

LEGAL DESCRIPTION

A TRACT OF LAND SITUATED IN THE NORTHWEST QUARTER OF SECTION 2 AND THE NORTHEAST QUARTER OF SECTION 3, TOWNSHIP 6 SOUTH, RANGE 66 WEST OF THE 6TH PRINCIPAL MERIDIAN, COUNTY OF DOUGLAS, STATE OF COLORADO, BEING MORE PARTICULARLY DESCRIBED AS FOLLOWS:

BEGINNING AT A POINT ON THE NORTH LINE OF SAID NORTHEAST QUARTER OF SECTION 3, ALSO BEING THE NORTHEAST CORNER OF THAT PARCEL OF LAND DESCRIBED AT BOOK 906, PAGE 288 OF DOUGLAS COUNTY RECORDS;

THENCE ALONG SAID NORTH LINE N89°38'32"E, 1031.22 FEET TO THE NORTHEAST CORNER OF SAID NORTHEAST QUARTER;

THENCE ALONG THE NORTH LINE OF SAID NORTHWEST QUARTER N89°38'32"E, 228.77 FEET TO THE SOUTHWEST CORNER OF THE SOUTHWEST QUARTER OF SECTION 35, TOWNSHIP 5 SOUTH, RANGE 66 WEST OF THE 6TH PRINCIPAL MERIDIAN;

THENCE S04°41'19"W, 160.73 FEET;
THENCE S43°00'22"E, 322.41 FEET;
THENCE S45°28'08"E, 396.33 FEET;
THENCE S17°01'56"E, 359.47 FEET;
THENCE S41°44'09"E, 445.32 FEET;

THENCE S19°30'33"E, 630.91 FEET TO THE NORTHEAST CORNER OF THE SOUTH HALF OF THE SOUTHWEST QUARTER OF SAID NORTHWEST QUARTER;

THENCE ALONG THE NORTH LINE OF SAID SOUTH HALF OF THE SOUTHWEST QUARTER OF THE NORTHWEST QUARTER N89°35'57"W, 1338.11 FEET TO THE NORTHWEST CORNER OF SAID SOUTH HALF OF THE SOUTHWEST QUARTER OF THE NORTHWEST QUARTER;

THENCE ALONG THE WEST LINE OF SAID SOUTH SAID OF THE SOUTHWEST QUARTER OF THE NORTHWEST QUARTER S00°13'27"W, 312.43 FEET TO THE NORTHEAST CORNER OF THAT PARCEL OF LAND DESCRIBED BOOK367 PAGE 95 OF THE DOUGLAS COUNTY RECORDS;

THENCE ALONG THE NORTH LINE OF SAID PARCEL, PARALLEL WITH AND 335 FEET NORTH OF THE SOUTH LINE OF SAID NORTHEAST QUARTER OF SECTION 3 S89°29'55"W, 260.02 FEET;

THENCE ALONG THE WEST LINE OF SAID PARCEL, PARALLEL WITH AND 260 FEET WEST OF THE EAST LINE OF SAID NORTHEAST QUARTER S00°13'27"W, 335.03 FEET TO THE SOUTH LINE OF SAID NORTHEAST QUARTER;

THENCE ALONG THE SOUTH LINE OF SAID NORTHEAST QUARTER S89°29'55"W, 755.92 FEET TO THE SOUTHEAST CORNER OF SAID PARCEL OF LAND DESCRIBED AT BOOK 906 PAGE 288 OF DOUGLAS COUNTY RECORDS;

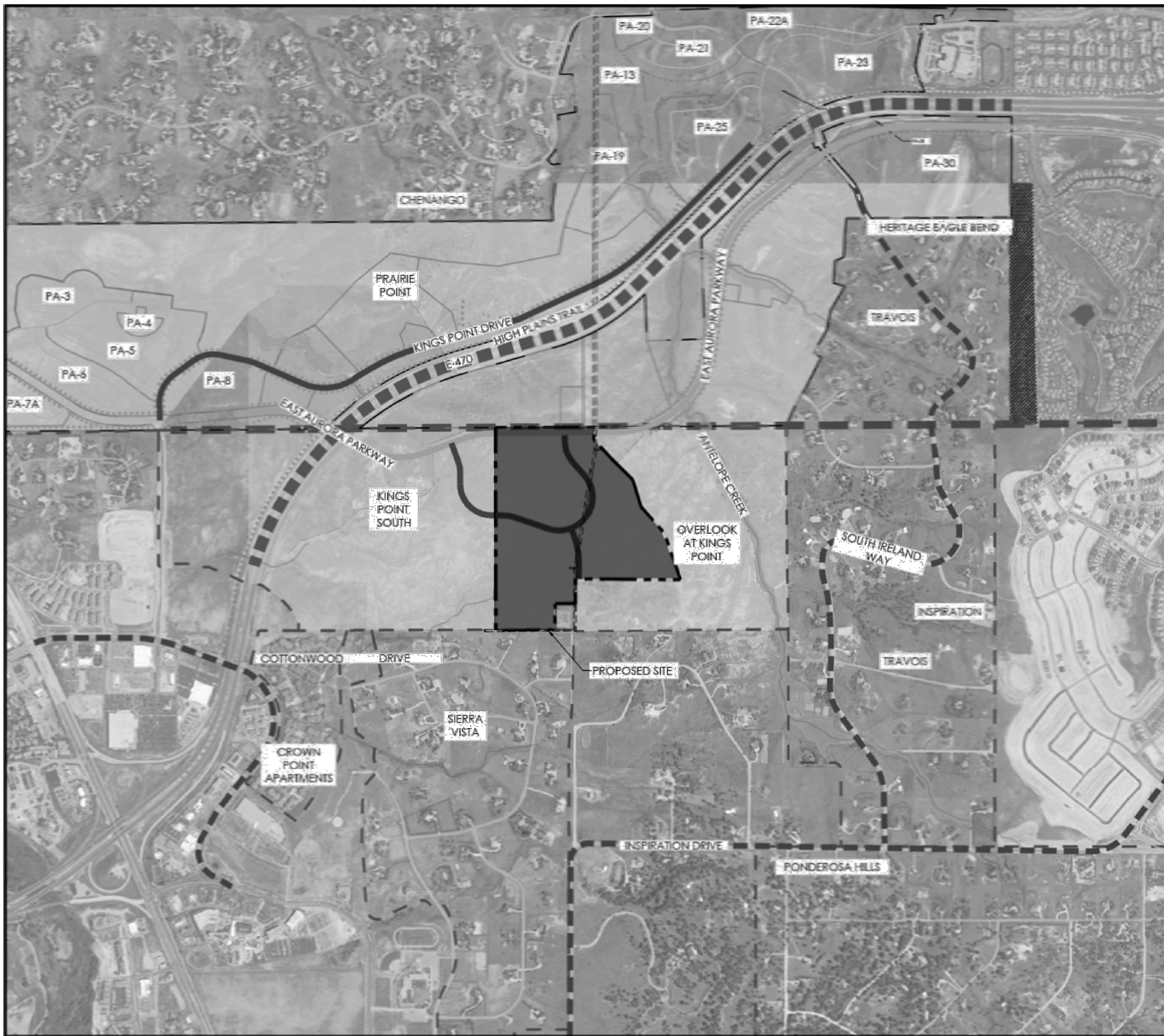
THENCE ALONG THE EAST LINE OF SAID PARCEL N00°06'54"W, 2583.73 FEET TO THE BEGINNING POINT.

CONTEXT MAP NARRATIVE

THE VISTAS AT KINGS POINT MP (MASTER PLAN) CONSISTS OF 95.2 ACRES. THE VISTAS MP IS LOCATED BETWEEN AURORA PARKWAY TO THE NORTH AND SIERRA VISTA NEIGHBORHOOD TO THE SOUTH, KINGS POINT SOUTH TO THE WEST AND OVERLOOK AND KINGS POINT TO THE EAST. THE LOCATION OF THE PROPOSED MP CAN BE FOUND IN TABS 3.3, AS WELL AS TAB 4 - SITE ANALYSIS.

THE TERRAIN HAS A PROMINENT RIDGE ON THE EASTER EDGE OF THE PROPERTY OFFERING EXPANSIVE VIEWS TO THE WEST ALL THE WAY FROM PIKES PEAK TO THE SOUTH TO LONGS PEAK TO THE NORTH. AN AVERAGE SLOPE OF 8%-10% RUNS CONSISTENTLY FROM EAST TO WEST. THE REGIONAL LOCATION OF THE SITE IS SHOWN ON TAB 3.2.

THE SITE HAS BEEN FARMED FOR A NUMBER OF YEARS AND CONTAINS LITTLE VEGETATION. THE COTTONWOOD MIDDLE TRIBUTARY BARELY EMERGES INTO THE SITE FROM THE SOUTHWEST RUNNING NORTHEAST. A MORE DETAILED DESCRIPTION OF THE SITE'S CHARACTERISTICS MAY BE FOUND IN TAB 4 - SITE ANALYSIS. THE CONTEXT MAP, TAB 3.3, SHOWS EXISTING USES, STRUCTURES, STREETS, AND PARKS AND OPEN SPACE WITHIN ½ MILE OF THE SITE'S BOUNDARY.



CONTEXT MAP

SCALE: 1"=1,500'

SHEET INDEX

- 1 - COVER SHEET AND LEGAL DESCRIPTION
- 2 - PUBLIC ART AND LAND USE PLAN
- 3 - LAND USE AND OPEN SPACE PLAN
- 4 - OPEN SPACE PLAN
- 5-7 - URBAN DESIGN STANDARDS
- 8-9 - LANDSCAPE STANDARDS
- 10-12 - ARCHITECTURAL STANDARDS
- 13-17 - PUBLIC IMPROVEMENT PLAN

OWNER

THIS MASTER PLAN AND ANY AMENDMENTS HERETO, UPON APPROVAL BY THE CITY OF AURORA AND RECORDING, SHALL BE BINDING UPON THE APPLICANTS, THEIR SUCCESSORS AND ASSIGNS. THE PLAN SHALL RESTRICT AND LIMIT ALL DEVELOPMENT WITHIN THE SITE BOUNDARIES TO ALL CONDITIONS AND LIMITATIONS SET FORTH HEREIN. IN WITNESS THEREOF KINGS POINT INVESTMENT LLC, A COLORADO LIMITED LIABILITY COMPANY, HAS CAUSED THESE PRESENTS TO BE EXECUTED
THIS ____DAY OF _____, 20__

KINGS POINT INVESTMENT LLC., A COLORADO LIMITED LIABILITY COMPANY
BY: SG ASSET MANAGEMENT, INC., A COLORADO CORPORATION, ITS MANAGER

BY: _____
CHARLES H. SANFORD, PRESIDENT

NOTORIAL:

STATE OF _____)

COUNTY OF _____)

THE FOREGOING INSTRUMENT WAS ACKNOWLEDGED BEFORE ME THIS ____ DAY
OF _____, 20__

BY: _____

WITNESS MY HAND AND OFFICIAL SEAL

(NOTARY PUBLIC)

MY COMMISSION EXPIRES _____

CITY OF AURORA APPROVALS

CITY ATTORNEY _____ DATE: _____

PLANNING DIRECTOR: _____ DATE: _____

RECORDER'S CERTIFICATE

ACCEPTED FOR FILING IN THE OFFICE OF THE CLERK AND RECORDER OF ADAMS

COUNTY, COLORADO AT _____M, THIS DAY OF _____, 2024.

CLERK AND

RECORDER: _____ DEPUTY: _____.

AMENDMENTS

MAP NAME

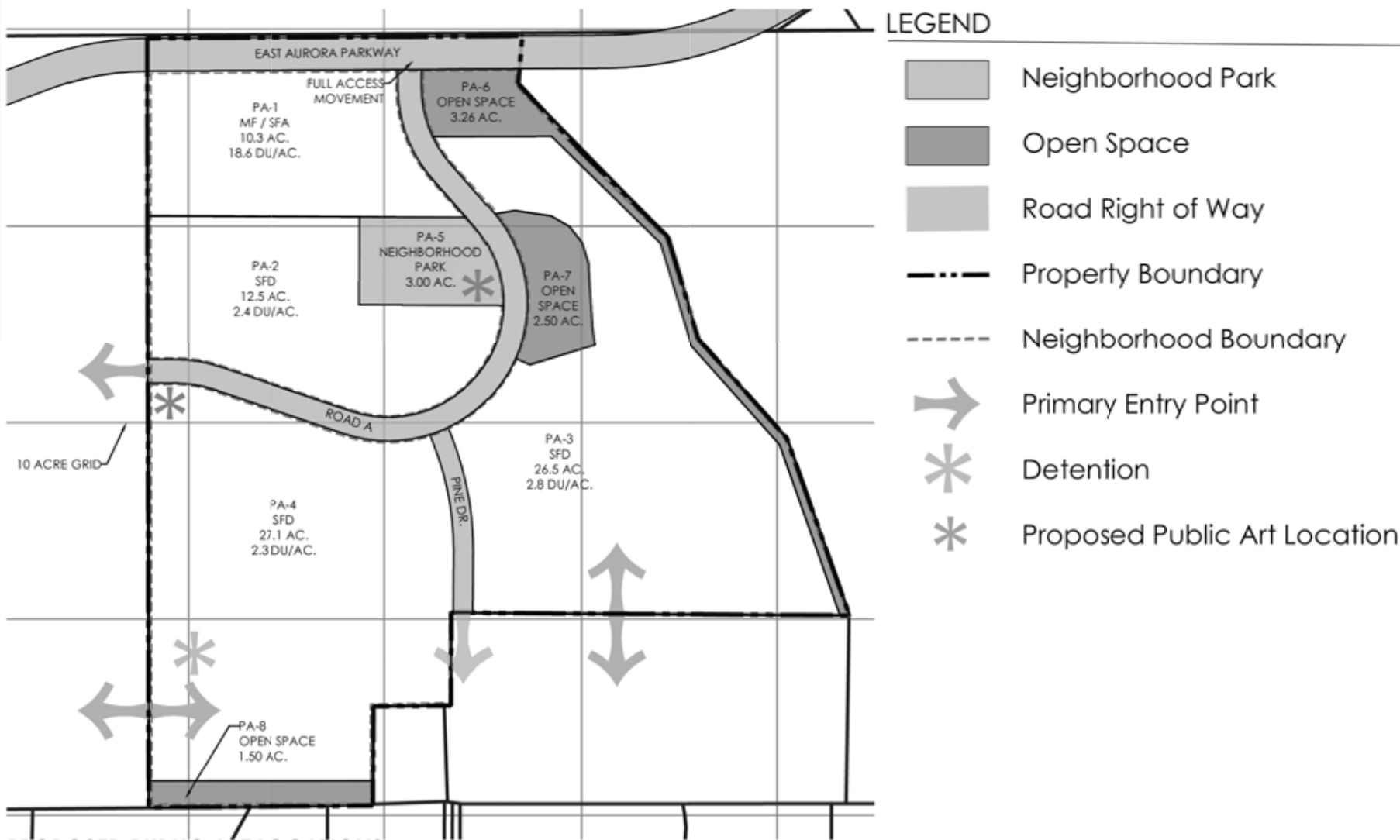
COVER SHEET AND
LEGAL DESCRIPTION

SHEET NUMBER

SHEET 1 OF 17

PLANNING AND ENGINEERING PREPARED BY:





PROPOSED PUBLIC ART LOCATIONS

The timing of the art selection processes and installations will be tied to the build out of different phases based on market demand. The map above shows the potential public art locations as part of this Master Plan.

PUBLIC ART CHARACTER

Public art installations in Vistas should complement the Colorado theme and natural surrounding features. Sculptures that have kinetic responses to the wind or create pleasing auditory responses should be considered.

PUBLIC ART BUDGET

95.2 ac Residential x \$381.13/ac =	\$36,283.58
75% Professional Artist Budget	\$27,212.69
5% Application Fee	\$1,814.18
10% Future Maintenance and Repairs	\$3,628.36
10% Project Coordinator	\$3,628.36



Colorado Theme



Nature

VISTAS AT KINGS POINT MASTER PLAN

AURORA, CO JANUARY 17, 2024

ART CONCEPT AND LOCATION

TAB 7.1

FORM D: MP Land Use Matrix							
A. LAND USE ITEM	B. PLANNING AREA MAP NUMBER	C. MAP AREA CODE	D. GROSS LAND AREA IN ACRES	E. LAND USE FORMULA	F. MAX POTENTIAL DENSITY BY CODE (in DU's)	G. ACTUAL PROPOSED MAXIMUM DENSITY (in DU's)	H. LAND USE DETAILS AND COMMENTS
	PA-5	NEIGHBORHOOD PARK	3.00	3.0 ACRES PER 1,000 RESIDENTS			3.0 AC net Credited toward neighborhood park requirement.
	PA-6	OS	3.26	7.8 ACRES PER 1,000 RESIDENTS			3.3 AC net Credited toward open space requirement.
	PA-7	OS	2.50	7.8 ACRES PER 1,000 RESIDENTS			2.5 AC net Credited toward open space requirement.
	PA-8	OS	1.50	7.8 ACRES PER 1,000 RESIDENTS			1.5 AC net Credited toward open space requirement.
Subtotal			10.3				
3a. Development Areas Subzone: R-2 Subarea-C	PA-1	MULTI FAMILY, SFA	10.3	18.6 DU/AC	253	192	Gross Max Potential Density is 5 DU/Ac (1)(3)
	PA-2	SFD	12.5	2.4 DU/AC		30	
	PA-3	SFD	4.8	2.8 DU/AC		13	
	PA-4	SFD	7.8	2.3 DU/AC		18	
3b. Development Areas Subzone: R-1	PA-3	SFD	21.7	2.8 DU/AC	134	61	Gross Max Potential Density is 3 DU/Ac (2)(3)
	PA-4	SFD	19.3	2.3 DU/AC		44	
		RIGHT-OF-WAY	8.5				
Subtotal			84.9				
SUB AREA TOTAL			95.2		387	358	Gross Max Potential Density is 4.0 DU/AC
4. Total Map Acreage (Sub-Area Total Above)			95.2				
5. Less 1/2 of Perimeter Streets Not Owned by Applicant			0.0				
6. Applicant's Acreage Listed in Application (Line 4 minus Line 5)			95.2				
7. Total Floodplain Acreage			0.0				
8. Total Adjusted Gross MP Acreage (Line 4 minus Line 7)			95.2				
9. Total Active Adult Planning Areas			0.0	1.58 PERSONS PER UNIT		0	0 Estimated Residents
10. Total Single Family Planning Areas			66.1	2.65 PERSONS PER UNIT		166	440 Estimated Residents
11. Total Single Family attached / Multi-Family Planning Areas			10.3	2.65 PERSONS PER UNIT		192	508 Estimated Residents
12. Total Residential			76.4		387	358	948 Estimated Residents

VISTAS AT KINGS POINT MASTER PLAN

AURORA, CO JANUARY 17, 2024

LAND USE MATRIX

TAB 8.2

The Master Plan for Vistas at Kings Point consists of 95.2 acres. Proposed land use is Residential Low Density and Residential Medium Density.

A total of approximately 358 dwelling units are planned, ranging in density from 2.4 to 18.6 dwellings per acre. The housing types that will be offered are single-family detached, single family attached and multi-family homesites.

A total of 1 Neighborhood Park on 3.00 acres, along with 7.26 acres of open space make up the parks and open space system that are interconnected by a network of trails. The public dedications and open space areas expressly provided for in this MP will satisfy all dedication and open space requirements applicable to the MP site.

The Land Use Plan (Tab 8.3) shows the configuration of these land uses. Acres, density, and total number of dwelling units are detailed in Tab 8.2, below. All lots size standards and setbacks will follow code unless specified during the site plan process.

TOTAL PROJECT

LAND USE	ACRES	DENSITY	DU	% OF RES DU
Multi-Family Residential	10.3	18.6	192	53.6%
Single Family Residential	66.1	2.5	166	46.4%
Sub Total	76.4		358	100.0%
Neighborhood Parks	3.00			
Credited Open Space	7.3			
Right of Way	8.5			
Sub Total	18.8			
TOTAL	95.2			

Single Family Residential will contain a mix of standard and small front loaded, alternate-loaded, or recessed homes.

VISTAS AT KINGS POINT MASTER PLAN

AURORA, CO JANUARY 17, 2024

Land Use Narrative

TAB 8.1

FORM D: MP Land Use Matrix							
A. LAND USE ITEM	B. PLANNING AREA MAP NUMBER	C. MAP AREA CODE	D. GROSS LAND AREA IN ACRES	E. LAND USE FORMULA	F. MAX POTENTIAL DENSITY BY CODE (in DU's)	G. ACTUAL PROPOSED MAXIMUM DENSITY (in DU's)	H. LAND USE DETAILS AND COMMENTS
13. Check for avg. residential density in subzone				5 DU's/AC TIMES LINE 8	476	358	
14. Small Lot Total				Maximum 50% small lots in R-2. Maximum 25% small lots in R-1			Small lot percentage will be tracked as development occurs and will not exceed small lot restrictions
15. Check for maximum allowable number of multi-family units							
16. Total Retail Planning Areas			0.0				
17. Total Office Planning Areas			0.0				
18. Total Industrial Planning Areas			0.0				
19. Total Mixed Commercial Planning Areas			0.0				
20. Total Commercial			0.0				
21. Total Neighborhood Parks			3.00	3.0 AC / 1000 RESIDENTS			Required Land Dedication = 2.85 AC. Provided Land Dedication = 3.00 AC.
22. Total Community Parks			0.00	1.1 AC / 1000 RESIDENTS			Requirement of 1.04 AC will be met by applicant cash-in-lieu payment
23. Total other Credited Open Space including trail corridors, greenbelts, and special rec. sites			7.26	7.8 AC / 1000 RESIDENTS			Required Land Dedication = 7.40 AC. Provided Land Dedication = 7.26 AC. (5)
24. Total Open Space			10.26				Required Land Dedication = 10.25 AC. Provided Land Dedication = 10.26 AC. Provided Cash-In-Lieu Payment = 1.04 AC.

