



June 10, 2022

City of Aurora  
Planning and Development Services Dept  
15151 E. Alameda Parkway, Suite 2300  
Aurora, CO 80012

**RE: Kings Point Northwest ISP initial Submission Review Response to Comments**

Dear Mr. Gates,

On behalf of Clayton Properties Group LLC, Core Consultants Inc., EMK Consultants Inc., Fox Tuttle Transportation Group, and Terracina Design, we have reviewed the comments from the Initial Submission Review for the Kings Point Northwest ISP. The following is a response to comments:

**Planning Department Comments-Erik Gates**

**1. Community Questions, Comments and Concerns (Comments in teal)**

- a. The City of Aurora has received multiple calls from adjacent residents stating that the notices they have received are addressed to incorrect names. Please pull fresh contact info from Arapahoe and Douglas county prior to your next submission and prior to any future application for this overall development.

**RESPONSE: New letters will be sent out.**

- b. There were no public comments for the Kings Point North West ISP in this review cycle.

**2. Completeness and Clarity of the Application (Comments in teal)**

- a. Outstanding fees totaling \$18,382.76 have not yet been paid and will be required before we can accept your second submission.

**RESPONSE: Paid on 6/13/2022**

- b. [Landscape Plans page 1] Please provide the landscape architect/designer name and contact information on these landscape plans.

**RESPONSE: Included**

- c. Please provide a sheet index map at the beginning of the landscape plans.

**RESPONSE: Per attached PDF comments from Kelly Bish, sheet index and map are not necessary and were not provided**

- d. [Landscape Plans page 9] The roundabout landscaping and general public art location should be shown in this ISP as this is the document that will be used to verify proposed landscaping adherence for the major roadways.

**RESPONSE: Public art is unknown at this time, once public art has been decided the landscaping will be addressed in the ISP as a mylar change**

**3. Zoning and Land Use Comments (Comments in teal)**

- a. [Infrastructure Site Plan page 7] Any work proposed in this Valley Hi lot, including grading, will need signed permission from the property owner.

**RESPONSE: No Grading is proposed in the lot.**

**4. Streets and Pedestrian Issues (Comments in teal)**

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- a. [Infrastructure Site Plan page 4] Any retaining walls needed for the construction of roads and the regional trail need to be shown in the plans along with their height and materials proposed.  
**RESPONSE: The retaining walls have been added.**
- b. If a permanent relocation of the regional trail is proposed, an amendment to the Conceptual Site Plan will be needed. The possible CSP amendment should at least be under review before the ISP can be approved.  
**RESPONSE: Any alignment changes are reflected in this ISP.**
- 5. **Parking Issues** (Comments in teal)
  - a. There are no comments related to parking in this review cycle.
- 6. **Architectural and Urban Design Issues** (Comments in teal)
  - a. [Infrastructure Site Plan pages 6 & 7] An 8' wall is shown in this location on the Conceptual Site Plan. Please show in this Infrastructure Site Plan as well.  
**RESPONSE: Wall is no longer included**
- 7. **Signage Issues** (Comments in teal)
  - a. [Infrastructure Site Plan page 4] Please show the location and general size of any future proposed monumentation along the roads proposed as part of this ISP.  
**RESPONSE: Monument Included**
- 8. **Landscaping Issues** (Kelly Bish / 303-739-7189 / kbish@auroragov.org / Comments in bright teal)
  - a. Landscaping comments are forthcoming from the Case Manager.  
**RESPONSE: Received and Redline responses included.**
- 9. **Planning Transportation** (Tom Worker-Braddok / 303-739-7340 / [tworker@auroragov.org](mailto:tworker@auroragov.org))
  - a. [Infrastructure Site Plan page 4] 10' sidewalk minimum required on both sides of arterials.  
**RESPONSE: Sidewalks shown match proposed sidewalk widths per the Master Plan.**

#### **REFERRAL COMMENTS FROM OTHER DEPARTMENTS AND AGENCIES**

- 10. **Civil Engineering** (Kristin Tanabe / 303-739-7306 / [KTanabe@auroragov.org](mailto:KTanabe@auroragov.org) / Comments in green)
  - a. [Infrastructure Site Plan page 1] The site plan will not be approved by Public Works until the preliminary drainage letter/report is approved.  
**RESPONSE: Acknowledged**
  - b. Add the following notes:
    - i. "In locations where utility easements overlap drainage easements, only subsurface utilities shall be permitted within the portion of the utility easement that overlaps the drainage easement. Installation of above ground utilities within a drainage easement requires prior written approval by the City Engineer."  
**RESPONSE: Note 17 has been added to the Required Site Plan Notes.**
    - ii. "The streetlight or pedestrian light installation within the public right-of-way shall be designed, funded, and constructed by the developer/owner. Ownership and maintenance of the street/pedestrian lights shall be the responsibility of the City of Aurora once they have been accepted. Street light and/or pedestrian photometrics plans shall be prepared and submitted to the City for review and approval and shall become a part of the approved civil construction plans for the project. An electrical plan showing site location of lights, electrical one line and grounding details shall be submitting to the Permit Center for review by the Building Department. The owner is responsible for obtaining an address for the meter(s) from the Planning Department. A Building Permit for the meter

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and a Public Inspections Permit for the street lights are required. Certificate of occupancies will not be issued until the street and/or pedestrian lighting plans are approved, constructed, and initially accepted."

**RESPONSE: Note 18 has been added to the Required Site Plan Notes.**

- iii. "Prior to final acceptance of public improvements, if the adjacent site is not under construction, the curb cut/curb returns and cross pan must be removed and replaced with sidewalk, landscaping and curb and gutter at the developer's expense. The developer acknowledges the risk of constructing the curb cut without approved civil plans for the adjacent site showing the curb cut."

**RESPONSE: Note 4 has been added to the Specific Site Plan Notes that address this.**

- c. [Infrastructure Site Plan page 5] Label curb return radius at all intersections, typical. Dimension maintenance access. Turnaround required. Min 50' centerline radius. Add a note that street light locations are conceptual. Final street light locations will be determined by photometric analysis submitted with the street lighting plan in the civil plan submittal. Include typical light fixtures based on street classification. Show/label drainage easement and access easement for maintenance road.

**RESPONSE: Curb return radii have been added. Note 6 has been added to the Specific Site Plan Notes.**

- d. [Infrastructure Site Plan page 11] Label slopes. This includes longitudinal street slopes as well as other site slopes, typical all sheets. Show/label drainage easement and access easement for maintenance road. Maintenance access is required to the top of the outlet structure. Dimension maintenance access. Turnaround required. Min 50' centerline radius. Min 2% slope in pond bottom. Show/label 100-year water surface elevation. Add a note indicating if the storm sewer system is public or private and who will maintain it, typical.

**RESPONSE: Slope labels have been added. Drainage easements include access as noted. Access to the top of the outlet structures has been added. Maintenance access has been dimensioned and turnaround radius noted. Pond bottom slope and 100-year water surface elevations have been added to the grading plan sheets. Note 7 has been added to the Specific Site Plan Notes regarding ownership and maintenance of the drainage facilities.**

- e. [Infrastructure Site Plan page 17] Maintenance access is required to the top of the outlet structure. Indicate direction of emergency overflow. Min 2% slope in pond bottom. Show/label maintenance access. Dimension maintenance access. Turnaround required. Min 50' centerline radius. Show/label 100-year water surface elevation. Show/label drainage easement and access easement for maintenance road.

**RESPONSE: The maintenance access has been labeled 100-year water surface elevation noted.**

- f. [Landscape Plan page 2] Pond will be constructed with the infrastructure. Landscaping should be shown at a minimum if it will be delayed at all.

**RESPONSE: Landscape Added**

- g. [Landscape Plan] Ensure 10' of separation between proposed trees and storm sewer, typical.

**RESPONSE: 10' separation maintained**

**11. Traffic Engineering** (Steven Gomez / 303-739-7300 / [segomez@auroragov.org](mailto:segomez@auroragov.org) / Comments in amber)

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- a. Provide all roadway widths.  
**RESPONSE: Flowline widths have been added.**
  - b. [Infrastructure Site Plan page 1] Add note: "The developer is responsible for signing and striping all public streets. The developer is required to place traffic control, street name, and guide signs on all public streets and private streets approaching an intersection with a public street. Signs shall be furnished and installed per the most current editions of The Manual on Uniform Traffic Control Devices (MUTCD) and City Standards, and shown on the signing and striping plan for the development."  
**RESPONSE: Note 2 of the Required Site Plan Notes has been expanded to include this.**
  - c. [Infrastructure Site Plan page 5] Show improvements on Parker Road. Label all access types, full movement, right in right out, signalized etc., typ. This access not shown in TIS.  
**RESPONSE: Sheet 8 shows the Parker Road improvements. The access types have been labeled. The commercial access has been added to the TIS.**
  - d. [Infrastructure Site Plan page 7] Provide all roadway widths and roundabout entry/exit lane widths.  
**RESPONSE: The flowline widths have been added.**
  - e. [Infrastructure Site Plan page 9] Add pedestrian crossing of Kings Point Drive enhancements. Add a pedestrian ramp. Delete these ramps.  
**RESPONSE: The ramps have been modified as requested.**
  - f. [Traffic Conformance Letter] Memorandum needs to be stamped and signed by a registered engineer. 3/4 movement access on Aurora Parkway just east of Parker Road shown on ISP is not shown in TIS.  
**RESPONSE: Letter has been stamped and signed.**
12. **Fire / Life Safety** (Mike Dean / 303-739-7447 / [mdean@auroragov.org](mailto:mdean@auroragov.org) / Comments in blue)
- a. [Infrastructure Site Plan] Numerous relocations and deletions of fire hydrants along the proposed highway. Revise Title to read as Kings Point North West. Typical  
**RESPONSE: The fire hydrant locations have been modified.**
  - b. [Infrastructure Site Plan page 1] Notes 1, 2, 8 are typically required for a site plan submittal and not an ISP. Check with your Planning Department Case Manager to determine if these notes are actually applicable to an ISP.  
**RESPONSE: The notes have been left in until we receive specific direction on which notes to delete as modification of some of the notes was requested by other departments.**
  - c. Remove Note and Replace with: "Kings Point North must install the road connection and waterline loop from S. Parker road to existing E. Dry Creek prior to any future construction within the overall Kings Point North development area. Dividing the scope of work between the two ISP's for Kings Point North East & West in no way removes or modifies the requirements for two points of distinct access and looped water supply."  
**RESPONSE: Note 1 of the Specific Site Plan Notes that address this.**
  - d. [Infrastructure Site Plan page 4] Per the 2015 IFC, Appendix C, Table C102.1: Where streets are provided with median dividers that cannot be crossed by fire fighters pulling hose lines, or where arterial streets are provided with four or more traffic lanes and have a traffic count of more than 30,000 vehicles per day, hydrant spacing shall average 500 feet on each side of the street and be arranged on an alternating basis. Per the 2015 IFC, Appendix C, Table C102.1: Where new water mains are extended along streets where hydrants are not needed for protection of structures or similar fire problems, fire hydrants shall be provided at spacing not to exceed



1,000 feet to provide for transportation hazards. Basically, Every 500' on alternating sides of the street there must be a fire hydrant.

**RESPONSE: The fire hydrant locations have been adjusted per conversations with Mike Dean.**

**13. Aurora Water** (Nina Khanzadeh / 303-883-2060 / [nkhanzad@auroragov.org](mailto:nkhanzad@auroragov.org) / Comments in red)

- a. [Infrastructure Site Plan page 1] Site Plan will not be approved until MUS is approved.  
**RESPONSE: Acknowledged.**

**14. Forestry** (Rebecca Lamphear / 303-739-7177 / [rlamphea@auroragov.org](mailto:rlamphea@auroragov.org) / Comments in purple)

- a. Aurora Forestry will require escrow prior to approving the TPP or any SWMP/Civil Plan.  
**RESPONSE: Acknowledged.**

- b. [Tree Protection Plan] The Tree Protection Plan does not preserve 70% of the Ponderosa Pine trees within the site. Please add Escrow tables to each filing. This should include a table of the Ponderosa Pine trees within the construction limits.

**RESPONSE: Table added to the cover representing the 70%**

**15. PROS** (Curtis Bish / 303-739-7131 / [cbish@auroragov.org](mailto:cbish@auroragov.org) / Comments in mauve)

- a. [Infrastructure Site Plan page 4] The width of the southern sidewalk is not consistent with other plan sheets in this set. It should be a minimum of 10 feet wide, but would it be possible to increase it to 12 feet where the sidewalk doubles as the regional trail alignment? This question was also raised during review of the master plan amendment. This dashed line represents a conceptual realignment of the High Plains Trail discussed during a coordination meeting on 1/4/22. This option should be explored as an alternative to building the sidewalk that would be adversely impacted during future construction of the parkway. Refer to the comment letter from the city for more information. PROS cannot support the construction of this segment as a temporary soft surface trail, as requested.

**RESPONSE: The minimum sidewalk width on the south side of Aurora Parkway is 10'. The portion east of the roundabout has been realigned and will be constructed as part of the infrastructure to the limits as shown.**

- b. [Infrastructure Site Plan page 6] Widen sidewalk east of this point to 12 feet, if possible. Refer to note on sheet 4. Specify 'by others.'

**RESPONSE: The walk width on the south side of Aurora Parkway has been increased to 10' minimum as shown on Sheet 4. The portions of the High Plains Trail that will not be constructed with Kings Point have been labeled as "by others".**

- c. [Infrastructure Site Plan page 7] Widen sidewalk east of this point to 12 feet, if possible. Refer to note on sheet 4. Widen sidewalk west of this point to 12 feet, if possible. Refer to note on sheet 4.

**RESPONSE: The walk width on the south side of Aurora Parkway has been increased to 10' minimum as shown on Sheet 4.**

- d. [Infrastructure Site Plan page 8] Specify 'by others.'

**RESPONSE: The portions of the High Plains Trail that will not be constructed with Kings Point have been labeled as "by others".**

- e. [Infrastructure Site Plan page 13] Ensure the proposed interface with the High Plains Trail is coordinated the partner group's construction drawings.

**RESPONSE: Coordination with the parner groups is ongoing.**

- f. [Infrastructure Site Plan page 14] Ensure the proposed interface with the High Plains Trail is coordinated the partner group's construction drawings. Reiteration of the redline comment from sheet 4... Look at the feasibility of building a permanent trail segment which deviates from the parkway right-of-way, instead.

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**RESPONSE: Coordination with the partner groups is ongoing. The permanent trail section has been added.**

**16. Real Property** ([Maurice Brooks / 303-739-7294 / mbrooks@auroragov.org / Comments in magenta](#)):

- a. Any easements or Right of Ways that need to be dedicated should be by plat or separate documents. Plat would be optimum way for dedications of these items. If by separate documents, then contact Andy Niquette at [dedicationproperty@auroragov.org](mailto:dedicationproperty@auroragov.org) to start the dedications. Send in the Certificate of Taxes Due for public R.O.W. being dedicated to the City of Aurora.

**RESPONSE: The rights-of-way will be dedicated by separate document. Adjacent easements will be dedicated with the adjoining final plats.**

- b. [Infrastructure Site Plan page 1] Note 6 should read: "All crossings or encroachments into easements and rights-of-way owned by the City of Aurora ("City") identified as being privately-owned and maintained herein are acknowledged by the undersigned as being subject to City's use and occupancy of said easements or rights-of-way. The undersigned, its successors and assigns, further agrees to remove, repair, replace, relocate, modify, or otherwise adjust said crossings or encroachments upon request from the City and at no expense to the City. The City reserves the right to make full use of the easements and rights-of-way as may be necessary or convenient and the City retains all rights to operate, maintain, install, repair, remove or relocate any City facilities located within said easements and rights-of-way at any time and in such a manner as it deems necessary or convenient."

**RESPONSE: The note has been modified as requested.**

**17. Arapahoe County Planning Division** ([Terri Maulik / 720-874-6650 / referrals@arapahoegov.com](#))

- a. Thank you for the opportunity to review and comment on this project. The Arapahoe County Planning Division has no comments.

**18. Arapahoe County Public Works & Development** ([Sarah White / 720-874-6500 / swhite@arapahoegov.com](#))

- a. Detention Basin D outfalls to twin 48" CMP culverts that pass under Parker Road and onto the 17 Mile House property owned by Arapahoe County Open Space. The Final Drainage Report for Kings Point Subdivision Filing No. 1 states that the peak 100-yr runoff through the twin 48" CMPs will be reduced to 111 cfs, which is below the capacity of the culvert.

**RESPONSE: The Preliminary Drainage for the Infrastructure Site Plan modifies the numbers somewhat, but the peak runoff rates will be less than existing conditions.**

- b. Existing runoff from the culverts ultimately reaches Cherry Creek but there is no defined drainageway to convey the flows, which is correctly stated in the report. The County's concern is that the Kings Point Subdivision will create a base flow through the 17 Mile House property. This property is used for public events and at times the undefined drainageway is used for parking for these events. A base flow across the property would create a problem for the use of the open space.

**RESPONSE: Acknowledged. It may take years for a base flow to develop, depending on soil type and irrigation. We are not allowed to further detain any base flow, and can only rely on infiltration that will occur in the detention ponds.**

- c. The County would also like to note that the berm just southwest of the twin culverts has washed out before during a major storm event and flooded the 17 Mile House parking lot.

**RESPONSE: Acknowledged.**

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- d. The Preliminary Drainage Report for Kings Point North notes the emergency overflow spillway for Pond D1 discharges to Aurora Parkway. This overflow then goes to Parker Road/ culverts under Parker Road and over to 17 mile house. An emergency spillway path should be coordinated with Arapahoe County Open Spaces who owns/operates 17 mile house and CDOT to ensure adequate capacity and flood planning. There is not a well-defined channel for the outfalls from the COT culvert(s) to the Cherry Creek drainageway.

**RESPONSE: The detention pond has one foot of freeboard to the emergency overflow spillway elevation and, as such, would require a major malfunction of the drainage system or a much greater event than the 100-year storm. We worked with the State Engineer's office on the pond design and analysis and relocated the spillway to discharge to Aurora Parkway rather than Parker Road as originally designed. Parker Road then acts as a very long and flat broad crested weir so as to spread out the discharge over a very large area rather than concentrated in one area.**

- e. We are pleased to see the connection to, and the extension of, the High Plains Trail through the development. Please consider additional wayfinding signage for the trail system when you reach construction phase.

**RESPONSE: Acknowledged.**

- f. Please coordinate with Arapahoe County Open Spaces and Transportation/CIP division for the trail construction across Parker Rd through 17 mile park.

**RESPONSE: We have been coordinating with them as needed.**

- g. The Kings Point Drive/Aurora Parkway connection to Parker Road appears to be a full movement intersection. Will it be signalized? How does it align with the 17 mile house access? Current 17 mile house turn lanes seem to conflict with the Aurora Parkway turning lanes onto southbound Parker.

**RESPONSE: The intersection will be signalized and the access permits for both 17 Mile House and Kings Point have been coordinated to function together.**

- h. Please ensure all emergency spillways are included on all ponds and WQ facilities. Emergency flow paths should also be shown on the drainage plans and easements obtained as needed.

**RESPONSE: Emergency spillways are included for all drainage facilities as needed; flowpaths and easements will be further developed with the construction plans.**

**19. Arapahoe County Open Spaces (Roger Harvey / 720-874-6554 / rharvey@arapahoegov.com)**

- a. Open Spaces is currently in a partnership with Oakwood Homes through an Agreement for Improvements. Parties agreed with CDOT's recommendation to have all components of intersection constructed together by one contractor. This agreement was assigned to Oakwood Homes in May 2021 when they purchased the property. We look forward to continuing the coordination on this intersection. Open Spaces is currently at 90% completion of our design and will be submitting 100% in January 2022 to CDOT for comments and finalization in early 2022.

**RESPONSE: Noted**

- b. The proposal to construct a soft surface or crusher fines trail is not supported by the Partners. The High Plains Trail Partners request that COA require the entire High Plains Trail, Segment III, be constructed as a hard surface as per the horizontal and vertical alignment for the sidewalk shown in the Kings Point North - West Infrastructure Site Plan. Arapahoe County and City of Parker formally request a concrete trail be constructed for the entire trail in Segment III in the final alignment. See the letter from Arapahoe County Open Spaces for more detail.

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**RESPONSE: Segment III will be constructed as a hard surface in conjunction with the infrastructure improvements.**

**20. Town of Parker** ([Bryce Matthews / bmatthews@parkeronline.org](mailto:bmatthews@parkeronline.org))

- a. Thank you for the opportunity to review and comment on the Kings Point North West Site Plan. The High Plains Trail is an important regional trail connection. Parker, Aurora, Douglas County, Arapahoe County and E-470 have partnered to build 3 (segments 1,2, and 4) of the remaining 4 segments of the missing trail connection which will connect the Cherry Creek Trail and the existing trail south of Ireland Way. The Town appreciates and supports the construction of Segment 3 as a 10' wide concrete sidewalk in its entirety at the same time as construction of the rest of this Site Plan's infrastructure. The Town does not support an interim or lesser quality trail surface that does not match the existing 10' concrete of the other 3 segments to be built. The construction of all 4 of the missing links will be an important regional amenity and an amenity to the future residents of Kings Point.

**RESPONSE: Segment 3 will be constructed as a hard surface in conjunction with the infrastructure improvements.**

**21. CDOT Public Highway Authority** ([Chuck Weiss / 303-537-3420](tel:303-537-3420) / [cweiss@E-470.com](mailto:cweiss@E-470.com))

- a. The E-470 Public Highway Authority has no comments on this application.

**22. Xcel Energy** ([Donna George / 303-571-3306](mailto:donna.l.george@xcelenergy.com) / [donna.l.george@xcelenergy.com](mailto:donna.l.george@xcelenergy.com))

- a. The Public Service Company of Colorado's Right of Way & Permits Referral Desk has reviewed the infrastructure site plan for Kings Point Northwest and has no apparent conflict.

Please feel free to call myself or any member of our team with any questions you may have.

Sincerely,

Jeff Marck

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1. THE DEVELOPER, HIS SUCCESSORS AND ASSIGNS, INCLUDING THE HOMEOWNERS OR MERCHANTS ASSOCIATION, SHALL BE RESPONSIBLE FOR INSTALLATION, MAINTENANCE AND REPLACEMENT OF ALL FIRE LANE SIGNS AS REQUIRED BY THE CITY OF AURORA.
2. ALL SIGNS MUST CONFORM TO THE CITY OF AURORA SIGN CODE.
3. RIGHT OF WAY FOR INGRESS-AND EGRESS FOR SERVICE AND EMERGENCY VEHICLES IS GRANTED OVER, ACROSS, ON AND THROUGH ANY AND ALL PRIVATE ROADS AND WAYS NOW OR HEREAFTER ESTABLISHED ON THE DESCRIBED PROPERTY, AND THE SAME ARE HEREBY DESIGNATED AS "SERVICE/EMERGENCY AND UTILITY EASEMENTS" AND SHALL BE POSTED "NO PARKING - FIRE LANE."
4. THE APPLICANT HAS THE OBLIGATION TO COMPLY WITH ALL APPLICABLE REQUIREMENTS OF THE MAINTENANCE WITHIN THE CITY OF AURORA.
5. THE DEVELOPER, HIS SUCCESSORS AND ASSIGNS, SHALL BE RESPONSIBLE FOR INSTALLATION, MAINTENANCE AND REPLACEMENT OF ALL LANDSCAPING MATERIALS SHOWN OR INDICATED ON THE APPROVED SITE PLAN OR LANDSCAPE PLAN ON FILE IN THE PLANNING DEPARTMENT.
6. ALL CROSSINGS OR ENCROACHMENTS BY PRIVATE LANDSCAPE IRRIGATION SYSTEMS OR PRIVATE UTILITIES INTO EASEMENTS AND STREET RIGHTS-OF-WAY OWNED BY THE CITY OF AURORA ARE ACKNOWLEDGED BY THE UNDERSIGNED AS BEING SUBJECT TO CITY OF AURORA'S USE AND OCCUPANCY OF THE SAID EASEMENTS OR RIGHTS-OF-WAY. THE UNDERSIGNED, 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 AND/OR PRIVATE UTILITIES.
7. THE APPROVAL OF THIS DOCUMENT DOES NOT CONSTITUTE FINAL APPROVAL OF GRADING, DRAINAGE, UTILITY, PUBLIC IMPROVEMENTS AND BUILDING PLANS. CONSTRUCTION PLANS MUST BE REVIEWED AND APPROVED BY THE APPROPRIATE AGENCY PRIOR TO THE ISSUANCE OF BUILDING PERMITS.
8. ALL BUILDING ADDRESS NUMBERS SHALL COMPLY WITH SECTIONS 126-271 AND 126-278 OF THE AURORA CITY CODE.
9. ALL ROOFTOP MECHANICAL EQUIPMENT AND VENTS GREATER THAN EIGHT (8) INCHES IN DIAMETER MUST BE SCREENED. ANY MAY BE DONE EITHER WITH AN EXTENDING PARAPET WALL OR A FREESTANDING SCREEN WALL. SCREENS SHALL BE AT LEAST AS HIGH AS THE EQUIPMENT THEY HIDE. EQUIPMENT IS VISIBLE BECAUSE SCREENS DON'T MEET THIS MINIMUM HEIGHT REQUIREMENT, THE DIRECTOR OF PLANNING MAY REQUIRE CONSTRUCTION MODIFICATIONS PRIOR TO THE ISSUANCE OF A PERMANENT CERTIFICATE OF OCCUPANCY.
10. NOTWITHSTANDING ANY SURFACE IMPROVEMENTS, LANDSCAPING, PLANTING OR CHANGES SHOWN IN THESE SITE OR CONSTRUCTION PLANS, OR ACTUALLY CONSTRUCTED OR PUT IN PLACE, ALL UTILITY EASEMENTS MUST REMAIN UNOBSTRUCTED AND FULLY ACCESSIBLE ALONG THEIR ENTIRE LENGTH TO ALLOW FOR ADEQUATE MAINTENANCE EQUIPMENT. ADDITIONALLY, NO INSTALLATION, PLANTING, CHANGE IN THE SURFACE, ETC., SHALL INTERFERE WITH THE OPERATION OF THE UTILITY LINES PLACED WITHIN THE EASEMENT. BY SUBMITTING THESE SITE OR CONSTRUCTION PLANS FOR APPROVAL, THE LANDOWNER RECOGNIZES AND ACCEPTS THE TERMS, CONDITIONS AND REQUIREMENTS OF THIS NOTE.
11. FINAL GRADE SHALL BE AT LEAST SIX (6) INCHES BELOW ANY EXTERIOR WOOD SIDING ON THE PREMISES.
12. ALL INTERESTED PARTIES ARE HEREBY ALERTED THAT THIS SITE PLAN IS SUBJECT TO ADMINISTRATIVE CHANGES AND AS SHOWN ON THE ORIGINAL SITE PLAN ON FILE IN THE AURORA CITY PLANNING OFFICE AT THE MUNICIPAL BUILDING. A COPY OF THE OFFICIAL CURRENT PLAN MAY BE PURCHASED THERE. LIKEWISE, SITE PLANS ARE REQUIRED TO AGREE WITH THE APPROVED SUBDIVISION PLAT OF RECORD AT THE TIME OF A BUILDING PERMIT; AND IF NOT, MUST BE AMENDED TO AGREE WITH THE PLAT AS NEEDED, OR VICE VERSA.
13. ERRORS IN APPROVED SITE PLANS RESULTING FROM COMPUTATIONS OR INCONSISTENCIES IN THE DRAWINGS MADE BY THE APPLICANT ARE THE RESPONSIBILITY OF THE PROPERTY OWNER OF RECORD. WHERE FOUND, THE CURRENT MINIMUM CODE REQUIREMENTS WILL APPLY AT THE TIME OF BUILDING PERMIT. PLEASE BE SURE THAT ALL PLAN COMPUTATIONS ARE CORRECT.
14. ALL REPRESENTATIONS AND COMMITMENTS MADE BY APPLICANTS AND PROPERTY OWNERS AT PUBLIC HEARINGS REGARDING THIS PLAN ARE BINDING UPON THE APPLICANT, PROPERTY OWNER, AND ITS HEIRS, SUCCESSORS, AND ASSIGNS.
15. ARCHITECTURAL FEATURES, SUCH AS BAY WINDOWS, FIREPLACES, ROOF OVERHANGS, GUTTERS, EAVES, FOUNDATIONS, FOOTINGS, CANTILEVERED WALLS, ETC. ARE NOT ALLOWED TO ENCRACH INTO ANY EASEMENT OR FIRE LANE.
16. THE VENDOR OF ANY FUTURE SALE OF THE REAL PROPERTY SHALL PROVIDE THE REQUIRED NOTICE PER CITY CODE SECTION 146-1587(C) TO BE RECORDED WITH THE COUNTY CLERK AND RECORDER AND SHALL PROVIDE SUCH NOTICE TO EACH PROSPECTIVE PURCHASER OF ANY AND ALL SAID PROPERTY. SEE EXHIBIT C4 UNDER THE AIRPORT RELATED LAND USE RESTRICTIONS SECTION OF THIS GUIDEBOOK.

NOTES REMAIN

The developer is responsible for signing and striping all public streets. The developer is required to place traffic control, street name, and guide signs on all public streets and private streets approaching an intersection with a public street. Signs shall be furnished and installed per the most current editions of The Manual on Uniform Traffic Control Devices (MUTCD) and City Standards, and shown on the signing and striping plan for the development.

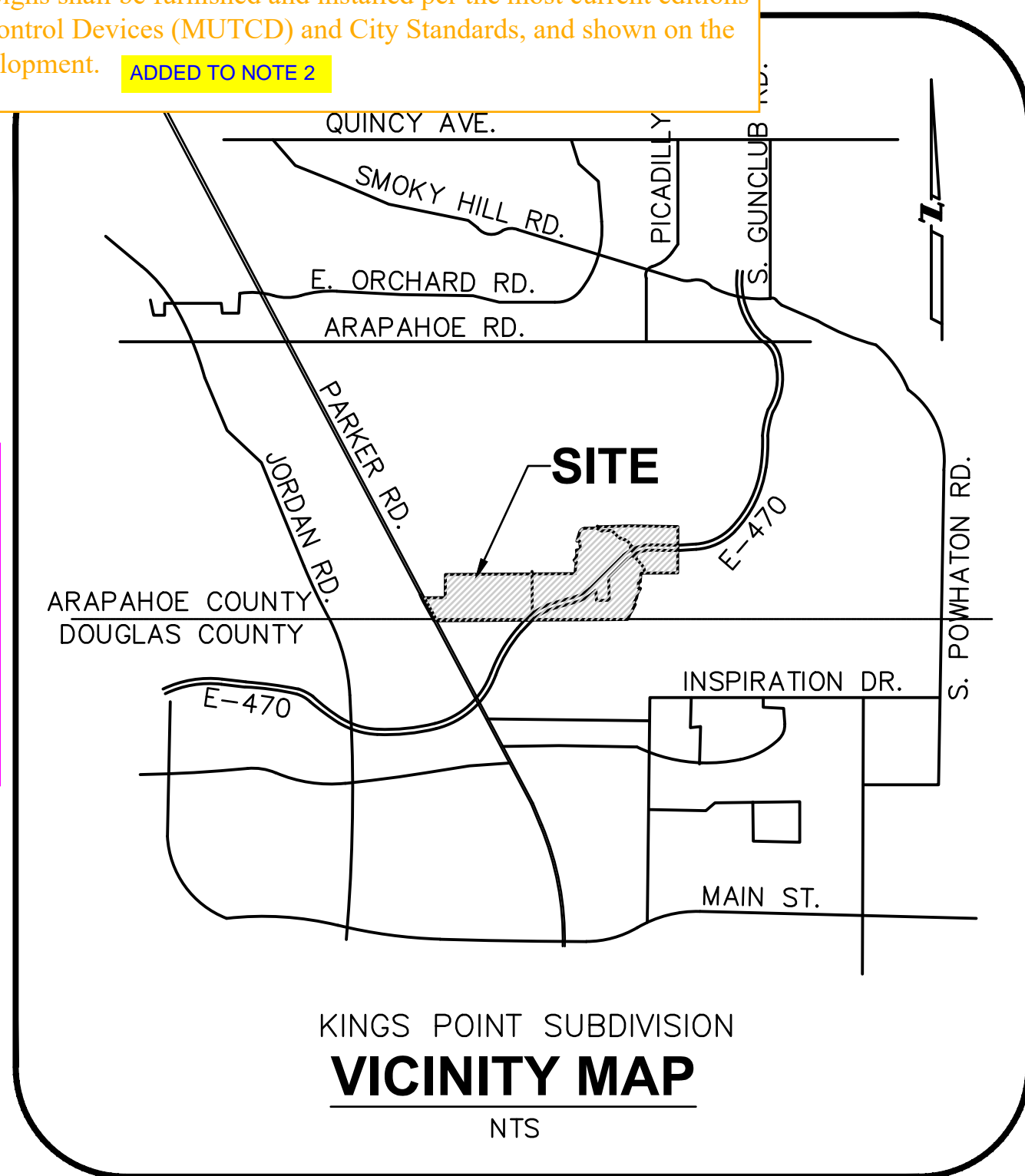
The site plan will not be approved by public works until the preliminary drainage letter/report is approved

**SITE PLAN  
WILL NOT BE  
APPROVED  
UNTIL MUS  
IS  
APPROVED**

All crossings or encroachments into easements and rights-of-way owned by the City of Aurora ("City") identified as being privately-owned and maintained herein are acknowledged by the undersigned as being subject to City's use and occupancy of said easements or rights-of-way. The undersigned, its successors and assigns, further agrees to remove, repair, replace, relocate, modify, or otherwise adjust said crossings or encroachments upon request from the City and at no expense to the City. The City reserves the right to make full use of the easements and rights-of-way as may be necessary or convenient and the City retains all rights to operate, maintain, install, repair, remove or relocate any City facilities located within said easements and rights-of-way at any time and in such a manner as it deems necessary or convenient.

**NOTE 6 REVISED**

NOTE 6 REVISED



GROSS LAND AREA: 36.13 ACRES (INCLUDES WEST & EAST ISP)  
NET LAND AREA COVERED BY WEST ISP: 16.93 ACRES  
CATED: 16.93 ACRES

In locations where utility easements overlap drainage easements, only subsurface utilities shall be permitted within the portion of the utility easement that overlaps the drainage easement. Installation of above ground utilities within a drainage easement requires prior written approval by the City Engineer

The streetlight or pedestrian light installation within the public right-of-way shall be designed, funded, and constructed by the developer/owner. Ownership and maintenance of the street/pedestrian lights shall be the responsibility of the City of Aurora once they have been accepted. Street light and/or pedestrian photometrics plans shall be prepared and submitted to the City for review and approval and shall become a part of the approved civil construction plans for the project. An electrical plan showing site location of lights, electrical one line and grounding details shall be submitting to the Permit Center for review by the Building Department. The owner is responsible for obtaining an address for the meter(s) from the Planning Department. A Building Permit for the meter and a Public Inspections Permit for the street lights are required. Certificate of occupancies will not be issued until the street and/or pedestrian lighting plans are approved, constructed, and initially accepted.

Prior to final acceptance of public improvements, if the adjacent site is not under construction, the curb cut/curb returns and cross pan must be removed and replaced with sidewalk, landscaping and curb and gutter at the developer's expense. The developer acknowledges the risk of constructing the curb cut without approved civil plans for the adjacent site showing the curb cut.

NOTES 17, 18, 19 ADDED

Remove Note and Replace with: KINGS POINT NORTH MUST INSTALL THE ROAD CONNECTION AND WATERLINE LOOP FROM S. PARKER ROAD TO EXISTING E. DRY CREEK PRIOR TO ANY FUTURE CONSTRUCTION WITHIN THE OVERALL KINGS POINT NORTH DEVELOPMENT AREA. DIVIDING THE SCOPE OF WORK BETWEEN THE TWO ISPS FOR KINGS POINT NORTH EAST & WEST IN NO WAY REMOVES OR MODIFIES THE REQUIREMENTS FOR TWO POINTS OF DISTINCT ACCESS AND LOOPED WATER SUPPLY. **NOTE REPLACED**

NOTE REPLACED

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

IN WITNESS WHEREOF, CLAYTON PROPERTIES GROUP II, INC., HAS CAUSED THESE PRESENTS TO BE EXECUTED THIS

\_\_\_\_ DAY OF \_\_\_\_\_ A.D., 20\_\_\_\_

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

STATE OF COLORADO )

COUNTY OF ARAPAHOE )

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

20\_\_\_\_\_, BY \_\_\_\_\_

WITNESS MY HAND AND OFFICIAL SEAL

NOTARY PUBLIC: \_\_\_\_\_

MY COMMISSION EXPIRES: \_\_\_\_\_

NOTARY BUSINESS ADDRESS

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

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

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

PLANNING COMMISSION: \_\_\_\_\_ DATE: \_\_\_\_\_  
(CHAIRPERSON)

CITY COUNCIL: \_\_\_\_\_ DATE: \_\_\_\_\_  
(MAYOR)

ATTEST: \_\_\_\_\_  
(CITY CLERK)

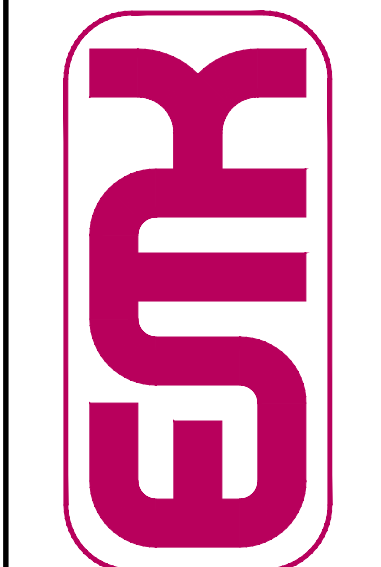
ACCEPTED FOR FILING IN THE OFFICE OF THE CLERK AND RECORDER OF ARAPAHOE COUNTY,

COLORADO, AT \_\_\_\_\_ O'CLOCK \_\_\_\_\_ .M. THIS \_\_\_\_\_ DAY OF \_\_\_\_\_ AD, 20\_\_\_\_.

