

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

This site plan will be approved once the preliminary drainage report is approved.

The City will conduct a sanitary sewer analysis to ensure there is capacity in the system and no upstream or downstream infrastructure will be negatively impacted.

LEGAL DESCRIPTION

PER FIDELITY NATIONAL TITLE INSURANCE COMPANY ORDER NO. N0036727-020-JY-SC, WITH AN EFFECTIVE DATE OF FEBRUARY 3, 2022.

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, 1985, 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, BEARINGS HEREIN BEING REFERENCED TO SAID LINE;

THENCE SOUTH 82°35'21" WEST, A DISTANCE OF 666.56 FEET TO THE EASTERLY BOUNDARY OF SAID AURORA CENTRETECH PARK SUBDIVISION FILING NO. 11 AND THE **POINT OF BEGINNING**;

THENCE ALONG SAID EASTERLY BOUNDARY, SOUTH 00°21'20" EAST, 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, NORTH 00°31'03" WEST, A DISTANCE OF 123.63 FEET;

THENCE NORTH 89°28'59" EAST, A DISTANCE OF 10.00 FEET;

THENCE NORTH 00°31'03" WEST, A DISTANCE OF 416.37 FEET;

THENCE NORTH 89°28'57" EAST, A DISTANCE OF 108.00 FEET;

THENCE 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.

ILLUSTRATION ATTACHED AND MADE A PART HEREOF.

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 TWO BUILDINGS NOT BE ACCESSED FROM A STREET.
- UDO 146-4.7.5. STREET FRONTAGE LANDSCAPE BUFFER. AN ADJUSTMENT IS REQUESTED TO REDUCE THE STREET FRONTAGE LANDSCAPE BUFFER FROM 20 FT. TO 15 FT. ADJACENT TO 6TH AVENUE.
- UDO 146-4.7.5 NON-STREET PERIMETER BUFFERS. AN ADJUSTMENT IS REQUESTED TO REDUCE THE NON-STREET PERIMETER BUFFERS TO 5 FT.

How will adjustments be mitigated? Provide information with next submittal.

AMENDMENTS

A 25' wide non-street perimeter buffer is required along the eastern and southern property boundary lines. A buffer reduction to 12' is permitted depending upon the buffer reduction feature chosen as specified in Table 4.7-2 Required Landscaping Buffer Widths and Allowed Reductions. Plant material shall be provided at a ratio of one tree an five shrubs per 25 linear feet with 50% of the tree species being evergreen. Plant material shall be chosen based upon its ability to provide appropriate screening and shall be selected to reach a mature height of no less than five feet. Perennials shall only be used as accents and may not count toward the buffer requirement. Shrubs and ornamental grasses may not be substituted for the tree requirements unless the site is encumbered. Refer to the UDO for what is considered an encumbrance. While junipers are commonly used for buffer screening alternatives plant material shall be integrated that are better suited to winter snow loads and provide year-round visual interest.

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SHEET 12	LANDSCAPE PLANTING PLAN	SHEET 25	SITE LIGHTING DETAILS
SHEET 13	LANDSCAPE PLANTING DETAILS		

How many bike spaces will be provided?

PROJECT TEAM

APPLICANT / DEVELOPER
WENDY KLEIN
COMMUNITY DEVELOPMENT PARTNERS
126 NE ALBERTA ST, #202
PORTLAND, OR 97211
347.218.0242

ARCHITECT
CHAD HOLTZINGER
SHOPWORKS ARCHITECTURE
301 W. 45TH AVE
DENVER, CO 80216
303.433.4094

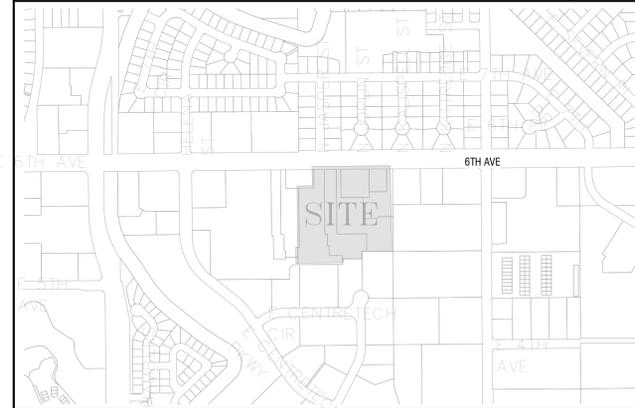
CIVIL ENGINEER
BRIAN MULLER, PE
WARE MALCOMB
900 S. BROADWAY ST, #320
DENVER, CO 80209
720.709.5144

LANDSCAPE ARCHITECT
CHRISTOPHER HOY
FLOW DESIGN COLLABORATIVE
301 W. 45TH AVE
DENVER, CO 80216
303.408.1075

ELECTRICAL ENGINEER
MARCUS VAHLING
MV CONSULTING
4640 PEDOS ST, UNIT F
DENVER, CO 80211
303.325.3271

VICINITY MAP

1" = 600'



PROJECT DATA

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	5.679 ACRES (247,396 SF)		
TOTAL BUILDING COVERAGE	22.43% AND 55,492 SF (1.274 ACRES)		
USABLE OPEN SPACE	xx.x% AND xx,xxx SF (x.xx ACRES)		
HARD SURFACE AREA	xx.x% AND xx,xxx SF (x.xx ACRES)		
LANDSCAPED AREA	xx.x% AND xx,xxx SF (x.xx ACRES)		
GROSS FLOOR AREA	55,492 SF (BLDG A-C)		
NUMBER OF BUILDINGS	3		
NUMBER OF STORIES	4		
NUMBER OF UNITS	179		
PRESENT ZONING CLASSIFICATION	MU-C		
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
PROPOSED BUILDING HEIGHTS	56'-5"	47'-3"	47'-3"
PROPOSED BUILDING LENGTHS			
	NORTH ELEVATION	178'-8"	63'-6"
	SOUTH ELEVATION	179'-3"	61'-6"
	EAST ELEVATION	181'-6"	181'-2"
	WEST ELEVATION	172'-0"	181'-2"

Is this accurate? Legal description indicates 9.341 acres. Please clarify

Please fix street name labels (TYP.) Not legible.

Please add the GFA PER building. How many units per building?

PARKING REQUIREMENTS (SPACES)	REQUIRED	PROVIDED
AFFORDABLE HOUSING PARKING RATIO (0.85 SPACES / UNIT) (179 UNITS)	152	153
1 PER 5 UNITS - GUEST PARKING	38	38
TOTAL REQUIRED RESIDENTIAL	190	191
OFFICE (SUBAREA A - 15,043 GFA)	xx	
2.5 SPACES / 1000 GFA	xx	
REQUIRED RESIDENTIAL & COMMUNITY BUILDING SUBTOTAL	xxx	
SHARED PARKING STRATEGY, MULTI-FAMILY, PUBLIC, INSTITUTIONAL, CIVIL	xxx	
REDUCTION / 1:1	xxx	
TOTAL PARKING SPACES	191	191
ACCESSIBLE SPACES	6 SURFACE / 1 VAN	10 SURFACE / 2 VAN
BICYCLE SPACES (10% TOTAL PARKING)	19	xxx
SIGNAGE REQUIREMENTS (SF)	ALLOWED	PROVIDED
PERMITTED SIGNAGE ALLOWANCE	xxx SF	xxx SF

Please ADD: zone district subarea, add information for signing data. Why is information missing? Show height in zone district.

Please clarify with your next submission.

Please ADD: signage per code, what is proposed?

SIGNATURE BLOCK

THIS SITE PLAN AND ANY AMENDMENTS HERETO, UPON APPROVAL BY THE CITY OF AURORA AND RECORDING, SHALL BE BINDING UPON THE APPLICANTS THEREOF, 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

There were numerous comments on the TIS that once addressed may result in additional/revised comments on the Site Plan

STATE OF _____) 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) _____ 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 8 POINTS = 54 POINTS
TYPE B UNITS: 170 PROVIDED X 3 POINTS = 510 POINTS
TOTAL POINTS: 564 POINTS

Pagination should be: X of Y, i.e. 1 of 25



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

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

SHEET
1

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 ENCR OACH 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 ENCR OACHMENTS 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 ENCR OACHMENTS 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 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 PLAN 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
1	07/19/24	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.

Public streets shall have public streetlights in conformance with COA standards. For each street, identify the following information as part of the site plan submittal in conformance with Section 2.12.0.1 of the Roadway Manual: Roadway Classification (typical section name) - Adjacent Land Use Category (i.e., TOD), as applicable - Number of lanes - Back-to-back curb width - Pedestrian Activity Level - Pavement Type: R3, for all lighting calculations. This information (if its not already shown) can be added to the street sections provided if desired.

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. Include public street light type (ex. SL-1) and pole height.

Please label street classification per section 4.04.2 of the COA Roadway Design & Construction Specifications and include public R.O.W width.

Hatch open space to be provided.

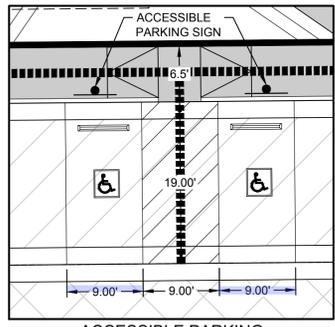
Cross pans to be reviewed and approved with the Civil Plan submittal. Please either remove crosspans from the Site Plan submittal or add note: "Crosspan shown but not approved with Site Plan approval".

LEGEND:

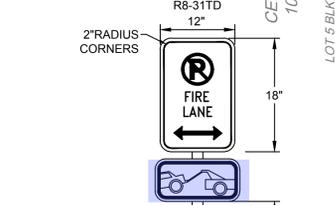
	PROPERTY LINE
	EXISTING CURB & GUTTER
	PROPOSED CATCH CURB & GUTTER
	PROPOSED HANDICAP PARKING
	PROP. FIRE LANE EASEMENT
	PROP. EASEMENT
	EXISTING EASEMENT
	ICCA 117.1 ACCESSIBLE ROUTE
	PROPOSED FIRE HYDRANT
	FDC WITH KNOX HARDWARE
	KNOX BOX
	PROPOSED WATER METER
	PROPOSED SIGN
	PROPOSED SIDEWALK
	PROPOSED CONCRETE SECTION
	PROPOSED HEAVY DUTY SECTION
	PROPOSED LIGHT DUTY SECTION
	PARKING COUNT
	SITE LIGHT POLE
	BUILDING LIGHT
	FIRE SPRINKLER RISER ROOM
	FIRE SPRINKLER RISER ROOM SIGN
	FDC
	FDC SIGN
	ADA PARKING SIGN
	VAN ACCESSIBLE SIGN
	STOP
	NO LEFT TURN

WARE MALCOMB
CIVIL ENGINEERING & SURVEYING

KING'S CROSSING VILLAGE
SITE PLAN WITH ADJUSTMENTS
SITE PLAN



ACCESSIBLE PARKING
SCALE 1" = 10'



FIRE LANE SIGN
N.T.S.



FIRE LANE SIGNS
N.T.S.

Show the location of all existing and proposed water mains and fire hydrants within or abutting this site. The location and bearing of existing fire hydrants located (within 400' or the next existing fire hydrant) outside the plan area shall utilize a fire hydrant symbol with an arrow identifying the distance from the symbol to the existing fire hydrant.

Label B&D's to match plat? (Typical)

The fire lane radii should meet the requirements in Section 4.07.1.01 in the Roadway Manual. Please show/label the proposed outside radii for the fire lanes (52-foot min.)

Provide a safe crossing mechanism from the development to adjacent development. See Table 4.5.4 in the UDO.

Label as water and sanitary easement. Ensure this easement is captured on the plat.

A Fire Department Connection (FDC), Knox Box and Fire Alarm Panel are typically required in the area of the front main entrance of a structure. This places the FDC, Knox Box and Fire Alarm Panel in one location with easy access for the first in fire apparatus.

- The FDC, FDC sign, and Knox Box location must be shown on the site plan and civil plan sign package using a label and symbol.
- An FDC sign is required above the FDC.
- The FDC must be within 100' of a Fire Hydrant. The 100' measurement is within the vehicular drive aisle and not the most direct path between two points.
- Label Fire Department Connections using the following examples: FIRE DEPARTMENT CONNECTION WITH APPROVED KNOX CAPS OR FDC w/app'd Knox Caps
- Include the FDC, FDC sign, and Knox box label and symbols in the Legend.



Label Knox Box "Knox Box w/Approved hardware"

YUAN DAFANG, YUAN YEN-YEN
6930 S WACO ST
FOXFIELD, CO 80016
LOT 5 BLK 1 AURORA
CENTRETECH PARK SUB 10TH FLG

REDEEMED CHRISTIAN CHURCH
GOD DAYS/SPRING CENTER
2036 S DANUBE WAY
AURORA, CO 80013
LOT 6 BLK 1 AURORA
CENTRETECH PARK SUB 10TH FLG

LAREDO HOLDINGS LLC
525 LAREDO ST
AURORA, CO 80011
LOT 2 BLK 1 LANDTECH
SUB 1ST FLG

NOTES:

- ALL DIMENSIONS ARE TO FLOWLINE AND BUILDING FACE UNLESS OTHERWISE NOTED.
- ALL ACCESSIBLE RAMPS SHALL BE CONSTRUCTED WITH DETECTIBLE WARNING PADS. REFERENCE AURORA STD DETAIL S9.5.
- CONTRACTOR SHALL FIELD VERIFY EXISTING CONDITIONS PRIOR TO CONSTRUCTION. NOTIFY ENGINEER IMMEDIATELY OF ANY DISCREPANCIES FROM PLANS.
- CONTRACTOR SHALL REMOVE AND REPLACE DAMAGED CURB, GUTTER, PAVING, AND LANDSCAPED AREAS OUTSIDE THE LIMITS OF SITE AND RESTORE BACK TO ITS ORIGINAL CONDITION.
- PAVEMENT THICKNESS PER GEOTECH REPORT.
- ALL ENTRANCES ARE PRIVATE UNLESS OTHERWISE NOTED.
- ADDITIONAL ROADWAY IMPROVEMENTS MAY BE REQUIRED PENDING TIS UPDATES.

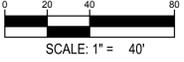
PROJECT BENCHMARK:

CITY OF AURORA BENCHMARK NUMBER 456608W005 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:

- SIGNS SHALL BE LOCATED AT THE RIGHT SIDE OF THE FIRE LANE ENTRANCE AND AT THE END OF THE FIRE LANE. THE INTERMEDIATE SIGNS SHALL HAVE DOUBLE HEADED ARROWS POINTING IN BOTH DIRECTIONS.
- TYPICALLY, THE MAXIMUM SPACING OF THE FIRE LANE SIGNS IS ESTABLISHED AT 100' ON CENTER WITH SIGNS BEING PLACED ON BOTH SIDES OF THE FIRE LANE EASEMENT. WHERE EXCESSIVE CURVATURE OF THE FIRE LANE EXISTS, THE SPACING OF THE FIRE LANE SIGNAGE WILL BE INCREASED AS NEEDED.
- THE SIGNS SHALL BE SET AT AN ANGLE OF NOT LESS THAN 30 DEGREES AND NOT MORE THAN 45 DEGREES WITH THE CURB OR LINE OF TRAFFIC FLOW.
- FIRE LANE SIGNS SHOULD BE INSTALLED 2' BEHIND CURB OR SIDEWALK.
- THE CLEARANCE TO THE BOTTOM OF THE SIGN SHALL BE 7 FEET. THERE SHALL BE NO OTHER SIGNS ATTACHED TO THE SIGN OR THE SIGN POST.
- PLACEMENT OF THESE FIRE LANE SIGNS CANNOT ENCRUCH INTO THE 29' INSIDE TURNING RADIUS OF THE FIRE LANE EASEMENT, OBSTRUCT ANY FIRE HYDRANT OR FIRE DEPARTMENT CONNECTION OR ENCRUCH INTO THE ACCESSIBLE ROUTE OF THE SIDEWALK AREA. FIRE HYDRANT SPACING IS BASED ON THE TRAVEL PATH OF A FIRE APPARATUS.

Fire Lane placement should include being located 20 feet from any intersection. Please add this detail to the Fire Lane Sign Notes.

