

Monday, November 19, 2018  
P:\2020\20045 - Living Water Smoky Hill CAD Planning\20045 - 1 - Cover.dwg

Plan cannot be approved until tree mitigation has been received by Aurora Forestry.

# LIVING WATER AT SMOKY HILL CROSSING

## SITE PLAN AND CONDITIONAL USE LOT 1, BLOCK 1, SMOKY HILL CROSSING SUBDIVISION FILING NO. 1 CITY OF AURORA, COUNTY OF ARAPAHOE, STATE OF COLORADO

### LEGAL DESCRIPTION

LOT 1, BLOCK 1, SMOKY HILL CROSSING SUBDIVISION FILING NO. 1,  
CITY OF AURORA, COUNTY OF ARAPAHOE, STATE OF COLORADO.

### CONTACTS

#### OWNER/DEVELOPER

CORNERSTONE CAPITAL  
PO BOX 1043  
CASTLE ROCK, CO 80101  
303.956.3455  
CHAD ROACH

#### CIVIL ENGINEER

PROOF CIVIL  
600 GRANT STREET, #210  
DENVER, CO 80204  
PH: 303.325.5709  
TODD LYON, PE

#### ARCHITECT

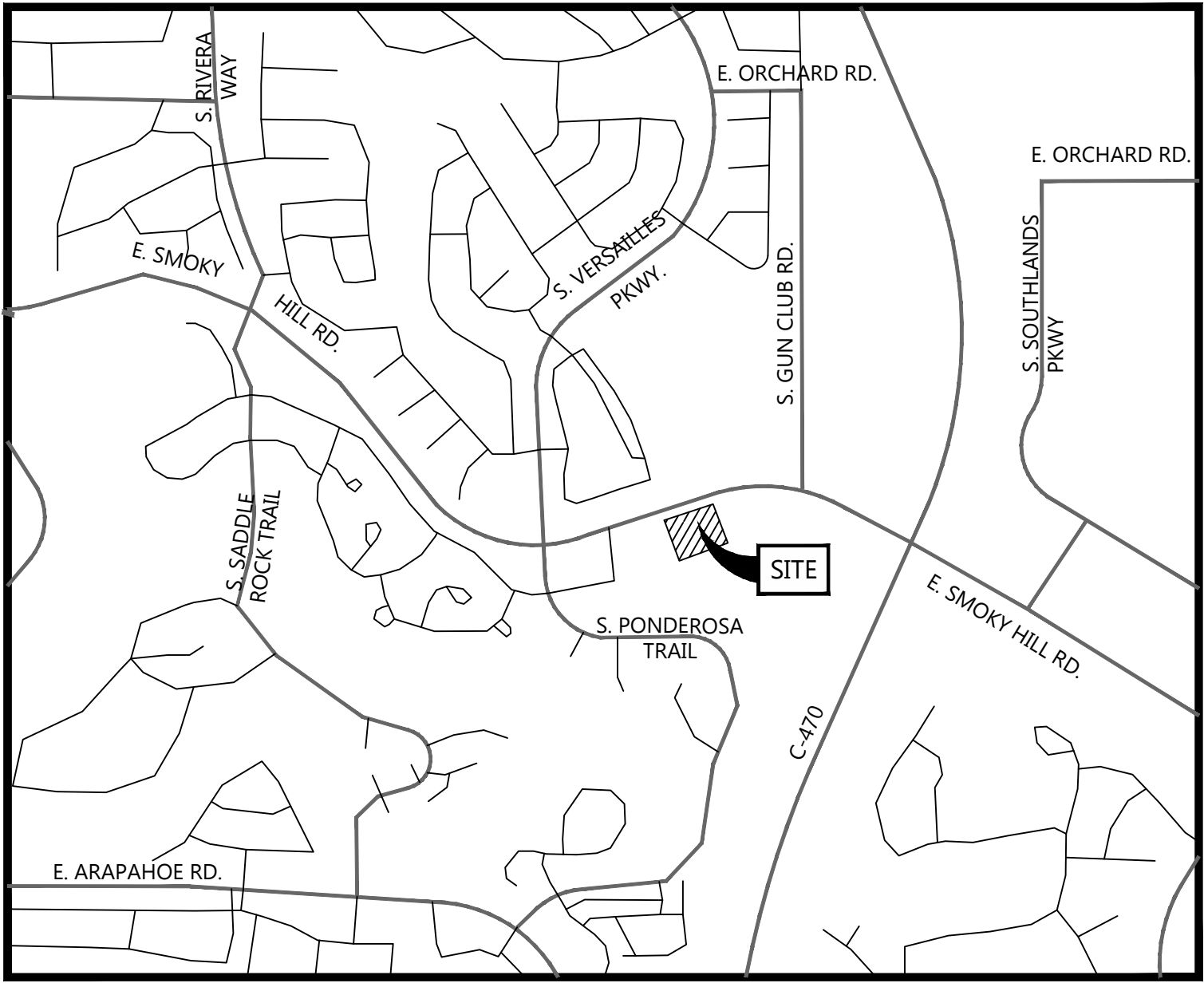
HOVER ARCHITECTURE  
8920 BARRONS BLVD, SUITE 102  
HIGHLANDS RANCH, CO 80129  
720.773.2800  
PHIL WALZ

#### LANDSCAPE ARCHITECT

TCK DESIGN AND PLANNING  
2809 LARIMER STREET  
DENVER, CO 80205  
303.883.3278  
CHRIS MARCH

### SITE PLAN NOTES

- THE DEVELOPER, HIS SUCCESSORS AND ASSIGNS, INCLUDING THE HOMEOWNERS OR MERCHANTS ASSOCIATION, SHALL BE RESPONSIBLE FOR INSTALLATION, MAINTENANCE, AND REPLACEMENT OF ALL FIRE LANE SIGNS AS REQUIRED BY THE CITY OF AURORA.
- ALL SIGNS SHALL CONFORM TO THE CITY OF AURORA SIGN CODE.
- RIGHT OF WAY FOR INGRESS AND EGRESS FOR SERVICE AND EMERGENCY VEHICLES IS GRANTED OVER, ACROSS, ON AND THROUGH ANY AND ALL PRIVATE ROADS AND WAYS NO OR HEREAFTER ESTABLISHED ON THE DESCRIBED PROPERTY, AND THE SAME ARE HEREBY DESIGNATED AS "SERVICE/EMERGENCY AND UTILITY EASEMENTS" AND SHALL BE POSTED "NO PARKING - FIRE LANE."
- "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 ENTRANCES THEY SERVE. THE ACCESSIBLE ROUTE BETWEEN ACCESSIBLE PARKING AND ACCESSIBLE BUILDING ENTRANCES SHALL BE THE MOST PRACTICAL DIRECT ROUTE. THE ACCESSIBLE ROUTE MUST BE LOCATED WITHIN A SIDEWALK. NO SLOPE ALONG THIS ROUTE MAY EXCEED 1:20 WITHOUT PROVIDING A RAMP WITH A MAXIMUM SLOPE OF 1:12 AND HANDRAILS. CROSSWALKS ALONG THIS ROUTE SHALL BE WIDE ENOUGH TO WHOLLY CONTAIN THE CURB RAMP WITH A MINIMUM WIDTH OF 36" AND SHALL BE PAINTED WITH WHITE STRIPES. THE CITY OF AURORA ENFORCES HANDICAPPED ACCESSIBILITY REQUIREMENTS BASED ON THE 2015 INTERNATIONAL BUILDING CODE, CHAPTER 11, AND THE INTERNATIONAL CODE COUNCIL (ICC) A117.1-2009.
- THE APPLICANT HAS THE OBLIGATION TO COMPLY WITH ALL APPLICABLE REQUIREMENT OF THE AMERICANS WITH DISABILITIES ACT.
- THE DEVELOPER, HIS SUCCESSORS AND ASSIGNS, SHALL BE RESPONSIBLE FOR INSTALLATION, MAINTENANCE AND REPLACEMENT OF ALL LANDSCAPING MATERIALS SHOWN OR INDICATED ON THE APPROVED SITE PLAN OR LANDSCAPE PLAN ON FILE IN THE PLANNING DEPARTMENT. ALL LANDSCAPING WILL BE INSTALLED PRIOR TO ISSUANCE OF CERTIFICATE OF OCCUPANCY.
- ALL CROSSINGS OR ENCROACHMENTS INTO EASEMENTS AND STREET RIGHTS-OF-WAY OWNED BY THE CITY OF AURORA ("CITY") ARE ACKNOWLEDGED BY THE UNDERSIGNED AS BEING SUBJECT TO THE CITY OF AURORA'S USE AND OCCUPANCY OF THE SAID EASEMENTS OR RIGHTS-OF-WAY. THE UNDERSIGNED, THEIR SUCCESSORS AND ASSIGNS, FURTHER AGREES TO REMOVE, REPAIR, REPLACE, RELOCATE, MODIFY, OR OTHERWISE ADJUST SAID CROSSING 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 RIGHT-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 RIGHT-OF-WAY AT ANY TIME AND IN SUCH MANNER AS IT DEEMS NECESSARY OR CONVENIENT.
- THE APPROVAL OF THIS DOCUMENT DOES NOT CONSTITUTE FINAL APPROVAL OF GRADING, DRAINAGE, UTILITY, PUBLIC IMPROVEMENTS AND BUILDING PLANS. CONSTRUCTION PLANS MUST BE REVIEWED AND APPROVED BY THE APPROPRIATE AGENCY PRIOR TO THE ISSUANCE OF BUILDING PERMITS.
- ALL BUILDING ADDRESS NUMBERS SHALL COMPLY WITH THE AURORA CITY CODE OF ORDINANCE, CHAPTER 126, ARTICLE VII - NUMBERING OF BUILDINGS.
- ALL ROOFTOP MECHANICAL EQUIPMENT AND VENTS GREATER THAN EIGHT (8) INCHES IN DIAMETER MUST BE SCREENED. SCREENING MAY BE DONE EITHER WITH AN EXTENDED PARAPET WALL OR A FREESTANDING SCREEN WALL. SCREENS SHALL BE AT LEAST AS HIGH AS THE EQUIPMENT THEY HIDE. IF EQUIPMENT IS VISIBLE BECAUSE SCREENS DON'T MEET THIS MINIMUM HEIGHT REQUIREMENT, THE DIRECTOR OF PLANNING MAY REQUIRE CONSTRUCTION MODIFICATIONS PRIOR TO THE ISSUANCE OF A PERMANENT CERTIFICATE OF OCCUPANCY.
- NOTWITHSTANDING ANY SURFACE IMPROVEMENTS, LANDSCAPING, PLANTING OR CHANGES SHOWN IN THESE SITE OR CONSTRUCTION PLANS, OR ACTUALLY CONSTRUCTED OR PUT IN PLACE, ALL UTILITY EASEMENTS MUST REMAIN UNOBSTRUCTED AND FULLY ACCESSIBLE ALONG THEIR ENTIRE LENGTH TO ALLOW FOR ADEQUATE MAINTENANCE EQUIPMENT. ADDITIONALLY, NO INSTALLATION, PLANTING, CHANGE IN THE SURFACE, ETC., SHALL INTERFERE WITH THE OPERATION OF THE UTILITY LINES PLACED WITHIN THE EASEMENT. BY SUBMITTING THESE SITE OR CONSTRUCTION PLANS FOR APPROVAL, THE LANDOWNER RECOGNIZES AND ACCEPTS THE TERMS, CONDITIONS AND REQUIREMENTS OF THIS NOTE.
- FINAL GRADE SHALL BE AT LEAST SIX (6) INCHES BELOW ANY EXTERIOR 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 CITY PLANNING OFFICE AT THE MUNICIPAL BUILDING. A COPY OF THE OFFICIAL CURRENT PLAN MAY BE PURCHASED THERE. LIKEWISE, SITE PLANS ARE REQUIRED TO AGREE WITH THE APPROVED SUBDIVISION PLAT OF RECORD AT THE TIME OF A BUILDING PERMIT; AND IF NOT, MUST BE AMENDED TO AGREE WITH THE PLAT AS NEEDED, OR VICE VERSA.
- ERRORS IN APPROVED SITE PLANS RESULTING FROM COMPUTATIONS OR INCONSISTENCIES IN THE DRAWINGS MADE BY THE APPLICANT ARE THE RESPONSIBILITY OF THE PROPERTY OWNER OF RECORD. WHERE FOUND, THE CURRENT MINIMUM CODE REQUIREMENTS WILL APPLY AT THE TIME OF BUILDING PERMIT. PLEASE BE SURE THAT ALL PLAN COMPUTATIONS ARE CORRECT.
- ALL REPRESENTATIONS AND COMMITMENTS MADE BY APPLICANTS AND PROPERTY OWNERS AT PUBLIC HEARINGS REGARDING THIS PLAN ARE BINDING UPON THE APPLICANT, PROPERTY OWNER, AND ITS HEIRS, SUCCESSORS, AND ASSIGNS.
- 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.
- 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 CITY ENGINEER.
- THE DEVELOPER IS RESPONSIBLE FOR SIGNING AND STRIPING ALL PUBLIC STREETS. THE DEVELOPER IS REQUIRED TO PLACE TRAFFIC CONTROL, STREET NAME, AND GUIDE SIGNS ON ALL PUBLIC STREETS AND PRIVATE STREETS APPROACHING AN INTERSECTION WITH A PUBLIC STREET. SIGNS SHALL BE FURNISHED AND INSTALLED PER THE MOST CURRENT EDITIONS OF THE MANUAL ON UNIFORM TRAFFIC CONTROL DEVICES (MUTCD) AND CITY STANDARDS, AND SHOWN ON THE SIGNING AND STRIPING PLAN FOR THE DEVELOPMENT.



### VICINITY MAP

SCALE: 1" = 1000' ±



### PROJECT DATA

PROPERTY SIZE (SF)	53,921
PROPERTY SIZE (ACRES)	1.24
LANDSCAPE AREA (SF)	23,058
IMPERVIOUS AREA (SF)	27,031
PROPOSED USE	CAR WASH <sup>1</sup>
PRESENT ZONING CLASSIFICATION	MU-C (MIXED USE CORRIDOR)
NUMBER OF BUILDINGS	1
GROSS BUILDING AREA	3,832 SF
2015 IBC CONSTRUCTION TYPE	V-B
OCCUPANCY GROUP	B
NUMBER OF STORIES	1
MAX HEIGHT PERMITTED	38'
MAX HEIGHT PROPOSED	26'
TOTAL PARKING SPACES REQUIRED	3
STANDARD PARKING SPACES PROVIDED	7
ACCESSIBLE PARKING SPACES REQUIRED	1
ACCESSIBLE PARKING SPACES PROVIDED	1
VAN ACCESSIBLE PARKING SPACES REQUIRED	1
VAN ACCESSIBLE PARKING SPACES PROVIDED	1
STACKING SPACES REQUIRED	2 PER LANE
STACKING SPACES PROVIDED	3 PER LANE
BICYCLE PARKING SPACES REQUIRED	2 <sup>2</sup>
BICYCLE PARKING SPACES PROVIDED	4 <sup>2</sup>
MAX PERMITTED SIGN AREA	205.5 SF
MAX # OF SIGNS	5

2 U-RACKS REQUIRED (MINIMUM) FOR NON-RESIDENTIAL USE

insert footnote: Motor Vehicle Wash is a conditional use in the MU-C Zone District per Section 146-3.2

### CONDITIONAL USES

CAR WASH

COMMENT ADDRESSED

LEGAL DESCRIPTION: LOT 1, BLOCK 1, SMOKY HILL CROSSING SUBDIVISION FILING NO. 1, RECORDED JANUARY 1, 2020 AT RECEPTION NO. E0001189, CITY OF AURORA, COUNTY OF ARAPAHOE, STATE OF COLORADO.

