

KINGS POINT NO. 1

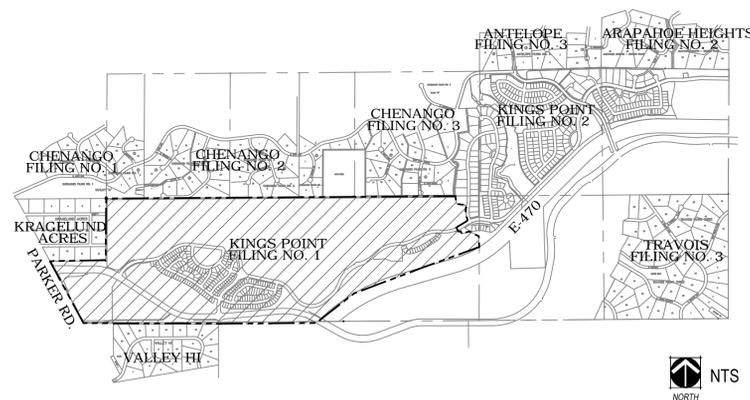
CONTEXTUAL SITE PLAN WITH WAIVERS

AURORA, COLORADO

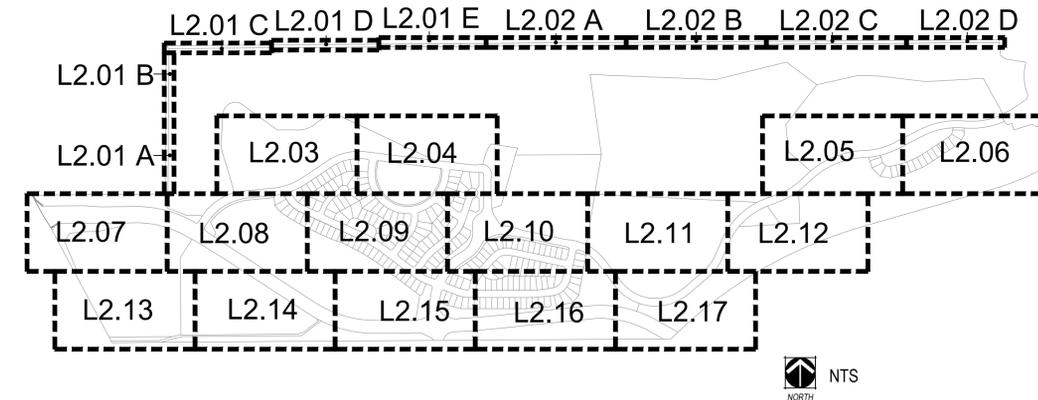
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VICINITY MAP



SHEET KEY MAP



GENERAL NOTES

- THESE PLANS SHALL NOT BE UTILIZED FOR CONSTRUCTION OR PERMITTING.
- SIGHT TRIANGLES AND SIGHT LINES SHALL REMAIN UNOBSTRUCTED BY EQUIPMENT, CONSTRUCTION MATERIALS, PLANT MATERIAL OR ANY OTHER VISUAL OBSTACLE, OVER 30" IN HEIGHT, DURING THE CONTRACT PERIOD AND AT MATURITY OF PLANTS PER LOCAL JURISDICTIONAL REQUIREMENTS. NO PLANT MATERIAL OTHER THAN GROUND COVER IS ALLOWED TO BE PLANTED ADJACENT TO FIRE HYDRANTS AS STIPULATED BY JURISDICTIONAL REQUIREMENTS.
- LOCAL, STATE AND FEDERAL JURISDICTIONAL REQUIREMENTS, RESTRICTIONS OR PROCEDURES SHALL SUPERSEDE THESE PLANS, NOTES AND SPECIFICATIONS WHEN MORE STRINGENT. NOTIFY THE OWNER'S REPRESENTATIVE IF CONFLICTS OCCUR.
- THE OWNER/BUILDER IS RESPONSIBLE FOR ALL FRONT YARD 'ON LOT' LANDSCAPING FOR EACH PARCEL. THE LLC IS NOT RESPONSIBLE FOR ANY FRONT YARD 'ON LOT' LANDSCAPE AND THEREFORE IS NOT PART OF THIS SUBMITTAL.
- THIS SHEET SET IS PREPARED WITH INFORMATION SUFFICIENT FOR CITY OF AURORA CSP APPROVAL AND MAY NOT BE SUFFICIENT FOR CONSTRUCTION BIDDING OR AS CONSTRUCTION DOCUMENTS. IT IS RECOMMENDED THAT THE CONTRACTOR CONTACT THE OWNER'S REPRESENTATIVE FOR ADDITIONAL INFORMATION.
- ANY AREAS WITHOUT SPECIFIED SEED MIX THAT ARE DISTURBED BY GRADING SHALL BE SEEDED WITH THE STANDARD CITY OF AURORA SEED MIXES PER SOIL TYPE.

CITY OF AURORA NOTES

- ALL LANDSCAPED AREAS ARE TO RECEIVE ORGANIC SOIL PREPARATION AT 4 cu.yrds/1,000sf.
- ALL FREE STANDING LIGHTS WITHIN THIS PLAN ARE STREETLIGHTS AND SHALL BE CONSISTENT WITH THE CHARACTER OF THE FDP. SEE CIVIL PLANS FOR MORE INFORMATION.
- THE SURFACE MATERIAL OF WALKS AND PLAZAS ARE TO BE LIGHT BROOM FINISHED, STANDARD GRAY CONCRETE.
- ALL UTILITY EASEMENTS SHALL REMAIN UNOBSTRUCTED AND FULLY ACCESSIBLE ALONG THEIR ENTIRE LENGTH FOR THE MAINTENANCE EQUIPMENT ENTRY.
- THE OWNER/DEVELOPER, HIS SUCCESSORS AND ASSIGNS, SHALL BE RESPONSIBLE FOR INSTALLATION, MAINTENANCE AND REPLACEMENT OF ALL LANDSCAPING MATERIALS SHOWN OR INDICATED ON THE APPROVED SITE PLAN OR LANDSCAPE PLAN ON FILE IN THE PLANNING DEPARTMENT. ALL LANDSCAPING WILL BE INSTALLED AS DELINEATED ON THE PLAN, PRIOR TO ISSUANCE OF CERTIFICATE OF OCCUPANCY.
- ALL LANDSCAPED AREAS AND PLANT MATERIAL, EXCEPT FOR NON-IRRIGATED NATIVE, RESTORATIVE AND DRYLAND GRASS AREAS THAT COMPLY WITH REQUIREMENTS FOUND IN SEC. 146-1429 AND/OR SEC. 146-1435 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.
- LANDSCAPE MATERIAL PLACEMENT SHALL NOT BE PLACED OR KEPT NEAR FIRE HYDRANTS, FIRE DEPARTMENT INLET CONNECTIONS OR FIRE PROTECTION CONTROL VALVES IN A MANNER THAT WOULD PREVENT SUCH EQUIPMENT OR FIRE HYDRANTS FROM BEING IMMEDIATELY DISCERNABLE. THE FIRE DEPARTMENT SHALL NOT BE DETERRED OR HINDERED FROM GAINING IMMEDIATE ACCESS TO FIRE PROTECTION EQUIPMENT OR HYDRANTS.
- A 5-FOOT CLEAR SPACE SHALL BE MAINTAINED AROUND THE CIRCUMFERENCE OF FIRE HYDRANTS.
- LANDSCAPING MATERIAL SHOWN WITHIN THE SITE PLAN CANNOT ENCR OACH INTO ROADWAYS THAT ARE DEDICATED (OR DESIGNATED) AS FIRE LANE EASEMENTS (OR CORRIDORS).
- TREES MAY NOT BE PLACED WITHIN 8' OF ANY PUBLIC UTILITY.
- SHRUB BEDS SHALL BE MULCHED WITH MINIMUM 3" DEPTH, 3/4" LOCAL WASHED RIVER ROCK CALLED OUT ON THE PLANS. FOR AREAS SPECIFIED AS COBBLE, USE 1-1/2"-3" LOCAL WASHED RIVER ROCK. WEED BARRIER IS REQUIRED UNDER COBBLE AND RIVER ROCK MULCH. AREAS OF PERENNIALS AND ANNUALS TO BE MULCHED WITH 3" DEPTH OF GORILLA HAIR SHREDDED MULCH WITH NO WEED BARRIER NECESSARY. ALL SHRUB BEDS EXCEEDING 5:1 SLOPE IN GRADE SHALL BE MULCHED WITH MIN. 3" DEPTH, 1-1/2"-3" LOCAL WASHED RIVER ROCK.
- ALL CROSSINGS OR ENCR OACHMENTS BY PRIVATE LANDSCAPE IRRIGATION LINES OR SYSTEMS INTO EASEMENTS AND STREET RIGHTS-OF-WAY OWNED BY THE CITY OF AURORA ARE ACKNOWLEDGED BY THE OWNER AS BEING SUBJECT TO CITY OF AURORA'S USE AND OCCUPANCY OF THE SAID EASEMENTS OR RIGHTS-OF-WAY. THE OWNER, THEIR SUCCESSORS AND ASSIGNS, HEREBY AGREE TO INDEMNIFY THE CITY OF AURORA FOR ANY LOSS, DAMAGE OR REPAIR TO CITY FACILITIES THAT MAY RESULT FROM THE INSTALLATION, OPERATION, OR MAINTENANCE OF SAID PRIVATE IRRIGATION LINES OR SYSTEMS.
- ALL SIGNAGE WILL REQUIRE A SEPARATE PERMIT.

FRONT YARD LANDSCAPE TYPICAL

- TYPICAL LANDSCAPE FOR A STANDARD LOT:
- TURF: 30% MINIMUM AND 40% MAXIMUM
 - TREES: (1) 2.5" CALIPER SHADE TREE AND EITHER (1) 2" CALIPER ORNAMENTAL TREE OR (1) 6' EVERGREEN TREE
 - SHRUBS: MINIMUM OF 16 - 5 GALLON CONTAINER SHRUBS

NOTES:

- ALL FRONT YARD LANDSCAPES SHALL MEET THE MINIMUM PLANT MATERIAL REQUIREMENTS SET BY CITY OF AURORA CODE IN SECTION 146-1450, IN TABLES 14.3A-14.3B IN THE LANDSCAPE ORDINANCE.

WAIVERS

- LOCATIONAL CRITERIA FOR A NEIGHBORHOOD ACTIVITY CENTER (NAC)

CODE REFERENCE: SECTION 146-920(E)(1);
EACH NAC SHALL BE LOCATED AT THE INTERSECTION OF TWO COLLECTOR STREETS, OR AT THE INTERSECTION OF A COLLECTOR AND A LOCAL STREET.

WAIVER REQUEST:
NACS SHALL BE LOCATED ON LOCAL STREETS CENTRAL TO RESIDENTIAL AREAS.

WAIVER JUSTIFICATION AND MITIGATION:
KINGS POINT FILING NO. 1 IS A LOW-DENSITY COMMUNITY THAT IS BISECTED BY COLLECTOR AND ARTERIAL ROADWAYS. BY LOCATING THE NACS INTERNAL TO THE RESIDENTIAL COMMUNITY, RESIDENTS HAVE A MORE COMMUNITY-ORIENTED SPACE THAT IS NOT LOCATED ON A MAIN THOROUGHFARE. TO MITIGATE THE IMPACTS OF THIS VARIANCE, ADDITIONAL LANDSCAPING IS INCLUDED IN EACH NAC TO FURTHER ENHANCE THE QUALITY OF THE SPACE.
- COLUMN SPACING

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

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

WAIVER JUSTIFICATION:
THE COLUMN AND LANDSCAPE DESIGN HAS BEEN UPGRADED TO ALLOW FOR THIS DIVERSION FROM THE CODE. PROVIDING COLUMNS AT EVERY OTHER EAR LOT LINE (OR APPROXIMATELY EVERY 120') STILL ACHIEVES THE INTENT OF THE CODE IN VISUALLY BREAKING UP THE FACE OF THE FENCE. ALL PROPOSED COLUMNS ARE A MINIMUM OF 24"x24" WIDE EXCEEDING THE CITY MINIMUM WIDTH OF 18"x18", AND HAVE A FOOTER AND AN ENLARGED CAP. IN ADDITION, THE FIRST COLUMN OF EVERY RUN OF FENCING SHALL BE FURTHER AUGMENTED WITH A DECORATIVE BRICK INSET PROVIDING ADDITIONAL ENHANCEMENT OVER CITY CODE. IN AREAS WHERE THIS WAIVER IS IN EFFECT, THE LANDSCAPE PLAN HAS BEEN DESIGNED TO CREATE AN ENHANCED STREETScape. EVERGREEN TREES ARE STRATEGICALLY LOCATED IN THE LANDSCAPE BUFFER ADJACENT TO THE FENCE ROW, BETWEEN THE FENCE COLUMNS TO PROVIDE ADDITIONAL HEIGHT, SCREENING, AND VISUAL IMPACT TO THE STREETScape.

KINGS POINT NO. 1
CONTEXTUAL SITE PLAN WITH WAIVERS
AURORA, CO

OWNER:
KINGS POINT LLC
CONTACT: BRUCE STOKES
3033 E 1ST AVE #305
DENVER, CO
303-394-5500
303-394-5508



DATE:

CSP 01 - 09/16/16
CSP 02 - 12/21/16
CSP 03 - 03/16/17
CSP 04 - 06/20/17
CSP 05 - 05/25/18
CSP 06 - 09/07/18
CSP 07 - 12/21/18

SHEET TITLE:
LANDSCAPE
COVER SHEET

PLANTING SCHEDULE

LEGEND ABBREV	PLANT NAME (COMMON)	PLANT NAME (SCIENTIFIC)	SIZE & CONDITION (UNLESS OTHERWISE NOTED ON PLAN)	QTY.	WATER USE
DECIDUOUS CANOPY TREES					
BOA	BUR OAK	QUERCUS MACROCARPA	2 1/2" CAL. B&B	197	LOW
CAL	WESTERN CATALPA	CATALPA SPECIOSA	2 1/2" CAL. B&B	56	LOW
GLI	GREENSPIRE LINDEN	TILIA CORDATA 'GREENSPIRE'	2 1/2" CAL. B&B	147	LOW
HAC	WESTERN HACKBERRY	CELTIS OCCIDENTALIS	2 1/2" CAL. B&B	173	LOW
KCT	KENTUCKY COFFEE TREE	GYMNOCLADUS DIOICUS	2 1/2" CAL. B&B	48	LOW
MSS	STATE STREET MAPLE	ACER MIYABEI 'MORTON'	2 1/2" CAL. B&B	170	MODERATE
OBU	OHIO BUCKEY	AESCULUS GLABRA	2 1/2" CAL. B&B	82	LOW
SHA	SHADEMASTER HONEYLOCUST	G. TRIACANTHOS 'INERMIS' 'SHADEMASTER'	2 1/2" CAL. B&B	71	VERY LOW
EVERGREEN TREES					
AUS	AUSTRIAN PINE	PINUS NIGRA	6" MIN. HT.	312	LOW
CBS	COLORADO BLUE SPRUCE	PICEA PUNGENS	6" MIN. HT.	13	MODERATE
PIN	PINON PINE	PINUS EDULIS	6" MIN. HT.	115	VERY LOW
PON	PONDEROSA PINE	PINUS PONDEROSA	6" MIN. HT.	504	VERY LOW
DECIDUOUS ORNAMENTAL TREES					
ECC	ENGLISH COLUMNAR OAK	QUERCUS ROBUR 'FASTIGIATA'	2 1/2" CAL. B&B	91	MODERATE
PHO	PYRAMIDAL EUROPEAN HORNBEAM	CARPINUS BETULUS 'FASTIGIATA'	2 1/2" CAL. B&B	43	MODERATE
CAN	CANADA RED CHOKECHERRY	PRUNUS VIRGINIANA 'CANADA RED'	2" CAL. B&B	3	VERY LOW
PRF	PRAIRIEFIRE CRAB	MALUS 'PRAIRIFIRE'	2" CAL. B&B	33	LOW
SPR	SPRING SNOW CRAB	MALUS 'SPRING SNOW'	2" CAL. B&B	45	MODERATE
TCH	THORNLESS COCKSPUR HAWTHORN	CRATAEGUS CRUS-GALLI 'INERMIS'	2" CAL. B&B	33	MODERATE
DECIDUOUS SHRUBS					
DBB	BURNING BUSH	EUONYMUS ALATUS 'COMPACTA'	# 5 CONT.	36	MODERATE
GLS	GRO-LOW SUMAC	RHUS AROMATICA 'GRO-LOW'	# 5 CONT.	65	MODERATE
BMS	BLUE MIST SPIREA	CARYOPTERIS X CLANDONENSIS 'BLUE MIST'	# 5 CONT.	252	LOW
LMS	LIMEMOUND SPIREA	SPIRAEA X BUMALDA 'LIMEMOUND'	# 5 CONT.	336	LOW
ORB	ORANGE ROCKET BARBERRY	BERBERIS THUNBERGII 'ORANGE ROCKET'	# 5 CONT.	561	LOW
STS	STAGHORN SUMAC	RHUS TYPHINA	# 5 CONT.	22	VERY LOW
SSK	SASKATOON SERVICEBERRY	AMELANCHIER ALNIFOLIA	# 5 CONT.	168	LOW
VKS	KOREANSPICE VIBURNUM	VIBURNUM CARLESII	# 5 CONT.	5	MODERATE
WSC	WESTERN SAND CHERRY	PRUNUS BESSEYI	# 5 CONT.	0	LOW
FQP	PINK FLOWERING QUINCE	CHAENOMELES JAPONICA 'CAMEO'	# 5 CONT.	18	MODERATE
DIH	IVORY HALO DOGWOOD	CORNUS ALBA 'BAILHALO'	# 5 CONT.	42	MODERATE
PCN	CISTENA PLUM	PRUNUS X CISTENA	# 5 CONT.	56	MODERATE
GFS	GOLDFLAME SPIREA	SPIRAEA JAPONICA 'GOLDFLAME'	# 5 CONT.	638	MODERATE
LPS	LITTLE PRINCESS SPIREA	SPIRAEA JAPONICA 'LITTLE PRINCESS'	# 5 CONT.	494	MODERATE
MKL	MISS KIM LILAC	SYRINGA PATULA 'MISS KIM'	# 5 CONT.	127	VERY LOW
GEL	GOLDEN ELDER	SAMBUCUS CANADENSIS 'AUREA'	# 5 CONT.	18	MODERATE
RSA	RUSSIAN SAGE	PEROVSKIA ATRIPLICIFOLIA	# 5 CONT.	61	VERY LOW
ALP	ALPINE CURRANT	RIBES ALPINUM	# 5 CONT.	174	MODERATE
RBO	BOULDER RASPBERRY	RUBUS DELICIOSUS	# 5 CONT.	21	VERY LOW
PPY	PYGYMY PEASHRUB	CARAGANA PYGMAEA	# 5 CONT.	142	VERY LOW
APL	APACHE PLUME	FALLUGIA PYGMAEA	# 5 CONT.	151	MODERATE
RLR	RED LEAF ROSE	ROSA GLAUCO	# 5 CONT.	143	VERY LOW
CPL	COMMON LILAC	SYRINGA VULGARIS	# 5 CONT.	36	LOW
ACO	AUSTRIAN COPPER ROSE	ROSA FOETIDA 'BICOLOR'	# 5 CONT.	55	LOW
BBU	BURNING BUSH	EUONYMUS ALATUS	# 5 CONT.	76	MODERATE
BBE	SILVER BUFFALO BERRY	SHEPHERDIA ARGENTEA	# 5 CONT.	99	LOW
GMC	GINNALA MAPLE	ACER GINNALA 'FLAME'	# 5 CONT.	107	VERY LOW
MMC	CURL LEAF MAHOGANY	CERCOCARPUS LEDIFOLIUS	# 5 CONT.	75	LOW
NMP	NEW MEXICO PRIVET	FORESTIERA NEOMEXICANA	# 5 CONT.	89	LOW
RMG	ROCKY MOUNTAIN MAPLE	ACER GLABRUM	# 5 CONT.	23	MODERATE
CRG	SIBERIAN PEASHRUB	CARAGANA ARBORESCENS	# 5 CONT.	52	LOW
FYE	YELLOW FLOWER CARPET ROSE	ROSA X 'NOALESA'	# 5 CONT.	226	MODERATE
RGB	ROSY GLOW BARBERRY	BERBERIS THUNBERGII 'ROSY GLOW'	# 5 CONT.	203	LOW
EVERGREEN SHRUBS					
BUF	BUFFALO JUNIPER	JUNIPERUS SABINA 'BUFFALO'	# 5 CONT.	276	VERY LOW
MBT	BIG TUNA MUGO PINE	PINUS MUGO 'BIG TUNA'	# 5 CONT.	56	LOW
MPA	PANCHITO MANZANITA	ARCTOSTAPHYLOS 'PANCHITO'	# 5 CONT.	704	LOW
WMB	WHITE BUD MUGO PINE	PINUS MUGO 'WHITE BUD'	# 5 CONT.	0	LOW
SKR	SKYROCKET JUNIPER	JUNIPERUS VIRGINIANA 'SKYROCKET'	# 5 CONT.	7	VERY LOW
BRO	BROADMOOR JUNIPER	JUNIPERUS SABINA 'BROADMOOR'	# 5 CONT.	431	LOW
BCH	BLUE CHIP JUNIPER	JUNIPERUS HORIZONTALIS 'BLUE CHIP'	# 5 CONT.	175	LOW
YFI	ADAM'S NEEDLE YUCCA	YUCCA FILAMENTOSA	# 5 CONT.	493	LOW
BPJ	BLUE PHITZER JUNIPER	JUNIPERUS X MEDIA 'PFITZERIANA GLAUCA'	# 5 CONT.	101	LOW
TAM	TAMM JUNIPER	JUNIPERUS SABINA 'TAMMISICIFOLIA'	# 5 CONT.	395	LOW
GSP	GLOBE SPRUCE	PICEA PUNGENS 'GLOBOSA'	# 5 CONT.	8	LOW
ORNAMENTAL GRASSES					
AVG	BLUE AVENA GRASS	HELICTOTRICHON SEMPERVIRENS	# 1 CONT.	1373	LOW
HFG	DWARF FOUNTAIN GRASS	PENNISETUM ALOPECUROIDES 'HAELN'	# 1 CONT.	1152	VERY LOW
FRG	FEATHER REED GRASS	CALAMAGROSTIS ACUTIFLORA 'KARL FOERSTER'	# 1 CONT.	1715	LOW
FRV	VARIEGATED FEATHER REED GRASS	CALAMAGROSTIS ACUTIFLORA 'AVALANCHE'	# 1 CONT.	344	MODERATE
PMG	PURPLE MAIDEN GRASS	MISCANTHUS SINENSIS 'PURPURASCENS'	# 1 CONT.	736	LOW
RSG	RED SWITCHGRASS	PANICUM VIRGATUM 'SHENANDOAH'	# 1 CONT.	863	MODERATE
PAH	HARDY PAMPAS GRASS	ERIANTHUS RAVENNAE	# 1 CONT.	87	MODERATE
LBG	LITTLE BLUESTEM	SCHIZACHYRIUM SCOPARIUM	# 1 CONT.	406	VERY LOW
HFB	LITTLE BUNNY FOUNTAIN GRASS	PENNISETUM ALOPECUROIDES 'LITTLE BUNNY'	# 1 CONT.	1002	VERY LOW
MOD	MOUDRY FOUNTAIN GRASS	PENNISETUM ALOPECUROIDES 'MOUDRY'	# 1 CONT.	601	MODERATE
PERENNIALS					
BBA	BEE BALM	MONARDA DIDYMA	# 1 CONT.		MODERATE
BES	BLACK EYED SUSAN	RUDBECKIA FULGIDA 'GOLDSTURM'	# 1 CONT.		MODERATE
BGO	BASKET OF GOLD	AURINIA SAXATILIS 'GOLD BALL'	# 1 CONT.		LOW
CFL	CONEFLOWER	ECHINACEA PURPUREA	# 1 CONT.		LOW
CMT	CATMINT	NEPETA X FAASSENII 'WALKER'S LOW'	# 1 CONT.		LOW
CRP	CREeping PHLOX	PHLOX SUBULATA	# 1 CONT.		LOW
DDY	STELLA D'ORO DAYLILY	HEMEROCALLIS 'STELLA D'ORO'	# 1 CONT.		LOW
DSD	SHASTA DWARF DAISY	LEUCANTHEMUM X COMPACT 'SNOW LADY'	# 1 CONT.		LOW
FLB	BLUE FLAX	LINUM PERENNE	# 1 CONT.		LOW
HSU	SUNSET HYSSOP	AGASTACHE RUPESTRIS	# 1 CONT.		LOW
HYB	SEDUM STONECROP	SEDUM HYBRIDUM	# 1 CONT.		LOW
IRG	BEARDED IRIS, MIX	IRIS GERMANICA VAR.	# 1 CONT.		LOW
KIK	KINNIKINNICK	ARCTOSTAPHYLOS UVA-URSI	# 1 CONT.		LOW
LAM	LAMB'S EAR	STACHYS LANATA	# 1 CONT.		LOW
LUP	LUPINE, RUSSELL HYBRIDS	LUPINUS 'RUSSELL STRAIN'	# 1 CONT.		MODERATE
PCF	PRAIRIE CONEFLOWER	RATIBIDA COLUMNIFERA 'RED'	# 1 CONT.		LOW
PES	ROCKY MOUNTAIN PENSTEMON	PENSTEMON STRICTUS	# 1 CONT.		LOW
POC	CALIFORNIA POPPY	ESCHSCHOLZIA CALIFORNICA	# 1 CONT.		LOW
POM	POPPY MALLOW	CALLIRHOE INVOLUCRATA	# 1 CONT.		LOW
PHR	PENSTEMON, HUSKER RED	PENSTEMON DIGITALIS 'HUSKER RED'	# 1 CONT.		MODERATE
SMN	SALVIA, MAY NIGHT	SALVIA SYLVESTRIS X 'MAINACHT'	# 1 CONT.		LOW
YAY	YELLOW YARROW	ACHILLEA FILIPENDULA	# 1 CONT.		LOW

NOTES PER SECTION 146-1426

- (I) TREE EQUIVALENTS. THE FOLLOWING TREE EQUIVALENTS ARE PROVIDED TO ALLOW DESIGN FLEXIBILITY IN APPLICABLE SITUATIONS AS PROVIDED IN THIS ARTICLE. ONE TREE EQUIVALENT SHALL BE EQUAL TO:
 1. ONE 2 1/2-INCH CALIPER DECIDUOUS SHADE TREE.
 2. ONE TWO-INCH CALIPER ORNAMENTAL TREE.
 3. ONE SIX -FOOT TALL EVERGREEN TREE.
 4. TWELVE FIVE-GALLON DECIDUOUS AND/OR EVERGREEN SHRUBS PER ONE 2 1/2-INCH CALIPER TREE.
 5. 10 FIVE-GALLON DECIDUOUS AND/OR EVERGREEN SHRUBS PER ONE TWO-INCH CALIPER TREE.
- (II) SHRUB EQUIVALENTS. THE FOLLOWING SHRUB EQUIVALENTS ARE PROVIDED TO ALLOW DESIGN FLEXIBILITY IN APPLICABLE SITUATIONS AS PROVIDED IN THIS ARTICLE. SHRUB EQUIVALENTS APPLY TO EITHER DECIDUOUS OR EVERGREEN SPECIES. ONE FIVE-GALLON SHRUB EQUIVALENT SHALL BE EQUAL TO:
 1. THREE ONE-GALLON PERENNIALS.
 2. THREE ONE-GALLON ORNAMENTAL GRASSES.
 3. TEN FIVE-GALLON SHRUBS ARE EQUAL TO ONE TWO-INCH CALIPER TREE EQUIVALENT.
 4. 12 FIVE-GALLON SHRUBS ARE EQUAL TO ONE 2 1/2-INCH CALIPER TREE EQUIVALENT.

