

KING'S CROSSING VILLAGE

SITE PLAN WITH ADJUSTMENTS

A PARCEL LOCATED IN THE NORTHWEST QUARTER OF SECTION 8, TOWNSHIP 4 SOUTH, RANGE 66 WEST OF THE SIXTH PRINCIPAL MERIDIAN, CITY OF AURORA, COUNTY OF ARAPAHOE, STATE OF COLORADO

LEGAL DESCRIPTION

KNOW ALL PEOPLE BY THESE PRESENTS THAT THE UNDERSIGNED WARRANT THEY ARE THE OWNER OF A PARCEL OF LAND BEING ALL OF LOTS 7 THROUGH 12, INCLUSIVE, BLOCK 1, AURORA CENTRETECH PARK SUBDIVISION FILING NO. 11, IN THE CITY OF AURORA, COUNTY OF ARAPAHOE, STATE OF COLORADO, PER PLAT RECORDED JULY 8 1985C AT RECEPTION NO. 2551546, IN THE OFFICE OF THE CLERK AND RECORDER OF SAID COUNTY, LYING WITHIN THE NORTHWEST QUARTER OF SECTION 8, TOWNSHIP 4 SOUTH, RANGE 66 WEST, SIXTH PRINCIPAL MERIDIAN, SAID CITY, COUNTY AND STATE, MORE PARTICULARLY DESCRIBED AS FOLLOWS:

COMMENCING AT THE NORTH QUARTER CORNER OF SAID SECTION 8, WHENCE THE NORTH LINE OF THE NORTHWEST QUARTER OF SAID SECTION 8 BEARS NORTH 89°28'57" WEST, A DISTANCE OF 2,646.07 FEET, WITH ALL BEARINGS HEREIN BEING REFERENCED TO SAID LINE;

THENCE SOUTH 82°35'21" WEST, A DISTANCE OF 666.56 FEET TO THE NORTHEAST CORNER OF LOT 12, BLOCK 1, SAID AURORA CENTRETECH PARK SUBDIVISION FILING NO. 11 AND THE **POINT OF BEGINNING**;

THENCE SOUTH 00°21'20" EAST, ALONG THE EASTERLY BOUNDARY OF SAID AURORA CENTRETECH PARK SUBDIVISION FILING NO. 11, A DISTANCE OF 580.37 FEET TO THE SOUTHERLY BOUNDARY OF SAID AURORA CENTRETECH PARK SUBDIVISION FILING NO. 11;

THENCE ALONG SAID SOUTHERLY BOUNDARY THE FOLLOWING FIVE (5) COURSES:

- SOUTH 89°28'50" WEST, A DISTANCE OF 219.72 FEET;
- SOUTH 00°31'03" EAST, A DISTANCE OF 52.00 FEET;
- SOUTH 89°28'57" WEST, A DISTANCE OF 140.26 FEET;
- SOUTH 00°31'03" EAST, A DISTANCE OF 37.63 FEET;
- SOUTH 89°28'57" WEST, A DISTANCE OF 313.02 FEET;

THENCE DEPARTING SAID SOUTHERLY BOUNDARY, AND ALONG THE WESTERLY AND NOTHERNLY BOUNDARIES OF SAID LOT 7, THE FOLLOWING FIVE (5) COURSES:

- NORTH 00°31'03" WEST, A DISTANCE OF 123.63 FEET;
- NORTH 89°28'59" EAST, A DISTANCE OF 10.00 FEET;
- NORTH 00°31'03" WEST, A DISTANCE OF 416.37 FEET;
- NORTH 89°28'57" EAST, A DISTANCE OF 108.00 FEET;
- NORTH 00°31'03" WEST, A DISTANCE OF 130.00 FEET TO SAID NORTHERLY BOUNDARY;

THENCE ALONG SAID NORTHERLY BOUNDARY, NORTH 89°28'57" EAST, A DISTANCE OF 556.64 FEET TO THE **POINT OF BEGINNING**.

CONTAINING AN AREA OF 9.341 ACRES, (406,910 SQUARE FEET), MORE OR LESS.

HAVE LAID OUT, PLATTED, AND SUBDIVIDED THE SAME INTO LOTS AND BLOCKS AS SHOWN ON THIS PLAT UNDER THE NAME AND STYLE OF **KING'S CROSSING VILLAGE**, AND BY THESE PRESENTS DO HEREBY DEDICATE TO THE CITY OF AURORA, COLORADO, THE PERPETUAL USE OF THE PUBLIC, THE STREETS AND EASEMENTS AS SHOWN HEREON AND PREVIOUSLY DEDICATED TO THE PUBLIC.

ADJUSTMENTS

- UDO 146-3.3.2.H - RESIDENTIAL USES: DWELLING, MULTIFAMILY. EACH MULTIFAMILY DWELLING UNIT STRUCTURE SHALL BE ACCESSED FROM A PUBLIC OR PRIVATE STREET. AN ADJUSTMENT IS REQUESTED TO HAVE ALL THREE BUILDINGS ACCESSED FROM THE CENTRAL COURTYARDS AND NOT A PUBLIC OR PRIVATE STREET, AS THE ONLY STREET IS 6TH AVENUE WHICH IS A STATE HIGHWAY. ALL BUILDING ENTRIES MEET FIRE/LIFESAFETY REQUIREMENTS.
- UDO 146-TABLE 4.7.2 - STREET FRONTAGE LANDSCAPE BUFFER. AN ADJUSTMENT IS REQUESTED TO REDUCE THE STREET FRONTAGE LANDSCAPE BUFFER FROM 20 FT. TO 15.5 FT. ADJACENT TO 6TH AVENUE. THERE IS A 10.5 FT TREELAWN AND 10 FT DETACHED SIDEWALK, AND 15.5 FT FROM BACK OF SIDEWALK TO BUILDING FACE. THERE IS 36 FT FROM THE 6TH AVENUE CURB TO BUILDING. DUE TO BEING IN SUBAREA A IN AN URBAN INFILL CONTEXT THE 4.5 FT ADJUSTMENT CREATES A TRULY URBAN DESIGN.
- UDO 146-4.8.8.2.a - ROOF FORM. AN ADJUSTMENT IS REQUESTED FROM THE ROOF FORM ARTICULATION FOR SLOPED ROOFS ON BUILDING C, IN ORDER TO KEEP THE DESIGN OF THE ROOF AS AN UNINTERRUPTED PLANE FOR FLEXIBILITY TO POTENTIALLY ACCOMMODATE SOLAR PANEL INSTALLATION IN THE FUTURE SINCE THE BUILDING IS DESIGNED AS SOLAR READY. THE DESIGN MITIGATION FOR ACCOMODATING THIS ROOF FORM INCLUDES AN ENHANCED SOFFIT FEATURING PREMIUM MATERIALS AND ARCHITECTURAL LIGHTING.

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PROJECT TEAM

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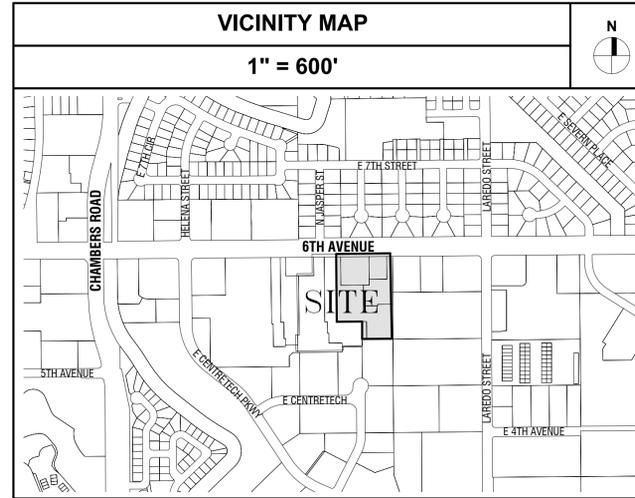
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VICINITY MAP



PROJECT DATA

PRESENT ZONING CLASSIFICATION	MU-C SUBAREA: A			
2021 IBC OCCUPANCY CLASSIFICATION	R-2 (APARTMENT), B (OFFICE), A-3 (ASSEMBLY), U (UTILITY)			
ACCESSORY OCCUPANCIES				
BUILDING CONSTRUCTION TYPE	V-A			
SPRINKLER SYSTEM	NFPA 13			
LAND AREA WITHIN PROPERTY LINES	406,910 SF (9.341 ACRES)			
TOTAL BUILDING COVERAGE	14% AND 55,492 SF (1.274 ACRES)			
USABLE OPEN SPACE	22% AND 91,505 SF (2.10 ACRES)			
HARD SURFACE AREA	39% AND 157,387 SF (3.61 ACRES)			
LANDSCAPED AREA	25% AND 102,527 SF (2.35 ACRES)			
BUILDING IDENTIFICATION NUMBERS	A	B	C	
GROSS FLOOR AREA	27, 218 SF	19,026 SF	9,124 SF	
NUMBER OF UNITS	78	50	51	
TOTAL NUMBER OF UNITS	179			
TOTAL GROSS FLOOR AREA	55,368 SF (ALL BUILDINGS)			
NUMBER OF BUILDINGS	3			
NUMBER OF STORIES	4			
BUILDING IDENTIFICATION NUMBERS	A	B	C	
PROPOSED BUILDING USES	DWELLING/ MULTI- FAMILY	DWELLING/ MULTI- FAMILY	DWELLING/ MULTI- FAMILY	
PROPOSED BUILDING NFPA RATINGS	NFPA 13	NFPA 13	NFPA 13	
ALLOWABLE BUILDING HEIGHTS	75'-0" / 90'-0"	75'-0" / 90'-0"	75'-0" / 90'-0"	
PROPOSED BUILDING HEIGHTS	56'-5"	47'-3"	47'-3"	
PROPOSED BUILDING LENGTHS				
	NORTH ELEVATION	371'-0"	178'-8"	63'-6"
	SOUTH ELEVATION	342'-10"	179'-3"	61'-6"
	EAST ELEVATION	107'-0"	181'-6"	181'-2"
	WEST ELEVATION	119'-2"	172'-0"	181'-2"

PARKING REQUIREMENTS (SPACES)	REQUIRED	PROVIDED
AFFORDABLE HOUSING PARKING RATIO (0.85 SPACES / UNIT) (179 UNITS)	153	153
1 PER 5 UNITS - GUEST PARKING	36	36
TOTAL REQUIRED RESIDENTIAL	189	189
OFFICE (SUBAREA A - 1,333 GFA) 2.5 SPACES / 1000 GFA	4	
REQUIRED RESIDENTIAL & COMMUNITY BUILDING SUBTOTAL	193	
SHARED PARKING STRATEGY MULTIFAMILY & PUBLIC, CIVIC, OR INSTITUTIONAL REDUCTION 1.1 (UDO TABLE 4.6-3)	176	
TOTAL PARKING SPACES	176	189
ACCESSIBLE SPACES	6 SURFACE / 1 VAN	10 SURFACE / 2 VAN
BICYCLE SPACES (10% TOTAL PARKING)	18	21
SIGNAGE REQUIREMENTS (SF)	ALLOWED	PROVIDED
PERMITTED SIGNAGE ALLOWANCE	96 SF	96 SF

SIGNATURE BLOCK

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 WHEREOF, KOTANE GILBERT, PASTOR OF RESTORATION CHRISTIAN FELLOWSHIP HAS CAUSED

THESE PRESENTS TO BE EXECUTED THIS _____ DAY OF _____ AD, _____

BY: _____
KOTANE GILBERT, RESTORATION CHRISTIAN FELLOWSHIP

STATE OF COLORADO) SS
COUNTY OF _____)

THE FOREGOING INSTRUMENT WAS ACKNOWLEDGED BEFORE ME THIS _____ DAY OF _____ AD, _____ BY KOTANE GILBERT, PASTOR OF RESTORATION CHRISTIAN FELLOWSHIP

NOTARY SEAL
(NOTARY PUBLIC)
COMMISSION EXPIRES _____ NOTARY BUSINESS ADDRESS: _____

CITY OF AURORA APPROVALS

PLANNING DIRECTOR: _____ DATE: _____
PLANNING COMMISSION: _____ DATE: _____
(CHAIRPERSON)
CITY COUNCIL: _____ DATE: _____
(MAYOR)
CITY ATTORNEY: _____ DATE: _____
(CITY ATTORNEY)
ATTEST: _____ DATE: _____
(CITY CLERK)

DATABASE APPROVAL DATE: _____

RECORDER'S CERTIFICATE

ACCEPTED FOR THE FILING IN THE OFFICE OF THE CLERK AND RECORDER OF ARAPAHOE COUNTY.

COLORADO AT _____ O'CLOCK _____ M, THIS _____ DAY OF _____ AD, _____

CLERK AND RECORDER: _____ DEPUTY: _____

ACCESSIBLE UNIT SUMMARY

2021 IBC CHAPTER 1108.6.2.2.1

IN GROUP R-2 OCCUPANCIES CONTAINING MORE THAN 20 DWELLING UNITS, AT LEAST 2 % BUT NOT LESS THAN ONE UNIT SHALL BE A TYPE A UNIT. ALL UNITS ON SITE SHALL BE CONSIDERED TO DETERMINE THE TOTAL NUMBER OF UNITS AND REQUIRED NUMBER OF TYPE A UNITS. TYPE A UNITS SHALL BE DISPERSED AMONG THE VARIOUS CLASSES OF UNIT.

PROJECT WILL BE DELIVERED IN ONE CONSTRUCTION PHASE INCLUSIVE OF ALL BUILDINGS AND ACCESSIBLE UNITS

IMPLEMENTATION PLAN

2021 - IBC Section 1107.6.2.3 and Table 1107.6.1.1

COLORADO STATE HOUSE BILL 03-1221

TOTAL ACCESSIBLE DWELLING UNITS:
TYPE A UNITS: 9 TOTAL
TYPE B UNITS: 170 TOTAL

TOTAL ACCESSIBLE DWELLING UNITS:
TYPE A UNITS: 9 TOTAL
TYPE B UNITS: 170 TOTAL

TYPE A AND B UNITS REQUIRED:
TYPE A UNITS: 179 UNITS X 2% = 3.58 (4 UNITS)
TYPE B UNITS: ELEVATOR BUILDING, ALL UNITS,
EXCLUDING TYPE A UNITS, REQUIRED

POINTS REQUIRED:
179 UNITS (78 POINTS REQUIRED)

TYPE A AND B UNITS PROVIDED:
TYPE A UNITS: 9 UNITS
TYPE B UNITS: 170 UNITS

POINTS PROVIDED:
TYPE A UNITS: 9 PROVIDED X 6 POINTS = 54 POINTS
TYPE B UNITS: 170 PROVIDED X 3 POINTS = 510 POINTS
TOTAL POINTS: 564 POINTS



KING'S CROSSING VILLAGE
SITE PLAN WITH ADJUSTMENTS
15660 E 6TH AVE, AURORA, CO 80011
COVER SHEET

NO.	DATE	REMARKS
1	07/19/24	SITE PLAN SUBMITTAL
2	06/30/24	SITE PLAN SUBMITTAL
3	07/01/24	SITE PLAN SUBMITTAL
4	11/20/24	SITE PLAN SUBMITTAL

PA / PM:	Approver
DRAWN BY:	Author
JOB NO.:	Author

KING'S CROSSING VILLAGE

SITE PLAN WITH ADJUSTMENTS

A PARCEL LOCATED IN THE NORTHWEST QUARTER OF SECTION 8, TOWNSHIP 4 SOUTH, RANGE 66 WEST OF THE SIXTH PRINCIPAL MERIDIAN, CITY OF AURORA, COUNTY OF ARAPAHOE, STATE OF COLORADO

NOTES

- ALL BUILDING ADDRESS NUMBERS SHALL COMPLY WITH CITY CODE OF THE CITY OF AURORA -VOLUME II - CHAPTER 126 - ARTICLE VII - SECTIONS 126-271 THROUGH 126-282.
- 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 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 ACCESSIBILITY REQUIREMENTS BASED ON THE 2021 INTERNATIONAL BUILDING CODE, CHAPTER 11, AND THE ICC A117.1-2017.
- ARCHITECTURAL FEATURES (I.E. BAY WINDOWS, FIREPLACES, ROOF OVERHANG, GUTTERS, EAVES, FOUNDATION, FOOTINGS, CANTILEVERED WALLS, ETC.) ARE NOT ALLOWED TO ENCROACH INTO ANY EASEMENT OR FIRE LANE.
- THE 2021 INTERNATIONAL FIRE CODE, SECTION 510, REQUIRES ALL BUILDINGS TO BE ASSESSED FOR ADEQUATE EMERGENCY RESPONDER RADIO COVERAGE (ERRC), AT THE TIME THE STRUCTURE IS AT FINAL FRAME AND FINAL ELECTRICAL INSPECTIONS, THE GENERAL CONTRACTOR (GC) WILL BE REQUIRED TO HIRE AN APPROVED AND QUALIFIED INDEPENDENT 3RD PARTY TO ASSESS THE RADIO FREQUENCY LEVELS WITHIN THE STRUCTURE. ONCE COMPLETED, THE 3RD PARTY WILL PROVIDE THE RESULTS OF THE TEST TO BOTH THE GC AND THE AURORA BUILDING DIVISION AS TO WHETHER THE STRUCTURE PASSED OR FAILED THE PRELIMINARY RADIO SURVEILLANCE. A STRUCTURE THAT HAS PASSED THIS SURVEILLANCE REQUIRES NO FURTHER ACTION BY THE GC. A FAILED RADIO SURVEILLANCE WILL REQUIRE A LICENSED CONTRACTOR TO SUBMIT PLANS TO THE AURORA BUILDING DIVISION TO OBTAIN A BUILDING PERMIT FOR THE INSTALLATION OF AN ERRC SYSTEM PRIOR TO INSTALLATION. THIS ASSESSMENT AND INSTALLATION IS AT THE OWNER OR DEVELOPER'S EXPENSE. FUTURE INTERIOR OR EXTERIOR MODIFICATIONS TO THE STRUCTURE AFTER THE ORIGINAL CERTIFICATE OF OCCUPANCY IS ISSUED WILL REQUIRE A REASSESSMENT FOR ADEQUATE RADIO FREQUENCY COVERAGE.
- 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.
- 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 UNDUJE 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.
- 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.
- 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.
- THE STREETLIGHT OR PEDESTRIAN LIGHT INSTALLATION WITHIN THE PUBLIC RIGHT-OF-WAY SHALL BE DESIGNED, FUNDED, AND CONSTRUCTED BY THE DEVELOPER/OWNER. OWNERSHIP AND MAINTENANCE OF THE STREET/PEDESTRIAN LIGHTS SHALL BE THE RESPONSIBILITY OF THE CITY OF AURORA ONCE THEY HAVE BEEN ACCEPTED. STREET LIGHT AND/OR PEDESTRIAN PHOTOMETRICS PLANS SHALL BE PREPARED AND SUBMITTED TO THE CITY FOR REVIEW AND APPROVAL AND SHALL BECOME A PART OF THE APPROVED CIVIL CONSTRUCTION PLANS FOR THE PROJECT. AN ELECTRICAL PLAN SHOWING SITE LOCATION OF LIGHTS, ELECTRICAL ONE LINE AND GROUNDING DETAILS SHALL BE SUBMITTING TO THE PERMIT CENTER FOR REVIEW BY THE BUILDING DEPARTMENT. THE OWNER IS RESPONSIBLE FOR OBTAINING AN ADDRESS FOR THE METER(S) FROM THE PLANNING DEPARTMENT. A BUILDING PERMIT FOR THE METER AND A PUBLIC INSPECTIONS PERMIT FOR THE STREET LIGHTS ARE REQUIRED. CERTIFICATE OF OCCUPANCIES WILL NOT BE ISSUED UNTIL THE STREET AND/OR PEDESTRIAN LIGHTING PLANS ARE APPROVED, CONSTRUCTED, AND INITIALLY ACCEPTED.
- 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 APPROACHING AN INTERSECTION WITH A PUBLIC STREET. SIGNS SHALL BE FURNISHED AND INSTALLED PER THE MOST CURRENT EDITION OF THE MANUAL ON UNIFORM TRAFFIC CONTROL DEVICES (MUTCD) AND CITY STANDARDS, AND SHOW ON THE SIGNING AND STRIPING PLAN FOR THE DEVELOPMENT.
- 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 NO 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".
- THE APPLICANT HAS THE OBLIGATION TO COMPLY WITH ALL APPLICABLE REQUIREMENTS OF THE AMERICANS WITH DISABILITIES ACT.
- THE DEVELOPER, THEIR 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.
- THE APPROVAL OF THIS DOCUMENT DOES NOT CONSTITUTE FINAL APPROVAL OF GRADING, DRAINAGE, UTILITY, PUBLICIMPROVEMENTS AND BUILDING PLANS. CONSTRUCTION PLANMUCH BE REVIEWS AND APPROVED BY THE APPROPRIATEAGENCY PRIOR TO THE ISSUANCE OF BUILDING PERMITS.
- ALL ROOFTOP MECHANICAL EQUIPMENT AND VENTS GREATER THAN EIGHT (8) INCHES IN DIAMETER MUST BE SCREENED. SCREENING MAY BE DONE WITHER WITH AN EXTENDED PARAPETWALL OR A FREESTANDING SCREEN WALL. SCREENS SHALL BEAT LEAST AS HIGH AS THE EQUIPMENT THEY HIDE. IF EQUIPMENTIS VISIBLE BECAUSE SCREENS DOESNT MEET WITH MINIMUMHEIGHT REQUIREMENTS, THE DIRECT OF PLANNING MAY REQUIRECONSTRUCTION MODIFICATIONS PRIOR TO THE ISSUANCE OF A PERMANENT CERTIFICATE OF OCCUPANCY.
- NOTWITHSTANDING ANY SURFACE IMPROVEMENT, LANDSCAPING, PLANTING, OR CHANGES SHOWN IN THESE SITE ORCONSTRUCTION PLANS, OR ACTUALLY CONSTRUCTED OR PUT INPLACE, ALL UTILITY EASEMENTS MUST REMAIN UNOBSTRUCTEDAND FULLY ACCESSIBLE ALONG WITHER ENTIRE LENGTH TOALLOW FOR ADEQUATE MAINTENANCE EQUIPMENT. ADDITIONALLY, NO INSTALLATION, PLANTING, CHANGE IN THESURFACE, ETC, SHALL INTERFERE WITH THE OPERATION OF THEUTILITY LINES PLACED WITHIN THE EASEMENT. BY SUBMITTINGTHESE 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 ANYEXTERIOR 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 CITYPLANNING OFFICE AT THE MUNICIPAL BUILDING. A COPY OF THEOFFICIAL CURRENT PLAN MY BE PURCHASED THERE. LIKEWISE, SITE PLANS ARE REQUIRED TO AGREE WITH THE APPROVEDSUBDIVISION PLAT OF RECORD AT THE TIME OF A BUILDINGPERMIT; AND IF NOT, MUST BE AMENDED TO AGREE WITH THEPLAT AS NEEDED, OR VISA VERSA.
- ERRORS IN APPROVED SITE PLANS RESULTING FROM COMPUTATIONS OR INCONSISTENCIES IN THE DRAWINGS MADEBY THE APPLICANT ARE THE RESPONSIBILITY OF THE PROPERTYOWNER OF RECORD. WHERE FOUND, THE CURRENT MINIMUMCODE REQUIREMENTS WILL APPLY AT THE TIME OF BUILDINGPERMIT. PLEASE BE SURE THAT ALL PLAN COMPUTATIONS ARE CORRECT.
- ALL REPRESENTATIONS AND COMMITMENTS MADE BY APPLICANTS AND PROPERTY OWNERS AT PUBLIC HEARING REGARDING THIS PLAN ARE BINDING UPON THE APPLICANT, PROPERTY OWNER, AND THEIR HEIRS, SUCCESSORS, AND ASSIGNS.
- 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 THE 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 GATINGSYSTEM WILL INCLUDE AN EMERGENCY VEHICLE GATE OPENING SYSTEM UTILIZING A REDUNDANCE 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 SYSTEM CROSSING FIRE APPARATUS ACCESS ROADS CHECKLIST". A SEPERATE 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.
- ATTENTION BUILDING DIVISION: PER ARTICLE XI, C.O.A. BUILDING AND ZONING CODE, SECTION 22--425 THROUGH 22--434, AN ACOUSTIC ANALYSIS, PREPARED BY ACOUSTIC EXPERT THAT WILL IDENTIFY BUILDING DESIGN FEATURES NECESSARY TO ACCOMPLISH EXTERIOR NOISE REDUCTION TO ACHIEVE INTERIOR NOISE LEVELS NOT EXCEEDING UNDER WORSE -- CASE NOISE CONDITIONS.



KING'S CROSSING VILLAGE
 SITE PLAN WITH ADJUSTMENTS
 15660 E 6TH AVE, AURORA, CO 80011
 GENERAL NOTES

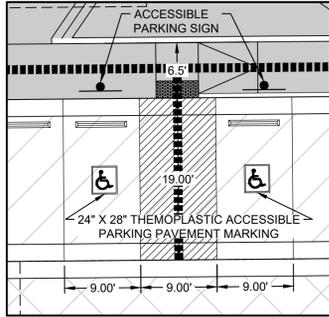
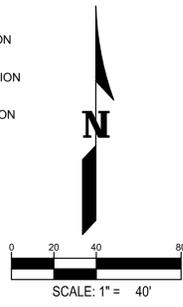
NO.	DATE	REMARKS
1	07/19/24	SITE PLAN SUBMITTAL
2	06/30/24	SITE PLAN SUBMITTAL
3	07/01/24	SITE PLAN SUBMITTAL
4	11/20/24	SITE PLAN SUBMITTAL

PA / PM:	Approver
DRAWN BY:	Author
JOB NO.:	Author

WARE MALCOMB assumes no responsibility for utility locations. The utilities shown on this drawing have been plotted from the best available information. It is, however, the contractors responsibility to field verify the location of all utilities prior to the commencement of any construction.

