

3411 FAIRPLAY

SITE PLAN

A PORTION OF LOT 2, SPINNAKER SUBDIVISION FILING NO. 2
LOCATED IN THE SOUTHEAST QUARTER OF SECTION 31, TOWNSHIP 4 SOUTH, RANGE 66 WEST
OF THE 6TH PRINCIPAL MERIDIAN, CITY OF AURORA, COUNTY OF ARAPAHOE, STATE OF COLORADO

Can be made 24" x 36" for Arapahoe County

Revised to be 24" x 36"

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

Comment noted

Provide a 1"x3" rectangle area in the upper right corner of the cover sheet for Arapahoe County Clerk & Recorder Sticker.

Language has been revised to match plat basis of bearing.

Turn off autocad

Once comments are completed I will gladly turn off autocad.

Match the subdivision plat description.

Language has been revised to match plat description.

LEGAL DESCRIPTION

PER LAND TITLE GUARANTEE COMPANY COMMITMENT NO. ABJ70709181, WITH AN EFFECTIVE DATE OF FEBRUARY 12, 2021 AT 5:00 P.M.

A PARCEL OF LAND BEING A PORTION OF LOT 2 OF SPINNAKER SUBDIVISION FILING NO. 2, LOCATED IN THE SOUTHEAST QUARTER OF SECTION 31, TOWNSHIP 4 SOUTH, RANGE 66 WEST OF THE 6TH PRINCIPAL MERIDIAN, CITY OF AURORA, COUNTY OF ARAPAHOE, STATE OF COLORADO, BEING MORE PARTICULARLY DESCRIBED AS FOLLOWS:

BEGINNING AT THE NORTHWEST CORNER OF SAID LOT 2;
THENCE SOUTH 89°57'15" EAST, ALONG THE NORTH LINE OF SAID LOT 2, A DISTANCE OF 136.11 FEET TO A POINT ON THE WEST LINE OF LOT 1 OF SAID SPINNAKER SUBDIVISION;
THENCE SOUTH 00°09'29" WEST, ALONG SAID WEST LINE, A DISTANCE OF 191.00 FEET TO A POINT ON THE SOUTH LINE OF SAID LOT 1;
THENCE SOUTH 89°57'15" EAST, ALONG SAID SOUTH LINE, A DISTANCE OF 178.17 FEET TO A POINT ON THE EAST LINE OF SAID LOT 2 OF SPINNAKER SUBDIVISION;
THENCE SOUTH 00°08'29" WEST, ALONG SAID EAST LINE, A DISTANCE OF 48.00 FEET TO A POINT;
THENCE RUNNING THROUGH SAID LOT 2, THE FOLLOWING FIVE (5) COURSES:
1. NORTH 89°57'15" WEST, A DISTANCE OF 19.08 FEET TO A POINT;
2. NORTH 00°02'45" EAST, A DISTANCE OF 19.67 FEET TO A POINT;
3. SOUTH 90°00'00" WEST, A DISTANCE OF 136.00 FEET TO A POINT;
4. SOUTH 00°02'45" WEST, A DISTANCE OF 19.60 FEET TO A POINT;
5. NORTH 89°56'23" WEST, A DISTANCE OF 159.20 FEET TO A POINT ON THE WEST LINE OF SAID LOT 2;
THENCE NORTH 00°08'29" EAST, ALONG SAID WEST LINE, A DISTANCE OF 239.00 FEET TO THE POINT OF BEGINNING,
COUNTY OF ARAPAHOE, STATE OF COLORADO.

BASIS OF BEARINGS

38-52-106. Colorado coordinate system - use of term. The use of the term "Colorado 1983 north zone, central zone, or south zone" or "Colorado coordinate system of 1983 north zone, central zone, or south zone" on **any map**, report of survey, or other document shall be limited to the Colorado coordinate systems as defined in this article. **Such map, report, or document shall include a statement describing the standard of accuracy, as defined by the national ocean survey/national geodetic survey, maintained in developing the coordinates shown therein.**

Language has been revised to match plat basis of bearing.

PROJECT CONTROL STATEMENT:

PROJECT COORDINATES ARE MODIFIED COLORADO STATE PLANE CENTRAL ZONE 83(2011) COORDINATES. PROJECT COORDINATES ARE DERIVED FROM STATE PLANE COORDINATES USING THE FOLLOWING FORMULAS:

PROJECT NORTHING = (STATE PLANE NORTHING * 1.0002869451) - 1,000,000.00
PROJECT EASTING = (STATE PLANE EASTING * 1.0002869451) - 3,000,000.00

CITY OF AURORA APPROVALS

CITY ATTORNEY: _____ DATE: _____

PLANNING DIRECTOR: _____ DATE: _____

PLANNING COMMISSION: _____ DATE: _____

CITY COUNCIL: _____ DATE: _____

ATTEST: _____ DATE: _____

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: _____

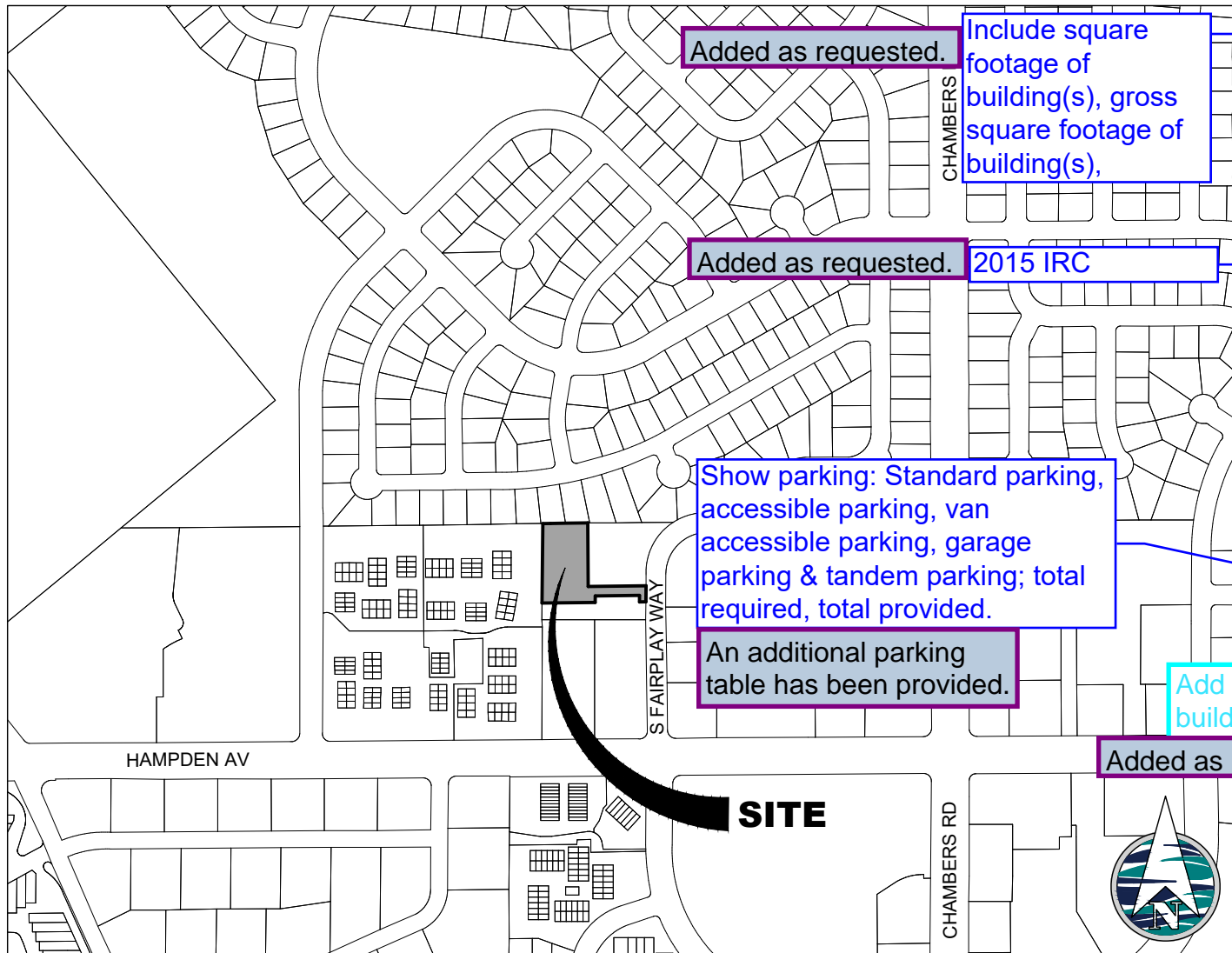
DEPUTY: _____

See note at upper right hand side of this sheet.