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

IN WITNESS THEREOF, \_\_\_\_\_ HAS CAUSED THESE PRESENTS TO BE EXECUTED

THIS \_\_\_\_ DAY OF \_\_\_\_\_ AD. 2020

BY: \_\_\_\_\_  
TITLE:

STATE OF COLORADO )SS  
COUNTY OF \_\_\_\_\_ )

THE FOREGOING INSTRUMENT WAS ACKNOWLEDGED BEFORE ME THIS \_\_\_\_ DAY OF \_\_\_\_\_ AD, 2020 BY

WITNESS MY HAND AND OFFICIAL SEAL

NOTARY  
SEAL

MY COMMISSION EXPIRES \_\_\_\_\_ NOTARY BUSINESS ADDRESS \_\_\_\_\_

### CLERK AND RECORDER'S CERTIFICATE

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

COLORADO ON THIS \_\_\_\_ DAY OF \_\_\_\_\_, 2020 AD AT \_\_\_\_ O-CLOCK \_\_\_\_ M

COUNTY CLERK AND RECORDER

DEPUTY

FILE: \_\_\_\_\_

PAGE NO: \_\_\_\_\_

RECEPTION NO: \_\_\_\_\_

### CITY OF AURORA APPROVALS

CITY ATTORNEY: \_\_\_\_\_ DATE: \_\_\_\_\_

PLANNING DIRECTOR: \_\_\_\_\_ DATE: \_\_\_\_\_

PLANNING AND ZONING COMMISSION: \_\_\_\_\_ DATE: \_\_\_\_\_

CITY COUNCIL: \_\_\_\_\_ DATE: \_\_\_\_\_

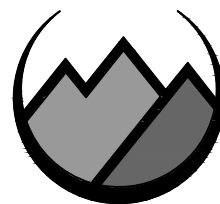
ATTEST: \_\_\_\_\_ DATE: \_\_\_\_\_

DATABASE APPROVAL: \_\_\_\_\_ DATE: \_\_\_\_\_

### AMENDMENT BLOCK

### SHEET INDEX

- COVER SHEET & NOTES
- SITE PLAN
- GRADING PLAN
- UTILITY PLAN
- SITE DETAILS
- SITE DETAILS
- ELEVATIONS
- PHOTOMETRIC
- LIGHTING DETAILS
- TREE MITIGATION PLAN
- LANDSCAPE PLAN
- LANDSCAPE DETAILS



**PROOFCIVIL**  
consulting engineers

DATE: 11/20/2020

SCALE:

DRAWN BY: ANM

CHECKED BY: TAL

**HOVER**  
ARCHITECTURE

8920 BARRONS BLVD, SUITE 102  
HIGHLANDS RANCH, CO 80129  
(720) 773-2800

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**PROJECT NUMBER**

20045

**SHEET**

1 OF 12

**COVER SHEET**

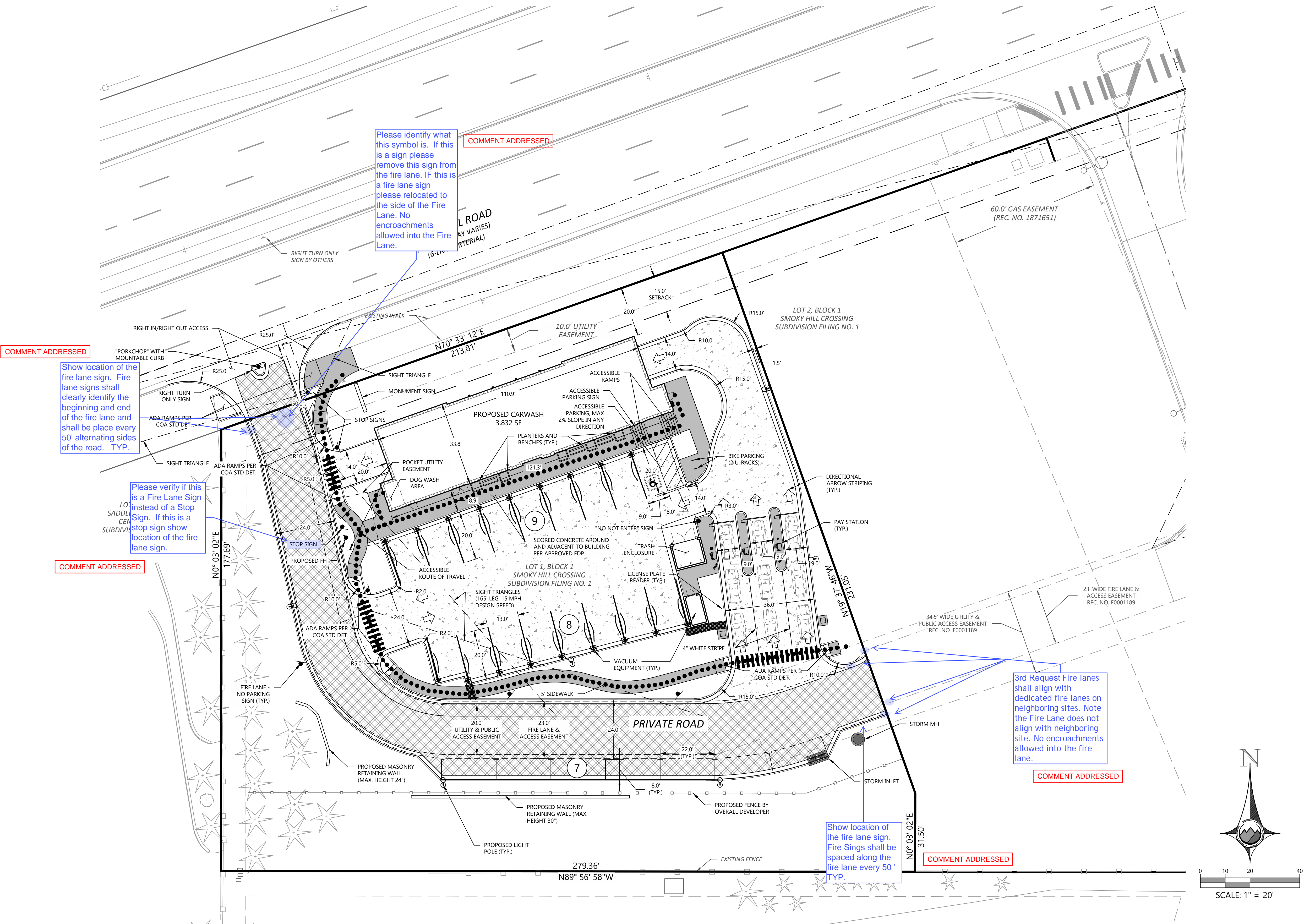


# LIVING WATER AT SMOKY HILL CROSSING

SITE PLAN AND CONDITIONAL USE  
LOT 1, BLOCK 1, SMOKY HILL CROSSING SUBDIVISION FILING NO. 1  
CITY OF AURORA, COUNTY OF ARAPAHOE, STATE OF COLORADO

LEGEND:	
	PROPERTY LINE
	ADA ACCESSIBLE ROUTE
	PROPOSED BUILDING
	EXISTING BUILDING
	PROPOSED EASEMENT
	EXISTING EASEMENT
	PROPERTY SETBACK
	PROPOSED CURB & GUTTER
	EXISTING CURB & GUTTER
	PROPOSED SAWCUT
	PROPOSED ASPHALT
	PROPOSED CONCRETE
	PROPOSED WALK
	PROPOSED LIGHT POLE
	EXISTING LIGHT POLE
	PROPOSED SIGN
	EXISTING SIGN

- NOTES:
- ALL DIMENSIONS ARE TO FLOWLINE UNLESS OTHERWISE INDICATED.
  - INSTALL "FIRE LANE - NO PARKING" SIGN ALONG PRIVATE DRIVE AS DIRECTED BY AURORA INSPECTOR.
  - ALL REQUIRED PUBLIC IMPROVEMENTS AND AN APPROVED POND CERTIFICATE FOR SUB-REGIONAL POND ARE REQUIRED PRIOR TO THE ISSUANCE OF A CERTIFICATE OF OCCUPANCY.



DATE: 11/20/2020  
SCALE:  
DRAWN BY: ANM  
CHECKED BY: TAL

**HOVER**  
ARCHITECTURE  
6802 BARKING BLVD, SUITE 100  
HIGHLANDS RANCH, CO 80129  
(720) 773-8800

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PROJECT NUMBER  
20045

SHEET  
2 OF 12  
SITE PLAN

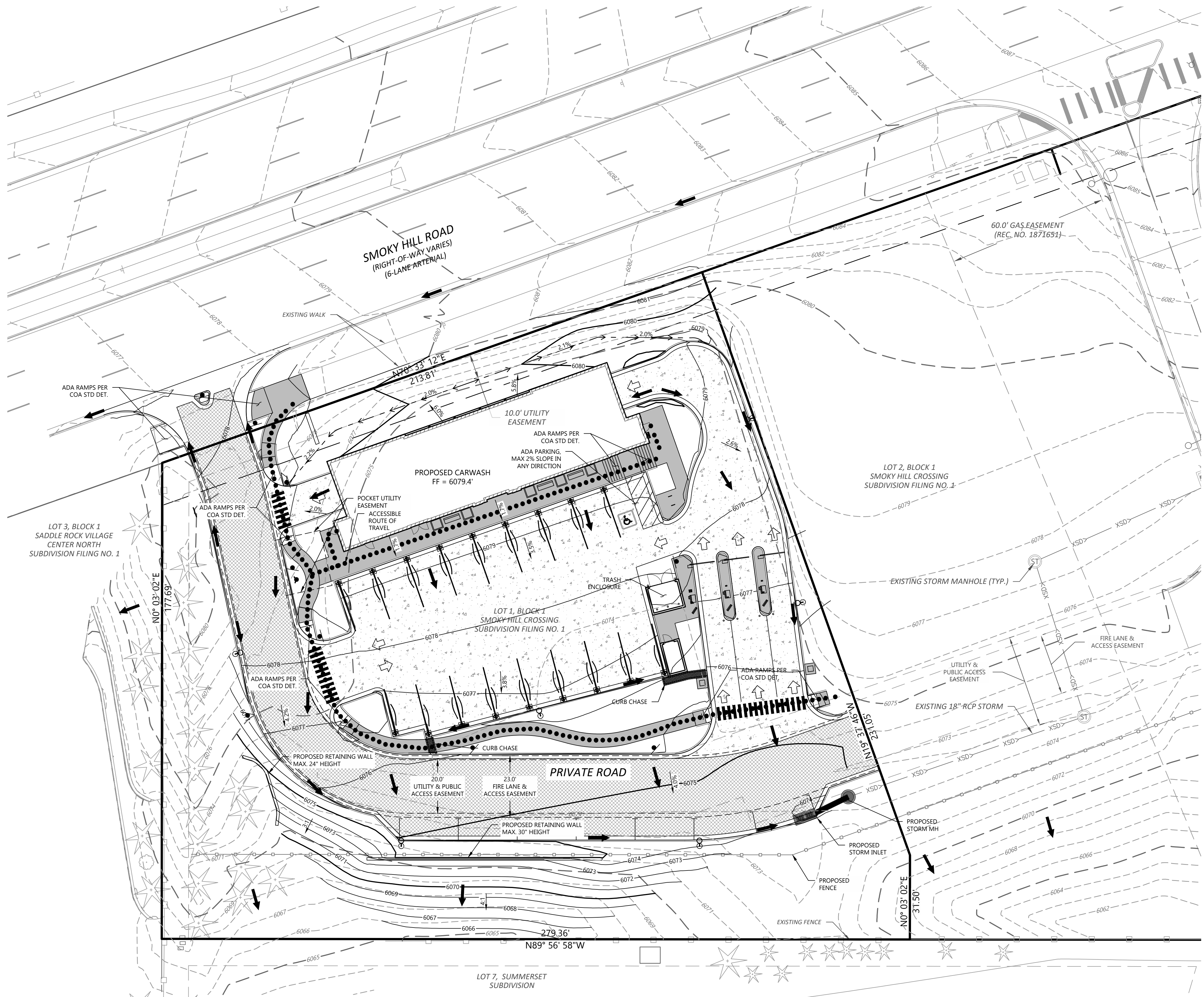


Monday, November 19, 2018  
P:\2020\20045 - Living Water Smoky Hill CAD\Planning\20045 - 2 - Site Plan.dwg



# LIVING WATER AT SMOKY HILL CROSSING

SITE PLAN AND CONDITIONAL USE  
LOT 1, BLOCK 1, SMOKY HILL CROSSING SUBDIVISION FILING NO. 1  
CITY OF AURORA, COUNTY OF ARAPAHOE, STATE OF COLORADO



**LEGEND:**

—	PROPERTY LINE
■■■■■■■■	LIMITS OF PLANNING AREA
▨▨▨▨▨▨	PROPOSED BUILDING
▬▬▬▬▬▬	EXISTING BUILDING
- - - - -	PROPOSED EASEMENT
- - - - -	EXISTING EASEMENT
- - - - -	PROPERTY SETBACK
—5400—	PROPOSED 5' CONTOUR
—5401—	PROPOSED 1' CONTOUR
- -5400- -	EXISTING 5' CONTOUR
- -5401- -	EXISTING 1' CONTOUR
■ ■ ■ ■ ■	PROPOSED STORM LINE
■ ■ ■ ■ ■	EXISTING STORM LINE
- - - - -	PROPOSED SAWCUT
■ ■ ■ ■ ■	PROPOSED STORM INLET
■ ■ ■ ■ ■	EXISTING STORM INLET
→	FLOW DIRECTION
±25.25	PROPOSED SPOT GRADE
±25.25	EXISTING SPOT GRADE
2.00%	SLOPE AND DIRECTION
HP	HIGH POINT
LP	LOW POINT
GB	GRADE BREAK

- NOTES:**
1. ALL ELEVATION SPOTS ALONG CURB INDICATE FLOWLINE ELEVATION UNLESS OTHERWISE INDICATED.
  2. PROPOSED ACCESSIBLE PARKING SPOTS SHALL HAVE 2.0% MAX SLOPE IN ANY DIRECTION.
  3. ALL ACCESSIBLE PATHS OF TRAVEL SHALL HAVE MAXIMUM 48:1 CROSS SLOPE AND MAXIMUM 20:1 RUNNING SLOPE (AS CONSTRUCTED) UNLESS RAMP IS PROVIDED WITH MAXIMUM RUNNING SLOPE OF 12:1.
  4. MINIMUM SLOPES OF 0.5% AND 1% SHALL BE MAINTAINED FOR ALL CONCRETE AND ASPHALT, RESPECTIVELY.
  5. ALL PROPOSED STORM SEWER SHOWN ON THIS PLAN IS PRIVATE AND SHALL BE MAINTAINED BY BUILDING OWNER.