CLERK AND RECORDER \_\_\_\_\_

DEPUTY: \_\_\_\_\_

**EMK CONSULTANTS, INC.**  
LAND DEVELOPMENT  
ENGINEERING & SURVEYING  
7006 SOUTH ALTON WAY, BLDG. F  
CENTENNIAL, COLORADO 80112-2019  
(303)694-1520 [www.EMK.com](http://www.EMK.com)



**SCALE VERIFICATION BAR IS ONE INCH ON ORIGINAL DRAWING**

**0" 1"**

**IF NOT ONE INCH ON THIS SHEET, ADJUST SCALES ACCORDINGLY**

**MARK**

**SS6633NE002 (FKA ZD-060)**  
**12 INCH LONG STEEL PIPE IN CONCRETE,**  
**12 INCH LONG STEEL PIPE IN CONCRETE,**  
**AND SURFACE. 0.7 FEET NORTH OF**  
**E FENCE, AND 22.7 FEET WEST**  
**NAVD 88 ELEVATION 5861.04**

**811**<sup>®</sup>  
Know what's below.  
Call before you dig.

**BENCHMARK**  
CITY OF AURORA BENCHMARK 5S6631NE002 (FKA 7D-060)  
3 INCH DIAMETER BRASS CAP ON 30 INCH LONG STEEL PIPE IN CONCRETE  
APPROXIMATELY 0.4 FEET ABOVE GROUND SURFACE, 0.7 FEET NORTH  
EAST/WEST 4 STRAND BARBED WIRE FENCE, AND 22.7 FEET WEST  
EAST 1/4 SECTION 33, T5S, R6W  
NAVD 88 ELEVATION 586.0

[illegible]

DESIGNED BY: <i>JW</i>	DRAWN BY: <i>JS</i>	CHECKED BY: <i>BOM</i>	APPROVED BY: <i>BOM</i>
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KINGS POINT NORTH  
WEST INFRASTRUCTURE  
SITE PLAN COVER SHEET

DATE: 11/17/2021
JOB NO: 12187.61

SCALE  
AS NOTED

1 of 16

<b>CONSULTANTS</b> CIVIL ENGINEER EMK CONSULTANTS, INC. 7006 S. ALTON WAY, SUITE F CENTENNIAL, COLORADO 80112 (303)694-1520 x106 CONTACT: BARRY MOORE, PE BMOORE@EMKCC.COM		<b>REVISIONS</b> NO. <input type="checkbox"/> <input type="checkbox"/> <input type="checkbox"/> <input type="checkbox"/> <input type="checkbox"/> <input type="checkbox"/> <input type="checkbox"/> <input type="checkbox"/> <input type="checkbox"/> <input type="checkbox"/>	
<b>LAND PLANNER / LANDSCAPE ARCHITECT</b> TERRACINA DESIGN 10200 E. GIRARD AVE, SUITE A314 DENVER, COLORADO 80231 (303)632-8867 CONTACT: LAYLA ROSALES LROSALES@TERRACINADISEGN.COM		DESIGNED BY: <i>JW</i> DRAWN BY: <i>JS</i> CHECKED BY: <i>BOW</i> APPROVED BY: <i>BOW</i>	
<b>TRAFFIC CONSULTANT</b> FOX TUTTLE TRANSPORTATION GROUP 1624 MARKET STREET, SUITE 202 DENVER, COLORADO 80202 (303)652-3571 CONTACT: CASSIE SLADE, PE, PTOE CASSIE.SLADE@FTHTRANSGROUP.COM		<b>KINGS POINT NORTH</b>	
<b>SURVEYOR</b> AZTEC CONSULTANTS, INC. 300 E. MINERAL AVE, SUITE 1 LITTLETON, COLORADO 80122 (303)713-1898 CONTACT: TONY PEAHL, PLS TPEAHL@AZTECCONSULTANTS.COM		<b>WEST INFRASTRUCTURE SITE PLAN COVER SHEET</b>	
<b>APPLICANT/OWNERSHIP</b> CLAYTON PROPERTIES GROUP II, INC. 4908 TOWER ROAD DENVER, CO 80249 (303) 486-8500 CONTACT: DAVE CARRO		DATE: 11/17/2021 JOB NO: 12187.61 SCALE: AS NOTED 1 of 16	



LEGAL DESCRIPTION

LEGAL DESCRIPTION (COVERS BOTH WEST AND EAST INFRASTRUCTURE)

A PARCEL OF LAND LOCATED IN SECTIONS 33, 34, AND 35, TOWNSHIP 5 SOUTH, RANGE 66 WEST OF THE 6TH PRINCIPAL MERIDIAN, CITY OF AURORA, COUNTY OF ARAPAHOE, STATE OF COLORADO, MORE PARTICULARLY DESCRIBED AS FOLLOWS: COMMENCING AT THE NORTHWEST CORNER OF SAID SECTION 35, WHENCE THE NORTH LINE OF THE NORTHWEST QUARTER OF SAID SECTION 35 BEARS NORTH 88°10'07" EAST, A DISTANCE OF 2,594.73 FEET, WITH ALL BEARINGS REFERENCED HEREIN RELATIVE THERETO;

THENCE ALONG SAID NORTH LINE, NORTH 88°10'07" EAST, A DISTANCE OF 718.48 FEET TO THE POINT OF BEGINNING; THENCE CONTINUING ALONG SAID NORTH LINE, NORTH 88°10'07" EAST, A DISTANCE OF 61.79 FEET TO THE BEGINNING OF A NON-TANGENT CURVE CONCAVE NORTHEASTERLY HAVING A RADIUS OF 218.00 FEET, THE RADIUS POINT OF SAID CURVE BEARS NORTH 83°40'44" EAST;

THENCE DEPARTING SAID NORTH LINE, SOUTHEASTERLY ALONG SAID CURVE THROUGH A CENTRAL ANGLE OF 76°35'14", AN ARC LENGTH OF 291.40 FEET;

THENCE SOUTH 82°54'30" EAST, A DISTANCE OF 22.87 FEET TO THE BEGINNING OF A TANGENT CURVE CONCAVE NORTHERLY HAVING A RADIUS OF 468.00 FEET;

THENCE EASTERLY ALONG SAID CURVE THROUGH A CENTRAL ANGLE OF 12°42'56", AN ARC LENGTH OF 103.86 FEET;

THENCE NORTH 84°22'34" EAST, A DISTANCE OF 122.72 FEET;

THENCE NORTH 85°40'24" EAST, A DISTANCE OF 88.34 FEET TO THE BEGINNING OF A NON-TANGENT CURVE CONCAVE SOUTHERLY HAVING A RADIUS OF 430.00 FEET, THE RADIUS POINT OF SAID CURVE BEARS SOUTH 05°37'26" EAST;

THENCE EASTERLY ALONG SAID CURVE THROUGH A CENTRAL ANGLE OF 20°55'15", AN ARC LENGTH OF 157.01 FEET;

THENCE SOUTH 74°42'11" EAST, A DISTANCE OF 48.04 FEET TO THE BEGINNING OF A TANGENT CURVE CONCAVE SOUTHERLY HAVING A RADIUS OF 430.00 FEET;

THENCE EASTERLY ALONG SAID CURVE THROUGH A CENTRAL ANGLE OF 09°55'54", AN ARC LENGTH OF 74.54 FEET TO THE BEGINNING OF A REVERSE CURVE CONCAVE NORTHERLY HAVING A RADIUS OF 10.00 FEET;

THENCE EASTERLY ALONG SAID CURVE THROUGH A CENTRAL ANGLE OF 40°49'28", AN ARC LENGTH OF 7.13 FEET TO THE BEGINNING OF A REVERSE CURVE CONCAVE NORTHWESTERLY HAVING A RADIUS OF 45.00 FEET;

THENCE SOUTHWESTERLY ALONG SAID CURVE THROUGH A CENTRAL ANGLE OF 266°32'52", AN ARC LENGTH OF 209.35 FEET TO THE BEGINNING OF A REVERSE CURVE CONCAVE SOUTHWESTERLY HAVING A RADIUS OF 10.00 FEET;

THENCE NORTHWESTERLY ALONG SAID CURVE THROUGH A CENTRAL ANGLE OF 46°16'04", AN ARC LENGTH OF 8.08 FEET TO THE BEGINNING OF A COMPOUND CURVE CONCAVE SOUTHERLY HAVING A RADIUS OF 370.00 FEET;

THENCE WESTERLY ALONG SAID CURVE THROUGH A CENTRAL ANGLE OF 09°23'13", AN ARC LENGTH OF 60.62 FEET;

THENCE NORTH 74°42'11" WEST, A DISTANCE OF 48.04 FEET TO THE BEGINNING OF A TANGENT CURVE CONCAVE SOUTHERLY HAVING A RADIUS OF 430.00 FEET;

THENCE WESTERLY ALONG SAID CURVE THROUGH A CENTRAL ANGLE OF 21°37'06", AN ARC LENGTH OF 139.80 FEET TO THE BEGINNING OF A COMPOUND CURVE CONCAVE SOUTHEASTERLY HAVING A RADIUS OF 15.00 FEET;

THENCE SOUTHWESTERLY ALONG SAID CURVE THROUGH A CENTRAL ANGLE OF 89°18'09", AN ARC LENGTH OF 23.38 FEET;

THENCE SOUTH 05°37'26" EAST, A DISTANCE OF 108.81 FEET TO THE BEGINNING OF A TANGENT CURVE CONCAVE NORTHEASTERLY HAVING A RADIUS OF 15.00 FEET;

THENCE SOUTHEASTERLY ALONG SAID CURVE THROUGH A CENTRAL ANGLE OF 82°07'03", AN ARC LENGTH OF 21.50 FEET TO THE BEGINNING OF A REVERSE CURVE CONCAVE SOUTHWESTERLY HAVING A RADIUS OF 285.00 FEET;

THENCE SOUTHEASTERLY ALONG SAID CURVE THROUGH A CENTRAL ANGLE OF 57°43'35", AN ARC LENGTH OF 287.14 FEET;

THENCE SOUTH 30°00'54" EAST, A DISTANCE OF 50.20 FEET TO THE BEGINNING OF A TANGENT CURVE CONCAVE NORTHERLY HAVING A RADIUS OF 15.00 FEET;

THENCE EASTERLY ALONG SAID CURVE THROUGH A CENTRAL ANGLE OF 93°29'54", AN ARC LENGTH OF 24.48 FEET TO THE BEGINNING OF A COMPOUND CURVE CONCAVE NORTHWESTERLY HAVING A RADIUS OF 818.00 FEET;

THENCE NORTHEASTERLY ALONG SAID CURVE THROUGH A CENTRAL ANGLE OF 09°49'33", AN ARC LENGTH OF 140.28 FEET;

THENCE NORTH 46°39'39" EAST, A DISTANCE OF 201.55 FEET TO THE BEGINNING OF A TANGENT CURVE CONCAVE SOUTHEASTERLY HAVING A RADIUS OF 332.00 FEET;

THENCE NORTHEASTERLY ALONG SAID CURVE THROUGH A CENTRAL ANGLE OF 22°47'58", AN ARC LENGTH OF 132.11 FEET;

THENCE NORTH 69°27'37" EAST, A DISTANCE OF 276.95 FEET TO THE BEGINNING OF A TANGENT CURVE CONCAVE SOUTHERLY HAVING A RADIUS OF 232.00 FEET;

THENCE EASTERLY ALONG SAID CURVE THROUGH A CENTRAL ANGLE OF 81°43'00", AN ARC LENGTH OF 330.88 FEET TO THE BEGINNING OF A REVERSE CURVE CONCAVE NORTHEASTERLY HAVING A RADIUS OF 15.00 FEET;

THENCE EASTERLY ALONG SAID CURVE THROUGH A CENTRAL ANGLE OF 75°39'14", AN ARC LENGTH OF 19.81 FEET TO THE BEGINNING OF A REVERSE CURVE CONCAVE SOUTHERLY HAVING A RADIUS OF 458.00 FEET;

THENCE EASTERLY ALONG SAID CURVE THROUGH A CENTRAL ANGLE OF 13°21'27", AN ARC LENGTH OF 106.78 FEET;

THENCE NORTH 88°52'50" EAST, A DISTANCE OF 50.01 FEET TO THE BEGINNING OF A TANGENT CURVE CONCAVE SOUTHERLY HAVING A RADIUS OF 533.00 FEET;

THENCE EASTERLY ALONG SAID CURVE THROUGH A CENTRAL ANGLE OF 14°48'07", AN ARC LENGTH OF 137.70 FEET;

THENCE SOUTH 76°19'03" EAST, A DISTANCE OF 420.39 FEET TO THE BEGINNING OF A TANGENT CURVE CONCAVE NORTHERLY HAVING A RADIUS OF 467.00 FEET;

THENCE EASTERLY ALONG SAID CURVE THROUGH A CENTRAL ANGLE OF 35°07'29", AN ARC LENGTH OF 286.29 FEET;

THENCE NORTH 68°33'29" EAST, A DISTANCE OF 441.86 FEET TO THE BEGINNING OF A TANGENT CURVE CONCAVE SOUTHERLY HAVING A RADIUS OF 531.00 FEET;

THENCE EASTERLY ALONG SAID CURVE THROUGH A CENTRAL ANGLE OF 22°26'29", AN ARC LENGTH OF 207.98 FEET;

THENCE SOUTH 89°00'03" EAST, A DISTANCE OF 29.22 FEET TO THE WESTERLY RIGHT-OF-WAY OF EAST DRY CREEK ROAD RECORDED AT RECEPTION NO. 82073829 IN THE RECORDS OF THE ARAPAHOE COUNTY CLERK AND RECORDER'S OFFICE;

THENCE ALONG SAID WESTERLY RIGHT-OF-WAY, SOUTH 00°17'32" WEST, A DISTANCE OF 74.00 FEET;

THENCE DEPARTING SAID WESTERLY RIGHT-OF-WAY, NORTH 89°00'03" WEST, A DISTANCE OF 49.50 FEET TO THE BEGINNING OF A TANGENT CURVE CONCAVE SOUTHERLY HAVING A RADIUS OF 465.00 FEET;

THENCE WESTERLY ALONG SAID CURVE THROUGH A CENTRAL ANGLE OF 22°26'29", AN ARC LENGTH OF 182.13 FEET;

THENCE SOUTH 68°33'29" WEST, A DISTANCE OF 420.90 FEET TO THE BEGINNING OF A TANGENT CURVE CONCAVE NORTHERLY HAVING A RADIUS OF 533.00 FEET;

THENCE WESTERLY ALONG SAID CURVE THROUGH A CENTRAL ANGLE OF 35°07'29", AN ARC LENGTH OF 326.75 FEET;

THENCE NORTH 76°19'03" WEST, A DISTANCE OF 420.39 FEET TO THE BEGINNING OF A TANGENT CURVE CONCAVE SOUTHERLY HAVING A RADIUS OF 467.00 FEET;

THENCE WESTERLY ALONG SAID CURVE THROUGH A CENTRAL ANGLE OF 14°48'07", AN ARC LENGTH OF 120.65 FEET;

THENCE SOUTH 88°52'50" WEST, A DISTANCE OF 50.01 FEET TO THE BEGINNING OF A TANGENT CURVE CONCAVE SOUTHEASTERLY HAVING A RADIUS OF 392.00 FEET;

THENCE SOUTHWESTERLY ALONG SAID CURVE THROUGH A CENTRAL ANGLE OF 48°18'38", AN ARC LENGTH OF 330.53 FEET TO THE BEGINNING OF A NON-TANGENT CURVE CONCAVE SOUTHEASTERLY HAVING A RADIUS OF 333.15 FEET, THE RADIUS POINT OF SAID CURVE BEARS SOUTH 54°09'33" EAST;

THENCE SOUTHWESTERLY ALONG SAID CURVE THROUGH A CENTRAL ANGLE OF 07°58'06", AN ARC LENGTH OF 46.33 FEET TO THE BEGINNING OF A NON-TANGENT CURVE CONCAVE EASTERLY HAVING A RADIUS OF 149.50 FEET, THE RADIUS POINT OF SAID CURVE BEARS SOUTH 63°24'20" EAST;

THENCE SOUTHERLY ALONG SAID CURVE THROUGH A CENTRAL ANGLE OF 15°55'57", AN ARC LENGTH OF 41.57 FEET TO THE BEGINNING OF A COMPOUND CURVE CONCAVE EASTERLY HAVING A RADIUS OF 799.50 FEET;

THENCE SOUTHERLY ALONG SAID CURVE THROUGH A CENTRAL ANGLE OF 04°37'01", AN ARC LENGTH OF 64.42 FEET TO THE BEGINNING OF A COMPOUND CURVE CONCAVE EASTERLY HAVING A RADIUS OF 275.00 FEET;

THENCE SOUTHERLY ALONG SAID CURVE THROUGH A CENTRAL ANGLE OF 14°07'19", AN ARC LENGTH OF 67.78 FEET TO THE BEGINNING OF A COMPOUND CURVE CONCAVE NORTHEASTERLY HAVING A RADIUS OF 55.00 FEET;

THENCE SOUTHEASTERLY ALONG SAID CURVE THROUGH A CENTRAL ANGLE OF 54°53'34", AN ARC LENGTH OF 52.69 FEET;

THENCE SOUTH 62°57'41" EAST, A DISTANCE OF 80.99 FEET TO THE BEGINNING OF A NON-TANGENT CURVE CONCAVE SOUTHWESTERLY HAVING A RADIUS OF 200.50 FEET, THE RADIUS POINT OF SAID CURVE BEARS SOUTH 27°02'50" WEST;

THENCE SOUTHEASTERLY ALONG SAID CURVE THROUGH A CENTRAL ANGLE OF 11°06'36", AN ARC LENGTH OF 38.88 FEET;

THENCE SOUTH 51°50'35" EAST, A DISTANCE OF 71.10 FEET TO THE BEGINNING OF A NON-TANGENT CURVE CONCAVE SOUTHWESTERLY HAVING A RADIUS OF 433.00 FEET, THE RADIUS POINT OF SAID CURVE BEARS SOUTH 37°34'23" WEST;

THENCE SOUTHEASTERLY ALONG SAID CURVE THROUGH A CENTRAL ANGLE OF 17°22'24", AN ARC LENGTH OF 131.30 FEET;

THENCE SOUTH 35°03'13" EAST, A DISTANCE OF 45.99 FEET TO THE BEGINNING OF A TANGENT CURVE CONCAVE SOUTHWESTERLY HAVING A RADIUS OF 730.00 FEET;

THENCE SOUTHEASTERLY ALONG SAID CURVE THROUGH A CENTRAL ANGLE OF 15°08'07", AN ARC LENGTH OF 192.84 FEET;

THENCE SOUTH 19°55'06" EAST, A DISTANCE OF 1.70 FEET TO THE NORTHERLY RIGHT-OF-WAY OF E-470 RECORDED AT RECEPTION NO. A9166396 IN SAID RECORDS;

THENCE ALONG SAID NORTHERLY RIGHT-OF-WAY, SOUTH 70°04'49" WEST, A DISTANCE OF 66.00 FEET;

THENCE DEPARTING SAID NORTHERLY RIGHT-OF-WAY, NORTH 19°55'06" WEST, A DISTANCE OF 1.70 FEET TO THE BEGINNING OF A TANGENT CURVE CONCAVE SOUTHWESTERLY HAVING A RADIUS OF 664.00 FEET;

THENCE NORTHWESTERLY ALONG SAID CURVE THROUGH A CENTRAL ANGLE OF 03°52'08", AN ARC LENGTH OF 44.84 FEET TO THE BEGINNING OF A COMPOUND CURVE CONCAVE SOUTHWESTERLY HAVING A RADIUS OF 35.00 FEET;

THENCE NORTHWESTERLY ALONG SAID CURVE THROUGH A CENTRAL ANGLE OF 09°20'34", AN ARC LENGTH OF 5.71 FEET;

THENCE NORTH 33°07'48" WEST, A DISTANCE OF 43.94 FEET TO THE BEGINNING OF A TANGENT CURVE CONCAVE NORTHEASTERLY HAVING A RADIUS OF 65.00 FEET;

THENCE NORTHWESTERLY ALONG SAID CURVE THROUGH A CENTRAL ANGLE OF 04°36'54", AN ARC LENGTH OF 5.24 FEET TO THE BEGINNING OF A REVERSE CURVE CONCAVE SOUTHWESTERLY HAVING A RADIUS OF 658.00 FEET;

THENCE NORTHWESTERLY ALONG SAID CURVE THROUGH A CENTRAL ANGLE OF 06°32'19", AN ARC LENGTH OF 75.09 FEET;

THENCE NORTH 35°03'13" WEST, A DISTANCE OF 45.99 FEET TO THE BEGINNING OF A TANGENT CURVE CONCAVE SOUTHWESTERLY HAVING A RADIUS OF 361.00 FEET;

THENCE NORTHWESTERLY ALONG SAID CURVE THROUGH A CENTRAL ANGLE OF 20°25'56", AN ARC LENGTH OF 128.74 FEET TO THE BEGINNING OF A NON-TANGENT CURVE CONCAVE SOUTHWESTERLY HAVING A RADIUS OF 410.00 FEET, THE RADIUS POINT OF SAID CURVE BEARS SOUTH 36°12'59" WEST;

THENCE NORTHWESTERLY ALONG SAID CURVE THROUGH A CENTRAL ANGLE OF 21°23'04", AN ARC LENGTH OF 153.02 FEET TO THE BEGINNING OF A COMPOUND CURVE CONCAVE SOUTHERLY HAVING A RADIUS OF 175.00 FEET;

THENCE WESTERLY ALONG SAID CURVE THROUGH A CENTRAL ANGLE OF 17°25'48", AN ARC LENGTH OF 53.24 FEET TO THE BEGINNING OF A COMPOUND CURVE CONCAVE SOUTHEASTERLY HAVING A RADIUS OF 57.00 FEET;

THENCE SOUTHWESTERLY ALONG SAID CURVE THROUGH A CENTRAL ANGLE OF 78°15'32", AN ARC LENGTH OF 77.85 FEET TO THE BEGINNING OF A REVERSE CURVE CONCAVE WESTERLY HAVING A RADIUS OF 25,611.29 FEET;

THENCE SOUTHERLY ALONG SAID CURVE THROUGH A CENTRAL ANGLE OF 00°09'04", AN ARC LENGTH OF 67.57 FEET;

THENCE SOUTH 15°33'32" WEST, A DISTANCE OF 77.63 FEET;

THENCE SOUTH 17°02'09" WEST, A DISTANCE OF 25.44 FEET TO THE BEGINNING OF A TANGENT CURVE CONCAVE EASTERLY HAVING A RADIUS OF 411.00 FEET;

THENCE SOUTHERLY ALONG SAID CURVE THROUGH A CENTRAL ANGLE OF 28°01'53", AN ARC LENGTH OF 201.08 FEET;

THENCE SOUTH 10°59'44" EAST, A DISTANCE OF 76.98 FEET TO THE BEGINNING OF A TANGENT CURVE CONCAVE WESTERLY HAVING A RADIUS OF 476.00 FEET;

THENCE SOUTHERLY ALONG SAID CURVE THROUGH A CENTRAL ANGLE OF 45°26'01", AN ARC LENGTH OF 377.45 FEET;

THENCE SOUTH 45°08'54" WEST, A DISTANCE OF 2,181.60 FEET TO THE BEGINNING OF A NON-TANGENT CURVE CONCAVE NORTHWESTERLY HAVING A RADIUS OF 2,533.00 FEET, THE RADIUS POINT OF SAID CURVE BEARS NORTH 39°30'36" WEST;

THENCE SOUTHWESTERLY ALONG SAID CURVE THROUGH A CENTRAL ANGLE OF 14°55'34", AN ARC LENGTH OF 659.87 FEET;

THENCE SOUTH 65°24'58" WEST, A DISTANCE OF 1,017.33 FEET TO THE BEGINNING OF A TANGENT CURVE CONCAVE NORTHERLY HAVING A RADIUS OF 458.00 FEET;

THENCE WESTERLY ALONG SAID CURVE THROUGH A CENTRAL ANGLE OF 08°35'07", AN ARC LENGTH OF 68.63 FEET;

THENCE SOUTH 74°00'05" WEST, A DISTANCE OF 1,287.47 FEET TO THE BEGINNING OF A TANGENT CURVE CONCAVE SOUTHEASTERLY HAVING A RADIUS OF 2,434.00 FEET;

THENCE SOUTHWESTERLY ALONG SAID CURVE THROUGH A CENTRAL ANGLE OF 14°35'56", AN ARC LENGTH OF 620.18 FEET;

THENCE SOUTH 59°24'09" WEST, A DISTANCE OF 303.05 FEET TO THE BEGINNING OF A TANGENT CURVE CONCAVE NORTHERLY HAVING A RADIUS OF 733.00 FEET;

THENCE WESTERLY ALONG SAID CURVE THROUGH A CENTRAL ANGLE OF 53°59'09", AN ARC LENGTH OF 690.66 FEET;

THENCE NORTH 66°36'42" WEST, A DISTANCE OF 647.24 FEET TO THE BEGINNING OF A TANGENT CURVE CONCAVE SOUTHERLY HAVING A RADIUS OF 392.00 FEET;

THENCE WESTERLY ALONG SAID CURVE THROUGH A CENTRAL ANGLE OF 11°23'05", AN ARC LENGTH OF 77.89 FEET;

THENCE NORTH 77°59'47" WEST, A DISTANCE OF 383.95 FEET TO THE BEGINNING OF A TANGENT CURVE CONCAVE SOUTHERLY HAVING A RADIUS OF 392.00 FEET;

THENCE WESTERLY ALONG SAID CURVE THROUGH A CENTRAL ANGLE OF 47°47'07", AN ARC LENGTH OF 326.93 FEET;

THENCE SOUTH 54°13'06" WEST, A DISTANCE OF 49.30 FEET TO THE BEGINNING OF A TANGENT CURVE CONCAVE SOUTHEASTERLY HAVING A RADIUS OF 428.00 FEET;

THENCE SOUTHWESTERLY ALONG SAID CURVE THROUGH A CENTRAL ANGLE OF 08°23'52", AN ARC LENGTH OF 62.73 FEET TO THE BEGINNING OF A REVERSE CURVE CONCAVE NORTHWESTERLY HAVING A RADIUS OF 458.00 FEET;

THENCE SOUTHWESTERLY ALONG SAID CURVE THROUGH A CENTRAL ANGLE OF 08°23'52", AN ARC LENGTH OF 67.13 FEET;

THENCE SOUTH 54°13'06" WEST, A DISTANCE OF 94.00 FEET;

THENCE SOUTH 39°05'44" WEST, A DISTANCE OF 31.07 FEET TO THE BEGINNING OF A NON-TANGENT CURVE CONCAVE SOUTHEASTERLY HAVING A RADIUS OF 402.00 FEET, THE RADIUS POINT OF SAID CURVE BEARS SOUTH 34°28'12" EAST;

THENCE SOUTHWESTERLY ALONG SAID CURVE THROUGH A CENTRAL ANGLE OF 50°41'43", AN ARC LENGTH OF 355.69 FEET TO THE BEGINNING OF A COMPOUND CURVE CONCAVE EASTERLY HAVING A RADIUS OF 277.00 FEET;

THENCE SOUTHERLY ALONG SAID CURVE THROUGH A CENTRAL ANGLE OF 31°22'04", AN ARC LENGTH OF 151.65 FEET TO THE BEGINNING OF A COMPOUND CURVE CONCAVE NORTHEASTERLY HAVING A RADIUS OF 75.00 FEET;

THENCE SOUTHEASTERLY ALONG SAID CURVE THROUGH A CENTRAL ANGLE OF 77°33'20", AN ARC LENGTH OF 101.52 FEET;

THENCE SOUTH 16°16'58" EAST, A DISTANCE OF 110.71 FEET TO THE BEGINNING OF A NON-TANGENT CURVE CONCAVE SOUTHERLY HAVING A RADIUS OF 149.50 FEET, THE RADIUS POINT OF SAID CURVE BEARS SOUTH 03°12'11" EAST;

THENCE WESTERLY ALONG SAID CURVE THROUGH A CENTRAL ANGLE OF 08°56'20", AN ARC LENGTH OF 23.32 FEET TO THE BEGINNING OF A COMPOUND CURVE CONCAVE SOUTHERLY HAVING A RADIUS OF 275.00 FEET;

THENCE WESTERLY ALONG SAID CURVE THROUGH A CENTRAL ANGLE OF 17°16'27", AN ARC LENGTH OF 82.91 FEET TO THE BEGINNING OF A COMPOUND CURVE CONCAVE SOUTHEASTERLY HAVING A RADIUS OF 50.00 FEET;

THENCE SOUTHWESTERLY ALONG SAID CURVE THROUGH A CENTRAL ANGLE OF 62°13'05", AN ARC LENGTH OF 54.30 FEET TO THE SOUTH LINE OF THE SOUTHEAST QUARTER OF SAID SECTION 33;

THENCE ALONG SAID SOUTH LINE, SOUTH 89°35'36" WEST, A DISTANCE OF 107.58 FEET TO THE BEGINNING OF A NON-TANGENT CURVE CONCAVE SOUTHWESTERLY HAVING A RADIUS OF 375.00 FEET, THE RADIUS POINT OF SAID CURVE BEARS SOUTH 58°01'19" WEST;

THENCE DEPARTING SAID SOUTH LINE NORTHWESTERLY ALONG SAID CURVE THROUGH A CENTRAL ANGLE OF 10°07'38", AN ARC LENGTH OF 66.28 FEET TO THE BEGINNING OF A COMPOUND CURVE CONCAVE SOUTHERLY HAVING A RADIUS OF 70.00 FEET;

THENCE WESTERLY ALONG SAID CURVE THROUGH A CENTRAL ANGLE OF 60°41'57", AN ARC LENGTH OF 74.16 FEET;

THENCE SOUTH 77°11'43" WEST, A DISTANCE OF 19.29 FEET TO THE BEGINNING OF A TANGENT CURVE CONCAVE NORTHERLY HAVING A RADIUS OF 569.50 FEET;

THENCE WESTERLY ALONG SAID CURVE THROUGH A CENTRAL ANGLE OF 12°23'53", AN ARC LENGTH OF 123.23 FEET;

THENCE SOUTH 89°35'36" WEST, A DISTANCE OF 76.05 FEET TO THE BEGINNING OF A TANGENT CURVE CONCAVE NORTHERLY HAVING A RADIUS OF 1,089.50 FEET;

THENCE WESTERLY ALONG SAID CURVE THROUGH A CENTRAL ANGLE OF 03°27'15", AN ARC LENGTH OF 65.68 FEET;

THENCE NORTH 86°57'09" WEST, A DISTANCE OF 166.10 FEET TO THE BEGINNING OF A TANGENT CURVE CONCAVE NORTHERLY HAVING A RADIUS OF 1,093.50 FEET;

THENCE WESTERLY ALONG SAID CURVE THROUGH A CENTRAL ANGLE OF 29°52'10", AN ARC LENGTH OF 570.06 FEET;

THENCE NORTH 57°05'00" WEST, A DISTANCE OF 809.47 FEET TO THE BEGINNING OF A TANGENT CURVE CONCAVE SOUTHWESTERLY HAVING A RADIUS OF 7,155.50 FEET;

THENCE NORTHWESTERLY ALONG SAID CURVE THROUGH A CENTRAL ANGLE OF 01°08'45", AN ARC LENGTH OF 143.09 FEET;

THENCE NORTH 58°13'44" WEST, A DISTANCE OF 228.51 FEET;

THENCE NORTH 62°21'16" WEST, A DISTANCE OF 99.08 FEET TO THE BEGINNING OF A NON-TANGENT CURVE CONCAVE SOUTHERLY HAVING A RADIUS OF 883.00 FEET, THE RADIUS POINT OF SAID CURVE BEARS SOUTH 30°48'04" WEST;

THENCE WESTERLY ALONG SAID CURVE THROUGH A CENTRAL ANGLE OF 31°16'53", AN ARC LENGTH OF 482.09 FEET;

THENCE SOUTH 89°31'11" WEST, A DISTANCE OF 390.00 FEET TO THE BEGINNING OF A TANGENT CURVE CONCAVE SOUTHERLY HAVING A RADIUS OF 883.00 FEET;

THENCE WESTERLY ALONG SAID CURVE THROUGH A CENTRAL ANGLE OF 22°21'20", AN ARC LENGTH OF 344.53 FEET TO THE BEGINNING OF A COMPOUND CURVE CONCAVE SOUTHEASTERLY HAVING A RADIUS OF 19.00 FEET;

THENCE SOUTHWESTERLY ALONG SAID CURVE THROUGH A CENTRAL ANGLE OF 54°14'35", AN ARC LENGTH OF 17.99 FEET TO THE EASTERLY RIGHT-OF-WAY OF SOUTH PARKER ROAD;

THENCE ALONG SAID EASTERLY RIGHT-OF-WAY THE FOLLOWING THREE (3) COURSES:

1. NORTH 28°10'15" WEST, A DISTANCE OF 50.17 FEET;

2. NORTH 31°58'54" WEST, A DISTANCE OF 150.16 FEET;

3. NORTH 28°04'39" WEST, A DISTANCE OF 48.73 FEET TO THE BEGINNING OF A NON-TANGENT CURVE CONCAVE NORTHERLY HAVING A RADIUS OF 164.00 FEET, THE RADIUS POINT OF SAID CURVE BEARS NORTH 37°22'28" EAST;

THENCE DEPARTING SAID EASTERLY RIGHT-OF-WAY, EASTERLY ALONG SAID CURVE THROUGH A CENTRAL ANGLE OF 50°32'43", AN ARC LENGTH OF 144.68 FEET;

THENCE NORTH 76°49'45" EAST, A DISTANCE OF 105.73 FEET TO THE BEGINNING OF A TANGENT CURVE CONCAVE SOUTHERLY HAVING A RADIUS OF 621.00 FEET;

THENCE EASTERLY ALONG SAID CURVE THROUGH A CENTRAL ANGLE OF 12°41'26", AN ARC LENGTH OF 137.55 FEET;

THENCE NORTH 89°31'11" EAST, A DISTANCE OF 485.22 FEET TO THE BEGINNING OF A TANGENT CURVE CONCAVE SOUTHERLY HAVING A RADIUS OF 1,027.00 FEET;

THENCE EASTERLY ALONG SAID CURVE THROUGH A CENTRAL ANGLE OF 33°18'58", AN ARC LENGTH OF 597.18 FEET;

THENCE SOUTH 42°56'11" EAST, A DISTANCE OF 37.13 FEET TO THE BEGINNING OF A NON-TANGENT CURVE CONCAVE NORTHEASTERLY HAVING A RADIUS OF 7,155.50 FEET, THE RADIUS POINT OF SAID CURVE BEARS NORTH 35°08'53" EAST;

THENCE SOUTHEASTERLY ALONG SAID CURVE THROUGH A CENTRAL ANGLE OF 02°13'52", AN ARC LENGTH OF 278.65 FEET;

THENCE SOUTH 57°05'00" EAST, A DISTANCE OF 933.94 FEET TO THE BEGINNING OF A TANGENT CURVE CONCAVE NORTHERLY HAVING A RADIUS OF 978.50 FEET;

THENCE EASTERLY ALONG SAID CURVE THROUGH A CENTRAL ANGLE OF 33°19'25", AN ARC LENGTH OF 569.10 FEET;

THENCE NORTH 89°35'36" EAST, A DISTANCE OF 339.06 FEET TO THE BEGINNING OF A TANGENT CURVE CONCAVE NORTHERLY HAVING A RADIUS OF 149.50 FEET;

THENCE EASTERLY ALONG SAID CURVE THROUGH A CENTRAL ANGLE OF 08°52'03", AN ARC LENGTH OF 23.14 FEET TO THE BEGINNING OF A COMPOUND CURVE CONCAVE NORTHERLY HAVING A RADIUS OF 275.00 FEET;

THENCE EASTERLY ALONG SAID CURVE THROUGH A CENTRAL ANGLE OF 15°01'57", AN ARC LENGTH OF 72.15 FEET;

THENCE NORTH 65°41'37" EAST, A DISTANCE OF 40.71 FEET TO THE BEGINNING OF A TANGENT CURVE CONCAVE NORTHWESTERLY HAVING A RADIUS OF 25.00 FEET;

THENCE NORTHEASTERLY ALONG SAID CURVE THROUGH A CENTRAL ANGLE OF 32°22'01", AN ARC LENGTH OF 14.12 FEET TO THE BEGINNING OF A COMPOUND CURVE CONCAVE WESTERLY HAVING A RADIUS OF 55.00 FEET;

THENCE NORTHERLY ALONG SAID CURVE THROUGH A CENTRAL ANGLE OF 47°24'55", AN ARC LENGTH OF 45.52 FEET TO THE BEGINNING OF A REVERSE CURVE CONCAVE EASTERLY HAVING A RADIUS OF 343.00 FEET;

THENCE NORTHERLY ALONG SAID CURVE THROUGH A CENTRAL ANGLE OF 29°19'08", AN ARC LENGTH OF 175.52 FEET;

THENCE NORTH 15°13'49" EAST, A DISTANCE OF 57.83 FEET;

THENCE NORTH 39°41'51" EAST, A DISTANCE OF 31.69 FEET TO THE BEGINNING OF A NON-TANGENT CURVE CONCAVE SOUTHEASTERLY HAVING A RADIUS OF 495.00 FEET, THE RADIUS POINT OF SAID CURVE BEARS SOUTH 67°22'02" EAST;

THENCE NORTHEASTERLY ALONG SAID CURVE THROUGH A CENTRAL ANGLE OF 31°35'08", AN ARC LENGTH OF 272.88 FEET;

THENCE NORTH 54°13'06" EAST, A DISTANCE OF 254.14 FEET TO THE BEGINNING OF A TANGENT CURVE CONCAVE SOUTHEASTERLY HAVING A RADIUS OF 458.00 FEET;

THENCE NORTHEASTERLY ALONG SAID CURVE THROUGH A CENTRAL ANGLE OF 09°20'31", AN ARC LENGTH OF 74.68 FEET;

THENCE NORTH 63°33'37" EAST, A DISTANCE OF 58.52 FEET TO THE BEGINNING OF A TANGENT CURVE CONCAVE SOUTHERLY HAVING A RADIUS OF 458.00 FEET;

THENCE EASTERLY ALONG SAID CURVE THROUGH A CENTRAL ANGLE OF 38°26'36", AN ARC LENGTH OF 307.30 FEET;

THENCE SOUTH 77°59'47" EAST, A DISTANCE OF 383.95 FEET TO THE BEGINNING OF A TANGENT CURVE CONCAVE SOUTHERLY HAVING A RADIUS OF 458.00 FEET;

THENCE EASTERLY ALONG SAID CURVE THROUGH A CENTRAL ANGLE OF 11°23'05", AN ARC LENGTH OF 91.01 FEET;

THENCE SOUTH 66°36'42" EAST, A DISTANCE OF 647.24 FEET TO THE BEGINNING OF A TANGENT CURVE CONCAVE NORTHERLY HAVING A RADIUS OF 667.00 FEET;

THENCE EASTERLY ALONG SAID CURVE THROUGH A CENTRAL ANGLE OF 53°59'09", AN ARC LENGTH OF 628.47 FEET;

THENCE NORTH 59°24'09" EAST, A DISTANCE OF 303.05 FEET TO THE BEGINNING OF A TANGENT CURVE CONCAVE SOUTHEASTERLY HAVING A RADIUS OF 2,500.00 FEET;

THENCE NORTHEASTERLY ALONG SAID CURVE THROUGH A CENTRAL ANGLE OF 14°35'56", AN ARC LENGTH OF 637.00 FEET;

THENCE NORTH 74°00'05" EAST, A DISTANCE OF 1,287.47 FEET TO THE BEGINNING OF A TANGENT CURVE CONCAVE NORTHERLY HAVING A RADIUS OF 392.00 FEET;

THENCE EASTERLY ALONG SAID CURVE THROUGH A CENTRAL ANGLE OF 08°35'07", AN ARC LENGTH OF 58.74 FEET;

THENCE NORTH 65°24'58" EAST, A DISTANCE OF 1,017.33 FEET TO THE BEGINNING OF A TANGENT CURVE CONCAVE NORTHWESTERLY HAVING A RADIUS OF 2,467.00 FEET;