This recorders certificate has been relocated to the upper right hand side of the sheet with along with an addition of the 1" x 3" rectangle outlined by dots.

Add the landscape architects contact information.

Landscape contact info has been added.



VICINITY MAP

SCALE: 1" = 500'

SHEET INDEX

SHEET NUMBER	SHEET TITLE
1	COVER SHEET
2	GENERAL NOTES
3	SITE PLAN
4	GRADING AND UTILITY PLAN
5	LANDSCAPE PLAN
6	PHOTOMETRIC PLAN
7	EXTERIOR ELEVATIONS

OWNER:
TYLER JONES
PHONE: 303.371.3714

ENGINEER:
TERRA FORMA SOLUTIONS
3465 SOUTH GAYLORD COURT, A304
ENGLEWOOD, CO 80113

SURVEYOR
AZTEC CONSULTANTS, INC.
300 E MINERAL STREET, SUITE 1
LITTLETON, CO 80122
PHONE: 303.713.1898
SHAUN LEE

SITE DATA	
LAND AREA WITHIN PROPERTY LINES	0.88 AC
SINGLE-FAMILY UNITS PROPOSED	9
NUMBER OF STORIES	2
MAXIMUM HEIGHT OF BUILDINGS	30 FT
CONSTRUCTION TYPE	V-B
OCCUPANCY CLASSIFICATION	R-3 (NON-SPRINKLERED)
HARD SURFACE AREA	0.42 AC
OPEN SPACE	0.46 AC
LANDSCAPE AREA	0.11 AC
ZONING CLASIFICATION	R-3
LOT AREA	0.39 AC
TRACT AREA	0.49 AC
PUBLIC R.O.W. AREA	0.00 AC

BENCHMARK:

CITY OF AURORA BENCHMARK NUMBER 5S6606NE001 BEING A CHISELED SQUARE LOCATED ON THE NORTHWEST CORNER OF AN INLET AT THE EAST PCR ON THE SOUTHEAST CORNER OF EAST HAMPDEN AVENUE AND EAST JEFFERSON AVENUE.

NAVD88 ELEV=5711.53'

OWNERS SIGNATURES:

LEGAL DESCRIPTION: SEE THIS SHEET

THIS SITE PLAN AND ANY AMENDMENTS HERETO, UPON APPROVAL BY THE CITY OF AURORA AND RECORDING, SHALL BE BINDING UPON THE APPLICANTS THEREFORE, THIER SUCCESSORS AND ASSIGNS. THIS PLAN SHALL LIMIT AND CONTROL THE ISSUANCE AND VALIDITY OF ALL BUILDING PERMITS, AND SHALL RESTRICT AND LIMIT THE CONSTRUCTION , LOCATION, USE, OCCUPANCY AND OPERATION OF ALL LAND AND STRUCTURES WITHIN THIS PLAN TO ALL CONDITIONS, REQUIREMENTS, LOCATIONS AND LIMITATIONS SET FORTH HEREIN. ABANDONMENT, WITHDRAWAL, OR AMENDMENT OF THIS PLAN MAY BE PERMITTED ONLY UPON APPROVAL OF THE CITY OF AURORA.

IN WITNESS THEREOF, _____ HAS CAUSED THESE
(CORPORATION, COMPANY, OR INDIVIDUAL)

PRESENTS TO BE EXECUTED THIS _____ DAY OF _____, A.D. _____.

BY: _____
(PRINCIPALS OR OWNERS)

STATE OF COLORADO) SS
COUNTY OF _____)

THE FOREGOING INSTRUMENT WAS ACKNOWLEDGED BEFORE ME
THIS _____ DAY OF _____ A.D., _____

BY: _____
(PRINCIPALS OR OWNERS)

WITNESS MY HAND AND OFFICIAL SEAL

(NOTARY PUBLIC)

MY COMMISSION EXPIRES _____

NOTARY BUSINESS ADDRESS: _____



TERRA FORMA
SOLUTIONS

REVISIONS



3411 FAIRPLAY
A PORTION OF LOT 2, SPINNAKER SUBDIVISION FILING NO. 2

COVER SHEET

E HAMPDEN AVENUE AND S CHAMBERS ROAD
AURORA, COLORADO

PROJ NO: 3411 FAIRPLAY

DRAWN BY: _____

DATE : 03/01/2022

SHEET NUMBER

1 OF 7

3411 FAIRPLAY
SITE PLAN

A PORTION OF LOT 2, SPINNAKER SUBDIVISION FILING NO. 2
LOCATED IN THE SOUTHEAST QUARTER OF SECTION 31, TOWNSHIP 4 SOUTH, RANGE 66 WEST
OF THE 6TH PRINCIPAL MERIDIAN, CITY OF AURORA, COUNTY OF ARAPAHOE, STATE OF COLORADO



CITY OF AURORA REQUIRED SITE PLAN NOTES:

