

LOT 1, BLOCK 1 AND TRACT "A", WHITESTONE SUBDIVISION FILING NO. 1  
SITUATED IN THE NE 1/4 OF SECTION 6, T.5S., R.66W. OF THE 6TH P.M.  
CITY OF AURORA, COUNTY OF ARAPAHOE, STATE OF COLORADO

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. RIGHT OF WAY FOR INGRESS AND EGRESS FOR SERVICE AND EMERGENCY VEHICLES IS GUARANTEED 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."
4. "ACCESSIBLE EXTERIOR ROUTES" SHALL BE PROVIDED FROM PUBLIC TRANSPORTATION STOPS, ACCESSIBLE PARKING AND ACCESSIBLE PASSAGE TO LOADING ZONES AND PUBLIC SIDEWALKS TO 80% OF THE ACCESSIBLE BUILDING ENTRANCE 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 AMERICAN NATIONAL STANDARDS INSTITUTE (ICC/ANSI) A117-2009.
5. THE APPLICANT HAS THE OBLIGATION TO COMPLY WITH ALL APPLICABLE REQUIREMENTS OF THE AMERICAN WITH DISABILITIES ACT.
6. 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.
7. ALL CROSSINGS AND ENCROACHMENTS BY PRIVATE LANDSCAPE IRRIGATION SYSTEMS OR PRIVATE UTILITIES INTO EASEMENTS AND STREET RIGHTS-OF-WAY OWNED BY THE CITY OF AURORA ARE ACKNOWLEDGED AND UNDERSIGNED AS BEING SUBJECT TO CITY OF AURORA'S USE AND OCCUPANCY OF THE SAID EASEMENTS OR RIGHTS-OF-WAY. THE UNDERSIGNED, THEIR SUCCESSORS AND ASSIGNS, HEREBY AGREE TO INDEMNIFY THE CITY OF AURORA FOR ANY LOSS, DAMAGE OR REPAIR TO CITY FACILITIES THAT MAY RESULT FROM THE INSTALLATION, OPERATION OR MAINTENANCE OF SAID PRIVATE IRRIGATION SYSTEMS OR PRIVATE UTILITIES.
8. 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.
9. ALL BUILDING ADDRESS NUMBERS SHALL COMPLY WITH THE AURORA CITY CODE, SECTION 126, ARTICLE VII - NUMBERING OF BUILDINGS.
10. 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.
11. 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.
12. FINAL GRADE SHALL BE AT LEAST SIX (6) INCHES BELOW ANY EXTERIOR WOOD SIDING ON THE PREMISES.
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 PLAT 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 2015 INTERNATIONAL FIRE CODE, REQUIRE ALL BUILDINGS TO BE ASSESSED FOR ADEQUATE EMERGENCY RESPONDER RADIO COVERAGE. AT THE TIME THE STRUCTURE IS AT FINAL FRAME AND FINAL ELECTRICAL INSPECTIONS, THE GENERAL CONTRACTOR (GC) WILL BE REQUIRED TO HIRE A 3RD PARTY TO ASSESS THE RADIO FREQUENCY LEVELS WITHIN THE STRUCTURE AT TIME OF FINAL FRAME AND ELECTRICAL INSPECTIONS. THE 3RD PARTY WILL PROVIDE THE RESULTS OF THE TEST TO BOTH THE GENERAL CONTRACTOR AND THE AURORA BUILDING DIVISION AS TO WHETHER THE STRUCTURE PASSED OR FAILED THE PRELIMINARY RADIO SURVEILLANCE. THIS ASSESSMENT IS AT THE OWNER'S RISK. IF THE STRUCTURE THAT HAS PASSED THIS SURVEILLANCE LATER REQUIRES NO FURTHER ACTION BY THE GC, A RAIED RADIO SURVEILLANCE WILL REQUIRE A DESIGNATED CONTRACTOR TO SUBMIT PLANS TO THE AURORA BUILDING DIVISION TO OBTAIN A BUILDING PERMIT PRIOR TO INSTALLATION.



COVER SHEET	.....	\$10
SITE PLAN	.....	\$20
PRELIMINARY GRADING & UTILITY PLAN	.....	\$30
LANDSCAPE PLAN & KEY	.....	\$40
LANDSCAPE NOTES & PLANT LIST	.....	\$50
LANDSCAPE NOTES & PLANT DETAILS	.....	\$60
EXISTING TREE PLAN	.....	\$70
ARCHITECTURAL ELEVATIONS	.....	\$8-10
ARCHITECTURAL PHOTOMETRIC PLAN	.....	\$110

<p><b>APPLICANT:</b> JUSTIN &amp; DYLAN, LLC  ATTN: MOSTAFA KARGAZADEH  16089 EAST MAPLEWOOD DRIVE  CENTENNIAL, COLORADO 80016  PHONE: (303) 297-7750</p>	<p><b>ARCHITECT:</b> DEPENBUSH ARCHITECTURE  ATTN: LAWRENCE DEPENBUSH  4280 EAST FREMONT AVENUE  CENTENNIAL, COLORADO 80122  PHONE: (303) 981-8790</p>
<p><b>ENGINEER:</b> ENGINEERING SERVICE COMPANY  ATTN: DAVID R. ADDOR  1300 SOUTH POTOMAC STREET, SUITE 126  AURORA, COLORADO 80012  PHONE: (303) 337-1393</p>	<p><b>LANDSCAPE ARCHITECT:</b> KIRBY SMITH &amp; ASSOCIATES, INC  ATTN: KIRBY SMITH  8201 SOUTH HUDSON COURT  CENTENNIAL, COLORADO 80121  PHONE: (303) 994-9484</p>

LAND AREA WITHIN PROPERTY LINES: 83,968 SQUARE FEET OR 1.9276 ACRES  
NUMBER OF UNITS PROPOSED: 6 TOWNHOME UNITS AND 22 MULTI-FAMILY UNITS  
NUMBER OF BUILDING: 3  
PROVIDED HEIGHT OF BUILDING: 35 FEET  
TOTAL BUILDING COVERAGE: 15,852 SQUARE FEET OR 18.9%  
HARD SURFACE AREA: 28,646 SQUARE FEET OR 34.1%  
LANDSCAPE AREA: 39,470 SQUARE FEET OR 47.0%  
PRESENT ZONING CLASSIFICATION: AOD  
PROPOSED ZONING CLASSIFICATION: R-2 MEDIUM DENSITY RESIDENTIAL DISTRICT  
BUILDING SUMMARY:  
TOWNHOMES: OCCUPANCY TYPE: R-3 NON-SPRINKLED  
CONSTRUCTION TYPE: V+B, NON-RATED, NON-SPRINKLED  
TOTAL SQUARE FOOTAGE: 7,628 EACH  
IBC TYPE: B  
MULTI-FAMILY BUILDINGS: OCCUPANCY TYPE: R-2  
CONSTRUCTION TYPE: V-B, NON-RATED, SPRINKLED  
TOTAL SQUARE FOOTAGE: 13,647 EACH  
IBC TYPE: A

TOWNHOMES: 2 SPACES PER UNIT +  
1 GUEST SPACE PER EVERY 2 UNITS

MULTI-FAMILY: 2 SPACES PER 2 BEDROOM UNIT +  
1 GUEST SPACE PER UNIT + 1 GUEST SPACE PER EVERY 5 UNITS

GARAGES: 35% OF TOTAL UNITS IN MULTI-FAMILY

TOTAL REQUIRED TOWNHOMES: 15 SPACES ( $6 \times 2 = 12 + 3 = 15$ )  
MULTI-FAMILY: 71 SPACES ( $2 \times 22 = 44 + 22 + 5 = 71$ )  
TOTAL: 86 SPACES  
HANDICAP SPACES: 4 SPACES

TOTAL PROVIDED GARAGE: 18 SPACES ( $4 \times 0.35 = 15.4$ ) MULTI-FAMILY  
GARAGE: 6 TOWNHOME SPACES  
DRIVEWAY: 14 SPACES  
OPEN: 51 SPACES  
TOTAL: 86 SPACES  
HANDICAP SPACES: 4 SPACES (1 VAN ACCESSIBLE)

HAMPDEN AVENUE: SINGLE-FACED MONUMENT SIGN  
12 SQUARE FEET

HAMPDEN CIRCLE: DOUBLE-FACED MONUMENT SIGN  
24 SQUARE FEET

WAIVER TO LANDSCAPE SIDE SETBACK: TABLE 14.4, ARTICLE 14

LOCATION: WEST PROPERTY LINE

WAIVER: REDUCE TO 10 FOOT AVERAGE SETBACK W/ XERISCAPE, GRADE CHANGE & 6' WOOD FENCE

JUSTIFICATION:  
EXISTING 6' WOOD FENCE BELONGS TO ADJACENT OWNER AND SCREENS VIEW TO PROPOSED SITE. SITE IS DEPRESSED 2.5 TO 3 FEET BELOW ADJACENT PROPERTY. SITE LANDSCAPE TREATMENT IS ENHANCED ABOVE REQUIREMENTS.

LOT 1, BLOCK 1 AND TRACT "A", WHITESTONE SUBDIVISION FILING NO. 1  
CITY OF AURORA, COUNTY OF ARAPAHOE, STATE OF COLORADO

**OWNER'S CERTIFICATE:**  
SITE ADDRESS: 14900 EAST HAMPDEN AVENUE

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 JUSTIN AND DYLAN LLC, A COLORADO LIMITED LIABILITY COMPANY HAS CAUSED THESE PRESENTS TO BE EXECUTED THIS 21<sup>st</sup> DAY OF November, 2016 A.D.

JUSTIN AND DYLAN, LLC, A COLORADO LIMITED LIABILITY COMPANY

BY: MOSTAFA KARGARZADEH, PRESIDENT

STATE OF COLORADO )  
COUNTY OF ARAPAHOE )

THE FOREGOING INSTRUMENT WAS ACKNOWLEDGED BEFORE ME THIS 21<sup>st</sup> DAY OF November, 20 16 A.D., BY MOSTAFA KARGARZADEH.

