





# 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 UNDUE HARDSHIP CAN BE DEMONSTRATED, OR OTHER GUARANTEES PROVIDED ARE DEEMED SUFFICIENT, THE JURISDICTION HAVING RESPONSIBILITY FOR ENFORCEMENT MAY GRANT EXCEPTIONS TO THIS REQUIREMENT. THE IMPLEMENTATION PLAN SHALL BE APPROVED BY THE GOVERNMENTAL UNIT RESPONSIBLE FOR ENFORCEMENT BEFORE A BUILDING PERMIT IS ISSUED.
- 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 SUBMITTING PARTY'S 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 DRIVEWAYS HEREINAFTER 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.

Add the following site plan cover sheet note.

THE DEVELOPER, HIS OR HER SUCCESSORS, AND ASSIGNS SHALL BE RESPONSIBLE FOR INSTALLATION, MAINTENANCE, AND REPLACEMENT OF THE ACCESS CONTROL GATE OR BARRIER SYSTEM TO ENSURE EMERGENCY VEHICLE ACCESS TO WITHIN THE SITE. IF THE ABOVE CONDITIONS ARE NOT MET, THE OWNERS, HIS OR HER SUCCESSORS, AND ASSIGNS, SHALL BE REQUIRED BY FIRE DEPARTMENT ORDER NOTICE THAT ALL AFFECTED GATES WILL BE CHAINED AND LOCKED IN THE OPEN POSITION UNTIL REPAIRED OR REPLACED, AND RETESTED. IF THE GATING SYSTEM IS NOT MAINTAINED TO THE SATISFACTION OF THE FIRE DEPARTMENT, THE LICENSE AGREEMENT FOR THE EMERGENCY VEHICLE GATE OPENING SYSTEM WILL BE REVOKED AND THE GATING SYSTEM MUST BE REMOVED. THE GATING SYSTEM WILL INCLUDE AN EMERGENCY VEHICLE GATE OPENING SYSTEM UTILIZING A REDUNDANCY BACK-UP SYSTEM THAT CONSISTS OF: A) SIREN OPERATED SYSTEM; B) AUTOMATIC KNOX KEY SWITCH; AND C) MANUAL OVERRIDE (IN THE EVENT OF SYSTEM FAILURE). GATING SYSTEMS WILL BE INSTALLED IN ACCORDANCE WITH THE "GATING SYSTEMS CROSSING FIRE APPARATUS ACCESS ROADS CHECKLIST". A SEPARATE BUILDING PERMIT THROUGH THE BUILDING DIVISION IS REQUIRED TO BE OBTAINED BY THE CONTRACTOR PRIOR TO THE INSTALLATION OF ANY GATING/BARRIER SYSTEM THAT CROSSES A DEDICATED FIRE LANE EASEMENT.

Add the following site plan note:

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 WORSER-- CASE NOISE CONDITIONS.



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

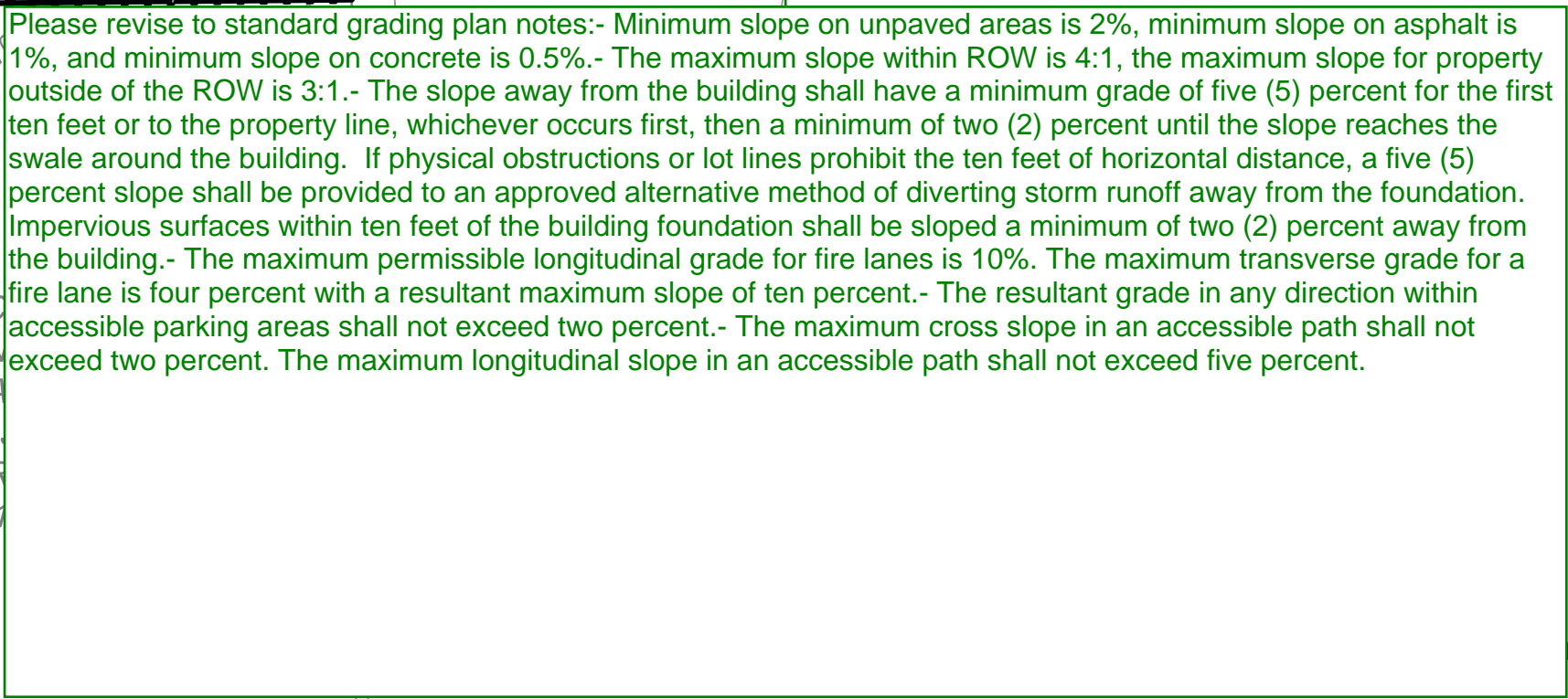
NO.	DATE	REMARKS					
			SITE PLAN SUBMITTAL				
1	07/9/24						

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

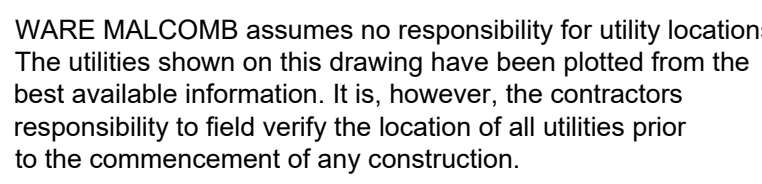














CURBSIDE LANDSCAPE BUFFER TABLE

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	438	11	11	107	107	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	438	11	11	110	110	44	-	20'	25'

NON-STREET FRONTAGE BUFFER TABLE

1 TREE + 5 SHRUBS / 25 LF (4.7.5.E.2.b)									
Location	Buffer Description (1 Tree & 5 Shrubs per 25 LF)	Length	Trees Required	Trees Provided	Shrubs Required	Shrubs Provided	Width Required	Width Provided	
SOUTH P.L.	12' WIDE REQ. - 35.5' WIDE PROVIDED	220'	9	9	45	45	12'	35'	
EAST P.L.	12' WIDE REQ. - 12' WIDE PROVIDED (PER TABLE 4.7-2)	580.5'	24	24	120	120	12'	12'	

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	1176	15	17	44	47	235	263	228	294	403
B	800	10	12	30	30	160	100	284	200	236
C	445	6	7	17	17	89	64	106	112	123

PARKING LOT LANDSCAPING TABLE

1 TREE + 6 SHRUBS PER ONE 9'X19' ISLAND, 1 ISLAND PER 15 SPACES					
Parking Lot Description	Number of Islands	Trees Required	Trees Provided	Shrubs Required	Shrubs Provided
EAST LOT	9	9	9	54	54
SOUTH LOT	5	5	4	30	30

WATER USE TABLE

Area	Non Water (Z)	Water Conserving Irrigation (Non-Sod)	Non-Water Conserving Irrigation (Sod)	Total Area (sf)
SITE	0	70,609 (91%)	6,363 (8%)	76,972
ROW	0	4,247(100%)	0 (0%)	4,247
TOTAL	0	74,856 (92%)	6,363 (8%)	81,219

Provide table for Detention Area landscaping

CITY OF AURORA STANDARD LANDSCAPE NOTES

- ALL LANDSCAPED AREAS ARE TO RECEIVE ORGANIC SOIL PREPARATION AT 4 CU. YARDS/1,000 SF.
- EXISTING STREET LIGHTS ARE LOCATED AT THE BACK OF PROPOSED DETACHED SIDEWALK ALONG SABLE BLVD. REMAINING SITE LIGHTING IS TO BE DETERMINED AND WILL BE INCLUDED WITH THE NEXT SUBMITTAL.
- 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 AND SCORED AS SHOWN. 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.
- 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 CLEARANCE SHALL BE MAINTAINED AROUND THE CIRCUMFERENCE OF FIRE HYDRANTS. LANDSCAPING MATERIAL SHOWN WITHIN THE SITE PLAN CANNOT ENCROACH INTO ROADWAYS THAT ARE DEDICATED (OR DESIGNATED) AS FIRE LANE EASEMENTS (OR CORRIDORS).

LANDSCAPING WITHIN THE SIGHT TRIANGLE SHALL BE IN COMPLIANCE WITH COA ROADWAY SPECIFICATIONS, SECTION 4.04.2.10.

Scientific Name					WETLAND MIX (WITHOUT FORBS)				
Common Name	PLS lbs/ac	PLS/sq ft	% of PLS/sf		Scientific Name	Common Name	PLS lbs/ac	PLS/sq ft	% of PLS/sf
GRAMINOIDS					GRAMINOIDS				
Achnatherum hymenoides	Indian ricegrass	5.0	12	8	Beckmannia syzigachne	American sloughgrass	0.8	21	15.78
Andropogon gerardii	Big bluestem	3.8	11	7	Carex nebrascensis	Nebraska sedge	1.2	19	14.55
Andropogon hallii	Sand bluestem	4.0	10	7	Eleocharis palustris	Creeping spikerush	0.9	13	9.92
Calamovilfa longifolia	Prairie Sandreed	2.0	13	8	Elymus canadensis	Canada wildrye	3.3	7	5.72
Panicum virgatum	Switchgrass	1.0	9	6	Panicum virgatum	Switchgrass	1.6	15	11.15
Pascopyrum smithii	Western wheatgrass	4.5	14	9	Pascopyrum smithii	Western wheatgrass	3.3	14	10.46
Schizachyrium scoparium	Little bluestem	3.0	13	8	Schoenoplectus acutus	Hardstem bullrush	1.6	11	8.34
Sorghastrum nutans	Indiangrass	4.0	16	10	Schoenoplectus maritimus	Alkali bullrush	1.4	8	5.83
Sporobolus cryptandrus	Sand dropseed	0.1	13	8	Spartina pectinata	Prairie cordgrass	7.8	24	18.25
Graminoid Totals		27.4	110	70	Total		36.0	160	100
FORBS					FORBS				
Eriogonum umbellatum	Sulphur-flower buckwheat	2.0	10	6	Drill Seeded Rate: 21.8 PLS#/Acre				
Gaillardia aristata	Blanket flower	2.5	8	5	Mechanical Broadcast Rate: 21.8 PLS#/Acre				
Heterotheca villosa	Hairy false goldenaster	0.8	12	7	Hand Broadcast Areas Rate: 43.6 PLS#/Acre				
Penselmon angustifolius	Broadbeard beardtongue	1.5	9	6					
Ratibida columnifera	Upright prairie coneflower	0.6	10	6					
Forb Totals		7.4	48	30					
TOTAL		34.7	159	100					
Drill Seeded Rate: 34.7 PLS#/Acre									
Mechanical Broadcast Rate: 34.7 PLS#/Acre									
Hand Broadcast Areas Rate: 69.4 PLS#/Acre									

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

BLACK BEAUTY FESCUE SUPPLIER : GRAFF'S TURF 1(800)280-TURF
CHARACTERISTICS: LOW WATER USE DARK GREEN MEDIUM TEXTURE MEDIUM HEAT TOLERANCE HIGH WEAR TOLERANCE

Ensure all hydrants are within landscaped areas and 5 ft clear on all sides from any obstructions. With the relocation of fire hydrant please ensure the fire hydrants is within the 3'-6" to 8' distance from back of curb and facing adjacent roadway. TYP all sheets.

This sheet should come right after Sheet 6. Please reorganize the landscape plan sheets within the plan set.

Please add the Hydrant location note to the Landscape Plans notes.

NO.	DATE	REMARKS
1	02/02/24	SITE PLAN SUBMITTAL

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



Per sheet 20 (Engineering Division - Key Issues) of the Pre-Application notes, midblock public street lights are required along the property frontage. Please show conceptual locations of proposed public street lights on plans and add to the legend/site detail keynotes.

LANDSCAPE LEGEND

PRIVACY FENCE		STANDARD GRAY CONCRETE	
COURTYARD FENCE		CONCRETE - A	
DOG RUN FENCE		CONCRETE - B	
PROPERTY LINE		ENHANCED PAVING	
TREE PROTECTION ZONE		POURED IN PLACE SURFACING	
BENCH		SYNTHETIC TURF	
LANDSCAPE BOULDERS		CRUSHER FINES	
SEAT WALL		SHRUBS, ORNAMENTAL GRASSES & PERENNIALS	
BIKE RACK		IRRIGATED TURF	
		NATIVE SEED	
		NATIVE WATER QUALITY	
		GARDEN BEDS /RAISED PLANTERS	

This hatch appears to be missing in the box noted as shrubs, ornamental grasses & perennials in the legend

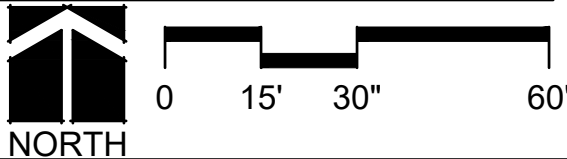
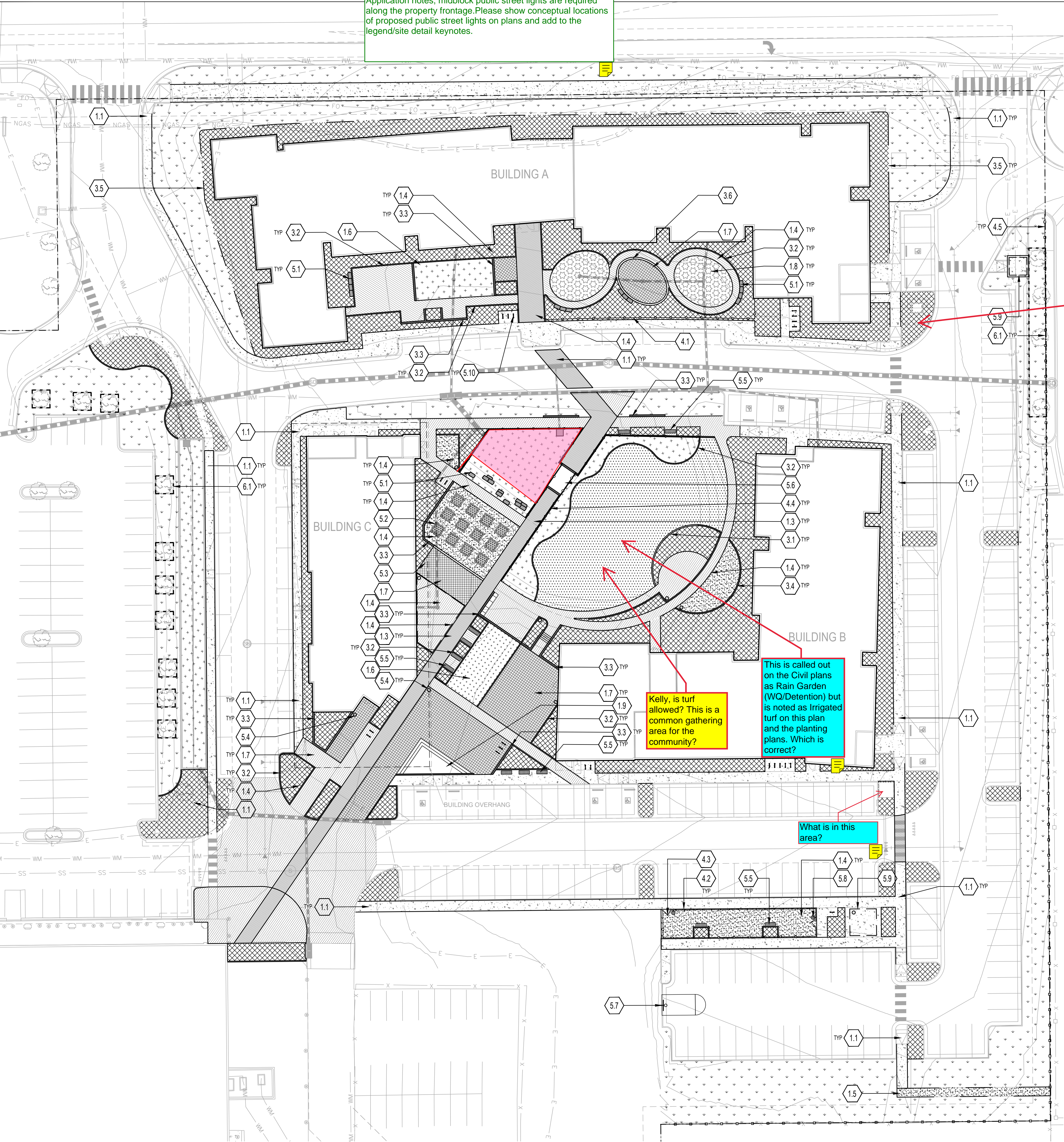
The Landscape Plan must reflect the locations of all Fire Hydrants, Knox Hardware, and Fire Department connections to ensure that devices are not physically or visually obstructed from responding Fire Crews. Please include a Legend with symbols.

SITE DETAIL KEYNOTES:

	PAVING & SURFACING	DETAIL/SHEETS
1.0	1.1 STANDARD GRAY CONCRETE 1.2 ASPHALT PAVING 1.3 ENHANCED CONCRETE - A 1.4 ENHANCED CONCRETE - B 1.5 CRUSHER FINES 1.6 SYNTHETIC TURF 1.7 ENHANCED PAVING 1.8 POURED IN PLACE SURFACING 1.9 WOOD DECK	RE: CIVIL RE: CIVIL SPEC SPEC C/8 D/8 -/ A,B/8 -/ 
2.0	STEPS & RAMPS	DETAIL
2.1	CONCRETE RAMP	RE: CIVIL
3.0	WALLS, CURBS & EDGERS	DETAIL
3.1	CONCRETE HEADER	A/9
3.2	RAISED CONCRETE HEADER	C/9
3.3	CONCRETE SEATWALL	F/9
3.4	CONCRETE RETAINING WALL	RE: CIVIL
3.5	METAL EDGER	-/ B/9
3.6	8" CONCRETE HEADER	-/ B/9
4.0	BARRIERS & FENCING	DETAIL
4.1	COURTYARD FENCE	F/10
4.2	DOG RUN FENCING	C/10
4.3	DOG RUN GATE	D/10
4.4	DETENTION BASIN RAILING	E/10
4.5	6" PRIVACY FENCE	A/10
5.0	SITE FURNISHINGS & SIGNS	DETAIL
5.1	LANDSCAPE BOULDERS	E/9
5.2	RAISED GARDEN BOX	B/10
5.3	OUTDOOR KITCHEN	-/ C/11
5.4	TRASH & RECYCLING RECEPTACLE	D/11
5.5	BENCH	C/11
5.6	BRIDGE	-/ B/11
5.7	BASKETBALL HOOP	-/ B/11
5.8	DOG WASTE STATION	-/ A/11
5.9	SHADE STRUCTURE	-/ A/11
5.10	BIKE RACK	A/11
6.0	PLANTING & LANDSCAPE	DETAIL
6.1	TREE PROTECTION ZONE	E/13
7.0	DRAINAGE	DETAIL
7.1	SYNTHETIC TURF PERIMETER DRAIN	F/8
8.0	SITE LIGHTING & ELECTRICAL	DETAIL
8.1	BOLLARD LIGHT	RE: ELECTRICAL
8.2	TRANSFORMER	RE: CIVIL

The Planting Plan should follow sheet 6 with the Planting Tables.

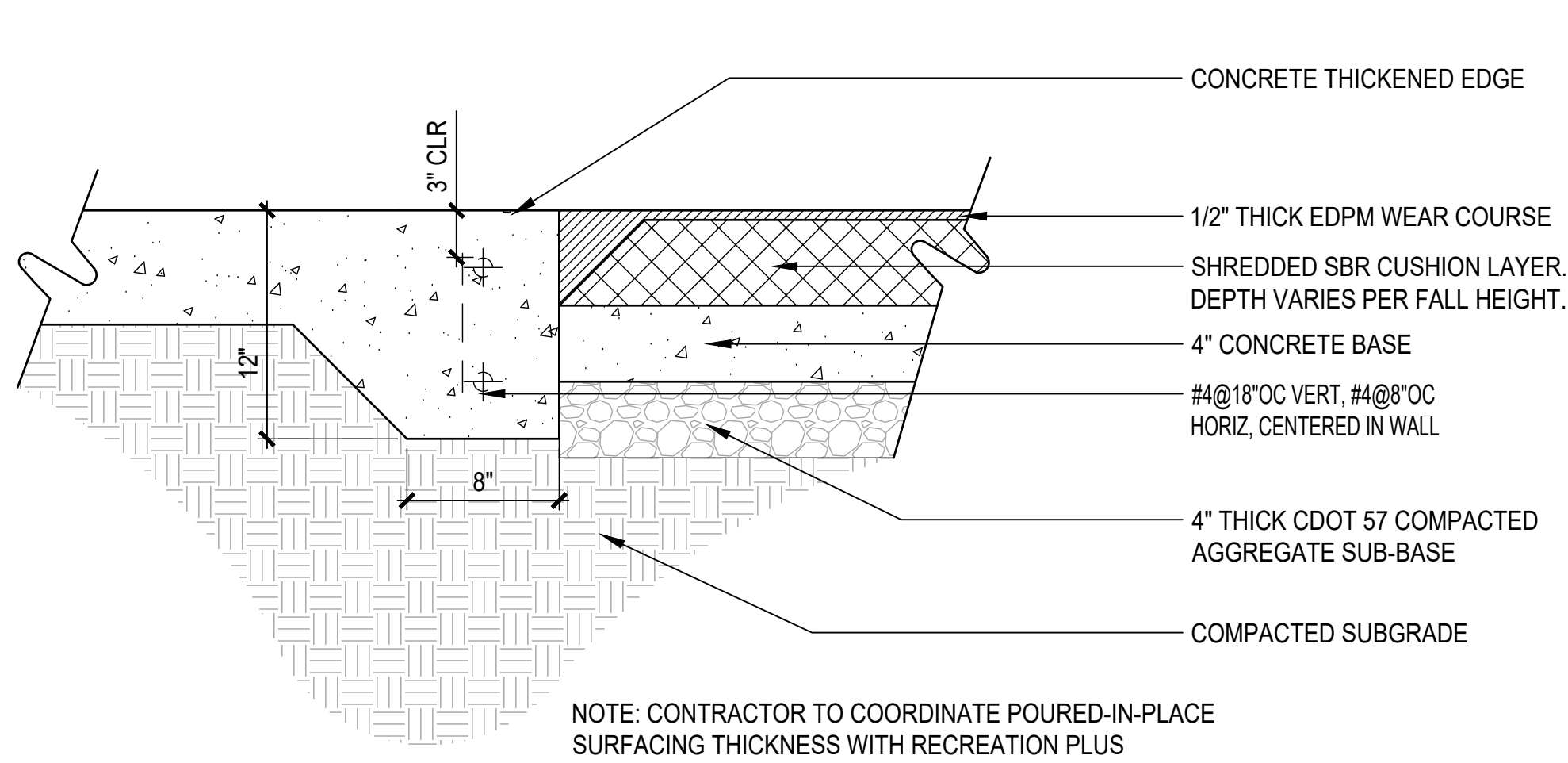
Provide total sheet set numbering that should be cumulative for the entire set. Include Sheet X of X.



