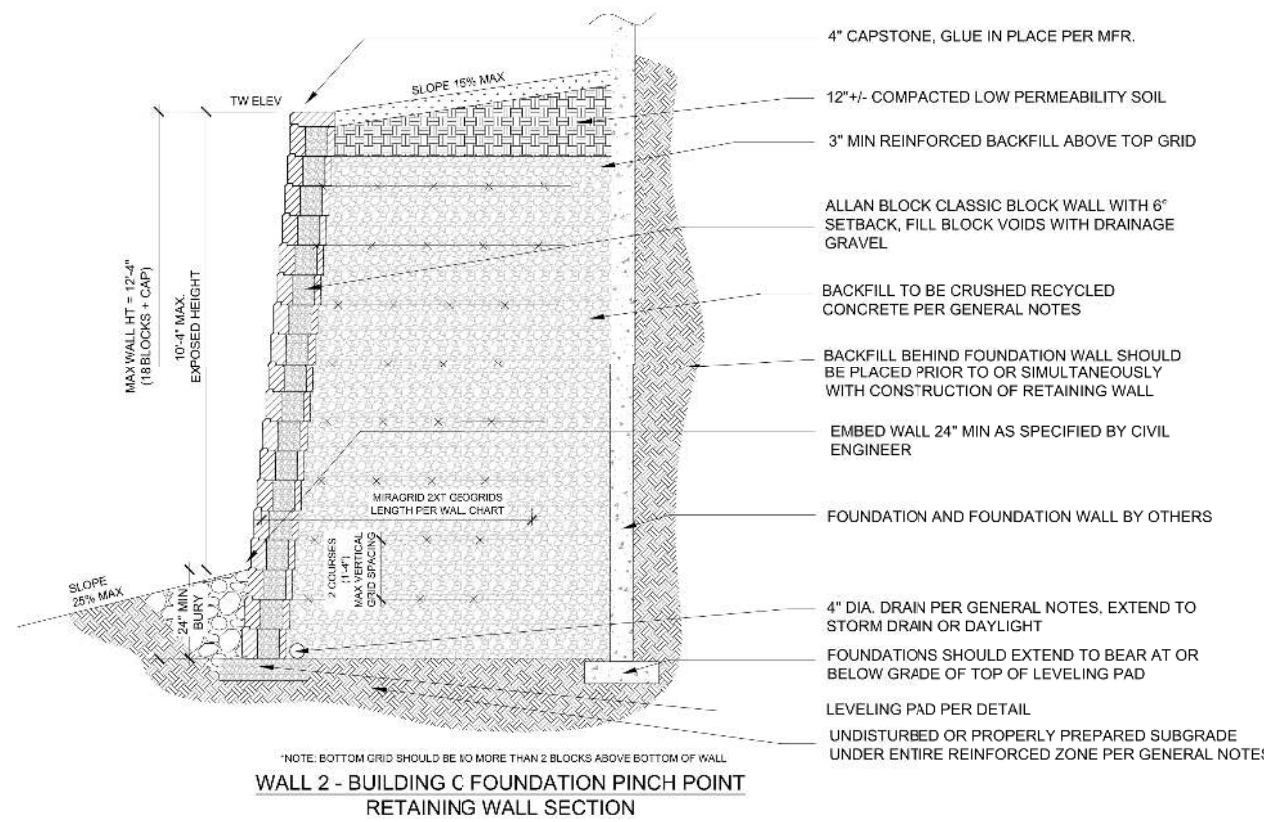
J PYRAMID 22 IN. SQUARE RECEPACLE
COUNTRYCAUSALTEAK.COM



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L BOULDER INSTALLATION



M TYPICAL MSE WALL SECTION
(DESIGNED BY STRUCTURAL ENGINEER)

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☐ BLACK

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-BAG DISPENSER HOLDS 2 ROLLS OF OXO-BIODEGRADABLE LITTER PICK UP BAGS
-10 GALLON POLY TRASH RECEPTACLE WITH LID WITH MOUNTING HARDWARE
-BOX OF 50 TRASH CAN LINER BAGS
-LOCKING DISPENSER HOLDS 2 - 200 CT. REFILL BOXES
PRODUCT DIMENSIONS:
DIMENSIONS: 58" H X 19" W X 14" D
RECOMMENDED SPECIFICATIONS:
ALUMINUM BAG DISPENSER:
-H: 12.5" X W: 9" X D: 3.5"
-14 GAUGE POWDER COATED FOREST GREEN ALUMINUM
-WEIGHT: 6 LBS.
-400 BAG CAPACITY
-TWO DIAMOND SHAPED BAG DISPENSER SLOTS
-FRONT LOCKING ACCESS PANEL
-CLEARLY POSTED INSTRUCTIONS
ALUMINUM TRASH RECEPTACLE WITH LID:
-H: 23" X 11.5" DIAMETER
-16 GAUGE POWDER COATED FOREST GREEN STEEL
-WEIGHT: 14.6 LBS.
-10 GALLON CAPACITY WITH INTERIOR TRASH LINER BAG
-ATTACHED STAINLESS STEEL HINGED LID
-ONE (1) BOX 50 COUNT TRASH BAGS INCLUDED (5 LBS.)
POLY POST:
-6", 125 GAUGE FIBERGLASS
-WEIGHT: 8 LBS.
-58" TOTAL HEIGHT ABOVE GROUND
-FILL WITH 40 LBS. "READY TO USE" CEMENT.
NOTES:
1. INSTALLATION TO BE COMPLETED IN ACCORDANCE WITH MANUFACTURER'S SPECIFICATIONS.
2. DO NOT SCALE DRAWING
3. THIS DRAWING IS INTENDED FOR USE BY ARCHITECTS, ENGINEERS, CONTRACTORS, CONSULTANTS AND DESIGN PROFESSIONALS FOR PLANNING PURPOSES ONLY. THIS DRAWING MAY NOT BE USED FOR CONSTRUCTION.
4. ALL INFORMATION CONTAINED HEREIN WAS CURRENT AT THE TIME OF DEVELOPMENT BUT MUST BE REVIEWED AND APPROVED BY THE PRODUCT MANUFACTURER TO BE CONSIDERED ACCURATE.
5. CONTRACTOR'S NOTE: FOR PRODUCT AND COMPANY INFORMATION VISIT www.CADdetails.com/info AND ENTER REFERENCE NUMBER 5017-066 - PET WASTE STATION.

