NOT FOR CONSTRUCTION

KINGS POINT No. 2

CONTEXTUAL SITE PLAN WITH WAIVERS

AURORA, COLORADO

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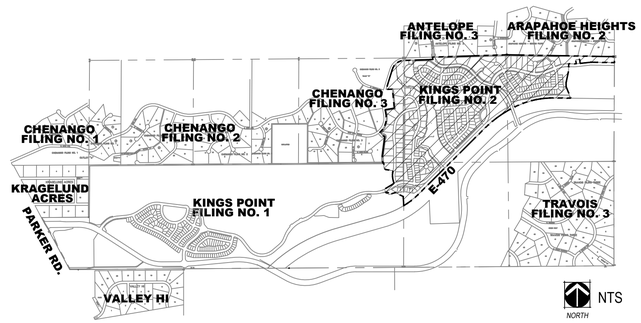
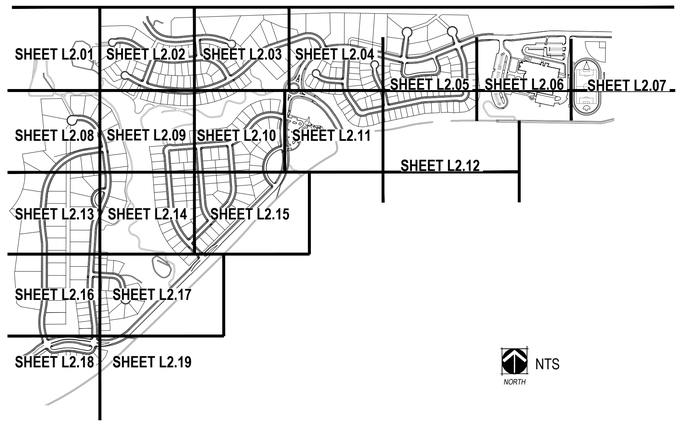
VICINITY MAP



SHEET KEY MAP



GENERAL NOTES

1. THESE PLANS SHALL NOT BE UTILIZED FOR CONSTRUCTION OR PERMITTING UNLESS STATED FOR SUCH USE IN THE TITLE BLOCK.
2. SIGHT TRIANGLES AND SIGHT LINES SHALL REMAIN UNOBSTRUCTED BY EQUIPMENT, CONSTRUCTION MATERIALS, PLANT MATERIAL OR ANY OTHER VISUAL OBSTACLE DURING THE CONTRACT PERIOD AND AT MATURITY OF PLANTS PER LOCAL JURISDICTIONAL REQUIREMENTS. NO PLANT MATERIAL OTHER THAN GROUND COVER IS ALLOWED TO BE PLANTED ADJACENT TO FIRE HYDRANTS AS STIPULATED BY JURISDICTIONAL REQUIREMENTS.
3. SIGHT TRIANGLES SHALL REMAIN UNOBSTRUCTED BY PLANT MATERIAL, OR ANY OTHER VISUAL OBSTACLE, OVER 30" IN HEIGHT. A CLEAR VIEW SHALL BE MAINTAINED FROM 3' TO 7' PER FIGURE 4.04.2.10.02.1, OF THE ROADWAY SPECIFICATIONS.
4. LOCAL, STATE AND FEDERAL JURISDICTIONAL REQUIREMENTS, RESTRICTIONS OR PROCEDURES SHALL SUPERSEDE THESE PLANS, NOTES AND SPECIFICATIONS WHEN MORE STRINGENT. NOTIFY THE OWNER'S REPRESENTATIVE IF CONFLICTS OCCUR.
5. ANY AREAS WITHOUT SPECIFIED SEED MIX THAT ARE DISTURBED BY GRADING SHALL BE SEEDED WITH THE STANDARD CITY OF AURORA SEED MIXES PER SOIL TYPE.
6. ALL LANDSCAPE AND IRRIGATION LOCATED IN TRACT K WILL BE MAINTAINED BY THE METRO DISTRICT.

FRONT YARD LANDSCAPE

TYPICAL LANDSCAPE FOR A STANDARD LOT:

- TURF: 30% MINIMUM AND 40% MAXIMUM
- TREES: 1 2.5" CALIPER SHADE TREE AND EITHER 1 2" CALIPER ORNAMENTAL TREE OR 1 6' EVERGREEN TREE
- SHRUBS: MINIMUM OF 16 - 5 GALLON CONTAINER SHRUBS

NOTES:

1. ALL FRONT YARD LANDSCAPES SHALL MEET THE MINIMUM PLANT MATERIAL REQUIREMENTS SET BY CITY OF AURORA CODE IN SECTION 146-1450 AND LAID OUT IN TABLE 14.3A-14.3B IN THE LANDSCAPE ORDINANCE.
2. THE OWNER/BUILDER IS RESPONSIBLE FOR ALL FRONT YARD 'ON LOT' LANDSCAPING FOR EACH PARCEL. THE LLC IS NOT RESPONSIBLE FOR ANY FRONT YARD 'ON LOT' LANDSCAPE AND THEREFORE IS NOT PART OF THIS SUBMITTAL.

CITY OF AURORA NOTES

1. ALL LANDSCAPED AREAS ARE TO RECEIVE ORGANIC SOIL PREPARATION AT 4 cu.yrds/1,000sf.
2. ALL STREETLIGHTS SHALL BE CONSISTENT WITH THE CHARACTER OF THE FDP. SEE CIVIL PLANS FOR MORE INFORMATION.
3. THE SURFACE MATERIAL OF WALKS AND PLAZAS ARE TO BE LIGHT BROOM FINISHED, STANDARD GRAY CONCRETE.
4. ALL UTILITY EASEMENTS SHALL REMAIN UNOBSTRUCTED AND FULLY ACCESSIBLE ALONG THEIR ENTIRE LENGTH FOR THE MAINTENANCE EQUIPMENT ENTRY.
5. THE OWNER/DEVELOPER, HIS SUCCESSORS AND ASSIGNS, SHALL BE RESPONSIBLE FOR INSTALLATION, MAINTENANCE AND REPLACEMENT OF ALL LANDSCAPING MATERIALS SHOWN OR INDICATED ON THE APPROVED SITE PLAN OR LANDSCAPE PLAN ON FILE IN THE PLANNING DEPARTMENT. ALL LANDSCAPING WILL BE INSTALLED AS DELINEATED ON THE PLAN, PRIOR TO ISSUANCE OF CERTIFICATE OF OCCUPANCY.
6. ALL LANDSCAPED AREAS AND PLANT MATERIAL, EXCEPT FOR NON-IRRIGATED NATIVE, RESTORATIVE AND DRYLAND GRASS AREAS THAT COMPLY WITH REQUIREMENTS FOUND IN SEC. 146-1429 AND/OR SEC. 1461435 MUST BE WATERED BY AN AUTOMATIC UNDERGROUND IRRIGATION SYSTEM. IRRIGATION SYSTEM DESIGN, INSTALLATION, OPERATION AND MAINTENANCE SHALL CONFORM TO REQUIREMENTS FOUND IN THE CITY OF AURORA IRRIGATION ORDINANCE.
7. LANDSCAPE MATERIAL PLACEMENT SHALL NOT BE PLACED OR KEPT NEAR FIRE HYDRANTS, FIRE DEPARTMENT INLET CONNECTIONS OR FIRE PROTECTION CONTROL VALVES IN A MANNER THAT WOULD PREVENT SUCH EQUIPMENT OR FIRE HYDRANTS FROM BEING IMMEDIATELY DISCERNABLE. THE FIRE DEPARTMENT SHALL NOT BE DETERRED OR HINDERED FROM GAINING IMMEDIATE ACCESS TO FIRE PROTECTION EQUIPMENT OR HYDRANTS.
8. A 5-FOOT CLEAR SPACE SHALL BE MAINTAINED AROUND THE CIRCUMFERENCE OF FIRE HYDRANTS.
9. LANDSCAPING MATERIAL SHOWN WITHIN THE SITE PLAN CANNOT ENCROACH INTO ROADWAYS THAT ARE DEDICATED (OR DESIGNATED) AS FIRE LANE EASEMENTS (OR CORRIDORS).
10. TREES MAY NOT BE PLACED WITHIN 8' OF ANY PUBLIC UTILITY.
11. SHRUB BEDS SHALL BE MULCHED WITH MINIMUM 3" DEPTH OF A BLEND OF 85% 1.5-3" RIVER ROCK AND 15% 5-12" COLORADO MULTI-RIVER COBBLE WHERE CALLED OUT ON THE PLANS. FOR AREAS SPECIFIED AS COBBLE, USE 5-12" COLORADO MULTI-RIVER COBBLE. WEED BARRIER IS REQUIRED UNDER COBBLE AND RIVER ROCK MULCH. AREAS OF PERENNIALS AND ANNUALS TO BE MULCHED WITH 3" DEPTH OF GORILLA HAIR SHREDDED MULCH WITH NO WEED BARRIER NECESSARY.
12. ALL CROSSINGS OR ENCROACHMENTS BY PRIVATE LANDSCAPE IRRIGATION LINES OR SYSTEMS INTO EASEMENTS AND STREET RIGHTS-OF-WAY OWNED BY THE CITY OF AURORA ARE ACKNOWLEDGED BY THE OWNER AS BEING SUBJECT TO CITY OF AURORA'S USE AND OCCUPANCY OF THE SAID EASEMENTS OR RIGHTS-OF -WAY. THE OWNER, THEIR SUCCESSORS AND ASSIGNS, HEREBY AGREE TO INDEMNIFY THE CITY OF AURORA FOR ANY LOSS, DAMAGE OR REPAIR TO CITY FACILITIES THAT MAY RESULT FROM THE INSTALLATION, OPERATION, OR MAINTENANCE OF SAID PRIVATE IRRIGATION LINES OR SYSTEMS.
13. ALL FIRE HYDRANTS WILL BE LOCATED NOT LESS THAN THREE FEET-SIX INCHES (3'-6") AND NOT MORE THAN EIGHT (8) FEET FROM THE BACK OF CURB TO THE CENTER OF THE HYDRANT, UNOBSTRUCTED ON THE STREET SIDE WITH A MINIMUM CLEARANCE ON ALL OTHER SIDES WILL BE FIVE (5) FEET.
14. FIRE HYDRANTS MUST BE PLACED AT LEAST ONE (1) FOOT IN FRONT OF BEHIND A SIDEWALK WHILE STILL MEETING THE MINIMUM BACK OF CURB CLEARANCE REQUIREMENTS.
15. ALL WALKS, TRAILS, DRIVES, AND PLAZAS SHALL BE CONCRETE EXCEPT FOR MAINTENANCE PATHS IN DETENTION AREAS. RE:CIVIL.

WAIVERS

1. COLUMN SPACING

   CODE REFERENCE: AURORA MUNICIPAL CODE SECTION 146-917 (A)2:
   ALL FENCES THAT FACE A PUBLIC OR PRIVATE STREET SHALL INCLUDED AT LEAST ONE COLUMN FOR EVERY 60 LINEAL FEET AND ONE COLUMN AT EVERY FENCE CORNER AND DEAD END.

   WAIVER REQUEST:
   WHERE COLUMNS ARE REQUIRED, COLUMNS SHALL BE PROVIDED APPROXIMATELY EVERY 120 FEET, OR APPROXIMATELY AT EVERY OTHER SIDE LOT LINE. THIS WAIVER IS REQUESTED FOR HOMES THAT HAVE REAR LOT LINES ADJACENT TO E. AURORA PARKWAY, S. KINGS POINT WAY AND E. KINGS POINT DRIVE.

   WAIVER JUSTIFICATION:
   THE COLUMN AND LANDSCAPE DESIGN HAS BEEN UPGRADED TO ALLOW FOR THIS DIVERSION FROM THE CODE. PROVIDING COLUMNS AT EVERY OTHER EAR LOT LINE (OR APPROXIMATELY EVERY 120') STILL ACHIEVES THE INTENT OF THE CODE IN VISUALLY BREAKING UP THE FACE OF THE FENCE. ALL PROPOSED COLUMNS ARE A MINIMUM OF 24"X24" WIDE EXCEEDING THE CITY MINIMUM WIDTH OF 18"X18", AND HAVE A FOOTER AND AN ENLARGED CAP. IN ADDITION, THE FIRST COLUMN OF EVERY RUN OF FENCING SHALL BE FURTHER AUGMENTED WITH A DECORATIVE BRICK INSET PROVIDING ADDITIONAL ENHANCEMENT OVER CITY CODE. IN AREAS WHERE THIS WAIVER IS IN EFFECT, THE LANDSCAPE PLAN HAS BEEN DESIGNED TO CREATE AN ENHANCED STREETSCAPE. EVERGREEN TREES ARE STRATEGICALLY LOCATED IN THE LANDSCAPE BUFFER ADJACENT TO THE FENCE ROW, BETWEEN THE FENCE COLUMNS TO PROVIDE ADDITIONAL HEIGHT, SCREENING, AND VISUAL IMPACT TO THE STREETSCAPE.

2. MAXIMUM NUMBER OF LOTS ON A LOOP LANE

   CODE REFERENCE: AURORA MUNICIPAL CODE SECTION 146-1108 (B):
   LOOP LANE. WITHIN RESIDENTIAL ZONING DISTRICTS, UP TO TEN SINGLE-FAMILY DWELLINGS MAY SHARE ACCESS TO A PUBLIC STREET THROUGH THE USE OF A LOOP LANE LAYOUT.

   WAIVER REQUEST:
   ELEVEN (11) SINGLE-FAMILY DWELLINGS SHALL BE ALLOWED TO SHARE ACCESS TO A PUBLIC STREET THROUGH THE USE OF A LOOP LANE LAYOUT.

   WAIVER JUSTIFICATION:
   THE LOOP LANE LANDSCAPE AREAS PROVIDE A PRIVATE PARK-LIKE SETTING FOR THE RESIDENTS OF THAT LOOP LANE TO ENJOY. THE LANDSCAPE AREA ASSOCIATED WITH E. IRISH CIRCLE IS MORE THAN A HALF-ACRE IN SIZE PROVIDING AMPLE AREA FOR RECREATIONAL ACTIVITIES AND RESIDENT GATHERING. THE LOOP LANES IN FILING 2 ARE FURTHER ENHANCED AS THESE ARE ALSO THE LOCATIONS WHERE WE'VE UTILIZED THE HOMESTEAD ORCHARD MOTIF. THE DESIGN FOR THESE SPACES EXCEEDS CITY REQUIREMENTS AND SHOULD ALLOW FOR THE ADDITION OF MORE HOME SITES.

CHECKED BY: JN/LV
DRAWN BY: JW/KR

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FAX-303-394-5508
CONTACT: BRUCE STOKES

811
Know what's below.
Call before you dig.

DATE:
CSP-01 - 09/16/2016
CSP-02 - 04/19/2017
CSP-03 - 07/12/2017
CSP-Technical Submittal 09/07/2018
CSP-Technical Submittal-02 01/09/2019
CSP-Technical Submittal-03 03/15/2019

SHEET TITLE:
COVER

L1.01

NOT FOR CONSTRUCTION

PLANTING SCHEDULE

LEGEND ABBREV	QTY.	PLANT NAME (COMMON)	PLANT NAME (SCIENTIFIC)	SIZE & CONDITION (UNLESS OTHERWISE NOTED ON PLAN)	WATER USE
DECIDUOUS CANOPY TREES					
BOA	66	BUR OAK	QUERCUS MACROCARPA	2 1/2" CAL. B&B	LOW
GLI	103	GREENSPIRE LINDEN	TILIA CORDATA 'GREENSPIRE'	2 1/2" CAL. B&B	LOW
HAC	47	WESTERN HACKBERRY	CELTIS OCCIDENTALIS	2 1/2" CAL. B&B	LOW
KCT	5	KENTUCKY COFFEE TREE	GYMNOCLADUS DIOICUS	2 1/2" CAL. B&B	LOW
MSS	99	STATE STREET MAPLE	ACER MIYABEI 'MORTON'	2 1/2" CAL. B&B	MODERATE
OBU	71	OHIO BUCKEYE	AESCULUS GLABRA	2 1/2" CAL. B&B	LOW
SHA	71	SHADEMASTER HONEYLOCUST	G.TRIACANTHOS INERMIS 'SHADEMASTER'	2 1/2" CAL. B&B	VERY LOW
CAL	21	WESTERN CATALPA	CATALPA SPECIOSA	2 1/2" CAL. B&B	LOW
PCO	55	PLAINS COTTONWOOD	POPULUS DELIODES SSP. MONILIFERA	2 1/2" CAL. B&B	LOW
EVERGREEN TREES					
ASE	84	ARNOLD SENTINEL AUSTRIAN PINE	PINUS NIGRA 'ARNOLD SENTINEL'	6' MIN. HT.	MODERATE
AUS	457	AUSTRIAN PINE	PINUS NIGRA	6' MIN. HT.	LOW
BEM	94	EMERALD ARROW BOSNIAN PINE	PINUS LEUCODERMIS 'EMERALD ARROW'	6' MIN. HT.	MODERATE
CBS	279	COLORADO BLUE SPRUCE	PICEA PUNGENS	6' MIN. HT.	MODERATE
PIN	118	PINON PINE	PINUS EDULIS	6' MIN. HT.	VERY LOW
PON	519	PONDEROSA PINE	PINUS PONDEROSA	6' MIN. HT.	VERY LOW
SWP	116	SOUTH WESTERN WHITE PINE	PINUS STROBIFORMUS	6' MIN. HT.	MODERATE
DECIDUOUS ORNAMENTAL TREES					
BRA	44	BRANDYWINE CRAB	MALUS 'BRANDYWINE'	2" CAL. B&B	MODERATE
CAN	34	CANADA RED CHOKECHERRY	PRUNUS VIRGINIANA 'CANADA RED'	2" CAL. B&B	VERY LOW
EOC	12	ENGLISH COLUMNAR OAK	QUERCUS ROBUR 'FASTIGIATA'	2 1/2" CAL. B&B	MODERATE
GFC	56	GINNALA MAPLE	ACER GINNALA 'FLAME'	6' HT. CLUMP B&B	VERY LOW
LTR	40	JAPANESE TREE LILAC	SYRINGA RETICULATA	6' HT. CLUMP B&B	VERY LOW
PHO	10	PYRAMIDAL EUROPEAN HORNBEAM	CARPINUS BETULUS 'FASTIGIATA'	2 1/2" CAL. B&B	MODERATE
PRF	100	PRAIRIEFIRE CRAB	MALUS 'PRAIRIEFIRE'	2" CAL. B&B	LOW
SBC	3	SHADBLOW SERVICEBERRY	AMELANCHIER CANADENSIS	2" CAL. B&B	LOW
SPR	99	SPRING SNOW CRAB	MALUS 'SPRING SNOW'	2" CAL. B&B	MODERATE
TCH	62	THORNLESS COCKSPUR HAWTHORN	CRATAEGUS CRUS-GALLI 'INERMIS'	2" CAL. B&B	VERY LOW
WAS	64	WASHINGTON HAWTHORN	CRATAEGUS PHAENOPYRUM	2" CAL. B&B	VERY LOW
DECIDUOUS SHRUBS					
ACO	64	AUSTRIAN COPPER ROSE	ROSA FOETIDA 'BICOLOR'	# 5 CONT.	LOW
ALP	11	ALPINE CURRANT	RIBES ALPINIUM	# 5 CONT.	MODERATE
APC	91	APACHE PLUME	FALLUGA PYGMAEA	# 5 CONT.	MODERATE
BBE	42	SILVER BUFFALOBERRY	SHEPHERDIA ARGETNA	# 5 CONT.	LOW
BBU	33	BURNING BUSH	EUONYMUS ALATUS	# 5 CONT.	MODERATE
BMS	215	BLUE MIST SPIREA	CARYOPTERIS X CLANDONENSIS 'BLUE MIST'	# 5 CONT.	LOW
CIS	43	CISTENA PLUM	PRUNUS X CISTENA	# 5 CONT.	MODERATE
CPL	1	COMMON LILAC	SYRINGA VULGARIS	# 5 CONT.	LOW
CRG	21	SIBERIAN PEASHRUB	CARAGANA ARBORESCENS	# 5 CONT.	LOW
DBB	159	BURNING BUSH	EUONYMOUS ALATUS 'COMPACTA'	# 5 CONT.	MODERATE
DGM	21	GINNALA MAPLE	ACER GINNALA 'FLAME'	#5 CONT.	VERY LOW
DIH	88	IVORY HALO DOGWOOD	CORNUS ALBA 'BAIL HALO'	# 5 CONT.	MODERATE
FQP	40	PINK FLOWERING QUINCE	CHAENOMELES JAPONICA 'CAMEO'	# 5 CONT.	MODERATE
FYE	239	YELLOW FLOWER CARPET ROSE	ROSA X 'NOALESA'	# 5 CONT.	MODERATE
GEL	24	GOLDEN ELDER	SAMBUCUS CANADENSIS 'AUREA'	# 5 CONT.	MODERATE
GFS	92	GOLDFLAME SPIREA	SPIREA JAPONICA 'GOLDFLAME'	# 5 CONT.	MODERATE
GLS	27	GRO-LO SUMAC	RHUS AROMATICA 'GRO-LOW'	# 5 CONT.	LOW
LMS	176	LIMEMOUND SPIREA	SPIREA X BUMALDA 'LIMEMOUND'	# 5 CONT.	LOW
LPS	247	LITTLE PRINCESS SPIREA	SPIREA JAPONICA 'LITTLE PRINCESS'	# 5 CONT.	MODERATE
MKL	49	MISS KIM LILAC	SYRINGA PATULA 'MISS KIM'	# 5 CONT.	VERY LOW
MMC	13	CURL LEAF MAHOGANY	CERCOCARPUS LEDIFOLIUS	# 5 CONT.	LOW
NAJ	51	AMBER JUBILEE NINEBARK	PHYSOCARPUS OPULIFOLIUS 'JEFAM'	# 5 CONT.	LOW
NMP	23	NEW MEXICO PRIVET	FORESTIERA NEOMEXICAN	# 5 CONT.	LOW
ORB	235	ORANGE ROCKET BARBERRY	BERBERIS THUNBERGII 'ORANGE ROCKET'	# 5 CONT.	LOW
RDW	22	DWARF RABBITBRUSH	CHRYSOTHAMNUS VAR.	# 5 CONT.	VERY LOW
RGB	25	ROSY GLOW BARBERRY	BERBERIS THUNBERGII 'ROSY GLOW'	# 5 CONT.	MODERATE
RLR	44	RED LEAF ROSE	ROSA GLAUCA	# 5 CONT.	VERY LOW
RMG	13	ROCKY MOUNTAIN MAPLE	ACER GLABRUM	# 5 CONT.	MODERATE
RSD	182	DWARF RUSSIAN SAGE	PEROVSKIA ARTIPLICIFOLIA 'LITTLE SPIRE'	# 5 CONT.	VERY LOW
SRM	27	ROCKY MOUNTAIN SUMAC	RHUS GLABRA 'CISMONTANA'	# 5 CONT.	LOW
SSK	40	SASKATOON SERVICEBERRY	AMELANCHIER ALNIFOLIA	# 5 CONT.	LOW
STS	28	STAGHORN SUMAC	RHUS TYPHINA	# 5 CONT.	VERY LOW
VKS	6	KOREANSPICE VIBURNUM	VIBURNUM CARLESII	# 5 CONT.	MODERATE
WSC	83	WESTERN SAND CHERRY	PRUNUS BESSEYI	# 5 CONT.	LOW
EVERGREEN SHRUBS					
BCH	114	BLUE CHIP JUNIPER	JUNIPERUS HORIZONTALIS 'BLUE CHIP'	# 5 CONT.	LOW
BPJ	52	BLUE PHITZER JUNIPER	JUNIPERUS X MEDIA 'PHITZERIANA GLAUCA'	# 5 CONT.	LOW
BRO	34	BROADMOOR JUNIPER	JUNIPERUS SABINA 'BROADMOOR'	# 5 CONT.	LOW
BUF	140	BUFFALO JUNIPER	JUNIPERUS SABINA 'BUFFALO'	# 5 CONT.	VERY LOW
CSC	275	COLUMNAR SCOTCH PINE	PINUS SYLVESTRIS 'FASTIGIATA'	# 5 CONT.	MODERATE
MBT	18	BIG TUNA MUGO PINE	PINUS MUGO 'BIG TUNA'	# 5 CONT.	LOW
MPA	219	PANCHITO MANZANITA	ARCTOSTAPHYLOS 'PANCHITO'	# 5 CONT.	LOW
MWB	72	WHITE BUD MUGO PINE	PINUS MUGO 'WHITE BUD'	# 5 CONT.	LOW
RHM	15	R.H. MONTGOMERY SPRUCE	PICEA PUNGENS 'R.H. MONTGOMERY'	# 5 CONT.	LOW
SKR	230	SKYROCKET JUNIPER	JUNIPERUS VIRGINIANA 'SKYROCKET'	# 5 CONT.	VERY LOW
TAM	203	TAMMY JUNIPER	JUNIPERUS SABINA 'TAMARISCIFOLIA'	# 5 CONT.	LOW
YBE	79	BRIGHT EDGE YUCCA	YUCCA FLACCIDA 'BRIGHT EDGE'	# 5 CONT.	LOW
YFI	157	ADAM'S NEEDLE YUCCA	YUCCA FILAMENTOSA	# 5 CONT.	LOW
ORNAMENTAL GRASSES					
AVG	331	BLUE AVENA GRASS	HELICTOTRICHON SEMPERVIRENS	# 1 CONT.	LOW
FRG	705	FEATHER REED GRASS	CALAMAGROSTIS ACUTIFLORA 'KARL FOERSTER'	# 1 CONT.	LOW
FRV	150	VARIEGATED FEATHER REED GRASS	CALAMAGROSTIS ACUTIFLORA 'AVALANCHE'	# 1 CONT.	MODERATE
HFB	75	LITTLE BUNNY FOUNTAIN GRASS	PENNISETUM ALOPECUROIDES 'LITTLE BUNNY'	# 1 CONT.	VERY LOW
HFG	575	DWARF FOUNTAIN GRASS	PENNISETUM ALOPECUROIDES 'HAMELN'	# 1 CONT.	VERY LOW
LBG	143	LITTLE BLUESTEM	SCHIZACHYRIUM SCOPARIUM	# 1 CONT.	VERY LOW
MHM	78	JAPANESE SILVER GRASS	MISCANTHUS SINENSIS	# 1 CONT.	LOW
MOD	104	MOUDRY FOUNTAIN GRASS	PENNISETUM ALOPECUROIDES 'MOUDRY'	# 1 CONT.	MODERATE
PMG	141	PURPLE MAIDEN GRASS	MISCANTHUS SINENSIS 'PURPURASCENS'	# 1 CONT.	LOW
RSG	136	RED SWITCHGRASS	PANICUM VIRGATUM 'SHENANDOAH'	# 1 CONT.	LOW
PERENNIALS					
BBA		BEE BALM	MONARDA DIDYMA	# 1 CONT.	MODERATE
BES		BLACK EYED SUSAN	RUDBEKIA FULGIDA 'GOLDSTURM'	# 1 CONT.	MODERATE
BGO		BASKET OF GOLD	AURINA SAXATILIS 'GOLD BALL'	# 1 CONT.	LOW
CFL		CONEFLOWER	ECHINACEA PURPUREA	# 1 CONT.	LOW
CMT		CATMINT	NEPETA X FAASSENII 'WALKER'S LOW'	# 1 CONT.	LOW
CRP		CREEPING PHLOX	PHLOX SABULATA	# 1 CONT.	LOW
DDY		STELA D'ORO DAYLILY	HEMEROCALLIS 'STELLA D'ORO'	# 1 CONT.	LOW
DSD		SHASTA DWARF DAISY	LEUCANTHEMUM X COMPACT 'SNOW LADY'	# 1 CONT.	LOW
FLB		BLUE FLAX	LINUM PERENNE	# 1 CONT.	LOW
HSU		SUNSET HYSSOP	AGASTACHE RUPESTRIS	# 1 CONT.	LOW
HYB		SEDUM, STONECROP	SEDUM HYBRIDUM	# 1 CONT.	LOW
IRG		BEARDED IRIS, MIX	IRIS GERMANICA VAR.	# 1 CONT.	LOW
KIK		KINNIKINNICK	ARCTOSAPHYLOS UVA-URSI	# 1 CONT.	LOW
LAM		LAMB'S EAR	STACHYS LANATA	# 1 CONT.	LOW
LUP		LUPINE, RUSSELL HYBRIDS	LUPINUS 'RUSSELL STRAIN'	# 1 CONT.	MODERATE
PCF		PRAIRIE CONEFLOWER	RATIBIDA COLUMNIFERA 'RED'	# 1 CONT.	LOW
PES		ROCKY MOUNTAIN PENSTEMON	PENSTEMON STRICTUS	# 1 CONT.	LOW
POC		CALIFORNIA POPPY	ESCHSCHOLZIA CALIFORNICA	# 1 CONT.	LOW
POM		POPPY MALLOW	CALLIRHOE INVOLUCRATA	# 1 CONT.	LOW
PHR		PENSTEMON, HUSKER RED	PENSTEMON DIGITALIS 'HUSKER RED'	# 1 CONT.	MODERATE
SMN		SALVIA, MAY NIGHT	SALVIA SYLVESTRIS X 'MAINACHT'	# 1 CONT.	LOW
YAY		YELLOW YARROW	ACHILLEA FILIPENDULA	# 1 CONT.	LOW

TREE PROTECTION PLAN SUMMARY CHART

BLACK FOREST TREES:		
CALIPER INCHES REMOVED	CALIPER INCHES RELOCATED	CALIPER INCHES REPLACED BY MITIGATION*
113"	0"	29 (8' HT. PONDEROSA PINE) = 116"
NON-BLACK FOREST TREES:		
CALIPER INCHES REMOVED	CALIPER INCHES RELOCATED	CALIPER INCHES REPLACED BY MITIGATION**
882.9"	0"	144 (8' HT.) = 576"
		50 (10' HT.) = 250"
		10 (12' HT.) = 60"
		TOTAL INCHES = 886"

*BLACK FOREST MITIGATION TREES HAVE BEEN ADDED TO TRACT B (30) AND K (3), THEY ARE COUNTED OVER AND ABOVE THE REQUIRED TREES WITHIN THESE TRACTS. THESE TREES ARE MARKED WITH AN "M" ON THE PLANS.

