October 25, 2022

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

RE: Prairie Point North West ISP initial Submission Review Response to Comments

Dear Mr. Gates,

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

Planning Department Comments-Erik Gates

1. **Community Questions, Comments and Concerns (Comments in teal)**
   a. There were no community comments on this review cycle.
2. **Completeness and Clarity of the Application (Comments in Teal)**
   a. There were no more completeness or clarity issues identified in this review.
3. **Zoning and Land Use Comments (Comments in teal)**
   a. There were no zoning or land use comments on this review.
4. **Streets and Pedestrian Issues (Comments in teal)**
   a. No streets or pedestrian issues were identified in this review.
5. **Parking Issues (Comments in teal)**
   a. There are no comments related to parking in this review cycle.
6. **Architectural and Urban Design Issues (Comments in teal)**
   a. There were no architectural or urban design issues identified on this review.
7. **Signage Issues (Comments in teal)**
   a. There were no signage issues identified on this review.
8. **Landscaping Issues (Kelly Bish / 303-739-7189 / kbish@auroragov.org / Comments in bright teal)**
   [Landscape Plan Page 1]
   a. Correct/update note five under the Required Site Plan Notes.
   RESPONSE: Due to the size and scope of this project specific landscape installation times are going to be further discussed
   [Landscape Plan Page 2]
   b. Not sure how the feet measurements relate to the scientific name, native species, variety etc. in the Native Seed Mixture Table.
   RESPONSE: Chart has been updated
   c. Update the curbside landscape table totals.
   RESPONSE: Chart has been updated
   d. Update the Open Space Requirements table.
   RESPONSE: Chart has been updated
   [ISP Page 28]
   e. Label these also as the tracts that are being included/called out. There is not a graphic provided that designates or shows where the tracts are.

RESPONSE: Tract labels have been added
[ISP Page 29

f. The legend is good to have on each sheet, but this is too small to read. Increase in size - each sheet.
RESPONSE: Legend size has been increased where possible
[ISP Page 41-43]

g. Add a note that street trees shall be provided along the back of the walk when the adjoining lot develops.
RESPONSE: Note has been added
[ISP Page 44]

h. Add match lines and matchline text.
RESPONSE: Matchlines have been added

i. The landscape is cut off on a portion of the sheet. It either needs to be captured here or on the adjoining sheet.
RESPONSE: Viewport has been adjusted
[ISP Page 45]

j. The landscape is cut off on a portion of the sheet. It either needs to be captured here or on the adjoining sheet.
RESPONSE: Viewport has been adjusted
[ISP Pages 46-50]

k. Enlarge the identified label and darken it.
RESPONSE: Noted

9. <u>Planning Transportation (Tom Worker-Braddok / 303-739-7340 / tworker@auroragov.org)</u>

a. There were no comments from Planning Transportation on this review cycle.

10. <u>Civil Engineering</u> <u>(Kristin Tanabe / 303-739-7306 / KTanabe@auroragov.org / Comments in green)</u>

[ISP Page 1]

a. The site plan will not be approved by Public Works until the preliminary drainage letter/report is
RESPONSE: UNDERSTOOD
[ISP Page 4]

b. If no walls greater than 30" are proposed, alter the maximum height indicated in the detail
RESPONSE: DETAIL HAS BEE REVISED.

c. No tiered walls are shown on the plans either.
RESPONSE: DETAIL HAS BEEN REVISED.

d. Missing section for a concrete wall along Parker.
RESPONSE: THIS WALL IS PART OF THE CDOT CONSTRUCTION AND IS UNDER THEIR REVIEW.

e. As there is no stationing provided with the site plan, indicate limits for the sections in another way.
RESPONSE: THE STATIONING ON THE SECTIONS HAS BEEN REMOVED. THE GRAPHIC INDICATES WHERE THE SECTIONS APPLY.
[ISP Page 5]

f. Min 50' centerline radius for the access.
RESPONSE: THE TYPICAL RADIUS HAS BEEN ADDED. SITE PLAN NOTE 2 SPECIFIES THE MAINTENANCE ROAD PARAMETERS TO BE FOLLOWED IN FINAL DESIGN.

g. Easements are not required for private storm sewer.
RESPONSE: PER DISCUSSIONS WITH STAFF, DRAINAGE EASEMENTS ARE REQUIRED FOR PRIVATE STORM SEWER.

h. No line is shown.
RESPONSE: NOTE ADDED INDICATING TO SEE SHEET 12 FOR THE FULL EASEMENT.
i. Maintenance access is required to be min 8' with 2' shoulders on each side.
RESPONSE: THE LEGEND AND SITE PLAN NOTE 2 HAVE BEEN REVISED.
[ISP Page 8]
j. Easements are not required for private storm sewer.
RESPONSE: PER DISCUSSIONS WITH STAFF, DRAINAGE EASEMENTS ARE REQUIRED FOR PRIVATE STORM SEWER.
[ISP Page 10]
k. Prairie Point Drive? Typical.
RESPONSE: STREET NAME HAS BEEN CORRECTED.
[ISP Page 25]
l. Provide additional contour labels.
RESPONSE: ADDITIONAL LABELS HAVE PROVIDED
m. Provide longitudinal roadway slope labels, typical.
RESPONSE: LABELS HAVE PROVIDED.
[ISP Page 26]
n. Provide longitudinal roadway slope labels, typical.
RESPONSE: LABELS HAVE PROVIDED.
o. Label: Prairie Point Drive
RESPONSE: CORRECTED.

11. **Traffic Engineering** (Steven Gomez / 303-739-7300 / segomez@auroragov.org / Comments in amber) [Infrastructure Site Plan page 1]
[ISP Page 7]
a. Provide roundabout sight triangles to all approaches.
RESPONSE: SIGHT LINES HAVE BEEN ADDED TO SHEET 9 FOR BETTER CLARITY; REFERENCE NOTE HAS BEEN REVISED.
[ISP Page 10]
b. Move RRFB to other side of the ramp.
RESPONSE: THE RRFB HAS BEEN RELOCATED.
[ISP Page 29]
c. Verify all mature plant height within in all intersection triangles meet COA 4.04.2.10 height requirements. Several plants identified may exceed height requirements.
RESPONSE: MATURE HEIGHTS HAVE BEEN VERIFIED AND ADJUSTED WHERE NECESSARY
[ISP Page 30]
d. Verify mature plant height meets COA 4.04.2.10 height requirements.
RESPONSE: MATURE HEIGHTS HAVE BEEN VERIFIED AND ADJUSTED WHERE NECESSARY
[ISP Page 31]
e. Verify mature plant heights meet COA 4.04.2.10 height requirements within sight triangles, typical.
RESPONSE: MATURE HEIGHTS HAVE BEEN VERIFIED AND ADJUSTED WHERE NECESSARY
f. Add intersection sight triangles per COA TE-13.
RESPONSE: SITE TRIANGLE HAS BEEN ADDED
[ISP Page 36]
g. Add sight triangles to all roundabout approaches.
RESPONSE: SITE TRIANGLES HAVE BEEN ADDED

12. **Fire / Life Safety** (Mike Dean / 303-739-7447 / mdean@auroragov.org / Comments in blue)
[ISP Page 17]
a. Relocate the fire hydrant across the street.

RESPONSE: THE HYDRANTS HAVE BEEN RELOCATED.

b. The hydrant must be located/spaced on alternating sides of the street, not just one side.
RESPONSE: THE HYDRANTS HAVE BEEN RELOCATED.

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

[ISP Page 12]

a. Provide a more definitive key map that labels street names- similar to the King's Point west ISP-typical all pages.
RESPONSE: STREET NAMES HAVE BEEN ADDED TO THE KEY MAPS.
b. Indicate who owns and maintains this pipe. Aurora Water has no record of these. Please confirm.
RESPONSE: CDOT; NOTE ADDED
c. Provide grading slope information. Slopes are limited to 4:1.
RESPONSE: SLOPES HAVE BEEN LABELED ON SHEET 21 OF THE GRADING PLANS.
d. Call out maintenance access as previously mentioned.
RESPONSE: THE LEGEND HAS BEEN REVISED AND SITE PLAN NOTE 2 SPECIFIES THE MAINTENANCE ROAD PARAMETERS TO BE FOLLOWED IN FINAL DESIGN.

[ISP Page 13]

e. Why were the contours removed from the previous submittal? Show and label and include slope information.
RESPONSE: A PREVIOUS COMMENT REQUESTED THAT THE GRADING BE SHOWN SEPARATELY; SHEETS 21-24 WERE ADDED WITHOUT UTILITIES FOR CLARITY.
f. What is the separation length between this storm and sanitary? Need to maintain at least a 3 foot separation.
RESPONSE: THIS WILL BE ACCOMODATED IN FINAL DESIGN.
g. Label as private.
RESPONSE: THE WESTERN LINE HAS BEEN LABELED AS PRIVATE; THE EASTERN LINE IS PUBLIC, FOR CONVEYANCE OF DRAINAGE FROM FUTURE PUBLIC RIGHTS-OF-WAY. THE FUTURE ROW's ARE NOW SHOWN ON SHEETS 1 AND 4 FOR INFORMATION ONLY.
h. Identify if this is a street, path, etc. If street show and label ROW limits -TYP all sheets. Need to understand where this street is to make sure there is conformance with the approved MUS.
RESPONSE: PLEASE SEE SHEET 4 TO UNDERSTAND WHERE FUTURE INTERSECTIONS ARE ANTICIPATED. LOCATIONS ARE IN CONFORMANCE WIT THE MASTER UTILITY STUDY.
i. Again, need a clear understanding of where this is.
RESPONSE: STREET NAMES HAVE BEEN ADDED TO THE KEY MAP; SHEETS 1 AND 4 PROVIDE AN OVERALL PICTURE OF THE LOCATION.
j. Need to show and label ROW limits.
RESPONSE: RIGHTS-OF-WAY AND FLOWLINE WIDTHS HAVE BEEN ADDED.

[ISP Page 14]

k. Need to show and label the ROW limits- typ all utility sheets.
RESPONSE: RIGHTS-OF-WAY AND FLOWLINE WIDTHS HAVE BEEN ADDED.
l. Need to label as private.
RESPONSE: NOTED.
m. Ensure that all inlets in ROW are type R.
RESPONSE: NOTED; THIS WILL BE DETAILED ON THE CONSTRUCTION PLANS.
n. MUS shows a check valve on the main- show and label.
RESPONSE: THE CHECK VALVE HAS BEEN CALLED OUT.
o. to move public storm out of the concrete area.

RESPONSE: GIVEN THE NUMBER OF UTILITIES IN THIS AREA, AND TO AVOID AN EXCESSIVE NUMBER OF MANHOLES, THE STORM SEWER DOES PASS UNDER SOME CONCRETE AREAS. WE KEPT THE WATER AND SANITARY SEWER WITHIN THE PAVEMENT AREA AND WE FELT THAT ALLOWING THE STORM SEWER TO PASS UNDER THE CONCRETE WAS A BETTER SOLUTION.

[ISP Page 15]

p. Need to show and label all valves and PRVs as listed in the approved MUS. PRVs are to be located outside of ROW areas and preferably in a landscaped area, not located in front of a residential property.
RESPONSE: THE PRV's HAVE BEEN MOVED OUTSIDE THE ROW AND HAVE BEEN CALLED OUT; VALVES ARE SHOWN IN THE LEGEND AND LOCATIONS MAY BE ADJUSTED WITH THE FINAL CONSTRUCTION PLANS.

q. Include a sampling station for this site. The sampling station is to be located in a landscaped area-preferably a park.
RESPONSE: A SAMPLING STATION HAS BEEN ADDED TO SHEET 17 ALONG PRAIRIE POINT DRIVE.

[ISP Page 16]

r. According to MUS the sanitary main should go north in this direction- confirm.
RESPONSE: THE MAIN IS LOCATED TO THE EAST AND IS SHOWN ON SHEET 17.

s. Label as private.
RESPONSE: PUBLIC, FOR CONVEYANCE OF DRAINAGE FROM FUTURE PUBLIC RIGHTS-OF-WAY. THE FUTURE ROW's ARE NOW SHOWN FOR INFORMATION ONLY.

t. Appears that a sanitary main is missing per MUS.
RESPONSE: THE MAIN HAS BEEN ADDED.

u. PRV to be located outside of ROW- see the previous comment. This ORV should be between the zone 6 and zone 7 boundaries-confirm location is correct.
RESPONSE: THE PRV HAS BEEN MOVED TO OUTSIDE OF THE ROW. THE LOCATION IS CORRECT.

[ISP Page 17]

v. Label as private.
RESPONSE: THIS SYSTEM IN THE EAST PORTION IS AN EXTENSION OF THE STORM SEWER DRAINING E470 ROW AND PRAIRIE POINT DRIVE TO THE EASTAND SHOULD BE CONSIDERED PUBLIC. THERE IS SOME TRIBUTARY AREA THAT IS OUTSIDE THE ROW's. THE INFLOW FROM THE NORTH AND THE OUTFALL FROM THE DETENTION POND HAS BEEN LABELED AS PRIVATE.

w. Show and label maintenance path.
RESPONSE: THE MAINTENANCE PATH IS SHOWN IN THE LEGEND.

x. Include the following note on all utility pages: All storm water detention ponds are private and to be maintained by XXXXXX.
RESPONSE: SITE PLAN NOTE 6 HAS BEEN ADDED.

[ISP Page 18]

y. Easements?
RESPONSE: EASEMENTS FOR THE STUBOUTS HAVE BEEN ADDED.

[ISP Page 19]

z. Easements?
RESPONSE: EASEMENTS FOR THE STUBOUTS HAVE BEEN ADDED.

aa. Label this entire length as a private storm.
RESPONSE: PORTIONS OF THE STORM SEWER HAVE BEEN LABELED AS PRIVATE, AND OTHER PORTIONS SHOULD BE CONSIDERED PUBLIC.

bb. Why is an easement here? If this storm is not collecting ROW flows, it will be a private asset.

RESPONSE: STORM SEWER AND EASEMENTS HAVE BEEN LABELED ACCORDINGLY.

[ISP Page 20]

cc. Again, see the previous comment. If storm is private, should not be within the easement. Label storm as private when not collecting ROW flows

RESPONSE: STORM SEWER AND EASEMENTS HAVE BEEN LABELED ACCORDINGLY.

dd. See the previous comment on easements.

RESPONSE: STORM SEWER AND EASEMENTS HAVE BEEN LABELED ACCORDINGLY.

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

[ISP Page 1]

a. ISP will not be approved until Tree Protection Plan has been approved. TPP has some issues particularly the notation that they have a company that can spade 13+ diameter ponderosa pine trees. 70% ponderosa pine preservation will be required for this project

RESPONSE: NOTED

b. The TPP must be submitted as a separate document alongside the ISP.

RESPONSE: NOTED

15. Real Property (Maurice Brooks / 303-739-7294 / mbrooks@auroragov.org / Comments in magenta)

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

RESPONSE: NOTED.

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

RESPONSE: NOTED.

[ISP Page 1]

c. Should Section 35 be added here?

RESPONSE: THIS PORTION OF THE OVERALL SITE IS NOT WITHIN SECTION 35. THE VICINITY MAP HAS BEEN REVISED TO INDICATE THE LIMITS OF THE ISP.

[ISP Page 5]

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

RESPONSE: NOTED.

[ISP Page 21]

e. Easements should be dedicated by plat.

RESPONSE: AS ADJACENT PLATS MAY NOT BE RECORDED PRIOR TO ACCEPTANCE OF THE IMPROVEMENTS OUTSIDE OF THE RIGHTS-OF-WAY, SEPARATE LEGAL DESCRIPTIONS WILL BE PREPARED.

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

a. When this project was submitted previously, a number of comments were returned in a comment letter, dated December 29th, 2022. The Comments have been addressed and we do not have comments at this time.

RESPONSE: NO RESPONSE REQUIRED.

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

a. MHFD staff have no objections to the referenced project at the present time. We appreciate the opportunity to review this application and look forward to working with you as the drainage design progresses.

RESPONSE: NO RESPONSE REQUIRED.

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

Sincerely,

Jeff Marck

KINGS POINT NORTH

WEST INFRASTRUCTURE SITE PLAN

...TUATED IN A PART OF SECTIONS 33 AND 34, TOWNSHIP 5 SOUTH, RANGE 66 WEST OF THE 6TH P.M.
CITY OF AURORA, COUNTY OF ARAPAHOE, STATE OF COLORADO

REQUIRED SITE PLAN NOTES

1. THE DEVELOPER, HIS SUCCESSORS AND ASSIGNS, INCLUDING THE HOMEOWNERS OR MERCHANTS ASSOCIATION, SHALL BE RESPONSIBLE FOR INSTALLATION, MAINTENANCE AND REPLACEMENT OF ALL FIRE LANE SIGNS AS REQUIRED BY THE CITY OF AURORA.
2. ALL SIGNS MUST CONFORM TO THE CITY OF AURORA SIGN CODE. THE DEVELOPER IS RESPONSIBLE FOR SIGNING AND STRIPING ALL PUBLIC STREETS. THE DEVELOPER IS REQUIRED TO PLACE TRAFFIC CONTROL, STREET NAME, AND GUIDE SIGNS ON ALL PUBLIC STREETS AND PRIVATE STREETS APPROACHING AN INTERSECTION WITH A PUBLIC STREET. SIGNS SHALL BE FURNISHED AND INSTALLED PER THE MOST CURRENT EDITIONS OF THE MANUAL ON UNIFORM TRAFFIC CONTROL DEVICES (MUTCD) AND CITY STANDARDS, AND SHOWN ON THE SIGNING AND STRIPING PLAN FOR THE DEVELOPMENT.
3. RIGHT OF WAY FOR INGRESS AND EGRESS FOR SERVICE AND EMERGENCY VEHICLES IS GRANTED OVER, ACROSS, ON AND THROUGH ANY AND ALL PRIVATE ROADS AND WAYS NOW OR HEREAFTER ESTABLISHED ON THE DESCRIBED PROPERTY, AND THE SAME ARE HEREBY DESIGNATED AS "SERVICE/EMERGENCY AND UTILITY EASEMENTS" AND SHALL BE POSTED "NO PARKING – FIRE LANE."
4. THE APPLICANT HAS THE OBLIGATION TO COMPLY WITH ALL APPLICABLE REQUIREMENTS OF THE AMERICANS WITH DISABILITIES ACT.
5. 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 WITHIN THE RIGHT OF WAY, INCLUDING CURBSIDE LANDSCAPE, WILL BE INSTALLED AS DELINEATED ON THE PLAN PRIOR TO FINAL ACCEPTANCE OF THE ACCOMPANYING ROADS. LANDSCAPING WILL BE INSTALLED WITHIN TRACTS AS DELINEATED ON THE PLAN CONCURRENT WITH ADJACENT FILINGS. DETENTION PONDS LANDSCAPE WILL BE INSTALL PER PLAN.
6. ALL CROSSINGS OR ENCROACHMENTS INTO EASEMENTS AND RIGHTS-OF-WAY OWNED BY THE CITY OF AURORA ("CITY") IDENTIFIED AS BEING PRIVATELY-OWNED AND MAINTAINED HEREIN ARE ACKNOWLEDGED BY THE UNDERSIGNED AS BEING SUBJECT TO CITY'S USE AND OCCUPANCY OF SAID EASEMENTS OR RIGHTS-OF-WAY. THE UNDERSIGNED, ITS SUCCESSORS AND ASSIGNS, FURTHER AGREES TO REMOVE, REPAIR, REPLACE, RELOCATE, MODIFY, OR OTHERWISE ADJUST SAID CROSSINGS OR ENCROACHMENTS UPON REQUEST FROM THE CITY AND AT NO EXPENSE TO THE CITY. THE CITY RESERVES THE RIGHT TO MAKE FULL USE OF THE EASEMENTS AND RIGHTS-OF-WAY AS MAY BE NECESSARY OR CONVENIENT AND THE CITY RETAINS ALL RIGHTS TO OPERATE, MAINTAIN, INSTALL, REPAIR, REMOVE OR RELOCATE ANY CITY FACILITIES LOCATED WITHIN SAID EASEMENTS AND RIGHTS-OF-WAY AT ANY TIME AND IN SUCH A MANNER AS IT DEEMS NECESSARY OR CONVENIENT.
7. THE APPROVAL OF THIS DOCUMENT DOES NOT CONSTITUTE FINAL APPROVAL OF GRADING, DRAINAGE, UTILITY, PUBLIC IMPROVEMENTS AND BUILDING PLANS. CONSTRUCTION PLANS MUST BE REVIEWED AND APPROVED BY THE APPROPRIATE AGENCY PRIOR TO THE ISSUANCE OF BUILDING PERMITS.
8. ALL BUILDING ADDRESS NUMBERS SHALL COMPLY WITH SECTIONS 126-271 AND 126-278 OF THE AURORA CITY CODE.
9. ALL ROOFTOP MECHANICAL EQUIPMENT AND VENTS GREATER THAN EIGHT (8) INCHES IN DIAMETER MUST BE SCREENED. SCREENING MAY BE DONE EITHER WITH AN EXTENDED PARAPET WALL OR A FREESTANDING SCREEN WALL. SCREENS SHALL BE AT LEAST AS HIGH AS THE EQUIPMENT THEY HIDE. IF EQUIPMENT IS VISIBLE BECAUSE SCREENS DON'T MEET THIS MINIMUM HEIGHT REQUIREMENT, THE DIRECTOR OF PLANNING MAY REQUIRE CONSTRUCTION MODIFICATIONS PRIOR TO THE ISSUANCE OF A PERMANENT CERTIFICATE OF OCCUPANCY.
10. NOTWITHSTANDING ANY SURFACE IMPROVEMENTS, LANDSCAPING, PLANTING OR CHANGES SHOWN IN THESE SITE OR CONSTRUCTION PLANS, OR ACTUALLY CONSTRUCTED OR PUT IN PLACE, ALL UTILITY EASEMENTS MUST REMAIN UNOBSTRUCTED AND FULLY ACCESSIBLE ALONG THEIR ENTIRE LENGTH TO ALLOW FOR ADEQUATE MAINTENANCE EQUIPMENT. ADDITIONALLY, NO INSTALLATION, PLANTING, CHANGE IN THE SURFACE, ETC., SHALL INTERFERE WITH THE OPERATION OF THE UTILITY LINES PLACED WITHIN THE EASEMENT. BY SUBMITTING THESE SITE OR CONSTRUCTION PLANS FOR APPROVAL, THE LANDOWNER RECOGNIZES AND ACCEPTS THE TERMS, CONDITIONS AND REQUIREMENTS OF THIS NOTE.
11. FINAL GRADE SHALL BE AT LEAST SIX (6) INCHES BELOW ANY EXTERIOR WOOD SIDING ON THE PREMISES.
12. ALL INTERESTED PARTIES ARE HEREBY ALERTED THAT THIS SITE PLAN IS SUBJECT TO ADMINISTRATIVE CHANGES AND AS SHOWN ON THE ORIGINAL SITE PLAN ON FILE IN THE AURORA CITY PLANNING OFFICE AT THE MUNICIPAL BUILDING. A COPY OF THE OFFICIAL CURRENT PLAN MAY BE PURCHASED THERE. LIKEWISE, SITE PLANS ARE REQUIRED TO AGREE WITH THE APPROVED SUBDIVISION PLAT OF RECORD AT THE TIME OF A BUILDING PERMIT; AND IF NOT, MUST BE AMENDED TO AGREE WITH THE PLAT AS NEEDED, OR VICE VERSA.
13. ERRORS IN APPROVED SITE PLANS RESULTING FROM COMPUTATIONS OR INCONSISTENCIES IN THE DRAWINGS MADE BY THE APPLICANT ARE THE RESPONSIBILITY OF THE PROPERTY OWNER OF RECORD. WHERE FOUND, THE CURRENT MINIMUM CODE REQUIREMENTS WILL APPLY AT THE TIME OF BUILDING PERMIT. PLEASE BE SURE THAT ALL PLAN COMPUTATIONS ARE CORRECT.
14. ALL REPRESENTATIONS AND COMMITMENTS MADE BY APPLICANTS AND PROPERTY OWNERS AT PUBLIC HEARINGS REGARDING THIS PLAN ARE BINDING UPON THE APPLICANT, PROPERTY OWNER, AND ITS HEIRS, SUCCESSORS, AND ASSIGNS.
15. ARCHITECTURAL FEATURES, SUCH AS BAY WINDOWS, FIREPLACES, ROOF OVERHANGS, GUTTERS, EAVES, FOUNDATIONS, FOOTINGS, CANTILEVERED WALLS, ETC, ARE NOT ALLOWED TO ENCROACH INTO ANY EASEMENT OR FIRE LANE.
16. THE VENDOR OF ANY FUTURE SALE OF THE REAL PROPERTY SHALL PROVIDE THE REQUIRED NOTICE PER CITY CODE SECTION 146-1587(C) TO BE RECORDED WITH THE COUNTY CLERK AND RECORDER AND SHALL PROVIDE SUCH NOTICE TO EACH PROSPECTIVE PURCHASER OF ANY AND ALL SAID PROPERTY. SEE EXHIBIT C4 UNDER THE AIRPORT RELATED LAND USE RESTRICTIONS SECTION OF THIS GUIDEBOOK.
17. IN LOCATIONS WHERE UTILITY EASEMENTS OVERLAP DRAINAGE EASEMENTS, ONLY SUBSURFACE UTILITIES SHALL BE PERMITTED WITHIN THE PORTION OF THE UTILITY EASEMENT THAT OVERLAPS THE DRAINAGE EASEMENT. INSTALLATION OF ABOVE GROUND UTILITIES WITHIN A DRAINAGE EASEMENT REQUIRES PRIOR WRITTEN APPROVAL BY THE CITY ENGINEER
18. THE STREETLIGHT OR PEDESTRIAN LIGHT INSTALLATION WITHIN THE PUBLIC RIGHT-OF-WAY SHALL BE DESIGNED, FUNDED, AND CONSTRUCTED BY THE DEVELOPER/OWNER. OWNERSHIP AND MAINTENANCE OF THE STREET/PEDESTRIAN LIGHTS SHALL BE THE RESPONSIBILITY OF THE CITY OF AURORA ONCE THEY HAVE BEEN ACCEPTED. STREET LIGHT AND/OR PEDESTRIAN PHOTOMETRICS PLANS SHALL BE PREPARED AND SUBMITTED TO THE CITY FOR REVIEW AND APPROVAL AND SHALL BECOME A PART OF THE APPROVED CIVIL CONSTRUCTION PLANS FOR THE PROJECT. AN ELECTRICAL PLAN SHOWING SITE LOCATION OF LIGHTS, ELECTRICAL ONE LINE AND GROUNDING DETAILS SHALL BE SUBMITTED TO THE PERMIT CENTER FOR REVIEW BY THE BUILDING DEPARTMENT. THE OWNER IS RESPONSIBLE FOR OBTAINING AN ADDRESS FOR THE METER(S) FROM THE PLANNING DEPARTMENT. A BUILDING PERMIT FOR THE METER AND A PUBLIC INSPECTIONS PERMIT FOR THE STREET LIGHTS ARE REQUIRED. CERTIFICATE OF OCCUPANCIES WILL NOT BE ISSUED UNTIL THE STREET AND/OR PEDESTRIAN LIGHTING PLANS ARE APPROVED, CONSTRUCTED, AND INITIALLY ACCEPTED.

SPECIFIC SITE PLAN NOTES

1. ROADWAY & WATER MAIN REQUIREMENTS

   KINGS POINT NORTH MUST INSTALL THE ROAD CONNECTION AND WATERLINE LOOP FROM S. PARKER ROAD TO EXISTING E. DRY CREEK PRIOR TO ANY FUTURE CONSTRUCTION WITHIN THE OVERALL KINGS POINT NORTH DEVELOPMENT AREA. DIVIDING THE SCOPE OF WORK BETWEEN THE TWO INFRASTRUCTURE SITE PLANS FOR KINGS POINT NORTH EAST & WEST IN NO WAY REMOVES OR MODIFIES THE REQUIREMENTS FOR TWO POINTS OF DISTINCT ACCESS AND LOOPED WATER SUPPLY.

   THE CITY OF AURORA IS RESPONSIBLE FOR THE INSTALLATION OF THE TRAFFIC SIGNALS AT AURORA PARKWAY AND STATE HIGHWAY 83 (PARKER ROAD) PRIOR TO THE OPENING OF AURORA PARKWAY TO TRAFFIC. THE APPLICANT WILL PAY FIFTY PERCENT OF THE ESCROW FUNDS REQUIRED FOR THE INTERSECTION; THE CITY IS RESPONSIBLE FOR OBTAINING THE REMAINING FIFTY PERCENT OF THE FUNDING REQUIRED FROM THE 17 MILE HOUSE ENTRANCE ON THE WEST SIDE OF THE INTERSECTION.
2. ARTERIAL SIDEWALKS

   FUTURE CONSTRUCTION OF THE HIGH PLAINS TRAIL ALONG THE SOUTHERN BORDER BETWEEN PARKER ROAD AND THE AURORA PARKWAY ROUNDABOUT AND THE FUTURE OVERPASS FOR PEDESTRIAN CROSSING OF PARKER ROAD ELIMINATES THE NEED FOR SIDEWALKS EXTENDING TO PARKER ROAD AS INDICATED ON THE PLAN. THE REQUEST WAS MADE BY THE COLORADO DEPARTMENT OF TRANSPORTATION TO NOT HAVE ON-GRADE PEDESTRIAN CROSSING AT THE INTERSECTION OF AURORA PARKWAY AND PARKER ROAD.

   THE SIDEWALK ON THE SOUTH SIDE OF AURORA PARKWAY FROM THE FUTURE COMMERCIAL ENTRANCE EAST TO THE FIRST INTERSECTION WILL BE 8' DUE TO LIMITED PEDESTRIAN USE.

   THE SIDEWALK ADJACENT TO THE SOUTH SIDE OF AURORA PARKWAY FROM THE HIGH PLAINS TRAIL CONNECTION, WEST OF THE ROUND ABOUT, TO THE FUTURE CONNECTION WEST OF THE FUTURE OVERPASS OVER E470, IS INCREASED TO 10' WIDTH.
3. DETENTION

   DEVELOPER AGREEMENTS WITH THE CHENANGO HOMEOWNERS ASSOCIATION PROHIBIT CONSTRUCTION OF AN INTERIM POND. THE UPSTREAM DETENTION POND C4 WILL BE CONSTRUCTED AND SIZED FOR FUTURE FULLY DEVELOPED CONDITIONS. AS SUCH, POND C4 WILL PROVIDE SUFFICIENT DETENTION TO ACCOUNT FOR THE PROPOSED CONSTRUCTION OF KINGS POINT DRIVE. THE HYDROLOGIC ROUTING PRESENTED IN THE PRELIMINARY DRAINAGE STUDY INDICATES THAT THE DISCHARGE TO THE CHENANGO SUBDIVISION WILL NOT EXCEED HISTORIC RATES. FUTURE DEVELOPMENT DOWNSTREAM OF POND C4 WILL REQUIRE A PERMANENT POND TO BE CONSTRUCTED UPSTREAM OF THE DISCHARGE TO THE CHENANGO SUBDIVISION. THAT POND WILL PROVIDE BOTH DET4ENTION AND WATER QUALITY ENHANCEMENTS.
4. SIDEWALKS

   PRIOR TO FINAL ACCEPTANCE OF PUBLIC IMPROVEMENTS, IF THE ADJACENT SITE IS NOT UNDER CONSTRUCTION, THE CURB CUT/CURB RETURNS AND CROSS PAN MUST BE REMOVED AND REPLACED WITH SIDEWALK, LANDSCAPING AND CURB AND GUTTER AT THE DEVELOPER'S EXPENSE. THE DEVELOPER ACKNOWLEDGES THE RISK OF CONSTRUCTING THE CURB CUT WITHOUT APPROVED CIVIL PLANS FOR THE ADJACENT SITE SHOWING THE CURB CUT.
5. UTILITY EASEMENTS

   UTILITY EASEMENTS ("UE"), DRAINAGE AND ACCESS EASEMENTS, AND SIDEWALK EASEMENTS ("SE") SHOWN ARE CONCEPTUAL; FINAL DETERMINATION WILL BE MADE WITH THE CONSTRUCTION DOCUMENTS. UTILITY EASEMENTS ADJACENT TO THE RIGHTS-OF-WAY WILL BE DEDICATED WITH THE ADJOINING FINAL PLAT.
6. STREET LIGHTS

   STREET LIGHT LOCATIONS ARE CONCEPTUAL. FINAL STREET LIGHT LOCATIONS WILL BE DETERMINED BY PHOTOMETRIC ANALYSIS SUBMITTED WITH THE STREET LIGHTING P;LAN IN THE CIVIL PLAN SUBMITTAL. THIS WILL INCLUDE TYPICAL LIGHT FIXTURES BASED ON STREET CLASSIFICATION.
7. STORM SEWER AND DRAINAGE FACILITIES

   ALL STORM SEWER AND DRAINAGE FACILITIES ARE PUBLIC UNLESS DESIGNATED AS "PRIVATE". ALL PRIVATE FACILITIES TO BE OWNED AND MAINTAINED BY THE KINGS POINT METROPOLITAN DISTRICT.

DUE TO THE SIZE AND SCOPE OF THIS PROJECT SPECIFIC LANDSCAPE INSTALLATION TIMES ARE GOING TO BE FURTHER DISCUSSED

Landscaping shown within the tracts that is included on this set of plans, must be installed prior to final acceptance of the accompanying roads.

Detention pond landscaping shall be installed upon final construction of the ponds.

DUE TO THE SIZE AND SCOPE OF THIS PROJECT SPECIFIC LANDSCAPE INSTALLATION TIMES ARE GOING TO BE FURTHER DISCUSSED

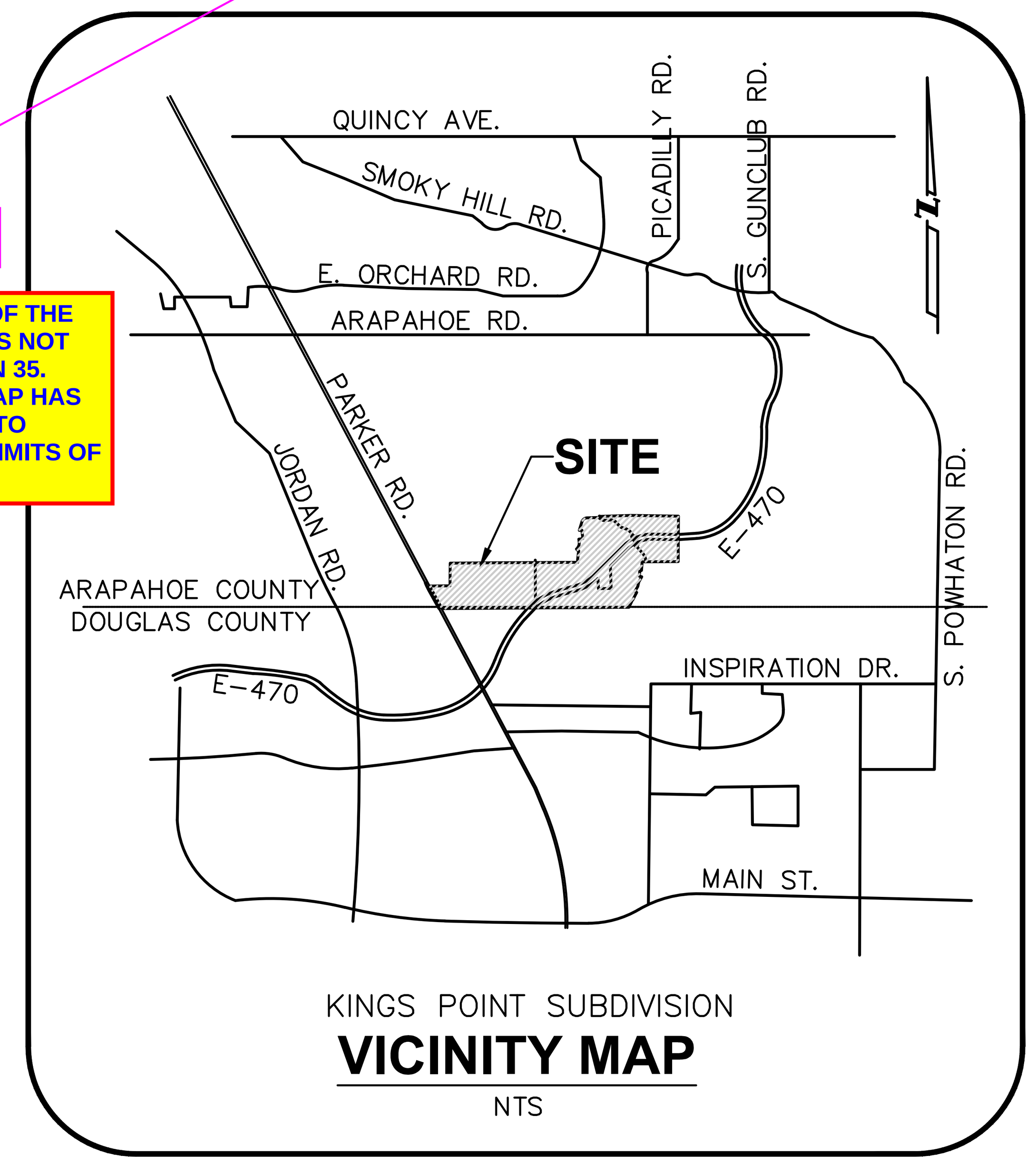
ISP will not be approved until Tree Protection Plan has been approved. TPP has some issues particularly the notation that they have a company which can spade 13+ diameter ponderosa pine trees. 70% ponderosa pine preservation will be required for this project.

The TPP must be submitted as a separate document along side the ISP

NOTED

Should Section 35 be added here?

THIS PORTION OF THE OVERALL SITE IS NOT WITHIN SECTION 35. THE VICINITY MAP HAS BEEN REVISED TO INDICATE THE LIMITS OF THE ISP.