DATE: 11/20/2020

SCALE:

DRAWN BY: ANM

CHECKED BY: TAL

**HOVER**  
ARCHITECTURE

8820 BARKING BLVD, SUITE 102  
HIGHLANDS RANCH, CO 80129  
(720) 773-8800

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**PROJECT NUMBER**

20045

**SHEET**

**3 OF 12**

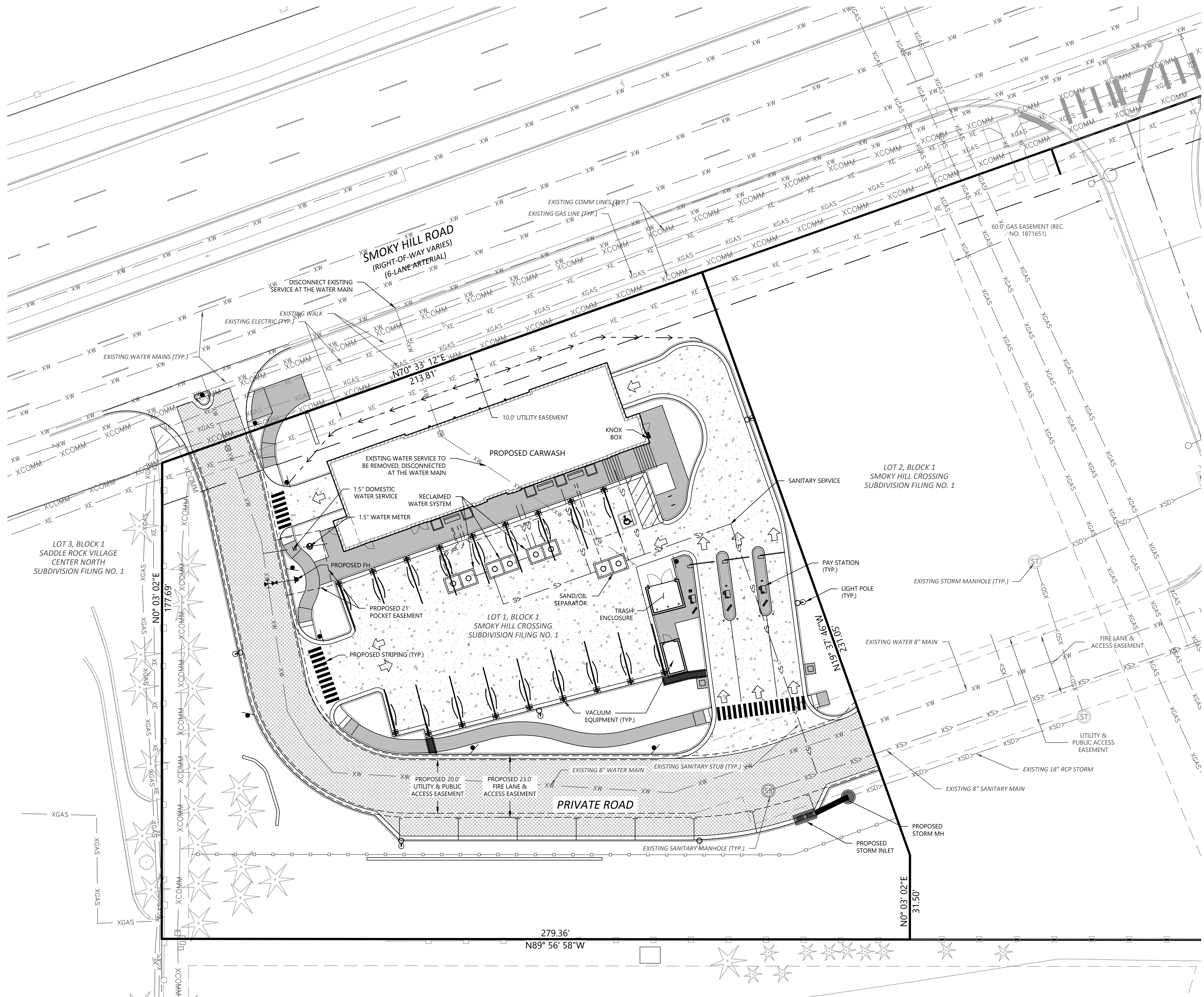
**GRADING PLAN**

**PROOFCIVIL**  
consulting engineers



# LIVING WATER AT SMOKY HILL CROSSING

SITE PLAN AND CONDITIONAL USE  
LOT 1, BLOCK 1, SMOKY HILL CROSSING SUBDIVISION FILING NO. 1  
CITY OF AURORA, COUNTY OF ARAPAHOE, STATE OF COLORADO



LEGEND:	
	PROPERTY LINE
	LIMITS OF PLANNING AREA
	PROPOSED BUILDING
	EXISTING BUILDING
	PROPOSED EASEMENT
	EXISTING EASEMENT
	PROPERTY SETBACK
	PROPOSED STORM LINE
	EXISTING STORM LINE
	PROPOSED INLET
	EXISTING INLET
	PROPOSED WATER LINE
	EXISTING WATER LINE
	PROPOSED HYDRANT & VALVE
	EXISTING HYDRANT & VALVE
	PROPOSED SAN SEWER LINE
	EXISTING SAN SEWER LINE
	EXISTING ELECTRICAL LINE
	EXIST. OVERHEAD ELEC. LINE
	EXISTING TELECOMM LINE
	EXISTING GAS LINE
	EXISTING IRRIGATION LINE
	EXISTING FIBER OPTIC LINE
	PROPOSED LIGHT POLE
	EXISTING LIGHT POLE

- NOTES:
1. ALL PROPOSED STORM SEWER SHOWN ON THIS PLAN IS PRIVATE AND SHALL BE MAINTAINED BY THE BUILDING OWNER.
  2. CAR WASH SHALL NOT DISCHARGE INTO THE WASTEWATER SYSTEM UNTIL THE SANITARY SEWER OUTFALL HAS BEEN ACCEPTED BY AURORA WATER.

DATE: 11/20/2020  
SCALE:  
DRAWN BY: ANM  
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**HOVER**  
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PROJECT NUMBER  
20045

SHEET

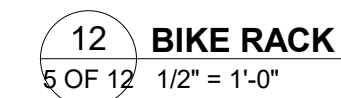
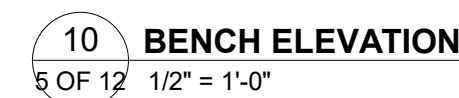
4 OF 12

UTILITY PLAN





LOT 1, BLOCK 1, SMOKY HILL CROSSING SUBDIVISION FILING NO. 1  
CITY OF AURORA, COUNTY OF ARAPAHOE, STATE OF COLORADO



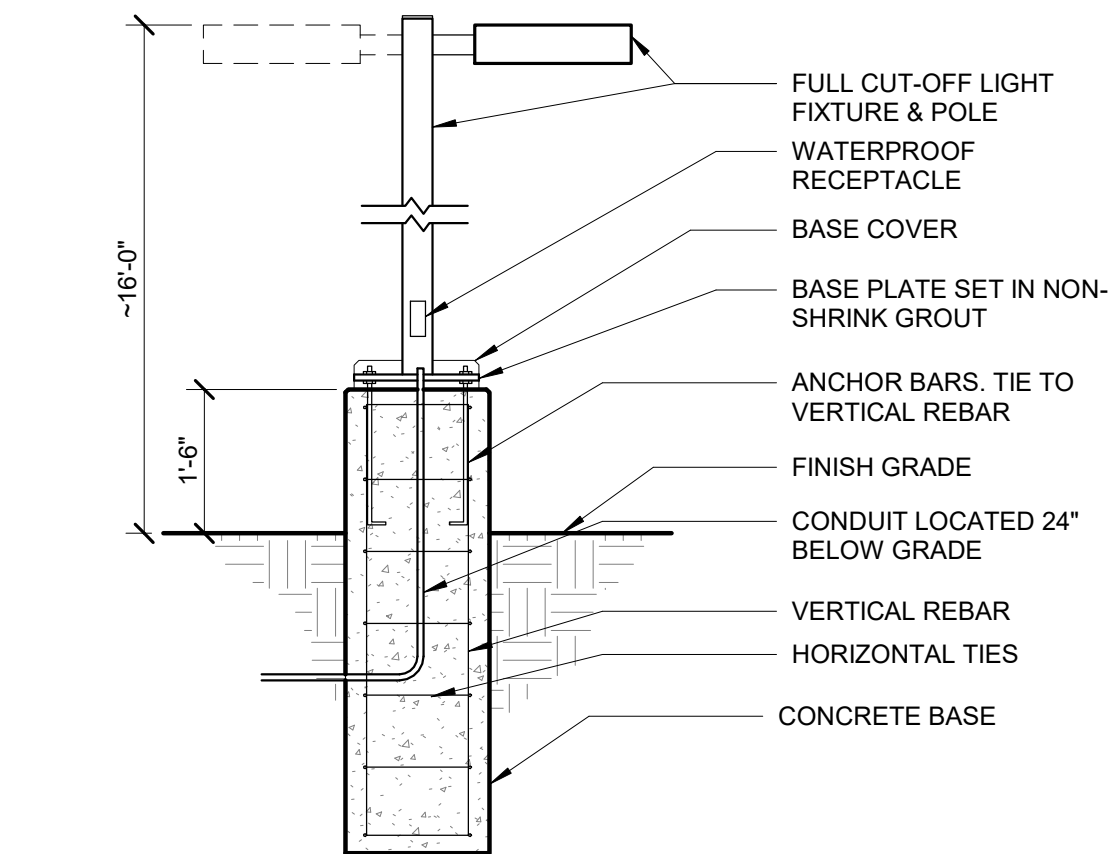
## SITE DETAILS



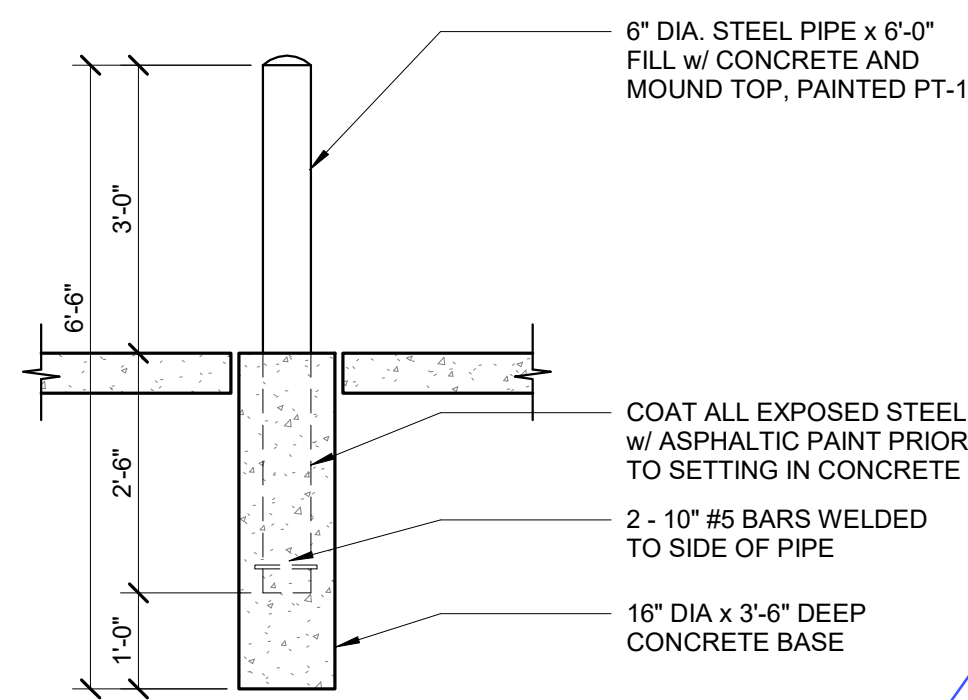
# LIVING WATER AT SMOKY HILL CROSSING

## SITE PLAN AND CONDITIONAL USE

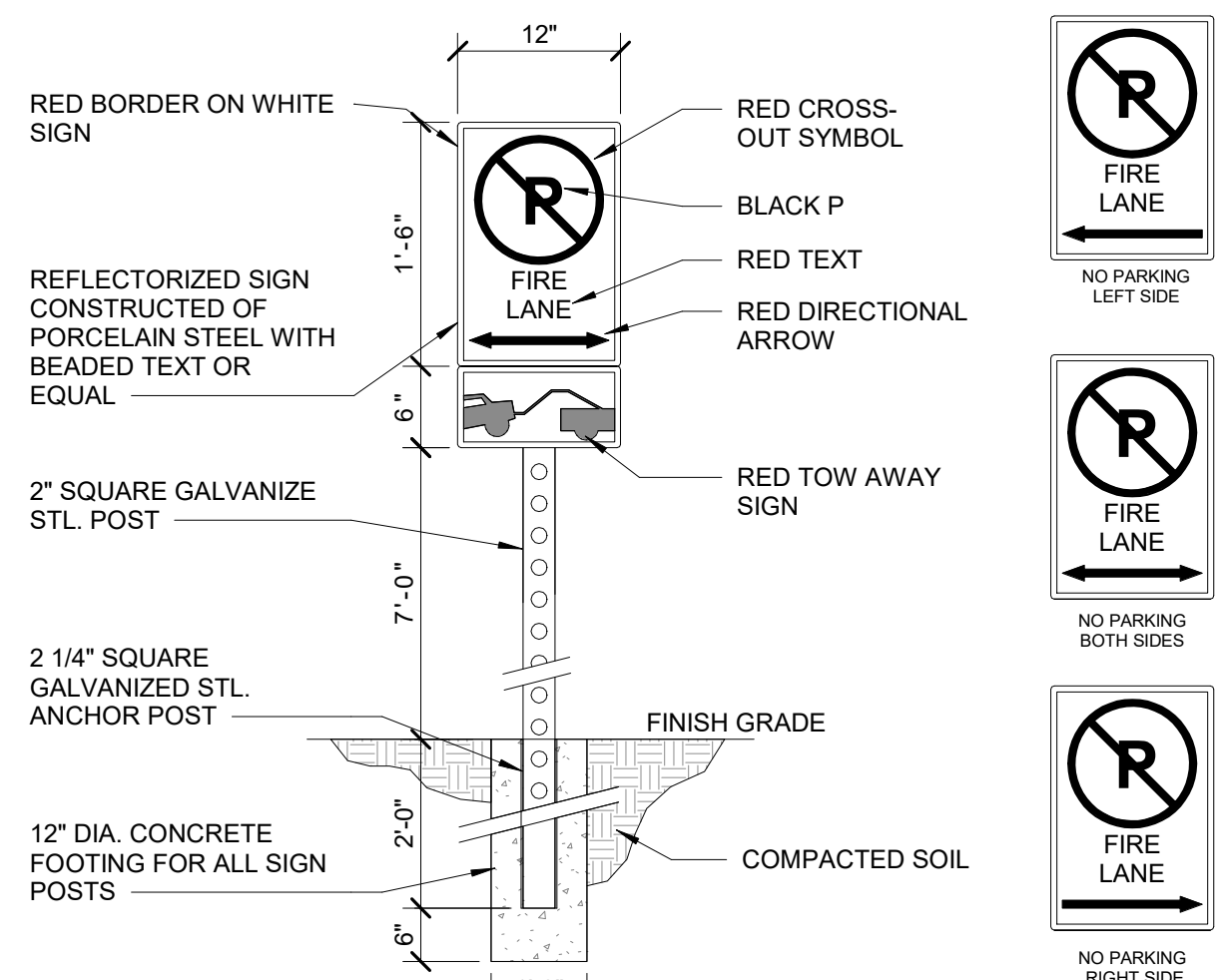
LOT 1, BLOCK 1, SMOKY HILL CROSSING SUBDIVISION FILING NO. 1  
CITY OF AURORA, COUNTY OF ARAPAHOE, STATE OF COLORADO