**NON-BLACK FOREST MITIGATION TREES HAVE BEEN ADDED TO TRACTS B (24), A (19), K (2), N (16), U (9) AND P (12), THEY ARE COUNTED OVER AND ABOVE THE REQUIRED TREES WITHIN THESE TRACTS. THESE TREES ARE MARKED WITH AN "M" ON THE PLANS.

IRRIGATED MANICURED TURF TYPE SOD

HEAT RESISTANT REVEILLE MIX OR APPROVED EQUAL. CONTRACTOR SHALL SUBMIT CUTSHEETS FOR APPROVAL.

NATIVE SEED MIX "A", WC LESS THAN 15" PPT.

W/C	COMMON NAME	SCIENTIFIC NAME	% OF TOTAL	PLS PER ACRE
COOL	EPHRAIM CRESTED WHEATGRASS	AGROPYRON CRISTATUM (L.) GAERTN.	10%	4.0 LBS.
COOL	SHEEP FESCUE	FESTUCA OVINA	8%	3.2 LBS.
COOL	PERENNIAL RYE	LOLIUM PREENNE	6%	2.4 LBS.
COOL	CHEWING FESCUE	FESTUCA RUBRA SUSP. COMMUTATA	5%	2.0 LBS.
COOL	CANADA BLUEGRASS	POA COMPRESSA	4%	1.6 LBS.
WARM	SIDE OATS GRAMA	BOUTELOUA CURTIPENDULA	30%	12.0 LBS.
WARM	BLUE GRAMA	BOUTELOUA GRACILIS	20%	8.0 LBS.
WARM	LITTLE BLUESTEM	SCHIZACHYRIUM SCOPARIUM	17%	6.8 LBS.
33% MAX COOL SEASON GRASSES		TOTAL	100%	40.0 LBS.

WETLAND NATIVE SEED MIX "B", WC LESS THAN 15" PPT.

W/C	COMMON NAME	SCIENTIFIC NAME	% OF TOTAL	PLS PER ACRE
WARM	BLUE GRAMA	BOUTELOUA GRACILLIS	25%	7.5 LBS.
WARM	LITTLE BLUESTEM	SCHIZACHYRIUM SCOPARIUM	25%	7.5 LBS.
WARM	BIG BLUESTEM	ANDROPOGON GERARDI	20%	6.0 LBS.
COOL	PERENNIAL RYE	LOLIUM PERENNE	10%	3.0 LBS.
COOL	CHEWINGS FESCUE	FESTUCA RUBRA SUBSP. COMMUTATA	5%	1.5 LBS.
COOL	SHEEP FESCUE	FESTUCA OVINA	5%	1.5 LBS.
COOL	PRAIRIE JUNEGRASS	KOELERIA MACRANTHA	5%	1.5 LBS.
COOL	NEEDLE AND THREAD	HESPEROSTIPA COMATA	5%	1.5 LBS.
33% MAX COOL SEASON GRASSES		TOTAL	100%	30.0 LBS.

SITE AMENITY SCHEDULE

1 DESCRIPTION: BENCH

MANUFACTURER: ANOVA

MODEL: CR2780R

COLOR / FINISH: TEXTURED PEWTER AND MAHOGANY

NOTES: OR APPROVED EQUAL

2 DESCRIPTION: TRASH RECEPTACLE

MANUFACTURER: ANOVA

MODEL: TR35OT

COLOR / FINISH: TEXTURED PEWTER AND MAHOGANY

NOTES: OR APPROVED EQUAL

3 DESCRIPTION: BIKE RACK

MANUFACTURER: ANOVA

MODEL: CIRCLEBRS2

COLOR / FINISH: STAINLESS STEEL

NOTES: OR APPROVED EQUAL

4 DESCRIPTION: PICNIC TABLE

MANUFACTURER: ANOVA

MODEL: BH1841R

COLOR / FINISH: TEXTURED PEWTER AND MAHOGANY

NOTES: OR APPROVED EQUAL

5 DESCRIPTION: SHADE SHELTER

MANUFACTURER: COVERWORX

MODEL: SQUARE 30 VT 612 EX

COLOR / FINISH: GALVALUME PLUS AND COLONIAL RED

NOTES: OR APPROVED EQUAL

NOTES PER SECTION146-1426:

(I) TREE EQUIVALENTS. THE FOLLOWING TREE EQUIVALENTS ARE PROVIDED TO ALLOW DESIGN FLEXIBILITY IN APPLICABLE SITUATIONS AS PROVIDED IN THIS ARTICLE. ONE TREE EQUIVALENT SHALL BE EQUAL TO:

1. ONE 2½-INCH CALIPER DECIDUOUS SHADE TREE.
2. ONE TWO-INCH CALIPER ORNAMENTAL TREE.
3. ONE SIX -FOOT TALL EVERGREEN TREE.
4. TWELVE FIVE-GALLON DECIDUOUS AND/OR EVERGREEN SHRUBS PER ONE 2½-INCH CALIPER TREE.
5. 10 FIVE-GALLON DECIDUOUS AND/OR EVERGREEN SHRUBS PER ONE TWO-INCH CALIPER TREE.

(I) SHRUB EQUIVALENTS. THE FOLLOWING SHRUB EQUIVALENTS ARE PROVIDED TO ALLOW DESIGN FLEXIBILITY IN APPLICABLE SITUATIONS AS PROVIDED IN THIS ARTICLE. SHRUB EQUIVALENTS APPLY TO EITHER DECIDUOUS OR EVERGREEN SPECIES. ONE FIVE-GALLON SHRUB EQUIVALENT SHALL BE EQUAL TO:

1. THREE ONE-GALLON PERENNIALS.
2. THREE ONE-GALLON ORNAMENTAL GRASSES.
3. TEN FIVE-GALLON SHRUBS ARE EQUAL TO ONE TWO-INCH CALIPER TREE EQUIVALENT.
4. 12 FIVE-GALLON SHRUBS ARE EQUAL TO ONE 2½-INCH CALIPER TREE EQUIVALENT.

CHECKED BY: JN/LV
DRAWN BY: JW/KR

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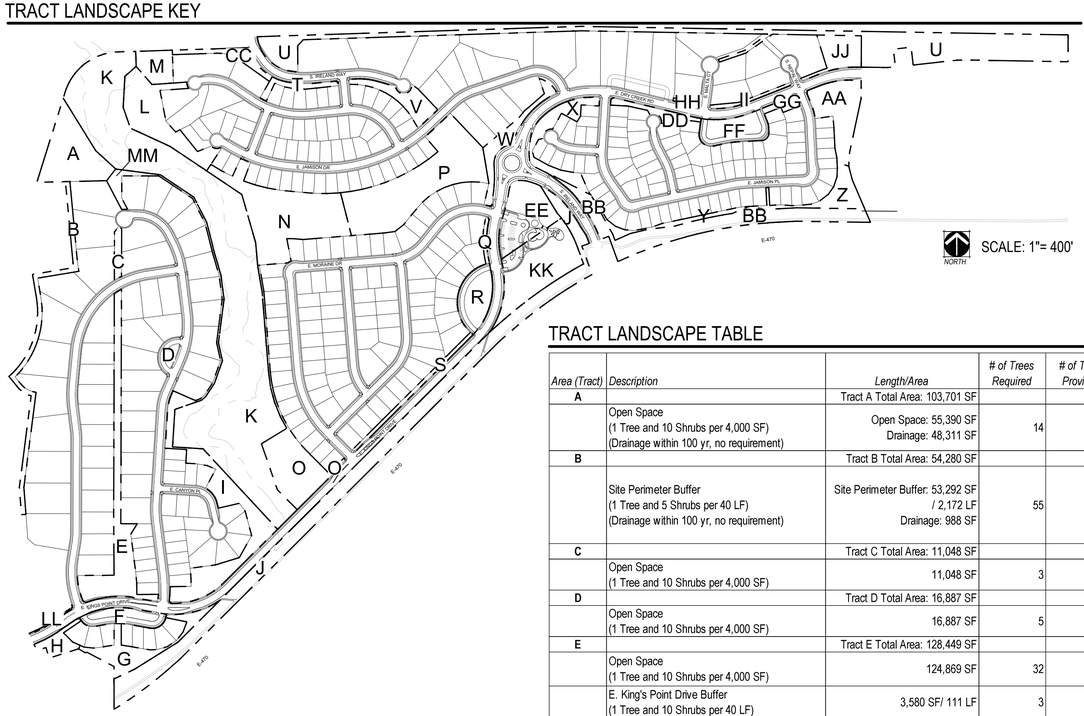
CSP-Technical Submittal-03 03/15/2019

SHEET TITLE:
LANDSCAPE NOTES & PLANT LIST

L1.02

NOT FOR CONSTRUCTION

TRACT LANDSCAPE KEY



TRACT LANDSCAPE TABLE

Area (Tract)	Description	Length/Area	# of Trees Required	# of Trees Provided	# of Mitigated Trees Provided	# of Shrubs Required	# of Shrubs Provided	Transfer Trees
A		Tract A Total Area: 103,701 SF						
	Open Space (1 Tree and 10 Shrubs per 4,000 SF) (Drainage within 100 yr, no requirement)	Open Space: 55,390 SF Drainage: 48,311 SF	14	63		139	20	SEE NOTE 3, THIS SHEET
B		Tract B Total Area: 54,280 SF						
	Site Perimeter Buffer (1 Tree and 5 Shrubs per 40 LF) (Drainage within 100 yr, no requirement)	Site Perimeter Buffer: 53,292 SF / 2,172 LF Drainage: 988 SF	55	47	**83 TOTAL for Tract B** 14-(8' Height), 50-(10' Height), 10-(12' Height) 9-(8' Height Black Forest)	272	513	
C		Tract C Total Area: 11,048 SF						
	Open Space (1 Tree and 10 Shrubs per 4,000 SF)	11,048 SF	3	0		28	0	6 TE to Tract A
D		Tract D Total Area: 16,887 SF						
	Open Space (1 Tree and 10 Shrubs per 4,000 SF)	16,887 SF	5	10		43	0	
E		Tract E Total Area: 128,449 SF						
	Open Space (1 Tree and 10 Shrubs per 4,000 SF)	124,869 SF	32	67		313	47	SEE NOTE 2, THIS SHEET
	E. King's Point Drive Buffer (1 Tree and 10 Shrubs per 40 LF)	3,580 SF/ 111 LF	3	3		28	28	
F		Tract F Total Area: 39,314 SF						
	Open Space (1 Tree and 10 Shrubs per 4,000 SF)	39,314 SF	10	32		99	0	
G		Tract G Total Area: 60,243 SF						
	Open Space (1 Tree and 10 Shrubs per 4,000 SF) (Drainage within 100 yr, no requirement)	Open Space: 56,121 SF Drainage: 654 SF	15	40		142	0	
	E. Kings Point Drive Buffer (1 Tree and 10 Shrubs per 40 LF)	3,468 SF / 103 LF	3	6		26	13	
H		Tract H Total Area: 22,166 SF						
	Open Space (1 Tree and 10 Shrubs per 4,000 SF)	19,528 SF	5	22		49	20	
	E. Kings Point Drive Buffer (1 Tree and 10 Shrubs per 40 LF)	2,638 SF/ 118 LF	3	5		30	10	
I		Tract I Total Area: 140,270 SF						
	Open Space (1 Tree and 10 Shrubs per 4,000 SF) (Drainage within 100 yr, no requirement)	Open Space: 135,776 SF Drainage: 4,494 SF	34	80		340	26	
	E. King's Point Drive Buffer (1 Tree and 10 Shrubs per 40 LF)	29,594 SF/ 423 LF	11	29		106	46	
J		Tract J Total Area: 311,551 SF						
	E-470 Perimeter Buffer (1 Tree 10 Shrubs per 30 LF)	289,021 SF/ 3,624 LF	121	242		1,208	0	
	Open Space (1 Tree and 10 Shrubs per 4,000 SF) (Drainage within 100 yr, no requirement)	Open Space: 21,901 SF Drainage: 629 SF	6	21		57	23	
K		Tract K Total Area: 803,530 SF						
	Open Space (1 Tree and 10 Shrubs per 4,000 SF) (Drainage within 100 yr, no requirement)	Open Space: 292,901 SF Drainage: 510,629 SF	74	201		733	30	
L		Tract L Total Area: 105,215 SF						
	Open Space (1 Tree and 10 Shrubs per 4,000 SF) (Drainage within 100 yr, no requirement)	Open Space: 72,057 SF Drainage: 33,158 SF	19	38		181	0	SEE NOTE 2, THIS SHEET
M		Tract M Total Area: 33,872 SF						
	Open Space (1 Tree and 10 Shrubs per 4,000 SF) (Drainage within 100 yr, no requirement)	Open Space: 23,375 SF Drainage: 634 SF	6	14		59	0	
	E. Long Ave Buffer (1 Tree and 10 Shrubs per 40 LF)	5,091 SF / 205 LF	6	12		52	0	
	Non-Street Frontage Buffer (1 Tree and 5 Shrubs per 25 LF)	4,772 SF / 184 LF	8	12		37	0	
N		Tract N Total Area: 192,586 SF						
	Open Space (1 Tree and 10 Shrubs per 4,000 SF) (Drainage within 100 yr, no requirement)	Open Space: 130,011 SF Drainage: 62,575 SF	33	97		326	0	SEE NOTE 2, THIS SHEET
O		Tract O Total Area: 104,158 SF						
	Open Space (1 Tree and 10 Shrubs per 4,000 SF) (Drainage within 100 yr, no requirement)	Open Space: 78,753 SF Drainage: 23,059 SF	20	64		200	0	
	E. King's Point Drive (1 Tree and 10 Shrubs per 40 LF)	2,346 SF/ 115 LF	3	6		29	16	
P		Tract P Total Area: 219,447 SF						
	Open Space (1 Tree and 10 Shrubs per 4,000 SF) (Drainage within 100 yr, no requirement)	Open Space: 219,432 SF Drainage: 15 SF	55	112		549	25	
Q		Tract Q Total Area: 5,154 SF						
	E. King's Point Drive (1 Tree and 10 Shrubs per 40 LF)	5,154 SF / 239 LF	6	9		60	35	
R		Tract R Total Area: 54,126 SF						
	Open Space (1 Tree and 10 Shrubs per 4,000 SF)	54,126 SF	14	31		136	94	
S		Tract S Total Area: 18,399 SF						
	E. King's Point Drive (1 Tree and 10 Shrubs per 40 LF)	18,399 SF / 925 LF	24	47		232	25	
T		Tract T Total Area: 14,576 SF						
	Open Space (1 Tree and 10 Shrubs per 4,000 SF)	4,614 SF	2	4		12	0	
	S. Ireland Way Buffer (1 Tree and 10 Shrubs per 40 LF)	9,962 SF/ 333 LF	9	22		84	20	
U		Tract U Total Area: 300,271 SF						
	Site Perimeter Buffer (1 Tree and 5 Shrubs per 40 LF)	110,488 SF/ 4,535 LF	114	60	**150 TOTAL for Tract U** 130 (8' Height) 18 (8' Height Black Forest)	567	1113	
	Open Space (1 Tree and 10 Shrubs per 4,000 SF) (Existing to remain, no requirement)	Open Space: 62,708 SF Existing to Remain: 127,075 SF	16	25	2 (8' Height Black Forest)	157	64	
V		Tract V Total Area: 37,839 SF						
	S. Ireland Way Buffer (1 Tree and 10 Shrubs per 40 LF)	13,008 SF/ 349 LF	9	16		88	20	
	Open Space (1 Tree and 10 Shrubs per 4,000 SF)	24,831 SF	7	24		63	22	
W		Tract W Total Area: 39,789 SF						
	E. Dry Creek Rd Buffer (1 Tree and 10 Shrubs per 40 LF)	23,491 SF/ 491 LF	13	27		123	59	
	E. Kings Point Drive Buffer (1 Tree and 10 Shrubs per 40 LF)	4,631 SF/ 128 LF	4	10		32	29	
	E. Jamison Dr. Buffer (1 Tree and 10 Shrubs per 40 LF)	3,378 SF/ 131 LF	4	10		33	0	SEE NOTE 2, THIS SHEET
	Open Space (1 Tree and 10 Shrubs per 4,000 SF)	8,289 SF	3	14		21	34	
X		Tract X Total Area: 52,342 SF						
	E. Dry Creek Rd Buffer (1 Tree and 10 Shrubs per 40 LF)	34,259 SF/ 674 LF	17	31		169	59	
	S. Ireland Way Buffer (1 Tree and 10 Shrubs per 40 LF)	18,083 SF/ 338 LF	9	18		85	0	
Y		Tract Y Total Area: 20,704 SF						
	Open Space (1 Tree and 10 Shrubs per 4,000 SF)	20,704 SF	6	19		52	0	
Z		Tract Z Total Area: 43,061 SF						
	Open Space (1 Tree and 10 Shrubs per 4,000 SF)	43,061 SF	11	32		108	0	SEE NOTE 2, THIS SHEET
AA		Tract AA Total Area: 78,817 SF						
	Open Space (1 Tree and 10 Shrubs per 4,000 SF) (Drainage within 100 yr, no requirement)	Open Space: 21,212 SF Drainage: 57,605 SF	6	20		54	0	
BB		Tract BB Total Area: 145,373						
	E-470 Perimeter Buffer (1 Tree 10 Shrubs per 30 LF)	121,857 SF / 1445 LF	49	99		482	0	
	S. Ireland Way Buffer (1 Tree and 10 Shrubs per 40 LF)	23,516 SF/ 412 LF	11	28		103	23	SEE NOTE 2, THIS SHEET
CC		Tract CC Total Area: 21,522 SF						
	S. Ireland Way Buffer (1 Tree and 10 Shrubs per 40 LF)	21,522 SF/ 201 LF	6	14		51	17	
DD		Tract DD Total Area: 19,347 SF						
	E. Dry Creek Rd Buffer (1 Tree and 10 Shrubs per 40 LF)	19,347 SF / 507 LF	13	25		127	27	
EE		Tract EE Total Area: 87,948						
	Phase 1 - NAC (1 Tree and 10 Shrubs per 4,000 SF)	49,216 SF	13	18		124	247	
	Phase 2 - Open Space (1 Tree and 10 Shrubs per 4,000 SF)	38,732 SF	10	To be submitted with Future CSP		97	To be submitted with Future CSP	
FF		Tract FF Total Area: 55,805 SF						
	Open Space (1 Tree and 10 Shrubs per 4,000 SF)	55,805 SF	14	31		140	0	
GG		Tract GG Total Area: 9,569 SF						
	E. Dry Creek Rd Buffer (1 Tree and 10 Shrubs per 40 LF)	9,569 SF / 190 LF	5	13		48	14	
HH		Tract HH Total Area: 2,317 SF						
	E. Dry Creek Rd Buffer (1 Tree and 10 Shrubs per 40 LF)	2,317 SF / 144 LF	4	8		36	5	
II		Tract II Total Area: 8,410 SF						
	E. Dry Creek Rd Buffer (1 Tree and 10 Shrubs per 40 LF)	8,410 SF / 474 LF	12	24		119	16	
JJ		Tract JJ Total Area: 42,794 SF						
	Open Space (1 Tree and 10 Shrubs per 4,000 SF)	40,416 SF	11	26		102	20	
	E. Dry Creek Rd Buffer (1 Tree and 10 Shrubs per 40 LF)	2,378 SF/ 148 LF	4	8		37	10	
KK		Tract KK Total Area: 133,111 SF						
	NAC (1 Tree and 10 Shrubs per 4,000 SF)	133,111 SF	34	100		333	164	
LL		Tract LL Total Area: 1,839 SF						
	E. King's Point Drive (1 Tree and 10 Shrubs per 40 LF)	1,839 SF/ 287 LF	8	16		72	0	
MM		Tract MM Total Area: 30,492 SF						
	Open Space (1 Tree and 10 Shrubs per 4,000 SF) (Drainage within 100 yr, no requirement)	Open Space: 29,196 SF Drainage: 1,296 SF	8	16		77	0	
	Totals:		1,020	2,068	235	9,070	2,934	

NOTES:

1.) Tracts D, F, R, FF, and KK: Only landscapable area calculated for Open Space, Private Drive Square Footage is not inluded in this table.
2.) 7 Deficient Street Trees required within the R.O.W/Tree Lawn have been accommodated within the Open Space of this tract, see Street Tree table on sheet L1.04 for more information.
3.) Tract C is unable to meet Tree/Shrub requirements due to utilities. 6 TE have been moved from Tract C to Tract A.
4.) All Tracts deficient of shrub requirement have been accomodated by 1 Tree per every 10 deficient
5.) All Site Perimeter Buffers were planted based upon Agreements with Neighboring Communities (Chenango, Antelope, and Arapahoe Heights) set forth in the FDP. As well as meeting Code Requirements set forth by the City of Aurora.
6.) Mitigation trees provided in tracts A, B, and U. Tree Requirements are not included nor counted towards Tract Required Landscape Amenities.
7.) Three 1 gallon shrubs are being provided per one 5 gallon shrub.

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CSP-Technical Submittal-03 03/15/2019

SHEET TITLE:
LANDSCAPE TABLES

L1.03

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STREET TREE TABLE

Street Tree Table				
Street Tree Description	*Length (ft)*	*# of Trees Required*	*# of Trees Provided*	*Transfers*
Street Trees: E. Kings Point Pkwy (1 Street Tree per 40 LF)	7,098	178	178	
Street Trees: E. Dry Creek Road (1 Street Tree per 40 LF)	3,913	98	98	
Street Trees: S. Ireland Way (1 Street Tree per 40 LF)	2,231	56	54	2 TE to Tract BB
Street Trees: S. Halifax Way (1 Street Tree per 40 LF)	497	13	12	1 TE to Tract E
Street Trees: S. Himalaya Way (1 Street Tree per 40 LF)	566	15	15	
Street Trees: E. Canyon Place (1 Street Tree per 40 LF)	123	4	4	
Street Trees: S. Jebel Way (1 Street Tree per 40 LF)	17	1	0	1 TE to Tract N
Street Trees: E. Jamison Drive (1 Street Tree per 40 LF)	551	14	14	
Street Trees: E. Jamison Place (1 Street Tree per 40 LF)	16	1	0	1 TE to Tract Z
Street Trees: S. Maylaya Circle (1 Street Tree per 40 LF)	77	2	3	
Street Trees: S. Nepal Way (1 Street Tree per 40 LF)	165	5	5	
Street Trees: Bailey Court (1 Street Tree per 40 LF)	61	2	2	
Street Trees: E. Irish Place (1 Street Tree per 40 LF)	75	2	1	1 TE to Tract L
Street Trees: Tralee Way (1 Street Tree per 40 LF)	25	1	1	
Street Trees: S. Liverpool Way (1 Street Tree per 40 LF)	44	2	1	1 TE to Tract W
Street Trees: E. Moraine Drive (1 Street Tree per 40 LF)	58	2	2	
Street Trees: S. Malta Court (1 Street Tree per 40 LF)	29	1	1	
Totals:		397	391	7

NOTES:

1.) 8 Deficient Street Trees Required within the R.O.W / Tree Lawn have been accommodated within the Open Space, Adjacent to the R.O.W. due to utilities.