MANICURED TURF TYPE SOD (IRRIGATED)

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

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

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

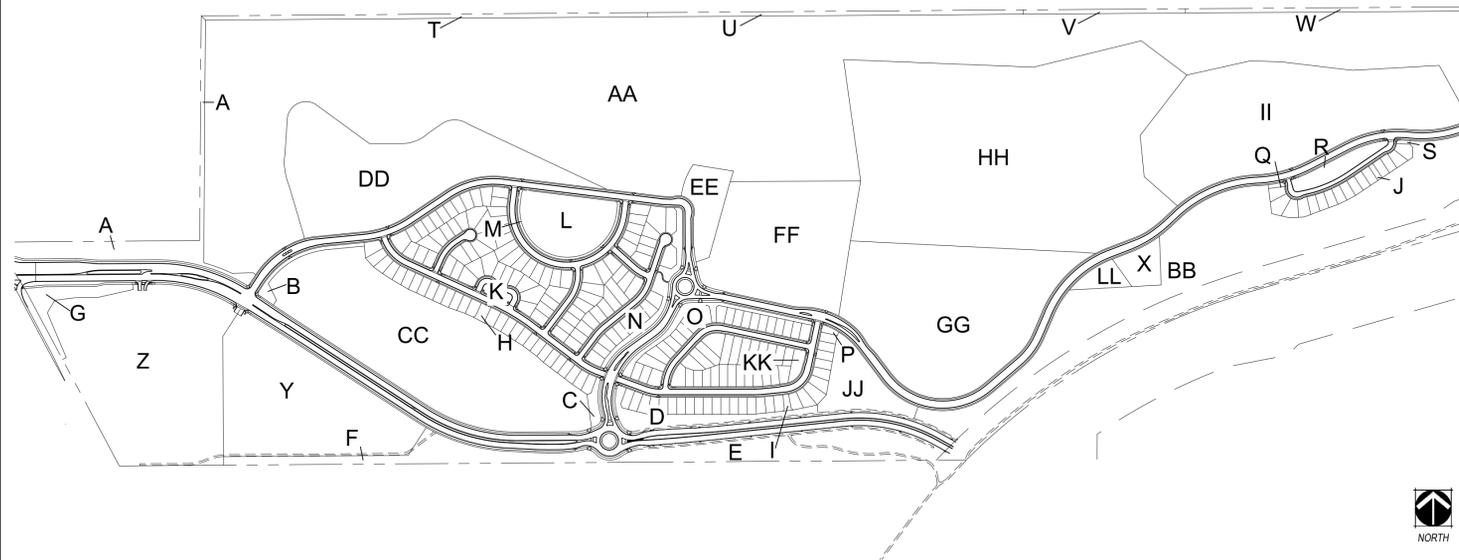
SITE AMENITY SCHEDULE

 1 DESCRIPTION: BENCH MANUFACTURER: ANOVA MODEL: CR2780R COLOR / FINISH: TEXTURED PEWTER AND MAHOGANY NOTES: OR APPROVED EQUAL	 2 DESCRIPTION: TRASH RECEPTACLE MANUFACTURER: ANOVA MODEL: TR350T COLOR / FINISH: TEXTURED PEWTER AND MAHOGANY NOTES: OR APPROVED EQUAL	 3 DESCRIPTION: BIKE RACK MANUFACTURER: ANOVA MODEL: CIRCLEBR2 COLOR / FINISH: STAINLESS STEEL NOTES: OR APPROVED EQUAL	 4 DESCRIPTION: PICNIC TABLE MANUFACTURER: ANOVA MODEL: BH1841R COLOR / FINISH: TEXTURED PEWTER AND MAHOGANY NOTES: OR APPROVED EQUAL	 5 DESCRIPTION: SHADE SHELTER MANUFACTURER: COVERWORX MODEL: SQUARE 30 VT 612 EX COLOR / FINISH: MATTE BLACK AND COPPER PENNY NOTES: OR APPROVED EQUAL
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TREE PROTECTION PLAN SUMMARY

BLACK FOREST TREES:		
CALIPER INCHES REMOVED	CALIPER INCHES RELOCATED	CALIPER INCHES REPLACED BY MITIGATION
64"	0"	16 (8' HT. PONDEROSA PINE) = 64"
NON-BLACK FOREST TREES:		
CALIPER INCHES REMOVED	CALIPER INCHES RELOCATED	CALIPER INCHES REPLACED BY MITIGATION
9.8"	0"	3 (8' HT. PONDEROSA PINE) = 12"

*MITIGATION TREES HAVE BEEN ADDED TO TRACTS V (6) AND W (13). THEY ARE COUNTED OVER AND ABOVE THE REQUIRED TREES WITHIN THESE TRACTS. THESE TREES ARE MARKED WITH AN "M" ON THE PLANS.



STREET TREE TABLE

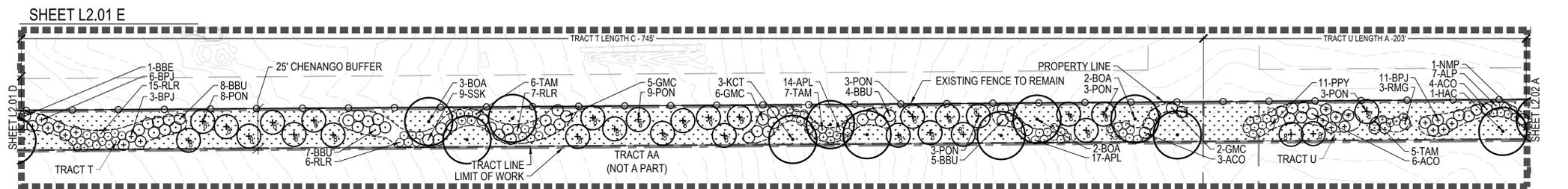
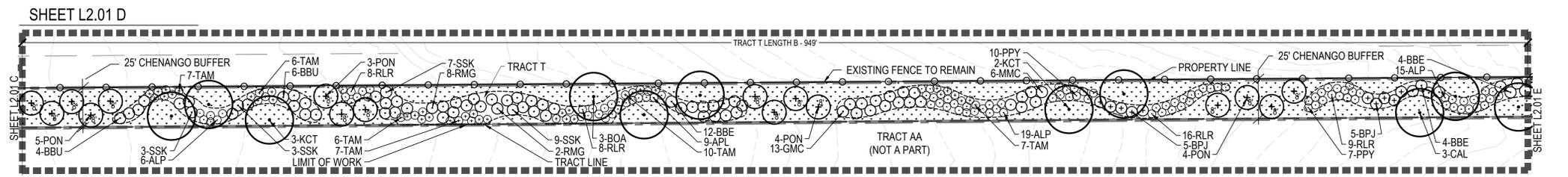
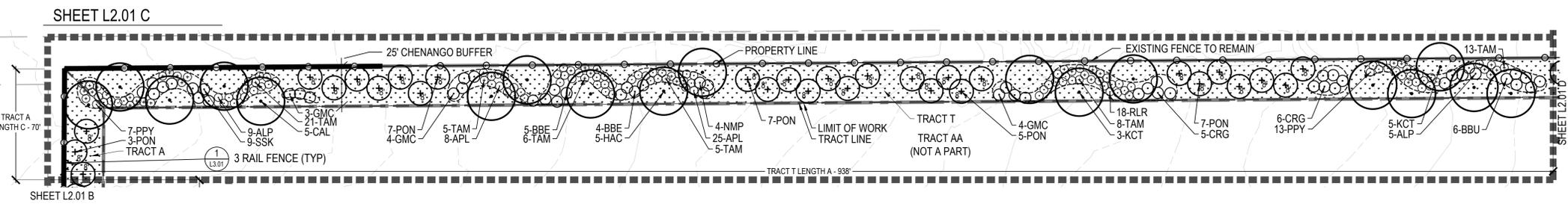
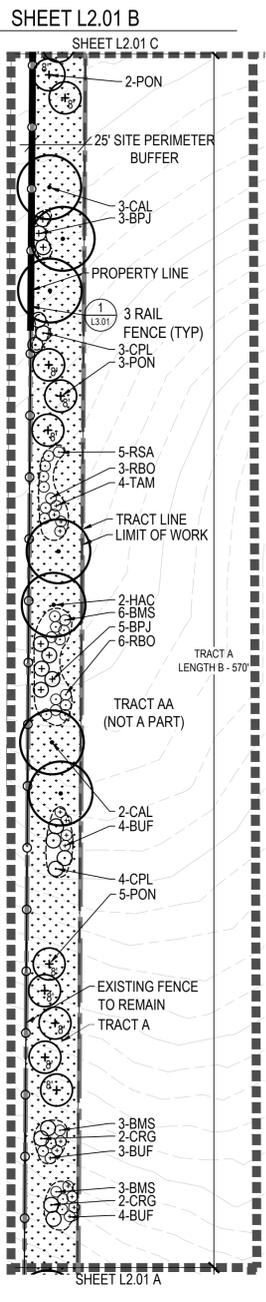
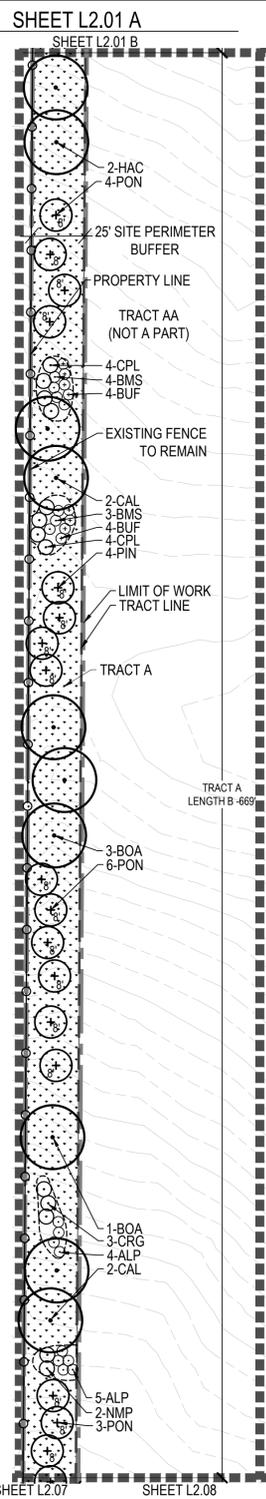
Street Tree Description	Length (LF)	Trees Required	Trees Provided	Transfers
Street Trees: E. Aurora Pkwy (1 Street Tree per 40 LF)	11,077 LF	277	306	
Special Street Buffer: E. Aurora Pkwy	11,077 LF	N/A	55	
Street Trees: E. Nova Dr (1 Street Tree per 40 LF)	1,340 LF	34	34	
Street Trees: E. Clifton Dr (1 Street Tree per 40 LF)	270 LF	7	6	1 Tree to Tract C
Street Trees: E. Nova Cir (1 Street Tree per 40 LF)	1,144 LF	29	29	
Street Trees: S. Kings Point Way (1 Street Tree per 40 LF)	3,003 LF	76	80	7 Tree to Tract C
Street Trees: E. Kings Point Dr (1 Street Tree per 40 LF)	10,419 LF	261	294	
Special Street Buffer: E. Kings Point Dr	10,419 LF	N/A	125	
Street Trees: E. Nova Pl (1 Street Tree per 40 LF)	76 LF	2	2	
Street Trees: E. Phillips Cir (1 Street Tree per 40 LF)	93 LF	3	2	1 Tree to Tract O
Street Trees: E. Phillips Dr (1 Street Tree per 40 LF)	449 LF	12	10	2 Tree to Tract D
Street Trees: S. Zeno Ct (1 Street Tree per 40 LF)	154 LF	4	4	
Totals:		705	947	11 Trees Transferred

NOTES:
 1.) 11 Deficient Street Trees Required within the R.O.W / Tree Lawn have been accommodated within the Open Space and Street Perimeter Buffer Tracts, See Transfers Column Notes for Tract Locations. Transfers were made due to Utility Conflicts.
 2.) Distances measured between tangent points. Intersecting Drives Excluded.

TRACT LANDSCAPE TABLE

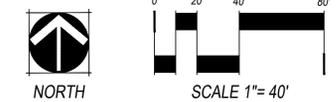
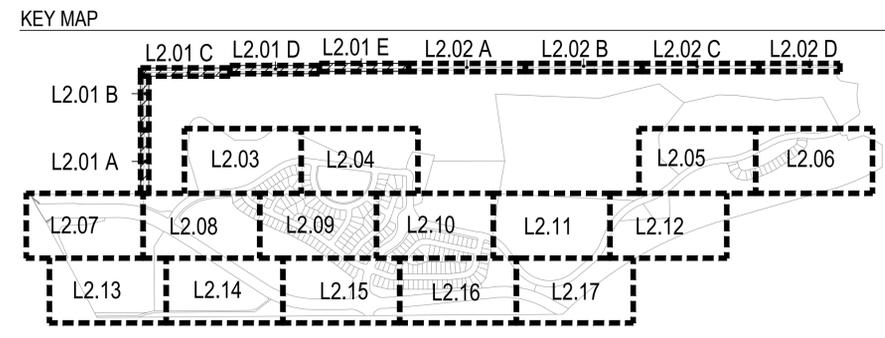
Tract	Description	Length/Area	Trees Required	Trees Provided	Mitigation Trees Provided	Shrubs Required	Shrubs Provided	Transfers	Total TE Req./Provided
A	Open Space (1 Tree and 10 Shrubs per 4,000 SF)	Tract A Area Total: 170,456 SF 170,456 SF	43	61		427	248		(=)
	Site Perimeter Buffer (Residential) (1 Tree and 5 Shrubs per 40 LF)	2,523 LF	64	86		316	294		(+20)
B	Open Space (1 Tree and 10 Shrubs per 4,000 SF)	Tract B Area Total: 20,213 SF 20,213 SF	6	12		51	10		(+1)
C	Open Space (1 Tree and 10 Shrubs per 4,000 SF)	Tract C Area Total: 21,278 SF 10,088 SF	3	7		26	67		(+8)
	Kings Point Way Buffer (1 Tree and 10 Shrubs per 40 LF)	131 LF / 11,190 SF	4	4		33	44		(+1)
D	Open Space (1 Tree and 10 Shrubs per 4,000 SF)	Tract D Area Total: 71,629 SF 1,946 SF	1	2		5	0		(=)
	Kings Point Way Buffer (1 Tree and 10 Shrubs per 40 LF)	204 LF / 7,360 SF	6	9		51	39		(+1)
	Aurora Pkwy Buffer (1 Tree and 10 Shrubs per 40 LF)	1018 LF / 62,323 SF	26	45		255	160		(+9)
F	Open Space (1 Tree and 10 Shrubs per 4,000 SF)	Tract F Area Total: 160,018 SF 160,018 SF	41	48		401	373		(+4)
	Site Perimeter Buffer (Other Residential) (1 Tree and 5 Shrubs per 25 LF)	2,258 LF	91	113		452	275		(+4)
G	Open Space* (1 Tree and 10 Shrubs per 4,000 SF)	Tract G Area Total: 62,875 SF 62,875 SF	16	43		158	238		(+35)
H	Open Space (1 Tree and 10 Shrubs per 4,000 SF)	Tract H Area Total: 6,143 SF 6,143 SF	2	6		16	36		(+6)
I	Open Space* (1 Tree and 10 Shrubs per 4,000 SF)	Tract I Area Total: 3,674 SF 3,674 SF	1	0		10	0	2 Trees to Tract D	(-2)
J	Open Space* (1 Tree and 10 Shrubs per 4,000 SF)	Tract J Area Total: 3,045 SF 3,045 SF	1	0		8	0	1 Tree to Tract Q, 1 Tree to Tract S	(-2)
K	Open Space* (1 Tree and 10 Shrubs per 4,000 SF)	Tract K Area Total: 26,235 SF 26,235 SF	7	6		66	85		(+1)
KK	E. Phillips Drive Buffer (1 Tree and 10 Shrubs per 40 LF)	Tract KK Area Total: 11,664 SF 251 LF	7	14		63	0		(=)
L	Open Space (1 Tree and 10 Shrubs per 4,000 SF)	Tract L Area Total: 171,210 SF 171,210 SF	43	58		429	309		(+3)
M	Open Space (1 Tree and 10 Shrubs per 4,000 SF)	Tract M Area Total: 13,868 SF 13,868 SF	4	0		35	94		(+2)
N	Open Space (1 Tree and 10 Shrubs per 4,000 SF)	Tract N Area Total: 68,471 SF 20,572 SF	6	23		52	91		(+21)
	Kings Point Way Buffer (1 Tree and 10 Shrubs per 40 LF)	817 LF / 47,899 SF	21	9		205	179		(-15)
O	Open Space (1 Tree and 10 Shrubs per 4,000 SF)	Tract O Area Total: 38,615 SF 4,128 SF	2	4		11	0		(=)
	Kings Point Way Buffer (1 Tree and 10 Shrubs per 40 LF)	729 LF / 22,647 SF	19	41		183	46		(+8)
	E. Kings Point Dr Buffer (1 Tree and 10 Shrubs per 40 LF)	579 LF / 11,840 SF	15	26		145	30		(-1)
P	E. Kings Point Dr Buffer (1 Tree and 10 Shrubs per 40 LF)	Tract P Area Total: 3,352 SF 105 LF	3	3		27	51		(+3)
Q	E. Kings Point Dr Buffer (1 Tree and 10 Shrubs per 40 LF)	Tract Q Area Total: 2,170 SF 90 LF	3	4		23	33		(+2)
R	Open Space (1 Tree and 10 Shrubs per 4,000 SF)	Tract R Area Total: 85,095 SF 85,095 SF	22	35		213	122		(+4)
S	E. Kings Point Dr Buffer* (1 Tree and 10 Shrubs per 40 LF)	Tract S Area Total: 1,598 SF 79 LF	2	4		20	31		(+4)
T	Site Perimeter Buffer (Residential) (1 Tree and 5 Shrubs per 40 LF)	Tract T Area Total: 65,476 SF 2,632 LF	66	106		329	560		(+63)
U	Site Perimeter Buffer (Residential) (1 Tree and 5 Shrubs per 40 LF)	Tract U Area Total: 55,397 SF 2,215 LF	56	116		277	387		(+71)
V	Site Perimeter Buffer (Residential) (1 Tree and 5 Shrubs per 40 LF)	Tract V Area Total: 23,941 SF 958 LF	24	32	6 (8' Height)	120	177		(+14)
W	Site Perimeter Buffer (Residential) (1 Tree and 5 Shrubs per 40 LF)	Tract W Area Total: 41,035 SF 1,641 LF	42	105	13 (8' Height)	206	306		(+73)
Totals:			647.00	1,022.00	19.00	4,613.00	4,285.00		(+338)

NOTES:
 1.) Tracts Not a Part of this Filing / Table: Tracts AA, BB, CC, DD, E, EE, FF, GG, HH, II, JJ, LL, X, Y, and Z - Golf Tracts and Future Development Tracts. Tracts T, U, V and W are Site Perimeter Buffer Only Tracts, Required by Agreements with Neighboring Communities (Kragelund Acres, Chenango and Valley Hi).
 2.) 11 Deficient Street Trees Required within the R.O.W / Tree Lawn have been accommodated within the Open Space, Adjacent to the R.O.W. These Trees are marked with a "T" on the plans.
 3.) Trees Provided over the Required Tree Quantities Replaced Shrubs in this table at a ratio of 1 Tree replacing 10 Required Shrubs. See table for quantities of Provided Trees and Shrubs.
 4.) Mitigation Trees have been added to Tracts V and W, all trees are 8' Evergreens. They are included in this table and in this tables totals to show that we are providing them. They are counted over and above the buffer requirement. These trees are marked with an "M" on the plans.
 5.) All Site Perimeter Buffers were planted based upon Agreements with Neighboring Communities (Kragelund Acres, Chenango and Valley Hi) set forth in the FDP. As well as meeting Code Requirements set forth by the City of Aurora.
 6.) Tract J and Tract I were unable to be planted due to Utility Easements. The 4 required Trees were transferred. See Transfers Column. These trees are marked with a "T" on the plans.



LEGEND

	8' WALLS (L4.01, DETAIL 6)		PERENNIALS
	STEEL EDGER (L4.01, DETAIL 4)		100% IRRIGATED NATIVE GRASS SEED MIX "A"
	SPADE CUT EDGER (L4.01, DETAIL 5)		ZTAP NATIVE GRASS SEED MIX "A"
	CONCRETE TRAIL (L3.01, DETAIL 5)		DRILLED SEED
	OPEN SPACE FENCE (L3.01, DETAIL 2)		NON-IRRIGATED NATIVE GRASS SEED MIX "A"
	8' METAL FENCE (L3.01, DETAIL 4)		STAMPED CONCRETE : COLOR TO MATCH
	3 RAIL FENCE (L3.01, DETAIL 1)		MONUMENT BRICK
	EXISTING FENCE TO REMAIN		HOME BUILDER SOD
	8' HT. 4' HT. FENCE COLUMN (L3.01, DETAIL 3)		DECIDUOUS CANOPY TREE TYP. (SHEET L4.01, DETAIL 1)
	RIGHT OF WAY		HOME BUILDER DECIDUOUS CANOPY TREE TYP.
	SIGHT LINE		ORNAMENTAL TREES TYP. (SHEET L4.01, DETAIL 1)
	SIGHT TRIANGLE		EVERGREEN TREES TYP. (SHEET L4.01, DETAIL 1)
	LIMIT OF WORK / FILING LINE		TRANSFERRED EVERGREEN TREES (SHEET L4.01, DETAIL 1)
	MATCHLINE		MITIGATED TREES 8' HT. TYP. (SHEET L4.01, DETAIL 1 & THE TREE PROTECTION PLAN)
	100 YEAR FLOODLINE		EXISTING TREES TO REMAIN TYP. (SEE THE TREE PROTECTION PLAN)
	MANICURED TURF		EXISTING TREES TO BE REMOVED TYP. (SEE THE TREE PROTECTION PLAN)
	COBBLE		DECIDUOUS SHRUBS TYP. (SHEET L4.01, DETAIL 2)
	CRUSHER FINES		EVERGREEN SHRUBS TYP. (SHEET L4.01, DETAIL 2)
			ORNAMENTAL GRASSES TYP. (SHEET L4.01, DETAIL 3)
			FIRE HYDRANT SYMBOL: REF. CIVIL
			STREET LIGHT SYMBOL: REF. CIVIL



- *NOTE:**
- EXISTING FENCE ALONG NORTH PROPERTY LINE TO BE MAINTAINED BY KINGS POINT PROPERTY OWNER.
 - IN ANY INSTANCE WHERE THE EXISTING FENCE IS MISSING, KINGS POINT PROPERTY OWNER SHALL RESTORE THE FENCE IN THAT AREA TO MATCH THE EXISTING FENCE MATERIAL.
 - ANY AREAS WITHOUT SPECIFIED SEED MIX THAT ARE DISTURBED BY GRADING SHALL BE SEEDED WITH THE STANDARD CITY OF AURORA SEED MIXES PER SOIL TYPE.



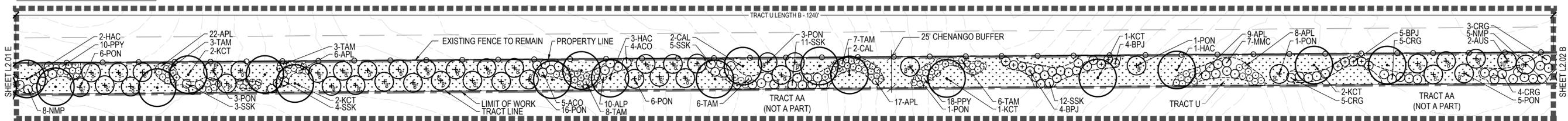
Know what's below.
Call before you dig.