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SECTION

3 TO 4 INCHES (3/8" TO 1/4") OF STABILIZED DECOMPOSED GRANITE OR CRUSHED STONE WITH STABILIZER

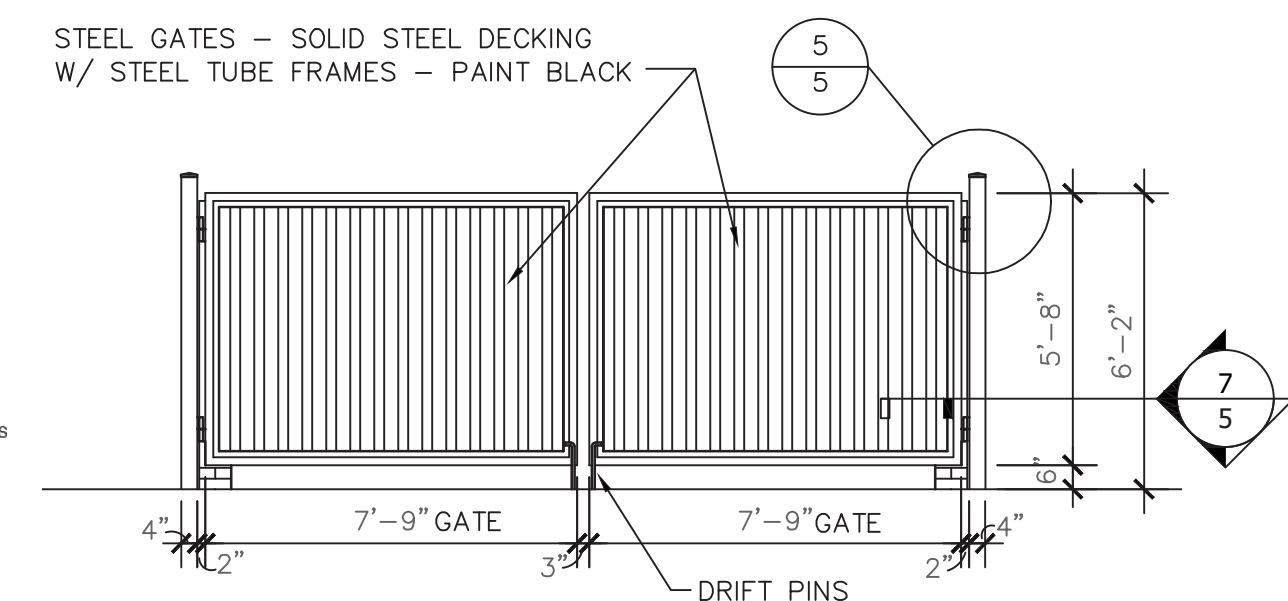
2 TO 3 INCHES OF YOUR STATE'S APPROVED DOT BASE COURSE

COMPACTED SUBGRADE

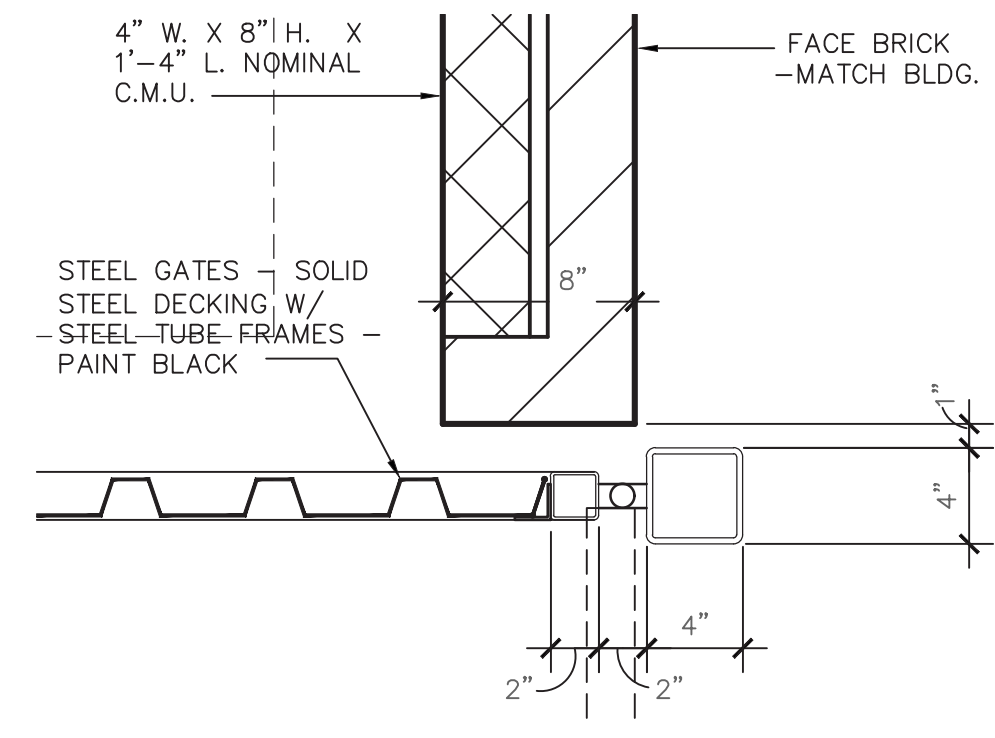
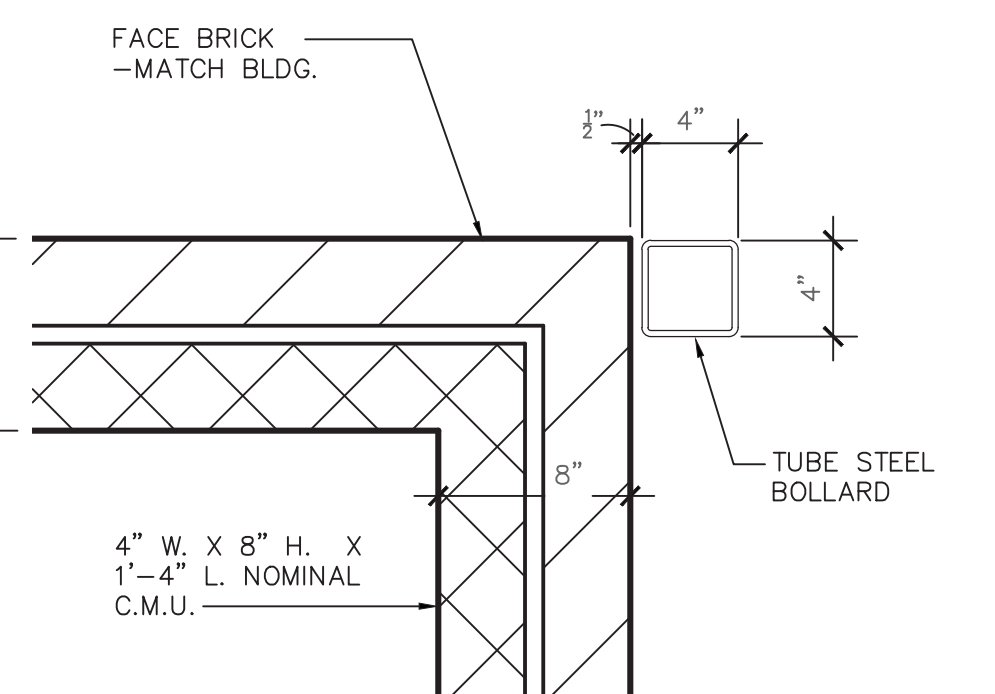
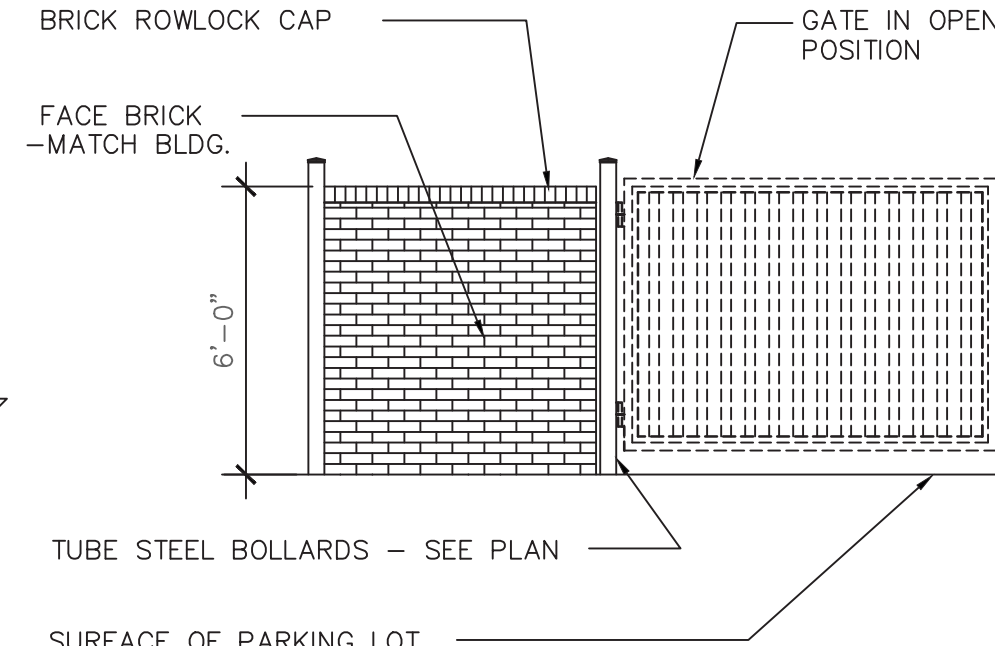
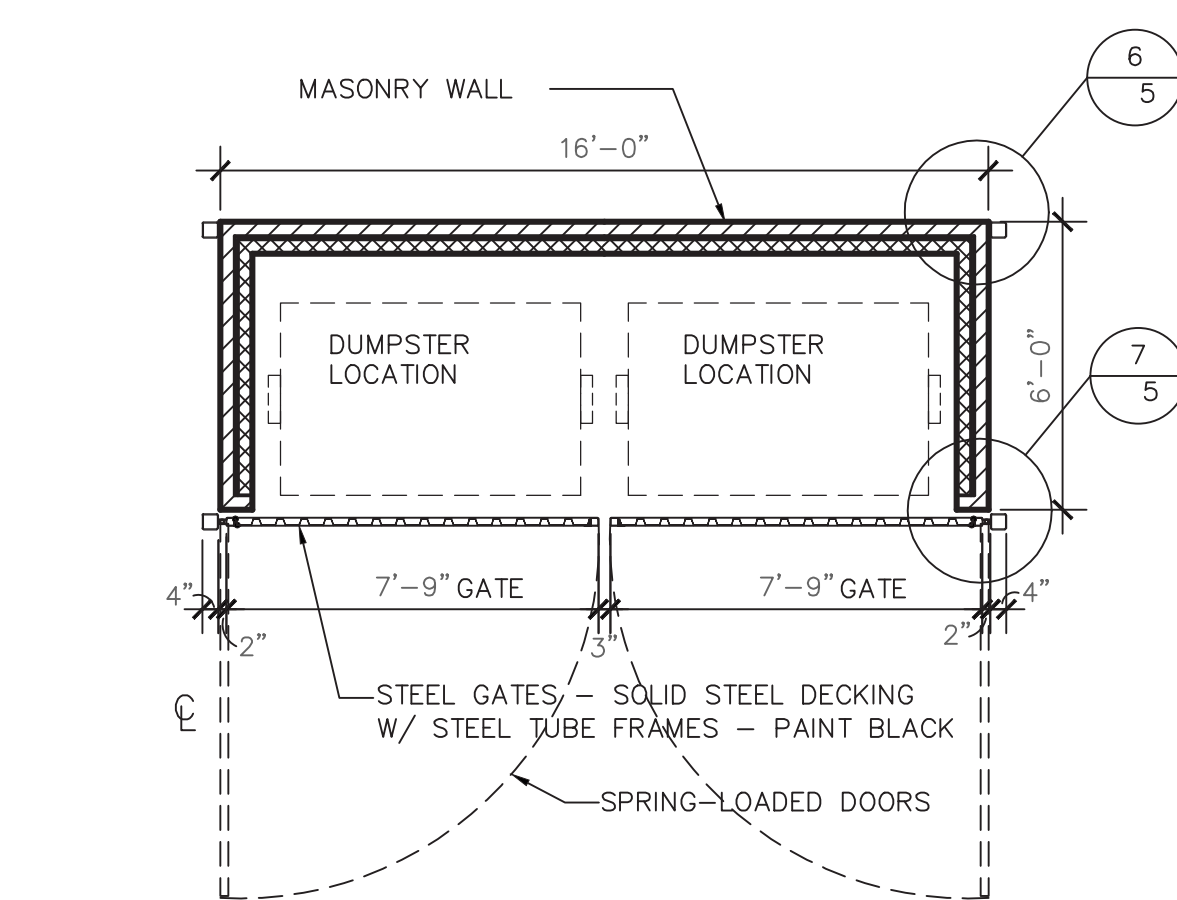
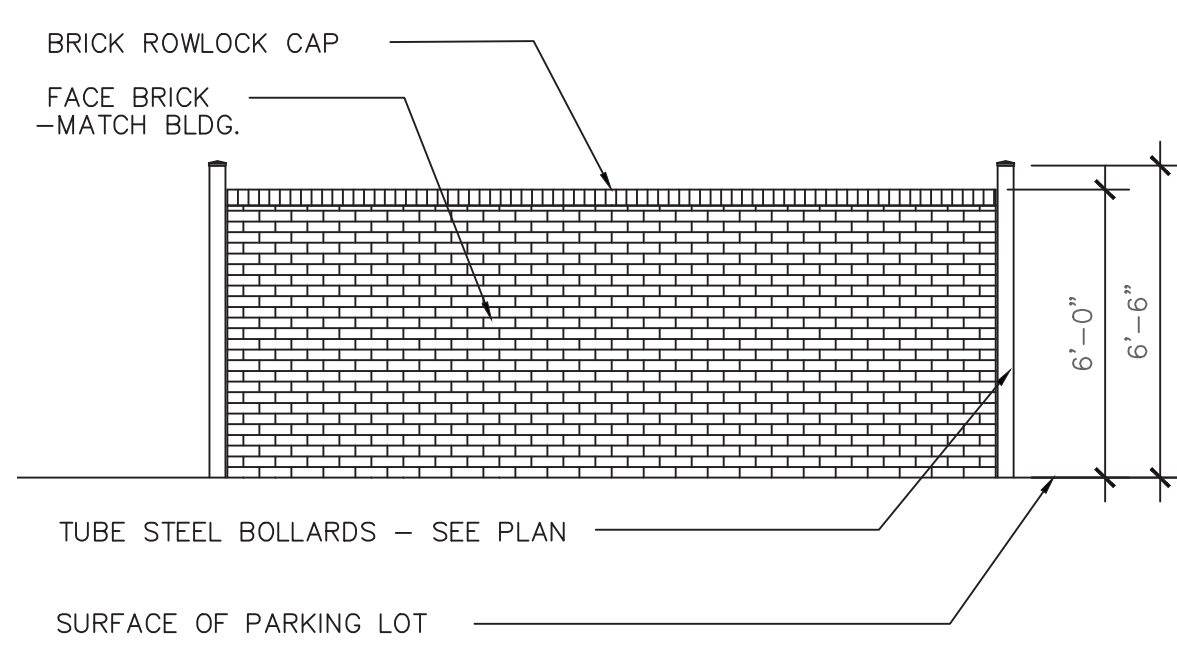
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O STABILIZED DECOMPOSED GRANITE
PEDESTRIAN ACCESS DETAIL