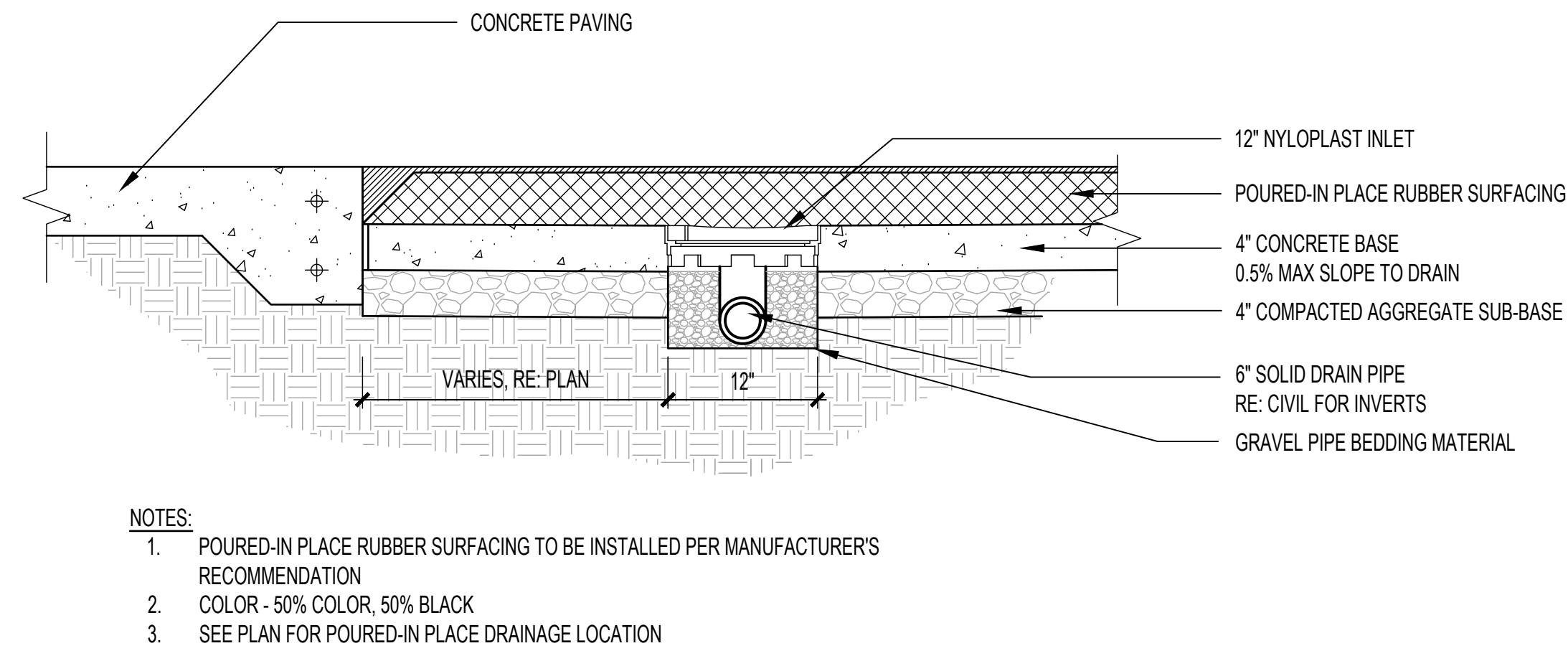
NO.	DATE	REMARKS
1	02/2/24	SITE PLAN SUBMITTAL

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

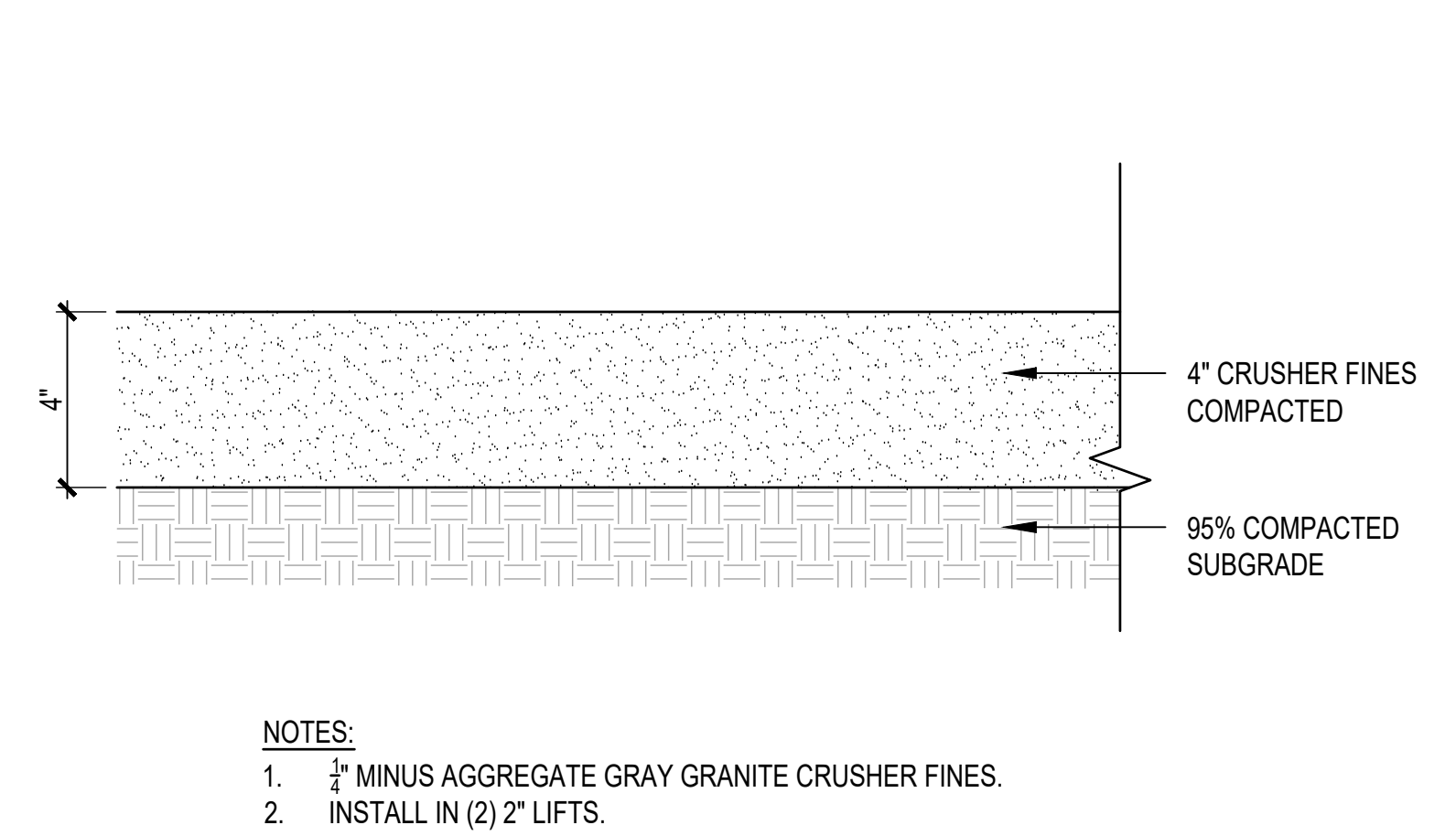




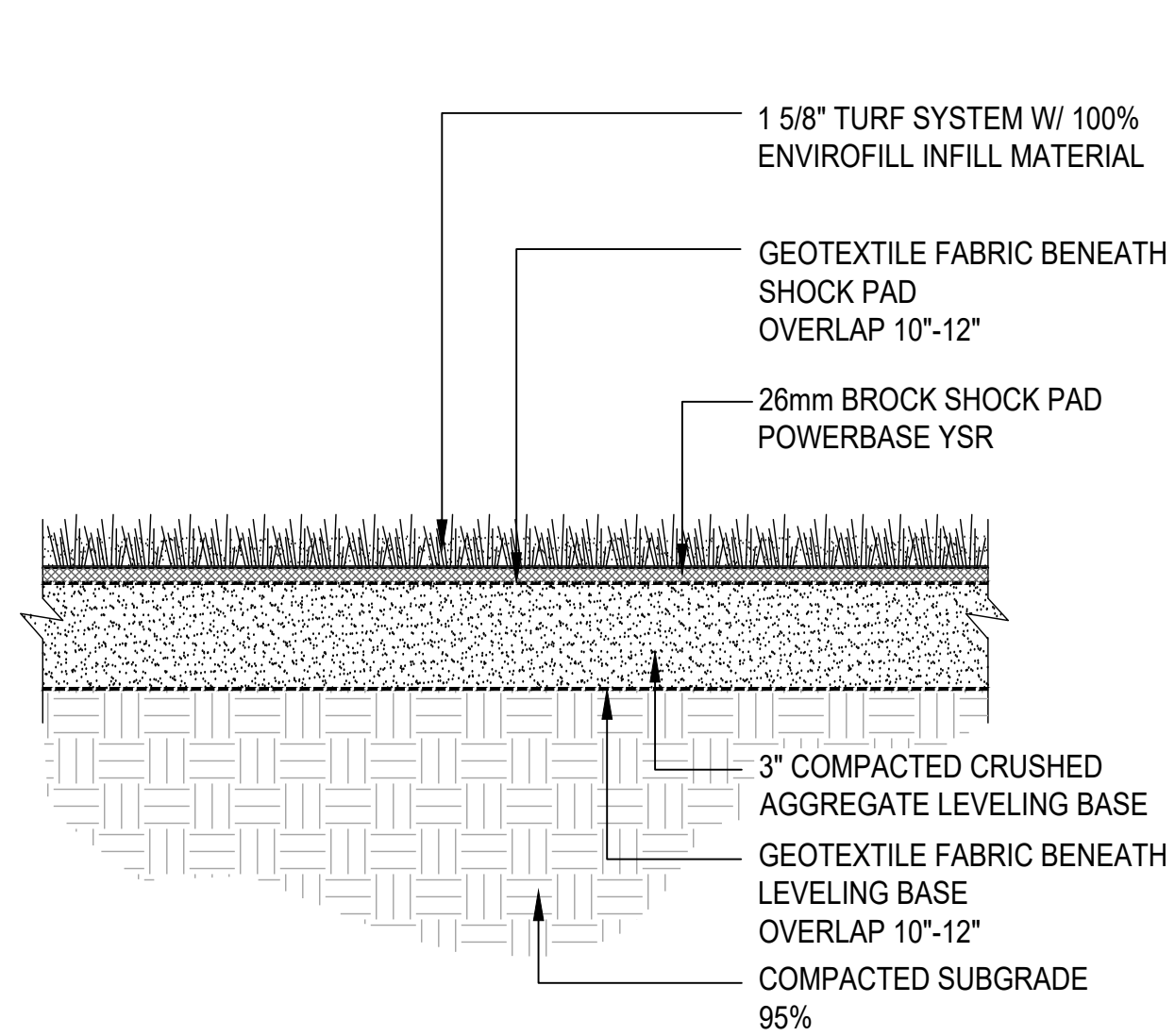
**A** WALK EDGE/RESILIENT SURFACE  
SCALE: 1 1/2" = 1'-0"



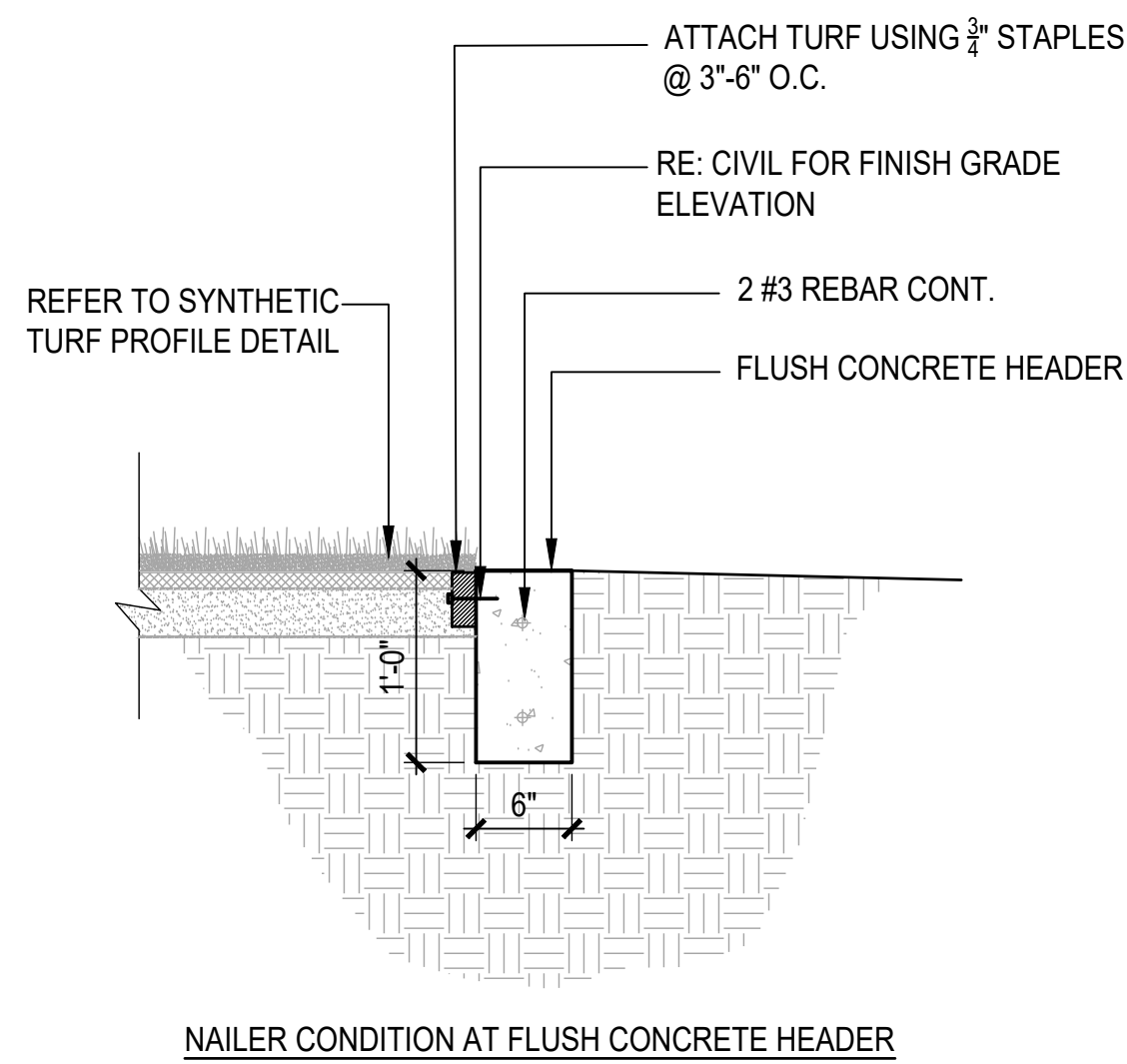
**B** POURED IN PLACE SURFACING ON CONCRETE SUB-BASE  
SCALE: 1" = 1'-0"



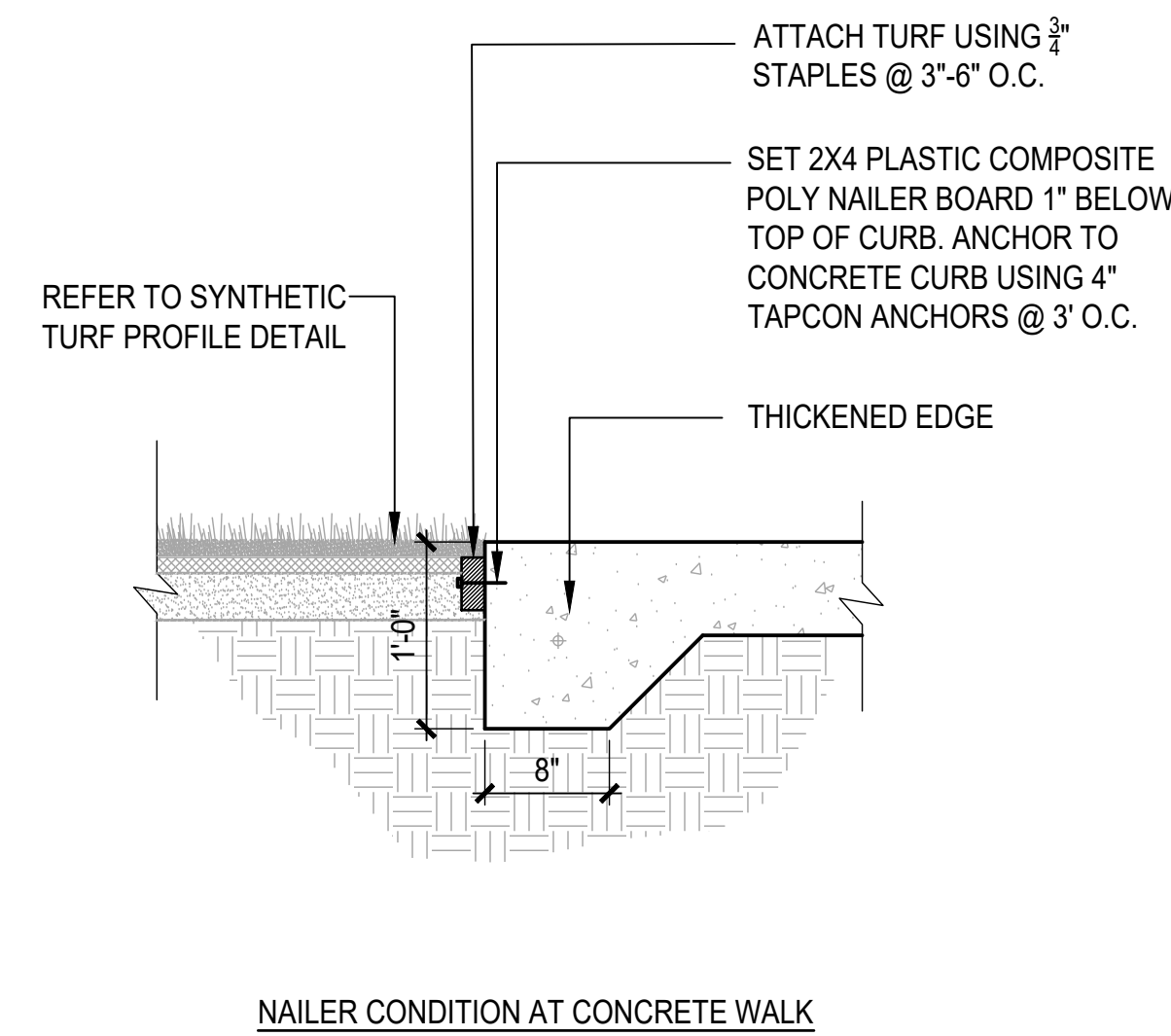
**C** CRUSHER FINES  
SCALE: 3" = 1'-0"



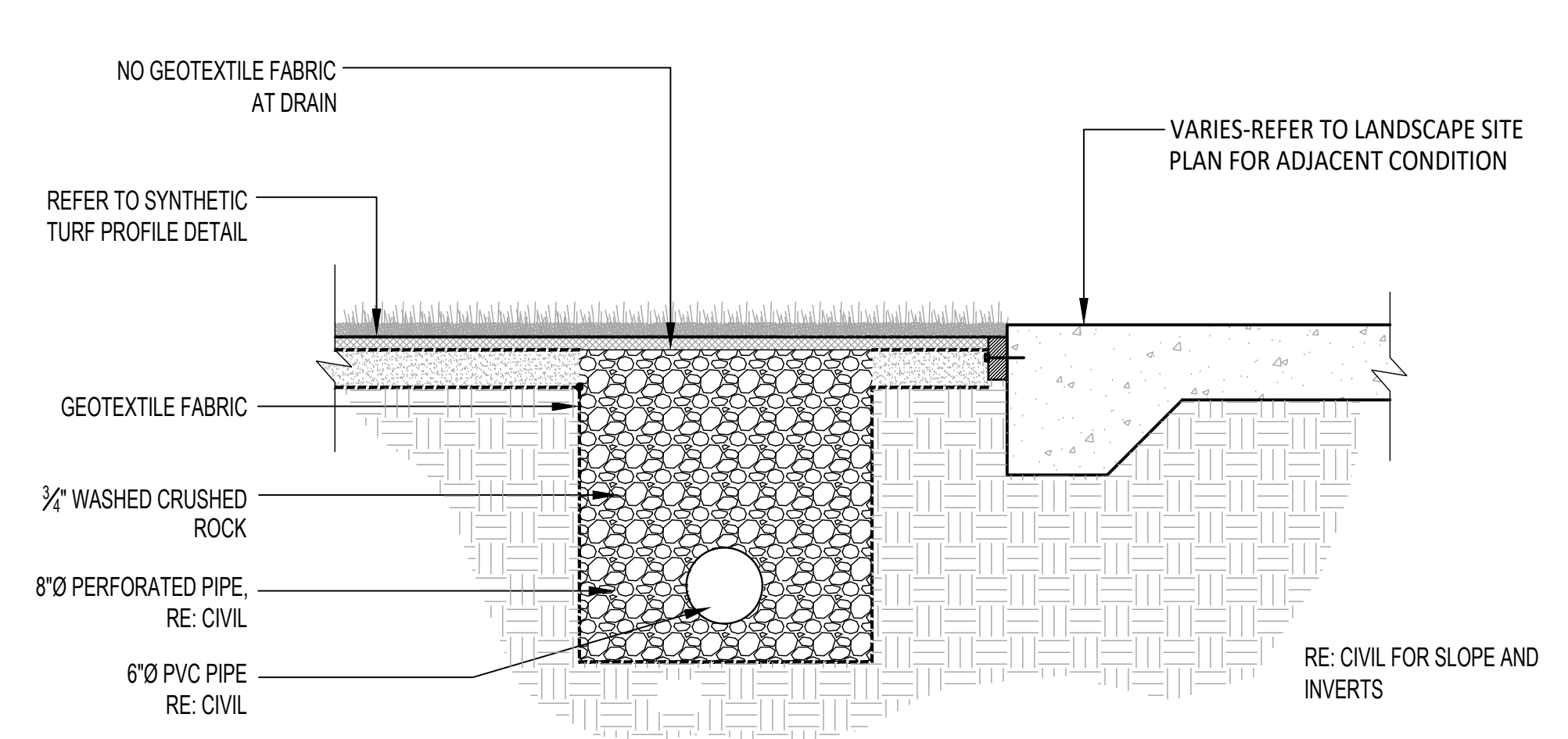
**D** SYNTHETIC TURF PROFILE  
SCALE: 1" = 1'-0"



**E** SYNTHETIC TRUF NAILER  
SCALE: 1" = 1'-0"



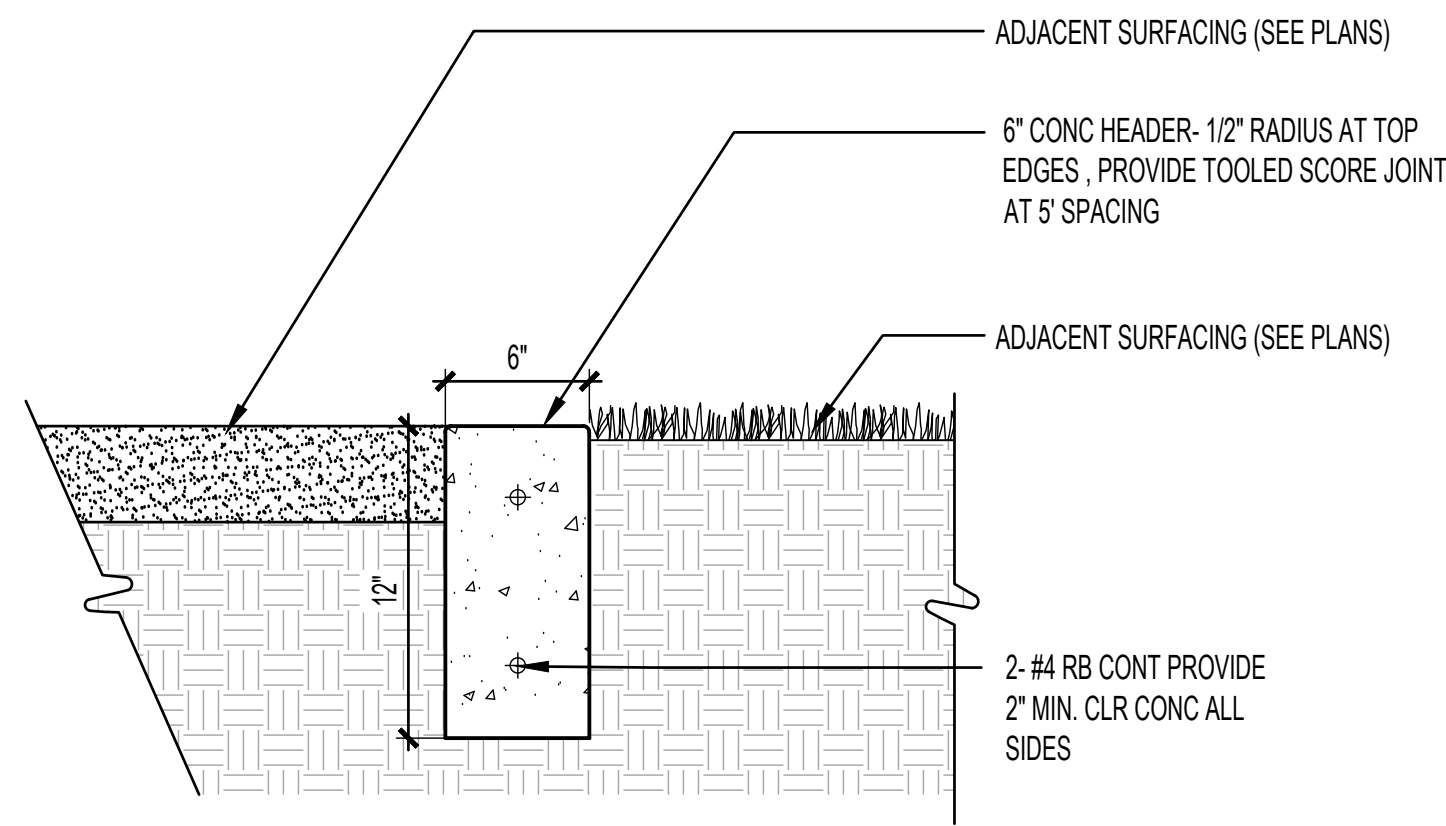
**F** SYNTHETIC TURF PERIMETER DRAIN  
SCALE: 1" = 1'-0"