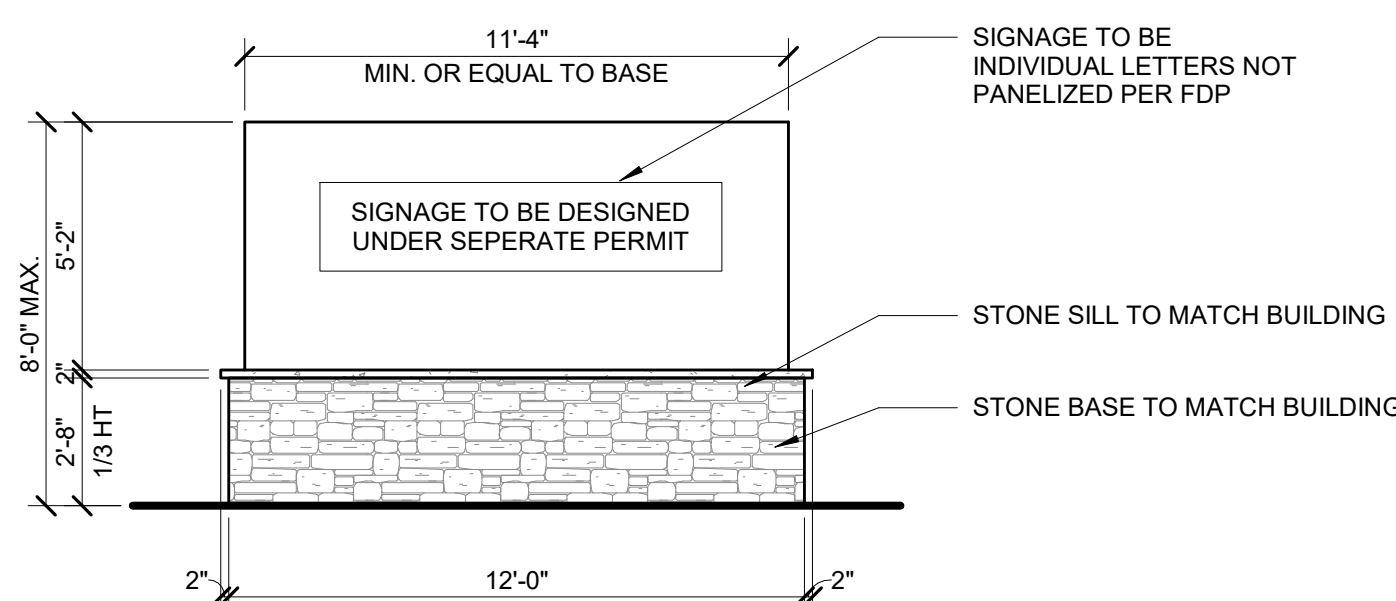
6 SITE LIGHT POLE  
6 OF 12 1/2" = 1'-0"



7 PIPE BOLLARD  
6 OF 12 1/2" = 1'-0"

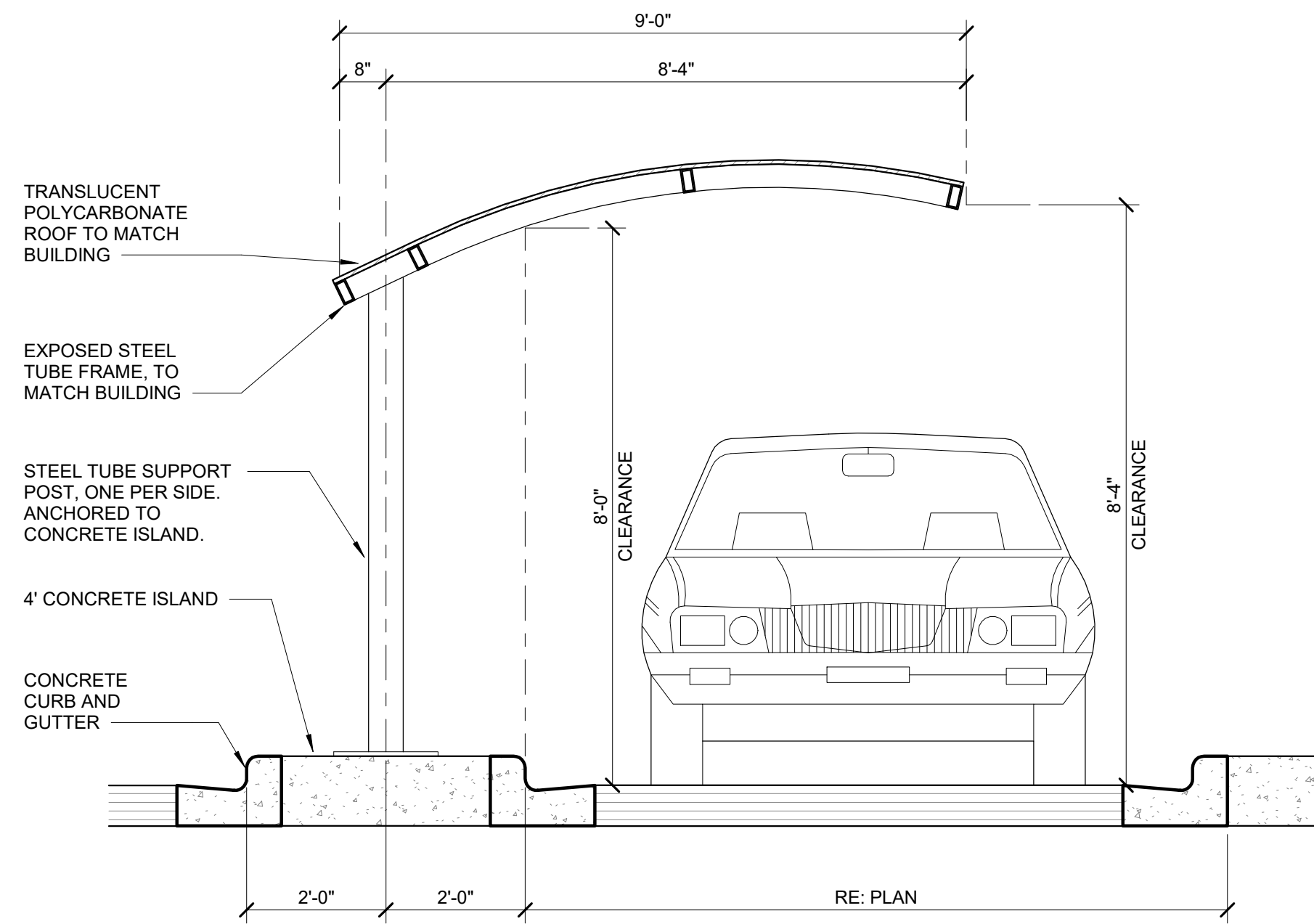


10 FIRE LANE SIGN  
6 OF 12 1/2" = 1'-0"

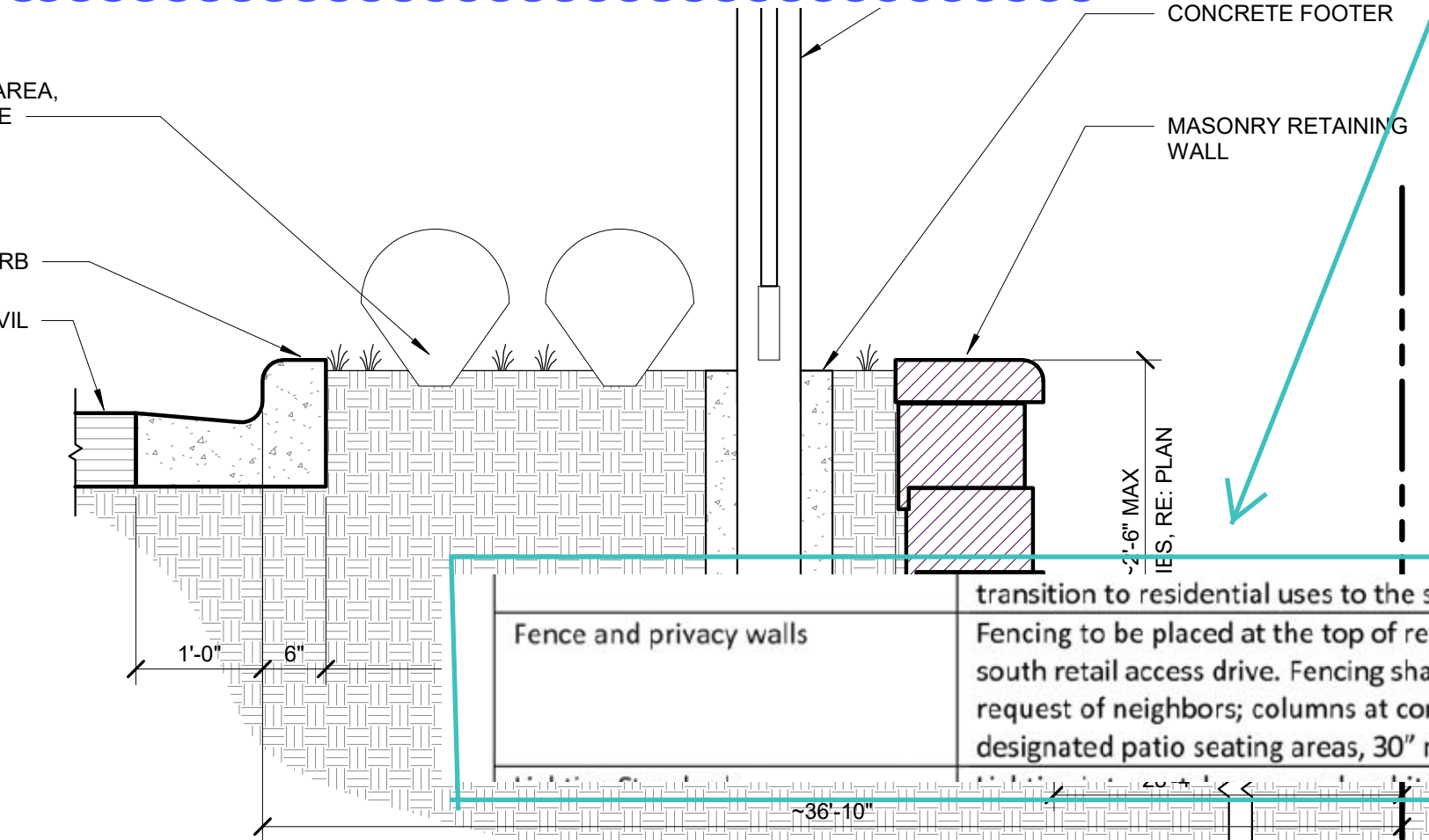
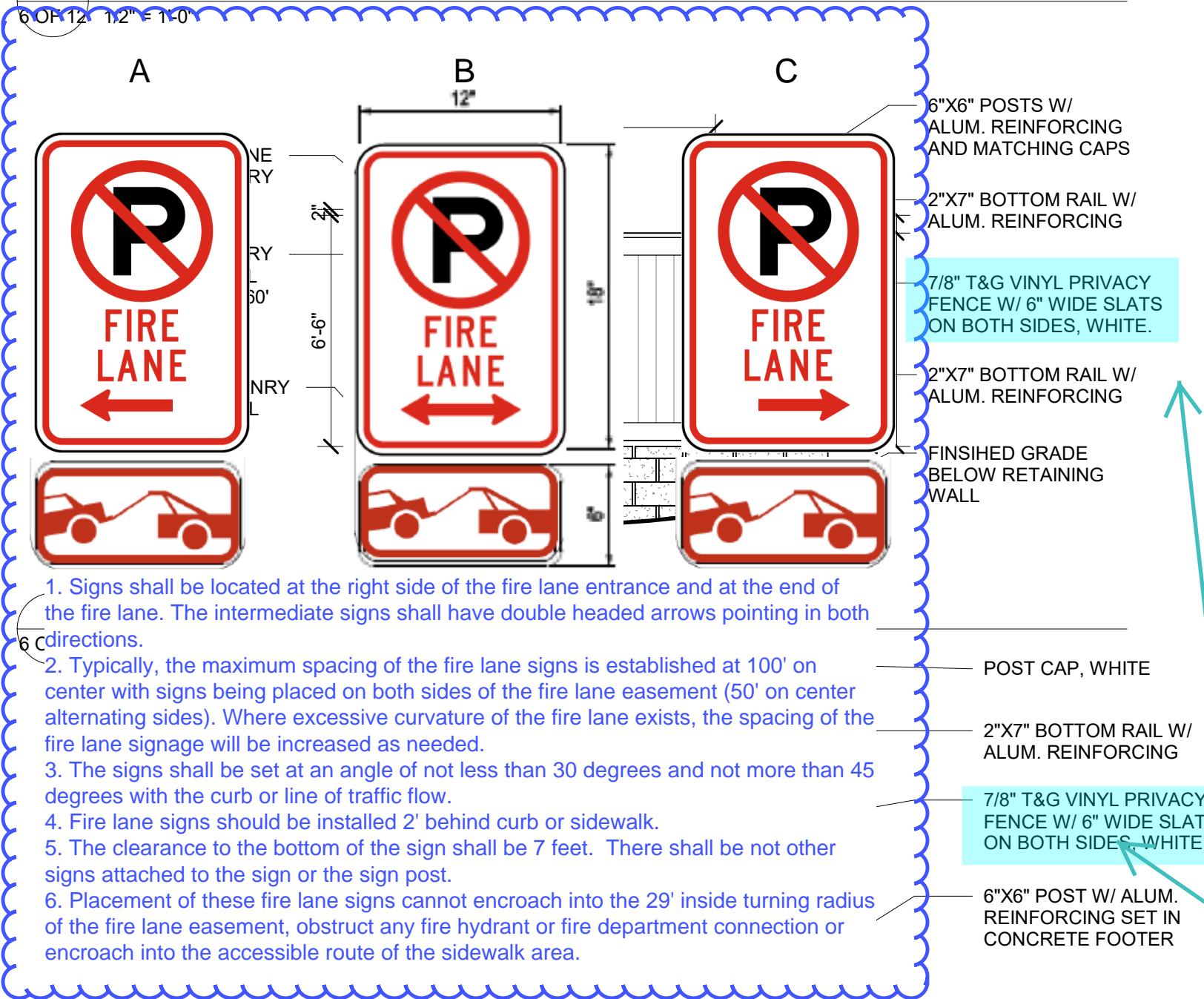