(1) Note: R-2 Proposed Zoned area is 50.5 Ac @ 5 DU/Ac = 253 DU permitted

(2) Note: R-1 Proposed Zoned area is 44.7 Ac @ 3 DU/Ac = 134 DU permitted

(3) A rezone will be required at Site Plan to establish zone district boundaries that comply with the densities shown in this Master Plan

(4) Development may not occur until the bridge over E-470 and at least half of Aurora Parkway is constructed

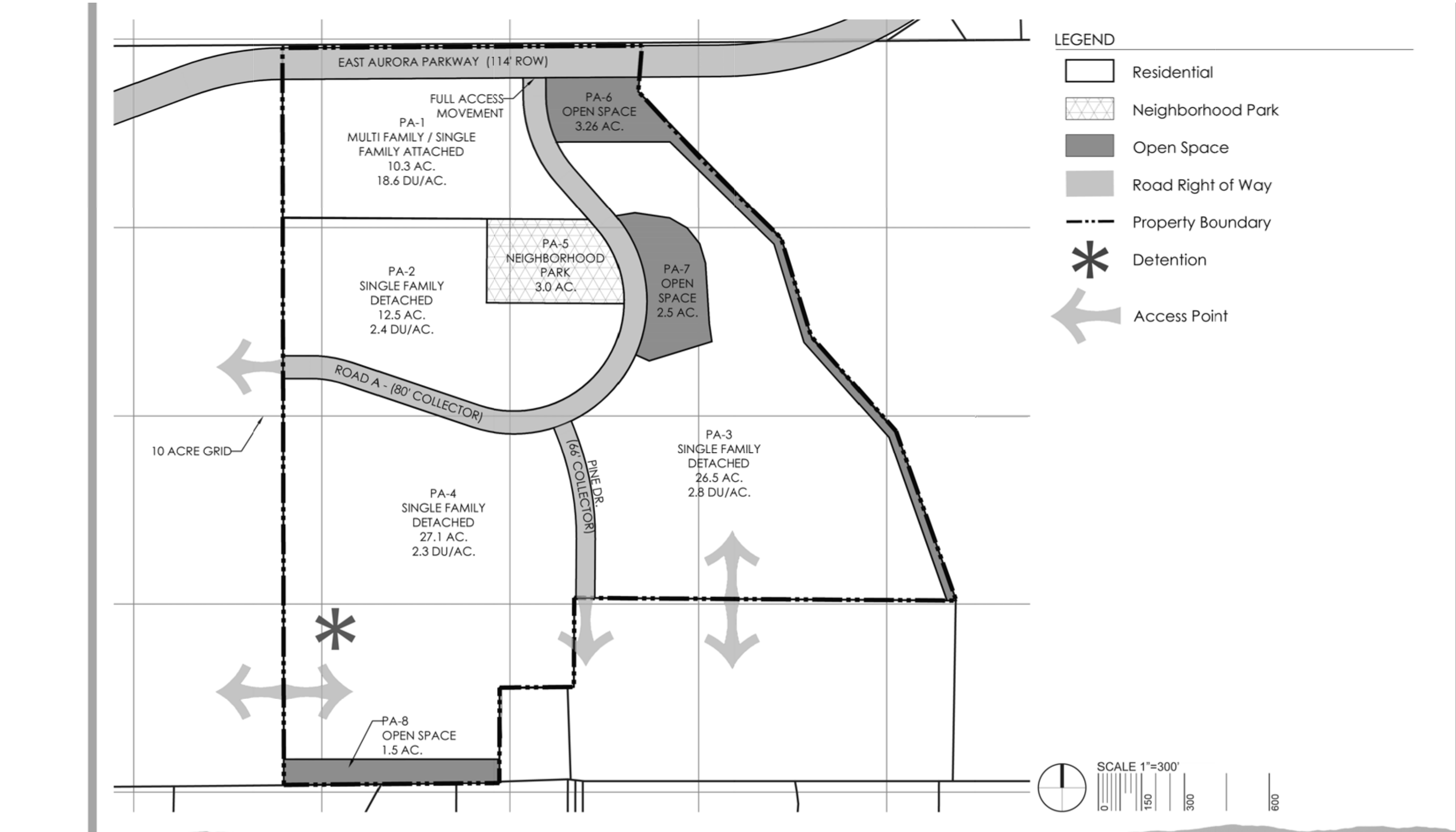
(5) 0.15 Acres of excess neighborhood park acreage credited towards provided open space to meet requirement totaling 7.41 Acres

VISTAS AT KINGS POINT MASTER PLAN

AURORA, CO JANUARY 17, 2024

LAND USE MATRIX

TAB 8.2



VISTAS AT KINGS POINT MASTER PLAN

AURORA, CO JANUARY 17, 2024

LAND USE PLAN

TAB 8.3

1. Traffic Signal Costs. Owner and/or developers are responsible for 100 percent of the costs for any potential signals interior to the site. The cost of any potential signals along the perimeter of the site will be prorated and determined at Site Plan.
2. Street Lights. Streetlights must be constructed along all public streets as required by City Code Section 126-236.
3. Archeological finds. The owner, developer and/or contractors will notify the City if archeological artifacts are uncovered during construction.
4. Parks. Neighborhood park sites shall not exceed 4:1 slopes.
5. Residential Density Reductions. The developer has the right to build at a lower residential density in any map area provided the City has determined that the use is permitted and compatible with surrounding land uses. A finding of compatibility will be determined at the time of Site Plan review. This reduction shall be considered an administrative MP amendment.
6. Master Drainage Plan. No subdivision shall be approved prior to the City's approval of the Master Drainage Plan. In the event of any plan conflicts with the MP, including, but not limited to, the size, location and regional detention ponds and/or drainage way locations, cross sections and widths, the Master Drainage Plan, as approved by the City, shall govern. Drainage pond drop structures and other facilities are subject to or site plan review.
7. 404 Permit. The developer is responsible to comply with any requirements of the Army Corps of Engineers (if any) with regards to 404 permitting and wetlands mitigation.
8. Emergency Access. The developer shall provide two separate and approved points of paved emergency access and a looped water supply to each phase of the development as approved by the City. The developer shall provide emergency crossings that meet all city standards. The developer/applicant is required to provide all offsite roadways necessary to provide the two distinct points of access to the overall site. Development may not occur until the bridge over E-470 and at least half of Aurora Parkway is constructed.
9. The Master Utility Study, Master Drainage Study and Master Transportation Study are incorporated as a part of the MP. Final approval of these documents is required before acceptance of an application for the first within the project.
10. Landscaping Standards. Unless otherwise noted herein in an adjustment, the landscaping standards outlined in the UDO apply to this MP. Where the standards outlined in the UDO conflict with the standards within this MP, the more restrictive shall apply.

11. Future Amendments. Any future amendments to architecture, landscape architecture and other urban design standards and related drawings must demonstrate an equal or better quality than the approved MP standards.
12. MP Adjustments. Except for any adjustments listed below, this MP will be interpreted to mean that all standards contained in the MP will meet or exceed all city code requirements by the planning commission.

VISTAS AT KINGS POINT MASTER PLAN

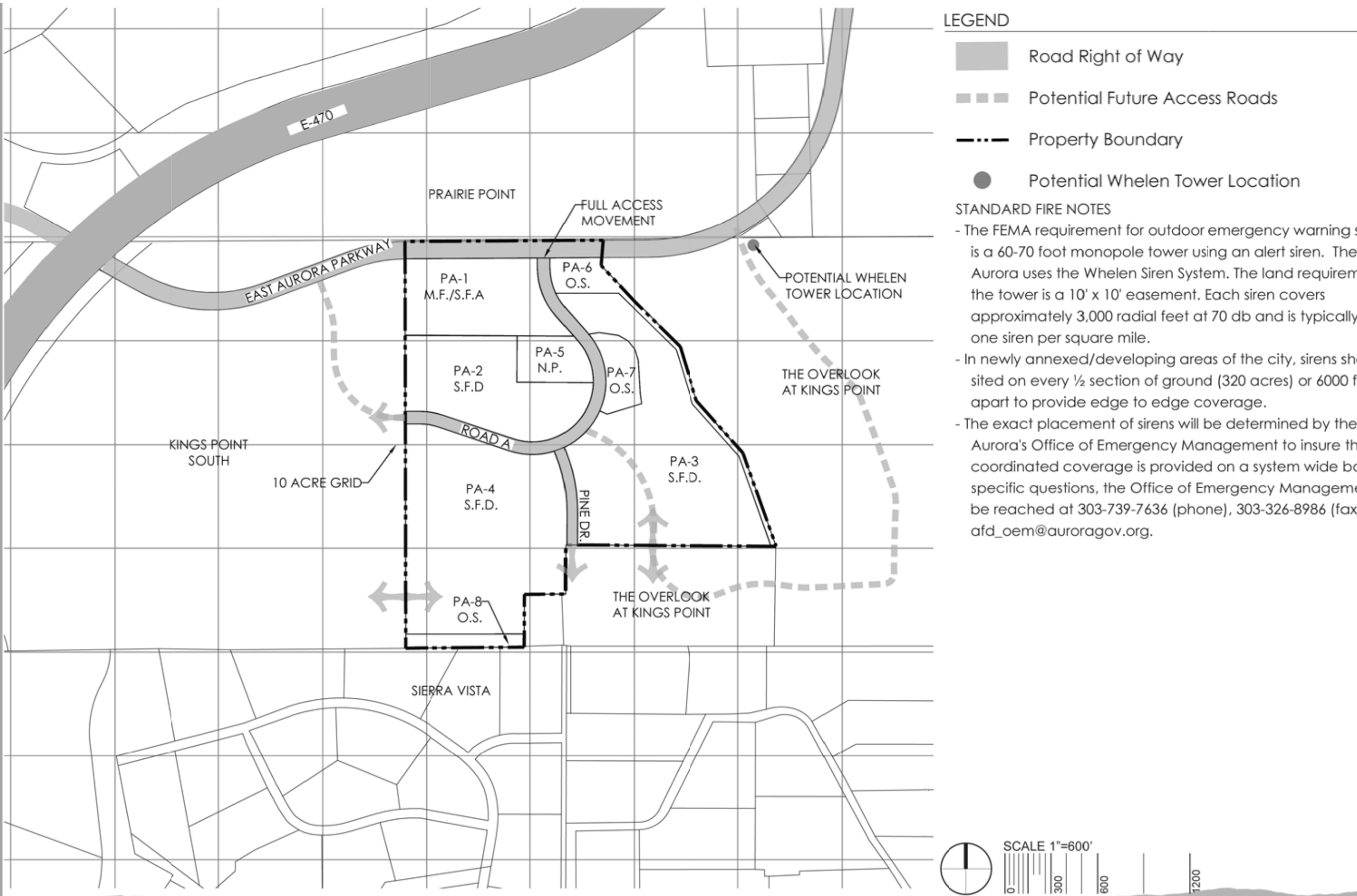
AURORA, CO JANUARY 17, 2024 Standard MP Notes

TAB 8.5

VISTAS AT KINGS POINT MASTER PLAN

AURORA, CO JANUARY 17, 2024 Standard MP Notes

TAB 8.5



VISTAS AT KINGS POINT MASTER PLAN

AURORA, CO JANUARY 17, 2024

FIRE EXHIBIT

TAB 8.4

1. Open Space

The parks and open space system Vistas includes 3.00 acres in Neighborhood Parks and 7.26 acres of open space. The open space includes a conservation area for a massing of black forest trees thru the use of retaining walls and preservation methods during construction. A landscape buffer along the southern edge of the property also helps to separate our proposed community from the already existing large lots to the south.

2. Connectivity

In concert with the Zone District requirements, all subdivisions and developments within Vistas will be designed to create an integrated system of lots, streets, sidewalks, trails, and bikeways that provides for optimal movement of people, bicycles, and automobiles within the Vistas community to and from adjacent streets, developments and uses.

3. Pedestrian and Bicycle Circulation System

The pedestrian circulation system at Vistas consists of detached pedestrian trails along the arterials and collectors, in addition to walks along local streets. All community facilities including parks and schools are connected to the trail system. This system is shown on the Open Space, Circulation, and Neighborhood Map.

The Vistas MP encourages pedestrian and bicycle activity throughout the community by providing:

- 8-foot bike lane along Aurora Parkway along with an 8' detached walk. (Arterial Roadway).
- Landscaped curb sides adjacent to a majority of the local streets will be provided.
- 6-foot neighborhood trails will be provided in open space to provide recreational, conservation, and/or educational value depending on site constraints. Trailside activity nodes may be provided at key locations.

4. Primary Access

One principal Arterial. Future Aurora Parkway, traverses Vistas in an east/west direction along the northern boundary; this is planned to eventually accommodate 4-lanes. Connecting to Future Aurora Parkway will be an 80' Collector (Road A) that runs through the site connecting to the development to the west.

In addition to these roadways, local roadways will serve the individual neighborhoods, designed to meet the City of Aurora Subdivision Ordinance.

Sidewalks are planned along all streets, and pedestrian/bicycle trails are planned in open space. These will be determined at Site Plan.

Tab 10.12. Street Standards, show the cross sections for these streets.

5. Public Land Dedication Requirements

The City's parks/open space dedication requirements under the current City Code, when applied to the MP site, would require approximately 2.85 acres of neighborhood parks, 1.04 acres of community parks, and 7.40 acres of further open space/parks, resulting in an aggregate public land dedication requirement of approximately 11.29 acres. Any PLD shortfalls for community park requirement will be provided with a cash in-lieu payment to the City accordance with City Code Section 146-4.3.18.(b)

Under this MP, the applicant will dedicate 3.00 acres for neighborhood parks, 1.04 acres Cash-In-Lieu payments for Community Parks, and another 7.26 acres to credited open space. 0.14 Acres of the dedicated open space are coming from the extra 0.14 Acres of Neighborhood Park.

6. Park and Recreational Improvement Requirements

The Kings Point South Metro District(s) will be responsible for the improvement of parks within the MP as set forth herein. The District will be responsible for maintenance of the parks upon dedication by the applicant / land owners. The program elements for the parks to be improved by the Kings Point South Metropolitan Applicable neighborhood park programmatic elements will be governed by the design in effect at the time of the site plan submittal.

Applicant will construct pedestrian/bicycle/recreational trails provided for in the Open Space/Circulation/Neighborhood Map which is a part of this MP. The neighborhood trails will be dedicated to and maintained by one or more of the metropolitan districts.

Neighborhood Parks and the improvements therein (including irrigation) will be constructed and maintained by the Kings Point South Metro District. The following is a list of program elements that may will be provided within a Metropolitan District park in Vistas. Additional items may be provided at the discretion of the Kings Point South Metropolitan District(s) per approval from PROS.

Neighborhood Park Features may include:
Hillside Play (See Tab 11.5)

VISTAS AT KINGS POINT MASTER PLAN

AURORA, CO JANUARY 17, 2024 OS NARRATIVE

TAB 9.1

VISTAS AT KINGS POINT MASTER PLAN

AURORA, CO JANUARY 17, 2024 OS NARRATIVE

TAB 9.1

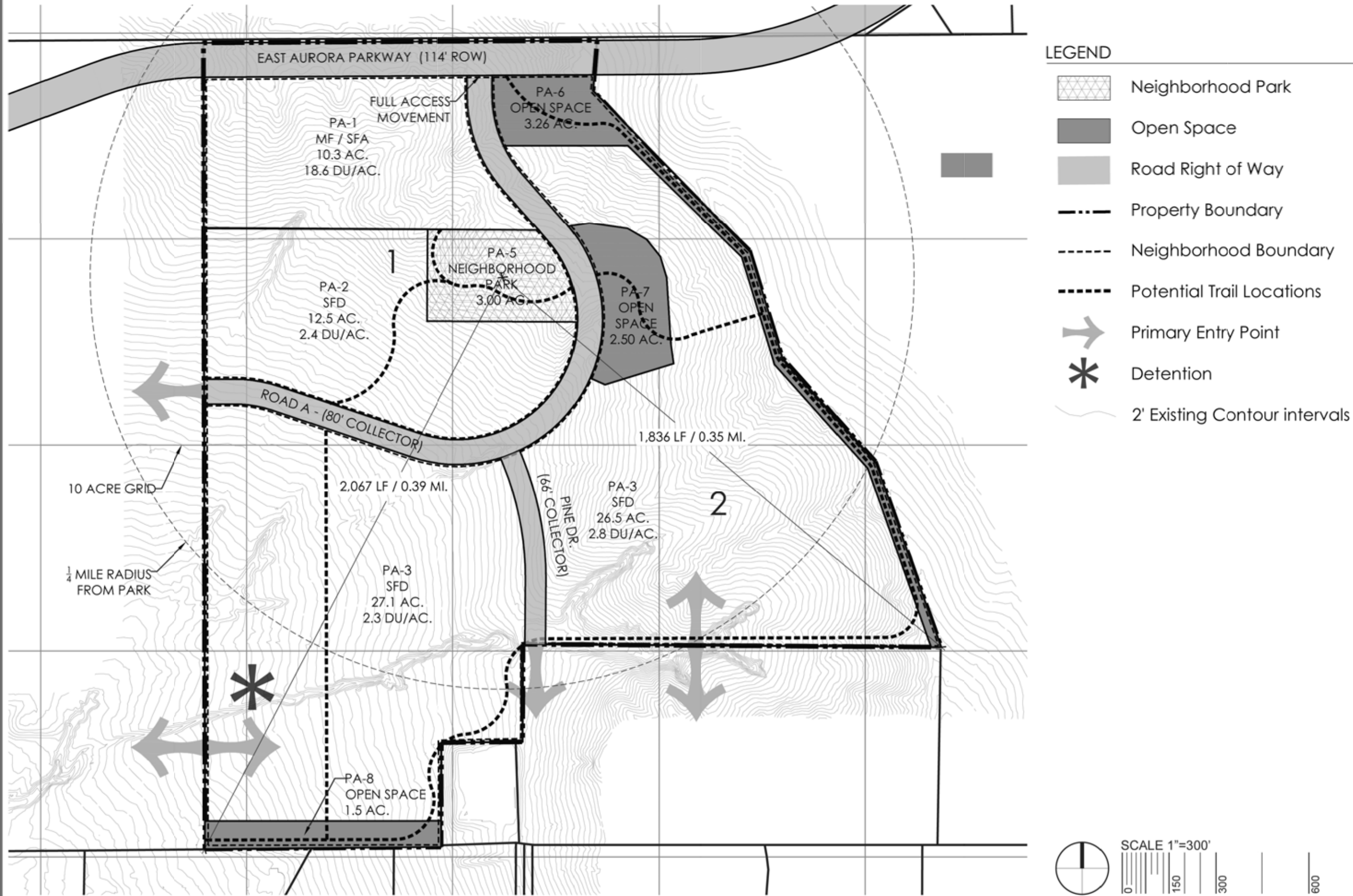
Loop trail system
Picnic pavilion with seating for 15 people
Picnic Tables
Grills
Benches (as needed)
Trash receptacles (as needed)
On street parking (no parking lot)
Landscaping with automatic irrigation system
Park sign

- Inclusive Play Features: Any equipment, structure, or design element which is specifically incorporated into a playground design to allow for cognitive, physical, sensory, and social play for all abilities. Some Examples may include:
 - Hillside Slide
 - Log/Mushroom Steppers
 - Slope play equipment
 - Nature Play equipment
 - Climbing Boulders/Walls
- Playgrounds shall be designed around a theme, which can be related to natural features, neighborhood character or imaginative story lines.
- Separate Play areas shall be provided for pre-school (ages 2-5) and school-age children (ages 5-12)

At the SP stage, the program elements shown above may be reduced in parks located adjacent to school sites in order to avoid duplication of equipment located on the school site upon approval from PROS and a shared public use agreement.

VISTAS AT KINGS POINT MASTER PLAN
OS NARRATIVE

AURORA, CO JANUARY 17, 2024 TAB 9.1



VISTAS AT KINGS POINT MASTER PLAN
OPEN SPACE PLAN

AURORA, CO JANUARY 17, 2024

TAB 9.3

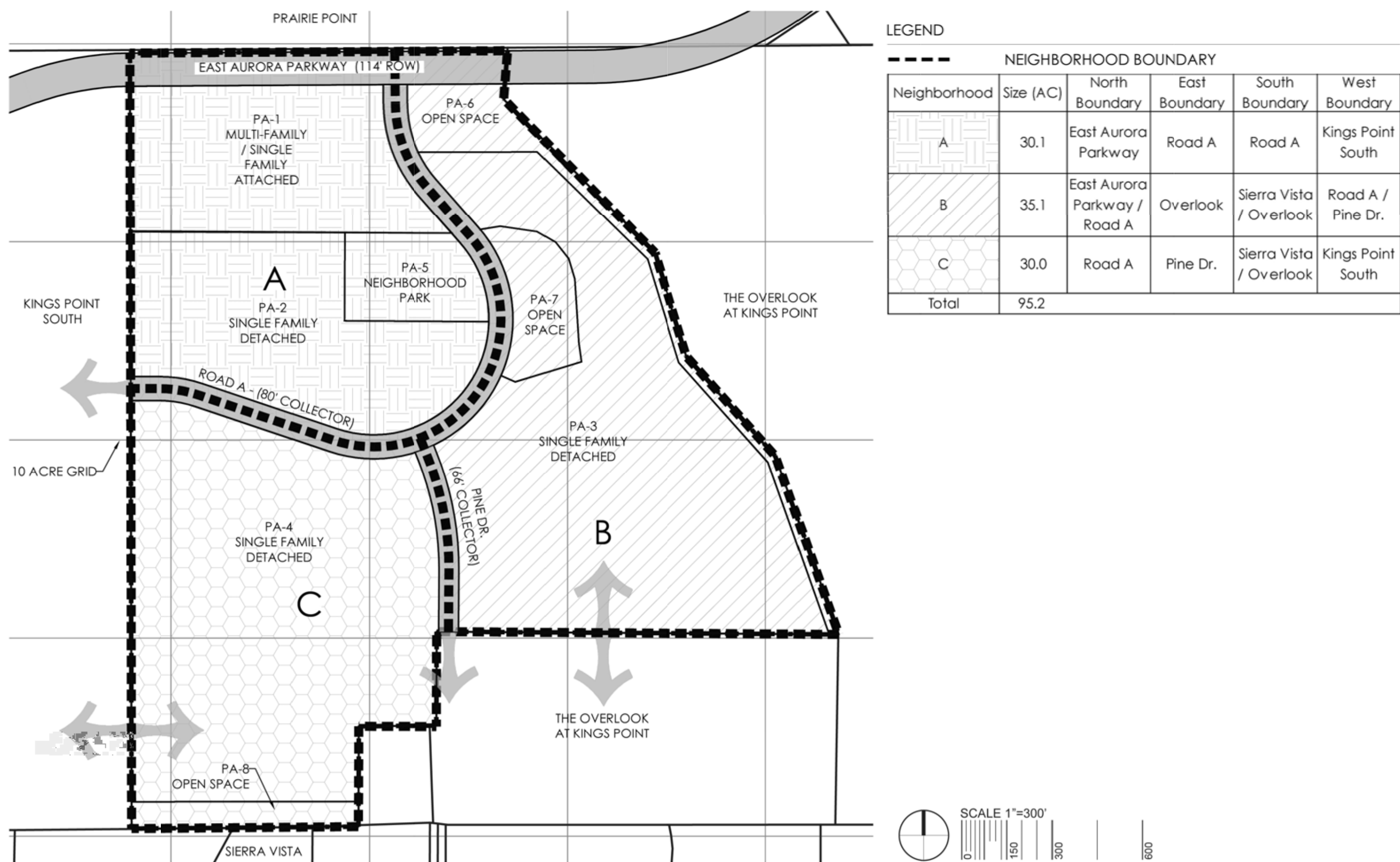
Form J: Parks and Open Space Inventory and Phasing Approval					
A.	B.	C.	D.	E.	F.
Planning Area Designation (Or feature in an area)	Description and Inventory of Facilities	Total Acreage	Parks Dept. Credited Acreage	Final Ownership & Facility Funding	Phasing Plan and Trigger for Each Phase
PA-4	Neighborhood Park - Program elements that may be provided within a neighborhood park: Play features may include: Slope and Nature Play Equipment, Climbing Boulders/Walls, Loop trail system, Picnic pavilion, Picnic Tables, Grills, Benches (as needed), Trash receptacles (as needed), Landscaping with automatic irrigation system, and park sign. Additional items may be provided at the discretion of the Kings Point South Metropolitan District. Service area to include Planning Areas 1, 2, and 3 which total 77.3 acres and 358 dwelling units. Conceptual design determined at SP. Other improvements may include features that are supportive of a theme for the neighborhood or the development, such as public art at an appropriate scale. The neighborhood park will benefit recreation by providing including facilities for contemplative recreation as well as open areas that offer scenic vistas to the west, benefit conservation by preserving land to establish an interconnected park and open space system, and benefit education thru the implementation of land management practices that support interpretation goals. Trail connections to the nearby school and open space will be provided.	3.00	3.00	Kings Point South Metro District / Developer to construct, own and maintain.	Park to be constructed and available for public use prior to occupancy of 50% of all residences (before issuance of the 179th CO).
PA 6, 7	Open Space in minimum 30' wide Corridors with 6' minimum trails and vista points. Site furnishings, shade structures, and outdoor art may be provided as necessary. These open spaces provide conservation benefits by preserving land to establish an interconnected park and open space system throughout the development and recreational benefits with the provision of trails and paths. Conceptual design determined at SP. Black forest trees will be preserved as much as possible thru the use of retaining walls and appropriate design.	5.76	5.76	Kings Point South Metro District to construct, own, and maintain.	Dedication concurrent with final plats adjacent to the site dedication. Improvements and landscaping to be completed with construction of associated drainage improvements.
PA 8	Open Space buffer with trails, street furniture, and vista points. These open spaces provide conservation benefits by preserving land to establish an interconnected park and open space system throughout the development and recreational benefits with the provision of trails and paths. Conceptual design determined at SP.	1.50	1.50	Kings Point South Metro District to construct, own, and maintain.	Dedication concurrent with final plats adjacent to the site dedication. Improvements and landscaping to be completed with construction of associated drainage improvements.
TOTAL		10.26	10.26		10.26 acres of neighborhood park and open space provided.
Director of Parks, Recreation, and Open Space Date: _____ Signature: _____					

*1.04 Ac. Community parks deficit will be made up with cash in lieu unless otherwise specified.

