

ARGENTA SUBDIVISION FILING NO. 1
MASTER PLAN

LOCATED IN THE NE 1/4 OF SECTION 10, TOWNSHIP 4 SOUTH, RANGE 67 WEST OF THE 6TH P.M.
CITY OF AURORA, COUNTY OF ARAPAHOE, STATE OF COLORADO

The Master Plan may not be approved until the updated TIS is provided for review and approved. Previous comment still applies, although it is understood that it is still being worked on. "Submit a revised version of the Traffic Impact Analysis, LSC #170200. Additional improvements may be necessary based on Queuing for signal at 4th/Havana & Roadway Volume Thresholds for Havana Street." Response: Coordination with City staff is still ongoing. Revised TIS to be submitted.

Please note that my email is bmedema@auroragov.org (misspelled in comment response letter) and phone is 303.739.7336 Response: Noted.

LEGAL DESCRIPTION:

A PARCEL LOCATED IN THE NORTHEAST QUARTER OF SECTION 10, TOWNSHIP 4 SOUTH, RANGE 67 WEST OF THE 6TH P.M., CITY OF AURORA, ARAPAHOE COUNTY, COLORADO BEING MORE PARTICULARLY DESCRIBED AS FOLLOWS:
COMMENCING AT THE NORTHEAST CORNER OF SAID SECTION 10 BEING A FOUND 3-1/4" ALUMINUM CAP "PLS 22571" FROM WHICH THE EAST ONE-QUARTER CORNER OF SAID SECTION 10 BEING A FOUND 3" BRASS CAP "LS 16419" BEARS S00°12'11"E FOR A DISTANCE OF 2645.26 FEET;
THENCE S00°12'11"E ON THE EAST LINE OF SAID NORTHEAST QUARTER OF SECTION 10 A DISTANCE OF 1,261.50 FEET;
THENCE S89°36'00"W A DISTANCE OF 55.00 FEET TO THE POINT OF BEGINNING, SAID POINT BEING ON THE WEST RIGHT-OF-WAY LINE OF HAVANA STREET AND BEING THE SOUTHEAST CORNER OF LOT 3 BLOCK 1 FAN FAIR SUBDIVISION FILING NO. 2 RECEPTION NUMBER 2730667 RECORDS OF ARAPAHOE COUNTY, COLORADO;
THENCE S00°12'11"E ON SAID WEST RIGHT-OF-WAY LINE A DISTANCE OF 462.24 FEET TO THE NORTHEAST CORNER OF A PARCEL RECORDED AT RECEPTION NUMBER D6119804, OF SAID RECORDS;
THENCE S89°40'12"W ON THE NORTH LINE OF SAID PARCEL A DISTANCE OF 125.00 FEET TO THE NORTHWEST CORNER OF SAID PARCEL;
THENCE S00°12'11"E ON THE WEST LINE OF SAID PARCEL A DISTANCE 100.00 FEET TO THE SOUTHWEST CORNER OF SAID PARCEL, SAID POINT ALSO BEING THE NORTHEAST CORNER OF A PARCEL RECORDED AT RECEPTION NUMBER D7024127 OF SAID RECORDS;
THENCE S89°40'12"W ON THE NORTH LINE OF SAID PARCEL A DISTANCE OF 125.00 FEET TO THE NORTHWEST CORNER OF SAID PARCEL;
THENCE S00°12'11"E ON THE WEST LINE OF SAID PARCEL A DISTANCE OF 130.00 FEET TO THE SOUTHWEST CORNER OF SAID PARCEL, SAID POINT BEING ON THE NORTH RIGHT-OF-WAY LINE OF EAST 3RD AVENUE;
THENCE S89°40'12"W ON SAID NORTH RIGHT-OF-WAY A DISTANCE OF 326.73 FEET TO A POINT ON THE EAST RIGHT-OF-WAY LINE OF GENEVA STREET;
THENCE S00°12'11"E ON SAID EAST RIGHT-OF-WAY LINE A DISTANCE OF 1048.62 FEET TO THE SOUTHWEST CORNER OF COOPER SUBDIVISION RECORDED AT RECEPTION NUMBER R1023131 OF SAID RECORDS;
THENCE N89°38'18"E ON THE SOUTH LINE OF SAID COOPER SUBDIVISION A DISTANCE OF 254.66 FEET TO THE NORTHWEST CORNER OF LOT 1 BLOCK 1 FAN FAIR SUBDIVISION FILING NO. 2 RECORDED AT RECEPTION NUMBER 2730667 OF SAID RECORDS;
THENCE S00°12'11"E ON THE WEST LINE OF SAID LOT 1 BLOCK 1 A DISTANCE 156.70 FEET TO THE SOUTHWEST CORNER OF SAID LOT 1 BLOCK 1;
THENCE N89°38'18"E ON THE SOUTH LINE OF SAID LOT 1 BLOCK 1 A DISTANCE OF 72.63 FEET TO THE NORTHWEST CORNER OF LOT 2 BLOCK 1 FAN FAIR SUBDIVISION FILING NO. 2;
THENCE S00°11'40"E ON THE WEST LINE OF SAID LOT 2 AND LOT 3, BLOCK 1 FAN FAIR SUBDIVISION FILING NO. 2 A DISTANCE OF 200.00 FEET TO THE SOUTHWEST CORNER OF LOT 3 BLOCK 1 FAN FAIR SUBDIVISION FILING NO. 2;
THENCE S89°38'18"E ON THE SOUTH LINE OF SAID LOT 3 BLOCK 1 A DISTANCE OF 250.00 FEET TO THE POINT OF BEGINNING, CONTAINING 459,593 SQUARE FEET OR 10.55 ACRES MORE OR LESS.

BENCHMARK:

PROJECT BENCHMARK – A 3" BRASS CAP (STAMPED CITY OF AURORA, BM, 3–45, 1981) AT THE NORTHEAST CORNER OF AN INLET 192' EAST OF THE EAST FLOWLINE OF S. HAVANA STREET AND 4' NORTH OF THE NORTH FLOWLINE OF EAST 1ST AVENUE. ELEVATION =5446.70'

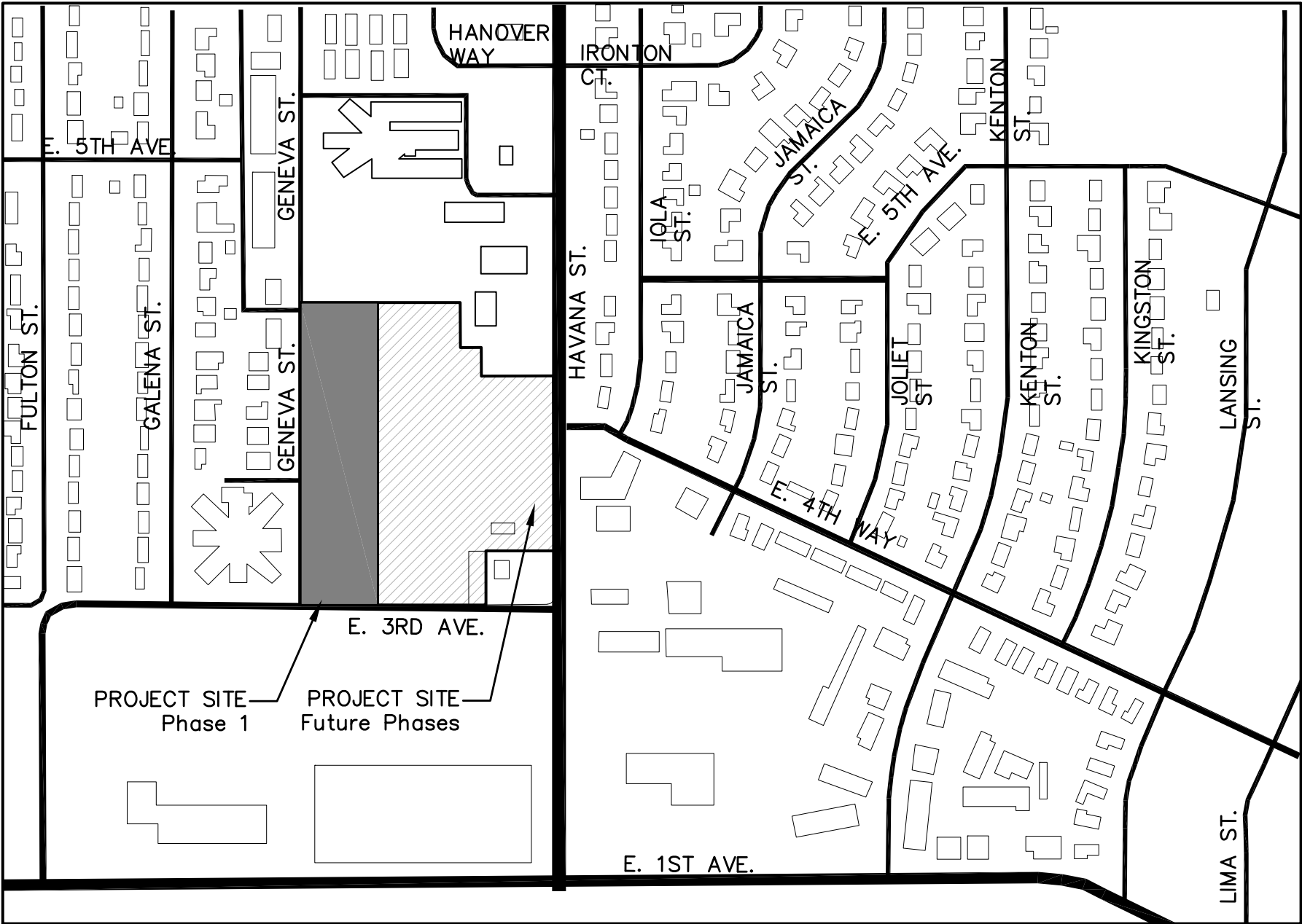
CONCEPTUAL LAND USE SUMMARY:

PLANNING AREAS	USE	GROSS PLANNING AREA (SF)	GROSS PLANNING AREA (ACRES)	PROPOSED BUILDINGS (SF)	PROPOSED DWELLING UNIT COUNT
A	MIXED-USE	207.52	4.76	60760.00	86
B	MULTI-FAMILY	264.86	6.08	47100.00	N/A
C	RETAIL/RESTAURANT	40.98	0.94	29650.00	N/A
		513.36	11.78	137510.00	N/A

NOTE:
THIS MASTER PLAN ILLUSTRATES A PROPOSED CONCEPTUAL DESIGN INTENT AND IS INTENDED TO ALLOW CHANGES IN SUBSEQUENT DEVELOPMENT AND SITE PLANS AS DEFINED HEREIN.

GENERAL NOTES:

- ALL PROJECTS IN ARGENTA MUST COMPLY WITH ANY AND ALL APPLICABLE STATUTES, ORDINANCES, RULES AND REGULATIONS OF THE CITY OF AURORA. IF ANY REGULATIONS CONFLICT WITH THIS DOCUMENT, THEN THIS MASTER PLAN SHALL TAKE PRECEDENCE.
- THE PHOTOS, ILLUSTRATIONS, AND CHARACTER SKETCHES DEPICTED ARE ILLUSTRATIVE OF THE DESIGN QUALITY REQUIRED BY THE MASTER PLAN. FINAL DESIGNS SUBMITTED MAY OR MAY NOT REPLICATE THESE ILLUSTRATIONS. THEY WILL HOWEVER REFLECT THE DESIGN QUALITY PORTRAYED.
- THE DEVELOPER SHALL PROVIDE TWO DISTINCT POINTS OF EMERGENCY ACCESS TO THE OVERALL SITE AND A LOOPED WATER SUPPLY TO EACH PHASE OF THE DEVELOPMENT AS APPROVED BY THE LIFE SAFETY REPRESENTATIVE FOR THE AURORA FIRE DEPARTMENT. THE DEVELOPER SHALL CONSTRUCT ANY OFF-SITE ROADWAY OR EMERGENCY CROSSING IMPROVEMENTS PER CITY STANDARDS NECESSARY TO FACILITATE EMERGENCY VEHICULAR ACCESS TO THIS SITE.
- IMPROVEMENTS WILL BE INSTALLED AS REQUIRED CONSISTENT WITH THE PUBLIC IMPROVEMENTS PHASING PLAN.
- PUBLIC LAND DEDICATION WILL ADHERE TO THE CITY CODE.



VICINITY MAP:
SCALE=1"=500'

INDEX:

- COVER SHEET
- INTRODUCTION
- CONTEXT MAP
- MASTER PLAN
- DESIGN INTENT & GUIDELINES
- STREET HIERARCHY
- STREET HEIRARCHY
- LANDSCAPE ENLARGEMENTS
- LANDSCAPE ENLARGEMENTS
- SITE FURNISHING & DETAILS
- SIGNAGE PLAN
- PUBLIC ART PLAN
- ARCHITECTURAL DESIGN GUIDELINE
- ARCHITECTURAL DESIGN GUIDELINE
- ARCHITECTURAL DESIGN GUIDELINE
- MASTER DRAINAGE PLAN
- PUBLIC IMPROVEMENTS PLAN

NOTES:

DILLON PLACE, LLC, 1129 CHEROKEE ST., 303-862-2628 SHALL BE RESPONSIBLE FOR PAYMENT OF 50% OF THE TRAFFIC SIGNALIZATION COSTS FOR THE INTERSECTION OF 4TH AVENUE AND HAVANA STREET, IF AND WHEN TRAFFIC SIGNAL WARRANTS ARE SATISFIED. TRAFFIC SIGNAL WARRANTS TO CONSIDER SHALL BE DESCRIBED IN THE MOST RECENTLY ADOPTED VERSION OF MANUAL ON UNIFORM TRAFFIC CONTROL DEVICES, AS OF THE DATE OF DATES OF ANY SUCH WARRANT STUDIES. FOR WARRANT PURPOSES, THE MINOR STREET APPROACH TRAFFIC SHALL TYPICALLY BE COMPRISED OF ALL THROUGH AND LEFT-TURN MOVEMENT AND 50% OF RIGHT TURN MOVEMENTS UNLESS OTHERWISE DETERMINED BY THE TRAFFIC ENGINEER. PURSUANT TO 147-37.5 OF CITY CODE, THE PERCENTAGE OF THE TRAFFIC SIGNALIZATION COSTS IDENTIFIED ABOVE SHALL BE PAID TO THE CITY BY THE APPLICANT/OWNER, TO BE HELD IN ESCROW FOR SUCH PURPOSE, PRIOR TO THE ISSUANCE OF A BUILDING PERMIT FOR THE RELATED DEVELOPMENT OR AS OTHERWISE REQUIRED BY CITY CODE. THE PERCENTAGE ABOVE WILL BE APPLIED TO THE ENTIRE TRAFFIC SIGNALIZATION COST AS ESTIMATED AT THE TIME OF THE ESCROW DEPOSIT TO CALCULATE SPECIFIC DOLLAR FUNDING REQUIREMENT.

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.

SIGNATURE BLOCK

THIS SITE PLAN AND ANY AMENDMENTS HERETO, UPON APPROVAL BY THE CITY OF AURORA AND RECORDING, SHALL BE BINDING UPON THE APPLICANTS THEREFORE, THEIR SUCCESSORS AND ASSIGNS. THIS PLAN SHALL LIMIT AND CONTROL THE ISSUANCE AND VALIDITY OF 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
(CORPORATION, COMPANY, OR INDIVIDUAL)
PRESENTS TO BE EXECUTED THIS _____ DAY OF _____ AD, _____.

