



August 31, 2022

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

**RE: Kings Point Northwest ISP 2<sup>nd</sup> Submission Review Response to Comments**

Dear Mr. Bauer,

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-Mark Barnes / 303-578-5787 / mbarnes@chipmanglasser.com /**

**1. Community Questions, Comments and Concerns)**

a. My client Dr. Matthew Spiro owns a home in the Valley Hi subdivision that backs onto the county line on the South side of the proposed Kings Point development. I write to confirm his concern regarding the current developer's plan to construct a road "Aurora Parkway" that is proposed to run from S. Parker Rd. to E-470. It is my understanding that the developer, Oakwood Homes, plans to construct Aurora Parkway in a manner that is inconsistent with the previous developer's express written agreement with the Valley Hi resident landowners.

In 1988, the previous developer, First Capital Corporation, sought public support for its effort to annex and rezone certain land that would be part of the proposed Kings Point development... Specifically, the developer promised that there would be:

- A 50-foot landscape buffer with a meandering pedestrian trail on the northern and eastern boundaries of the Valley Hi subdivision.
- A row of single-family houses, not to exceed 3.5 units per acre, adjacent to the landscape buffer; and
- "No public street or public parking shall be permitted between the rear lot line of these units and the landscape buffer."

While the Letter of Intent and prior Development Plan may not be binding on the current developer, the current developer has benefitted from the rezoning and annexation that the Valley Hi landowners publicly supported. As such, the developer should be required to shift the planned Aurora Parkway slightly north to accommodate the landscape buffer and a row of houses between Aurora Parkway and the Valley Hi subdivision. At a minimum, they should include a masonry sound barrier between the proposed road and the Valley Hi homes in the area labeled "A" on the attached current street plan drawings. Exhibit C, Street Plans.

**RESPONSE: We are following the approved Kings Point North Master Plan Amendment NO. 3 which show the approved location of Aurora Parkway. Per the approved Master Plan Planning Area 7B, which is located between Valley Hi and Aurora Parkway, does not allow residential units.**

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

- a. Include an amendment block on this title page in order to track any future amendments to this plan.

**RESPONSE: Added**

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

- a. There are no comments related to zoning or land use in this review cycle.

**RESPONSE: Noted**

**Streets and Pedestrian Issues Comments (comments in teal)**

- b. There were no streets or pedestrian issues identified on this review.

**RESPONSE: Noted**

**4. Parking Issues (Comments in teal)**

- a. There are no comments related to parking in this review cycle.

**RESPONSE: noted**

**5. Architectural and Urban Design Issues (Comments in teal)**

- a. There were no more architectural or urban design comments on this review.

**RESPONSE: Noted**

**6. Signage Issues (Comments in teal)**

- a. There were no signage issues on this review.

**RESPONSE: Noted**

**Landscaping Comments-Kelly Bish / 303-739-7189 / kbish@auroragov.org / Comments in teal**

**7. ISP West Landscape Comments (Comments in teal)**

- a. Update note 5: All landscaping will be installed as delineated on the plan upon completion of the detention pond and roadway infrastructure. The response letter to the previous comment modified the note to state that landscaping would be installed with subsequent filings. The landscaping is included on this plan set and will not be included with subsequent filings. If an amendment is necessary such as a future mylar change to reflect changes in the design of the ponds that impacts the installation/placement of the landscaping, that can be done.

**RESPONSE: Note Updated**

- b. While the landscape plans were uploaded into the city system as a separate file, they are part of the overall plan set and should be included in the sheet index. Please update.

**RESPONSE: Added Landscape Sheets to Site Plan set**

- c. Complete note one.

**RESPONSE: Revised**

- d. In accordance with our Forestry Division, these trees (Turkish Filbert, these trees do not perform well here. Please select a different species.

**RESPONSE: After coordinating with City of Aurora Forestry Division, Turkish Filbert has been removed from the landscape plans. The City of Aurora Forestry Division has suggested replacing Turkish Filbert species with David Elm species.**

- e. Coordinate this note with the note on the Cover Sheet of the Site Plan Submittal set. See note 5.

**RESPONSE: Added**

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- f. Please meet required street tree requirements.  
**RESPONSE: After recalculation of the linear footages, street tree requirements have been met.**
- g. These linear footages are off. Please update.  
**RESPONSE: Aurora Parkway North and South linear footages have been updated. Per the note below the curbside landscape requirement chart, landscape quantities do not include the linear footage of the roundabout.**
- h. Update the tree count. Because more trees are being provided than required, the excess trees can account toward the deficient shrubs. Update the tree count and add a note to the bottom of the table explaining this.  
**RESPONSE: The tree count has been updated and a note explaining that the excess trees can account toward the deficient shrubs.**
- i. Add the sheet numbers to the overall map.  
**RESPONSE: Sheet numbers have been added to the overall plan.**
- j. Show/label Parker Road.  
**RESPONSE: Parker Road linework has been included and labeled.**
- k. Remove this statement from all sheets.  
**RESPONSE: Statement has been removed from notes on all sheets.**
- l. Flatten the sheets.  
**RESPONSE: Revised**
- m. Label what this is.  
**RESPONSE: Entry monument has been labeled.**
- n. All intersections: Verify mature plant heights meet COA 4.04.2.10 height requirements within sight triangles, typ. intersection sight triangles per COA TE-13, typ.  
**RESPONSE: Mature plant height requirements have been revised.**
- o. PVS is not in the plant schedule.  
**RESPONSE: "PVS" has been removed from all sheets in landscape plan.**
- p. Do not use station numbers as matchlines. Use the sheet number. Be consistent.  
**RESPONSE: Match lines were relabeled with correct sheet numbers.**
- q. Same call out, different tree symbol.  
**RESPONSE: Tree call outs have been revised.**
- r. Turn the stationing off on the landscape plan sheets.  
**RESPONSE: Stationing has been removed from landscape plan sheets.**
- s. Please note that street trees in accordance with the UDO, Section 146-4.7.5.C.1.d. shall not be ornamental trees or fruit bearing trees. "Street trees shall be deciduous, thornless, fruitless canopy trees of a species that mature to heights of between 30 and 60 feet and with canopies that mature to at least 25 feet in width". Please adjust the species specified to comply with code requirements. While a previous discussion did permit the use of different trees species, those trees should be different deciduous canopy trees. Ornamentals and fruit trees are not permitted or may be used in limited quantities to highlight an intersecting street etc., but not as the main street tree.  
**RESPONSE: Based on discussions with the City the trees have been revised in areas to include additional Deciduous Trees. Trees along Aurora parkway will remain the same.**
- t. The legend is good to have on each sheet, but this is too small to read. Increase in size - each sheet.  
**RESPONSE: Plant legend size has been adjusted on each sheet.**
- u. Plant material labels are missing along this side.  
**RESPONSE: Plant labels added.**

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- v. Provide plant codes.  
**RESPONSE: Plant labels added.**
- w. In intersections: Verify mature plant heights meet COA 4.04.2.10 height requirements within sight triangles, typ.  
**RESPONSE: Plant heights were verified to meet COA 4.04.2.10 height measurements within sight triangles.**
- x. Label what this is. Provide the street names if known.  
**RESPONSE: Low grow native seed bed labeled. Street names unknown.**
- y. Please be advised that a separate site plan submittal with landscaping along with a separate application and fee will be required to be submitted to Planning for review. Expand upon this note to include this requirement. A mylar change will be required.  
**RESPONSE: Landscaping has been added to the roundabout. A mylar change will occur with the public art plan.**
- z. Darken the wall and add spot grades for the bottom and top of the wall.  
**RESPONSE: Revised and labels added**
- aa. Landscaping being shown over the sidewalk. Sidewalk alignment change.  
**RESPONSE: Landscaping adjusted per sidewalk alignment change.**
- bb. The landscape for the south side of the street was previously provided and with this submittal it has been removed. Provide the landscaping for the south side.  
**RESPONSE: While there was landscaping in a previous submittal, it has since been removed to be utilized as street parking. No landscaping will be provided.**
- cc. Label the spillway.  
**RESPONSE: Spillway has been labeled.**
- dd. Label the maintenance path.  
**RESPONSE: Maintenance path has been labeled.**
- ee. Show the 100-year water surface elevation outline.  
**RESPONSE:**
- ff. Label the pond D1.  
**RESPONSE: Pond has been labeled D1.**
- gg. Show/label Parker Road.  
**RESPONSE: Parker Road linework and label added.**
- hh. Include the proposed retaining wall.  
**RESPONSE: Added**
- ii. The scale should match the rest of the sheets in the plan set. This should be 20 scale if it is going to align with the other matchlines.  
**RESPONSE: Landscape plan sheets have been adjusted to 20 scale.**
- jj. Is this area being platted as a separate tract? If so, then the tract landscape standards would be applicable, and a separate landscape table should be provided that demonstrates compliance with those standards. It appears as if those standards are being met, but it needs to be documented as such.  
**RESPONSE: Landscape counts in this tract have been accounted for in the open space requirements chart on sheet LN.1.**
- kk. Show/label Parker Road.  
**RESPONSE: Parker Road has been labeled.**
- ll. Label what this is.  
**RESPONSE: Entry monument has been labeled.**
- mm. Label the maintenance path.  
**RESPONSE: Maintenance path has been labeled.**
- nn. Label the 100-year Water Surface Elevation.

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- RESPONSE: 100-year flood line has been labeled.**
- oo. Label the pond C4.  
**RESPONSE: Detention Pond has been labeled C4.**
- pp. Turn on the plant labels.  
**RESPONSE: Plant labels have been turned on.**
- qq. This should be 20 scale to align with the rest of the sheets in the plan set.  
**RESPONSE: Landscape plans have been adjusted to read at 20 scale.**
- rr. Make sure that if a plant schedule is going to be included on each sheet, that the plants listed in the schedule include the ones being shown on the actual plan. The PH are not in the plant list included below.  
**RESPONSE: The plant legend below has been revised and now includes "PH".**
- ss. Is this area being platted as a separate tract? If so, then the tract landscape standards would be applicable, and a separate landscape table should be provided that demonstrates compliance with those standards. It appears as if those standards are being met, but it needs to be documented as such.  
**RESPONSE: Landscape in this tract has been accounted for in the open space requirements chart on sheet LN.1.**
- tt. The grading doesn't seem to respect PROS design criteria for cross slopes.  
**RESPONSE: Grading revised**
- uu. Label what this is. The High Plains Trail? Darken the outline.  
**RESPONSE: Trail has been labeled High Plains Trail and linework has been darkened.**
- vv. The trail is encroaching into the adjoining lot. Adjust the lot line.  
**RESPONSE: The adjoining lot lines are not defined in this ISP.**
- ww. Label what the half circle is and what is the surface treatment.  
**RESPONSE: Low grow native seed bed has been labeled.**
- xx. Ensure that the plant legend includes the plant material being provided on the actual landscape plan sheet.  
**RESPONSE: Noted. The plant legend has been revised.**
- yy. Label what the proposed use is.  
**RESPONSE: The entry monument has been labeled. A detail of the monument has been added to this sheet.**

**8. Planning Transportation (Comments in teal) Tom Worker-Braddock / 303-739-7340 / tworker@auroragov.org**

- a. Sidewalks would be needed on both sides of the 6-lane arterial.
- b. **RESPONSE: Because of the high plains trail overpass, CDOT has requested that no pedestrian access that would encourage crossing of Parker Road. As such, the walks adjacent to the six lane arterial have been eliminated as per the master plan. This has been discussed with Victor Rachael and Brianna Medema.**

**REFERRAL COMMENTS FROM OTHER DEPARTMENTS AND AGENCIES**

**9. Civil Engineering (Comments in green) Kristin Tanabe / 303-739-7306 / KTanabe@auroragov.org**

- a. The site plan will not be approved by Public Works until the preliminary drainage letter/report is approved. **RESPONSE: Understood.**
- b. Please word the note as indicated: "Prior to final acceptance of public improvements, if the adjacent site is not under construction, the curb cut/curb returns, and the cross pan must be removed and replaced with sidewalk, landscaping and curb and gutter at the developer's expense. The developer

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- acknowledges the risk of constructing the curb cut without approved civil plans for the adjacent site showing the curb cut." **RESPONSE: Note has been reworded.**
- c. 10' sidewalks are required on six-lane arterials. **RESPONSE: Because of the high plains trail overpass, CDOT has requested that no pedestrian access that would encourage crossing of Parker Road. As such, the walks adjacent to the six lane arterial have been eliminated as per the master plan. This has been discussed with Victor Rachael and Brianna Medema.**
  - d. Railing or barrier is required on all walls greater than 30". **RESPONSE: No keystone walls greater than 30" are currently proposed. If any should be needed with the civil cds, a railing will be provided.**
  - e. Dimension maintenance access. Turnaround required. Min 50' centerline radius. **RESPONSE: Labeled.**
  - f. Show/label drainage easement and access easement for maintenance road. **RESPONSE: Labeled.**
  - g. Label curb return radius. **RESPONSE: Labeled.**
  - h. Dimension maintenance access. Turnaround required. **RESPONSE: Labeled.**
  - i. Grading in this area does not reflect a retaining wall. Provide revised contours and a few TW/BW elevations. **RESPONSE: Revised and labeled.**
  - j. Min 2% slope in the pond bottom. **RESPONSE: Labeled.**

**10. Traffic Engineering (Comments in amber!) Steven Gomez / 303-739-7300 / segomez@auroragov.org**

- a. Add comment from the previous submittal: "Aurora Parkway Site Plans, Sheet 4 of 14. TIS includes full-movement access here for PA-7 (identified as Node 102 in the TIS). This access is not shown on the current ISP. It is anticipated that the access will be provided as part of a future phase"  
**RESPONSE: Intersection is not set and will vary based on the future site plan for PA-7 and will be included in a future phase.**
- b. Parker SB double left turn lanes at Aurora Parkway are not shown on the ISP  
**RESPONSE: Double left turns have been added.**
- c. All Site Plan sheets:
  - Provide base signing/stripping, layouts, information/callouts. Striping: lane lines, chevrons/median striping, lane arrows, crosswalks, auxiliary lane storage length, taper rate/length. Signs: location, MUTCD code, general sign detail
  - Add intersection sight triangles per COA TE-13.**RESPONSE: Striping and lane widths have been indicated and sight lines have been added.**
- d. Move and rotate sign to face EB traffic.  
**RESPONSE: The signs that are at an angle are intended to be "No Parking" signs.**
- e. Move and rotate sign to face EB traffic.  
**RESPONSE: The signs that are at an angle are intended to be "No Parking" signs.**
- f. 3/4 movement.  
**RESPONSE: Labeled.**
- g. Previous comment not addressed: Provide roundabout entry/exit lane widths.  
**RESPONSE: The roundabout widths are labeled on Sheet 9.**
- h. Add crosswalk and callout RRFB.  
**RESPONSE: Added and labeled.**
- i. Add crosswalk and callout RRFB.  
**RESPONSE: Added and labeled.**

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- j. All intersections:
  - Verify mature plant heights meet COA 4.04.2.10 height requirements within sight triangles, typical.
  - Add intersection sight triangles per COA TE-13, typ.

**RESPONSE: Added and labeled.**
- k. Provide plant codes.  
**RESPONSE: labels added**
- l. All intersections: Verify mature plant heights meet COA 4.04.2.10 height requirements within sight triangles, typical.  
**RESPONSE: Plant variety was verified or revised to meet height requirements within sight triangles.**

**11. Fire / Life Safety (Mike Dean / 303-739-7447 / mdean@auroragov.org / Comments in blue)**

- a. 2nd request. Remove fire hydrant.  
**RESPONSE: Removed.**
- b. 2nd Request: Please relocate these two fire hydrants to a position immediately across the street.  
**RESPONSE: Relocated.**
- c. 2nd Request. Fire Hydrant must be located/spaced on alternating sides of the street, not just one side.  
**RESPONSE: Hydrants moved as needed.**

**12. Aurora Water (Nina Khanzadeh / 303-883-2060 / nkhanzad@auroragov.org / Comments in red)**

- a. Would recommend having separate utility pages indicating proposed utilities and all easements, or an overall utility sheet showing all proposed.  
**RESPONSE: The utility plans have been separated and are shown on Sheets 12-20.**
- b. Please provide MUS conformance letter at the time of Civil Plan submission.  
**RESPONSE: Acknowledged.**
- c. Where are the utilities? - Typical all sheets.  
**RESPONSE: The utility plans have been separated and are shown on Sheets 12-20.**
- d. Detention pond to encompassed by a drainage easement. Easement to also encompass maintenance path- show and label.  
**RESPONSE: Added and labeled.**
- e. Ensure all utilities are per approved MUS.  
**RESPONSE: Acknowledged.**
- f. Callout maintenance path- show dimensions.  
**RESPONSE: Maintenance path width indicated in the legend.**
- g. Show and label all ROW limits- note all hydrants to be within ROW in landscaped areas, or within pocket utility easements when not in ROW – Typical all sheets.  
**RESPONSE: The rights-of-ways have been labeled.**
- h. Where is the utility easement for this main?  
**RESPONSE: Easements added and labeled.**
- i. Where are the utility easements?  
**RESPONSE: Easements added and labeled.**
- j. Utility easements for mains?- Typical.  
**RESPONSE: Easements added and labeled.**

**13. Forestry (Rebecca Lamphear / 303-739-7177 / rlamphea@auroragov.org / Comments in purple)**

- a. ISP cannot be approved until TPP has been approved by Aurora Forestry.

**RESPONSE: Acknowledged.**

**14. PROS (Curtis Bish / 303-739-7131 / cbish@auroragov.org / Comments in mauve)**

- a. There were no more PROS comments on this review.

**RESPONSE: Noted.**

**15. Real Property (Kalan Falbo / 720-338-7419 / kfalbo@auroragov.org / Comments in magenta)**

- a. encroachments into easements owned by the city will require a license agreement. Contact Grace Gray at ggray@auroragov.org for the license

**RESPONSE: Acknowledged.**

- b. Label all easements. Any easements that are going to be owned by the city should be dedicated by plat.

**RESPONSE:**

- c. Should Section 35 be added here?

**RESPONSE: This portion is not within Section 35.**

- d. If the barricade is encroaching into the easement, it will need to be covered in a license agreement.

**RESPONSE: Acknowledged.**

- e. Label the easement.

**RESPONSE: Labeled.**

- a. Easements should be dedicated by plat.

**RESPONSE: Easements will be dedicated by the adjoining plat.**

**16. Arapahoe County Public Works & Development (Sarah White / 720-874-6500 / swhite@arapahoe.gov.com)**

- a. When this project was submitted previously, a number of comments were returned. Attached [to the current Arapahoe County Public Works & Development letter] is a copy of the comment letter, dated December 29th, 2022. Please include a response to these comments on how the County's concerns will be addressed

**RESPONSE: The comments are addressed below.**

- b. 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.**

- c. 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 drainage way 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: As less than historic discharge rates are being conveyed because of the detention ponds, the Kings Point development assumes no responsibility for the conveyance through the 17 Mile property.**

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- d. 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: As less than historic discharge rates are being conveyed because of the detention ponds, the Kings Point development assumes no responsibility for the conveyance through the 17 Mile property.**

- e. 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 which 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. This is essentially the same scenario that occurs now if the existing culverts are plugged or their capacity is exceeded.**

- f. The development runoff should flow away from the County Subdivision, Travois Filing No. 3, and cause no drainage impacts to the properties in the County.

**RESPONSE: These comments apply to the East Infrastructure Site Plans, not the West.**

- g. In addition to the drainage, the County requests that no construction traffic be allowed on S. Ireland Way through the Travois Subdivision.

**RESPONSE: These comments apply to the East Infrastructure Site Plans, not the West.**

- h. Antelope Creek is a FEMA floodplain. Please show the 100 yr. delineation on the overall drainage plans per the most recent 2017 FIRM panels.

**RESPONSE: These comments apply to the East Infrastructure Site Plans, not the West.**

- i. Ensure the Antelope Creek floodplain is preserved and the undesignated tributary upstream of the SFHA (flows from Travois Subdivision – basin HB3) is also preserved and allows for upstream drainage to reach the channel.

**RESPONSE: These comments apply to the East Infrastructure Site Plans, not the West.**

- j. 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 the construction phase

**RESPONSE: Acknowledged.**

- k. 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 and will continue to coordinate on the trail construction.**

- l. It appears Ireland Way is proposed to be re-aligned to discourage cut-through traffic. Centennial agreed not to close Ireland Way at Longs Ave. Arapahoe County had some previous concerns, if that has changed from the understanding please advise and continue correspondence with County to ensure the best outcomes for all our citizens.

**RESPONSE: We are following the approved Kings Point North Master Plan Amendment NO. 3 Ireland Way alignment.**

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- m. 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 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.**

- n. 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**

**17. Mile High Flood District (Laura Hinds / 303-455-6277 / submittals@udfcd.org)**

- a. We look forward to reviewing the channel design for the Kragelund Tributary and will review Pond C-4 outfall as well as the adjacent grading at that time.

**RESPONSE: Acknowledged.**

- b. In future reviews we will be looking for the following information with respect to the pond outfall.
- Please provide an enlarged (1"=20' scale) plan and profile of the pipe outfall. **RESPONSE: This will be provided during the construction document phase.**
  - Please extend the profile to the invert of the receiving channel to better understand the outfall conditions.
  - Include the HGL on the profile and add a label to the profile that lists the Q, V, and Fr. **RESPONSE: This will be provided during the construction document phase.**
  - 
  - FES shall include a 3' concrete cutoff wall. Please show it on the profile and include a detail in the plans. Please see Figure 9-29 of the Urban Storm Drainage Criteria Manual (USDCM) for an example. **RESPONSE: This will be provided during the construction document phase.**
  - Please consider the flood forces of the receiving channel when sizing outfall protection. Please consider soil riprap instead of ordinary riprap and label with the D50 and thickness so the contractor knows what to install. Please include a riprap detail in the plans and supporting calculations in the drainage report. **RESPONSE: This will be provided during the construction document phase.**

**18. Town of Parker (Bryce Matthews / bmatthews@parkeronline.org)**

- a. There were no comments from the Town of Parker on this review.

**RESPONSE: Noted.**

**19. Arapahoe County (Sarah White)**

**Outfall to 17 Mile House/Pond D1:**

- a. When this project was submitted previously, a number of comments were returned. Attached is a copy of the comment letter, dated December 29th, 2022. Please include a response to these comments on how the County's concerns will be addressed. Please know that other Divisions in the Public Works Department may submit comments as well.

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**RESPONSE: Acknowledged.**

- b. 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**

- c. 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.**

- d. 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.**

- e. 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.**

**Travois Subdivision:**

- a. The development runoff should flow away from the County Subdivision, Travois Filing No. 3, and cause no drainage impacts to the properties in the County.

**RESPONSE: These comments apply to the East Infrastructure Site Plans, not the West.**

- b. In addition to the drainage, the County requests that no construction traffic be allowed on South Ireland Way through the Travois Subdivision.

**RESPONSE: These comments apply to the East Infrastructure Site Plans, not the West.**

**Antelope Creek:**

- a. Antelope Creek is a FEMA floodplain. Please show the 100 yr delineation on the overall drainage plans per most recent 2017 FIRM panels.

**RESPONSE: These comments apply to the East Infrastructure Site Plans, not the West.**

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- b. Ensure the Antelope Creek floodplain is preserved and the undesignated tributary upstream of the SFHA (flows from Travois Subdivision – basin HB3) is also preserved and allows for upstream drainage to reach the channel.

**RESPONSE: These comments apply to the East Infrastructure Site Plans, not the West.**

**High Plains Trail:**

- a. 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.**

- b. 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.**

**Ireland Way at Longs Ave:**

- a. It appears Ireland Way is proposed to be re-aligned to discourage cut-through traffic. Centennial agreed not to close Ireland Way at Longs Ave. Arapahoe County had some previous concerns, if that has changed from the understanding please advise and continue correspondence with County to ensure the best outcomes for all our citizens.

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

**Kings Point Drive/Aurora Parkway:**

- a. 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.**

**Miscellaneous:**

- a. 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**

- b. In the future, please know that other Divisions in the Public Works Department may submit comments as well.

**RESPONSE: Acknowledged.**

**20. Arapahoe County Open Spaces (Roger Harvey)**

**Parker Road Intersection:**

- a. Arapahoe County Open Spaces has reviewed the ISP submittals for Kings Point. Open Spaces is pleased to see Aurora Pky. progressing and looks forward to coordinating the construction of Aurora Pky. and Parker Rd. intersection. 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.

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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. We anticipate construction of the intersection with City of Aurora and Kings Point in 2022; with ISP submittal we are glad to see that this project is still on track.

**RESPONSE: Acknowledged.**

**High Plains Trail**

- a. In addition to Parker Rd. intersection. Open Spaces is leading the construction of the Parker Rd. –bike/ped overpass that will safely connect users of the newly constructed E470-High Plains Trail, currently open to users from Quincy Ave. to current terminus at Kings Point. This trail is being planned and funded by a partnership of City of Parker, City of Centennial, City of Aurora, Douglas County, Arapahoe County, GOCO Grant, DRCOG Grant and E470 Highway Authority. The current construction budget for trails and bridge is approx. \$8.0 million. This trail/bridge provides a direct connection to the Cherry Creek Regional Trail that allows users to go all the way to downtown Denver.

**RESPONSE: Acknowledged.**

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

Sincerely,

Jeff Marck

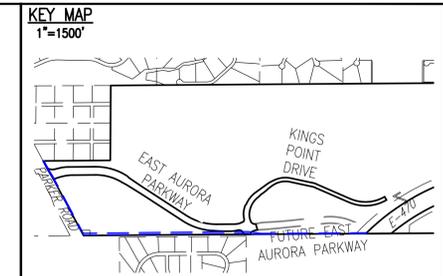
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**SITE PLAN LEGEND**

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	
	10' DRAINAGE MAINTENANCE ROAD	

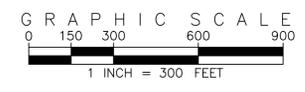
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**BENCHMARK**  
 CITY OF AURORA BENCHMARK 556633NE002 (FRA ZD-060)  
 3" INCH DIAMETER BRASS CAP ON 30" INCH LONG STEEL PIPE IN CONCRETE. APPROXIMATELY 10' WEST OF WEST END OF EAST WEST 4" STRAND BARBED WIRE FENCE AND 22.7 FEET WEST EAST 1/4 SECTION 33, T5S, R66W. NAD 88 ELEVATION 5661.04



**REVISIONS**

NO.	DESCRIPTION	DATE	BY

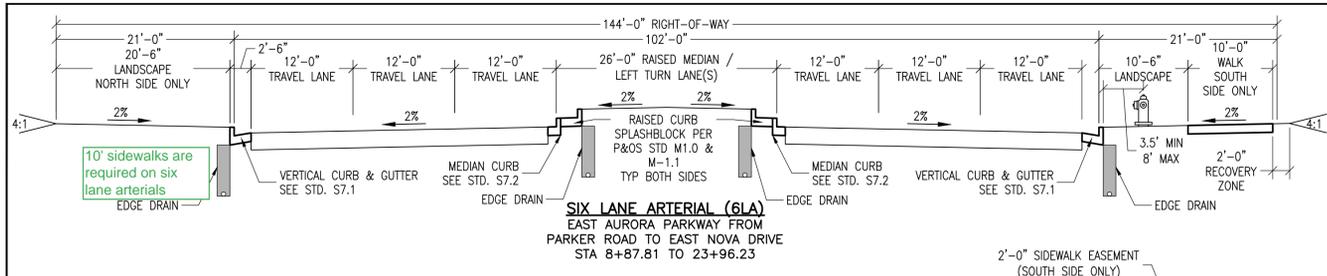
DESIGNED BY: *JWM*  
 DRAWN BY: *JS*  
 CHECKED BY: *BDM*  
 APPROVED BY: *BDM*

**KINGS POINT NORTH WEST**  
**CONTEXT MAP**

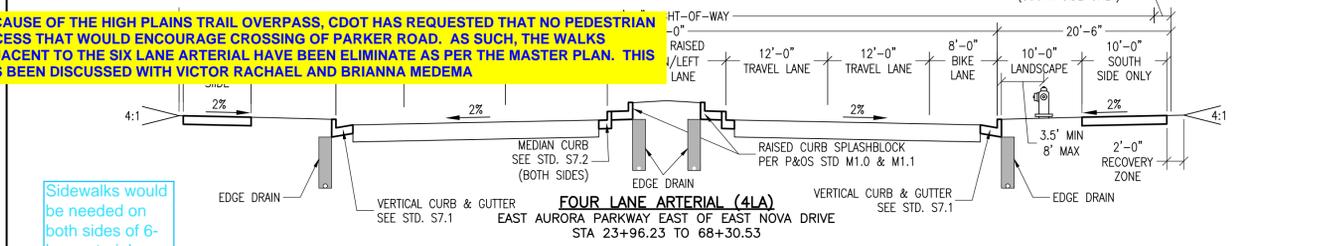
DATE: 06/10/2022  
 JOB NO: 12187.61

SCALE  
 HORIZONTAL  
 1" = 300'





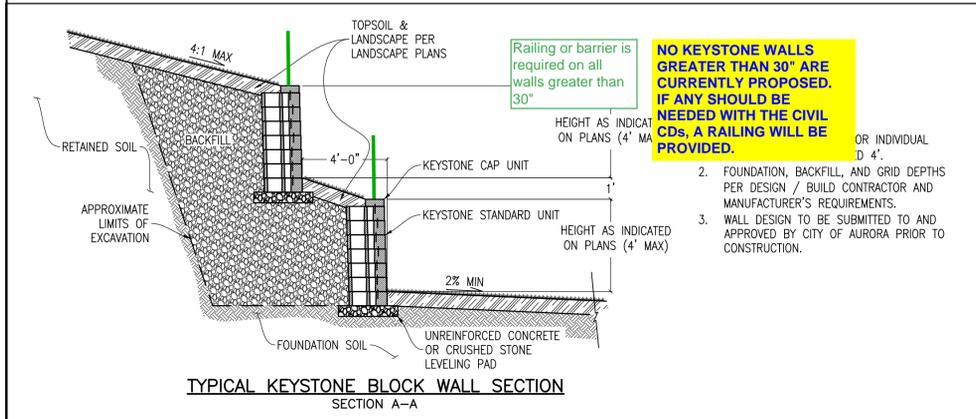
**BECAUSE OF THE HIGH PLAINS TRAIL OVERPASS, CDOT HAS REQUESTED THAT NO PEDESTRIAN ACCESS THAT WOULD ENCOURAGE CROSSING OF PARKER ROAD. AS SUCH, THE WALKS ADJACENT TO THE SIX LANE ARTERIAL HAVE BEEN ELIMINATED AS PER THE MASTER PLAN. THIS HAS BEEN DISCUSSED WITH VICTOR RACHAEL AND BRIANNA MEDEMA**



Sidewalks would be needed on both sides of 6-lane arterial.