NO.	DATE	REMARKS
1	02/02/24	SITE PLAN SUBMITTAL

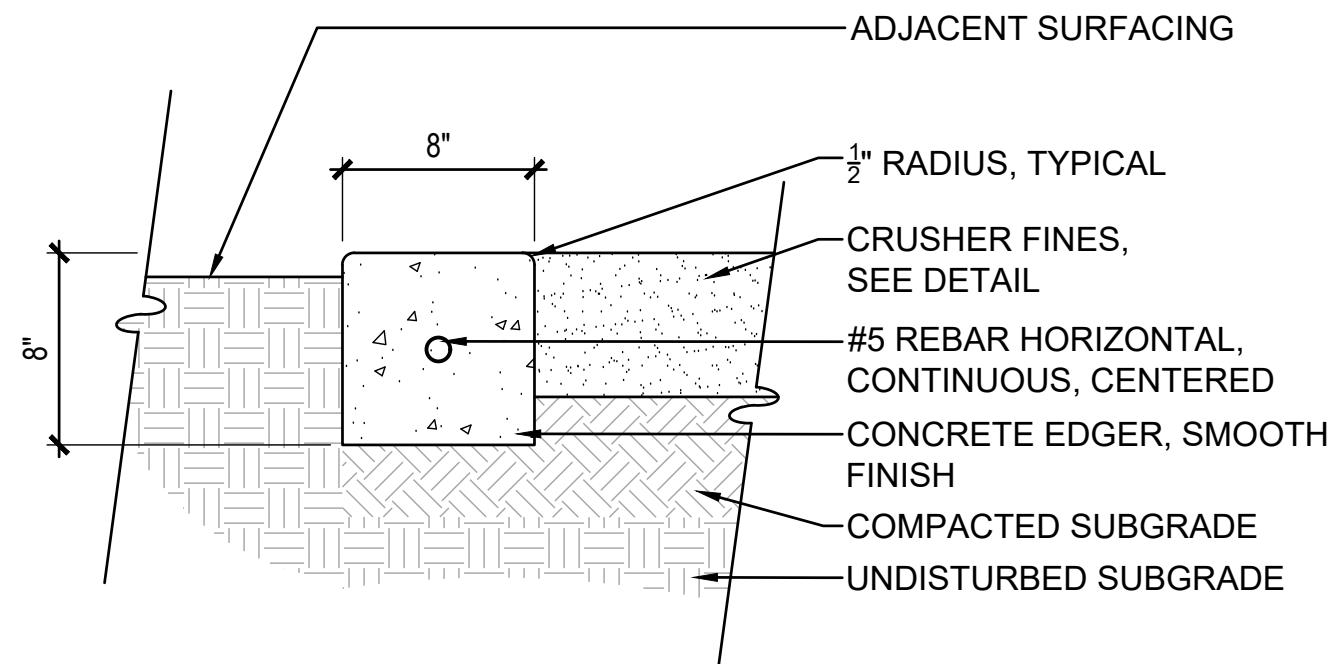
PA / PM:	CH
DRAWN BY:	CH
JOB NO.:	Author





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

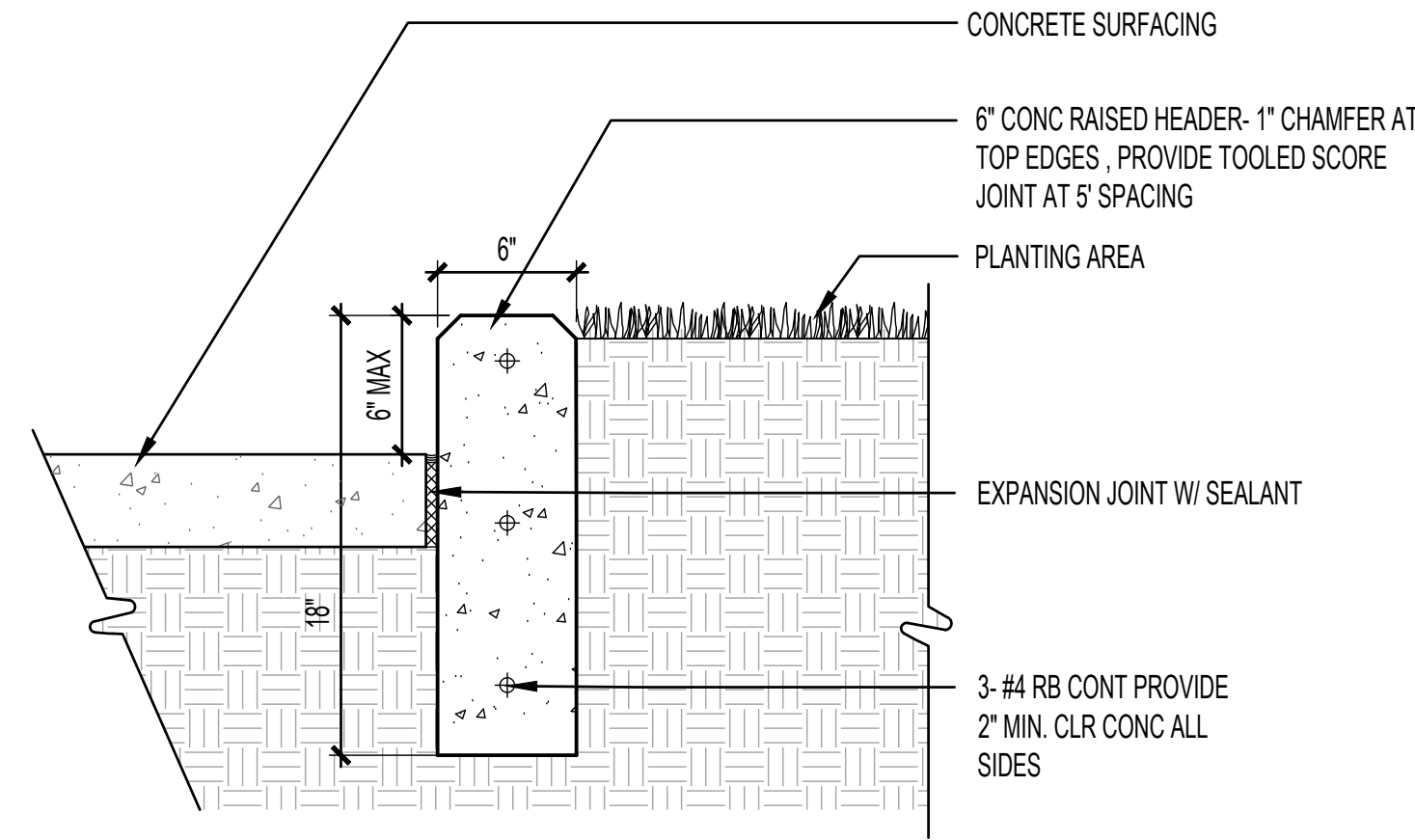
**A** CONCRETE HEADER  
SCALE: 1 1/2" = 1'-0"



NOTE:

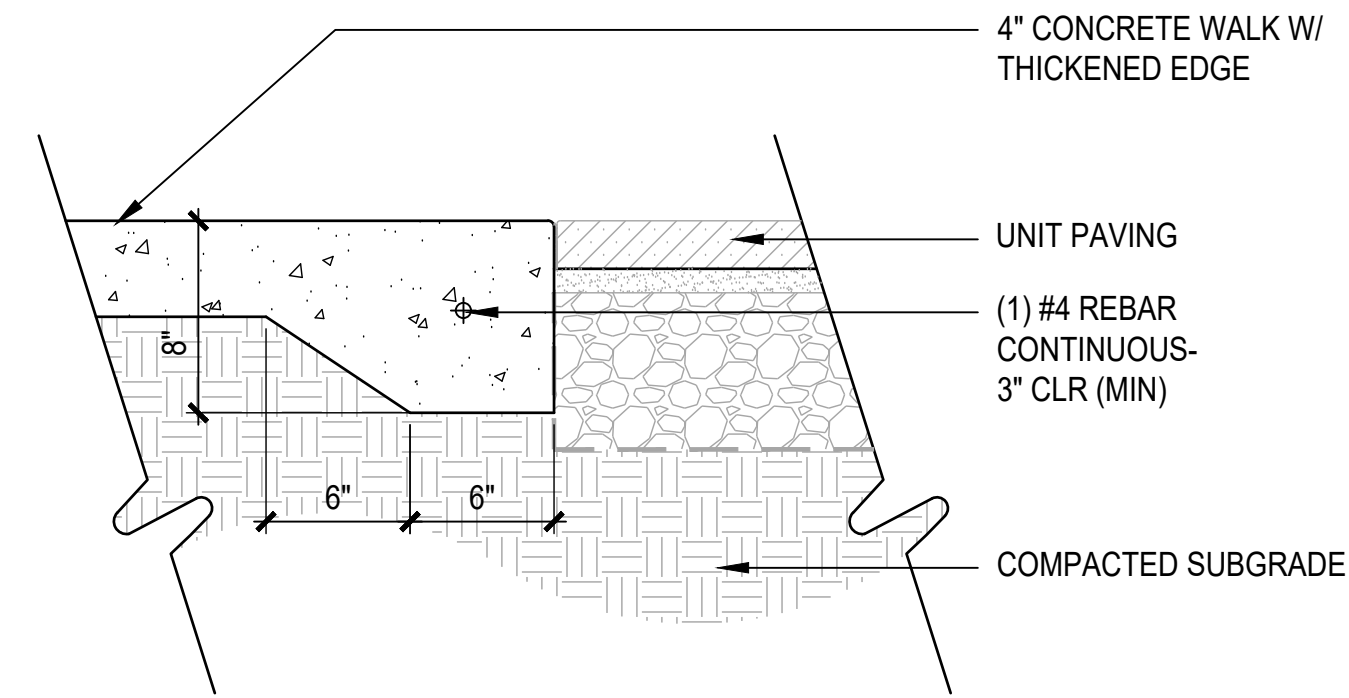
1. REFER TO SPECIFICATIONS FOR ALL MATERIALS CALLED OUT IN DETAIL

**B** CONCRETE EDGER  
SCALE: 1 1/2" = 1'-0"



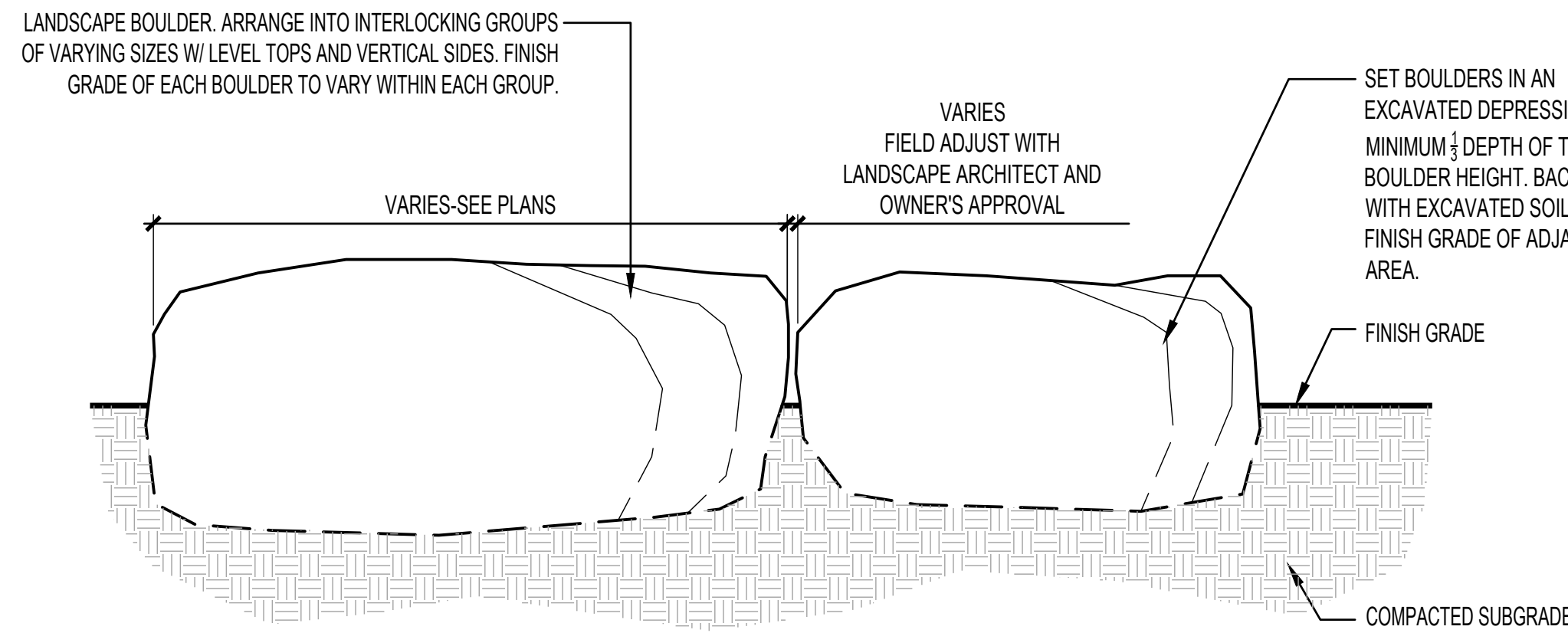
SCALE: 1 1/2" = 1'-0"

**C** RAISED CONCRETE HEADER  
SCALE: 1 1/2" = 1'-0"



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

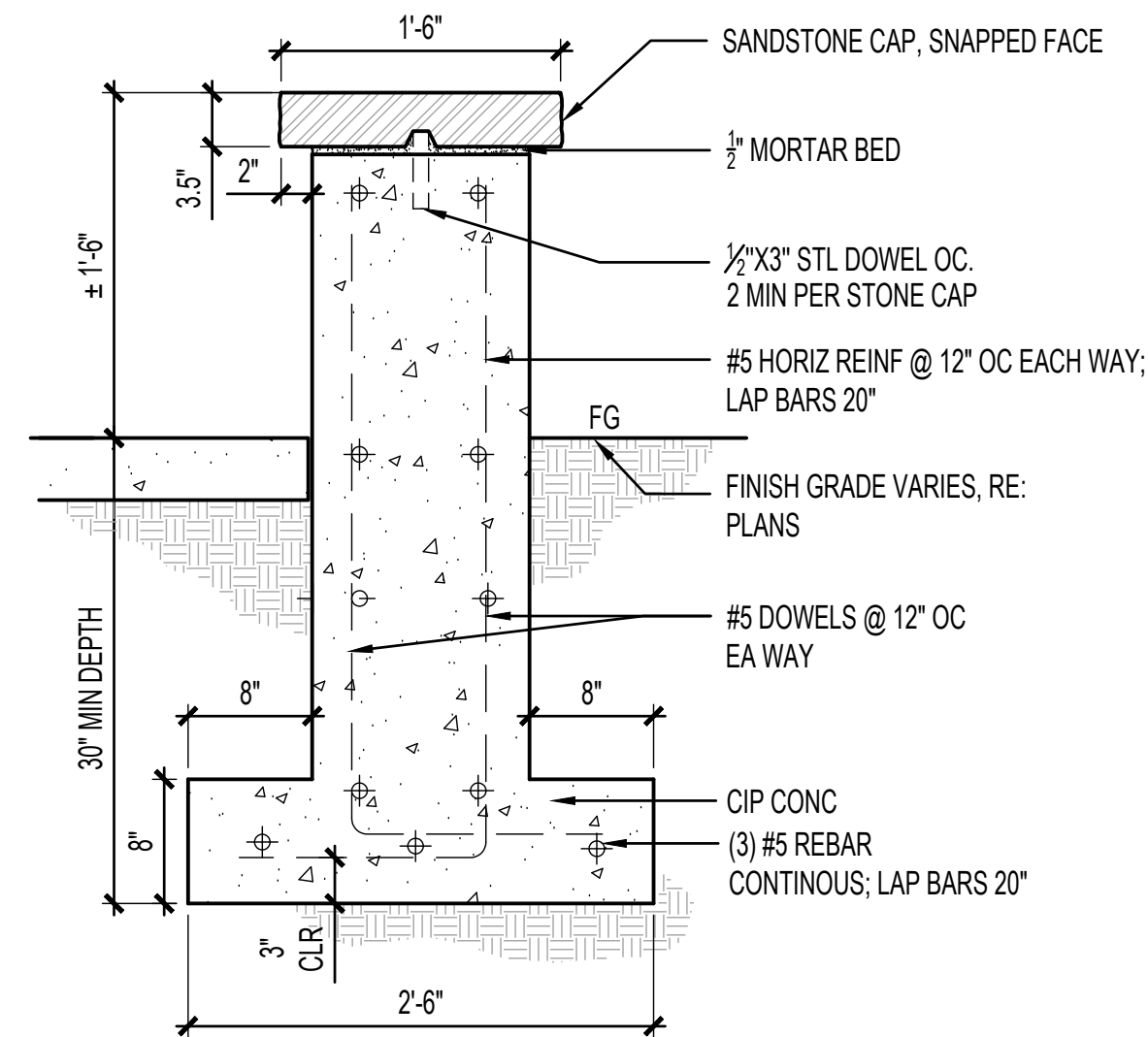
**D** THICKENED CONCRETE EDGE  
SCALE: 1 1/2" = 1'-0"



NOTES:

1. CONTRACTOR TO STAKE LOCATIONS W/ WOODEN STAKE (W/ SIZE NOTED). STAKED LOCATIONS SHALL BE APPROVED PRIOR TO INSTALLATION BY LANDSCAPE ARCHITECT OR OWNER.

**E** LANDSCAPE BOULDER  
SCALE: 3/4" = 1'-0"



NOTES:

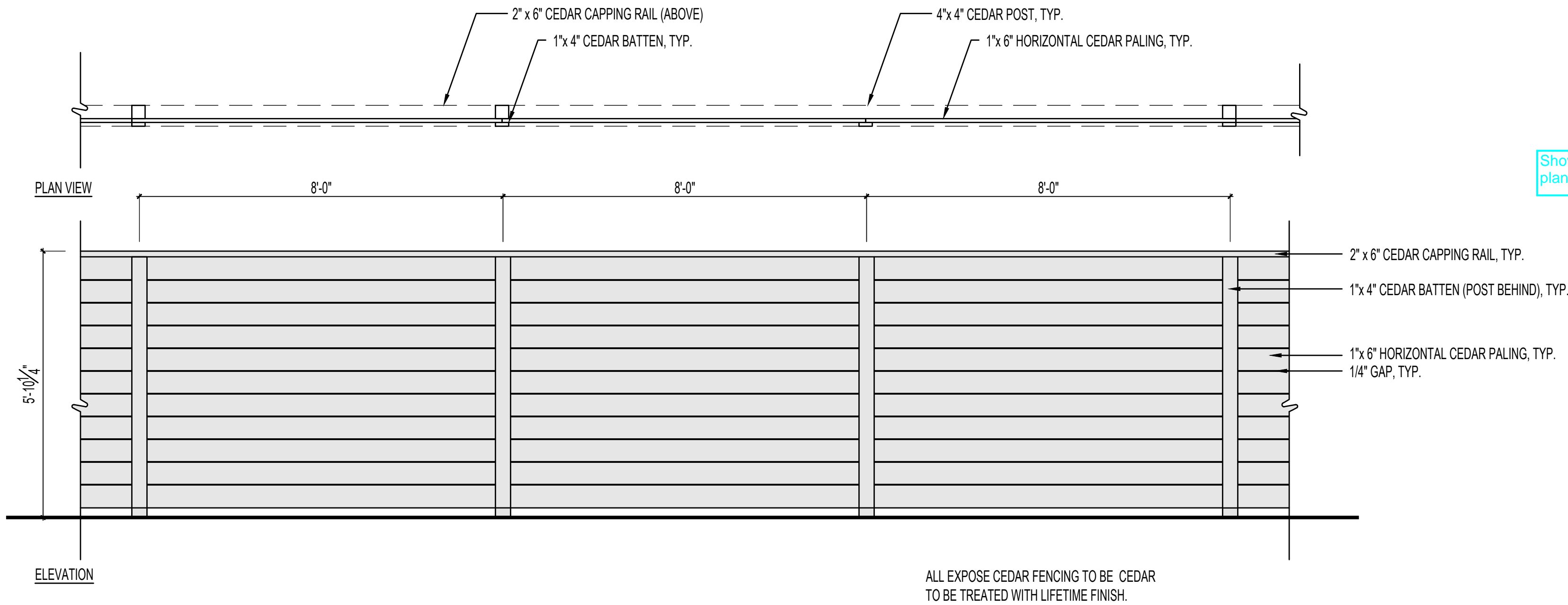
1. ALL STONE TO BE PINK SANDSTONE.
2. STONE TO BE SET IN MORTAR. JOINTS TO BE 1/2" TYP.
3. CONCRETE TO BE INTEGRAL COLOR, DAVIS COLOR, TBD. SACK FINISH

**F** CIP CONCRETE SEAT WALL W/ STONE CAP  
SCALE: 1" = 1'-0"

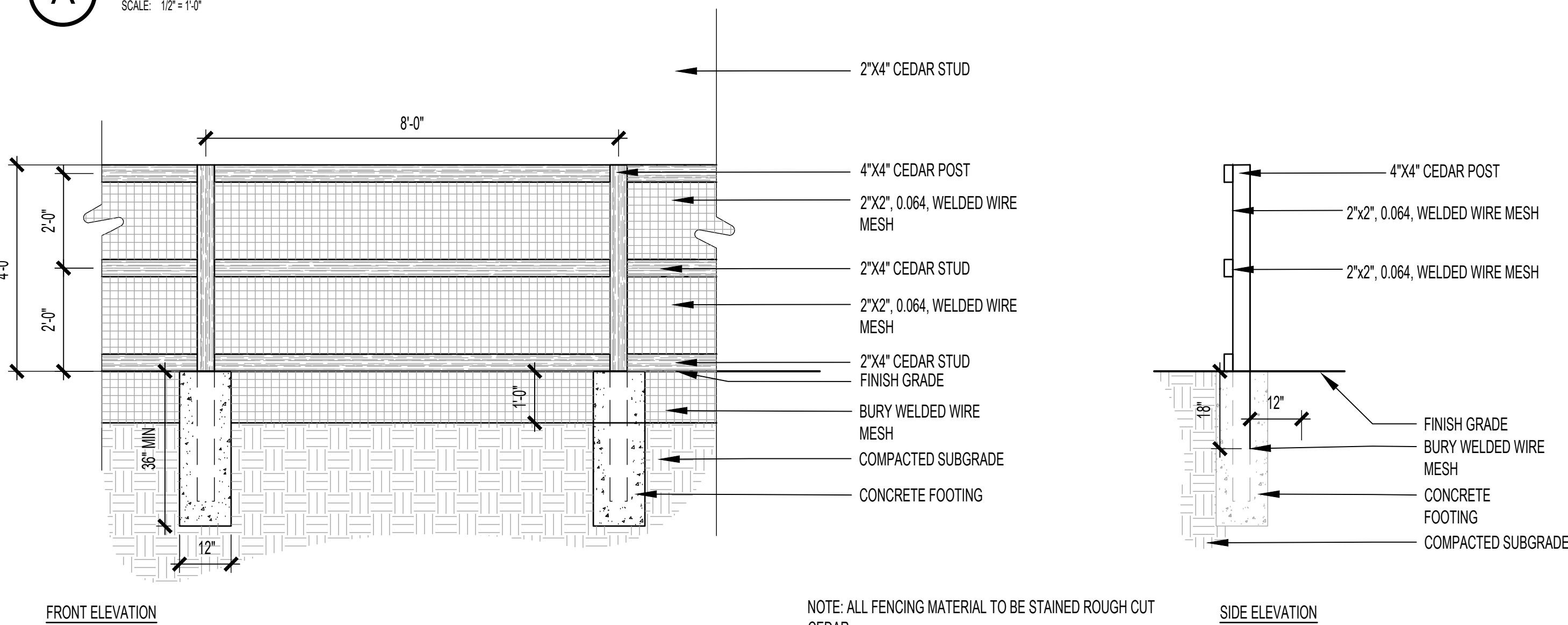
NO.	DATE	REMARKS
1	02/02/24	SITE PLAN SUBMITTAL