WITNESS MY HAND AND OFFICIAL SEAL:

NOTARY PUBLIC

MY COMMISSION EXPIRES

CITY ATTORNEY: [Signature] DATE: 12/22/16

PLANNING DIRECTOR: [Signature] DATE: 12-16-16

PLANNING COMMISSION: [Signature] DATE: 12/14/16  
CHAIRPERSON

CITY COUNCIL: [Signature] DATE: 12/20/16  
MAYOR

ATTEST: [Signature] DATE: 12/20/16  
CITY CLERK

DATABASE APPROVAL DATE: 5/25 PM, 6/27/0

ACCEPTED FOR FILING IN THE OFFICE OF THE CLERK AND RECORDER OF ARAPAHOE COUNTY,  
COLORADO AT \_\_\_\_\_ O'CLOCK \_\_\_\_\_ M. THIS \_\_\_\_\_ DAY OF \_\_\_\_\_, 20\_\_\_\_ A.D.

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

05/30/2017  
1 REVISE GARAGES AND PARKING; ADD 2 PARKING SPACES AT TOWNHOME; MINOR LANDSCAPE REVISIONS.

**Know what's below.**  
**Call before you dig.**



**CALL 811**  
**WWW.CALL811.COM**  
Or The One-Call Center of Colorado

**1-800-922-1987**

CALL 2 BUSINESS DAYS IN ADVANCE BEFORE YOU DIG, GRADE, OR EXCAVATE FOR THE MARKING OF UNDERGROUND MEMBER UTILITIES

No.:	Description:	Date:	By:
1	PER CITY COMMENTS	03/11/2016	JDP
2	PER CITY COMMENTS	04/22/2016	JDP
3	PER CITY COMMENTS AND CLIENT CHANGES	10/26/2016	JDP

14190 East Evans Avenue  
Aurora, Colorado 80014  
engineering@serviceco.com  
P 303.337.1393  
F 303.337.7481  
T/F 1.877.273.0858

**ESL**  
ENGINEERING  
SERVICE  
COMPANY

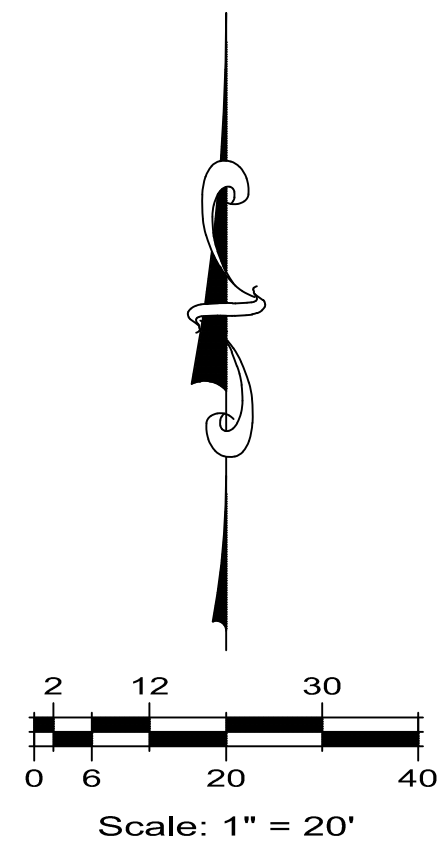
**COVER SHEET**  
**COASTS & HOMES SITE PLAN W/ WAIVER**  
 TRACT "A", WHITESTONE SUBDIVISION FILING NO. 1  
 IN THE 1/4 OF SECTION 6, T. 5S, R. 68W, OF THE 6TH P.M.  
 T. 1, COUNTY OF ARAPAHOE, STATE OF COLORADO

Designed by: <i>DRA</i>	Drawer No.: <i>CP-350</i>
Drawn by: <i>JDP</i>	Date: <i>01/05/2016</i>
Checked by: <i>DRA</i>	Scale: Horz.: <i>N.A.</i> Vert.: <i>N.A.</i>
Sheet No.:	



# WHITESTONE LOFTS & HOMES SITE PLAN W/ WAIVER

LOT 1, BLOCK 1 AND TRACT "A", WHITESTONE SUBDIVISION FILING NO. 1  
SITUATED IN THE NE 1/4 OF SECTION 6, T.5S., R.66W. OF THE 6TH P.M.  
CITY OF AURORA, COUNTY OF ARAPAHOE, STATE OF COLORADO

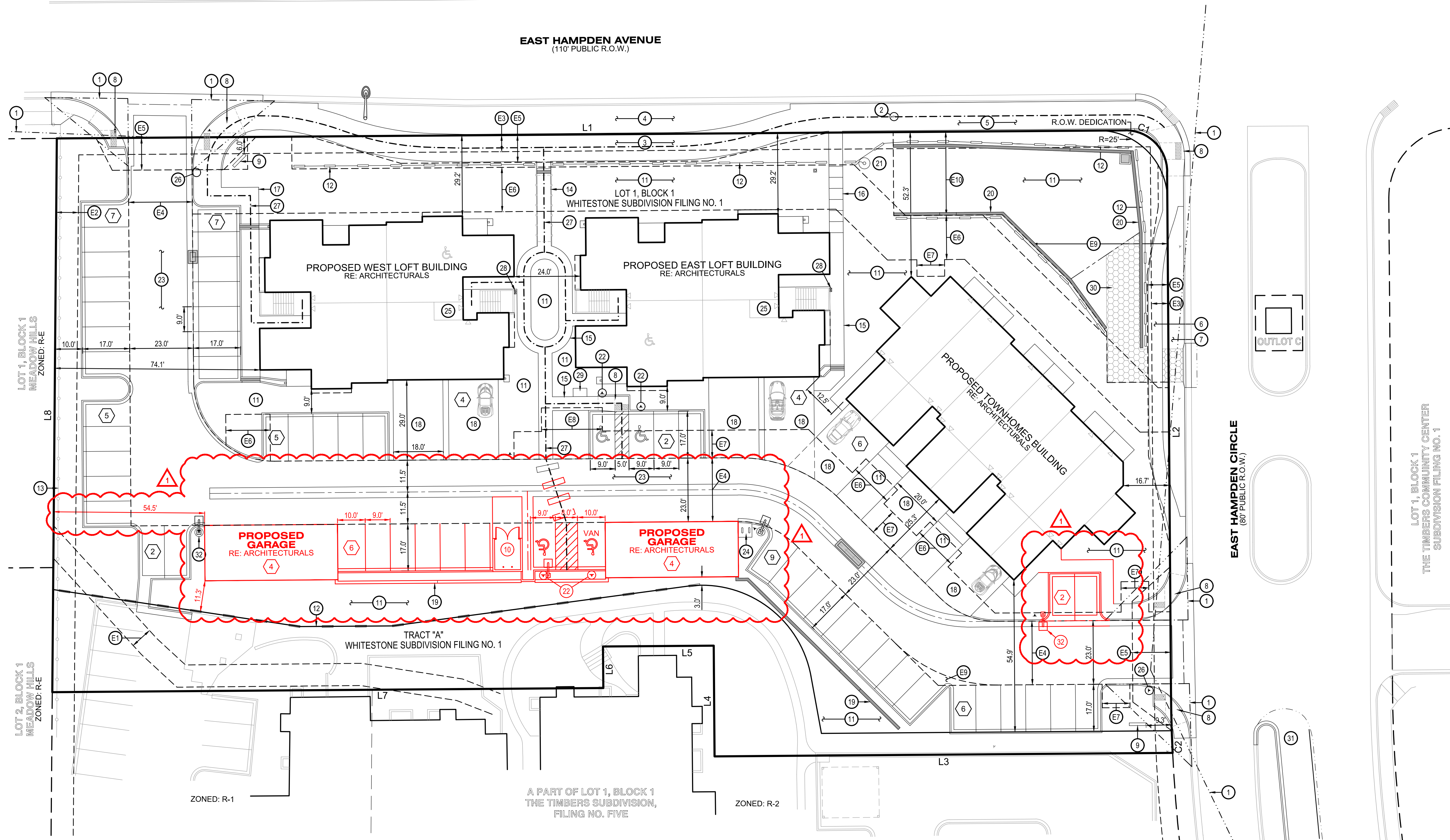


**CURVE DATA TABLE**

COURSE	DELTA	RADIUS	LENGTH
C1	90°00'00"	15.00'	23.56'
C2	02°18'42"	540.00'	21.79'

**LINE DATA TABLE**

COURSE	BEARING	LENGTH
L1	N89°34'12"E	385.86'
L2	S00°25'48"E	188.22'
L3	S89°34'12"W	165.44'
L4	N00°25'48"W	40.00'
L5	S89°34'12"W	40.00'
L6	S00°25'48"E	15.00'
L7	S89°34'12"W	199.00'
L8	N00°28'06"E	200.03'



**SCHEDULE:**

- |   |  |
|---|--|
| 1 PROPOSED SIGHT TRIANGLE                       | 12 PROPOSED 3FT. DECORATIVE FENCE, RE: ARCHITECTURALS            |
| 2 EXISTING BUS STOP TO REMAIN                   | 13 EXISTING FENCE LINE TO REMAIN                                 |
| 3 PROPOSED 10' DETACHED CONCRETE WALK           | 14 PROPOSED 5' CONCRETE WALK W/ RAILING                          |
| 4 PROPOSED 10' TREE LAWN                        | 15 PROPOSED 5' CONCRETE WALK                                     |
| 5 PROPOSED 10' CONCRETE WALK                    | 16 PROPOSED 5' CONCRETE STEPPED WALK                             |
| 6 PROPOSED 5' DETACHED CONCRETE WALK            | 17 PROPOSED 6.5' CONCRETE WALK                                   |
| 7 PROPOSED 8' TREE LAWN                         | 18 PROPOSED CONCRETE DRIVEWAY                                    |
| 8 PROPOSED HANDICAP RAMP                        | 19 PROPOSED MODULAR BLOCK RETAINING WALL                         |
| 9 PROPOSED MONUMENT SIGN, RE: ARCHITECTURALS    | 20 PROPOSED STRUCTURAL MODULAR BLOCK RETAINING WALL IN POND AREA |
| 10 PROPOSED TRASH ENCLOSURE, RE: ARCHITECTURALS | 21 PROPOSED FLAG POLE  |
| 11 PROPOSED LANDSCAPING, RE: LANDSCAPE PLAN     | 22 PROPOSED ACCESSIBLE PARKING SIGN, MUTCD R7-8 & R7-8P          |