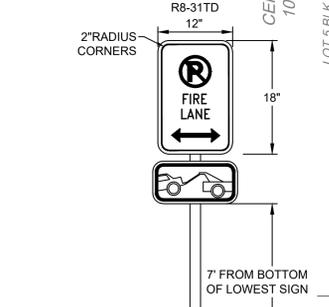
LEGEND:

- PROPERTY LINE
- EXISTING CURB & GUTTER
- PROPOSED CURB & GUTTER
- PROPOSED ACCESSIBLE PARKING
- PROP. FIRE LANE EASEMENT
- PROP. EASEMENT
- EXISTING EASEMENT
- ICCA/117.1 ACCESSIBLE ROUTE
- PROPOSED FIRE HYDRANT
- FDC WITH KNOX HARDWARE
- KNOX BOX
- PROPOSED WATER METER
- EXISTING FIRE HYDRANT
- PROPOSED SIGN
- PROPOSED SIDEWALK
- PROPOSED CONCRETE SECTION SEE TABLE BELOW
- PROPOSED HEAVY DUTY SECTION SEE TABLE BELOW
- PROPOSED LIGHT DUTY SECTION SEE TABLE BELOW
- PARKING COUNT
- PRIVATE LIGHT POLE
- PUBLIC LIGHT POLE
- PROPOSED BIKE RACK
- PROPOSED SEAT WALL
- PROPOSED RETAINING WALL
- PROPOSED SIDEWALK CHASE
- PROPOSED CROSSWALK STRIPING



ACCESSIBLE PARKING
SCALE 1" = 10'

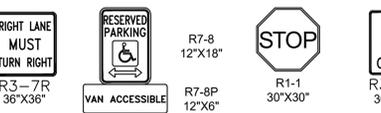
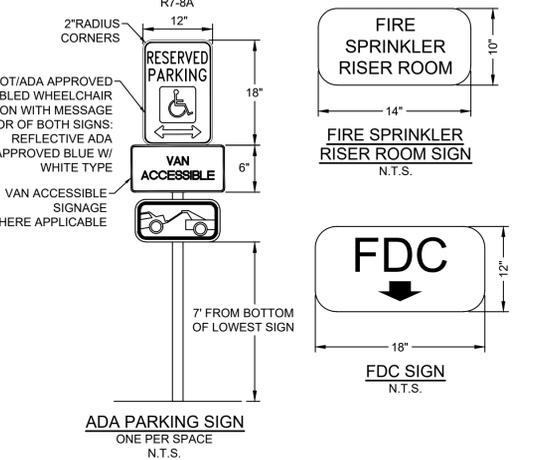
PROPOSED STREET LIGHT LOCATIONS ARE CONCEPTUAL. FINAL LOCATIONS WILL BE DETERMINED WITH PHOTOMETRIC ANALYSIS SUBMITTED WITH THE STREET LIGHTING PLANS IN THE CIVIL PLAN SUBMITTAL.



FIRE LANE SIGN
N.T.S.



FIRE LANE SIGNS
N.T.S.

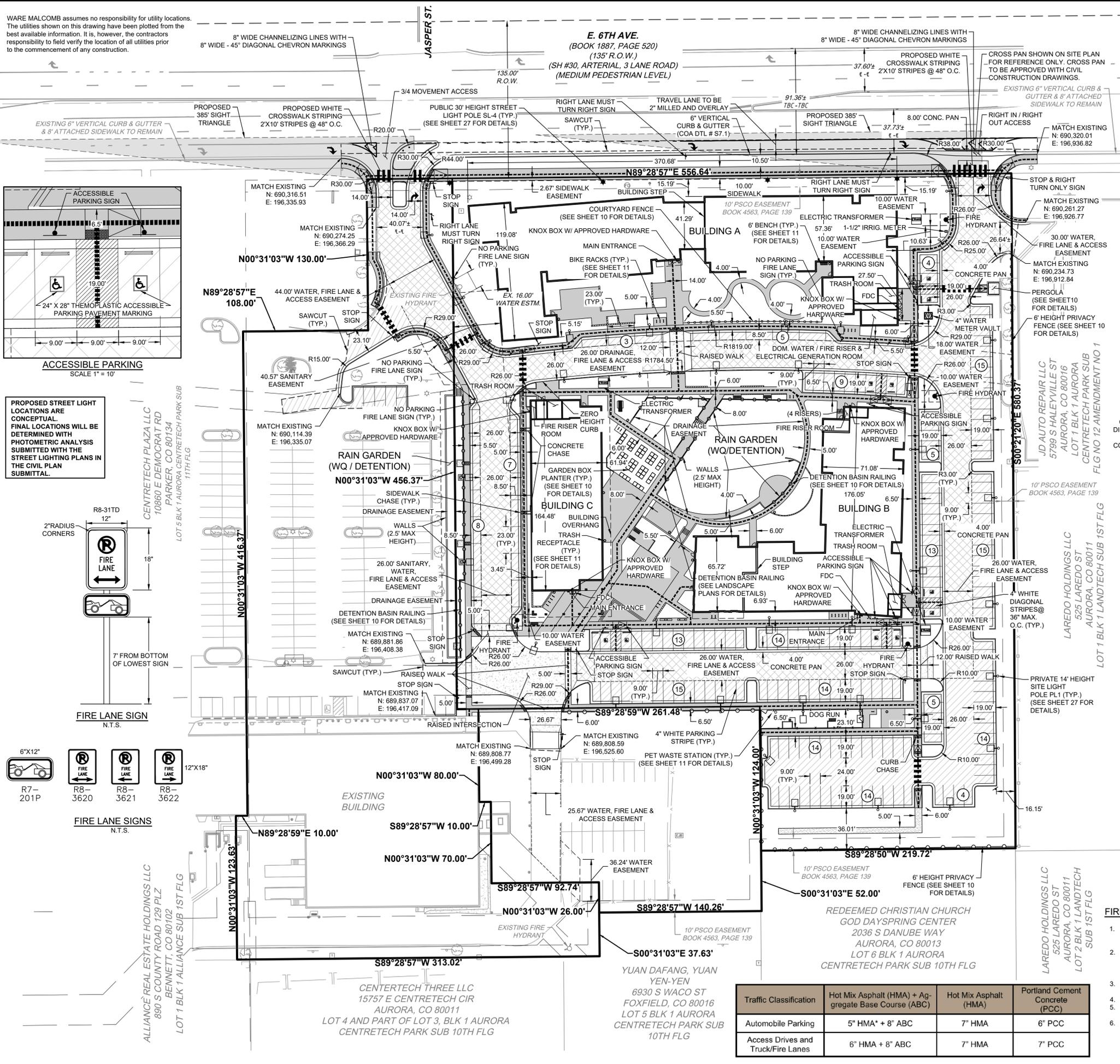


ADA PARKING SIGN
ONE PER SPACE
N.T.S.

- NOTES:**
- 1) ALL DIMENSIONS ARE TO FLOWLINE AND BUILDING FACE UNLESS OTHERWISE NOTED.
 - 2) ALL ACCESSIBLE RAMPS SHALL BE CONSTRUCTED WITH DETECTIBLE WARNING PADS. REFERENCE AURORA STD DETAIL S9.5.
 - 3) CONTRACTOR SHALL FIELD VERIFY EXISTING CONDITIONS PRIOR TO CONSTRUCTION. NOTIFY ENGINEER IMMEDIATELY OF ANY DISCREPANCIES FROM PLANS.
 - 4) CONTRACTOR SHALL REMOVE AND REPLACE DAMAGED CURB, GUTTER, PAVING, AND LANDSCAPED AREAS AND RESTORE BACK TO ITS ORIGINAL CONDITION.
 - 5) PAVEMENT THICKNESS PER GEOTECH REPORT.
 - 6) ALL ENTRANCES ARE PRIVATE UNLESS OTHERWISE NOTED.
 - 7) ALL SIGNS TO BE INSTALLED ON A STEEL TUBING TO FOLLOW COA STD TE-11.0

PROJECT BENCHMARK:
CITY OF AURORA BENCHMARK NUMBER 456608NW005 BEING A 3" BRASS CAP STAMPED "C.O.A. 1-045B 10-040B" LOCATED AT THE SOUTHWEST CORNER OF CURB OPENING INLET FACING LAREDO STREET, AND BEING AT THE SOUTHWEST CORNER OF 6TH AVENUE AND LAREDO STREET. ELEVATION = 5,469.57' (NAVD88)

- FIRE LANE SIGN NOTES:**
1. SIGNS SHALL BE LOCATED WITHIN 20' FROM ANY INTERSECTION, 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. 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 ENCRUSH INTO THE 29' INSIDE TURNING RADIUS OF THE FIRE LANE EASEMENT. OBSTRUCT ANY FIRE HYDRANT OR FIRE DEPARTMENT CONNECTION OR ENCRUSH INTO THE ACCESSIBLE ROUTE OF THE SIDEWALK AREA. FIRE HYDRANT SPACING IS BASED ON THE TRAVEL PATH OF A FIRE APPARATUS.



KING'S CROSSING VILLAGE
SITE PLAN WITH ADJUSTMENTS
SITE PLAN

NO.	DATE	REMARKS
1	07/19/24	SITE PLAN SUBMITTAL
2	04/30/24	SITE PLAN SUBMITTAL
3	07/01/24	SITE PLAN SUBMITTAL
4	11/20/24	SITE PLAN SUBMITTAL

PA / PM:	C. STRAWN
DRAWN BY:	B. MULLER
JOB NO.:	DCS23-4043

SHEET	3 OF 27
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Traffic Classification	Hot Mix Asphalt (HMA) + Aggregate Base Course (ABC)	Hot Mix Asphalt (HMA)	Portland Cement Concrete (PCC)
Automobile Parking	5" HMA + 8" ABC	7" HMA	6" PCC
Access Drives and Truck/Fire Lanes	6" HMA + 8" ABC	7" HMA	7" PCC

KING'S CROSSING VILLAGE
SITE PLAN WITH ADJUSTMENTS

GRADING PLAN

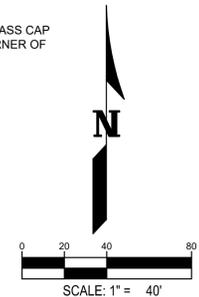
GRADING LEGEND:

	PROPERTY LINE
	PROPOSED 5' CONTOUR
	PROPOSED 1' CONTOUR
	EXISTING 5' CONTOUR
	EXISTING 1' CONTOUR
	PROPOSED STORM LINE
	EXISTING STORM LINE
	PROPOSED STORM INLET
	EXISTING STORM INLET
	FLOW DIRECTION
	PROPOSED CONCRETE WALK
	EXISTING CURB & GUTTER
	6" VERT. CURB & GUTTER (COA DTL # 57.1) (CATCH)
	6" VERT. CURB & GUTTER (COA DTL # 57.1) (SPILL)
	EXISTING FENCE
	EXISTING FIRE HYDRANT
	PROPOSED SIGN
	EXISTING SANITARY SEWER W/ MANHOLE
	EXISTING WATERLINE & VALVE
	EXISTING GAS LINE
	EXISTING TELEPHONE LINE
	EXISTING ELECTRIC LINE
	EXISTING FIBER OPTIC LINE
	PRIVATE LIGHT POLE
	PUBLIC LIGHT POLE
	EXISTING LIGHT POLE
	EXISTING UTILITY POLE
	EXISTING ELECTRIC METER
	EXISTING TRANSFORMER
	EXISTING IRRIGATION VAULT
	PROPOSED ELECTRIC TRANSFORMER
	PROPOSED FIRE HYDRANT
	PROPOSED SEAT WALL
	PROPOSED RETAINING WALL
	PROPOSED SIDEWALK CHASE

- NOTES:**
- ALL ENTRANCES ARE PRIVATE UNLESS OTHERWISE NOTED.
 - SIDEWALKS AND LANDINGS SHALL SLOPE 1.5% TOWARDS ROADS, DRIVE LANES UNLESS NOTED OTHERWISE.
 - THE CONTRACTOR SHALL NOTIFY THE ENGINEER OF ANY DISCREPANCIES WITH THE PROPOSED ELEVATIONS SHOWN ON THE GRADING PLAN. THE ENGINEER WILL NOT BE LIABLE FOR ANY COSTS ASSOCIATED WITH CHANGES TO THE DESIGN WITHOUT PROPER NOTIFICATION.
 - MINIMUM SLOPE ON UNPAVED AREAS IS 2%, MINIMUM SLOPE ON ASPHALT IS 1%, AND MINIMUM SLOPE ON CONCRETE IS 0.5%.
 - THE MAXIMUM SLOPE WITHIN ROW IS 4:1, THE MAXIMUM SLOPE FOR PROPERTY OUTSIDE OF THE ROW IS 3:1.
 - THE SLOPE AWAY FROM THE BUILDING SHALL HAVE A MINIMUM GRADE OF FIVE (5) PERCENT FOR THE FIRST TEN FEET OR TO THE PROPERTY LINE, WHICHEVER OCCURS FIRST. IF PHYSICAL OBSTRUCTIONS OR LOT LINES PROHIBIT THE TEN FEET OF HORIZONTAL DISTANCE, A FIVE (5) PERCENT SLOPE SHALL BE PROVIDED TO AN APPROVED ALTERNATIVE METHOD OF DIVERTING STORM RUNOFF AWAY FROM THE FOUNDATION. IMPERVIOUS SURFACES WITHIN TEN FEET OF THE BUILDING FOUNDATION SHALL BE SLOPED A MINIMUM OF TWO (2) PERCENT AWAY FROM THE BUILDING.
 - THE MAXIMUM PERMISSIBLE LONGITUDINAL GRADE FOR FIRE LANES IS 10%. THE MAXIMUM TRANSVERSE GRADE FOR A FIRE LANE IS FOUR PERCENT WITH A RESULTANT MAXIMUM SLOPE OF TEN PERCENT.
 - THE RESULTANT GRADE IN ANY DIRECTION WITHIN ACCESSIBLE PARKING AREAS SHALL NOT EXCEED TWO (2) PERCENT.
 - THE MAXIMUM CROSS SLOPE IN AN ACCESSIBLE PATH SHALL NOT EXCEED TWO (2) PERCENT. THE MAXIMUM LONGITUDINAL SLOPE IN AN ACCESSIBLE PATH SHALL NOT EXCEED FIVE (5) PERCENT EXCEPT ACCESSIBLE RAMPS WHERE SLOPE SHOULD NOT EXCEED 8.33%.
 - EXISTING UTILITY STRUCTURES TO BE ADJUSTED AS NECESSARY TO MEET PROPOSED GRADE.
 - ALL STORM SEWER IS PRIVATE AND WILL BE MAINTAINED BY OWNER UNLESS OTHERWISE NOTED.

PROJECT BENCHMARK:
CITY OF AURORA BENCHMARK NUMBER 456608NW005 BEING A 3" BRASS CAP STAMPED "C.O.A. 1-045B 10-040B" LOCATED AT THE SOUTHWEST CORNER OF CURB OPENING INLET FACING LAREDO STREET, AND BEING AT THE SOUTHWEST CORNER OF 6TH AVENUE AND LAREDO STREET. ELEVATION = 5,469.57' (NAVD88)

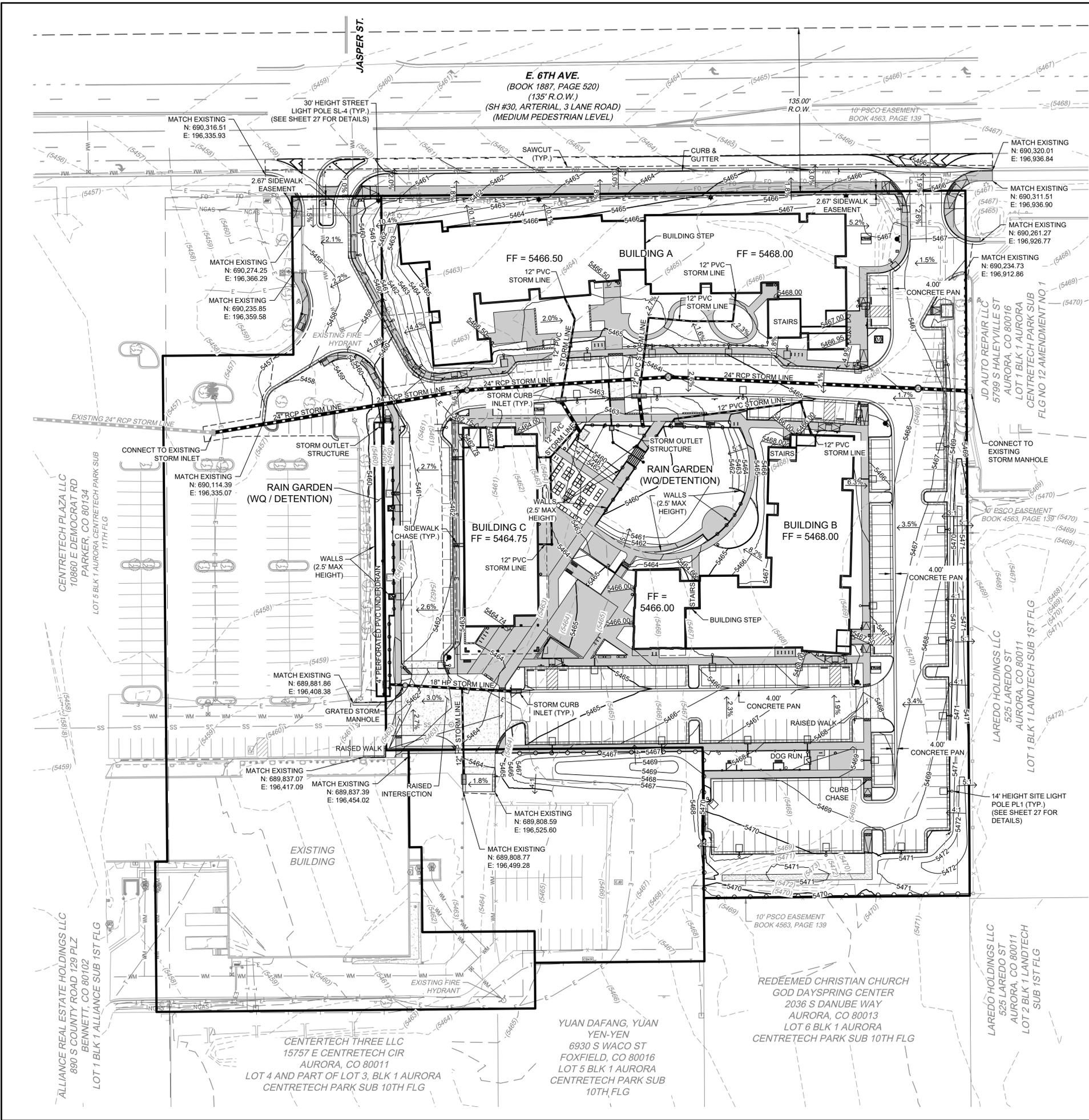
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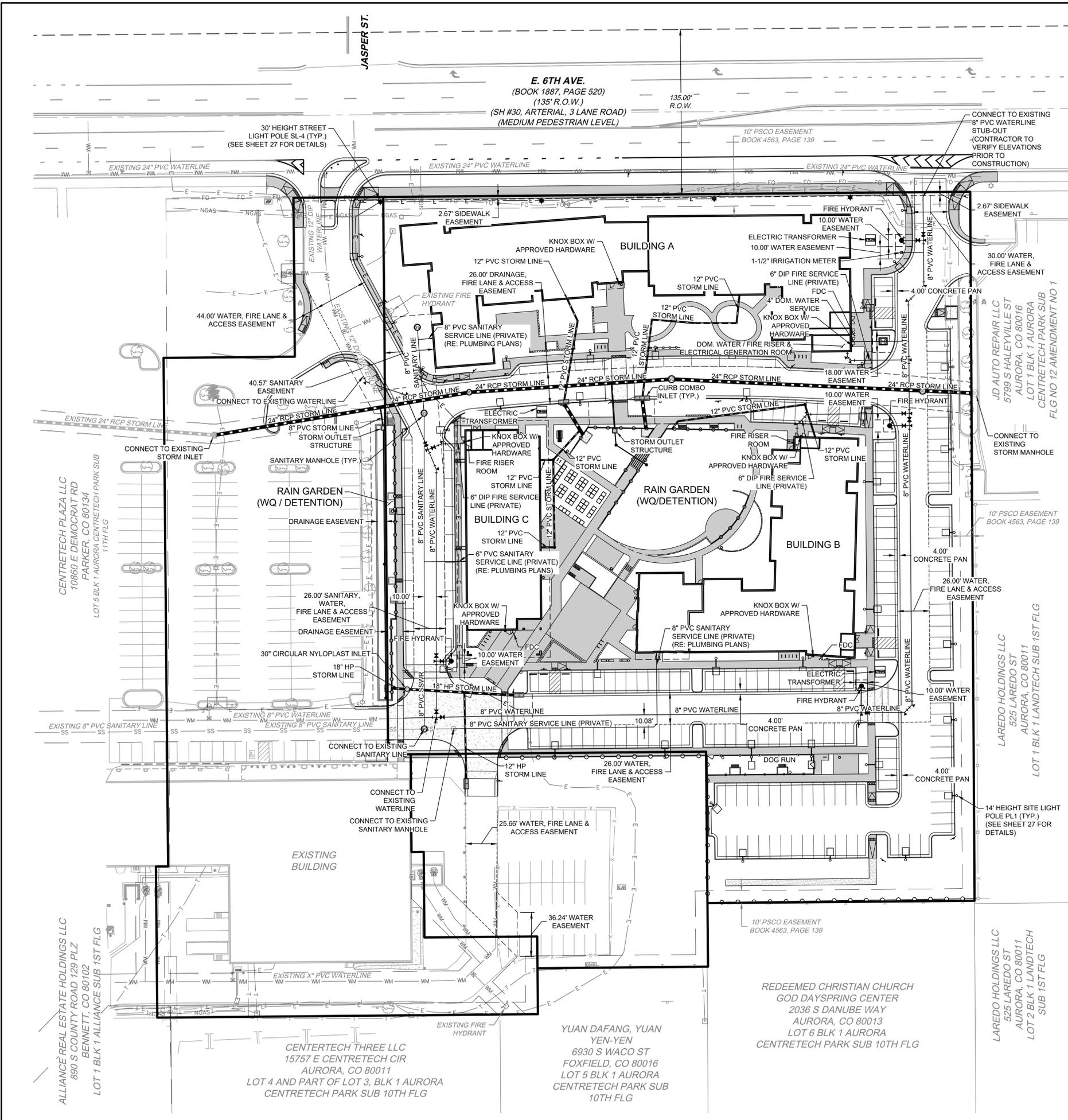


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4	11/20/24	SITE PLAN SUBMITTAL

PA/PM:	C. STRAWN
DRAWN BY:	B. MULLER
JOB NO.:	DCS23-4043

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LEGEND:

- PROPERTY LINE
- UTILITY CROSSING
- STORM LINE
- STORM INLET
- EXISTING STORM LINE
- EXISTING STORM INLET
- SANITARY SEWER W/ MANHOLE
- EXISTING SANITARY SEWER W/ MANHOLE
- KNOX BOX
- FDC W/ KNOX HARDWARE
- WATER METER
- WATERLINE & VALVE
- FIRE HYDRANT ASSEMBLY
- PRIVATE LIGHT POLE
- PUBLIC LIGHT POLE
- EXISTING LIGHT POLE
- EXISTING WATERLINE & VALVE
- EXISTING FIRE HYDRANT
- EXISTING GAS LINE
- EXISTING TELEPHONE LINE
- EXISTING ELECTRIC LINE
- EXISTING CABLE TV LINE
- EXISTING OVERHEAD LINE
- EXISTING FIBER OPTIC LINE
- EXISTING UTILITY POLE
- PROPOSED EASEMENT LINE
- EXISTING EASEMENT LINE
- PROPOSED SEAT WALL
- PROPOSED RETAINING WALL
- PROPOSED SIDEWALK CHASE

FIRE FLOW DATA (BLDG. A):

FIRE FLOW REQUIREMENTS ARE 2,750 GPM MIN. (5,500 GPM MIN. W/ 50% REDUCTION) @ 20 PSI RESIDUAL PRESSURE.
THIS BUILDING REQUIRES 3 FIRE HYDRANTS TO MEET FIRE-FLOW REQUIREMENTS.
EACH FIRE HYDRANT MUST SUPPLY 1,500 GPM MINIMUM @ 20 PSI RESIDUAL PRESSURE.
CODE USED FOR ANALYSIS: 2021 IFC CONSTRUCTION TYPE: V-A
FIRE AREA: 85,951 ± SF
BUILDING WILL BE FULLY SPRINKLERED.

FIRE FLOW DATA (BLDG. B):

FIRE FLOW REQUIREMENTS ARE 2,250 GPM MIN. (4,500 GPM MIN. W/ 50% REDUCTION) @ 20 PSI RESIDUAL PRESSURE.
THIS BUILDING REQUIRES 2 FIRE HYDRANTS TO MEET FIRE-FLOW REQUIREMENTS.
EACH FIRE HYDRANT MUST SUPPLY 1,500 GPM MINIMUM @ 20 PSI RESIDUAL PRESSURE.
CODE USED FOR ANALYSIS: 2021 IFC CONSTRUCTION TYPE: V-A
FIRE AREA: 56,428 ± SF
BUILDING WILL BE FULLY SPRINKLERED.

FIRE FLOW DATA (BLDG. C):

FIRE FLOW REQUIREMENTS ARE 1,500 GPM MIN. (2,750 GPM MIN. W/ 50% REDUCTION) @ 20 PSI RESIDUAL PRESSURE.
THIS BUILDING REQUIRES 1 FIRE HYDRANTS TO MEET FIRE-FLOW REQUIREMENTS.
EACH FIRE HYDRANT MUST SUPPLY 1,500 GPM MINIMUM @ 20 PSI RESIDUAL PRESSURE.
CODE USED FOR ANALYSIS: 2021 IFC CONSTRUCTION TYPE: V-A
FIRE AREA: 29,213 ± SF
BUILDING WILL BE FULLY SPRINKLERED.

EXISTING UNDERGROUND ELECTRIC LINES AND STRUCTURES TO BE RELOCATED. CONTRACTOR TO COORDINATE WITH XCEL ENERGY PRIOR TO CONSTRUCTION.

NOTES

1. THE CONTRACTOR IS TO VERIFY THE ELEVATION OF ALL EXISTING UTILITIES WHERE NEW WORK WILL CONNECT AND NOTIFY THE ENGINEER IF THERE ARE ANY DISCREPANCIES.
2. MANHOLES ARE CONTROLLED AT CENTER OF MANHOLE.
3. ALL WATER SERVICES DOWNSTREAM OF THE METER SHALL BE PRIVATE.
4. ALL SANITARY SERVICES SHALL BE PRIVATE.