KINGS POINT SUBDIVISION

VICINITY MAP

NTS

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

NOTED

LAND USE SUMMARY

GROSS LAND AREA:	36.13 ACRES (INCLUDES WEST & EAST ISP)
NET LAND AREA COVERED BY WEST ISP:	16.93 ACRES
PUBLIC RIGHT-OF-WAY TO BE DEDICATED:	16.93 ACRES

AMENDMENT HISTORY

DATE DESCRIPTION

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

AMENDMENT BLOCK

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

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

_______ DAY OF _____________________ A.D., 20_____.

BY: ________________________________

STATE OF COLORADO)
)SS
COUNTY OF ARAPAHOE)

THE FOREGOING INSTRUMENT WAS ACKNOWLEDGED BEFORE ME THIS ____ DAY OF ____________ AD,

20_______, BY ______________________________

WITNESS MY HAND AND OFFICIAL SEAL

NOTARY PUBLIC: ______________________

MY COMMISSION EXPIRES: ______________________

NOTARY BUSINESS ADDRESS

____

____

CITY OF AURORA APPROVALS

CITY ATTORNEY: ______________________ DATE: ________

PLANNING DIRECTOR: ______________________ DATE: ________

PLANNING COMMISSION: ______________________ DATE: ________
(CHAIRPERSON)

CITY COUNCIL: ______________________ DATE: ________
(MAYOR)

ATTEST: ______________________
(CITY CLERK)

CITY FORESTER: ______________________ DATE: ________

RECORDER'S CERTIFICATE

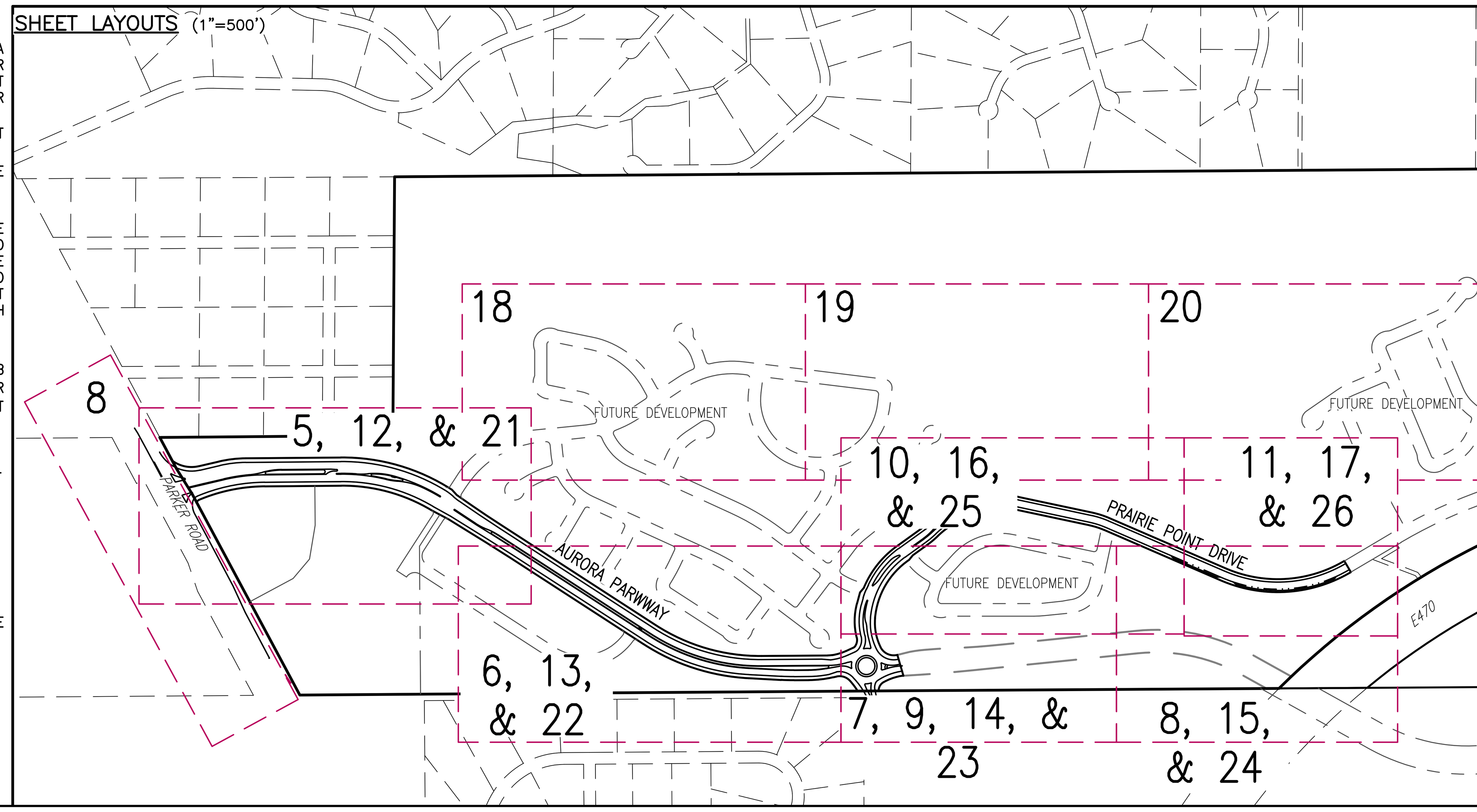
ACCEPTED FOR FILING IN THE OFFICE OF THE CLERK AND RECORDER OF ARAPAHOE COUNTY,

COLORADO, AT ______ O'CLOCK _______ .M. THIS ____ DAY OF _________________AD, 20__
.

CLERK AND RECORDER ______________________

DEPUTY: ______________________

SHEET LAYOUTS (1"=500')



CONSULTANTS

CIVIL ENGINEER
EMK CONSULTANTS, INC.
7006 S. ALTON WAY, SUITE F
CENTENNIAL, COLORADO 80112
(303)694-1520 x106
CONTACT: BARRY MOORE, PE
BMOORE@EMKC.COM

LAND PLANNER /
LANDSCAPE ARCHITECT
TERRACINA DESIGN
10200 E. GIRARD AVE, SUITE A314
DENVER, COLORADO 80231
(303)632-8867
CONTACT: LAYLA ROSALES
LROSALES@TERRACINADESIGN.COM

TRAFFIC CONSULTANT
FOX TUTTLE TRANSPORTATION GROUP
1624 MARKET STREET, SUITE 202
DENVER, COLORADO 80202
(303)652-3571
CONTACT: CASSIE SLADE, PE, PTOE
CASSIE.SLADE@FTHTRANSGROUP.COM

SURVEYOR
AZTEC CONSULTANTS, INC.
300 E. MINERAL AVE, SUITE 1
LITTLETON, COLORADO 80122
(303)713-1898
CONTACT: TONY PEALL, PLS
TPEALL@AZTECCONSULTANTS.COM

SHEET INDEX

APPLICANT/OWNERSHIP

CLAYTON PROPERTIES GROUP II, INC.
4908 TOWER ROAD
DENVER, CO 80249
(303) 486-8500
CONTACT: DAVE CARRO

EMK CONSULTANTS, INC.
LAND DEVELOPMENT
ENGINEERING SURVEYING
7006 SOUTH ALTON WAY, BLDG. F
CENTENNIAL, COLORADO 80112-2019
(303)694-1520
www.EMKC.com

SCALE VERIFICATION BAR IS ONE INCH ON ORIGINAL DRAWING
0 ——— 1"
IF NOT ONE INCH ON THIS SHEET, ADJUST SCALES ACCORDINGLY

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

BENCHMARK
CITY OF AURORA BENCHMARK 5S6633NE002 (FKA ZD-060)
3 INCH DIAMETER BRASS CAP ON 30 INCH LONG STEEL PIPE IN CONCRETE, APPROXIMATELY 0.4 FEET ABOVE GROUND SURFACE, 0.7 FEET NORTH OF EAST/WEST 4 STRAND BARBED WIRE FENCE, AND 22.7 FEET WEST EAST 1/4 SECTION 33, T5S, R66W NAVD 88 ELEVATION 5861.04

REVISIONS

NO.	DESCRIPTION	DATE	BY

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

KINGS POINT NORTH WEST ISP

WEST INFRASTRUCTURE SITE PLAN COVER SHEET

DATE: 08/30/2022
JOB NO: 12187.61
SCALE AS NOTED

LEGAL DESCRIPTION

LEGAL DESCRIPTION (COVERS BOTH WEST AND EAST INFRASTRUCTURE)

A PARCEL OF LAND LOCATED IN SECTIONS 33, 34, AND 35, TOWNSHIP 5 SOUTH, RANGE 66 WEST OF THE 6TH PRINCIPAL MERIDIAN, CITY OF AURORA, COUNTY OF ARAPAHOE, STATE OF COLORADO, MORE PARTICULARLY DESCRIBED AS FOLLOWS:

COMMENCING AT THE NORTHWEST CORNER OF SAID SECTION 35, WHENCE THE NORTH LINE OF THE NORTHWEST QUARTER OF SAID SECTION 35 BEARS NORTH 88°10'07" EAST, A DISTANCE OF 2,594.73 FEET, WITH ALL BEARINGS REFERENCED HEREIN RELATIVE THERETO;

THENCE ALONG SAID NORTH LINE, NORTH 88°10'07" EAST, A DISTANCE OF 718.48 FEET TO THE POINT OF BEGINNING;

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

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

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

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

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

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

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

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

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

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

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

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

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

THENCE NORTH 74°42'11" WEST, A DISTANCE OF 48.04 FEET TO THE BEGINNING OF A TANGENT CURVE CONCAVE SOUTHERLY HAVING A RADIUS OF 370.00 FEET;

THENCE WESTERLY ALONG SAID CURVE THROUGH A CENTRAL ANGLE OF 21°37'06", AN ARC LENGTH OF 139.60 FEET TO THE BEGINNING OF A COMPOUND CURVE CONCAVE SOUTHEASTERLY HAVING A RADIUS OF 15.00 FEET;

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

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

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

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

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

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

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

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

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

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

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

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

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

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

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

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

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

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

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

THENCE SOUTH 89°00'03" EAST, A DISTANCE OF 29.22 FEET TO THE WESTERLY RIGHT-OF-WAY OF EAST DRY CREEK ROAD RECORDED AT RECEPTION NO. B2073829 IN THE RECORDS OF THE ARAPAHOE COUNTY CLERK AND RECORDER'S OFFICE;

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

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

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

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

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

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

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

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

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

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

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

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

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

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

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

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

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

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

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

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

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

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

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

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

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

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

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

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

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

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

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

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

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

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

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

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

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

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

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

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

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

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

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

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

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

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

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

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

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

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

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

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

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

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

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

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

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

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

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

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

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

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

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

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

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

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

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

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

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

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

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

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

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

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

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

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

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

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

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

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

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

1. NORTH 28°10'15" WEST, A DISTANCE OF 50.17 FEET;
2. NORTH 31°58'54" WEST, A DISTANCE OF 150.16 FEET;
3. NORTH 28°04'39" WEST, A DISTANCE OF 48.73 FEET TO THE BEGINNING OF A NON-TANGENT CURVE CONCAVE NORTHERLY HAVING A RADIUS OF 164.00 FEET, THE RADIUS POINT OF SAID CURVE BEARS NORTH 37°22'28" EAST;

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

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

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

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

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

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

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

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

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

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

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

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

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

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

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

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

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

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

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

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

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

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

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

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

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

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

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

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

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

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

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

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

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

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

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

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

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

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

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

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

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

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

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

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

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

THENCE NORTHEASTERLY ALONG SAID CURVE THROUGH A CENTRAL ANGLE OF 31°31'11", AN ARC LENGTH OF 30.26 FEET;

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

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

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

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

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

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

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

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

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

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

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

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

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

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

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

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

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

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

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

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

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

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

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

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

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

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

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

ANTHONY K. PEALL, PLS 38636
COLORADO LICENSED PROFESSIONAL LAND SURVEYOR
FOR AND ON BEHALF OF AZTEC CONSULTANTS, INC.
300 E. MINERAL AVENUE, SUITE 1
LITTLETON, CO 80122

EMK CONSULTANTS, INC.
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7006 SOUTH ALTON WAY, BLDG. F
CENTENNIAL, COLORADO 80112-2019
(303)694-1520
www.EMKC.com

SCALE VERIFICATION BAR IS ONE INCH ON ORIGINAL DRAWING
0 — 1"
IF NOT ONE INCH ON THIS SHEET, ADJUST SCALES ACCORDINGLY

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

BENCHMARK
CITY OF AURORA BENCHMARK 5S6633NE002 (FKA ZD-060)
3 INCH DIAMETER BRASS CAP ON 30 INCH LONG STEEL PIPE IN CONCRETE, APPROXIMATELY 0.4 FEET ABOVE GROUND SURFACE, 0.7 FEET NORTH OF EAST/WEST 4 STRAND BARBED WIRE FENCE, AND 22.7 FEET WEST OF EAST 1/4 SECTION 33, T5S, R66W
NAVD 88 ELEVATION 5861.04

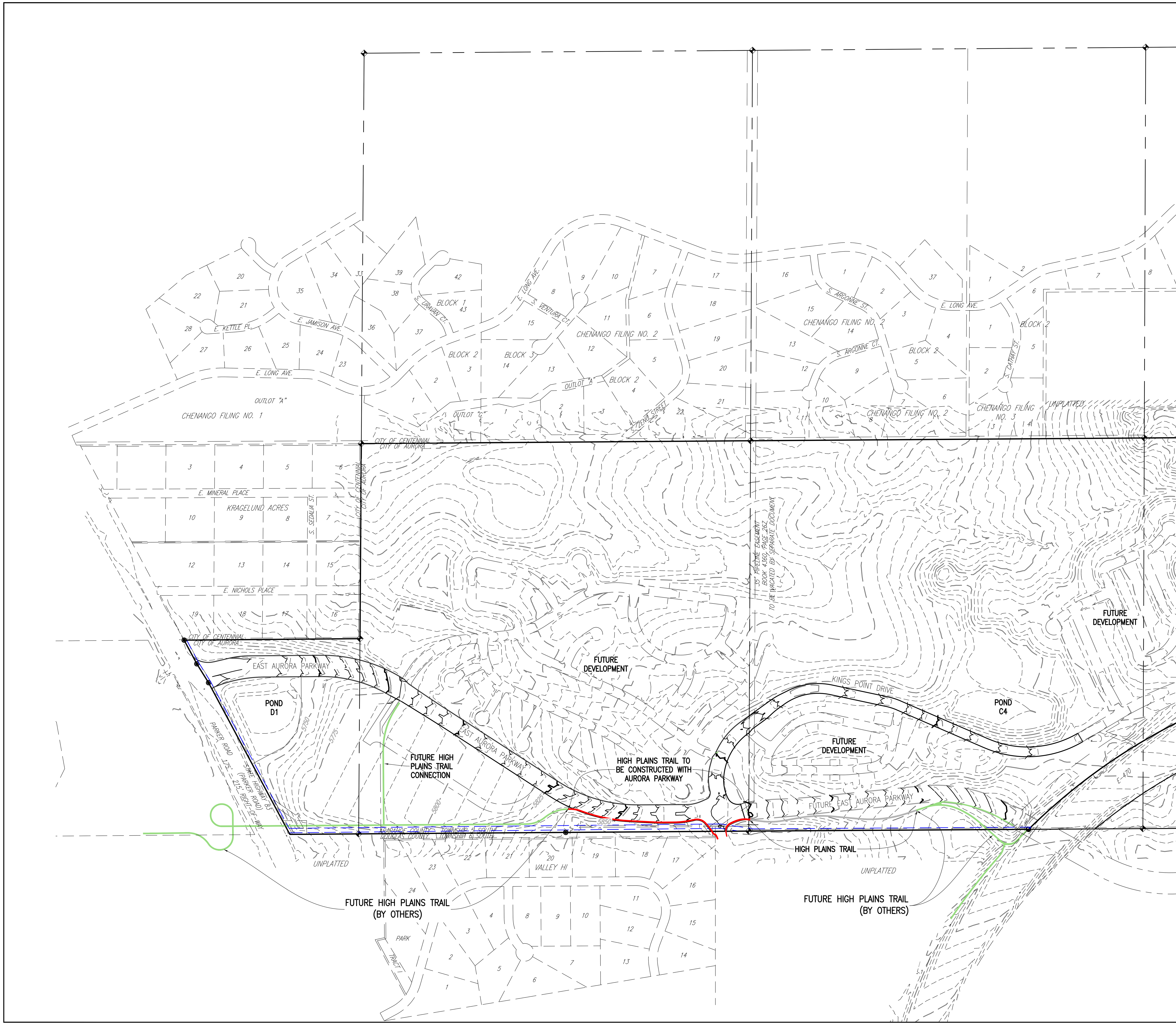
REVISIONS			
NO.	DESCRIPTION	DATE	BY

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

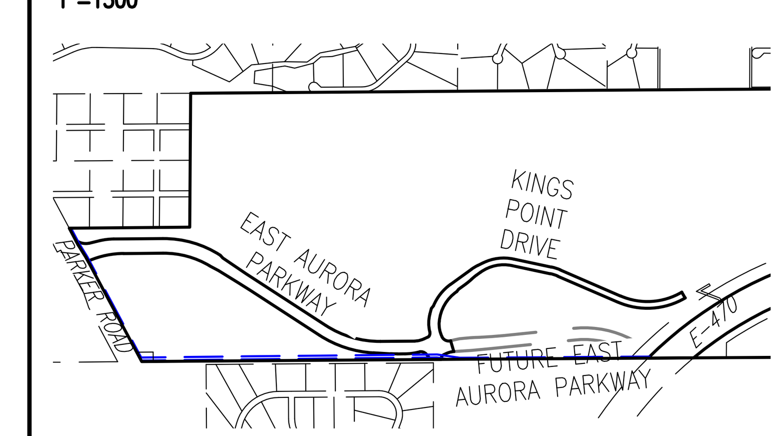
KINGS POINT NORTH WEST ISP

LEGAL DESCRIPTION

DATE: 08/30/2022
JOB NO: 12187.61
SCALE AS NOTED



KEY MAP
1"=1500'



SITE PLAN LEGEND

PROPOSED	DESCRIPTION	EXISTING
	SANITARY SEWER & MANHOLE	
	SANITARY SEWER SERVICE	
	BUTTERFLY VALVE, WATER MAIN, FIRE HYDRANT, GATE VALVE, REDUCER, & CROSS	
	CHECK VALVE, AIR RELEASE VALVE, PRESSURE REDUCING VALVES (MANHOLE)	
	BENDS W/THRUST BLOCK & PLUG W/ BLOWOFF	
	WATER SERVICE, METER	
	GAS LINE	
	STORM SEWER, INLET, MANHOLE, & FLARED END SECTION	
	STREET LIGHTS	
5860	MAJOR CONTOUR	5860
	MINOR CONTOUR	
	FLOW ARROW	
	10' DRAINAGE MAINTENANCE ROAD	
	SIDEWALK, CURB RAMP w/ LANDING, TRUNCATED DOMES	

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

SITE PLAN ABBREVATIONS

FL	FLOWLINE
ROW	RIGHT-OF-WAY
DE	DRAINAGE EASEMENT
GE	GAS EASEMENT
UE	UTILITY EASEMENT
WSEL	100 YEAR WATER SURFACE ELEVATION
TOW	TOP OF WALL
BOW	BOTTOM OF WALL

SITE PLAN NOTES

1. DRAINAGE EASEMENTS INCLUDE MAINTENANCE ACCESS.
2. MAINTENANCE ROADS ARE CLASS 6 ROAD BASE, 10 FEET FEET WIDE, WITH A MINIMUM 50' CENTERLINE RADIUS.
3. ANY TEMPORARY OR PERMANENT STRUCTURES WITHIN DRAINAGE OR UTILITY EASEMENTS WILL REQUIRE LICENSE AGREEMENTS.
4. ALL TRAFFIC SIGNAGE AND STRIPING SHALL BE IN CONFORMANCE WITH THE MANUAL ON UNIFORM TRAFFIC CONTROL DEVICES.
5. TRAFFIC SIGN LOCATIONS ARE SCHEMATIC AND SUBJECT TO FINAL REVIEW WITH THE CONSTRUCTION DOCUMENTS.

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NAVD 88 ELEVATION 5861.04

REVISIONS

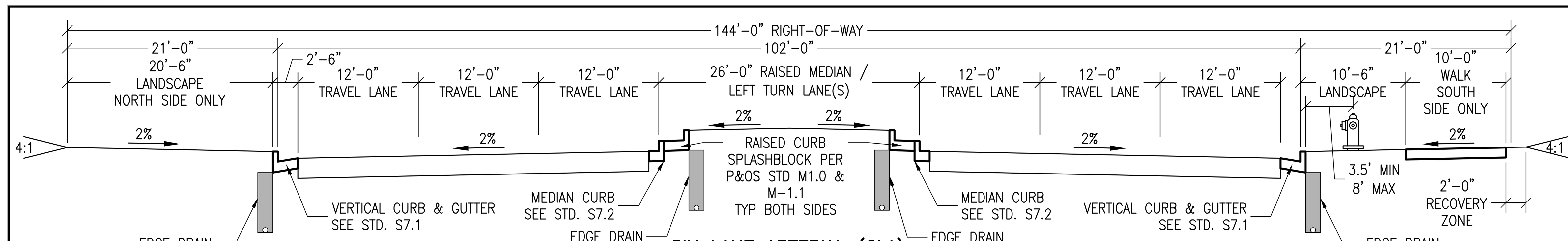
NO.	DESCRIPTION	DATE	BY

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

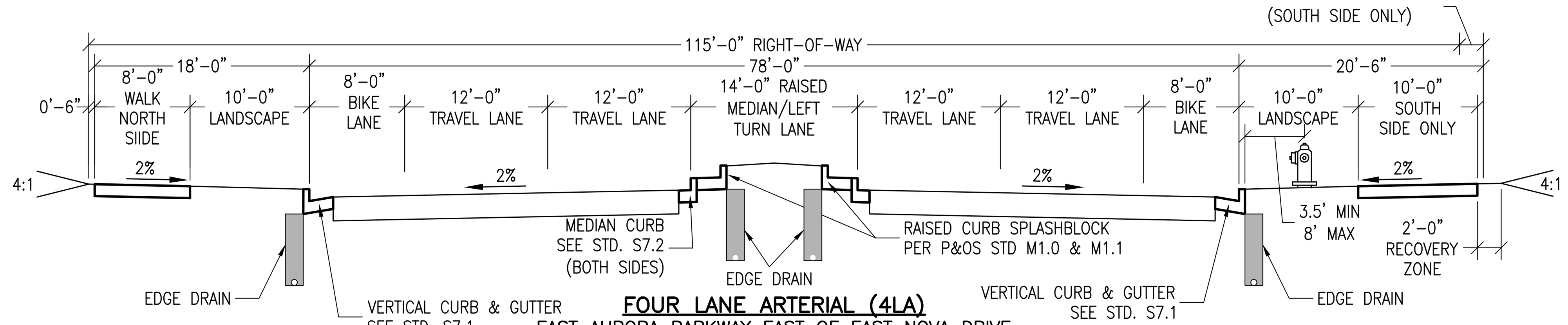
KINGS POINT NORTH WEST ISP

CONTEXT MAP

DATE: 08/30/2022
JOB NO: 12187.61
SCALE
HORIZONTAL
1" = 300'



SIX LANE ARTERIAL (6LA)
EAST AURORA PARKWAY FROM PARKER ROAD TO EAST NOVA DRIVE
STA 8+87.81 TO 23+96.23



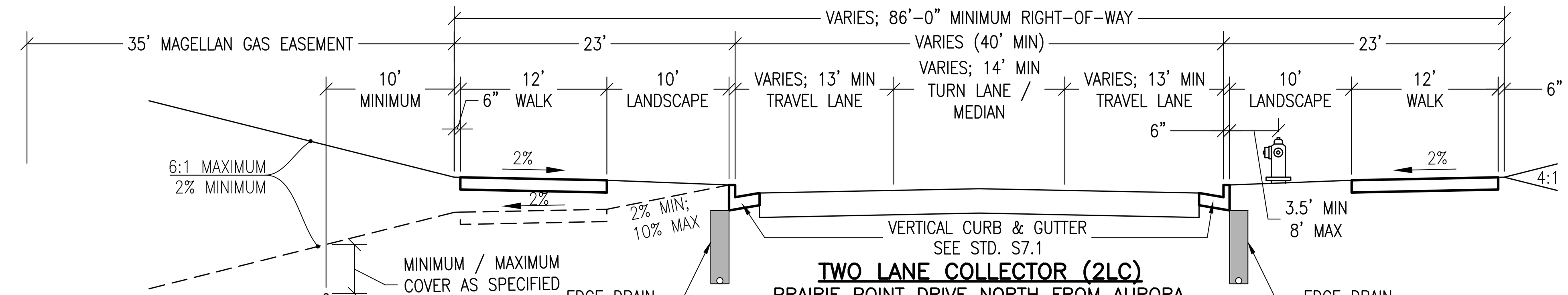
FOUR LANE ARTERIAL (4LA)
EAST AURORA PARKWAY EAST OF EAST NOVA DRIVE
STA 23+96.23 TO 68+30.53

As there is no stationing provided with the site plan, indicate limits for the sections in another way

THE STATIONING ON THE SECTIONS HAS BEEN REMOVED. THE OVERALL GRAPHIC BELOWINDICATES WHERE THE SECTIONS APPLY.

ARTERIAL SIDEWALK NOTES

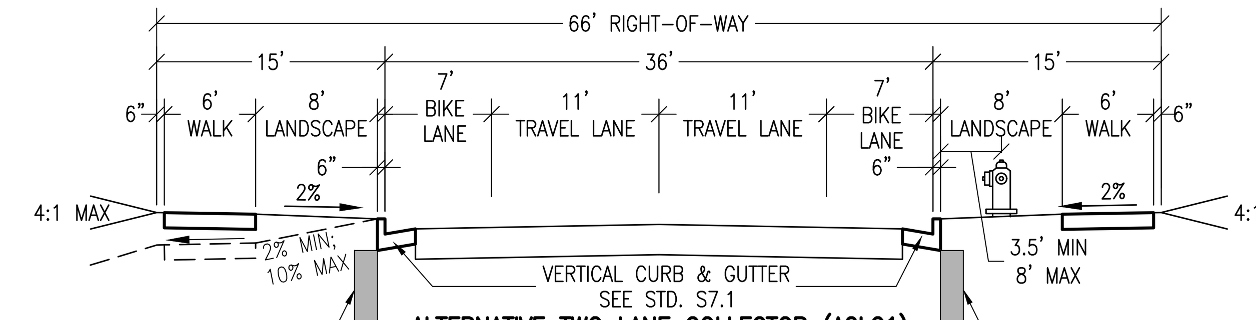
1. SIDEWALK WIDTHS VARY ON ARTERIAL ROADWAYS DEPENDING ON LOCATION AND USE. WALK WIDTHS ARE IN CONFORMANCE WITH THE MASTER PLAN.
2. WALKS FOR SIX LANE ARTERIAL HAVE BEEN ELIMINATED FOR PORTIONS SO AS TO NOT ENCOURAGE PEDESTRIAN USAGE. THE ELIMINATED WALK AREAS WILL BE REPLACED BY LANDSCAPING.



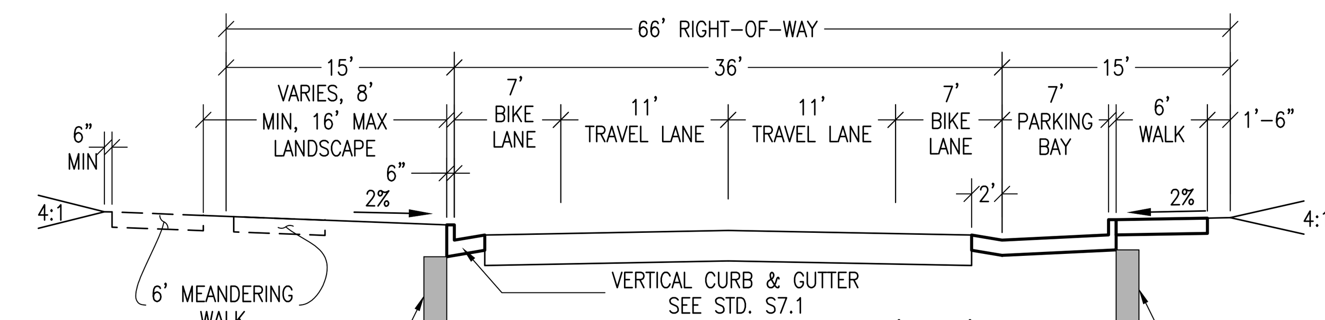
TWO LANE COLLECTOR (2LC)
PRAIRIE POINT DRIVE NORTH FROM AURORA PARKWAY AT STA 10+00 TO 20+00±

TWO LANE COLLECTOR NOTES

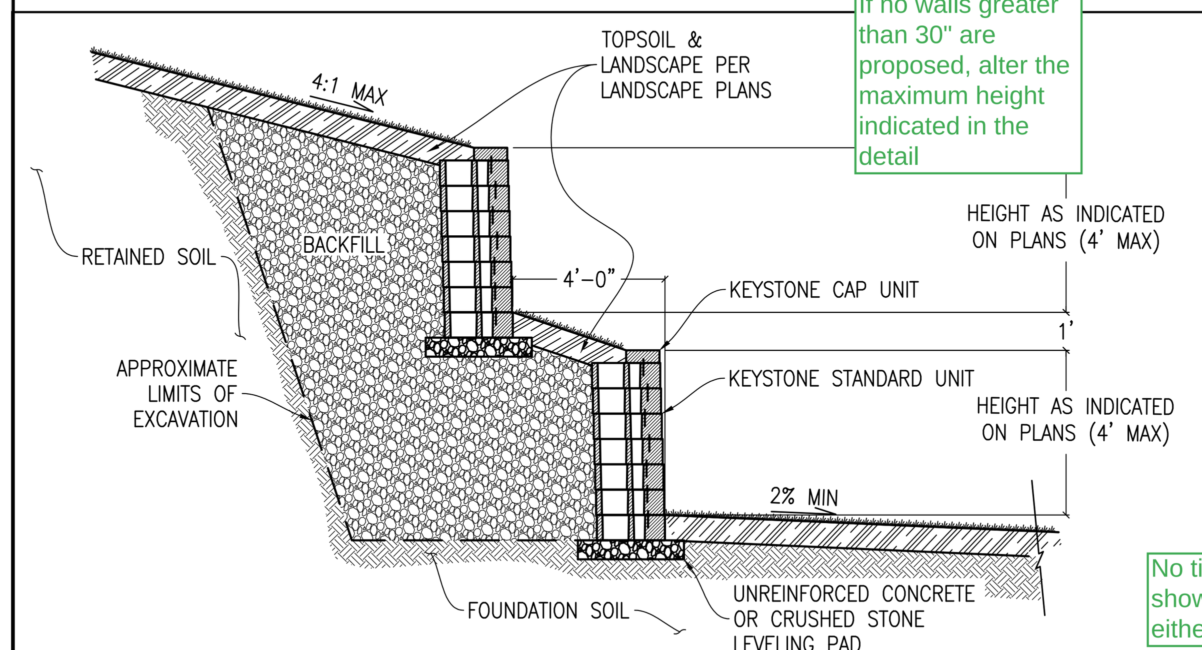
1. FLOWLINE WIDTH FOR KINGS POINT DRIVE (TWO LANE COLLECTOR, 2LC) VARIES FROM ROUNDABOUT AT AURORA PARKWAY PAST MEDIAN TURN LANES FOR FUTURE DEVELOPMENT PARCELS. FLOWLINE WIDTH REDUCES TO 36' AT STA 20+00±.
2. BIKE LANES TRANSITION FROM ON STREET FOR ALTERNATIVE TWO LANE COLLECTOR (A2LC1) TO OFF STREET 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.



ALTERNATIVE TWO LANE COLLECTOR (A2LC1)
PRAIRIE POINT DRIVE FROM STA 20+00± TO 40+80±



ALTERNATIVE TWO LANE COLLECTOR (A2LC1)
PRAIRIE POINT DRIVE WITH PARKING BAY OR MEANDERING SIDEWALK (WHERE INDICATED)



If no walls greater than 30" are proposed, alter the maximum height indicated in the detail

NOTES

1. EXPOSED WALL HEIGHT FOR INDIVIDUAL WALLS SHALL NOT EXCEED 4'.
2. EXPOSED WALL HEIGHT GREATER THAN 30" WILL REQUIRE RAILINGS OR BARRIERS.
3. FOUNDATION, BACKFILL, AND GRID DEPTHS PER DESIGN / BUILD CONTRACTOR AND MANUFACTURER'S REQUIREMENTS.
4. WALL DESIGN TO BE SUBMITTED TO AND APPROVED BY CITY OF AURORA PRIOR TO CONSTRUCTION.

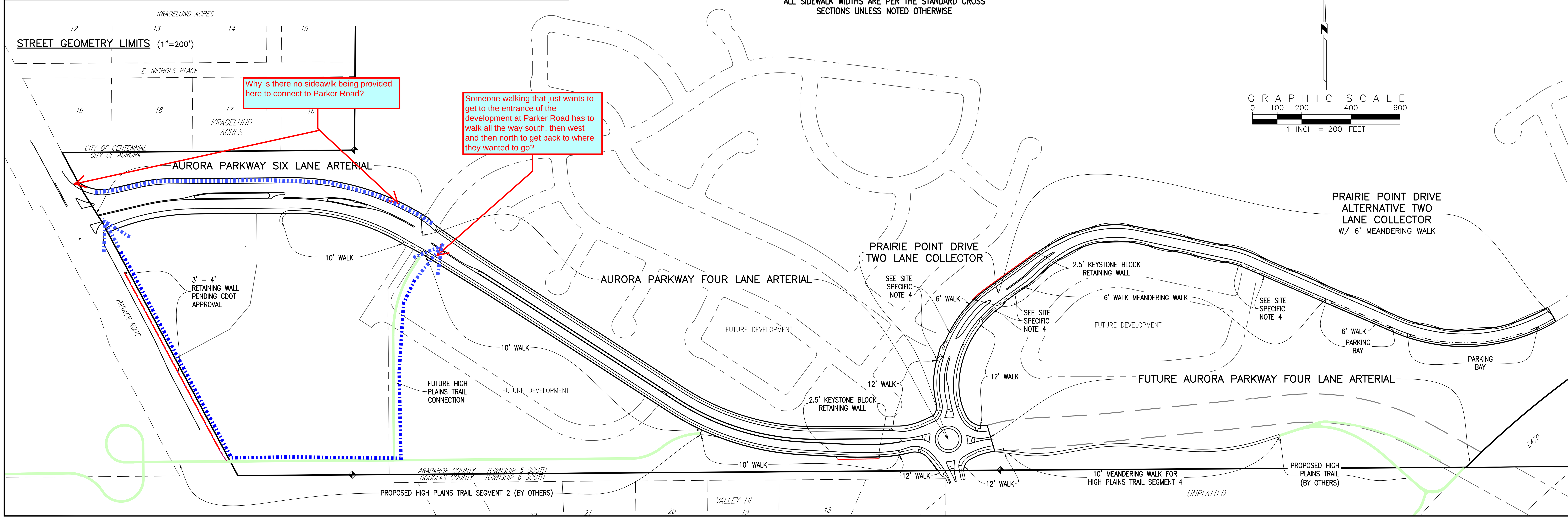
No tiered walls are shown on the plans either

TYPICAL KEYSTONE BLOCK WALL SECTION
SECTION A-A

Missing section for concrete wall along Parker

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

STREET GEOMETRY LIMITS (1"=200')



Why is there no sideawlk being provided here to connect to Parker Road?

Someone walking that just wants to get to the entrance of the development at Parker Road has to walk all the way south, then west and then north to get back to where they wanted to go?