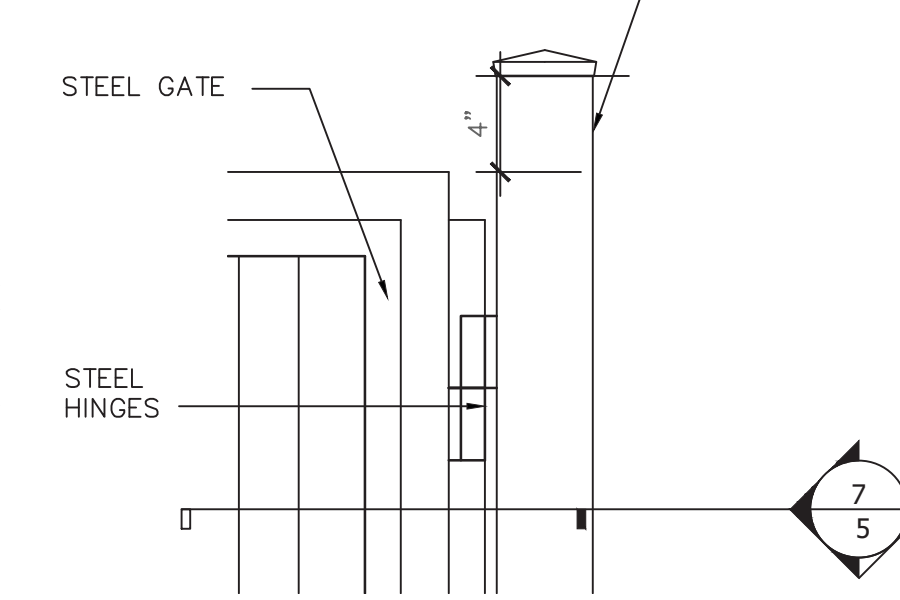
DECOMPOSED GRANITE PATHWAY



TRASH ENCLOSURE STEEL GATES



TRASH ENCLOSURE DETAIL



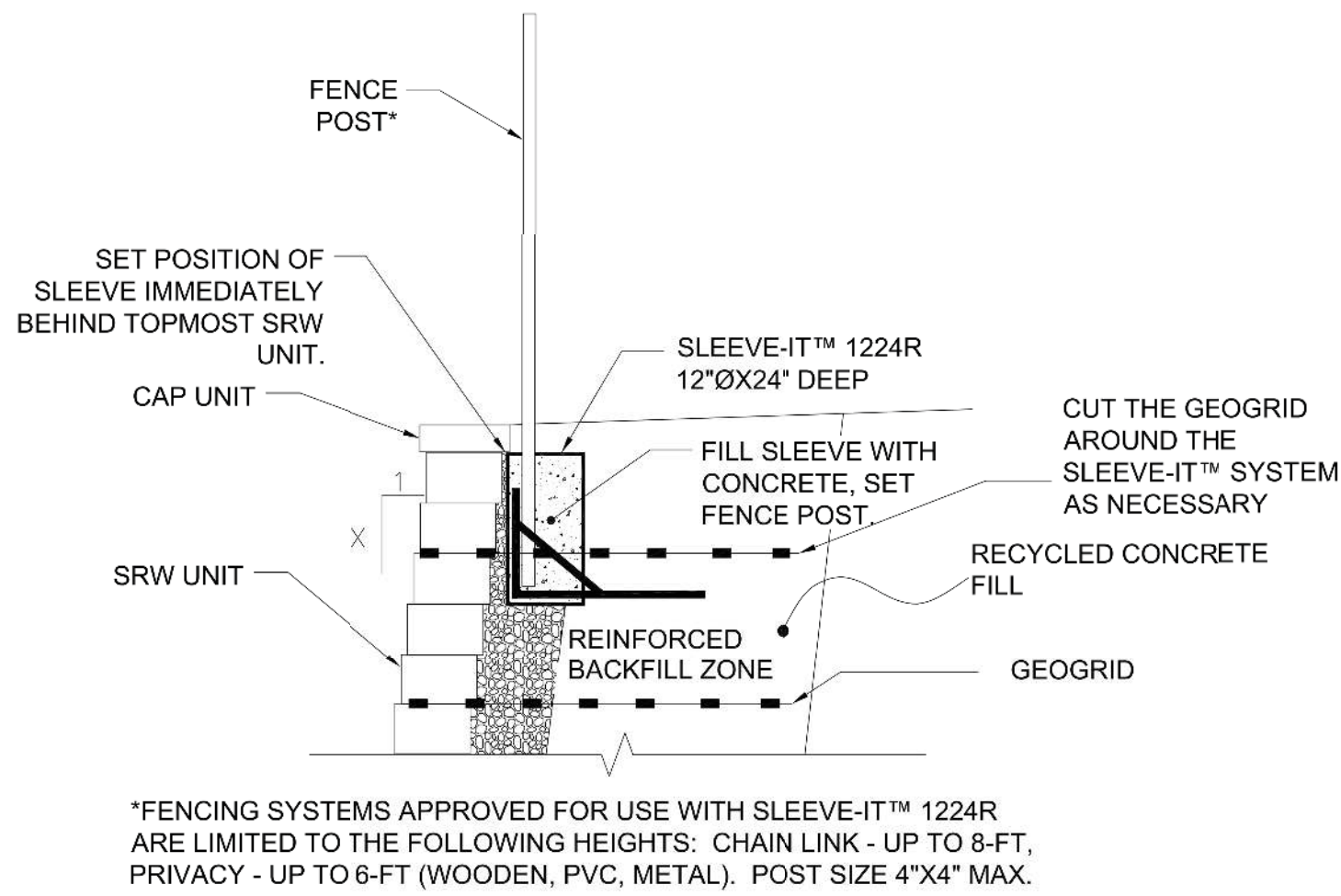
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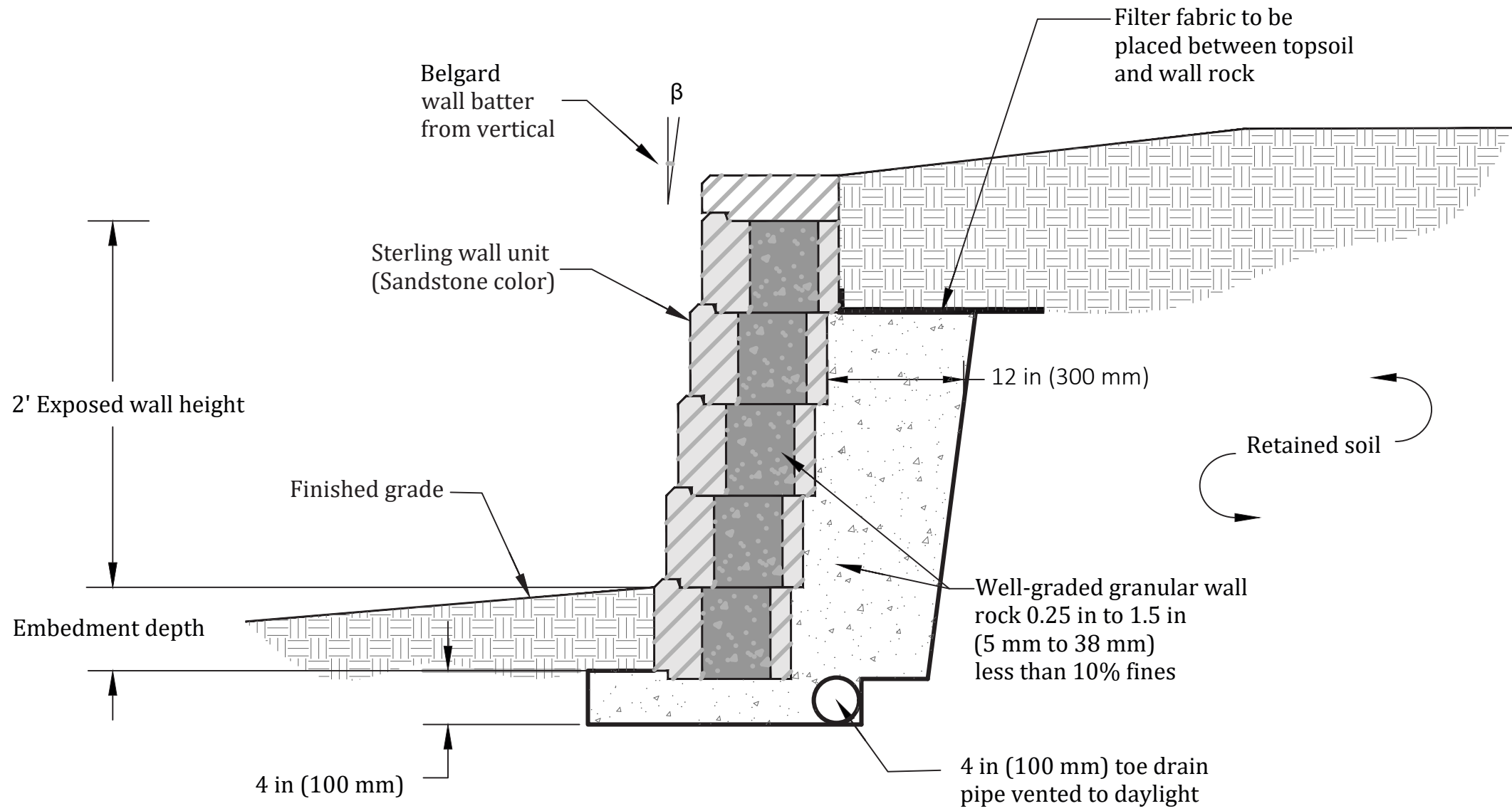
SITE PLAN		LANDSCAPE NOTES & DETAILS	
DATE	DESCRIPTION	DATE	DESCRIPTION
09.03.2021	1ST SITE PLAN AMENDMENT SUBMITTAL	09.03.2021	1ST SITE PLAN AMENDMENT SUBMITTAL
11.04.2021	2ND SITE PLAN AMENDMENT SUBMITTAL	11.04.2021	2ND SITE PLAN AMENDMENT SUBMITTAL
12.15.2021	3RD SITE PLAN AMENDMENT SUBMITTAL	12.15.2021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