PROJECT BENCHMARK:

CITY OF AURORA BENCHMARK NUMBER 456608NW005 BEING A 3" BRASS CAP STAMPED "C.O.A. 1-0458 10-0408" LOCATED AT THE SOUTHWEST CORNER OF CURB OPENING INLET FACING LAREDO STREET, AND BEING AT THE SOUTHWEST CORNER OF 6TH AVENUE AND LAREDO STREET. ELEVATION = 5,469.57' (NAVD88)

PROPOSED STREET LIGHT LOCATIONS ARE CONCEPTUAL. FINAL LOCATIONS WILL BE DETERMINED WITH PHOTOMETRIC ANALYSIS SUBMITTED WITH THE STREET LIGHTING PLANS IN THE CIVIL PLAN SUBMITTAL.

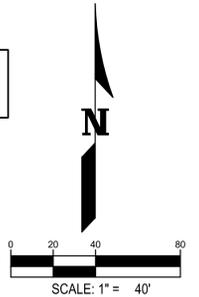
NOTE:

THE DESIGN INSTALLATION BEING SHOWN IN THE SITE PLAN UTILITY SHEET OR CIVIL PLAN UTILITY SHEETS MUST CONFORM TO THE FOLLOWING:

OTHER THAN THE 90° VERTICAL BEND IN THE FIRE SERVICE LINE AT THE BUILDER RISER, FIRE SERVICE LINES MAY HAVE ONE 90° BEND, OR MORE THAN ONE BEND WHEN THE SUM OF ALL BENDS DOES NOT EXCEED 90°, IN THE LENGTH OF LINE FROM THE WATER MAIN TEE TO THE RISER.

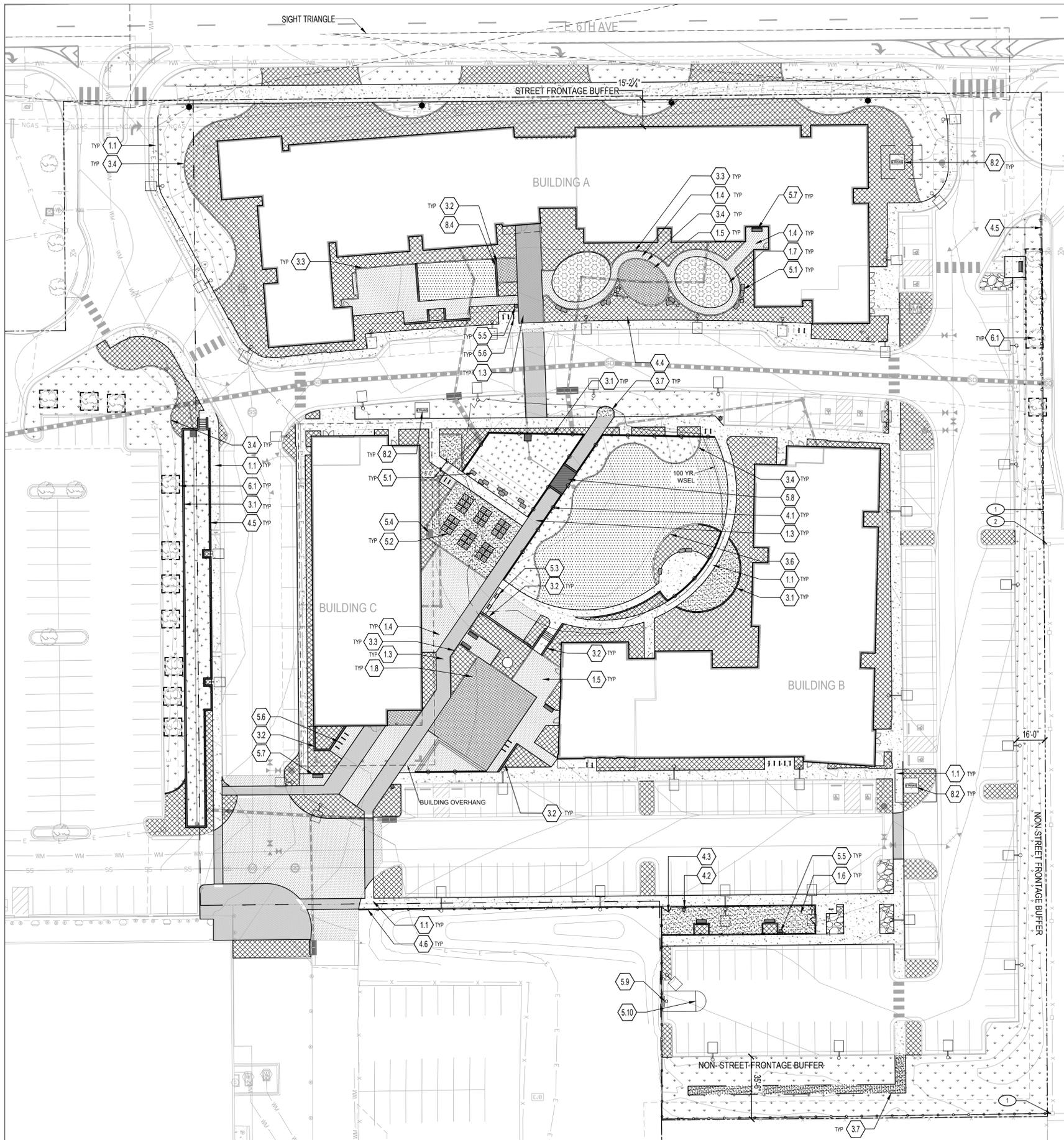
NO CONNECTIONS ARE ALLOWED TO THE FIRE SERVICE LINE BETWEEN THE GATE VALVE AT THE WATER LINE MAIN AND THE BACKFLOW PREVENTER (WITHIN THE BUILDING).

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NO.	DATE	REMARKS
1	07/19/24	SITE PLAN SUBMITTAL
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PA/PM:	C. STRAWN
DRAWN BY:	B. MULLER
JOB NO.:	DCS23-4043



LANDSCAPE LEGEND

STANDARD GRAY CONCRETE		PROPERTY LINE	
ENHANCED CONCRETE - A		GUARDRAIL	
ENHANCED CONCRETE - B		PRIVACY FENCE	
CONCRETE UNIT PAVERS		PRIVACY FENCE W/ COLUMNS	
POURED IN PLACE SURFACING		COURTYARD FENCE	
CRUSHER FINES		DOG RUN FENCE	
COBBLE MULCH		STEEL EDGER	
CEDAR MULCH		CONCRETE HEADER	
IRRIGATED TURF		CONCRETE EDGER	
NATIVE SEED		RAISED CONCRETE HEADER	
NATIVE WATER QUALITY		18" CONCRETE SEATWALL	
RAISED GARDEN BEDS		BRIDGE WITH HANDRAIL	
LIGHT BOLLARD		LANDSCAPE BOULDERS	
STEP LIGHTING		PET WASTE STATION	
TREE PROTECTION ZONE		BIKE RACK	
LIGHT POLE		STOP SIGN	
FIRE HYDRANT			

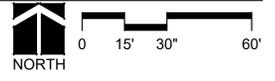
SITE DETAIL KEYNOTES:

1.0 PAVING & SURFACING	DETAIL/SHEETS
1.1 STANDARD GRAY CONCRETE	RE: CIVIL
1.2 ASPHALT PAVING	RE: CIVIL
1.3 ENHANCED CONCRETE - A	SPEC
1.4 ENHANCED CONCRETE - B	SPEC
1.5 CONCRETE UNIT PAVERS	A,B/9
1.6 CRUSHER FINES	C/9
1.7 POURED IN PLACE SURFACING	D,E/9
2.0 STEPS & RAMPS	DETAIL
2.1 CONCRETE STEP	RE: CIVIL
3.0 WALLS, CURBS & EDGERS	DETAIL
3.1 CONCRETE RETAINING WALL	RE: CIVIL
3.2 CIP CONCRETE SEAT WALL W/ STONE CAP	F/9
3.3 RAISED CONCRETE HEADER	G/9
3.4 CONCRETE HEADER	H/9
3.5 CONCRETE HEADER CHAMFERED	-/-
3.6 CONCRETE EDGER	I/9
3.7 STEEL EDGER	A/10
4.0 BARRIERS & FENCING	DETAIL
4.1 DETENTION BASIN RAILING	F/10
4.2 DOG RUN FENCING	D/10
4.3 DOG RUN GATE	E/10
4.4 COURTYARD FENCE	G/10
4.5 CEDAR PRIVACY FENCE W/ STONE COLUMNS	B/10
4.6 CEDAR PRIVACY FENCE	C/10
5.0 SITE FURNISHINGS & SIGNS	DETAIL
5.1 LANDSCAPE BOULDERS	A/11
5.2 RAISED GARDEN BEDS	B/11
5.3 OUTDOOR KITCHEN	F/11
5.4 GARDEN STORAGE	C/11
5.5 PET WASTE STATION	D/11
5.6 BIKE RACK	E/11
5.7 BACKED BENCH	RE: FF&E
5.8 BRIDGE	A/12
5.9 BASKETBALL HOOP	SPEC
5.10 BASKETBALL STRIPING	B/12
6.0 PLANTING & LANDSCAPE	DETAIL
6.1 TREE PROTECTION ZONE	E/13
8.0 SITE LIGHTING & ELECTRICAL	DETAIL
8.1 BOLLARD LIGHT	RE: ELECTRICAL
8.2 LIGHT POLE	RE: ELECTRICAL
8.2 TRANSFORMER	RE: CIVIL
8.3 LIGHT BOLLARD	RE: ELECTRICAL
8.4 STEP LIGHT	RE: ELECTRICAL

SITE REFERENCE KEYNOTES:

- 1 START OF NEW PRIVACY FENCE (4.1)
- 2 EXISTING FENCE TO REMAIN
- 3 CONTRACTOR TO ALLOW \$100,000 FOR PLAY EQUIPMENT

A LANDSCAPE SITE PLAN
SCALE: 1" = 30'



KING'S CROSSING VILLAGE
SITE PLAN WITH ADJUSTMENTS
LANDSCAPE SITE PLAN

NO.	DATE	REMARKS
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PA / PM:	CH
DRAWN BY:	CH
JOB NO.:	Author

NOT FOR CONSTRUCTION

CURBSIDE LANDSCAPE BUFFER TABLE

1 TREE + 1 SHRUB / 40 SF 3x1 GAL PERENNIALS = 1x5 GAL SHRUB

Curbside Landscape Description	Width	Length	Trees Required	Trees Provided	Shrubs Required	Shrubs Provided	Maximum Ornamental Grasses Permitted	Ornamental Grasses Provided
E. 6TH AVE	10	392'	10	11	107	119	44 (40%)	-

STREET FRONTAGE LANDSCAPE BUFFER TABLE

1 TREE + 10 SHRUBS / 40 LF (4.7.5.D.7)

Street Frontage Buffer Description	Length	Trees Required	Trees Provided	Shrubs Required	Shrubs Provided	Maximum Grasses Allowed (40%)	Grasses Provided	Width Required	Width Provided
E. 6TH AVE	392'	10	10	98	153	26%	-	20'	15' - 20'

NON-STREET FRONTAGE BUFFER TABLE

1 TREE + 5 SHRUBS / 25 LF (4.7.5.E.2.b)

Area	Buffer Description (1 Tree & 5 Shrubs per 25 LF)	Length	Width Required	Width Provided	Trees Required	Trees Provided	Deciduous Trees Provided	Evergreen Trees Provided	Shrubs Required	Shrubs Provided
SOUTH P.L.	12' WIDE REQ. - 35.5' WIDE PROVIDED	220'	12'	0-35'	9	12	7	5	45	48
EAST P.L.	12' WIDE REQ. - 12' WIDE PROVIDED (PER TABLE 4.7-2)	580.5'	12'	9'-16'	24	29	17	12	120	137

BUILDING PERIMETER LANDSCAPING TABLE

1.25 Plants / 5 LF of total building perimeter = Total Plants Required

Building Description	Building Perimeter	Trees Required 5%	Trees Provided	Tall Shrubs Required 15%	Tall Shrubs Provided	Regular Shrubs Up to 80%	Regular Shrubs Provided	Grasses/Peren. Provided	Total Plants Required	Total Plants Provided
A	1294	16	22	49	118	259	256	339	324	733
B	825	10	16	31	70	165	147	514	206	750
C	457	6	6	17	24	91	84	197	114	311

PARKING LOT LANDSCAPING TABLE

1 TREE + 6 SHRUBS/GRASSES PER ONE 9'X19' ISLAND, 30% MAX GRASSES PER ISLAND, 1 ISLAND PER 15 SPACES

Parking Lot Description	Number of Islands	Trees Required	Trees Provided	Shrubs Required	Shrubs Provided
EAST LOT	17	17	18	102	121

WATER USE TABLE

Area	Non Water (Z)	Water Conserving Irrigation (Non-Sod)	Non-Water Conserving Irrigation (Sod)	Total Area (sf)
SITE	0	65,600 (90%)	7,295 (10%)	72,928
ROW	0	4,292 (100%)	0 (0%)	4,292
TOTAL	0	69,925 (90.5%)	7,295 (9.5%)	77,220

DETENTION AND WATER QUALITY POND TABLE

MAX SLOPE 3:1, MINIMUM 1 TREE 10 SHRUBS SURROUNDING POND PER 4000 SF ABOVE 100 YR WSEL

Description	Area (SF)	Max Slope	Area Above 100 YR. WSEL	Trees Required	Trees Provided	Shrubs Required	Shrubs Provided
COURTYARD POND	9,613	3.5:1	240 SF.	1	6	10	13
PARKING LOT POND	2,721	*	0 SF	0	N/A	0	N/A

* WATER QUALITY DETENTION POND CONTAINED WITH 30" VERTICAL CONCRETE RETAINING WALLS

CITY OF AURORA STANDARD LANDSCAPE NOTES

- ALL LANDSCAPED AREAS ARE TO RECEIVE ORGANIC SOIL PREPARATION AT 4 CU. YARDS/1,000 SF.
- STREET LIGHTS ARE LOCATED AT THE BACK OF PROPOSED DETACHED SIDEWALK ALONG 6TH AVE. REMAINING FREESTANDING LIGHTS HAVE BEEN PLACED BY ELECTRICAL ENGINEER ACCORDING TO AURORA UDO.
- SURFACE MATERIAL OF WALKS AND PLAZAS ON SITE ARE TO BE LIGHT BROOM FINISHED STANDARD GRAY CONCRETE. WHERE AREAS ARE CALLED OUT AS ENHANCED CONCRETE, AREAS TO HAVE SAND FINISH. THE COLOR OF THE ENHANCED CONCRETE IS TO BE DETERMINED. SPECIALTY PAVERS TO BE USED AS PAVING ACCENTS AT SELECT SITE LOCATIONS. ALL CRUSHER FINES PATHWAYS ARE TO BE GRAY IN COLOR. PARKING LOTS AND VEHICULAR DRIVES ARE TO BE ASPHALT. A RAISED CONCRETE PAD IS PROVIDED AS A PEDESTRIAN CONNECTION BETWEEN THE DEVELOPMENT AND RESTORATION CHRISTIAN FELLOWSHIP.
- 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 DRYLAND GRASS AREAS THAT COMPLY WITH REQUIREMENTS, 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 SHALL NOT BE PLACED OR KEPT NEAR FIRE HYDRANTS IN A MANNER THAT WOULD PREVENT SUCH EQUIPMENT FROM BEING IMMEDIATELY DISCERNIBLE. A 5-FOOT CLEAR SPACE SHALL BE MAINTAINED AROUND THE CIRCUMFERENCE OF FIRE HYDRANTS. LANDSCAPING MATERIAL SHOWN WITHIN THE SITE PLAN CANNOT ENCRUCH INTO ROADWAYS THAT ARE DEDICATED (OR DESIGNATED) AS FIRE LANE EASEMENTS (OR CORRIDORS).
- ALL PROPOSED LANDSCAPING WITHIN THE SIGHT TRIANGLE SHALL BE IN COMPLIANCE WITH COA ROADWAY SPECIFICATIONS, SECTION 4.04.2.10.
- ENSURE ALL HYDRANTS ARE WITHIN LANDSCAPED AREAS AND 5 FT. CLEAR ON ALL SIDES FROM ANY OBSTRUCTIONS. WITH THE RELOCATION OF FIRE HYDRANTS ENSURE THE FIRE HYDRANT IS WITHIN THE 3'-6" TO 8' DISTANCE FROM BACK OF CURB AND FACING ADJACENT ROADWAY.

PLANTING PLAN NOTES

- ALL PLANT MATERIAL SHALL MEET OR EXCEED CURRENT AMERICAN STANDARD FOR NURSERY STOCK ANSI Z60.1
- STAKE ALL TREES BASED ON THESE DRAWINGS. LOCATIONS OF PLANT MATERIALS TO BE APPROVED BY THE OWNER'S REPRESENTATIVE IN THE FIELD PRIOR TO INSTALLATION. THE CONTRACTOR SHALL FOLLOW THE LANDSCAPE PLAN. ANY DISCREPANCIES BETWEEN THE PLAN AND FIELD CONDITIONS SHALL BE REPORTED TO THE OWNER'S REPRESENTATIVE AND LANDSCAPE ARCHITECT BEFORE PROCEEDING WITH WORK.
- NOTIFY OWNER'S REPRESENTATIVE OF ANY CONFLICTS BETWEEN UTILITIES AND PLANTINGS TO COORDINATE FIELD ADJUSTMENTS.
- TREES SHALL BE A MINIMUM OF 10' FROM ALL UTILITIES, UNLESS NOTED OTHERWISE.
- IF THERE IS A DISCREPANCY BETWEEN THE PLANT COUNTS ON THE CALLOUTS AND/OR SCHEDULES ON THE PLANS AND THE ACTUAL NUMBER OF PLANTS DEPICTED ON THE PLANS, THE CONTRACTOR IS RESPONSIBLE FOR INSTALLING THE ACTUAL NUMBER OF PLANTS DEPICTED ON THE DRAWINGS.
- THE CONTRACTOR IS RESPONSIBLE FOR WEED CONTROL FOR ALL LANDSCAPE AREAS UNTIL FINAL PROJECT ACCEPTANCE.
- FINE GRADING MUST BE APPROVED BY OWNER'S REPRESENTATIVE PRIOR TO SEEDING, SODDING, AND PLANTING.

SEED SCHEDULE

SANDHILL PRAIRIE MIX (WITH FORBS)

Scientific Name	Common Name	PLS lbs/ac	PLS/sq ft	% of PLS/sf
GRAMINOIDS				
Achnatherum hymenoides	Indian ricegrass	5.0	12	8
Andropogon gerardii	Big bluestem	3.8	11	7
Andropogon hallii	Sand bluestem	4.0	10	7
Calamovilfa longifolia	Prairie Sandreed	2.0	13	8
Panicum virgatum	Switchgrass	1.0	9	6
Pascopyrum smithii	Western wheatgrass	4.5	14	9
Schizachyrium scoparium	Little bluestem	3.0	13	8
Sorghastrum nutans	Indiangrass	4.0	16	10
Sporobolus cryptandrus	Sand dropseed	0.1	13	8
Graminoid Totals		27.4	110	70

FORBS

Scientific Name	Common Name	PLS lbs/ac	PLS/sq ft	% of PLS/sf
Eriogonum umbellatum	Sulphur-flower buckwheat	2.0	10	6
Gaillardia aristata	Blanket flower	2.5	8	5
Heterotheca villosa	Hairy false goldenaster	0.8	12	7
Penstemon angustifolius	Broadbeard beardtongue	1.5	9	6
Ratibida columnifera	Upright prairie coneflower	0.6	10	6
Forb Totals		7.4	48	30

TOTAL

PLS lbs/ac	34.7	159	100
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Drill Seeded Rate: 34.7 PLS#/Acre
Mechanical Broadcast Rate: 34.7 PLS#/Acre
Hand Broadcast Areas Rate: 69.4 PLS#/Acre



HYDROZONE WATER USE:
VERY LOW

WETLAND MIX (WITHOUT FORBS)

Scientific Name	Common Name	PLS lbs/ac	PLS/sq ft	% of PLS/sf
GRAMINOIDS				
Beckmannia syzigachne	American sloughgrass	0.8	21	15.78
Carex nebrascensis	Nebraska sedge	1.2	19	14.55
Eleocharis palustris	Creeping spikerush	0.9	13	9.92
Elymus canadensis	Canada wildrye	3.3	7	5.72
Panicum virgatum	Switchgrass	1.6	15	11.15
Pascopyrum smithii	Western wheatgrass	3.3	14	10.46
Schoenoplectus acutus	Hardstem bullrush	1.6	11	8.34
Schoenoplectus maritimus	Alkali bullrush	1.4	8	5.83
Spartina pectinata	Prairie cordgrass	7.8	24	18.25
Total		36.0	160	100

Drill Seeded Rate: 21.8 PLS#/Acre
Mechanical Broadcast Rate: 21.8 PLS#/Acre
Hand Broadcast Areas Rate: 43.6 PLS#/Acre



HYDROZONE WATER USE:
VERY LOW

NOTE: CONTRACTOR SHALL PERFORM SEEDING OPERATIONS IN ALL AREAS DISTURBED AND AS INDICATED ON LANDSCAPE AND CIVIL CONSTRUCTION DRAWINGS. SANDHILL PRAIRIE MIX (WITH FORBS) IS SUBJECT TO CHANGE BASED ON RESULTS FROM SOIL TESTING AFTER RIGHT OF WAY SIDEWALK INSTALLATION AND BEFORE SEED PLANTING.

TURF SCHEDULE



IRRIGATED
TURF

FESCUE SUPPLIER : GRAFF'S TURF 1(800)280-TURF

CHARACTERISTICS:
LOW WATER USE
DARK GREEN
MEDIUM TEXTURE
MEDIUM HEAT TOLERANCE
HIGH WEAR TOLERANCE



KING'S CROSSING VILLAGE

SITE PLAN WITH ADJUSTMENTS

LANDSCAPE TABLES

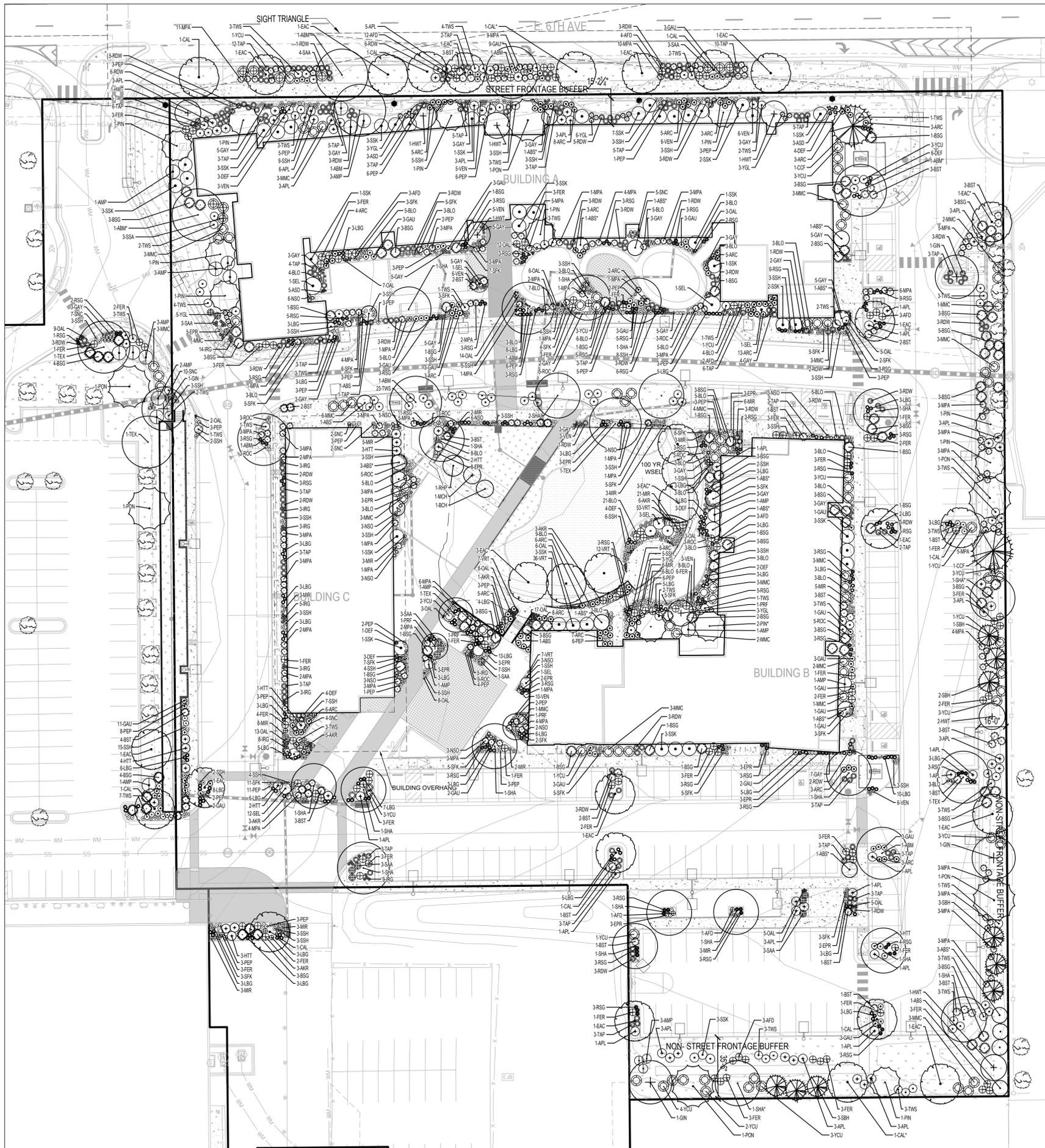
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4	11/20/24	SITE PLAN SUBMITTAL