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

SCALE VERIFICATION BAR IS ONE INCH ON ORIGINAL DRAWING
0 1"
IF NOT ONE INCH ON THIS SHEET, ADJUST SCALES ACCORDINGLY

BENCHMARK
CITY OF AURORA BENCHMARK 5S6633NE002 (FKA 2D-060)
3 INCH DIAMETER BRASS CAP ON 30 INCH LONG STEEL PIPE IN CONCRETE, APPROXIMATELY 0.4 FEET ABOVE GROUND SURFACE, 0.7 FEET NORTH OF EAST/WEST 4 STRAND BARBED WIRE FENCE, AND 22.7 FEET WEST EAST 1/4 SECTION 33, T5S, R66W NAVD 88 ELEVATION 5861.04

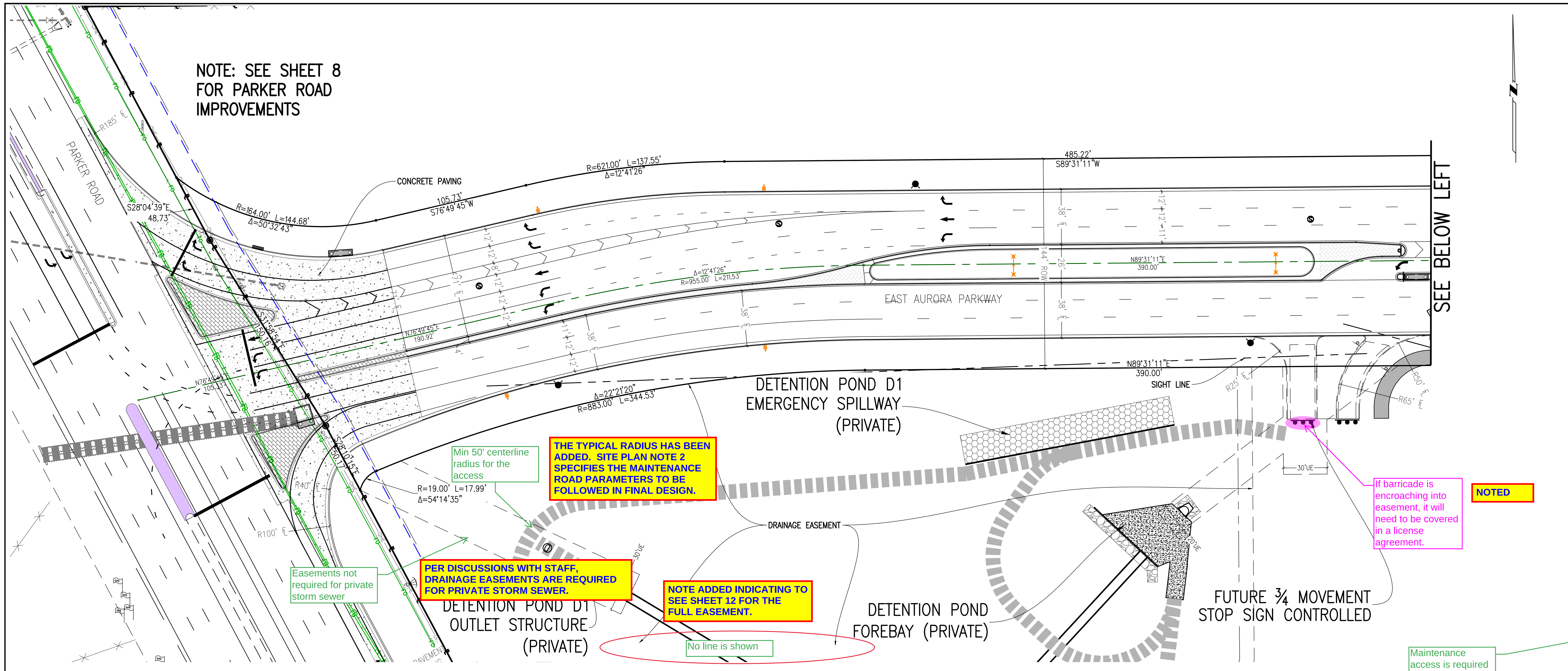
REVISIONS

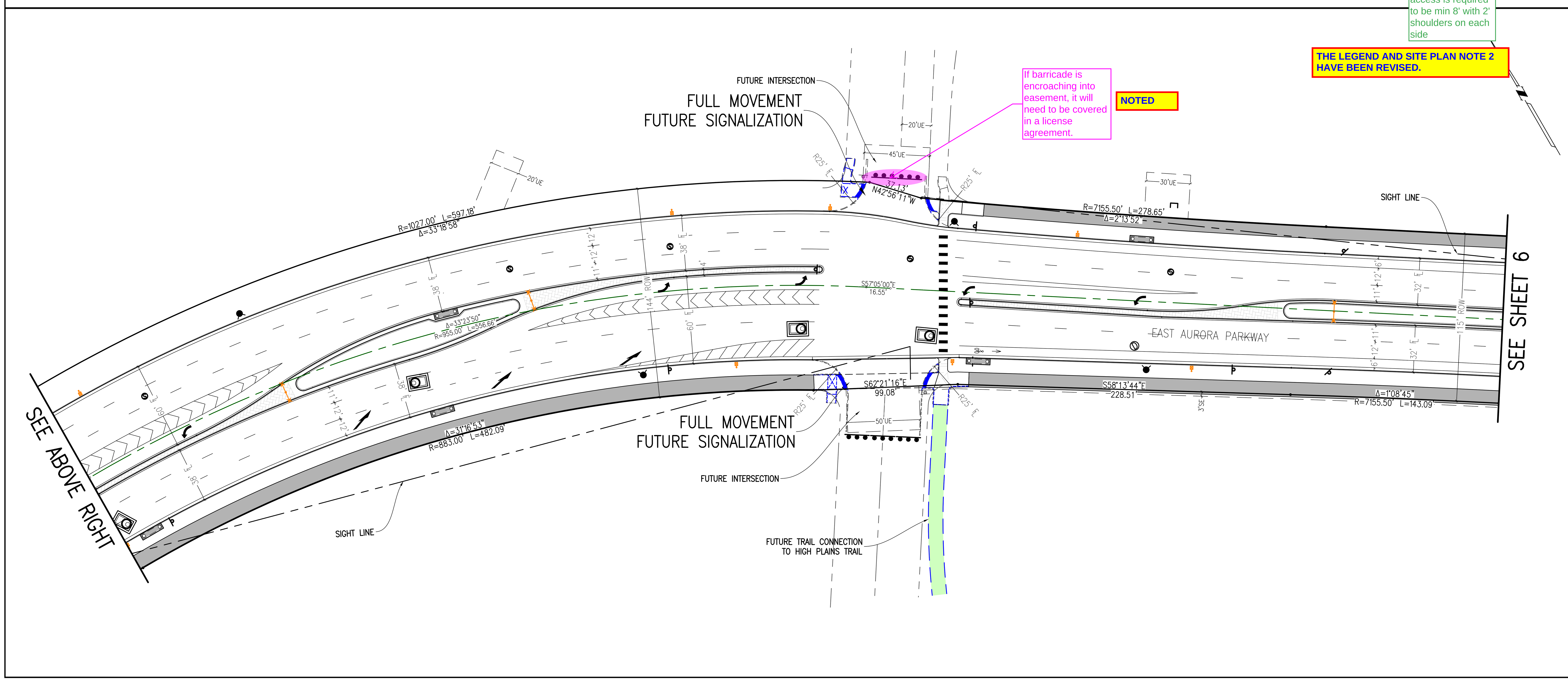
NO.	DESCRIPTION	DATE	BY

DESIGNED BY: JJW
DRAWN BY: JS
CHECKED BY: BDW
APPROVED BY: BDW

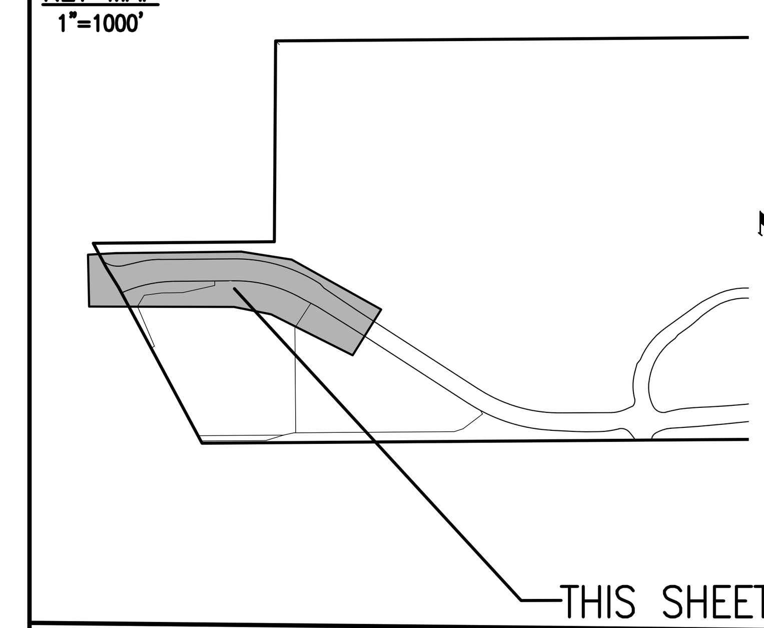
KINGS POINT NORTH WEST ISP
STREET & RETAINING WALL CROSS SECTIONS; SIDEWALK PLAN

DATE: 08/30/2022
JOB NO: 12187.61
SCALE AS NOTED





KEY MAP
1"=1000'



SITE PLAN LEGEND

PROPOSED	DESCRIPTION	EXISTING
	SANITARY SEWER & MANHOLE	
	SANITARY SEWER SERVICE	
	BUTTERFLY VALVE, WATER MAIN, FIRE HYDRANT, GATE VALVE, REDUCER, & CROSS	
	CHECK VALVE, AIR RELEASE VALVE, PRESSURE REDUCING VALVES (MANHOLE)	
	BENDS W/THRUST BLOCK & PLUG W/ BLOWOFF	
	WATER SERVICE, METER	
	GAS LINE	
	STORM SEWER, INLET, MANHOLE, & FLARED END SECTION	
	STREET LIGHTS	
5860	MAJOR CONTOUR	5860
	MINOR CONTOUR	
	FLOW ARROW	
	10' DRAINAGE MAINTENANCE ROAD	
	SIDEWALK, CURB RAMP w/ LANDING, TRUNCATED DOMES	

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

SITE PLAN ABBREVATIONS

- FL FLOWLINE
- ROW RIGHT-OF-WAY
- DE DRAINAGE EASEMENT
- GE GAS EASEMENT
- UE UTILITY EASEMENT
- WSEL 100 YEAR WATER SURFACE ELEVATION
- TOW TOP OF WALL
- BOW BOTTOM OF WALL

SITE PLAN NOTES

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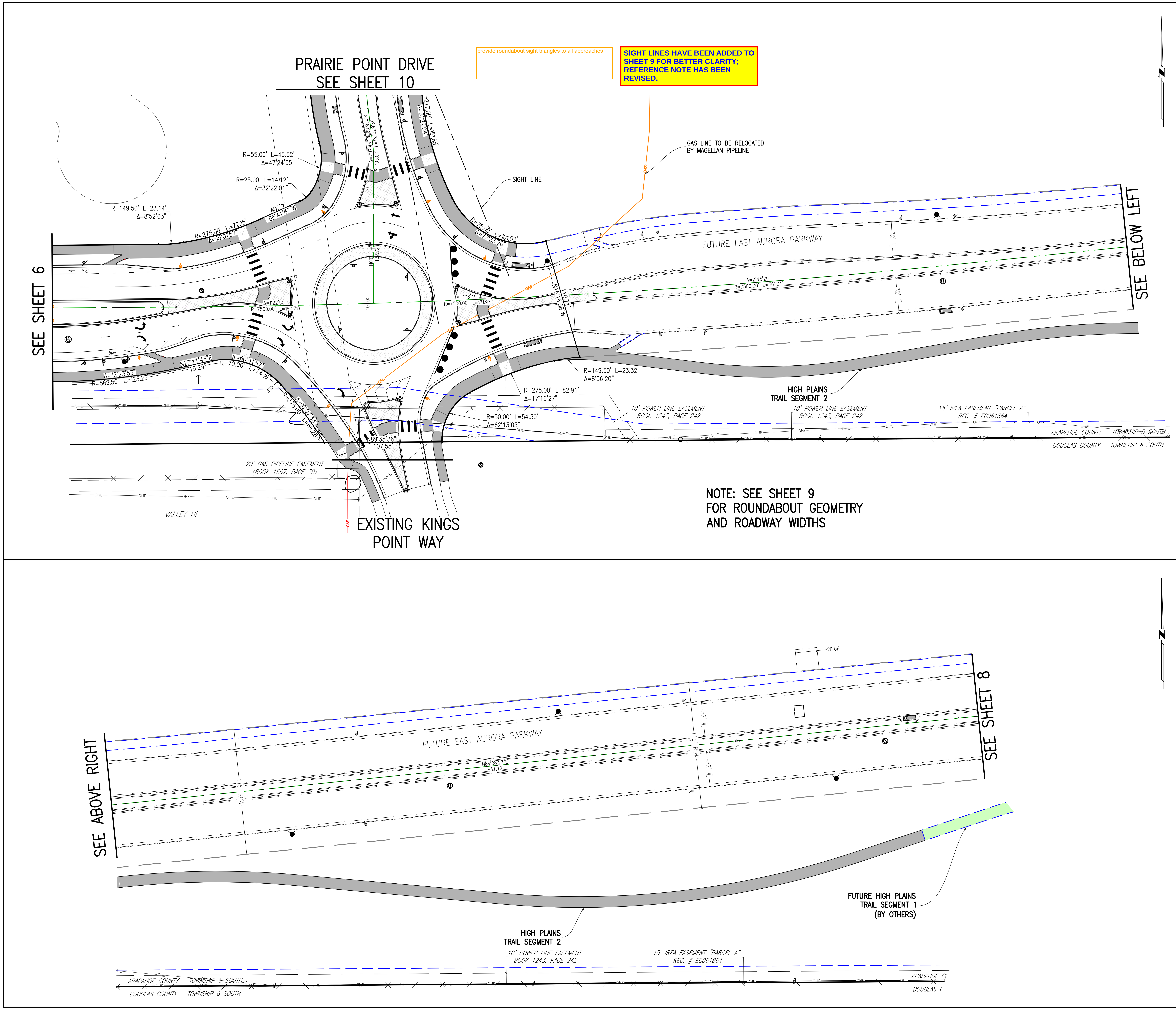
REVISIONS

NO.	DESCRIPTION	DATE	BY

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

KINGS POINT NORTH WEST ISP
AURORA PARKWAY SITE PLANS

DATE: 08/30/2022
JOB NO: 12187.61
SCALE HORIZONTAL 1" = 40'



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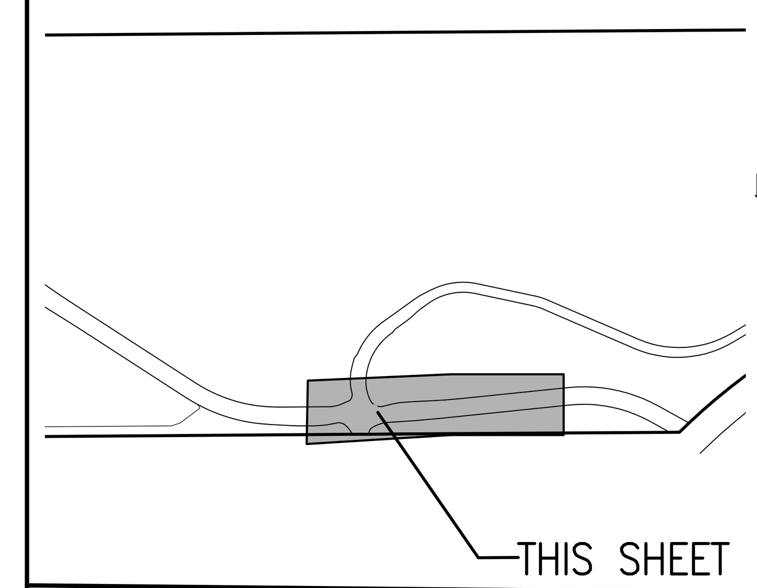

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KINGS POINT NORTH WEST ISP
AURORA PARKWAY SITE PLANS

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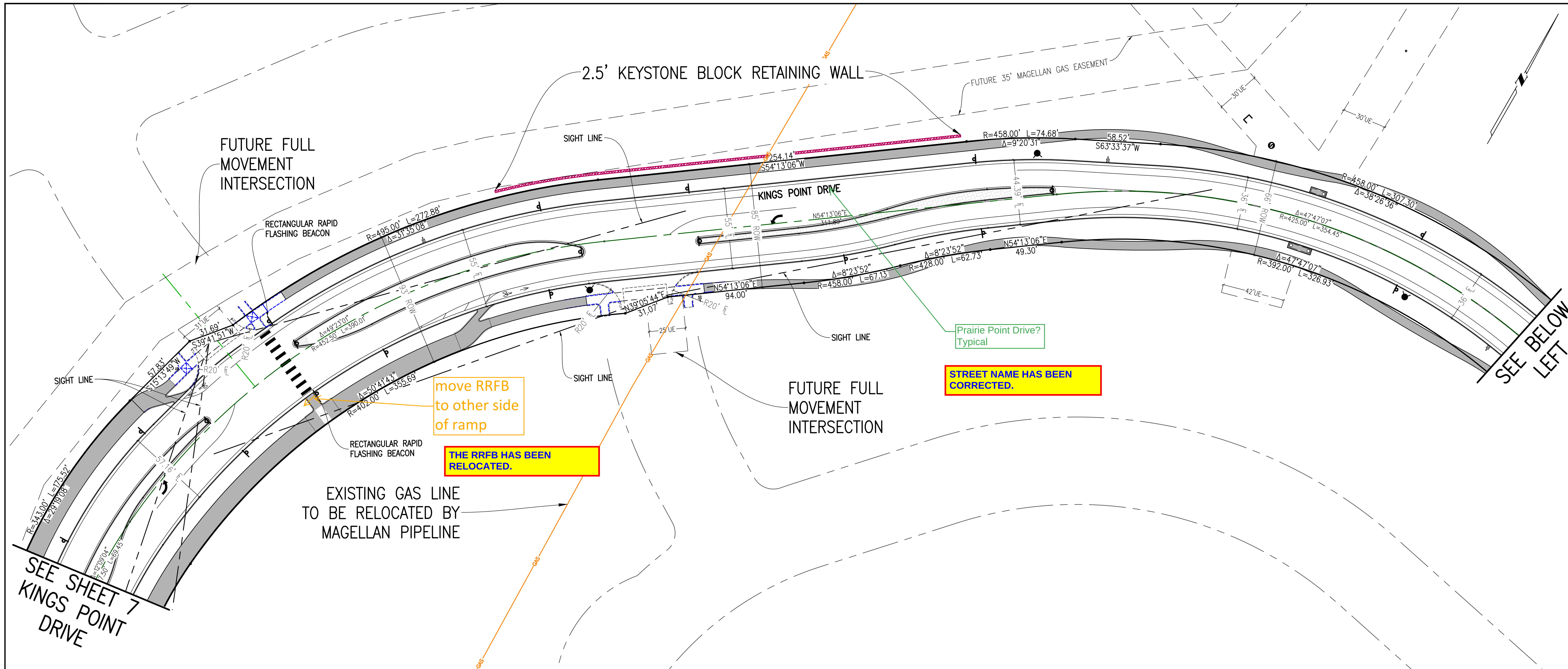

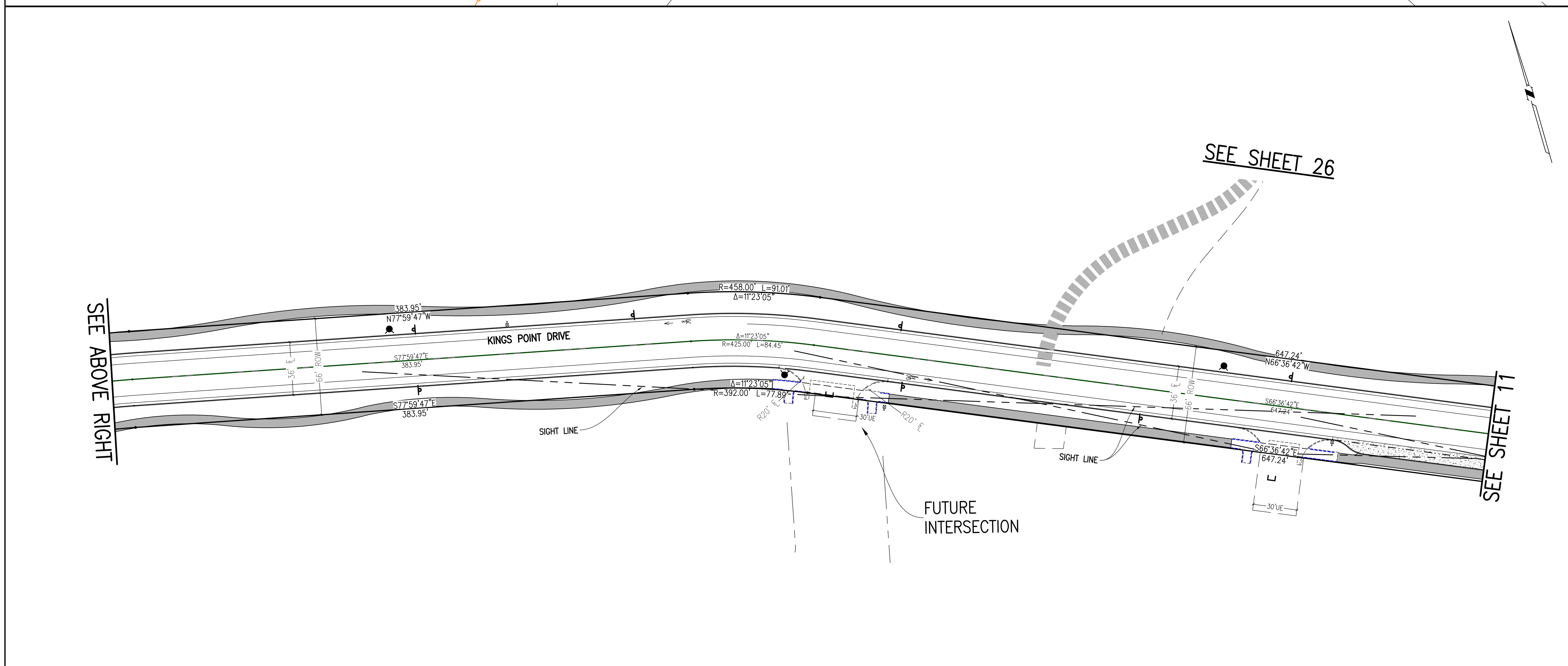

KEY MAP
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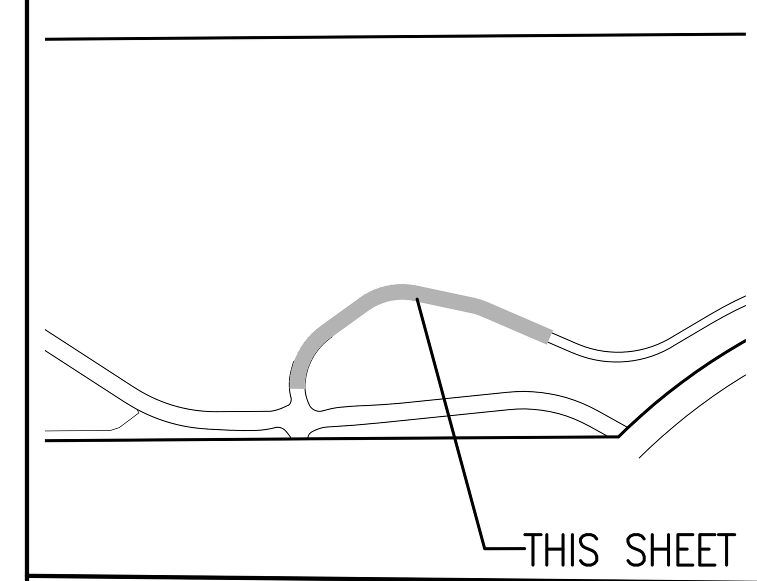

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5860	MAJOR CONTOUR	5860
	MINOR CONTOUR	
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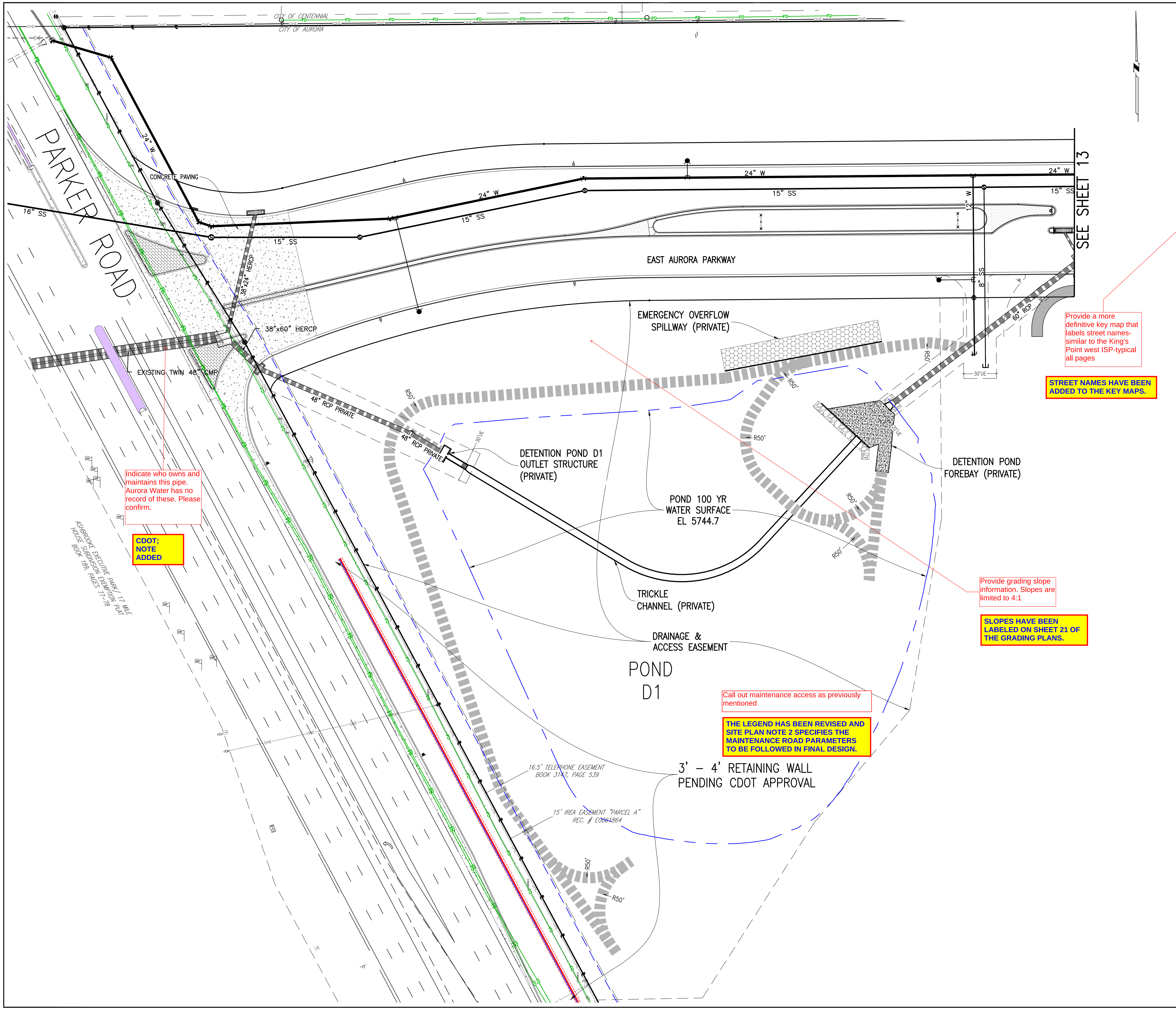
REVISIONS

NO.	DESCRIPTION	DATE	BY

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

KINGS POINT NORTH WEST ISP
PRAIRIE POINT DRIVE SITE PLANS

DATE: 08/30/2022
JOB NO: 12187.61
SCALE HORIZONTAL 1" = 40'



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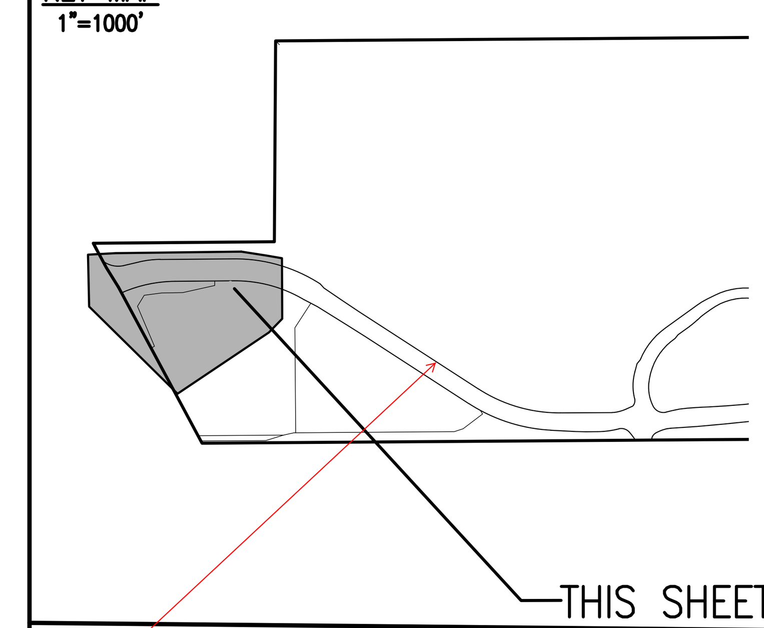

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5860	MAJOR CONTOUR	5860
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	SIDEWALK, CURB RAMP w/ LANDING, TRUNCATED DOMES	

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FL	FLOWLINE
ROW	RIGHT-OF-WAY
DE	DRAINAGE EASEMENT
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REVISIONS

NO.	DESCRIPTION	DATE	BY

DESIGNED BY: JJW
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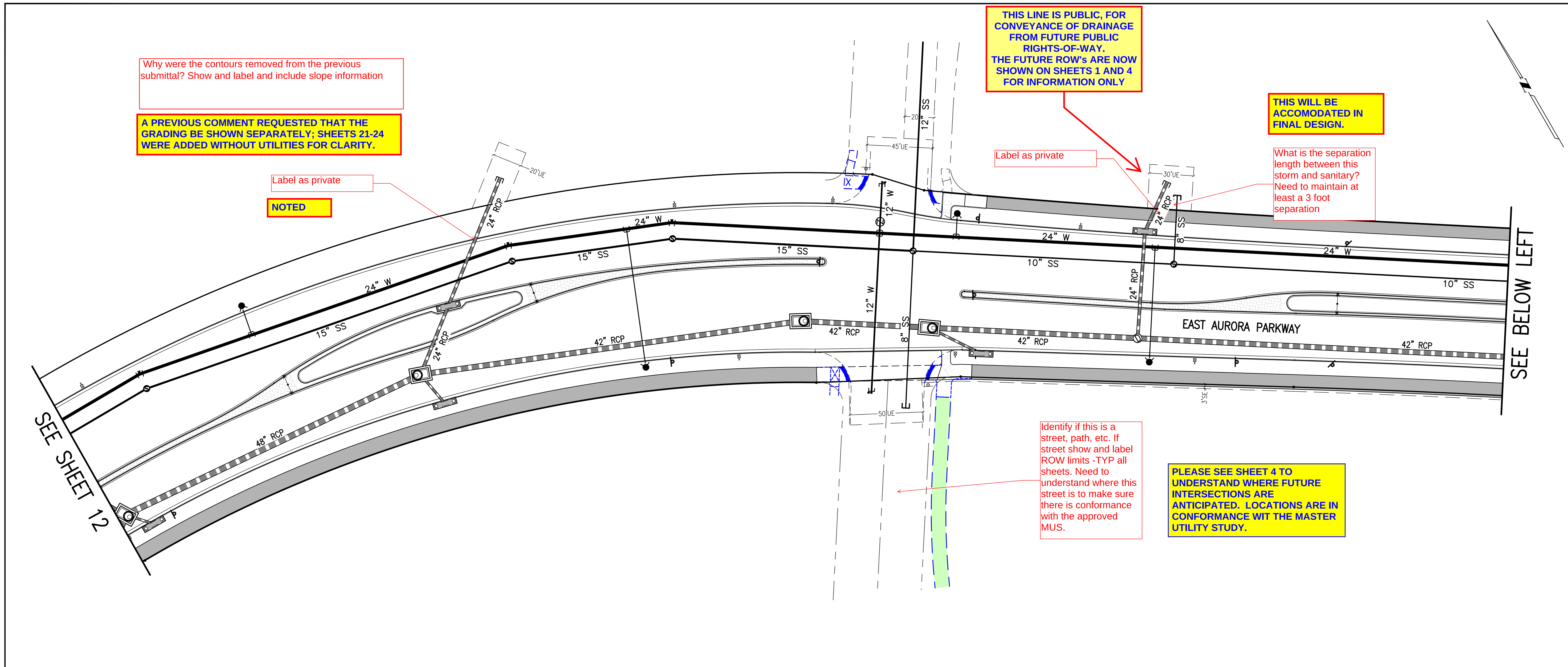
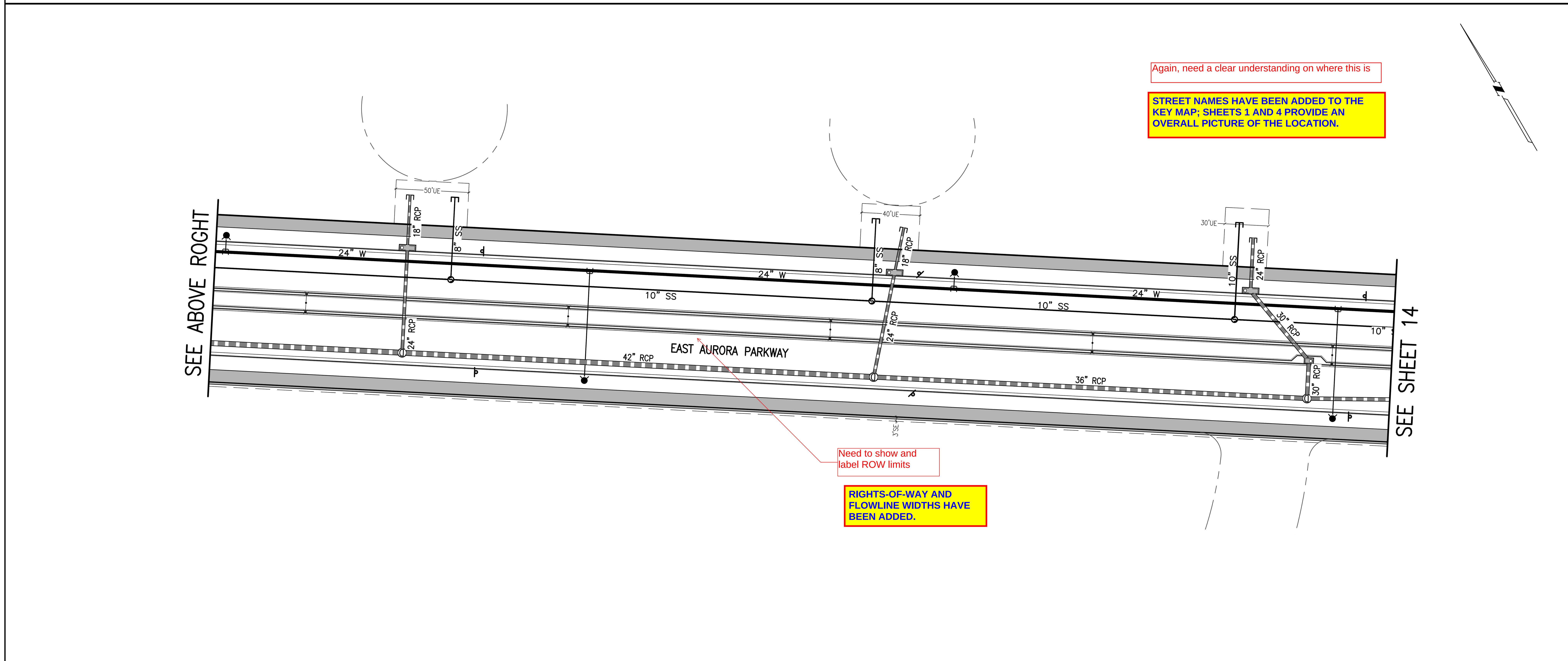
APPROVED BY: BOM

KINGS POINT NORTH WEST ISP
AURORA PARKWAY UTILITY PLANS

DATE: 08/30/2022
JOB NO: 12187.61
SCALE
HORIZONTAL
1" = 40'





KEY MAP
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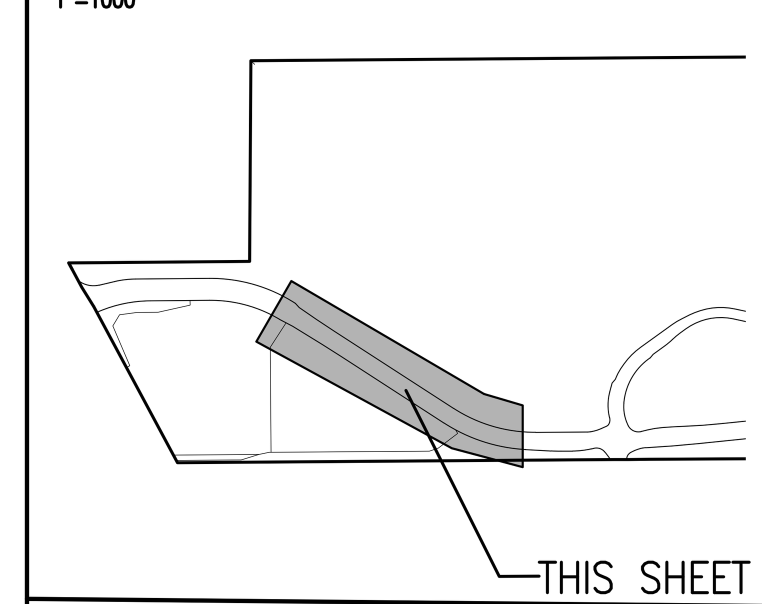

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GRAPHIC SCALE
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1 INCH = 40 FEET