2.) 2,002 Shrubs Not Required within the R.O.W / Tree Lawn have been added within the Tree Lawn Area.

3.) Due to utility easements, 2 trees were transferred from S. Ireland Way to Tract BB.

3.) Due to the IREA Easement, 1 trees were transferred from Halifax Way to Tract E.

4.) Due to utility easements 1 tree was transferred from S. Jebel Way to Tract N.

5.) Due to utility easements 1 tree was transferred from E Jamison Place to Tract Z.

6.) Due to utility easements 1 tree was transferred from S. Liverpool Way to Tract W.

7.) Due to a utility easement, 1 tree was transferred from E. Irish Place to Tract L.

8.) Distances measured between tangent points, Intersecting Drives Excluded.

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SHEET TITLE:

LANDSCAPE TABLES

L1.04

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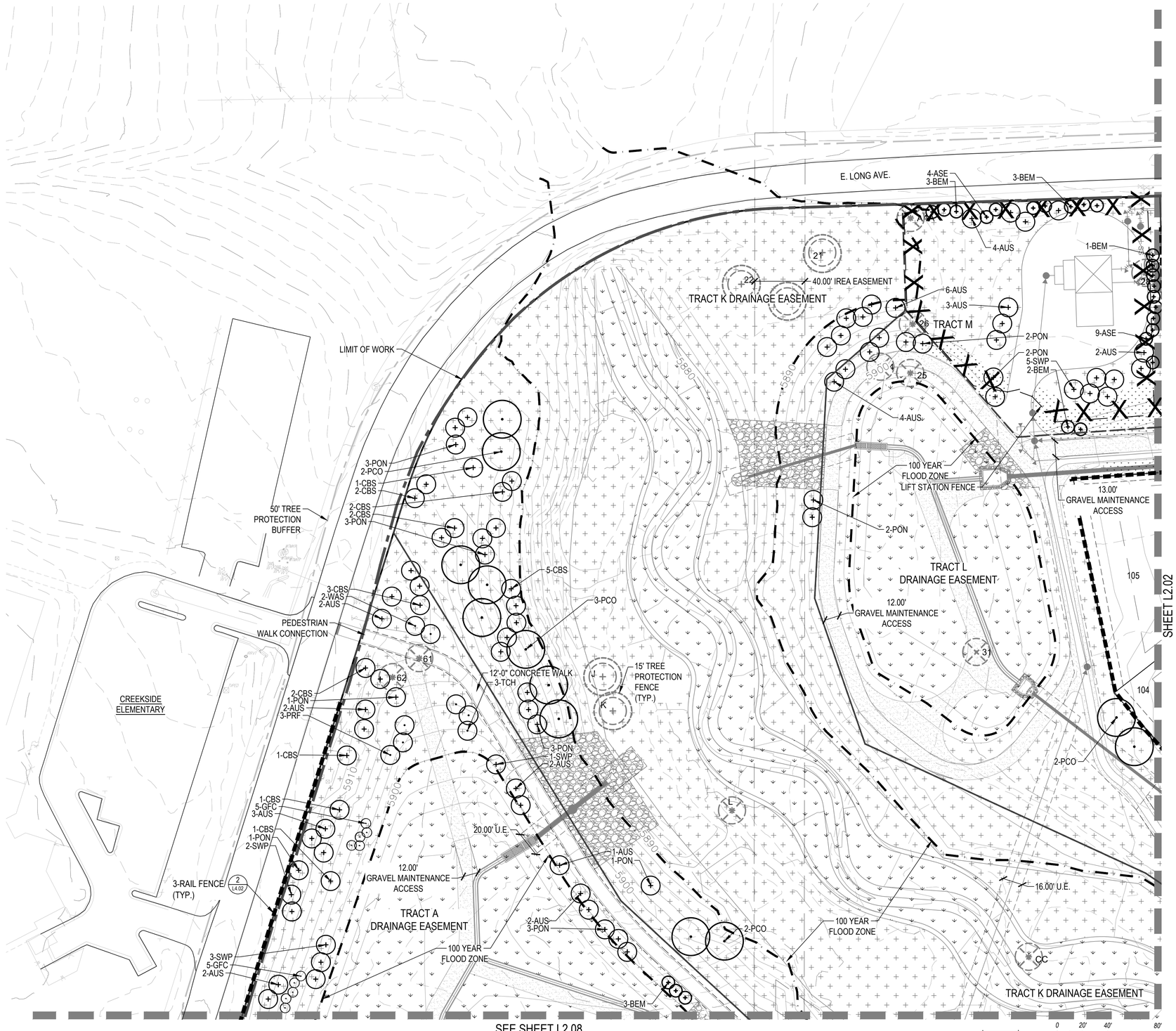

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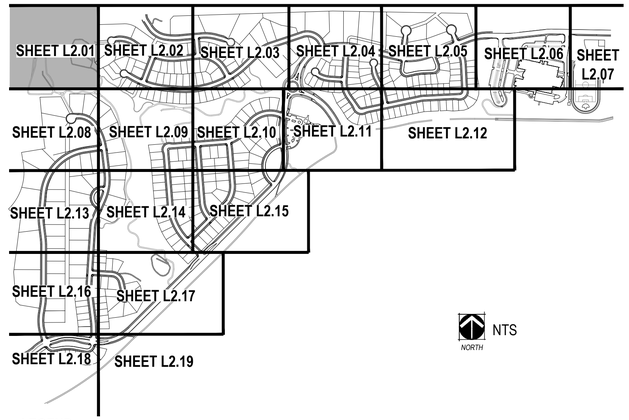

LEGEND

- PROPERTY LINE
- MATCHLINE
- ENLARGEMENT LINE
- LIMIT OF WORK
- STEEL EDGER (SHEET L4.01, DETAIL 4)
- SPADE CUT EDGE (SHEET L4.01, DETAIL 5)
- 100 YEAR FLOOD ZONE
- CONCRETE TRAIL
- COLUMN (SHEET L3.01)
- 3 RAIL FENCE (SHEET L4.02, DETAIL 2)
- 8' NOISE ATTENUATION WALL (SHEET L4.02, DETAIL 1)
- 6' WALL (SHEET L4.02, DETAIL 3)
- 15' TREE PROTECTION FENCE
- 50' TREE PROTECTION BUFFER
- IRRIGATED MANICURED TURF TYPE SOD
- 100% IRRIGATED NATIVE GRASS SEED MIX "A" DRILLED SEED
- ZTAP NATIVE GRASS SEED MIX "A" DRILLED SEED
- NON-IRRIGATED NATIVE GRASS SEED MIX "A"
- NON-IRRIGATED NATIVE GRASS WETLAND SEED MIX "B"
- 4" - 6" COBBLE
- HOME BUILDER TREE LAWN
- DECIDUOUS CANOPY TREE (SHEET L4.01, DETAIL 1)
- HOME BUILDER DECIDUOUS CANOPY TREE
- ORNAMENTAL TREES (SHEET L4.01, DETAIL 1)
- EVERGREEN TREES (SHEET L4.01, DETAIL 1)
- TRANSFER TREE (SHEET L4.01, DETAIL 1)
- MITIGATION TREE (SHEET L4.01, DETAIL 1) - 8' TALL UNLESS OTHERWISE NOTED
- EVERGREEN SHRUBS
- DECIDUOUS SHRUBS
- ORNAMENTAL GRASSES
- EXISTING TREE TO REMAIN
- EXISTING TREE TO BE REMOVED
- FIRE HYDRANT (REF CIVIL PLANS)
- STREETLIGHT (REF CIVIL PLANS)

NOTES:
1. FINAL STREET TREE PLACEMENT SUBJECT TO DRIVEWAY LOCATION, STOP SIGNS, STREET LIGHTS & UTILITY/SERVICE LOCATIONS - PER HOME BUILDER.
2. ANY AREAS WITHOUT SPECIFIED SEED MIX THAT ARE DISTURBED BY GRADING SHALL BE SEEDED WITH THE STANDARD CITY OF AURORA SEED MIXES PER SOIL TYPE.
3. ALL PROPOSED LANDSCAPING WITHIN THE SIGHT TRIANGLE SHALL BE IN COMPLIANCE WITH CITY OF AURORA ROADWAY SPECIFICATIONS, SECTION 4.04.2.10.
4. ALL PROPOSED LANDSCAPING & IRRIGATION LOCATED WITHIN DRAINAGE EASEMENTS SHALL BE IRRIGATED AND MAINTAINED BY THE METRO DISTRICT.

NORTH

0 20' 40' 80'
SCALE 1"= 40'

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SHEET TITLE:
LANDSCAPE PLAN

L2.01

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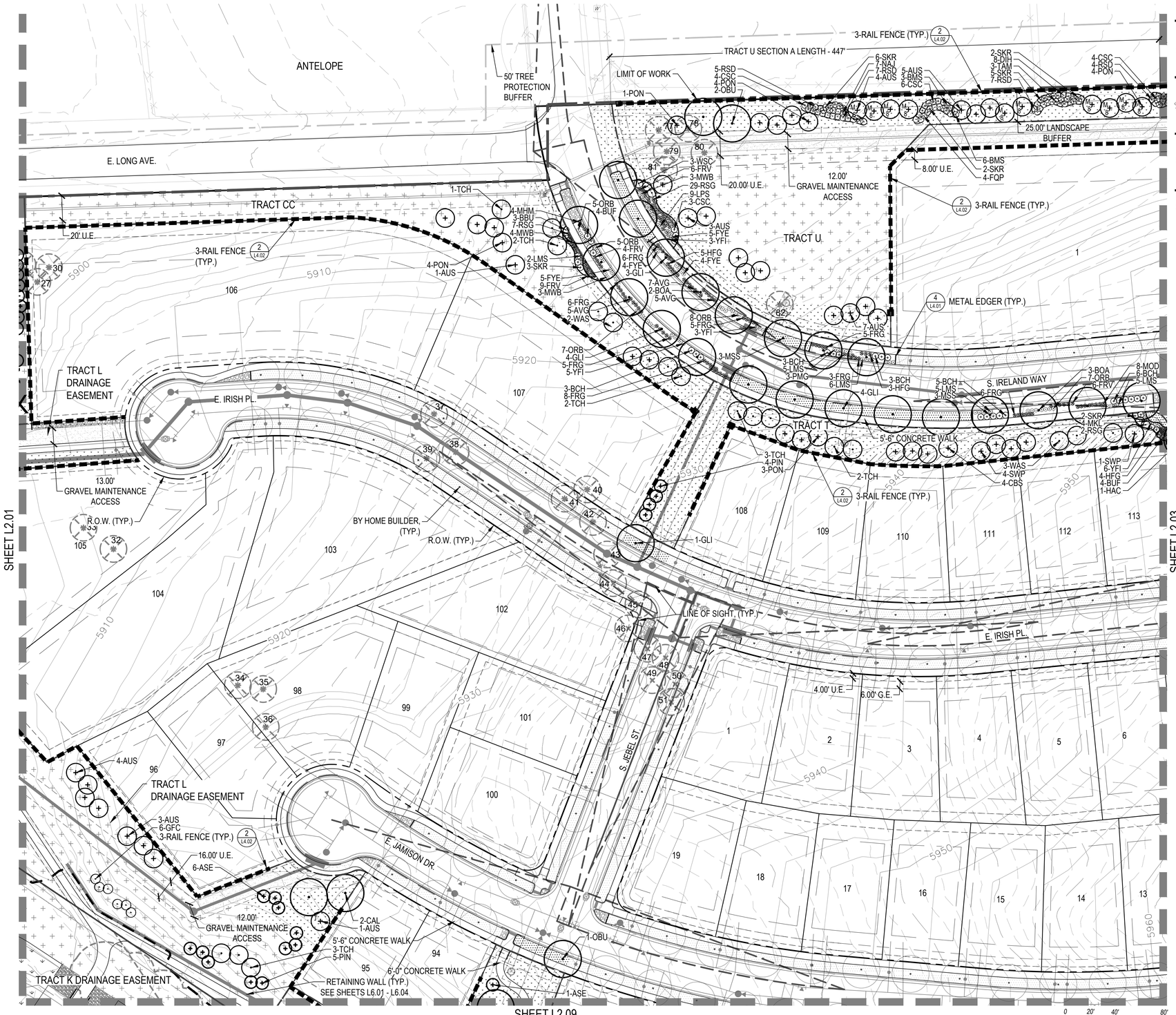

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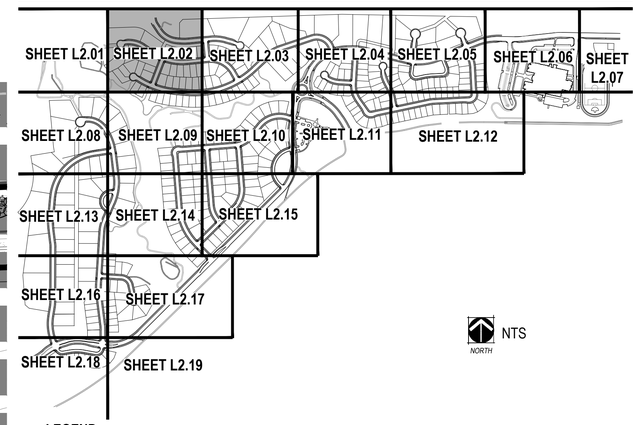

LEGEND

- PROPERTY LINE
- MATCHLINE
- ENLARGEMENT LINE
- LIMIT OF WORK
- STEEL EDGER (SHEET L4.01, DETAIL 4)
- SPADE CUT EDGE (SHEET L4.01, DETAIL 5)
- 100 YEAR FLOOD ZONE
- CONCRETE TRAIL
- COLUMN (SHEET L3.01)
- 3 RAIL FENCE (SHEET L4.02, DETAIL 2)
- 8' NOISE ATTENUATION WALL (SHEET L4.02, DETAIL 1)
- 6' WALL (SHEET L4.02, DETAIL 3)
- 15' TREE PROTECTION FENCE
- 50' TREE PROTECTION BUFFER
- IRRIGATED MANICURED TURF TYPE SOD
- 100% IRRIGATED NATIVE GRASS SEED MIX "A" DRILLED SEED
- ZTAP NATIVE GRASS SEED MIX "A" DRILLED SEED
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- 4" - 6" COBBLE
- HOME BUILDER TREE LAWN
- DECIDUOUS CANOPY TREE (SHEET L4.01, DETAIL 1)
- HOME BUILDER DECIDUOUS CANOPY TREE
- ORNAMENTAL TREES (SHEET L4.01, DETAIL 1)
- EVERGREEN TREES (SHEET L4.01, DETAIL 1)
- TRANSFER TREE (SHEET L4.01, DETAIL 1)
- MITIGATION TREE (SHEET L4.01, DETAIL 1) - 8' TALL UNLESS OTHERWISE NOTED
- EVERGREEN SHRUBS
- DECIDUOUS SHRUBS
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- EXISTING TREE TO REMAIN
- EXISTING TREE TO BE REMOVED
- FIRE HYDRANT (REF CIVIL PLANS)
- STREETLIGHT (REF CIVIL PLANS)

NOTES:

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NORTH

SCALE 1"= 40'

CHECKED BY: JN/LV
DRAWN BY: JW/KR

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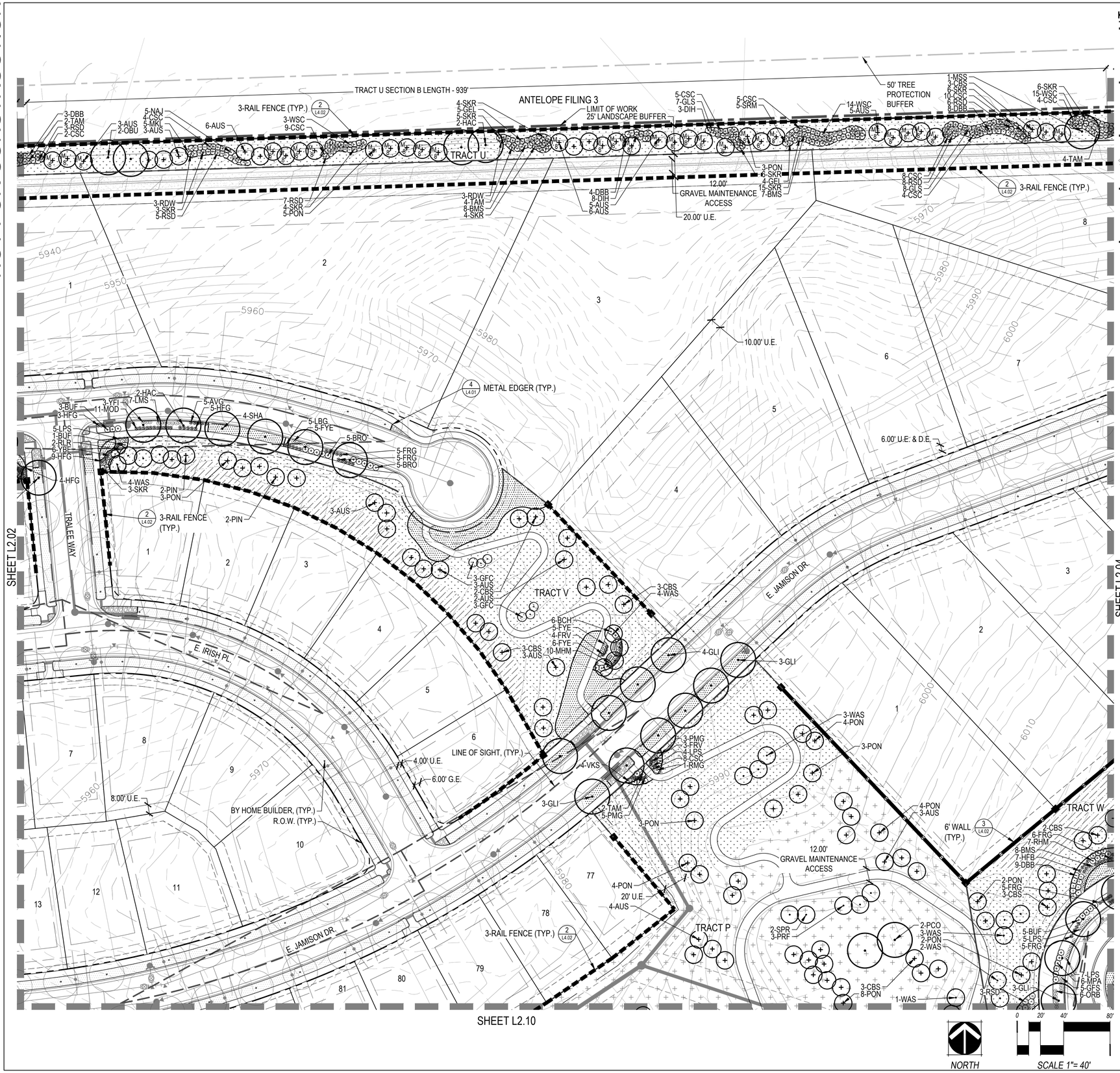
CSP-Technical Submittal-03 03/15/2019

SHEET TITLE:
LANDSCAPE PLAN

L2.02

NOT FOR CONSTRUCTION



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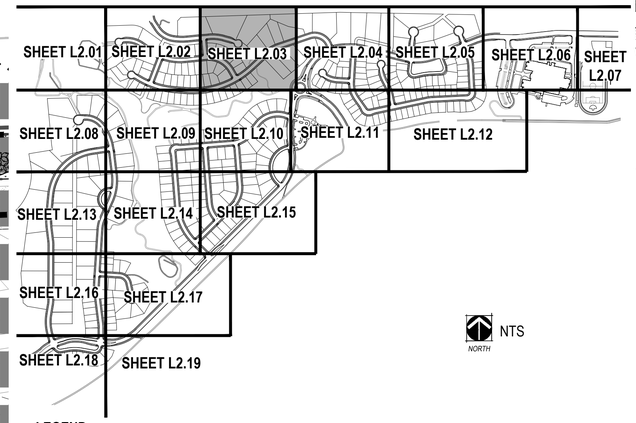

LEGEND

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- MATCHLINE
- ENLARGEMENT LINE
- LIMIT OF WORK
- STEEL EDGER (SHEET L4.01, DETAIL 4)
- SPADE CUT EDGE (SHEET L4.01, DETAIL 5)
- 100 YEAR FLOOD ZONE
- CONCRETE TRAIL
- COLUMN (SHEET L3.01)
- 3 RAIL FENCE (SHEET L4.02, DETAIL 2)
- 8' NOISE ATTENUATION WALL (SHEET L4.02, DETAIL 1)
- 6' WALL (SHEET L4.02, DETAIL 3)
- 15' TREE PROTECTION FENCE
- 50' TREE PROTECTION BUFFER
- IRRIGATED MANICURED TURF TYPE SOD
- 100% IRRIGATED NATIVE GRASS SEED MIX "A" DRILLED SEED
- ZTAP NATIVE GRASS SEED MIX "A" DRILLED SEED
- NON-IRRIGATED NATIVE GRASS SEED MIX "A"
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- 4" - 6" COBBLE
- HOME BUILDER TREE LAWN
- DECIDUOUS CANOPY TREE (SHEET L4.01, DETAIL 1)
- HOME BUILDER DECIDUOUS CANOPY TREE
- ORNAMENTAL TREES (SHEET L4.01, DETAIL 1)
- EVERGREEN TREES (SHEET L4.01, DETAIL 1)
- TRANSFER TREE (SHEET L4.01, DETAIL 1)
- MITIGATION TREE (SHEET L4.01, DETAIL 1) - 8' TALL UNLESS OTHERWISE NOTED
- EVERGREEN SHRUBS
- DECIDUOUS SHRUBS
- ORNAMENTAL GRASSES
- EXISTING TREE TO REMAIN
- EXISTING TREE TO BE REMOVED
- FIRE HYDRANT (REF CIVIL PLANS)
- STREETLIGHT (REF CIVIL PLANS)

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SHEET TITLE:
LANDSCAPE PLAN

L2.03

CHECKED BY: JN/LV
DRAWN BY: JW/KR

NOT FOR CONSTRUCTION

TRACT U SECTION C LENGTH - 904'

ANTELOPE FILING 4

3-RAIL FENCE (TYP.) (2 / L4.02)

LIMIT OF WORK

25' LANDSCAPE BUFFER

50' TREE PROTECTION BUFFER

TRACT U

2.00' GRAVEL MAINTENANCE ACCESS

20.00' U.E.

E. JAMISON DR.

4.00' G.E.

6.00' U.E.

6.00' U.E. & D.E.

PRIVATE DRIVE

LINE OF SIGHT, (TYP.)

E. DRY CREEK ROAD

TRACT W

6' WALL (TYP.) (3 / L4.02)

TRACT X

16.00' U.E.

CROSSWALK (TYP.)

12'-0" CONCRETE WALK

BAILEY CT.

S. LIVERPOOL WAY

S. MAYLAVA CIR

TRACT DD

METAL EDGER (TYP.) (4 / L4.01)

SHEET L2.03

SHEET L2.05

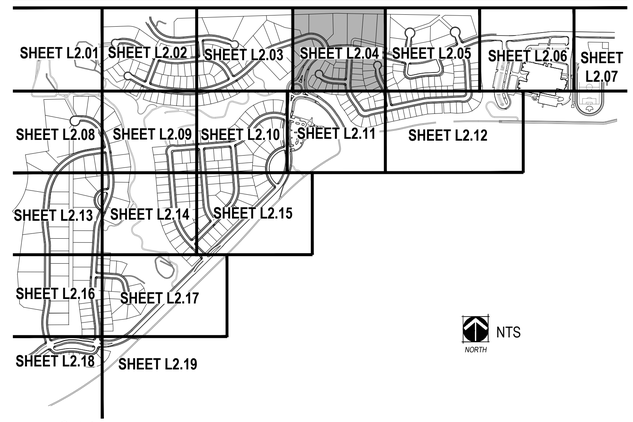
SHEET L2.11

NORTH

SCALE 1"= 40'

0 20' 40' 80'

KEYMAP



NTS

NORTH

LEGEND

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- CONCRETE TRAIL
- COLUMN (SHEET L3.01)
- 3 RAIL FENCE (SHEET L4.02, DETAIL 2)
- 8' NOISE ATTENUATION WALL (SHEET L4.02, DETAIL 1)
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SHEET TITLE:
LANDSCAPE PLAN

L2.04

CHECKED BY: JN/LV
DRAWN BY: JW/KR

NOT FOR CONSTRUCTION

TRACT U SECTION D LENGTH - 922'

ARAPAHOE HEIGHTS FILING NO. 5

LIMIT OF WORK

3-RAIL FENCE (TYP.) (2/L4.02)

25' LANDSCAPE BUFFER

50' TREE PROTECTION BUFFER

TRACT U

TRACT JJ

TRACT II

TRACT GG

TRACT AA DRAINAGE EASEMENT

TRACT HH

TRACT DD

TRACT FF

5.00' U.E.

20.00' U.E.

12.00' GRAVEL MAINTENANCE ACCESS

8.00' U.E.

4.00' U.E.

6.00' G.E.

16.00' DRAINAGE OVERFLOW EASEMENT

S. NEPAL WAY

S. MALTA CT.

E. DRY CREEK ROAD

E. IRISH CIR. (PRIVATE DRIVE)

R.O.W. (TYP.)

BY HOME BUILDER, (TYP.)

6' WALL (TYP.) (3/L4.02)

LINE OF SIGHT, (TYP.)

100 YEAR FLOOD ZONE

12.00' GRAVEL MAINTENANCE ACCESS

16.00' U.E.

5.00' U.E.