LD-2 (8 OF 13)



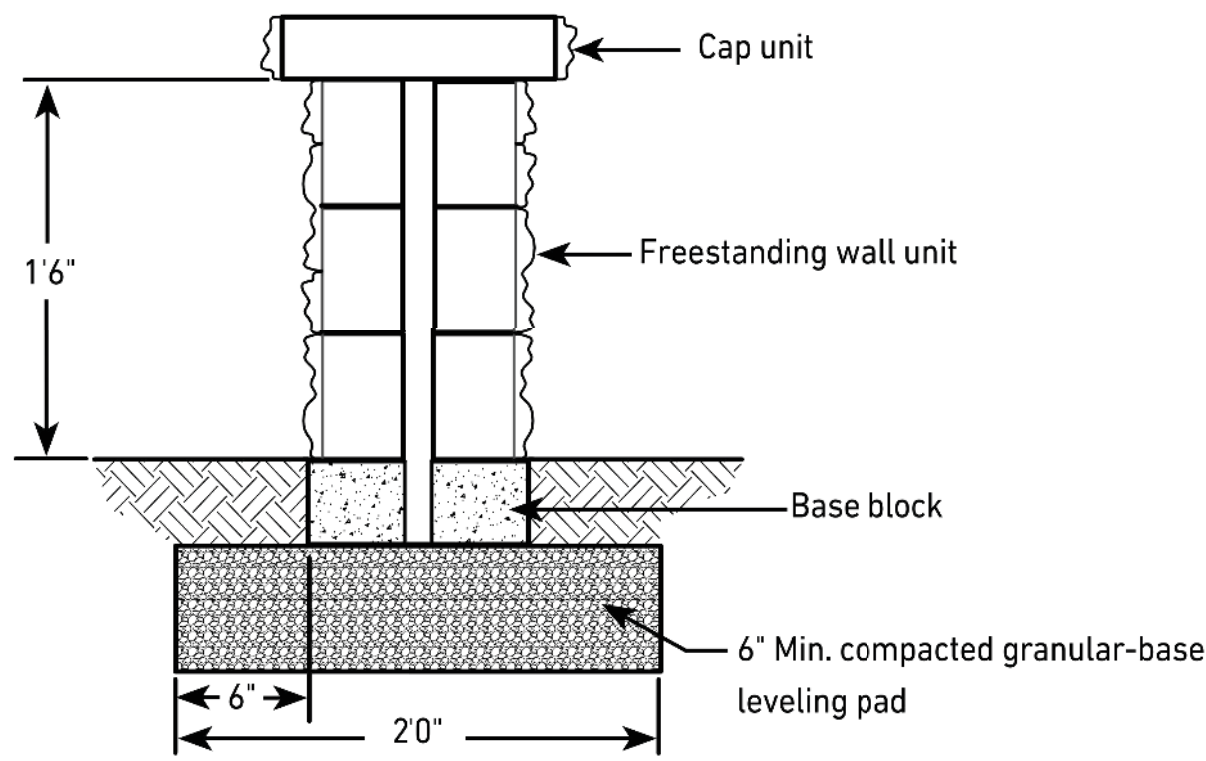
DETAIL OF FENCE POST INSTALLATION USING SLEEVE-IT™ 1224R
N.T.S.

Q MSE WALL FENCE - BLACK WROUGHT IRON FENCE



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

R



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

S

NOT FOR CONSTRUCTION

DATE	DESCRIPTION	SITE PLAN	1900 SOUTH CHAMBERS COMMUNITY LOT 1 AURORA, COLORADO	JOB NO. 21.048
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			
-	-			
-	-			
LD-3 (9 OF 13)		LANDSCAPE NOTES & DETAILS		

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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 = 3,361 S.F.

TOTAL = 6,895 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.

1900 SOUTH CHAMBERS COMMUNITY LOT 1 SITE PLAN

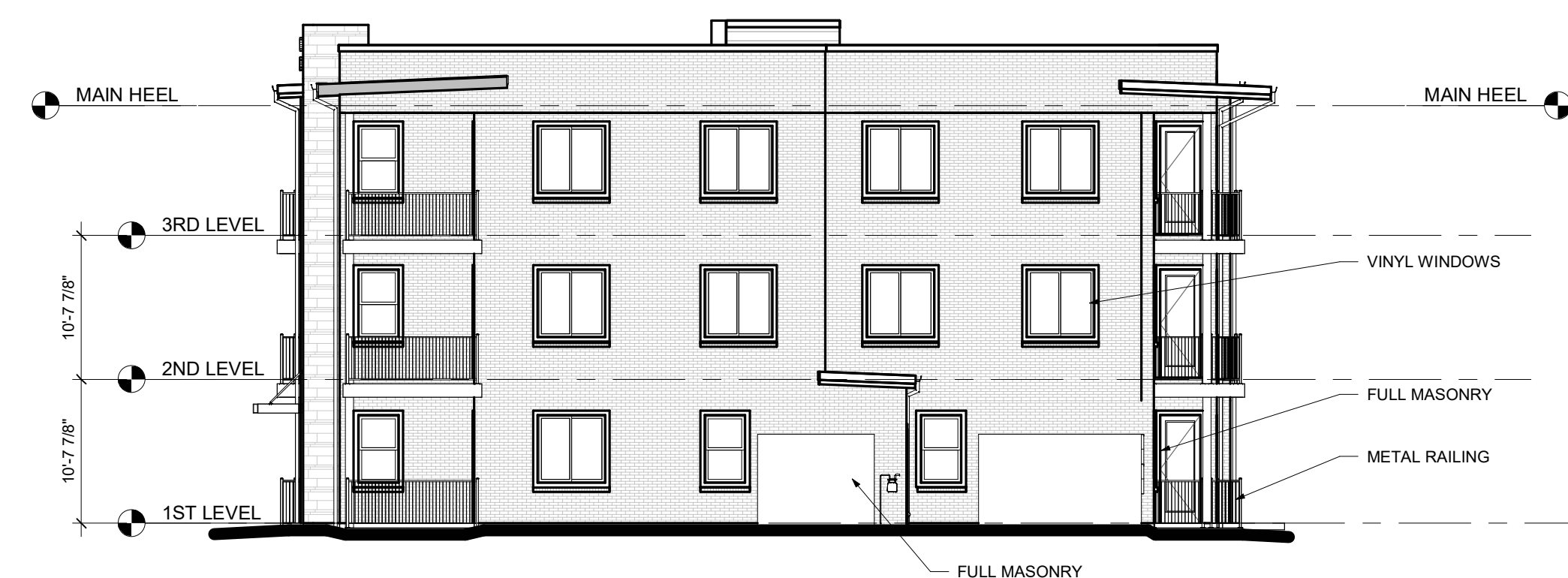
A SUBDIVISION OF A PART OF THE SOUTHWEST ONE-QUARTER OF SECTION 20,
TOWNSHIP 4 SOUTH, RANGE 66 WEST, OF THE 6TH PRINCIPAL MERIDIAN
CITY OF AURORA, COUNTY OF ARAPAHOE, STATE OF COLORADO