DATE:
CSP 01 - 09/16/16
CSP 02 - 12/21/16
CSP 03 - 03/16/17
CSP 04 - 06/20/17
CSP 05 - 05/25/18
CSP 06 - 09/07/18
CSP 07 - 12/21/18

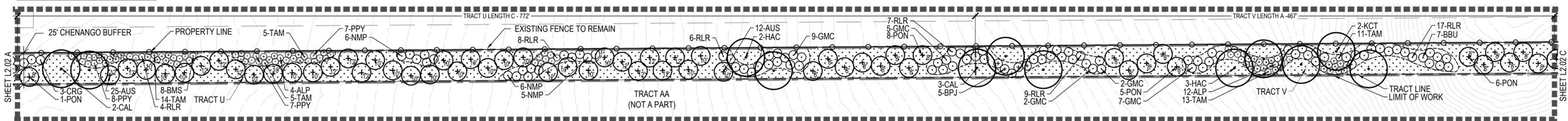
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L2.02

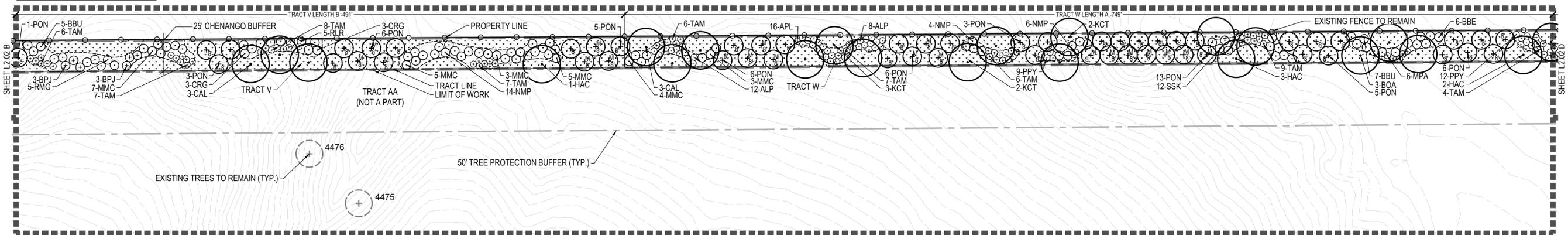
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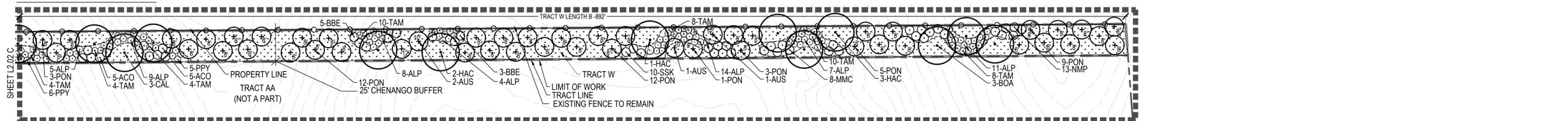
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SHEET L2.02 C



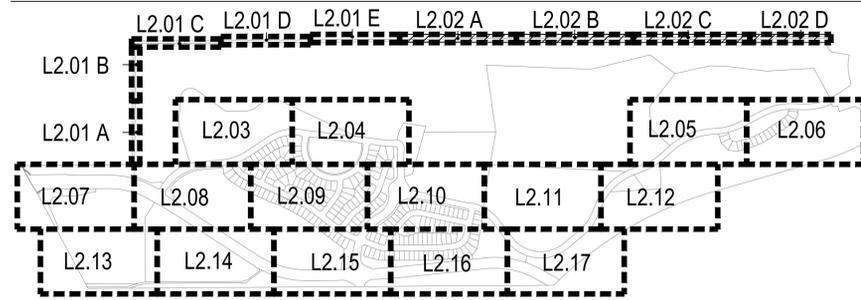
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LEGEND

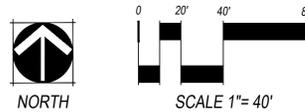
	8' WALLS (L4.01, DETAIL 6)		PERENNIALS
	STEEL EDGER (L4.01, DETAIL 4)		100% IRRIGATED NATIVE GRASS SEED MIX "A"
	SPADE CUT EDGER (L4.01, DETAIL 5)		ZTAP NATIVE GRASS SEED MIX "A"
	CONCRETE TRAIL (L3.01, DETAIL 5)		DRILLED SEED
	OPEN SPACE FENCE (L3.01, DETAIL 2)		NON-IRRIGATED NATIVE GRASS SEED MIX "A"
	8' METAL FENCE (L3.01, DETAIL 4)		STAMPED CONCRETE : COLOR TO MATCH
	3 RAIL FENCE (L3.01, DETAIL 1)		MONUMENT BRICK
	EXISTING FENCE TO REMAIN		HOMEBUILDER SOD
	8' HT. 4' HT. FENCE COLUMN (L3.01, DETAIL 3)		DECIDUOUS CANOPY TREE TYP. (SHEET L4.01, DETAIL 1)
	RIGHT OF WAY		HOME BUILDER DECIDUOUS CANOPY TREE TYP.
	SIGHT LINE		ORNAMENTAL TREES TYP. (SHEET L4.01, DETAIL 1)
	SIGHT TRIANGLE		EVERGREEN TREES TYP. (SHEET L4.01, DETAIL 1)
	LIMIT OF WORK / FILING LINE		TRANSFERRED EVERGREEN TREES (SHEET L4.01, DETAIL 1)
	MATCHLINE		MITIGATED TREES 8' HT. TYP. (SHEET L4.01, DETAIL 1 & THE TREE PROTECTION PLAN)
	100 YEAR FLOODLINE		EXISTING TREES TO BE REMOVED TYP. (SEE THE TREE PROTECTION PLAN)
	MANICURED TURF		DECIDUOUS SHRUBS TYP. (SHEET L4.01, DETAIL 2)
	COBBLE		EVERGREEN SHRUBS TYP. (SHEET L4.01, DETAIL 2)
	CRUSHER FINES		ORNAMENTAL GRASSES TYP. (SHEET L4.01, DETAIL 3)
			FIRE HYDRANT SYMBOL: REF. CIVIL
			STREET LIGHT SYMBOL: REF. CIVIL

KEY MAP

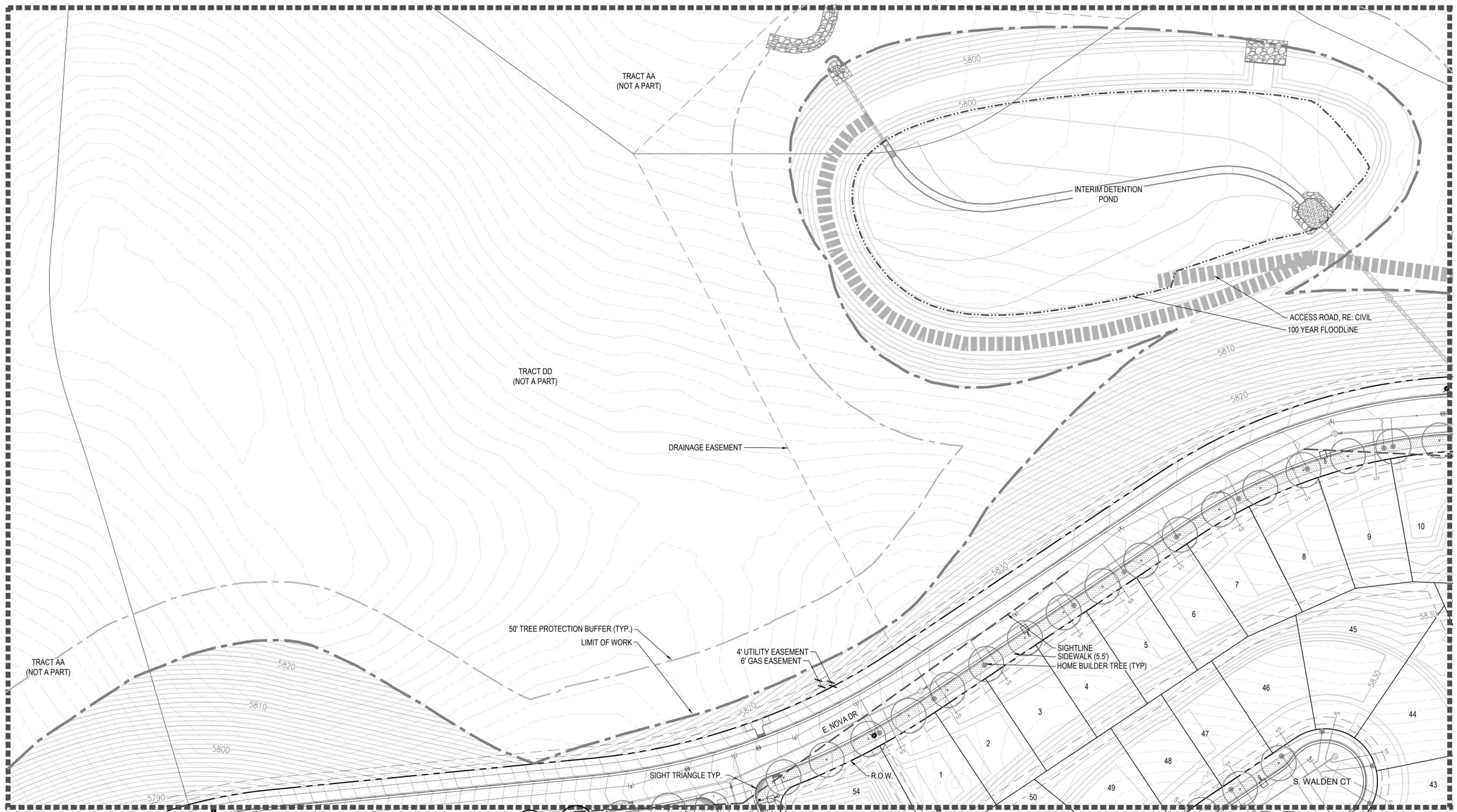


***NOTE:**

- EXISTING FENCE ALONG NORTH PROPERTY LINE TO BE MAINTAINED BY KINGS POINT PROPERTY OWNER.
- IN ANY INSTANCE WHERE THE EXISTING FENCE IS MISSING, KINGS POINT PROPERTY OWNER SHALL RESTORE THE FENCE IN THAT AREA TO MATCH THE EXISTING FENCE MATERIAL.
- ANY AREAS WITHOUT SPECIFIED SEED MIX THAT ARE DISTURBED BY GRADING SHALL BE SEEDDED WITH THE STANDARD CITY OF AURORA SEED MIXES PER SOIL TYPE.



CHECKED BY: INILV
DRAWN BY: TDICKEN



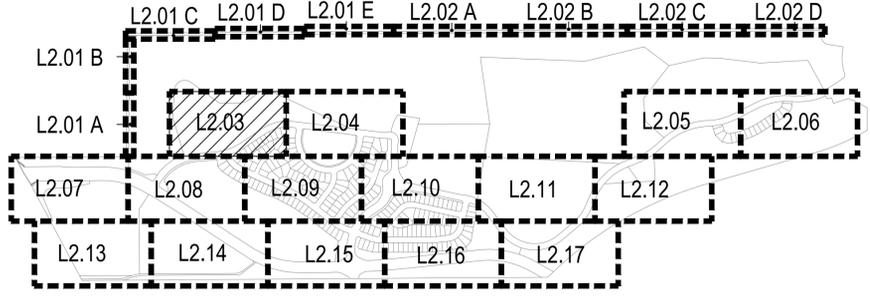
SHEET L2.08

SHEET L2.09

LEGEND

	8' WALLS (L4.01, DETAIL 6)		PERENNIALS
	STEEL EDGER (L4.01, DETAIL 4)		100% IRRIGATED NATIVE GRASS SEED MIX "A"
	SPADE CUT EDGER (L4.01, DETAIL 5)		ZTAP NATIVE GRASS SEED MIX "A"
	CONCRETE TRAIL (L3.01, DETAIL 5)		DRILLED SEED
	OPEN SPACE FENCE (L3.01, DETAIL 2)		NON-IRRIGATED NATIVE GRASS SEED MIX "A"
	8' METAL FENCE (L3.01, DETAIL 4)		STAMPED CONCRETE : COLOR TO MATCH
	3 RAIL FENCE (L3.01, DETAIL 1)		MONUMENT BRICK
	EXISTING FENCE TO REMAIN		HOMEBUILDER SOD
	8' HT. 4' HT. FENCE COLUMN (L3.01, DETAIL 3)		DECIDUOUS CANOPY TREE TYP. (SHEET L4.01, DETAIL 1)
	RIGHT OF WAY		HOME BUILDER DECIDUOUS CANOPY TREE TYP.
	SIGHT LINE		ORNAMENTAL TREES TYP. (SHEET L4.01, DETAIL 1)
	SIGHT TRIANGLE		EVERGREEN TREES TYP. (SHEET L4.01, DETAIL 1)
	LIMIT OF WORK / FILING LINE		TRANSFERRED EVERGREEN TREES (SHEET L4.01, DETAIL 1)
	MATCHLINE		MITIGATED TREES 8' HT. TYP. (SHEET L4.01, DETAIL 1 & THE TREE PROTECTION PLAN)
	100 YEAR FLOODLINE		EXISTING TREES TO BE REMOVED TYP. (SEE THE TREE PROTECTION PLAN)
	MANICURED TURF		DECIDUOUS SHRUBS TYP. (SHEET L4.01, DETAIL 2)
	COBBLE		EVERGREEN SHRUBS TYP. (SHEET L4.01, DETAIL 2)
	CRUSHER FINES		ORNAMENTAL GRASSES TYP. (SHEET L4.01, DETAIL 3)
			FIRE HYDRANT SYMBOL: REF. CIVIL
			STREET LIGHT SYMBOL: REF. CIVIL

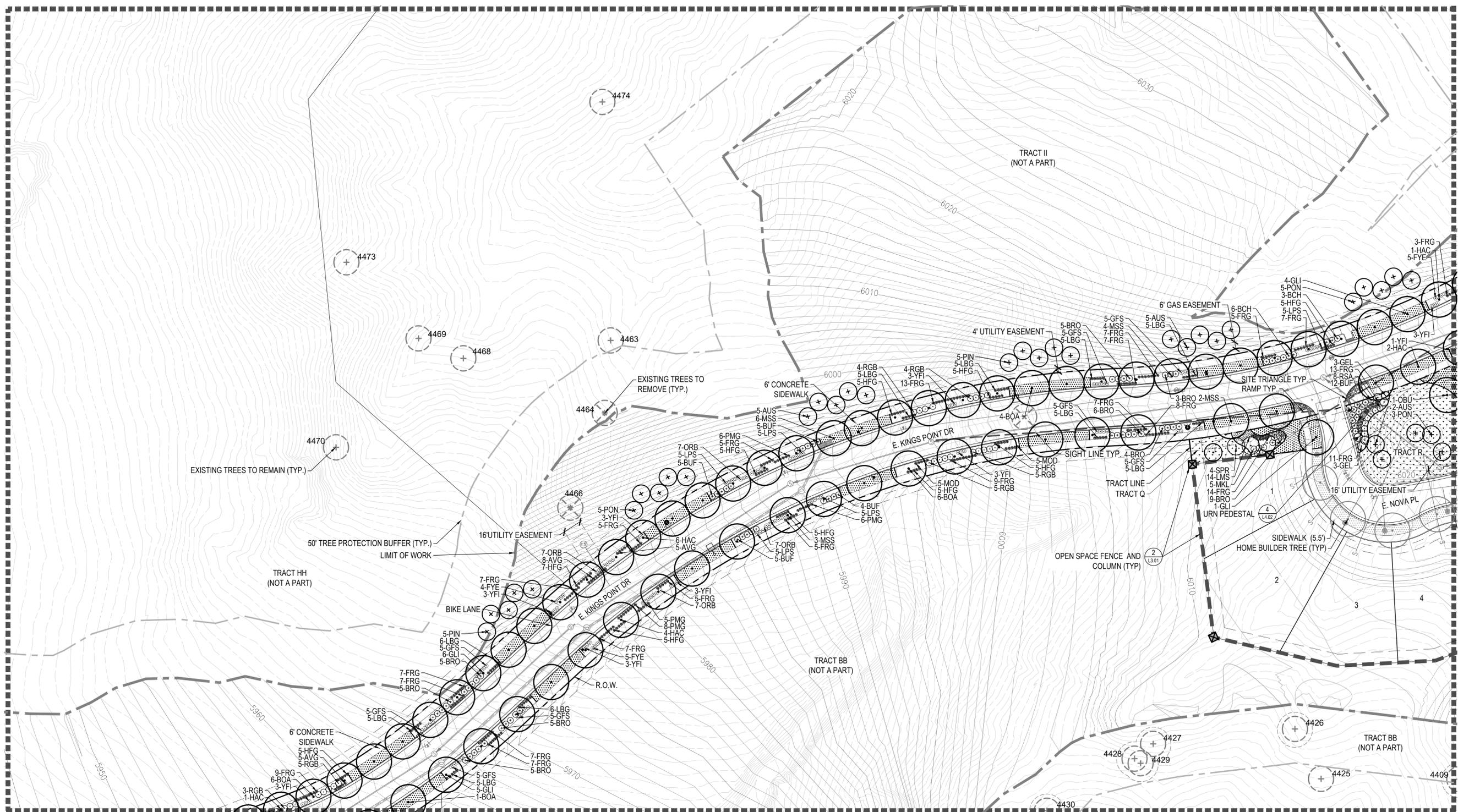
KEY MAP



*NOTE:
1. FINAL STREET TREE PLACEMENT SUBJECT TO DRIVEWAY LOCATION, STOP SIGNS, STREET LIGHTS & UTILITY/SERVICE LOCATIONS - PER HOME BUILDER. HOME BUILDER TREES TO BE PLACED NO CLOSER THAN 5' AWAY FROM METER AND METER SERVICE LINES.
2. ANY AREAS WITHOUT SPECIFIED SEED MIX THAT ARE DISTURBED BY GRADING SHALL BE SEEDED WITH THE STANDARD CITY OF AURORA SEED MIXES PER SOIL TYPE.

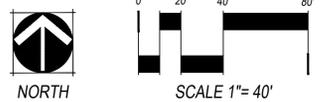
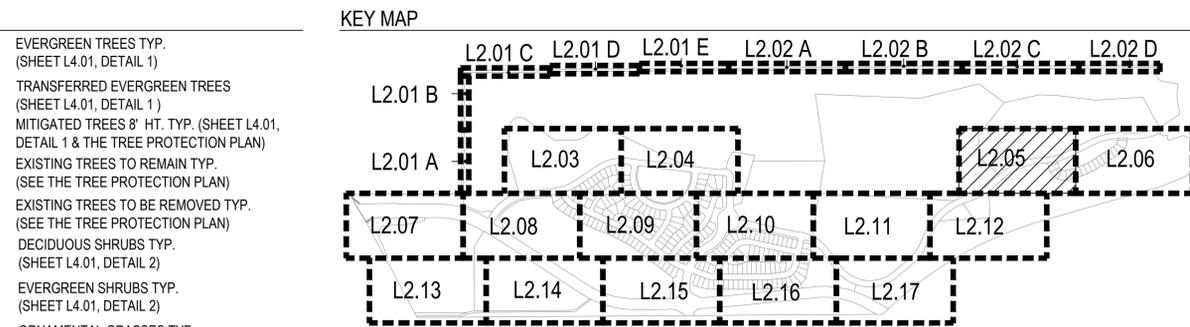
CHECKED BY:
DRAWN BY:

INLIV
TDICKEN



SHEET L2.06

LEGEND	
	8' WALLS (L4.01, DETAIL 6)
	STEEL EDGER (L4.01, DETAIL 4)
	SPADE CUT EDGER (L4.01, DETAIL 5)
	CONCRETE TRAIL (L3.01, DETAIL 5)
	OPEN SPACE FENCE (L3.01, DETAIL 2)
	8' METAL FENCE (L3.01, DETAIL 4)
	3 RAIL FENCE (L3.01, DETAIL 1)
	EXISTING FENCE TO REMAIN
	8' HT. 4' HT. FENCE COLUMN (L3.01, DETAIL 3)
	RIGHT OF WAY
	SIGHT LINE
	SIGHT TRIANGLE
	LIMIT OF WORK / FILING LINE
	MATCHLINE
	100 YEAR FLOODLINE
	MANICURED TURF
	COBBLE
	CRUSHER FINES
	PERENNIALS
	100% IRRIGATED NATIVE GRASS SEED MIX "A"
	ZTAP NATIVE GRASS SEED MIX "A"
	DRILLED SEED
	NON-IRRIGATED NATIVE GRASS SEED MIX "A"
	STAMPED CONCRETE : COLOR TO MATCH
	MONUMENT BRICK
	HOMEBUILDER SOD
	DECIDUOUS CANOPY TREE TYP. (SHEET L4.01, DETAIL 1)
	HOME BUILDER DECIDUOUS CANOPY TREE TYP.
	ORNAMENTAL TREES TYP. (SHEET L4.01, DETAIL 1)
	EVERGREEN TREES TYP. (SHEET L4.01, DETAIL 1)
	TRANSFERRED EVERGREEN TREES (SHEET L4.01, DETAIL 1)
	MITIGATED TREES 8' HT. TYP. (SHEET L4.01, DETAIL 1 & THE TREE PROTECTION PLAN)
	EXISTING TREES TO REMAIN TYP. (SEE THE TREE PROTECTION PLAN)
	EXISTING TREES TO BE REMOVED TYP. (SEE THE TREE PROTECTION PLAN)
	DECIDUOUS SHRUBS TYP. (SHEET L4.01, DETAIL 2)
	EVERGREEN SHRUBS TYP. (SHEET L4.01, DETAIL 2)
	ORNAMENTAL GRASSES TYP. (SHEET L4.01, DETAIL 3)
	FIRE HYDRANT SYMBOL: REF. CIVIL
	STREET LIGHT SYMBOL: REF. CIVIL



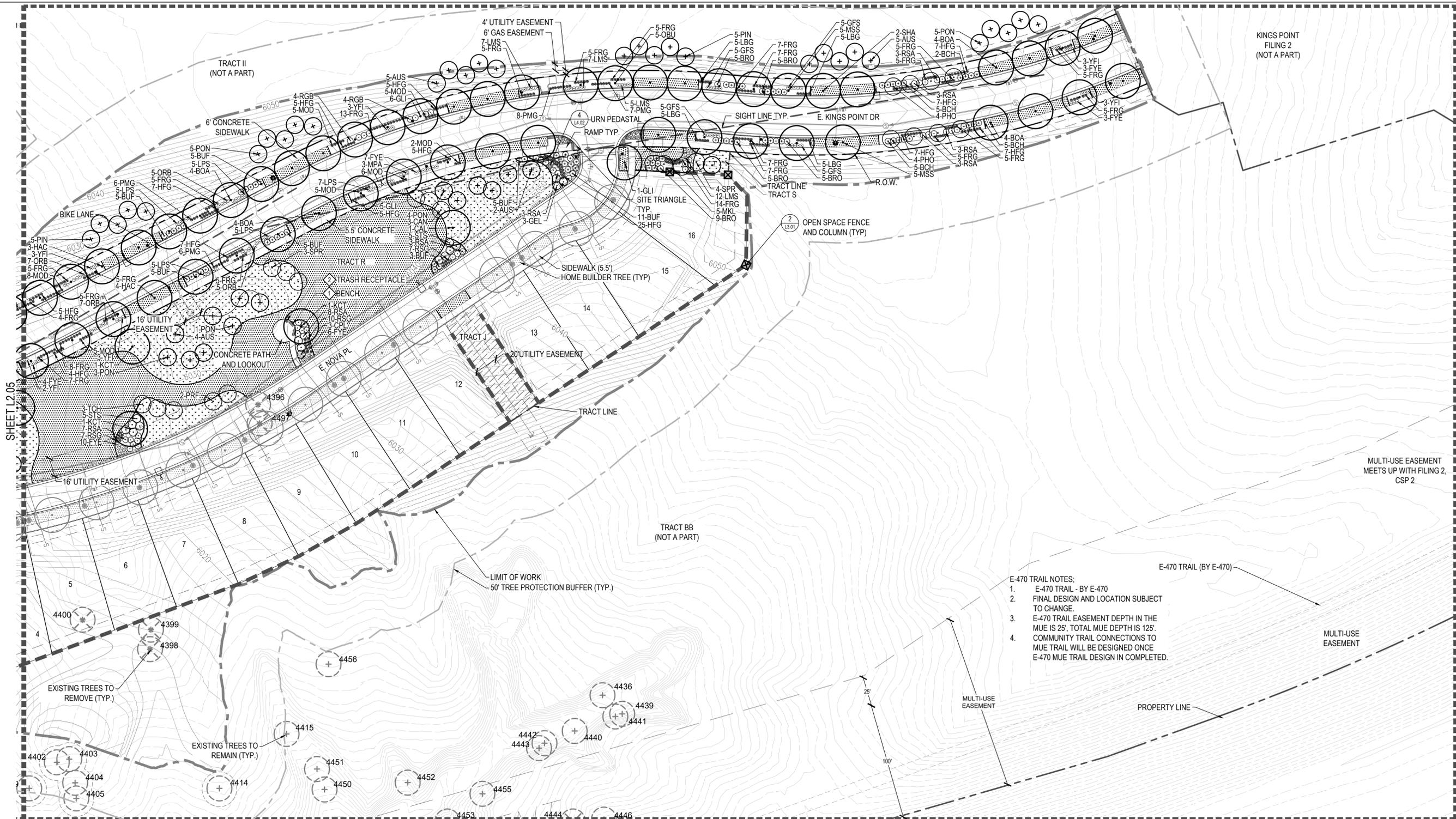
- *NOTE:**
- FINAL STREET TREE PLACEMENT SUBJECT TO DRIVEWAY LOCATION, STOP SIGNS, STREET LIGHTS & UTILITY/SERVICE LOCATIONS - PER HOME BUILDER. HOME BUILDER TREES TO BE PLACED NO CLOSER THAN 5' AWAY FROM METER AND METER SERVICE LINES.
 - WAIVER REQUEST: WHERE COLUMNS ARE REQUIRED, COLUMNS SHALL BE PROVIDED APPROXIMATELY EVERY 120 FEET, OR APPROXIMATELY AT EVERY OTHER SIDE LOT LINE. THIS WAIVER IS REQUESTED FOR HOMES THAT HAVE REAR LOT LINES ADJACENT TO E. AURORA PARKWAY, S. KINGS POINT WAY AND E. KINGS POINT DRIVE.
 - ANY AREAS WITHOUT SPECIFIED SEED MIX THAT ARE DISTURBED BY GRADING SHALL BE SEEDED WITH THE STANDARD CITY OF AURORA SEED MIXES PER SOIL TYPE.