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JOB NO.:	Author

SHEET

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NOT FOR CONSTRUCTION



LEGEND

DECIDUOUS TREES	STANDARD GRAY CONCRETE	IRRIGATED TURF
EVERGREEN TREES	ENHANCED CONCRETE - A	NATIVE SEED
DECIDUOUS SHRUBS	ENHANCED CONCRETE - B	NATIVE WATER QUALITY
EVERGREEN SHRUBS	CONCRETE UNIT PAVERS	RAISED GARDEN BEDS
ORNAMENTAL GRASSES	POURED IN PLACE SURFACING	FIRE HYDRANT
PERENNIALS	COBBLE MULCH	LIGHT POLE
	CRUSHER FINES	STOP SIGN
	CEDAR MULCH	

PLANT SCHEDULE

PLANT TYPE: DECIDUOUS TREES						
Abbr.	No.	Genus	Species	Common Name	Min. Size	Spacing
ABS	20	Amelanchier	x grandiflora	Autumn Brilliance Serviceberry	2.5" Cal	Per Plan
ABM	10	Acer	x freemanii 'Jeffersred'	Autumn Blaze Maple	2.5" Cal	Per Plan
BCH	1	Prunus	avium 'Bing'	Bing Cherry	2.5" Cal	Per Plan
CAL	10	Catalpa	speciosa	Western Catalpa	2.5" Cal	Per Plan
EAC	20	Ulmus	x 'Morton'	Accolade Elm	2.5" Cal	Per Plan
GIN	4	Ginkgo	biloba	Ginkgo	2.5" Cal	Per Plan
HWT	7	Acer	tataricum 'Garann'	Hot Wings Maple	2.5" Cal	Per Plan
MCH	1	Prunus	cerasus 'Montmorency'	Montmorency Cherry	2.5" Cal	Per Plan
PRF	4	Malus	'Prainefire'	Prairiefire Crab	2.5" Cal	Per Plan
RHP	1	Prunus	persica 'Redhaven'	Redhaven Peach	2.5" Cal	Per Plan
SHA	18	Gleditsia	triacanthos inermis 'Shademaster'	Shademaster Honeylocust	2.5" Cal	Per Plan
TEX	5	Quercus	buckleyi	Texas Red Oak	2.5" Cal	Per Plan
PLANT TYPE: EVERGREEN TREES						
Abbr.	No.	Genus	Species	Common Name	Min. Size	Spacing
CCF	2	Abies	concolor	White Fir	8' Ht.	Per Plan
PIN	12	Pinus	edulis	Pinon Pine	8' Ht.	Per Plan
PON	6	Pinus	ponderosa	Ponderosa Pine	8' Ht.	Per Plan
SBH	9	Picea	glauca 'Densata'	Black Hills Spruce	8' Ht.	Per Plan
PLANT TYPE: DECIDUOUS SHRUBS						
Abbr.	No.	Genus	Species	Common Name	Min. Size	Spacing
AFD	32	Cornus	stolonifera 'Farrow'	Arctic Fire Dogwood	5 Gal	Per Plan
AKR	22	Hibiscus	syriacus 'SHIMRR38'	Li Kim Red Althea	5 Gal	Per Plan
AMP	21	Prunus	americana	American Plum	5 Gal	Per Plan
APL	59	Fallugia	paradoxa	Apache Plume	5 Gal	Per Plan
DEF	30	Daphne	transatlantica 'Blafla'	Eternal Fragrance Daphne	2 Gal	Per Plan
FER	81	Chamaebatiara	millefolium	Fernbush	5 Gal	Per Plan
GAU	67	Gaura	lindheimeri	Whirling Butterflies	1 Gal	Per Plan
HTT	18	Lonicera	syringantha 'Wolff'	Tiny Trumpets Honeysuckle	5 Gal	Per Plan
MMC	53	Cercocarpus	ledifolius	Curl Leaf Mountain Mahogany	5 Gal	Per Plan
RDW	95	Chrysothamnus	var.	Dwarf Rabbitbrush	5 Gal	Per Plan
SAA	23	Rhus	triobata 'Autumn Amber'	Autumn Amber Sumac	5 Gal	Per Plan
SAL	10	Syringa	vulgaris 'Sensation'	Sensation Lilac	5 Gal	Per Plan
SNC	30	Symphoricarpos	doorenbosii 'Kolmcan'	Candy Coralberry Snowberry	5 Gal	Per Plan
SSK	42	Amelanchier	alnifolia	Saskatoon Serviceberry	5 Gal	Per Plan
TAP	114	Potentilla	fruticosa 'Tangerine'	Tangerine Potentilla	5 Gal	Per Plan
TWS	112	Artemisia	tridentata	Tall Western Sage	5 Gal	Per Plan
YCU	38	Ribes	aureum	Golden Currant	5 Gal	Per Plan
PLANT TYPE: EVERGREEN SHRUBS						
Abbr.	No.	Genus	Species	Common Name	Min. Size	Spacing
ARC	101	Arctostaphylos	uva ursi	Kinnikinnick	1 Gal	Per Plan
BSG	87	Cytisus	purgans 'Spanish Gold'	Spanish Gold Broom	5 Gal	Per Plan
BST	43	Juniperus	horizontalis 'Blue Star'	Blue Star Juniper	5 Gal	Per Plan
MPA	163	Arctostaphylos	'Panchito'	panchito Manzanita	5 Gal	Per Plan
PLANT TYPE: CACTUS						
Abbr.	No.	Genus	Species	Common Name	Min. Size	Spacing
YGL	23	Yucca	glauca	Soapweed Yucca	5 Gal	Per Plan
PLANT TYPE: ORNAMENTAL GRASSES						
Abbr.	No.	Genus	Species	Common Name	Min. Size	Spacing
BLO	164	Bouteloua	gracilis	Blonde Ambition Blue Grama Grass	1 Gal	Per Plan
IRG	56	Achnatherum	Hymenoides	Indian Rice Grass	1 Gal	Per Plan
LBG	166	Schizachyrium	scoparium	Little Bluestem	1 Gal	Per Plan
NSO	41	Chasmanthium	latifolium	Northern Sea Oats Grass	1 Gal	Per Plan
RSR	151	Panicum	virgatum 'Shenandoah'	Red Switch Grass	1 Gal	Per Plan
PLANT TYPE: PERENNIALS						
Abbr.	No.	Genus	Species	Common Name	Min. Size	Spacing
ASD	11	Anemone	sylvestris	Snow Drop Anemone	1 Gal	Per Plan
EPR	54	Oenothera	macrocarpa	Missouri Evening Primrose	1 Gal	Per Plan
GAY	94	Liatris	spicata	Gayfeather	1 Gal	Per Plan
MIR	82	Mirabilis	multiflora	Desert Four O'Clock	1 Gal	Per Plan
OAL	136	Allium	'millenium'	Ornamental Allium	1 Gal	Per Plan
PEP	123	Penstemon	barbatus 'Elfin Pink'	Elfin Pink Penstemon	1 Gal	Per Plan
ROC	55	Lychnis	coronaria	Rose Campion	1 Gal	Per Plan
SFK	107	Eriogonum	umbellatum KANNAH CREEK	Sulphur Flower	1 Gal	Per Plan
SSH	164	Agastache	Rupestis	Sunset Hyssop	1 Gal	Per Plan
VEN	56	Verbena	bipinnatifida	Native Verbena	1 Gal	Per Plan
VRT	114	Veronica	liwanensis	Turkish Speedwell Veronica	32c Flat	Per Plan

NOTE: TREES MARKED WITH AN ASTERISK (EX. CAL*) ARE DESIGNATED FOR TREE MITIGATION

A LANDSCAPE PLANTING PLAN
SCALE: 1" = 30'



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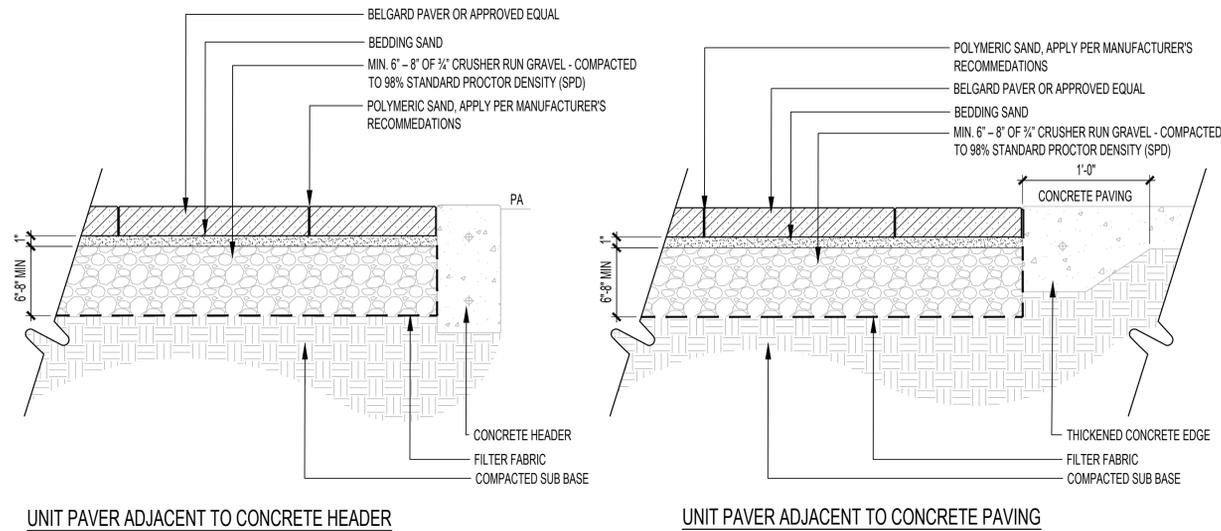


KING'S CROSSING VILLAGE
SITE PLAN WITH ADJUSTMENTS

LANDSCAPE PLANTING PLAN

NO.	DATE	REMARKS
1	07/19/24	SITE PLAN SUBMITTAL
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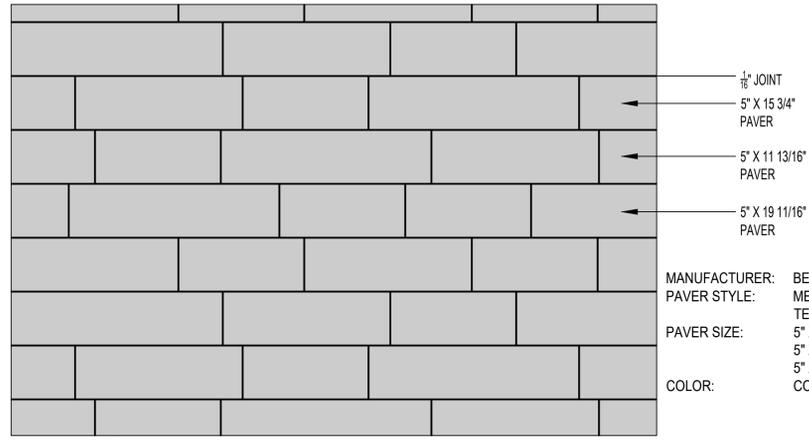
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JOB NO.:	Author



UNIT PAVER ADJACENT TO CONCRETE HEADER

UNIT PAVER ADJACENT TO CONCRETE PAVING

NOTE:
1. REFER TO GEOTECHNICAL INVESTIGATION REPORT FOR SUBGRADE DESIGN.
2. REFER TO PAVER PLAN VIEW FOR PAVING PATTERN.
3. SEE SPECIFICATION FOR UNIT PAVER INFORMATION.

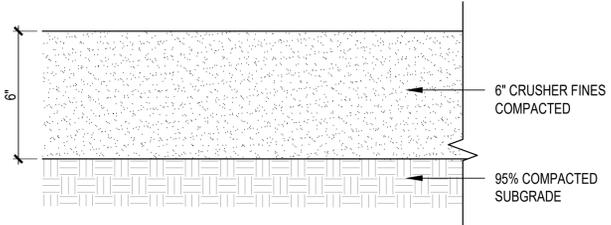


B PAVING PATTERN

A CONCRETE UNIT PAVERS

SCALE: 1 1/2" = 1'-0"

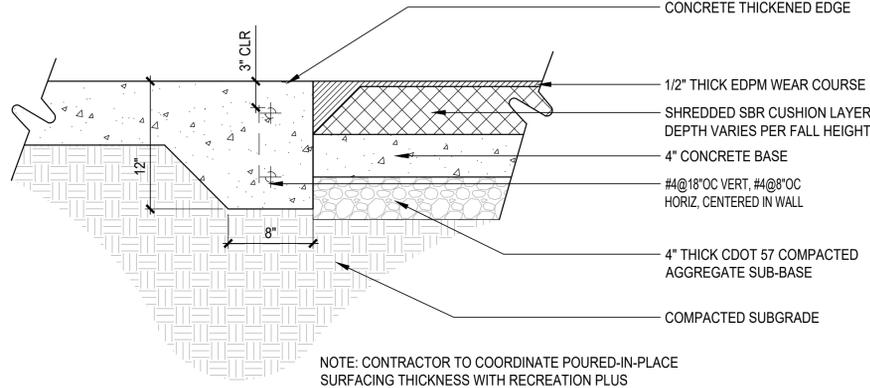
SCALE: 1 1/2" = 1'-0"



NOTES:
1. 1/4" MINUS AGGREGATE TAN BREEZE CRUSHER FINES.
2. INSTALL IN (2) 2"-5" LIFTS.

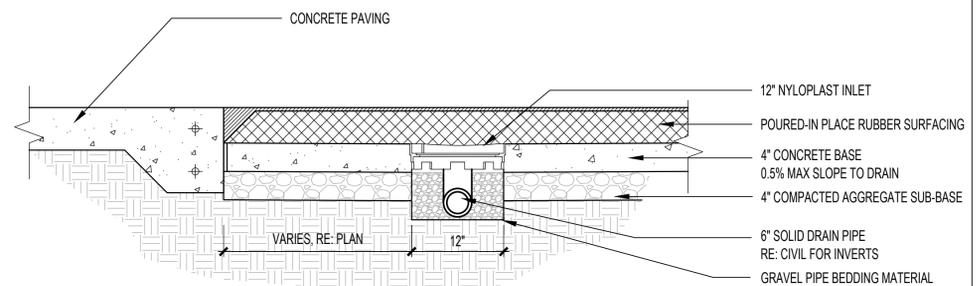
C CRUSHER FINES

SCALE: 3" = 1'-0"



D WALK EDGE/RESILIENT SURFACE

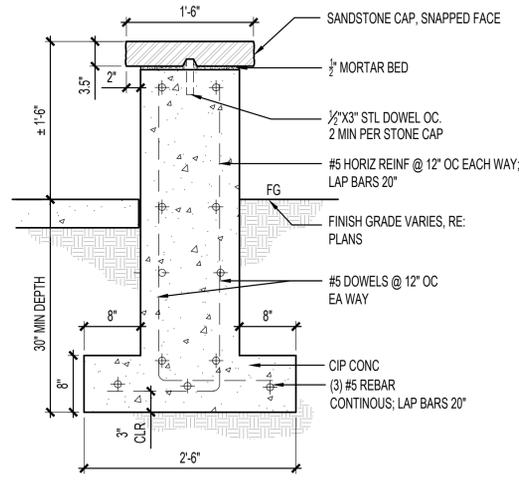
SCALE: 1 1/2" = 1'-0"



NOTES:
1. POURED-IN PLACE RUBBER SURFACING TO BE INSTALLED PER MANUFACTURER'S RECOMMENDATION
2. COLOR - 50% BRIGHT GREEN, 50% TEAL
3. SEE PLAN FOR POURED-IN PLACE DRAINAGE LOCATION

E POURED IN PLACE SURFACING ON CONCRETE SUB-BASE

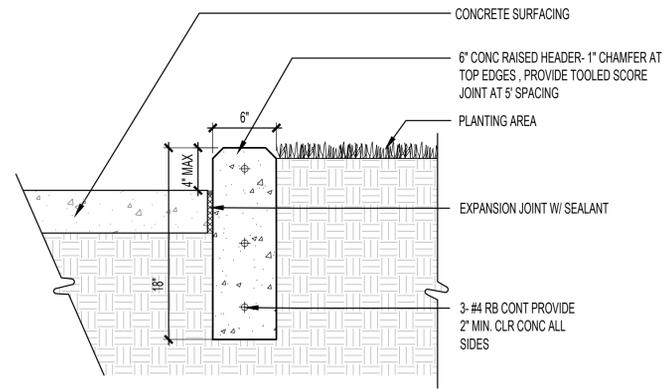
SCALE: 1" = 1'-0"



NOTES:
1. ALL STONE TO BE PINK SANDSTONE.
2. STONE TO BE SET IN MORTAR, JOINTS TO BE 1/2" TYP.
3. CONCRETE TO BE INTEGRAL COLOR, DAVIS COLOR, TBD. SACK FINISH

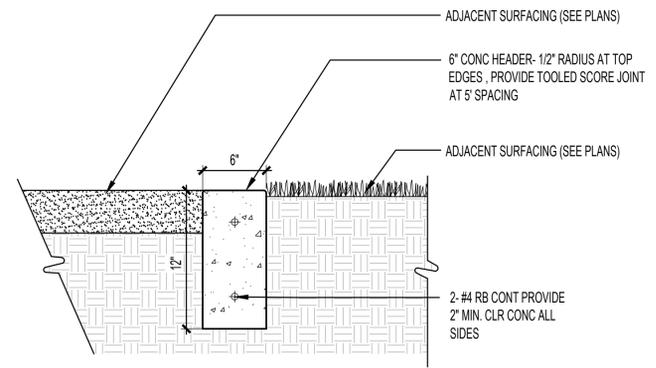
F CIP CONCRETE SEAT WALL W/ STONE CAP

SCALE: 1" = 1'-0"



G RAISED CONCRETE HEADER

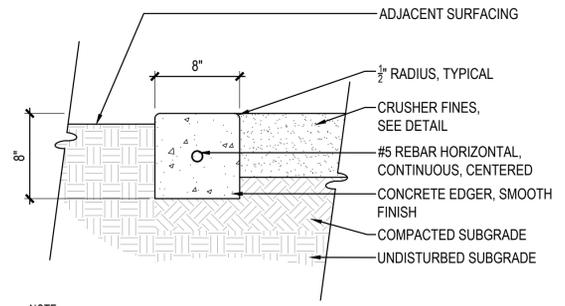
SCALE: 1 1/2" = 1'-0"



H CONCRETE HEADER

SCALE: 1 1/2" = 1'-0"

NOTE: FINISH GRADE ADJACENT TO CONCRETE HEADER SHALL BE FLUSH WITH SURFACE OF HEADER TO ALLOW DRAINAGE TO FLOW ACROSS HEADER



I CONCRETE EDGER

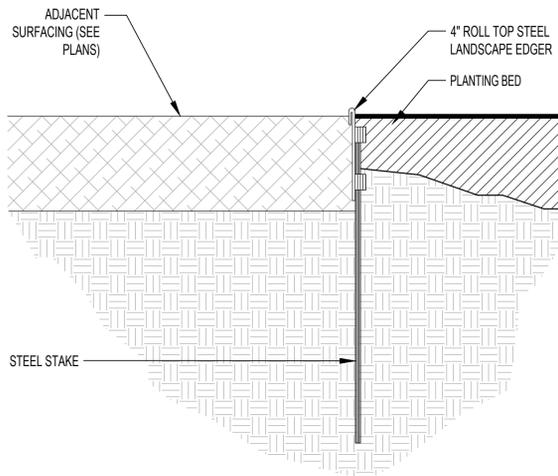
SCALE: 1 1/2" = 1'-0"

NOTE:
1. REFER TO SPECIFICATIONS FOR ALL MATERIALS CALLED OUT IN DETAIL

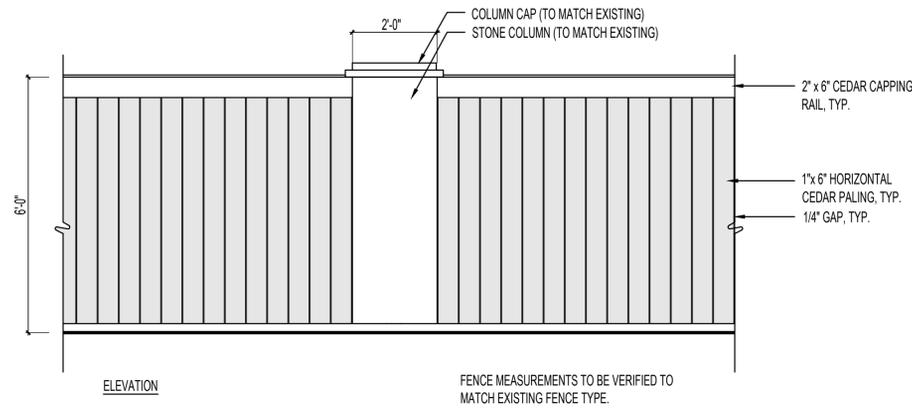
KING'S CROSSING VILLAGE
SITE PLAN WITH ADJUSTMENTS
LANDSCAPE SITE DETAILS

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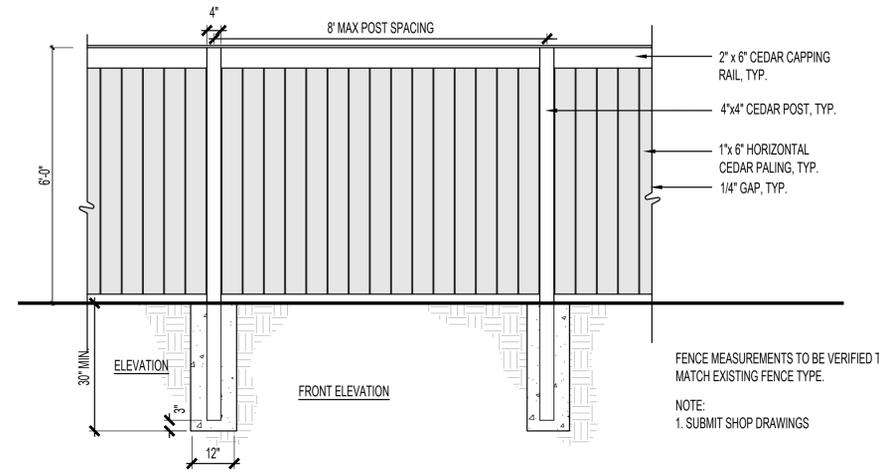
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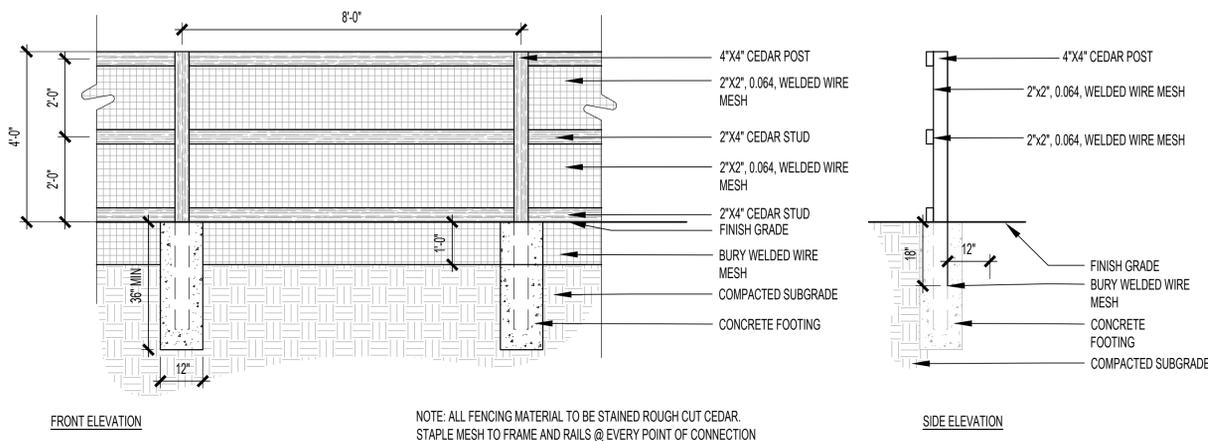
A STEEL EDGER
SCALE: 3/4"=1'-0"



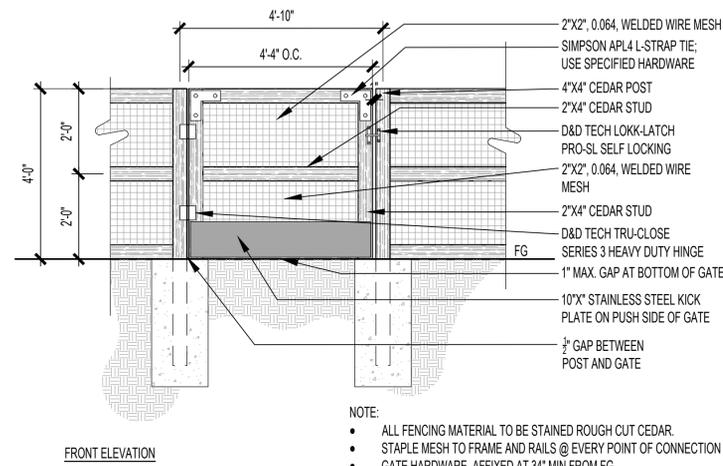
B CEDAR PRIVACY FENCE W/ STONE COLUMNS
SCALE: 1/2"=1'-0"



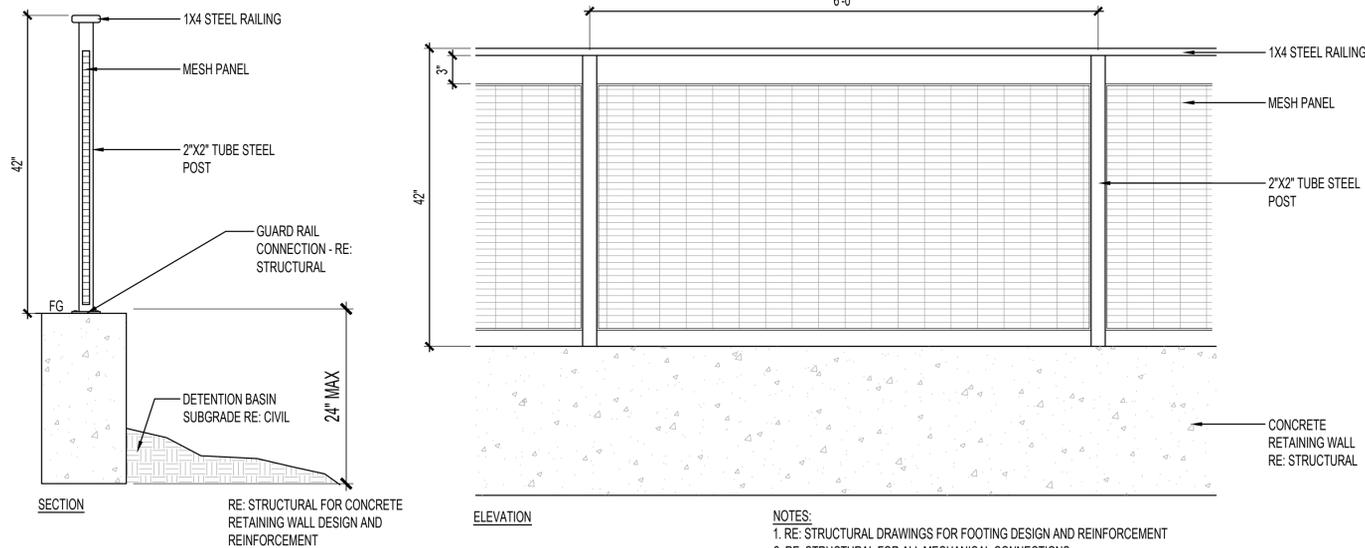
C CEDAR PRIVACY FENCE
SCALE: 1/2"=1'-0"