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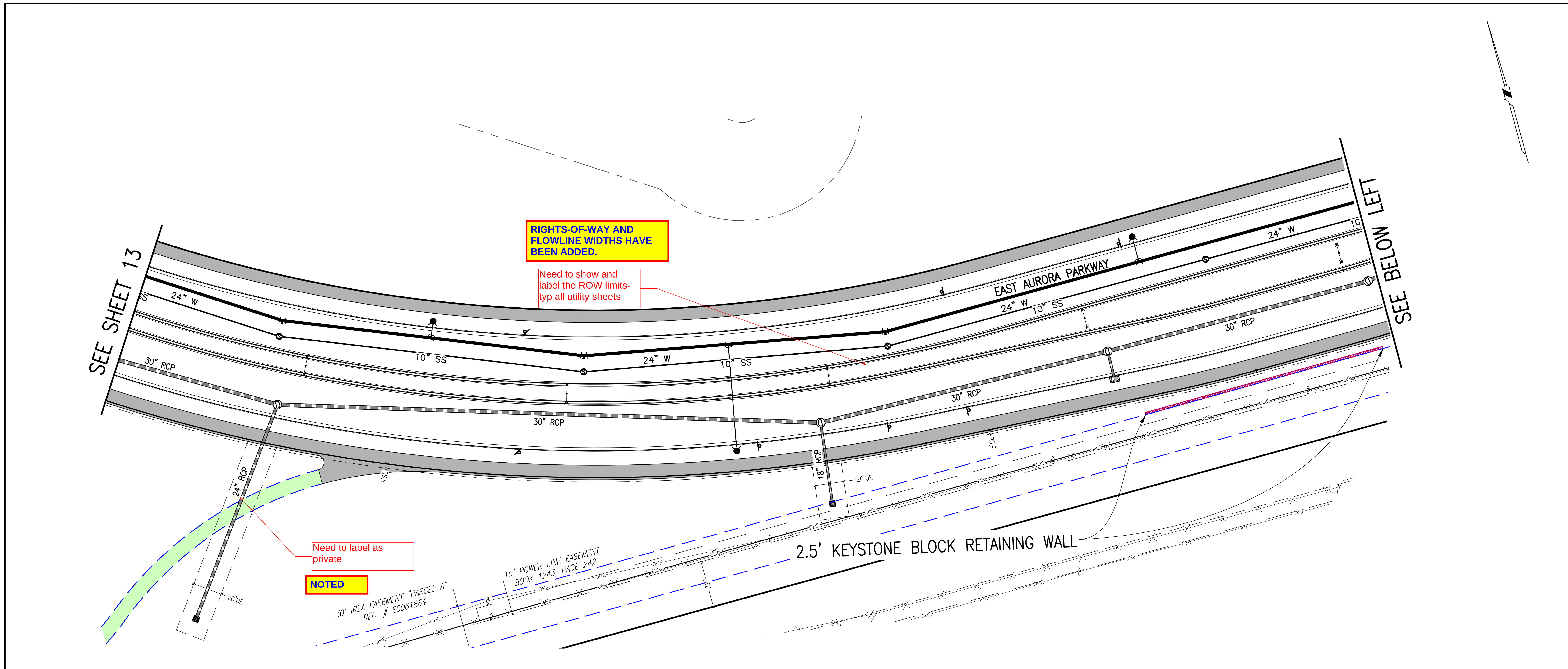
REVISIONS

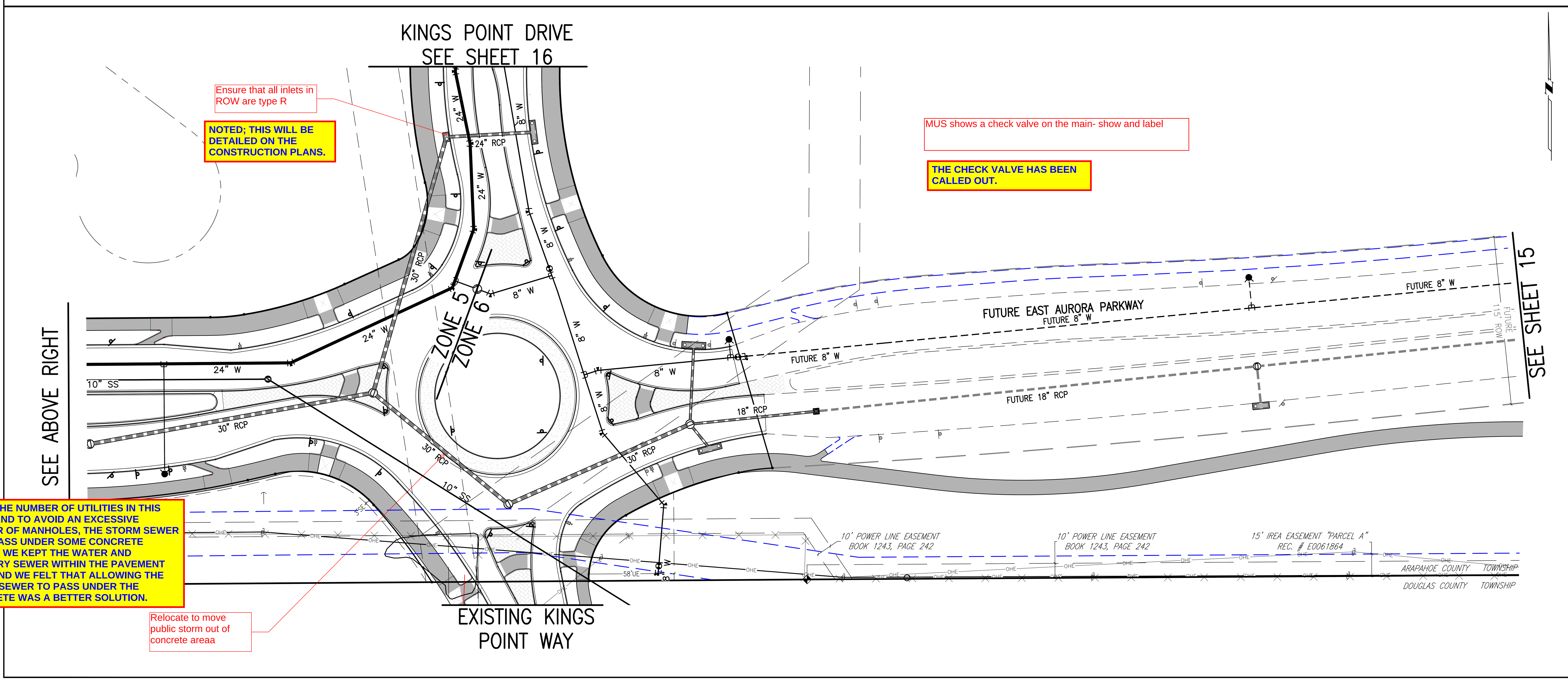
NO.	DESCRIPTION	DATE	BY

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

KINGS POINT NORTH WEST ISP
AURORA PARKWAY UTILITY PLANS

DATE: 08/30/2022
JOB NO: 12187.61
SCALE
HORIZONTAL
1" = 40'





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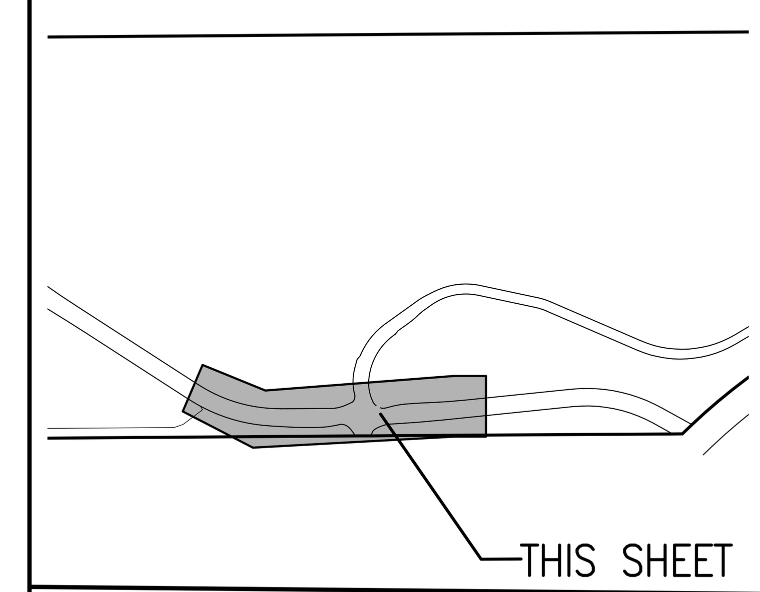

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	MAJOR CONTOUR	5860
	MINOR CONTOUR	
	FLOW ARROW	
	10' DRAINAGE MAINTENANCE ROAD	
	SIDEWALK, CURB RAMP w/ LANDING, TRUNCATED DOMES	

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

SITE PLAN ABBREVATIONS

FL	FLOWLINE
ROW	RIGHT-OF-WAY
DE	DRAINAGE EASEMENT
GE	GAS EASEMENT
UE	UTILITY EASEMENT
WSEL	100 YEAR WATER SURFACE ELEVATION
TOW	TOP OF WALL
BOW	BOTTOM OF WALL

SITE PLAN NOTES

1. DRAINAGE EASEMENTS INCLUDE MAINTENANCE ACCESS.
2. MAINTENANCE ROADS ARE CLASS 6 ROAD BASE, 10 FEET FEET WIDE, WITH A MINIMUM 50' CENTERLINE RADIUS.
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4. ALL TRAFFIC SIGNAGE AND STRIPING SHALL BE IN CONFORMANCE WITH THE MANUAL ON UNIFORM TRAFFIC CONTROL DEVICES.
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BENCHMARK
CITY OF AURORA BENCHMARK 5S6633NE002 (FKA ZD-060)
3 INCH DIAMETER BRASS CAP ON 30 INCH LONG STEEL PIPE IN CONCRETE, APPROXIMATELY 0.4 FEET ABOVE GROUND SURFACE, 0.7 FEET NORTH OF EAST/WEST 4 STRAND BARBED WIRE FENCE, AND 22.7 FEET WEST EAST 1/4 SECTION 33, T5S, R66W NAVD 88 ELEVATION 5861.04

REVISIONS

NO.	DESCRIPTION	DATE	BY

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

KINGS POINT NORTH WEST ISP
AURORA PARKWAY UTILITY PLANS

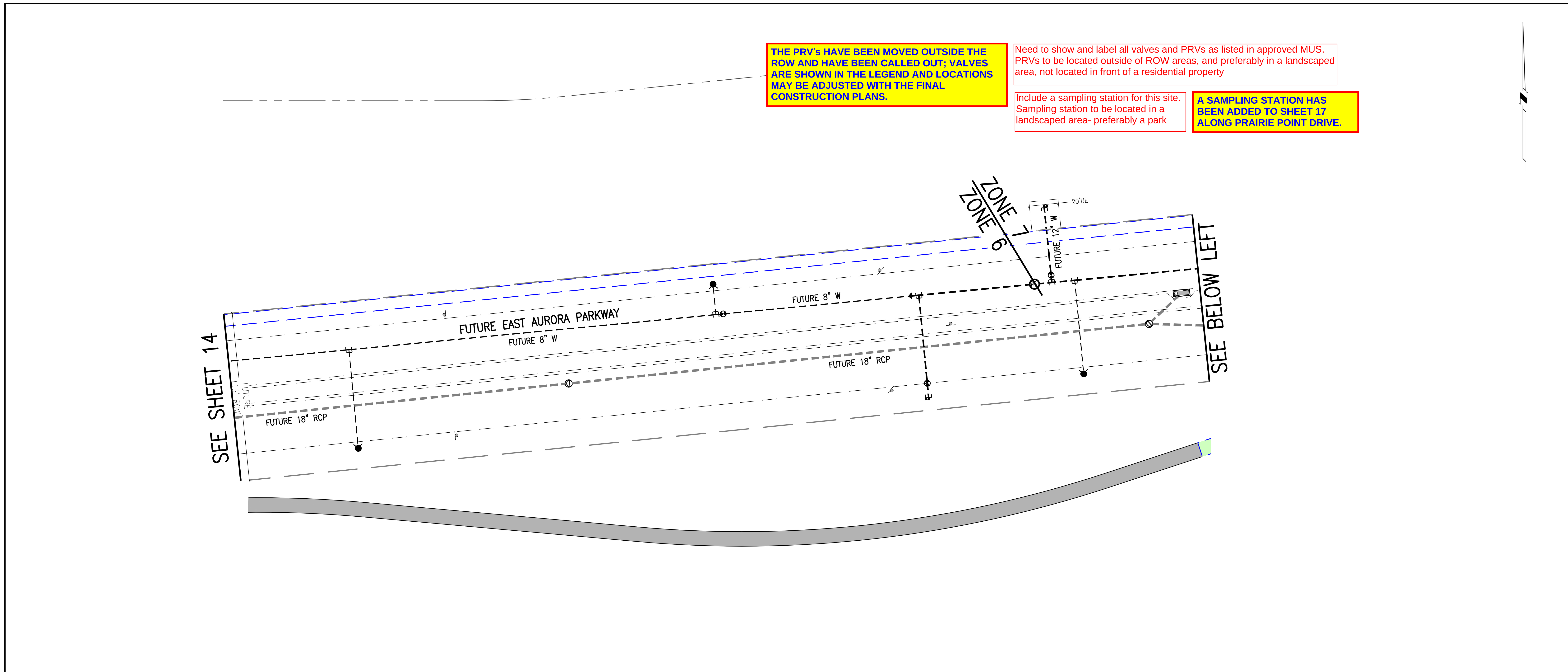
DATE: 08/30/2022
JOB NO: 12187.61
SCALE HORIZONTAL 1" = 40'

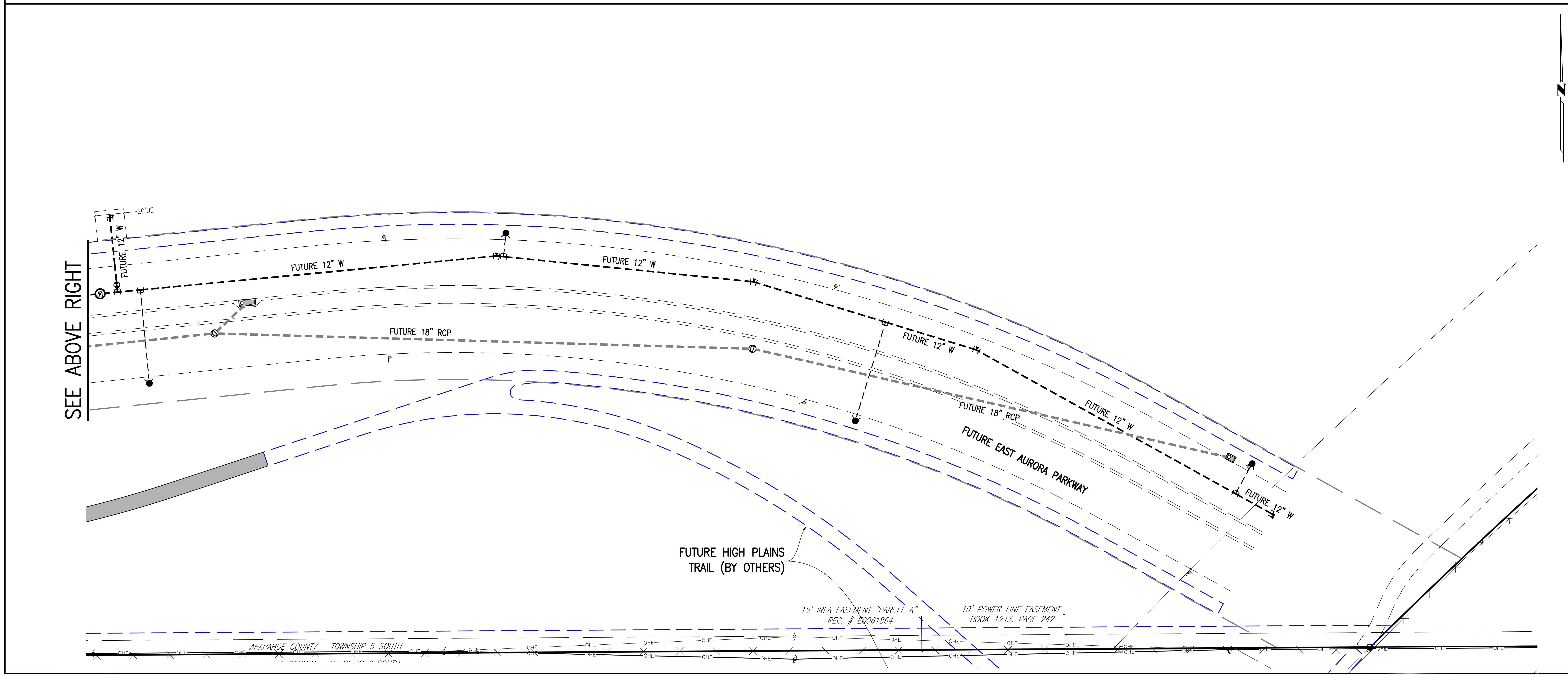
THE PRV's HAVE BEEN MOVED OUTSIDE THE ROW AND HAVE BEEN CALLED OUT; VALVES ARE SHOWN IN THE LEGEND AND LOCATIONS MAY BE ADJUSTED WITH THE FINAL CONSTRUCTION PLANS.

Need to show and label all valves and PRVs as listed in approved MUS. PRVs to be located outside of ROW areas, and preferably in a landscaped area, not located in front of a residential property

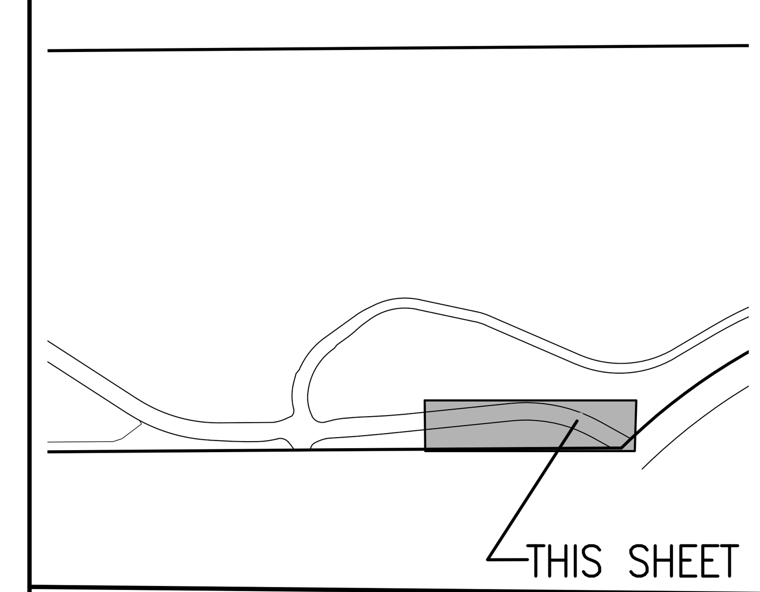
Include a sampling station for this site. Sampling station to be located in a landscaped area- preferably a park

A SAMPLING STATION HAS BEEN ADDED TO SHEET 17 ALONG PRAIRIE POINT DRIVE.





KEY MAP
1"=1000'



SITE PLAN LEGEND

PROPOSED	DESCRIPTION	EXISTING
	SANITARY SEWER & MANHOLE	
	SANITARY SEWER SERVICE	
	BUTTERFLY VALVE, WATER MAIN, FIRE HYDRANT, GATE VALVE, REDUCER, & CROSS	
	CHECK VALVE, AIR RELEASE VALVE, PRESSURE REDUCING VALVES (MANHOLE)	
	BENDS W/THRUST BLOCK & PLUG W/ BLOWOFF	
	WATER SERVICE, METER	
	GAS LINE	
	STORM SEWER, INLET, MANHOLE, & FLARED END SECTION	
	STREET LIGHTS	
5860	MAJOR CONTOUR	5860
	MINOR CONTOUR	
	FLOW ARROW	
	10' DRAINAGE MAINTENANCE ROAD	
	SIDEWALK, CURB RAMP w/ LANDING, TRUNCATED DOMES	

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

SITE PLAN ABBREVATIONS

℄	FLOWLINE
ROW	RIGHT-OF-WAY
DE	DRAINAGE EASEMENT
GE	GAS EASEMENT
UE	UTILITY EASEMENT
WSEL	100 YEAR WATER SURFACE ELEVATION
TOW	TOP OF WALL
BOW	BOTTOM OF WALL

SITE PLAN NOTES

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REVISIONS

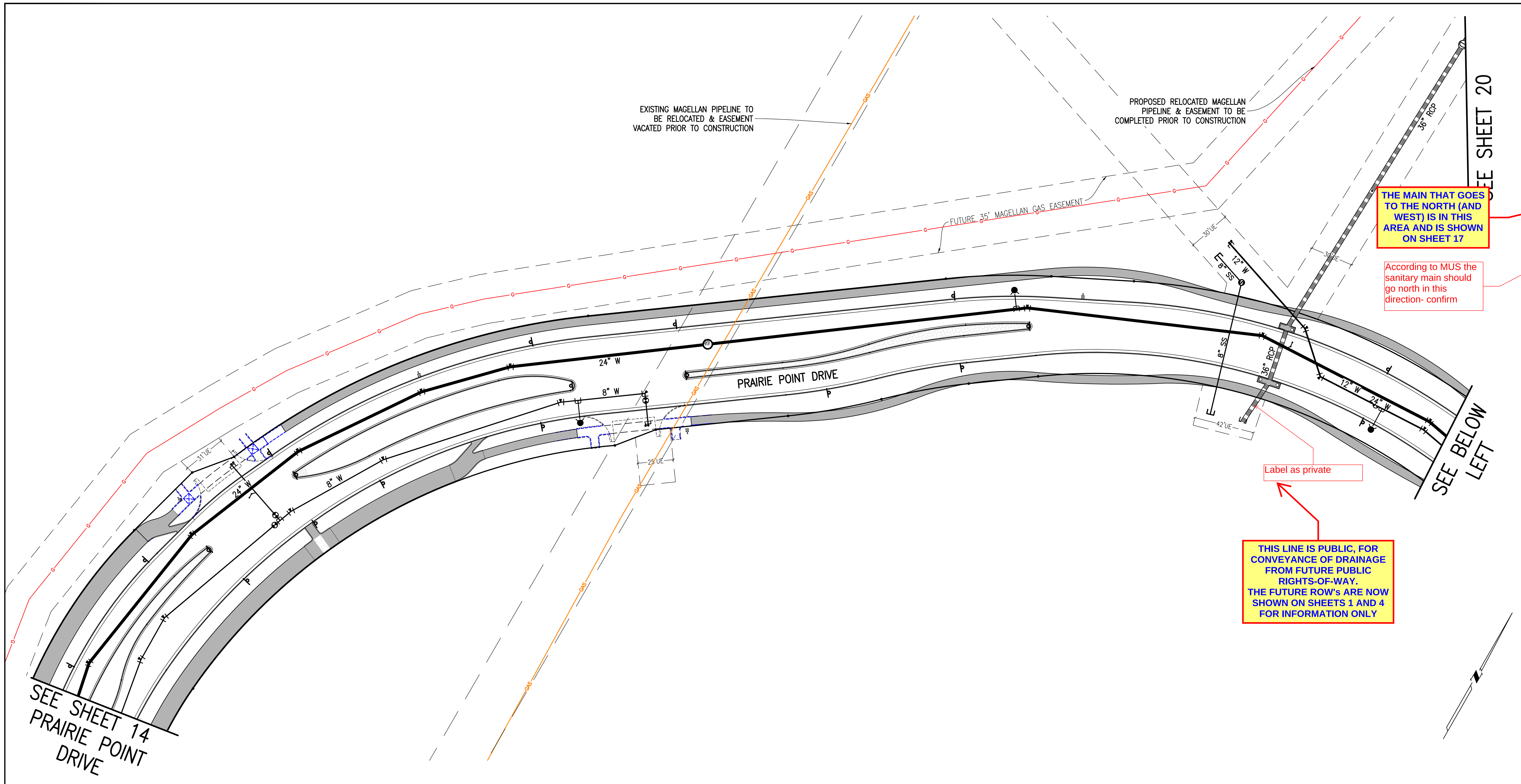
NO.	DESCRIPTION	DATE	BY

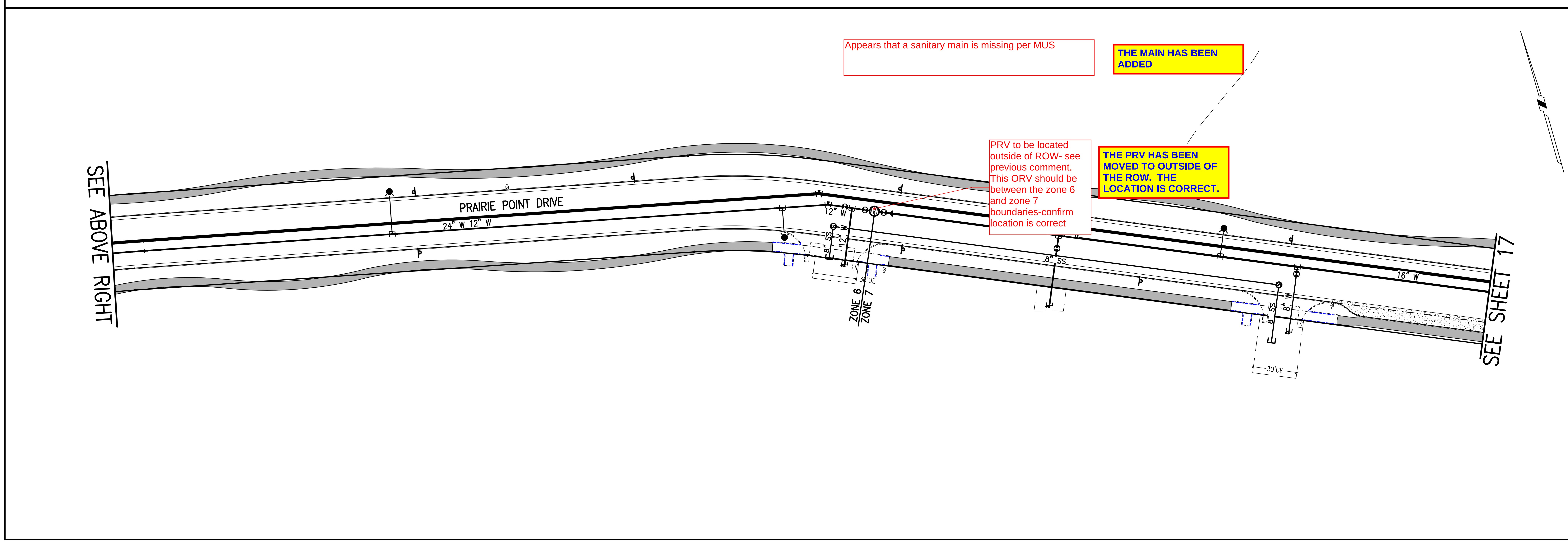
DESIGNED BY: JJW
DRAWN BY: JS
CHECKED BY: BOM
APPROVED BY: BOM

KINGS POINT NORTH WEST ISP

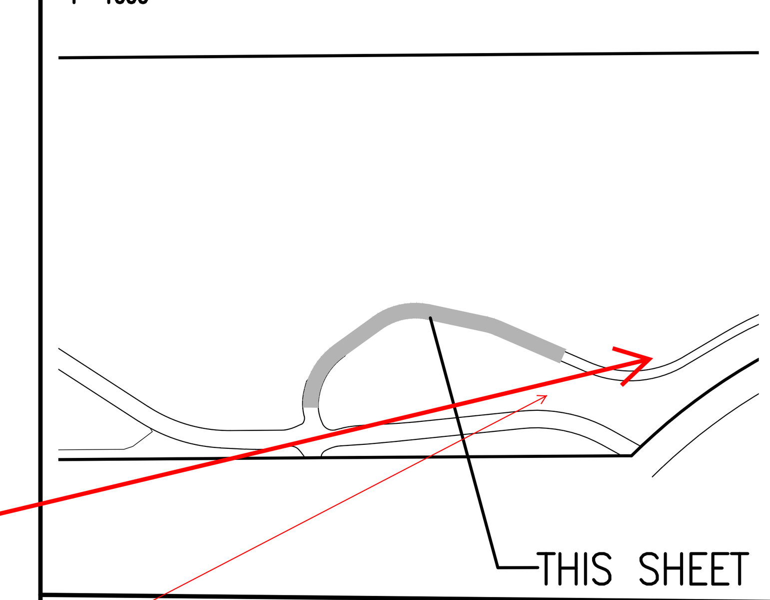
AURORA PARKWAY UTILITY PLANS

DATE: 08/30/2022
JOB NO: 12187.61
SCALE HORIZONTAL 1" = 40'





KEY MAP
1"=1000'



SITE PLAN LEGEND

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	GAS LINE	
	STORM SEWER, INLET, MANHOLE, & FLARED END SECTION	
	STREET LIGHTS	
	MAJOR CONTOUR	5860
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SITE PLAN ABBREVATIONS

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TOW TOP OF WALL
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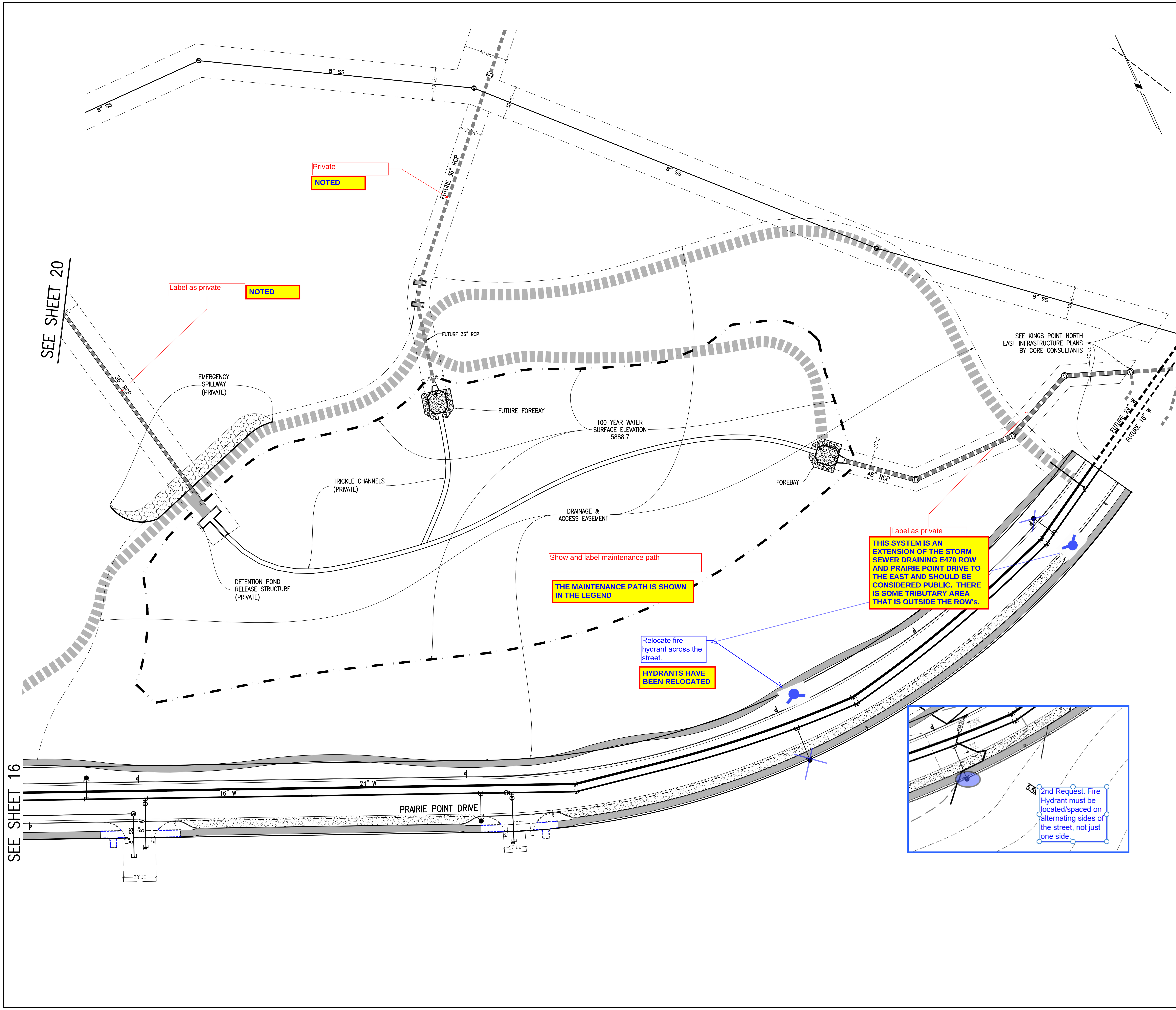
KINGS POINT NORTH WEST ISP

PRAIRIE POINT DRIVE UTILITY PLANS

DATE: 08/30/2022
JOB NO: 12187.61
SCALE HORIZONTAL 1" = 40'



KEY MAP

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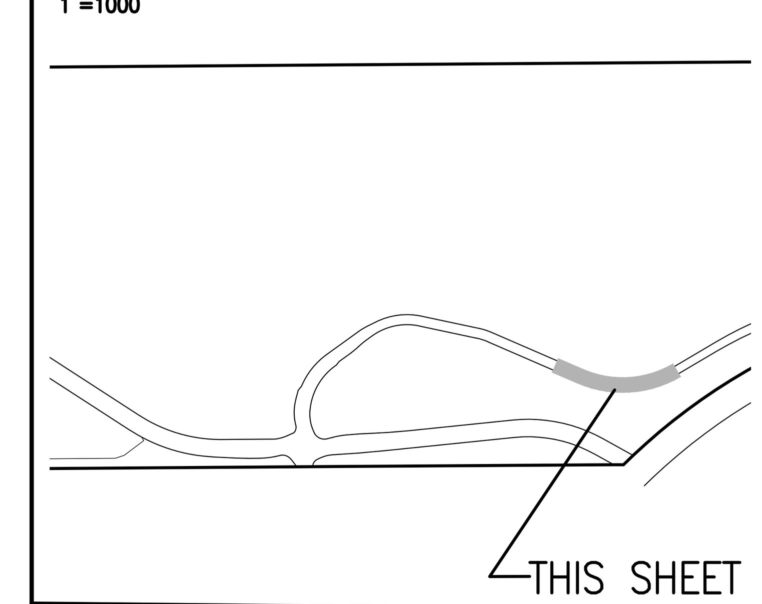

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5860	MAJOR CONTOUR	5860
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	FLOW ARROW	
	10' DRAINAGE MAINTENANCE ROAD	
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GRAPHIC SCALE

0 20 40 80 120

1 INCH = 40 FEET

SITE PLAN ABBREVATIONS

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Include the following note on all utility pages: All storm water detention ponds are private and to be maintained by XXXXXX

NOTE 6 HAS BEEN ADDED

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KINGS POINT NORTH WEST ISP

PRAIRIE POINT DRIVE UTILITY PLANS

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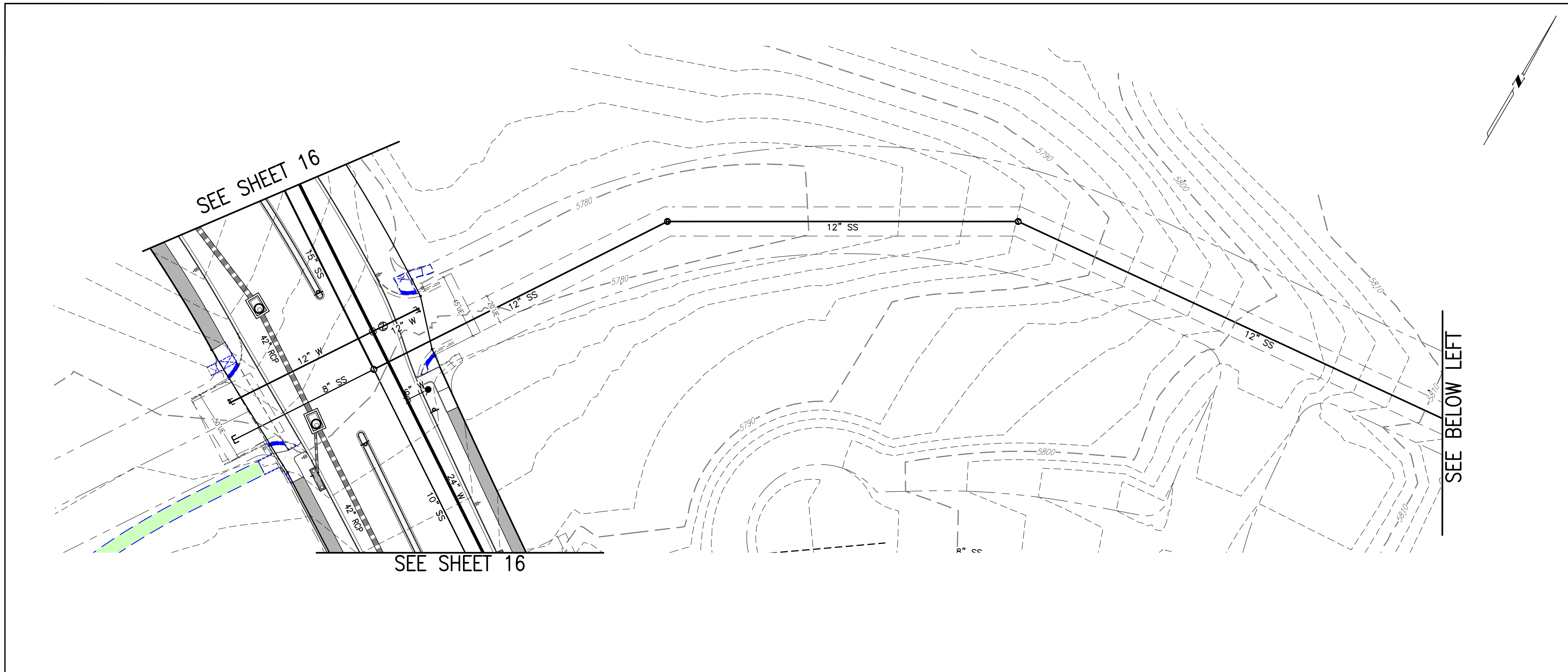
SCALE HORIZONTAL 1" = 40'



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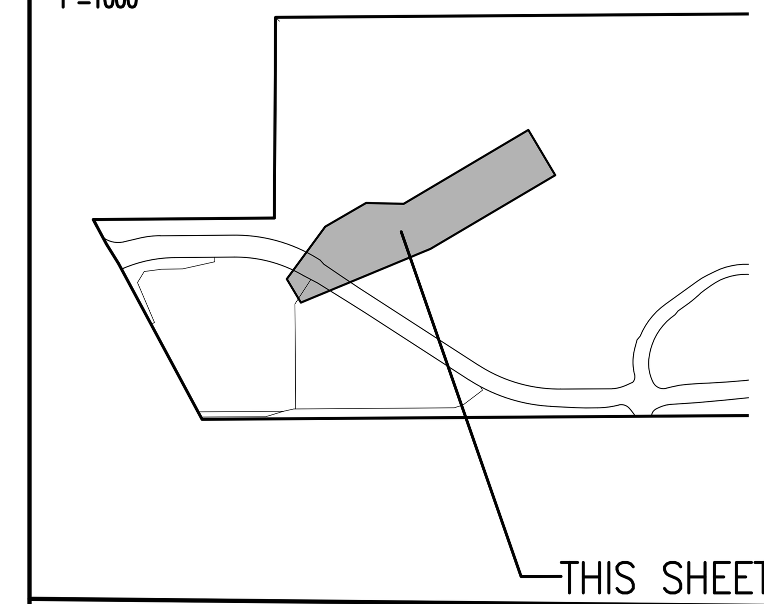