THENCE NORTHEASTERLY ALONG SAID CURVE THROUGH A CENTRAL ANGLE OF 20°16'04", AN ARC LENGTH OF 872.67 FEET;

THENCE NORTH 45°08'54" EAST, A DISTANCE OF 1,857.89 FEET TO THE BEGINNING OF A TANGENT CURVE CONCAVE WESTERLY HAVING A RADIUS OF 392.00 FEET;

THENCE NORTHERLY ALONG SAID CURVE THROUGH A CENTRAL ANGLE OF 56°08'38", AN ARC LENGTH OF 384.12 FEET;

THENCE NORTH 10°59'44" WEST, A DISTANCE OF 93.87 FEET TO THE BEGINNING OF A TANGENT CURVE CONCAVE EASTERLY HAVING A RADIUS OF 483.00 FEET;

THENCE NORTHERLY ALONG SAID CURVE THROUGH A CENTRAL ANGLE OF 27°57'25", AN ARC LENGTH OF 235.67 FEET;

THENCE NORTH 14°53'34" EAST, A DISTANCE OF 54.12 FEET;

THENCE NORTH 00°30'41" EAST, A DISTANCE OF 19.92 FEET TO THE BEGINNING OF A NON-TANGENT CURVE CONCAVE EASTERLY HAVING A RADIUS OF 200.50 FEET, THE RADIUS POINT OF SAID CURVE BEARS SOUTH 89°37'44" EAST;

THENCE NORTHERLY ALONG SAID CURVE THROUGH A CENTRAL ANGLE OF 08°28'12", AN ARC LENGTH OF 29.64 FEET TO THE BEGINNING OF A NON-TANGENT CURVE CONCAVE WESTERLY HAVING A RADIUS OF 726.00 FEET, THE RADIUS POINT OF SAID CURVE BEARS NORTH 80°57'47" WEST;

THENCE NORTHERLY ALONG SAID CURVE THROUGH A CENTRAL ANGLE OF 13°07'58", AN ARC LENGTH OF 166.41 FEET TO THE BEGINNING OF A REVERSE CURVE CONCAVE EASTERLY HAVING A RADIUS OF 223.00 FEET;

THENCE NORTHERLY ALONG SAID CURVE THROUGH A CENTRAL ANGLE OF 06°49'20", AN ARC LENGTH OF 26.55 FEET TO THE BEGINNING OF A COMPOUND CURVE CONCAVE SOUTHEASTERLY HAVING A RADIUS OF 100.00 FEET;

THENCE NORTHEASTERLY ALONG SAID CURVE THROUGH A CENTRAL ANGLE OF 43°11'48", AN ARC LENGTH OF 75.39 FEET TO THE BEGINNING OF A COMPOUND CURVE CONCAVE SOUTHEASTERLY HAVING A RADIUS OF 123.00 FEET;

THENCE NORTHEASTERLY ALONG SAID CURVE THROUGH A CENTRAL ANGLE OF 24°50'05", AN ARC LENGTH OF 53.31 FEET TO THE BEGINNING OF A REVERSE CURVE CONCAVE NORTHWESTERLY HAVING A RADIUS OF 40.00 FEET;

THENCE NORTHEASTERLY ALONG SAID CURVE THROUGH A CENTRAL ANGLE OF 10°58'39", AN ARC LENGTH OF 7.66 FEET TO THE BEGINNING OF A COMPOUND CURVE CONCAVE NORTHWESTERLY HAVING A RADIUS OF 55.00 FEET;

THENCE NORTH 28°15'37" EAST, A DISTANCE OF 99.83 FEET TO THE BEGINNING OF A TANGENT CURVE CONCAVE SOUTHEASTERLY HAVING A RADIUS OF 313.00 FEET;

THENCE NORTHEASTERLY ALONG SAID CURVE THROUGH A CENTRAL ANGLE OF 09°00'59", AN ARC LENGTH OF 49.26 FEET TO THE BEGINNING OF A COMPOUND CURVE CONCAVE SOUTHEASTERLY HAVING A RADIUS OF 458.00 FEET;

THENCE NORTHEASTERLY ALONG SAID CURVE THROUGH A CENTRAL ANGLE OF 26°19'31", AN ARC LENGTH OF 210.43 FEET TO THE BEGINNING OF A REVERSE CURVE CONCAVE WESTERLY HAVING A RADIUS OF 15.00 FEET;

THENCE NORTHERLY ALONG SAID CURVE THROUGH A CENTRAL ANGLE OF 97°53'22", AN ARC LENGTH OF 25.63 FEET TO THE BEGINNING OF A COMPOUND CURVE CONCAVE SOUTHERLY HAVING A RADIUS OF 165.50 FEET;

THENCE WESTERLY ALONG SAID CURVE THROUGH A CENTRAL ANGLE OF 75°49'41", AN ARC LENGTH OF 219.03 FEET;

THENCE SOUTH 69°53'05" WEST, A DISTANCE OF 277.27 FEET TO THE BEGINNING OF A TANGENT CURVE CONCAVE SOUTHEASTERLY HAVING A RADIUS OF 268.06 FEET;

THENCE SOUTHWESTERLY ALONG SAID CURVE THROUGH A CENTRAL ANGLE OF 22°58'17", AN ARC LENGTH OF 107.47 FEET;

THENCE SOUTH 46°39'39" WEST, A DISTANCE OF 201.55 FEET TO THE BEGINNING OF A TANGENT CURVE CONCAVE NORTHWESTERLY HAVING A RADIUS OF 882.00 FEET;

THENCE SOUTHWESTERLY ALONG SAID CURVE THROUGH A CENTRAL ANGLE OF 16°32'12", AN ARC LENGTH OF 254.56 FEET;

THENCE NORTH 26°48'09" WEST, A DISTANCE OF 64.00 FEET TO THE BEGINNING OF A NON-TANGENT CURVE CONCAVE WESTERLY HAVING A RADIUS OF 15.00 FEET, THE RADIUS POINT OF SAID CURVE BEARS NORTH 26°48'09" WEST;

THENCE NORTHERLY ALONG SAID CURVE THROUGH A CENTRAL ANGLE OF 93°12'45", AN ARC LENGTH OF 24.40 FEET;

THENCE NORTH 30°00'54" EAST, A DISTANCE OF 50.43 FEET TO THE BEGINNING OF A TANGENT CURVE CONCAVE SOUTHWESTERLY HAVING A RADIUS OF 221.00 FEET;

THENCE NORTHWESTERLY ALONG SAID CURVE THROUGH A CENTRAL ANGLE OF 65°36'06", AN ARC LENGTH OF 253.04 FEET;

THENCE SOUTH 84°23'00" WEST, A DISTANCE OF 52.75 FEET;

THENCE NORTH 05°37'00" WEST, A DISTANCE OF 61.49 FEET TO THE BEGINNING OF A NON-TANGENT CURVE CONCAVE NORTHWESTERLY HAVING A RADIUS OF 15.00 FEET, THE RADIUS POINT OF SAID CURVE BEARS NORTH 06°11'16" WEST;

THENCE NORTHERLY ALONG SAID CURVE THROUGH A CENTRAL ANGLE OF 89°26'10", AN ARC LENGTH OF 23.41 FEET;

THENCE NORTH 05°37'26" WEST, A DISTANCE OF 106.51 FEET TO THE BEGINNING OF A TANGENT CURVE CONCAVE SOUTHWESTERLY HAVING A RADIUS OF 15.00 FEET;

THENCE NORTHWESTERLY ALONG SAID CURVE THROUGH A CENTRAL ANGLE OF 90°00'00", AN ARC LENGTH OF 23.56 FEET;

THENCE SOUTH 84°22'34" WEST, A DISTANCE OF 112.72 FEET TO THE BEGINNING OF A TANGENT CURVE CONCAVE NORTHERLY HAVING A RADIUS OF 532.00 FEET;

THENCE WESTERLY ALONG SAID CURVE THROUGH A CENTRAL ANGLE OF 12°42'56", AN ARC LENGTH OF 118.07 FEET;

THENCE NORTH 82°54'30" WEST, A DISTANCE OF 22.87 FEET TO THE BEGINNING OF A TANGENT CURVE CONCAVE NORTHEASTERLY HAVING A RADIUS OF 282.00 FEET;

THENCE NORTHWESTERLY ALONG SAID CURVE THROUGH A CENTRAL ANGLE OF 65°13'03", AN ARC LENGTH OF 320.99 FEET;

THENCE NORTH 88°10'07" EAST, A DISTANCE OF 1.53 FEET TO THE BEGINNING OF A NON-TANGENT CURVE CONCAVE EASTERLY HAVING A RADIUS OF 288.23 FEET, THE RADIUS POINT OF SAID CURVE BEARS NORTH 73°14'00" EAST;

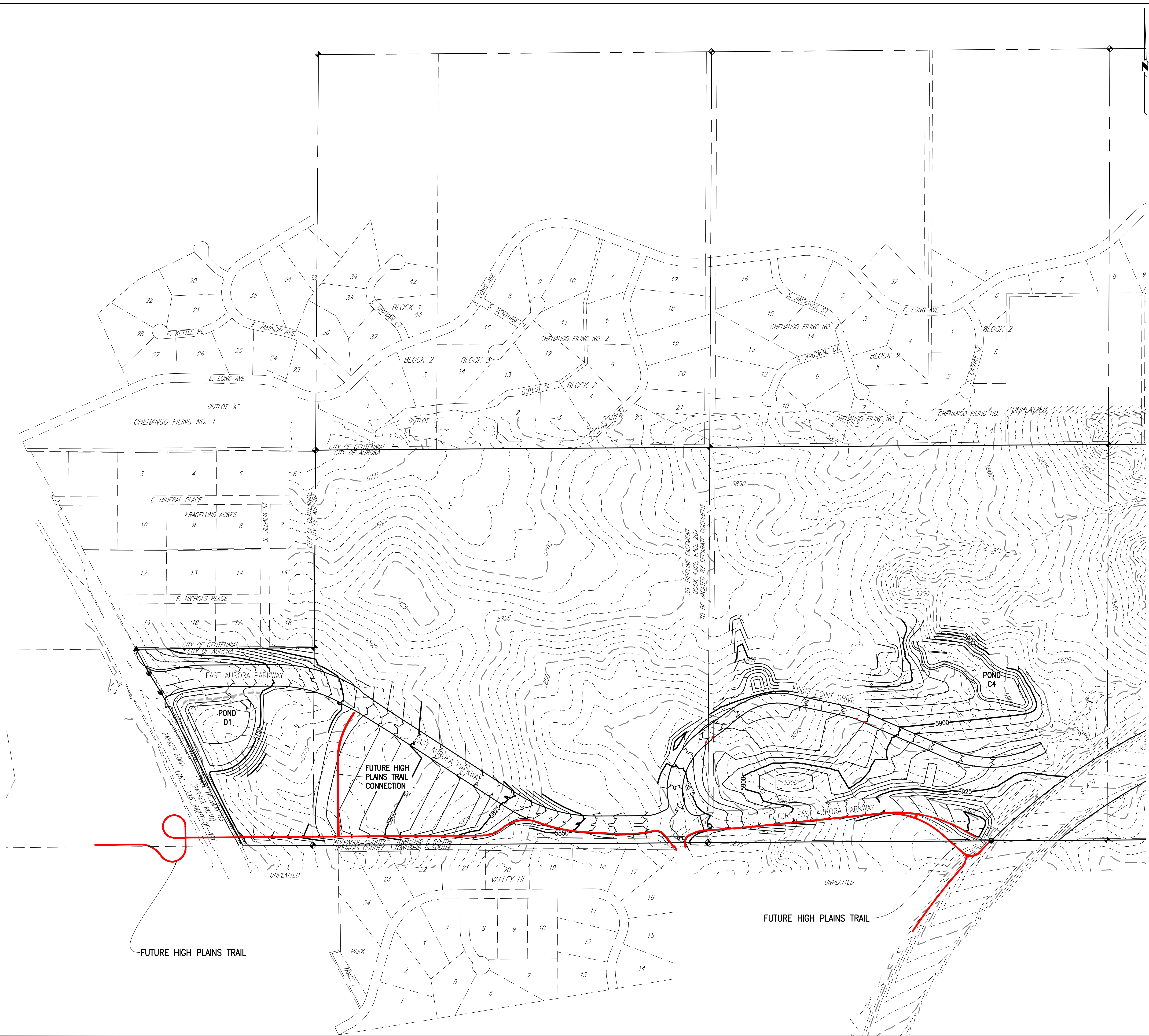
THENCE NORTHERLY ALONG SAID CURVE THROUGH A CENTRAL ANGLE OF 11°43'39", AN ARC LENGTH OF 59.00 FEET;

THENCE NORTH 05°02'21" WEST, A DISTANCE OF 1.85 FEET TO THE POINT OF BEGINNING.

CONTAINING AN AREA OF 36.130 ACRES, (1,573,841 SQUARE FEET), MORE OR LESS.

ALL LINEAL DISTANCES ARE REPRESENTED IN U.S. SURVEY FEET.





**KEY MAP**  
1"=1500'

**SITE PLAN LEGEND**

PROPOSED	DESCRIPTION	EXISTING
	SANITARY SEWER & MANHOLE	
	SANITARY SEWER SERVICE	
	BUTTERFLY VALVE, WATER MAIN, FIRE HYDRANT, GATE VALVE, REDUCER, & CROSS	
	CHECK VALVE, AIR RELEASE VALVE, PRESSURE REDUCING VALVES (MANHOLE)	
	BENDS W/THRUST BLOCK & PLUG W/ BLOWOFF	
	WATER SERVICE, METER	
	GAS LINE	
	STORM SEWER, INLET, MANHOLE, & FLARED END SECTION	
	STREET LIGHTS	
	MAJOR CONTOUR	
	MINOR CONTOUR	
	FLOW ARROW	
	DRAINAGE MAINTENANCE ROAD	

**GRAPHIC SCALE**  
0 150 300 600 900  
1 INCH = 300 FEET

**EMK CONSULTANTS, INC.**  
LAND DEVELOPMENT  
ENGINEERING & SURVEYING  
7006 SOUTH ALTON WAY, BLDG. F  
CENTENNIAL, COLORADO 80112-2019  
(303) 694-1520  
WWW.EMKCS.COM

**811**  
Know what's below.  
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**BENCHMARK**  
CITY OF AURORA BENCHMARK 556633NE002 (FRA 7D-060) CONCRETE, APPROXIMATELY 0.4 FEET ABOVE GROUND SURFACE, 0.7 FEET NORTH OF EAST WEST 4 STRAND BARBED WIRE FENCE, AND 22.7 FEET WEST OF EAST 1/4 SECTION 33, T5S, R66W  
NAVD 88 ELEVATION 5861.04

DESIGNED BY:	DRAWN BY:	CHECKED BY:	APPROVED BY:
JAW	JS	BOW	BOW

REVISIONS	NO.	DESCRIPTION	DATE	BY

**KINGS POINT NORTH**

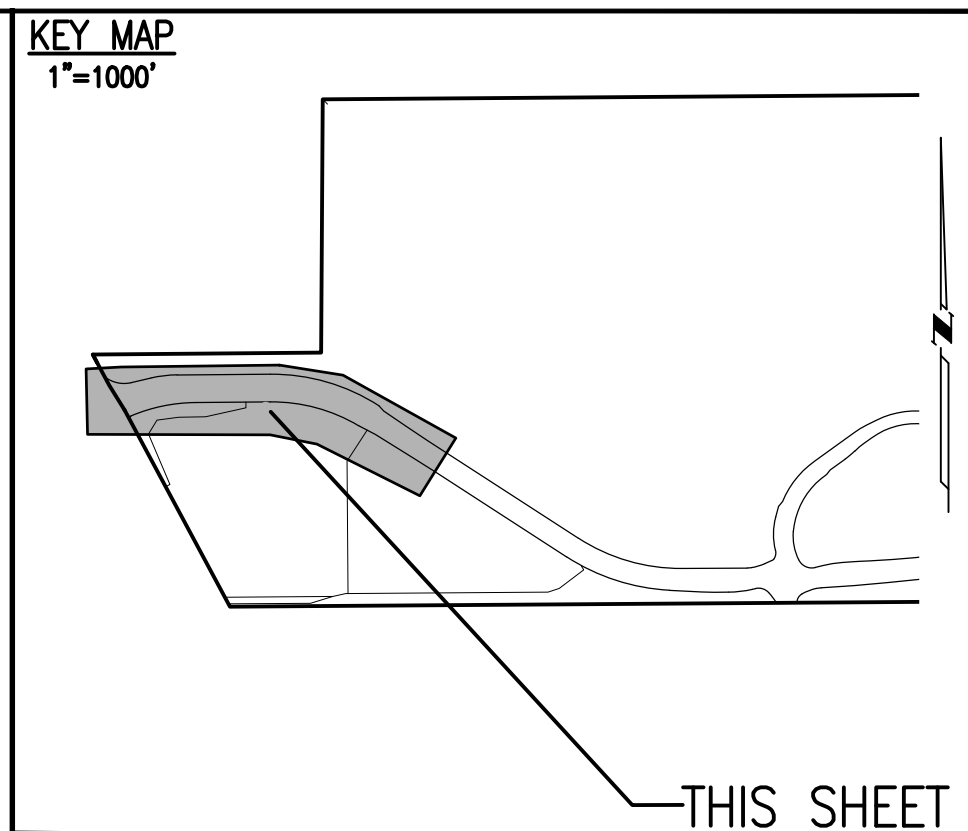
**CONTEXT MAP**

DATE: 11/17/2021  
JOB NO: 12187.61  
SCALE  
HORIZONTAL  
1" = 300'  
3 of 16











**know what's below.**  
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SCALE VERIFICATION BAR IS ONE INCH ON ORIGINAL DRAWING

0" = 1"

IF NOT ONE INCH ON THIS SHEET, ADJUST SCALES ACCORDINGLY

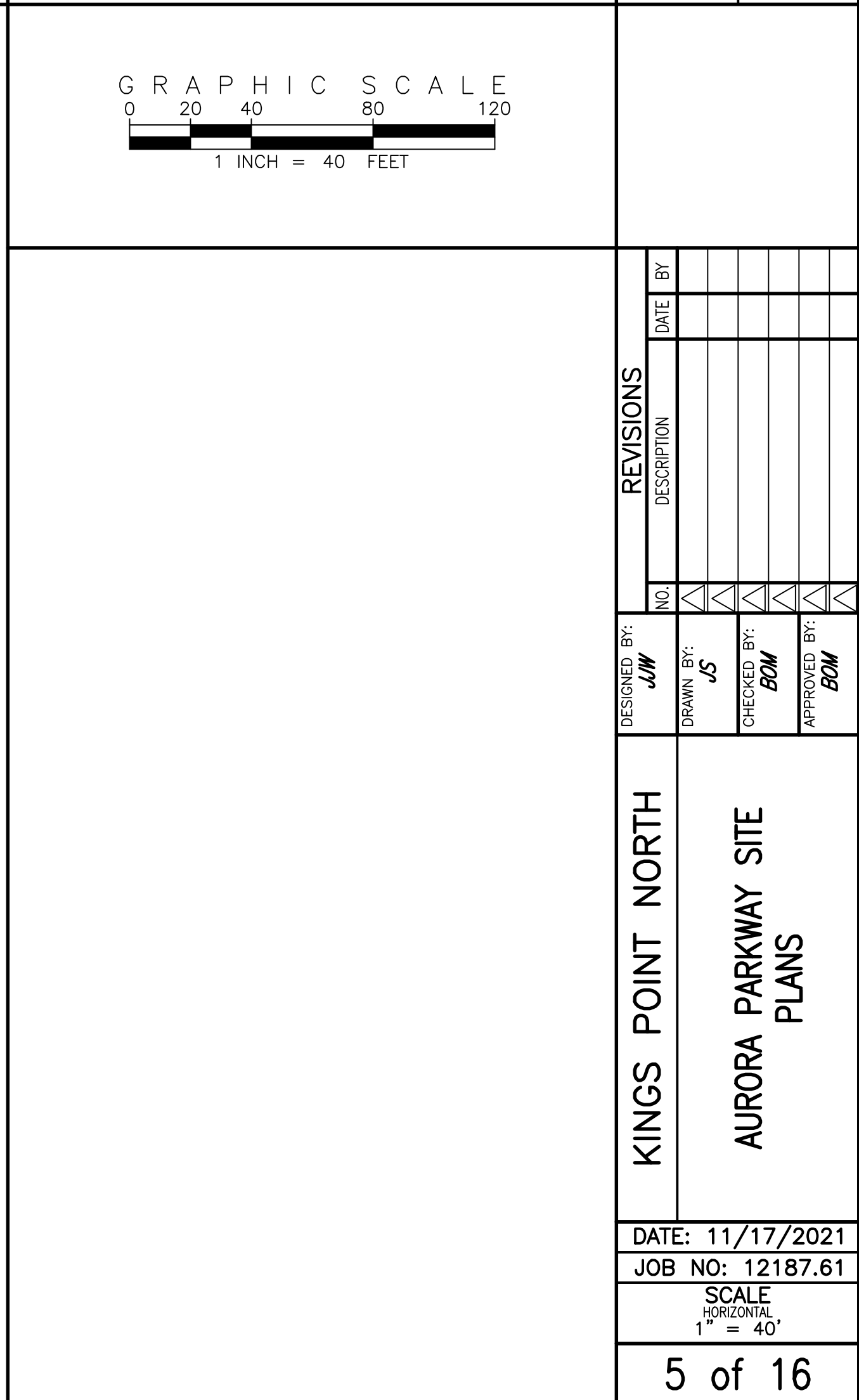
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**BENCHMARK**

CITY OF AURORA BENCHMARK 556633NE002 (FVA 7D-080) CONCRETE, APPROXIMATELY 0.4 FEET ABOVE GROUND SURFACE, 0.4 FEET NORTH OF EAST/WEST AND 3 STRAND BARGED WIRE FENCE, AND 22.7 FEET WEST EAST 1/4 SECTION 33, T3S, R6W



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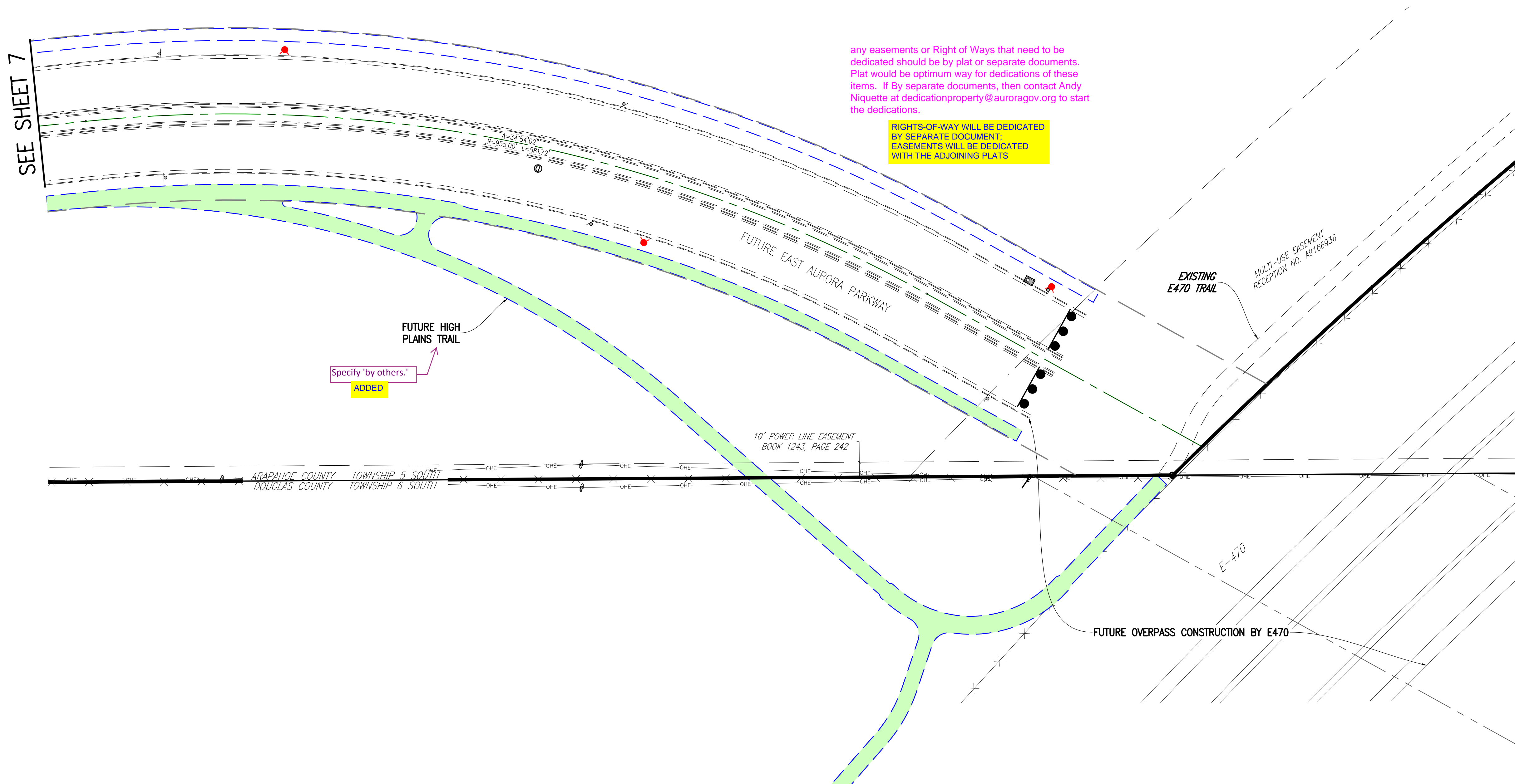




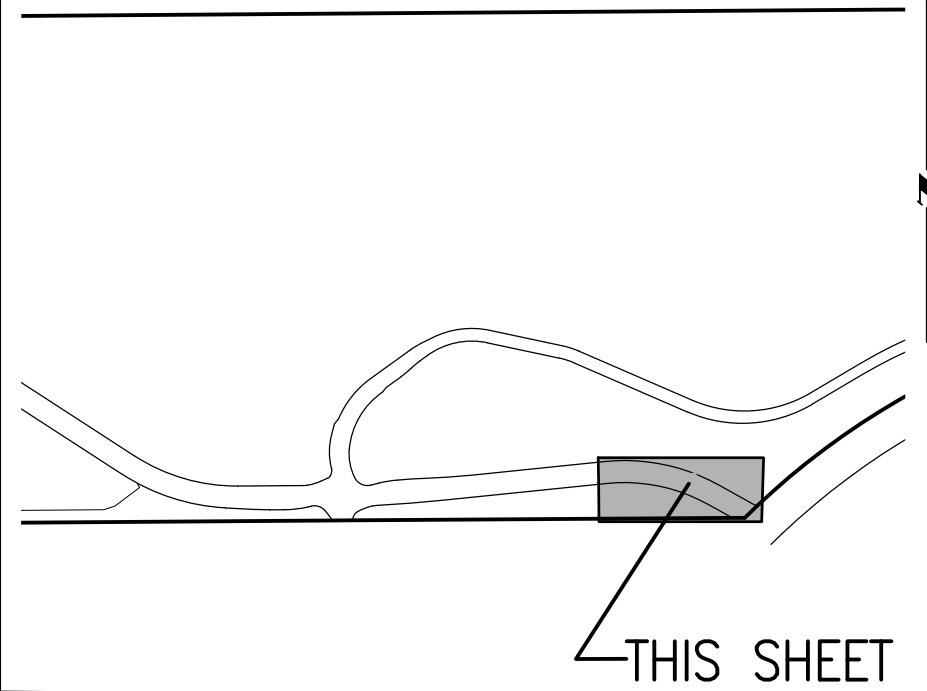






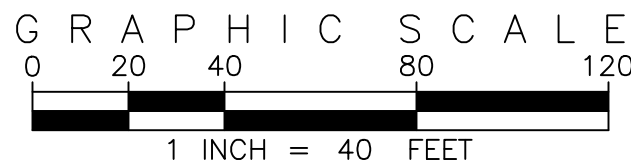


KEY MAP  
1"=1000'



SITE PLAN LEGEND

PROPOSED	DESCRIPTION	EXISTING
	SANITARY SEWER & MANHOLE	
	SANITARY SEWER SERVICE	
	BUTTERFLY VALVE, WATER MAIN, FIRE HYDRANT, GATE VALVE, REDUCER, & CROSS	
	CHECK VALVE, AIR RELEASE VALVE, PRESSURE REDUCING VALVES (MANHOLE)	
	BENDS W/THRUST BLOCK & PLUG W/ BLOWOFF	
	WATER SERVICE, METER	
	GAS LINE	
	STORM SEWER, INLET, MANHOLE, & FLARED END SECTION	
	STREET LIGHTS	
	MAJOR CONTOUR	
	MINOR CONTOUR	
	FLOW ARROW	
	DRAINAGE MAINTENANCE ROAD	



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BENCHMARK  
CITY OF AURORA BENCHMARK 5566333NE002 (FRA 20'-06")  
3 INCH 1/4 CONCRETE  
APPROXIMATELY 0.4 FEET ABOVE GROUND SURFACE, 0.7 FEET NORTH OF  
EAST WEST 4 STRAND BARBED WIRE FENCE, AND 22.7 FEET WEST  
EAST 1/4 SECTION 33, T5S, R66W  
NAD 88 ELEVATION 5861.04

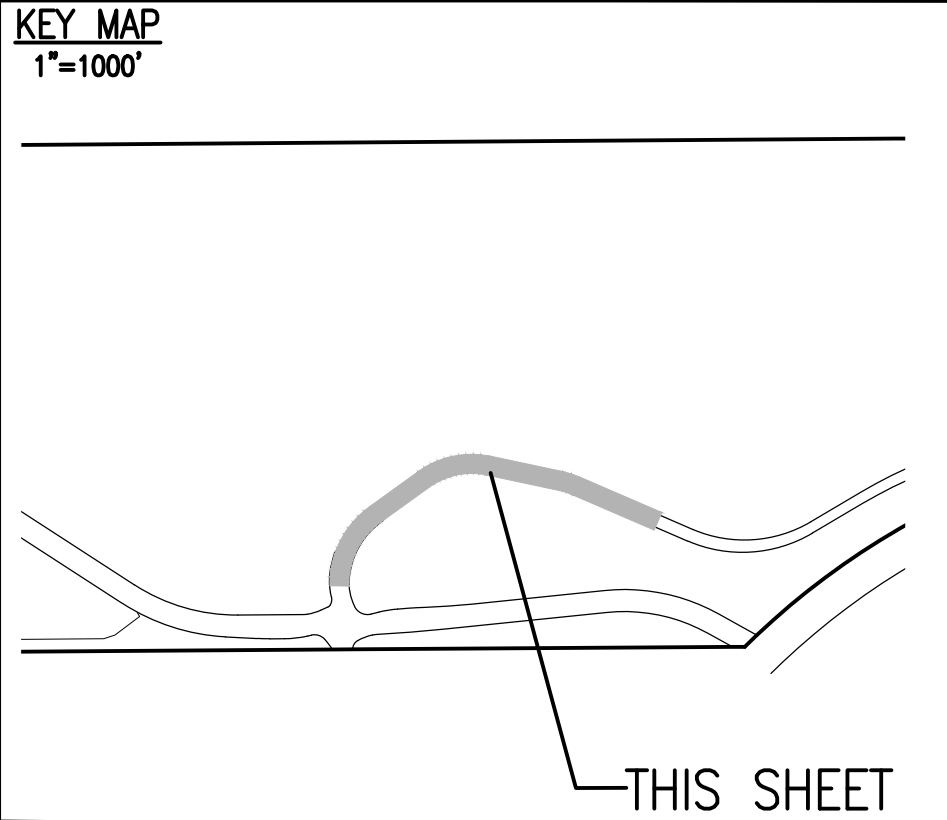
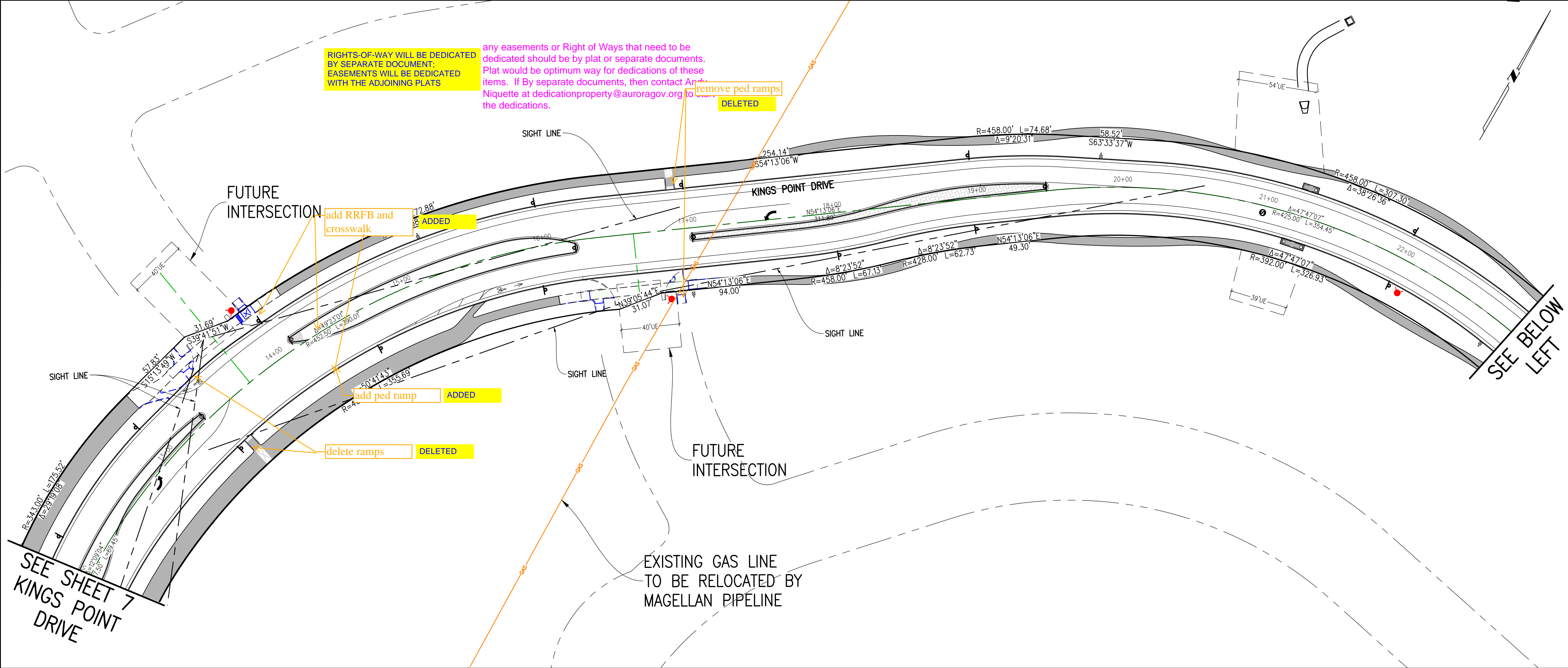
REVISIONS	NO.	DESCRIPTION	DATE BY	
DESIGNED BY: <i>JW</i>	NO.			
	NO.			
	NO.			
	NO.			
	NO.			
DRAWN BY: <i>JS</i>	NO.			
	NO.			
	NO.			
	NO.			
	NO.			
CHECKED BY: <i>BOW</i>	NO.			
	NO.			
	NO.			
	NO.			
	NO.			
APPROVED BY: <i>BOW</i>	NO.			
	NO.			
	NO.			
	NO.			
	NO.			