3-RAIL FENCE (TYP.) (2/L4.02)

RETAINING WALL (TYP.) SEE SHEETS L6.01 - L6.04

SHEET L2.04

SHEET L2.06

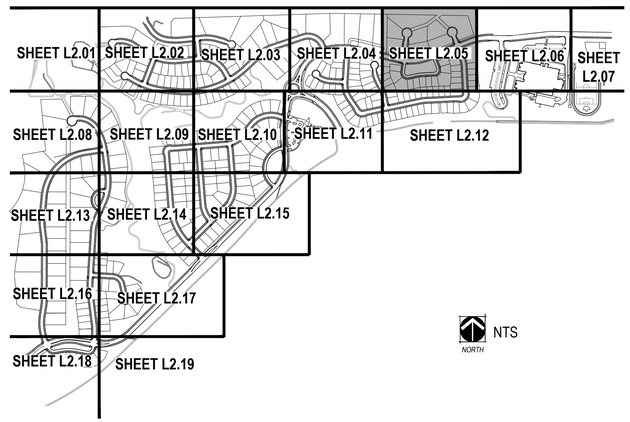
SHEET L2.12

NORTH

SCALE 1"= 40'

0 20' 40' 80'

KEYMAP



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SHEET TITLE:

LANDSCAPE PLAN

L2.05

CHECKED BY: JN/LV
DRAWN BY: JW/KR

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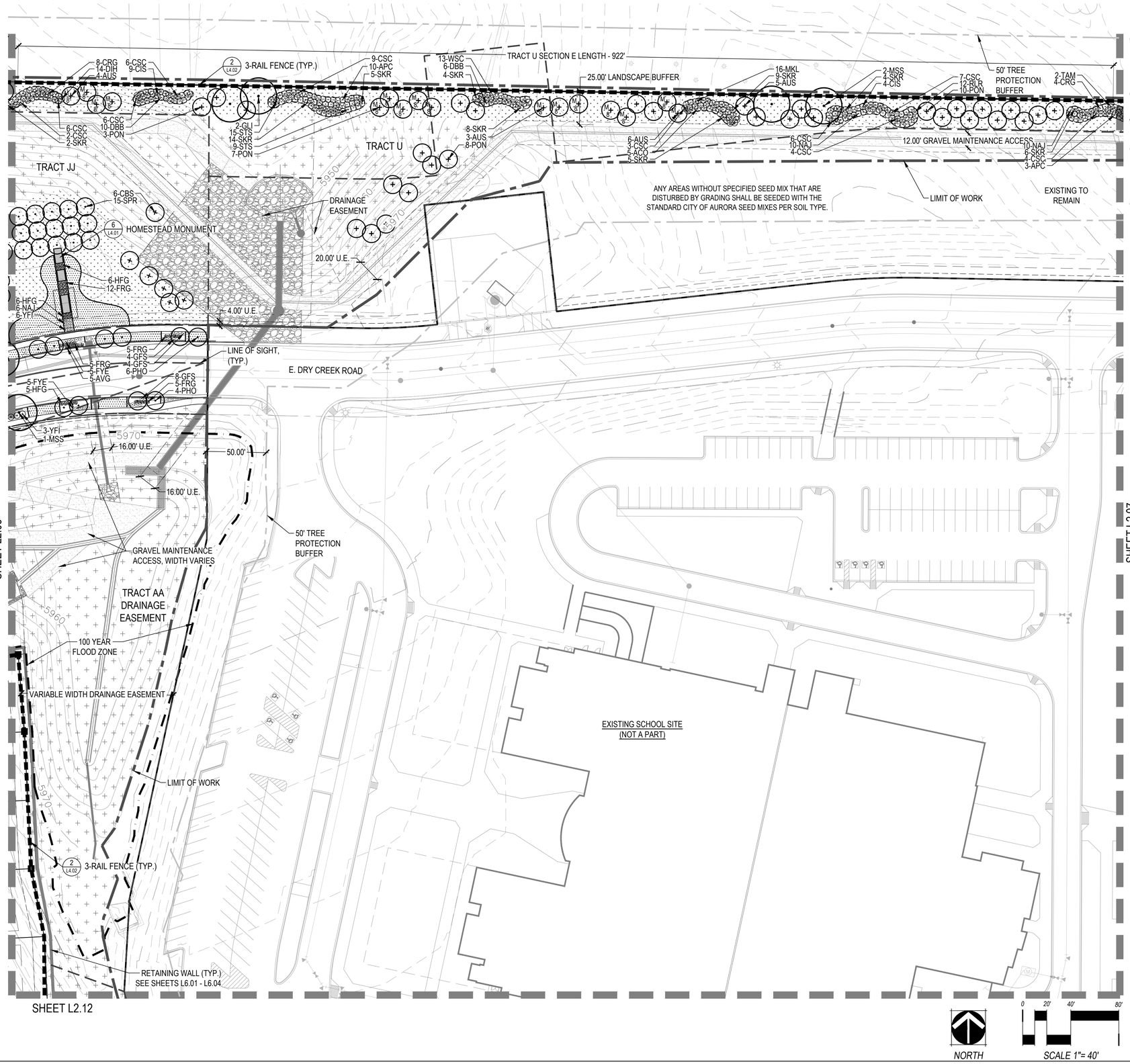

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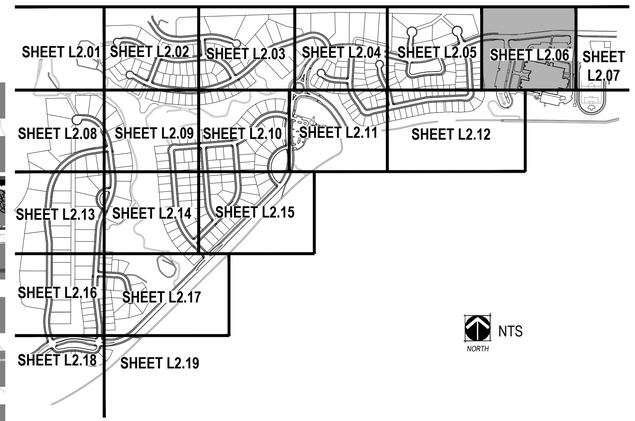

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SHEET TITLE:
LANDSCAPE PLAN

L2.06

CHECKED BY: JNI/LV
DRAWN BY: JW/KR

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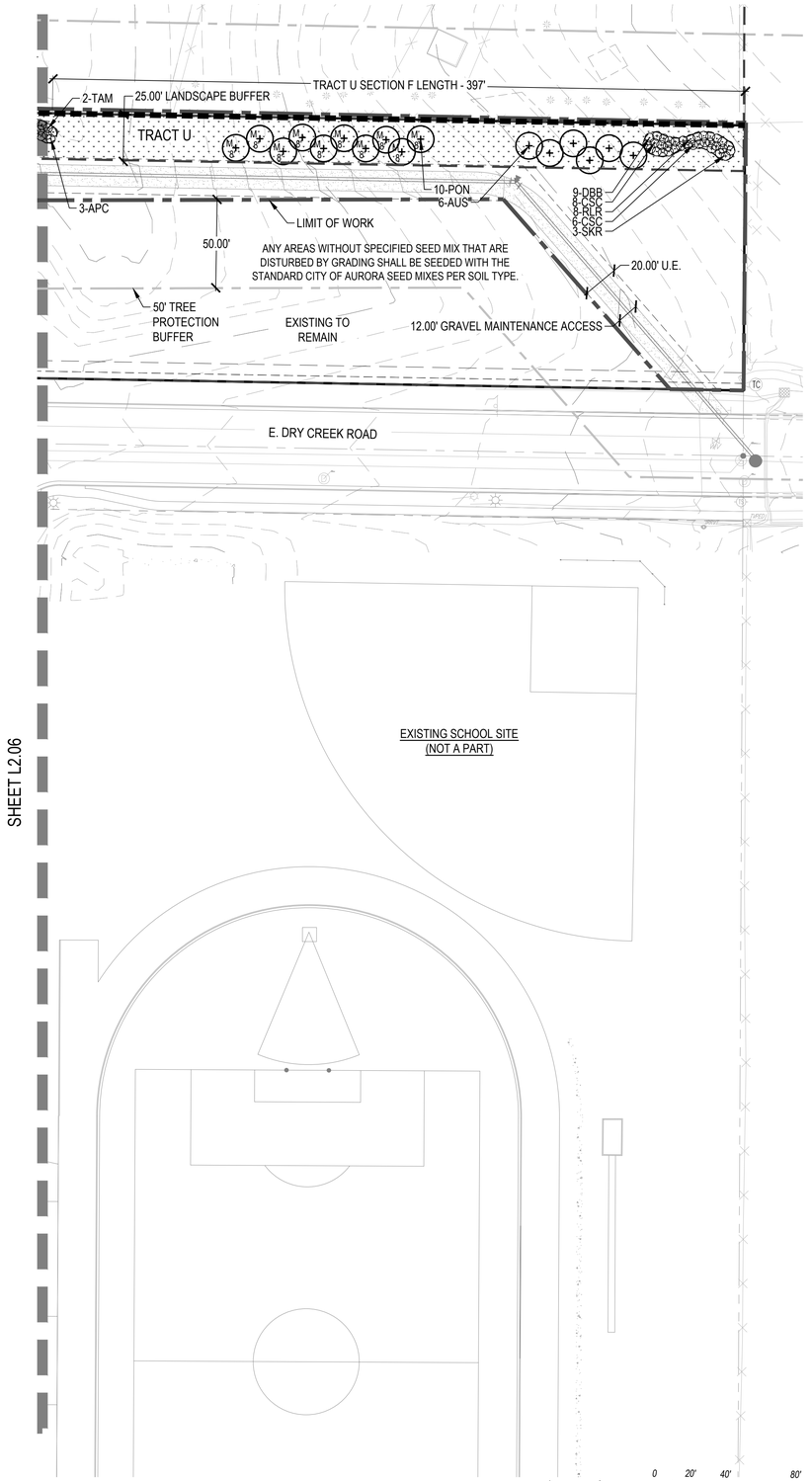

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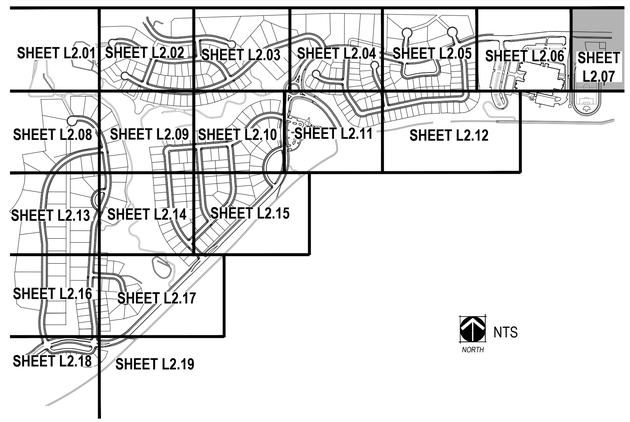

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NORRIS DESIGN
www.norris-design.com
1101 Bannock Street
Denver, Colorado 80204
P 303.892.1166
F 303.892.1186

KINGS POINT
CSP No. 2
AURORA, COLORADO

OWNER:
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3033 E. FIRST AVE. #410
DENVER, CO 80206
TEL-303-394-5500
FAX-303-394-5508
CONTACT: BRUCE STOKES

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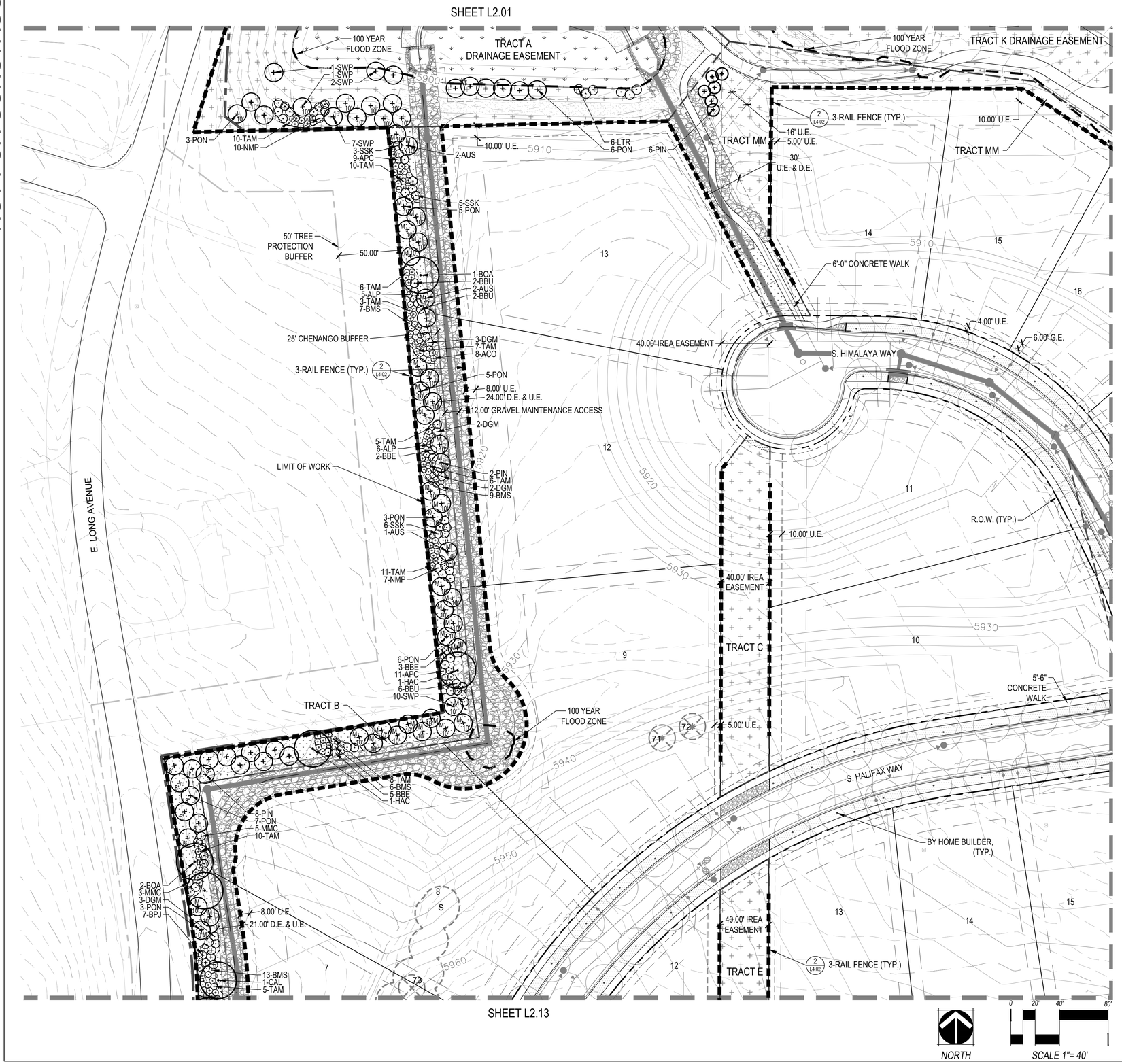
CSP-Technical Submittal-03 03/15/2019

SHEET TITLE:
LANDSCAPE PLAN

L2.07

CHECKED BY: JN/LV
DRAWN BY: JW/KR

NOT FOR CONSTRUCTION


SHEET L2.01
SHEET L2.09
SHEET L2.13
E. LONG AVENUE
TRACT A
DRAINAGE EASEMENT
TRACT K DRAINAGE EASEMENT
TRACT MM
TRACT C
TRACT B
TRACT E
100 YEAR FLOOD ZONE
3-PON
10-TAM
10-NMP
1-SWP
1-SWP
2-SWP
7-SWP
3-SSK
9-APC
10-TAM
2-AUS
10.00' U.E.
6-LTR
6-PON
6-PIN
16' U.E.
5.00' U.E.
30' U.E. & D.E.
3-RAIL FENCE (TYP.)
10.00' U.E.
6-SSK
5-PON
50' TREE PROTECTION BUFFER
50.00'
6-TAM
5-ALP
3-TAM
7-BMS
1-BOA
2-BBU
2-AUS
2-BBU
25' CHENANGO BUFFER
3-DGM
7-TAM
8-ACO
3-RAIL FENCE (TYP.)
5-PON
8.00' U.E.
24.00' D.E. & U.E.
12.00' GRAVEL MAINTENANCE ACCESS
2-DGM
5-TAM
6-ALP
2-BBE
LIMIT OF WORK
2-PIN
6-TAM
2-DGM
9-BMS
3-PON
6-SSK
1-AUS
11-TAM
7-NMP
6-PON
3-BBE
11-APC
1-HAC
6-BBU
10-SWP
8-TAM
6-BMS
5-BBE
1-HAC
8-PIN
7-PON
5-MMC
10-TAM
2-BOA
3-MMC
3-DGM
3-PON
7-BPJ
8.00' U.E.
21.00' D.E. & U.E.
13-BMS
1-CAL
5-TAM
6'-0" CONCRETE WALK
40.00' IREA EASEMENT
S. HIMALAYA WAY
4.00' U.E.
6.00' G.E.
R.O.W. (TYP.)
10.00' U.E.
40.00' IREA EASEMENT
5'-6" CONCRETE WALK
5.00' U.E.
S. HALIFAX WAY
BY HOME BUILDER, (TYP.)
40.00' IREA EASEMENT
3-RAIL FENCE (TYP.)
5910
5920
5930
5940
5950
5960
5970
5980
5990
6000
6010
6020
6030
6040
6050
6060
6070
6080
6090
6100
6110
6120
6130
6140
6150
6160
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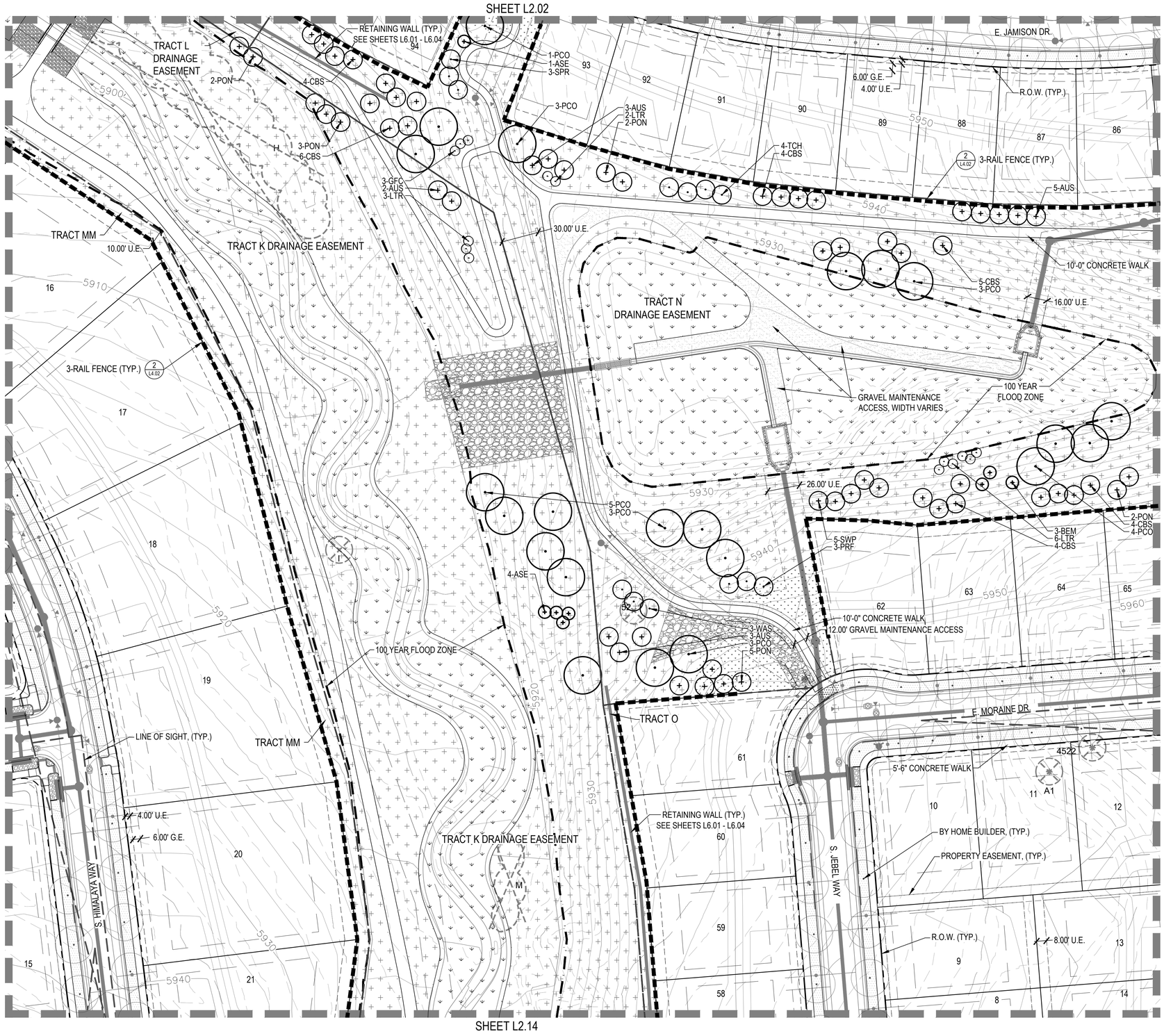
6290
6300

NOT FOR CONSTRUCTION



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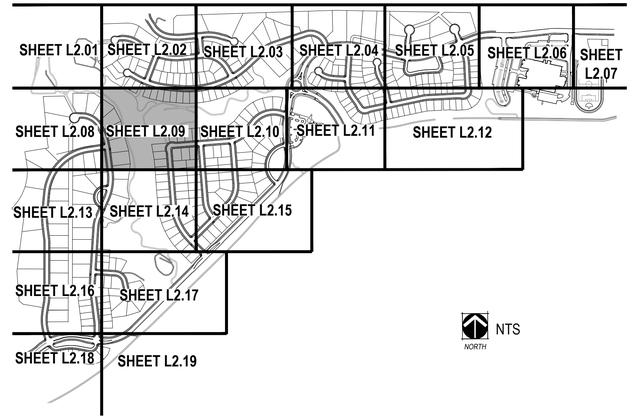

LEGEND

- PROPERTY LINE
- MATCHLINE
- ENLARGEMENT LINE
- LIMIT OF WORK
- STEEL EDGER (SHEET L4.01, DETAIL 4)
- SPADE CUT EDGE (SHEET L4.01, DETAIL 5)
- 100 YEAR FLOOD ZONE
- CONCRETE TRAIL
- COLUMN (SHEET L3.01)
- 3 RAIL FENCE (SHEET L4.02, DETAIL 2)
- 8' NOISE ATTENUATION WALL (SHEET L4.02, DETAIL 1)
- 6' WALL (SHEET L4.02, DETAIL 3)
- 15' TREE PROTECTION FENCE
- 50' TREE PROTECTION BUFFER
- IRRIGATED MANICURED TURF TYPE SOD
- 100% IRRIGATED NATIVE GRASS SEED MIX "A" DRILLED SEED
- ZTAP NATIVE GRASS SEED MIX "A" DRILLED SEED
- NON-IRRIGATED NATIVE GRASS SEED MIX "A"
- NON-IRRIGATED NATIVE GRASS WETLAND SEED MIX "B"
- 4" - 6" COBBLE
- HOME BUILDER TREE LAWN
- DECIDUOUS CANOPY TREE (SHEET L4.01, DETAIL 1)
- HOME BUILDER DECIDUOUS CANOPY TREE
- ORNAMENTAL TREES (SHEET L4.01, DETAIL 1)
- EVERGREEN TREES (SHEET L4.01, DETAIL 1)
- TRANSFER TREE (SHEET L4.01, DETAIL 1)
- MITIGATION TREE (SHEET L4.01, DETAIL 1) - 8' TALL UNLESS OTHERWISE NOTED
- EVERGREEN SHRUBS
- DECIDUOUS SHRUBS
- ORNAMENTAL GRASSES
- EXISTING TREE TO REMAIN
- EXISTING TREE TO BE REMOVED
- FIRE HYDRANT (REF CIVIL PLANS)
- STREETLIGHT (REF CIVIL PLANS)

NOTES:
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SHEET TITLE:
LANDSCAPE PLAN

L2.09

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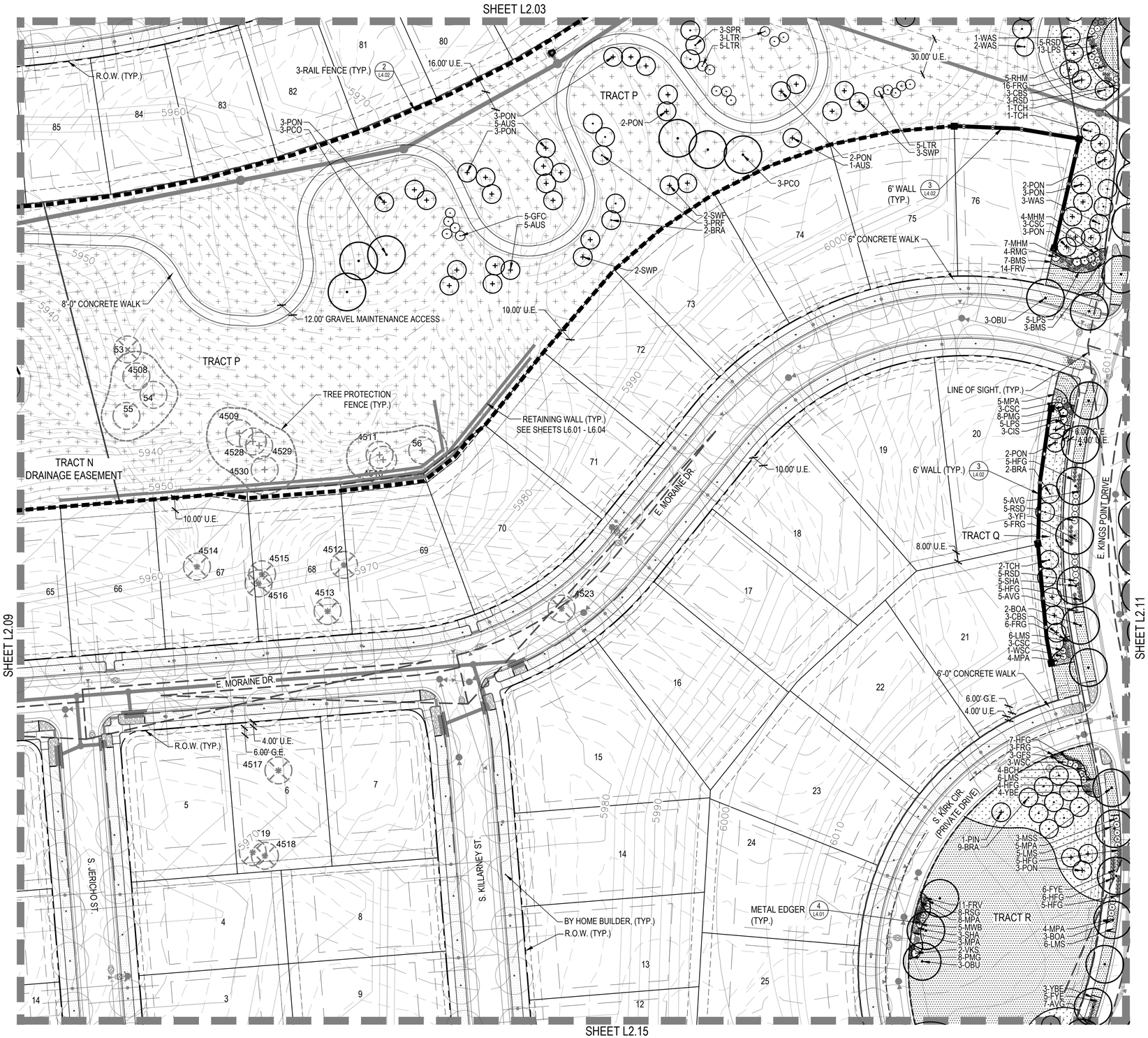