LIFE SAFETY KEY

☒ KNOX BOX
LOCATION



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



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

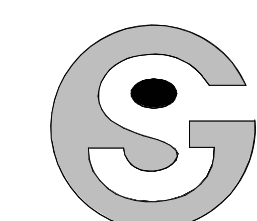


2 NORTH ELEVATION
3/32" = 1'-0"

FACADE DESIGN REQUIREMENTS PER AURORA BUILDING DESIGN STANDARDS TABLE 4.4-8			
BUILDING FACE	PRIMARY FACADE (WEST)	SECONDARY FACADE (N/S)	MINOR FACADE (EAST)
MASING (REQ)	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	
MATLS	2	2	1
CHANGE IN MATERIAL	X	X	X
USE OF MASONRY (MIN 40% OF FACADE)	X	X	X
HUMAN SCALE	3	2	1
ENTRY DEFINITION	X	X	X
BALCONIES	X	X	X
AWINGS OR SHUTTERS	X		



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



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1900 SOUTH CHAMBERS COMMUNITY LOT 1 AURORA, COLORADO

SITE PLAN

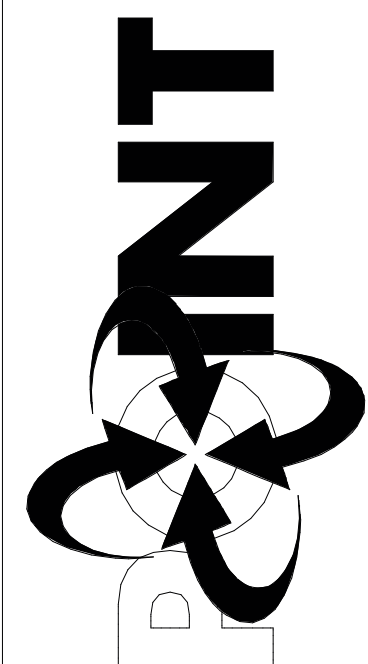
DESCRIPTION
1ST SITE PLAN AMENDMENT SUBMITTAL
2ND SITE PLAN AMENDMENT SUBMITTAL
3RD SITE PLAN AMENDMENT SUBMITTAL
4TH SITE PLAN AMENDMENT SUBMITTAL

DATE
09.03.2021
11.04.2021
12.15.2021
02.07.2022

BUILDING ELEVATIONS

SHEET 10 OF 13

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MASONRY PERCENTAGES

AURORA DESIGN STANDARDS REQUIREMENTS FOR MASONRY:
MULTI-FAMILY RESIDENTIAL

- 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 = 147 S.F.
TOTAL = 299 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.

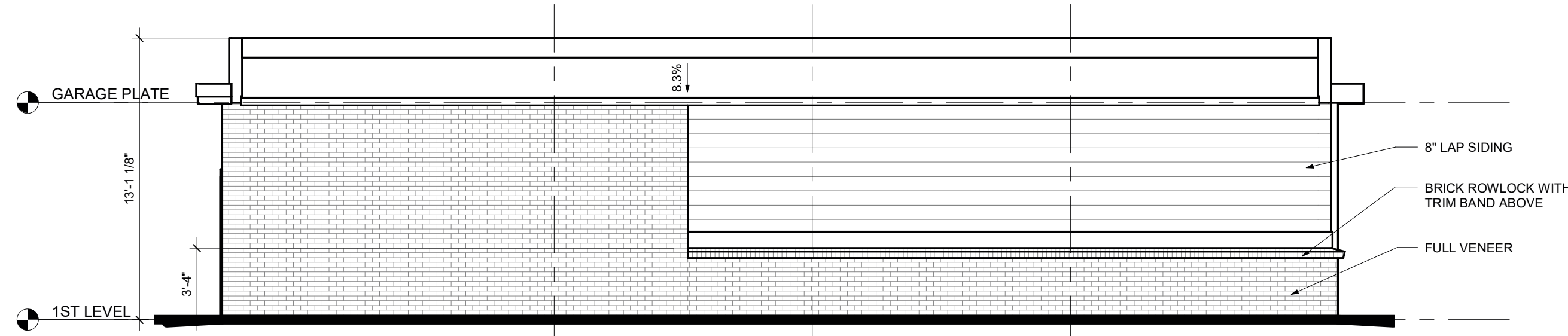
6-BAY GARAGE PROVIDED MASONRY:

FRONT ELEVATION:
MASONRY = 169 S.F.
SIDING = 315 S.F.
GARAGE = 434 S.F.
TOTAL = 918 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.

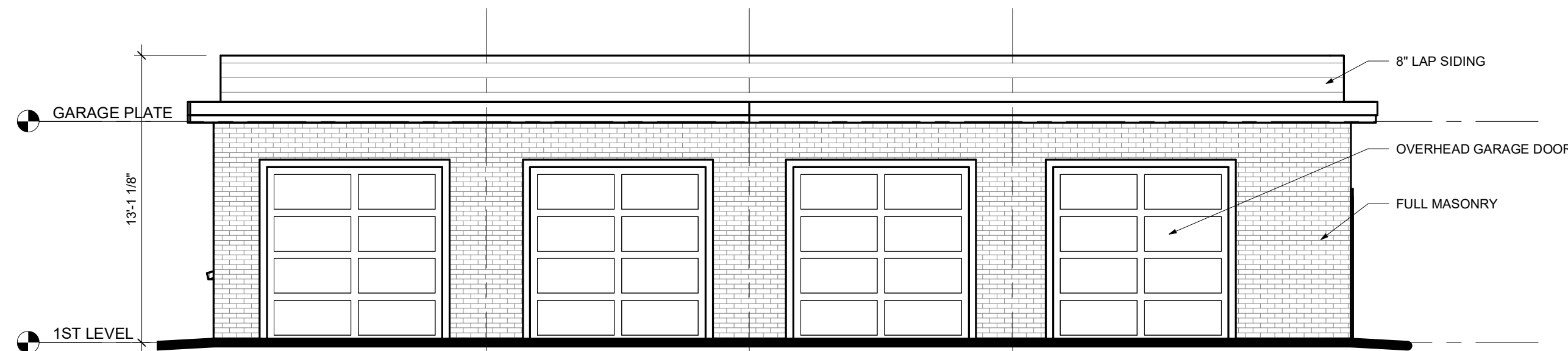
TOTAL BUILDING
MASONRY = 979 S.F. = **43.3%**
SIDING = 844 S.F. = **37.4%**
GARAGE = 434 S.F. = **19.2%**
TOTAL = 2,257 S.F.

1900 SOUTH CHAMBERS COMMUNITY LOT 1 SITE PLAN

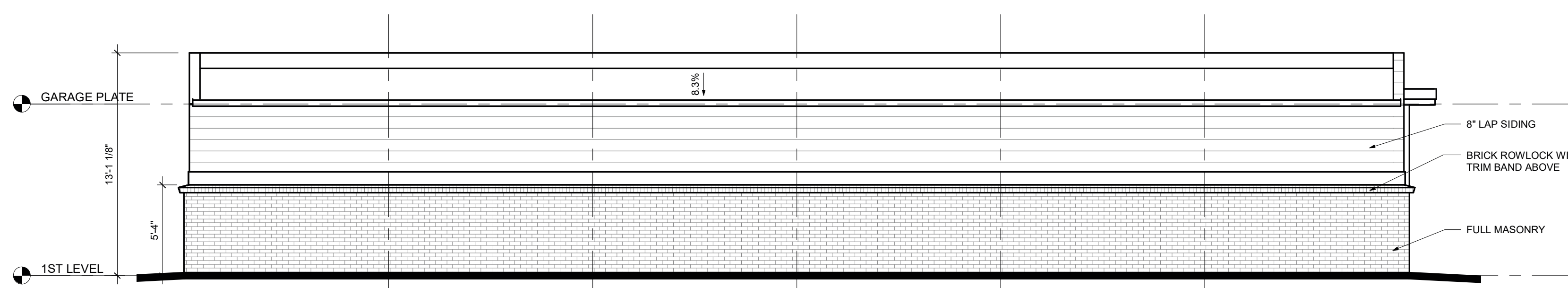
A SUBDIVISION OF A PART OF THE SOUTHWEST ONE-QUARTER OF SECTION 20,
TOWNSHIP 4 SOUTH, RANGE 66 WEST, OF THE 6TH PRINCIPAL MERIDIAN
CITY OF AURORA, COUNTY OF ARAPAHOE, STATE OF COLORADO