KINGS POINT NORTH

AURORA PARKWAY SITE PLANS

DATE: 11/17/2021  
JOB NO: 12187.61  
SCALE  
HORIZONTAL  
1" = 40'  
8 of 16





SITE PLAN LEGEND		
PROPOSED	DESCRIPTION	EXISTING
	SANITARY SEWER & MANHOLE	
	SANITARY SEWER SERVICE	
	BUTTERFLY VALVE, WATER MAIN, FIRE HYDRANT, GATE VALVE, REDUCER, & CROSS	
	CHECK VALVE, AIR RELEASE VALVE, PRESSURE REDUCING VALVES (MANHOLE)	
	BENDS W/THRUST BLOCK & PLUG W/ BLOWOFF	
	WATER SERVICE, METER	
	GAS LINE	
	STORM SEWER, INLET, MANHOLE, & FLARED END SECTION	
	STREET LIGHTS	
	MAJOR CONTOUR	
	MINOR CONTOUR	
	FLOW ARROW	
	DRAINAGE MAINTENANCE ROAD	

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(303) 694-1520  
WWW.EMKCONS.COM

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

BENCHMARK  
CITY OF AURORA BENCHMARK 556633NE002 (FRA 20'-06")  
3 INCH CONCRETE  
APPROXIMATELY 0.4 FEET ABOVE GROUND SURFACE, 0.7 FEET NORTH OF  
EAST WEST 4 STRAND BARBED WIRE FENCE, AND 22.7 FEET WEST  
EAST 1/4 SECTION 33, T5S, R66W  
NAD 88 ELEVATION 5861.04

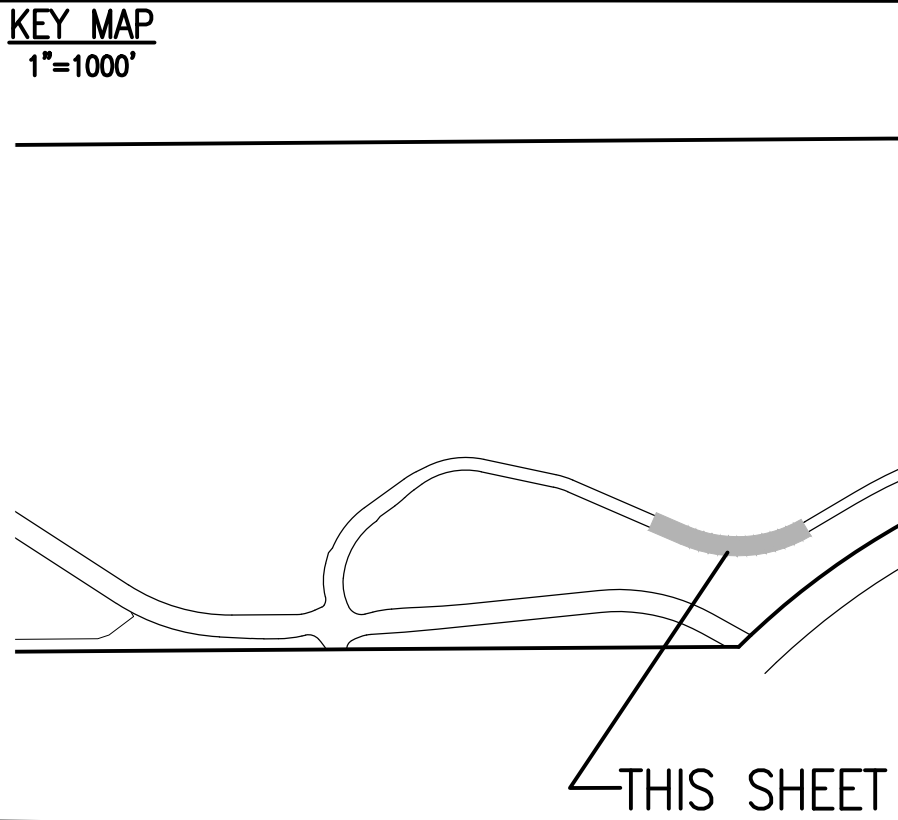
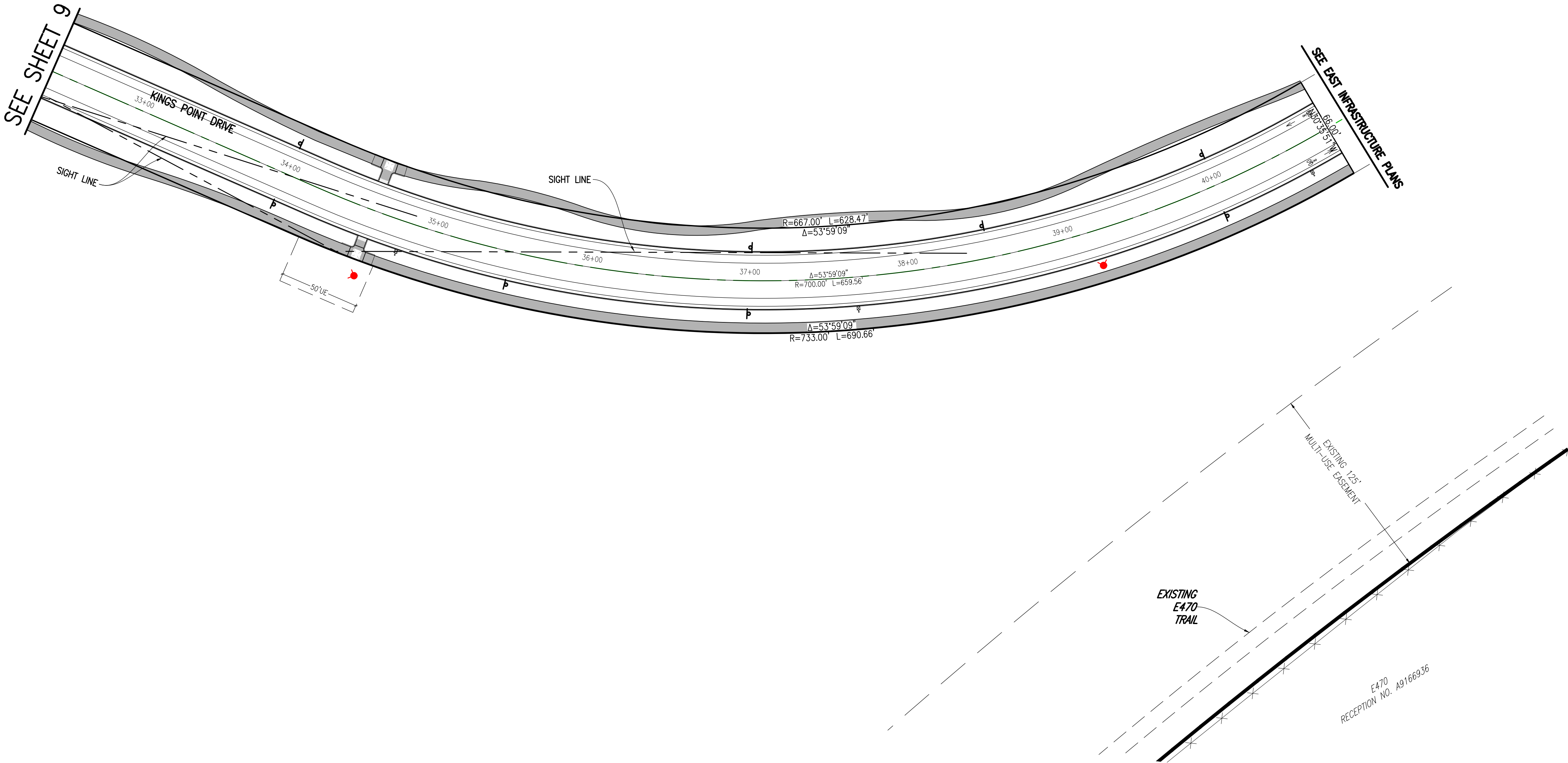
REVISIONS		DESIGNED BY:	DRAWN BY:	CHECKED BY:	APPROVED BY:
NO.	DESCRIPTION	DATE	BY	DATE	BY
1			JM		
2			JS		
3			BM		
4			BM		

KINGS POINT NORTH

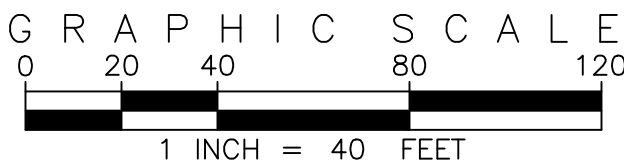
KINGS POINT DRIVE SITE PLANS

DATE: 11/17/2021  
JOB NO: 12187.61  
SCALE  
HORIZONTAL  
1" = 40'  
9 of 16





SITE PLAN LEGEND		
PROPOSED	DESCRIPTION	EXISTING
	SANITARY SEWER & MANHOLE	
	SANITARY SEWER SERVICE	
	BUTTERFLY VALVE, WATER MAIN, FIRE HYDRANT, GATE VALVE, REDUCER, & CROSS	
	CHECK VALVE, AIR RELEASE VALVE, PRESSURE REDUCING VALVES (MANHOLE)	
	BENDS W/THRUST BLOCK & PLUG W/ BLOWOFF	
	WATER SERVICE, METER	
	GAS LINE	
	STORM SEWER, INLET, MANHOLE, & FLARED END SECTION	
	STREET LIGHTS	
	MAJOR CONTOUR	
	MINOR CONTOUR	
	FLOW ARROW	
	DRAINAGE MAINTENANCE ROAD	



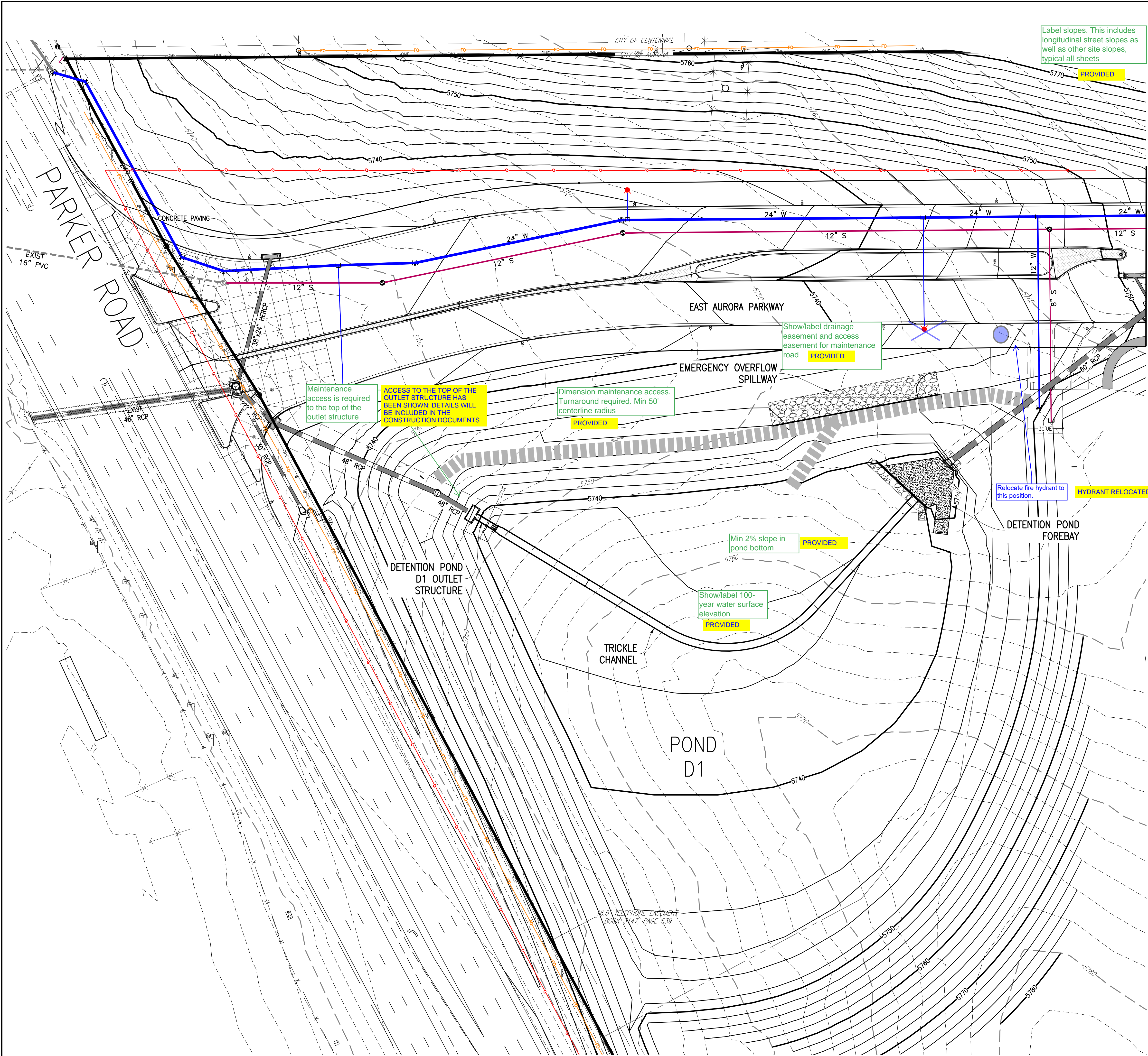
EMK CONSULTANTS, INC.  
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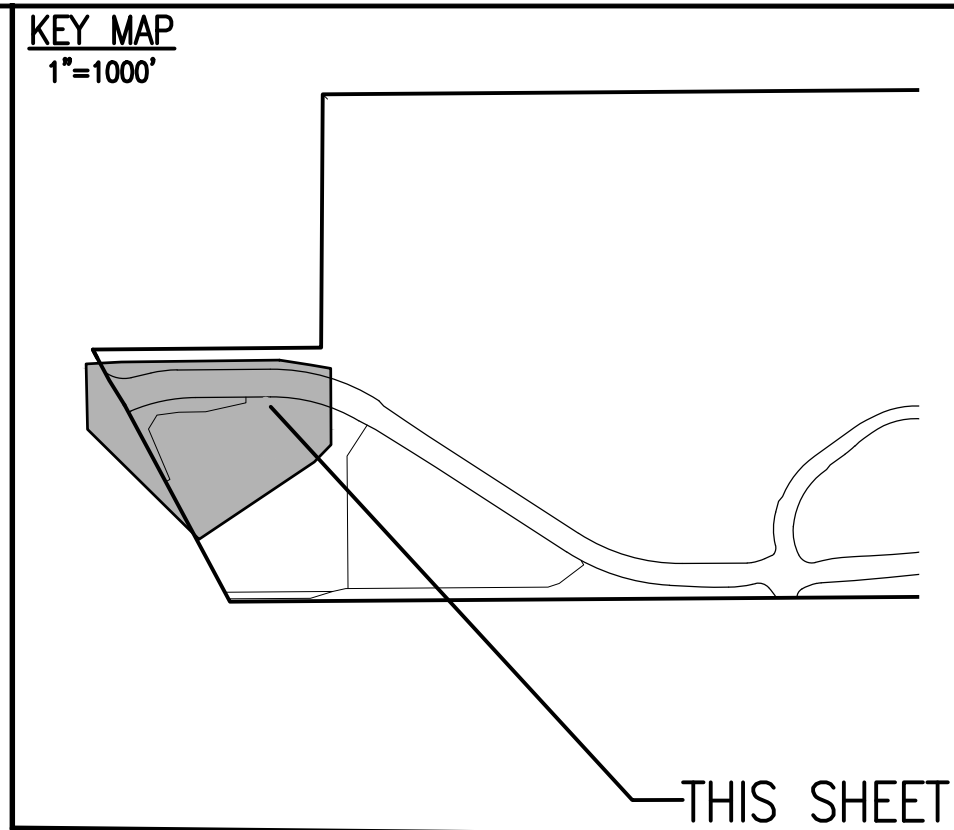
BENCHMARK  
CITY OF AURORA BENCHMARK 558633NE002 (FRA 20'-06") CONCRETE, APPROXIMATELY 0.4 FEET ABOVE GROUND SURFACE, 0.7 FEET NORTH OF EAST/WEST 4 STRAND BARBED WIRE FENCE, AND 22.7 FEET WEST OF EAST 1/4 SECTION 33, T3S, R6W, NAD 88 ELEVATION 5861.04

KINGS POINT NORTH	DESIGNED BY: JAW	DRAWN BY: JS	REVISIONS		DATE	BY				
			NO.	DESCRIPTION						
KINGS POINT DRIVE SITE PLANS										
DATE: 11/17/2021		CHECKED BY: BOW								
JOB NO: 12187.61		APPROVED BY: BOW								
SCALE HORIZONTAL 1" = 40'										
10 of 16										

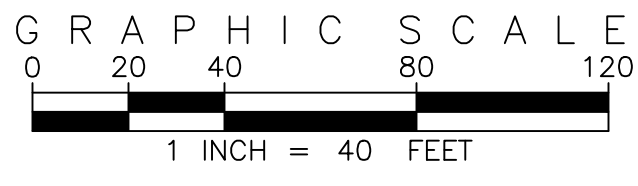




SEE SHEET 12



SITE PLAN LEGEND		
PROPOSED	DESCRIPTION	EXISTING
	SANITARY SEWER & MANHOLE	
	SANITARY SEWER SERVICE	
	BUTTERFLY VALVE, WATER MAIN, FIRE HYDRANT, GATE VALVE, REDUCER, & CROSS	
	CHECK VALVE, AIR RELEASE VALVE, PRESSURE REDUCING VALVES (MANHOLE)	
	BENDS W/THRUST BLOCK & PLUG W/ BLOWOFF	
	WATER SERVICE, METER	
	GAS LINE	
	STORM SEWER, INLET MANHOLE, & FLARED END SECTION	
	STREET LIGHTS	
	MAJOR CONTOUR	
	MINOR CONTOUR	
	FLOW ARROW	
	DRAINAGE MAINTENANCE ROAD	



Add a note indicating if the storm sewer system is public or private and who will maintain it.

SPECIFIC SITE PLAN NOTE 7 ADDED TO SHEET 1

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SCALE VERIFICATION BAR IS ONE INCH ON ORIGINAL DRAWING

1" = 1' IF NOT ONE INCH ON THIS SHEET, ADJUST SCALES ACCORDINGLY

Know what's below. Call before you dig.

BENCHMARK  
CITY OF AURORA BENCHMARK 556633NE002 (FRA 2D-060) CONCRETE, APPROXIMATELY 0.4 FEET ABOVE GROUND SURFACE, 0.7 FEET NORTH OF EAST WEST 4 STRAND BARBED WIRE FENCE, AND 22.7 FEET WEST OF EAST 1/4 SECTION 33, T3S, R6W  
NAVD 88 ELEVATION 5861.04

DESIGNED BY:	DRAWN BY:	CHECKED BY:	APPROVED BY:
JAW	JS	BOW	BOW

REVISIONS	NO.	DESCRIPTION	DATE	BY

KINGS POINT NORTH

AURORA PARKWAY & POND D1 GRADING & UTILITY PLANS

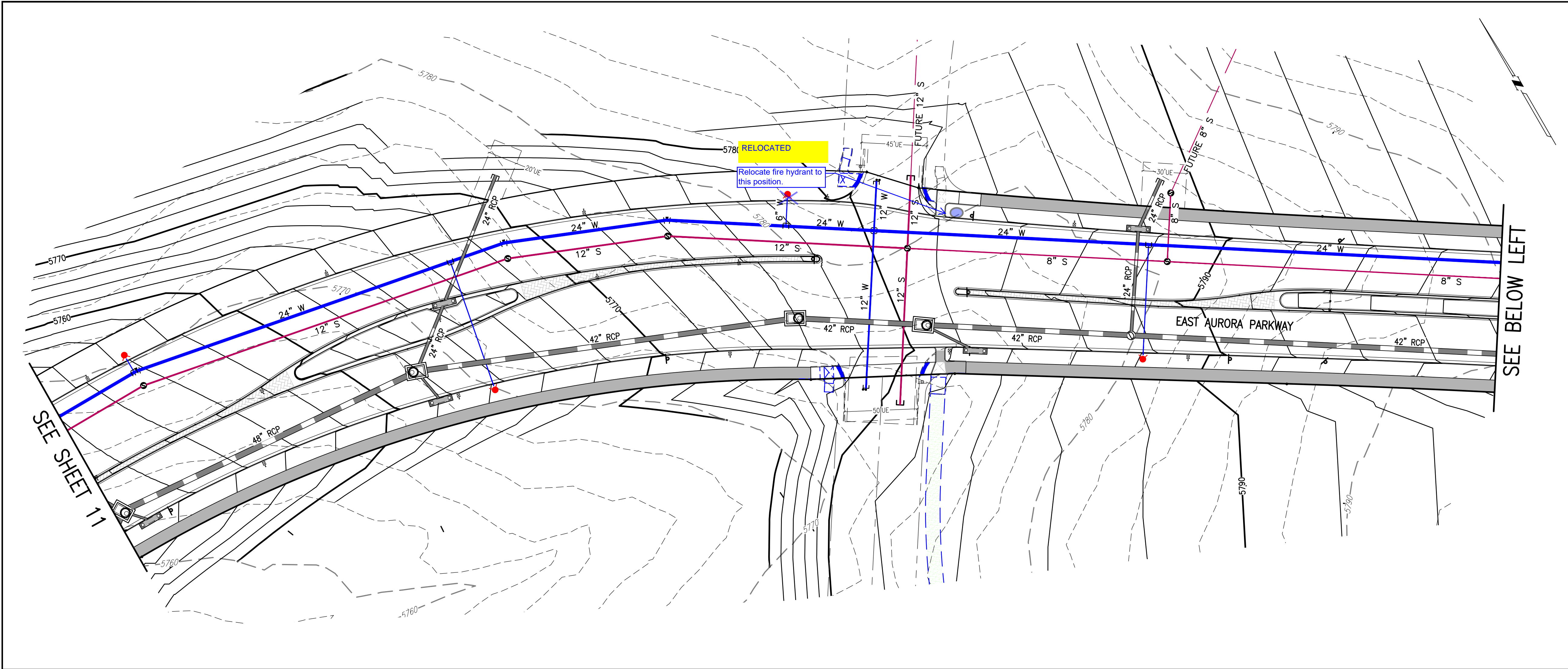
DATE: 11/17/2021

JOB NO: 12187.61

SCALE  
HORIZONTAL  
1" = 40'

11 of 16





KEY MAP  
1"=1000'

THIS SHEET

**SITE PLAN LEGEND**

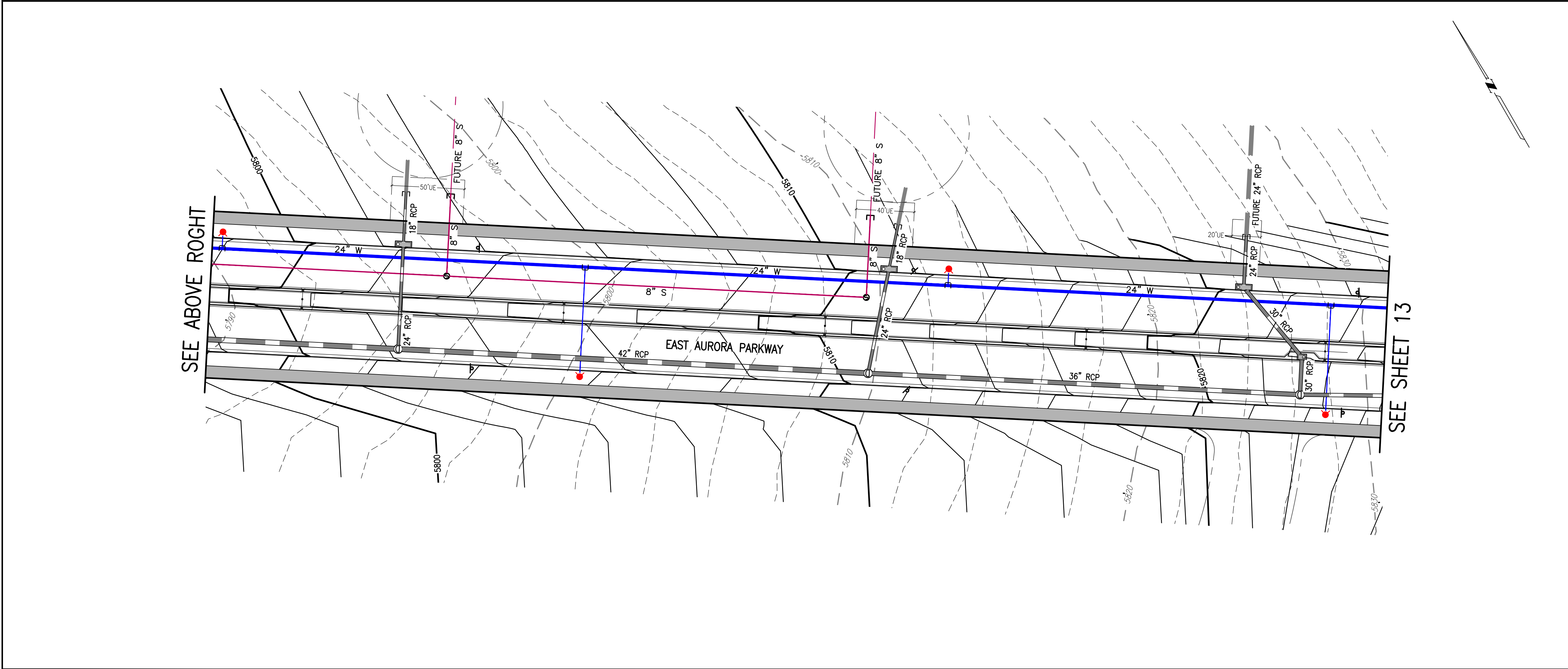
PROPOSED	DESCRIPTION	EXISTING
	SANITARY SEWER & MANHOLE	
	SANITARY SEWER SERVICE	
	BUTTERFLY VALVE, WATER MAIN, FIRE HYDRANT, GATE VALVE, REDUCER, & CROSS	
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	BENDS W/THRUST BLOCK & PLUG W/ BLOWOFF	
	WATER SERVICE, METER	
	GAS LINE	
	STORM SEWER, INLET MANHOLE, & FLARED END SECTION	
	STREET LIGHTS	
	MAJOR CONTOUR	
	MINOR CONTOUR	
	FLOW ARROW	
	DRAINAGE MAINTENANCE ROAD	

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**BENCHMARK**  
CITY OF AURORA BENCHMARK 556633NE002 (FRA 20'-06") CONCRETE, APPROXIMATELY 0.4 FEET ABOVE GROUND SURFACE, 0.7 FEET NORTH OF EAST/WEST 4 STRAND BARBED WIRE FENCE, AND 22.7 FEET WEST OF EAST 1/4 SECTION 33, T5S, R66W NAD 88 ELEVATION 5861.04

**811**  
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GRAPHIC SCALE  
0 20 40 80 120  
1 INCH = 40 FEET

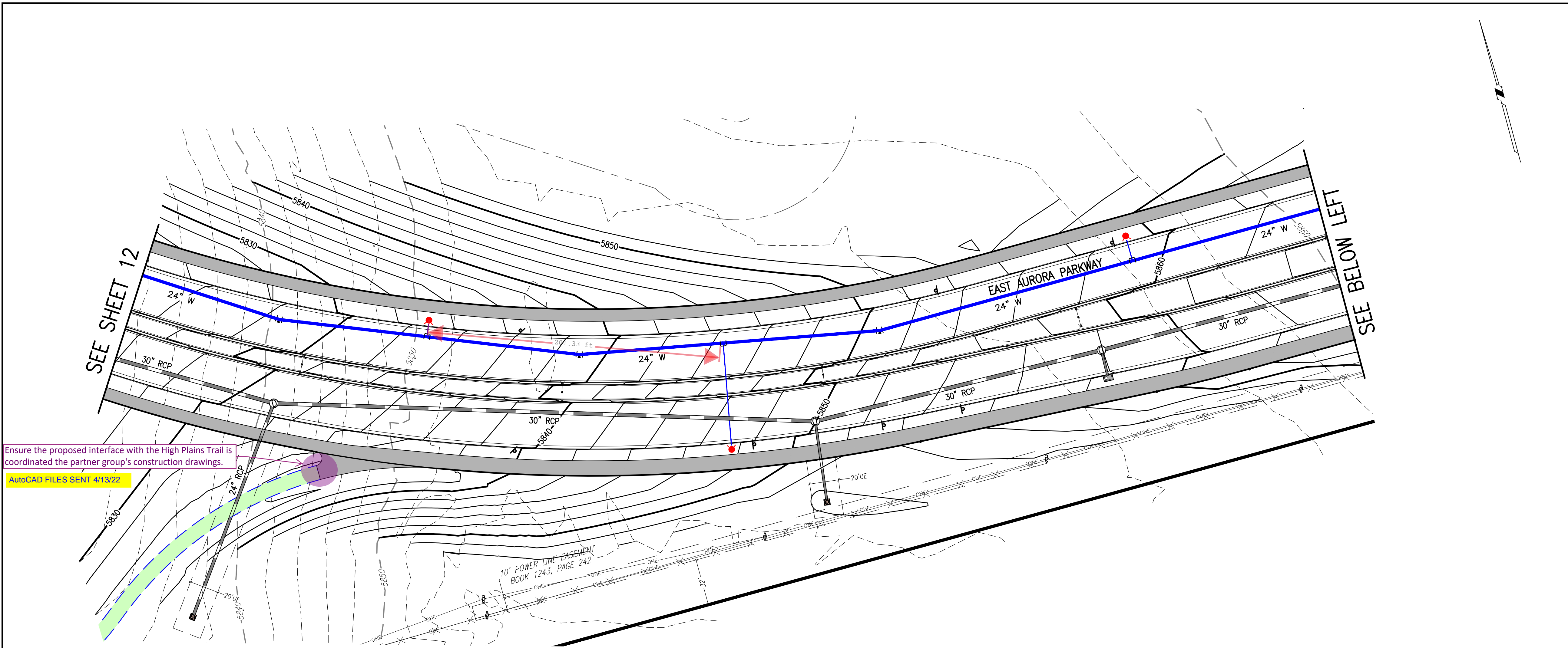
Add a note indicating if the storm sewer system is public or private and who will maintain it.  
SPECIFIC SITE PLAN NOTE 7 ADDED TO SHEET 1

DESIGNED BY:	DRAWN BY:	CHECKED BY:	APPROVED BY:	REVISIONS	
				NO.	DESCRIPTION
JAW	JS	ESW	ESW		

**KINGS POINT NORTH**  
**AURORA PARKWAY GRADING & UTILITY PLANS**

DATE: 11/17/2021  
JOB NO: 12187.61  
SCALE: HORIZONTAL 1" = 40'  
12 of 16





Ensure the proposed interface with the High Plains Trail is coordinated the partner group's construction drawings.  
AutoCAD FILES SENT 4/13/22

KEY MAP  
1"=1000'

THIS SHEET

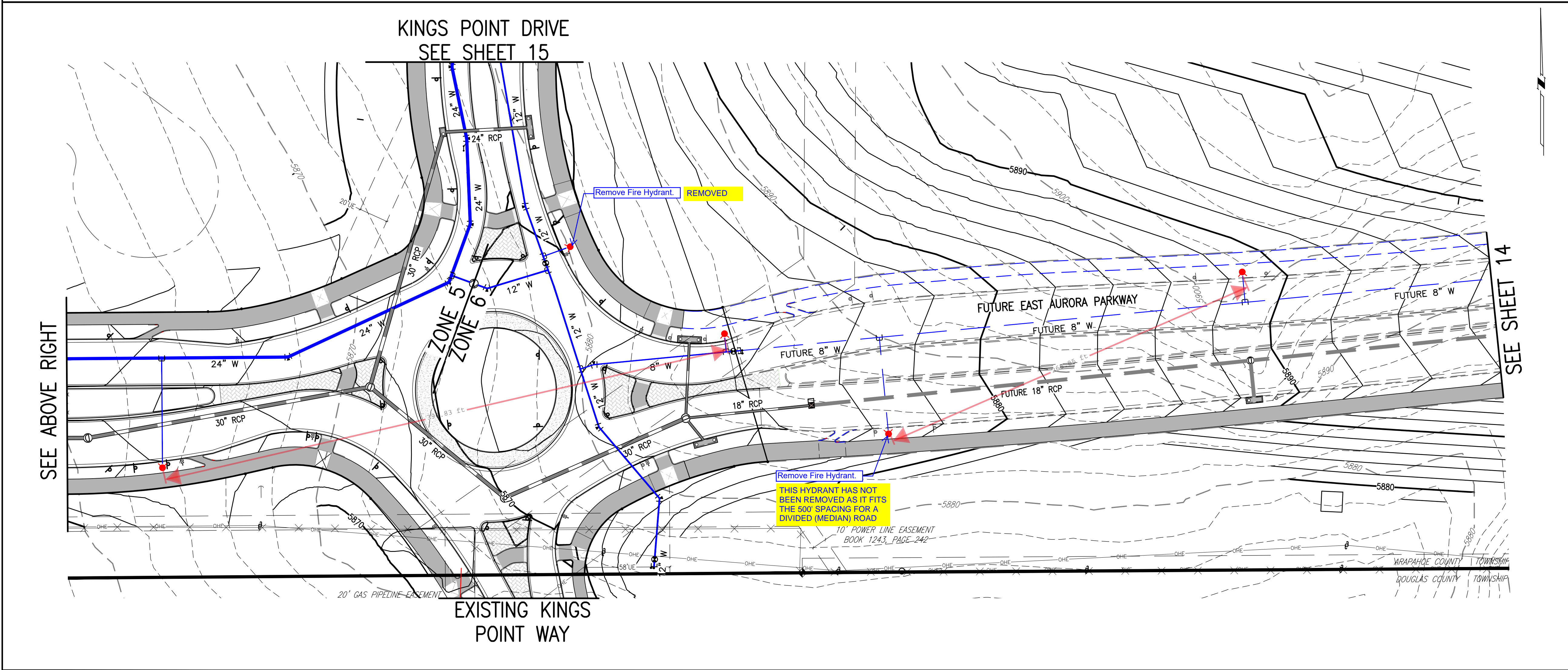
**SITE PLAN LEGEND**

PROPOSED	DESCRIPTION	EXISTING
	SANITARY SEWER & MANHOLE	
	SANITARY SEWER SERVICE	
	BUTTERFLY VALVE, WATER MAIN, FIRE HYDRANT, GATE VALVE, REDUCER, & CROSS	
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	STREET LIGHTS	
	MAJOR CONTOUR	
	MINOR CONTOUR	
	FLOW ARROW	
	DRAINAGE MAINTENANCE ROAD	

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**811**  
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GRAPHIC SCALE  
0 20 40 80 120  
1 INCH = 40 FEET

Add a note indicating if the storm sewer system is public or private and who will maintain it.

SPECIFIC SITE PLAN NOTE 7 ADDED TO SHEET 1

DESIGNED BY:	DATE:
JAW	11/17/2021

DRAWN BY:	DATE:
JS	

CHECKED BY:	DATE:
BOW	

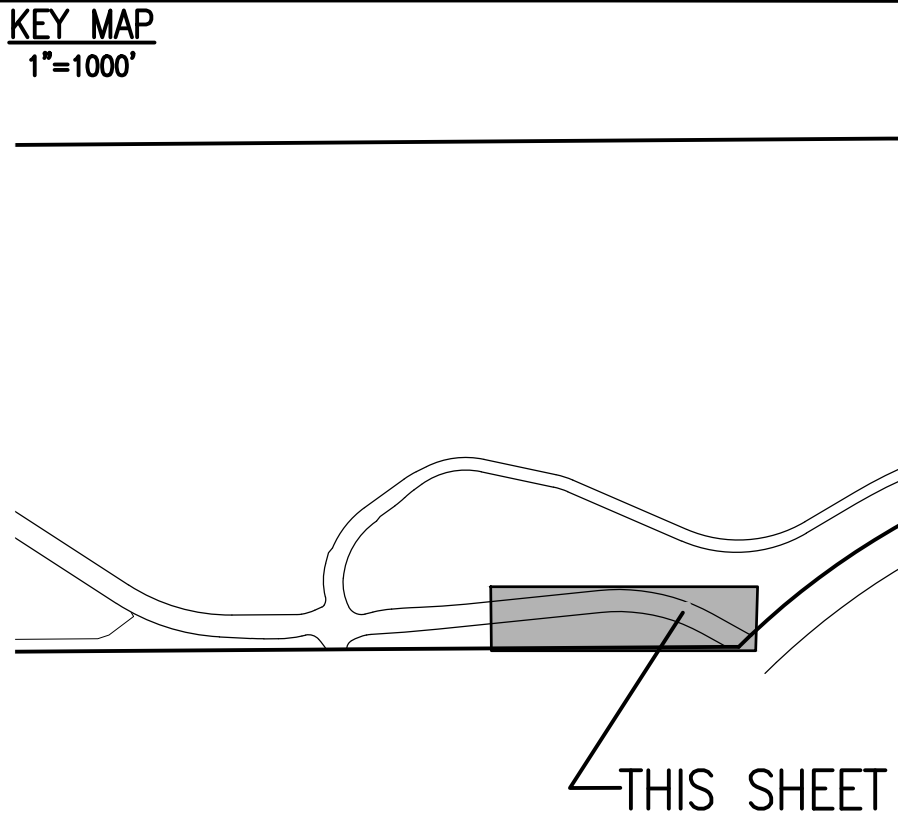
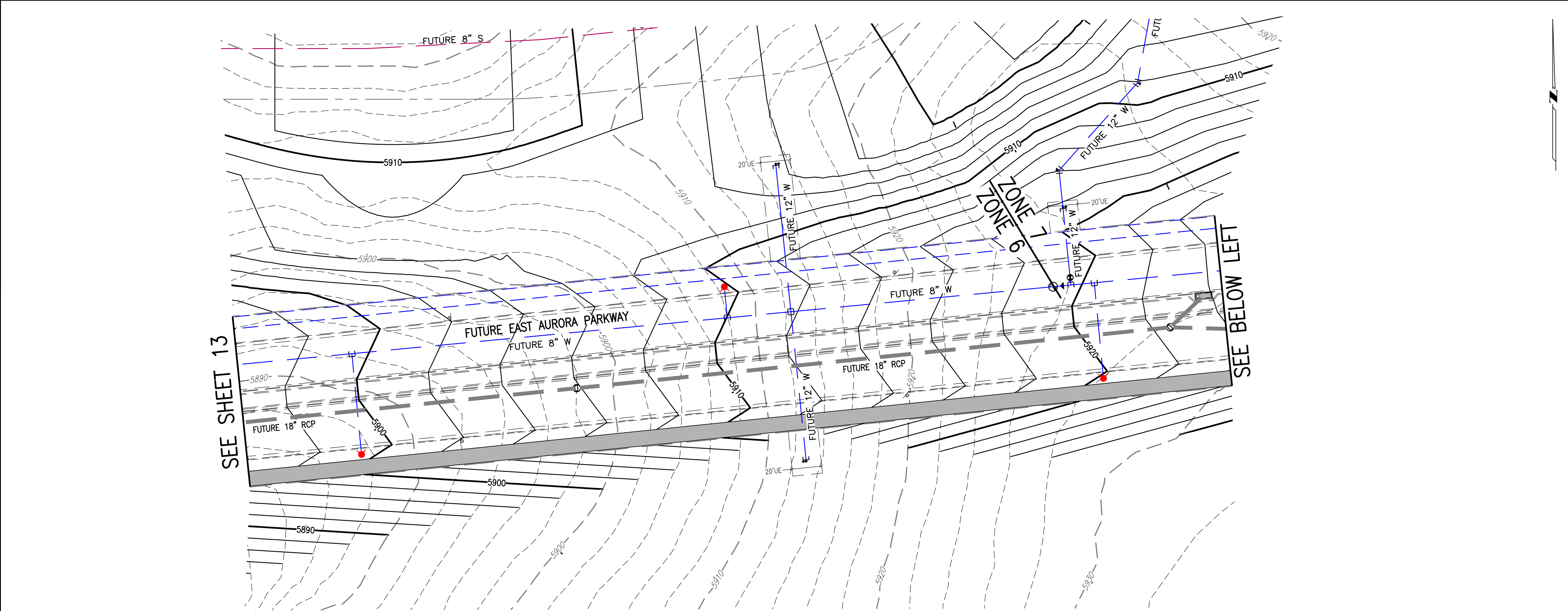
APPROVED BY:	DATE:
BOW	

**KINGS POINT NORTH**

**AURORA PARKWAY GRADING & UTILITY PLANS**

DATE: 11/17/2021  
JOB NO: 12187.61  
SCALE: HORIZONTAL 1" = 40'  
13 of 16





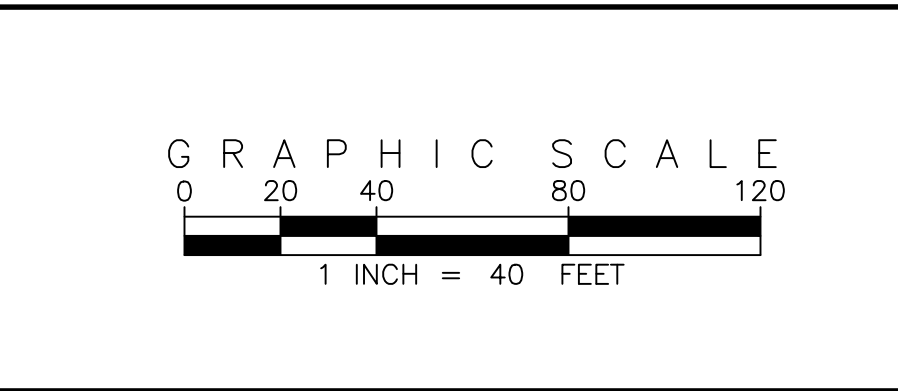
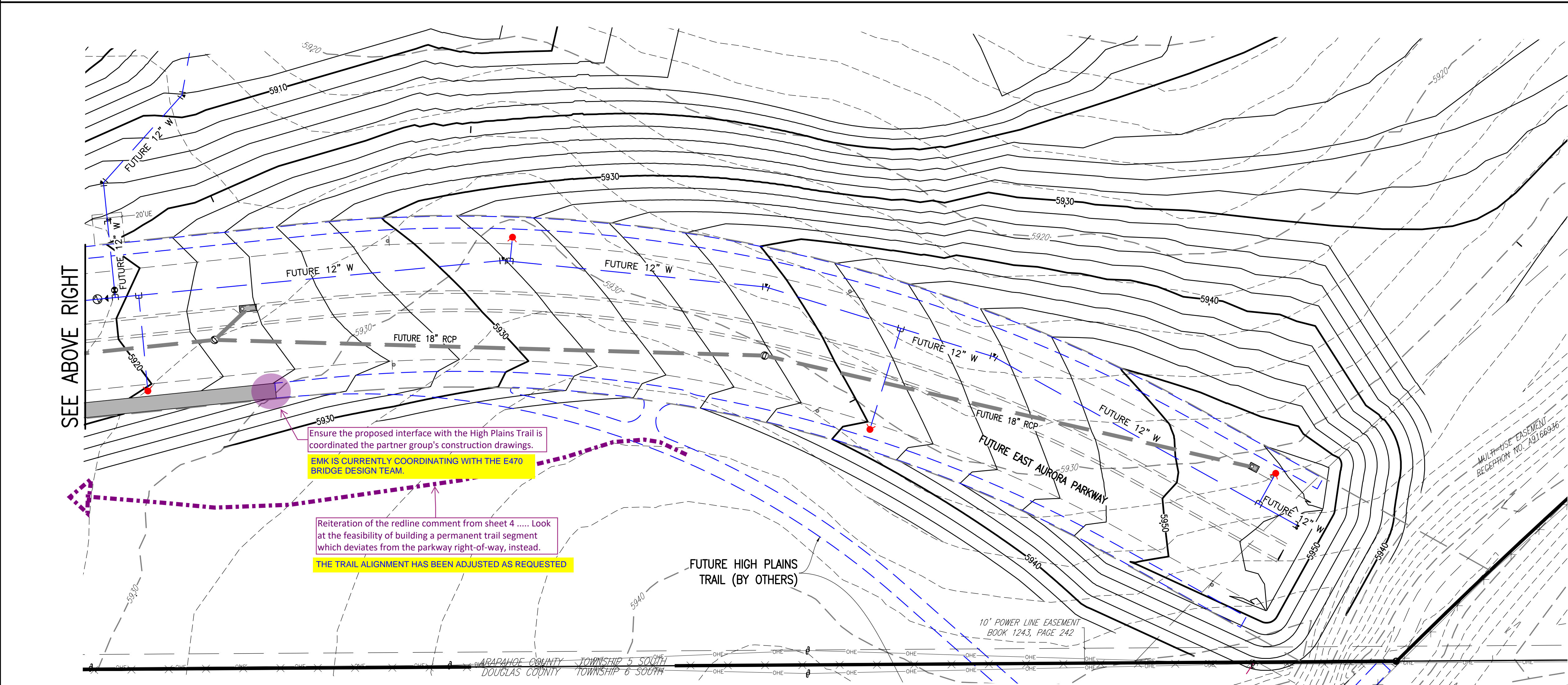
SITE PLAN LEGEND		
PROPOSED	DESCRIPTION	EXISTING
	SANITARY SEWER & MANHOLE	
	SANITARY SEWER SERVICE	
	BUTTERFLY VALVE, WATER MAIN, FIRE HYDRANT, GATE VALVE, REDUCER, & CROSS	
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	STREET LIGHTS	
	MAJOR CONTOUR	
	MINOR CONTOUR	
	FLOW ARROW	
	DRAINAGE MAINTENANCE ROAD	

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0 1" IF NOT ONE INCH ON THIS SHEET, ADJUST SCALES ACCORDINGLY

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BENCHMARK  
CITY OF AURORA BENCHMARK 556633NE002 (FRA 20'-06") CONCRETE, APPROXIMATELY 0.4 FEET ABOVE GROUND SURFACE, 0.7 FEET NORTH OF EAST/WEST 4 STRAND BARBED WIRE FENCE, AND 22.7 FEET WEST OF EAST 1/4 SECTION 33, T5S, R66W  
NAVD 88 ELEVATION 5861.04



Add a note indicating if the storm sewer system is public or private and who will maintain it.