CHECKED BY: INJLV
DRAWN BY: TDICKEN

SHEET L2.12

KEY MAP

NOT FOR CONSTRUCTION



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

KINGS POINT NO. 1
CONTEXTUAL SITE PLAN WITH WAIVERS
AURORA, CO

OWNER:
KINGS POINT LLC
CONTACT: BRUCE STOKES
3033 E 1ST AVE #305
DENVER, CO
303-394-5500
303-394-5508



DATE:
CSP 01 - 09/16/16
CSP 02 - 12/21/16
CSP 03 - 03/16/17
CSP 04 - 06/20/17
CSP 05 - 05/25/18
CSP 06 - 09/07/18
CSP 07 - 12/21/18

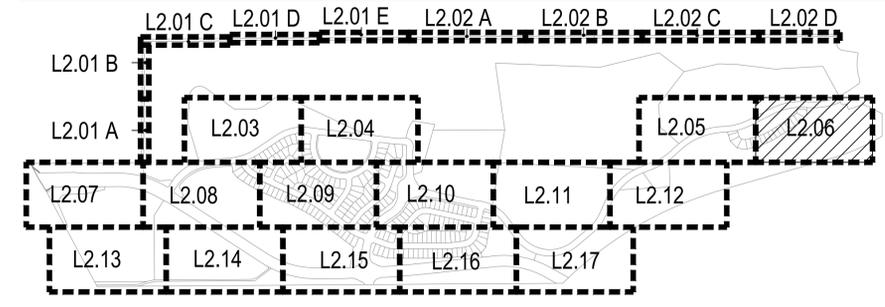
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LANDSCAPE
PLAN

L2.06

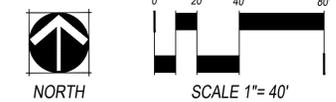
LEGEND

- 8" WALLS (L4.01, DETAIL 6)
- STEEL EDGER (L4.01, DETAIL 4)
- SPADE CUT EDGER (L4.01, DETAIL 5)
- CONCRETE TRAIL (L3.01, DETAIL 5)
- OPEN SPACE FENCE (L3.01, DETAIL 2)
- 8" METAL FENCE (L3.01, DETAIL 4)
- 3 RAIL FENCE (L3.01, DETAIL 1)
- EXISTING FENCE TO REMAIN
- 8' HT. 4" HT. FENCE COLUMN (L3.01, DETAIL 3)
- RIGHT OF WAY
- SIGHT LINE
- SIGHT TRIANGLE
- LIMIT OF WORK / FILING LINE
- MATCHLINE
- 100 YEAR FLOODLINE
- MANICURED TURF
- COBBLE
- CRUSHER FINES
- PERENNIALS
- 100% IRRIGATED NATIVE GRASS SEED MIX "A"
- ZTAP NATIVE GRASS SEED MIX "A" DRILLED SEED
- NON-IRRIGATED NATIVE GRASS SEED MIX "A"
- STAMPED CONCRETE : COLOR TO MATCH MONUMENT BRICK
- HOMEBUILDER SOD
- DECIDUOUS CANOPY TREE TYP. (SHEET L4.01, DETAIL 1)
- HOMEBUILDER DECIDUOUS CANOPY TREE TYP.
- ORNAMENTAL TREES TYP. (SHEET L4.01, DETAIL 1)
- EVERGREEN TREES TYP. (SHEET L4.01, DETAIL 1)
- TRANSFERRED EVERGREEN TREES (SHEET L4.01, DETAIL 1)
- MITIGATED TREES 8' HT. TYP. (SHEET L4.01, DETAIL 1 & THE TREE PROTECTION PLAN)
- EXISTING TREES TO REMAIN TYP. (SEE THE TREE PROTECTION PLAN)
- EXISTING TREES TO BE REMOVED TYP. (SEE THE TREE PROTECTION PLAN)
- DECIDUOUS SHRUBS TYP. (SHEET L4.01, DETAIL 2)
- EVERGREEN SHRUBS TYP. (SHEET L4.01, DETAIL 2)
- ORNAMENTAL GRASSES TYP. (SHEET L4.01, DETAIL 3)
- FIRE HYDRANT SYMBOL: REF. CIVIL
- STREET LIGHT SYMBOL: REF. CIVIL

KEY MAP



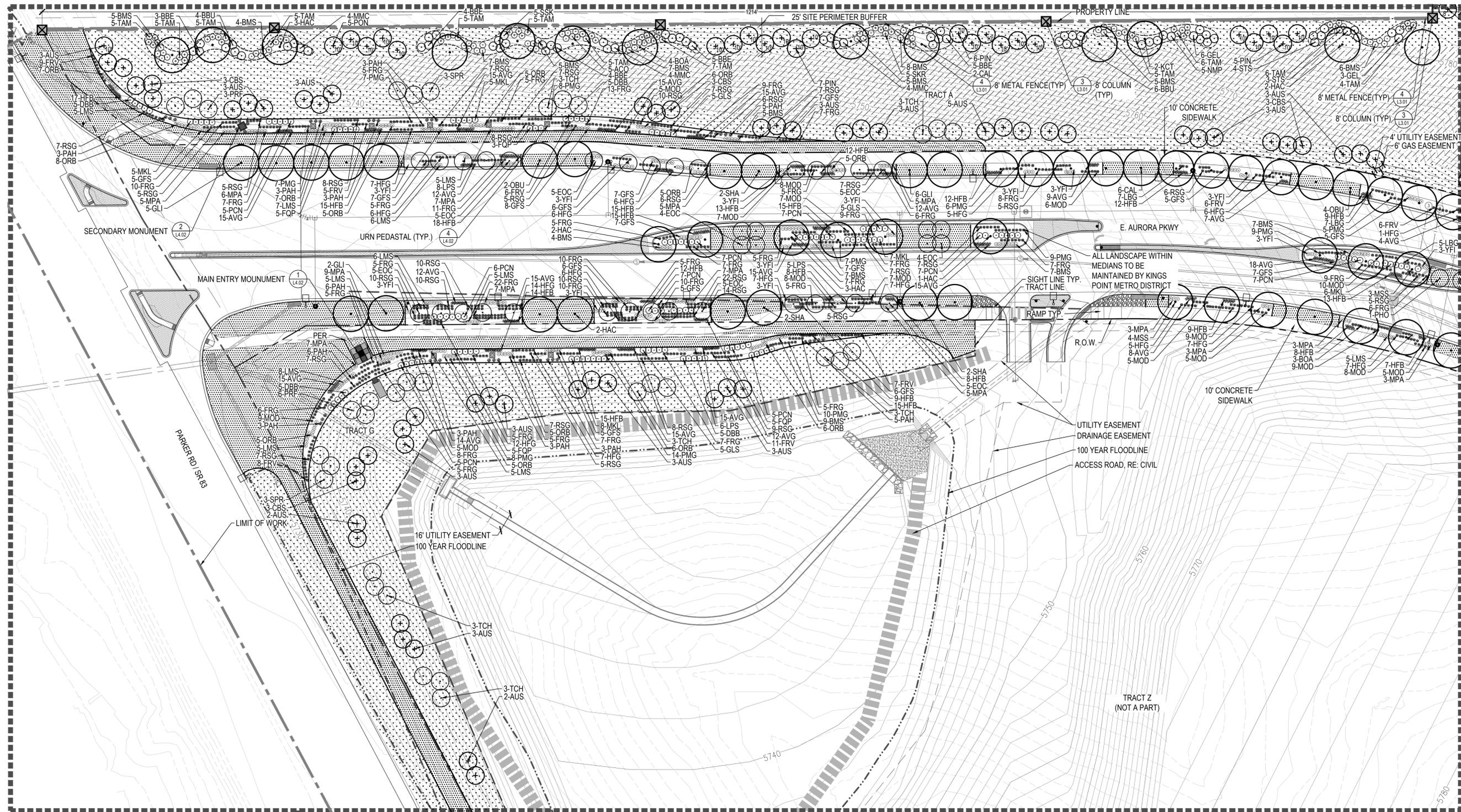
- E-470 TRAIL NOTES:
- E-470 TRAIL - BY E-470
 - FINAL DESIGN AND LOCATION SUBJECT TO CHANGE.
 - E-470 TRAIL EASEMENT DEPTH IN THE MUE IS 25', TOTAL MUE DEPTH IS 125'. COMMUNITY TRAIL CONNECTIONS TO MUE TRAIL WILL BE DESIGNED ONCE E-470 MUE TRAIL DESIGN IS COMPLETED.
 -



- *NOTE:
- FINAL STREET TREE PLACEMENT SUBJECT TO DRIVEWAY LOCATION, STOP SIGNS, STREET LIGHTS & UTILITY/SERVICE LOCATIONS - PER HOME BUILDER. HOME BUILDER TREES TO BE PLACED NO CLOSER THAN 5' AWAY FROM METER AND METER SERVICE LINES.
 - WAIVER REQUEST: WHERE COLUMNS ARE REQUIRED, COLUMNS SHALL BE PROVIDED APPROXIMATELY EVERY 120 FEET, OR APPROXIMATELY AT EVERY OTHER SIDE LOT LINE. THIS WAIVER IS REQUESTED FOR HOMES THAT HAVE REAR LOT LINES ADJACENT TO E. AURORA PARKWAY, S. KINGS POINT WAY AND E. KINGS POINT DRIVE.
 - ANY AREAS WITHOUT SPECIFIED SEED MIX THAT ARE DISTURBED BY GRADING SHALL BE SEEDDED WITH THE STANDARD CITY OF AURORA SEED MIXES PER SOIL TYPE.

CHECKED BY:
DRAWN BY:

INVLV
TDICKEN



SHEET L2.08

KINGS POINT NO. 1
CONTEXTUAL SITE PLAN WITH WAIVERS
AURORA, CO

OWNER:
KINGS POINT LLC
CONTACT: BRUCE STOKES
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DENVER, CO
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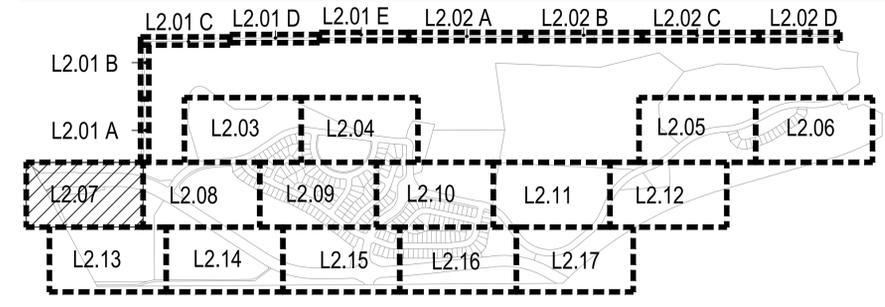
SHEET TITLE:
LANDSCAPE
PLAN

L2.07

LEGEND

	8' WALLS (L4.01, DETAIL 6)		PERENNIALS
	STEEL EDGER (L4.01, DETAIL 4)		100% IRRIGATED NATIVE GRASS SEED MIX "A"
	SPADE CUT EDGER (L4.01, DETAIL 5)		ZTAP NATIVE GRASS SEED MIX "A"
	CONCRETE TRAIL (L3.01, DETAIL 5)		DRILLED SEED
	OPEN SPACE FENCE (L3.01, DETAIL 2)		NON-IRRIGATED NATIVE GRASS SEED MIX "A"
	8' METAL FENCE (L3.01, DETAIL 4)		STAMPED CONCRETE : COLOR TO MATCH
	3 RAIL FENCE (L3.01, DETAIL 1)		MONUMENT BRICK
	EXISTING FENCE TO REMAIN		HOMEBUILDER SOD
	8' HT. 4' HT. FENCE COLUMN (L3.01, DETAIL 3)		DECIDUOUS CANOPY TREE TYP. (SHEET L4.01, DETAIL 1)
	RIGHT OF WAY		HOMEBUILDER DECIDUOUS CANOPY TREE TYP.
	SIGHT LINE		ORNAMENTAL TREES TYP. (SHEET L4.01, DETAIL 1)
	SIGHT TRIANGLE		EVERGREEN TREES TYP. (SHEET L4.01, DETAIL 1)
	LIMIT OF WORK / FILING LINE		TRANSFERRED EVERGREEN TREES (SHEET L4.01, DETAIL 1)
	MATCHLINE		MITIGATED TREES 8' HT. TYP. (SHEET L4.01, DETAIL 1 & THE TREE PROTECTION PLAN)
	100 YEAR FLOODLINE		EXISTING TREES TO BE REMOVED TYP. (SEE THE TREE PROTECTION PLAN)
	MANICURED TURF		EXISTING TREES TO REMAIN TYP. (SEE THE TREE PROTECTION PLAN)
	COBBLE		EXISTING TREES TO BE REMOVED TYP. (SEE THE TREE PROTECTION PLAN)
	CRUSHER FINES		DECIDUOUS SHRUBS TYP. (SHEET L4.01, DETAIL 2)
			EVERGREEN SHRUBS TYP. (SHEET L4.01, DETAIL 2)
			ORNAMENTAL GRASSES TYP. (SHEET L4.01, DETAIL 3)
			FIRE HYDRANT SYMBOL: REF. CIVIL
			STREET LIGHT SYMBOL: REF. CIVIL

KEY MAP



SHEET L2.13

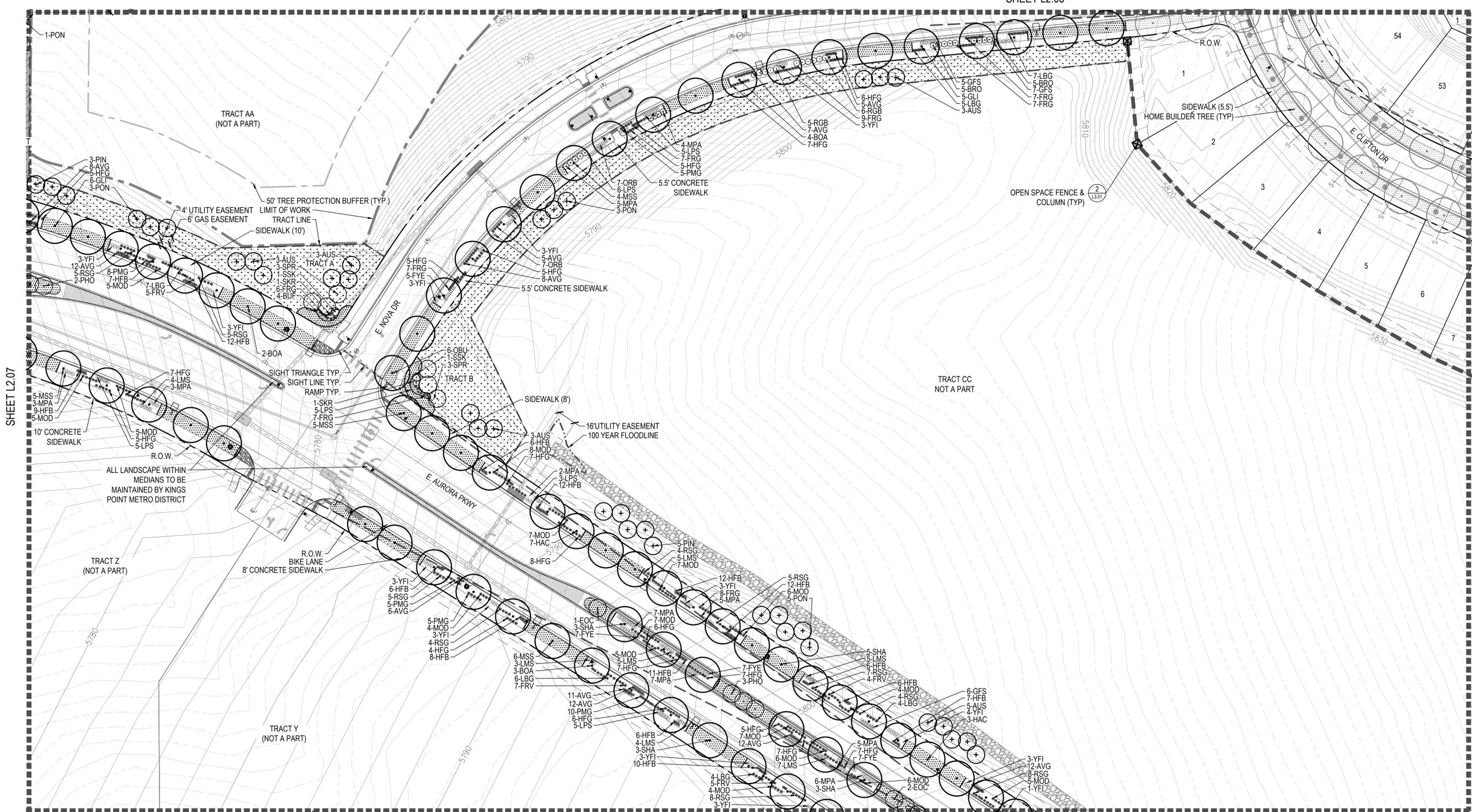
***NOTE:**

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2. ANY AREAS WITHOUT SPECIFIED SEED MIX THAT ARE DISTURBED BY GRADING SHALL BE SEED WITH THE STANDARD CITY OF AURORA SEED MIXES PER SOIL TYPE.

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DRAWN BY:
IN/IV
TD/CKEN

NOT FOR CONSTRUCTION

SHEET L2.03



SHEET L2.07

SHEET L2.09

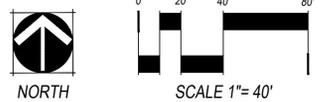
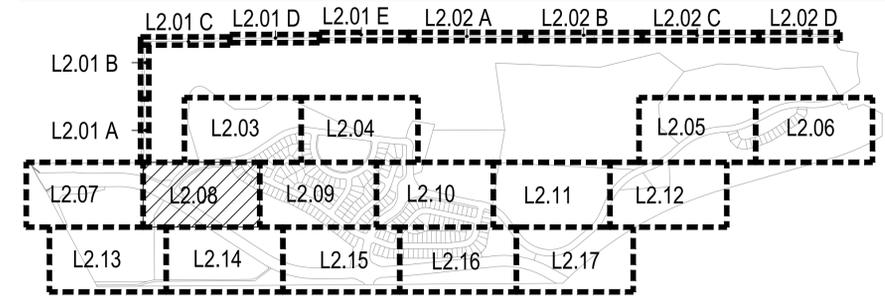
LEGEND

	8' WALLS (L4.01, DETAIL 6)		PERENNIALS
	STEEL EDGER (L4.01, DETAIL 4)		100% IRRIGATED NATIVE GRASS SEED MIX "A"
	SPADE CUT EDGER (L4.01, DETAIL 5)		ZTAP NATIVE GRASS SEED MIX "A"
	CONCRETE TRAIL (L3.01, DETAIL 5)		DRILLED SEED
	OPEN SPACE FENCE (L3.01, DETAIL 2)		NON-IRRIGATED NATIVE GRASS SEED MIX "A"
	8' METAL FENCE (L3.01, DETAIL 4)		STAMPED CONCRETE : COLOR TO MATCH
	3 RAIL FENCE (L3.01, DETAIL 1)		MONUMENT BRICK
	EXISTING FENCE TO REMAIN		HOME BUILDER SOD
	8' HT. 4' HT. FENCE COLUMN (L3.01, DETAIL 3)		DECIDUOUS CANOPY TREE TYP. (SHEET L4.01, DETAIL 1)
	RIGHT OF WAY		HOME BUILDER DECIDUOUS CANOPY TREE TYP.
	SIGHT LINE		ORNAMENTAL TREES TYP. (SHEET L4.01, DETAIL 1)
	SIGHT TRIANGLE		
	LIMIT OF WORK / FILING LINE		
	MATCHLINE		
	100 YEAR FLOODLINE		
	MANICURED TURF		
	COBBLE		
	CRUSHER FINES		

SHEET L2.13

SHEET L2.14

KEY MAP



- *NOTE:**
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SHEET TITLE:
LANDSCAPE
PLAN

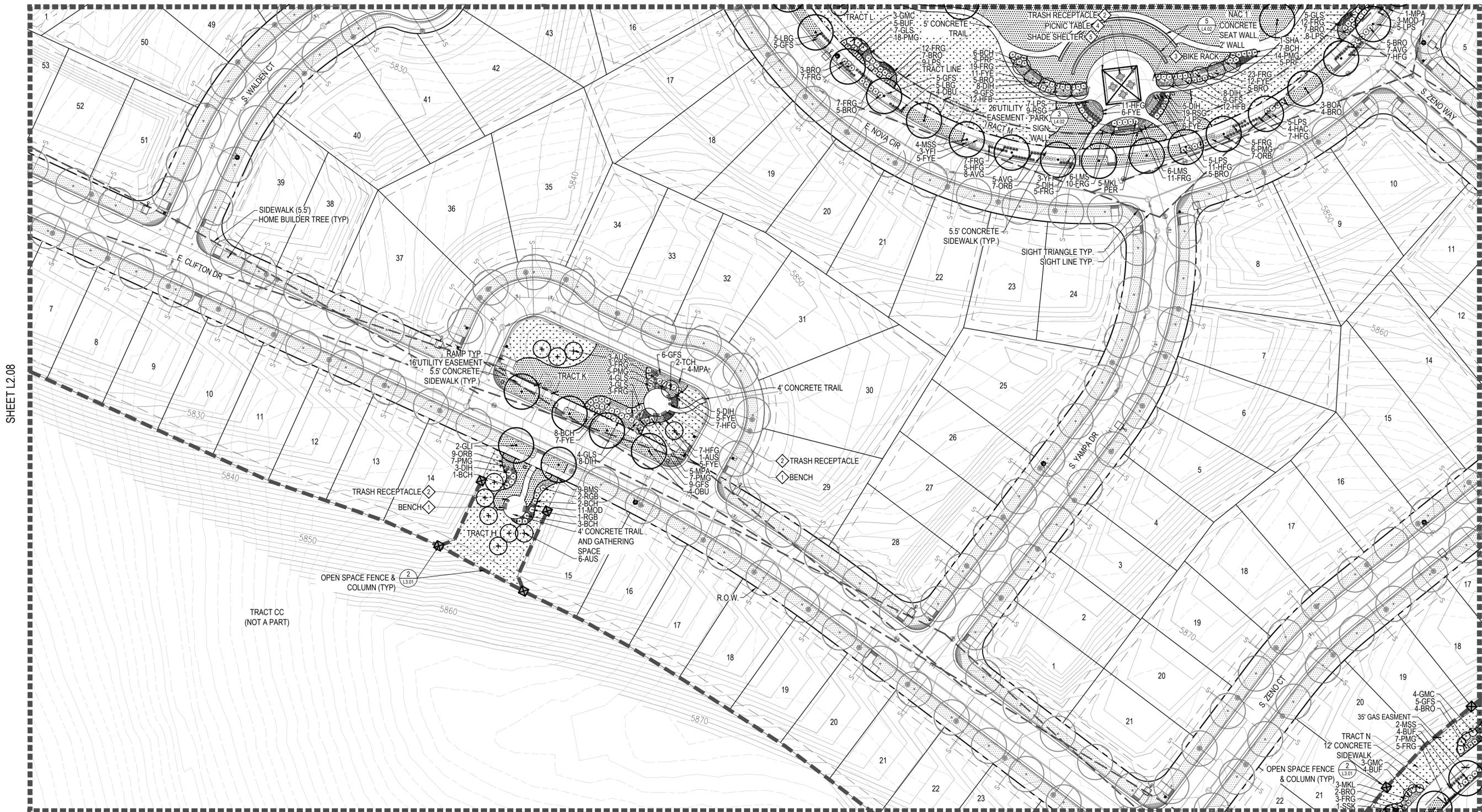
L2.08

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DRAWING BY: TDICKEN

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SHEET L2.03

SHEET L2.04



SHEET L2.08

SHEET L2.10

SHEET L2.14

SHEET L2.15

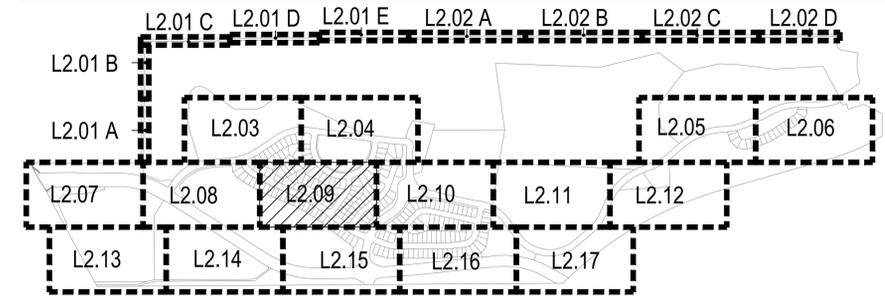
LEGEND

	8' WALLS (L4.01, DETAIL 6)		PERENNIALS
	STEEL EDGER (L4.01, DETAIL 4)		100% IRRIGATED NATIVE GRASS SEED MIX "A"
	SPADE CUT EDGER (L4.01, DETAIL 5)		ZTAP NATIVE GRASS SEED MIX "A"
	CONCRETE TRAIL (L3.01, DETAIL 5)		DRILLED SEED
	OPEN SPACE FENCE (L3.01, DETAIL 2)		NON-IRRIGATED NATIVE GRASS SEED MIX "A"
	8' METAL FENCE (L3.01, DETAIL 4)		STAMPED CONCRETE : COLOR TO MATCH MONUMENT BRICK
	3 RAIL FENCE (L3.01, DETAIL 1)		HOMEBUILDER SOD
	EXISTING FENCE TO REMAIN		DECIDUOUS CANOPY TREE TYP. (SHEET L4.01, DETAIL 1)
	8' HT. 4' HT. FENCE COLUMN (L3.01, DETAIL 3)		HOME BUILDER DECIDUOUS CANOPY TREE TYP.
	RIGHT OF WAY		ORNAMENTAL TREES TYP. (SHEET L4.01, DETAIL 1)
	SIGHT LINE		EVERGREEN TREES TYP. (SHEET L4.01, DETAIL 1)
	SIGHT TRIANGLE		TRANSFERRED EVERGREEN TREES (SHEET L4.01, DETAIL 1)
	LIMIT OF WORK / FILING LINE		MITIGATED TREES 8' HT. TYP. (SHEET L4.01, DETAIL 1 & THE TREE PROTECTION PLAN)
	MATCHLINE		EXISTING TREES TO BE REMOVED TYP. (SEE THE TREE PROTECTION PLAN)
	100 YEAR FLOODLINE		DECIDUOUS SHRUBS TYP. (SHEET L4.01, DETAIL 2)
	MANICURED TURF		EVERGREEN SHRUBS TYP. (SHEET L4.01, DETAIL 2)
	COBBLE		ORNAMENTAL GRASSES TYP. (SHEET L4.01, DETAIL 3)
	CRUSHER FINES		FIRE HYDRANT SYMBOL: REF. CIVIL
			STREET LIGHT SYMBOL: REF. CIVIL