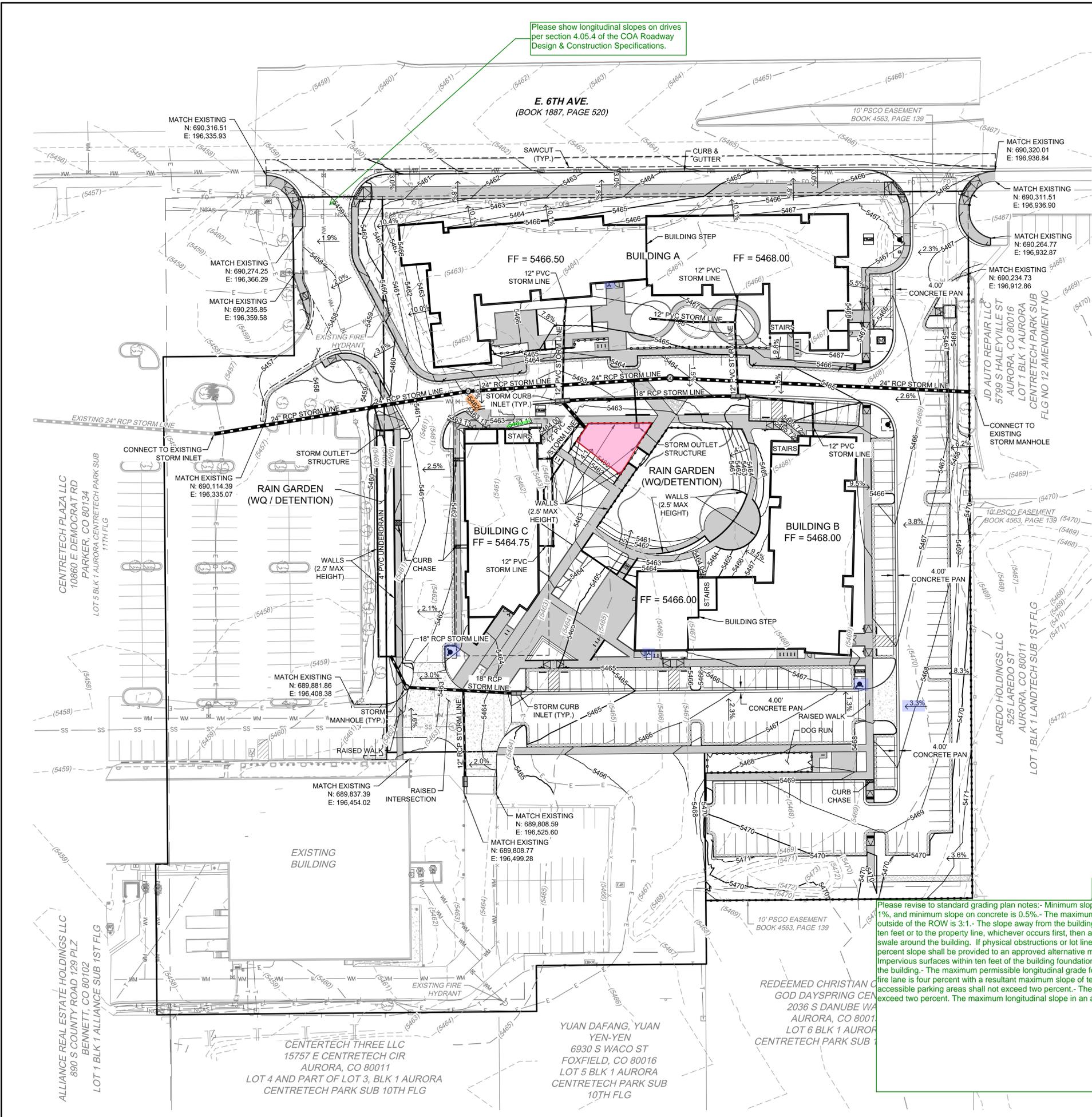


SCALE: 1" = 40'

NO.	DATE	REMARKS
1	02/25/24	SITE PLAN SUBMITTAL

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

SHEET
3



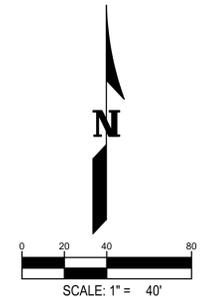
GRADING LEGEND:

- 5720 — PROPERTY LINE
- 5720 — PROPOSED 5' CONTOUR
- 5721 — PROPOSED 1' CONTOUR
- - - 5720 - - - EXISTING 5' CONTOUR
- - - 5721 - - - EXISTING 1' CONTOUR
- ▬▬▬▬▬ PROPOSED STORM LINE
- ▬▬▬▬▬ EXISTING STORM LINE
- ▬▬▬▬▬ PROPOSED STORM INLET
- ▬▬▬▬▬ EXISTING STORM INLET
- FLOW DIRECTION
- ▬▬▬▬▬ PROPOSED CONCRETE WALK
- ▬▬▬▬▬ EXISTING CURB & GUTTER
- ▬▬▬▬▬ PROPOSED CURB & GUTTER
- ▬▬▬▬▬ PROPOSED SPILL CURB & GUTTER
- ▬▬▬▬▬ 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
- ⊕ PROPOSED LIGHT POLE
- ⊕ EXISTING LIGHT POLE
- ⊕ EXISTING UTILITY POLE
- ⊕ EXISTING ELECTRIC METER
- ⊕ EXISTING TRANSFORMER
- ⊕ EXISTING EXISTING IRRIGATION VAULT
- ⊕ PROPOSED ELECTRIC TRANSFORMER
- ⊕ PROPOSED FIRE HYDRANT

- NOTES:**
- ALL ENTRANCES ARE PRIVATE UNLESS OTHERWISE NOTED.
 - SIDEWALKS AND LANDINGS SHALL SLOPE 1.5% TOWARDS ROADS. DRIVE LANES UNLESS NOTED OTHERWISE.
 - MINIMUM PAVEMENT SLOPES: 1% FOR ASPHALT, 0.5% FOR CONCRETE.
 - MIN SLOPE AWAY FROM THE BUILDING IS 5% FOR 10' FOR LANDSCAPE AREAS, MIN 1.5% FOR IMPERVIOUS AREAS.
 - MAX 2% SLOPE IN ANY DIRECTION AT HANDICAP PARKING SPACES.
 - 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.
 - EXISTING UTILITIES 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 456608W005 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)

Please revise to standard grading plan notes:- 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, then a minimum of two (2) percent until the slope reaches the swale around the building. 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 percent.- The maximum cross slope in an accessible path shall not exceed two percent. The maximum longitudinal slope in an accessible path shall not exceed five percent.



NO.	DATE	REMARKS
1	02/25/24	SITE PLAN SUBMITTAL

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

WARE MALCOMB assumes no responsibility for utility locations. 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
- 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
- SITE 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

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: 2018 IFC CONSTRUCTION TYPE: V-A
FIRE AREA: **90,000 ± 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: 2018 IFC CONSTRUCTION TYPE: V-A
FIRE AREA: **65,000 ± SF**
BUILDING WILL BE FULLY SPRINKLERED.

FIRE FLOW DATA (BLDG. C):

FIRE FLOW REQUIREMENTS ARE **1,375 GPM** MIN. (2,750 GPM MIN. W/ 50% REDUCTION) @ 20 PSI RESIDUAL PRESSURE.
THIS BUILDING REQUIRES **1** FIRE HYDRANT TO MEET FIRE-FLOW REQUIREMENTS.
EACH FIRE HYDRANT MUST SUPPLY 1,500 GPM MINIMUM @ 20 PSI RESIDUAL PRESSURE.
CODE USED FOR ANALYSIS: 2018 IFC CONSTRUCTION TYPE: V-A
FIRE AREA: **25,000 ± SF**
BUILDING WILL BE FULLY SPRINKLERED.

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

1) All water services downstream of the meter shall be private. 2) All sanitary services shall be private.

NOTES

- 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.
- MANHOLES ARE CONTROLLED AT CENTER OF MANHOLE.

PROJECT BENCHMARK:

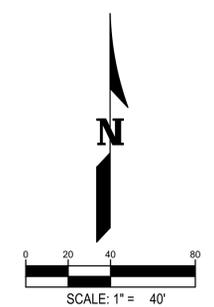
CITY OF AURORA BENCHMARK NUMBER 456608W005 BEING A 3" BRASS CAP STAMPED "C.O.A. 1-045B 10-040B" LOCATED AT THE SOUTHWEST CORNER OF CURB OPENING INLET FACING LAREDO STREET, AND BEING AT THE SOUTHWEST CORNER OF 6TH AVENUE AND LAREDO STREET. ELEVATION = 5,469.57' (NAVD88)

Show and label Fire Service Line using the following example: 4" Fire Service Line (Private).

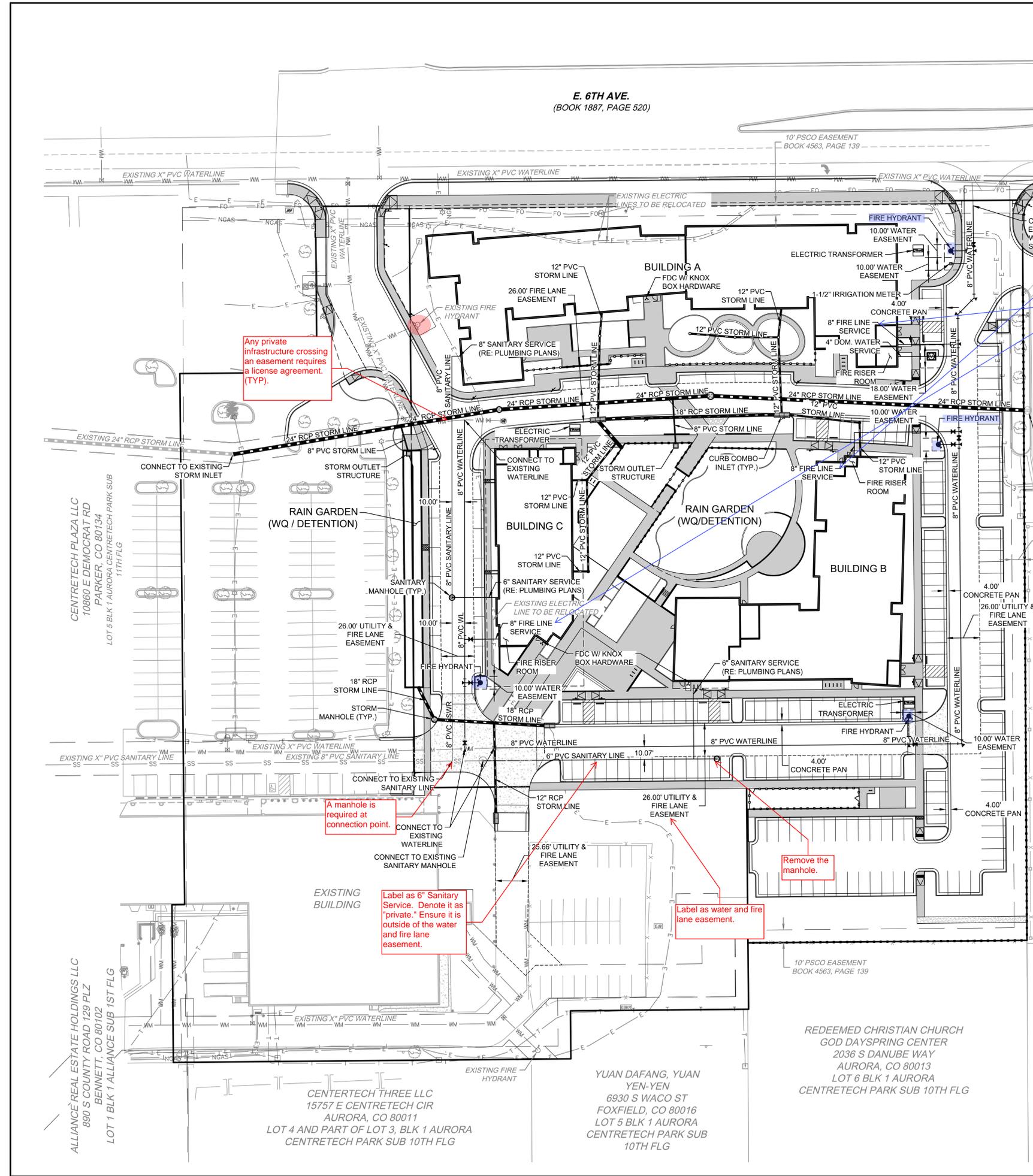
Note: The design installation being shown in the site plan utility sheet or civil plan utility sheets must conform to the following:

OTHER THAN THE 90 DEGREE VERTICAL BEND IN THE FIRE SERVICE LINE AT THE BUILDING RISER, FIRE SERVICE LINES MAY HAVE ONE 90 DEGREE BEND, OR MORE THAN ONE BEND WHEN THE SUM OF ALL BENDS DOES NOT EXCEED 90 DEGREES, 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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Any private infrastructure crossing an easement requires a license agreement. (TYP.)

Verify the stub exists for connection point. Otherwise, a connection at the main will be required.

Please label 8" Fire Service Line DIP "Private"

Label as water and fire lane easement.

A manhole is required at connection point.

Label as 6" Sanitary Service. Denote it as "private." Ensure it is outside of the water and fire lane easement.

Label as water and fire lane easement.

Remove the manhole.

CENTRETECH PLAZA LLC
10860 E DEMOCRAT RD
PARKER, CO 80134
LOT 5 BLK 1 AURORA CENTRETECH PARK SUB 11TH FLG

ALLIANCE REAL ESTATE HOLDINGS LLC
890 S COUNTY ROAD 129 PLZ
BENNETT, CO 80102
LOT 1 BLK 1 ALLIANCE SUB 1ST FLG

CENTRETECH THREE LLC
15757 E CENTRETECH CIR
AURORA, CO 80011
LOT 4 AND PART OF LOT 3, BLK 1 AURORA CENTRETECH PARK SUB 10TH FLG

YUAN DAFANG, YUAN YEN-YEN
6930 S WACO ST
FOXFIELD, CO 80016
LOT 5 BLK 1 AURORA CENTRETECH PARK SUB 10TH FLG

REDEEMED CHRISTIAN CHURCH
GOD DAYSRING CENTER
2036 S DANUBE WAY
AURORA, CO 80013
LOT 6 BLK 1 AURORA CENTRETECH PARK SUB 10TH FLG

NO.	DATE	REMARKS
1	02/05/24	SITE PLAN SUBMITTAL

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

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

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

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 AUTOOMATIC 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 ENCRUCH ON ROADWAYS THAT ARE DEDICATED (OR DESIGNATED) AS FIRE LANE EASEMENTS (OR CORRIDORS).

This should be 15' per the adjustment.

Correct the spelling "automatic" here.

Change to 0'-35'. There is no buffer being provided along the longest portion of the southern buffer.

Change this to 5'-12'. There is a portion of the buffer than is only 5' wide.

Only 23 are provided. Please meet code requirements and provide the additional tree.

The Letter of Introduction should include a detailed explanation of the adjustment requests and provide the mitigating measures being provided to offset the adjustment request.

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

WETLAND MIX (WITHOUT FORBS)			
Scientific Name	Common Name	PLS lbs/ac	PLS/sq ft
GRAMINOIDS			
Achnatherum hymenoides	Indian ricegrass	5.0	12
Andropogon gerardi	Big bluestem	3.8	11
Andropogon hallii	Sand bluestem	4.0	10
Calamovilfa longifolia	Prairie Sandreed	2.0	13
Panicum virgatum	Switchgrass	1.0	9
Paspopyrum smithii	Western wheatgrass	4.5	14
Schizachyrium scoparium	Little bluestem	3.0	13
Sorghastrum nutans	Indiangrass	4.0	16
Sporobolus cryptandus	Sand dropseed	0.1	13
Graminoid Totals		27.4	110
FORBS			
Eriogonum umbellatum	Sulphur-flower buckwheat	2.0	10
Gaillardia aristata	Blanket flower	2.5	8
Heterotheca villosa	Hairy false goldenaster	0.8	12
Penselmon angustifolius	Broadbeard beardtongue	1.5	9
Ratibida columnifera	Upright prairie coneflower	0.6	10
Forb Totals		7.4	48
TOTAL		34.7	159

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
Paspopyrum 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

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

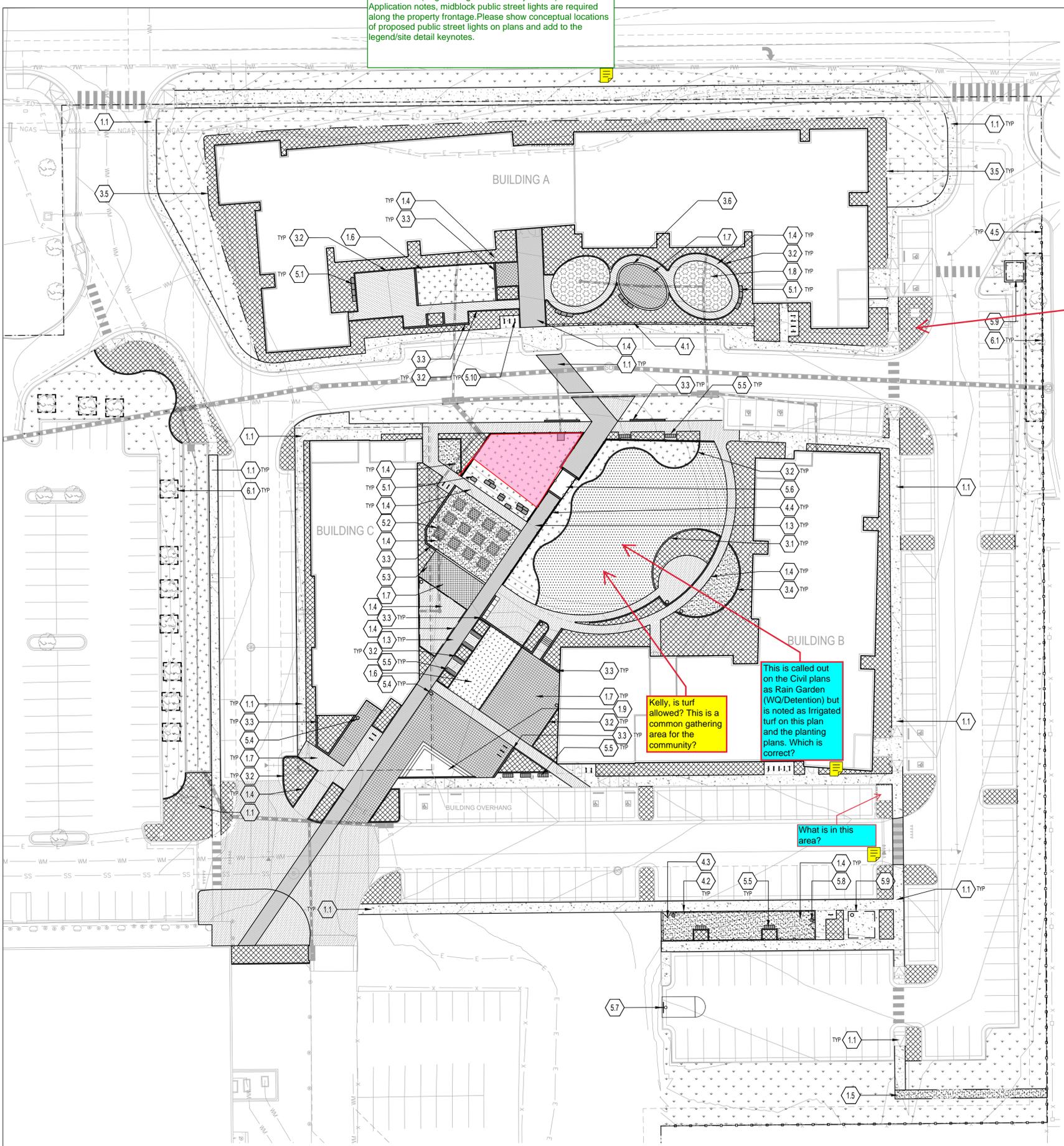
Ensure all hydrants are within landscaped areas and 5 ft clear on all sides from any obstructions. With the relocation of fire hydrant please ensure the fire hydrants is within the 3'-6" to 8' distance from back of curb and facing adjacent roadway. TYP all sheets.