SPECIFIC SITE PLAN NOTE 7 ADDED TO SHEET 1

KINGS POINT NORTH	AURORA PARKWAY GRADING & UTILITY PLANS	REVISIONS			
		NO.	DESCRIPTION	DATE	BY
DESIGNED BY: JAW	DRAWN BY: JS				
CHECKED BY: BOW	APPROVED BY: BOW				
DATE: 11/17/2021					
JOB NO: 12187.61					
SCALE HORIZONTAL 1" = 40'					
14 of 16					

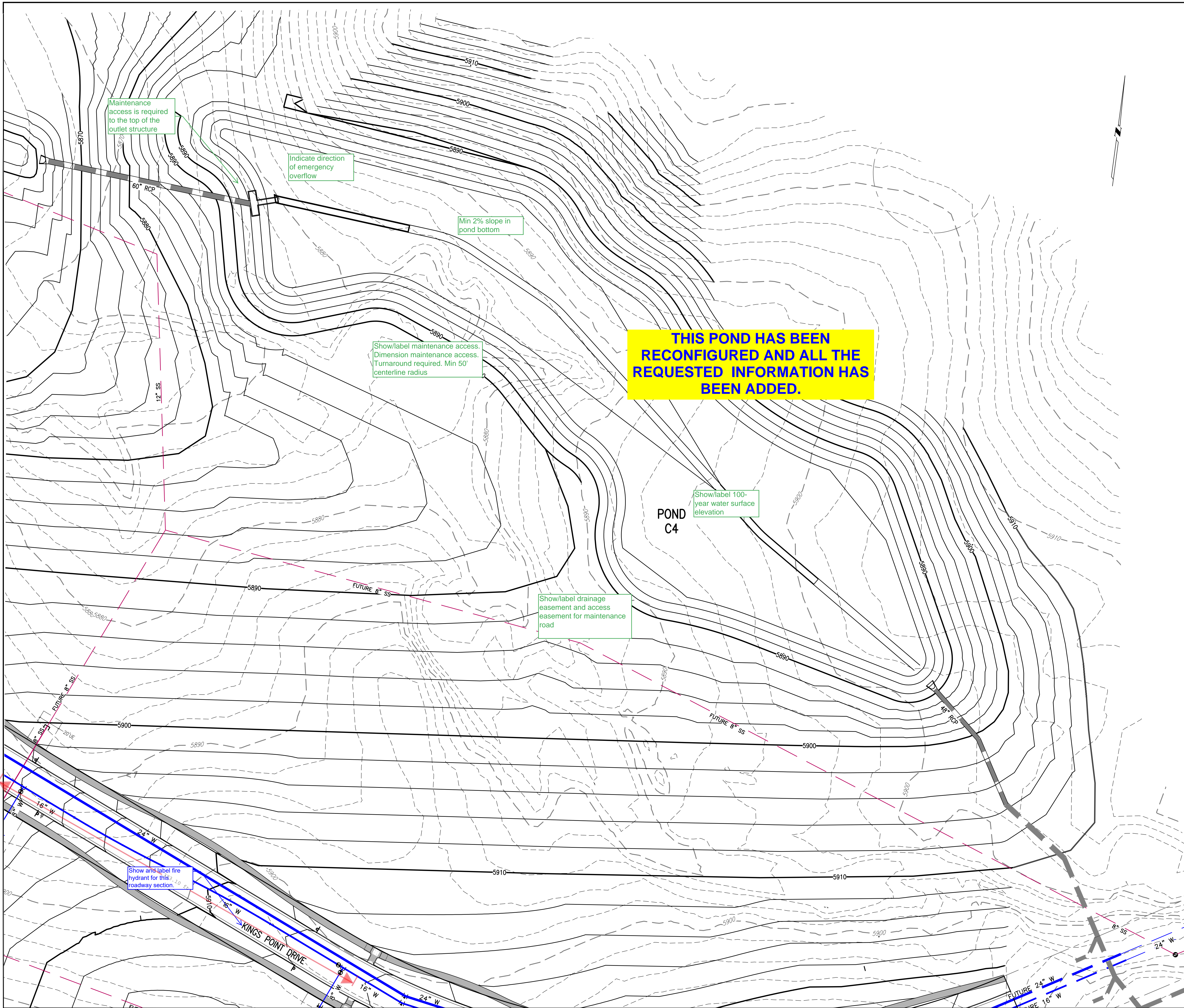












KEY MAP  
1"=1000'

THIS SHEET

SITE PLAN LEGEND

PROPOSED	DESCRIPTION	EXISTING
	SANITARY SEWER & MANHOLE	
	SANITARY SEWER SERVICE	
	BUTTERFLY VALVE, WATER MAIN, FIRE HYDRANT, GATE VALVE, REDUCER, & CROSS	
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	GAS LINE	
	STORM SEWER, INLET, MANHOLE, & FLARED END SECTION	
	STREET LIGHTS	
	MAJOR CONTOUR	
	MINOR CONTOUR	
	FLOW ARROW	
	DRAINAGE MAINTENANCE ROAD	

GRAPHIC SCALE  
0 20 40 80 120  
1 INCH = 40 FEET

REVISIONS

NO.	DESCRIPTION	DATE	BY

DESIGNED BY: JAW  
DRAWN BY: JS  
CHECKED BY: BOW  
APPROVED BY: BOW

KINGS POINT NORTH

POND C4 PLAN

DATE: 11/17/2021  
JOB NO: 12187.61  
SCALE  
HORIZONTAL  
1" = 40'

17 of 16

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BENCHMARK  
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QTY	KEY	BOTANICAL NAME	COMMON NAME	SIZE	TYPE	WATER USE*
DECIDUOUS SHADE TREES						
9	CS	CATALPA SPECIOSA	CATALPA, WESTERN	2.5" CAL	B&B	L-M
9	CO	CELTIS OCCIDENTALIS	HACKBERRY, WESTERN	2.5" CAL	B&B	L-M
8	CC	CORYLUS COLURNA	TURKISH FILBERT	2.5" CAL	B&B	L-M
9	GD	GYMNOCLADUS DIOICUS 'ESPRESSO'	KENTUCKY COFFEETREE, SEEDLESS	2.5" CAL	B&B	L-M
7	GTI	GLEDITSIA TRIACANTHOS INERMIS 'IMPERIAL'	HONEYLOCUST, IMPERIAL	2.5" CAL	B&B	L-M
9	GTS	GLEDITSIA TRIACANTHOS INERMIS 'SKYLINE'	HONEYLOCUST, SKYLINE	2.5" CAL	B&B	L
8	QB	QUERCUS BICOLOR	OAK, SWAMP WHITE	2.5" CAL	B&B	L-M
11	QM	QUERCUS MACROCARPA	OAK, BUR	2.5" CAL	B&B	L-M
12	QMC	QUERCUS MUEHLENBERGII	OAK, CHINKAPIN	2.5" CAL	B&B	L-M
11	QL	QUERCUS LACEYI	OAK, TEXAS RED	2.5" CAL	B&B	L-M
10	QR	QUERCUS ROBUR	OAK, ENGLISH	2.5" CAL	B&B	L-M
9	QS	QUERCUS 'SHUMMARDI'	OAK, SCHUMMARD	2.5" CAL	B&B	L-M
10	SJP	SOPHORA JAPONICA	JAPANESE PAGODA TREE	2.5" CAL	B&B	M
9	UAP	ULMUS AMERICANA 'PRINCETON'	ELM, PRINCETON	2.5" CAL	B&B	L-M
9	UT	ULMUS X TRIUMPH	ELM, TRIUMPH	2.5" CAL	B&B	L-M
ORNAMENTAL TREES						
7	AAS	AMELANCHIER ALNIFOLIA	SERVICEBERRY, SASKATOON	2" CAL	B&B	L-M
5	ACS	AMELANCHIER CANADENSIS	SERVICEBERRY, SHADBLOW	2" CAL	B&B	L-M
20	AGF	ACER GINNALA 'FLAME'	MAPLE, FLAME AMUR	2" CAL	B&B	L-M
23	ATH	ACER TATARICUM 'HOT WINGS'	MAPLE, HOT WINGS	2" CAL	B&B	L-M
19	ATP	ACER TATARICUM 'PATTERN PERFECT'	MAPLE, PATTERN PERFECT	2" CAL	B&B	L-M
19	CCI	CRATAEGUS CRUS-GALLI INERMIS	HAWTHORN, COCKSPUR THORNLESS	2" CAL	B&B	L-M
15	CLC	CRATAEGUS LAEVIGATA 'CRIMSON CLOUD'	HAWTHORN, CRIMSON CLOUD	2" CAL	B&B	M
5	CVW	CRATAEGUS VIRIDIS 'WINTER KING'	HAWTHORN, WINTER KING	2" CAL	B&B	L-M
14	KP	KOELREUTERIA PANICULATA	GOLDENRAIN TREE	2" CAL	B&B	L
9	MPF	MALUS 'PRAIRIE FIRE'	CRABAPPLE, PRAIRIE FIRE	6-8' MULTI	B&B	L-M
17	MRR	MALUS 'ROYAL RAINDROPS'	CRABAPPLE, ROYAL RAINDROPS	6-8' MULTI	B&B	L-M
17	MSS	MALUS 'SPRING SNOW'	CRABAPPLE, SPRING SNOW	2" CAL	B&B	L-M
18	PNK	PRUNUS NIGRA 'PRINCESS KAY'	PRINCESS KAY PLUM	6-8' MULTI	B&B	M
EVERGREEN SHRUBS						
200	JHY	JUNIPERUS HORIZONTALIS 'YOUNGSTOWN'	ANDORRA YOUNGSTOWN JUNIPER	#5	CONT.	M
255	JPS	JUNIPERUS X PFITZERIANA 'SAYBROOK GOLD'	SAYBROOK JUNIPER	#5	CONT.	M
91	PMW	PINUS MUGO 'WHITE BUD'	PINE, WHITE BUD MUGO	#5	CONT.	L
166	PMM	PINUS MUGO 'MOPS'	PINE, DWARF MUGO	#5	CONT.	L
DECIDUOUS SHRUBS						
115	AAB	ARONIA ARBUTIFOLIA 'BRILLIANTISSIMA'	CHOKEBERRY, BRILLIANT RED	#5	CONT.	L
133	ACL	AMORPHA CANESCENS	LEADPLANT	#5	CONT.	H
372	AFS	ARTEMISIA FILIFOLIA	SAGEBRUSH, SAND	#5	CONT.	H
127	CCB	CARYOPTERIS X CLANDONENSIS 'BLUE MIST'	SPIREA, BLUE MIST	#5	CONT.	L
6	CMF	CHAMAEBATIARIA MILLEFOLIUM	FERNBUSH	#5	CONT.	H
129	ENG	ERICAMERIA NAUSEOSA SSP. NAUSEOSA VAR. GLABRATA	RABBITBRUSH, TALL GREEN	#5	CONT.	L
26	ENN	ERICAMERIA NAUSEOSA SSP. NAUSEOSA VAR. NAUSEOSA	RABBITBRUSH, DWARF BLUE	#5	CONT.	L
28	FPA	FALLUGIA PARADOXA	APACHE PLUME	#5	CONT.	H
72	PAR	PEROVSKIA ATRIPLICIFOLIA	SAGE, RUSSIAN	#5	CONT.	M
149	RRL	RIBES RUBRUM 'RED LAKE'	RED LAKE CURRANT	#5	CONT.	M
95	RTT	RHUS TRILOBATA	SUMAC, THREE LEAF	#5	CONT.	H
PERENNIALS						
80	AMY	ACHILLEA MILLEFOLIUM 'MOONSHINE'	YARROW, MOONSHINE	#1	CONT.	M
47	ARS	AGASTACHE RUPESTRIS	HYSSOP, SUNSET	#1	CONT.	M
94	AJC	AMSONIA JONESII	COLORADO DESERT BLUE STAR	#1	CONT.	L
115	RFG	RUDBECKIA FULGIDA 'GOLDSTURM'	BLACK-EYED SUSAN	#1	CONT.	M
91	ZCL	ZAUSCHNERIA CALIFORNICA LATIFOLIA	HUMMINGBIRD FLOWER	#1	CONT.	H
ORNAMENTAL GRASSES						
312	AGB	ANDROPOGON GERARDII	BIG BLUESTEM GRASS	#5	CONT.	H
248	BCS	BOUTELOUA CURTIPENDULA	SIDEOATS GRAMA GRASS	#5	CONT.	H
167	BGA	BOUTELOUA GRACILIS 'BLOND AMBITION' PP 22048	BLOND AMBITION GRAMA GRASS	#5	CONT.	H
218	PVH*	PANICUM VIRGATUM 'HEAVY METAL'	HEAVY METAL SWITCHGRASS	#5	CONT.	H
125	SNI	SORGHASTRUM NUTANS	INDIAN GRASS	#5	CONT.	M
106	SHP	SPOROBOLUS HETEROLEPIS	PRAIRIE DROPSEED GRASS	#5	CONT.	H
70	SWG	SPOROBOLUS WRIGHTII	GIANT SACATON GRASS	#5	CONT.	H
*WATER USE TABLE BASED OFF OF CSU FRONT RANGE TREE RECOMMENDATION LIST & CITY OF AURORA XERISCAPE AND NO-WATER PLANT LIST. WATER USE SYMBOLS REPRESENT THE FOLLOWING WATER NEEDS: L=LOW, M=MEDIUM, H=HIGH						

Please provide the Landscape Architect/Designer name and contact information in these plans.

NOTED

Please provide a sheet index map on this page.

INDEX MAP HAS BEEN ADDED

LANDSCAPE NOTES

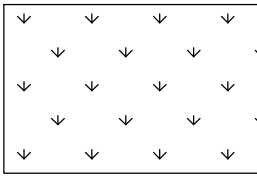
- THE DEVELOPER, HIS SUCCESSORS AND ASSIGNS, SHALL BE RESPONSIBLE FOR INSTALLATION, MAINTENANCE AND REPLACEMENT OF LANDSCAPING MATERIALS SHOWN OR INDICATED ON THE APPROVED SITE PLAN OR LANDSCAPE PLAN ON FILE IN THE PLANNING DEPARTMENT.
- ALL LANDSCAPE AREAS AND PLANT MATERIALS, EXCEPT FOR NON-IRRIGATED NATIVE, RESTORATIVE, AND DRYLAND PLANTS, SHALL BE WATERED BY AN AUTOMATIC UNDERGROUND IRRIGATION SYSTEM. IRRIGATION SYSTEM DESIGN, INSTALLATION, AND MAINTENANCE SHALL BE IN COMPLIANCE WITH THE CITY OF AURORA IRRIGATION ORDINANCE.
- ALL UTILITY EASEMENTS SHALL REMAIN UNOBSTRUCTED AND FULLY ACCESSIBLE ALONG THEIR ENTIRE LENGTH FOR THE MAINTENANCE EQUIPMENT ENTRY.
- ALL LANDSCAPED AREAS SHALL RECEIVE SOIL PREPARATION. SODDED AREAS AND LANDSCAPE BEDS SHALL RECEIVE 4 CUBIC YARDS OF COMPOST PER 1,000 S.F. MINIMUM. SEEDDED AREAS SHALL RECEIVE 2 CUBIC YARDS OF COMPOST PER 1,000 S.F. MINIMUM. COMPOST SHALL BE CLASS 1.
- SHRUB BEDS SHALL CONTAIN ROCK MULCH.
- TREES PLANTED IN SEED AND SOD AREAS SHALL CONTAIN DOUBLE SHREDDED LONG CEDAR MULCH.
- ALL ADA ACCESSIBLE WALKS SHALL BE STANDARD GRAY CONCRETE W/ MEDIUM BROOM FINISH. A FEW MINOR NON ADA TRAILS SHALL BE CRUSHER FINES. PEDESTRIAN NODES SHALL BE STANDARD GRAY CONCRETE W/MEDIUM BROOM FINISH.
- LANDSCAPE MATERIAL SHALL NOT BE PLACED OR KEPT NEAR FIRE HYDRANTS IN A MANNER THAT WOULD PREVENT SUCH EQUIPMENT FROM BEING IMMEDIATELY DISCERNIBLE. A 5-FOOT CLEAR SPACE SHALL BE MAINTAINED AROUND THE CIRCUMFERENCE OF FIRE HYDRANTS. LANDSCAPING MATERIAL SHOWN WITHIN THE SITE PLAN CANNOT ENCR OACH INTO ROADWAYS THAT ARE DEDICATED (OR DESIGNATED) AS FIRE LANE EASEMENTS (OR CORRIDORS).
- ALL PROPOSED LANDSCAPING WITHIN THE SIGHT TRIANGLE SHALL BE IN COMPLIANCE WITH COA ROADWAY SPECIFICATIONS, SECTION 4.04.2.10 AND UDO SECTION 146.4.7.5. VII

Complete the note. All landscaping will be installed as delineated on the plan upon completion of the roadway infrastructure.

If any portion of the proposed landscaping is to be installed with different triggers, specify that here by expanding this statement.

NATIVE SEED AREA: MIXTURE 13 - SHORTGRASS TRAIL OR ROADSIDE

LOT DATA TABLE					
COMMON NAME	SCIENTIFIC NAME	NATIVE SPECIES	VARIETY	PLS LBS/ACRE	OZ/ACRE**
GRASSES					
BUFFALOGRASS*	BUCHLOE DACTYLOIDES	X	SHARPS	15	
BLUE GRAMA*	CHONDROSUM GRACILE	X	HACHITA	15	
TOTAL POUNDS PLS/ACRE				30	
OPTIONAL WILDFLOWERS					
FRINGED SAGE					
BLANKETFLOWER	10 FT	10 FT	10 FT	10 FT	10 FT
SHOWY LOCOWEED	10 FT	10 FT	10 FT	10 FT	10 FT
SIDEBELLS PENSTEMON	35 FT	35 FT	35 FT	35 FT	35 FT
SCARLET GLOBEMALLOW					
*ALWAYS INCLUDE THESE KEY SPECIES, MAINTAIN AT LEAST A 30 LBS/ACRE RATE FOR MIX					
**1/4 LBS MINIMUM ORDER FOR EACH SPECIES					



SEED MIX AVAILABLE THROUGH:  
PAWNEE BUTTES SEED, INC.  
605 25TH ST.  
GREELEY, COLORADO 80631  
(970) 356-7002

PLANTING AND TABLE HAVE BEEN ADJUSTED TO MEET REQUIREMENT

Why isn't the street tree requirement being met?  
See additional comment provided on Sheet LP-8.

CURBSIDE LANDSCAPE REQUIREMENTS

LANDSCAPED AREA	STREET LENGTH (LF)	AREA	TREES REQUIRED (1 TREE / 40 LF)	TREES PROVIDED	SHRUBS / GRASSED REQUIRED (1 SHRUB / 40 SF)	SHRUBS PROVIDED	GRASSES PROVIDED	SHRUB AND GRASSES TOTAL
AURORA PARKWAY (NORTH)	2,256	20,464	56	52	512	307	205	512
AURORA PARKWAY (SOUTH)	2,732	28,460	68	68	712	427	285	712
KINGS POINT DR. (NORTH)	3,037	30,595	76	76	765	459	306	765
KINGS POINT DR. (SOUTH)	2,797	29,913	70	70	748	449	299	748
TOTAL	10,822	109,432	271	266	2,736	1,642	1,095	2,736

NOTE:  
CURBSIDE LANDSCAPING QUANTITIES DO NOT INCLUDE ROUNDABOUT DUE TO THE AURORA REQUIRED UTILITIES AND LIGHTS

Provide a table documenting the landscape required for the detention ponds. There appears to be more than one pond. Make sure to call them out individually possible as pond A and B and list them individually in the table.

TABLE HAS BEEN ADDED

NOT FOR CONSTRUCTION



KINGS POINT NORTH  
AURORA, COLORADO  
SITE PLAN FOR INFRASTRUCTURE,  
WEST

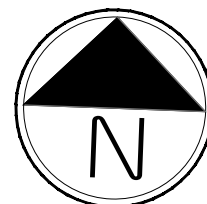
SHEET TITLE

LANDSCAPE  
NOTES

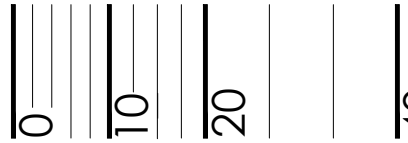
SHEET NUMBER

LN.1

November 17, 2021



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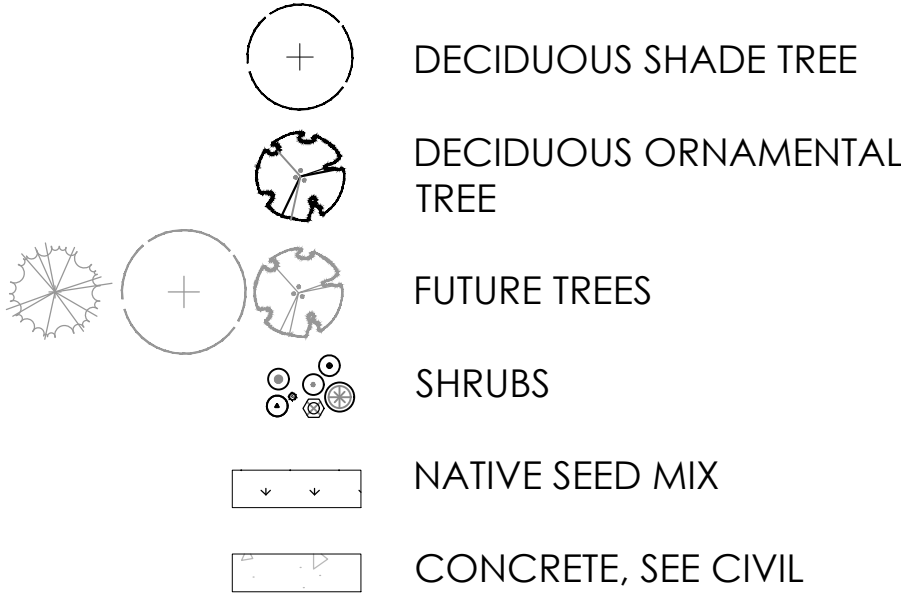




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11/17/2021 4:25 PM  
LAUREN KONKOLI

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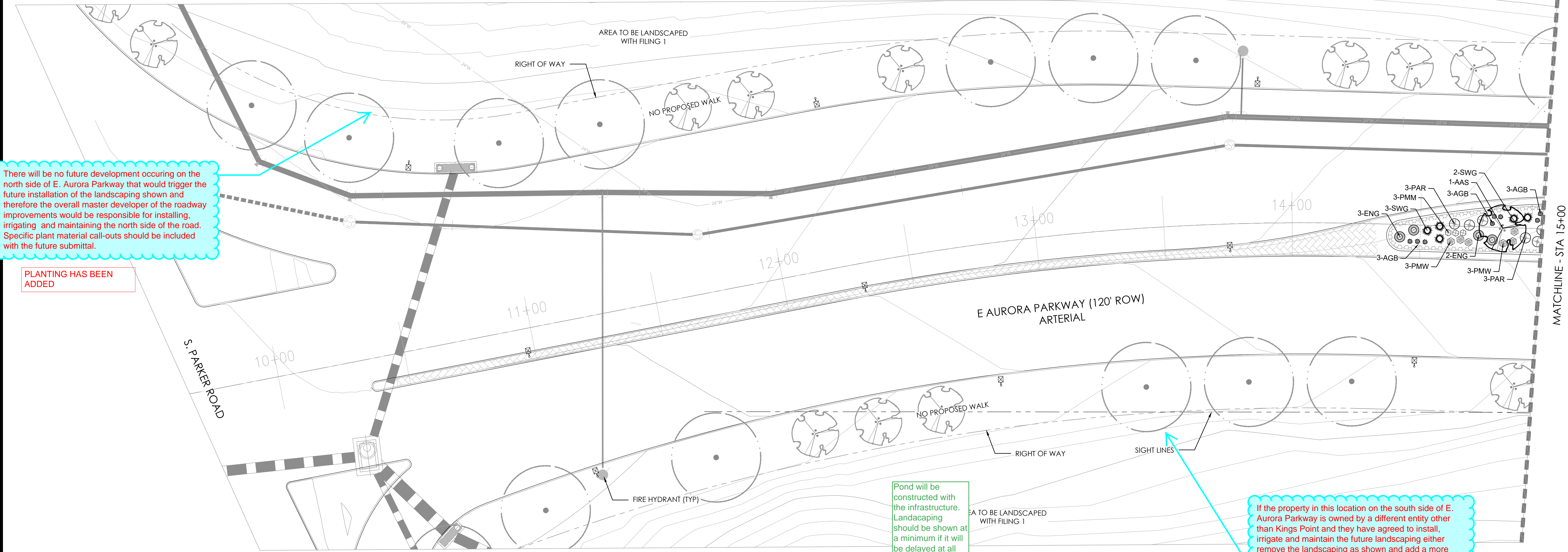
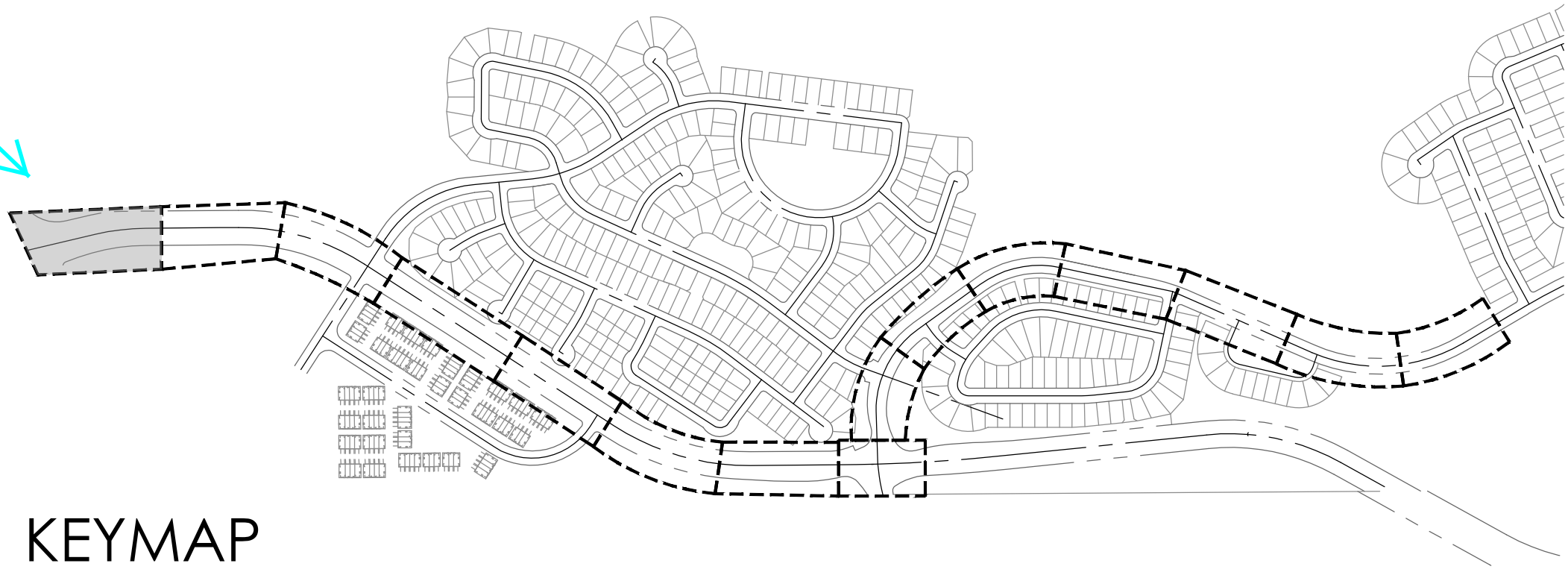
## LEGEND



HATCH HAS BEEN ADJUSTED

Please darken this hatch some.

## KEYMAP



## PLANT LEGEND

### DECIDUOUS SHADE TREES

CS	CATALPA SPECIOSA	CATALPA, WESTERN
CO	CELTIS OCCIDENTALIS	HACKBERRY, WESTERN
CC	CORYLUS COLURNA	TURKISH FILBERT
GD	GYMNOCLADUS DIOICUS 'ESPRESSO'	KENTUCKY COFFEETREE, SEEDLESS
GTI	GLEDITSIA TRIACANTHOS INERMIS 'IMPERIAL'	HONEYLOCUST, IMPERIAL
GTS	GLEDITSIA TRIACANTHOS INERMIS 'SKYLINE'	HONEYLOCUST, SKYLINE
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QMC	QUERCUS MUEHLENBERGII	OAK, CHINKAPIN
QL	QUERCUS LACEYI	OAK, TEXAS RED
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QS	QUERCUS 'SHUMMARDI'	OAK, SCHUMMARD
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UAF	ULMUS AMERICANA 'PRINCETON'	ELM, PRINCETON
UT	ULMUS X TRIUMPH	ELM, TRIUMPH

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ACS	AMELANCHIER CANADENSIS	SERVICEBERRY, SHADBLOW
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ATH	ACER TATARICUM 'HOT WINGS'	MAPLE, HOT WINGS
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CLC	CRATAEGUS LAEVIGATA 'CRIMSON CLOUD'	HAWTHORN, CRIMSON CLOUD
CVW	CRATAEGUS VIRIDIS 'WINTER KING'	HAWTHORN, WINTER KING
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MRR	MALUS 'ROYAL RAINDROPS'	CRABAPPLE, ROYAL RAINDROPS
MSS	MALUS 'SPRING SNOW'	CRABAPPLE, SPRING SNOW
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### EVERGREEN SHRUBS

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JPS	JUNIPERUS X PFTZERIANA 'SAYBROOK GOLD'	SAYBROOK JUNIPER
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PMM	PINUS MUGO 'MOPS'	PINE, DWARF MUGO

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CCB	CARYOPTERIS X CLANDONENSIS 'BLUE MIST'	SPIREA, BLUE MIST
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ENG	ERICAMERIA NAUSEOSA SSP. NAUSEOSA VAR. GLABRATA	RABBITBRUSH, TALL GREEN
ENN	ERICAMERIA NAUSEOSA SSP. NAUSEOSA VAR. NAUSEOSA	RABBITBRUSH, DWARF BLUE
FPA	FALLUGIA PARADOXA	APACHE PLUME
PAR	PEROVSKIA ATRIPLICIFOLIA	SAGE, RUSSIAN
RRL	RIBES RUBRUM 'RED LAKE'	RED LAKE CURRANT
RTT	RHUS TRILOBATA	SUMAC, THREE LEAF

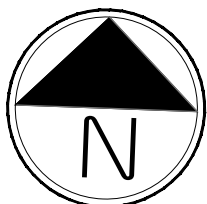
### PERENNIALS

AMY	ACHILLEA MILLEFOLIUM 'MOONSHINE'	YARROW, MOONSHINE
ARS	AGASTACHE RUPESTRIS	HYSSOP, SUNSET
RFG	RUDBECKIA FULGIDA 'GOLDSTURM'	BLACK-EYED SUSAN
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Scale: 1"= 20'-0"

NOT FOR CONSTRUCTION

KINGS POINT NORTH  
AURORA, COLORADO  
SITE PLAN FOR INFRASTRUCTURE,  
WEST

SHEET TITLE

LANDSCAPE  
PLAN

SHEET NUMBER

LP.1

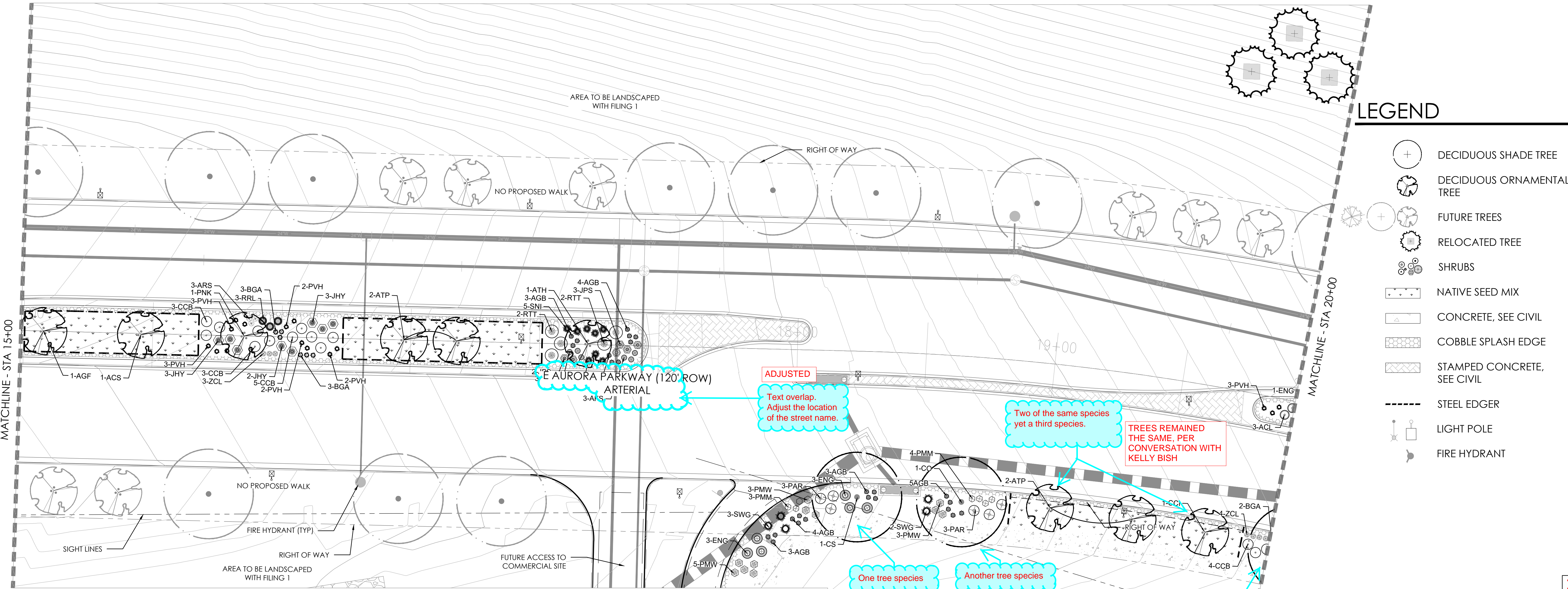
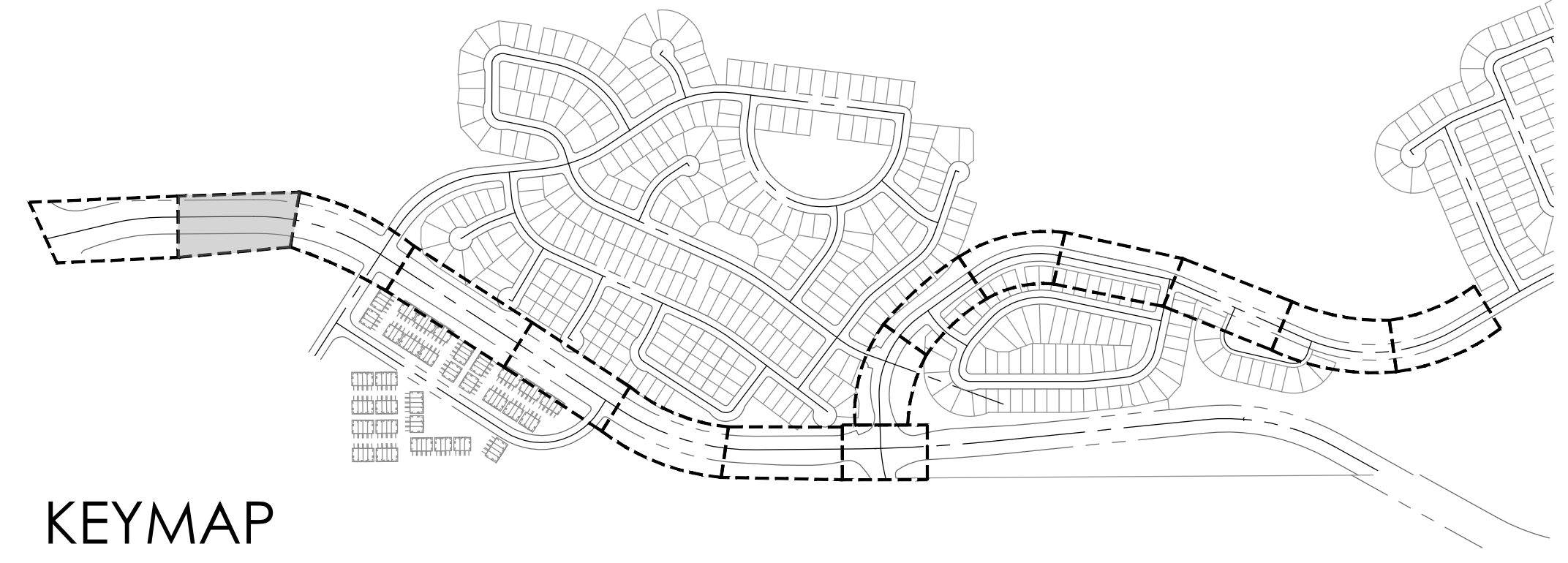
November 17, 2021

terracedesign  
10200 E. Girard Ave. A-314  
Denver, CO 80231  
ph: 303.652.8867



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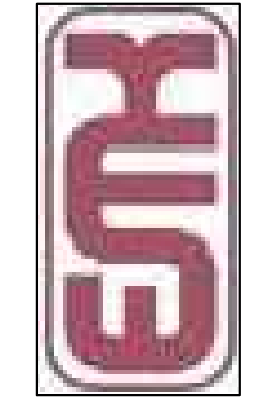
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PROJECT NAME