8 MONUMENT SIGN ELEVATION  
6 OF 12 1/4" = 1'-0"

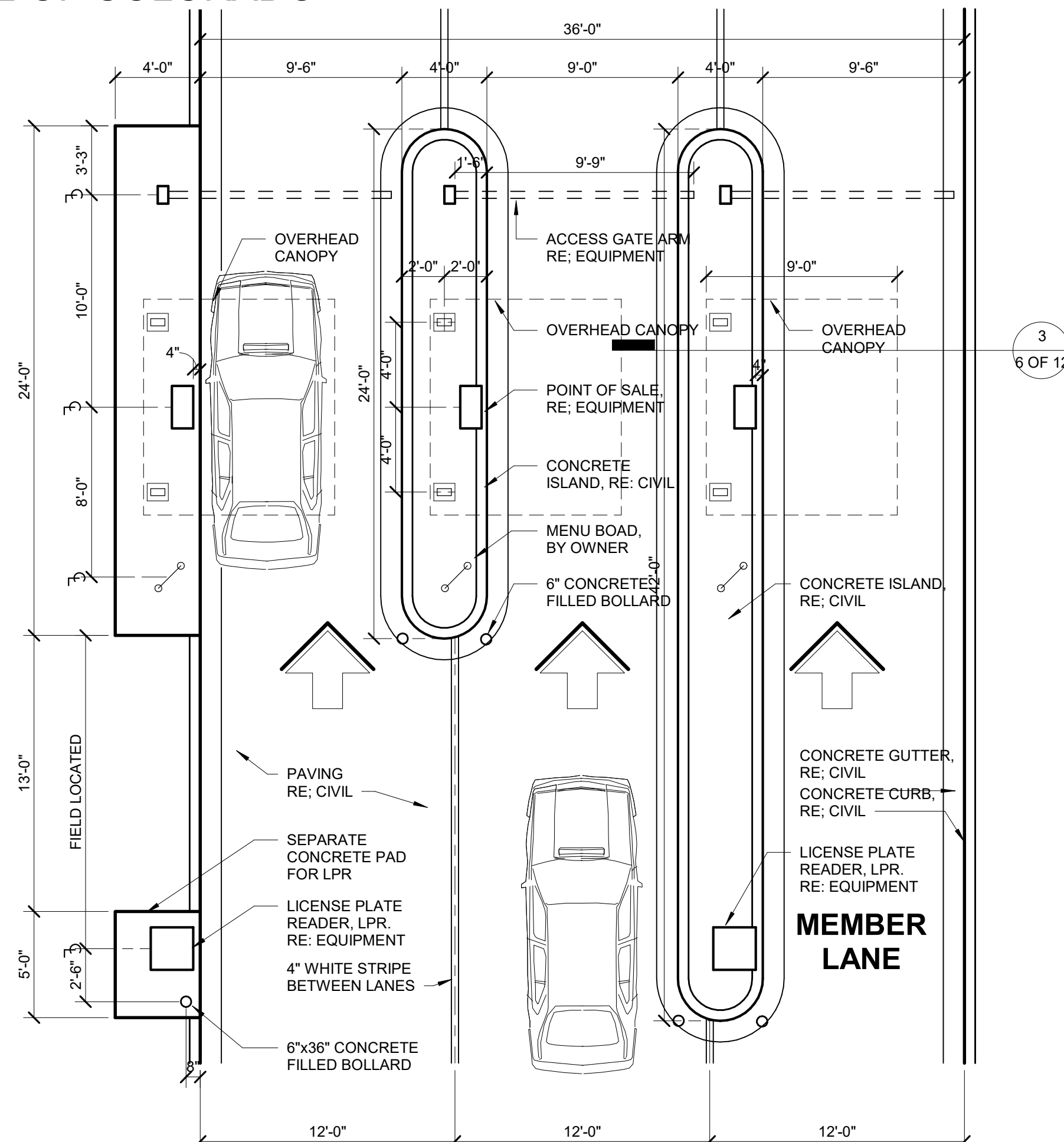
NOTE: ALL INTERNALLY ILLUMINATED SIGNS TO BE REVERSE COPY WITH NO WHITE, IVORY BACKGROUND PANELS OR SIMILAR BACKGROUND PANELS OR UTILIZE OPAQUE MATERIAL FOR BACKGROUND WHICH ONLY ALLOWS LIGHT THROUGH THE LETTERS AND LOGOS. ALL WALL SIGNS TO BE INDIVIDUAL LETTER SIGNS AS OPPOSED TO INTERNALLY ILLUMINATED PANEL SIGNS.



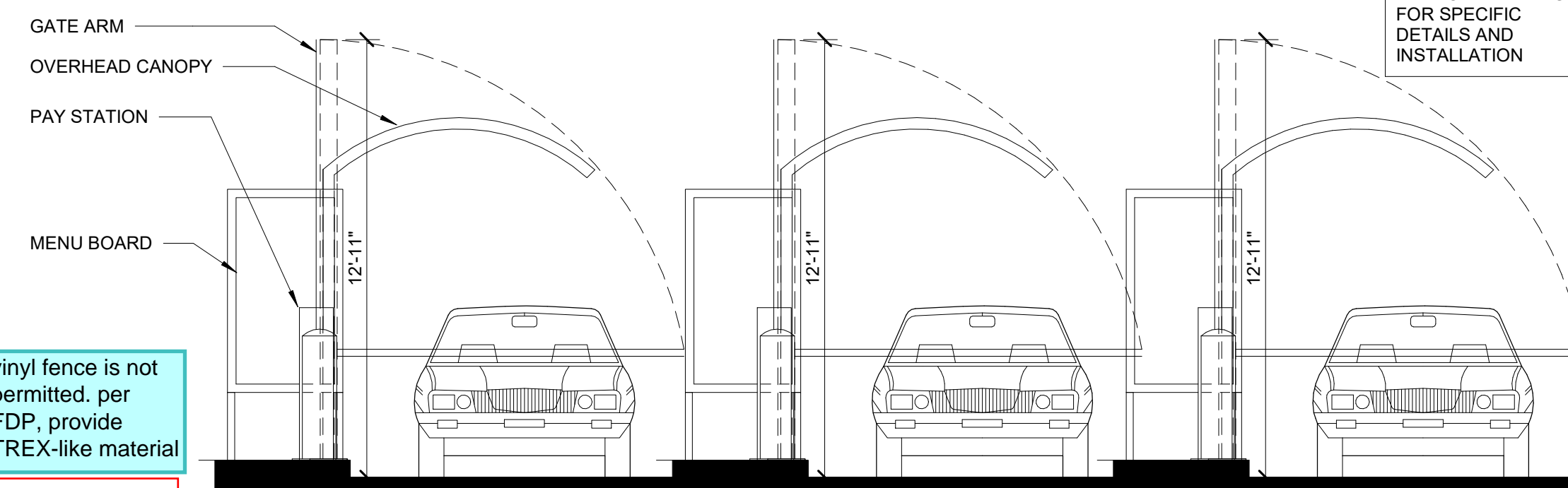
3 CANOPY SECTION  
6 OF 12 1/2" = 1'-0"



5 RETAINING WALL  
6 OF 12 3/4" = 1'-0"

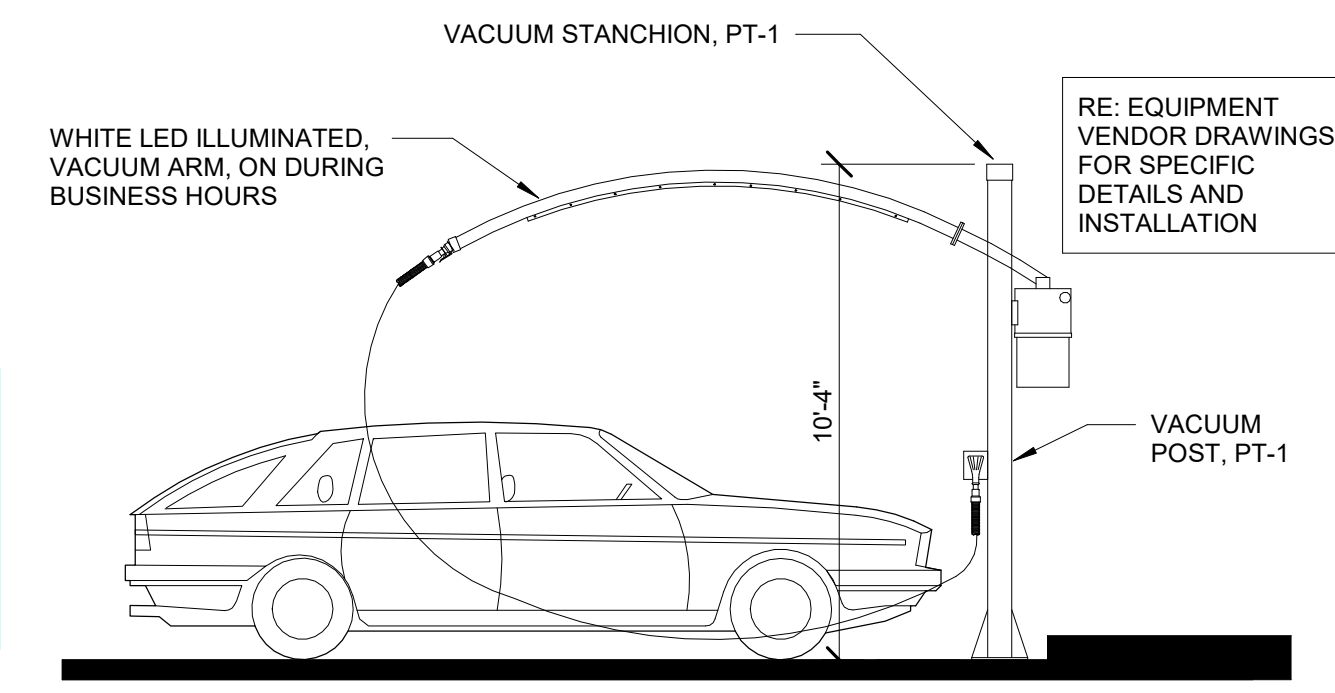


1 PAYSTATION LANES  
6 OF 12 3/16" = 1'-0"



2 PAYSTATION ELEVATIONS  
6 OF 12 1/4" = 1'-0"

vinyl fence is not permitted, per FDP, provide TREX-like material  
ADDED TO DETAIL



9 VACUUM STANCHION ELEVATION  
6 OF 12 1/4" = 1'-0"

DATE: 07.30.2020  
SCALE: As indicated  
DRAWN BY: ALW  
CHECKED BY: PEW

**H O V E R**  
ARCHITECTURE  
9920 BARRONS BLVD, SUITE 102  
HIGHLANDS RANCH, CO 80129  
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PROJECT NUMBER  
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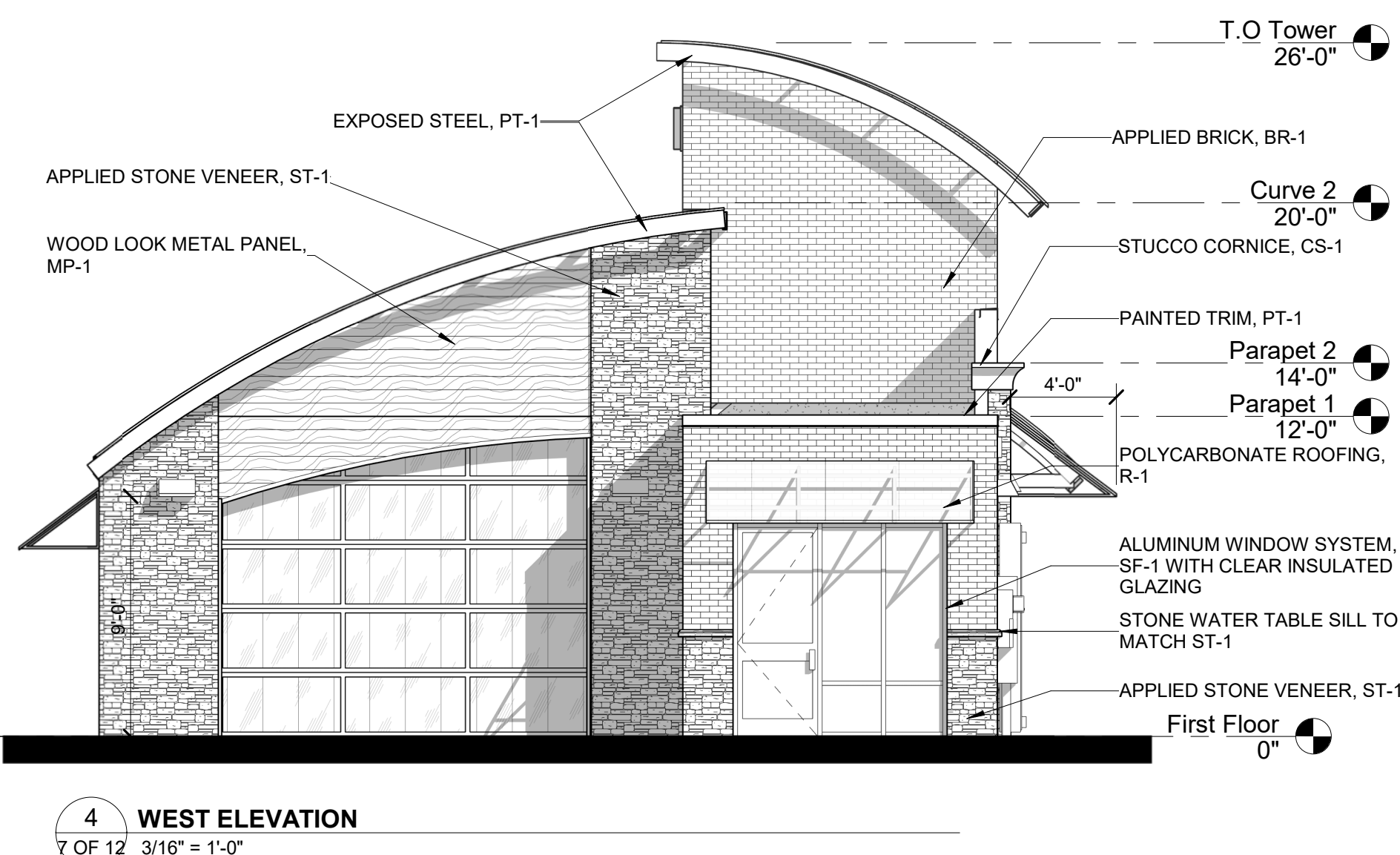
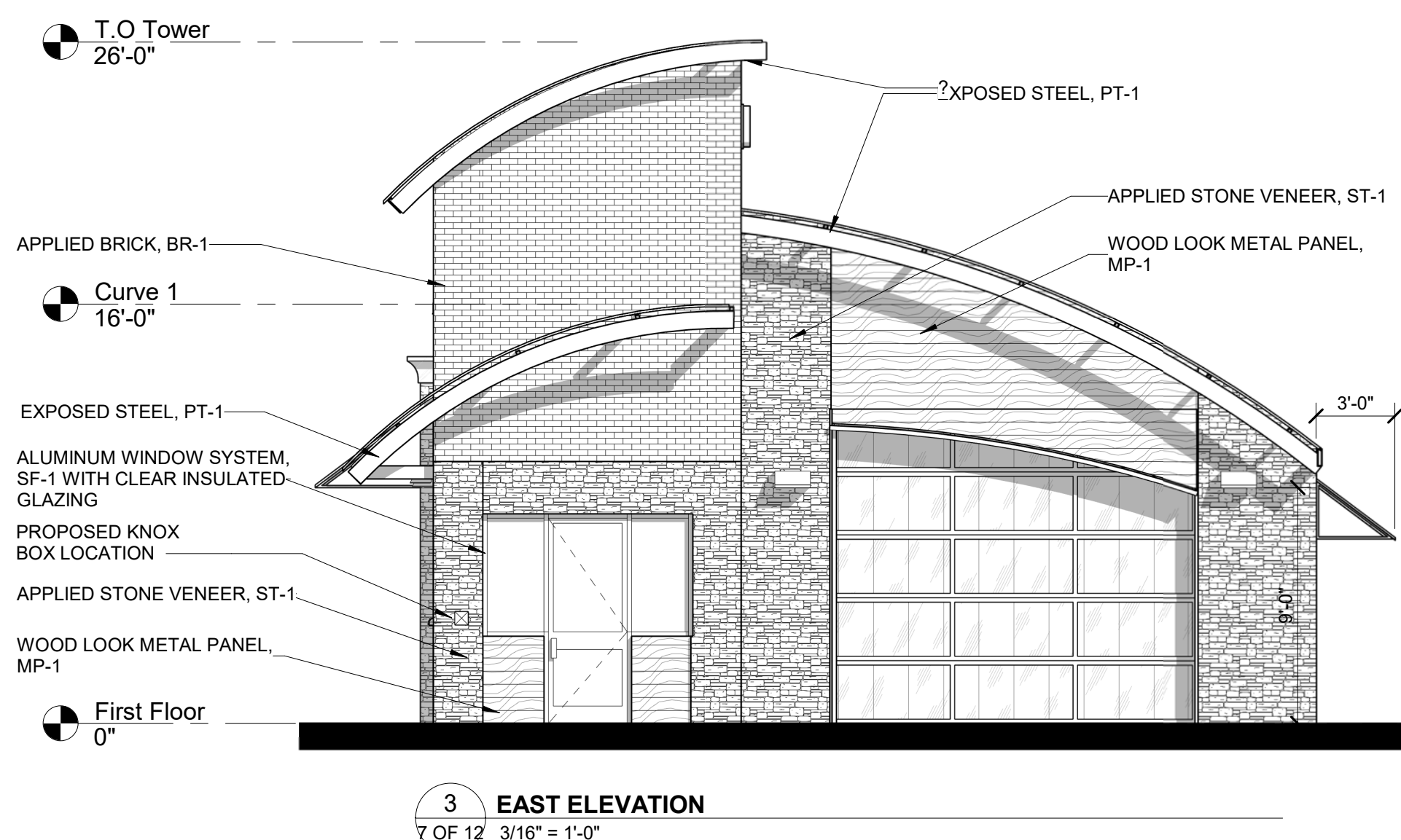
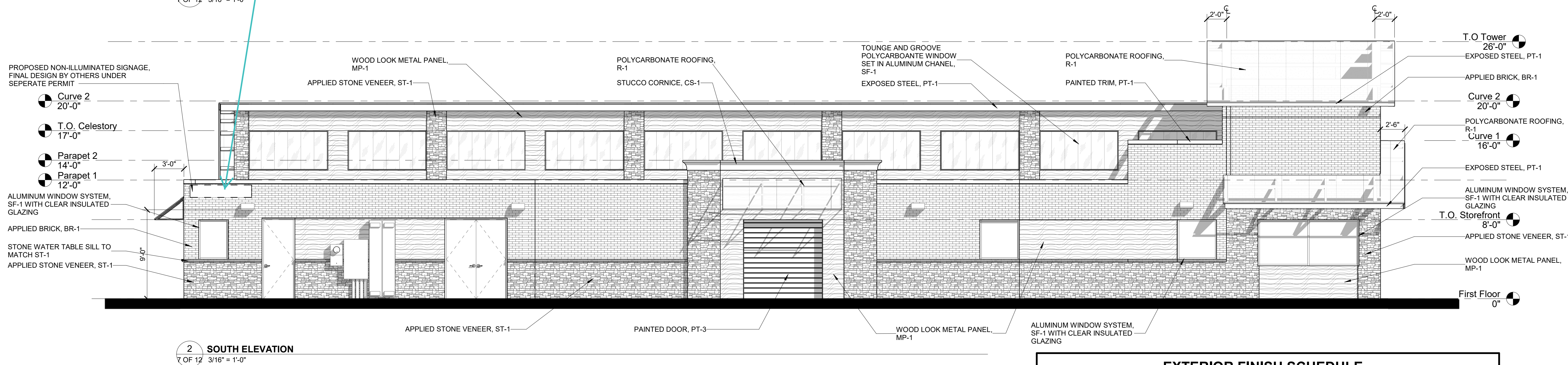
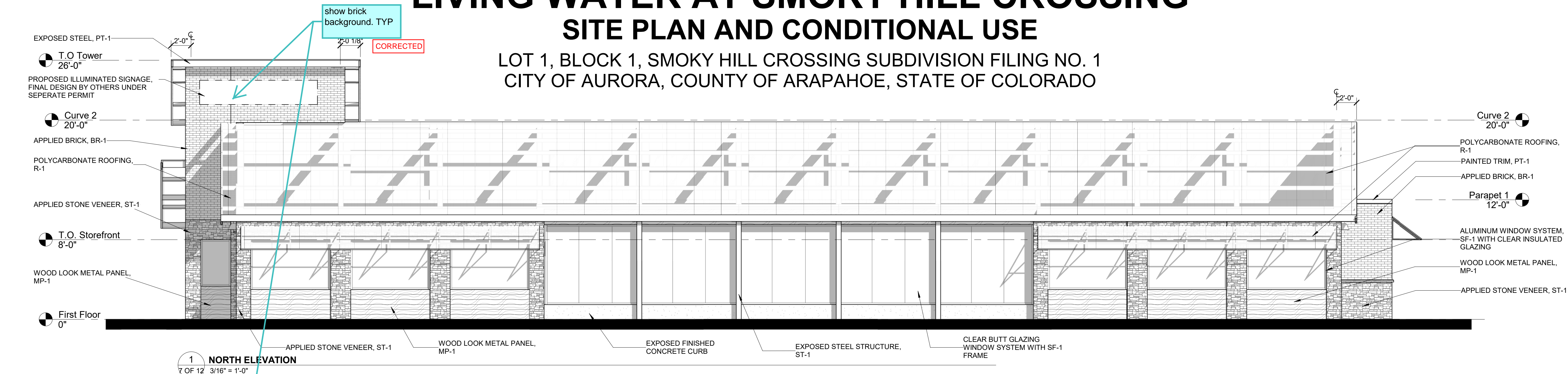
SITE DETAILS