LEGEND

	EVERGREEN TREES TYP. (SHEET L4.01, DETAIL 1)
	TRANSFERRED EVERGREEN TREES (SHEET L4.01, DETAIL 1)
	MITIGATED TREES 8' HT. TYP. (SHEET L4.01, DETAIL 1 & THE TREE PROTECTION PLAN)
	EXISTING TREES TO BE REMOVED TYP. (SEE THE TREE PROTECTION PLAN)
	DECIDUOUS SHRUBS TYP. (SHEET L4.01, DETAIL 2)
	EVERGREEN SHRUBS TYP. (SHEET L4.01, DETAIL 2)
	ORNAMENTAL GRASSES TYP. (SHEET L4.01, DETAIL 3)
	FIRE HYDRANT SYMBOL: REF. CIVIL
	STREET LIGHT SYMBOL: REF. CIVIL

KEY MAP



- NOTE:**
- FINAL STREET TREE PLACEMENT SUBJECT TO DRIVEWAY LOCATION, STOP SIGNS, STREET LIGHTS & UTILITY/SERVICE LOCATIONS - PER HOME BUILDER. HOME BUILDER TREES TO BE PLACED NO CLOSER THAN 5' AWAY FROM METER AND METER SERVICE LINES.
 - WAIVER REQUEST: NACS SHALL BE LOCATED ON LOCAL STREETS CENTRAL TO RESIDENTIAL AREAS.
 - WAIVER REQUEST: WHERE COLUMNS ARE REQUIRED, COLUMNS SHALL BE PROVIDED APPROXIMATELY EVERY 120 FEET, OR APPROXIMATELY AT EVERY OTHER SIDE LOT LINE. THIS WAIVER IS REQUESTED FOR HOMES THAT HAVE REAR LOT LINES ADJACENT TO E. AURORA PARKWAY, S. KINGS POINT WAY AND E. KINGS POINT DRIVE.
 - RETAINING WALLS SHALL COMPLY WITH CODE SECTION 146-1432, THE ROADWAY DESIGN AND CONSTRUCTION SPECIFICATIONS, SECTION 4.02.7, AND SHALL NOT EXCEED 48 INCHES IN HEIGHT.
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AURORA, CO

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CONTACT: BRUCE STOKES
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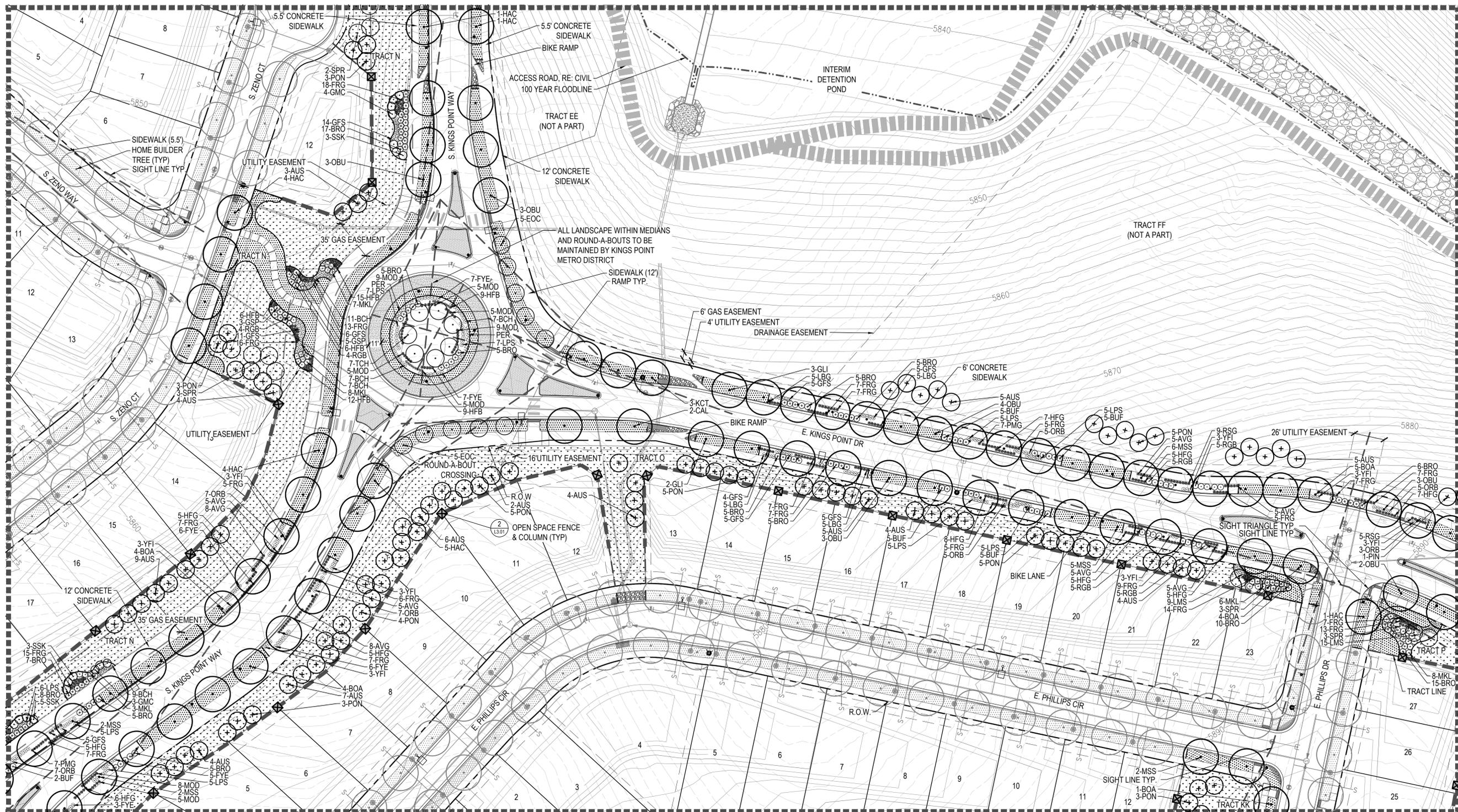
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LANDSCAPE
PLAN

L2.09

CHECKED BY:
DRAWN BY:
INLW
TDICKEN

NOT FOR CONSTRUCTION

SHEET L2.04



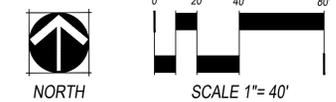
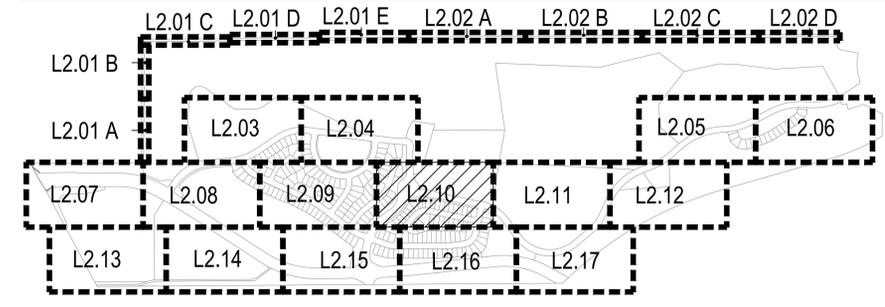
SHEET L2.15

SHEET L2.16

LEGEND

	8" WALLS (L4.01, DETAIL 6)		PERENNIALS		EVERGREEN TREES TYP. (SHEET L4.01, DETAIL 1)
	STEEL EDGER (L4.01, DETAIL 4)		100% IRRIGATED NATIVE GRASS SEED MIX "A"		TRANSFERRED EVERGREEN TREES (SHEET L4.01, DETAIL 1)
	SPADE CUT EDGER (L4.01, DETAIL 5)		ZTAP NATIVE GRASS SEED MIX "A" DRILLED SEED		MITIGATED TREES 8' HT. TYP. (SHEET L4.01, DETAIL 1 & THE TREE PROTECTION PLAN)
	CONCRETE TRAIL (L3.01, DETAIL 5)		NON-IRRIGATED NATIVE GRASS SEED MIX "A"		EXISTING TREES TO REMAIN TYP. (SEE THE TREE PROTECTION PLAN)
	OPEN SPACE FENCE (L3.01, DETAIL 2)		STAMPED CONCRETE : COLOR TO MATCH MONUMENT BRICK		EXISTING TREES TO BE REMOVED TYP. (SEE THE TREE PROTECTION PLAN)
	8" METAL FENCE (L3.01, DETAIL 4)		HOMEBUILDER SOD		DECIDUOUS SHRUBS TYP. (SHEET L4.01, DETAIL 2)
	3 RAIL FENCE (L3.01, DETAIL 1)		DECIDUOUS CANOPY TREE TYP. (SHEET L4.01, DETAIL 1)		EVERGREEN SHRUBS TYP. (SHEET L4.01, DETAIL 2)
	EXISTING FENCE TO REMAIN		HOME BUILDER DECIDUOUS CANOPY TREE TYP.		ORNAMENTAL GRASSES TYP. (SHEET L4.01, DETAIL 3)
	8' HT. 4' HT. FENCE COLUMN (L3.01, DETAIL 3)		ORNAMENTAL TREES TYP. (SHEET L4.01, DETAIL 1)		FIRE HYDRANT SYMBOL: REF. CIVIL
	RIGHT OF WAY		STREET LIGHT SYMBOL: REF. CIVIL		
	SIGHT LINE				
	SIGHT TRIANGLE				
	LIMIT OF WORK / FILING LINE				
	MATCHLINE				
	100 YEAR FLOODLINE				
	MANICURED TURF				
	COBBLE				
	CRUSHER FINES				

KEY MAP



***NOTE:**

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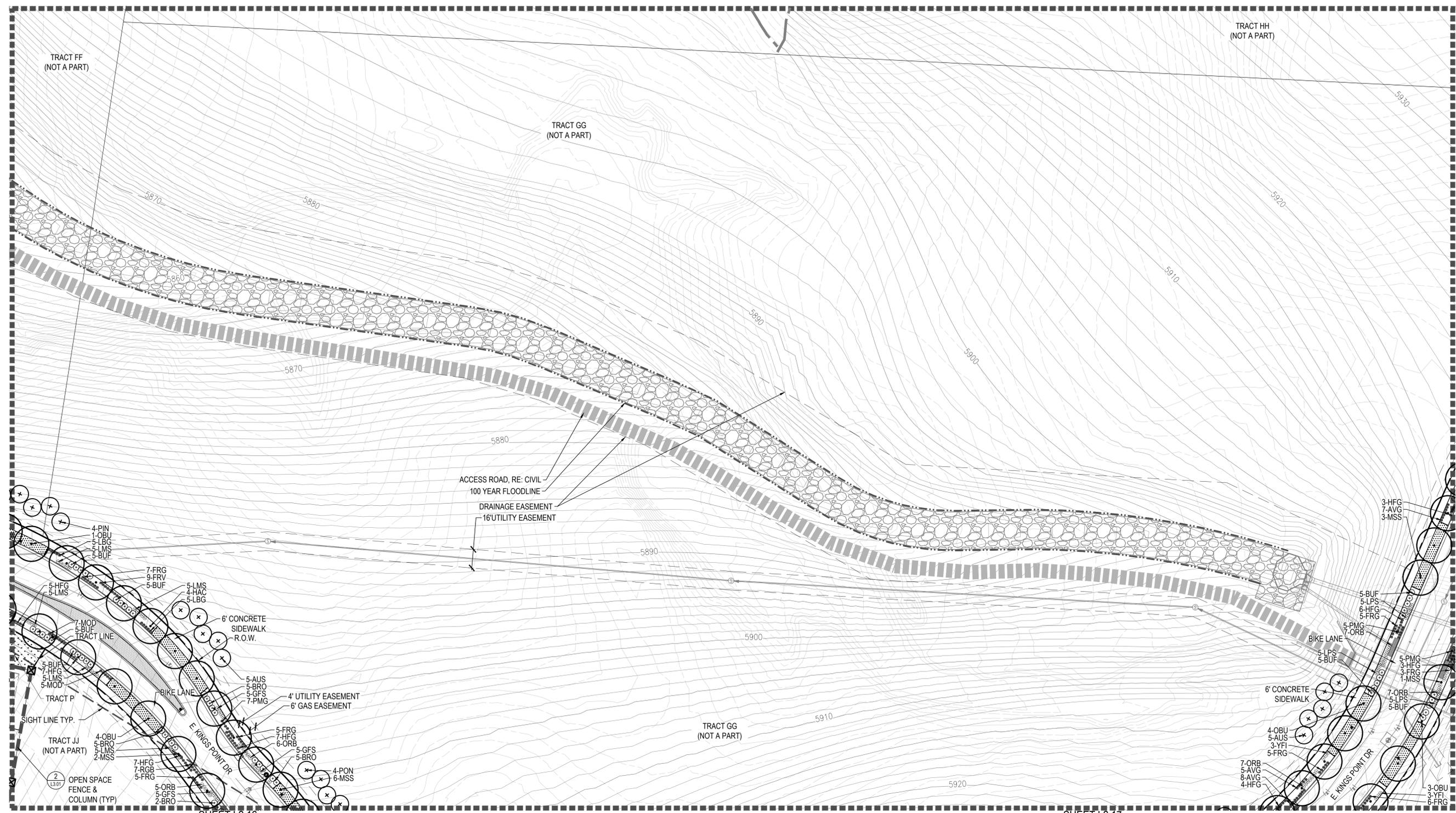
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LANDSCAPE
PLAN

L2.10

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SHEET L2.10

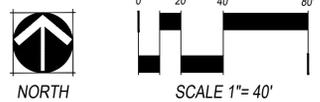
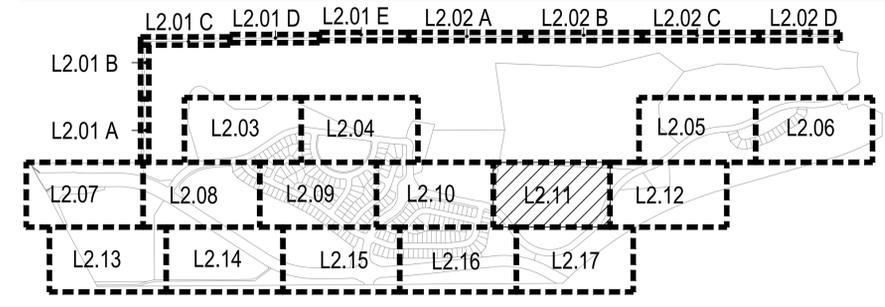
SHEET L2.12



LEGEND

	8" WALLS (L4.01, DETAIL 6)		PERENNIALS		EVERGREEN TREES TYP. (SHEET L4.01, DETAIL 1)
	STEEL EDGER (L4.01, DETAIL 4)		100% IRRIGATED NATIVE GRASS SEED MIX "A"		TRANSFERRED EVERGREEN TREES (SHEET L4.01, DETAIL 1)
	SPADE CUT EDGER (L4.01, DETAIL 5)		ZTAP NATIVE GRASS SEED MIX "A" DRILLED SEED		MITIGATED TREES 8' HT. TYP. (SHEET L4.01, DETAIL 1 & THE TREE PROTECTION PLAN)
	CONCRETE TRAIL (L3.01, DETAIL 5)		NON-IRRIGATED NATIVE GRASS SEED MIX "A"		EXISTING TREES TO REMAIN TYP. (SEE THE TREE PROTECTION PLAN)
	OPEN SPACE FENCE (L3.01, DETAIL 2)		STAMPED CONCRETE : COLOR TO MATCH MONUMENT BRICK		EXISTING TREES TO BE REMOVED TYP. (SEE THE TREE PROTECTION PLAN)
	8" METAL FENCE (L3.01, DETAIL 4)		HOME BUILDER SOD		DECIDUOUS SHRUBS TYP. (SHEET L4.01, DETAIL 2)
	3 RAIL FENCE (L3.01, DETAIL 1)		DECIDUOUS CANOPY TREE TYP. (SHEET L4.01, DETAIL 1)		EVERGREEN SHRUBS TYP. (SHEET L4.01, DETAIL 2)
	EXISTING FENCE TO REMAIN		HOME BUILDER DECIDUOUS CANOPY TREE TYP.		ORNAMENTAL GRASSES TYP. (SHEET L4.01, DETAIL 3)
	8' HT. 4' HT. FENCE COLUMN (L3.01, DETAIL 3)		ORNAMENTAL TREES TYP. (SHEET L4.01, DETAIL 1)		FIRE HYDRANT SYMBOL: REF. CIVIL
	RIGHT OF WAY		STREET LIGHT SYMBOL: REF. CIVIL		
	SIGHT LINE				
	SIGHT TRIANGLE				
	LIMIT OF WORK / FILING LINE				
	MATCHLINE				
	100 YEAR FLOODLINE				
	MANICURED TURF				
	COBBLE				
	CRUSHER FINES				

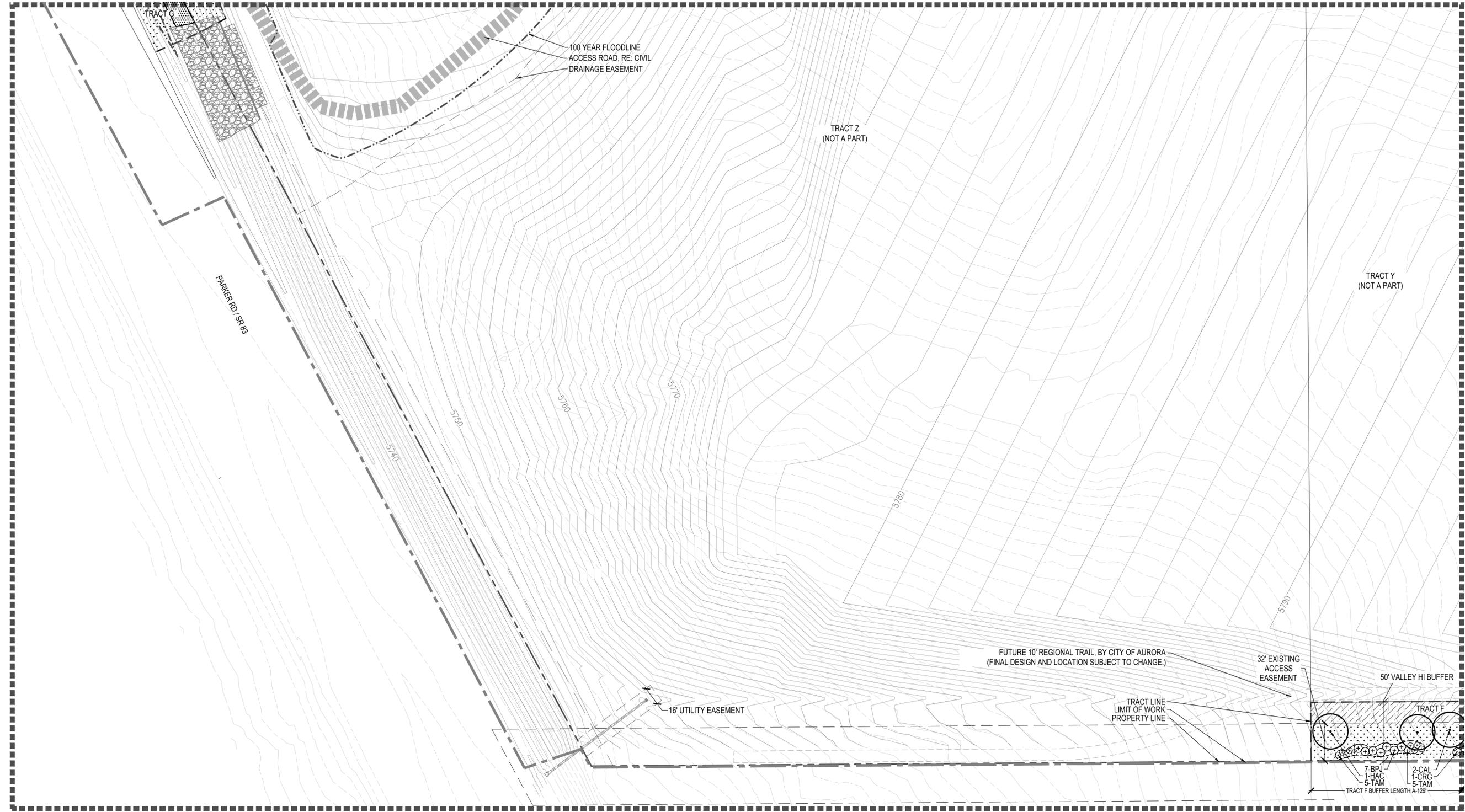
KEY MAP



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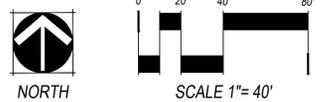
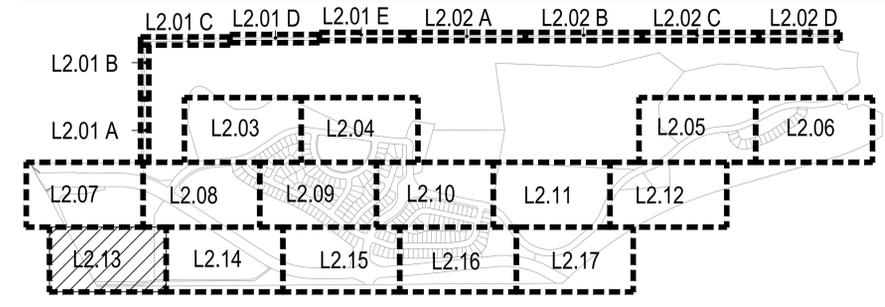


SHEET L2.14

LEGEND

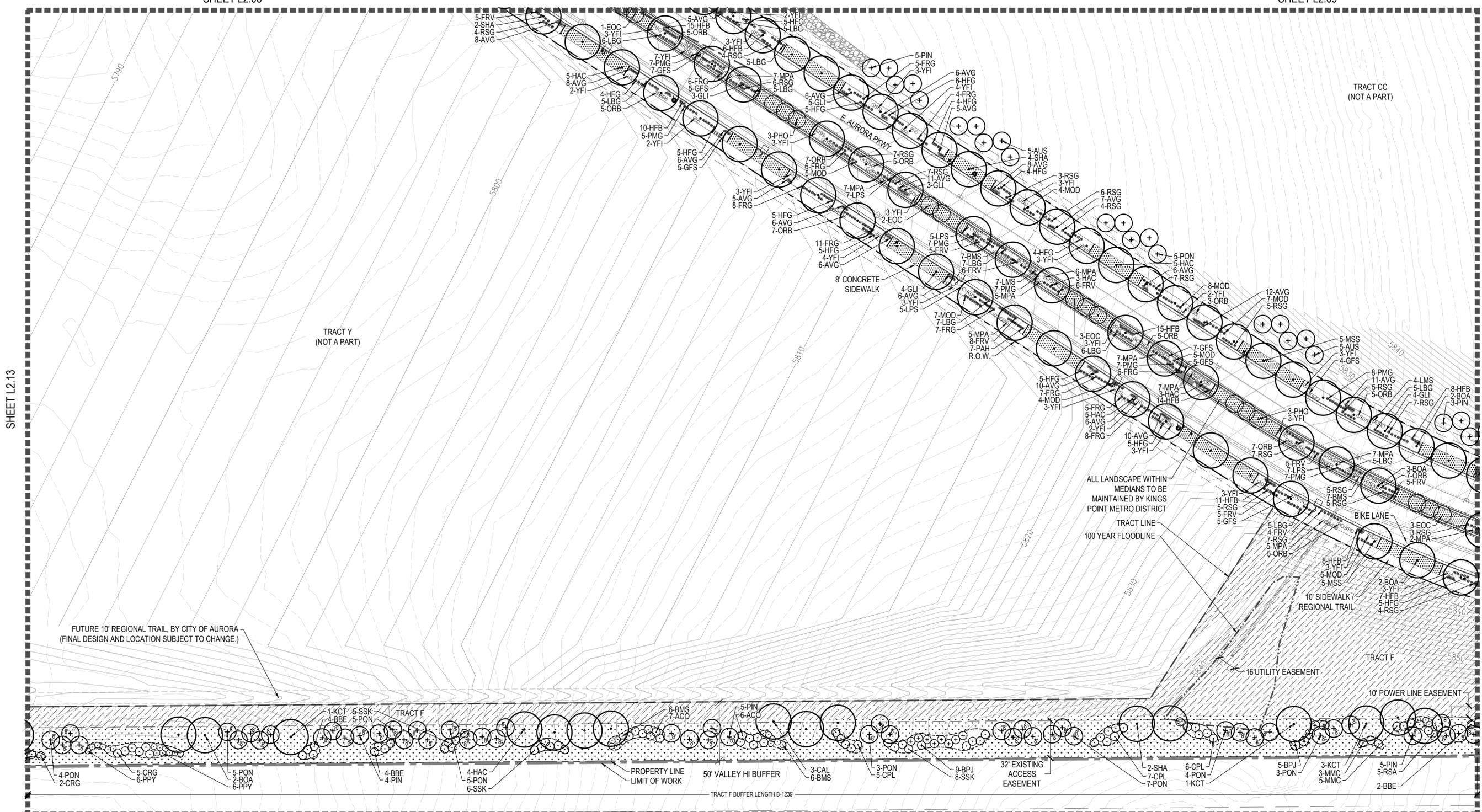
	8' WALLS (L4.01, DETAIL 6)		PERENNIALS		EVERGREEN TREES TYP. (SHEET L4.01, DETAIL 1)
	STEEL EDGER (L4.01, DETAIL 4)		100% IRRIGATED NATIVE GRASS SEED MIX "A"		TRANSFERRED EVERGREEN TREES (SHEET L4.01, DETAIL 1)
	SPADE CUT EDGER (L4.01, DETAIL 5)		ZTAP NATIVE GRASS SEED MIX "A"		MITIGATED TREES 8' HT. TYP. (SHEET L4.01, DETAIL 1 & THE TREE PROTECTION PLAN)
	CONCRETE TRAIL (L3.01, DETAIL 5)		DRILLED SEED NON-IRRIGATED NATIVE GRASS SEED MIX "A"		EXISTING TREES TO REMAIN TYP. (SEE THE TREE PROTECTION PLAN)
	OPEN SPACE FENCE (L3.01, DETAIL 2)		STAMPED CONCRETE : COLOR TO MATCH MONUMENT BRICK		EXISTING TREES TO BE REMOVED TYP. (SEE THE TREE PROTECTION PLAN)
	8' METAL FENCE (L3.01, DETAIL 4)		HOME BUILDER SOD		DECIDUOUS SHRUBS TYP. (SHEET L4.01, DETAIL 2)
	3 RAIL FENCE (L3.01, DETAIL 1)		DECIDUOUS CANOPY TREE TYP. (SHEET L4.01, DETAIL 1)		EVERGREEN SHRUBS TYP. (SHEET L4.01, DETAIL 2)
	EXISTING FENCE TO REMAIN		HOME BUILDER DECIDUOUS CANOPY TREE TYP.		ORNAMENTAL GRASSES TYP. (SHEET L4.01, DETAIL 3)
	8' HT. 4' HT. FENCE COLUMN (L3.01, DETAIL 3)		ORNAMENTAL TREES TYP. (SHEET L4.01, DETAIL 1)		FIRE HYDRANT SYMBOL: REF. CIVIL
	RIGHT OF WAY		STREET LIGHT SYMBOL: REF. CIVIL		
	SIGHT LINE				
	SIGHT TRIANGLE				
	LIMIT OF WORK / FILING LINE				
	MATCHLINE				
	100 YEAR FLOODLINE				
	MANICURED TURF				
	COBBLE				
	CRUSHER FINES				

KEY MAP



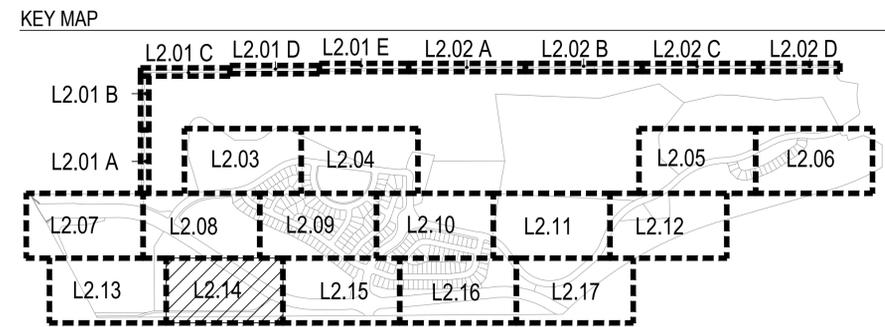
- *NOTES:
1. A 14' TRACT FOR A CITY OF AURORA 10' REGIONAL TRAIL WILL BE LOCATED ON THE SOUTH SIDE OF TRACTS Y AND Z. FINAL LOCATION SHALL BE MUTUALLY AGREED UPON BY THE DEVELOPER AND THE CITY OF AURORA.
 2. ANY AREAS WITHOUT SPECIFIED SEED MIX THAT ARE DISTURBED BY GRADING SHALL BE SEEDED WITH THE STANDARD CITY OF AURORA SEED MIXES PER SOIL TYPE.