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



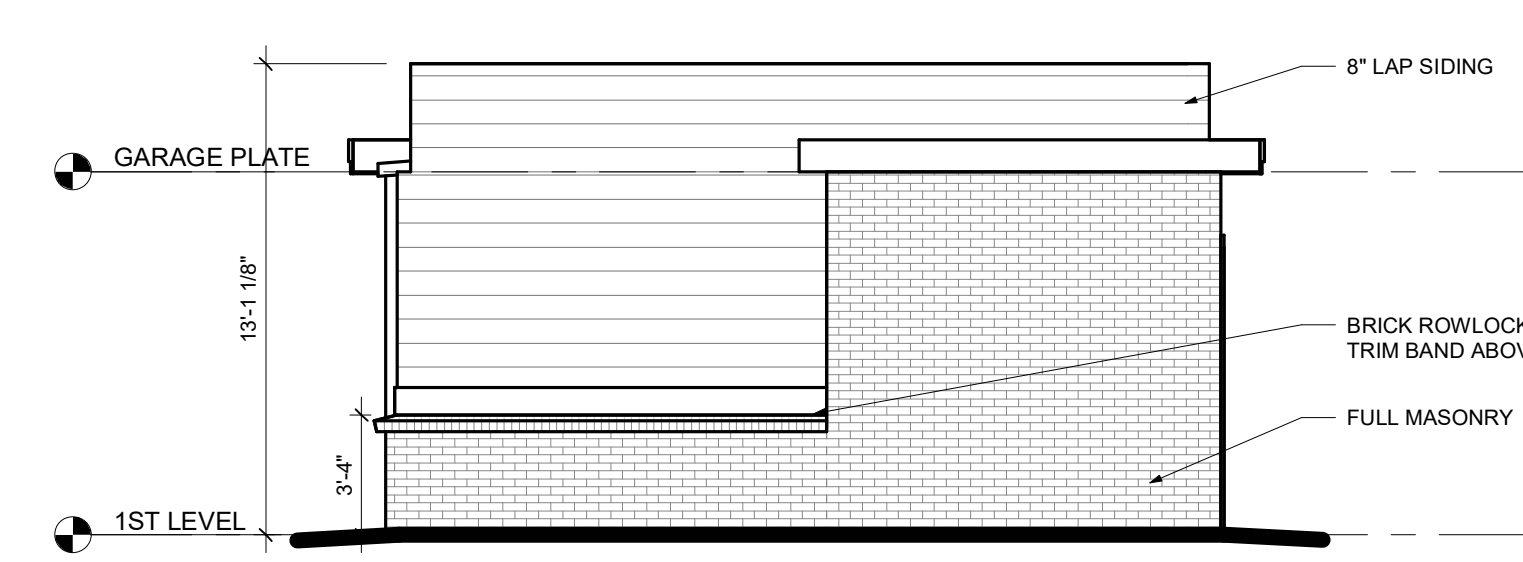
6 4-BAY GARAGE FRONT ELEVATION
3/16" = 1'-0"



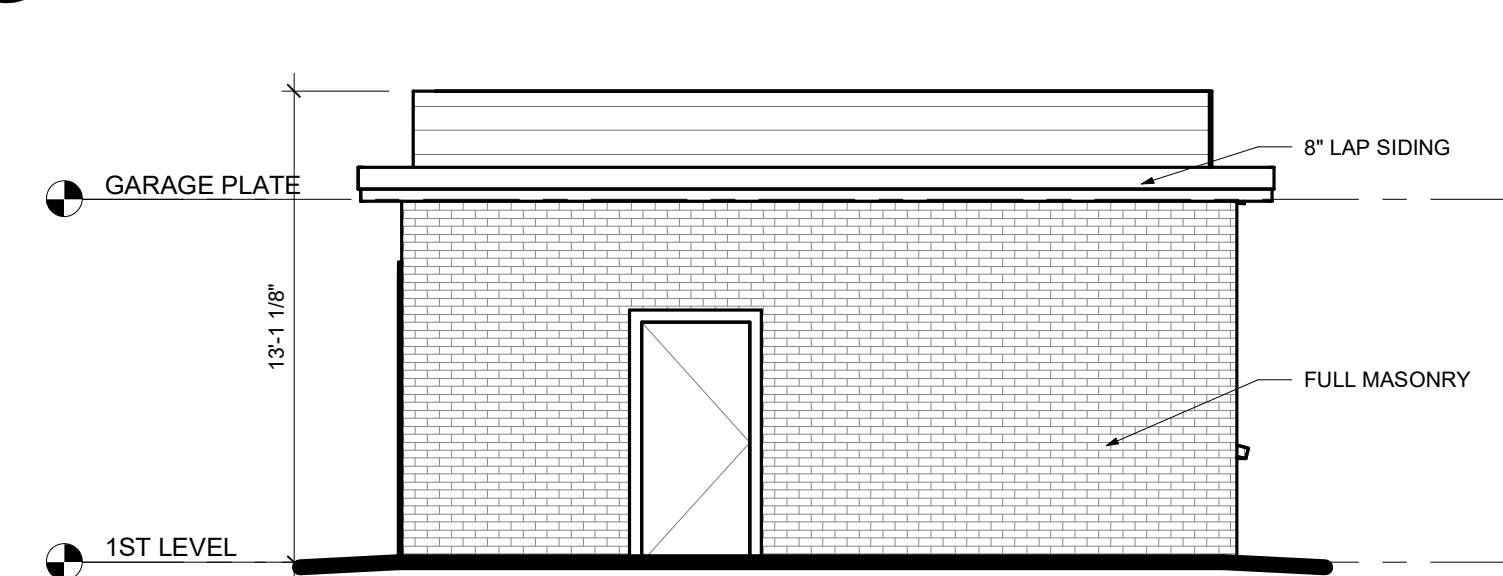
4 6-BAY GARAGE REAR ELEVATION
3/16" = 1'-0"



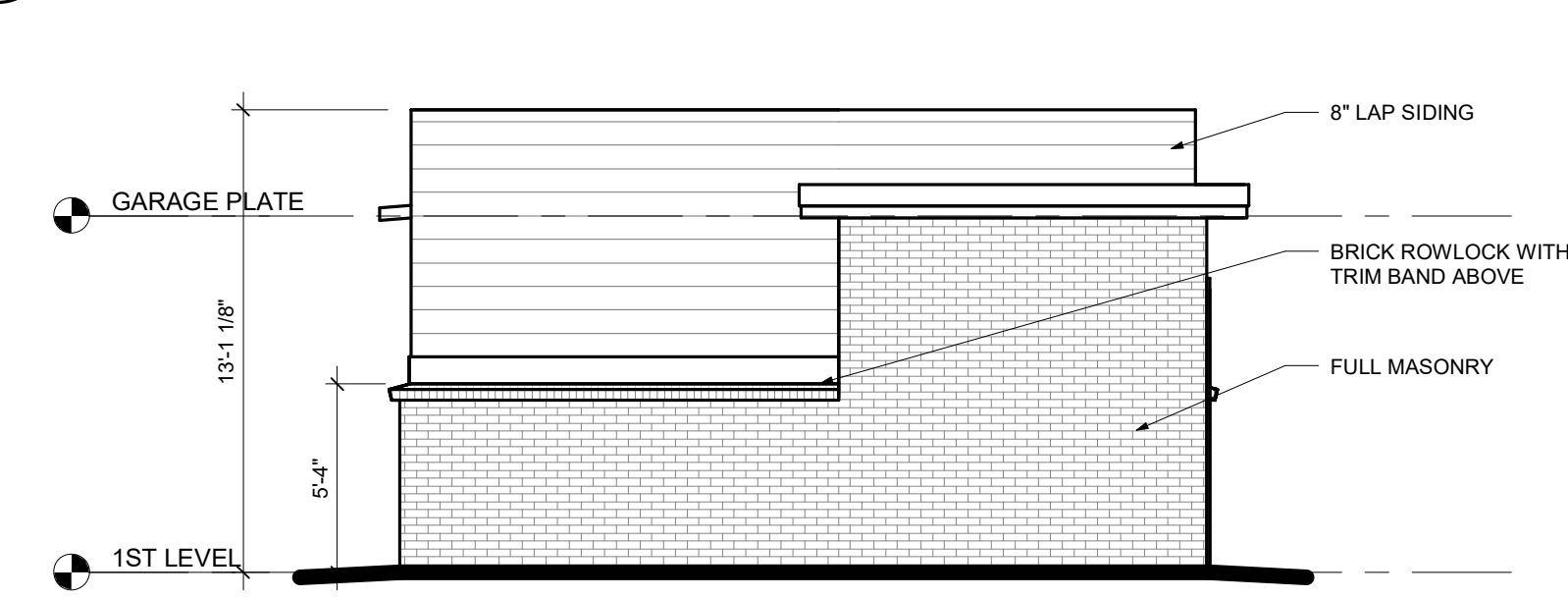
2 6-BAY GARAGE FRONT ELEVATION
3/16" = 1'-0"