# LIVING WATER AT SMOKY HILL CROSSING

## SITE PLAN AND CONDITIONAL USE

LOT 1, BLOCK 1, SMOKY HILL CROSSING SUBDIVISION FILING NO. 1  
CITY OF AURORA, COUNTY OF ARAPAHOE, STATE OF COLORADO



EXTERIOR FINISH SCHEDULE				
REF.	DESCRIPTION	MANUFACTURER	MODEL / COLOR	REMARKS
PAINT				
PT-1	PAINT	RAL	TRAFFIC BLUE #5017 GLOSS	EXPOSED STEEL STRUCTURE, TRIM, GUTTERS, & BOLLARDS
PT-2	PAINT	RAL	TRAFFIC BLUE #5017 GLOSS	EXPOSED STEEL AT WINDOWS AND GARAGE DOORS
PT-3	PAINT	SHERWIN WILLIAMS	SW-7075, WEB GREY GLOSS	EXTERIOR DOORS, FRAMES, AND DOWNSPOUTS
ROOFING				
R-1	POLYCARBONATE ROOF	POLYGAL	TOPGAL 20mm, ICE	CURVED ROOF, PC-1
R-2	EPDM ROOF	FIRESTONE	80 MIL, MECH ATTACHED	FLAT ROOF AND CRICKETS
WALL				
BR-1	APPLIED BRICK	DRYVIT, NEW BRICK	TO MATCH SUNSET STONE IRON MOUNTAIN	BRICK FINISH
CS-1	APPLIED STUCCO CORNICE	DRYVIT	#614 SMOKE SIGNAL, LYMESTONE	STUCCO CORNICE AT VENDING
MP-1	WOOD LOOK METAL PANEL	WESTERN STATES METAL ROOFING	T-8 PLANK WALL, DISTRESSED WOOD	
PC-2	CLERESTORY WINDOWS	POLYGAL	SEPLUX T&G 20mm, CLEAR	CELESTORY WINDOWS
ST-1	APPLIED STONE VENEER	SUNSET STONE	STACKED, PINOS CREEK	STONE BASE
MISC				
SF-1	STOREFRONT ASSEMBLY	KAWNEER	451T - CLEAR ANODIZED ALUM	W/ CLEAR INSULATED GLASS

FACADE MATERIAL AREAS				
FACADE CATEGORY	FACADE MATERIAL	MATERIAL AREA (SF)	CATEGORY AREA (SF)	CATEGORY AREA %
MASONRY	STONE BRICK	1126	2219	63.0%
		1093		
ACCENTS	WOOD ACCENT	870	1303	27.0%
	METAL TRIM	433		
TOTALS			3522	100%

DATE: 07.30.2020  
SCALE: As indicated  
DRAWN BY: ALW  
CHECKED BY: PEW

**H O V E R**  
ARCHITECTURE  
8930 BARRONS BLVD, SUITE 102  
HIGHLANDS RANCH, CO 80129  
(720) 779-2600

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ELEVATIONS



LIVING WATER AT SMOKY HILL CROSSING
SITE PLAN AND CONDITIONAL USE

LOT 1, BLOCK 1, SMOKY HILL CROSSING SUBDIVISION FILING NO. 1
CITY OF AURORA, COUNTY OF ARAPAHOE, STATE OF COLORADO

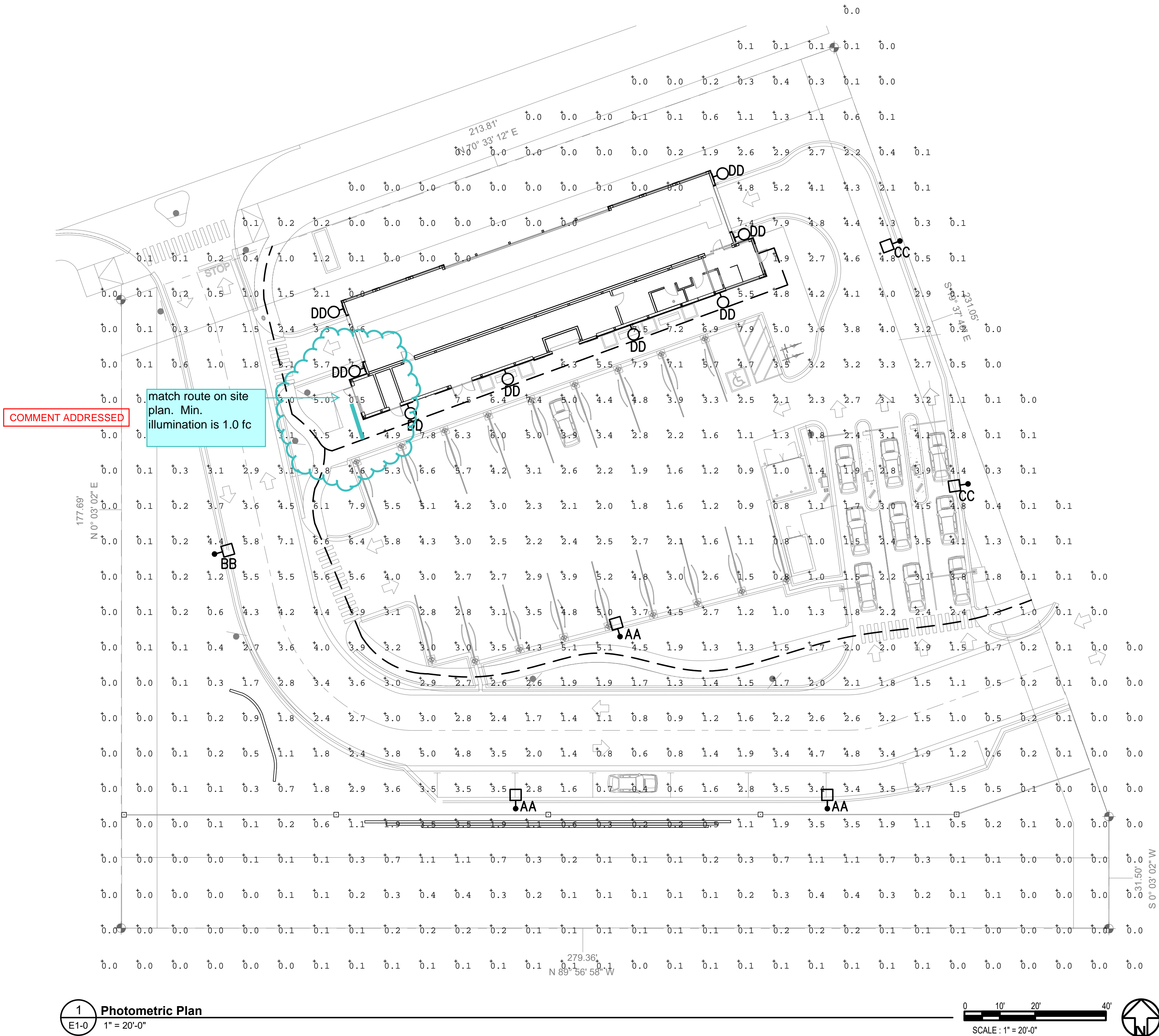


Table with 9 columns: Symbol, Qty, Label, Lum. Watts, Lum. Lumens, LLF, Mounting Height, Catalog, Color. Rows include luminaire types AA, BB, CC, and DD.

ALL EXTERIOR LIGHTS SHALL BE CONTROLLED VIA ASTRONOMICAL TIME-CLOCK WITH A PHOTOCCELL OVERRIDE.

Table with 7 columns: Label, Units, Avg, Max, Min, Avg/Min, Max/Min. Rows include Site and Calculation Summary.