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

NO.	DATE	REMARKS
1	02/20/24	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:

KEYNOTE	DESCRIPTION	DETAIL/SHEETS
1.0	PAVING & SURFACING	
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	CRUSHER FINES	C/8
1.6	SYNTHETIC TURF	D/8
1.7	ENHANCED PAVING	-
1.8	POURED IN PLACE SURFACING	A,B/8
1.9	WOOD DECK	-
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	-
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	-
5.4	TRASH & RECYCLING RECEPTACLE	D/11
5.5	BENCH	C/11
5.6	BRIDGE	-
5.7	BASKETBALL HOOP	-
5.8	DOG WASTE STATION	B/11
5.9	SHADE STRUCTURE	-
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

This is called out on the Civil plans as Rain Garden (WQ/Detention) but is noted as Irrigated turf on this plan and the planting plans. Which is correct?

Kelly, is turf allowed? This is a common gathering area for the community?

What is in this area?

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

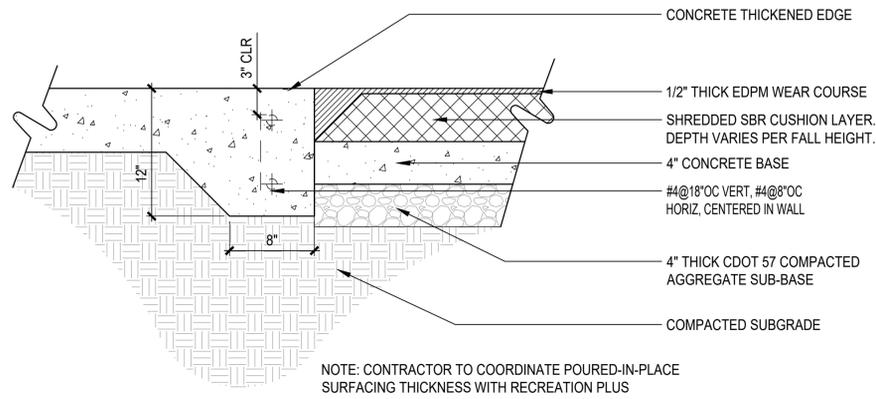
Provide total sheet set numbering that should be cumulative for the entire set. Include Sheet X of X.

A LANDSCAPE SITE PLAN
SCALE: 1" = 30'



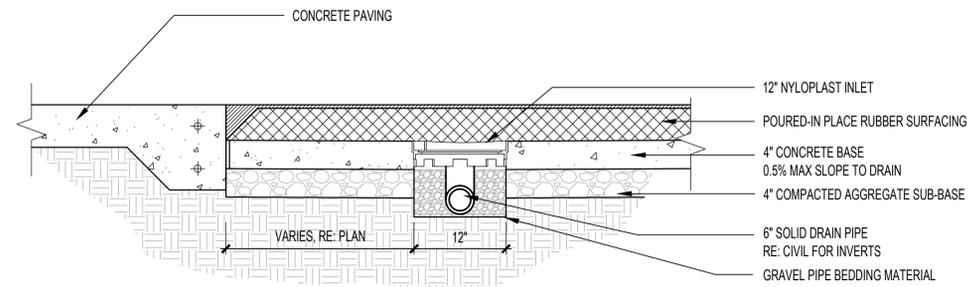
NO.	DATE	REMARKS
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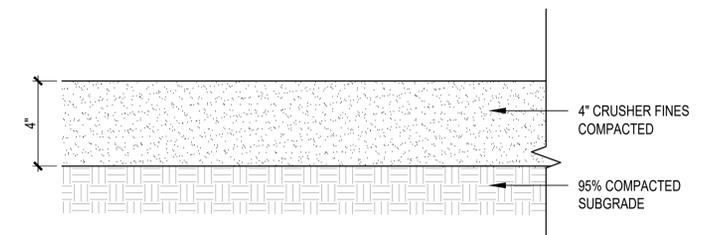
NOTE: CONTRACTOR TO COORDINATE POURED-IN-PLACE SURFACING THICKNESS WITH RECREATION PLUS

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



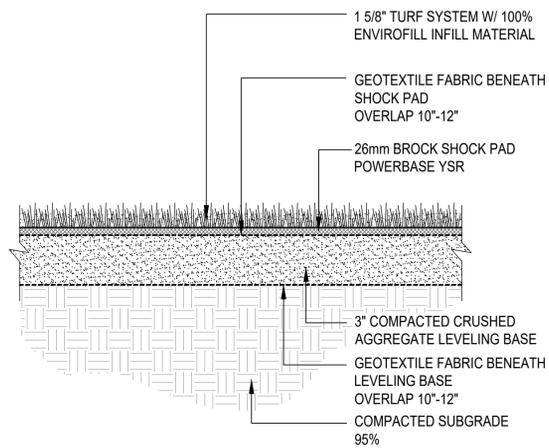
- NOTES:
1. POURED-IN PLACE RUBBER SURFACING TO BE INSTALLED PER MANUFACTURER'S RECOMMENDATION
 2. COLOR - 50% COLOR, 50% BLACK
 3. SEE PLAN FOR POURED-IN PLACE DRAINAGE LOCATION

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

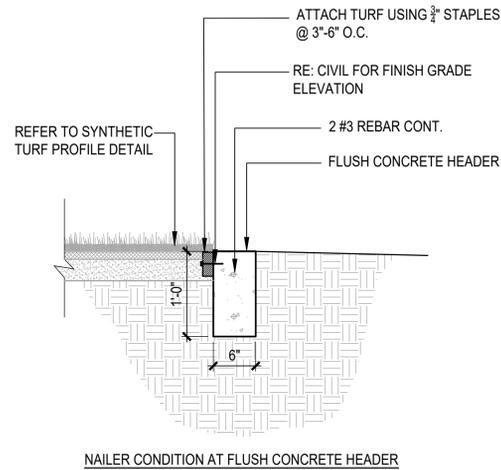


- NOTES:
1. 1/4" MINUS AGGREGATE GRAY GRANITE CRUSHER FINES.
 2. INSTALL IN (2) 2" LIFTS.

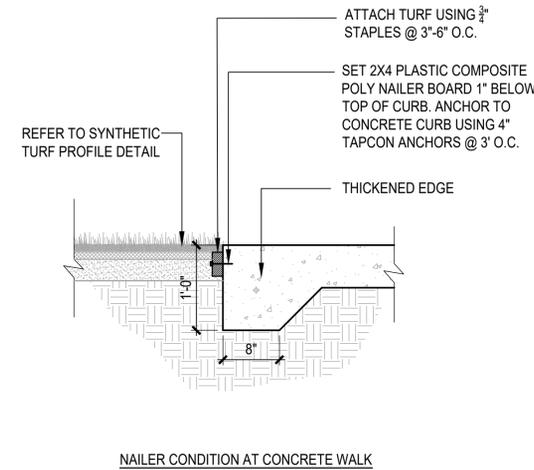
C CRUSHER FINES
SCALE: 3" = 1'-0"



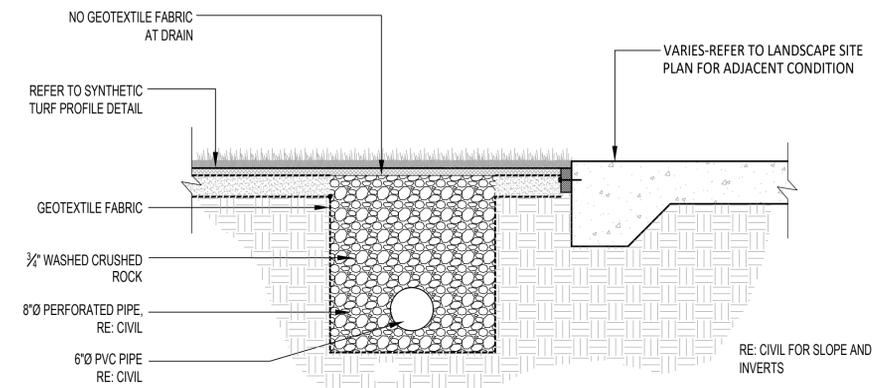
D SYNTHETIC TURF PROFILE
SCALE: 1" = 1'-0"



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

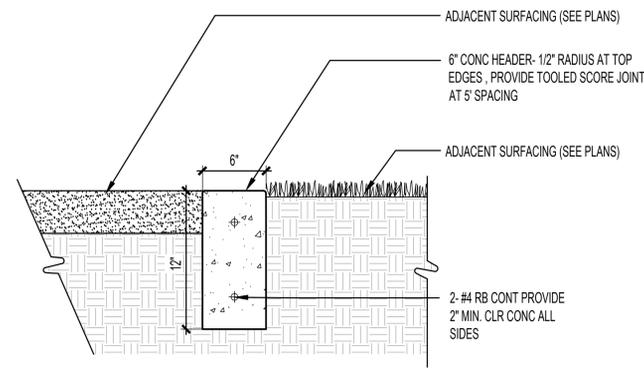


F SYNTHETIC TURF PERIMETER DRAIN
SCALE: 1" = 1'-0"



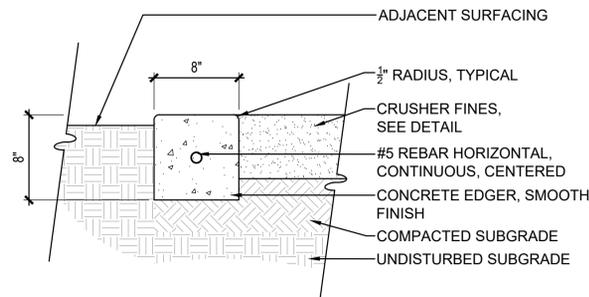
NO.	DATE	REMARKS
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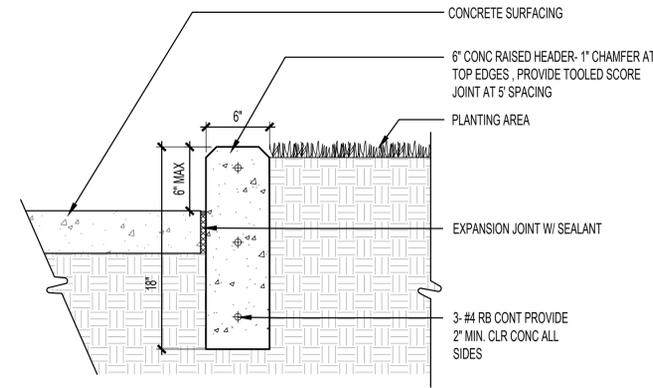
NOTE: FINISH GRADE ADJACENT TO CONCRETE HEADER SHALL BE FLUSH WITH SURFACE OF HEADER TO ALLOW DRAINAGE TO FLOW ACROSS HEADER

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

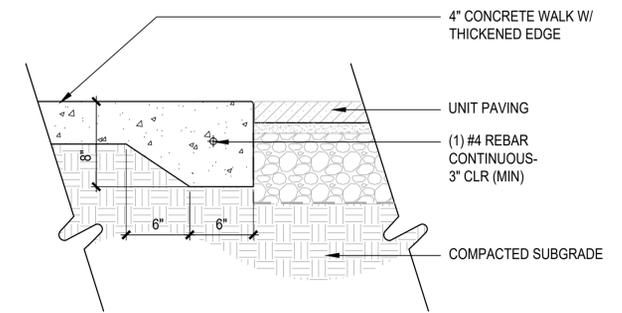


NOTE:
1. REFER TO SPECIFICATIONS FOR ALL MATERIALS CALLED OUT IN DETAIL

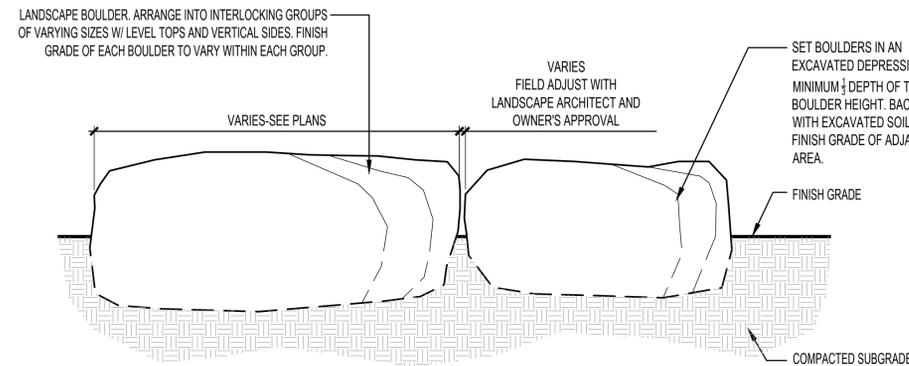
B CONCRETE EDGER
SCALE: 1 1/2" = 1'-0"



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

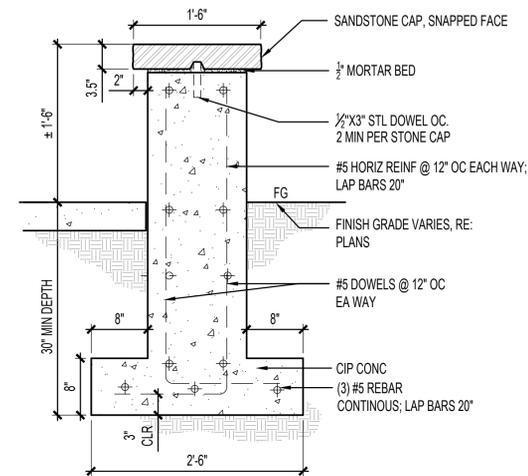


D THICKENED CONCRETE EDGE
SCALE: 1 1/2" = 1'-0"



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"

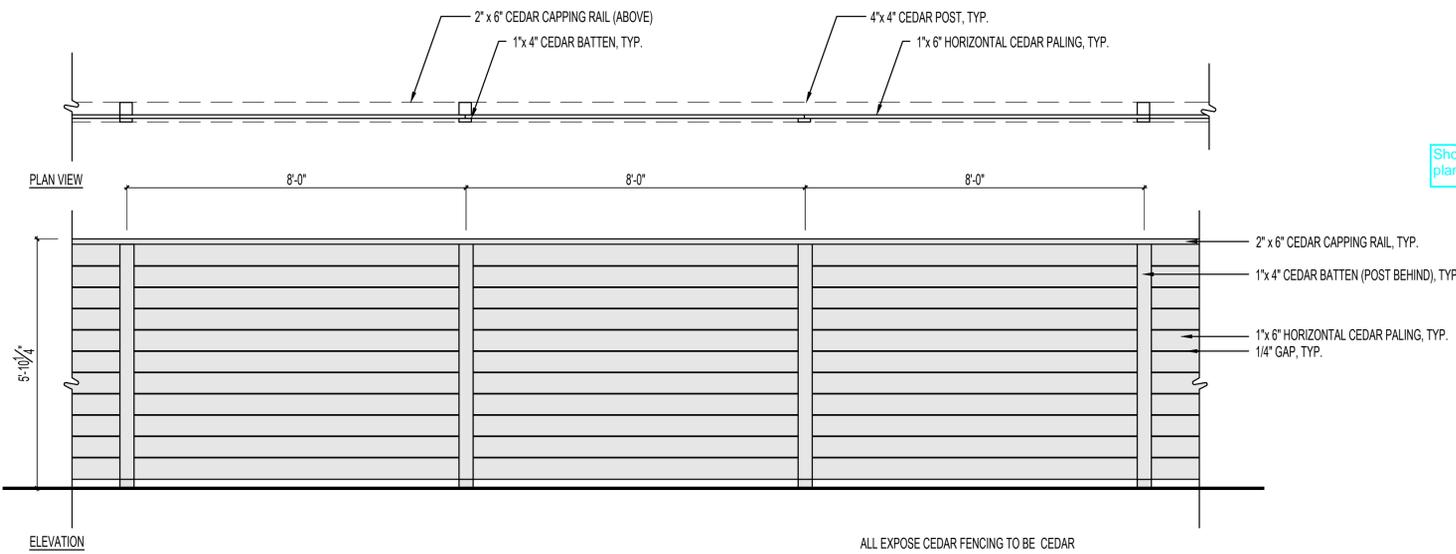


NOTES:
1. ALL STONE TO BE PINK SANDSTONE.
2. STONE TO BE SET IN MORTAR. JOINTS TO BE 1/2" TYP.
3. CONCRETE TO BE INTEGRAL COLOR, DAVIS COLOR, TBD. SACK FINISH