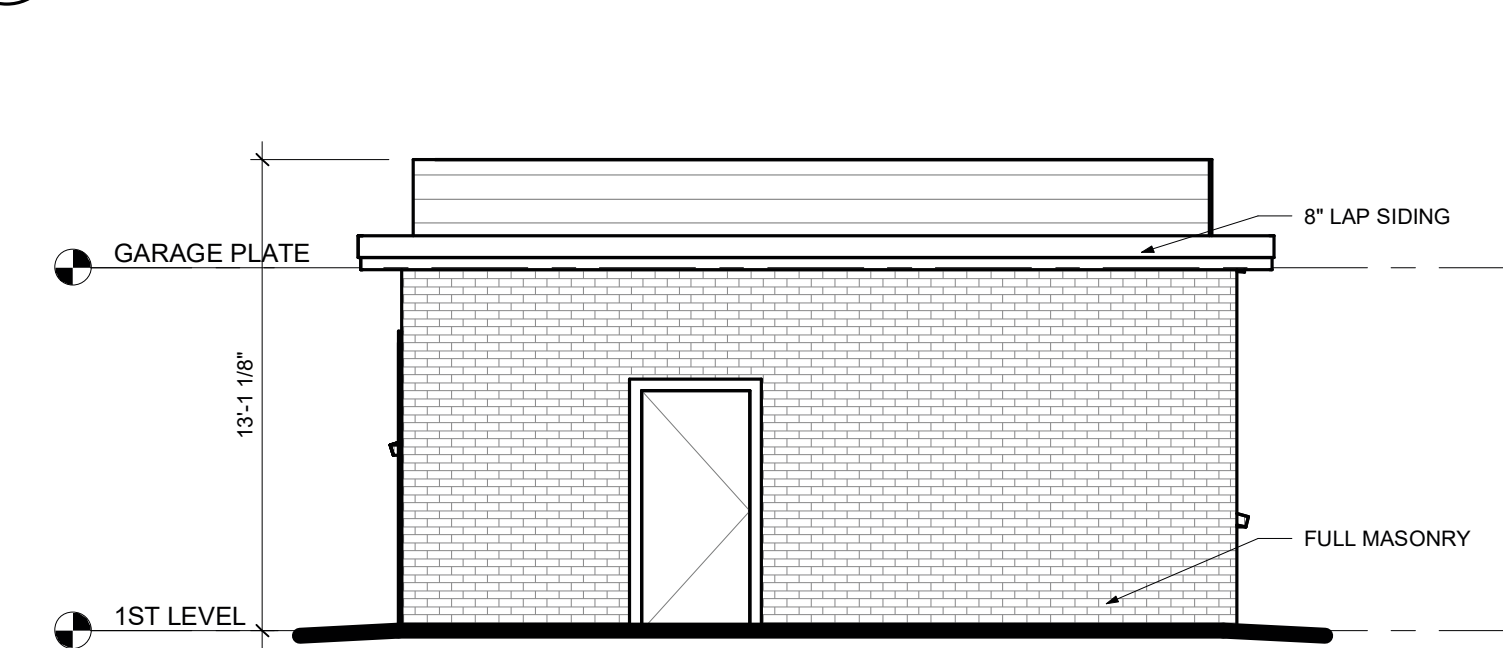
7 4-BAY GARAGE LEFT ELEVATION
3/16" = 1'-0"



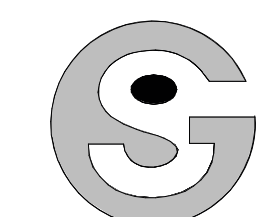
5 4-BAY GARAGE RIGHT ELEVATION
3/16" = 1'-0"



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

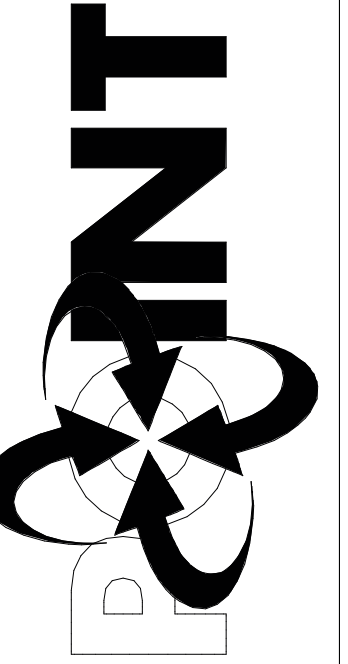


1 6-BAY GARAGE RIGHT ELEVATION
3/16" = 1'-0"



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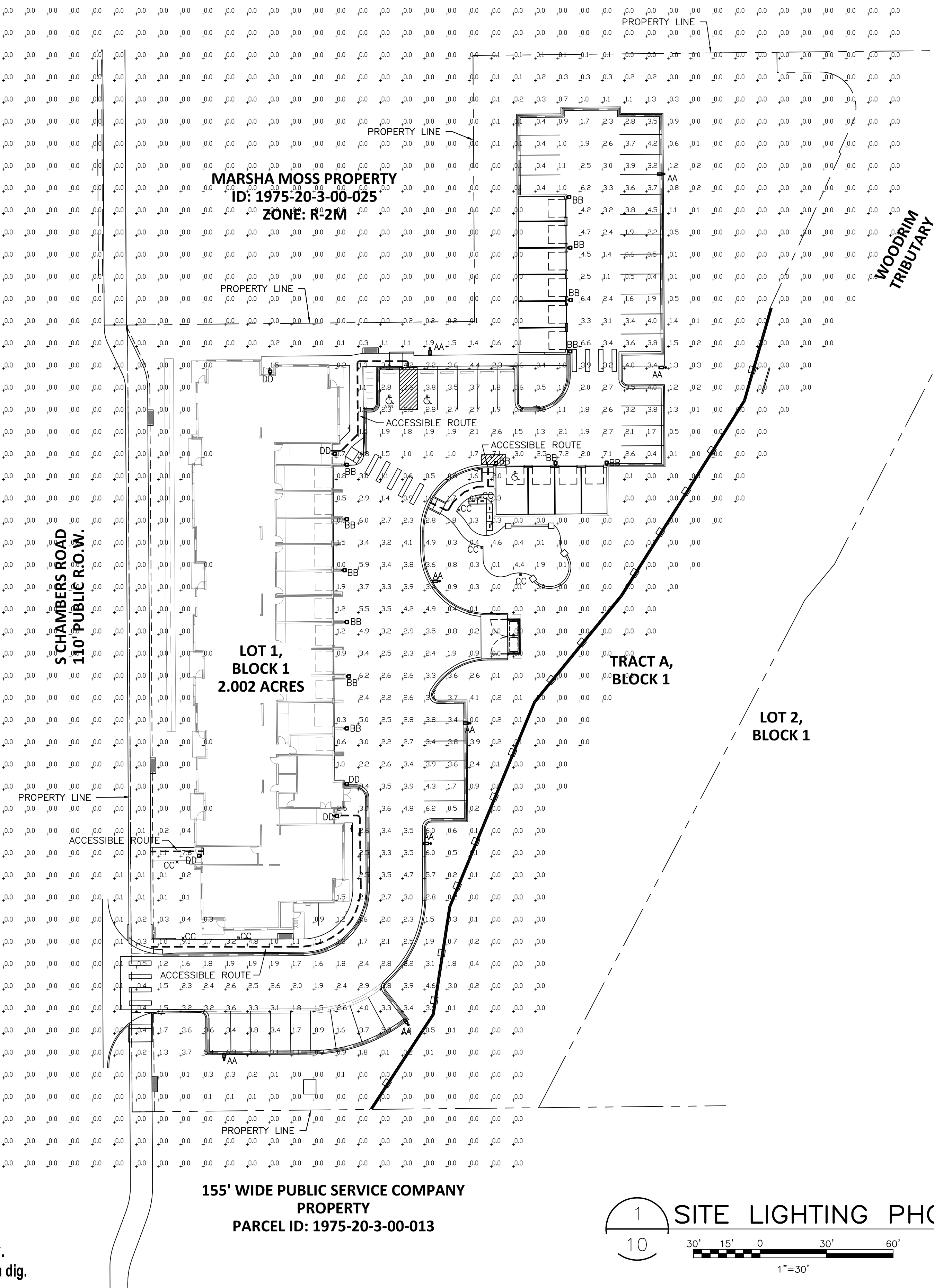
SITE PLAN
1900 SOUTH CHAMBERS
COMMUNITY LOT 1
AURORA, COLORADO
JOB NO. 21.048

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

SHEET 11 OF 13

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



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SITE PLAN
1900 SOUTH CHAMBERS

LOT 1

AURORA, COLORADO

JOB NO. 21.048

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
10.04.2021
12.15.2021
02.02.2022

12 OF 13



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Project # 21104



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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

FIXTURE TYPE "AA"

FIXTURE TYPE "BB"

FIXTURE TYPE "CC"

FIXTURE TYPE "DD"

Project	Catalog #	Type
Prepared by	Notes	Date



Streetworks GLAN Galleon II

Area / Site Luminaire

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

Interactive Menu

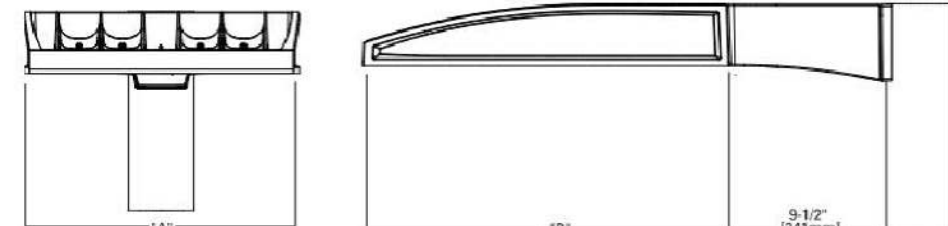
- Ordering Information page 2
- Mounting Details page 1
- Optical Distributions page 1
- Product Specifications page 1
- Energy and Performance Data page 1
- Control Options page 1

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 QM Arm	EPG with Standard or QM Arm
1-4	16"	22"	29 lb	0.95
5-6	22"	22"	39 lb	0.95
7-9	22"	28-1/8"	48 lb	1.1

NOTES:
For 200 luminaire requirements and additional for parts, see Mounting Details section.