DATE: 11.20.2020
SCALE: As indicated
DRAWN BY: 3CE
CHECKED BY: 3CE



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PROJECT NUMBER
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Photometric Plan





LOT 1, BLOCK 1, SMOKY HILL CROSSING SUBDIVISION FILING NO. 1  
CITY OF AURORA, COUNTY OF ARAPAHOE, STATE OF COLORADO

TYPE AA: COOPER - GLEON-AF-02-LED-E1-T4FT

TYPE BB: COOPER - GLEON-AF-02-LED-E1-SL4-HSS

TYPE CC: COOPER - GLEON-AF-02-LED-E1-T4W

TYPE DD: MCGRAW EDISON IST-AF-1000-LED-E1-T4W

DATE:	11.20.2020
SCALE:	As indicated
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**H. V. ARCHITECTURE**  
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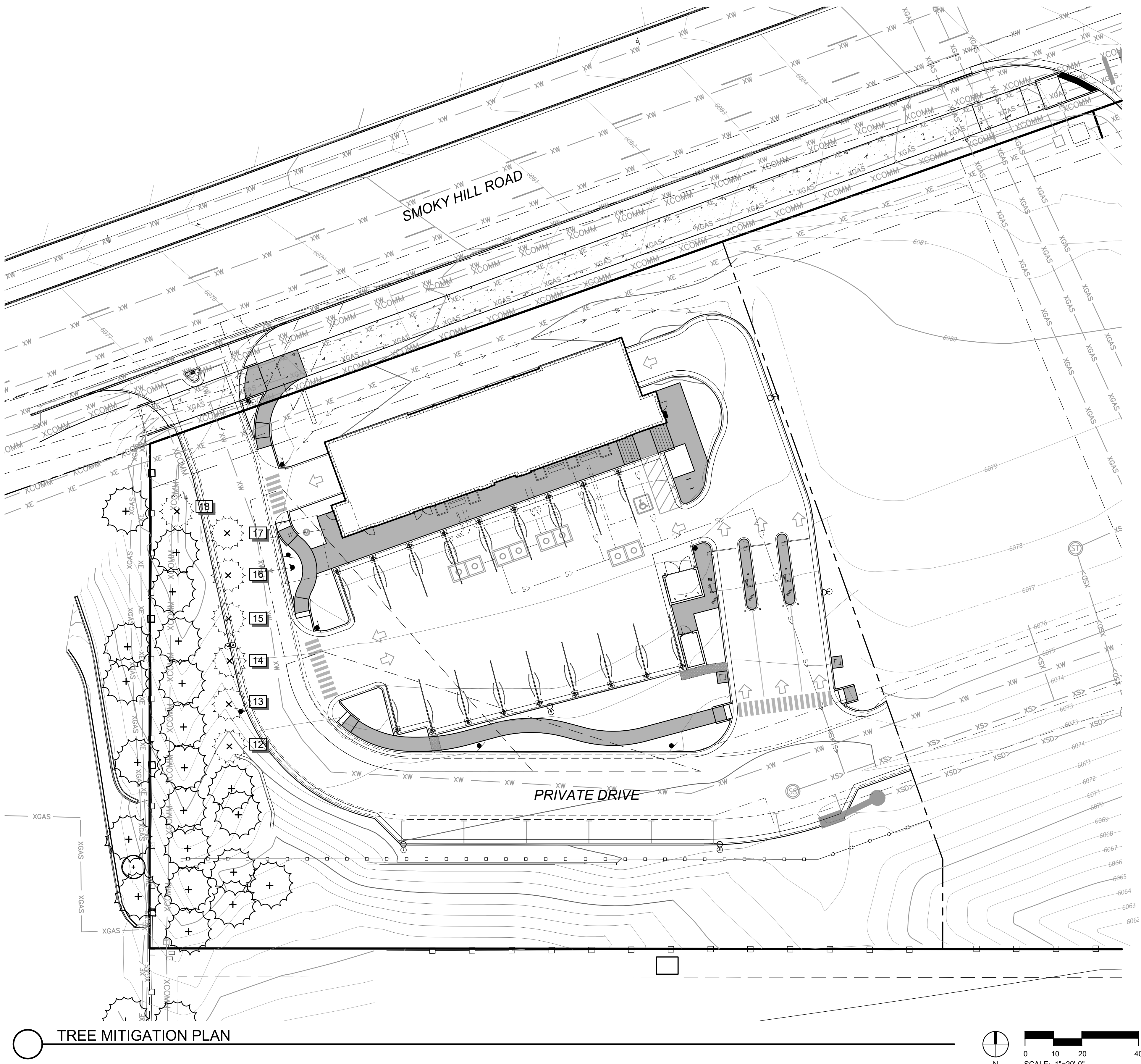
### Light Fixture Details



# LIVING WATER AT SMOKY HILL CROSSING

## SITE PLAN AND CONDITIONAL USE

LOT 1, BLOCK 1, SMOKY HILL CROSSING SUBDIVISION FILING NO. 1  
CITY OF AURORA, COUNTY OF ARAPAHOE, STATE OF COLORADO



### LEGEND

SYMBOL	DESCRIPTION
	EXISTING EVERGREEN TREE TO BE PRESERVED
	EXISTING EVERGREEN TREE TO BE REMOVED

### TREE MITIGATION CHART

TREE #	SPECIES	DBH	MITIGATION INCHES	MITIGATION VALUE	PAYMENT AMOUNT
12	AUSTRIAN PINE	12	6.0	\$1,350.00	\$1,350.00
13	AUSTRIAN PINE	10	5.0	\$ 972.00	\$ 972.00
14	AUSTRIAN PINE	11	5.5	\$1,152.00	\$1,152.00
15	AUSTRIAN PINE	9	4.5	\$ 809.00	\$ 809.00
16	AUSTRIAN PINE	12	6.0	\$1,350.00	\$1,350.00
17	AUSTRIAN PINE	10	5.0	\$ 972.00	\$ 972.00
TOTAL			32.0	\$6,605.00	\$6,605.00

MITIGATION INCHES AND VALUE WERE TAKE FROM APPROVED TPP

NOTE: MITIGATION VALUES BASED ON INTERNATIONAL SOCIETY OF ARBORICULTURE'S GUIDE TO PLANT APPRAISAL. SPECIES, DIAMETER, CONDITION, AND LOCATION FACTORS WERE INCLUDED IN THE ASSESSMENT.

NOT FOR  
CONSTRUCTION



DATE: 11/20/2020

SCALE: AS SHOWN

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TREE MITIGATION PLAN

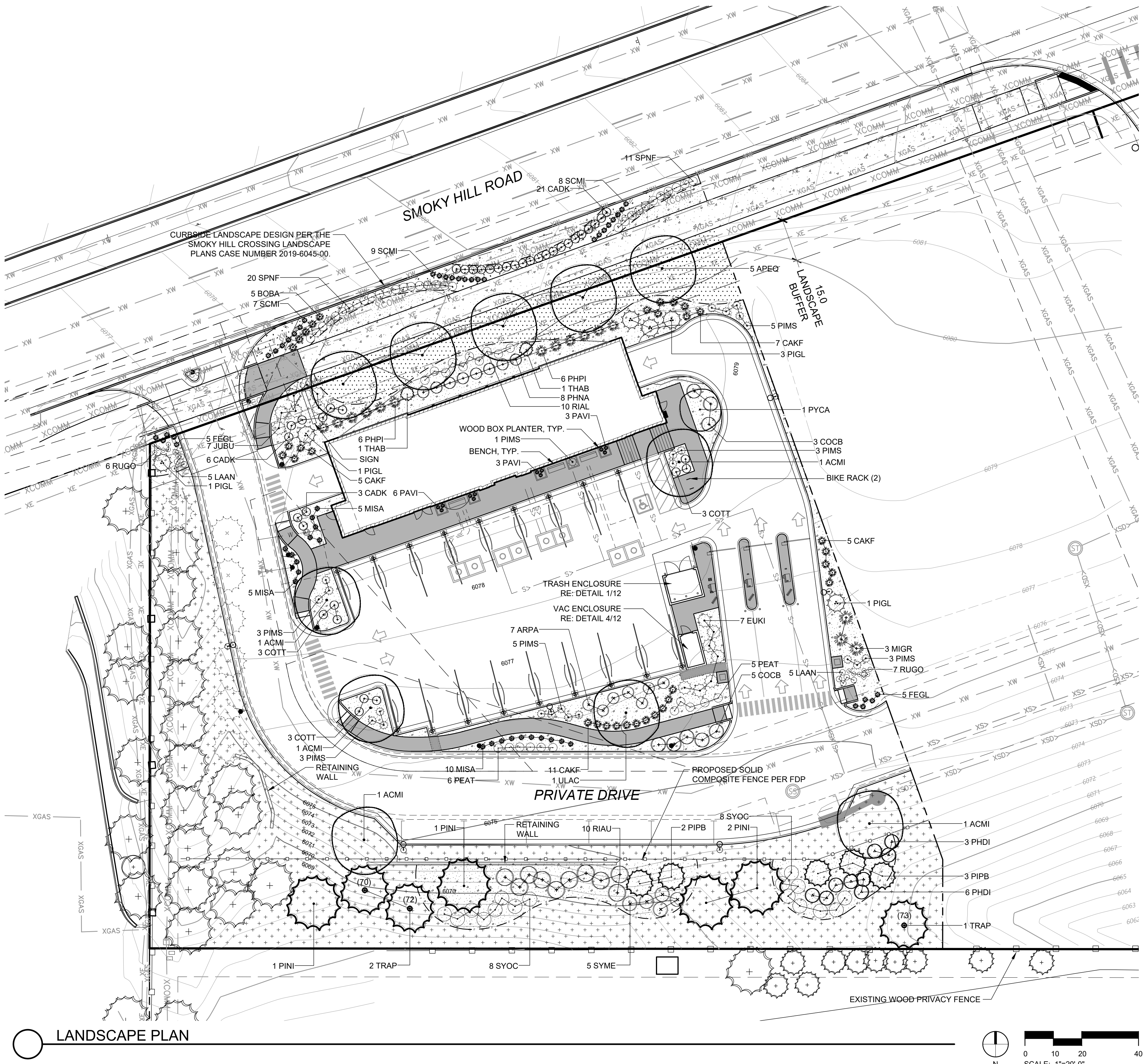




# LIVING WATER AT SMOKY HILL CROSSING

## SITE PLAN AND CONDITIONAL USE

LOT 1, BLOCK 1, SMOKY HILL CROSSING SUBDIVISION FILING NO. 1  
CITY OF AURORA, COUNTY OF ARAPAHOE, STATE OF COLORADO



### LEGEND

SYMBOL	DESCRIPTION
	EXISTING EVERGREEN TREE TO REMAIN
	EXISTING EVERGREEN TREE TO BE REMOVED
	DECIDUOUS SHADE TREE
	EVERGREEN TREE
	DECIDUOUS SHRUBS
	EVERGREEN SHRUBS
	ORNAMENTAL GRASS
	GROUND COVER
	CONCRETE PAVING
	ROCK MULCH (1-1/2" WASHED RIVER GRAVEL)
	ORGANIC MULCH (NON-DYED SHREDDED CEDAR)
	SOD
	PAWNEE BUTTES LOW GROW NATIVE SEED
	LANDSCAPE EDGING
	FIRE HYDRANT
	POLE LIGHT

### STANDARD LANDSCAPE NOTES

1. INSTALL SOIL AMENDMENTS AND FERTILIZERS PER THE SOILS REPORT RECOMMENDATIONS. SOIL TO BE AMENDED AT A MINIMUM OF FOUR (4) CUBIC YARDS OF ORGANIC MATTER PER 1,000 S.F. OF AREA TO OBTAIN A LAWN PERMIT.
2. LIGHTS TO BE CONSISTENT WITH THE ARCHITECTURE AND IN ACCORDANCE WITH CITY OF AURORA CITY CODE. LIGHTS TO BE PLACED IN LOCATIONS AS SHOWN ON THE PHOTOMETRIC PLANS. REFER TO PHOTOMETRIC SHEETS FOR LIGHTING DETAILS.
3. ALL WALKS AND PLAZA AREAS SHALL BE CONSTRUCTED WITH CONCRETE. PLAZAS AND DESIGNATED PATIO AREAS SHALL HAVE ENHANCED CONCRETE SCORING. NO COLORED CONCRETE IS PERMITTED. ALL VEHICULAR DRIVES AND PARKING AREAS SHALL BE CONSTRUCTED WITH ASPHALT.
4. ALL UTILITY EASEMENTS SHALL REMAIN UNOBSTRUCTED AND FULLY ACCESSIBLE ALONG THEIR ENTIRE LENGTH OF MAINTENANCE EQUIPMENT ENTRY.
5. THE DEVELOPER, HIS SUCCESSORS AND ASSIGNEES, SHALL BE RESPONSIBLE FOR INSTALLATION, MAINTENANCE, AND REPLACEMENT OF ALL LANDSCAPING MATERIALS SHOWN OR INDICATED ON THE APPROVED SITE PLAN OR LANDSCAPE PLAN ON FILE IN THE PLANNING DEPARTMENT. ALL LANDSCAPING WILL BE INSTALLED AS DELINEATED ON THE PLAN, PRIOR TO ISSUANCE OF CERTIFICATE OF OCCUPANCY.
6. PER THE UNIFIED DEVELOPMENT ORDINANCE 146-4.7.3.C. NEW LANDSCAPE AREAS, PLANT BEDS, RAISED PLANTERS, AND PLANT CONTAINERS, WITH THE EXCEPTION OF NON-IRRIGATED NATIVE, DRYLAND, AND RESTORATIVE GRASSES SHALL BE WATERED BY A PERMANENT AUTOMATIC IRRIGATION SYSTEM MEETING ALL ADOPTED AURORA WATER ENGINEERING STANDARDS. AUTOMATIC RAIN SHUTOFF SENSORS SHALL BE INSTALLED IN ALL IRRIGATION SYSTEMS.
7. LANDSCAPE MATERIAL PLACEMENT SHALL NOT BE PLACED OR KEPT NEAR FIRE HYDRANTS, FIRE DEPARTMENT INLET CONNECTIONS OR FIRE PROTECTION CONTROL VALVES IN A MANNER THAT WOULD PREVENT SUCH EQUIPMENT OR FIRE HYDRANTS FROM BEING IMMEDIATELY DISCERNIBLE. THE FIRE DEPARTMENT SHALL NOT BE DETERRED OR HINDERED FROM GAINING IMMEDIATE ACCESS TO FIRE PROTECTION EQUIPMENT OR HYDRANTS.
8. ALL PROPOSED LANDSCAPING WITHIN THE SIGHT TRIANGLE SHALL BE IN COMPLIANCE WITH CITY OF AURORA ROADWAY SPECIFICATIONS, SECTION 4.04.2.10

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LANDSCAPE PLAN





LOT 1, BLOCK 1, SMOKY HILL CROSSING SUBDIVISION FILING NO. 1  
CITY OF AURORA, COUNTY OF ARAPAHOE, STATE OF COLORADO

SITE DATA	AREA IN S.F.	%
TOTAL SITE AREA	53,921 S.F.	100%
BUILDING COVERAGE	3,832 S.F.	7.1%
HARD SURFACE AREA	27,031 S.F.	50.1%
SITE LANDSCAPE AREA	23,058 S.F.	42.8%
MAXIMUM % OF COOL SEASON GRASSES ALLOWED	7,609 S.F.	33%
% OF COOL SEASON GRASSES PROVIDED	2,390 S.F.	4%

## CURBSIDE LANDSCAPE

(1) DUE TO UNDERGROUND UTILITY CONFLICT TREE PLANTINGS HAVE BEEN PLACED BEHIND SIDEWALK. PLANT QUANTITIES AND LAYOUT PER THE SMOKY HILL CROSSING LANDSCAPE PLANS CASE NUMBER 2019-6045-00.