**ARTERIAL SIDEWALK NOTES**

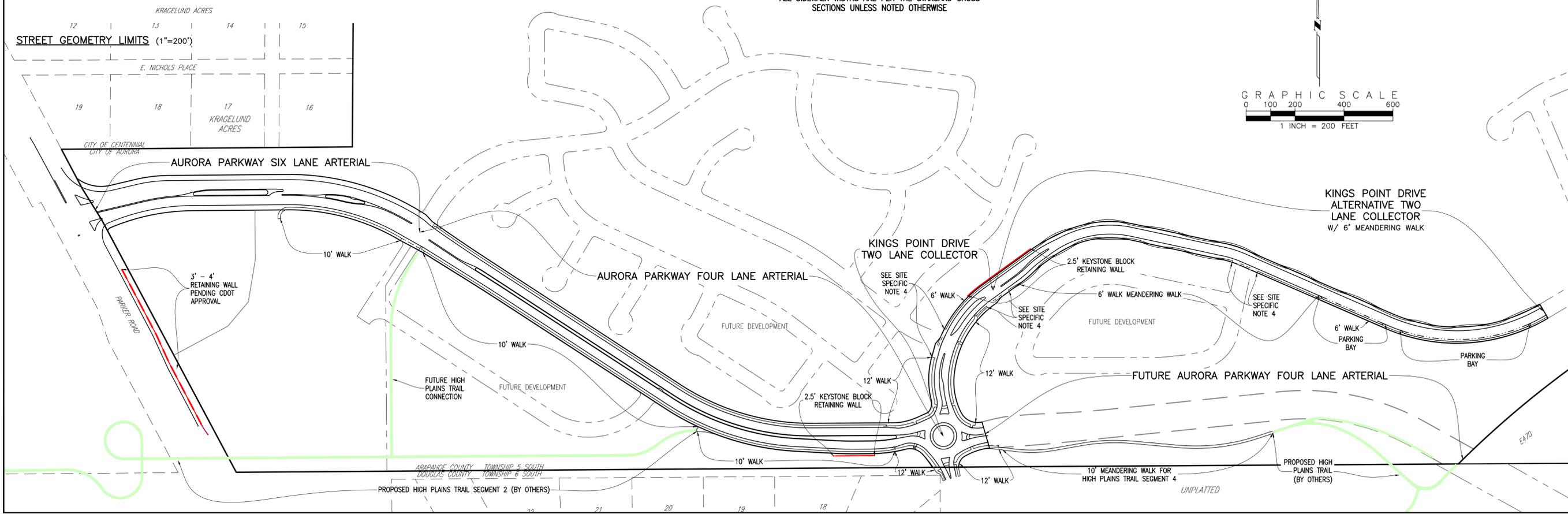
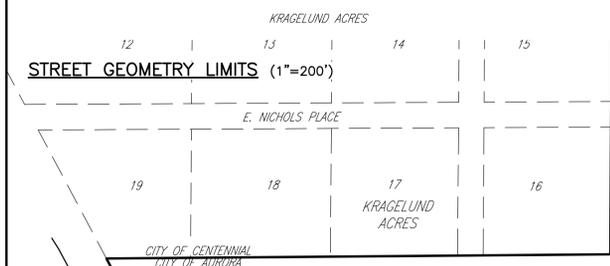
1. SIDEWALK WIDTHS VARY ON ARTERIAL ROADWAYS DEPENDING ON LOCATION AND USE. WALK WIDTHS ARE IN CONFORMANCE WITH THE MASTER PLAN.
2. WALKS FOR SIX LANE ARTERIAL HAVE BEEN ELIMINATED FOR PORTIONS SO AS TO NOT ENCOURAGE PEDESTRIAN USAGE. THE ELIMINATED WALK AREAS WILL BE REPLACED BY LANDSCAPING.



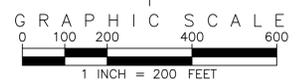
Railing or barrier is required on all walls greater than 30"

**NO KEYSTONE WALLS GREATER THAN 30" ARE CURRENTLY PROPOSED. IF ANY SHOULD BE NEEDED WITH THE CIVIL GDS, A RAILING WILL BE PROVIDED.**

2. FOUNDATION, BACKFILL, AND GRID DEPTHS PER DESIGN / BUILD CONTRACTOR AND MANUFACTURER'S REQUIREMENTS.
3. WALL DESIGN TO BE SUBMITTED TO AND APPROVED BY CITY OF AURORA PRIOR TO CONSTRUCTION.

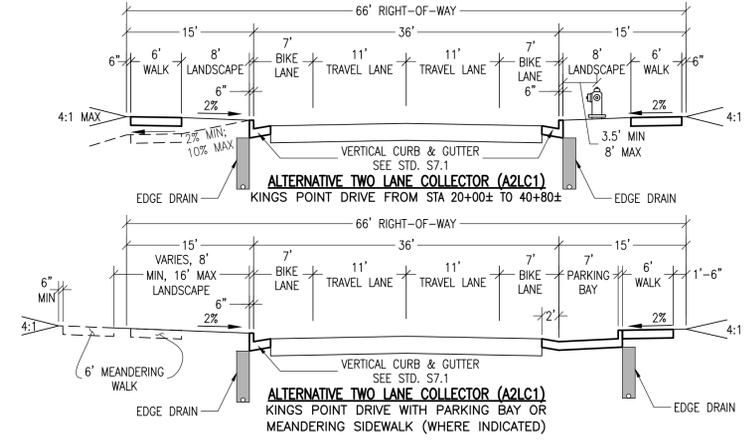
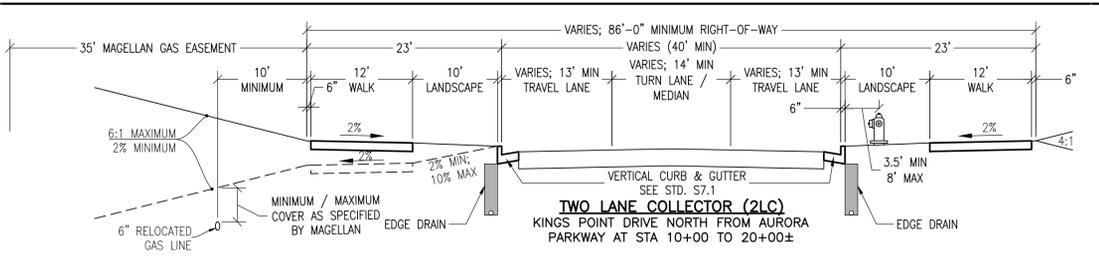


ALL SIDEWALK WIDTHS ARE PER THE STANDARD CROSS SECTIONS UNLESS NOTED OTHERWISE



**TWO LANE COLLECTOR NOTES**

1. FLOWLINE WIDTH FOR KINGS POINT DRIVE (TWO LANE COLLECTOR, 2LC) VARIES FROM ROUNDABOUT AT AURORA PARKWAY PAST MEDIAN TURN LANES FOR FUTURE DEVELOPMENT PARCELS. FLOWLINE WIDTH REDUCES TO 36' AT STA 20+00±.
2. BIKE LANES TRANSITION FROM ON STREET FOR ALTERNATIVE TWO LANE COLLECTOR (A2LC1) TO OFF STREET IN TWO LANE COLLECTOR (2LC).
3. PARKING BAYS AND / OR MEANDERING WALK WHERE INDICATED ON PLAN.
4. LANDSCAPE AREA AND WALK MAY SLOPE AWAY FROM CURB WHERE NEEDED TO ACCOMMODATE GRADING FOR MAGELLAN GAS LINE.



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BENCHMARK  
CITY OF AURORA BENCHMARK 55663346002 (FKA ZD-060)  
3 INCH DIAMETER BRASS CAP ON 30 INCH LONG STEEL PIPE IN CONCRETE  
APPROXIMATE LOCATION: 1/4 SECTION 33, T5S, R65W  
EAST 1/4 SECTION 33, T5S, R65W (NAD 88 ELEVATION 5616.04)

NO.	REVISIONS	DATE	BY

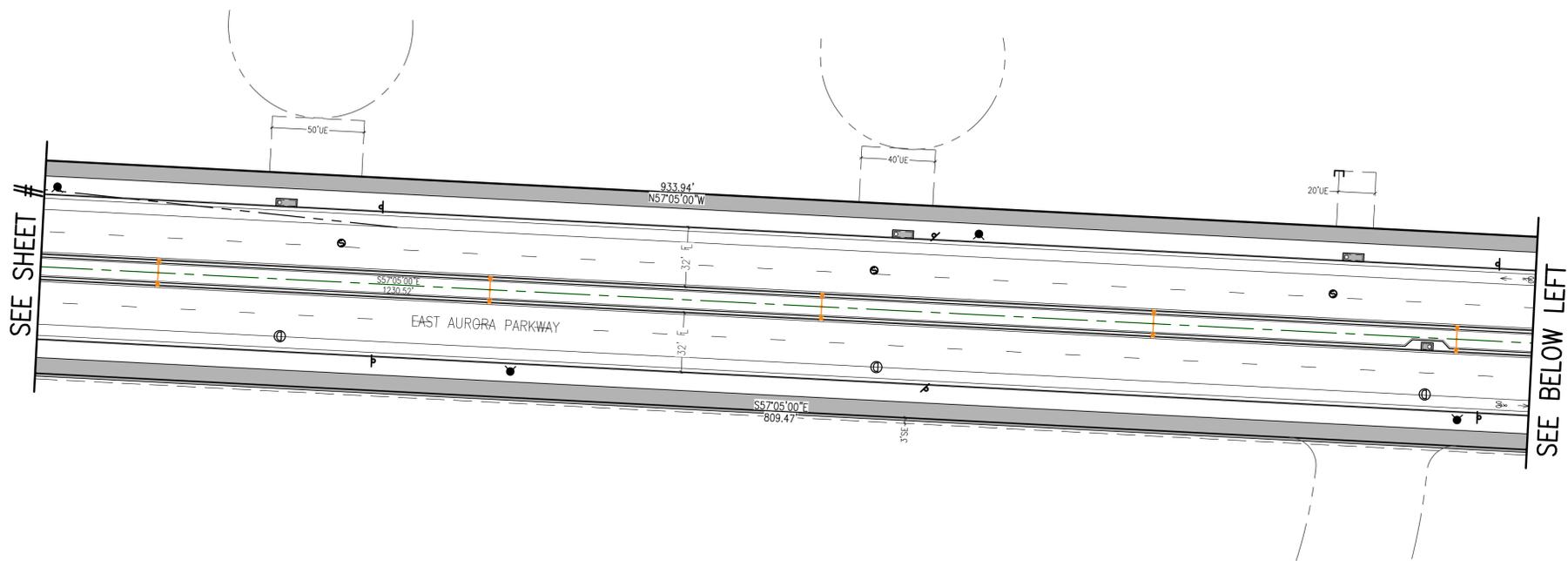
DESIGNED BY: JMW  
DRAWN BY: JS  
CHECKED BY: BOM  
APPROVED BY: BOM

**KINGS POINT NORTH WEST**  
STREET & RETAINING WALL CROSS SECTIONS; SIDEWALK PLAN

DATE: 06/10/2022  
JOB NO: 12187.61  
SCALE AS NOTED

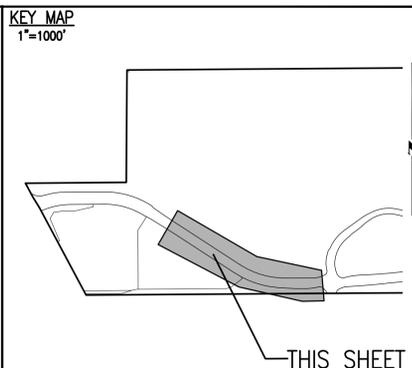
4 of 20





SEE SHEET #

SEE BELOW LEFT



**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	
	10' DRAINAGE MAINTENANCE ROAD	

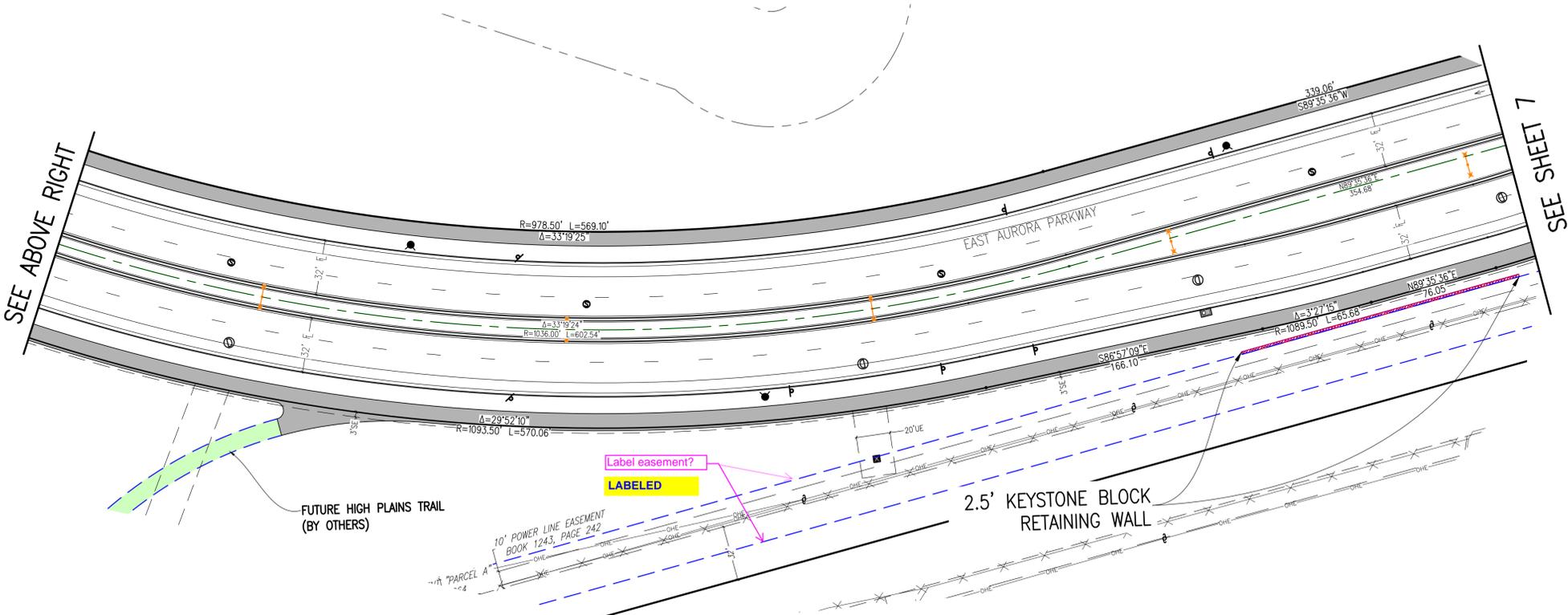
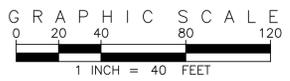
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**BENCHMARK**  
 CITY OF AURORA BENCHMARK 556633NE002 (FKA ZD-06) CONCRETE, APPROXIMATELY 0.4 FEET ABOVE GROUND SURFACE, 0.7 FEET NORTH OF EAST/WEST 4 STRAND BARBED WIRE FENCE, AND 22.7 FEET WEST EAST 1/4 SECTION 33, T5S, R68W NAD 88 ELEVATION 5861.04



SEE ABOVE RIGHT

SEE SHEET 7

REVISIONS	NO.	DESCRIPTION	DATE	BY

DESIGNED BY: *JW*  
 DRAWN BY: *JS*  
 CHECKED BY: *BOW*  
 APPROVED BY: *BOW*

**KINGS POINT NORTH WEST**

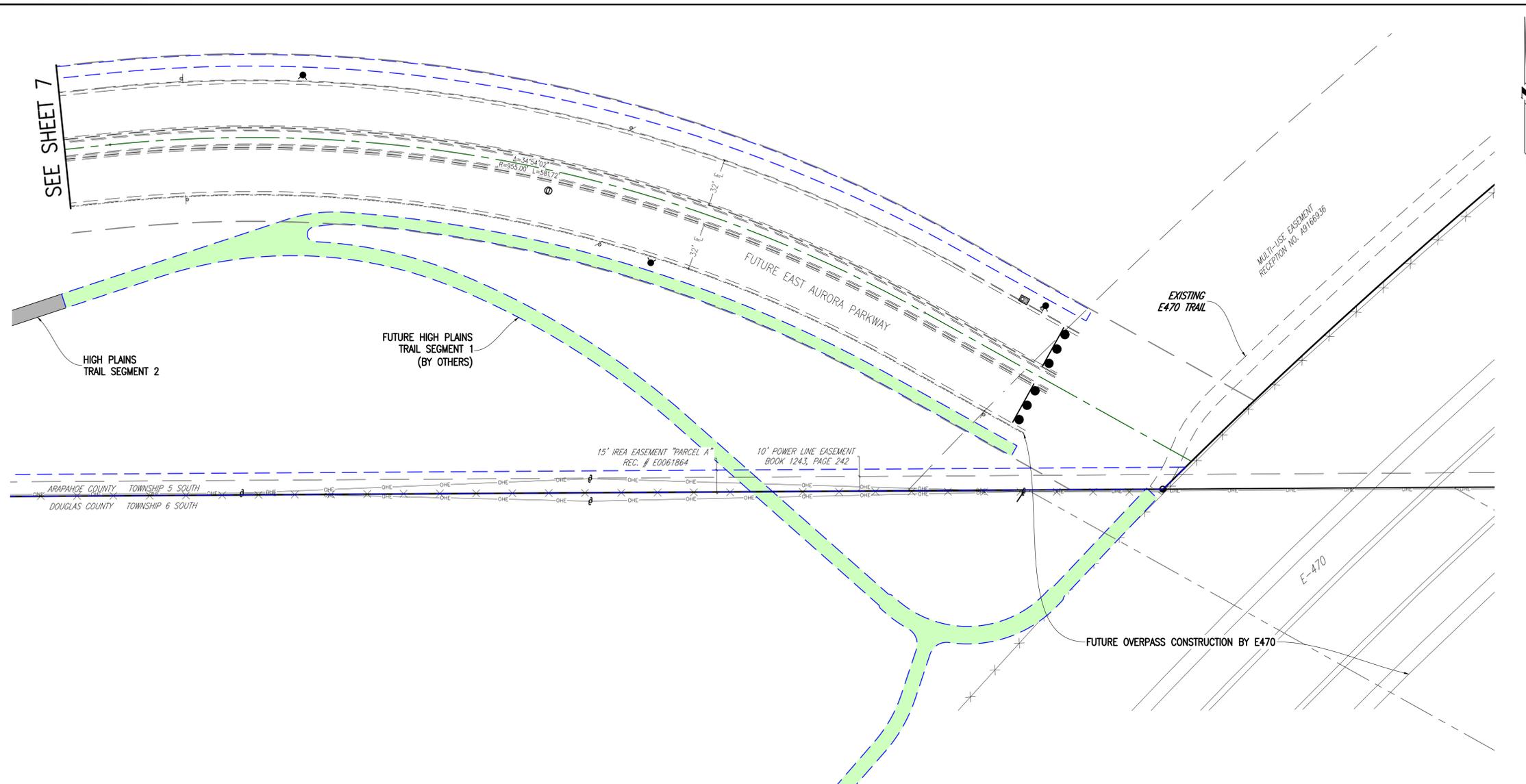
**AURORA PARKWAY SITE PLANS**

DATE: 06/10/2022  
 JOB NO: 12187.61

SCALE  
 HORIZONTAL  
 1" = 40'

6 of 20





**KEY MAP**  
1"=1000'

THIS SHEET

**SITE PLAN LEGEND**

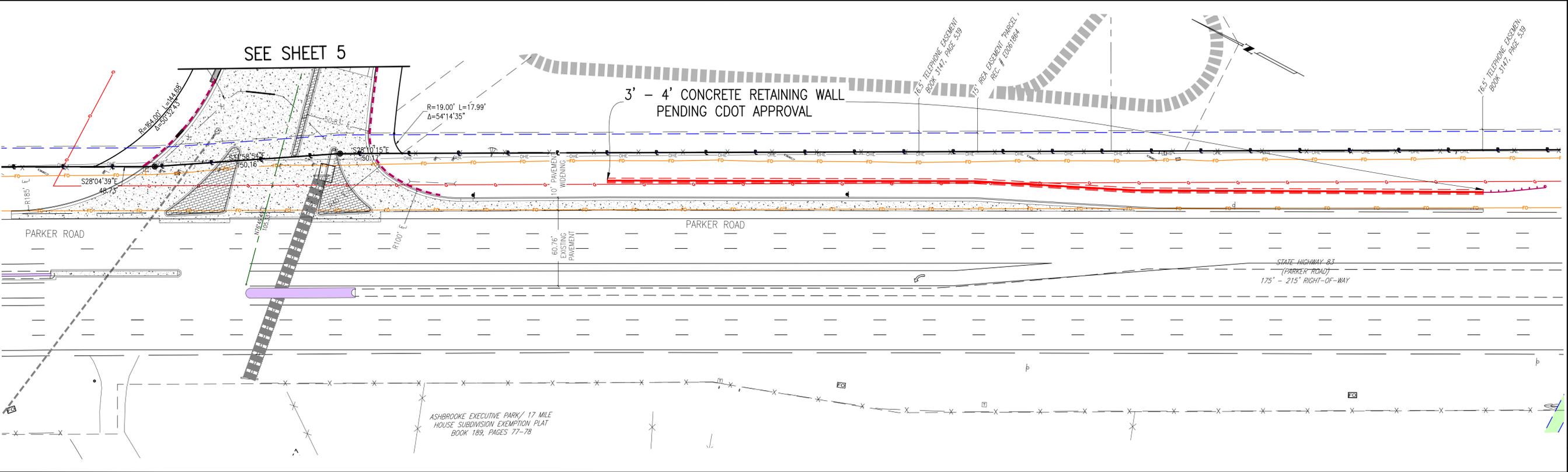
PROPOSED	DESCRIPTION	EXISTING
	SANITARY SEWER & MANHOLE	
	SANITARY SEWER SERVICE	
	BUTTERFLY VALVE, WATER MAIN, FIRE HYDRANT, GATE VALVE, REDUCER, & CROSS	
	CHECK VALVE, AIR RELEASE VALVE, PRESSURE REDUCING VALVES (MANHOLE)	
	BENDS W/THRUST BLOCK & PLUG W/BLOWOFF	
	WATER SERVICE, METER	
	GAS LINE	
	STORM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

SCALE VERIFICATION BAR IS ONE INCH ON ORIGINAL DRAWING  
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**BENCHMARK**  
CITY OF AURORA BENCHMARK 556633NE02 (FRA 210-06) 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 EAST 1/4 SECTION 33, T5S, R6W. NAD 88 ELEVATION 5861.04

**GRAPHIC SCALE**  
0 20 40 60 80 120  
1 INCH = 40 FEET



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REVISIONS	NO.	DESCRIPTION	DATE	BY

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

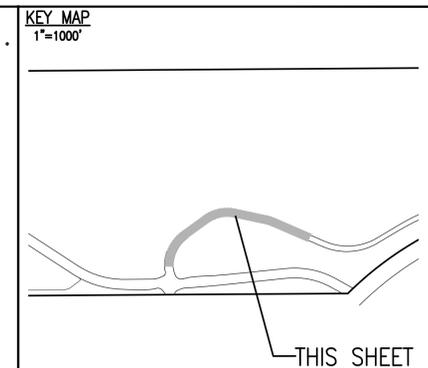
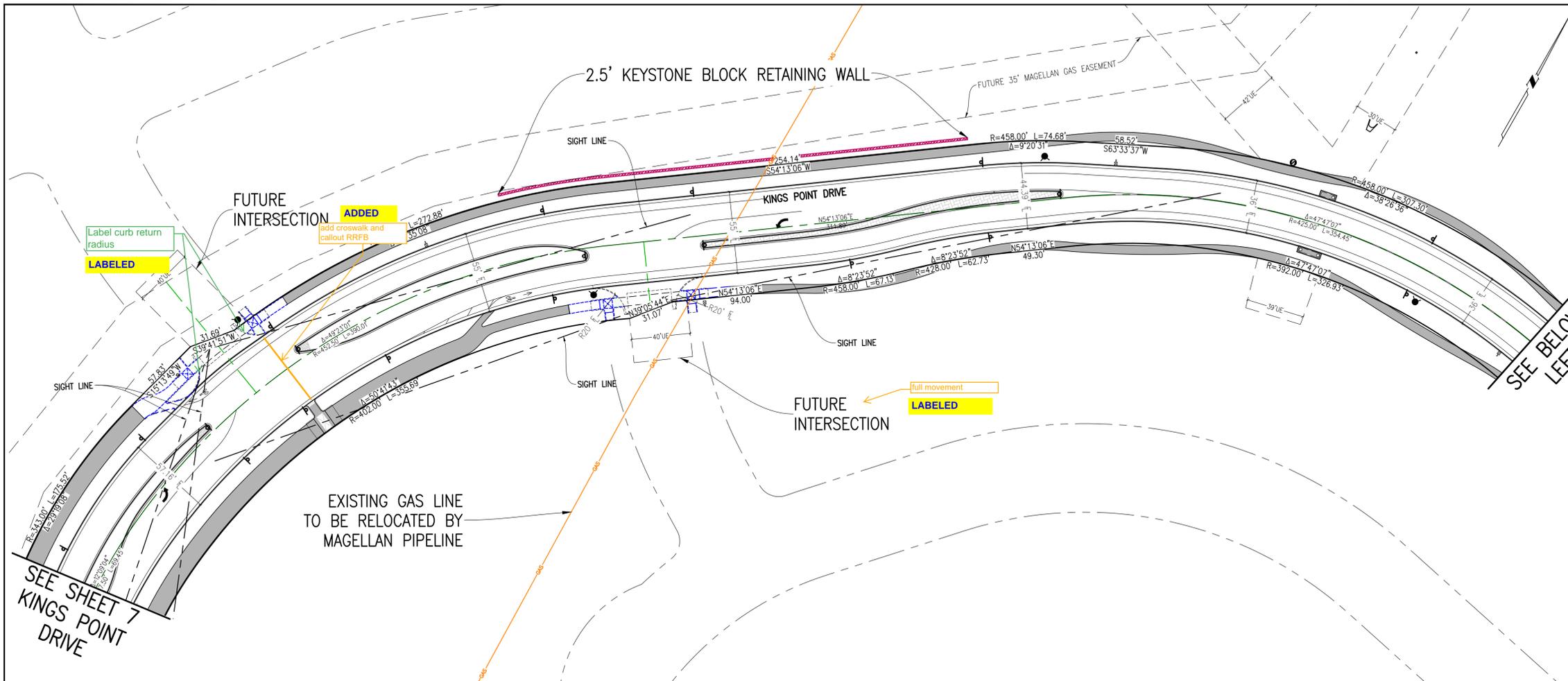
**KINGS POINT NORTH WEST**

**AURORA PARKWAY SITE PLANS**

DATE: 06/10/2022  
JOB NO: 12187.61  
SCALE: HORIZONTAL 1" = 40'

8 of 20





**SITE PLAN LEGEND**

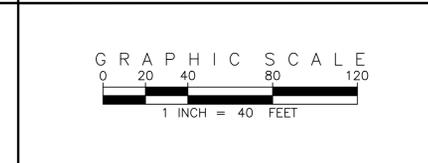
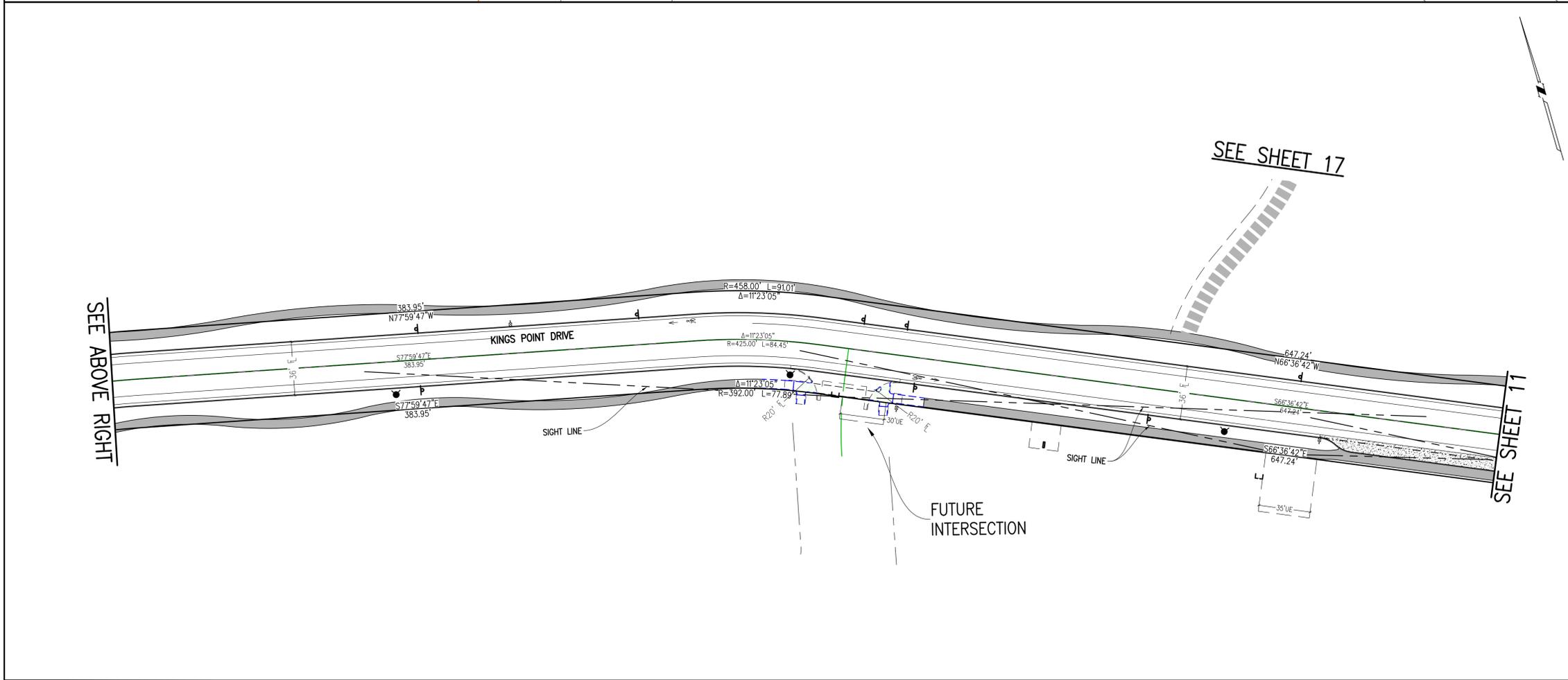
PROPOSED	DESCRIPTION	EXISTING
	SANITARY SEWER & MANHOLE	
	SANITARY SEWER SERVICE	
	BUTTERFLY VALVE, WATER MAIN, FIRE HYDRANT, GATE VALVE, REDUCER, & CROSS	
	CHECK VALVE, AIR RELEASE VALVE, PRESSURE REDUCING VALVES (MANHOLE)	
	BENDS W/THRUST BLOCK & PLUG W/BLOWOFF	
	WATER SERVICE, METER	
	GAS LINE	
	STORM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

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BENCHMARK  
CITY OF AURORA BENCHMARK 556633NE02 (F&A ZONE) 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

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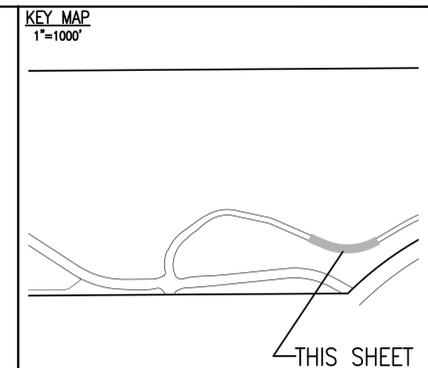
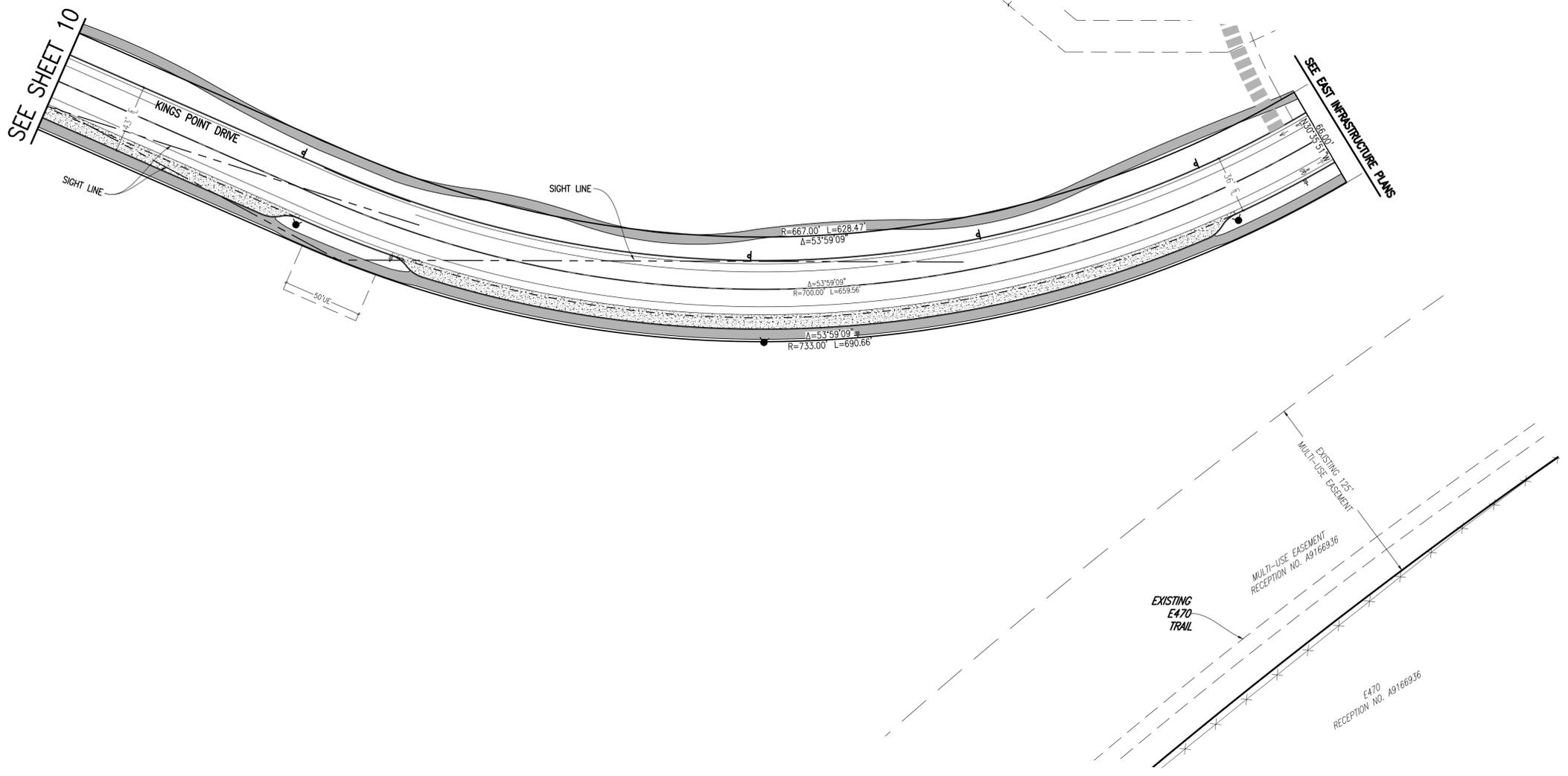
NO.	DESCRIPTION	DATE	BY