**EASEMENT SCHEDULE:**

- |   |
|---|
| E1 EXISTING 8' UTILITY EASEMENT, (BK.2317-PG.481) APPROXIMATE LOCATION ONLY |
| E2 EXISTING 8' UTILITY EASEMENT, (REC. NO. 1411364)                         |
| E3 EXISTING 6' GAS EASEMENT, (REC. NO. 1411364)                             |
| E4 PROPOSED 23' FIRE LANE, PUBLIC ACCESS & UTILITY EASEMENT                 |
| E5 PROPOSED SIDEWALK EASEMENT   |
| E6 PROPOSED 16' UTILITY EASEMENT  |
| E7 PROPOSED 10' UTILITY EASEMENT  |
| E8 PROPOSED 22' UTILITY EASEMENT  |
| E9 PROPOSED UTILITY EASEMENT  |
| E10 PROPOSED DRAINAGE EASEMENT  |

**NOTES:**

- THE CONTRACTOR IS SPECIALLY CAUTIONED THAT THE LOCATION AND/OR ELEVATION OF EXISTING UTILITIES AS SHOWN ON THESE PLANS IS BASED ON RECORDS OF THE VARIOUS UTILITY COMPANIES, A UTILITY LOCATOR SERVICE AND, WHERE POSSIBLE, MEASUREMENTS TAKEN IN THE FIELD. THE INFORMATION IS NOT TO BE RELIED ON AS EXACT OR COMPLETE. THE CONTRACTOR MUST CALL THE LOCAL UTILITY LOCATION CENTER AT LEAST 48 HOURS BEFORE ANY EXCAVATION TO REQUEST EXACT FIELD LOCATIONS OF THE UTILITIES. IT SHALL BE THE RESPONSIBILITY OF THE CONTRACTOR TO RELOCATE ALL EXISTING UTILITIES WHICH CONFLICT WITH THE PROPOSED IMPROVEMENTS SHOWN ON THE PLANS.
- ALL CONSTRUCTION OR CONSTRUCTION STAKING FOR THIS PROJECT SHALL BE DONE PER THE SIGNED AND APPROVED CIVIL CONSTRUCTION PLANS. ENGINEERING SERVICE COMPANY IS NOT LIABLE FOR ANY DISCREPANCIES BETWEEN ANY BID SET AND/OR BUILDING SET AND THE APPROVED CIVIL CONSTRUCTION PLANS.
- TRACT "A" CONTAINS EXISTING WALKS, DRIVE, PARKING, LANDSCAPING AND OTHER FEATURES TO REMAIN UNDER CONTROL OF THE CONDOMINIUM ASSOCIATION AT EAST HAMPDEN CIRCLE, INC. UNDER AN EASEMENT AGREEMENT RECORDED IN THE RECORDS OF ARAPAHOE COUNTY, COLORADO AT RECEPTION NO. \_\_\_\_\_.

**SITE PLAN**  
WHITESTONE LOFTS & HOMES SITE PLAN W/ WAIVER  
LOT 1, BLOCK 1 AND TRACT "A", WHITESTONE SUBDIVISION FILING NO. 1  
SITUATED IN THE NE 1/4 OF SECTION 6, T.5S., R.66W. OF THE 6TH P.M.  
CITY OF AURORA, COUNTY OF ARAPAHOE, STATE OF COLORADO

**JUSTIN & DYLAN, LLC**  
18889 EAST MAPLEWOOD DRIVE  
CENTENNIAL, COLORADO 80016  
CREATING SOLUTIONS SINCE 1994  
ATTN: MOSTAFA MARGARZADEH

**ENGINEERING SERVICE COMPANY**  
14390 East Evans Avenue  
Aurora, Colorado 80014  
P 303.337.1393  
F 303.337.1393  
T/F 1.877.273.9688

**Revisions**

No.	Description	Date	By
1	PER CITY COMMENTS	03/11/2016	JDP
2	PER CITY COMMENTS	04/22/2016	JDP
3	PER CITY COMMENTS AND CLIENT CHANGES	10/26/2016	JDP

Know what's below.  
Call before you dig.



CALL 811 BEFORE YOU DIG  
OR  
BEFORE YOU START ANY WORK  
TO AVOID DAMAGE TO UNDERGROUND UTILITIES  
AND PERSONAL INJURY OR DEATH  
1-800-922-1987

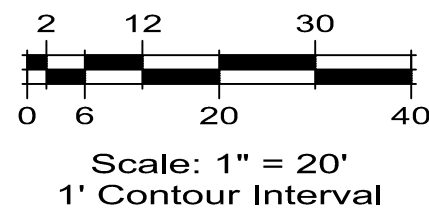
Designed by: <b>DRA</b>	Drawn by: <b>CP-350</b>
Checked by: <b>JDP</b>	Date: <b>01/05/2016</b>
Scale: <b>1"=20'</b>	Horizontal: <b>N.A.</b>
Vertical: <b>N.A.</b>	

Sheet No.: **S2**



# WHITESTONE LOFTS & HOMES SITE PLAN W/ WAIVER

LOT 1, BLOCK 1 AND TRACT "A", WHITESTONE SUBDIVISION FILING NO. 1  
SITUATED IN THE NE 1/4 OF SECTION 6, T.5S., R.66W. OF THE 6TH P.M.  
CITY OF AURORA, COUNTY OF ARAPAHOE, STATE OF COLORADO



## CURVE DATA TABLE

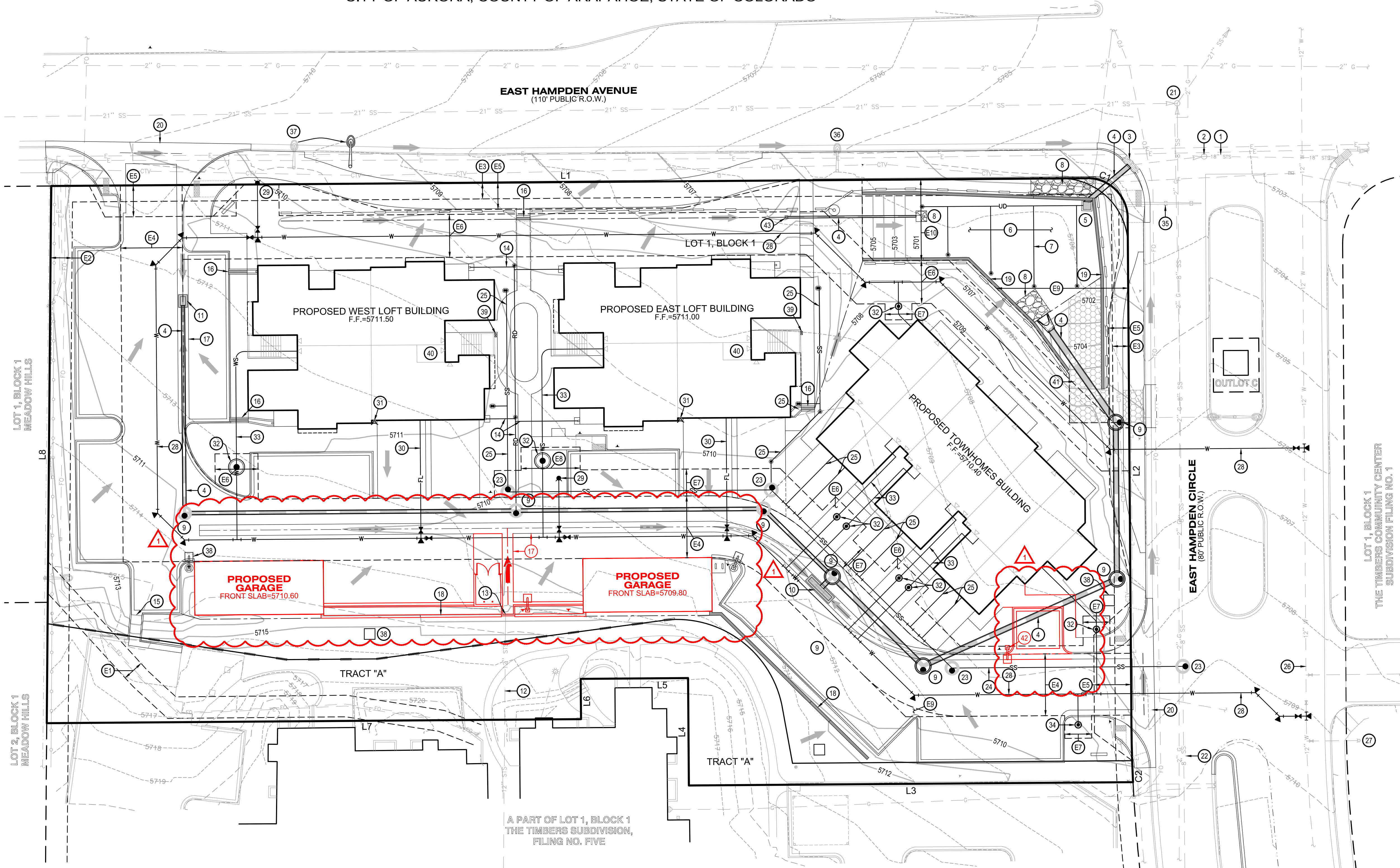
COURSE	DELTA	RADIUS	LENGTH
C1	90°00'00"	15.00'	23.56'
C2	02°18'42"	540.00'	21.79'

## LINE DATA TABLE

COURSE	BEARING	LENGTH
L1	N89°34'12"E	385.86'
L2	S00°25'48"E	188.22'
L3	S89°34'12"W	165.44'
L4	N00°25'48"W	40.00'
L5	S89°34'12"W	40.00'
L6	S00°25'48"E	15.00'
L7	S89°34'12"W	199.00'
L8	N00°28'08"E	200.03'