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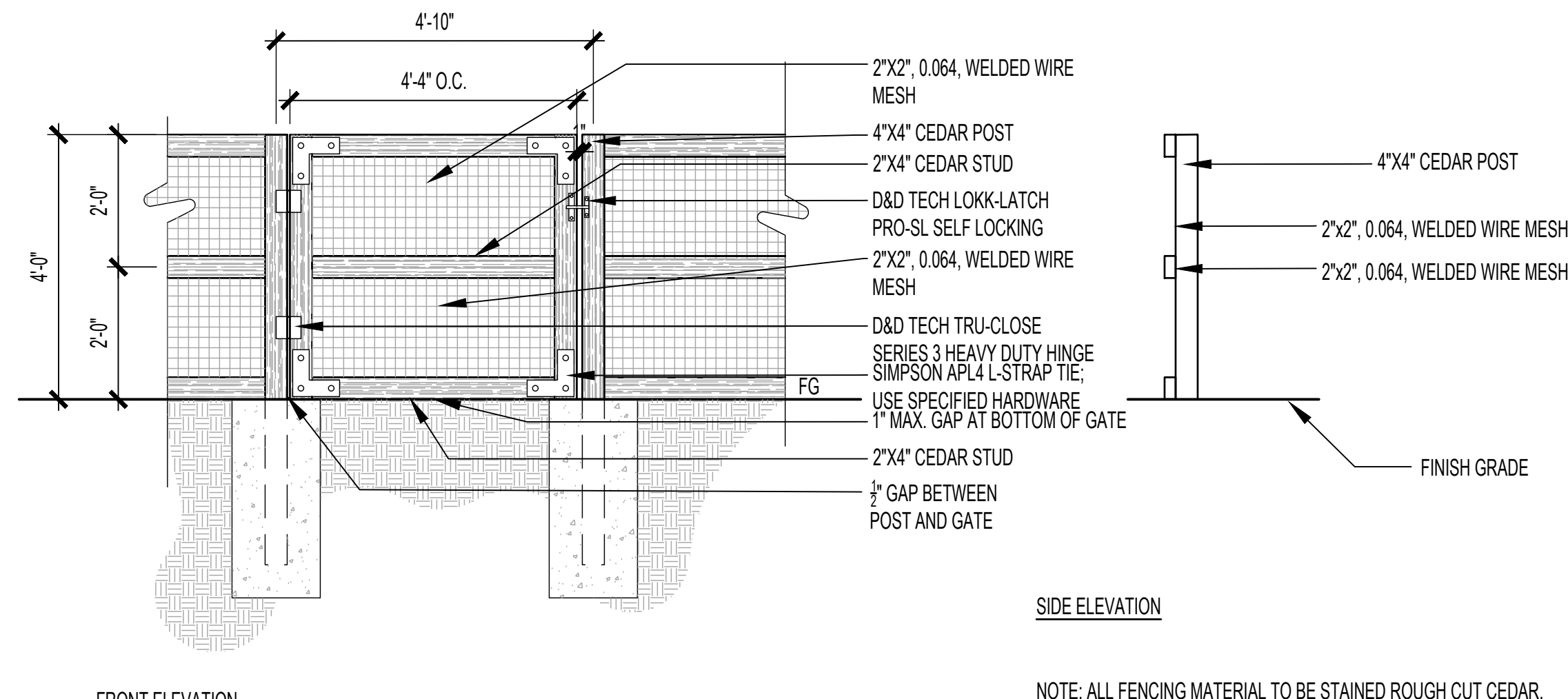


**A CEDAR FENCE**  
SCALE: 1/2" = 1'-0"



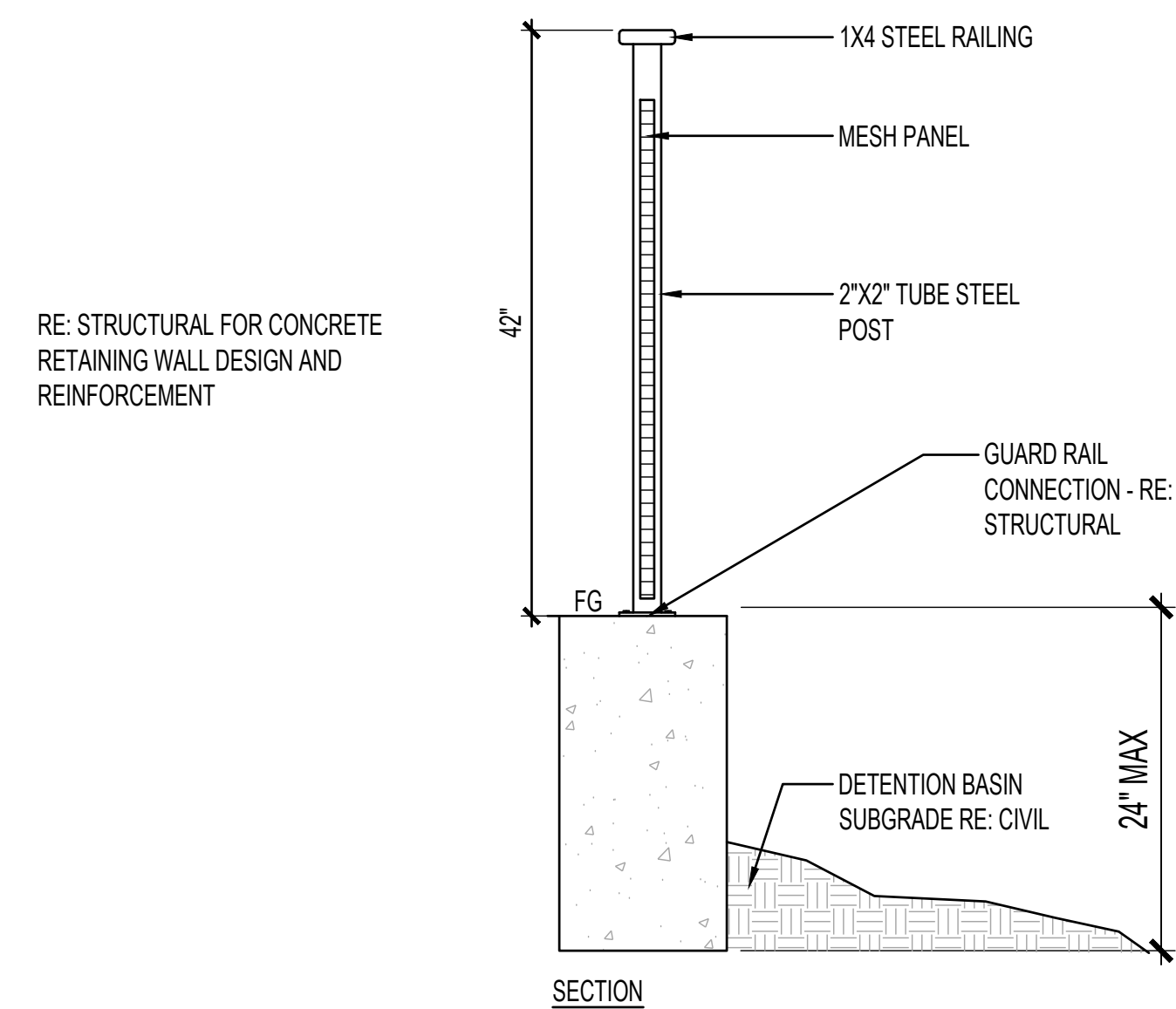
**C DOG RUN FENCING**  
SCALE: 1/2" = 1'-0"

NOTE: ALL FENCING MATERIAL TO BE STAINED ROUGH CUT CEDAR.  
STAPLE MESH TO FRAME AND RAILS @ EVERY POINT OF CONNECTION

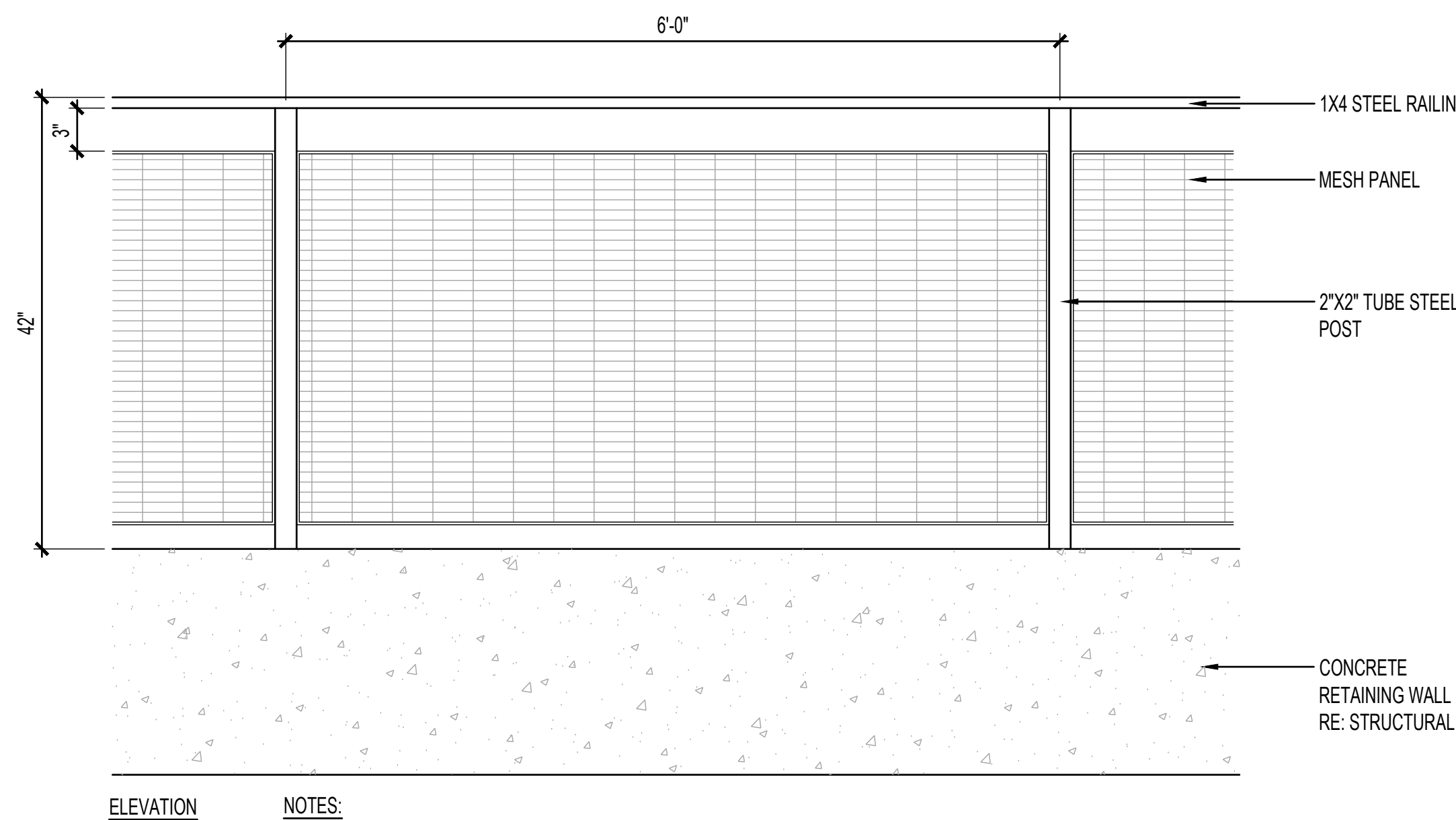


**D DOG RUN GATE**  
SCALE: 1/2" = 1'-0"

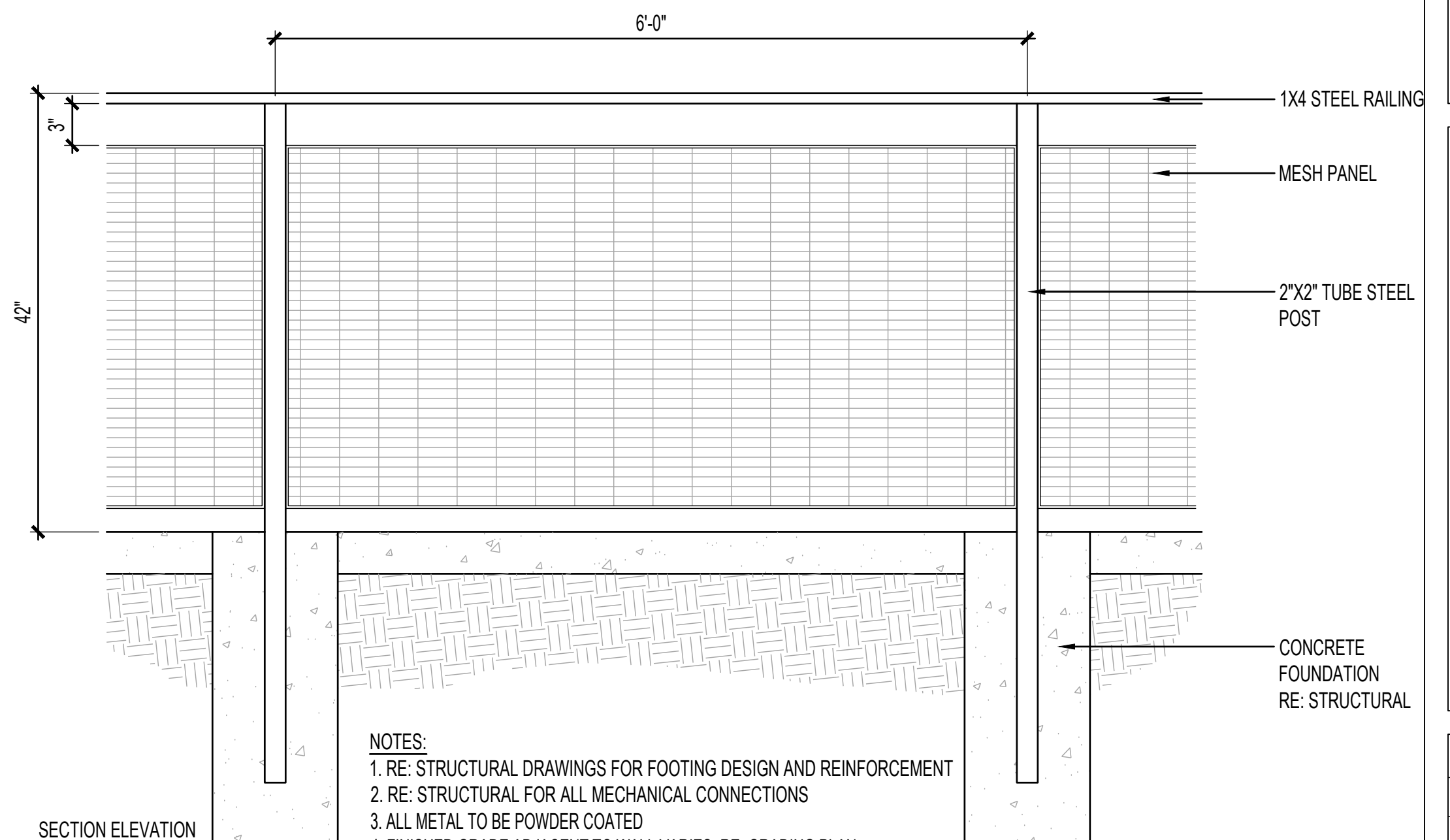
NOTE: ALL FENCING MATERIAL TO BE STAINED ROUGH CUT CEDAR.  
STAPLE MESH TO FRAME AND RAILS @ EVERY POINT OF CONNECTION



**E DETENTION BASIN RAILING**  
SCALE: 1'-1'-0"



NOTES:  
1. RE: STRUCTURAL DRAWINGS FOR FOOTING DESIGN AND REINFORCEMENT  
2. RE: STRUCTURAL FOR ALL MECHANICAL CONNECTIONS  
3. ALL METAL TO BE POWDER COATED  
4. FINISHED GRADE ADJACENT TO WALL VARIES, RE: GRADING PLAN

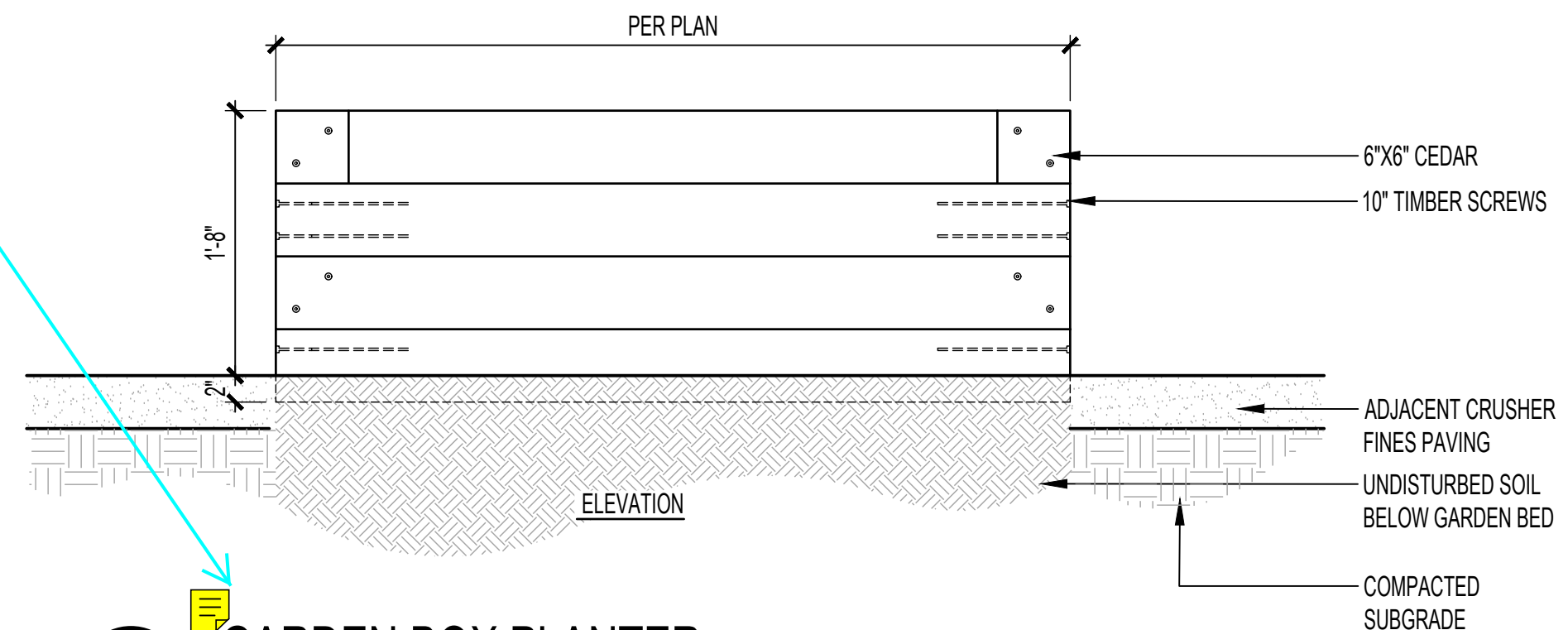


**F COURTYARD FENCE**  
SCALE: 1'-1'-0"

NOTES:  
1. RE: STRUCTURAL DRAWINGS FOR FOOTING DESIGN AND REINFORCEMENT  
2. RE: STRUCTURAL FOR ALL MECHANICAL CONNECTIONS  
3. ALL METAL TO BE POWDER COATED  
4. FINISHED GRADE ADJACENT TO WALL VARIES, RE: GRADING PLAN

NOTES:  
1. PROVIDE SHOP DRAWINGS  
2. PROVIDE LANDSCAPE FABRIC LINER ON BOTTOM AND ALL SIDES  
3. STAIN: LIFETIME

Show location on site plan.

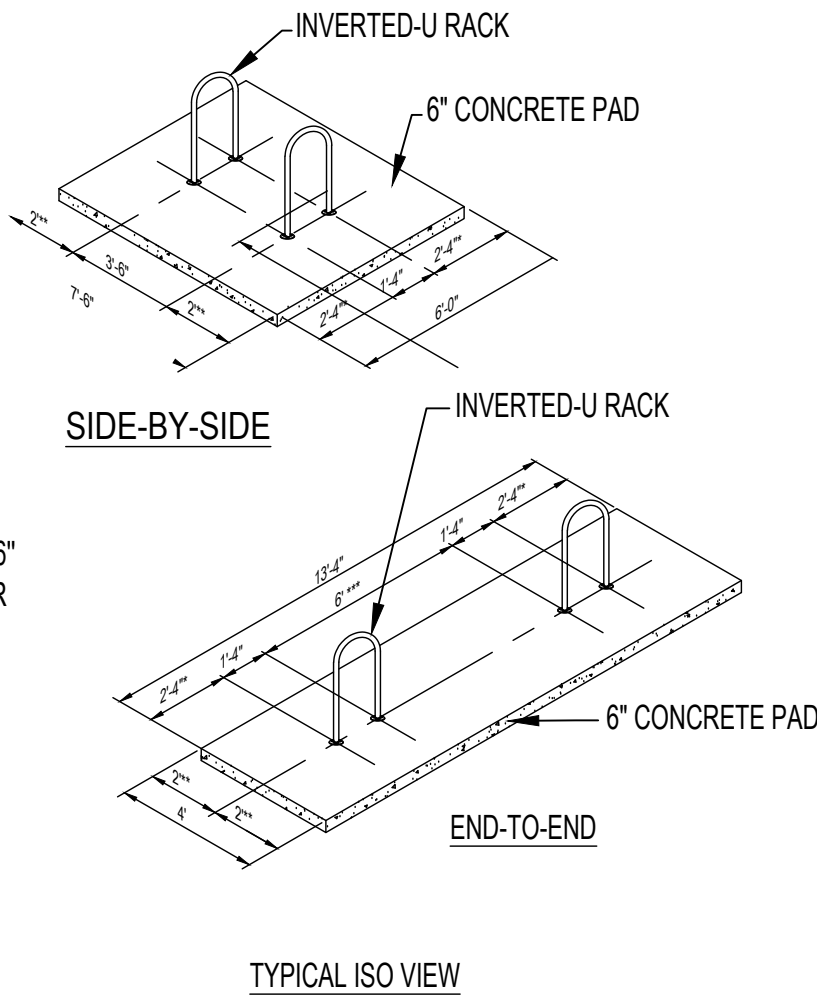
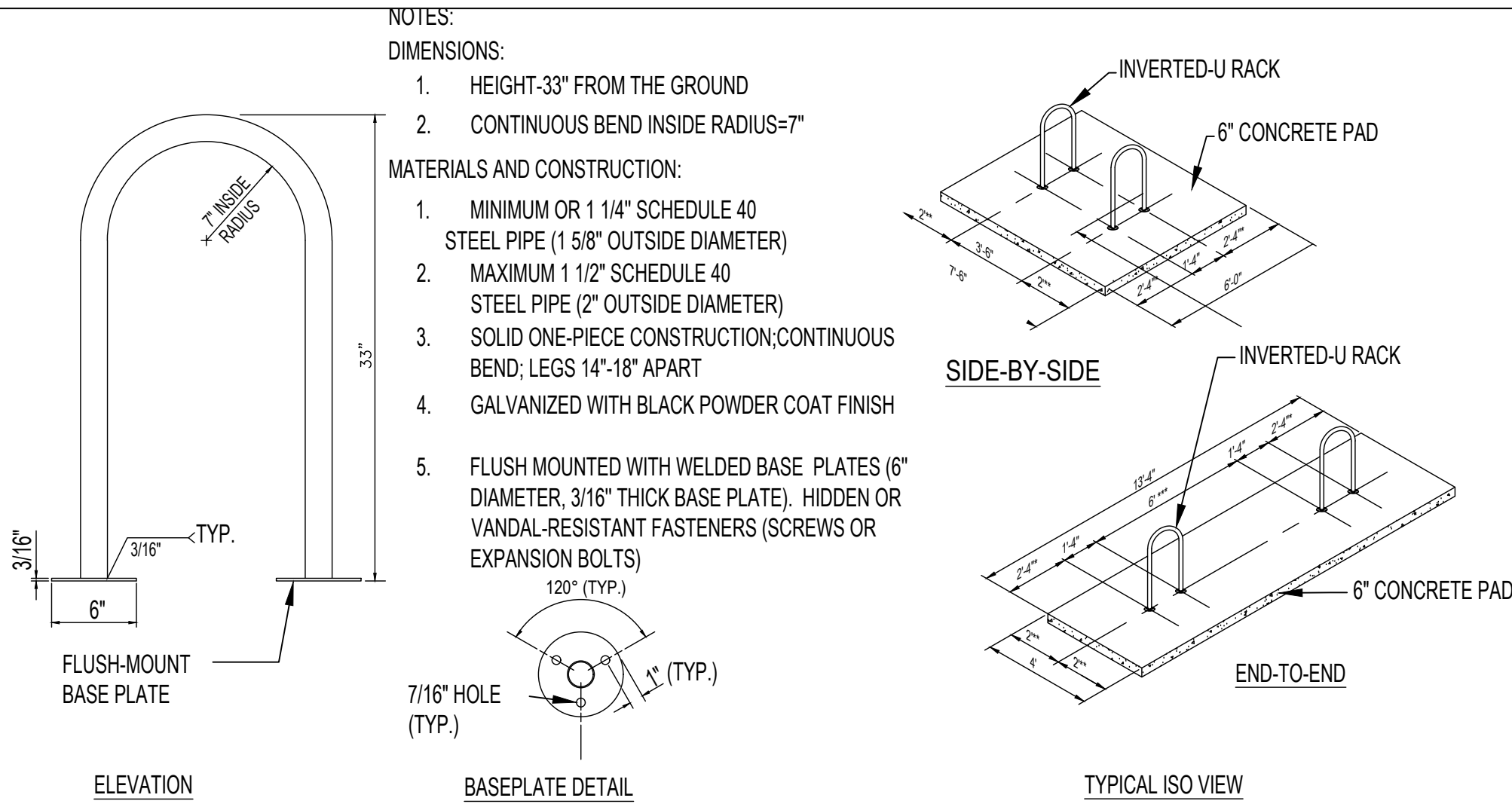


**B GARDEN BOX PLANTER**  
SCALE: 1'-1'-0"

NO.	DATE	REMARKS
1	02/02/24	SITE PLAN SUBMITTAL

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- 3'-4" MINIMUM WHEN INSTALLED PERPENDICULAR TO A WALL OR CURB.
- 3' MINIMUM WHEN INSTALLED PARALLEL TO A WALL OR CURB. 5' MINIMUM SEPARATION FROM CURB FACE WHEN INSTALLED ADJACENT TO A CURB WITH "HEAD-IN" AUTOMOBILE PARKING.
- 10' MINIMUM IF MORE THAN TWO "U" RACKS IN A SERIES.