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

**KINGS POINT NORTH WEST**

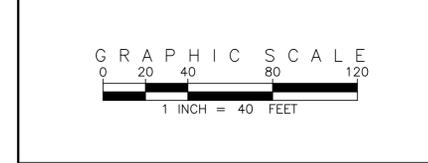
**KINGS POINT DRIVE SITE PLANS**

DATE: 06/10/2022  
JOB NO: 12187.61  
SCALE HORIZONTAL: 1" = 40'  
10 of 20



**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	
	10' DRAINAGE MAINTENANCE ROAD	



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**BENCHMARK**  
 CITY OF AURORA BENCHMARK 556633NE02 (P&A ZONE) 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, R68W NMD 88 ELEVATION 5861.04

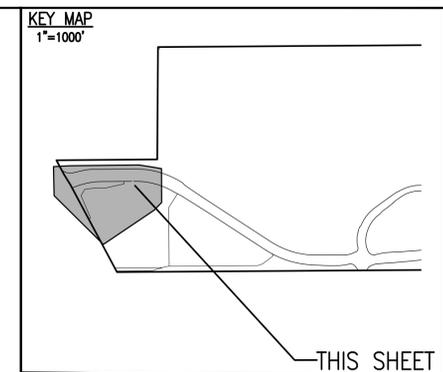
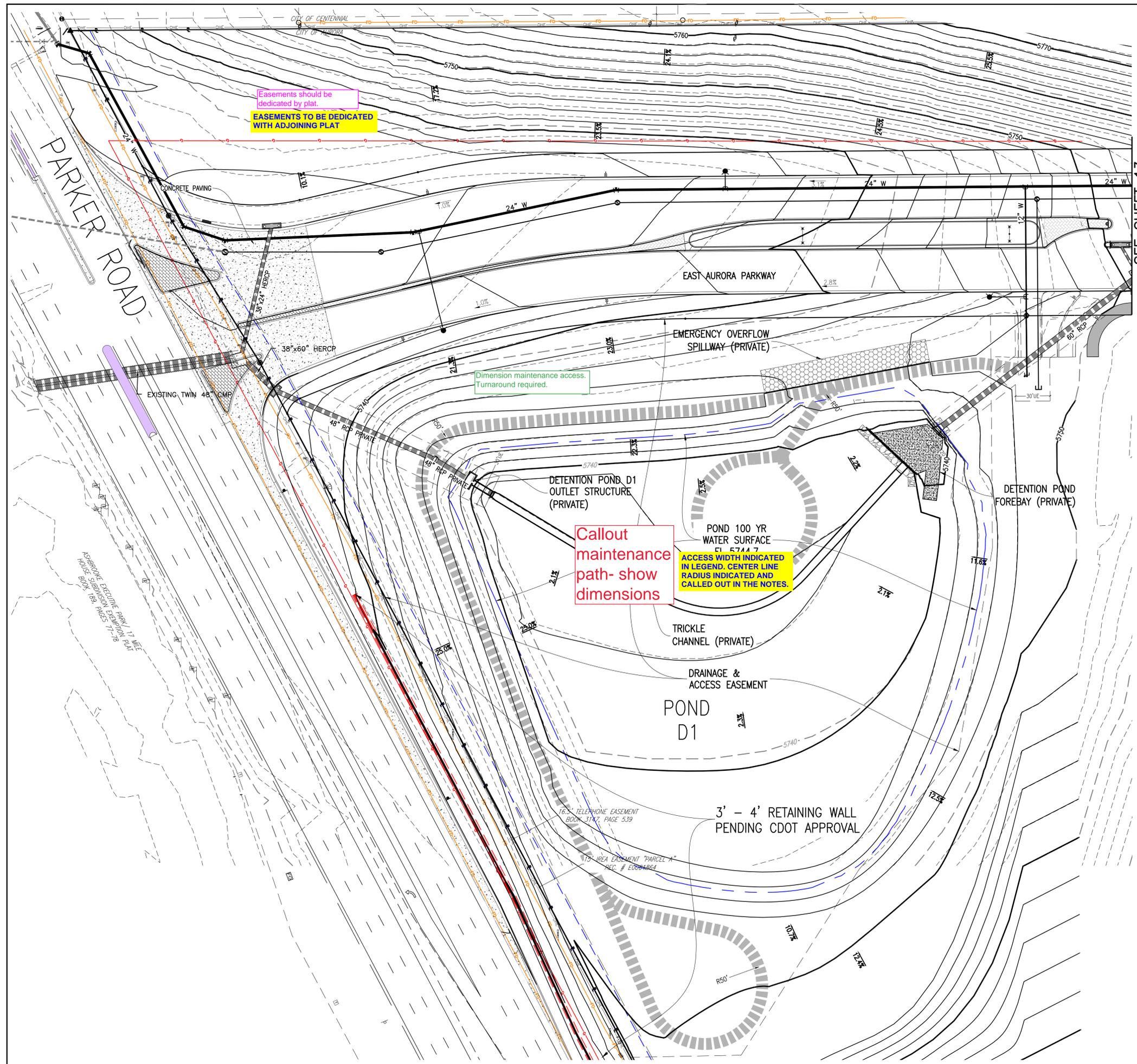
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NO.	DESCRIPTION	DATE	BY

**DESIGNED BY:** JMW  
**DRAWN BY:** JS  
**CHECKED BY:** BOW  
**APPROVED BY:** BOW

**KINGS POINT NORTH WEST**  
**KINGS POINT DRIVE SITE PLANS**

DATE: 06/10/2022  
 JOB NO: 12187.61  
 SCALE HORIZONTAL: 1" = 40'  
 11 of 20



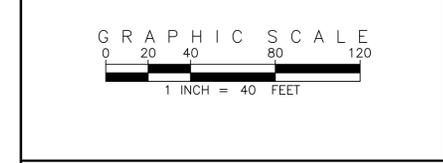
**SITE PLAN LEGEND**

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	
	10' DRAINAGE MAINTENANCE ROAD	

SCALE VERIFICATION BAR IS ONE INCH ON ORIGINAL DRAWING. IF NOT ONE INCH ON THIS SHEET, ADJUST SCALES ACCORDINGLY.

Know what's below. Call before you dig.

BENCHMARK: 556633NE002 (F&A ZD-060)  
 3" INCH DIAMETER BRASS CAP ON 30" INCH LONG STEEL PIPE IN CONCRETE. APPROXIMATE LOCATION: 10' WEST OF EAST WEST 4" STRAND BARBED WIRE FENCE AND 22.7 FEET WEST EAST 1/4 SECTION 33, T5S, R65W. NAD 88 ELEVATION 5661.04



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**EMK**

**REVISIONS**

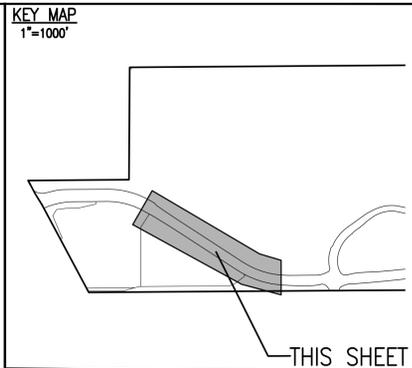
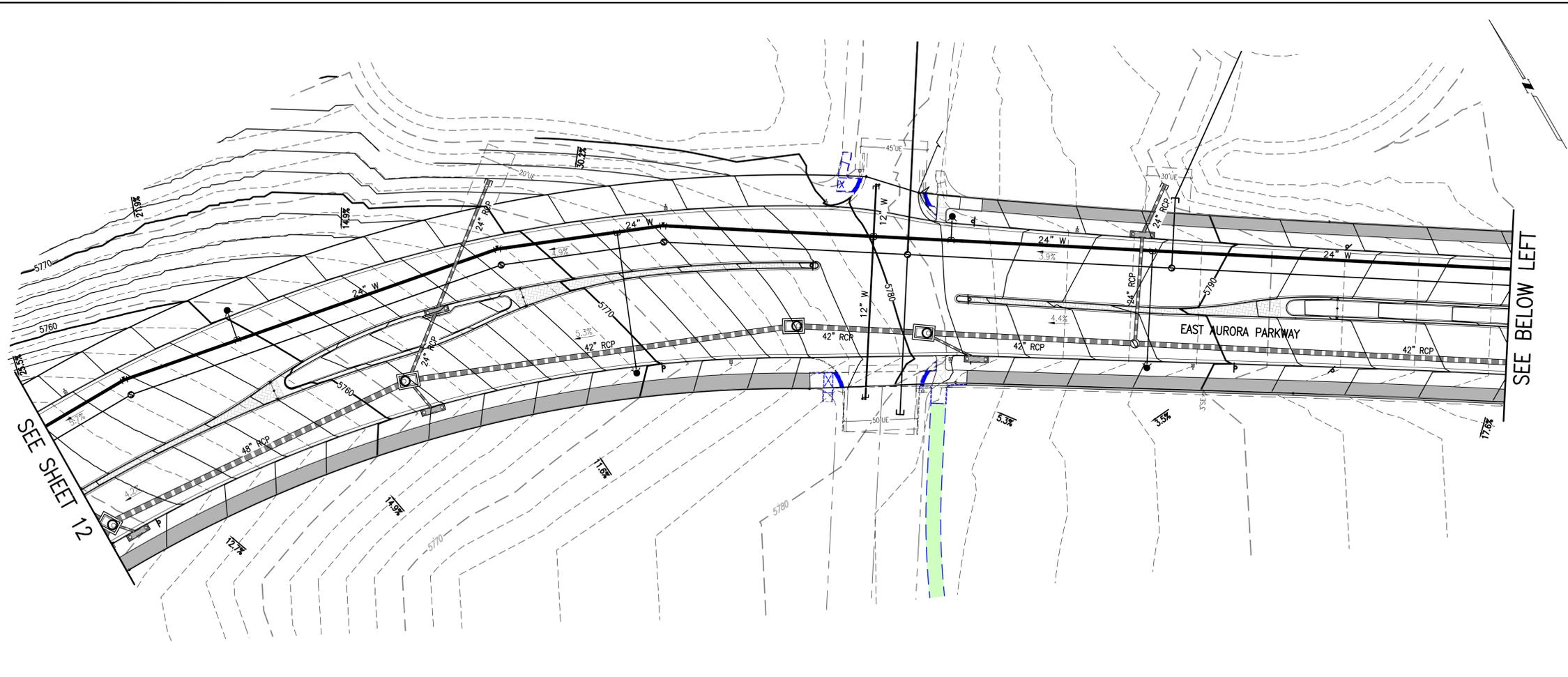
NO.	DESCRIPTION	DATE	BY

DESIGNED BY: *JM*  
 DRAWN BY: *JS*  
 CHECKED BY: *BCM*  
 APPROVED BY: *BCM*

**KINGS POINT NORTH WEST**  
**AURORA PARKWAY & POND D1 GRADING & UTILITY PLANS**

DATE: 06/10/2022  
 JOB NO: 12187.61  
 SCALE HORIZONTAL: 1" = 40'

12 of 20



**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	
	10' DRAINAGE MAINTENANCE ROAD	

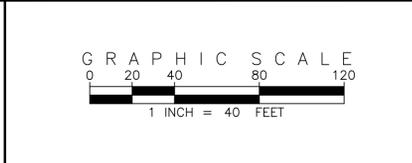
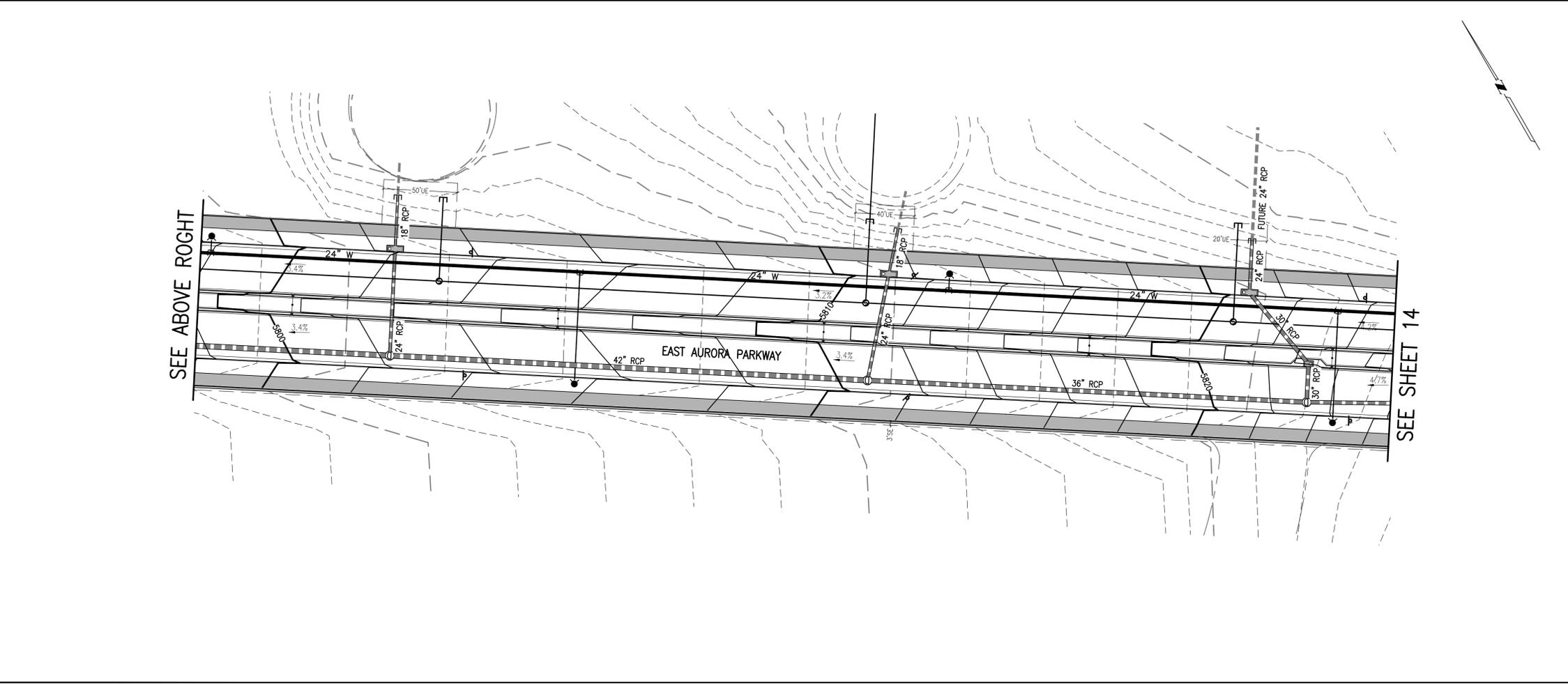
SCALE VERIFICATION BAR IS ONE INCH ON ORIGINAL DRAWING. IF NOT ONE INCH ON THIS SHEET, ADJUST SCALES ACCORDINGLY.

0 1" 1" = 40'

**BENCHMARK**  
CITY OF AURORA BENCHMARK 556633NE002 (FRA ZD-060) 3" INCH DIAMETER BRASS CAP ON 30 INCH LONG STEEL PIPE IN CONCRETE. APPROXIMATE ELEVATION 5666.00. EAST WEST 4" STRAND BARBED WIRE FENCE AND 22.7 FEET WEST EAST 17.4 SECTION 33, T5S, R65W NAD 88 ELEVATION 5661.04

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

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NO.	DESCRIPTION	DATE	BY

DESIGNED BY: *AM*  
DRAWN BY: *JS*  
CHECKED BY: *BCM*  
APPROVED BY: *BCM*

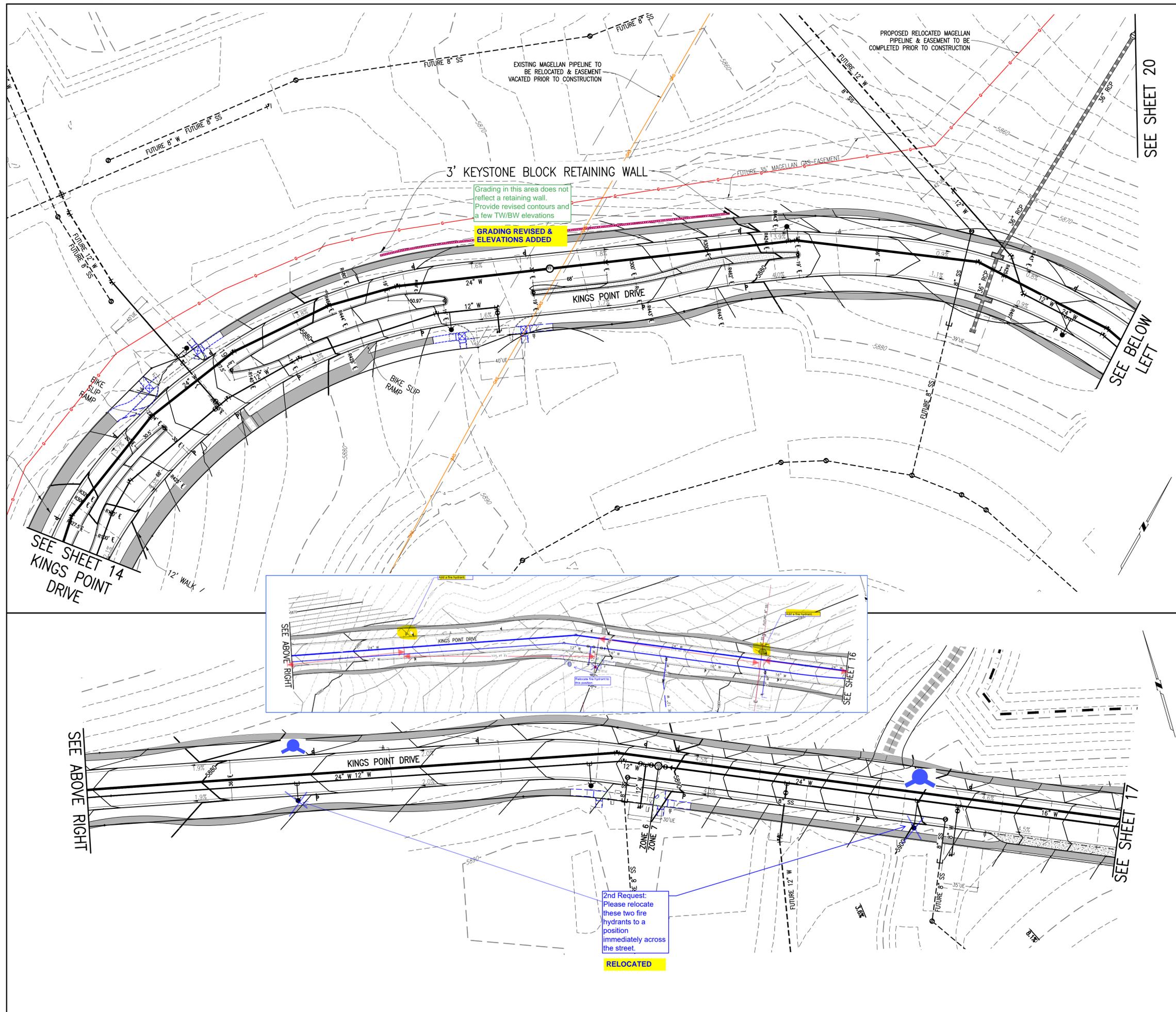
**KINGS POINT NORTH WEST**  
**AURORA PARKWAY GRADING & UTILITY PLANS**

DATE: 06/10/2022  
JOB NO: 12187.61  
SCALE HORIZONTAL 1" = 40'

13 of 20







**KEY MAP**  
1"=1000'

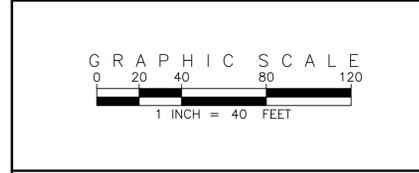
THIS SHEET

**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	
	10' DRAINAGE MAINTENANCE ROAD	

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**BENCHMARK**  
CITY OF AURORA BENCHMARK 556633NE002 (FRA ZD-060)  
3" INCH DIAMETER BRASS CAP ON 30" INCH LONG STEEL PIPE IN CONCRETE. APPROXIMATELY 60' WEST OF THE EAST WEST CORNER OF THE EAST 1/4 SECTION 33, T5S, R65W. NAD 88 ELEVATION 5861.04'



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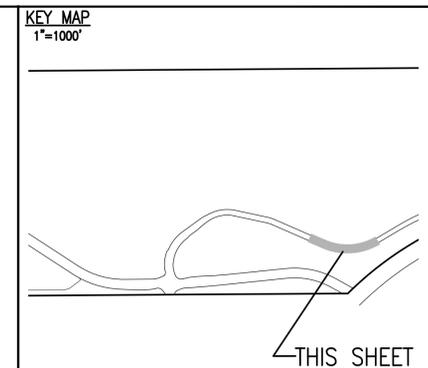
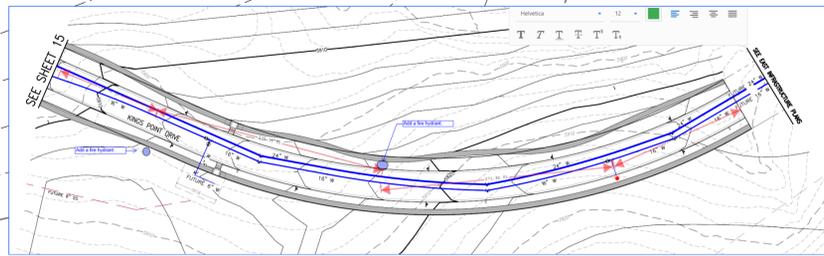
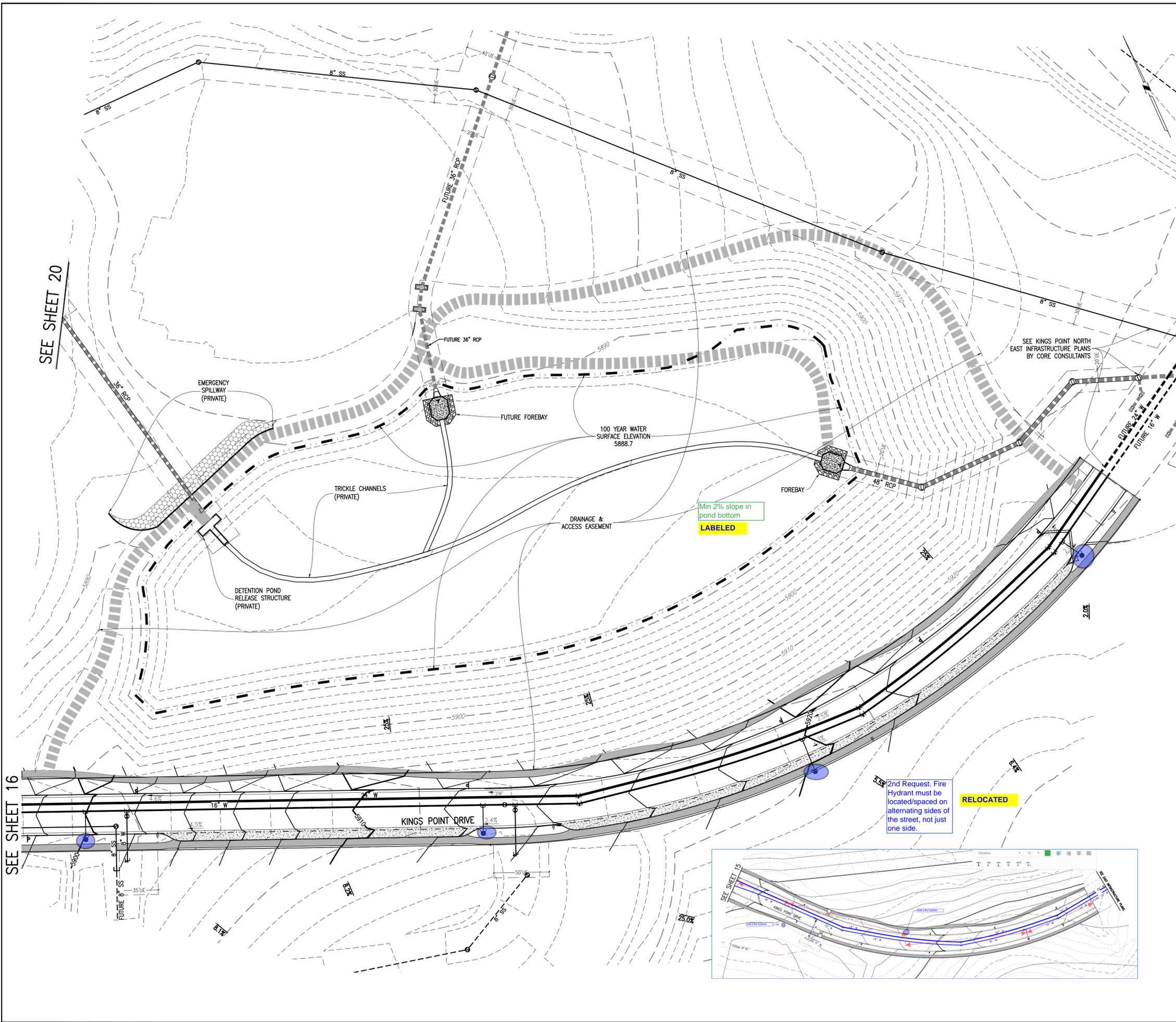
NO.	DESCRIPTION	DATE	BY

DESIGNED BY: *JM*  
DRAWN BY: *JS*  
CHECKED BY: *BCM*  
APPROVED BY: *BCM*

**KINGS POINT NORTH WEST**  
**KINGS POINT DRIVE GRADING & UTILITY PLANS**

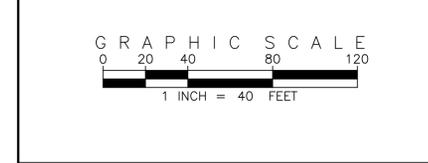
DATE: 06/10/2022  
JOB NO: 12187.61  
SCALE HORIZONTAL: 1" = 40'

16 of 20



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	
	10' DRAINAGE MAINTENANCE ROAD	



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BENCHMARK  
3 INCH OF AURORA BENCHMARK 5566334002 (FRA 210-060) 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. NAD 88 ELEVATION 5861.04

REVISIONS

NO.	DESCRIPTION	DATE	BY

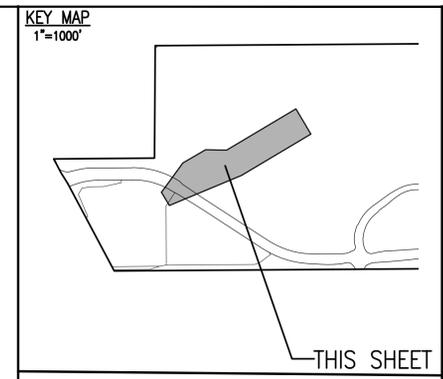
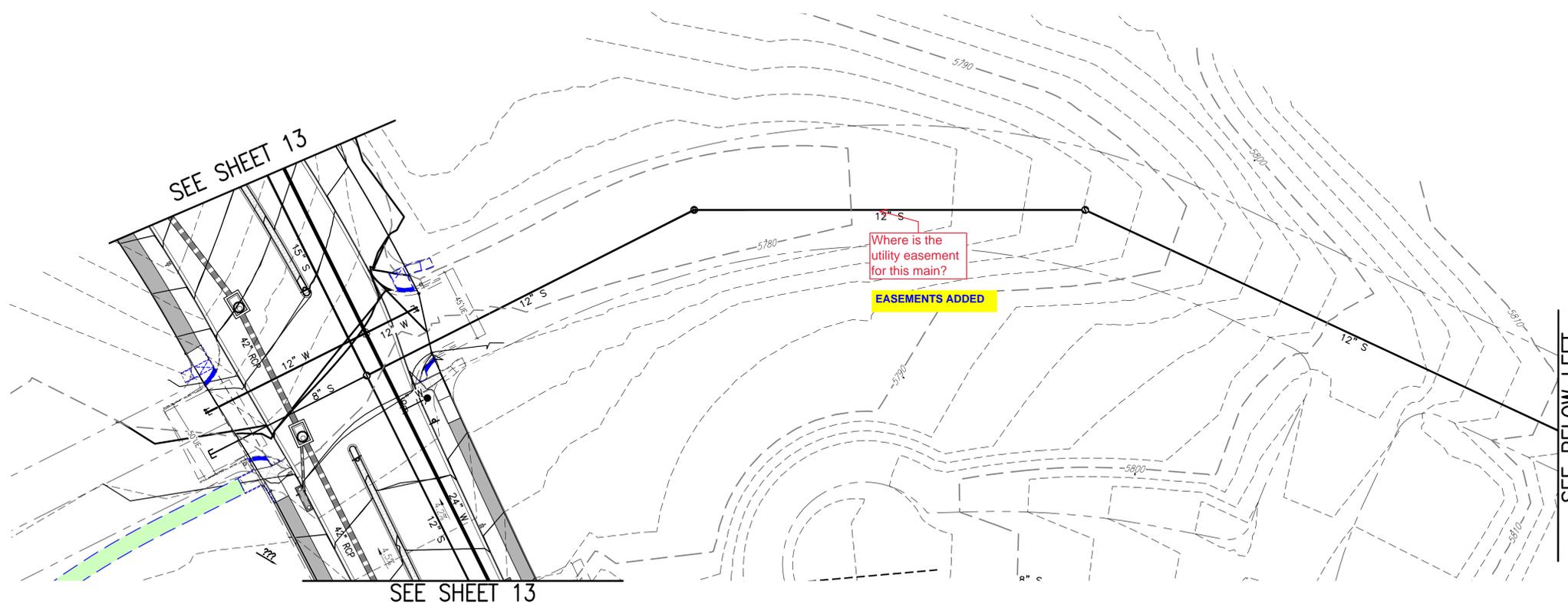
DESIGNED BY: JMW  
DRAWN BY: JS  
CHECKED BY: BOW  
APPROVED BY: BOW

KINGS POINT NORTH WEST  
KINGS POINT DRIVE  
& POND C4  
GRADING & UTILITY  
PLANS

DATE: 06/10/2022  
JOB NO: 12187.61

SCALE  
HORIZONTAL  
1" = 40'

