

KINGSTON COURT
Site Plan with Waiver
A RESUBDIVISION OF PLOT 10, MALONE SUBDIVISION
City of Aurora, Arapahoe County, Colorado
A PARCEL OF LAND LOCATED IN THE N 1/2 OF THE NW 1/4
OF SECTION 26, T 4. S R 67 W OF THE 6th P.M.

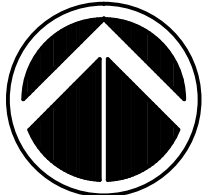
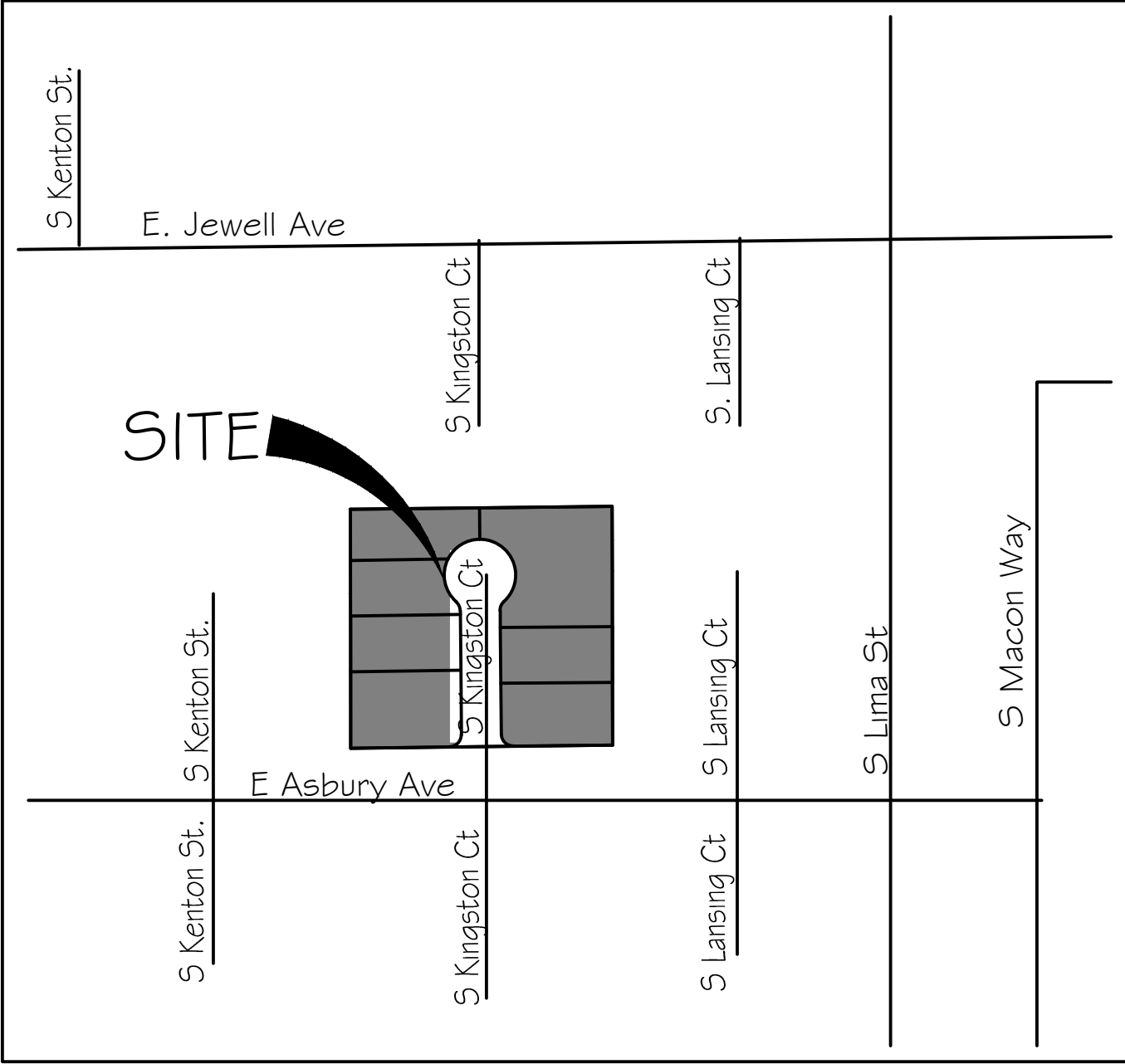
DATA BLOCK

Residential Site Plans:

Table with 3 columns: DATA, Total, Acres. Rows include Land area within property lines, Number of units proposed, Number of buildings, Number of stories, Maximum height of buildings, Gross floor area, Landscape area, Phased native grass area, Present zoning classification, Parking spaces required, and Parking spaces provided.

PARKING REQUIREMENTS PER ARTICLE 15 OF CITY CODES:

Table with 2 columns: Residential dwellings: single-family detached homes, manufactured homes Day care home (child, adult) Group homes, residential care facilities. Row 1: 2 spaces per dwelling unit (spaces can be accommodated in garage or driveway outside the required front yard setback) plus 2 guest spaces per unit.



NORTH

VICINITY MAP

SCALE: 1" = 200'

SHEET INDEX

Table with 3 columns: SHEET, 1, COVER SHEET; SHEETS, 2, NOTES; SHEET, 3, OVER-ALL SITE PLAN; SHEET, 4, GRADING PLAN; SHEET, 5, UTILITY PLAN; SHEETS, 6-8, LANDSCAPE PLANS.

Site Plan
KINGSTON COURT

Legal Description

Kingston Court Subdivision, Filing No. 1 a Resubdivision of Plot 10, Malone Subdivision, Rec# 443751
In the records of the County of Arapahoe, State of Colorado. More particularly described as follows:

Commencing at the Northwest Corner of Section 26, Township 4 South, Range 67 West of the 6th P.M.; Thence N89°20'02"E along the north line of said section a distance of 1968.09 feet; Thence S00°39'58"E; a distance of 330.92' to the True Point of Beginning. Thence N89°21'05"E, along the north line of plot 10, Malone Subdivision, a distance of 328.37'; Thence S00°05'42"E, along the east line of plot 10, a distance of 299.70'; Thence S89°20'02"W, a distance of 328.48'; Thence N00°04'27"E, along the west lion of plot 10, a distance of 299.80' to the True Point of Beginning. Containing 98,441.79 square feet more or less, 2.26 acres more or less.

This 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, has caused these
(Corporation, Company, or Individual)

presents to be executed this day of AD.

By: Corporate Seal
(Principals or Owners)

State of Colorado )ss
County of ARAPAHOE )

The foregoing instrument was acknowledged before me this day of AD,

by
(Principals or Owners)

Witness my hand and official seal

Notary

(Notary Public) Seal

My commission expires

Notary Business Address:

CITY OF AURORA APPROVALS

City Attorney: Date:

Planning Director: Date:

Planning Commission: (Chairperson) Date:

City Council: (Mayor) Date:

Attest: (City Clerk) Date:

Database Approval Date

RECORDER'S CERTIFICATE:

Accepted for filing in the office of the Clerk and Recorder of Colorado at o'clock M, this day of AD,

Clerk and Recorder: Deputy:

AMENDMENTS

Table with 2 columns: REVISION, DATE. Rows include 1ST RESUBMITTAL 08/05/2016, 2ND RESUBMITTAL 09/14/2016, and MM&D Engineering & Surveying, Inc. details.



Know what's below.
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LANDSCAPE ARCHITECT:
KIRBY SMITH & ASSOCIATES, INC.
6201 S HUDSON CT
CENTENNIAL, CO 80121
303.694.9484

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## Site Plan Notes

1. The developer, his successors and assigns, including the homeowners association, shall be responsible for installation, maintenance and replacement of all fire lane signs as required by the City of Aurora.
2. All signs must conform to the City of Aurora sign code.
3. Right of way for ingress and egress for service and emergency vehicles is granted over, across, on and through any and all private roads and ways now or hereafter established on the described property, and the same are hereby designated as "Service/Emergency and Utility Easements" and shall be posted "No Parking – Fire Lane."
4. The applicant has the obligation to comply with all applicable requirements of the American with Disabilities Act.
5. The developer, his successors and assigns, shall be responsible for installation, maintenance and replacement of all landscaping materials shown or indicated on the approved Site Plan or Landscape Plan on file in the Planning Department. All landscaping will be installed prior to issuance of Certificate of Occupancy.
6. All crossings and encroachments by private landscape irrigation systems or private utilities into easements and street rights-of-way owned by the City of Aurora are acknowledged by the undersigned as being subject to City of Aurora's use and occupancy of the said easements or rights-of-way. The undersigned, their successors and assigns, hereby agree to indemnify the City of Aurora for any loss, damage or repair to city facilities that may result from the installation, operation or maintenance of said private irrigation systems or private utilities.
7. The approval of this document does not constitute final approval of grading, drainage, utility, public improvements and building plans. Construction plans must be reviewed and approved by the appropriate agency prior to the issuance of building permits.
8. All building address numbers shall comply with Sections 126–271 and 126–278 of the Aurora City Code.
9. All rooftop mechanical equipment and vents greater than eight (8) inches in diameter must be screened. 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.