## LEGEND

— CTV —	EXIST. CABLE TELEVISION LINE
— E —	EXIST. ELECTRICAL LINE
— FO —	EXIST. FIBER-OPTIC LINE
— G —	EXIST. GAS LINE
— SS —	EXIST. SANITARY SEWER LINE
— STS —	EXIST. STORM SEWER LINE
— T —	EXIST. TELEPHONE LINE
— W —	EXIST. WATER LINE
— — —	EXIST. OVERHEAD UTILITY LINE
— — —	PROP. STORM SEWER LINE (PRIVATE)
— FL —	PROP. FIRE LINE
— SS —	PROP. SANITARY SEWER LINE
— W —	PROP. WATER LINE
— WS —	PROP. WATER SERVICE LINE
— 5700 —	EXIST. CONTOUR LINE
— 5700 —	PROP. CONTOUR LINE
— — —	EXIST. FENCE LINE
— — —	PROP. 2'-CATCH' CURB AND GUTTER
— — —	PROP. 1'-SPILL' CURB AND GUTTER
— — —	EXIST. FIRE HYDRANT
— — —	EXIST. MANHOLE
— — —	EXIST. POWER POLE
— — —	EXIST. STREET LIGHT
— — —	EXIST. TRAFFIC LIGHT
— — —	EXIST. TELEPHONE PEDESTAL
— — —	EXIST. WATER VALVE
— — —	PROP. FIRE HYDRANT
— — —	PROP. MANHOLE
— — —	PROP. WATER METER
— — —	PROP. WATER VALVE
— — —	DRAINAGE FLOW ARROW



## SCHEDULE:

- EXISTING 18" STORM SEWER LINE
- EXISTING STORM MANHOLE
- EXISTING STORM INLET TO REMAIN
- PROPOSED STORM SEWER LINE
- PROPOSED OUTLET STRUCTURE
- PROPOSED DETENTION AND WATER QUALITY POND
- PROPOSED POND UNDERDRAIN LINE, TYPICAL
- PROPOSED RIPRAP
- PROPOSED STORM MANHOLE
- PROPOSED TRIPLE DENVER TYPE 16 INLET
- PROPOSED SINGLE DENVER TYPE 16 INLET

- EXISTING 12" STORM SEWER TO REMAIN
- DAYLIGHT EXISTING 12" STORM AT PROPOSED HEADWALL
- PROPOSED ROOF DRAIN LINE
- PROPOSED 4' CONCRETE CHANNEL
- PROPOSED SIDEWALK CHASE, PER C.O.A. STD. S3
- PROPOSED 4' CONCRETE PAN, PER C.O.A. STD. S7.6
- PROPOSED MODULAR BLOCK RETAINING WALL
- PROPOSED STRUCTURAL MODULAR BLOCK RETAINING WALL IN POND AREA
- PROPOSED 8' CONCRETE CROSSPAN, PER C.O.A. STD. S4.1
- EXISTING SANITARY MANHOLE
- EXISTING 8" SANITARY SEWER MAIN

- PROPOSED SANITARY MANHOLE
- PROPOSED SANITARY SEWER MAIN
- PROPOSED SANITARY SERVICE LINE
- EXISTING 12" WATER MAIN
- EXISTING FIRE HYDRANT #17H-40
- PROPOSED WATER MAIN
- PROPOSED FIRE HYDRANT
- PROPOSED FIRE LINE (PRIVATE)
- PROPOSED F.D.C. (FIRE DEPARTMENT CONNECTION) W/ APPROVED KNOX CAPS
- PROPOSED WATER METER
- PROPOSED WATER SERVICE LINE

- PROPOSED IRRIGATE METER
- EXISTING TRAFFIC LIGHT TO REMAIN
- EXISTING STREET LIGHT TO REMAIN
- EXISTING STREET LIGHT TO BE RELOCATED
- PROPOSED TRANSFORMER - APPROXIMATE LOCATION ONLY, DESIGNED BY OTHERS
- PROPOSED KNOX BOX
- PROPOSED SPRINKLER RISER ROOM
- PROPOSED DETENTION POND ACCESS
- PROPOSED LIGHT POLE, TYPICAL RE: PHOTOMETRICS
- PROPOSED AREA DRAIN

## EASEMENT SCHEDULE:

- EXISTING 8' UTILITY EASEMENT, (BK.2317-PG.481) APPROXIMATE LOCATION ONLY
- EXISTING 8' UTILITY EASEMENT, (REC. NO. 1411364)
- EXISTING 6' GAS EASEMENT, (REC. NO. 1411364)
- PROPOSED 23' FIRE LINE, PUBLIC ACCESS & UTILITY EASEMENT
- PROPOSED SIDEWALK EASEMENT
- PROPOSED 16' UTILITY EASEMENT
- PROPOSED 10' UTILITY EASEMENT
- PROPOSED 22' UTILITY EASEMENT
- PROPOSED UTILITY EASEMENT
- PROPOSED DRAINAGE EASEMENT

## NOTES:

- THE CONTRACTOR IS SPECIFICALLY CAUTIONED THAT THE LOCATION AND/OR ELEVATION OF EXISTING UTILITIES AS SHOWN ON THESE PLANS IS BASED ON RECORDS OF THE VARIOUS UTILITY COMPANIES, A UTILITY LOCATOR SERVICE AND, WHERE POSSIBLE, MEASUREMENTS TAKEN IN THE FIELD. THE INFORMATION IS NOT TO BE RELIED ON AS EXACT OR COMPLETE. THE CONTRACTOR MUST CALL THE LOCAL UTILITY LOCATION CENTER AT LEAST 48 HOURS BEFORE ANY EXCAVATION TO REQUEST EXACT FIELD LOCATIONS OF THE UTILITIES. IT SHALL BE THE RESPONSIBILITY OF THE CONTRACTOR TO RELOCATE ALL EXISTING UTILITIES WHICH CONFLICT WITH THE PROPOSED IMPROVEMENTS SHOWN ON THE PLANS.
- ALL CONSTRUCTION OR CONSTRUCTION STAKING FOR THIS PROJECT SHALL BE DONE PER THE SIGNED AND APPROVED CIVIL CONSTRUCTION PLANS. ENGINEERING SERVICE COMPANY IS NOT LIABLE FOR ANY DISCREPANCIES BETWEEN ANY BID SET AND/OR BUILDING SET AND THE APPROVED CIVIL CONSTRUCTION PLANS.
- ALL PROPOSED GRADING AND DRAINAGE PATTERNS AND PROPOSED UTILITY LINES SHOWN HEREON IS PRELIMINARY AND SHALL NOT RELIED UPON FOR CONSTRUCTION.

## BENCHMARK:

CITY OF AURORA BM #556606NE001  
CHISELED SQ NE COR C O INLET @ E PCR SE COR E HAMPDEN AVE & E JEFFERSON AVE  
ELEVATION = 5711.527 FEET (NAVD 1988 DATUM)

## PRELIMINARY GRADING & UTILITY PLAN

WHITESTONE LOFTS & HOMES SITE PLAN W/ WAIVER  
SITUATED IN THE NE 1/4 OF SECTION 6, T.5S., R.66W. OF THE 6TH P.M.  
CITY OF AURORA, COUNTY OF ARAPAHOE, STATE OF COLORADO

Prepared For:

JUSTIN & DYLAN, LLC  
18889 EAST MAPLEWOOD DRIVE  
CENTENNIAL, COLORADO 80016

ATTN: MOSTAFA MARGARZADEH

Designed by:

DRA

Drawer No.:

CP-350

Drawn by:

JDP

Date:

01/05/2016

Checked by:

DRA

Scale:

1"=20'

Sheet No.:

S3

## Revisions

Description:

PER CITY COMMENTS

PER CITY COMMENTS

PER CITY COMMENTS AND CLIENT CHANGES

No.:

1

2

3

Date:

03/11/2016

04/22/2016

10/26/2016

Know what's below.  
Call before you dig.

CALL 811

WWW.CALL811.COM

1-800-922-1987

CALL & BURIED DIALS IN ADVANCE BEFORE YOU DIG. GRADE OR EXCAVATE FOR THE MARKING OF UNDERGROUND MEMBER UTILITIES

ENGINEERING SERVICE COMPANY

14390 East Evans Avenue  
Aurora, Colorado 80014  
P 303.337.1393  
F 303.337.1394  
T 303.337.1395

14390 East Evans Avenue  
Aurora, Colorado 80014  
P 303.337.1393  
F 303.337.1394  
T 303.337.1395

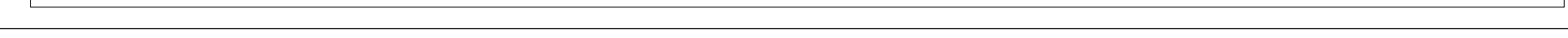


LOT 1, BLOCK 1 AND TRACT "A", WHITESTONE SUBDIVISION FILING NO. 1  
SITUATED IN THE NE 1/4 OF SECTION 6, T.5S., R.66W. OF THE 6TH P.M.  
CITY OF AURORA, COUNTY OF ARAPAHOE, STATE OF COLORADO

- FRG Feather Reed Grass 5-6'x24'



SCALE: 1" = 4'



NOT TO SCALE

**LANNI**

**WHITESTONE L**

**LOT 1, BLOCK 1 AND**

**SITUATED IN THE N**

**CITY OF AURORA**

**JUL**

**2016**

Prepared For:

Designed by:	Drawer No.:
<i>K/S</i>	<i>KSA Job # 419</i>
Drawn by:	Date:
<i>K/S</i>	<i>CP-350</i>
Checked by:	12/29/2015
<i>K/S</i>	Scale:
	1" = 20'
Sheet No.:	

**LANDSCAPE PLAN & KEY**  
**ROOFS & HOMES SITE PLAN W/WAIVER**  
SECTION 14 OF ACT 6, WHITE STONE SUBDIVISION FILING NO. 1  
IN THE CITY AND COUNTY OF ARAPAHOE, STATE OF COLORADO  
DATE: 11/11/2011 4:56 PM