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REVISIONS

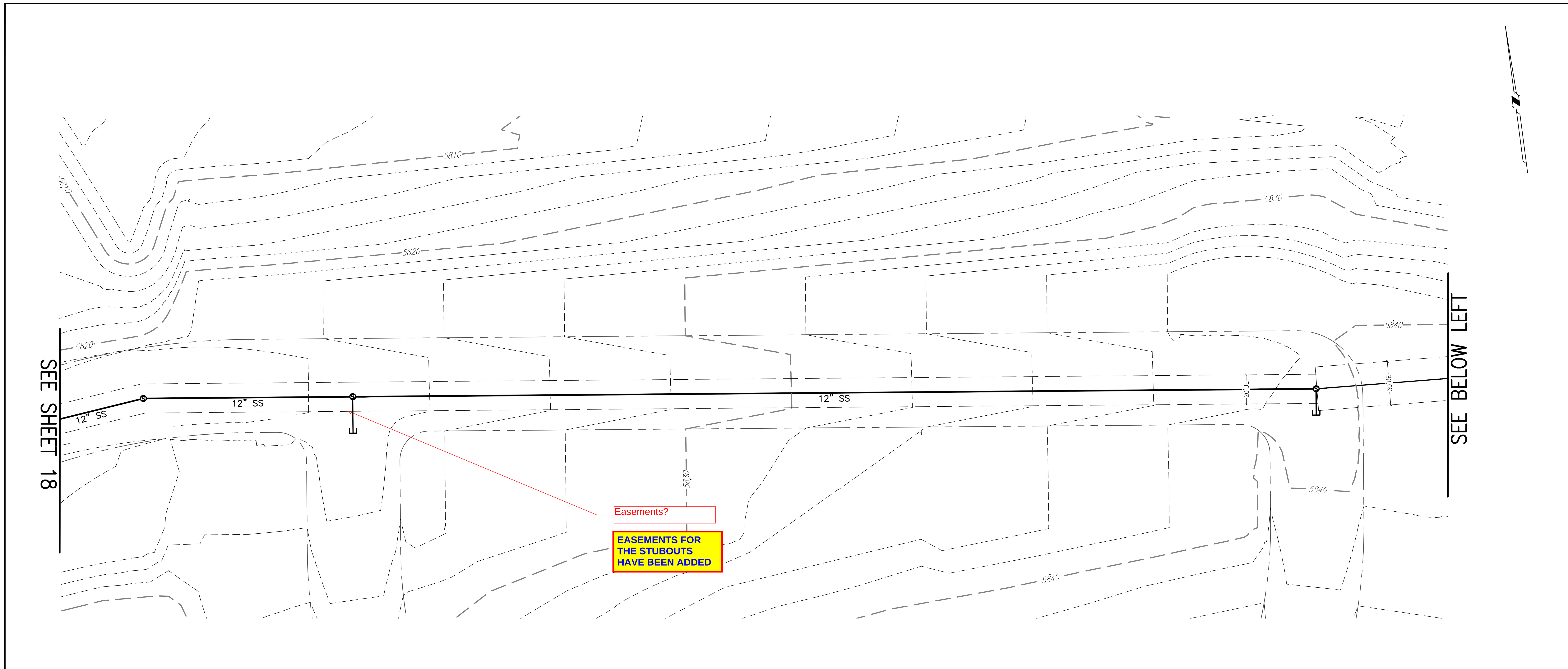
NO.	DESCRIPTION	DATE	BY

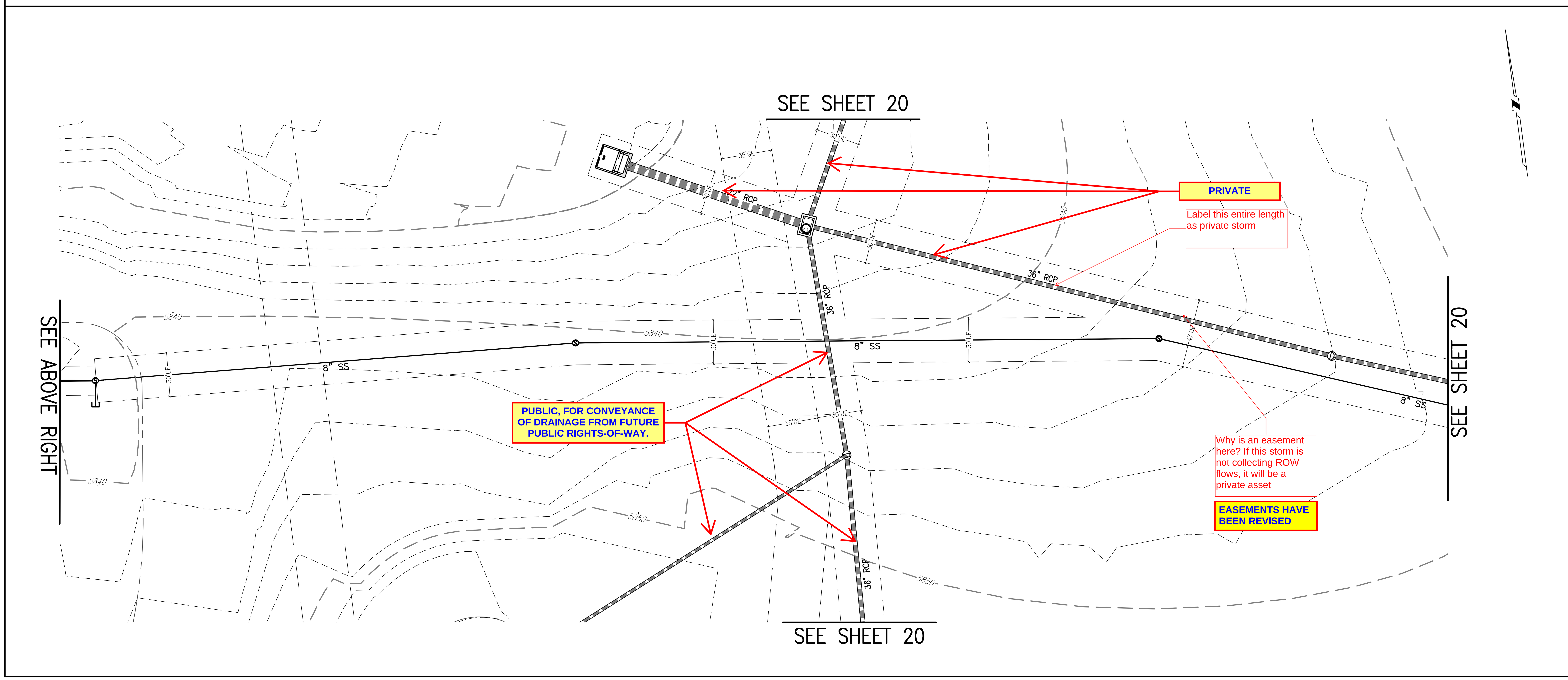
DESIGNED BY:	DRAWN BY:	CHECKED BY:	APPROVED BY:
JJW	JS	BOM	BOM

KINGS POINT NORTH WEST ISP

OFFSITE UTILITY PLANS

DATE: 08/30/2022
JOB NO: 12187.61
SCALE
HORIZONTAL
1" = 40'





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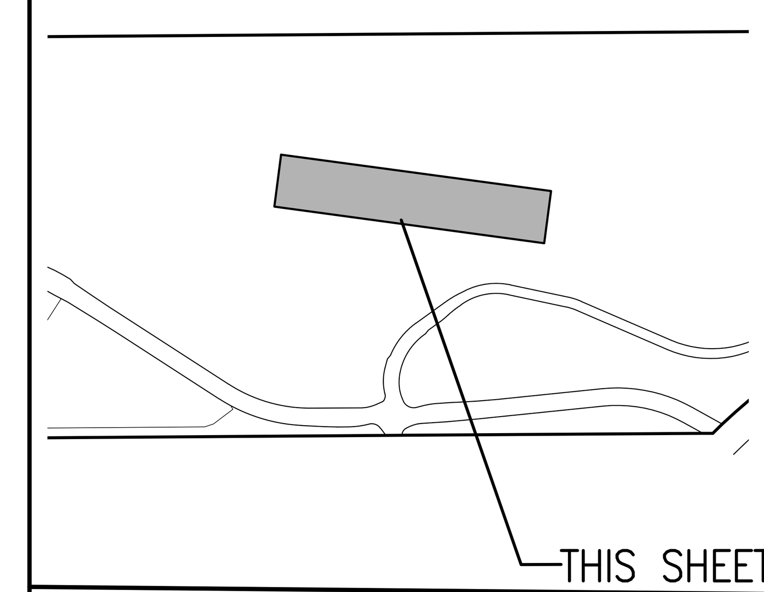

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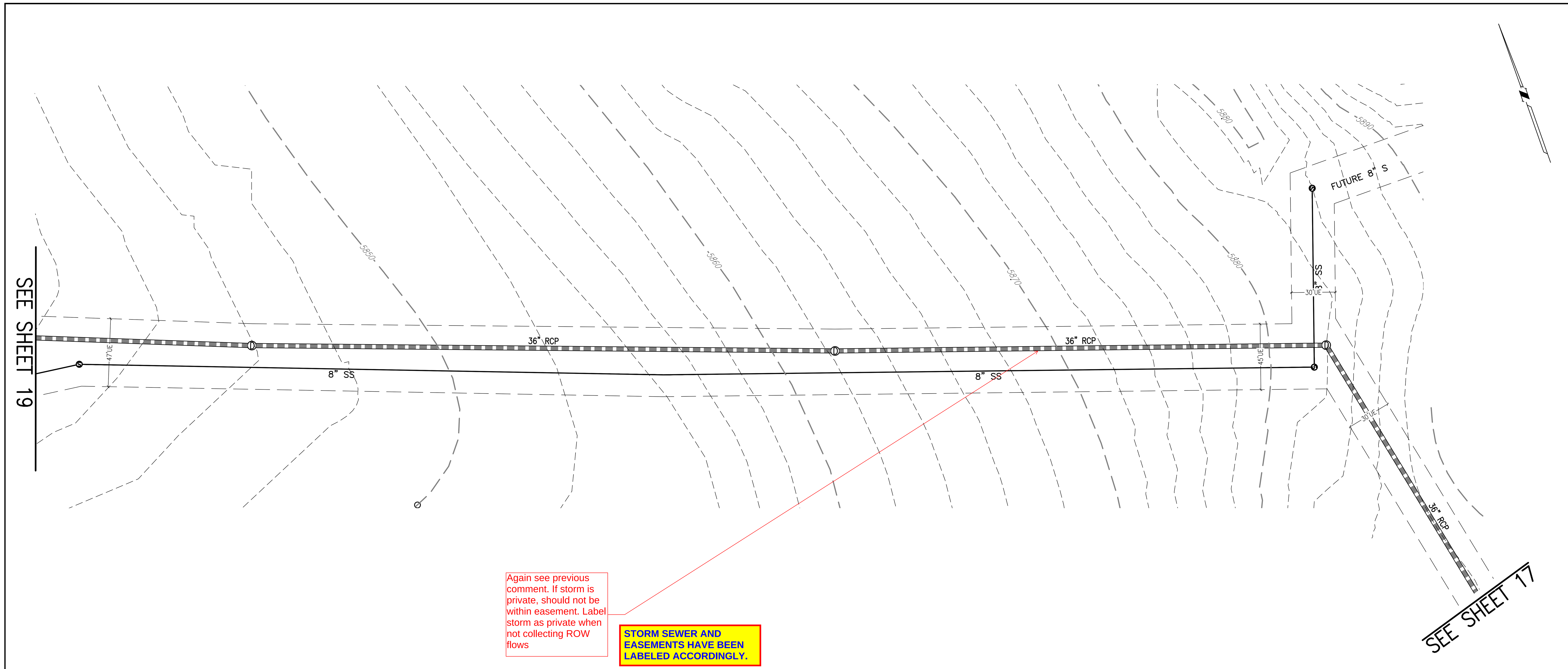

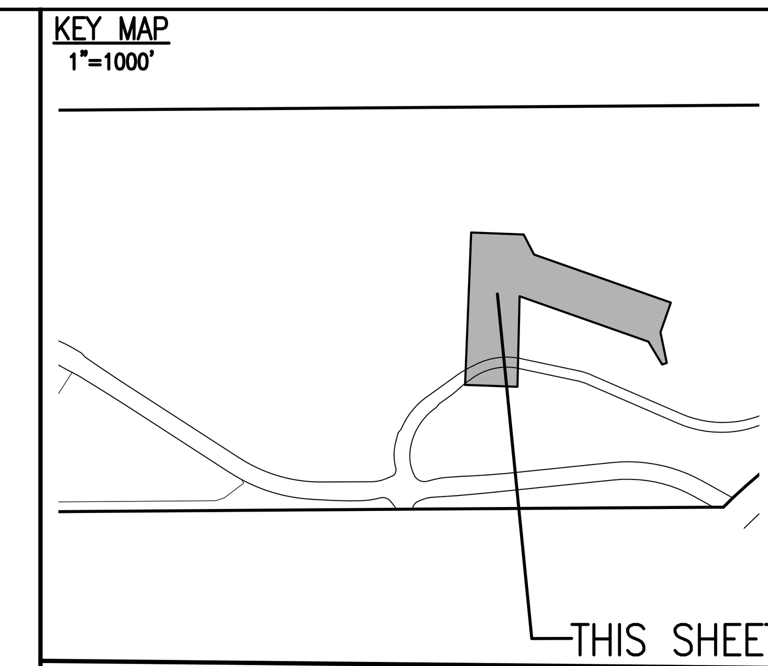

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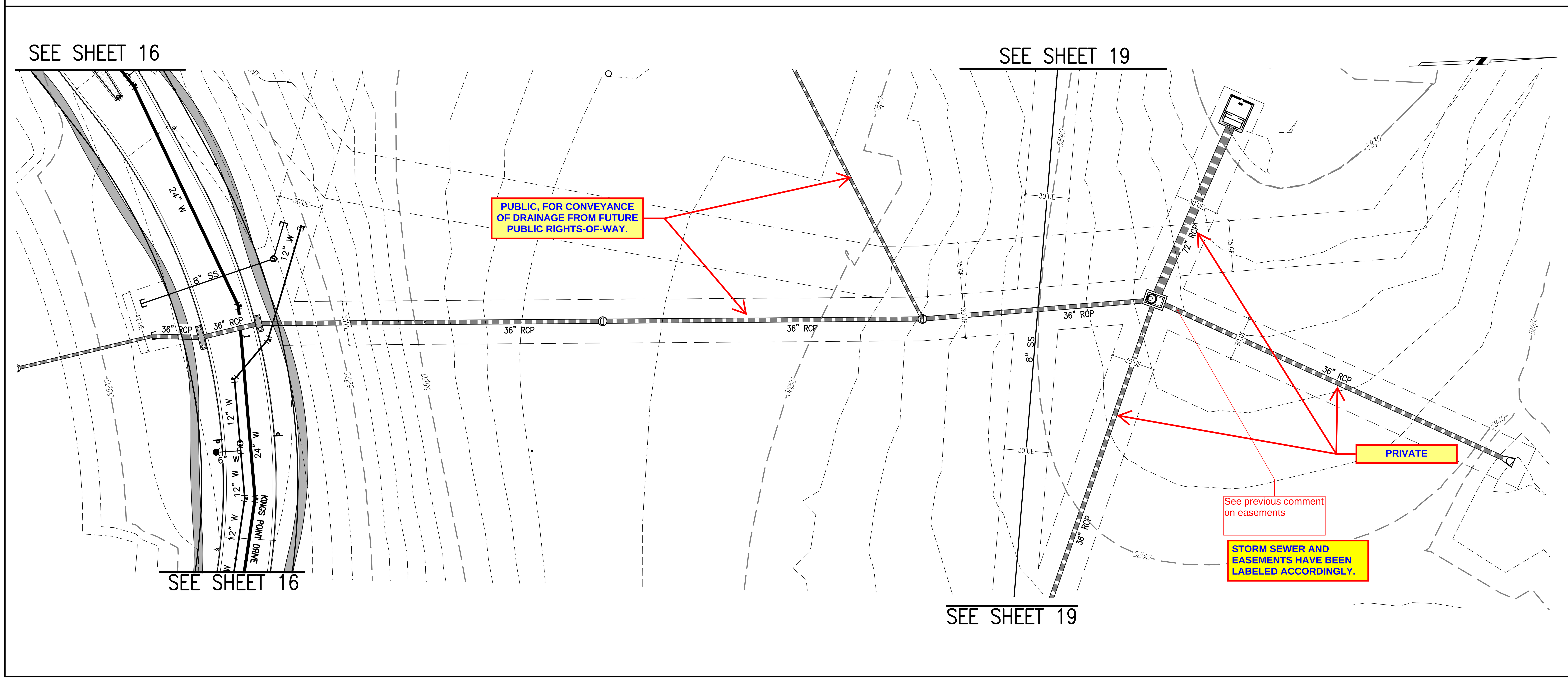

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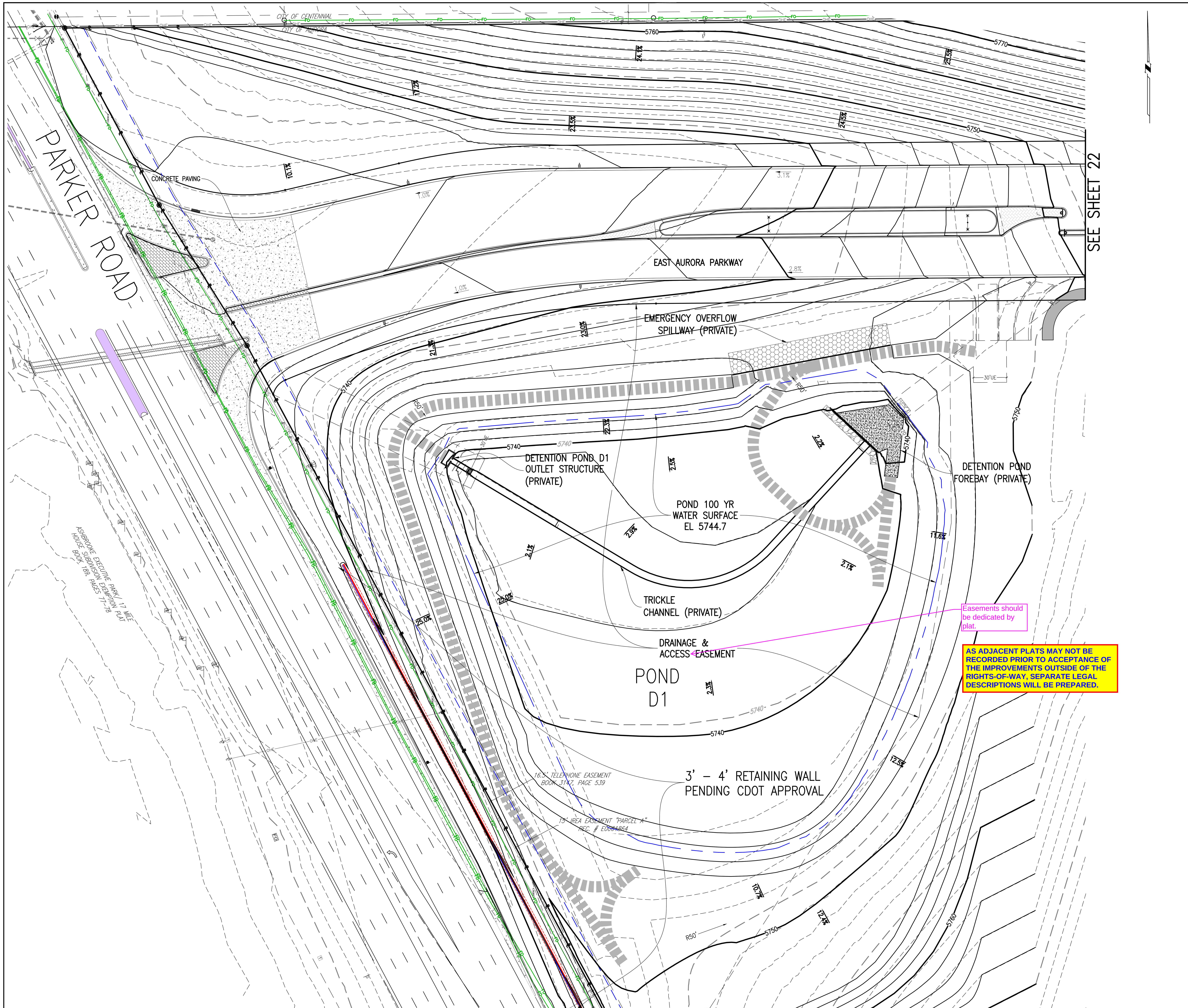
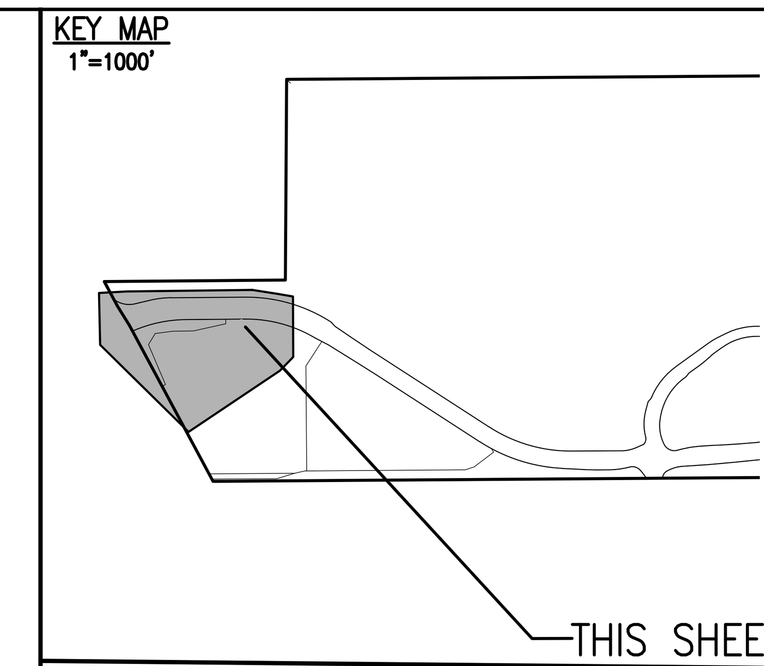
CHECKED BY: BOW
APPROVED BY: BOW

KINGS POINT NORTH WEST ISP

OFFSITE UTILITY PLANS

DATE: 08/30/2022
JOB NO: 12187.61
SCALE HORIZONTAL 1" = 40'





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	
5860	MAJOR CONTOUR	5860
	MINOR CONTOUR	
	FLOW ARROW	
	10' DRAINAGE MAINTENANCE ROAD	
	SIDEWALK, CURB RAMP w/ LANDING, TRUNCATED DOMES	

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

SITE PLAN ABBREVATIONS

- FL FLOWLINE
- ROW RIGHT-OF-WAY
- DE DRAINAGE EASEMENT
- GE GAS EASEMENT
- UE UTILITY EASEMENT
- WSEL 100 YEAR WATER SURFACE ELEVATION
- TOW TOP OF WALL
- BOW BOTTOM OF WALL

SITE PLAN NOTES

1. DRAINAGE EASEMENTS INCLUDE MAINTENANCE ACCESS.
2. MAINTENANCE ROADS ARE CLASS 6 ROAD BASE, 10 FEET FEET WIDE, WITH A MINIMUM 50' CENTERLINE RADIUS.
3. ANY TEMPORARY OR PERMANENT STRUCTURES WITHIN DRAINAGE OR UTILITY EASEMENTS WILL REQUIRE LICENSE AGREEMENTS.
4. ALL TRAFFIC SIGNAGE AND STRIPING SHALL BE IN CONFORMANCE WITH THE MANUAL ON UNIFORM TRAFFIC CONTROL DEVICES.
5. TRAFFIC SIGN LOCATIONS ARE SCHEMATIC AND SUBJECT TO FINAL REVIEW WITH THE CONSTRUCTION DOCUMENTS.

EMK CONSULTANTS, INC.
LAND DEVELOPMENT
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7006 SOUTH ALTON WAY, BLDG. F
CENTENNIAL, COLORADO 80112-2019
(303)694-1520
www.EMKC.com

SCALE VERIFICATION BAR IS ONE INCH ON ORIGINAL DRAWING
0 1"
IF NOT ONE INCH ON THIS SHEET, ADJUST SCALES ACCORDINGLY

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

BENCHMARK
CITY OF AURORA BENCHMARK 5S6633NE002 (FKA ZD-060)
3 INCH DIAMETER BRASS CAP ON 30 INCH LONG STEEL PIPE IN CONCRETE, APPROXIMATELY 0.4 FEET ABOVE GROUND SURFACE, 0.7 FEET NORTH OF EAST/WEST 4 STRAND BARBED WIRE FENCE, AND 22.7 FEET WEST EAST 1/4 SECTION 33, T5S, R66W NAVD 88 ELEVATION 5861.04

REVISIONS

NO.	DESCRIPTION	DATE	BY

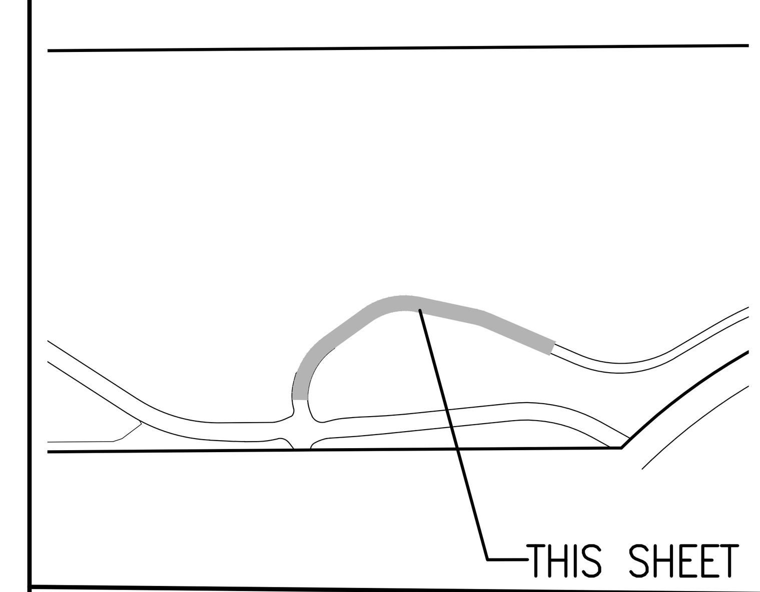
DESIGNED BY: JJW
DRAWN BY: JS
CHECKED BY: BOM
APPROVED BY: BOM

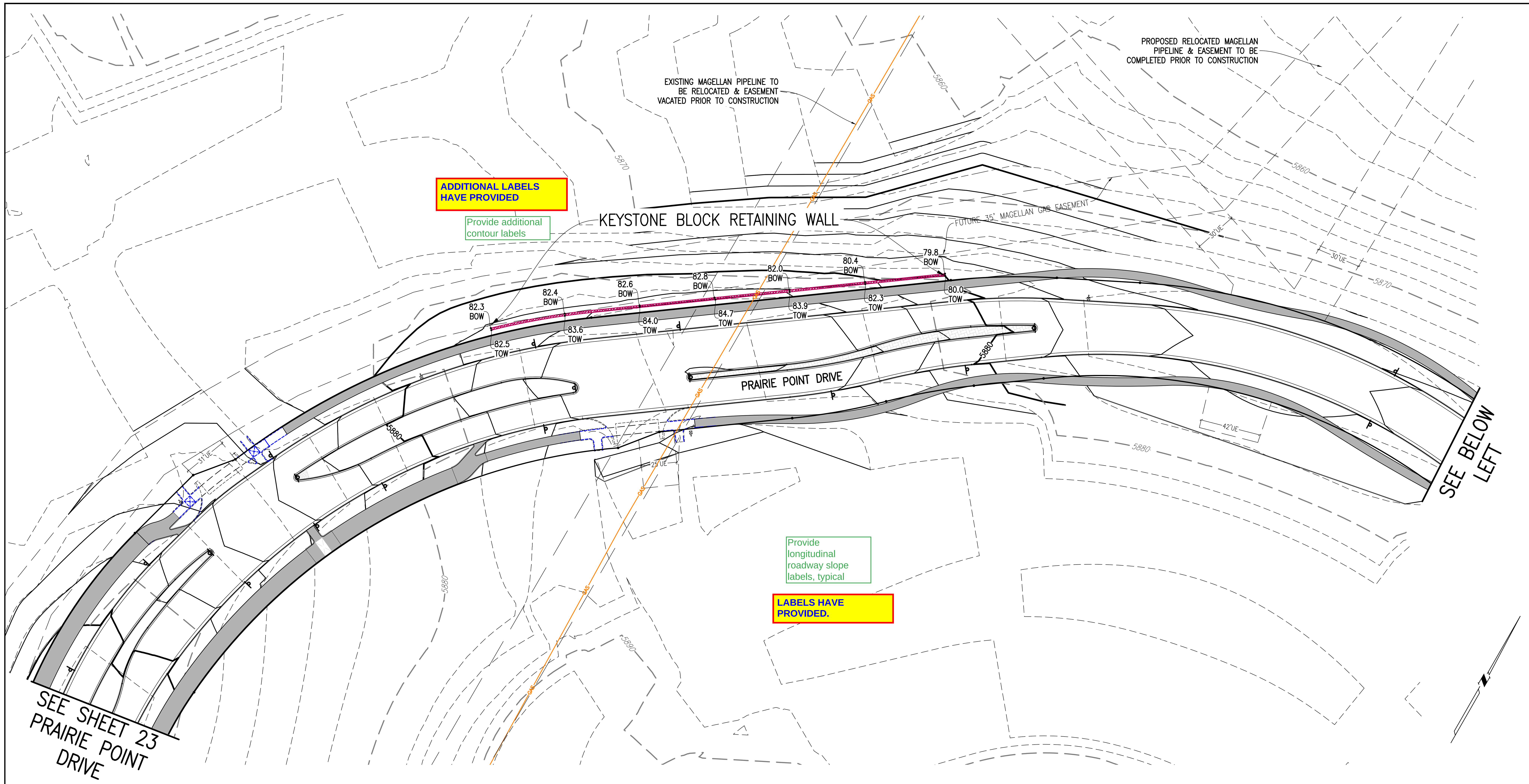
KINGS POINT NORTH WEST ISP

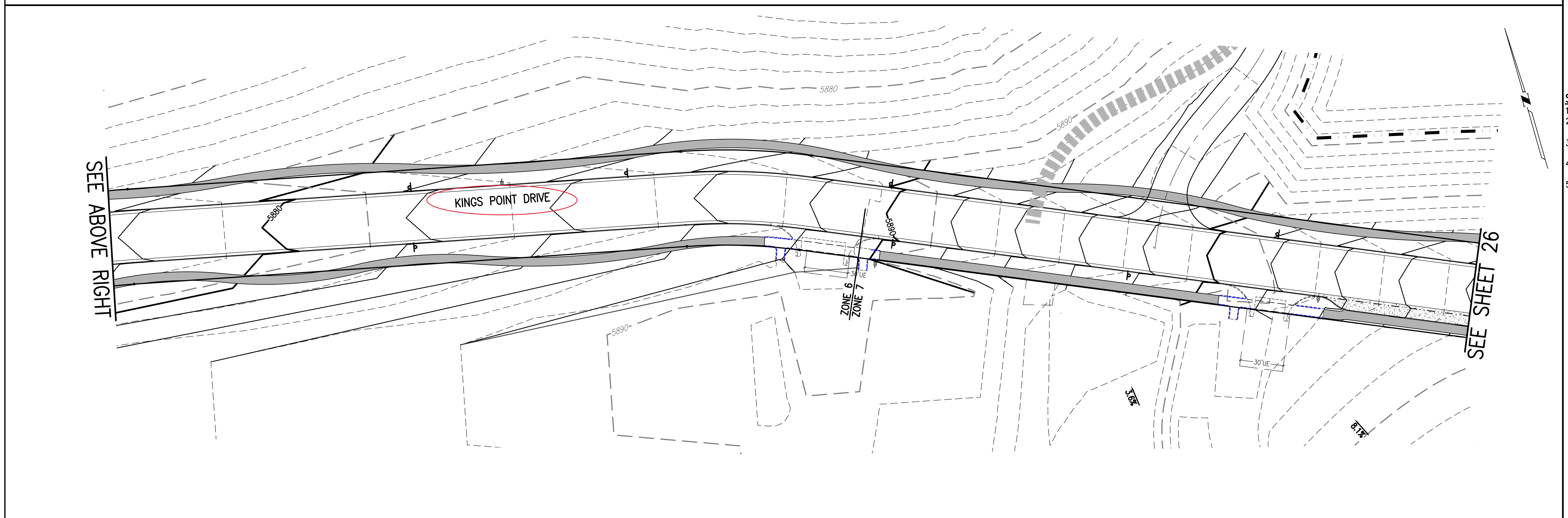
AURORA PARKWAY & POND D1 GRADING PLANS

DATE: 08/30/2022
JOB NO: 12187.61
SCALE HORIZONTAL 1" = 40'

KEY MAP
1"=1000'







SITE PLAN LEGEND

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GRAPHIC SCALE
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1 INCH = 40 FEET

SITE PLAN ABBREVATIONS

FL	FLOWLINE
ROW	RIGHT-OF-WAY
DE	DRAINAGE EASEMENT
GE	GAS EASEMENT
UE	UTILITY EASEMENT
WSEL	100 YEAR WATER SURFACE ELEVATION
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BOW	BOTTOM OF WALL

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REVISIONS

NO.	DESCRIPTION	DATE	BY

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KINGS POINT NORTH WEST ISP

PRAIRIE POINT DRIVE GRADING PLANS

DATE: 08/30/2022
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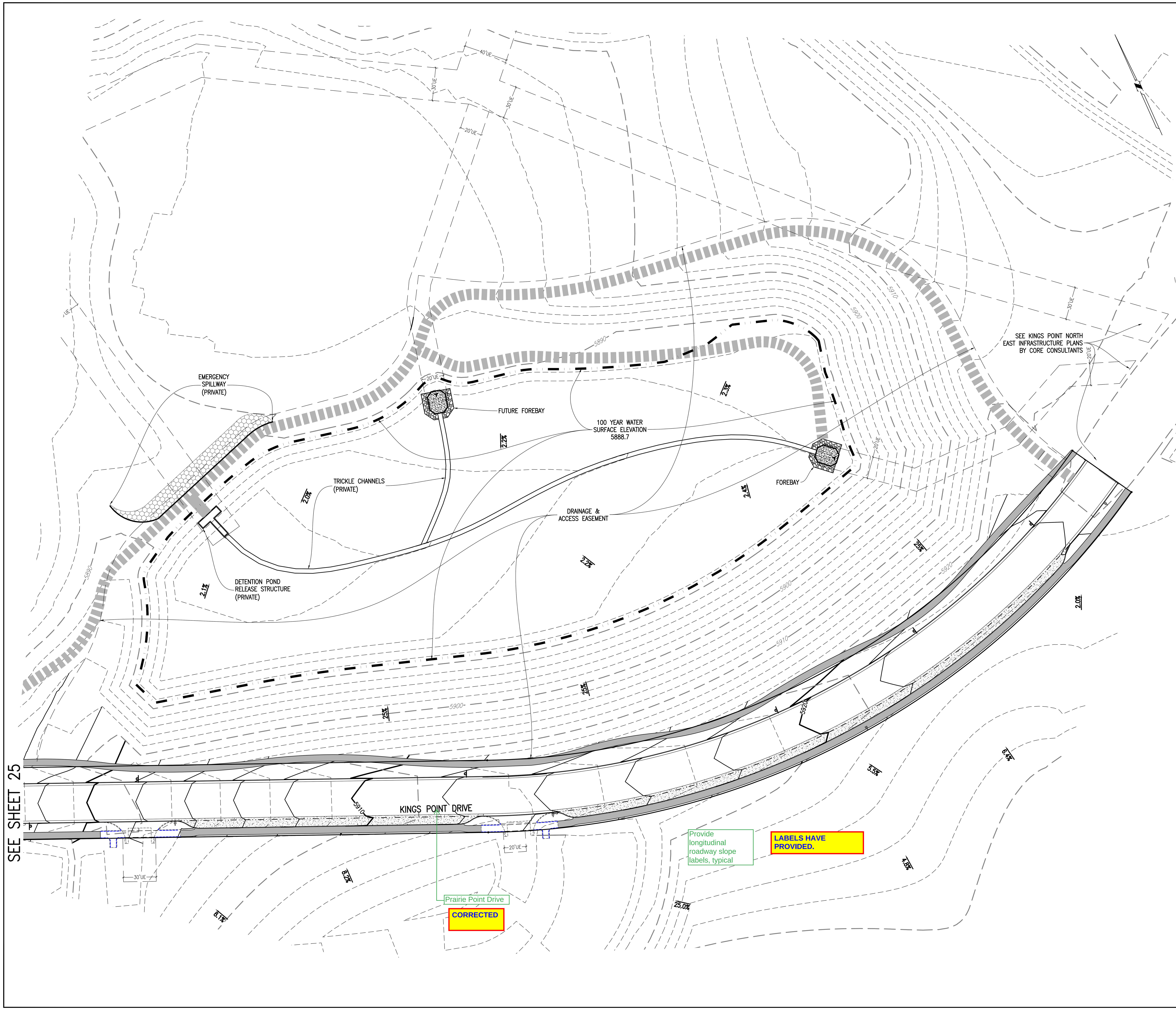
SCALE HORIZONTAL 1" = 40'