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

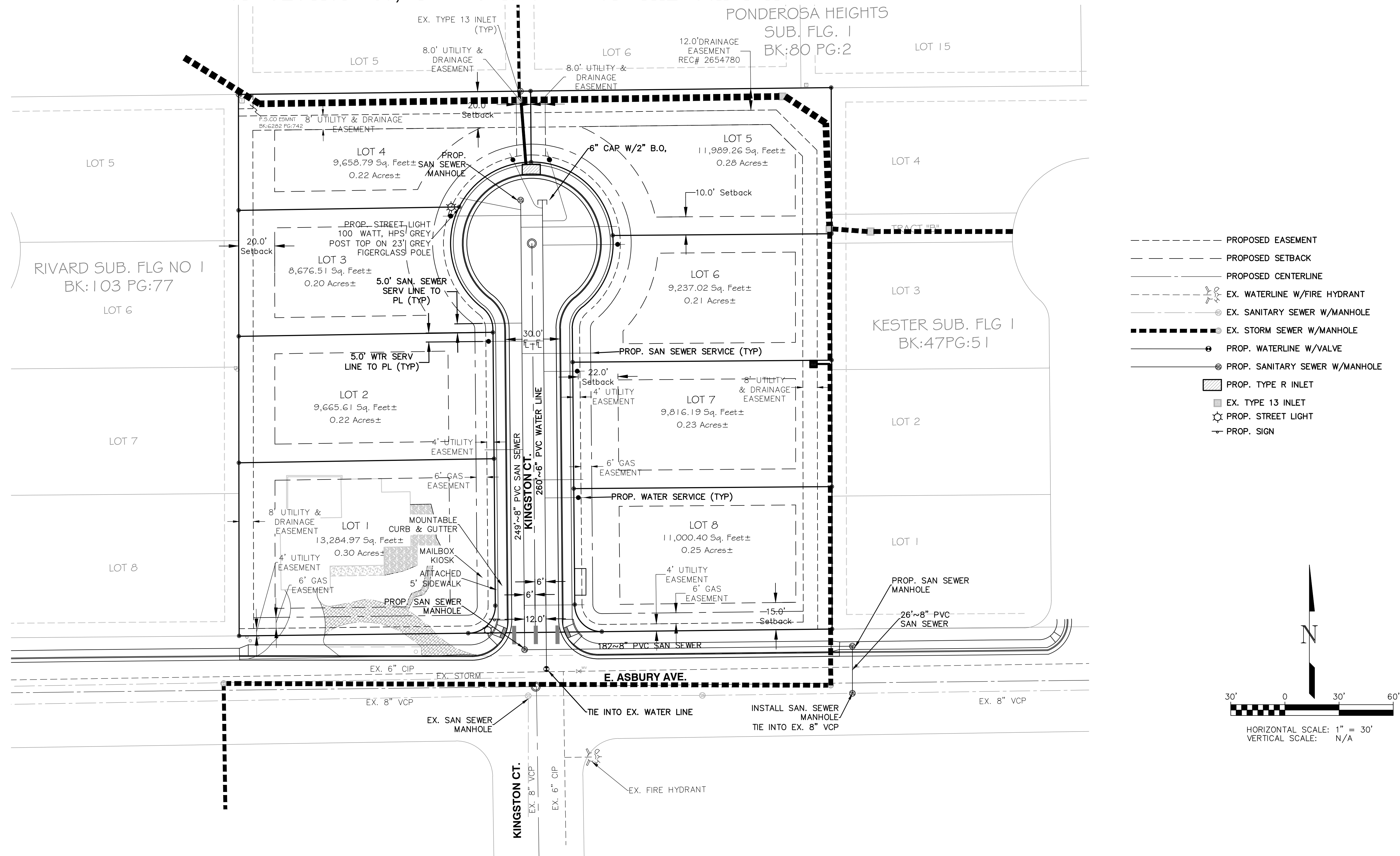
REVISION	DATE	<b>MM&amp;D Engineering &amp; Surveying, Inc.</b>  William E. Miller, PE 13389  <b>Engineering/Surveying/Construction Management</b> 9125 N. Clydesdale Road PH (303) 908-0062 Castle Rock, Colorado 80108 FAX (303) 708-8399
1ST RESUBMITTAL	08/05/2016	
		<b><u>Kingston Court</u></b> <b><u>FILING NO. 1</u></b> Aurora, Colorado Notes
		DATE: May 23, 2016 DES/DFT/CHK: WEM/kem PROJ. NO. 16-387 SHEET 2 OF 8



[illegible]

REVISION	DATE	<b>MM&amp;D Engineering &amp; Surveying, Inc.</b>  William E. Miller, PE 13389  Engineering/Surveying/Construction Management 9125 N. Clydesdale Road PH (303) 908-0062 Castle Rock, Colorado 80108 FAX (303) 708-8399	DATE: May 23, 2016  DES/DFT/CHK: WEM/kem  PROJ. NO. 16-387  SHEET 4 OF 8
1ST RESUBMITTAL	08/05/2016		
2ND RESUBMITTAL	09/14/2016		
		<b>Kingston Court</b> <b>FILING NO. 1</b> Aurora, Colorado Grading Plan	

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2ND RESUBMITTAL	09/14/2016	William E. Miller, PE 13389
		Engineering/Surveying/Construction Management
		9125 N. Clydesdale Road PH (303) 908-0062
		Castle Rock, Colorado 80108 FAX (303) 708-8399
		<b>Kingston Court</b>
		<b>FILING NO. 1</b>
		<b>Aurora, Colorado</b>
		<b>Utility Plan</b>
		DATE: May 23, 2016
		DES/DT/CHK: MEM/err
		PROJ. NO. 16-387
		SHEET 5 OF 8

WAIVER REQUEST

1. Request a waiver from Article 14 Table 14.2 "Residential Buffers Between Uses" to eliminate the required "Landscape Site Perimeter Buffers for Non-Street Frontages" landscape buffer.

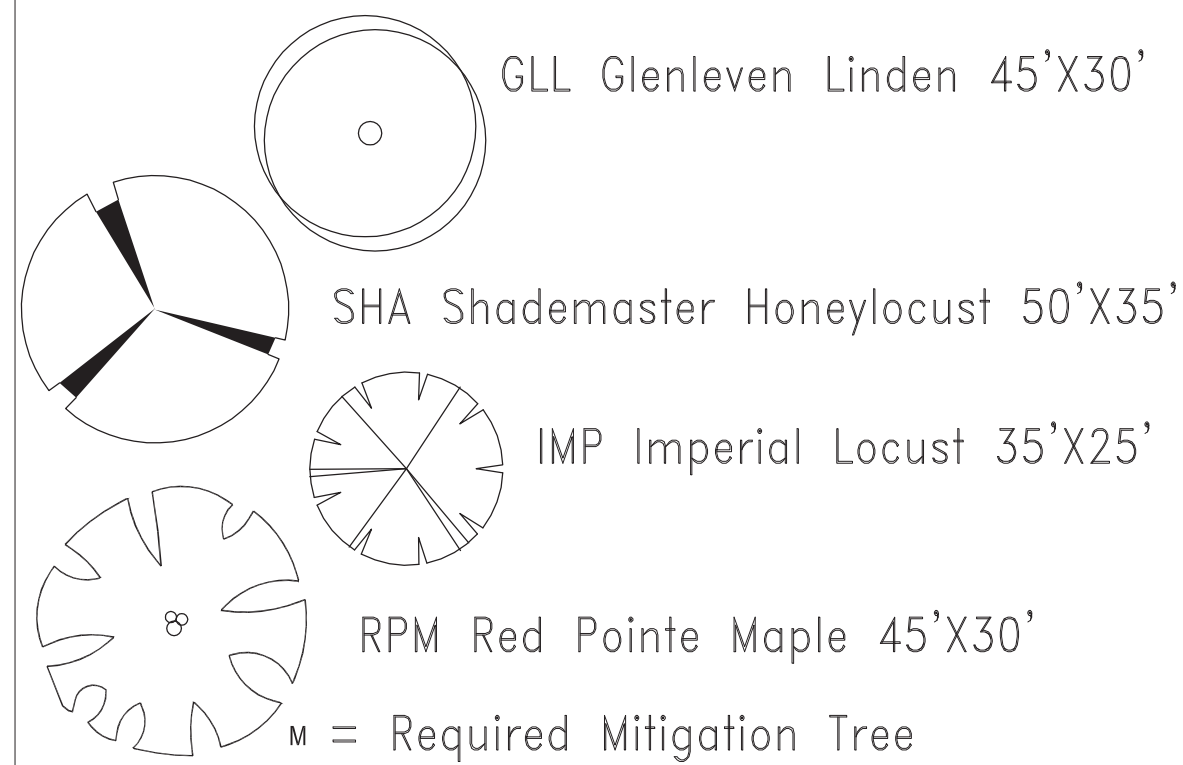
REASON FOR REQUEST

1. The proposed use of single family detached homes is identical to the adjacent uses. This is a compatible residential use not unlike what has already been developed surrounding this proposal. Therefore no buffer is required to screen potentially