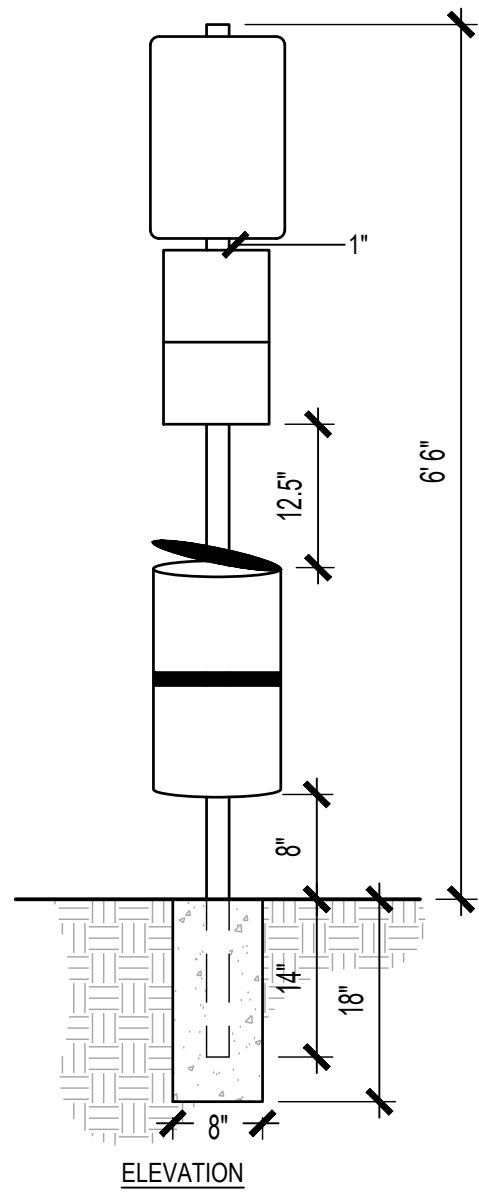
NOTES:

1. EXPOSED CONCRETE SURFACE TO BE BROOM FINISHED. PAD SIZE MAY VARY AS DIRECTED BY THE ENGINEER.
2. PAD IS TO BE CONSTRUCTED WITH CLASS B CONCRETE.
3. EXCAVATION AND/OR EMBANKMENT REQUIRED FOR PAD CONSTRUCTION WILL NOT BE PAID FOR SEPERATELY, BUT SHALL BE INCLUDED IN THE COST OF THE PAD. CONCRETE SHALL BE SLOPED AT 2% TO DRAIN.

Show locations of all items on site plan.

A BIKE RACK

SCALE: NTS



NOTE: OWNER TO PROVIDE FF&E

MANUFACTURER: CARROT-TOP INDUSTRIES OR APPROVED EQUAL

MODEL: DOGIPOT OR APPROVED EQUAL

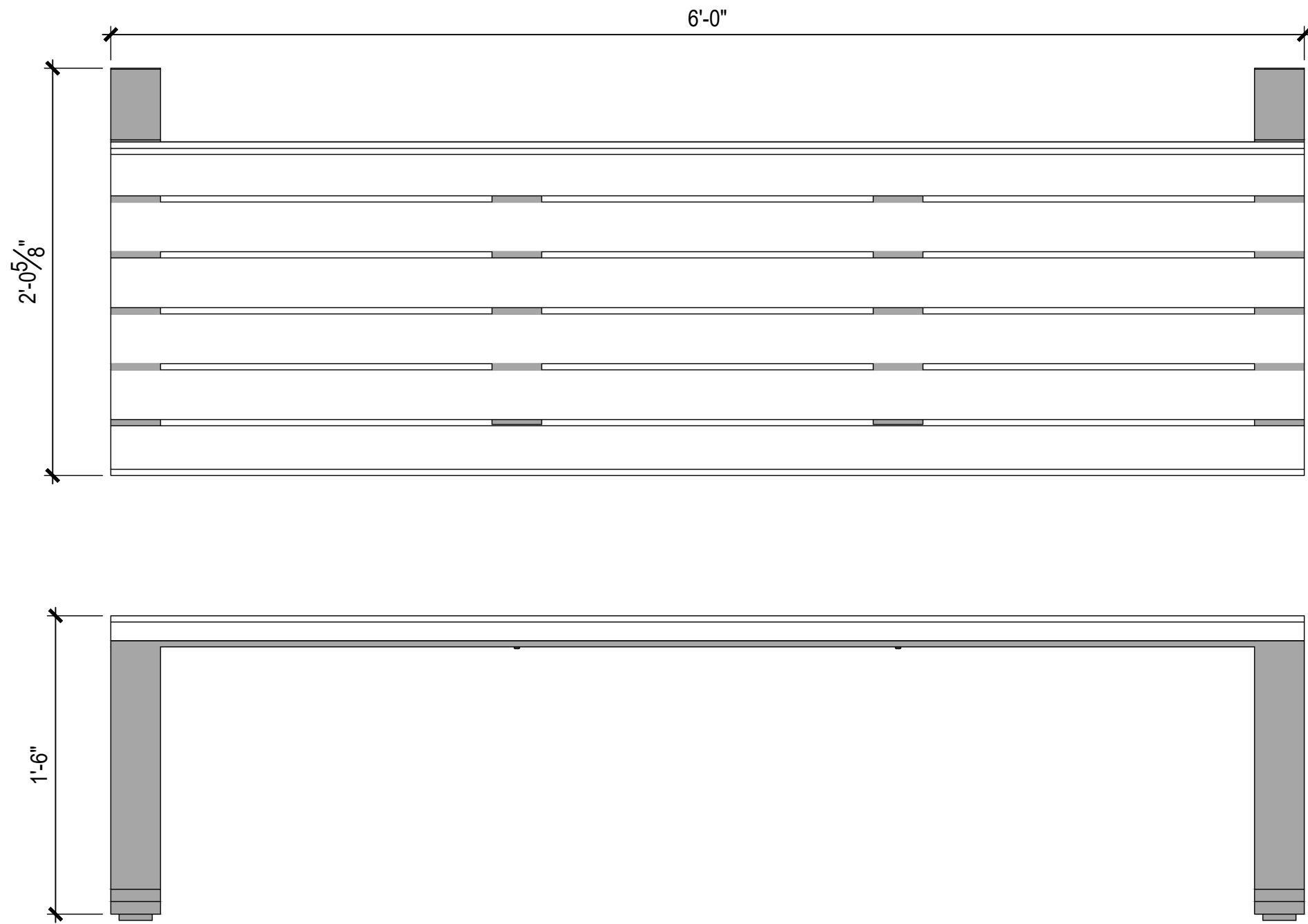
COLOR/FINISH: GREEN/STEEL

INSTALL PER MANUFACTURERS RECOMMENDATIONS

- NOTES:
1. SECURE OPERABLE PARTS NO HIGHER THAN 48" ABOVE FINISH GRADE.
  2. (4) TOTAL STATIONS

C 6' BENCH

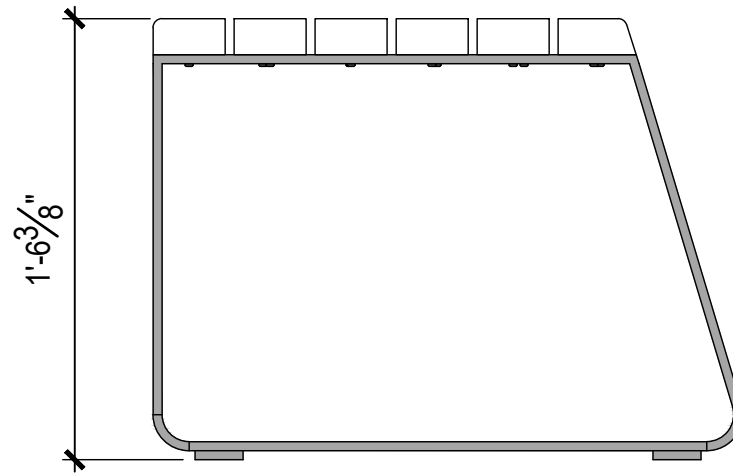
SCALE: 1 1/2" = 1'-0"



CONTACT:  
SITE PIECES  
MIKE HONERLAW  
SITEPIECES.COM  
720.665.5251

NOTES:

- FRAME: ALL ALUMINUM CONSTRUCTION
- 3/8" ALUMINUM GLIDES W/ 1/2" PRE-DRILLED COUNTERSUNK HOLE FOR SURFACE MOUNTING
- THERMORY (N. WHITE ASH) OR ALUMINUM SLATS
- SITE PIECES RECOMMENDS STAINLESS STEEL DROP-IN ANCHORS W/ FLAT HEAD
- SHIPS FULLY ASSEMBLED



BENCH DETAIL FOR DESIGN INTENT ONLY. MANUFACTURER TO BE FINALIZED AT TIME OF CONSTRUCTION DOCUMENTS

D TRASH/RECYCLING RECEPTACLE

SCALE: NTS



MANUFACTURER: ANOVA

MODEL:METRIX 40 GALLON TRASH RECEPTACLE WITH SIDE DOOR

COLOR: TBD

INSTALL PER MANUFACTURERS RECOMMENDATIONS

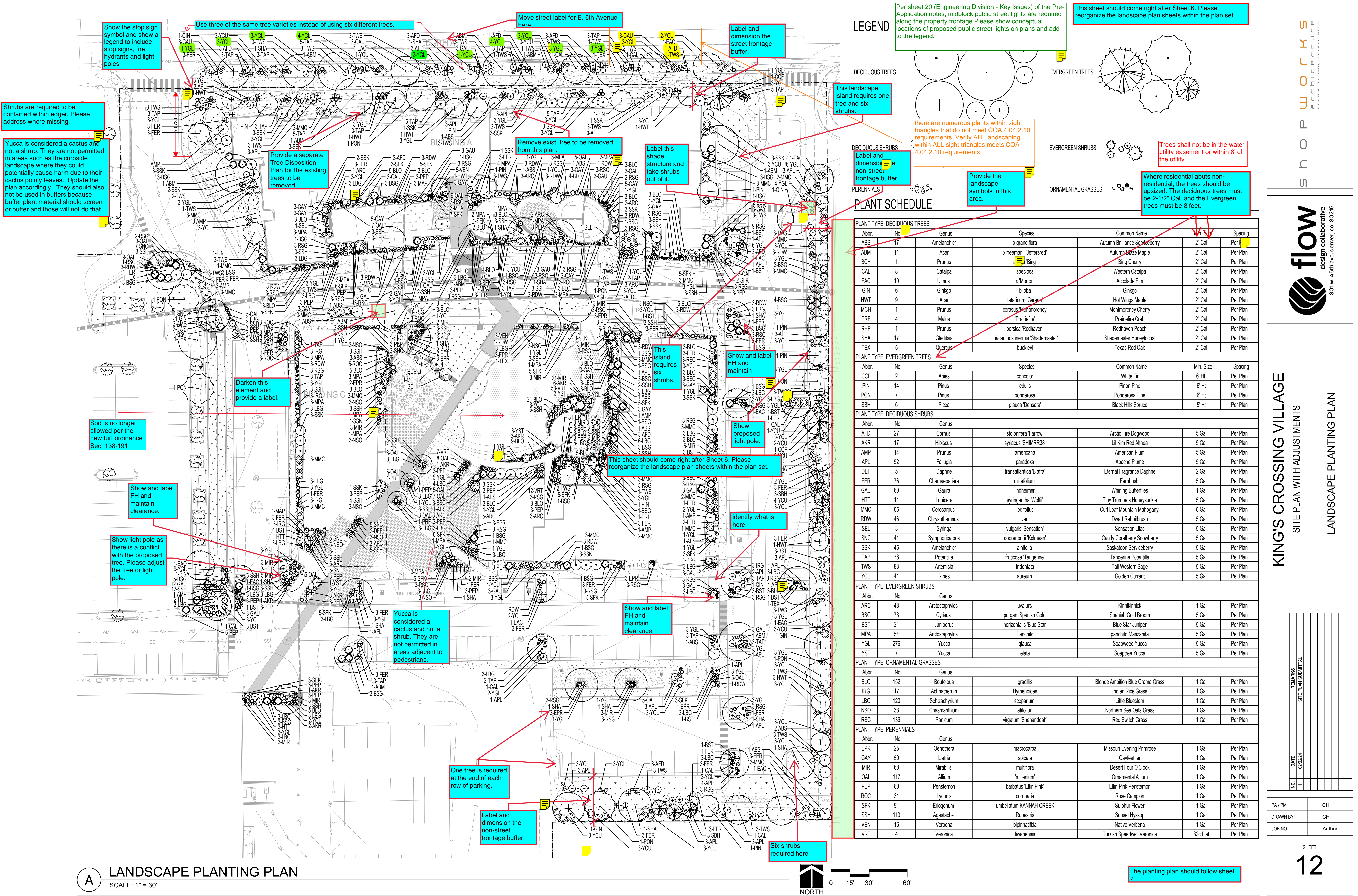
CONTACT:  
ANOVA

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

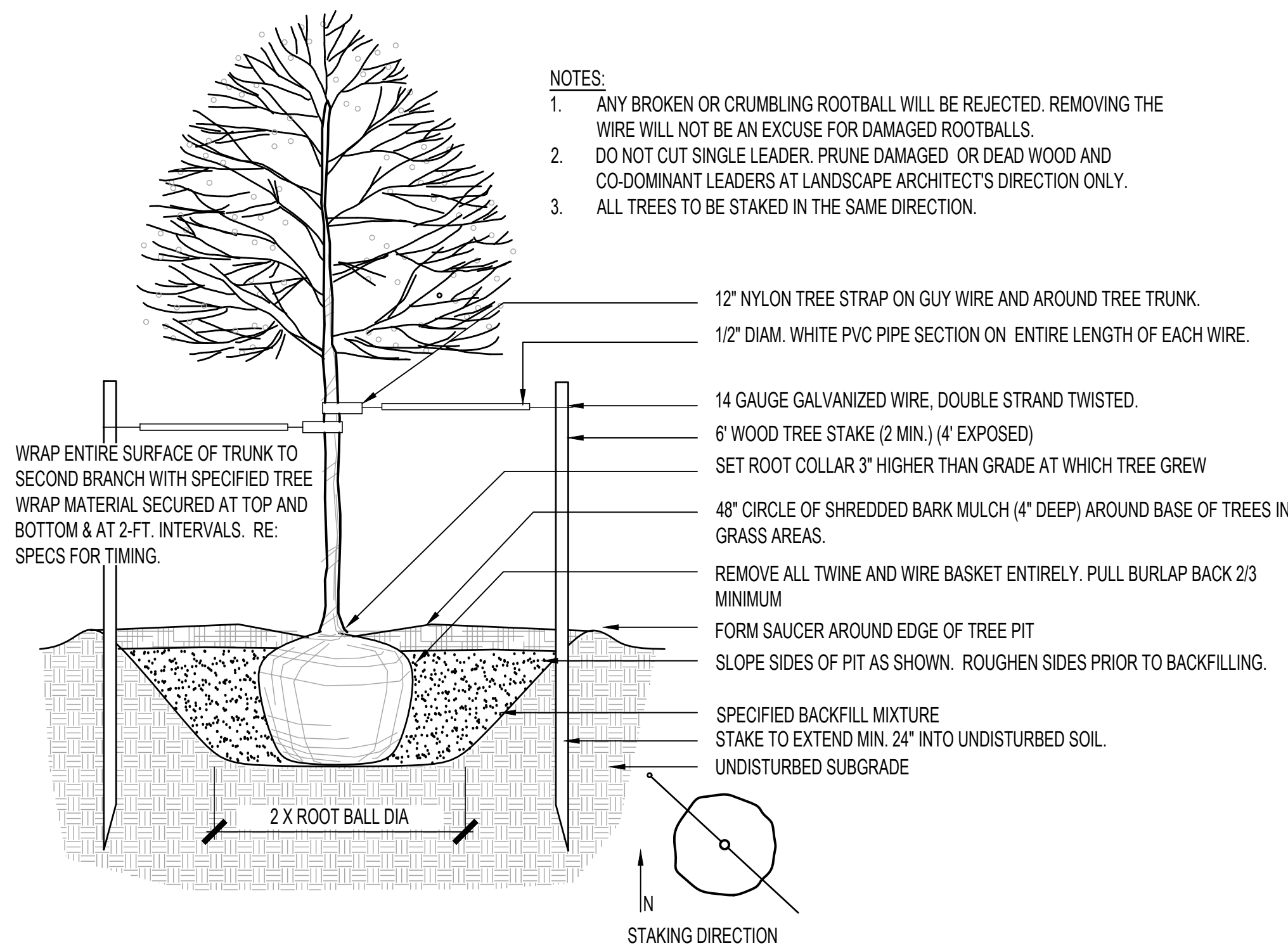
NO.	DATE	REMARKS
1	02/02/24	SITE PLAN SUBMITTAL

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JOB NO.:	Author

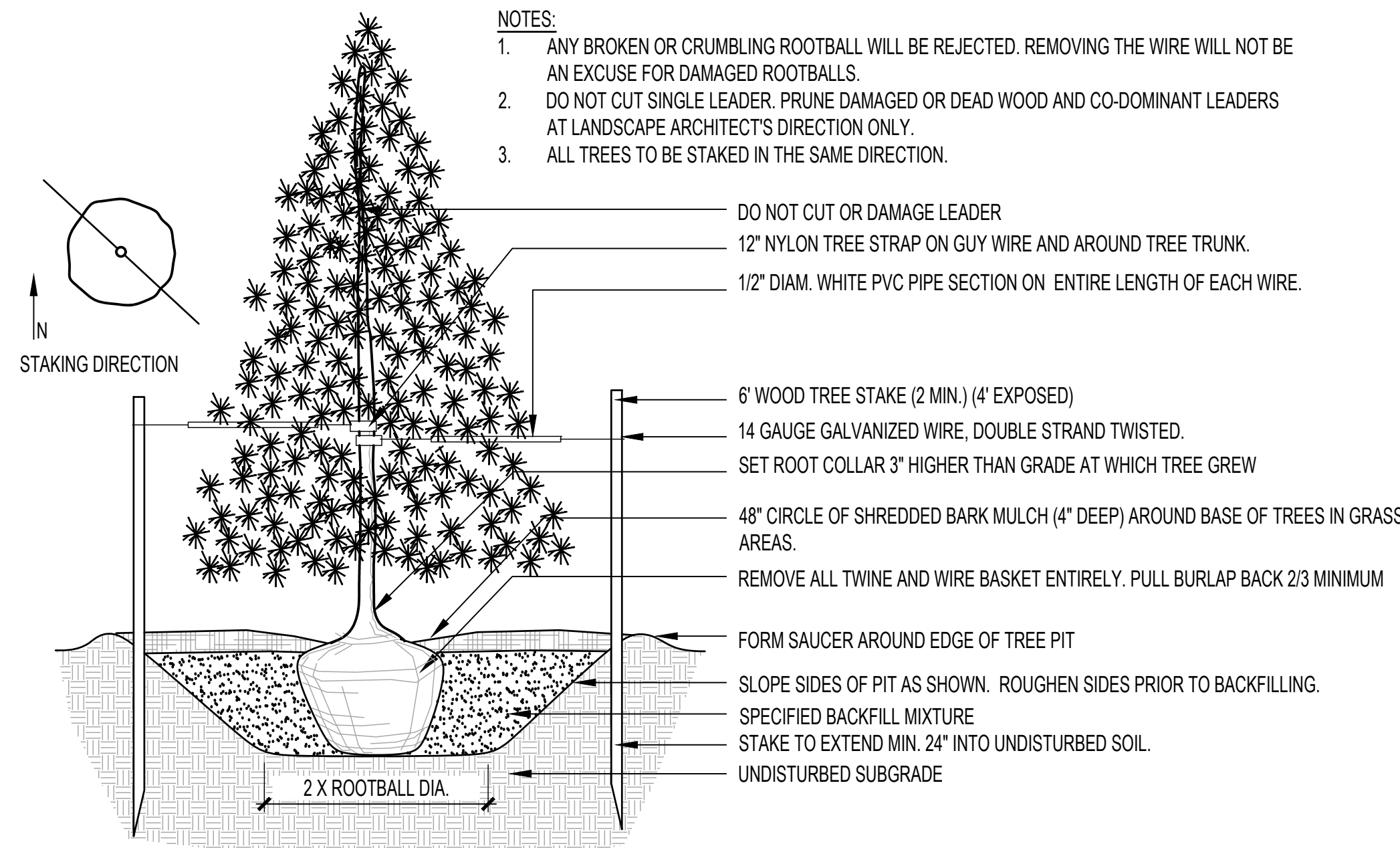




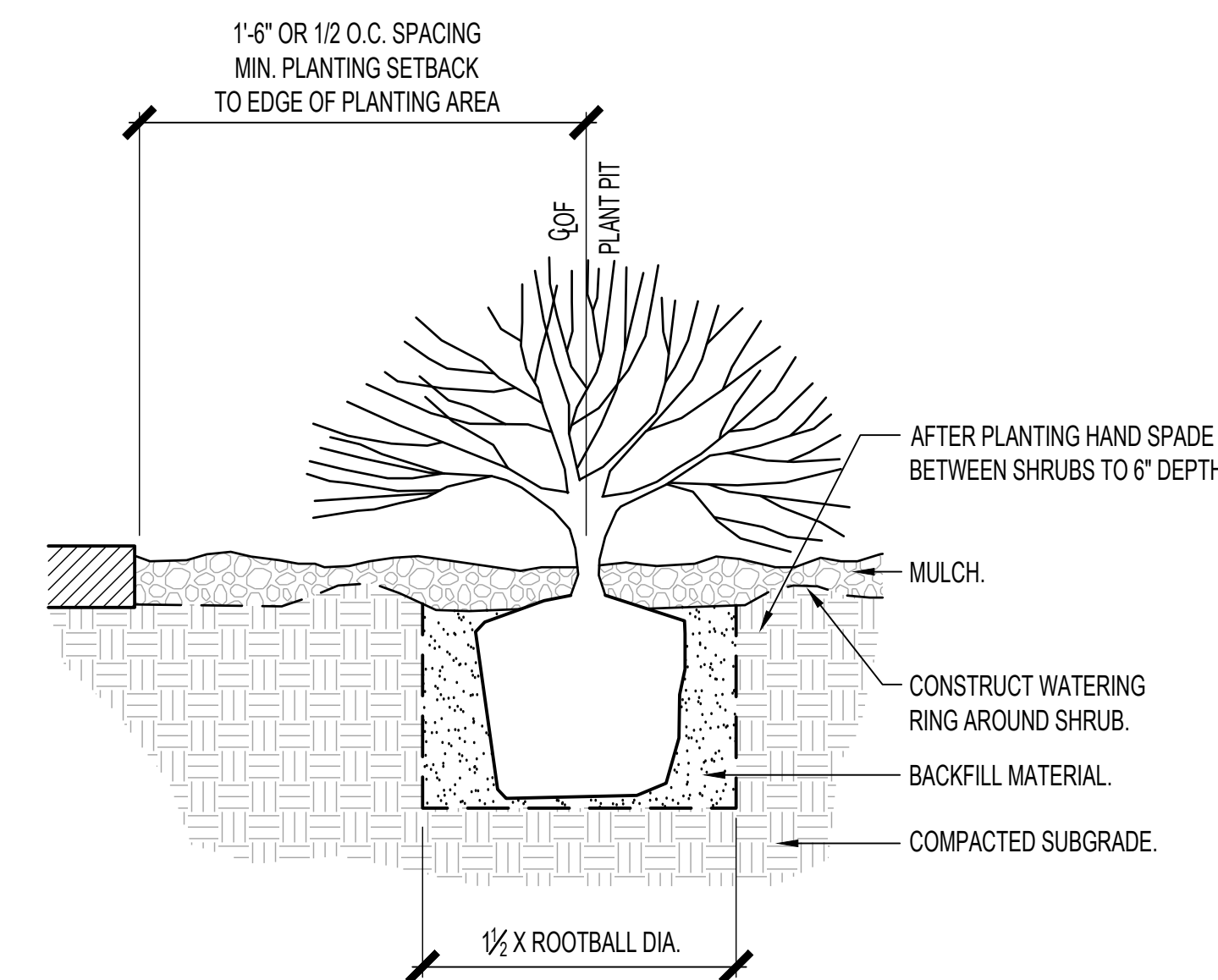




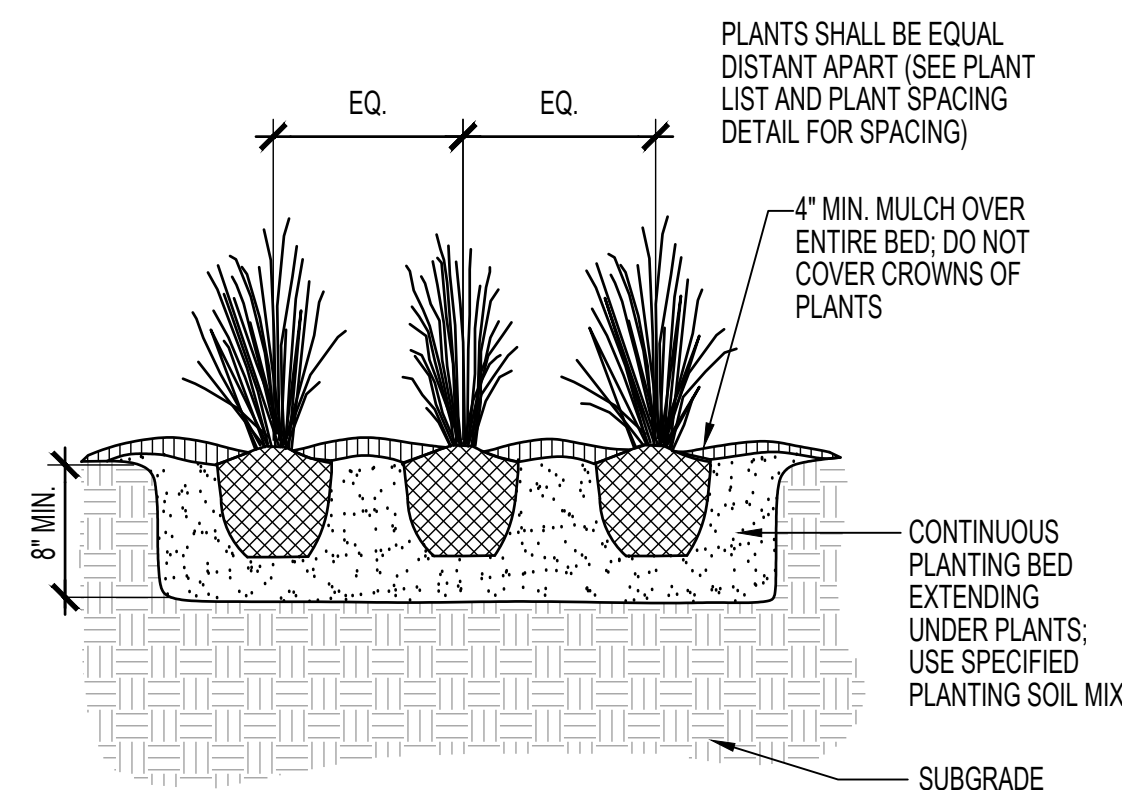
**A** DECIDUOUS TREE PLANTING  
SCALE: NTS