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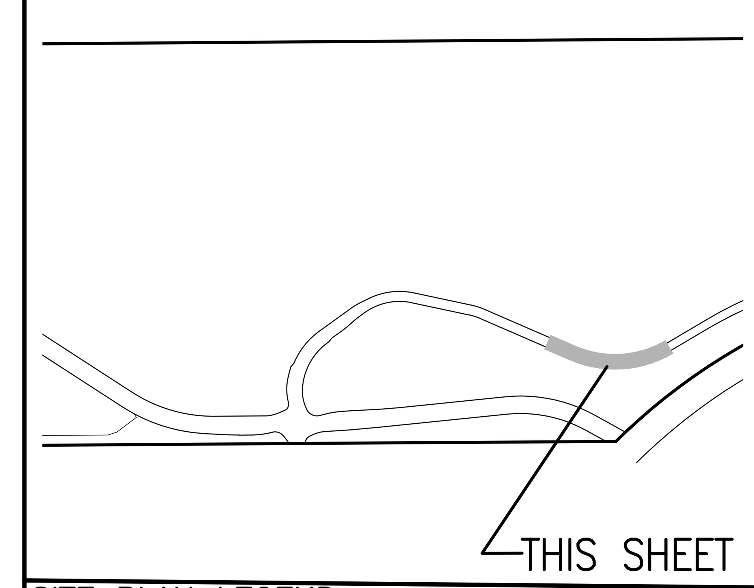

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KINGS POINT NORTH WEST ISP

PRAIRIE POINT DRIVE & POND C4 GRADING PLANS

DATE: 08/30/2022
JOB NO: 12187.61
SCALE HORIZONTAL 1" = 40'

P:\OAKWOOD MASTER FOLDER\KINGS POINT\SP WEST\CAD\SUBMITTALS\SHEETS\LANDSCAPE PLANS.DWG
8/31/2022 2:17 PM
LAUREN CISCO

Kings Point Master Plant List

QTY	KEY	BOTANICAL NAME	COMMON NAME	SIZE	TYPE	WATER USE*
DECIDUOUS SHADE TREES						
16	**CS**	CATALPA SPECIOSA	CATALPA, WESTERN	2.5" CAL	B&B	L-M
20	**CO**	CELTIS OCCIDENTALIS	HACKBERRY, WESTERN	2.5" CAL	B&B	L-M
21	**GD**	GYMNOCLADUS DIOICUS 'ESPRESSO'	KENTUCKY COFFEETREE, SEEDLESS	2.5" CAL	B&B	L-M
24	**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
22	**QS**	QUERCUS 'SHUMMARDI'	OAK, SCHUMMARD	2.5" CAL	B&B	L-M
19	**SJP**	SOPHORA JAPONICA	JAPANESE PAGODA TREE	2.5" CAL	B&B	M
25	**UDJ**	ULMUS DAVIDIANA JAPONICA 'DISCOVERY'	DISCOVERY ELM	2.5" CAL	B&B	M
ORNAMENTAL TREES						
2	**AAS**	AMELANCHIER ALNIFOLIA	SERVICEBERRY, SASKATOON	2" CAL	B&B	L-M
2	**ACS**	AMELANCHIER CANADENSIS	SERVICEBERRY, SHADBLOW	2" CAL	B&B	L-M
22	**AGF**	ACER GINNALA 'FLAME'	MAPLE, FLAME AMUR	2" CAL	B&B	L-M
26	**ATH**	ACER TATARICUM 'HOT WINGS'	MAPLE, HOT WINGS	2" CAL	B&B	L-M
20	**ATP**	ACER TATARICUM 'PATTERN PERFECT'	MAPLE, PATTERN PERFECT	2" CAL	B&B	L-M
26	**CCG**	CRATAEGUS CRUS-GALLI INERMIS	HAWTHORN, COCKSPUR THORNLESS	2" CAL	B&B	L-M
10	**MIM**	MALUS 'INDIAN MAGIC'	CRABAPPLE, INDIAN MAGIC	2" CAL	B&B	L-M
18	**MPF**	MALUS 'PRAIRIE FIRE'	CRABAPPLE, PRAIRIE FIRE	2" CAL	B&B	L-M
15	**MRJ**	MALUS X RED JEWEL	CRABAPPLE, RED JEWEL	2" CAL	B&B	L-M
15	**MSS**	MALUS 'SPRING SNOW'	CRABAPPLE, SPRING SNOW	2" CAL	B&B	L-M
21	**PSP**	PRUNUS SUCKER PUNCH	SUCKER PUNCH CHOCKECHERRY	2" CAL	B&B	M
12	**SYR**	SYRINGA RETICULATA	JAPANESE LILAC	2" CAL	B&B	M
EVERGREEN TREE						
42	**PE**	PINUS EDULIS	PINE, PINON	6' HT	B&B	L-M
39	**PH**	PINUS HELDREICHII (LEUCODERMIS)	PINE, BOSNIAN	6' HT	B&B	L-M
42	**PN**	PINUS NIGRA	PINE, AUSTRIAN	6' HT	B&B	L-M
76	**PP**	PINUS PONDEROSA	PINE, PONDEROSA	6' HT	B&B	L-M
EVERGREEN SHRUBS						
218	**JHY**	JUNIPERUS HORZONTALIS 'YOUNGSTOWN'	ANDORRA YOUNGSTOWN JUNIPER	#5	CONT.	M
266	**JPS**	JUNIPERUS X PFITZERIANA '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
DECIDUOUS SHRUBS						
176	**AAB**	ARONIA ARBUTIFOLIA 'BRILLIANTISSIMA'	CHOKEBERRY, BRILLIANT RED	#5	CONT.	L
395	**ACL**	AMORPHA CANESCENS	LEADPLANT	#5	CONT.	H
78	**AMA**	ARONIA MELANOCARPA 'AUTUMN MAGIC'	CHOKEBERRY, AUTUMN MAGIC BLACK	#5	CONT.	L
707	**AFS**	ARTEMISIA FILIFOLIA	SAGEBRUSH, SAND	#5	CONT.	H
122	**CCB**	CARYOPTERIS X CLANDONENSIS 'BLUE MIST'	SPIREA, BLUE MIST	#5	CONT.	L
53	**CMF**	CHAMAEBATIARIA MILLEFOLIUM	FERNBUSH	#5	CONT.	H
219	**ENG**	ERICAMERIA NAUSEOSA SSP. NAUSEOSA VAR. GLABRATA	RABBITBRUSH, TALL GREEN	#5	CONT.	L
71	**ENN**	ERICAMERIA NAUSEOSA SSP. NAUSEOSA VAR. NAUSEOSA	RABBITBRUSH, DWARF BLUE	#5	CONT.	L
55	**FPA**	FALLUGIA PARADOXA	APACHE PLUME	#5	CONT.	H
52	**FPP**	FORESTIERA PUBESCENS VAR. PUBESCENS	PIVET, NEW MEXICO	#5	CONT.	H
225	**PAR**	PEROVSKIA ATRIPLICIFOLIA	SAGE, RUSSIAN	#5	CONT.	M
182	**RRL**	RIBES RUBRUM 'RED LAKE'	RED LAKE CURRANT	#5	CONT.	M
103	**RTT**	RHUS TRILOBATA	SUMAC, THREE LEAF	#5	CONT.	H
33	**SAB**	SHEPHERDIA ARGENTEA	BUFFALOBERRY, SILVER	#5	CONT.	H
PERENNIALS						
111	**AMY**	ACHILLEA MILLEFOLIUM 'MOONSHINE'	YARROW, MOONSHINE	#1	CONT.	M
50	**ARS**	AGASTACHE RUPESTRIS	HYSSOP, SUNSET	#1	CONT.	M
85	**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 FRUTICOSOS 'PURPLE HAZE'	PENSTEMON, PURPLE HAZE	#1	CONT.	M
174	**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
ORNAMENTAL GRASSES						
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
301	**BGA**	BOUTELOUA GRACILIS 'BLOND AMBITION' PP 22048	BLOND AMBITION GRAMA GRASS	#5	CONT.	H
275	**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
76	**SWG**	SPOROBOLUS WRIGHTII	GIANT SACATON GRASS	#5	CONT.	H

*WATER USE TABLE BASED OFF OF CSU FRONT RANGE TREE RECOMMENDATION LIST & CITY OF AURORA XERISCAPE AND NO-WATER PLANT LIST.
WATER USE SYMBOLS REPRESENT THE FOLLOWING WATER NEEDS: L=LOW, M=MEDIUM, H=HIGH

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

LANDSCAPE NOTES

1. 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.
2. ALL UTILITY EASEMENTS SHALL REMAIN UNOBSTRUCTED AND FULLY ACCESSIBLE ALONG THEIR ENTIRE LENGTH FOR THE MAINTENANCE EQUIPMENT ENTRY.
3. 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.
4. SHRUB BEDS SHALL CONTAIN ROCK MULCH.
5. TREES PLANTED IN SEED AND SOD AREAS SHALL CONTAIN DOUBLE SHREDDED LONG CEDAR MULCH.
6. 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.
7. 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 ENCROACH INTO ROADWAYS THAT ARE DEDICATED (OR DESIGNATED) AS FIRE LANE EASEMENTS (OR CORRIDORS).
8. 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**
GRASSES					
BUFFALOGRASS*	BUCHLOE DACTYLOIDES	X	SHARPS	15	
BLUE GRAMA*	CHONDROSUM GRACILE	X	HACHITA	15	
TOTAL POUNDS PLS/ACRE				30	
OPTIONAL WILDFLOWERS					
FRINGED SAGE					
BLANKETFLOWER	10 FT	10 FT	10 FT	10 FT	10 FT
SHOWY LOCOWEED	10 FT	10 FT	10 FT	10 FT	10 FT
SIDEBELLS PENSTEMON	35 FT	35 FT	35 FT	35 FT	35 FT
SCARLET GLOBEMALLOW					
*ALWAYS INCLUDE THESE KEY SPECIES, MAINTAIN AT LEAST A 30 LBS/ACRE RATE FOR MIX					

No sure how these numbers relate to the scientific name, native species, variety etc.

CHART HAS BEEN UPDATED

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

CURBSIDE LANDSCAPE REQUIREMENTS

LANDSCAPED AREA	STREET LENGTH (LF)	AREA	TREES REQUIRED (1 TREE / 40 LF)	TREES PROVIDED	SHRUBS / GRASSED REQUIRED (1 SHRUB / 40 SF)	SHRUBS PROVIDED	GRASSES PROVIDED	SHRUB AND GRASSES TOTAL
AURORA PARKWAY (NORTH)	3,469	23,008	87	87	575	345	230	575
AURORA PARKWAY (SOUTH)	3,293	21,756	82	83	544	452	296	551 748
KINGS POINT DR. (NORTH)	3,037	30,595	76	78	765	459	306	765
KINGS POINT DR. (SOUTH)	1,739	17,299	43	46	432	259	173	432
TOTAL	11,538	92,658	119	123	2,421	1,516	1,005	2,323 2,520

CHART HAS BEEN UPDATED

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

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	98,641	25	29	247	265	18	283
DETENTION POND C4	143,880	36	42	360	360	N/A	360
TOTAL	242,521	61	71	606	625	18	643

NOTE: (1) 2.5" CAL. TREE = (12) 5 GAL. SHRUBS, (1) 2.0" CAL. TREE = (10) 5 GAL. SHRUBS, (1) 5 GAL. SHRUBS = (3) 1 GAL. GRASS
NOTE: ONLY 1 GAL. GRASSES BEING COUNTED TOWARDS REQUIREMENTS
NOTE: WHERE THE NUMBER FOR SHRUBS PROVIDED IS LOWER THAN WHAT IS REQUIRED, THE REQUIREMENT IS MET THROUGH THE TREE EQUIVILENT NOTED ABOVE
NUMBER EQUAL TO (TOTAL 5 GAL) + (TOTAL 1 GAL/3)
EXCLUDES THOSE AREAS WITHIN 100 YR FLOODPLAIN, WETLANDS, AND WET DETENTION PONDS.

SHRUB NUMBERS HAVE BEEN UPDATED

Update as more trees are provided than listed. This may offset the number of shrubs required.

NOTED

Shrubs must be 5 gallon size to meet code requirements. Any shrubs provided above and beyond code requirements can be 1 gallon.

OPEN SPACE REQUIREMENTS

TRACT	TRACT DESCRIPTION	TOTAL TRACT AREA (SF)	TREES REQUIRED (OPEN SPACE 1/4000 SF)	TREES PROVIDED	[SHRU]BS REQUIRED (OPEN SPACE 10/4000 SF)	*SHRUBS PROVIDED	
						5 GAL	1 GAL
FUTURE TRACT 1	OPEN SPACE	159219	40	42	398	320	182
FUTURE TRACT 2	OPEN SPACE	169774	42	52	424	306	57
TOTALS		328,993	82	94		626	239

There are no 1 gallon shrubs listed in the plant schedule either.

NOTE: (1) 2.5" CAL. TREE = (12) 5 GAL. SHRUBS, (1) 2.0" CAL. TREE = (10) 5 GAL. SHRUBS, (1) 5 GAL. SHRUBS = (3) 1 GAL. GRA[SS]
NOTE: ONLY 1 GAL. GRASSES BEING COUNTED TOWARDS REQUIREMENTS
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NUMBER EQUAL TO (TOTAL 5 GAL) + (TOTAL 1 GAL/3)

Only 45 being provided

52 TREES IS CORRECT, A PORTION OF THE TRACT LABELS WERE MISSING AND HAVE BEEN ADDED.

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

PROJECT NAME

KING[S] POI[NT] NORTH
AURORA, COLORADO
SITE PLAN FOR INFRASTRUCTURE, WEST

SHEET TITLE

NOT FOR CONSTRUCTION

LANDSCAPE NOTES

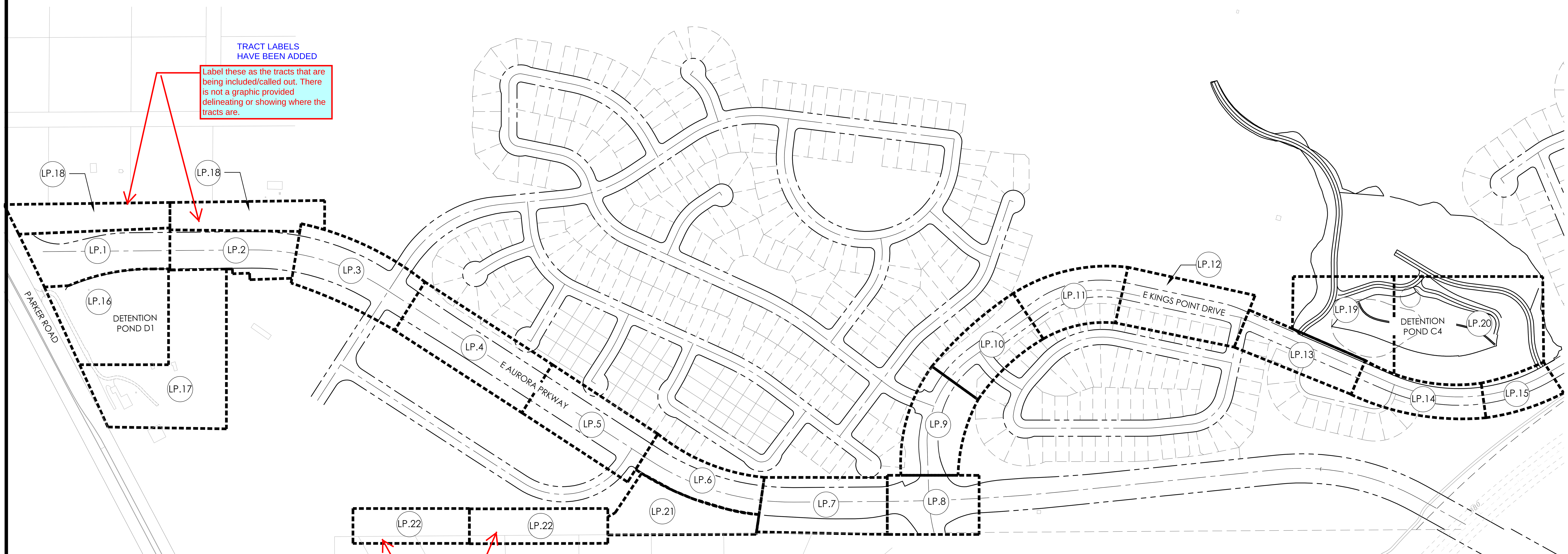
SHEET NUMBER

LN.1

August 31, 2022

TRACT LABELS
HAVE BEEN ADDED

Label these as the tracts that are being included/called out. There is not a graphic provided delineating or showing where the tracts are.



Label also as the tracts that are being included/called out. There is not a graphic provided delineating or showing where the tracts are.

TRACT LABELS
HAVE BEEN ADDED

Scale: 1"= 200'-0"

0 100 200 400

NOT FOR CONSTRUCTION

terracina design
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PROJECT NAME

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

SHEET TITLE

OVERALL PLAN

SHEET NUMBER

LN.2

SHEET 28 OF 51

August 31, 2022

P:\OAKWOOD MASTER FOLDER\KINGS POINT\SP WEST\CAD\SUBMITTALS\SHEETS\LANDSCAPE PLANS.DWG
8/31/2022 2:21 PM
LAUREN CISCO

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.

MATURE HEIGHTS HAVE BEEN VERIFIED & ADJUSTED WHERE NECESSARY

verify all mature plant height within in all intersection triangles meet COA 4.04.2.10 height requirements. Several plants identified may exceed height requirements

LEGEND

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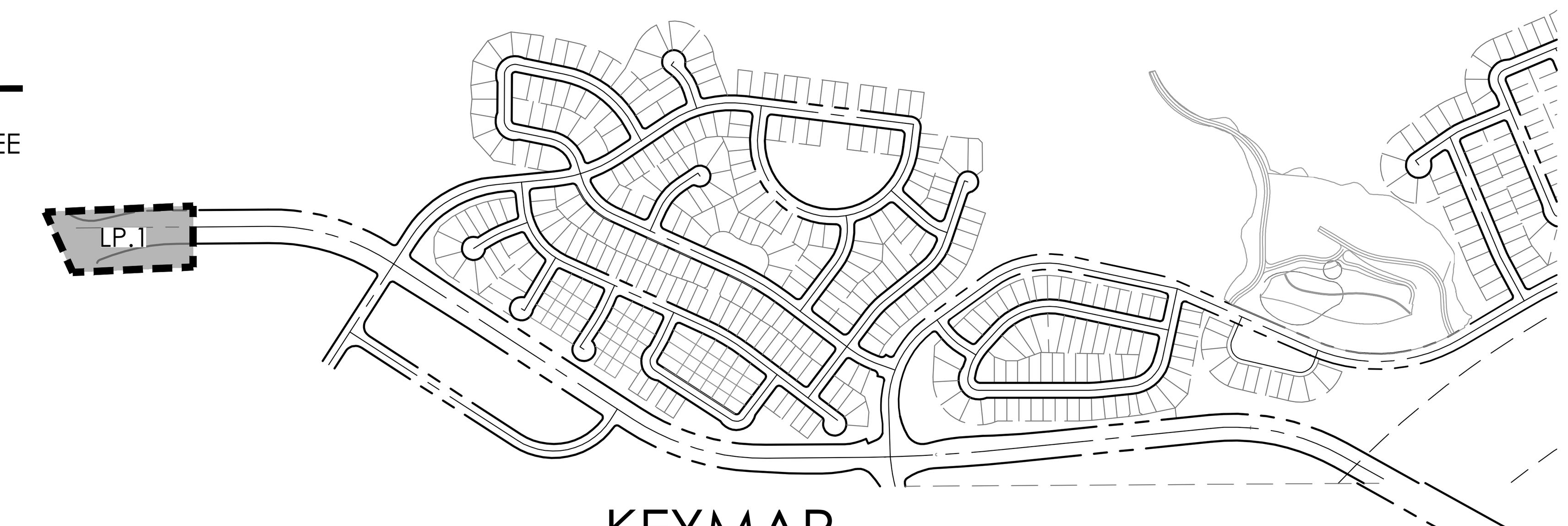
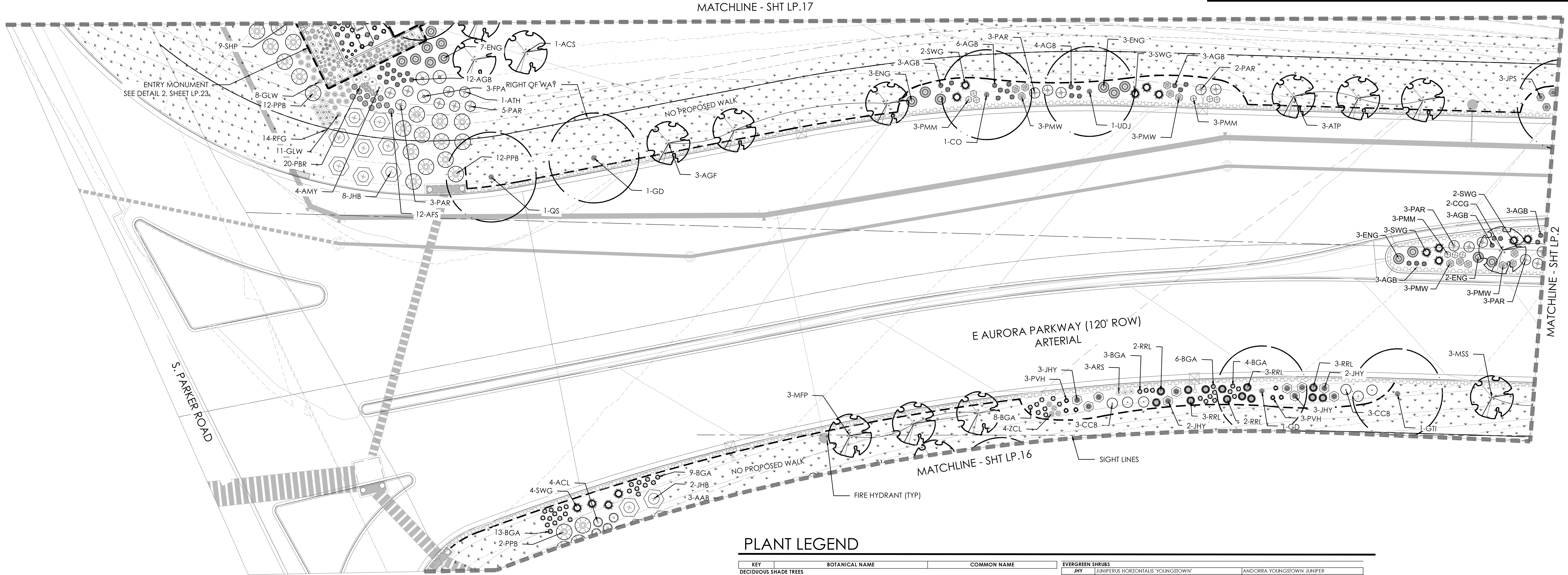
- LIGHT POLE
- FIRE HYDRANT



KEYMAP



PLANT LEGEND

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GTI	GLEDITSIA TRIACANTHOS INERMIS 'IMPERIAL'	HONEYLOCUST, IMPERIAL
GTS	GLEDITSIA TRIACANTHOS INERMIS 'SKYLINE'	HONEYLOCUST, SKYLINE
QM	QUERCUS MACROCARPA	OAK, BUR
QMC	QUERCUS MUEHLENBERGII	OAK, CHINKAPIN
QS	QUERCUS 'SHUMMARDI'	OAK, SCHUMMARD
SJP	SOPHORA JAPONICA	JAPANESE PAGODA TREE
UDJ	ULMUS DAVIDIANA JAPONICA 'DISCOVERY'	DISCOVERY ELM
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
CCG	CRATAEGUS CRUS-GALLI INERMIS	HAWTHORN, COCKSPUR THORNLESS
MIM	MALUS 'INDIAN MAGIC'	CRABAPPLE, INDIAN MAGIC
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MRJ	MALUS X RED JEWEL	CRABAPPLE, RED JEWEL
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PSP	PRUNUS SUCKER PUNCH	SUCKER PUNCH CHOCKECHERRY
SYR	SYRINGA RETICULATA	JAPANESE LILAC
EVERGREEN TREE		
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PH	PINUS HELDREICHII (LEUCODERMIS)	PINE, BOSNIAN
PN	PINUS NIGRA	PINE, AUSTRIAN
PP	PINUS PONDEROSA	PINE, PONDEROSA

EVERGREEN SHRUBS		
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JPS	JUNIPERUS X PFITZERIANA 'SAYBROOK GOLD'	SAYBROOK JUNIPER
PMW	PINUS MUGO 'WHITE BUD'	PINE, WHITE BUD MUGO
PMM	PINUS MUGO 'MOPS'	PINE, DWARF MUGO
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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
RTT	RHUS TRILOBATA	SUMAC, THREE LEAF
SAB	SHEPHERDIA ARGENTEA	BUFFALOBERRY, SILVER
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AJC	AMSONIA JONESII	COLORADO DESERT BLUE STAR
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OSR	OENOTHERA SPECIOSA 'ROSEA'	EVENING PRIMROSE, NEW MEXICO
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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 DROPSEED GRASS
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*WATER USE TABLE BASED OFF OF CSU FRONT RANGE TREE RECOMMENDATION LIST & CITY OF AURORA XERISCAPE AND NO-WATER PLANT LIST.

The legend is good to have on each sheet, but this is too small to read. Increase in size - each sheet.

LEGEND SIZE HAS BEEN INCREASED WHERE POSSIBLE

Scale: 1"= 20'-0"

0 10 20 40

NOT FOR CONSTRUCTION

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

PROJECT NAME

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

SHEET TITLE

LANDSCAPE PLAN

SHEET NUMBER

LP.1

SHEET 29 OF 51

August 31, 2022

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LAUREN CISCO

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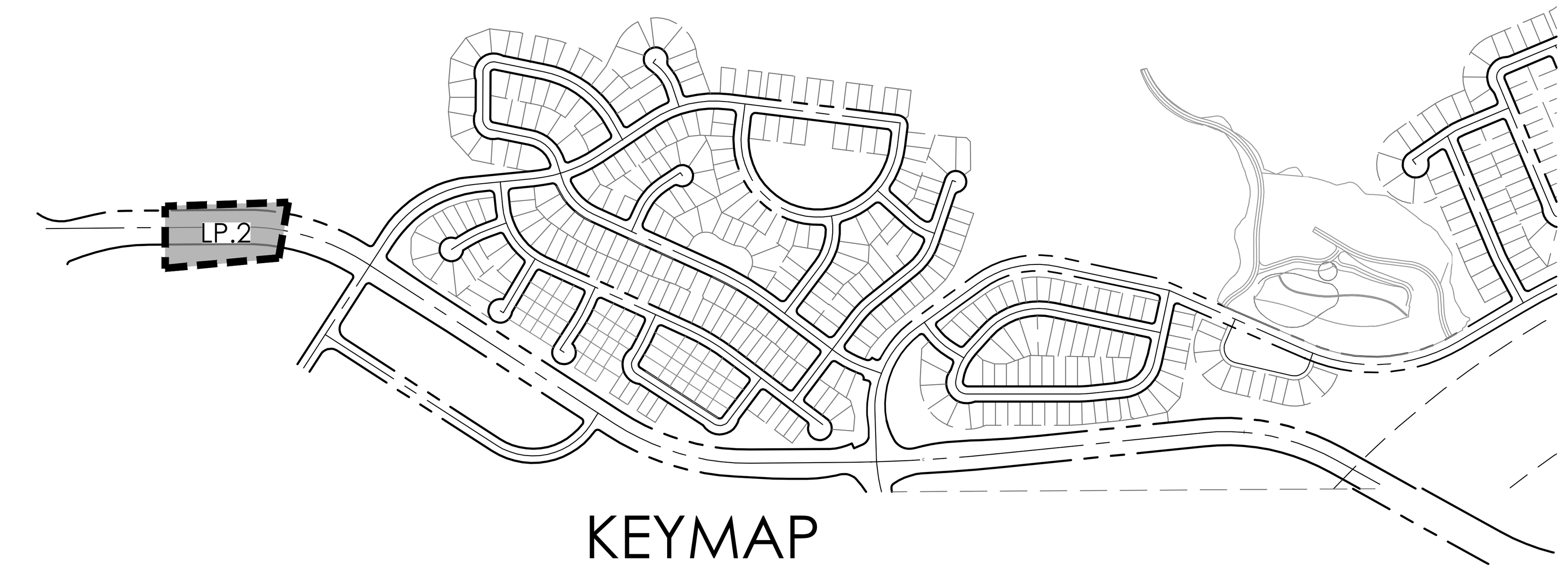

LEGEND

DECIDUOUS SHADE TREE

DECIDUOUS ORNAMENTAL TREE

SHRUBS

LOW GROW NATIVE SEED MIX

NATIVE SEED MIX

CONCRETE, SEE CIVIL

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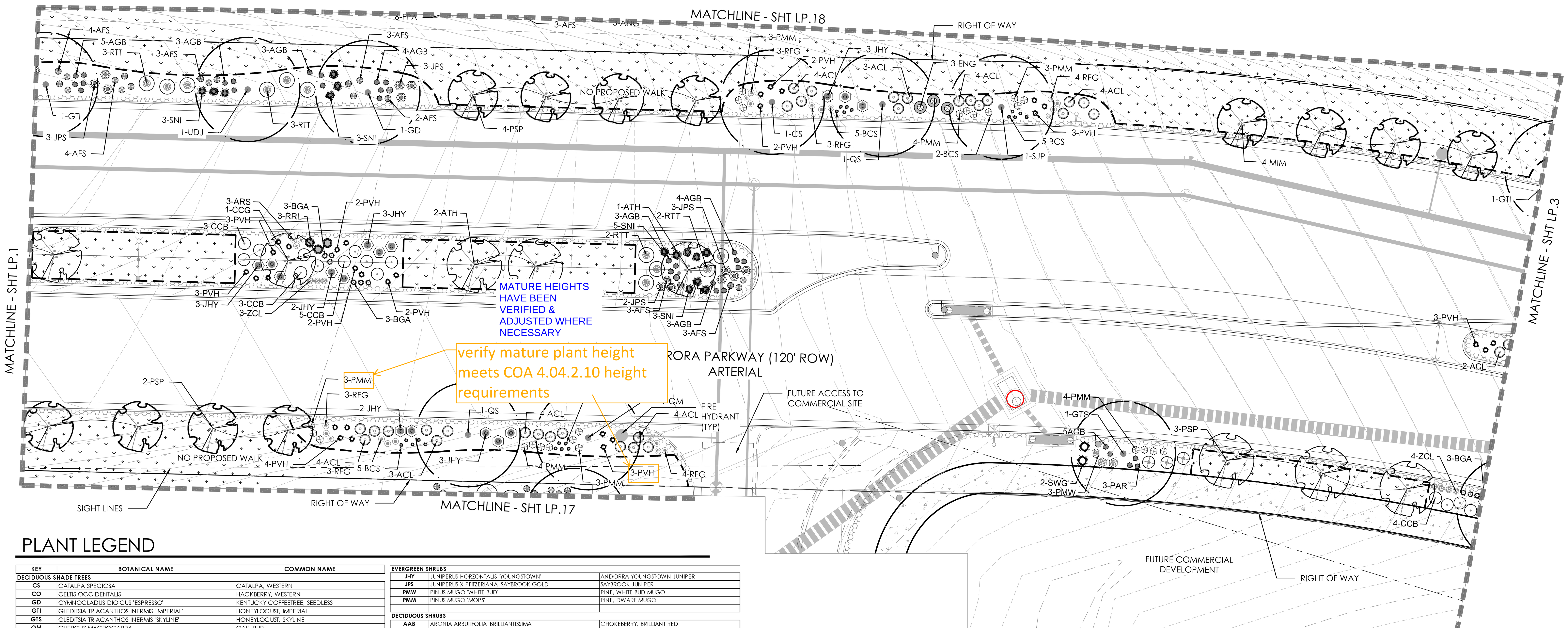

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8/31/2022 2:30 PM
LAUREN CISCO

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

PROJECT NAME

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

SHEET TITLE

NOT FOR CONSTRUCTION

LANDSCAPE PLAN

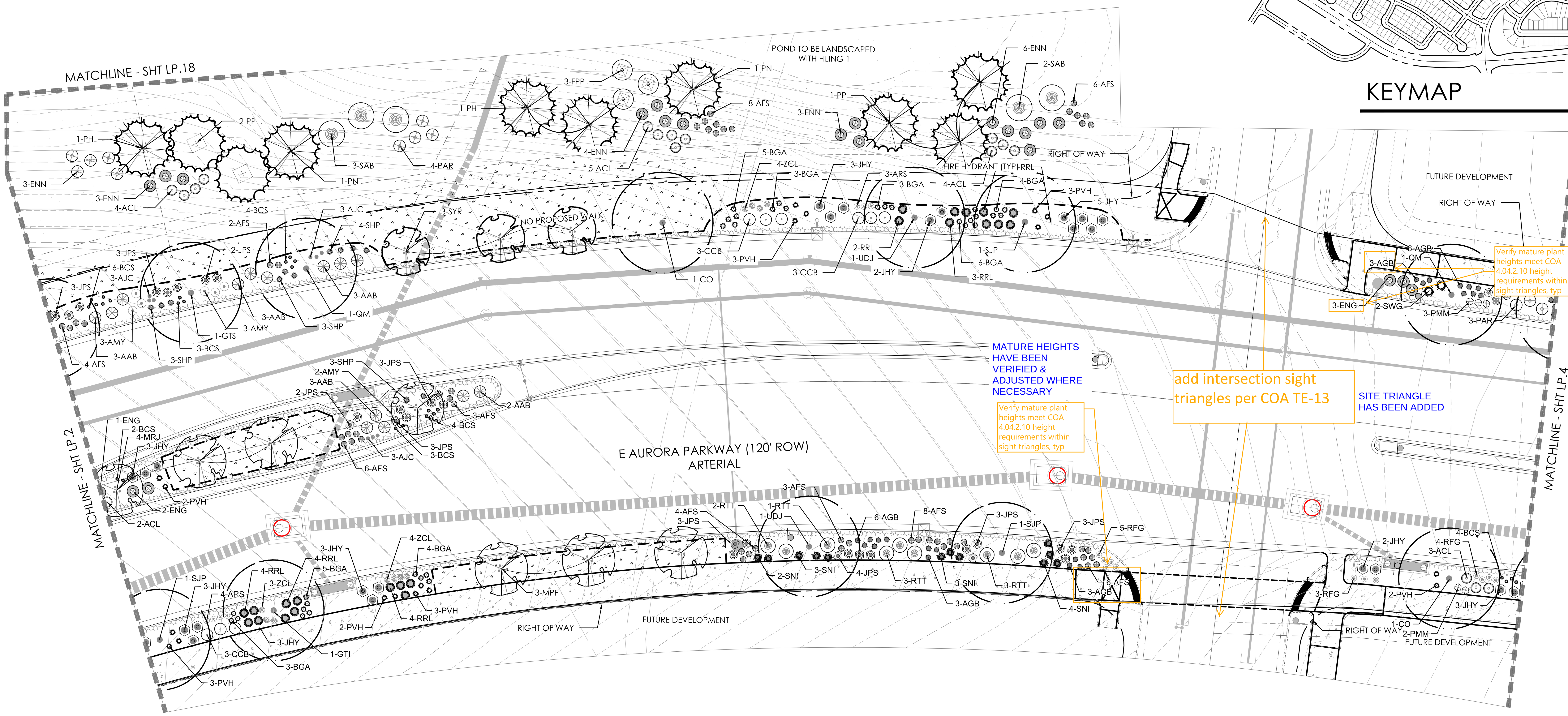
SHEET NUMBER

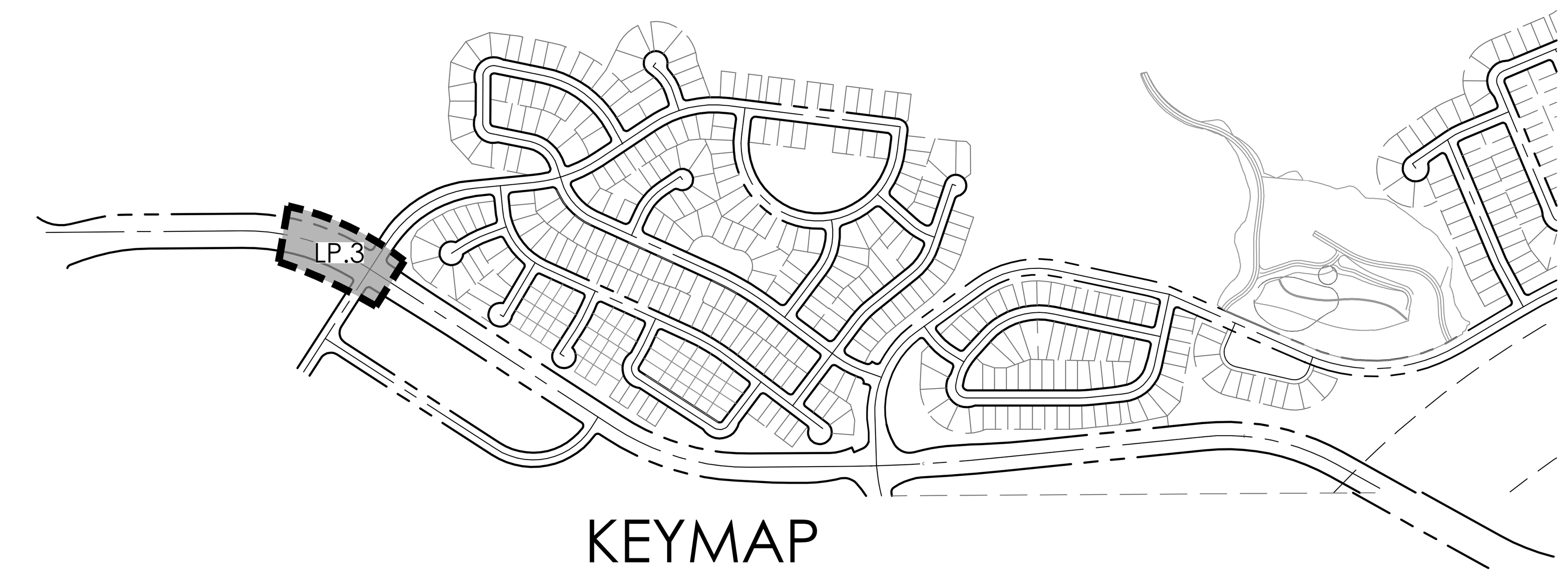
LP.2

SHEET 30 OF 51

August 31, 2022

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.