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WEST

SHEET TITLE

LANDSCAPE  
PLAN

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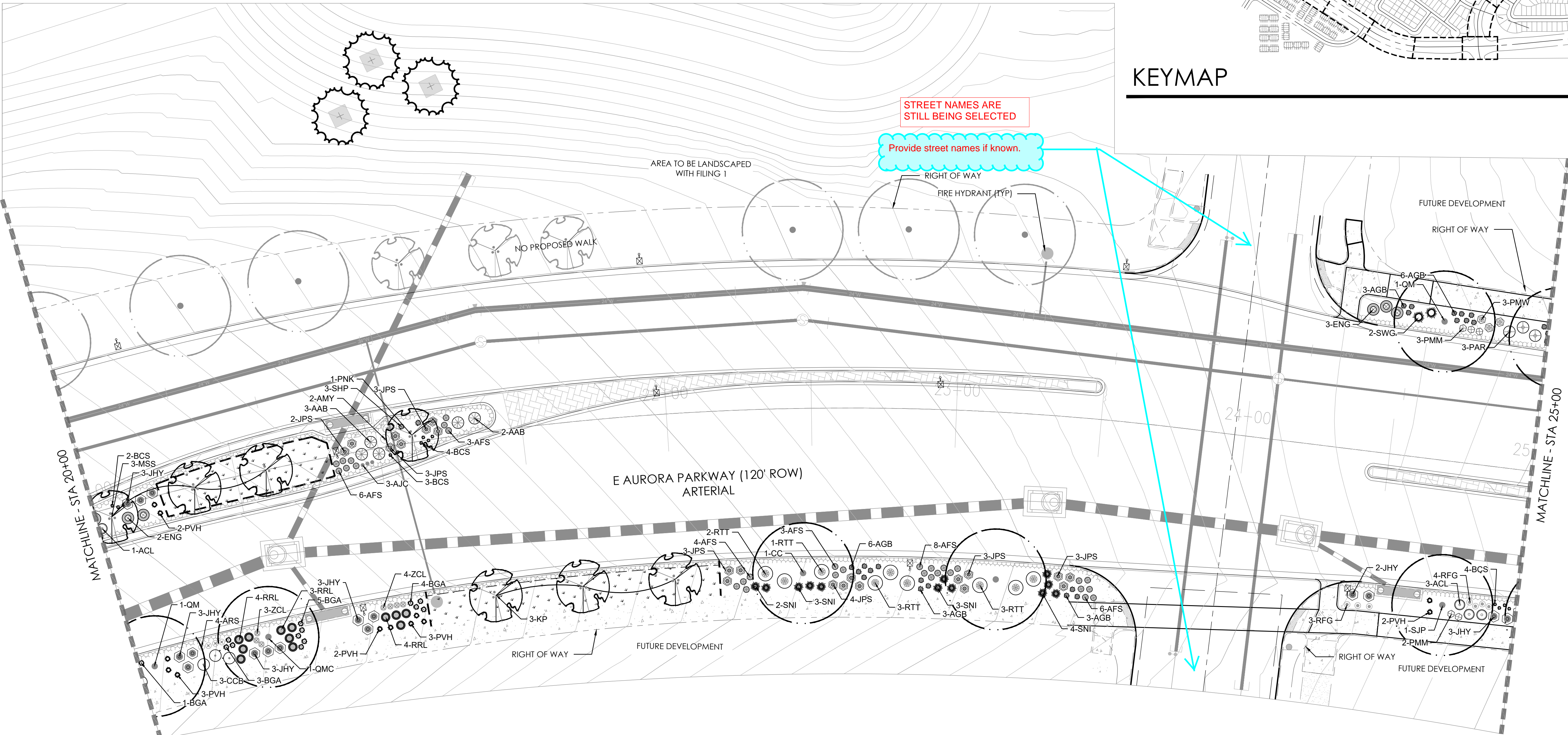
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November 17, 2021

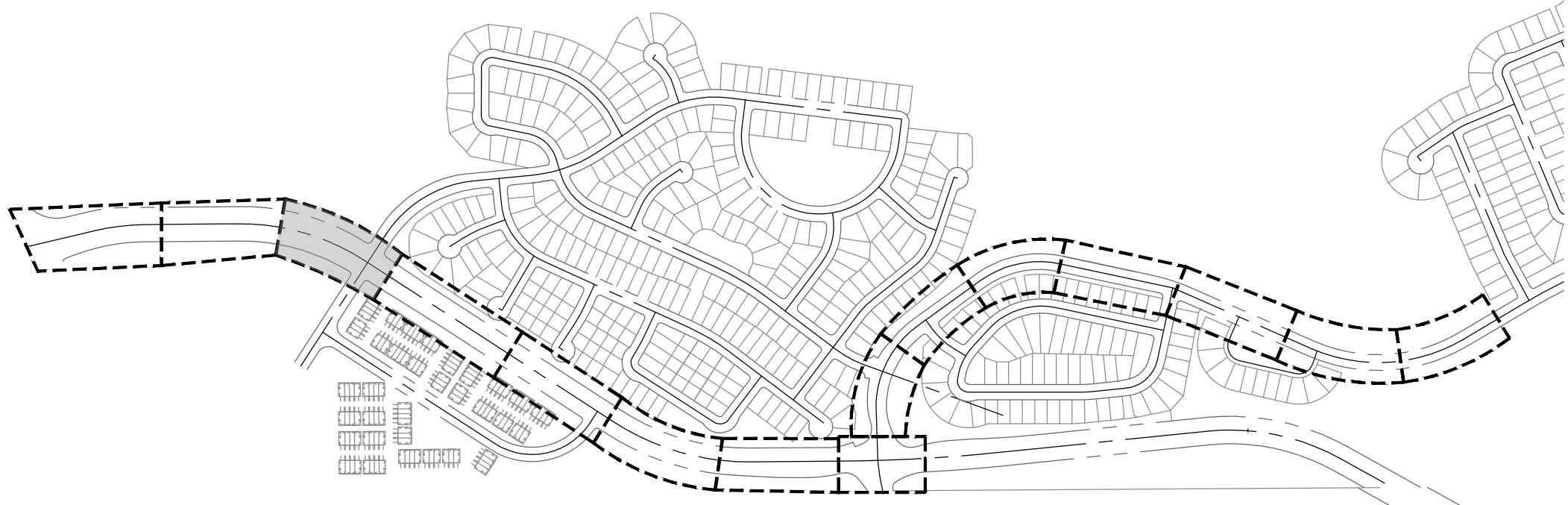


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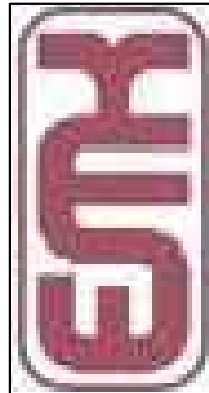
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LEGEND

- DECIDUOUS SHADE TREE
- DECIDUOUS ORNAMENTAL TREE
- FUTURE TREES
- RELOCATED TREE
- SHRUBS
- NATIVE SEED MIX
- CONCRETE, SEE CIVIL
- COBBLE SPLASH EDGE
- STAMPED CONCRETE, SEE CIVIL
- STEEL EDGER
- LIGHT POLE
- FIRE HYDRANT

NOT FOR CONSTRUCTION

PROJECT NAME



KINGS POINT NORTH  
AURORA, COLORADO  
SITE PLAN FOR INFRASTRUCTURE,  
WEST

SHEET TITLE

LANDSCAPE  
PLAN

SHEET NUMBER

LP.3

November 17, 2021

terracedesign  
10200 E. Girard Ave. A-314  
Denver, CO 80231  
ph: 303.652.8867



NOTES:

1. ALL PROPOSED LANDSCAPING WITHIN THE SIGHT TRIANGLE SHALL BE IN COMPLIANCE WITH COA ROADWAY SPECIFICATIONS, SECTION 4.04.2.10 AND UDO SECTION 146.4.7.5.VII.
2. CURBSIDE LANDSCAPE TO BE CONSTRUCTED AT TIME OF ADJACENT DEVELOPMENT.

LEGEND

DECIDUOUS SHADE TREE

DECIDUOUS ORNAMENTAL TREE

FUTURE TREES

SHRUBS

NATIVE SEED MIX

CONCRETE, SEE CIVIL

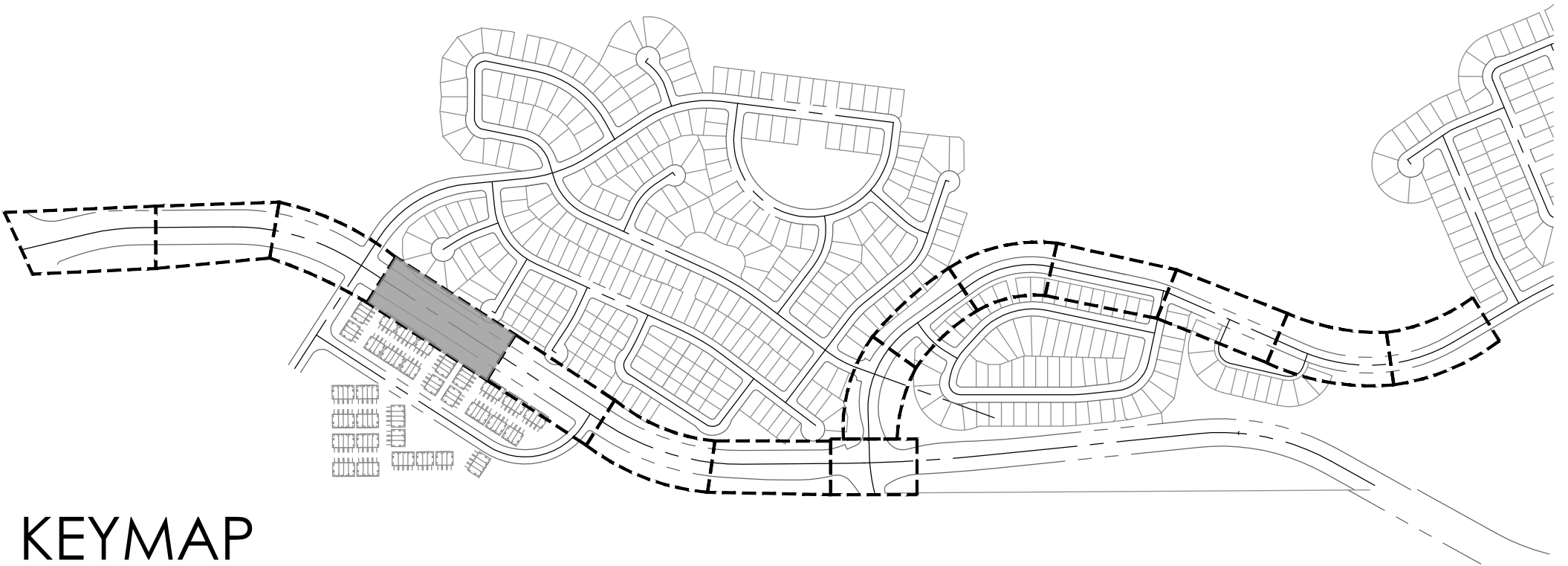
STAMPED CONCRETE, SEE CIVIL

COBBLE SPLASH EDGE

STEEL EDGER

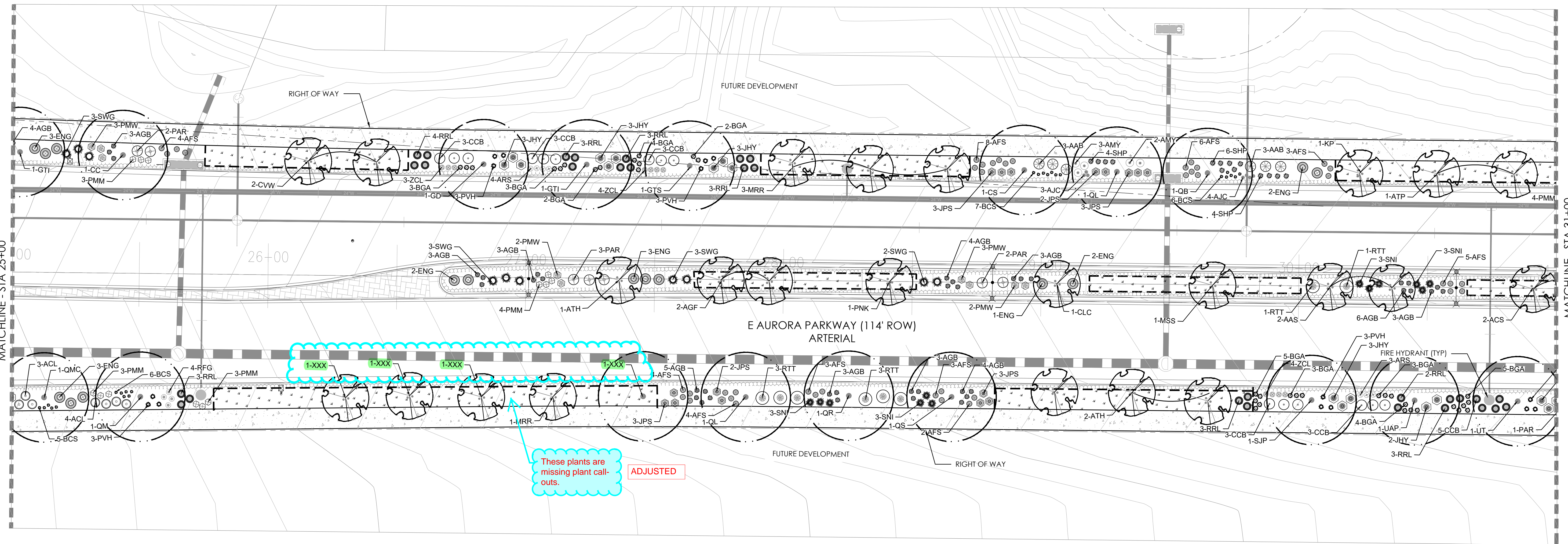
LIGHT POLE

FIRE HYDRANT



ADJUSTED

Remove this from the sheets where future trees are not being included.



ADJUSTED

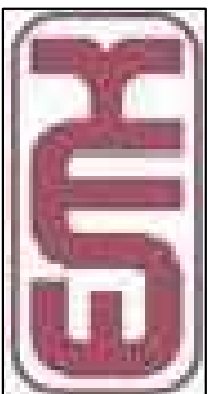
These plants are missing plant call-outs.

PLANT LEGEND

DECIDUOUS SHADE TREES		
CS	CATALPA SPECIOSA	CATALPA, WESTERN
CO	CELTIS OCCIDENTALIS	HACKBERRY, WESTERN
CC	CORYLUS COLURNA	TURKISH FILBERT
GD	GYMNOCLADUS DIOICIS 'ESPRESSO'	KENTUCKY COFFEETREE, SEEDLESS
GTI	GLEDITSIA TRIACANTHOS INERMIS 'IMPERIAL'	HONEYLOCUST, IMPERIAL
GTS	GLEDITSIA TRIACANTHOS INERMIS 'SKYLINE'	HONEYLOCUST, SKYLINE
QB	QUERCUS BICOLOR	OAK, SWAMP WHITE
QM	QUERCUS MACROCARPA	OAK, BUR
QMC	QUERCUS MUEHLBERGII	OAK, CHINKAPIN
QL	QUERCUS LACEYI	OAK, TEXAS RED
QR	QUERCUS ROBUR	OAK, ENGLISH
QS	QUERCUS 'SHUMMARDI'	OAK, SCHUMMARD
SJP	SOPHORA JAPONICA	JAPANESE PAGODA TREE
UAP	ULMUS AMERICANA 'PRINCETON'	ELM, PRINCETON
UT	ULMUS X TRIUMPH	ELM, TRIUMPH
ORNAMENTAL TREES		
AAS	AMELANCHIER ALNIFOLIA	SERVICEBERRY, SASKATOON
ACS	AMELANCHIER CANADENSIS	SERVICEBERRY, SHADBLow
AGF	ACER GINNALA 'FLAME'	MAPLE, FLAME AMUR
ATH	ACER TATARICUM 'HOT WINGS'	MAPLE, HOT WINGS
ATP	ACER TATARICUM 'PATTERN PERFECT'	MAPLE, PATTERN PERFECT
CCI	CRATAEGUS CRUS-GALLI INERMIS	HAWTHORN, COCKSPUR THORNLESS
CLC	CRATAEGUS LAEVIGATA 'CRIMSON CLOUD'	HAWTHORN, CRIMSON CLOUD
CVW	CRATAEGUS VIRIDIS 'WINTER KING'	HAWTHORN, WINTER KING
KP	KOELREUTERIA PANICULATA	GOLDENRAIN TREE
MPF	MALUS 'PRAIRIE FIRE'	CRABAPPLE, PRAIRIE FIRE
MRR	MALUS 'ROYAL RAINDROPS'	CRABAPPLE, ROYAL RAINDROPS
MSS	MALUS 'SPRING SNOW'	CRABAPPLE, SPRING SNOW
PNK	PRUNUS NIGRA 'PRINCESS KAY'	PRINCESS KAY PLUM
EVERGREEN SHRUBS		
JHY	JUNIPERUS HORIZONTALIS 'YOUNGSTOWN'	ANDORRA YOUNGSTOWN JUNIPER
JPS	JUNIPERUS X PEITZERIANA 'SAYBROOK GOLD'	SAYBROOK JUNIPER
PMW	PINUS MUGO 'WHITE BUD'	PINE, WHITE BUD MUGO
PMM	PINUS MUGO 'MOPS'	PINE, DWARF MUGO
DECIDUOUS SHRUBS		
ACL	AMORPHA CANESCENS	LEADPLANT
AAB	ARONIA ARBUTIFOLIA 'BRILLIANTISSIMA'	CHOKEBERRY, BRILLIANT RED
AFS	ARTEMISIA FILIFOLIA	SAGEBRUSH, SAND
CCB	CARYOPTERIS X CLANDONENSIS 'BLUE MIST'	SPIREA, BLUE MIST
CMF	CHAMAEBATARIA MILLEFOLIUM	FERNBUSH
ENG	ERICAMERIA NAUSEOSA SSP. NAUSEOSA VAR. GLABRATA	RABBITBRUSH, TALL GREEN
ENN	ERICAMERIA NAUSEOSA SSP. NAUSEOSA VAR. NAUSEOSA	RABBITBRUSH, DWARF BLUE
FPA	FALLUGIA PARADOXA	APACHE PLUME
PAR	PEROVSKIA ATRIPLICIFOLIA	SAGE, RUSSIAN
RRL	RIBES RUBRUM 'RED LAKE'	RED LAKE CURRANT
RTT	RHUS TRILOBATA	SUMAC, THREE LEAF
PERENNIALS		
AMY	ACHILLEA MILLEFOLIUM 'MOONSHINE'	YARROW, MOONSHINE
ARS	AGASTACHE RUPESTRIS	HYSSOP, SUNSET
RFG	RUDBECKIA FULGIDA 'GOLDSTURM'	BLACK-EYED SUSAN
ZCL	ZAUSCHNERIA CALIFORNICA LATIFOLIA	HUMMINGBIRD FLOWER
ORNAMENTAL GRASSES		
AGB	ANDROPOGON GERARDII	BIG BLUESTEM GRASS
BCS	BOUTELOUA CURTIPENDULA	SIDEOTS GRAMA GRASS
BGA	BOUTELOUA GRACILIS 'BLOND AMBITION' PP 22048	BLOND AMBITION GRAMA GRASS
PVH*	PANICUM VIRGATUM 'HEAVY METAL'	HEAVY METAL SWITCHGRASS
SN1	SORGHASTRUM NUTANS	INDIAN GRASS
SHP	SPOROBOLUS HETEROLEPIS	PRAIRIE DROPSEED GRASS
SWG	SPOROBOLUS WRIGHTII	GIANT SACATON GRASS

\*WATER USE TABLE BASED OFF OF CSU FRONT RANGE TREE RECOMMENDATION LIST & CITY OF AURORA XERISCAPE AND NO-WATER PLANT LIST.

PROJECT NAME



KINGS POINT NORTH  
AURORA, COLORADO  
SITE PLAN FOR INFRASTRUCTURE,  
WEST

SHEET TITLE

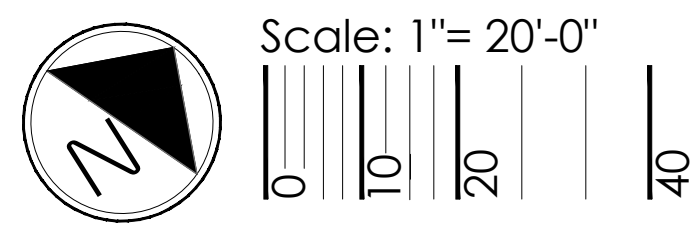
LANDSCAPE  
PLAN

SHEET NUMBER

LP.4

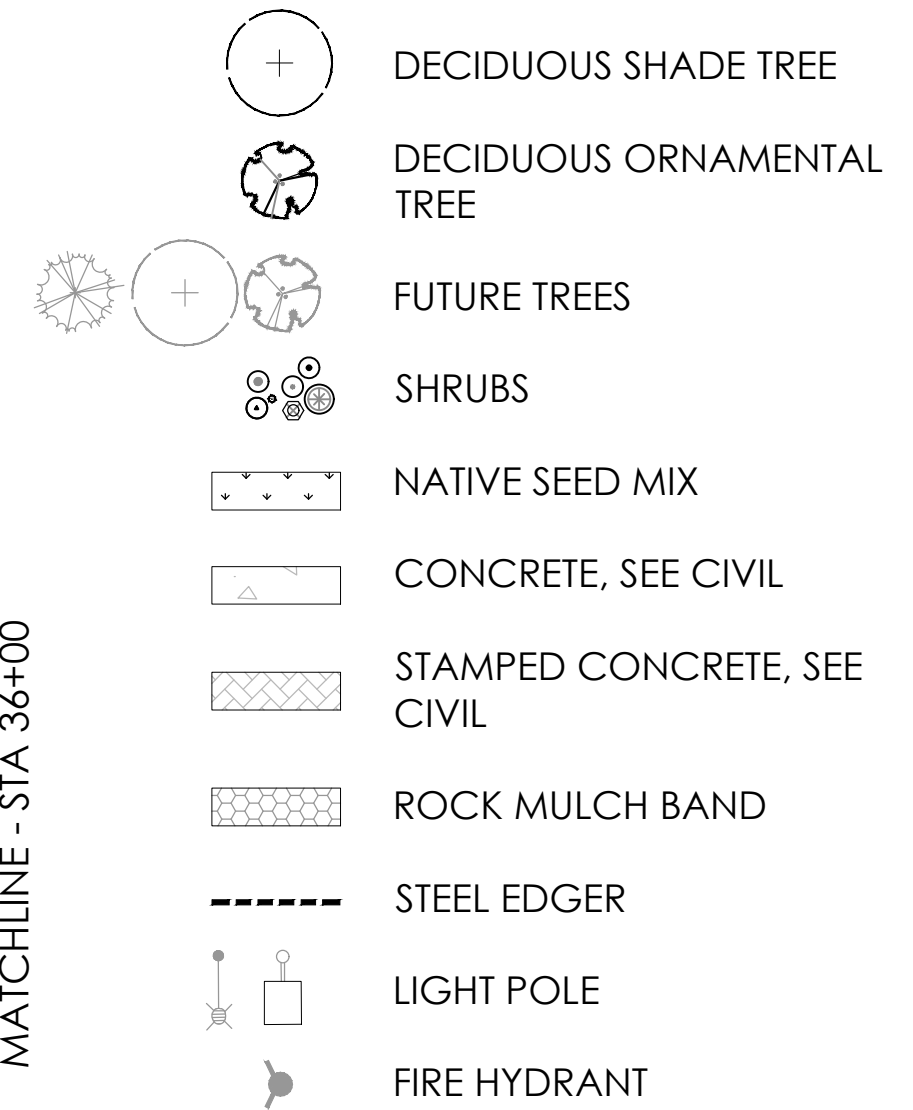
November 17, 2021

NOT FOR CONSTRUCTION





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2. CURBSIDE LANDSCAPE TO BE CONSTRUCTED AT TIME OF ADJACENT DEVELOPMENT.

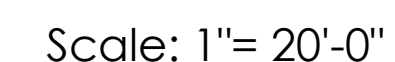


DECIDUOUS SHADE TREES		
CS	CATALPA SPECIOSA	CATALPA, WESTERN
CO	CELTIS OCCIDENTALIS	HACKBERRY, WESTERN
CC	CORYLUS COLURNA	TURKISH FILBERT
GD	GYMNOCLADUS DIOICUS 'ESPRESSO'	KENTUCKY COFFEETREE, SEEDLESS
GT1	GLEDITSIA 'TRIACANTHOS INERMIS' 'IMPERIAL'	HONEYLOCUST, IMPERIAL
GT2	GLEDITSIA 'TRIACANTHOS INERMIS' 'SKYLINE'	HONEYLOCUST, SKYLINE
QB	QUERCUS BICOLOR	OAK, SWAMP WHITE
QM	QUERCUS MACROCARPA	OAK, BUR
QMC	QUERCUS MUEHLERBERGII	OAK, CHINKAPIN
QL	QUERCUS LACEYI	OAK, TEXAS RED
QR	QUERCUS ROBUR	OAK, ENGLISH
QS	QUERCUS 'SHUMMARDI'	OAK, SCHUMMARD
SJP	SOPHORA JAPONICA	JAPANESE PAGODA TREE
UAP	ULMUS AMERICANA 'PRINCETON'	ELM, PRINCETON
UT	ULMUS X TRIUMPH	ELM, TRIUMPH
ORNAMENTAL TREES		
AAS	AMELANCHIER ALNIFOLIA	SERVICEBERRY, SASKATOON
ACS	AMELANCHIER CANADENSIS	SERVICEBERRY, SHADBLOW
AGF	ACER GINNALA 'FLAME'	MAPLE, FLAME AMUR
ATH	ACER TATARICUM 'HOT WINGS'	MAPLE, HOT WINGS
ATP	ACER TATARICUM 'PATTERN PERFECT'	MAPLE, PATTERN PERFECT
CIC	CRATAEGUS CRUG-GALLI INERMIS	HAWTHORN, COCKSPUR THORNLESS
CCI	CRATAEGUS LAEVIGATA 'CRIMSON CLOUD'	HAWTHORN, CRIMSON CLOUD
CVW	CRATAEGUS VIRIDIS 'WINTER KING'	HAWTHORN, WINTER KING
KP	KOBUSCHERIA PANICULATA	GOLDENRAIN TREE
MPF	MALUS 'PRAIRIE FIRE'	CRABAPPLE, PRAIRIE FIRE
MRR	MALUS 'ROYAL RAINDROPS'	CRABAPPLE, ROYAL RAINDROPS
MSS	MALUS 'SPRING SNOW'	CRABAPPLE, SPRING SNOW
PNK	PRUNUS NIGRA 'PRINCESS KAY'	PRINCESS KAY PLUM

EVERGREEN SHRUBS		
JHY	JUNIPERUS HORIZONTALIS 'YOUNGSTOWN'	ANDORRA YOUNGSTOWN JUNIPER
JPS	JUNIPERUS X PRITZERIANA 'SAYBROOK GOLD'	SAYBROOK JUNIPER
PMW	PINUS MUGO 'WHITE BUD'	PINE, WHITE BUD MUGO
PMM	PINUS MUGO 'MOPS'	PINE, DWARF MUGO
DECIDUOUS SHRUBS		
ACL	AMORPHA CANESCENS	LEADPLANT
AAB	ARONA ARBUTIFOLIA 'BRILLANTISSIMA'	CHOKEBERRY, BRILLIANT RED
APS	ARTEMISA FILIFOLIA	SAGEBRUSH, SAND
CCB	CARYOPHTERIS X CLANDONENSIS 'BLUE MIST'	SPIREA, BLUE MIST
CMF	CHAMAEBATARIA MILLEFOLIUM	FERNBUSH
ENG	ERICAMERIA NAUSEOSA SSP. NAUSEOSA VAR. GLABRATA	RABBITBRUSH, TALL GREEN
ENN	ERICAMERIA NAUSEOSA SSP. NAUSEOSA VAR. NAUSEOSA	RABBITBRUSH, DWARF BLUE
FPA	FALLUGIA PARADOXA	APACHE PLUME
PAR	PEROVSKIA ATRIPLICIFOLIA	SAGE, RUSSIAN
RRL	RIBES RUBRUM 'RED LAKE'	RED LAKE CURRANT
RTT	RHUS TRILOBATA	SUMAC, THREE LEAF
PERENNIALS		
AMY	ACHILLEA MILLEFOLIUM 'MOONSHINE'	YARROW, MOONSHINE
ARS	AGASTACHE RUPESTRIS	HYSSOP, SUNSET
RFG	RUDBECKIA FULGIDA 'GOLDSTURM'	BLACK-EYED SUSAN
ZCL	ZALUSCHNERIA CALIFORNICA LATIFOLIA	HUMMINGBIRD FLOWER
ORNAMENTAL GRASSES		
AGB	ANDROPOGON GERARDII	BIG BLUESTEM GRASS
BCS	BOUTELOUA CURTIPENDULA	SIDEOTS GRAMA GRASS
BGA	BOUTELOUA GRACILIS 'BLOND AMBITION PP 22048	BLOND AMBITION GRAMA GRASS
PVH*	PANICUM VIRGATUM 'HEAVY METAL'	HEAVY METAL SWITCHGRASS
SNL	SORGHASTRUM NUTANS	INDIAN GRASS
SWP	SPOROBOLUS HETEROLEPIS	PIRAIRE DROPPED GRASS
SWG	SPOROBOLUS WRIGHTII	GIANT SACATON GRASS

\*WATER USE TABLE BASED OFF OF CSU FRONT RANGE TREE RECOMMENDATION LIST & CITY OF AURORA XERISCAPE AND NO-WATER PLANT LIST.

\*WATER USE TABLE BASED OFF OF CSU FRONT RANGE TREE RECOMMENDATION LIST & CITY OF AURORA XERISCAPE AND NO-WATER PLANT LIST.



PROJECT NAME



KINGS POINT NORTH  
AURORA, COLORADO  
SITE PLAN FOR INFRASTRUCTURE,  
WEST

SHEET TITLE

# LANDSCAPE PLAN

HEET NUMBER

# LP.5












November 17, 2021

NOT FOR CONSTRUCTION



1. ALL PROPOSED LANDSCAPING WITHIN THE SIGHT TRIANGLE SHALL BE IN COMPLIANCE WITH COA ROADWAY SPECIFICATIONS, SECTION 4.04.2.10 AND UDO SECTION 146.4.7.5.VII.
2. CURBSIDE LANDSCAPE TO BE CONSTRUCTED AT TIME OF ADJACENT DEVELOPMENT.



-  DECIDUOUS SHADE TREE
  -  DECIDUOUS ORNAMENTAL TREE
  -  FUTURE TREES
  -  SHRUBS
  -  NATIVE SEED MIX
  -  CONCRETE, SEE CIVIL
  -  STAMPED CONCRETE, SEE CIVIL
  -  ROCK MULCH BAND
  -  STEEL EDGER
  -  LIGHT POLE
  -  FIRE HYDRANT

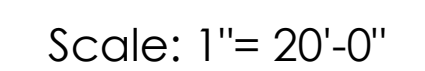
DECIDUOUS SHADE TREES		
CS	CATALPA SPECIOSA	CATALPA, WESTERN
CO	CELTIS OCCIDENTALIS	HACKBERRY, WESTERN
CC	CORYLUS COLURNA	TURKISH FILBERT
GD	GYMNOCLADUS DIOICUS 'ESPRESSO'	KENTUCKY COFFEETREE, SEEDLESS
GTI	GLEDITSIA 'TRIACANTHOS INERMIS 'IMPERIAL'	HONEYLOCUST, IMPERIAL
GTS	GLEDITSIA 'TRIACANTHOS INERMIS 'SKYLINE'	HONEYLOCUST, SKYLINE
QB	QUERCUS BICOLOR	OAK, SWAMP WHITE
QM	QUERCUS MACROCARPA	OAK, BUR
QMC	QUERCUS MUEHLBERGII	OAK, CHINKAPIN
QL	QUERCUS LACEYI	OAK, TEXAS RED
QR	QUERCUS ROBUR	OAK, ENGLISH
QS	QUERCUS 'SHUMMARDI'	OAK, SCHUMMARD
SJP	SOPHORA JAPONICA	JAPANESE PAGODA TREE
UAP	ULMUS AMERICANA 'PRINCETON'	ELM, PRINCETON
UT	ULMUS X TRIUMPH	ELM, TRIUMPH
ORNAMENTAL TREES		
AAS	AMELANCHIER ALNIFOLIA	SERVICEBERRY, SASKATOON
ACS	AMELANCHIER CANADENSIS	SERVICEBERRY, SHADBLow
AGF	ACER GINNALA 'FLAME'	MAPLE, FLAME AMUR
ATH	ACER TATARICUM 'HOT WINGS'	MAPLE, HOT WINGS
ATP	ACER TATARICUM 'PATTERN PERFECT'	MAPLE, PATTERN PERFECT
CCI	CRATAEGUS CRUS-GALLI INERMIS	HAWTHORN, COCKSPUR THORNLESS
CLC	CRATAEGUS LAEVIGATA 'CRIMSON CLOUD'	HAWTHORN, CRIMSON CLOUD
CVVW	CRATAEGUS VIRIDIS 'WINTER KING'	HAWTHORN, WINTER KING
KP	KOELREUTERIA PANICULATA	GOLDENRAIN TREE
MFF	MALUS PRAIRIE FIRE	CRABAPPLE, PRAIRIE FIRE
MPP	MALUS ROYAL 'RAINBOWS'	CRABAPPLE, ROYAL RAINBOWS
MNS	MALUS 'SPRING SNOW'	CRABAPPLE, SPRING SNOW
PNK	PRUNUS NIGRA 'PRINCESS KAY'	PRINCESS KAY PLUM

JHY	JUNIPERUS HORIZONTALIS 'YOUNGSTOWN'	ANDORRA YOUNGSTOWN JUNIPER
JPS	JUNIPERUS X PHTZERIANA 'SAYBROOK GOLD'	SAYBROOK JUNIPER
PMW	PINUS MUGO 'WHITE BUD'	PINE, WHITE BUD MUGO
PMM	PINUS MUGO 'MOPS'	PINE, DWARF MUGO
<b>DECIDUOUS SHRUBS</b>		
ACL	AMORPHA CANESCENS	LEADPLANT
AAB	ARONIA ARBURTIFOLIA 'BRILLANTISSIMA'	CHOKEBERRY, BRILLIANT RED
AFS	ARTEMISA FILIFOLIA	SAGEBRUSH, SAGE
CCB	CARYOPHTERIS X C. ANDONENSIS 'BLUE MIST'	SPICE, BLUE MIST
CMF	C. HAMAEBATARIA MILLEFOLIUM	FERNBUSH
ENG	ERICAMERA NAUSEOSA SSP. NAUSEOSA VAR. GLABRATA	RABBITBUSH, TALL GREEN
ENN	ERICAMERA NAUSEOSA SSP. NAUSEOSA VAR. NAUSEOSA	RABBITBUSH, DWARF BLUE
FPA	FALLUGIA PARADOXA	APACHE PLUME
PAR	PEROVSKIA ATRIPLICIFOLIA	SAGE, RUSSIAN
RRL	RIBES RUBRUM 'RED LAKE'	RED LAKE CURRANT
RTT	RHUS TRILOBATA	SUMAC, THREE LEAF

AMY	ACHILLEA MILLEFOLIUM 'MOONSHINE'	YARROW, MOONSHINE
ARS	AGASTACHE RUPESTRIS	HYSSOP, SUNSET
RFG	RUDBECKIA FULGIDA 'GOLDSTURM'	BLACK-EYED SUSAN
ZCL	ZAUSCHNERIA CALIFORNICA LATIFOLIA	HUMMINGBIRD FLOWER

AGB	ANDROPOGON GERARDII	BIG BLUESTEM GRASS
BCS	BOULETELOUA CURTIPENDULA	SIDEOTS GRAMA GRASS
BGA	BOULETELOUA GRACILIS 'BLOND AMBITION' PP 22048	BLOND AMBITION GRAMA GRASS
PVH*	PANICUM VIRGATUM 'HEAVY METAL'	HEAVY METAL SWITCHGRASS
SNI	SORGHASTRUM NUTANS	INDIAN GRASS
SNP	SPOROBOLUS HETEROLEPIS	PRAIRIE DROPS EED GRASS
SWG	SPOROBOLUS WRIGHTII	GIANT SACATON GRASS

\*WATER USE TABLE BASED OFF OF CSU FRONT RANGE TREE RECOMMENDATION LIST & CITY OF AURORA XERISCAPE AND NO-WATER PLANT LIST.