- 1. THE DEVELOPER, HIS SUCCESSORS AND ASSIGNS, INCLUDING THE HOMEOWNERS OR MERCHANTS ASSOCIATION, SHALL BE RESPONSIBLE FOR INSTALLATION, MAINTENANCE AND REPLACEMENT OF ALL FIRE LANE SIGNS AS REQUIRED BY THE CITY OF AURORA.
- 2. ALL SIGNS MUST CONFORM TO THE CITY OF AURORA SIGN CODE.
- 3. 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.
- 4. 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."
- 5. ACCESSIBLE EXTERIOR ROUTES" SHALL BE PROVIDED FROM PUBLIC TRANSPORTATION ACCESSIBLE PASSENGER LOADING ZONES AND PUBLIC SIDEWALKS TO 60% OF THE ACCESSIBLE ROUTE BETWEEN ACCESSIBLE PARKING AND ACCESSIBLE BUILDING ENTRANCES BY THE MOST PRACTICAL DIRECT ROUTE. THE ACCESSIBLE ROUTE MUST BE LOCATED WITHIN A SIDEWALK OR TRAILER PARK DRIVE. THE ROUTE MAY EXCEED 1:20 WITHOUT PROVIDING A RAMP WITH A MAXIMUM SLOPE OF 1:12 AND THE ROUTE SHALL BE WIDE ENOUGH TO WHOLLY CONTAIN THE CURB RAMP WITH A MINIMUM WIDTH OF 5 FEET. THE CITY OF AURORA ENFORCES HANDICAPPED ACCESSIBILITY REQUIREMENTS OF THE INTERNATIONAL BUILDING CODE, CHAPTER 11, AND THE AMERICAN NATIONAL STANDARD FOR ACCESSIBLE AND USABLE BUILDINGS. DEVELOPER, OWNER AND ASSIGNS ARE RESPONSIBLE FOR COMPLYING WITH THE FEDERALLY MANDATED REQUIREMENTS OF THE AMERICANS WITH DISABILITIES ACT (ADA), AND AS SUCH, THE CITY OF AURORA DOES NOT ENFORCE THESE LAWS.
- 6. THE APPLICANT HAS THE OBLIGATION TO COMPLY WITH ALL APPLICABLE REQUIREMENTS OF THE AMERICANS WITH DISABILITIES ACT.
- 7. 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.
- 8. 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.
- 9. 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.
- 10. ALL BUILDING ADDRESS NUMBERS SHALL COMPLY WITH THE AURORA CITY CODE, SECTION 126, ARTICLE VII -NUMBERING OF BUILDINGS.
- 11. 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.
- 12. 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.
- 13. ALL INTERESTED PARTIES ARE HEREBY ALERTED THAT THIS SITE PLAN IS SUBJECT TO ADMINISTRATIVE CHANGES AND AS SHOWN ON THE ORIGINAL SITE PLAN ON FILE IN THE AURORA CITY PLANNING OFFICE AT THE MUNICIPAL BUILDING. A COPY OF THE OFFICIAL CURRENT PLAN MAY BE PURCHASED THERE. LIKEWISE, SITE PLANS ARE REQUIRED TO AGREE WITH THE APPROVED SUBDIVISION PLAT OF RECORD AT THE TIME OF A BUILDING PERMIT; AND IF NOT, MUST BE AMENDED TO AGREE WITH THE PLAT AS NEEDED, OR VICE VERSA.
- 14. ERRORS IN APPROVED SITE PLANS RESULTING FROM COMPUTATIONS OR INCONSISTENCIES IN THE DRAWINGS MADE BY THE APPLICANT ARE THE RESPONSIBILITY OF THE PROPERTY OWNER OF RECORD. WHERE FOUND, THE CURRENT MINIMUM CODE REQUIREMENTS WILL APPLY AT THE TIME OF BUILDING PERMIT. PLEASE BE SURE THAT ALL PLAN COMPUTATIONS ARE CORRECT.
- 15. ALL REPRESENTATIONS AND COMMITMENTS MADE BY APPLICANTS AND PROPERTY OWNERS AT PUBLIC HEARINGS REGARDING THIS PLAN ARE BINDING UPON THE APPLICANT, PROPERTY OWNER, AND ITS HEIRS, SUCCESSORS, AND ASSIGNS.
- 16. ARCHITECTURAL FEATURES, SUCH AS BAY WINDOWS, FIREPLACES, ROOF OVERHANGS, GUTTERS, EAVES, FOUNDATIONS, FOOTINGS, CANTILEVERED WALLS, ETC, ARE NOT ALLOWED TO ENCROACH INTO ANY EASEMENT OR FIRE LANE.
- 17. THE DEVELOPER SHALL FUND STREET LIGHTING COSTS. CERTIFICATE OF OCCUPANCY WILL NOT BE ISSUED UNTIL THE STREET AND/OR PEDESTRIAN LIGHTING PLANS ARE APPROVED, CONSTRUCTED, AND INITIALLY ACCEPTED.
- 18. 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 CONDITIONS ARE NOT MET, THE OWNERS, HIS OR HER SUCCESSORS AND ASSIGNS SHALL BE REQUIRED BY FIRE DEPARTMENT ORDER NOTICE THAT ALL AFFECTED GATES BE CHAINED AND LOCKED IN THE OPEN POSITION UNTIL REPAIRED OR REPLACED AND RETESTED TO ALL CITY OF AURORA STANDARDS AT THE TIME OF THE VIOLATION. IF THE GATING SYSTEM IS NOT MAINTAINED TO THE SATISFACTION OF THE FIRE DEPARTMENT, THE LICENSE FOR THE EMERGENCY VEHICLE GATE OPENING SYSTEM WILL BE REVOKED AND THE GATING SYSTEM MUST BE REMOVED. MANUALLY OPERATED GATING SYSTEMS SHALL BE EQUIPPED WITH A KNOX PADLOCK OR OTHER APPROVED KNOX LOCKING DEVICE. 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.

- 19. THE PROPERTY OWNER/DEVELOPER SHALL MAINTAIN THE DUST FREE SURFACE AS PROVIDED WITHIN THE SITE PLAN/CONTEXTUAL SITE PLAN. OTHERWISE IF THE PROPERTY OWNER/DEVELOPER FAILS TO MAINTAIN THE DUST FREE SURFACE AS IDENTIFIED WITHIN THE SITE PLAN/CONTEXTUAL SITE PLAN AND FAILS TO CORRECT THE CONDITION AFTER NOTIFICATION OF THE CONDITION, THE PROPERTY OWNER/ DEVELOPER AGREES TO REMOVE IT AND REPLACE IT WITH AN IMPROVED SURFACE SUCH AS CONCRETE OR ASPHALT WITHIN THE SPECIFIED TIME OF THE NOTIFICATION
- 20. THE DEVELOPER/OWNER 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.

Please add the following note :
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.

Added as requested.

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

Added as requested.

IMPLEMENTATION PLAN	
2015 - IBC, Section 1107.6.2.3 and Table 1107.6.1.1.	COLORADO STATE HOUSE BILL 03-1221
TOTAL ACCESSIBLE DWELLING UNITS:	TOTAL ACCESSIBLE DWELLING UNITS:
TYPE A AND B UNITS REQUIRED:	POINTS REQUIRED:
TYPE A AND B UNITS PROVIDED:	POINTS PROVIDED:

Please include a narrative of the implementation plan.

Added as requested.

The statute applies to projects containing seven or more units. Detached one or two family buildings are exempt. Townhomes shall comply if the project contains more than seven units. This includes townhouse products with platted property lines between the individual unit's one-hour walls as well as those built under the IRC with party walls.

Remove this note (#17) is public street lights are not provided.

Removed as requested.

3411 FAIRPLAY
A PORTION OF LOT 2, SPINNAKER SUBDIVISION FILING NO. 2
GENERAL NOTES
E HAMPDEN AVENUE AND S CHAMBERS ROAD
AURORA, COLORADO

PROJ NO: 3411 FAIRPLAY
DRAWN BY:
DATE : 03/01/2022

3411 FAIRPLAY

SITE PLAN

A PORTION OF LOT 2, SPINNAKER SUBDIVISION FILING NO. 2
LOCATED IN THE SOUTHEAST QUARTER OF SECTION 31, TOWNSHIP 4 SOUTH, RANGE 66 WEST
OF THE 6TH PRINCIPAL MERIDIAN, CITY OF AURORA, COUNTY OF ARAPAHOE, STATE OF COLORADO