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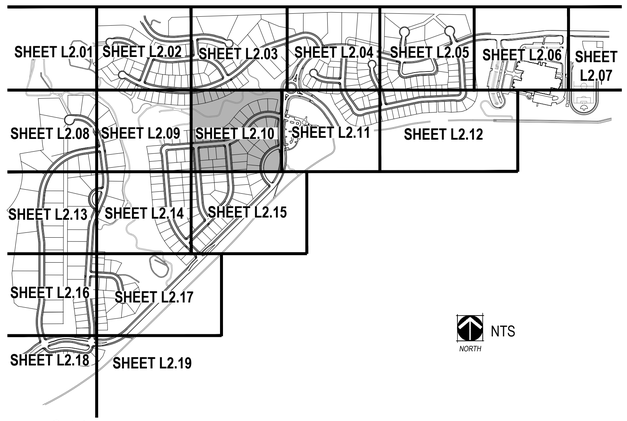

LEGEND

- PROPERTY LINE
- MATCHLINE
- ENLARGEMENT LINE
- LIMIT OF WORK
- STEEL EDGER (SHEET L4.01, DETAIL 4)
- SPADE CUT EDGE (SHEET L4.01, DETAIL 5)
- 100 YEAR FLOOD ZONE
- CONCRETE TRAIL
- COLUMN (SHEET L3.01)
- 3 RAIL FENCE (SHEET L4.02, DETAIL 2)
- 8' NOISE ATTENUATION WALL (SHEET L4.02, DETAIL 1)
- 6' WALL (SHEET L4.02, DETAIL 3)
- 15' TREE PROTECTION FENCE
- 50' TREE PROTECTION BUFFER
- IRRIGATED MANICURED TURF TYPE SOD
- 100% IRRIGATED NATIVE GRASS SEED MIX "A" DRILLED SEED
- ZTAP NATIVE GRASS SEED MIX "A" DRILLED SEED
- NON-IRRIGATED NATIVE GRASS SEED MIX "A"
- NON-IRRIGATED NATIVE GRASS WETLAND SEED MIX "B"
- 4" - 6" COBBLE
- HOME BUILDER TREE LAWN
- DECIDUOUS CANOPY TREE (SHEET L4.01, DETAIL 1)
- HOME BUILDER DECIDUOUS CANOPY TREE
- ORNAMENTAL TREES (SHEET L4.01, DETAIL 1)
- EVERGREEN TREES (SHEET L4.01, DETAIL 1)
- TRANSFER TREE (SHEET L4.01, DETAIL 1)
- MITIGATION TREE (SHEET L4.01, DETAIL 1) - 8' TALL UNLESS OTHERWISE NOTED
- EVERGREEN SHRUBS
- DECIDUOUS SHRUBS
- ORNAMENTAL GRASSES
- EXISTING TREE TO REMAIN
- EXISTING TREE TO BE REMOVED
- FIRE HYDRANT (REF CIVIL PLANS)
- STREETLIGHT (REF CIVIL PLANS)

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SHEET TITLE:
LANDSCAPE PLAN

L2.10

CHECKED BY: JN//JV
DRAWN BY: JW/KR

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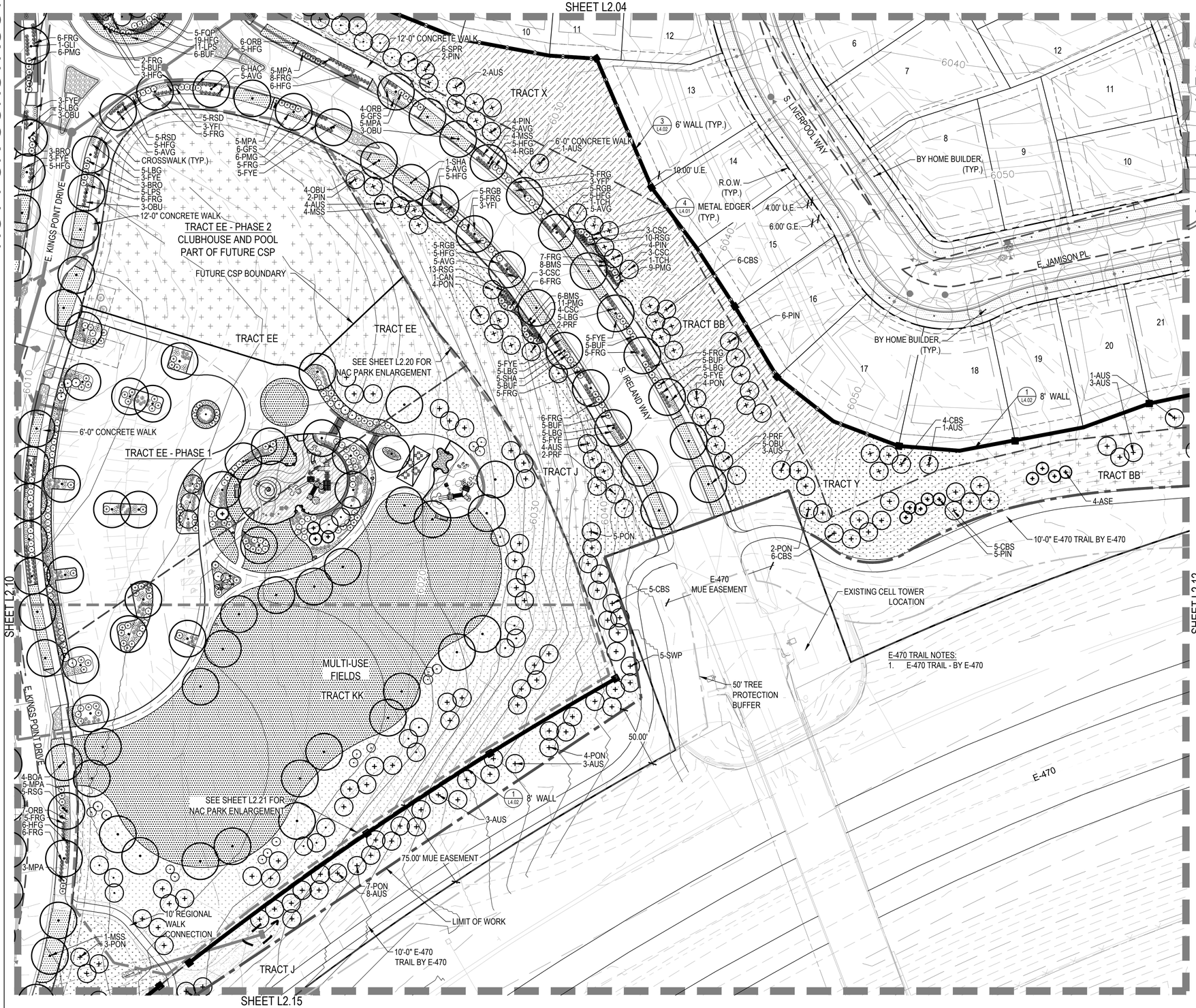

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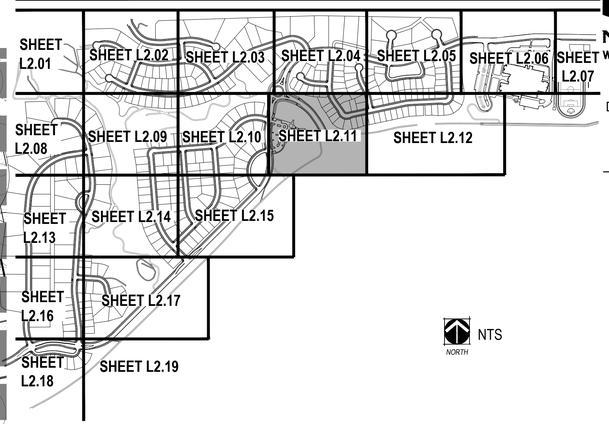

NTS

LEGEND

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- MATCHLINE
- ENLARGEMENT LINE
- LIMIT OF WORK
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- SPADE CUT EDGE (SHEET L4.01, DETAIL 5)
- 100 YEAR FLOOD ZONE
- CONCRETE TRAIL
- COLUMN (SHEET L3.01)
- 3 RAIL FENCE (SHEET L4.02, DETAIL 2)
- 8' NOISE ATTENUATION WALL (SHEET L4.02, DETAIL 1)
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SHEET TITLE:
LANDSCAPE PLAN

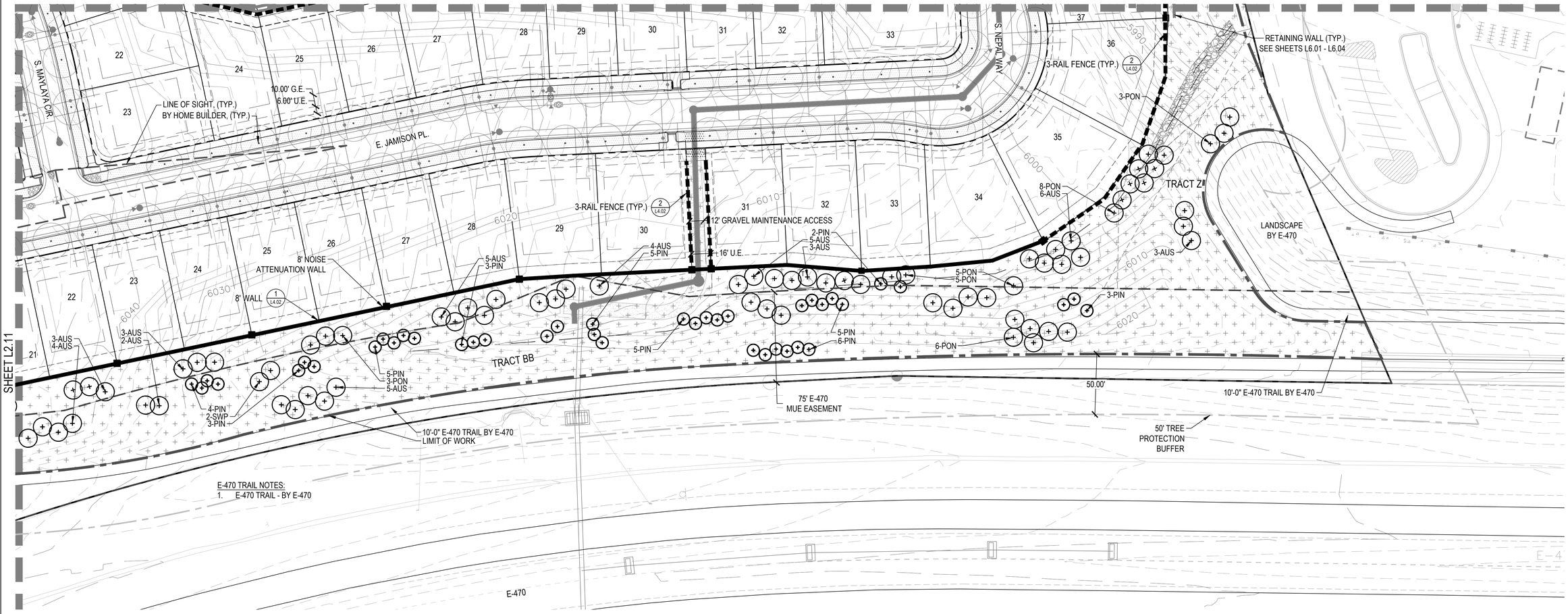
L2.11

NOT FOR CONSTRUCTION

SHEET L2.05

SHEET L2.06

SHEET L2.11



E-470 TRAIL NOTES:
1. E-470 TRAIL - BY E-470

LEGEND

- PROPERTY LINE
- MATCHLINE
- ENLARGEMENT LINE
- LIMITS OF CONSTRUCTION
- STEEL EDGER (SHEET L4.01, DETAIL 4)
- SPADE CUT EDGE (SHEET L4.01, DETAIL 5)
- 100 YEAR FLOOD ZONE
- CONCRETE TRAIL
- COLUMN (SHEET L3.01)
- 3 RAIL FENCE (SHEET L4.02, DETAIL 2)
- 8' NOISE ATTENUATION WALL (SHEET L4.02, DETAIL 1)
- 6' SOLID WALL (SHEET L4.02, DETAIL 3)
- 15' TREE PROTECTION FENCE
- 50' TREE PROTECTION BUFFER
- IRRIGATED MANICURED TURF TYPE SOD
- 100% IRRIGATED NATIVE GRASS SEED MIX "A" DRILLED SEED
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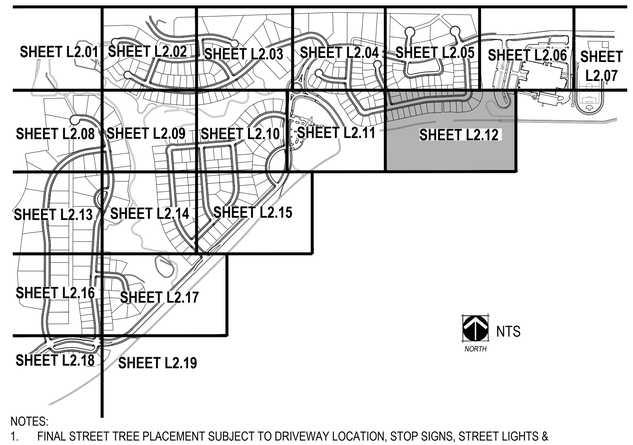
- EXISTING TREE TO BE REMOVED
- FIRE HYDRANT (REF CIVIL PLANS)
- STREETLIGHT (REF CIVIL PLANS)

KEYMAP



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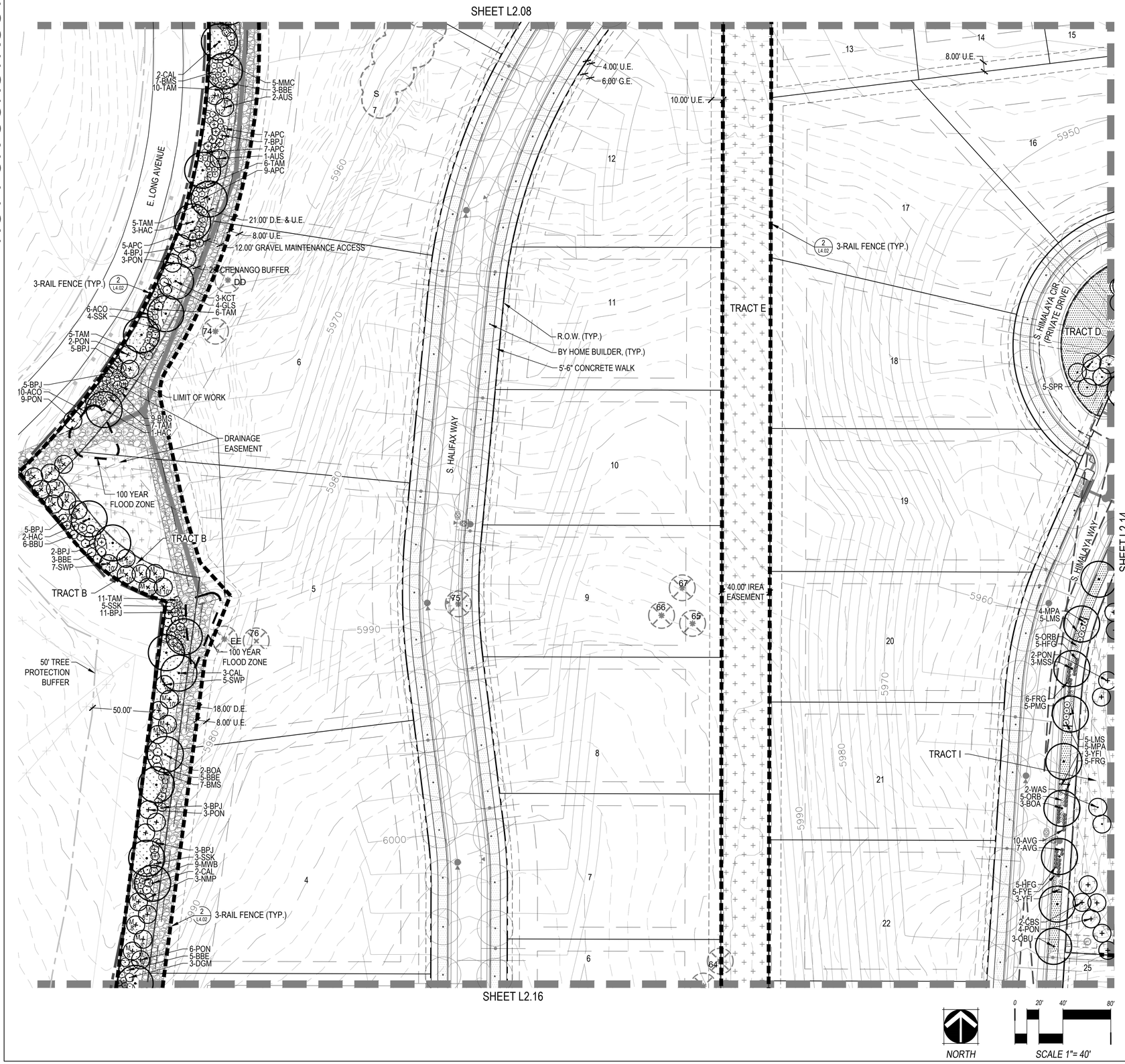
SHEET TITLE:
LANDSCAPE PLAN

L2.12

NOT FOR CONSTRUCTION



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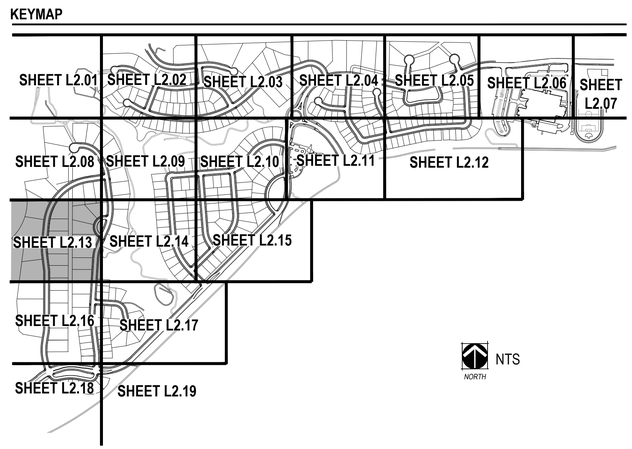

LEGEND

- PROPERTY LINE
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- LIMIT OF WORK
- STEEL EDGER (SHEET L4.01, DETAIL 4)
- SPADE CUT EDGE (SHEET L4.01, DETAIL 5)
- 100 YEAR FLOOD ZONE
- CONCRETE TRAIL
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- HOME BUILDER DECIDUOUS CANOPY TREE
- ORNAMENTAL TREES (SHEET L4.01, DETAIL 1)
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P 303.892.1166
F 303.892.1186

KINGS POINT
CSP No. 2
AURORA, COLORADO

OWNER:
KINGSPOINT LLC
3033 E. FIRST AVE. #410
DENVER, CO 80206
TEL-303-394-5500
FAX-303-394-5508
CONTACT: BRUCE STOKES

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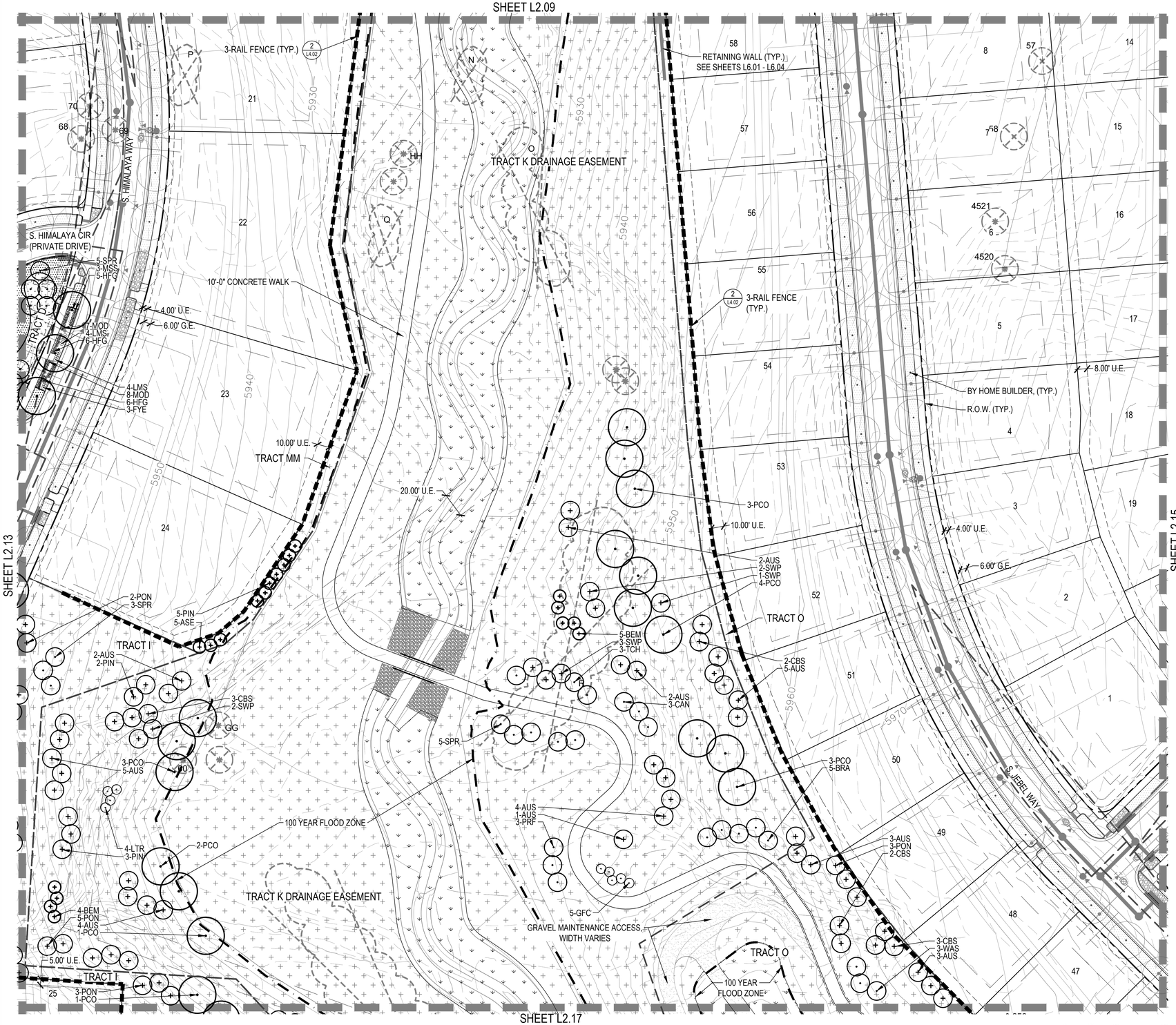
CSP-03 - 07/12/2017
CSP-Technical Submittal 09/07/2018
CSP-Technical Submittal-02 01/09/2019
CSP-Technical Submittal-03 03/15/2019

SHEET TITLE:
LANDSCAPE PLAN

L2.13

NOT FOR CONSTRUCTION



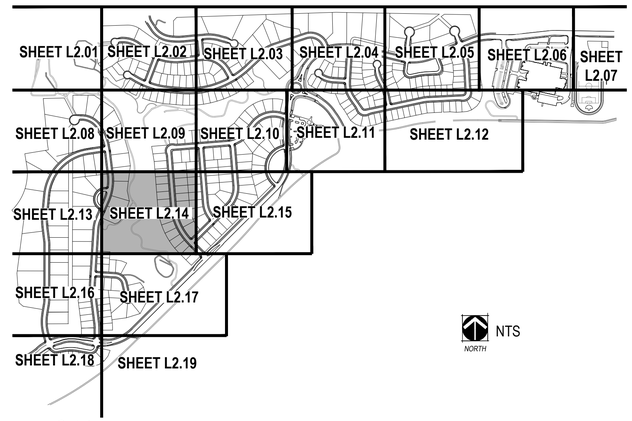
NORTH

SCALE 1"= 40'

0 20' 40' 80'

JN/LV
CHECKED BY: JW/KR
DRAWN BY:

KEYMAP



LEGEND

- PROPERTY LINE
- MATCHLINE
- ENLARGEMENT LINE
- LIMIT OF WORK
- STEEL EDGER (SHEET L4.01, DETAIL 4)
- SPADE CUT EDGE (SHEET L4.01, DETAIL 5)
- 100 YEAR FLOOD ZONE
- CONCRETE TRAIL
- COLUMN (SHEET L3.01)
- 3 RAIL FENCE (SHEET L4.02, DETAIL 2)
- 8' NOISE ATTENUATION WALL (SHEET L4.02, DETAIL 1)
- 6' WALL (SHEET L4.02, DETAIL 3)
- 15' TREE PROTECTION FENCE
- 50' TREE PROTECTION BUFFER
- IRRIGATED MANICURED TURF TYPE SOD
- 100% IRRIGATED NATIVE GRASS SEED MIX "A" DRILLED SEED
- ZTAP NATIVE GRASS SEED MIX "A" DRILLED SEED
- NON-IRRIGATED NATIVE GRASS SEED MIX "A"
- NON-IRRIGATED NATIVE GRASS WETLAND SEED MIX "B"
- 4" - 6" COBBLE
- HOME BUILDER TREE LAWN
- DECIDUOUS CANOPY TREE (SHEET L4.01, DETAIL 1)
- HOME BUILDER DECIDUOUS CANOPY TREE
- ORNAMENTAL TREES (SHEET L4.01, DETAIL 1)
- EVERGREEN TREES (SHEET L4.01, DETAIL 1)
- TRANSFER TREE (SHEET L4.01, DETAIL 1)
- MITIGATION TREE (SHEET L4.01, DETAIL 1) - 8' TALL UNLESS OTHERWISE NOTED
- EVERGREEN SHRUBS
- DECIDUOUS SHRUBS
- ORNAMENTAL GRASSES
- EXISTING TREE TO REMAIN
- EXISTING TREE TO BE REMOVED
- FIRE HYDRANT (REF CIVIL PLANS)
- STREETLIGHT (REF CIVIL PLANS)