---

**JUSTIN & DYLAN, LLC**  
6089 EAST MAPLEWOOD DRIVE  
CENTENNIAL, COLORADO 80016  
PHONE: (303) 287-7750  
FAX: (303) 287-7750  
WWW.JUSTINANDDYLAN.COM



# WHITESTONE LOFTS & HOMES SITE PLAN W/WAIVER

LOT 1, BLOCK 1 AND TRACT "A", WHITESTONE SUBDIVISION FILING NO. 1  
SITUATED IN THE NE 1/4 OF SECTION 6, T.5S., R.66W. OF THE 6TH P.M.  
CITY OF AURORA, COUNTY OF ARAPAHOE, STATE OF COLORADO

## Landscape Notes

## Landscape Notes:

### LANDSCAPE NOTES

- THIS LANDSCAPE ARCHITECTURAL SITE PLAN IS TO BE USED IN CONJUNCTION WITH THE CIVIL, MECHANICAL AND ARCHITECTURAL SITE PLANS TO FORM COMPLETE INFORMATION REGARDING THIS SITE. SEE ARCHITECTURAL & ENGINEERING PLANS FOR INFORMATION REGARDING BUILDINGS, DRIVEWAYS, SIDEWALKS, FREESTANDING LIGHTS, FENCES AND WALLS.
- ALL LANDSCAPED AREAS AND PLANT MATERIAL, EXCEPT FOR NON-IRRIGATED NATIVE, RESTORATIVE, AND DRYLAND GRASS AREAS THAT COMPLY WITH REQUIREMENTS FOUND IN SEC. 146-1429 AND/OR SEC. 146-1435 MUST BE WATERED BY AN AUTOMATIC UNDERGROUND IRRIGATION SYSTEM. IRRIGATION SYSTEM DESIGN, INSTALLATION, OPERATION, AND MAINTENANCE SHALL CONFORM TO REQUIREMENTS FOUND IN THE CITY OF AURORA IRRIGATION ORDINANCE. ALL TURF AREAS LESS THAN 25' IN WIDTH SHALL HAVE POP-UP SPRAY SYSTEM PROVIDING HEAD TO HEAD COVERAGE. ALL SHRUB BEDS SHALL HAVE FULL COVERAGE WITH EITHER A DRIP SYSTEM OR SHRUB POP-UP MICRO-SPRAY HEADS. ALL TURF AND SHRUB BEDS SHALL BE ZONED SEPARATELY.
- RERER TO SOILS REPORT FOR PLANT PLACEMENT ADJACENT TO BUILDINGS (I.E. TREES MIN. 5' FROM FOUNDATION)
- ALL TREES IN TURF OR DRYLAND GRASS AREAS MUST HAVE 48" DIAMETER MULCHED TREE RINGS. ALL TREES TO BE STAKED OR GUYED AS PER PLANT LIST AND DETAILS.
- ALL SHRUB BEDS SHALL BE MULCHED WITH 4" LAYER OF SPECIFIED CEDAR/WOOD MULCH, OR 3" LAYER OF SPECIFIED ROCK MULCH, OVER DUPONT 'TYPAR' WEED BARRIER, OR APPROVED EQUAL. WEED BARRIER FABRIC SHALL NOT BE USED IN GROUNDCOVER AREAS OR IN TREE RING AREAS.
- ALL DECIDUOUS AND EVERGREEN TREE RINGS SHALL BE MULCHED WITH 4" SPECIFIED CEDAR/WOOD MULCH.
- ALL SHRUB BEDS AND MULCH AREAS ARE TO BE CONTAINED WITH SPECIFIED STEEL EDGER (NOT REQUIRED AT CURB, WALLS, OR BUILDING).
- ALL TURF AREAS SHALL RECEIVE THE FOLLOWING SOIL AMENDMENTS PER 1000 S.F.: 4 CUBIC YARDS "SUPREME ORGANICS" COMPOST (50% COW MANURE, 50% WOOD CHIPS, SUPPLIED BY JENSEN SALES, INC., DENVER) OR EQUIVALENT, PLUS 15 LBS OF 20-10-5 COMMERCIAL FERTILIZER. ROTOTILL TO A MINIMUM DEPTH OF 6 INCHES. SOIL AMENDMENTS FOR SHRUB BEDS SHALL BE AS ABOVE, WITH 3.0 CUBIC YARDS "SUPREME ORGANICS" COMPOST PLUS 15 LBS OF 20-10-5 COMMERCIAL FERTILIZER PER 1000 S.F.
- PLANT BACKFILL MIX SHALL BE : 1/3 "SUPREME ORGANICS", OR APPROVED EQUAL; 2/3 ON SITE SOIL.
- IRRIGATED TURF AREAS SHALL BE SEEDED OR SODDED (COLORADO GROWN SOD) WITH A BLEND OF 90% CERTIFIED IMPROVED TURF TYPE TALL FESCUE (2 VARIETIES MINIMUM), AND IMPROVED KENTUCKY BLUEGRASS VARIETIES.
- PREPARE RAIN GARDEN PER ENGINEER'S SPECIFICATIONS. SEED INFILTRATION AREA WITH MIX BELOW. PER UDFCD URBAN STORM DRAINAGE CRITERIAL MANUAL VOLUME 3, SEC. T-3 BIORETENTION. MIX SEED WELL AND BROADCAST, AT A RATE OF 28.9 LBS. PER ACRE, FOLLOWED BY HAND RAKING TO COVER SEED AND THEN MULCHED. HYDROMULCHING CAN ALSO BE USED.

### URBAN DRAINAGE & FLOOD CONTROL DISTRICT RECOMMENDED NATIVE SEED MIX FOR RAIN GARDENS:

GRASS SEED	LBS. P.L.S./ACRE	GRASS SEED	LBS. P.L.S./ACRE
SAND BLUESTEM (GARDEN)	3.5	WESTERN WHEATGRASS (ARRIBA)	3.0
SIDEOTS GRAMA (BUTTE)	3.0	LITTLE BLUESTEM (PATURA)	3.0
PRAIRIE SANDREED (GOSHEN)	3.0	ALKALI SACATON	3.0
INDIAN RICEGRASS (PALOMA)	3.0	SAND DROPSEED	3.0 = 27.5
SWITCHGRASS (BLACKWELL)	4.0		
WILDFLOWER SEED	OUNCES PER ACRE	WILDFLOWER SEED	OUNCES PER ACRE
PASTURE SAGE	2.0	PRAIRIE CONEFLOWER	4.0
BLUE ASTER	4.0	PURPLE PRAIRIECLOVER	4.0 = 22.0
BLANKET FLOWER	8.0		

- 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. MAINTENANCE SHALL INCLUDE PROPER PRUNING, MOWING, AND AERATION OF LAWNS, WEEDING, REPLACEMENT OF MULCH, REMOVAL OF LITTER, AND THE REGULAR WATERING OF ALL PLANTINGS. IRRIGATION SHALL BE MAINTAINED TO MAXIMIZE WATER CONSERVATION. THE OWNER, SUCCESSOR, OR ASSIGNS SHALL BE RESPONSIBLE FOR THE REPLACEMENT OF THE PLANT(S) WITHIN ONE PLANTING SEASON.
- ALL WORK SHALL CONFORM TO LOCAL CITY AND COUNTY CODES, AND CONTRACTOR SHALL BE RESPONSIBLE FOR OBTAINING ALL NECESSARY PERMITS. CONTRACTOR SHALL VERIFY LOCATION OF ALL EXISTING UNDERGROUND UTILITIES, LINES, AND STRUCTURES PRIOR TO EXCAVATION OR TRENCHING. DAMAGE TO THESE UTILITIES SHALL BE REPAIRED BY THE CONTRACTOR AT NO COST TO THE OWNER OR THE LANDSCAPE ARCHITECT.
- ALL UTILITY EASEMENT SHALL REMAIN UNOBSTRUCTED AND FULLY ACCESSIBLE ALONG THEIR ENTIRE LENGTH FOR MAINTENANCE EQUIPMENT ENTRY.

### GREENSTONE MULTI-FAMILY – LANDSCAPE DATA

Total Property Area (including ROW):	81,465 sq. ft.
Overall Site Landscape Area:	29,092 sq. ft. = 35.7% of Total Property Area
Overall Site Turf Areas:	8,412 sq. ft. = 29.0% of Overall Site Landscape Area
Overall Site Rain Garden Native Areas:	2,357 sq. ft. = 8.1% of Overall Site Landscape Area
Overall Site Planting Bed Areas:	18,232 sq. ft. = 62.9% of Overall Site Landscape Area