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

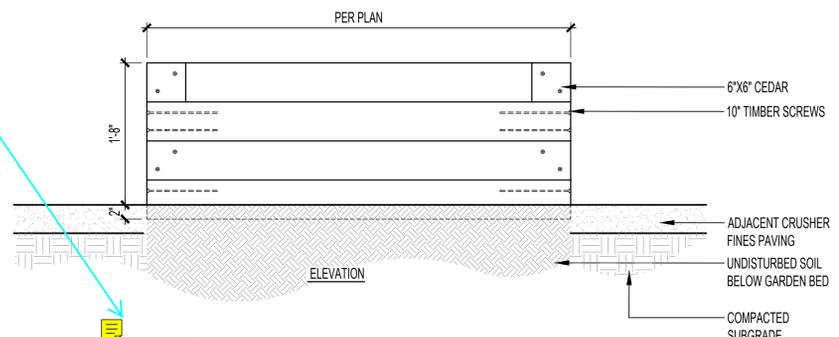
NO.	DATE	REMARKS
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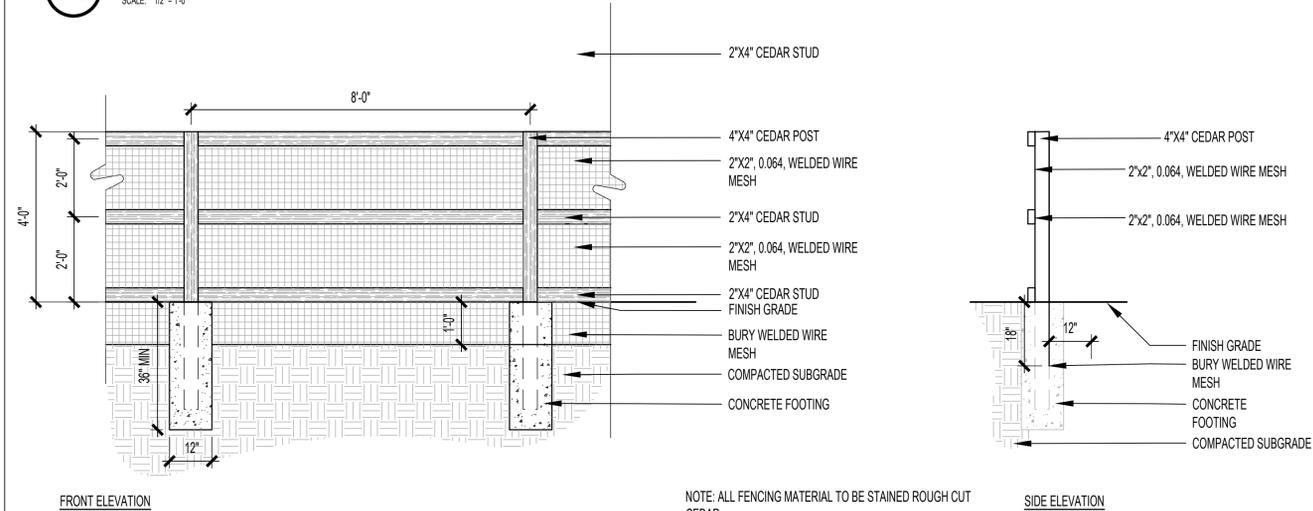
NOTES:
1. PROVIDE SHOP DRAWINGS
2. PROVIDE LANDSCAPE FABRIC LINER ON BOTTOM AND ALL SIDES
3. STAIN: LIFETIME

Show location on site plan.

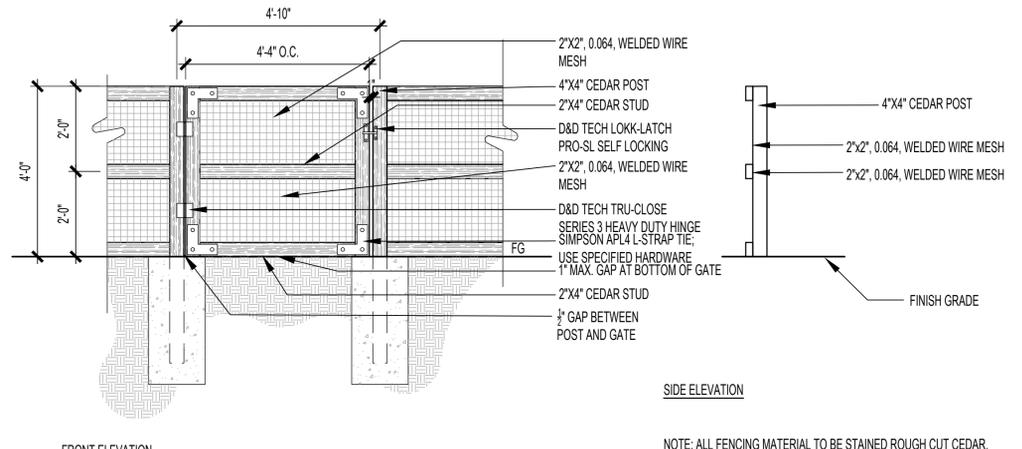


A CEDAR FENCE
SCALE: 1/2" = 1'-0"

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



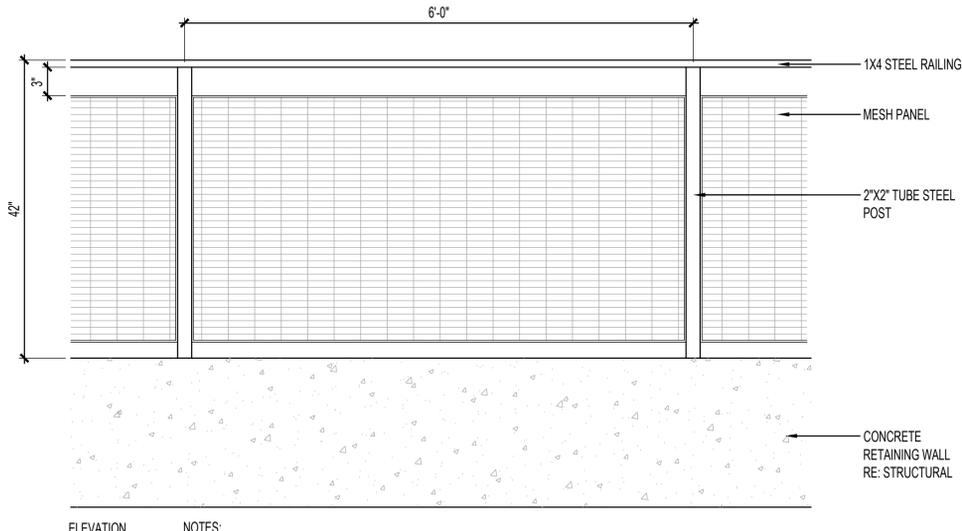
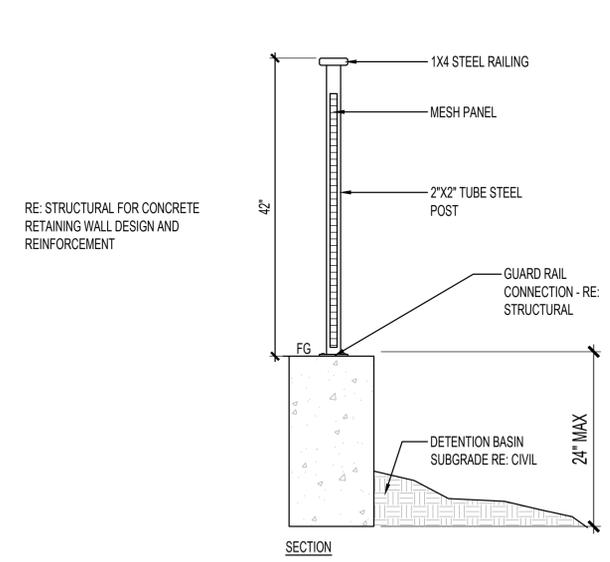
NOTE: ALL FENCING MATERIAL TO BE STAINED ROUGH CUT CEDAR. STAPLE MESH TO FRAME AND RAILS @ EVERY POINT OF CONNECTION



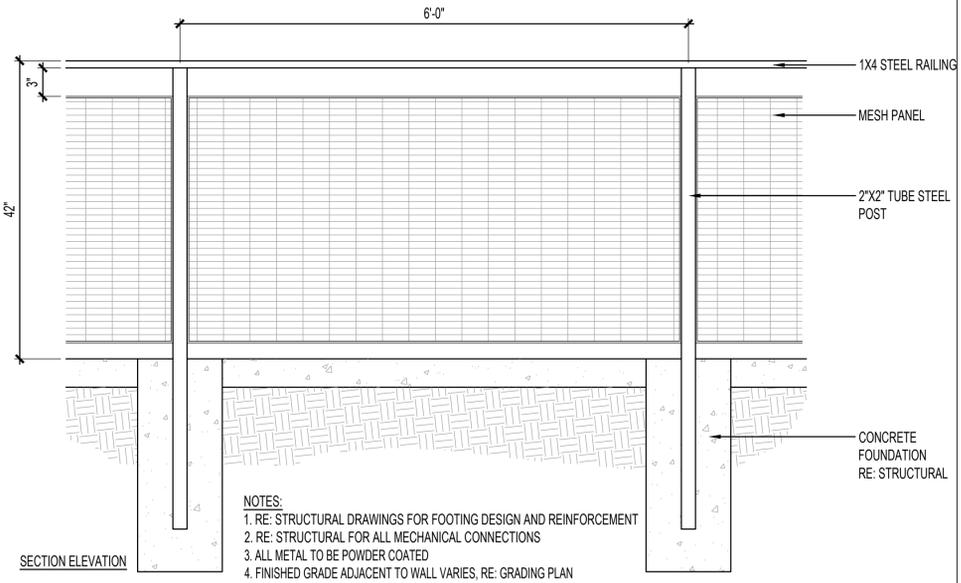
NOTE: ALL FENCING MATERIAL TO BE STAINED ROUGH CUT CEDAR. STAPLE MESH TO FRAME AND RAILS @ EVERY POINT OF CONNECTION

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

D DOG RUN GATE
SCALE: 1/2" = 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



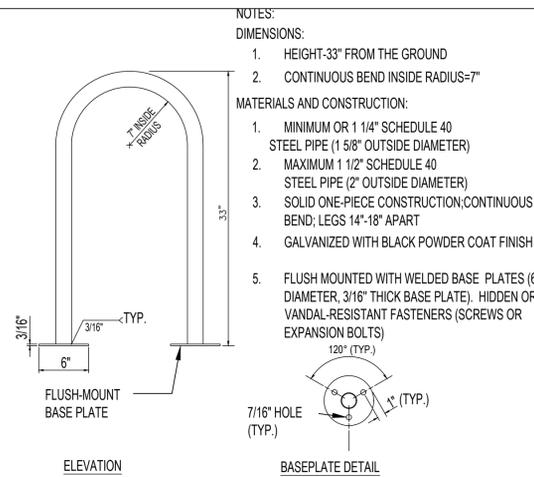
NOTES:
1. RE: STRUCTURAL DRAWINGS FOR FOOTING DESIGN AND REINFORCEMENT
2. RE: STRUCTURAL FOR ALL MECHANICAL CONNECTIONS
3. ALL METAL TO BE POWDER COATED
4. FINISHED GRADE ADJACENT TO WALL VARIES, RE: GRADING PLAN

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

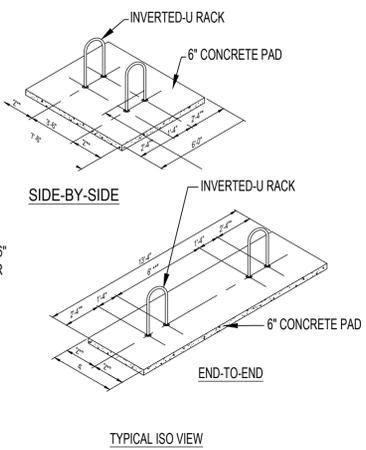
F COURTYARD FENCE
SCALE: 1" = 1'-0"

REMARKS	
SITE PLAN SUBMITTAL	
DATE	02/22/24
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JOB NO.:	Author



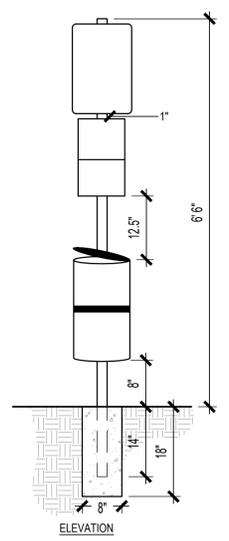
- NOTES:**
- DIMENSIONS:**
1. HEIGHT-33" FROM THE GROUND
 2. CONTINUOUS BEND INSIDE RADIUS=7"
- MATERIALS AND CONSTRUCTION:**
1. MINIMUM OR 1 1/4" SCHEDULE 40 STEEL PIPE (1 5/8" OUTSIDE DIAMETER)
 2. MAXIMUM 1 1/2" SCHEDULE 40 STEEL PIPE (2" OUTSIDE DIAMETER)
 3. SOLID ONE-PIECE CONSTRUCTION;CONTINUOUS BEND; LEGS 14"-18" APART
 4. GALVANIZED WITH BLACK POWDER COAT FINISH
 5. FLUSH MOUNTED WITH WELDED BASE PLATES (6" DIAMETER, 3/16" THICK BASE PLATE). HIDDEN OR VANDAL-RESISTANT FASTENERS (SCREWS OR EXPANSION BOLTS)



- 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.

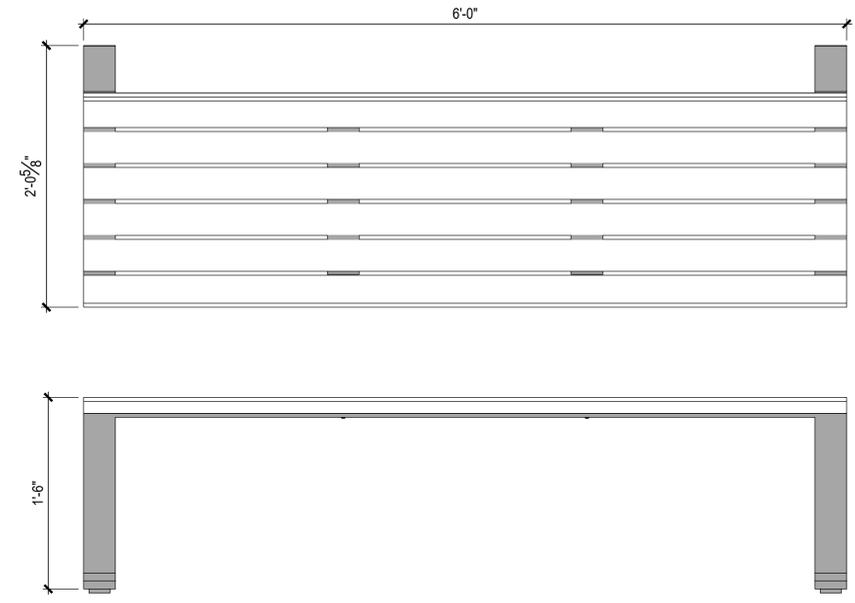
- NOTES:**
1. EXPOSED CONCRETE SURFACE TO BE BROOM FINISHED. PAD SIZE MAY VARY AS DIRECTED BY THE ENGINEER.
 2. PAD IS TO BE CONSTRUCTED WITH CLASS B CONCRETE.
 3. EXCAVATION AND/OR EMBANKMENT REQUIRED FOR PAD CONSTRUCTION WILL NOT BE PAID FOR SEPERATELY, BUT SHALL BE INCLUDED IN THE COST OF THE PAD.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

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

B PET WASTE STATION
SCALE: NTS

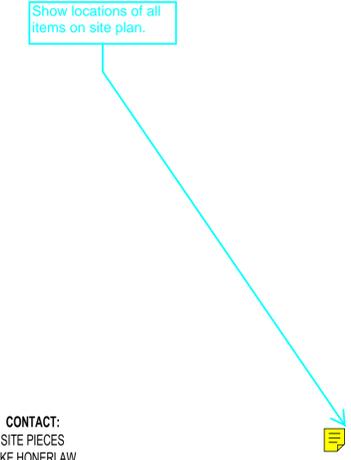


CONTACT:
SITE PIECES
MIKE HONERLAW
SITEPIECES.COM
720.665.5251

- 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

C 6' BENCH
SCALE: 1 1/2" = 1'-0"



- MANUFACTURER:** ANOVA
- MODEL:** METRIX 40 GALLON TRASH RECEPTACLE WITH SIDE DOOR
- COLOR:** TBD
- INSTALL PER MANUFACTURERS RECOMMENDATIONS**
- CONTACT:**
ANOVA