## NON-RESIDENTIAL BUILDING PERIMETER LANDSCAPING REQUIREMENTS

## NON-STREET PERIMETER BUFFER REQUIREMENT

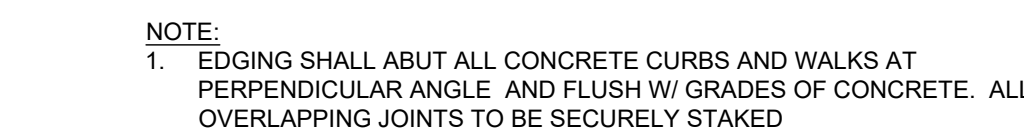
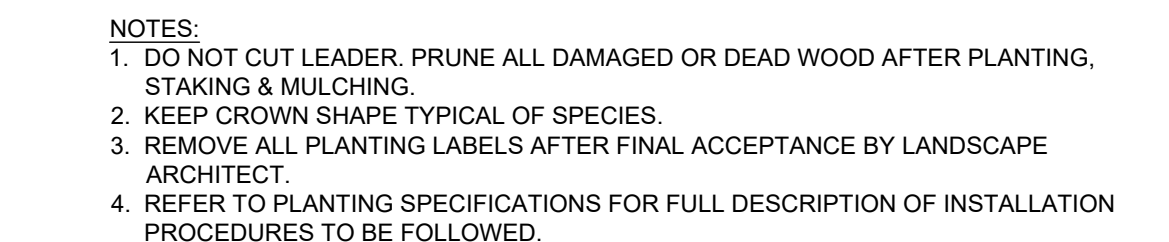
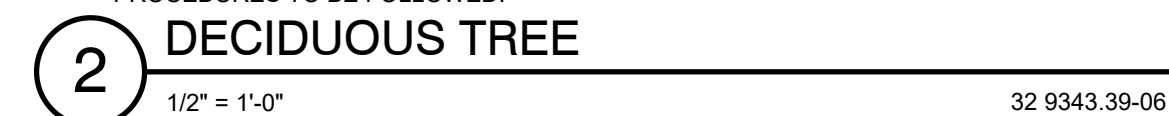
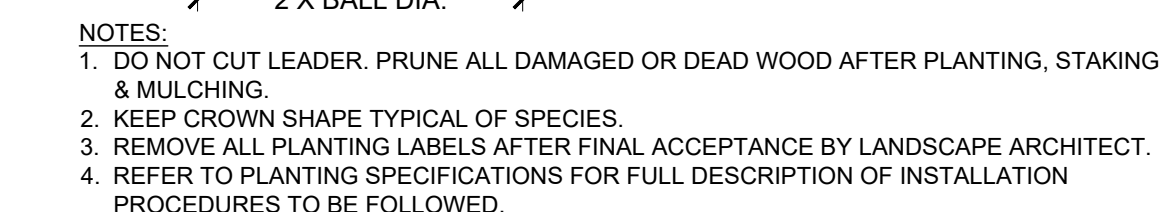
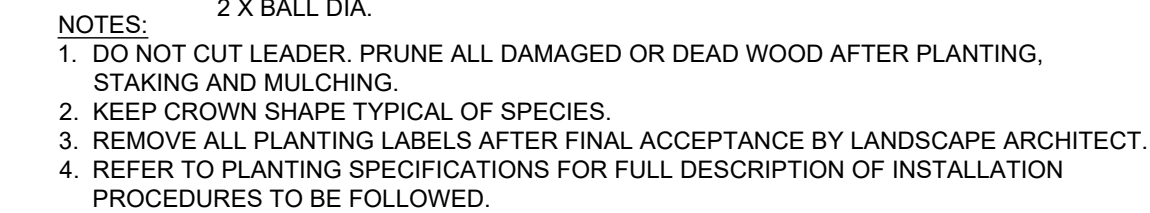
NOTES

- (2) PLANT QUANTITY OVERAGES ARE PROVIDED AS TREE EQUIVALENTS (T.E.'S) TO MAKE UP FOR DEFICIENCIES IN THE SHRUB/TREE REQUIREMENTS. THE OVERAGES PROVIDED INCLUDE SHRUBS AND ORNAMENTAL GRASSES CALCULATED AS THREE (3) ONE GALLON ORNAMENTAL GRASSES ARE EQUAL TO ONE (1) 5 GALLON SHRUB AND TWELVE (12) 5 GALLON SHRUBS ARE EQUAL TO ONE (1) 2" CALIPER TREE (AS OUTLINED IN THE CITY CODE).

DECIDUOUS TREES		QTY	BOTANICAL NAME	COMMON NAME	CONT	CAL	SIZE	REMARKS
ACMI	5	ACER MIYABEI 'MORTON'	STATE STREET MAPLE	B & B	2.5'CAL		XX	
APEQ	5	ACER PLATANOIDES 'EMERALD QUEEN'	EMERALD QUEEN NORWAY MAPLE	B & B	2.5'CAL		XX	
PYCA	1	PYRUS CALLERYANA	CHANTICLEER PEAR	B & B	2.5'CAL		XX	
ULAC	1	ULMUS X 'ACCOLADE'	ACCOLADE ELM	B & B	2.5'CAL		X	
EVERGREEN TREES		QTY	BOTANICAL NAME	COMMON NAME	CONT	CAL	SIZE	REMARKS
PIPB	5	PICEA PUNGENS 'BAKERI'	BAKERI SPRUCE	B & B		6-8'	XX	
TRAP	3	PINUS NIGRA	TRANSPLANTED AUSTRIAN PINE	B & B		6-8'	XXX	
PINI	4	PINUS NIGRA	AUSTRIAN PINE	B & B		6-8'	XXX	
THAB	2	THUJA OCCIDENTALIS 'ART BOE'	NORTH POLE ARBORVITAE	10 GAL			XX	
BROADLEAF EVERGREENS		QTY	BOTANICAL NAME	COMMON NAME	CONT			REMARKS
COTT	9	COTONEASTER APICULATUS 'TOM THUMB'	TOM THUMB COTONEASTER	5 GAL			XX	
COCB	8	COTONEASTER DAMMERI 'CORAL BEAUTY'	CORAL BEAUTY COTONEASTER	5 GAL			XX	
EUKI	7	EUONYMUS KLAUSCHOVICUS 'MANHATTAN'	MANHATTAN EUONYMUS	5 GAL			XX	
DECIDUOUS SHRUBS		QTY	BOTANICAL NAME	COMMON NAME	CONT			REMARKS
ARFA	7	ARCTOSTAPHYLOS X 'PANCHITO'	PANCHITO MANZANITA	5 GAL			XXX	
CADK	30	CARYOPTERIS X CLANDONENSIS 'DARK KNIGHT'	DARK KNIGHT SPIREA	5 GAL			XXX	
PEAT	11	PEROVSKIA ATRIPLICIFOLIA 'LITTLE SPIRE'	DWARF RUSSIAN SAGE	5 GAL			XX	
PHDI	9	PHYSOCARPUS OPULIFOLIUS 'MONIO'	DIABLO NINEBARK	5 GAL			XX	
PHNA	8	PHYSOCARPUS OPULIFOLIUS 'NANUS'	DWARF NINEBARK	5 GAL			XX	
RIAL	10	RIBES ALPINUM	ALPINE CURRANT	5 GAL			XX	
RIAU	10	RIBES AUREUM	GOLDEN CURRANT	5 GAL			XX	
SPNF	31	SPIRAEA JAPONICA 'NEON FLASH'	NEON FLASH SPIREA	5 GAL			X	
SYOC	16	SYMPHORICARPOS OCCIDENTALIS	WESTERN SNOWBERRY	5 GAL			XXX	
SYME	5	SYRINGA MEYERI 'PALIBIN'	DWARF KOREAN LILAC	5 GAL			XX	
EVERGREEN SHRUBS		QTY	BOTANICAL NAME	COMMON NAME	CONT			REMARKS
JUBU	7	JUNIPERUS SABINA 'BUFFALO'	BUFFALO JUNIPER	5 GAL			XX	
PIGL	6	PICEA PUNGENS 'GLOBOSA'	GLOBE SPRUCE	5 GAL			XX	
PIMS	23	PINUS MUGO 'SLOWMOUND'	SLOWMOUND MUGO PINE	5 GAL			XX	
ORNAMENTAL GRASS		QTY	BOTANICAL NAME	COMMON NAME	CONT			REMARKS
BOBA	5	BOUTELLOIA GRACILIS 'BLONDE AMBITION'	BLOND AMBITION BLUE GRAMA	5 GAL			XXX	
CAKF	28	CALAMAGROSTIS AULIIFLORA 'KARL FOERSTER'	FEATHER REED GRASS	5 GAL			X	
FEGL	10	FESTUCA GLAUCA 'ELIJAH BLUE'	BLUE FESCUE	1 GAL			X	
MISA	20	MISCANTHUS SINENSIS 'ADAGIO'	MAIDEN GRASS ADAGIO	5 GAL			X	
MIGR	3	MISCANTHUS SINENSIS 'GRACILLIMUS'	MAIDEN GRASS	5 GAL			X	
PAVI	12	PANICUM VIRGATUM 'HEAVY METAL'	BLUE SWITCH GRASS	5 GAL			XXX	
PHPI	12	PHALARIS ARUNDINACEA 'PICTA'	RIBBON GRASS	5 GAL			XX	
SCMI	24	SCHIZACHYRIUM SCOPARIUM 'MINNBLUEA'	BLUE HEAVEN LITTLE BLUESTEM	5 GAL			XXX	
PERENNIALS		QTY	BOTANICAL NAME	COMMON NAME	CONT			REMARKS
LAAN	10	LAVANDULA ANGUSTIFOLIA 'MUNSTEAD'	MUNSTEAD ENGLISH LAVENDER	1 GAL			XX	
RUGO	13	RUDBECKIA FULGIDA 'GOLDSTRUM'	BLACK-EYED SUSAN	1 GAL			XX	

- NOTES:

1. ALL PLANT MATERIAL SHALL MEET OR EXCEED CURRENT AMERICAN STANDARD FOR NURSERY STOCK ANSI Z60.1 AND THE COLORADO NURSERY ACT AND ACCOMPANYING RULES AND REGULATIONS.
2. WATER ZONES LISTED IN THE REMARKS CATEGORY ARE SHOWN AS PER CITY OF AURORA GUIDELINES AS THE FOLLOWING: X = 1" OF WATER PER WEEK, XX = 1/2" OF WATER PER WEEK, XXX = 1/2" OF WATER EVERY TWO WEEKS, Z = NO CITY PLANT



**T C K**  
SIGN • PLANNING  
LANDSCAPE  
ARCHITECTURE

DATE: 11/20/2020

SCALE: AS SHOWN

DRAWN BY: CM

CHECKED BY: TK

\_\_\_\_\_



HOVER  
ARCHITECTURE

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2017

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## LANDSCAPE NOTES AND DETAILS

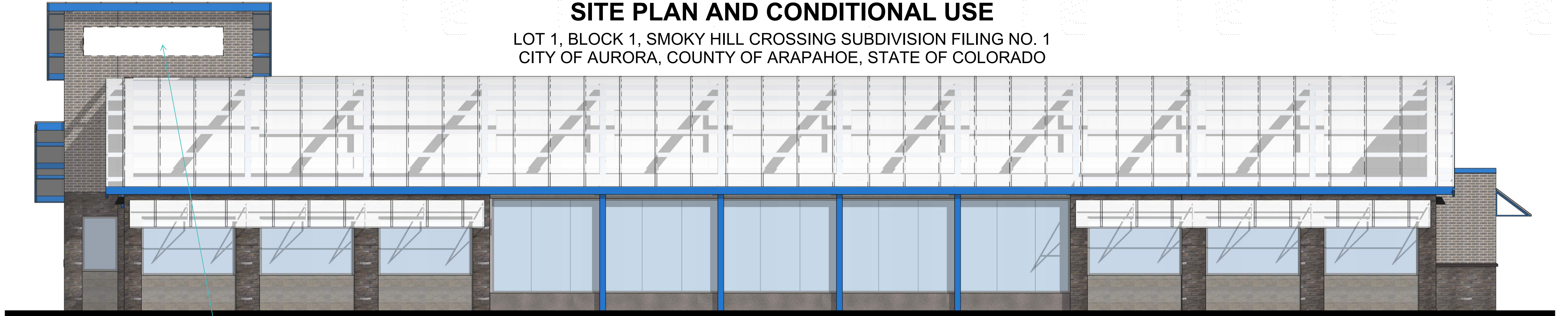




# LIVING WATER AT SMOKY HILL CROSSING

## SITE PLAN AND CONDITIONAL USE

LOT 1, BLOCK 1, SMOKY HILL CROSSING SUBDIVISION FILING NO. 1  
CITY OF AURORA, COUNTY OF ARAPAHOE, STATE OF COLORADO



1 ELEVATION - NORTH  
13 OF 12 1/4" = 1'-0"

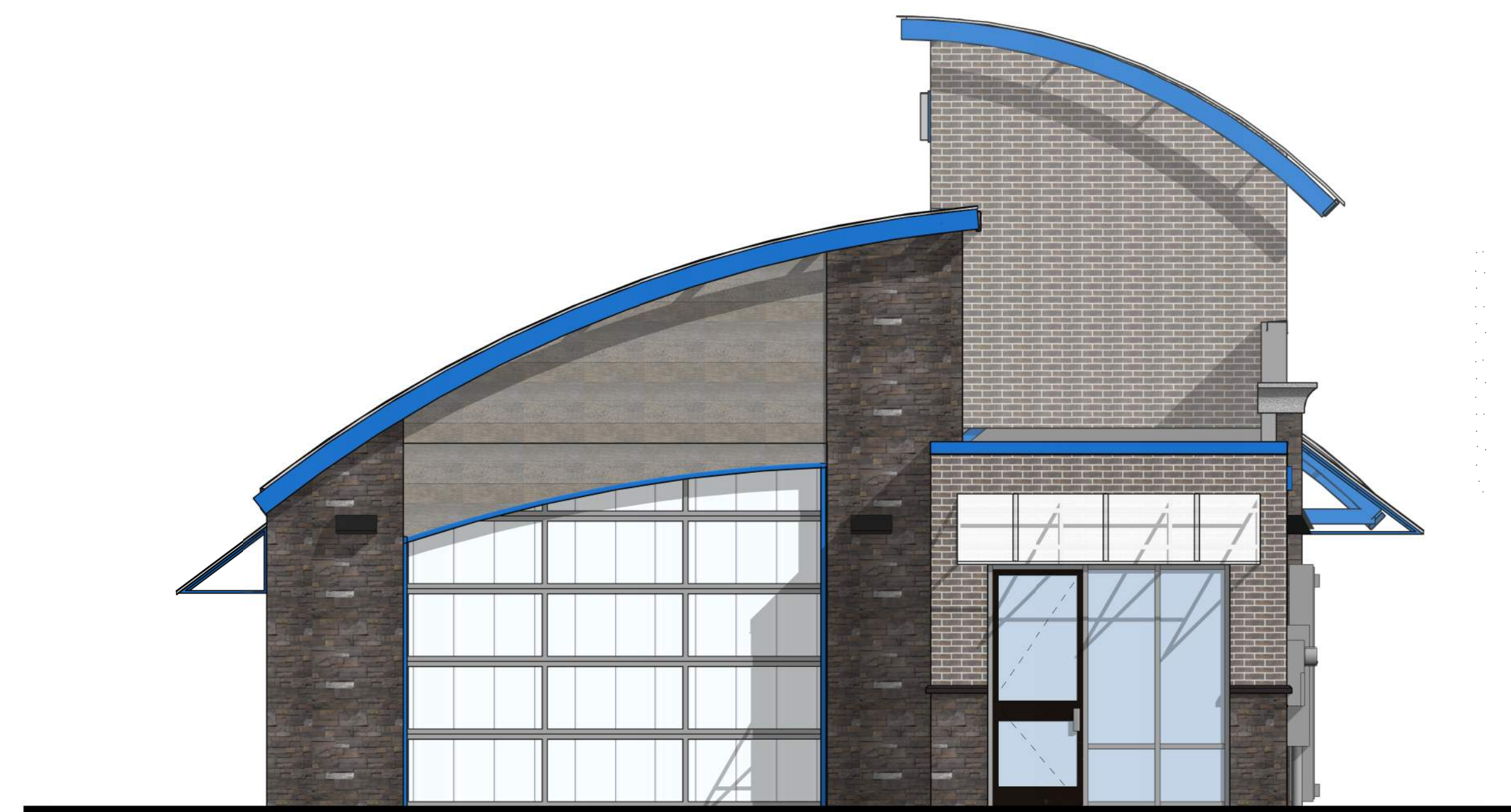
show brick background  
Updated to show brick background



2 ELEVATION SOUTH  
13 OF 12 1/4" = 1'-0"



3 ELEVATION - EAST  
13 OF 12 1/4" = 1'-0"



4 ELEVATION - WEST  
13 OF 12 1/4" = 1'-0"

DATE: 07.30.2020  
SCALE: 1/4" = 1'-0"  
DRAWN BY: ALW  
CHECKED BY: PEW

**H O V E R**  
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COLOR  
ELEVATIONS