### TREE PROTECTION NOTES

- PRIOR TO THE BEGINNING OF CONSTRUCTION, INSTALL BARRICADE FENCING AROUND ALL EXISTING TREES TO REMAIN. LOCATE FENCING AT OR OUTSIDE OF THE DRIP LINE OF THE TREES. BARRICADE FENCING SHALL BE 4' HEIGHT, ORANGE MESH FENCING ATTACHED TO 'T' POSTS.
- FENCING SHALL BE MAINTAINED DAILY. TRESPASS BEYOND ESTABLISHED CONSTRUCTION LIMITS SHALL RESULT IN A FINE OF \$100. IF NOT PAID WITHIN 30 DAYS, THE FINE SHALL BE DEDUCTED FROM MONIES DUE TO CONTRACTOR. CONTRACTORS SHALL BE RESPONSIBLE FOR ALL OF THEIR WORKERS, SUBCONTRACTORS AND SUPPLIERS UNDER THIS REQUIREMENT. NO VEHICLE PARKING IS ALLOWED BEYOND CONSTRUCTION LIMITS.
- CONSTRUCTION WITHIN THE ROOT ZONE OF TREES TO REMAIN SHALL BE RESTRICTED TO AGREED-UPON LIMITS WITH REGARD TO EXCAVATION, ACCESS, DIRT STOCKPILING, AND BACKFILL. VIOLATION OF SET LIMITS SHALL RESULT IN A FINE OF \$100 PER INCIDENCE AND MAY BE INCREASED BASED ON THE PERCENTAGE OF ROOT ZONE AFFECTED TIMES THE VALUE OF THE TREE ESTABLISHED PRIOR TO CONSTRUCTION. IF MORE THAN 30% OF THE ROOT ZONE IS DAMAGED, THE FINE SHALL BE THE FULL VALUE OF THE TREE.
- DAMAGE TO THE MAIN TRUNKS OF TREES IS PROHIBITED. DAMAGE NOT PREVIOUSLY APPROVED SHALL RESULT IN A FINE BASED ON THE PERCENTAGE OF THE CIRCUMFERENCE AFFECTED. DAMAGE GREATER THAN 30% OF THE CIRCUMFERENCE OR AFFECTING THE STRUCTURAL INTEGRITY OF THE TREE WILL RESULT IN A FINE EQUAL TO THE FULL APPRAISED VALUE OF THE TREE.
- LIMB DAMAGE IS PROHIBITED, UNLESS APPROVED PRIOR TO CONSTRUCTION OR AS AUTHORIZED BY THE CITY OF AURORA FORESTRY DIVISION. PRUNING OF AFFECTED BRANCHES SHALL BE DONE PRIOR TO THE START OF CONSTRUCTION. DAMAGED BRANCHES SHALL BE PRUNED WITHIN 10 DAYS OF THE OCCURRENCE UTILIZING INTERNATIONAL SOCIETY OF ARBORICULTURE STANDARDS. UNAUTHORIZED BRANCH DAMAGE OR LOSS CAN RESULT IN A FINE OF \$100 PER BRANCH AS MAY BE DETERMINED BY THE CONSTRUCTION MANAGER OR HIS FORESTRY CONSULTANT.
- CONCRETE TRUCK WASHOUT AREAS SHALL BE IN DESIGNATED AREAS ONLY. WASHOUT RUNOFF SHALL NOT FLOW INTO OR ACROSS ROOT ZONES OF TREES.
- TREE PROTECTION MEASURES SHALL BE IN PLACE PRIOR TO CONSTRUCTION AND INSPECTED BY THE CITY OF AURORA FORESTRY DIVISION.

### PLANT & MATERAILS SCHEDULE

QTY	ITEM	COMMON NAME	SCIENTIFIC NAME	SIZE	Comments	Water Zone*
		<b>EVERGREEN TREES</b>				
6	AUS	Austrian Pine	Pinus nigra	6' Ht.	B&B	XXX
8	BEM	Bosnian Pine, Emerald Arrow	Pinus leucodermis 'Emerald Arrow'	6' Ht.	B&B	
9	BSP	Bakeri Spruce	Picea pungens 'Bakeri'	6' Ht.	B&B	+
		<b>DECIDUOUS TREES</b>				
4	CRC	Canada Red Chokecherry	Prunus virginiana 'Canada Red'	2.0" Cal.	B&B	XX
3	CRC	Canada Red Chokecherry	Prunus virginiana 'Canada Red'	6'-8' Clump	B&B multi-staked	XX
5	PRF	Prairiefire Crab	Malus ssp. 'Prairiefire'	2.0" Cal.	B&B	X
6	SPR	Spring Snow Crab	Malus x 'Spring Snow'	2.0" Cal.	B&B	X
1	SHA	Shademaster Honeylocust	Gleditsia triacanthos inermis 'Shademaster'	3.0" Cal.	B&B	X
4	SHA	Shademaster Honeylocust	Gleditsia triacanthos inermis 'Shademaster'	2.5" Cal.	B&B	X
2	SUN	Sunburst Honeylocust	Gleditsia triacanthos inermis 'Sunburst'	3.0" Cal.	B&B	X
5	SUN	Sunburst Honeylocust	Gleditsia triacanthos inermis 'Sunburst'	2.5" Cal.	B&B	X
1	WHO	White Oak	Quercus Alba	3.0" Cal.	B&B	XX
6	WHO	White Oak	Quercus Alba	2.5" Cal.	B&B	XX
1	EOA	English Oak	Quercus robur	3.0" Cal.	B&B	XX
5	EOA	English Oak	Quercus robur	2.5" Cal.	B&B	XX
12	CCP	Chanticleer/Cleveland Select Pear	Pyrus calleryana	2.0" Cal.	B&B	XX
		<b>BROADLEAF EVERGREEN SHRUBS</b>				
22	BSG	Broom, Spanish Gold	Cytisus purgan 'Spanish Gold'	5 Gal.	20"-24" Min. Ht.	XX
4	BAW	Broom, Algold Warminster	Cytisus praecox 'Algold'	5 Gal.	20"-24" Min. Ht.	XX
16	MAQ	Mahonia/Oregon Grape	Mahonia aquifolium 'Kings Ransom'	5 Gal.	20" Min. Ht.	X
38	MCO	Compact Mahonia/Oregon Grape	Mahonia aquifolium 'Compacta'	5 Gal.	20" Min. Ht.	X
		<b>EVERGREEN SHRUBS</b>				
44	BCH	Blue Chip Juniper	Juniperus horizontalis 'Blue Chip'	5 Gal.	18" Min. Spread	XX
24	BUF	Buffalo Juniper	Juniperus sabina 'Buffalo'	5 Gal.	18" Min. Spread	XX
10	PFC	Compact Pfitzer Juniper	Juniperus x media 'Pfitzerana Compact'	5 Gal.	18" Min. Spread	XX
3	TAM	Tammy Juniper	Juniperus sabina 'Tamariscifolia'	5 Gal.	18" Min. Spread	XX
		<b>DECIDUOUS SHRUBS</b>				
36	CPB	Crimson Pygmy Barberry	Berberis thunbergii 'Autopurpurea Nana'	5 Gal.	15" Min. Ht.	X
2	BBE	Silver Buffaloberry	Shepherdia argentea	5 Gal.	24" multi-staked	XXX
9	BBU	Burning Bush	Euonymus alatus	5 Gal.	24" multi-staked	
4	YCU	Golden Current	Ribes aureum	5 Gal.	24" multi-staked	XXX
7	RLY	Royalty Lilac	Syringa x prestoniae 'Royalty'	5 Gal.	24" multi-staked	X
39	MKL	Miss Kim Lilac	Syringa patula 'Miss Kim'	5 Gal.	24" multi-staked	XX
21	DNI	Dwarf Ninebark	Physocarpus opufolius 'Nanus'	5 Gal.	20" multi-staked	XX
17	NSW	Summer Wine Ninebark	Physocarpus opufolius 'Seward'	5 Gal.	20" multi-staked	XX
43	GND	Dart's Gold Ninebark	Physocarpus opufolius 'Dart's Gold'	5 Gal.	24" multi-staked	XX
28	NMO	Mountain Ninebark	Physocarpus monogynus	5 Gal.	24" multi-staked	XX
16	RSA	Russian Sage	Perovskia atriplicifolia	5 Gal.	24" multi-staked	XX
31	KNP	Knockout Pink Rose	Rosa 'RADcon'	5 Gal.	24" multi-staked	X
19	RSE	Regent Serviceberry	Amelanchier alnifolia 'Regent'	5 Gal.	24" multi-staked	X
11	SSK	Saskatoon Serviceberry	Amelanchier alnifolia	5 Gal.	24" multi-staked	X
69	FRO	Frobel Spirea	Spirea japonica 'Frobelii'	5 Gal.	24" multi-staked	X
53	NFS	Neon Flash Spirea	Spirea japonica 'Neon Flash'	5 Gal.	24" multi-staked	X
		<b>GRASSES</b>				
43	FRG	Feather Reed Grass	Calamagrostis acutiflora 'Karl Foerster'	1 Gal.	24"-30" o.c.	XX
		<b>DECORATIVE BOULDERS</b>				
1		Existing Boulders	To Be Relocated	2'x3'	24"-30" Ht.	
4		Existing Boulders	To Be Relocated	3'x3'	24"-36" Ht.	
2		Existing Boulders	To Be Relocated	3'x4'	24"-36" Ht.	

\*Water Zones: + = Require >1" water/wk; X= Require 1" of water/wk; XX= Require ½" water/wk; XXX= Require ½" water/2 wks.  
M = Mitigation Tree – See Tree Mitigation Table.

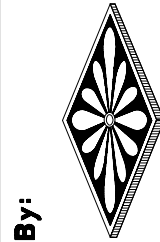
Irrigated Turf Areas:	Approx. 8,412 square feet total - To be seeded or sodded with Turf Type Tall Fescue (dwarf hybrids mix, see notes), or approved equal.
Rain Garden Native Area:	Approx. 2,357 square feet total - To be seeded with UDFCD recommended seed mix for bioretention areas (see notes), or UDFCD approved equal.
Rock Mulch Beds:	Approx. 18,323 square feet total – Tan River Rock 1-1/2", or owner approved equal. Minimum 3" depth for all designated planting beds.
Cedar Mulch Beds:	Approx. 100 square feet total – Washington/Cascade Cedar, or owner approved equal. Minimum 4" depth for all tree rings in turf areas.
Steel Edger:	Approx. 1220 linear feet – Rolled top, 14 gage, green painted Dura-edge, or owner approved equal.

NOT FOR CONSTRUCTION

Know what's below.  
Call before you dig.