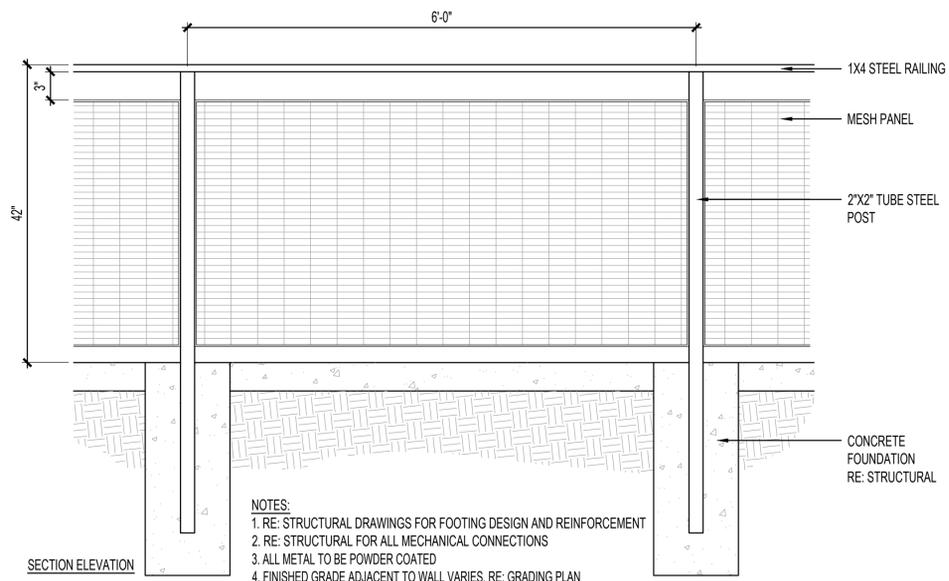
D DOG RUN FENCING
SCALE: 1/2"=1'-0"



E DOG RUN GATE
SCALE: 1/2"=1'-0"



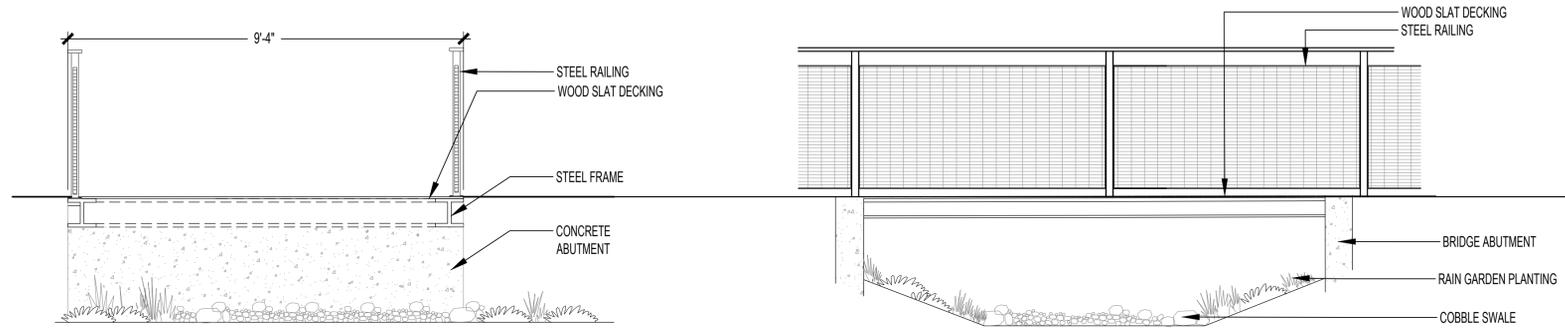
F DETENTION BASIN RAILING
SCALE: 1"=1'-0"



G COURTYARD FENCE
SCALE: 1"=1'-0"

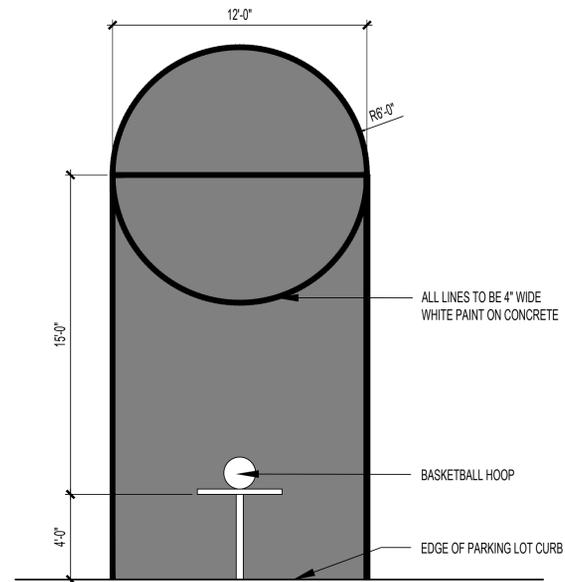
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DRAWN BY:	CH
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- NOTES:
1. DETAIL PROVIDED TO SHOW DESIGN INTENT ONLY
 2. SEE CIVIL PLANS FOR GRADING
 3. PROVIDE SHOP DRAWINGS DESIGNED BY STRUCTURAL ENGINEER
 4. ALL METAL TO BE FIELD PAINTED. COLOR TBD. COLOR TO MATCH RAILING

A PEDESTRIAN FOOTBRIDGE
SCALE: NTS



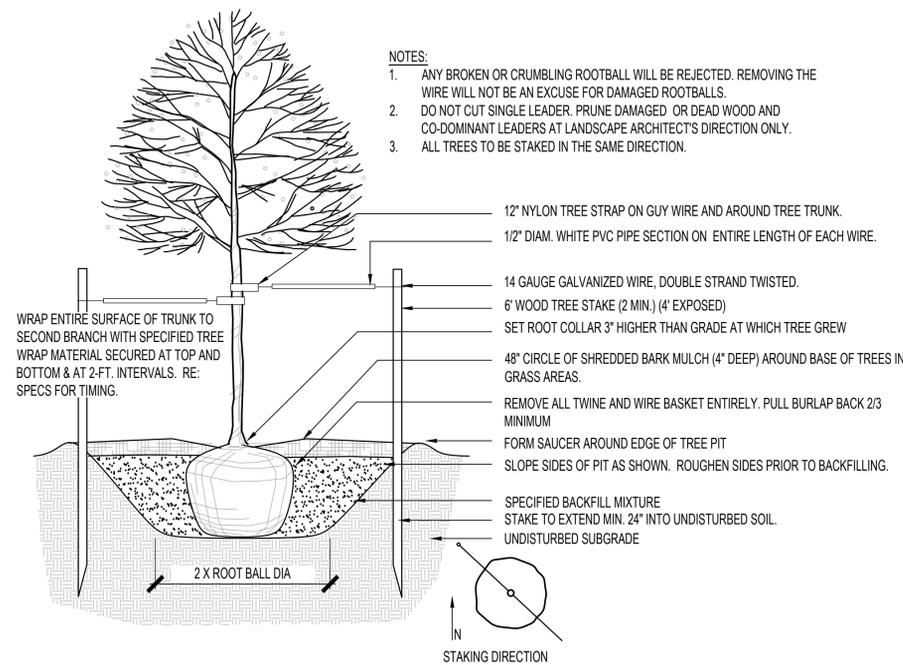
B BASKETBALL COURT STRIPING
SCALE: 1/4"=1'-0"



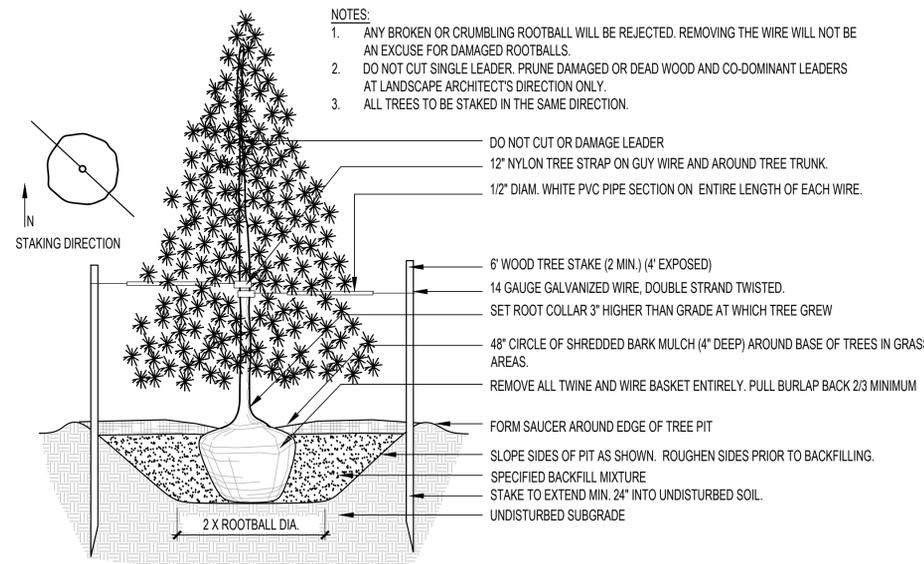
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SITE PLAN WITH ADJUSTMENTS
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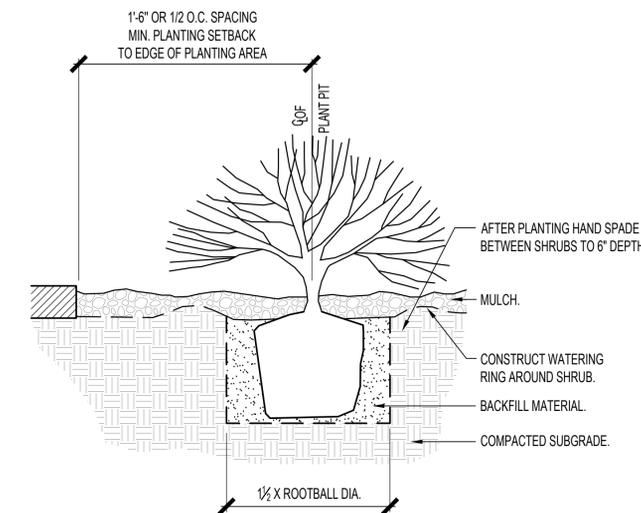
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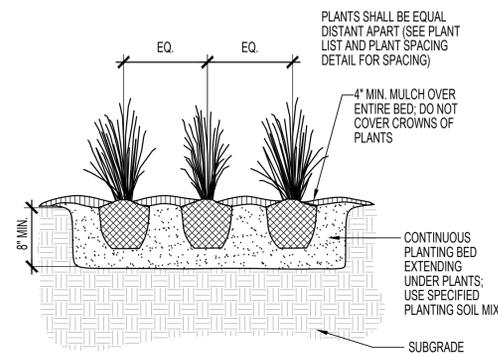
A DECIDUOUS TREE PLANTING
SCALE: NTS



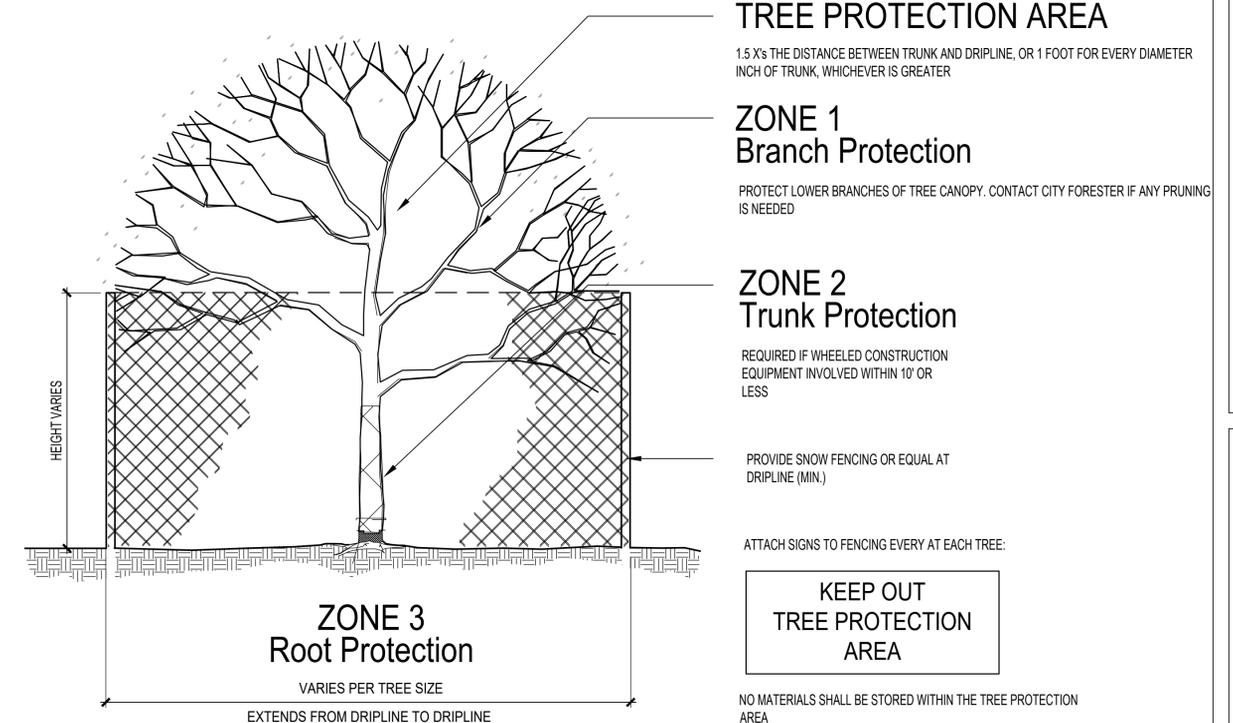
B EVERGREEN TREE PLANTING
SCALE: NTS



C SHRUB PLANTING
SCALE: NTS



D ORNAMENTAL GRASS/PERENNIAL PLANTING
SCALE: NTS



E TREE PROTECTION (AS REQUIRED)
SCALE: NTS

KING'S CROSSING VILLAGE
SITE PLAN WITH ADJUSTMENTS
LANDSCAPE PLANTING DETAILS

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2	04/30/24	SITE PLAN SUBMITTAL
3	07/01/24	SITE PLAN SUBMITTAL
4	11/20/24	SITE PLAN SUBMITTAL

PA / PM:	CH
DRAWN BY:	CH
JOB NO.:	Author



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 savatree.com/consulting



APPENDIX B: APPRAISAL AND MITIGATION INCH SUMMARY

Tree ID #	Tree species - common name	DBH	Tree Height (ft)	Condition %	Functional limitation %	External limitation %	Appraisal value (\$10)	Mitigation inches
1	Littleleaf linden	12.0		60	55	100	\$ 4,080	7
2	Crabapple	9.2		60	70	100	\$ 2,290	6
3	Crabapple	11.6		72	60	100	\$ 3,540	8
4	Crabapple	10.7		72	65	100	\$ 3,290	8
5	Crabapple	10.5		61	65	100	\$ 2,750	6
6	Crabapple	11.3		70	60	100	\$ 3,290	8
7	Crabapple	14.0		70	60	100	\$ 4,880	10
8	Littleleaf linden	7.8		42	60	100	\$ 1,770	3
9	Littleleaf linden	9.9		76	70	100	\$ 4,410	8
10	Littleleaf linden	11.6		34	55	100	\$ 2,470	4
11	Austrian pine		25	69	65	100	\$ 1,360	9
12	Austrian pine		20	69	65	100	\$ 1,230	7
13	White pine		25	70	65	100	\$ 1,390	9
14	Austrian pine	15.8		76	65	100	\$ 5,430	12
15	Austrian pine	14.2		76	65	100	\$ 4,520	11
16	Western catalpa	6.5		80	60	100	\$ 2,020	5
17	Ginnala maple	5.4		38	55	100	\$ 1,100	2
18	Honeylocust	2.0		75	60	80	\$ 650	2
19	Hawthorn	3.7		75	75	100	\$ 1,190	3
849	White ash	3.0		64	40	80	\$ 750	2
850	Ponderosa pine	14.0		30	50	100	\$ 1,690	4
851	Rocky Mountain juniper	12.4		70	65	100	\$ 2,470	9
852	Rocky Mountain juniper	9.0		61	65	100	\$ 1,410	5
853	Rocky Mountain juniper	9.0		67	65	100	\$ 1,500	6
854	Rocky Mountain juniper	17.0		72	65	100	\$ 5,870	12
855	Scots pine	12.7		70	75	100	\$ 3,890	9
856	Scots pine	12.4		74	75	100	\$ 3,920	9
857	Littleleaf linden	10.3		60	60	100	\$ 3,410	6
858	Crabapple	10.0		70	75	100	\$ 3,230	7

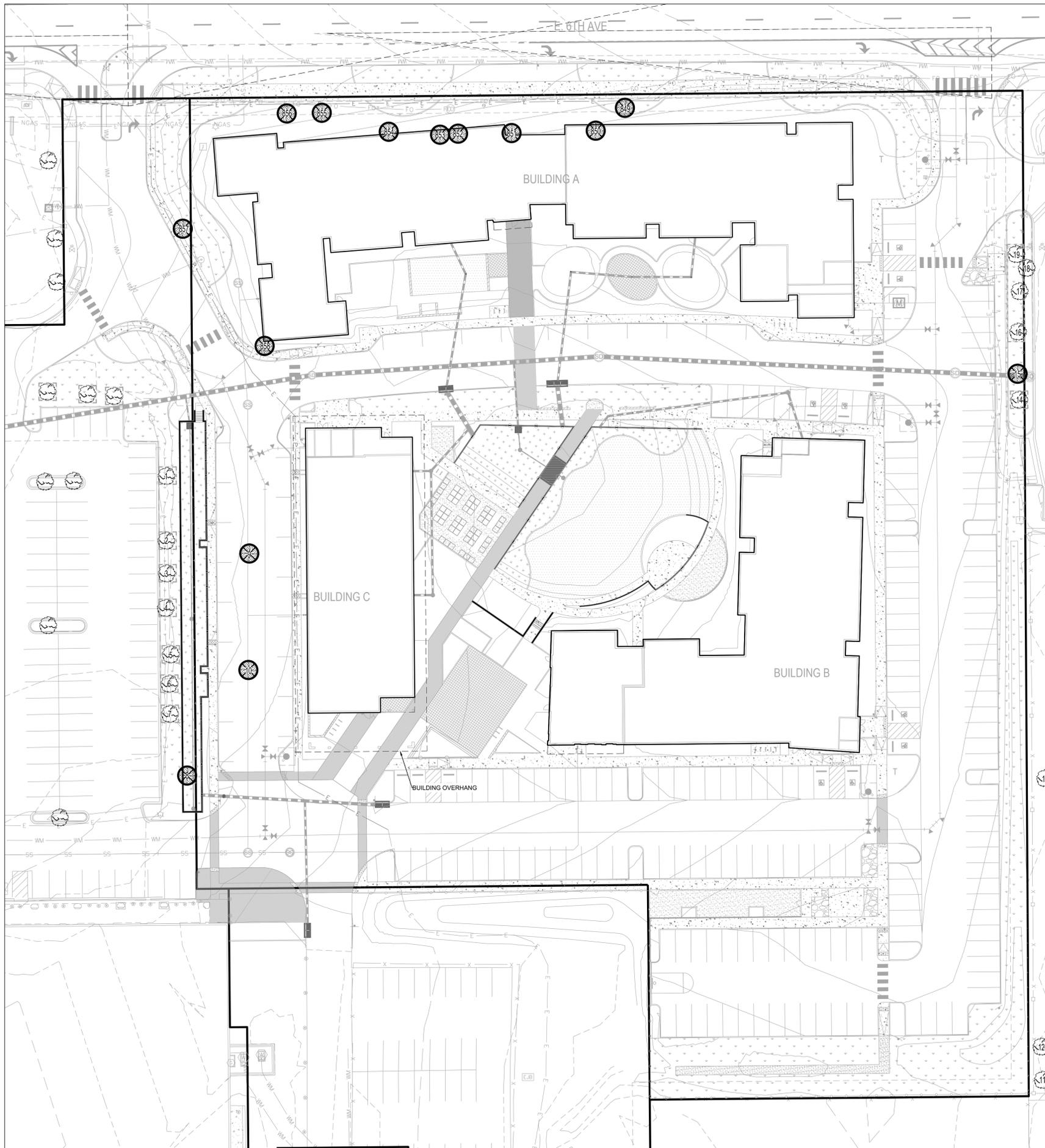
Table 2.

All the trees appraised at King's Crossing, including appraisal factors and depreciated reproduction cost.

KING'S CROSSING VILLAGE
 SITE PLAN WITH ADJUSTMENTS
 TREE REPORT

NO.	DATE	REMARKS
1	07/19/24	SITE PLAN SUBMITTAL
2	04/30/24	SITE PLAN SUBMITTAL
3	07/01/24	SITE PLAN SUBMITTAL
4	11/20/24	SITE PLAN SUBMITTAL

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JOB NO.:	Author



TREE MITIGATION TABLE

Caliper Inches Removed Requiring Mitigation	Caliper Inches To Remain	Caliper Inches Replaced for Mitigation	Total Cost Required in Lieu of Caliper Replacement for Mitigation	Total Mitigation Cost Required (Total Inches Mitigated x \$425.16)
93	75	67.5	\$39,540	\$39,540 - \$28,698.30 = \$10,841.70

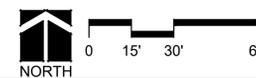
TREE PRESERVATION & PROTECTION NOTES

1. REFER TO CHART ON SHEET 14 FOR TREE NUMBERS

LEGEND

- EXISTING TREE TO BE REMOVED
- EXISTING TREE TO REMAIN
- EXISTING CONTOUR
- PROPOSED CONTOUR

A TREE MITIGATION PLAN
SCALE: 1" = 30'



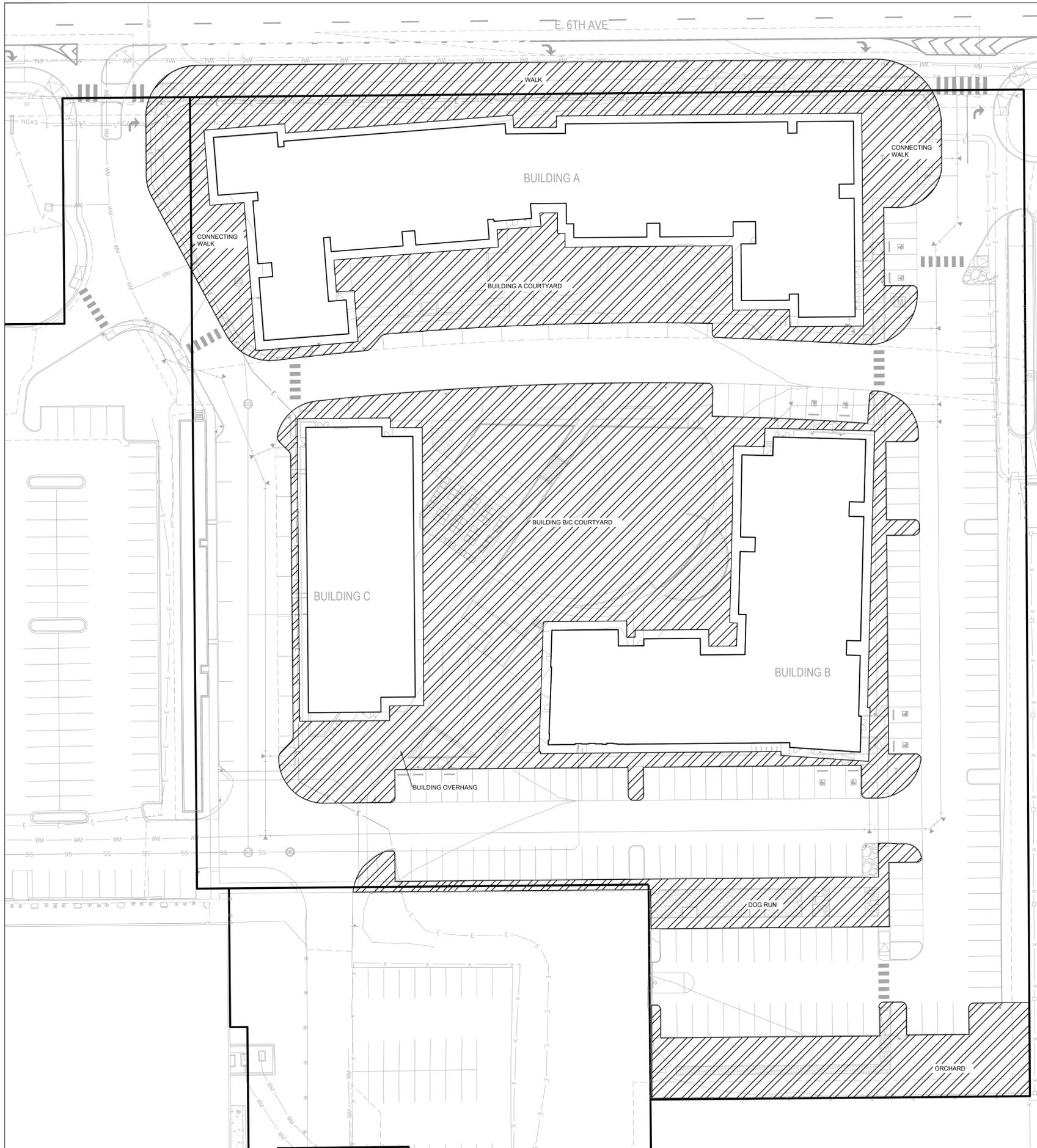
NOT FOR CONSTRUCTION



KING'S CROSSING VILLAGE
SITE PLAN WITH ADJUSTMENTS
TREE MITIGATION PLAN

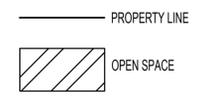
NO.	DATE	REMARKS
1	07/19/24	SITE PLAN SUBMITTAL
2	04/30/24	SITE PLAN SUBMITTAL
3	07/01/24	SITE PLAN SUBMITTAL
4	11/20/24	SITE PLAN SUBMITTAL