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DRAWN BY: TDICKEN



LEGEND

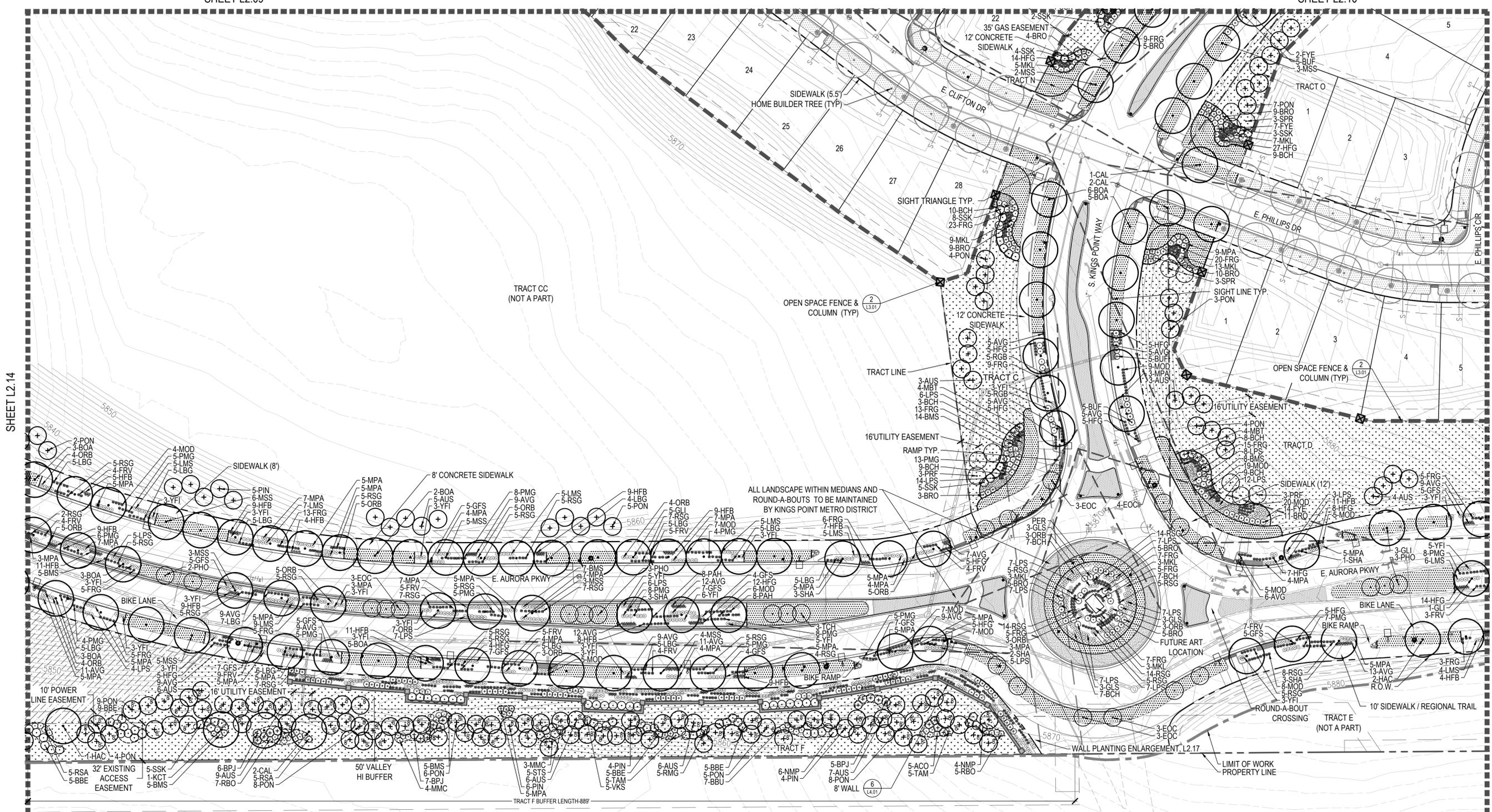
	8' WALLS (L4.01, DETAIL 6)		PERENNIALS
	STEEL EDGER (L4.01, DETAIL 4)		100% IRRIGATED NATIVE GRASS SEED MIX "A"
	SPADE CUT EDGER (L4.01, DETAIL 5)		ZTAP NATIVE GRASS SEED MIX "A"
	CONCRETE TRAIL (L3.01, DETAIL 5)		DRILLED SEED
	OPEN SPACE FENCE (L3.01, DETAIL 2)		NON-IRRIGATED NATIVE GRASS SEED MIX "A"
	8' METAL FENCE (L3.01, DETAIL 4)		STAMPED CONCRETE : COLOR TO MATCH
	3 RAIL FENCE (L3.01, DETAIL 1)		MONUMENT BRICK
	EXISTING FENCE TO REMAIN		HOMEBUILDER SOD
	8' HT. 4' HT. FENCE COLUMN (L3.01, DETAIL 3)		DECIDUOUS CANOPY TREE TYP. (SHEET L4.01, DETAIL 1)
	RIGHT OF WAY		HOME BUILDER DECIDUOUS CANOPY TREE TYP.
	SIGHT LINE		ORNAMENTAL TREES TYP. (SHEET L4.01, DETAIL 1)
	SIGHT TRIANGLE		EVERGREEN TREES TYP. (SHEET L4.01, DETAIL 1)
	LIMIT OF WORK / FILING LINE		TRANSFERRED EVERGREEN TREES (SHEET L4.01, DETAIL 1)
	MATCHLINE		MITIGATED TREES 8' HT. TYP. (SHEET L4.01, DETAIL 1 & THE TREE PROTECTION PLAN)
	100 YEAR FLOODLINE		EXISTING TREES TO BE REMOVED TYP. (SEE THE TREE PROTECTION PLAN)
	MANICURED TURF		EXISTING TREES TO REMAIN TYP. (SEE THE TREE PROTECTION PLAN)
	COBBLE		DECIDUOUS SHRUBS TYP. (SHEET L4.01, DETAIL 2)
	CRUSHER FINES		EVERGREEN SHRUBS TYP. (SHEET L4.01, DETAIL 2)
			ORNAMENTAL GRASSES TYP. (SHEET L4.01, DETAIL 3)
			FIRE HYDRANT SYMBOL: REF. CIVIL
			STREET LIGHT SYMBOL: REF. CIVIL



- *NOTES:**
- A 14' TRACT FOR A CITY OF AURORA 10' REGIONAL TRAIL WILL BE LOCATED ON THE SOUTH SIDE OF TRACTS Y AND Z. FINAL LOCATION SHALL BE MUTUALLY AGREED UPON BY THE DEVELOPER AND THE CITY OF AURORA.
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CHECKED BY:
DRAWN BY:

INLIV
TDICKEN



LEGEND

	8' WALLS (L4.01, DETAIL 6)		PERENNIALS
	STEEL EDGER (L4.01, DETAIL 4)		100% IRRIGATED NATIVE GRASS SEED MIX "A"
	SPADE CUT EDGER (L4.01, DETAIL 5)		ZTAP NATIVE GRASS SEED MIX "A"
	CONCRETE TRAIL (L3.01, DETAIL 5)		DRILLED SEED
	OPEN SPACE FENCE (L3.01, DETAIL 2)		NON-IRRIGATED NATIVE GRASS SEED MIX "A"
	8' METAL FENCE (L3.01, DETAIL 4)		STAMPED CONCRETE : COLUMN TO MATCH MONUMENT BRICK
	3 RAIL FENCE (L3.01, DETAIL 1)		HOME BUILDER SOD
	EXISTING FENCE TO REMAIN		DECIDUOUS CANOPY TREE TYP. (SHEET L4.01, DETAIL 1)
	8' HT. 4' HT. FENCE COLUMN (L3.01, DETAIL 3)		HOME BUILDER DECIDUOUS CANOPY TREE TYP.
	RIGHT OF WAY		ORNAMENTAL TREES TYP. (SHEET L4.01, DETAIL 1)
	SIGHT LINE		EVERGREEN SHRUBS TYP. (SHEET L4.01, DETAIL 2)
	SIGHT TRIANGLE		DECIDUOUS SHRUBS TYP. (SHEET L4.01, DETAIL 2)
	LIMIT OF WORK / FILING LINE		ORNAMENTAL GRASSES TYP. (SHEET L4.01, DETAIL 3)
	MATCHLINE		FIRE HYDRANT SYMBOL: REF. CIVIL
	100 YEAR FLOODLINE		STREET LIGHT SYMBOL: REF. CIVIL
	MANICURED TURF		
	COBBLE		
	CRUSHER FINES		

KEY MAP

NOTES:

- FINAL STREET TREE PLACEMENT SUBJECT TO DRIVEWAY LOCATION, STOP SIGNS, STREET LIGHTS & UTILITY/SERVICE LOCATIONS - PER HOME BUILDER. HOME BUILDER TREES TO BE PLACED NO CLOSER THAN 5' AWAY FROM METER AND METER SERVICE LINES.
- THE PROPOSED REGIONAL TRAIL WILL COMBINE WITH THE ROW SIDEWALK AND IS WIDENED TO 10' WIDTH ADJACENT TO TRACT E AND EAST HALF OF TRACT F.
- WAIVER REQUEST: WHERE COLUMNS ARE REQUIRED, COLUMNS SHALL BE PROVIDED APPROXIMATELY EVERY 120 FEET, OR APPROXIMATELY AT EVERY OTHER SIDE LOT LINE. THIS WAIVER IS REQUESTED FOR HOMES THAT HAVE REAR LOT LINES ADJACENT TO E. AURORA PARKWAY, S. KINGS POINT WAY AND E. KINGS POINT DRIVE.
- LANDSCAPE WITHIN THE E. AURORA PKWY EAST OF KINGS POINT WAY TO THE FUTURE E-470 BRIDGE TO BE INSTALLED WITH THE COMPETITION OF E. AURORA PKWY TO EASTERN PROPERTY LINE.
- ANY AREAS WITHOUT SPECIFIED SEED MIX THAT ARE DISTURBED BY GRADING SHALL BE SEEDED WITH THE STANDARD CITY OF AURORA SEED MIXES PER SOIL TYPE.

OWNER:
KINGS POINT LLC
CONTACT: BRUCE STOKES
3033 E 1ST AVE #305
DENVER, CO
303-394-5500
303-394-5508

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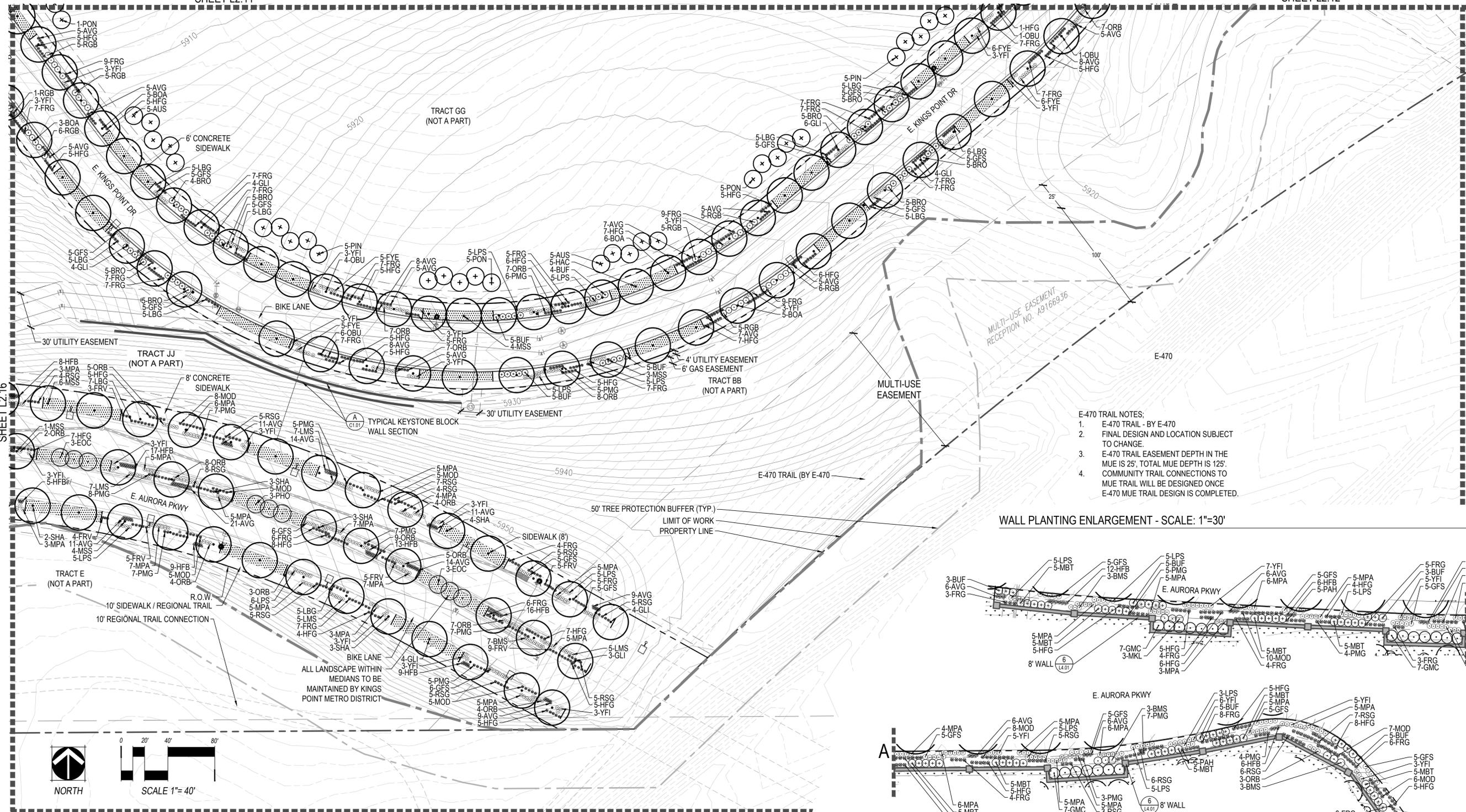
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LANDSCAPE PLAN

L2.15

NOT FOR CONSTRUCTION

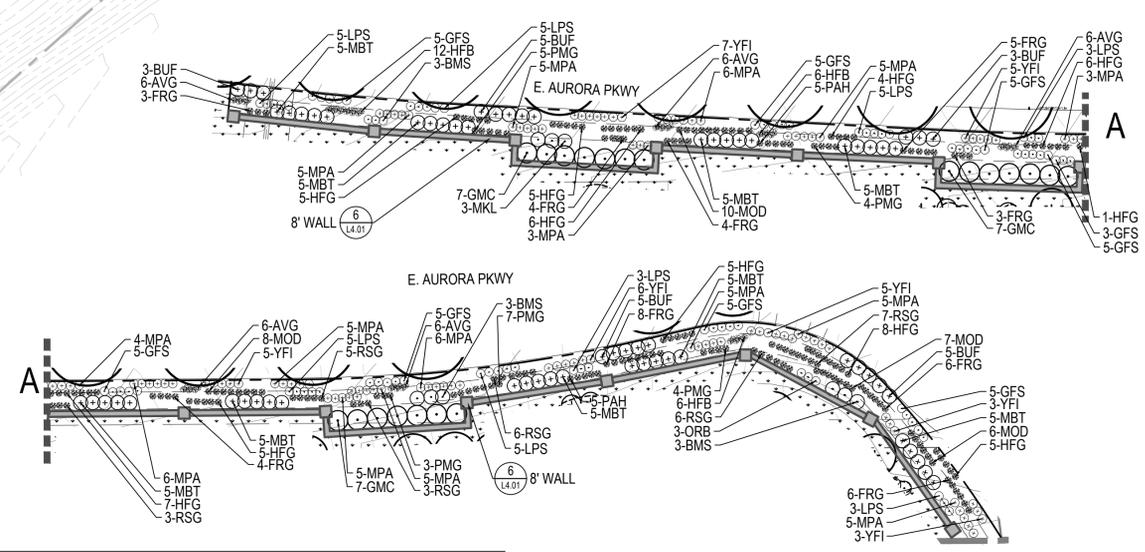
SHEET L2.11

SHEET L2.12



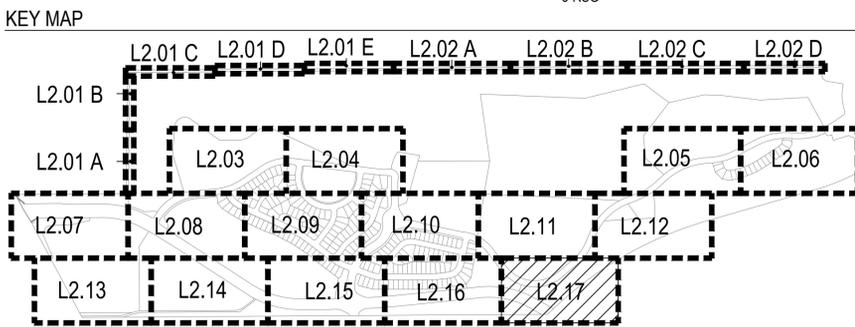
- E-470 TRAIL NOTES:**
1. E-470 TRAIL - BY E-470
 2. FINAL DESIGN AND LOCATION SUBJECT TO CHANGE.
 3. E-470 TRAIL EASEMENT DEPTH IN THE MUE IS 25'. TOTAL MUE DEPTH IS 125'. COMMUNITY TRAIL CONNECTIONS TO MUE TRAIL WILL BE DESIGNED ONCE E-470 MUE TRAIL DESIGN IS COMPLETED.

WALL PLANTING ENLARGEMENT - SCALE: 1"=30'



LEGEND

	8' WALLS (L4.01, DETAIL 6)		PERENNIALS
	STEEL EDGER (L4.01, DETAIL 4)		100% IRRIGATED NATIVE GRASS SEED MIX "A"
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	CONCRETE TRAIL (L3.01, DETAIL 5)		DRILLED SEED
	OPEN SPACE FENCE (L3.01, DETAIL 2)		NON-IRRIGATED NATIVE GRASS SEED MIX "A"
	8' METAL FENCE (L3.01, DETAIL 4)		STAMPED CONCRETE : COLOR TO MATCH MONUMENT BRICK
	3 RAIL FENCE (L3.01, DETAIL 1)		HOME BUILDER SOD
	EXISTING FENCE TO REMAIN		DECIDUOUS CANOPY TREE TYP. (SHEET L4.01, DETAIL 1)
	8' HT. FENCE COLUMN (L3.01, DETAIL 3)		HOME BUILDER DECIDUOUS CANOPY TREE TYP.
	RIGHT OF WAY		ORNAMENTAL TREES TYP. (SHEET L4.01, DETAIL 1)
	SIGHT LINE		EVERGREEN TREES TYP. (SHEET L4.01, DETAIL 1)
	SIGHT TRIANGLE		TRANSFERRED EVERGREEN TREES (SHEET L4.01, DETAIL 1)
	LIMIT OF WORK / FILING LINE		MITIGATED TREES 8' HT. TYP. (SHEET L4.01, DETAIL 1 & THE TREE PROTECTION PLAN)
	MATCHLINE		EXISTING TREES TO BE REMOVED TYP. (SEE THE TREE PROTECTION PLAN)
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	MANICURED TURF		EVERGREEN SHRUBS TYP. (SHEET L4.01, DETAIL 2)
	COBBLE		ORNAMENTAL GRASSES TYP. (SHEET L4.01, DETAIL 3)
	CRUSHER FINES		FIRE HYDRANT SYMBOL: REF. CIVIL
			STREET LIGHT SYMBOL: REF. CIVIL



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NORRIS DESIGN
www.norris-design.com

1101 Bannock Street
Denver, Colorado 80204
P 303.892.1166
F 303.892.1186

KINGS POINT NO. 1
CONTEXTUAL SITE PLAN WITH WAIVERS
AURORA, CO

OWNER:
KINGS POINT LLC
CONTACT: BRUCE STOKES
3033 E 1ST AVE #305
DENVER, CO
303-394-5500
303-394-5508

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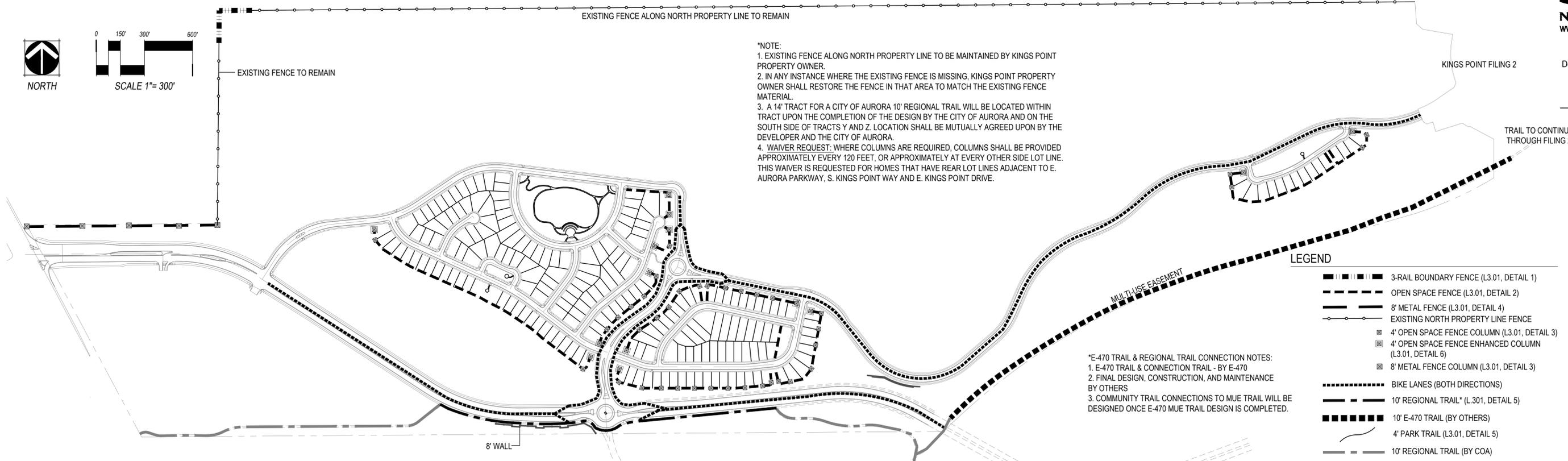
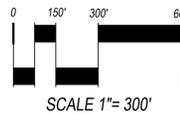
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LANDSCAPE PLAN

L2.17

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MASTER FENCE AND TRAILS PLAN