**td** terraforma  
design  
10200 E. Girard Ave., A-314  
Denver, CO 80231  
ph: 303.632.8867

PROJECT NAME



KINGS POINT NORTH  
AURORA, COLORADO  
SITE PLAN FOR INFRASTRUCTURE,  
WEST

SHEET TITLE

# LANDSCAPE PLAN

HEET NUMBER

## LP.6

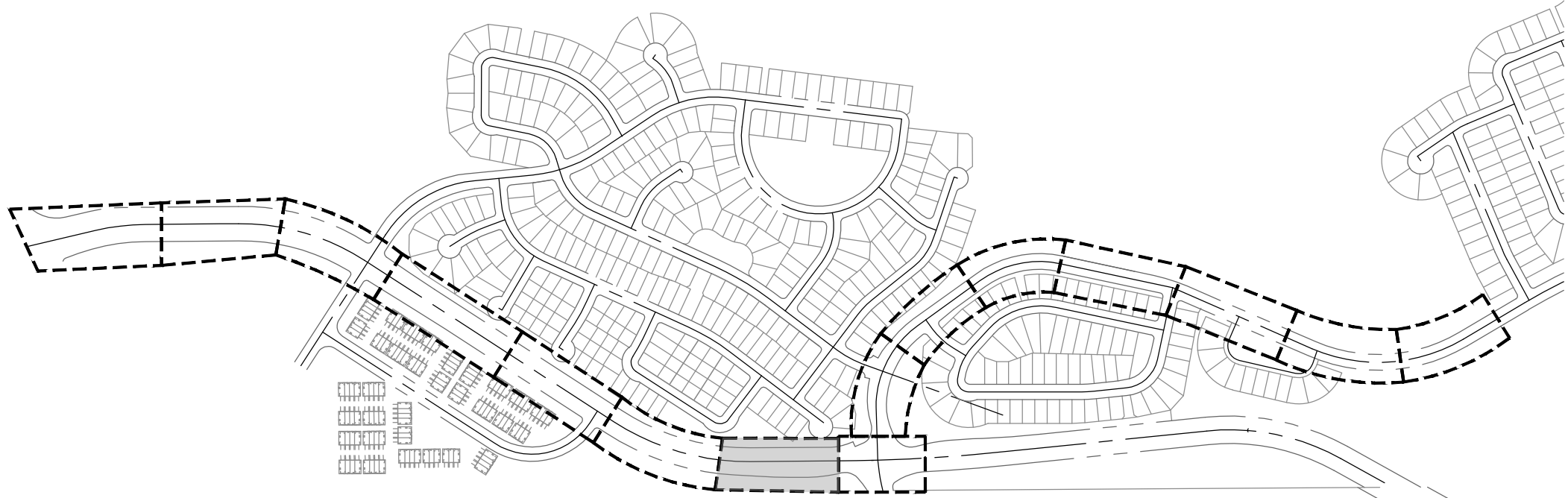
November 17, 2021

P:\OAKWOOD MASTER FOLDER\KINGS POINT\ISP WEST\CAD\SUBMITTALS\SHEETS\LANDSCAPE PLANS.DWG  
LAUREN KONKOLI  
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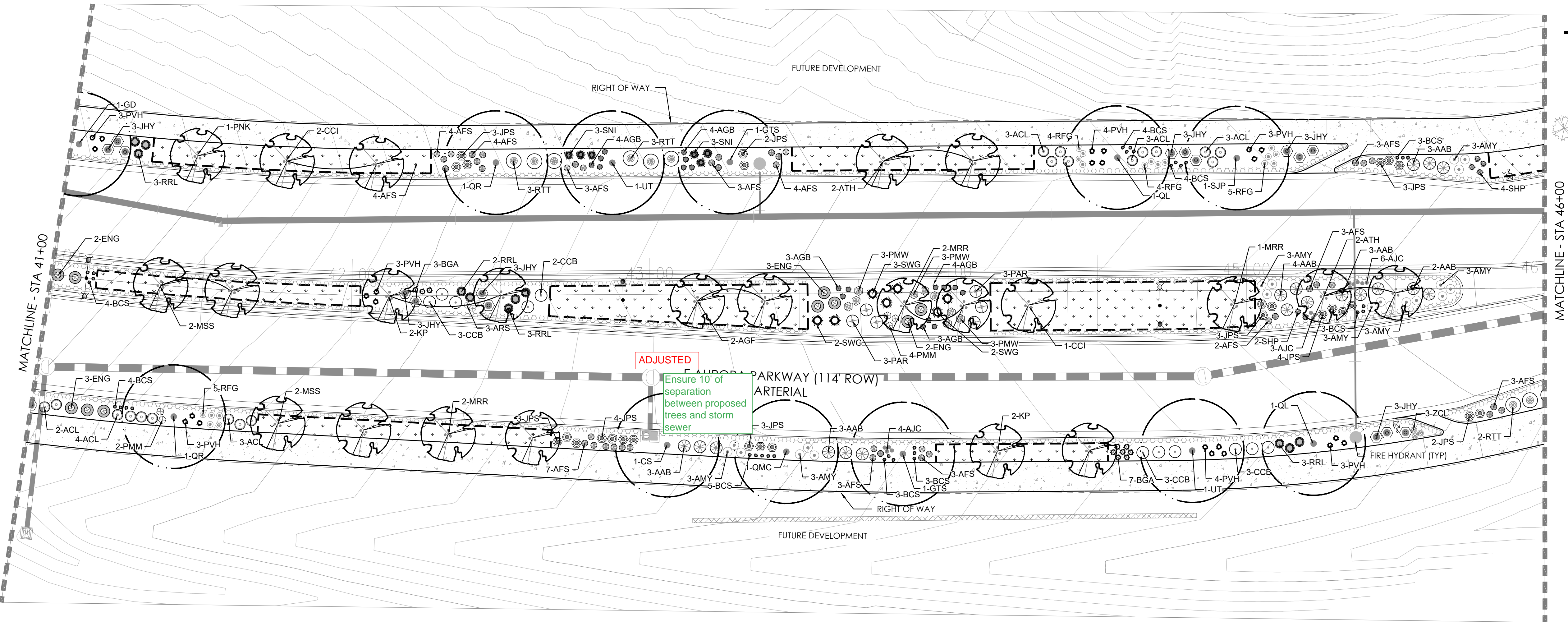


NOTES:

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2. CURBSIDE LANDSCAPE TO BE CONSTRUCTED AT TIME OF ADJACENT DEVELOPMENT.



KEYMAP



LEGEND

- DECIDUOUS SHADE TREE
- DECIDUOUS ORNAMENTAL TREE
- FUTURE TREES
- SHRUBS
- NATIVE SEED MIX
- CONCRETE, SEE CIVIL
- STAMPED CONCRETE, SEE CIVIL
- ROCK MULCH BAND
- STEEL EDGER
- LIGHT POLE
- FIRE HYDRANT

PLANT LEGEND

DECIDUOUS SHADE TREES

CS	CATALPA SPECIOSA	CATALPA, WESTERN
CC	CELTIS OCCIDENTALIS	HACKBERRY, WESTERN
CO	CORYLUS COLURNA	TURKISH FILBERT
GD	GYMNOCLADUS DIOICUS 'ESPRESSO'	KENTUCKY COFFEETREE, SEEDLESS
GI	GLEDITSIA TRIACANTHOS INERMIS 'IMPERIAL'	HONEYLOCUST, IMPERIAL
GTS	GLEDITSIA TRIACANTHOS INERMIS 'SKYLINE'	HONEYLOCUST, SKYLINE
QB	QUERCUS BICOLOR	OAK, SWAMP WHITE
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QMC	QUERCUS MUEHLBERGII	OAK, CHINKAPIN
QL	QUERCUS LACEYI	OAK, TEXAS RED
QR	QUERCUS ROBUR	OAK, ENGLISH
QS	QUERCUS 'SHUMMARDI'	OAK, SCHUMMARD
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UT	ULMUS X TRIUMPH	ELM, TRIUMPH

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CCI	CRATAEGUS CRUS-GALLI INERMIS	HAWTHORN, COCKSPUR THORNLESS
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CVW	CRATAEGUS VIRIDIS 'WINTER KING'	HAWTHORN, WINTER KING
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MPF	MALUS 'PRAIRIE FIRE'	CRABAPPLE, PRAIRIE FIRE
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EVERGREEN SHRUBS

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RRL	RIBES RUBRUM 'RED LAKE'	RED LAKE CURRANT
RTT	RHUS TRILOBATA	SUMAC, THREE LEAF

PERENNIALS

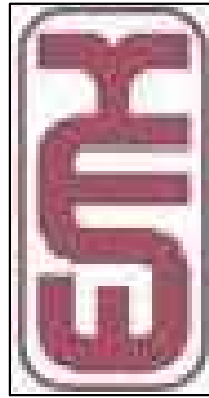
AMY	ACHILLEA MILLEFOLIUM 'MOONSHINE'	YARROW, MOONSHINE
APS	AGASTACHE RUPESTRIS	HYSSOP, SUNSET
RFG	RUDBECKIA FULGIDA 'GOLDSTURM'	BLACK-EYED SUSAN
ZCL	ZAUSCHNERIA CALIFORNICA LATIFOLIA	HUMMINGBIRD FLOWER

ORNAMENTAL GRASSES

AGB	ANDROPOGON GERARDII	BIG BLUESTEM GRASS
BCS	BOUTELOUA CURTIPENDULA	SIDEOTS GRAMA GRASS
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PVH*	PANICUM VIRGATUM 'HEAVY METAL'	HEAVY METAL SWITCHGRASS
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SWG	SPOROBOLUS WRIGHTII	GIANT SACATON GRASS

\*WATER USE TABLE BASED OFF OF CSU FRONT RANGE TREE RECOMMENDATION LIST & CITY OF AURORA XERISCAPE AND NO-WATER PLANT LIST.

PROJECT NAME



KINGS POINT NORTH  
AURORA, COLORADO  
SITE PLAN FOR INFRASTRUCTURE,  
WEST

SHEET TITLE

LANDSCAPE  
PLAN

SHEET NUMBER

LP.7

November 16, 2021

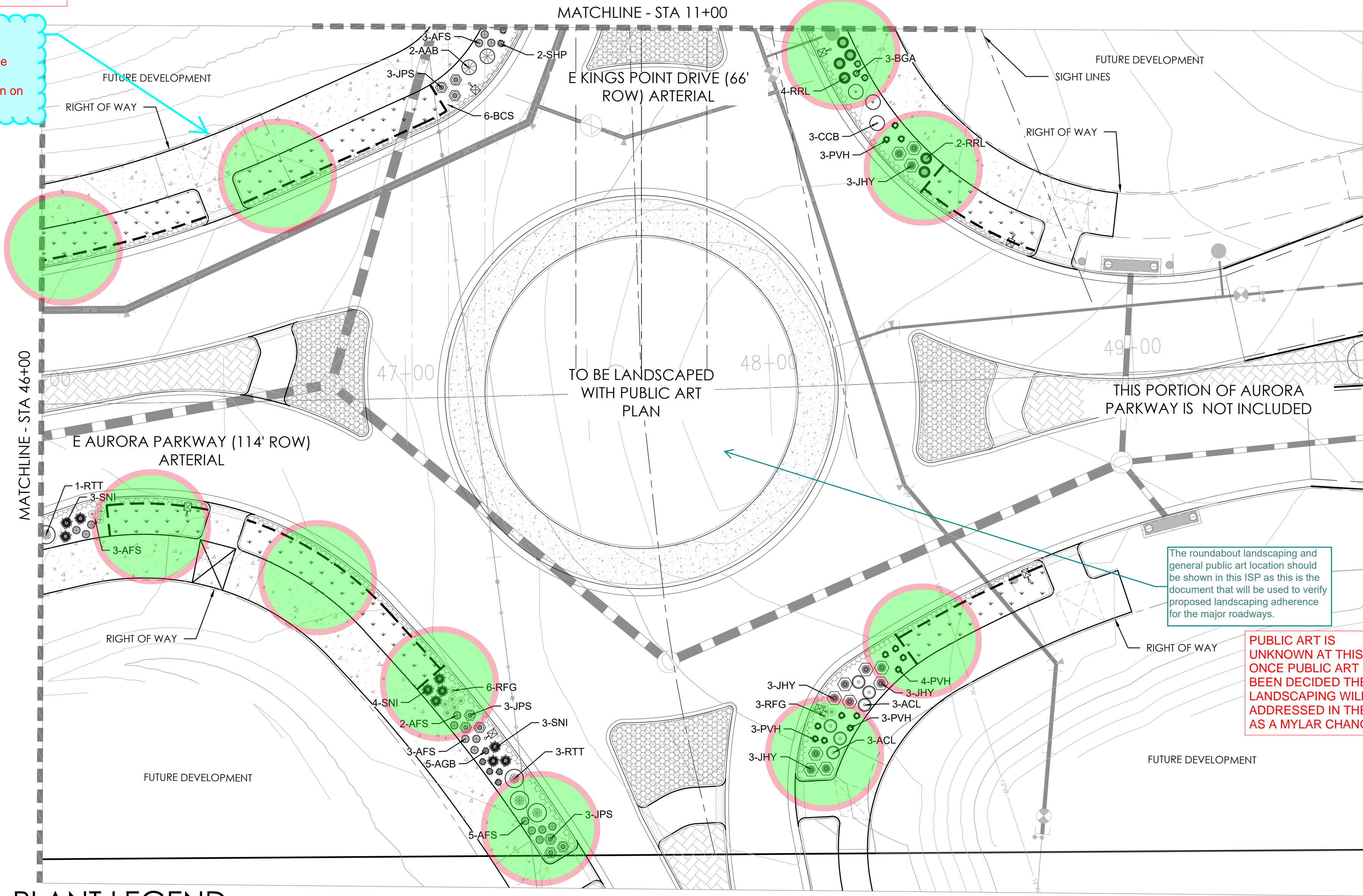


P:\OAKWOOD MASTER FOLDER\KINGS POINT\SP WEST\CAD\SUBMITTALS\SHEETS\LANDSCAPE PLANS.DWG  
LAUREN KONKOLI  
11/17/2021 4:30 PM

- NOTES:
1. ALL PROPOSED LANDSCAPING WITHIN THE SIGHT TRIANGLE SHALL BE IN COMPLIANCE WITH COA ROADWAY SPECIFICATIONS, SECTION 4.04.2.10 AND UDO SECTION 146.4.7.5.VII.
  2. CURBSIDE LANDSCAPE TO BE CONSTRUCTED AT TIME OF ADJACENT DEVELOPMENT.

TREES HAVE BEEN ADDED, PER CONVERSATION WITH KELLY BISH

Why aren't street trees being provided in these curbside landscape areas? Trees maybe located within sight distance triangles. There is no restriction on this.



## PLANT LEGEND

### DECIDUOUS SHADE TREES

CS	CATALPA SPECIOSA	CATALPA, WESTERN
CO	CELTIS OCCIDENTALIS	HACKBERRY, WESTERN
CC	CORYLUS COLUMNA	TURKISH FILBERT
GD	GYMNOCLADUS DIOICUS 'ESPRESSO'	KENTUCKY COFFEETREE, SEEDLESS
GTI	GLEDITSIA TRIACANTHOS INERMIS 'IMPERIAL'	HONEYLOCUST, IMPERIAL
GTS	GLEDITSIA TRIACANTHOS INERMIS 'SKYLINE'	HONEYLOCUST, SKYLINE
QB	QUERCUS BICOLOR	OAK, SWAMP WHITE
QM	QUERCUS MACROCARPA	OAK, BUR
QMC	QUERCUS MUEHLENBERGII	OAK, CHINKAPIN
QL	QUERCUS LACEY	OAK, TEXAS RED
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QS	QUERCUS 'SHUMMARD'	OAK, SCHUMMARD
SJP	SOPHORA JAPONICA	JAPANESE PAGODA TREE
UAP	ULMUS AMERICANA 'PRINCETON'	ELM, PRINCETON
UT	ULMUS X TRIUMPH	ELM, TRIUMPH

### ORNAMENTAL TREES

AAS	AMELANCHIER ALNIFOLIA	SERVICEBERRY, SASKATOON
ACS	AMELANCHIER CANADENSIS	SERVICEBERRY, SHADBLow
AGF	ACER GINNALA 'FLAME'	MAPLE, FLAME AMUR
ATH	ACER TATARICUM 'HOT WINGS'	MAPLE, HOT WINGS
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CCI	CRATAEGUS CRUS-GALLI INERMIS	HAWTHORN, COCKSPUR THORNLESS
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PNK	PRUNUS NIGRA 'PRINCESS KAY'	PRINCESS KAY PLUM

### EVERGREEN SHRUBS

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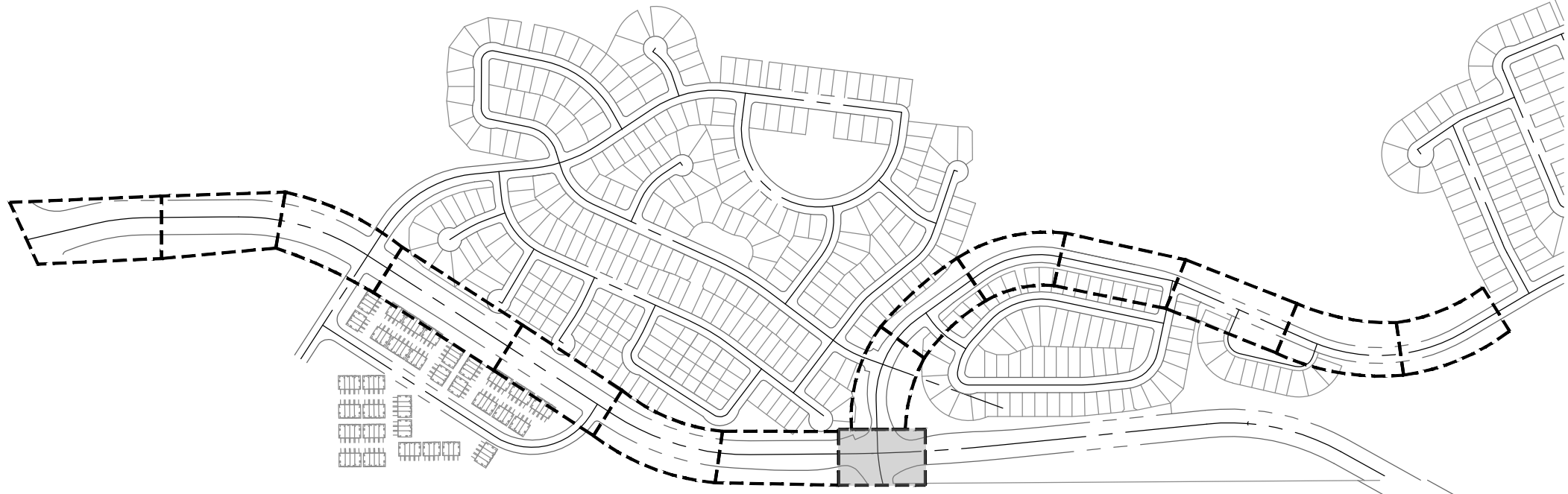
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ARS	AGASTACHE RUPESTRIS	HYSSOP, SUNSET
RFG	RUDBECKIA FULGIDA 'GOLDSTURM'	BLACK-EYED SUSAN
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\*WATER USE TABLE BASED OFF OF CSU FRONT RANGE TREE RECOMMENDATION LIST & CITY OF AURORA XERISCAPE AND NO-WATER PLANT LIST.



## KEYMAP

## LEGEND

- DECIDUOUS SHADE TREE
- DECIDUOUS ORNAMENTAL TREE
- FUTURE TREES
- SHRUBS
- NATIVE SEED MIX
- CONCRETE, SEE CIVIL
- STAMPED CONCRETE, SEE CIVIL
- ROCK MULCH BAND
- STEEL EDGER
- LIGHT POLE
- FIRE HYDRANT

NOT FOR CONSTRUCTION

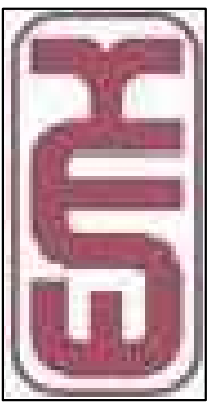
KINGS POINT NORTH  
AURORA, COLORADO  
SITE PLAN FOR INFRASTRUCTURE,  
WEST

LANDSCAPE  
PLANS

LP.8

November 17, 2021

PROJECT NAME



10200 E Girard Ave. A-314  
Denver, CO 80231  
ph: 303.652.8867

SHEET TITLE

SHEET NUMBER



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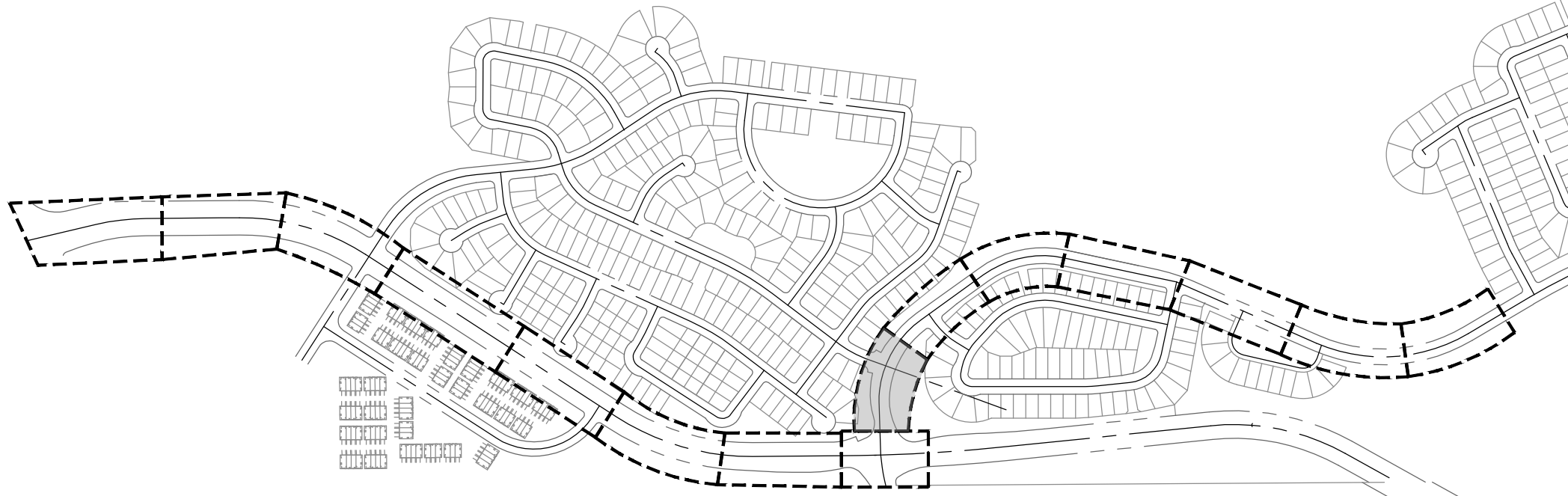
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STREET NAMES ARE STILL BEING SELECTED

If street name is known, please provide.

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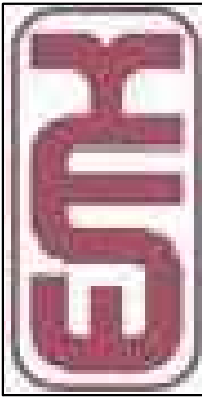
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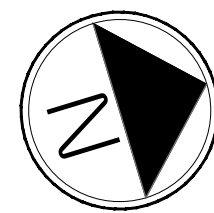
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November 17, 2021

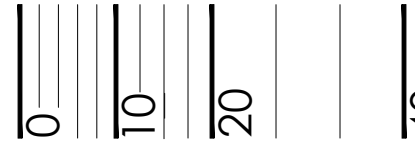
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terracina  
design  
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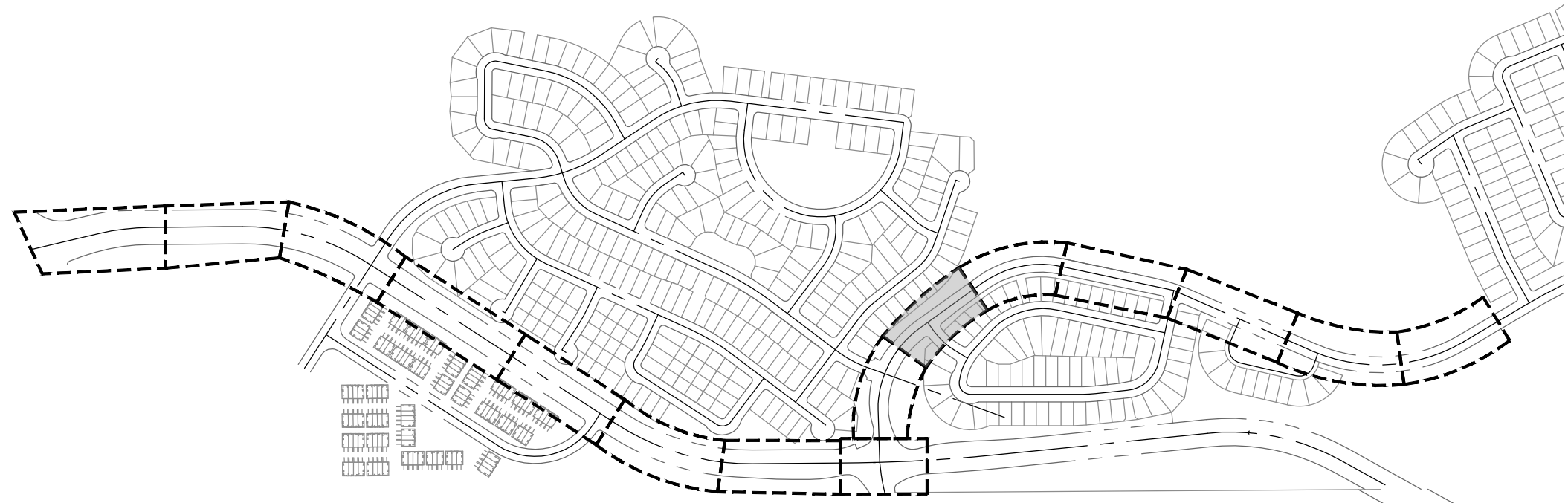
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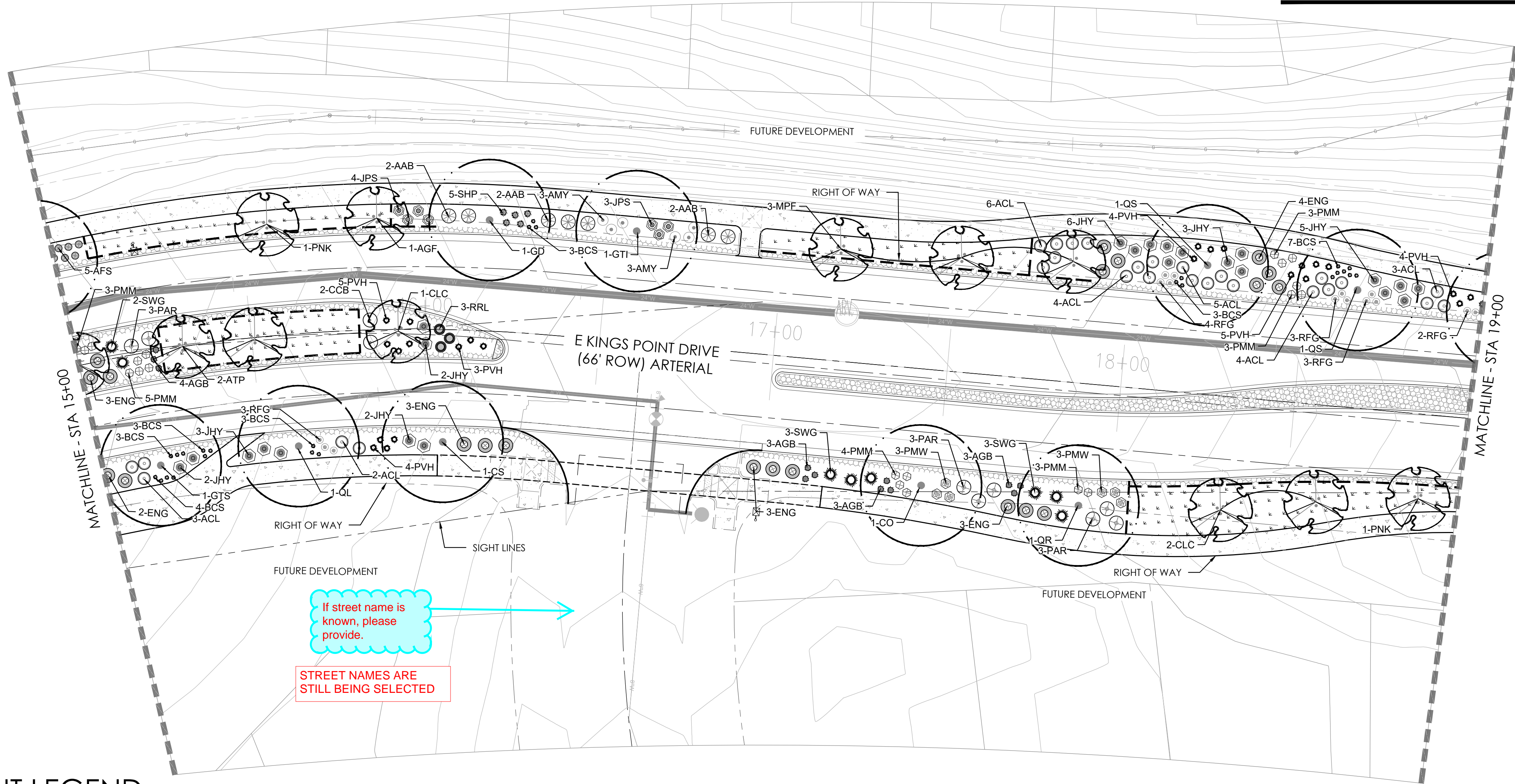


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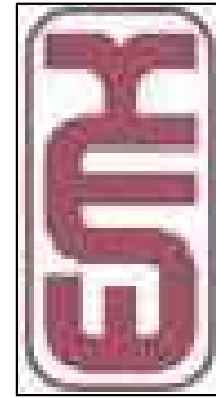
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KINGS POINT NORTH  
AURORA, COLORADO  
SITE PLAN FOR INFRASTRUCTURE,  
WEST

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LANDSCAPE  
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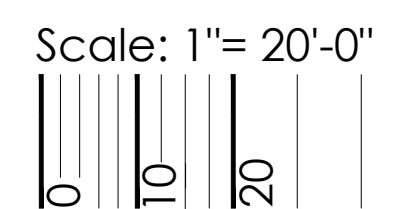
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**td** terraforma  
design  
10200 E. Girard Ave., A-314  
Denver, CO 80231  
ph: 303.632.8867



KINGS POINT NORTH  
AURORA, COLORADO  
SITE PLAN FOR INFRASTRUCTURE,  
WEST

# LANDSCAPE PLAN

\_P.11

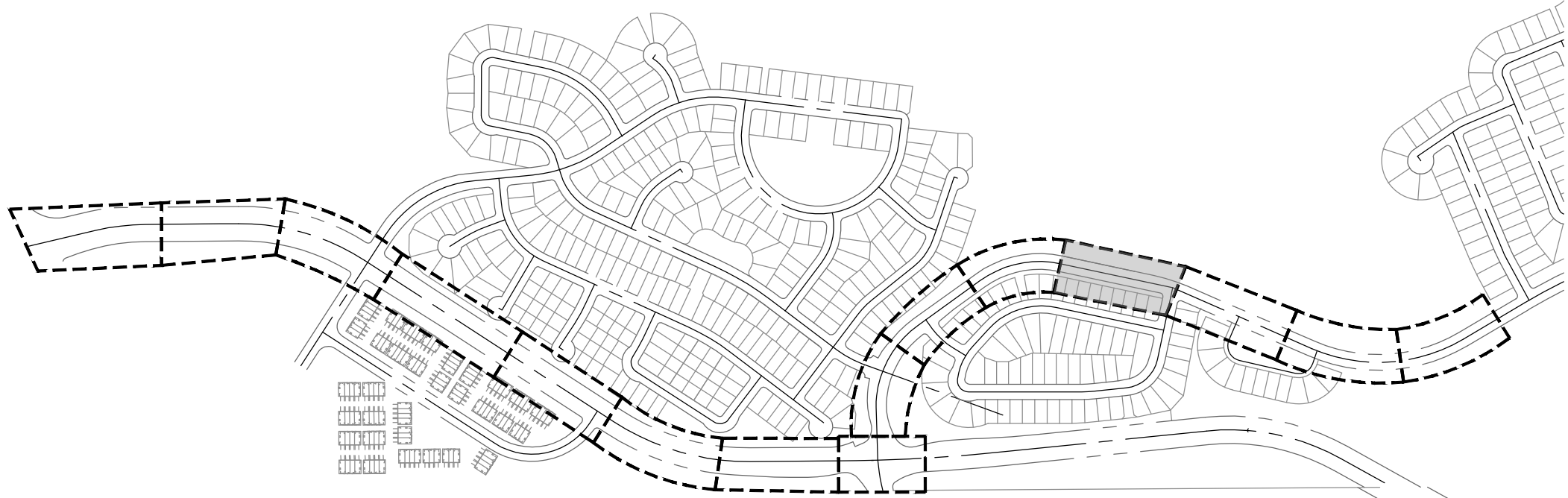
November 17, 2021

NOT FOR CONSTRUCTION

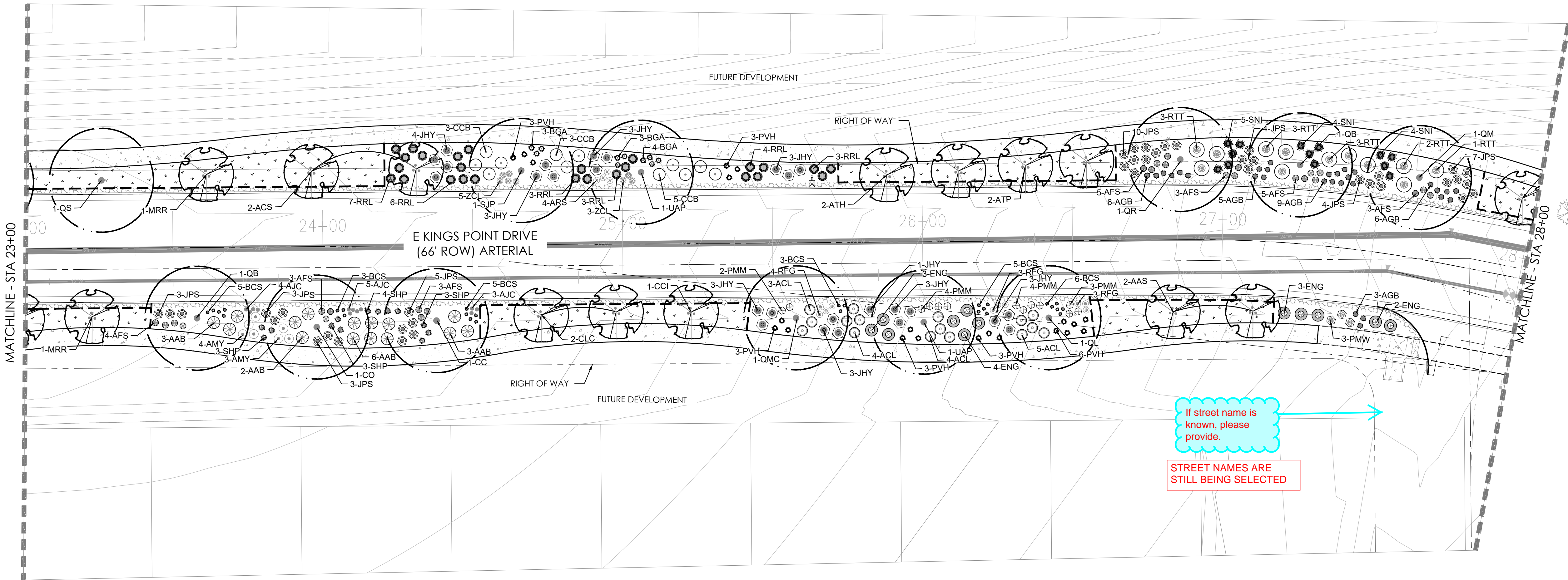


NOTES:

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2. CURBSIDE LANDSCAPE TO BE CONSTRUCTED AT TIME OF ADJACENT DEVELOPMENT.



KEYMAP



LEGEND

- DECIDUOUS SHADE TREE
- DECIDUOUS ORNAMENTAL TREE
- FUTURE TREES
- SHRUBS
- NATIVE SEED MIX
- CONCRETE, SEE CIVIL
- STAMPED CONCRETE, SEE CIVIL
- ROCK MULCH BAND
- STEEL EDGER
- LIGHT POLE
- FIRE HYDRANT

If street name is known, please provide.