VISTAS AT KINGS POINT MASTER PLAN
FORM J

AURORA, CO JANUARY 17, 2024

TAB 9.2



VISTAS AT KINGS POINT MASTER PLAN
NEIGHBORHOOD PLAN

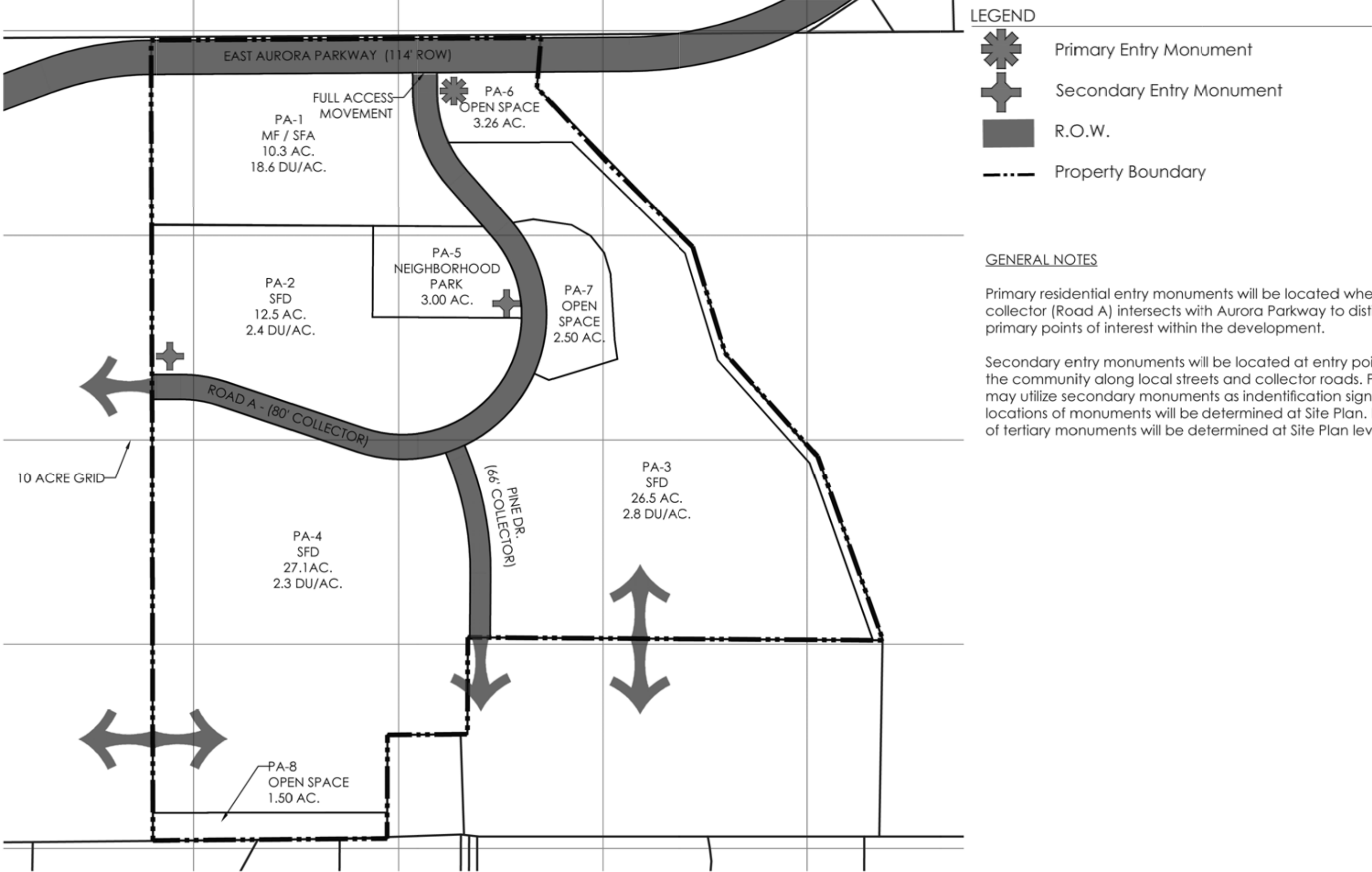
AURORA, CO JANUARY 17, 2024

TAB 9.4

SPECIAL URBAN DESIGN FEATURE	BRIEF DESCRIPTION OF THE FEATURE	LOCATION IN APPLICATION PACKAGE
RESIDENTIAL		
1. ENTRY MONUMENTATION	THE PRIMARY FEATURES OF THE ENTRY MONUMENTATION WILL HELP TO PROVIDE COMMUNITY IDENTIFICATION. INCLUDING A TRAPEZOIDAL SHAPED COLUMN THAT WILL BE REPEATED THROUGHOUT THE PROJECT. WOODEN BEAMS AND PANELS IN THE MONUMENTATION WILL ALSO BE ESTABLISHED AS A RECURRING THEME. ALL ENTRY MONUMENTS WILL BE CONSTRUCTED OF STONE OR NATURAL LOOKING STONE VENEER; PRE-CAST CONCRETE OR LIMESTONE WILL BE USED FOR THE CAP AND TRIM PIECES; METAL ROOFS WILL CAP COLUMN AND TOWERS. PANELS WITHIN PARTS OF THE ENTRY FEATURES WILL BE MADE OF ACRYLIC PANELS TRIMMED IN METAL TO SUGGEST THE APPEARANCE OF LIGHTED GLASS PANELS. SIGN LETTERING SHALL FOLLOW THE STANDARD LOGO STYLE SHOWN IN THE SIGNAGE STANDARDS.	10.3 & 10.4
2. RETAINING WALLS	RETAINING WALLS SHALL BE SPLIT FACE MASONRY BLOCK IN A VARIETY OF EARTH TONED COLORS THAT INTEGRATE RANDOM SIZES AND PATTERNS FOR INTEREST. RAILING OR BARRIER IS REQUIRED ON ALL WALLS GREATER THAN 30".	10.5
3. FENCE AND PRIVACY WALLS	FENCING ALONG LOTS ADJACENT TO OPEN SPACE AND DETENTION FACILITIES WILL BE THREE-RAIL OR OPEN RAIL WOOD FENCE. INTERNAL FENCING ALONG LOTS ADJACENT TO OTHER LOTS OR NEARBY ROADS WILL BE PRIVACY FENCING CONSISTING OF COMPOSITE WOOD WITH MASONRY COLUMNS, OR COMPOSITE WOOD WITHOUT COLUMNS. COLUMNS SHOULD BE PLACED AT LOT CORNERS AND USED IN HIGH VISIBILITY AREAS. ALONG ARTERIAL AND COLLECTOR ROADS COLUMNS SHOULD BE PLACED EVERY 60 FEET MIN.	10.5
4. LIGHTING STANDARDS	LIGHT FIXTURES INDICATIVE OF THE ARTS AND CRAFTS AND CRAFTSMAN STYLES FOUND WITHIN THE MONUMENTATION. STREET LIGHTS IN PUBLIC RIGHT OF WAY WILL BE OWNED AND MAINTAINED BY THE CITY OF AURORA AND MUST MEET COA STANDARDS.	10.6
5. RESIDENTIAL PAVING STANDARDS	SCORED AND COLORED CONCRETE PAVING AREAS MAY BE USED AT THE PLAZA AREAS WITHIN THE PARK.	10.7
6. STREET FURNITURE STANDARDS	BENCHES AND TRASH RECEPTACLES WILL BE MADE OF WROUGHT IRON/METAL TO MATCH THE METAL DETAILING ON THE MONUMENTATION. BOLLARDS, WHERE NEEDED, ARE TO BE METAL. VARIATIONS IN COLOR MAY OCCUR PER AMENITY SPACE.	10.8
7. SIGNAGE STANDARDS	STANDARDIZED TYPE FACE, LOGO, AND A SERIES OF THEMATIC COLORS SHALL BE USED THROUGHOUT THE COMMUNITY'S SIGNAGE. WITHIN COMMERCIAL DEVELOPMENTS, SIGNAGE STANDARDS SHOULD HAVE A HIERARCHY OF COLORS AND FONT TYPES, FROM THE MAIN MONUMENT TO THE BUILDING SIGNS.	10.10 & 10.11
8. SPECIAL NEIGHBORHOOD CONCEPTS	THIS DEVELOPMENT IS FOCUSED ON THE SPECTACULAR VIEWS THE SITE HAS TO OFFER. A SERIES OF OPEN SPACES AND TRAILS WILL ALLOW RESIDENTS ACCESS TO THE ENTIRE DEVELOPMENT WITHOUT THE USE OF AUTOMOBILES. ALONG THIS CORRIDOR WILL BE NEIGHBORHOOD PARKS, SCHOOLS, AND OPEN SPACE.	
9. SPECIAL FACILITIES AND STRUCTURES SUCH AS CLUBHOUSES AND RECREATIONAL FACILITIES	VARIOUS POTENTIAL PLAYGROUND COMPONENTS CONSITING CLIMBING BOULDERS, NATURE PLAY, AND LOG STEPPERS. A SHADE STRUCTURE ALONG WITH VARIOUS OTHER FURNISHINGS TO BE PLACED THROUGHOUT THE NEIGHBORHOOD PARK	10.9
10. STREET STANDARDS	60' LOCAL, 64' LOCAL, 80' COLLECTOR, 66' COLLECTOR, AND 114' ROW FOUR LANE ARTERIAL PER CITY OF AURORA STANDARDS.	10.12
11. COMMERCIAL STANDARDS	NOT APPLICABLE	N/A

The design standards listed in this matrix implement the design themes of the MP and are intended to complement and exceed the unified development ordinance (UDO). Unless a waiver has been specifically requested and granted, if a conflict should exist between any specific provisions of this matrix and any other ordinance standards, the more restrictive standards shall govern.

All the photos and illustrations referenced by this matrix are representative of the level of design quality required by this MP. Final designs to be submitted at the Site Plan level will not necessarily duplicate the exact illustrations, but will contain the same themes and concepts as shown, and will be at the same or higher level of design quality, extent, and detail.



VISTAS AT KINGS POINT MASTER PLAN Note: This imagery is for illustrative representation. All final decisions to be made with future site plans in Vistas

AURORA, CO

JANUARY 17, 2024

FORM F-1: URBAN DESIGN STANDARDS

TAB 10.1

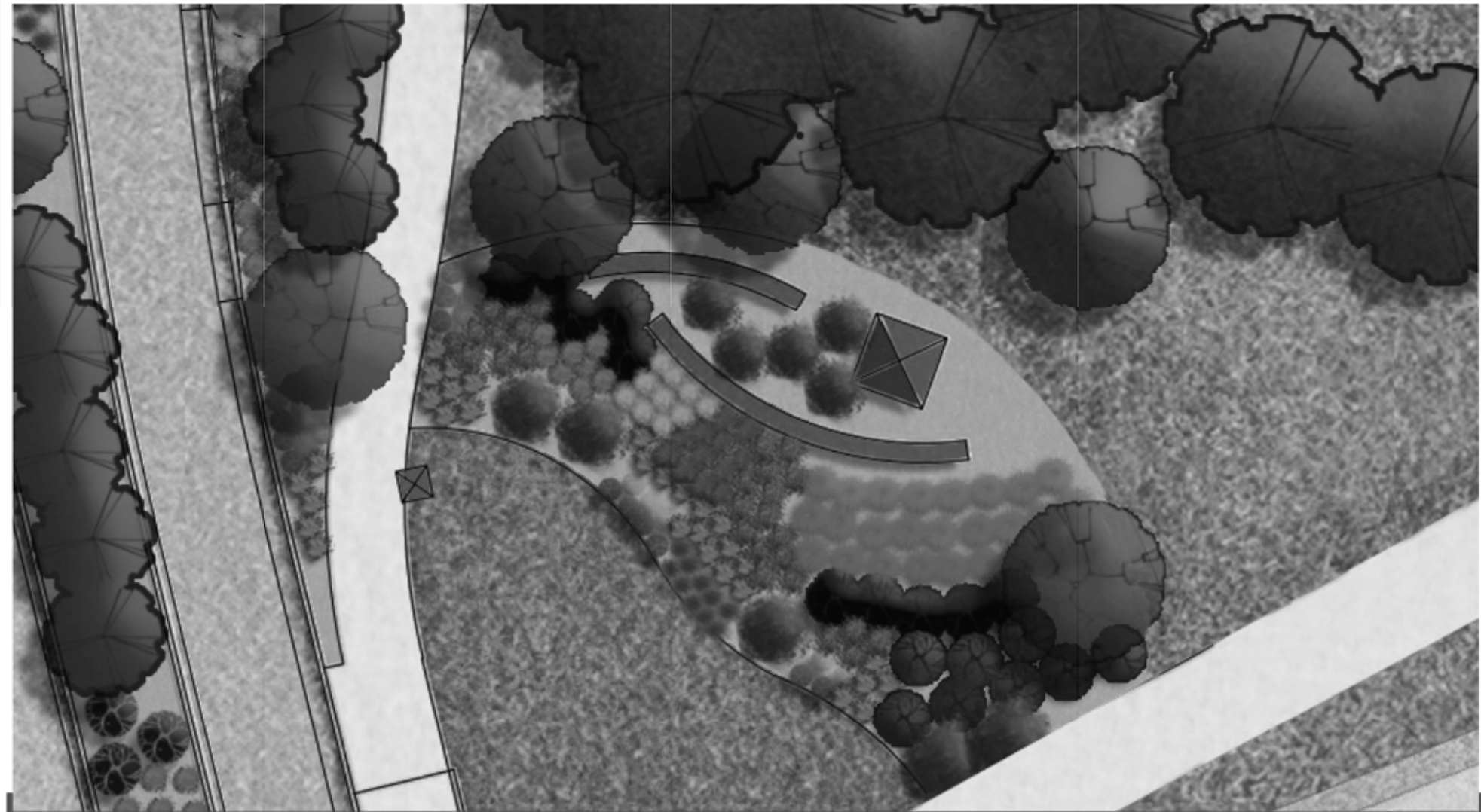
VISTAS AT KINGS POINT MASTER PLAN Note: This imagery is for illustrative representation. All final decisions to be made with future site plans in Vistas

AURORA, CO

JANUARY 17, 2024

MONUMENT PLAN

TAB 10.2



Monument Plan View

GENERAL NOTES

The primary residential entry monument will consist of a series of stone walls with a sign face and a separate vertical stone elements. Both the wall, sign face, and vertical monument should utilize similar stone, metal, and barn wood materials.

The sign face shall be a maximum of 96 square feet. Sign dimensions to be specified in corresponding Site Plan, not to exceed city code.



Entry Monuments

VISTAS AT KINGS POINT MASTER PLAN Note: This imagery is for illustrative representation. All final decisions to be made with future site plans in Vistas

AURORA, CO

JANUARY 17, 2024

PRIMARY ENTRY MONUMENT

TAB 10.3



Secondary Monument



Tertiary Monument

GENERAL NOTES

The secondary and tertiary residential entry monuments should resemble the Colorado theme by utilizing similar forms and materials to the primary entry monument. Secondary or tertiary entry monuments should be placed based upon hierarchy of points of interest.

Secondary and tertiary entry monument shall not exceed 8' in height.

Sign area and dimensions to be specified in corresponding Site Plan, not to exceed city code.

VISTAS AT KINGS POINT MASTER PLAN Note: This imagery is for illustrative representation. All final decisions to be made with future site plans in Vistas

AURORA, CO

JANUARY 17, 2024

SECONDARY AND TERTIARY MONUMENT

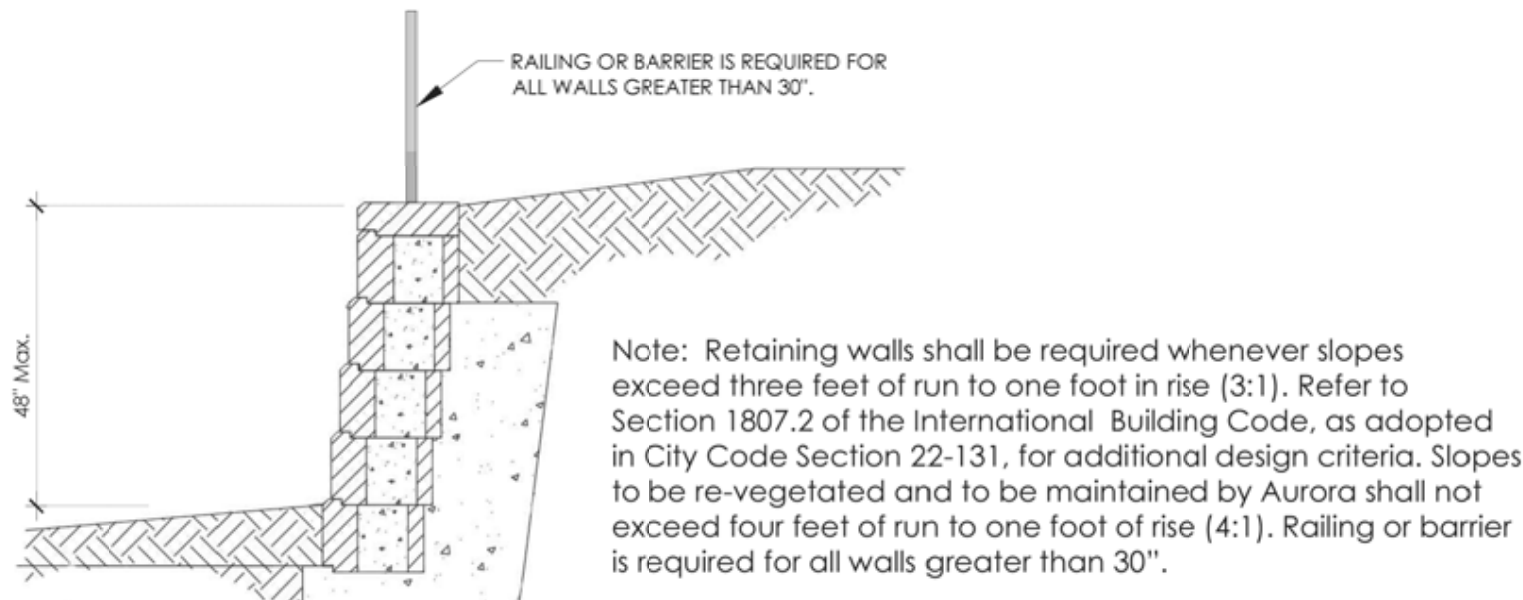
TAB 10.4

GENERAL NOTES

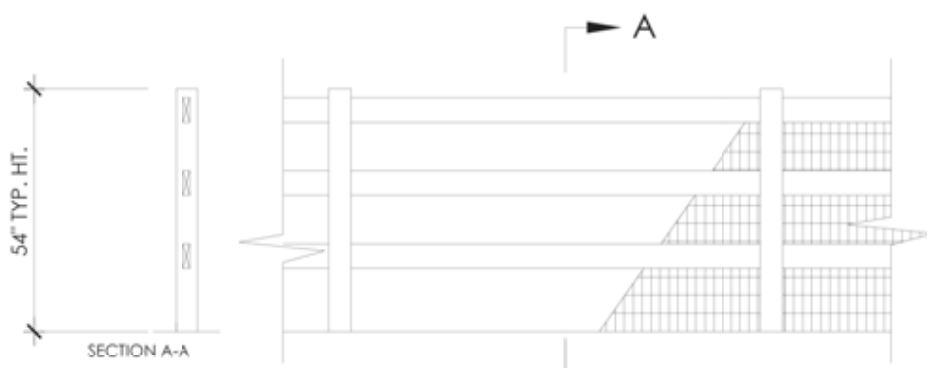
Walls and fencing throughout the development will further embrace the Colorado theme and accent other built structures on the site.

Fencing will have a sense of openness where desirable landscape features and beneficial views will enhance the quality of the development. Privacy fencing, in contrast, will provide the opportunity for privacy while framing vistas to the landscape. Fencing along local roads and interior lots should be made of composite material or wood and utilize earth tone colors. Fencing along arterial and collector roads should be made of composite material and utilize earth tone colors. Along arterial and collector roads columns should be placed every 60 feet. Open rail fencing will be used along open space areas.

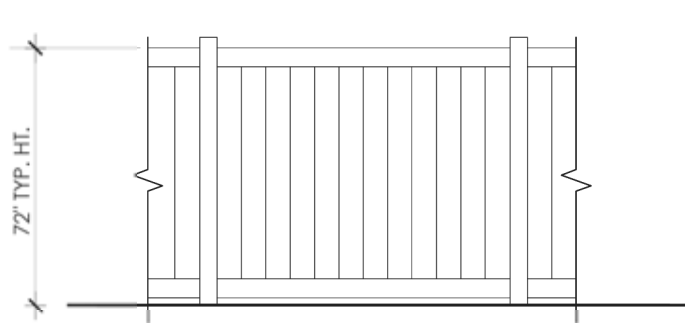
Walls will utilize local and on-site materials when possible to create parallels between the built and native environment. Where retention on site is necessary, modular block walls will be utilized. On-site boulders will also be used throughout planting beds and for soil retention.



Modular Block Retaining Wall

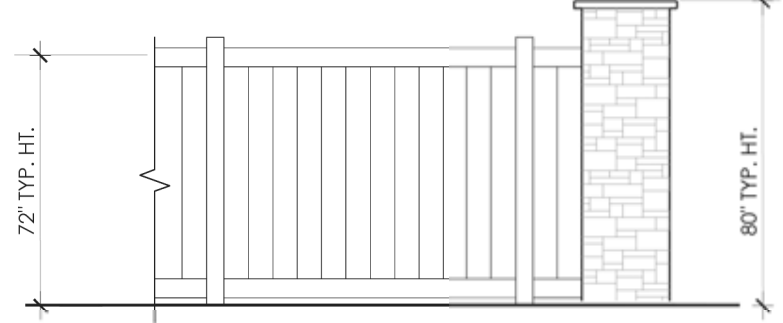


Open Rail Fence



Typical Privacy Fence

Note: Any front yard fencing or corner lot side yard fencing less than 4 feet from the back of sidewalk are 42" Max height.



Privacy Fence with Stone Column

VISTAS AT KINGS POINT MASTER PLAN

Note: This imagery is for illustrative representation. All final decisions to be made with future site plans in Vistas

AURORA, CO

JANUARY 17, 2024

WALLS AND FENCING

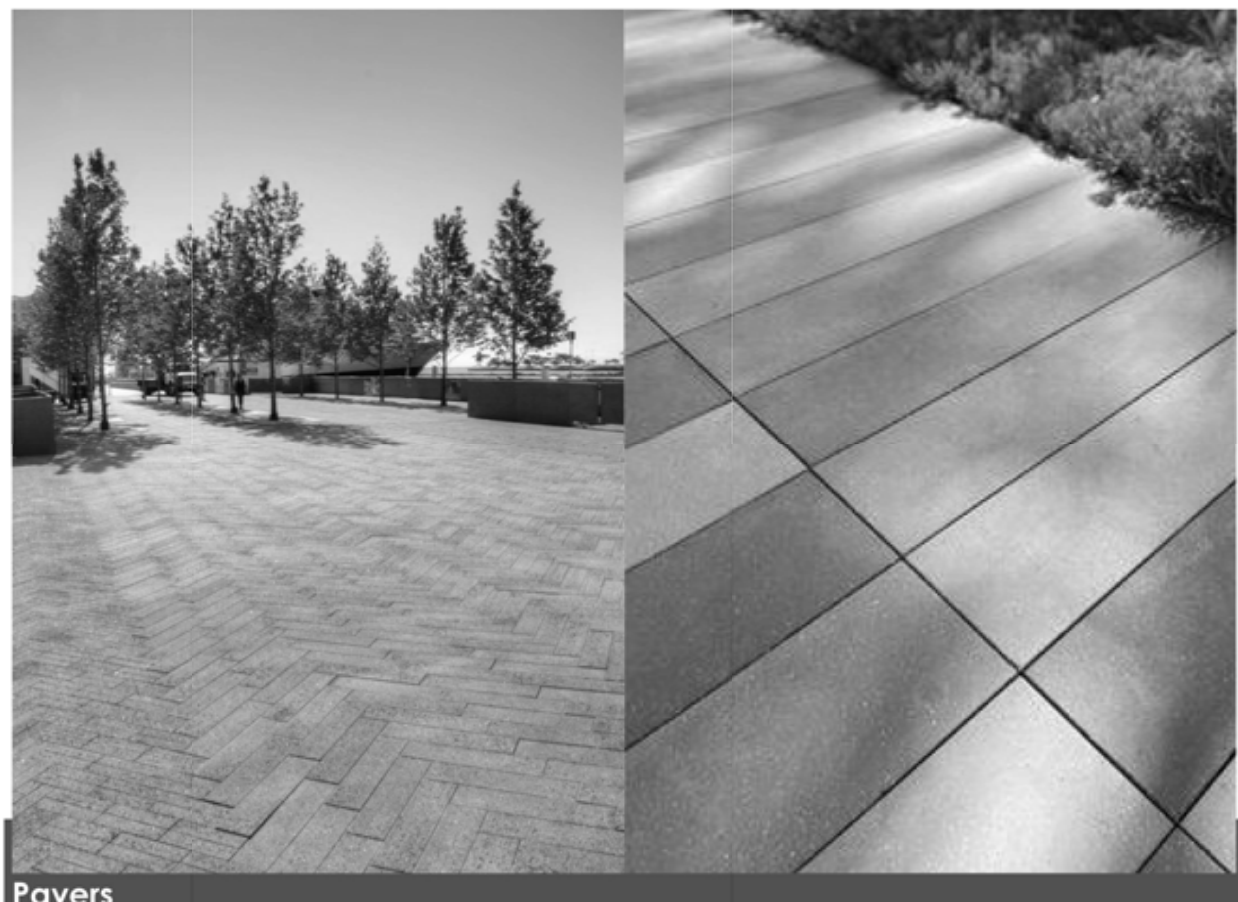
TAB 10.5



Gravel Walk



Trail Paving



Pavers



Open Space Path



Brushed Concrete

GENERAL NOTES

A variety of paving material, finishes, and patterns may be used throughout the site. To add visual interest to community spaces, amenity sites, and parks may have enhanced paving that may include pavers, colored concrete or paving inlays. Special paving is not permitted within ROW.

Community trails shall utilize a brushed concrete surface to be optimal for all proposed recreational uses in the development. Trails within parks may also utilize decomposed granite for more passive trail types.