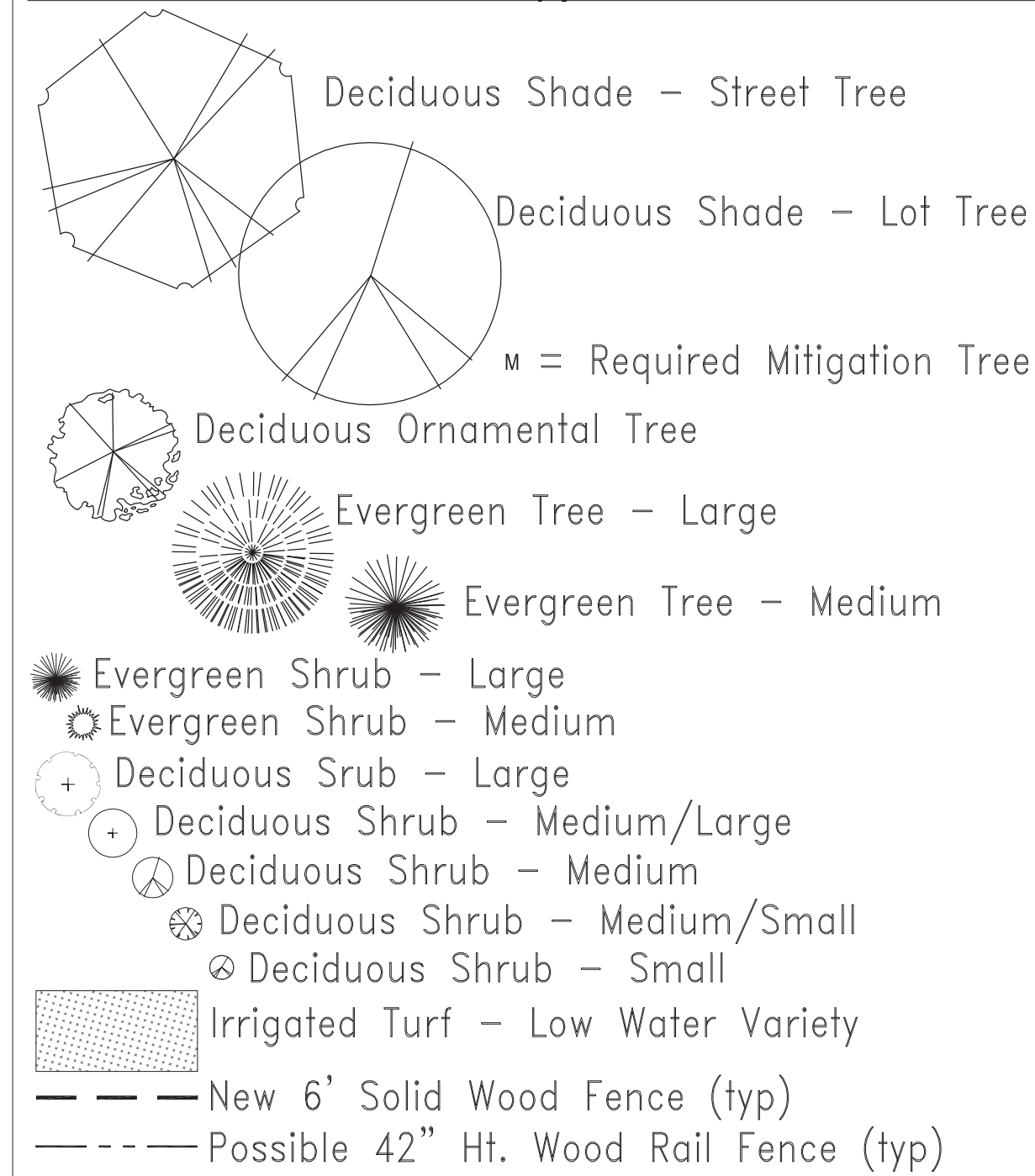
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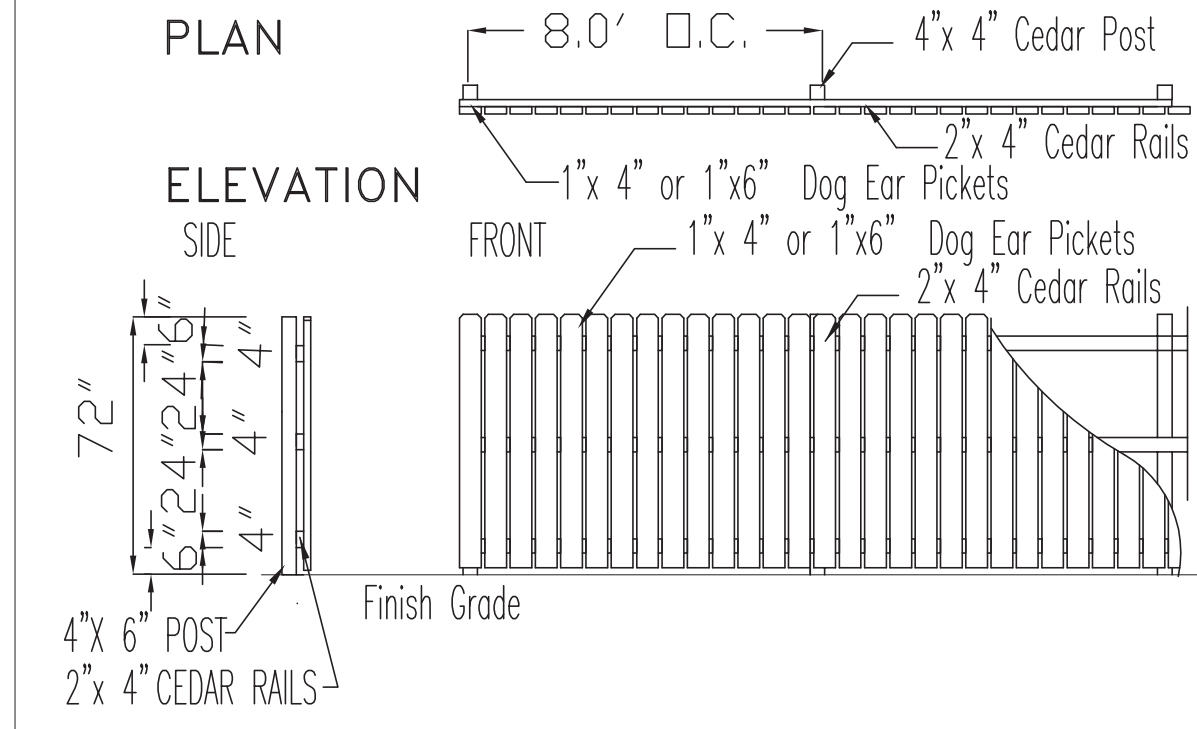
PLANT LEGEND - Street Trees



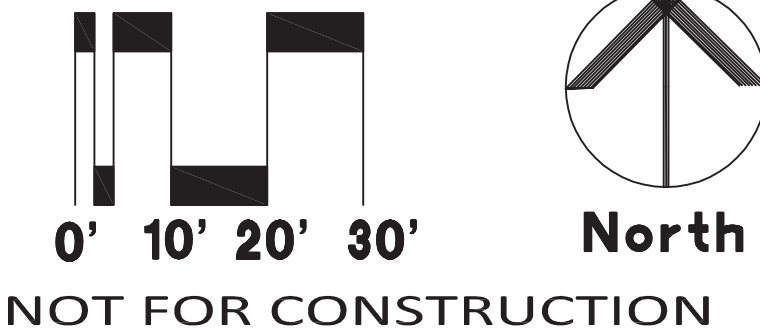
PLANT LEGEND - Lot Typicals



6' Ht. Solid Wood Fence Detail (Typ.)



Scale: 1" = 20'

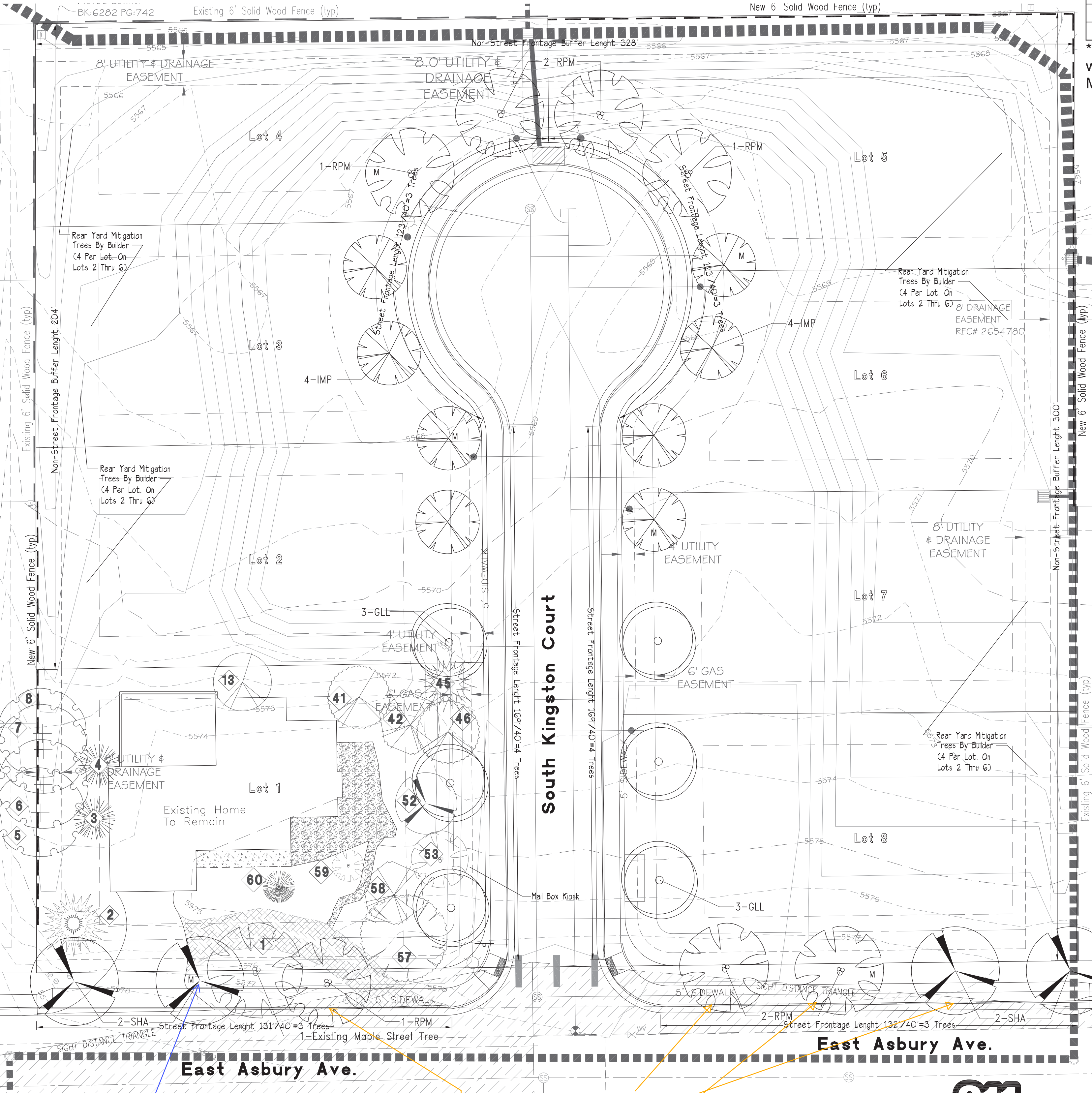


New tree locations were modified slightly, based on new driveway configuration.