BY: _____ CORPORATE SEAL
(PRINCIPALS OR OWNERS)

STATE OF COLORADO)
COUNTY OF ARAPAHOE) SS

THE FORGOING INSTRUMENT WAS ACKNOWLEDGED BEFORE ME THIS _____ DAY OF _____ AD, _____ BY

(PRINCIPALS OR OWNERS)

WITNESS MY HAND AND OFFICIAL SEAL NOTARY SEAL
(NOTARY PUBLIC)

MY COMMISSION EXPIRES _____ NOTARY BUSINESS ADDRESS: _____

CITY OF AURORA APPROVALS

CITY ATTORNEY: _____ DATE: _____

PLANNING DIRECTOR: _____ DATE: _____

PLANNING COMMISSION: _____ DATE: _____
(CHAIR PERSON)

CITY COUNCIL: _____ DATE: _____
(MAYOR)

ATTEST: _____ DATE: _____
(CITY CLERK)

DATABASE APPROVAL DATE _____

RECORDER'S CERTIFICATE

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

CLERK AND RECORDER
DEPUTY

The master plan cannot be approved until a utility conformance letter is provided for review and approval. Response: Utility conformance letter has been submitted.

DEVELOPER:

DILLON PLACE, LLC
JIM MERCADO, TOM KLEIN
1129 CHEROKEE STREET
DENVER, CO 80204
PHONE: 720-394-0972,
303-862-2628

CIVIL ENGINEER:

INFINITY LAND CONSULTANTS, LLC.
TYLER LOWE, RYAN SEACRIST
8668 CONCORD CENTER DR.
ENGLEWOOD, CO 80112
PHONE: 720-979-0034

LANDSCAPE ARCHITECT:

NORRIS DESIGN
BRAD HAIGH, ALYSSA BUTLER
1101 BANNOCK STREET
DENVER, CO 80204
PHONE: 303-892-1166

ARCHITECT:

LANTZ-BOGGIO ARCHITECTURE
MARK BAKER
5650 DTC PARKWAY, SUITE 200
ENGLEWOOD, CO 80111
PHONE: 303-414-1280

AMENDMENT BLOCK

INTRODUCTION

LOCATION

Argenta is located in the Havana Street Overlay District, south of E. 6th Avenue, north of E. 3rd Avenue and between Geneva Street and Havana Street.

INTENT

Argenta is proposed to be a mixed-use infill development and a valuable addition to the existing neighborhood fabric. The development will provide higher density housing options to better serve the ever-expanding Fitzsimons Campus area. The combination of town homes and multi-family units in proximity to retail, office, and live/work units offers a unique appeal to independent professionals, entrepreneurs, and start-up companies.

PLANNING OBJECTIVES

- Complement the existing fabric of Aurora and provide connections to living, working, and commercial spaces, parking and adjacent neighborhoods
- Invest in public art by incorporating a public art program
- Activate the remaining public spaces between buildings to further enhance, bring interest to, and emphasize the pedestrian realm
- Encourage pedestrian enhancements and visual connectivity to create a safe, welcoming environment
- Utilize unique materials that are reflective of the Argenta theme and complement the Havana District
- Enhance security through enticing public spaces that encourage safe public interactions and a steady flow of pedestrians implementing the "Eyes on the Street" concept
- Provide connections to the surrounding neighborhood to promote integration and permeability
- Utilize consistent branding elements throughout the project to enhance the sense of place
- Provide multiple housing options to fit a variety residents in all stages of life
- Create a unique and timeless community that will provide value and interest for years to come

DESIGN CHARACTER

Argenta is envisioned as a unique and artistic development. Architecture, urban design and landscaping will reflect a one-of-a-kind artistic quality. Overarching themes are based from the project's namesake, Argenta, which is Latin for "silver". This common element is used by artists from all backgrounds to craft beautiful and intricate jewelry. Much like these unique works of art, so too is the Argenta community- a jewel of Aurora.

Silver, commonly found in bar form, is used as inspiration for the angular and geometric patterns found throughout the community. This specific angle is repeated within the main street amenity layout, architecture, and the Argenta logo.

The silvery theme along with the strong artistic undertones creates a unique and distinguished character for the community.

ACCESS & CIRCULATION

The site is accessed via two connections from Geneva Street, one connection from Havana Street, and one connection from 3rd Avenue. Internal circulation is provided through an east-west local street connecting 3rd Avenue to Havana Street. This local road serves as the main thoroughfare through the site, connecting the office and residential portions directly. The site is accessed through a central amenity area and enhanced pavement patterns.

Advisory Note: The private drive that connects Geneva Street to 3rd Avenue is required to be a 26' wide dedicated fire lane easement. The private drive that connects Geneva Street to the site, connecting the office and residential portions directly, is also required to be a fire lane easement with a minimum width of 23'. Please refer to site plan fire life safety comments for further easement details.
Response: The Typical Section S1.9 "Urban Center & TOD Transition Zone" is being used on these internal private roads. Please see sections.

LAND USES

Argenta is a +/-10.55 acre mixed-use development that will include single-family residential town homes (row houses), multi-family residential, live/work residential, and commercial/office uses. The community will include 86 town home units within 14 buildings with western views. The community will also include 2 multi-family buildings with 84 units in the South Building, and 100 units in the North Building. There are also an estimated 14 live/work units in the North Building. Argenta will also be home to an estimated 20,000 square feet of retail space and an estimated 17,400 square feet of office space. All buildings are oriented to front the surrounding roadways or a shared courtyard/mews.

PARKING

Parking for the multifamily portion of Argenta is provided via on-street parking spaces, garages, covered parking areas, and shared surface lots.

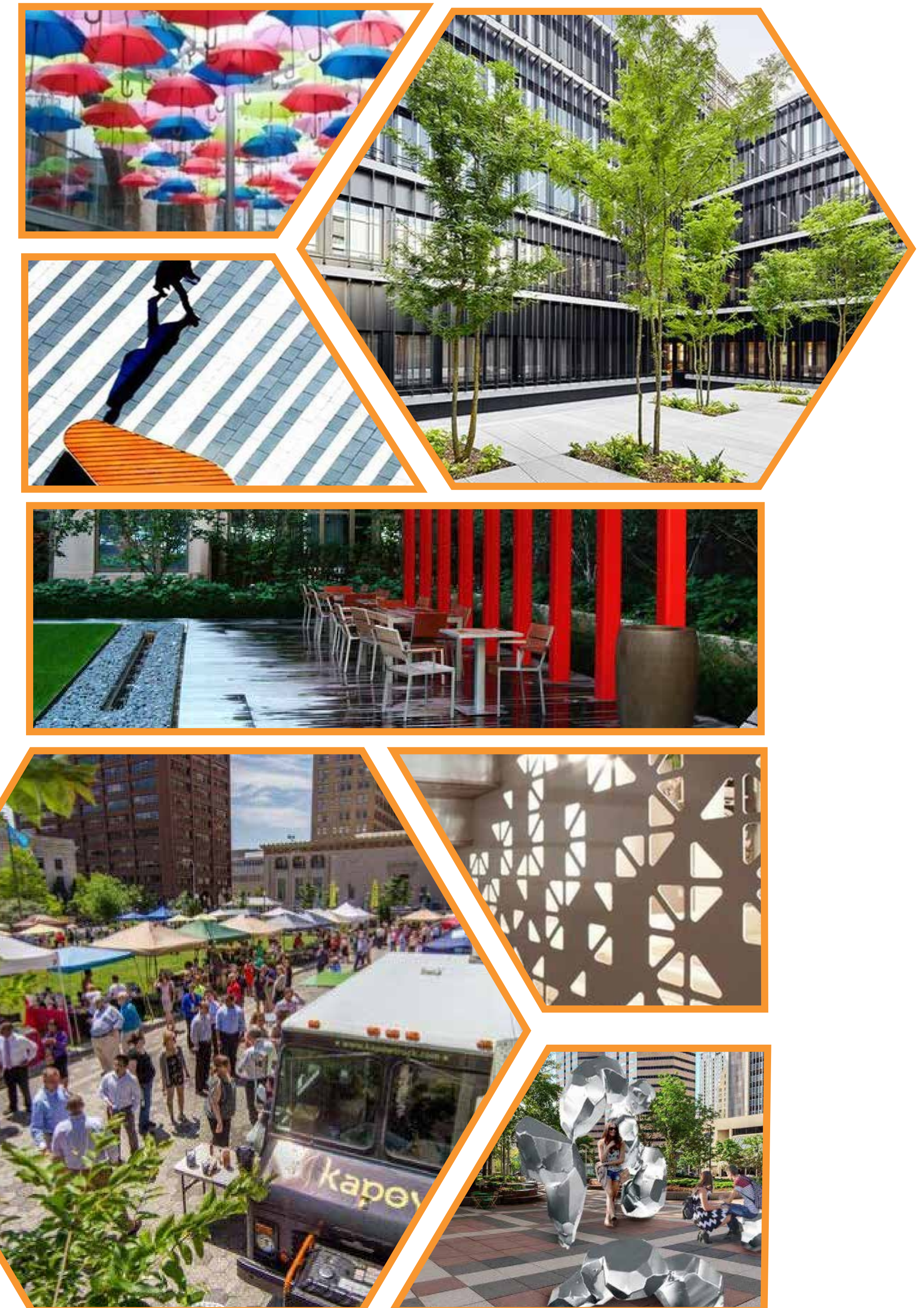
Live/Work residential apartments, row houses, and commercial/office spaces will have access to carport spaces and surface parking spaces.