Crusher Fines Path

VISTAS AT KINGS POINT MASTER PLAN

Note: This imagery is for illustrative representation. All final decisions to be made with future site plans in Vistas

AURORA, CO

JANUARY 17, 2024

RESIDENTIAL PAVING STANDARDS

TAB 10.7



Accent Lighting



Landscape Lighting



Monument Lighting

GENERAL NOTES

Lighting will occur within right-of-ways, near shared sidewalks, trails, and at entry monuments located throughout the development. The goal of lighting is to assure safety and encourage circulation between amenities within the area. Lighting shall also accent other built and natural structures within the site to embrace the Colorado theme. Lighting will include a mixture of street pole lighting, bollard lighting, and accent lighting for entry features, landscape, and other important elements.

Sidewalks, internal pedestrian paths, and bicycle paths shall be lit with full cutoff fixtures no more than 16 feet tall and providing consistent illumination of at least one foot-candle on the walking surface. On-site streets and parking areas shall be lit with full cutoff type fixtures no more than 20' feet tall for local streets, and 30' for Collector streets. Fixtures should be of the downcast type. Street lights in public right of way will be owned and maintained by the City of Aurora and must meet COA standards.



Street Lighting



Bollard Lighting

VISTAS AT KINGS POINT MASTER PLAN

Note: This imagery is for illustrative representation. All final decisions to be made with future site plans in Vistas

AURORA, CO

JANUARY 17, 2024

LIGHTING STANDARDS

TAB 10.6

GENERAL NOTES

Site elements throughout Vistas will be selected to include like material and forms. In general, site furnishings such as benches, bike racks and trash cans will all utilize powder coated steel as the main material. Vistas site furnishings will include horizontal forms to embrace the Colorado theme.

BENCHES

Benches should be located along open space trails, sidewalks within the right-of-way, and parks. Benches may vary in size from 4'-6' length.

TRASH RECEPTACLES

Trash receptacles should be located at points of interest such as park, trail head locations, and gathering areas.

BIKE RACKS

Bike Racks should be located at the park to enhance bicycle usability.

PET WASTE STATION

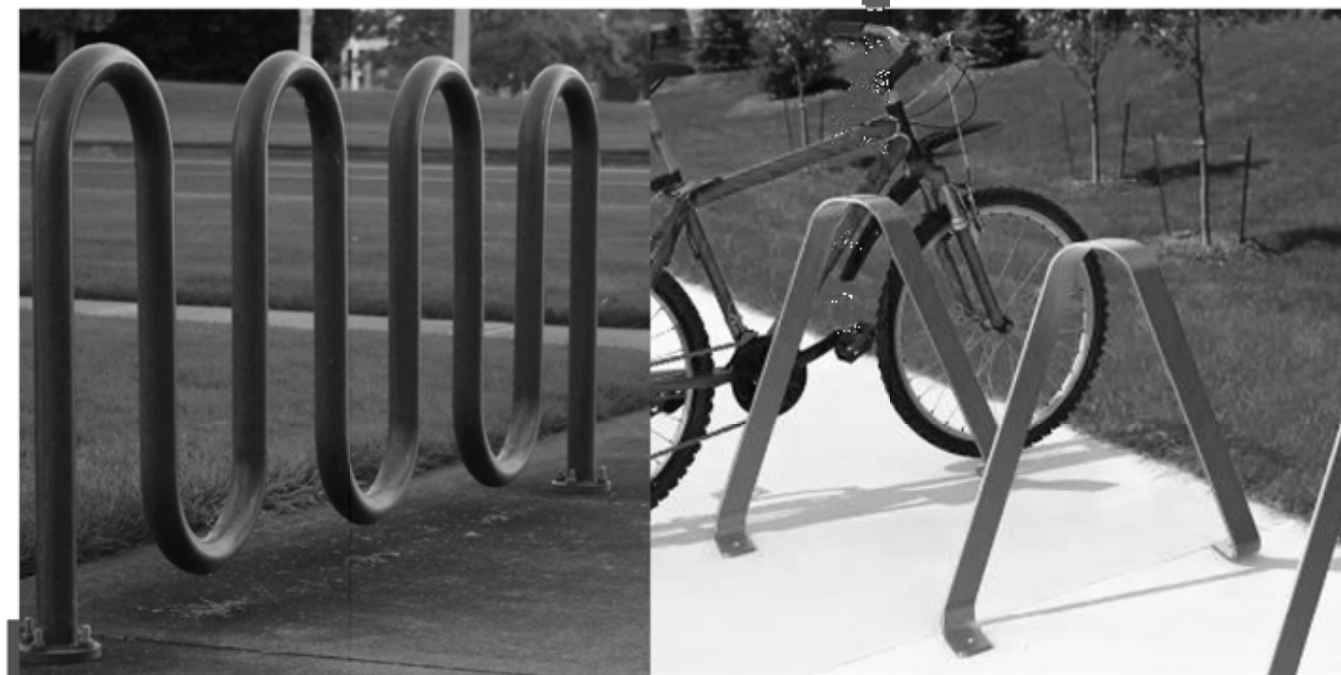
Pet waste stations should be offered at the park and in trail locations.



Pet Waste Station



Trash Receptacles



Metal Bike Racks



Metal Benches

VISTAS AT KINGS POINT MASTER PLAN

Note: This imagery is for illustrative representation. All final decisions to be made with future site plans in Vistas

AURORA, CO

JANUARY 17, 2024

RESIDENTIAL SITE FURNISHINGS

TAB 10.8



Slope Playground Components



Steppers



Pavilion

PLAYGROUND COMPONENTS:

Playground equipment should abide by the Colorado Mountain theme. Colors and structures will be selected to accent its surrounding landscape. Pre-manufactured playground equipment shall be selected for the neighborhood park. Nature play equipment along with Slope Play equipment will be chosen to take advantage our site. Playground colors should be consistent throughout all play structures and vary in form to add visual interest. The landscape architect shall approve color samples prior to construction. All play equipment within the community shall be owned and maintained by the Kings Point South Metropolitan District.

PAVILIONS:

Pavilions varying in size may be provided in the neighborhood park and other community gathering spaces. The pavilion structures may be designed and composed with treated timber or metal materials to accent the Colorado Mountain theme. Colors shall be complimentary to those chosen for site furnishings.

PARK SHADE STRUCTURES:

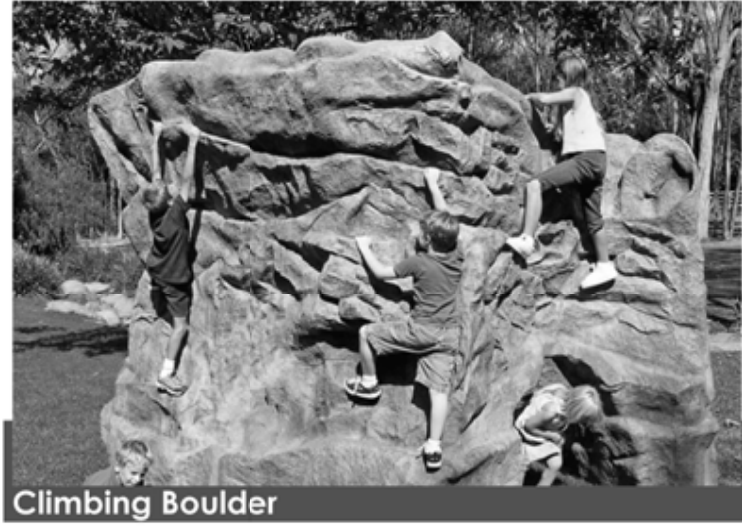
Shade structures should be provided near selected site amenities throughout Vistas. Structures may be custom built to utilize similar treated timber and iron materials as the pavilions. Colors shall be complimentary colors to those chosen for site furnishings.



Hillside Play



Nature Play Components



Climbing Boulder



Shade Structure

VISTAS AT KINGS POINT MASTER PLAN Note: This imagery is for illustrative representation. All final decisions to be made with future site plans in Vistas

AURORA, CO

JANUARY 17, 2024

RESIDENTIAL SPECIALTY STRUCTURES

TAB 10.9



TRADITIONAL APARTMENT BLADE WALL AND SIGN



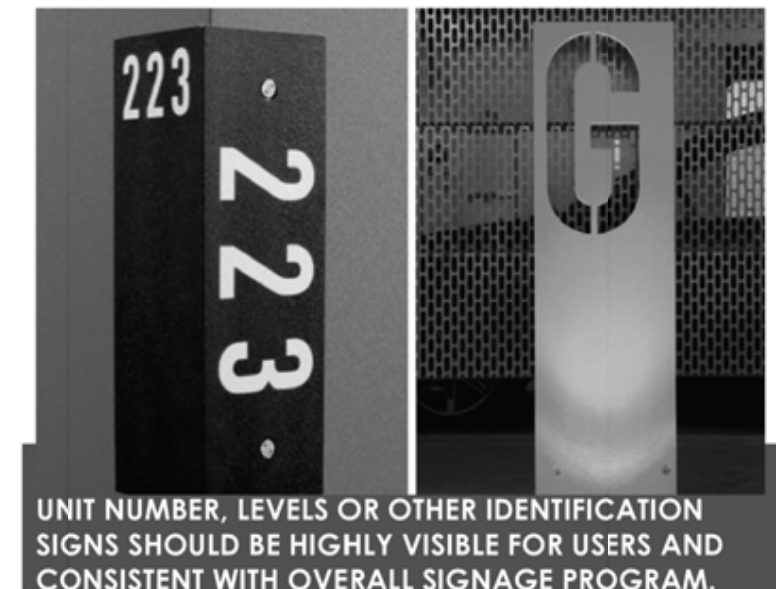
DIRECTIONAL SIGNS SHOULD BE PROVIDED FOR PEDESTRIAN AND VEHICULAR CIRCULATION.



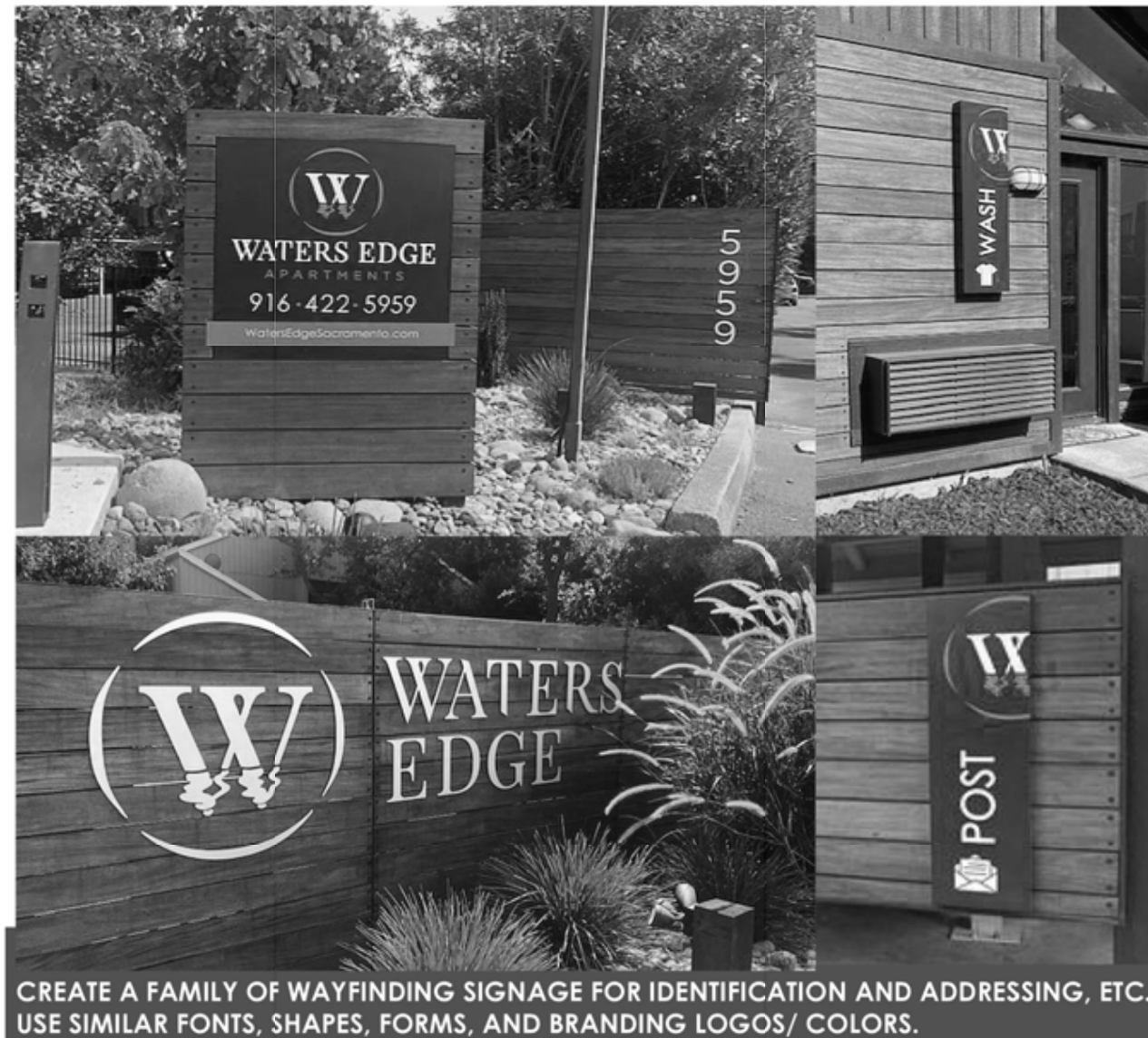
MONUMENT WITH CREATIVE AND COLORFUL SIGN



PROVIDE CLEAR DIRECTIONAL SIGNS FOR LEASING



UNIT NUMBER, LEVELS OR OTHER IDENTIFICATION SIGNS SHOULD BE HIGHLY VISIBLE FOR USERS AND CONSISTENT WITH OVERALL SIGNAGE PROGRAM.



CREATE A FAMILY OF WAYFINDING SIGNAGE FOR IDENTIFICATION AND ADDRESSING, ETC. USE SIMILAR FONTS, SHAPES, FORMS, AND BRANDING LOGOS/ COLORS.

Multi Family Signage - Major and Minor Signs

The Vistas Multi Family signage program should have a complementary theme to the overall Vistas theme. It is recommended that signage for multi family be brighter in color and more contemporary with materials and font styles. The multi family monument and signage should reflect the style and character of the architecture and brand.

It is highly recommended that the developing entity implement a signage program for the development. This could include the overall branding, primary and secondary monuments, directory, wayfinding, etc. Multi Family signage programs could also include placemaking signs for amenity spaces, trails or parks.

VISTAS AT KINGS POINT MASTER PLAN Note: This imagery is for illustrative representation. All final decisions to be made with future site plans in Vistas

AURORA, CO

JANUARY 17, 2024

MULTI FAMILY SIGNAGE

TAB 10.11

GENERAL NOTES

The Vistas shall have consistently themed signage to identify with the Colorado theme. Signage should appear on local street intersections, beginnings of pedestrian trails. All signage shall conform to local code regulations.

LOCAL STREET SIGNAGE

All local street signage shall comply with the Manual for Uniform Traffic Control Devices (MUTCD). Material for these signs is to be powder coated metal; detailing on the top and bottom of post will be encouraged for additional interest. The nameplates are to be metal.

TRAIL HEAD SIGNS

Trail head markers should delineate the destination and length of trail. Markers will be composed of 6"x6" cedar posts with metal signage. The ownership and maintenance of all trail head signage shall be the responsibility of the Kings Point South Metro District.



Trail Signage

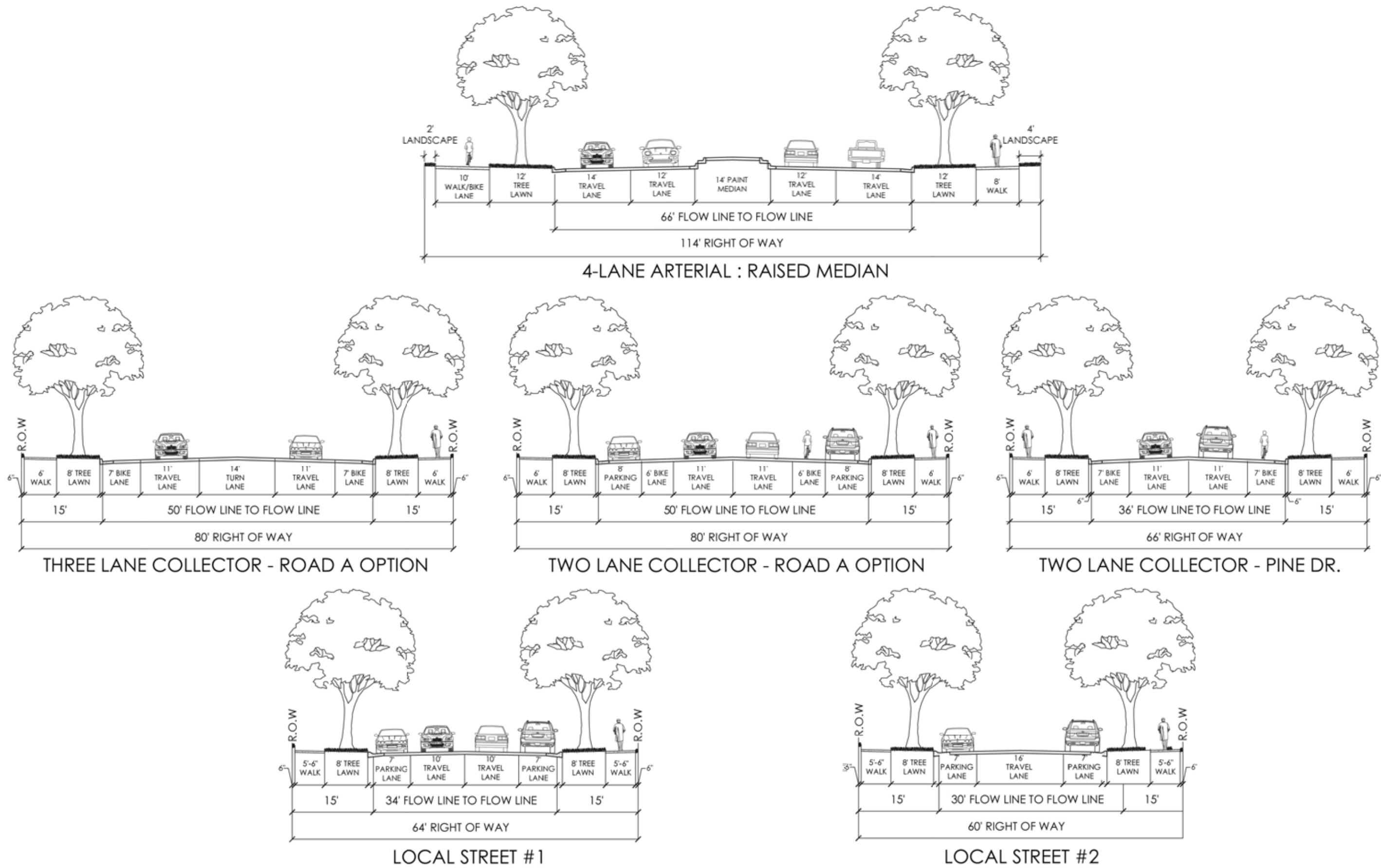
VISTAS AT KINGS POINT MASTER PLAN Note: This imagery is for illustrative representation. All final decisions to be made with future site plans in Vistas

AURORA, CO

JANUARY 17, 2024

RESIDENTIAL SIGNAGE STANDARDS

TAB 10.10



VISTAS AT KINGS POINT MASTER PLAN Note: This imagery is for illustrative representation. All final decisions to be made with future site plans in Vistas

AURORA, CO

JANUARY 17, 2024

STREET STANDARDS

TAB 10.12

SPECIAL LANDSCAPE FEATURE	BRIEF DESCRIPTION OF THE FEATURE	LOCATION IN APPLICATION PACKAGE
1. OVERALL LANDSCAPE CONCEPT AND PALETTE OF PLANT MATERIALS USED TO CARRY IT OUT	THE LANDSCAPE CHARACTER OF VISTAS IS INSPIRED BY THE COLORADO AND MOUNTAIN THEME. THE NATURAL COLORADO FOREST WILL INFLUENCE THE COMMUNITY OPEN SPACE CORRIDORS AND BUFFER ZONES WITH NATURAL LOOKING PLANTINGS OF NATIVE GRASSES AND WATER-WISE PLANTS WITH CROPPINGS OF BOULDERS. THE PARKS WILL HAVE PROGRAMMED ELEMENTS THAT WILL BE INCORPORATED INTO THE SURROUNDING LANDSCAPES. THE LANDSCAPE CHARACTER WILL ALSO REFLECT THE CHARACTER OF THE SITE. USING THE EXISTING SLOPE TO OUR ADVANTAGE TO MIMICK THE FEEL OF THE MOUNTAINS ALL LANDSCAPE WILL CONFORM TO THE UDO AND LANDSCAPE REFERENCE MANUAL. LANDSCAPING FOR ALL DEVELOPMENT SHALL INCLUDE A VARIETY OF WATER-WISE PLANT MATERIALS AND MULCHES THAT PROVIDE VISUAL INTEREST. REFER TO THE APPROVED XERISCAPE PLANT LIST.	11.2 and 11.6-11.7
2. LANDSCAPE DESIGN AT ENTRY MONUMENTATION AND KEY ENTRY POINTS	DISTINCTIVE LANDSCAPED AREAS SHALL BE PROVIDED AT ENTRY MONUMENTS THAT VISUALLY FRAME AND ENHANCE THE ENTRY EXPERIENCE. LANDSCAPING IN THESE AREAS SHALL CONSIST OF PLANT SPECIMENS HAVING A HIGH DEGREE OF VISUAL INTEREST DURING ALL SEASONS. A MIXTURE OF BOULDERS, SHRUBS, ORNAMENTAL GRASSES, ORNAMENTAL TREES, FLOWERS, AND/OR GROUND COVER SHALL BE PLANTED AROUND SIGN BASES AND AT CURB RETURNS NEAR SITE ENTRANCES.	11.3
3. LANDSCAPE STANDARDS ALONG E-470 OR I-70 (IF APPLICABLE)	NOT APPLICABLE	N/A
4. LANDSCAPE STANDARDS ALONG ARTERIAL AND COLLECTOR ROADS	ALONG ARTERIAL AND COLLECTOR ROADS LANDSCAPE DESIGN AND PATTERNS SHOULD BE CONSISTENT THROUGHOUT THE COMMUNITY WITHIN THE CURBSIDE LANDSCAPE. WITHIN THE TWO NEIGHBORHOODS, LANDSCAPE WILL REMAIN CONSISTENT THROUGHOUT THE NEIGHBORHOODS TO CREATE A SYNONYMOUS FEEL. IT IS ALSO ENCOURAGED TO CONTINUE THE PLANTING DESIGN FROM THE CURBSIDE LANDSCAPE INTO ADJACENT TRACT LANDSCAPE AREAS, OUTSIDE OF THE RIGHT OF WAY. PER THE UDO, CURBSIDE LESS THAN 10' IN WIDTH SHALL BE PLANTED 1 SHRUB PER 40 SF, WITH NO MORE THAN 40% OF SHRUB COUNT AS ORNAMENTAL GRASSES, NO MORE THAN 5% OF PERENNIALS CAN BE PROVIDED AS SHRUB REQUIREMENT REPLACEMENTS. STREET TREES ARE REQUIRED 1 TREE EVER 40 LF. CURBSIDE LANDSCAPE AREAS 10' OR WIDER MAY BE PLANTED ENTIRELY WITH EITHER WATER CONSERVING (XERIC) GRASS SPECIES OR NATIVE SEED.	11.4
5. LANDSCAPE STANDARDS ALONG LOCAL ROADWAYS	CURBSIDE LANDSCAPE SHALL BE DESIGNED TO MEET ALL REQUIREMENTS WITHIN CITY OF AURORA UDO LANDSCAPE STANDARDS. THIS COULD INCLUDE TREATMENTS CONSISTING OF WATER CONSERVING SHRUBS, NATIVE SEED AND ORNAMENTAL GRASSES, NON-LIVING LANDSCAPE MATERIAL IS ALSO A DESIGN OPTION USING ROCK MULCH AND BOULDERS. ALL CURBSIDE LANDSCAPE WILL HAVE TREES SPACED EQUALLY TO CREATE A CONTINUOUS STREET EDGE OR GROUPINGS OF TREE FOR AN ORGANIC NATURAL CHARACTERISTIC. TREE SPECIES DIVERSITY IS STRONGLY ENCOURAGED. PER THE UDO, CURBSIDE LANDSCAPE REQUIREMENTS ARE 1 SHRUB PER 40 SF, WITH NO MORE THAN 40% OF SHRUB COUNT AS ORNAMENTAL GRASSES AND NO MORE THAN 5% OF PERENNIALS CAN BE PROVIDED AS SHRUB REQUIREMENT REPLACEMENTS. STREET TREES ARE REQUIRED 1 TREE EVER 40 LF. CRUSHER FINES NOT ALLOWED IN SHRUB BEDS.	11.4
6. LANDSCAPE STANDARDS IN COMMERCIAL AND PUBLIC GATHERING AREAS. (TREE GRATES & PROTECTORS, PLANTERS, FLOWER BEDS, SCREENING AT PARKING LOTS, ETC.)	NOT APPLICABLE	N/A

NOTE: The design standards listed in this matrix implements the design themes of the MP and are intended to complement and exceed the unified development ordinance (UDO). Unless a waiver has been specifically requested and granted, if a conflict should exist between any specific provisions of this matrix and any other ordinance standards, the more restrictive standards shall govern.