Any proposed landscaping (trees, shrubs, etc.) within the sight triangles must be large enough to provide clear vertical view from 3' to 7'. Up size or use other trees as necessary

A note regarding trees adjacent to the sight triangles was reviewed with Victor Rachael, and added to plan.

Street Tree Plan



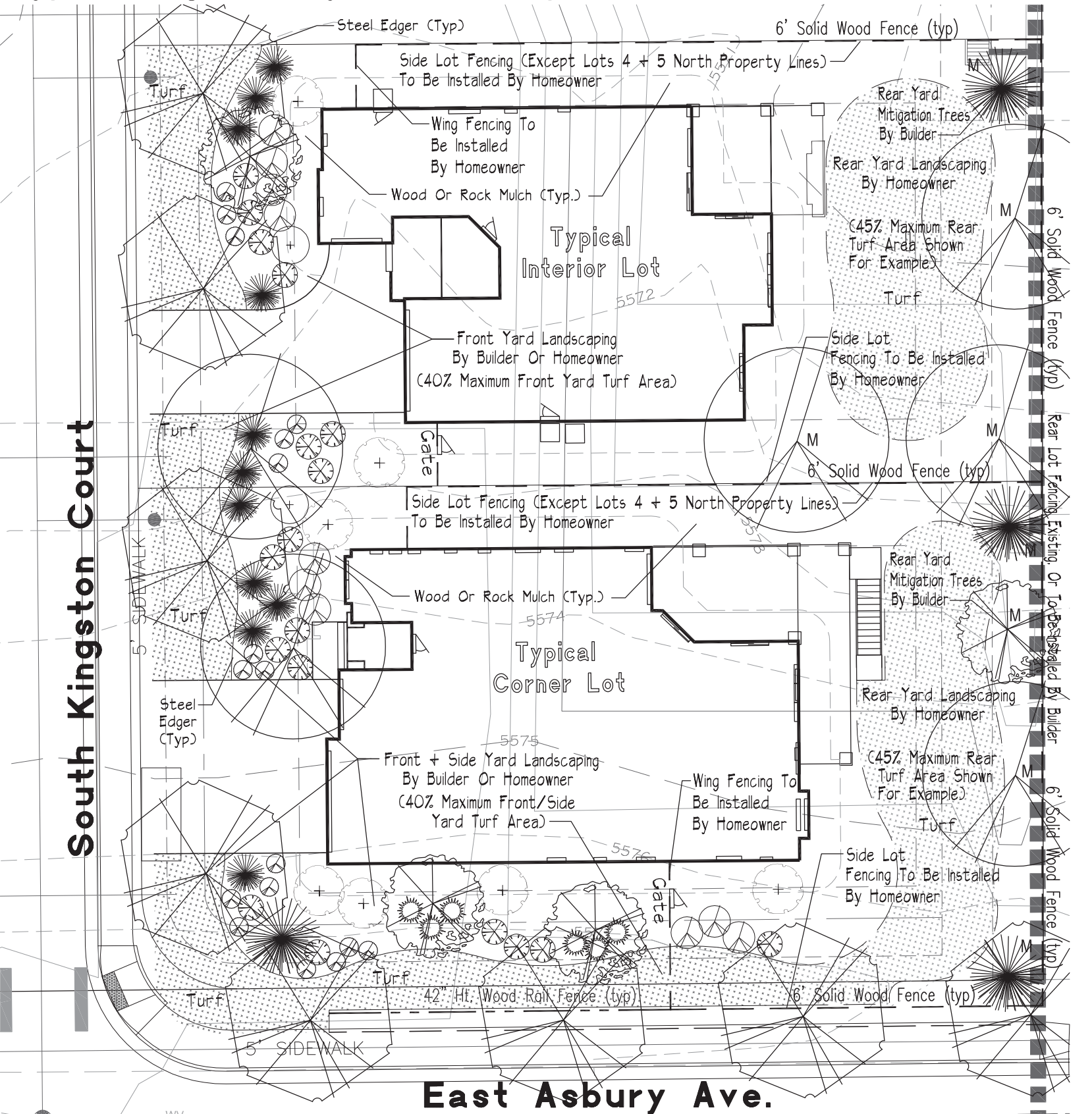
STREET TREE SCHEDULE

QTY	ITEM	COMMON NAME	SCIENTIFIC NAME	SIZE	Comments	Water Zone*
DECIDUOUS TREES						
6	GLI	Greenspire Linden	Tilia cordata 'Greenspire'	2.5" Cal.	B&B	X
4	SHA	Shademaster Honeylocust	Gleditsia triacanthos inermis 'Shademaster'	2.5" Cal.	B&B	X
8	IMP	Imperial Honeylocust	Gleditsia triacanthos inermis 'Imperial'	2.5" Cal.	B&B	X
7	RPM	Red Pointe Maple	Acer rubrum 'Frank Jr.'	2.5" Cal.	B&B	X
1		Existing Maple		24" Cal.	Existing	X
26 = 20 Required Street Trees + 6 Mitigation Trees						

\*Water Zones: + = Require >1" water/wk; X= Require 1" of water/wk; XX= Require 1/2" water/wk; XXX= Require 1/2" water/2 wks.

M = Mitigation Tree - See Tree Mitigation Table.

Typical Single Family Lot Landscape Plans



TYPICAL RESIDENTIAL LOT LANDSCAPING

FRONT YARDS - THE BUILDER SHALL PROVIDE:

- STREET TREE LOCATIONS SHOWN ARE APPROXIMATE. THE FINAL LOCATION OF THE STREET TREES ALONG KINGSTON COURT TO BE FIELD LOCATED AFTER ALL UTILITIES AND DRIVEWAYS HAVE BEEN INSTALLED.
- STREET TREES PER SITE DEVELOPMENT LANDSCAPE PLAN, TO BE PLANTED WITHIN APPROXIMATELY 4 TO 5 FEET OF THE BACK OF THE ATTACHED SIDEWALK. ONE STREET TREE PER 40 LINEAL FEET REQUIRED.
- ONE DECIDUOUS SHADE TREE (2.5" CAL.), AND EITHER ONE ORNAMENTAL TREE (2" CAL.) OR ONE EVERGREEN TREE (6" HT.), AND TWENTY SIX SHRUBS (6 GAL). NOTE, LOT 3 REQUIREMENT IS TWO TREES AND SIXTEEN SHRUBS.
- FRONT YARD LANDSCAPING SHALL REQUIRE A MINIMUM OF 25% TURF AREA WITH A MAXIMUM OF 40% TURF.

SIDE YARDS - THE BUILDER SHALL PROVIDE:

- INTERNAL SIDE YARDS, NOT EXPOSED TO PUBLIC VIEW - NO PLANT MATERIAL IS REQUIRED BUT MULCHES ARE REQUIRED FOR SOIL STABILITY.
- EXTERNAL SIDE YARDS ON CORNER LOTS EXPOSED TO PUBLIC VIEW - SHALL BE LANDSCAPED WITH TURF (TO INCLUDE BOTH FRONT AND SIDE YARD AREAS OF A MINIMUM OF 25% TURF AREA WITH A MAXIMUM OF 40% TURF), AND SHRUBS AND TREES AT A RATE OF ONE TREE AND TEN SHRUBS PER FORTY (40) LINEAR FEET OF SIDE YARD.

REAR YARDS - BY THE HOMEOWNER:

- TURF OR XERIC LANDSCAPING IS NOT REQUIRED. HOWEVER HOMEOWNERS ARE ENCOURAGED TO INSTALL TURF AND PLANT ADDITIONAL TREES, SHRUBS AND FLOWERS USING XERISCAPE PRINCIPLES AND THE GENERAL PROVISIONS SET FORTH IN CITY REGULATIONS.
- IN REAR YARDS THE USE OF NATURAL TURF SHALL BE LIMITED TO A MAXIMUM OF 45% OF THE AREA TO BE LANDSCAPED (NO MAXIMUM RESTRICTION SHALL APPLY TO THE USE OF ARTIFICIAL TURF).
- REAR YARDS ON CORNER LOTS EXPOSED TO PUBLIC VIEW - SHALL BE LANDSCAPED WITH TURF OR XERIC LANDSCAPING.

REAR YARDS - THE BUILDER SHALL PROVIDE THE FOLLOWING MITIGATION TREES:

- ON LOTS 2 THROUGH 8 THE BUILDER SHALL PROVIDE A MINIMUM OF 3 - 2.5" CAL. TREES AND 1 - 6" EVERGREEN TREE PER REAR YARD, OR 1 - 2.5" CAL. TREE, 1 - 20" CAL. TREE, AND 2 - 6" EVERGREEN TREE PER REAR YARD.

ALL FRONT SIDE AND REAR YARD LANDSCAPING SHALL INCLUDE AUTOMATIC IRRIGATION SYSTEMS. ALL TURF AREAS ARE ENCOURAGED TO BE PLANTED WITH DROUGHT TOLERANT GRASS VARIETIES.

REVISION	DATE
PER CITY COMMENTS	8/9/16
PER CITY COMMENTS	9/16/16

MM&D Engineering & Surveying, Inc.