TERRA FORMA
SOLUTIONS

REVISIONS

NO.	DESCRIPTION

3411 FAIRPLAY
A PORTION OF LOT 2, SPINNAKER SUBDIVISION FILING NO. 2
SITE PLAN

E HAMDEN AVENUE AND S CHAMBERS ROAD
AURORA, COLORADO

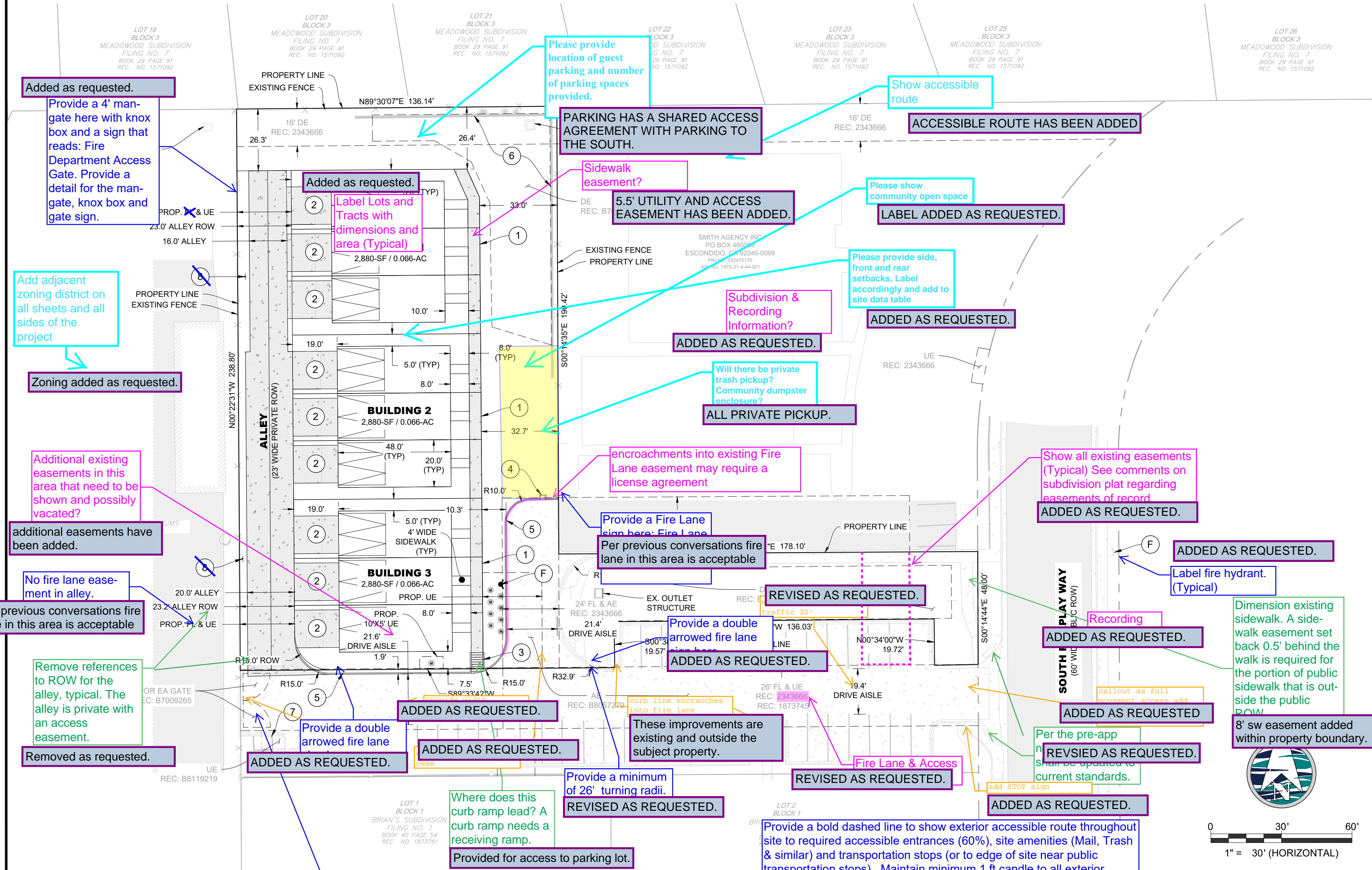
PROJ NO: 3411 FAIRPLAY

DRAWN BY:

DATE : 03/01/2022

SHEET NUMBER

3 OF **7**



KEYNOTES & LEGEND:

- ① 5' SIDEWALK
- ② 18' WIDE DRIVEWAY
- ③ CURB RAMP
- ④ 2' CURB CUT
- ⑤ 6" VERTICAL CURB AND GUTTER
- ⑥ EXISTING RETAINING WALL (TO REMAIN)
- ⑦ EXISTING TRASH ENCLOSURE (TO REMAIN)
- ⑧ "FIRE LANE - NO PARKING" SIGN
- (F) FIRE HYDRANT

Label the type of gating or barricade system being installed on the site plan using one of the following examples: (New or Existing?)

- (2) 13' Automatic Sliding with approved Siren Operated System, Knox Key Switch and Manual Release.
- (2) 13' Manual Swinging Gate with Approved Knox Hardware.
- (2) 13' Manual Sliding Gate with Approved Knox Hardware.
- (2) 13' Electrical Sliding Gate with Approved Knox Hardware.

We will work with the neighboring property to coordinate a 13' manual swinging gate with knox hardware. Callout added to Site Plan (SP1)

DE = DRAINAGE EASEMENT
AE = ACCESS EASEMENT
UE = UTILITY EASEMENT
DE = DRAINAGE EASEMENT
FL = FIRE LANE
EA = EMERGENCY ACCESS

NOTES:

- ALL EASEMENTS TO BE DEDICATED BY SEPARATE DOCUMENT.
- THE FIRE LANE EASEMENT IS THE RESPONSIBILITY OF THE OWNER, AND THE OWNER SHALL POST AND MAINTAIN APPROPRIATE SIGNS AND MARKINGS IN CONSPICUOUS PLACES ALONG SUCH FIRE LANES, STATING "FIRE LANE - NO PARKING". THE POLICE OR HIS DULY AUTHORIZED REPRESENTATIVE IS HEREBY AUTHORIZED TO CAUSE SUCH FIRE LANE EASEMENTS TO BE MAINTAINED FREE AND UNOBSTRUCTED AT ALL TIMES FOR FIRE DEPARTMENT AND EMERGENCY USE.

3411 FAIRPLAY

SITE PLAN

A PORTION OF LOT 2, SPINNAKER SUBDIVISION FILING NO. 2
LOCATED IN THE SOUTHEAST QUARTER OF SECTION 31, TOWNSHIP 4 SOUTH, RANGE 66 WEST
OF THE 6TH PRINCIPAL MERIDIAN, CITY OF AURORA, COUNTY OF ARAPAHOE, STATE OF COLORADO



TERRA FORMA
SOLUTIONS

REVISIONS

NO.	DESCRIPTION

3411 FAIRPLAY
A PORTION OF LOT 2, SPINNAKER SUBDIVISION FILING NO. 2

GRADING AND UTILITY PLAN

E HAMPDEN AVENUE AND S CHAMBERS ROAD
AURORA, COLORADO

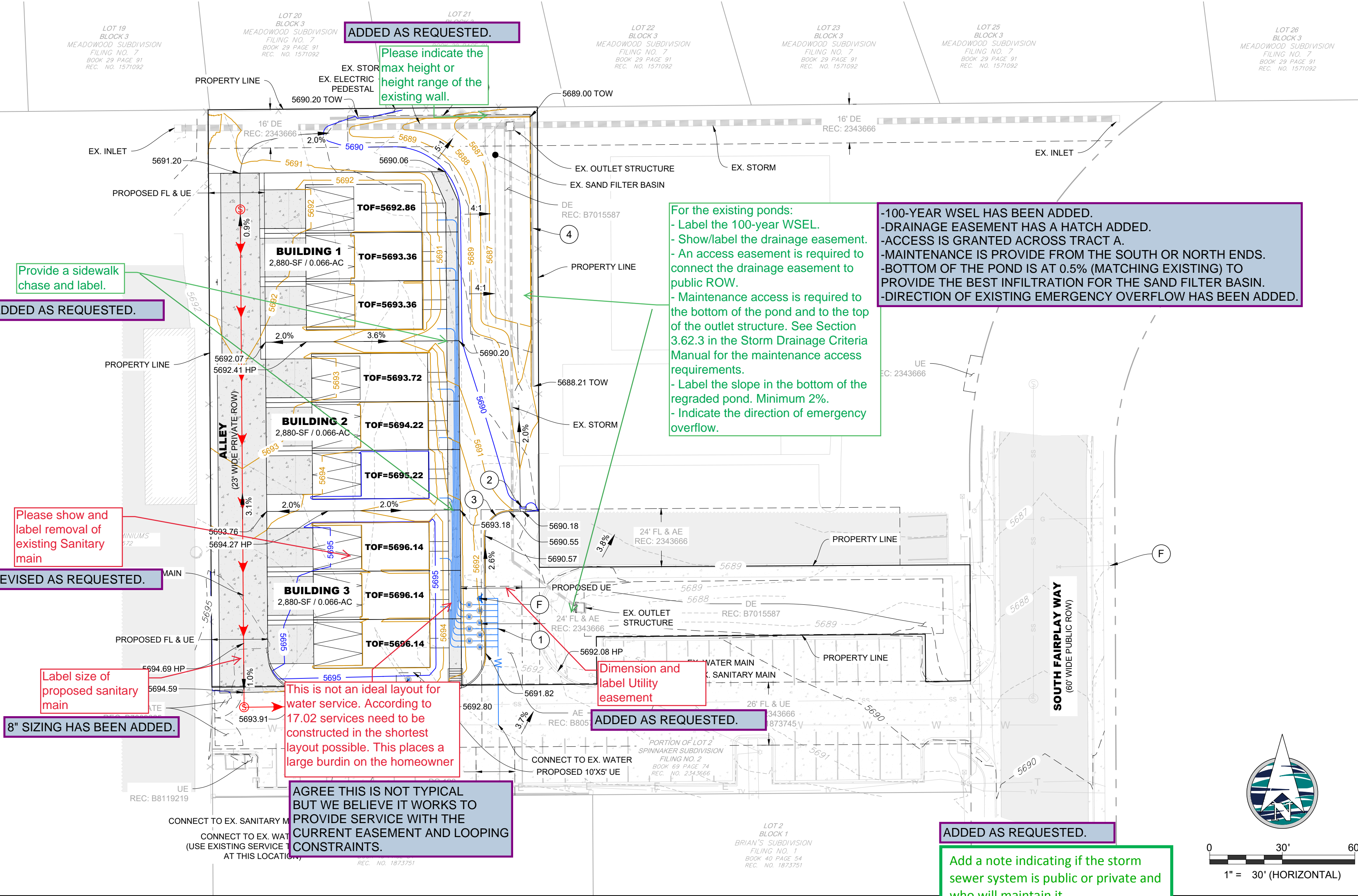
PROJ NO: 3411 FAIRPLAY

DRAWN BY:

DATE : 03/01/2022

SHEET NUMBER

4 OF **7**



KEYNOTES:

- 1 WATER METER (* RESET EXISTING METER AT THIS LOCATION)
- 2 2' CURB CUT
- 3 6" VERTICAL CURB AND GUTTER
- 4 EXISTING RETAINING WALL (TO REMAIN)
- F FIRE HYDRANT

LEGEND:

---	UTILITY EASEMENT (UE)	100.00	SPOT ELEVATION
---	EX. WATER MAIN	100	PROPOSED MAJOR CONTOUR
---	PR. WATER MAIN	100	PROPOSED MINOR CONTOUR
---	EX. SANITARY SEWER	100	EXISTING MAJOR CONTOUR
---	PR. SANITARY SERVICE	100	EXISTING MINOR CONTOUR
---	EX. STORM SEWER	100	PROPOSED SWALE
---	PR. STORM SEWER	100	DRAINAGE FLOW ARROW
---	UG ELECTRIC LINE	100	PROPOSED RIDGE
---	TELECOM LINE	100	
---	GAS LINE	100	
---	UG CABLE LINE	100	

GRADING ABBREVIATIONS

HP	HIGH POINT
LP	LOW POINT
TOF	TOP OF FOUNDATION
TOW	TOP OF WALL

3411 FAIRPLAY

SITE PLAN

A PORTION OF LOT 2, SPINNAKER SUBDIVISION FILING NO. 2
LOCATED IN THE SOUTHEAST QUARTER OF SECTION 31, TOWNSHIP 4 SOUTH, RANGE 66 WEST
OF THE 6TH PRINCIPAL MERIDIAN, CITY OF AURORA, COUNTY OF ARAPAHOE, STATE OF COLORADO

CITY OF AURORA NOTES:

- ALL LANDSCAPE AREA ARE TO RECEIVE ORGANIC SOIL PREPARATION AT 4 CU. YDS / 1,000 SF.
- ALL FREE STANDING LIGHTS WITHIN THIS PLAN ARE POLE MOUNTED FIXTURES PER THE PHOTOMETRIC PLANS AND DETAILS.
- THE SURFACE MATERIAL OF WALKS AND PLAZAS ARE TO BE MEDIUM BROOM FINISHED STANDARD GRAY CONCRETE AND COLORED CONCRETE WITH SAND FINISH. PERIMETER PATHS ARE CRUSHER FINES. VEHICULAR DRIVES AND PARKING LOTS ARE TO BE CONCRETE AND ASPHALT (REFER TO CIVIL PLANS)
- ALL UTILITY EASEMENTS SHALL REMAIN UNOBSTRUCTED AND FULLY ACCESSIBLE ALONG THEIR ENTIRE LENGTH FOR THE MAINTENANCE EQUIPMENT ENTRY.
- THE OWNER / 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 CERTIFICATE OF OCCUPANCY.
- ALL LANDSCAPED AREAS AND PLANT MATERIAL, EXCEPT FOR NON-IRRIGATED NATIVE, RESTORATIVE AND DRYLAND GRASS AREAS 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.
- LANDSCAPE MATERIAL PLACEMENT SHALL NOT BE PLACED OR KEPT NEAR FIRE HYDRANTS, FIRE DEPARTMENT INLET CONNECTIONS OR FIRE PROTECTION CONTROL VALVES IN A MANNER THAT WOULD PREVENT SUCH EQUIPMENT OR FIRE HYDRANTS FROM BEING IMMEDIATELY DISCERNABLE. THE FIRE DEPARTMENT SHALL NOT BE DETERRED OR HINDERED FROM GAINING IMMEDIATE ACCESS TO FIRE PROTECTION EQUIPMENT OR HYDRANTS.
- A 5-FT CLEAR SPACE SHALL BE MAINTAINED AROUND THE CIRCUMFERENCE OF FIRE HYDRANTS.
- LANDSCAPING MATERIAL SHOWN WITHIN THE SITE PLAN CANNOT ENCROACH INTO ROADWAYS THAT ARE DEDICATED (OR DESIGNATED) AS FIRE LANE EASEMENTS (OR CORRIDORS).
- TREES MAY NOT BE PLACED WITHIN 8 FT OF ANY PUBLIC UTILITY.
- SHRUB BEDS VISIBLE FROM THE STREET SHALL BE MULCHED WITH 3 IN DEPTH SHREDDED GORILLA HAIR MULCH. PARKING LOT ISLANDS AND AREAS WITHIN 5 FT OF THE BUILDING FOUNDATION SHALL BE MULCHED WITH 3 IN DEPTH OF 1.5 IN TAN RIVER ROCK. WEED BARRIER IS REQUIRED UNDER COBBLE AND RIVER ROCK. NO WEED BARRIER UNDER WOOD MULCH. AREAS OF ANNUALS TO BE MULCHED WITH 3 IN DEPTH OF SHREDDED MULCH WITH NO WEED BARRIER NECESSARY.
- LANDSCAPING SHALL BE RESTRICTED TO LESS THAN 26 IN. IN SIGHT TRIANGLES AND ADHERE TO THE REQUIREMENTS LISTED IN SECTION 4.04.2.10.
- ALL CROSSINGS OR ENCROACHMENTS BY PRIVATE LANDSCAPE IRRIGATION LINES OR SYSTEMS INTO EASEMENTS AND STREET RIGHTS-OF-WAY OWNED BY THE CITY OF AURORA ARE ACKNOWLEDGED BY THE OWNER AS BEING SUBJECT TO CITY OF AURORA USE AND OCCUPANCY OF THE SAID EASEMENTS OR RIGHTS-OF-WAY. THE OWNER, THEIR SUCCESSORS AND ASSIGNS, HEREBY AGREE TO INDEMNIFY THE CITY OF AURORA FOR ANY LOSS, DAMAGE OR INJURY TO THE CITY OF AURORA OR ITS EMPLOYEES, AGENTS OR CONTRACTORS, ARISING OUT OF OR FROM THE USE AND OCCUPANCY OF THE SAID EASEMENTS OR RIGHTS-OF-WAY.



TERRA FORMA
SOLUTIONS

REVISIONS

NO.	DESCRIPTION

3411 FAIRPLAY
A PORTION OF LOT 2, SPINNAKER SUBDIVISION FILING NO. 2

LANDSCAPE PLAN

E HAMPTON AVENUE AND S CHAMBERS ROAD
AURORA, COLORADO

DRAWN BY: 3411 FAIRPLAY

DATE : 03/01/2022

SHEET NUMBER

5 OF 7

Flatten all SHX items.

REVISED AS REQUESTED.

ADDED AS REQUESTED.

Dimension and label the buffer being provided.

ADDED AS REQUESTED.

Label as ex. detention pond #1

Label the 100-year WSEL, and coordinate the location of maintenance access such that landscaping does not interfere with access.