PA / PM:	CH
DRAWN BY:	CH
JOB NO.:	Author



OPEN SPACE REQUIREMENTS

Area	Area (sq. feet)
SITE	406,911 (100%)
OPEN SPACE	90,519 (22%)



A OPEN SPACE COMPLIANCE
SCALE: 1" = 30'



NOT FOR CONSTRUCTION



KING'S CROSSING VILLAGE
SITE PLAN WITH ADJUSTMENTS
OPEN SPACE COMPLIANCE

NO.	DATE	REMARKS
1	07/19/24	SITE PLAN SUBMITTAL
2	04/30/24	SITE PLAN SUBMITTAL
3	07/01/24	SITE PLAN SUBMITTAL
4	11/20/24	SITE PLAN SUBMITTAL

PA / PM:	CH
DRAWN BY:	CH
JOB NO.:	Author

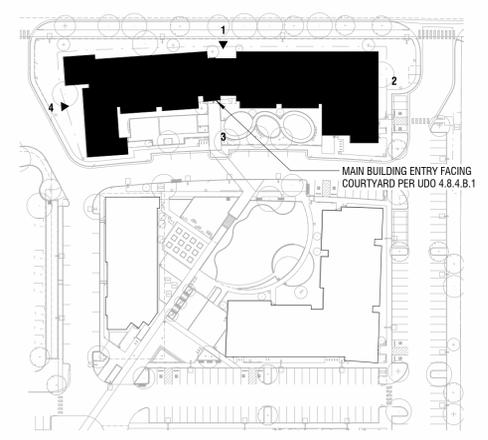


1 SDP BUILDING A - NORTH ELEVATION
1/16" = 1'-0"

Table 4.8-8
Façade Character Elements for Four-Sided Building Design

BUILDING FACE	Mixed-Use and Multifamily Residential Districts		
	PRIMARY FAÇADE	SECONDARY FAÇADE	MINOR FAÇADE
Massing			
General	3	2	1
Wall off-set (min. 3 ft.)	x		
Wall/parapet height change (min. 3 ft.)	x		
Roof form change	x		
Upper floor stepback			
Wall notch (min. 12 in.)			
Materials			
General	2	2	1
Change in material	x		
Change in color	x		
Change in texture	x		
Use of masonry (min. 30% of façade)	x		
Use of panelized materials (min. 40% of façade)			
Variety of window sizes	x		
Transparency and glazing (min 70% transparent glass)			
Human Scale			
General	3	2	1
Architectural detailing			
Display cases on ground floor (for mixed-use)			
Building-mounted lighting fixtures	x		
Awnings or shutters			
Entry definition (pronounced massing/roof form, stoop, porch, etc.)	x		
Building corner enhancements	x		
Wall art	x		
Balconies			
Landscape wall/decorative screen for vines			

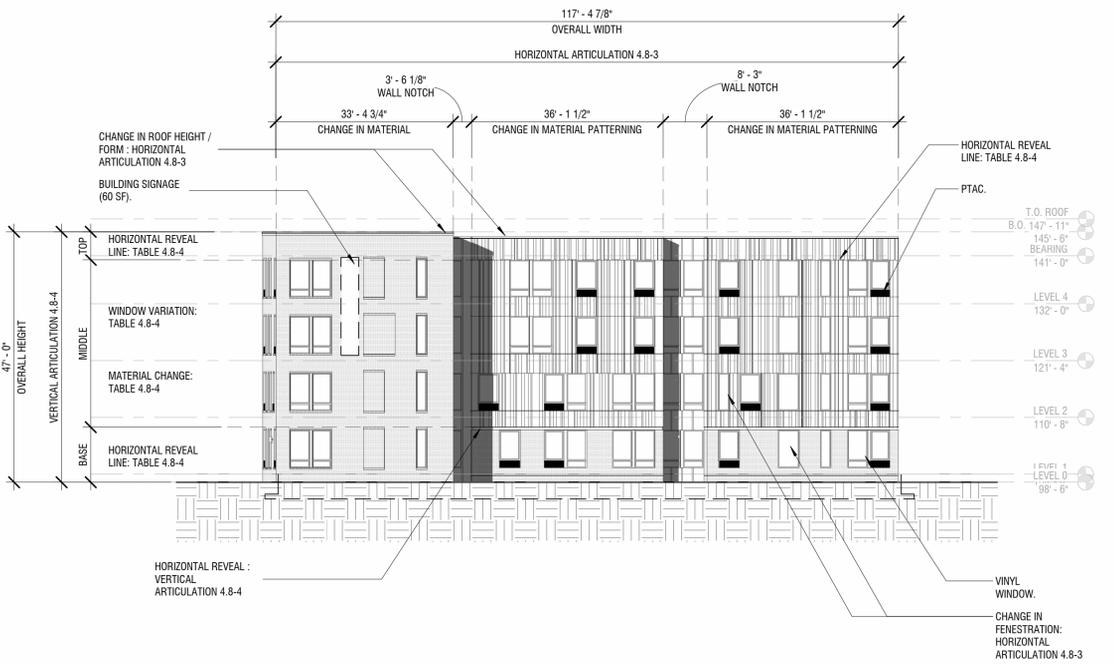
KEY PLAN



ELEVATIONS MATERIAL LEGEND - BUILDING A

	TOTAL SQUARE FOOTAGE:	% OF TOTAL:
BR-01_RUNNING BOND BRICK - BLONDE	9,650 SF	30.5%
SD-01_FIBER CEMENT BOARD AND BATTEN - 24\"/> OC	31,350 SF	41.8%
SD-02_FIBER CEMENT BOARD AND BATTEN - 12\"/> OC		
SD-03_FIBER CEMENT BOARD AND BATTEN PATTERNING		
GLAZING AND DOORS	4,980 SF	28.7%

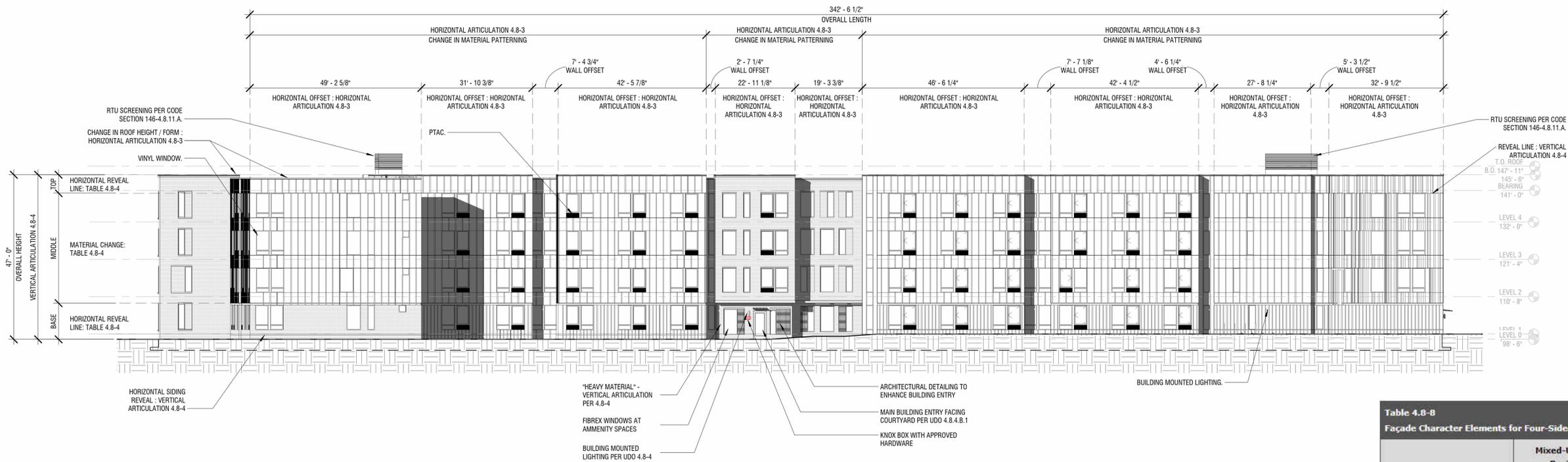
4 SDP BUILDING A - WEST ELEVATION
1/16" = 1'-0"



KING'S CROSSING VILLAGE
SITE PLAN WITH ADJUSTMENTS
15660 E 6TH AVE, AURORA, CO 80011
BUILDING A ELEVATIONS 1

NO.	DATE	REMARKS
1	07/19/24	SITE PLAN SUBMITTAL
2	06/30/24	SITE PLAN SUBMITTAL
3	07/07/24	SITE PLAN SUBMITTAL
4	11/20/24	SITE PLAN SUBMITTAL

PA / PM:	Approver
DRAWN BY:	Author
JOB NO.:	Author

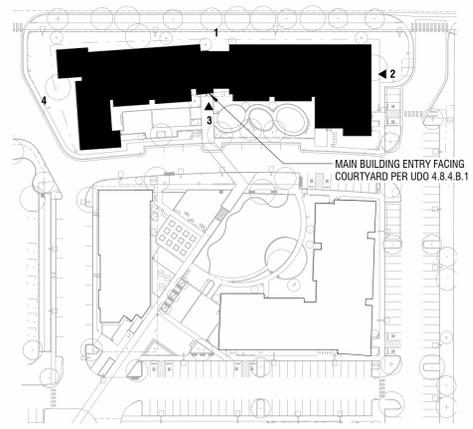


3 SDP BUILDING A - SOUTH ELEVATION
1/16" = 1'-0"

Table 4.8-8
Façade Character Elements for Four-Sided Building Design

BUILDING FACE	Mixed-Use and Multifamily Residential Districts		
	PRIMARY FAÇADE	SECONDARY FAÇADE	MINOR FAÇADE
Massing			
General	3	2	1
Wall off-set (min. 3 ft.)		X	
Wall/parapet height change (min. 3 ft.)			
Roof form change			
Upper floor stepback			
Wall notch (min. 12 in.)		X	
Materials			
General	2	2	1
Change in material		X	
Change in color		X	
Change in texture		X	
Use of masonry (min. 30% of façade)			
Use of panelized materials (min. 40% of façade)		X	
Variety of window sizes			
Transparency and glazing (min 70% transparent glass)			
Human Scale			
General	3	2	1
Architectural detailing		X	
Display cases on ground floor (for mixed-use)			
Building-mounted lighting fixtures		X	
Awnings or shutters			
Entry definition (pronounced massing/roof form, stoop, porch, etc.)		X	
Building corner enhancements		X	
Wall art		X	
Balconies			
Landscape wall/decorative screen for vines			

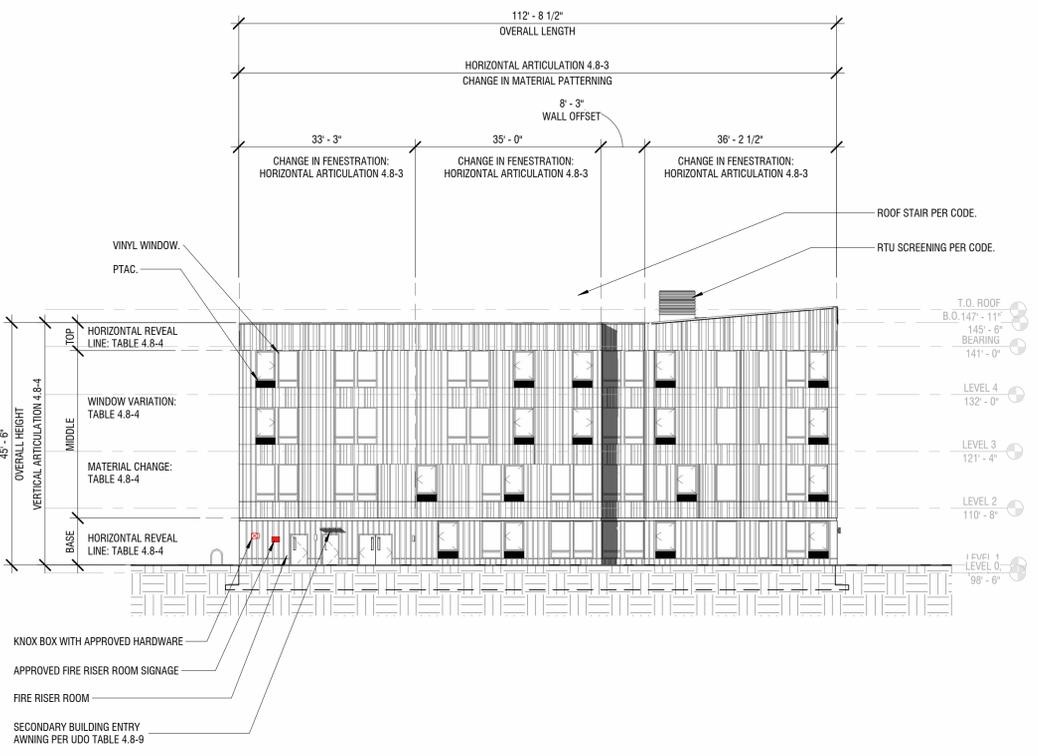
KEY PLAN



ELEVATIONS MATERIAL LEGEND - BUILDING A

	TOTAL SQUARE FOOTAGE:	% OF TOTAL:
BR-01_RUNNING BOND BRICK - BLONDE	9,650 SF	30.5%
SD-01_FIBER CEMENT BOARD AND BATTEN - 24" OC		
SD-02_FIBER CEMENT BOARD AND BATTEN - 12" OC	31,350 SF	41.8%
SD-03_FIBER CEMENT BOARD AND BATTEN PATTERNING		
GLAZING AND DOORS	4,980 SF	28.7%

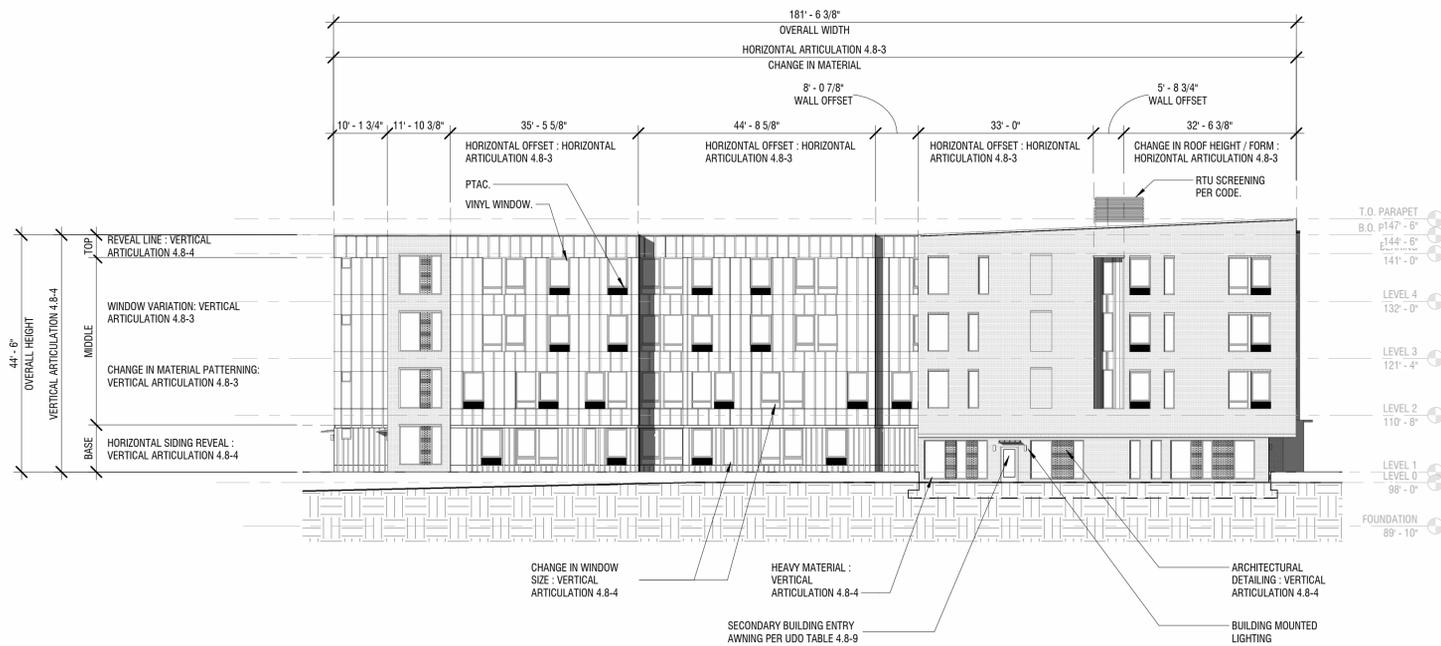
2 SDP BUILDING A - EAST ELEVATION
1/16" = 1'-0"



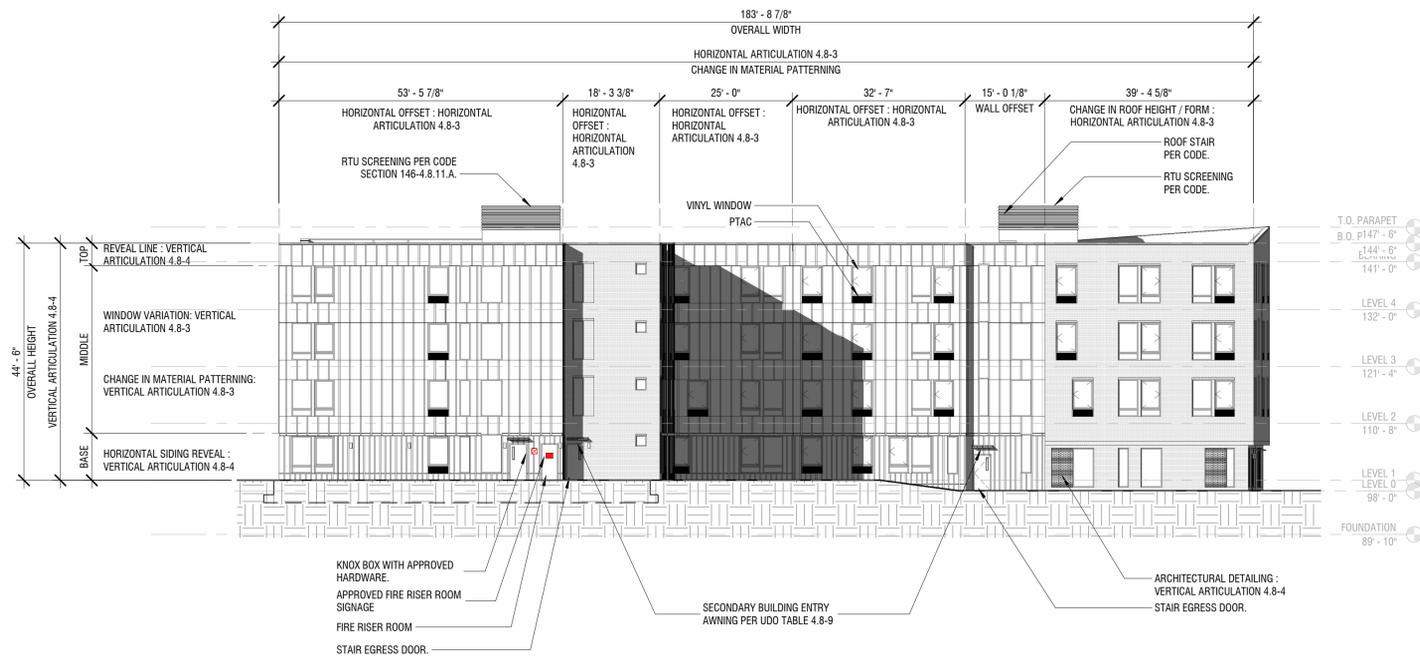
KING'S CROSSING VILLAGE
SITE PLAN WITH ADJUSTMENTS
15660 E 6TH AVE, AURORA, CO 80011
BUILDING A ELEVATIONS 2

NO.	DATE	REMARKS
1	07/19/24	SITE PLAN SUBMITTAL
2	06/30/24	SITE PLAN SUBMITTAL
3	07/01/24	SITE PLAN SUBMITTAL
4	11/20/24	SITE PLAN SUBMITTAL

PA / PM:	Approver
DRAWN BY:	Author
JOB NO.:	Author



2 SDP BUILDING B - WEST ELEVATION
1/16" = 1'-0"



3 SDP BUILDING B - NORTH ELEVATION
1/16" = 1'-0"

ELEVATIONS MATERIAL LEGEND - BUILDING B		
	TOTAL SQUARE FOOTAGE:	% OF TOTAL:
BR-01_RUNNING BOND BRICK - BLONDE	7,698 SF	31.5%
SD-01_FIBER CEMENT BOARD AND BATTEN - 24\"/>		
SD-02_FIBER CEMENT BOARD AND BATTEN - 12\"/>		
SD-03_FIBER CEMENT BOARD AND BATTEN PATTERNING	24,705 SF	45.5%
GLAZING AND DOORS	8,692 SF	23%

KEY PLAN

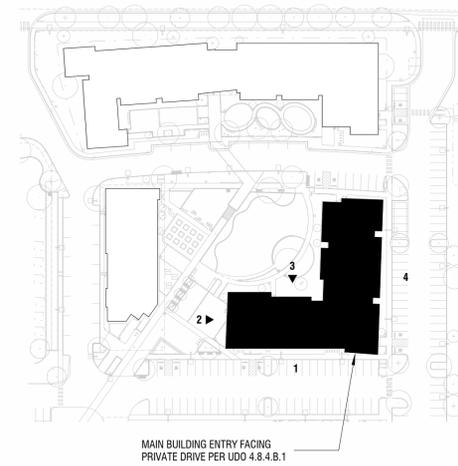


Table 4.8-8
Façade Character Elements for Four-Sided Building Design

BUILDING FACE	Mixed-Use and Multifamily Residential Districts		
	PRIMARY FAÇADE	SECONDARY FAÇADE	MINOR FAÇADE
Massing			
General	3	2	1
Wall off-set (min. 3 ft.)		x	
Wall/parapet height change (min. 3 ft.)			
Roof form change			
Upper floor stepback			
Wall notch (min. 12 in.)		x	
Materials			
General	2	2	1
Change in material		x	
Change in color		x	
Change in texture		x	
Use of masonry (min. 30% of façade)			
Use of panelized materials (min. 40% of façade)			
Variety of window sizes		x	
Transparency and glazing (min 70% transparent glass)			
Human Scale			
General	3	2	1
Architectural detailing		x	
Display cases on ground floor (for mixed-use)			
Building-mounted lighting fixtures		x	
Awnings or shutters			
Entry definition (pronounced massing/roof form, stoop, porch, etc.)		x	
Building corner enhancements		x	
Wall art			
Balconies			
Landscape wall/decorative screen for vines			

KING'S CROSSING VILLAGE
SITE PLAN WITH ADJUSTMENTS
15660 E 6TH AVE, AURORA, CO 80011
BUILDING B ELEVATIONS 1

NO.	DATE	REMARKS
1	07/19/24	SITE PLAN SUBMITTAL
2	06/30/24	SITE PLAN SUBMITTAL
3	07/01/24	SITE PLAN SUBMITTAL
4	11/20/24	SITE PLAN SUBMITTAL

PA / PM:	Approver
DRAWN BY:	Author
JOB NO.:	Author

KEY PLAN

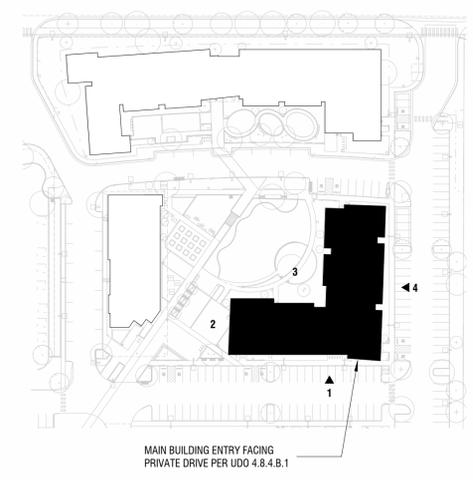


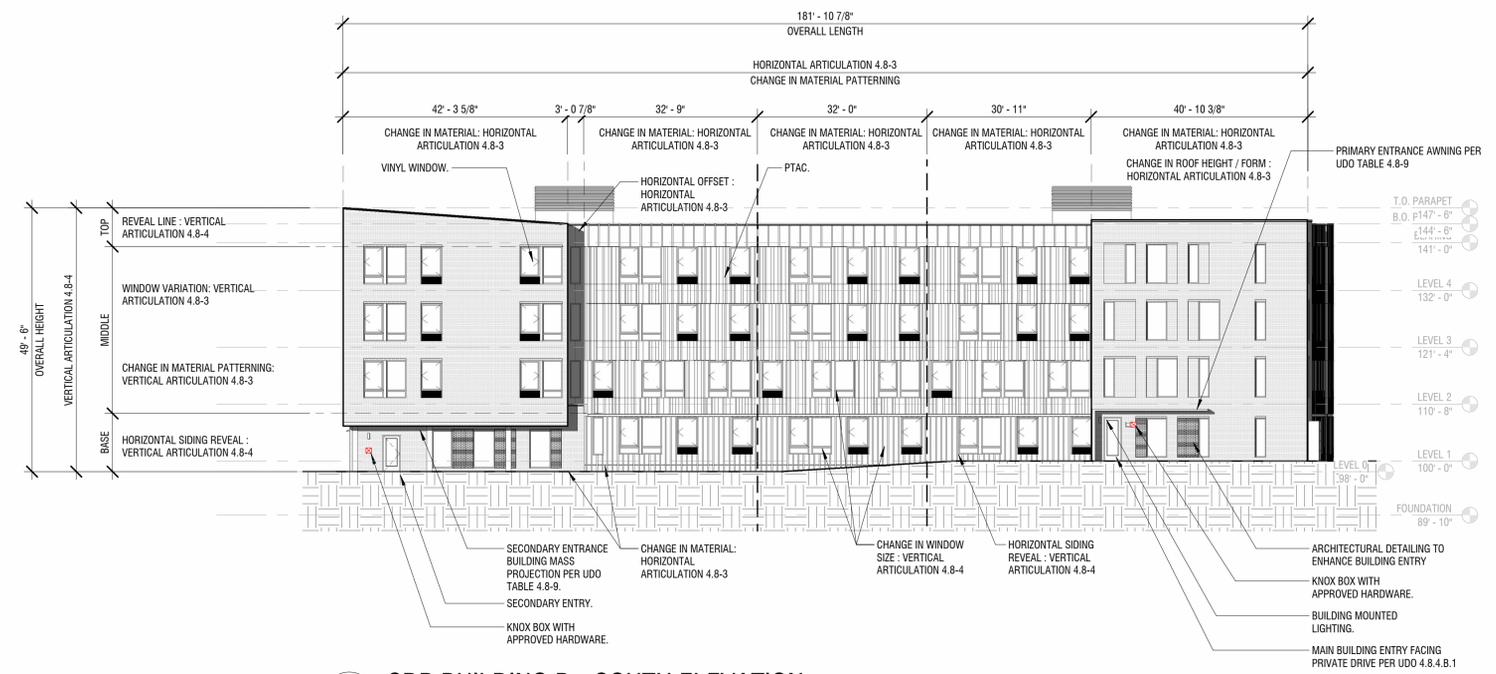
Table 4.8-8
Façade Character Elements for Four-Sided Building Design