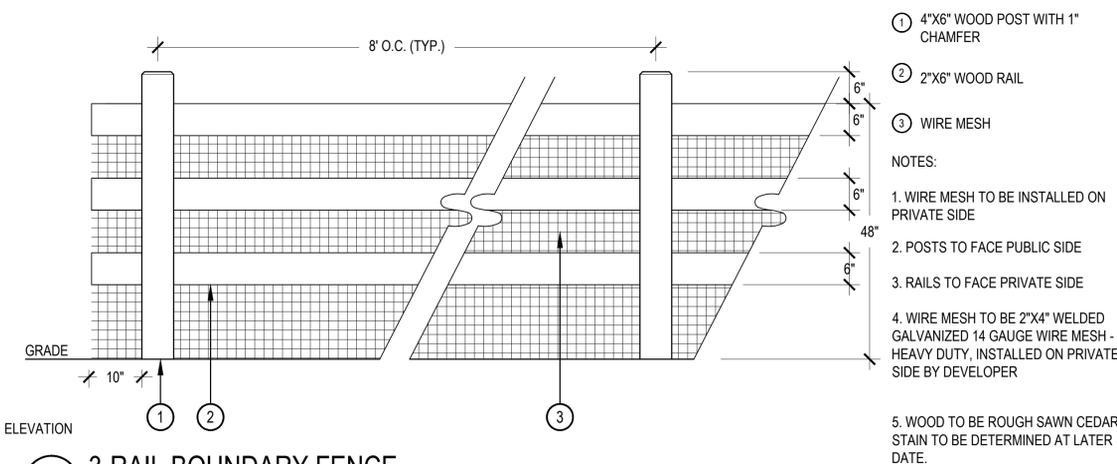
- *NOTE:
- EXISTING FENCE ALONG NORTH PROPERTY LINE TO BE MAINTAINED BY KINGS POINT PROPERTY OWNER.
 - IN ANY INSTANCE WHERE THE EXISTING FENCE IS MISSING, KINGS POINT PROPERTY OWNER SHALL RESTORE THE FENCE IN THAT AREA TO MATCH THE EXISTING FENCE MATERIAL.
 - A 14' TRACT FOR A CITY OF AURORA 10' REGIONAL TRAIL WILL BE LOCATED WITHIN TRACT UPON THE COMPLETION OF THE DESIGN BY THE CITY OF AURORA AND ON THE SOUTH SIDE OF TRACTS Y AND Z. LOCATION SHALL BE MUTUALLY AGREED UPON BY THE DEVELOPER AND THE CITY OF AURORA.
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LEGEND

- 3-RAIL BOUNDARY FENCE (L3.01, DETAIL 1)
- OPEN SPACE FENCE (L3.01, DETAIL 2)
- 8' METAL FENCE (L3.01, DETAIL 4)
- EXISTING NORTH PROPERTY LINE FENCE
- 4' OPEN SPACE FENCE COLUMN (L3.01, DETAIL 3)
- 4' OPEN SPACE FENCE ENHANCED COLUMN (L3.01, DETAIL 6)
- 8' METAL FENCE COLUMN (L3.01, DETAIL 3)
- BIKE LANES (BOTH DIRECTIONS)
- 10' REGIONAL TRAIL* (L.301, DETAIL 5)
- 10' E-470 TRAIL (BY OTHERS)
- 4' PARK TRAIL (L3.01, DETAIL 5)
- 10' REGIONAL TRAIL (BY COA)

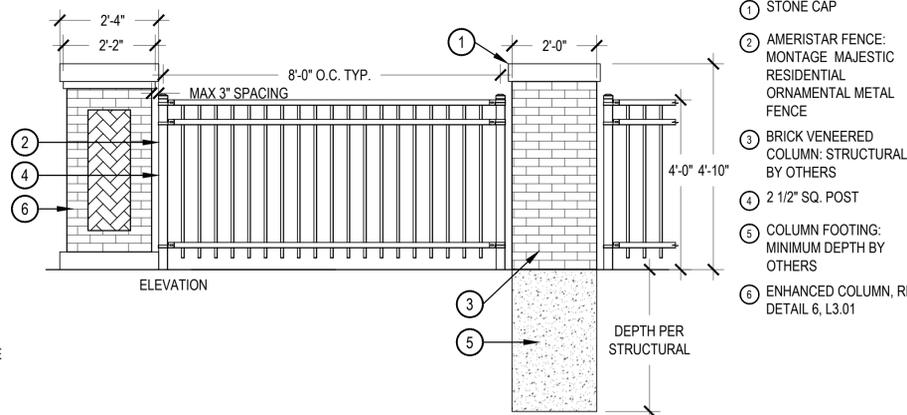
- *E-470 TRAIL & REGIONAL TRAIL CONNECTION NOTES:
- E-470 TRAIL & CONNECTION TRAIL - BY E-470
 - FINAL DESIGN, CONSTRUCTION, AND MAINTENANCE BY OTHERS
 - COMMUNITY TRAIL CONNECTIONS TO MUE TRAIL WILL BE DESIGNED ONCE E-470 MUE TRAIL DESIGN IS COMPLETED.

DETAILS



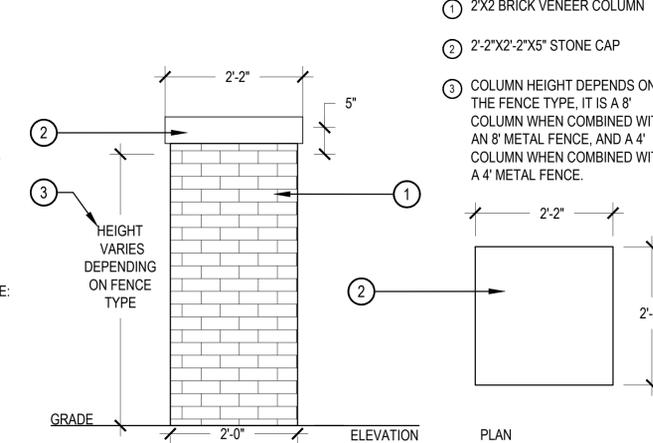
1 3-RAIL BOUNDARY FENCE

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



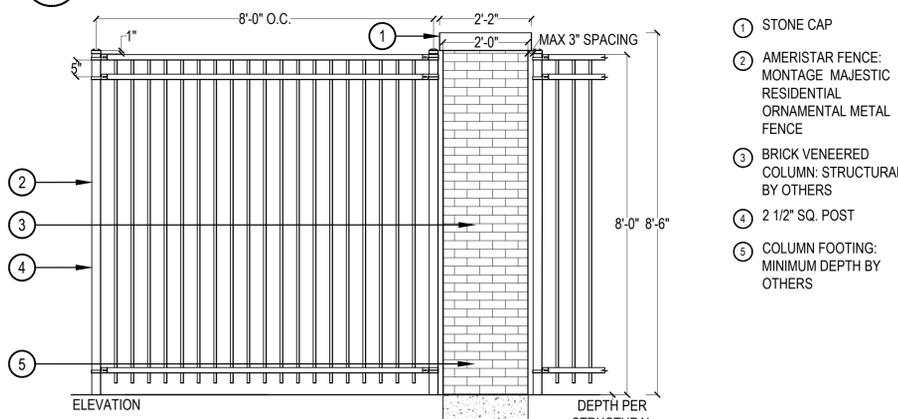
2 OPEN SPACE FENCE & COLUMN

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



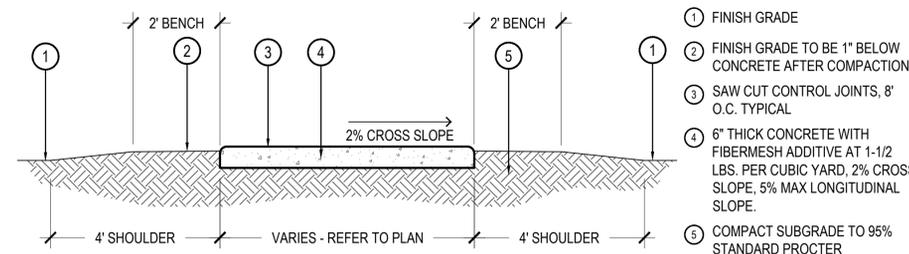
3 COLUMN DETAIL

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



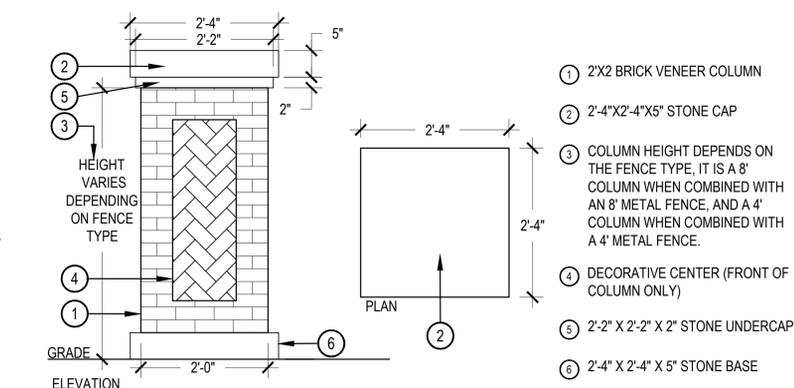
4 8' METAL FENCE & COLUMN

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



5 CONCRETE TRAIL

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



6 ENHANCED COLUMN DETAIL

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



1101 Bannock Street
Denver, Colorado 80204
P 303.892.1166
F 303.892.1186

KINGS POINT NO. 1
CONTEXTUAL SITE PLAN WITH WAIVERS
AURORA, CO

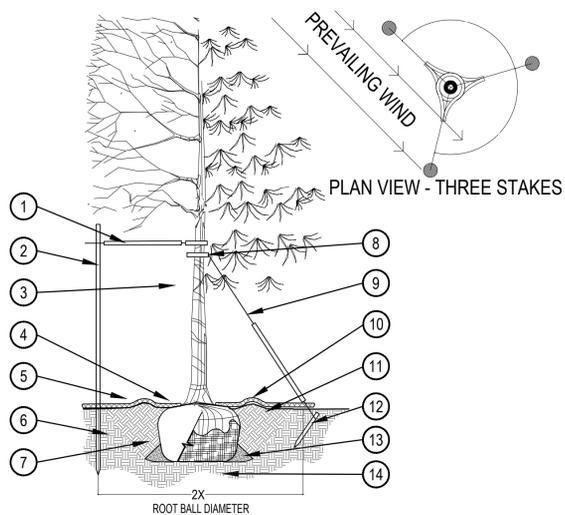
OWNER:
KINGS POINT LLC
CONTACT: BRUCE STOKES
3033 E 1ST AVE #305
DENVER, CO
303-394-5500
303-394-5508



- DATE:
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SHEET TITLE:
MASTER FENCE
AND TRAILS PLAN

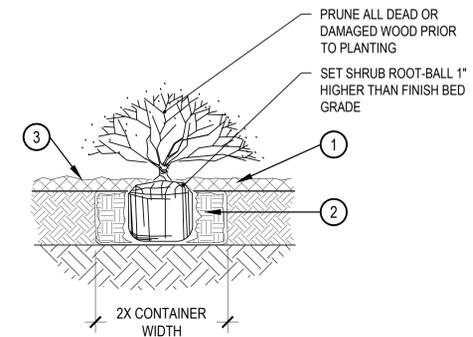
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PRUNING NOTES:
 1. ALL PRUNING SHALL COMPLY WITH ANSI A300 STANDARDS.
 2. DO NOT HEAVILY PRUNE THE TREE AT PLANTING. PRUNE ONLY CROSSOVER LIMBS, CO-DOMINANT LEADERS AND BROKEN BRANCHES. SOME INTERIOR TWIGS AND LATERAL BRANCHES MAY BE PRUNED. HOWEVER,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

STAKING NOTES:
 1. STAKE TREES PER FOLLOWING SCHEDULE, THEN REMOVE AT END OF FIRST GROWING SEASON. 1.1 1-1/2" CALIPER SIZE - MIN. 1 STAKE ON SIDE OF PREVAILING WIND (GENERALLY N.W. SIDE)
 1.2 1-3/4" - 3" CALIPER SIZE - MIN. 2 STAKES - ONE ON N.W. SIDE, ONE ON S.W. SIDE (OR PREVAILING WIND SIDE AND 180° FROM THAT SIDE)
 1.3 3" CALIPER SIZE AND LARGER - 3 STAKES PER DIAGRAM
 2. WIRE OR CABLE SHALL BE MIN. 12 GAUGE, TIGHTEN WIRE OR CABLE ONLY ENOUGH TO KEEP FROM SLIPPING. ALLOW FOR SOME TRUNK MOVEMENT. NYLON STRAPS SHALL BE LONG ENOUGH TO ACCOMMODATE 1-1/2" OF GROWTH AND BUFFER ALL BRANCHES FROM WIRE.

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

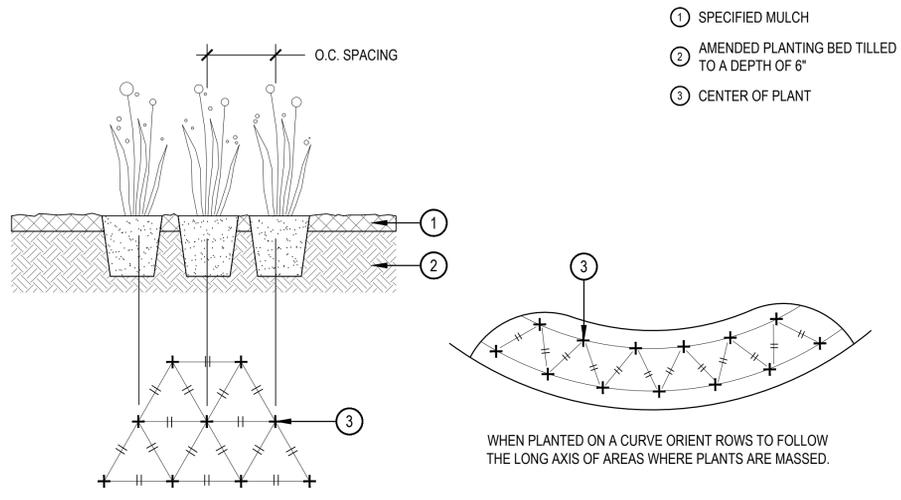


- 1 SPECIFIED MULCH
- 2 AMENDED SOIL IN PLANTING BED PER SPECIFICATIONS. TILL SOIL TO A DEPTH OF EIGHT INCHES.
- 3 FINISH GRADE (TOP OF MULCH)

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

1 TREE PLANTING DETAIL TYPICAL

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

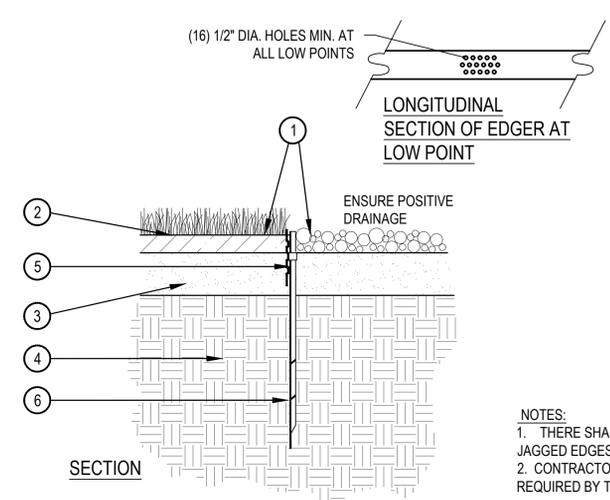


- 1 SPECIFIED MULCH
- 2 AMENDED PLANTING BED TILLED TO A DEPTH OF 6"
- 3 CENTER OF PLANT

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

3 PERENNIAL PLANT LAYOUT

SCALE: 1" = 1'-0"



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

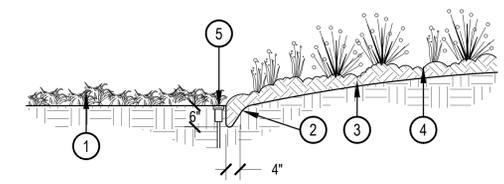
4 STEEL EDGER

SCALE: 1" = 1'-0"

2 SHRUB PLANTING

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

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

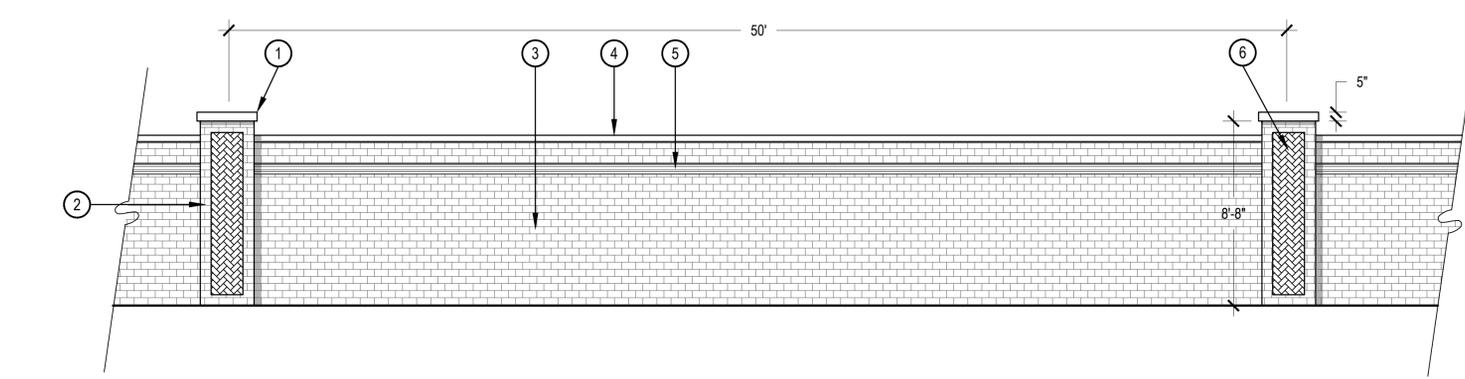


- 1 TYPICALLY IRRIGATED TURFGRASS OR DRYLAND SEED
- 2 VERTICAL SPADE CUT EDGE FILLED WITH SPECIFIED MULCH, TAPER EDGE OF BED SO MULCH IS DEEPER AGAINST SPADED EDGE.
- 3 SPECIFIED DEPTH OF MULCH (TYPICALLY WOOD MULCH 3'-4" DEEP)
- 4 PLANTING BED
- 5 IRRIGATION HEADS SHOULD BE LOCATED ADJACENT TO MULCH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

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

5 SPADE CUT EDGE

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

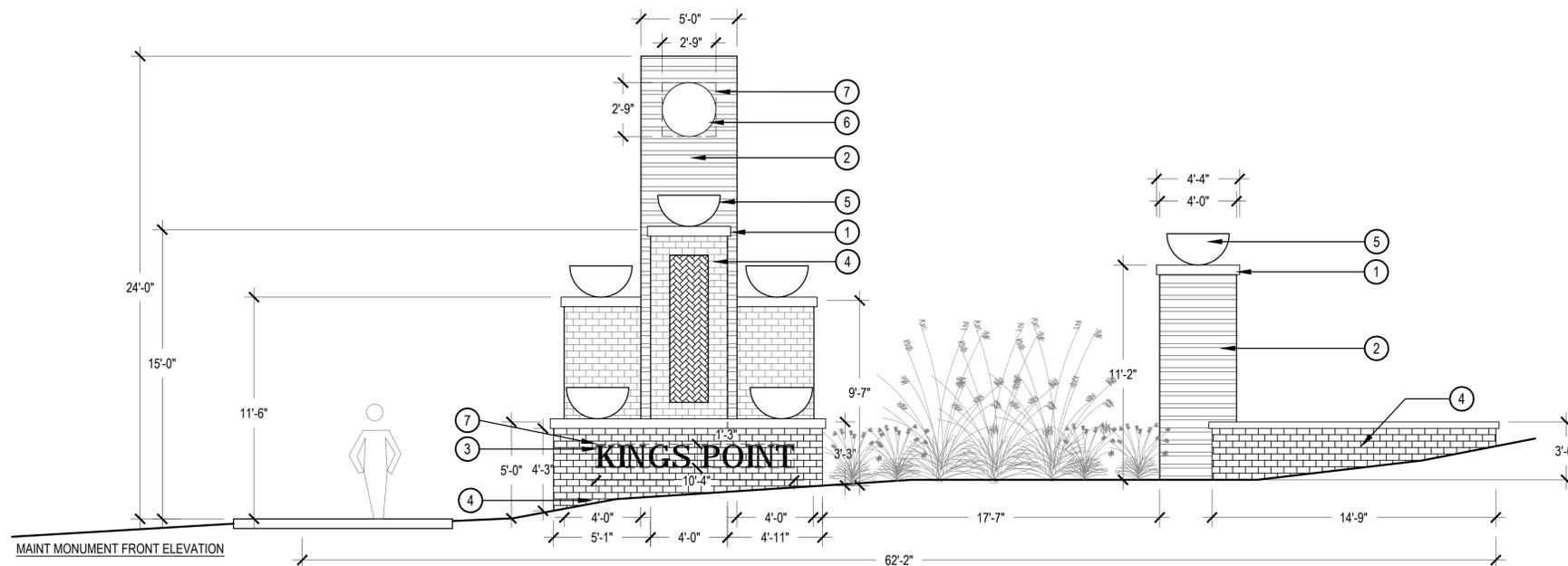


- 1 4" x 24" x 24" STONE CAP
- 2 BRICK COLUMN: TO MATCH MONUMENTATION, MIX OF RUNNING BOND BRICK AND DECORATIVE HERRINGBONE BRICK IN CENTER
- 3 RUNNING BOND BRICK VENEER ON BLOCK WALL
- 4 CONCRETE CAP WITH DECORATIVE CHAMFER FOR BRICK WALL
- 5 6" X 30" SLATE VENEER
- 6 MATCH MONUMENTATION (ON FRONT ONLY)

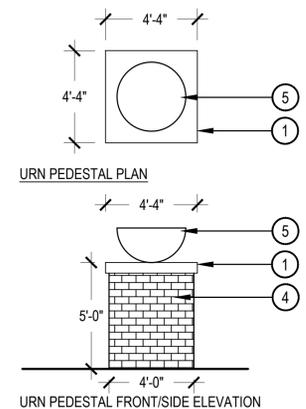
NOTES:
 1. COLUMNS TO BE LOCATED 50' O.C.
 2. JOG WALL EVERY 150', 9" DEEP AND 48" LONG JOG (SEE PLAN).
 3. BACK OF WALL TO BE BOND BRICK VENEER.
 4. WALL COLORS SHALL BE DETERMINED AT TIME OF CDS.

6 8' WALL

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

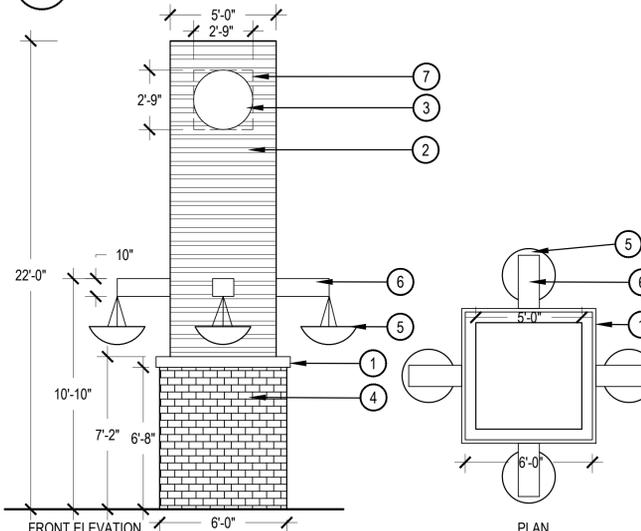


NOTE:
THERE ARE PEDESTALS THAT START FROM THE MAIN MONUMENT AND CONTINUE DOWN S. AURORA PARKWAY WITHIN TRACT JJ. THIS IS TO CREATE A MORE STATELY AND COLLEGIATE STYLE ENTRYWAY. THE DETAIL FOR THESE PEDESTALS ARE BELOW.



- 1 STONE CAP
 - 2 SLATE VENEER
 - 3 KINGS POINT LETTERING, FONT TBD
 - 4 BRICK VENEER BASE, TWO COLORS FOR VISUAL INTEREST
 - 5 PRE-CAST CONCRETE PLANT URNS, TO BE PLANTED WITH ANNUALS
 - 6 KINGS POINT LOGO
 - 7 SIGN AREA: 25 SQUARE FEET, MAX. 90 SQUARE FEET
- NOTES:
1. MONUMENTS SHALL BE LIT. LIGHTING MAY INCLUDE UP LIGHTING, BACK LIT LETTERING AND INTERNALLY LIT CHANNEL.
2. FINAL MONUMENT COLORS, FINISHES AND LETTER/LOGO STYLES SHALL BE DETERMINED AT TIME OF CDS.

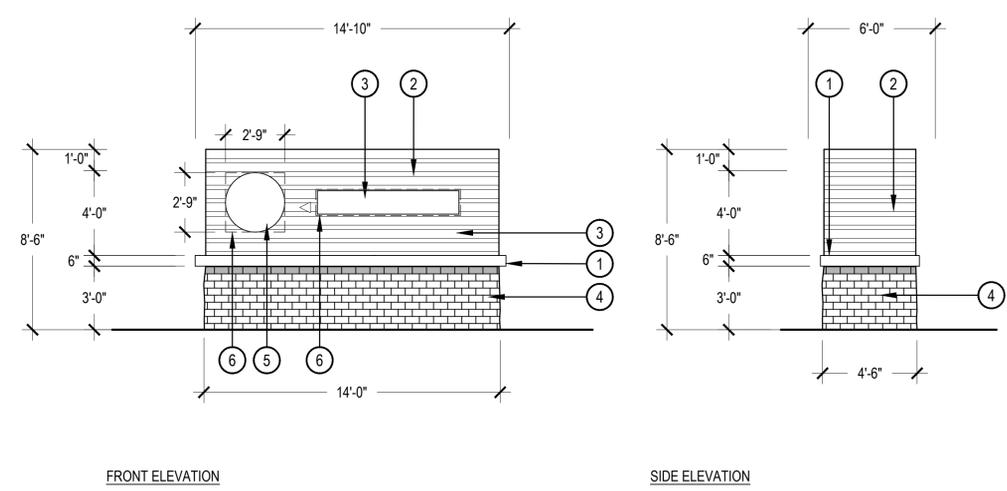
1 MAIN ENTRY MONUMENT



- 1 STONE CAP
 - 2 SLATE VENEER
 - 3 KINGS POINT LOGO
 - 4 BRICK VENEER BASE
 - 5 PRE-CAST CONCRETE PLANT URNS, TO BE FILLED WITH ANNUALS
 - 6 PRE-CAST CONCRETE CORBELS TO HANG URNS
 - 7 SIGN AREA: 10 SQUARE FEET
- NOTES:
1. MONUMENTS SHALL BE LIT. LIGHTING MAY INCLUDE UP LIGHTING, BACK LIT LETTERING AND INTERNALLY LIT CHANNEL.
2. FINAL MONUMENT COLORS, FINISHES AND LETTER/LOGO STYLES SHALL BE DETERMINED AT TIME OF CDS.