On street parking along 3rd Avenue and Geneva Street were not included in parking calculations and could potentially function as additional guest and overflow parking for the commercial/office spaces.

GENERAL NOTES

1. All projects in Argenta must comply with any and all applicable statutes, ordinances, rules and regulations of the City of Aurora. If any regulations conflict with this document, then this Master Plan shall take precedence.
2. The photos, illustrations, and character sketches depicted are illustrative of the design quality required by the Master Plan. Final designs submitted may or may not replicate these illustrations. They will however reflect the design quality portrayed.

3. The developer shall provide two distinct points of emergency access to overall site and a looped water supply to each phase of the development as approved by the life safety representative for the Aurora Fire Department. The developer shall construct any off-site roadway or emergency crossing improvements per City standards necessary to facilitate emergency vehicular access to this site.
4. Improvements will be installed as required consistent with the Public Improvements Phasing Plan.
5. Public land dedication will adhere to the City Code.



DESIGN INTENT & GUIDELINES

LANDSCAPE

The landscape for Argenta will be based on its urban design context and shall be of a cohesive theme and character throughout the site. Selection of plant material will be based on the City of Aurora approved plant list and contain a variety of species that will thrive in an urban setting and provide year-round interest. All proposed landscape shall adhere to the City of Aurora Landscape Code (Article 14) and related landscaping requirements unless a waiver is requested.

The landscape treatment will contribute to the character and sense of place for Argenta and act as a cohesive element that ties the site together. The landscape plant palette will consist of plant material with a variety of colors, textures and forms that will provide an attractive, multi-season landscape that is durable and easy to maintain. The landscape will respond to the site architecture, open spaces and technical features such as parking, utilities, signage and sight lines. The landscape will accentuate gathering areas, entry areas and highlight key views throughout the site.

STREETSCAPE

Intent

- To create an attractive and vibrant public edge to the development while accommodating vehicular and pedestrian circulation throughout the site
- To create a “main street” feel through the use of hard-scape, vegetation, lighting and gathering spaces along key corridors
- To provide a safe, convenient and comfortable circulation system throughout the site that reflects and enhances the site’s vernacular

Design Guidelines

- Clear pedestrian paths shall be integrated into the streetscape in order to create a continuous and accessible walkway for safety and convenience. Enhanced pavement patterns are encouraged in these areas. See images at bottom right for examples.
- Crosswalks a minimum of 36” wide are required wherever accessible routes cross drive aisles, roadways, streets, etc.
- Street tree species shall be selected and planted so as to create a rhythm along the street while maintaining species diversity and multi-season interest. Trees may be accented by landscape lighting in key areas.
- All trees within the streetscape shall be deciduous trees selected for tolerance to urban conditions and attractive features. Trees shall be located in open planting beds, raised planters or a tree lawn and spaced a maximum of 35’ on center (O.C.). Trees shall be a minimum of 2.5” caliper at the time of installation.
- Hardscape materials and paving patterns within the streetscape shall be consistent and relate to the surrounding architectural patterns and textures. Cast-in-place concrete paving and/or special paving in key areas (unit pavers, colored concrete, special concrete finishes) shall be used to enhance the “main street” character and create continuity throughout the site, while maintaining ADA accessibility, where necessary.
- Site amenities, including benches, bicycle parking, and trash receptacles, shall be located at intervals along the streetscape and in key areas to encourage streetscape activation.
- Pedestrian and street lighting fixtures shall be incorporated to enhance the pedestrian experience and create a safe and welcoming environment. LED lighting with a fixture and pole style that relates to the project’s architecture and site furnishings shall be incorporated throughout the site.
- All service areas, delivery areas and mechanical equipment shall be screened from the public right-of-way.
- Hardscape design will focus on accentuating a main street feel, using geometric patterned concrete, clean urban lines, or color variation.
- Different types of lighting will be encouraged for Argenta and will focus on highlighting unique qualities, such as public art, key pedestrian plazas, and landscape features.

Not clear what these are representing in the context of street scape and parking.
Response: Labels have been added for clarity.

STREET HIERARCHY

Effective site access is essential for a development of this scale and use to be successful. This plan takes advantage of the present access with modifications as needed. The proposed access points include:

Havana Street

- This will likely be the main street providing access to the retail/office portion of the site. One, main access will be provided, central to the retail/office, and a secondary access point will be provided north of the retail/office.

Geneva Street

- Westernmost access, Geneva street connects the site to the surrounding neighborhood. There are 2 entries located on this street providing easy access for tenants of the town homes and apartments.

East 3rd Avenue

- This street borders the site to the south and will have only one entrance.

Internal Circulation

Internal circulation is provided through a network of private streets and drives.

- Central to the community, an east-west access is proposed. This roadway is intended to provide circulation for pedestrians and vehicles the majority of the time, however this street is proposed to include removable bollards to create a pedestrian zone during community events.
- This street is also part of a proposed bicycle route within the community which connects riders to nearby area amenities such as the High Line Trail.