17 of 20



**SITE PLAN LEGEND**

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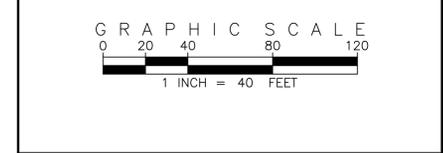
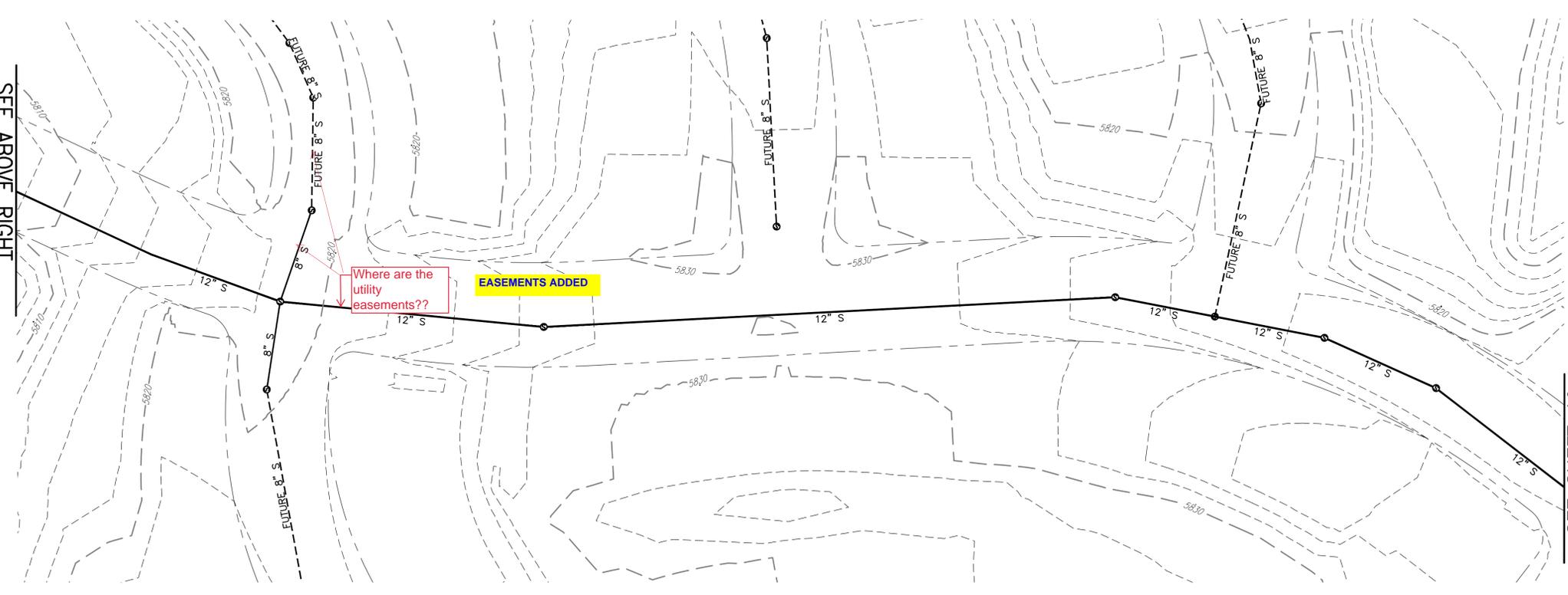
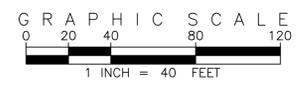
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**BENCHMARK**  
 CITY OF AURORA BENCHMARK 556633NE02 (FRA 210-060) CONCRETE, APPROXIMATELY 0.4 FEET ABOVE GROUND SURFACE, 0.7 FEET NORTH OF EAST/WEST 4 STRAND BARBED WIRE FENCE, AND 22.7 FEET WEST OF EAST 1/4 SECTION 33, T5S, R6W. NAD 88 ELEVATION 5861.04



**REVISIONS**

NO.	DESCRIPTION	DATE	BY

DESIGNED BY: *JAW*  
 DRAWN BY: *JS*  
 CHECKED BY: *BOM*  
 APPROVED BY: *BOM*

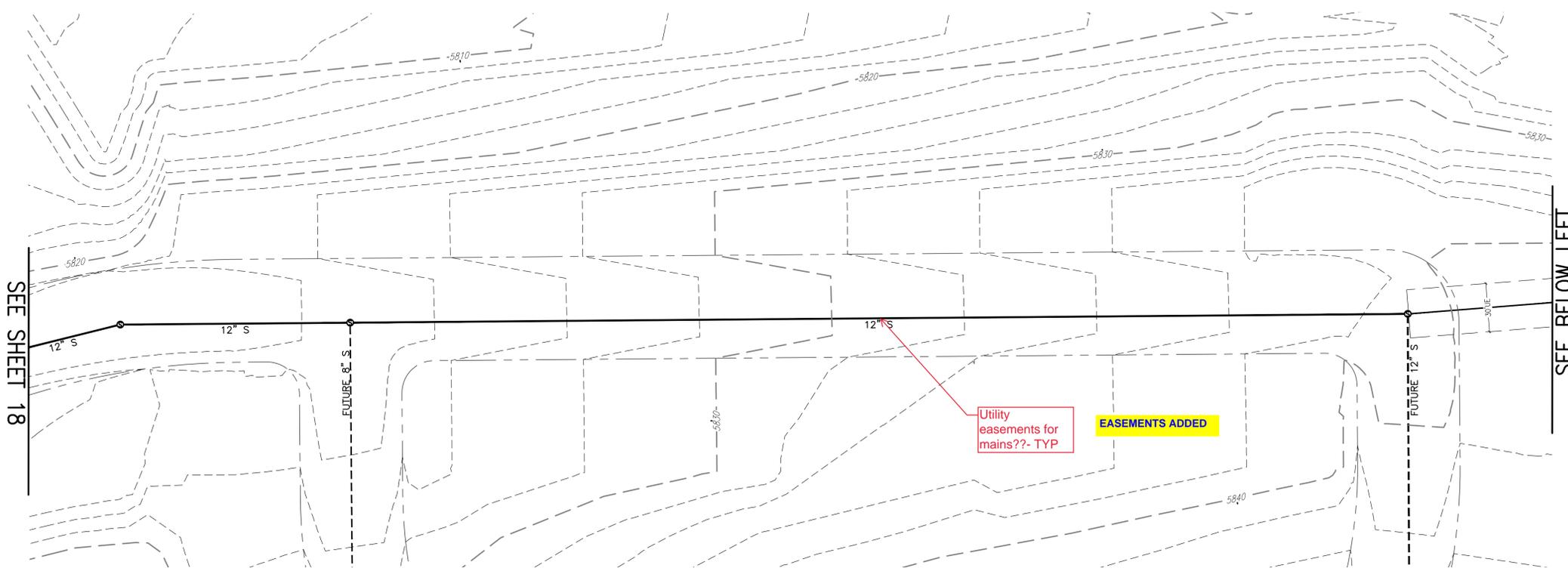
**KINGS POINT NORTH WEST**

**OFFSITE UTILITY PLANS**

DATE: 06/09/2022  
 JOB NO: 12187.61

SCALE  
 HORIZONTAL  
 1" = 40'

18 of 20



SEE SHEET 18

SEE BELOW LEFT

Utility easements for mains??- TYP

EASEMENTS ADDED

**KEY MAP**  
1"=1000'

THIS SHEET

**SITE PLAN LEGEND**

PROPOSED	DESCRIPTION	EXISTING
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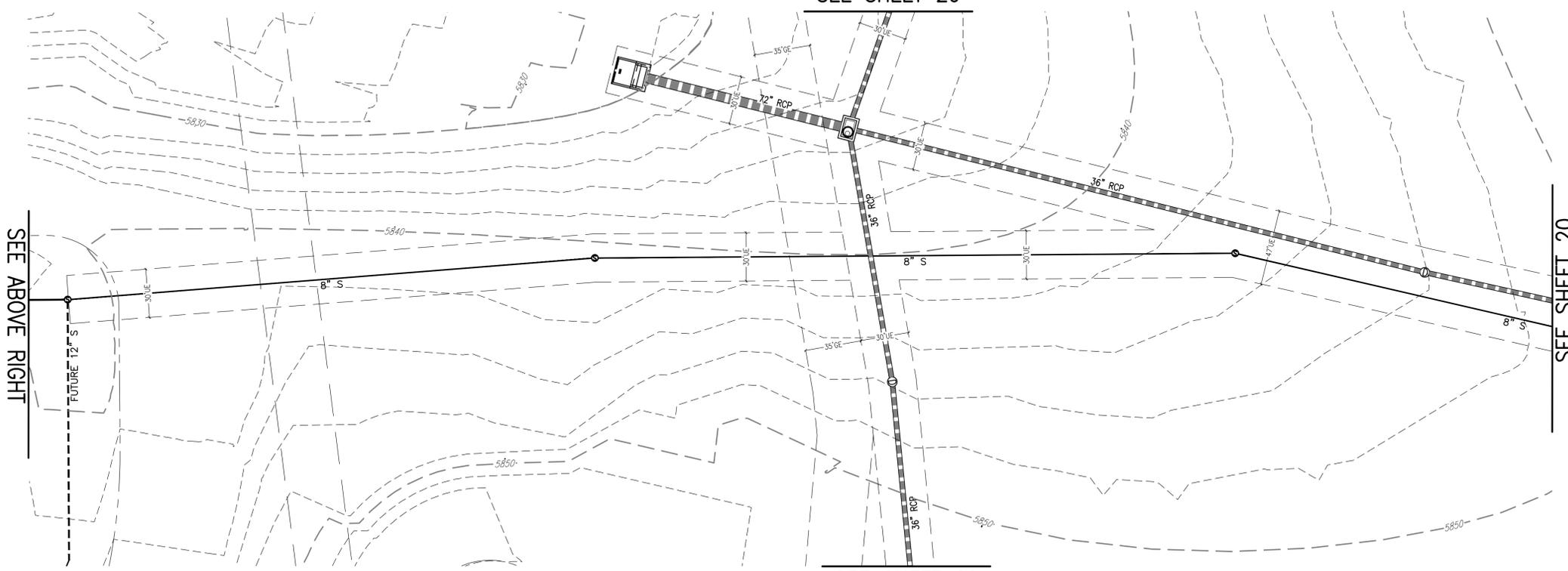
**EMK**

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**BENCHMARK**  
CITY OF AURORA BENCHMARK 556633NE02 (P&A 710-060) 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. NAD 88 ELEVATION 5861.04

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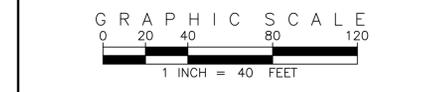


SEE ABOVE RIGHT

SEE SHEET 20

SEE SHEET 20

SEE SHEET 20



NO.	REVISIONS	DATE	BY

DESIGNED BY: *JMW*  
DRAWN BY: *JS*  
CHECKED BY: *BOM*  
APPROVED BY: *BOM*

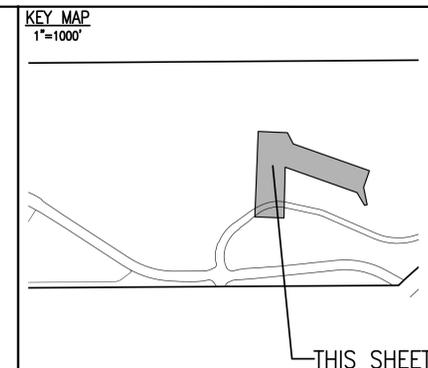
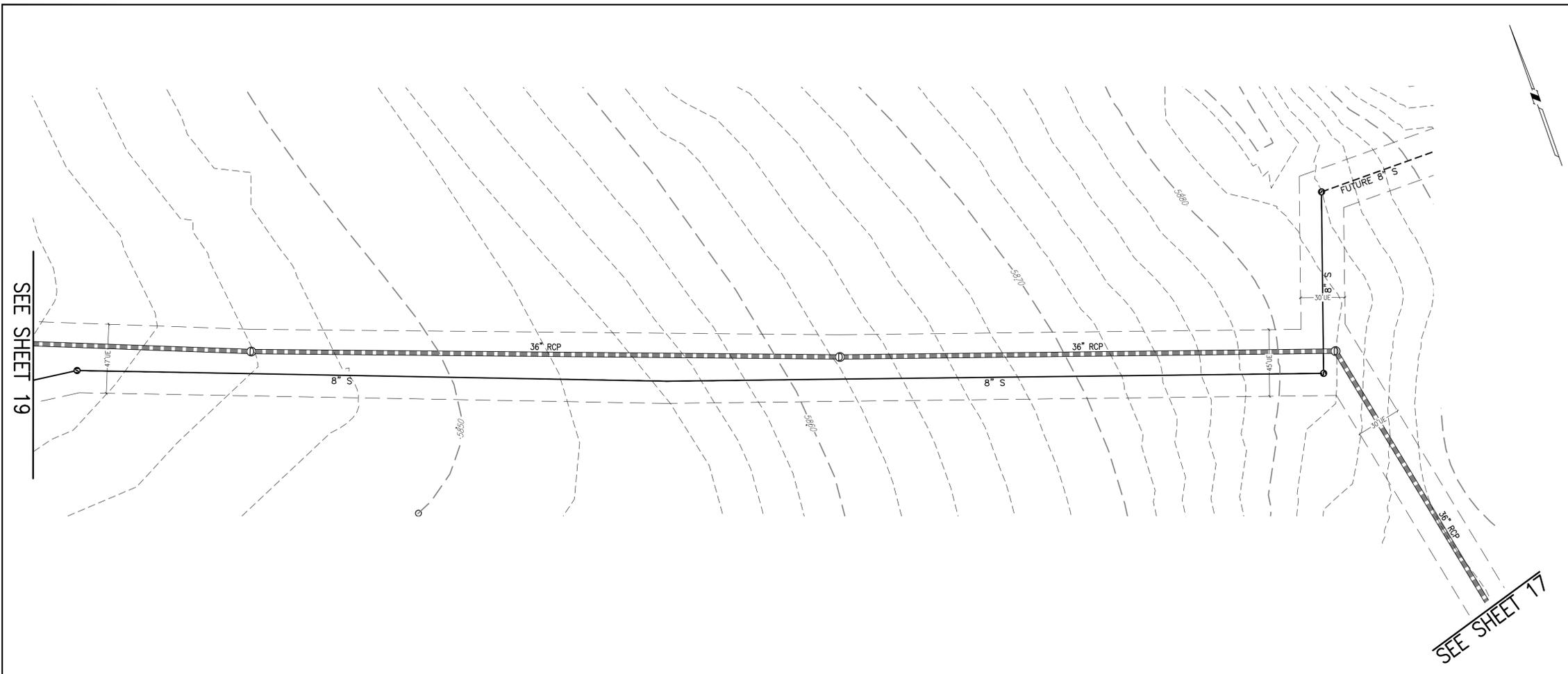
**KINGS POINT NORTH WEST**

**OFFSITE UTILITY PLANS**

DATE: 06/09/2022  
JOB NO: 12187.61

SCALE  
HORIZONTAL  
1" = 40'

19 of 20



**SITE PLAN LEGEND**

PROPOSED	DESCRIPTION	EXISTING
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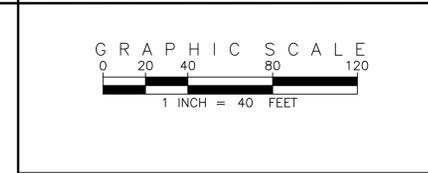
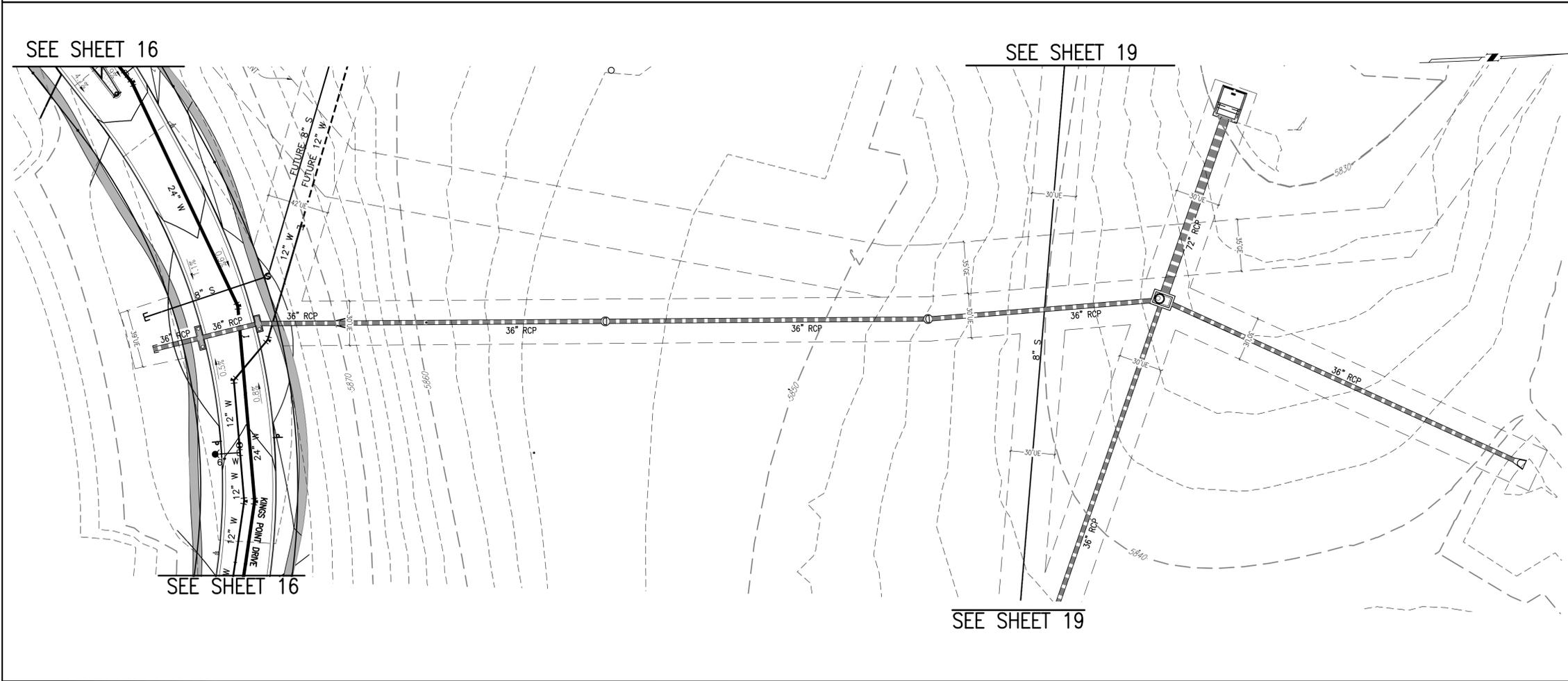
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**BENCHMARK**  
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NO.	DESCRIPTION	DATE	BY

DESIGNED BY: **JWW**  
 DRAWN BY: **JS**  
 CHECKED BY: **BOW**  
 APPROVED BY: **BOW**

**KINGS POINT NORTH WEST**

**OFFSITE UTILITY PLANS**

DATE: 06/09/2022  
 JOB NO: 12187.61  
 SCALE HORIZONTAL: 1" = 40'

20 of 20

# Kings Point Master Plant List

QTY	KEY	BOTANICAL NAME	COMMON NAME	TYPE	WATER USE*
<b>DECIDUOUS SHADE TREES</b>					
13	CS	CATALPA SPECIOSA	CATALPA, WESTERN	B	L-M
18	CO	CELTIS OCCIDENTALIS	HACKBERRY, WESTERN	2.5" CAL	L-M
24	CC	CORYLUS COLURNA	TURKISH FILBERT	2.5" CAL	B&B L-M
16	GD	GYMNOCLADUS DIOICUS 'ESPRESSO'	KENTUCKY COFFEETREE, SEEDLESS	2.5" CAL	B&B L-M
22	GTI	GLEDITSIA TRIACANTHOS INERMIS 'IMPERIAL'	HONEYLOCUST, IMPERIAL	2.5" CAL	B&B L-M
19	GTS	GLEDITSIA TRIACANTHOS INERMIS 'SKYLINE'	HONEYLOCUST, SKYLINE	2.5" CAL	B&B L
23	QM	QUERCUS MACROCARPA	OAK, BUR	2.5" CAL	B&B L-M
2	QMC	QUERCUS MUEHLENBERGII	OAK, CHINKAPIN	2.5" CAL	B&B L-M
14	QS	QUERCUS 'SHUMMARDI'	OAK, SCHUMMARD	2.5" CAL	B&B L-M
18	SJP	SOPHORA JAPONICA	JAPANESE PAGODA TREE	2.5" CAL	B&B M
<b>ORNAMENTAL TREES</b>					
10	AAS	AMELANCHIER ALNIFOLIA	SERVICEBERRY, SASKATOON	2' CAL	B&B L-M
7	ACS	AMELANCHIER CANADENSIS	SERVICEBERRY, SHADBLOW	2' CAL	B&B L-M
21	AGF	ACER GINNALA 'FLAME'	MAPLE, FLAME AMUR	2' CAL	B&B L-M
32	ATH	ACER TATARICUM 'HOT WINGS'	MAPLE, HOT WINGS	2' CAL	B&B L-M
15	ATP	ACER TATARICUM 'PATIERN PERFECT'	MAPLE, PATIERN PERFECT	2' CAL	B&B L-M
19	CCI	CRATAEGUS CRUS-GALLI INERMIS	HAWTHORN, COCKSPUR THORNLESS	2' CAL	B&B L-M
16	CLC	CRATAEGUS LAEVIGATA 'CRIMSON CLOUD'	HAWTHORN, CRIMSON CLOUD	2' CAL	B&B M
8	CWV	CRATAEGUS VIRIDIS 'WINTER KING'	HAWTHORN, WINTER KING	2' CAL	B&B L-M
15	KP	KOELREUTERIA PANICULATA	GOLDENRAIN TREE	2' CAL	B&B L
12	MPF	MALUS 'PRAIRIE FIRE'	CRABAPPLE, PRAIRIE FIRE	6-8' MULTI	B&B L-M
20	MRR	MALUS 'ROYAL RAINDROPS'	CRABAPPLE, ROYAL RAINDROPS	6-8' MULTI	B&B L-M
19	MSS	MALUS 'SPRING SNOW'	CRABAPPLE, SPRING SNOW	2' CAL	B&B L-M
16	PNK	PRUNUS NIGRA 'PRINCESS KAY'	PRINCESS KAY PLUM	6-8' MULTI	B&B M
43	PE	PINUS EDULIS	PINE, PINON	6' HT	B&B L-M
39	PH	PINUS HELDREICHII (LEUCODERMIS)	PINE, BOSNIAN	6' HT	B&B L-M
43	PN	PINUS NIGRA	PINE, AUSTRIAN	6' HT	B&B L-M
78	PP	PINUS PONDEROSA	PINE, PONDEROSA	6' HT	B&B L-M
<b>EVERGREEN SHRUBS</b>					
218	JHY	JUNIPERUS HORIZONTALIS 'YOUNGSTOWN'	ANDORRA YOUNGSTOWN JUNIPER	#5	CONT. M
266	JPS	JUNIPERUS X PFIZERIANA 'SAYBROOK GOLD'	SAYBROOK JUNIPER	#5	CONT. M
90	PMW	PINUS MUGO 'WHITE BUD'	PINE, WHITE BUD MUGO	#5	CONT. L
190	PMM	PINUS MUGO 'MOPS'	PINE, DWARF MUGO	#5	CONT. L
<b>DECIDUOUS SHRUBS</b>					
179	AAB	ARONIA ARBUTIFOLIA 'BRILLIANTISSIMA'	CHOKEBERRY, BRILLIANT RED	#5	CONT. L
306	ACL	AMORPHA CANESCENS	LEADPLANT	#5	CONT. H
59	AMA	ARONIA MELANOCARPA 'AUTUMN MAGIC'	CHOKEBERRY, AUTUMN MAGIC BLACK	#5	CONT. L
492	AFS	ARTEMISIA FILIFOLIA	SAGEBRUSH, SAND	#5	CONT. H
122	CCB	CARYOPTERIS X CLANDONENSIS 'BLUE MIST'	SPIREA, BLUE MIST	#5	CONT. L
48	CMF	CHAMAEBATIARIA MILLEFOLIUM	FERNBUSH	#5	CONT. H
210	ENG	ERICAMERIA NAUSEOSA SSP. NAUSEOSA VAR. GLABRATA	RABBITBRUSH, TALL GREEN	#5	CONT. L
61	ENN	ERICAMERIA NAUSEOSA SSP. NAUSEOSA VAR. NAUSEOSA	RABBITBRUSH, DWARF BLUE	#5	CONT. L
42	FPA	FALLUGIA PARADOXA	APACHE PLUME	#5	CONT. H
38	FPP	FORESTIERIA PUBESCENS VAR. PUBESCENS	PIVEL, NEW MEXICO	#5	CONT. H
177	PAR	PEROVSKIA ATRIPLICIFOLIA	SAGE, RUSSIAN	#5	CONT. M
172	RRL	RIBES RUBRUM 'RED LAKE'	RED LAKE CURRANT	#5	CONT. M
95	RTT	RHUS TRILOBATA	SUMAC, THREE LEAF	#5	CONT. H
27	SAB	SHEPHERDIA ARGENTEA	BUFFALOBERRY, SILVER	#5	CONT. H
<b>PERENNIALS</b>					
111	AMY	ACHILLEA MILLEFOLIUM 'MOONSHINE'	YARROW, MOONSHINE	#1	CONT. M
50	ARS	AGASTACHE RUPESTRIS	HYSSOP, SUNSET	#1	CONT. M
98	AJC	AMSONIA JONESII	COLORADO DESERT BLUE STAR	#1	CONT. L
12	ARD	AGASTACHE CANA 'DOUBLE BUBBLEMINT'	HYSSOP, DOUBLE BUBBLEMINT	#1	CONT. M
9	ARK	AGASTACHE 'KUDOS GOLD'	HYSSOP, KUDOS GOLD	#1	CONT. M
8	AMH	ACHILLEA MILLEFOLIUM 'HEIDI'	COMMON RED YARROW	#1	CONT. M
12	BLC	BERLANDIERA LYRATA	CHOCOLATE FLOWER	#1	CONT. H
38	GLW	GAURA LINDHEIMERI	WHIRLING BUTTERFLIES	#1	CONT. H
25	OMI	OENOTHERA MACROCARPA INCANA SILVER BLADE	PRIMROSE, SILVER BLADE	#1	CONT. H
15	OSR	OENOTHERA SPECIOSA 'ROSEA'	EVENING PRIMROSE, NEW MEXICO	#1	CONT. M
13	PAJ	PERSICARIA AFFINIS	HIMALAYAN BORDER JEWEL	#1	CONT. M
88	PBR	PENSTEMON BARBATUS 'RONDO'	PENSTEMON, RONDO	#1	CONT. M
10	PFP	PENSTEMON FRUITICOSOS 'PURPLE HAZE'	PENSTEMON, PURPLE HAZE	#1	CONT. M
178	RFG	RUDBECKIA FULGIDA 'GOLDSTURM'	BLACK-EYED SUSAN	#1	CONT. M
11	SGR	SALVIA GREGGII 'FURMAN'S RED'	FURMAN'S RED SALVIA	#1	CONT. M
9	SSM	SALVIA X SYLVESTRIS 'MAY NIGHT'	MAY NIGHT PURPLE SALVIA	#1	CONT. M
116	ZCL	ZAUSCHNERIA CALIFORNICA LATIFOLIA	HUMMINGBIRD FLOWER	#1	CONT. H
<b>ORNAMENTAL GRASSES</b>					
360	AGB	ANDROPOGON GERARDII	BIG BLUESTEM GRASS	#5	CONT. H
318	BCS	BOUTELOUA CURTIPENDULA	SIDEOATS GRAMA GRASS	#5	CONT. H
18	BGB	BOUTELOUA GRACILI	BLUE GRAMA GRASS	#5	CONT. H
279	BGA	BOUTELOUA GRACILIS 'BLOND AMBITION' PP 22048	BLOND AMBITION GRAMA GRASS	#5	CONT. H
259	PVH*	PANICUM VIRGATUM 'HEAVY METAL'	HEAVY METAL SWITCHGRASS	#5	CONT. H
125	SNI	SORGHASTRUM NUTANS	INDIAN GRASS	#5	CONT. M
155	SHP	SPOROBOLUS HETEROLEPIS	PRAIRIE DROPSEED GRASS	#5	CONT. H
72	SWG	SPOROBOLUS WRIGHTII	GIANT SACATON GRASS	#5	CONT. H

In accordance with our Forestry Division, these trees do not perform well here. Please select a different species.

Coordinate this note with the note on the Cover Sheet of the Site Plan Submittal set. See note 5

RESPONSE: NOTED.

## LANDSCAPE NOTES

- THE DEVELOPER, HIS SUCCESSORS AND ASSIGNS, SHALL BE RESPONSIBLE FOR INSTALLATION, MAINTENANCE AND REPLACEMENT FOR ALL LANDSCAPING MATERIALS SHOWN OR INDICATED ON THE APPROVED SITE PLAN OR LANDSCAPE PLAN ON FILE IN THE PLANNING DEPARTMENT. ALL LANDSCAPING WILL BE INSTALLED AS DELINEATED ON THE PLAN, PRIOR TO ISSUANCE OF CERTIFICATE OF OCCUPANCY.
- ALL LANDSCAPE AREAS AND PLANT MATERIALS, EXCEPT FOR NON-IRRIGATED NATIVE, RESTORATIVE, AND DRYLAND GRASS AREAS THAT COMPLY WITH REQUIREMENTS FOUND IN SEC. 146-4.7.3.C MUST BE WATERED BY AN AUTOMATIC UNDERGROUND IRRIGATION SYSTEM. IRRIGATION SYSTEM DESIGN, INSTALLATION, OPERATION, AND MAINTENANCE SHALL CONFORM TO REQUIREMENTS FOUND IN THE CITY OF AURORA IRRIGATION ORDINANCE.
- ALL UTILITY EASEMENTS SHALL REMAIN UNOBTSTRUCTED 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. SEEDED 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

## NATIVE SEED AREA: MIXTURE 13 - SHORTGRASS TRAIL OR ROADSIDE

LOT DATA TABLE					
COMMON NAME	SCIENTIFIC NAME	NATIVE SPECIES	VARIETY	PLS LBS/ACRE	OZ/ACRE**
<b>GRASSES</b>					
BUFFALOGRASS*	BUCHLOE DACTYLOIDES	X	SHARPS	15	
BLUE GRAMA*	CHONDROSUM GRACILE	X	HACHITA	15	
<b>TOTAL POUNDS PLS/ACRE</b>				<b>30</b>	
<b>OPTIONAL WILDFLOWERS</b>					
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

RESPONSE:  
AURORA PARKWAY NORTH AND SOUTH LINEAR FOOTAGES HAVE BEEN UPDATED. PER THE NOTE BELOW THE REQUIREMENT CHART, LANDSCAPE QUANTITIES DO NOT INCLUDE THE LINEAR FOOTAGE OF THE ROUNDABOUT.

RESPONSE:  
AFTER RECALCULATION OF THE LINEAR FOOTAGES, STREET TREE REQUIREMENTS HAVE BEEN MET.

## CURBSIDE LANDSCAPE REQUIREMENTS

LANDSCAPED AREA	STREET LENGTH (LF)	AREA	TREES REQUIRED (1 TREE / 40 LF)	TREES PROVIDED	SHRUBS / GRASSES REQUIRED (1 SHRUB / 40 SF)	SHRUBS PROVIDED	GRASSES PROVIDED	SHRUB AND GRASSES TOTAL
AURORA PARKWAY (N)	3,620	2,256	90	56	88	512	307	512
AURORA PARKWAY (S)	3,340	2,732	84	68	77	712	427	712
KINGS POINT DR. (NORTH)	3,037	30,595	76	76	765	459	306	765
KINGS POINT DR. (SOUTH)	1,739	17,299	43	47	432	259	173	432
<b>TOTAL</b>	<b>9,764</b>	<b>96,818</b>	<b>119</b>	<b>123</b>	<b>2,421</b>	<b>1,452</b>	<b>969</b>	<b>2,421</b>

NOTE: CURBSIDE LANDSCAPING QUANTITIES DO NOT INCLUDE ROUNDABOUT DUE TO THE ADA

Update the tree count. Because more trees are being provided than required, the excess trees can account toward the deficient shrubs. Update the tree count and add a note to the bottom of the table explaining this.