NOTES:

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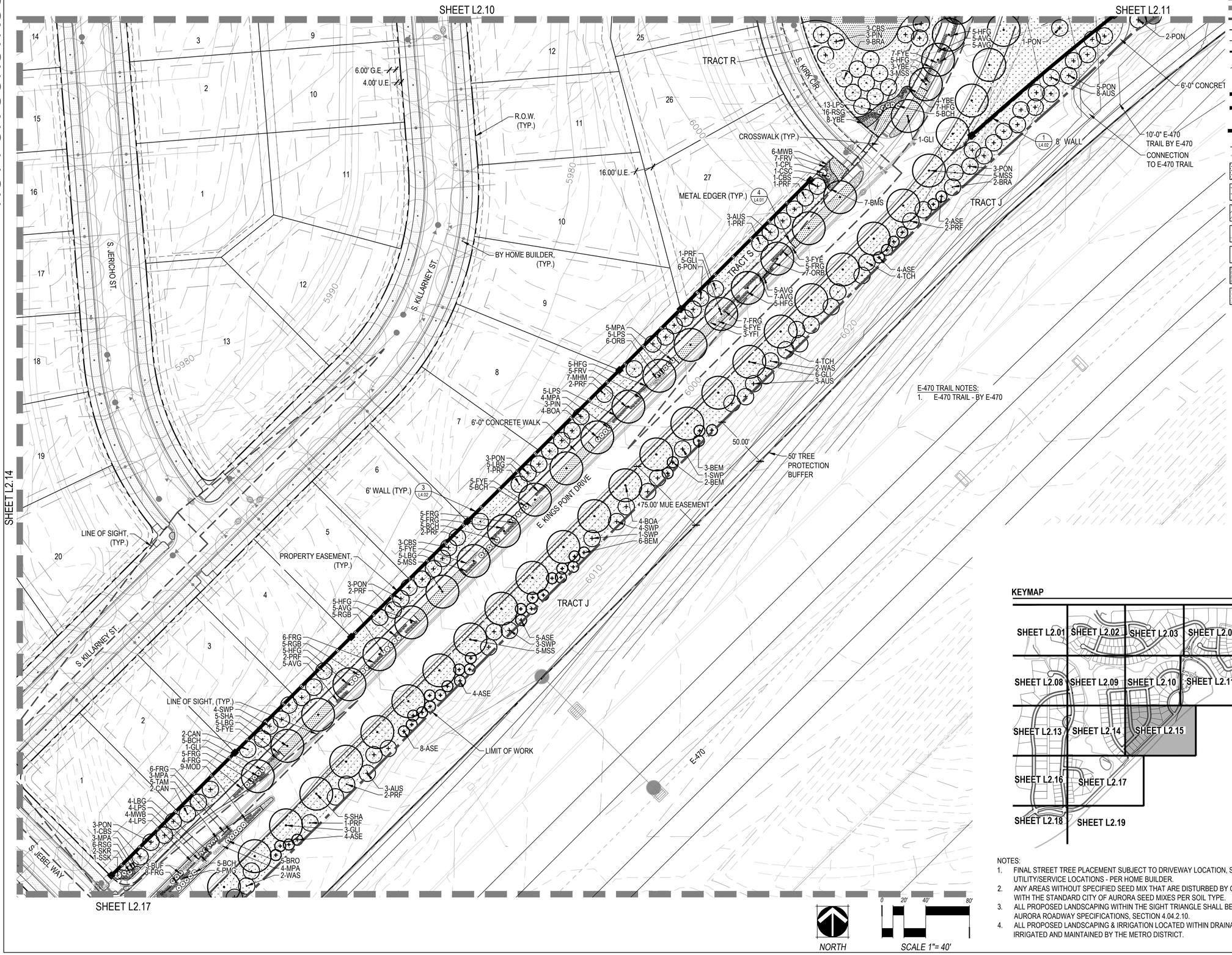
SHEET TITLE:
LANDSCAPE PLAN

L2.14

NOT FOR CONSTRUCTION



LEGEND

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- MATCHLINE
- ENLARGEMENT LINE
- LIMIT OF WORK
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- SPADE CUT EDGE (SHEET L4.01, DETAIL 5)
- 100 YEAR FLOOD ZONE
- CONCRETE TRAIL
- COLUMN (SHEET L3.01)
- 3 RAIL FENCE (SHEET L4.02, DETAIL 2)
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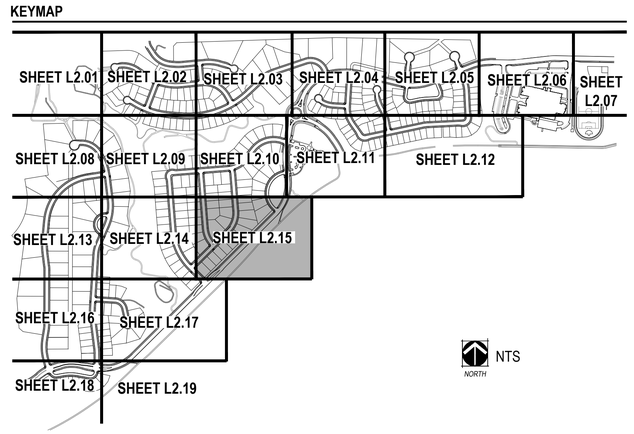
KEYMAP



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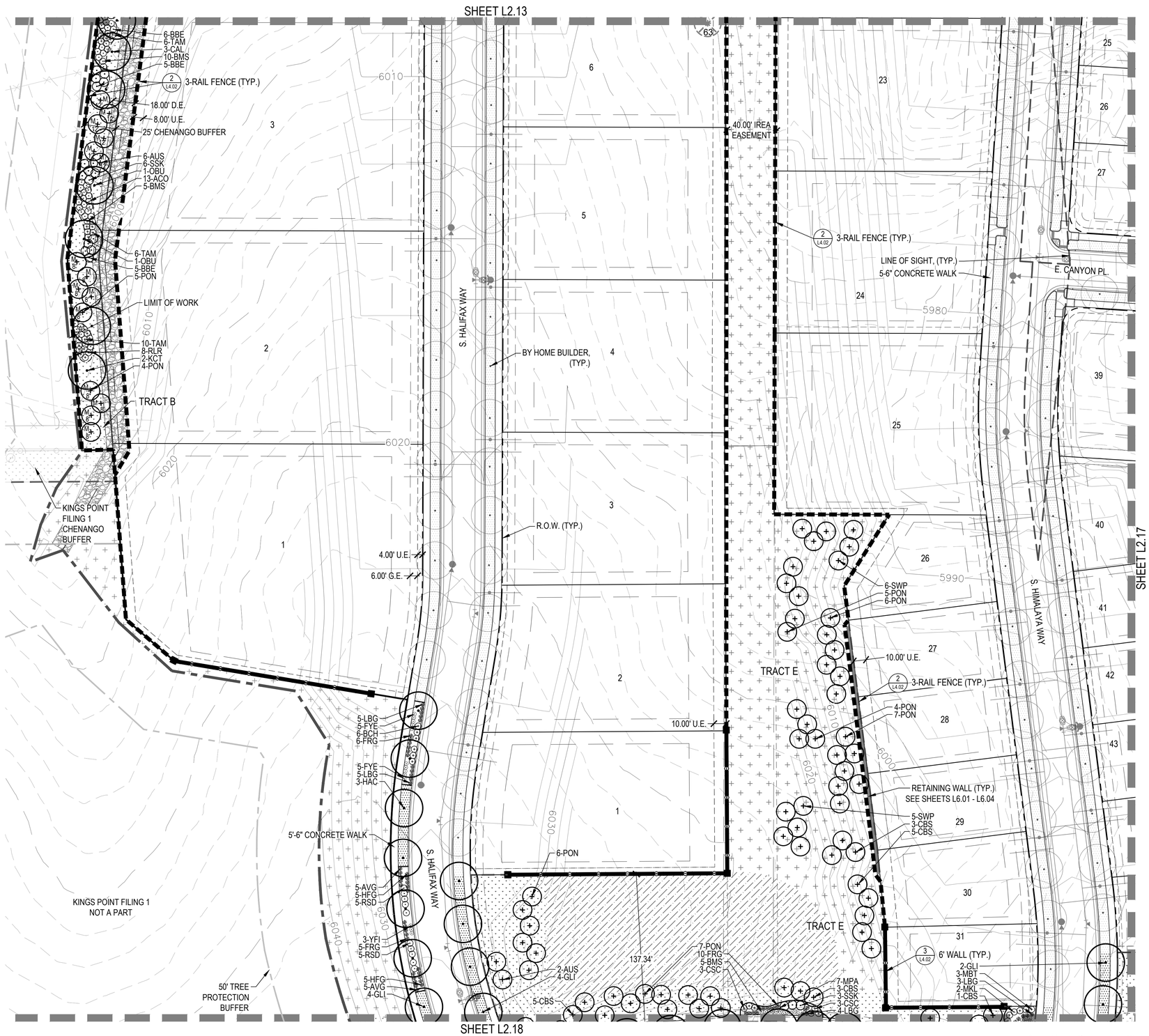
SHEET TITLE:
LANDSCAPE PLAN

L2.15

NOT FOR CONSTRUCTION



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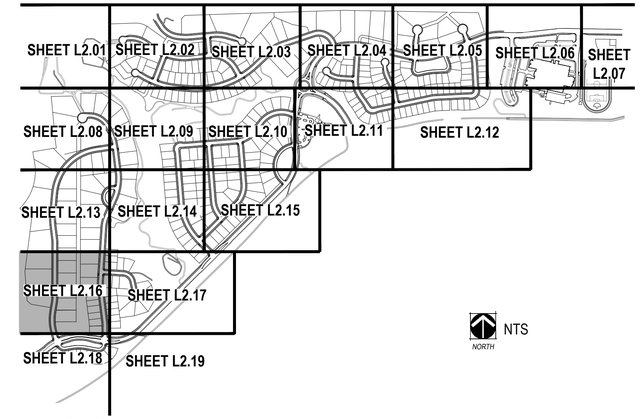

LEGEND

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- ENLARGEMENT LINE
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- SPADE CUT EDGE (SHEET L4.01, DETAIL 5)
- 100 YEAR FLOOD ZONE
- CONCRETE TRAIL
- COLUMN (SHEET L3.01)
- 3 RAIL FENCE (SHEET L4.02, DETAIL 2)
- 8' NOISE ATTENUATION WALL (SHEET L4.02, DETAIL 1)
- 6' WALL (SHEET L4.02, DETAIL 3)
- 15' TREE PROTECTION FENCE
- 50' TREE PROTECTION BUFFER
- IRRIGATED MANICURED TURF TYPE SOD
- 100% IRRIGATED NATIVE GRASS SEED MIX "A" DRILLED SEED
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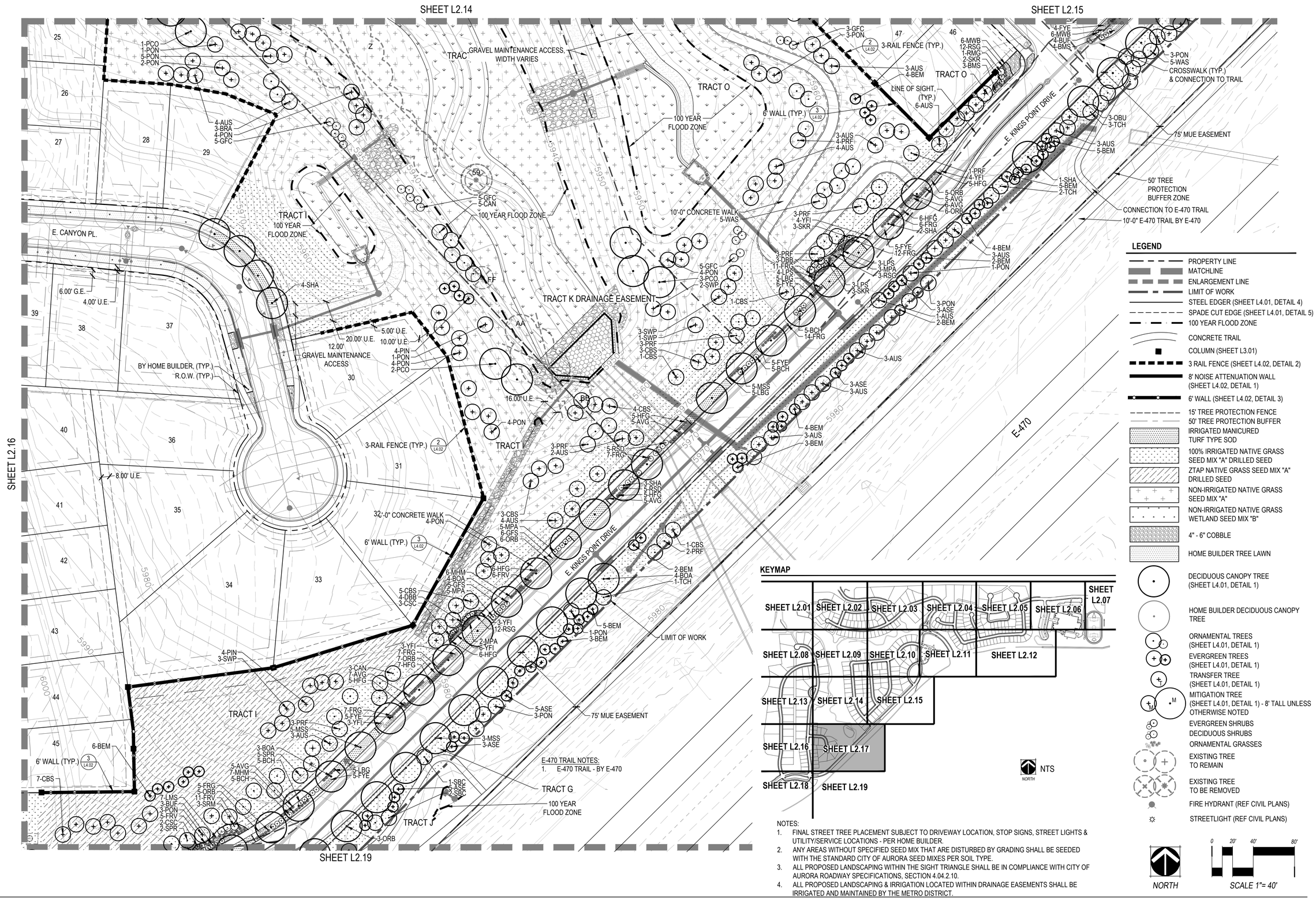
SHEET TITLE:
LANDSCAPE PLAN

L2.16

NOT FOR CONSTRUCTION



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KEYMAP

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LANDSCAPE PLAN

L2.17

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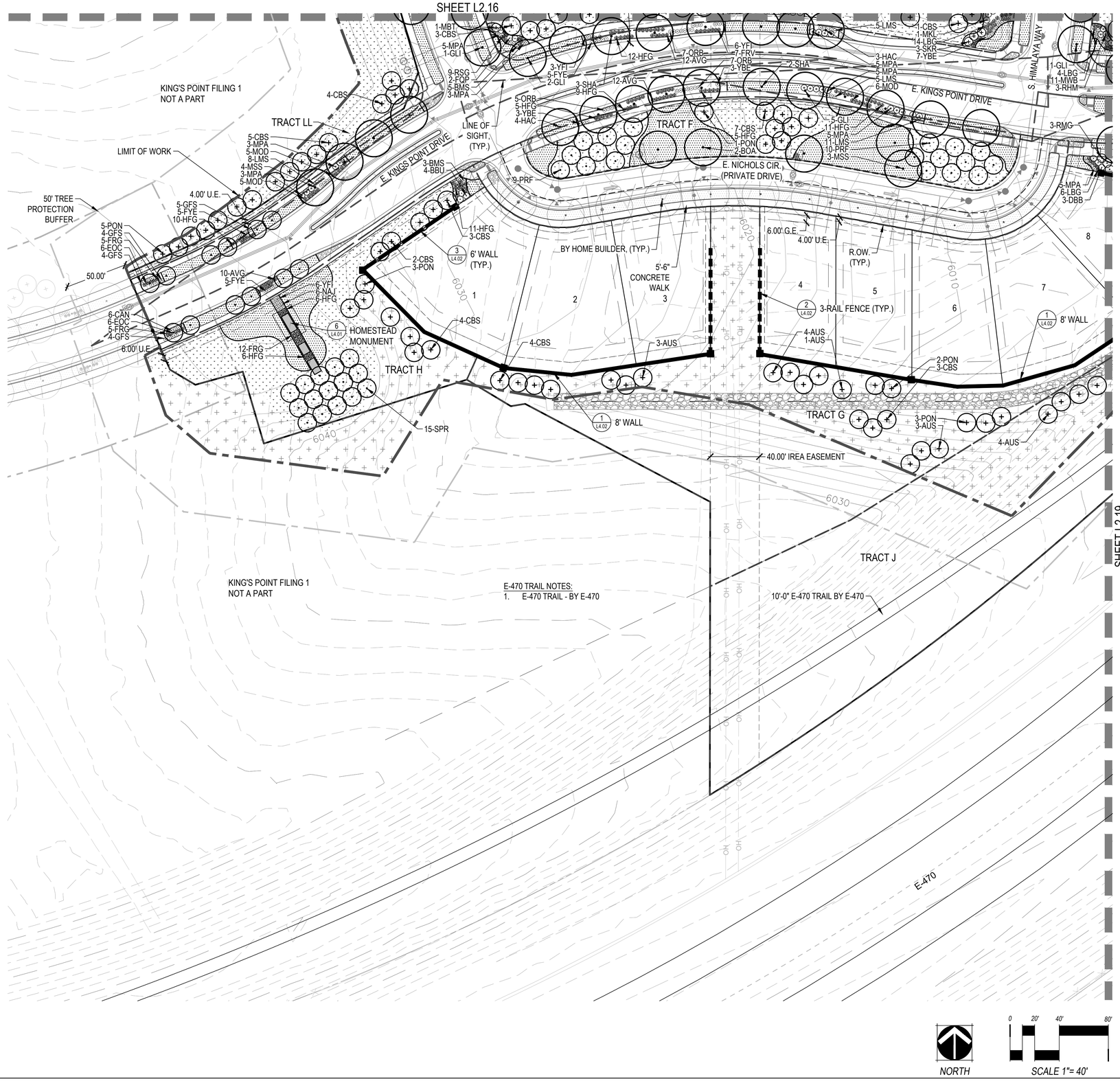

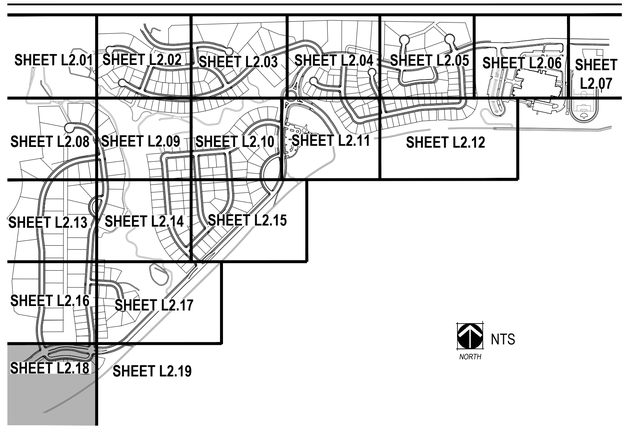

LEGEND

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- MATCHLINE
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- CONCRETE TRAIL
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SHEET TITLE:
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L2.18

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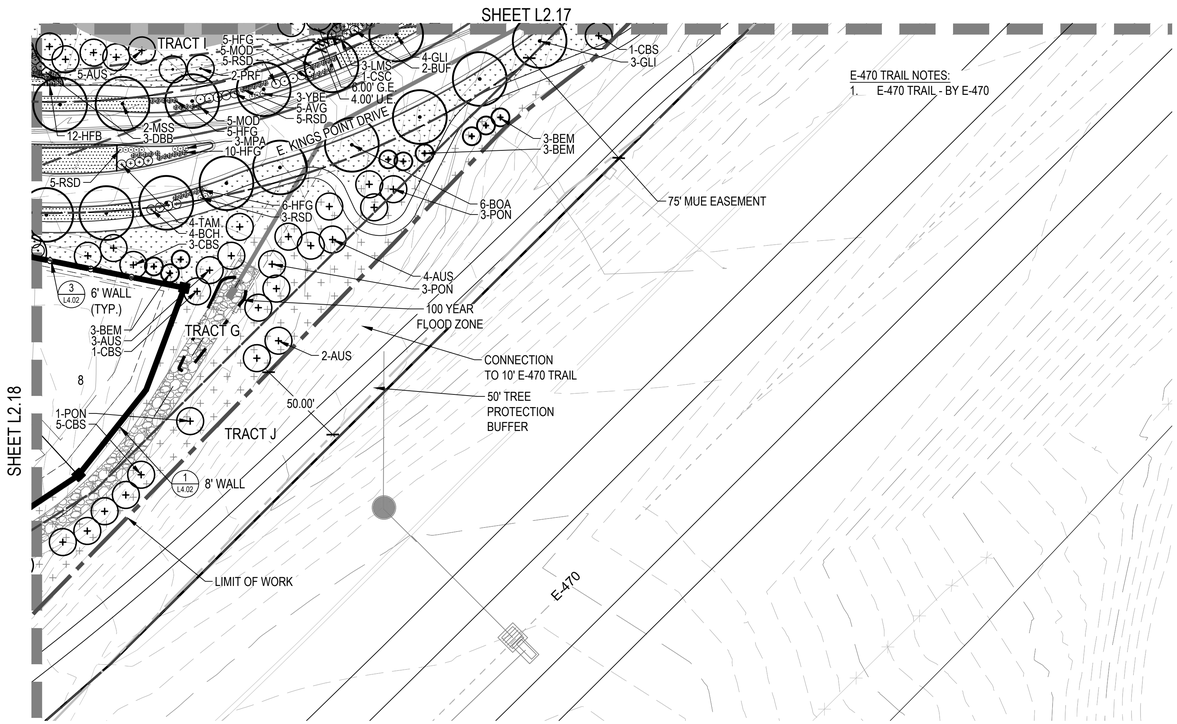

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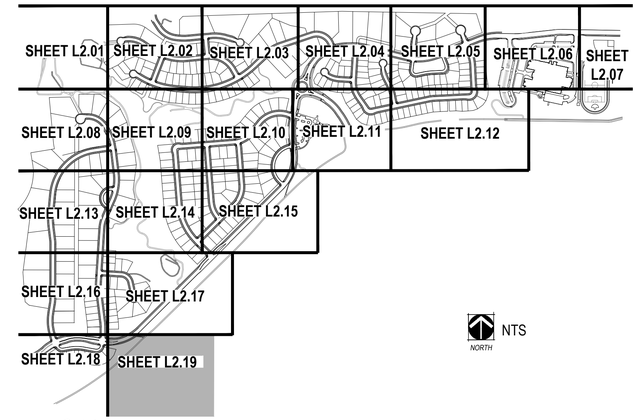

LEGEND

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CSP-Technical Submittal-03 03/15/2019

SHEET TITLE:
LANDSCAPE PLAN

L2.19

NOT FOR CONSTRUCTION

TRACT EE - PHASE 2
PARKING, CLUBHOUSE
AND POOL
PART OF FUTURE CSP

5'-0" CONCRETE WALK

FUTURE CSP BOUNDARY

TRACT EE - PHASE 1

BOULDER IN PLAYGROUND CURB (6 / L4.03)

PLAYGROUND SURFACE (1 / L4.03)

PLAYGROUND (8 / L4.03)

TRASH RECEPTACLE (2)

BENCH (1)

5-12 YEAR OLD CONCEPTUAL LAYOUT

LILY POND (9 / L4.03)

PICNIC AREA

RETAINING SEAT WALL (3 / L4.03)

TRACT KK

MULTI-USE FIELDS

LANDSCAPE BOULDER (5 / L4.03)

SHADE STRUCTURE (5)

PICNIC TABLE (4)

TRASH RECEPTACLE (2)

SAND PIT
3-WAS

PLAYGROUND SURFACE (1 / L4.03)

TOT LOT (7 / L4.03)

RETAINING WALL (3 / L4.03)

TRASH RECEPTACLE (2)

BENCH (1)

2-OBU
3-MPA
5-LPS
7-HFG

3-RSD
3-GFS
3-BUF
1-OBU
3-GFS

3-MPA
5-HFG
5-LPS
1-OBU
3-BUF

3-LPS
5-FRG
1-OBU
3-BUF
3-LMS

2-CSC
3-CIS
5-FYE
5-FRG
7-DIH
1-OBU
5-FRG

3-BUF
8-PMG

3-BUF
2-CAL

10-GFS
1-PRF

12-HFG
6-TAM

4-GLI
3-BCH
5-FRG
9-HFB
5-ORB
5-BBU

5-DBB
5-HFG
7-DBB
7-ORB
8-AVG
6-DIH

3-DBB
3-GFS
1-BUF

1-SHA
5-PMG

9-PMG
6-DIH
5-DBB
5-FRG
15-DBB

5-DIH
7-DBB
11-FRG
10-HFG
4-SHA
7-ORB

3-GFS
1-BUF
1-SHA
5-PMG
10-PMG

7-AVG
5-DIH
1-DBB
1-ORB

4-MPA
4-PMG
3-MBT
5-BMS
3-MHM

5-LMS
3-FRV
5-LBG
5-ORB
4-BCH

3-MBT
3-PRF
3-PMG

6-FRG
6-LMS
2-OBU
2-BUF

10-FRG
1-ASE
3-FQP
4-FRG
3-BUF
5-HFB

5-HFB
4-FRV
4-WSC
4-BCH

3-BUF
3-LMS
9-HFB
6-YBE
3-LTR
3-FRG

3-GFS
6-BUF
1-CAL
3-LMS

5-YFI
1-MSS
5-LPS

6-FRG
3-CSC
5-FQP
3-CIS

3-PON
4-DBB
1-SHA

5-YFI
5-YFI
5-WSC
3-SHA
9-FRG

5-FRG
3-CSC

3-CBS

5-LPS
5-FRG

5-LMS
5-FRG
1-MSS

5-RGB
10-HFB
3-MBT

2-MSS

5-PMG
7-ORB
13-FRG
5-FQP
5-LMS

3-MWB
5-BRA
9-PMG

7-FRG
7-NAJ
3-ASE
2-MSS

7-HFB
5-WSC
6-LPS
5-FRG
3-MSS

6010
6020
6030

SHEET L2.21

NORTH

0 10' 20' 40'
SCALE 1"= 20'

KEYMAP

LEGEND

- PROPERTY LINE
- MATCHLINE
- ENLARGEMENT LINE
- LIMITS OF CONSTRUCTION
- STEEL EDGER (SHEET L4.01, DETAIL 4)
- CONCRETE TRAIL
- IRRIGATED MANICURED TURF TYPE SOD
- 100% IRRIGATED NATIVE GRASS SEED MIX "A" DRILLED SEED
- NON-IRRIGATED NATIVE GRASS SEED MIX "A"
- 4" - 6" COBBLE
- DECIDUOUS CANOPY TREE (SHEET L4.01, DETAIL 1)
- ORNAMENTAL TREES (SHEET L4.01, DETAIL 1)
- EVERGREEN TREES (SHEET L4.01, DETAIL 1)
- EVERGREEN SHRUBS
- DECIDUOUS SHRUBS
- ORNAMENTAL GRASSES

NOTES:

1. FINAL STREET TREE PLACEMENT SUBJECT TO DRIVEWAY LOCATION, STOP SIGNS, STREET LIGHTS & UTILITY/SERVICE LOCATIONS - PER HOME BUILDER.
2. ANY AREAS WITHOUT SPECIFIED SEED MIX THAT ARE DISTURBED BY GRADING SHALL BE SEEDED WITH THE STANDARD CITY OF AURORA SEED MIXES PER SOIL TYPE.
3. ALL PROPOSED LANDSCAPING WITHIN THE SIGHT TRIANGLE SHALL BE IN COMPLIANCE WITH CITY OF AURORA ROADWAY SPECIFICATIONS, SECTION 4.04.2.10.
4. ALL PROPOSED LANDSCAPING & IRRIGATION LOCATED WITHIN DRAINAGE EASEMENTS SHALL BE IRRIGATED AND MAINTAINED BY THE METRO DISTRICT.