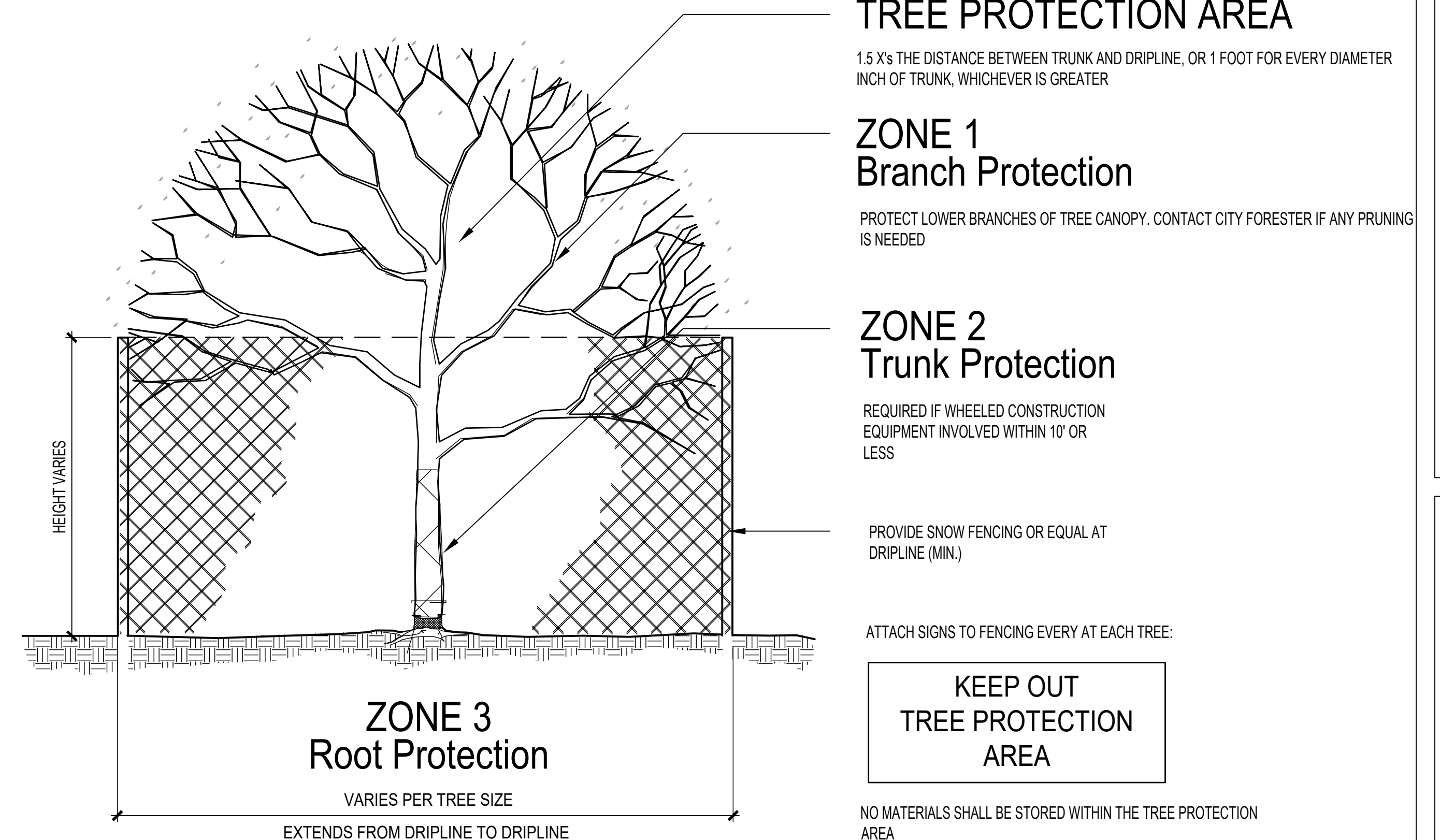
**B** EVERGREEN TREE PLANTING  
SCALE: NTS



**C** SHRUB PLANTING  
SCALE: NTS



**D** ORNAMENTAL GRASS/PERENNIAL PLANTING  
SCALE: NTS

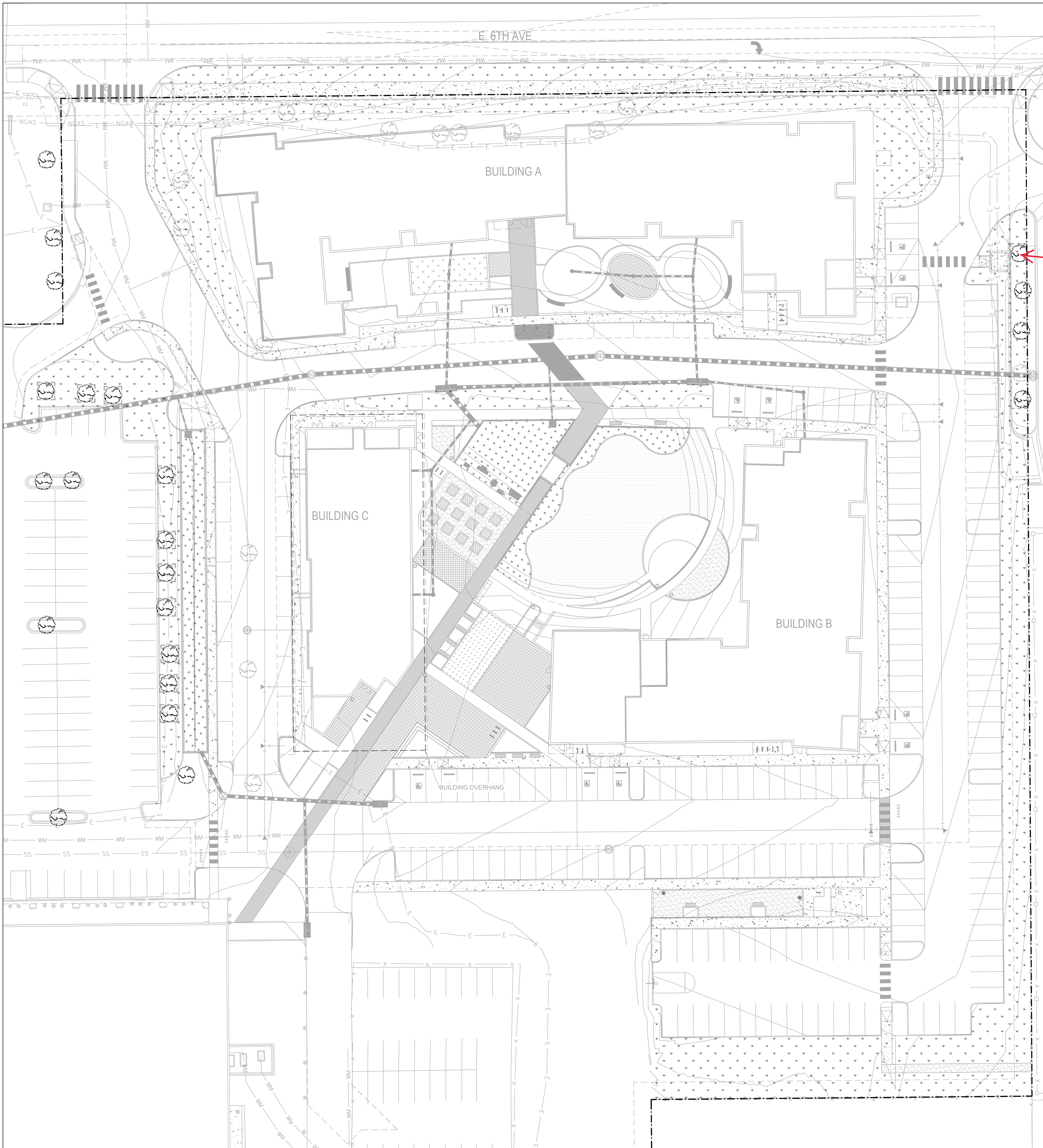


**E** TREE PROTECTION (AS REQUIRED)  
SCALE: NTS

REMARKS		DATE	NO.
SITE PLAN SUBMITTAL		02/22/24	1

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





TREE MITIGATION TABLE

Caliper Inches Removed Requiring Mitigation	Caliper Inches Relocated	Caliper Inches Replaced for Mitigation	Total Cost Required in Lieu of Caliper Replacement for Mitigation
125	0	10	\$30,130

TREE PRESERVATION & PROTECTION NOTES

1. ALL EXISTING TREES WITHIN THE PROJECT PROPERTY BOUNDARY ARE PROPOSED TO BE REMOVED. PROPOSED TREE REMOVALS ARE BASED ON CONDITION OF EXISTING TREES AND SITE CONSTRAINTS WHICH REQUIRE SIGNIFICANT MODIFICATIONS TO EXISTING GRADES THAT WILL IMPACT EXISTING TREES.

LEGEND

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

The note above is not correct as there are existing trees shown to remain. Please revise note.

Please contact Aurora Forestry, if using a combination of planting back on site and payment into a community tree fund this will require a calculation to determine tree mitigation fee.

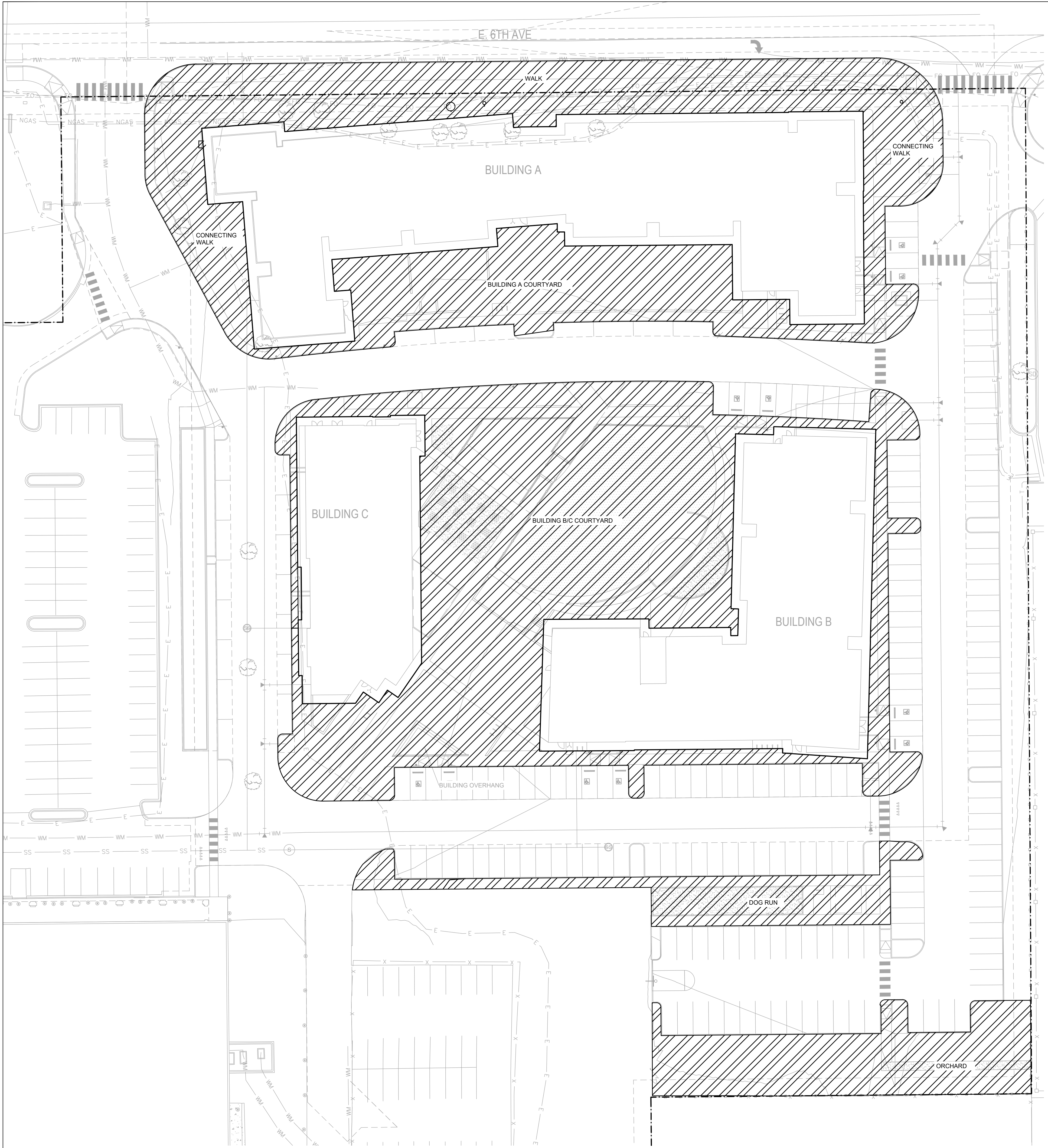
Please send tree appraisal to Aurora Forestry

Please identify trees specific to mitigation on the landscape plan. Tree mitigation is always above and beyond the Landscape Code requirements. Any tree that is removed from this site will either require replacement within the landscape or be mitigated through payment to the Community Tree Fund.

NO.	DATE	REMARKS
1	02/2/24	SITE PLAN SUBMITTAL

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OPEN SPACE REQUIREMENTS

Area	Area (sq. feet)
SITE	406,911 (100%)
OPEN SPACE	91,505 (22%)

--- PROPERTY LINE

OPEN SPACE

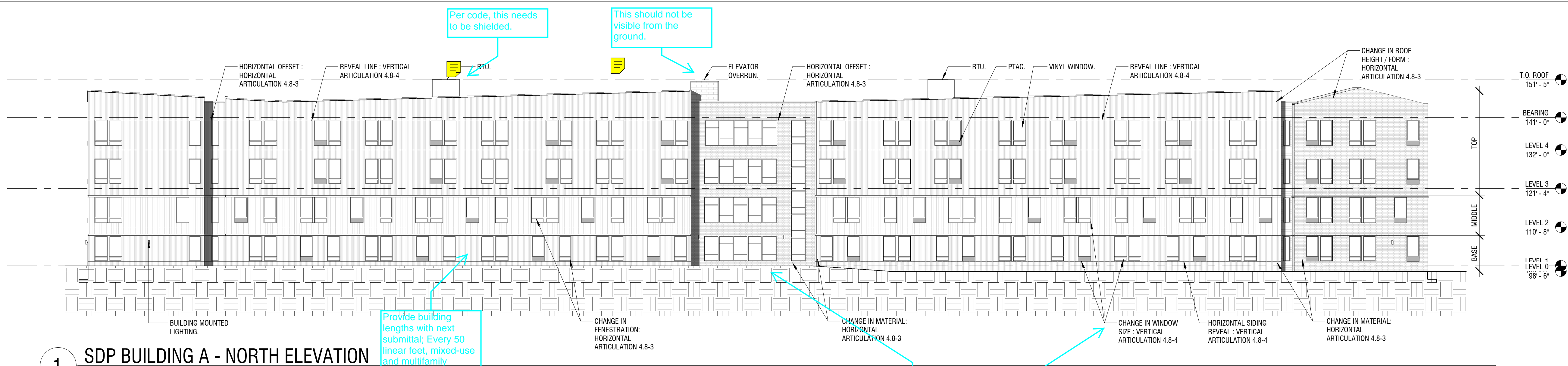
NO.	DATE	REMARKS
1	02/02/24	SITE PLAN SUBMITTAL

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



NO.	DATE	REMARKS	
		DATE	REMARKS
1	07/8/24		SITE PLAN SUBMITTAL

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



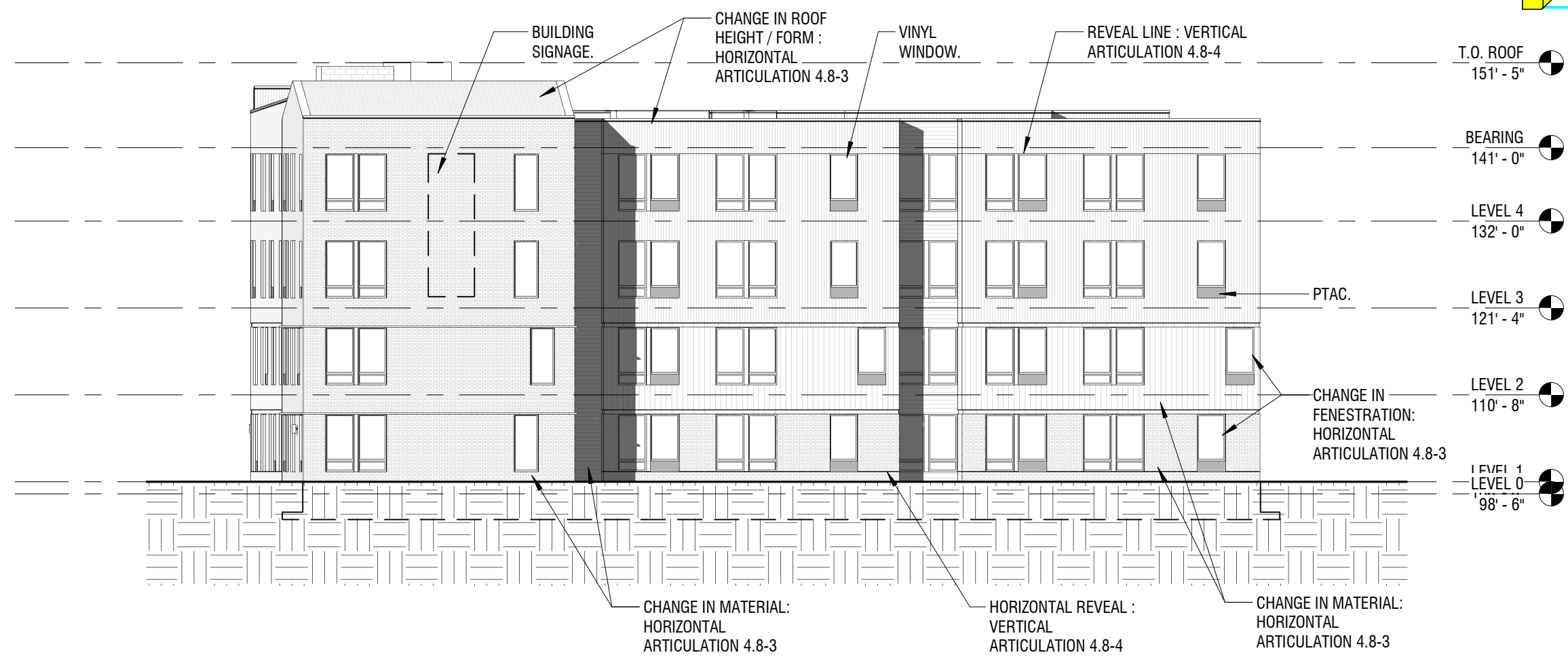
1 SDP BUILDING A - NORTH ELEVATION

1/16" = 1'-0"

Provide building lengths with next submittal: Every 50 linear feet, mixed-use and multifamily developments shall use at least two of the horizontal articulation methods shown in Table 4.8-3 at an interval of 50 feet or less on each street facing building façade.

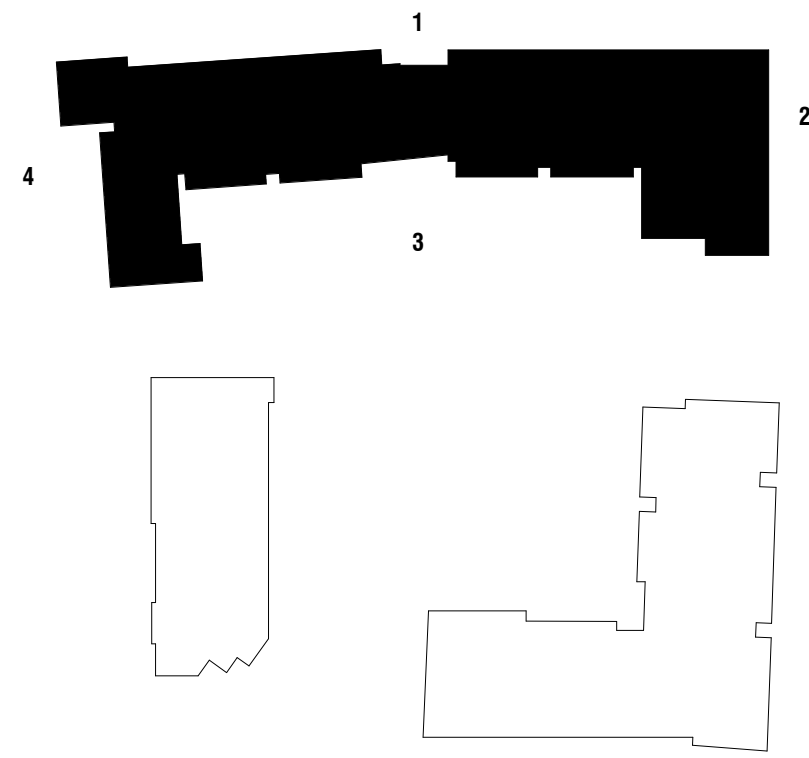
Consider a more prominent vertical articulation to better meet code: Each primary structure or portion of primary structure with a height of 30 feet or more and more than two stories shall use vertical articulation to present a clear base, middle and cap to the building on each façade facing a street or a Residential zone district. See section 146-4.8.5 for a discussion on a more prominent base, middle and cap of a building.

Where is the main entrance off of 6th Avenue? The north facing elevation must have access from 6th avenue. Building Orientation - General. Each primary structure shall be arranged so that the primary façade and each façade with a main pedestrian entry, orients onto and provides direct pedestrian access onto, one of the following: a. A public or private street; b. A public park, open space or common green; c. A plaza or courtyard; or d. A pedestrian passage..