William E. Miller, PE 13389  
Engineering/Surveying/Construction Management  
9125 N. Clydesdale Road PH (303) 908-0062  
Castle Rock, Colorado 80108 FAX (303) 708-8399

KINGSTON COURT  
FILING NO. 1  
Aurora, Colorado

DATE: June 6, 2016  
DES/DFT/CHK: WEM/kem  
PROJ. NO. 16-387  
SHEET 6 OF 8

Prepared By:



Kirby Smith & Associates, Inc.  
Land Planning/Site Design/Landscape Architecture  
6801 So. Hudson Ct., Centennial, CO 80121  
(303) 694-9484 FAX (303) 694-9272  
KSA Job #426.0



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### Landscape Notes:

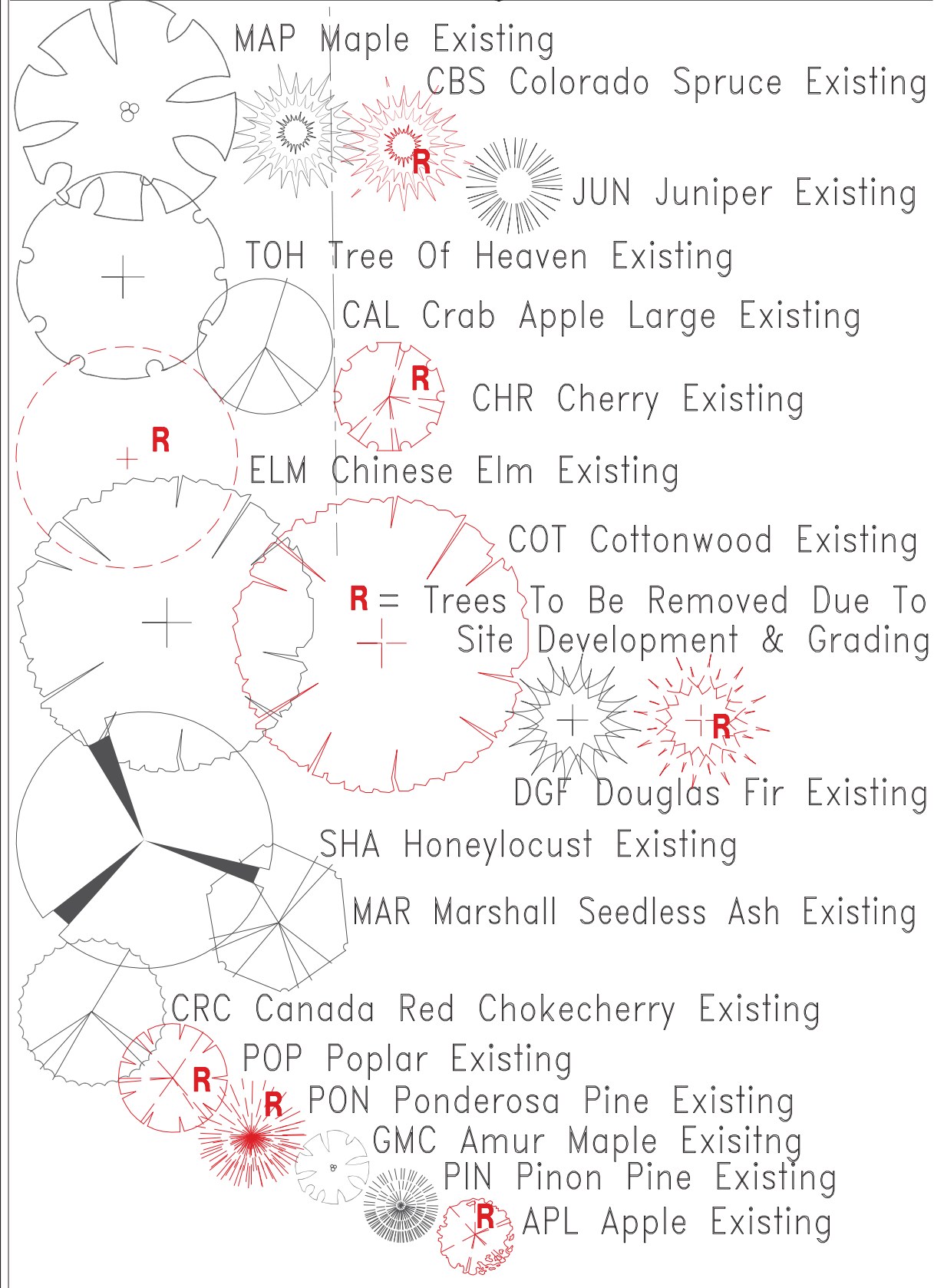
#### LANDSCAPE NOTES

- THIS LANDSCAPE ARCHITECTURAL SITE PLAN IS TO BE USED IN CONJUNCTION WITH THE CIVIL, MECHANICAL AND ARCHITECTURAL SITE PLANS TO FORM COMPLETE INFORMATION REGARDING THIS SITE. SEE ARCHITECTURAL & ENGINEERING PLANS FOR INFORMATION REGARDING BUILDINGS, DRIVEWAYS, SIDEWALKS, FREESTANDING LIGHTS, FENCES AND WALLS.
- 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. ALL TURF AREAS LESS THAN 25' IN WIDTH SHALL HAVE POP-UP SPRAY SYSTEM PROVIDING HEAD TO HEAD COVERAGE. ALL SHRUB BEDS SHALL HAVE FULL COVERAGE WITH EITHER A DRIP SYSTEM OR SHRUB POP-UP MICRO-SPRAY HEADS. ALL TURF AND SHRUB BEDS SHALL BE ZONED SEPARATELY.
- RERER TO SOILS REPORT FOR PLANT PLACEMENT ADJACENT TO BUILDINGS (I.E. TREES MIN. 5' FROM FOUNDATION)
- ALL TREES IN TURF OR DRYLAND GRASS AREAS MUST HAVE 48" DIAMETER MULCHED TREE RINGS. ALL TREES TO BE STAKED OR GUYED AS PER PLANT LIST AND DETAILS.
- ALL DECIDUOUS AND EVERGREEN TREE RINGS SHALL BE MULCHED WITH 4" SPECIFIED CEDAR/WOOD MULCH.
- ALL TURF AREAS SHALL RECEIVE THE FOLLOWING SOIL AMENDMENTS PER 1000 S.F.: 4 CUBIC YARDS "SUPREME ORGANICS" COMPOST (50% COW MANURE, 50% WOOD FINES, SUPPLIED BY JENSEN SALES, INC., DENVER) OR EQUIVALENT, PLUS 15 LBS OF 20-10-5 COMMERCIAL FERTILIZER. ROTOTILL TO A MINIMUM DEPTH OF 6 INCHES. SOIL AMENDMENTS FOR SHRUB BEDS SHALL BE AS ABOVE, WITH 3.0 CUBIC YARDS "SUPREME ORGANICS" COMPOST PLUS 15 LBS OF 20-10-5 COMMERCIAL FERTILIZER PER 1000 S.F.
- PLANT BACKFILL MIX SHALL BE: 1/3 "SUPREME ORGANICS", OR APPROVED EQUAL; 2/3 ON SITE SOIL.
- IRRIGATED TURF AREAS SHALL BE SEEDED OR SODDED (COLORADO GROWN SOD) WITH A BLEND OF 90% CERTIFIED IMPROVED TURF TYPE TALL FESCUE (2 VARIETIES MINIMUM), AND IMPROVED KENTUCKY BLUEGRASS VARIETIES.
- THE DEVELOPER, HIS SUCCESSORS AND ASSIGNS, SHALL BE RESPONSIBLE FOR INSTALLATION, MAINTENANCE AND REPLACEMENT OF ALL LANDSCAPING MATERIALS SHOWN OR INDICATED ON THE APPROVED SITE PLAN OR LANDSCAPE PLAN ON FILE IN THE PLANNING DEPARTMENT. ALL LANDSCAPING WILL BE INSTALLED AS DELINEATED ON THE PLAN, PRIOR TO ISSUANCE OF CERTIFICATES OF OCCUPANCY. MAINTENANCE SHALL INCLUDE PROPER PRUNING, MOWING, AND AERATION OF LAWNS, WEEDING, REPLACEMENT OF MULCH, REMOVAL OF LITTER, AND THE REGULAR WATERING OF ALL PLANTINGS. IRRIGATION SHALL BE MAINTAINED TO MAXIMIZE WATER CONSERVATION. THE OWNER, SUCCESSOR, OR ASSIGNS SHALL BE RESPONSIBLE FOR THE REPLACEMENT OF THE PLANT(S) WITHIN ONE PLANTING SEASON.
- ALL WORK SHALL CONFORM TO LOCAL CITY AND COUNTY CODES, AND CONTRACTOR SHALL BE RESPONSIBLE FOR OBTAINING ALL NECESSARY PERMITS. CONTRACTOR SHALL VERIFY LOCATION OF ALL EXISTING UNDERGROUND UTILITIES, LINES, AND STRUCTURES PRIOR TO EXCAVATION OR TRENCHING. DAMAGE TO THESE UTILITIES SHALL BE REPAIRED BY THE CONTRACTOR AT NO COST TO THE OWNER OR THE LANDSCAPE ARCHITECT.
- ALL UTILITY EASEMENT SHALL REMAIN UNOBSTRUCTED AND FULLY ACCESSIBLE ALONG THEIR ENTIRE LENGTH FOR MAINTENANCE EQUIPMENT ENTRY.