STREET NAMES ARE STILL BEING SELECTED

PLANT LEGEND

DECIDUOUS SHADE TREES

CS	CATALPA SPECIOSA	CATALPA, WESTERN
CO	CELTIS OCCIDENTALIS	HACKBERRY, WESTERN
CC	CORYLUS COLLURNA	TURKISH FILBERT
GD	GYMNOCLADUS DIOICUS 'ESPRESSO'	KENTUCKY COFFEETREE, SEEDLESS
GTI	GLEDITSIA TRIACANTHOS INERMIS 'IMPERIAL'	HONEYLOCUST, IMPERIAL
GTS	GLEDITSIA TRIACANTHOS INERMIS 'SKYLINE'	HONEYLOCUST, SKYLINE
QB	QUERCUS BICOLOR	OAK, SWAMP WHITE
QM	QUERCUS MACROCARPA	OAK, BUR
QMC	QUERCUS MUEHLBERGII	OAK, CHINKAPIN
QL	QUERCUS LACEYI	OAK, TEXAS RED
QR	QUERCUS ROBUR	OAK, ENGLISH
QS	QUERCUS 'SHUMMARDI'	OAK, SCHUMMARD
SJP	SOPHORA JAPONICA	JAPANESE PAGODA TREE
UAP	ULMUS AMERICANA 'PRINCETON'	ELM, PRINCETON
UT	ULMUS X TRIUMPH	ELM, TRIUMPH

ORNAMENTAL TREES

AAS	AMELANCHIER ALNIFOLIA	SERVICEBERRY, SASKATOON
ACS	AMELANCHIER CANADENSIS	SERVICEBERRY, SHADBLOW
AGF	ACER GINNALA 'FLAME'	MAPLE, FLAME AMUR
ATH	ACER TATARICUM 'HOT WINGS'	MAPLE, HOT WINGS
ATP	ACER TATARICUM 'PATTERN PERFECT'	MAPLE, PATTERN PERFECT
CCI	CRATAEGUS CRUS-GALLI INERMIS	HAWTHORN, COCKSPUR THORNLESS
CLC	CRATAEGUS LAEVIGATA 'CRIMSON CLOUD'	HAWTHORN, CRIMSON CLOUD
CWV	CRATAEGUS VIRIDIS 'WINTER KING'	HAWTHORN, WINTER KING
KP	KOELREUTERIA PANICULATA	GOLDENRAIN TREE
MPF	MALUS 'PRAIRIE FIRE'	CRABAPPLE, PRAIRIE FIRE
MRR	MALUS 'ROYAL RAINDROPS'	CRABAPPLE, ROYAL RAINDROPS
MSS	MALUS 'SPRING SNOW'	CRABAPPLE, SPRING SNOW
PNK	PRUNUS NIGRA 'PRINCESS KAY'	PRINCESS KAY PLUM

EVERGREEN SHRUBS

JHY	JUNIPERUS HORIZONTALIS 'YOUNGSTOWN'	ANDORRA YOUNGSTOWN JUNIPER
JPS	JUNIPERUS X PFITZERIANA 'SAYBROOK GOLD'	SAYBROOK JUNIPER
PMW	PINUS MUGO 'WHITE BUD'	PINE, WHITE BUD MUGO
PMM	PINUS MUGO 'MOPS'	PINE, DWARF MUGO

DECIDUOUS SHRUBS

ACL	AMORPHA CANESCENS	LEADPLANT
AAB	ARONIA ARBUTIFOLIA 'BRILLIANTISSIMA'	CHOKEBERRY, BRILLIANT RED
AFS	ARTEMISIA FILIFOLIA	SAGEBRUSH, SAND
COB	CARYOPTERIS X CLANDONENSIS 'BLUE MIST'	SPIREA, BLUE MIST
CMF	CHAMAEBATIARIA MILLEFOLIUM	FERNBUSH
ENG	ERICAMERIA NAUSEOSA SSP. NAUSEOSA VAR. GLABRATA	RABBITBRUSH, TALL GREEN
ENN	ERICAMERIA NAUSEOSA SSP. NAUSEOSA VAR. NAUSEOSA	RABBITBRUSH, DWARF BLUE
FPA	FALLUGIA PARADOXA	APACHE PLUME
PAR	PEROVSKIA ATRIPLICIFOLIA	SAGE, RUSSIAN
RRL	RIBES RUBRUM 'RED LAKE'	RED LAKE CURRANT
RTT	RHUS TRILOBATA	SUMAC, THREE LEAF

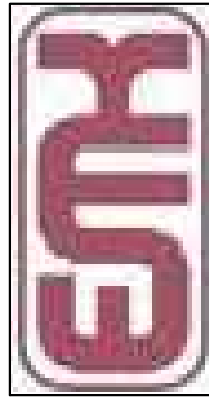
PERENNIALS

AMY	ACHILLEA MILLEFOLIUM 'MOONSHINE'	YARROW, MOONSHINE
ARS	AGASTACHE RUPESTRIS	HYSSOP, SUNSET
RFG	RUDBECKIA FULGIDA 'GOLDSTURM'	BLACK-EYED SUSAN
ZCL	ZAUSCHNERIA CALIFORNICA LATIFOLIA	HUMMINGBIRD FLOWER

ORNAMENTAL GRASSES

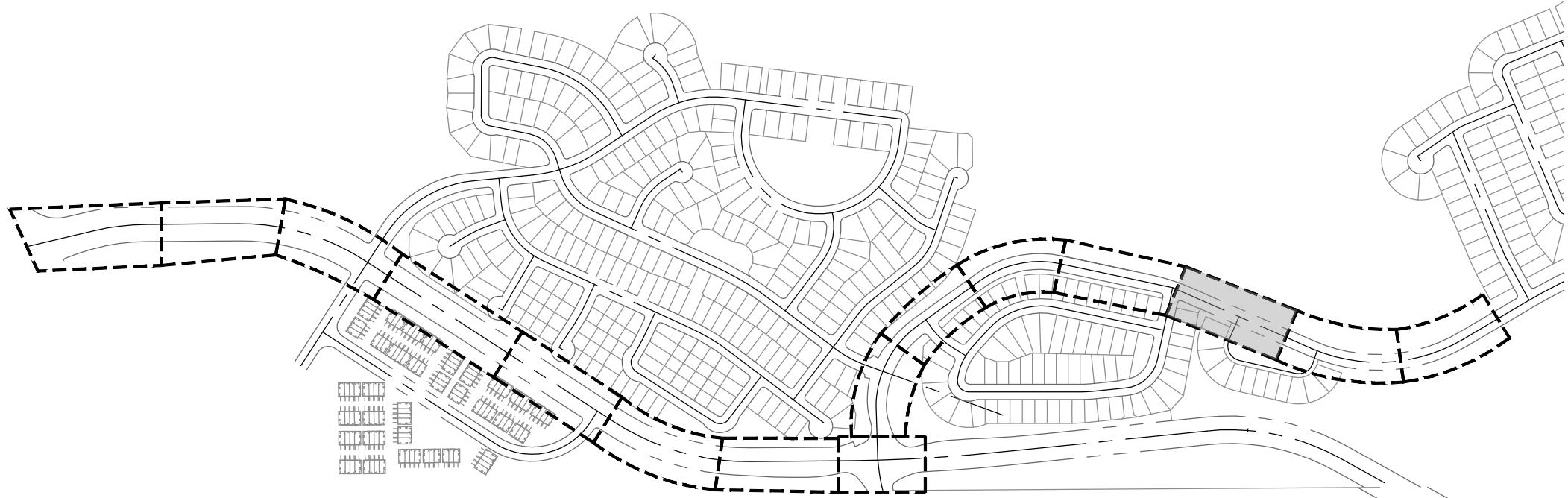
AGB	ANDROPOGON GERARDII	BIG BLUESTEM GRASS
BCS	BOUTELOUA CURTIPENDULA	SIDEOATS GRAMA GRASS
BGA	BOUTELOUA GRACILIS 'BLOND AMBITION' PP 22048	BLOND AMBITION GRAMA GRASS
PVH*	PANICUM VIRGATUM 'HEAVY METAL'	HEAVY METAL SWITCHGRASS
SNH	SORGHASTRUM NUTANS	INDIAN GRASS
SHP	SPOROBOLUS HETEROLEPIS	PRAIRIE DROPSEED GRASS
SWG	SPOROBOLUS WRIGHTII	GIANT SACATON GRASS

\*WATER USE TABLE BASED OFF OF CSU FRONT RANGE TREE RECOMMENDATION LIST & CITY OF AURORA XERISCAPE AND NO-WATER PLANT LIST.

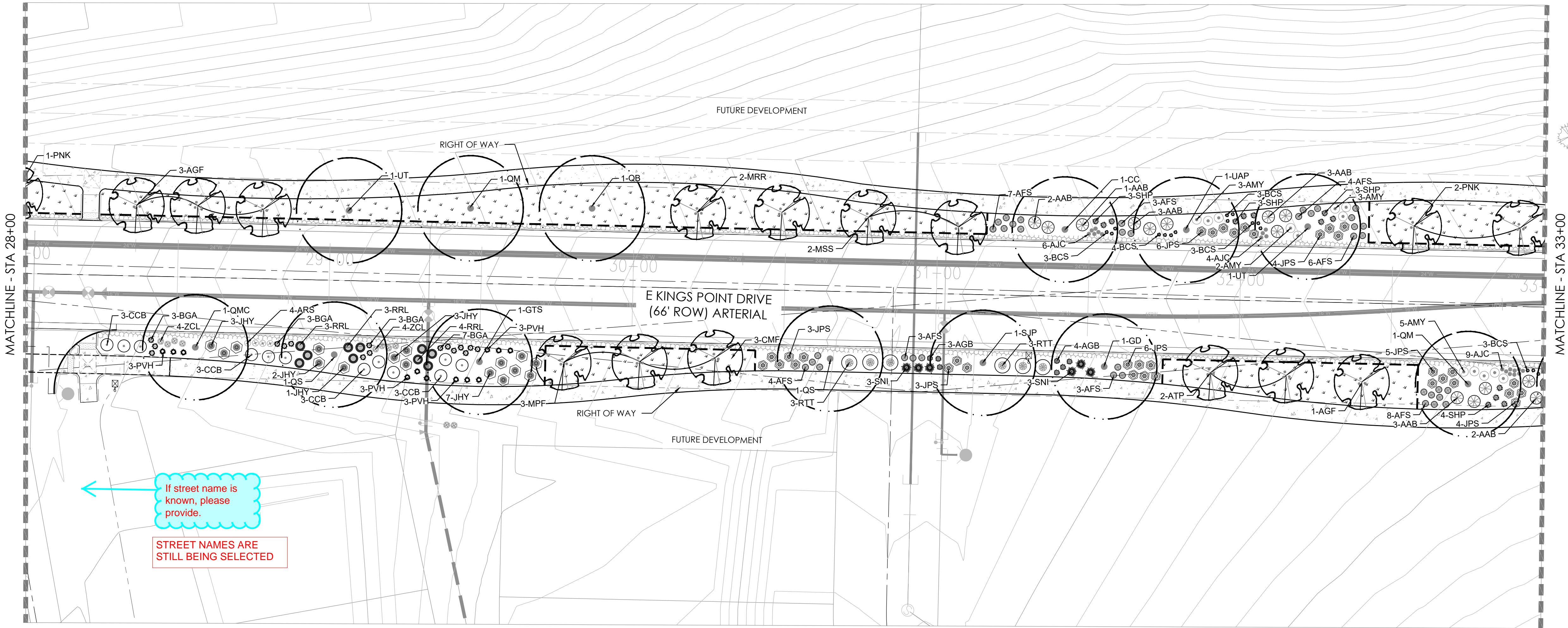




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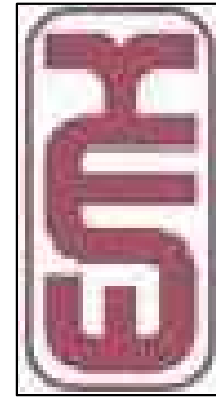
PLANT LEGEND

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\*WATER USE TABLE BASED OFF OF CSU FRONT RANGE TREE RECOMMENDATION LIST & CITY OF AURORA XERISCAPE AND NO-WATER PLANT LIST.

PROJECT NAME



KINGS POINT NORTH  
AURORA, COLORADO  
SITE PLAN FOR INFRASTRUCTURE,  
WEST

SHEET TITLE

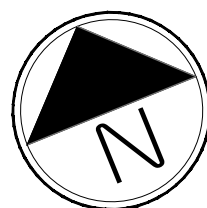
LANDSCAPE  
PLAN

SHEET NUMBER

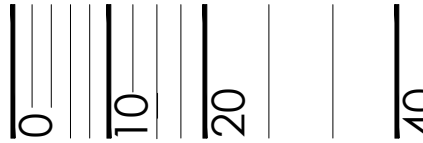
LP.13

November 17, 2021

NOT FOR CONSTRUCTION

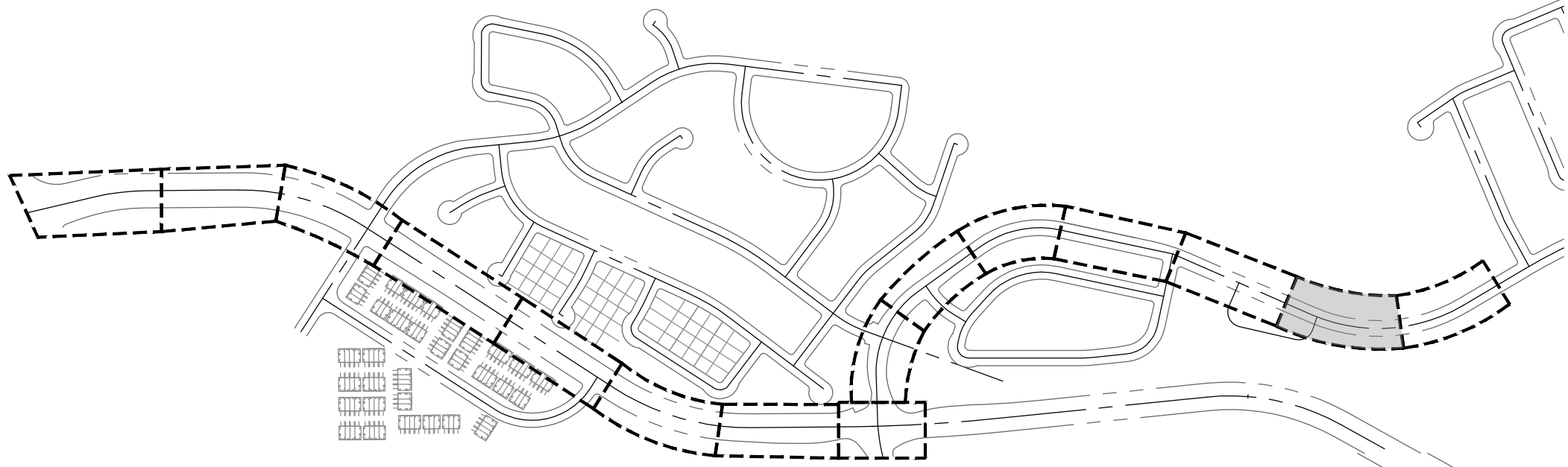


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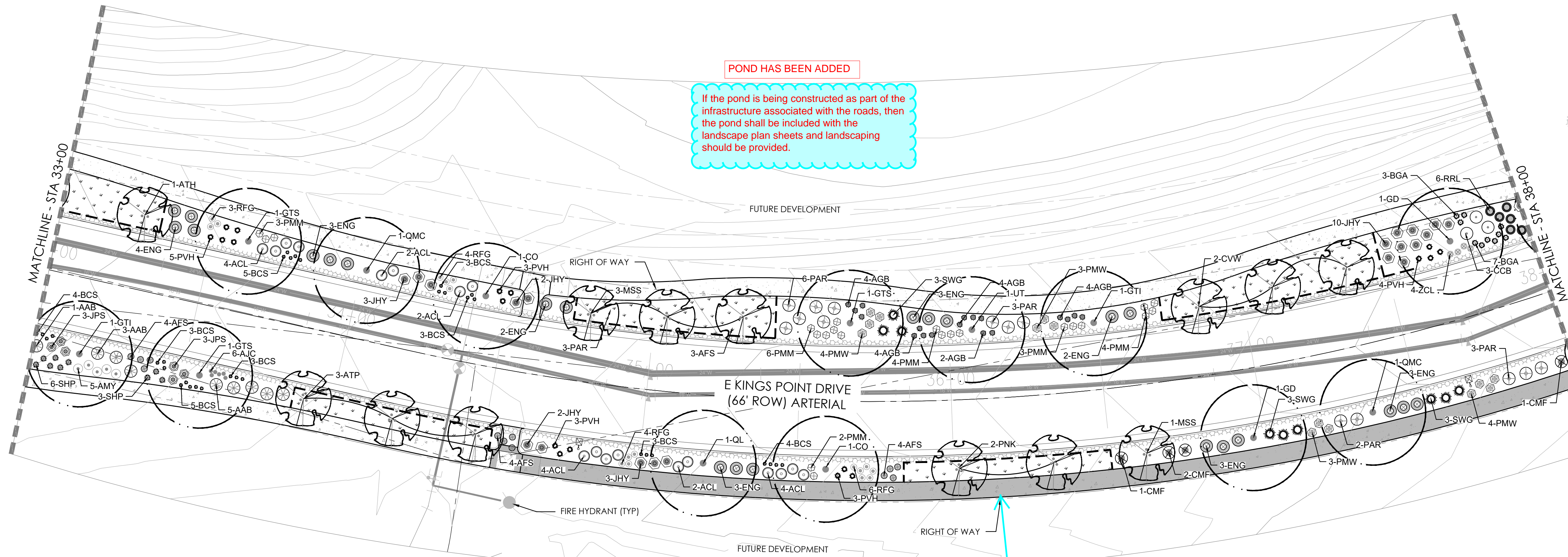




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KEYMAP



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- STAMPED CONCRETE, SEE CIVIL
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- STEEL EDGER
- LIGHT POLE
- FIRE HYDRANT

It's fine to hatch the sidewalk, but be consistent throughout the landscape sheets. If using a gray hatch, consider a slightly lighter shading.

ADJUSTED

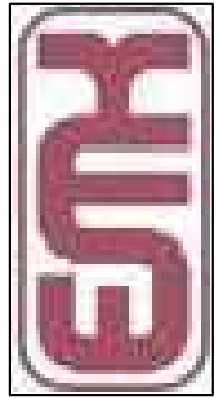
NOT FOR CONSTRUCTION

KINGS POINT NORTH  
AURORA, COLORADO  
SITE PLAN FOR INFRASTRUCTURE,  
WEST

LANDSCAPE  
PLAN

LP.14

November 17, 2021



PROJECT NAME

SHEET TITLE

SHEET NUMBER

November 17, 2021



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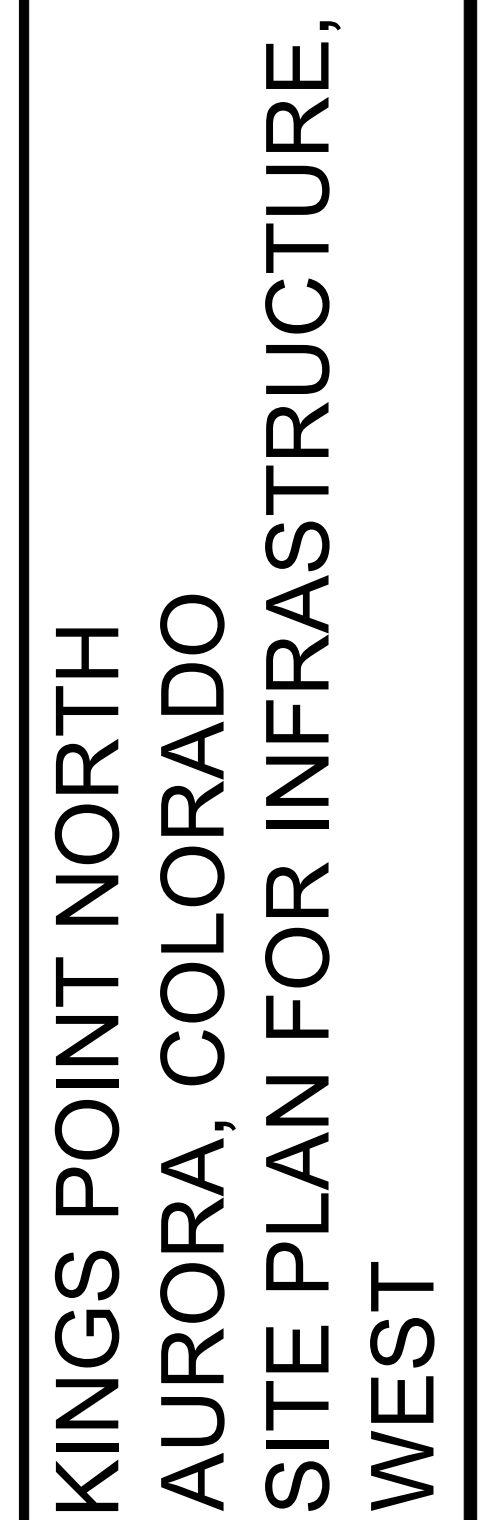


- ## PLANT LEGEND

EVERGREEN SHRUBS		
JHY	JUNIPERUS HORIZONTALIS 'YOUNGSTOWN'	ANDORRA YOUNGSTOWN JUNIPER
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SHP	SPOROBASTRUM HETEROLEPIS	PRAIRIE DROPSSEED GRASS

0	10	20	40
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PROJECT NAME



SHEET TITLE

# LANDSCAPE PLAN

SHEET NUMBER

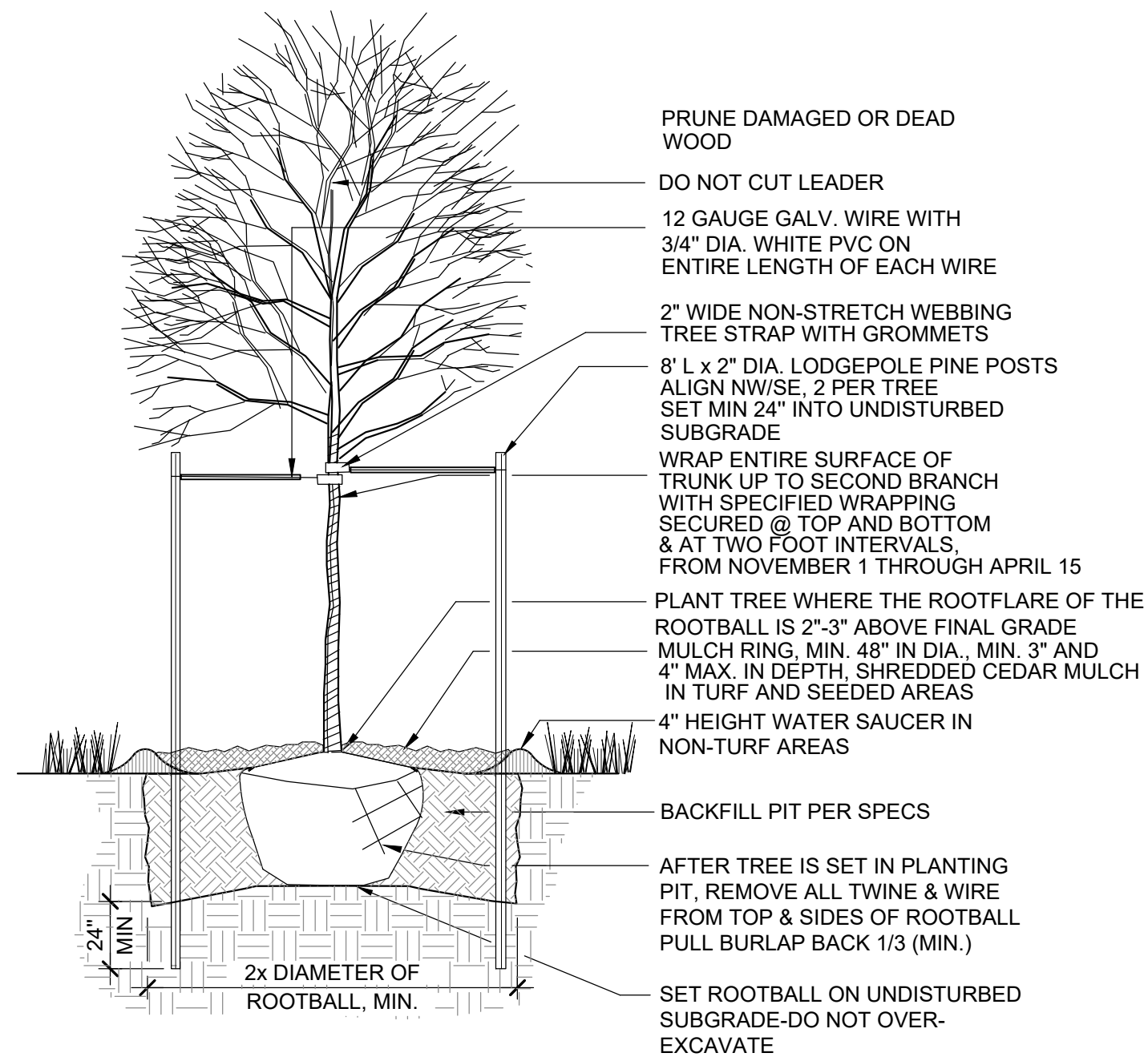
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November 17, 2021

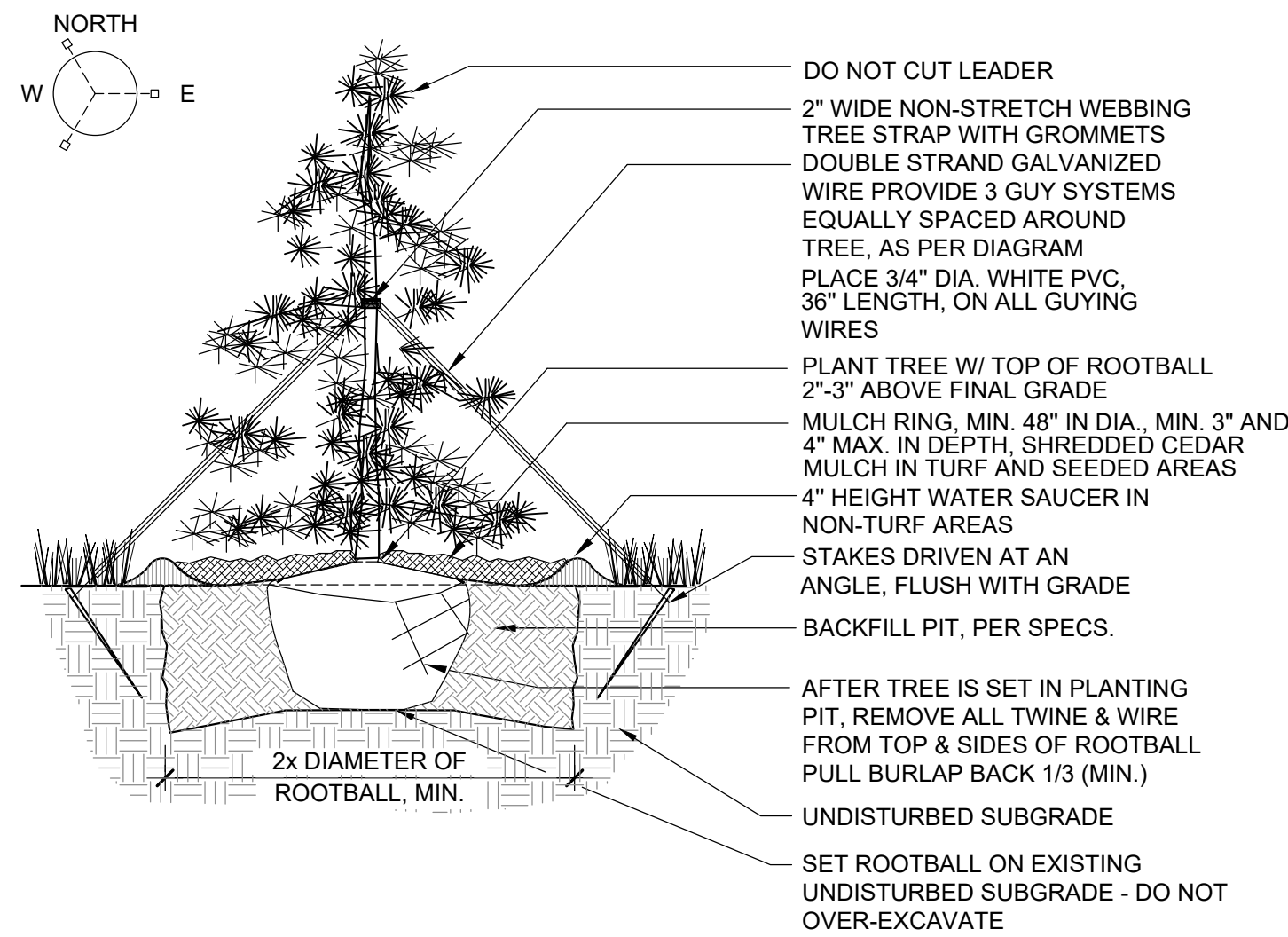
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LAUREN KONKOLI  
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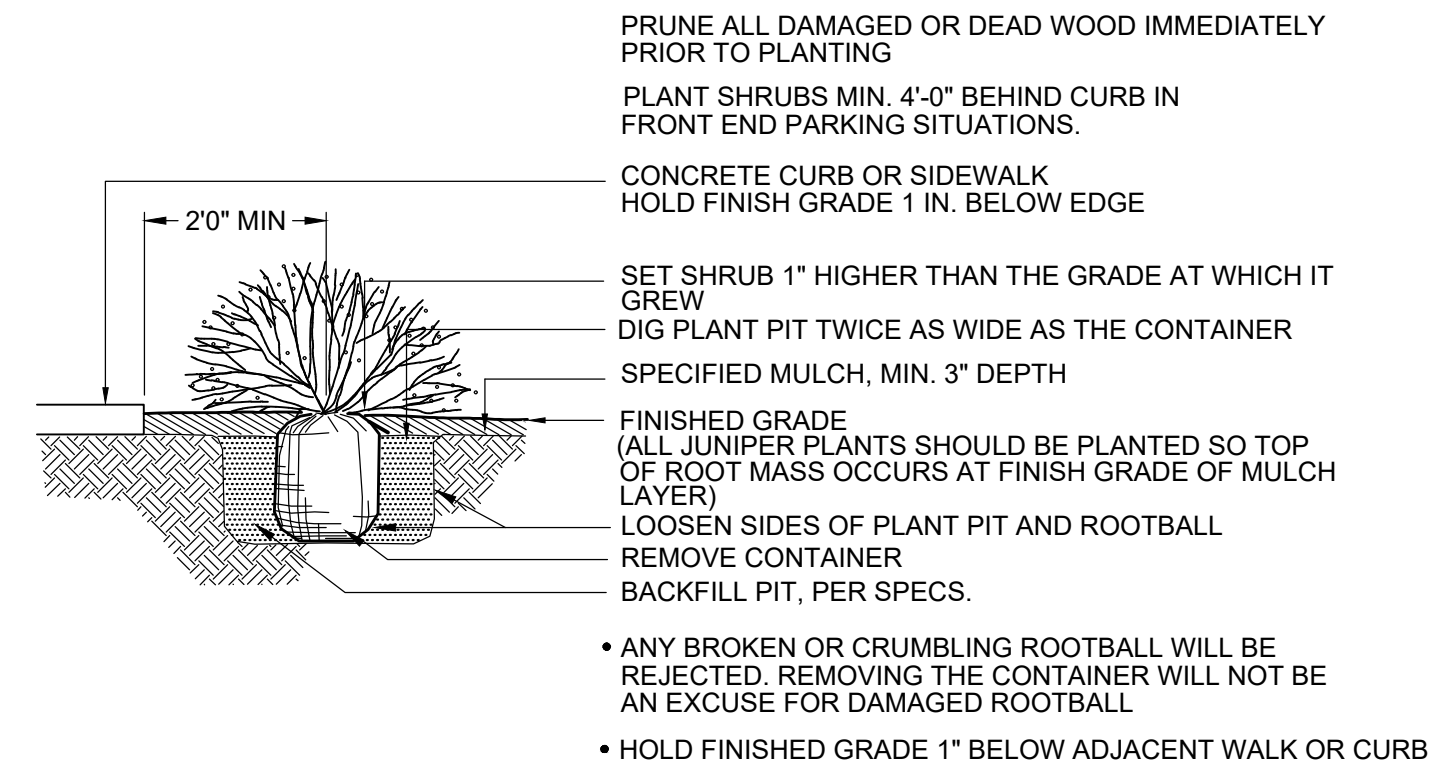
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LAUREN KONKOLI  
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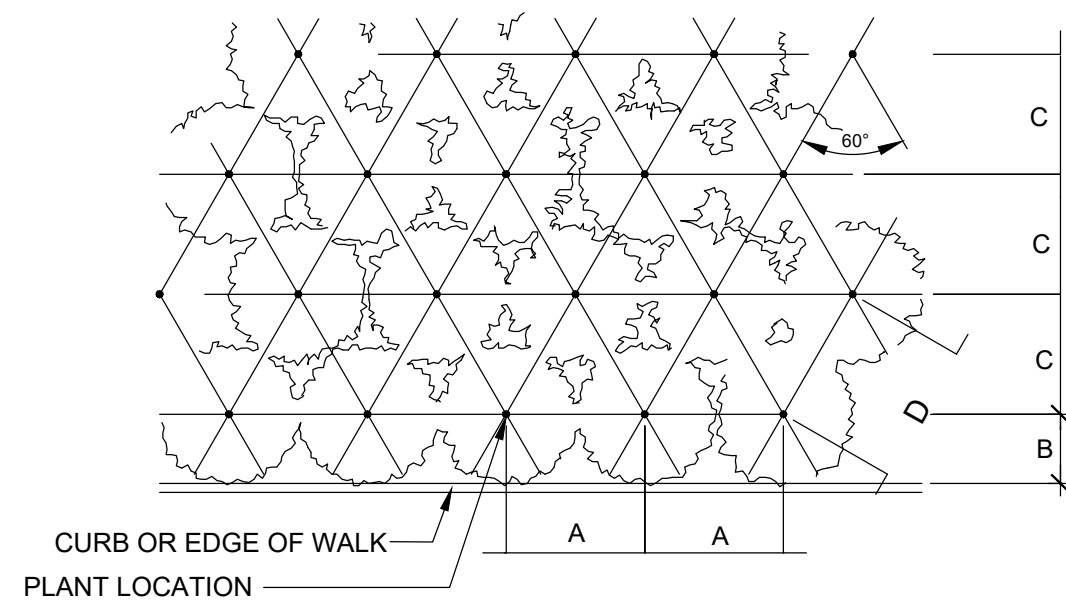
1 DECIDUOUS TREE PLANTING DETAIL  
SCALE: NTS



2 EVERGREEN TREE PLANTING DETAIL  
SCALE: NTS

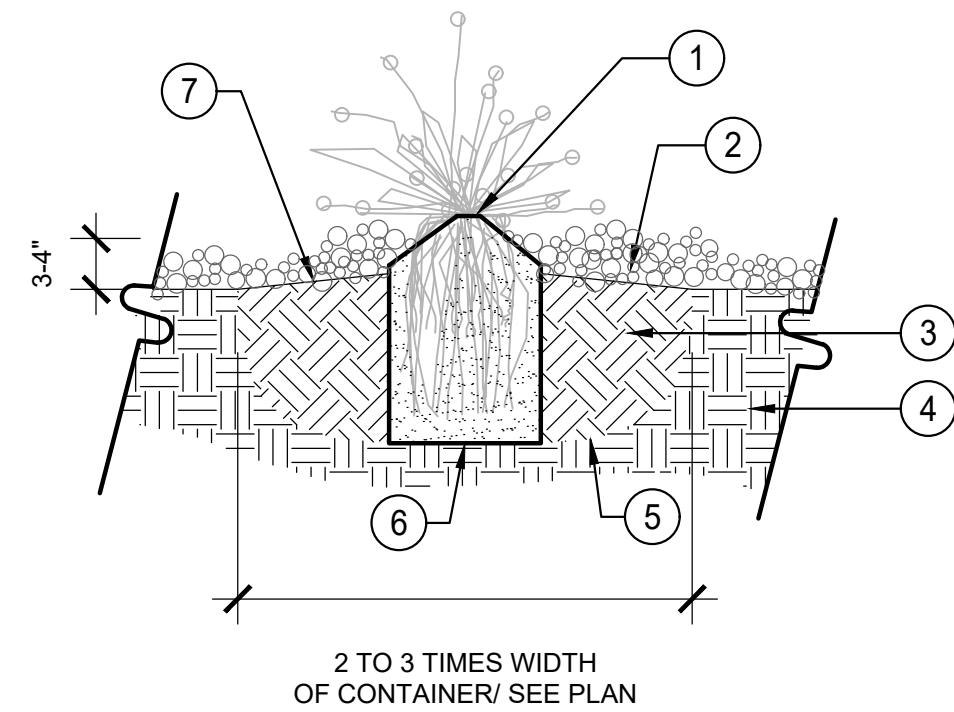


3 SHRUB PLANTING DETAIL  
SCALE: NTS



PLANT SPACING	A	B	C	D
24"	24"	18"	21"	24"
30"	30"	15"	26"	30"
36"	36"	30"	31"	36"
48"	48"	30"	42"	48"
60"	60"	36"	52"	60"

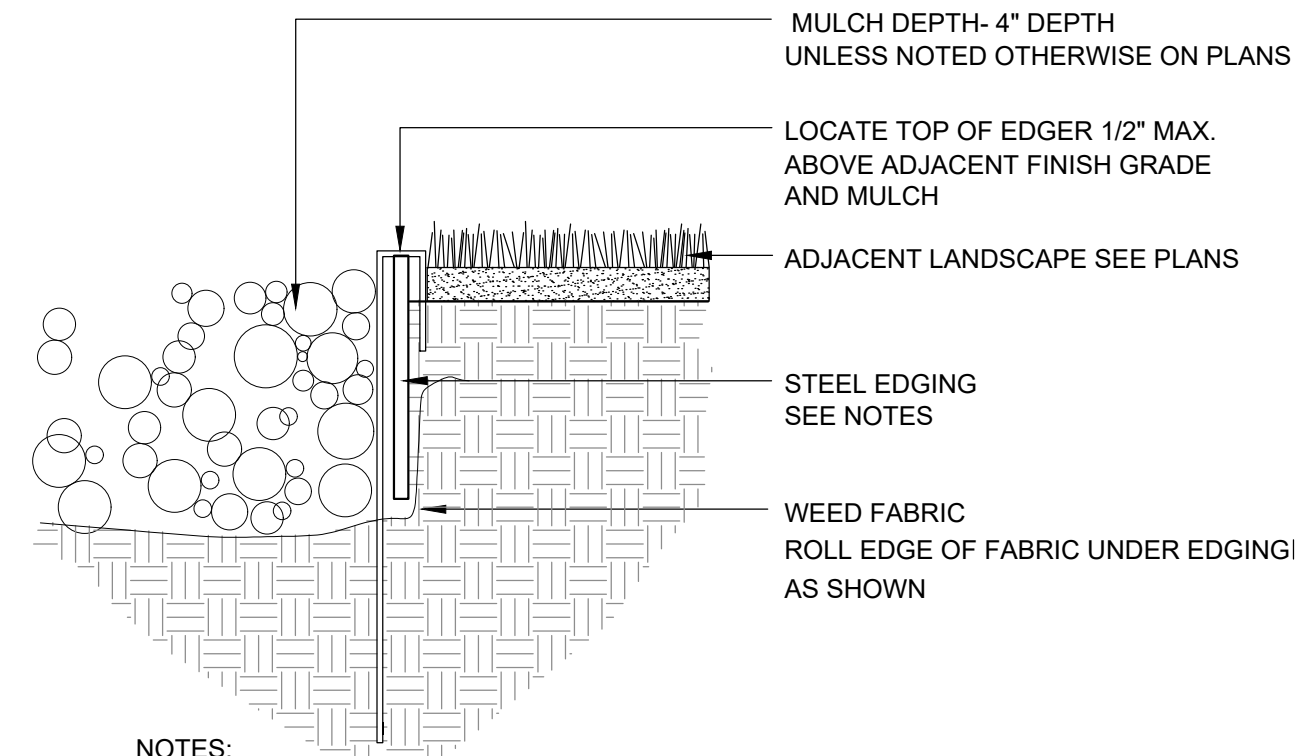
4 PERENNIAL PLANT SPACING DETAIL  
SCALE: NTS



5 PERENNIAL PLANTING DETAIL  
SCALE: NTS

- 1 PERENNIAL RE: PLANTING PLANS
- 2 CEDAR OR ROCK MULCH
- 3 PLANTING BACKFILL MIX
- 4 SUBGRADE
- 5 SCARIFY SIDES AND BOTTOM OF PLANTING PIT
- 6 FLAT BOTTOM OF HOLE
- 7 SLOPE TOP OF PLANTING PIT, ALLOW FOR POSITIVE DRAINAGE

- NOTES:
1. DO NOT PRUNE TO COMPENSATE FOR ROOT LOSS.
  2. PRUNE ALL DEAD FOLIAGE.
  3. HANDLE ONLY BY ROOTBALL.
  4. REMOVE FROM CONTAINER AND PLACE GENTLY INTO HOLE.
  5. PLACE BEST SIDE TO MOST FREQUENT VIEWING. NOTIFY LANDSCAPE ARCHITECT PRIOR TO PLANTING FOR STAKED LOCATIONS
  6. BACKFILL 3/4 OF THE HOLE AND WATER THOROUGHLY WHILE WORKING SOIL WITH HANDS TO ELIMINATE ANY AIR POCKETS.
  7. REMOVE 2" OF MULCH FROM AROUND BASE OF PLANT.



- NOTES:
1. STEEL EDGING TO BE MIN. 14 GA., 6". ROLL TOP W/ 14" STAKES
  2. EDGING SHALL BE POWDER COATED, BLACK
  3. EDGING SHALL ABUT ALL CONCRETE CURBS AND WALKS PERPENDICULAR, AND FLUSH W/ FINISH GRADE OF CONCRETE.
  4. ALL JOINTS SHALL BE SECURELY STAKED.

6 STEEL EDGING  
SCALE: NTS