4 SDP BUILDING A - WEST ELEVATION

1/16" = 1'-0"



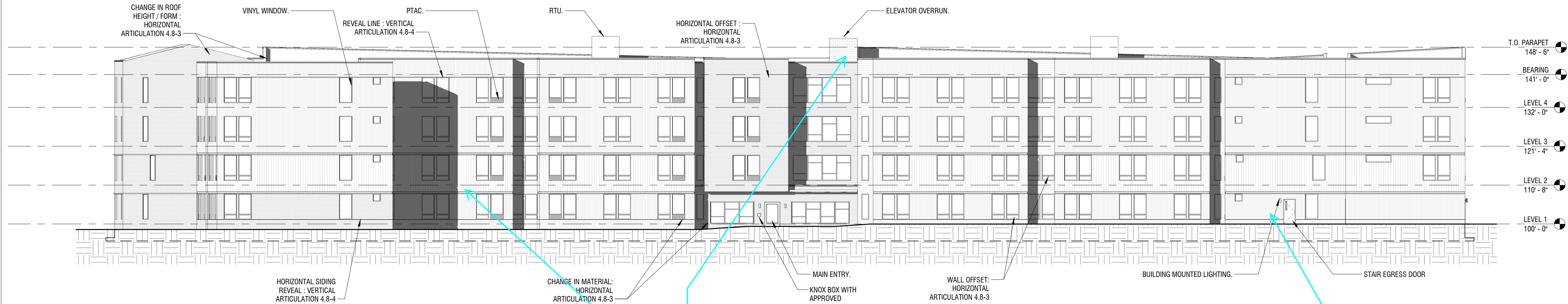
ELEVATIONS MATERIAL LEGEND - BUILDING A		
	TOTAL SQUARE FOOTAGE:	% OF TOTAL:
STACKED BRICK - BEIGE	9,650 SF	30.5%
MP-02 METAL PANEL - DARK BLUE/GRAY VERTICAL PANEL - 6"		
SD-02 - HORIZONTAL SIDING - 6" OR APPROVED EQUAL	31,350 SF	41.8%
Soda LimAND DOORS	4,980 SF	28.7%

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.)	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.)			
Building corner enhancements	x		
Wall art			
Balconies			
Landscape wall/decorative screen for vines			



NO.	DATE	REMARKS	
		DATE	REMARKS
1	07/15/24		SITE PLAN SUBMITTAL

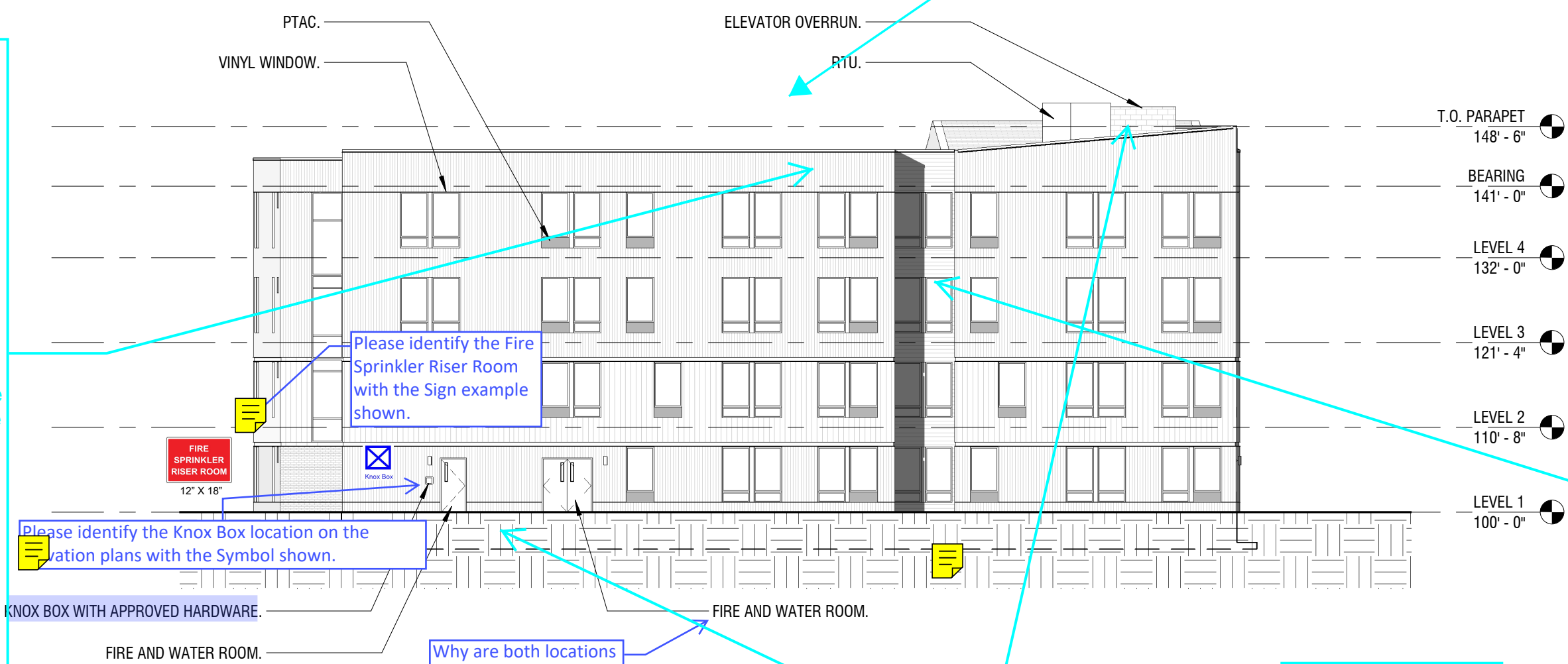
PA / PM:	Approver
DRAWN BY:	Author
JOB NO.:	Author



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)			
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			
Balconies			
Landscape wall/decorative screen for vines			

Roof Form.a. Where sloped roofs are used, at least one of the following elements shall be incorporated into the design for each 60 linear feet of roof to avoid long, flat roof surfaces:i. Projecting gables,ii. Hips,iii. Horizontal/vertical breaks, oriv. Other similar techniques.b. Where flat roofs are used, the design or height of the parapet shall include at least one change in setback or height of at least three feet along each 60 linear feet of façade..



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

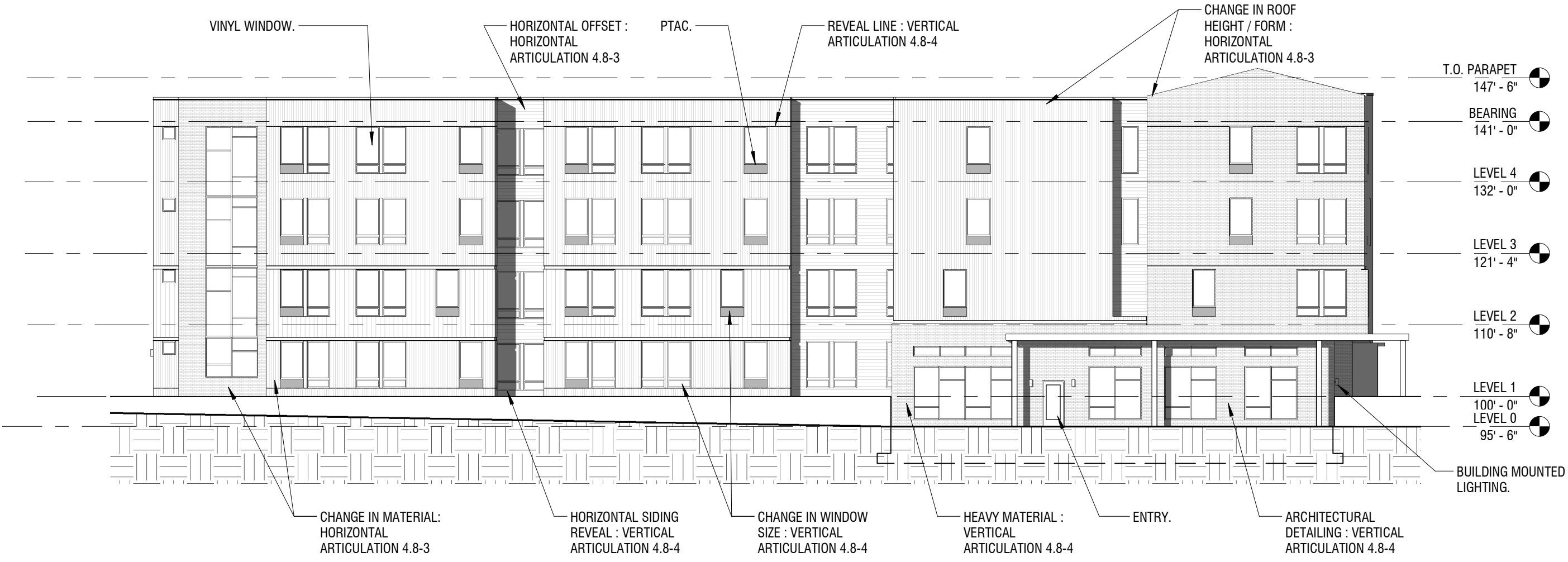
ELEVATIONS MATERIAL LEGEND - BUILDING A		
	TOTAL SQUARE FOOTAGE:	% OF TOTAL:
STACKED BRICK - BEIGE	9,650 SF	30.5%
MP-02 METAL PANEL - DARK BLUE/GRAY VERTICAL PANEL - 6"		
SD-02 - HORIZONTAL SIDING - 6" OR APPROVED EQUAL	31,350 SF	41.8%
Soda LimAND DOORS	4,980 SF	28.7%

Please refer to section 146-4.8.6 (Table 4.8-6) for masonry standards.Either:• 60 percent (or 30 percent for an Affordable Housing Structure) shall be clad in brick or stone; or• 80 percent (or 40 percent for an Affordable Housing Structure) shall be clad in stucco; or• 80 percent (or 40 percent for an Affordable Housing Structure) shall be clad in a combination of stucco and brick, or stucco and stone.



NO.	DATE	REMARKS									
		SITE PLAN SUBMITTAL									
1	07/15/24										

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



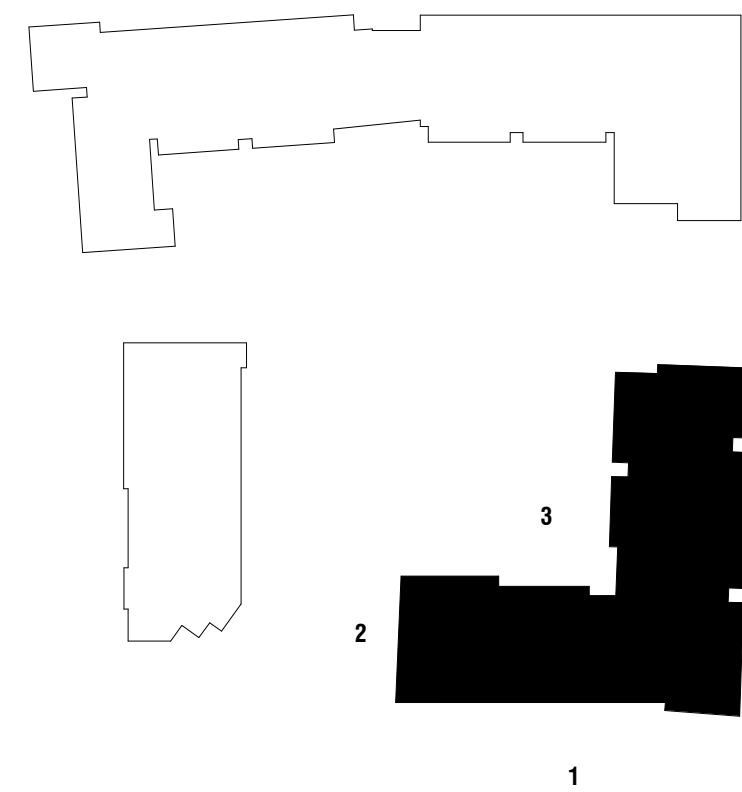
2 SDP BUILDING B - WEST ELEVATION

1/16" = 1'-0"



3 SDP BUILDING B - NORTH ELEVATION

1/16" = 1'-0"



#### ELEVATIONS MATERIAL LEGEND - BUILDING B

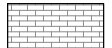

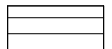

	TOTAL SQUARE FOOTAGE:	% OF TOTAL:
 STACKED BRICK - BEIGE	7,698 SF	31.5%
 MP-02 METAL PANEL - DARK BLUE/GRAY VERTICAL PANEL - 6"		
 SD-02 - HORIZONTAL SIDING - 6" OR APPROVED EQUAL	24,705 SF	45.5%
 Soda LimAND DOORS	8,692 SF	23%

Table 4.8-8

#### Façade Character Elements for Four-Sided Building Design



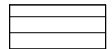

BUILDING FACE	Mixed-Use and Multifamily Residential Districts		
	PRIMARY FAÇADE	SECONDARY FAÇADE	MINOR FAÇADE
<b>Massing</b>			
General	3	2	1
Wall off-set (min. 3 ft.)		x	
Wall/parapet height change (min. 3 ft.)			
Roof form change			
Upper floor stepback			
Wall notch (min. 12 in.)		x	
<b>Materials</b>			
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)			
<b>Human Scale</b>			
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			

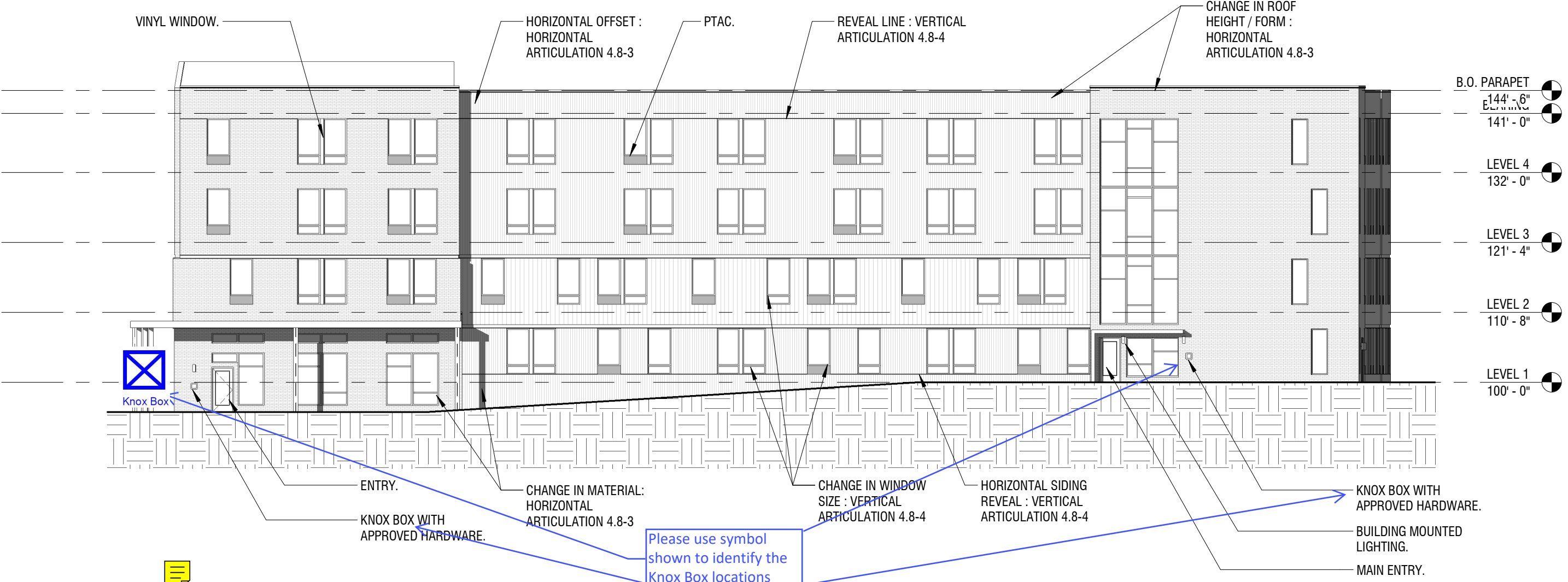
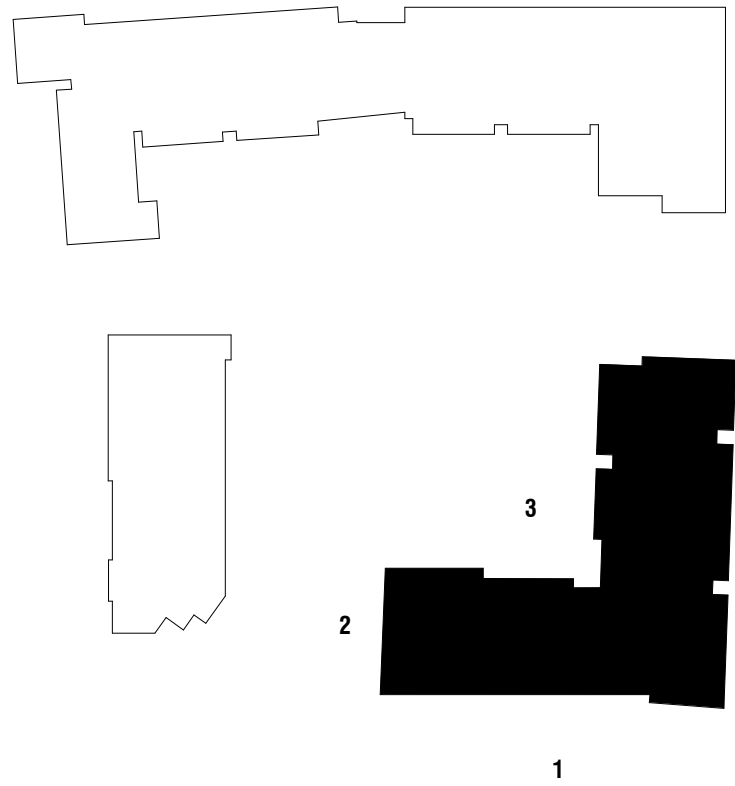


NO.	DATE	REMARKS	
		DATE	REMARKS
1	07/15/24		SITE PLAN SUBMITTAL

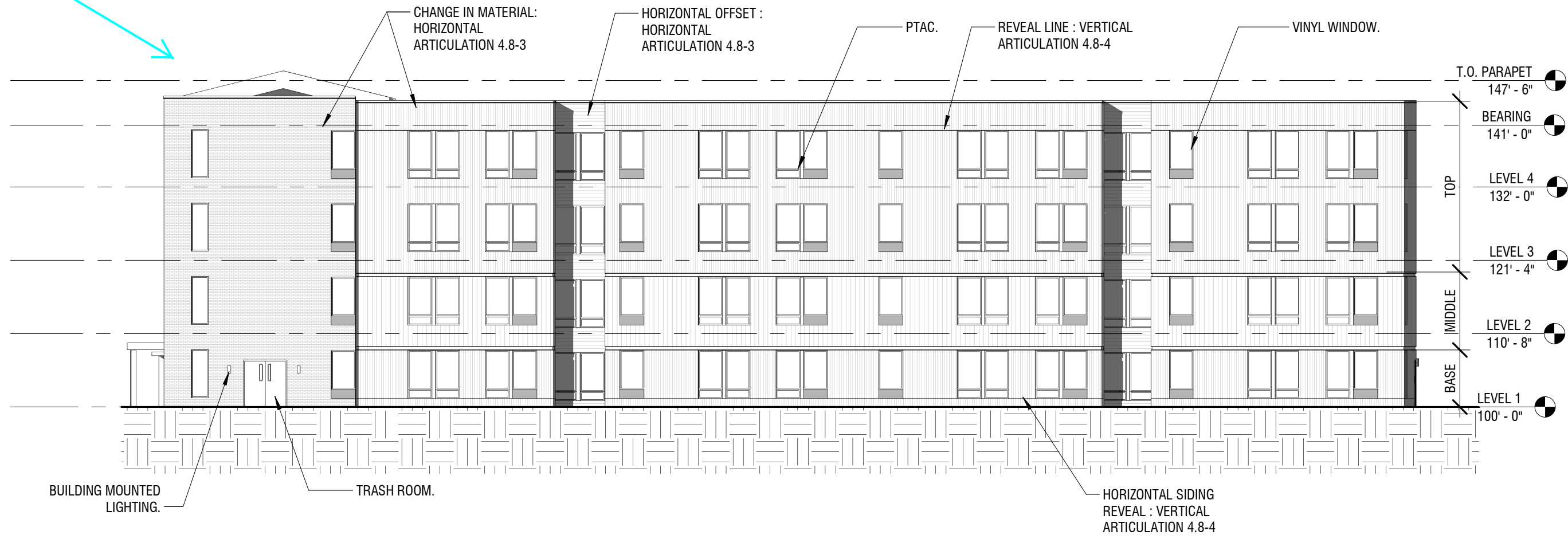
PA / PM:	Approver
DRAWN BY:	Author
JOB NO.:	Author

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			

ELEVATIONS MATERIAL LEGEND - BUILDING B		
	TOTAL SQUARE FOOTAGE:	% OF TOTAL:
 STACKED BRICK - BEIGE	7,698 SF	31.5%
 MP-02 METAL PANEL - DARK BLUE/GRAY VERTICAL PANEL - 6"		
 SD-02 - HORIZONTAL SIDING - 6" OR APPROVED EQUAL	24,705 SF	45.5%
 Soda Lime AND DOORS	8,692 SF	23%



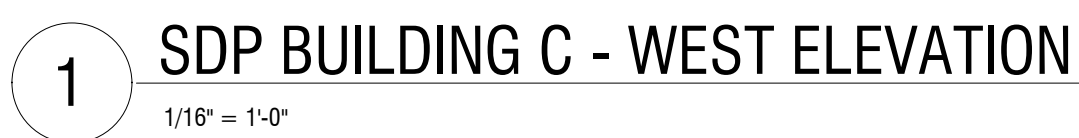
1 SDP BUILDING B - SOUTH ELEVATION  
1/16" = 1'-0"



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

Please see comments on prior sheets regarding elevations and roof lines.