VISTAS AT KINGS POINT MASTER PLANNote: This imagery is for illustrative representation. All final decisions to be made with future site plans in VistasAURORA, CO
NOVEMBER 13, 2023

FORM G - LANDSCAPE MATRIXTAB 11.1

<p>PLANT MATERIALS</p> <p>THE FOLLOWING LIST IS PROVIDED AS A GUIDE TO VEGETATION. WATER USE GROUPS HAVE BEEN DELINEATED TO ENCOURAGE XERICSCAPING PRINCIPLES OF DESIGN, WHICH RECOMMENDS PLANTING VEGETATION OF SIMILAR WATER REQUIREMENTS TOGETHER. BECAUSE OF AVAILABILITY UNCERTAINTY AT THE TIME OF CONSTRUCTION, ALTERNATE SPECIES MAY BE INCLUDED WITH INSTALLATION OF THE LANDSCAPE. ANY OF THE FOLLOWING SPECIES ARE APPROPRIATE THROUGHOUT VISTAS AT KINGS POINT MASTER PLAN. ALL LANDSCAPE DESIGN AND MATERIALS SHALL COMPLY WITH THE CITY OF AURORA LANDSCAPE MANUAL.</p> <div><p>DECIDUOUS CANOPY TREES</p><ul style="list-style-type: none">FALL FIESTA SUGAR MAPLEWESTERN CATALPAWESTERN HACKBERRYSEEDLESS KENTUCKY COFFEETREEIMPERIAL HONEYLOCUSTSKYLINE HONEYLOCUSTSIOUXLAND PLAINS COTTONWOODSWAMP WHITE OAKBUR OAKCHINKAPIN OAKTEXAS RED OAKENGLISH OAKSCHUMMARD ELMPRINCETON ELMTRIUMPH ELM<p>DECIDUOUS ORNAMENTAL TREES</p><ul style="list-style-type: none">BIGTOOTH MAPLEFLAME AMUR MAPLEHOT WINGS MAPLEPATTERN PERFECT MAPLECOCKSPUR THORNLESS HAWTHORNGOLDENRAIN TREEPRAIRIE FIRE CRABAPPLEROYAL RAINDROPS CRABAPPLESRING SNOW CRABAPPLESUCKER PUNCH CHOKECHERRYSCHUBERT/CANADA RED CHOKECHERRYJAPANESE TREE LILAC<p>EVERGREEN TREES</p><ul style="list-style-type: none">PINON PINEBOSNIAN PINEAUSTRIAN PINEPONDEROSA PINE</div> <div><p>DECIDUOUS SHRUBS</p><ul style="list-style-type: none">BAGATELLE JAPANESE BARBERRYROSE GLOW JAPANESE BARBERRYBURGUNDY CAROUSEL JAPANESE BARBERRYPURPLE BUTTERFLY BUSHBLUE MIST SPIREADARK KNIGHT BLUE MIST SPIREATALL BLUE RABBITBRUSHRUSSIAN SAGERUSSIAN 'LITTLE SPIRE' SAGECREEPING WESTERN SAND CHERRYPURPLE LEAF PLUMCHEYENNE MOCKORANGEGOLD DROP POTENTILLAMCKAY'S WHITE POTENTILLAPINK BEAUTY POTENTILLAMANGO TANGO POTENTILLADWARF FRAGRANT SUMACSMOOTH SUMACTHREE LEAF SUMACCREEPING THREE LEAF SUMACRED LAKE CURRANTDOUBLE KNOCK OUT ROSESUNNY KNOCK OUT ROSEFIRE MEIDILAND ROSECORAL MEIDILAND ROSEFUCHSIA MEIDILAND ROSESILVER BUFFALOBERRY</div> <div><p>PERENNIALS</p><ul style="list-style-type: none">COMMON RED YARROWMOONSHINE YARROWDOUBLE BUBBLEMINT HYSSOPKUDOS GOLD HYSSOPSUNSET HYSSOPDWARF DOUBLE COREOPSISLIMEROCK RUBY COREOPSISMOONBEAM COREOPSISRED VALERIANPURPLE CONEFLOWERORANGE CONEFLOWERTOMATO SOUP CONEFLOWERRED WHIRLING BUTTERFLIESWHIRLING BUTTERFLIESVARIOUS DAYLILYBLACK EYED SUSANMAY NIGHT PURPLE SALVIAHUMMINGBIRD FLOWER<p>ORNAMENTAL GRASSES</p><ul style="list-style-type: none">BIG BLUESTEM GRASSSIDEOATS GRAMA GRASSBLUE GRAMA GRASSBLOND AMBITION GRAMA GRASSFEATHER REED GRASSSWITCHGRASSLITTLE BLUESTEM GRASSGIANT SACATON GRASS</div>
--

VISTAS AT KINGS POINT MASTER PLANNote: This imagery is for illustrative representation. All final decisions to be made with future site plans in VistasAURORA, CO
NOVEMBER 13, 2023





PLANT MATERIALSTAB 11.2

SPECIAL LANDSCAPE FEATURE	BRIEF DESCRIPTION OF THE FEATURE	LOCATION IN APPLICATION PACKAGE
7. LANDSCAPE STANDARDS AT DETENTION/ RETENTION PONDS AND WATER FEATURES	THE DETENTION AND DRAINAGE CHANNEL AREAS SHALL HAVE VARYING EDGE TYPES WHICH SHALL BE INTEGRATED PHYSICALLY, FUNCTIONALLY, AND AESTHETICALLY INTO THE TOTAL LANDSCAPE DESIGN. PEDESTRIAN ACCESS WILL BE CONSTRUCTED IN THE FORM OF MEANDERING TRAILS THAT PROVIDE ACCESS TO THE ADJACENT SCHOOL AND PARK. MEANDERING POND EDGES AND NATIVE PLANTINGS ARE ENCOURAGED TO INTEGRATE THE DETENTION AREAS INTO THE SURROUNDING OPEN SPACES. DETENTION PONDS WILL BE PLANTED WITH BOTH DRYLAND AND WETLAND SEED MIXES TO REESTABLISH A NATIVE STATE. TREE AND SHRUB PLANTINGS SHOULD BE SCATTERED THROUGHOUT THE EDGES OF DETENTION AREAS TO CREATE A MORE DIVERSE HABITAT FOR NATIVE WILDLIFE. PER THE UDO, 1 TREE AND 10 SHRUBS PER 4,000 SF OPEN SPACE PLANTING DESIGN OUTSIDE THE 100 YEAR FLOOD PLAIN BOUNDARY.	11.6
8. LANDSCAPE BUFFERS AT PARKS, OPEN SPACE, AND DRAINAGE	LANDSCAPE WITHIN THE OPEN SPACE AREAS WILL IDENTIFY WITH THE NATIVE COLORADO FOREST THEME AND BE UTILIZED TO CREATE BENEFICIAL SPATIAL RELATIONSHIPS. SPACES WITH DIFFERENT PROGRAMMATIC USES SUCH AS ACTIVE RECREATION AND PASSIVE RECREATION THEREFORE WILL BE DISTINCTLY IDENTIFIABLE. USING THE EXISTING SLOPE TO CREATE PATHWAYS AND BUFFERS AS A USEFUL STRATEGY FOR THIS PURPOSE. MOUNDING ESTABLISHED WITH NATIVE TREES, AND SHRUBS, WHEN USED, SHOULD BE STRATEGICALLY LOCATED TO CREATE ORGANIC TRANSITIONS BETWEEN THESE SPACES. OPEN SPACE AREAS WILL BE LANDSCAPED WITH COLORADO NATIVE PLANTINGS FOR VISUAL INTEREST AND TO ENCOURAGE NATIVE WILDLIFE. PLANTINGS WILL HOST EXPANSIVE GRASSLAND PLANTINGS AND ALSO GROUPINGS OF CONIFEROUS AND DECIDUOUS TREES TO CREATE BENEFICIAL VISTAS INTO AND OUT OF THE SITE. PER THE UDO, 1 TREE AND 10 SHRUBS PER 4,000 SF OPEN SPACE PLANTING DESIGN TO 100 YEAR FLOOD PLAIN BOUNDARY. NATIVE GRASS IRRIGATION IS OPTIONAL WITH A Z-ZONE.	11.5-11.7
9. SPECIAL STANDARDS AT RESIDENTIAL LOTS. (IF RESIDENTIAL BACKYARDS BORDER OPEN SPACE OR PARKS, INDICATE SPECIAL STANDARDS.)	A 50' MINIMUM LANDSCAPE BUFFER WILL BE PROVIDED AS A TRANSITION TO THE LARGE-LOT DEVELOPMENT IS DOUGLAS COUNTY.	N/A
10. LANDSCAPE INTEGRATION AT RETAINING WALLS	LANDSCAPE DESIGN IN FRONT OF RETAINING WALLS COULD CONSIST OF SHRUBS, GRASSES AND TREES. THE OVERALL GOAL IS TO PROVIDE A FOREGROUND IN FRONT OF THE WALL TO HELP SCREEN AND TRANSITION TO THE ADJACENT LANDSCAPE GRADE. IF THERE IS LIMITED SPACE (3'-6" OR LESS) INFRONT OF THE WALL ROCK MULCH SHOULD BE INSTALLED.	N/A
11. LANDSCAPE STANDARDS AT SPECIAL FACILITIES	NOT APPLICABLE	N/A
12. BUFFER AND SETBACK EXEMPTIONS FOR TRADITIONAL STREET FRONTAGES	NOT APPLICABLE	N/A
13. LANDSCAPE STANDARDS ALONG OIL AND GAS PROPERTIES	NOT APPLICABLE	N/A

NOTE: The design standards listed in this matrix implements the design themes of the MP and are intended to complement and exceed the unified development ordinance (UDO). Unless a waiver has been specifically requested and granted, if a conflict should exist between any specific provisions of this matrix and any other ordinance standards, the more restrictive standards shall govern.

VISTAS AT KINGS POINT MASTER PLANNote: This imagery is for illustrative representation. All final decisions to be made with future site plans in VistasAURORA, CO
NOVEMBER 13, 2023

FORM G - LANDSCAPE MATRIXTAB 11.1

<div><p>Entry Monument Landscape Elevation View</p></div> <div><p>Entry Monument Landscape Plan View</p></div> <p>GENERAL NOTES</p> <p>Distinctive landscaped areas shall be provided at entry monuments that visually frame and enhance the entry experience. Landscaping in these areas shall consist of plant specimens having a high degree of visual interest during all seasons. A mixture of shrubs, ornamental grasses, ornamental trees, flowers, and/or ground cover shall be planted around sign bases and at curb returns near site entrances. The use of land forms incorporated into the entry monument design is also encouraged.</p> <p>PLANTING</p> <p>The following are some general landscape requirements for the primary entry monument: 1.5 trees and 12 shrubs per 4,000 square feet.</p> <div></div> <p>Typical Entry Monument Landscape Character</p>	<div>VISTAS AT KINGS POINT MASTER PLANNote: This imagery is for illustrative representation. All final decisions to be made with future site plans in VistasAURORA, CO NOVEMBER 13, 2023</div> <div>ENTRY MONUMENT LANDSCAPETAB 11.3</div>
---	--

GENERAL NOTES:
Curbside landscaping along all roadways to be planted with a xeriscape approach using a combination of shrubs and grasses at a minimum of 1 shrub/grass every 40 Square Feet. The use of native grass is strongly encouraged. All curbside landscape will have trees, which will be centered within the curbside landscape and spaced 40' on center. Tree species diversity is strongly encouraged.

LOCAL ROADWAYS:
Street trees to be provided by builders.

ARTERIAL AND COLLECTOR BUFFER LANDSCAPE:
All arterial and collector roadways shall have a minimum 20' landscape buffer along its entire length and to be planted at a minimum of 1 Tree + 10 Shrubs ever 40 Linear Feet. Street buffer not required when adjacent to 100' min. depth of open space.

NOTE: Due to Non Functional Turf Ordinance passed in September 2022 no sod will be allowed in the curbside landscape.



Arterial and Collector Buffer Landscape



Local Roadway Landscape

VISTAS AT KINGS POINT MASTER PLAN Note: This imagery is for illustrative representation. All final decisions to be made with future site plans in Vistas

AURORA, CO

NOVEMBER 13, 2023

STREETSCAPE STANDARDS

TAB 11.4



Shade Structure



Nature Play Equipment



Slope Play Equipment



Picnic / Viewing Areas

GENERAL NOTES

Neighborhood parks may host a diverse set of amenities and spaces which are open to interpretation. Using the existing slope we aim to terrace the park with switchback pathways and walls to create separate nodes for different uses. Areas for active use such as play equipment, to more passive use for offering relaxing views to the mountains to the west.

PLANTING

The following are some general landscape requirements for the neighborhood parks:
1 tree and 10 shrubs per 4,000 square feet.

Neighborhood parks should utilize groupings of dense vegetation to enhance the quality of spaces in the park.

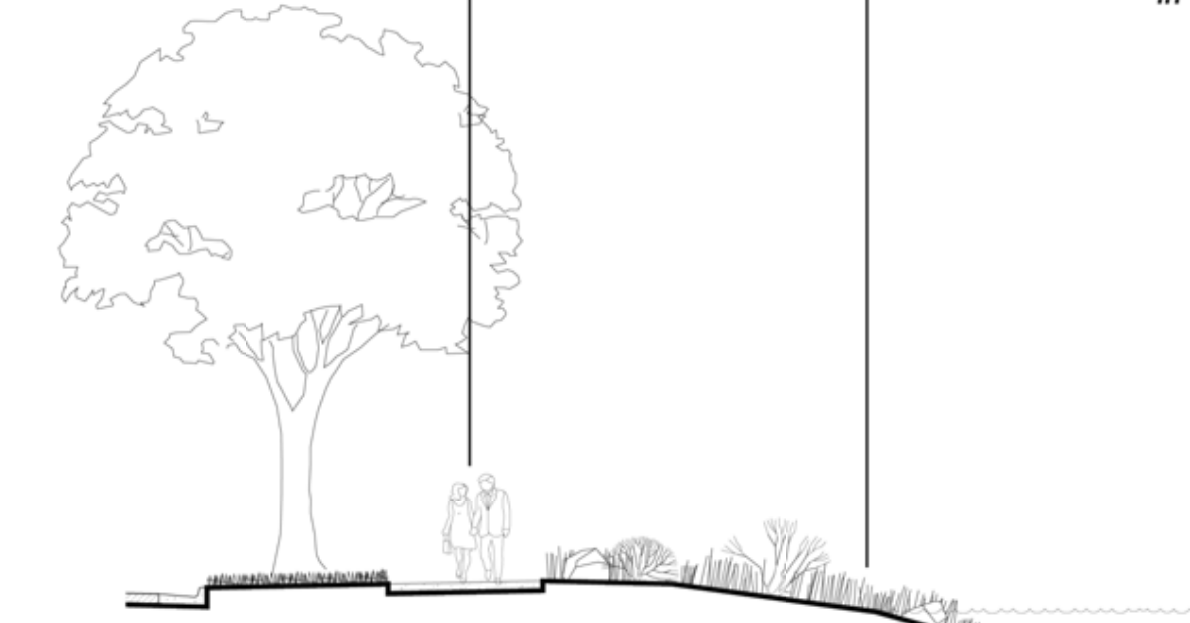
VISTAS AT KINGS POINT MASTER PLAN Note: This imagery is for illustrative representation. All final decisions to be made with future site plans in Vistas

AURORA, CO

NOVEMBER 13, 2023

NEIGHBORHOOD PARKS

TAB 11.5



Typical Detention Area Edge Treatment



Typical Detention Planting

GENERAL NOTES

The detention and drainage channel areas shall have varying edge types which shall be integrated physically, functionally, and aesthetically into the total landscape design. Pedestrian access will be constructed in the form of meandering trails that provide beneficial views to the ponds and other landscape features providing annual interest. Meandering pond edges and other landscape features such as rock outcroppings and native plantings are encouraged to integrate the detention areas into the surrounding open spaces. Detention ponds will be planted with both dryland and wetland seed mixes to reestablish a native state. Tree and shrub plantings should be scattered throughout the edges of detention areas to create a more diverse habitat for native wildlife.

PLANTING

The following are some general landscape requirements for the detention areas:

1 tree and 10 shrubs per 4,000 square feet (Exact location to be determined at corresponding SP. No plants will be located in wet locations).



Typical Pathway at Detention



Rock Outcroppings

VISTAS AT KINGS POINT MASTER PLAN Note: This imagery is for illustrative representation. All final decisions to be made with future site plans in Vistas

AURORA, CO

NOVEMBER 13, 2023

DETENTION AND DRAINAGE

TAB 11.6



GENERAL NOTES

Landscape within the open space areas will identify with the native Colorado theme and be utilized to create beneficial spatial relationships. Spaces with different programmatic uses such as active recreation and passive recreation therefore will be distinctly identifiable.

Mounding should be used throughout the site as a useful strategy for this purpose. Mounding established with native trees, and shrubs, when used, should be strategically located to create organic transitions between these spaces.

Large and flat open space areas will be landscaped with Colorado native Prairie plantings for visual interest and to encourage native wildlife. Prairie plantings will host expansive grassland plantings and also groupings of coniferous and deciduous trees to create beneficial vistas into and out of the site.

PLANTING

The following are some general landscape requirements for the open space areas outside of the floodplain: **1 tree and 10 shrubs per 4,000 square feet**



Colorado Prairie Buffer

VISTAS AT KINGS POINT MASTER PLAN Note: This imagery is for illustrative representation. All final decisions to be made with future site plans in Vistas

AURORA, CO

NOVEMBER 13, 2023

OPEN SPACE

TAB 11.7

ARCHITECTURAL DESIGN STANDARD		BRIEF DESCRIPTION OF THE FEATURE		LOCATION OF THE STANDARDS IN APPLICATION PACKAGE
Residential Design				
Single Family Detached				
Residential Materials Palette	Stone, brick, stucco, lap siding, board & baton siding, shake siding			12.2-12.7
Residential Color Palette	Earth tone colors			
Residential Architectural Styles	Traditional Prairie, Craftsman, Homestead, Victorian, Modern Prairie, Prairie Farmhouse			
Residential Architectural Features	Refer to descriptions on Style page			
Multi-Family Design				
Multi-Family Materials Palette	Lap siding, stucco, stone, or brick			12.8-12.10
Multi-Family Color Palette	Earth tone colors with accent colors to emphasize architectural features			
Multi-Family Architectural Styles	Modern Prairie			
Multi-Family Architectural Features	Refer to descriptions on Style page			

NOTE: SINGLE FAMILY DETACHED RESIDENTIAL LOTS WILL FOLLOW SETBACKS SET FORTH IN CITY OF AURORA UNIFIED DEVELOPMENT ORDINANCE (UDO)

VISTAS AT KINGS POINT MASTER PLAN

Note: This imagery is for illustrative representation. All final decisions to be made with future site plans in Vistas

AURORA, CO

NOVEMBER 11, 2023

FORM H

TAB 12.1



General Characteristics

Building Massing: Side to side or front to back gables are predominant with either gable or hipped roofs. Larger front porches on one or two story massing's

Roof Form: Low pitched roofs, either gable or hip in form, with large eave overhangs.

Covered Entries and Porches: Cover entries and porches tend to be larger and inviting creating a space to welcome company.

Columns and Supports: Columns and supports are a minimum of 8"x 8", they often incorporate a masonry base and a tapered top, or multiple posts, atop the masonry base. Many times, brackets are incorporated into the top of the columns when they are smaller in size.

Windows and Doors: Windows are often grouped and incorporate window grids. Windows also tend to include a style appropriate trim.

Building Projections: Building projections harmonize with the architectural style of the home through the use of materials, textures, and colors. Building projections, which do not extend to the ground plane, are supported by decorative corbels, brackets, or outlookers.

Buildings Details: The craftsman style home incorporates a high level of detail including exposed rafter tails, brackets, corbels, trim around the windows, and gable ends.

Building Materials: Building materials include lap siding and stucco, with stone or brick bases.

Note:

1. Architectural design shall comply with all applicable city codes and adopted standards for elevation materials, windows and prominence of garage doors.
2. These plan/elevation are conceptual in nature to demonstrate the architectural styles. Models and details will be provided with master architecture review.

VISTAS AT KINGS POINT MASTER PLAN

Note: This imagery is for illustrative representation. All final decisions to be made with future site plans in Vistas

AURORA, CO

NOVEMBER 11, 2023

CRAFTSMAN DESIGN STYLE

TAB 12.2



General Characteristics

Building Massing: Building massing is simple in form. Houses may be either one or two stories but a two story home incorporates three story massing elements.

Roof Form: Roof form can be either be gable or shed. When shed roofs are used, they should be of a lower pitch than gables, which can range from low to steep.

Covered Entries and Porches: Covered entries and porches help identify the front door. Porches incorporate columns and brackets, either with masonry or not.

Columns and Supports: Columns and supports can be either wood or masonry. The use of brackets creates support and exposes the structure used in this style of architecture.

Windows and Doors: Windows are generally larger or grouped together. Window grids are used minimally.

Building Projections: Building projections are clean and minimal in form and may be supported by brackets or outlookers.

Buildings Details: Details are simple and more modern in style . Brackets, exposed beams, exposed rafter tails, and other similar details support the mountain style.

Building Materials: Building materials include horizontal or vertical siding with stone massing elements.



Note:

1. Architectural design shall comply with all applicable city codes and adopted standards for elevation materials, windows and prominence of garage doors.
2. These plan/elevation are conceptual in nature to demonstrate the architectural styles. Models and details will be provided with master architecture review.

VISTAS AT KINGS POINT MASTER PLAN

Note: This imagery is for illustrative representation. All final decisions to be made with future site plans in Vistas

AURORA, CO

NOVEMBER 11, 2023

HOMESTEAD DESIGN STYLE

TAB 12.3



General Characteristics

Building Massing: Building massing is typically asymmetrical in style and can be either one-story, two-stories, or three-stories.

Roof Form: Roofs incorporate gable, shed, and hipped roofs together. They should be in a manner appropriate to the style and character of the architecture.

Covered Entries and Porches: Covered entries and porches should clearly identify the front door and create a space that connects the public to the private realm.

Columns and Supports: Columns and supports could use brackets, stone, or a combination of the two. Stucco columns should be used when the house is primarily stucco in material.

Windows and Doors: Windows and doors include window grids and may include arched windows to highlight specific areas of the elevation.

Building Projections: Building projections harmonize with the architectural style of the home, through the use of materials, textures, and colors. Building projections, which do not extend to the ground plane, will be supported by decorative corbels, brackets, or outlookers.

Buildings Details: Building details, including the window trim, should be used to complement the architectural style of home. Wood brackets, corbels, and outlookers are encouraged.

Building Materials: Building materials include lap siding, shake siding, stucco, stone, and brick.



Note:

1. Architectural design shall comply with all applicable city codes and adopted standards for elevation materials, windows and prominence of garage doors.
2. These plan/elevation are conceptual in nature to demonstrate the architectural styles. Models and details will be provided with master architecture review.

VISTAS AT KINGS POINT MASTER PLAN

Note: This imagery is for illustrative representation. All final decisions to be made with future site plans in Vistas

AURORA, CO

NOVEMBER 11, 2023

VICTORIAN DESIGN STYLE

TAB 12.4



General Characteristics

Building Massing:
Geometric shapes, which are primarily horizontal in orientation make up either one or two stories. Building massing is important in this style as ornamentation is minimal.

Roof Form:
Hipped with low pitches and flat roofs or larger overhangs.

Covered Entries and Porches:
Covered entries and porches provide protection to the entry and are generally one story in nature with large overhanging roofs.

Columns and Supports:
Columns and supports generally are paired or larger and wrapped in masonry.

Windows and Doors:
Large windows, clerestory windows, horizontal groupings of windows, and corner windows are all used in this style. Windows may or may not include grids.

Building Projections:
Building projections harmonize with the architectural style of the home through the use of materials, textures, and colors. Projections which do not extend to the ground plane, are supported by decorative corbels, brackets, or outlookers.

Buildings Details:
Prairie style homes are generally have simple details. The use of horizontal banding, eaves with brackets, corbels, or outlookers are common ways of to add detail to this style.

Building Materials:
Building materials include lap siding, stucco, stone, or brick. Masonry should be used to create a base to the home as wells as for chimneys and other vertical elements.