NORRIS DESIGN
www.norris-design.com

1101 Bannock Street
Denver, Colorado 80204
P 303.892.1166
F 303.892.1186

KINGS POINT
CSP No. 2
AURORA, COLORADO

OWNER:
KINGSPOINT LLC
3033 E. FIRST AVE. #410
DENVER, CO 80206
TEL-303-394-5500
FAX-303-394-5508
CONTACT: BRUCE STOKES

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SHEET TITLE:
NAC ENLARGEMENT

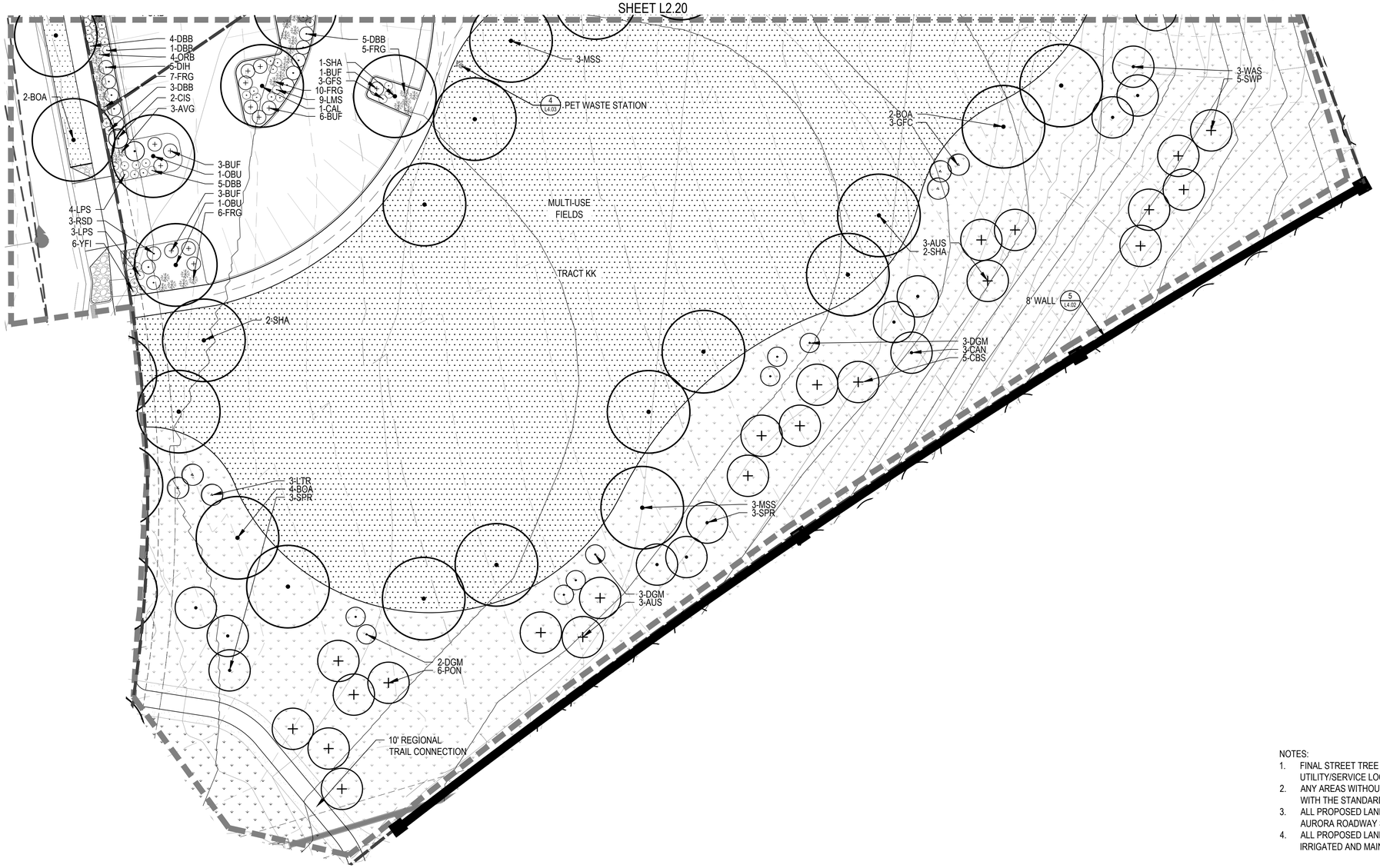
L2.20

CHECKED BY: JN/LV
DRAWN BY: JW/KR

NOT FOR CONSTRUCTION

KEYMAP

SHEET L2.20



LEGEND

- PROPERTY LINE
- MATCHLINE
- ENLARGEMENT LINE
- LIMITS OF CONSTRUCTION
- STEEL EDGER (SHEET L4.01, DETAIL 4)
- CONCRETE TRAIL
- COLUMN (SHEET L3.01)
- 8' NOISE ATTENUATION WALL (SHEET L4.02, DETAIL 1)
- IRRIGATED MANICURED TURF TYPE SOD
- 100% IRRIGATED NATIVE GRASS SEED MIX "A" DRILLED SEED
- NON-IRRIGATED NATIVE GRASS SEED MIX "A"
- 4" - 6" COBBLE
- DECIDUOUS CANOPY TREE (SHEET L4.01, DETAIL 1)
- ORNAMENTAL TREES (SHEET L4.01, DETAIL 1)
- EVERGREEN TREES (SHEET L4.01, DETAIL 1)
- EVERGREEN SHRUBS
- DECIDUOUS SHRUBS
- ORNAMENTAL GRASSES

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NORTH

0 10' 20' 40'
SCALE 1"= 20'

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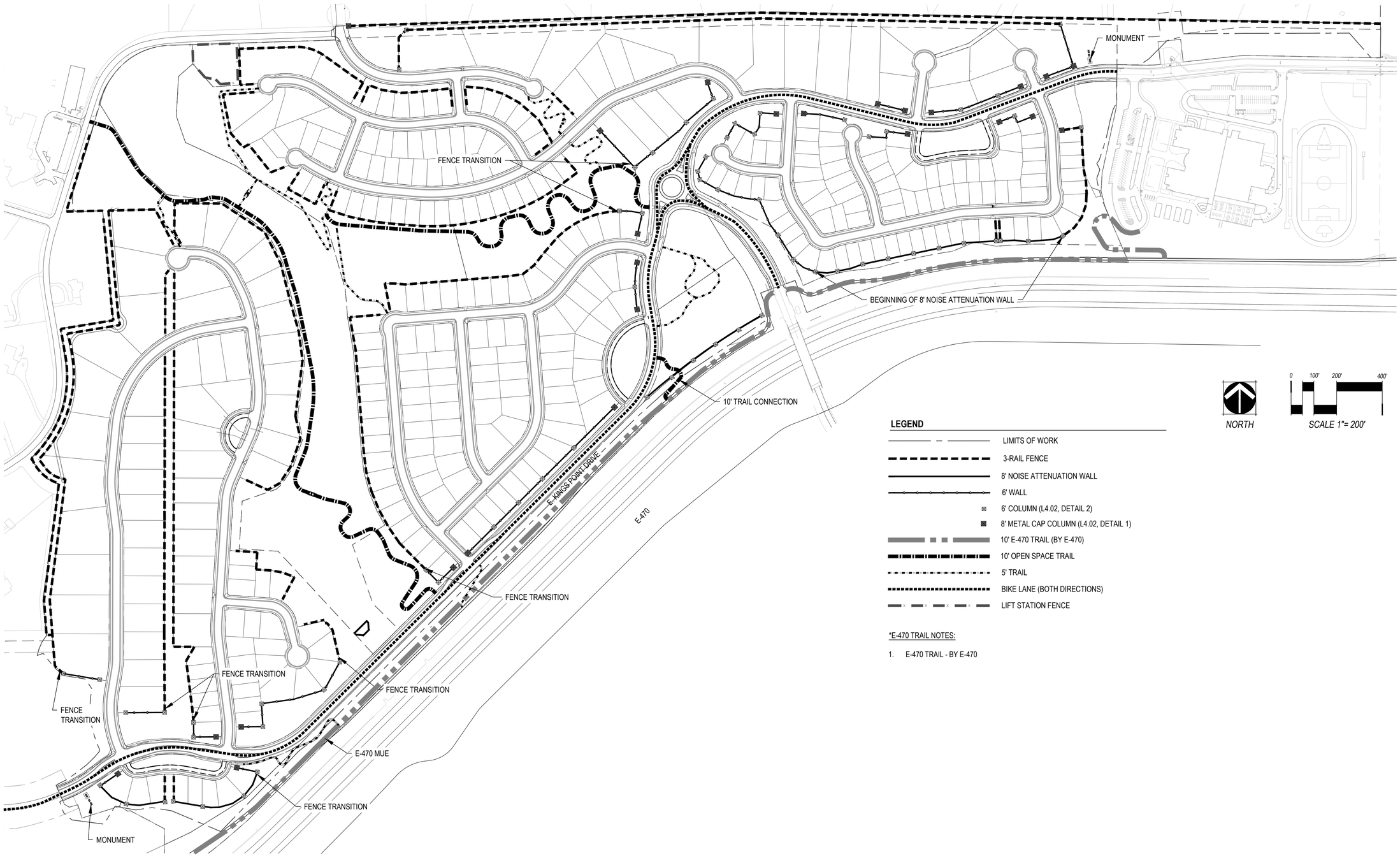
SHEET TITLE:
NAC ENLARGEMENT

L2.21

NOT FOR CONSTRUCTION

MASTER FENCE & TRAILS PLAN



LEGEND

- LIMITS OF WORK
- 3-RAIL FENCE
- 8' NOISE ATTENUATION WALL
- 6' WALL
- 6' COLUMN (L4.02, DETAIL 2)
- 8' METAL CAP COLUMN (L4.02, DETAIL 1)
- 10' E-470 TRAIL (BY E-470)
- 10' OPEN SPACE TRAIL
- 5' TRAIL
- BIKE LANE (BOTH DIRECTIONS)
- LIFT STATION FENCE

*E-470 TRAIL NOTES:

1. E-470 TRAIL - BY E-470

NORTH

0 100' 200' 400'

SCALE 1"= 200'

CHECKED BY: JN/LV
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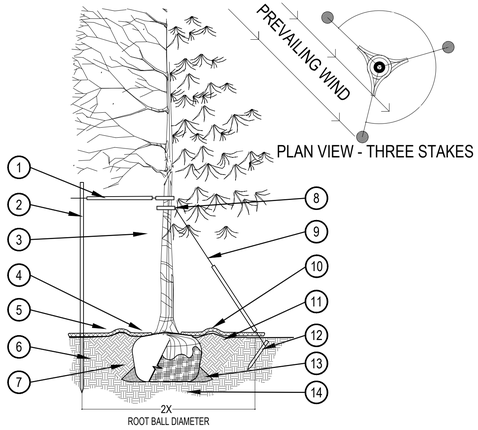
SHEET TITLE:
MASTER FENCE PLAN

L3.01

NOT FOR CONSTRUCTION



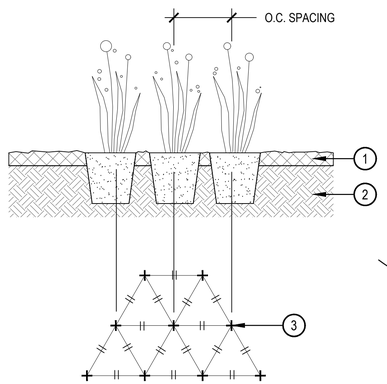
PRUNING NOTES:
1. ALL PRUNING SHALL COMPLY WITH ANSI A300 STANDARDS.
2. DO NOT HEAVILY PRUNE THE TREE AT PLANTING. PRUNE ONLY CROSSOVER LIMBS, CO-DOMINANT LEADERS AND BROKEN BRANCHES. SOME INTERIOR TWIGS AND LATERAL BRANCHES MAY BE PRUNED. HOWEVER, DO NOT REMOVE THE TERMINAL BUDS OF BRANCHES THAT EXTEND TO THE EDGE OF THE CROWN.

STAKING NOTES:
1. STAKE TREES PER FOLLOWING SCHEDULE, THEN REMOVE AT END OF FIRST GROWING SEASON.
   - 1.1 1-½" CALIPER SIZE - MIN. 1 STAKE ON SIDE OF PREVAILING WIND (GENERALLY N.W. SIDE)
   - 1.2 1-½" - 3" CALIPER SIZE - MIN. 2 STAKES - ONE ON N.W. SIDE, ONE ON S.W. SIDE (OR PREVAILING WIND SIDE AND 180° FROM THAT SIDE)
   - 1.3 3" CALIPER SIZE AND LARGER - 3 STAKES PER DIAGRAM
2. WIRE OR CABLE SHALL BE MIN. 12 GAUGE, TIGHTEN WIRE OR CABLE ONLY ENOUGH TO KEEP FROM SLIPPING. ALLOW FOR SOME TRUNK MOVEMENT. NYLON STRAPS SHALL BE LONG ENOUGH TO ACCOMMODATE 1-½" OF GROWTH AND BUFFER ALL BRANCHES FROM WIRE.

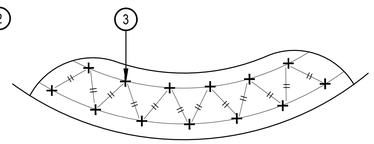
1. PLACE MIN. ¾" PVC PIPE AROUND EACH WIRE. EXPOSED WIRE SHALL BE MAX. 2" EACH SIDE
2. 6 FT. UNTREATED WOOD POST (MIN. 1.5" DIAMETER). ALL SHALL BE DRIVEN OUTSIDE ROOTBALL AND IN UNDISTURBED SOIL.
3. TREE WRAP TO BE INSTALLED ONLY FROM OCTOBER 1 THROUGH APRIL 30. (DECIDUOUS ONLY)
4. PLANT TREE SO THAT FIRST ORDER MAJOR ROOT IS 1"-2" ABOVE FINAL GRADE.
5. 3" DEEP MULCH RING PLACED A MINIMUM OF 4 FT. IN DIAMETER. DO NOT PLACE MULCH IN CONTACT WITH TREE TRUNK (FINISHED GRADE REFERENCES TOP OF MULCH).
6. 1:1 SLOPE ON SIDES OF PLANTING HOLE.
7. REMOVE ALL TWINE, ROPE, BURLAP AND WIRE FROM ENTIRE ROOT BALL AND TRUNK
8. GROMMETED NYLON STRAPS
9. GALVANIZED WIRE, MIN. 12 GAUGE CABLE - TWIST WIRE ONLY TO KEEP FROM SLIPPING.
10. 4-6" HIGH WATER SAUCER IN NON-TURF AREAS.
11. BACKFILL WITH BLEND OF EXISTING SOIL AND A MAXIMUM 20% (BY VOLUME) ORGANIC MATERIAL. WATER THOROUGHLY WHEN BACKFILLING
12. 2 FT. STEEL T-POST. ALL SHALL BE DRIVEN BELOW GRADE AND OUTSIDE ROOTBALL IN UNDISTURBED SOIL.
13. PLACE SOIL AROUND ROOT BALL FIRMLY, DO NOT COMPACT OR TAMP. SETTLE SOIL WITH WATER TO FILL ALL AIR POCKETS.
14. PLACE ROOT BALL ON UNDISTURBED SOIL TO PREVENT SETTLEMENT.

1 TREE PLANTING DETAIL

SCALE: 3/16" = 1'-0"



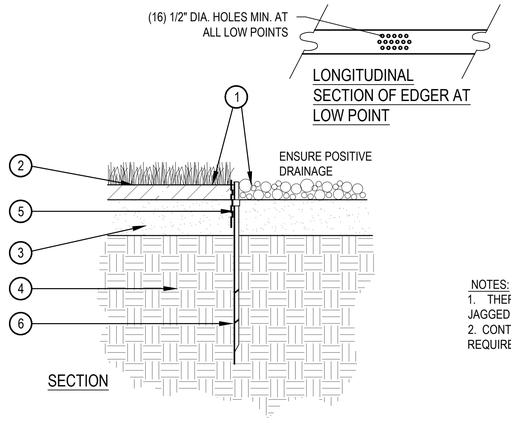
1. SPECIFIED MULCH
2. AMENDED PLANTING BED TILLED TO A DEPTH OF 6"
3. CENTER OF PLANT



WHEN PLANTED ON A CURVE ORIENT ROWS TO FOLLOW THE LONG AXIS OF AREAS WHERE PLANTS ARE MASSED.

3 PERENNIAL PLANT LAYOUT

SCALE: 1" = 1'-0"



1. FINISHED GRADE - TOP OF SOD THATCH LAYER AND TOP OF MULCH OR CRUSHER FINES SHALL BE FLUSH WITH TOP OF EDGER
2. TURF THATCH
3. AMENDED SOIL PER SPECIFICATIONS
4. SUBGRADE
5. METAL EDGER - DRILL (16) 1/2" DIA. HOLES 1" O.C. MIN. AT ALL LOW POINTS OR POORLY DRAINING AREAS IN ORDER TO ENSURE ADEQUATE DRAINAGE
6. EDGER STAKE

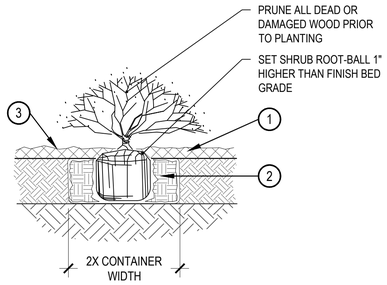
NOTES:
1. THERE SHALL BE NO EXPOSED SHARP / JAGGED EDGES.
2. CONTRACTOR SHALL INSTALL STAKES AS REQUIRED BY THE MANUFACTURER.

4 METAL EDGER

SCALE: 1" = 1'-0"

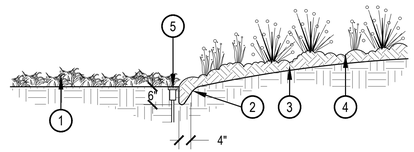
2 SHRUB PLANTING

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



1. SPECIFIED MULCH
2. AMENDED SOIL IN PLANTING BED PER SPECIFICATIONS. TILL SOIL TO A DEPTH OF EIGHT INCHES.
3. FINISH GRADE (TOP OF MULCH)

NOTE:
1. BROKEN OR CRUMBLING ROOT-BALLS WILL BE REJECTED
2. CARE SHOULD BE TAKEN NOT TO DAMAGE THE SHRUB OR ROOT-BALL WHEN REMOVING IT FROM ITS CONTAINER
3. ALL JUNIPERS SHOULD BE PLANTED SO THE TOP OF THE ROOT-BALL OCCURS ABOVE THE FINISH GRADE OF THE MULCH LAYER
4. DIG PLANT PIT TWICE AS WIDE AND HIGH AS THE CONTAINER

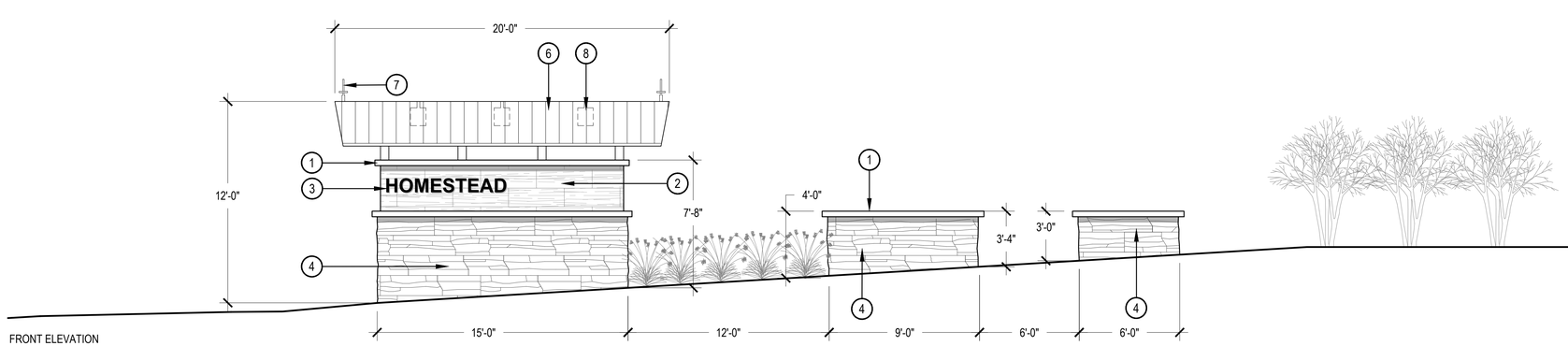


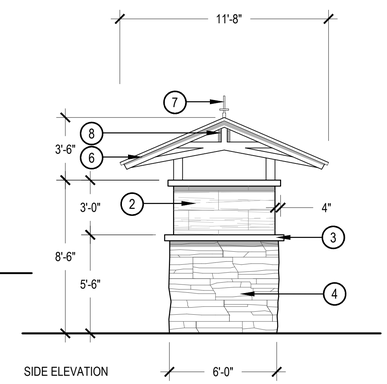
NOTE:
1. IF IRRIGATION HEAD IS LOCATED ADJACENT TO MULCH BEDS, OFFSET HEAD INTO GRASS AREA TO ENSURE STABLE SUPPORT.

1. TYPICALLY IRRIGATED TURFGRASS OR DRYLAND SEED
2. VERTICAL SPADE CUT EDGE FILLED WITH SPECIFIED MULCH, TAPER EDGE OF BED SO MULCH IS DEEPER AGAINST SPADED EDGE.
3. SPECIFIED DEPTH OF MULCH (TYPICALLY WOOD MULCH 3"-4" DEEP)
4. PLANTING BED
5. IRRIGATION HEADS SHOULD BE LOCATED ADJACENT TO MULCH BEDS, OFFSET HEAD INTO GRASS AREA TO ENSURE STABLE SUPPORT.

5 SPADE CUT EDGE

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





1. 4" PRECAST CONCRETE CAP
2. WOOD TILE VENEER
3. PIN MOUNTED 10" LETTERING
4. STONE BASE
5. METAL TRUSS SUPPORT FOR ROOF
6. CORRUGATED STEEL ROOF
7. METAL FINIAL
8. "LANTERN" LIGHT FEATURE

NOTES:
1. THE MONUMENT SIGN LOCATED WITHIN 200' OF THE ANTELOPE PROPERTY LINE SHALL BE NON-ILLUMINATED.
2. FINAL MONUMENT COLORS, FINISHES AND LETTER/LOGO STYLES WILL BE DETERMINED AT TIME OF CDS.

6 HOMESTEAD MONUMENT

SCALE: 1/4" = 1'-0"

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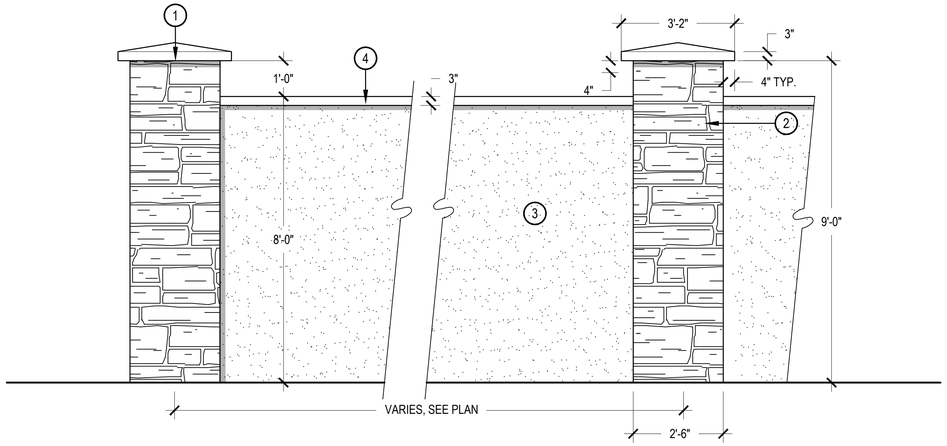
SHEET TITLE:
DETAILS

L4.01

NOT FOR CONSTRUCTION

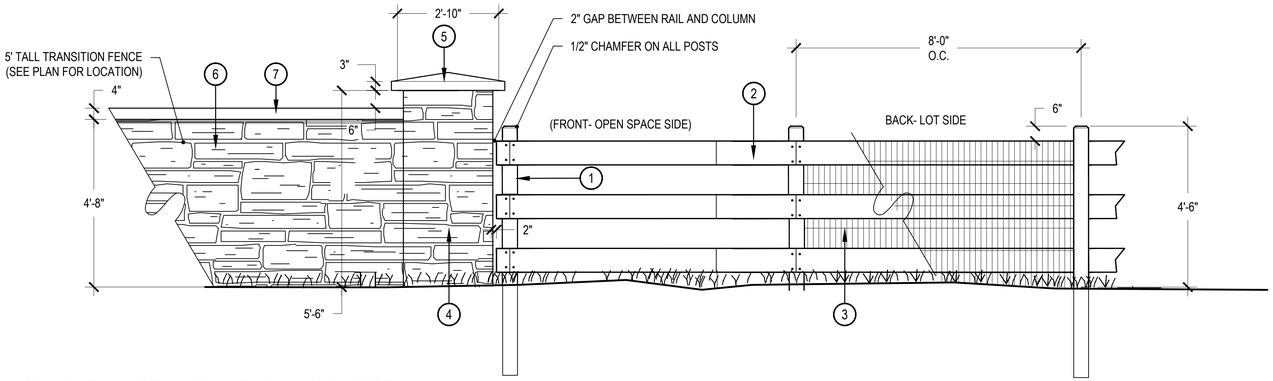


1. PRECAST CONCRETE CAP
2. STONE VENEER
3. STUCCO FINISH
4. PRECAST CONCRETE WALL CAP

NOTES:
1. COLUMNS TO BE LOCATED AS SHOWN ON PLANS
2. WALL COLORS SHALL BE DETERMINED AT TIME OF CDS.