811  
CALL 811  
FOR A  
FREE  
UTILITY  
LOCATION  
SERVICE  
1-800-922-1987

No.	Description	Date
1	PER CITY COMMENTS	03/11/2016
2	PER CITY COMMENTS	04/22/2016
3	PER CITY COMMENTS	05/20/2016
4	PER REVISED TRANSFORMER LOCATIONS	06/02/2016
5	PER REVISED TRASH ENCLOSURE & PARKING LOCATIONS	11/20/16
6	AMENDMENT 1 - PARKING AREA & TREE LAWN REVISIONS	05/20/2017



Kirby Smith & Associates, Inc.  
Landscaping & Site Construction  
6201 S. Hudson St., Centennial, CO 80015  
(303) 694-9444 FAX (303) 694-9972

Prepared By:

### LANDSCAPE NOTES & PLANT LIST

WHITESTONE LOFTS & HOMES SITE PLAN W/WAIVER  
LOT 1, BLOCK 1 AND TRACT "A", WHITESTONE SUBDIVISION FILING NO. 1  
SITUATED IN THE NE 1/4 OF SECTION 6, T.5S., R.66W. OF THE 6TH P.M.  
CITY OF AURORA, COUNTY OF ARAPAHOE, STATE OF COLORADO

JUSTIN & DYLAN, LLC  
LANDSCAPE ARCHITECTS  
CENTENNIAL, COLORADO 80016  
PHONE: (303) 287-7750  
ATTN: MOSTAFA KARAGZADEH

Designed by:  
KJS  
Drawn by:  
KJS  
Checked by:  
KJS  
Sheet No.:

Drawer No.:  
KSA Job # 419.0  
CP-350  
Date:  
12/29/2015  
Scale:  
1" = 20'

S-5



# WHITESTONE LOFTS & HOMES SITE PLAN W/WAIVER

## Landscape Notes & Details

### Landscape Planting Details:

PRUNE BRANCHES BACK  
1/3. RETAIN FORM

PLANT ROOTBALL AT SAME  
GRADE AS WHICH SHRUB GREW

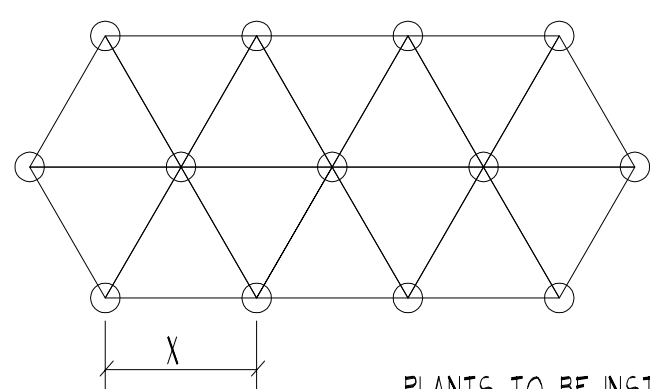
FORM SAUCER WITH  
3" CONTINUOUS RIM

3" MULCH (SEE NOTES)

SPECIFIED PLANTING  
MIX. WATER + TAMP  
TO REMOVE AIR  
POCKETS

SCARIFY PIT SIDES

REMOVE CONTAINER, IF B+5 -  
REMOVE TOP 1/3 OF BURLAP  
AND ALL WIRES + TIES

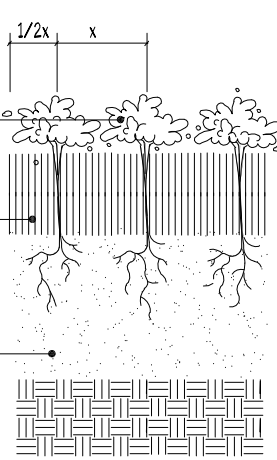


PLANTS TO BE INSTALLED  
IN TRIANGULAR PATTERN  
UNLESS NOTED OTHERWISE

DIMENSION 'x' AS NOTED  
PLANT SPACING AS PER PLAN

2" MULCH INSTALLED  
BEFORE PLANTING

PREPARE BED AS PER  
WRITTEN SPECIFICATION



### SHRUB PLANTING

SCALE: NOT TO SCALE

### GROUNDCOVER PLANTING DETAIL

SCALE: NOT TO SCALE

• PLANT SO THAT TOP OF ROOT  
BALL IS EVEN WITH THE  
FINISHED GRADE. REMOVE BURLAP  
FROM TOP 1/3 OF BALL AND ALL  
TAGS/WIRES

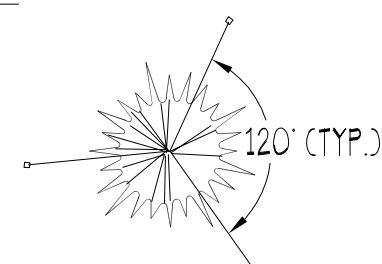
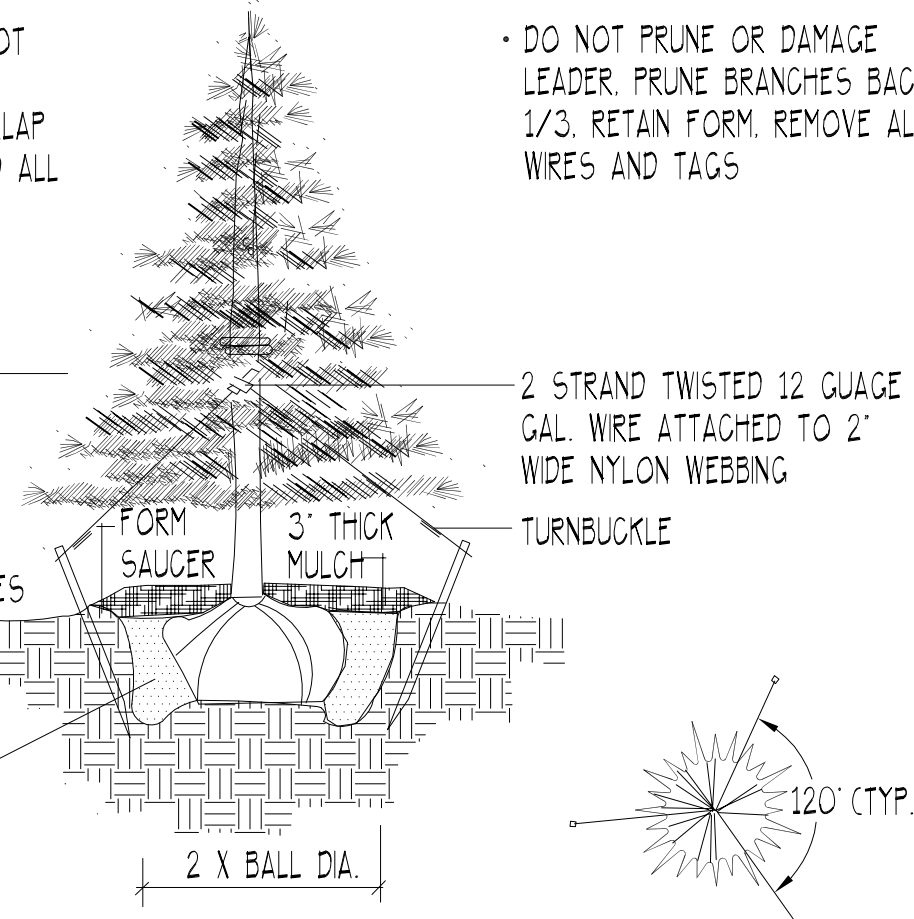
• DO NOT PRUNE OR DAMAGE  
LEADER. PRUNE BRANCHES BACK  
1/3. RETAIN FORM. REMOVE ALL  
WIRES AND TAGS

• PAINT ALL CUTS OVER 1" DIA.

30" METAL STAKES  
DRIVEN AT ANGLE FIRMLY  
INTO SUBGRADE PRIOR  
TO BACKFILLING

• STAKE ABOVE FIRST BRANCHES  
OR AS NECESSARY FOR FIRM  
SUPPORT

SPECIFIED PLANTING MIX  
WATER + TAMP TO  
REMOVE AIR POCKETS

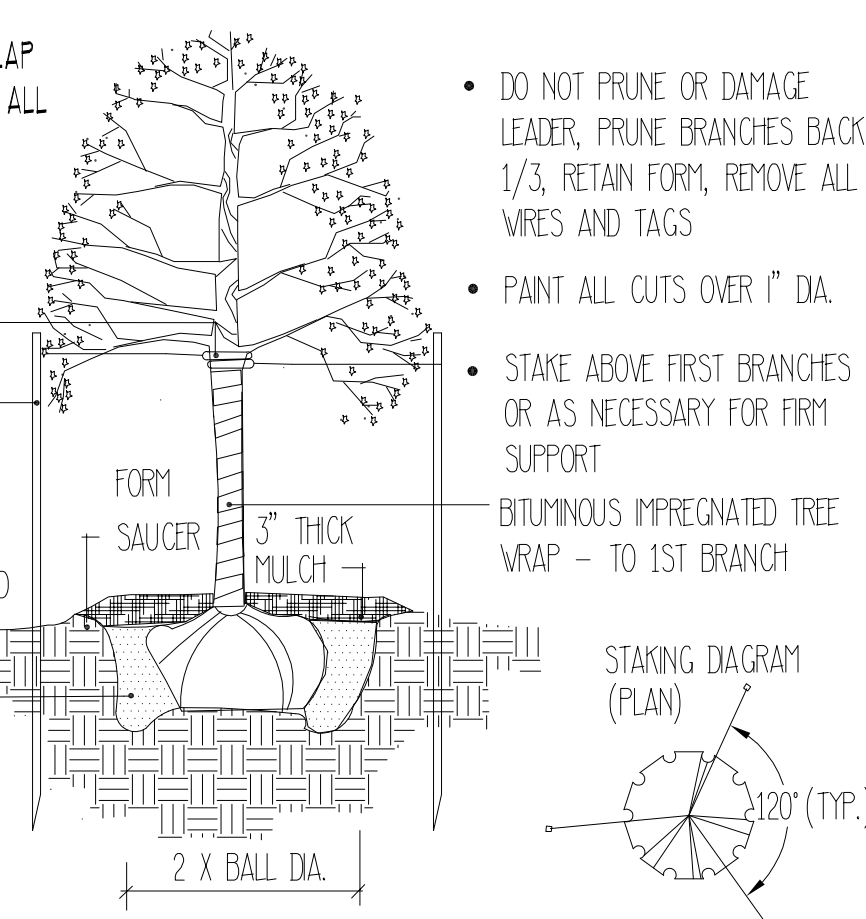


• PLANT SO THAT TOP OF ROOT  
BALL IS 1" TO 2" ABOVE  
FINISHED GRADE. REMOVE BURLAP  
FROM TOP 1/3 OF BALL AND ALL  
TAGS/WIRES/WIRE BASKETS

2 STRAND TWISTED 12 GAUGE  
GAL. WIRE ATTACHED TO 2"  
WIDE NYLON WEBBING

HARDWOOD STAKES  
1-3 STAKES 2" X 2"  
DRIVEN (MIN. 18") FIRMLY  
INTO SUBGRADE PRIOR  
TO BACKFILLING (USE GUY METHOD  
FOR TREES OVER 4" CAL.)