BUILDING FACE	Mixed-Use and Multifamily Residential Districts		
	PRIMARY FAÇADE	SECONDARY FAÇADE	MINOR FAÇADE
Massing			
General	3	2	1
Wall off-set (min. 3 ft.)		x	
Wall/parapet height change (min. 3 ft.)			
Roof form change			
Upper floor stepback			
Wall notch (min. 12 in.)		x	
Materials			
General	2	2	1
Change in material		x	
Change in color		x	
Change in texture		x	
Use of masonry (min. 30% of façade)			
Use of panelized materials (min. 40% of façade)			
Variety of window sizes		x	
Transparency and glazing (min 70% transparent glass)			
Human Scale			
General	3	2	1
Architectural detailing		x	
Display cases on ground floor (for mixed-use)			
Building-mounted lighting fixtures		x	
Awnings or shutters			
Entry definition (pronounced massing/roof form, stoop, porch, etc.)		x	
Building corner enhancements			
Wall art		x	
Balconies			
Landscape wall/decorative screen for vines			

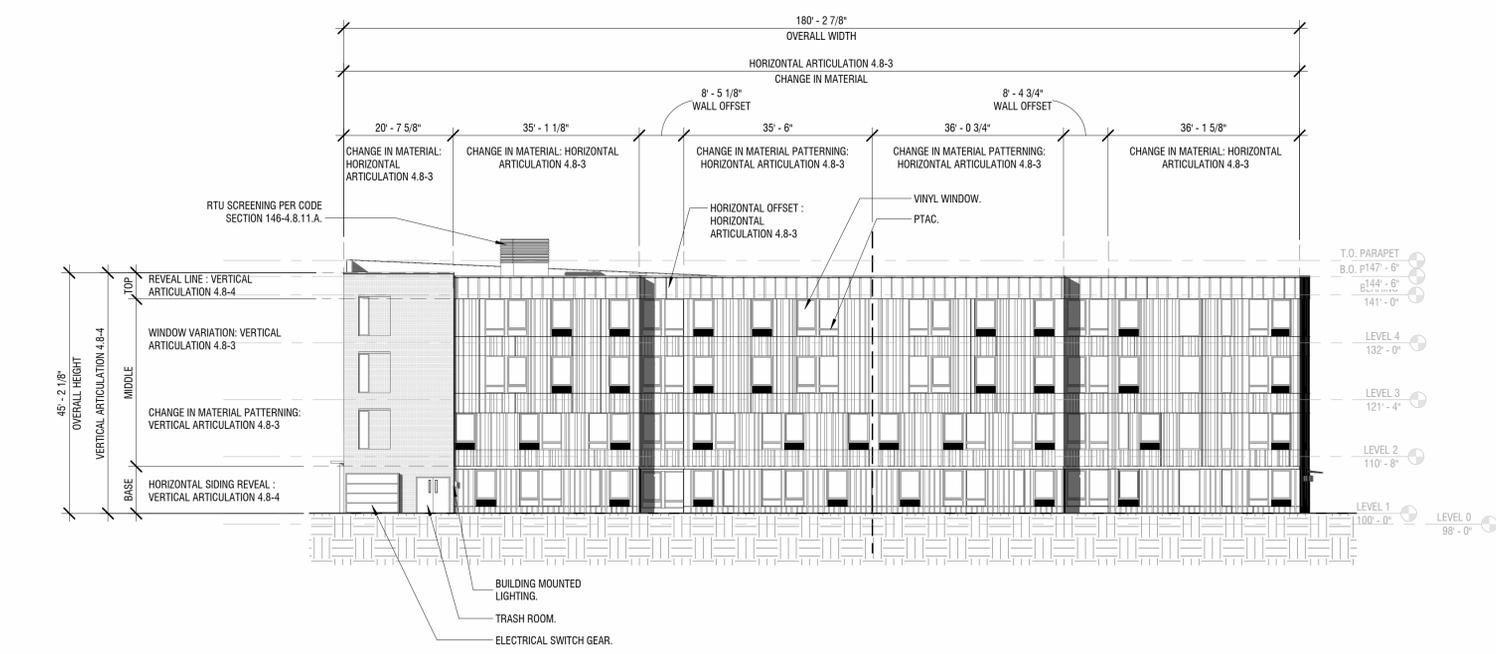
KING'S CROSSING VILLAGE
SITE PLAN WITH ADJUSTMENTS
15660 E 6TH AVE, AURORA, CO 80011
BUILDING B ELEVATIONS 2

NO.	DATE	REMARKS
1	07/19/24	SITE PLAN SUBMITTAL
2	06/30/24	SITE PLAN SUBMITTAL
3	07/07/24	SITE PLAN SUBMITTAL
4	11/20/24	SITE PLAN SUBMITTAL

PA / PM:	Approver
DRAWN BY:	Author
JOB NO.:	Author

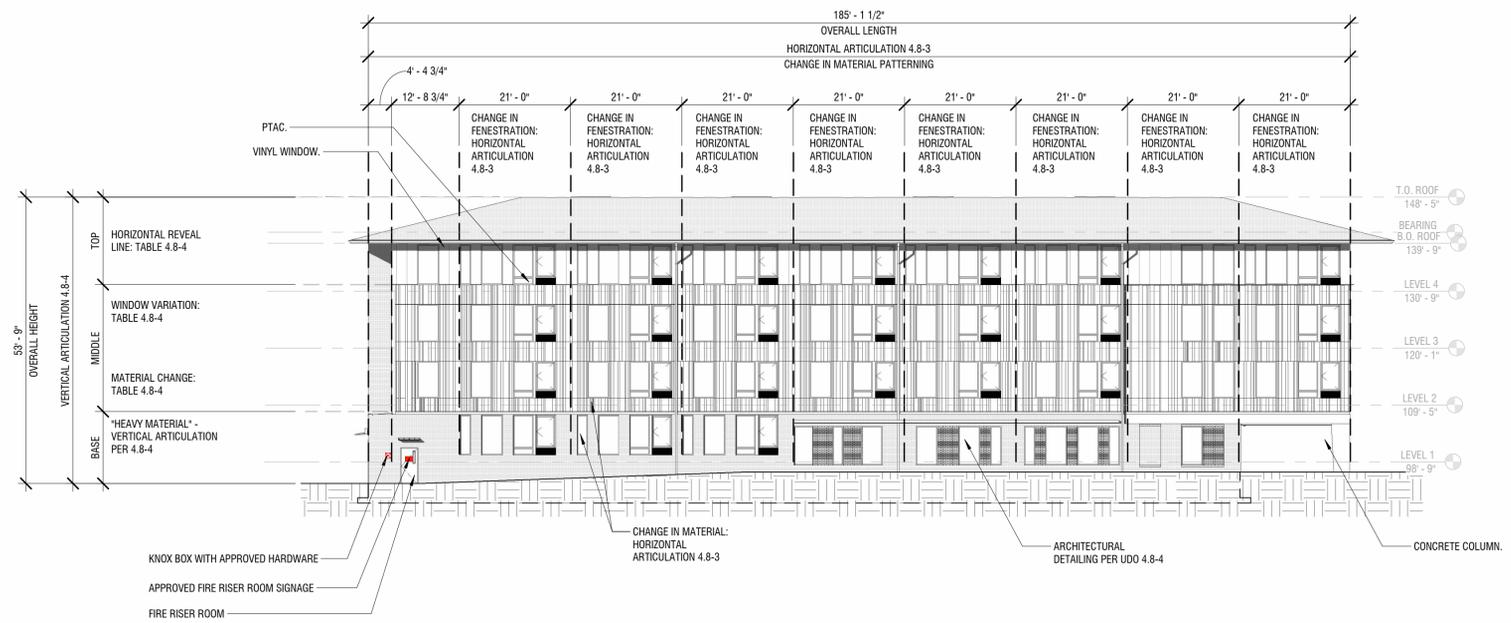


1 SDP BUILDING B - SOUTH ELEVATION
1/16" = 1'-0"

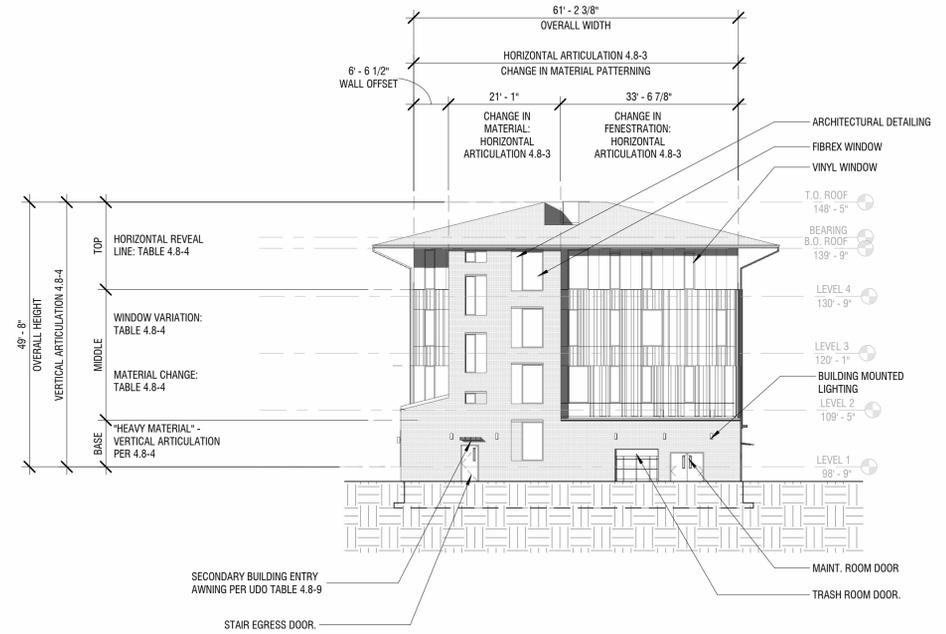


4 SDP BUILDING B - EAST ELEVATION
1/16" = 1'-0"

ELEVATIONS MATERIAL LEGEND - BUILDING B		
	TOTAL SQUARE FOOTAGE:	% OF TOTAL:
BR-01_RUNNING BOND BRICK - BLONDE	7,698 SF	31.5%
SD-01_FIBER CEMENT BOARD AND BATTEN - 24" OC		
SD-02_FIBER CEMENT BOARD AND BATTEN - 12" OC		
SD-03_FIBER CEMENT BOARD AND BATTEN PATTERNING	24,705 SF	45.5%
GLAZING AND DOORS	8,692 SF	23%

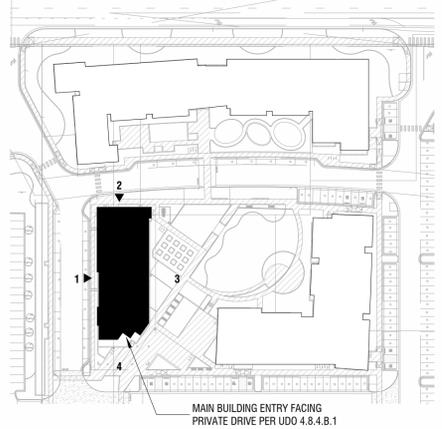


1 SDP BUILDING C - WEST ELEVATION
1/16" = 1'-0"



2 SDP BUILDING C - NORTH ELEVATION
1/16" = 1'-0"

KEY PLAN



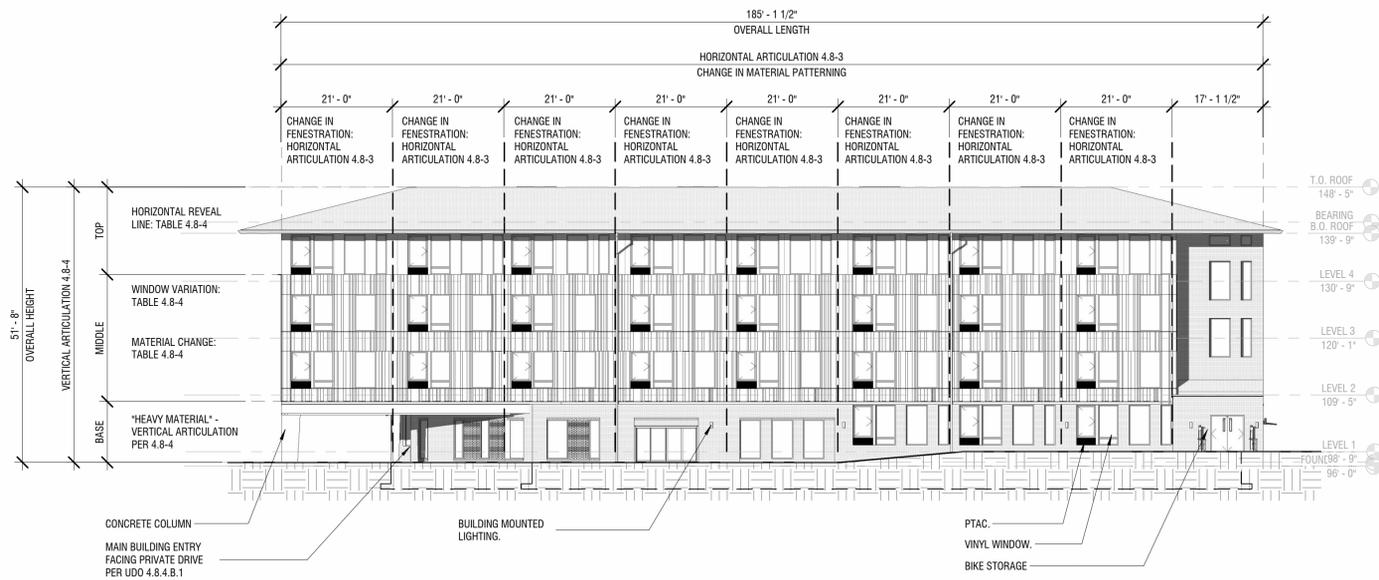
	TOTAL SQUARE FOOTAGE:	% OF TOTAL:
BR-01_RUNNING BOND BRICK - BLONDE	7,698 SF	31.5%
SD-01_FIBER CEMENT BOARD AND BATTEN - 24\"/>		
SD-02_FIBER CEMENT BOARD AND BATTEN - 12\"/>		
SD-03_FIBER CEMENT BOARD AND BATTEN PATTERNING	24,705 SF	45.5%
GLAZING AND DOORS	8,692 SF	23%

BUILDING FACE	Mixed-Use and Multifamily Residential Districts		
	PRIMARY FAÇADE	SECONDARY FAÇADE	MINOR FAÇADE
Massing			
General	3	2	1
Wall off-set (min. 3 ft.)	x		
Wall/parapet height change (min. 3 ft.)			
Roof form change	x		
Upper floor stepback			
Wall notch (min. 12 in.)	x		
Materials			
General	2	2	1
Change in material	x		
Change in color	x		
Change in texture			
Use of masonry (min. 30% of façade)			
Use of panelized materials (min. 40% of façade)			
Variety of window sizes			
Transparency and glazing (min 70% transparent glass)			
Human Scale			
General	3	2	1
Architectural detailing	x		
Display cases on ground floor (for mixed-use)			
Building-mounted lighting fixtures	x		
Awnings or shutters			
Entry definition (pronounced massing/roof form, stoop, porch, etc.)	x		
Building corner enhancements	x		
Wall art			
Balconies			
Landscape wall/decorative screen for vines			

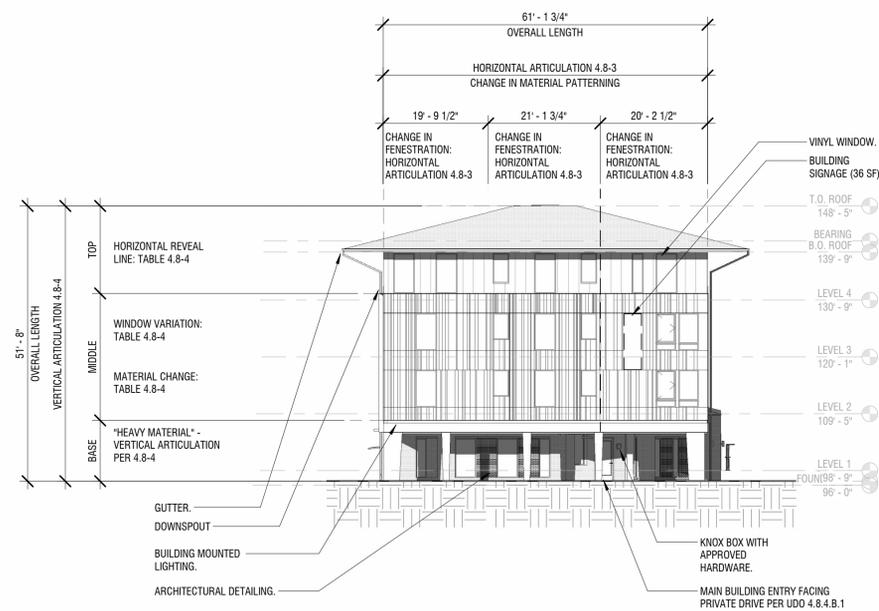
KING'S CROSSING VILLAGE
SITE PLAN WITH ADJUSTMENTS
15660 E 6TH AVE, AURORA, CO 80011
BUILDING C ELEVATIONS 1

NO.	DATE	REMARKS
1	07/19/24	SITE PLAN SUBMITTAL
2	06/30/24	SITE PLAN SUBMITTAL
3	07/01/24	SITE PLAN SUBMITTAL
4	11/20/24	SITE PLAN SUBMITTAL

PA / PM:	Approver
DRAWN BY:	Author
JOB NO.:	Author

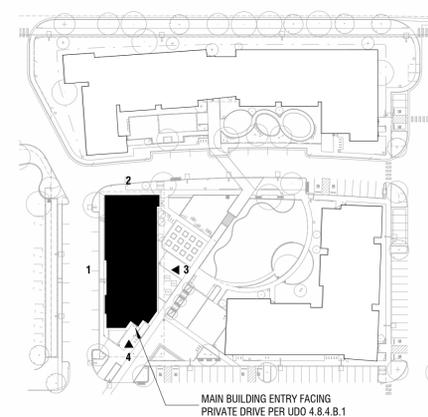


3 SDP BUILDING C - EAST ELEVATION
1/16" = 1'-0"



4 SDP BUILDING C - SOUTH ELEVATION
1/16" = 1'-0"

KEY PLAN



ELEVATIONS MATERIAL LEGEND - BUILDING C

	TOTAL SQUARE FOOTAGE:	% OF TOTAL:
BR-01_RUNNING BOND BRICK - BLONDE	7,698 SF	31.5%
SD-01_FIBER CEMENT BOARD AND BATTEN - 24" OC		
SD-02_FIBER CEMENT BOARD AND BATTEN - 12" OC		
SD-03_FIBER CEMENT BOARD AND BATTEN PATTERNING	24,705 SF	45.5%
GLAZING AND DOORS	8,692 SF	23%

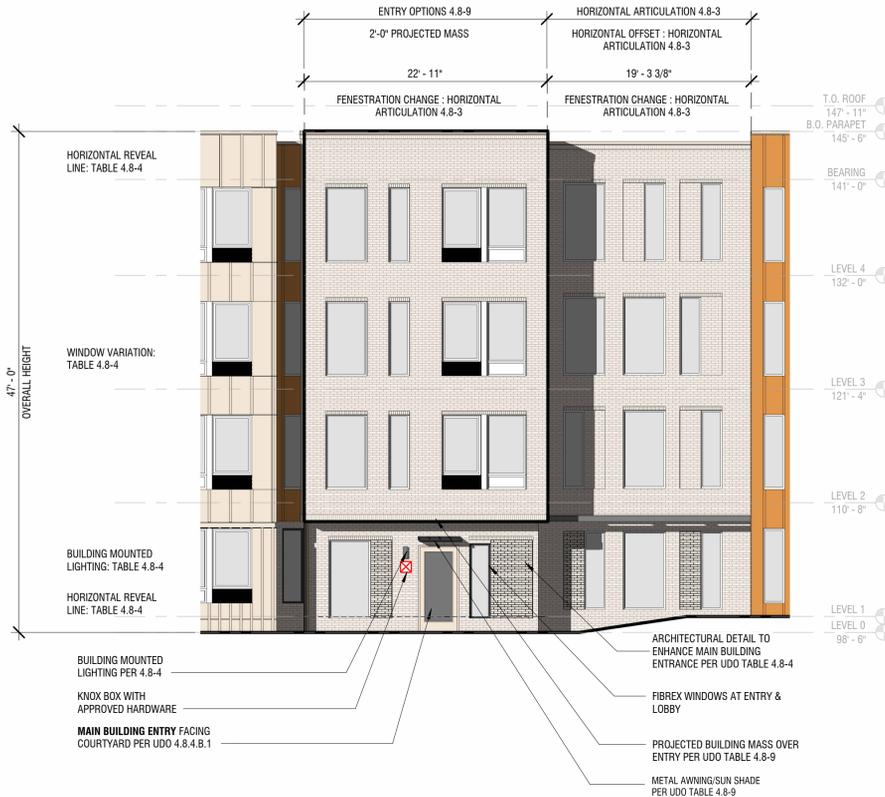
Table 4.8-8
Façade Character Elements for Four-Sided Building Design

BUILDING FACE	Mixed-Use and Multifamily Residential Districts		
	PRIMARY FAÇADE	SECONDARY FAÇADE	MINOR FAÇADE
Massing			
General	3	2	1
Wall off-set (min. 3 ft.)			x
Wall/parapet height change (min. 3 ft.)			
Roof form change			
Upper floor stepback			
Wall notch (min. 12 in.)			
Materials			
General	2	2	1
Change in material			x
Change in color			x
Change in texture			
Use of masonry (min. 30% of façade)			
Use of panelized materials (min. 40% of façade)			
Variety of window sizes			
Transparency and glazing (min 70% transparent glass)			
Human Scale			
General	3	2	1
Architectural detailing			x
Display cases on ground floor (for mixed-use)			
Building-mounted lighting fixtures			x
Awnings or shutters			
Entry definition (pronounced massing/roof form, stoop, porch, etc.)			
Building corner enhancements			
Wall art			
Balconies			
Landscape wall/decorative screen for vines			

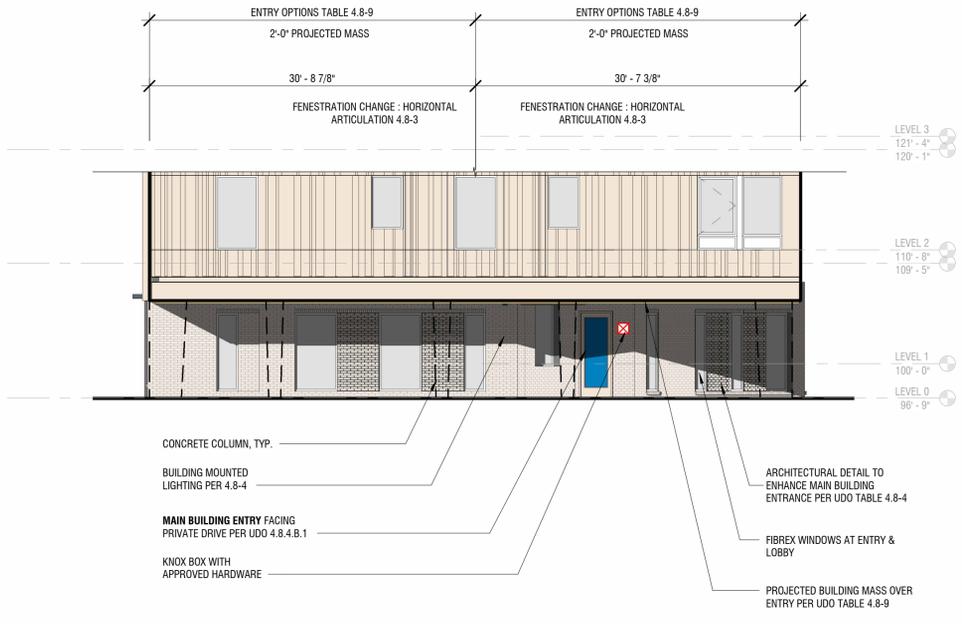
KING'S CROSSING VILLAGE
SITE PLAN WITH ADJUSTMENTS
15660 E 6TH AVE, AURORA, CO 80011
BUILDING C ELEVATIONS 2

NO.	DATE	REMARKS
1	07/19/24	SITE PLAN SUBMITTAL
2	06/30/24	SITE PLAN SUBMITTAL
3	07/01/24	SITE PLAN SUBMITTAL
4	11/20/24	SITE PLAN SUBMITTAL