PLANT LEGEND

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PFP	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	SIDEOATS 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 DROPSEED GRASS
SWG	SPOROBOLUS WRIGHTII	GIANT SACATON GRASS

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

LEGEND

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

Scale: 1"= 20'-0"
0 10 20 40

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

PROJECT NAME

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

NOT FOR CONSTRUCTION

SHEET TITLE

LANDSCAPE PLAN

SHEET NUMBER

LP.3

SHEET 31 OF 51

August 31, 2022

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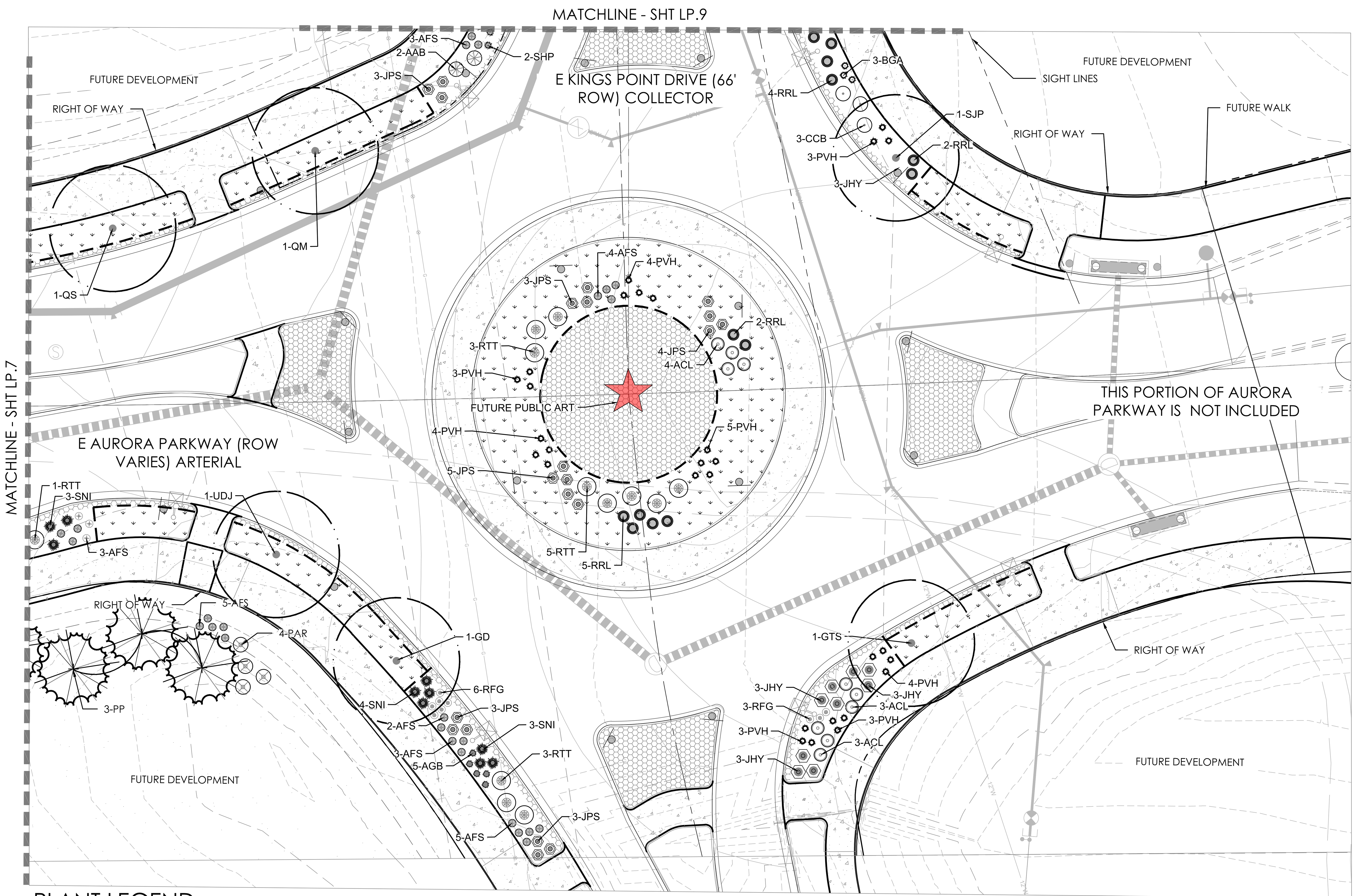
LAUREN CISCO

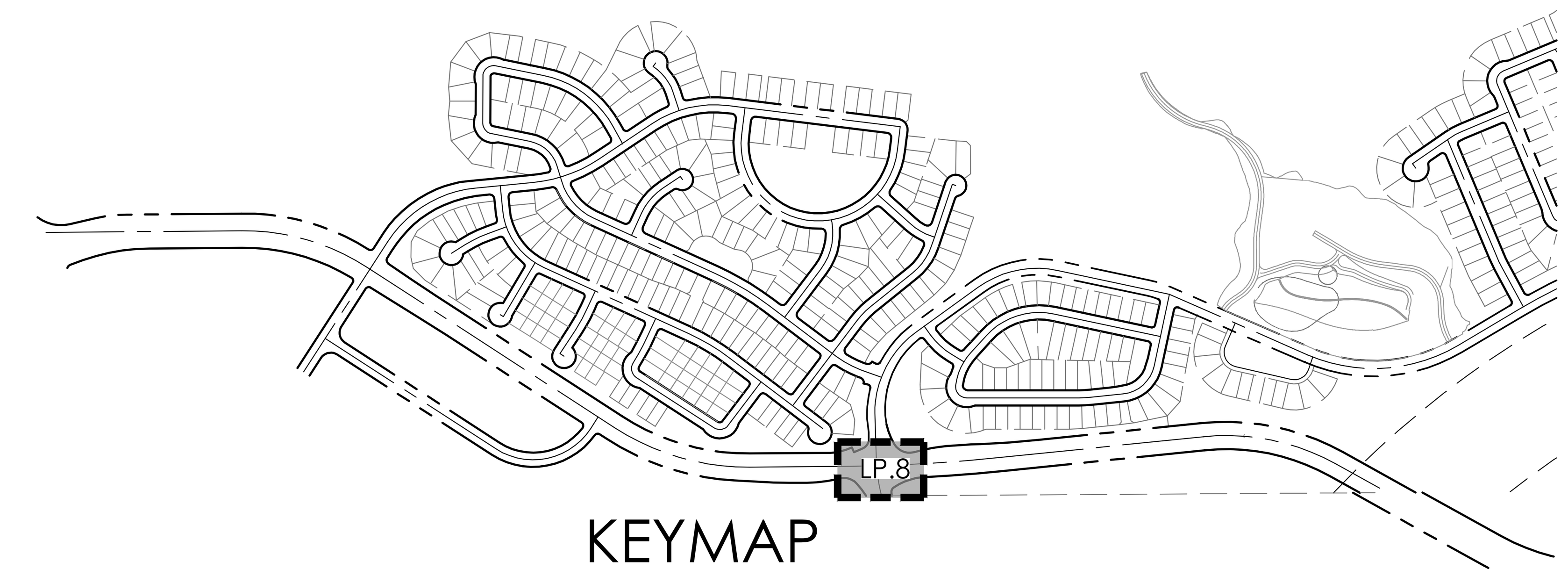
NOTES:

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.



SITE TRIANGLES HAVE BEEN ADDED

add sight triangles to all roundabout approaches



KEYMAP

LEGEND

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

PLANT LEGEND

KEY	BOTANICAL NAME	COMMON NAME
DECIDUOUS SHADE TREES		
CS	CATALPA SPECIOSA	CATALPA, WESTERN
CO	CELTIS OCCIDENTALIS	HACKBERRY, WESTERN
GD	GYMNOCLADUS DIOICUS 'ESPRESSO'	KENTUCKY COFFEETREE, SEEDLESS
GTI	GLEDITSIA TRIACANTHOS INERMIS 'IMPERIAL'	HONEYLOCUST, IMPERIAL
GTS	GLEDITSIA TRIACANTHOS INERMIS 'SKYLINE'	HONEYLOCUST, SKYLINE
QM	QUERCUS MACROCARPA	OAK, BUR
QMC	QUERCUS MUEHLENBERGII	OAK, CHINKAPIN
QS	QUERCUS 'SHUMMARDI'	OAK, SCHUMMARD
SJP	SOPHORA JAPONICA	JAPANESE PAGODA TREE
UDJ	ULMUS DAVIDIANA JAPONICA 'DISCOVERY'	DISCOVERY ELM
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
CCG	CRATAEGUS CRUS-GALLI INERMIS	HAWTHORN, COCKSPUR THORNLESS
MIM	MALUS 'INDIAN MAGIC'	CRABAPPLE, INDIAN MAGIC
MPF	MALUS 'PRAIRIE FIRE'	CRABAPPLE, PRAIRIE FIRE
MRJ	MALUS X RED JEWEL	CRABAPPLE, RED JEWEL
MSS	MALUS 'SPRING SNOW'	CRABAPPLE, SPRING SNOW
PSP	PRUNUS SUCKER PUNCH	SUCKER PUNCH CHOCKECHERRY
SYR	SYRINGA RETICULATA	JAPANESE LILAC
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PH	PINUS HELDREICHII (LEUCODERMIS)	PINE, BOSNIAN
PN	PINUS NIGRA	PINE, AUSTRIAN
PP	PINUS PONDEROSA	PINE, PONDEROSA

EVERGREEN SHRUBS		
JHY	JUNIPERUS HORZONTALIS 'YOUNGSTOWN'	ANDORRA YOUNGSTOWN JUNIPER
JPS	JUNIPERUS X PFITZERIANA 'SAYBROOK GOLD'	SAYBROOK JUNIPER
PMW	PINUS MUGO 'WHITE BUD'	PINE, WHITE BUD MUGO
PMM	PINUS MUGO 'MOPS'	PINE, DWARF MUGO
DECIDUOUS SHRUBS		
AAB	ARONIA ARBUTIFOLIA 'BRILLIANTISSIMA'	CHOKEBERRY, BRILLIANT RED
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FPP	FORESTIERA PUBESCENS VAR. PUBESCENS	PIVET, NEW MEXICO
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RRL	RIBES RUBRUM 'RED LAKE'	RED LAKE CURRANT
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SAB	SHEPHERDIA ARGENTEA	BUFFALOBERRY, SILVER
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AMY	ACHILLEA MILLEFOLIUM 'MOONSHINE'	YARROW, MOONSHINE
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AJC	AMSONIA JONESII	COLORADO DESERT BLUE STAR
ARD	AGASTACHE CANA 'DOUBLE BUBBLEMINT'	HYSSOP, DOUBLE BUBBLEMINT
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GLW	GAURA LINDHEIMERI	WHIRLING BUTTERLIES
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8/31/2022 2:33 PM
LAUREN CISCO

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

PROJECT NAME

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

SHEET TITLE

NOT FOR CONSTRUCTION

LANDSCAPE PLANS

SHEET NUMBER

LP.8

SHEET 36 OF 51

August 31, 2022

NOTES:
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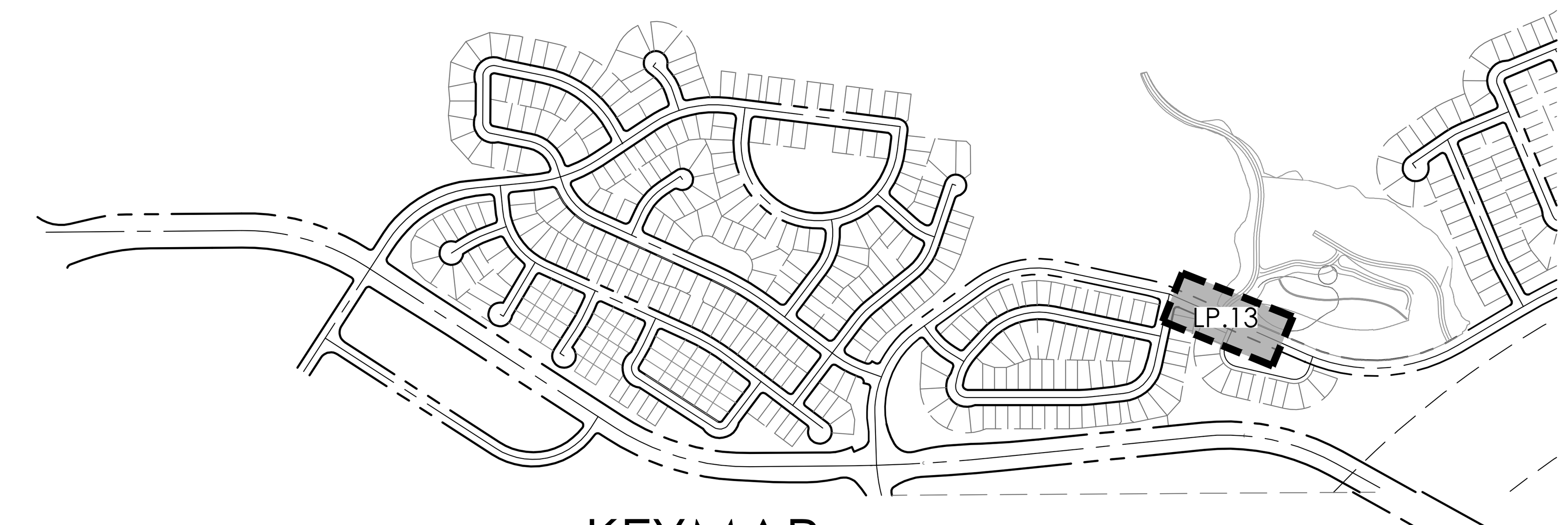
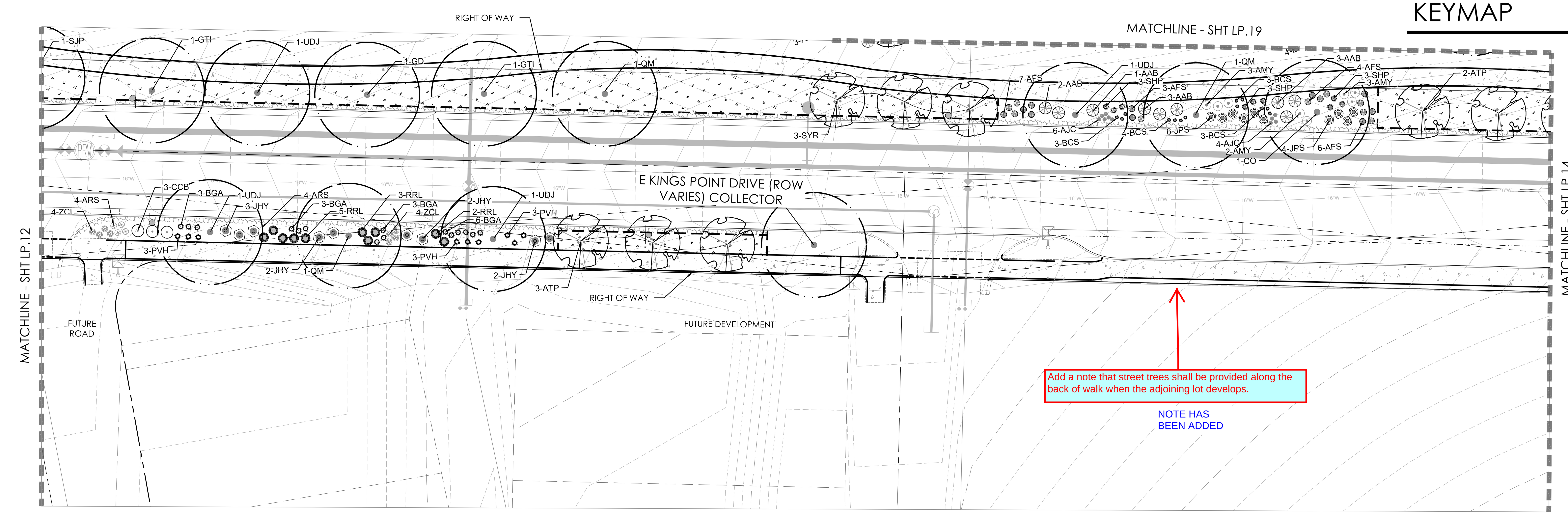


KEYMAP



LEGEND

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Scale: 1"= 20'-0"

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NOT FOR CONSTRUCTION

terracina design
10200 E. Girard Ave. A-314
Denver, CO 80231
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PROJECT NAME

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

SHEET TITLE

LANDSCAPE PLAN

SHEET NUMBER

LP.13

SHEET 41OF 51

August 31, 2022

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LAUREN CISCO

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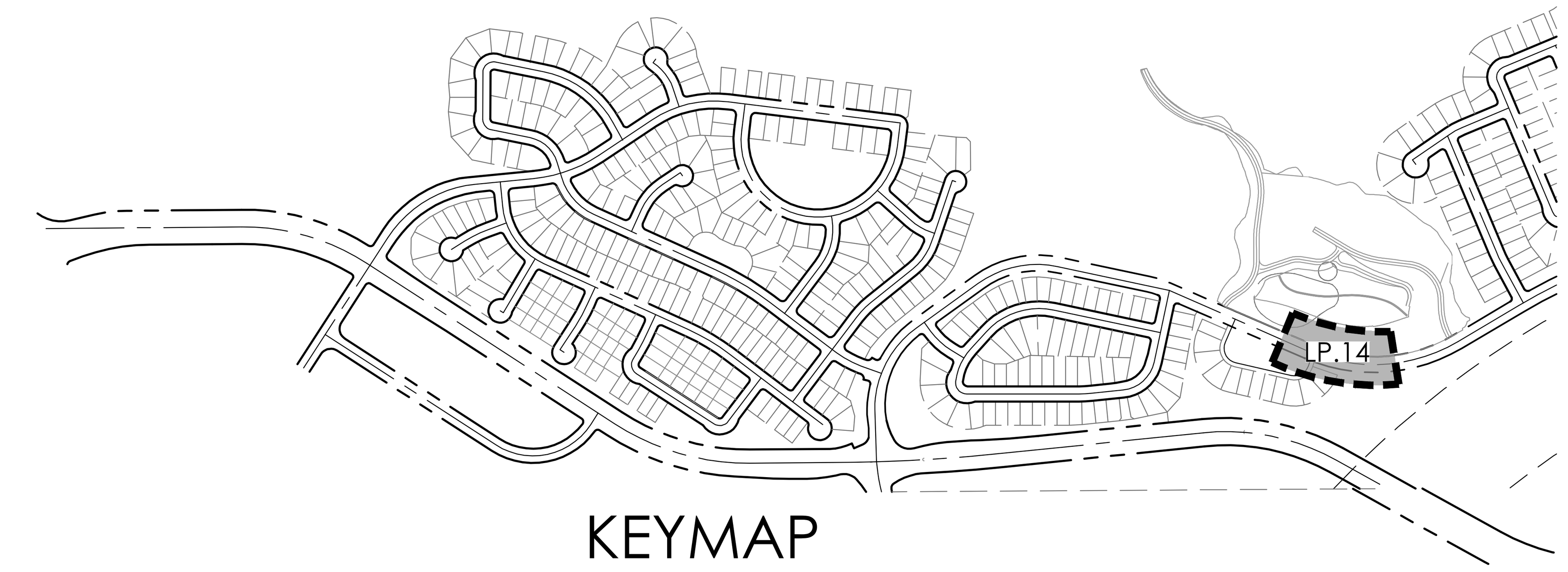

KEYMAP

LEGEND

- DECIDUOUS SHADE TREE
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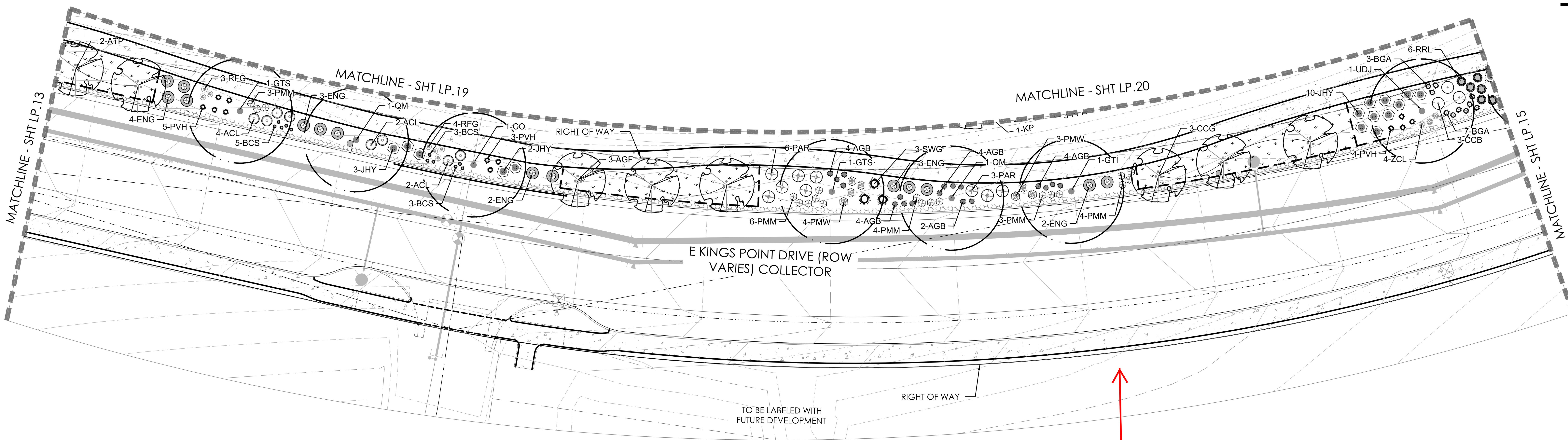

Add a note that street trees shall be provided along the back of walk when the adjoining lot develops.

NOTE HAS BEEN ADDED

PLANT LEGEND

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DECIDUOUS SHADE TREES		
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SWG	SPOROBOLUS WRIGHTII	GIANT SACATON GRASS

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

Scale: 1"= 20'-0"

0 10 20 40

P:\OAKWOOD MASTER FOLDER\KINGS POINT\SP WEST\CAD\SUBMITTALS\SHEETS\LANDSCAPE PLANS.DWG
8/31/2022 2:35 PM
LAUREN CISCO

NOT FOR CONSTRUCTION

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

PROJECT NAME

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

SHEET TITLE

LANDSCAPE PLAN

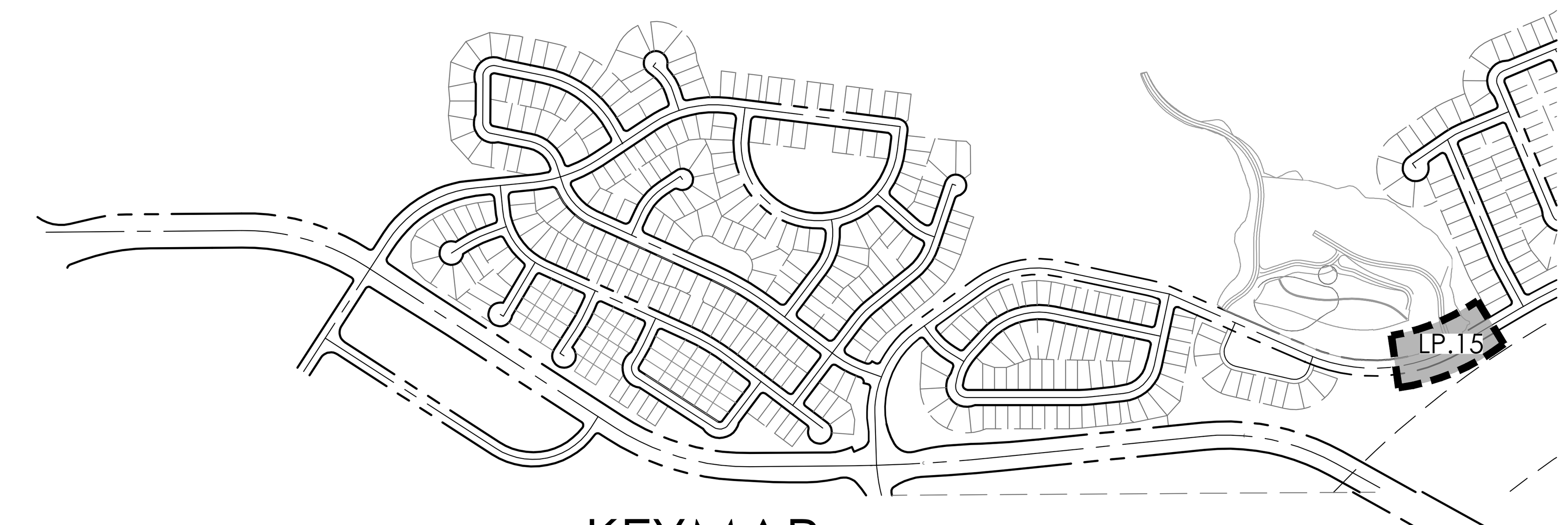
SHEET NUMBER

LP.14

August 31, 2022

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.



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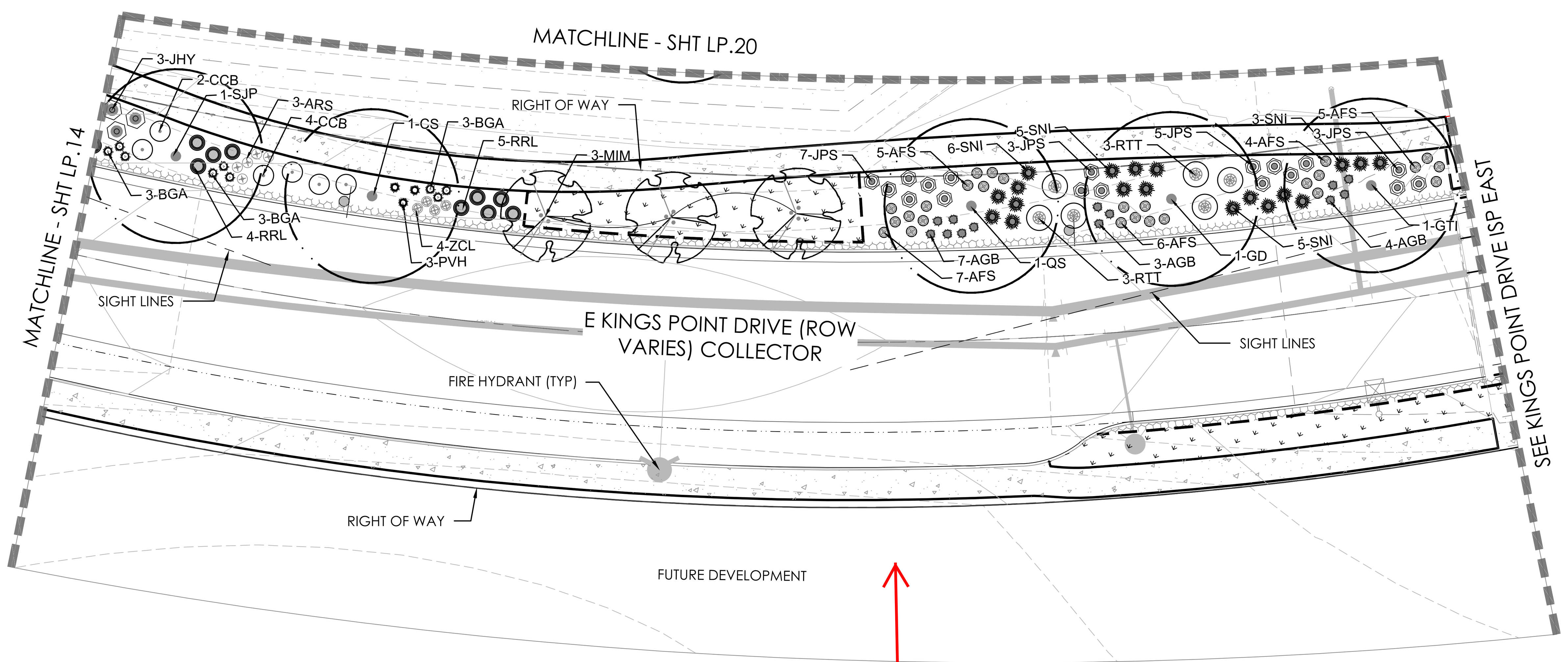

Add a note that street trees shall be provided along the back of walk when the adjoining lot develops.

NOTE HAS BEEN ADDED

LEGEND

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

PLANT LEGEND

KEY	BOTANICAL NAME	COMMON NAME
DECIDUOUS SHADE TREES		
CS	CATALPA SPECIOSA	CATALPA, WESTERN
CO	CELTIS OCCIDENTALIS	HACKBERRY, WESTERN
GD	GYMNOCLADUS DIOICUS 'ESPRESSO'	KENTUCKY COFFEETREE, SEEDLESS
GTI	GLEDITSIA TRIACANTHOS INERMIS 'IMPERIAL'	HONEYLOCUST, IMPERIAL
GTS	GLEDITSIA TRIACANTHOS INERMIS 'SKYLINE'	HONEYLOCUST, SKYLINE
QM	QUERCUS MACROCARPA	OAK, BUR
QMC	QUERCUS MUEHLENBERGII	OAK, CHINKAPIN
QS	QUERCUS 'SHUMMARDI'	OAK, SCHUMMARD
SJP	SOPHORA JAPONICA	JAPANESE PAGODA TREE
UDJ	ULMUS DAVIDIANA JAPONICA 'DISCOVERY'	DISCOVERY ELM
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
CCG	CRATAEGUS CRUS-GALLI INERMIS	HAWTHORN, COCKSPUR THORNLESS
MIM	MALUS 'INDIAN MAGIC'	CRABAPPLE, INDIAN MAGIC
MPF	MALUS 'PRAIRIE FIRE'	CRABAPPLE, PRAIRIE FIRE
MRJ	MALUS X RED JEWEL	CRABAPPLE, RED JEWEL
MSS	MALUS 'SPRING SNOW'	CRABAPPLE, SPRING SNOW
PSP	PRUNUS SUCKER PUNCH	SUCKER PUNCH CHOCKECHERRY
SYR	SYRINGA RETICULATA	JAPANESE LILAC
EVERGREEN TREE		
PE	PINUS EDULIS	PINE, PINON
PH	PINUS HELDREICHII (LEUCODERMIS)	PINE, BOSNIAN
PN	PINUS NIGRA	PINE, AUSTRIAN
PP	PINUS PONDEROSA	PINE, PONDEROSA

EVERGREEN SHRUBS		
JHY	JUNIPERUS HORZONTALIS 'YOUNGSTOWN'	ANDORRA YOUNGSTOWN JUNIPER
JPS	JUNIPERUS X PFITZERIANA 'SAYBROOK GOLD'	SAYBROOK JUNIPER
PMW	PINUS MUGO 'WHITE BUD'	PINE, WHITE BUD MUGO
PMM	PINUS MUGO 'MOPS'	PINE, DWARF MUGO
DECIDUOUS SHRUBS		
AAB	ARONIA ARBUTIFOLIA 'BRILLIANTISSIMA'	CHOKEBERRY, BRILLIANT RED
ACL	AMORPHA 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
RTT	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	BERLANDIERA LYRATA	CHOCOLATE FLOWER
GLW	GAURA LINDHEIMERI	WHIRLING BUTTERLIES
OMI	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
PFP	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	SIDEOATS 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 DROPSEED GRASS
SWG	SPOROBOLUS WRIGHTII	GIANT SACATON GRASS

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

Scale: 1"= 20'-0"

0 10 20 40

NOT FOR CONSTRUCTION

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

PROJECT NAME

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

SHEET TITLE

LANDSCAPE PLAN

SHEET NUMBER

LP.15

SHEET 43 OF 51

August 31, 2022

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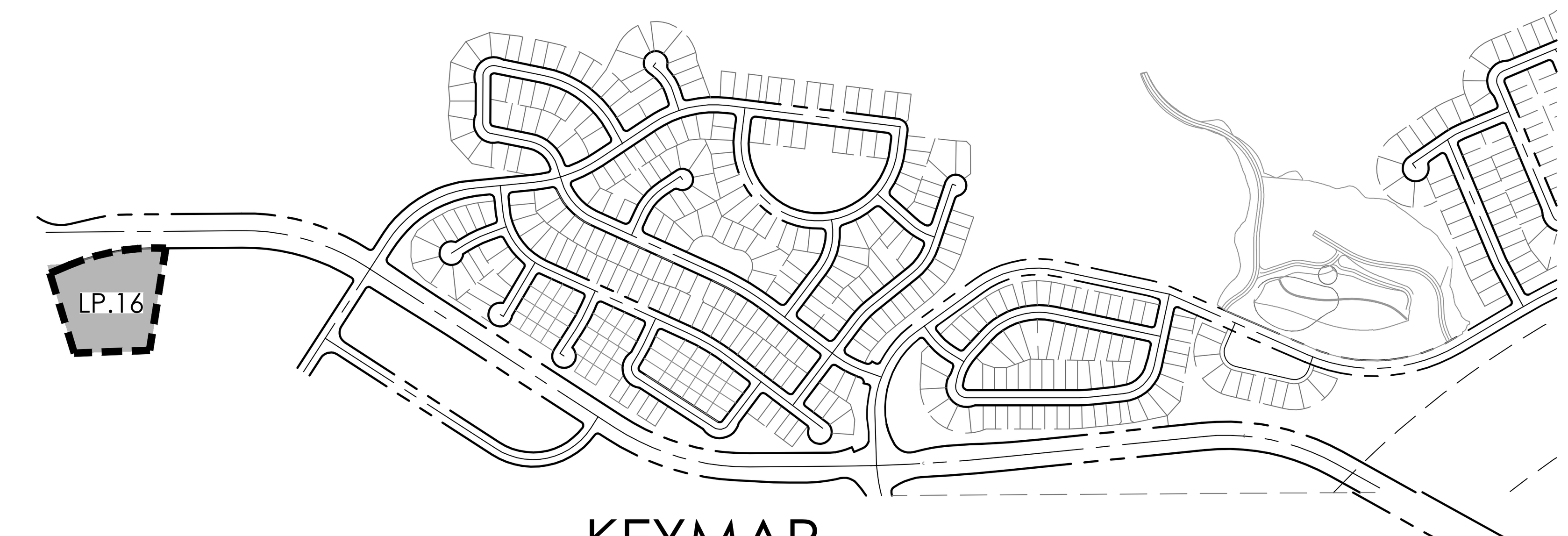
8/31/2022 2:35 PM
LAUREN CISCO

LEGEND

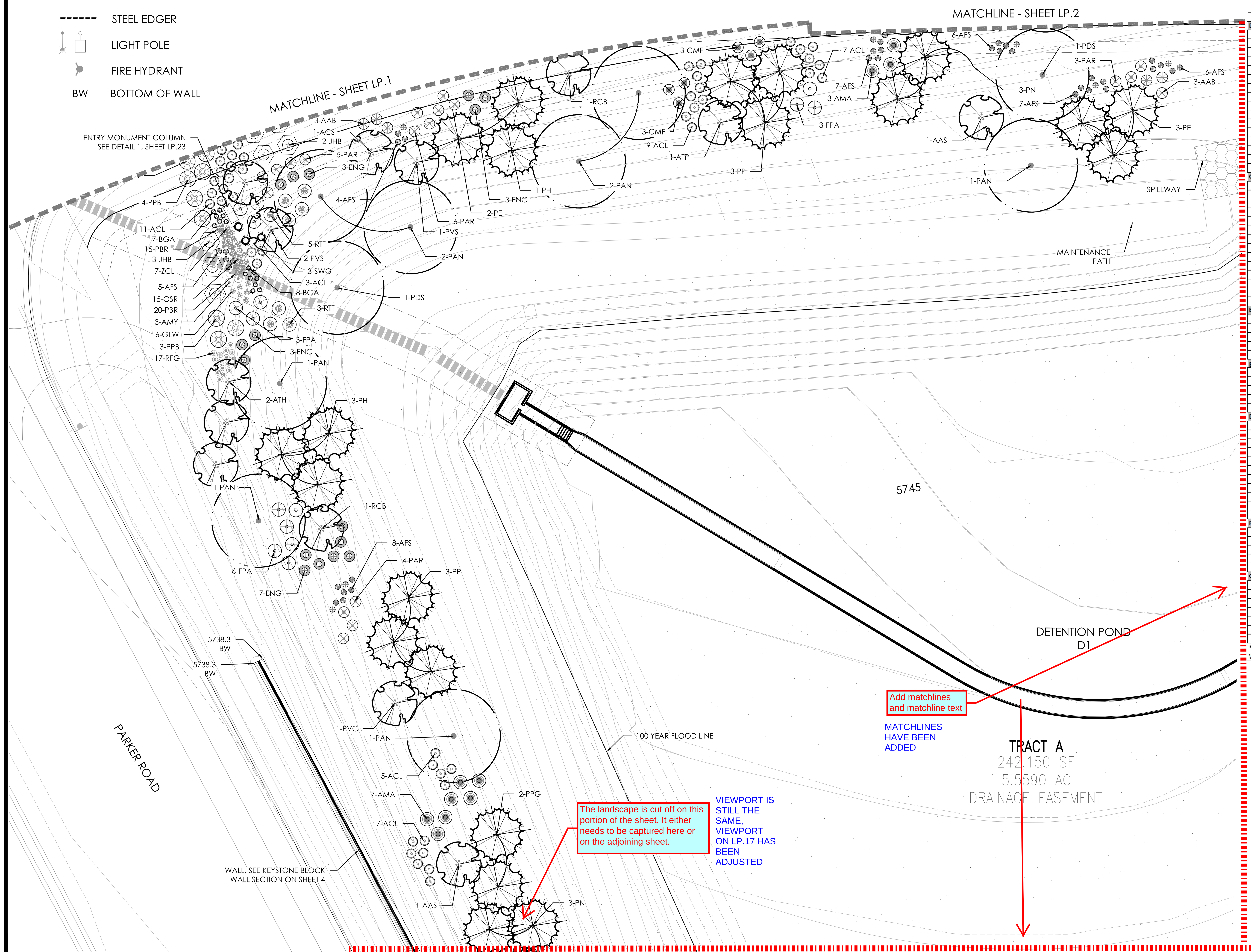
- DECIDUOUS SHADE TREE
- DECIDUOUS ORNAMENTAL TREE
- SHRUBS
- LOW GROW NATIVE SEED MIX
- NATIVE SEED MIX
- CONCRETE, SEE CIVIL
- STAMPED CONCRETE, SEE CIVIL
- ROCK MULCH BAND
- STEEL EDGER
- LIGHT POLE
- FIRE HYDRANT
- BW BOTTOM OF WALL

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.