2 SECONDARY MONUMENT

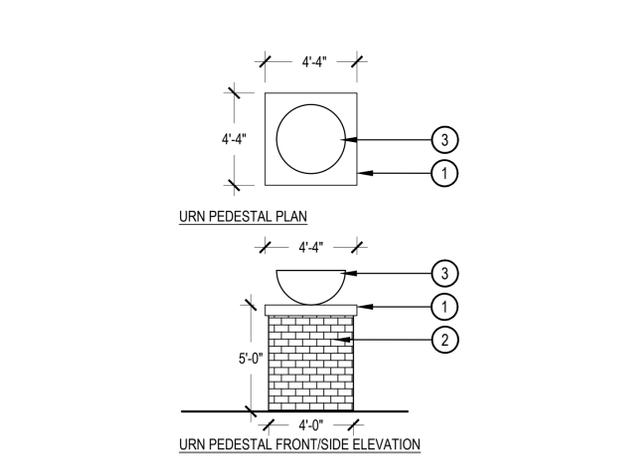
SCALE: 1/4" = 1'-0"



- 1 STONE CAP
 - 2 SLATE VENEER
 - 3 GOLF OR PARK LETTERING, FONT TBD
 - 4 BRICK VENEER BASE
 - 5 KINGS POINT LOGO
 - 6 SIGN AREA: 20 SQUARE FEET
- NOTES:
1. MONUMENTS SHALL BE LIT. LIGHTING MAY INCLUDE UP LIGHTING, BACK LIT LETTERING AND INTERNALLY LIT CHANNEL.
2. FOR FUTURE DEVELOPMENT PURPOSES.
3. FINAL MONUMENT COLORS, FINISHES AND LETTER/LOGO STYLES SHALL BE DETERMINED AT TIME OF CDS.

3 PARK SIGN WALL

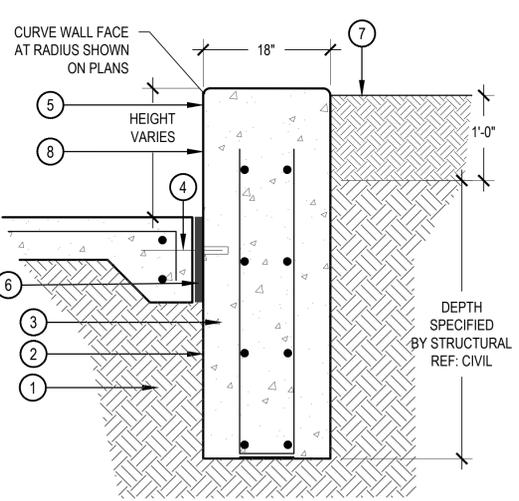
SCALE: 1/4" = 1'-0"



- 1 STONE CAP
 - 2 BRICK VENEER BASE, TWO COLORS FOR VISUAL INTEREST
 - 3 PRE-CAST CONCRETE PLANT URNS, TO BE FILLED WITH ANNUALS
- NOTES:
3. WALL COLORS SHALL BE DETERMINED AT TIME OF CDS.

4 URN PEDASTAL

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



- 1 COMPACTED SUBGRADE 95%
 - 2 CONCRETE SEAT WALL STRUCTURE TO GO 3' BELOW FINISH GRAD, MINIMUM
 - 3 STRUCTURAL TO BE DONE BY OTHERS, REFERENCE CIVIL
 - 4 #4 DOWEL, 24" O.C. TYPICAL
 - 5 1" RADIUS ON ALL CORNERS TYPICAL
 - 6 3/8" EXPANSION JOINT WITH EXTERIOR GRADE SEALANT
 - 7 ADJACENT LANDSCAPE
 - 8 ACID WASH FINISH, UNLESS OTHERWISE SPECIFIED
- NOTES:
1. SEAT WALL HEIGHT SHALL NOT EXCEED 2'.

5 CONCRETE SEAT WALL

SCALE: 1" = 1'-0"

OWNER:
KINGS POINT LLC
CONTACT: BRUCE STOKES
3033 E 1ST AVE #305
DENVER, CO
303-394-5500
303-394-5508



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CSP 04 - 06/20/17
CSP 05 - 05/25/18
CSP 06 - 09/07/18
CSP 07 - 12/21/18

SHEET TITLE:
LANDSCAPE
DETAILS

NOT FOR CONSTRUCTION

HYDROZONE MAP LEGEND

-  PROPERTY / FILING LINE
-  HIGH WATER USE: MANICURED TURF
-  LOW WATER USE: SHRUB BED AND IRRIGATED NATIVE
-  ZTAP NATIVE SEED AREA

HYDROZONE MAP

HYDRO-ZONE TABLES

#TBD PERMANENT TAP

WATER USE TYPE	AREA (SF)
HIGH WATER USE	302,102 SF
LOW WATER USE	935,734 SF
Z-ZONE	119,158 SF
TOTAL:	1,356,994 SF

	QUANTITY	AREA VALUE (SF)	TOTAL AREA
CANOPY TREES	0	706	0 SF
EVERGREEN/ORNAMENTAL TREES	0	177	0 SF
TOTAL:			0 SF

TOTAL IRRIGATED AREA TAP #TBD 1,356,994 SF

LANDSCAPE USE

	AREA (SF)
SOD	302,102 SF
PLAYFIELD	78,525 SF
SOD WITHOUT PLAYFIELD	223,577 SF

SOD	302,102 SF
NATIVE SEED	640,907 SF
LANDSCAPE BED	294,827 SF
Z-ZONE (NATIVE SEED)	119,158 SF
TOTAL:	1,356,994 SF

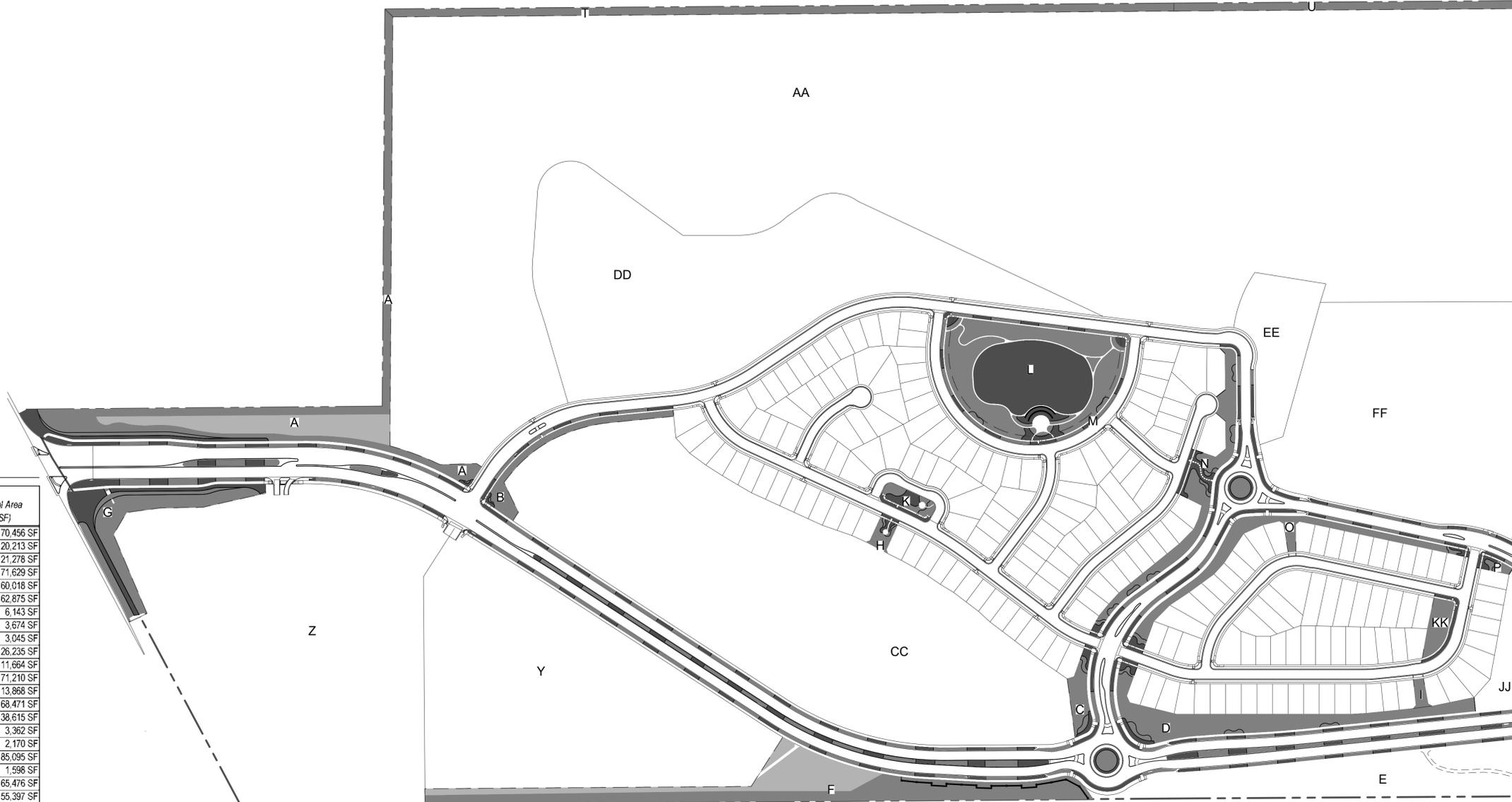
MAXIMUM 33% OF COOL SEASON GRASSES ALLOWED: 447,808 SF
 % OF COOL SEASON GRASSES PROVIDED (32%): 435,076 SF
 * COOL SEASON GRASSES: 100% SOD WITHOUT PLAYFIELD + 33% NATIVE SEED (Z-ZONE EXCLUDED)

WATER USE TABLE

Area (Tract)	Conserving Irrigation: Non-Sod (SF)	Non-Conserving Irrigation: Sod (SF)	Z-Tap Area Irrigation (SF)	Non-Irrigated Area/ Pavement (SF)	Total Area (SF)
A	105,242	8,670	55,931	613	170,456 SF
B	19,836	377	0	0	20,213 SF
C	12,470	2,115	0	6,693	21,278 SF
D	69,578	2,051	0	0	71,629 SF
F	97,107	0	60,167	2,744	160,018 SF
G	45,824	12,713	0	4,338	62,875 SF
H	4,973	731	0	439	6,143 SF
I	3,674	0	0	0	3,674 SF
J	0	0	3,045	0	3,045 SF
K	5,128	3,565	0	17,542	26,235 SF
KK	11,664	0	0	0	11,664 SF
L	69,085	84,394	0	17,731	171,210 SF
M	11,313	2,555	0	0	13,868 SF
N	42,276	4,273	0	21,922	68,471 SF
O	37,280	1,355	0	0	38,635 SF
P	2,517	845	0	0	3,362 SF
Q	1,612	558	0	0	2,170 SF
R	26,099	25,009	0	33,987	85,095 SF
S	1,228	370	0	0	1,598 SF
T	65,476	0	0	0	65,476 SF
U	55,397	0	0	0	55,397 SF
V	23,941	0	0	0	23,941 SF
W	41,035	0	0	0	41,035 SF
ROW	168,802	139,010	0	1,675,358	1,983,170 SF
Totals:	921,537	288,591	119,143	1,781,367	3,110,638

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

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



SHEET L5.02

KINGS POINT NO. 1
 CONTEXTUAL SITE PLAN WITH WAIVERS
 AURORA, CO

OWNER:
 KINGS POINT LLC
 CONTACT: BRUCE STOKES
 3033 E 1ST AVE #305
 DENVER, CO
 303-394-5500
 303-394-5508

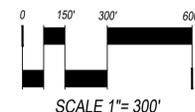
811
 Know what's below.
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 CSP 04 - 06/20/17
 CSP 05 - 05/25/18
 CSP 06 - 09/07/18
 CSP 07 - 12/21/18

SHEET TITLE:
 HYDROZONE
 MAP

L5.01

1101 Bannock Street
 Denver, Colorado 80204
 P 303.892.1166
 F 303.892.1186



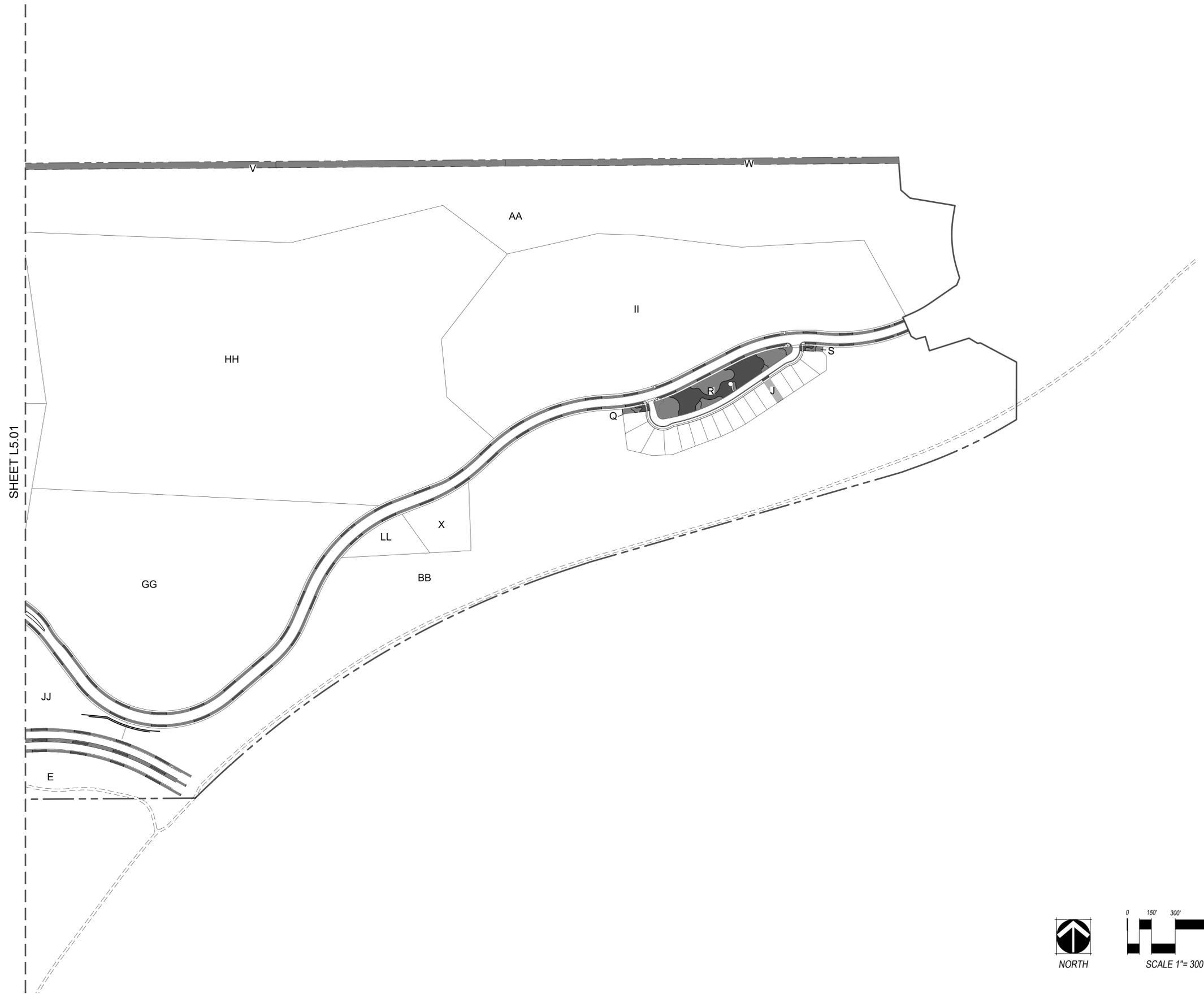
CHECKED BY: INILV
 DRAWN BY: TDICKEN

NOT FOR CONSTRUCTION

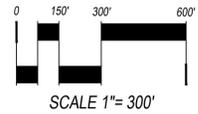
HYDROZONE MAP LEGEND

- PROPERTY / FILING LINE
- HIGH WATER USE: MANICURED TURF
- LOW WATER USE: SHRUB BED AND IRRIGATED NATIVE
- ZTAP NATIVE SEED AREA

HYDROZONE MAP



SHEET L5.01



1101 Bannock Street
 Denver, Colorado 80204
 P 303.892.1166
 F 303.892.1186

KINGS POINT NO. 1
 CONTEXTUAL SITE PLAN WITH WAIVERS
 AURORA, CO

OWNER:
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 3033 E 1ST AVE #305
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 303-394-5508



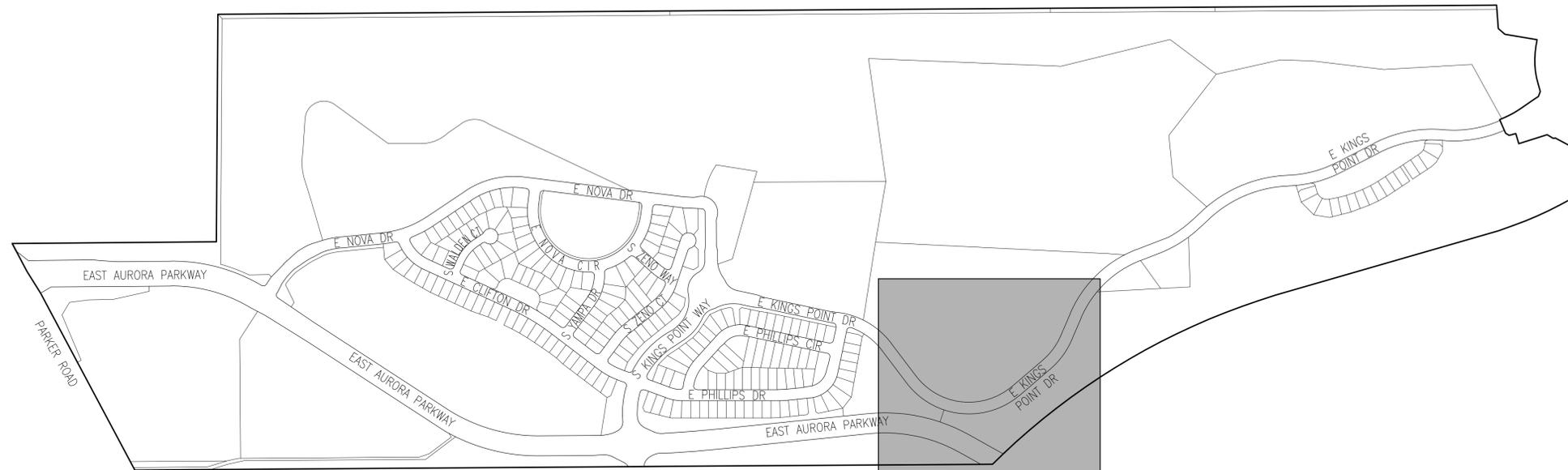
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 - CSP 04 - 06/20/17
 - CSP 05 - 05/25/18
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 - CSP 07 - 12/21/18

SHEET TITLE:
 HYDROZONE
 MAP

L5.02

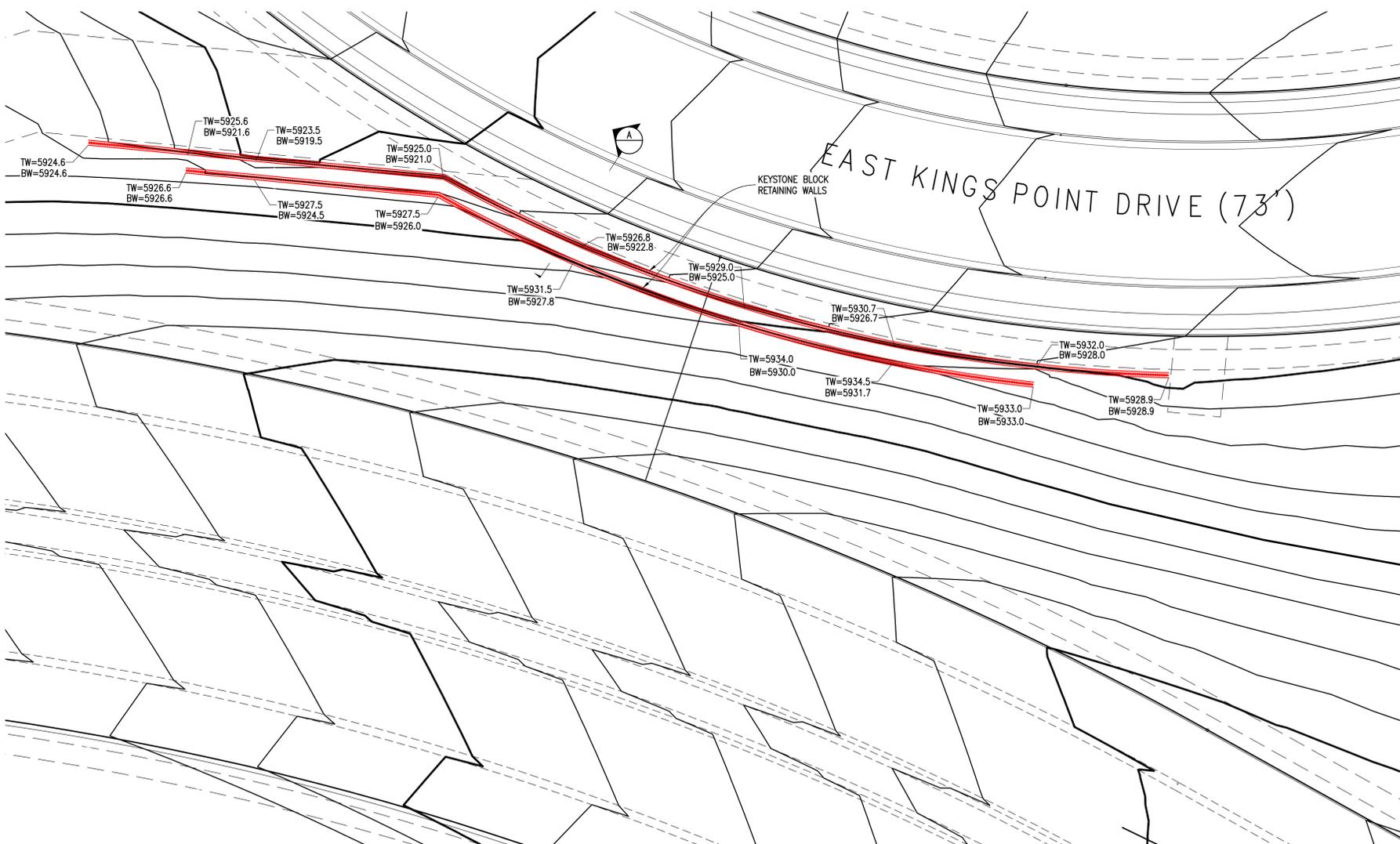
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 DRAWN BY: TDICKEN



VICINITY MAP
1"=400'

KINGS POINT NO. 1
CONTEXTUAL SITE PLAN WITH WAIVERS
AURORA, CO

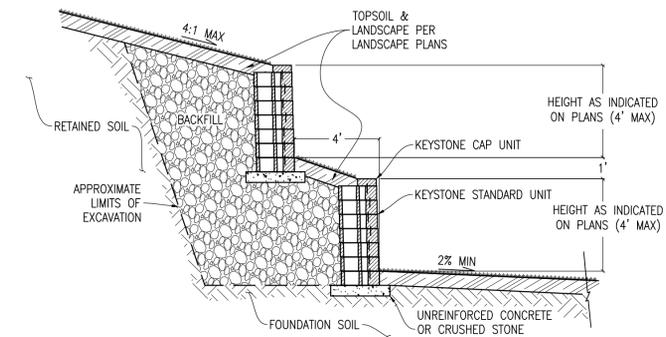
OWNER:
KINGS POINT LLC
CONTACT: BRUCE STOKES
3033 E 1ST AVE #305
DENVER, CO
303-394-5500
303-394-5508



RETAINING WALL PLAN
1"=20'

NOTES

1. EXPOSED WALL HEIGHT FOR INDIVIDUAL WALLS SHALL NOT EXCEED 4'.
2. FOUNDATION, BACKFILL, AND GRID DEPTHS PER DESIGN / BUILD CONTRACTOR AND MANUFACTURER'S REQUIREMENTS.
3. WALL DESIGN TO BE SUBMITTED TO AND APPROVED BY CITY OF AURORA PRIOR TO CONSTRUCTION.
4. MANUFACTURER: KEYSTONE RETAINING WALL SYSTEMS
PRODUCT: KEYSTONE COMPAC - VICTORIAN
COLOR: SIERRA BLEND



TYPICAL KEYSTONE BLOCK WALL SECTION



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CSP 05 - 05/25/18
CSP 06 - 09/07/18
CSP 07 - 12/21/18

SHEET TITLE:
WALL
ENLARGEMENT
AND DETAIL

CHECKED BY: JNLV
 DRAWN BY: TDCKEN
 C:\112121\Kings Point\112121\CONSTRUCTION\KINGS POINT 1 RETAINING WALL PLAN.dwg, 12/17/2016 10:26:10 AM