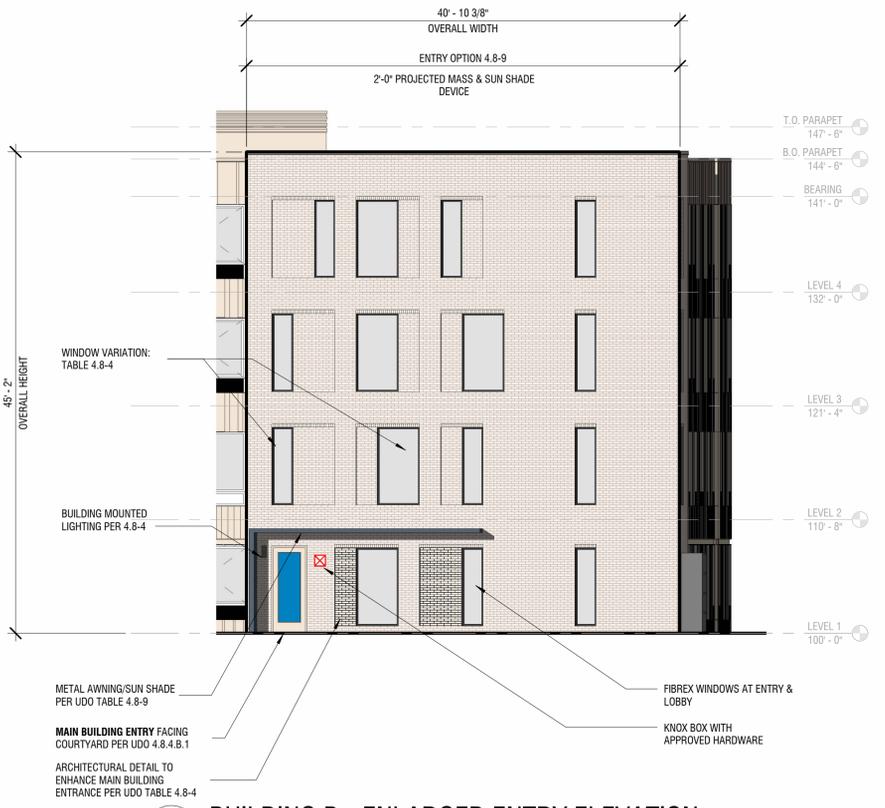
PA / PM:	Approver
DRAWN BY:	Author
JOB NO.:	Author



1 BUILDING A - ENLARGED ENTRY ELEVATION
1/8" = 1'-0"

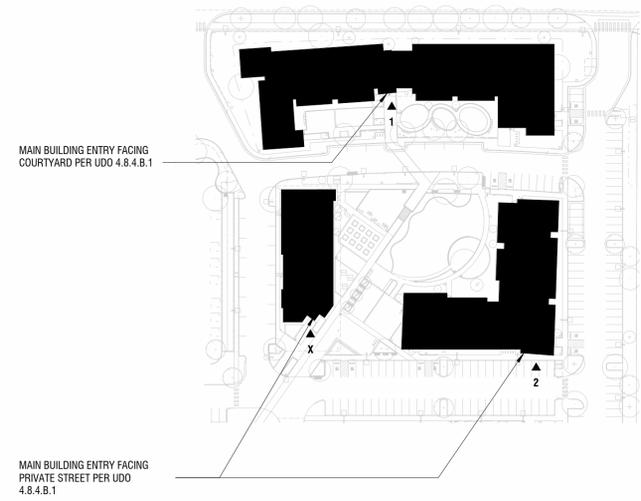


3 BUILDING C - ENLARGED ENTRY ELEVATION
1/8" = 1'-0"



2 BUILDING B - ENLARGED ENTRY ELEVATION
1/8" = 1'-0"

KEY PLAN



ELEVATIONS MATERIAL LEGEND

	TOTAL SQUARE FOOTAGE:	% OF TOTAL:
BR-01_RUNNING BOND BRICK - BLONDE	9,650 SF	30.5%
SD-01_FIBER CEMENT BOARD AND BATTEN - 24" OC		
SD-02_FIBER CEMENT BOARD AND BATTEN - 12" OC	31,350 SF	41.8%
SD-03_FIBER CEMENT BOARD AND BATTEN PATTERNING		
GLAZING AND DOORS	4,980 SF	28.7%

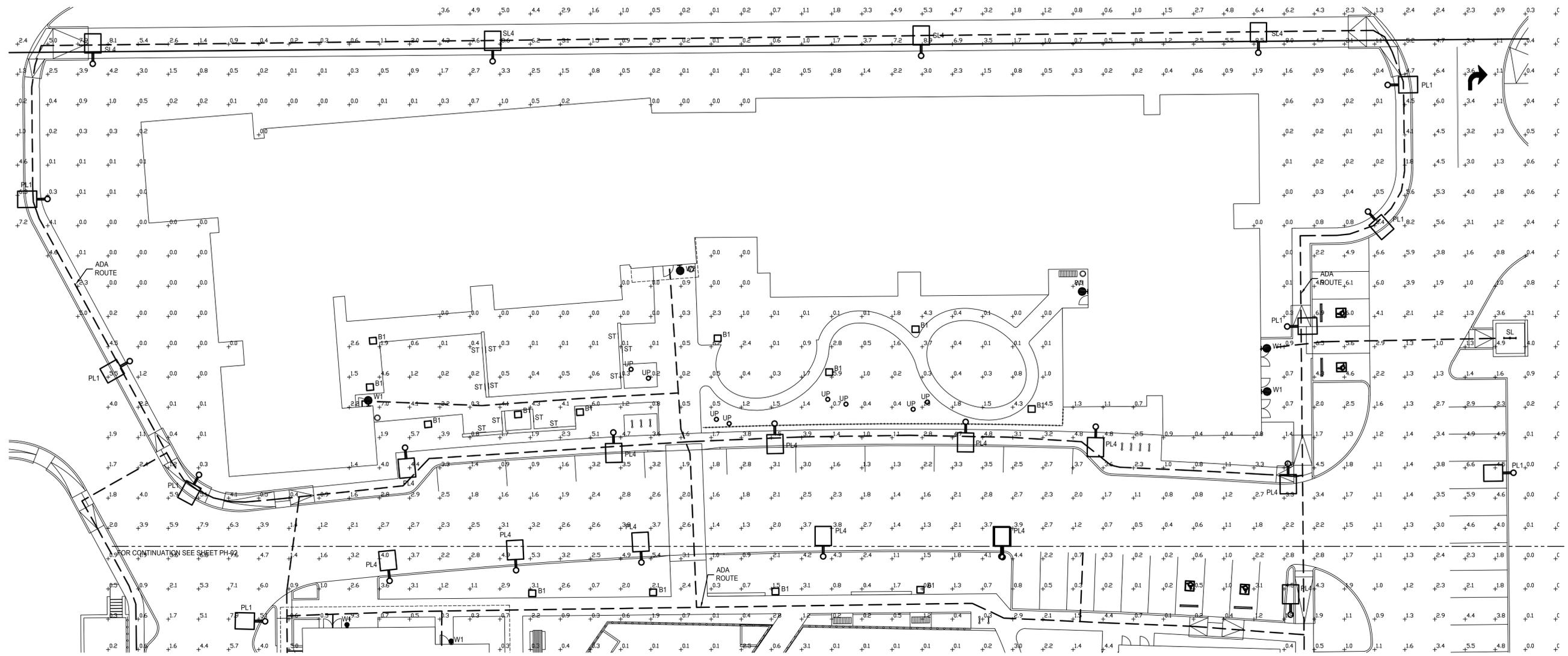
Table 4.8-8
Façade Character Elements for Four-Sided Building Design

BUILDING FACE	Mixed-Use and Multifamily Residential Districts		
	PRIMARY FAÇADE	SECONDARY FAÇADE	MINOR FAÇADE
Massing			
General	3	2	1
Wall off-set (min. 3 ft.)		x	
Wall/parapet height change (min. 3 ft.)			
Roof form change		x	
Upper floor stepback			
Wall notch (min. 12 in.)		x	
Materials			
General	2	2	1
Change in material		x	
Change in color		x	
Change in texture		x	
Use of masonry (min. 30% of façade)			
Use of panelized materials (min. 40% of façade)		x	
Variety of window sizes			
Transparency and glazing (min 70% transparent glass)			
Human Scale			
General	3	2	1
Architectural detailing		x	
Display cases on ground floor (for mixed-use)			
Building-mounted lighting fixtures		x	
Awnings or shutters		x	
Entry definition (pronounced massing/roof form, stoop, porch, etc.)		x	
Building corner enhancements			
Wall art			
Balconies			
Landscape wall/decorative screen for vines			

KING'S CROSSING VILLAGE
SITE PLAN WITH ADJUSTMENTS
15660 E 6TH AVE, AURORA, CO 80011
BUILDING ENTRY ELEVATIONS

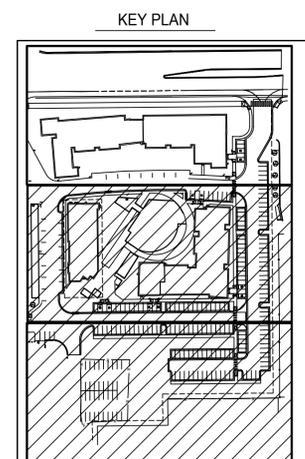
NO.	DATE	REMARKS
1	07/19/24	SITE PLAN SUBMITTAL
2	06/30/24	SITE PLAN SUBMITTAL
3	07/01/24	SITE PLAN SUBMITTAL
4	11/20/24	SITE PLAN SUBMITTAL

PA / PM:	Approver
DRAWN BY:	Author
JOB NO.:	Author



1 SITE DEVELOPMENT PLAN
 PH-01 SCALE: 1/16" = 1' - 0"

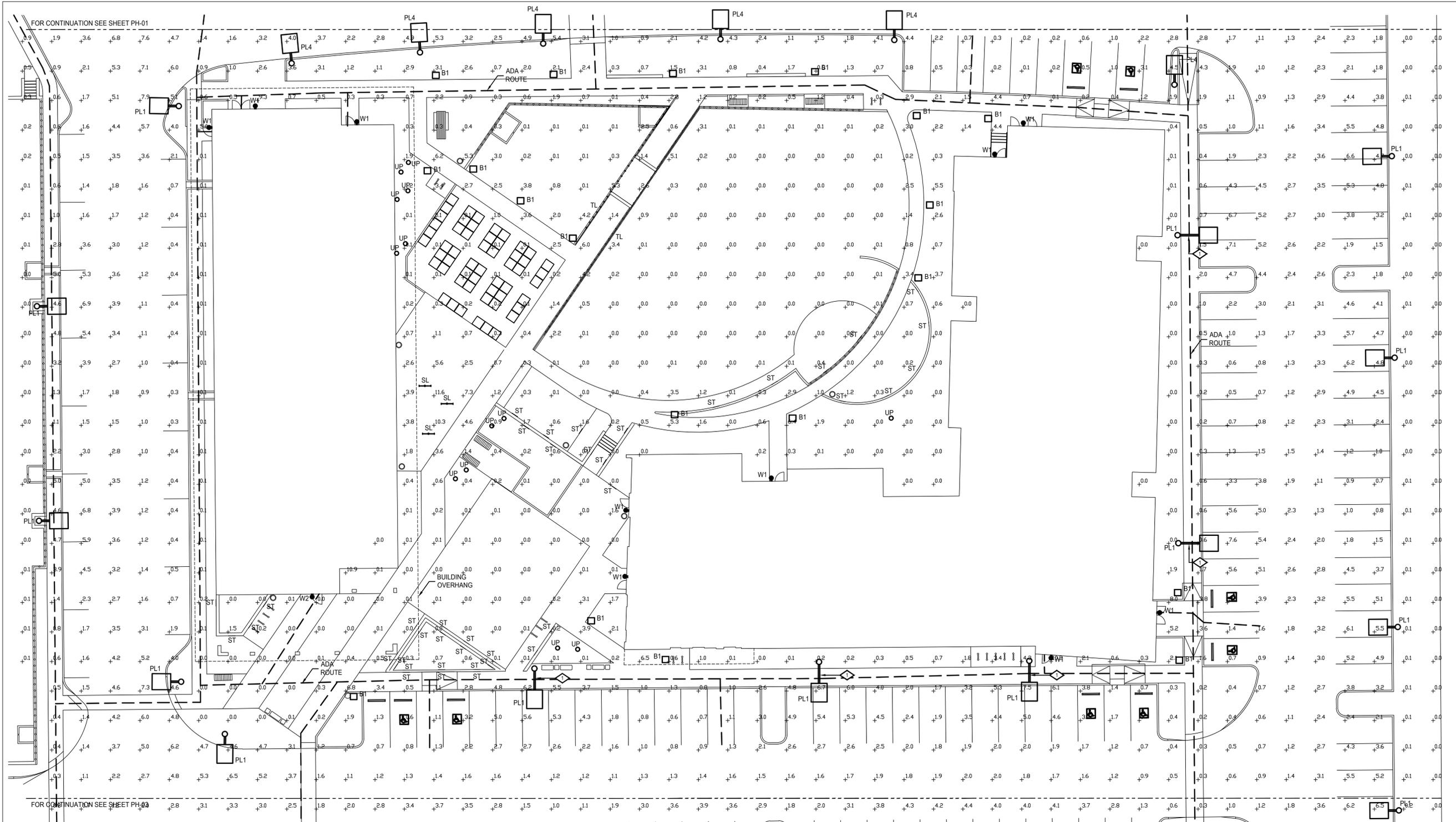
Statistics						
Description	Symbol	Avg	Max	Min	Max/Min	Avg/Min
Site	+	1.9 fc	11 fc	0.0 fc	N/A	N/A



KING'S CROSSING VILLAGE
 SITE PLAN WITH ADJUSTMENTS
 PHOTOMETRICS

NO.	DATE	REMARKS
1	07/19/24	SITE PLAN SUBMITTAL
2	04/30/24	SITE PLAN SUBMITTAL
3	07/01/24	SITE PLAN SUBMITTAL
4	11/20/24	SITE PLAN SUBMITTAL

PA / PM:	MTV
DRAWN BY:	ABS
JOB NO.:	2023-058-00



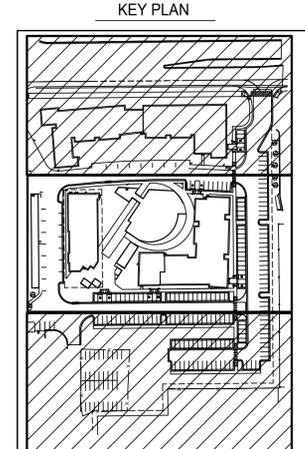
FOR CONTINUATION SEE SHEET PH-01

FOR CONTINUATION SEE SHEET PH-03

1 SITE DEVELOPMENT PLAN
PH-02 SCALE: 1/16" = 1' - 0"

Statistics						
Description	Symbol	Avg	Max	Min	Max/Min	Avg/Min
Site	+	1.9 fc	11 fc	0.0 fc	N/A	N/A

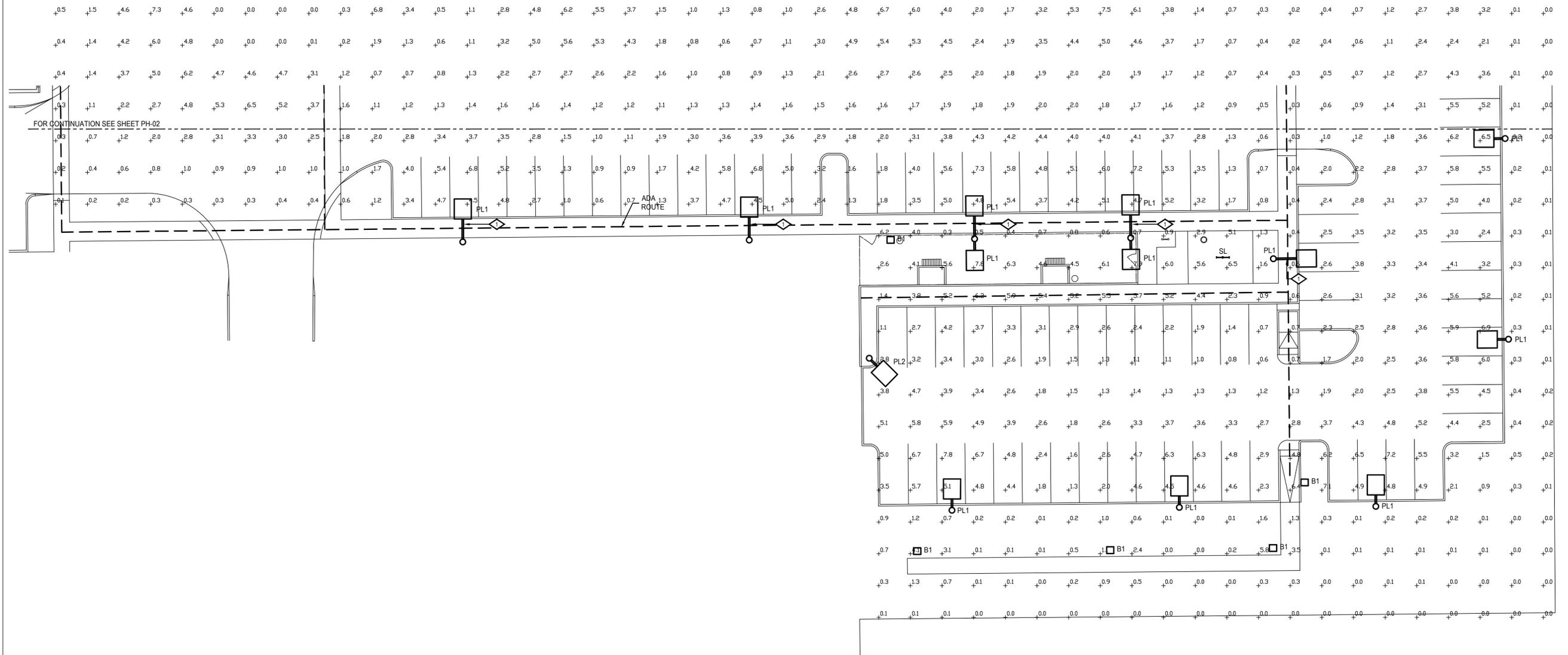
◇ DETAIL NOTES
1 PROVIDE 4' LONG MAST ARM. COORDINATE MAST ARM WITH LUMINAIRE AND POLE MANUFACTURER PRIOR TO ORDERING.



KING'S CROSSING VILLAGE
SITE PLAN WITH ADJUSTMENTS
PHOTOMETRICS

NO.	DATE	REMARKS
1	07/19/24	SITE PLAN SUBMITTAL
2	04/30/24	SITE PLAN SUBMITTAL
3	07/01/24	SITE PLAN SUBMITTAL
4	11/20/24	SITE PLAN SUBMITTAL

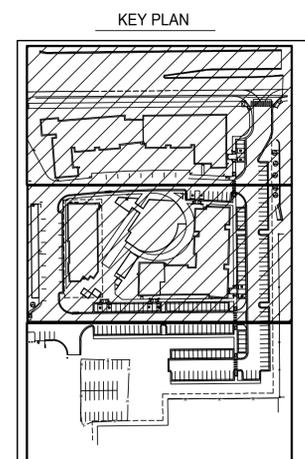
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JOB NO.:	2023-058-00



1 SITE DEVELOPMENT PLAN
PH-03 SCALE: 1/16" = 1' - 0"

Statistics						
Description	Symbol	Avg	Max	Min	Max/Min	Avg/Min
Site	+	1.9 fc	11 fc	0.0 fc	N/A	N/A

◇ DETAIL NOTES
1 PROVIDE 4' LONG MAST ARM. COORDINATE MAST ARM WITH LUMINAIRE AND POLE MANUFACTURER PRIOR TO ORDERING.



KING'S CROSSING VILLAGE
SITE PLAN WITH ADJUSTMENTS
PHOTOMETRICS

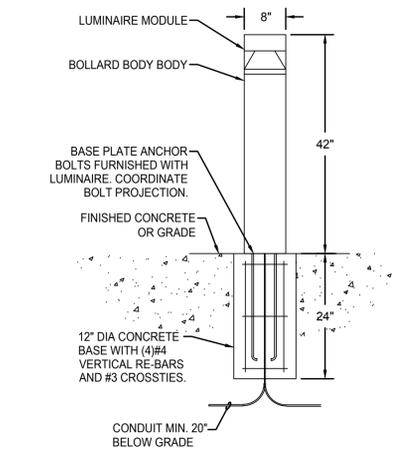
NO.	DATE	REMARKS
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2	04/30/24	SITE PLAN SUBMITTAL
3	07/01/24	SITE PLAN SUBMITTAL
4	11/20/24	SITE PLAN SUBMITTAL

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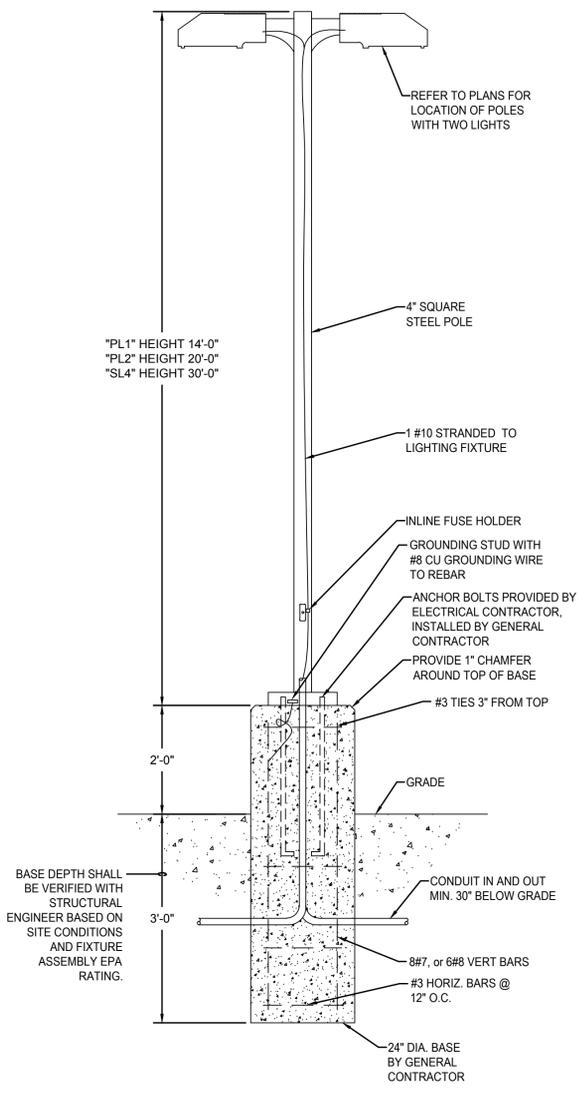
NO.	DATE	REMARKS
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2	04/30/24	SITE PLAN SUBMITTAL
3	07/01/24	SITE PLAN SUBMITTAL
4	11/20/24	SITE PLAN SUBMITTAL

PA / PM:	MTV
DRAWN BY:	ABS
JOB NO.:	2023-058-00

Symbol	Label	Quantity	Manufacturer	Catalog Number	Description	Lamp	Number Lamps	Lumens Per Lamp	Light Loss Factor	Wattage
	B1	27	LITHONIA	KBC8-LED-16C-350-40K-SYM-MVOLT-DBLXD	8" DIAMETER X 42" HIGH BOLLARD, BLACK FINISH	LED 4000K	1	1116	1	20
	PL1	43	LITHONIA	DSX0-LED-40K-TFTM-MVOLT-SPA	13" WIDE X 26" LENGTH POLE LIGHT, BLACK FINISH	LED 4000K	1	6926	1	70
	PL2	1	LITHONIA	DSX0-LED-40K-TFTM-MVOLT-SPA	13" WIDE X 26" LENGTH POLE LIGHT, BLACK FINISH	LED 4000K	1	6926	1	70
	SL4	4	SIGNIFY/LUMEC/ROADFOCUS	RFL-85W120LED-3K-G2-R3M	13" WIDE X 37.6" LENGTH POLE LIGHT, GREY FINISH	LED 3000K	1	12,800	1	85
	PL4	8	LUMINIS BELLEVUE	BVA21	6" WIDE X 20" LENGTH POLE LIGHT WITH 168" TALL 6" X 6" SQUARE POLE, BLACK FINISH	LED 3000K	1	TBD	1	64
	PL1 POLE	43	LITHONIA	SSSDB-14-4C	4" SQUARE, 14' HIGH POLE FOR "PL1" LIGHT, BLACK FINISH	-	-	-	-	-
	PL2 POLE	1	LITHONIA	SSSDB-20-4C	4" SQUARE, 20' HIGH POLE FOR "PL2" LIGHT, BLACK FINISH	-	-	-	-	-
	PL3 POLE	4	VALMONT	DS32-750A286-8S-GV-HH-NC	4" SQUARE, 30' HIGH POLE FOR "SL4" LIGHT, GREY FINISH	-	-	-	-	-
	SL	5	LITHONIA	FEM-L48-3000LM-LPPFL-MD-MVOLT-GZ10-40K-80CRI	48" LONG LINEAR LIGHT WET LOCATION, WHITE FINISH	LED 4000K	1	3000	1	18
	SP	33	BEGA	B33018-K24-BLK	10" LONG RECESSED LED STEP LIGHT, BLACK FINISH	LED 4000K	1	44	1	5
	TL	180'	WAC LIGHTING	T24-OD1-40	OUTDOOR LED TAPE LIGHT	LED 4000K	1	100/LF	1	1.2/LF
	UP	21	HYDREL	ALDER-A-P1-40K-120V-30DEG-FLC-350R	2.5" SQUARE LED UPLIGHT, 30 DEGREE BEAM, FLAT CLEAR LENS, BLACK FINISH	LED 4000K	1	10558	1	92
	W1	17	GOTHAM	EVO2WC-40-02-AR-LD-MWD-MVOLT-UGZ-WL-DBL	2" DIAMETER WALL MOUNTED DOWN LIGHT, BLACK FINISH	LED 4000K	1	10558	1	92
	W2	3	MODERN FORMS	WS-W520	20" HIGH WALL MOUNTED EXTERIOR LIGHT, BLACK FINISH	LED 3000K	1	551	1	17



1



2



3



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13