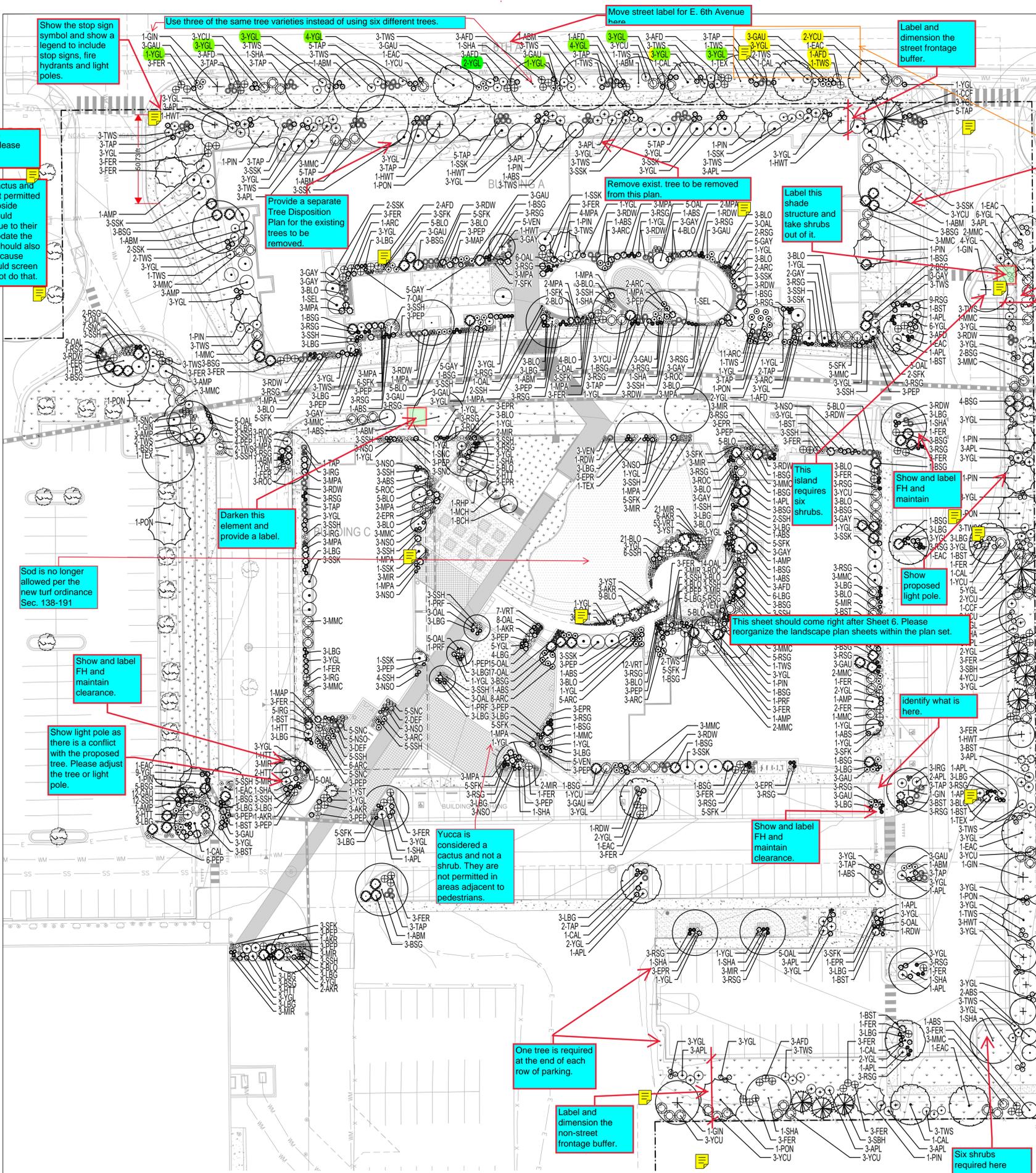
D TRASH/RECYCLING RECEPTACLE
SCALE: NTS

NO.	DATE	REMARKS
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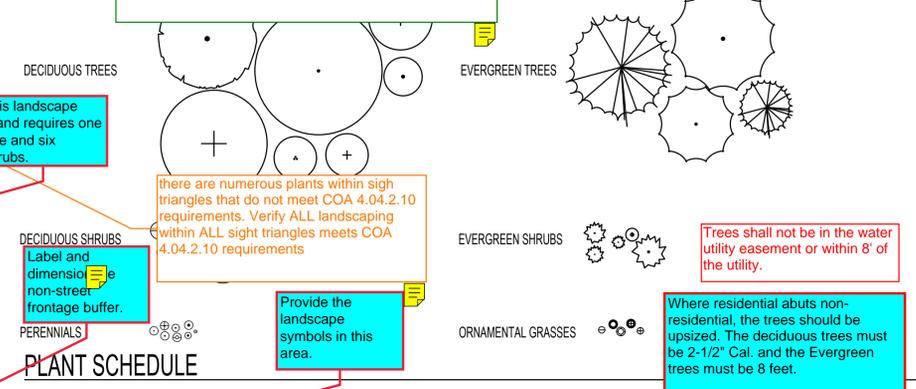
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JOB NO.:	Author

REMARKS	
SITE PLAN SUBMITTAL	
DATE	02/22/24
NO.	11

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JOB NO.:	Author



LEGEND



PLANT SCHEDULE

PLANT TYPE: DECIDUOUS TREES						
Abbr.	No.	Genus	Species	Common Name	Min. Size	Spacing
ABS	17	Amelanchier	x grandiflora	Autumn Brilliance Spiceberry	2" Cal	Per Plan
ABM	11	Acer	x freemanii 'Jeffersred'	Autumn Blaze Maple	2" Cal	Per Plan
BCH	1	Prunus	'Bing'	Bing Cherry	2" Cal	Per Plan
CAL	8	Catalpa	speciosa	Western Catalpa	2" Cal	Per Plan
EAC	10	Ulmus	x 'Morton'	Accolade Elm	2" Cal	Per Plan
GIN	6	Ginkgo	biloba	Ginkgo	2" Cal	Per Plan
HWT	9	Acer	tataricum 'Gargan'	Hot Wings Maple	2" Cal	Per Plan
MCH	1	Prunus	cerasus 'Montmorency'	Montmorency Cherry	2" Cal	Per Plan
PRF	4	Malus	'Prairiefire'	Prairiefire Crab	2" Cal	Per Plan
RHP	1	Prunus	persica 'Redhaven'	Redhaven Peach	2" Cal	Per Plan
SHA	17	Gleditsia	triacanthos inermis 'Shademaster'	Shademaster Honeylocust	2" Cal	Per Plan
TEX	5	Quercus	buckleyi	Texas Red Oak	2" Cal	Per Plan

PLANT TYPE: EVERGREEN TREES						
Abbr.	No.	Genus	Species	Common Name	Min. Size	Spacing
CCF	2	Abies	concolor	White Fir	6' Ht.	Per Plan
PIN	14	Pinus	edulis	Pinon Pine	6' Ht.	Per Plan
PON	7	Pinus	ponderosa	Ponderosa Pine	6' Ht.	Per Plan
SBH	6	Picea	glauca 'Densata'	Black Hills Spruce	5' Ht.	Per Plan

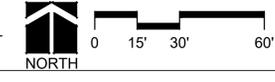
PLANT TYPE: DECIDUOUS SHRUBS						
Abbr.	No.	Genus	Species	Common Name	Min. Size	Spacing
AFD	27	Cornus	stolonifera 'Farrow'	Arctic Fire Dogwood	5 Gal	Per Plan
AKR	17	Hibiscus	syriacus 'SHIMRR33'	Lil Kim Red Althea	5 Gal	Per Plan
AMP	14	Prunus	americana	American Plum	5 Gal	Per Plan
APL	52	Fallugia	paradoxa	Apache Plume	5 Gal	Per Plan
DEF	5	Daphne	transatlantica 'Blaira'	Eternal Fragrance Daphne	2 Gal	Per Plan
FER	76	Chamaebatiara	millefolium	Fernbush	5 Gal	Per Plan
GAU	60	Gaura	lindheimeri	Whirling Butterflies	1 Gal	Per Plan
HTT	11	Lonicera	syringantha 'Wolff'	Tiny Trumpets Honeysuckle	5 Gal	Per Plan
MMC	55	Cercocarpus	ledifolius	Curf Leaf Mountain Mahogany	5 Gal	Per Plan
RDW	46	Chrysothamnus	var.	Dwarf Rabbitbrush	5 Gal	Per Plan
SEL	3	Syringa	vulgaris 'Sensation'	Sensation Lilac	5 Gal	Per Plan
SNC	41	Symphoricarpos	doorenborni 'Kolman'	Candy Coralberry Snowberry	5 Gal	Per Plan
SSK	45	Amelanchier	alnifolia	Saskatoon Serviceberry	5 Gal	Per Plan
TAP	78	Potentilla	fruticosa 'Tangerine'	Tangerine Potentilla	5 Gal	Per Plan
TWS	83	Artemisia	tridentata	Tall Western Sage	5 Gal	Per Plan
YCU	41	Ribes	aureum	Golden Currant	5 Gal	Per Plan

PLANT TYPE: EVERGREEN SHRUBS						
Abbr.	No.	Genus	Species	Common Name	Min. Size	Spacing
ARC	48	Arctostaphylos	uva ursi	Kinnikinnick	1 Gal	Per Plan
BSG	73	Cytisus	purgan 'Spanish Gold'	Spanish Gold Broom	5 Gal	Per Plan
BST	21	Juniperus	horizontalis 'Blue Star'	Blue Star Juniper	5 Gal	Per Plan
MPA	54	Arctostaphylos	'Panchito'	panchito Manzanita	5 Gal	Per Plan
YGL	276	Yucca	glauca	Soapweed Yucca	5 Gal	Per Plan
YST	7	Yucca	elata	Soaptree Yucca	5 Gal	Per Plan

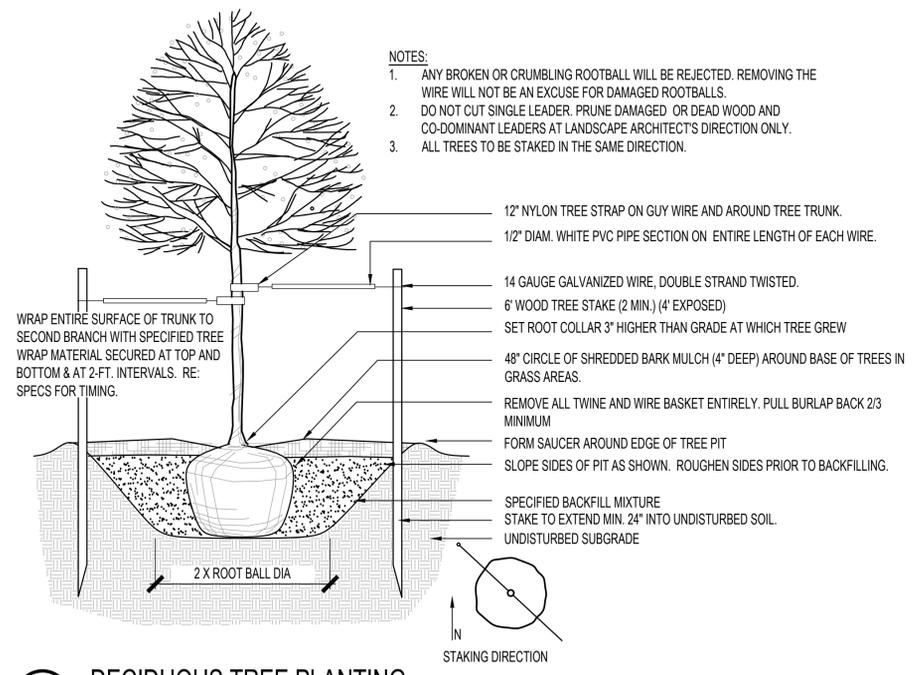
PLANT TYPE: ORNAMENTAL GRASSES						
Abbr.	No.	Genus	Species	Common Name	Min. Size	Spacing
BLO	152	Bouteloua	gracilis	Blonde Ambition Blue Grama Grass	1 Gal	Per Plan
IRG	17	Achnatherum	Hymenoides	Indian Rice Grass	1 Gal	Per Plan
LBG	120	Schizachyrium	scoparium	Little Bluestem	1 Gal	Per Plan
NSO	33	Chasmanthium	latifolium	Northern Sea Oats Grass	1 Gal	Per Plan
RSG	139	Panicum	virgatum 'Shenandoah'	Red Switch Grass	1 Gal	Per Plan

PLANT TYPE: PERENNIALS						
Abbr.	No.	Genus	Species	Common Name	Min. Size	Spacing
EPR	25	Oenothera	macrocarpa	Missouri Evening Primrose	1 Gal	Per Plan
GAY	50	Liatris	spicata	Gayfeather	1 Gal	Per Plan
MIR	68	Mirabilis	multiflora	Desert Four O'Clock	1 Gal	Per Plan
OAL	117	Allium	'millenium'	Ornamental Allium	1 Gal	Per Plan
PEP	80	Penstemon	barbatus 'Elfin Pink'	Elfin Pink Penstemon	1 Gal	Per Plan
ROC	31	Lychnis	coronaria	Rose Campion	1 Gal	Per Plan
SFK	91	Enigonum	umbellatum KANNAH CREEK	Sulphur Flower	1 Gal	Per Plan
SSH	113	Agastache	Rupestris	Sunset Hyssop	1 Gal	Per Plan
VEN	16	Verbena	bipinnatifida	Native Verbena	1 Gal	Per Plan
VRT	4	Veronica	liwanensis	Turkish Speedwell Veronica	32c Flat	Per Plan

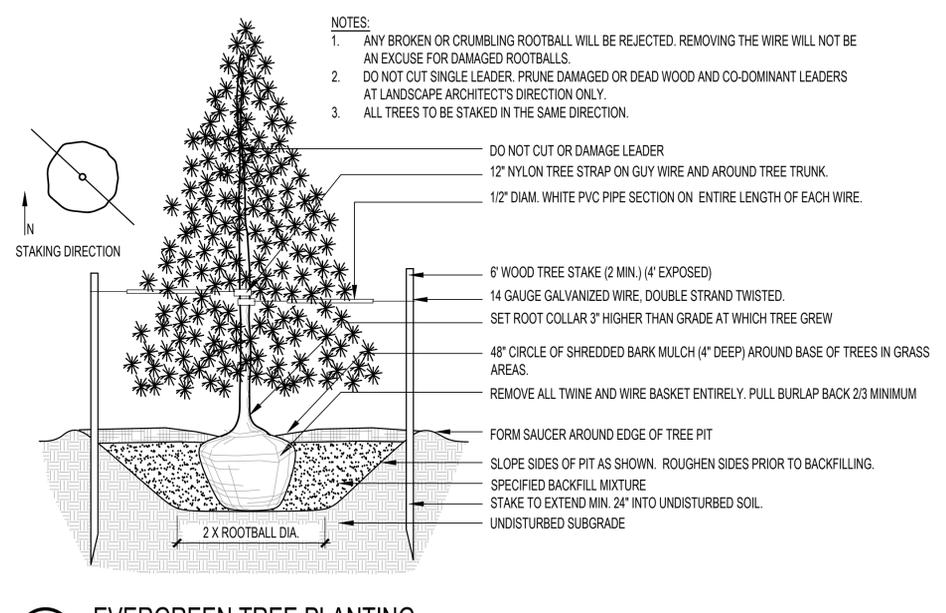
A LANDSCAPE PLANTING PLAN
SCALE: 1" = 30'