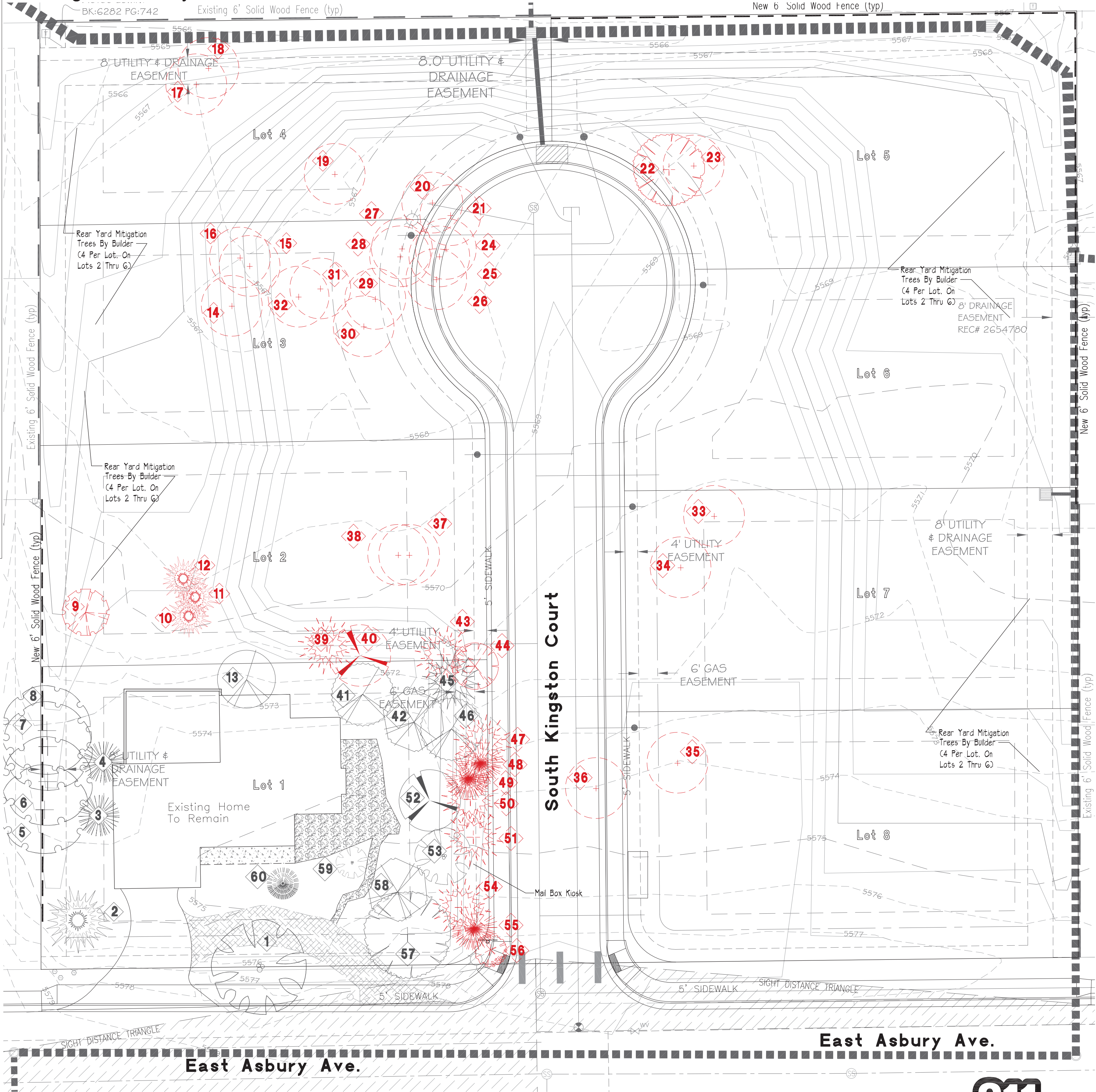
#### TREE PROTECTION NOTES

- PRIOR TO THE BEGINNING OF CONSTRUCTION, INSTALL BARRICADE FENCING AROUND ALL EXISTING TREES TO REMAIN. LOCATE FENCING AT OR OUTSIDE OF THE DRIP LINE OF THE TREES. BARRICADE FENCING SHALL BE 4' HEIGHT, ORANGE MESH FENCING ATTACHED TO "T" POSTS.
- FENCING SHALL BE MAINTAINED DAILY. TRESPASS BEYOND ESTABLISHED CONSTRUCTION LIMITS SHALL RESULT IN A FINE OF \$100. IF NOT PAID WITHIN 30 DAYS, THE FINE SHALL BE DEDUCTED FROM MONIES DUE TO CONTRACTOR. CONTRACTORS SHALL BE RESPONSIBLE FOR ALL OF THEIR WORKERS, SUBCONTRACTORS AND SUPPLIERS UNDER THIS REQUIREMENT. NO VEHICLE PARKING IS ALLOWED BEYOND CONSTRUCTION LIMITS.
- CONSTRUCTION WITHIN THE ROOT ZONE OF TREES TO REMAIN SHALL BE RESTRICTED TO AGREED-UPON LIMITS WITH REGARD TO EXCAVATION, ACCESS, DIRT STOCKPILING, AND BACKFILL. VIOLATION OF SET LIMITS SHALL RESULT IN A FINE OF \$100 PER INCIDENCE AND MAY BE INCREASED BASED ON THE PERCENTAGE OF ROOT ZONE AFFECTED TIMES THE VALUE OF THE TREE ESTABLISHED PRIOR TO CONSTRUCTION. IF MORE THAN 30% OF THE ROOT ZONE IS DAMAGED, THE FINE SHALL BE THE FULL VALUE OF THE TREE.
- DAMAGE TO THE MAIN TRUNKS OF TREES IS PROHIBITED. DAMAGE NOT PREVIOUSLY APPROVED SHALL RESULT IN A FINE BASED ON THE PERCENTAGE OF THE CIRCUMFERENCE AFFECTED. DAMAGE GREATER THAN 30% OF THE CIRCUMFERENCE OR AFFECTING THE STRUCTURAL INTEGRITY OF THE TREE WILL RESULT IN A FINE EQUAL TO THE FULL APPRAISED VALUE OF THE TREE.
- LIMB DAMAGE IS PROHIBITED, UNLESS APPROVED PRIOR TO CONSTRUCTION OR AS AUTHORIZED BY THE CITY OF AURORA FORESTRY DIVISION. PRUNING OF AFFECTED BRANCHES SHALL BE DONE PRIOR TO THE START OF CONSTRUCTION. DAMAGED BRANCHES SHALL BE PRUNED WITHIN 10 DAYS OF THE OCCURRENCE UTILIZING INTERNATIONAL SOCIETY OF ARBORICULTURE STANDARDS. UNAUTHORIZED BRANCH DAMAGE OR LOSS CAN RESULT IN A FINE OF \$100 PER BRANCH AS MAY BE DETERMINED BY THE CONSTRUCTION MANAGER OR HIS FORESTRY CONSULTANT.
- CONCRETE TRUCK WASHOUT AREAS SHALL BE IN DESIGNATED AREAS ONLY. WASHOUT RUNOFF SHALL NOT FLOW INTO OR ACROSS ROOT ZONES OF TREES.
- TREE PROTECTION MEASURES SHALL BE IN PLACE PRIOR TO CONSTRUCTION AND INSPECTED BY THE CITY OF AURORA FORESTRY DIVISION.

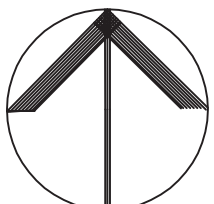
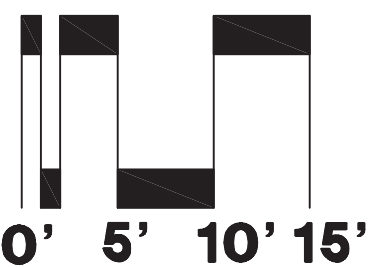
#### PLANT LEGEND - Existing



#### Existing Trees Key



Scale: 1" = 10'



North

NOT FOR CONSTRUCTION



Know what's below.  
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Prepared By:



Kirby Smith & Associates, Inc.  
Land Planning • Site Design • Landscape Architecture  
6801 So. Hudson Ct., Centennial, CO 80121  
(303) 694-9484 FAX (303) 694-9272  
KSA Job #426.0

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SHEET 7 OF 8

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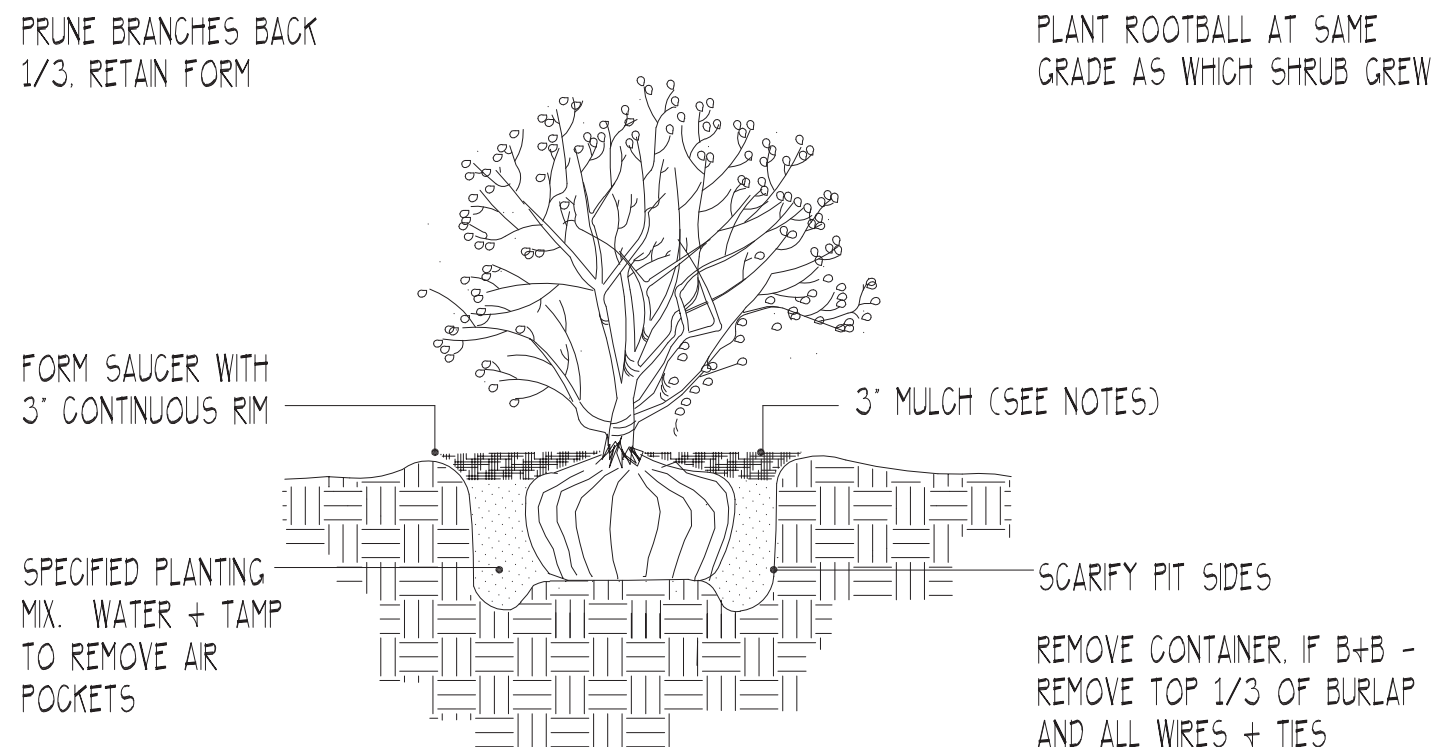
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A PARCEL OF LAND LOCATED IN THE N 1/2 OF THE NW 1/4  
OF SECTION 26, T 4. S R 67 W OF THE 6th P.M.