KEYMAP



PLANT LEGEND

DECIDUOUS SHADE TREES		
CS	CATALPA SPECIOSA	CATALPA, WESTERN
CO	CELTIS OCCIDENTALIS	HACKBERRY, WESTERN
CC	CORYLUS COLURNA	TURKISH FILBERT
GD	GYMNOCLADUS DIOICUS 'ESPRESSO'	KENTUCKY COFFEETREE, SEEDLESS
GTI	GLEDITSIA TRIACANTHOS INERMIS 'IMPERIAL'	HONEYLOCUST, IMPERIAL
GTS	GLEDITSIA TRIACANTHOS INERMIS 'SKYLINE'	HONEYLOCUST, SKYLINE
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 'SHUMMARDI'	OAK, SCHUMMARD
SJP	SOPHORA JAPONICA	JAPANESE PAGODA TREE
UAP	ULMUS AMERCIANA '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 TREES		
PE	PINUS EDULIS	PINE, PINON
PH	PINUS HELDREICHII (LEUCODERMUS)	PINE, BOSNIAN
PNK	PINUS NIGRA	PINE, AUSTRIAN
PP	PINUS PONDEROSA	PINE, PONDEROSA
EVERGREEN SHRUBS		
JCS	JUNIPERUS CHINENSIS 'SPARTAN'	JUNIPER, SPARTAN
JM	JUNIPERUS MEDORA	JUNIPER, MEDORA
PMW	PINUS MUGO 'WHITE BUD'	PINE, WHITE BUD MUGO
PMM	PINUS MUGO 'MOPS'	PINE, DWARF MUGO
DECIDUOUS SHRUBS		
ACL	AMORPHA CANESCENS	LEADPLANT
AAB	ARONIA ARBUTIFOLIA 'BRILLIANTISSIMA'	CHOKEBERRY, BRILLIANT RED
AFS	ARTEMISIA FILIFOLIA	SAGEBRUSH, SAND
CSA	CORNUS SERICEA 'ARTIC FIRE'	DOGWOOD, ARTIC FIRE
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
PAR	PEROVSKIA ATRIPLICIFOLIA	SAGE, RUSSIAN
PERENNIALS		
AMY	ACHILLEA MILLEFOLIUM 'MOONSHINE'	YARROW, MOONSHINE
ARS	AGASTACHE RUPESTRIS	HYSSOP, SUNSET
RFG	RUDBECKIA FULGIDA 'GOLDSTURM'	BLACK-EYED SUSAN
ZCL	ZAUSCHNERIA CALIFORNICA LATIFOLIA	HUMMINGBIRD FLOWER
ORNAMENTAL GRASSES		
AGB	ANDROPOGON GERARDII	BIG BLUESTEM GRASS
BCS	BOUTELOUA CURTIPENDULA	SIDEOATS GRAMA GRASS
BGA	BOUTELOUA GRACILIS 'BLOND AMBITION' PP 22048	BLOND AMBITION GRAMA GRASS
PVH*	PANICUM VIRGATUM SP.	SWITCHGRASS, VARIOUS CULTIVARS
SNI	SORGHASTRUM NUTANS	INDIAN GRASS
SHP	SPOROBOLUS HETEROLEPIS	PRAIRIE DROPSEED GRASS
SWG	SPOROBOLUS WRIGHTII	GIANT SACATON GRASS

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

Scale: 1"= 20'-0"

0 10 20 40

NOT FOR CONSTRUCTION

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

PROJECT NAME

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

SHEET TITLE

LANDSCAPE PLAN

SHEET NUMBER

LP.16

SHEET 44 OF 51

August 31, 2022

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LAUREN CISCO

The landscape is cut off on this portion of the sheet. It either needs to be captured here or on the adjoining sheet.

VIEWPORT HAS BEEN ADJUSTED.

PLANT LEGEND

DECIDUOUS SHADE TREES		
CS	CATALPA SPEC	CATALPA, WESTERN
CO	CELTIS OCCIDENTALIS	HACKBERRY, WESTERN
CC	CORYLUS COLURNA	TURKISH FILBERT
GD	GYMNOCLADUS DIOICUS 'ES	KENTUCKY COFFEETREE, SEEDLESS
GTI	GLEDITSIA TRIACANTHOS INE	HONEYLOCUST, IMPERIAL
GTS	GLEDITSIA TRIACANTHOS INE	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 'SHUMMARDI'	OAK, SCHUMMARD
SJP	SOPHORA JAPONICA	JAPANESE PAGODA TREE
UAP	ULMUS AMERCIANA '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 TREES		
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PP	PINUS PONDEROSA	PINE, PONDEROSA
EVERGREEN SHRUBS		
JCS	JUNIPERUS CHINENSIS 'SPARTAN'	JUNIPER, SPARTAN
JM	JUNIPERUS MEDORA	JUNIPER, MEDORA
PMW	PINUS MUGO 'WHITE BUD'	PINE, WHITE BUD MUGO
PMM	PINUS MUGO 'MOPS'	PINE, DWARF MUGO
DECIDUOUS SHRUBS		
ACL	AMORPHA CANESCENS	LEADPLANT
AAB	ARONIA ARBUTIFOLIA 'BRILLIANTISSIMA'	CHOKEBERRY, BRILLIANT RED
AFS	ARTEMISIA FILIFOLIA	SAGEBRUSH, SAND
CSA	CORNUS SERICEA 'ARTIC FIRE'	DOGWOOD, ARTIC FIRE
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
PAR	PEROVSKIA ATRIPLICIFOLIA	SAGE, RUSSIAN
PERENNIALS		
AMY	ACHILLEA MILLEFOLIUM 'MOONSHINE'	YARROW, MOONSHINE
ARS	AGASTACHE RUPESTRIS	HYSSOP, SUNSET
RFG	RUDBECKIA FULGIDA 'GOLDSTURM'	BLACK-EYED SUSAN
ZCL	ZAUSCHNERIA CALIFORNICA LATIFOLIA	HUMMINGBIRD FLOWER
ORNAMENTAL GRASSES		
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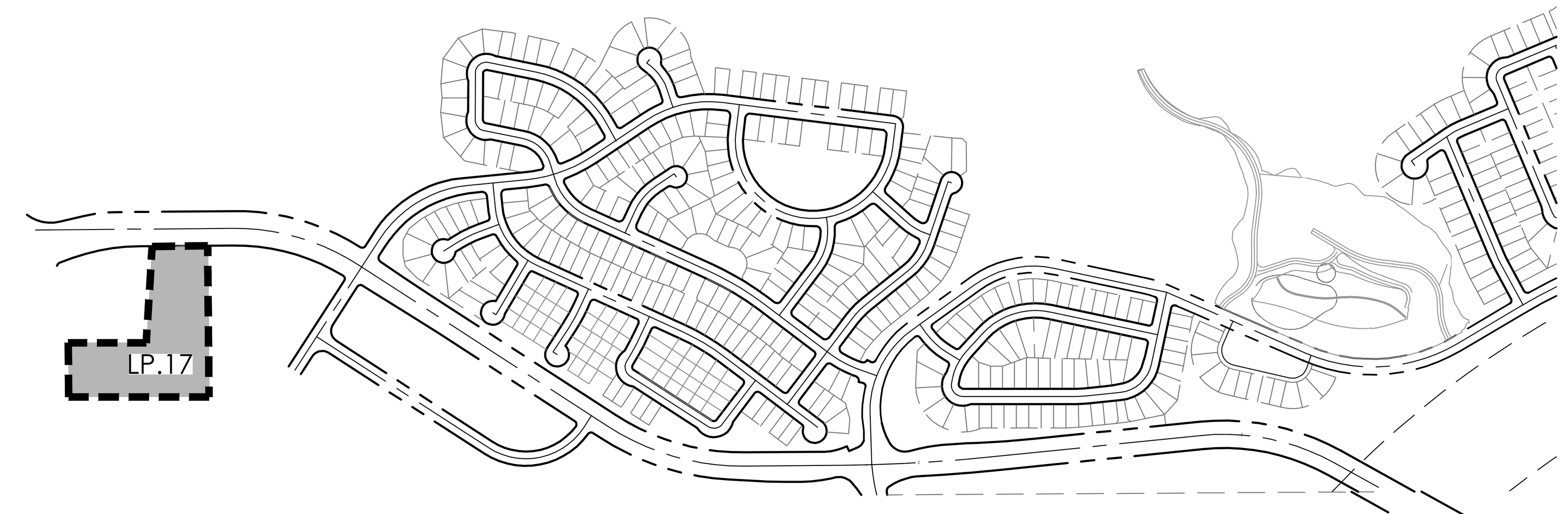
SWG	SPOROBOLUS WRIGHTII	GIANT SACATON GRASS

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



KEYMAP

LEGEND

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

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.

Scale: 1"= 20'-0"

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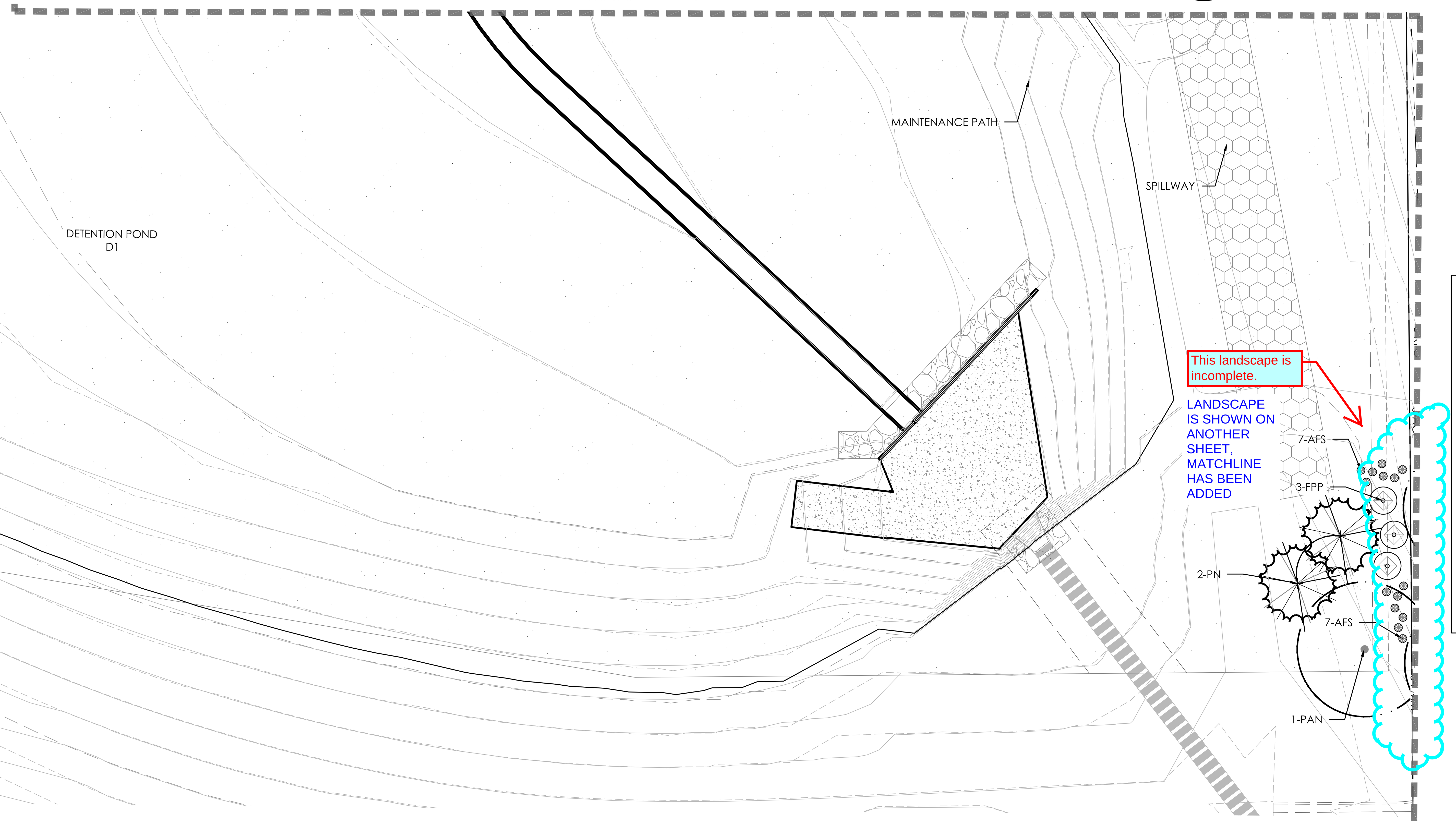

This landscape is incomplete.

LANDSCAPE IS SHOWN ON ANOTHER SHEET, MATCHLINE HAS BEEN ADDED

NOT FOR CONSTRUCTION

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

PROJECT NAME

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

SHEET TITLE

LANDSCAPE PLAN

SHEET NUMBER

LP.17

SHEET 45 OF 51

August 31, 2022

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8/31/2022 2:36 PM
LAUREN CISCO

NOTES:

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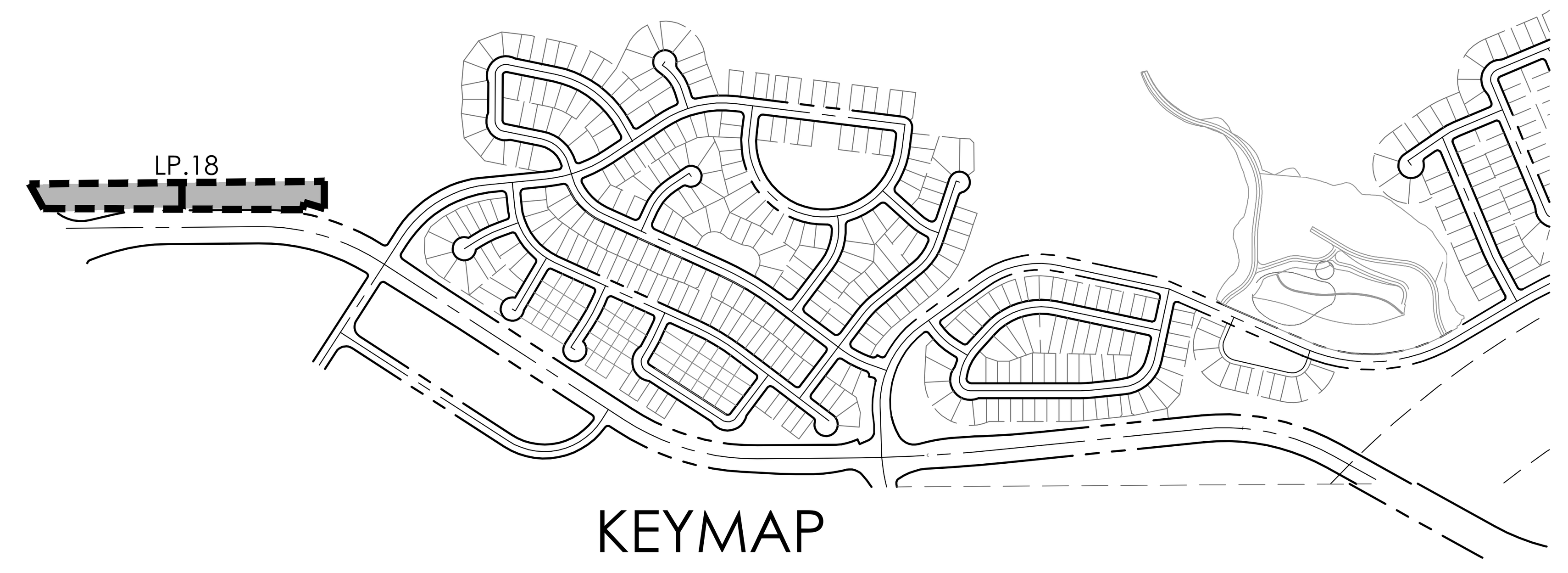
LEGEND

- DECIDUOUS SHADE TREE
- DECIDUOUS ORNAMENTAL TREE
- SHRUBS
- LOW GROW NATIVE SEED MIX
- NATIVE SEED MIX
- CONCRETE, SEE CIVIL
- STAMPED CONCRETE, SEE CIVIL
- COBBLE SPLASH EDGE
- STEEL EDGER
- LIGHT POLE
- FIRE HYDRANT
- 6' PRIVACY FENCE



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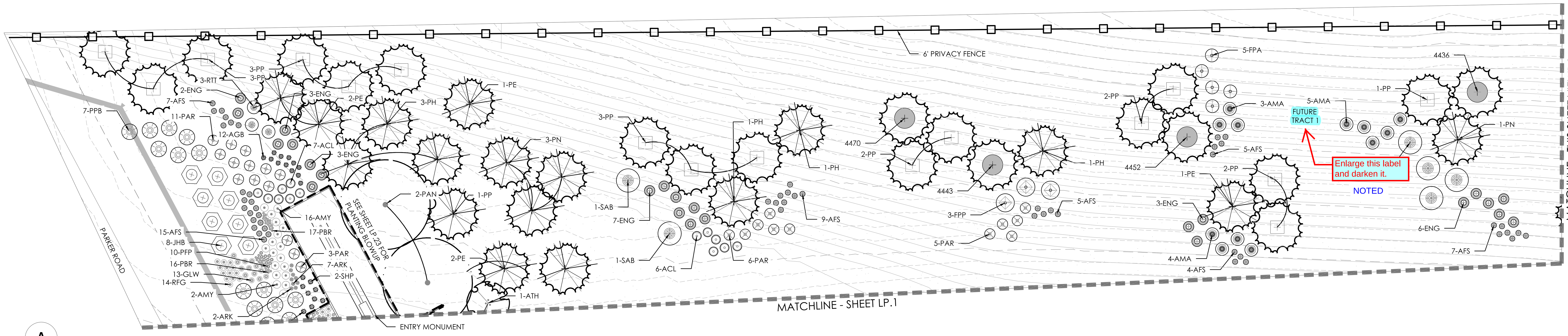
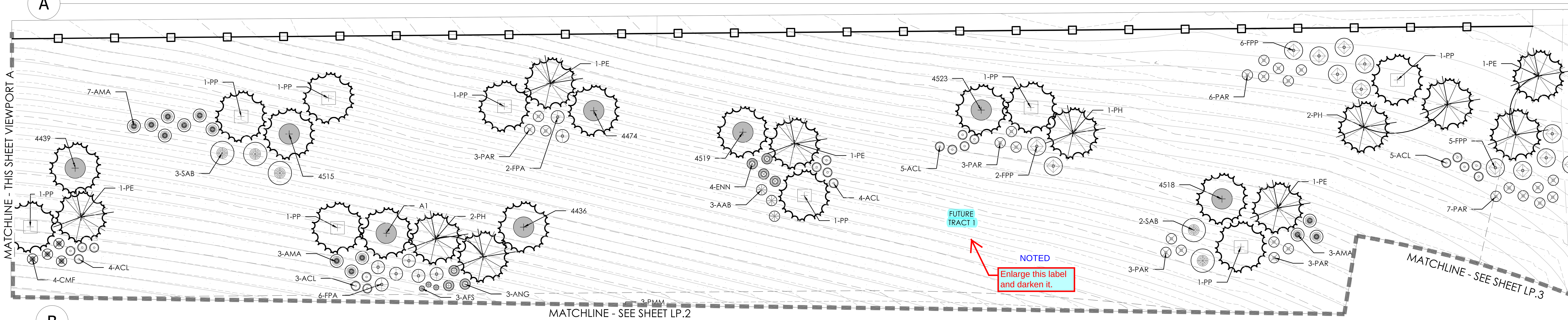


A



B

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 'SHUMMARDI'	OAK, SCHUMMARD
SJP	SOPHORA JAPONICA	JAPANESE PAGODA TREE
UAP	ULMUS AMERCIANA '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 TREES		
PE	PINUS EDULIS	PINE, PINON
PH	PINUS HELDREICHII (LEUCODERMUS)	PINE, BOSNIAN
PN	PINUS NIGRA	PINE, AUSTRIAN
PP	PINUS PONDEROSA	PINE, PONDEROSA
EVERGREEN SHRUBS		
JCS	JUNIPERUS CHINENSIS 'SPARTAN'	JUNIPER, SPARTAN
JHY	JUNIPERUS HORIZONTALIS 'YOUNGSTOWN'	ANDORRA YOUNGSTOWN JUNIPER
JM	JUNIPERUS MEDORA	JUNIPER, MEDORA
JPS	JUIPERUS X PFITZERIANA '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 'BRILLIANTISSIMA'	CHOKEBERRY, BRILLIANT RED
ACL	AMORPHA 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
RTT	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	BERLANDIERA LYRATA	CHOCOLATE FLOWER
GLW	GAURA LINDHEIMERI	WHIRLING BUTTERLIES
OMI	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
PFP	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	SIDEOATS 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 DROPSEED GRASS
SWG	SPOROBOLUS WRIGHTII	GIANT SACATON GRASS

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

Scale: 1"= 20'-0"

0 10 20 40

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

PROJECT NAME

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

SHEET TITLE

NOT FOR CONSTRUCTION

LANDSCAPE PLANS

SHEET NUMBER

LP.18

August 31, 2022

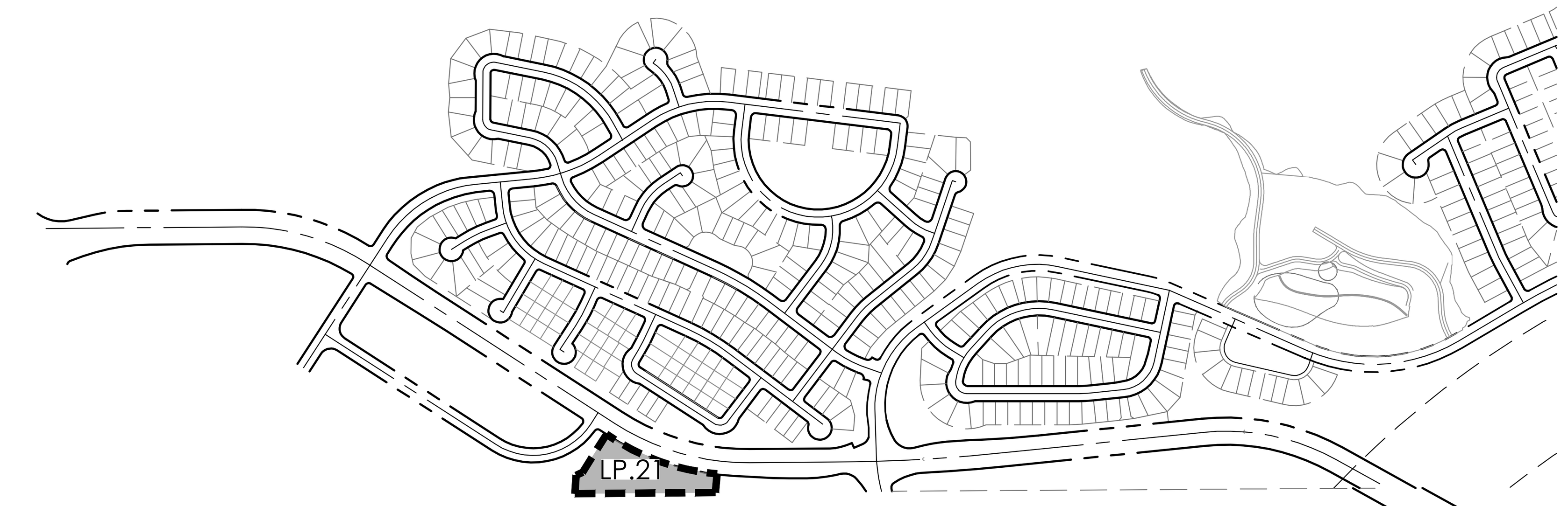
P:\OAKWOOD MASTER FOLDER\KINGS POINT\SP WEST\CAD\SUBMITTALS\SHEETS\LANDSCAPE PLANS.DWG
8/31/2022 2:36 PM
LAUREN CISCO

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.

LEGEND

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



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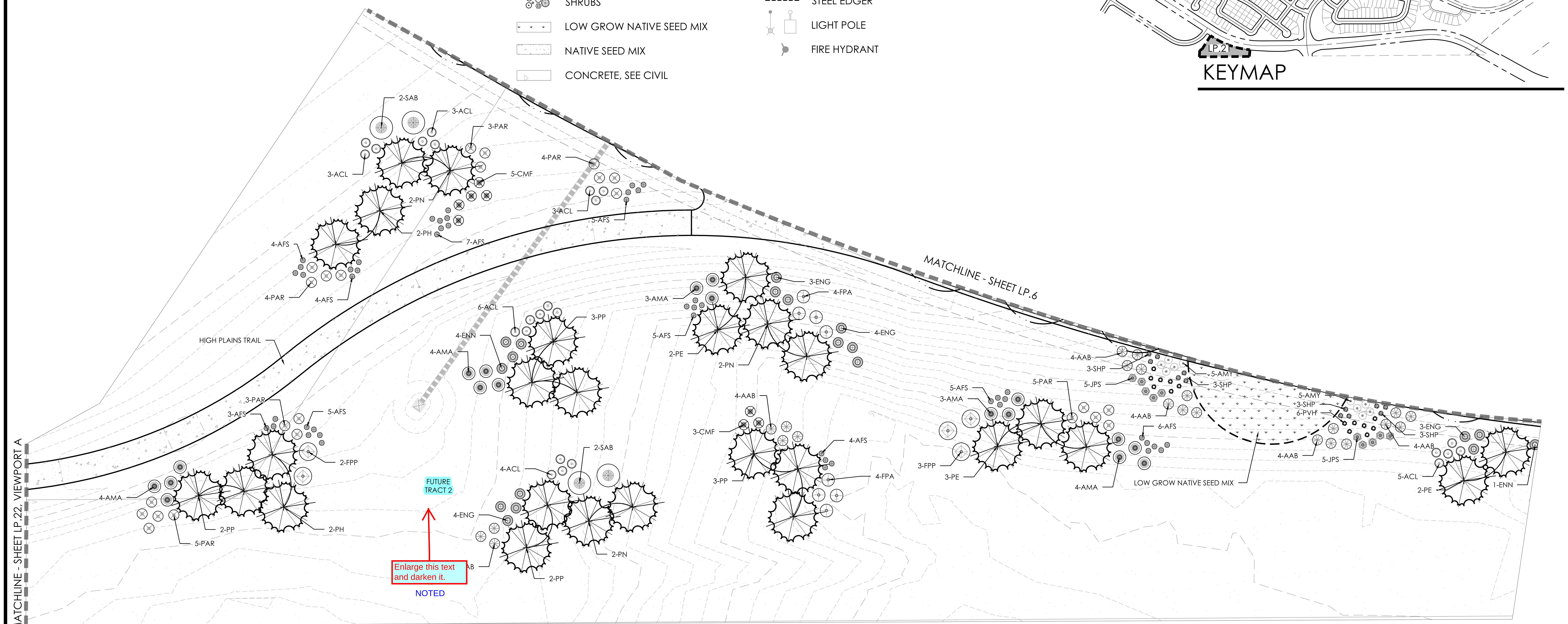

PLANT LEGEND

KEY	BOTANICAL NAME	COMMON NAME
DECIDUOUS SHADE TREES		
CS	CATALPA SPECIOSA	CATALPA, WESTERN
CO	CELTIS OCCIDENTALIS	HACKBERRY, WESTERN
GD	GYMNOCLADUS DIOICUS 'ESPRESSO'	KENTUCKY COFFEETREE, SEEDLESS
GTI	GLEDITSIA TRIACANTHOS INERMIS 'IMPERIAL'	HONEYLOCUST, IMPERIAL
GTS	GLEDITSIA TRIACANTHOS INERMIS 'SKYLINE'	HONEYLOCUST, SKYLINE
QM	QUERCUS MACROCARPA	OAK, BUR
QMC	QUERCUS MUEHLENBERGII	OAK, CHINKAPIN
QS	QUERCUS 'SHUMMARDI'	OAK, SCHUMMARD
SJP	SOPHORA JAPONICA	JAPANESE PAGODA TREE
UDJ	ULMUS DAVIDIANA JAPONICA 'DISCOVERY'	DISCOVERY ELM
ORNAMENTAL TREES		
AAS	AMELANCHIER ALNIFOLIA	SERVICEBERRY, SASKATOON
ACS	AMELANCHIER CANADENSIS	SERVICEBERRY, SHADBLOW
AGF	ACER GINNALA 'FLAME'	MAPLE, FLAME AMUR
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ATP	ACER TATARICUM 'PATTERN PERFECT'	MAPLE, PATTERN PERFECT
CCG	CRATAEGUS CRUS-GALLI INERMIS	HAWTHORN, COCKSPUR THORNLESS
MIM	MALUS 'INDIAN MAGIC'	CRABAPPLE, INDIAN MAGIC
MPF	MALUS 'PRAIRIE FIRE'	CRABAPPLE, PRAIRIE FIRE
MRJ	MALUS X RED JEWEL	CRABAPPLE, RED JEWEL
MSS	MALUS 'SPRING SNOW'	CRABAPPLE, SPRING SNOW
PSP	PRUNUS SUCKER PUNCH	SUCKER PUNCH CHOCKECHERRY
SYR	SYRINGA RETICULATA	JAPANESE LILAC
EVERGREEN TREE		
PE	PINUS EDULIS	PINE, PINON
PH	PINUS HELDREICHII (LEUCODERMIS)	PINE, BOSNIAN
PN	PINUS NIGRA	PINE, AUSTRIAN
PP	PINUS PONDEROSA	PINE, PONDEROSA

EVERGREEN SHRUBS		
JHY	JUNIPERUS HORZONTALIS 'YOUNGSTOWN'	ANDORRA YOUNGSTOWN JUNIPER
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*WATER USE TABLE BASED OFF OF CSU FRONT RANGE TREE RECOMMENDATION LIST & CITY OF AURORA XERISCAPE AND NO-WATER PLANT LIST.

Scale: 1"= 20'-0"

0 10 20 40

NOT FOR CONSTRUCTION

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

PROJECT NAME

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

SHEET TITLE

LANDSCAPE PLANS

SHEET NUMBER

LP.21

SHEET 49 OF 51

August 31, 2022

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LAUREN CISCO

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LEGEND

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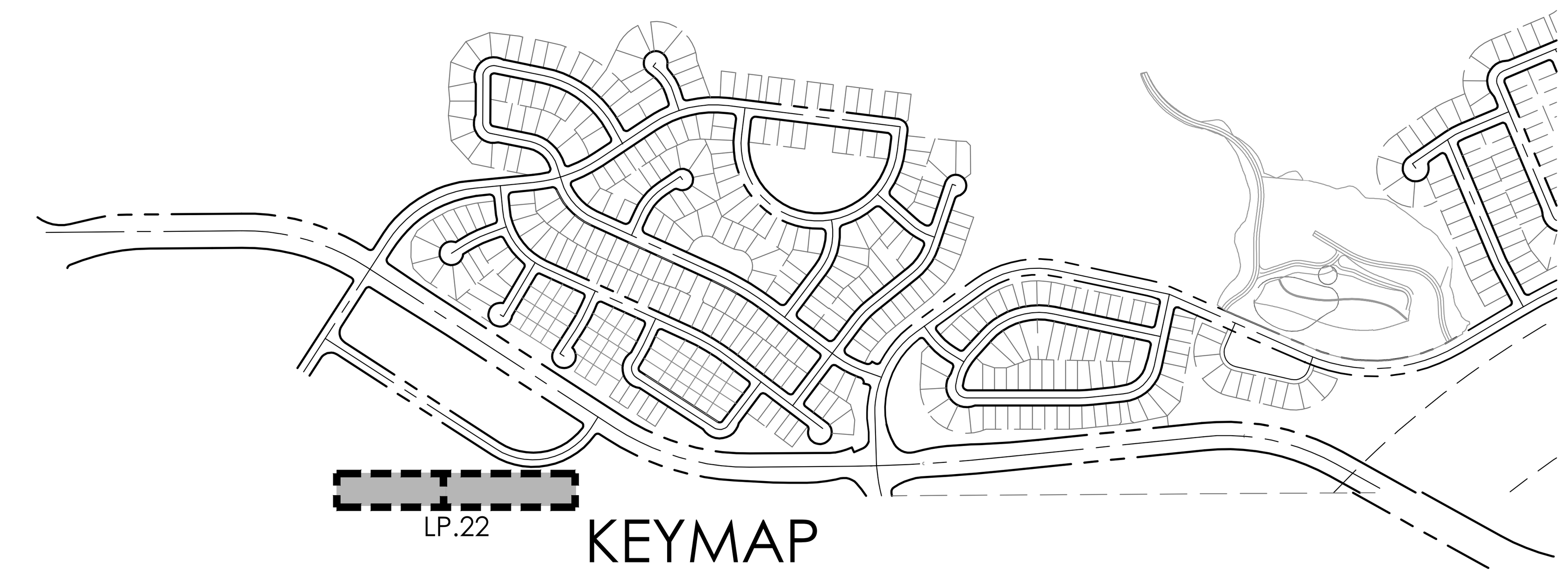

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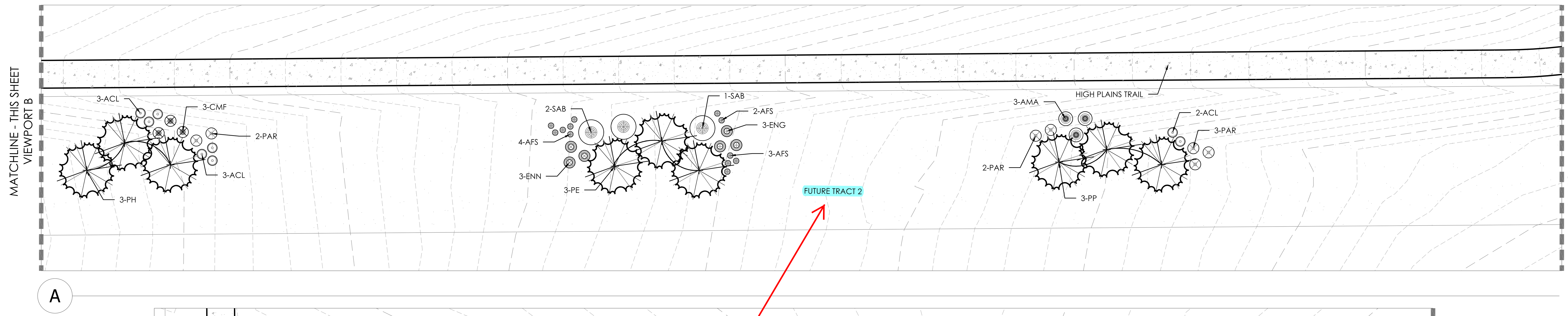

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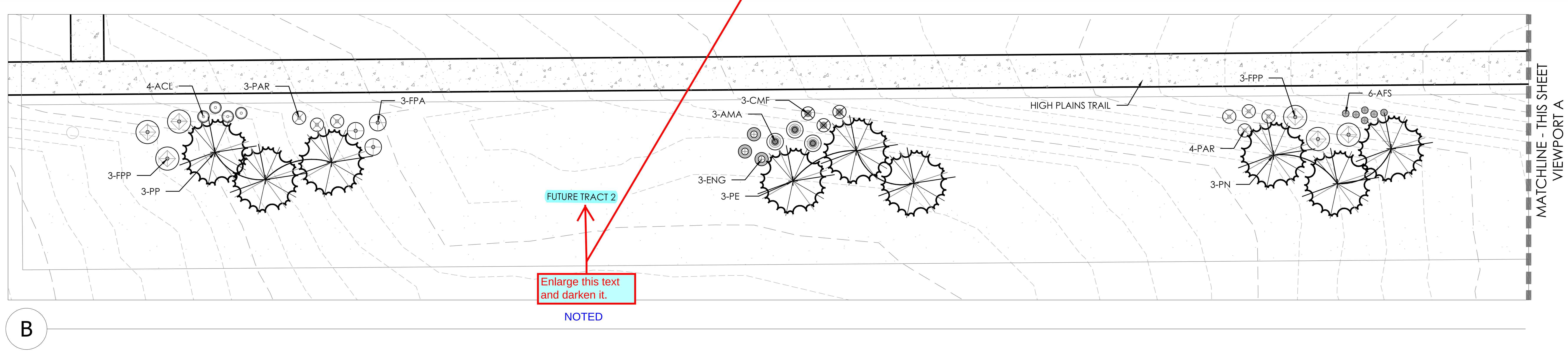

B

PLANT LEGEND

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Scale: 1"= 20'-0"

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LAUREN CISCO

terracina design
10200 E. Girard Ave, A-314
Denver, CO 80231
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PROJECT NAME

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

NOT FOR CONSTRUCTION

SHEET TITLE

LANDSCAPE PLANS

SHEET NUMBER

LP.22

SHEET 50 OF 51

August 31, 2022