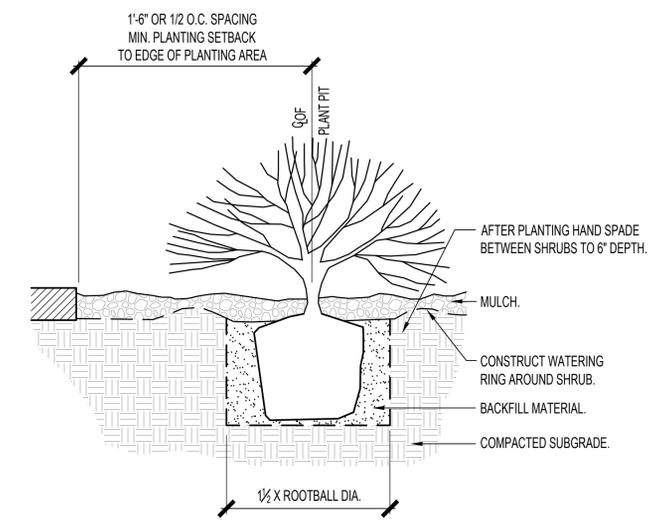
The planting plan should follow sheet



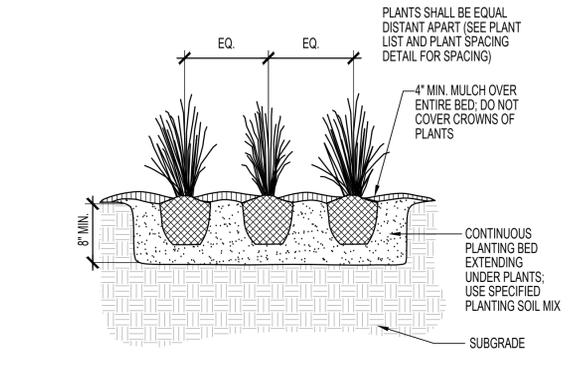
A DECIDUOUS TREE PLANTING
SCALE: NTS



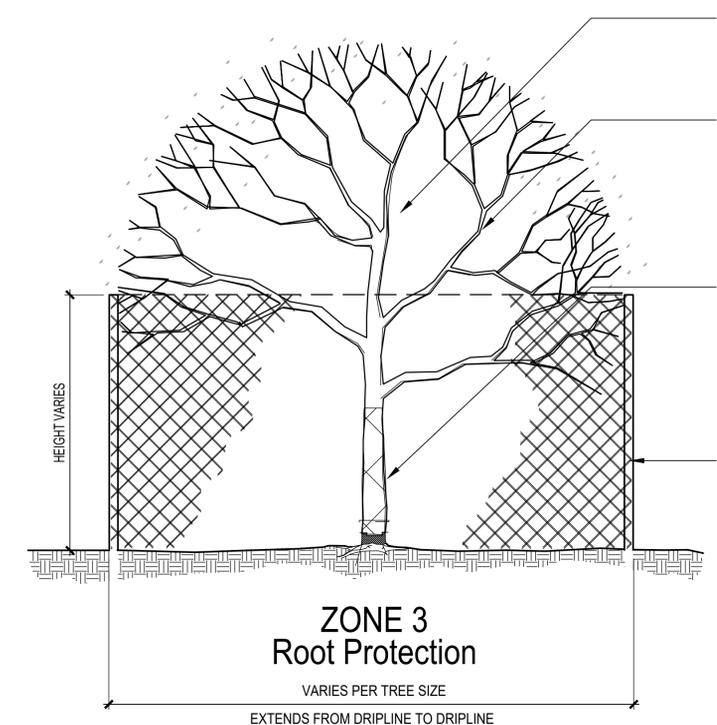
B EVERGREEN TREE PLANTING
SCALE: NTS



C SHRUB PLANTING
SCALE: NTS



D ORNAMENTAL GRASS/PERENNIAL PLANTING
SCALE: NTS



E TREE PROTECTION (AS REQUIRED)
SCALE: NTS

TREE PROTECTION AREA
1.5 Xs THE DISTANCE BETWEEN TRUNK AND DRIPLINE, OR 1 FOOT FOR EVERY DIAMETER INCH OF TRUNK, WHICHEVER IS GREATER

ZONE 1 Branch Protection
PROTECT LOWER BRANCHES OF TREE CANOPY. CONTACT CITY FORESTER IF ANY PRUNING IS NEEDED

ZONE 2 Trunk Protection
REQUIRED IF WHEELED CONSTRUCTION EQUIPMENT INVOLVED WITHIN 10' OR LESS

PROVIDE SNOW FENCING OR EQUAL AT DRIPLINE (MIN.)

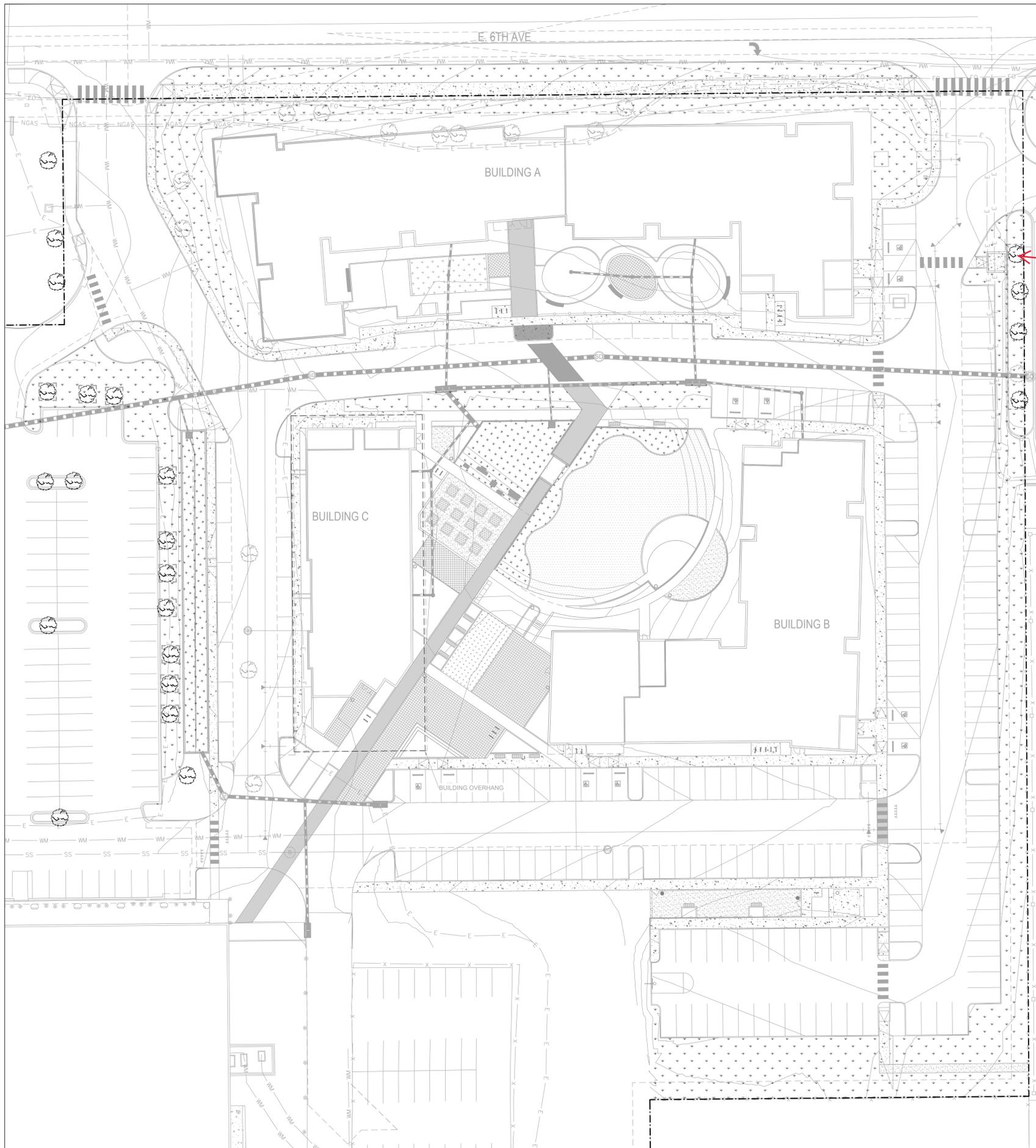
ATTACH SIGNS TO FENCING EVERY AT EACH TREE:

KEEP OUT TREE PROTECTION AREA

NO MATERIALS SHALL BE STORED WITHIN THE TREE PROTECTION AREA

NO.	DATE	REMARKS
1	02/20/24	SITE PLAN SUBMITTAL

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

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.

Please send tree appraisal to Aurora Forestry

TREE PRESERVATION & PROTECTION NOTES

- 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.

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.

LEGEND

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

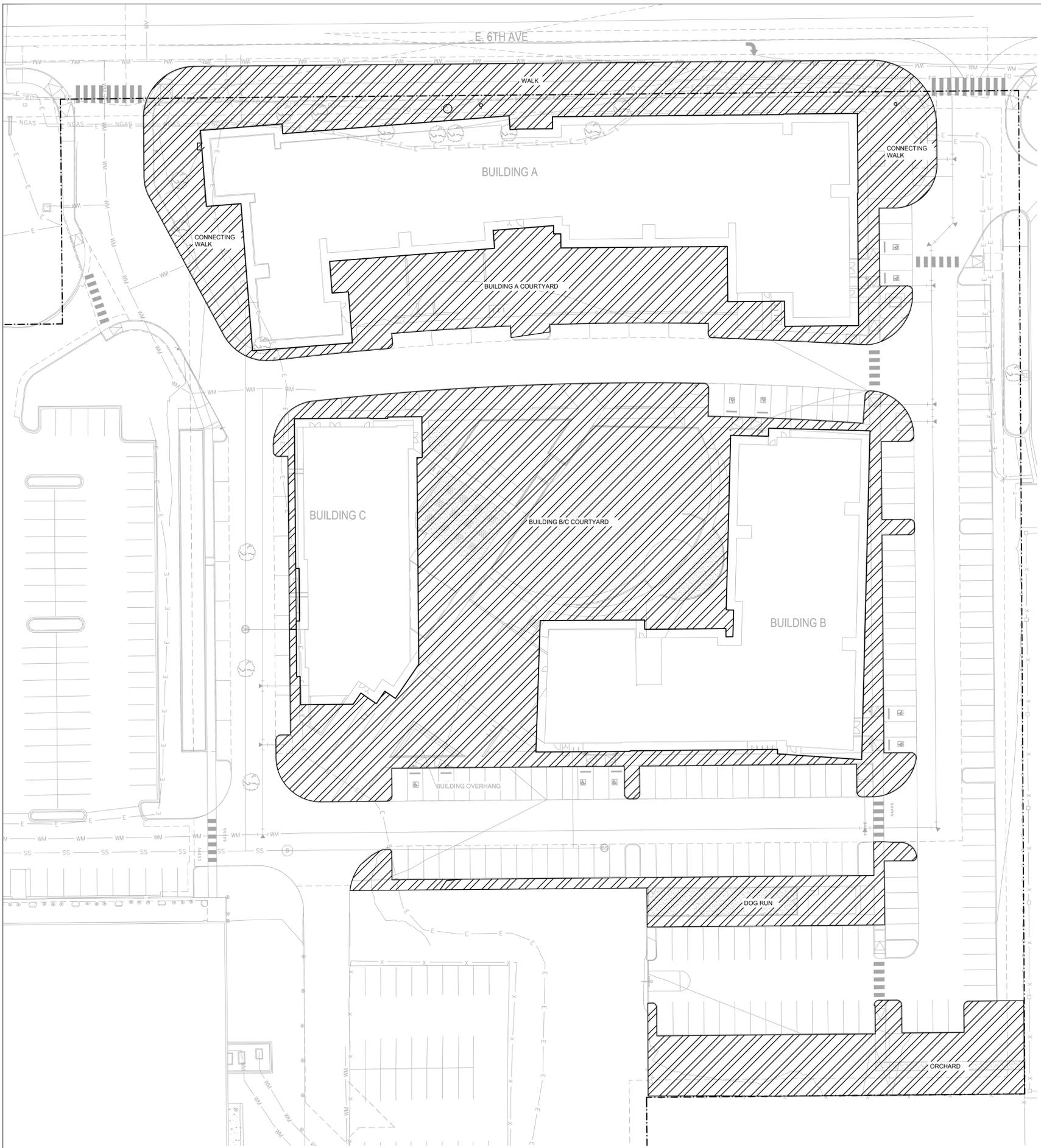
The note above is not correct as there are existing trees shown to remain. Please revise note.

A TREE MITIGATION PLAN
SCALE: 1" = 30'



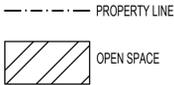
NO.	DATE	REMARKS
1	02/20/24	SITE PLAN SUBMITTAL

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



OPEN SPACE REQUIREMENTS

Area	Area (sq. feet)
SITE	406,911 (100%)
OPEN SPACE	91,605 (22%)



A OPEN SPACE COMPLIANCE
SCALE: 1" = 30'

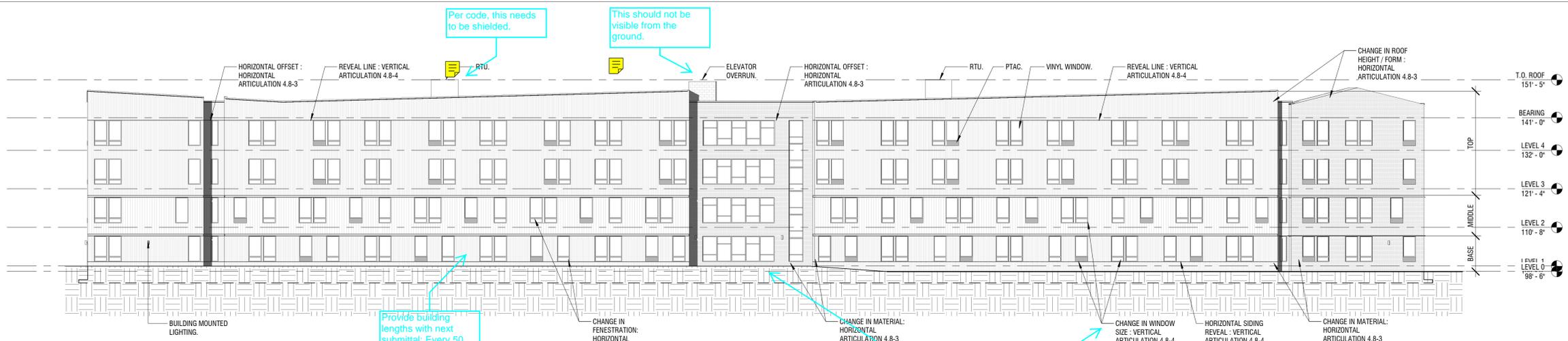


NO.	DATE	REMARKS
1	02/20/24	SITE PLAN SUBMITTAL

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

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

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



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

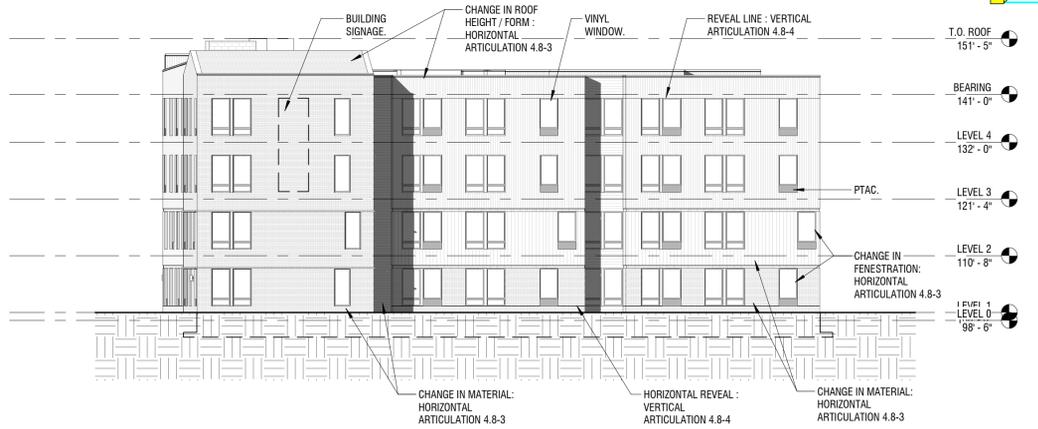
Provide building lengths with next submittal: Every 50 linear feet, mixed-use and multifamily developments shall use at least two of the horizontal articulation methods shown in Table 4.8-3 at an interval of 50 feet or less on each street facing building façade.

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.

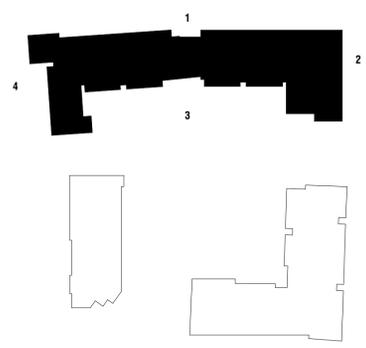
Where is the main entrance off of 6th Avenue? The north facing elevation must have access from 6th Avenue. Building Orientation - General. Each primary structure shall be arranged so that the primary façade and each façade with a main pedestrian entry, orients onto and provides direct pedestrian access 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.

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			

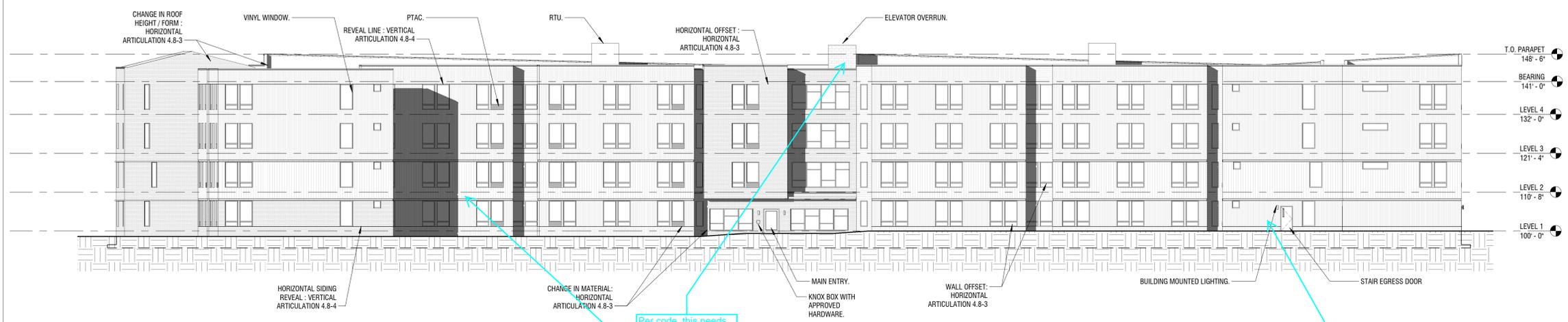


4 SDP BUILDING A - WEST ELEVATION
 1/16" = 1'-0"



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%

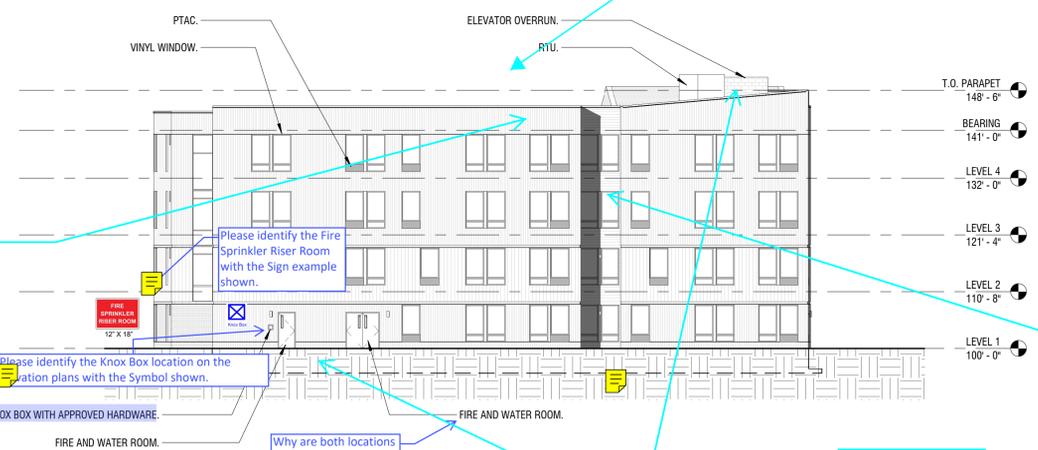


3 SDP BUILDING A - SOUTH ELEVATION
1/16" = 1'-0"

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..