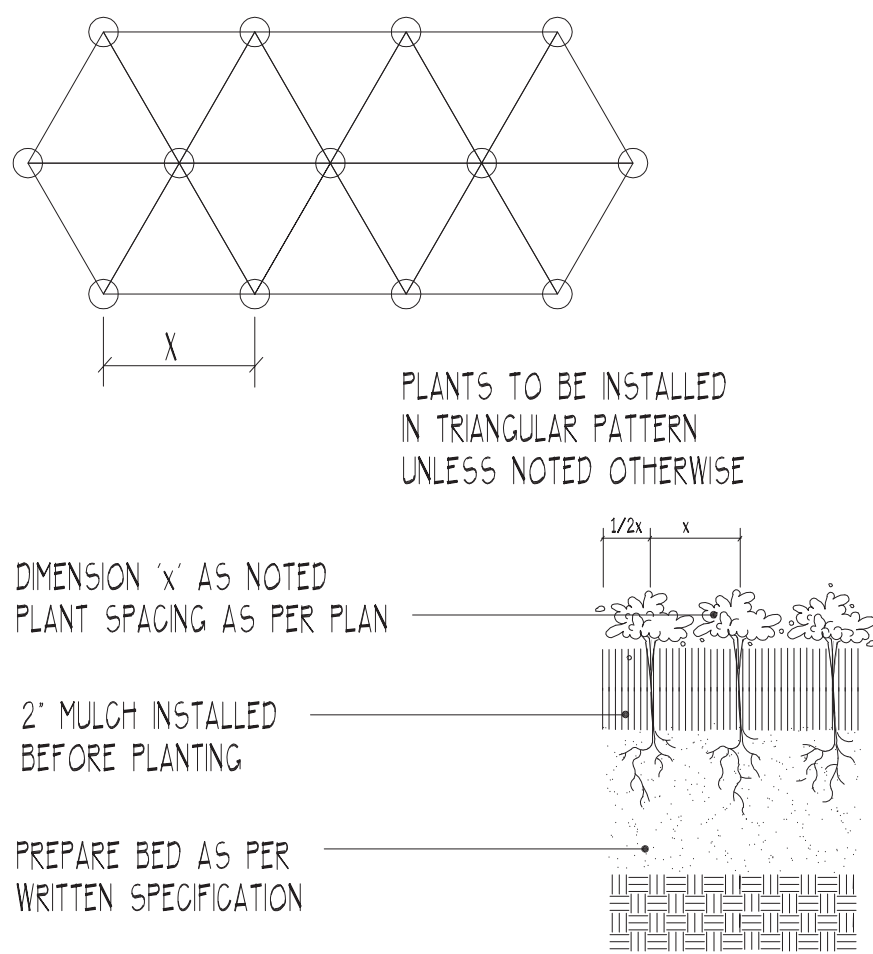
### Landscape Notes & Details

#### Landscape Planting Details:



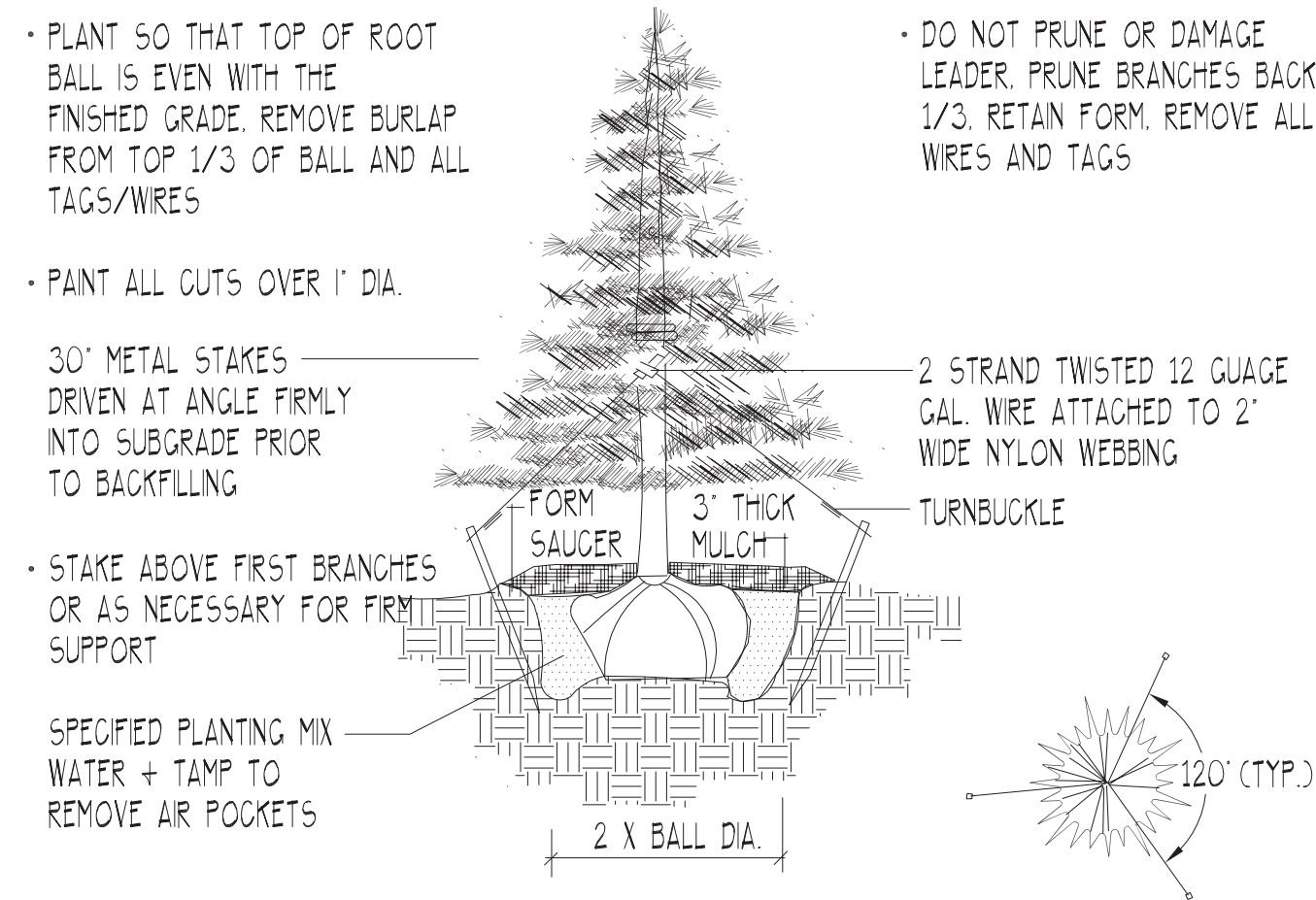
#### SHRUB PLANTING

SCALE: NOT TO SCALE



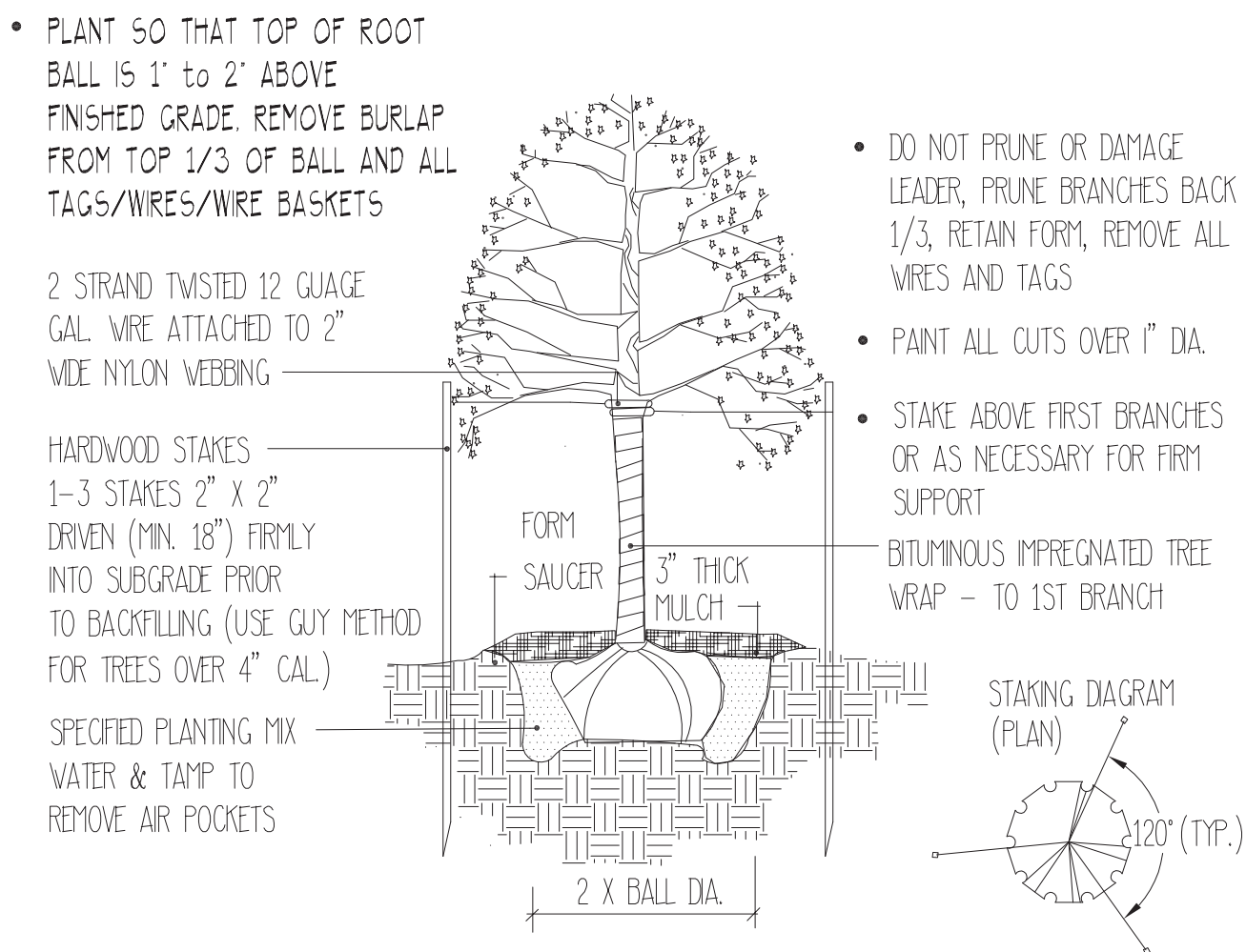
#### GROUNDCOVER PLANTING DETAIL

SCALE: NOT TO SCALE



#### EVERGREEN TREE PLANTING

SCALE: NOT TO SCALE



#### DECIDUOUS TREE PLANTING

SCALE: NOT TO SCALE

#### Table of Non-Street Frontage Buffer Landscape Requirements:

Buffer Description /Length/Adj. Land Use	Residential Buffer Between Uses	# Trees Required	# Shrubs Required	# Trees Provided	# Shrubs Provided
West Prop. Line / 204' / SF Res.	Waiver Requested*	5	26	0*	0*
North Prop. Line / 328' / SF Res.	Waiver Requested*	8	41	0*	0*
East Prop. Line/ 300' / SF Res.	Waiver Requested*	8	38	0*	0*
		21	105	0*	0*

\*Requesting wavier of residential buffer between uses (146-1423), as this is a compatible residential use not unlike what has already been developed surrounding this proposal. In addition 4 mitigation trees are to be planted in the rear yards of Lots 2-8, totaling 28 trees; this exceeds the 21 trees required by the buffers; and homeowners are likely to plant additional rear yard shrubs that will mitigate the shrubs required by the buffers.

NOT FOR CONSTRUCTION

#### Tree Preservation Table

Caliper Inches Removed	Caliper Inches Relocated	Caliper Inches Replaced for Mitigation and/or Amount Paid to "Tree Planting Fund"
718"	0"	86.0" To Be Replaced with new trees on site
		\$10,918.00 to be paid to Tree Planting Fund

#### Street Frontage Table (Street Tree Requirements):

Street	Frontage Length	Notes	# Trees Required	# Trees Provided
E. Asbury Ave. Pub. St.	West 131' East 132'	Excluding S. Kingston Ct.	3	4
So. Kingston Ct. Pub. St.	584'	Total For Both Sides Of Street	14	18

#### Tree Mitigation Table – Living Trees Over 4" Cal. Located On-Site (\*Per City Forester's Revised Comment Memo 8/8/16)

Tree Key #	Common Name	Size Cal Inches*	Condition	Remove = R Remain = RE	Mitigation Inches* / Value	Notes
1	Sugar Maple	24"	Good/Excellent	RE		No mitigation required
2	Blue Spruce	15.5"	Fair/Poor	RE		No mitigation required
3	Upright Juniper	9.5"	Fair/Poor	RE		No mitigation required
4	Upright Juniper	11.5"	Poor	RE		No mitigation required
5	Tree Of Heaven	10"	Excellent	RE		No mitigation required
6	Tree Of Heaven	12.5"	Excellent	RE		No mitigation required
7	Tree Of Heaven	12"	Excellent	RE		No mitigation required
8	Tree Of Heaven	9.0"	Excellent	RE		No mitigation required
9	Cherry	3.5"	Poor	R		No mitigation required
10	Blue Spruce	9"	Good/Excellent	R	7.0	To be mitigated by new trees
11	Blue Spruce	7"	Good/Excellent	R	5.0	To be mitigated by new trees
12	Blue Spruce	7"	Good/Excellent	R	5.0	To be mitigated by new trees
13	Crab Apple	8"	Good/Excellent	RE		No mitigation required
14	Siberian Elm	7"	Poor	R	1.0	To be mitigated by new trees
15	Siberian Elm	13.5"	Near Dead	R	0.0	Near Dead -No mitigation required
16	Siberian Elm	6.5"	Very Poor	R	1.0	No mitigation required
17	Siberian Elm	28.5"	Very Poor	R	3.0	To be mitigated by new trees
18	Siberian Elm	13"	Near Dead	R	0.0	Near Dead -No mitigation required
19	Siberian Elm	20"	Good	R	0.0	To be mitigated by new trees
20	Siberian Elm	24"	Good/Poor	R	0.0	To be mitigated by new trees
21	Siberian Elm	7.5"	Near Dead	R	0.0	Near Dead -No mitigation required
22	Cottonwood	34.5"	Good	R	21.0	To be mitigated by new trees