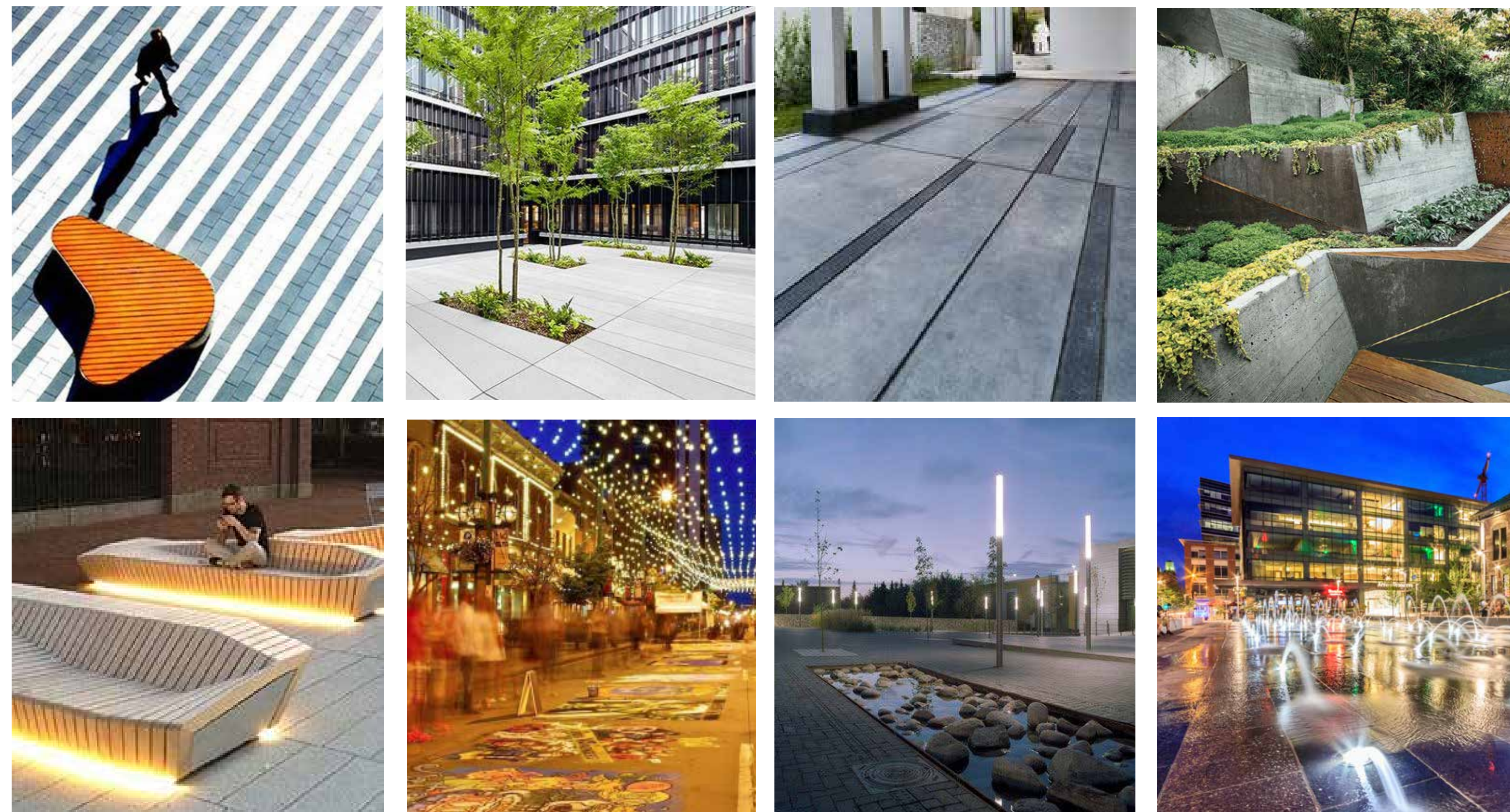
PARKING

Intent

- To create efficient surface parking lots with well-identified access and minimal visual impact to the surrounding site and neighborhood.
- To encourage the sharing of parking facilities between users whenever possible.

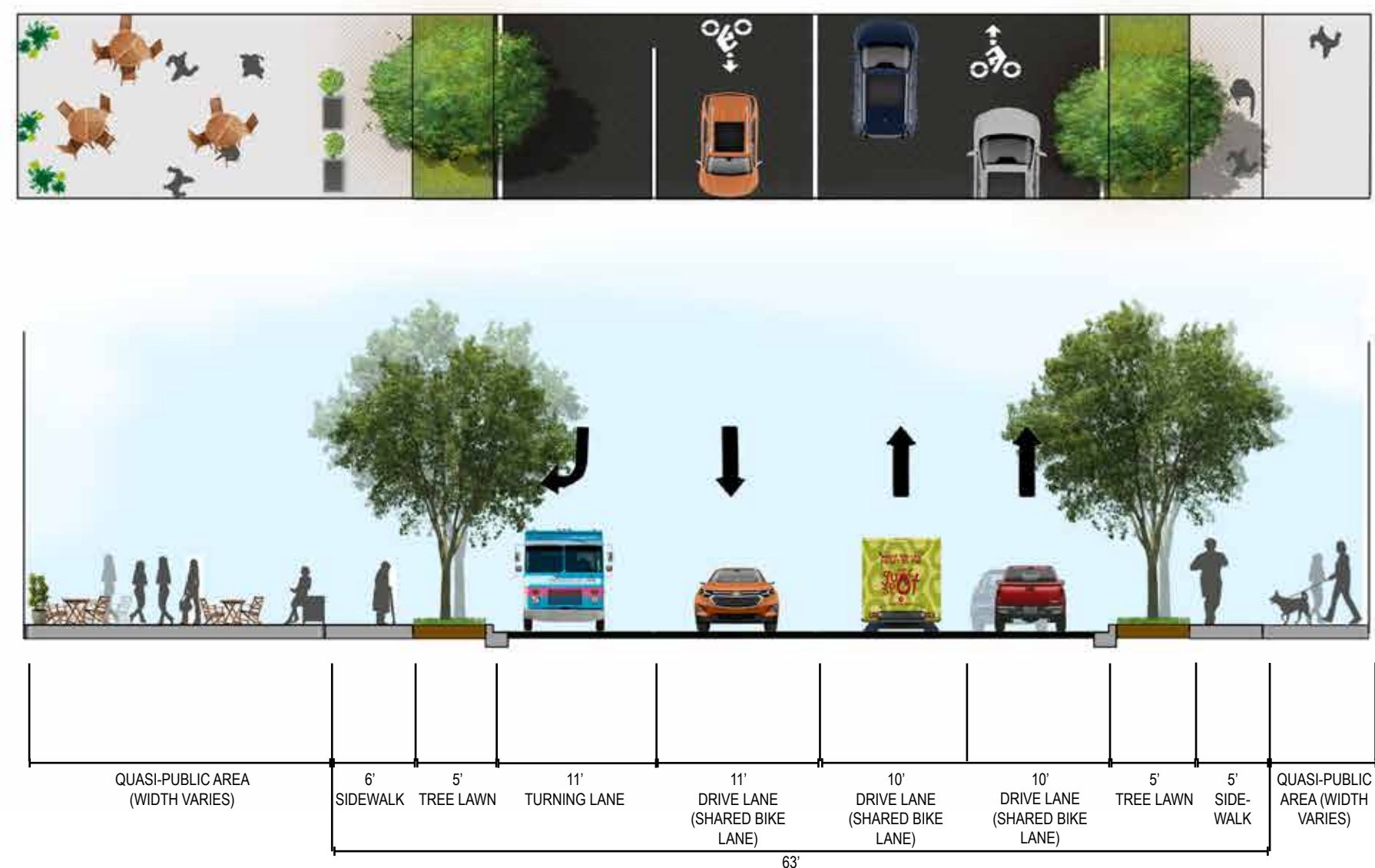
Design Guidelines

- Parking lots adjacent to buildings must provide a minimum 5’ of unobstructed walking area, but should meet the urban street cross sections for sidewalks
- Podium parking visible from the street shall be screened with a decorative element integrated into the architecture of the building, or landscaping, where appropriate.
- All off-street parking will be screened from public view and adjacent uses, where applicable.



STREET HIERARCHY

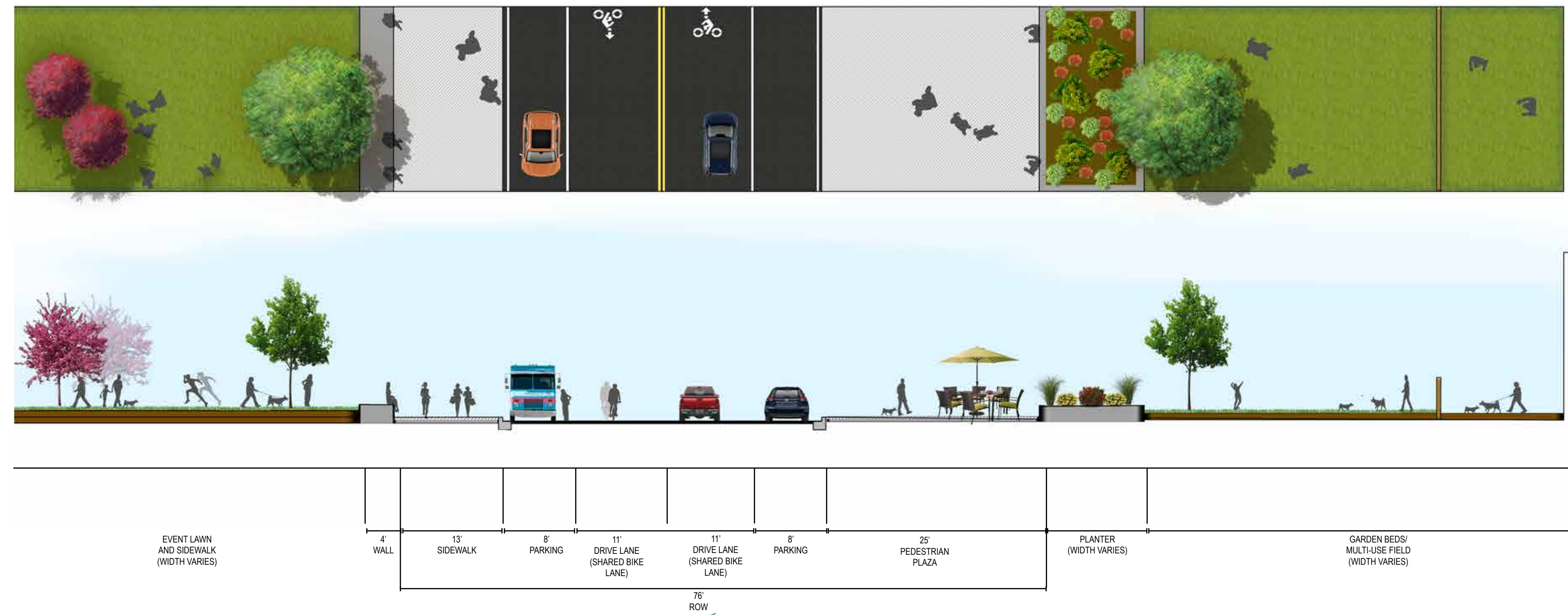
HAVANA STREET ENTRANCE SECTION A-A'