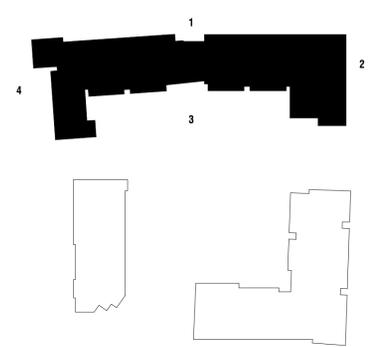


2 SDP BUILDING A - NORTH ELEVATION
1/16" = 1'-0"

Please refer to section 146-4.8.11.A Rooftop Equipment.1. All rooftop mechanical equipment shall be screened from view from a point four feet above grade level on each property line with an abutting property, and from a point four feet above grade from each sidewalk on the far side of each adjacent street, or if there is no sidewalk then from a point five feet above grade at the curb line on the far side of each adjacent street. Appropriate methods for rooftop screening include:a. Freestanding screen wallb. Extended parapet wallc. Other similar technique

Please add some visual interest to this elevation. Four-sided building standards are provided to eliminate the common treatment of "backs" of buildings. There shall be a hierarchy to building façades, but depending on what each façade orients to there may or may not be a "back" side.

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.



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 Lime AND DOORS	4,980 SF	28.7%

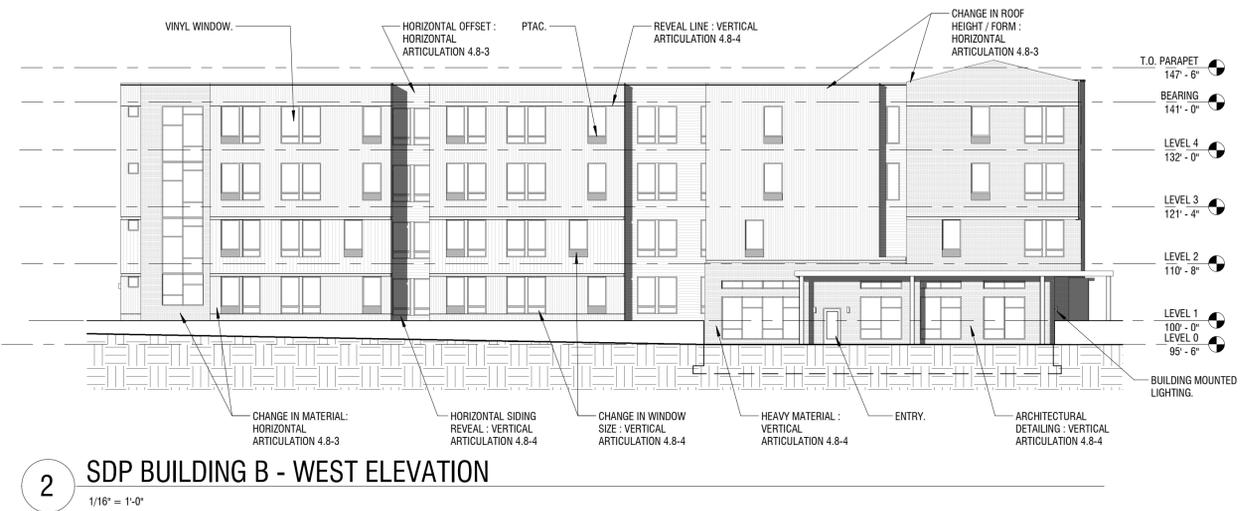
KING'S CROSSING VILLAGE
SITE PLAN WITH ADJUSTMENTS
15660 E 6TH AVE, AURORA, CO 80011
BUILDING A ELEVATIONS 2

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

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

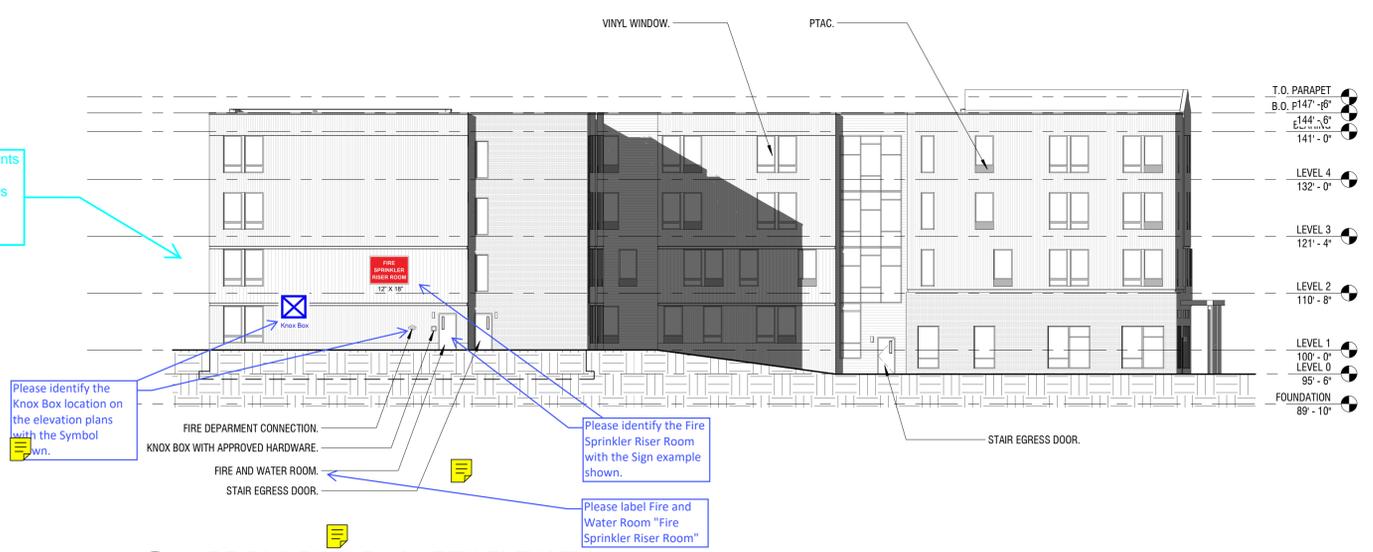
REMARKS	
SITE PLAN SUBMITTAL	
DATE	07/18/24
NO.	1

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

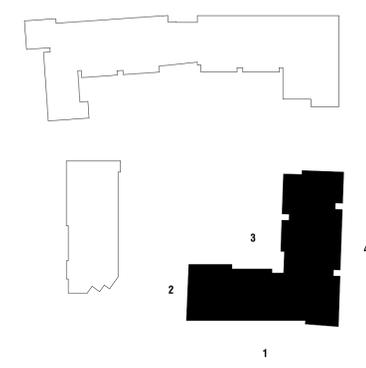


2 SDP BUILDING B - WEST ELEVATION
1/16" = 1'-0"

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

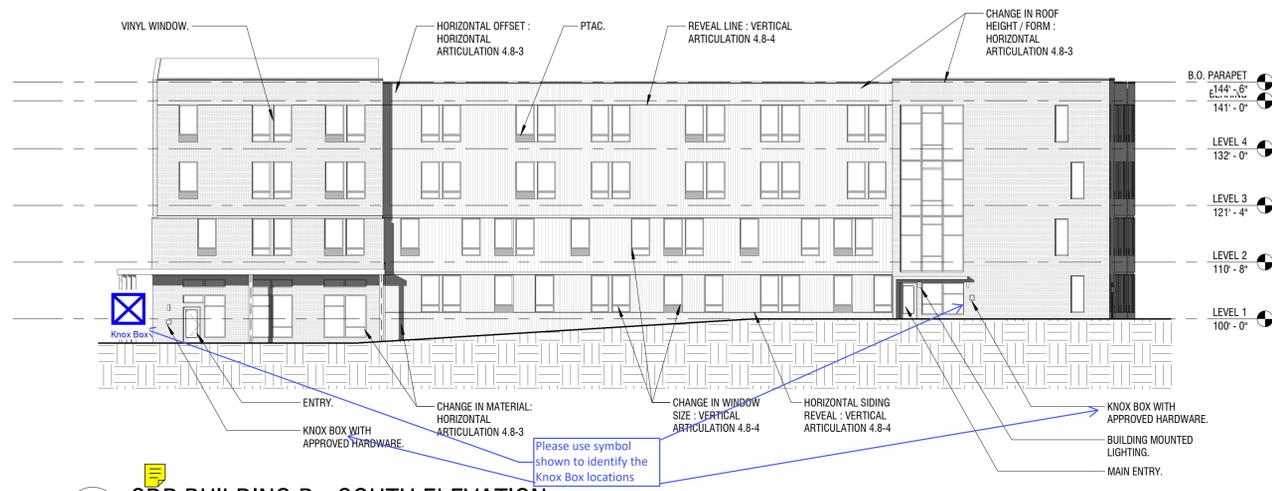


3 SDP BUILDING B - NORTH ELEVATION
1/16" = 1'-0"



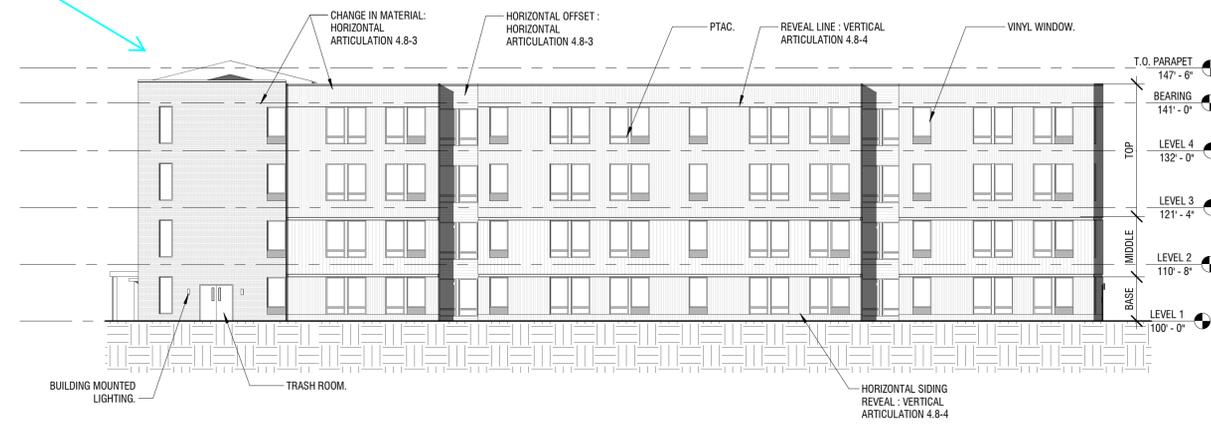
	TOTAL SQUARE FOOTAGE:	% OF TOTAL:
STACKED BRICK - BEIGE	7,698 SF	31.5%
MP-02 METAL PANEL - DARK BLUE/GRAY VERTICAL PANEL - 6"		
SD-02 - HORIZONTAL SIDING - 6" OR APPROVED EQUAL	24,705 SF	45.5%
Soda Lime AND DOORS	8,692 SF	23%

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			

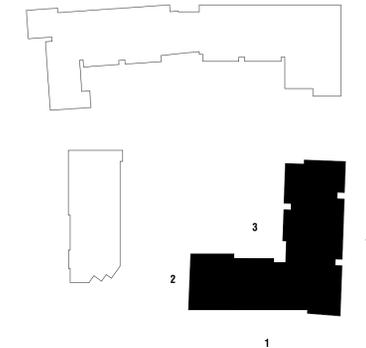


1 SDP BUILDING B - SOUTH ELEVATION
1/16" = 1'-0"

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



4 SDP BUILDING B - EAST 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 Lime AND DOORS	8,692 SF	23%

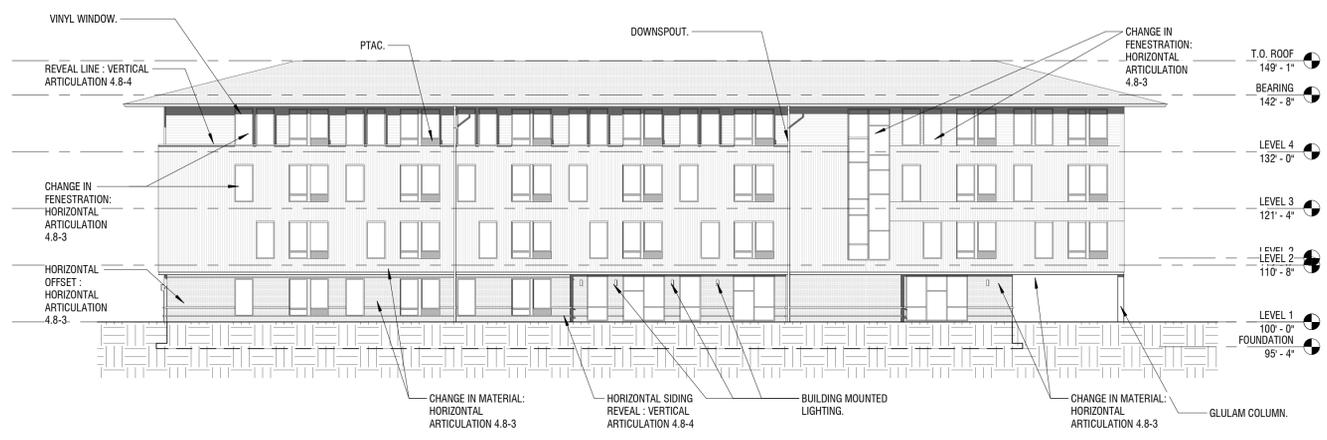
Table 4.8-8
Façade Character Elements for Four-Sided Building Design

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.)		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 2

NO.	DATE	REMARKS
1	07/18/24	SITE PLAN SUBMITTAL

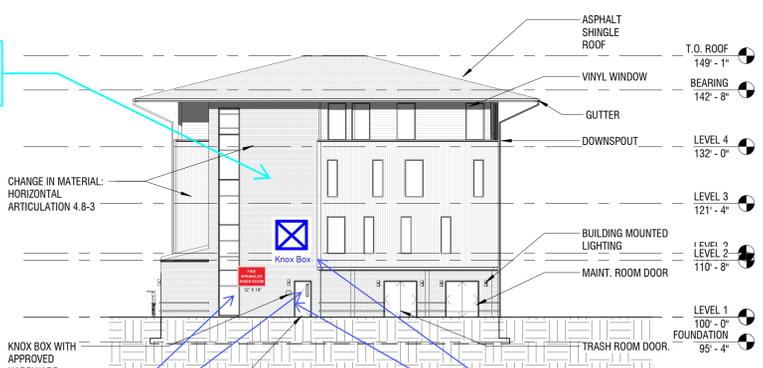
PA / PM:	Approver
DRAWN BY:	Author
JOB NO.:	Author



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

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

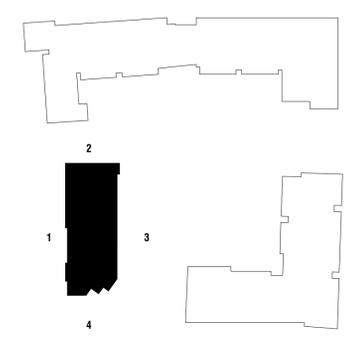
Add more visual interest to this elevation.



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

Please identify the Fire Sprinkler Riser Room with the Sign example shown.

Please identify the Knox Box location on the elevation plans with the Symbol shown.



	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%

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	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			

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

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

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



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

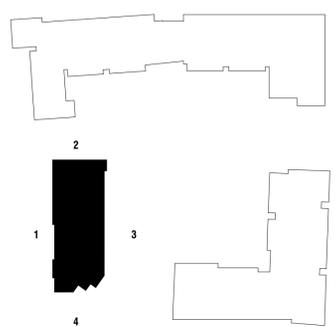
Knox Box required at Main Entrance to building. Please show on elevations.



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

Consider adding more visual interest in this location.