## DETENTION POND REQUIREMENTS

LANDSCAPED AREA	AREA	TREES REQUIRED (1 TREE / 4000 SF)	TREES PROVIDED	SHRUBS / GRASS REQUIRED (10 SHRUB / 4000 SF)	SHRUBS PROVIDED	GRASS PROVIDED	SHRUB/GRASS PROVIDED TOTAL
DETENTION POND D1	116,530	29	29	291	138	61	199
DETENTION POND C4	143,880	36	36	360	362	N/A	362
<b>TOTAL</b>	<b>260,410</b>	<b>65</b>	<b>65</b>	<b>651</b>	<b>500</b>	<b>61</b>	<b>561</b>

RESPONSE:  
THE TREE COUNT HAS BEEN UPDATED AND A NOTE EXPLAINING THAT THE EXCESS TREES CAN ACCOUNT TOWARD THE DEFICIENT SHRUBS.

\*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

LANDSCAPE ARCHITECT  
TERRACINA DESIGN  
10200 E. GIRARD AVE, SUITE A-314  
DENVER, CO 80231  
(303) 632-8867  
CONTACT: SARAH MOLL

RESPONSE:  
AFTER COORDINATING WITH CITY OF AURORA FORESTRY DIVISION, TURKISH FILBERT HAS BEEN REMOVED FROM THE LANDSCAPE PLANS. THE CITY OF AURORA FORESTRY DIVISION HAS SUGGESTED REPLACING TURKISH FILBERT SPECIES WITH THE DAVID ELM SPECIES.



PROJECT NAME



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

SHEET TITLE

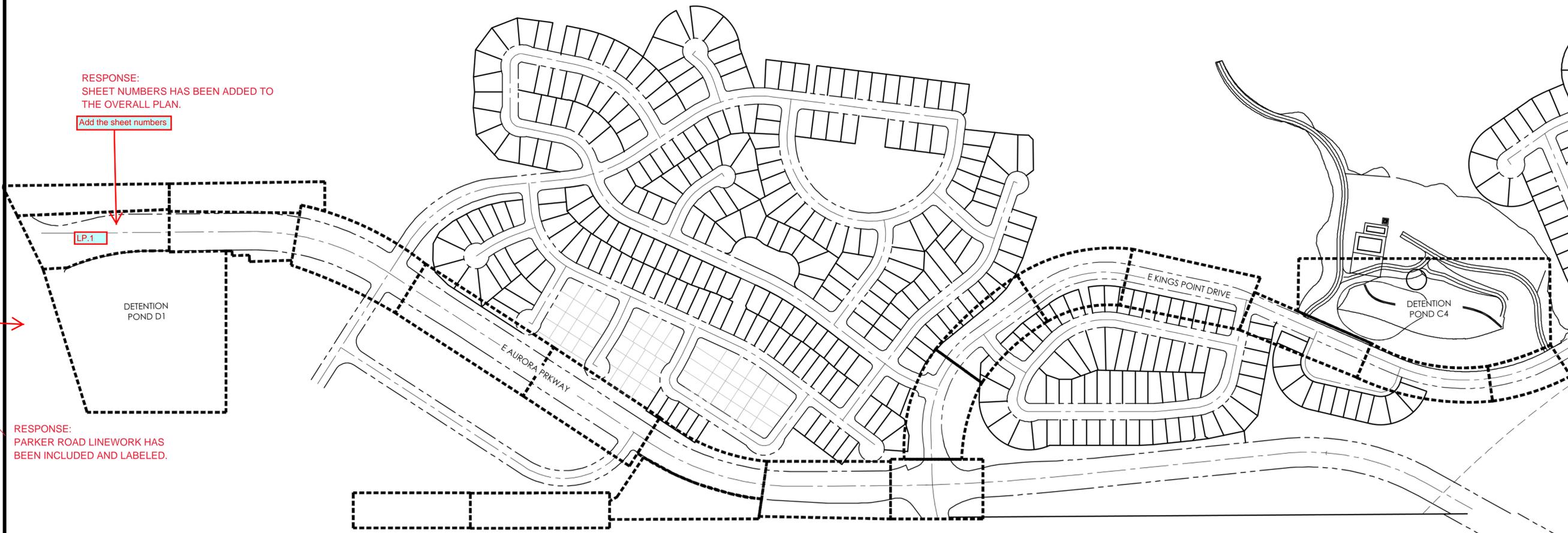
NOT FOR CONSTRUCTION

LANDSCAPE  
NOTES

SHEET NUMBER

LN.1

June 9, 2022



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

OVERALL PLAN

LN.2

NOT FOR CONSTRUCTION



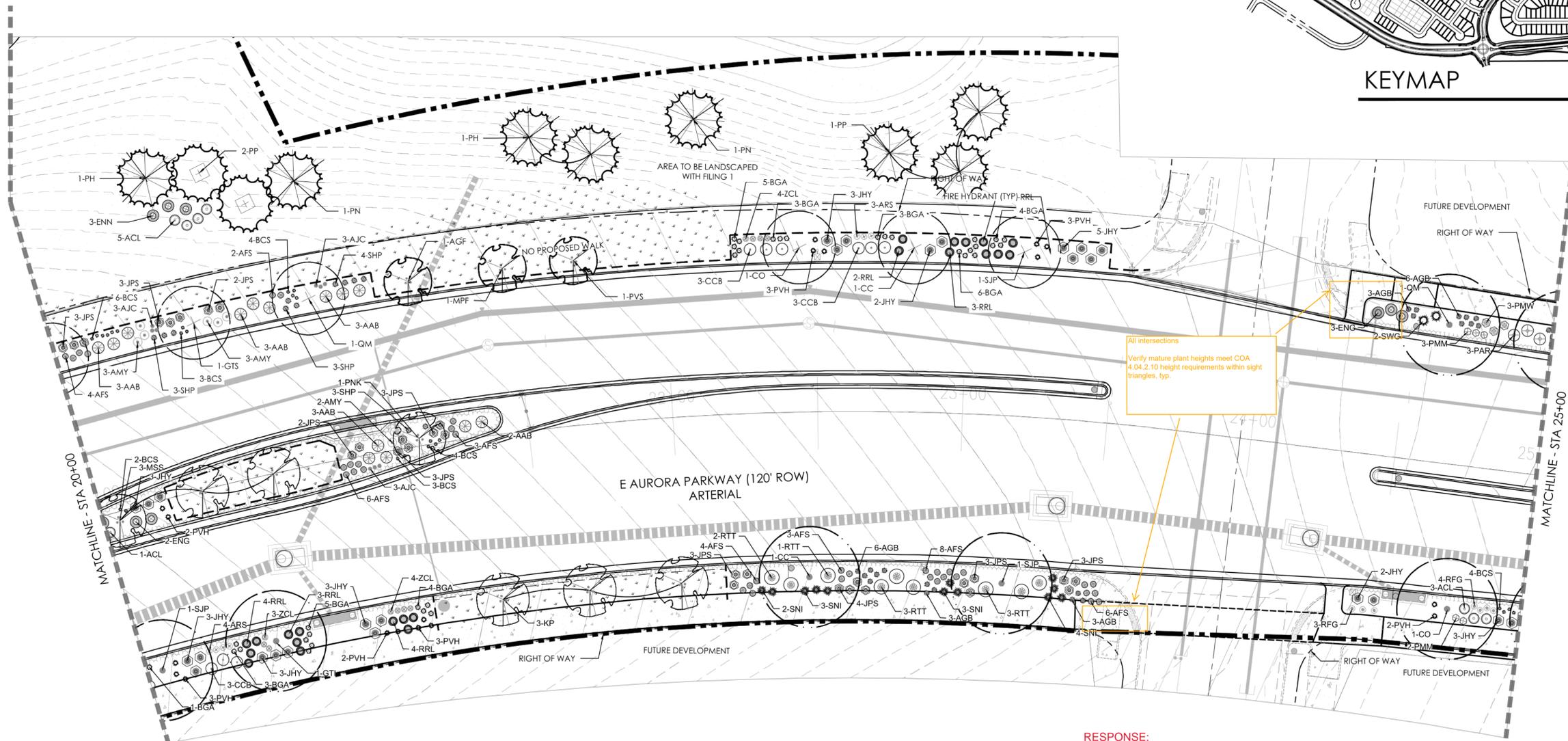
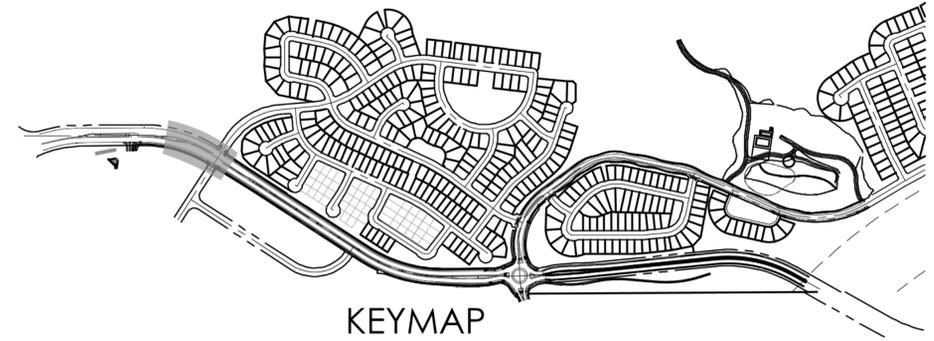
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NOTES:

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.



All intersections  
Verify mature plant heights meet COA 4.04.2.10 height requirements within sight triangles, typ.

RESPONSE:  
PLANT HEIGHTS WERE VERIFIED TO MEET COA 4.04.2.10 HEIGHT MEASUREMENTS WITHIN SIGHT TRIANGLES.

PLANT LEGEND

DECIDUOUS SHADE TREES	
CS	CATALPA SPECIOSA
CO	CEDRUS OCCIDENTALIS
CC	CORYLUS COLORATA
GD	GYMNOCLADUS DIOICUS 'SPRESSO'
GTI	GLEDITSIA TRICANTHOS 'IMPERIAL'
GTII	GLEDITSIA TRICANTHOS 'INFERIAL'
GTIII	GLEDITSIA TRICANTHOS 'SKYLINE'
QB	QUERCUS BICOLOR
QMC	QUERCUS MACROCARPA
QML	QUERCUS MUEHLBERGII
QL	QUERCUS LACEYI
QR	QUERCUS ROBUR
QS	QUERCUS 'SHUMMARD'
SJP	SOPHORA JAPONICA
UAF	ULMUS AMERICANA 'PRINCETON'
UT	ULMUS X TRIUMPH

ORNAMENTAL TREES	
AAS	AMELANCHIER ALNIFOLIA
ACS	AMELANCHIER CANADENSIS
AGF	ACER GINNALA 'FLAME'
ATH	ACER TATARICUM 'HOT WINGS'
ATP	ACER TATARICUM 'PATTERN PERFECT'
CCV	CRAEAGUS CRUS-GALLI 'INERMIS'
CIC	CRAEAGUS LAMYGATA 'CRIMSON CLOUD'
CWV	CRAEAGUS VIRIDIS 'WINTER KING'
XP	KOELERUTERIA PANICULATA
MPF	MAIUS PRAIRIE FIRE
MRR	MAIUS 'ROYAL RAINDROPS'
MSS	MAIUS 'SPRING SNOW'
PNK	PRUNUS NIGRA 'PRINCESS KAY'

EVERGREEN SHRUBS	
JHY	JUNIPERUS HORIZONTALIS 'YOUNGSTOWN'
JPS	JUNIPERUS SPREADER 'SAYBROOK GOLD'
PMW	PINUS MUGO 'WHITE BUD'
PMH	PINUS MUGO 'MOPS'

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

LEGEND

- DECIDUOUS SHADE TREE
- DECIDUOUS ORNAMENTAL TREE
- 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

June 9, 2022

terraccina  
design  
10200 E. Grand Ave., A-314  
Denver, CO 80231  
ph: 303.652.8667

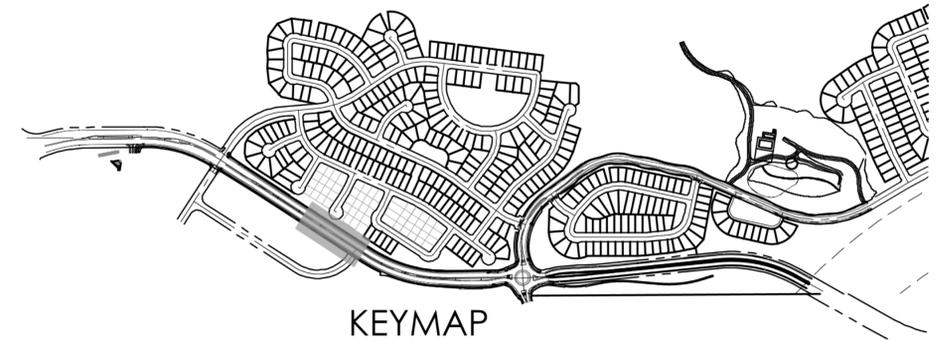
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NOTES:

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.



KEYMAP



PROJECT NAME



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

SHEET TITLE

LANDSCAPE  
PLAN

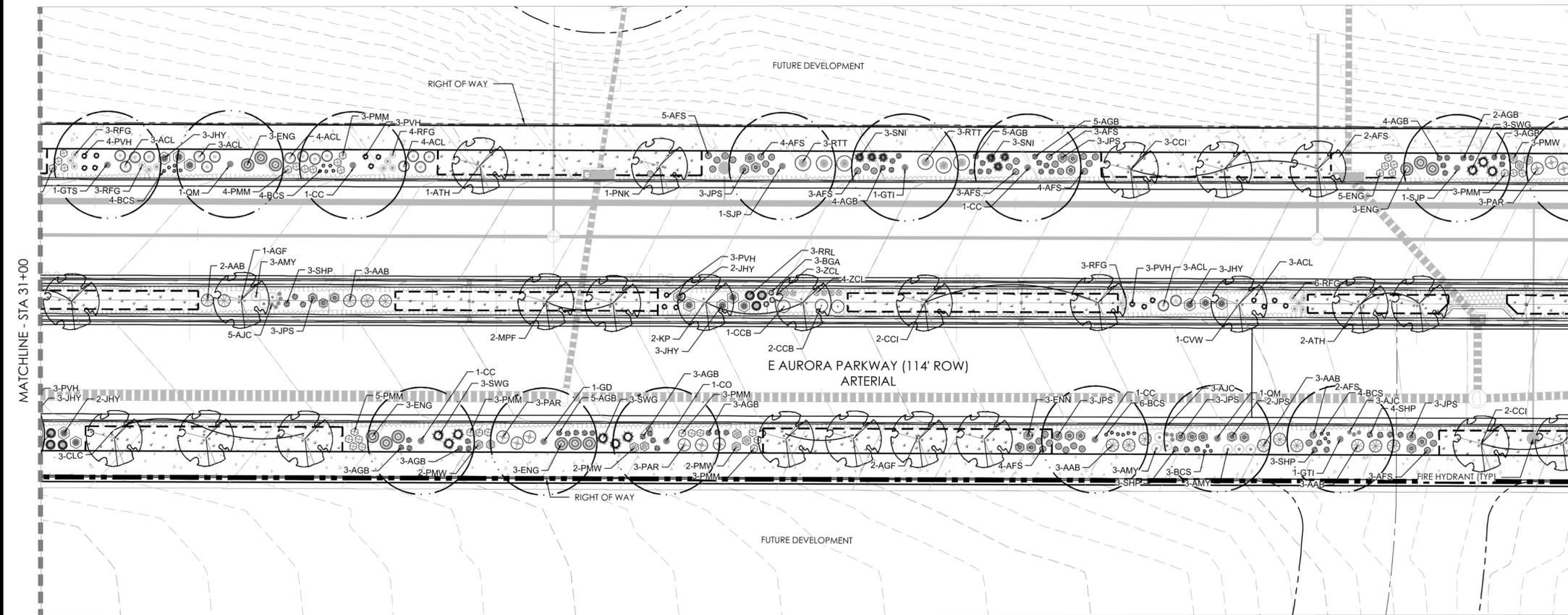
SHEET NUMBER

LP.5

June 9, 2022

LEGEND

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

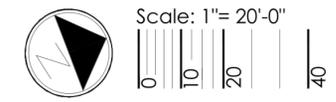


PLANT LEGEND

DECIDUOUS SHADE TREES		EVERGREEN SHRUBS		DECIDUOUS SHRUBS	
CS	CATALPA SPECIOSA	CATALPA, WESTERN	JHY	JUNIPERUS HORIZONTALIS 'YOUNGSTOWN'	ANDORRA YOUNGSTOWN JUNIPER
CO	CELTIS OCCIDENTALIS	HACKBERRY, WESTERN	JPS	LUPULUS X FRITZERIANA 'SAYBROOK GOLD'	SAYBROOK JUNIPER
CC	CORYLUS COLORATA	TURKISH FLUZZE	PHW	PINUS MUGO 'WHITE BUD'	PINE, WHITE BUD MUGO
GD	GYMNOCADUS DIOICUS 'ESPRESSO'	KENTUCKY COFFEETREE, SEEDLESS	PMM	PINUS MUGO 'MOPS'	PINE, DWARF MUGO
GTI	GLEDITSIA TRIACANTHOS INERMIS 'IMPERIAL'	HONEYLOCUST, IMPERIAL			
QB	QUERCUS BICOLOR	HONEYLOCUST, SKYLINE			
OM	QUERCUS MACROCARPA	OAK, SWAMP WHITE			
QMC	QUERCUS MUEhlenBERGII	OAK, BURK			
QL	QUERCUS LACEYI	OAK, CHINKAPIN			
QR	QUERCUS ROBUR	OAK, TEXAS RED			
QS	QUERCUS SHUMMARDI	OAK, ENGLISH			
SJP	SOPHORA JAPONICA	OAK, SCHUMMARD			
UAP	ULMUS AMERICANA 'PRINCEON'	JAPANESE PAGODA TREE			
UT	ULMUS X TRUMPET	ELM, PRINCETON			
		ELM, TRUMPET			
ORNAMENTAL TREES		PERENNIALS			
AAS	AMELANCHIER ALNIFOLIA	SERVICEBERRY, SASKATOON	AMY	ACHILLEA MILLEFOLIUM 'MOONSHINE'	YARROW, MOONSHINE
ACS	AMELANCHIER CANADENSIS	SERVICEBERRY, SHADBLow	ARS	AGASTACHE RUPESTRIS	HYSSOP, SUNSET
AGF	ACER CINNABALAM FLAME	MAPLE, FLAME AMUR	AJC	AMSONIA JONESII	COLORADO DESERT BLUE STAR
ATH	ACER TATARICUM 'HOT WINGS'	MAPLE, HOT WINGS	ARD	AGASTACHE CANA 'DOUBLE BURLEMIT'	HYSSOP, DOUBLE BURLEMIT
ATP	ACER TATARICUM 'PATTERN PERFECT'	MAPLE, PATTERN PERFECT	ARK	AGASTACHE CANA 'RUDOS GOLD'	HYSSOP, RUDOS GOLD
CCI	CRATAEGUS CRUS-GALLI INERMIS	HAWTHORN, COCKSPUR THORNLASS	AMH	ACHILLEA MILLEFOLIUM 'HEAD'	COMMON RED YARROW
CLC	CRATAEGUS LAEVIGATA 'CRIMSON CLOUD'	HAWTHORN, CRIMSON CLOUD	BLC	BERLANDIERA LYRATA	CHOCOLATE FLOWER
CVW	CRATAEGUS VIRIDIS 'WINTER KING'	HAWTHORN, WINTER KING	GLW	GAURA LINDHEIMERI	WHIRLING BUTTERFLIES
KP	KOELREUTERIA PANICULATA	GOLDENRAIN TREE	OMI	OSCHERIA MACROCARPA INCANA SILVER BLADE	PRINCE OF WALES BLUE
MPF	MAIUS 'PRAIRIE FIRE'	CRABAPPLE, PRAIRIE FIRE	OSR	OSCHERIA SPECIOSA 'ROSEA'	EVENING PRINCE, NEW MEXICO
MRR	MAIUS ROYAL RAINBOWS	CRABAPPLE, ROYAL RAINBOWS	PAJ	PERSICARIA AFFINIS	HIMALAYAN BORDER JEWEL
MSS	MAIUS 'SPRING SNOW'	CRABAPPLE, SPRING SNOW	PBS	PENSTEMON BARTRISII RONDO	PENSTEMON, RONDO
PNK	PRUNUS NIGRA 'PRINCESS KAY'	PRINCESS KAY PLUM	PPP	PENSTEMON FRUTICOSUS 'PURPLE HAZE'	PENSTEMON, PURPLE HAZE
			RFG	RUDBECKIA FULGIDA 'GOLDSTORM'	BLACK-EYED SUSAN
			SCR	SALVIA GRECOA 'BERNARDI RED'	FURNACE RED SALVIA
			SSM	SALVIA X SYLVESTRIS 'MAY NIGHT'	MAY NIGHT PURPLE SALVIA
			ZCL	ZAUSCHNERIA CALIFORNICA LATIFOLIA	HUMMINGBIRD FLOWER
ORNAMENTAL GRASSES					
AGB	ANDROPOGON GERARDII	BIG BLUESTEM GRASS			
BGS	BOUFELOIA GRIFFINGII	BIG BLUESTEM GRASS			
BGB	BOUFELOIA GRACILE	BLUE GRAMA GRASS			
BGA	BOUFELOIA GRACILE 'BLOND AMBITION' PP 22048	BLOND AMBITION GRAMA GRASS			
PHM	PANICUM VIRGATUM 'HEAVY METAL'	HEAVY METAL SWITCHGRASS			
SNI	SORGHASTRUM NITANS	INDIAN GRASS			
SHP	SPOROBIOLUS HETEROLEPIS	PRAIRIE DROPSIDE GRASS			
SWD	SPOROBIOLUS WRIGHTII	GRANT SASKATOON GRASS			

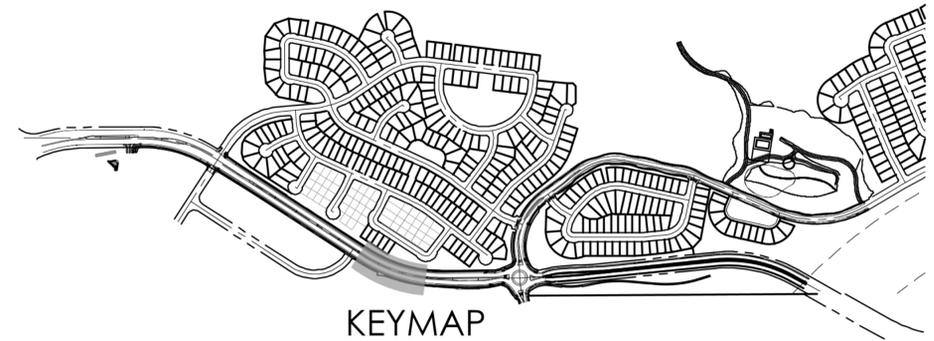
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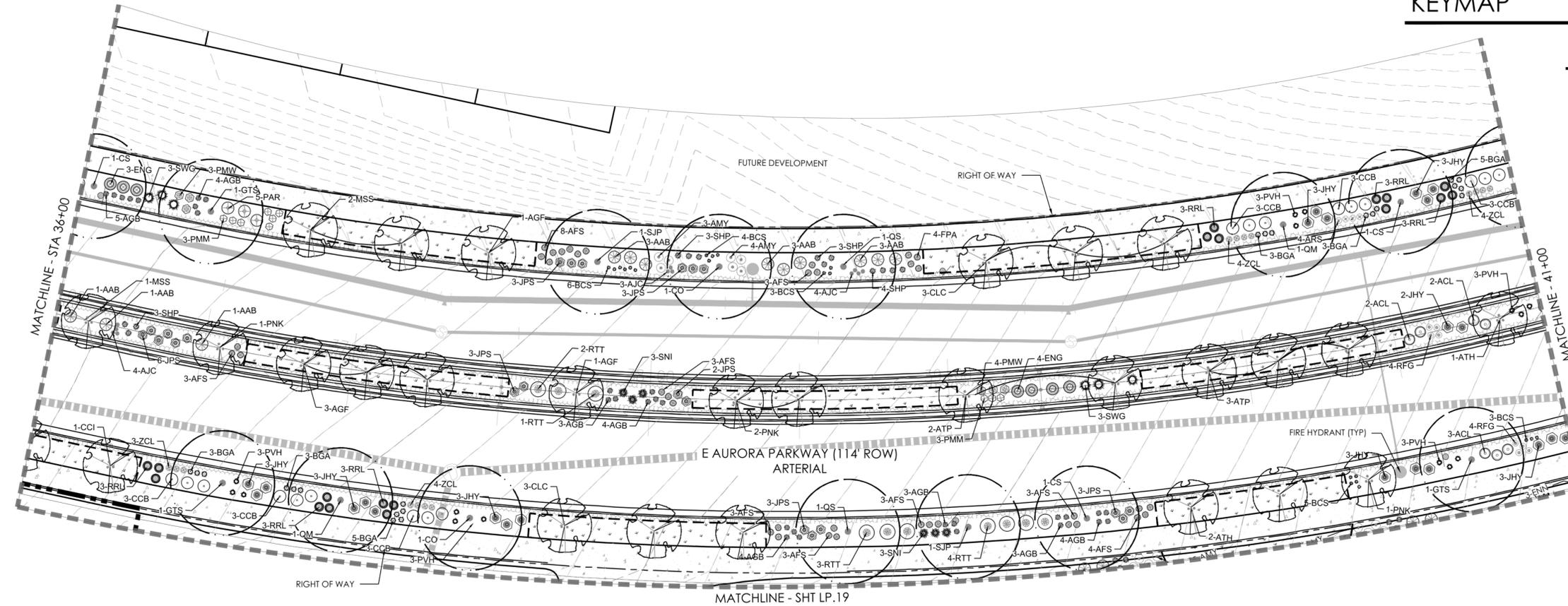


NOTES:

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.



KEYMAP



LEGEND

- DECIDUOUS SHADE TREE
- DECIDUOUS ORNAMENTAL TREE
- 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		EVERGREEN SHRUBS	
CS	CATALPA SPECIOSA	CATALPA, WESTERN	
CO	CELESTIS OCCIDENTALIS	HICKBERRY, WESTERN	
CC	CORYLUS COLUMBIA	TURKISH FILBERT	
GD	GYMNOCALADUS DIOICUS ESPRESSO	KENTUCKY COFFEE TREE, SEEDLESS	
GH	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 LACINIATA	OAK, TEXAS RED	
QR	QUERCUS ROBUR	OAK, ENGLISH	
QS	QUERCUS SHUMMARDI	OAK, SCHUMMARD	
SJP	SOPHORA JAPONICA	JAPANESE PAGODA TREE	
UMP	ULMUS AMERICANA 'PRINCEON'	ELM, PRINCEON	
UT	ULMUS X TRUMPHII	ELM, TRUMPH	
ORNAMENTAL TREES		PERENNIALS	
AAS	AMELANCHIER ALNIFOLIA	SERVICEBERRY, SASKATOON	
ACS	AMELANCHIER CANADENSIS	SERVICEBERRY, SHADBLOW	
AGF	ACER CHINALE 'FLAME'	MAPLE, FLAME AMUR	
ATH	ACER LATAECUM 'HOT WINGS'	MAPLE, HOT WINGS	
ATP	ACER LATAECUM 'PATTERN PERFECT'	MAPLE, PATTERN PERFECT	
CCI	CRATAEGUS CRUS-GALLI INERMIS	HAWTHORN, COCKSPUR THORNLESS	
CCV	CRATAEGUS LAEVIGATA 'CRIMSON CLOUD'	HAWTHORN, CRIMSON CLOUD	
CWV	CRATAEGUS VIRIDIS 'WINTER KING'	HAWTHORN, WINTER KING	
KP	KOELBUTERIA PANICULATA	GOLDENRAIN TREE	
MF	MALUS 'RAINBOW FIRE'	CRABAPPLE, RAINBOW FIRE	
MRR	MALUS 'ROYAL RAINBOWS'	CRABAPPLE, ROYAL RAINBOWS	
MSS	MALUS 'SPRING SNOW'	CRABAPPLE, SPRING SNOW	
PNK	PRUNUS NIGRA 'PRINCESS KAY'	PRINCESS KAY PLUM	
AMT	ACHILLEA MILLEFOLIUM 'MOONSHINE'	YARROW, MOONSHINE	
AKS	AGASTACHE RUBENSIS	HYSSOP, SIBNET	
AJC	ANEMONE JONESII	COLORADO DESERT BLUE STAR	
ARD	AGASTACHE CANA 'DOUBLE BUBBLEMIT'	HYSSOP, DOUBLE BUBBLEMIT	
AKK	AGASTACHE 'RUBES GOLD'	HYSSOP, RUBES GOLD	
AMH	ACHILLEA MILLEFOLIUM 'HEED'	COMMON RED YARROW	
BLC	BERLANDIERA LYRATA	CHOCOLATE FLOWER	
SLW	CAULIS LYDIBERENSIS	HUMMINGBIRD BELL	
OMI	OENOTHERA MACROCARPA INCANA SILVER BLADE	PRIMROSE, SILVER BLADE	
OSR	OENOTHERA SPECIOSA 'ROSEA'	EVENING PRIMROSE, NEW MEXICO	
PAJ	PENSTEMON AFFINIS	HIMALAYAN BOKER, JEWEL	
PBR	PENSTEMON BARBATUS 'RONDO'	PENSTEMON, RONDO	
PPF	PENSTEMON FRUTICOSUS 'PURPLE HAZE'	PENSTEMON, PURPLE HAZE	
HFO	HIDRACOLA TULGOSA 'GOLDSTARRY'	BLACK-EYED SUSAN	
SGR	SALVIA GRECOG 'TUBMAN'S RED'	PERMATEE RED SALVIA	
SSM	SALVIA X SYLVESTRIS 'MAY NIGHT'	MAY NIGHT PURPLE SALVIA	
ZCL	ZAUSCHNERIA CALIFORNICA LATIFOLIA	HUMMINGBIRD FLOWER	
ORNAMENTAL GRASSES		PERENNIALS	
AGB	ANDROPOGON GEPARDII	BIG BLUESTEM GRASS	
ACI	BOUTELOUA CURTIPENDULA	SPOONED GRAMA GRASS	
BGA	BOUTELOUA GRACILIS	BLUE GRAMA GRASS	
BGA	BOUTELOUA GRACILIS 'BLOND AMBITION' PP 22048	BLOND AMBITION GRAMA GRASS	
PHF	Panicum virgatum 'HEAVY METAL'	HEAVY METAL SWITCHGRASS	
SNI	SORGHASTRUM NUGANS	INDIAN GRASS	
SHP	SPOCIBOLUS HETEROLEPIS	PAIRIE DROPSEED GRASS	
SWG	SPOCIBOLUS WINGRILLI	GRANT 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.6

June 9, 2022

NOT FOR CONSTRUCTION

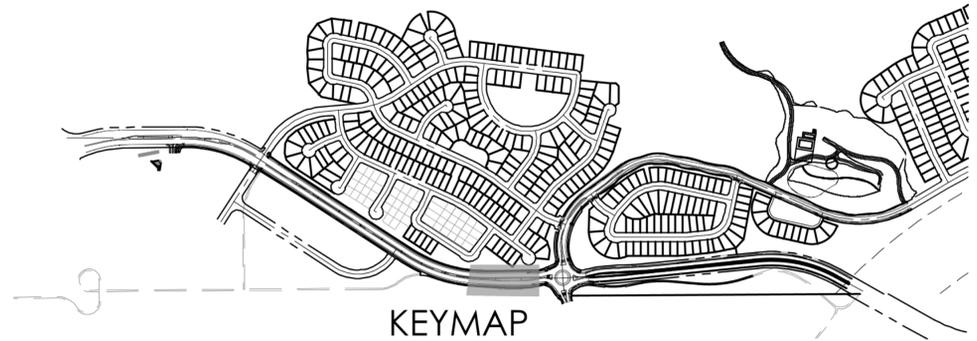


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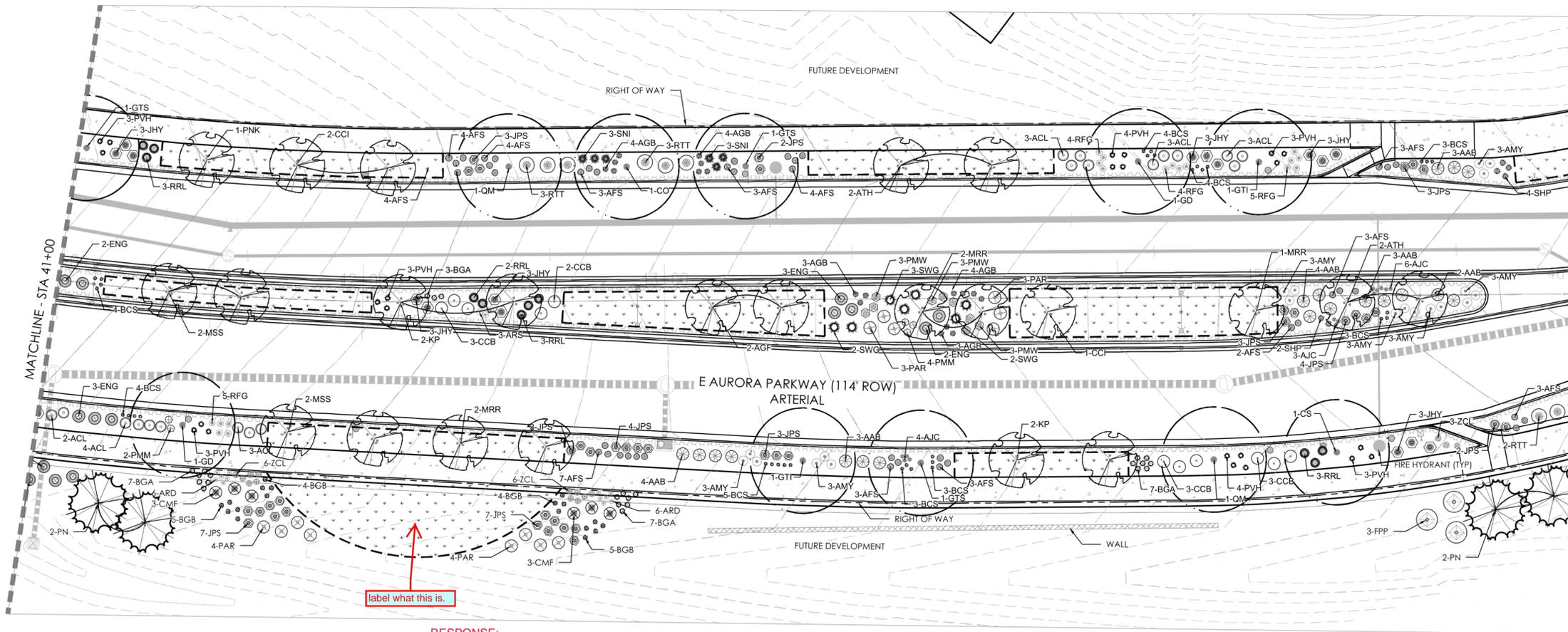


NOTES:

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



KEYMAP



LEGEND

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

label what this is.  
 RESPONSE:  
 LOW GROW NATIVE SEED BED LABELED.