Note:

1. Architectural design shall comply with all applicable city codes and adopted standards for elevation materials, windows and prominence of garage doors.
2. These plan/elevation are conceptual in nature to demonstrate the architectural styles. Models and details will be provided with master architecture review.

VISTAS AT KINGS POINT MASTER PLAN Note: This imagery is for illustrative representation. All final decisions to be made with future site plans in Vistas

AURORA, CO

NOVEMBER 11, 2023

MODERN PRAIRIE DESIGN STYLE

TAB 12.5



General Characteristics

Building Massing:
Massing should be vertical and play off one of the other proposed styles. Large porches should be incorporated whenever possible.

Roof Form:
Roof form should be predominantly gable with hipped roofs used to accent some areas.

Covered Entries and Porches:
Porches identify the front door and should be substantial and useful. Railings contribute the the style of home.

Columns and Supports:
Columns usually incorporate brackets or corbels.

Windows and Doors:
Windows, usually single hung or grouped together, are typically horizontal in shape and incorporate grids.

Building Projections:
Building projections harmonize with the architectural style of the home, through the use of materials, textures, and colors. Building projections which do not extend to the ground plane are supported by decorative corbels, brackets, or outlookers.

Buildings Details:
Building details should include window trim and grids, shutters, corbels, brackets, gable end vents, and similar elements.

Building Materials:
Building materials include lap siding, stone, or brick.



Note:

1. Architectural design shall comply with all applicable city codes and adopted standards for elevation materials, windows and prominence of garage doors.
2. These plan/elevation are conceptual in nature to demonstrate the architectural styles. Models and details will be provided with master architecture review.

VISTAS AT KINGS POINT MASTER PLAN Note: This imagery is for illustrative representation. All final decisions to be made with future site plans in Vistas

AURORA, CO

NOVEMBER 11, 2023

TRADITIONAL PRAIRIE DESIGN STYLE

TAB 12.7



General Characteristics

Building Massing:
Building massing includes gable end forms on one-story or two-story homes. Central massing or cross gables are commonly found in this style.

Roof Form:
Gable roofs with a moderate to steep pitch are typical as are shed roofs and hip roofs at wrap around porches. Typically, lower pitched roofs are on the first floor while steeper roofs are on the second floor.

Covered Entries and Porches:
Larger porches are found in the farmhouse style, and many incorporate metal roofs and simple porch columns.

Columns and Supports:
Columns and supports can be simple with brackets or larger columns with stone bases.

Windows and Doors:
Windows are typically have a vertical orientation and incorporate grids. Many times, windows are grouped together.

Building Projections:
Building projections harmonize with the architectural style of the home, through the use of materials, textures, and colors. Building projections which do not extend to the ground plane, are supported by decorative corbels, brackets, or outlookers.

Buildings Details:
Building details include brackets, gable end vents, window trim, and other similar architectural elements.

Building Materials:
Building materials include lap siding, stone, and brick. Painted white brick has recently become a favorite of the modern farmhouse.



Note:

1. Architectural design shall comply with all applicable city codes and adopted standards for elevation materials, windows and prominence of garage doors.
2. These plan/elevation are conceptual in nature to demonstrate the architectural styles. Models and details will be provided with master architecture review.

VISTAS AT KINGS POINT MASTER PLAN Note: This imagery is for illustrative representation. All final decisions to be made with future site plans in Vistas

AURORA, CO

NOVEMBER 11, 2023

PRAIRIE FARMHOUSE DESIGN STYLE

TAB 12.6



General Characteristics

The Single-Family Attached architectural style should be selected to complement and support the surrounding neighborhood within Parklands.

Elevations of a Single-Family Attached building visible from streets or common open space shall display a similar level of quality and architectural detailing. The majority of a building's architectural features and treatments shall be used on these visible elevations.

Menu of Architectural Standards

Individual dwelling units may be differentiated within a building through 2 or more of the following methods and:

Roof Form:

- Use of distinct variations in roof form

Covered Entries and Porches:

- Use of distinct variations in architectural style or features, such as a porch or similar feature between individual units

Building Materials:

- Use of distinct variations in materials between individual buildings or variation in masonry standards per UDO.

Building Details:

- Use of distinct color variation between individual buildings

Horizontal Articulation:

- A variation in the plane of the front facade will be provided.

If individual units are not differentiated within a building then the facades of the entire building shall be articulated through the incorporation of 2 or more of the following:

- Building Projections:**
- Balconies
 - Bay or box windows
 - Insets or other relief in the wall plane
 - Porches
 - Dormers
 - Variations in materials
 - Variations in roof forms



Note:

1. Architectural design shall comply with all applicable city codes and adopted standards for elevation materials, windows and prominence of garage doors.
2. These plan/elevation are conceptual in nature to demonstrate the architectural styles. Models and details will be provided with master architecture review.

VISTAS AT KINGS POINT MASTER PLAN Note: This imagery is for illustrative representation. All final decisions to be made with future site plans in Vistas

AURORA, CO

NOVEMBER 11, 2023

SINGLE FAMILY ATTACHED DESIGN STYLE

TAB 12.8



General Characteristics

Multifamily Architecture Design Guidelines will be provided at time of development site application submittal.

The multifamily architectural style should be selected to complement and support the surrounding neighborhood within Parklands.

Elevations of a multi-family building visible from streets or common open space shall display a similar level of quality and architectural detailing. The majority of a building's architectural features and treatments shall be used on these visible elevations.

Menu of Architectural Standards

Individual dwelling units may be differentiated within a building through items required in the UDO for Multi-Family:

Building Orientation and Spacing

- Use of distinct variations in building orientation and spacing.

Roof Form:

- Use of distinct variations in roof form and material

Entries and Porches:

- Four-sided building design
- Facade character elements
- Entry design

Building Materials:

- Use of distinct variations in materials between individual buildings Primary building materials and masonry standards per the UDO

Building Details:

- Use of distinct color variation between individual buildings

Building Projections:

Variations in Massing and articulation:

- Horizontal articulation
- Vertical articulation
- Maximum building length

Note:

1. Architectural design shall comply with all applicable city codes and adopted standards for elevation materials, windows and prominence of garage doors.
2. These plan/elevation are conceptual in nature to demonstrate the architectural styles. Models, details, and elevations will be provided with Site Plan review.



Menu of Architectural Standards

Individual dwelling units may be differentiated within a building through items required in the UDO for Multi-Family:

Building Orientation and Spacing

- Use of distinct variations in building orientation and spacing.

Roof Form:

- Use of distinct variations in roof form and material

Entries and Porches:

- Four-sided building design
- Facade character elements
- Entry design

Building Materials:

- Use of distinct variations in materials between individual buildings Primary building materials and masonry standards per the UDO

Building Details:

- Use of distinct color variation between individual buildings

Building Projections:

Variations in Massing and articulation:

- Horizontal articulation
- Vertical articulation
- Maximum building length

Note:

1. Architectural design shall comply with all applicable city codes and adopted standards for elevation materials, windows and prominence of garage doors.
2. These plan/elevation are conceptual in nature to demonstrate the architectural styles. Additional models, details, and elevations will be provided with Site Plan review.

VISTAS AT KINGS POINT MASTER PLAN

Note: This imagery is for illustrative representation. All final decisions to be made with future site plans in Vistas

AURORA, CO

NOVEMBER 11, 2023

MULTI-FAMILY MODERN PRAIRIE DESIGN STYLE

TAB 12.9

VISTAS AT KINGS POINT MASTER PLAN

Note: This imagery is for illustrative representation. All final decisions to be made with future site plans in Vistas

AURORA, CO

NOVEMBER 11, 2023

MULTI-FAMILY MIXED DESIGN STYLES

TAB 12.10

I. INTRODUCTION

A. General Description

The Vistas at Kings Point (Site) is a residential development situated on a total of 95.2 acres. The Site will consist of single family, multifamily/single family attached, a park, and open space. The remaining improved areas will be for roadways, a detention pond, and open space located throughout the development.

B. Scope of Work

The purpose of this Public Improvement Plan (PIP) is to define the infrastructure requirements for the Vistas at Kings Point master planned community. The surrounding developments and fillings will not be defined within this report.

C. Site Location

The Site is located in a portion of the northwest quarter of Section 2 and in a portion of the northeast quarter of Section 3, Township 6 South, Range 66 West of the 6th Principal Meridian, City of Aurora, County of Douglas, State of Colorado. The Site is bound by Highway E-470 to the north, Antelope Creek to the east, Sierra Vista No. 3 subdivision to the south, and vacant land to the west. Currently, there are several future developments adjacent to the site. To the north is Prairie Point South and Aurora Parkway (future), to the east is Overlook at Kings Point, and to the west is Kings Point South.

D. Filings

The Site has been divided into seven planning areas. These planning areas include single family, multi-family/townhomes, a park, and open space. A brief description of each planning area is below:

- Planning Area 1 located in the northwest portion of the development will consist of Multifamily/Townhouses at 18.6 dwelling units per acre with a maximum of 225 dwelling units.
- Planning Area 2 located in the central west portion of the development will consist of residential units at a density of 2.4 dwelling units per acre with a maximum of 30 dwelling units and public local roads.
- Planning area 3 located in the east portion of the development will consist of will consist of residential units at a density of 2.8 dwelling units per acre with a maximum of 74 dwelling units, public local roads, and a detention pond.
- Planning area 4 located in the southwest portion of the development will consist of will consist of residential units at a density of 2.3 dwelling units per acre with a maximum of 62 dwelling units, public local roads, and a detention pond.
- Planning Area 5 located in the central portion of the development will consist of a neighborhood park.
- Planning Area 6 located in the east portion of the development will consist of open space.

terraccina design

Landscape Architecture, Planning & Engineering
10200 E. Girard Avenue, A-314, Denver, CO 80231 PH: 303.632.8867

- Planning area 7 located in the middle portion of the development and will consist of open space.
- Planning area 8 located in the south portion of the development will consist of open space.

All parks and open space areas will be constructed with the last adjacent planning area as described in Form J of the Master Plan.

II. Public Improvements

A. General

The Public Improvement Plan Exhibits located in Appendix B of this report show all proposed planning areas for the project and the required public improvements for activation of the planning areas. Proposed roadway sections for the overall development have been provided in Appendix B. Public Improvement Plan Exhibit 1 provides an overall depiction of the Site with all required improvements. All other Public Improvement Plan Exhibits depict specific improvements for each individual planning area to be developed.

The utility alignments shown and discussed within this report are conceptual and subject to change during the final design of the Site. Final roadway, water, sanitary sewer, and storm sewer alignments will be determined in future site plan and construction drawing submittals. The Site will have two points of access with each filing to provide for life safety requirements. The waterline layout has been designed to provide adequate fire flows and looped services for each filing. All utility and road design will comply with the City of Auroras standards and will be subject to review and comment at the time of future site plan submittals.

B. Roadway System

Offsite improvements will be required to meet traffic and life safety needs for the Site. The Vistas at Kings Point development is predicated on the construction of Aurora Parkway and the Aurora Parkway bridge that will cross Highway E-470. Aurora Parkway will need to cross E-470 and connect to Kings Point North to act as a second point of access to the Site. A portion of Aurora Parkway is an obligation of this property. The north half of Aurora Parkway is not the obligation of the Site and is the obligation of the Prairie Point (Kings Point North) project. Per an agreement between the adjacent land owners and the owner of the Site, the parties together are responsible for the construction and design of the southern two lanes of Aurora Parkway from Highway E470 east to Heritage Eagle Bend. This section needs to be constructed, along with the associated utilities, prior to the development of the Vistas at Kings Point development. Prairie Point will construct the north half of East Aurora Parkway from the E-470 bridge Gartrell Road. The south half will be constructed per the cost share agreement recorded at reception number 2022047204. The construction of East Aurora Parkway and required offsite improvements must be completed prior to the issuance of any certification of occupancies for any planning area.

The construction of the south half of Aurora Parkway is also dependent upon the full completion of the Aurora Parkway bridge crossing E470, connecting Prairie Point (Kings Point North) to Kings Point South, Vistas at Kings Point, and Overlook at Kings Point.

The initial access to the Site will be from Aurora Parkway via the proposed collector. The collector road will continue through the site, connecting to Kings Point South to the west. The collector will then continue through Kings Point South and connect back to Aurora Parkway.

terraccina design

Landscape Architecture, Planning & Engineering
10200 E. Girard Avenue, A-314, Denver, CO 80231 PH: 303.632.8867

It's anticipated that the collector road will not be split between phases and will be constructed with the full roadway section. Local roads will be constructed with each planning areas to maintain two points of access.

Pine Drive will be a collector road connecting to the collector road bisecting the Site and the future right of way of Pine Drive located south of the Site. Dedication or reservation of Pine Drive will occur with filing of Planning Area 3 and 4. The deferral of the construction of Pine Drive will be assessed upon the Site Plan submittal. A turnaround may be required at the end of Pine Drive. Proposed improvements are shown in the Public Improvement Exhibits located within the Appendix B of this report.

C. Water Distribution System

Water will be supplied to the Site by a future 12 inch stub provided from the Kings Point South development and will connect to a 16 inch water main located in East Aurora Parkway. The 16" water main will be constructed with East Aurora Parkway as described in cost share agreement recorded at reception number 2022047204. A 12 inch water main will connect to the stubs described above and will be located in the collector road bisecting the Site. An 8 inch stub will also be provided from the Kings Point South development and will connect to additional internal 8 inch waterlines. Additional interior waterline construction will be completed incrementally as development progresses throughout the Site in a manner to ensure a looped system will provide adequate pressure and water supply to the planning areas.

D. Sanitary Distribution System

The Site will contain one sanitary sewer basin that will flow generally from northeast to southwest and connect to a future 8 inch stub in Kings Point South to the west. Flows will then continue through the Kings Point South development, cross Highway E-470, and enter a lift station located on the east side of Kings Point Way. Additional interior sanitary construction will be completed incrementally as development progresses throughout the Site in a manner to ensure sanitary connections to each planning areas and dwelling units.

E. Storm Drainage System

The Site is located in the Cottonwood Middle Tributary and will require public and private drainage improvements for the conveyance of developed stormwater to the proposed detention pond. Stormwater runoff will be routed to a detention pond located at the southwest corner of the Site through an underground piped system as shown on the Public Improvement Plan Exhibits. Flows from the detention pond will then outfall to Kings Point South and eventually make it into an existing pond within the Crown Point development located southwest of the Site. The drainage facilities will be designed to the 2-year and 100-year storm events using Aurora's Stormwater Design and Technical Criteria Manual and Mile High Flood District's Criteria Manual.

III. Specific Planning Area Improvements

Preliminary improvements for each individual planning area are outlined below. Changes in the filing sequencing may be approved by the City of Aurora's Public Works Department. Any designated filing can be constructed at any time as long as two points of access are provided for life safety, a looped water system capable of providing adequate fire flow and domestic service is provided, sanitary sewer is provided for each dwelling unit, and storm drainage is adequately served with water quality, detention storage, and conveyance to downstream

terraccina design

Landscape Architecture, Planning & Engineering
10200 E. Girard Avenue, A-314, Denver, CO 80231 PH: 303.632.8867

phase includes the construction of the collector roadway, waterlines, sanitary sewer mains, storm sewers, and associated drainage facilities.

2. Roadway System

Planning Area 4 is predicated on the construction of Aurora Parkway and the Aurora Parkway bridge that will cross Highway E-470. The roadway infrastructure necessary for the completion of this phase includes the construction of the collector road that bisects the Site. Pine Drive is required from the collection to the southern boundary of the project. The deferral of the construction of Pine Drive will be assessed upon the Site Plan submittal. A turnaround may be required at the end of Pine Drive. Internal streets shall be defined and constructed during the Site Plan and Construction Document process. Proposed roadway sections shall be designed and constructed per City of Aurora specifications and standards. Exhibits showing the proposed road cross-sections have been provided in Appendix B of this report.

3. Water Distribution System

Water will be provided to Planning Area 4 by making multiple connection to the proposed 12 inch waterline located in the proposed collector that is bisecting the Site. An interior 8 inch water line will be used to supply the dwelling units with potable water. The conceptual waterline layout is shown on Public Improvement Plan 4 located in Appendix B of this report.

4. Sanitary Sewer System

Sanitary flows will be collected and conveyed through a sanitary sewer system in the local and collector roads within the Site, to the southwest portion of the site. Flows will then continue through Kings Point South, cross Highway E-470, and enter a lift station located on the east side of Kings Point Way.

5. Parks and Open Space

Planning Area 4 is bordered by Planning Area 8 to the south, Planning Area 8 is open space and will be constructed with the last remaining adjacent planning area as described in Form J of the Master Plan.

E. Planning Area 5

1. General

Offsite improvements will be required to meet traffic and life safety needs for the Site. Proposed roadways and wet utility alignments are shown on Public Improvement Plan Exhibit 6 located in Appendix B of this report. Planning Area 5 contains 3.0 acres of a proposed neighborhood park in the central of the Site. Infrastructure necessary for the completion of this phase includes the construction of the collector roadway, waterlines, sanitary sewer mains, storm sewers, and associated drainage facilities.

2. Roadway System

terraccina design

Landscape Architecture, Planning & Engineering
10200 E. Girard Avenue, A-314, Denver, CO 80231 PH: 303.632.8867

facilities. Planning areas dedicated to detention ponds or parks and open space are not part of individual filings, but are included with proposed construction as the other individual filings require the detention or park to be constructed. Additional offsite improvements may be required based on traffic and life safety requirements. Final improvements for each individual planning area will be determined in future site plan and construction drawing submittals.

A. Planning Area 1

1. General

Offsite improvements will be required to meet traffic and life safety needs for the Site. Proposed roadways and wet utility alignments are shown on Public Improvement Plan Exhibit 2 located in Appendix B of this report. Planning Area 1, in the northwest portion of the Site, contains 10.3 acres of proposed multifamily/ townhomes. Infrastructure necessary for the completion of this phase includes the construction of the collector roadway, waterlines, sanitary sewer mains, storm sewers, and associated drainage facilities.

2. Roadway System

Planning Area 1 is predicated on the construction of Aurora Parkway and the Aurora Parkway bridge that will cross Highway E-470. The roadway infrastructure necessary for the completion of this phase includes the construction of the collector road that bisects the Site. Internal streets shall be defined and constructed during the Site Plan and Construction Document process. Proposed roadway sections shall be designed and constructed per City of Aurora specifications and standards. Exhibits showing the proposed road cross-sections have been provided in Appendix B of this report.

3. Water Distribution System

Water will be provided to Planning Area 1 by making two connections to the proposed 12 inch waterline located in the proposed collector bisecting the Site. An interior 8 inch water line will be used to supply the dwelling units with potable water. The conceptual waterline layout is shown on Public Improvement Plan Exhibit 2 located in Appendix B of this report.

4. Sanitary Sewer System

Sanitary flows will be collected and conveyed through a sanitary sewer system in the local and collector roads within the Site. Sanitary flows will eventually flow to the southwest portion of the Site. Flows will then continue through Kings Point South, cross Highway E-470, and enter a lift station located on the east side of Kings Point Way.

5. Parks and Open Space

Planning Area 1 is bordered by Planning Area 4 to the south, Planning Area 4 is a neighborhood park and will be constructed with the last remaining adjacent planning area as described in Form J of the Master Plan.

terraccina design

Landscape Architecture, Planning & Engineering
10200 E. Girard Avenue, A-314, Denver, CO 80231 PH: 303.632.8867

B. Planning Area 2

1. General

Offsite improvements will be required to meet traffic and life safety needs for the Site. Proposed roadways and wet utility alignments are shown on Public Improvement Plan Exhibit 3 located in Appendix B of this report. Planning Area 2 located in the central west portion of the Site contains 12.5 acres of proposed residential dwelling units. Infrastructure necessary for the completion of this phase includes the construction of the collector roadway, waterlines, sanitary sewer mains, storm sewers, and associated drainage facilities.

2. Roadway System

Planning Area 2 is predicated on the construction of Aurora Parkway and the Aurora Parkway bridge that will cross Highway E-470. The roadway infrastructure necessary for the completion of this phase includes the construction of the collector road that bisects the Site. Internal streets shall be defined and constructed during the Site Plan and Construction Document process. Proposed roadway sections shall be designed and constructed per City of Aurora specifications and standards. Exhibits showing the proposed road cross-sections have been provided in Appendix B of this report.

3. Water Distribution System

Water will be provided to Planning Area 2 by making two connections to the proposed 12 inch waterline located in the proposed collector that is bisecting the Site and one connection to the waterline located in Planning Area 1. An interior 8 inch water line will be used to supply the dwelling units with potable water. The conceptual waterline layout is shown on Public Improvement Plan Exhibit 3 located in Appendix B of this report.

4. Sanitary Sewer System

Sanitary flows will be collected and conveyed through a sanitary sewer system in the local and collector roads within the Site. Sanitary flows will eventually flow to the southwest portion of the Site. Flows will then continue through Kings Point South, cross Highway E-470, and enter a lift station located on the east side of Kings Point Way.

5. Parks and Open Space

Planning Area 2 is bordered by Planning Area 4 to the northeast. Planning Area 4 is a neighborhood park and will be constructed with the last remaining adjacent planning area as described in Form J of the Master Plan.

C. Planning Area 3

1. General

Offsite improvements will be required to meet traffic and life safety needs for the Site. Proposed roadways and wet utility alignments are shown on Public

terraccina design

Landscape Architecture, Planning & Engineering
10200 E. Girard Avenue, A-314, Denver, CO 80231 PH: 303.632.8867

2. Roadway System

Planning Area 3 is predicated on the construction of Aurora Parkway and the Aurora Parkway bridge that will cross Highway E-470. The roadway infrastructure necessary for the completion of this phase includes the construction of the collector road that bisects the Site. Pine Drive is required from the collection to the southern boundary of the project. The deferral of the construction of Pine Drive will be assessed upon the Site Plan submittal. A turnaround may be required at the end of Pine Drive. Internal streets shall be defined and constructed during the Site Plan and Construction Document process. Proposed roadway sections shall be designed and constructed per City of Aurora specifications and standards. Exhibits showing the proposed road cross-sections have been provided in Appendix B of this report.

3. Water Distribution System

Water will be provided to Planning Area 3 by making multiple connection to the proposed 12 inch waterline located in the proposed collector that is bisecting the Site. An interior 8 inch water line will be used to supply the dwelling units with potable water. The conceptual waterline layout is shown on Public Improvement Plan 4 located in Appendix B of this report.

4. Sanitary Sewer System

Sanitary flows will be collected and conveyed through a sanitary sewer system in the local and collector roads within the Site, to the southwest portion of the site. Flows will then continue through Kings Point South, cross Highway E-470, and enter a lift station located on the east side of Kings Point Way.

5. Parks and Open Space

Planning Area 3 is bordered by Planning Area 7 to the northwest and Planning Area 6 to the northeast. Planning Area 6 and 7 are open space and will be constructed with the last remaining adjacent planning area as described in Form J of the Master Plan.

D. Planning Area 4

1. General

Offsite improvements will be required to meet traffic and life safety needs for the Site. Proposed roadways and wet utility alignments are shown on Public Improvement Plan Exhibit 5 located in the Appendix B of this report. Planning Area 4 contains 27.1 acres of proposed residential dwelling units in the southeast portion of the Site. Infrastructure necessary for the completion of this

terraccina design

Landscape Architecture, Planning & Engineering
10200 E. Girard Avenue, A-314, Denver, CO 80231 PH: 303.632.8867

terraccina design

Landscape Architecture, Planning & Engineering
10200 E. Girard Avenue, A-314, Denver, CO 80231 PH: 303.632.8867

No sanitary infrastructure will be supplied to Planning area 6

terraccina design

Landscape Architecture, Planning & Engineering
10200 E. Girard Avenue, A-314, Denver, CO 80231 PH: 303.632.8867

5.

Parks and Open Space
- Planning Area 6 is not bordered by any other parks or open space.
- G.

Planning Area 7
1.

General
- Offsite improvements will be required to meet traffic and life safety needs for the Site. Proposed roadways and wet utility alignments are shown on Public Improvement Plan Exhibit 8 located in Appendix B of this report. Planning Area 7 contains 2.5 acres of a proposed open space in the central portion of the Site. Infrastructure necessary for the completion of this phase includes the construction of the collector roadway, waterlines, sanitary sewer mains, storm sewers, and associated drainage facilities.
2.

Roadway System
- The roadway infrastructure necessary for the completion of this phase includes the construction of the collector road that bisects the Site.
3.

Water Distribution System
- Water will be provided to Planning Area 7 by making one connection to the proposed 12 inch waterline located in the proposed collector that is bisecting the Site. The conceptual waterline layout is shown on Public Improvement Plan Exhibit 8 located in Appendix B of this report.
4.

Sanitary Sewer System
- No sanitary infrastructure will be supplied to Planning Area 7.
5.

Parks and Open Space
- Planning Area 7 is not bordered by a park or open space.
- H.

Planning Area 8
1.