PS000777EN page 1
June 17, 2021 10:02 AM

DESCRIPTION

The patented Lumark Crosstour™ LED Wall Pack Series of luminaires provides an architectural style with super bright, energy efficient LEDs. The low-profile, rugged die-cast aluminum construction, universal back box, stainless steel hardware along with a sealed and gasketed optical compartment make the Crosstour impervious to contaminants. The Crosstour wall luminaire is ideal for wall surface, inverted mount for landscape lighting, illumination, post bollard, site lighting, floodlight and low level pathway illumination including stairs. Typical applications include building entrances, multi-use facilities, apartment buildings, institutions, schools, stairways and loading docks test.

SPECIFICATION FEATURES

Construction
38mm, low-profile LED design with rugged one-piece, die-cast aluminum hinged removable door and back box. Matching housing styles incorporate both a small and medium design. The small housing is available in 12W, 18W and 20W. The medium housing is available in the 30W model. Patented secure lock hinge feature allows for safe and easy toolless electrical connections with the supplied push-in connectors. Back box includes three 1/2-inch, NPT threaded conduit entry points. The universal back box supports both the small and medium forms and mounts to standard 1/2" to 4" round and octagonal, 4" square, single gang and masonry junction boxes. Key hole gasket allows for adaptation to junction box or wall. External fin design extracts heat from the fixture surface. One-piece silicone gasket seals door and back box. Minimum 1" wide pole for site lighting application. Not recommended for car wash applications.

Optical
5-zone sealed optical LED chamber incorporates a custom engineered mirrored anodized reflector providing high-efficiency illumination. Optical assembly includes impact-resistant tempered glass and meets IESNA requirements for full cutoff compliance. Available in seven lumen packages: 5000K, 4000K and 3000K CCT.

Electrical
LED driver is mounted to the die-cast housing for optimal heat sinking. LED thermal management system incorporates both conduction and natural convection to transfer heat rapidly away from the LED source. 12W, 18W, 20W and 30W series operate in -40°C to 40°C (-40°F to 104°F). High ambient 50°C models available. Crosstour luminaires maintain greater than 80% of initial light output after 72,000 hours of operation. Three 1/2-inch NPT threaded conduit entry points allow for through-branch wiring. Back box is an authorized

Catalog #	Type
Project	
Comments	
Prepared by	Date

Lumark



**XTOR
CROSSTOUR LED**

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



CERTIFICATION DATA
Full Size Approved Flood Mount, Full Mount, and 200K CCT only
ULCUL: Wet Location Listed
UL979 / I-MSP Compliant
FMS Compliant
ADA Compliant
NSF Compliant Model
IP68 Ingress Protection Rated
100% 24 Compliant
Design Lights Consortium / Qualified

TECHNICAL DATA
80°C Maximum Ambient Temperature
External Supply Wiring 50°C Minimum

SHIPPING DATA:
Approximate Net Weight:
5.7" = 12.5 lbs. (1.7 = 3.4 kg.)

T0534613EN

March 12, 2020 9:33 AM



*www.designlighting.org

Project	Catalog #	Type
Prepared by	Notes	Date



McGraw-Edison BRT6 Bollard

Round LED Pedestrian Luminaire

Typical Applications
Outdoor • Walkway • Perimeter • Landscapes • Hardscapes

Interactive Menu

- Ordering Information page 2
- Product Specifications page 1
- Optical Distributions page 1
- Energy and Performance Data page 1

Product Certifications

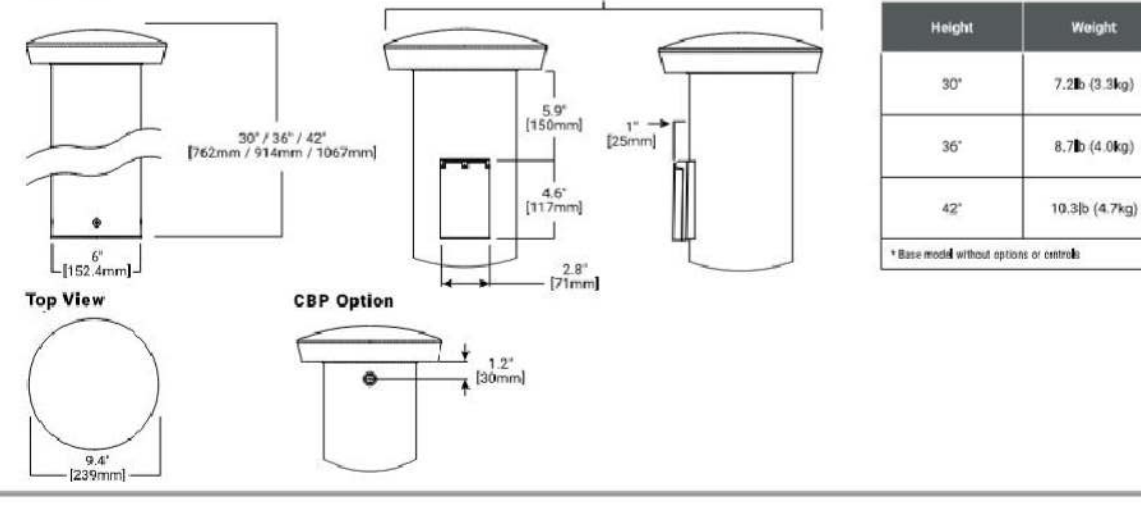


Quick Facts

- 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

Side View



Height	Weight
30"	7.3lb (3.3kg)
36"	8.1lb (3.6kg)
42"	10.3lb (4.7kg)

*You must select option or none.



PS00048871 page 1
June 17, 2021 1:09 AM



ELED Architectural Outdoor LED Light

DATE	COMMENTS
PROJECT	

FEATURES

- Architecturally appealing wet location LED light for indoor and outdoor applications
- Suitable for NEMA 4X applications
- Cold Weather Option makes the ELED ideal for outdoor applications to -4°F
- Self Test / Self Diagnostic circuit comes standard reducing manual testing obligations
- Brief self tests of lamp, battery, and electronic circuitry automatically run every 28 days
- Extended, 30-minute emergency duration tests automatically run every 28 days
- External test switch for manual diagnostic testing
- PhotoCell activation for nighttime/security lighting or switch controlled for normal lighting comes standard on both AC and EM models
- 5000K color temperature
- 11 watt high output LED module for superior illumination providing 1050 lumens and 50,000 hour lamp life
- UL listed 90 minute run-time
- Self-compensating solid state Constant Current Charger provides extended float life and rapid recharge
- Brownout detection ensures emergency illumination during periods of low line voltage
- Premium long-life high temperature Nickel Cadmium battery
- Integral push-to-test switch with easily visible bi-color LED diagnostic indicator
- Gasket sealed to suit universal junction boxes
- Conduit entry on top of unit
- 120/277 VAC field-selectable inputs
- Available as an AC only fixture



ORDERING INFORMATION ELED-AC-BZ-MB

1. SERIES	2. OPERATION	3. FRAME COLOR	4. MOUNTING	5. OPTIONS
ELED	AC: AC Only EM: Ni-Cad Battery Backup	BZ: Bronze Frame WH: White Frame	MB: Back Mount	BLANK = NO OPTION HX: Internal Heater (120/277 VAC) (EM Only)

ACCESSORIES; ORDER SEPARATELY

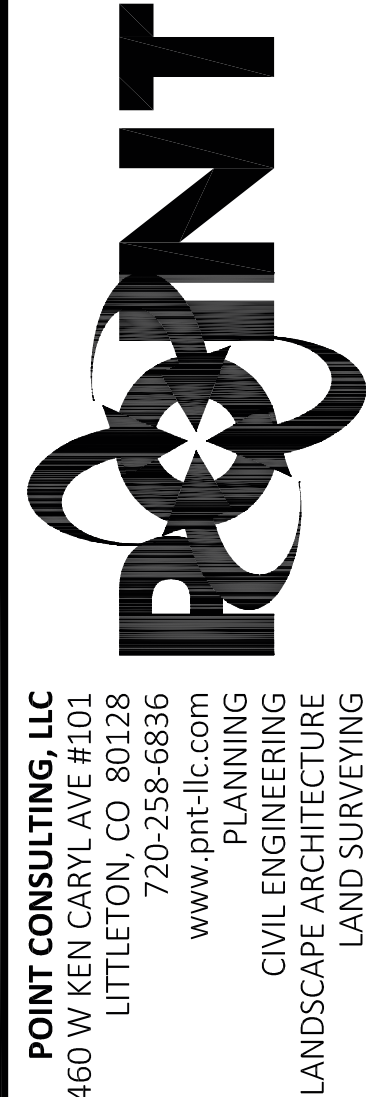
- WG 2 = Wire guard 14.0" X 10.0" X 4.5"

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ISOLITE WEST • 800.799.5348 • 8563 MARLEO SUITE M, SAN LUIS OBISPO, CA 95061

SPECIFICATIONS AND DETAILS ARE SUBJECT TO CHANGE WITHOUT NOTICE.
CONTACT ISOLITE FOR UP TO DATE DETAILS.



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Ph: 303.716.1270
Fax: 303.716.1272
www.givenandassociates.com
Project # 211104



SITE PLAN
1900 SOUTH CHAMBERS
LOT 1
AURORA, COLORADO
JOB NO. 21.048

DATE	DESCRIPTION	SITE LIGHTING CUT SHEETS AND DETAILS
09.03.2021	1ST SITE PLAN AMENDMENT SUBMITTAL	
10.04.2021	2ND SITE PLAN AMENDMENT SUBMITTAL	
12.15.2021	3RD SITE PLAN AMENDMENT SUBMITTAL	
02.02.2022	4TH SITE PLAN AMENDMENT SUBMITTAL	