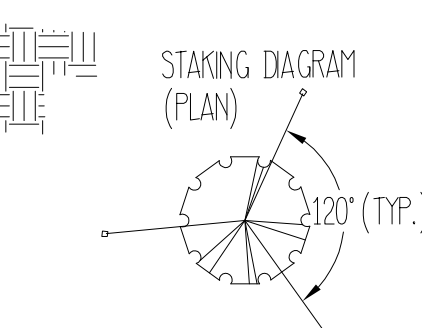
SPECIFIED PLANTING MIX  
WATER + TAMP TO  
REMOVE AIR POCKETS



• DO NOT PRUNE OR DAMAGE  
LEADER. PRUNE BRANCHES BACK  
1/3. RETAIN FORM, REMOVE ALL  
WIRES AND TAGS

• PAINT ALL CUTS OVER 1" DIA.

• STAKE ABOVE FIRST BRANCHES  
OR AS NECESSARY FOR FIRM  
SUPPORT



### EVERGREEN TREE PLANTING

SCALE: NOT TO SCALE

### DECIDUOUS TREE PLANTING

SCALE: NOT TO SCALE

#### Street Frontage Table (Street Tree Requirements):

Street	Frontage Length	Notes	# Trees Required	# Trees Provided
E. Hampden Ave. Pub. St.	191.2'	Excluding Driveway	5 (4.78)	5
E. Hampden Cir. Pub. St.	50.0'	Excluding Driveway	2 (1.25)	2

#### Landscape Coverage Area

Plant Material	Coverage Value	x	Number of Plants	=	Total Coverage
2" Cal. Ornamental Tree	144 sf	x	18	=	2,592
2.5" Cal. Shade Tree	625 sf	x	39	=	24,375
6'-10' Evergreen Tree	200 sf	x	23	=	4,600
Dec. & Evergreen Shrubs:					
<4' Spread	16 sf	x	136	=	2,176
4'-6' Spread	32 sf	x	415	=	13,280
6'> Spread	64 sf	x	11	=	640
Grand Total Coverage				=	47,663
Total Landscape Area			29,092 sf		1.64%

#### Table of Street Frontage and Non-Street Frontage Buffer Landscape Requirements:

Buffer Description /Length/Adj. Land Use	Standard Buffer Width /Buffer Width Provided	Buffer Reduction Features	# Trees Required	# Shrubs Required	# Trees Provided	# Shrubs Provided
E. Hampden Ave. / 366' / Pub. St.	20' / 15'	Xeriscape Design	10	92	10*	132
E. Hampden Cir. / 185' / Pub. St.	20' / 15'	Xeriscape Design	5	47	5*	67
South Prop. Line / 402' / MF Res.	10' / 6'-20'+	Xeriscape Design	10	50	10*	65
West Prop. Line / 178' / SF Res.	25'/8.5'- 10.75'-14'+ w/Waiver**	Xeriscape Design	8	36	8*	50
TOTAL			33	225	33	314
*Additional mitigation trees & shrubs are also located with these buffer areas. Total=					+14 Trees	+95=9.5 Trees

\*\*Requesting wavier of buffer width, with additional trees and shrubs within buffer (also adjacent lot has a deep setback, and numerous trees in rear yard for screening). Also see West Property Buffer Mitigation Table.

#### West Property Buffer Mitigation Table:

Buffer Description	Buffer Width Provided	Buffer Features	# Trees Required	# Shrubs Required	# Trees Provided	# Shrubs Provided
West Prop. Line	8.5'-10.75'-14'+	Xeriscape	8	36	12	50
Additional percentage of trees and shrubs provided:					150%	138%

## Landscape Notes:

### Tree Mitigation Table – Living Trees Over 4" Cal. Located On-Site (\*T.B.D. Per City Forester's Comment Memo 3/10/16)

Tree Key #	Common Name	Size Cal Inches*	Condition	Remove = R Remain = RE	Mitigation Inches* / Value	Notes
1	Green Ash	14"	Fair	R	5.0	To be mitigated with new trees
2	Green Ash	27" 3 stems	Fair/Good	R	7.0	To be mitigated with new trees
3	Honeylocust	13.5" 4 stems	Fair/Good	R	5.0	To be mitigated with new trees
4	Colorado Spruce	9.5"	Dead	R	0.0	No mitigation required
5	Colorado Spruce	10"	Dead	R	0.0	No mitigation required
6	Silver Maple	33" 4 stems	Poor	R	3.0	To be mitigated with new trees
7	Colorado Spruce	19"	Fair/Poor	R	9.0	To be mitigated with new trees
8	Chinese Elm	4"-5" 6 stems	Dead	R	0.0	No mitigation required
9	Colorado Spruce	16.5"	Poor	R	2.0	To be mitigated with new trees
10	Green Ash	20"	Fair/Good	R	10.0	To be mitigated with new trees
11	Pinion Pine	8" 2 stems	Poor	R	3.0	To be mitigated with new trees
12	Green Ash	15" 5 stems	Poor	R	2.0	To be mitigated with new trees
13	Green Ash	8" 6 stems	Poor	R	1.0	To be mitigated with new trees
14	Crab Apple	16" 9 stems	Good	R	6.0	To be mitigated with new trees
15	Crab Apple	14.5" 5 stem	Good	RE	N/A	To Remain - Some pruning may be needed
16	Crab Apple	16" 7 stems	Good	R	10.0	To be mitigated with new trees
17	Green Ash	6"	Good	R	3.0	To be mitigated with new trees
18	Aspen	5"	Good	R	2.0	To be mitigated with new trees
19	Aspen	5"	Good	R	3.0	To be mitigated with new trees
20	Chokecherry	3" multi stems	Good	R	0.0	No mitigation required
Total Inches					71.0	Mitigation Trees: 4 new 2.5" cal. Trees; 5 new 3.0" cal. Trees; 11 new 2" cal. Trees; and 8 new 6' ht. evergreen trees on plan
In Median						
21	Ponderosa Pine	14"	NearDead	R	\$592.11	To be mitigated with cash payment
22	Pinion Pine	10"	Fair/Poor	R	\$528.46	To be mitigated with cash payment
23	Honeylocust	10"	Good	R	\$947.65	To be mitigated with cash payment
24	Honeylocust	14.5"	Good	R	\$1960.75	To be mitigated with cash payment
Total Cash Payment					\$4028.97	

Note: Total caliper inches to be removed = ± 270.5"; Total caliper inches to remain = ± 14.5".

### Tree Preservation Table

Caliper Inches Removed	Caliper Inches Relocated	Caliper Inches Replaced for Mitigation and/or Amount Paid to "Tree Planting Fund"
270.5"	0"	71.0" Replaced with new trees on site
		\$4028.97 (for median trees) to be paid to Tree Planting Fund

#### Residential Building Elevation Landscaping Information:

Building	Building Perimeter/ Total # of Plants	# Trees Required/ Provided	# Tall Shrubs Required/Provide	# Other Shrubs Required/Provided
MF-1: North	100 / 25	1 / 2	4 / 4	20 / 23
East	58 / 15	1 / 1	2 / 3	12 / 18
South	62 / 15	1 / 1	2 / 3	12 / 12
West	58 / 14	1 / 0	2 / 0	11 / 2
Sub-Total:	278 / 69	4 / 4	10 / 10	55 / 55
MF-2: North	100 / 25	1 / 2	4 / 4	20 / 22
East	58 / 15	1 / 0	2 / 0	12 / 14
South	62 / 15	1 / 1	2 / 3	12 / 12
West	58 / 14	1 / 1	2 / 3	11 / 18
Sub-Total:	278 / 69	4 / 4	10 / 10	55 / 66
TH-1: North	82 / 20	1 / 1	3 / 3	16 / 16
East	95 / 24	1 / 3	4 / 3	19 / 16
South	76 / 19	1 / 0	3 / 5	15 / 15
West	29 / 8	1 / 0	1 / 3	7 / 15
Sub-Total:	282 / 71	4 / 4	11 / 14	57 / 62
TOTAL	838 / 209	12 / 12	31 / 34	167 / 183
Diff. - Apply to other tree or buffer mitigation requirements		+3 = 0.3 Trees		+16 = 1.6 Trees

NOT FOR CONSTRUCTION

Know what's below.  
Call before you dig.

CALL 811  
1-800-482-1987

By:	Date:	Description:
1	03/11/2016	PER CITY COMMENTS
2	04/22/2016	PER CITY COMMENTS
3	05/20/2016	PER CITY COMMENTS
4	06/08/2016	PER REVISED TRANSFORMER LOCATIONS
5	11/20/2016	PER REVISED TRASH ENCLOSURE & PARKING LOCATIONS
6	05/20/2017	AMENDMENT 1 - PARKING AREA & TREE LAWN REVISIONS

Prepared By:  
Kirby Smith & Associates, Inc.  
Land Surveyors  
6201 S. Hudson St., Greenwood, CO 80121  
(303) 694-9444 FAX (303) 694-9972

LANDSCAPE NOTES & PLANT DETAILS  
WHITESTONE LOFTS & HOMES SITE PLAN W/WAIVER  
LOT 1, BLOCK 1 AND TRACT "A", WHITESTONE SUBDIVISION FILING NO. 1  
SITUATED IN THE NE 1/4 OF SECTION 6, T.5S., R.66W. OF THE 6TH P.M.  
CITY OF AURORA, COUNTY OF ARAPAHOE, STATE OF COLORADO  
Prepared For:  
JUSTIN & DYLAN, LLC  
1000 S. HARRISON ST., SUITE 100  
CENTRAL, COLORADO 80016  
PHONE: (303) 287-7750  
ATTN: MOSTAFA KARGAZADEH

Designed by: KJS  
Drawn by: KJS  
Checked by: KJS  
Scale: 1" = 20'  
Date: 12/29/2015  
Sheet No.: S-6