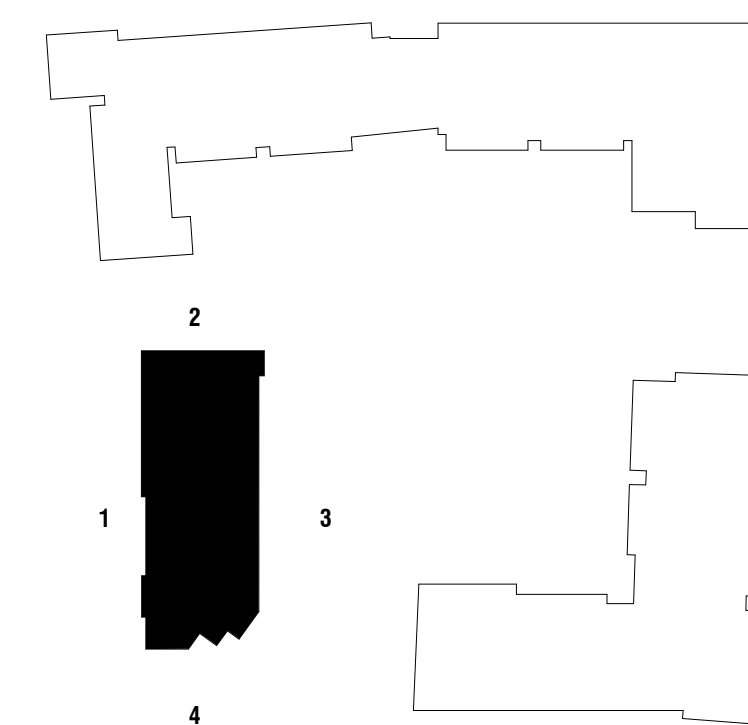








Architectural elevation drawing of a building with various annotations and level markers. The drawing includes the following elements:

- Annotations:**
  - CHANGE IN MATERIAL: HORIZONTAL ARTICULATION 4.8-3 (pointing to a horizontal line on the left wall)
  - KNOX BOX (pointing to a blue square with a white 'X' on the wall)
  - STAIR EGRESS DOOR (pointing to a door on the ground floor)
  - TRASH ROOM DOOR (pointing to a door on the ground floor)
  - MAINT. ROOM DOOR (pointing to a door on the ground floor)
  - BUILDING MOUNTED LIGHTING (pointing to a light fixture on the wall)
  - DOWNSPOUT (pointing to a vertical pipe on the roof)
  - GUTTER (pointing to a horizontal pipe on the roof)
  - VINYL WINDOW (pointing to a window on the second floor)
  - ASPHALT SHINGLE ROOF (pointing to the roof)
- Level Markers:**
  - T.O. ROOF 149' - 1"
  - BEARING 142' - 8"
  - LEVEL 4 132' - 0"
  - LEVEL 3 121' - 4"
  - LEVEL 2 110' - 8"
  - LEVEL 1 100' - 0"
  - FOUNDATION 95' - 4"
- Other Labels:**
  - KNOX BOX WITH APPROVED HARDWARE (pointing to a red box with a white 'X' on the wall)
  - SPRINKLER RISER (pointing to a red box with a white 'X' on the wall)

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



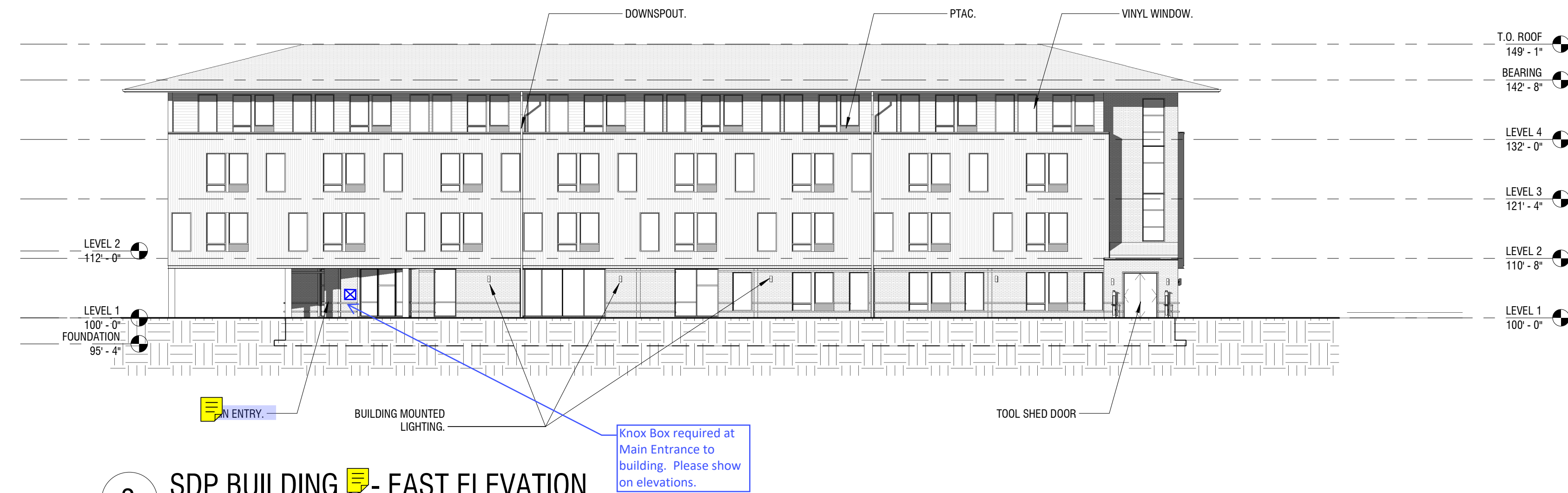
ELEVATIONS MATERIAL LEGEND - BUILDING C			
		TOTAL SQUARE FOOTAGE:	% OF TOTAL
	STACKED BRICK - BEIGE	5,044 SF	30.5%
	MP-02 METAL PANEL - DARK BLUE/GRAY VERTICAL PANEL - 6"		
	SD-02 - HORIZONTAL SIDING - 6" OR APPROVED EQUAL	12,277 SF	43.5%
	Soda Lim AND DOORS	6,677 SF	36%

	Mixed-Use and Multifamily Residential Districts		
Building Face	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	x		
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			

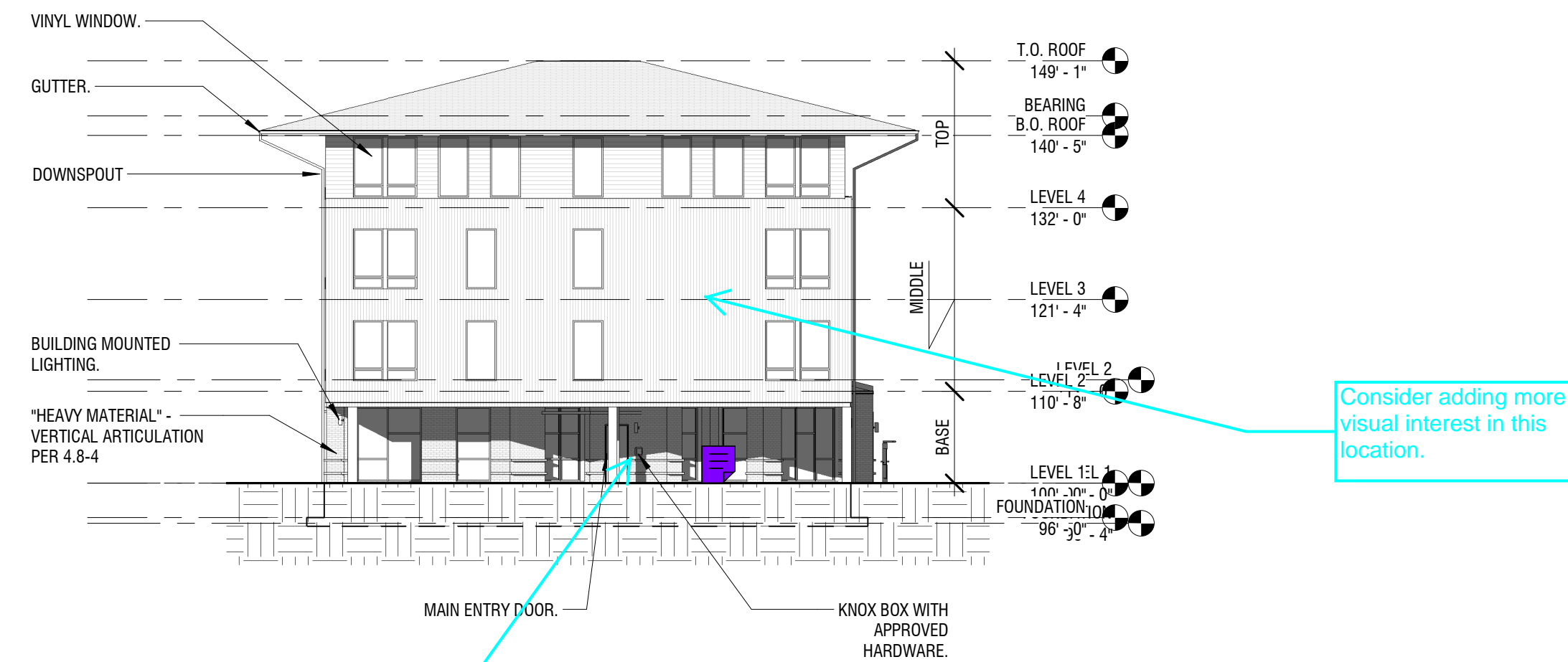


NO.	DATE	REMARKS	
		DATE	REMARKS
1	07/15/24		SITE PLAN SUBMITTAL

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"

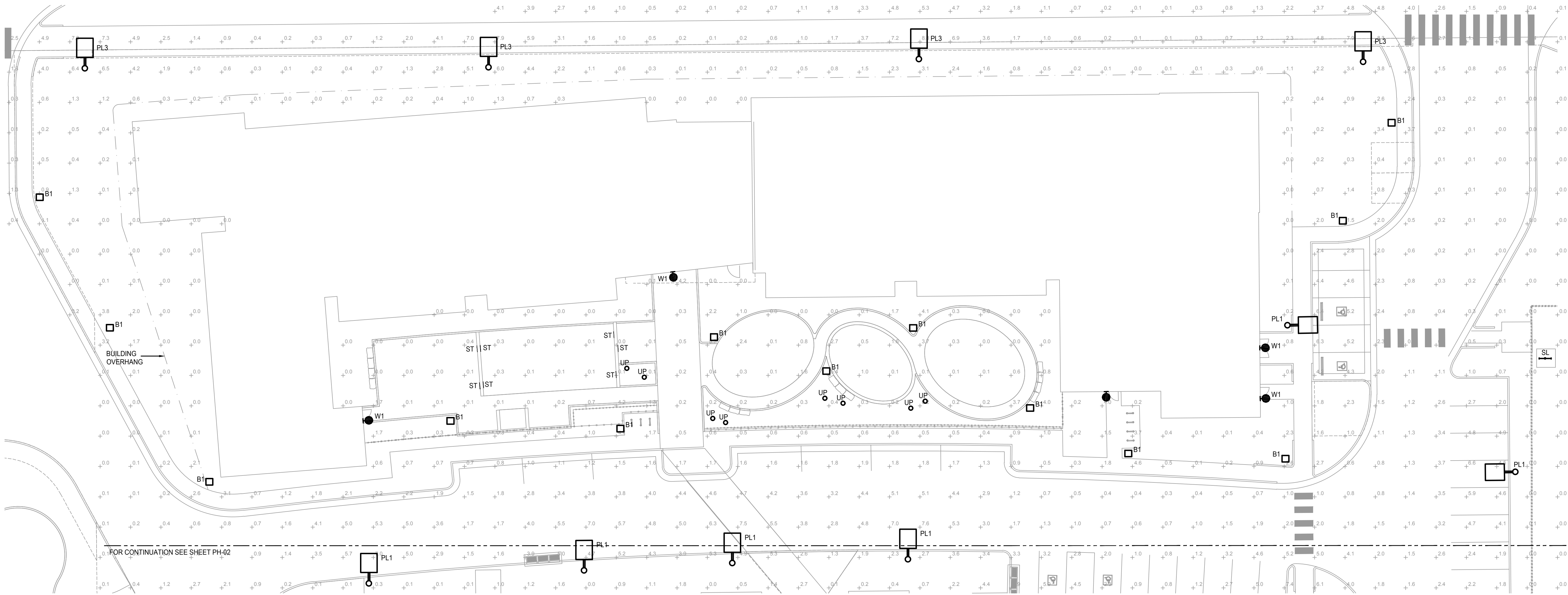
Provide elevations of ALL main entrances with the next submittal



ELEVATIONS MATERIAL LEGEND - BUILDING C		
	TOTAL SQUARE FOOTAGE:	% OF TOTAL:
STACKED BRICK - BEIGE	5,044 SF	30.5%
MP-02 METAL PANEL - DARK BLUE/GRAY VERTICAL PANEL - 6"		
SD-02 - HORIZONTAL SIDING - 6" OR APPROVED EQUAL	12,277 SF	43.5%
Soda Lim AND DOORS	6,677 SF	36%

Table 4.8-8 Façade Character Elements for Four-Sided Building Design			
Mixed-Use and Multifamily Residential Districts			
BUILDING FACE	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			





The photometric plan must show and label the location of the internal site accessible route. Provide a minimum of 1 foot-candle of lighting within the accessible route.

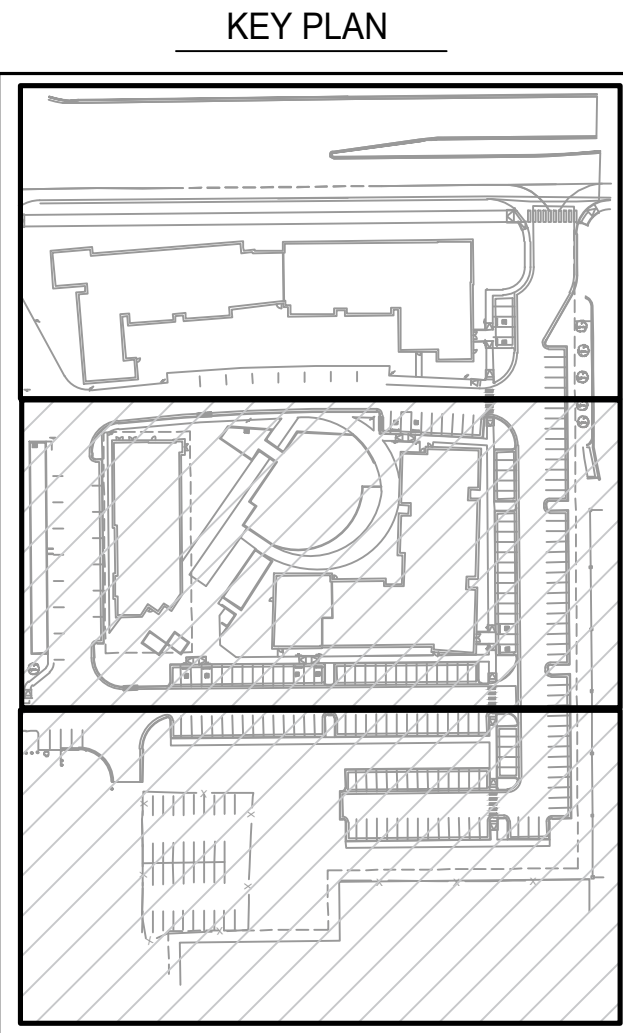
ACCESSIBLE ROUTE NOW SHOWN ON PHOTOMETRIC PLANS.

1  
PH-01

SITE DEVELOPMENT PLAN

SCALE: 1/16" = 1' - 0"

Statistics						
Description	Symbol	Avg	Max	Min	Max/Min	Avg/Min
Site	+	1.8 fc	11 fc	0.0 fc	N/A	N/A



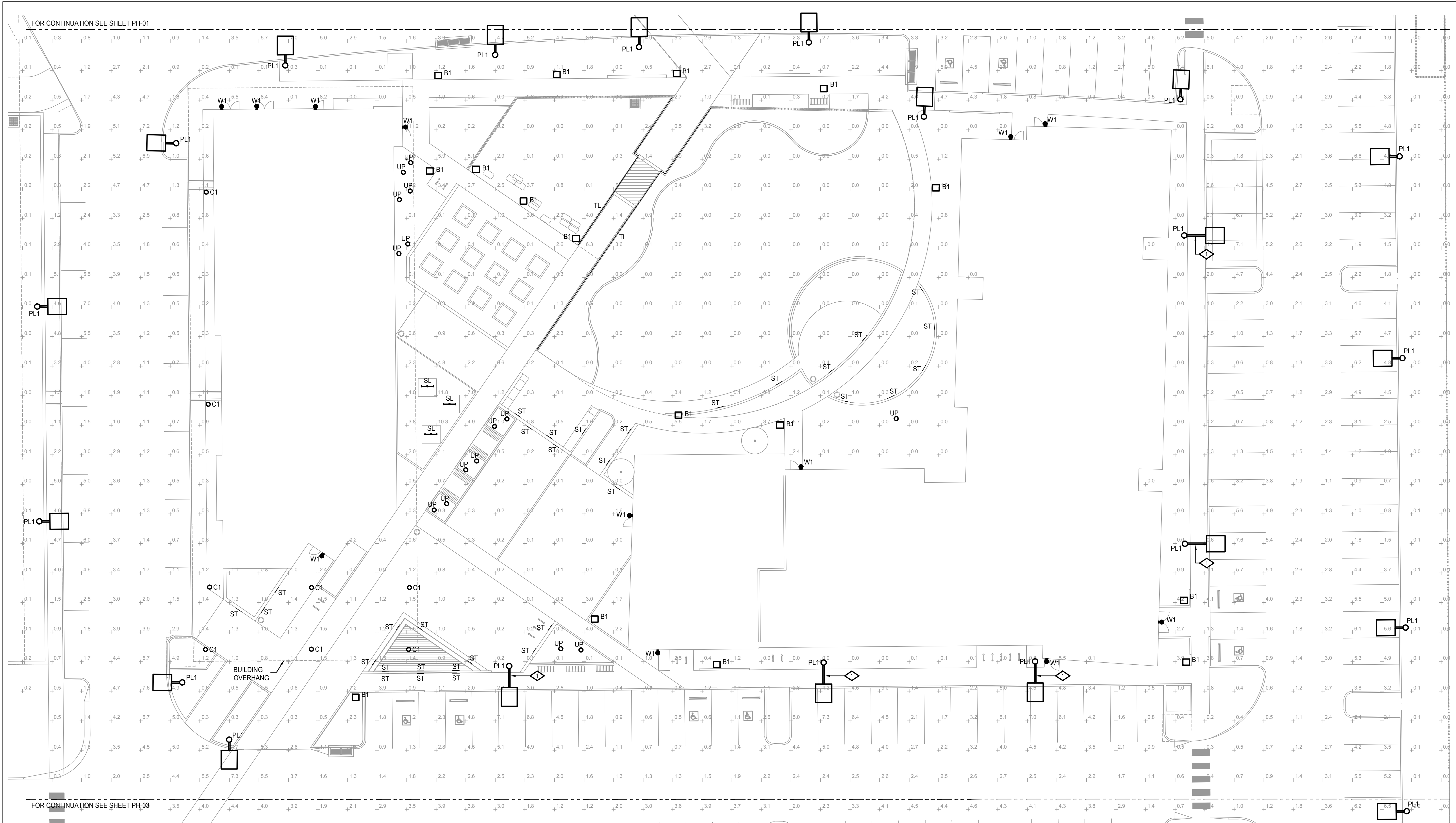
CONSULTING INC.  
4640 PECOS STREET, UNIT F DENVER, COLORADO, 80211  
303.325.3211 MW-C.NET

KING'S CROSSING VILLAGE  
SITE PLAN WITH ADJUSTMENTS  
BUILDING A ELEVATIONS 1

REMARKS		DATE		NO.	
SITE PLAN SUBMITTAL		02/22/24		1	

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





The photometric plan must show and label the location of the internal site accessible route. Provide a minimum of 1 foot-candle of lighting within the accessible route.

ACCESSIBLE ROUTE NOW SHOWN ON PHOTOMETRIC PLANS.

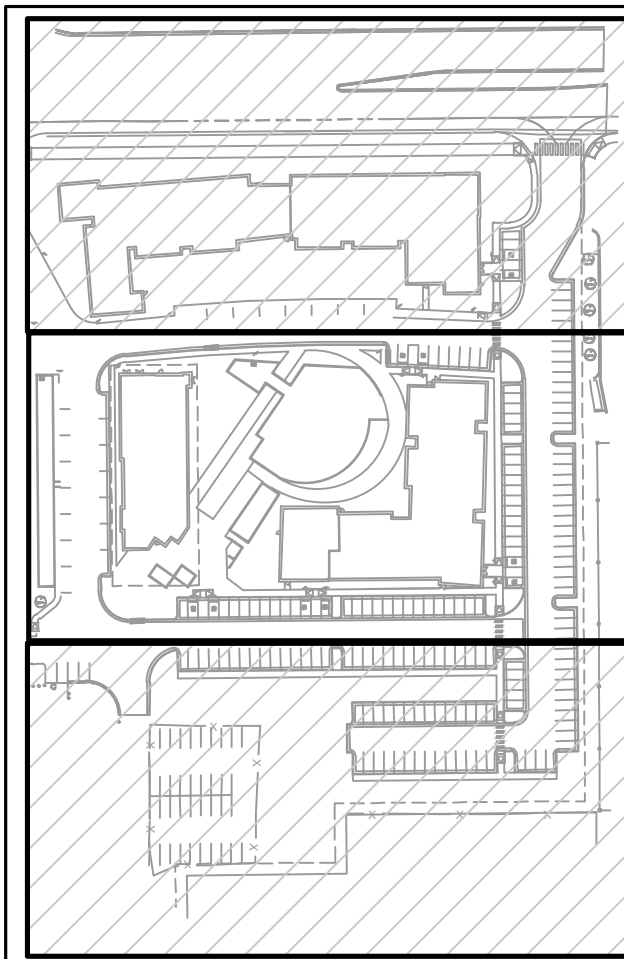
# 1 SITE DEVELOPMENT PLAN

SCALE: 1/16" = 1' - 0"

Statistics						
Description	Symbol	Avg	Max	Min	Max/Min	Avg/Min
Site	+	1.8 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.

## KEY PLAN



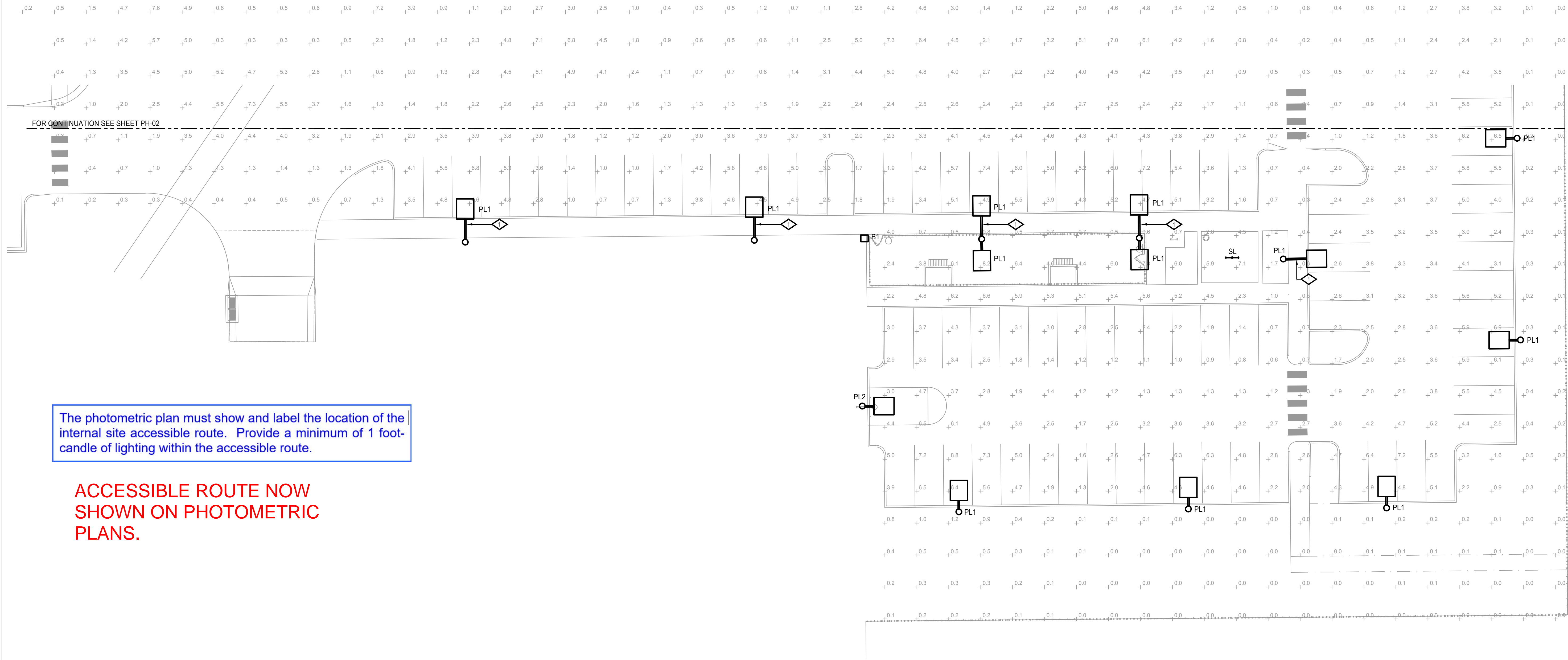
4640 PECOS STREET, UNIT F DENVER, COLORADO, 80211  
303.325.3211 MW-CNET

## KING'S CROSSING VILLAGE SITE PLAN WITH ADJUSTMENTS BUILDING A ELEVATIONS 1

REMARKS	
SITE PLAN SUBMITTAL	
NO.	DATE
1	02/02/24

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





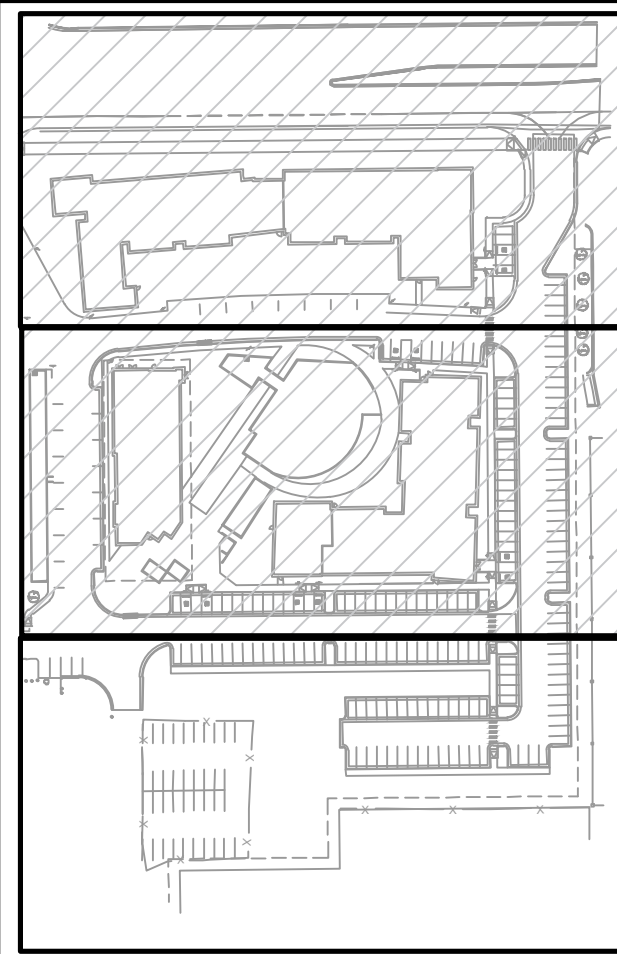
1 SITE DEVELOPMENT PLAN

SCALE: 1/16" = 1' - 0"

Statistics						
Description	Symbol	Avg	Max	Min	Max/Min	Avg/Min
Site	+	1.8 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.

KEY PLAN



KING'S CROSSING VILLAGE  
SITE PLAN WITH ADJUSTMENTS  
BUILDING A ELEVATIONS 1

REMARKS		DATE		NO.	
SITE PLAN SUBMITTAL		02/2/24		1	

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