PLANT LEGEND

DECIDUOUS SHADE TREES		EVERGREEN SHRUBS		ANDORRA YOUNGSTOWN JUNIPER	
CS	CATALPA SPECIOSA	CATALPA WESTERN	COY	LEUCOPHYLLON HORRONTALIS 'YOUNGSTOWN'	ANDORRA YOUNGSTOWN JUNIPER
CO	CELTIS OCCIDENTALIS	HACKBERRY, WESTERN	JPS	JUPEPERUS X PFFITZERIANA 'SAYBROOK GOLD'	SAYBROOK JUNIPER
CC	CORYLUS COLORATA	TURKISH FILBERT	PMW	PINUS MUGO 'WHITE BUD'	PINE, WHITE BUD MUGO
GD	GYMNOCODIUM DIOICUS 'ESPRESSO'	KENTUCKY COFFEETREE, SEEDLESS	PMH	PINUS MUGO 'MOPS'	PINE, DWARF MUGO
GTI	GLEDITSIA TRIACANTHOS 'INERMIS IMPERIAL'	HONEYLOCUST, SEEDLESS			
GTS	GLEDITSIA TRIACANTHOS 'SKYLINE'	HONEYLOCUST, SKYLINE			
QB	QUERCUS BICOLOR	OAK, SWAMP WHITE			
QM	QUERCUS MACROCARPA	OAK, BUR			
QMC	QUERCUS MUEHLBENBERGII	OAK, CHINKAPIN			
QL	QUERCUS LANCEA	OAK, TEXAS RED			
QR	QUERCUS ROBUR	OAK, ENGLISH			
QS	QUERCUS 'SCHUMMARDI'	OAK, SCHUMMARD			
SJP	SCOPHORIA JAPONICA	JAPANESE PACODIA TREE			
UAF	ULMUS AMERICANA 'PRINCETON'	ELM, PRINCETON			
UT	ULMUS X TRIUMPH	ELM, TRIUMPH			
ORNAMENTAL TREES		PERENNIALS			
AAS	AMELANCHIER ALNIFOLIA	SERVICEBERRY, SASKATOON	AMY	ACHILLEA MILLEFOLIUM 'MOONSHINE'	YARROW, MOONSHINE
ACS	AMELANCHIER CANADENSIS	SERVICEBERRY, SHAD-BLOW	ARS	AGASTACHE RUFESCENS	HYSSOP, SUNSET
AGF	ACER GINNALA 'FLAME'	MAPLE, FLAME AMUR	AJC	AMORPHIA JONESII	COLORADO DESERT BLUE STAR
ATH	ACER TATARICUM 'HOT WINGS'	MAPLE, HOT WINGS	ARD	AGASTACHE CANA 'DOUBLE BUBBLEMINT'	HYSSOP, DOUBLE BUBBLEMINT
ATP	ACER TATARICUM 'PATTERN PERFECT'	MAPLE, PATTERN PERFECT	ARK	AGASTACHE 'KUDOS GOLD'	HYSSOP, KUDOS GOLD
CCU	CRATAEGUS CRISGALLI 'INERMIS'	HAWTHORN, COCKSPUR THORNLESS	AMH	ACHILLEA MILLEFOLIUM 'HEAD'	COMMON RED YARROW
CLC	CRATAEGUS LAEVIGATA 'CRIMSON CLOUD'	HAWTHORN, CRIMSON CLOUD	BLC	BRANDEREA LYVIAK	CHOCOLATE FLOWER
CVW	CRATAEGUS VIRIDIS 'WINTER KING'	HAWTHORN, WINTER KING	GLW	GAURA LINDHEIMERI	WHIRLING BUTTERFLIES
CP	ICHELONIA PANICULATA	GOLDENRAIN TREE	OMI	OENOTHERA MACROCARPA 'INCANA SILVER BLADE'	PRIMROSE, SILVER BLADE
MFP	MAHALIA 'PRAIRIE FIRE'	CRABAPPLE, PRAIRIE FIRE	OSR	OENOTHERA SPECIOSA 'ROSEA'	EVINGING PRIMROSE, NEW MEXICO
MRR	MAHALIA 'ROYAL RAINDROPS'	CRABAPPLE, ROYAL RAINDROPS	PAJ	PERSICARIA AFFINIS	HIMALAYAN BORDER JEWEL
MSS	MAHALIA 'SPRING SNOW'	CRABAPPLE, SPRING SNOW	PBR	PENSTEMON BARBATUS 'BONDDO'	PENSTEMON, BONDDO
PNK	PRUNUS NEGRA 'PRINCESS KAT'	PRINCESS KAT PLUM	PPF	PENSTEMON FRUTICOSUS 'PURPLE HAZE'	PENSTEMON, PURPLE HAZE
			RFQ	RUDOLPHIA FLOQUA 'DOLBYRUM'	BLACK-TIRED SUSAN
			SGR	SALVIA GREGGII 'FURMAN'S RED'	FURMAN'S RED SALVIA
			SM	SALVIA X SYLVESTRIS 'MAY NIGHT'	MAY NIGHT PURPLE SALVIA
			ZCL	ZAUSCHERIA CALYPTROGLOBA LAEVOLOBA	HUMBINGBIRD FLOWER
ORNAMENTAL GRASSES					
AGB	AGROPYRON GERARDI	BIG BLUESTEM GRASS			
BCS	BOUPELOUA CURTIPENDULA	SIDE-OATS GRAMA GRASS			
BGB	BOUPELOUA GRACILE	BLUE GRAMA GRASS			
BGA	BOUPELOUA GRASSES 'BOLD AMBITION' PP 2204B	BLOND AMERICAN GRAMA GRASS			
PVH*	PANICUM VIRGATUM 'HEAVY METAL'	HEAVY METAL SWITCHGRASS			
SNI	SORGHASTRUM NIFENS	INDIAN GRASS			
SHP	SPOKOBOLUS HETEROPHYLLUS	PRAIRIE DROPSIDE GRASS			
SWG	SPOKOBOLUS WRIGHTII	GIANT SACATON GRASS			

NOT FOR CONSTRUCTION

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



PROJECT NAME

SHEET TITLE

LANDSCAPE  
 PLAN

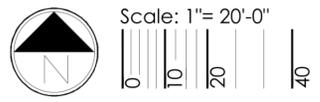
SHEET NUMBER

LP.7

June 9, 2022

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 MACK FLEMING

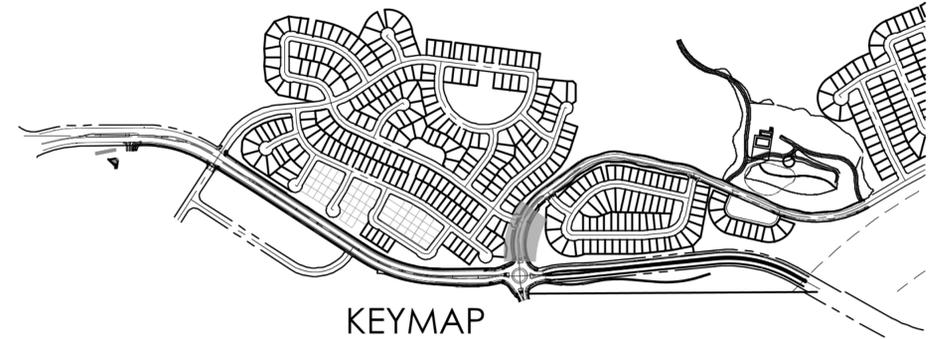
terraccina  
 design  
 10200 E Girard Ave. A-314  
 Denver, CO 80231  
 ph: 303.652.8667



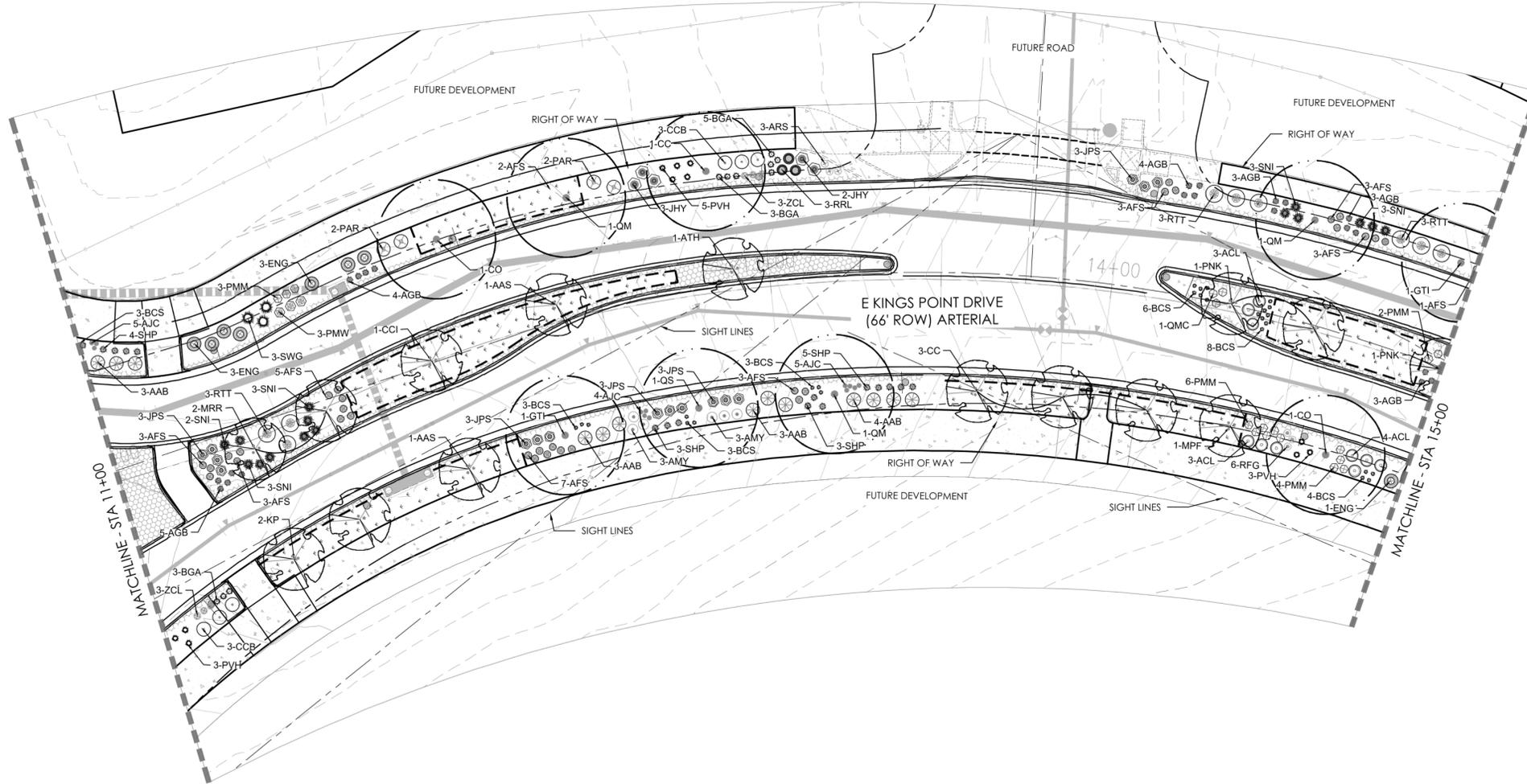


NOTES:

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KEYMAP



LEGEND

- DECIDUOUS SHADE TREE
- DECIDUOUS ORNAMENTAL TREE
- 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		EVERGREEN SHRUBS	
CS	CATALPA SPECIOSA	CATALPA, WESTERN	
CO	CELTIS OCCIDENTALIS	HACKBERRY, WESTERN	
CC	CORYLUS COULINA	TURKISH FILEBEE	
GD	GYMNOCALADUS DIOICUS 'ESPRESSO'	KENTUCKY COFFEE TREE, SEEDLESS	
GTI	GLEDITSIA TRIACANTHOS INERMIS 'IMPERIAL'	HONEYLOCUST, IMPERIAL	
QTS	GLEDITSIA TRIACANTHOS INERMIS 'SKYLINE'	HONEYLOCUST, SKYLINE	
QB	QUERCUS BICOLOR	OAK, SWAMP WHITE	
QM	QUERCUS MACROCARPA	OAK, BUR	
QMC	QUERCUS MURPHREYENSIS	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 TRIUMPHI	ELM, TRIUMPH	
ORNAMENTAL TREES		PERENNIALS	
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 'RAINBOWS'	CRABAPPLE, ROYAL RAINBOWS	
MSS	MALUS 'SPRING SNOW'	CRABAPPLE, SPRING SNOW	
PNK	PRUNUS NIGRA 'PRINCESS KAY'	PRINCESS KAY FLUM	
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		PERENNIALS	
AAB	ARONIA ARBUTIFOLIA 'BRILLANTISSIMA'	CHOKEBERRY, BRILLIANT RED	
ACL	AMORPHIA CANESCENS	LEADPLANT	
AMA	ARONIA MELANOCARPA 'AUBURN MAGIC'	CHOKEBERRY, AUBURN MAGIC, BLACK	
AFS	ARTEMISIA FILIFOLIA	SAGEBRUSH, SAND	
CCB	CARYOPTERIS X CLAUDONENSIS 'BLUE MIST'	SPIREA, BLUE MIST	
CMF	CHAMAERIXARIA MILLEFOLIUM	FERNBUSH	
ENG	ERICAMERIA NAUSEOSA SP. 'NAUSEOSA VAR. GLABRATA'	RABBITBRUSH, TALL GREEN	
ENN	ERICAMERIA NAUSEOSA SP. 'NAUSEOSA VAR. NAUSEOSA'	RABBITBRUSH, DWARF BLUE	
FXA	FALLUGIA PARADOXA	APACHE PLUME	
PPP	FORESTERA PUBESCENS VAR. PUBESCENS	PIVET, NEW MEXICO	
PAR	PEROVSKIA ATRIPLEXIFOLIA	SAGE, RUSSIAN	
REL	RIBES RIBRUM 'RED LAKE'	RED LAKE CURRANT	
RTT	RHUS TRILOBATA	SUMAC, THREE LEAF	
SAB	SHEPHERDIA ARGENTEA	BUFFALOBERY, SILVER	
AMY	ACHILLEA MILLEFOLIUM 'MOONSHINE'	YARROW, MOONSHINE	
ARS	AGASACHE RUFESCENS	HYSSOP, 'SHIBI'	
ACS	ANEMONA 'JONES'	COLORADO DESERT BLUE STAR	
ARD	AGASACHE CANA 'DOUBLE BUBBLEMINT'	HYSSOP, DOUBLE BUBBLEMINT	
ARK	AGASACHE 'YUDOS GOLD'	HYSSOP, 'YUDOS GOLD'	
AMH	ACHILLEA MILLEFOLIUM 'WEDD'	ACHILLEA, MILEFOLIUM 'WEDD'	
BLC	BERLANDIERA LYRATA	CHOCOLATE FLOWER	
GLW	GAURA LINDHEIMERI	WHIRLING BUTTERFLIES	
OMI	OENOTHERA MACROCARPA 'RICANA SILVER BLADE'	PRIMROSE, SILVER BLADE	
OSR	OENOTHERA SPECIOSA 'ROSEA'	EVENING PRIMROSE, NEW MEXICO	
PAJ	PERISCARIA AFFRINS	HIMALAYAN BORDER JEWEL	
PRK	PENSTEMON BARBATUS 'RONDO'	PENSTEMON, RONDO	
PPP	PENSTEMON FRUTICOSUS 'PURPLE HAZE'	PENSTEMON, PURPLE HAZE	
RFQ	RIBESPECTIA FULGIDA 'GOLDSTURM'	BLACK-EYED SUSAN	
SGR	SALVIA GRECOSE 'TURBANS RED'	PERMANENT RED SALVIA	
SSM	SALVIA X SYLVESTRIS 'MAY NIGHT'	MAY NIGHT PURPLE SALVIA	
ZCL	LAUSCHNERIA CALIFORNICA LATIFOLIA	HUMMINGBIRD FLOWER	
ORNAMENTAL GRASSES		PERENNIALS	
AGB	ANDROPOGON GERARDII	BIG BLUESTEM GRASS	
ACS	BOUTELOUA CURPPEPENDULA	BIG BLUESTEM GRASS	
BGB	BOUTELOUA GRACILE	BLUE GRAMA GRASS	
BGA	BOUTELOUA GRACILIS 'BLOND AMBITION' PP 22048	BLOND AMBITION GRAMA GRASS	
PHH	PANICUM VIRGATUM 'HEAVY METAL'	HEAVY METAL SWITCHGRASS	
SNI	SCORPASTRUM NIGRANS	INDIAN GRASS	
SHP	SPOROBOLUS HETEROLEPIS	PRAIRIE DROPSIED GRASS	
SWG	SPOROBOLUS WRIGHTII	GRANT SACATON GRASS	

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MACK FLEMING



PROJECT NAME



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

SHEET TITLE

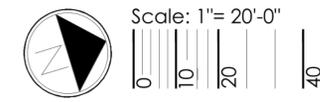
NOT FOR CONSTRUCTION

LANDSCAPE  
PLAN

SHEET NUMBER

LP.9

June 9, 2022

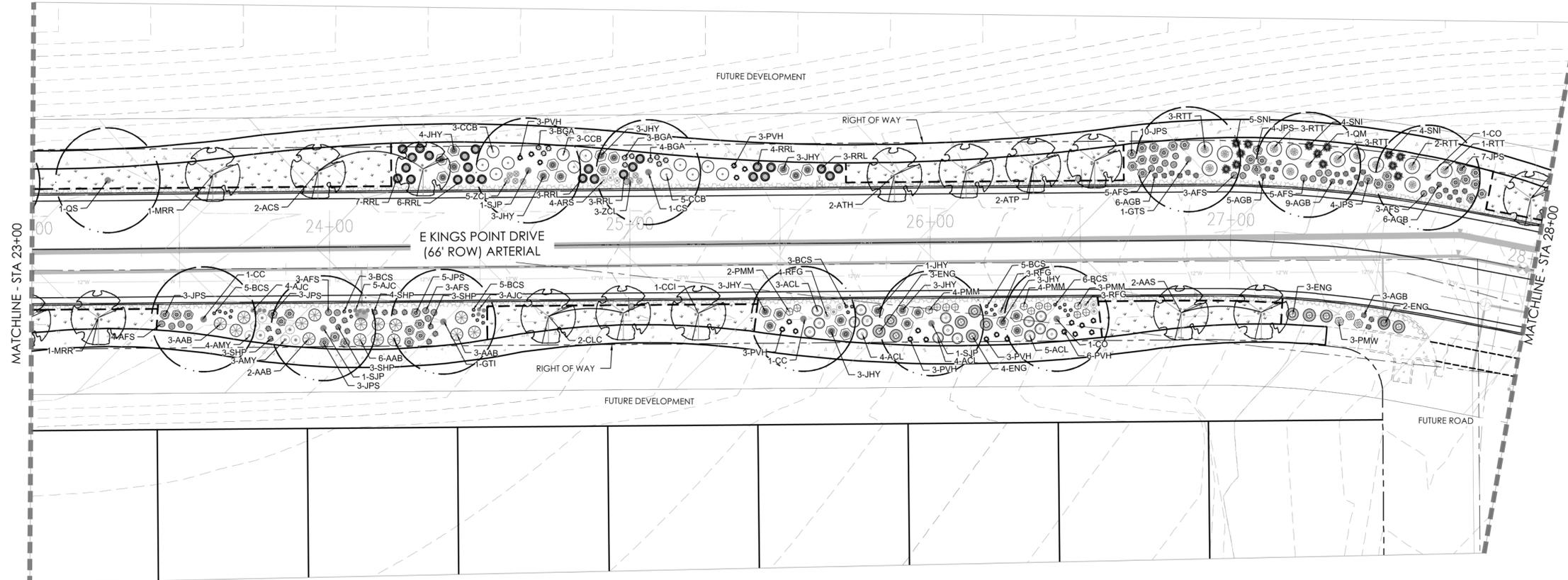
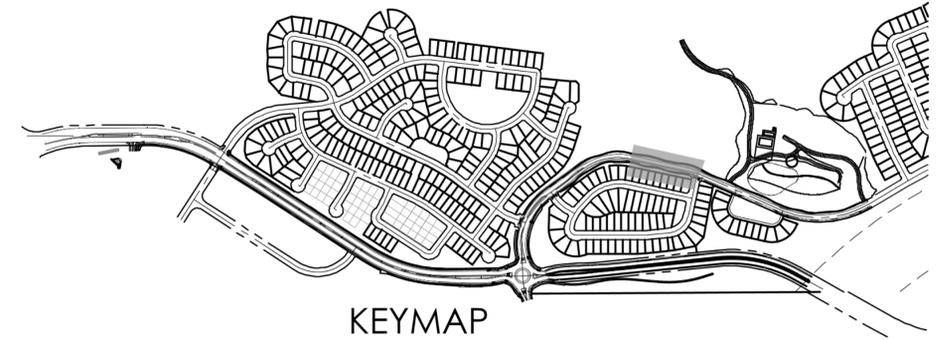






NOTES:

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LEGEND

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- DECIDUOUS ORNAMENTAL TREE
- 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		EVERGREEN SHRUBS	
CS	CATALPA SPECIOSA	CATALPA, WESTERN	
CO	CELTIS OCCIDENTALIS	HACKBERRY, WESTERN	
CC	CORYLUS COLORADA	TURKISH FILBERT	
GD	CYAMOCLAUDUS DIOICUS ESPRESSO	KENTUCKY COFFEE TREE, SEEDLESS	
GTI	GLEDITSIA TRIACANTHOS INERMIS IMPERIAL	HONEYLOCUST, IMPERIAL	
GSI	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		PERENNIALS	
AAS	AMELANCHIER ALNIFOLIA	SERVICEBERRY, SASKATOON	
ACS	AMELANCHIER CANADENSIS	SERVICEBERRY, SHADBLOW	
ASF	ACER GINNIA FLAME	MAPLE, FLAME AMUR	
ATH	ACER TATARICUM HOT WINGS	MAPLE, HOT WINGS	
ATP	ACER TATARICUM PATTERN PERFECT	MAPLE, PATTERN PERFECT	
CCI	CRATAEGUS CRUG-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 'RAINBOW FIRE'	CRABAPPLE, RAINBOW FIRE	
MRR	MALUS 'ROYAL RAINDROPS'	CRABAPPLE, ROYAL RAINDROPS	
MSS	MALUS 'SPRING SNOW'	CRABAPPLE, SPRING SNOW	
PNK	PRUNUS NIGRA 'PRINCESS KAY'	PRINCESS KAY PLUM	
AMT	ACHILLEA MILLEFOLIUM MOONSHINE	YARROW, MOONSHINE	
ARS	AGASTACHE RUPESTRIS	HYSSOP, SUNSET	
AJC	AMORPHEA JONESII	COLORADO DESERT BLUE STAR	
ARD	AGASTACHE CANA DOUBLE BUBBLEMIT	HYSSOP, DOUBLE BUBBLEMIT	
AKK	AGASTACHE 'KUDS GOLD'	HYSSOP, KUDS GOLD	
AMH	ACHILLEA MILLEFOLIUM 'HEIDI'	COMMON RED YARROW	
BLC	BERLANDIERA LYRATA	CHOCOLATE FLOWER	
CLW	CAULIA LINDBERGERI	WHIRLING BUTTERFLY	
OMI	OENOTHERA MACROCARPA INCIANA SILVER BLADE	PRIMROSE, SILVER BLADE	
OSR	OENOTHERA SPECIOSA 'ROSEA'	EVENING PRIMROSE, NEW MEXICO	
PAJ	PENSTEMON AFFINIS	HIMALAYAN 'BONDS' BELLE	
PBR	PENSTEMON BARBATUS 'BONDO'	PENSTEMON, BONDO	
PPP	PENSTEMON FRUTICOSUS 'PURPLE HAZE'	PENSTEMON, PURPLE HAZE	
RFQ	RIBES FLAVUM 'BLACK EYED SUSAN'	BLACK EYED SUSAN	
SGR	SALVIA OREGGII 'RURMAN'S RED'	RURMAN'S RED SALVIA	
SSM	SALVIA X SYLVESTRIS 'MAY NIGHT'	MAY NIGHT PURPLE SALVIA	
ZCL	ZAUSCHNERIA CALIFORNICA LATIFOLIA	HUMMINGBIRD FLOWER	
ORNAMENTAL GRASSES		PERENNIALS	
AGB	ANDROPOGON GERARDII	BIG BLUESTEM GRASS	
BCS	BOULEDOUA CURTIPENDULA	SIDECASTS GRAMA GRASS	
BGB	BOULEDOUA GRACILE	BLUE GRAMA GRASS	
BGA	BOULEDOUA GRACILIS 'BLOND AMBITION' PP 2248	BLOND AMBITION GRAMA GRASS	
PVH	PANICUM VIRGATUM 'HEAVY METAL'	HEAVY METAL SWITCHGRASS	
SNI	SORGHASTRUM NIGRANS	INDIAN GRASS	
SNP	SPOROBOLUS HETEROLEPIS	RAIRIE DROPPED GRASS	
SWG	SPOROBOLUS WRIGHTII	GRANT SCAUCHON GRASS	

PROJECT NAME



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

SHEET TITLE

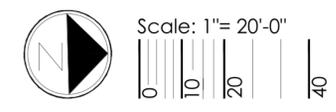
LANDSCAPE  
PLAN

SHEET NUMBER

LP.12

June 9, 2022

NOT FOR CONSTRUCTION

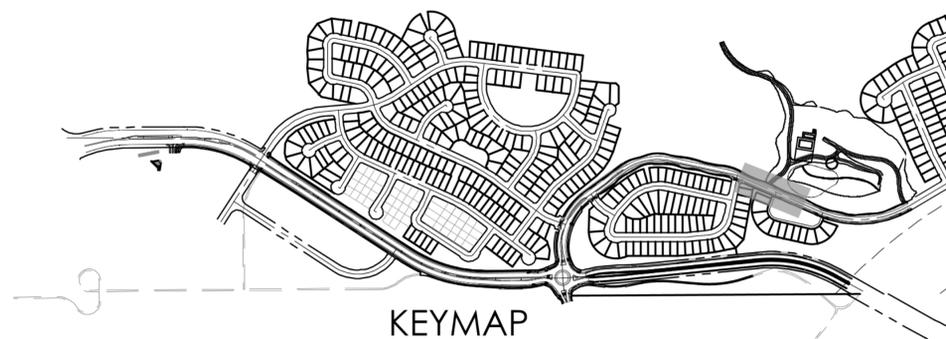


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MACK FLEMING

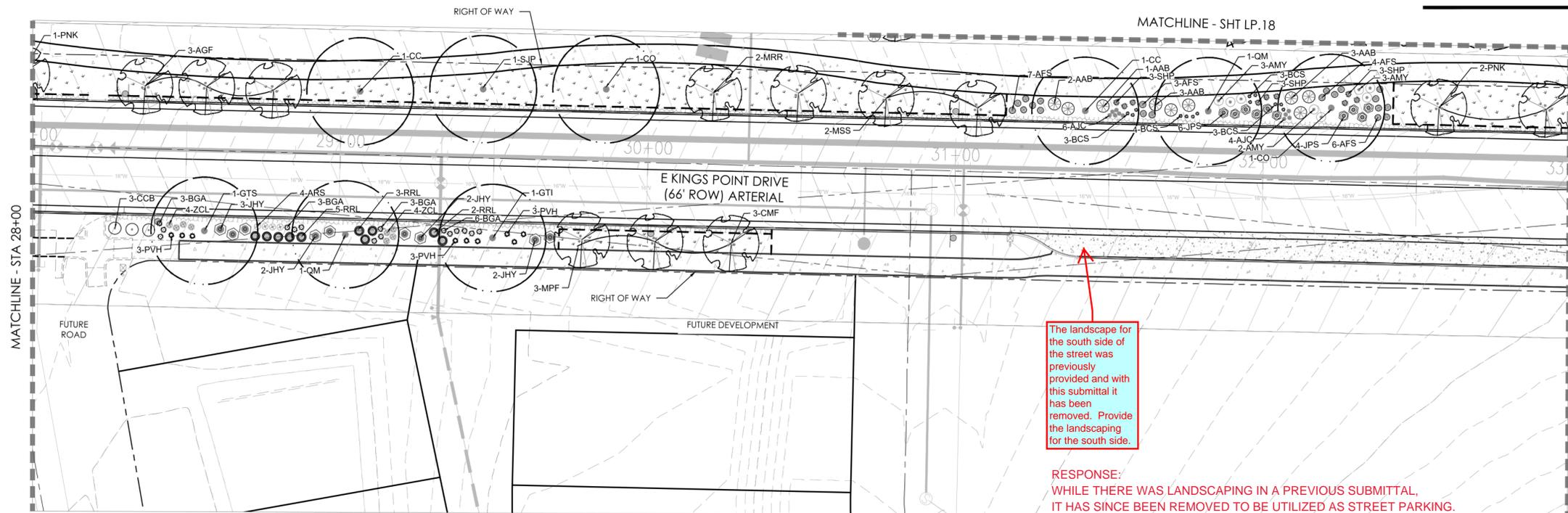
terraccina  
design  
10200 E Girard Ave., A-314  
Denver, CO 80231  
ph: 303.652.8667

NOTES:

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



KEYMAP



LEGEND

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

The landscape for the south side of the street was previously provided and with this submittal it has been removed. Provide the landscaping for the south side.