General
- Offsite improvements will be required to meet traffic and life safety needs for the Site. Proposed roadways and wet utility alignments are shown on Public Improvement Plan Exhibit 9 located in Appendix B of this report. Planning Area 8 contains 1.5 acres of a proposed open space in the central portion of the Site. Infrastructure necessary for the completion of this phase includes the construction of the collector roadway, waterlines, sanitary sewer mains, storm sewers, and associated drainage facilities.
2.

Roadway System

- The roadway infrastructure necessary for the completion of this phase includes the construction of the collector road that bisects the Site.
3.

Water Distribution System
- Water will be provided to Planning Area 8 by making one connection to the proposed 8 inch waterline located in Planning Area 3. The conceptual waterline layout is shown on Public Improvement Plan Exhibit 9 located in Appendix B of this report.
4.

Sanitary Sewer System
- No sanitary infrastructure will be supplied to Planning area 8.
5.

Parks and Open Space
- Planning Area 8 is not bordered by a park or open space.

IV. Fire Life Safety

The developer is responsible for building all necessary infrastructure, both on and off the site, to establish two emergency access points for the entire site and each phase of interior construction. This includes constructing any necessary emergency crossing improvements, fire hydrants, and looped water supplies as mandated by the fire code and city regulations. For any phase with 30 or more residential units, a looped water system and two access points to the site must be provided at the time of the site plan.

A phasing plan must be provided if the interior of the site will be developed in multiple phases. The phasing plan must show two access points and a looped water supply for each phase. In the absence of a permanent fire station, the Aurora Fire Department may require a temporary fire station if its risk analysis shows that it's necessary based on the following criteria:

- a yearly rate of over 100 alarms in the first DUE area.
- a response time for the first DUE of over 8 minutes 90% of the time.
- over 100 family dwelling units.
- commercial/industrial square footage exceeding 2 million square feet.

If a temporary fire station is needed, the developer must provide a 1 ¾ acre site within close proximity to the development for the station, separate from the permanent station's site. The temporary station will be available for use by the Aurora Fire Department for 10 years or as specified by an agreement between the department and the developer.

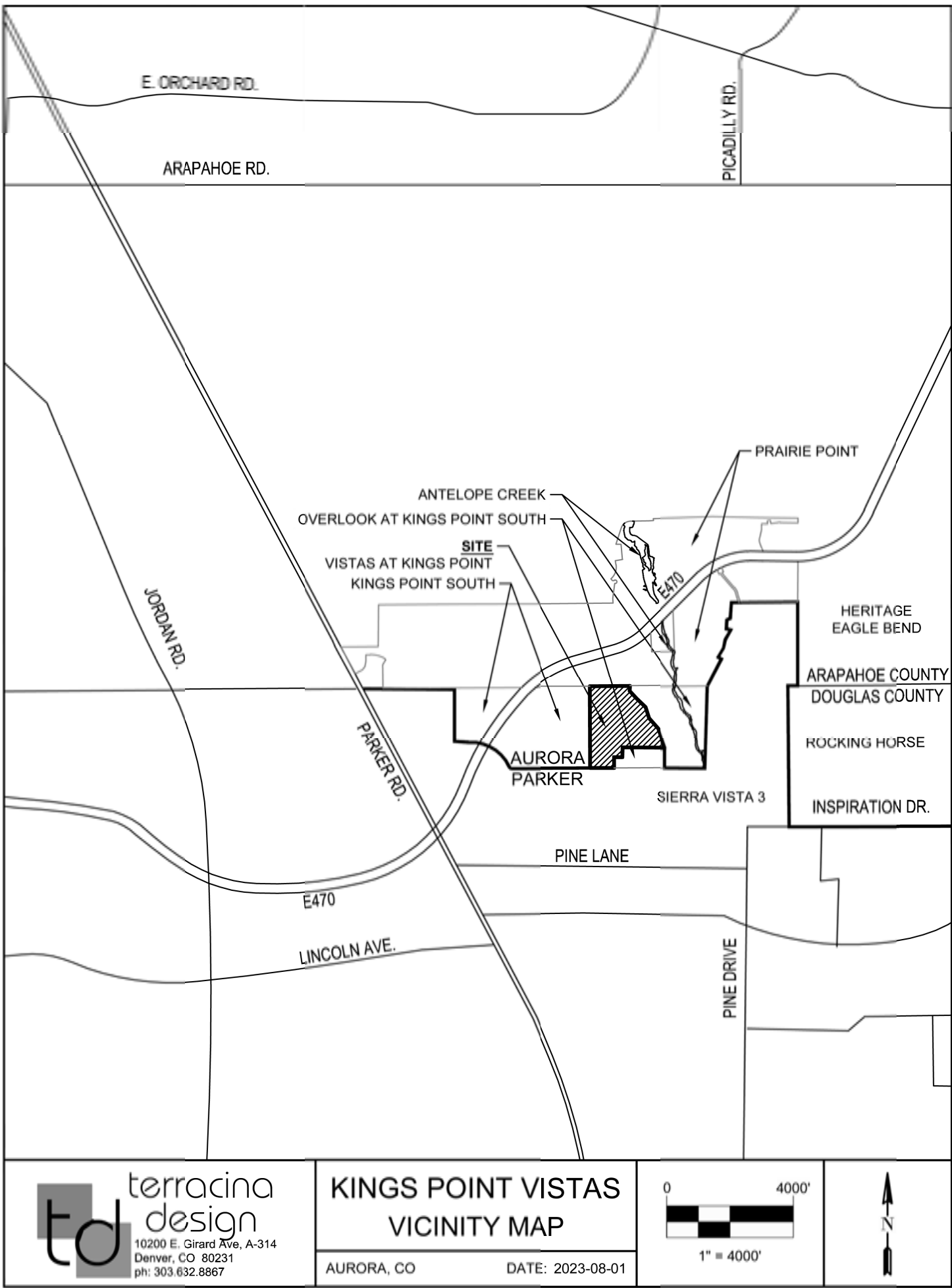
A Whelen Warning System may be required for the site, the location of which can be determined using different methods. In the past, the population density of the city center determined the location of sirens to ensure coverage. In newly annexed or developing areas of the city, sirens should be placed every ½ section of ground (320 acres) or 4000 feet apart for edge-on-edge coverage. Contact the Office of Emergency Management at 303- 739- 7636 (phone), 303-326-8986 (fax), or email to afd_oem@aurora.gov with any questions.

V. Conclusion

The purpose of this Public Improvement Plan report is to identify and outline the infrastructure improvements required for the Vistas at Kings Point development. As stated above, the Site is anticipated to have seven planning areas. Utility and drainage improvements will be outlined in the accompanying Master Utility Report and Master Drainage Report respectively.