This note needs to be updated to reflect this development as there does not appear to be any crusher fines within this development

REVISED AS REQUESTED.

Darken the outline of the buildings.

Dimension and label the buffer being provided.

ADDED AS REQUESTED.

REVISED AS REQUESTED.

Detention pond landscaping is required at a ratio of 1 tree and 10 shrubs per 4000sf above the 100-year water surface elevation. Although this is an existing pond, it is being regraded. Provide a table documenting what is required versus what is being provided

REVISED AS REQUESTED.

Instead of hatching the planting beds, just handle with a note that all shrub beds to receive River Rock, Color? Size? Hatching makes the plan material more difficult to read.

REVISED AS REQUESTED.

Dimension and label the buffer being provided.

ADDED AS REQUESTED.

This note needs to be updated to reflect this development as there does not appear to be a parking lot within this development

REVISED AS REQUESTED.

Shrubs should be contained with edger.

Label as ex. detention pond #2

REVISED AS REQUESTED.

Are these proposed trees and if so, label

REVISED AS REQUESTED.

Label the fire hydrant.

What are these labels going to?

REVISED AS REQUESTED.

Grasses are not permitted to screen parking lots. A double row of shrubs is required and given the site constraints and limitations of planting within the pond, a single row would be acceptable if a taller shrub were used. Shrubs must reach a minimum 3' tall.

REVISED AS REQUESTED.

ADDED AS REQUESTED.

add eight triangles per COA TE-13

If any of the landscaping as required by the UDO can not be met, an adjustment should be requested. Adjustments get listed on the landscape plan and the cover sheet. Update the letter of introduction to include the adjustment request. Adjustments should be accompanied by measures that mitigate or offset the adjustment request.

ACKNOWLEDGED.

Add "Not For Construction" to the landscape plan sheet.

REVISED AS REQUESTED.

REVISED AS REQUESTED.

Only calculate 3 sides as the rear is the garage and can't be planted.

Street trees are required at one tree per 40lf of street frontage. Update/provide a table to document.

REVISED AS REQUESTED.

LEGEND

	TEXAS BLUEGRASS MIX
	ARTIFICIAL TURF
	RIVER ROCK MULCH
	TREES
	DECIDUOUS SHRUBS
	EVERGREEN SHRUBS
	ORNAMENTAL GRASSES

Add a column for buffer width required/ provided. Break it down by west, north and east.

REVISED AS REQUESTED.

Reference in accordance to Pond #1 or Pond #2

REVISED AS REQUESTED.

BUILDING PERIMETER LANDSCAPING

PERIMETER	LENGTH	NO REQUIRED	NO PROVIDED
BUILDING 1 PERIMETER	217'	55	3
5% TREES		3	9
15% TALL SHRUBS		9	44
80% OTHER SHRUBS		44	
BUILDING 2 PERIMETER	217'	55	3
5% TREES		3	
15% TALL SHRUBS			
80% OTHER SHRUBS			
BUILDING 3 PERIMETER	217'	44	
5% TREES			
15% TALL SHRUBS			
80% OTHER SHRUBS			
SITE PERIMETER - COMMERCIAL	191'	8	3'
TREES (ONE 3" CAL. PER 25')		40	40"
SHRUBS (5 PER 25')			
* DUE TO EXISTING DETENTION POND, REQUIRED PLANTS ARE PROVIDED ELSEWHERE			
SITE PERIMETER - RESIDENTIAL	423'	11	11"
TREES (ONE 2" CAL. PER 40')		55	55"
SHRUBS (5 PER 40')			
* DUE TO EXISTING DETENTION POND, REQUIRED PLANTS ARE PROVIDED ELSEWHERE			
ADDITIONAL PLANTS PROVIDED ALONG EAST DETENTION POND:		4	
TREES			
SHRUBS		65	

Break the commercial sides down by impacted sides not as lump sum.

Break the residential buffer down by north side and west side dimensions, not as a lump sum.

REVISED AS REQUESTED.

SITE PLAN

The diagram illustrates three types of fire lane signs, labeled A, B, and C, and their placement on a fire lane.

- Sign A:** A rectangular sign with a red border, a red circle with a diagonal slash over a black 'P', and the text 'FIRE LANE' with a left-pointing arrow below it. The sign is 12 inches wide and 18 inches high. Below it is a smaller diagram showing the sign placed on the right side of a fire lane, with a fire hydrant and a fire department connection.
- Sign B:** A rectangular sign with a red border, a red circle with a diagonal slash over a black 'P', and the text 'FIRE LANE' with double-headed arrows below it. The sign is 12 inches wide and 18 inches high. Below it is a smaller diagram showing the sign placed on both sides of a fire lane, with a fire hydrant and a fire department connection.
- Sign C:** A rectangular sign with a red border, a red circle with a diagonal slash over a black 'P', and the text 'FIRE LANE' with a right-pointing arrow below it. The sign is 12 inches wide and 18 inches high. Below it is a smaller diagram showing the sign placed on the left side of a fire lane, with a fire hydrant and a fire department connection.

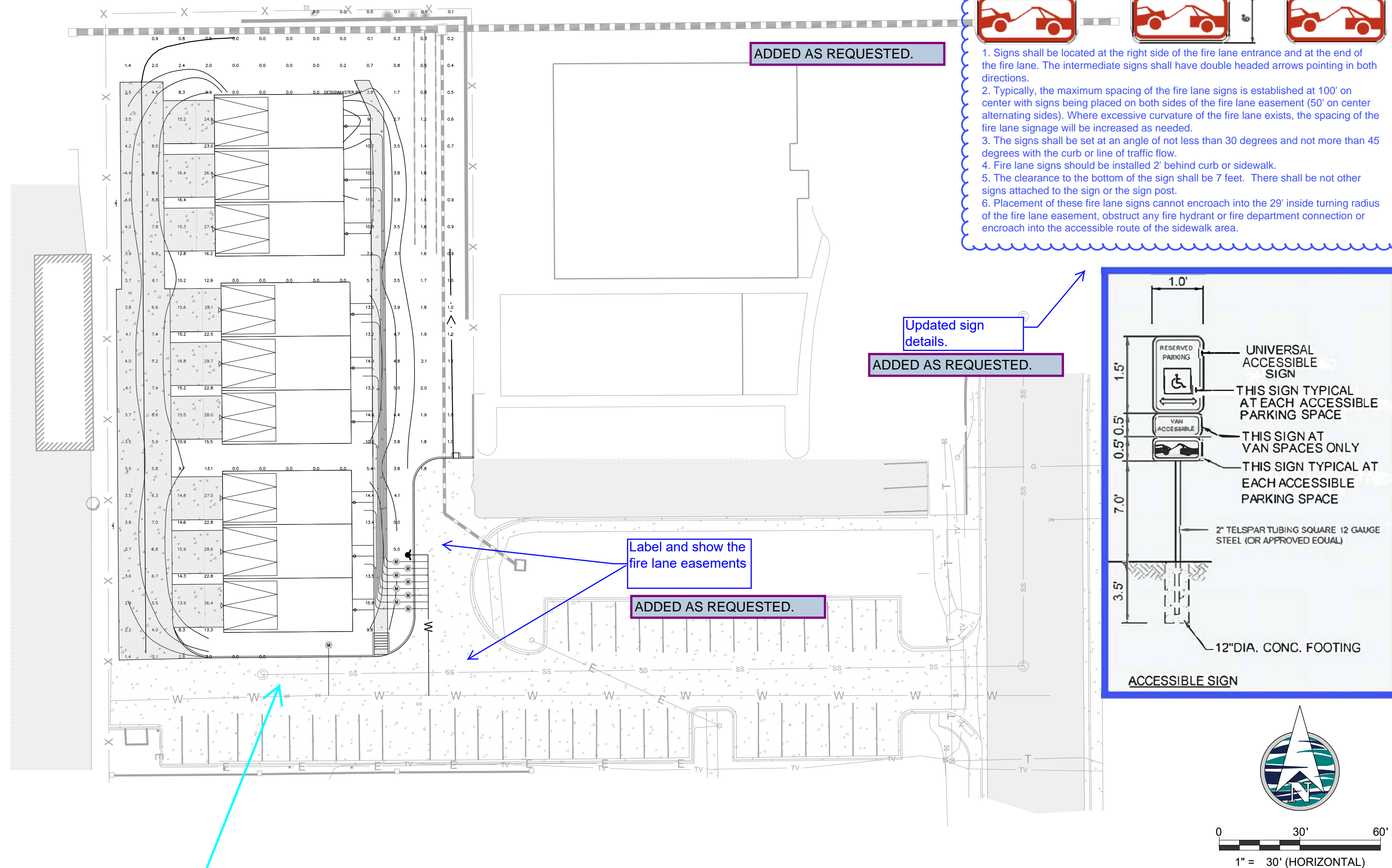
The following rules govern the placement and spacing of fire lane signs:

- Signs shall be located at the right side of the fire lane entrance and at the end of the fire lane. The intermediate signs shall have double headed arrows pointing in both directions.
- Typically, the maximum spacing of the fire lane signs is established at 100' on center with signs being placed on both sides of the fire lane easement (50' on center alternating sides). Where excessive curvature of the fire lane exists, the spacing of the fire lane signage will be increased as needed.
- The signs shall be set at an angle of not less than 30 degrees and not more than 45 degrees with the curb or line of traffic flow.
- Fire lane signs should be installed 2' behind curb or sidewalk.
- The clearance to the bottom of the sign shall be 7 feet. There shall be not other signs attached to the sign or the sign post.
- Placement of these fire lane signs cannot encroach into the 29' inside turning radius of the fire lane easement, obstruct any fire hydrant or fire department connection or encroach into the accessible route of the sidewalk area.

1. Signs shall be located at the right side of the fire lane entrance and at the end of the fire lane. The intermediate signs shall have double headed arrows pointing in both directions.
2. Typically, the maximum spacing of the fire lane signs is established at 100' on center with signs being placed on both sides of the fire lane easement (50' on center alternating sides). Where excessive curvature of the fire lane exists, the spacing of the fire lane signage will be increased as needed.
3. The signs shall be set at an angle of not less than 30 degrees and not more than 45 degrees with the curb or line of traffic flow.
4. Fire lane signs should be installed 2' behind curb or sidewalk.
5. The clearance to the bottom of the sign shall be 7 feet. There shall be no other signs attached to the sign or the sign post.
6. Placement of these fire lane signs cannot encroach into the 29' inside turning radius of the fire lane easement, obstruct any fire hydrant or fire department connection or encroach into the accessible route of the sidewalk area.

REVISIONS

TERRA FORMA — SOLUTIONS —



Please provide lighting cut-sheets with the next submission.

ADDED AS REQUESTED.

3411 FAIRPLAY

A PORTION OF LOT 2, SPINNAKER SUBDIVISION FILING NO. 2

PHOTOMETRIC PLAN

E HAMPDEN AVENUE AND S CHAMBERS ROAD
AURORA, COLORADO

PROJ NO:3411 FAIRPLAY

DRAWN BY: _____

DATE : 03/01/2022

SHEET NUMBER

6 OF 7

3411 FAIRPLAY

SITE PLAN

A PORTION OF LOT 2, SPINNAKER SUBDIVISION FILING NO. 2
LOCATED IN THE SOUTHEAST QUARTER OF SECTION 31, TOWNSHIP 4 SOUTH, RANGE 66 WEST
OF THE 6TH PRINCIPAL MERIDIAN, CITY OF AURORA, COUNTY OF ARAPAHOE, STATE OF COLORADO



TERRA FORMA
SOLUTIONS

REVISIONS



NO.	DESCRIPTION

3411 FAIRPLAY
A PORTION OF LOT 2, SPINNAKER SUBDIVISION FILING NO. 2

EXTERIOR ELEVATIONS

E HAMPDEN AVENUE AND S CHAMBERS ROAD
AURORA, COLORADO

PROJ NO: 3411 FAIRPLAY

DRAWN BY:

DATE : 03/01/2022

SHEET NUMBER

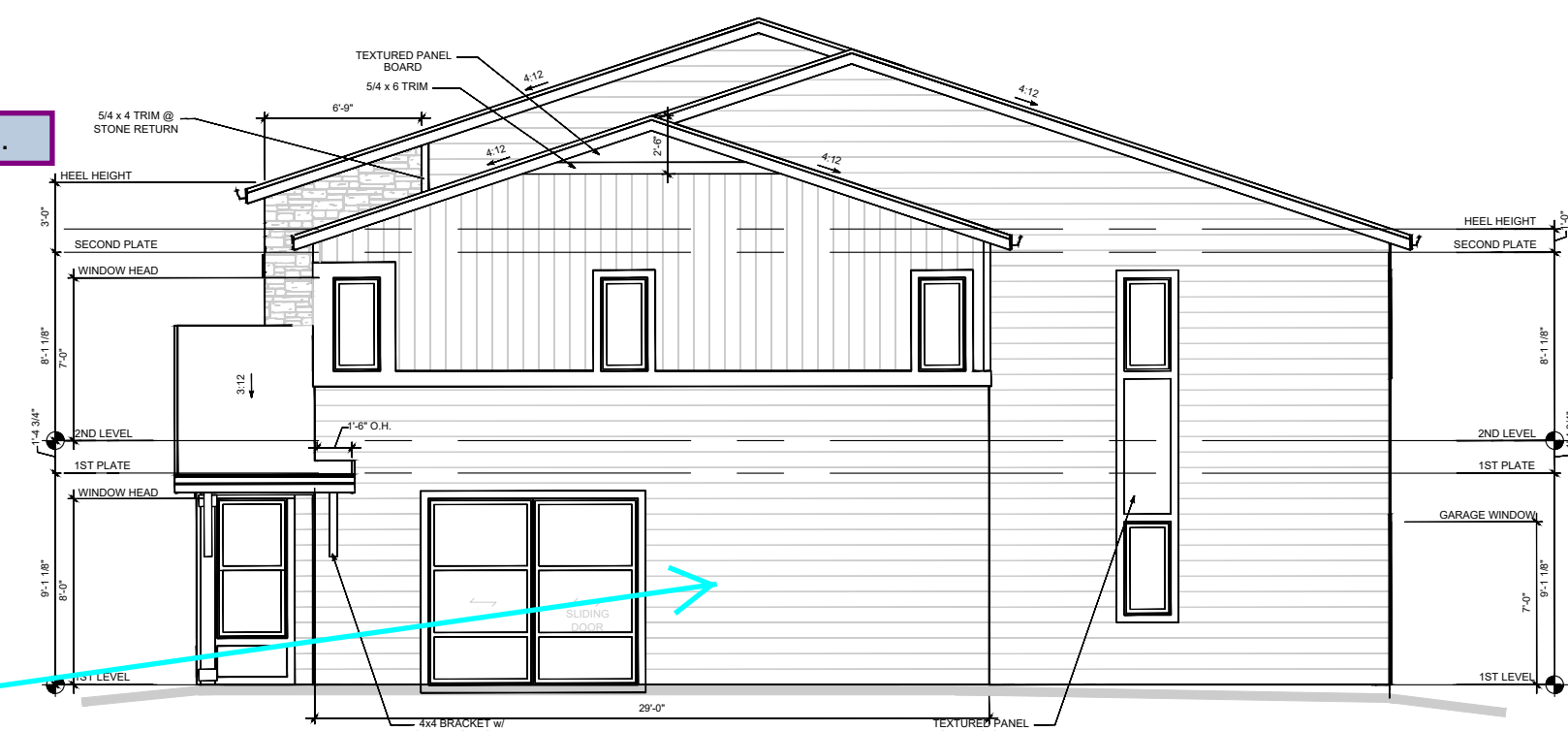
7 OF 7



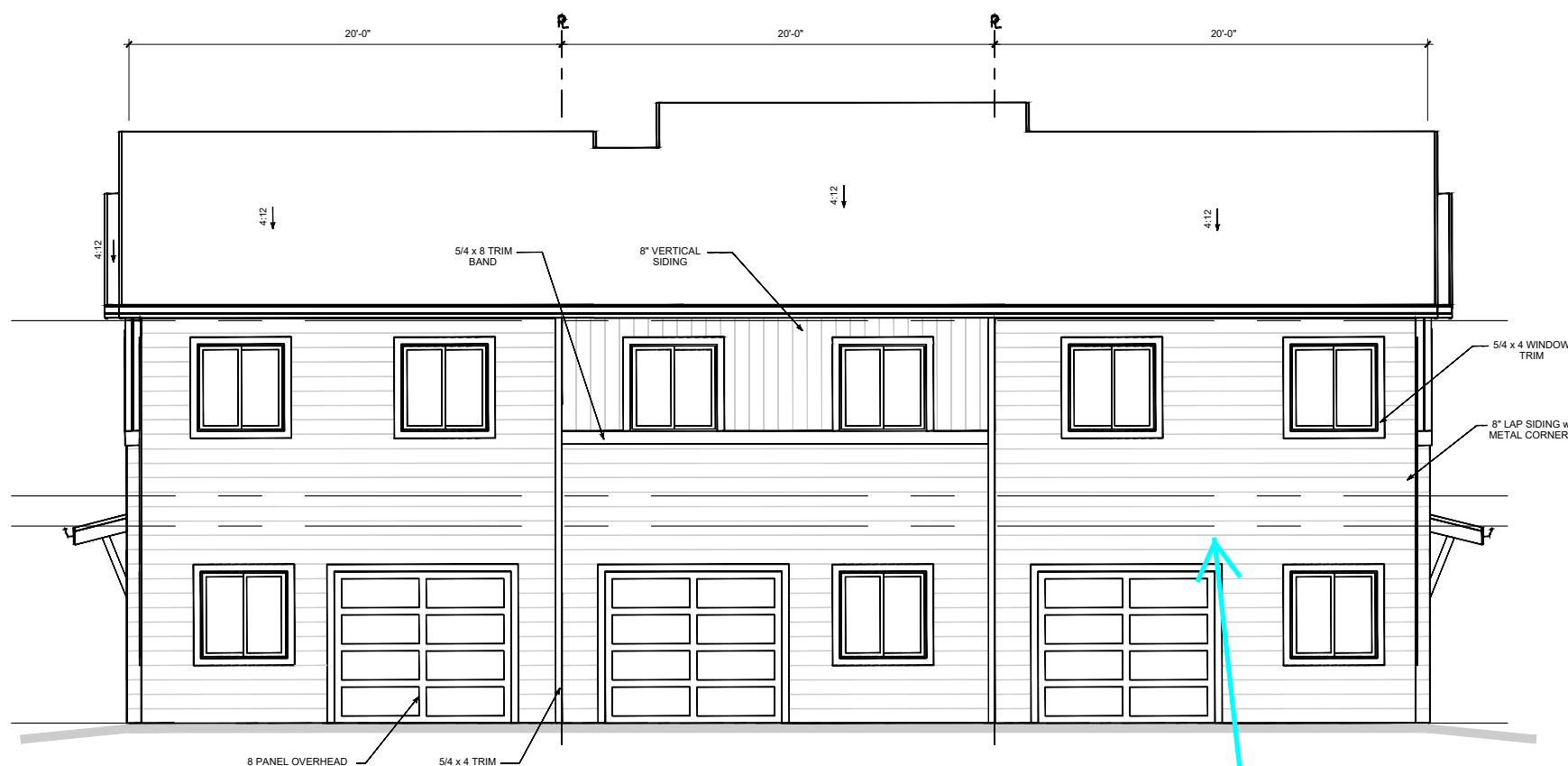
2 LEFT SIDE ELEVATION - 3-PLEX
1/8" = 1'-0"



3 FRONT ELEVATION - 3-PLEX
1/8" = 1'-0"



4 RIGHT SIDE ELEVATION - 3-PLEX
1/8" = 1'-0"



1 REAR ELEVATION - 3-PLEX
1/8" = 1'-0"

ELEVATION NOTES

2018 INTERNATIONAL RESIDENTIAL CODE

- REFER TO GENERAL NOTES FOR ADDITIONAL INFORMATION NOT SHOWN OR NOTED ON ELEVATIONS.
- REFER TO BUILDING SECTIONS FOR ADDITIONAL WALL CONSTRUCTION, PLATE HEIGHTS, AND NOTES.
- REFER TO PLANS AND DETAILS FOR FIRE RATED ASSEMBLY LOCATIONS, PER LOT SPECIFIC CONDITION.
- THE ANNULAR SPACE BETWEEN PENETRATIONS OF PIPES AND SIMILAR AND ALL OPENINGS IN A BUILDING ENVELOPE WALL, FLOOR, OR CEILING ASSEMBLY SHALL BE SEALED PER 2018 IRC SECTION P2606. WHERE APPLICABLE, PENETRATIONS IN FIRE-RATED

- ASSEMBLIES SHALL BE SEALED IN ACCORDANCE WITH THE REQUIREMENTS OF THE IRC.
- WATERPROOFING OF OPENINGS AT THE ROOF, AROUND VENT PIPES, AND AT EXTERIOR WALLS SHALL BE MADE WATER TIGHT PER 2018 IRC SECTION P2607.
 - PIPES AND VENTS SHALL BE PAINTED TO MATCH ADJACENT MATERIALS.
 - SCUPPERS & DOWNSPOUTS ARE TO BE FIELD VERIFIED FOR LOCATION BY BUILDER. DOWNSPOUTS TO HAVE ADJUSTABLE EXTENDERS TO CARRY WATER MIN. 5'-0" AWAY FROM BUILDING OR AS RECOMMENDED BY SOILS REPORT, OR, WHERE APPLICABLE, CONNECT DIRECTLY TO THE STORM DRAIN SYSTEM. REFER TO CIVIL DRAWINGS FOR DETAILS AND LOCATIONS.
 - EXTERIOR COVERING PER 2018 IRC SECTION R703: EXTERIOR WALL ASSEMBLIES SHALL PROVIDE THE

- BUILDING WITH A WEATHER RESISTANT EXTERIOR WALL ENVELOPE AND SHALL INCLUDE FLASHING PER R703.4. DETAILS FOR ADDITIONAL INFORMATION.
- HEIGHT ABOVE FINISHED GRADE (FOUNDATIONS): FOUNDATION WALLS SHALL EXTEND ABOVE THE FINISHED GRADE ADJACENT TO THE FOUNDATION AT ALL POINTS A MINIMUM OF 4" WHERE MASONRY VENEER IS USED AND A MINIMUM OF 6" ELSEWHERE PER 2018 IRC SECTION R404.
 - CLEARANCE TO GRADE PER 2018 IRC SECTION R703: UNLESS NOTED OTHERWISE OR WHEN DIRECTED PER MANUFACTURER'S INSTALLATION REQUIREMENTS, EXTERIOR WALL CLADDINGS SHALL BE ELEVATED FROM ADJACENT FINISHED GRADE A MINIMUM OF 4" FOR BEARING AND ADHERED MASONRY VENEERS AND A MINIMUM OF 6" FOR OTHER WALL CLADDINGS. EXTERIOR WALL CLADDINGS SHALL BE ELEVATED

FROM ADJACENT FLATWORK OR ROOF SURFACES A MINIMUM OF 2".

TYPICAL WINDOW HEAD HEIGHT, U.N.O.
8'-0"
7'-0"

2015 IRC. The City has recently adopted the 2021 I-codes, which can be used but not required until later this year.

REVISED AS REQUESTED.

REVISED AS REQUESTED.

Needs additional visual interest per the UDO standards, 4-sided architecture.

Show these as directional. i.e. North side, south side, west side and east side.

REVISED AS REQUESTED.

This needs more visual interest. See development standard language.

REVISED AS REQUESTED.