RESPONSE:  
WHILE THERE WAS LANDSCAPING IN A PREVIOUS SUBMITTAL, IT HAS SINCE BEEN REMOVED TO BE UTILIZED AS STREET PARKING. NO LANDSCAPING WILL BE PROVIDED.

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
QB	QUERCUS BICOLOR	OAK, SWAMP WHITE
QM	QUERCUS MACROCARPA	OAK, BUR
QMC	QUERCUS MUEHLENBERGII	OAK, CHINKAPIN
QL	QUERCUS LACEYI	OAK, TEXAS RED
QR	QUERCUS ROBUR	OAK, ENGLISH
QS	QUERCUS 'SCHUMMARDI'	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 PFITZNERIANA 'SAYBROOK GOLD'	SAYBROOK JUNIPER
PMW	PINUS MUGO 'WHITE BUD'	PINE, WHITE BUD MUGO
PMM	PINUS MUGO 'MOPS'	PINE, DWARF MUGO

DECIDUOUS SHRUBS		
AAB	ARONIA ARBUTIFOLIA 'BRILLANTISSIMA'	CHOKEBERRY, BRILLIANT RED
ACL	ANORPHEA CANESCENS	LEADPLANT
AMA	ARONIA MELANOCARPA 'AUTUMN MAGIC'	CHOKEBERRY, AUTUMN MAGIC BLACK
AFS	ARTEMISIA FILIFOLIA	SAGEBRUSH, SAND
CCB	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
FPP	FORESTIERA PUBESCENS VAR. PUBESCENS	PIVET, NEW MEXICO
PAR	PEROVSKIA ATRIPLICIFOLIA	SAGE, RUSSIAN
RRL	RIBES RUBRUM 'RED LAKE'	RED LAKE CURRANT
RIT	RHUS TRILOBATA	SUMAC, THREE LEAF
SAB	SHEPHERDIA ARGENTEA	BUFFALOBERRY, SILVER

PERENNIALS		
AMY	ACHILLEA MILLEFOLIUM 'MOONSHINE'	YARROW, MOONSHINE
ARS	AGASTACHE RUPESTRIS	HYSSOP, SUNSET
AJC	AMSONIA JONESII	COLORADO DESERT BLUE STAR
ARD	AGASTACHE CANA 'DOUBLE BUBBLEMINT'	HYSSOP, DOUBLE BUBBLEMINT
ARK	AGASTACHE 'KUDOS GOLD'	HYSSOP, KUDOS GOLD
AMH	ACHILLEA MILLEFOLIUM 'HEIDI'	COMMON RED YARROW
BLC	BERLANDIERIA LYRATA	CHOCOLATE FLOWER
GLW	GAURIA LINDHEIMERI	WHIRLING BUTTERFLIES
OAI	OENOTHERA MACROCARPA INCANA SILVER BLADE	PRIMROSE, SILVER BLADE
OSR	OENOTHERA SPECIOSA 'ROSEA'	EVENING PRIMROSE, NEW MEXICO
PAJ	PERSICARIA AFFINIS	HIMALAYAN BORDER JEWEL
PBR	PENSTEMON BARBATUS 'RONDO'	PENSTEMON, RONDO
PPF	PENSTEMON FRUTICOSOS 'PURPLE HAZE'	PENSTEMON, PURPLE HAZE
RFG	RUDBECKIA FULGIDA 'GOLDSTURM'	BLACK-EYED SUSAN
SGR	SALVIA GREGGII 'FURMAN'S RED'	FURMAN'S RED SALVIA
SSM	SALVIA X SYLVESTRIS 'MAY NIGHT'	MAY NIGHT PURPLE SALVIA
ZCL	ZAUSCHNERIA CALIFORNICA LATIFOLIA	HUMMINGBIRD FLOWER

ORNAMENTAL GRASSES		
AGB	ANDROPOGON GERARDII	BIG BLUESTEM GRASS
BCS	BOUTELOUA CURTIPENDULA	SIDEOTS GRAMA GRASS
BGB	BOUTELOUA GRACILI	BLUE GRAMA GRASS
BGA	BOUTELOUA GRACILIS 'BLOND AMBITION' PP 22048	BLOND AMBITION GRAMA GRASS
PVH*	PANICUM VIRGATUM 'HEAVY METAL'	HEAVY METAL SWITCHGRASS
SNI	SORGHASTRUM NUTANS	INDIAN GRASS
SHP	SPOROBOLUS HETEROLEPIS	PRAIRIE DROPSSEED 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.13

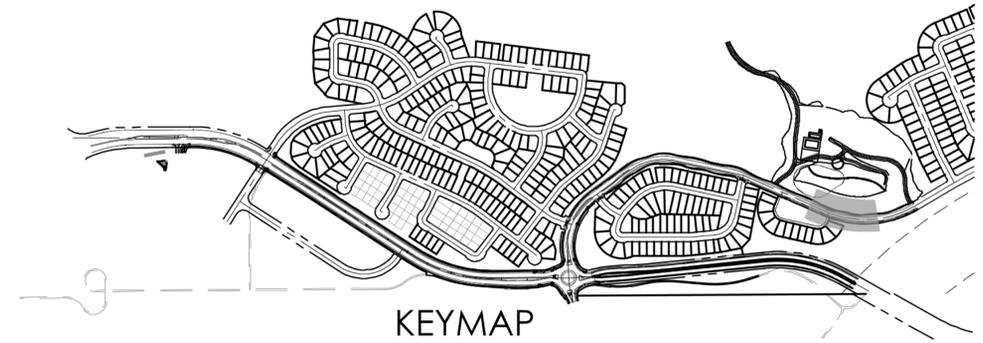
June 9, 2022

NOT FOR CONSTRUCTION



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.



KEYMAP



PROJECT NAME



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

SHEET TITLE

LANDSCAPE  
PLAN

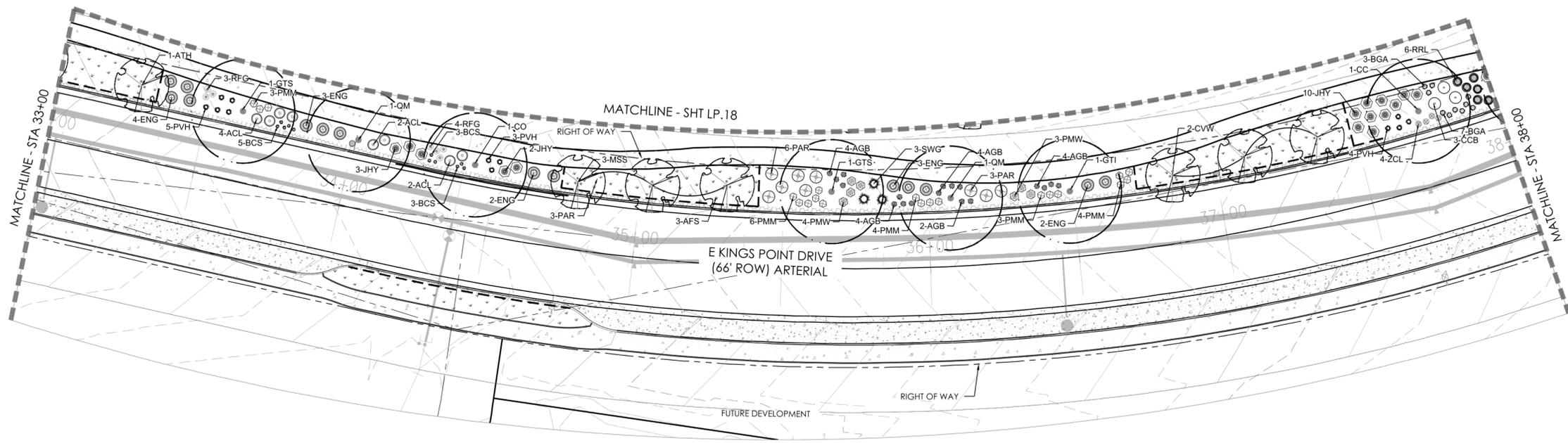
SHEET NUMBER

LP.14

June 9, 2022

LEGEND

- DECIDUOUS SHADE TREE
- DECIDUOUS ORNAMENTAL TREE
- 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		EVERGREEN SHRUBS		DECIDUOUS SHRUBS	
CS	CATALPA SPECIOSA	CATALPA, WESTERN	JHY	JUNIPERUS HORIZONTALIS 'YOUNGSTOWN'	ANDORRA YOUNGSTOWN JUNPER
CO	CESTIS OCCIDENTALIS	HACKBERRY, WESTERN	JRS	JUNIPERUS X PRITERRANA 'SAVBROOK GOLD'	SAVBROOK JUNPER
CC	CORYLUS COLURNA	TURKISH FILBERT	PMW	PINUS MUGO 'WHITE BLUE'	PINE, WHITE BLUE MUGO
GD	GYMNOCALADUS DIOCIUS 'ESPRESSO'	KENTUCKY COFFEE TREE, SEEDLESS	PMM	PINUS MUGO 'MOPS'	PINE, DWARF MUGO
GTI	GLEDITSIA TRIACANTHOS 'INERMIS IMPERIAL'	HONEYLOCUST, IMPERIAL			
GSK	GLEDITSIA TRIACANTHOS 'INERMIS SKYLINE'	HONEYLOCUST, SKYLINE			
QB	QUERCUS BICOLOR	OAK, SWAMP WHITE			
QB	QUERCUS MACROCARPA	OAK, BUR			
QMC	QUERCUS MUEHLENBERGII	OAK, CHINKAPIN			
QL	QUERCUS LACEYI	OAK, TEXAS RED			
QR	QUERCUS ROBUR	OAK, ENGLISH			
QS	QUERCUS 'SHUMMARDI'	OAK, SCHUMMARD			
SJP	SOPIHORA JAPONICA	JAPANESE PAGODA TREE			
UAP	ULMUS AMERICANA 'PRINCESS'	ELM, PRINCESS			
UT	ULMUS X TRIUMPHI	ELM, TRIUMPHI			
ORNAMENTAL TREES		PERENNIALS		ORNAMENTAL GRASSES	
AAS	AMELANCHIER ALNIFOLIA	SERVICEBERRY, SASKATOON	AMY	ACHILLEA MILLEFOLIUM 'MOONSHINE'	HYSSOP, MOONSHINE
ACS	AMELANCHIER CANADENSIS	SERVICEBERRY, SHADBLow	ARS	AGASTACHE RUFESCENS	HYSSOP, 'SUNSET'
AGF	ACER GINNALA 'FLAME'	MAPLE, FLAME AMUR	AJC	AMSONIA JONESII	COLORADO DESERT BLUE STAR
ATH	ACER TATARICUM 'HOT WINGS'	MAPLE, HOT WINGS	ARD	AGASTACHE CANA 'DOUBLE BUBBLEMINT'	HYSSOP, 'DOUBLE BUBBLEMINT'
ATP	ACER TATARICUM 'PATTERN PERFECT'	MAPLE, PATTERN PERFECT	ARK	AGASTACHE 'RUBIOS GOLD'	HYSSOP, 'RUBIOS GOLD'
CCI	CRATAEGUS CRUS-GALLI 'INERMIS'	HAWTHORN, COCKSPUR THORNLESS	AMH	ACHILLEA MILLEFOLIUM 'HEAD'	COMMON RED YARROW
CCL	CRATAEGUS LAEVIGATA 'CRIMSON CLOUD'	HAWTHORN, CRIMSON CLOUD	BLC	BERLANDIERA LYRATA	CHOCOLATE FLOWER
CVW	CRATAEGUS VIREDIS 'WINTER KING'	HAWTHORN, WINTER KING	GLW	GAUBA LINDENBERGII	HUMMINGBIRD BUTTERFLY
KP	KOELREUTERIA PANICULATA	GOLDENRAIN TREE	OSR	OSYRIS SPECIOSA 'ROSEA'	PENROSE, SILVER BLADE
MFF	MALUS 'PRAIRIE FIRE'	CRABAPPLE, PRAIRIE FIRE	PAJ	PERSICARIA AFFINE	HIMALAYAN BORDER JEWEL
MKR	MALUS 'ROYAL RAINDROPS'	CRABAPPLE, ROYAL RAINDROPS	PRB	PENSTEMON BARATUS 'RONDO'	PENSTEMON, 'RONDO'
MSS	MALUS 'SPRING SNOW'	CRABAPPLE, SPRING SNOW	PPP	PENSTEMON FRUICOSOS 'PURPLE HAZE'	PENSTEMON, 'PURPLE HAZE'
PNK	PRUNUS NIGRA 'PRINCESS KAY'	BLACKBERRY, PRINCESS KAY PLUM	RFQ	RUBICEOLA FULGIDA 'COLDSTORM'	BLACK-EYED SUSAN
			SGR	SALVIA GREGGII 'FURNACE RED'	FURNACE RED SALVIA
			SSM	SALVIA X SYLVESTRIS 'MAY NIGHT'	MAY NIGHT PURPLE SALVIA
			ZCL	ZAUSCHNERIA CALIFORNICA LATIFOLIA	HUMMINGBIRD FLOWER

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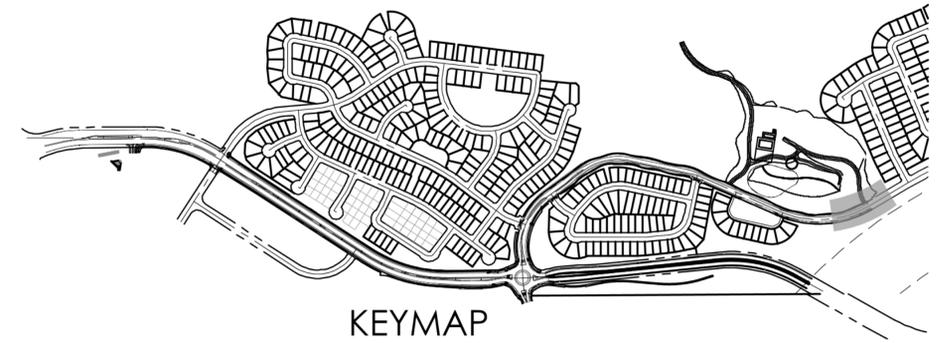
NOT FOR CONSTRUCTION



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0 10 20 40

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.



KEYMAP



PROJECT NAME



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

SHEET TITLE

LANDSCAPE  
PLANS

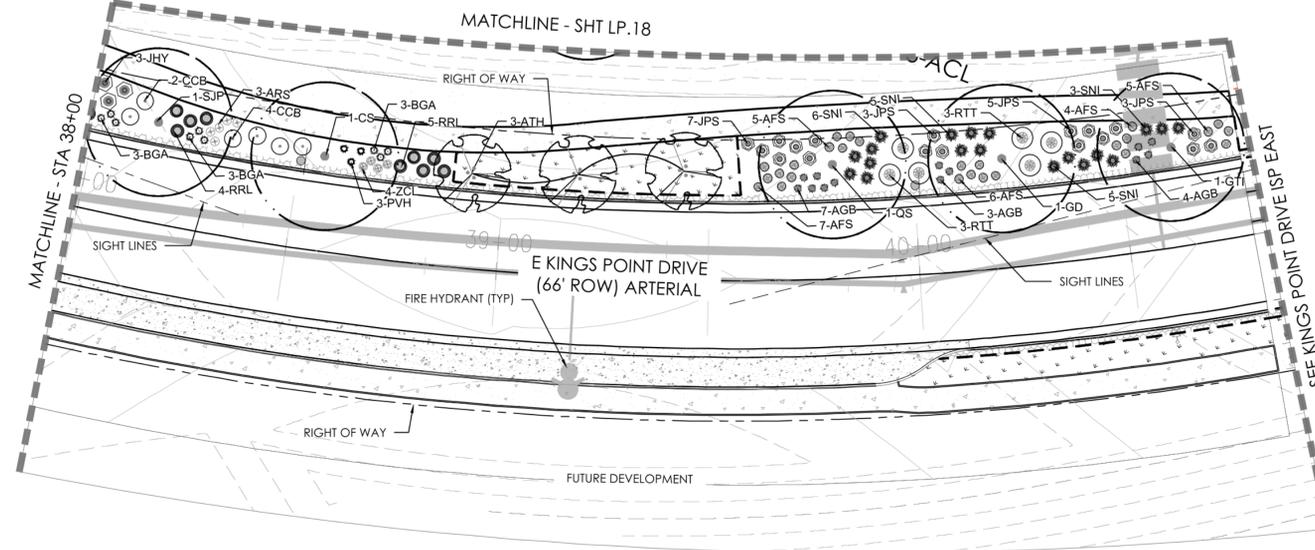
SHEET NUMBER

LP.15

June 9, 2022

LEGEND

- DECIDUOUS SHADE TREE
- DECIDUOUS ORNAMENTAL TREE
- 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		EVERGREEN SHRUBS	
CS	CATALPA SPECIOSA	CATALPA, WESTERN	
CO	CELTIS OCCIDENTALIS	HACKBERRY, WESTERN	
CC	CORYLUS COQUINA	TURKISH FILBERT	
GD	GYMNOCALADUS DIOICUS 'ESPRESSO'	KENTUCKY COFFEETREE, SEEDLESS	
GTI	GLEDITSIA TRIACANTHOS INERMIS 'IMPERIAL'	HONEYLOCUST, IMPERIAL	
GTS	GLEDITSIA TRIACANTHOS INERMIS 'SKYLINE'	HONEYLOCUST, SKYTELINE	
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 SHUMMARDII	OAK, SCHUMMARD	
SJP	SOPHORA JAPONICA	JAPANESE PAGODA TREE	
UAP	ULMUS AMERICANA 'PRINCETON'	ELM, PRINCETON	
UT	ULMUS X TRIUMPH	ELM, TRIUMPH	
ORNAMENTAL TREES		PERENNIALS	
AAS	AMELA ANCHER ALNIFOLIA	SERVICEBERRY, SASKATOON	
ACS	AMELA ANCHER 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 CRIS-GALLI INERMIS	HAWTHORN, COCKSPUR THORNLESS	
CLC	CRATAEGUS LAEVIGATA 'CRIMSON CLOUD'	HAWTHORN, CRIMSON CLOUD	
CVW	CRATAEGUS VIRIDIS 'WINTER KING'	HAWTHORN, WINTER KING	
KF	KOELREUTERIA PANICULATA	GOLDENRAIN TREE	
MFP	MAALUS 'PRAIRIE FIRE'	CRABAPPLE, PRAIRIE FIRE	
MRR	MAALUS 'ROYAL RAINBOWS'	CRABAPPLE, ROYAL RAINBOWS	
MSL	MAALUS 'SPRING SNOW'	CRABAPPLE, SPRING SNOW	
PNK	PRUNUS NIGRA 'PRINCESS KAT'	PRINCESS-KAT PLUM	
JHY	JUNIPERUS HORIZONTALIS 'YOUNGSTOWN'	ANDORRA YOUNGSTOWN JUNPER	
JPS	JUNIPERUS X PFITZERIANA 'SAYBROOK GOLD'	SAYBROOK JUNPER	
MW	PRUNUS MUGO 'WHITE MUGO'	PINE, WHITE BLEU MUGO	
PMM	PRUNUS MUGO 'MOPS'	PINE, DWARF MUGO	
DECIDUOUS SHRUBS		PERENNIALS	
AAB	ARONIA ARBUTIFOLIA 'BRILLANTISSIMA'	CHOCOBERRY, BRILLIANT RED	
ACL	AMORPHIA CANESCENS	LEADPLANT	
AMA	ARONIA MELANOCARPA 'AUTUMN MAGIC'	CHOCOBERRY, AUTUMN MAGIC BLACK	
AFS	ARTEMISA FILIFOLIA	SAGEBRUSH, SAND	
CCB	CARYOPTERIS X CLANDONENSIS 'BLUE MIST'	SPirea, BLUE MIST	
CMF	CHAMAENANTHUS MELLECOLUM	FERNBUSH	
ENG	ERICAMERIA NAUSEOSA SSP. NAUSEOSA VAR. GLABRATA	RABBITRUSH, TALL GREEN	
ENN	ERICAMERIA NAUSEOSA SSP. NAUSEOSA VAR. NAUSEOSA	RABBITRUSH, DWARF BLUE	
PPA	PALLONIA PARADOXA	APACHE PLUME	
PPF	PEROVSKIA FURCOSA VAR. FURCOSA	PIVE, NEW MEXICO	
PAR	PEROVSKIA ATRIPLICIFOLIA	SAGE, RUSSIAN	
REL	RIBES RUBRUM 'RED LAKE'	RED LAKE CURRIANT	
RTT	RIBES TRICHOKA	SUNACK, THREE LEAF	
SAB	SHEPHERDIA ARGENTEA	BUFFALOBERY, SILVER	
AMY	ACHILLEA MELLECOLUM 'MOONSHINE'	YARROW, MOONSHINE	
ARS	AGASTACHE RUPESTRIS	HYSSOP, SUNSET	
AJC	ARBOREA JOKERS	COLORADO DESERT BLUE STAR	
ARD	AGASTACHE CANA 'DOUBLE BUBBLEMINT'	HYSSOP, DOUBLE BUBBLEMINT	
ARK	AGASTACHE 'KUDOS GOLD'	HYSSOP, KUDOS GOLD	
AMH	ACHILLEA MELLECOLUM 'HEDI'	COMARON RED YARROW	
BLC	BERLANDIERA LYRATA	CHOCOLATE FLOWER	
GLW	GAUJRA LINDHEIMERI	WHIRLING BUTTERFLIES	
OMI	OSYRIS MACHROCARPA 'RICANA SILVER BLADE'	RYEBROCK, SILVER BLADE	
OSR	OSYRIS SPECIOSA 'ROSEA'	RYEBROCK, PURPLE HAZE	
PAJ	PERISCARIA AFFINIS	HIMALAYAN BORDER JEWEL	
PBB	PENSTEMON BARBATUS 'RONDO'	PENSTEMON, RONDO	
PPP	PENSTEMON PURPUREUS 'PURPLE MAZE'	PENSTEMON, PURPLE MAZE	
RFQ	RUDEBECHIA FULGIDA 'GOLDSURM'	BLACK-EYED SUSAN	
SGR	SALVIA GREYGGII 'TURMAN'S RED'	TURMAN'S RED SALVIA	
SSM	SALVIA X DIVINENSIS 'MAY NIGHT'	MAY NIGHT PURPLE SALVIA	
ZCL	ZAUSCHNERIA CALIFORNICA LATIFOLIA	HUMMINGBIRD FLOWER	
ORNAMENTAL GRASSES		PERENNIALS	
AGB	ANDROPOGON GERARDII	BIG BLUESTEM GRASS	
BGS	BOULEGUA CURTIPENDULA	SIDE-OATS GRAMA GRASS	
BGB	BOULEGUA GRACILIS	BLUE GRAMA GRASS	
BGA	BOULEGUA GRACILIS 'BLOND AMBITION' PF 2204B	BLOND AMBITION GRAMA GRASS	
PVH*	PANICUM VIRGATUM 'HEAVY METAL'	HEAVY METAL SWITCHGRASS	
SNV	SCORPARIUM NUTANS	INDIAN GRASS	
SNP	SPOROBOLEUS HETEROLEPIS	PRAIRIE DROPSSEED GRASS	
SWG	SPOROBOLEUS WRIGHTII	GIANT SACATON GRASS	

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NOT FOR CONSTRUCTION



Scale: 1"= 20'-0"







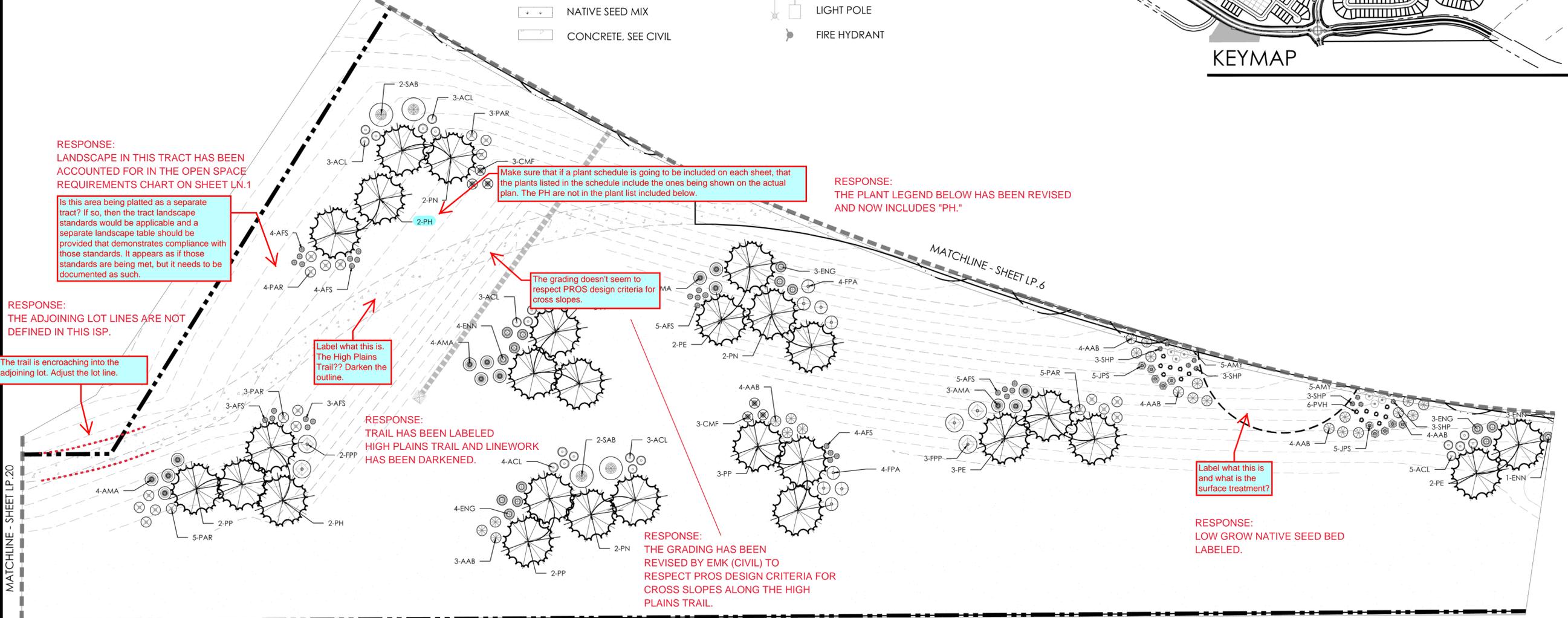
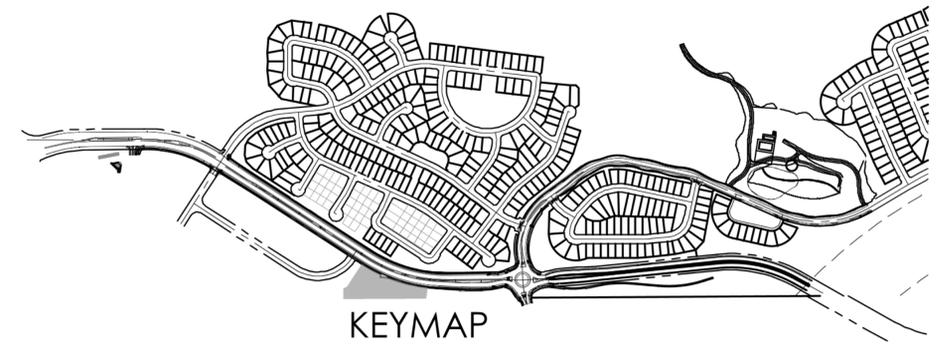


NOTES:

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

LEGEND

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



RESPONSE: LANDSCAPE IN THIS TRACT HAS BEEN ACCOUNTED FOR IN THE OPEN SPACE REQUIREMENTS CHART ON SHEET LN.1

Is this area being platted as a separate tract? If so, then the tract landscape standards would be applicable and a separate landscape table should be provided that demonstrates compliance with those standards. It appears as if those standards are being met, but it needs to be documented as such.

RESPONSE: THE ADJOINING LOT LINES ARE NOT DEFINED IN THIS ISP.

The trail is encroaching into the adjoining lot. Adjust the lot line.

Label what this is. The High Plains Trail? Darken the outline.

RESPONSE: TRAIL HAS BEEN LABELED HIGH PLAINS TRAIL AND LINWORK HAS BEEN DARKENED.

Make sure that if a plant schedule is going to be included on each sheet, that the plants listed in the schedule include the ones being shown on the actual plan. The PH are not in the plant list included below.

RESPONSE: THE PLANT LEGEND BELOW HAS BEEN REVISED AND NOW INCLUDES "PH."

The grading doesn't seem to respect PROS design criteria for cross slopes.

RESPONSE: THE GRADING HAS BEEN REVISED BY EMK (CIVIL) TO RESPECT PROS DESIGN CRITERIA FOR CROSS SLOPES ALONG THE HIGH PLAINS TRAIL.

Label what this is and what is the surface treatment?

RESPONSE: LOW GROW NATIVE SEED BED LABELED.

PLANT LEGEND

Ensure that the plant legend includes the plant material being provided on the actual landscape plan sheet.

RESPONSE: NOTED. THE PLANT LEGEND HAS BEEN REVISED.