This section of street is required to be a fire lane easement. This dedicated fire lane easement will require a minimum unobstructed width of 23'.

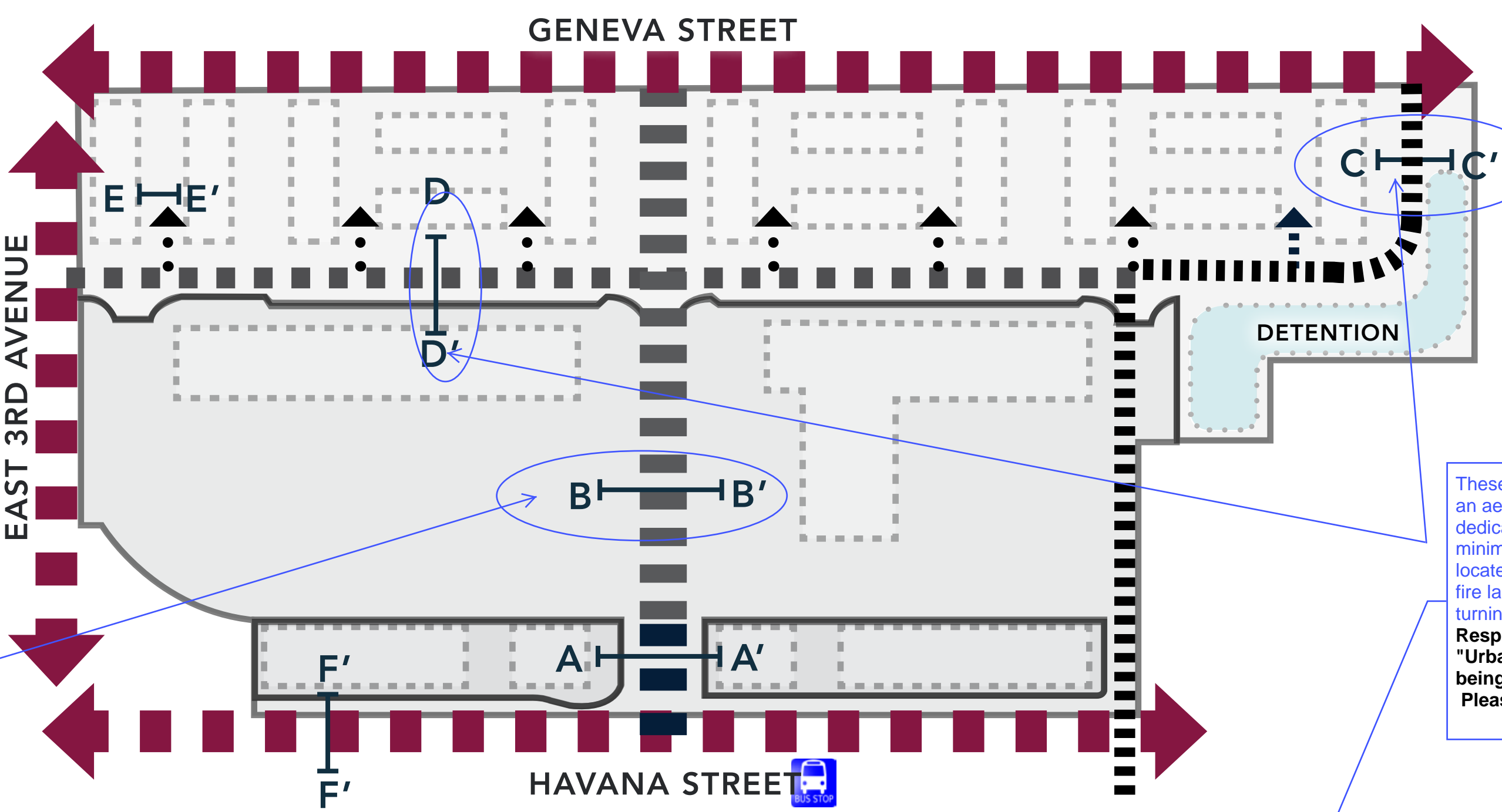
Response: The Typical Section S1.9 "Urban Center & TOD Transition Zone" is being used on these internal private roads. Please see sections.

PLAZA WALKWAY SECTION B-B'



Please remove reference to ROW for private streets
Response: References have been removed.