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%

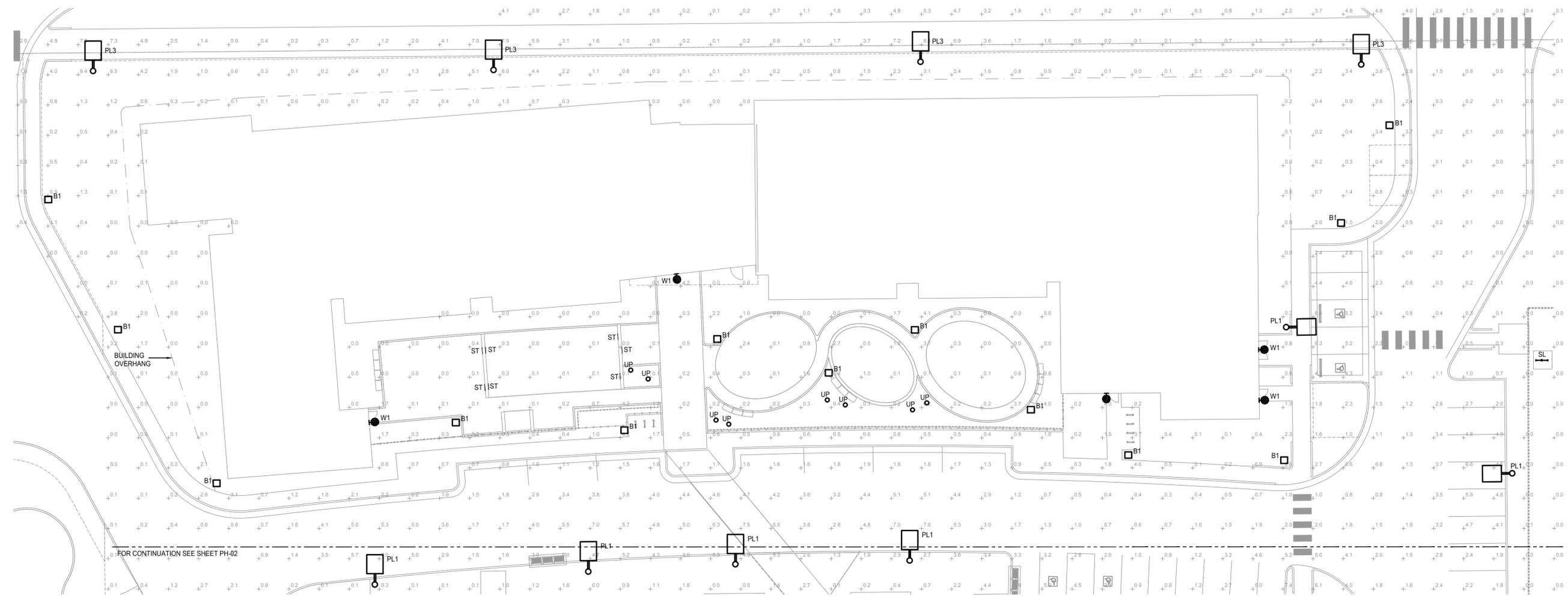
Table 4.8-8
Façade Character Elements for Four-Sided Building Design

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	07/15/24	SITE PLAN SUBMITTAL

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

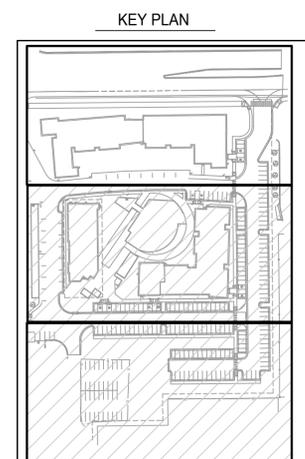


The photometric plan must show and label the location of the internal site accessible route. Provide a minimum of 1 foot-candle of lighting within the accessible route.

ACCESSIBLE ROUTE NOW SHOWN ON PHOTOMETRIC PLANS.

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

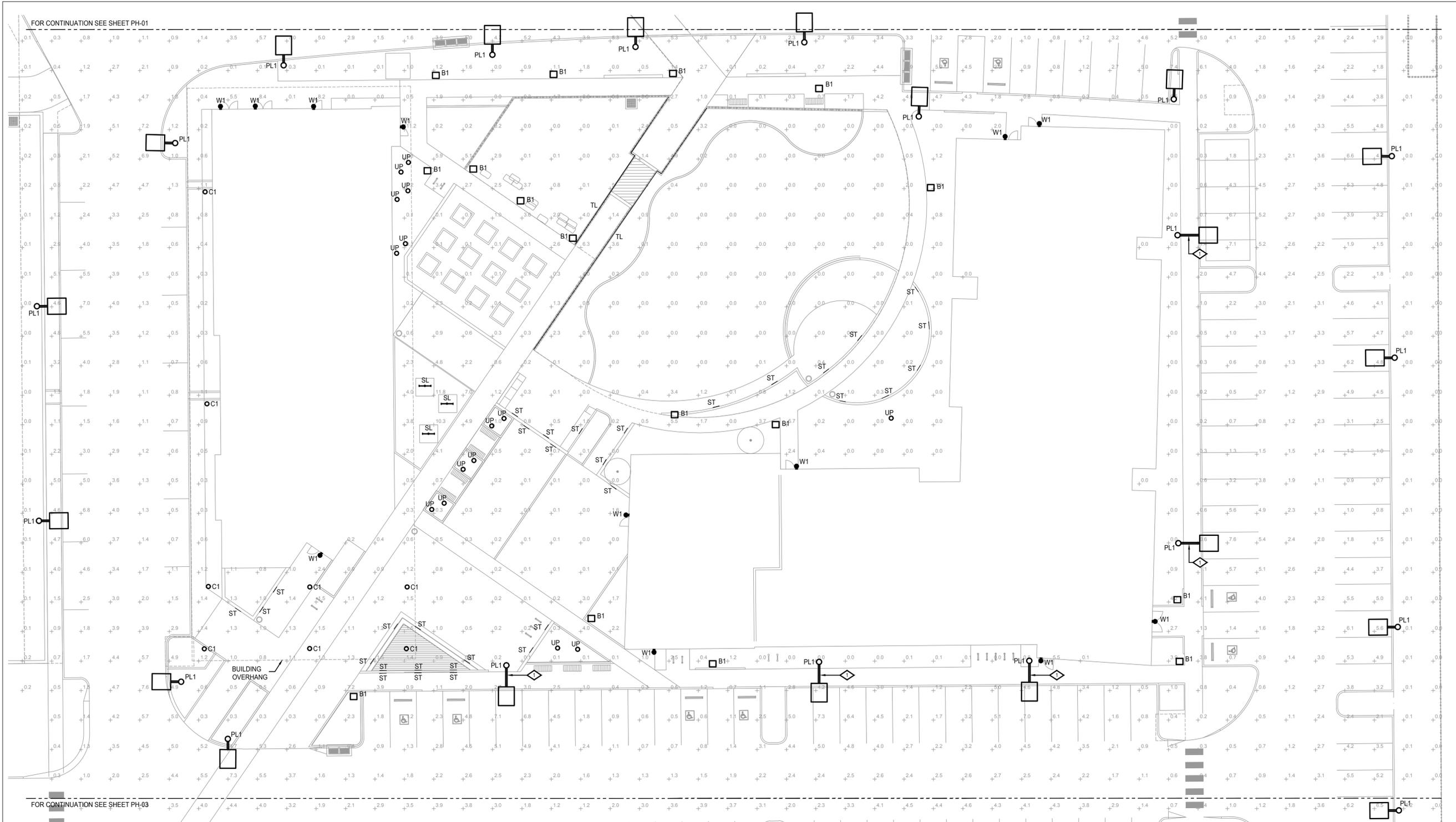
Statistics						
Description	Symbol	Avg	Max	Min	Max/Min	Avg/Min
Site	+	1.8 fc	11 fc	0.0 fc	N/A	N/A



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

NO.	DATE	REMARKS
1	02/20/24	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

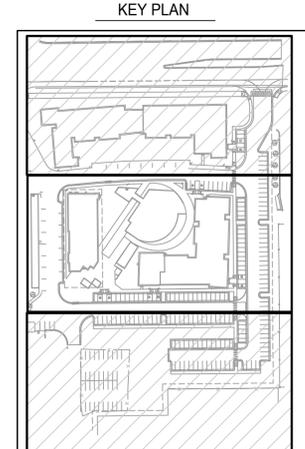
The photometric plan must show and label the location of the internal site accessible route. Provide a minimum of 1 foot-candle of lighting within the accessible route.

ACCESSIBLE ROUTE NOW SHOWN ON PHOTOMETRIC PLANS.

1 SITE DEVELOPMENT PLAN
PH-02 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.

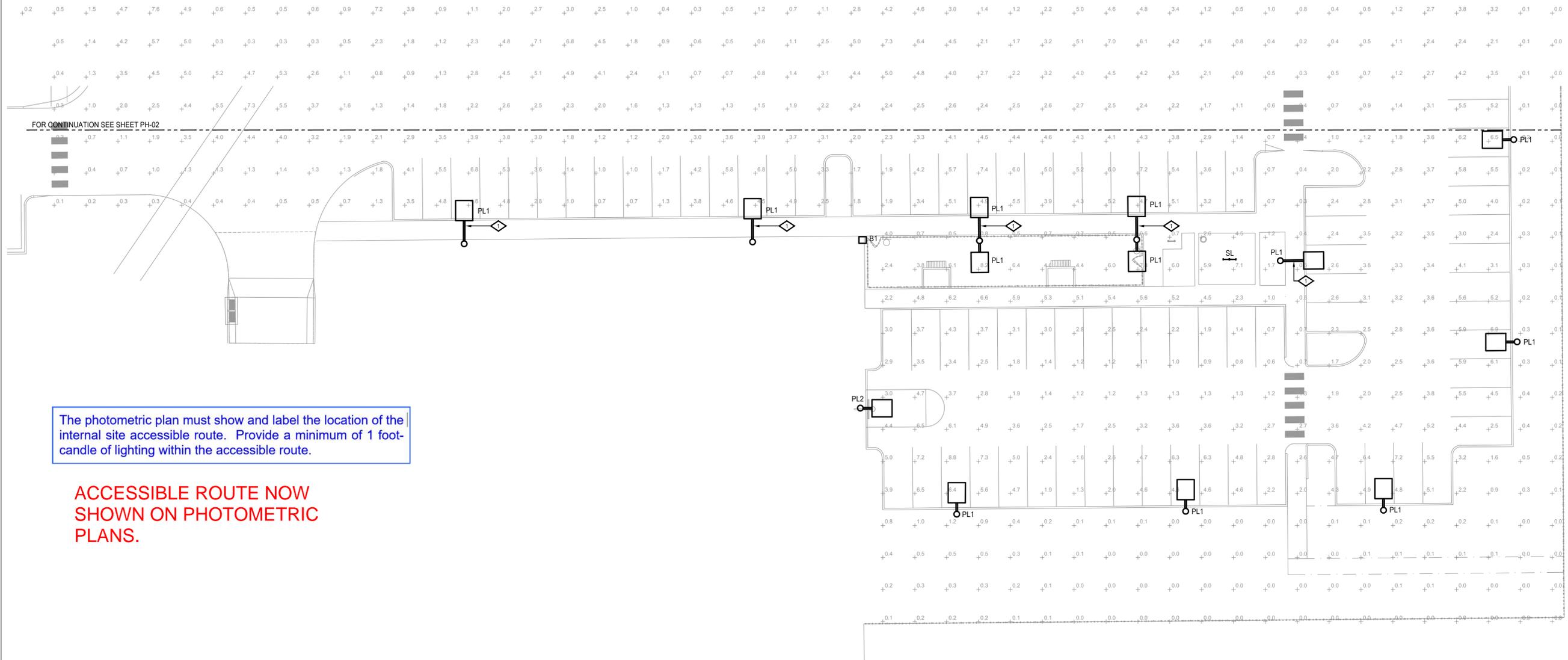


CONSULTING INC
4646 PECOS STREET, UNIT F DENVER, COLORADO, 80211
303.325.3211

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

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

PA / PM:	MTV
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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

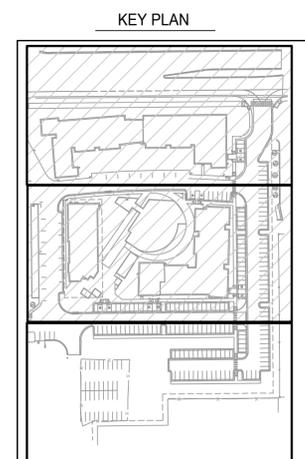
PH-03

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.

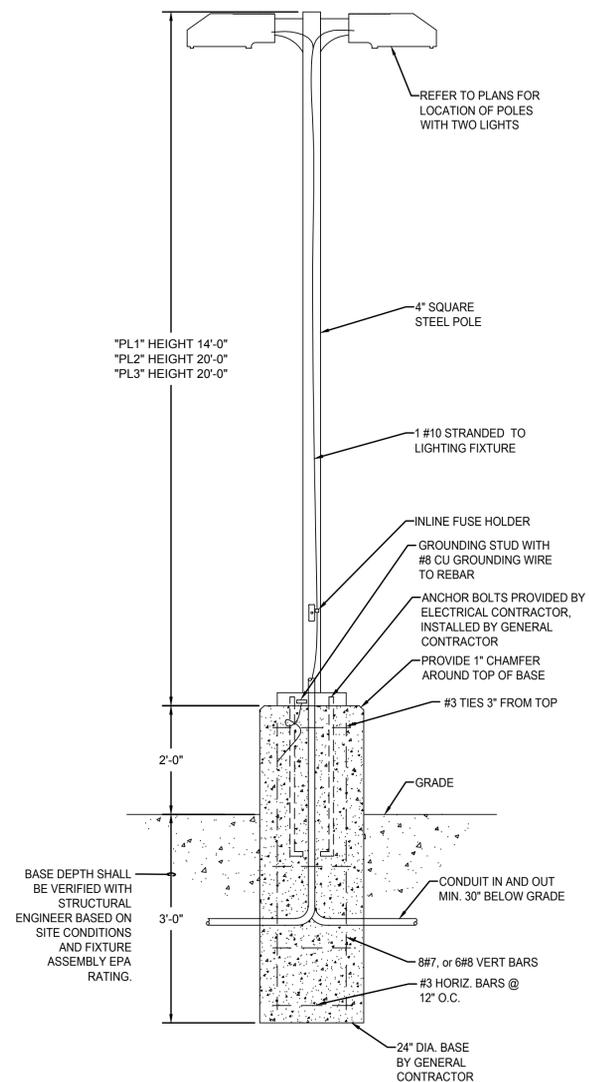


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KING'S CROSSING VILLAGE
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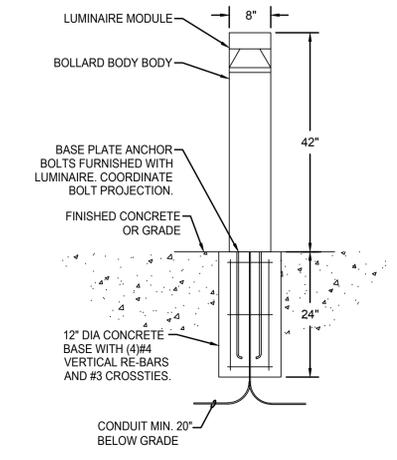


2 FIXTURE TYPE "PL1" DETAIL
NO SCALE

NOTE:
1. FIXTURE BASE DETAIL PROVIDED FOR INFORMATIONAL PURPOSES ONLY. ELECTRICAL CONTRACTOR TO COORDINATE REQUIREMENTS OF POLE BASE WITH STRUCTURAL ENGINEER AND/OR POLE MANUFACTURER PRIOR TO ROUGH-IN.



7 FIXTURE TYPE "PL3"
N.T.S.



1 TYPE "B1" BOLLARD DETAIL
NO SCALE

NOTE:
1. FIXTURE BASE DETAIL PROVIDED FOR INFORMATIONAL PURPOSES ONLY. ELECTRICAL CONTRACTOR TO COORDINATE REQUIREMENTS OF BOLLARD BASE WITH STRUCTURAL ENGINEER AND/OR POLE MANUFACTURER PRIOR TO ROUGH-IN.



3 FIXTURE TYPE "B1"
N.T.S.



8 FIXTURE TYPE "TL"
N.T.S.



4 FIXTURE TYPE "ST"
N.T.S.



9 FIXTURE TYPE "C1"
N.T.S.



5 FIXTURE TYPE "PL1"/"PL2"
N.T.S.



10 FIXTURE TYPE "SL"
N.T.S.



6 FIXTURE TYPE "W1"
N.T.S.



11 FIXTURE TYPE "UP"
N.T.S.

Schedule										
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
○	C1	8	LITHONIA	WF6-LED-40K-14W-90CRI-BLK	6" DIAMETER RECESSED LIGHT, BLACK FINISH	LED 4000K	1	1190	1	14
□	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
□	PL3	4	GARCO/SIGNIFY	GL3-DIM-TYPE3-105LA-6453-WW-UNV-BLP-PCR7	13" WIDE X 22.5" LENGTH POLE LIGHT, BLACK FINISH	LED 3000K	1	9385	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	DS210-590A140-D1-GV-HH-NC	4" SQUARE, 20' HIGH POLE FOR "PL3" LIGHT, BLACK 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
—	ST	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

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