DECIDUOUS SHADE TREES		EVERGREEN SHRUBS	
CI	CATALPA SPECIOSA	CATALPA, WESTERN	ANDORRA YOUNGSTOWN JUNIPER
CO	CELTIS OCCIDENTALIS	HACLBERRY, WESTERN	SAYBROOK JUNIPER
CC	CORYLUS COLURMA	TURKISH FIGBERRY	PRINUS MUSGO WHITE BLUE
GD	GTYMNOCLADUS DIOICUS 'SPRESSO'	KENTUCKY COFFEETREE, SEEDLESS	PRINUS DWARF MUSGO
GTI	GLEDITSIA TRIACANTHOS INERMIS 'IMPERIAL'	HONEYLOCUST, IMPERIAL	
GH	GLEDITSIA TRIACANTHOS INERMIS 'SKYLINE'	HONEYLOCUST, SKYLINE	
QR	QUERCUS BICOLOR	OAK, SWAMP WHITE	
QM	QUERCUS MACROCARPA	OAK, BUR	
QMC	QUERCUS MAUELENBERGII	OAK, CHINKAPIN	
QL	QUERCUS LACINI	OAK, TEXAS RED	
QR	QUERCUS ROBUR	OAK, ENGLISH	
QB	QUERCUS SHUMMARDII	OAK, SCHUMMARD	
SJP	SCOPHORA JAPONICA	JAPANESE PAGODA TREE	
UAP	ULMUS AMERICANA 'PRINCETON'	ELM, PRINCETON	
UT	ULMUS X TRIUMPH	ELM, TRIUMPH	
ORNAMENTAL TREES		PERENNIALS	
AAS	AMELANCHIER ALNIFOLIA	SERVICEBERRY, SASKATOON	YARROW, MOONSHINE
ACS	AMELANCHIER CANADENSIS	SERVICEBERRY, SHADBLow	HYSSOP, SUNSET
AGF	ACER GINNALA 'FLAME'	MAPLE, FLAME AMUR	COLORED DESERT BLUE STAR
ATH	ACERTATARICUM 'HOT WINGS'	MAPLE, HOT WINGS	HYSSOP, DOUBLE BUBBLEMINT
ATP	ACERTATARICUM 'PATTERN PERFECT'	MAPLE, PATTERN PERFECT	HYSSOP, KUDOS GOLD
CCI	CRATAEGUS CRIS-GALLI INERMIS	HAWTHORN, COCKSPUR THORNLESS	COMMON RED YARROW
CLC	CRATAEGUS LAEVIGATA 'CRIMSON CLOUD'	HAWTHORN, CRIMSON CLOUD	CHOCOLATE FLOWER
CVW	CRATAEGUS VIRIDIS 'WINTER KING'	HAWTHORN, WINTER KING	WHIRLING BUTTERFLIES
KP	KOELREUTERIA PANICULATA	GOLDENRAIN TREE	PRINCKOSE, SILVER BLADE
MPF	MALUS 'PRAIRIE FIRE'	CRABAPPLE, PRAIRIE FIRE	EVINGLOW PRIMROSE, NEW MEXICO
MR	MALUS 'ROYAL RAINDROPS'	CRABAPPLE, ROYAL RAINDROPS	HIMALAYAN BORDER JEWEL
MSI	MALUS 'SPRING SNOW'	CRABAPPLE, SPRING SNOW	PENSTEMON, 'RONDIO'
PNK	PRINUS NIGRA 'PRINCESS KAT'	PRINCESS KAT PLUM	PENSTEMON, 'PURPLE HAZE'
			BLACK-EYED SUSAN
			RURMAN'S RED SALVIA
			MAY NIGHT PURPLE SALVIA
			HUMMINGBIRD FLOWER
ORNAMENTAL GRASSES			
AGB	ANDROPOGON GERAARDII	BIG BLUESTEM GRASS	
BGS	BOULEGUA CURTIPENDULA	SECOIAS GRAMA GRASS	
BGB	BOULEGUA GRACILE	BLUE GRAMA GRASS	
BGA	BOULEGUA GRACILE 'BLOND AMBITION' PP 22048	BLOND AMBITION GRAMA GRASS	
PHH	PANICUM VIRGATUM 'HEAVY METAL'	HEAVY METAL SWIRLGRASS	
SHI	SCOPHOSIA NIGRANS	INDIAN GRASS	
SHP	SPOROBOLUS HETEROLEPIS	PRAIRIE DROPSID GRASS	
SWG	SPOROBOLUS WRIGHTII	GIANT SAKATCHI GRASS	

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MACK FLEMING



PROJECT NAME



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

SHEET TITLE

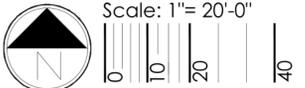
NOT FOR CONSTRUCTION

LANDSCAPE  
PLANS

SHEET NUMBER

LP.19

June 9, 2022

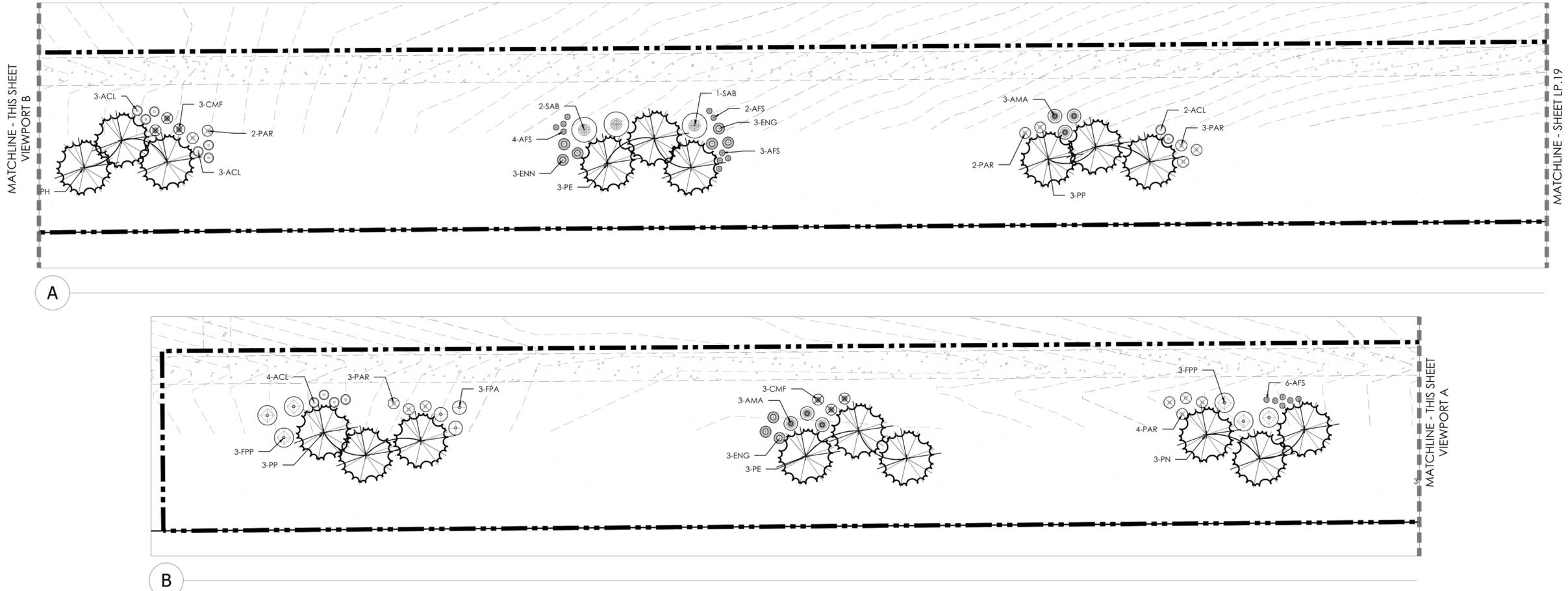
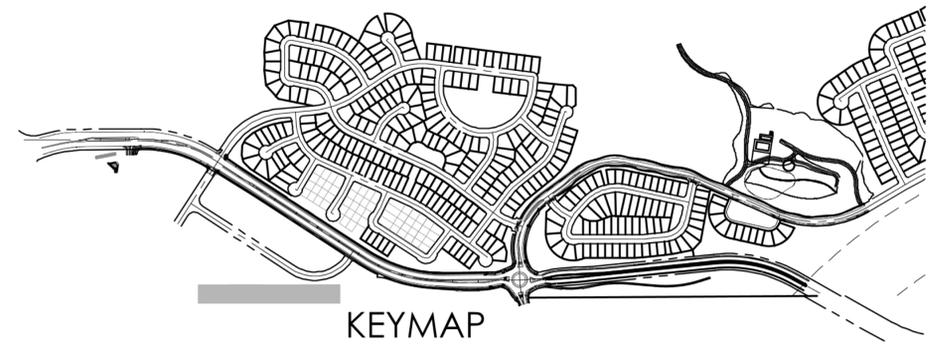


NOTES:

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

LEGEND

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



PLANT LEGEND

DECIDUOUS SHADE TREES		EVERGREEN SHRUBS	
CS	CATALPA SPECIOSA	CATALPA WESTERN	CATALPA WESTERN
CO	CELIUS OCCIDENTALIS	HACKBERRY, WESTERN	HACKBERRY, WESTERN
CC	COFFRUS COLUBINA	TURKISH FILBERT	TURKISH FILBERT
GD	GYMNOCALADUS DIOICUS 'ESPRESSO'	KENTUCKY COFFEETREE, SEEDLESS	KENTUCKY COFFEETREE, SEEDLESS
GTI	GLEDITSIA TRIACANTHOS INERMIS 'IMPERIAL'	HONEYLOCUST, IMPERIAL	HONEYLOCUST, IMPERIAL
QIS	GLEDITSIA TRIACANTHOS INERMIS 'SKYLINE'	HONEYLOCUST, SKYLINE	HONEYLOCUST, SKYLINE
QB	QUERCUS BRICOLOR	OAK, SWAMP WHITE	OAK, SWAMP WHITE
QM	QUERCUS MACROCARPA	OAK, BUR	OAK, BUR
GMF	QUERCUS MUEHLLENBERGII	OAK, CHINKAPIN	OAK, CHINKAPIN
OL	QUERCUS LACEYI	OAK, TEXAS RED	OAK, TEXAS RED
QR	QUERCUS ROBUR	OAK, ENGLISH	OAK, ENGLISH
QS	QUERCUS SHUMMARDII	OAK, SCHUMMARDI	OAK, SCHUMMARDI
SJP	SOPHORA JAPONICA	JAPANESE PACODIA TREE	JAPANESE PACODIA TREE
UAP	ULMUS AMERICANA 'PRINCETON'	ELM, PRINCETON	ELM, PRINCETON
UT	ULMUS X IRUMPH	ELM, TRIUMPH	ELM, TRIUMPH
ORNAMENTAL TREES		PERENNIALS	
AAS	AMELANCHIER ALNIFOLIA	SERVICEBERRY, SASKATOON	SERVICEBERRY, SASKATOON
ACE	AMELANCHIER CANADENSIS	SERVICEBERRY, SHADBLOW	SERVICEBERRY, SHADBLOW
AGF	ACER GINNALA 'FLAME'	MAPLE, FLAME AMUR	MAPLE, FLAME AMUR
ATH	ACER TATARICUM 'HOT WINGS'	MAPLE, HOT WINGS	MAPLE, HOT WINGS
ATP	ACER TATARICUM 'PATTERN PERFECT'	MAPLE, PATTERN PERFECT	MAPLE, PATTERN PERFECT
CCI	CRATAEGUS CRUS-GALLI INERMIS	HAWTHORN, COCKSPUR THORNLESS	HAWTHORN, COCKSPUR THORNLESS
CLC	CRATAEGUS LAEVIGATA 'CRIMSON CLOUD'	HAWTHORN, CRIMSON CLOUD	HAWTHORN, CRIMSON CLOUD
CVW	CRATAEGUS VIRIDIS 'WINTER KING'	HAWTHORN, WINTER KING	HAWTHORN, WINTER KING
KP	KOELREUTERIA PANICULATA	GOLDENRAIN TREE	GOLDENRAIN TREE
MPP	MAIUS 'PRAIRIE FIRE'	CRABAPPLE, PRAIRIE FIRE	CRABAPPLE, PRAIRIE FIRE
MR	MAIUS 'ROYAL RAINDROPS'	CRABAPPLE, ROYAL RAINDROPS	CRABAPPLE, ROYAL RAINDROPS
MS	MAIUS 'SPRING SNOW'	CRABAPPLE, SPRING SNOW	CRABAPPLE, SPRING SNOW
PNK	PRUNUS NIGRA 'PRINCESS KAY'	PRINCESS KAT PLUM	PRINCESS KAT PLUM
JHY	JUNIPERUS HORIZONTALIS 'YOUNGSTOWN'	ANDORRA YOUNGSTOWN JUNIPER	ANDORRA YOUNGSTOWN JUNIPER
JPS	JUNIPERUS X PFTZERRIANA 'SAYBROOK GOLD'	SAYBROOK JUNIPER	SAYBROOK JUNIPER
PMW	PRUNUS MUGO 'WHITE BUD'	PINE, WHITE BUD MUGO	PINE, WHITE BUD MUGO
PM	PRUNUS MUGO 'MOPS'	PINE, DWARF MUGO	PINE, DWARF MUGO
DECIDUOUS SHRUBS		PERENNIALS	
AAB	ARONIA ARBURIFOLIA 'BRILLIANTISSIMA'	CHOCBERRY, BRILLIANT RED	CHOCBERRY, BRILLIANT RED
ACL	AMORPHIA CANESCENS	LEADPLANT	LEADPLANT
AMA	ARONIA MELANOCARPA 'AUTUMN MAGIC'	CHOCBERRY, AUTUMN MAGIC BLACK	CHOCBERRY, AUTUMN MAGIC BLACK
AFS	ARTEMISA FILIFOLIA	SAGEBRUSH, SAND	SAGEBRUSH, SAND
CCB	CARYOPTERIS X CLAUDONENSIS 'BLUE MIST'	SPIREA, BLUE MIST	SPIREA, BLUE MIST
CMF	CHAMAEBITARIA MILLEFOLIUM	FENYBUSH	FENYBUSH
ENG	ERICAMERIA NAUSEOSA SPP. 'NAUSEOSA VAR. GLABRATA'	RABBITBRUSH, TALL GREEN	RABBITBRUSH, TALL GREEN
ENN	ERICAMERIA NAUSEOSA SPP. 'NAUSEOSA VAR. NAUSEOSA'	RABBITBRUSH, DWARF BLUE	RABBITBRUSH, DWARF BLUE
PPA	FALLUGIA PARADOXA	APACHE PLUME	APACHE PLUME
PPP	FORESTERA PUBESCENS VAR. PUBESCENS	PINE, NEW MEXICO	PINE, NEW MEXICO
PAR	PEROVSKIA ATRIPLEXIFOLIA	SAGE, RUSSIAN	SAGE, RUSSIAN
RRL	RIBES RUBRUM 'RED LAKE'	RED LAKE CURRANT	RED LAKE CURRANT
RTT	PRUNUS TRILOBATA	BUMAC, THREE LEAF	BUMAC, THREE LEAF
SAB	SHEPHERDIA ARGENTEA	BUFFALOBERRY, SILVER	BUFFALOBERRY, SILVER
AMY	ACHILLEA MILLEFOLIUM 'MOONSHINE'	YARROW, MOONSHINE	YARROW, MOONSHINE
ARS	AGASTACHE RUPESTRIS	HYSSOP, SUNSET	HYSSOP, SUNSET
AJS	ARBOCIVA 'JONES'	COCORADO DESERT BLUE STAR	COCORADO DESERT BLUE STAR
ARD	AGASTACHE CAHA 'DOUBLE BUBBLEMINT'	HYSSOP, DOUBLE BUBBLEMINT	HYSSOP, DOUBLE BUBBLEMINT
ARK	AGASTACHE 'KUDOS GOLD'	HYSSOP, KUDOS GOLD	HYSSOP, KUDOS GOLD
AMH	ACHILLEA MILLEFOLIUM 'HEIST'	CORAMBI RED TARKOW	CORAMBI RED TARKOW
BLC	BERLANDIERIA LYRATA	CHOCOLATE FLOWER	CHOCOLATE FLOWER
GLW	GAURA LINDHEIMERI	WHIRLING BUTTERFLIES	WHIRLING BUTTERFLIES
OMI	ONCHOCHEA MACROCARPA 'INCANA SILVER BLADE'	PRIMROSE, SILVER BLADE	PRIMROSE, SILVER BLADE
OSB	ONCHOCHEA SPECIOSA 'POSIA'	EVENING PRIMROSE, NEW MEXICO	EVENING PRIMROSE, NEW MEXICO
PAJ	PERISCARIA AFFINIS	HIMALAYAN BORDER JEWEL	HIMALAYAN BORDER JEWEL
PBR	PENSTEMON BARBATUS 'RONDO'	PENSTEMON, RONDO	PENSTEMON, RONDO
PPP	PENSTEMON FRETICULOSUS 'PURPLE HAZE'	PENSTEMON, PURPLE HAZE	PENSTEMON, PURPLE HAZE
RFQ	RUDRECKIA FULGIDA 'GOLDSURIM'	BLACK-EYED SUSAN	BLACK-EYED SUSAN
SGR	SALVIA GRECOI 'FURMAN'S RED'	FURMAN'S RED SALVIA	FURMAN'S RED SALVIA
SM	SALVIA X ENYLIENSIS 'MAY NIGHT'	MAY NIGHT PURPLE SALVIA	MAY NIGHT PURPLE SALVIA
ZCL	ZAUSCHNERIA CALIFORNICA LATIFOLIA	HUMMINGBIRD FLOWER	HUMMINGBIRD FLOWER
ORNAMENTAL GRASSES		PERENNIALS	
AGB	ANDROPOGON GERARDII	BIG BLUESTEM GRASS	BIG BLUESTEM GRASS
BGS	BOUFELOUA CURTIPENDULA	SEDEATS GRAMA GRASS	SEDEATS GRAMA GRASS
BGB	BOUFELOUA GRACILI	BLUE GRAMA GRASS	BLUE GRAMA GRASS
BGA	BOUFELOUA GRACILI 'BLOND AMBITION' PP 22048	BLOND AMBITION GRAMA GRASS	BLOND AMBITION GRAMA GRASS
PVH	PANICUM VIRGATUM 'HEAVY METAL'	HEAVY METAL SWITCHGRASS	HEAVY METAL SWITCHGRASS
SNI	SCORCHARRUM INDIANS	INDIAN GRASS	INDIAN GRASS
SHP	SPOROBOLUS HETEROLEPIS	PRAIRIE DROPSEED GRASS	PRAIRIE DROPSEED GRASS
SWG	SPOROBOLUS WRIGHTII	GIANT SACATON GRASS	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

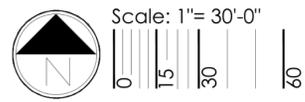
NOT FOR CONSTRUCTION

LANDSCAPE  
PLANS

SHEET NUMBER

LP.20

June 9, 2022



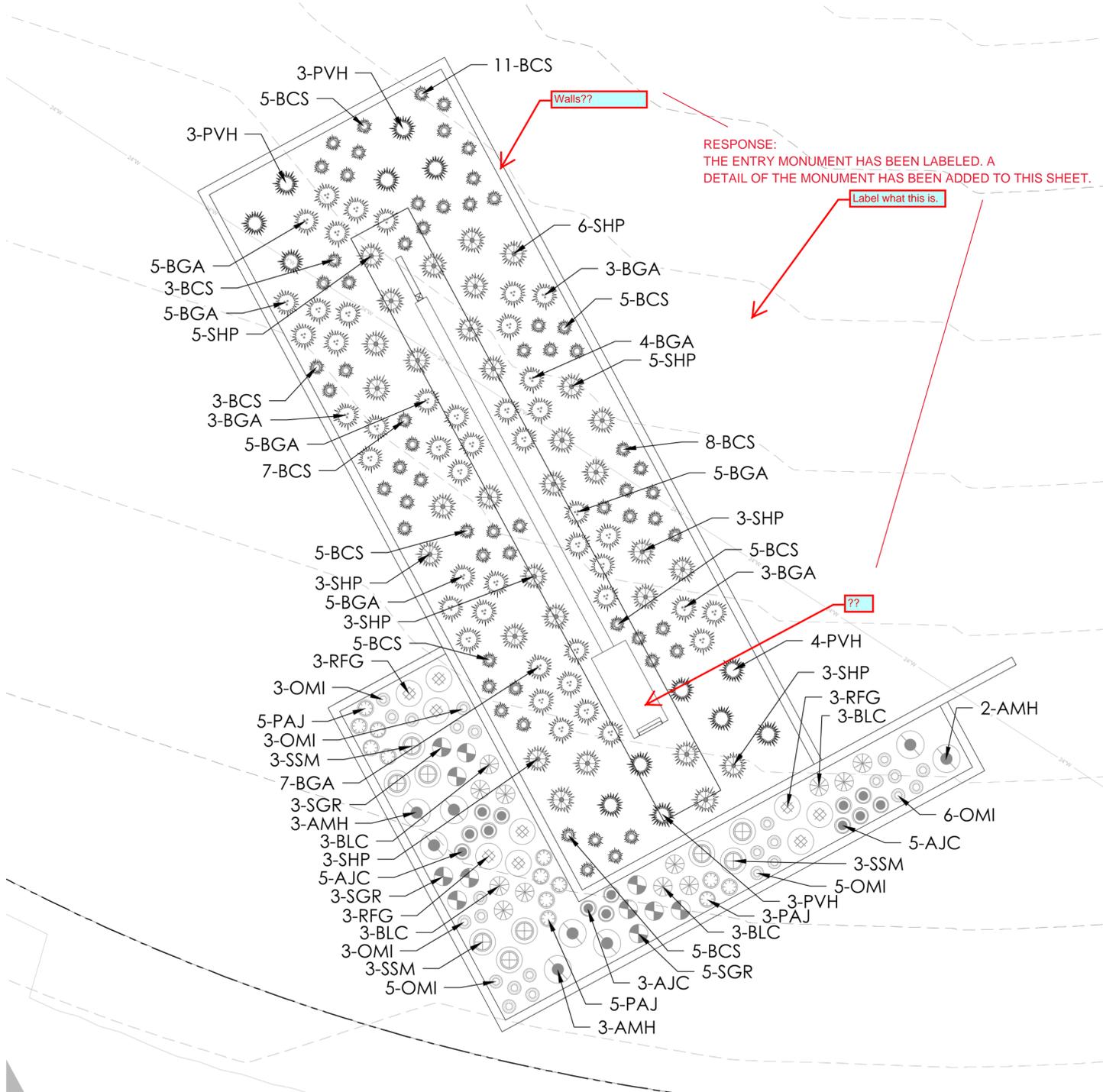
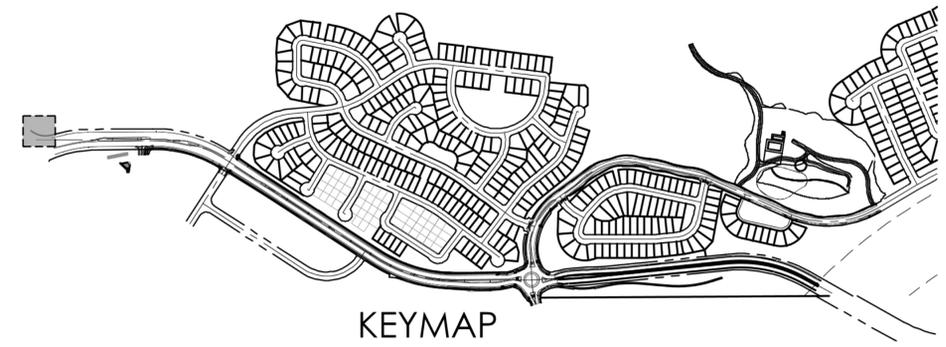
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MACK FLEMING

NOTES:

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

LEGEND

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



PLANT LEGEND

DECIDUOUS SHADE TREES		
CS	CATALPA SPECIOSA	CATALPA, WESTERN
CO	CELEBRIS OCCIDENTALIS	HICKORY, WESTERN
CC	CORYLUS COLURNA	TURKISH FILBERT
GD	GYMNOCALADUS DIODUCUS 'ESPRESSO'	KENTUCKY COFFEE TREE, SEEDLESS
GR	GLEDITSIA TRICANTHOS INERMIS 'IMPERIAL'	HONEYLOCUST, IMPERIAL
GS	GLEDITSIA TRICANTHOS 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 TRIUMPHI	ELM, TRIUMPH

ORNAMENTAL TREES		
AAS	AMELANCHIER ALNIFOLIA	SERVICEBERRY, SASKATOON
ACS	AMELANCHIER CANADENSIS	SERVICEBERRY, SHADBLow
AGF	ACER GINNALIA 'FLAME'	MAPLE, FLAME AMUR
ATH	ACER TATARICUM 'HOT WINGS'	MAPLE, HOT WINGS
ATP	ACER TATARICUM 'PATTERN PERFECT'	MAPLE, PATTERN PERFECT
CCI	CRATAEGUS CRIS-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
MFF	MAULUS 'RAINFIRE'	CRABAPPLE, PRAIRIE FIRE
MRR	MAULUS 'ROYAL RAINDROPS'	CRABAPPLE, ROYAL RAINDROPS
MSS	MAULUS 'SPRING SNOW'	CRABAPPLE, SPRING SNOW
PNK	PRUNUS NIGRA 'PRINCESS KAT'	PRINCESS KAT PLUM

EVERGREEN SHRUBS		
JHY	JUNIPERUS HORIZONTALIS 'YOUNGSTOWN'	ANDORRA YOUNGSTOWN JUNIPER
JPS	JUNIPERUS X PFTZERIANA 'SAYBROOK GOLD'	SAYBROOK JUNIPER
PMW	PINUS MUGO 'WHITE BLUE'	PINE, WHITE BLUE MUGO
PMF	PINUS MUGO 'MOPS'	PINE, DWARF MUGO

DECIDUOUS SHRUBS		
AAB	ARCORNIA ARBUTIFOLIA 'BRILLANTISSIMA'	CHOKEBERRY, BRILLIANT RED
ACL	ARCORNIA CANADENSIS	LEADPLANE
AMA	ARCORNIA MELANOCARPA 'AUTUMN MAGIC'	CHOKEBERRY, AUTUMN MAGIC BLACK
AFS	ARTEMISA FILIFOLIA	SAGEBRUSH, SAND
CCB	CARYOPHTERIS X CLAUDONENSIS 'BLUE MIST'	SPIREA, BLUE MIST
CMF	CHAMAEBATARIA MELLEOLIDUM	FERNBUSH
ENG	ERICAMERIA NAUSEOSA SPP. 'NAUSEOSA VAR. GLABRATA'	RABBITBUSH, TALL GREEN
ENH	ERICAMERIA NAUSEOSA SPP. 'NAUSEOSA VAR. NAUSEOSA'	RABBITBUSH, DWARF BLUE
FPA	FALLUGIA PARADOXA	AFACHE PLUM
FPF	FORESTERA PUBESCENS VAR. PUBESCENS	PVET, NEW MEXICO
FRK	PEROVSKIA AIRIFLOROLA	SAGE, RUSSIAN
FRS	PIRUS EURASIATICA 'RED LAKE'	RED LAKE CURRANT
RTI	RHUS TRILOBATA	SUMAC, THREE LEAF
SAB	SHEPERDIA ARGENTEA	BUFFALOBERRY, SILVER

PERENNIALS		
AMY	ACHILLEA MELLEOLIDUM 'MOONSHINE'	TARRROW, MOONSHINE
ASB	AGASTACHE REPENS	HYSSOP, SWEET
AJC	AMONIA JONHEE	COLORADO DESERT BLUE STAR
ARD	AGASTACHE CANA 'DOUBLE BUBBLEMINT'	HYSSOP, DOUBLE BUBBLEMINT
AKK	AGASTACHE 'KIDDO OOLD'	HYSSOP, KIDDO OOLD
AMH	ACHILLEA MELLEOLIDUM 'HEIDI'	COMMON RED YARROW
BLC	BERLANDIERA LYRATA	CHOCOLATE FLOWER
CLW	CAENIA 'INDYBERRY'	WHIRLING BUTTERFLY
OMI	ONONCHERA MACROCARPA 'INCANA SILVER BLADE'	PERIWINKLE, SILVER BLADE
OSR	ONONCHERA SPECIOSA 'ROSEA'	EVENING PERIWINKLE, NEW MEXICO
PAJ	PENSTEMON AFFRIS	HIMALAYAN BOWTIE, JEWEL
FRB	PENSTEMON BARBATUS 'PONDO'	PENSTEMON, 'PONDO'
FPF	PENSTEMON FRUSCOSUS 'PURPLE HAZE'	PENSTEMON, PURPLE HAZE
RFQ	RUDBECKIA HELIOPSIS 'GOLDSTORM'	BLACK EYED SUSAN
SGR	SALVIA GREGGII 'TURMANS RED'	TURMANS RED SALVIA
SSM	SALVIA X SYLVESTRIS 'MAY NIGHT'	MAY NIGHT PURPLE SALVIA
ZCL	ZAUSCHNERIA CALIFORNICA LATIFOLIA	HUMMINGBIRD FLOWER

ORNAMENTAL GRASSES		
AGB	ANDROPOGON GERARDI	BIG BLUESTEM GRASS
ACE	BOULEGOUA CURPENDINGII	SECDAS GRAMA GRASS
BGB	BOULEGOUA GRACILIS	BLUE GRAMA GRASS
BGA	BOULEGOUA GRACILIS 'BLOND AMBITION' PP 2204B	BLOND AMBITION GRAMA GRASS
PMF	PANICUM VIRGATUM 'HEAVY METAL'	HEAVY METAL SWITCHGRASS
SNI	SORGHASTRUM NUANIS	INDIAN GRASS
SHP	SPOROBOLUS HETEROLEPIS	PRAIRIE DROPSEED GRASS
SWG	SPOROBOLUS WRIGHTII	EAST SACRAGON GRASS

PROJECT NAME



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

SHEET TITLE

LANDSCAPE  
PLANS

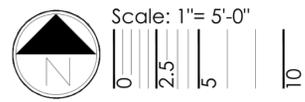
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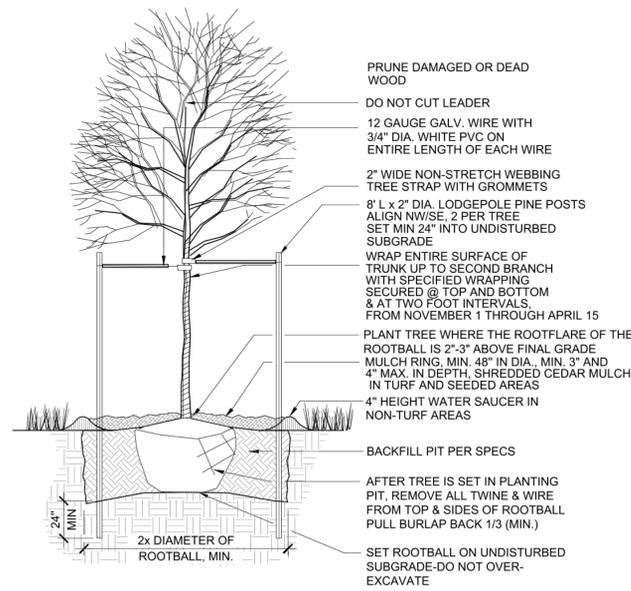
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June 9, 2022

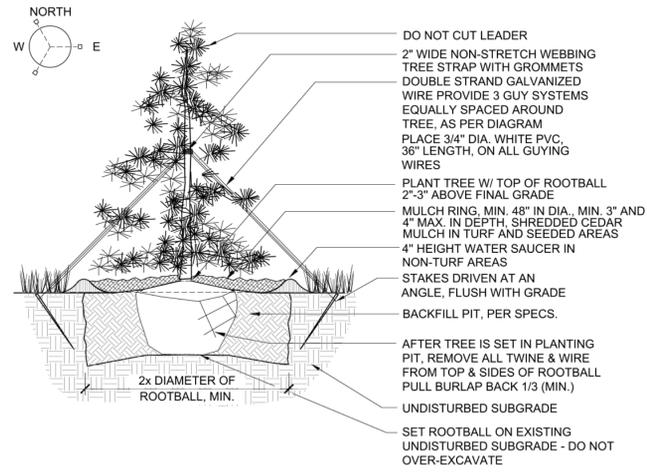
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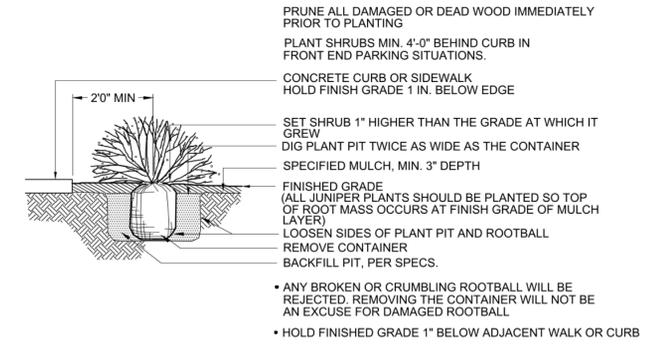




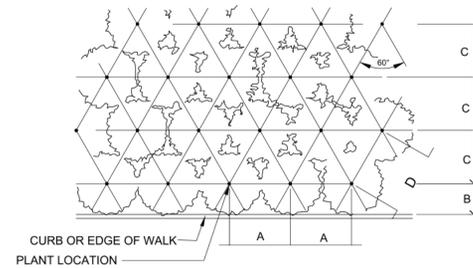
**1** DECIDUOUS TREE PLANTING DETAIL  
SCALE: NTS



**2** EVERGREEN TREE PLANTING DETAIL  
SCALE: NTS

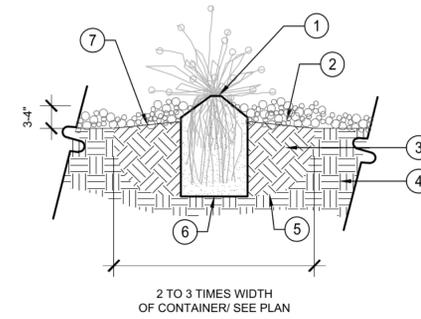


**3** SHRUB PLANTING DETAIL  
SCALE: NTS



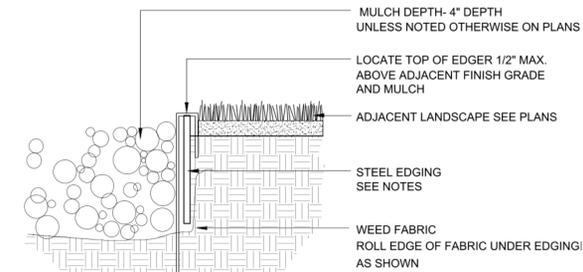
PLANT SPACING	A	B	C	D
24"	24"	18"	21"	24"
30"	30"	15"	26"	30"
36"	36"	30"	31"	36"
48"	48"	30"	42"	48"
60"	60"	36"	52"	60"

**4** PERENNIAL PLANT SPACING DETAIL  
SCALE: NTS



- 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