1 8' WALL

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

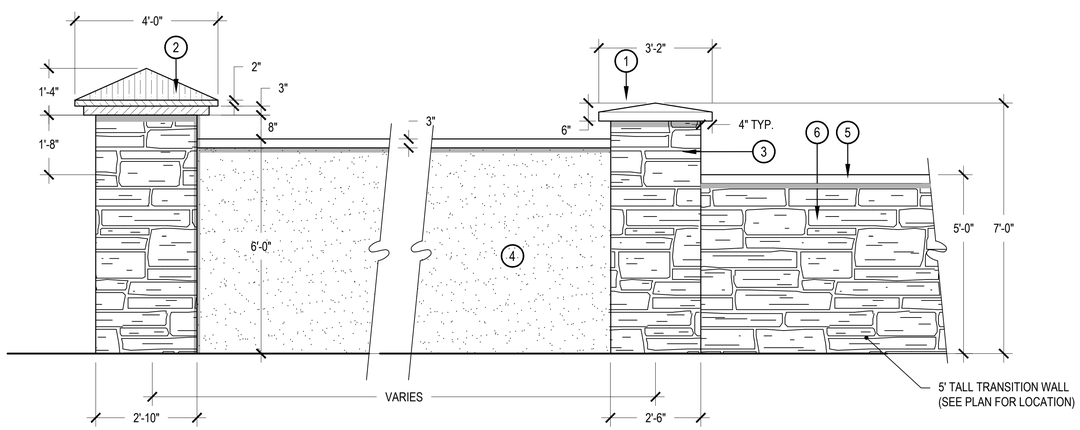


1. 6" X 6" TREATED WOOD POSTS - SET IN CONCRETE
2. 2" X 8" WOOD RAILS
3. 48" TALL 14 GAUGE WELDED WIRE WITH 2" X 4" OPENING
4. STONE VENEER
5. PRECAST CONCRETE CAP
6. LEDGE STONE TRANSITION FENCE
7. PRECAST CONCRETE WALL CAP

NOTES:
1. WIRE MESH TO BE INSTALLED BY THE HOME BUILDER ON RAIL FENCES THAT ABUT THE OPEN SPACE
2. COLUMN AT ARTERIAL AND COLLECTOR STREETS ONLY- REF TO LANDSCAPE PLANS FOR LOCATIONS
3. TRANSITION WALL SECTION IS 16' LONG AND OCCURS WHERE A 6' WALL CHANGES TO A 3-RAIL FENCE OR VICE VERSA.
4. WALL COLORS SHALL BE DETERMINED AT TIME OF CDS.

2 3-RAIL FENCE AND COLUMN DETAIL

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



1. PRECAST CONCRETE CAP
2. METAL CAP
3. STONE VENEER
4. STUCCO FINISH
5. PRECAST CONCRETE WALL CAP
6. LEDGE STONE TRANSITION FENCE

NOTES:
1. TRANSITION WALL SECTION IS 16' LONG AND OCCURS WHERE A 6' WALL CHANGES TO A 3-RAIL FENCE OR VICE VERSA.
2. WALL COLORS SHALL BE DETERMINED AT TIME OF CDS.

3 6' WALL

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

COLUMN SPACING WAIVER:

CODE REFERENCE: AURORA MUNICIPAL CODE SECTION 146-917 (A)2:
ALL FENCES THAT FACE A PUBLIC OR PRIVATE STREET SHALL INCLUDED AT LEAST ONE COLUMN FOR EVERY 60 LINEAL FEET AND ONE COLUMN AT EVERY FENCE CORNER AND DEAD END.

WAIVER REQUEST:
WHERE COLUMNS ARE REQUIRED, COLUMNS SHALL BE PROVIDED APPROXIMATELY EVERY 120 FEET, OR APPROXIMATELY AT EVERY OTHER SIDE LOT LINE. THIS WAIVER IS REQUESTED FOR HOMES THAT HAVE REAR LOT LINES ADJACENT TO E. AURORA PARKWAY, S. KINGS POINT WAY AND E. KINGS POINT DRIVE.

WAIVER JUSTIFICATION:
THE COLUMN AND LANDSCAPE DESIGN HAS BEEN UPGRADED TO ALLOW FOR THIS DIVERSION FROM THE CODE. PROVIDING COLUMNS AT EVERY OTHER EAR LOT LINE (OR APPROXIMATELY EVERY 120') STILL ACHIEVES THE INTENT OF THE CODE IN VISUALLY BREAKING UP THE FACE OF THE FENCE. ALL PROPOSED COLUMNS ARE A MINIMUM OF 24"X24" WIDE EXCEEDING THE CITY MINIMUM WIDTH OF 18"X18", AND HAVE A FOOTER AND AN ENLARGED CAP. IN ADDITION, THE FIRST COLUMN OF EVERY RUN OF FENCING SHALL BE FURTHER AUGMENTED WITH A DECORATIVE BRICK INSET PROVIDING ADDITIONAL ENHANCEMENT OVER CITY CODE. IN AREAS WHERE THIS WAIVER IS IN EFFECT, THE LANDSCAPE PLAN HAS BEEN DESIGNED TO CREATE AN ENHANCED STREETSCAPE. EVERGREEN TREES ARE STRATEGICALLY LOCATED IN THE LANDSCAPE BUFFER ADJACENT TO THE FENCE ROW, BETWEEN THE FENCE COLUMNS TO PROVIDE ADDITIONAL HEIGHT, SCREENING, AND VISUAL IMPACT TO THE STREETSCAPE.

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DRAWN BY: JW/KR

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CSP-Technical Submittal-03 03/15/2019

SHEET TITLE:
DETAILS

L4.02

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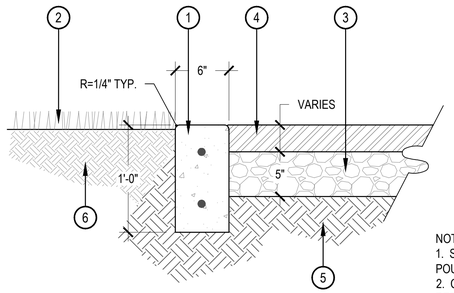
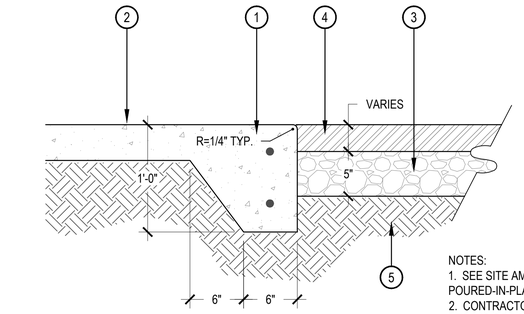


1. CONCRETE CURB W/ (2) #4 REBAR CONTINUOUS. 4,000 PSI COMPRESSIVE STRENGTH @ 28 DAYS. PLACE SCORE JOINTS ON TOP AND SIDES OF CURB 3'-0"O.C.
2. SOD OR SHRUB BED, SET 1/2" LOWER THAN CURB
3. 5" DEPTH COMPACTED CRUSHED ROCK (95% STANDARD PROCTOR DENSITY) PER POURED-IN-PLACE SPECIFICATIONS
4. POURED-IN-PLACE SURFACING - DEPTH VARIES DEPENDING ON PLAYGROUND EQUIPMENT, TO BE FLUSH WITH ADJACENT CURB.
5. COMPACTED SUBGRADE (95% STANDARD PROCTOR DENSITY)
6. PLANTING SOIL

NOTES:
1. SEE SITE AMENITIES SCHEDULE FOR POURED-IN-PLACE PRODUCT INFORMATION.
2. CONTRACTOR SHALL COORDINATE REQUIRED DEPTHS OF POURED-IN-PLACE SURFACING WITH PLAYGROUND EQUIPMENT REPRESENTATIVE.
3. CONTRACTOR SHALL ABIDE BY POURED-IN-PLACE SPECIFICATIONS.
4. THE FULL WARRANTEE MUST BE VALID.

1 POURED IN PLACE SURFACING AT FREE STANDING CURB

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

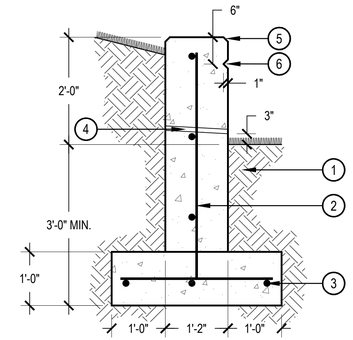


1. CONCRETE CURB W/ (2) #4 REBAR CONTINUOUS. 4,000 PSI COMPRESSIVE STRENGTH @ 28 DAYS. PLACE SCORE JOINTS ON TOP AND SIDES OF CURB
2. ADJACENT CONCRETE FLATWORK
3. 5" DEPTH COMPACTED CRUSHED ROCK (95% STANDARD PROCTOR DENSITY) PER POURED-IN-PLACE SPECIFICATIONS
4. POURED-IN-PLACE SURFACING - DEPTH VARIES DEPENDING ON PLAYGROUND EQUIPMENT, TO BE FLUSH WITH ADJACENT CURB.
5. COMPACTED SUBGRADE (95% STANDARD PROCTOR DENSITY)

NOTES:
1. SEE SITE AMENITIES SCHEDULE FOR POURED-IN-PLACE PRODUCT INFORMATION.
2. CONTRACTOR SHALL COORDINATE REQUIRED DEPTHS OF POURED-IN-PLACE SURFACING WITH PLAYGROUND EQUIPMENT REPRESENTATIVE.
3. CONTRACTOR SHALL ABIDE BY POURED-IN-PLACE SPECIFICATIONS.
4. THE FULL WARRANTEE MUST BE VALID.

2 POURED IN PLACE SURFACING AT MONOLITHIC CURB

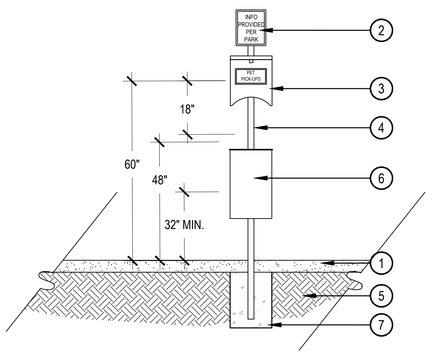
SCALE: 1-1/2" = 1'-0"



1. COMPACTED SUBGRADE
2. #4 CONTINUOUS REBAR, 18" O.C. EW, ALTERNATE HOOKS ON VERTICAL
3. #4 CONTINUOUS REBAR (BOTTOM)
4. 1" SCHEDULE 60 PVC WEEPHOLE, MESH SCREEN ON FIELD SIDE, SPACE 4'-6" O.C. TYPICAL
5. 1" CHAMFER ON ALL EXPOSED EDGES
6. 1" CHAMFER RELIEF ON ALL EXPOSED SIDES

3 CONCRETE SEATWALL

SCALE: 3/4" = 1'-0"



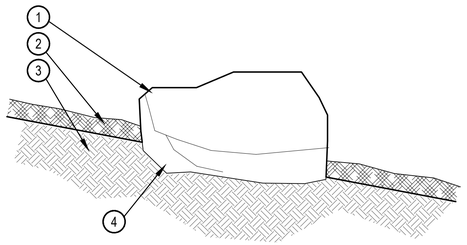
1. REFLECTIVE ALUMINUM SIGN
2. TRASH BAG DISPENSER
3. SQUARE TUBING
4. COMPACTED SUBGRADE
5. PET WASTE RECEPTACLE
6. SECURE POST IN FOOTING PER MANUFACTURER'S RECOMMENDATIONS

MANUFACTURER: LIVIN THE DOG LIFE
MODEL: PET WASTE STATION
COLOR: NATURAL

OR APPROVED EQUAL

4 PET WASTE STATION

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



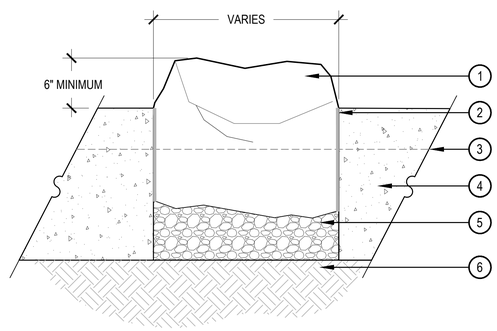
1. BROWN MOSS ROCK BOULDERS RELOCATED FROM ON-SITE OR FROM NEARBY QUARRY, BOULDER SHOULD BE SIMILAR TO ROCK FOUND THROUGHOUT SITE. CONTRACTOR SHALL SUBMIT SMALL SAMPLE OR PHOTOS FOR APPROVAL.
2. SPECIFIED MULCH OR COBBLE, RE: PLAN
3. AMENDED TOPSOIL
4. PARTIALLY BURY BOULDER FOR NATURAL APPEARANCE

REQUIRED BOULDERS:
(15) - 1 TON BOULDERS
(8) - 1 ½ TON BOULDERS
(3) - 2 TON BOULDERS

- REFER TO PLANS FOR LOCATIONS.
- THESE NUMBERS ARE FOR FREE STANDING BOULDERS ONLY. BOULDERS ASSOCIATED WITH THE BOULDER RETAINING WALLS, PARK ENTRY SIGN AND INTERPRETIVE SIGN ARE NOT INCLUDED IN THIS COUNT.

5 LANDSCAPE BOULDER

SCALE: 3/4" = 1'-0"



1. SILOAM STONE BOULDER, CONTRACTOR SHALL SUBMIT SMALL SAMPLE OR PHOTOS FOR APPROVAL. PARTIALLY BURY BOULDER (24" MINIMUM) FOR NATURAL APPEARANCE.
2. EXPANSION JOINT
3. PLAYGROUND PLAY SURFACE
4. CONCRETE PLAYGROUND CURB
5. COMPACTED ROAD BASE
6. COMPACTED SUBGRADE

NOTES:
1. REFER TO PLAN FOR BOULDER LOCATIONS.
2. BOULDERS SHOULD BE SET PRIOR TO PLAYGROUND CURB.

6 BOULDER IN PLAYGROUND CURB

SCALE: 3/4" = 1'-0"

1. MANUFACTURER: RECREATION PLUS
2. REFER TO MANUFACTURER WEBSITE FOR INSTALLATION
3. CONTACT: CATHY WEISSBERG
4. PHONE: (303)278-1455

7 TOT LOT PLAYGROUND

N.T.S.

1. MANUFACTURER: RECREATION PLUS
2. REFER TO MANUFACTURER WEBSITE FOR INSTALLATION
3. CONTACT: CATHY WEISSBERG
4. PHONE: (303)278-1455

8 5-12 YEAR OLD PLAYGROUND

N.T.S.

1. MANUFACTURER: RECREATION PLUS
2. REFER TO MANUFACTURER WEBSITE FOR INSTALLATION
3. CONTACT: CATHY WEISSBERG
4. PHONE: (303)278-1455

9 CUSTOM LILY PAD PLAY SET

N.T.S.

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SHEET TITLE:
DETAILS

L4.03

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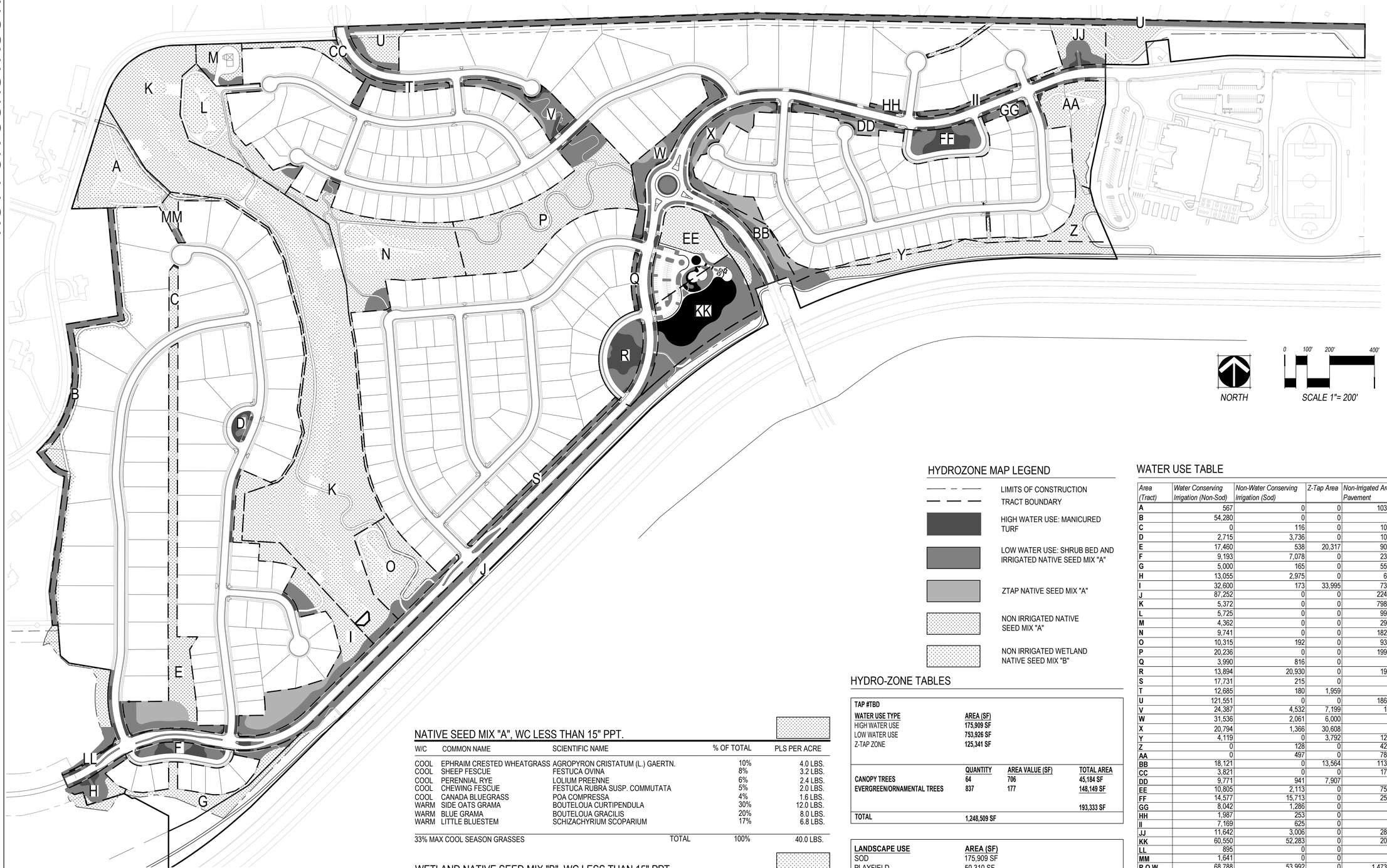
HYDROZONE MAP



HYDROZONE MAP LEGEND

- LIMITS OF CONSTRUCTION
- TRACT BOUNDARY
- HIGH WATER USE: MANICURED TURF
- LOW WATER USE: SHRUB BED AND IRRIGATED NATIVE SEED MIX "A"
- ZTAP NATIVE SEED MIX "A"
- NON IRRIGATED NATIVE SEED MIX "A"
- NON IRRIGATED WETLAND NATIVE SEED MIX "B"

NATIVE SEED MIX "A", WC LESS THAN 15" PPT.

W/C	COMMON NAME	SCIENTIFIC NAME	% OF TOTAL	PLS PER ACRE
COOL	EPHRAIM CRESTED WHEATGRASS	AGROPYRON CRISTATUM (L.) GAERTN.	10%	4.0 LBS.
COOL	SHEEP FESCUE	FESTUCA OVINA	8%	3.2 LBS.
COOL	PERENNIAL RYE	LOLIUM PREENNE	6%	2.4 LBS.
COOL	CHEWING FESCUE	FESTUCA RUBRA SUSP. COMMUTATA	5%	2.0 LBS.
COOL	CANADA BLUEGRASS	POA COMPRESSA	4%	1.6 LBS.
WARM	SIDE OATS GRAMA	BOUTELOUA CURTIPENDULA	30%	12.0 LBS.
WARM	BLUE GRAMA	BOUTELOUA GRACILIS	20%	8.0 LBS.
WARM	LITTLE BLUESTEM	SCHIZACHYRIUM SCOPARIUM	17%	6.8 LBS.
33% MAX COOL SEASON GRASSES		TOTAL	100%	40.0 LBS.

WETLAND NATIVE SEED MIX "B", WC LESS THAN 15" PPT.

W/C	COMMON NAME	SCIENTIFIC NAME	% OF TOTAL	PLS PER ACRE
WARM	BLUE GRAMA	BOUTELOUA GRACILLIS	25%	7.5 LBS.
WARM	LITTLE BLUESTEM	SCHIZACHYRIUM SCOPARIUM	25%	7.5 LBS.
WARM	BIG BLUESTEM	ANDROPOGON GERARDI	20%	6.0 LBS.
COOL	PERENNIAL RYE	LOLIUM PERENNE	10%	3.0 LBS.
COOL	CHEWINGS FESCUE	FESTUCA RUBRA SUBSP. COMMUTATA	5%	1.5 LBS.
COOL	SHEEP FESCUE	FESTUCA OVINA	5%	1.5 LBS.
COOL	PRAIRIE JUNEGRASS	KOELERIA MACRANTHA	5%	1.5 LBS.
COOL	NEEDLE AND THREAD	HESPEROSTIPA COMATA	5%	1.5 LBS.
33% MAX COOL SEASON GRASSES		TOTAL	100%	30.0 LBS.

HYDRO-ZONE TABLES

TAP #TBD

WATER USE TYPE	AREA (SF)
HIGH WATER USE	175,909 SF
LOW WATER USE	753,926 SF
Z-TAP ZONE	125,341 SF

	QUANTITY	AREA VALUE (SF)	TOTAL AREA
CANOPY TREES	64	706	45,184 SF
EVERGREEN/ORNAMENTAL TREES	837	177	148,149 SF
			193,333 SF
TOTAL	1,248,509 SF		

LANDSCAPE USE	AREA (SF)
SOD	175,909 SF
PLAYFIELD	50,310 SF
SOD WITHOUT PLAYFIELD	125,599 SF
SOD	175,909 SF
NATIVE SEED	2,579,011 SF
LANDSCAPE BED	120,758 SF
Z-TAP ZONE (NATIVE SEED)	125,341 SF
TOTAL:	3,001,019 SF

MAXIMUM 33% OF COOL SEASON GRASSES ALLOWED:	990,337 SF
% OF COOL SEASON GRASSES PROVIDED (30%):	899,303 SF

* COOL SEASON GRASSES: 100% SOD WITHOUT PLAYFIELD + 30% NATIVE SEED (Z-TAP ZONE EXCLUDED)

WATER USE TABLE

Area (Tract)	Water Conserving Irrigation (Non-Sod)	Non-Water Conserving Irrigation (Sod)	Z-Tap Area	Non-Irrigated Area / Pavement	Total Area (SF)
A	567	0	0	103,134	103,701
B	54,280	0	0	0	54,280
C	0	116	0	10,932	11,048
D	2,715	3,736	0	10,436	16,887
E	17,460	538	20,317	90,134	128,449
F	9,193	7,078	0	23,043	39,314
G	5,000	165	0	55,078	60,243
H	13,055	2,975	0	6,136	22,166
I	32,600	173	33,995	73,502	140,270
J	87,252	0	0	224,299	311,551
K	5,372	0	0	798,158	803,530
L	5,725	0	0	99,490	105,215
M	4,362	0	0	29,510	33,872
N	9,741	0	0	182,845	192,586
O	10,315	192	0	93,651	104,158
P	20,236	0	0	199,211	219,447
Q	3,990	816	0	348	5,154
R	13,894	20,930	0	19,302	54,126
S	17,731	215	0	453	18,399
T	12,685	180	1,959	-248	14,576
U	121,551	0	0	186,720	308,271
V	24,387	4,532	7,199	1,721	37,839
W	31,536	2,061	6,000	192	39,789
X	20,794	1,366	30,608	-426	52,342
Y	4,119	0	3,792	12,793	20,704
Z	0	128	0	42,933	43,061
AA	0	497	0	78,320	78,817
BB	18,121	0	13,564	113,688	145,373
CC	3,821	0	0	17,701	21,522
DD	9,771	941	7,907	728	19,347
EE	10,805	2,113	0	75,030	87,948
FF	14,577	15,713	0	25,515	55,805
GG	8,042	1,286	0	241	9,569
HH	1,987	253	0	77	2,317
II	7,169	625	0	616	8,410
JJ	11,642	3,006	0	28,146	42,794
KK	60,550	52,283	0	20,278	133,111
LL	895	0	0	944	1,839
MM	1,641	0	0	0	30,492
R.O.W.	68,788	53,992	0	1,473,949	1,596,729
Totals:	746,370	175,910	125,341	4,098,580	5,175,051

NOTES:

1.) TRACTS NOT A PART OF THIS FILING: Tracts EE and KK to be future developed as a NAC.
2.) Drainage Areas not a part of this calculation
3.) Pavement within Tracts and the Right of Way is included in the "Non-Irrigated" Column

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SHEET TITLE:
HYDRO-ZONE MAP

L5.01