STREET HIERARCHY PLAN DIAGRAM

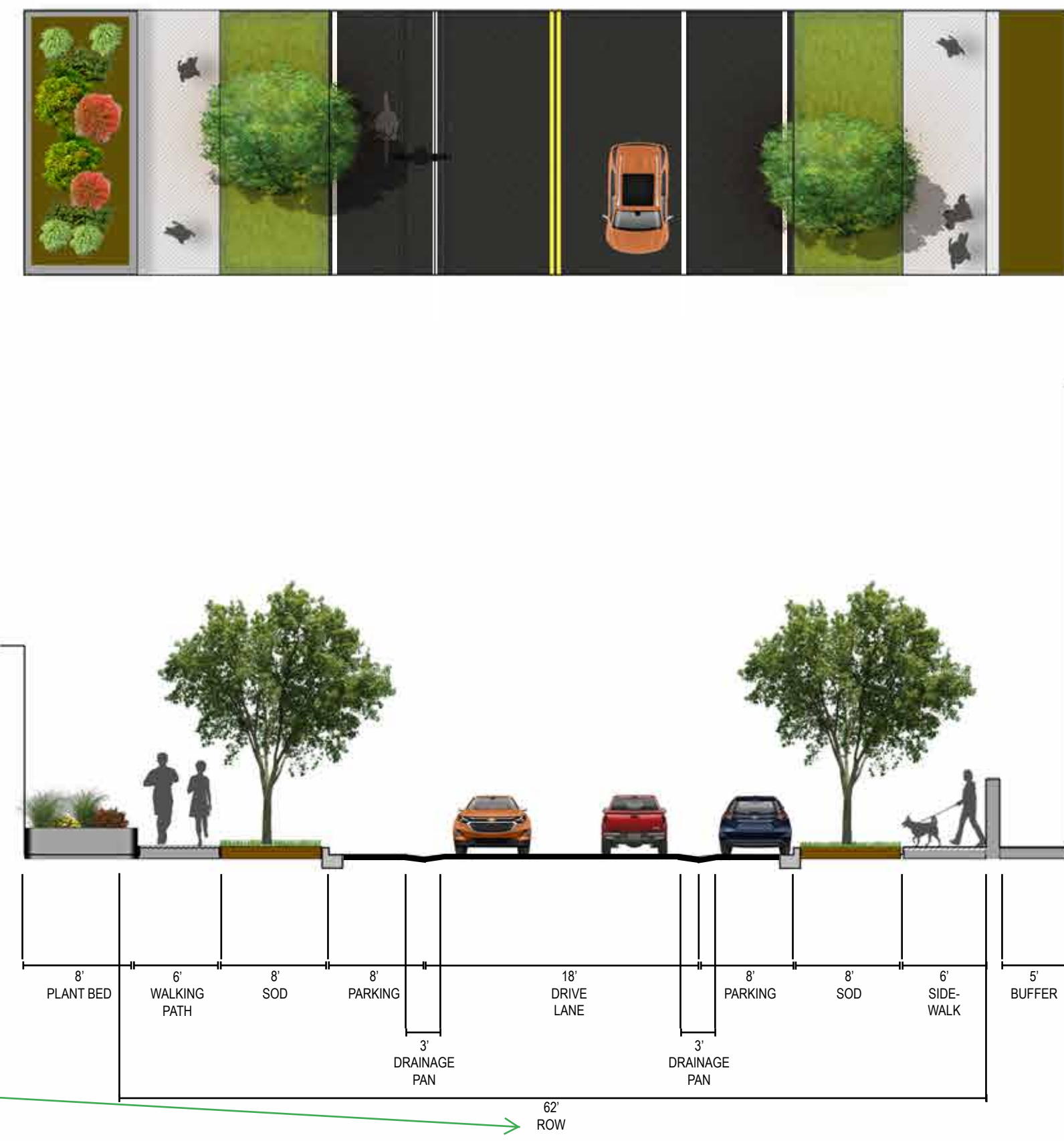


- NOTES:
1. Sections and their locations are conceptual and subject to change. Specific sections will be defined with future Site Plan applications.
 2. Building envelopes shown are to indicate spatial relationships. Building envelopes are conceptual and subject to change.

These sections of streets are required to be an aerial apparatus access road. This dedicated fire lane easement will require a minimum unobstructed width of 26' and be located within 15'-30' from the building. The fire lane easement must have an inside turning radii of 26' and an outside of 52'.

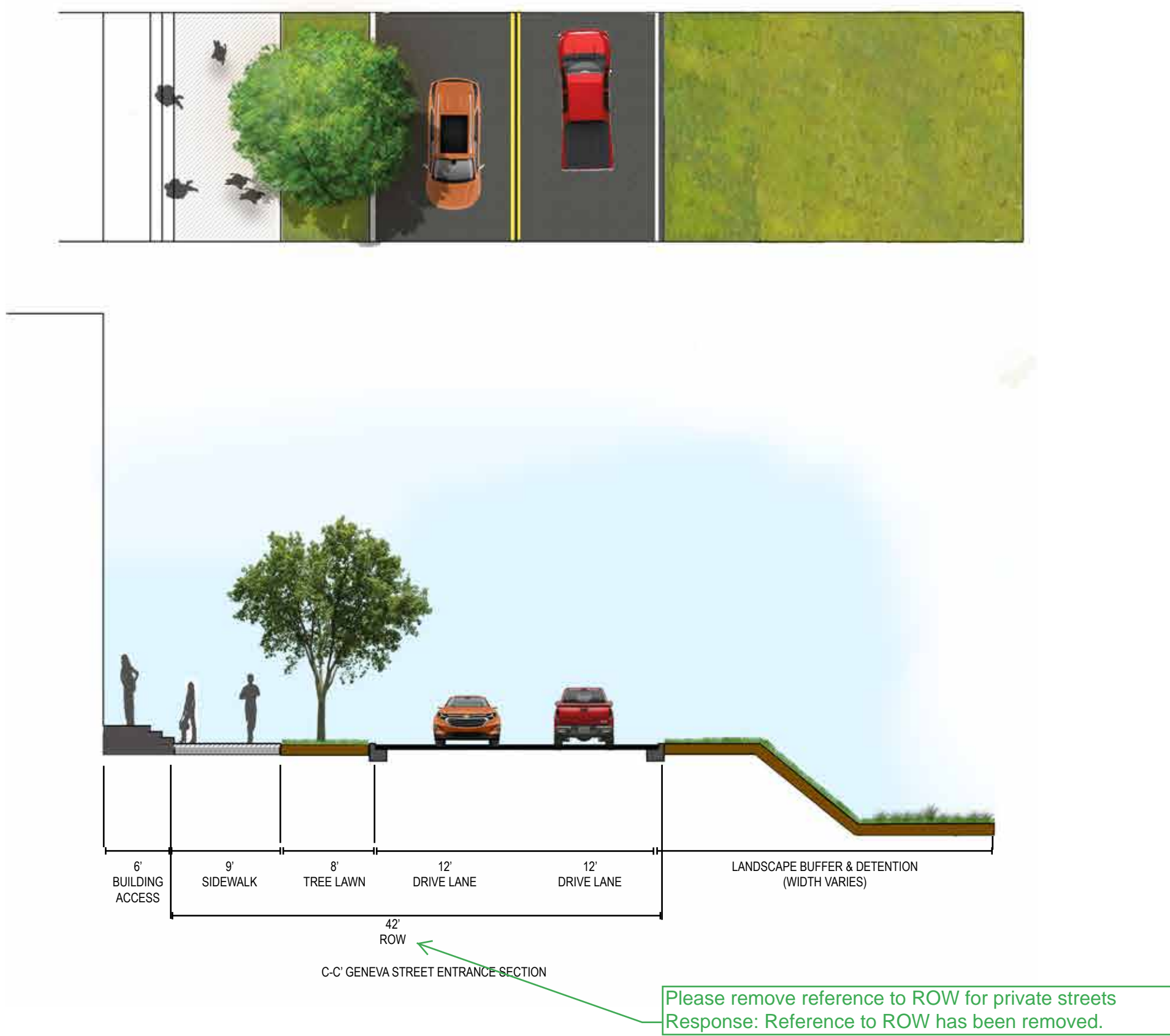
Response: The Typical Section S1.9 "Urban Center & TOD Transition Zone" is being used on these internal private roads. Please see sections.

LOCAL STREET SECTION D-D'