23	Siberian Elm	11"	Good/Fair	R	6.0	To be mitigated by new trees
24	Siberian Elm	17.5"	Good/Fair	R	9.0	To be mitigated by new trees
25	Siberian Elm	13"	Good/Fair	R	7.0	To be mitigated by new trees
26	Siberian Elm	13"	Near Dead	R	0.0	Near Dead -No mitigation required
27	Siberian Elm	4.5"	Good	R	3.0	To be mitigated by new trees
28	Siberian Elm	13.5"	Fair/Poor	R	5.0	To be mitigated by new trees
29	Siberian Elm	8.5"	Good/Fair	R	4.0	To be mitigated by new trees
30	Siberian Elm	16"	Good/Fair	R	8.0	To be mitigated by new trees
31	Siberian Elm	7.5"	Dead	R	0.0	Dead -No mitigation required
32	Siberian Elm	23"	Good	R	12.0	To be mitigated by new trees
33	Siberian Elm	20.5"	Dead	R	0.0	Dead -No mitigation required
34	Siberian Elm	21.5"	Good	R	13.0	To be mitigated by new trees
35	Siberian Elm	10"	Dead	R	0.0	Dead -No mitigation required
36	Siberian Elm	21"	Good/Fair	R	11.0	To be mitigated by new trees
37	Siberian Elm	18"	Poor	R	6.0	To be mitigated by new trees
38	Siberian Elm	18.5"	Fair/Poor	R	6.0	To be mitigated by new trees
39	Douglas Fir	8.5"	Excellent	R	6.0	To be mitigated by new trees
40	Honeylocust	8.5"	Excellent	R	6.0	To be mitigated by new trees
41	Chokecherry	4"	Good/Excellent	RE		No mitigation required
42	Green Ash	16"	Good/Excellent	RE		No mitigation required
43	Douglas Fir	3"	Excellent	R	0.0	>4" No mitigation required
44	Poplar	14.5"	Near Dead	R		Near Dead -No mitigation required
45	Douglas Fir	3.5"	Excellent	R	0.0	>4" No mitigation required
46	Chokecherry	7"	Good/Excellent	R	5.0	To be mitigated by new trees
47	Douglas Fir	10"	Good/Excellent	R	7.0	To be mitigated by new trees
48	Ponderosa Pine	4"	Fair	R	2.0	To be mitigated by new trees
49	Ponderosa Pine	3.5"	Fair/Poor	R	0.0	>4" No mitigation required
50	Douglas Fir	5"	Good/Excellent	R	3.0	To be mitigated by new trees
51	Douglas Fir	4.5"	Good/Excellent	R	3.0	To be mitigated by new trees
52	Honeylocust	10"	Good/Excellent	RE		No mitigation required
53	Silver Maple	6"	Excellent	RE		No mitigation required
54	Douglas Fir	4"	Excellent	R	3.0	To be mitigated by new trees
55	Ponderosa Pine	3"	Good/Fair	R	0.0	>4" No mitigation required
56	Apple	7.5"	Good/Fair	R	5.0	To be mitigated by new trees
57	Cottonwood	45"	Good/Fair	RE		No mitigation required
58	Green Ash	6"	Good/Excellent	RE		No mitigation required
59	Amur Maple	3.5"	Good	RE		No mitigation required
60	Pinion Pine	11"	Good/Excellent	RE		No mitigation required
Total Inches					171.0*	

Mitigation Trees By Builder: 5 additional 2.5" street trees (shown on plan); Plus on Lots 2 through 8 rear yards must have 3 - 2.5" cal. trees and 1 – 6' evergreen tree per rear yard; Or 1 - 2.5" cal. tree, 1 – 2.0" cal. tree, and 2 – 6' evergreen tree per rear yard.

Note: Total caliper inches to be removed = ± 718.0"; Total caliper inches to remain = ± 213.5".



Know what's  
Call below.  
before you dig.

Prepared By:



Kirby Smith & Associates, Inc.  
Land Planning • Site Design • Landscape Architecture  
6801 So. Hudson Ct., Centennial, CO 80121  
(303) 694-9484 FAX (303) 694-9272  
KSA Job #426.0

REVISION DATE  
PER CITY COMMENTS 8/9/16  
PER CITY COMMENTS 9/16/16

MM&D Engineering &  
Surveying, Inc.

William E. Miller, PE 13389  
Engineering/Surveying/Construction Management  
9125 N. Clydesdale Road PH (303) 908-0062  
Castle Rock, Colorado 80108 FAX (303) 708-8399

KINGSTON COURT  
FILING NO. 1  
Aurora, Colorado

DATE: June 6, 2016  
DES/DFT/CHK: WEM/kem  
PROJ. NO. 16-387  
SHEET 8 OF 8