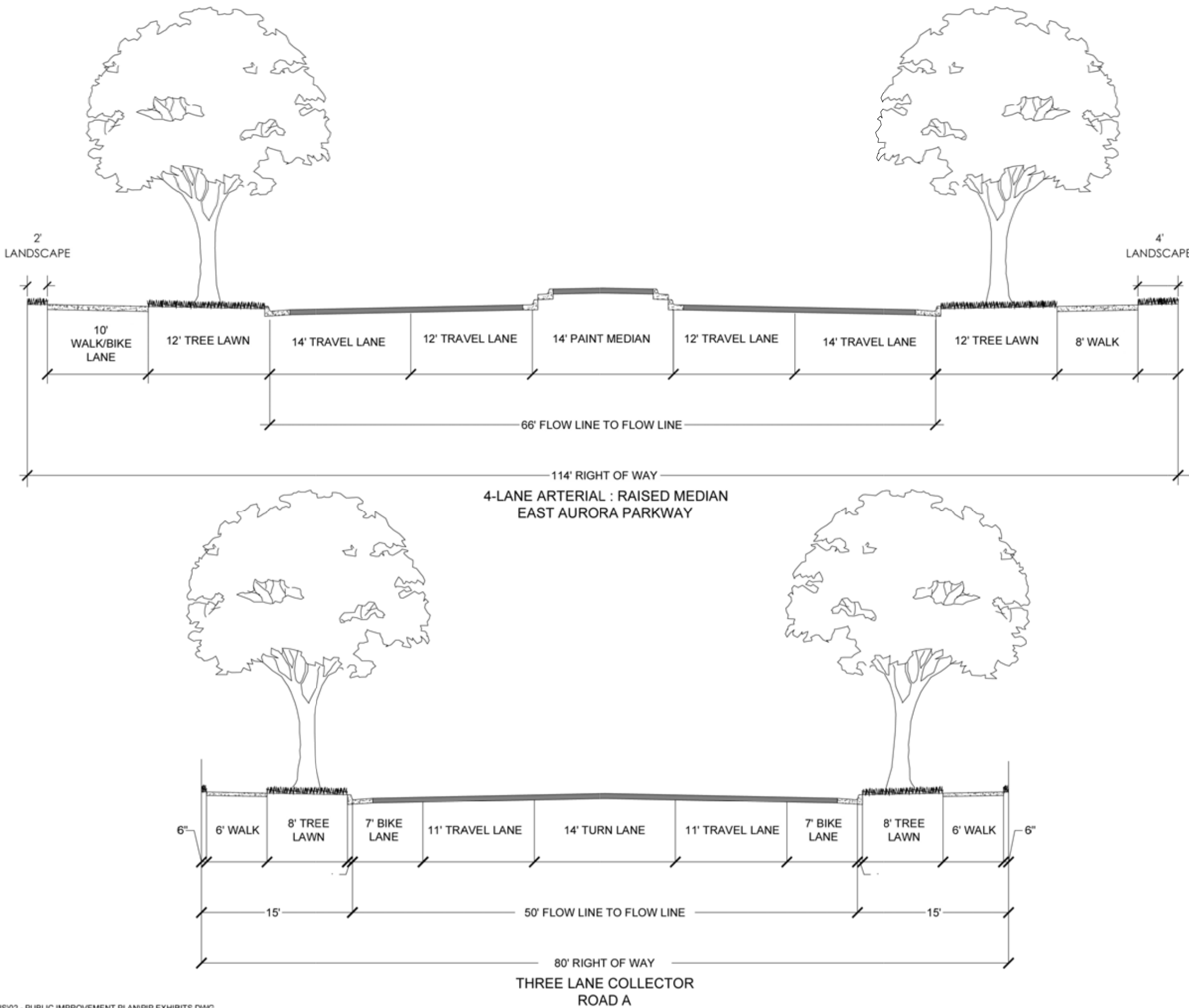
APPENDIX A
GENERAL MAPS

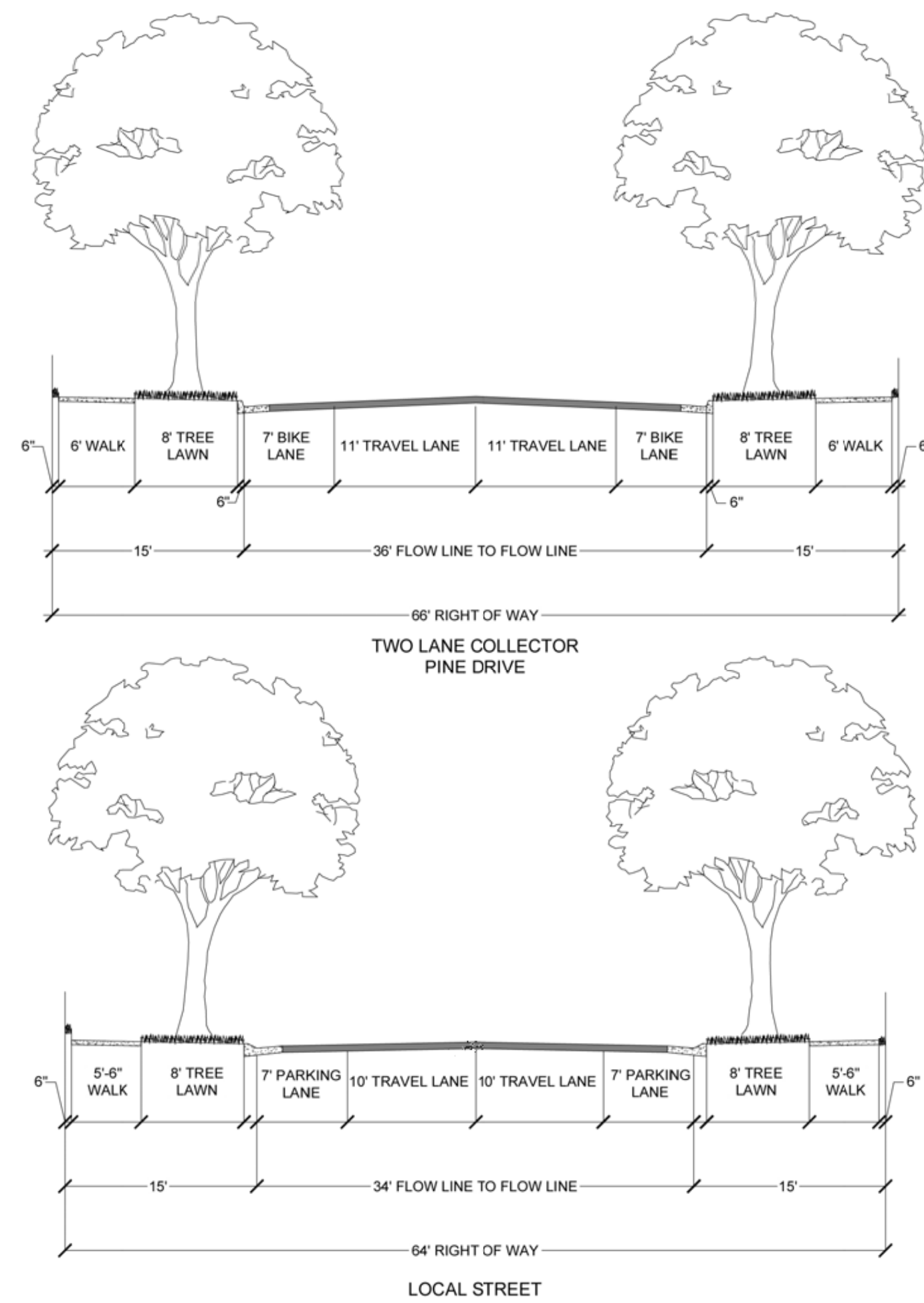
VICINITY MAP



APPENDIX B
HYDROLOGIC CALCULATIONS

ROAD SECTIONS
PUBLIC IMPROVEMENT PLAN EXHIBITS



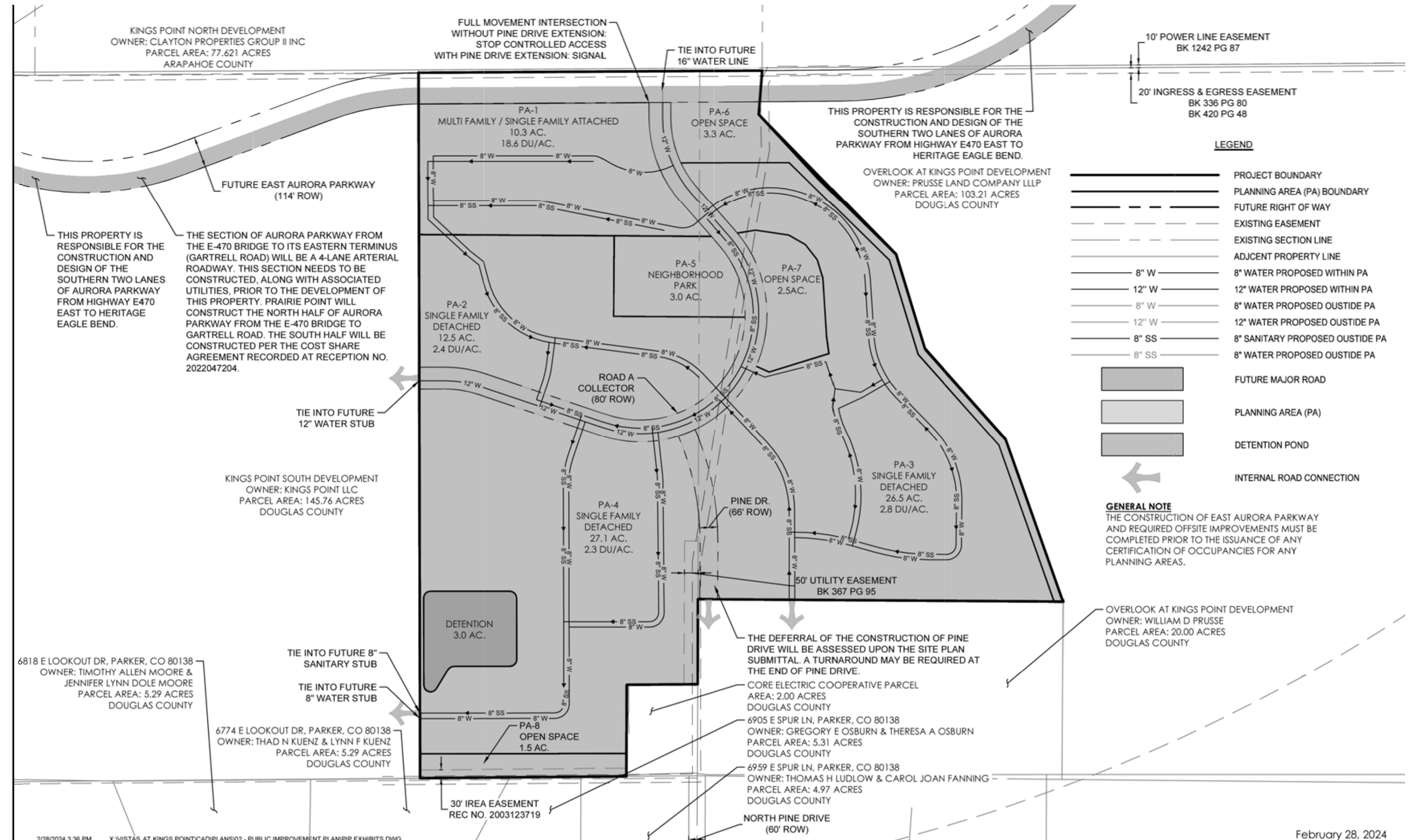


2/28/2024 3:36 PM X:\VISTAS AT KINGS POINT\CAD\PLANS\02 - PUBLIC IMPROVEMENT PLAN\PP EXHIBITS.DWG

VISTAS AT KINGS POINT

ROAD SECTIONS

February 28, 2024

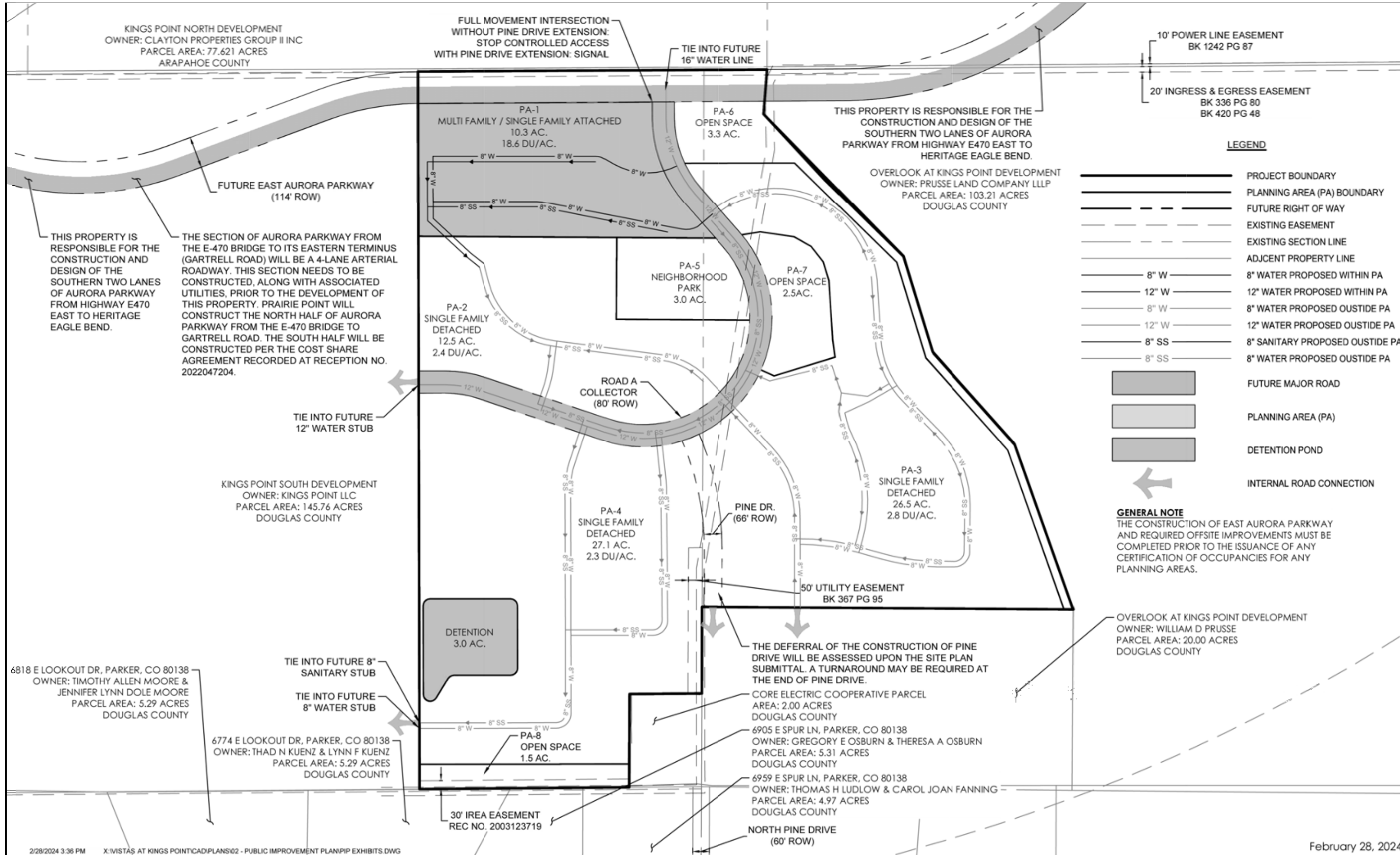


2/28/2024 3:36 PM X:\VISTAS AT KINGS POINT\CAD\PLANS\02 - PUBLIC IMPROVEMENT PLAN\PP EXHIBITS.DWG

VISTAS AT KINGS POINT

EXHIBIT 1 - OVERALL

February 28, 2024

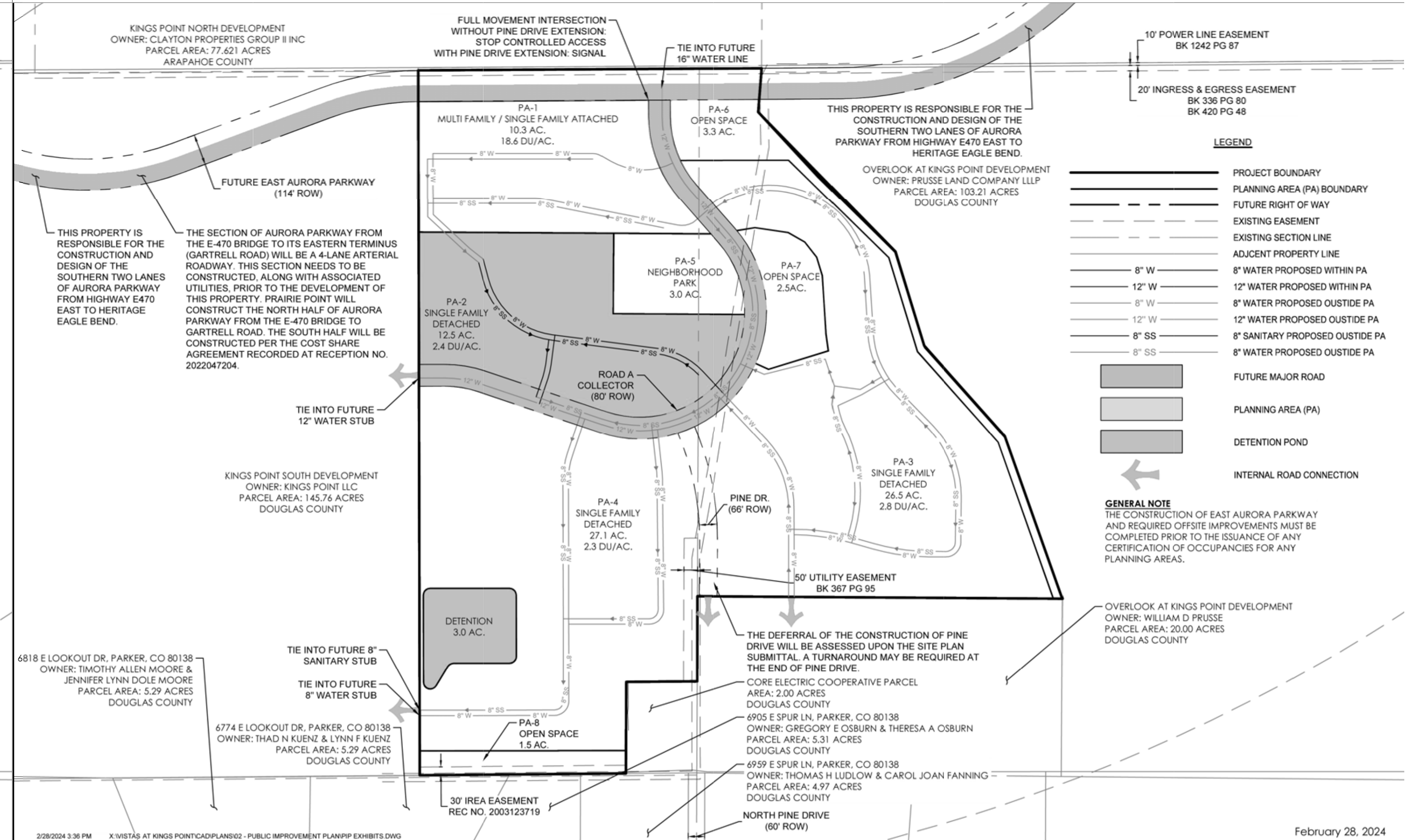


2/28/2024 3:36 PM X:\VISTAS AT KINGS POINT\CAD\PLANS\02 - PUBLIC IMPROVEMENT PLAN\PP EXHIBITS.DWG

VISTAS AT KINGS POINT

EXHIBIT 2 - PLANNING AREA 1

February 28, 2024



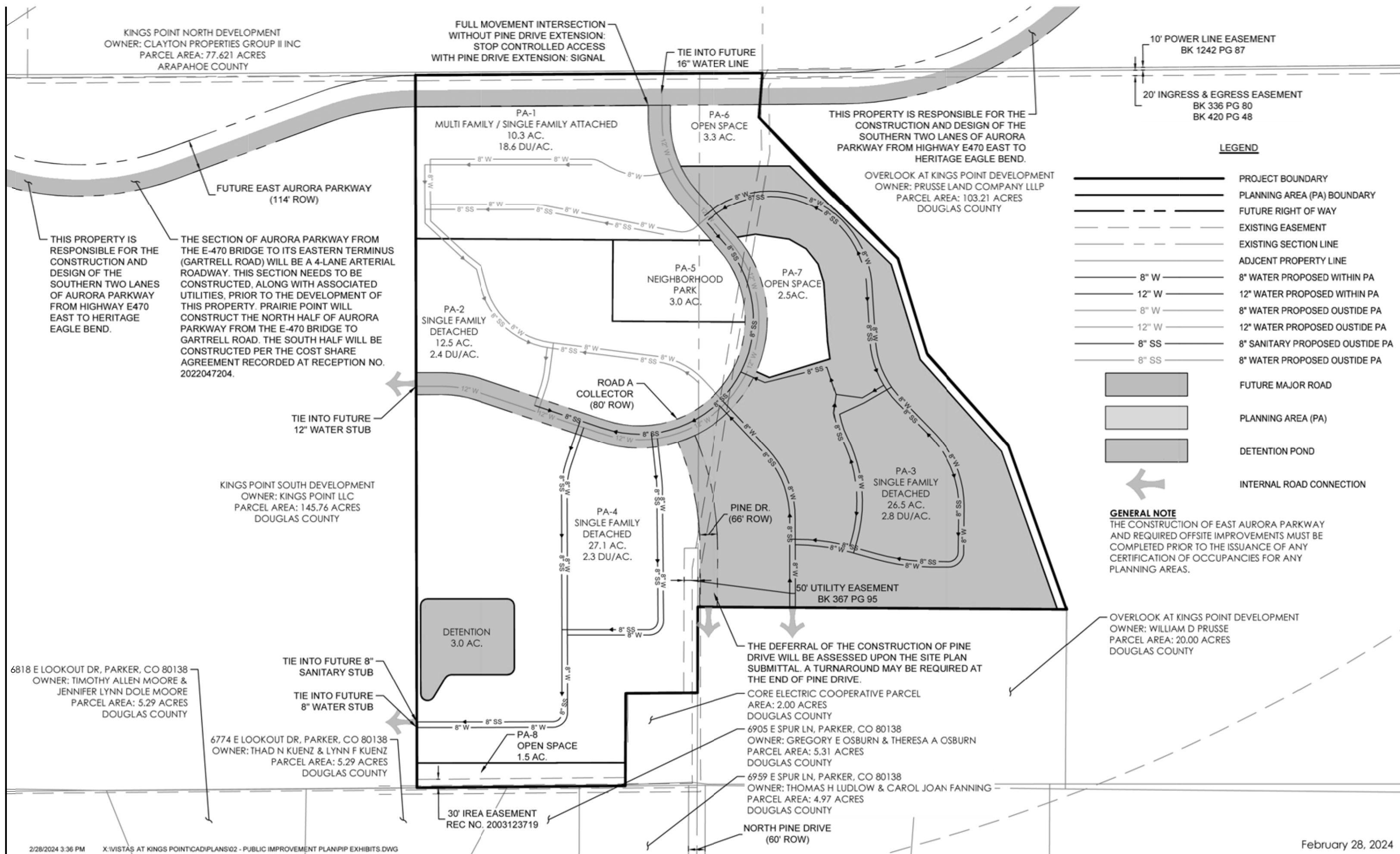
2/28/2024 3:36 PM X:\VISTAS AT KINGS POINT\CAD\PLANS\02 - PUBLIC IMPROVEMENT PLAN\PP EXHIBITS.DWG

VISTAS AT KINGS POINT

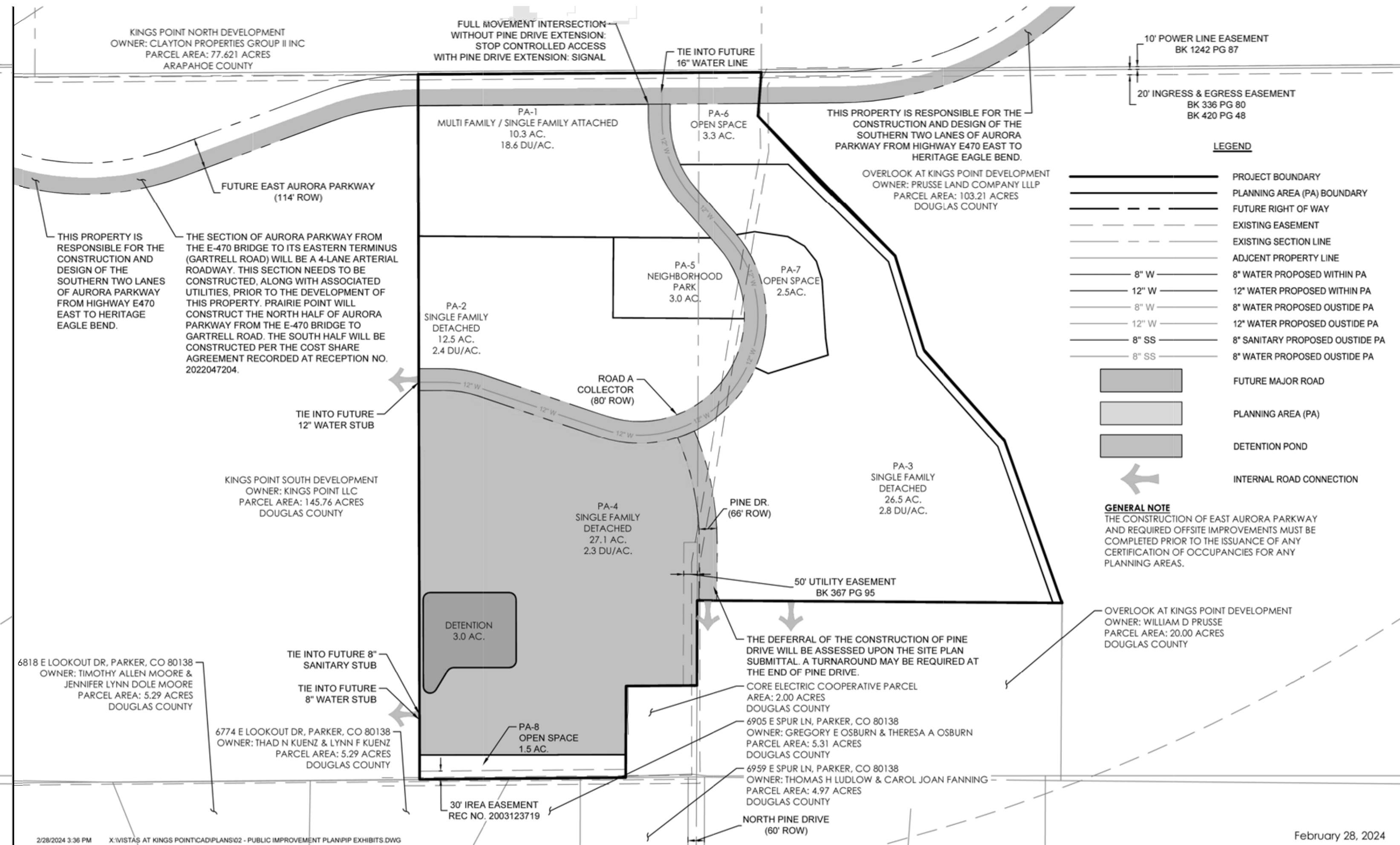
EXHIBIT 3 - PLANNING AREA 2

February 28, 2024

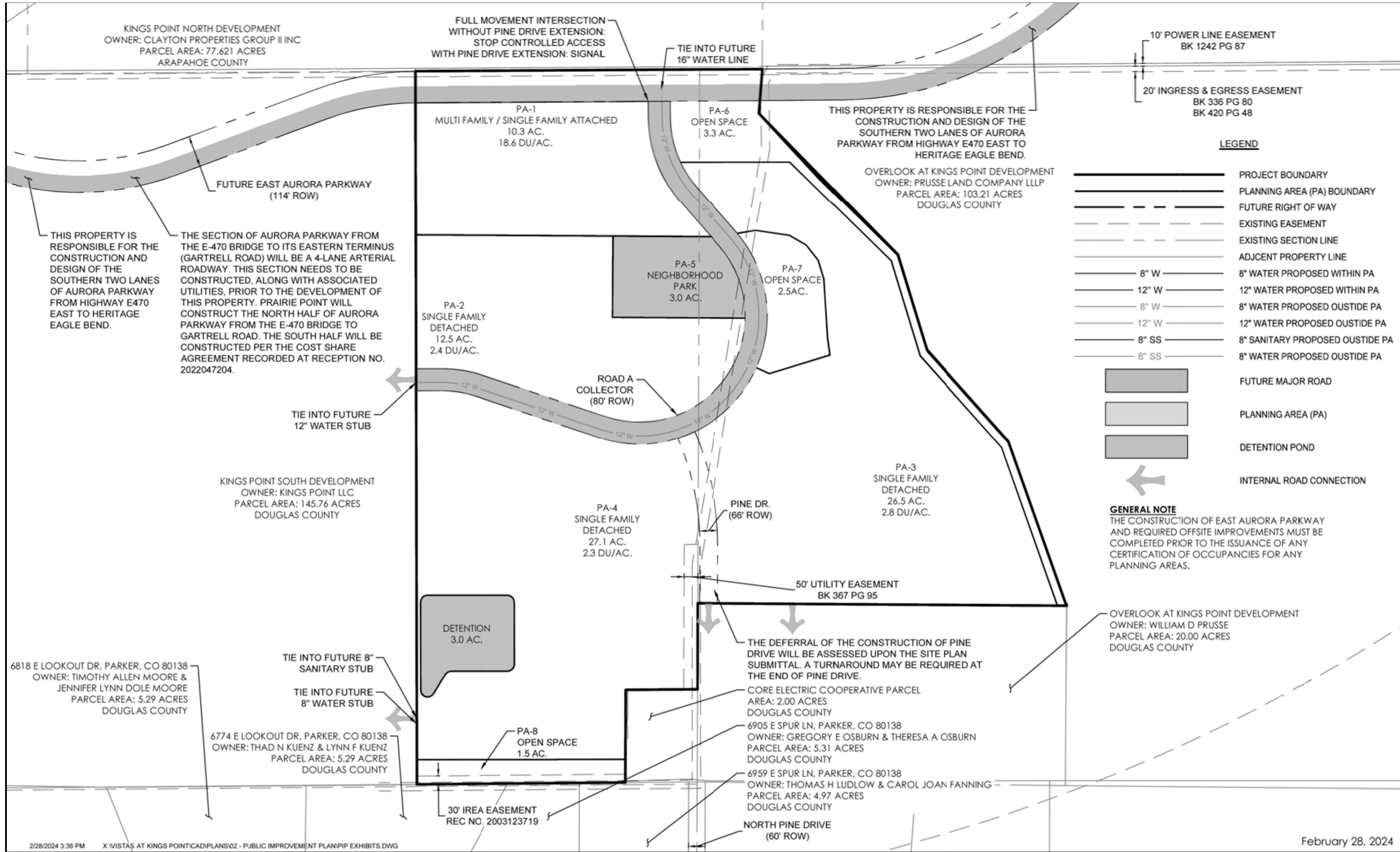




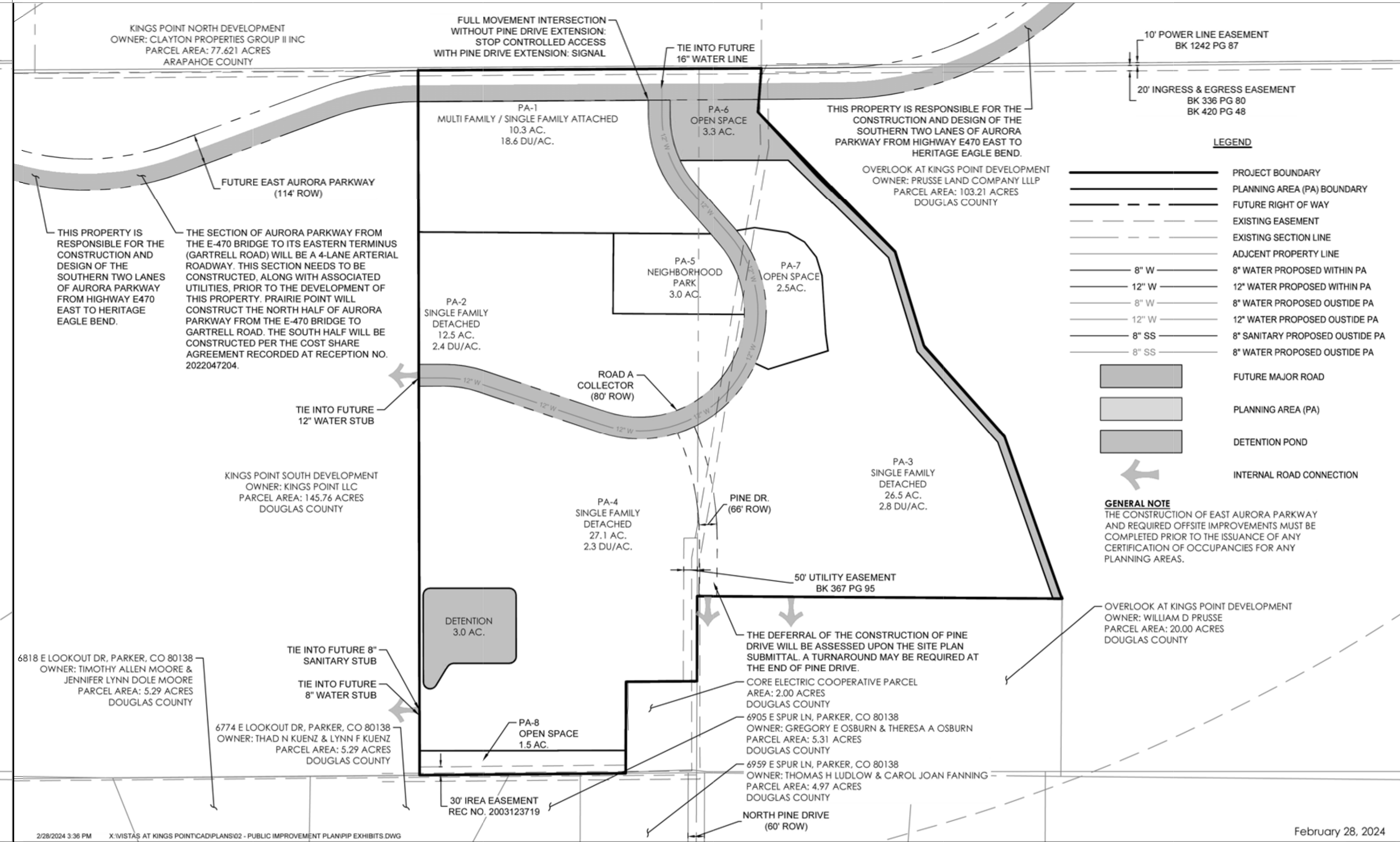
VISTAS AT KINGS POINT EXHIBIT 4 - PLANNING AREA 3



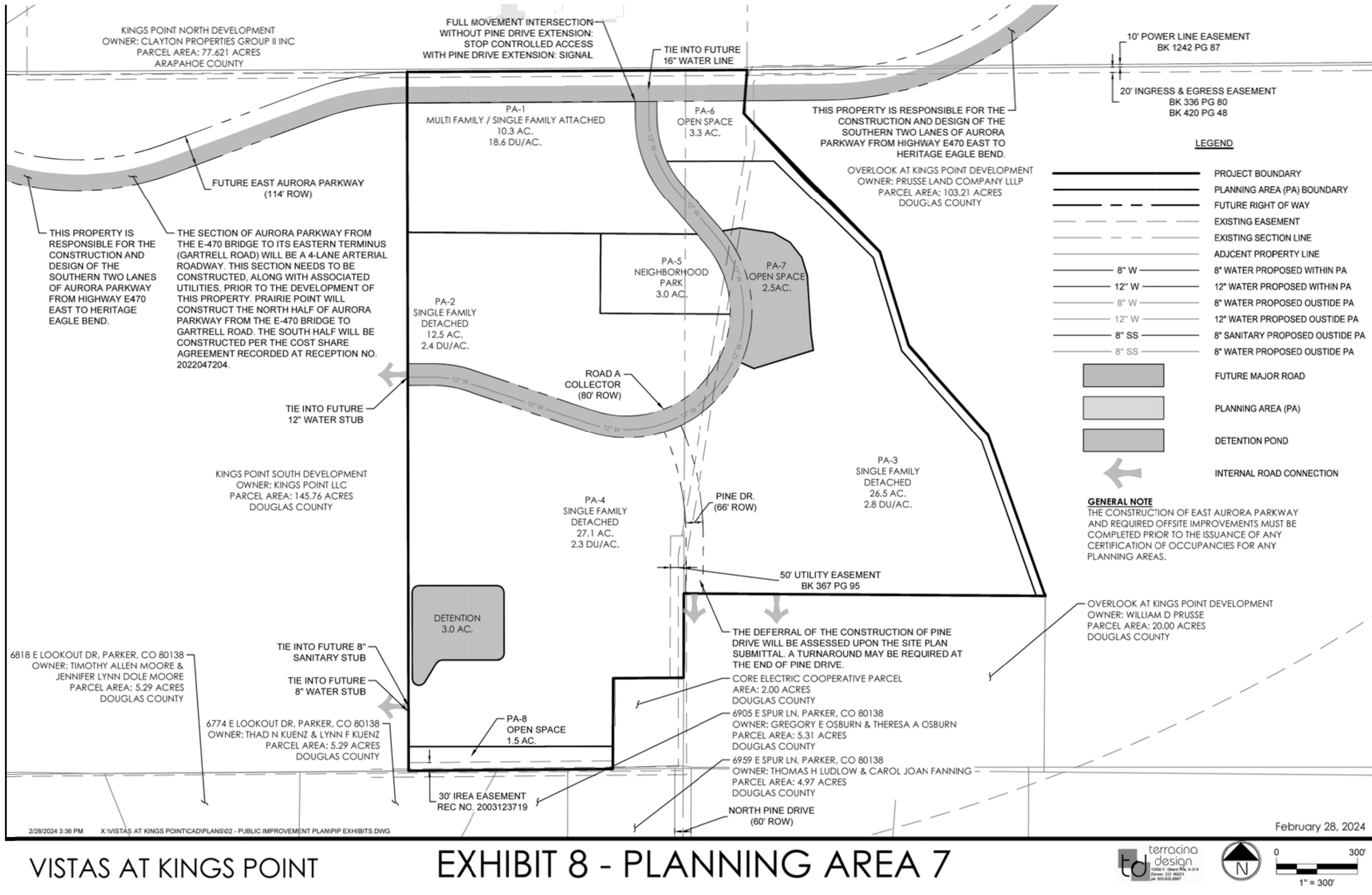
VISTAS AT KINGS POINT EXHIBIT 5 - PLANNING AREA 4



VISTAS AT KINGS POINT EXHIBIT 6 - PLANNING AREA 5

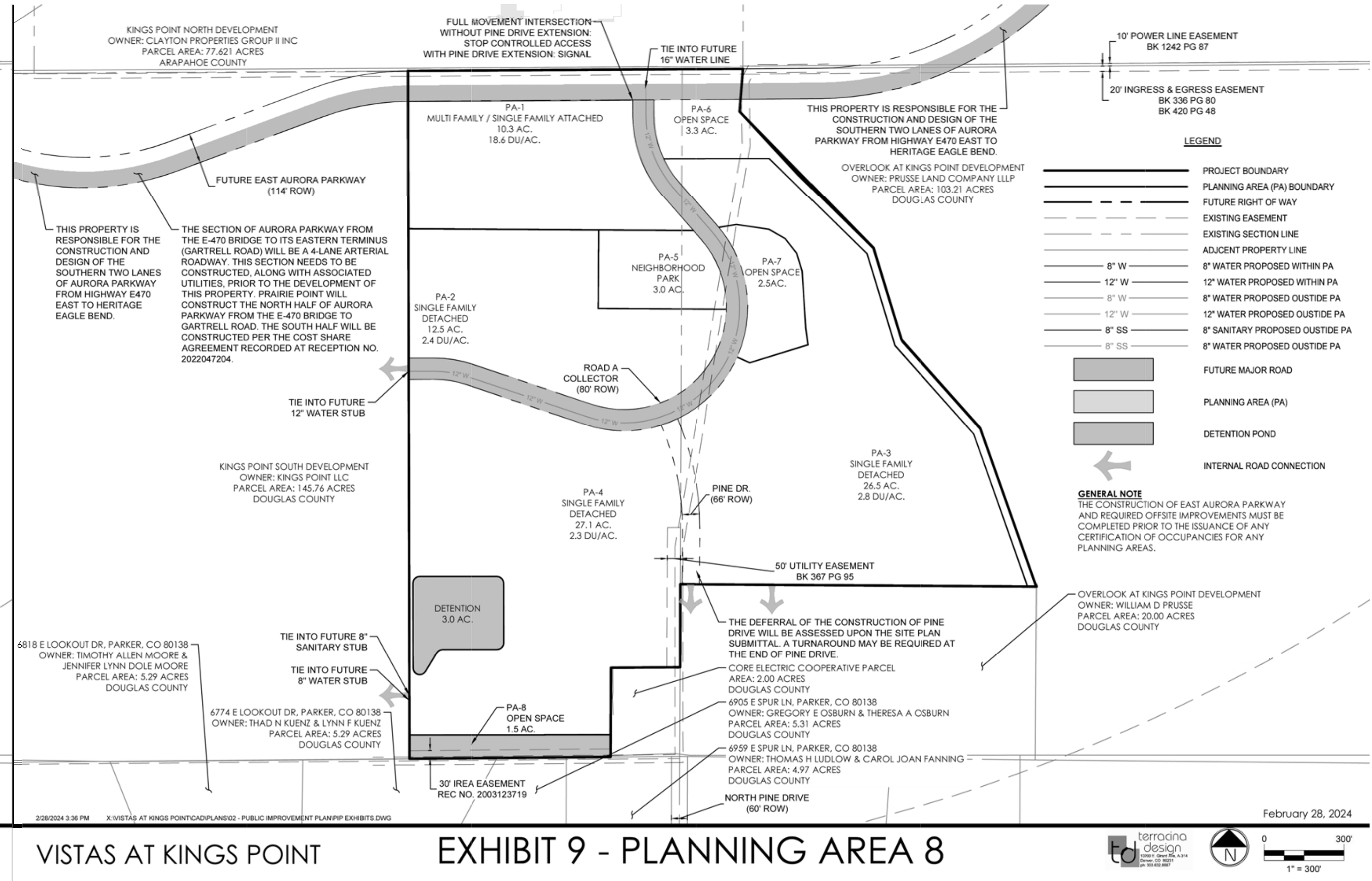


VISTAS AT KINGS POINT EXHIBIT 7 - PLANNING AREA 6



VISTAS AT KINGS POINT

EXHIBIT 8 - PLANNING AREA 7



VISTAS AT KINGS POINT

EXHIBIT 9 - PLANNING AREA 8