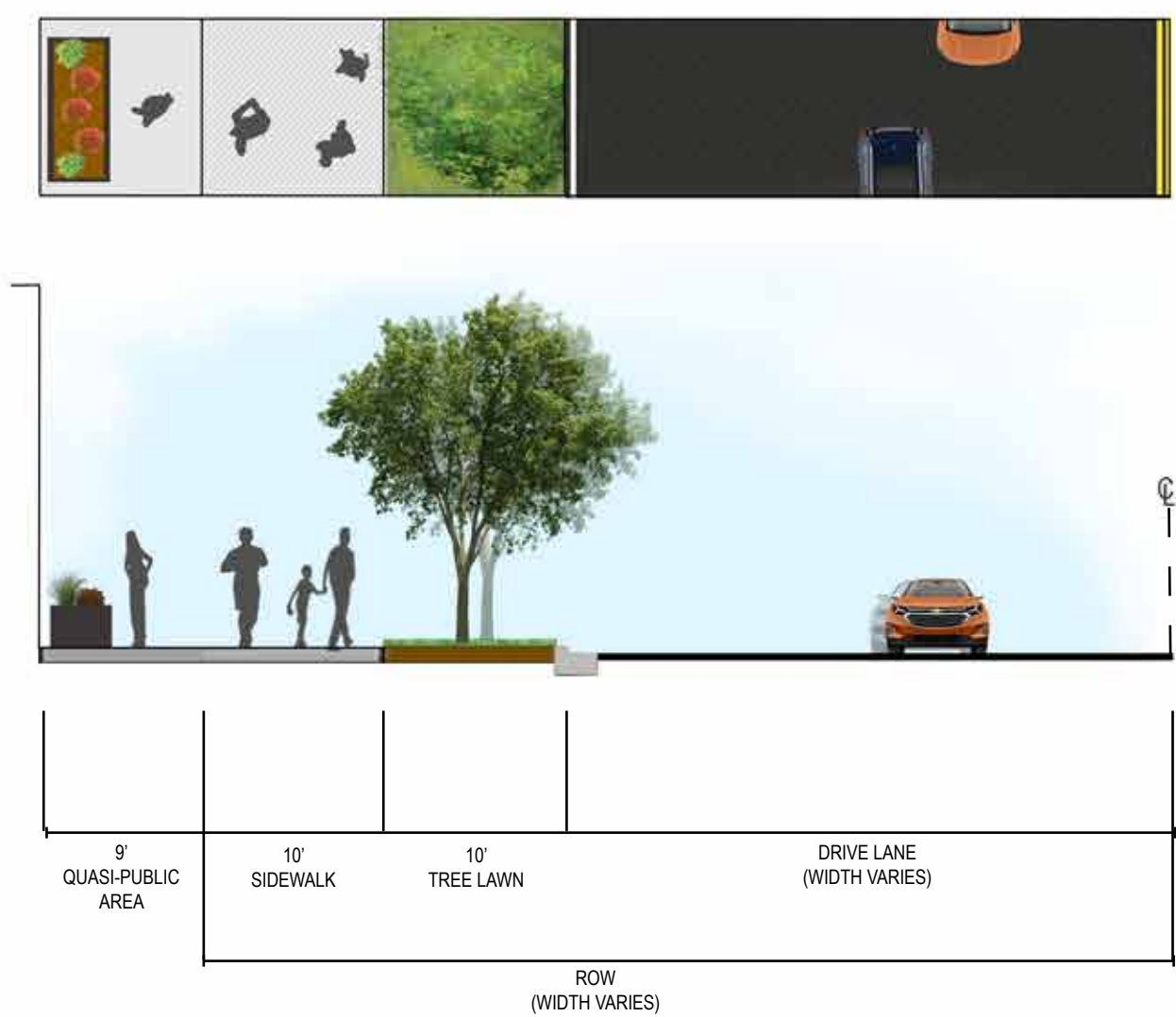


STREET HIERARCHY, CONT.

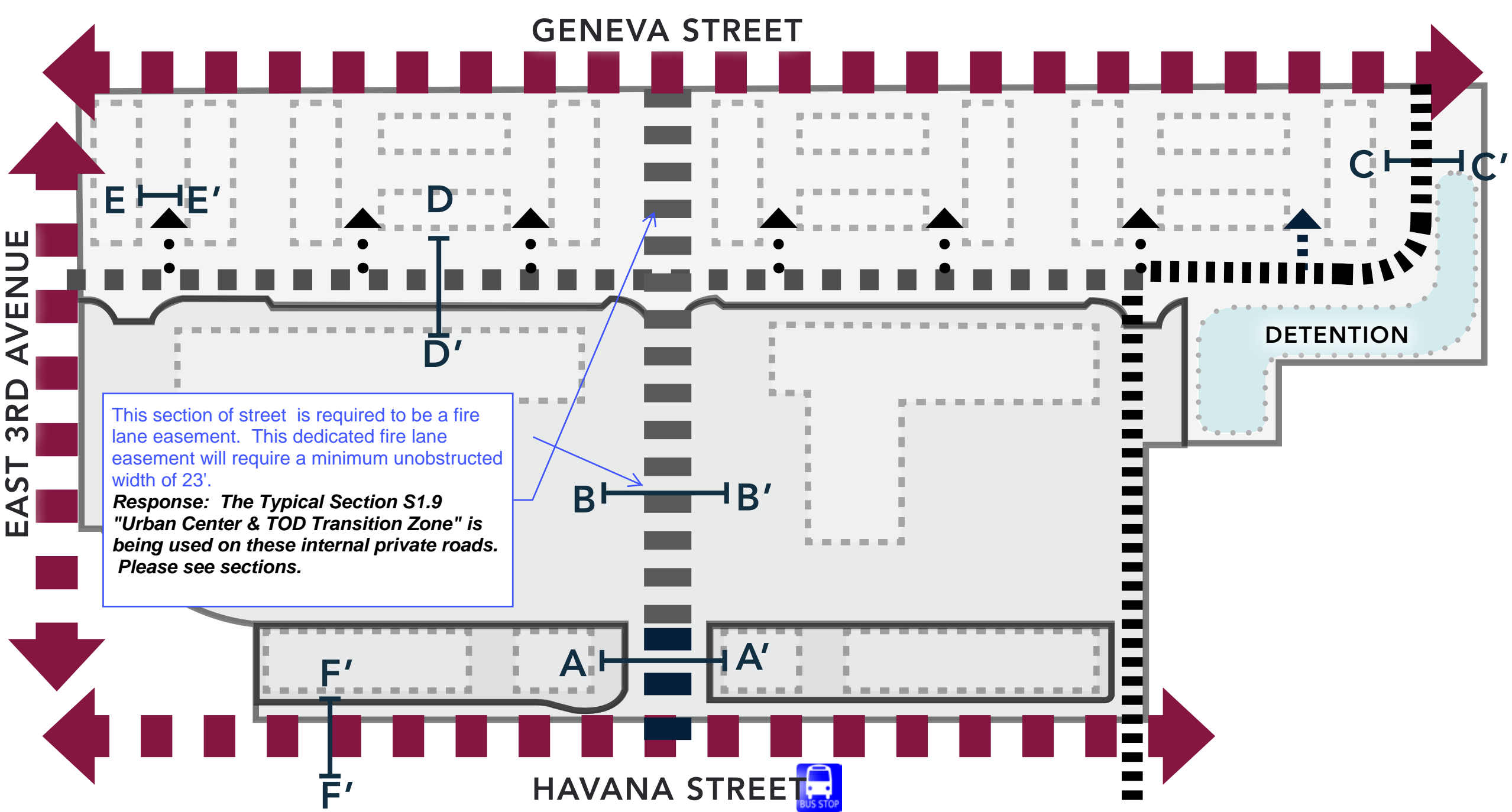
GENEVA STREET ENTRANCE SECTION C-C' ➡



HAVANA STREET FRONTAGE SECTION F-F' ➡

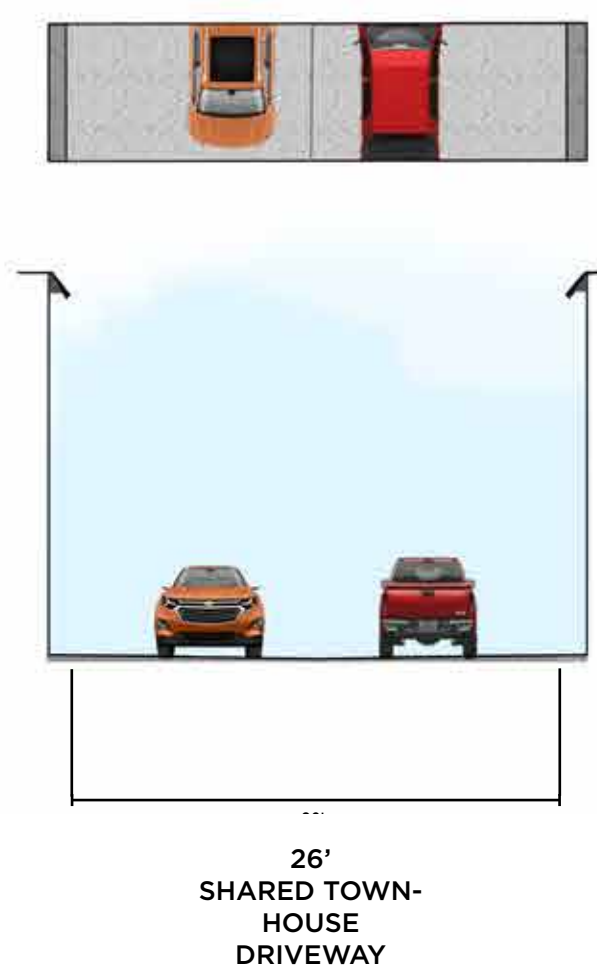


STREET HIERARCHY PLAN DIAGRAM



- NOTES:
1. Sections and their locations are conceptual and subject to change. Specific sections will be defined with future Site Plan applications.
 2. Building envelopes shown are to indicate spatial relationships. Building envelopes are conceptual and subject to change.

TOWNHOUSE PARKING SECTION E-E' ➡



PUBLIC IMPROVEMENTS PLAN

